CITY OF WEST DES MOINES
BOARD OF ADJUSTMENT COMMUNICATION

Meeting Date: April 6, 2016

Item: Renewal by Andersen Warehouse, 517 Railroad Avenue – Approval of a Permitted Conditional Use Permit to allow construction of a 5,700 sq. ft. warehouse/office building – Renewal by Andersen – PC-002967-2016

Requested Action: Approval of a Permitted Conditional Use Permit

Case Advisor: Kara Tragesser, AICP

Applicant's Request: The applicant, Renewal by Andersen, is requesting approval of a Permitted Conditional Use permit to construct a warehouse/office building at 517 Railroad Avenue (see Attachment B – Location Map, Attachment C – Site Map, and Attachment D – Building Elevations).

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on January 25, 2016. The Subcommittee was supportive of the request.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues.

Permitted Conditional Use Permit Findings: Renewal by Andersen's application for a Permitted Conditional Use Permit to construct a 5,700 sq. ft. warehouse/office building was reviewed by various City departments. Based upon that review and any conditions of approval, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.

2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.

3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare, and safety of the community.

4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.

5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and public agencies and the project has complied with or has been conditioned to comply with all City Code requirements.

6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the Zoning regulations and the Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

Staff Recommendations and Conditions of Approval: Based upon the review of the proposal, a finding of consistency with the goals and policies of the Comprehensive Plan, and compliance with the findings necessary for approval, staff recommends the Board of Adjustment adopt a resolution to approve the Permitted Conditional Use Permit to allow a 5,700 sq. ft. warehouse/office building at 517 Railroad Avenue, subject to meeting all City Code requirements and the following:

1. Provide two copies of the signed/sealed storm water management plan and final site plans to the City prior to obtaining a building permit.

Noticing Information: On March 18, 2016, notice of the April 6, 2016, Board of Adjustment Public Hearing on this project was published in the Des Moines Register Community Section. Notice of this public hearing was also mailed to surrounding property owners within 370 feet of the subject property on March 17, 2016.

Applicant/Owner: Steffes Holdings LLC
517 Railroad Avenue
West Des Moines IA 50265
Dave Steffes
515-274-9700

Applicant Represenative: Chuck Bishop
Bishop Engineering
3501 104th Street
Des Moines IA 50322-3825
515-274-0467

Attachments:

Attachment A	-	Permitted Conditional Use Resolution
Attachment B	-	Location Map
Attachment C	-	Site Plan
Attachment D	-	Building Elevations

ATTACHMENT A

Prepared by: KTragesser City of West Des Moines PO Box 65320 West Des Moines, IA 50265-0320 515-222-3620
When Recorded Return to: City Clerk City of West Des Moines PO Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE CITY OF WEST DES MOINES, APPROVING THE PERMITTED CONDITIONAL USE PERMIT (PC-002967-2016) FOR THE PURPOSE OF CONSTRUCTING A 5,700 SQUARE FEET WAREHOUSE/OFFICE BUILDING AT 517 RAILROAD AVENUE

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Renewal by Andersen, has requested approval for a Permitted Conditional Use Permit to construct a 5,700 square feet warehouse/office building at 517 Railroad Avenue and legally described as:

Legal Description of Property

Lots 11, 12, 13, and 17 in Block 5 in Valley Junction an official plat now in and forming a part of the City of West Des Moines, Polk County, Iowa

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on April 6, 2016, the Board of Adjustment held a duly-noticed public hearing to consider the application for Permitted Conditional Use Permit (PC-002967-2016);

NOW, THEREFORE, THE BOARD OF ADJUSTMENT OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report, or as amended orally at the Board of Adjustment hearing, are adopted.

SECTION 2. The PERMITTED CONDITIONAL USE PERMIT (PC-002967-2015) to construct a warehouse/office building is approved, subject to compliance with all the conditions in the staff report including conditions added at the hearing, and attached hereto as Exhibit "A", if any. Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on April 6, 2016

_____

Erik P. Christiansen, Chair, Board of Adjustment

ATTEST:

_____
Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Board of Adjustment for the City of West Des Moines, Iowa, at a regular meeting held on April 6, 2016, by the following vote:

AYES:
NAYS:
ABSTAIN:
ABSENT:

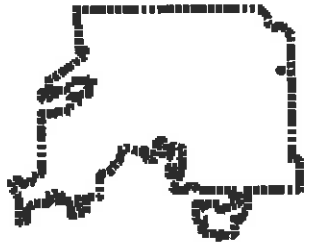
ATTEST:

_____
Recording Secretary

EXHIBIT A

1. Provide two copies of the signed/sealed storm water management plan and final site plans to the City prior to obtaining a building permit.

Location Map 517 Railroad Avenue



Legend

- Parcels
- Parks
- Greenways

123.9 0 61.97 123.9 Feet

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet

© City of West Des Moines, Iowa

Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ATTACHMENT B

RENEWAL BY ANDERSEN
SITE PLAN

SHEET INDEX:

C0.1	COVER SHEET
C1.1	DEMO PLAN
C2.1	LAYOUT PLAN
C3.1	GRADING PLAN
C4.1	UTILITY PLAN
C5.1	LANDSCAPE PLAN
C7.1	SWPPP

PROPERTY DESCRIPTION:
(WARRANTY DEED BK [illegible] PG [illegible])
LOTS ELEVEN (11), TWELVE (12), THIRTEEN (13) AND FOURTEEN (14) IN BLOCK FIVE (5) IN VALLEY JUNCTION, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.
SAID TRACT OF LAND CONTAINS 0.61 ACRES MORE OR LESS.

ADDRESS:
517 RAILROAD AVE.
WEST DES MOINES, IOWA 50265

OWNER:
STEFFES HOLDINGS LLC
517 RAILROAD AVE.
WEST DES MOINES, IOWA 50265

PREPARED FOR:
THE STEFFES CORPORATION
DAVE STEFFES
517 RAILROAD AVE.
WEST DES MOINES, IOWA 50265
(515) 274-6705

ZONING:
VJHB - VALLEY JUNCTION HISTORIC BUSINESS DISTRICT
BULK REGULATIONS:
SETBACKS
FRONT YARD = 0'
SIDE YARD = 0'
REAR YARD = 0'
COMPREHENSIVE PLAN LAND USE:
EXISTING & PROPOSED: HISTORIC BUSINESS

PARKING REQUIREMENTS:
NONE

OPEN SPACE/IMPERVIOUS REQUIREMENTS:
TOTAL SITE AREA = 28,583 S.F.
REQUIRED OPEN SPACE = NONE
EXISTING OPEN SPACE = 19,136 S.F. (68.22%)
EXISTING IMPERVIOUS = 8,447 S.F (31.78%)

PROPOSED OPEN SPACE = 6,441 S.F. (24.23%)
PROPOSED IMPERVIOUS = 21,142 S.F. (75.77%)

NET INCREASE IMPERVIOUS AREA = 11,695 S.F. (0.27 ACRES)

BENCHMARKS:
[illegible]
INTERSECTION OF 4TH STREET AND VINE STREET, NE CORNER OF INTERSECTION, 30 FEET EAST OF THE CENTERLINE OF 4TH STREET, 69 FEET NORTH OF THE CENTERLINE OF VINE STREET.
ELEVATION = 38.35 CITY DATUM (812.35 NAVD88)

[illegible]
INTERSECTION OF 4TH STREET AND RAILROAD AVE, NORTHWEST CORNER OF INTERSECTION, 41 FEET WEST OF CENTERLINE OF 4TH STREET, 48 FEET NORTH OF CENTERLINE OF RAILROAD AVENUE. STANDARD BENCHMARK ELEVATION 38.22

TBM: BURY TAG BOLT ON FIRE HYDRANT AT THE NW CORNER OF 5TH STREET AND RAILROAD AVENUE.
ELEVATION = 38.79

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF WEST DES MOINES, IOWA MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
5. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
6. BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
7. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
8. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
9. LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
10. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
11. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
12. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF WEST DES MOINES, IOWA.
13. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
14. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
16. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

PAVING NOTES:

1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH CITY OF WEST DES MOINES, IOWA STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
2. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBASE PRIOR TO ANY PAVEMENT BEING PLACED.
3. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
4. ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A.D.A. DETECTABLE WARNING PANEL(S) AS PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
5. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

UTILITY NOTES:

1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
3. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
4. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
5. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
6. SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
7. MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISING OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
8. WATERMAINS SHALL BE C900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
9. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
10. PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY WEST DES MOINES WATER WORKS.
11. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
12. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE WEST DES MOINES WATER WORKS WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
13. THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.

