ALTOONA PLANNING AND ZONING COMMISSION MEETING

Altoona City Hall – via Zoom	Tuesday
Council Chambers	March 25th, 2025
900 Venbury Drive	6:30 PM

AGENDA

1. Roll call.
2. Perfecting and approval of the agenda.
3. Public hearing to consider the rezoning of the lot located at 2300 25th St NW from A-1 (Agricultural District) to M-1 (Limited Industrial).
4. Consideration and recommendation of a site plan for High Point Church.
5. Consideration and recommendation of a preliminary plat for Eastpointe Parkway Plat 7.
6. Consideration and recommendation of a final plat for Eastpointe Parkway Plat 7.
7. Consideration and recommendation of a site plan for BeWell Pediatrics.
8. Approval of February 25th, 2025, meeting minutes.
9. Next regular meeting, April 29th, 2025.

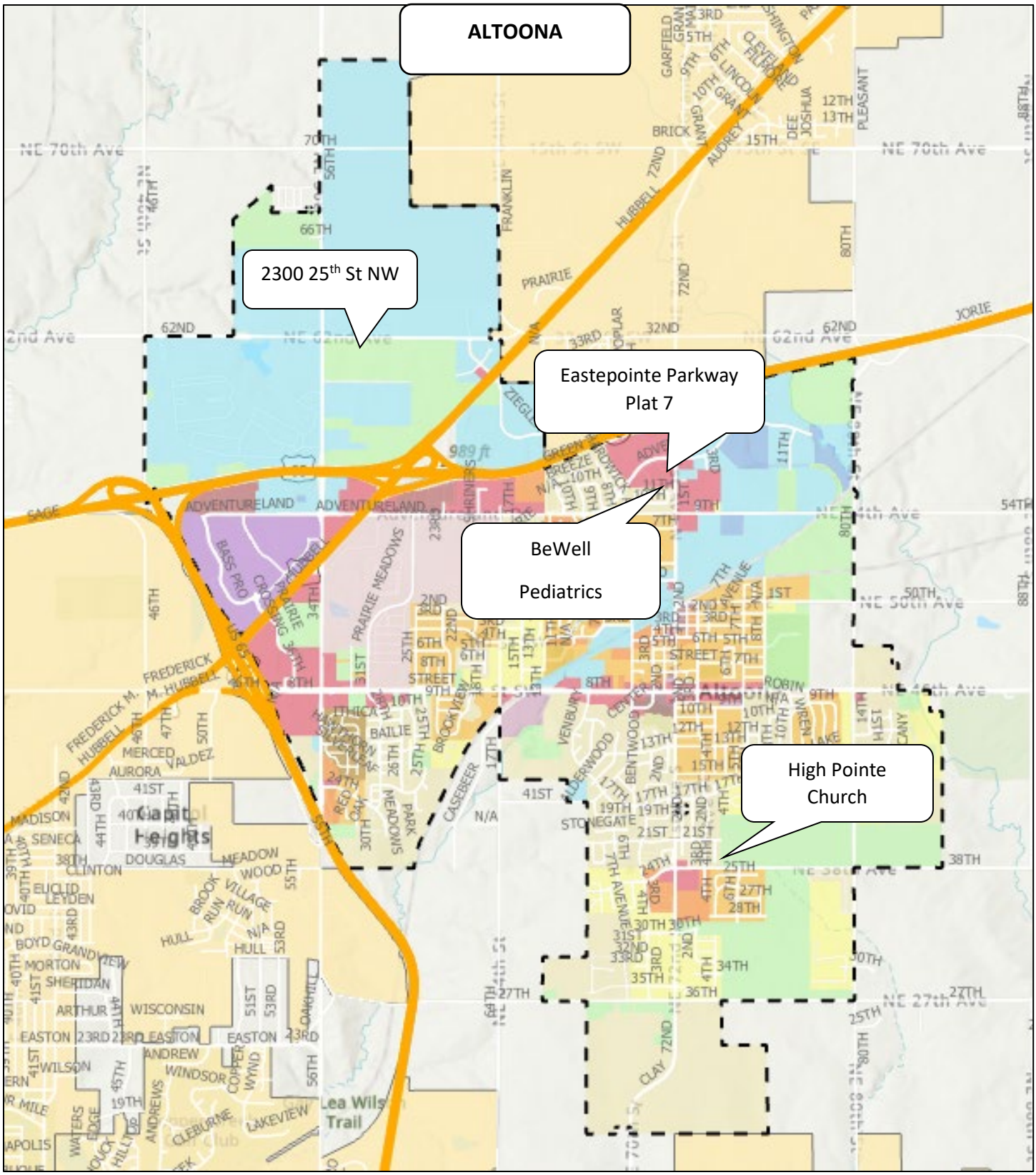
The meeting will be live streamed via Zoom.

Join Zoom Meeting:
https://zoom.us/j/98850198821?pwd=aDFZVHMwdW1XQUhqYmxQOVRtRVZPdz09

Meeting ID: 988 5019 8821

Passcode: 120424

One tap mobile +13126266799, 98850198821#,,,,*120424# US (Chicago)
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ALTOONA
2300 25th St NW
Eastepointe Parkway
Plat 7
BeWell
Pediatrics
High Pointe
Church

STAFF REPORT

To: Planning and Zoning Commission
From: Claire Habel, City Planner
Item: Fire Station Site Rezoning
Date: March 25th, 2025

GENERAL INFORMATION:

Applicant: City of Altoona

Location: 2300 25th St NW, Altoona, IA 50009

Purpose: Rezone one lot from A-1 (Agricultural District) to M-1 (Limited Industrial)

Size: 3.31 acres

Existing land use and zoning: Vacant former residential lot zoned A-1 (Agricultural District)

Surrounding land use and zoning: North: Warehouse use; zoned M-1 (Limited Industrial)
South: Warehouse use; zoned M-1 (Limited Industrial)
East: Single-family residential; zoned A-1 (Agricultural District)
West: Northwest Altoona Water Tower; zoned A-1 (Agricultural District)

Comprehensive Plan: Light Industrial Business Park

SPECIAL INFORMATION:

Public Utilities: To the west of this lot, a 16" public water main runs directly from the Northwest Altoona Water Tower along the west lot line of this site. A 12" public storm sewer main runs parallel to the south lot line and carries storm water to Lot 1 of the I-80 Business Park Plat 3. An 8" public sanitary sewer main runs parallel to the south lot line.

Public Services: Police and emergency services are provided by the City of Altoona.

Transportation: The site will continue to have access onto 25h Street NW.

Physical Characteristics: The lot is generally flat; stormwater will be directed to the south half of the lot. There was a residence on this lot located in the northeast corner, it has since been demolished.

ANALYSIS:

The City of Altoona has submitted a request for the rezoning of the lot located at 2300 25th St NW. The lot is currently zoned A-1 (Agricultural District), the request is to rezone the lot to M-1 (Limited Industrial) to allow for a proposed fire station. The property is legally described as follows:

> THE EAST 320 FEET OF THE NORTH 450 FEET (LYING SOUTH OF AND ADJACENT TO THE EAST-WEST ROAD THAT RUNS ALONG THE NORTH SIDE THEREOF) OF THE FOLLOWING DESCRIBED PARCEL TO-WIT: THE WEST TWO-THIRDS OF ALL THAT PART OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 11, TOWNSHIP 79 NORTH, RANGE 23, WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ALTOONA, POLK COUNTY, IOWA, LYING NORTH OF A LINE BEGINNING AT THE CENTER OF SAID SECTION 11, THENCE TO A POINT 107.1 FEET EAST OF THE CENTER OF SAID SECTION 11, THENCE ON A STRAIGHT LINE TO THE NORTHEAST CORNER OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 11, EXCEPT LEGALLY ESTABLISHED HIGHWAYS.

This property is directly bordered to the north and south with M-1 (Limited Industrial), the lots to both the north and the south are used as multi-tenant warehouses. The lots to the east and west are both zoned as A-1 (Agricultural District); the lot to the east is a single-family residence and the lot to the west currently hosts the Northwest Altoona Water Tower. The proposed M-1 (Limited Industrial) designation matches the comprehensive plan land use map.

The City of Altoona has been working with McClure Civil Engineering on the site plan for the Altoona Fire Station on this lot. The A-1 designation does not allow public buildings unless they are used for treating water or sanitary sewer, necessitating the rezoning request. This site was chosen for the proposed fire station for several reasons including the proximity to the water tower, and the expected growth of Altoona boundaries.

The site directly west of this lot hosts the Northwest Altoona Water Tower, a 16” public water main connects to the water tower then runs parallel to the west lot line. An 8” public sanitary sewer main runs parallel to the south lot line. There is currently a 12” public storm sewer main that runs parallel to the south lot line as well. The proposed site layout shows the south half of the site being used for storm water detention. A storm water intake will be located on the south lot line of this lot which will drain water into a 24” storm water main to be transported with gravity to the

storm water basin. Another intake is located just north of the ADA parking spaces, which also drains into a 24" storm water main to be brought to the detention basin. The water tower site will also use this detention basin for its on-site drainage needs.

RECOMMENDATION:

Staff would recommend approval of the rezoning application. This lot is designated for light industrial use by the comprehensive plan and will provide necessary fire protection on the northwest side of Altoona.



CITY OF ALTOONA FIRE STATION #26

6101 NE 6ND AVE
ALTOONA, IA 50009

CITY OF ALTOONA
900 VENBURY DR, STE A
ALTOONA IA, 50009

SCHEMATIC DESIGN
12/20/2024

ARCHITECT & INTERIOR DESIGNER
SVPA ARCHITECTS INC
1466 28TH ST, STE 200
WEST DES MOINES, IA 50266
(515) 327-5990

CIVIL CONSULTANT
MCCLURE
1360 NW 121ST ST
CLIVE, IA 50325
(515) 964-1229

STRUCTURAL CONSULTANT
KPFF ENGINEERS
604 LOCUST ST, #202
DES MOINES, IA 50309
(515) 279-3900

M/E/P/T CONSULTANT
TWIN RIVERS ENGINEERS
1000 ILLINOIS ST
DES MOINES, IA 50309
(515) 288-3679

GENERAL

G003	CODE PLAN
G004	GENERAL INFORMATION
G001	COVER SHEET
G002	CODE REVIEW

ARCHITECTURAL

A001	WALL TYPES
A100	MAIN FLOOR PLAN
A102	MEZZANINE AND CLEARSTORY PLAN
A110	ROOF PLAN
A200	EXTERIOR ELEVATIONS
A300	BUILDING SECTIONS
A700	REFLECTED CEILING PLAN
A800	FLOOR FINISH PLAN

CIVIL

C001	COVER SHEET
C101	SITE PLAN
C201	GRADING PLAN
C202	EROSION & SEDIMENT CONTROL PLAN
C601	DETAILS

STRUCTURAL

S001	STRUCTURAL NOTES
S002	STRUCTURAL NOTES
S101	FOUNDATION PLAN
S102	MEZZANINE FRAMING PLAN
S103	ROOF FRAMING PLAN
S501	STRUCTURAL DETAILS
S510	STRUCTURAL DETAILS
S511	STRUCTURAL DETAILS
S520	STRUCTURAL DETAILS
S521	STRUCTURAL DETAILS

MECHANICAL

M100	SITE PLAN - MECHANICAL
M200	FLOOR PLAN - UNDERFLOOR PLUMBING
M201	FLOOR PLAN - PLUMBING/PIPING
M300	FLOOR PLAN - SHEET METAL
M301	ROOF PLAN - SHEET METAL

ELECTRICAL

E100	SITE PLAN - ELECTRICAL
E300	FLOOR PLAN - POWER

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1466 28th Street, Suite 200 | West Des Moines, Iowa 50266 | 515.327.5990

ALTOONA

ALTOONA FIRE

CITY OF ALTOONA FIRE STATION #26

6101 NE 6ND AVE
ALTOONA, IA 50009

ISSUANCE

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PROJECT NUMBER
24046

COVER SHEET

G001

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PROJECT AND CODE SUMMARY

FACILITY NAME: CITY OF ALTOONA FIRE STATION #26
ADDRESS: 6101 NE 62ND AVE, ALTOONA, IA 50009

PROJECT DESCRIPTION:
THIS PROJECT IS NEW CONSTRUCTION. THE PROJECT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING, AND AS SHOWN/DESCRIBED THROUGHOUT THE CONTRACT DOCUMENTS:

1. NEW FIRE STATION INCLUDING (4) APPARATUS BAYS, LIVING QUARTERS, ADMIN SPACE, AND SUPPORT SPACE

TOTAL BUILDING AREA: 18,464 GSF
FLOOR 1 AREA: 16,576
MEZANINE AREA: 1,888
OCCUPANCY: R-2 RESIDENTIAL
CONSTRUCTION TYPE: VB, SPRINKLED

APPLICABLE CODES
AUTHORITY HAVING JURISDICTION: CITY OF ALTOONA

- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL FIRE CODE (IFC)
- 2020 NATIONAL ELECTRICAL CODE (NEC)
- 2021 INTERNATIONAL MECHANICAL CODE (IMC)
- 2021 UNIFORM PLUMBING CODE (UPC)
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2018 INTERNATIONAL FUEL GAS CODE
- 2010 ADA STANDARDS, US DEPT OF JUSTICE

CODE REVIEW

OCCUPANCY TYPE (CH 3)

OCCUPANCY CLASSIFICATION/ALLOWABLE AREA:

1. GROUP S-1 (APPARATUS BAY AND SUPPORT SPACES) - ***12,131*** SF
2. GROUP B (OFFICE AND STAFF SUPPORT SPACES) - ***4,585*** SF
3. GROUP R-2 (DORMITORY) - ***1,748*** SF

NONSEPARATED USES: OCCUPANCIES B, R-2, S-1 (FIRE SEPARATION NOT REQUIRED BETWEEN USES)
MOST RESTRICTIVE USE: **OCCUPANCY GROUP R-2**

SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE (CH 4)
SECTION 423 STORM SHELTERS:
423.32 STORM SHELTERS WITHIN HOST BUILDINGS
- WHERE DESIGNATED STORM SHELTERS ARE CONSTRUCTED AS A ROOM OR SPACE WITHIN A HOST BUILDING THAT WILL NORMALLY BE OCCUPIED FOR OTHER PURPOSES, THE REQUIREMENTS OF THIS CODE FOR OCCUPANCY OF THE BUILDING, OR THE INDIVIDUAL ROOMS OR SPACES THEREOF, SHALL APPLY UNLESS OTHERWISE REQUIRED BY ICC 500.

423.4 CRITICAL EMERGENCY OPERATIONS
- IN AREAS WHERE THE SHELTER DESIGN WIND SPEED FOR TORNADOS IN ACCORDANCE WITH FIGURE 304.2(1) OF ICC 500 IS 250 MPG, 911 CALL STATIONS, EMERGENCY OPERATION CENTERS AND FIRE, RESCUE, AMBULANCE, AND POLICE STATIONS SHALL COMPLY WITH TABLE 1604.5 AS A RISK CATEGORY IV STRUCTURE AND SHALL BE PROVIDED WITH A STORM SHELTER CONSTRUCTED IN ACCORDANCE WITH ICC 500.

CITY OF ALTOONA CODE OF ORDINANCES AMENDMENTS, MODIFICATIONS, AND DELETIONS
423.4
-IN AREAS WHERE THE SHELTER DESIGN WIND SPEED FOR TORNADOES IS 250 MPG IN ACCORDANCE WITH FIGURE 304.2 (1) OF ICC 500, STORM SHELTER SHALL BE IN ACCORDANCE WITH CHAPTERS 1 THROUGH 5, & 8 OF ICC 500. STORM SHELTER SHALL BE PROVIDED WITH AN EMERGENCY LIGHTING SYSTEM. THE EMERGENCY LIGHTING SYSTEM SHALL PROVIDE AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) OF ILLUMINATION IN OCCUPIED SHELTER AREAS, AND ANY MEANS OF EGRESS PATHWAYS. THE EMERGENCY LIGHTING SHALL BE CAPABLE OF PROVIDING A DURATION OF NOT LESS THAN 2 HOURS OF REQUIRED ILLUMINATION.

BUILDING HEIGHTS & AREAS (CH 5)

TABLE 503

AREA ALLOWABLE PER FLOOR = 28,000 SF (TABLE 506.2) + FRONTAGE INCREASE 5,250 SF = **33,250 SF**

ACTUAL AREA: **18,464 SF**

ALLOWABLE STORIES = 3 / ACTUAL STORIES = 1
ALLOWABLE HEIGHT = 40'-0" / ACTUAL HEIGHT = ***25'-10"***

TYPES OF CONSTRUCTION (CH 6)

CONSTRUCTION TYPE: VB

REQUIRED FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS (CHAPTER 6)

PRIMARY STRUCTURAL FRAME (HRS) 0
BEARING WALLS
INTERIOR 0
EXTERIOR 0
NON-BEARING WALLS AND PARTITIONS
EXTERIOR 0
FLOOR CONSTRUCTION AND SECONDARY MEMBERS 0
ROOF CONSTRUCTION AND SECONDARY MEMBERS 0

FIRE AND SMOKE PROTECTION FEATURES (CHAPTER 7)

FIRE PARTITIONS
708.3 FIRE RESISTANCE RATING:
EXCEPTION 2: DWELLING UNIT AND SLEEPING UNIT SEPARATIONS IN BUILDINGS OF TYPE IIB, IIIB, AND VB CONSTRUCTION SHALL HAVE FIRE-RESISTANCE RATINGS OF NOT LESS THAN 1/2 HOUR IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1

FIRE PROTECTION SYSTEMS (CH 9)

AUTOMATIC SPRINKLER SYSTEM

PLUMBING FIXTURE REQUIREMENTS (IBC CHAPTER 29 / IPC CHAPTER 4)

OCCUPANT TYPE AND LOAD	MALE WATER CLOSETS		FEMALE WATER CLOSETS		MALE LAVATORIES		FEMALE LAVATORIES		DRINKING FOUNTAINS	
B-BUSINESS OCCUPANCY	RATIO	REQUIRED	RATIO	REQUIRED	RATIO	REQUIRED	RATIO	REQUIRED	RATIO	REQUIRED
TOTAL OCC 120 MALE 60 FEMALE 60	1 PER 25 FOR FIRST 50 + 1 PER 50 FOR REMAINDER	2.20	1 PER 25 FOR FIRST 50 + 1 PER 50 FOR REMAINDER	2.20	1 PER 40 FOR FIRST 80 + 1 PER 80 FOR REMAINDER	1.50	1 PER 40 FOR FIRST 80 + 1 PER 80 FOR REMAINDER	1.50	1 PER 100	1.20
S-1 STORAGE OCCUPANCY	RATIO	REQUIRED	RATIO	REQUIRED	RATIO	REQUIRED	RATIO	REQUIRED	RATIO	REQUIRED
TOTAL OCC 66 MALE 33 FEMALE 33	1 PER 100	.33	1 PER 100	.33	1 PER 100	.33	1 PER 100	.33	1 PER 1,000	.07
R-2 RESIDENTIAL OCCUPANCY	RATIO	REQUIRED	RATIO	REQUIRED	RATIO	REQUIRED	RATIO	REQUIRED	RATIO	REQUIRED
TOTAL OCC 12 MALE 6 FEMALE 6	1 PER 10	.6	1 PER 10	.6	1 PER 10	.6	1 PER 10	.6	1 PER 100	.12
REQUIRED TOTALS	EXACT	ROUNDED	EXACT	ROUNDED	EXACT	ROUNDED	EXACT	ROUNDED	EXACT	ROUNDED
	3.13	**4**	3.13	**4**	2.43	**3**	2.43	**3**	1.39	**2**
PROVIDED TOTALS	**4**		**4**		**4**		**4**		**2**	
PROJECT IN COMPLIANCE										

CALCULATED OCCUPANCY LOAD TOTALS

ROOM NAME	ROOM #	OCCUPANCY	AREA	OCCUPANCY LOAD FACTOR	CALCULATED OCCUPANCY LOAD
LEVEL 1					
FITNESS	100	S-1 STORAGE	739 SF	50	14.78
RR	101	S-1 STORAGE	63 SF	100	0.63
TURN OUT GEAR	102	S-1 STORAGE	333 SF	300	1.11
GROSS DECON	103	S-1 STORAGE	357 SF	300	1.19
WATER	104	S-1 STORAGE	67 SF	300	0.22
STAIRS	105	CIRCULATION	88 SF	0	
TOOLS	106	S-1 STORAGE	293 SF	300	0.98
ELEC	107	S-1 STORAGE	91 SF	300	0.30
APPARATUS	108	S-1 STORAGE	7634 SF	300	25.45
REPORT	109	B-BUSINESS	180 SF	100	1.80
RR	110	B-BUSINESS	52 SF	0	
VEST	111	CIRCULATION	53 SF	0	
OFFICE	112	B-BUSINESS	157 SF	100	1.57
OFFICE	113	B-BUSINESS	155 SF	100	1.55
TRAINING	115	B-BUSINESS	990 SF	15	66.02
CONF	117	B-BUSINESS	254 SF	15	16.93
VEST	118	CIRCULATION	98 SF	0	
EMS	119	B-BUSINESS	212 SF	300	0.71
IT	120	B-BUSINESS	182 SF	300	0.61
LOBBY	121	CIRCULATION	340 SF	0	
CORR	122	CIRCULATION	436 SF	0	
MECH	123	B-BUSINESS	313 SF	300	1.04
VEST	130	CIRCULATION	41 SF	0	
BUNK	131	R-2 RESIDENTIAL	133 SF	100	1.33
OFFICE	133	R-2 RESIDENTIAL	222 SF	100	2.22
VEST	140	CIRCULATION	58 SF	0	
DAYROOM	141	B-BUSINESS	297 SF	15	19.78

CALCULATED OCCUPANCY LOAD TOTALS

ROOM NAME	ROOM #	OCCUPANCY	AREA	OCCUPANCY LOAD FACTOR	CALCULATED OCCUPANCY LOAD
OFFICE	143	R-2 RESIDENTIAL	222 SF	100	2.22
BUNK	149	R-2 RESIDENTIAL	128 SF	100	1.28
LCKR	151	CIRCULATION	214 SF	0	
BUNK	152	R-2 RESIDENTIAL	80 SF	100	0.80
BUNK	153	R-2 RESIDENTIAL	80 SF	100	0.80
BUNK	154	R-2 RESIDENTIAL	84 SF	100	0.84
BUNK	155	R-2 RESIDENTIAL	84 SF	120	0.70
BUNK	157	R-2 RESIDENTIAL	80 SF	100	0.80
BUNK	158	R-2 RESIDENTIAL	84 SF	100	0.84
TRAIN. STOR.	163	B-BUSINESS	117 SF	300	0.39
MED DECON	174	B-BUSINESS	174 SF	100	1.74
SHR	175	B-BUSINESS	74 SF	0	
SHR	176	B-BUSINESS	74 SF	0	
JAN.	177	B-BUSINESS	50 SF	300	0.17
LCKR	178	CIRCULATION	215 SF	0	
SHR	179	B-BUSINESS	87 SF	0	
SHR	180	B-BUSINESS	88 SF	0	
KITCHEN	181	B-BUSINESS	547 SF	200	2.74
RR	182	R-2 RESIDENTIAL	84 SF	0	
RR	183	R-2 RESIDENTIAL	83 SF	0	
LCKR	184	B-BUSINESS	449 SF	100	4.49
CORR	188	CIRCULATION	397 SF	0	
					176.03
MEZZANINE					
MECH	159	S-1 STORAGE	438 SF	300	1.46
STORAGE	160	S-1 STORAGE	812 SF	300	2.71
STAIR	161	CIRCULATION	131 SF	100	1.31
PATIO	162	S-1 STORAGE	253 SF	15	16.87
ACCESS PATH	185	CIRCULATION	198 SF	0	
					22.34
					198.37

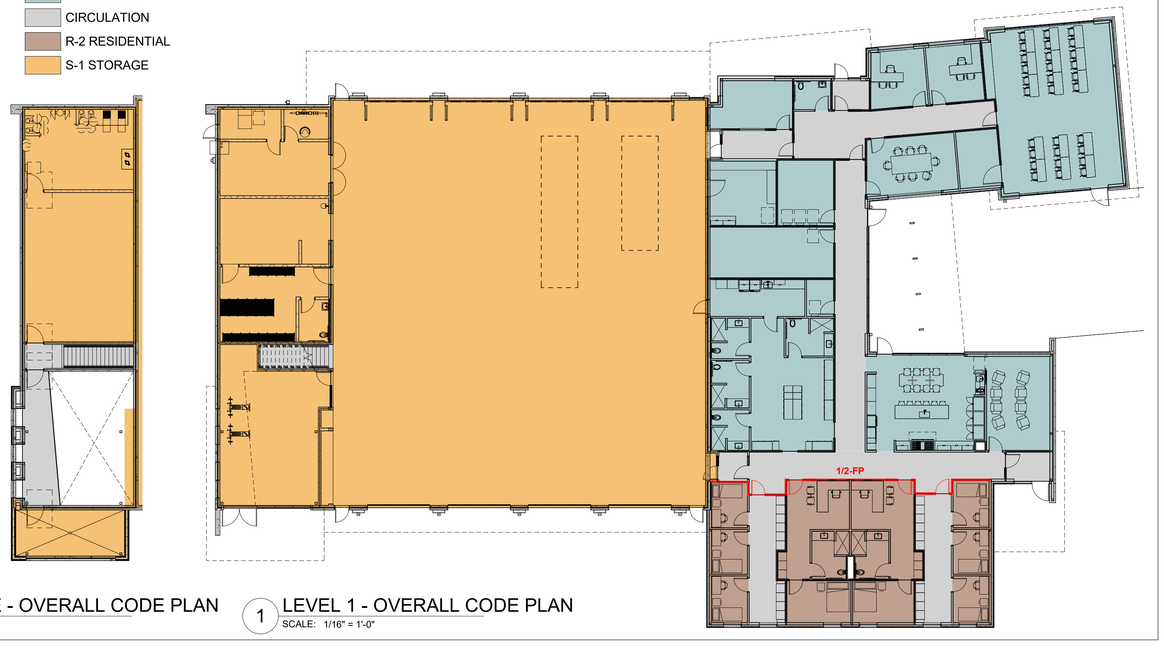
CODE PLAN - WALL TYPES

CODE PLAN WALL TYPE NOTES:
- VALUES LISTED BELOW BASED ON TABLE 716.1(2) OF THE 2018 IBC
- REFER TO FLOOR PLAN FOR SPECIFIC WALL TYPE DESIGNATIONS
- REFER TO SHEET A001 FOR WALL TYPE(S) AND U.L. DESIGN INFORMATION
- RATED WALLS SHALL TERMINATE AT STRUCTURAL DECK WITH RATED HEAD-OF-WALL ASSEMBLY

1/2-FP — 1/2-HR FIRE PARTITION
- DOORS/FRAMES = 20-MINUTE RATED DOOR/FRAME ASSEMBLIES
- DOOR LITES = 20-MINUTE RATED GLASSLITE KIT ASSEMBLIES [FRG (20 MIN)]
- SIDELITES = 20-MINUTE RATED GLASS/FRAME ASSEMBLIES [FRG (20 MIN)]

OCCUPANCY TYPES

B-BUSINESS
CIRCULATION
R-2 RESIDENTIAL
S-1 STORAGE



2 MEZZANINE - OVERALL CODE PLAN
SCALE: 1/16" = 1'-0"

1 LEVEL 1 - OVERALL CODE PLAN
SCALE: 1/16" = 1'-0"

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ALTOONA

ALTOONA FIRE

CITY OF ALTOONA FIRE STATION #26

6101 NE 6ND AVE
ALTOONA, IA 50009

ISSUANCE

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CODE REVIEW

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CODE PLAN - WALL TYPES

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CODE SHEET SYMBOLS

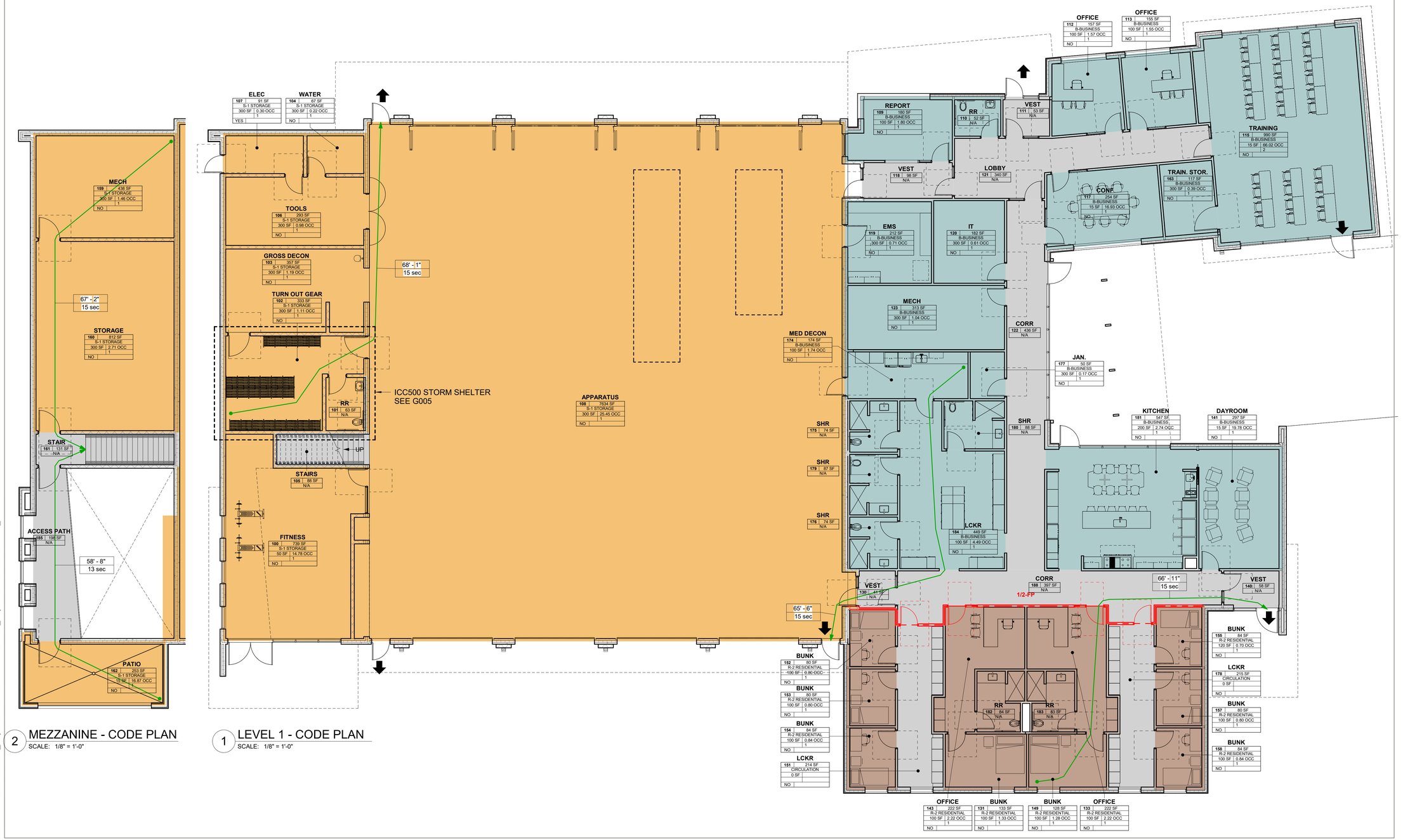
EXIT

K — KEY LOCK BOX LOCATION 72" AFF, VERIFY HEIGHT AND LOCATION WITH AHJ

FEC — FIRE EXTINGUISHER CABINET

COMMON PATH OF TRAVEL TO EXIT

ROOM TAG
- ROOM NAME — (ROOM NAME)
- ROOM NUMBER — # — # SF — AREA
- OCCUPANCY GROUP — B - BUSINESS
- OCCUPANT LOAD FACTOR — # / SF — # OCC — OCCUPANT LOAD
- EXITS PROVIDED — # — # — EXITS REQUIRED
- PANIC HARDWARE? — YES/NO — ACCESSORY — OCCUPANCY USE



2 MEZZANINE - CODE PLAN
SCALE: 1/8" = 1'-0"

1 LEVEL 1 - CODE PLAN
SCALE: 1/8" = 1'-0"

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ALTOONA

ALTOONA FIRE

CITY OF ALTOONA FIRE STATION #26

6101 NE 6ND AVE
ALTOONA, IA 50009

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CODE PLAN

G003

ABBREVIATIONS

@	AT
&	AND
"	INCH
'	FOOT
#	NUMBER OR POUND
AB	ANCHOR BOLT
ABV	ABOVE
ACT	ACOUSTICAL CEILING TILE
ACM	ALUMINUM COMPOSITE METAL
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJUST, ADJUSTABLE
ADMIN	ADMINISTRATION, ADMINISTRATIVE
AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
ARCH	ARCHITECT, ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AUTO	AUTOMATIC
AVG	AVERAGE
BO	BOTTOM OF
BT	BETWEEN
BLKHD	BULKHEAD
BLDG	BUILDING
BLKG	BLOCKING
BP	BEARING PLATE
BRG	BEARING
C/C	CENTER TO CENTER
CCTV	CLOSED CIRCUIT TV
CF	CUBIC FEET
CFMF	COLD-FORMED METAL FRAMING
CFSF	COLD-FORMED STEEL FRAMING
CG	CORNER GUARD
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLEAR	CLEARANCE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	CARPET
CS	CAST STONE
CT	CERAMIC TILE
CTOP	COUNTERTOP
CUH	CABINET UNIT HEATER
DBL	DOUBLE
DEMO	DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
E/E	END TO END
EA	EACH
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRIC, ELECTRICAL
ELEV	ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
EXST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F/F	FACE TO FACE
FBO	FURNITURE BY OWNER/OTHER
FDC	FIRE DEPARTMENT CONNECTION
FE	FIRE EXTINGUISHER
FEB	FIRE EXTINGUISHER BRACKET
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FFE	FIXTURES, FURNISHINGS & EQUIPMENT
FNDN	FOUNDATION
FO	FACE OF
FRP	FIBERGLASS REINFORCED POLYMER
FT	FOOT, FEET
FTG	FOOTING
FURN	FURNITURE
FV	FIELD VERIFY
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GL	GLASS
GWB	GYPSUM WALL BOARD
GB	GYPSUM BOARD
HB	HOSE BIB
HCP	HANDICAP
HDWR	HARDWARE
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HVAC	HEATING, VENTILATING & AIR CONDITIONING
HWD	HARDWOOD
IN	INCH
INSUL	INSULATION
INT	INTERIOR
IJ	ISOLATION JOINT
JAN	JANITOR
KO	KNOCKOUT
LAB	LABORATORY
LAV	LAVATORY
LBS	POUNDS (WEIGHT)
LF	LINEAR FOOT/FEET
LVT	LUXURY VINYL TILE
MAX	MAXIMUM
MECH	MECHANICAL
MEZZ	MEZZANINE
MIN	MINIMUM
MFR	MANUFACTURER
MIR	MIRROR
MISC	MISCELLANEOUS
MKBD	MARKERBOARD
MO	MASONRY OPENING
MTL	METAL
MATL	MATERIAL
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OVERFLOW DRAIN
OFCI	OWNER FURNISHED/CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED/OWNER INSTALLED
OPNG	OPENING
OPP	OPPOSITE, OPPOSITE HAND
PLAM	PLASTIC LAMINATE
PLY	PLYWOOD
PNT	PAINT, PAINTED, POINT
PREFAB	PREFABRICATE, PREFABRICATED
PT	PORCELAIN TILE
PNT	PAINT
QT	QUARRY TILE
QTY	QUANTITY
QTZ	QUARTZ
RAD	RADIUS
RAF	RESILIENT ATHLETIC FLOORING
RB	RESILIENT BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REBAR	REINFORCING BAR
REF	REFRIGERATOR
REINF	REINFORCE, REINFORCEMENT
REQD	REQUIRED
REV	REVISION
RF	RESILIENT FLOORING
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RSF	RESILIENT SHEET FLOORING
SC	SEALED CONCRETE
SCH	SCHEDULE
SF	SQUARE FOOT
SHWR	SHOWER
SIM	SIMILAR
SPKR	SPEAKER
SB	SPLASH BLOCK
SQ	SQUARE
SS	SOLID SURFACE
SSTL	STAINLESS STEEL
ST	STONE
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STOR	STORAGE
SV	SHEET VINYL
T	THERMOSTAT
TO	TOP OF
T&G	TONGUE & GROOVE
TEMP	TEMPORARY
TRZ	TERRAZZO
TYP	TYPICAL
UL	UNDERWRITERS' LABORATORIES
UNO	UNLESS NOTED OTHERWISE
VAR	VARIES
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VOL	VOLUME
VWC	VINYL WALLCOVERING
W/	WITH
W/O	WITHOUT
WAF	WOOD ATHLETIC FLOORING
WB	WOOD BASE
WC	WATERCLOSET
WD	WOOD
W/D	WASHER/DRYER
WH	WATER HEATER
WOC	WALK OFF CARPET
WVW	WOOD VENEER WALLCOVERING
WWF	WELDED WIRE FABRIC
YD	YARD
YR	YEAR

DRAWING SYMBOLS

DETAIL
LOCATION REFERENCE
DETAIL
SHEET REFERENCE

ELEVATION
ELEVATION REFERENCE
SHEET REFERENCE

GRID LINE
GRID REFERENCE

LEVEL IDENTIFICATION
ELEVATION
+0'-0" LEVEL
LEVEL REFERENCE

SECTION
LOCATION REFERENCE
SHEET REFERENCE

CEILING TAG
CEILING TYPE/MATERIAL
X'-X" AFF
HEIGHT ABOVE FINISHED FLOOR

WINDOW TAG - REFER TO WINDOW ELEVATIONS
WINDOW TYPE

DOOR TAG
DOOR NUMBER

ROOM TAG
ROOM NAME
ROOM NUMBER

WALL TAG
WALL
WALL TYPE

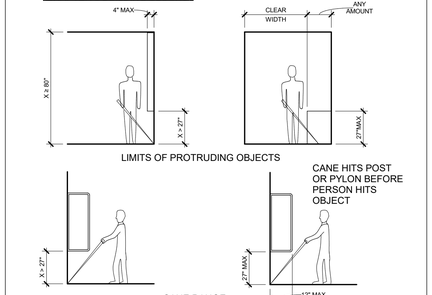
MATERIAL KEYNOTE
DESCRIPTIVE TEXT
SPECIFICATION REFERENCE

GENERAL NOTES:

1. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING CONTRACTOR WITH ROUGH-IN INFORMATION AND MOUNTING HEIGHTS NECESSARY TO ACCOMMODATE INSTALLATION OF OWNER FURNISHED AND INSTALLED,OR OWNER FURNISHED -CONTRACTOR INSTALLED ITEMS.
2. CONTRACTOR SHALL VERIFY ALL OWNER FURNISHED AND INSTALLED ITEMS, AND OWNER FURNISHED -CONTRACTOR INSTALLED ITEMS, AND IDENTIFY THEM IN THE CONSTRUCTION SCHEDULE. CONTRACTOR SHALL COORDINATE WITH THE OWNER TO ACCOMMODATE THESE ITEMS.
3. OWNER SHALL BE RESPONSIBLE FOR COORDINATING REQUIREMENTS OF OWNER PROVIDED WORK WITH THE GENERAL CONTRACTOR AND ADHERING TO THE CONSTRUCTION SCHEDULE AS ESTABLISHED BY CONTRACTOR.
4. GENERAL CONTRACTOR TO VERIFY ALL MECHANICAL PENETRATION REQUIREMENTS AND CHASE SIZES WITH MECHANICAL CONTRACTOR FOR COORDINATION INTO THE CONSTRUCTION OF WALL, FLOOR, CEILING AND ROOF ASSEMBLIES.
5. GENERAL CONTRACTOR TO COORDINATE WITH MECHANICAL AND ELECTRICAL CONTRACTORS, SIZE AND LOCATION OF EQUIPMENT PADS SHOWN ON PLANS.

REFERENCED CODE

2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (CHAPTER 3 BUILDING BLOCKS):



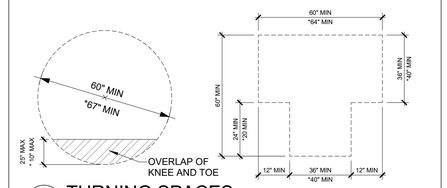
5 PROTRUDING OBJECTS
NOT TO SCALE

REFERENCED CODE

2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (CHAPTER 3 BUILDING BLOCKS):

CIRCULAR SPACE:
* IF 2017 ICC A117.1 IS ADOPTED

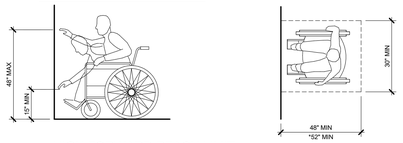
T-SHAPED SPACE:
* OPTION 3 SHOWN



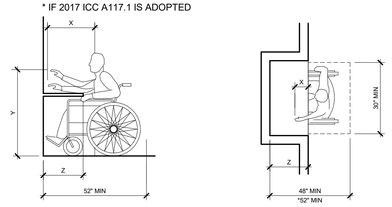
4 TURNING SPACES
NOT TO SCALE

REFERENCED CODE

2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (CHAPTER 4 ACCESSIBLE ROUTES):



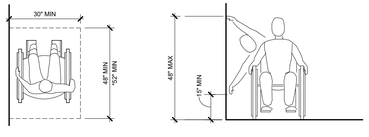
HIGH FORWARD REACH LIMIT
* IF 2017 ICC A117.1 IS ADOPTED



NOTES:

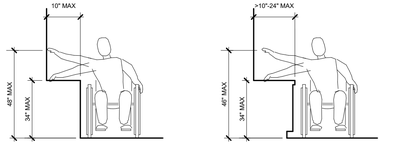
1. X SHALL BE < 25 INCHES; Z SHALL BE > X.
2. WHEN X < 20 INCHES, THEN Y SHALL BE 48 INCHES MAXIMUM.
3. WHEN X IS 20 TO 25 INCHES, THEN Y SHALL BE 44 INCHES MAXIMUM.

MAXIMUM FORWARD REACH OVER AN OBSTRUCTION
* IF 2017 ICC A117.1 IS ADOPTED



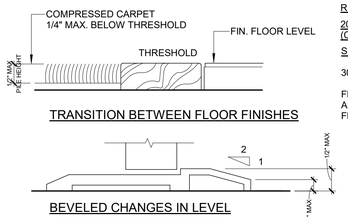
CLEAR FLOOR SPACE
PARALLEL APPROACH

HIGH AND LOW
SIDE REACH LIMITS



MAXIMUM SIDE REACH OVER AN OBSTRUCTION

2 REACH REQUIREMENTS
NOT TO SCALE



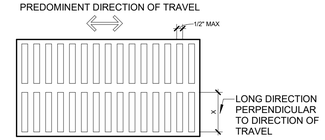
REFERENCED CODE

2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (CHAPTER 3 BUILDING BLOCKS):

SECTION 302 FLOOR SURFACES

302.1 GENERAL.

FLOOR SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT, AND SHALL COMPLY WITH SECTION 302. CHANGES IN LEVEL IN FLOOR SURFACES SHALL COMPLY WITH SECTION 303.



OPENINGS IN FLOOR SURFACES

3 THRESHOLD & LEVEL CHANGES
NOT TO SCALE



INTERNATIONAL SYMBOL OF ACCESSIBILITY



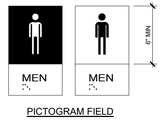
INTERNATIONAL TTY SYMBOL



INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS



VOLUME-CONTROLLED TELEPHONE



PICTOGRAM FIELD
ALL OTHER PICTOGRAM SIGNS SIMILAR

REFERENCED CODE

2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (CHAPTER 7 COMMUNICATION ELEMENTS AND FEATURES):

1. COMMUNICATIONS ELEMENTS AND FEATURES REQUIRED TO BE ACCESSIBLE BY THE SCOPING PROVISIONS ADOPTED BY THE ADMINSITRATIVE AUTHORITY SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 7. (701.1 SCOPE)
2. SIGNS SHALL COMPLY WITH SECTION 703. TACTILE SIGNS SHALL CONTAIN BOTH RAISED CHARACTERS AND BRAILLE. (703.1 GENERAL)
3. WHERE PICTOGRAMS ARE PROVIDED AS DESIGNATIONS OF PERMANENT INTERIOR ROOMS AND SPACES, THE PICTOGRAMS SHALL COMPY WITH SECTION 703.5 AND SHALL HAVE TEXT DESCRIPTORS LOCATED DIRECTRLY BELOW THE PICTOGRAM FIELD AND COMPLYING WITH SECTIONS 703.2 AND 703.3. (703.1 GENERAL)
4. RAISED CHARACTERS SHALL COMPLY WITH SECTION 703.3 AND SHALL BE DUPLICATED IN BRAILLE COMPLYING WITH SECTION 703.4 (703.3.1 GENERAL)
5. RAISED CHARACTERS SHALL BE RAISED 1/32" MINIMUM ABOVE THEIR BACKGROUND. (703.3.2 DEPTH)
6. CHARACTERS SHALL BE UPPERCASE (703.3.3 CASE)
7. CHARACTERS SHALL BE SANS SERIF. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE OR OF OTHER UNUSUAL FORMS (703.3.4 STYLE)
8. RAISED CHARACTERS SHALL BE 48 INCHES MINIMUM ABOVE FLOOR, MEASURED TO THE BASELINE OF THE LOWEST RAISED CHARACTER AND 60 INCHES MAXIMUM ABOVE THE FLOOR, MEASURED TO THE BASELINE OF THE HIGHEST RAISED CHARACTER. (703.3.10 HEIGHT ABOVE FLOOR)
9. WHERE A SIGN CONTAINING RAISED CHARACTERS AND BRAILLE IS PROVIDED AT A DOOR, THE SIGN SHALL BE ALONGSIDE THE DOOR AT THE LATCH SIDE. LOCATE SIGNS SO THAT A CLEAR FLOOR AREA 18 INCHES MINIMUM BY 18 INCHES MINIMUM, CENTERED ON THE RAISED CHARACTERS IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION. (703.3.11 LOCATION)
10. PICTOGRAMS SHALL HAVE A FIELD 6 INCHES MINIMUM IN HEIGHT. CHARACTERS OR BRAILLE SHALL NOT BE LOCATED IN PICTOGRAM FIELD. (703.5.2 PICTOGRAM FIELD)
11. PICTOGRAMS AND THEIR FIELDS SHALL HAVE A NONGLARE FINISH. PICTOGRAMS SHALL CONTRAST WITH THEIR FIELDS, WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD. (703.5.3 FINISH AND CONTRAST)
12. SYMBOLS OF ACCESSIBILITY SHALL COMPLY WITH SECTION 703.6. (703.6.1 GENERAL)
13. PUBLIC TELEPHONES SHALL COMPLY WITH SECTION 704. (704.1 GENERAL)
14. WHEELCHAIR ACCESSIBLE PUBLIC TELEPHONES SHALL COMPLY WITH SECTION 704.2. (704.2 WHEELCHAIR ACCESSIBLE TELEPHONES)
15. DETECTABLE WARNING SURFACES SHALL COMPLY WITH SECTION 705. (705.1 GENERAL)
16. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.

1 SIGNS & PICTOGRAMS
NOT TO SCALE

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ALTOONA

ALTOONA FIRE

CITY OF ALTOONA FIRE STATION #26

6101 NE 6ND AVE
ALTOONA, IA 50009

ISSUANCE

SCHEMATIC DESIGN
12/20/2024

REVISIONS

NOT FOR CONSTRUCTION

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PROJECT NUMBER
24046

GENERAL INFORMATION

G004

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ALTOONA FIRE STATION

6101 NE 62ND AVE
ALTOONA, IOWA 50009

APPLICANT:

CIVIL ENGINEER:
MCCLURE ENGINEERING COMPANY
1360 NW 121ST ST
CLIVE, IOWA 50325
MAXWELL ELLER
(515) 964-1229
MELLER@MCCLUREVISION.COM

PRINCIPAL USES:

BUILDING SUMMARY:
BUILDING PRIMARY AND SECONDARY USES: LIMITED INDUSTRIAL
TOTAL NUMBER OF BUILDINGS = 1
TOTAL NUMBER OF STORIES = 1
TOTAL BUILDING S.F. = 18,560 ± S.F.

ZONING:

ZONING:	EXISTING:	A-1
	PROPOSED:	M-1
BUILDING:	FRONT YARD	= 50 FT
	SIDE YARD	= 20 FT
	REAR YARD	= 50 FT
	MAX. BLDG. HEIGHT	= 50 FT; 4 STORIES

DEVELOPMENT SUMMARY:
GROSS LAND AREA: = 144,183 S.F. (3.31 AC.)

IMPERVIOUS AREA SUMMARY:

PAVING AREA	= XX± SF (XX%)
BUILDING AREA	= XX± SF (XX%)
TOTAL	= XX± SF (XX%)

PERVIOUS AREA SUMMARY:

REQUIRED OPEN SPACE	= XX SF± (XX%)
PROVIDED OPEN SPACE	= XX SF± (XX%)

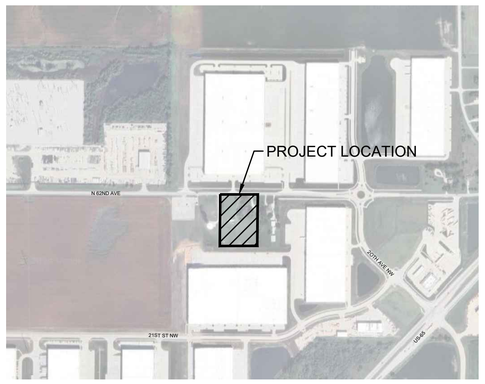
OWNER:

BUILDING SCHEDULE:
ESTIMATED CONSTRUCTION START: SUMMER 2025
ESTIMATED CONSTRUCTION FINISH: FALL 2026

LEGAL DESCRIPTION:

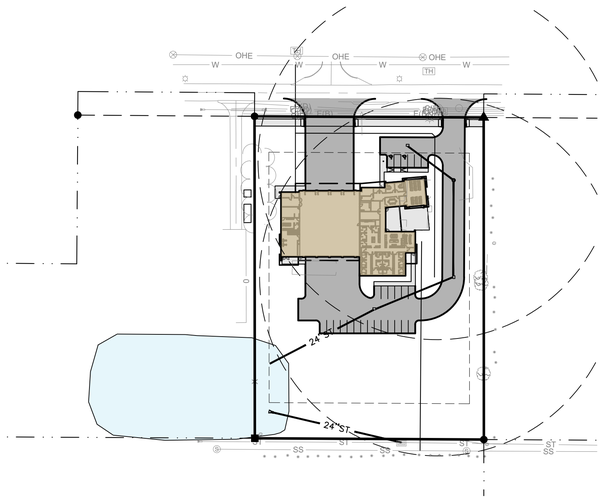
PARKING:
PROVIDED = 25 TOTAL STALLS
= 2 ADA STALLS

UTILITY INFORMATION



N

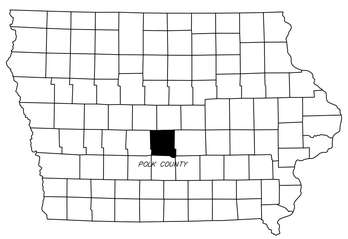
VICINITY SKETCH
NTS



N

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C001	COVER SHEET
C101	SITE PLAN
C201	GRADING PLAN
C202	EROSION & SEDIMENT CONTROL PLAN
C601	DETAILS

SUBMITTAL & REVISION TABLE		
SUBMITTAL	DATE	DESCRIPTION
1	12/20/2024	SCHEMATIC DESIGN DOCUMENTS



IOWA STATE MAP
NO SCALE

ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE 2024 EDITION OF THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2024 VERSION OF SUDAS.

IOWA ONE CALL
CALL - BEFORE - YOU - DIG
800/292-8989

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

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.

