

NEW WAREHOUSE

JAMESTOWN POINTE LOT 27

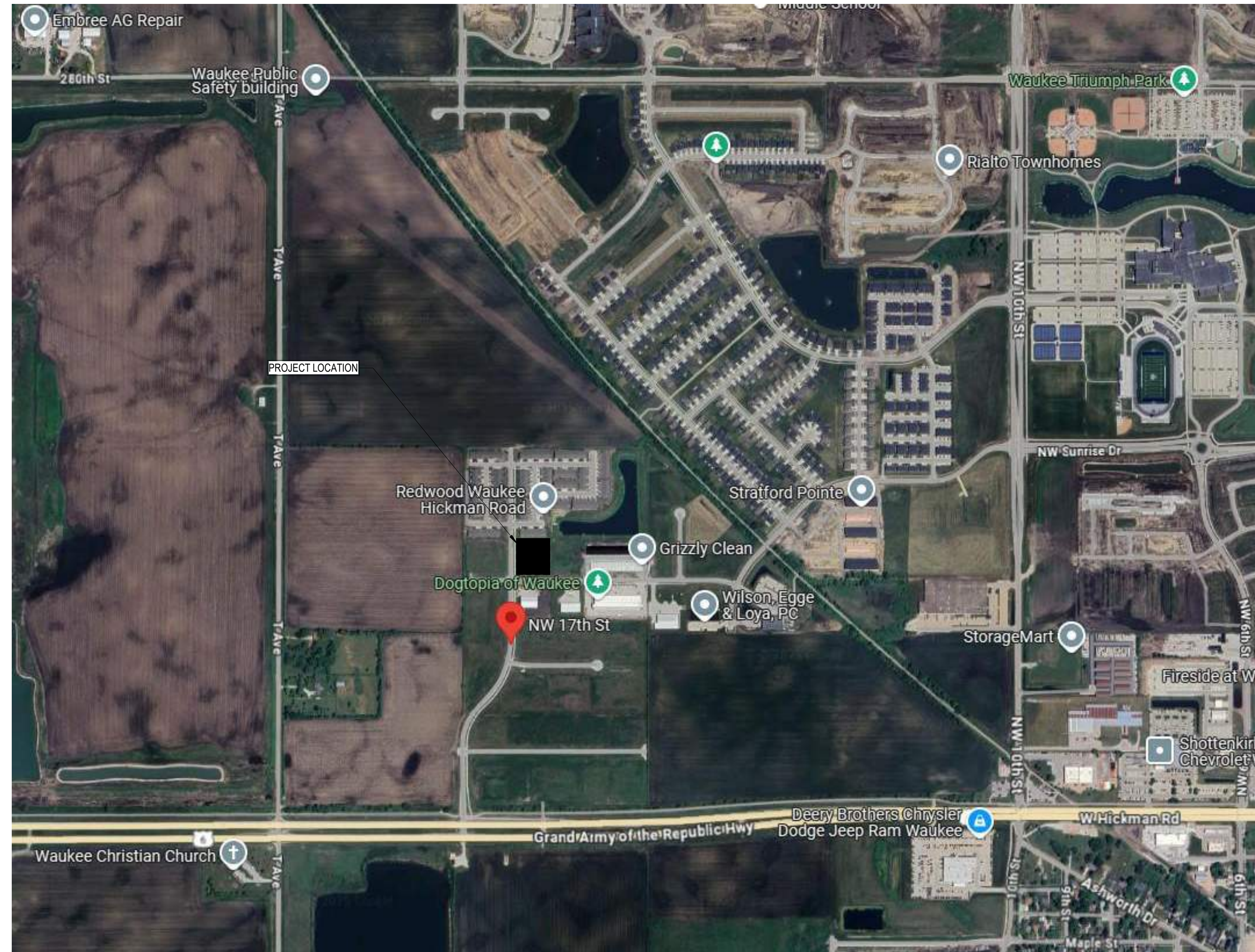
1675 NW GETTYSBURG LN. WAUKEE, IOWA 50263

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RAINS ARCHITECTURE

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VICINITY MAP



LICENSED PROFESSIONAL ARCHITECT

JEFFERY J. RAINS
07436

IOWA

HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

JEFFERY JOHN RAINS (REGISTRATION #07436) DATE
EXPIRES: 06/30/2027
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A5 DETAILS, DOOR & WINDOWS

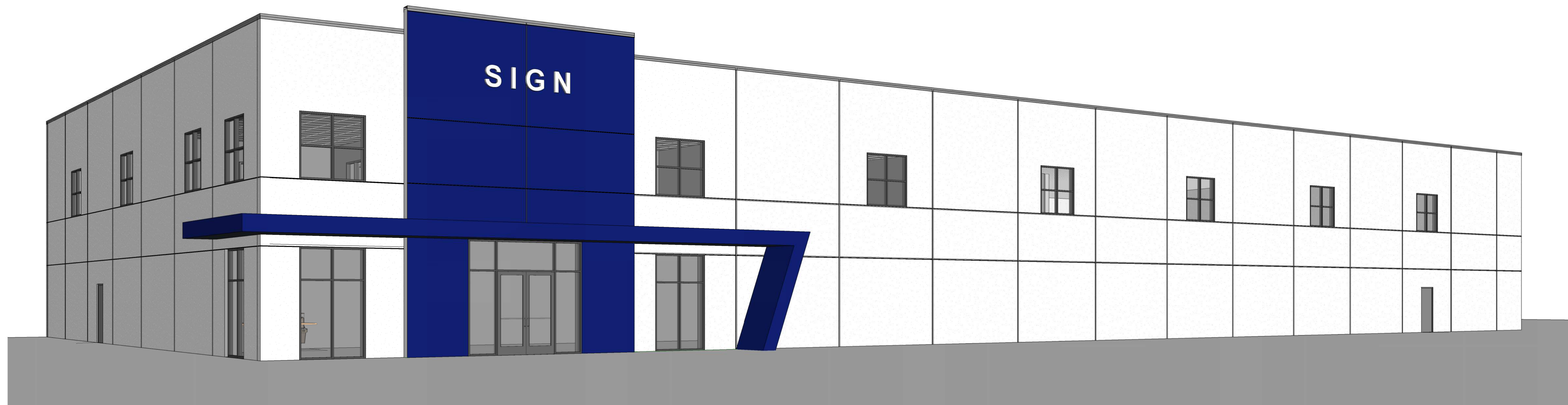
STRUCTURAL

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S1.1 STRUCTURAL NOTES
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Revision Schedule				
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date	Description
G1	COVER SHEET	---	---	---
G2	CODE SHEET	---	---	---
A1	FLOOR PLANS & WALL TYPE SECTIONS	---	---	---
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A4	BUILDING / WALL SECTIONS	---	---	---
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ARCHITECTURAL GENERAL NOTES

- BEFORE COMMENCEMENT OF ANY WORK, CONTRACTOR SHALL GIVE ALL NOTICES AND OBTAIN ALL PERMITS. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES, REGULATIONS, REQUIREMENTS OF GOVERNING AGENCIES AND AUTHORITIES, HAZARDOUS MATERIAL APPLICATION AND DISPOSAL REQUIREMENTS, ETC.
- THE ADA OR ADAAG IS A CIVIL RIGHTS ACT AND IS SUBJECT TO LEGAL INTERPRETATION THROUGH THE JUDICIAL PROCESS. REASONABLE CARE WAS EXERCISED IN INTERPRETING THE GUIDELINES AND ALL GUIDELINES MAY NOT BE INDICATED ON THESE PLANS; HOWEVER, FAILURE TO IDENTIFY A GUIDELINE DOES NOT GIVE THE CONTRACTOR THE RIGHT TO VIOLATE THEM.
- THESE DRAWINGS REPRESENT THE COMPLETED PROJECT. AT TIME OF SUBSTANTIAL COMPLETION, THE INTENT OF THE DRAWINGS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THEY DO NOT REPRESENT THE MEANS AND METHODS OF CONSTRUCTION. SEQUENCING AND MEANS AND METHODS OF CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THESE DRAWINGS DO NOT CONTAIN INFORMATION WITH REGARD TO CONSTRUCTION SAFETY PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION SAFETY AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES CONSTRUCTION SAFETY GUIDELINES.
- PROVIDE COMPLETE-IN-PLACE ALL LABOR, TRANSPORTATION, MATERIAL TAXES, FEES, PERMITS, LICENSES, INSURANCE, UTILITIES, INSPECTIONS, EQUIPMENT, MACHINERY, SUPERVISION, AND OTHER ITEMS NECESSARY TO COMPLETE THE WORK IN STRICT COMPLIANCE WITH THE PLANS, DOCUMENTS AND SPECIFICATIONS (IF APPLICABLE) PREPARED BY THE ARCHITECT AND APPROVED BY THE OWNER.
- VERIFY EXISTING CONDITIONS PRIOR TO FABRICATION AND PRIOR TO PROCEEDING WITH THE WORK. NOTIFY THE ARCHITECT IMMEDIATELY OF SIGNIFICANT DISCREPANCIES WHICH MAY IMPACT AESTHETICS, DURABILITY, COST AND/OR SCHEDULES.
- DO NOT SCALE DRAWINGS IN ORDER TO DETERMINE INTENDED LAYOUT OR DIMENSIONS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION BEFORE CONTINUING WITH WORK. DRAWINGS ARE INTENDED ONLY AS A GRAPHICALLY CORRECT REPRESENTATION OF WORK TO BE ACCOMPLISHED.
- REMOVE AND REPLACE MATERIALS DAMAGED DURING THE COURSE OF CONSTRUCTION TO THE SATISFACTION OF THE OWNER. REPAIR EXISTING PUBLIC FACILITIES DAMAGED DURING THE COURSE OF CONSTRUCTION TO THE SATISFACTION OF THE GOVERNING AUTHORITY.
- ALL WORK SHALL BE OF GOOD QUALITY AND ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND FREE FROM DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF WORK. ANY EXTENDED WARRANTIES OBTAINED FROM SUPPLIERS OR SUBCONTRACTORS SHALL BE FORWARDED TO THE OWNER.
- ALL REQUIREMENTS NOT FOLLOWED, INCLUDING SUBSTITUTIONS NOT PROPERLY APPROVED AND AUTHORIZED IN WRITING, MAY BE CONSIDERED DEFECTIVE.
- COMPLY WITH ALL WEATHER-RELATED CONSTRUCTION REQUIREMENTS. DO NOT BUILD WITH OR ON FROZEN, SATURATED, CONTAMINATED, OR INAPPROPRIATE SUBSTRATES OR CONDITIONS.
- PROVIDE POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM AND OFF ALL BUILDINGS WITHOUT PONDING ON OR ADJACENT TO BUILDINGS OR PAVEMENTS.
- BY SUBMITTING SHOP DRAWINGS, PRODUCT DATA AND SAMPLES, THE GENERAL CONTRACTOR AND SUB-CONTRACTOR HAS VERIFIED AND APPROVED THE INFORMATION CONTAINED WITHIN THE GENERAL CONTRACTORS REVIEW AND APPROVAL SHALL BE SHOWN ON EACH SUBMITTAL PRIOR TO THE SUBMISSION TO THE ARCHITECT.
- REFER TO DRAWINGS AND SPECS FOR OTHER TRADES FOR FULL AND COMPLETE SCOPE AND COORDINATION. NOTIFY ARCHITECT OF ANY POTENTIAL CONFLICTS.
- DIMENSIONS ARE SHOWN TO FACE OF FINISH MATERIAL OR TO CENTER OF STRUCTURE, U.N.O.