UTILITY CONFLICT NOTES:

1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN EXISTING UTILITY AND PROPOSED CONSTRUCTION.

WETLAND NOTES:

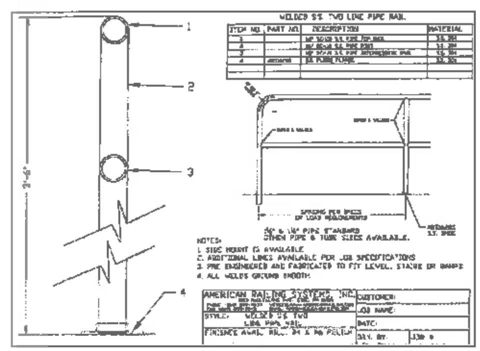
1. BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNERS RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

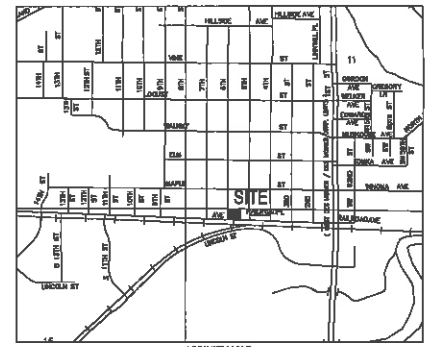
EROSION CONTROL NOTES:

1. SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
2. SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
3. INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
4. INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
5. INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
6. OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
10. CONTACT DAVE HYLER WITH ENVIRONMENTAL CONSULTANTS FOR EROSION CONTROL INSTALLATION/REVIEW AND MAINTENANCE. (515-498-7344)
11. CONTACT OWNER: DAVE STEFFES AT 515-274-6705 FOR EROSION CONTROL ISSUES.
12.

EROSION CONTROL REMOVAL NOTES:

1. AFTER FINAL STABILIZATION HAS OCCURED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.





VICINITY MAP
NOT TO SCALE

ABBREVIATIONS:

AC	ACRES
ASPH	ASPHALT
BK	BOOK
CONC	CONCRETE
D	DEEDED DISTANCE
EX	EXISTING
ENCL	ENCLOSURE
FF	FINISHED FLOOR
FL	FLOW LINE
FRAC	FRACTIONAL
M	MEASURED DISTANCE
MH	MANHOLE
OPC	ORANGE PLASTIC CAP
P	PLATTED DISTANCE
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRA	PREVIOUSLY RECORDED AS
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
RPC	RED PLASTIC CAP
SF	SQUARE FEET
SAN	SANITARY
TYP	TYPICAL
YPC	YELLOW PLASTIC CAP
N	NORTH
S	SOUTH
E	EAST
W	WEST

LEGEND:

—SAN—	SANITARY SEWER
—ST—	STORM SEWER
—W—	WATER LINE
—G—	GAS LINE
—UE—	UNDERGROUND ELECTRIC
—OE—	OVERHEAD ELECTRIC
—TELE—	TELEPHONE LINE
—FO—	FIBER OPTIC
—CATV—	CABLE TV
	STORM MANHOLE
	CURB INTAKE
	SURFACE INTAKE
	FLARED END SECTION
	SANITARY MANHOLE
	CLEANOUT
	FIRE HYDRANT
	SPRINKLER
	IRRIGATION CONTROL VALVE
	WATER MANHOLE
	WELL
	WATER VALVE
	WATER SHUT OFF
	YARD HYDRANT
	ELECTRIC METER
	ELECTRIC RISER
	ELECTRIC VAULT
	POWER POLE
	LIGHT POLE
	ELECTRIC PANEL
	TRANSFORMER
	GROUND LIGHT
	GUY WIRE
	ELECTRIC HANDHOLE
	GAS METER
	GAS VALVE
	AIR CONDITIONING UNIT
	TELEPHONE RISER
	TELEPHONE VAULT
	TELEPHONE MANHOLE
	TRAFFIC SIGNAL MANHOLE
	FIBER OPTIC RISER
	FIBER OPTIC FAULT
	CABLE TV RISER
	SIGN
	DENOTES NUMBER OF PARKING STALLS
	PROPERTY CORNER - FOUND AS NOTED
	PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
	SECTION CORNER - FOUND AS NOTED

IOWA ONE CALL 1-800-292-8989 811

UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

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I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: ____________ DATE: ____________
CHARLES J. BISHOP, P.E. 11055
LICENSE RENEWAL DATE: DEC. 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL: C0.1, C1.1, C2.1, C3.1, C4.1 & C7.1

LICENSED PROFESSIONAL ENGINEER CHARLES J. BISHOP 11055 IOWA

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone (515)276-0467 Fax (515)276-0217
Civil Engineering & Land Surveying   Established 1959

RENEWAL BY ANDERSEN
515 RAILROAD AVENUE

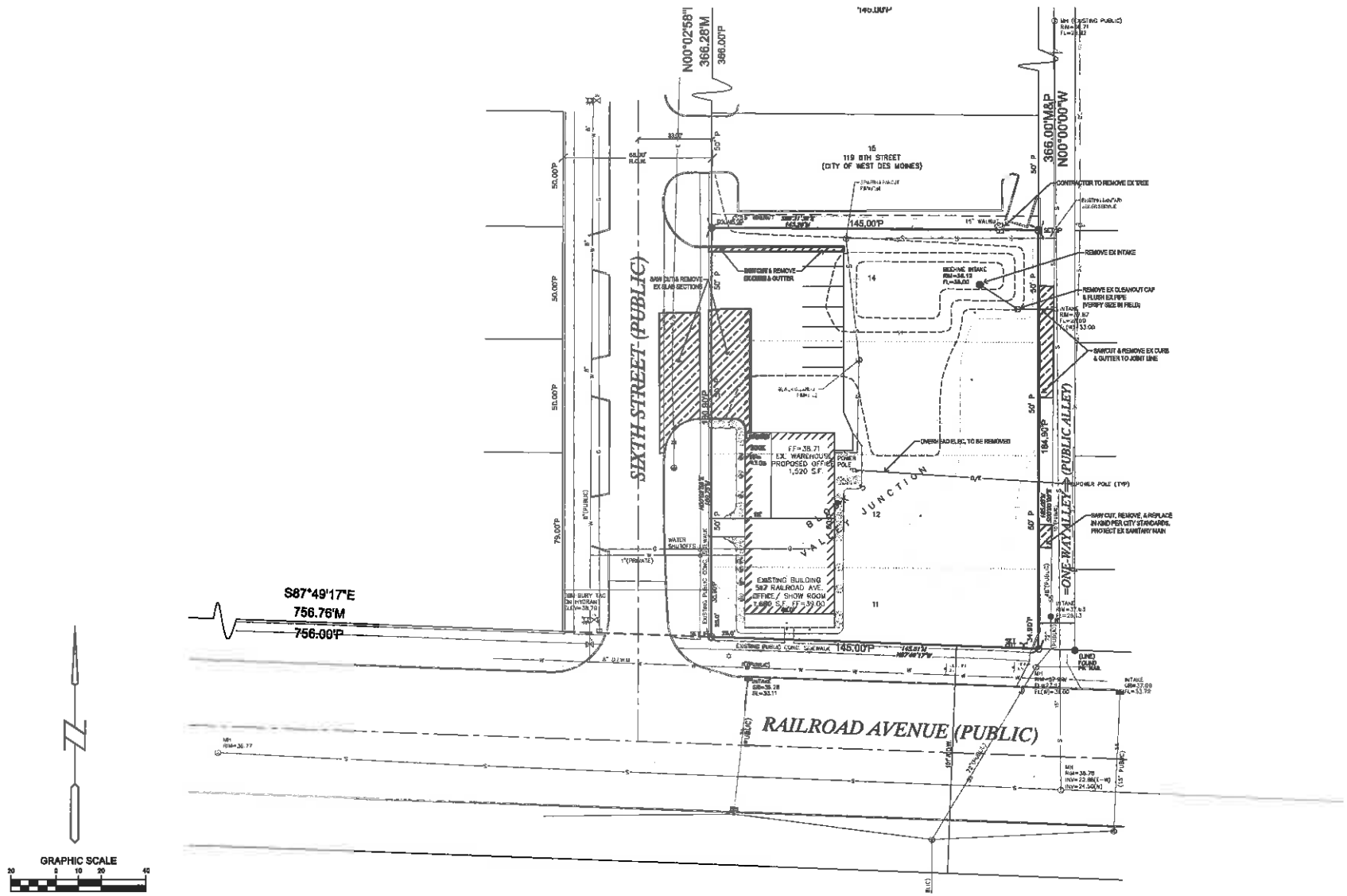
COVER SHEET

REFERENCE NUMBER	99-104, 00-10-8, 050606
DRAWN BY	
CHECKED BY	
REVISION DATE	02-12-16, 03-10-16, 03-22-16, 03-23-17
PROJECT NO.	150
SHEET NUMBER	C0[illegible]

ATTACHMENT C

DEMO NOTES:

1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
3. PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.