LICENSED PROFESSIONAL ENGINEER
MAXWELL ELLER
P27626
IOWA

PRELIMINARY

MAXWELL ELLER, PE NO. P27626 DATE:

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

PAGES OR SHEETS COVERED BY THIS SEAL:

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ALTOONA FIRE EST 1965

McCLURE™

CITY OF ALTOONA FIRE STATION #26

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ISSUANCE

SCHEMATIC DESIGN
12/20/2024

REVISIONS

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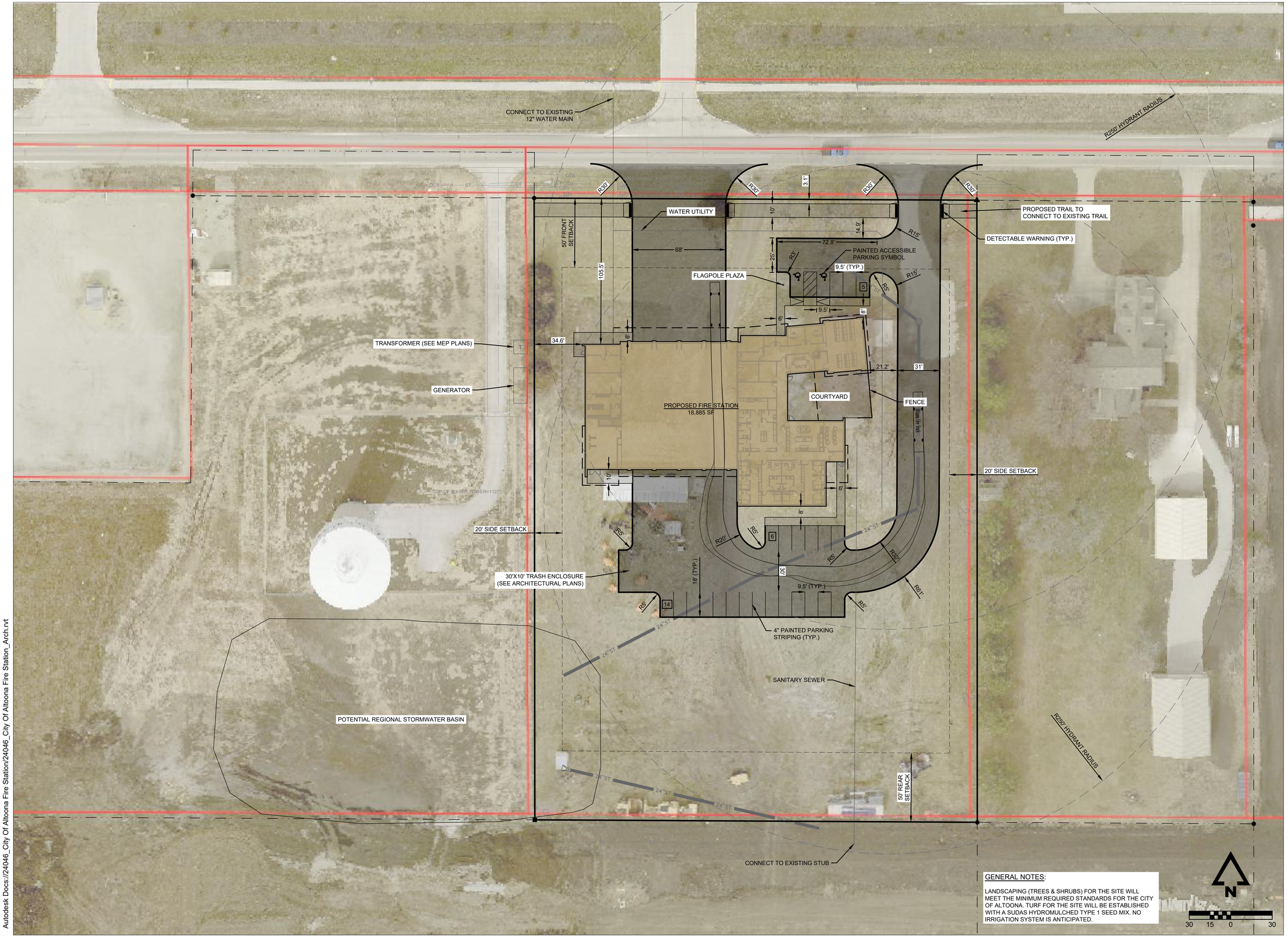
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PROJECT NUMBER
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COVER SHEET

C001

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ALTOONA

ALTOONA FIRE

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CITY OF ALTOONA FIRE STATION #26

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ALTOONA, IA 50009

ISSUANCE

SCHEMATIC DESIGN
12/20/2024

REVISIONS

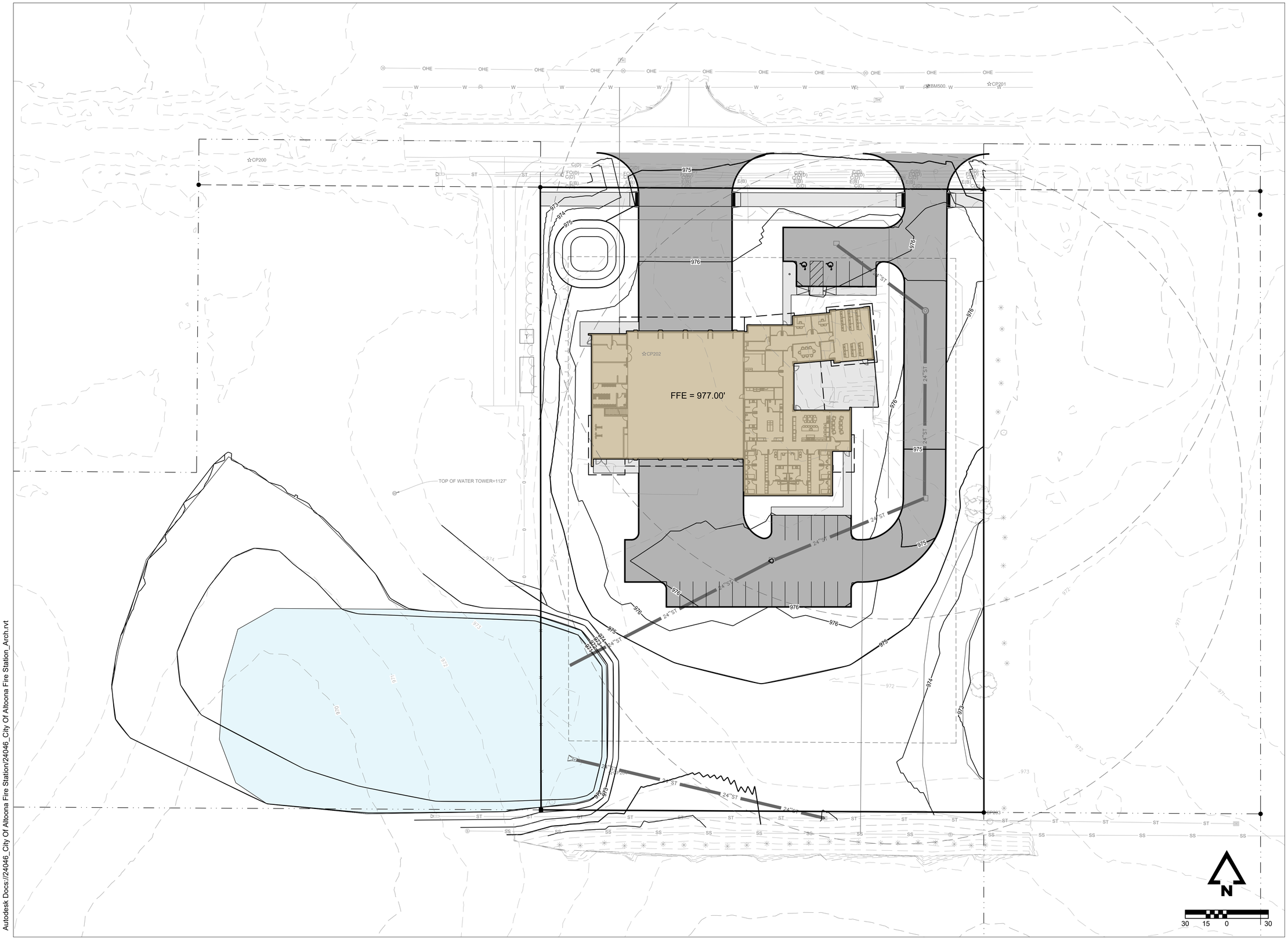
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PROJECT NUMBER
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SITE PLAN

C101



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ALTOONA FIRE

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ISSUANCE

SCHEMATIC DESIGN
12/20/2024

REVISIONS

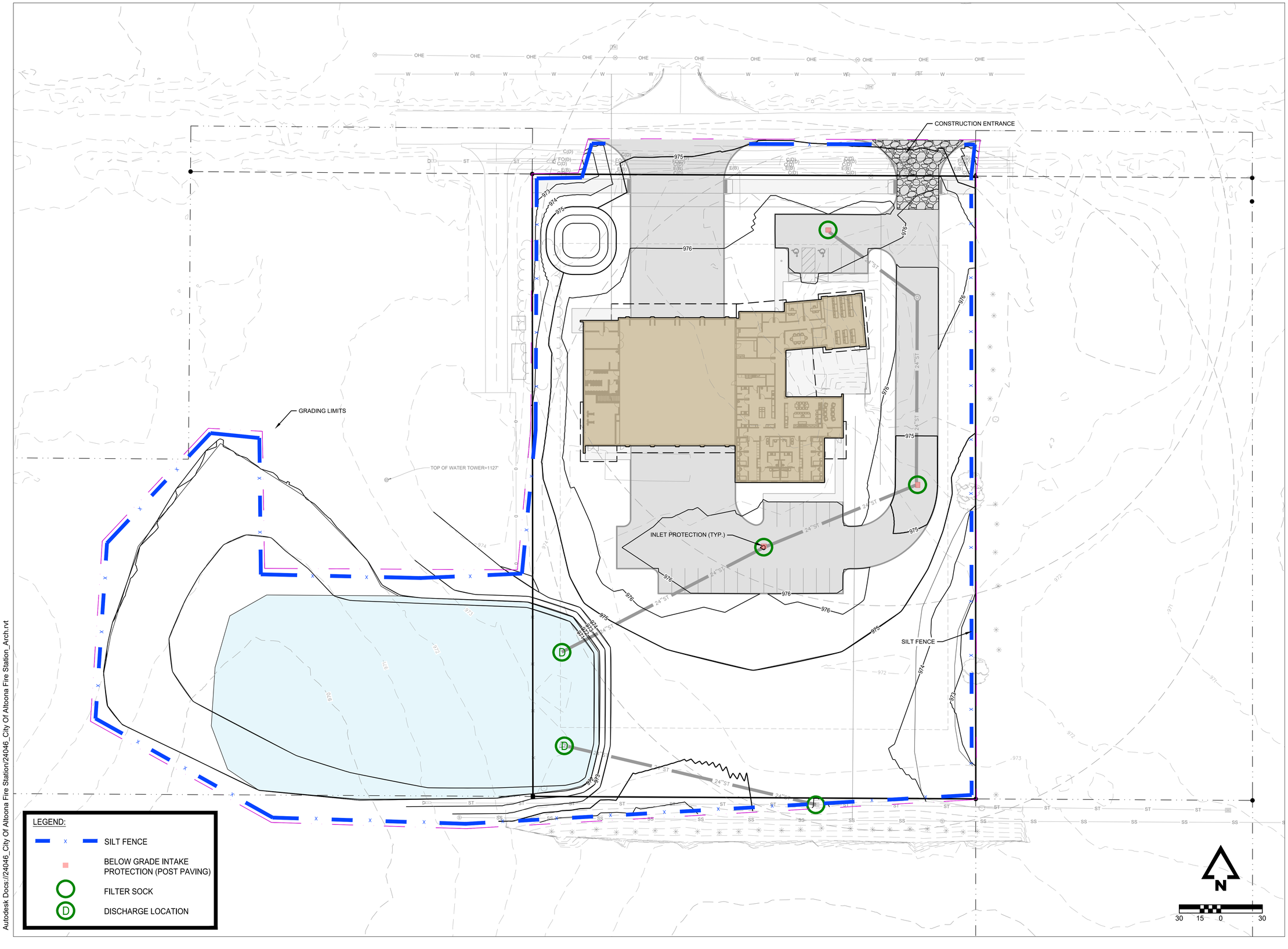
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PROJECT NUMBER
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GRADING PLAN

C201



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ALTOONA

ALTOONA FIRE

McCLURE™

CITY OF ALTOONA FIRE STATION #26

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ALTOONA, IA 50009

ISSUANCE

SCHEMATIC DESIGN
12/20/2024

REVISIONS

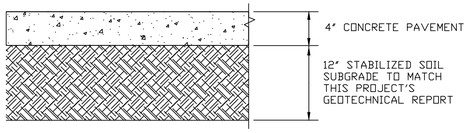
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EROSION & SEDIMENT CONTROL PLAN

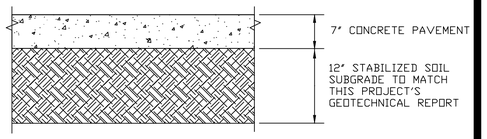
C202



NOTE:
PAVEMENT CROSS SECTIONS ARE SUBJECT TO RESULTS OF GEOTECHNICAL REPORT. CONTRACTOR TO VERIFY PAVING THICKNESS WITH PROJECT ENGINEER PRIOR TO INSTALLATION

SIDEWALK CROSS SECTION

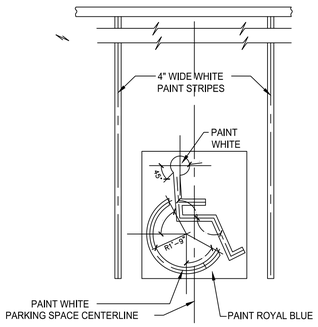
NOT TO SCALE



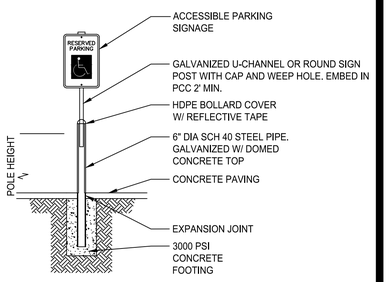
NOTE:
PAVEMENT CROSS SECTIONS ARE SUBJECT TO RESULTS OF GEOTECHNICAL REPORT. CONTRACTOR TO VERIFY PAVING THICKNESS WITH PROJECT ENGINEER PRIOR TO INSTALLATION

PAVING CROSS SECTION

NOT TO SCALE



ACCESSIBLE PARKING SPACE PAINT DETAIL

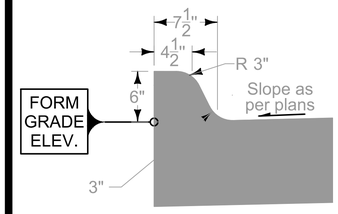


ACCESSIBLE PARKING SIGN DETAIL

NOTE: CENTER PAINTED SYMBOL IN THE MIDDLE OF PARKING SPACE OPENING.

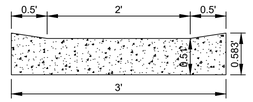
HANDICAPPED PARKING SPACE PAINT, ACCESSIBILITY AND SIGN DETAILS

NOT TO SCALE



6" STANDARD CURB (SUDAS 7010.102)

NOT TO SCALE



CONCRETE FLUME DETAIL

NOT TO SCALE

SVPA ARCHITECTS
1466 28th Street, Suite 200 | West Des Moines, Iowa 50266 | 515.327.5990

ALTOONA

ALTOONA FIRE

McCLURE™

CITY OF ALTOONA FIRE STATION #26

6101 NE 6ND AVE
ALTOONA, IA 50009

ISSUANCE

SCHEMATIC DESIGN
12/20/2024

REVISIONS

NOT FOR CONSTRUCTION

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PROJECT NUMBER
24046

DETAILS

C601

12/10/2024 11:19:30 AM
Autodesk Docs://24046_City Of Altoona Fire Station/24046_City Of Altoona Fire Station_Arch.rvt

DESIGN CRITERIA

D1) Codes:

International Building Code, 2018
American Concrete Institute 318-14
American Institute of Steel Construction
Specification for Structural Steel Buildings 360-16
American Iron and Steel Institute
North American
Standard for Cold-Formed Steel
Structural Framing AISI S240-15
American Society of Civil Engineers / Structural Engineering
Institute ASCE/SEI 7-16
American Wood Council
National Design Specification 2018
Building Code Requirements for Masonry Structures
TMS 402-16

D2) Dead loads:

Floor superimposed dead load:	20 psf
Roof dead load:	25 psf

D3) Live loads:

Snow load:	
Ground snow load:	Pg= 30 psf
Flat-roof snow load (minimum):	Pf=25 psf
Snow exposure factor:	Ce=1.0
Thermal factor:	Ct=1.0
Snow importance factor:	Is=1.20
Slope factor:	Cs=1.0
Snow drift load: Surcharge Load:	Pd= See Plan
Drift Width:	w= See Plan
(Include plan with more complex drift loading)	
Roof load (minimum):	20 psf
Classrooms:	40 psf
Corridor & public space:	100 psf
Corridors above first floor:	80 psf
Assembly areas	100 psf
Mechanical:	100 psf
Storage:	125 psf
Office:	50 psf
Parking:	40 psf
Partitions:	15 psf
Stairs:	100 psf
(include live load reduction if used)	

D4) Lateral loads:

Wind: Ultimate design wind speed:	122 mph
Nominal design wind speed:	95 mph
Risk category:	IV
Wind exposure:	C
Interior pressure coefficient (+/-):	GCpi= 0.18
Wall component wind pressure:	34.7 psf
Seismic: Design Category:	C
Risk category:	IV
Importance factor:	Ie=1.50
Mapped spectral response acceleration:	
	Ss=0.06
	S1=0.05
Site class:	D
Spectral response coefficients:	Sds=0.064
	Sd1=0.080
Basic seismic-force-resisting system:	
Steel & Concrete Composite Ordinary Braced Frames	
Design base shear:	V= 32kips
Response coefficient:	Cs=0.0320
Response modification factors:	R=3
Analysis procedure used:	
Equivalent Lateral Force Analysis	

D5) Net allowable soil bearing pressures: (A soils report is on file with the architect for additional information.)

Column footings:	2000 psf
Wall footings:	2000 psf

D6) Concrete strengths - Minimum 28 day f 'c
(145 pcf density unless noted otherwise)

Typical-unless noted otherwise:	4000 psi
Columns:	4000 psi
Footings:	3000 psi
Foundation walls:	4500 psi
Slabs on grade Interior:	4000 psi
Slabs on grade Exterior:	5000 psi
Topping:	3500 psi
Precast concrete:	5000 psi

D7) Reinforcing steel shall be high strength new billet steel conforming to the following:

Deformed bars:	ASTM A615, Gr. 60
	(unless otherwise noted)
Weldable reinforcing:	ASTM A706, Gr. 60
Plain bars:	ASTM A1064
Pre-stressing strand:	ASTM A416 (270 ksi)
Welded wire reinforcing:	ASTM A1064
Epoxy coating:	ASTM A775
Masonry joint reinforcing:	ASTM A951

D8) Precast and prestressed members shall be fabricated from the following materials:

Concrete:	5000 psi at 28 days
Reinforcing Bars:	ASTM A615 Gr. 60
	ASTM A706 Gr. 60
	(weldable reinforcing)
Welded Wire Fabric:	ASTM A1064
Pre-stressing Strands:	ASTM A416
	(minimum ultimate
	tensile strength 270ksi)
Hollowcore Keyway Grout:	4000 psi
Bearing Grout:	6000 psi
	(non-shrink, non-ferrous)

D9) Masonry:

Hollow Concrete Block Units (CMU): grade N, f'm=1500psi

Brick Units: Grade SW, f'm=2500psi

Mortar: Type S for reinforced structural masonry, exterior masonry, and masonry below grade. Mortar shall conform to ASTM C270 and shall conform to the proportion specifications or the property specifications.

Grout: Conform to ASTM C476

D10) Structural steel:

W- shapes:	A992
Other rolled shapes and	
connection material:	ASTM A36
Stiffener plates:	ASTM A36
Pipe:	ASTM A53, Gr. B
Anchor bolts:	ASTM F1554, Gr.36
High Strength bolts:	ASTM F3125, Gr. A325
	(3/4" diameter U.N.O.)
Structural tubes:	ASTM A500, Gr. C

D11) Cold-Formed Structural Studs:

Rolled sections:	ASTM A653
Connection material:	ASTM A653
Connection material:	ASTM A36
	(t > 3/16")
Stiffener plates:	ASTM A653
Anchor bolts:	ASTM F1554
Bolts:	ASTM A307
Coating	
Hot-dipped:	ASTM A653, Gr. 60
Electro-plate:	ASTM A879
Aluminum-zinc:	ASTM A792, Gr. 40
Installation:	ASTM C954
	ASTM C1007

D12) Wood framing:

a) Plywood (see drawings for thickness and additional information):

Wall Sheathing:
APA Rated Sheathing 24/0,
Exposure 1 or APA rated oriented
strand Board, Exposure 1

SPECIAL INSPECTION REQUIREMENTS

SR1) The following types of work require special inspection based on section 1705 of the 2018 International Building Code. See Specification section 014500 for specific requirements. The owner will employ special inspectors who shall provide special inspections during:

a) Earth Work
b) Cast-in-place Concrete.
c) Plant Precast Concrete.
d) Structural Masonry.
e) Structural Steel.
f) Cold-Formed Steel Deck.
g) Open-Web Steel Joists and Girders.
h) Cold-Formed Metal Framing.
i) Fire-Resistance and Smoke Control.

GENERAL NOTES

G1) Establish and verify all openings and inserts for mechanical, electrical, and plumbing with appropriate trade contractors. Opening sizes and locations shown for ducts, pipes, inserts, etc., when shown are for general information only and shall be verified prior to forming.

G2) Field verify all existing dimensions, member sizes, and elevations shown on the drawings. All discrepancies shall be immediately brought to the attention of the Design Professional.

G3) Before submitting a proposal for this work, each bidder shall visit the premises and acquaint themselves fully with the existing conditions, temporary construction required, quantities and types of equipment, etc. The bid shall include all sums required to do the work within the existing conditions. Disruption of normal activities in the work area must be kept to a minimum.

G4) Shop drawings prepared by suppliers, subcontractors, etc. shall be reviewed and coordinated prior to submitting to the Design Professional. Each shop drawing submitted shall be stamped, initialed, and dated as being reviewed by the construction manager/general contractor.

G5) Shop drawings prepared by the subcontractors, suppliers, etc. shall be reviewed by the Design Professional for conformance with design concept only. Review by the Design Professional shall not begin without the prior coordination and review by the construction manager/general contractor. Work shall not begin without the review by the Design Professional.

G6) Details and notes on the structural drawings are intended to be typical for similar situations elsewhere. Verify all dimensions with the architectural drawings. Do not scale drawings; use dimensions provided only.

G7) Options are for the contractor's convenience. The contractor shall be responsible for all changes necessary if they choose an option and shall coordinate all details. The cost of additional design work necessitated by selection of an option shall be borne by the contractor.

G8) The cost of additional design work due to errors or omissions in construction shall be borne by the contractor.

G9) Any engineering design provided by others and submitted for review or record shall bear the stamp and signature of a professional structural engineer licensed in the state of Iowa.

G10) All elevations given thus (+10'-0") are to top of footing, joist bearing, top of steel, top of slab, etc. with reference to the finished first floor slab = (0'-0").

CONSTRUCTION PROCEDURES AND SAFETY REQUIREMENTS

P1) Comply with all applicable city, county, state, and federal laws, including the Occupational Safety and Health Act (OSHA) and regulations adopted pursuant thereto.

P2) The contract structural drawings and specifications represent the finished structure. Unless otherwise indicated, they do not indicate the means or methods of construction.

P3) Provide all measures necessary to protect the workers and other persons during construction. Provide all necessary measures to avoid excessive stresses and to hold the structural elements in place during construction. Such measures shall include, but not be limited to, bracing, shoring for construction equipment, shoring for earth banks forms, scaffolding, planking, safety nets, support and bracing for cranes and hoists, guying, etc.

P4) Engage properly qualified persons to determine where and how temporary precautionary measures shall be used. Observation visits to the site by structural engineer's field representatives shall not include the items noted above.

P5) Supervise and direct the work so as to maintain sole responsibility for all construction means, methods, techniques, sequences, and procedures. Retain the services of a professional structural engineer licensed in the state of Iowa to design and supervise any scaffolding for workmen, and all shoring of forms and elements of the construction.

P6) Any engineering design provided by others and submitted for review and/or record shall bear the stamp and signature of a professional structural engineer licensed in the state of Iowa.

UNDERPINNING

UP1) Underpin existing walls and footings and place new footings as shown on the foundation plans.

UP2) Fill-in new foundation wall to the same thickness as existing walls.

UP3) No excavation can be done within 6'-0" of existing building until underpinning is complete.

UP4) Concrete underpinning procedure shall be as follows:

a) Underpinning shall be performed in a segmented operation with lengths between 4'-0" and 6'-0".

b) Place reinforcing bars with 90 degree bends so they may be straightened to lap with reinforcing of adjacent segments. All bending of reinforcing shall be done cold.

c) Place concrete of underpinning to within 3" of underside of existing footing. Allow 2 days minimum cure. Dry pack void with non-shrink grout. Allow grout to set for minimum 7 days before adjacent segment is excavated.

d) Repeat this procedure with 4'-0" to 6'-0" segments in the sequence shown on the drawings.

e) Replace lower level slab-on-grade, as required, prior to backfilling exterior of any area excavated for the underpinning operation.

UP5) Contractor shall submit a schedule of underpinning operations for approval by the structural engineer.

UP6) During underpinning operation, contractor shall shore and brace existing footings, as required, to prevent movement of the existing building. Provide and monitor, on a daily basis, devices which will indicate any movements in the existing structure. Provide a complete log of the underpinning operation, movement activity, and corrective actions if required to the architect for record upon completion of work.

FOOTINGS AND FOUNDATIONS

F1) All footings shall be placed onto firm undisturbed soil or controlled compacted fill as directed by the project soils consultant report recommendations. Footing elevations shown designate a minimum depth of footings where a safe soil bearing pressure is expected (see Design Criteria). Footings shall be lowered and piers and/or walls extended as required to reach the design bearing pressure.

F2) General machine excavation for footings done more than 12 hours before the footing is placed shall stop not less than 4" above the elevation of bottoms of footings. Final excavation to the required undisturbed soil elevation shall be done not more than 12 hours before the footing is placed. The excavation shall be crumbed clean.

F3) All foundation excavations shall be inspected and certified by a qualified independent soils testing firm.

F4) No footing shall be placed onto or against sub-grades containing free water, frost, or ice.

F5) Unless noted otherwise, all footings shall be centered under walls, piers, or columns.

F6) Where required, all necessary changes in elevation of wall footings shall be made in steps of 1 vertical to 2 horizontal. Location of steps shall be coordinated with the wall forming system and at least 2'-0" apart.

F7) Longitudinal reinforcing in wall footings shall be continuous at step downs. Slope or step bottom bars in wall to follow steps in footing unless otherwise shown. See typical step-down footing detail.

F8) Lap wall footing reinforcing 24 bar diameters or a minimum of 1'-6" at splices, unless otherwise noted.

F9) Provide corner bars in footings the same size and number as the continuous reinforcing, lapped 2'-0" with main steel.

F10) Reinforcing in wall footings between columns shall extend into column footings a minimum of 2'-0".

F11) Reinforcing in footings shall be accurately placed, spaced, supported, and secured before placing concrete (do not "float" reinforcing into footings).

F12) Pipes extending under footings shall be placed before footing is placed and the void produced in laying the pipe shall be filled with concrete.

F13) Cross reference architectural and structural drawings to assure proper dimensions and placement of all anchor bolts, inserts, notches, and edges in grade beams, foundation walls, and piers.

F14) Backfill placed against walls and grade beams shall be done evenly on both sides.

F15) Backfill against basement foundation walls shall not be placed until ground level floor and lower level slabs are in place and cured unless the wall is properly braced. All bracing, if used, shall be the responsibility of the contractor. Submit all calculations and details to the structural engineer for record (see General Notes).

F16) Backfill placed directly adjacent to basement and retaining walls shall be compacted clean free draining granular material. For a minimum 2'-6" from face of wall. Provide a 1'-6" deep cap of compacted approved impervious cohesive material at top of granular backfill. All backfill shall be compacted using hand operated equipment; no heavy equipment shall be allowed within 5'-0" of any wall.

F17) All unacceptable fill and top soil shall be removed from below all proposed slabs-on-grade and the exposed natural soil shall be proof rolled and the compaction verified by a qualified independent soils testing firm prior to placing fill. Areas exhibiting weakness shall be removed and replaced by acceptable compacted fill.

F18) A minimum 4" of clean compacted granular fill shall be placed under all slabs-on-grade. All fill required to attain final sub-grade for slabs and walls shall be an acceptable material placed and compacted as directed by the project soils consultant report recommendations.

F19) A vapor barrier with minimum 10 mil thickness shall be placed under all interior slab-on-grade or below granular fill; see architectural drawings. Lap and seal all edges.

CONCRETE AND REINFORCING

C1) All concrete work shall conform to the latest edition of the American Concrete Institute Publications: ACI 301, ACI 304, ACI 311, ACI 315, ACI 318, and ACI 347 unless otherwise noted on the drawings.

C2) Concrete shall consist of the following:

ASTM C150Type I Portland cement
ASTM C33Normal weight aggregates
(Limestone aggregate at exposed locations)
Potable water
Chlorides content shall be limited by ACI requirements for type of exposure.
Concrete which will be subjected to repeated cycles of freeze-thaw during the life of the structure shall have a water-cement ratio not exceeding 0.45 and shall contain entrained air. See ACI 301 for additional requirements.

C3) Unless otherwise noted, principal reinforcement shall have the following protection:

Surfaces cast against & permanently	
exposed to earth:	3 inches
Formed surfaces exposed	
to earth or water:	2 inches
Slabs:	1 inch (top)
	3/4 inch (bot.)
Beams, columns:	2 inches
Walls (interior surface only):	1 inch
Ties/Stirrups:	1 1/2 inches

C4) All slabs-on-grade, pads, fills, and toppings shall have a minimum of 6 x 6 - W1.4 x W1.4 WWR, unless noted otherwise, placed 1" from top of slab. Lap WWR minimum 2 panels at edges and ends and provide additional reinforcing where shown on the drawings.

C5) All slabs-on-grade shall be placed on compacted granular fill. Pitch slabs to drains and provide depressions, where shown on the structural or architectural drawings, without reducing the thickness of slab indicated. For slabs on grade depressions greater than 1", see details for additional reinforcing.

C6) Provide slab-on-grade construction joints around each column, against grade beams, interior walls, and between columns and walls. Provide slab joints to form areas not to exceed 15' in length in each direction. See typical details. Submit detailed drawings showing locations of all construction joints.

C7) Construction joints in floors shall be located within the middle third of spans of slabs, beams, and girders. Joints in girders shall be offset a minimum distance of two times the width of intersecting beams.

C8) Provide vertical construction joints in exposed concrete walls at a maximum uniform spacing not to exceed 30'-0". Coordinate joint locations with architectural drawings.

C9) Provide adequate bolsters, hi-chairs, support bars, etc., to maintain specified clearances for the entire length of all reinforcing bars. Provide accessories which are plastic tipped or galvanized with turned up ends for reinforcement at all faces of exposed concrete, interior or exterior.

C10) Unless otherwise noted, no concrete shall be placed without a minimum reinforcing of 0.002 times the concrete cross sectional area in each direction.

C11) Typical concrete wall reinforcing shall be as follows:

Thickness	Horiz.	Vert.	Location
6 inches	#4@18	#4@18	Centered
8 inches	#4@12	#4@18	Centered
10 inches	#4@10	#4@16	Centered
12 inches	#4@16	#4@18	Each Face
16 inches	#4@12	#4@16	Each Face

C12) Continuous reinforcing shall be lapped as follows unless otherwise noted:

Top bars: at midspan, Class B
Bottom bars: directly over support, Class B
All laps shown on the drawings and not dimensioned shall be 24 bar diameters. Additional laps required for construction shall be Class B.

C13) All field bending of reinforcing shall be done cold. Heating of bars will not be permitted.

C14) No aluminum of any type shall be allowed in the concrete work unless coated to prevent aluminum-concrete reaction.

C15) Maximum O.D. of embedded conduit shall be no larger than 1/3 of the slab thickness. No conduit shall be placed above the welded wire fabric in slabs- on-grade or concrete fill placed onto composite metal deck.

C16) Mechanically vibrate concrete except that slabs-on-grade need only be vibrated around under floor ducts and other embedded items.

C17) Do not cast unexposed walls or grade beams in lengths over 60'-0". Wait 48 hours between adjacent pours.

C18) All construction joints between adjacent concrete pours shall be keyed. Joints must be kept free of dirt, debris, form oils, etc. to assure proper bond with adjacent pour or masonry construction.

C19) Do not place pipes, ducts, reglets or chases in structural concrete or composite floor systems without approval of the structural engineer through the architect.

C20) Floor tolerances:
Surface tolerance: Class B. (See ACI 301)
Thickness: Plus 1", minus 1/2" slab on grade. Plus 3/8", minus 1/4" structural and composite slabs. Replace any slab with a thickness deviation as directed by the architect.

C21) Maximum free drop of any concrete = 6'-0".

C22) All bar detailing and accessories to be furnished shall conform to typical details and standards in the latest ACI Standard 315 Detailing Manual, except as otherwise shown, noted, or specified.

PRECAST CONCRETE

PC1) Design, fabricate, transport, and erect prestressed and precast concrete members in accordance with the latest ACI and PCI Building Codes, Handbooks, and Manuals.

PC2) All members shall be designed for the span and loading indicated (in addition to the member's self weight) by a registered professional structural engineer in the state of Iowa. Details showing reinforcing on the contract drawings are for in-place conditions; the precast contractor is responsible for pick-up point locations and inserts, special pick-up reinforcing and strong backs, and all pick-up and placing operations. All design calculations shall be submitted to the structural engineer through the architect for review and record prior to start of fabrication.

PC3) Submit detailed shop drawings showing all structural elements, details, connections, and structural topping, if required, to the structural engineer through the architect for review prior to start of fabrication.

PC4) Provide sufficient strands and reinforcing cover for strength, serviceability, and for a U.L. 2 hour fire rating. Provide U.L. label on each member and submit documentation to the engineer through the architect for record.

PC5) Reinforce ends of members to prevent cracking due to volume changes.

PC6) Continuously tape joints before placing topping. Grout all joints of precast hollow core planks solid through the key.

PC7) Grout solid all cores of precast hollow core members at end 2'-0" of all planks transferring bearing loads and as indicated on the drawings.

PC8) Camber per manufacturer's recommendations, subject to the approval of the engineer and architect.

PC9) There shall be no field cutting of precast elements without the approval of the structural engineer in writing.

MASONRY

M1) Masonry construction procedures shall comply with the requirements of IBC 2018- section 2104 and TMS 602. Hot and cold weather construction shall comply with TMS 602.

M2) Lay units in running bond. Corners shall have a standard bond by overlapping units.

M3) Mechanically vibrate immediately after placing and again about 5 minutes later.

M4) Maximum grout lift without cleanouts 5'-4" for block walls and 8 in. for grout between wythes in multiple wythe walls.

M5) Tie vertical reinforcing at each end and at 8'-0" maximum vertical spacing.

M6) Locate expansion joints in exterior masonry veneer walls as shown on the architectural drawings. If not shown on architectural drawings, locate at 20'-0" maximum spacing at inside corners, within 4'-0" of exterior corners, on one side of openings 8'-0" or less in width, or on both sides of openings over 8'-0" in width, and a minimum of 2'-0" from jamb.

M7) Locate control joints in concrete masonry at 20'-0" maximum spacing, unless specified otherwise, but not less than 2'-0" from a bearing plate or jamb of an opening. Provide grouted keyway joint or pre-manufactured joint assembly at all control joint locations in CMU.

M8) In 6", 8", 10", and 12" masonry walls, provide vertical reinforcing in the center of grout, at center of the wall, continuous full height of the wall as follows, unless noted otherwise:

a) 1 #5 at corners, intersections, wall ends and jambs, and each side of expansion and control joints.
b) 1 #5 @ 48" O.C. typical.

M9) Grout all reinforced cells solid full height. Grout all cells solid below grade.

M10) Lap splices in masonry reinforcing shall be 50 bar diameters.

M11) Provide 2 #5 in 8" minimum depth continuous grouted bond beams at all structural floor, roof lines, and the tops of all parapets. See details for other locations.

M12) Place bond beam and lintel reinforcing continuously through expansion and control joints, wrapping bars with 1/8" thick bond breaking tape 2'-0" both sides of joint. Do not splice bond beam reinforcing within 6'-0" of an expansion or control joint.

M13) Provide continuous wire lath grout barriers below bond beams.

M14) Provide ladder type #9 ga. horizontal joint reinforcing at 16" vertical spacing in walls. Lap reinforcing a minimum of 6". Place masonry joint reinforcement in first and second horizontal joints above and below openings in CMU, extend additional layers 16" minimum each side of opening. Terminate joint reinforcing at the control joint. Provide continuity at corners and wall intersections by using prefabricated "L" and "T" sections.

M15) Provide 3/16" wire tie diameter adjustable veneer wall tie with hook and eye for CMU wall back up or vertical adjustable bracket at metal stud backup. Wall ties shall be spaced so as to support not more than 2 square feet of wall area but not more than 24" on center horizontally. All wall tie accessories shall be galvanized.

M16) Shop drawings shall show location of reinforcement, openings, and control joints, in plan and in elevation.

M17) Do not place pipes, ducts, reglets, or chases in concrete masonry without approval of the structural engineer through the architect.

LINTELS

L1) Provide lintels over all openings and recesses in masonry construction.

L2) All lintels shall have a minimum of 8" end bearing.

L3) Precast or reinforced masonry lintels shall be made of the same materials as the surrounding walls. Use 1-#5 (minimum) reinforcing bar top and bottom for each 4" nominal width of masonry.

L4) Reinforced masonry lintels, with spans exceeding 4'-0", shall be shored until the masonry wall above the lintel has cured.

L5) Fill load bearing masonry cores with concrete under all lintel bearing ends. Fill to extend from edge of bearing plate or concrete beam at a 45-degree angle to a joint block courses below.

L6) For all openings not otherwise detailed or scheduled, provide reinforced masonry lintel or steel lintel as scheduled. For interior wall lintels where the bottom of the lintel is exposed in the final condition provide reinforced masonry lintels

Reinforced Masonry Lintels: Shall be made of the same materials as the surrounding walls and reinforced as follows:

8",10" and 12" CMU Wall

Span	Lintel
0 to 4'-0"	8" deep lintel W/ 2-#5 bottom
4'-0" to 8-0"	16" deep lintel W/ 2-#5 bottom

Steel Lintels: Built-up steel member lintels shall be welded as indicated with a 3/16" weld.

Veneer:

Span	Lintel
0 to 4'-0"	L3.1/2x3.1/2x1/4
4'-0" to 6'-0"	L4x3.1/2x1/4 (LLV)
6'-0" to 8'-0"	L5x3.1/2x1/4 (LLV)

8" CMU Wall

Span	
0 to 2'-0"	5/16" plate (1/2" less than wall width)
2'-0" to 4'-0"	(2) L3.1/2x3.1/2x1/4 Back to Back
4'-0" to 6'-0"	(2) L4x3.1/2x1/4 (LLV) Back to Back
6'-0" to 8'-0"	(2) L5x3.1/2x1/4 (LLV) Back to Back

Weld top and bottom 3" at 12" on center minimum

STRUCTURAL STEEL

S1) Structural steel details, fabrication, and erection shall conform to AISC 360-16 "Specification for Structural Steel Buildings" and AISC 303-16 "Code of Standard Practice for Steel Buildings and Bridges" unless otherwise shown or specified.

S2) High strength bolts shall be installed in accordance with RCSC "Specifications for Structural Joints Using High-Strength Bolts" latest edition. Bolts are designed as bearing-type connections, unless noted otherwise.

S3) Use tension control bolts with all high strength bolts requiring fully tightened conditions.

S4) All welding shall be done by AWS certified welders with experience and certification in the types of welding indicated. Certificates shall not have lapsed due to disuse for 6 months.

S5) All welds to be E70XX electrodes unless noted otherwise.

S6) Field connections shall be welded or bolted. Shop connections shall be welded unless otherwise indicated or approved. Welds indicated with a shop weld symbol may be made in the field with the approval of the structural engineer.

S7) Unless noted otherwise, all welds shall be continuous 3/16" throat. All full and/or partial penetration welds shall be fully detailed on the shop drawing.

S8) Fabricator shall select AISC simple shear connections for steel beams capable of carrying the reaction force when indicated or 75% of the total uniform load for the given size, span, and grade of beam, as tabulated in the AISC tables for allowable loads.

S9) Simple shear connections shall be standard double angle or single shear plates, unless noted otherwise. Select connections from the AISC, Simple Shear Connections Design Aid, latest edition whenever possible. All bolted connections shall have minimum 2 bolts, unless noted otherwise.

S10) Shop paint structural steel with a standard primer.

S11) Beams noted thus W_x_ <_> shall have 3/4" diameter shear stud connections developing capacity as listed in table I4.1 (ASD). See stud placement diagram.

S12) All steel beams bearing on masonry shall have a minimum of 8 in. of bearing. Provide 3/8" thick bearing plates 1" less in width than the nominal CMU thickness w/ 2 headed studs. Weld beam to bearing plate.

S13) Grout under beam bearing plates and column base plates.

S14) Embedment of anchors in masonry, grout, or concrete shall be as follows:
Headed anchor bolts: 9" with the head at the embedded end.
Headed shear studs: 6" with the head at the embedded end, unless noted otherwise.

S15) Cuts, holes, openings, etc., required in structural steel members for the work of other trades shall be shown on the shop drawings. Burning of holes and cuts in the field shall not be allowed, except by written authorization from the structural engineer.

S16) Furnish and install miscellaneous steel (curbs, hangers, expansion joint angles, struts, etc.) as called for or as necessary per architectural and mechanical/electrical drawings.

S17) See architectural drawings for fireproofing of structural steel. Do not prime members which are to receive spray-on fireproofing unless directed by the architect.

S18) Camber beams as indicated on the drawings. Fabricate and install beams with natural camber upwards.

S19) See specifications for minimum testing requirements for materials, connections, welding, and erection.

OPEN WEB STEEL JOISTS

SJ1) Design, fabrication, and erection shall be in accordance with the latest edition of the Steel Joist Institute Specification.

SJ2) Provide bridging per SJI specifications. Provide uplift bridging at bottom chord for loading noted on the drawings. Where bridging interferes with mechanical or other trades, General Contractor shall coordinate removal / replacement with joist manufacturer.

SJ3) Connections required by SJI specifications, but not called out, shall be designed and furnished by the joist fabricator. All joist headers and accessories shall be furnished by the joist fabricator.

SJ4) Use care to avoid damage to joist chords in all field welding.

SJ5) Steel joists shall be top chord bearing unless otherwise noted on the plans.

SJ6) All joists at or nearest to column lines shall be bolted with long slotted holes in the bearing shoe. Where joists align with columns, joist bottom chord shall extend to a column connection plate without welding, unless noted otherwise.

SJ7) All joists bearing on steel shall be welded to supporting steel unless noted otherwise.

SJ8) Provide bottom chord ceiling support extensions where shown on the structural and/or architectural drawings.

SJ9) Provide anchors at each end of each row of bridging, top and bottom chords, except at expansion joints, according to manufacturer's recommendations.

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STRUCTURAL NOTES

S001

SJ10) If deep long span (DLH) joists are not checked and approved by the SJI, submit design calculations and detailed shop drawings bearing the seal of a professional structural engineer registered in the state of Iowa for review prior to fabrication. Shop drawings shall indicate member sizes and joint welding.

SJ11) No concentrated load or connection greater than 100 lbs shall be applied to the joists further than 4" from any panel point unless an additional web member is provided from the load point to a panel point at the opposite chord. See appropriate details. Additional web member shall be L2x2x3/16 unless otherwise shown on the drawings.

SJ12) Any single panel point of the lower chord of exposed roof joists and truss girders shall be capable of carrying safely a suspended concentrated load of not less than 200 lbs in addition to dead load.

SJ13) Shop paint steel joists with a standard gray primer, unless joists are to receive fireproofing.

SJ14) All mechanical ducts and lightweight mechanical units to be hung from the open web joists shall be supported from hangers and framing supplied by the trade contractor. Connect hangers at joist panel points only.

STEEL DECK

SD1) Material, detailing, design, manufacture, and erection of metal decks shall be in accordance with the Steel Deck Institute (SDI) Specification.

SD2) Metal deck shall be capable of providing a diaphragm shear capacity as noted below in accordance with the current ICBO Research Recommendations for simple span conditions:

Roof Deck: 800plf

Minimum factor of safety shall be 2.0.

SD3) In no case shall welding of 1.5" thick deck to steel members be less than 5/8" diameter puddle welds at 4" O.C. (9 per 36" sheet) at all supports and edges. Provide 16 gage welding washers when recommended by the manufacturer for the gage of metal deck specified below. Side laps shall be fastened with #10 tek screws, minimum one at each midspan. Opening edges shall receive the same welding as required at deck ends. All welding by certified welders experienced in light gage metal deck work.

SD4) In no case shall welding of 3" thick deck to steel members be less than 3/4" diameter puddle welds at 3" O.C. (8 per 24" sheet) at all supports and edges. Provide 16 gage welding washers when recommended by the manufacturer for the gage of metal deck specified below. Side laps shall be fastened with #10 tek screws, minimum two per span. Opening edges shall receive the same welding as required at deck ends. All welding by certified welders experienced in light gage metal deck work.

SD5) The deck manufacturer shall furnish all closure plates, pour stops, ridge and valley plates, sump pans and drain plates, welding washers, and other accessories required to provide a finished surface for insulation and roofing or concrete slabs.

SD6) Install deck with a minimum 4" end lap centered over supports.

SD7) All metal roof deck shall be painted. All galvanizing shall be ASTM A653 G 60.

SD8) No loads shall be permitted to be hung from metal roof decking. All hangers for ductwork, piping, etc. shall be hung directly from the structural steel or supplementary members acceptable to the architect. All hanging loads, locations, and details shall be submitted to the structural engineer through the architect.

SD9) Roof deck shall have the following minimum properties:

Gage 18 ga.
Depth 1.5 inches (maximum)
Type B
Ip 0.277 inches fourth/foot width
Sp 0.306 inches cubed/foot width
In 0.290 inches fourth/foot width
Sn 0.318 inches cubed/foot width
Fy 50ksi

SD10) Roof deck shall have the following minimum properties:

Gage 18 ga.
Depth 3.0 inches (maximum)
Type N
Ip 1.268 inches fourth/foot width
Sp 0.674 inches cubed/foot width
In 1.421 inches fourth/foot width
Sn 0.731 inches cubed/foot width
Fy 40ksi

Continuous three spans

SD11) Submit shop drawings showing erection procedures, welding procedures, the ICBO report number, vertical load and diaphragm shear capacity furnished, deck shoring requirements, U.L. fire rating number, and composite beam and girder stud profiles to the architect for review. Fabrication shall not begin without approved shop drawings.

SD12) Provide angle framing 3 1/2 x 3 1/2 x 1/4 on each side of all roof sump pans. See architectural drawings for number and locations.

LIGHT GAGE FRAMING

LG1) Material, design and manufacture shall be in accordance with the "Cold Formed Steel Design Manual" of the American Iron and Steel Institute current edition.

LG2) See drawings for spacing and size of steel studs. Provide studs with the following minimum properties.

LG3) Depth 6"
Thickness 0.0478 in.
Ie(x-x) 2.394 in.^4
A 0.397 in.^2
Ma 16906 in.-lb.

LG4) Provide tracks, blocking, lintels, clip angles, bridging, shoes, reinforcements, fasteners and accessories to provide a complete metal frame system in accordance with manufacturers recommendations.

LG5) All welded connections are to be performed in accordance with American Welding Society (AWS) D1.3 latest edition Specification for Welding Sheet Steel in Structures. Consult AWS D19.0 latest edition Welding Zinc Coated Steel Sheet and ANSI standard Z49.1 for information regarding safe welding procedures.

LG6) Attach similar materials by screw or 2" minimum weld length (i.e. track to stud, stud to structural steel). Attach dissimilar materials by bolting or screw fasteners.

LG7) Frame wall openings larger than 2'-0" square with double stud at each jamb of frame except where more than 2 are shown or indicated. Install runner tracks and jack studs above and below wall openings. Anchor tracks to jamb studs by screwing or welding, and space jack studs same as full height studs of wall. Secure stud system wall opening frame in manner indicated.

LG8) Install horizontal stiffeners in stud system, spaced (vertical distance) at not more than 4'-0" O.C. Weld at each intersection.

LG9) Diaphragm rated material may be substituted for bridging prior to loading of the wall. If such material is applied to only one side of the wall, the unsheathed side must be bridged. Bridging must be attached to each and every stud and attached to structure where possible.

LG10) Fasten gypsum board with #6 x 1" bugle head screws at 12" O.C. at all supports and edges. Provide blocking at free shear edges.

LG11) Bearing studs must be fabricated with full stud end seated against track web. Do not use stud that has been cut at punchout.

LG12) All field cutting of studs to be done by sawing.

LG13) Framing fabricator to ensure punchout alignment when assembling framing and field cutting to length.

LG14) All framing components shall be cut squarely for attachment to perpendicular members.

LG15) Web crippling based on minimum 10" unpunched steel at both ends.

LG16) Track closure is to be the same size and gage as the stud.

LG17) In the event a track butt joint occurs within a panel, abutting pieces of track shall be butt welded or spliced together. No such splices shall occur at any head or sill condition.

STORM SHELTER DESIGN INFORMATION

SS1) Type of Shelter: Firehouse tornado shelter

SS2) The wind design for the area identified as the storm shelter conforms to the wind load provisions of ICC 500-2020

SS3) Wind Design Load:
Ultimate design wind speed: 250 mph
Risk category: IV
Wind exposure: C
Directionality Factor Kd: 1.0
Interior pressure coefficient (+/-): GCpi=0.55
Topographic Factor, Kzt: 1.0
Wall component wind pressure: ASCE/SEI 7-16 - See pressures below

Roof Components & Cladding Pressures (in psf):

Location	10 Sq Ft	100 Sq Ft	200 Sq Ft	500 Sq Ft
Zone 1	116 / -306	102 / -250	102 / -234	102 / -211
Zone 2	116 / -388	102 / -316	102 / -294	102 / -266
Zone 3	116 / -510	102 / -366	102 / -323	102 / -266

Wall Components & Cladding Pressures (in psf):

Location	10 Sq Ft	50 Sq Ft	200 Sq Ft	500 Sq Ft
Zone 4	198 / -210	182 / -195	169 / -181	161 / -173
Zone 5	198 / -246	182 / -216	169 / -190	161 / -173

SS4) Missile Impact Design Criteria:
Roof: 15 lb-2x4 sawn lumber @ 67 mph
Walls: 15 lb-2x4 sawn lumber @ 100 mph

The shelter roof construction consists of a 12" total thickness reinforced concrete plank with 3" concrete topping which exceeds the reinforced concrete roof assemblies of FEMA 361, third edition, section B8.2.3.4 to resist a 15 lb-2x4 sawn lumber at 67 mph. The shelter wall construction consists of 8" or greater CMU fully grouted with at least 1-#5 per cell which exceeds the CMU wall assemblies of FEMA 361, third edition, section B8.2.3.3.

SS5) Minimum foundation capacity requirements: (A soils report is on file with the architect for additional information.)

Refer to note D6 for minimum foundation requirements.

SS6) Roof Live Load: 100 psf

SS7) Slope grade away from building as indicated on civil drawings.

STORM SHELTER QUALITY ASSURANCE PLAN

QA1) The main windforce-resisting system for the storm shelter consists of a reinforced concrete roof diaphragm which transfers horizontal wind load to the reinforced masonry shear walls. The masonry shear walls transfer wind loads to shallow concrete footings which then transfer the loads to the soil.

QA2) Components and assemblies of the shelter envelope required to meet missile impact test requirements, in addition to the components of the main windforce-resisting system, shall be included in the quality assurance plan.

QA3) Special inspections and testing shall be provided by the Owner's qualified testing agency according to specification section 01 45 00. Testing shall be periodic or continuous as indicated in section 01 45 00. The testing agency shall submit a written report, including deviations, to the contractor, Owner, and design team within 48 hours of testing. Additional Special Inspections Required: Anchorage of Window, Doors, Louvers, Shrouds.

QA4) Structural observations by the structural engineer will be conducted at critical stages of construction. The contractor shall be responsible for notifying the structural engineer, with at least 48 hours notice, when components of the main windforce-resisting system are available for observation. A field observation report from the structural engineer shall be sent to the Owner, contractor, and architect within 48 hours of the engineer's site observation visit. Notify the structural engineer at the following stages of construction: Foundation Concrete Placement, CMU Wall Construction, Concrete-on-Hollow core Placement.

QA5) Each contractor responsible for the construction, fabrication, or installation of a main windforce-resisting system or other component listed as part of the quality assurance plan shall submit a written statement of responsibility to the governing authority's having jurisdiction, and the Owner prior to commencement of work on the system or component. The contractor's statement of responsibility shall contain:
1) Acknowledgement of awareness of the special requirements contained in the quality assurance plan.
2) Acknowledgement that control will be exercised to obtain compliance with the construction documents.
3) Procedures for exercising control with the contractor's organization, the method and frequency of reporting and the distribution of reposts.
4) Identification and qualifications of the person(s) exercising such control and their position(s) in the organization.

QA6) Quality Assurance Plan - Detail Requirements: Refer to the following list of storm shelter quality assurance detail requirements and refer to the indicated location for additional information on the indicated requirement.
1) Roof Framing Connections: Refer to Sections A_, B_, C_, D_, E_ on Sheet S503 for connection of roof framing to bearing walls.
2) Wall Connections to Roof and Floor Diaphragms and Framing: Refer to Sections A_, B_, C_, D_, E_ on Sheet S503 for connection of roof framing and roof diaphragm to bearing walls.
3) Roof diaphragm system: Roof diaphragm system consists of concrete topping on precast concrete slabs. Diaphragm chord forces resisted by reinforcing placed in the topping slab, refer to sections A_ and D_ on Sheet S503.
4) Main windforce-resisting systems: The main windforce-resisting system for the storm shelter consists of a reinforced concrete roof diaphragm which transfers horizontal wind load to the reinforced masonry shear walls. The masonry shear walls transfer wind loads to shallow foundations which then transfer the loads to the soil.
5) Main windforce-resisting system connections to the foundation: Refer to sections B_ on Sheet S501 for wall connections to the foundation system.
6) Fabrication and installation of components and assemblies of the shelter envelope required to meet missile impact test requirements of Chapter 3. Refer to note SS4 on Sheets S001 for wall and roof framing information regarding missile impact resistance.
7) Wall cladding and wall cladding connections: Refer to note M15 on Sheet S001 for brick cladding connection to CMU backup wall. Wall cladding is not critical for missile impact resistance.
8) Corrosion resistance or protection of exposed metal connectors providing load path continuity: Exposed steel members to the exterior are to be galvanized, refer to section B_ on Sheet SXXX.
9) Critical support systems and connections and debris impact protection of the components and connections: Refer to section A_ on Sheet SXXX for debris impact protection at mechanical and plumb openings along with the connection of the protection shroud to the storm shelter walls and roof system.
10) Foundation design: The foundation design consists of cast-in-place concrete shallow foundation system.