2025-08-12 -- ARCH REVIEW SET -- NOT FOR CONSTRUCTION

**JAMESTOWN POINTE 27
WAREHOUSE**
1675 NW GETTYSBURG LN.
WAUKEE, IA 50263

Revisions	

ISSUE DATE: -- PROJECT #: RA24020
COVER SHEET

G1

Warehouse 1675 NW Gettysburg LN. Waukee last updated 07/11/25

WAREHOUSE 100
Code Referenced 2018 International Building Code [2018 IBC]

Classification	Use	Area
Warehouse	S1	12,561 sf
Business 1st floor	B	2,173 sf
Meezzanine	B	2,190 sf
Total		16,924 sf

Tenant	Area
Tenant - A	1,918 sf
Space will be sprinkled and Fire extinguishers installed. Occupancy load and restroom to be calculated in future T.I.	
Tenant - B	2,014 sf
Space will be sprinkled and Fire extinguishers installed. Occupancy load and restroom to be calculated in future T.I.	
Tenant - C	2,014 sf
Space will be sprinkled and Fire extinguishers installed. Occupancy load and restroom to be calculated in future T.I.	
Sprinkler	96 sf
Building Total sf.	22,870 sf

Allowable Height & Area [Chapter 5]	Const. Type	Height (ft) Table 504.3	Stories Table 504.4	Allowable Area/Floor Table 506.2
S1	II-B	75	3	70,000 sf (At)

Frontage Increase [S.506]	Perimeter on public way or open space >20'	Perimeter of entire building	W=(L1xw1+L2xw2+L3xw3...)/F	If=(F/P-0.25)(W/30)	NS	NS x If	Aa=At+(NS x If)
		1032 ft	wn=30 max	0.750 factor	17,500	13,125 sf increase	83,125 sf allowed
		1032 ft					COMPLIES

Mixed Use & Occupancy [Section 508]	Separation of Occupancies [S.508.2.4]	Separation of Occupancies [Table 508.4]
	No separation is required between accessory occupancies and the main occupancy	no separation required
	Separation between B & S-1	COMPLIES

Type of Construction [Chapter 6]	Fire Resistance Ratings [Table 601]
Primary Structural Frame	II-B
Bearing Walls Exterior	0
Bearing Walls Interior	0
Nonbearing Walls- Exterior [Table 602]	0
Nonbearing Walls- Interior	0
Floor Construction & Secondary Struct.	0
Roof Construction & Secondary Struct.	0

Fire & Smoke Protection Features [Chapter 7]	Feature Rating (hrs)	Door Rating (min)	[T.716.5]
Exterior Walls [S.705]	-	-	COMPLIES
Fire Walls [S.706]	-	-	COMPLIES
Fire Barriers [S.707]	-	-	COMPLIES
Fire Partitions [S.708]	-	-	COMPLIES
Smoke Barriers [S.709]	-	-	COMPLIES
Smoke Partitions [S.710]	-	-	COMPLIES
Horizontal Assemblies [S.711]	-	-	COMPLIES

Roof Fire Class [Table 1505.1]	Class
	Class C

Automatic Sprinkler [Section 903]	Fire sprinkler required	ESFR system required in warehouse & showroom in lieu of smoke & heat vents	NFPA-13 system required in office areas
	COMPLIES	COMPLIES	COMPLIES

Portable Fire Extinguishers [Section 906]	Fire extinguishers required
	COMPLIES

Fire Extinguishers [Table 906.3.(1)]	minimum rating:	4A
	max. floor area per unit rating:	1,000 sf
	max. floor area per extinguisher:	11,250 sf
	max. travel distance:	75 ft

Fire Alarm & Detection [Section 907.2]	not required
	COMPLIES

Occupant Load [Table 1004.1.2]	Classification	SF	OLF	Calculated Occupants
	Warehouse	12,561	500	25 gross
	Business 1st floor	2,173	150	14 net
	Meezzanine	2,190	150	15 net
Total		16,924		55 occupants

Minimum Egress Width [Section 1005]	1005.3.2 Other	Factor	Req'd	Provided
		0.2	11	204 inches

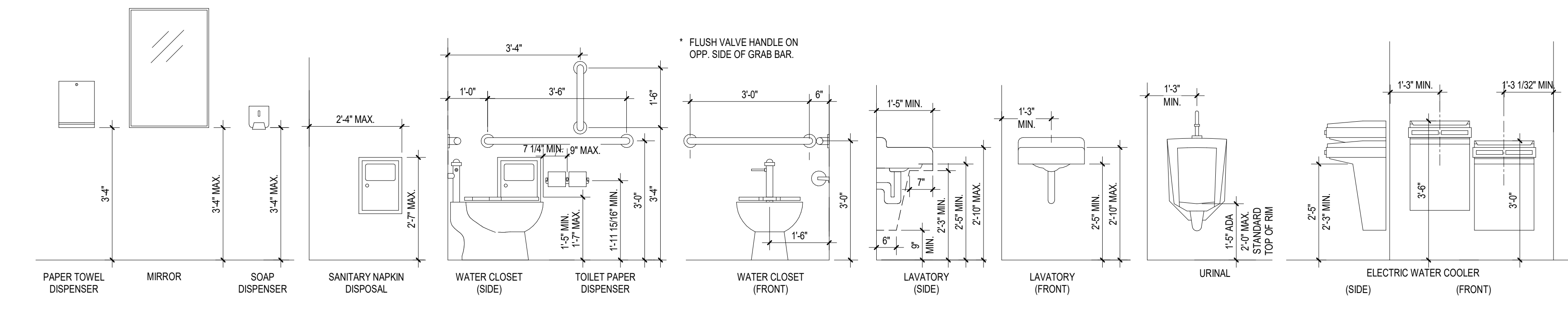
Min. Number of Exits [Section 1006]	2 required per floor min	6 provided from each area
	COMPLIES	COMPLIES

Separation of Exits [Section 1007.2]	S.1015.2.2 Three or more exits
	exits to be separated 1/3 diagonal distance min (w/ sprinkler) where more than two exits provided, two shall meet above req.
	COMPLIES

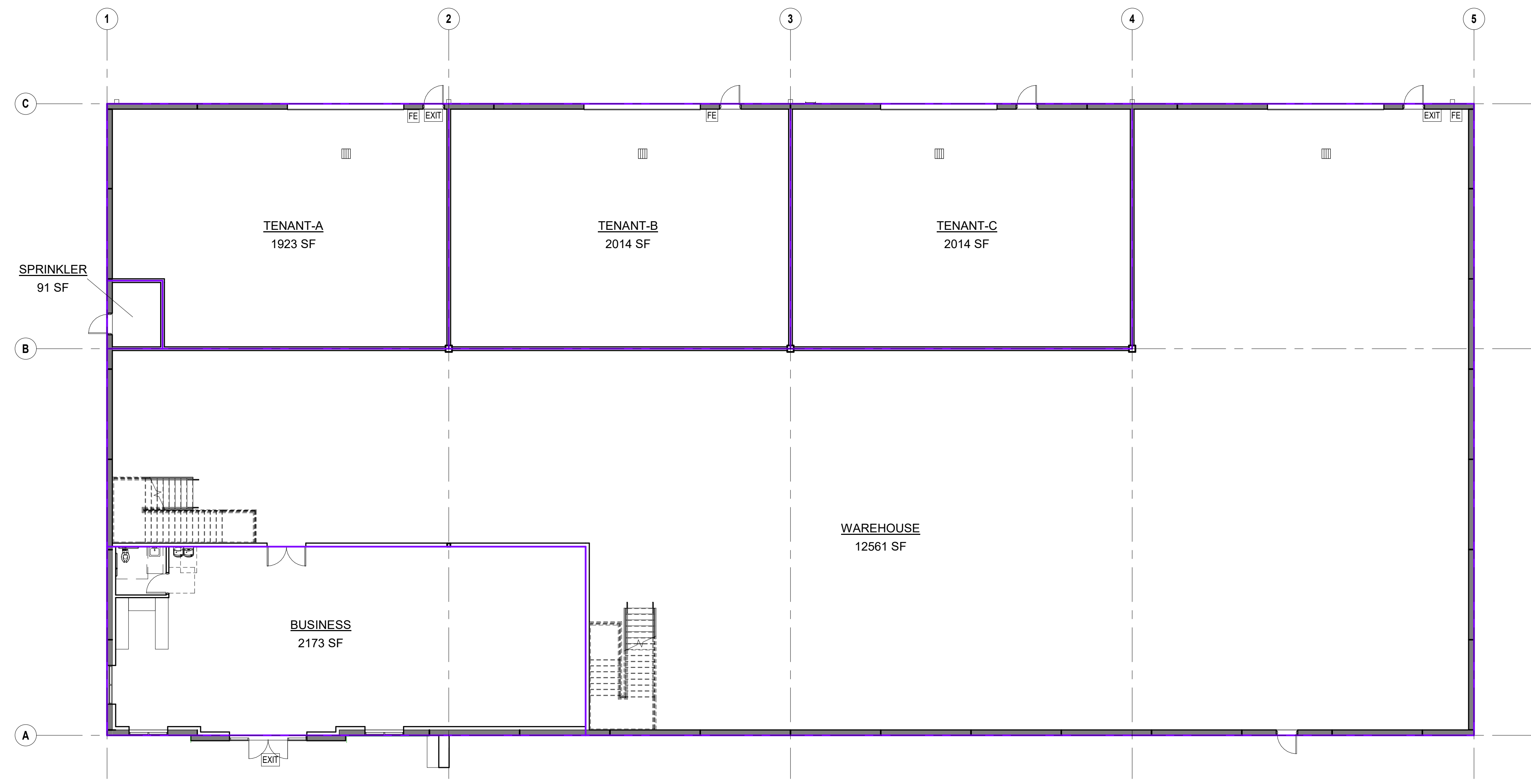
Fire Exit Hardware [Section 1010]	S.1010.1.2 Door Swing	S.1010.1.9.1 Hardware	S.1010.1.10 Panic & Fire Exit Hardware
	doors shall swing in direction of travel	hardware shall not require tight grasping, pinching or twisting	panic hardware not required for general occupancies
	COMPLIES	COMPLIES	COMPLIES
	required for electrical rooms with equipment over 1200 amps		