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RENEWAL BY ANDERSEN
515 RAILROAD AVENUE
DEMO PLAN

REFERENCE NUMBER:
99-164
00-10-5
C00606

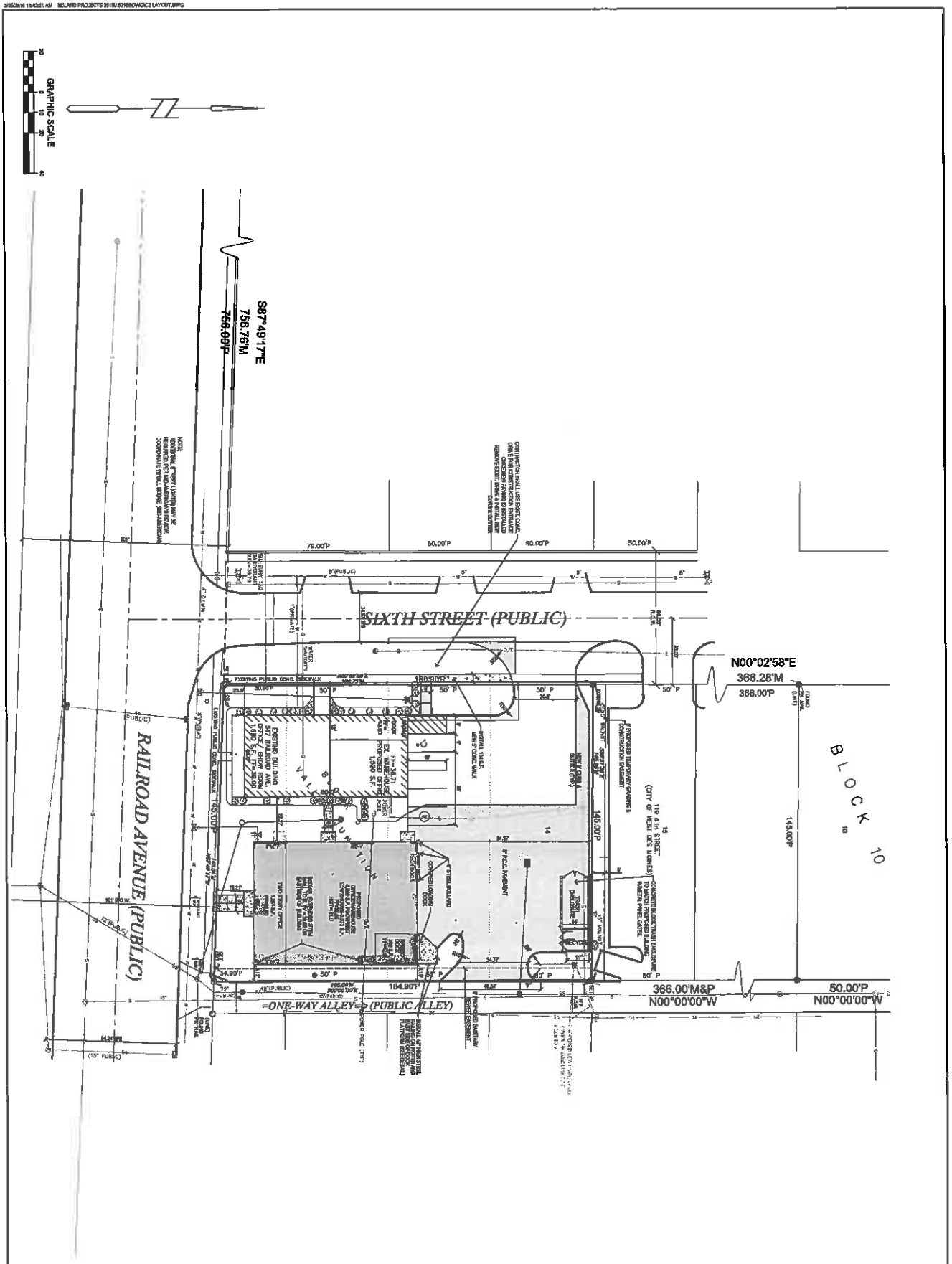
DRAWN BY:

CHECKED BY:

REVISION DATE:
02-12-16
03-10-16
03-22-16
03-28-16

PROJECT NUMBER:
150165

SHEET NUMBER:
C1.1



RENEWAL BY ANDERSEN
515 RAILROAD AVENUE

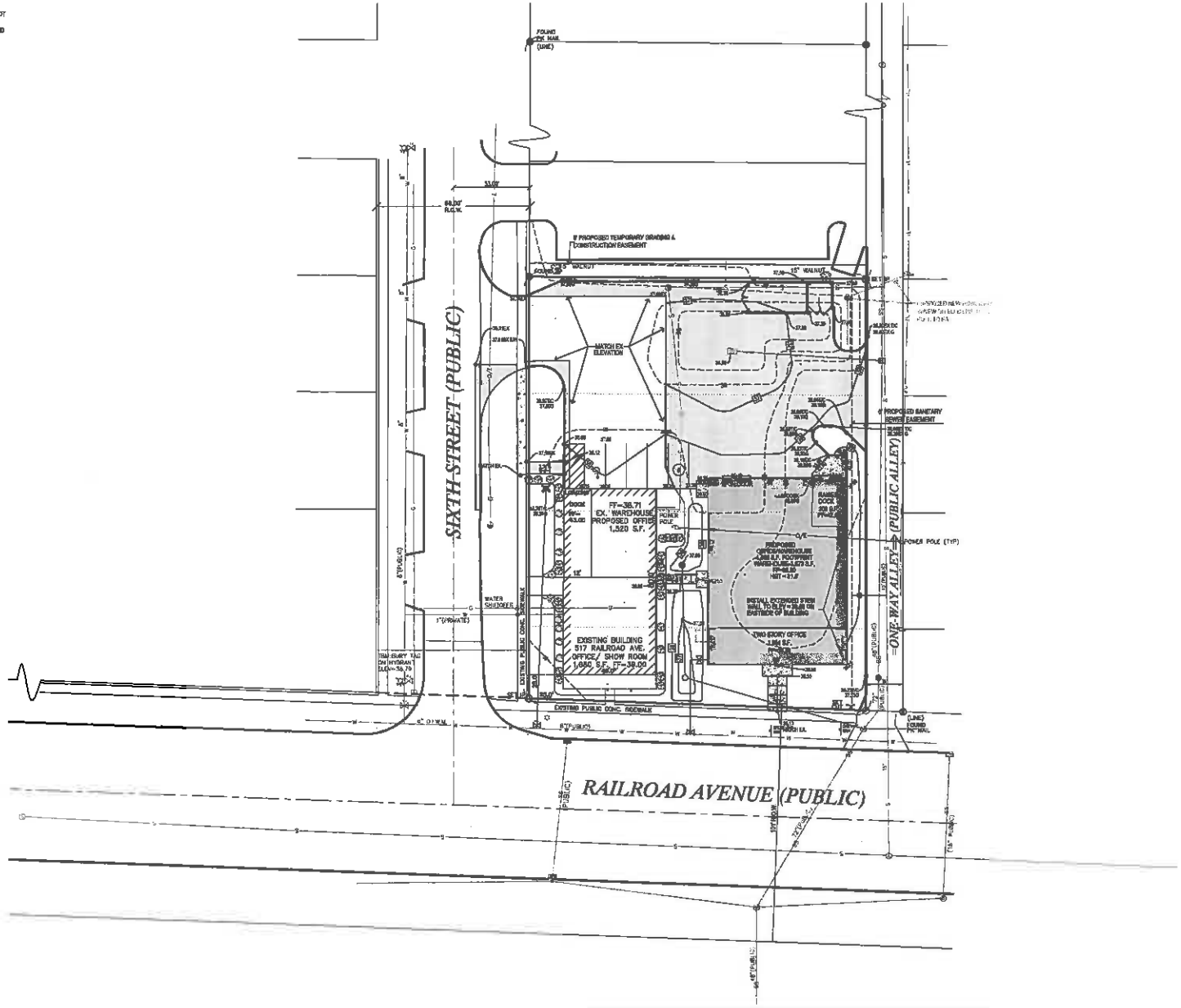
LAYOUT PLAN

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-5825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