KPFF ABBREVIATIONS

ADDED	ADDITIONAL	KO	KNOCK OUT
ALT	ALTERNATE	LAM	LAMINATED
ALUM	ALUMINUM	LT GA	LIGHT GAGE
ANCH	ANCHOR	LOC	LOCATION
APPROX	APPROXIMATE	LDH	LONG DIM HORIZ
ARCH	ARCHITECTURAL	LDV	LONG DIM VERT
@	AT	LLBB	LONG LEG BACK-TO-BACK
BM	BEAM	LLH	LONG LEG HORIZ
BRG	BEARING	LLV	LONG LEG VERT
BTWN	BETWEEN	LONGIT	LONGITUDINAL
BLKG	BLOCKING	MFR	MANUFACTURER
BD	BOARD	MAS	MASONRY
BOT	BOTTOM	MAT	MATERIAL
BLDG	BUILDING	MAX	MAXIMUM
CIP	CAST-IN-PLACE	MECH	MECHANICAL
CNTR	CENTER	MTL	METAL
CL	CENTERLINE	MIN	MINIMUM
CLR	CLEAR	MISC	MISCELLANEOUS
CFMF	COLD-FORMED METAL FRAMING	NS	NEAR SIDE
COL	COLUMN	NOM	NOMINAL
COMP	COMPOSITE	NIC	NOT IN CONTRACT
CONC	CONCRETE	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	# or NO	NUMBER
CONN	CONNECTION	OC	ON CENTER
CONST	CONSTRUCTION	OPNG	OPENING
CONT	CONTINUOUS	OPP	OPPOSITE
CONTR	CONTRACTOR	OD	OUTSIDE DIA.
CW	CURTAIN WALL	OF	OUTSIDE FACE
DEFL	DEFLECTION	PARL	PARALLEL
°	DEGREE	d	PENNY
DTL	DETAIL	PERP	PERPENDICULAR
DIAG	DIAGONAL	PL	PLATE
ø	DIAMETER	PLYWD	PLYWOOD
DIM	DIMENSION	# OR LB	POUND
DBL	DOUBLE	PSI	POUNDS PER SQ. INCH
DWG	DRAWING	PSF	POUNDS PER SQ.FT.
EA	EACH	PDF	POWER DRIVEN FASTENER
EF	EACH FACE	PREFAB	PREFABRICATED
ELECT	ELECTRICAL	PRELIM	PRELIMINARY
EL	ELEVATION	RAD or R	RADIUS
ELEV	ELEVATOR	RXN	REACTION
EMBED	EMBEDMENT	REINF	REINFORCING
EOD	EDGE OF DECK	REQD	REQUIRED
EOR	ENGINEER OF RECORD	RTN	RETURN
EOS	EDGE OF SLAB	REV	REVISION
EQ	EQUAL	SCHED	SCHEDULE
ERECT	ERECTION	SECT	SECTION
EW	EACH WAY	SHTHG	SHEATHING
EXISTG	EXISTING	SHT	SHEET
EXP	EXPANSION	SLBB	SHORT LEG BACK-TO-BACK
EXT	EXTERIOR	SSLT	SHORT SLOTTED HOLE
FS	FAR SIDE	SIM	SIMILAR
FV	FIELD VERIFY	SPA	SPACE
FIN	FINISH	SPECS	SPECIFICATIONS
FLR	FLOOR	SQ	SQUARE
FT	FOOT	STD	STANDARD
FTG	FOOTING	STL	STEEL
FDN or FOUND	FOUNDATION	STIFF	STIFFENER
FRMG	FRAMING	STRUCT	STRUCTURAL
GA	GAGE OR GAUGE	TEMP	TEMPERATURE
GALV	GALVANIZED	THRU	THROUGH
GYP	GYPSUM	T & G	TONGUE & GROVE
GYP BD	GYPSUM BOARD	TRANS	TRANSVERSE
HD	HEADED	TYP	TYPICAL
HT	HEIGHT	UNO	UNLESS NOTED OTHERWISE
HPC	HIGH-PERFORMANCE COATING	VIF	VERIFY IN FILED
HORIZ	HORIZONTAL	VERT	VERTICAL
IN	INCH	WWR	WELDED WIRE REINF
ID	INSIDE DIAMETER	W/	WITH
IF	INSIDE FACE	WD	WOOD
INSUL	INSULATION	WP	WORKING POINT
INT	INTERIOR	X-BRACING	CROSS BRACING
JT	JOINT	X-STRONG	EXTRA STRONG
JST	JOIST	XX-STRONG	DOUBLE EXTRA STRONG

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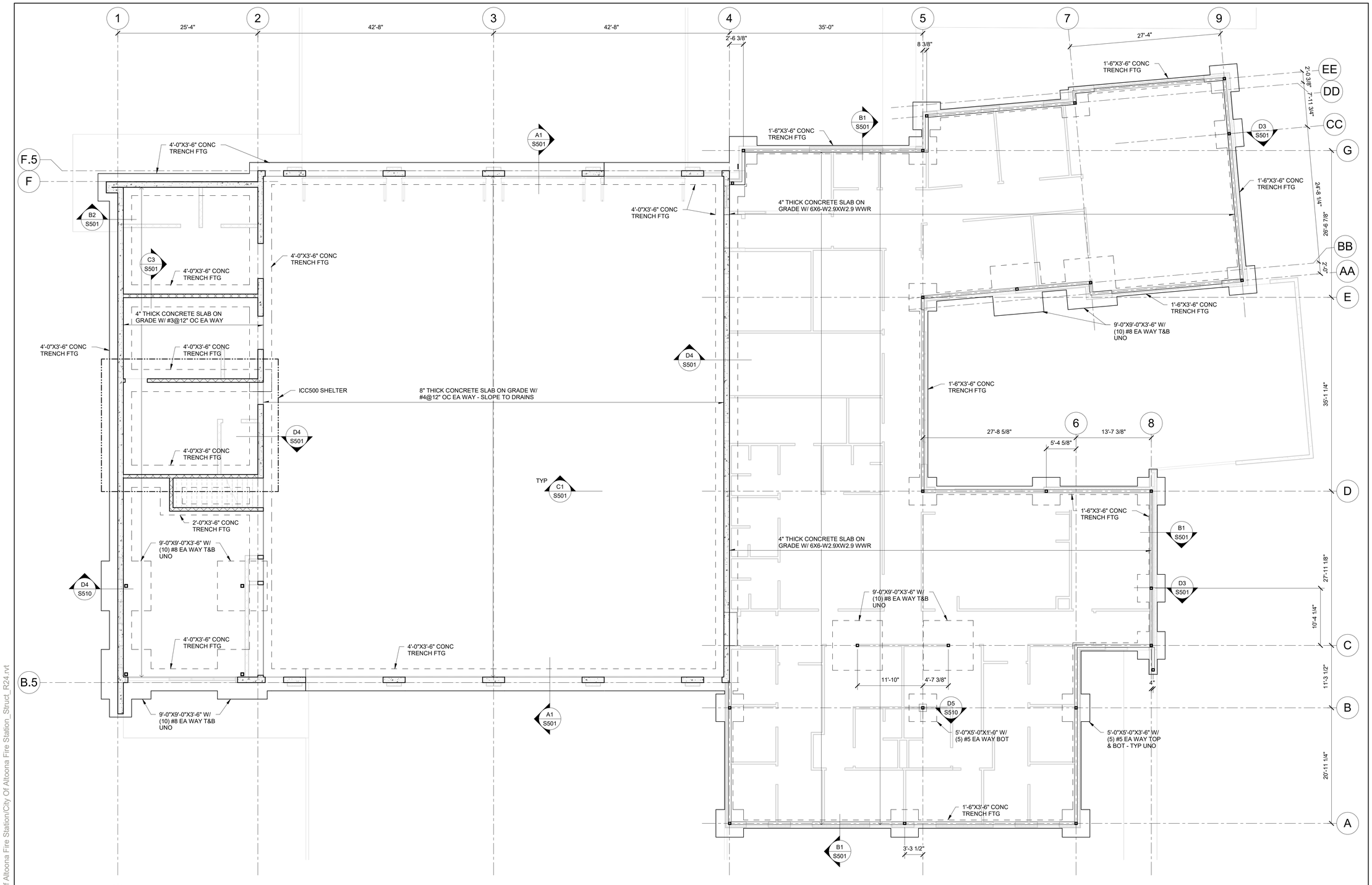
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STRUCTURAL NOTES

S002

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1 FOUNDATION PLAN

1/8" = 1'-0"

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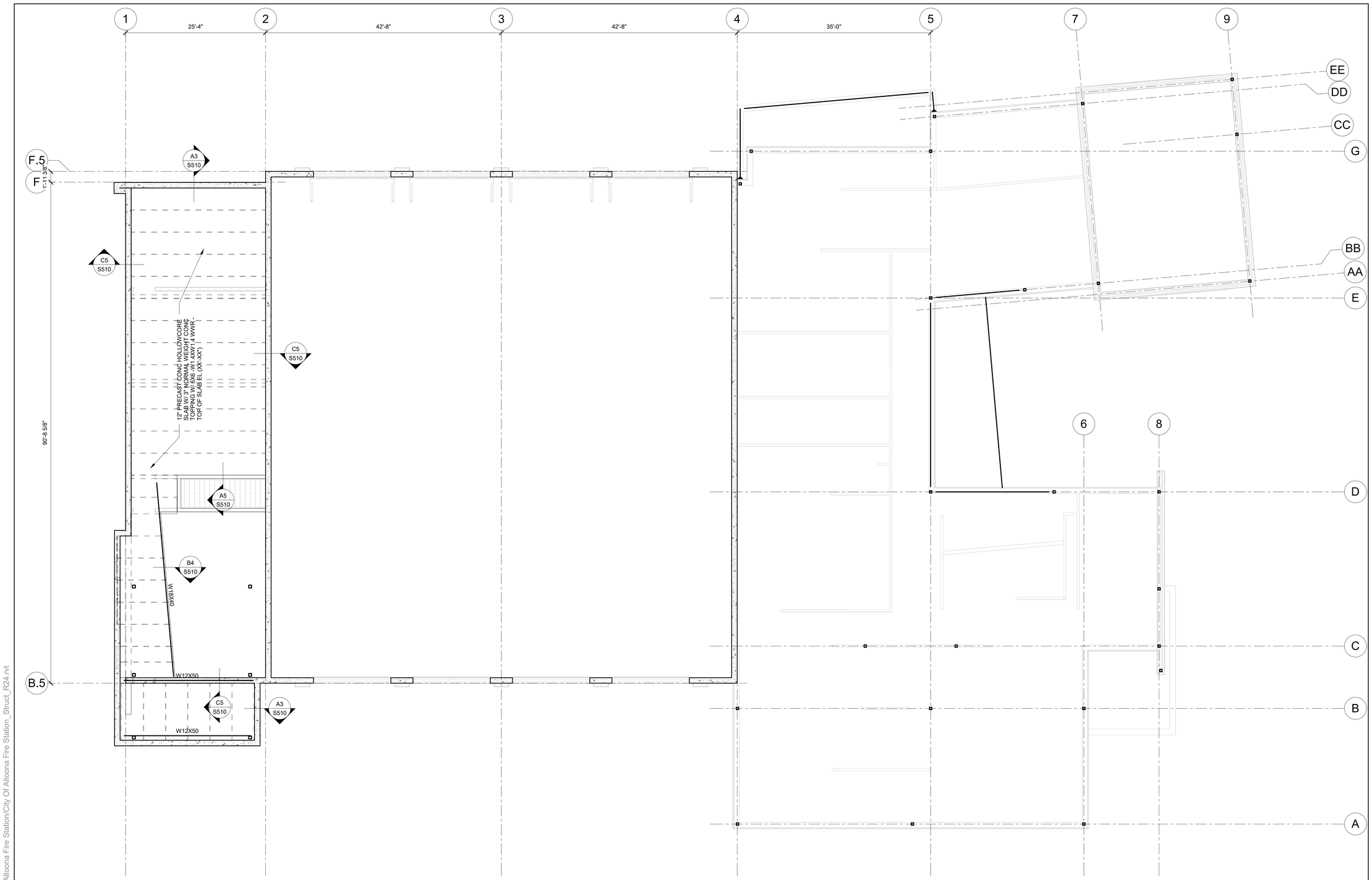
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FOUNDATION PLAN

S101

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1 02 - MEZZANINE
1/8" = 1'-0"

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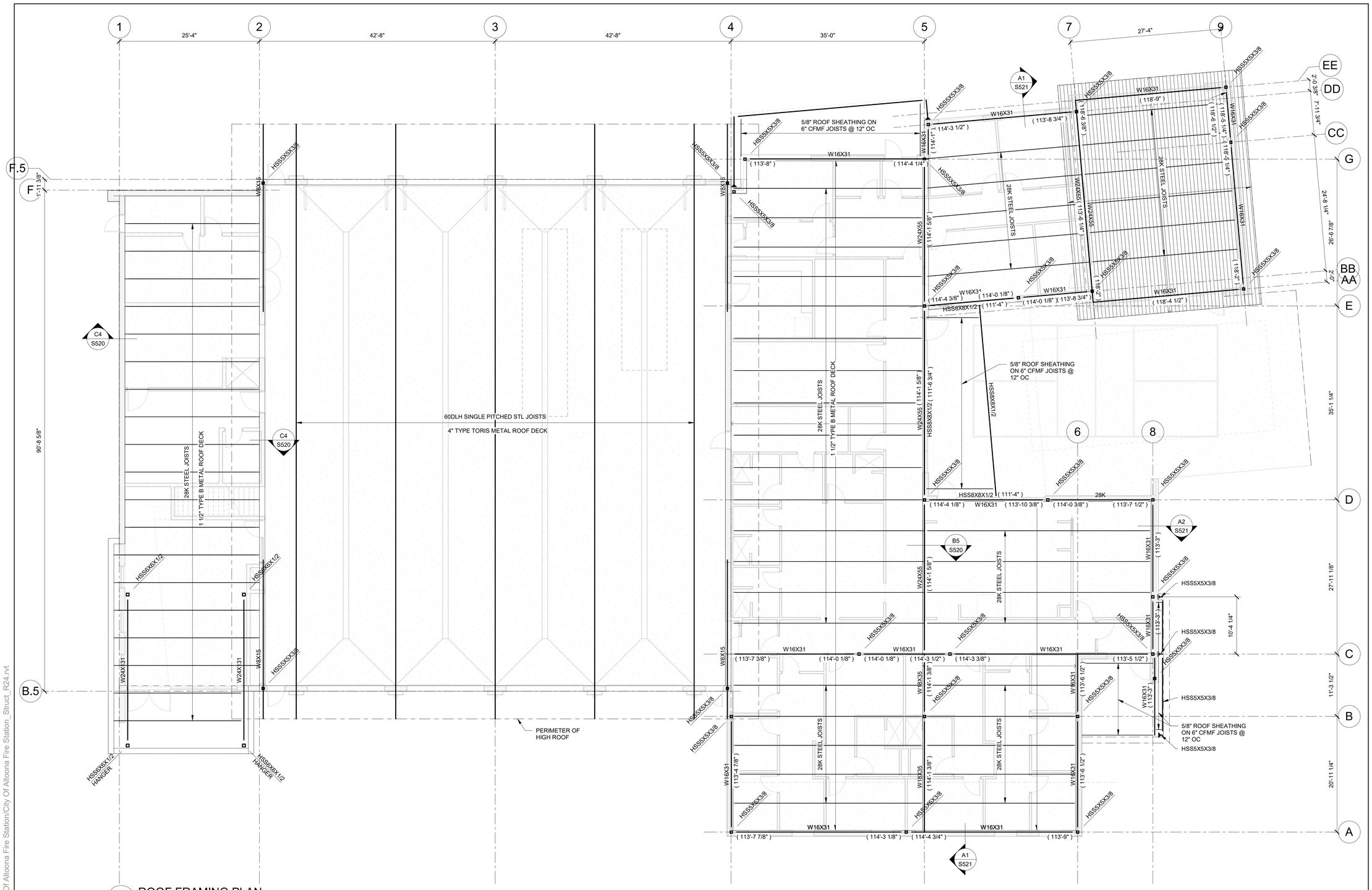
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MEZZANINE FRAMING PLAN

S102



1 ROOF FRAMING PLAN

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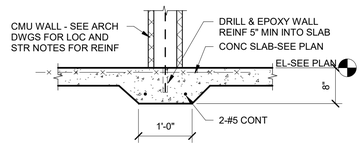
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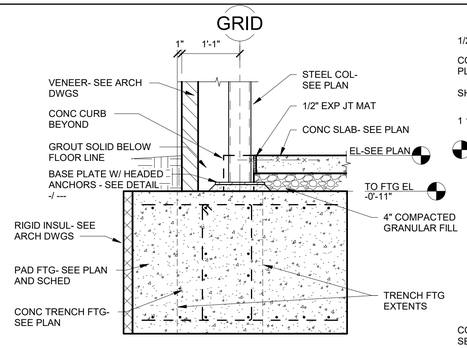
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ROOF FRAMING PLAN

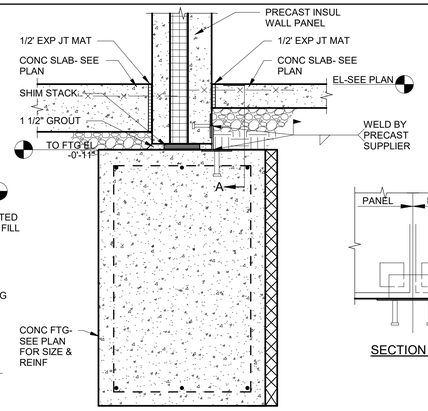
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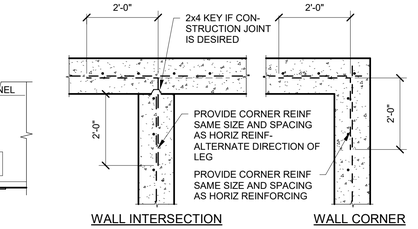
D2 TYP SLAB @ NON-LOAD BRG CMU
3/4" = 1'-0"



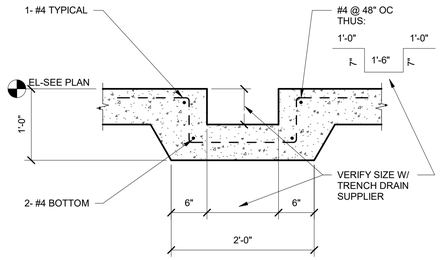
D3 COL @ TRENCH FTG
3/4" = 1'-0"



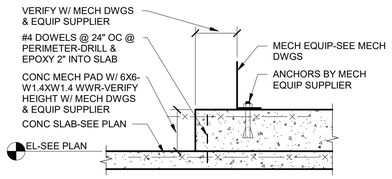
D4 TYP PRECAST PANEL JOINT
1" = 1'-0"



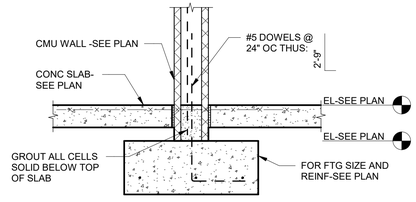
D5 TYP CONC WALL PLANS
1/2" = 1'-0"



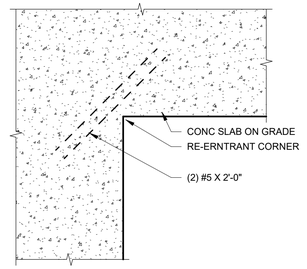
C1 CONCRETE TRENCH DRAIN
1" = 1'-0"



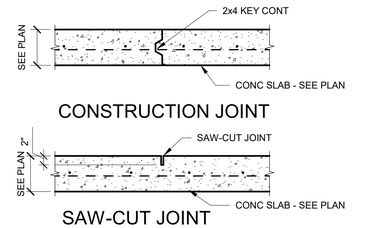
C2 MECH RAISED SLAB
1" = 1'-0"



C3 CMU WALL AT FOOTING
3/4" = 1'-0"

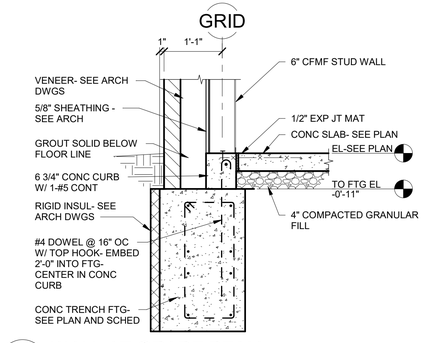


C4 TYP RE-ENTRANT CORNER
1" = 1'-0"

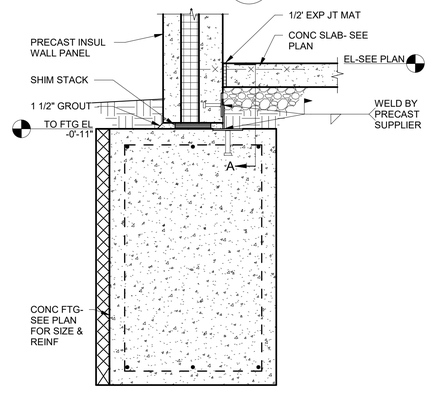


- CONCRETE SLAB JOINTS SHALL BE EITHER CONSTRUCTION OR SAW-CUT JOINTS
- LOCATE CONSTRUCTION JOINTS ON COLUMN CENTERLINE
- LOCATE SAW-CUT JOINTS BETWEEN CONSTRUCTION JOINTS
- MAXIMUM SPACING OF SLAB JOINTS SHALL NOT EXCEED 15'-0" IN ANY DIRECTION

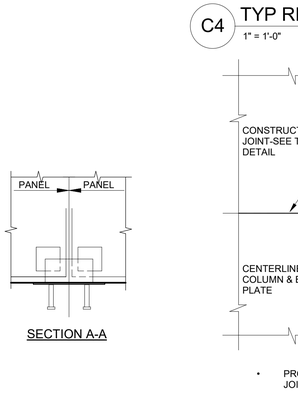
C5 TYP CONC SLAB JOINTS @ APPARATUS
3/4" = 1'-0"



B1 WALL AT GRADE BEAM
3/4" = 1'-0"



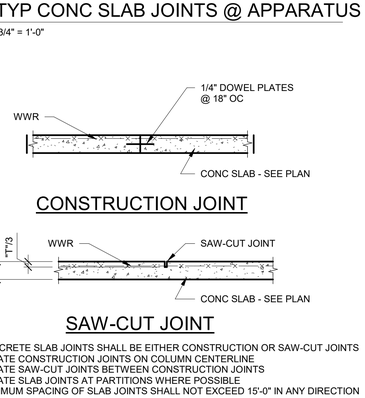
B2 TYP PRECAST PANEL JOINT
1" = 1'-0"



PLAN VIEW

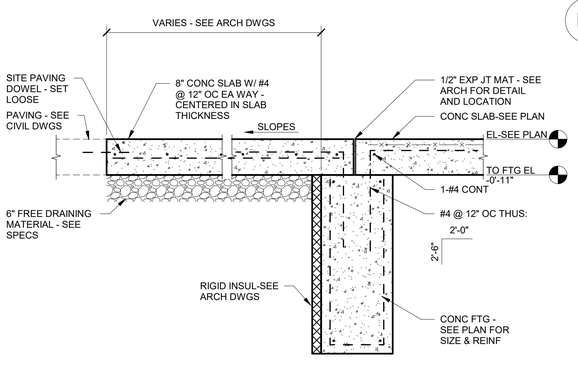
- PROVIDE JOINT AT ALL RE-ENTRANT CORNERS. MAXIMUM JOINT SPACING PER DETAIL B5/ S501

B4 TYP CONCRETE CAP
3/4" = 1'-0"



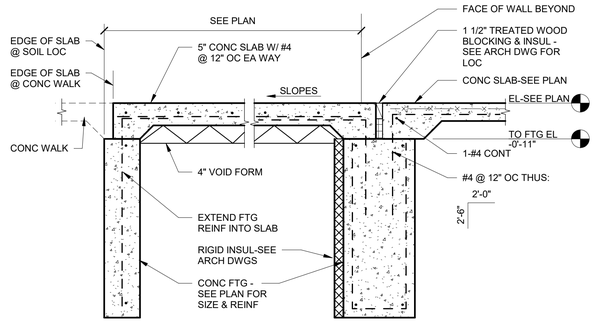
- CONCRETE SLAB JOINTS SHALL BE EITHER CONSTRUCTION OR SAW-CUT JOINTS
- LOCATE CONSTRUCTION JOINTS ON COLUMN CENTERLINE
- LOCATE SAW-CUT JOINTS BETWEEN CONSTRUCTION JOINTS
- LOCATE SLAB JOINTS AT PARTITIONS WHERE POSSIBLE
- MAXIMUM SPACING OF SLAB JOINTS SHALL NOT EXCEED 15'-0" IN ANY DIRECTION

B5 TYP CONC SLAB JOINTS
3/4" = 1'-0"

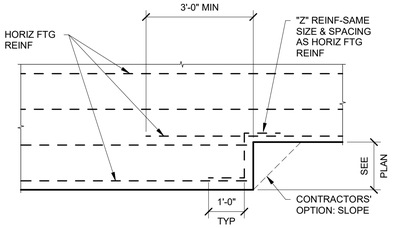


- SEE ARCH DWGS FOR EXACT APRON LAYOUT AND LOCATIONS

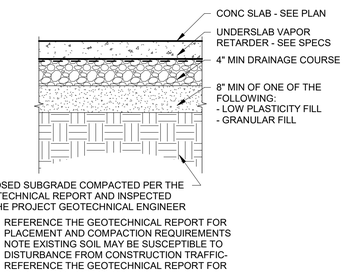
A1 APRON AT OH DOOR
3/4" = 1'-0"



A2 TYP ENTRANCE SLAB
3/4" = 1'-0"



A4 TYP STEPPED TRENCH FTG
1/2" = 1'-0"



- REFERENCE THE GEOTECHNICAL REPORT FOR PLACEMENT AND COMPACTION REQUIREMENTS
- NOTE EXISTING SOIL MAY BE SUSCEPTIBLE TO DISTURBANCE FROM CONSTRUCTION TRAFFIC- REFERENCE THE GEOTECHNICAL REPORT FOR STABILIZATION OPTIONS

A5 TYP SUBGRADE PREP
3/4" = 1'-0"

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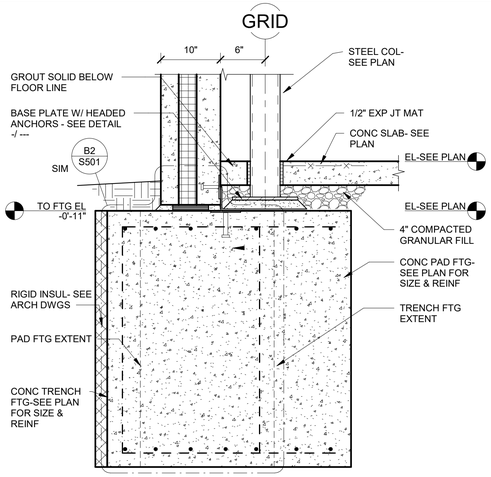
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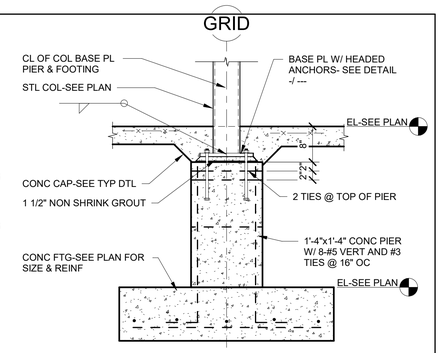
STRUCTURAL DETAILS

S501

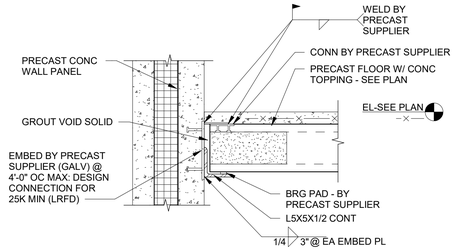
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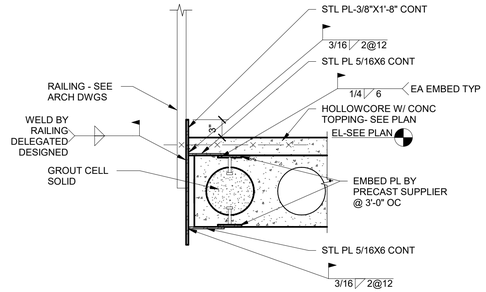
D4 TYP PRECAST PANEL JOINT
1" = 1'-0"



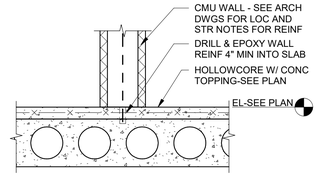
D5 COLUMN AT PIER & FOOTING
3/4" = 1'-0"



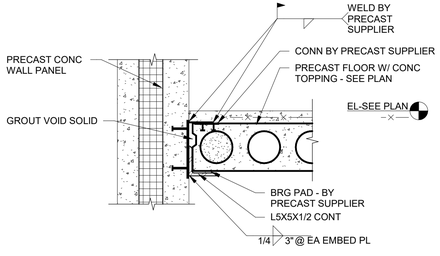
C5 PRECAST FLOOR BRG @ WALL
1" = 1'-0"



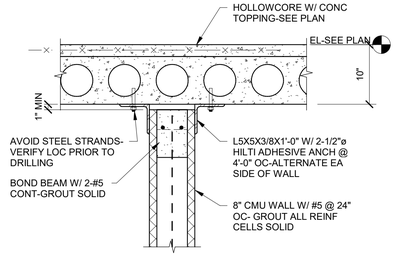
B4 RAILING @ WALKWAY
1" = 1'-0"



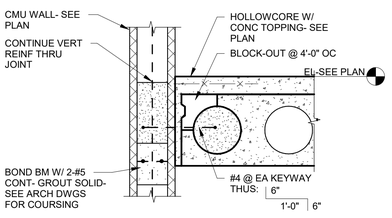
B5 HOLLOWCORE AT CMU WALL
1" = 1'-0"



A3 PRECAST FLOOR LAP @ WALL
1" = 1'-0"



A4 HOLLOWCORE AT CMU WALL
1" = 1'-0"



A5 HOLLOWCORE AT SHEAR WALL
1" = 1'-0"

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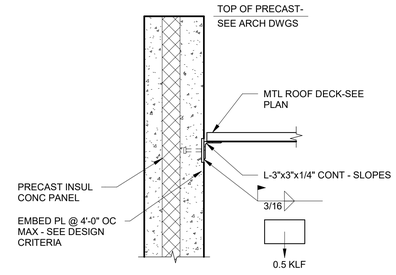
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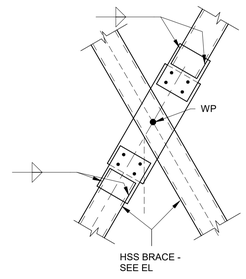
STRUCTURAL DETAILS

S510

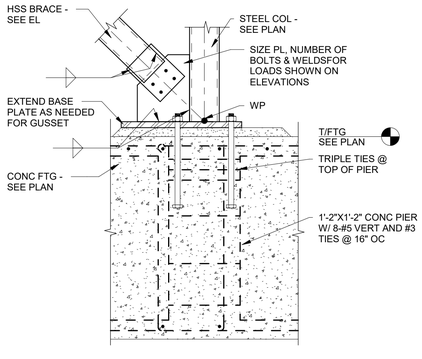
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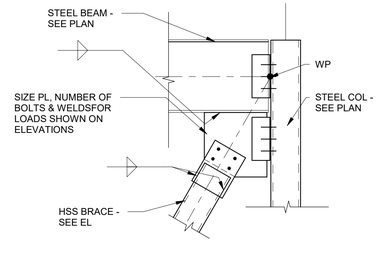
B4 DECK BRG AT PRECAST
1" = 1'-0"



B5 X BRACE CONNECTION @ CENTER
1" = 1'-0"



A4 BOT OF BRACE CONNECTION DETAIL
1" = 1'-0"



A5 TOP OF BRACE CONNECTION DETAIL
1" = 1'-0"

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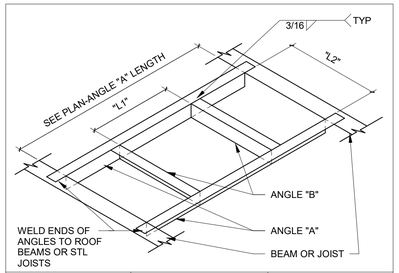
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S511

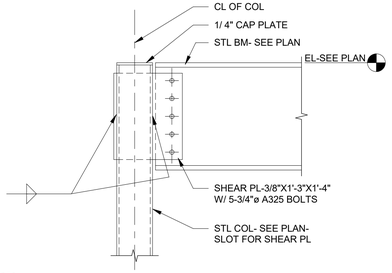
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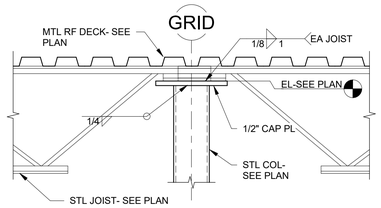
"L1" OR "L2 USE LARGER VALUE	ANGLE "A"	ANGLE "B"
UP TO 1'-0"	NONE REQUIRED	NONE REQUIRED
UP TO 2'-0"	L3X3X3/16	L2X2X3/16
UP TO 3'-0"	L3 1/2X3X1/4 LLV	L3X3X3/16
UP TO 4'-0"	L4X3X1/4 LLV	L3X3X1/4
UP TO 5'-0"	L5X3X1/4 LLV	L3 1/2X3 1/2X1/4
UP TO 7'-0"	L6X4X5/16 LLV	L4X4X1/4

- USE ABOVE FRAMING AT ALL ROOF OPENINGS WHERE EITHER "L1" OR "L2" EXCEEDS 1'-0" UNLESS NOTED OTHERWISE
- SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SIZE & LOCATION OF ALL OPENINGS
- LLV - INDICATES LONG LEG VERTICAL

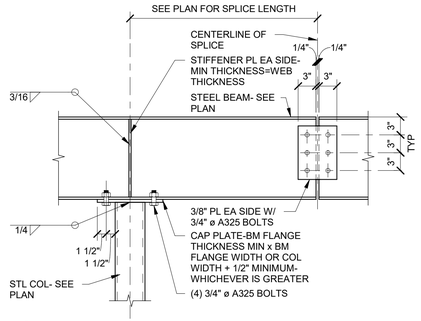
C1 TYP FRAMING AROUND ROOF OPNGS
SCHEMATIC



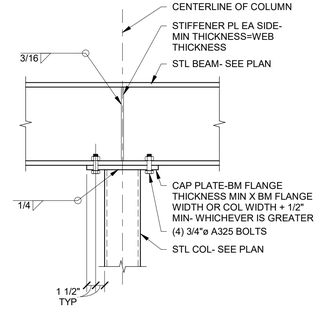
D2 BEAM TO COLUMN CONN
1" = 1'-0"



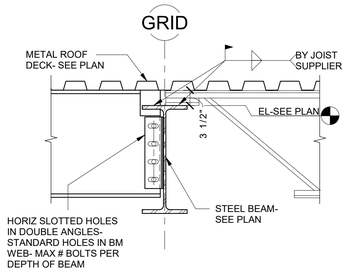
D3 JOIST BRG AT COL
1" = 1'-0"



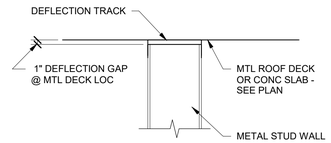
D4 TYP CANTILVERED SPLICE
1" = 1'-0"



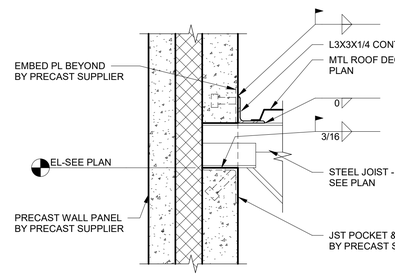
D5 BEAM BRG @ COLUMN
1" = 1'-0"



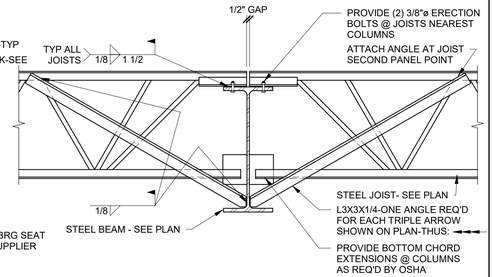
C2 TYP JOIST & BM BRG ON GIRDER
1" = 1'-0"



C3 STUD PARTITION WALL @ SLAB
1 1/2" = 1'-0"

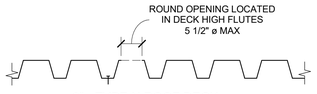


C4 JOIST BRG @ PRECAST
1 1/2" = 1'-0"

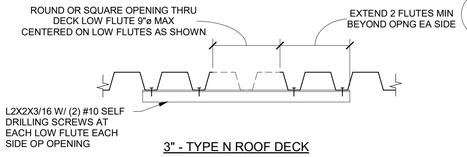


C5 TYP LATERAL BRACING & JOIST BRG
1" = 1'-0"

OPENINGS WITHOUT REINF:

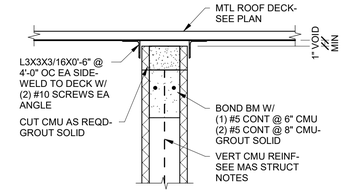


REINFORCED OPENINGS:

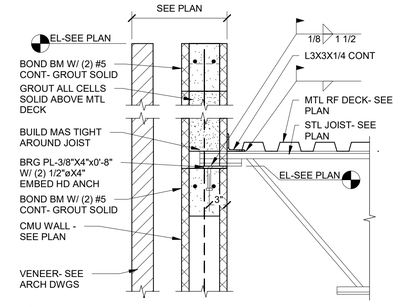


NOTE:
SEE C1/ S520 FOR SUBFRAMING AT OPENINGS LARGER THAN THOSE SHOWN OR OPENINGS THROUGH MORE THAN 1 DECK LOW FLUTE

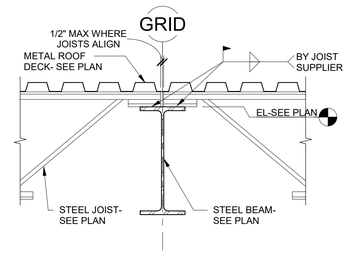
A2 TYP ROOF DECK REINF AT HOLES
1" = 1'-0"



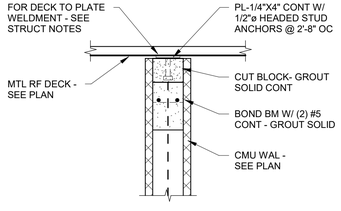
B3 DECK @ NON-LOAD BRG CMU WALL
1" = 1'-0"



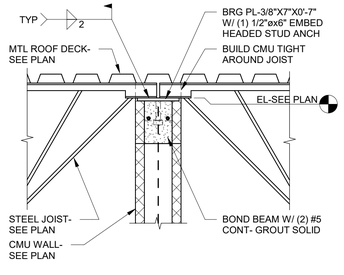
B4 JOIST BRG @ CMU
1" = 1'-0"



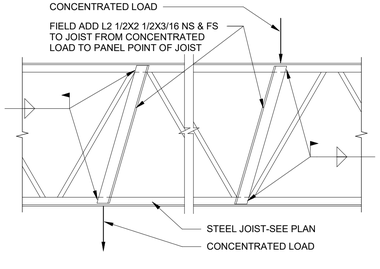
B5 TYP JOISTS BRG @ BEAM
1" = 1'-0"



A3 DECK BRG @ CMU WALL
1" = 1'-0"



A4 JOIST BRG @ CMU WALL
1" = 1'-0"



A5 TYP LOADS @ STEEL JOISTS
1" = 1'-0"

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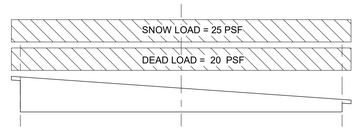
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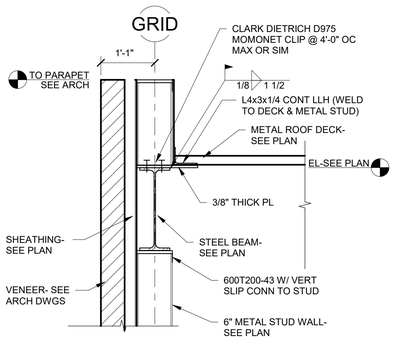
S520

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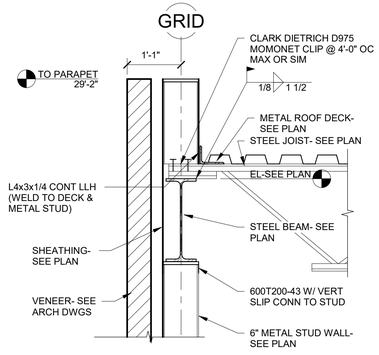


- APPLIES FOR DLH STEEL JOISTS
- JOIST SHALL ALSO BE DESIGNED FOR A NET UPLIFT OF 16 PSF AT MAIN ZONES AND 44 PSF AT EDGE ZONE
- JOIST SHALL ALSO BE DESIGNED FOR A NET UPLIFT OF 38 PSF AT OVERHANGS

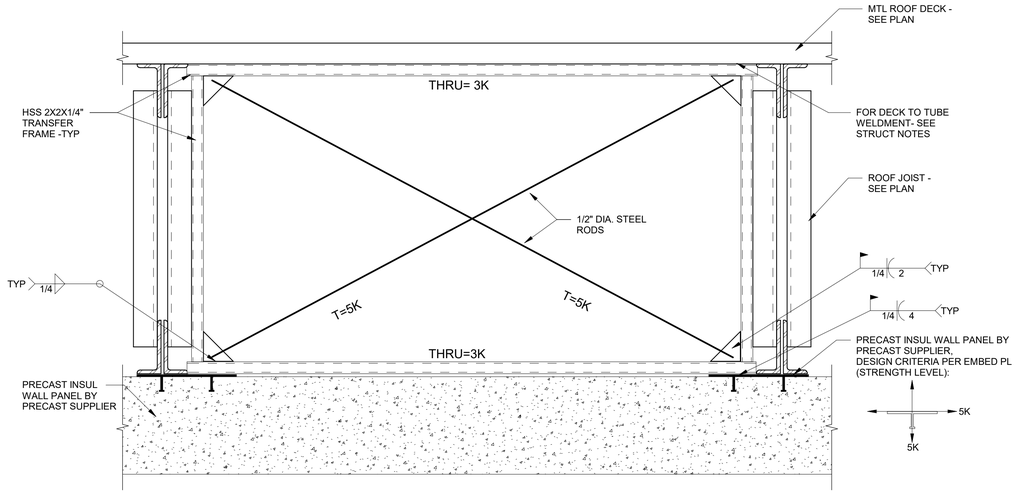
C3 JOIST LOADING DIAGRAM
1/8" = 1'-0"



A1 DECK BRG AT BEAM
1" = 1'-0"



A2 JOIST BRG AT BEAM
1" = 1'-0"



A3 CROSS BRIDGING BETWEEN JOISTS
1" = 1'-0"

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ALTOONA

ALTOONA FIRE

CITY OF ALTOONA FIRE STATION #26

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ALTOONA, IA 50009

ISSUANCE

SCHEMATIC DESIGN
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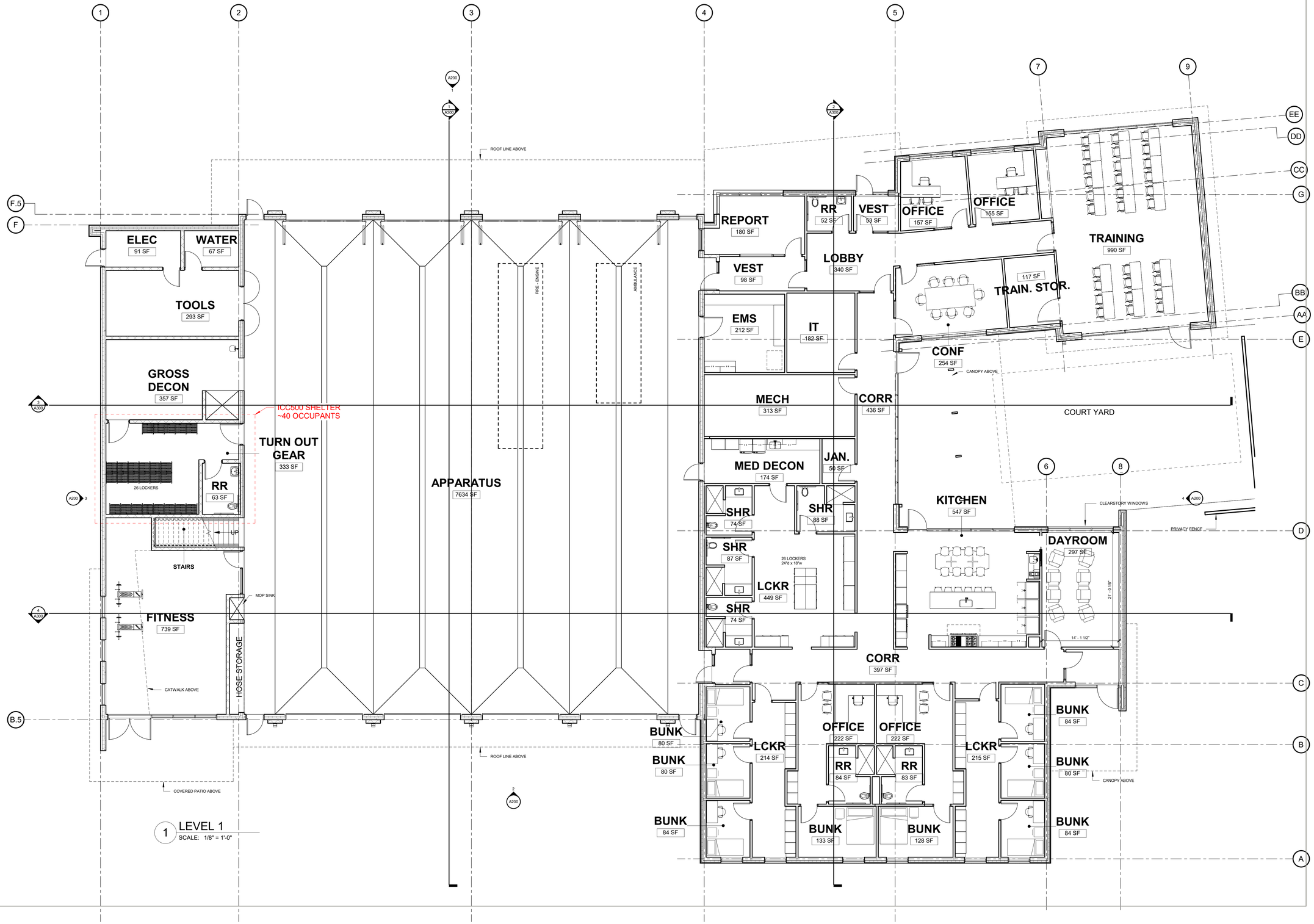
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STRUCTURAL DETAILS

S521

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1 LEVEL 1
SCALE: 1/8" = 1'-0"

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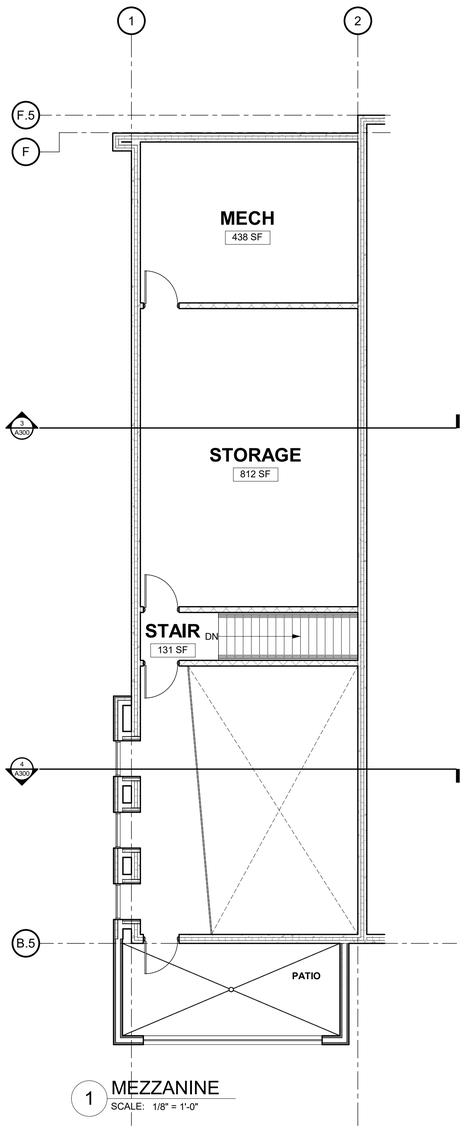
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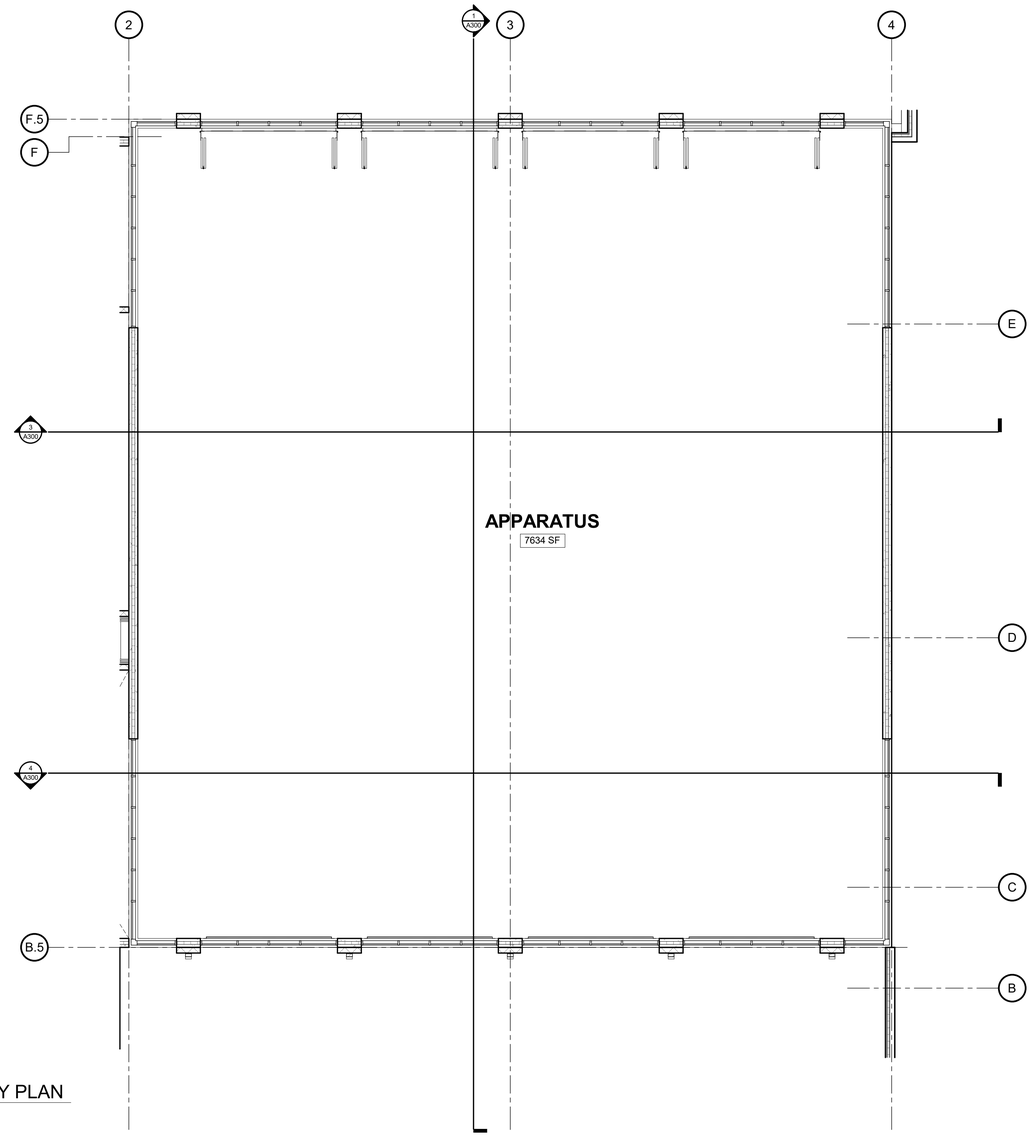
MAIN FLOOR PLAN

A100

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1 MEZZANINE
SCALE: 1/8" = 1'-0"



2 CLEARSTORY PLAN
SCALE: 1/8" = 1'-0"

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ALTOONA FIRE

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MEZZANINE AND CLEARSTORY PLAN

A102

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ROOF PLAN NOTES	
1	ROOF PLAN KEYNOTE

GENERAL NOTES: ROOF PLAN

1. MOST ROOF SLOPE ACCOMPLISHED WITH SLOPING ROOF STRUCTURE. SEE STRUCTURAL FOR ELEVATIONS TO DETERMINE PROPER TAPERED INSULATION. SHADED AREAS REPRESENT TAPERED INSULATION. PROVIDE A MINIMUM OF 1/4 INCH PER FOOT SLOPE TO ROOF DRAINS UNO.
2. ROOF MEMBRANE TO BE FULLY ADHERED TO PARAPET WALLS AND MUST EXTEND DOWN OUTSIDE FACE OF WALL 3" MIN. AIR/MOISTURE BARRIER TO EXTEND TO TOP OF PARAPET. SEAL ROOF MEMBRANE TO AIR/MOISITURE BARRIER.
3. EASE ALL EDGES OF ROOF BLOCKING/SHEATHING WHERE MEMBRANE WRAPS AROUND.
4. ARROWS ON THE PLAN INDICATE DIRECTION OF DRAINAGE. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS OF BUILDING AND DRAIN LOCATIONS AND OTHER PENETRATIONS.
5. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL PENETRATIONS NOT INDICATED ON THE ROOF PLAN.
6. COORDINATE EXACT SIZE AND LOCATION OF PENETRATIONS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
7. SEE STRUCTURAL DRAWINGS FOR FRAMING AROUND ROOF PENETRATIONS.
8. PROVIDE WALKWAY PADS AS SHOWN ON ROOF PLANS
9. FLASH ALL DRAINS, CURBS, VENTS, AND STACKS PER MANUFACTURER'S RECOMMENDATIONS IF DETAIL NOT PROVIDED ON DRAWINGS.
10. ALL ROOF CURBS TO BE A MINIMUM OF 8 INCHES ABOVE ROOF LEVEL. PROVIDE TAPERED INSULATION ROOF CRICKETS AT ROOF CURBS AS REQUIRED FOR DRAINAGE AWAY AROUND CURBS.
11. ALL OVERFLOW DRAINS ARE TO BE LOCATED AT A LINEAR DISTANCE THAT PROVIDES 2 INCHES OF HEIGHT ABOVE MAIN ROOF DRAIN.

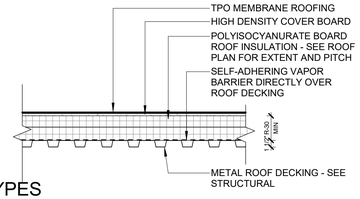
ROOF LEGEND

TAPERED INSULATION (1/2" PER 1'-0" SLOPE)

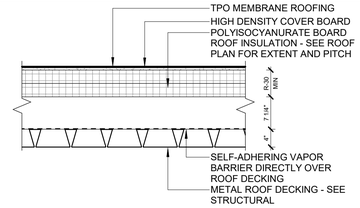
WALKWAY PAD

ROOF DRAIN / OVERFLOW DRAIN

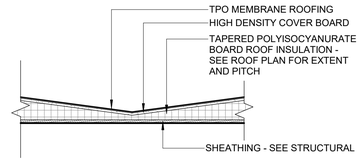
R1



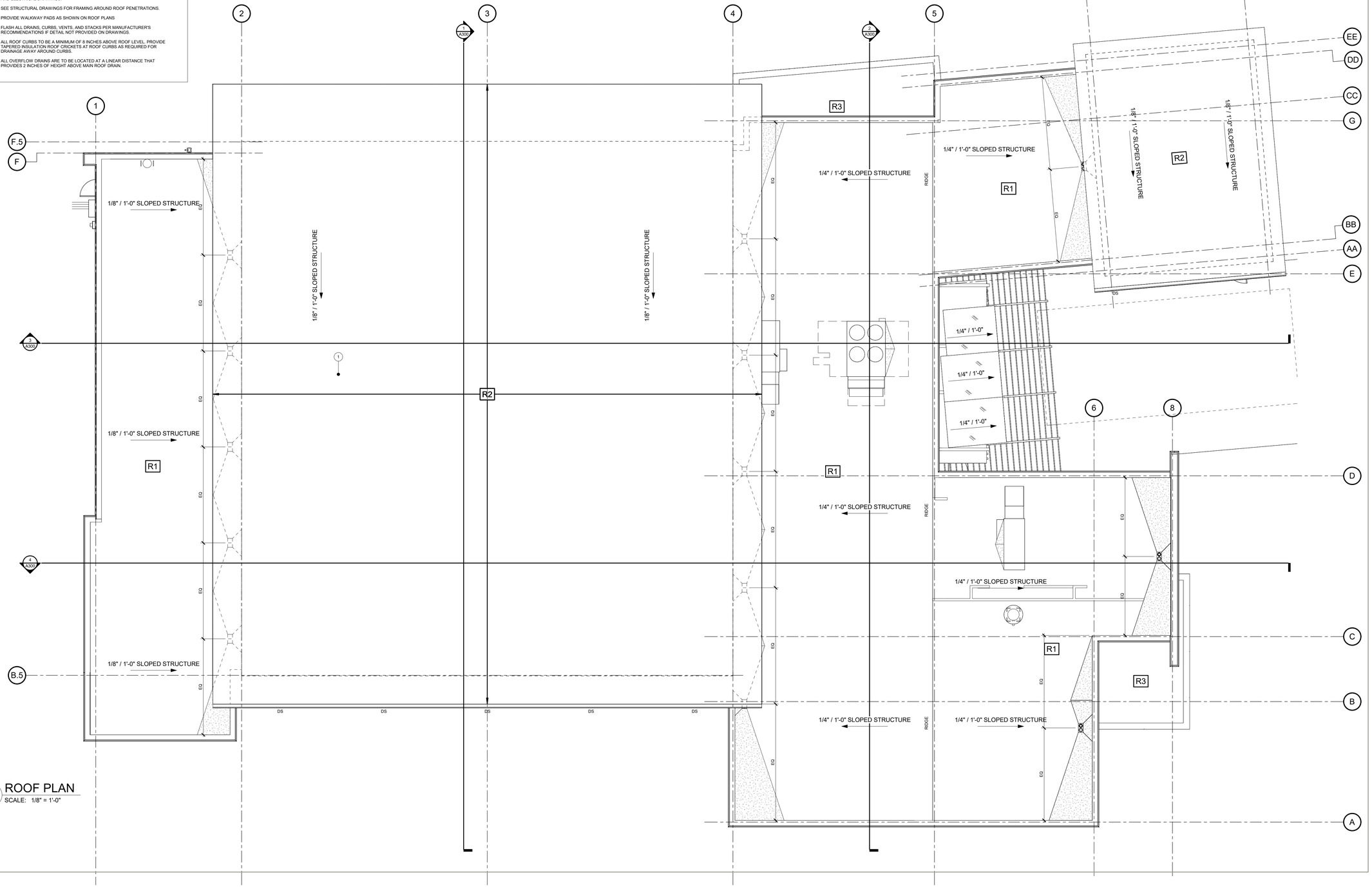
R2



R3



2 ROOF TYPES
SCALE: 3/4" = 1'-0"

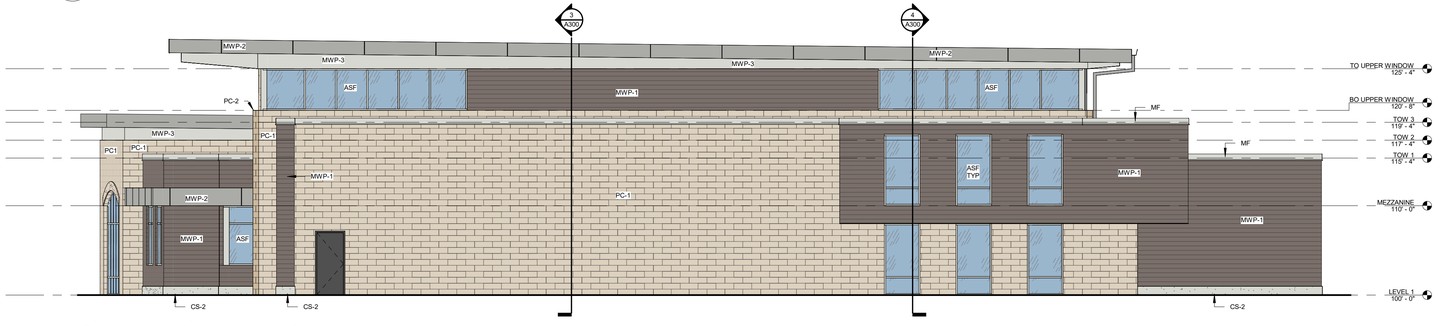

1/8" / 1'-0" SLOPED STRUCTURE
1/4" / 1'-0" SLOPED STRUCTURE
R1
R2
R3
EQ
RIDGE
DS
1/4" / 1'-0"
1/8" / 1'-0" SLOPED STRUCTURE
1/4" / 1'-0" SLOPED STRUCTURE
1/8" / 1'-0" SLOPED STRUCTURE
1/4" / 1'-0" SLOPED STRUCTURE
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1/4" / 1'-0" SLOPED STRUCTURE
1/4" / 1'-0" SLOPED STRUCTURE
1/4



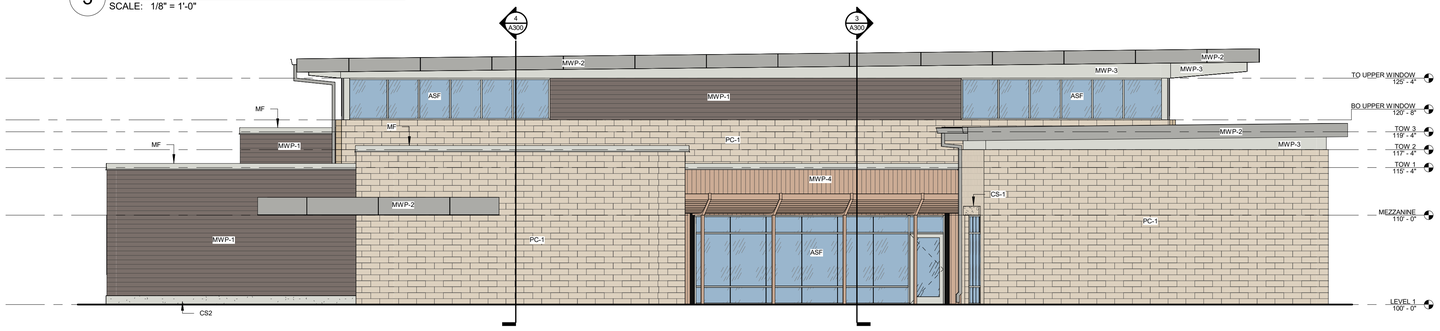
1 EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



4 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION NOTES	
1	ELEVATION KEYNOTES

MATERIAL LEGEND

PC-1*	PRECAST CONCRETE PANEL 1 - PANEL FINISH: VERY LIGHT SANDBLAST - PANEL COLOR: INTERGRAL COLOR LIGHT BUFF
PC-2*	PRECAST CONCRETE PANEL 2 - PANEL FINISH: VERY LIGHT SANDBLAST - PANEL COLOR: INTERGRAL COLOR MEDIUM BUFF
MWP-1	CONCEALED FASTENER METAL WALL PANEL - COLOR: 1 - ORIENTATION: HORIZONTAL - PROFILE: 1
MWP-2	ALUMINUM COMPOSITE METAL WALL PANEL - COLOR: 1
MWP-3	ALUMINUM COMPOSITE METAL WALL PANEL - COLOR: 2
MWP-4	CONCEALED FASTENER METAL WALL PANEL - COLOR: 2 - ORIENTATION: VERTICAL - PROFILE: 2
CS1	CAST STONE MASONRY HEADER - COLOR 1
CS2	CAST STONE MASONRY SILL - COLOR 2
ASF	ALUMINUM STOREFRONT SYSTEM: 2"X6" FRAME, FINISH: ASTI, FILL WITH IG-1
MF	TWO-PIECE SNAP ON ALUMINUM FASCIA TRIM - 7" PROFILE

*NOTE: SEE SD NARATIVE FOR ALTERNATE CONSTRUCTION TYPE. WALL TO BE LOAD BEARING CMU, FLUID APPLIED VAPOR BARRIER, RIGID INSULATION, LARGE FORMAT MASONRY VENEER.