Exit Access Travel Dist. [Table 1017.2]	S1 occupancy	175 ft max
with sprinkler system	COMPLIES	

Accessibility [Chapter 11]	In accordance with IBC 2021 and ICC/ANSI117.1
	COMPLIES

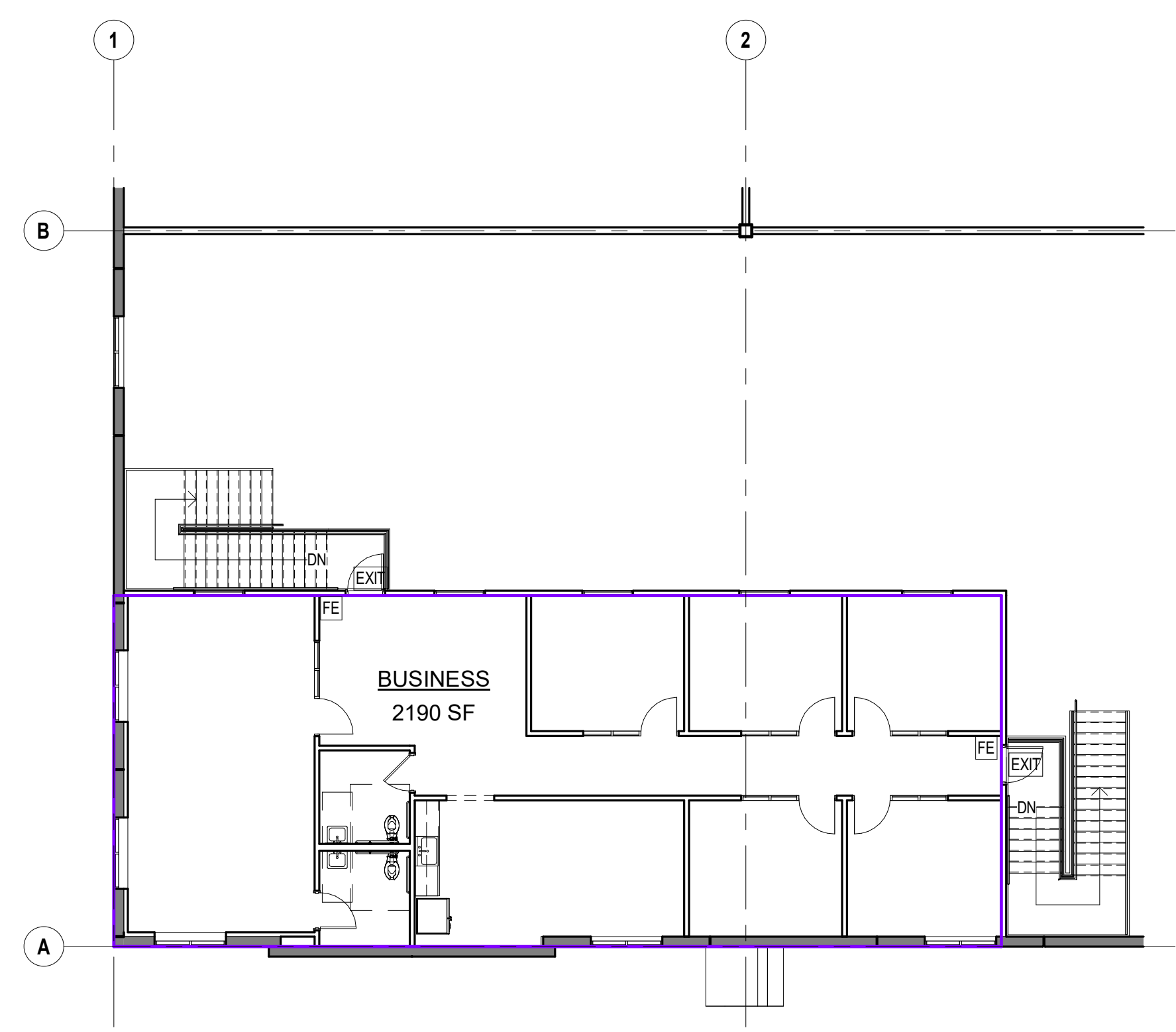


1 TYPICAL MOUNTING HEIGHTS
1/2" = 1'-0"



2 Level 1
3/32" = 1'-0"

Plumbing Fixtures			
Criteria for S occupancies			
Toilets/Urinals	1/100		
Lavatories	1/100		
Required Number of Fixtures	M	F	Total
Occupants	13	13	25
Toilets/Urinals	0.1	0.1	
Lavatories	0.1	0.1	
Criteria for B occupancies			
Toilets/Urinals	1/25		
Lavatories	1/40		
Required Number of Fixtures	M	F	Total
Occupants	15	15	29
Toilets/Urinals	0.6	0.6	
Lavatories	0.4	0.4	
Total Required Fixtures	M	F	
Toilets/Urinals	0.7	0.7	
Lavatories	0.5	0.5	
Total Provided Fixtures	M	F	
Toilets/Urinals	1.0	1.0	
Lavatories	1.0	1.0	
S.2902.2 Separate Facilities separate facilities required for each gender			
Required Signage			
Street Address		Restrooms	
Sprinkler Room		Hazardous Materials (by tenant)	
Egress Doors			



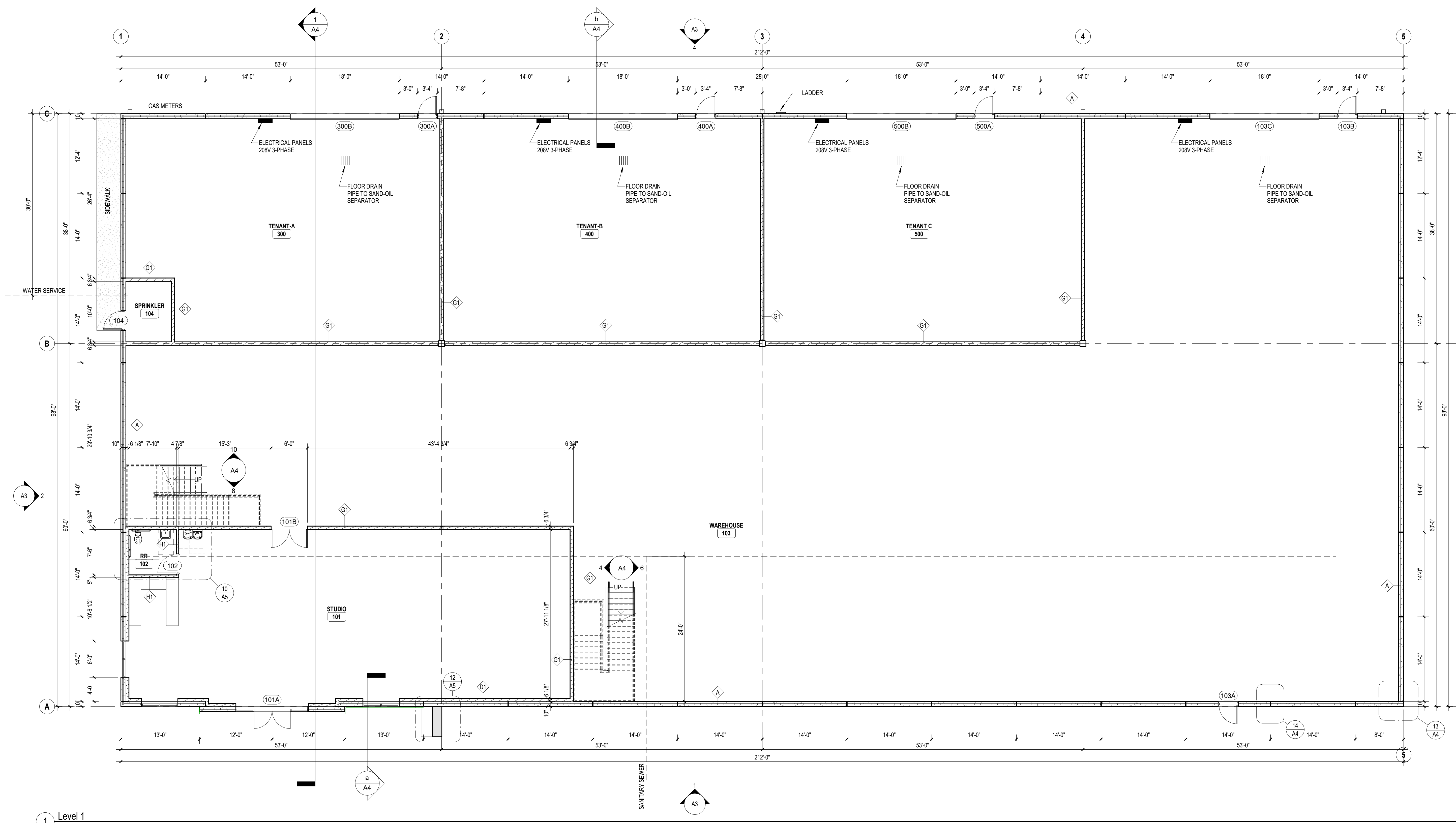
3 Mezzanine
3/32" = 1'-0"