PROJECT NUMBER: 150165
SHEET NUMBER: C2.1

TOPSOIL NOTES:

1. STRIP AND STOCKPILE THE TOP 6" OF SOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 6" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
4. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 6.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.



GRADING LEGEND:

EXISTING CONTOUR	159
PROPOSED CONTOUR	
FINISHED GROUND ELEVATION	159.50
TOP OF CURB ELEVATION	160.50TC
GUTTER ELEVATION	160.50G
TOP OF WALL ELEVATION	160.50TAW
BOTTOM OF WALL ELEVATION	160.50BAW
EDGE OF WALK ELEVATION	160.50EAW
TOP OF STAIR ELEVATION	160.50TSE
BOTTOM OF STAIR ELEVATION	160.50BSE

NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

GRAPHIC SCALE

20 0 10 20 40

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Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

RENEWAL BY ANDERSEN
515 RAILROAD AVENUE
GRADING PLAN

REFERENCE NUMBER: 99-104 00-104 050605

DRAWN BY:

CHECKED BY:

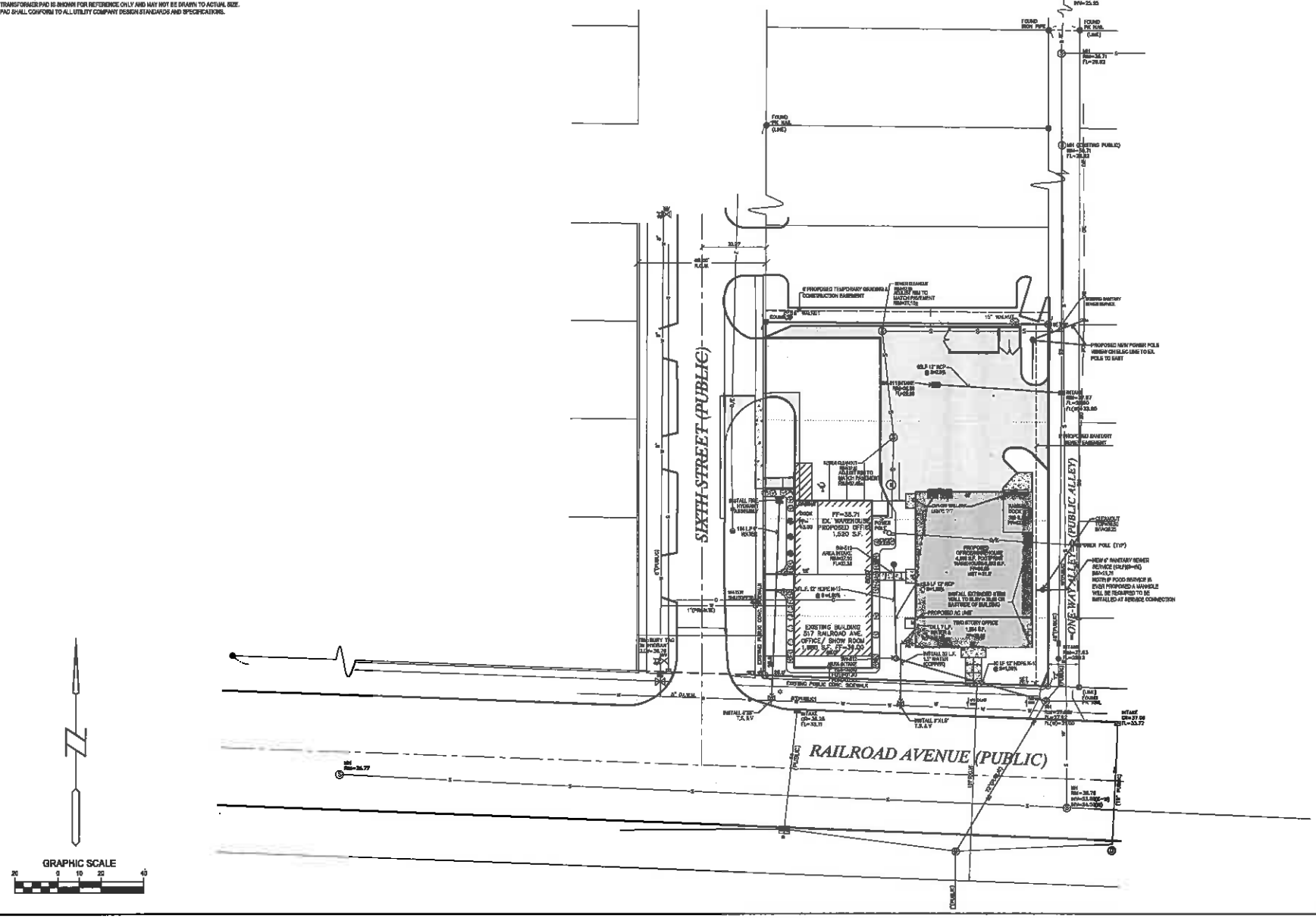
REVISION DATE: 02-12-16 03-10-16 03-22-16 03-25-16

PROJECT NUMBER: 150165

SHEET NUMBER: C3.1

UTILITY NOTES:

1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.0' OF COVER UNLESS NOTED OTHERWISE.
3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH, VALVE AND HYDRANT.
4. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
5. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
6. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
7. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
8. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.



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RENEWAL BY ANDERSEN
515 RAILROAD AVENUE
UTILITY PLAN

REFERENCE NUMBER: 99-104, 00-10-6, 050006

DRAWN BY:

CHECKED BY:

REVISION DATE: 02-12-16, 03-10-16, 03-22-16, 03-28-16

PROJECT NUMBER: 150165

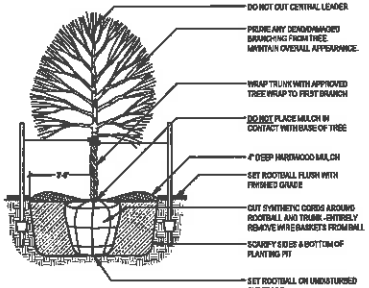
SHEET NUMBER: C4.1

LANDSCAPE NOTES:

1. ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE.
3. STAKE SOD ON ALL SLOPES 3 : 1 OR GREATER.
4. PLANT QUANTITIES ARE FOR CONTRACTOR'S CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
6. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
7. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT.
8. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL PROPOSED TREES TO A DEPTH OF 3 INCHES, UNLESS NOTED.
9. STAKE AND WRAP ALL DECIDUOUS TREES IMMEDIATELY AFTER PLANTING. STAKE ALL TREES ACCORDING TO THE STAKING DETAILS. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD.
10. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
11. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
12. ALL EDGING SHALL BE DURAEDGE 1/8" STEEL EDGING - COLOR GREEN, OR APPROVED EQUAL.
13. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
14. ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 3" DEPTH OF WASHED RIVER ROCK TO MATCH EXISTING (VERIFY SIZE OF ROCK ON SITE AND BID ACCORDINGLY)
15. ALL BEDS TO RECEIVE PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.