MATERIAL PERCENTAGES

NORTH

TOTAL SF = X,XXX SF		
	SF	%
MASONRY	X,XXX	XX
GLAZING	XXX	XX
DOORS	XX	XX

SOUTH

TOTAL SF = X,XXX SF		
	SF	%
MASONRY	X,XXX	XX
GLAZING	XXX	XX
DOORS	XX	XX

WEST

TOTAL SF = X,XXX SF		
	SF	%
MASONRY	X,XXX	XX
GLAZING	XXX	XX
DOORS	XX	XX

EAST

TOTAL SF = X,XXX SF		
	SF	%
MASONRY	X,XXX	XX
GLAZING	XXX	XX
DOORS	XX	XX

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ALTOONA

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ISSUANCE

SCHEMATIC DESIGN
12/20/2024

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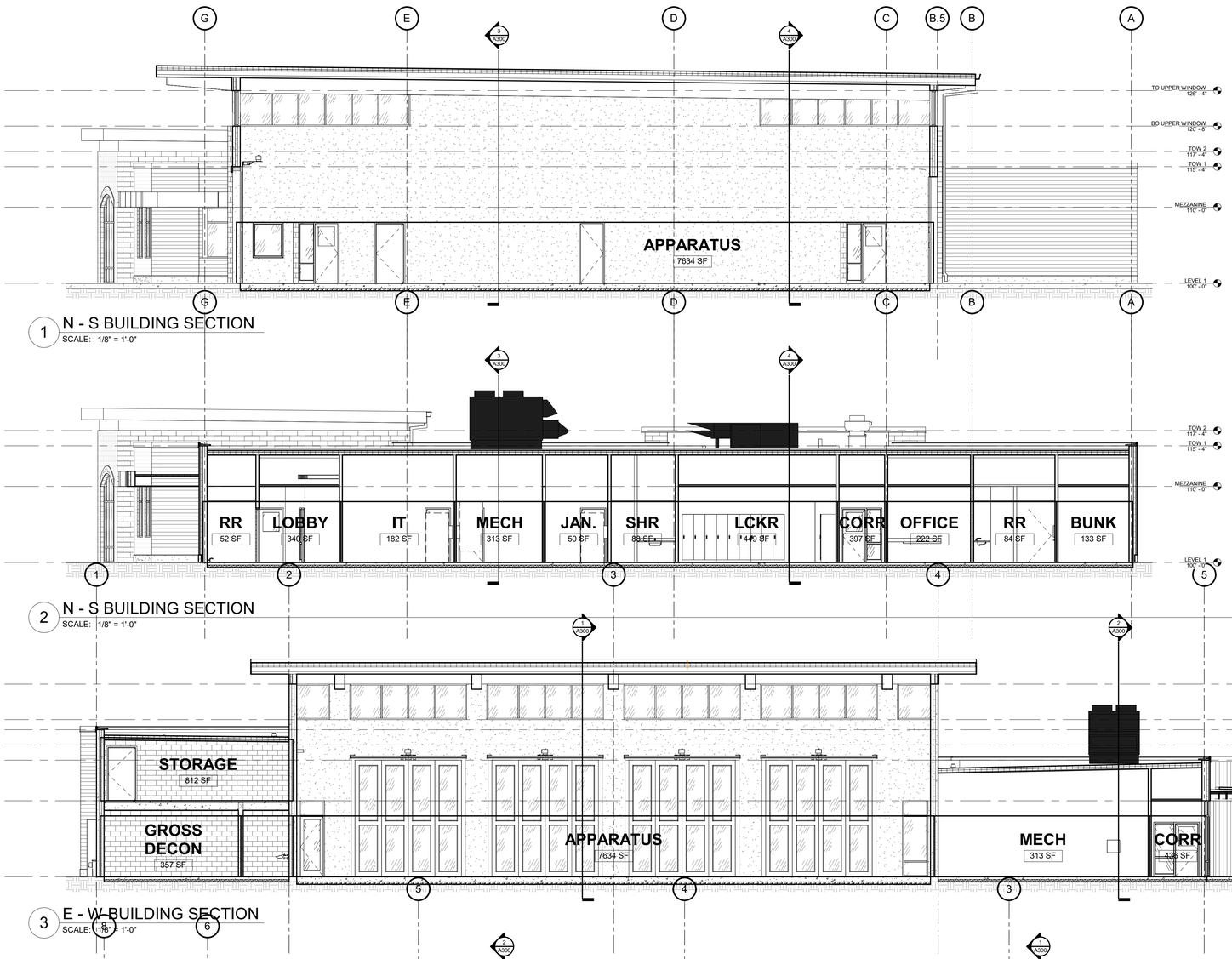
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EXTERIOR ELEVATIONS

A200

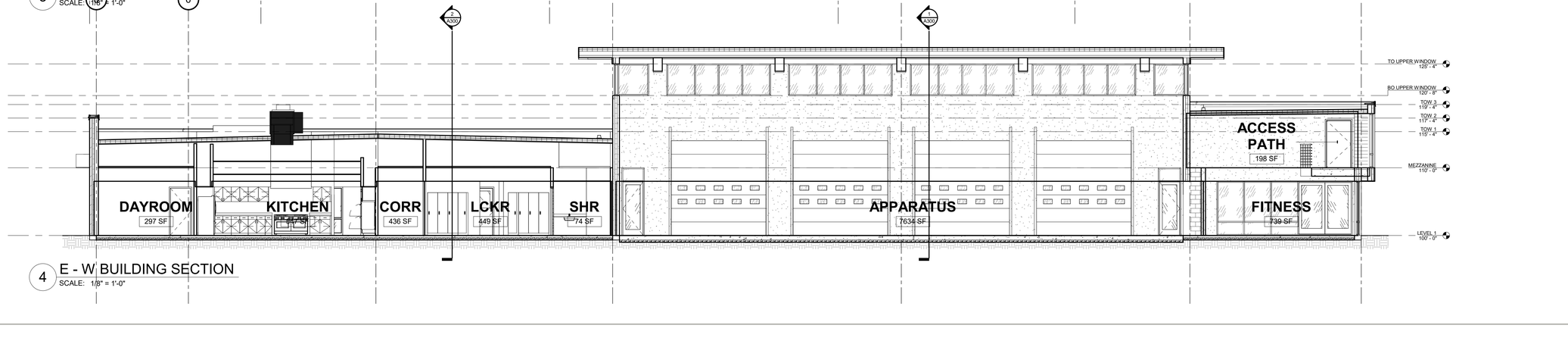
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1 N - S BUILDING SECTION
SCALE: 1/8" = 1'-0"

2 N - S BUILDING SECTION
SCALE: 1/8" = 1'-0"

3 E - W BUILDING SECTION
SCALE: 1/8" = 1'-0"



4 E - W BUILDING SECTION
SCALE: 1/8" = 1'-0"

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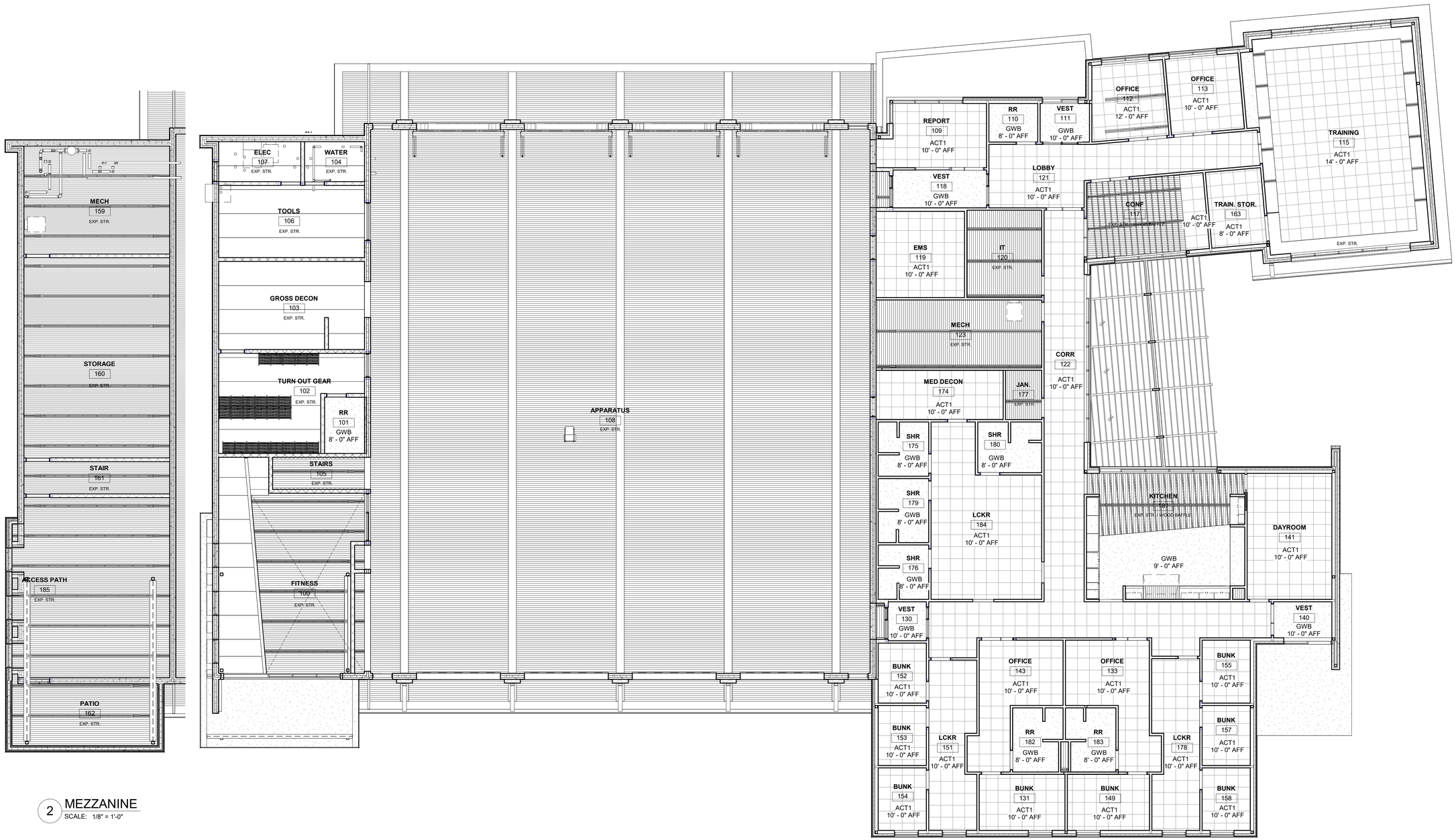
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BUILDING SECTIONS

A300

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2 MEZZANINE
SCALE: 1/8" = 1'-0"

1 LEVEL 1
SCALE: 1/8" = 1'-0"

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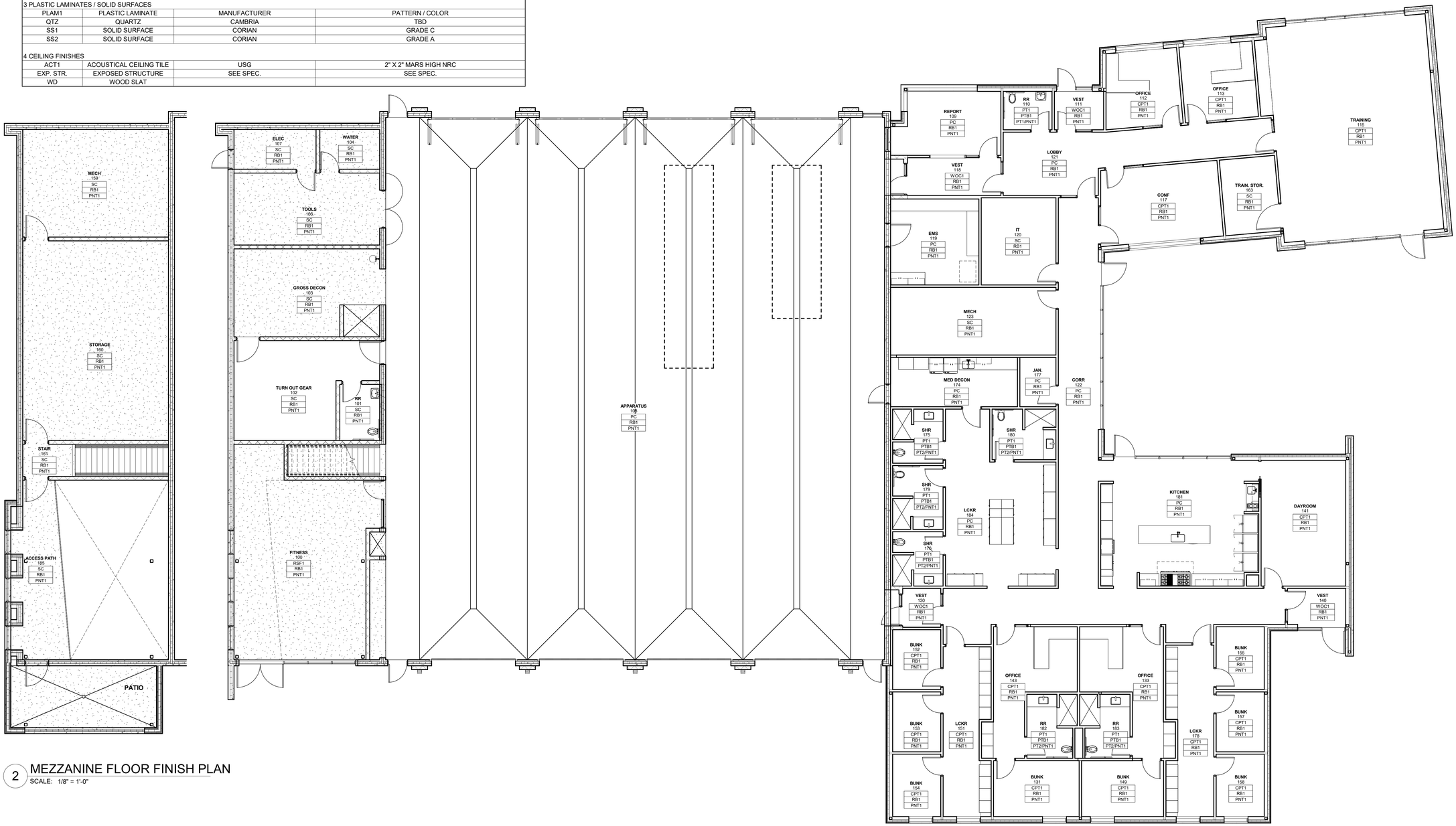
REFLECTED CEILING PLAN

A700

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FINISH KEY

KEY	PRODUCT	MANUFACTURER	PATTERN / COLOR
1 FLOORING			
CPT1	CARPET TILE	MANUFACTURER	MATERIAL COST: $25.00 YD
PT1	PORCELAIN TILE	MANUFACTURER	12" X 24" / MATERIAL COST: $4.50 SF
PT2	PORCELAIN TILE - SHOWER	MANUFACTURER	THIN PANEL TILE/ MATERIAL COST: $6.50 SF
RB1	VINYL BASE	TARKETT	TBD
SC	SEALED CONCRETE	SEE SPEC.	SEE SPEC.
SF	SPORTS FLOORING		
WOC	WALK OFF CARPET	MANUFACTURER	PATTERN / COLOR
2 WALL COVERINGS			
CG	CORNER GUARD	MANUFACTURER	PATTERN / COLOR
P1	PAINT	MANUFACTURER	PATTERN / COLOR
P2	PAINT	MANUFACTURER	PATTERN / COLOR
P3	PAINT	MANUFACTURER	PATTERN / COLOR
P4	PAINT	MANUFACTURER	PATTERN / COLOR
PWT1	PORCELAIN WALL TILE	MANUFACTURER	12" X 24" MATERIAL COST: $4.50 SF
3 PLASTIC LAMINATES / SOLID SURFACES			
PLAM1	PLASTIC LAMINATE	MANUFACTURER	PATTERN / COLOR
QTZ	QUARTZ	CAMBRIA	TBD
SS1	SOLID SURFACE	CORIAN	GRADE C
SS2	SOLID SURFACE	CORIAN	GRADE A
4 CEILING FINISHES			
ACT1	ACOUSTICAL CEILING TILE	USG	2" X 2" MARS HIGH NRC
EXP. STR.	EXPOSED STRUCTURE	SEE SPEC.	SEE SPEC.
WD	WOOD SLAT		



2 MEZZANINE FLOOR FINISH PLAN
SCALE: 1/8" = 1'-0"

1 LEVEL 1 - FINISH FLOOR PLAN
SCALE: 1/8" = 1'-0"

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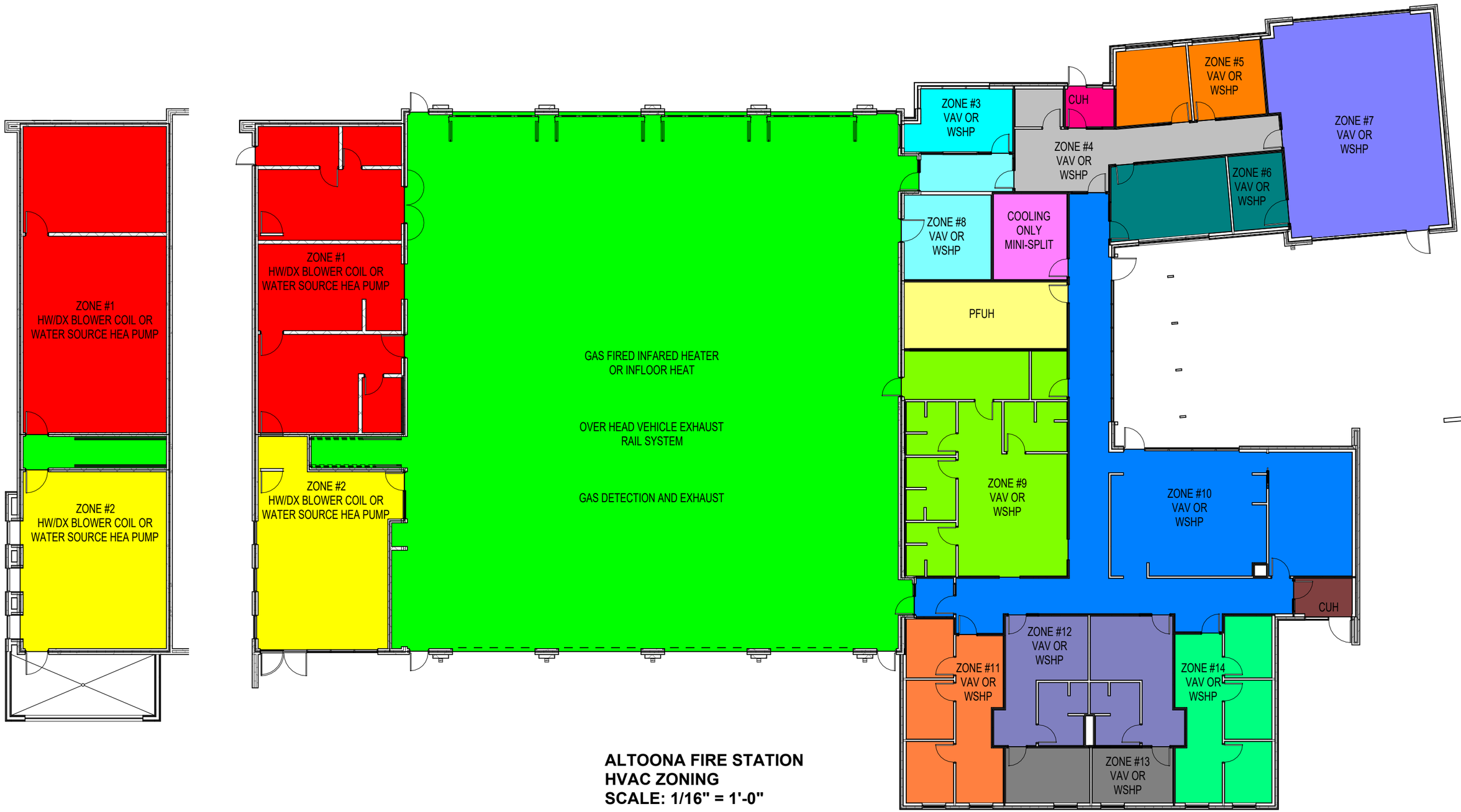
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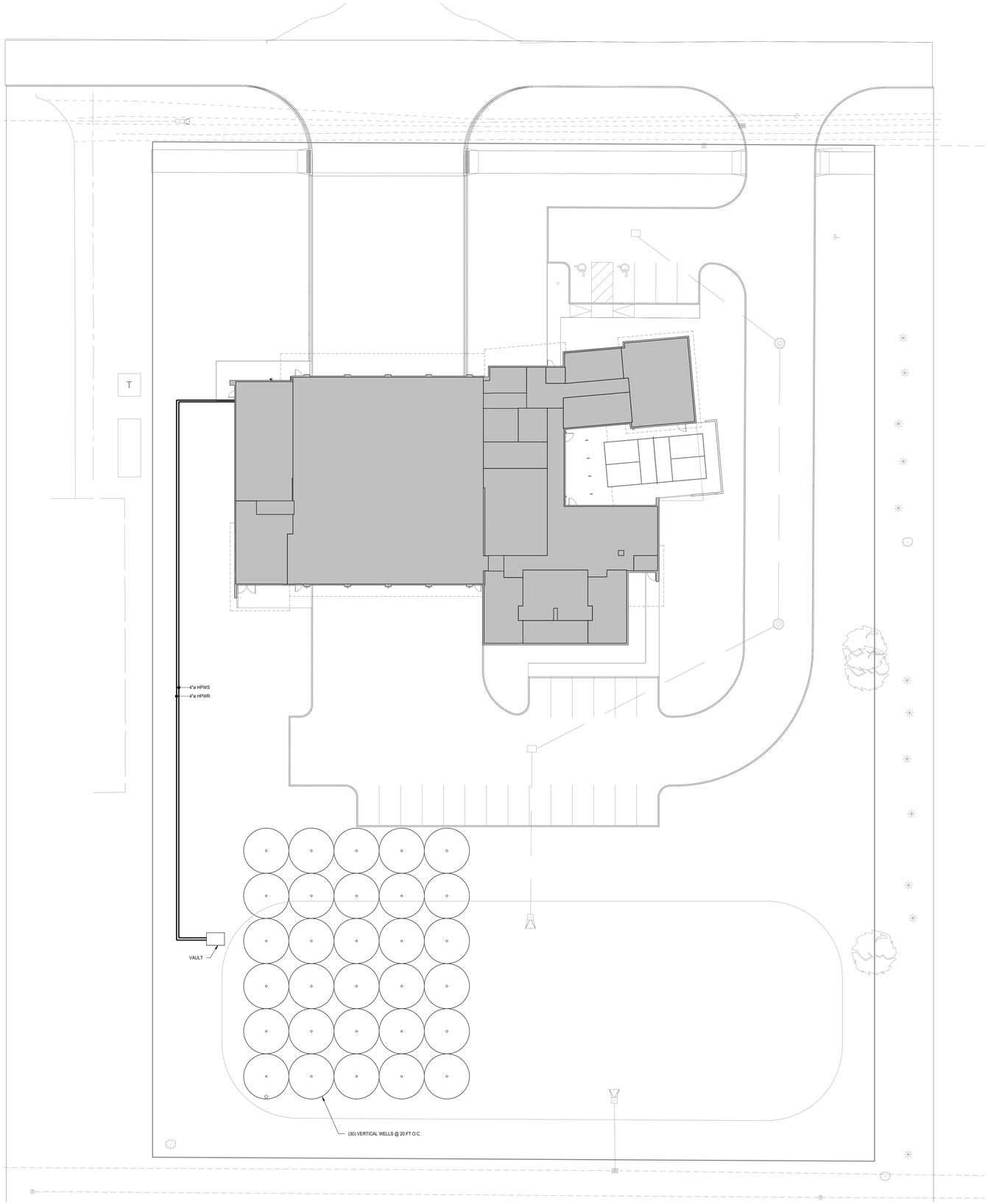
FLOOR FINISH PLAN

A800

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ALTOONA FIRE STATION
HVAC ZONING
SCALE: 1/16" = 1'-0"



1 SITE PLAN - MECHANICAL
1" = 20'-0"

NORTH

GENERAL NOTES

1. COORDINATE LOCATION/INSTALLATION OF MECHANICAL AND ELECTRICAL WORK WITH ALL OTHER TRADES. NO ASPECT OF A SYSTEM INSTALLATION OR ITS ROUGH-IN SHALL COMMENCE UNTIL PROPER AND TIMELY COORDINATION WITH ALL TRADES ASSOCIATED WITH THE INSTALLATION HAS TRANSPIRED. ITEMS TO BE COORDINATED SHALL INCLUDE, BUT NOT BE LIMITED TO: BUILDING STRUCTURE, SHEET METAL, ALL PIPING SYSTEMS, LIGHT FIXTURES, CONDUITS, CABLE TRAYS, WORK ABOVE LAY-IN CEILINGS, ETC. REFER TO ALL GENERAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
2. DRAWINGS SHOWING LOCATIONS OF EQUIPMENT, PIPING, ETC. ARE DIAGRAMMATIC AND MAY NOT ALWAYS REFLECT ACTUAL INSTALLATION CONDITIONS. DRAWINGS SHOW THE GENERAL ARRANGEMENT OF ALL DUCTWORK, PIPING, EQUIPMENT, ETC. AND MAY NOT INCLUDE ALL OFFSETS AND FITTINGS AS REQUIRED FOR COMPLETE INSTALLATION. THE DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION AND THE WORK OF OTHERS WILL PERMIT.
3. SITE PLAN INDICATES EXISTING UTILITIES AND SITE COMPONENTS BASED ON CASUAL OBSERVATION AND RECORD DOCUMENTS. PUBLIC AND PRIVATE UTILITY LOCATES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO COMMENCING WORK. COST FOR ANY REQUIRED LOCATES SHALL BE INCLUDED IN THE BID. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST ASSOCIATED WITH REPAIRING DAMAGED OR INTERRUPTED UTILITIES. EXISTING TREES AND OTHER MISCELLANEOUS SITE CONDITIONS ARE NOT INDICATED ON THE SITE PLAN. CONTRACTOR SHALL VISIT THE SITE TO REVIEW EXISTING SITE CONDITIONS PRIOR TO BID.

REFERENCE NOTES

1. .

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OWNER LOGO

CONSULTANT LOGO

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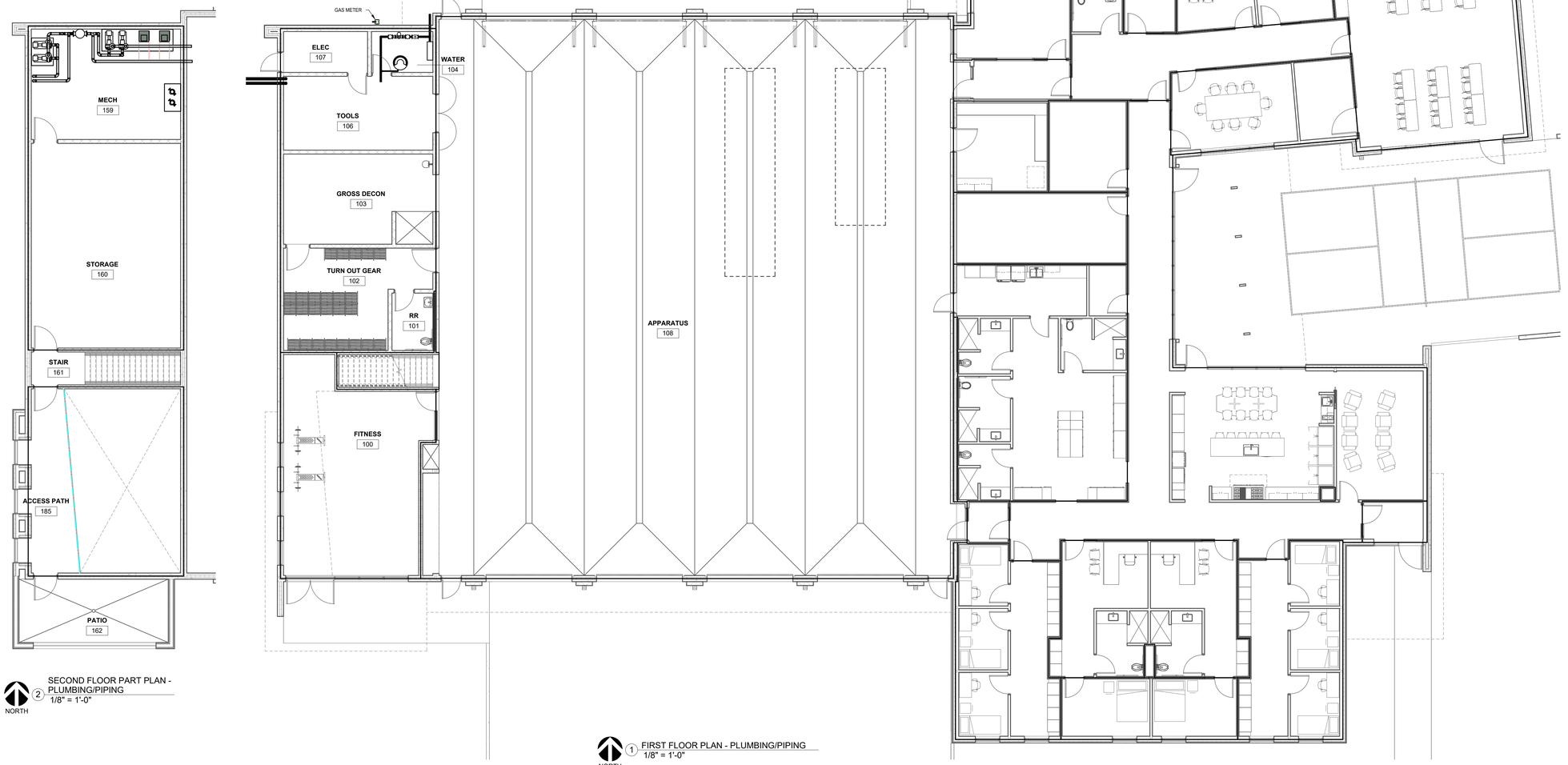
PROJECT NUMBER
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SITE PLAN - MECHANICAL

M100

Twin Rivers Engineering Consultants
1000 Illinois Street
Des Moines, Iowa 50314
Phone: 515-288-3679 Fax: 515-288-4012
TRE Project #24029.00

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2 SECOND FLOOR PART PLAN - PLUMBING/PIPING
1/8" = 1'-0"
NORTH

1 FIRST FLOOR PLAN - PLUMBING/PIPING
1/8" = 1'-0"
NORTH

GENERAL NOTES

1. COORDINATE LOCATION/INSTALLATION OF MECHANICAL AND ELECTRICAL WORK WITH ALL OTHER TRADES. NO ASPECT OF A SYSTEM INSTALLATION OR ITS ROUGH-IN SHALL COMMENCE UNTIL PROPER AND TIMELY COORDINATION WITH ALL TRADES ASSOCIATED WITH THE INSTALLATION HAS TRANSPIRED. ITEMS TO BE COORDINATED SHALL INCLUDE, BUT NOT BE LIMITED TO: BUILDING STRUCTURE, SHEET METAL, ALL PIPING SYSTEMS, LIGHT FIXTURES, CONDUITS, CABLE TRAYS, WORK ABOVE LAY-IN CEILINGS, ETC. REFER TO ALL GENERAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
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PROJECT NUMBER
24046

FLOOR PLAN - PLUMBING/PIPING

M201

Twin Rivers Engineering Consultants
1000 Illinois Street
Des Moines, Iowa 50314
Phone: 515-288-3679 Fax: 515-288-4012
TRE Project #24029.00

12/20/2024 9:06:59 AM
Autodesk Docs://24046_City Of Altoona Fire Station/24029 - MEP.rvt



NORTH

1 ROOF PLAN - SHEET METAL
1/8" = 1'-0"

SVPA ARCHITECTS
1466 28th Street, Suite 200 | West Des Moines, Iowa 50266 | 515.327.5990

OWNER LOGO

CONSULTANT LOGO

N

AREA A | AREA B | AREA C | AREA D

KEY PLAN

CITY OF ALTOONA FIRE STATION #26

6101 NE 6ND AVE
ALTOONA, IA 50009

ISSUANCE

SCHEMATIC DESIGN
12/20/2024

REVISIONS

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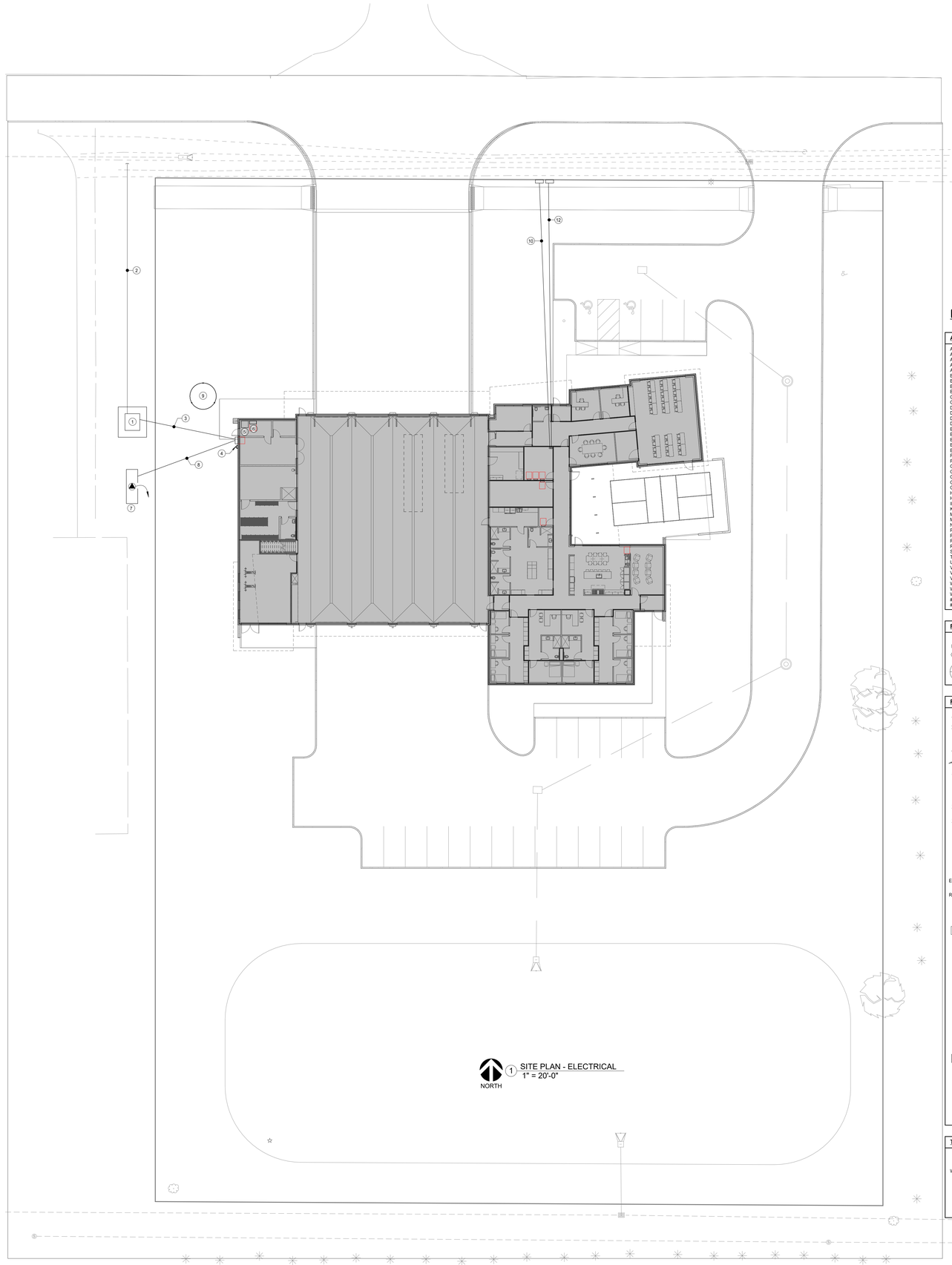
PROJECT NUMBER
24046

ROOF PLAN - SHEET METAL

M301

Twin Rivers Engineering Consultants
1000 Illinois Street
Des Moines, Iowa 50314
Phone: 515-288-3679 Fax: 515-288-4012
TRE Project #24029.00

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1 SITE PLAN - ELECTRICAL
1" = 20'-0"
NORTH

GENERAL NOTES

1. COORDINATE LOCATION/INSTALLATION OF MECHANICAL AND ELECTRICAL WORK WITH ALL OTHER TRADES. NO ASPECT OF A SYSTEM INSTALLATION OR ITS ROUGH-IN SHALL COMMENCE UNTIL PROPER AND TIMELY COORDINATION WITH ALL TRADES ASSOCIATED WITH THE INSTALLATION HAS TRANSPIRED. ITEMS TO BE COORDINATED SHALL INCLUDE, BUT NOT BE LIMITED TO: BUILDING STRUCTURE, SHEET METAL, ALL PIPING SYSTEMS, LIGHT FIXTURES, CONDUITS, CABLE TRAYS, WORK ABOVE LAY-IN CEILINGS, ETC. REFER TO ALL GENERAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
2. UNDERGROUND FACILITIES HAVE BEEN SHOWN BASED UPON INFORMATION OBTAINED FROM FIELD LOCATIONS BY UTILITY COMPANIES, AVAILABLE SURVEYS, AND RECORDS. LOCATIONS ARE APPROXIMATE ONLY. OTHER UNDERGROUND FACILITIES THAT ARE NOT SHOWN MAY EXIST. CONTRACTOR IS RESPONSIBLE TO VERIFY THE EXACT LOCATION AND TYPE OF UNDERGROUND FACILITIES ON THE SITE. CONTACT IOWA ONE CALL A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION TO LOCATE UNDERGROUND UTILITIES. IF A PROBLEM OR INTERFERENCE EXISTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING.
3. THE ELECTRICAL CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICE REQUIREMENTS WITH THE LOCAL UTILITY COMPANY AND INCLUDE ALL LABOR AND MATERIALS FOR A COMPLETE OPERATING SYSTEM. COORDINATION SHALL INCLUDE, BUT NOT BE LIMITED TO, REQUIREMENTS FOR TRANSFORMER CONNECTIONS, CONCRETE TRANSFORMER PADS, METER SOCKETS, PRIMARY CABLE RACEWAY, SECONDARY SERVICE, AND METERING TRANSFORMERS.
4. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE AVAILABLE FAULT CURRENT WITH THE LOCAL UTILITY COMPANY PRIOR TO SUBMITTING BID. ADJUST A.I.C. RATINGS OF ALL OVERCURRENT PROTECTION DEVICES AS REQUIRED IN DISTRIBUTION EQUIPMENT TO COORDINATE WITH AVAILABLE FAULT CURRENT.

REFERENCE NOTES

1. PAD MOUNT TRANSFORMER BY MIDAMERICAN ENERGY. PAD BY ELECTRICAL CONTRACTOR. REFER TO DETAIL 3/E500 FOR PAD REQUIREMENTS.
2. EXTEND, CAP, AND STAKE (1) 4" SCHEDULE 40 TYPE DB PVC CONDUIT FROM PRIMARY SIDE OF UTILITY TRANSFORMER TO LOCATION DIRECTED BY MIDAMERICAN ENERGY. COORDINATE ROUTING WITH OTHER UTILITIES.
3. SECONDARY CONDUIT TO ATS BY ELECTRICAL CONTRACTOR. REFER TO RISER DIAGRAM ON DRAWING E502.
4. CT ENCLOSURE AND ELECTRIC METER. COORDINATE WITH MID AMERICAN ENERGY.
5. SERVICE ENTRANCE RATED AUTOMATIC TRANSFER SWITCH.
6. MAIN DISTRIBUTION PANEL.
7. EMERGENCY GENERATOR. CONCRETE PAD PER MANUFACTURES RECOMMENDATIONS BY ELECTRICAL CONTRACTOR. COORDINATE REQUIREMENTS AND INSTALLATION.
8. GENERATOR FEEDER CIRCUIT. REFER TO RISER DIAGRAM ON DRAWING E502.
9. GROUND RING. SEE SPECIFICATIONS AND DETAIL 4/E500. COORDINATE LOCATION WITH OTHER UNDERGROUND UTILITIES.
10. EXTEND ONE EMPTY 4" HDPE CONDUIT WITH 3-CELL INNER DUCT FROM IT 120 TO HANDHOLE SHOWN. EACH INNER DUCT TO INCLUDE PRE-LOADED PULL TAPE. VERIFY EXACT LOCATION FOR HANDHOLES WITH OWNER. REFER TO DETAIL 4/E501.
11. CIRCUIT VIA CONTACTOR #1. CONTROL CONTACTOR WITH PHOTOCELL.
12. EXTEND TWO EMPTY 4" HDPE CONDUITS WITH 3-CELL INNER DUCT FROM IT 120 TO HANDHOLE SHOWN. EACH INNER DUCT TO INCLUDE PRE-LOADED PULL TAPE. VERIFY EXACT LOCATION FOR HANDHOLES WITH OWNER. REFER TO DETAIL 4/E501.
13. LOCATE FIXTURES APPROX. 8'-0" FROM FLAG POLE. COORDINATE WITH PAVING. FIXTURES TO BE APPROX. 120 DEGREES APART FROM CENTER OF FLAGPOLE. MOUNT TO CONCRETE BASE PER DETAIL 6/E500.
14. MOUNT POLE TO RAISED BASE PER DETAIL 2/E500. TYPICAL FOR ALL TYPE LP1 AND LP2 FIXTURES.
15. MOUNT TYPE LB1 BOLLARD FIXTURE TO CONCRETE BASE. REFER TO DETAIL 7/E500.

ELECTRICAL LEGEND

ABBREVIATIONS:

AC	ABOVE COUNTER
ACCU-#	AIR COOLED CONDENSING UNIT
ACU-#	AIR COOLED CONDENSING UNIT
AFF	ABOVE FINISHED FLOOR
AHU-#	AIR HANDLING UNIT
B-#	BOILER
BCU-#	BLOWER COIL UNIT
BP-#	BOILER PUMP
BS	BOILER SHUT-OFF
CLG	CEILING MOUNTED DEVICE
CUH-#	CABINET UNIT HEATER
DF-#	DESTRATIFICATION FAN
DHWCP-#	DOMESTIC HOT WATER CIRCULATION PUMP
DO	DOOR OPERATOR
DW	DISHWASHER
EF-#	EXHAUST FAN
EM	EMERGENCY BALLAST
EPO	EMERGENCY POWER OFF
ERV-#	ENERGY RECOVERY UNIT
EWC	ELECTRIC WATER COOLER, DEVICE BESIDE HOUSING
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
GD	GARBAGE DISPOSER
GFI	GROUND FAULT INTERRUPTIBLE DEVICE
GP	GROUND FAULT PROTECTED DEVICE
GSV	GAS SOLENOID VALVE
GWH-#	GAS-FIRED WATER HEATER
HOOD-#	EXHAUST HOOD
HWP-#	HOT WATER PUMP
IFH-#	INFRARED RADIANT HEATER
KEF-#	KITCHEN EXHUAST FAN
MUA-#	MAKE-UP AIR UNIT
MW	MICROWAVE
NL	NIGHT LIGHT
PFUH-#	PROPELLER FAN UNIT HEATER
PROJ	PROJECTOR
REF	REFRIGERATOR
RTU-#	ROOFTOP UNIT
SS	SURGE SUPPRESSION DEVICE
TYP	TYPICAL
USB	USB DEVICE
VEF-#	VEHICLE EXHAUST FAN
VFD	VARIABLE FREQUENCY DRIVE
VG	VANDAL GUARD LEXAN COVER
WAP	WIRELESS ACCESS POINT
WG	WIREGUARD
WP	WEATHERPROOF DEVICE
#D	DATA OUTLET (# INDICATES QUANTITY)
#V	VOICE OUTLET (# INDICATES QUANTITY)

REFERENCE SYMBOLS:

	POINT OF CONNECTION/DISCONNECTION
(?)	KEYED NOTE
(?)	KITCHEN EQUIPMENT IDENTIFICATION TAG
X / Y	DETAIL REFERENCE (X = DETAIL NUMBER, Y = DRAWING NUMBER)

POWER SYMBOLS:

	SURFACE MOUNTED PANEL
	RECESSED PANEL
	ELECTRIC METER
	CONDUIT CONCEALED IN CEILING AND WALL CONSTRUCTION
	ELECTRICAL CIRCUIT HOMERUN
	GROUND BAR
	DUPLEX RECEPTACLE, +18" A.F.F. UNLESS OTHERWISE NOTED
	FOURPLEX RECEPTACLE, +18" A.F.F. UNLESS OTHERWISE NOTED
X	DUPLEX RECEPTACLE (X = DEVICE TYPE) +18" A.F.F. UNLESS OTHERWISE NOTED
X	FOURPLEX RECEPTACLE (X = DEVICE TYPE) +18" A.F.F. UNLESS OTHERWISE NOTED
FDV	FLOOR BOX WITH DEVICES AS INDICATED
	DUPLEX RECEPTACLE MOUNTED FLUSH IN FACE OF CEILING, OR AS NOTED
	SINGLE PLUG RECEPTACLE, +18" A.F.F. UNLESS OTHERWISE NOTED
	SPECIAL ELECTRICAL CONNECTION OR DEVICE AS NOTED
ED	ELECTRIC DRYER CONNECTION, NEMA 10-30R (VERIFY) +48" A.F.F. UNLESS OTHERWISE NOTED
RG	ELECTRIC RANGE CONNECTION, NEMA 10-50R (VERIFY) +8" A.F.F. UNLESS OTHERWISE NOTED
	RANGE HOOD CONNECTION
	MOTOR
ATS	AUTOMATIC TRANSFER SWITCH
PS	POWER SUPPLY
	ENCLOSED SAFETY SWITCH
FS	FUSE STAT SWITCH WITH FUSE, MOUNT ADJACENT TO EQUIPMENT
CB	ENCLOSED CIRCUIT BREAKER
TS	TIME SWITCH
T	BUCK-BOOST TRANSFORMER
VFD	VARIABLE FREQUENCY DRIVE
	PUSH BUTTON (FUNCTION AS INDICATED), +48" A.F.F. UNLESS OTHERWISE NOTED
	PUSH BUTTON, +48" A.F.F. UNLESS OTHERWISE NOTED
T	THERMOSTAT, +48" A.F.F. UNLESS OTHERWISE NOTED
AVST	AUTOTRANSFORMER CONTROLLER
☐ IR	INFRARED SENSOR
☐ SE	SAFETY EDGE
☐ LS	LIMIT SWITCH
☐ PS	PRESENCE SENSOR
☐ RR	REMOTE RADIO RECEIVER

TELECOMMUNICATIONS SYSTEM SYMBOLS:

	TELECOMMUNICATION OUTLET (NUMBER OF DEVICES AS INDICATED) +18" A.F.F. UNLESS OTHERWISE NOTED
W	WALL TELEPHONE OUTLET (NUMBER OF DEVICES AS INDICATED) +18" A.F.F. UNLESS OTHERWISE NOTED
TV	TELEVISION OUTLET (DEVICES AS INDICATED) +18" A.F.F. UNLESS OTHERWISE NOTED
AV	DOUBLE DEEP JUNCTION BOX FOR AUDIO/VISUAL OUTLETS (CONDUIT/BOX ONLY) +18" A.F.F. UNLESS OTHERWISE NOTED
J	JUNCTION BOX (CONDUIT/BOX ONLY) +18" A.F.F. UNLESS OTHERWISE NOTED

LIGHTING CONTROL SYMBOLS:

Y	SINGLE POLE SWITCH, +48" A.F.F. UNLESS OTHERWISE NOTED (y = SWITCH LEG ID)
3,y	THREE-WAY SWITCH, +48" A.F.F. UNLESS OTHERWISE NOTED (y = SWITCH LEG ID)
4,y	FOUR-WAY SWITCH, +48" A.F.F. UNLESS OTHERWISE NOTED (y = SWITCH LEG ID)
D,y	DIMMER SWITCH, +48" A.F.F. UNLESS OTHERWISE NOTED (y = SWITCH LEG ID)
P,y	PILOT SWITCH, +48" A.F.F. UNLESS OTHERWISE NOTED (y = SWITCH LEG ID)
T,y	TIMER SWITCH, +48" A.F.F. UNLESS OTHERWISE NOTED (y = SWITCH LEG ID)
OCM y	OCCUPANCY SENSOR, +48" A.F.F. UNLESS OTHERWISE NOTED (# = OCCUPANCY SENSOR TYPE, y = SWITCH LEG ID)
LC	LIGHTING CONTACTOR
(P) PC	PHOTOCELL, HEIGHT AS NOTED
R	RELAY

LIGHT FIXTURE SYMBOLS:

X	CEILING/PENDANT MOUNTED EXIT LIGHT FIXTURE (X = LIGHT FIXTURE TYPE, ARROW INDICATE DIRECTION)
X	WALL MOUNTED EXIT LIGHT FIXTURE, +8'-0" A.F.F. UNLESS OTHERWISE NOTED (X = LIGHT FIXTURE TYPE, ARROW INDICATE DIRECTION)
X,y	WALL MOUNTED LIGHT FIXTURE (X = LIGHT FIXTURE TYPE, y = LIGHT SWITCH LEG ID)
X,y	WALL MOUNTED LIGHT FIXTURE (X = LIGHT FIXTURE TYPE, y = LIGHT SWITCH LEG ID)
X	WALL MOUNTED EMERGENCY LIGHT FIXTURE (X = LIGHT FIXTURE TYPE) +7'-0" A.F.F. UNLESS OTHERWISE NOTED
X	EXTERIOR WALL MOUNTED EMERGENCY EGRESS LIGHT FIXTURE (X = LIGHT FIXTURE TYPE) +7'6" A.F.F. UNLESS OTHERWISE NOTED
X,y	SURFACE MOUNTED LIGHT FIXTURE (X = LIGHT FIXTURE TYPE, y = LIGHT SWITCH LEG ID)
X,y	PENDANT MOUNTED LIGHT FIXTURE (X = LIGHT FIXTURE TYPE, y = LIGHT SWITCH LEG ID)
X,y	WALL MOUNTED LIGHT FIXTURE (X = LIGHT FIXTURE TYPE, y = LIGHT SWITCH LEG ID)
X,y	UNDERCABINET LIGHT FIXTURE (X = LIGHT FIXTURE TYPE, y = LIGHT SWITCH LEG ID)
X,y	RECESSED LIGHT FIXTURE (X = LIGHT FIXTURE TYPE, y = LIGHT SWITCH LEG ID)
X,y	ROUND RECESSED CAN LIGHT FIXTURE (X = LIGHT FIXTURE TYPE, y = LIGHT SWITCH LEG ID)
X,y	SURFACE MOUNTED LIGHT FIXTURE (X = LIGHT FIXTURE TYPE, y = LIGHT SWITCH LEG ID)
X,y	PENDANT MOUNTED LIGHT FIXTURE (X = LIGHT FIXTURE TYPE, y = LIGHT SWITCH LEG ID)
X	POLE MOUNTED LIGHT FIXTURE (X = LIGHT FIXTURE TYPE)
X	GROUND MOUNTED LIGHT FIXTURE (X = LIGHT FIXTURE TYPE)

FIRE ALARM SYSTEM SYMBOLS:

S	PHOTOELECTRIC SMOKE DETECTOR
H	COMBINATION FIXED 135°F / RATE OF RISE HEAT DETECTOR
H HT	FIXED 200°F HEAT DETECTOR
S D	DUCT SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR
A	DUCT DETECTOR REMOTE TEST STATION AND INDICATOR
	FIRE ALARM HORN/STROBE, +80" A.F.F. UNLESS OTHERWISE NOTED
	FIRE ALARM STROBE, +80" A.F.F. UNLESS OTHERWISE NOTED
S	EXTERIOR SPRINKLER ALARM HORN/STROBE, +10'-0" A.F.F. UNLESS OTHERWISE NOTED
F	MANUAL FIRE ALARM PULL STATION, +48" A.F.F. UNLESS OTHERWISE NOTED
FS	FLOW SWITCH
TS	TAMPER SWITCH
☐ DH	DOOR HOLD OPEN
PA	FIRE PROTECTION PRE-ACTION PANEL
P	KITCHEN HOOD FIRE SUPPRESSION PULL STATION

PHOENIX SYSTEM SYMBOLS:

RR	G2 ROOM REMOTE 2
HD	G2 HDTV REMOTE
CI	G2 COLOR INDICATOR REMOTE
PB R	PUSH BUTTON - RED
PB B	PUSH BUTTON - BLACK
ST	G2 STROBE LIGHT
S	G2 OMNIALERT STROBE SPEAKER
SS	G2 LED SPEAKER, FLUSH MOUNT
SP	SPEAKER, WEATHER-PROOF
SP	SPEAKER FLUSH MOUNT
SP	SPEAKER, METAL BOX
MS	G2 MESSAGE SIGN (STANDARD 24")

SECURITY SYSTEM SYMBOLS:

CR M	CARD READER, +48" A.F.F. UNLESS OTHERWISE NOTED (M DESIGNATES MULLION MOUNTED)
☐ DP	DOOR POSITION SWITCH MOUNTED IN DOOR FRAME
☐ ES	ELECTRIC STRIKE MOUNTED IN DOOR FRAME
	CAMERA (CONDUIT/BOX ONLY), HEIGHT AS NOTED
REX	REQUEST TO EXIT MOUNTED AT TOP OF DOOR FRAME
ACS	ACCESS CONTROL SYSTEM JUNCTION BOX
OD	OVERHEAD DOOR CONTROL
PB	PANIC BUTTON
DVR	DIGITAL VIDEO RECORDER

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OWNER LOGO

CONSULTANT LOGO

CITY OF ALTOONA FIRE STATION #26

6101 NE 6ND AVE
ALTOONA, IA 50009

ISSUANCE

SCHEMATIC DESIGN
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PROJECT NUMBER
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SITE PLAN - ELECTRICAL

E100

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2 2ND FLOOR PLAN - POWER
1/8" = 1'-0"
NORTH

1 1ST FLOOR PLAN - POWER
1/8" = 1'-0"
NORTH

SVPA ARCHITECTS
1466 28th Street, Suite 200 | West Des Moines, Iowa 50266 | 515.327.5990

OWNER LOGO

CONSULTANT LOGO

N

AREA A | AREA B | AREA C | AREA D

KEY PLAN

CITY OF ALTOONA FIRE STATION #26

6101 NE 6ND AVE
ALTOONA, IA 50009

ISSUANCE

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PROJECT NUMBER
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FLOOR PLAN - POWER

E300

Twin Rivers Engineering Consultants
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TRE Project #24029.00

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STAFF REPORT

To: Planning and Zoning Commission

From: Claire Habel and Justin Peterson, Community Development

Item: High Pointe Church – Site Plan

Date: March 25, 2025

GENERAL INFORMATION:

Applicant: High Pointe Church

Requesting: Site Plan Approval

Location: 431 Edwin W. Skinner PKWY SE

Size: 5.23 acres

Existing land use and zoning: R-1 (Single-Family Residential)

Surrounding land use and zoning: North: Agricultural Land; zoned A-1 (Agricultural District)
South: Single-Family Residences; zoned R-2 (One & Two-Family Residential)
East: Agricultural Land; zoned A-1 (Agricultural District)
West: Single-Family Residences; zoned R-5 (Planned Unit Development)

Comprehensive Plan: Low Density Residential

SPEICAL INFORMATIONS:

Public Utilities: Running parallel to and just north of the south lot line is a 6" public water line owned by Des Moines Water Works.