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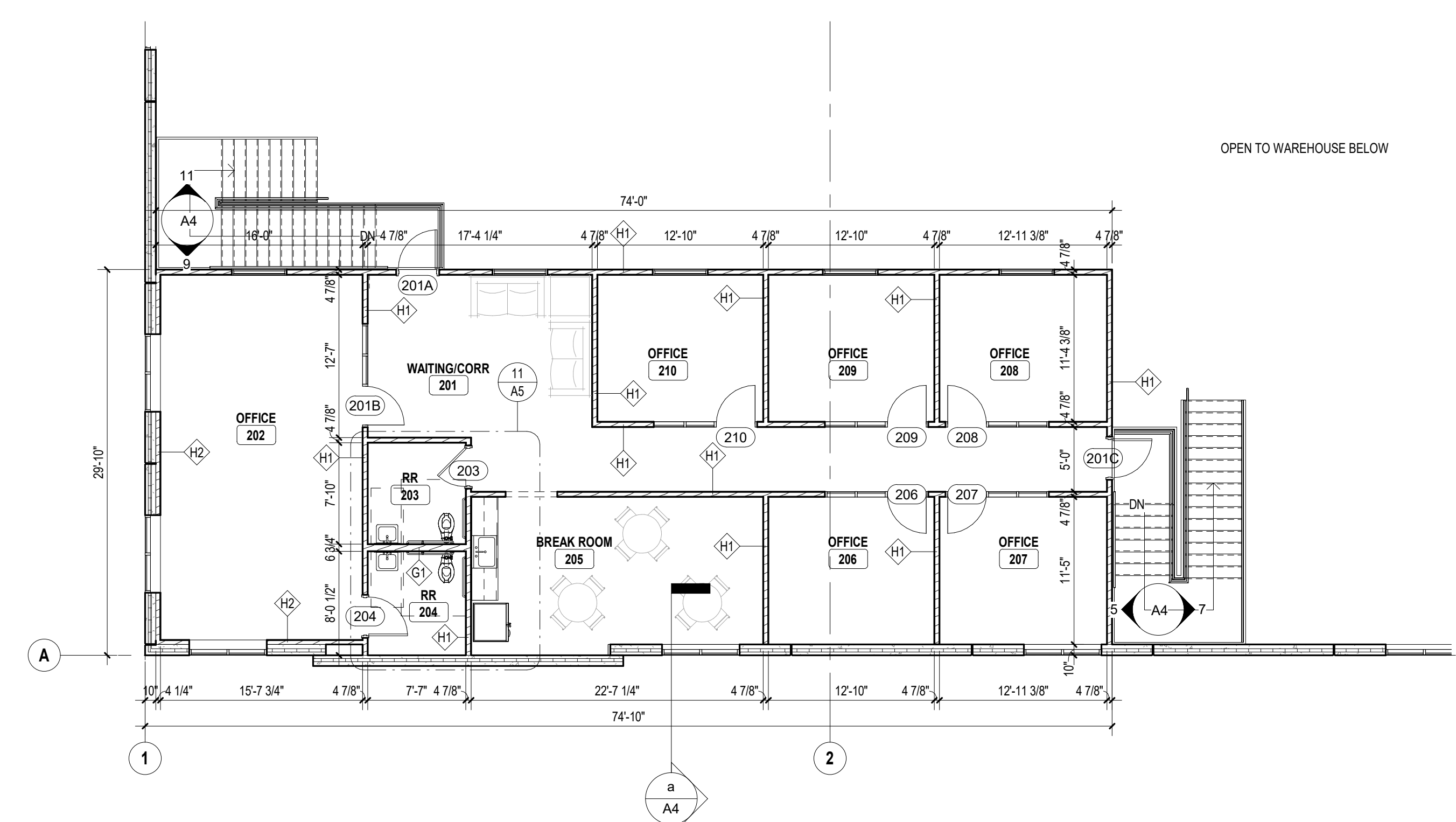
JAMESTOWN POINTE 27 WAREHOUSE
1675 NW GETTYSBURG LN.
WAUKEE, IA 50263

Revisions	

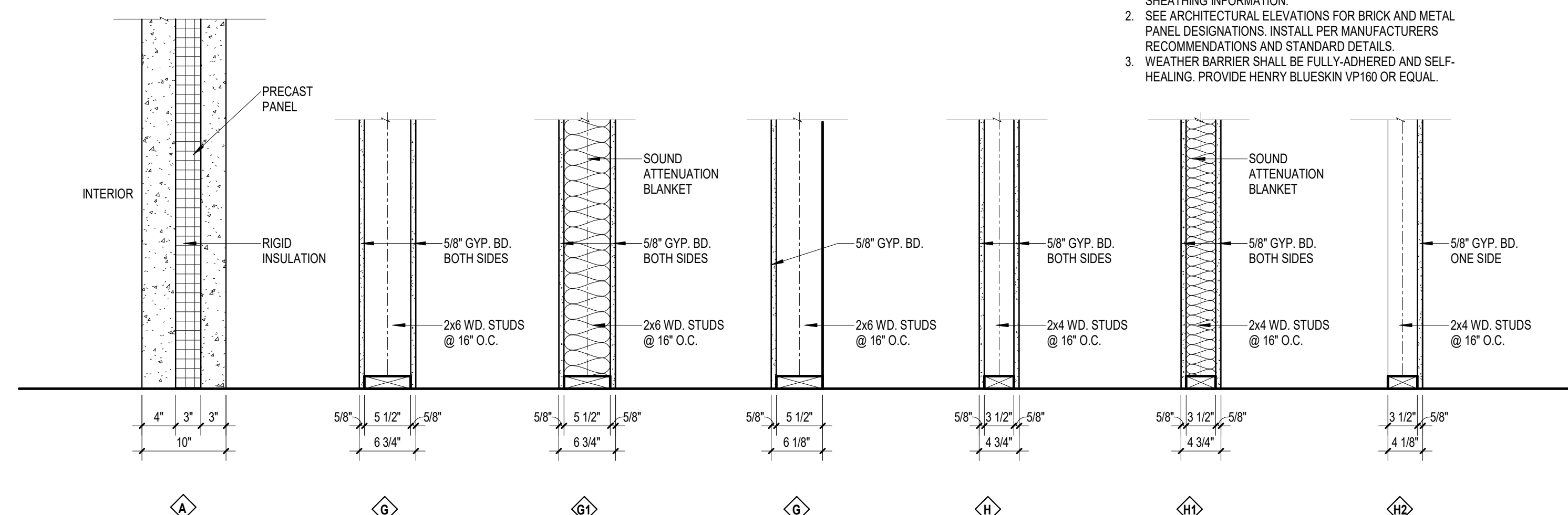
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CODE SHEET



1 Level 1
1/8" = 1'-0"



3 Mezzanine
1/8" = 1'-0"



5 Wall Types Copy 1
1" = 1'-0"

WALLTYPE NOTES:
1. SEE STRUCTURAL GENERAL NOTES FOR METAL STUD AND SHEATHING INFORMATION.
2. SEE ARCHITECTURAL ELEVATIONS FOR BRICK AND METAL PANEL DESIGNATIONS. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND STANDARD DETAILS.
3. WEATHER BARRIER SHALL BE FULLY ADHERED AND SELF-HEALING. PROVIDE HENRY BLUESKIN VP160 OR EQUAL.

NOTES:
1. DEMISING WALL BY OWNER.
2. ALL WALLS EXTEND TO BOTTOM OF TRUSSES (14FT) U.N.O. VERIFY GAUGE OF STUDS W/ SUPPLIER FOR THIS HEIGHT.
3. SUBSTITUTE MOISTURE RESISTANT GYP. BD. IN WET AREAS.

DESIGN NOTES

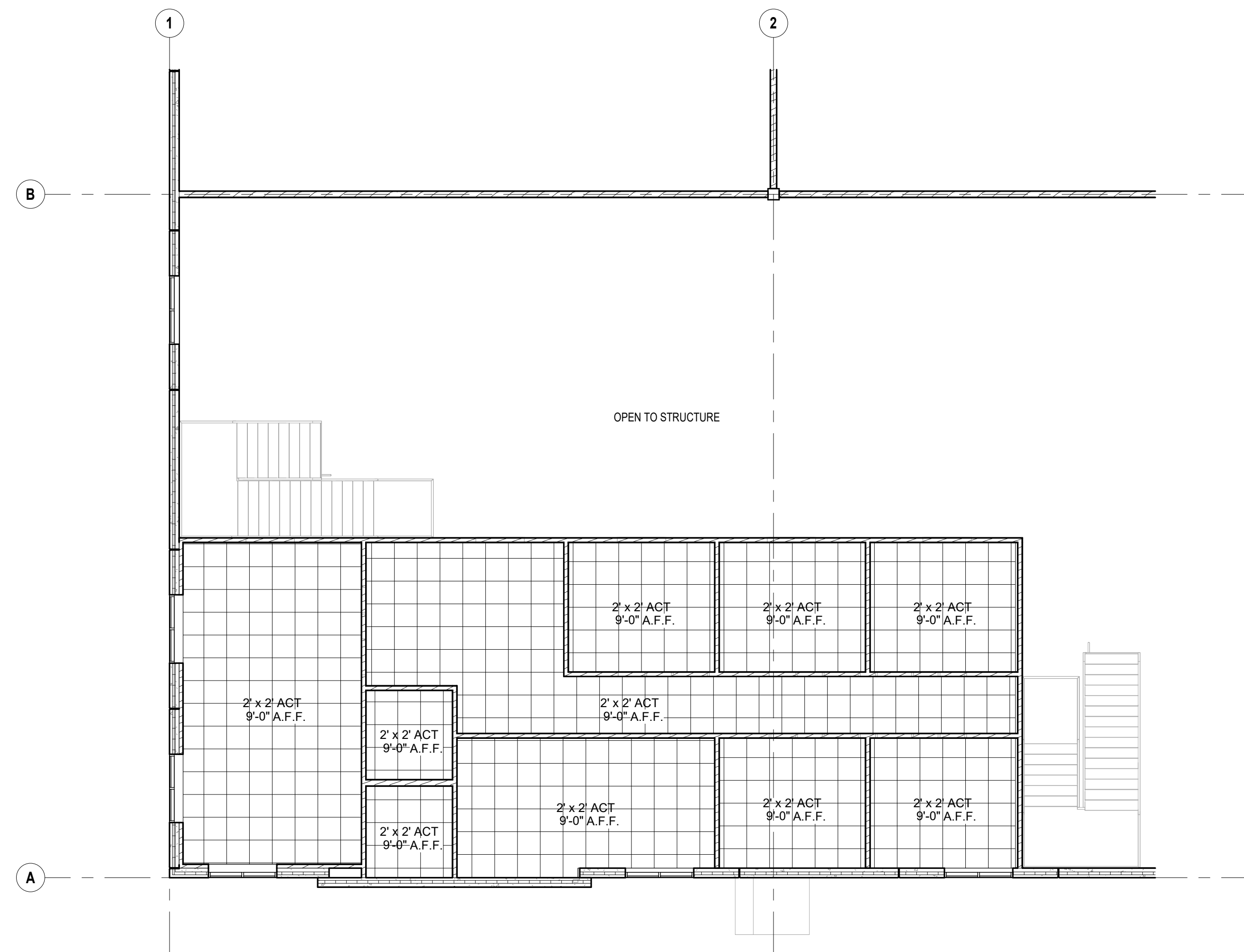
1. ALL CONDUITS, PIPES, WIRING, ROUGH-IN, ETC. SHOULD BE HELD AS TIGHT AS POSSIBLE TO THE ROOF OR FLOOR DECK OR SHOULD BE KEPT WITHIN INTERIOR WALL CAVITIES. NOTHING SHALL PREVENT A SMOOTH CONTINUOUS FINISHED WALL OR CEILING AS NOTED ON THE DRAWINGS AND NO PLUMBING RUN IN EXTERIOR WALLS UNLESS PRE-APPROVED BY THE ARCHITECT OR OWNER. PLACEMENT COORDINATION BETWEEN TRADES IS REQUIRED.
2. CAULK & SEAL ALL CONTROL-EXPANSION, SAW-CUT JOINTS AT ALL INTERIOR CONCRETE.
3. PROVIDE DEEP LEG TOP TRACK NOT FASTENED TO STUDS TO ALLOW FOR VERTICAL DEFLECTION OF ROOF STRUCTURE.
4. ALL GYPSUM BOARD SURFACES TO BE SANDED SMOOTH, PRIMED AND FINISH PAINTED WITH HIGH QUALITY LATEX PAINT. PROVIDE INTEGRAL METAL REINFORCED G.W.B. CORNERS, TYP. PROVIDE MOISTURE RESISTANT DRYWALL AT ALL WET WALL LOCATIONS AND ENTIRE RESTROOM, TYP.
5. PROVIDE VERTICAL & HORIZONTAL EXPANSION JOINTS AS REQUIRED TO PREVENT CRACKS IN WALLS. TRY TO LOCATE AT STRESS POINTS AND AT THE HEAD OF DOOR JAMB OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO ELIMINATE STRESS CRACKING.
6. PROVIDE ADEQUATE BLOCKING FOR MILLWORK, FIXTURES, EQUIPMENT, PLUMBING FIXTURES AND ACCESSORIES. ELECTRIC PANELS, ROOF ACCESS LADDER, FUTURE OR BY OWNER ITEMS, ETC.
7. ALL PENETRATIONS THRU DEMISING WALL MUST BE PROTECTED BY APPROVED FIRE RATED ASSEMBLIES AND FIRE STOPPING MATERIALS.
8. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT FREEZING.
9. FE = FIRE EXTINGUISHER ON BRACKETS
10. FEC = FIRE EXTINGUISHER CABINET, SEMI-RECESSED