PLANTING SCHEDULE

CODE	QNTY	COMMON NAME	LATIN NAME	SIZE	REQ'D	NOTES
RS	1	RED OAK	QUERCUS RUBRA	2.5" CAL	B&B	MATCHED SPECIMENS
AB	1	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	2" CAL	B&B	MATCHED SPECIMENS & SINGLE TRUNK
RF	2	PRAIRIE FIRE CRABAPPLE	MALUS 'PRAIRIE FIRE'	1.5" CAL	B&B	MATCHED SPECIMENS
RS	10	RUBY SPICE CLETHERA	CLETHRA ALNIFOLIA 'RUBY SPICE'	#5	CONT	FULL FORM - MATCHED
LD	13	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	#3	CONT	FULL FORM - MATCHED
GW	23	GREEN WIZARD JUNIPER CURRANT	RIBES SILVESTRE 'GREEN WIZARD'	#3	CONT	FULL FORM - MATCHED
JL	12	PARDON ME DAILILY	HEMEROCALLIS X 'PARDON ME'	#1	CONT	FULLY ROOTED IN CONTAINER



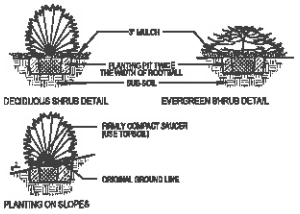
DECIDUOUS TREE PLANTING (TYP.)
SCALE: NOT TO SCALE

STAKING ORIENTATION
NORTH NORTH

3 STAKES - 2" CAL. & LESS
3 STAKES - GREATER THAN 2" CAL

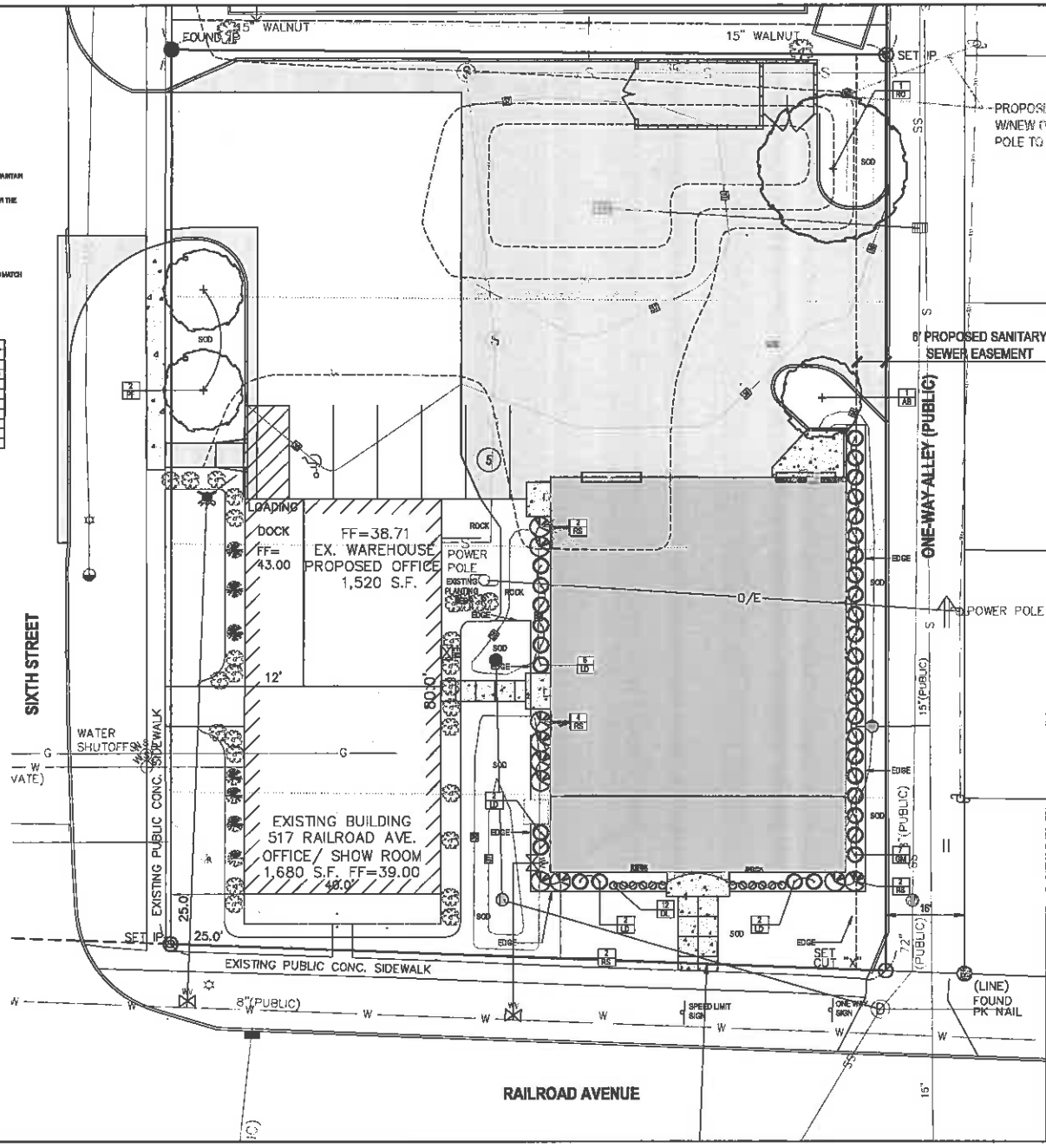
USE HOSE GUARDS AROUND TRUNK ON STAKING WIRE. TIE WIRE TO STEEL POSTS PLACED OUTSIDE PLANT PIT.

LEAVE STAKES IN PLACE NO MORE THAN 1 YEAR FROM INSTALLATION. CONTRACTOR RESPONSIBLE FOR REMOVAL.



SHRUB PLANTING (TYP)
SCALE: NOT TO SCALE

GRAPHIC SCALE
10 0 5 10 20



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RENEWAL BY ANDERSEN
515 RAILROAD AVENUE

LANDSCAPE PLAN

REFERENCE NUMBER: 99-104 00-104 050605

DRAWN BY:

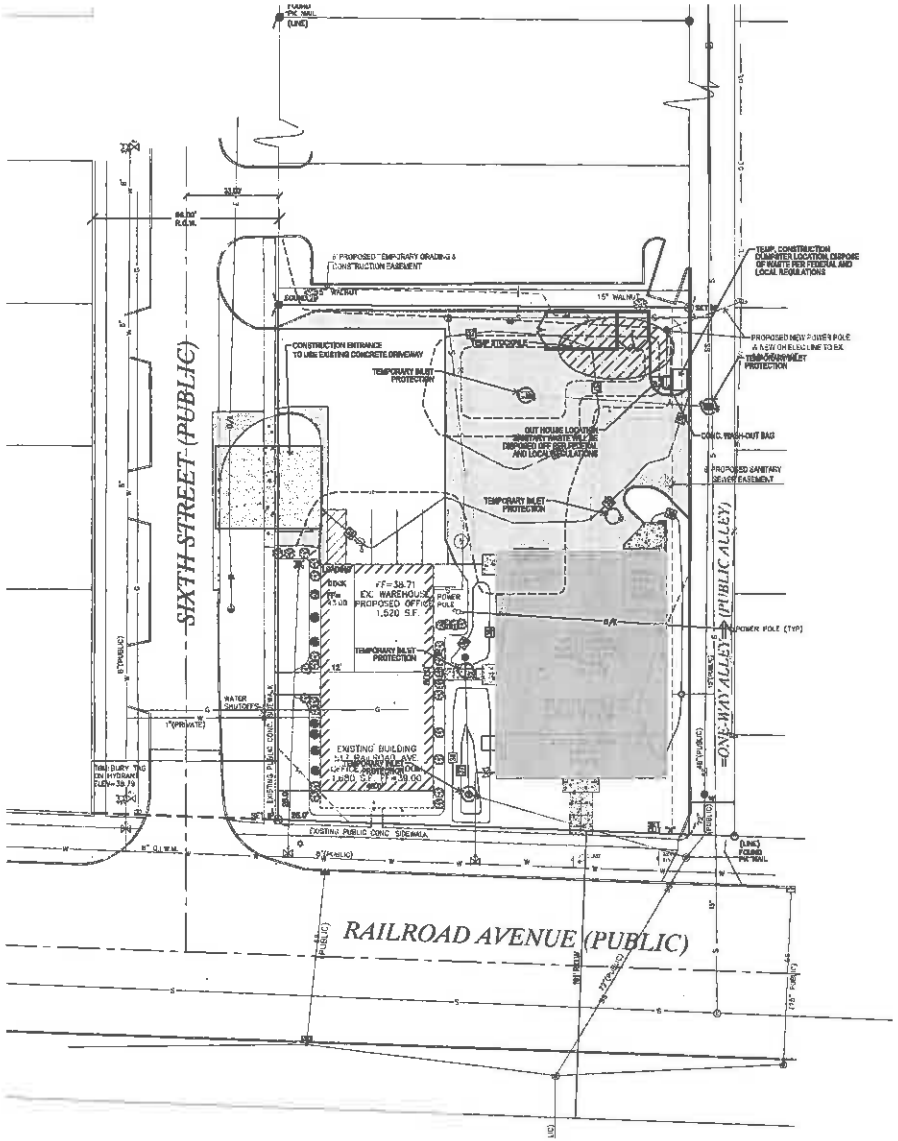
CHECKED BY:

REVISION DATE: 02-12-16 03-10-16 03-23-16 03-25-16

PROJECT NUMBER: 150165

SHEET NUMBER: C5.1

STORM WATER POLLUTION PREVENTION PLAN



PROPERTY DESCRIPTION:

(PERMANITY DEED BK 8684 PG 607)
LOTS ELEVEN (11), TWELVE (12), THIRTEEN (13) AND FOURTEEN (14) IN BLOCK FIVE (5) IN VALLEY JUNCTION, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.

ADDRESS:

517 RAILROAD AVE.
WEST DES MOINES, IOWA 50265

OWNER:

STORES HOLDINGS LLC
517 RAILROAD AVE.
WEST DES MOINES, IOWA 50265

SITE AREA:

28,043SF (0.61 ACRES)

BENCHMARKS:

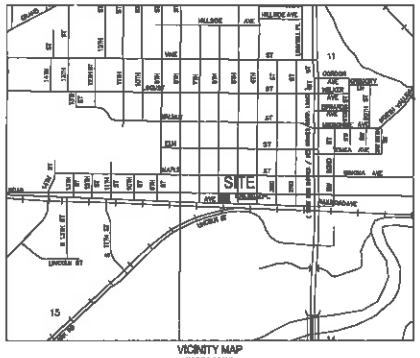
BM#1 (VDM)
INTERSECTION OF 14TH STREET AND RAILROAD AVENUE. NW CORNER OF INTERSECTION 49 FEET WEST OF THE CENTERLINE OF 14TH STREET, 49 FEET NORTH OF THE CENTERLINE OF RAILROAD AVENUE, 3 FEET SOUTH OF THE MOST SOUTHERLY POINT OF THE WEST DES MOINES FIRE STATION NO.2 MONUMENT 2004.
ELEVATION = 36.76

BM#2 (VDM)
INTERSECTION OF 4TH STREET AND RAILROAD AVE. NORTHWEST CORNER OF INTERSECTION, 41 FEET WEST OF CENTERLINE OF 4TH STREET, 45 FEET NORTH OF CENTERLINE OF RAILROAD AVENUE. STANDARD BENCHMARK ELEVATION DISK TRIM-BURY TAG BOLT ON FIRE HYDRANT AT THE NW CORNER OF 6TH STREET AND RAILROAD AVENUE.
ELEVATION = 36.76

LEGEND:

- SF — SILT FENCE (TYP)
- 120 — EXISTING CONTOUR
- 120 — PROPOSED CONTOUR
- STABILIZED ENTRANCE 50'X30'X6" DEEP 1" CLEAN CRUSHED ROCK DRAINS ON GEOTEXTILE

DISTURBED AREA = 0.39 ACRES



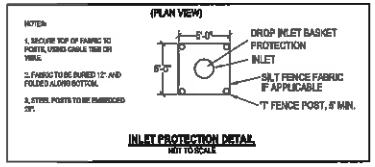
VICINITY MAP
NOT TO SCALE

EROSION CONTROL NOTES:

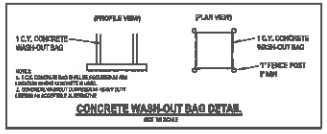
1. SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES. ADDITIONAL DETAILS AND NOTE, ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
2. SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
3. INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
4. INSTALL INLAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
5. INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
6. OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

EROSION CONTROL REMOVAL NOTES:

1. AFTER FINAL STABILIZATION HAS OCCURRED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.



INLET PROTECTION DETAIL
NOT TO SCALE



CONCRETE WASH-OUT BAG DETAIL
NOT TO SCALE

LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SILT FENCE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- TELEPHONE LINE
- FIBER OPTIC
- CABLE TV
- STORM MANHOLE
- CURB INTAKE
- SURFACE INTAKE
- FLARED END SECTION
- SANITARY MANHOLE
- CLEANOUT
- FIRE HYDRANT
- SPRINKLER
- IRRIGATION CONTROL VALVE
- WATER MANHOLE
- WELL
- WATER VALVE
- WATER SHUT OFF
- YARD HYDRANT
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC RISER
- ELECTRIC VAULT
- POWER POLE
- TRANSFORMER POLE
- LIGHT POLE
- ELECTRIC JUNCTION BOX
- ELECTRIC PANEL
- TRANSFORMER
- GROUND LIGHT
- GUY WIRE
- ELECTRIC HANDHOLE
- GAS METER
- GAS VALVE
- AIR CONDITIONING UNIT
- TELEPHONE RISER
- TELEPHONE VAULT
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL MANHOLE
- FIBER OPTIC RISER
- FIBER OPTIC VAULT
- CABLE TV RISER
- SIGN

GRAPHIC SCALE
20 0 10 20 40

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLAN ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

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RENEWAL BY ANDERSEN
515 RAILROAD AVENUE

SWPPP

REFERENCE NUMBER: 99-104, 00-10-6, 052606
DRAWN BY:
CHECKED BY:
REVISION DATE: 02-13-16, 03-10-16, 03-23-16, 03-25-16
PROJECT NUMBER: 150165
SHEET NUMBER: C7.1

ABBREVIATIONS

ADJ	ADJUSTABLE
ARM.	ARMREST
BTM.	BOTTOM
BSMT.	BASEMENT
BTW.	BETWEEN
CA	CASEMENT
CANT.	CANTILEVER
CAB.	CABINET
C	CENTER LINE
CLG	CEILING
C.O.	CASED OPENING
COL.	COLUMN
CONC.	CONCRETE
D	DRYER
DR.	DRAWER
DN	DOWN
DH	DOUBLE HUNG
DW	DISHWASHER
F.D.	FLOOR DRAIN
FLR.	FLOOR
FT.	FEET
FURN.	FURNACE
HDR.	HEADER
HDWD	HARDWOOD
INSUL.	INSULATION
JST.	JOIST
L.V.L.	LAMINATED VENEER LUMBER
LIN.	LINEN
MAX.	MAXIMUM
MIN.	MINIMUM
O.C.	ON CENTER
O.H.D.	OVERHEAD DOOR
OPNG.	OPENING
PED.	PEDIMENT
N.T.S.	NOT TO SCALE
REF	REFRIGERATOR
REQ	REQUIRED
RO	ROUGH OPENING
RM	ROOM
SH	SINGLE HUNG
S.A.R	SHELF AND ROD
S.F.	SQUARE FEET
S.P.	SUMP PIT
STL	STEEL
TYP.	TYPICAL
TRANSL	TRANSOM
UNFIN.	UNFINISHED
VAN.	VANITY
W	WASHER
W/	WITH
W.H.	WATER HEATER

ELECTRIC SYMBOLS

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- DIMMER SWITCH
- SINGLE RECEPTACLE OUTLET
- DUPLEX RECEPTACLE OUTLET
- 240 VOLT RECEPTACLE
- PHONE OUTLET
- CABLE OUTLET
- EXHAUST FAN
- LIGHT WITH E. FAN
- SMOKE/HEAT DETECTOR
- GARAGE DOOR OPENER
- ELECTRIC PANEL
- CEILING MOUNTED LIGHT
- PULL CHAIN LIGHT
- RECESSED LIGHT
- WALL MOUNTED LIGHT
- W.M. MOTION DETECTOR LIGHT
- FLUORESCENT LIGHT
- BAR LIGHT

MISC. SYMBOLS

- FROST PROOF HOSE BIB
- FLOOR LINE ABOVE
- STRUCTURAL HEADER/BEAM OR GIRDER TRUSS
- SOLID BLOCKING FROM CONCENTRATED LOAD
- CONCENTRATED LOAD FROM ABOVE, SOLID BLOCK TO FOUNDATION OR BEAM HEADER BELOW.

