



Roll Call Number

Agenda Item Number

23

Date May 18, 2015

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING APPROVAL OF A PRELIMINARY PLAT FOR "5FIFTY5", ON PROPERTY LOCATED AT 555 SOUTHWEST 7TH STREET

WHEREAS, on May 7, 2015, the City of Des Moines Plan and Zoning Commission voted 10-1 to APPROVE a request from Hubbell Properties I, L.C. (owner), represented by Steve Niebuhr (officer), for a Preliminary Plat "5Fifty5" on property located at 555 Southwest 7th Street, to allow the subdivision of 47 rowhouse lots within a common lot to be maintained by a homeowner's association, subject to conformance with all administrative review comments; and

WHEREAS, the final subdivision plat will be submitted for City Council approval when completed.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the attached communication from the City Plan and Zoning Commission is hereby received and filed.

MOVED by \_\_\_\_\_ to receive and file.

FORM APPROVED:

Glenna K. Frank

Glenna K. Frank
Assistant City Attorney

(13-2015-1.24)

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, COLEMAN, GATTO, GRAY, HENSLEY, MAHAFFEY, MOORE, and TOTAL.

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED APPROVED

Mayor

City Clerk

Date \_\_\_\_\_

Agenda Item 23

Roll Call # \_\_\_\_\_



May 14, 2015

Honorable Mayor and City Council  
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held May 7, 2015, the following action was taken regarding a request from Hubbell Properties I, LC, (owner) represented by Steve Niebuhr (officer) for review and approval of a Preliminary Plat "5Fifty5", to allow the subdivision of 47 rowhouse lots within a common lot to be maintained by a homeowner's association for property located at 555 Southwest 7<sup>th</sup> Street.

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 10-1 as follows:

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Absent</u>
Dory Briles	X			
JoAnne Corigliano	X			
Jacqueline Easley				X
Tim Fitzgerald		X		
Jann Freed	X			
John "Jack" Hilmes	X			
Greg Jones	X			
Sasha Kamper	X			
William Page	X			
Jonathan Rosenbloom				X
Mike Simonson	X			
CJ Stephens	X			
Vicki Stogdill	X			
Greg Wattier				X

**APPROVAL** of the submitted Preliminary Plat subject to conformance with all administrative review comments. (13-2015-1.24)

## STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part B) Staff recommends approval of the submitted Preliminary Plat subject to conformance with all administrative review comments.

## STAFF REPORT TO THE PLANNING COMMISSION

### I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing a multiple-family residential development consisting of 47 units within 10 rowhouse buildings. As currently proposed, 19 of the units are proposed with three-stories, 6 units are proposed with two-stories with added roof gardens, and 22 units are proposed to be two stories. All the units would have first level garage access either underneath or adjoining the rowhouse.
2. **Size of Site:** 4.12 acres.
3. **Existing Zoning (site):** "C-3A" Downtown Support Commercial District, "D-O" Downtown Overlay District, and "GGP" Gambling Games Prohibition Overlay District, and "FSO" Freestanding Sign Overlay District.
4. **Existing Land Use (site):** Vacant land.
5. **Adjacent Land Use and Zoning:**
  - North* – "C-3A": Uses are Riverpoint Business Park flex industrial/office uses.
  - South* - "C-3A and "FW": Use is Raccoon River levee.
  - East* - "C-3" and "FW": Use is Raccoon River levee.
  - West* - "C-3A": Uses are Riverpoint Business Park flex industrial/office uses.
6. **General Neighborhood/Area Land Uses:** The subject property is located along the north bank of the Raccoon River in an area between the Riverpoint Business Park and levee at the southern edge of Downtown.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Downtown Neighborhood. The neighborhood was notified of the Commission meeting by mailing of the Preliminary Agenda on April 21, 2015. A Final Agenda was mailed to the neighborhood association on May 1, 2015. Additionally, separate notifications of the hearing for the site plan were mailed on April 6, 2015 (10 days prior to the original hearing) to the neighborhood association and to the primary titleholder on file with the Polk County Assessor for each condominium owner within the property and every owner of property or condominium within 250 feet of the site.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division. The Downtown Neighborhood Association notices were mailed

to Larry Bradshaw, 418 6<sup>th</sup> Avenue, Suite 902, Des Moines, IA 50309.

8. **2020 Community Character Land Use Plan Designation:** Downtown Support Commercial.
9. **Applicable Regulations:** In acting upon any Site Plan application for development of property located within the Downtown Overlay District, the Community Development Director (or Plan and Zoning commission if applicable) shall apply the regulations in City Code Section 82-213, except as to those Site Plan applications for development of property located in the "R1-60" and "R-HD" zoning districts within the Downtown Overlay District. The decision to approve, approve subject to conditions or disapprove a proposed site plan shall be based upon the conformance of the site plan with such design regulations and the following guidelines in the additional applicable information. These guidelines shall be applied to the entire site when a new building is constructed or when an existing building is cumulatively expanded by more than 50% of its gross floor area as of the time it became part of the downtown overlay district. If a building is cumulatively expanded by less than 50% of its gross floor area as of the time it became part of the Downtown Overlay District, then these guidelines shall apply only to the expansion of the building.

The Plan and Zoning Commission reviews and approves Site Plans for multiple family dwellings, boarding houses or rooming-houses in accordance with the design standards in section 82-213 of the City Code, which are in consideration of the criteria set forth in Chapter 18B of the Iowa Code. The decision to approve, approve subject to conditions, or disapprove a proposed site plan shall be based upon the conformance of the site plan with the following design standards in the additional applicable information.

The Commission shall determine if a Preliminary Plat conforms to the standards and requirements outlined in Chapter 354 of the Iowa Code and considering the criteria set forth in Chapter 18B of the Iowa Code. The Commission shall also determine if it conforms to the City Subdivision Ordinance and shall approve, conditionally approve or reject such plat within 45 days after the date of submission to the City Permit and Development Center. Unless the applicant agrees in writing to an extension of time, the Preliminary Plat shall be deemed approved if the Commission does not act within such 45-day period. The Commission's action for approval or conditional approval shall be null and void unless the final plat is submitted to the City Permit and Development Center within 270 days after the date of such action; provided, however, that the Permit and Development Administrator may grant, upon written request of the applicant, up to a 90-day extension for submittal of the final plat to the City Permit and Development Center.

## II. ADDITIONAL APPLICABLE INFORMATION

1. **Downtown Overlay District Design Guidelines Analysis:** In acting upon any site plan application for development of property located within the Downtown Overlay District, the community development director (or plan and zoning commission if applicable) shall apply the regulations and design guidelines in Section 82-213 of the City Code. The decision to approve, approve subject to conditions or disapprove a proposed site plan

shall be based upon the conformance of the site plan with such design regulations and the following guidelines. These guidelines shall be applied to the entire site when a new building is constructed or when an existing building is cumulatively expanded by more than 50% of its gross floor area as of the time it became part of the downtown overlay district. If a building is cumulatively expanded by less than 50% of its gross floor area as of the time it became part of the downtown overlay district, then these guidelines shall apply only to the expansion of the building.

- A) Projects should demonstrate understanding of the micro and macro context for the project by offering place specific solutions for materiality, massing, uses, fabric and climate that are consistent with the vision of the "What's Next Downtown Plan". In most cases, corporate prototype architecture may not be an acceptable design.

*The property is not within a defined living downtown context described in the What's Next Plan. The submitted plans demonstrate massing and form near the public street and river edges of the development. The architecture draws from other Midwest urban residential examples in Omaha, Nebraska.*

- B) Low Impact development techniques should be utilized which implement site water quality control solutions, using materials which are locally available and creating projects which minimize energy consumption.

*The submitted plan proposes to minimize paving footprint from the typical pattern by narrowing drives. The plan is large enough that it requires storm water management for water quality purposes under the Site Plan requirements. The plan proposes a bio-retention cell at the southwest corner of the development.*

- C) Connectivity between adjacent properties should be provided or demonstrated for both pedestrian and vehicular circulation.

*There is a pedestrian spine proposed between Southwest 7<sup>th</sup> Street east through the development that would ultimately connect to the City's bike trail system. There are interconnected internal pedestrian routes proposed to serve entrances of all of the proposed units.*

- D) The incorporation of 'soft (green) spaces' on site is encouraged.

*The Site Plan indicates couple of smaller green spaces internal to project that would meet this requirement. There is approximately 32% open space proposed to be retained. The Plan also proposes an internal pedestrian spine east/west through the development that will have neutral green-space between two pedestrian walks. There is also open space area directly around the units.*

- E) Where feasible, projects should provide outdoor spaces for people gathering.

*No designated outdoor gathering spaces are currently proposed.*

- F) If feasible, connections to adjoining bike paths or on-street bike facilities and on-site bike racks should be provided in close proximity to building entrances.

*No bike racks are proposed at this time.*

- G) Building heights. Minimum height for all uses should be the lesser of 36 feet or three stories.

*Nineteen (19) units or approximately 40% of the total would meet the minimum height requirements. Another six (6) units would have a partial third story as part of a roof garden. Another 22 units would only have two stories and would not meet the minimum height.*

*In this instance, staff supports waiver of the height design guidelines as the units fronting SW 7<sup>th</sup> Street would exceed the minimum, a variation in architecture is proposed as previously requested by the Commission, and the overall development has been designed as a pedestrian oriented development. Support of the waiver in this instance shall not be construed as a general support for waiver of the guidelines for future projects.*

- H) Bulk standards, building setbacks, orientation, frontage and residential access:

1. All buildings with river frontage should orient towards the river and have building entrances that are oriented to the river and primary street(s).

*Due to the river levee, the developer has not proposed to meet this requirement. There is not existing pedestrian or vehicular routes directly along the adjoining river in this particular context, so the intent of the design guideline does not come directly in to play in this instance. Alternatively the developer is proposing to take advantage of views along the river with the taller unit type, and proposes pedestrian links to the trail system which does interact with the river.*

2. All buildings without river frontage should have entrances oriented toward primary street(s).

*There are 10 3-story units which would have entrances to the only adjoining public street, SW 7<sup>th</sup> Street. The remaining units will have entrances toward internal pedestrian walks.*

3. All buildings should have frontage on principal street(s) of not less than 70 percent of the lot.

*The proposed building would occupy approximately 74% of the East Grand Avenue frontage.*

4. For commercial and mixed-use buildings, at least 70 percent of the building frontage should be within one foot of the property line.

*Where the buildings adjoin the SW 7<sup>th</sup> Street frontage, they comprise approximately 70 percent of the length of that frontage.*

5. At least one building entrance for residential uses should directly access the street when a residential use is located above street-level retail or commercial uses.

*All residential units are proposed to have ground floor entrances.*

6. For residential buildings, a maximum setback of 15 feet from the public right-of-way is permitted unless superseded by bulk regulations of the underlying zoning district (i.e. R-HD Residential Historic District, R1-60 Low Density Residential District, etc.).

*The proposed units along SW 7<sup>th</sup> Street meet this requirement with some slight variation dependent on final grades and slopes.*

- I) Storage of all materials and equipment should take place within completely enclosed buildings.

*No outdoor storage is proposed.*

- J) All refuse collection containers and dumpsters should be enclosed on all sides by the use of a permanent wall of wood, brick or masonry and steel gates which are compatible in design with the principal structure.

*The submitted site plan does not address any collective refuse collection. Staff recommends that any proposed refuse collection enclosure be constructed with masonry walls to match the buildings and metal gates. They should be sized to accommodate both solid waste and recycling, should have a pedestrian access door/gate, and should be located in the internal to the site.*

*It is presumed however that each unit will have individual commercial pickup with a private tote container. In absence of collective containers, staff recommends a condition that all private tote containers must be stored within the building except for pick-up days.*

- K) All open areas not used for off-street loading or parking should be landscaped in accordance with the Des Moines Landscape Standards for C-3 districts.

*See subparagraph 6 of Section II for landscaping information.*

- L) Access doors for any warehouse use and any loading docks should not front on any public street.

*Not applicable.*

- M) Gas stations/convenience stores should be limited to no more than six pumps and allow no more than 12 vehicles to be fueled at one time.