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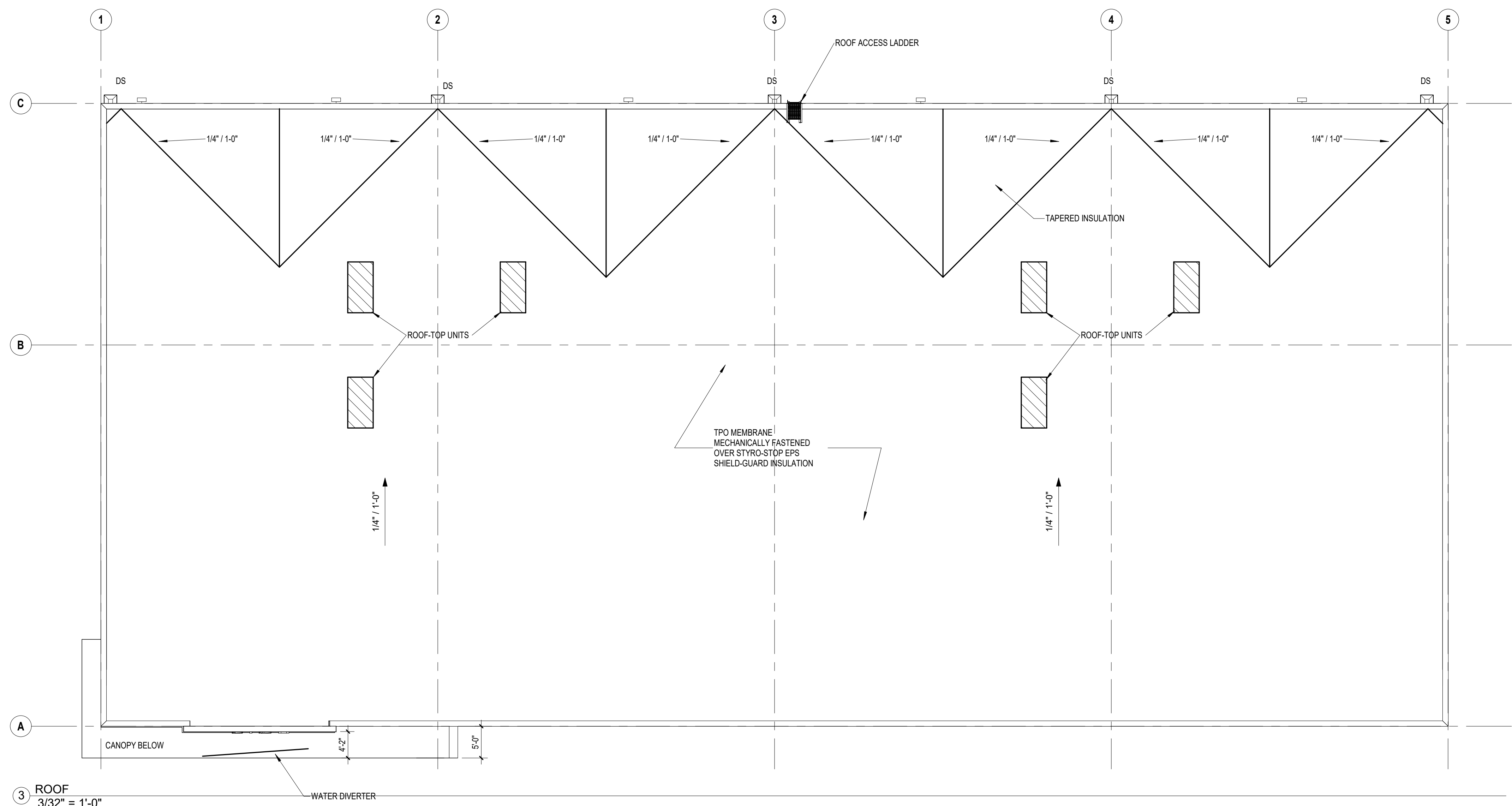
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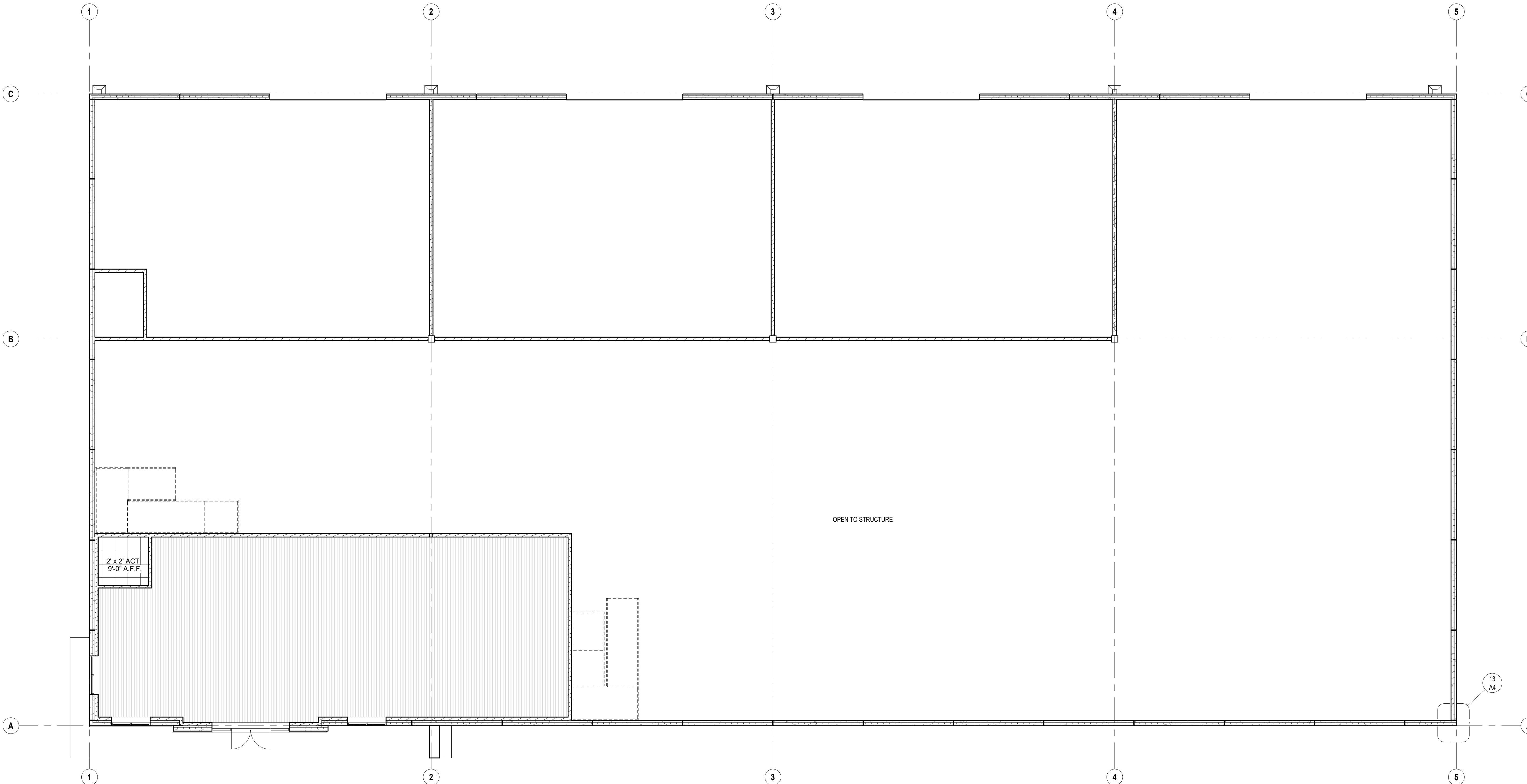
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FLOOR PLANS & WALL TYPE SECTIONS