DRAWING LIST

A.0	Cover Page
A.0.1	Overall View
A.0.2	Code Review
A.0.3	Code Review
A.0.4	Roof
A.1	Elevation
A.2	Elevation
A.3	Foundation
A.4	Ground Floor
A.5	Second Floor
A.6	Trash Facilities
A.7	Building Sections
A.8	Building Sections

GENERAL CONSTRUCTION NOTES

1. GENERAL
   A. ALL CONSTRUCTION AND MATERIALS SHALL MEET OR EXCEED IBC 2012 LOCAL BUILDING CODES MAY HAVE DIFFERENT SPECIFICATIONS AND REQUIREMENTS THAN THAT IS LISTED IN THE IBC2012, THESE LOCAL REQUIREMENTS WILL SUPERSEDE THE IBC 2012, ASK THE LOCAL BUILDING REPRESENTATIVE FOR CHANGES.
   B. CONTRACTOR TO CONFIRM THE SIZE, SPACING AND SPECIES OF LUMBER OF ALL STRUCTURAL AND FRAMING MEMBERS. ANY STRUCTURAL AND FRAMING MEMBERS NOT INDICATED ARE TO BE SIZED BY OWNER/CONTRACTOR.
   C. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR PREVENTIVE MEASURES OF THE BUILD UP OF MOISTURE OR MOLD
   D. ALL PRODUCTS ARE TO BE INSTALLED PER THE MANUFACTURES RECOMMENDATIONS.
   E. REFER TO CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS
2. DESIGN CRITERIA
   A. BUILDING AND STRUCTURE, AND ALL PARTS THEREOF, SHALL BE CONSTRUCTED TO SAFELY SUPPORT ALL LOADS, INCLUDING DEAD LOADS, LIVE LOADS, ROOF LOADS, FLOOD LOADS, SNOW LOADS, WIND LOADS, AND SEISMIC LOADS AS PRESCRIBED BY THIS CODE, CHAPTER 16
   B. VALUES BASED FROM THE CITY OF AMES, IOWA.

NOT FOR CONSTRUCTION

THESE PLANS HAVE NOT BEEN APPROVED FOR FINAL CONSTRUCTION
PLEASE CALL OR SEE OWNER FOR UPDATED PLANS

ARCHITECTURAL

K-O Architects
West Des Moines, Iowa

Pleas Building Systems
3600 Allen's Road
Winterset, Iowa
Office: 515-676-6260

STRUCTURAL

Reiter Rhodes Engineering, LLC
520 42nd Street
Des Moines, IA 50312

Civil Engineer

??