Public Services: Police and emergency services are provided by the City of Altoona.

Transportation: This site will have direct access onto Edwin W. Skinner PKWY SE on the south side of the site.

Physical Characteristics: This site is relatively flat with a slight slope to the north side of the lot.

ANALYSIS:

The applicant, High Pointe Church, is proposing an 18,750 square-foot church structure on a 4.98-acre undeveloped parcel of land. The site is zoned R-1 (Single-Family Residential). Churches are a permitted use in the R-1 zone so long as the building is at least 50' from all property lines. The proposed site plan shows the building meeting the setback requirements for churches in the R-1 zone. This site is generally located about 1,300 feet east of 1st Avenue S, and just north of Edwin W. Skinner Pkwy SE. The local address is 431 Edwin W. Skinner Pkwy SE.

The applicant has laid out the site to have the church in the southwest corner of the lot, with a possible future classroom expansion (6,960 square feet) shown to the north. The plan is currently showing 157 parking stalls (including 6 ADA stalls) where a minimum of 82 parking stalls are required. Vehicular access to the site will be provided from Edwin W. Skinner Pkwy SE. An additional 15 feet of right-of-way is to be dedicated along the southern street frontage to accommodate for a sidewalk along that street frontage.

A 6" Des Moines Water Works water main extends east/west along the southern boundary of the site fronting Edwin W Skinner Pkwy SE. However, that water main will not be utilized to provide service to the proposed church. Public infrastructure (sanitary sewer and water) will be accessed from 21st St SE to the north. Currently, both public water (8") and public sanitary (8") service is stubbed off at the dead-end of 21st St SE, which lies to the north of the church site. Those service lines will be tapped into extending a private service (via easement from adjacent property owner) south to the subject property.

Detention basins are proposed at the northeast corner of the site as well as along the southern frontage bisected by the access drive. These will be utilized to manage on-site drainage. The northeast detention will collect the northern portion of the site collecting at the northeast basin with an outlet at the northeast corner of the property. The southern half of the site will drain to the south collecting at the southern basins before draining east down Edwin W. Skinner Pkwy SE to an inlet located just south of the Spring Creek Sports Complex.

The proposed church will be cladded with a cultured stone material which will compose much of the buildings exterior material. The primary entrance will be located on the east elevation with a number of windows along this elevation. The south elevation will be the most visible from Edwin Skinner Pkwy SE. The architectural design standards call for non-single family buildings proposed in residential districts to incorporate residential design elements such as pitched roofs, dormers, cupolas or other similar roof elements into the building design. Staff has concerns with the proposed elevation incorporation of a flat roof with limited articulation and pitch as well as the design of the south elevation. Staff will continue to work with the applicant on the elevations in an effort to better meet the intent of the zoning code.

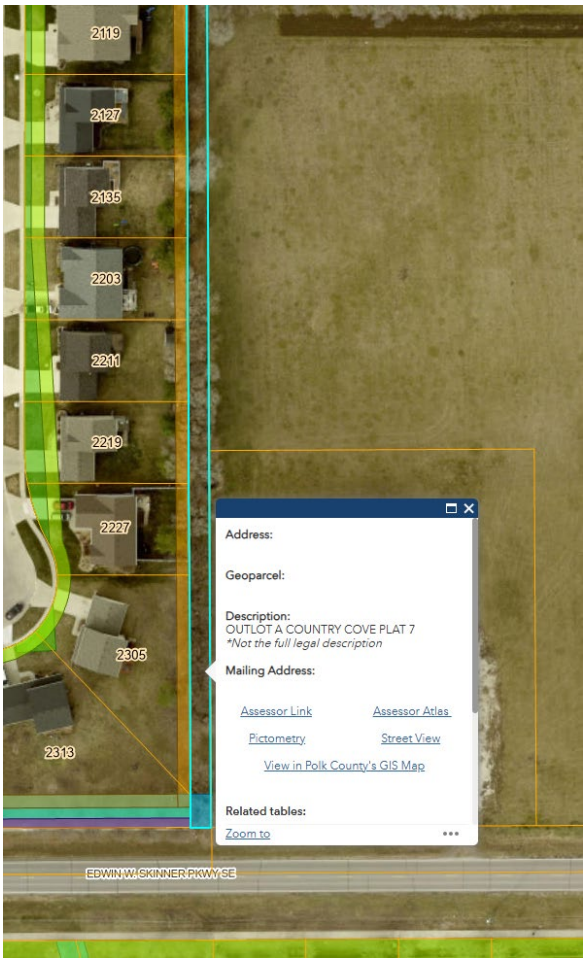
There are existing trees along the west lot line, additional overstory trees will be added to provide sufficient screening from residential neighbors to the west. The east lot line will contain ten overstory trees and parking islands will have a mix of overstory trees and shrubs. The southeast detention basin will be screened with overstory trees and shrubs.

DEFICIENCIES:

1. *INFORMATIONAL NOTE ONLY: Page C4.0, PVC private fire suppression main shall be listed to meet the mandatory 200lb 2-hour hydro static pressure test.*

Planning:

1. Existing zoning is incorrect, please update.
2. Please show the names and locations of adjoining lots.
3. Please add the required and proposed parking count to the cover sheet.
4. Please add the number of church employees to the cover sheet.
5. Please add the building square footage to the cover sheet and all other sheets.
6. Ensure that all drive aisles in the parking lot are at least 26' wide.
7. Please ensure that all utilities are shown. There is a missing existing water line on the south side of the lot.
8. Please show garbage enclosure in the building elevations. The enclosure will need to match the façade of the building.
9. Will there be street lights in the parking lot? Where will they be located?
10. The cover sheet must include required setbacks (bulk regulations), percentages of open space/pavement/building on site. Cover sheet must also list all utility contacts and should contain a legend of symbols used.
11. Will there be any roof mounted mechanical units? If yes, how will they be screened?
12. Please include a scale on the vicinity sketch.
13. The address for this lot is being changed from a county to a city address for ease of emergency services. Please change all addresses to **431 Edwin W. Skinner PKWY SE, Altoona, IA 50009.**
14. It is unclear whether this outlot (shown below) is a part of the site plan or if it won't be included in the site plan. Please clarify.

a. 

15. On the landscaping plan, please differentiate between existing and proposed landscaping.
16. Please confirm that the two lots and the outlot have been combined.
17. What is the total size of the worship area of the building (not including administrative offices, restrooms, etc.)? Please add this to the cover sheet.
18.

Utility Department

1. A Stormwater Pollution Prevention Plan (SWPPP), COSESCO permit, and fee will need to be submitted.
2. Trees should not be planted in the side slopes of the detention basin.

Engineering Department

1. Please show existing water main on south side of lot along Skinner PKWY. Plans will be forwarded to DSM Water Works for their review of grading after it is shown.
2. Please add an 8" valve on the east side of the 8X8 tee at the public water connection
3. Please acquire public water main easement for the water main extension at the east end of 21st St SE.
4. Please acquire public sanitary sewer easement for the sanitary sewer extension at the east end of 21st St SE.

5. Please label the offsite propose 30’ utility easement as a private 30’ utility easement.
6. Please label the overflow elevations on the basins.
7. SWMP. It appears that the overall release rate of the site is 15.48cfs which is higher than the max release rate of 14.60cfs. Please double check the calculations.

Fire Department

1. Confirm structure to be ~18,750 square feet.
2. Confirm IBC construction type.
3. Where will the main FACP and fire sprinkler riser room be located within the building? Preference would be along east or near northeast corner of building.
4. Ensure proposed landscaping around fire hydrants and remote FDC connection are 3’ away from each appliance and does not obscure sight of them. Consider type of landscape products and their growth and maturity around these areas to maintain future clearance.
5. Ensure main entrance and parking lot main drive paths are minimum of 26’ in width.

RECOMMENDATION:

The applicant is proposing a site plan for an 18,750 square-foot church to be constructed on a 4.98-acre parcel of land. The land is zoned R-1 (Single-Family Residential), churches are a permitted use for this zone. The site plan has outlined an area to be used as a possible future classroom expansion. Additional utilities need to be built on site at the time of construction. Staff will continue to work with the applicant on building design and elevations. Staff would recommend approval of this site plan subject to remaining deficiencies.

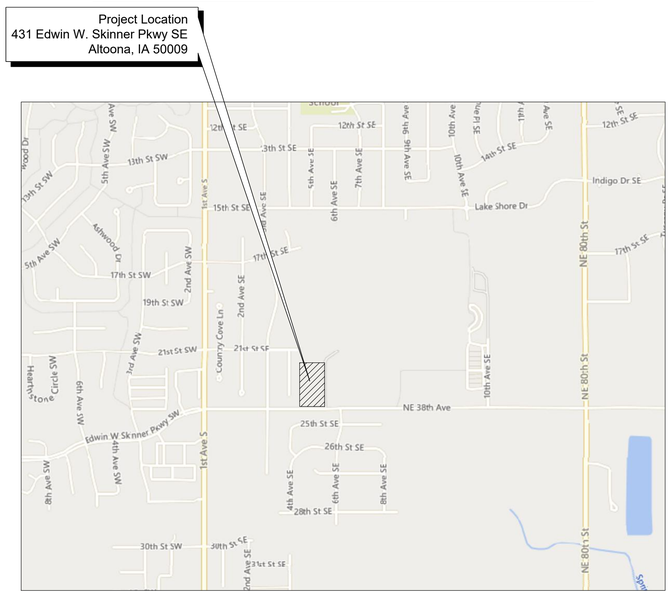
PROJECT:

HIGH POINTE CHURCH

HIGH POINTE CHURCH

827 17TH AVE SW, #1126
ALTOONA, IA 50009

VICINITY MAP



SCALE: 1" = 1000'

INDEX OF DRAWINGS

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PROJECT CONTACTS

OWNER/APPLICANT:
HIGH POINTE CHURCH
827 17TH AVE SW, #1126
ALTOONA, IA 50009
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TEL: 515.343.6756

SURVEYOR:
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NICK@CARTERSURVEY.COM

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CONTACT: DAVID STOKES, PLA, ASLA
TEL: 816.842.8999
DSTOKES@JLBRUCE.COM

ARCHITECT:
GRACE ARCHITECTURE & DESIGN
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WINTERSET, IA 50273
CONTACT: MATTHEW D. FLODEN, AIA
TEL: 515.979.9824
MATT@GRACEARCH.COM

CIVIL ENGINEER OF RECORD:
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1001 OFFICE PARK ROAD, STE 120
WEST DES MOINES, IA 50265
CONTACT: MICHAEL A. MURPHY, P.E.
TEL: 515.225.4377
MMURPHY@LARSONENGR.COM

CIVIL DESIGN ENGINEER:
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NWITTKOP@LARSONENGR.COM

PARCEL LEGAL DESCRIPTION

PARCEL 2023-116 SURVEYED DESCRIPTION:

A PORTION OF LAND IN THE EAST 1/2 (E 1/2) OF THE SOUTHWEST 1/4 (SW 1/4) OF SECTION 19, TOWNSHIP 79 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF ALTOONA, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID E 1/2, SW 1/4; THENCE N00°01'21"W ALONG THE WEST LINE OF SAID E 1/2, SW 1/4, A DISTANCE OF 32.91 FEET TO THE SOUTHEAST CORNER OF OUTLOT A OF COUNTRY COVE PLAT 7, AN OFFICIAL PLAT, RECORDED IN BOOK 10555, PAGE 270 OF THE POLK COUNTY RECORDER; THENCE N89°38'41"W ALONG THE SOUTH LINE OF SAID OUTLOT A, A DISTANCE OF 15.64 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT A; THENCE N00°19'20"W ALONG THE WEST LINE OF SAID OUTLOT A, A DISTANCE OF 628.13 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT A; THENCE N88°52'54"E ALONG THE NORTH LINE OF SAID OUTLOT A, A DISTANCE OF 15.47 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT A; THENCE N89°57'59"E ALONG THE NORTH LINE OF THE SOUTH 660 FEET OF THE WEST 330 FEET OF SAID E 1/2, SW 1/4, A DISTANCE OF 329.93 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 660 FEET OF THE WEST 330 FEET; THENCE S00°19'40"E ALONG THE EAST LINE OF SAID SOUTH 660 FEET OF THE WEST 330 FEET, A DISTANCE OF 659.95 FEET TO THE SOUTHEAST CORNER OF SAID SOUTH 660 FEET OF THE WEST 330 FEET; THENCE S89°42'28"W ALONG THE SOUTH LINE OF SAID SOUTH 660 FEET OF THE WEST 330 FEET, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING, SAID PORTION OF LAND CONTAINING 5.23 ACRES MORE OR LESS.

ZONING

EXISTING ZONING: R1 - SINGLE FAMILY RESIDENTIAL

BULK REGULATIONS

BULK REGULATIONS:

- MINIMUM LOT SIZE:	8,750 S.F.
- PROPOSED LOT SIZE:	216,857 S.F.
- MINIMUM FLOOR AREA:	1,150 S.F. (1-STORY), 1,350 S.F. (2+ STORIES)
- PROPOSED FLOOR AREA:	18,750 S.F. (6,324 S.F. WORSHIP AREA)
- MINIMUM LOT WIDTH:	70', 75' (LOT CORNERS)
- PROPOSED LOT WIDTH:	330'
- MINIMUM BUILDING SETBACKS:	
- FRONT:	30' (50' FOR ANY USE OTHER THAN SINGLE FAMILY)
- REAR:	35' (50' FOR ANY USE OTHER THAN SINGLE FAMILY)
- SIDE:	8' (50' FOR ANY USE OTHER THAN SINGLE FAMILY)
- MAXIMUM BLDG. HEIGHT:	35'
- PROPOSED BLDG. HEIGHT:	30'
- MAXIMUM STORIES:	3 STORIES
- PROPOSED STORIES:	1 STORY

PARKING DATA

PARKING CODE REQUIREMENT
CHURCH: 1 SPACE FOR EVERY 80 S.F. OF WORSHIP AREA PLUS 1 SPACE FOR EVERY 2 EMPLOYEES.

WORSHIP AREA:	6,324 S.F. * 1/80 S.F. = 80 STALLS
EMPLOYEE COUNT:	3 EMPLOYEES * 1/2 = 2 STALLS
PARKING REQUIRED:	82 STALLS (4 ADA)
PARKING PROVIDED:	157 STALLS (6 ADA)

IMPERVIOUS/OPEN SPACE

TOTAL SITE AREA = 4.98 AC (216,857 S.F.)

PAVEMENT:	68,585 S.F. (31.6%)
BUILDING:	18,750 S.F. (8.6%)
OPEN SPACE:	129,522 S.F. (59.7%)

UTILITY COMPANIES

LOCATES:
Iowa One Call
9001 Hickman Rd., STE 220
Des Moines, IA 50322
1.800.292.8989 (811)

ELECTRIC:
MidAmerican Energy
P.O. Box 657
Des Moines, IA 50306
888.427.5632

CABLE/INTERNET:
CenturyLink
309 Court Avenue
Des Moines, IA 50309
515.329.5445

WATER:
Des Moines Water Works
2201 George Flagg Parkway
Des Moines, IA 50321
515.283.8700

NATURAL GAS:
MidAmerican Energy
P.O. Box 657
Des Moines, IA 50306
888.427.5632

SANITARY SEWER:
City of Altoona Wastewater Dept.
900 Venbury Dr., Suite A
Altoona, IA 50009
515.967.5136

I 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 REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. MURPHY, P.E.
PRINTED OR TYPED NAME

SIGNATURE & DATE

ENGINEER 17096
DISCIPLINE & REGISTRATION NO.

"C" DRAWINGS
PAGES OR SHEETS COVERED

LICENSED PROFESSIONAL ENGINEER
MICHAEL A. MURPHY
17096
IOWA

NOTE: ALL WORK PERFORMED SHALL MEET THE STANDARDS OUTLINED IN THE ENCLOSED PLANS AND SPECIFICATIONS, AS WELL AS THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) STANDARD SPECIFICATIONS, LATEST EDITION, UNLESS NOTED OTHERWISE.

CALL BEFORE YOU DIG!
Iowa One Call
www.call811.com www.iowaonecall.com
TOLL FREE: 1-800-292-8989

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1001 Office Park Rd, Suite 120
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www.larsonengr.com

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Client:
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P.O. BOX 47
WINTERSET, IA 50273

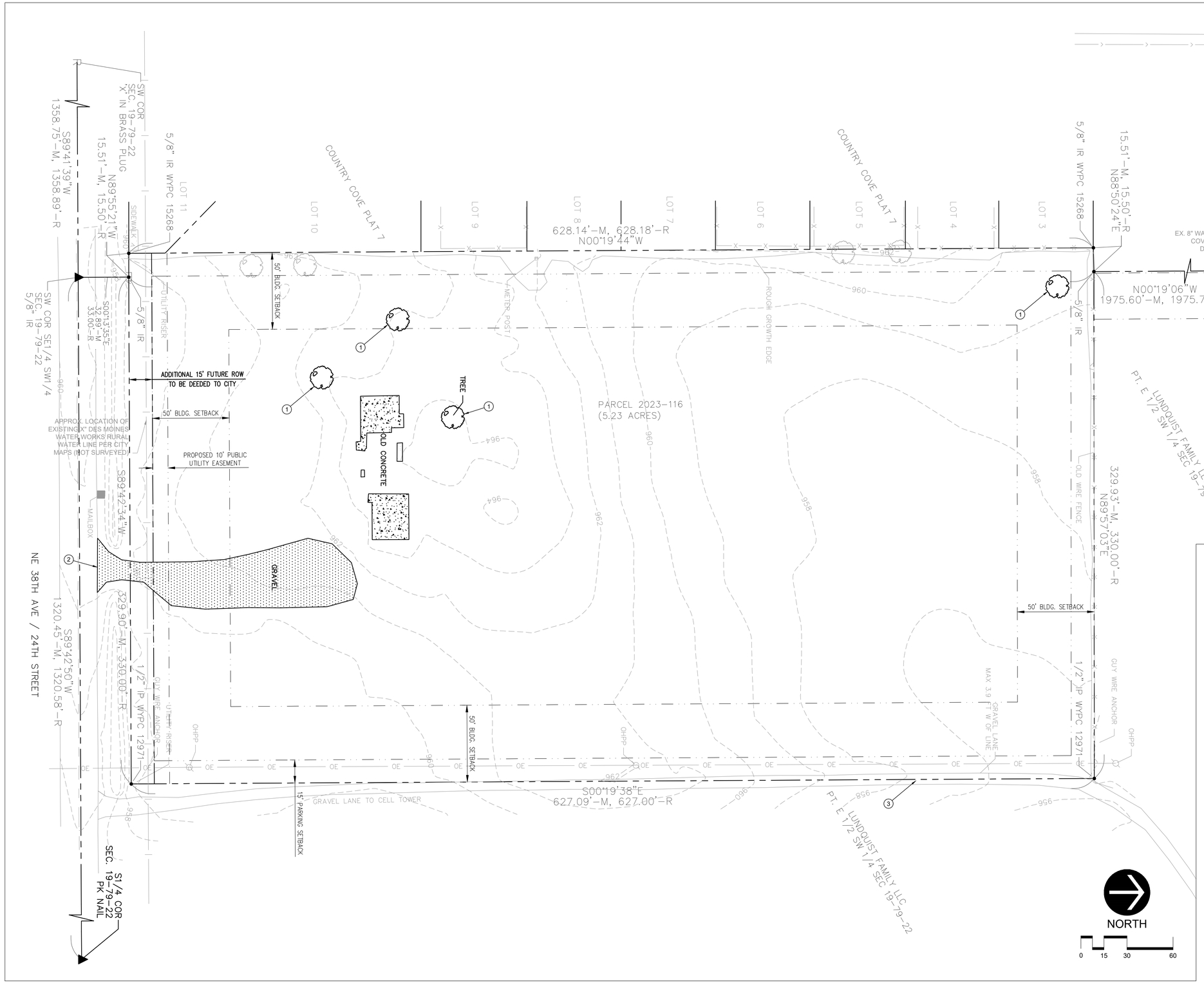
Project Title:
HIGH POINTE CHURCH
431 EDWIN W. SKINNER PKWY SE
ALTOONA, IA 50009

Rev.	Date	Description

Project #: 92240079
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Checked By: MAM
Issue Date: 03.14.25

Sheet Title:
CIVIL COVER SHEET

Sheet:
C0



SYMBOL LEGEND

- REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT SECTION
- REMOVE AND DISPOSE OF EXISTING GRAVEL SECTION

KEY NOTES

1. REMOVE AND DISPOSE OF EXISTING TREE
2. REMOVAL LIMIT OF NE 38TH AVE / 24TH STREET TO INCLUDE THE WHITE LINE OF THE EXISTING STREET
3. EXISTING GRAVEL ACCESS DRIVE TO BE RELOCATED BY OTHERS.

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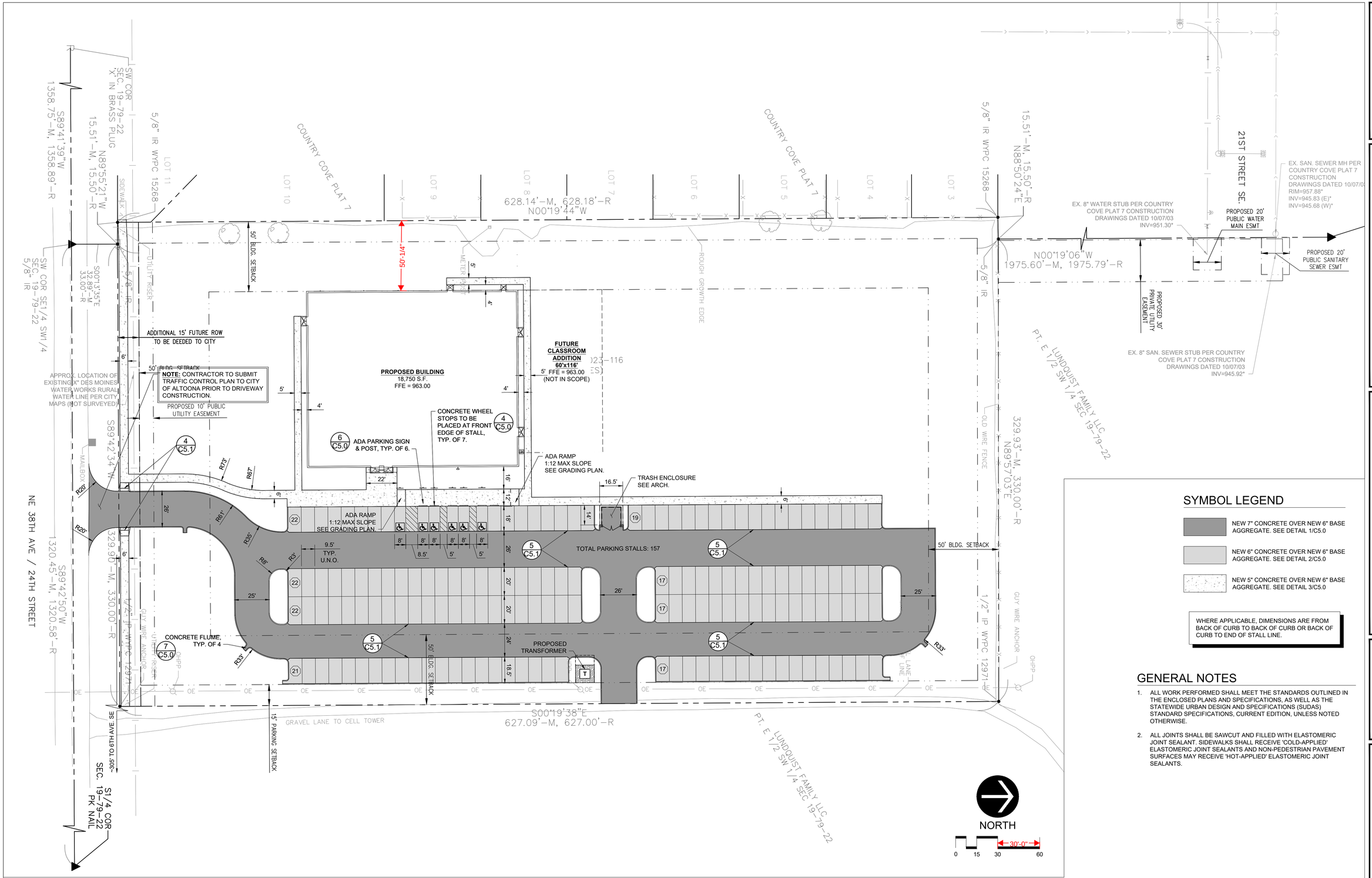
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Issue Date: 03.14.25

Sheet Title:
EXISTING CONDITIONS & DEMOLITION PLAN

Sheet:
C1.0

ALL EXISTING ITEMS AND CONDITIONS SHOULD BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION



SYMBOL LEGEND

- NEW 7" CONCRETE OVER NEW 6" BASE AGGREGATE. SEE DETAIL 1/C5.0
- NEW 6" CONCRETE OVER NEW 6" BASE AGGREGATE. SEE DETAIL 2/C5.0
- NEW 5" CONCRETE OVER NEW 6" BASE AGGREGATE. SEE DETAIL 3/C5.0

WHERE APPLICABLE, DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB OR BACK OF CURB TO END OF STALL LINE.

GENERAL NOTES

1. ALL WORK PERFORMED SHALL MEET THE STANDARDS OUTLINED IN THE ENCLOSED PLANS AND SPECIFICATIONS, AS WELL AS THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) STANDARD SPECIFICATIONS, CURRENT EDITION, UNLESS NOTED OTHERWISE.
2. ALL JOINTS SHALL BE SAWCUT AND FILLED WITH ELASTOMERIC JOINT SEALANT. SIDEWALKS SHALL RECEIVE 'COLD-APPLIED' ELASTOMERIC JOINT SEALANTS AND NON-PEDESTRIAN PAVEMENT SURFACES MAY RECEIVE 'HOT-APPLIED' ELASTOMERIC JOINT SEALANTS.

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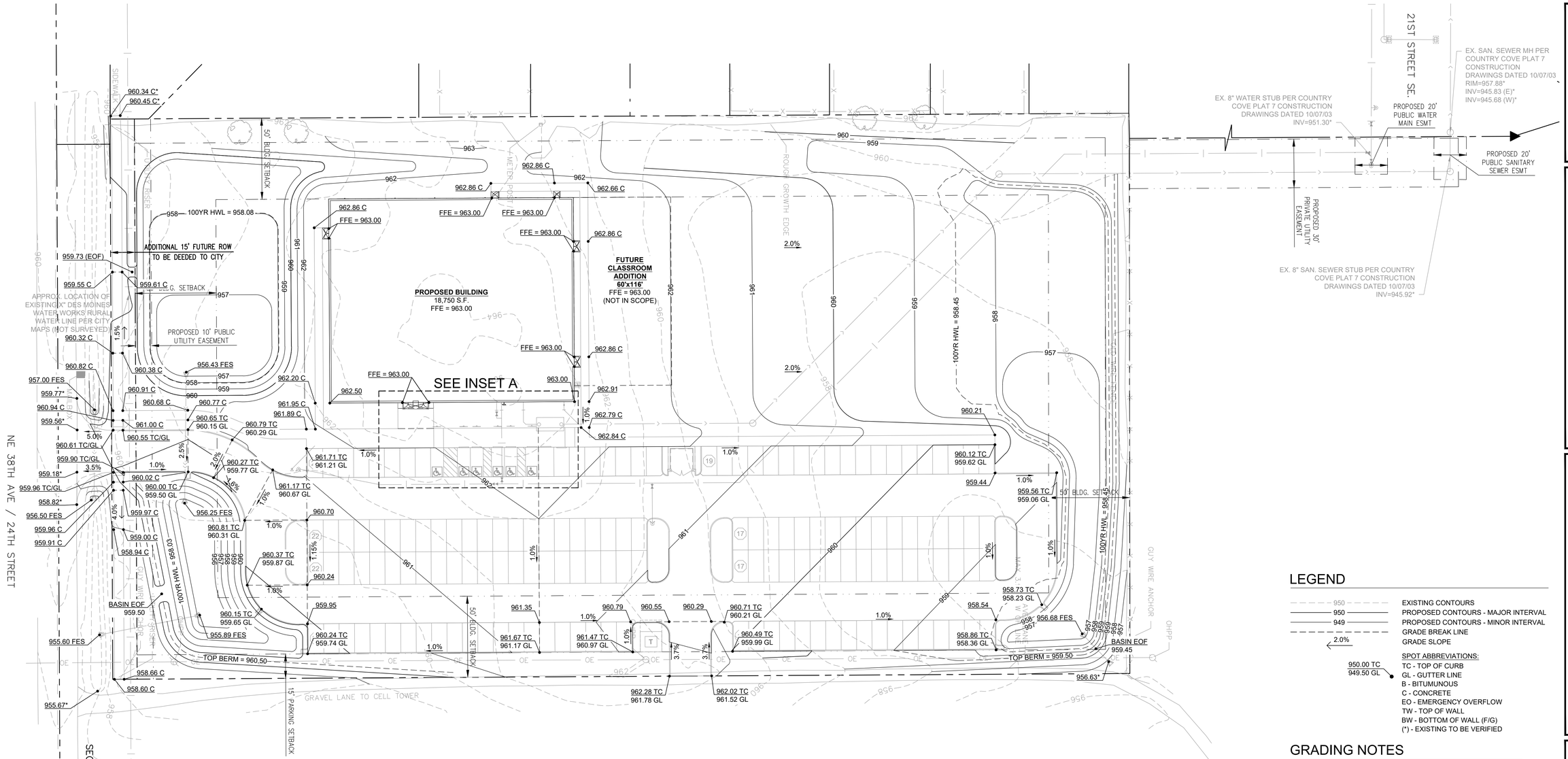
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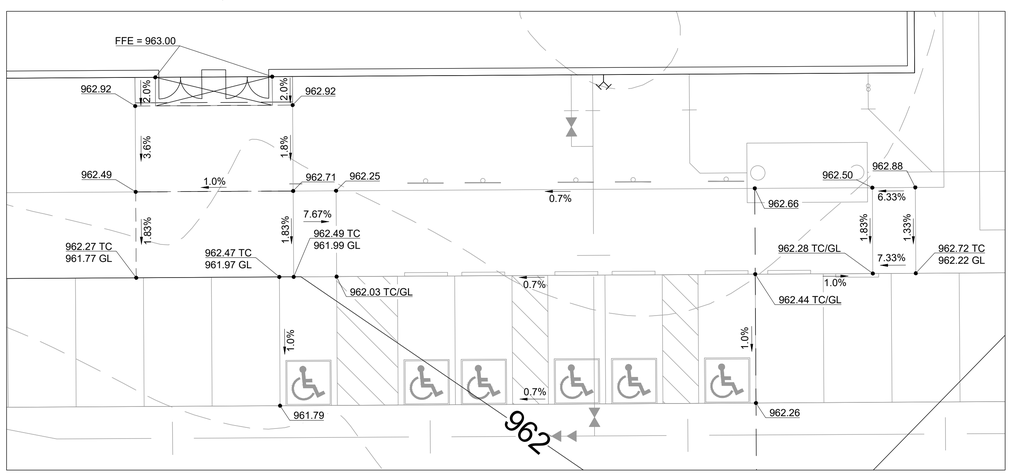
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Sheet Title:
PAVING PLAN

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C2.0

ALL EXISTING ITEMS AND CONDITIONS SHOULD BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION





INSET A
SCALE: 1" = 10'

LEGEND

- 950 — EXISTING CONTOURS
- 950 — PROPOSED CONTOURS - MAJOR INTERVAL
- 949 — PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- 2.0% — GRADE SLOPE
- 950.00 TC / 949.50 GL — SPOT ABBREVIATIONS:
  - TC - TOP OF CURB
  - GL - GUTTER LINE
  - B - BITUMUNOUS
  - C - CONCRETE
  - EO - EMERGENCY OVERFLOW
  - TW - TOP OF WALL
  - BW - BOTTOM OF WALL (F/G)
  - (*) - EXISTING TO BE VERIFIED

GRADING NOTES

1. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. Restore all disturbed areas with 4" of good quality topsoil and seed,
5. All construction shall be performed in accordance with state and local standard specifications for construction.

NORTH
0 15 30 60

ALL EXISTING ITEMS AND CONDITIONS SHOULD BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION

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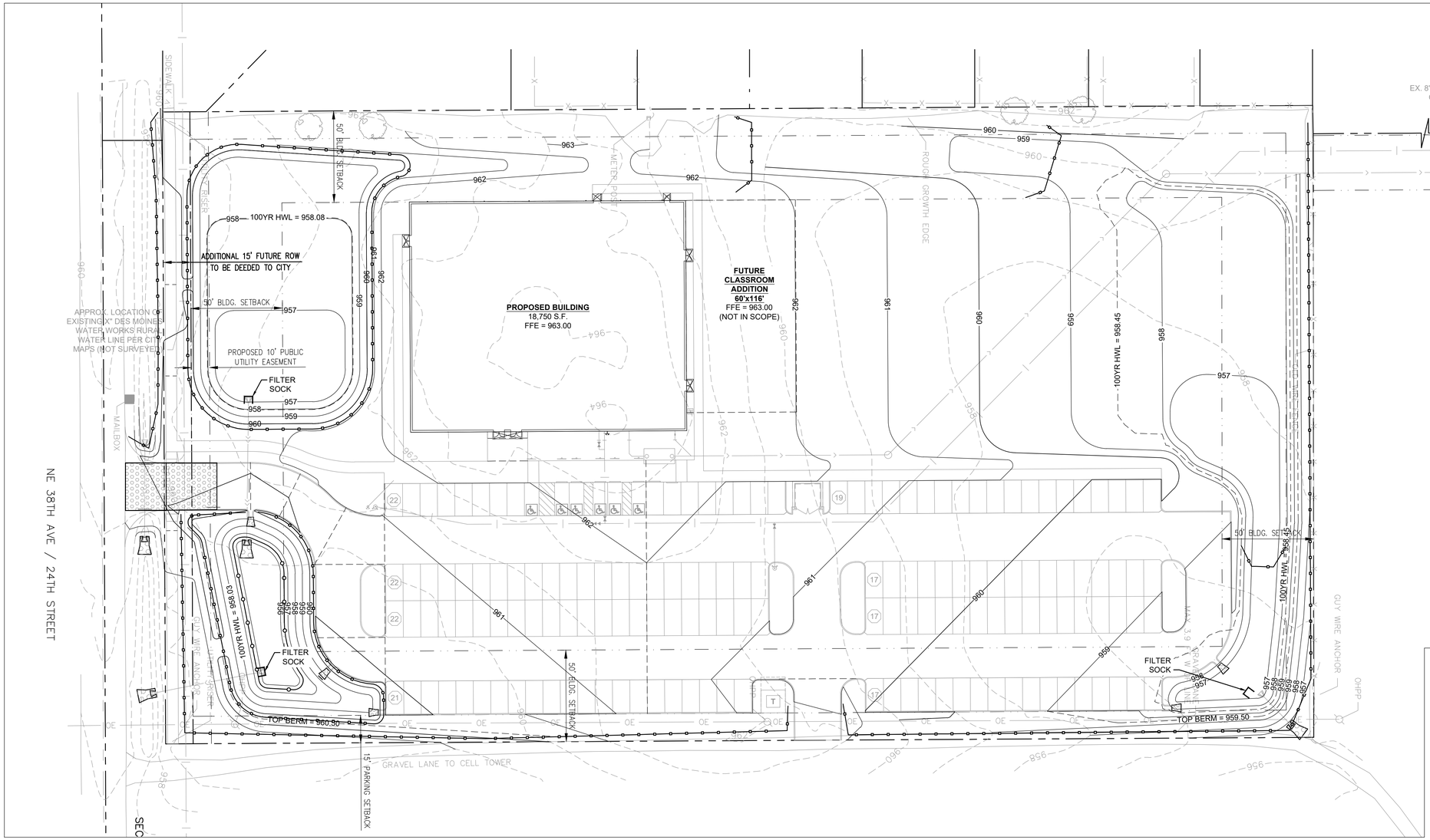
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ALTOONA, IA 50009

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Sheet Title:
GRADING PLAN

Sheet:
C3.0



NORTH

0 15 30 60

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS - MAJOR INTERVAL
- PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- GRADE SLOPE
- SILT FENCE
- SEDIMENT LOG
- RIP-RAP / ROCK CONST. ENTRANCE
- INLET PROTECTION
- CONCRETE WASHOUT STATION

EROSION CONTROL NOTES

1. Owner and Contractor shall obtain Iowa DNR-NPDES permit. Contractor shall be responsible for all fees pertaining to this permit. The SWPPP shall be kept onsite at all times. A Preliminary SWPPP template can be provided by the engineer, however Contractor shall be responsible for final completion and implementation of the SWPPP.
2. Contractor shall be responsible for obtaining a Construction Site Erosion and Sediment Control (COSESCO) Permit from the CIty of Altoona prior to construction. Contractor shall be responsible for all fees pertaining to this permit.
3. Install temporary erosion control measures (inlet protection, silt fence, and rock construction entrances) prior to beginning any excavation or demolition work at the site.
4. Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins, additional siltation fencing, erosion control matting, and/or disk the soil parallel to the contours as deemed necessary to further control erosion. All changes shall be recorded in the SWPPP.
5. All construction site entrances shall be surfaced with crushed rock across the entire width of the entrance and from the entrance to a point 50' into the construction zone.
6. The toe of the silt fence shall be trenched in a minimum of 6". The trench backfill shall be compacted with a vibratory plate compactor.
7. All grading operations shall be conducted in a manner to minimize the potential for site erosion. Sediment control practices must be established on all down gradient perimeters before any up gradient land disturbing activities begin.
8. All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces are exempt from this requirement.
9. The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water. Stabilization of the remaining portions of any temporary or permanent ditches or swales must be complete within 14 days after connecting to a surface water and construction in that portion of the ditch has temporarily or permanently ceased.
10. Pipe outlets must be provided with energy dissipation within 24 hours of connection to surface water.
11. All riprap shall be installed with a filter material or soil separation fabric and comply with the Iowa Department of Transportation Standard Specifications.
12. All storm sewers discharging into wetlands or water bodies shall outlet at or below the normal water level of the respective wetland or water body at an elevation where the downstream slope is 1 percent or flatter. The normal water level shall be the invert elevation of the outlet of the wetland or water body.
13. All storm sewer catch basins not needed for site drainage during construction shall be covered to prevent runoff from entering the storm sewer system. Catch basins necessary for site drainage during construction shall be provided with inlet protection.
14. In areas where concentrated flows occur (such as swales and areas in front of storm catch basins and intakes) the erosion control facilities shall be backed by stabilization structure to protect those facilities from the concentrated flows.
15. Inspect the construction site once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. All inspections shall be recorded in the SWPPP.
16. All silt fences must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access. All repairs shall be recorded in the SWPPP.
17. If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
18. All soils tracked onto pavement shall be removed daily.
19. All infiltration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area and these areas are protected from compaction due to construction equipment driving across the infiltration area.
20. Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater.
21. Collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with Iowa DNR disposal requirements.
22. Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with Iowa DNR regulations.
23. External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed onsite.
24. All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with Iowa DNR regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
25. Upon completion of the project and stabilization of all graded areas, all temporary erosion control facilities (silt fences, hay bales, etc.) shall be removed from the site.
26. All permanent sedimentation basins must be restored to their design condition immediately following stabilization of the site.

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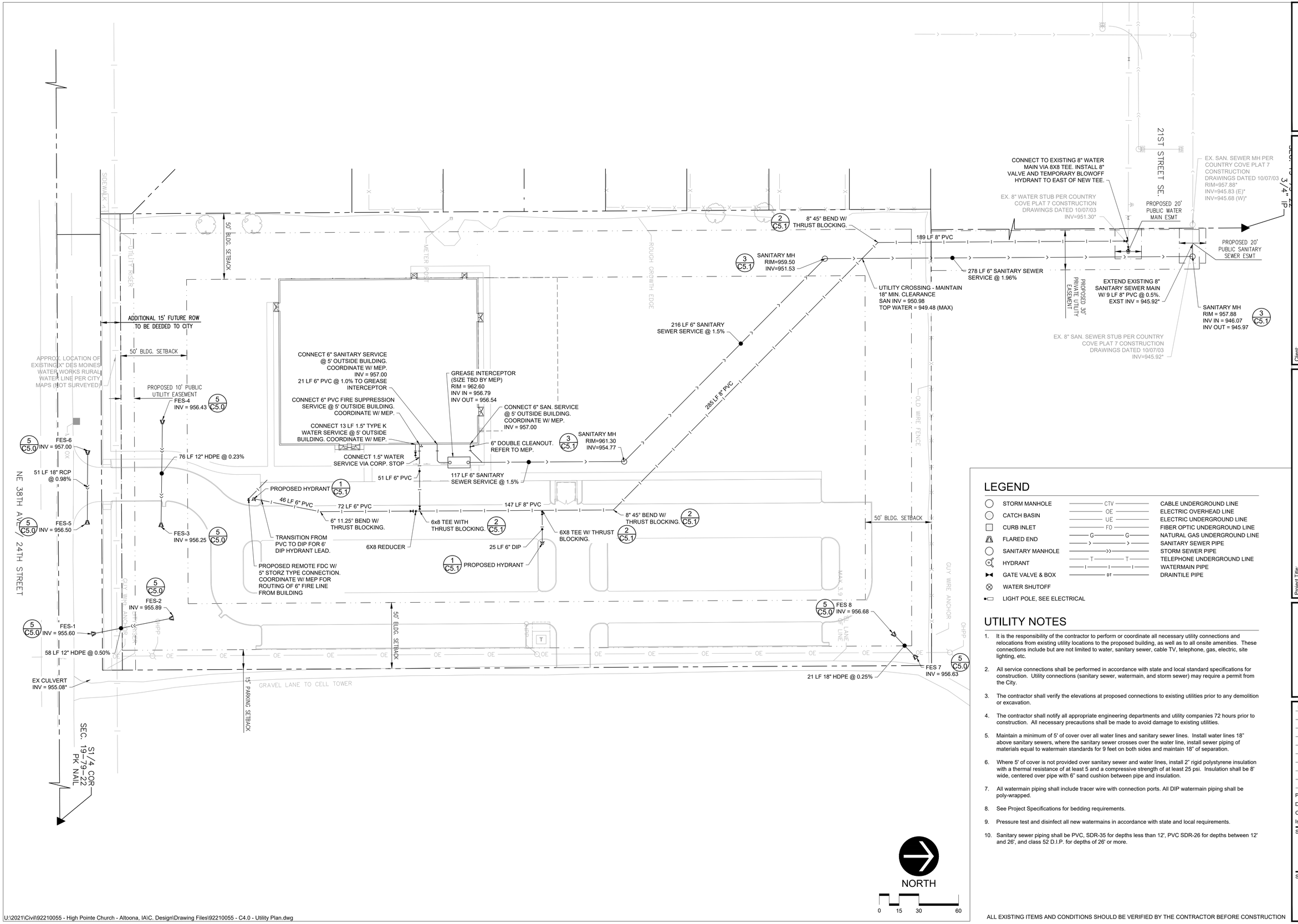
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Sheet Title:
EROSION CONTROL PLAN

Sheet:
C3.1



LEGEND

STORM MANHOLE	CTV	CABLE UNDERGROUND LINE
CATCH BASIN	OE	ELECTRIC OVERHEAD LINE
CURB INLET	UE	ELECTRIC UNDERGROUND LINE
FLARED END	FO	FIBER OPTIC UNDERGROUND LINE
SANITARY MANHOLE	G	NATURAL GAS UNDERGROUND LINE
HYDRANT		SANITARY SEWER PIPE
GATE VALVE & BOX		STORM SEWER PIPE
WATER SHUTOFF	T	TELEPHONE UNDERGROUND LINE
LIGHT POLE, SEE ELECTRICAL		WATERMAIN PIPE
	DT	DRAINTILE PIPE

UTILITY NOTES

1. It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all onsite amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
2. All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
3. The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation.
4. The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
5. Maintain a minimum of 5' of cover over all water lines and sanitary sewer lines. Install water lines 18" above sanitary sewers, where the sanitary sewer crosses over the water line, install sewer piping of materials equal to watermain standards for 9 feet on both sides and maintain 18" of separation.
6. Where 5' of cover is not provided over sanitary sewer and water lines, install 2" rigid polystyrene insulation with a thermal resistance of at least 5 and a compressive strength of at least 25 psi. Insulation shall be 8' wide, centered over pipe with 6" sand cushion between pipe and insulation.
7. All watermain piping shall include tracer wire with connection ports. All DIP watermain piping shall be poly-wrapped.
8. See Project Specifications for bedding requirements.
9. Pressure test and disinfect all new watermains in accordance with state and local requirements.
10. Sanitary sewer piping shall be PVC, SDR-35 for depths less than 12', PVC SDR-26 for depths between 12' and 26', and class 52 D.I.P. for depths of 26' or more.

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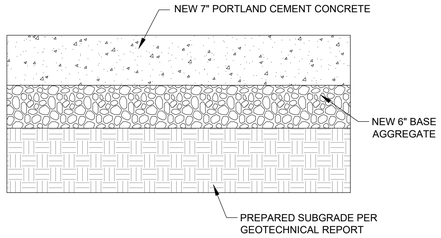
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UTILITY PLAN

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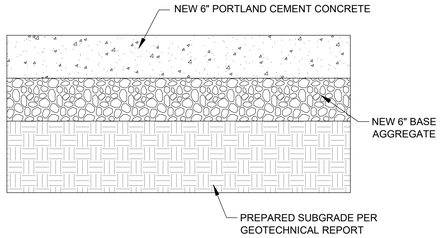
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HEAVY-DUTY CONCRETE CONSTRUCTION DETAIL

1 C5.0

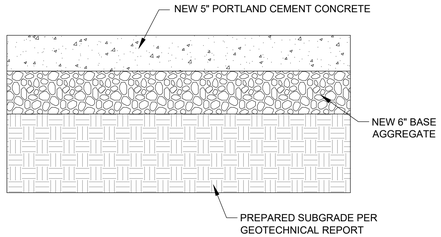
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MEDIUM-DUTY CONCRETE CONSTRUCTION DETAIL

2 C5.0

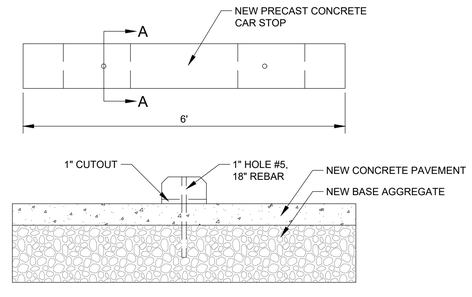
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LIGHT-DUTY CONCRETE CONSTRUCTION DETAIL

3 C5.0

NOT TO SCALE

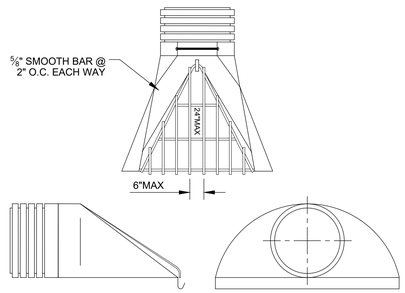


SECTION A-A

CONCRETE WHEEL STOP DETAIL

4 C5.0

NOT TO SCALE

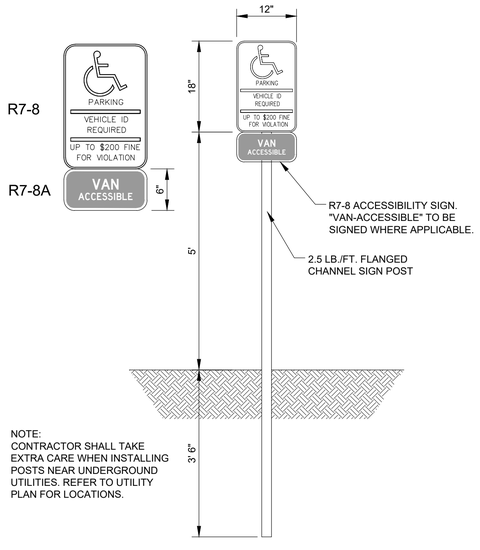


PROVIDE 3 CLIPS TO FASTEN TRASH GUARD TO F.E.S. HOT DIP GALVANIZE AFTER FABRICATION.

FLARED END SECTION DETAIL

5 C5.0

NOT TO SCALE

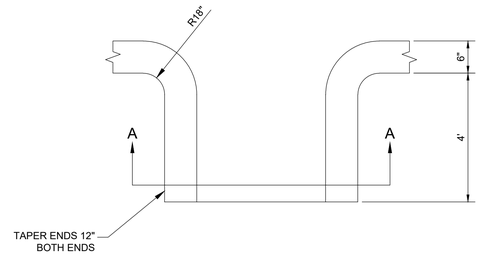


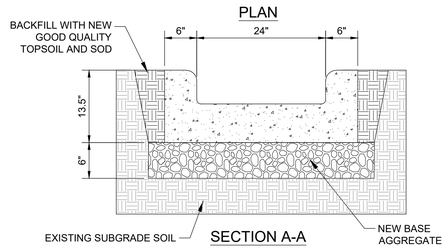
NOTE:
CONTRACTOR SHALL TAKE EXTRA CARE WHEN INSTALLING POSTS NEAR UNDERGROUND UTILITIES. REFER TO UTILITY PLAN FOR LOCATIONS.

ADA SIGN DETAIL

6 C5.0

NOT TO SCALE

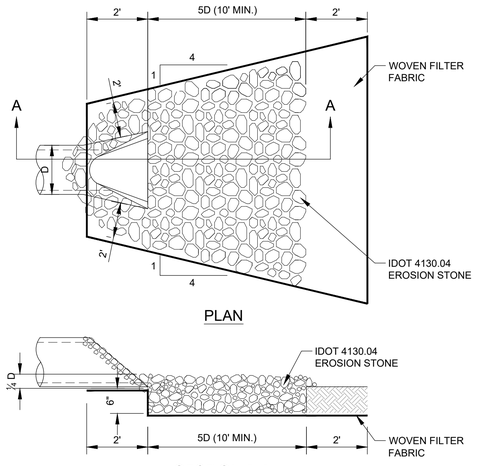




CURB CUT DETAIL

7 C5.0

NOT TO SCALE

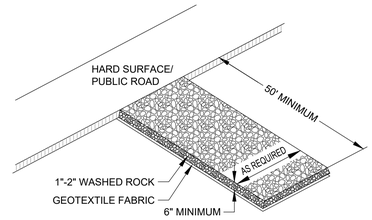


NOTE:
500X MIRAFI FABRIC OR EQUAL

RIP-RAP AT OUTLETS

8 C5.0

NOT TO SCALE

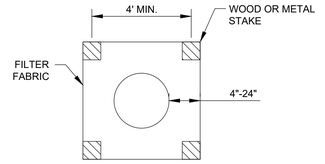


ROCK CONSTRUCTION ENTRANCE

9 C5.0

NOT TO SCALE

NOTE: FOR EXISTING CATCH BASINS IN PAVEMENT AREAS, SAND BAGS, AGGREGATE WRAPPED IN FILTER FABRIC, OR SEDIMENT TRAPS SHOULD BE USED.

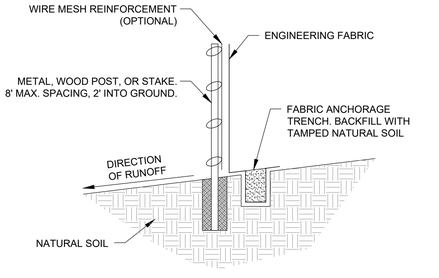


MAXIMUM DISTANCE BETWEEN POSTS IS 2'. BOTTOM OF FENCE IS BURIED IN TRENCH, SIMILAR TO NORMAL SILT FENCE INSTALLATION.

SILT FENCE INLET SEDIMENT FILTER

10 C5.0

NOT TO SCALE



NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH WITH HOG RINGS, STEEL POSTS WITH WIRES, OR WOOD POSTS WITH STAPLES.

SILT FENCE INSTALLATION DETAIL

11 C5.0

NOT TO SCALE

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Project Title:
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431 EDWIN W. SKINNER PKWY SE
ALTOONA, IA 50009

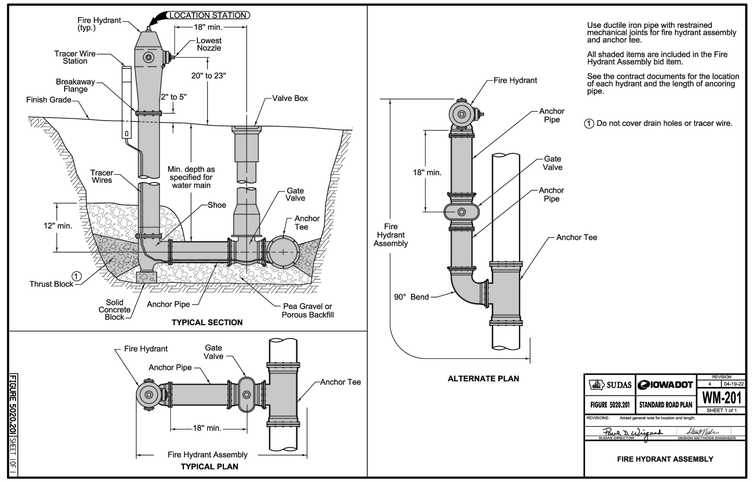
Rev.	Date	Description

Project #: 92240079
Drawn By: NWW
Checked By: MAM
Issue Date: 03.14.25

Sheet Title:
CIVIL DETAILS

Sheet:
C5.0

ALL EXISTING ITEMS AND CONDITIONS SHOULD BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION



Use ductile iron pipe with restrained mechanical joints for fire hydrant assembly and anchor tee.

All shaded items are included in the Fire Hydrant Assembly bid item.

See the contract documents for the location of each hydrant and the length of ancoring pipe.

① Do not cover drain holes or tracer wire.

SUDAS	IOWA DOT	REVISION 4 08-19-22
FIGURE 5020.201	STANDARD ROAD PLAN	WM-201 SHEET 1 of 1

REVISIONS: Added general note for location and length.

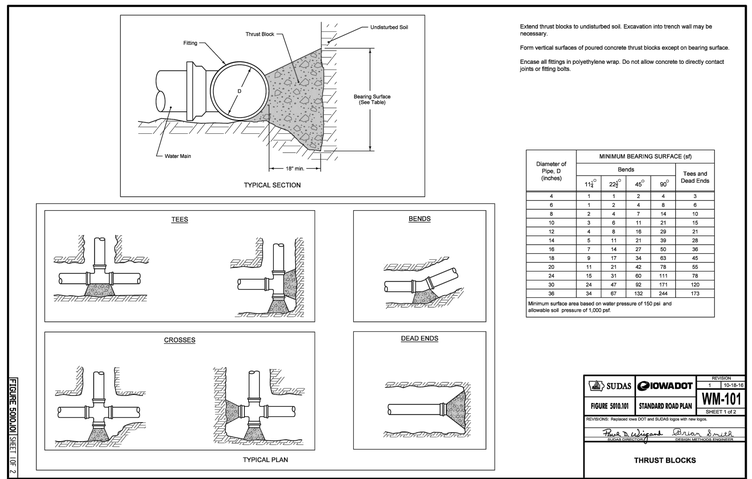
Thad D. Wigant — HIGHWAY DIVISION ENGINEER — Marlys K. Arduser — HIGHWAY DIVISION MANAGER

FIRE HYDRANT ASSEMBLY

FIGURE 5020.201 SHEET 1 OF 1

1 C5.1 FIRE HYDRANT ASSEMBLY DETAIL

NOT TO SCALE



Extend thrust blocks to undisturbed soil. Excavation into trench wall may be necessary.