2 Reflected Ceiling Plan - Mezzanine
1/8" = 1'-0"



3 ROOF
3/32" = 1'-0"



1 Reflected Ceiling Plan - Level 1
1/8" = 1'-0"

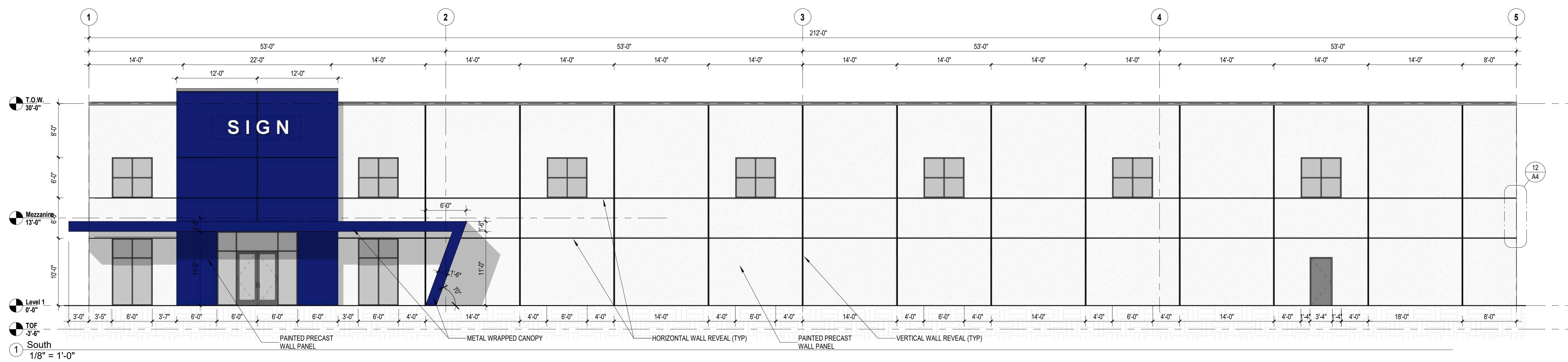
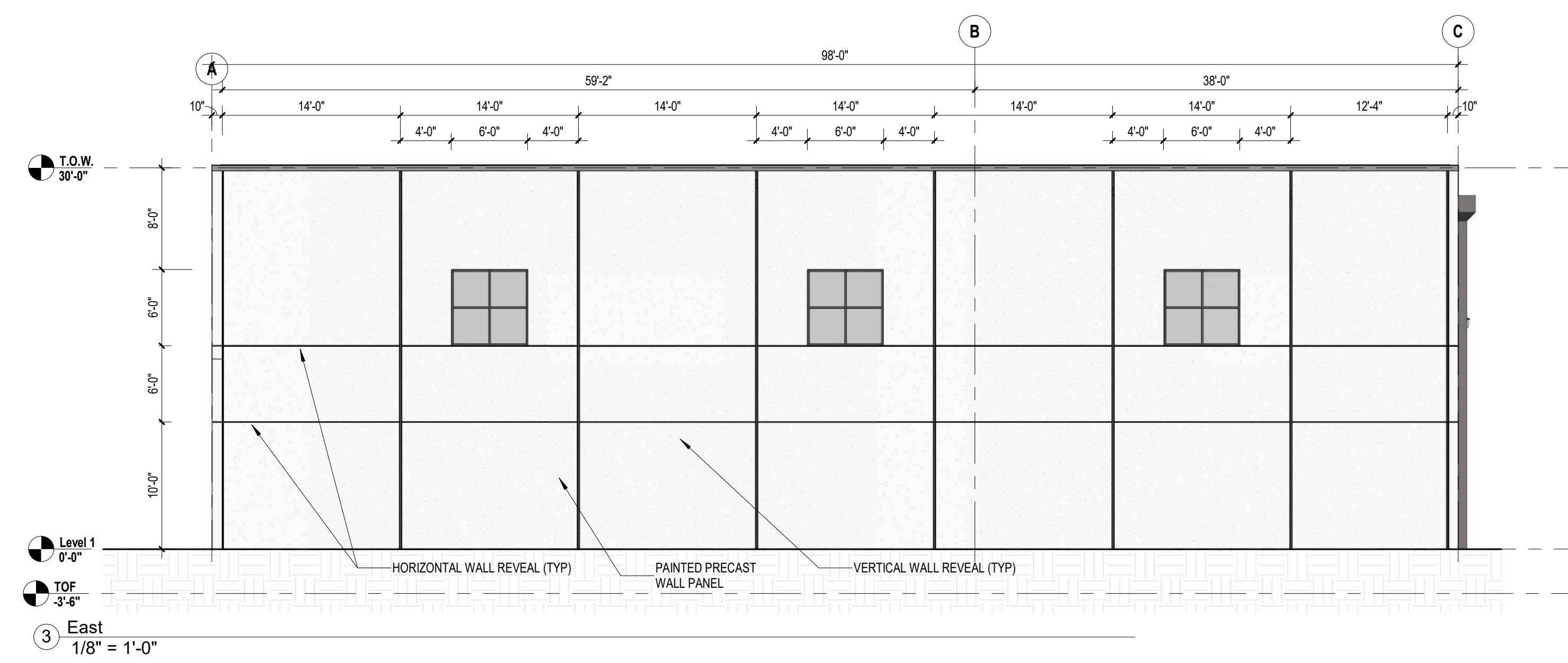
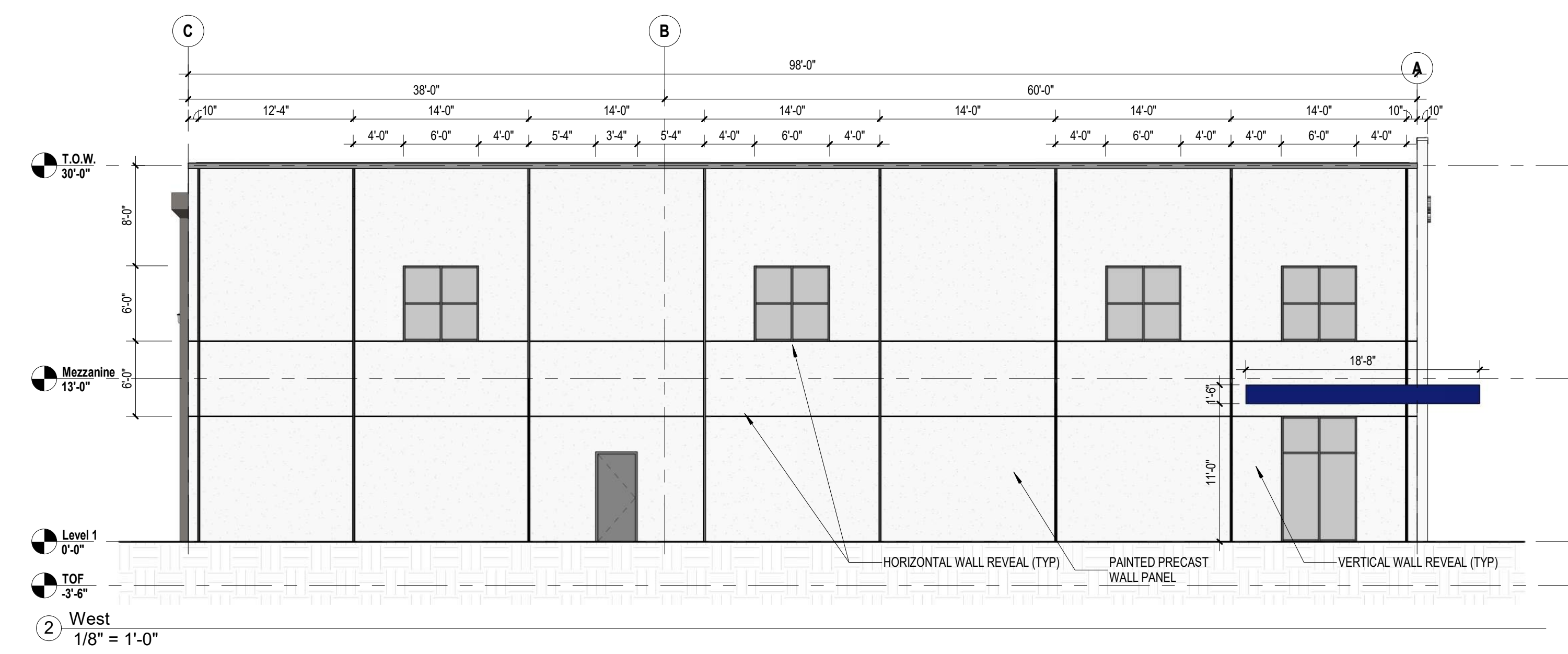
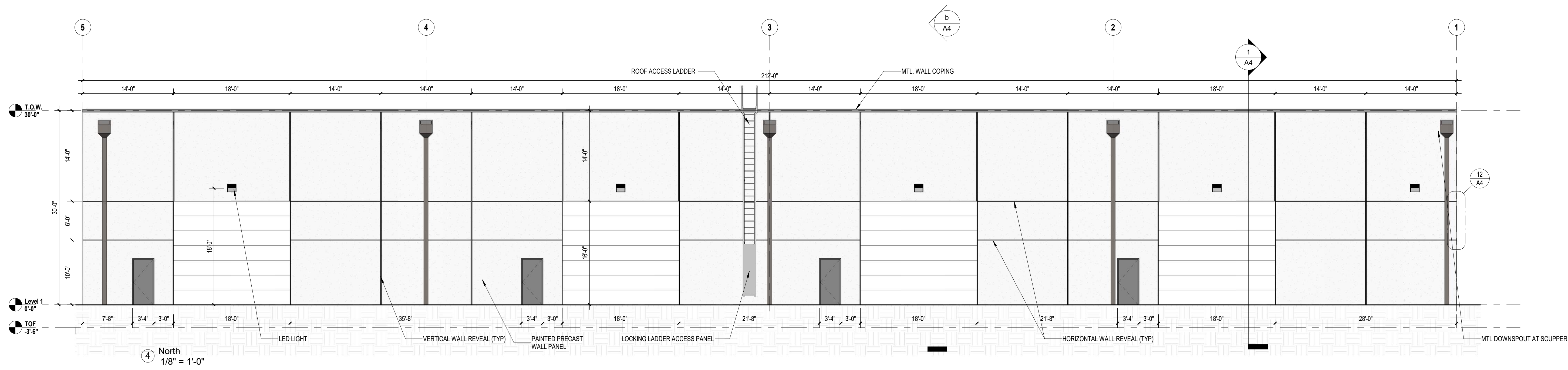
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REFLECTED CEILING / ROOF PLANS