*Not applicable.*

- N) Gas station / convenience stores and canopies, drive-thru facilities for restaurants, banks, parking garages and other auto-dominant uses should not front or have vehicular access on or to a pedestrian corridor as designated in the downtown pedestrian corridor map on file in the office of the city clerk as approved by city council resolution.

*Not applicable.*

- O) Existing curb cuts should be consolidated to the minimum number necessary and be located as directed by the city traffic engineer and community development director.

*The proposed project only proposes one additional driveway access to SW 7<sup>th</sup> Street. This is in addition to a shared driveway access to the office park development adjoining to the north.*

- P) Parcels proposed for development that are greater than two acres should be rezoned to a planned unit development (PUD) zoning classification.

*The subject property is 4.12 acres in size. After preliminary discussion at a development assistance conference, it was determined that because the project was only consisting of multiple-family residential housing and not mixed-use or commercial in nature, that the applicable design guidelines which required the formal review of the Commission were sufficient for meeting the intent of providing a PUD.*

- Q) Auto-dominant uses as described in guideline "N" above should be located in a mixed use commercial center and with buildings possessing a unified commercial design.

*Not applicable.*

- R) Parking ramps should either include ground floor retail or commercial space, be designed for conversion to retail or commercial space, or have significant architectural detail.

*Not applicable.*

**2. Design Guidelines for Multiple-Family Dwellings:** These additional design guidelines are applicable to any development of multiple-family dwellings:

- 1) *Architectural character.* New developments and alterations to existing development in or adjacent to existing developed areas shall be compatible with the existing architectural character of such areas by using a compatible design. Compatibility may be achieved through techniques such as the repetition of roof lines, the use of



similar proportions in building mass and outdoor spaces, similar relationships to the street, similar window and door patterns, and/or the use of building materials that have color shades and textures similar to those existing in the immediate area of the proposed development. Brick and stone masonry shall be considered compatible with wood framing and other materials.

*The proposed development consists of two (2) and 3-story buildings. The 3-story buildings are oriented towards SW 7th Street and the Raccoon River levee. The building material palettes include treated cedar rain screen panels, architectural metal panels, and two different brick masonry tones. The units are proposed with low-pitched shed-style roof features with other flat roof with parapet elements. There is variation in the use of materials. The two-story internal units are proposed with metal panels and cedar. The three-story units are blend of masonry, cedar, and metal panels as are the 2 ½ story roof garden units.*

- 2) **Building height and mass.** Buildings shall be either similar in size and height, or if larger, shall be articulated, setback or subdivided into massing that is proportional to the mass and scale of other structures on the same block and adjoining blocks. Articulation may be achieved through variation of roof lines, setbacks, patterns of door and window placement, and the use of characteristic entry features. To the maximum extent feasible, the height, setback and width of new buildings and alterations to existing buildings should be similar to those of existing buildings on the same block. Taller buildings or portions of buildings should be located interior to the site. Buildings at the ends of blocks should be of similar height to buildings on the adjoining blocks.

*The building units range from two to three stories in height. The only adjoining context is the office park the north which is a one-story development.*

- 3) **Building orientation.** To the maximum extent feasible, primary facades and entries shall face the adjacent public street. A main entrance should face a connecting walkway with a direct pedestrian connection to the public street without requiring all pedestrians to walk through parking lots or across driveways.

*The maximum number of units (10) are proposed to front the public street in SW 7th Street. Proposed internal units either front internal pedestrian circulation walks or internal drives which provide the function of streets.*

- 4) **Garage access/location.** If the prominent character of garage access and/or location is located to the rear of the properties in the surrounding neighborhood, then new construction should be compatible with such character.

*Garages are proposed for each units. Units fronting SW 7th Street and the river have garage access on the opposite side. Because of the buildings framing the perimeter of the development the visibility of garages proposed for internal units is minimized.*

- 5) *Rooftop/second story additions.* A rooftop or second floor addition, including but not limited to stairs and emergency egress, should not overhang the front or sidewalls of the existing building.

*Not applicable.*

- 6) *Emergency egress.* All stairs and means of emergency egress extending more than 15 feet above grade and visible from the adjoining street should be completely enclosed with materials compatible in color and texture with the balance of the building.

*There are no stairways or means of egress that would be above the main access level of any building.*

- 7) *Parking.* Parking lots containing more than eight parking spaces should comply with the adopted landscape standards applicable to commercial development in the C-1 district.

*See subparagraph 6 of Section II for landscaping information.*

3. **Natural Features:** The submitted plan identified 27,526 square feet of existing tree canopy to be removed with the project. This is concentrated along SW 7<sup>th</sup> Street and the river levee. This requires 14 mitigation tree plantings. The plan proposes 94 tree plantings which would exceed the mitigation requirement.
4. **Drainage/Grading:** All grading is subject to an approved grading permit and soil erosion control plan. The applicant is required to demonstrate compliance with the City's Stormwater Management requirements to the satisfaction of the City's Permit and Development Center. An above bio-retention infiltration basin is proposed in the southwest corner of the site to meet this requirement.
5. **Parking:** Off-street parking is not required in the "C-3A" District for residential uses. A total of 34 visitor, surface parking spaces are proposed on-site. In addition, the 19 two-story units provide two off-street spaces each and the 25 remaining units provide four spaces for a total of 138 spaces. This would provide a grand total of 172 spaces for the development.
6. **Landscaping:** The plan proposes two (2) trees with each unit except for the six (6) units at the east end of the project, and additional parkway plantings trees along SW 7th Street. The only applicable standard for this plan is the parkway plantings in the C-3 District landscaping standards. In this instance in consultation with Traffic Engineering it was determined that the proposed project should use an alternate parkway planting design along SW 7th Street with a wider sidewalk that is not integral to the street curb, and with the street trees on the private property side of the sidewalk. Staff believes that the six (6) units on the eastern edge of the development should be required an ornamental or smaller tree planting per each unit.

**7. Platting:** The submittal included a Preliminary Plat to plat separate parcels around each unit so they may be sold individually in the future. There is a common parcel proposed to be maintained by the developer or a future homeowners association. It is the expressed intent of developer to own all the units and maintain the common areas in the near term.

## **SUMMARY OF DISCUSSION**

*Jacqueline Easley left the meeting @ 7:00 p.m.*

Jason Van Essen presented the staff report and recommendation.

CJ Stephens asked if it is possible to plant overstory canopy trees rather than ornamental trees and will they be maintained by the City or the property owner.

Jason Van Essen stated he will look into it further.

CJ Stephens asked to be kept informed on the decision.

Kris Sadoris Hubbell Realty 6900 Westown Parkway, West Des Moines stated they are excited about this project and the comments made on their brownstone product were taken to heart. This is a rental project, they have had strong response to a rental product. She pointed out the balcony on both sides and a very unique urban design. They worked with Slingshot Architecture to propose a nice mix of materials. They have incorporated some metals and two different types of brick facades. The important piece to them is that this is a neighborhood and it was important that not all 47 units were identical. They spent time on the road looking for products in other cities such as Omaha. The connections were extremely important. When you pull through the project there is a nice finger green pedestrian area, it will link up with the trail system and ideally when the Jackson Bridge funding is finished they will be able to link up and utilize the bridge as well. They wanted to increase walkability and the feel between the neighbors with lots of green space, mixed overstory and ornamental plantings will be nice. The trash collection is a private tote to a single family and they are in the garages so they can pull them in and put out on trash day. They are in agreement with staff recommendation.

## **CHAIRPERSON OPENED THE PUBLIC HEARING**

*There was no one to speak in favor or in opposition of the applicant's request.*

## **CHAIRPERSON CLOSED THE PUBLIC HEARING**

Sasha Kamper asked if there was any thought to providing a mix of materials on the two story units versus the one type of siding material.

Kris Sadoris stated every two story building has metal and cedar materials on them. The three story units have all three materials.

Sasha Kamper stated she likes the variability in the three story buildings. It's just from the view that she is looking at on the side of the two story building it is the same material and few windows.

Mike Ludwig stated that from the staff perspective there was a lot of discussion about the architecture, especially on the two story buildings. Staff discussions included the City's former Urban Designer. The alternate material option was doing a precast concrete for the lower levels and cost entered into the discussion. So they looked at it more from a maintenance perspective and required heavy gauge metal.

Mike Simonson stated what one does not see in the rendering is the landscaping. He is pleased with the number of overstory trees and believes that in 5 to 10 years it's going to have a really nice feel.

Will Page asked what kind of experience they had in Omaha in terms of snow removal and how would that effect this property.

Kris Sadoris stated the private road loops through there but they have two connections that are out to the north that are in place so they do have the ability to push snow through there and several green areas. They modified some of the landscaping that was closer to the street because they did envision the snow plow being set down and running all the way through.

Tim Fitzgerald asked the price point on these units.

Kris Sadoris stated rent will start at about \$1,900 and will top out at about \$2,500. They are over \$2,000 for their brownstone product on SW 7<sup>th</sup> Street with a long waiting list and they have several of their residents who want to stay in the rental units but want larger units.

### **COMMISSION ACTION:**

Mike Simonson moved staff recommendation Part A) approval of the submitted Site Plan subject to the following conditions:

1. Conformance with all administrative review comments.
2. Addition or redistribution planting material to provide a tree with each roof garden unit.
3. Provision of notation describing the individual refuse collection method, and that any refuse collection container stored outside must be kept within a masonry or brick enclosure with solid metal gates. They shall be sized to accommodate both solid waste and recycling, shall have a pedestrian access door/gate, and shall be located in the internal to the site. In absence of collective refuse containers all private tote containers shall be stored within the building except for pick-up days.
4. All utility meters shall be located so as not to be visible from a public street and shall be internal to the development and screened.
5. All rooftop mechanical equipment shall be screened to the satisfaction of the Planning Administrator.

6. All mechanical venting shall be to the roof top of any building.
7. Pedestrian light fixtures shall not exceed 15 feet in height and of street parking lighting fixtures shall not exceed 20 feet in height.
8. All overhead utilities in the SW 7th Street right-of-way shall be relocated underground.
9. Shall be in substantial compliance with the approved Site Plan and submitted building elevation.

And

Part B) approval of the submitted Preliminary Plat subject to conformance with all administrative review comments.

Motion passed 10-1 (Tim Fitzgerald voted in opposition)

Respectfully submitted,



Michael Ludwig, AICP  
Planning Administrator

MGL:clw

Attachment

Hubbell Properties I, LC, (owner) represented by Steve Niebuhr (officer) on property located at 555 Southwest 7th Street		File # 13-2015-1.24		
<b>Description of Action</b>	Approval of a Preliminary Plat "5Fifty5", to allow the subdivision of 47 rowhouse lots within a common lot to be maintained by a homeowner's association subject to conformance with all administrative review comments.			
<b>2020 Community Character Plan</b>	Current: Downtown Support Commercial. Proposed: N/A			
<b>Mobilizing Tomorrow Transportation Plan</b>	No planned improvements.			
<b>Current Zoning District</b>	"C-3A" Central Business District Support Commercial, "D-O" Downtown Overlay District and "GGP" Gambling Games Prohibition District.			
<b>Proposed Zoning District</b>	N/A.			
<b>Consent Card Responses</b>	In Favor	Not In Favor	Undetermined	% Opposition
Inside Area				
Outside Area				
<b>Plan and Zoning Commission Action</b>	Approval	10-1	<b>Required 6/7 Vote of the City Council</b>	Yes
	Denial			No

Hubbell Properties I, LC, 555 Southwest 7th Street

13-2015-1.24



DATE	
REVISIONS	
1	ISSUED FOR PERMIT
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3408 S.E. CROSSROADS DRIVE, SUITE G  
 CRIMES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 TECH: ENGINEER



**5FIFTY5**  
 DIMENSION PLAN

C2.1  
 1311.460

**GENERAL NOTES**

1. THE MOST RECENT EDITIONS OF THE IOWA STANDARD SPECIFICATIONS AND ALL CITY SPECIFICATIONS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY REQUIREMENTS FOR BUILDINGS AND ALLIED FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH IOWA CODES AND STANDARDS, NOTHING NOTED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH ANY APPLICABLE SAFETY REGULATIONS.
4. ALL WORK SHALL COMPLY WITH ANY APPLICABLE ORDINANCES AND REGULATIONS.
5. CHANGES AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES. NO CONSTRUCTION SHALL BE ALLOWED FOR CHANGE FROM PLANS UNLESS IN COMPLIANCE WITH THIS REQUIREMENT.
6. ONE YEAR BEFORE CONSTRUCTION BEGINS CITY CODE OR ANY CONNECTION TO PUBLIC SERVICES CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
7. ALL CONSTRUCTION WORK SHALL COMPLY WITH THE CITY'S STANDARDS.
8. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY'S STANDARDS.
9. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
10. PLACE 1/4" HIGH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SEWERMASS AND REINFORCING PLACE 1/2" HIGH EXPANSION JOINT BETWEEN SEWERMASS AND P.C.C. PAVEMENT.
11. REMOVE ALL CURBS SHOWN BY THIS PLAN AT THE END OF EACH WORK DAY.
12. ALL PROPERTY FENCE SHALL BE RESTORED FROM DAMAGE OR OTHER OPERATIONS. ANY FENCE DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
13. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY. THE CONTRACTOR SHALL NOT DISTURB EXISTING GRASS AREAS AND EXISTING TREES UNLESS THE CONTRACTOR HAS BEEN NOTIFIED BY THE CITY'S CONSTRUCTION DIVISION.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK THAT BE DAMAGED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY AS ORDERED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SERVICES AND SUBCONTRACTORS INVOLVED IN THE PROJECT INCLUDING STANDARDS CONTRACTOR DETAILS.
17. CONCRETE REMAINS FOR DRIVeways APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
19. ALL PERMITS AND APPROVALS NEEDED TO COMPLETE THE WORK SHALL BE OBTAINED BY THE CONTRACTOR.