Form vertical surfaces of poured concrete thrust blocks except on bearing surface.

Encase all fittings in polyethylene wrap. Do not allow concrete to directly contact joints or fitting bolts.

Diameter of Pipe, D (inches)	MINIMUM BEARING SURFACE (sf) Bends 11¼°	22½°	45°	90°	Tees and Dead Ends
4	1	1	2	4	3
6	1	2	4	8	6
8	2	4	7	14	10
10	3	6	11	21	15
12	4	8	16	29	21
14	5	11	21	39	28
16	7	14	27	50	36
18	9	17	34	63	45
20	11	21	42	78	55
24	15	31	60	111	78
30	24	47	92	171	120
36	34	67	132	244	173

Minimum surface area based on water pressure of 150 psi and allowable soil pressure of 1,000 psf.

SUDAS	IOWA DOT	REVISION 1 10-18-16
FIGURE 5010.101	STANDARD ROAD PLAN	WM-101 SHEET 1 of 2

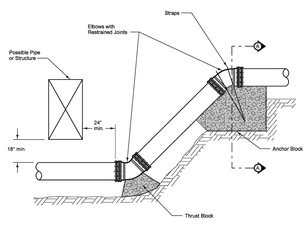
REVISIONS: Replaced new DOT and SUDAS logos with new logos.

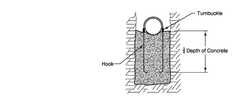
Thad D. Wigant — HIGHWAY DIVISION ENGINEER — Marlys K. Arduser — HIGHWAY DIVISION MANAGER

THRUST BLOCKS

FIGURE 5010.101 SHEET 1 OF 2

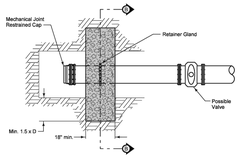
CHANGES IN PIPE DEPTH

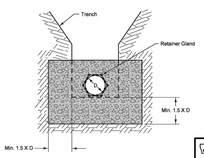




DEAD ENDS (ALTERNATE METHOD)

Use only when allowed by the Engineer, or when specified in the contract documents.





SUDAS	IOWA DOT	REVISION 1 10-18-16
FIGURE 5010.101	STANDARD ROAD PLAN	WM-101 SHEET 2 of 2

REVISIONS: Replaced new DOT and SUDAS logos with new logos.

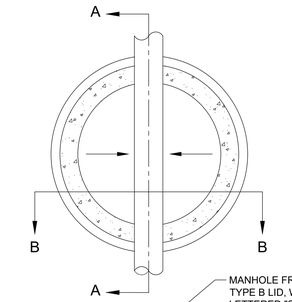
Thad D. Wigant — HIGHWAY DIVISION ENGINEER — Marlys K. Arduser — HIGHWAY DIVISION MANAGER

THRUST BLOCKS

FIGURE 5010.101 SHEET 2 OF 2

2 C5.1 TYPICAL MEGALUG AND THRUST BLOCK LOCATIONS

NOT TO SCALE



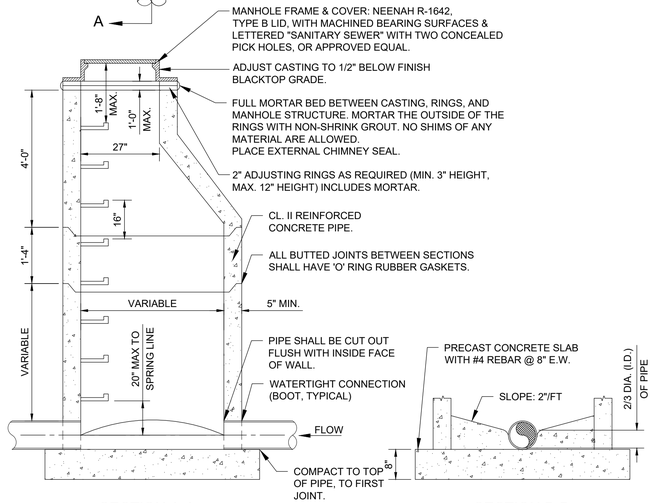
NOTES:

1.) GROUT BOTTOM OF MANHOLE TO 1/2 OR 2/3 DIAMETER OF PIPE AND SLOPE GROUT 2" PER FOOT.

2.) 1/4" TO 1/2" IS MAX. MORTAR THICKNESS WITH USED FOR CASTING ADJUSTMENT.

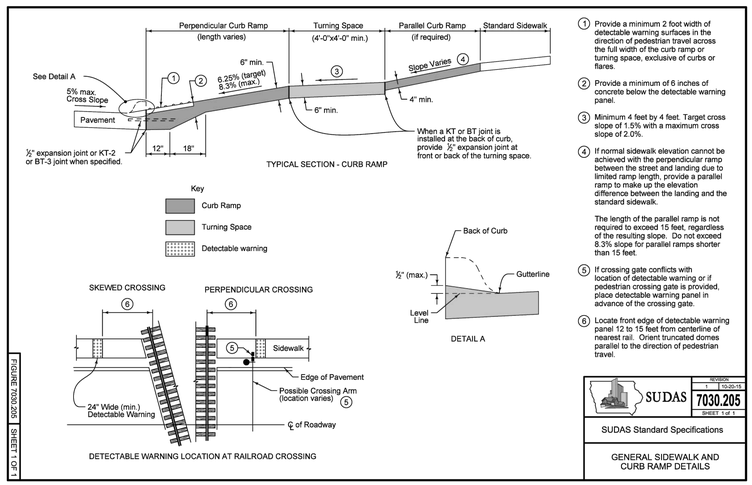
3.) COPOLYMER POLYPROPYLENE PLASTIC, WITH 1/2" GRADE 60 STEEL REINFORCEMENT OR APPROVED EQUAL, STEPS 16" O.C. DOWNSTREAM SIDE.

4.) KOR-N-SEAL MANHOLE OR EQUAL CONSIDERED ACCEPTABLE ALTERNATE.



3 C5.1 SANITARY SEWER MANHOLE DETAIL

NOT TO SCALE



1. Provide a minimum 2 foot width of detectable warning surfaces in the direction of pedestrian travel across the full width of the curb ramp or turning space, exclusive of curbs or flares.
2. Provide a minimum of 6 inches of concrete below the detectable warning panel.
3. Minimum 4 feet by 4 feet. Target cross slope of 1.5% with a maximum cross slope of 2.0%.
4. If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.

   The length of the parallel ramp is not required to exceed 15 feet, regardless of the resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.
5. If crossing gate conflicts with location of detectable warning or if pedestrian crossing gate is provided, place detectable warning panel in advance of the crossing gate.
6. Locate front edge of detectable warning panel 12 to 15 feet from centerline of nearest rail. Orient truncated domes parallel to the direction of pedestrian travel.

SUDAS	REVISION 1 10-20-15
7030.205	SHEET 1 of 1

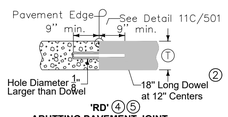
SUDAS Standard Specifications

GENERAL SIDEWALK AND CURB RAMP DETAILS

FIGURE 7030.205 SHEET 1 OF 1

4 C5.1 GENERAL SIDEWALK AND CURB RAMPS DETAILS

NOT TO SCALE



② See Bar Size Table for Contraction Joints on Sheet 2.

④ Place bars within the limits shown under dowel assemblies.

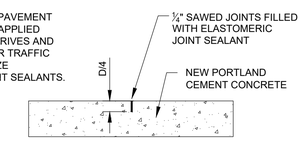
⑤ Edge with 1/8 inch tool for length of joint. For HT joint, remove header block and board when second slab is placed.

BAR SIZE TABLE FOR CONTRACTION JOINTS				
T	Solid Dowel Diameter	Tubular Dowel Diameter	Elliptical	Tie Bar Size
< 8"	3/4"	7/8"	N/A	#6
≥ 8" but < 10"	1 1/4"	1 3/8"	Small	#10
≥ 10"	1 1/2"	1 5/8"	Medium	#11
Tubular and Elliptical Dowel Bars will not be allowed for RD joints.				

5 C5.1 ABUTTING PAVEMENT "RD" JOINT

NOT TO SCALE

NOTE: SIDEWALK PAVEMENT TO UTILIZE COLD-APPLIED JOINT SEALANT, DRIVES AND OTHER VEHICULAR TRAFFIC AREAS MAY UTILIZE HOT-APPLIED JOINT SEALANTS.

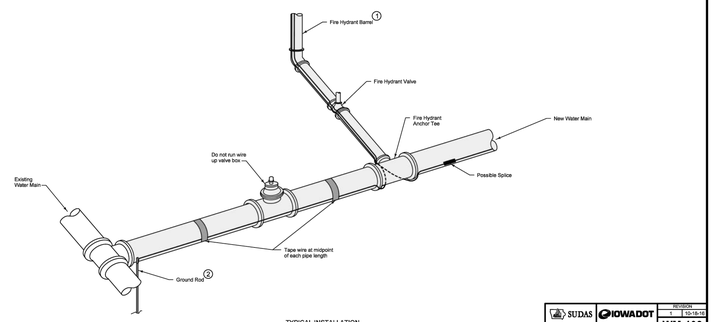


6 C5.1 CONTROL JOINT DETAIL

NOT TO SCALE

① Extend tracer wire up fire hydrant barrel to internal terminals of tracer wire station and back down. Refer to WM-201 for details of fire hydrant assembly.

② Clamp tracer wire to ground rod at system termination points.



SUDAS	IOWA DOT	REVISION 1 10-18-16
FIGURE 5010.102	STANDARD ROAD PLAN	WM-102 SHEET 1 of 1

REVISIONS: Replaced new DOT and SUDAS logos with new logos.

Thad D. Wigant — HIGHWAY DIVISION ENGINEER — Marlys K. Arduser — HIGHWAY DIVISION MANAGER

TRACER SYSTEM

FIGURE 5010.102 SHEET 1 OF 1

7 C5.1 TRACER WIRE DETAIL

NOT TO SCALE

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Rev.	Date	Description

Project #: 92240079
Drawn By: NWW
Checked By: MAM
Issue Date: 03.14.25

Sheet Title:
CIVIL DETAILS

Sheet:
C5.1

ALL EXISTING ITEMS AND CONDITIONS SHOULD BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION

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PLANTING NOTES

1. LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS AND SECTIONS WITHIN THE LOCAL JURISDICTION'S STANDARD SPECIFICATIONS UNLESS OTHERWISE NOTED.

2. LOCATIONS OF ALL PLANT MATERIALS TO BE STAKED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.

3. CONTRACTOR SHALL COORDINATE DELIVERY SCHEDULE AND PLANT TREES UPON ARRIVAL. ALL PLANTS OF THE SAME SPECIES SHALL BE OBTAINED FROM A SINGLE NURSERY SOURCE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF PLANT MATERIALS SHOWN.

4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO SEED AND RESTORE ALL DISTURBED AREAS BACK TO ORIGINAL OR FINISH GRADE ELEVATIONS, INCLUDING EQUIPMENT MATERIAL STORAGE AREA AND STAGING AREAS ADJACENT TO SITE.

5. PLANT TREES AFTER FINAL GRADES ARE ESTABLISHED AND PRIOR TO PLANTING OF ALL OTHER PLANTS.

6. ALL EXISTING PLANTS SHOWN ON PLAN ARE IN APPROXIMATE LOCATIONS. ADJUST NEW PLANTING BED AND TREE LOCATIONS TO AVOID CONFLICT WITH EXISTING PLANTINGS. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT ON ANY NECESSARY ADJUSTMENTS.

7. THE LANDSCAPE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT INJURY TO ALL PLANT MATERIAL DURING DIGGING, HANDLING, PLANTING AND MAINTENANCE OPERATIONS.

8. CANOPY TREES AND EVERGREEN TREES PLANTED IN A LAWN OR GRASS SETTING SHALL RECEIVE A MINIMUM OF 4" SHREDDED HARDWOOD MULCH UNLESS OTHERWISE SPECIFIED. MULCH AROUND TREES SHALL BE EXTENDED OUT AS FAR AS THE HOLE DUG FOR PLANTING AND SHALL BE PLACED IN SUCH A WAY AS TO FORM A BOWL AT THE BASE OF THE TRUNK ALLOWING WATER TO COLLECT
MORE EFFECTIVELY.

9. REMOVE ALL WIRE, TWINE, OR BURLAP FROM THE ROOTBALLS OF STREET TREES PRIOR TO PLANTING.

10. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ANY TREES THAT HAVE BECOME TILTED WITHIN ONE YEAR FROM DATE OF INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF IDENTIFICATION TAGS, CONTAINERS, AND BURLAP ON ALL PLANT MATERIAL PRIOR TO COMPLETION OF THE CONTRACT.

11. THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.

12. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF PLANT MATERIALS AND IMPROVEMENTS SHOWN, ACTUAL QUANTITIES AND MEASUREMENTS ON DRAWINGS TAKE PRECEDENT OVER TABLE QUANTITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT		QTY
TREES						
AG	AESCULUS GLABRA `JN SELECT`	EARLY GLOW™ OHIO BUCKEYE	2" CAL.	35'		7
AL	AMELANCHIER LAEVIS `JFS-ARB`	SPRING FLURRY® ALLEGHENY SERVICEBERRY	2" CAL.	15' - 25'		12
BB	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH MULTI-TRUNK	B & B	45'		6
CO	CARYA OVATA	SHAGBARK HICKORY	2" CAL.	60'		2
CM	CERCIS CANADENSIS 'MERLOT'	MERLOT EASTERN REDBUD	2" CAL.	20'		16
CP	CERCIS CANADENSIS 'PINK POM POMS'	PINK POM POMS EASTERN REDBUD	2" CAL.	12-15'		13
FR	FAGUS SYLVATICA 'RED OBELISK'	RED OBELISK EUROPEAN BEECH	2" CAL.	20'-0"		6
JT	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR EASTERN REDCEDAR	6` HT.	20'		34
NS	NYSSA SYLVATICA	TUPELO	1-1/2" CAL.	35'		3
PW	PRUNUS SEROTINA	BLACK CHERRY	1-1/2" CAL.	60'		4
PT	PTELEA TRIFOLIATA	COMMON HOPTREE	2" CAL.	20'		8
QR	QUERCUS RUBRA	NORTHERN RED OAK	2" CAL.	45'		6
CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	QTY
SHRUBS						
AP	ARONIA MELANOCARPA 'SMNAMPEM'	LOW SCAPE SNOWFIRE™ BLACK CHOKEBERRY	2 GAL	6'	48" o.c.	16
AM	ARONIA MELANOCARPA 'UCONNAM012'	GROUND HUG® BLACK CHOKEBERRY	2 GAL	14"	36" o.c.	7
CN	CEANOTHUS AMERICANUS	NEW JERSEY TEA	2 GAL	2` - 3'	36" o.c.	8
CS	CEPHALANTHUS OCCIDENTALIS 'SMCOSS'	SUGAR SHACK® BUTTONBUSH	3 GAL	5'	60" o.c.	6
CA	CORNUS STOLONIFERA 'ARCTIC FIRE'	DWARF RED TWIG DOGWOOD	3 GAL	5'	48" o.c.	51
HI	HIBISCUS SYRIACUS 'GANDINI VAN AART'	WHITE PILLAR® ROSE OF SHARON	5 GAL	10'	48" o.c.	15
PO	PHYSOCARPUS OPULIFOLIUS `SMPOTW`	TINY WINE® NINEBARK	3 GAL	3' - 5'	42" o.c.	23
RH	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	2 GAL	2` - 3'	60" o.c.	32
RG	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	2 GAL	4`	36" o.c.	17
WH	WEIGELA FLORIDA `SMNWFMS`	MIDNIGHT WINE SHINE® WEIGELA	2 GAL	12" - 18"	30" o.c.	47
GRASSES						
SR	SCHIZACHYRIUM SCOPARIUM 'BLUE PARADISE'	BLUE PARADISE PRAIRIE WINDS® LITTLE BLUESTEM	1 GAL	3' - 6"	30" o.c.	18
SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	QUART	12" - 18"	30" o.c.	10
PERENNIALS						
AS	AMSONIA TABERNAEMONTANA `STORM CLOUD`	STROM CLOUD EASTERN BLUESTAR	1 GAL	2' - 3'	36" o.c.	11
AT	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	1 GAL	1'-6"	24" o.c.	20
ET	ECHINACEA TENNESSEENSIS	TENNESSEE CONEFLOWER	QUART	2'-6"	24" o.c.	13
NC	NARCISSUS	YELLOW DAFFODIL MIX	BULBS	2'	6" o.c.	42
SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPACING	QTY
GROUND COVERS						
	CAREX EBURNEA	IVORY SEDGE	PLUG	6"	12" o.c.	5,051
	SEDUM ALBUM 'CORAL CARPET'	CORAL CARPET STONECROP	PLUG		12" o.c.	940
	SUDAS	SUDAS NATIVE GRASS + FORBES SEEDING MIX	SEED			27,557 SF
	TYPE 1 TURF SEED	TURF TYPE TALL FESCUE	SEED			89,693 SF
	TURF SOD MARATHON III	TURF-TYPE TALL FESCUE	SOD			724 SF
	HARDWOOD MULCH	BROWN HARDWOOD MULCH	CF			2,185 SF

GENERAL NOTES

1. ALL SITE AND UTILITY INFORMATION SHOWN IS BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT AT THE TIME OF DESIGN. VERIFY ALL SITE CONDITIONS, ELEVATIONS, UTILITY LOCATIONS, AND DIMENSIONS SHOWN ON THE PLANS PRIOR TO COMMENCEMENT OF WORK. NOTIFY OWNER OF ANY DISCREPANCIES OR IRREGULAR CONDITIONS.

2. CONTRACTOR SHALL PROTECT ALL SITE IMPROVEMENTS AND UTILITIES. DAMAGE OCCURRING DURING AND AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED/REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

3. ALL WORK PERFORMED IN THIS CONTRACT SHALL COMPLY WITH THE CURRENT CITY OF ALTOONA STANDARDS FOR CONSTRUCTION, AND SHALL COMPLY WITH ALL STANDARDS, LAWS, AND REGULATIONS SET FORTH BY THE STATE OF IOWA.

4. THE CONTRACTOR SHALL APPLY FOR AND OBTAIN PERMITS FOR THE WORK AS REQUIRED, AT HIS/HER COST, AND COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.

5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CLEAN AND ORDERLY SITE AT ALL TIMES AS DESCRIBED IN THE SPECIFICATIONS. STORAGE AND STAGING AREAS SHALL BE APPROVED BY THE OWNER PRIOR TO ANY CONSTRUCTION ACTIVITIES.

6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MAINTAINING, AND INSPECTING ALL EROSION CONTROL MEASURES. REFER TO THE EROSION AND SEDIMENT CONTROL PLANS OR LOCAL JURISDICTIONAL REQUIREMENTS FOR THE SCOPE OF EROSION CONTROL TO BE PROVIDED.

7. ALL CONSTRUCTION SURVEYING AND STAKING SHALL BE PROVIDED BY THE CONTRACTOR.

LANDSCAPE SUMMARY

1. A PARKING LOT ADJOINING AN R DISTRICT SHALL BE SCREENED BY 4 OVERSTORY TREES, 6 UNDERSTORY TREES, 6 CONIFERS, AND 15 SHRUBS FOR EACH 100 LF. (167.10.1.B). THE PARKING LOT IS VISIBLE ALONG 330 LF OF ADJOINING RESIDENTIAL PROPERTY. THE REMAINING LF IS BLOCKED BY THE CHURCH AND HAS VEGETATION SPACED TO BLEND FRONT TO BACK OF PROPERTY. WITHIN THE 35' BUFFER ADJOINING THE R DISTRICT THE FOLLOWING IS PROVIDED:
   - 1.1. OVERSTORY: 13 REQUIRED - 14 ARE PROVIDED.
   - 1.2. UNDERSTORY: 20 REQUIRED - 20 ARE PROVIDED (2 EXISTING + 18 ADDITIONAL).
   - 1.3. CONIFERS: 20 REQUIRED - 21 ARE PROVIDED.
   - 1.4. SHRUBS: 50 REQUIRED - 56 ARE PROVIDED.
   - 1.5. EXISTING TREES (4) ARE ANNOTATED.

2. WHEN VISIBLE FROM A STREET OR RESIDENTIAL AREA, THE INTERIOR OF THE PARKING AREA MUST HAVE NOT LESS THAN 5% LANDSCAPED. (167.10.7.B)
   - 2.1. 2,903 SF OF PARKING LOT INTERIOR (5.1%) IS DESIGNED AS LANDSCAPED. THE LOT IS 56,515 SF.

3. DRY DETENTION BASINS AND SWALES ARE PLANTED TO MEET POST CONSTRUCTION STORM WATER MANAGEMENT PLAN REQUIREMENTS. SLOPES OF DRY DETENTION BASINS ARE PLANTED WITH THE CURRENT SUDAS NATIVE GRASSES AND FORBS SEEDING MIX. THE TOP OF THE SLOPE IS DESIGNED TO BE PLANTED WITH TURF.

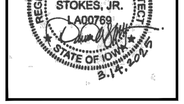
4. LANDSCAPING AROUND FIRE SAFETY APPLIANCES IS 6" OR LESS WITHIN A 3' PERIMETER. ADJACENT PLANTS ARE SIZED AND PLACED TO ENSURE THEY WILL NOT ENCROACH ON ACCESS TO OR VISIBILITY OF APPLIANCES.

ALL EXISTING ITEMS AND CONDITIONS SHOULD BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION

Larson Engineering, Inc.
1001 Office Park Rd, Suite 120
West Des Moines, IA 50265
515.225.4377
www.larsonengr.com
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Client:
NEWCASTLE ENTERPRISES
P.O. BOX 47
WINTERSET, IA 50273

Project Title:
HIGH POINTE CHURCH
431 EDWIN W. SKINNER PKWY SE
ALTOONA, IA 50009

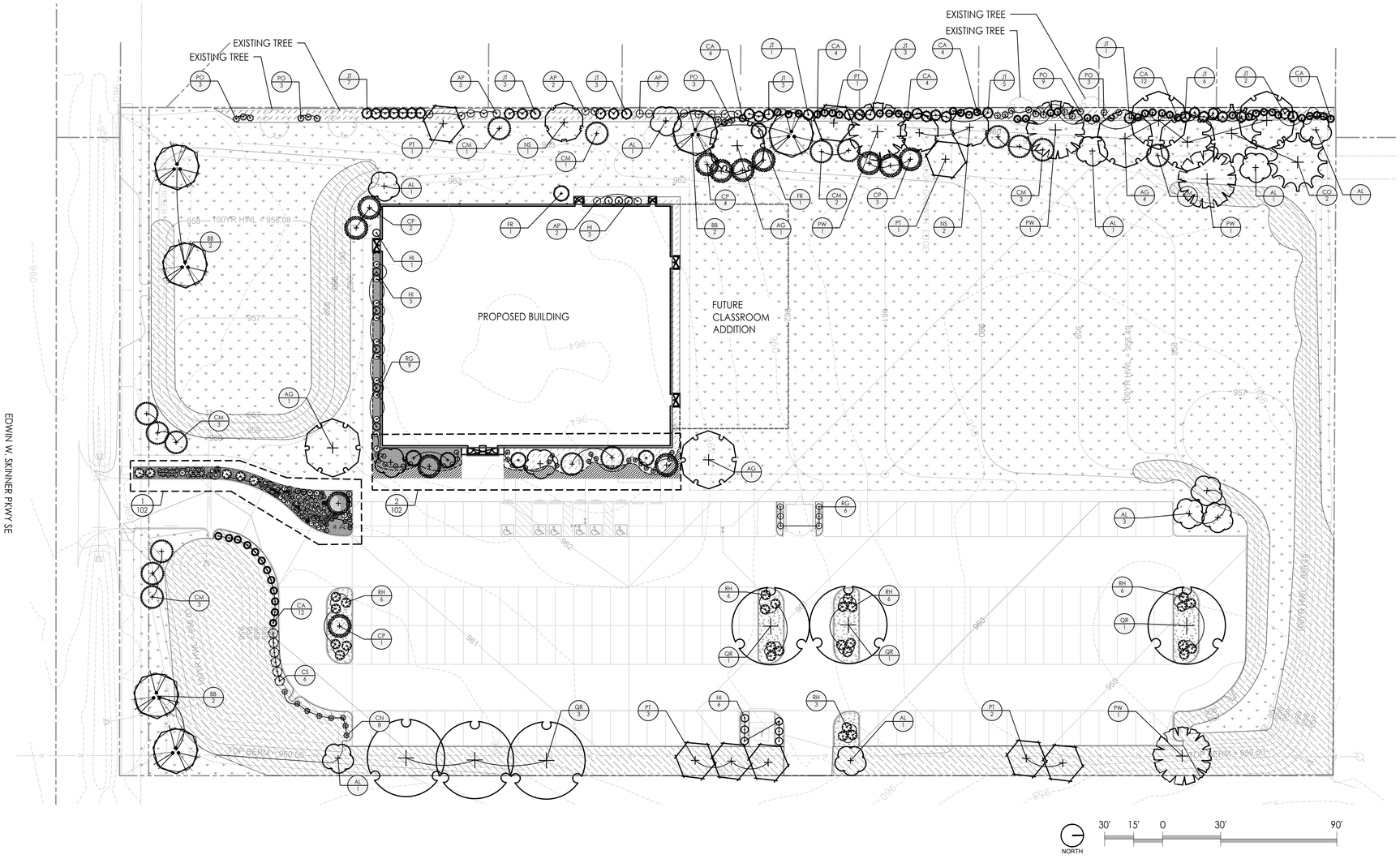


Rev.	Date	Description

Project #: 92240079
Drawn By: SHP
Checked By: DAS
Issue Date: 03.14.25

Sheet Title:
PLANTING NOTES AND SCHEDULE

Sheet:
L100



PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME
TREES		
AG	AESCULUS GLABRA `JN SELECT`	EARLY GLOW™ OHIO BUCKEYE
AL	AMELANCHIER LAEVIS `JFS-ARB`	SPRING FLURRY® ALLEGHENY SERVICEBERRY
BB	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH MULTI-TRUNK
CO	CARYA OVATA	SHAGBARK HICKORY
CM	CERCIS CANADENSIS 'MERLOT'	MERLOT EASTERN REDBUD
CP	CERCIS CANADENSIS 'PINK POM POMS'	PINK POM POMS EASTERN REDBUD
FR	FAGUS SYLVATICA 'RED OBELISK'	RED OBELISK EUROPEAN BEECH
JT	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR EASTERN REDCEDAR
NS	NYSSA SYLVATICA	TUPELO
PW	PRUNUS SEROTINA	BLACK CHERRY
PT	PTELEA TRIFOLIATA	COMMON HOPTREE
QR	QUERCUS RUBRA	NORTHERN RED OAK
SHRUBS		
AP	ARONIA MELANOCARPA 'SMNAMPEM'	LOW SCAPE SNOWFIRE™ BLACK CHOKEBERRY
AM	ARONIA MELANOCARPA 'UCONNAM012'	GROUND HUG® BLACK CHOKEBERRY
CN	CEANOTHUS AMERICANUS	NEW JERSEY TEA
CS	CEPHALANTHUS OCCIDENTALIS 'SMCOSS'	SUGAR SHACK® BUTTONBUSH
CA	CORNUS STOLONIFERA 'ARCTIC FIRE'	DWARF RED TWIG DOGWOOD
HI	HIBISCUS SYRIACUS 'GANDINI VAN AART'	WHITE PILLAR® ROSE OF SHARON
PO	PHYSOCARPUS OPULIFOLIUS `SMPOTW`	TINY WINE® NINEBARK
RH	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC
RG	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT
WH	WEIGELA FLORIDA `SMNWFMS`	MIDNIGHT WINE SHINE® WEIGELA
GRASSES		
SR	SCHIZACHYRIUM SCOPARIUM 'BLUE PARADISE'	BLUE PARADISE PRAIRIE WINDS® LITTLE BLUESTEM
SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED
PERENNIALS		
AS	AMSONIA TABERNAEMONTANA `STORM CLOUD`	STROM CLOUD EASTERN BLUESTAR
AT	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED
ET	ECHINACEA TENNESSEENSIS	TENNESSEE CONEFLOWER
NC	NARCISSUS	YELLOW DAFFODIL MIX
SYMBOL	BOTANICAL NAME	COMMON NAME
GROUND COVERS		
	CAREX EBURNEA	IVORY SEDGE
	SEDUM ALBUM 'CORAL CARPET'	CORAL CARPET STONECROP
	SUDAS	SUDAS NATIVE GRASS + FORBES SEEDING MIX
	TURF SEED LOW GROW MIX	
	TURF SOD MARATHON III	TURF-TYPE TALL FESCUE
	HARDWOOD MULCH	BROWN HARDWOOD MULCH

NOTE: SEE SHEET L100 FOR FULL PLANT SCHEDULE.

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Project Title:
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431 EDWIN W. SKINNER PKWY SE
ALTOONA, IA 50009

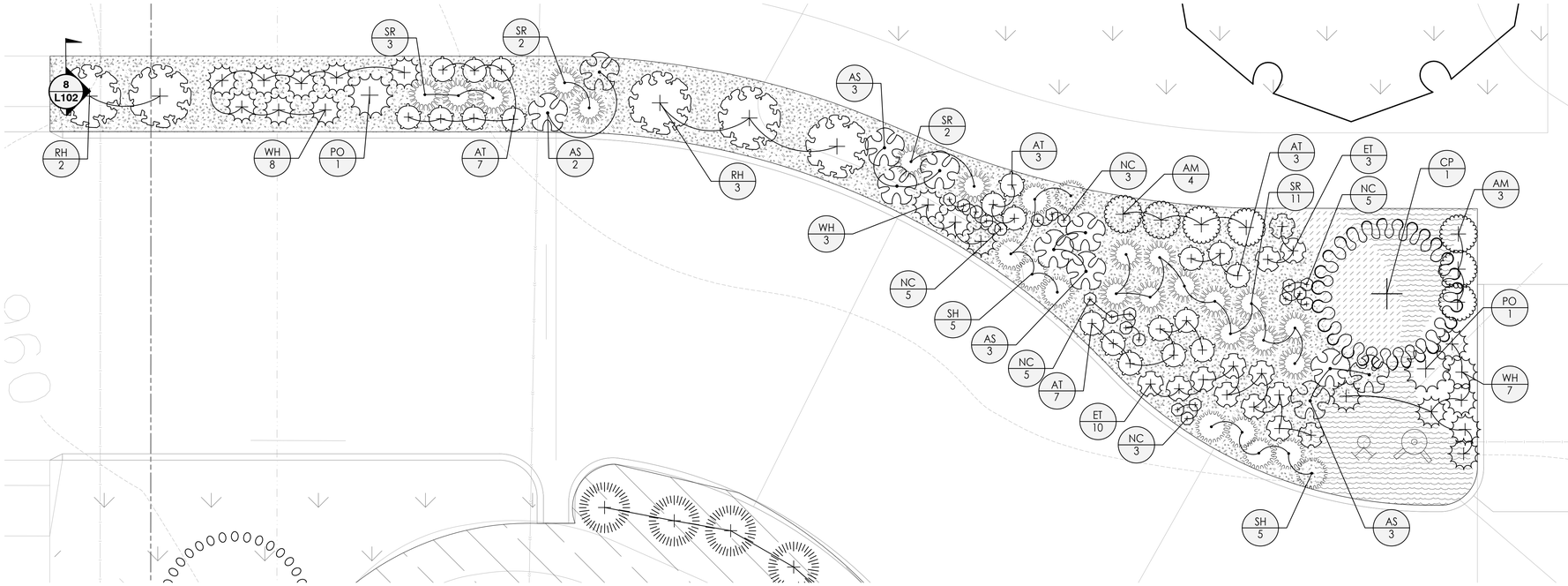
DAVID A. STOKES, JR.
LA00769
REGISTERED LANDSCAPE ARCHITECT
STATE OF IOWA
3.14.2025

Rev.	Date	Description

Project #: 92240079
Drawn By: SHP
Checked By: DAS
Issue Date: 03.14.25

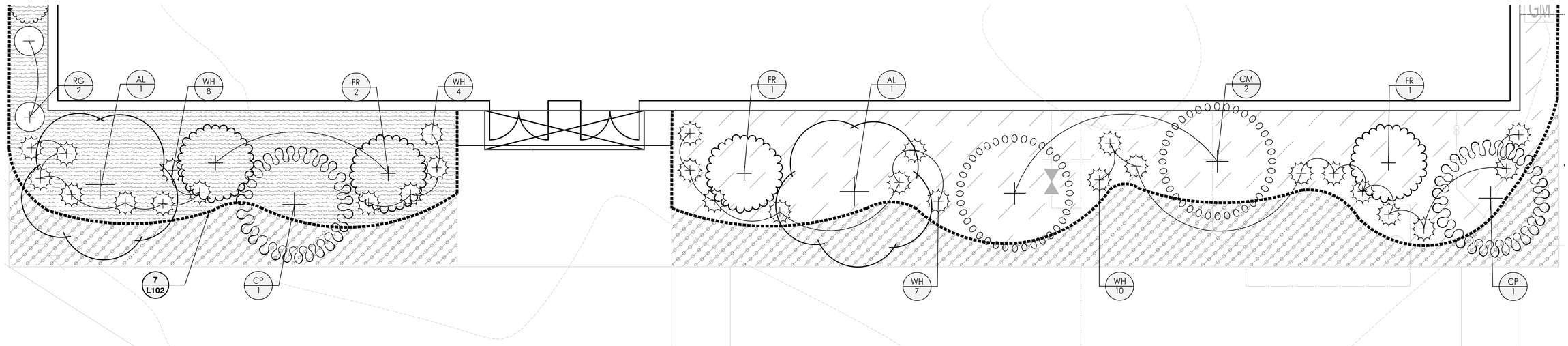
Sheet Title:
PLANTING PLAN

Sheet:
L101



01 ENTRANCE ENLARGEMENT
1" = 5'-0"

NORTH



02 CHURCH FRONT ENLARGEMENT
1" = 5'-0"

NORTH

ALL EXISTING ITEMS AND CONDITIONS SHOULD BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION

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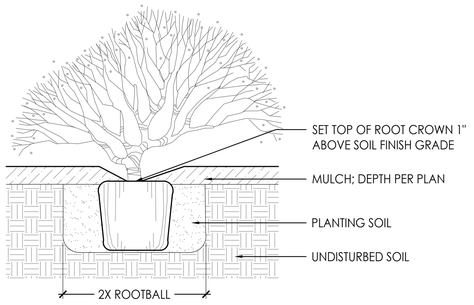
DAVID A. STOKES, JR.
LA00769
STATE OF IOWA
03.14.2025

Rev.	Date	Description

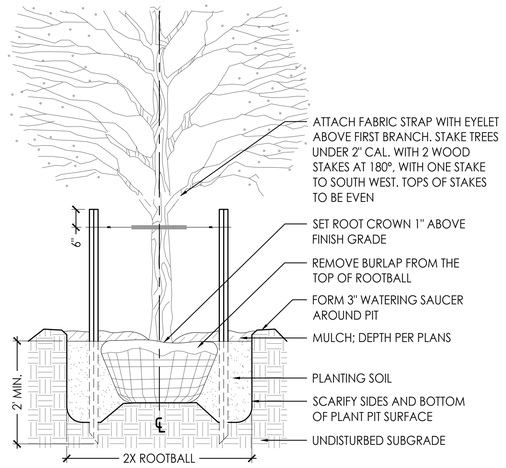
Project #: 92240079
Drawn By: SHP
Checked By: DAS
Issue Date: 03.14.25

Sheet Title:
ENLARGEMENTS

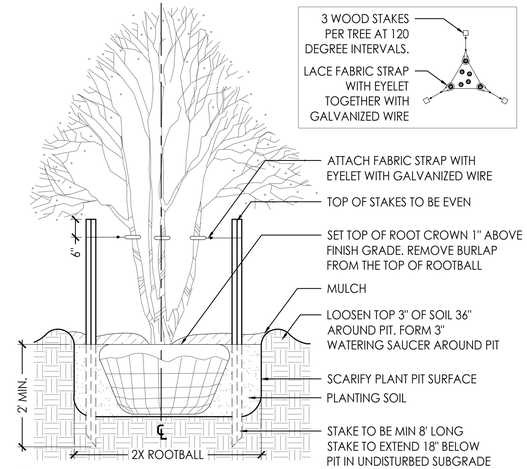
Sheet:
L102



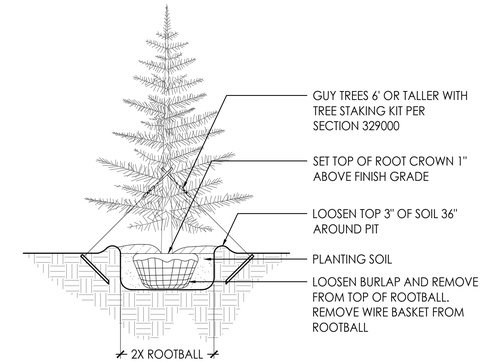
1 SHRUB PLANTING
1" = 1'-0"



2 OVERSTORY TREE PLANTING
1/2" = 1'-0"

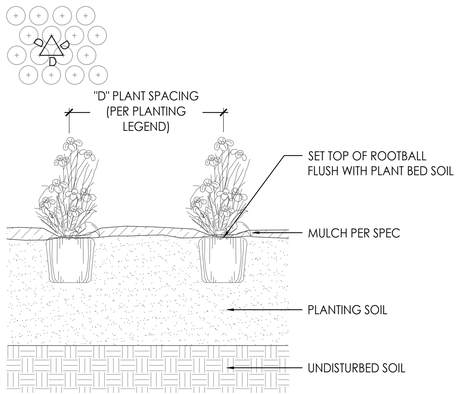


3 MULTI-STEM TREE PLANTING
1/2" = 1'-0"



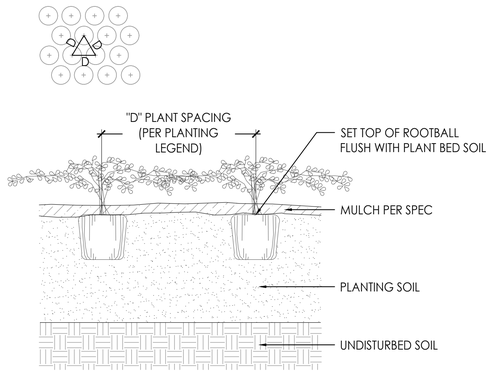
4 EVERGREEN TREE PLANTING
1/2" = 1'-0"

D - DIMENSION OF PLANT SPACING AS INDICATED ON PLANS

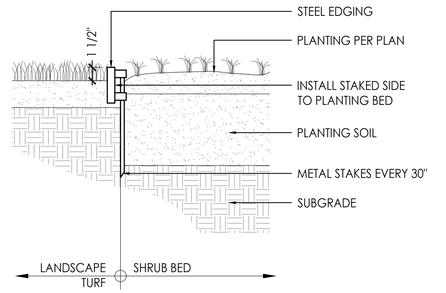


5 PERENNIAL PLANTING
1" = 1'-0"

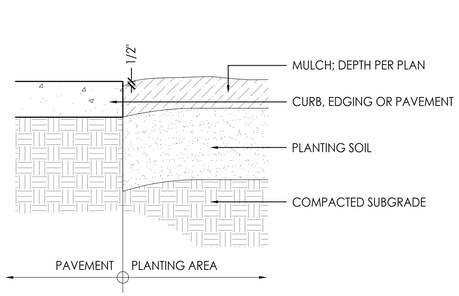
D - DIMENSION OF PLANT SPACING (SHRUBS & GROUNDCOVER) AS INDICATED ON PLANS



6 GROUNDCOVER PLANTING
1" = 1'-0"



7 STEEL EDGING
1 1/2" = 1'-0"



8 PLANTING BED EDGE
1 1/2" = 1'-0"

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Client:
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P.O. BOX 47
WINTERSET, IA 50273

Project Title:
HIGH POINTE CHURCH
431 EDWIN W. SKINNER PKWY SE
ALTOONA, IA 50009



Rev.	Date	Description

Project #: 92240079
Drawn By: SHP
Checked By: DAS
Issue Date: 03.14.25

Sheet Title:
PLANTING DETAILS

Sheet:
L103

STAFF REPORT

To: Altoona Planning and Zoning Commission

From: Claire Habel, City Planner

Item: Eastpoint Parkway Plat 7

Date: March 21st, 2025

GENERAL INFORMATION:

Applicant: F & S Rosenberger L.L.C.

Requesting: Preliminary and Final Plat approval

Location: West of 1st Ave N and south of Adventureland Dr NW. This plat is located just south of a private drive.

Purpose: Approve a preliminary and final plat for one lot and one outlot on a total of 7.52 acres.

Size: 7.52 acres

Existing land use and zoning: Vacant outlot, zoned conditional C-2 (General Commercial)

Surrounding land use and zoning: North: Vacant lot; zoned C-2 (General Commercial)

South: Single-family residences; zoned R-5 (Planned Unit Development)

East: Regional detention basin; zoned C-2 (General Commercial)

West: Vacant Lot; zoned C-2 (General Commercial)

Comprehensive Plan: Commercial

SPECIAL INFORMATION:

Public Utilities: There are two regional detention basins that serve the site, one to the east and the other to the northwest. A public 8" water main will be extended west to serve the site. At the time of platting and construction, an 8" public sanitary sewer will be

	installed to connect the site to the existing sanitary sewer main that is located on the 160 Adventureland Dr NW site.
Public Services:	Police and emergency services are provided by the City of Altoona
Transportation:	This site will have access to a private, 24' road that connects to both 1st Avenue N and Adventureland Dr NW.

ANALYSIS:

The developer is seeking approval of a preliminary and final plat to divide an existing 7.52-acre outlot into one buildable lot (0.80 acres) and an outlot (6.72 acres). This land is located just west of 1st Ave North and south of an existing multi-tenant commercial building which includes Anytime Fitness, Skinner Law, Iowa Family Chiropractic, etc. To the northwest is the Iowa Donor Network. The comprehensive land use map designates this area as commercial use, the proposed pediatric clinic aligns with that designation.

This site is zoned conditional C-2 (General Commercial). The conditions placed on the lot with ordinance 8-20-07 #1 (256) state that buildings must be setback from the south lot line a minimum of 50'. Additionally, in the C-2 (General Commercial) district, there is a minimum front-yard setback of 50'; the applicant is currently seeking a variance from this requirement for Lot 1, as they have a planned development for said lot (see BeWell Site Plan).

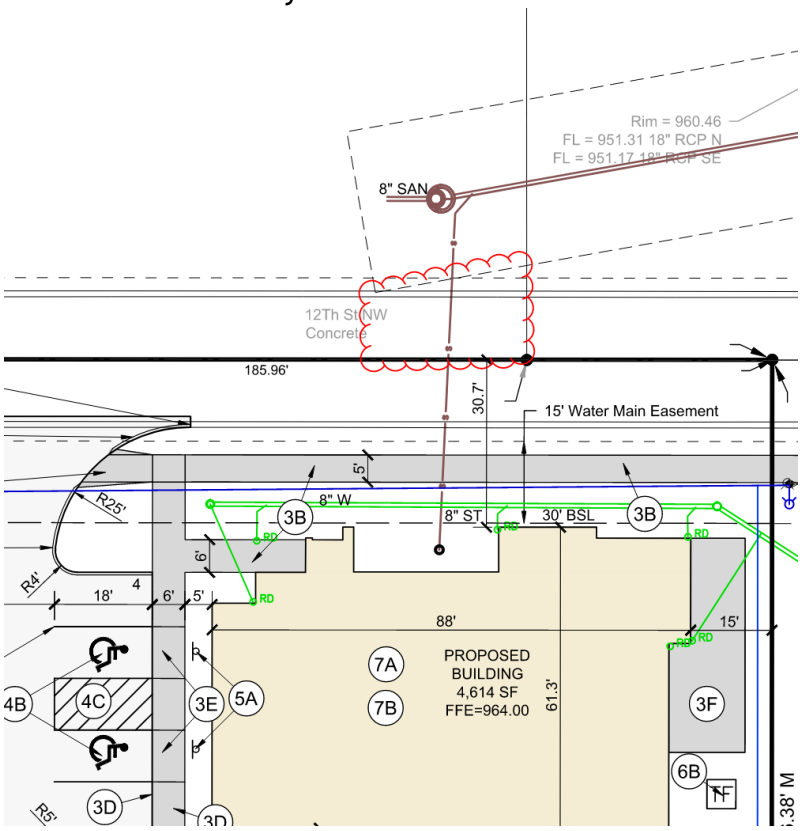
The developer is platting the buildable lot to construct a pediatric doctor's office on it. There are currently no utilities on site, but water will be extended across the north lot line, it will be an 8" public water main. An 8" public sanitary sewer main will also be extended to the site, it will need to be extended to the site from the southeast corner of 160 Adventureland Dr NW. There will be two stormwater intakes on site, which will pipe drainage to the stormwater detention that is off site to the west.

Access to the property will come from the private drive that runs along the north lot lines of the proposed lot and outlot. This 24' private drive has direct access to both 1st Ave N and Adventureland Dr NW.

DEFICIENCIES:

Planning Department

1. Clarify if this is plat 7 or 8 and ensure that that number is consistent on all documents and labels.
2. Please remove reference of 12st St NW from private drive.
3. Update address to reflect an address from 1st Ave. 1210 1st Ave N.
4. Please correct the bulk regulations on the plats to reflect the front yard setback as 50'.

5. 50’ front-yard setback should be shown on plats as the BoA application would only affect the site plan. 30’ front yard setback can remain on the site plan (subject to BoA approval).
6. When/if the applicant chooses to expand, will more doctors be on site? Will there ever be more than four doctors on staff? If yes, will expanding the parking be a possibility?
7. This portion of the sanitary sewer will need to be within a 20’ easement.
   a. 

8. Will this building have any roof mounted mechanical units?
9. Please fix the typos on the exterior elevations (Notes A and C under general notes).
10. According to ordinance 8-20-07 #1 (256), the south (rear) yard must have a minimum setback of 50’. Please show this on the PP, FP, and SP.
11. Please submit legal documents for the final plat.

Building Department

1. Please confirm if a fire sprinkler system will be needed. If so, a valve on the domestic will be required next to the building structure and one main valve will be required at connection of city main.

Engineering Department

1. Please add a 6” water valve on the private water service at the public water main.

2. SWMP: For storm sewer design it is shown for the 5 year storm. However the detention for DA2 offsite must go through this lot. Please size P-2 & P-3 for this offsite storm water.

SUMMARY:

Staff would recommend approval of the preliminary plat as well as the final plat subject to the submittal of revised plans addressing any remaining deficiencies and the submittal of legal documents.

EASTPOINT PARKWAY PLAT 7

PRELIMINARY PLAT - 2025

LEGEND

FEATURES	FOUND	SET
Section Corner	▲	△
1/2" Rebar, Cap # 11579 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	⊢⊣	⊢⊣
Control Point	⊙CP	
Bench Mark	⊕	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

FEATURES	EXISTING	PROPOSED
Spot Elevation	X (1225.25)	X 1225.25
Contour Elevation	1225	1225
Fence (Barbed, Field, Hog)	X	X
Fence (Chain Link)	//	//
Fence (Wood)	□	□
Fence (Silt)	○	●
Tree Line		
Tree Removal Limits		
Tree Stump		
Deciduous Tree \\ Shrub		
Coniferous Tree \\ Shrub		
Communication	C(*)	C
Overhead Communication	OC(*)	OC
Fiber Optic	FO(*)	FO
Underground Electric	E(*)	E
Overhead Electric	OE(*)	OE
Duct Bank	DUCT(*)	DUCT
Gas Main with Size	G(*)	G
High Pressure Gas Main with Size	HPG(*)	HPG
Water Main with Size	W(*)	
Sanitary Sewer with Size	S(*)	
Sanitary Manhole	⊘	
Storm Sewer with Size	ST(*)	
Storm Manhole	⊘	
Single Storm Sewer Intake		
Double Storm Sewer Intake		

(*) Denotes the survey quality service level for utilities

Fire Hydrant	
Fire Hydrant on Building	
Water Main Valve	
Water Service Valve	
Well	
Utility Pole	
Guy Anchor	
Utility Pole with Light	
Utility Pole with Transformer	
Street Light	
Yard Light	
Electric Box	EB
Electric Transformer	E
Traffic Sign	
Communication Pedestal	
Communication Manhole	C
Communication Handhole	C
Fiber Optic Manhole	FO
Fiber Optic Handhole	FO
Gas Valve	
Gas Manhole	G
Gas Apparatus	
Fence Post or Guard Post	●
Underground Storage Tank	UST
Above Ground Storage Tank	AST
Sign	
Satellite Dish	
Mailbox	
Sprinkler Head	+
Irrigation Control Valve	IrrCV
Soil Boring	B-2
Test Hole Location for SUE w/ID	

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

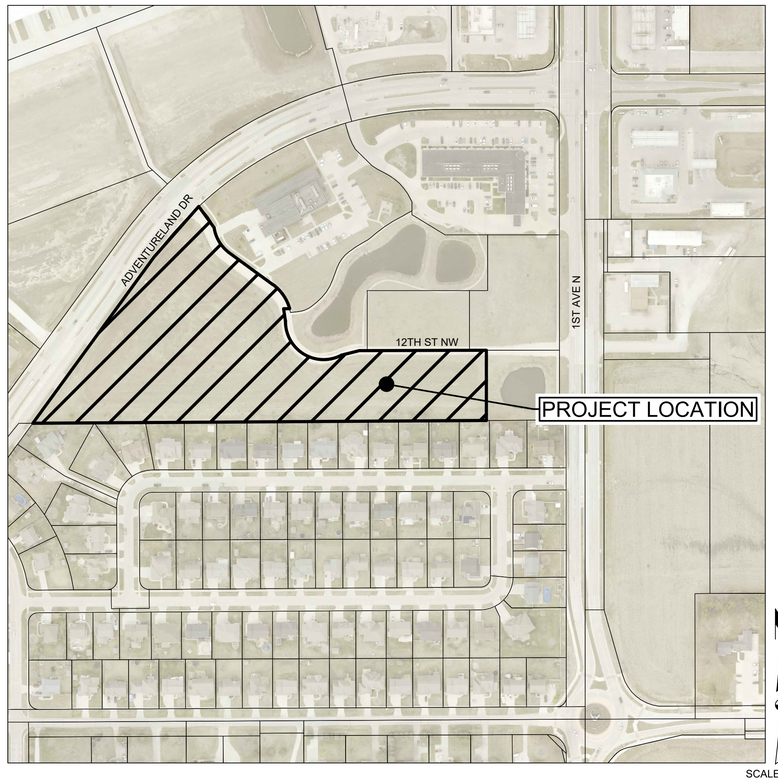
QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.



SCALE: 1" = 200'

VICINITY MAP

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552500326.

G1-GAS MAIN	MIDAMER-GAS JAIME NEER (515)-252-6972 MECDSMDESIGNLOCATES@MIDAMERICAN.COM	NO RESPONSE
W1-WATER MAIN ST-STORM SEWER SAN-SANITARY SEWER	ALTOONA, CITY OF ANDREW STARR (515)-418-5474 LOCATES@ALTOONA-IOWA.COM	NO RESPONSE
FO3-FIBER OPTIC	WINDSTREAM ENTERPRISE CLEC LOCATE DESK (800)-941-3430 WCI.CLEC.LOCATE@WINDSTREAM.COM	CLEAR PER MAPS
FO1-FIBER OPTIC CO1-COMMUNICATION	CENTURYLINK SADIE HULL (918)-547-0147 SADIE.HULL@LUMEN.COM	CLEAR PER MAPS
UE1-UNDERGROUND ELECTRIC	MIDAMER-ELEC JAIME NEER (515)-252-6972 MECDSMDESIGNLOCATES@MIDAMERICAN.COM	NO RESPONSE
FO9-FIBER OPTIC	METRO FIBERNET, LLC LORI KEMPER (812)-213-1050 811DESIGN@METRONET.COM	CLEAR PER MAPS
	NORTHERN NATURAL GAS COMPANY TYLER BRASE (515)-218-0312 TYLER.BRASE@NNGCO.COM	
	MEDIACOM DAVE MEYERS (515)-991-7388 DMEYERS2@MEDIACOMCC.COM	
	EDGE BCC LLC JENNIFER HOLLIDAY (515)-262-7686 LOCATES@GOTOCI.COM	
	IOWA DOT TOB FIBER DAVE AUGSPURGER (515)-725-4604 ICNOUTSIDEPLANTIOWAONECALL@IOWA.GOV	
	AUREON NETWORK SERVICES JEFF KLOCKO (515)-830-0445 JEFF.KLOCKO@AUREON.COM	
	MNA/BLUEBIRD JAMIE SCOTT (314)-270-8738 JAMES.SCOTT@BLUEBIRDNETWORK.COM	
	UNITE PRIVATE NETWORKS, LLC JOE KILZER (816)-4253-556 UPNGIS@UPNFIBER.COM	

PROPERTY DESCRIPTION

A PART OF OUTLOT "S", EASTPOINTE PARKWAY PLAT 3, AN OFFICIAL PLAT IN THE CITY OF ALTOONA, POLK COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT "S"; THENCE NORTH 36°04'37" EAST ALONG THE WEST LINE OF SAID OUTLOT "S", 543.11 FEET TO A WESTERLY CORNER OF SAID OUTLOT "S"; THENCE NORTHEASTERLY CONTINUING ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 950.00 FEET, WHOSE ARC LENGTH IS 179.47 FEET, AND WHOSE CHORD BEARS NORTH 41°28'18" EAST, 179.21 FEET TO THE NORTHWEST CORNER OF LOT 1, EASTPOINTE PARKWAY PLAT 4, AN OFFICIAL PLAT; THENCE SOUTH 44°11'37" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 20.05 FEET TO A WESTERLY CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY CONTINUING ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 118.00 FEET, WHOSE ARC LENGTH IS 64.78 FEET, AND WHOSE CHORD BEARS SOUTH 28°28'04" EAST, 63.96 FEET TO A WESTERLY CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY CONTINUING ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 85.00 FEET, WHOSE ARC LENGTH IS 60.97 FEET, AND WHOSE CHORD BEARS SOUTH 33°17'30" EAST, 59.67 FEET TO A WESTERLY CORNER OF SAID LOT 1; THENCE SOUTH 53°50'29" EAST CONTINUING ALONG SAID WEST LINE, 146.89 FEET TO A WESTERLY CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY CONTINUING ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 115.00 FEET, WHOSE ARC LENGTH IS 77.29 FEET, AND WHOSE CHORD BEARS SOUTH 34°35'18" EAST, 75.84 FEET TO THE NORTH LINE OF OUTLOT "R", OF SAID EASTPOINTE PARKWAY PLAT 3; THENCE NORTH 89°57'14" WEST ALONG THE NORTH LINE OF SAID OUTLOT "R", 15.61 FEET TO A WESTERLY CORNER OF SAID OUTLOT "R"; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID OUTLOT "R" AND ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 100.00 FEET, WHOSE ARC LENGTH IS 32.96 FEET, AND WHOSE CHORD BEARS SOUTH 08°14'58" EAST, 32.82 FEET TO A WESTERLY CORNER OF SAID OUTLOT "R"; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID OUTLOT "R" AND ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 100.00 FEET, WHOSE ARC LENGTH IS 208.57 FEET, AND WHOSE CHORD BEARS SOUTH 58°33'41" EAST, 172.77 FEET TO A SOUTHERLY CORNER OF SAID OUTLOT "R"; THENCE EASTERLY CONTINUING ALONG THE SOUTH LINE OF SAID OUTLOT "R" AND ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 100.00 FEET, WHOSE ARC LENGTH IS 49.50 FEET, AND WHOSE CHORD BEARS NORTH 75°51'48" EAST, 49.00 FEET TO A SOUTHERLY CORNER OF SAID OUTLOT "R"; THENCE SOUTH 89°57'07" EAST ALONG THE SOUTH LINE OF SAID OUTLOT "R", AND ALONG THE SOUTH LINE OF LOT 1, AND LOT 2, EASTPOINTE PARKWAY PLAT 6, AN OFFICIAL PLAT, 335.88 FEET TO THE NORTHWEST CORNER OF OUTLOT "O", OF SAID EASTPOINTE PARKWAY PLAT 3; THENCE SOUTH 00°03'26" WEST ALONG THE WEST LINE OF SAID OUTLOT "Q", 186.38 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "Q"; THENCE SOUTH 89°41'42" WEST ALONG THE SOUTH LINE OF SAID OUTLOT "S", 1,197.10 FEET TO THE POINT OF BEGINNING.