HVAC- Plumbing- Electrical Design- Energy Review

DESIGN-BUILD

Mechanical

DESIGN-BUILD

Electrical

DESIGN-BUILD

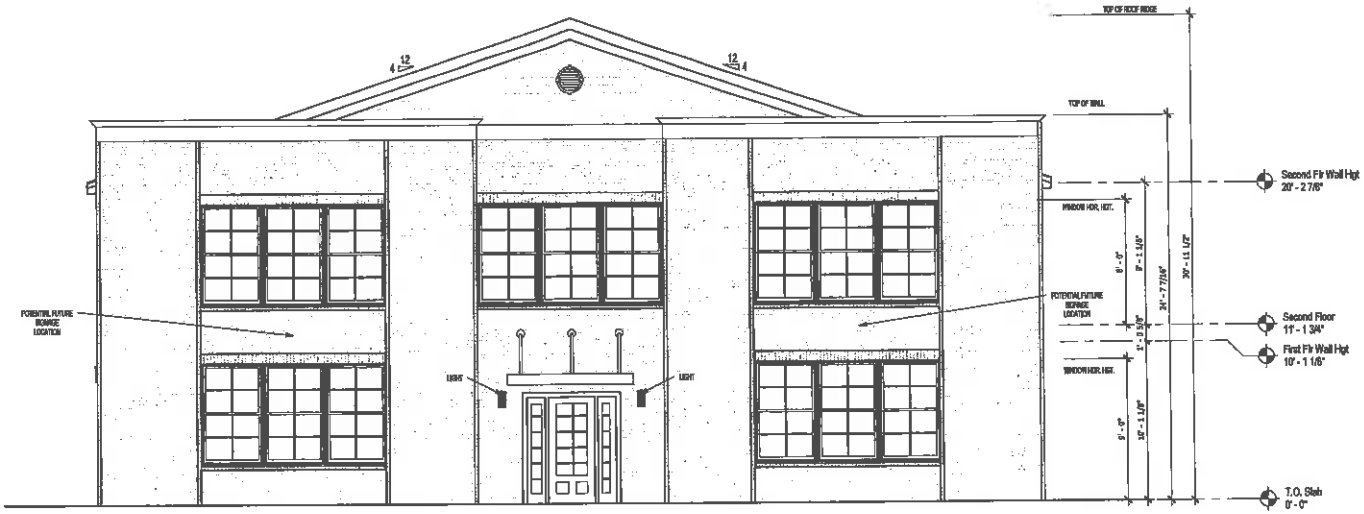
Plumbing

DESIGN-BUILD

Sprinkler Systems

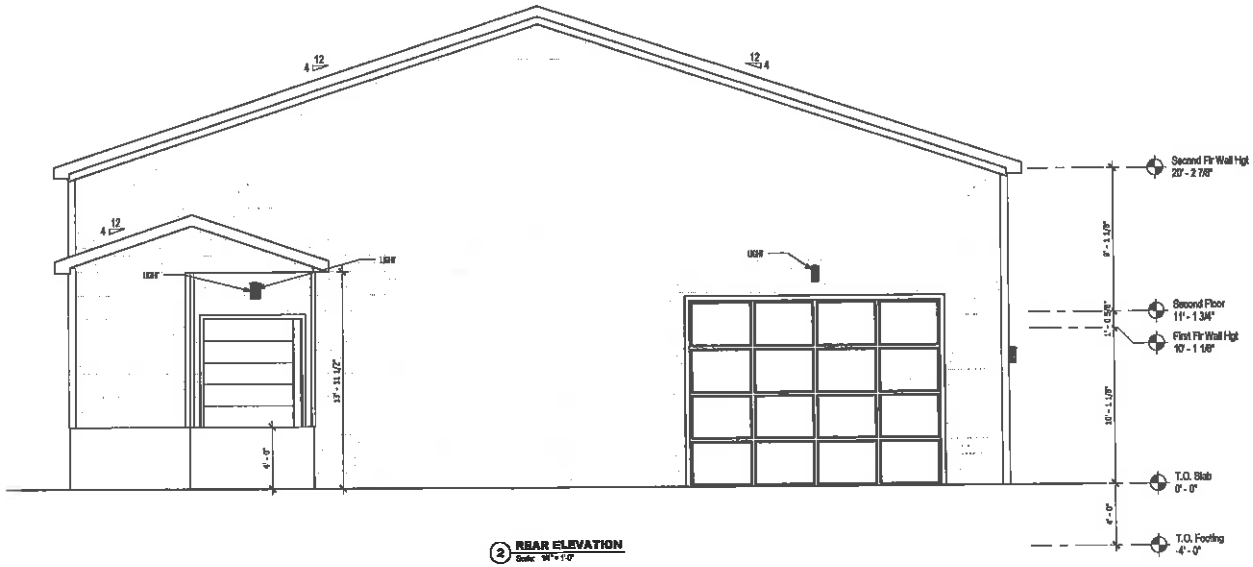
Not Required

ATTACHMENT D

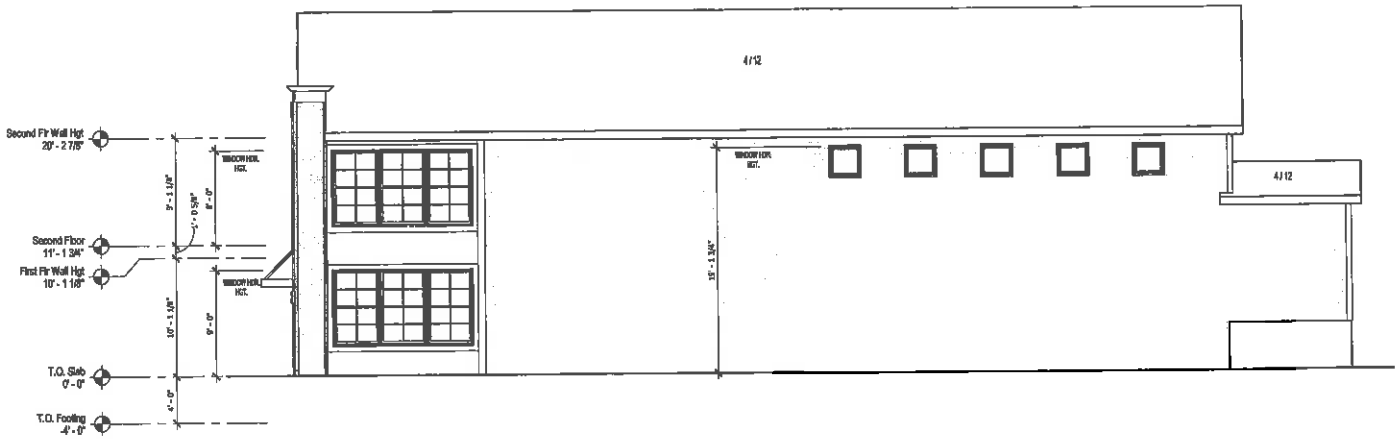


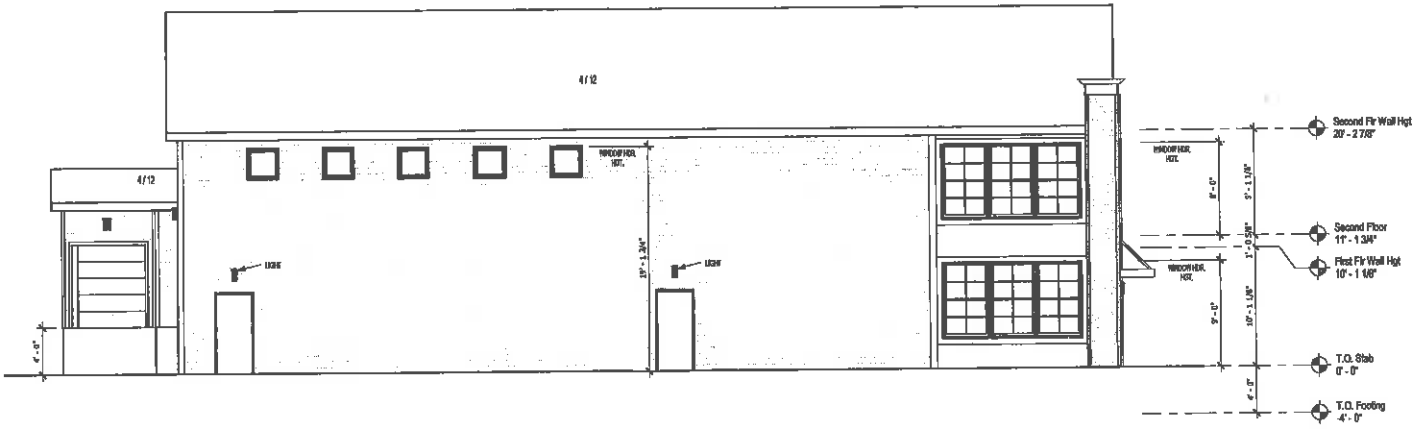
1 **FRONT ELEVATION**
Scale: 1/8" = 1'-0"

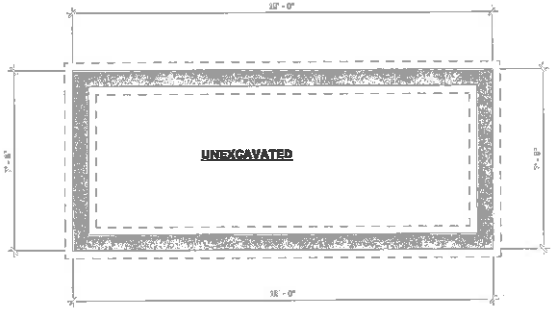
ESTIMATED AREA - WALL CLADDING	
Brick	1459 SF
Lap Siding	4314 SF



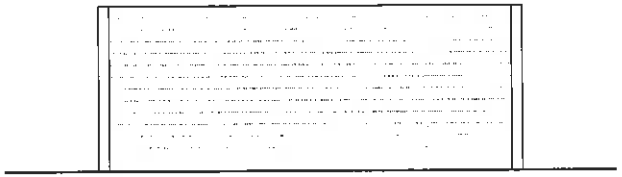
2 **REAR ELEVATION**
Scale: 1/8" = 1'-0"


4/12
4/12
Second Flr Wall Hgt
20' - 2 7/8"
Second Floor
11' - 1 3/4"
First Flr Wall Hgt
10' - 1 1/8"
T.O. Slab
0' - 0"
T.O. Footing
-4' - 0"
WINDOW HDR. HGT.
WINDOW HDR. HGT.
WINDOW HDR. HGT.
9' - 1 1/8"
1' - 0 5/8"
8' - 0"
10' - 1 1/8"
9' - 0"
4' - 0"
15' - 1 3/4"

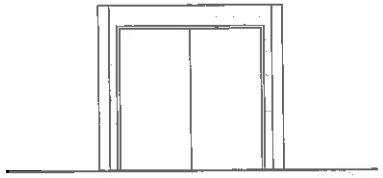

4/12
4/12
LIGHT
LIGHT
WINDOW HDR. HGT.
WINDOW HDR. HGT.
WINDOW HDR. HGT.
15' - 1 3/4"
4' - 0"
8' - 0"
9' - 1 1/8"
1' - 0 5/8"
9' - 0"
10' - 1 1/8"
4' - 0"
Second Flr Wall Hgt
20' - 2 7/8"
Second Floor
11' - 1 3/4"
First Flr Wall Hgt
10' - 1 1/8"
T.O. Slab
0' - 0"
T.O. Footing
-4' - 0"



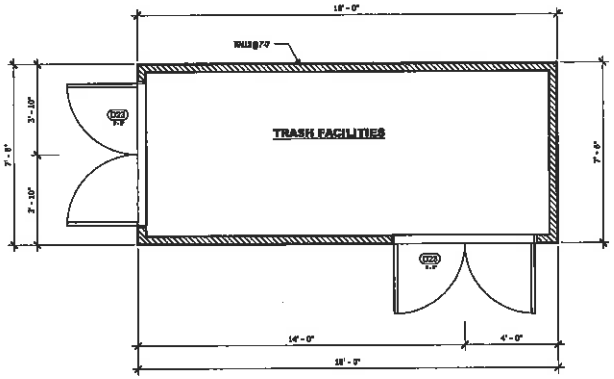
1 Foundation - Trash Facilities
Scale: 3/8" = 1'-0"



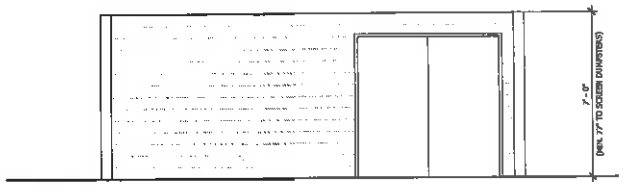
3 Trash Facilities - 1
Scale: 3/8" = 1'-0"



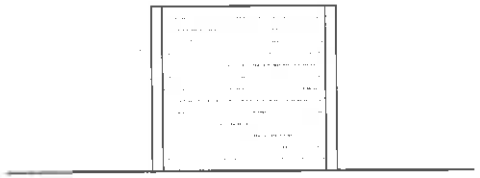
4 Trash Facilities - 2
Scale: 3/8" = 1'-0"



2 First Floor - Trash Facilities
Scale: 3/8" = 1'-0"



5 Trash Facilities - 3
Scale: 3/8" = 1'-0"



6 Trash Facilities - 4
Scale: 3/8" = 1'-0"