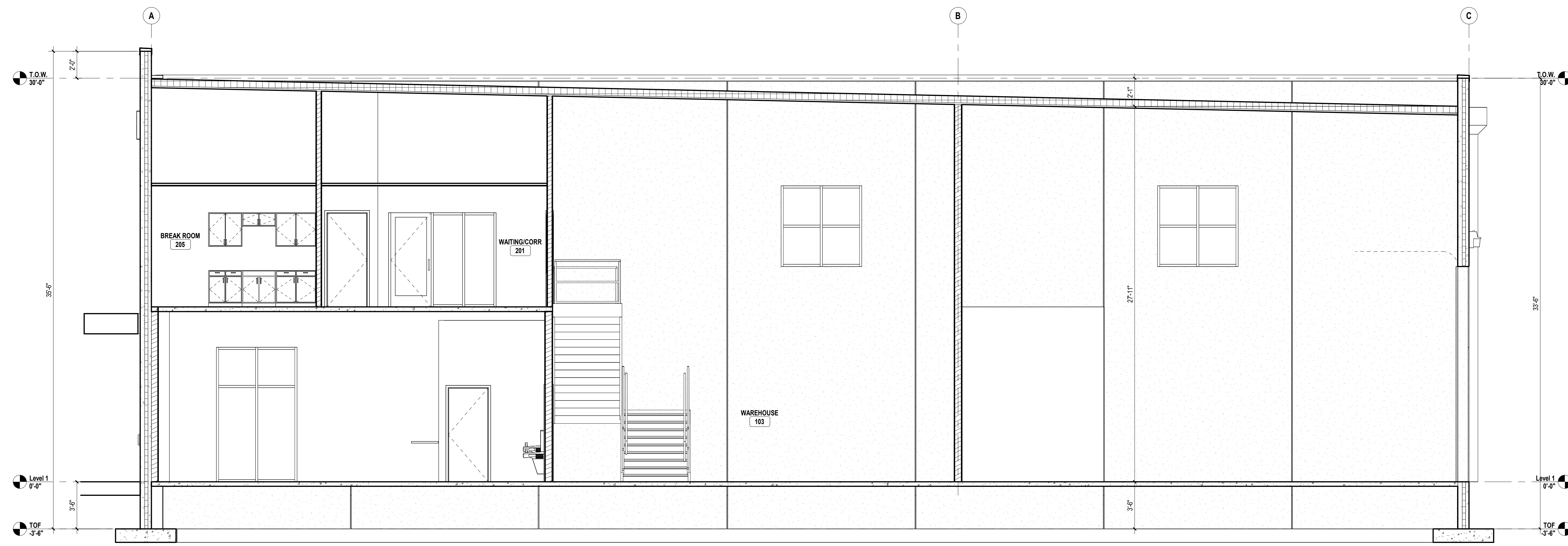
EXTERIOR MATERIALS		SOUTH		WEST		NORTH		EAST		TOTAL (ALL SIDES)	
		AREA	%	AREA	%	AREA	%	AREA	%	AREA	%
FACADE MATERIALS	STOREFRONT/GLAZING	492	8%	204	7%	0	0%	108	4%	804	4%
	PAINTED PRECAST	5860	92%	2736	93%	5103	80%	2832	96%	16531	89%
OPENINGS	DOORS (OPAQUE)	21	0%	0	0%	1257	20%	0	0%	1278	7%
TOTAL WALL AREA		6373		2940		6360		2940		18613	

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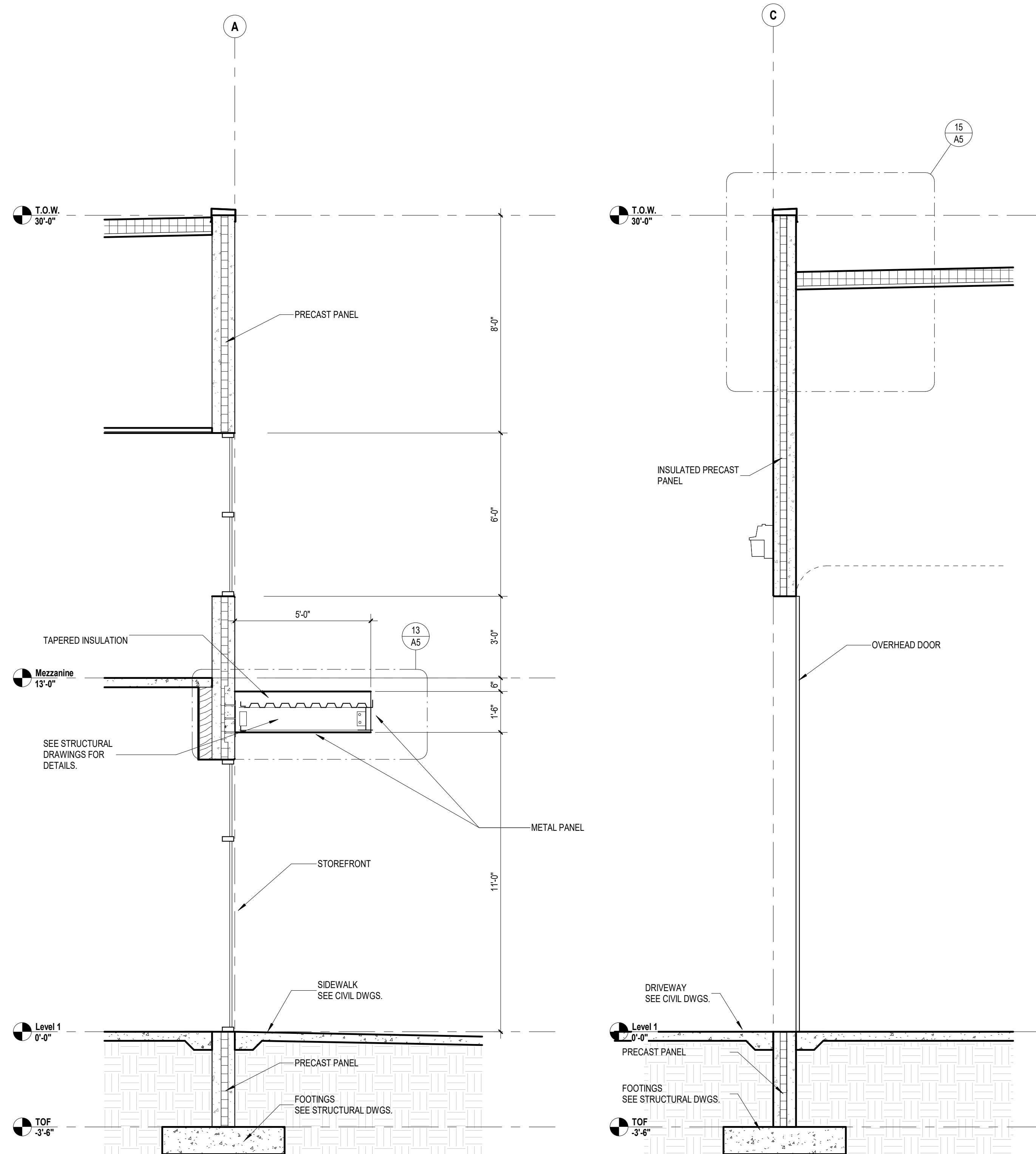
Revisions	

ISSUE DATE: -- PROJECT #: RA24020
EXTERIOR ELEVATIONS

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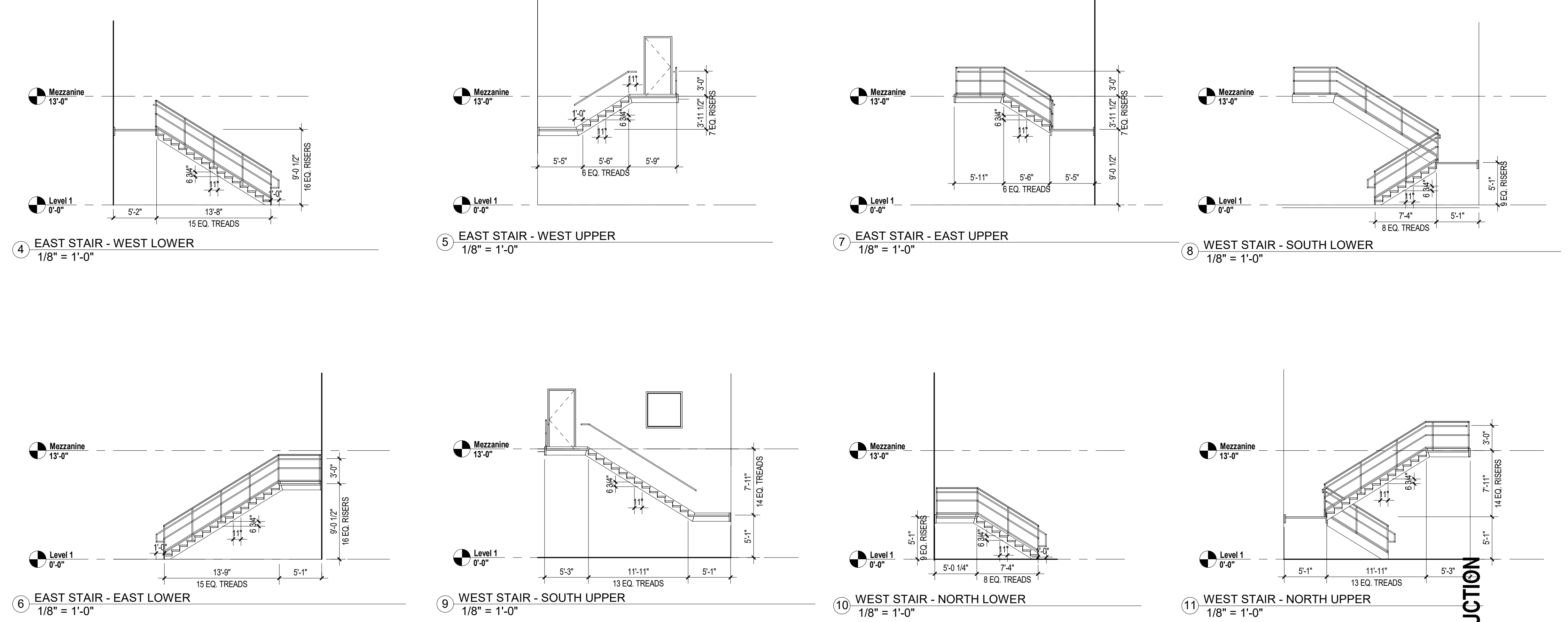