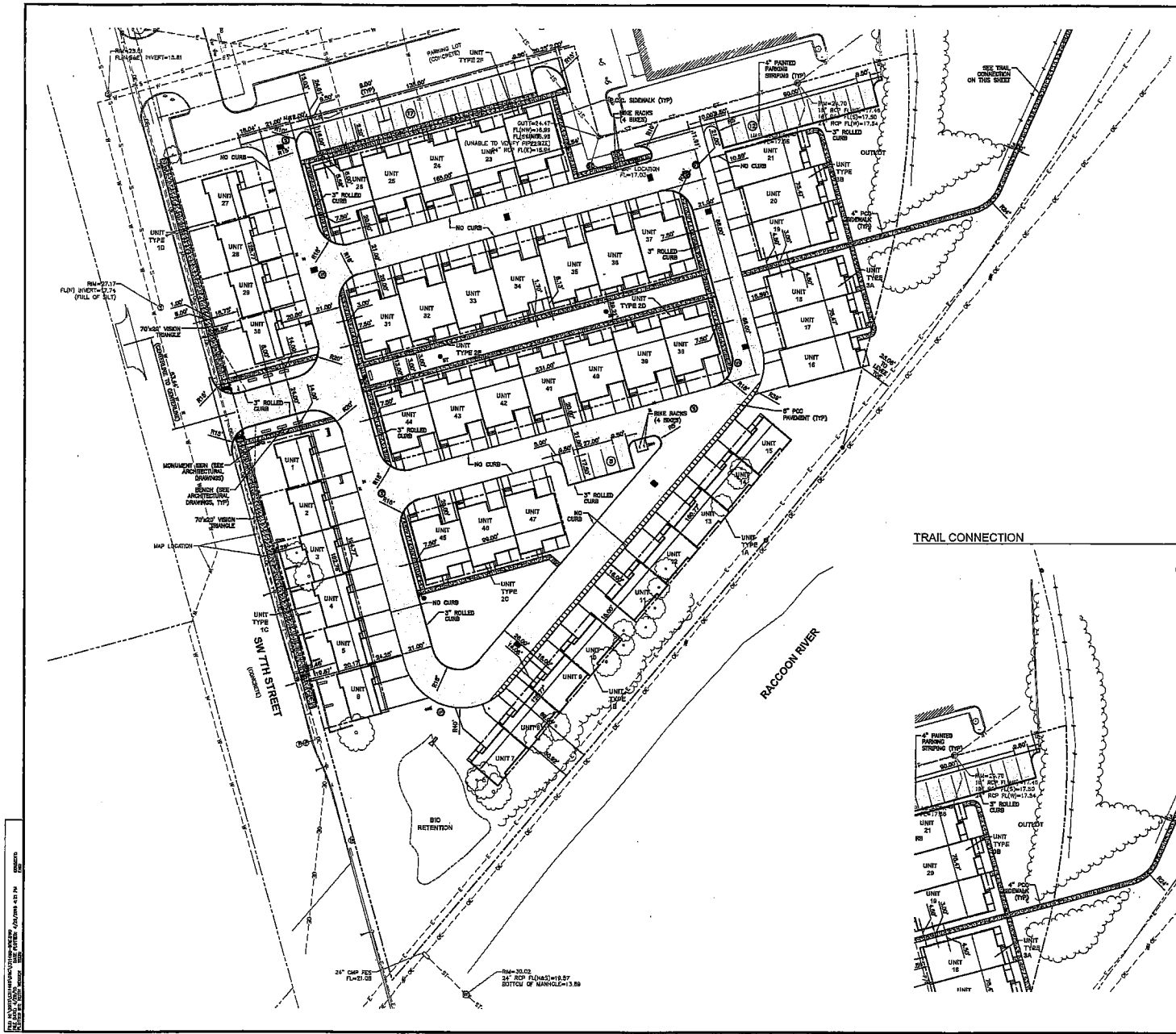
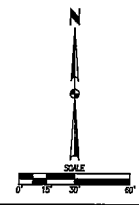
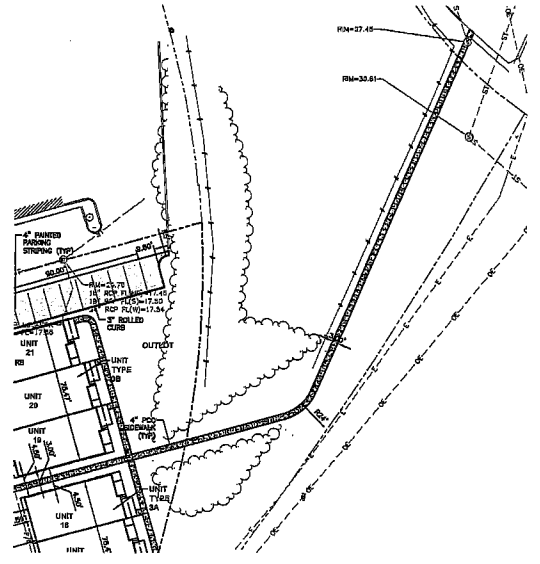
**PAVEMENT THICKNESS**

- 1. SIDEWALKS 4" P.C.C.
- 2. DRIVEWAYS 6" P.C.C.

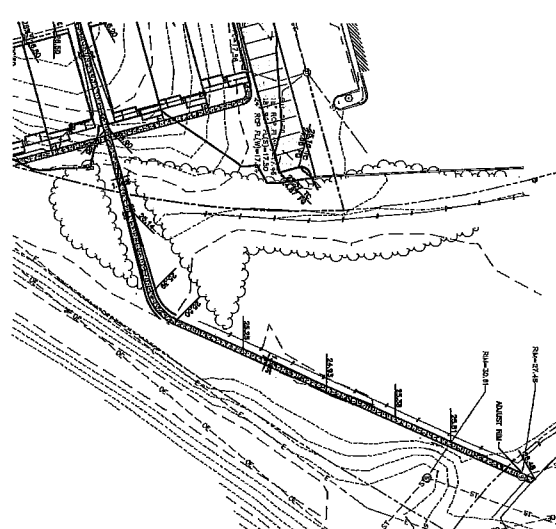
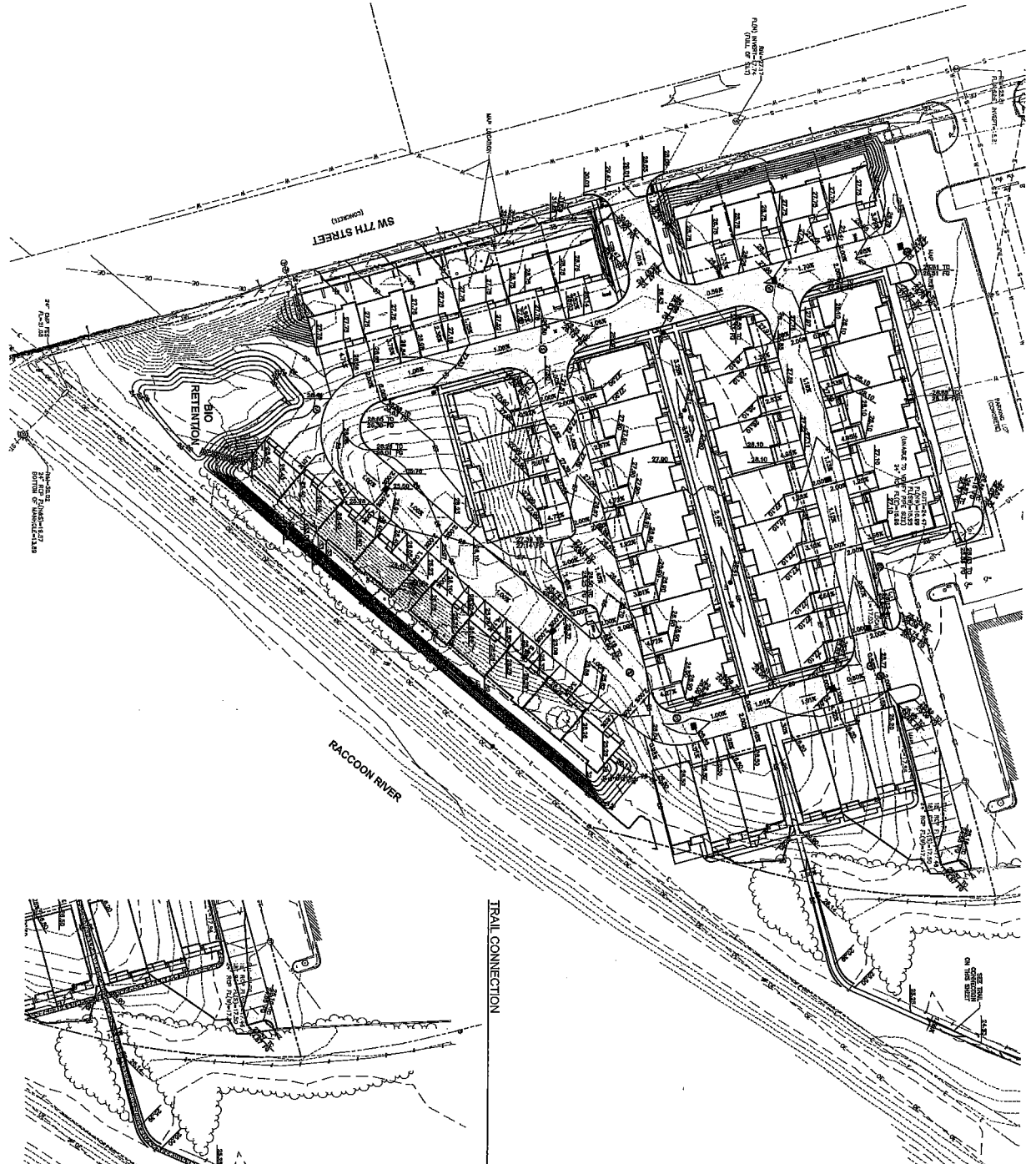
**CITY OF DES MOINES STANDARD NOTES**

1. ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/CONSTRUCTION.
2. LIGHTING SHALL CONSIST OF LOW-GLARE CUT OFF TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
3. THE REQUIRED LANDSCAPING BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY OR EQUIVALENT OF ZONING COMPLIANCE.
4. NO MECHANICAL OR UTILITY EQUIPMENT OVER 3' IN HEIGHT SHALL BE ALLOWED IN ANY YARD AREA UNLESS APPROVED BY THE CITY.
5. ALL ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREENED FROM STREET LEVEL VIEW OR FROM RESIDENTIALLY ZONED PROPERTIES.
6. ALL EXISTING TREES SHALL BE RESTORED BY SETTING OR SCOURING.
7. ALL DISTURBED AREAS SHALL BE RESTORED WITH ALL CITY CODES APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.