DATE OF SURVEY

02-24-2025

PROPERTY ADDRESS

1220 12TH STREET NW
ALTOONA, IA 50009

PROPERTY OWNER

F & S ROSENBERGER LLC
8409 NE 54TH AVE
ALTOONA, IA 50009-9529

PROPERTY DEVELOPER

MOHR CONSTRUCTION SERVICES, LLC
650 S PRAIRIE VIEW DR STE 125
WEST DES MOINES, IA 50266

AREA SUMMARY

GROSS AREA: 7.52 ACRES (327,609 SF)

ZONING

C-2: GENERAL COMMERCIAL (CONDITIONAL) DISTRICT

BULK REGULATIONS

FRONT YARD SETBACK: 30FT
SIDE YARD SETBACK: NONE
REAR YARD SETBACK: 25 FT

MAXIMUM BUILDING HEIGHT: 65FT
MAXIMUM BUILDING STORIES: 4

OPEN SPACE REQUIRED: 15%

CONTROL POINTS

IOWA SOUTH STATE PLANE COORDINATE SYSTEM
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP100	N=605275.43 E=1649657.30 Z=962.93 1/2" REBAR WITH RED PLASTIC CAP, +/-5' EAST OF BACK OF CURB 127TH ST NE, +/-150' EAST OF INTAKE AT BACK OF CURB
CP101	N=604926.68 E=1649611.49 Z=963.21 CUT 'X' TOP OF CURB, NORTH SIDE 11TH ST NW, HOUSE #209 & #213, +/-6' SOUTH OF HYDRANT
CP102	N=604928.48 E=1649942.86 Z=960.47 CUT 'X' ON TOP OF CURB, NORTH SIDE 11TH ST NW AT SE CORNER PROP #107 11TH ST NW, +/-4' SOUTH OF MANHOLE
CP103	N=605613.16 E=1650019.16 Z=957.82 CUT 'X' ON TOP OF CURB, WEST SIDE 1ST AVE NORTH, +/-10' SOUTH OF EAST POINTE CENTER SIGN, @ MID RADIUS
CP104	N=605637.47 E=1649655.98 Z=958.13 CUT 'X' ON TOP OF CURB, WEST SIDE ACCESS ROAD AT INTAKE AT BACK OF CURB, AT MID RAD

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

BM500	N=605650.-- E=1649706.-- ELEV=960.60 SE UPPER FLANGE BOLT ON HYDRANT AT SOUTH SIDE BUILDING IN GRASS ISLAND.
BM501	N=605233.-- E=1649845.-- ELEV=963.05 SE BURY BOLT ON HYDRANT AT SOUTH SIDE 11TH ST NW, @ NW CORNER POND.

DATE OF SURVEY

JANUARY 23, 2025

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	03-13-25	LJM

Engineer: JAL | Checked By: EDC | Scale: 1" = 200'
Technician: LJM | Date: 02-25-2025 | T-R-S: TTN-RRW-SS
Project No: 125.0146.01 | Sheet C100

ALTOONA, IOWA

EASTPOINTE PARKWAY PLAT 8

TITLE SHEET

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

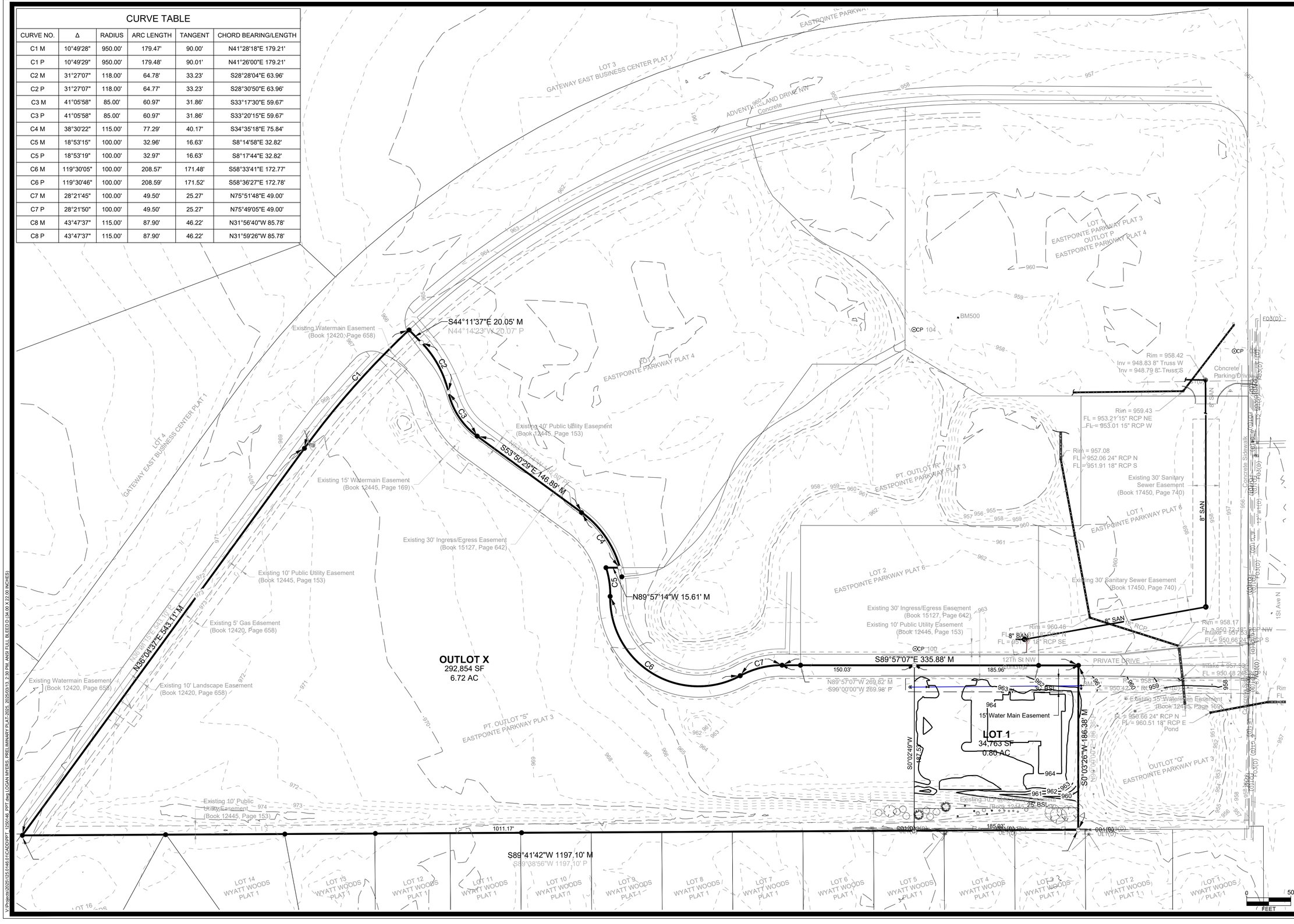
SNYDER & ASSOCIATES

Project No: 125.0146.01
Sheet C100

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CURVE TABLE

CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1 M	10°49'28"	950.00'	179.47'	90.00'	N41°28'18"E 179.21'
C1 P	10°49'29"	950.00'	179.48'	90.01'	N41°26'00"E 179.21'
C2 M	31°27'07"	118.00'	64.78'	33.23'	S28°28'04"E 63.96'
C2 P	31°27'07"	118.00'	64.77'	33.23'	S28°30'50"E 63.96'
C3 M	41°05'58"	85.00'	60.97'	31.86'	S33°17'30"E 59.67'
C3 P	41°05'58"	85.00'	60.97'	31.86'	S33°20'15"E 59.67'
C4 M	38°30'22"	115.00'	77.29'	40.17'	S34°35'18"E 75.84'
C5 M	18°53'15"	100.00'	32.96'	16.63'	S8°14'58"E 32.82'
C5 P	18°53'19"	100.00'	32.97'	16.63'	S8°17'44"E 32.82'
C6 M	119°30'05"	100.00'	208.57'	171.48'	S58°33'41"E 172.77'
C6 P	119°30'46"	100.00'	208.59'	171.52'	S58°36'27"E 172.78'
C7 M	28°21'45"	100.00'	49.50'	25.27'	N75°51'48"E 49.00'
C7 P	28°21'50"	100.00'	49.50'	25.27'	N75°49'05"E 49.00'
C8 M	43°47'37"	115.00'	87.90'	46.22'	N31°56'40"W 85.78'
C8 P	43°47'37"	115.00'	87.90'	46.22'	N31°59'26"W 85.78'



MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	03-13-25	LJM

Engineer: JAL | Checked By: EDC | Scale: 1" = 50'
Technician: LJM | Date: 02-25-2025 | T-R-S: TTN-RRW-SS

Project No: 125.0146.01

Sheet C200

ALTOONA, IOWA

EASTPOINTE PARKWAY PLAT 8

PRELIMINARY PLAT-2025

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 125.0146.01

Sheet C200

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EASTPOINTE PARKWAY PLAT 8
FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER

INDEX LEGEND
SURVEYOR'S NAME / RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020
egriffin@snyder-associates.com
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT. OUTLOT S
EASTPOINTE PARKWAY PLAT 3
SEC. 12-79-23
REQUESTED BY:
F & S ROSENBERGER LLC

CITY OF ALTOONA CONTROL DATUM

CP 3	CP 4
NORTHING: 606843.943	NORTHING: 608904.355
EASTING: 1650487.096	EASTING: 1655924.769
ELEVATION: 976.96	ELEVATION: 962.105

MONUMENT DESCRIPTION: CITY OF ALTOONA BRASS DISC PLACED IN CONCRETE.

COORDINATE POINTS

C1	C2
NORTHING: 605063.8875	NORTHING: 605256.6210
EASTING: 1648645.2345	EASTING: 1649842.4012

TABLE OF CLOSURE

BEGIN COORDINATES: NORTH:605,063.8710' EAST:1,648,645.1320'

SEGMENT# 1 LINE COURSE: N36° 04' 37"E LENGTH: 543.11'

SEGMENT# 2: CURVE
LENGTH: 179.47' RADIUS: 950.00'
DELTA: 10.8243 (D) TANGENT: 90.00'
CHORD: 179.21' COURSE: N41° 28' 18"E
COURSE IN: S53° 56' 26"E COURSE OUT: N43° 06' 58"W

SEGMENT# 3 LINE COURSE: S44° 11' 37"E LENGTH: 20.05'

SEGMENT# 4: CURVE
LENGTH: 64.77' RADIUS: 118.00'
DELTA: 31.4518 (D) TANGENT: 33.23'
CHORD: 63.96' COURSE: S28° 28' 04"E
COURSE IN: S45° 48' 23"W COURSE OUT: N77° 15' 29"E

SEGMENT# 5: CURVE
LENGTH: 60.97' RADIUS: 85.00'
DELTA: 41.0994 (D) TANGENT: 31.86'
CHORD: 59.67' COURSE: S33° 17' 30"E
COURSE IN: N77° 15' 29"E COURSE OUT: S36° 09' 31"W

SEGMENT# 6 LINE COURSE: S53° 50' 29"E LENGTH: 146.89'

SEGMENT# 7: CURVE
LENGTH: 77.29' RADIUS: 115.00'
DELTA: 38.5061 (D) TANGENT: 40.17'
CHORD: 75.84' COURSE: S34° 35' 18"E
COURSE IN: S36° 09' 31"W COURSE OUT: N74° 39' 53"E

SEGMENT# 8 LINE COURSE: N89° 57' 14"W LENGTH: 15.61'

SEGMENT# 9: CURVE
LENGTH: 32.96' RADIUS: 100.00'
DELTA: 18.8875 (D) TANGENT: 16.63'
CHORD: 32.82' COURSE: S8° 14' 58"E
COURSE IN: S72° 18' 25"W COURSE OUT: S88° 48' 20"E

SEGMENT# 10: CURVE
LENGTH: 208.57' RADIUS: 100.00'
DELTA: 119.5015 (D) TANGENT: 171.48'
CHORD: 172.77' COURSE: S58° 33' 41"E
COURSE IN: S88° 48' 39"E COURSE OUT: S28° 18' 44"E

SEGMENT# 11: CURVE
LENGTH: 49.50' RADIUS: 100.00'
DELTA: 28.3624 (D) TANGENT: 25.27'
CHORD: 49.00' COURSE: N75° 51' 48"E
COURSE IN: S28° 19' 05"E COURSE OUT: N0° 02' 40"E

SEGMENT# 12 LINE COURSE: S89° 57' 07"E LENGTH: 335.88'

SEGMENT# 13 LINE COURSE: S0° 03' 26"W LENGTH: 186.38'

SEGMENT# 14 LINE COURSE: S89° 41' 42"W LENGTH: 1,197.10'

PERIMETER: 3,118.57' AREA: 327,616.55 SF
ERROR CLOSURE: 0.0033 COURSE: N70° 53' 21"E
ERROR NORTH : 0.00107 EAST: 0.00310

PRECISION 1: 945,015.15



VICINITY MAP
ALTOONA, IOWA

CURVE TABLE					
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
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C5 P	18°53'19"	100.00'	32.97'	16.63'	S8°17'44"E 32.82'
C6 M	119°30'05"	100.00'	208.57'	171.48'	S58°33'41"E 172.77'
C6 P	119°30'46"	100.00'	208.59'	171.52'	S58°36'27"E 172.78'
C7 M	28°21'45"	100.00'	49.50'	25.27'	N75°51'48"E 49.00'
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C8 M	43°47'37"	115.00'	87.90'	46.22'	N31°56'40"W 85.78'
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PROPERTY DESCRIPTION
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BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT "S"; THENCE NORTH 36°04'37" EAST ALONG THE WEST LINE OF SAID OUTLOT "S", 543.11 FEET TO A WESTERLY CORNER OF SAID OUTLOT "S"; THENCE NORTHEASTERLY CONTINUING ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 950.00 FEET, WHOSE ARC LENGTH IS 179.47 FEET, AND WHOSE CHORD BEARS NORTH 41°28'18" EAST, 179.21 FEET TO THE NORTHWEST CORNER OF LOT 1, EASTPOINTE PARKWAY PLAT 4, AN OFFICIAL PLAT; THENCE SOUTH 44°11'37" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 20.05 FEET TO A WESTERLY CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY CONTINUING ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 118.00 FEET, WHOSE ARC LENGTH IS 64.78 FEET, AND WHOSE CHORD BEARS SOUTH 28°28'04" EAST, 63.96 FEET TO A WESTERLY CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY CONTINUING ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 85.00 FEET, WHOSE ARC LENGTH IS 60.97 FEET, AND WHOSE CHORD BEARS SOUTH 33°17'30" EAST, 59.67 FEET TO A WESTERLY CORNER OF SAID LOT 1; THENCE SOUTH 53°50'29" EAST CONTINUING ALONG SAID WEST LINE, 146.89 FEET TO A WESTERLY CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY CONTINUING ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 115.00 FEET, WHOSE ARC LENGTH IS 77.29 FEET, AND WHOSE CHORD BEARS SOUTH 34°35'18" EAST, 75.84 FEET TO THE NORTH LINE OF OUTLOT "R", OF SAID EASTPOINTE PARKWAY PLAT 3; THENCE NORTH 89°57'14" WEST ALONG THE NORTH LINE OF SAID OUTLOT "R", 15.61 FEET TO A WESTERLY CORNER OF SAID OUTLOT "R"; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID OUTLOT "R" AND ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 100.00 FEET, WHOSE ARC LENGTH IS 32.96 FEET, AND WHOSE CHORD BEARS SOUTH 08°14'58" EAST, 32.82 FEET TO A WESTERLY CORNER OF SAID OUTLOT "R"; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID OUTLOT "R" AND ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 100.00 FEET, WHOSE ARC LENGTH IS 208.57 FEET, AND WHOSE CHORD BEARS SOUTH 58°33'41" EAST, 172.77 FEET TO A SOUTHERLY CORNER OF SAID OUTLOT "R"; THENCE EASTERLY CONTINUING ALONG THE SOUTH LINE OF SAID OUTLOT "R" AND ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 100.00 FEET, WHOSE ARC LENGTH IS 49.50 FEET, AND WHOSE CHORD BEARS NORTH 75°51'48" EAST, 49.00 FEET TO A SOUTHERLY CORNER OF SAID OUTLOT "R"; THENCE SOUTH 89°57'07" EAST ALONG THE SOUTH LINE OF SAID OUTLOT "R", AND ALONG THE SOUTH LINE OF LOT 1, AND LOT 2, EASTPOINTE PARKWAY PLAT 6, AN OFFICIAL PLAT, 335.88 FEET TO THE NORTHWEST CORNER OF OUTLOT "Q", OF SAID EASTPOINTE PARKWAY PLAT 3; THENCE SOUTH 00°03'26" WEST ALONG THE WEST LINE OF SAID OUTLOT "Q", 186.38 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "Q"; THENCE SOUTH 89°41'42" WEST ALONG THE SOUTH LINE OF SAID OUTLOT "S", 1,197.10 FEET TO THE POINT OF BEGINNING.

DATE OF SURVEY
02-24-2025

PROPERTY ADDRESS
1220 12TH STREET NW
ALTOONA, IA 50009

PROPERTY OWNER
F & S ROSENBERGER LLC
8409 NE 54TH AVE
ALTOONA, IA 50009-9529

PROPERTY DEVELOPER
MOHR CONSTRUCTION SERVICES, LLC
650 S PRAIRIE VIEW DR STE 125
WEST DES MOINES, IA 50266

AREA SUMMARY
GROSS AREA: 7.52 ACRES (327,609 SF)

ZONING
C-2: GENERAL COMMERCIAL (CONDITIONAL) DISTRICT

BULK REGULATIONS
FRONT YARD SETBACK: 50FT
SIDE YARD SETBACK: NONE
REAR YARD SETBACK: 25 FT

MAXIMUM BUILDING HEIGHT: 65FT
MAXIMUM BUILDING STORIES: 4

OPEN SPACE REQUIRED: 15%

LEGEND

FEATURES	FOUND	SET
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	⋈	⋈
Control Point	QCP	
Bench Mark	BM	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Yellow Plastic Cap	YPC	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

LICENSED PROFESSIONAL LAND SURVEYOR
ERIN D. GRIFFIN
19710
IOWA

DRAFT

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Erin D. Griffin, PLS Date
License Number 19710
My License Renewal Date is December 31, 2025

Pages or sheets covered by this seal:
Sheets 1 and 2, of 2

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	03-13-25	LJM

Engineer: JAL Checked By: EDG Scale: 1" = 200'
Technician: AJD Date: 02-24-2025 T-R-S: 79N-23W-12
Project No: 125.0211.01 Sheet 1 of 1

EASTPOINTE PARKWAY PLAT 8
FINAL PLAT
ALTOONA, IA

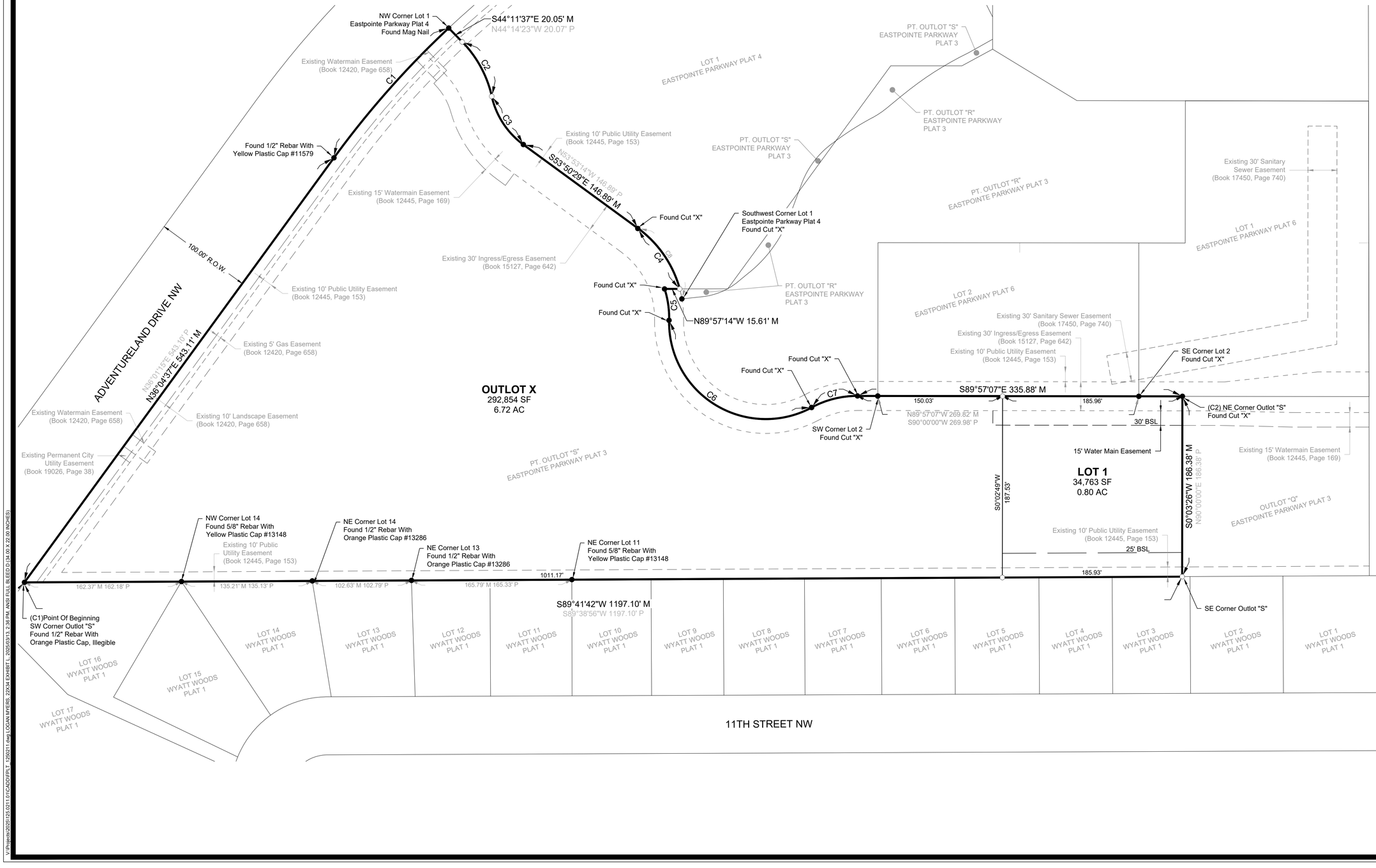
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 125.0211.01
Sheet 1 of 2

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EASTPOINTE PARKWAY PLAT 8
FINAL PLAT



MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	03-13-25	LJM

Engineer: JAL | Checked By: EDG | Scale: 1" = 50'
Technician: AJD | Date: 02-24-2025 | T-R-S: 79N-23W-12

Project No: 125.0211.01

Sheet 2 of 2

ALTOONA, IA

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

EASTPOINTE PARKWAY PLAT 8

FINAL PLAT

SNYDER & ASSOCIATES, INC.

SNYDER & ASSOCIATES

Project No: 125.0211.01

Sheet 2 of 2

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STAFF REPORT

To: Altoona Planning and Zoning Commission

From: Justin Peterson, Assistant Community Development Director

Item: Be Well Pediatrics Site Plan

Date: March 21st, 2025

GENERAL INFORMATION:

Applicant: F & S Rosenberger L.L.C.

Requesting: Site Plan approval

Location: West of 1st Ave N and south of Adventureland Dr NW. This plat is located just south of a private drive.

Purpose: Approve a site plan for Be Well Pediatrics on 0.80 acre undeveloped lot

Size: 0.80 acres

Existing land use and zoning: Undeveloped outlot, zoned C-2 (General Commercial - Conditional)

Surrounding land use and zoning: North: Vacant lot; zoned C-2 (General Commercial)

South: Single-family residences; zoned R-5 (Planned Unit Development)

East: Regional detention basin; zoned C-2 (General Commercial)

West: Vacant Lot

Comprehensive Plan: Commercial

SPECIAL INFORMATION:

Public Utilities: There are two regional detention basins that serve the site, one to the east and the other to the northwest. A public 8" water main will be extended west to serve the site. At the time of platting and construction, an 8" public sanitary sewer will be installed to connect the site to the existing sanitary sewer main that is located on the 160 Adventureland Dr NW site.

Public Services: Police and emergency services are provided by the City of Altoona

Transportation: This site will have access to a private, 24' access drive that connects to both 1st Avenue N and Adventureland Dr NW.

ANALYSIS:

The applicant is requesting approval of a site plan to develop Be Well Pediatrics on a 0.80 acre lot within the Eastpointe Parkway development. Separately from this request is a Preliminary and Final Plat (Eastpoint Parkway Plat 7) which proposes to plat out 0.80 acres from Outlot "S" of Eastpointe Parkway Plat 3 to create Lot 1, the proposed site for Be Well Pediatrics.

This lot is situated on the west side of 1st street and west of an existing detention basin. A multi-tenant commercial building is located to the north at the SW corner of 1st Ave and Adventureland Drive which includes uses such as Anytime Fitness, Skinner Law, Iowa Family Chiropractic, etc. Single family residences are situated to the south within the Wyatt Woods subdivision. A private drive bisects the area extending from 1st Ave on the east to Adventureland Drive to the west. The proposed Be Well facility is located on the south side of and will receive access from this private drive.

The site is zoned C-2 General Commercial – Conditional, approved via ordinance 8-20-07#1 which placed land use and zoning restrictions on the site. Those zoning restrictions included a required 50 foot rear yard setback, one-story height limitation and dark sky compliance with any exterior lighting. The proposed development complies with those restrictions. The proposed use as a pediatrics office is an allowed use within the conditional C-2 zoning. The comprehensive land use map designates this area as commercial use, the proposed pediatric clinic aligns with that designation as well.

The proposed building will measure 4,614 square feet in size designed with room for a future addition to the rear if desired. The structure will be single story with pitched roof which, in staffs opinion, compliments the single family residences to the south. The structure itself will be primarily brick in exterior materials. The proposed trash enclosure within the parking lot will match in materials the principal building. Parking will be provided to the west of the structure and extending to the rear with a total of 21 stalls (including two ADA compliant) which complies with the minimum parking requirement of 5 spaces for each doctor. Pedestrian access is proposed from the building out onto the sidewalk along the private drive. A landscaped berm is existing along the southern boundary of the property which provides screening from the adjacent single family residences to the south. Additional landscaping is proposed on-site and along berm with a combination of conifer and deciduous trees. The perimeter of the building will be landscaped with shrubs and grasses to compliment the building design. The site is in compliance with the minimum 15% open space.

As the access drive is private and not a public street, the property lines within the site extend to the centerline of the private drive. The building is proposed to set back 30.7 feet from the property line where a minimum setback of 50 feet is required for front yards. Separately from this request, the applicant has submitted a variance request to the Board of Adjustment seeking relief from that front yard setback requirement. That request is tentatively scheduled for the April 1st hearing. A condition of approval is recommended as part of this site plan reflective of their request to the Board.

There are currently no utilities on site, but water will be extended across the north lot line, it will be an 8" public water main. Sanitary service will be extended to the site from the vacant lot directly to the north. There will be two stormwater intakes on site, which will pipe drainage to the stormwater detention that is off site to the east.

DEFICIENCIES:

To be added once staff review is completed.

SUMMARY:

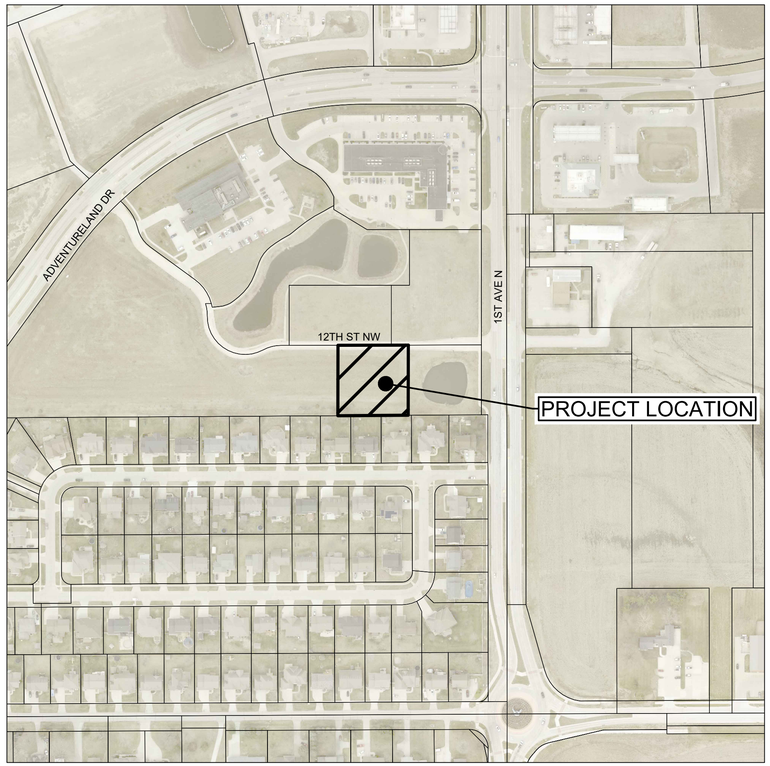
Staff would recommend approval of this site plan subject to the submittal of revised plans addressing any remaining deficiencies and subject to the condition that a variance be granted by the Board of Adjustment concerning the front yard setback requirement prior to the site plan proceeding to City Council.

SITE PLAN
FOR
BE WELL PEDIATRICS
1220 12TH STREET NW
CITY OF ALTOONA, POLK COUNTY, IOWA

OWNER
F&S ROSENBERGER LLC
8409 NE 54TH AVE
ALTOONA, IA 50009-0367

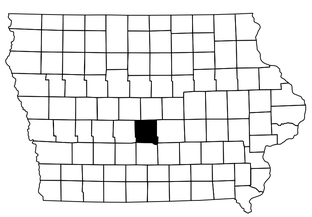
DEVELOPER
MOHR CONSTRUCTION SERVICES, LLC
650 S PRAIRIE VIEW DR STE 125
WEST DES MOINES, IA 50266

ENGINEER
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
CONTACT: ERIC CANNON, PE
PHONE: (515)964-2020



VICINITY MAP

SCALE: 1" = 200'



Sheet List Table

C100 TITLE SHEET
C101 PROJECT INFORMATION
C200 DIMENSION PLAN
C300 UTILITY PLAN
C400 GRADING AND EROSION CONTROL PLAN
C500 PLANTING PLAN

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.

Eric D. Cannon, P.E. Date

License Number P18954

My License Renewal Date is December 31, 2025

Pages or sheets covered by this seal:
C100-C400

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	03-13-25	LJM

Engineer: KS | Checked By: EDC | Scale: 1" = 200'
Technician: LJM | Date: 02-25-2025 | T-R-S: TTN-RRW-SS
Project No: 125.0146.01

Sheet C100

ALTOONA, IOWA

BE WELL PEDIATRICS

TITLE SHEET

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 125.0146.01

Sheet C100

V:\Projects\2025\125.0146.01\CADD\SP 125014B TSH.dwg LOGAN MYERS, TITLE SHEET, 2025/03/13, 2:22 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

LEGEND

FEATURES	FOUND	SET
Section Corner	▲	△
1/2" Rebar, Cap # 11579 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail		
Control Point	⊙CP	
Bench Mark		
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

FEATURES	EXISTING	PROPOSED
Spot Elevation	X (1225.25)	X 1225.25
Contour Elevation		
Fence (Barbed, Field, Hog)	X	X
Fence (Chain Link)	//	//
Fence (Wood)	□	□
Fence (Silt)	o	●
Tree Line		
Tree Removal Limits		
Tree Stump		
Deciduous Tree \\ Shrub		
Coniferous Tree \\ Shrub		
Communication	C(*)	C
Overhead Communication	OC(*)	OC
Fiber Optic	FO(*)	FO
Underground Electric	E(*)	E
Overhead Electric	OE(*)	OE
Duct Bank	DUCT(*)	DUCT
Gas Main with Size	G(*)	G
High Pressure Gas Main with Size	HPG(*)	HPG
Water Main with Size	W(*)	
Sanitary Sewer with Size	S(*)	
Sanitary Manhole		
Storm Sewer with Size	ST(*)	
Storm Manhole		
Single Storm Sewer Intake		
Double Storm Sewer Intake		

(*) Denotes the survey quality service level for utilities

Fire Hydrant	
Fire Hydrant on Building	
Water Main Valve	
Water Service Valve	
Well	
Utility Pole	
Guy Anchor	
Utility Pole with Light	
Utility Pole with Transformer	
Street Light	
Yard Light	
Electric Box	EB
Electric Transformer	E
Traffic Sign	
Communication Pedestal	C
Communication Manhole	C
Communication Handhole	C
Fiber Optic Manhole	FO
Fiber Optic Handhole	FO
Gas Valve	
Gas Manhole	G
Gas Apparatus	G
Fence Post or Guard Post	●
Underground Storage Tank	UST
Above Ground Storage Tank	AST
Sign	
Satellite Dish	
Mailbox	
Sprinkler Head	+
Irrigation Control Valve	IHCV
Soil Boring	B-2
Test Hole Location for SUE w/ID	

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.
QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.
QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.
QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.
QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

CONTROL POINTS

IOWA SOUTH STATE PLANE COORDINATE SYSTEM
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP100 N=605275.43 E=1649657.30 Z=962.93
1/2" REBAR WITH RED PLASTIC CAP, +/-5' EAST OF BACK OF CURB
127TH ST NE, +/-150' EAST OF INTAKE AT BACK OF CURB

CP101 N=604926.68 E=1649611.49 Z=963.21
CUT 'X' TOP OF CURB, NORTH SIDE 11TH ST NW, HOUSE #209 &
#213, +/-6' SOUTH OF HYDRANT

CP102 N=604928.48 E=1649942.86 Z=960.47
CUT 'X' ON TOP OF CURB, NORTH SIDE 11TH ST NW AT SE
CORNER PROP #107 11TH ST NW, +/-4' SOUTH OF MANHOLE

CP103 N=605613.16 E=1650919.16 Z=957.82
CUT 'X' ON TOP OF CURB, WEST SIDE 1ST AVE NORTH, +/-10'
SOUTH OF EAST POINTE CENTER SIGN, @ MID RADIUS

CP104 N=605637.47 E=1649655.98 Z=958.13
CUT 'X' ON TOP OF CURB, WEST SIDE ACCESS ROAD AT INTAKE
AT BACK OF CURB, AT MID RAD

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

BM500 N=605650.-- E=1649706.-- ELEV=960.60
SE UPPER FLANGE BOLT ON HYDRANT AT SOUTH SIDE BUILDING
IN GRASS ISLAND.

BM501 N=605233.-- E=1649845.-- ELEV=963.05
SE BURY BOLT ON HYDRANT AT SOUTH SIDE 11TH ST NW, @ NW
CORNER POND.

DATE OF SURVEY

JANUARY 23, 2025

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552500326.

G1-GAS MAIN	MIDAMER-GAS JAIME NEER (515)-252-6972 MECDSMDESIGNLOCATES@MIDAMERICAN.COM
W1-WATER MAIN ST-STORM SEWER SAN-SANITARY SEWER	ALTOONA, CITY OF HANSEN VERMIE (515)-336-3297 DEVIN ZAUN (515)-494-5799 LOCATES@ALTOONA-IOWA.COM
FO3-FIBER OPTIC	WINDSTREAM ENTERPRISE CLEC LOCATE DESK (800)-941-3430 WCI.CLEC.LOCATE@WINDSTREAM.COM
FO1-FIBER OPTIC CO1-COMMUNICATION	CENTURYLINK SADIE HULL (918)-547-0147 SADIE.HULL@LUMEN.COM
UE1-UNDERGROUND ELECTRIC	MIDAMER-ELEC JAIME NEER (515)-252-6972 MECDSMDESIGNLOCATES@MIDAMERICAN.COM
FO9-FIBER OPTIC	METRO FIBERNET, LLC LORI KEMPER (812)-213-1050 811DESIGN@METRONET.COM
CLEAR PER MAPS	NORTHERN NATURAL GAS COMPANY TYLER BRASE (515)-218-0312 TYLER.BRASE@NNGCO.COM
NO RESPONSE	MEDIACOM DAVE MEYERS (515)-991-7388 DMEYERS2@MEDIACOMCC.COM
NO RESPONSE	EDGE BCC LLC JENNIFER HOLLIDAY (515)-262-7686 LOCATES@GOTOCI.COM
CLEAR PER MAPS	IOWA DOT TOB FIBER DAVE AUGSPURGER (515)-725-4604 ICNOUTSIDEPLANTIOWAONECALL@IOWA.GOV
CLEAR PER MAPS	AUREON NETWORK SERVICES JEFF KLOCKO (515)-830-0445 JEFF.KLOCKO@AUREON.COM
NO RESPONSE	MNA/BLUEBIRD JAMIE SCOTT (314)-270-8738 JAMES.SCOTT@BLUEBIRDNETWORK.COM
CLEAR PER MAPS	UNITE PRIVATE NETWORKS, LLC JOE KILZER (816)-4253-556 UPNGIS@UPNFIBER.COM

IOWA ONE CALL
1-800-292-8989 | 811
www.iowaonecall.com

NOTES

1. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
2. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2025 URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, ALTOONA SUPPLEMENTAL SPECIFICATIONS AND THE SOILS REPORTS PREPARED BY OTHERS.
3. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
4. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
5. NOTIFY OWNER, ENGINEER, DES MOINES WATER WORKS, AND CITY OF ALTOONA AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
6. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
7. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
8. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
9. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
10. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
11. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
12. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
14. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
16. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, POLK COUNTY, AND THE OWNER PRIOR TO CONSTRUCTION.
17. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.

SURVEY NOTES

1. BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
2. FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
3. FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
4. UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DESIGNATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
5. UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.
6. BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND ENABLE CREATION OF SAID CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT BE SET.

PROPERTY DESCRIPTION

A PART OF OUTLOT "S", EASTPOINTE PARKWAY PLAT 3, AN OFFICIAL PLAT IN THE CITY OF ALTOONA, POLK COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT "S"; THENCE NORTH 36°04'37" EAST ALONG THE WEST LINE OF SAID OUTLOT "S", 543.11 FEET TO A WESTERLY CORNER OF SAID OUTLOT "S"; THENCE NORTHEASTERLY CONTINUING ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 950.00 FEET, WHOSE ARC LENGTH IS 179.47 FEET, AND WHOSE CHORD BEARS NORTH 41°28'18" EAST, 179.21 FEET TO THE NORTHWEST CORNER OF LOT 1, EASTPOINTE PARKWAY PLAT 4, AN OFFICIAL PLAT; THENCE SOUTH 44°11'37" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 20.05 FEET TO A WESTERLY CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY CONTINUING ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 118.00 FEET, WHOSE ARC LENGTH IS 64.78 FEET, AND WHOSE CHORD BEARS SOUTH 28°28'04" EAST, 63.96 FEET TO A WESTERLY CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY CONTINUING ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 85.00 FEET, WHOSE ARC LENGTH IS 60.97 FEET, AND WHOSE CHORD BEARS SOUTH 33°17'30" EAST, 59.67 FEET TO A WESTERLY CORNER OF SAID LOT 1; THENCE SOUTH 53°50'29" EAST CONTINUING ALONG SAID WEST LINE, 146.89 FEET TO A WESTERLY CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY CONTINUING ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 115.00 FEET, WHOSE ARC LENGTH IS 77.29 FEET, AND WHOSE CHORD BEARS SOUTH 34°35'18" EAST, 75.84 FEET TO THE NORTH LINE OF OUTLOT "R", OF SAID EASTPOINTE PARKWAY PLAT 3; THENCE NORTH 89°57'14" WEST ALONG THE NORTH LINE OF SAID OUTLOT "R", 15.61 FEET TO A WESTERLY CORNER OF SAID OUTLOT "R"; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID OUTLOT "R" AND ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 100.00 FEET, WHOSE ARC LENGTH IS 32.96 FEET, AND WHOSE CHORD BEARS SOUTH 08°14'58" EAST, 32.82 FEET TO A WESTERLY CORNER OF SAID OUTLOT "R"; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID OUTLOT "R" AND ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 100.00 FEET, WHOSE ARC LENGTH IS 208.57 FEET, AND WHOSE CHORD BEARS SOUTH 58°33'41" EAST, 172.77 FEET TO A SOUTHERLY CORNER OF SAID OUTLOT "R"; THENCE EASTERLY CONTINUING ALONG THE SOUTH LINE OF SAID OUTLOT "R" AND ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 100.00 FEET, WHOSE ARC LENGTH IS 49.50 FEET, AND WHOSE CHORD BEARS NORTH 75°51'48" EAST, 49.00 FEET TO A SOUTHERLY CORNER OF SAID OUTLOT "R"; THENCE SOUTH 89°57'07" EAST ALONG THE SOUTH LINE OF SAID OUTLOT "R", AND ALONG THE SOUTH LINE OF LOT 1, AND LOT 2, EASTPOINTE PARKWAY PLAT 6, AN OFFICIAL PLAT, 335.88 FEET TO THE NORTHWEST CORNER OF OUTLOT "Q", OF SAID EASTPOINTE PARKWAY PLAT 3; THENCE SOUTH 00°03'26" WEST ALONG THE WEST LINE OF SAID OUTLOT "Q", 186.38 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "Q"; THENCE SOUTH 89°41'42" WEST ALONG THE SOUTH LINE OF SAID OUTLOT "S", 1,197.10 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS

1220 12TH ST NW
ALTOONA, IA 50009

GENERAL USE

MEDICAL OFFICE

ZONING

C-2: GENERAL COMMERCIAL (CONDITIONAL) DISTRICT

BULK REGULATIONS

FRONT YARD SETBACK: 30 FT
SIDE YARD SETBACK: NONE
REAR YARD SETBACK: 25 FT

MAXIMUM BUILDING HEIGHT: 65 FT
MAXIMUM BUILDING STORIES: 4

OPEN SPACE REQUIRED: 15%

IMPERVIOUS SURFACES

LOT AREA: 34,740 SF (0.80 AC)
BUILDING: 4,614 SF
PAVEMENTS: 11,605 SF
TOTAL IMPERVIOUS SURFACE: 16,219 SF

OPEN SPACE REQUIRED: 5,211 SF (15%)
OPEN SPACE PROVIDED: 23,135 SF (66.6%)

ERU CALCULATIONS

1 ERU PER 4,000 SF OF IMPERVIOUS SURFACE
34,740 SF / 4000 SF X 1 ERU = 9 ERU

PARKING REQUIREMENTS

5 SPACES PER PER EACH STAFF DOCTOR

2 DOCTORS	=10 SPACES REQUIRED 21 SPACES PROVIDED (INCLUDES 2 ADA SPACES)

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.
2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
   a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
   b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
   c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
   d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
   e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
   f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
   g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
   h. RESPREAD A MINIMUM OF 6 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
   i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
   j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
   k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	03-13-25	LJM

Engineer: KS | Checked By: EDC | Scale: 1" = NONE
Technician: LJM | Date: 02-25-2025 | T-R-S: TTN-RRW-SS
Project No: 125.0146.01 | Sheet C101

ALTOONA, IOWA

BE WELL PEDIATRICS

PROJECT INFORMATION

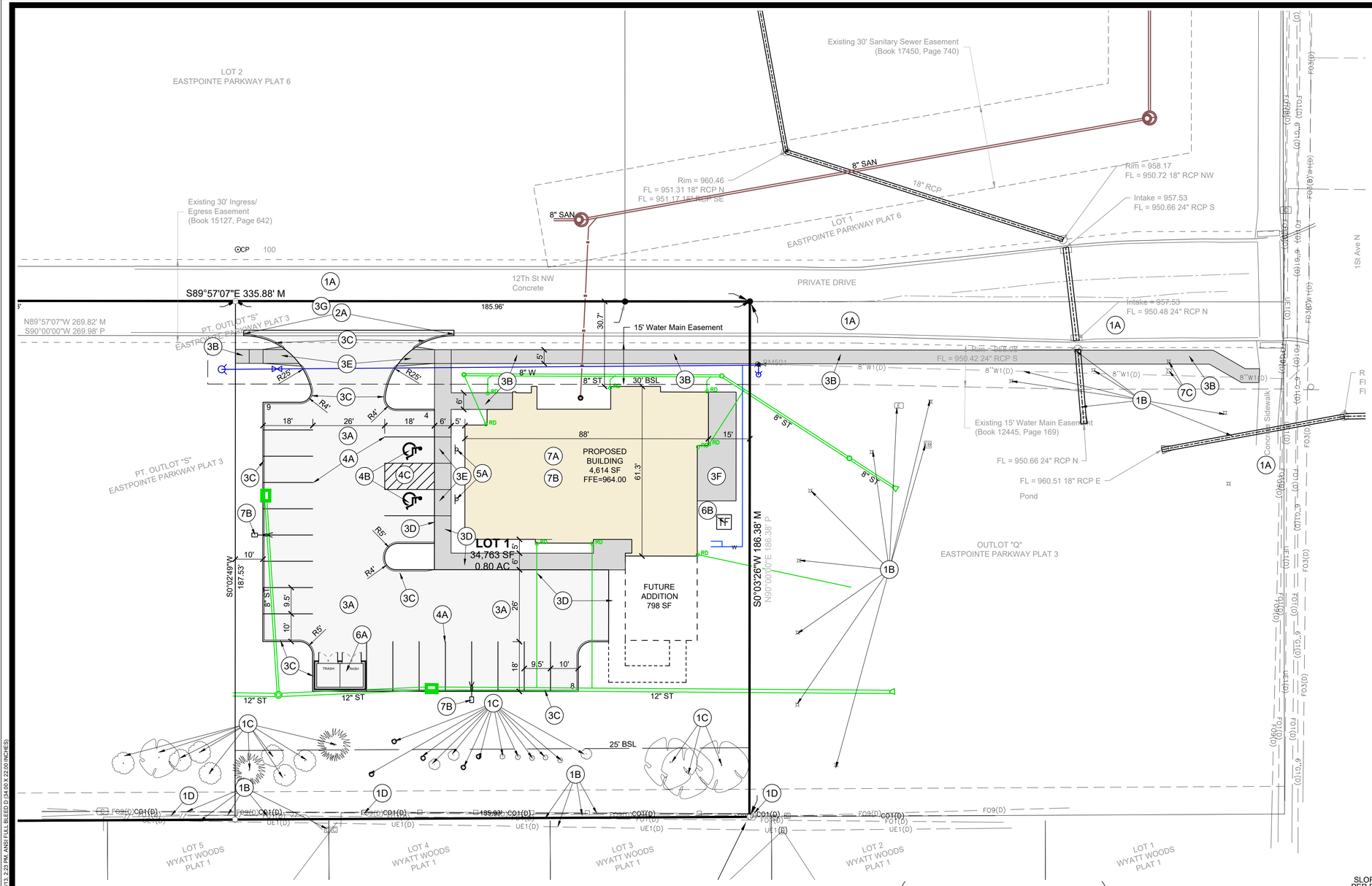
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2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

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Project No: 125.0146.01
Sheet C101

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DIMENSION PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES, PROTECT THE FOLLOWING:
   A. PAVEMENTS TO REMAIN.
   B. PROTECT EXISTING UTILITIES, ANY DAMAGE TO THE EXISTING UTILITIES THAT ARE NOT SCHEDULED FOR MODIFICATION OR DEMOLITION SHALL BE REMEDIED AT THE CONTRACTORS EXPENSE WITH WORK BEING PREFORMED TO THE UTILITY OWNER'S SPECIFICATION.
   C. PROTECT EXISTING TREES.
   D. PROTECT EXISTING FENCE.

2. DEMOLITION, REMOVE THE FOLLOWING:
   A. REMOVE 2 FOOT CURB & GUTTER SECTION. SAWCUT FULL DEPTH AT REMOVAL LIMITS.

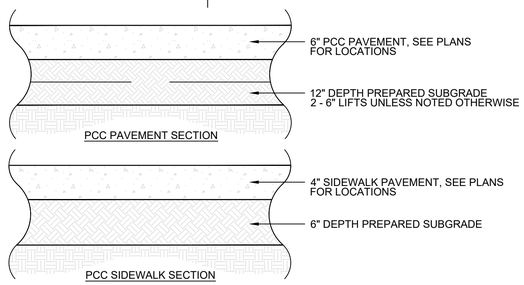
3. PAVEMENTS, PROVIDE THE FOLLOWING:
   A. PCC PARKING, 6" DEPTH PAVEMENT ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   B. PCC SIDEWALKS, 4" DEPTH PAVEMENT.
   C. 6" STANDARD CURB. SEE DETAIL THIS SHEET.
   D. PCC INTEGRAL SIDEWALK AND CURB. SEE DETAIL THIS SHEET.
   E. PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33%.
   F. 4" PCC PATIO.
   G. CONNECT TO EXISTING PAVEMENT WITH SUDAS TYPE 'B' CONNECTION.

4. PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
   A. 4" WIDE PAINTED PARKING STALL LINES.
   B. PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
   C. ACCESSIBLE AISLE. 45° STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.

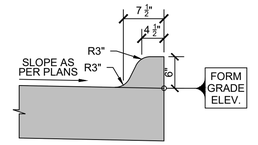
5. SIGNS, PROVIDE THE FOLLOWING:
   A. PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.

6. SITE AMENITIES, PROVIDE THE FOLLOWING:
   A. TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
   B. TRANSFORMER.

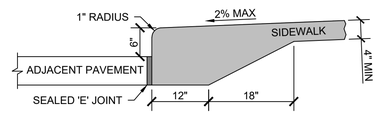
7. SITE LIGHTING, PROVIDE THE FOLLOWING:
   A. CONTRACTOR TO COORDINATE WITH THE UTILITY OWNER AND PROPERTY OWNER ALL ASPECTS OF ELECTRICAL SERVICE.
   B. SITE LIGHTING SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WITH THE OWNER ALL ASPECTS SITE LIGHTING PRIOR TO CONSTRUCTION.
   C. RELOCATE EXISTING LIGHT OUT OF PROPOSED SIDEWALK.



3 / C200 — TYPICAL PAVEMENT CROSS SECTIONS
NO SCALE



1 / C200 — 6-INCH STANDARD CURB
NO SCALE



2 / C200 — INTEGRAL SIDEWALK AND CURB DETAIL
NO SCALE

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	03-13-25	LJM

Engineer: KS | Checked By: EDC | Scale: 1" = 20'
Technician: LJM | Date: 02-25-2025 | T-R-S: TTN-RRW-SS
Project No: 125.0146.01

Sheet C200

ALTOONA, IOWA

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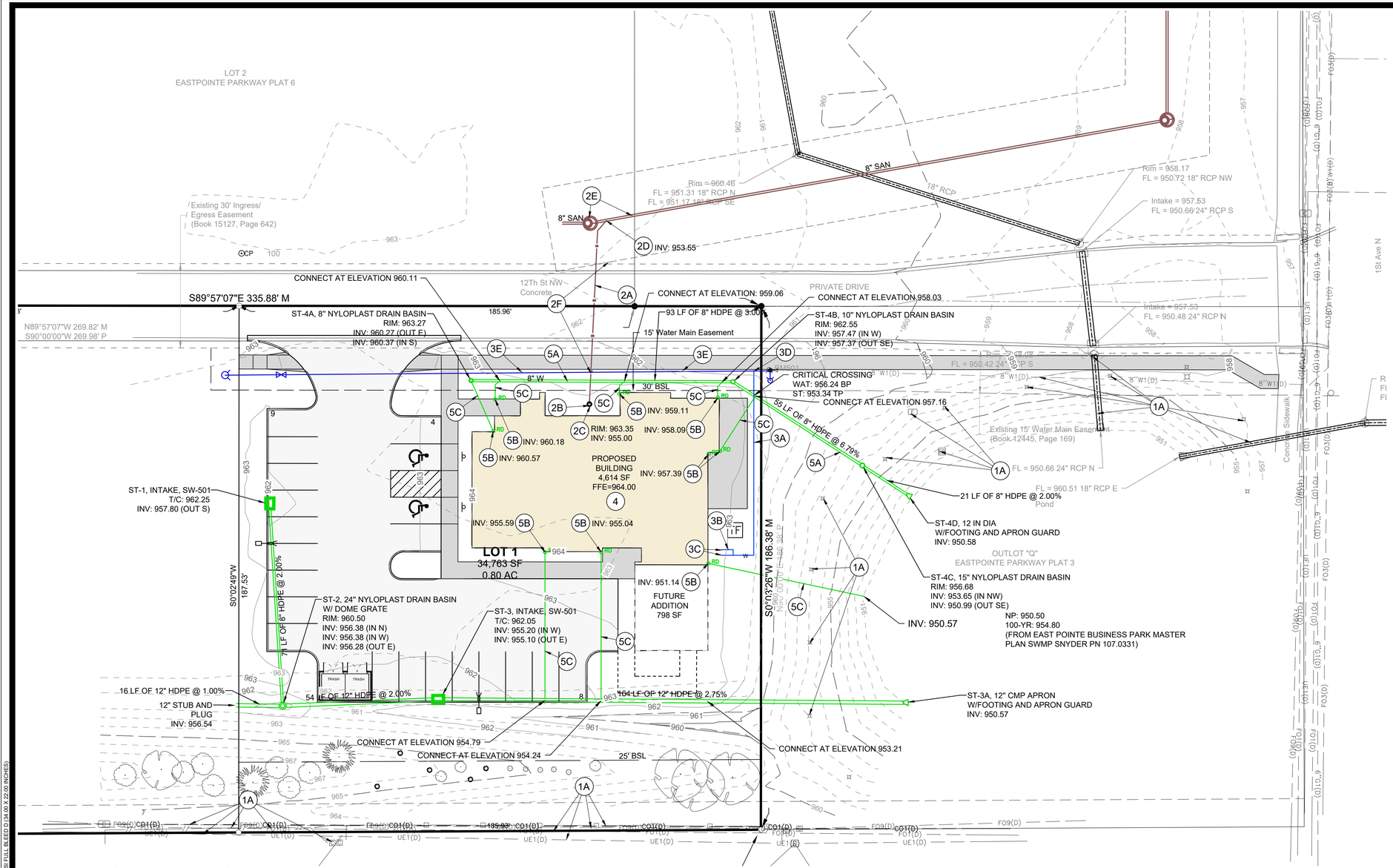
DIMENSION PLAN

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ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

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Sheet C200

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UTILTIY PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES, PROTECT THE FOLLOWING:
   A. PROTECT EXISTING UTILITES, ANY DAMAGE TO THE EXISTING UTILITIES THAT ARE NOT SCHEDULED FOR MODIFICATION OR DEMOLITION SHALL BE REMEDIED AT THE CONTRACTORS EXPENSE WITH WORK BEING PERFORMED TO THE UTILITY OWNER'S SPECIFICATION.

2. SANITARY SEWER SERVICES; PROVIDE THE FOLLOWING:
   A. 6" SANITARY SEWER SERVICE LINE @ MINIMUM 1.0%
   B. CONNECT TO BUILDING SANITARY SERVICE. VERIFY LOCATION AND ELEVATION WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
   C. SANITARY SEWER CLEANOUT.
   D. CONNECT TO PUBLIC SANITARY SEWER. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. USE 1:1 RISER AS NECESSARY.
   E. SEE PUBLIC IMPROVEMENT CONSTRUCTION PLANS FOR PUBLIC SANITARY SEWER IMPROVEMENTS.
   F. DIRECTIONAL BORE SANITARY SEWER SERVICE.

3. WATER SERVICES, PROVIDE THE FOLLOWING:
   A. 6" WATER SERVICE LINE.
   B. 2" DOMESTIC WATER SERVICE WITH VALVE.
   C. BUILDING WATER SERVICE CONNECTION. VERIFY LOCATION, SIZE AND DEPTH WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
   D. CONNECT TO PUBLIC WATER MAIN. CONTRACTOR TO VERIFY LOCATION AND DEPTH PRIOR TO CONSTRUCTION.
   E. SEE PUBLIC IMPROVEMENT CONSTRUCTION PLANS FOR PUBLIC WATER MAIN IMPROVEMENTS.