1 Section 1
1/4" = 1'-0"



a CANOPY SECTION
3/8" = 1'-0"

b NORTH WALL SECTION
3/8" = 1'-0"



4 EAST STAIR - WEST LOWER
1/8" = 1'-0"

5 EAST STAIR - WEST UPPER
1/8" = 1'-0"

6 EAST STAIR - EAST LOWER
1/8" = 1'-0"

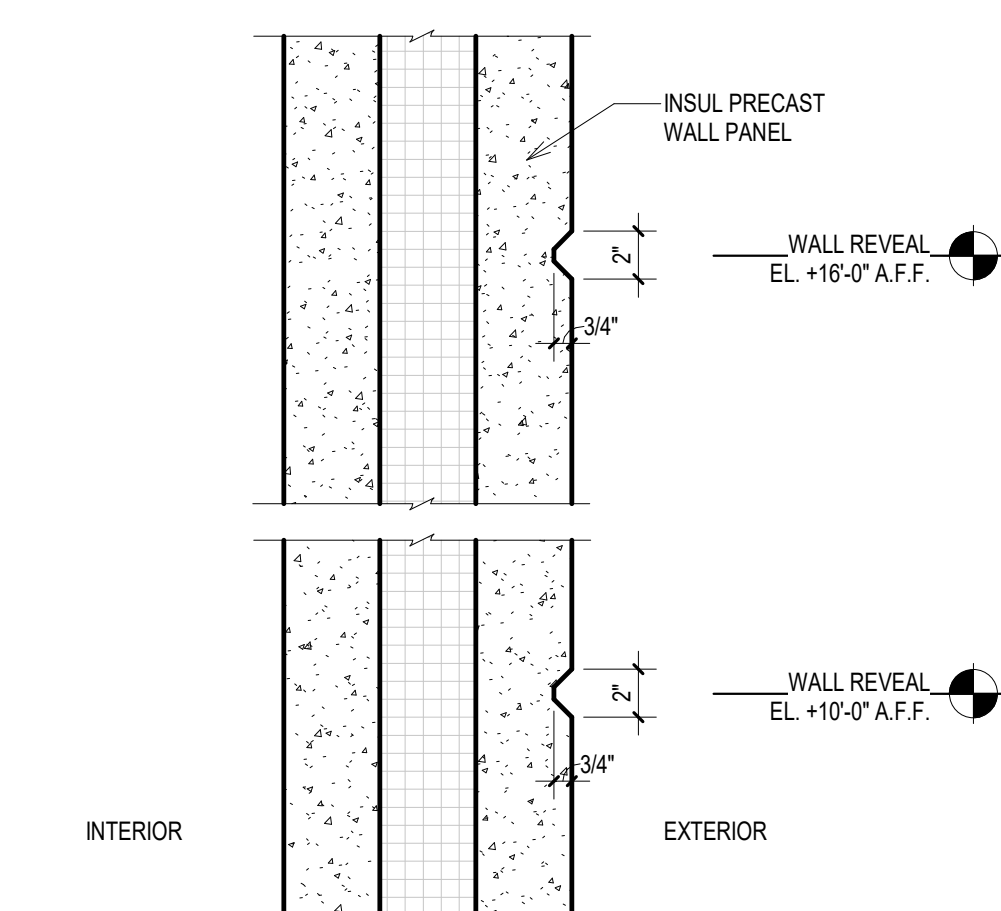
9 WEST STAIR - SOUTH UPPER
1/8" = 1'-0"

7 EAST STAIR - EAST UPPER
1/8" = 1'-0"

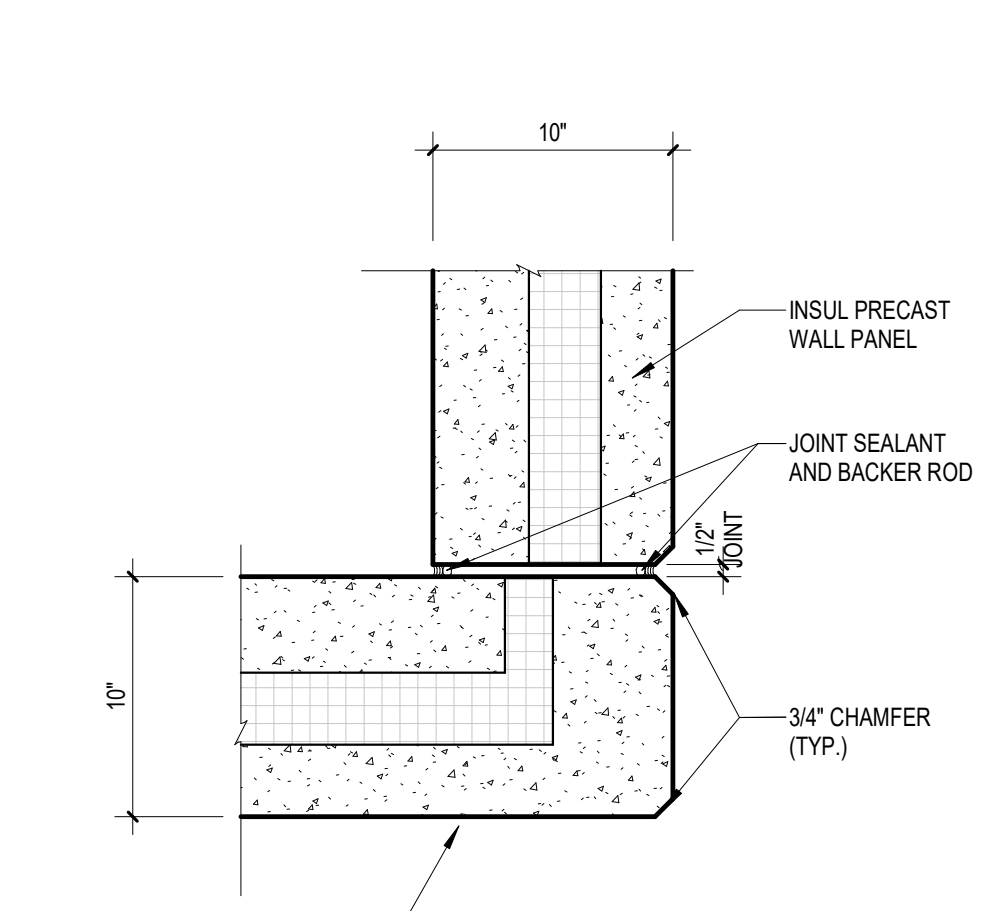
10 WEST STAIR - NORTH LOWER
1/8" = 1'-0"

8 WEST STAIR - SOUTH LOWER
1/8" = 1'-0"

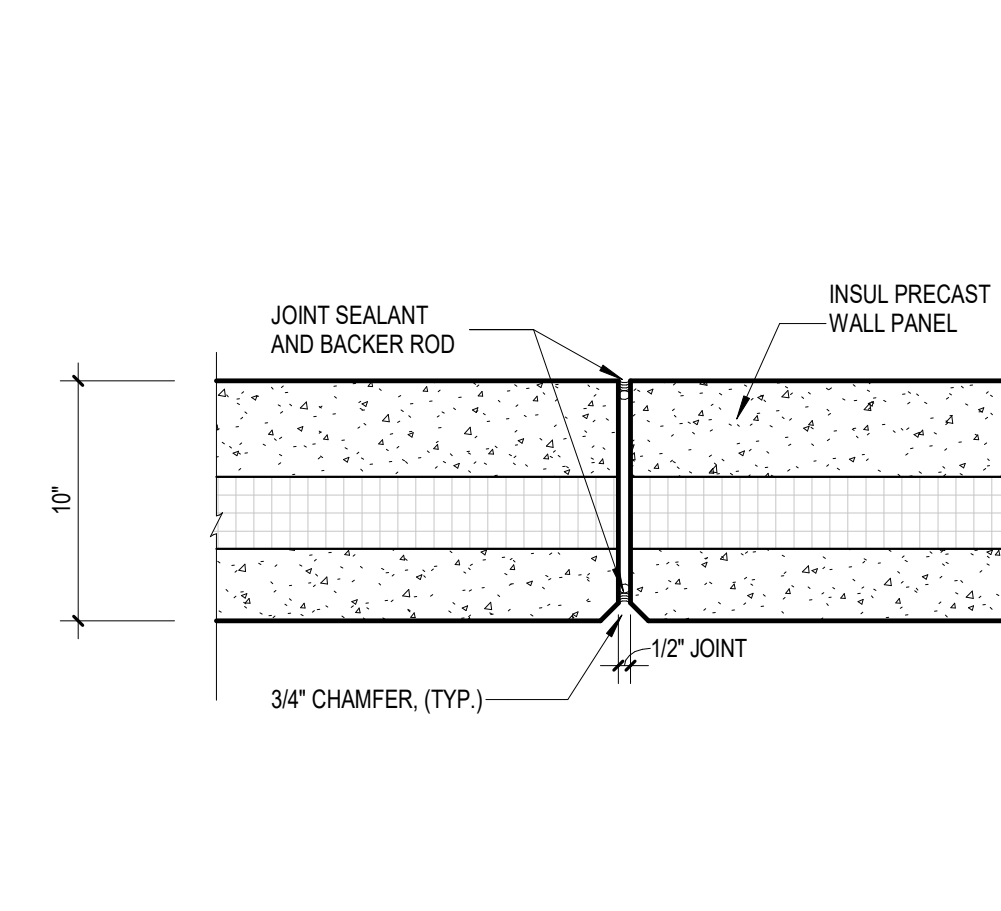
11 WEST STAIR - NORTH UPPER
1/8" = 1'-0"



12 PRECAST PANEL REVEAL DETAIL
1 1/2" = 1'-0"



13 PRECAST PANEL CORNER DETAIL
1 1/2" = 1'-0"



14 PRECAST PANEL JOINT DETAIL
1 1/2" = 1'-0"

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Revisions	

ISSUE DATE: --- PROJECT #: RA24020
BUILDING / WALL SECTIONS