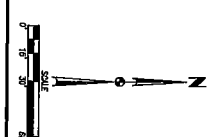
**TRAIL CONNECTION**



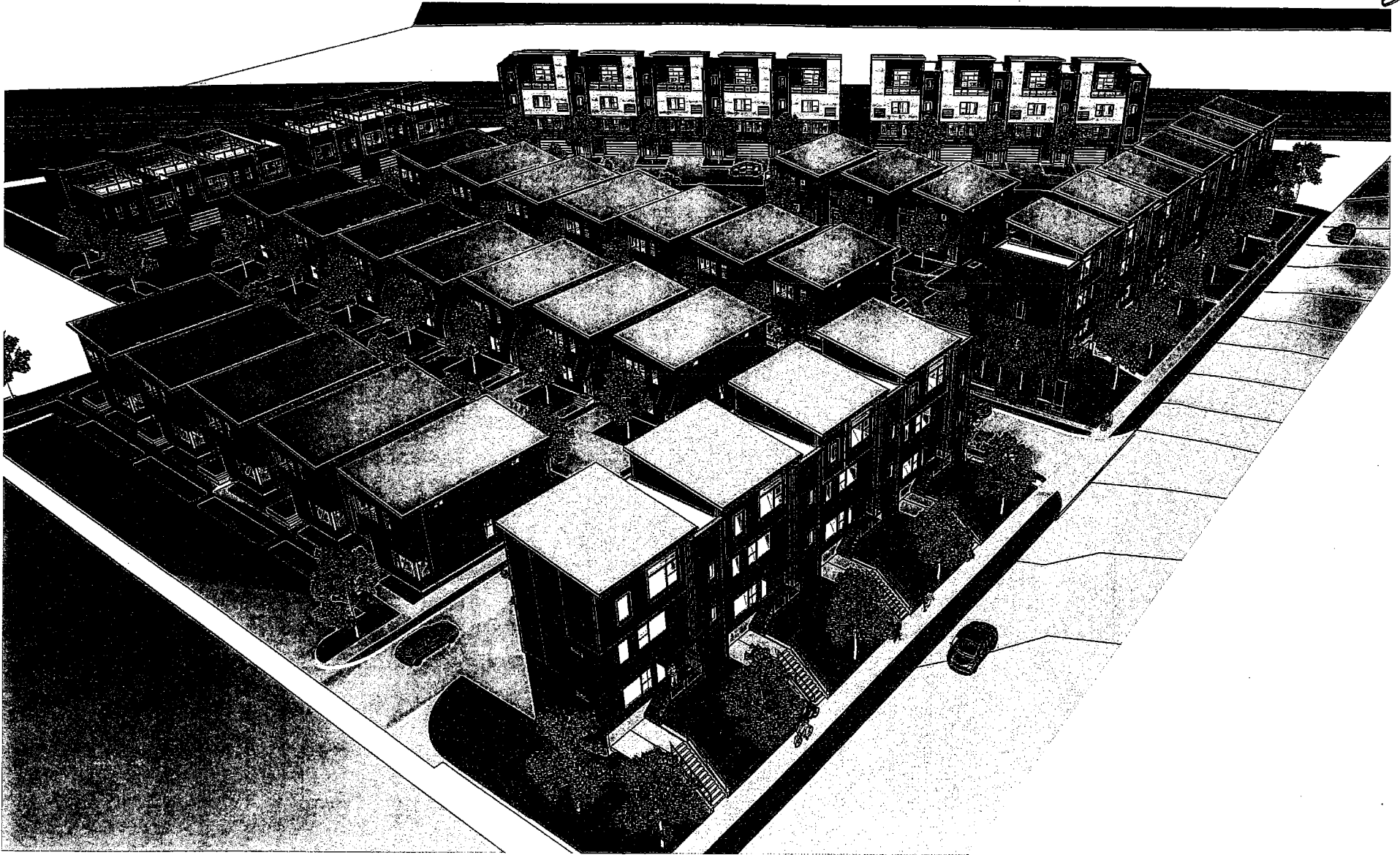
SEE PLAN FOR UNIT DIMENSIONS AND UNIT TYPES  
 SEE PLAN FOR UNIT DIMENSIONS AND UNIT TYPES  
 SEE PLAN FOR UNIT DIMENSIONS AND UNIT TYPES

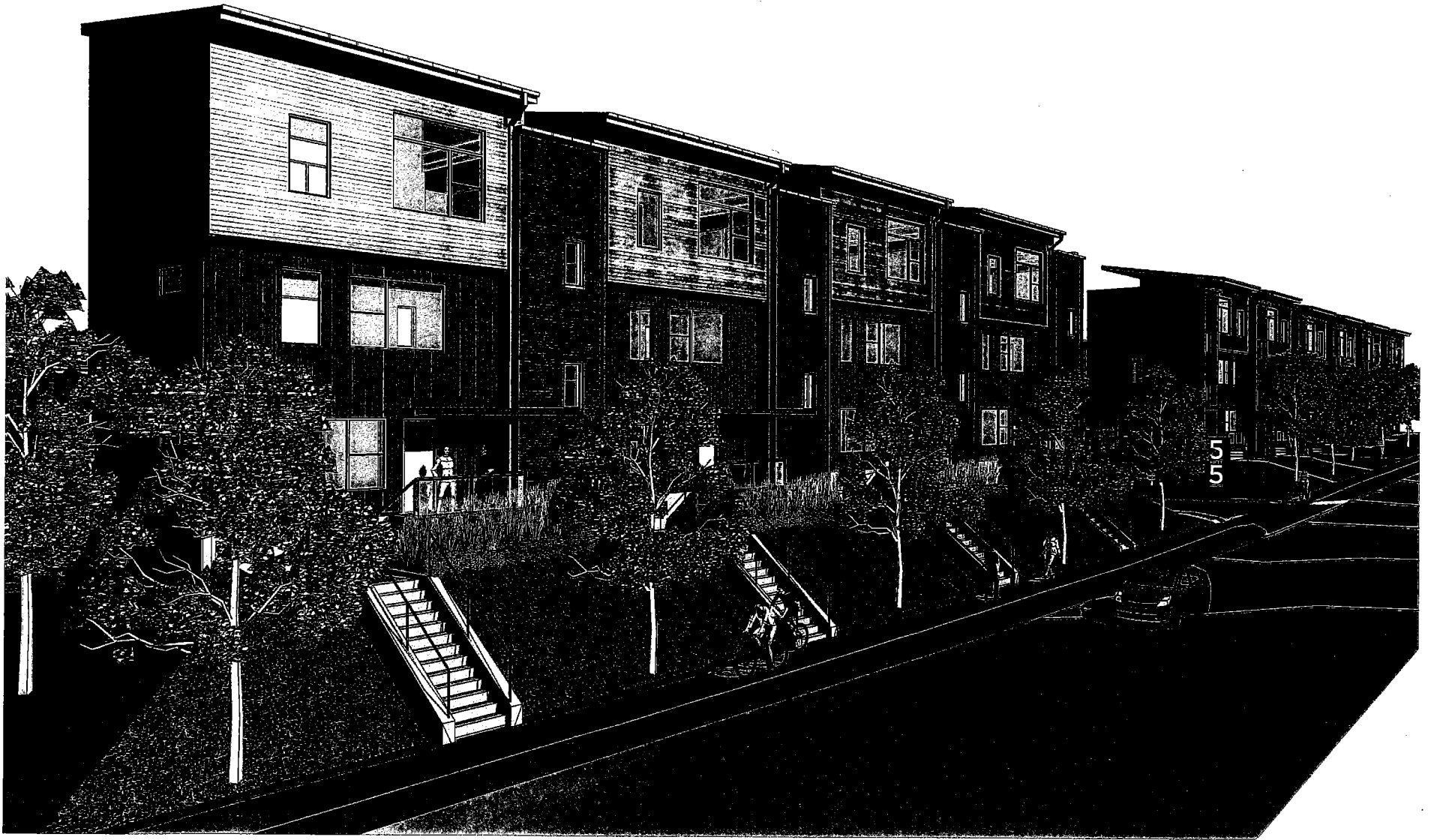


- GRADING NOTES**
1. THIS PLAN IS A PART OF THE PROJECT WHICH SHALL BE PROVIDED TO THE CLIENT BY THE ARCHITECT.
  2. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE THE GRADING PLAN TO BE CONSTRUCTION READY. THE ARCHITECT'S RESPONSIBILITY IS TO BE LIMITED TO THE GRADING PLAN AND NOT TO THE CONSTRUCTION OF THE SAME.
  3. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE THE GRADING PLAN TO BE CONSTRUCTION READY. THE ARCHITECT'S RESPONSIBILITY IS TO BE LIMITED TO THE GRADING PLAN AND NOT TO THE CONSTRUCTION OF THE SAME.
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- BIO RETENTION INFILTRATION TRENCH CONSTRUCTION NOTES**
1. THE INFILTRATION TRENCH SHALL BE CONSTRUCTED AS SHOWN ON THIS PLAN.
  2. THE INFILTRATION TRENCH SHALL BE CONSTRUCTED AS SHOWN ON THIS PLAN.
  3. THE INFILTRATION TRENCH SHALL BE CONSTRUCTED AS SHOWN ON THIS PLAN.
  4. THE INFILTRATION TRENCH SHALL BE CONSTRUCTED AS SHOWN ON THIS PLAN.
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  15. THE INFILTRATION TRENCH SHALL BE CONSTRUCTED AS SHOWN ON THIS PLAN.