4. COORDINATE NATURAL GAS AND ELECTRICAL SERVICES AND METER LOCATION WITH UTILITY SERVICE PROVIDER PRIOR TO CONSTRUCTION. SEE ARCHITECTURAL AND MECHANICAL PLANS FOR INTERIOR UTILITY ROUTING, METERS, DESIGN INFORMATION AND COORDINATE UTILITY CONNECTIONS ACCORDINGLY.

5. STORM SEWER IMPROVEMENTS, PROVIDE AS SHOWN:
   A. ROOF DRAIN COLLECTION LINE. CONNECT TO BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.
   B. ROOF DRAINS. COORDINATE EXACT SIZE, LOCATION, AND ELEVATION WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
   C. 6" ROOF DRAIN LEADER AT MINIMUM 1% SLOPE.

GENERAL CONSTRUCTION NOTES

A. NOTIFY THE CITY OF ALTOONA AT LEAST 48 HRS PRIOR TO CONNECTING TO ANY PUBLIC UTILITY.

B. ALL UTILITIES SHALL BE TESTED TO THE CITY OF ALTOONA STANDARD SPECIFICATION FOR PUBLIC IMPROVEMENTS AND ANY TESTING OR TIE-INS SHALL BE WITNESSED BY THE CITY OF ALTOONA ENGINEERING DEPARTMENT.

C. ALL SANITARY SEWER AND STORM SEWER SHALL BE CLEANED AND TELEVISED PRIOR TO PAVING. THE CITY OF ALTOONA SHALL WITNESS ALL CLEANING AND TELEVISING. COPIES OF THE REPORT AND VIDEO SHALL BE PROVIDED TO THE CITY OF ALTOONA. ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED.

D. ALL WATERMAIN SHALL BE PRESSURE AND BACTERIA TESTED AND DECHLORINATED.

0 20
FEET

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	03-13-25	LJM

Engineer: KS | Checked By: EDC | Scale: 1" = 20'
Technician: LJM | Date: 02-25-2025 | T-R-S: TTN-RRW-SS
Project No: 125.0146.01

Sheet C300

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ALTOONA, IOWA

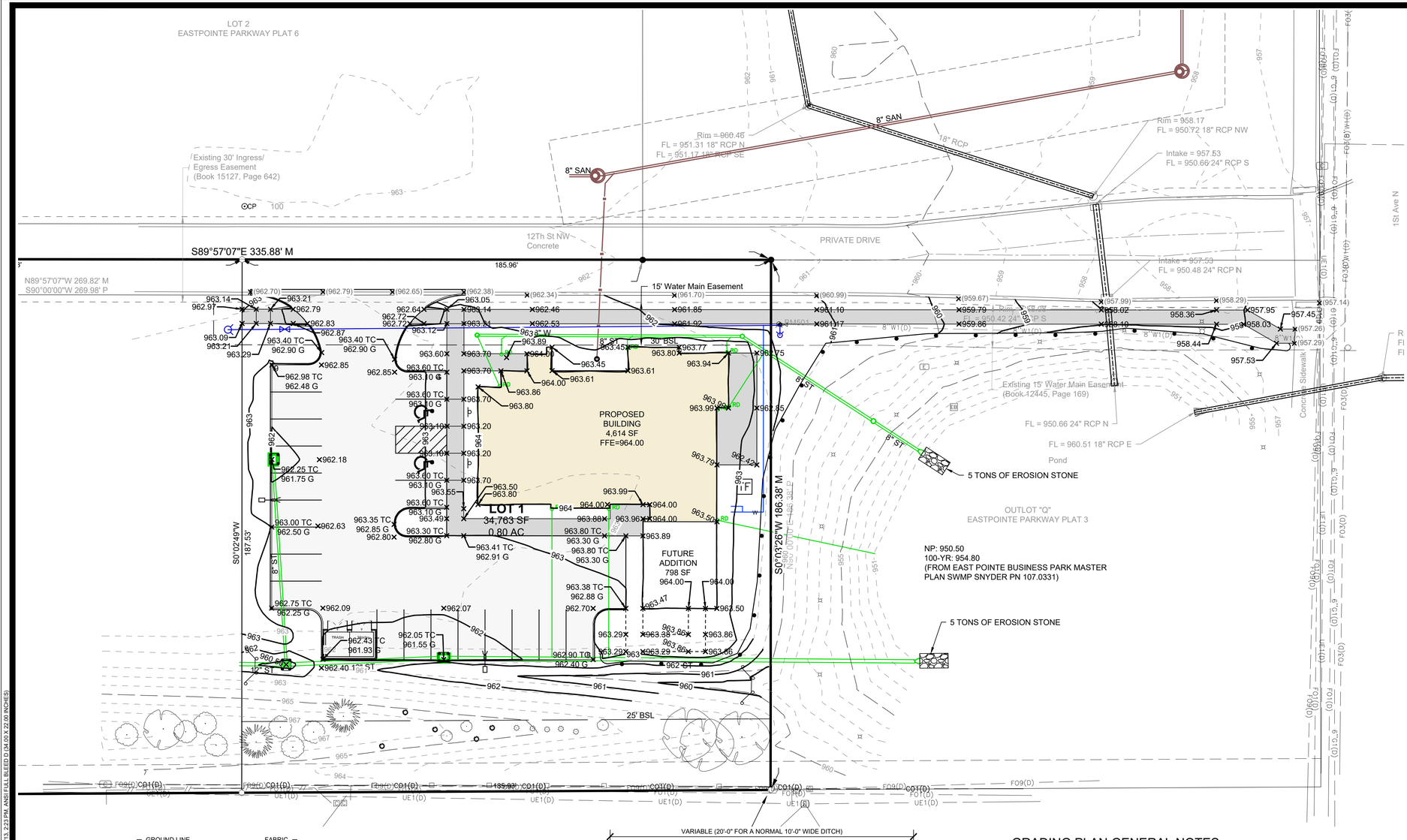
UTILITY PLAN

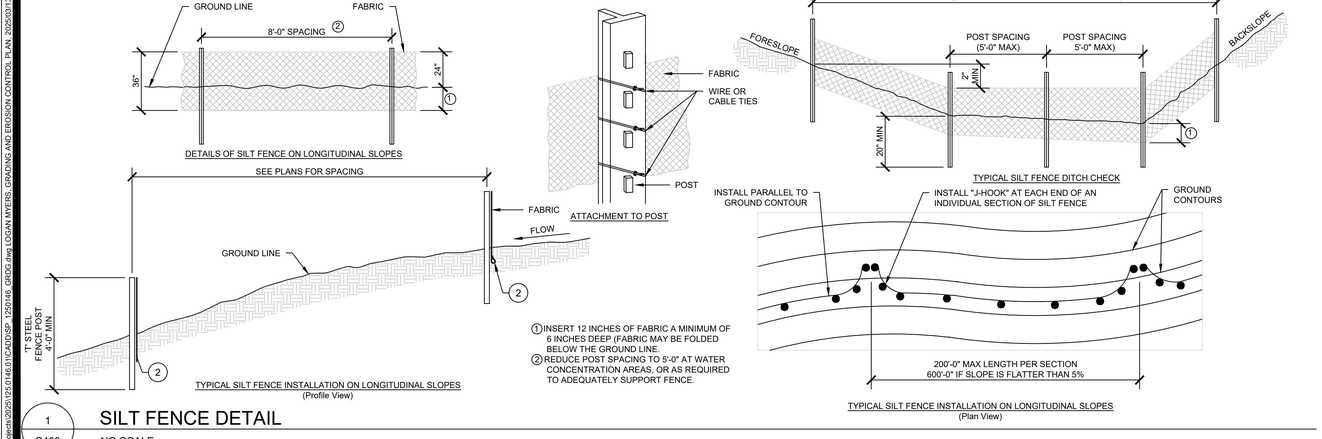
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ANKENY, IOWA 50023
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Project No: 125.0146.01
Sheet C300

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1. INSERT 12 INCHES OF FABRIC A MINIMUM OF 6 INCHES DEEP (FABRIC MAY BE FOLDED BELOW THE GROUND LINE.
2. REDUCE POST SPACING TO 5'-0" AT WATER CONCENTRATION AREAS, OR AS REQUIRED TO ADEQUATELY SUPPORT FENCE.

1
C400

SILT FENCE DETAIL

NO SCALE

GRADING PLAN GENERAL NOTES

A. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.

B. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.

C. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALLY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.

D. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.

E. PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.

QUANTITIES

SEEDING AND MULCHING	=0.70 AC
SILT FENCE	=340 LF
INLET PROTECTION	=3 EA
EROSION STONE	=10 TONS

0 20
FEET

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	03-13-25	LJM

Engineer: KS
Technician: LJM
Checked By: EDC
Date: 02-25-2025
Scale: 1" = 20'
T-R-S: TTN-RRW-SS
Project No: 125.0146.01

Sheet C400

BE WELL PEDIATRICS

ALTOONA, IOWA

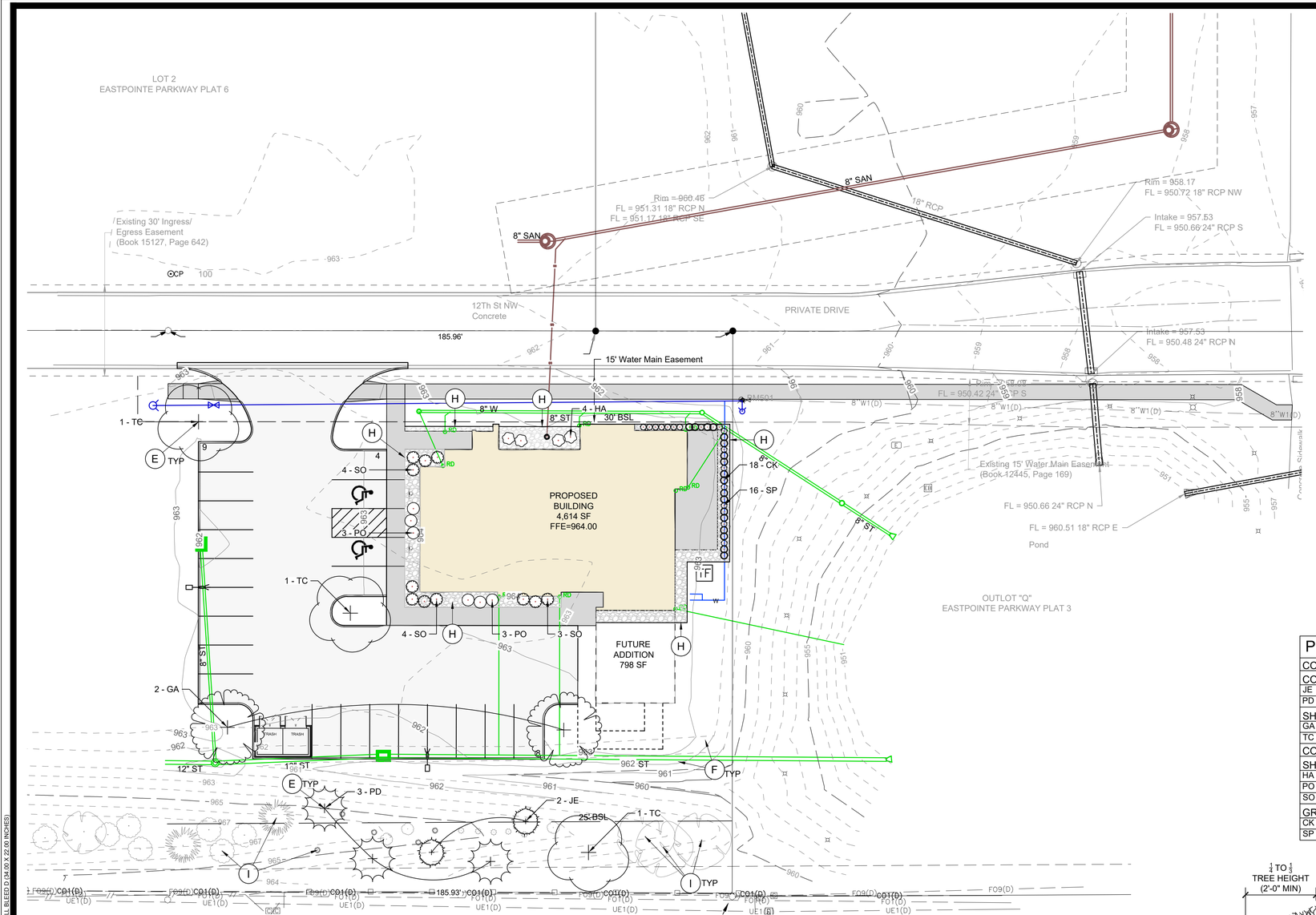
GRADING AND EROSION CONTROL PLAN

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ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 125.0146.01
Sheet C400

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PLANTING PLAN GENERAL NOTES

A. UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.

C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).

D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

E. PROVIDE A MIN 3-FOOT PERIMETER RING OF SHREDDED HARDWOOD MULCH AROUND ALL TREES AND AROUND SHRUB CLUSTERS. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.

F. CONTRACTOR TO SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH 90/10 GREENYARD OR AN APPROVED EQUAL AT 450LBS / AC SEED RATE UNLESS NOTED OTHERWISE.

PRODUCT: GREENYARD 90 / 10 OR EQUAL.
AGRILAND FS, INC
INDIANOLA, IA 50125
WWW.AGRILANDFS.COM
CONTACT: CURT MYERS
T: (515) 961-8408

G. PROVIDE MECHANICALLY BONDED FIBER MATRIX(MBFM) IMMEDIATELY FOLLOWING SEED APPLICATION ON ALL SLOPE AREAS STEEPER THAN 5:1. ACCEPTABLE PRODUCTS AND MANUFACTURERS:
PROFILE PRODUCTS LLC., 750 LAKE COOK ROAD - SUITE 400
BUFFALO GROVE, IL 60089
TEL:1-800-366-1180
WWW.PROFILEPRODUCTS.COM OR APPROVED EQUAL.

H. PROVIDE 2-INCH RIVER GRAVEL PLACED TO A DEPTH OF 4-INCHES WITH WEED BARRIER FABRIC UNDERLAYMENT IN AREAS SHOWN ON PLAN. PROVIDE 6-INCH POWDER COATED BLACK STEEL EDGING WHEN NOT ADJACENT TO SIDEWALK.

I. EXISTING PLANT MATERIAL. CONTRACTOR TO PROTECT IDENTIFIED EXISTING PLANT MATERIAL UNLESS NOTED OTHERWISE.

PLANTING PLAN REQUIREMENTS

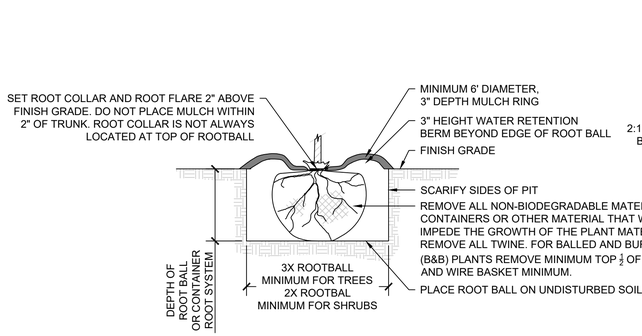
LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF ALTOONA ZONING CODE REQUIREMENTS)

OPEN SPACE REQUIREMENTS:
TOTAL LOT AREA = 34,740 SF x 0.15 = 5,211 SF OPEN SPACE REQ.
14,252 SF (PAVEMENTS & BUILDING)
20,488 SF OPEN SPACE PROVIDED
15% OPEN SPACE REQUIRED, 59% OPEN SPACE PROVIDED

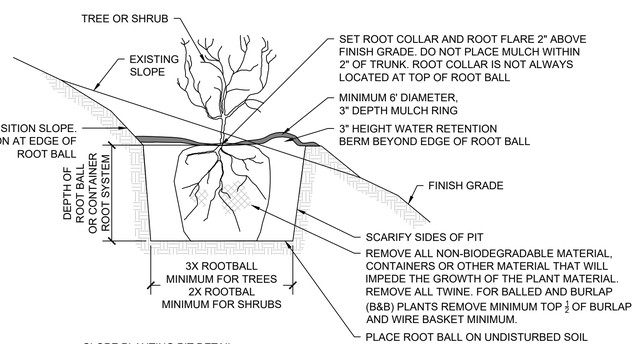
SITE BUFFER REQUIREMENTS:
SOUTH PORTION OF SITE SCREENED WITH A SEMI OPAQUE SCREEN (CLASS B) MIN. HT. OF 25' AT MATURITY AND MAX 10' VISUAL OPENINGS BETWEEN PLANTS. BUFFER UTILIZES EXISTING PLANT MATERIAL TO MEET VISUAL BARRIER REQUIREMENT.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
CONIFERS					
JE	2	Juniperus virginiana	Eastern Redcedar	6` Ht.	B&B
PD	3	Picea glauca 'Densata'	Black Hills White Spruce	6` Ht.	B&B
SHADE TREES					
GA	2	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	1.5" Cal.	B&B
TC	3	Tilia cordata	Littleleaf Linden	1.5" Cal.	B&B
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS					
HA	4	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	3 gal.	Pot
PO	6	Physocarpus opulifolius 'Donna May' TM	Little Devil Dwarf Ninebark	1.5` Ht.	Pot
SO	11	Syringa x 'SMNJRPI' TM	Bloomerang Dwarf Pink Lilac	1.5` Ht.	Pot
GRASSES					
CK	18	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot
SP	16	Sporobolus heterolepis	Prairie Dropseed	1 gal.	Pot

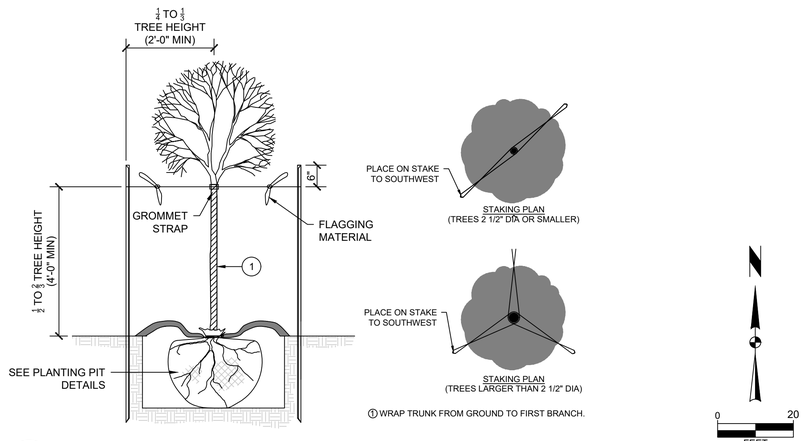


TYPICAL PLANTING PIT DETAIL



SLOPE PLANTING PIT DETAIL

2 C500 — PLANTING PIT DETAILS
NO SCALE



1 WRAP TRUNK FROM GROUND TO FIRST BRANCH.

1 C500 — DECIDUOUS TREES STAKING DETAIL
NO SCALE

0 20
FEET

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	03-13-25	LJM

Engineer: KS | Checked By: EDC | Scale: 1" = 20'
Technician: LJM | Date: 02-25-2025 | T-R-S: TTN-RRW-SS
Project No: 125.0146.01

Sheet C500

ALTOONA, IOWA

BE WELL PEDIATRICS

PLANTING PLAN

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Project No: 125.0146.01
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PRINTED: 3/13/2025 2:01:55 PM

GENERAL NOTES - FLOOR PLANS:

A. REFERENCES:
1. REFER TO STRUCTURAL DRAWINGS FOR ADD'L INFO.
2. REFER TO DESIGN-BUILD MEP DRAWINGS FOR ADD'L INFO.
3. REFER TO THE CODE PLAN/ WALL TYPES/ SECTIONS/ DETAILS FOR ADD'L INFO ON FULL-HEIGHT WALLS THAT CONTINUE TO UNDERSIDE OF DECKING, FIRE-RATINGS, AND FIRE-PROTECTED ASSEMBLIES.
4. REFER TO INTERIOR ELEVATIONS/ FINISH PLANS & SCHEDULE FOR FURTHER CLARIFICATION OF MATERIALS AND LOCATION OF FINISHES.

B. COORDINATION:
1. CONTRACTORS SHALL COORDINATE NEW WORK WITH ALL TRADES, INCLUDING COORDINATION WITH ALL FIRE SPRINKLER, FIRE ALARM, MECHANICAL, ELECTRICAL AND PLUMBING TRADES. EACH CONTRACTOR SHOULD COORDINATE WITH ALL OTHER DISCIPLINES.

C. DIMENSIONS:
1. PLAN LAYOUT, LOCATIONS OF DEVICES, SIZE OF COMPONENTS, HEIGHTS, SECTIONS AND DETAILS WERE DERIVED FROM RECORD DRAWINGS OF THE PREVIOUS ARCHITECT AND FIELD OBSERVATIONS. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
2. DIMENSIONS AT NEW WALLS ARE BASED ON ACTUAL WALL THICKNESS. SEE ASSEMBLIES FOR ACTUAL WALL DIMENSIONS.
3. DIMENSIONS ARE FINISH FACE TO FINISH FACE, UNO.
4. DIMENSIONS SHOWN ADJACENT TO WALL TYPE TAGS INDICATE TOP OF WALL HEIGHTS ABOVE THE T.O. CONCRETE FLOOR SLAB ELEVATION (+0-0"), UNO.
5. DIMENSIONS AT DOORS & WINDOWS IN STUD WALLS ARE SHOWN AS "ROUGH OPENING" DIMENSIONS TO THE OUTSIDE OF THE DOOR/ WINDOW FRAMES. CONTRACTOR SHALL COORDINATE ACTUAL ROUGH OPENINGS WITH THE FRAMERS, & DOOR/ WINDOW MANUFACTURER PRIOR TO ORDER & INSTALLATION OF DOORS.

D. WALLS:
1. PROVIDE IN-WALL BLOCKING AS REQUIRED TO SECURELY ATTACH ACCESSORIES, DEVICES, FIXTURES, EQUIPMENT AND MILLWORK TO WALL, CEILING OR FLOOR SURFACES.
2. CONTRACTOR SHALL PROVIDE VERTICAL EXPANSION JOINTS @ 24'-0" O.C. (MAXIMUM) IN GYPSUM WALLBOARD AT ALL WALLS OVER 24-FEET LONG & AT BOTH SIDES OF ALL DOOR/ WINDOW/ DUCT/ ETC LARGER THAN 4-SQUARE FEET. COORDINATE EXACT LOCATIONS W/ ARCHITECT PRIOR TO INSTALLATION/ MUDDING.
3. ALL WALLS WITH SOUND ATTENUATION BLANKETS ARE TO HAVE ACOUSTICAL SEALANT AT TOP AND BOTTOM OF WALL ASSEMBLY. SEE ASSEMBLIES FOR ADDITIONAL REQUIREMENTS.
4. WHERE GYPSUM WALLBOARD IS LOCATED ON WALLS WHICH RECEIVE PLUMBING FIXTURES, CONTRACTOR SHALL PROVIDE GYPSUM WALLBOARD OF THE WATER RESISTIVE TYPE. CONTRACTOR SHALL PAINT WALL WITH A NON-ABSORBENT EPOXY-BASED PAINT. SEE ROOM FINISH SCHEDULE.

E. FLOORS:
1. CUP FLOOR SLAB AT ALL FLOOR DRAIN LOCATIONS, SLOPE SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS.

F. ACCESSIBILITY:
1. DASHED LINES ON PLANS ADJACENT TO DOORS, EQUIPMENT, FIXTURES, ETC. IDENTIFY ACCESSIBLE (ADA) CLEARANCE REQUIREMENTS. ACCESSIBLE CLEARANCES ARE SHOWN FOR REFERENCE AND COORDINATION PURPOSES.

FIXTURES & ACCESSORY SCHEDULE:

TYPE	DESCRIPTION	PROVIDED
FD1	FLOOR DRAIN, PER MEP	CPCI
GBV	GRAB BAR, 18" VERTICAL	CPCI
GBR	GRAB BAR, 36" REAR	CPCI
GBS	GRAB BAR, 42" SIDE	CPCI
MR1	MIRROR, 24"W X 56"H	CPCI
PTT	PAPER TOWEL TRASH COMBO, SEMI RECESSED	CPCI
RH1	ROBE HOOK, MOUNT TO PARTITION DOOR	CPCI
SDG	SOAP DISPENSER, WALL MOUNT	CPCI
SND	SANITARY NAPKIN DISPENSER, SEMI-RECESSED	CPCI
SNW	SANITARY NAPKIN WASTE, RECESSED	CPCI
TPF	TOILET PARTITION, FLOOR/ WALL MOUNTED	CPCI
TST	TOILET SEAT TISSUE DISPENSER	CPCI
TTD	TOILET TISSUE DISPENSER	CPCI
WF1	WATER FOUNTAIN, STANDARD	CPCI
WF2	WATER FOUNTAIN W/ BOTTLE FILL	CPCI

KEYNOTES - FLOOR PLANS (#X)

1 - FOUNDATION/ FLOOR:
1A CAST-IN-PLACE CONCRETE FLOOR SLAB: OVER GRANULAR FILL. SEE STRUCT.

1B SLOPED CONCRETE FLOOR: SLOPE CONCRETE FLOOR TO FLOOR DRAIN AS SHOWN.

2 WALL:
2A _____

3 CASEWORK:
- PROVIDE & INSTALL CABINETS, COUNTERTOPS, & SPLASHES AT THE LOCATIONS INDICATED. COORDINATE WITH PLUMBING PRIOR TO INSTALLATION. SEE INTERIOR ELEVATIONS & CASEWORK SECTIONS. SEE SPECIFICATIONS.

3A RECEPTION DESK CASEWORK:

3B BREAK ROOM CASEWORK:

3C COFFEE BAR CASEWORK:

3D NURSE STATION 135 CASEWORK:

3E NURSE STATION 152 CASEWORK:

4 OPENINGS:
- PROVIDE & INSTALL NEW DOOR, FRAME & HARDWARE. SEE OPENING ELEVATIONS & DOOR SCHEDULE.

4A NEW DOOR & FRAME:

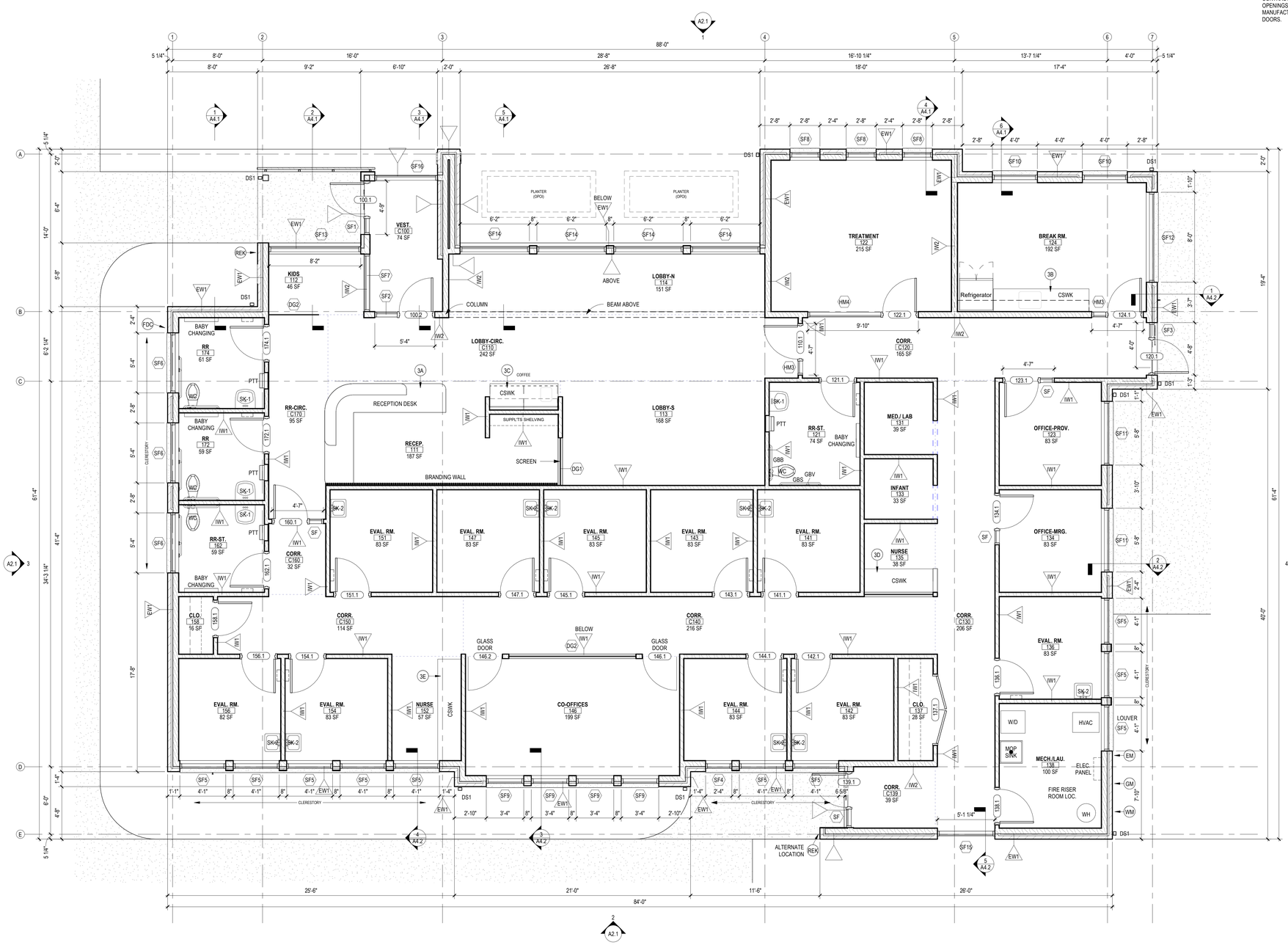
5 MECHANICAL:
5A MECHANICAL EQUIPMENT: PROVIDE & INSTALL NEW MECHANICAL EQUIPMENT AT THE LOCATIONS INDICATED. SEE MECHANICAL.

6 ELECTRICAL:
6A ELECTRICAL EQUIPMENT:

7 PLUMBING:
7A NEW SINK & FAUCET: PROVIDE & INSTALL NEW SINK, FAUCET & ALL ASSOCIATED ACCESSORIES REQUIRED FOR PROPER OPERATION. RE-WORK PLUMBING AS REQUIRED FOR INSTALL/ OPERATION.

8 FINISHES:
8A ROOM SIGNAGE: PROVIDE & INSTALL ROOM SIGNAGE. SEE TYPICAL MOUNTING HEIGHTS. SEE SPECIFICATION.
- PROVIDE AT EACH DOOR TO EACH ROOM AND ADJACENT TO ALL EXIT DISCHARGE DOORS (MOUNT W/ DOUBLE SIDED HIGH-BOND FOAM TAPE).
- ALL SIGNS SHALL HAVE BOTH THE ROOM NAME AND ROOM NUMBER (INCLUDED IN BRAILLE).

9 EQUIPMENT:
9A OWNER PROVIDED EQUIPMENT: COORDINATE FINAL EQUIPMENT SELECTION, CLEARANCES & REQUIREMENTS WITH OWNER. NOTIFY ARCHITECT OF ANY DISCREPANCIES.



1 **L1 FLOOR PLAN**
1/4" = 1'-0"

STUDIO MELEE
139 4TH STREET
WEST DES MOINES, IOWA 50265

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PH.1 PH.2

A1.1 **KEY PLAN**

NO.	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

BE WELL PEDIATRICS - ALTOONA

1220 12TH STREET NW, ALTOONA, IA 50009

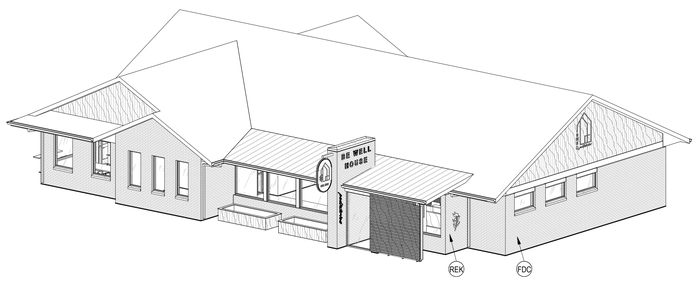
F&S ROSENBERGER LLC

DESIGN DEVELOPMENT 30%

Issue Date: 3/13/2025
Sheet Name: FLOOR PLAN

A1.1

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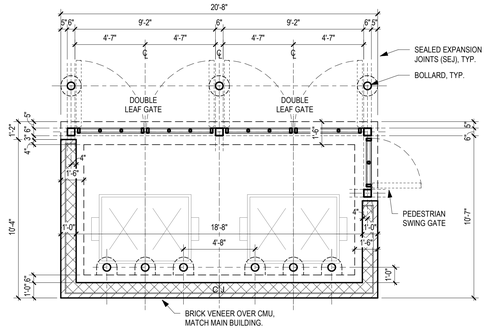


GEN. NOTES - EXTERIOR ELEVATIONS:

A. SIGNAGE SHALL REQUIRE A SEPARATE PERMIT AND SITE PLAN APLPROVAL DOES NOT INCLUDE SIGNAGE APPROVAL
B. NO GAS CYLINDERS STORED ONSITE.
C. NO RADIOLOGY EQUIPMENT ON SITE.
D. LABORATORY DESCRIBED BELOW.
E. FIRE SPINKLER SYSTEM IS NOT REQUIRED BY CODE. BUT MAY BE PROVIDED TO AVOID OTHER REQUIREMENTS.
F. MANUAL FIRE ALARM IS NOT REQUIRED BY CODE.
G. FACP & FIRE SPRINKLER ROOM WILL BE IN SE CORNER MECHANICAL ROOM, IF SPRINKLER SYSTEM IS PROVIDED.

USE OF SPACE NARRATIVE:

A. LOBBY - SITTING/ WAITING SPACE.
B. PROVIDE WATER VIA ROS.
C. FRONT OFFICE WORK SPACE - COMPUTER WORK, FAX, SCAN, PRINT, PRODUCTS FOR SALE VITAMINS.
D. EXAM ROOMS - PATIENT CARE INCLUDES MEASURE VITAL SIGNS, PHYSICAL EXAM, LAB DRAW, ADMINISTER IMMUNIZATIONS, BREATHING TREATMENT VIA NEBULIZER, LACTATION SUPPORT, DIETARY COUNSELING.
E. TREATMENT ROOM - TBD MAY BE RENTAL FOR SERVICES LIKE CHIROPRACTIC, PHYSICAL THERAPY, PRIMARILY USED FOR COMPLEMENTARY THERAPY FOR HEALING (IE. RED LIGHT THERAPY, VIBRATION PLATES, PEMF MATS).
F. BREAKROOM - PLACE TO EAT, STANDARD USE (OVEN?).
G. OFFICE - STANDARD BUSINESS USE.
H. MEDLAB - STORE MEDICATIONS (VACCINES, ALBUTEROL, LIDOCAINE, ANTIPYRETICS), STORE LAB SUPPLIES AND POCT RAPID STREP (SINK?).
I. INFANT ROOM - MEASURE WEIGHT AND LENGTH.
J. MECHANICAL - LAUNDRY AND DRYER, MOP CLOSET AND MECHANICAL.



EXTERIOR ELEVATIONS - KEYNOTES: (#)

1A. BRICK MASONRY (FIELD):
PROVIDE & INSTALL NEW MASONRY BRICK.
BASIS OF DESIGN: GLEN-GERY BRICK, EMPORIUM+ ASPEN WHITE WIRECUT.

PATTERN/JOINT: RUNNING BOND, RAKED JOINT. SEE ASSEMBLIES & WALL TYPES.

1B. ALUMINUM PLANK SYSTEM:
PROVIDE & INSTALL NEW PREFINISHED ALUMINUM PLANK RAIN SCREEN SYSTEM.
BASIS OF DESIGN: AL13 ALUMINUM PLANK
4" VERTICAL PLANK
COLOR: LIGHT NATIONAL WALNUT

1C. ALUMINUM BATTEN SYSTEM:
PROVIDE & INSTALL NEW PREFINISHED ALUMINUM BATTEN RAIN SCREEN SYSTEM.
BASIS OF DESIGN: AL13 ALUMINUM BATTEN
1"x1" HORIZONTAL BATTEN
COLOR: LIGHT NATIONAL WALNUT

1D. FIBER CEMENT TRIM:
PROVIDE & INSTALL FIELD PAINTED TRIM ACCENTS.
BASIS OF DESIGN: JAMES HARDIE PLANK
4" TRIM

2A. CAST STONE COPING CAP:
SLOPED, CAST STONE COPING CAP.
FINISH: TO MATCH BRICK MORTAR.

2B. METAL FLASHING (DOOR/WINDOW HEAD):
PROVIDE BENT METAL THRU-WALL FLASHING BY ELEVATE ROOFING OR MFR'S EQUAL. SEE SECTIONS. SEE DETAILS.
ALUMINUM W/ KYNAR FINISH: BLACK

2C. CAST STONE SILL:
PROVIDE SLOPED BENT METAL WINDOW SILL FLASHING W/ SNAP CLEAT BY ELEVATE ROOFING OR MFR'S EQUAL. SEE SECTIONS. SEE DETAILS.
ALUMINUM W/ KYNAR FINISH: BLACK

3A. ASPHALT SHINGLE ROOF:
PROVIDE & INSTALL ARCHITECTURAL ASPHALT SHINGLES OVER COMPOSITE ROOF FELT. PROVIDE ICE/WATER SHIELD AS SPECIFIED.
MFR: OWENS-CORNING
COLOR: ONYX BLACK

3B. STANDING SEAM METAL ROOF:
PROVIDE & INSTALL ARCHITECTURAL STANDIN SEAM METAL ROOF OVER MFR APPROVED SUBSTRATE AS SPECIFIED.
COLOR: MATTE BLACK W/ KYNAR FINISH

4A. PREFINISHED METAL FASCIA & TRIM:
PROVIDE & INSTALL PREFINISHED METAL FASCIA & TRIM.
COLOR: MATTE BLACK W/ KYNAR FINISH

4B. GUTTER & DOWNSPOUT:
PROVIDE & INSTALL PREFINISHED METAL DOWNSPOUT & GUTTER.
COLOR: MATTE BLACK W/ KYNAR FINISH
SHAPE, SIZE: 4" X 4" SQUARE

5. EXTERIOR LIGHT FIXTURE:
PROVIDE & INSTALL EXTERIOR LIGHT FIXTURE. SEE ELEC.

6. BUILDING ADDRESS SIGNAGE:
PROVIDE AND INSTALL NEW BUILDING ADDRESS SIGNAGE (9" TALL, 1/2" STROKE WIDTH)
FINISH: MATTE BLACK

7. CONCRETE STOOP:
RADIUS-TROWEL ALL EXPOSED 90 DEGREE EDGES.
PROVIDE SMOOTH FINISH ON VERTICAL SURFACES. PROVIDE BROOM FINISH ON HORIZONTAL SURFACES. SLOPE 1/4" PER FOOT MAXIMUM, 1/8" PER FOOR MINIMUM.

8. FIBERGLASS COMPOSITE WINDOW:
PROVIDE & INSTALL NEW FIBERGLASS, INSULATED WINDOWS
BASIS OF DESIGN: PELLA, IMPERVIA
COLOR: MATTE BLACK, EXTERIOR

9. GROUND-MOUNTED MECHANICAL EQUIPMENT:
SEE MECHANICAL.

10. GAS METERS:
SEE SITE PLANS & MECHANICAL.
PAINT METER & PIPING TO MATCH FACADE.

11. ELECTRICAL METERS & DISCONNECT:
SEE SITE PLANS & ELECTRICAL.
PAINT METER HOUSING & CONDUIT TO MATCH FACADE.

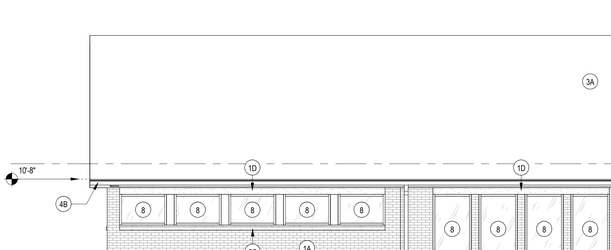
12. RAPID ENTRY KEY BOX:
RECESSED, KNOX BOX; COORDINATE LOCATION W/ AHJ.
COLOR: BLACK

13. PLANTER BOX:
PROVIDE MANUFACTURED PLANTER BOX W/ CLADDING TO MATCH WOOD LOOK ALUMINUM SIDING AND BATTEN FINISH.

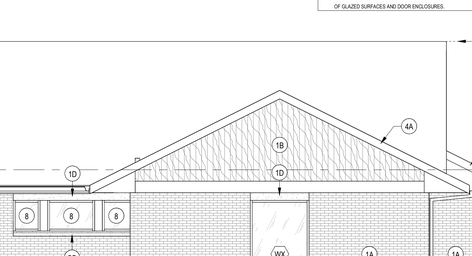
WX. STOREFRONT WINDOW SYSTEM:
THERMALLY-BROKEN ALUMINUM STOREFRONT. BLACK ANODIZED FINISH, W/ 1" INSULATED GLAZING (ARGON FILLED W/ LOW-e COAT ON THE 3RD FACE).
SEE WINDOW ELEVATIONS & SCHEDULE.

5 3D ISOMETRIC VIEW

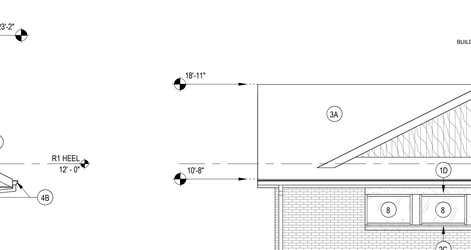
6 FLOOR PLAN - TRASH ENCLOSURE
1/4" = 1'-0"



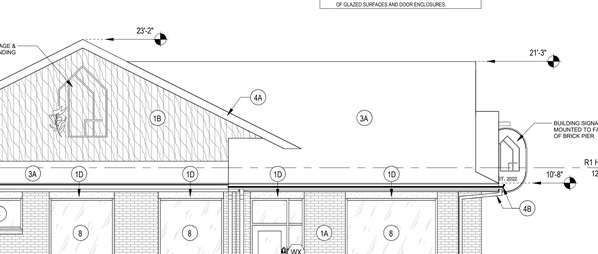
7 TRASH ENCLOSURE - FRONT
1/4" = 1'-0"



8 TRASH ENCLOSURE - SIDE
1/4" = 1'-0"



9 TRASH ENCLOSURE - PEDESTRIAN GATE
1/4" = 1'-0"



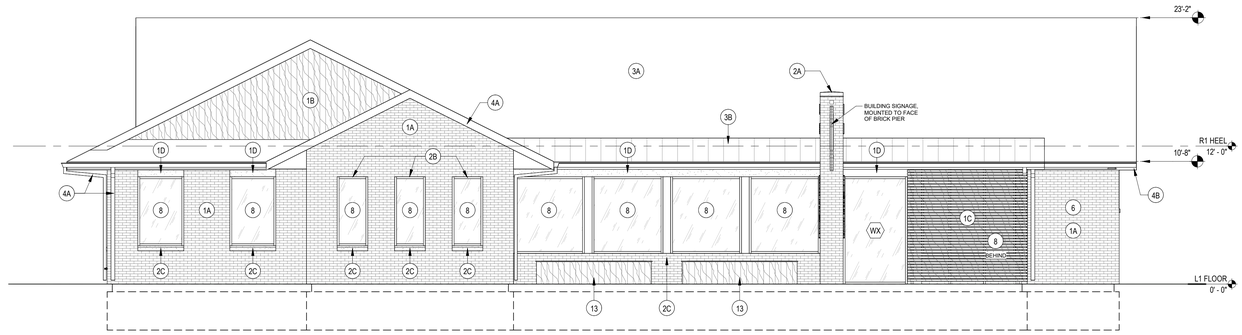
10 TRASH ENCLOSURE - BACK
1/4" = 1'-0"

NORTH ELEVATION MATERIAL BREAK-DOWN:	
BRICK:	905 SF (85%)
ALUMINUM SIDING:	94 SF (9%)
FIBER CEMENT TRIM:	64 SF (6%)
GLAZING:	367 SF (34%)*
TOTAL:	1,063 SF

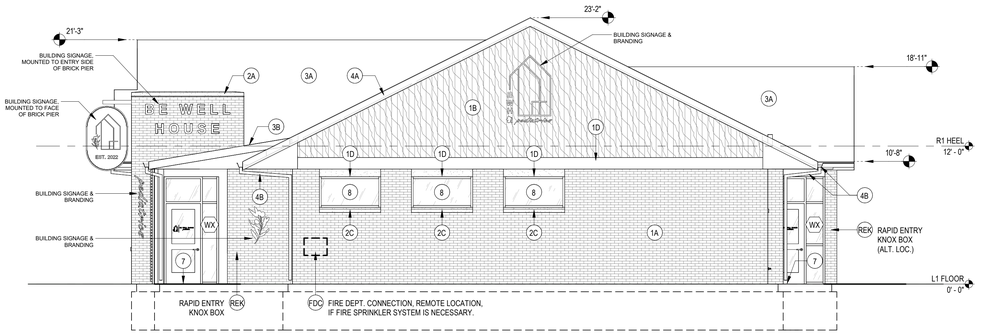
* TOTAL EXTERIOR SURFACE AREAS CALCULATED EXCLUSIVE OF GLAZED SURFACES AND DOOR ENCLOSURES.

WEST ELEVATION MATERIAL BREAK-DOWN:	
BRICK	641 SF (66%)
ALUMINUM SIDING:	257 SF (26%)
FIBER CEMENT TRIM:	80 SF (8%)
GLAZING:	128 SF (13%)*
TOTAL:	978 SF

* TOTAL EXTERIOR SURFACE AREAS CALCULATED EXCLUSIVE OF GLAZED SURFACES AND DOOR ENCLOSURES.



1 NORTH BUILDING ELEVATION
3/16" = 1'-0"



3 WEST BUILDING ELEVATION
3/16" = 1'-0"

SOUTH ELEVATION MATERIAL BREAK-DOWN:	
BRICK:	821 SF (81%)
ALUMINUM SIDING:	101 SF (10%)
FIBER CEMENT TRIM:	97 SF (9%)
GLAZING:	205 SF (20%)*
TOTAL:	1,019 SF

* TOTAL EXTERIOR SURFACE AREAS CALCULATED EXCLUSIVE OF GLAZED SURFACES AND DOOR ENCLOSURES.

EAST ELEVATION MATERIAL BREAK-DOWN:	
BRICK	585 SF (73%)
ALUMINUM SIDING:	184 SF (23%)
FIBER CEMENT TRIM:	29 SF (4%)
GLAZING:	192 SF (24%)*
TOTAL:	797 SF

* TOTAL EXTERIOR SURFACE AREAS CALCULATED EXCLUSIVE OF GLAZED SURFACES AND DOOR ENCLOSURES.

2 SOUTH BUILDING ELEVATION
3/16" = 1'-0"

4 EAST BUILDING ELEVATION
3/16" = 1'-0"

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STUDIO MELEE
139 4TH STREET
WEST DES MOINES, IOWA 50265

PH.1
PH.2
N
A
KEY PLAN

NO.	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

BE WELL PEDIATRICS - ALTOONA

1220 12TH STREET NW, ALTOONA, IA 50009

F&S ROSENBERGER LLC

DESIGN DEVELOPMENT 30%

Issue Date: 3/13/2025
Sheet Name: EXTERIOR ELEVATIONS

A2.1

ALTOONA PLANNING AND ZONING COMMISSION MEETING
February 25, 2025
Altoona City Hall

Members Present in Person: Jill Pudenz, Steve Chase
Members Present Virtually: Dan Narber, Steve Moyna
Members Absent: Michelle Sloan, Scott Henry, Erin Herbold-Swalwell
Staff: Jenn Naylor, Claire Habel, Justin Peterson, John Shaw
Guests: Meeting was held in-person with a virtual Zoom option; In-person and online guests included Anthony Harbaugh, Keith Lage, Cody Weaver, Scott Duer, Jon Wall, Kent VanMaanen, Andy Lent, Kyle Clarkson, Josh Dunwoody

Jill Pudenz called the meeting to order at 6:31 p.m. Because Chairperson Scott Henry and Vice Chairperson Michelle Sloan were absent, Pudenz asked for a motion to nominate a Chairperson Pro Tem.

Motion by Chase, seconded by Narber, to nominate Jill Pudenz as Chairperson Pro Tem for this meeting.

Votes: Yes – Henry, Chase, Pudenz, Moyna. No – None. Abstain – None. Motion approved, 4-0-0.

1. Roll Call. Roll call was taken. Four commissioners were present at roll call.

2. Perfecting and approval of the agenda.

Motion by Narber, seconded by Chase, to approve the agenda.

Votes: Yes – Narber, Chase, Pudenz, Moyna. No – None. Abstain – None. Motion approved, 4-0-0.

3. Public hearing to consider an amendment to a previously approved conditional rezoning for the property located at 202 2nd St SE.

John Shaw explained the request. The property had been previously rezoned C-4, which is similar to the rest of the Olde Town commercial district. With that rezoning, conditions were placed on the property, restricting certain uses on the property. It went through City Council and was adopted that way. Since that time, the property owner of 200 2nd has met with the adjacent property owner. In trying to be a good neighbor, the property owner has agreed to some additional use restrictions. Since it is a condition of zoning, it has to go through the public hearing process with the Planning & Zoning Commission and City Council, and then those restrictions will be a matter of law. Shaw read the list of the new restrictions, which was also displayed, and included bakeries and baker outlets (retail sales only), confectionery stores, including ice cream or snack bars, dance studios, restaurants, and cafes. Narber asked if the restrictions only applied to this lot. Shaw affirmed.

Pudenz opened the public hearing. Hearing no comments, she closed the public hearing.

Motion by Chase, seconded by Moyna, for recommendation of an amendment to a previously approved conditional rezoning for the property located at 202 2nd St SE.

Votes: Yes – Chase, Moyna, Narber, Pudenz. No – None. Abstain – None. Motion approved, 4-0-0.

Pudenz expressed her appreciation for the property owner working with the neighbors.

4. Consideration and recommendation for site plan approval for Chase Bank located at 3410 8th St SW.

Cody Weaver (Civil Engineering Consultants) presented the request. He explained they are rehabbing the existing site, and the building will remain. It will look different with new paint and façade changes. There will be a small addition onto the back for an ATM. It is changing from a restaurant use to a bank use. The existing parking lot is in poor shape, so it will be redone, and they will install additional landscaping to enhance what

is already there. He said they will continue working with Staff. Pudenz stated there were quite a few deficiencies and asked if there were any that should be discussed. Weaver said in working with Staff, they got it whittled down to four. Pudenz asked if the Commission or audience had questions. Shaw said the biggest difference will be on the south side of the building, where there will be a drive-up window. Pudenz stated that it looks like there is plenty of space for queuing.

Motion by Moyna, seconded by Narber, for recommendation for site plan approval for Chase Bank located at 3410 8th St SW. No mention was made of deficiencies.

Votes: Yes – Moyna, Narber, Pudenz, Chase. No – None. Abstain – None. Motion approved, 4-0-0.

5. Consideration and recommendation for site plan approval for the new Altoona Public Works Facility located at 1511 17th Ave SW.

Anthony Harbaugh (Shive-Hattery) presented the request. It will be a Public Works facility just west of the aquatics center. It will have a lot of bays for Public Works trucks and uses, as well as an attached admin space for office use. The main entrance off the east side will be primarily open for people coming into the admin space. It will be controlled by an automated gate operated from inside the building. It will also be equipped with card readers, so people can get in outside of normal business hours. He said there is another entrance coming off 17th Avenue from the west, primarily to be used by Public Works staff with snowplows, trucks, and other vehicles. A detention basin was installed on the western part of the property in an earlier phase of the project, which he said he believed satisfies the City's storm water ordinance. Chase asked about the deficiencies. Harbaugh stated that it has been about a month since they first submitted, and they have been working with Staff. They are planning to resubmit plans to satisfy most of the comments.

Pudenz asked if they had elevations in their packet. Claire Habel said the applicant has re-submitted since the P&Z packet was created, but they haven't had a chance to fully review the submittal. Pudenz asked if they would see the elevations. Shaw said Staff would send them out to the Commission. He explained that it is an attractive building. It's a concrete building with brick and stone on the office portion. The overhead doors face directly to the north and south. He also explained some of the elevations of the land in relation to the Fire Training Facility where there will be a retaining wall. They will request additional berming and landscaping between the office side and the aquatics park area to provide more of a buffer, as well as on the south side. The building is about 300 feet from the property line. There's a sewer and water line along the south property line, which must be considered in relation to the berming. Shaw repeated they will provide the elevations to the Commission. He added that the architect showed colored drawings and provided an update to City Council at the Council meeting last night. Hearing no further comments, Pudenz asked for a motion.

Motion by Chase, seconded by Moyna, for recommendation for site plan approval for the new Altoona Public Works Facility located at 1511 17th Ave SW, subject to deficiencies.

Votes: Yes – Chase, Moyna, Narber, Pudenz. No – None. Abstain – None. Motion approved, 4-0-0.

6. Consideration and recommendation of the Spring Creek West Twin Homes Final Plat.

Keith Lage (Stubbs Engineering) presented the request. He explained that the project contained twinhomes on the public street. The layout is the same as the approved rezoning. Construction started last fall. He said there is one week remaining for installing storm sewer and three weeks until construction is expected to be finished. Pudenz asked if all the lots were twinhomes. Lage affirmed. Pudenz asked if this was the area where the Commission was previously looking at the lots along the north-south road to see if the front setbacks aligned with future lots. Shaw stated that the front yard setback was 25 feet. Habel concurred. Shaw said he doesn't recall, but there will be a 5-foot difference. Pudenz asked if there was any concern with that. Shaw said no. Chase said there were no real Staff recommendations and asked if that was intentional. Shaw said it is still under construction, so approval would be subject to deficiencies, as well as to a performance bond, maintenance bond, and legal documents. Pudenz asked when construction of homes would start. Lage repeated

that construction would be completed in three weeks, so it would probably start in the spring. Pudenz asked if anyone had questions. Hearing none, she asked for a motion.

Motion by Chase, seconded by Pudenz, for recommendation of the Spring Creek West Twin Homes Final Plat, subject to deficiencies.

Votes: Yes – Chase, Pudenz, Narber, Moyna. No – None. Abstain – None. Motion approved, 4-0-0.

7. Consideration of an Urban Renewal Area Amendment. The areas being added include the area bordered by Adventureland Drive to the north, 1st Avenue N to the east, 8th Street SW to the south, and 17th Avenue SW/NW to the west.

Shaw explained that this area will be added to the Urban Renewal Area, and what that means is the availability of TIF financing. There are multiple projects the City has been looking at doing in this area. The TIF would be the mechanism for paying for a lot of those projects. For instance, they are looking at a widening project, going from two lanes to five lanes on Adventureland Drive, from 17th Ave NW all the way back to 9th Ave NW. There is also a pretty large storm sewer project on 4th, running from the creek all the way up to 5th, north of Altoona Elementary. He explained that part of the process is getting a recommendation from the Planning & Zoning Commission for this plan update. Pudenz asked if there was a timeframe associated with it. Shaw said it is set for a 20-year period, which is the longevity of the district setup. It can be terminated by City Council sooner than that, but that is the general, State-allowed length of a district like this. Pudenz asked if anyone had any questions. Hearing none, she asked for a motion.

Motion by Narber, seconded by Moyna, for recommendation of an Urban Renewal Area Amendment. The areas being added include the area bordered by Adventureland Drive to the north, 1st Avenue N to the east, 8th Street SW to the south, and 17th Avenue SW/NW to the west.

Votes: Yes – Narber, Moyna, Pudenz, Chase. No – None. Abstain – None. Motion approved, 4-0-0.

8. Minutes of the January 28, 2025 meeting.

Motion by Pudenz, seconded by Chase, to approve the minutes.

Votes: Yes – Pudenz, Chase, Narber, Moyna. No – None. Abstain – None. Motion approved, 4-0-0.

9. Next regular meeting Tuesday, February 25, 2025 at 6:30 p.m.

No one present had any conflicts at this time.

Motion by Chase, seconded by Pudenz, to adjourn at 6:55.

Votes: Yes – Chase, Pudenz, Narber, Moyna. No – None. Abstain – None. Motion approved, 4-0-0.

New Business
Shaw said at the next City Council meeting, they will be holding a public hearing for an annexation of 836 acres, just northwest of Facebook. Pudenz asked if old and new business could be added back onto the agendas. Shaw affirmed and added that it is generally addressed when Scott Henry is there, as he asks about the new, the old, and grievances. Pudenz asked if Village Inn was closed already. Habel stated she saw people there yesterday.

Respectfully submitted,
Jennifer Naylor
Building Dept Office Assistant