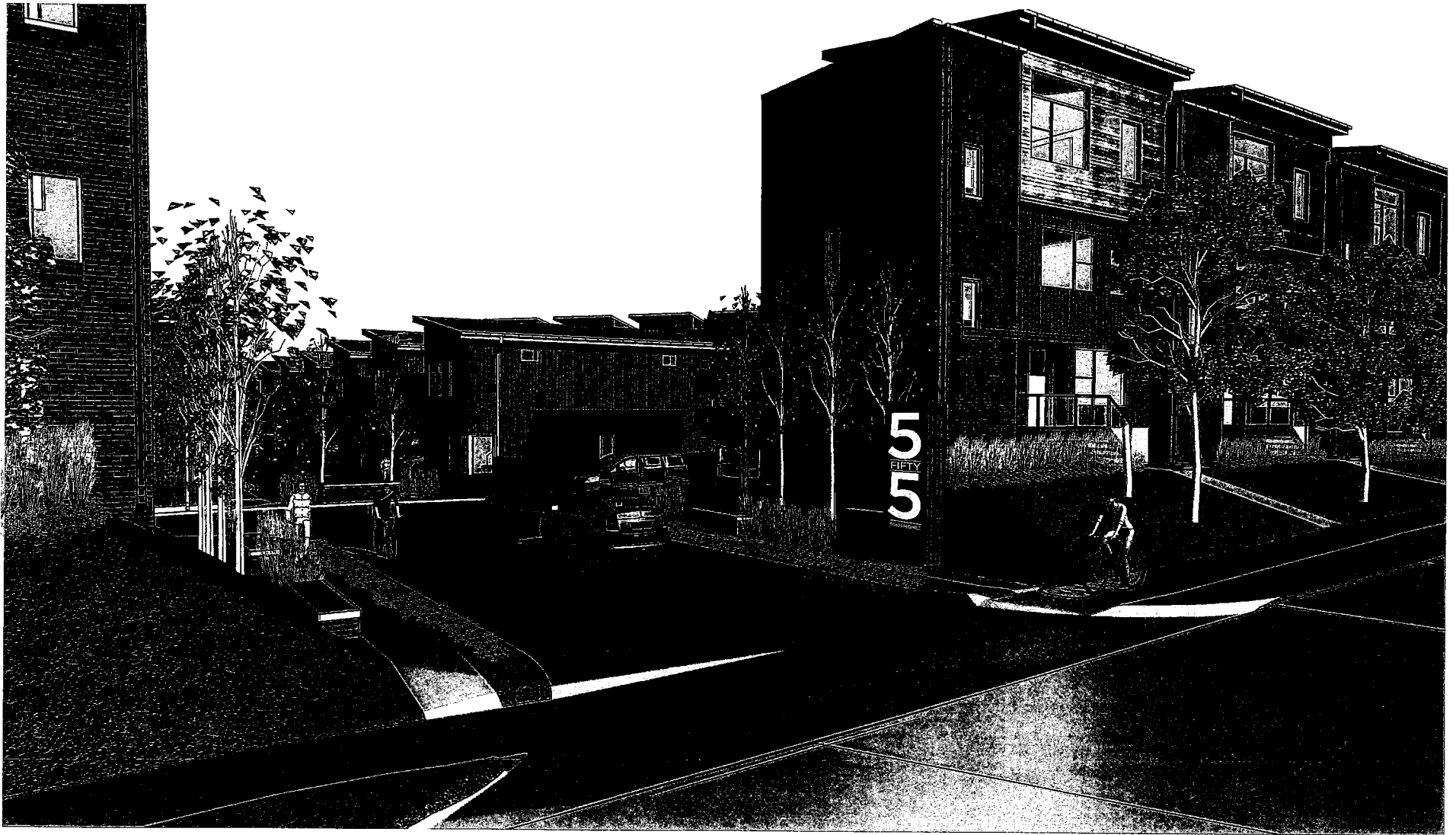


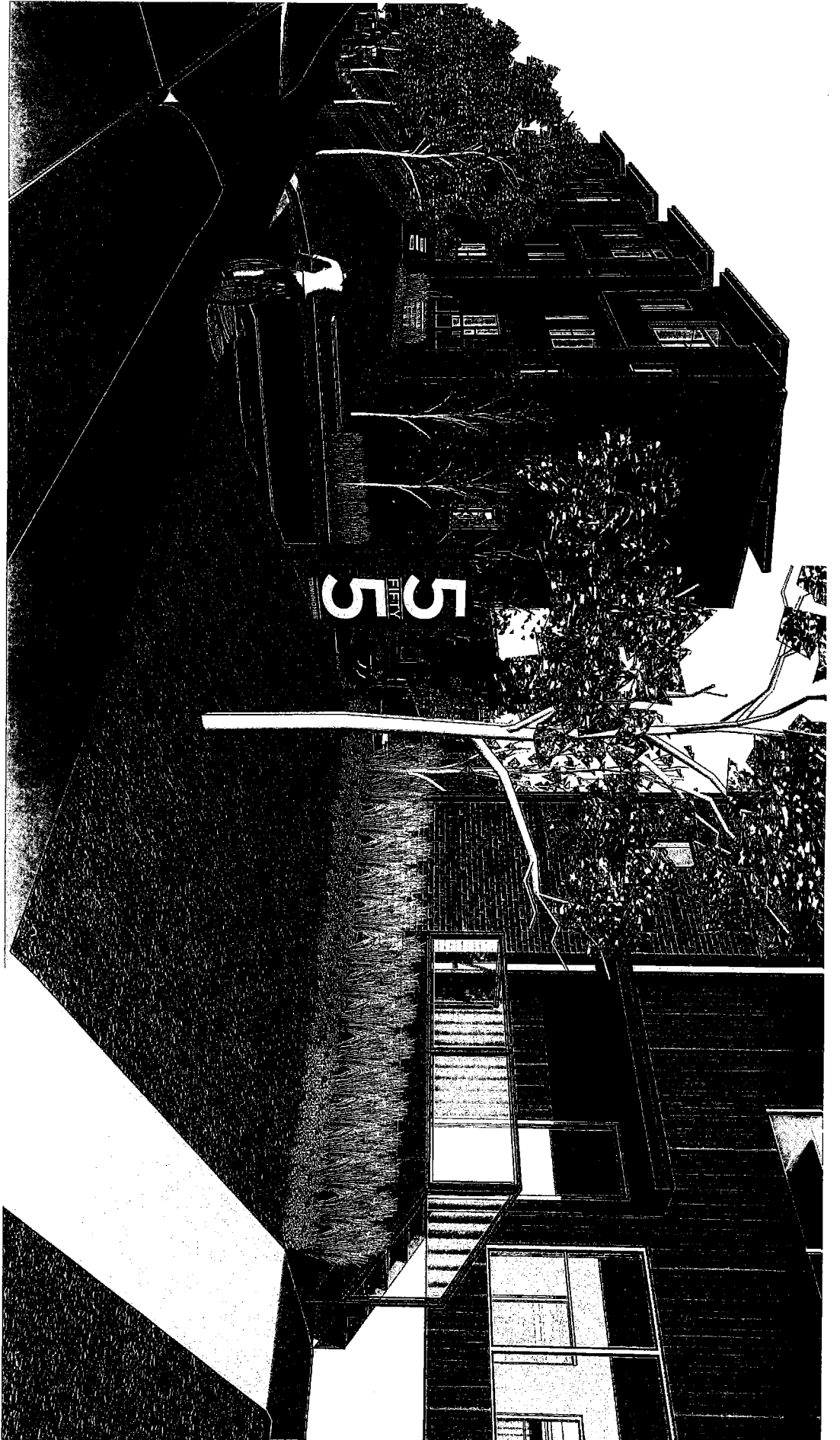












GNITSHOT  
ARCHITECTURE

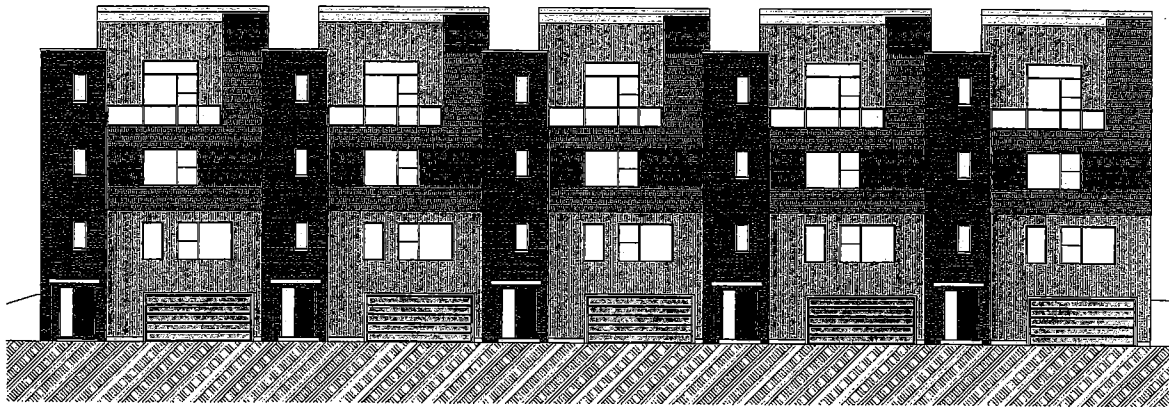


JUBILEE REALTY COMPANY

515 FIFTY'S TOWNHOMES

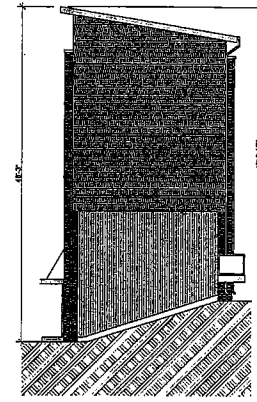
4/28/15

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NORTH ELEVATION - BUILDING 1A

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



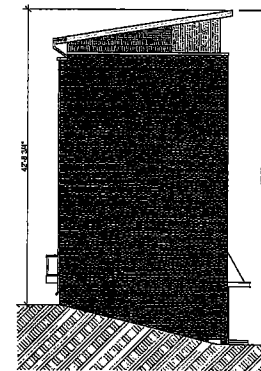
WEST ELEVATION - BUILDING 1A

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



SOUTH ELEVATION - BUILDING 1A






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

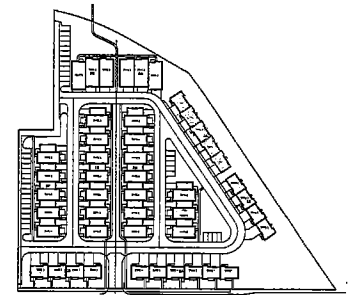


EAST ELEVATION - BUILDING 1A

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

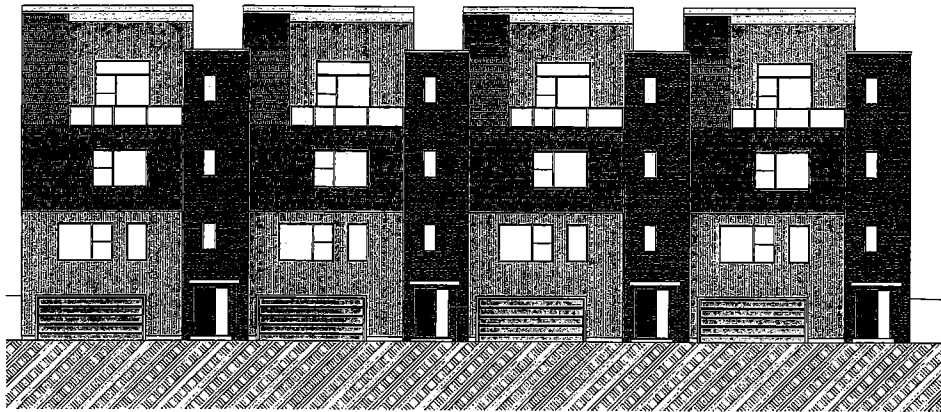
BUILDING MATERIAL LEGEND

-  CEDAR RAINSCREEN
-  METAL PANEL
-  BRICK VENEER 1
-  BRICK VENEER 2
-  CONCRETE

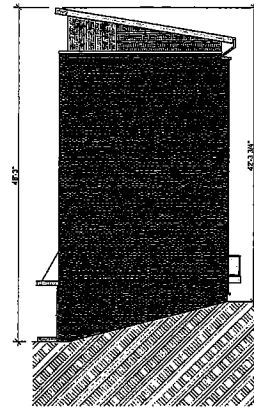


KEY PLAN

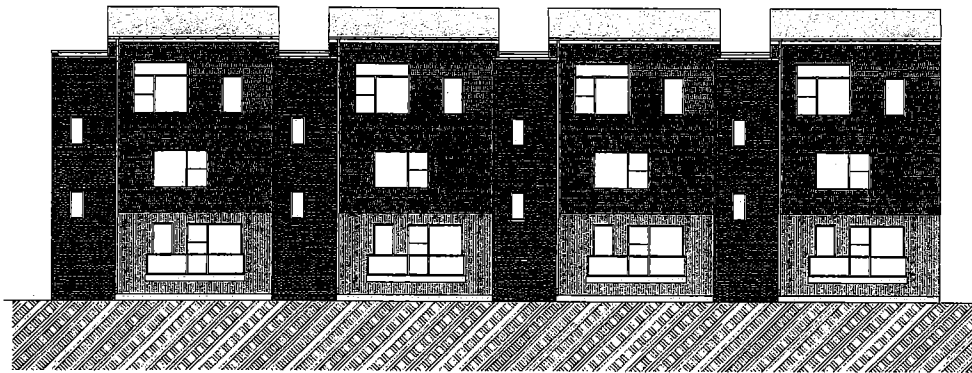




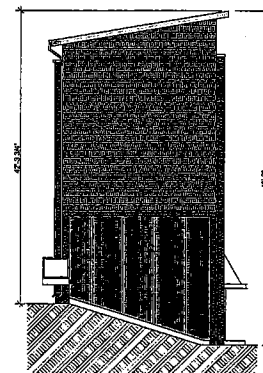
NORTH ELEVATION - BUILDING 1B  
SCALE: 1/8" = 1'-0"



WEST ELEVATION - BUILDING 1B  
SCALE: 1/8" = 1'-0"








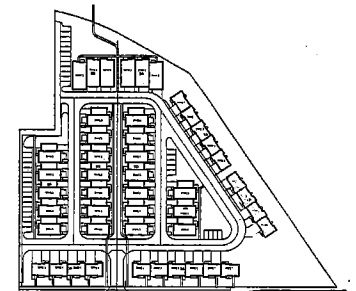
SOUTH ELEVATION - BUILDING 1B  
SCALE: 1/8" = 1'-0"



EAST ELEVATION - BUILDING 1B  
SCALE: 1/8" = 1'-0"

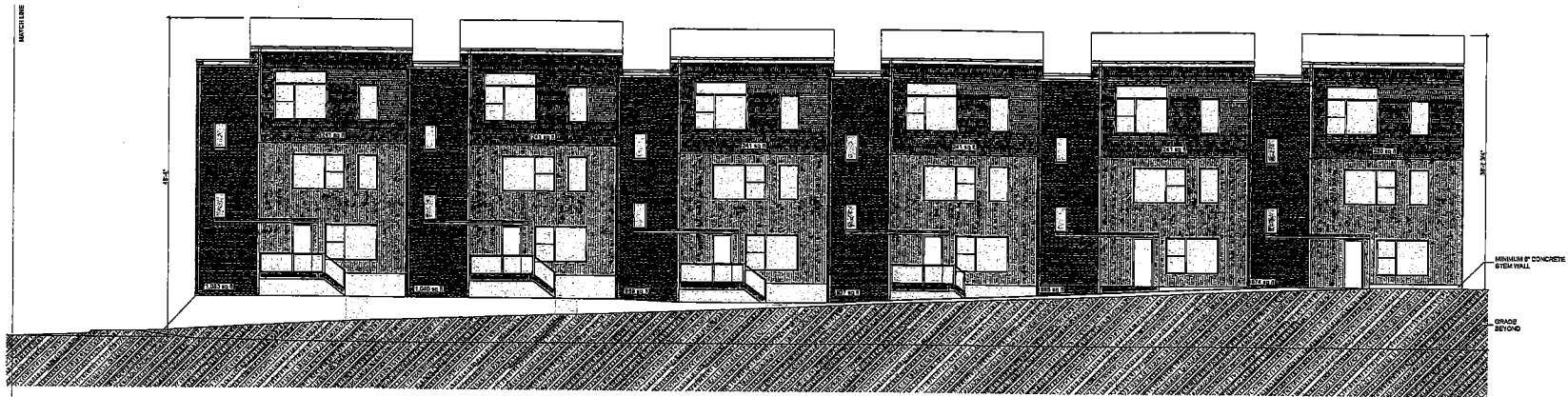
BUILDING MATERIAL LEGEND

-  CEDAR RAINSCREEN
-  METAL PANEL
-  BRICK VENEER 1
-  BRICK VENEER 2
-  CONCRETE



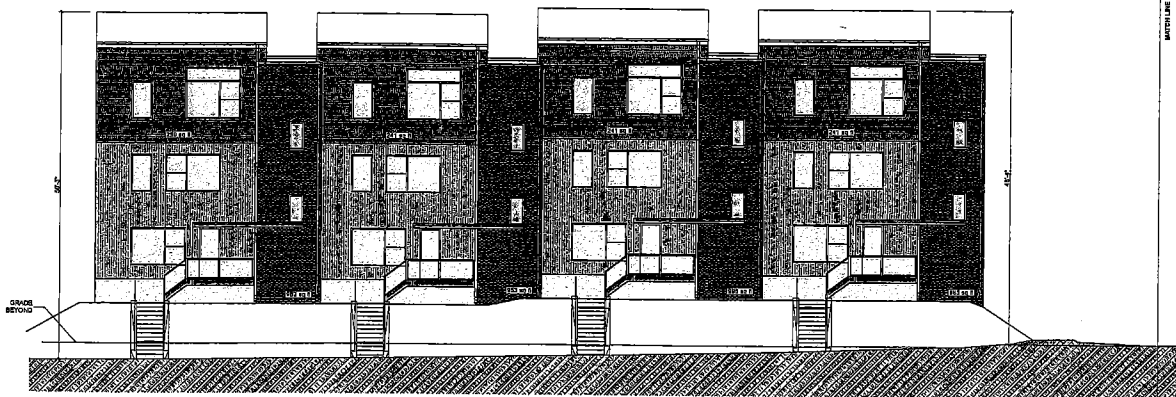
KEY PLAN





ELEVATION MATERIAL CALCULATIONS:  
 OVERALL SF - NO OPENINGS: 3770 SF  
 TOTAL DURABLE MATERIAL: 4342 SF/72%  
 CEDAR RAINSCREEN: 1428 SF/28%






WEST ELEVATION - BUILDING 2A  
 SCALE: 1/8" = 1'-0"

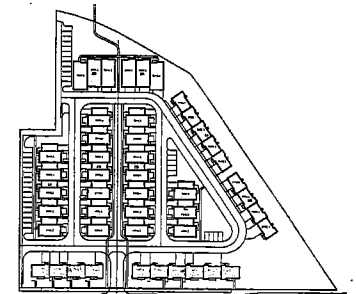


ELEVATION MATERIAL CALCULATIONS:  
 OVERALL SF - NO OPENINGS: 3313 SF  
 TOTAL DURABLE MATERIALS: 3943 SF/72%  
 CEDAR RAINSCREEN: 979 SF/28%

WEST ELEVATION - BUILDING 2B  
 SCALE: 1/8" = 1'-0"

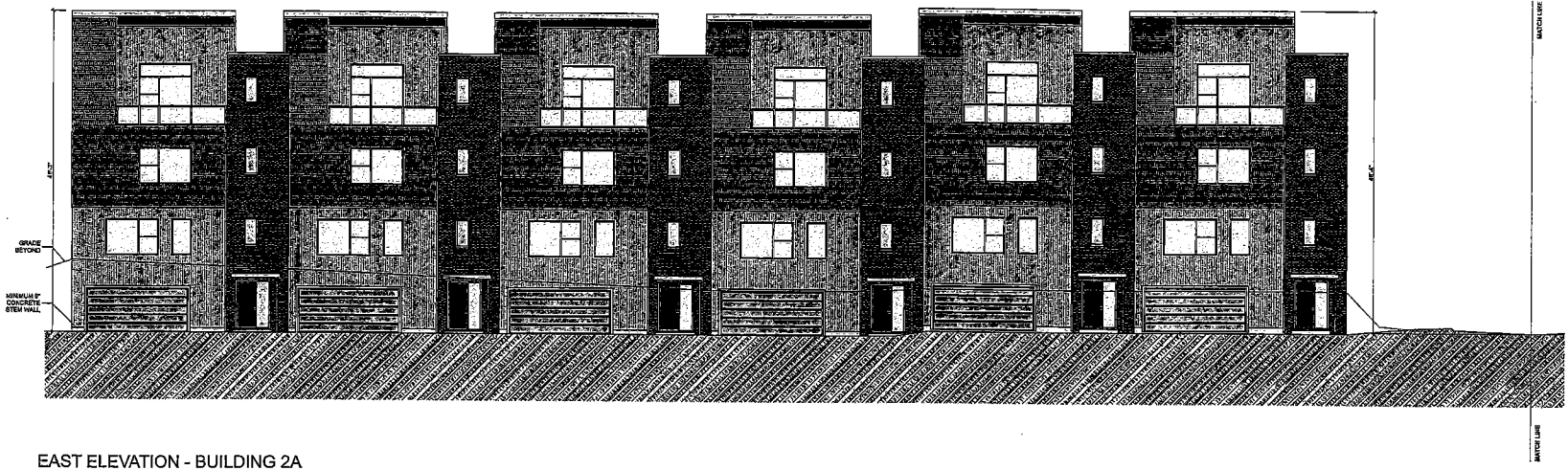
BUILDING MATERIAL LEGEND

-  CEDAR RAINSCREEN
-  METAL PANEL
-  BRICK VENEER 1
-  BRICK VENEER 2
-  CONCRETE



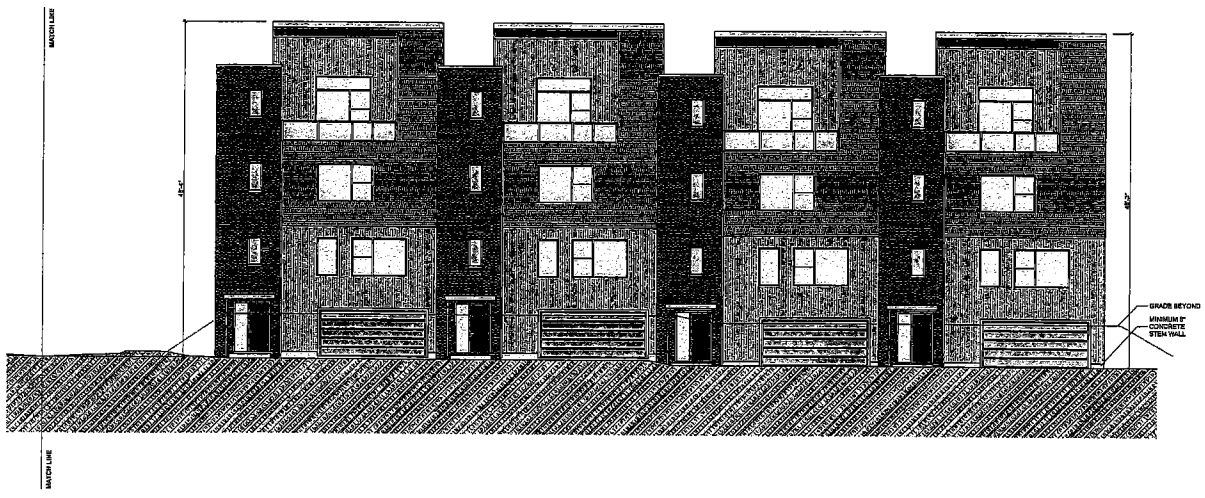
KEY PLAN





EAST ELEVATION - BUILDING 2A






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

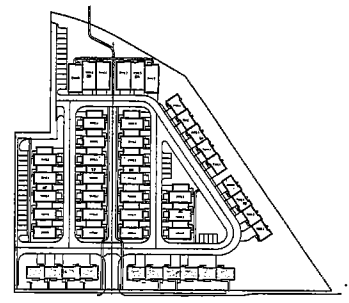


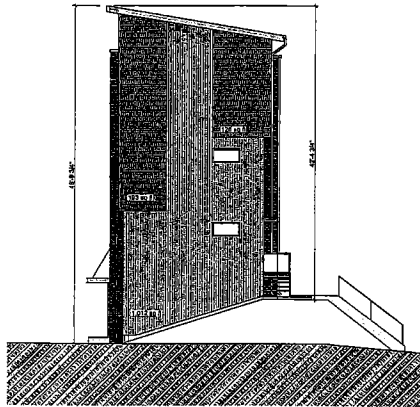
EAST ELEVATION - BUILDING 2B

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

BUILDING MATERIAL LEGEND

-  CEDAR RAINSCREEN
-  METAL PANEL
-  BRICK VENEER 1
-  BRICK VENEER 2
-  CONCRETE

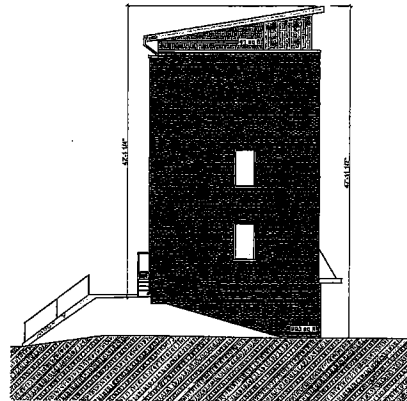




ELEVATION MATERIAL CALCULATIONS:  
 OVERALL SF - NO OPENINGS: 1019 SF  
 TOTAL SURFABLE MATERIALS: 858 SF @ 85%  
 CEDAR RAINSCREEN: 523 SF @ 52%

**NORTH ELEVATION - BUILDING 2B**

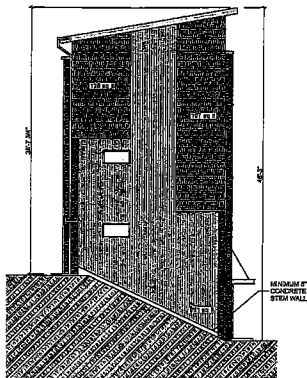
SCALE: 1/8" = 1'-0"



ELEVATION MATERIAL CALCULATIONS:  
 OVERALL SF - NO OPENINGS: 882 SF  
 TOTAL SURFABLE MATERIALS: 682 SF @ 85%  
 CEDAR RAINSCREEN: 413 SF @ 48%

**SOUTH ELEVATION - BUILDING 2B**

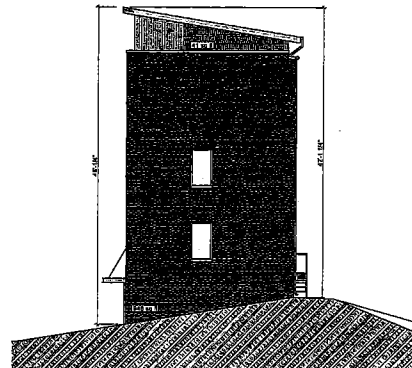
SCALE: 1/8" = 1'-0"



ELEVATION MATERIAL CALCULATIONS:  
 OVERALL SF - NO OPENINGS: 851 SF  
 TOTAL SURFABLE MATERIALS: 622 SF @ 85%  
 CEDAR RAINSCREEN: 323 SF @ 34%

**SOUTH ELEVATION - BUILDING 2A**

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








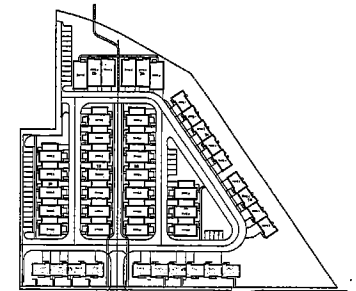
ELEVATION MATERIAL CALCULATIONS:  
 OVERALL SF - NO OPENINGS: 882 SF  
 TOTAL SURFABLE MATERIALS: 642 SF @ 85%  
 CEDAR RAINSCREEN: 413 SF @ 48%

**NORTH ELEVATION - BUILDING 2A**

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

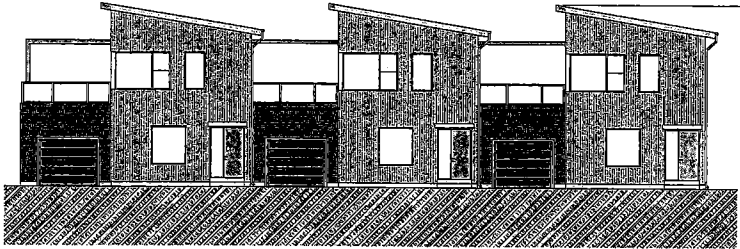
**BUILDING MATERIAL LEGEND**

-  CEDAR RAINSCREEN
-  METAL PANEL
-  BRICK VENEER 1
-  BRICK VENEER 2
-  CONCRETE



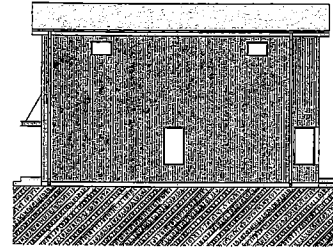
**KEY PLAN**





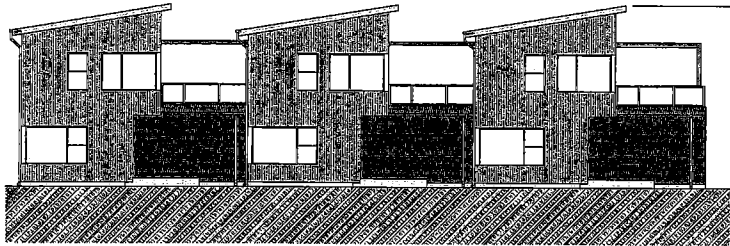
NORTH ELEVATION - BUILDING 2C

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

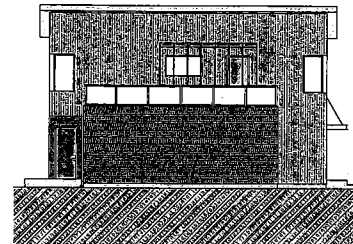


WEST ELEVATION - BUILDING 2C

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








SOUTH ELEVATION - BUILDING 2C

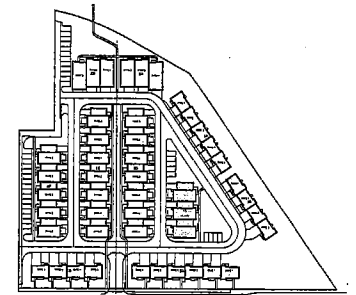


EAST ELEVATION - BUILDING 2C

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

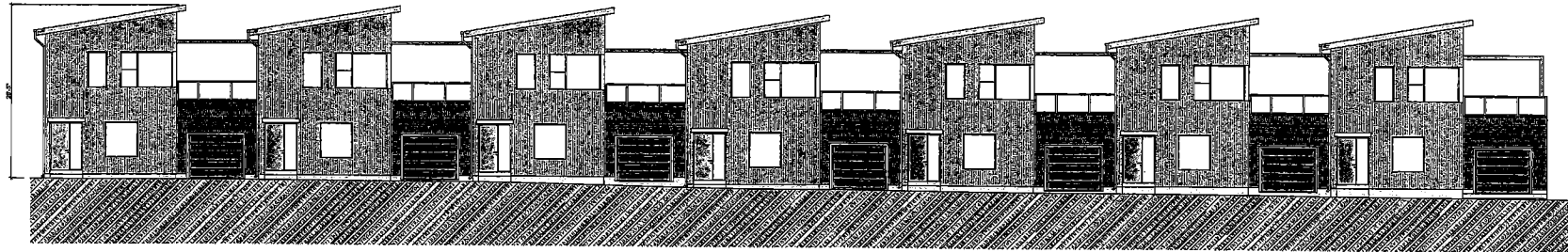
BUILDING MATERIAL LEGEND

-  CEDAR RAINSCREEN
-  METAL PANEL
-  BRICK VENEER 1
-  BRICK VENEER 2
-  CONCRETE



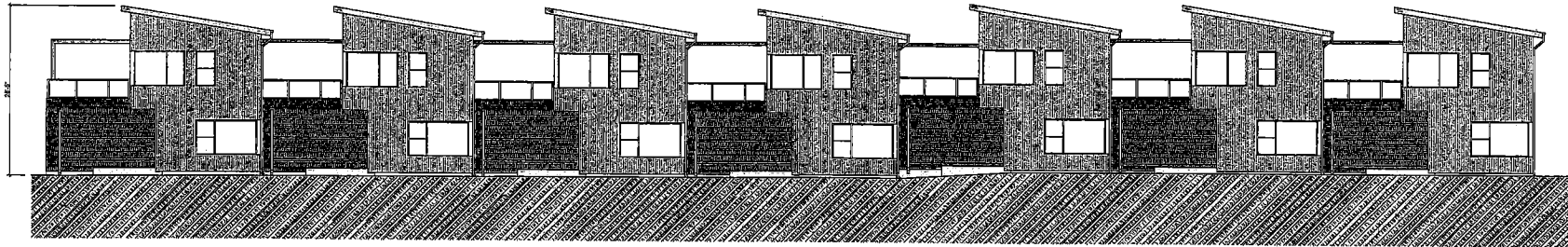
KEY PLAN





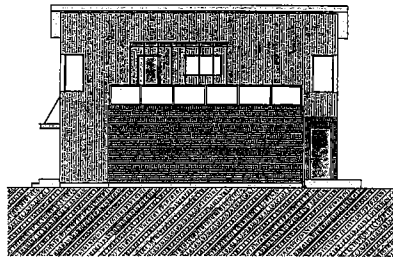
SOUTH ELEVATION - BUILDING 2D/2E

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



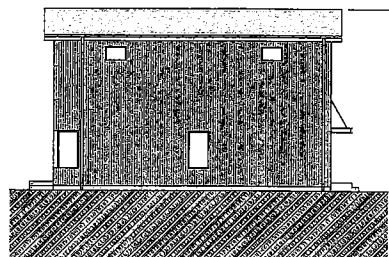
NORTH ELEVATION - BUILDING 2D/2E

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



EAST ELEVATION - BUILDING 2D/2E






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

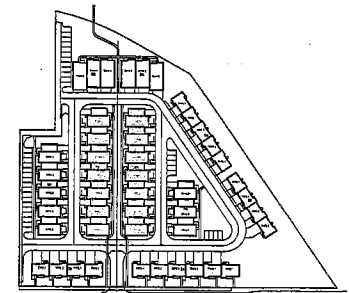


WEST ELEVATION - BUILDING 2D/2E

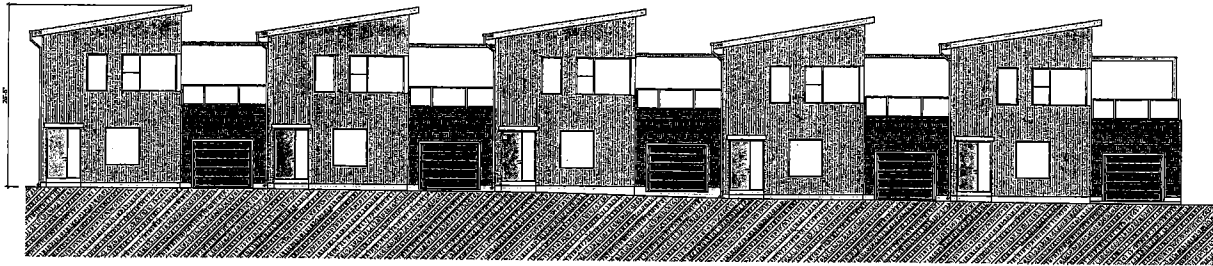
SCALE: 1/8" = 1'-0"

BUILDING MATERIAL LEGEND

-  CEDAR RAINSCREEN
-  METAL PANEL
-  BRICK VENEER 1
-  BRICK VENEER 2
-  CONCRETE

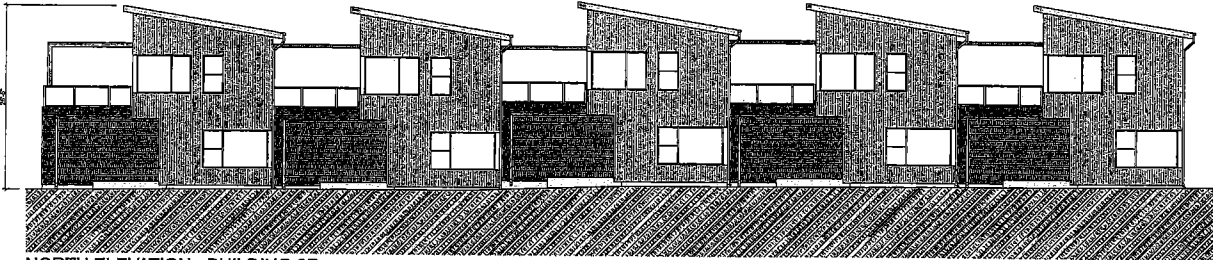


KEY PLAN



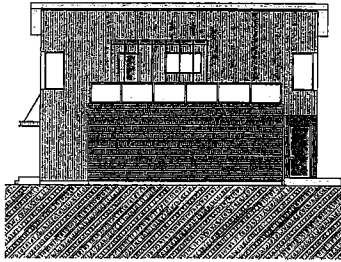
SOUTH ELEVATION - BUILDING 2F

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



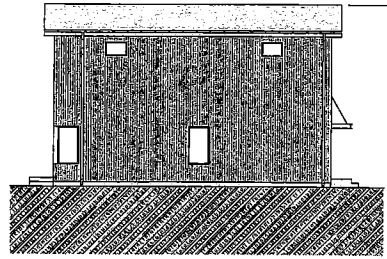
NORTH ELEVATION - BUILDING 2F

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



EAST ELEVATION - BUILDING 2F






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

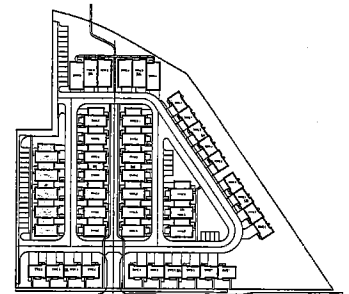


WEST ELEVATION - BUILDING 2F

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

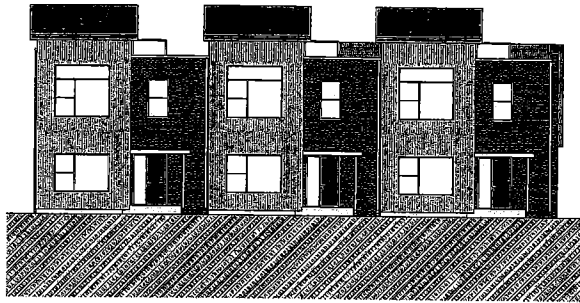
BUILDING MATERIAL LEGEND

-  CEDAR RAINSCREEN
-  METAL PANEL
-  BRICK VENEER 1
-  BRICK VENEER 2
-  CONCRETE



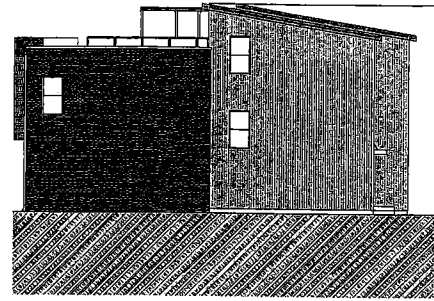
KEY PLAN





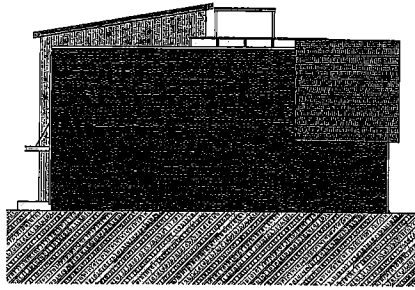
EAST ELEVATION - BUILDING 3A

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



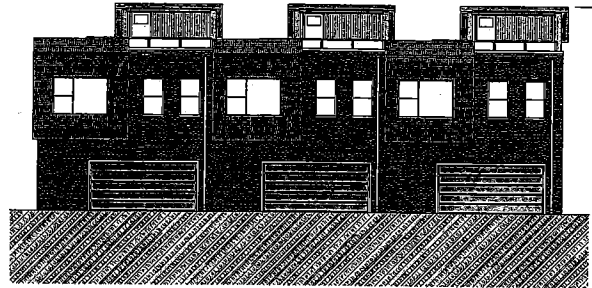
SOUTH ELEVATION - BUILDING 3A

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



NORTH ELEVATION - BUILDING 3A






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

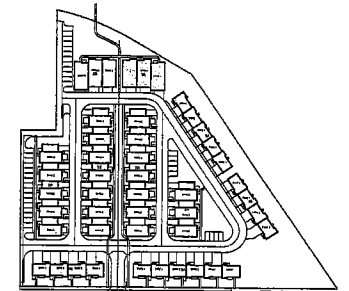


WEST ELEVATION - BUILDING 3A

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

BUILDING MATERIAL LEGEND

-  CEDAR RAINSCREEN
-  METAL PANEL
-  BRICK VENEER 1
-  BRICK VENEER 2
-  CONCRETE

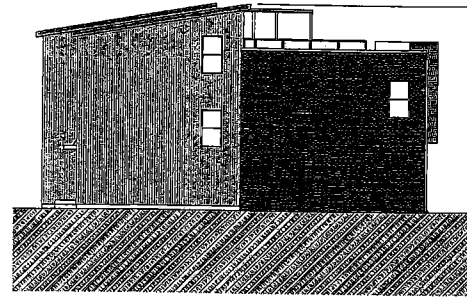


KEY PLAN

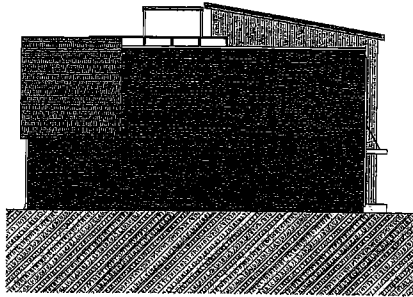




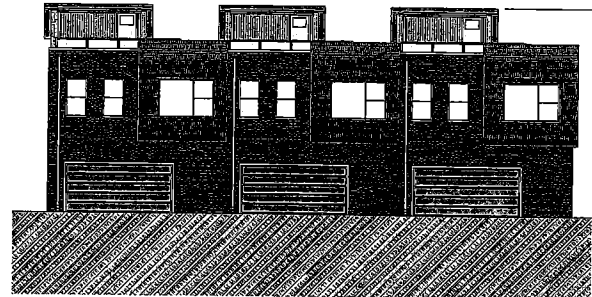
EAST ELEVATION - BUILDING 3B  
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - BUILDING 3B  
SCALE: 1/8" = 1'-0"








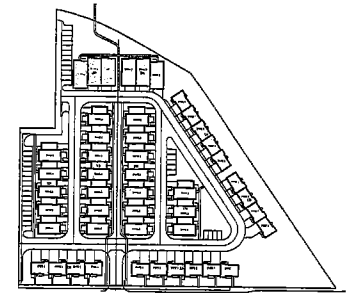
SOUTH ELEVATION - BUILDING 3B  
SCALE: 1/8" = 1'-0"



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

BUILDING MATERIAL LEGEND

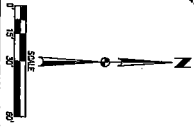
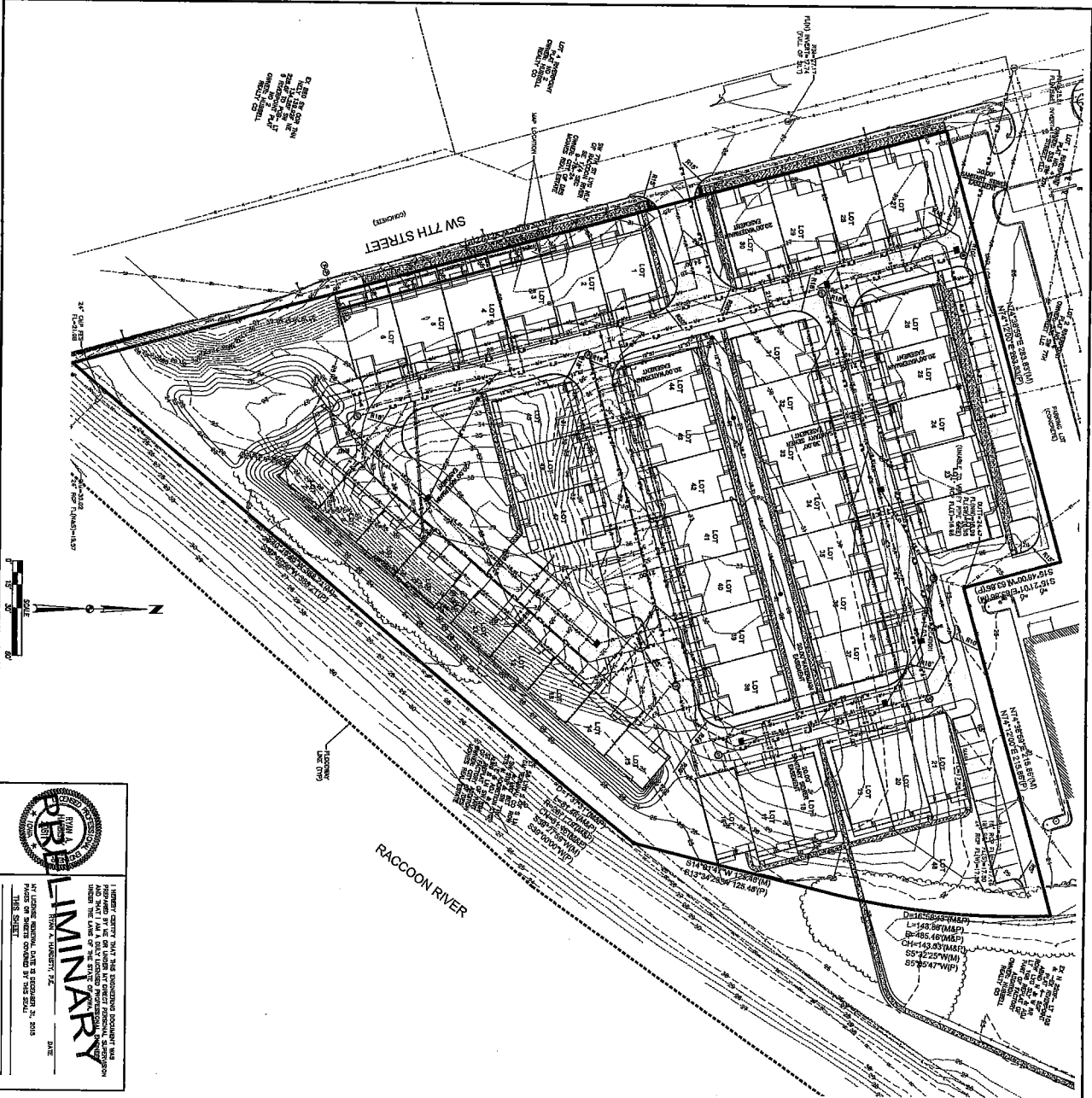
-  CEDAR RAINSCREEN
-  METAL PANEL
-  BRICK VENEER 1
-  BRICK VENEER 2
-  CONCRETE



KEY PLAN

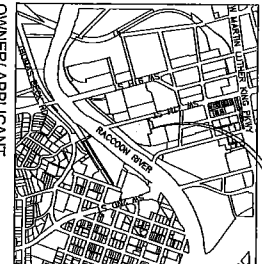


RED IN APPROVALS, COMMENTS AND PRELIMINARY PLANS  
DATE: 01/16/2015  
DRAWN BY: J. HANSEN  
CHECKED BY: J. HANSEN  
PROJECT: 3/15/2015 S 10



**PRELIMINARY**  
I HEREBY CERTIFY THAT THE FOREGOING DOCUMENT WAS  
PREPARED BY ME OR UNDER MY DIRECT SUPERVISION  
AND THAT I AM A LICENSED ARCHITECT, REGISTERED  
UNDER THE LAWS OF THE STATE OF IOWA.  
DATE: 01/16/2015  
BY: J. HANSEN  
FIRM: J. HANSEN ARCHITECT, P.C.

VICINITY MAP  
NOT TO SCALE  
PROJECT



**OWNER/APPLICANT**  
SUSANOT ASSOCIATES  
1501 WEST OAK HAVEN  
DES MOINES, IOWA 50309  
PH: (515) 251-0214  
FX: (515) 251-0214

**ENGINEER/SURVEYOR**  
CIVIL DESIGN ADVANTAGE, LTD.  
400 WEST OAK HAVEN  
DES MOINES, IOWA 50309  
PH: (515) 251-0214  
FX: (515) 251-0214

**ARCHITECT**  
SUSANOT ASSOCIATES  
1501 WEST OAK HAVEN  
DES MOINES, IOWA 50309  
PH: (515) 251-0214  
FX: (515) 251-0214

**DATE OF SURVEY**  
JANUARY 30, 2015

**ZONING**  
C-3A (CENTRAL BUSINESS DISTRICT SUPERD)

**BENCHMARKS**  
B.M. 017 REMAINS ON RIVER SIDE OF ROUND MANHOLES  
BENCHMARKS EXIST EAST SIDE OF SW 7TH STREET NORTH OF  
ELEVATION: 50.05  
BLAZE MARKED ON HORIZONTAL NORTH SIDE OF PROPERTY  
ELEVATION: 47.73

**PROJECT SITE ADDRESS**  
309 SW 7TH STREET

**EXISTING/PROPOSED USE**  
EXISTING: UNDEVELOPED  
PROPOSED: MULTI-FAMILY HOUSING

**SUBMITTAL DATES**  
-SITE PLAN SUBMITTAL TO CITY #: 02/18/2015

LEGEND	
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	148'-6\"/>
	149'-6\"/>
	150'-6\"/>

<b>5FIFTY5</b> PRELIMINARY PLAT DES MOINES, IOWA		3405 S.E. CROSSROADS DRIVE, SUITE G DES MOINES, IOWA 50315 PHONE: (515) 369-4400 FAX: (515) 369-4410	REVISIONS	DATE
		ENGINEER:	TECH:	
				FIRST SUBMITTAL