



Date November 9, 2015

**RESOLUTION HOLDING PUBLIC HEARING ON APPEAL BY MILLER
VALENTINE GROUP OF THE DENIAL OF AN AMENDED SITE PLAN
“SOUTHRIDGE SENIOR LOFTS” AT 695 EAST ARMY POST ROAD**

WHEREAS, on September 23, 2015, Community Development staff administratively denied a site plan request from Miller Valentine Group (developer), represented by Michael Athan (officer), on real property locally known as 695 East Army Post Road, to amend the Site Plan “Southridge Senior Lofts” for development of a 4-story, 52-unit multiple-family dwelling, to allow the developer to use an alternate Crane Board insulated vinyl siding in lieu of cement board siding as an exterior material; and

WHEREAS, said administrative denial was based on staff’s determination that the proposed amendment to the Site Plan to allow for the alternate siding is not consistent with the Plan and Zoning Commission’s approval of the Site Plan on August 6, 2015, whereby cement board siding was required as an exterior material; and

WHEREAS, Municipal Code Section 82-208(c) provides that an affirmative vote of at least eight (8) Plan and Zoning Commission members shall be necessary to overturn or modify said administrative denial; and

WHEREAS, on October 15, 2015, the Plan and Zoning Commission considered an appeal by Miller Valentine Group of the administrative decision by Community Development staff to deny the site plan; and

WHEREAS, the Commission voted 12-1 on a motion to uphold the administrative decision by Community Development staff and deny the requested amendment to the “Southridge Senior Lofts” Site Plan; and

WHEREAS, Miller Valentine Group has timely appealed to the City Council pursuant to Municipal Code Section 82-210, seeking to have the administrative decision by Community Development staff and the determination of the Plan and Zoning Commission overturned; and

WHEREAS, on October 26, 2015, by Roll Call No.15- 1781, it was duly resolved by the City Council that the appeal be set down for hearing on November 9, 2015 at 5:00 P.M. in the Council Chamber at City Hall; and

WHEREAS, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said appeal; and

WHEREAS, in accordance with said notice, those interested in said appeal and the proposed site plan, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council; and

WHEREAS, Section 82-210 of the Des Moines Municipal Code provides that upon appeal from the Plan and Zoning Commission, a majority vote of the City Council shall be necessary to overturn the action of the Plan and Zoning Commission regarding a site plan.

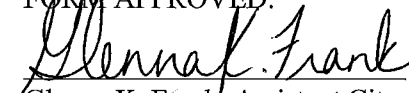
Date November 9, 2015

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa as follows:

1. Upon due consideration of the facts and any statements of interested persons and arguments of counsel, any and all arguments and objections to the administrative decision by Community Development Department staff to deny an amendment to the Site Plan "Southridge Senior Lofts", and the Plan and Zoning Commissions determinations in relation thereto, from Miller Valentine Group (developer), represented by Michael Athan (officer), on real property owned by Macerich Southridge Mall LLC and locally known as 695 East Army Post Road, for development of multi-family housing to allow the developer to use an alternate Crane Board insulated vinyl siding in lieu of cement board siding as an exterior material, are hereby received, and the public hearing on the appeal and proposed amendment to the site plan is closed.

MOVED BY _____ to **APPROVE / APPROVE WITH THE FOLLOWING STATED CONDITIONS / DENY** the proposed amendment to the Site Plan "Southridge Senior Lofts" as requested by Miller Valentine Group.

FORM APPROVED:



Glenna K. Frank, Assistant City Attorney

(10-2016-7.07)

| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|------|------|--------|
| COWNIE | | | | |
| COLEMAN | | | | |
| GATTO | | | | |
| GRAY | | | | |
| HENSLEY | | | | |
| MAHAFFEY | | | | |
| MOORE | | | | |
| TOTAL | | | | |

MOTION CARRIED

APPROVED

Mayor

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.

City Clerk



October 21, 2015

Cody Christensen
 Permit & Development Administrator
 Permit & Development Center

Communication from the City Plan and Zoning Commission advising that at their meeting held October 15, 2015, the following action was taken regarding a request from Miller Valentine Group (developer) represented by Michael Athan (officer) for review and approval of an amended Site Plan "Southridge Senior Lofts" under design guidelines for multiple-family dwellings on property located at 695 East Army Post Road, to allow development of a 4-story, 52-unit multiple-family dwelling. The developer is seeking an alternate Crane Board insulated Vinyl siding in lieu of cement board siding as an exterior material. The subject property is owned by Macerich Southridge Mall, LLC.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 4-9 as follows: **Motion Failed**

| Commission Action: | Yes | Nays | Pass | Absent |
|---------------------|-----|------|------|--------|
| 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 | | |
| Brian Millard | | X | | |
| William Page | | X | | |
| Jonathan Rosenbloom | | X | | |
| Mike Simonson | X | | | |
| CJ Stephens | | X | | |
| Greg Wattier | | | | X |

APPROVAL to allow the Crane board material as shown subject to the following conditions: (10-2016-7.07)

1. Conformance with all administrative review comments of the Permit and Development Center.
2. Revise storm water management plan to meet minimum Engineering requirements.
3. Provide evidence of approved SWPPP by Iowa DNR.
4. Provision of information on size and species located existing trees along with mitigation calculations to determine required number replacement trees. Provide additional overstory trees if necessary to meet the necessary mitigation requirement. If more overstory trees are required for mitigation provide an additional overstory species. Add "CM" tree plantings to the landscaping schedule. Add "provided" plantings to the landscaping calculations for each landscaping requirement, include protected trees in the overall calculation.
5. Shift proposed electrical service transformer location to be more internal to the Site.

By separate motion the members voted 12-1 as follows: **Motion passed**

| <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 | | | |
| Brian Millard | X | | | |
| William Page | X | | | |
| Jonathan Rosenbloom | X | | | |
| Mike Simonson | | X | | |
| CJ Stephens | X | | | |
| Greg Wattier | | | | X |

DENIAL of the submitted amendment to Site Plan under design guidelines for multiple-family dwellings. A denial would not preclude the previous approval of Site Plan with conditions approved by the Commission on August 6, 2015. The developer may continue to pursue development under that previous approval in the event the Commission would concur with the staff recommendation.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends denial of the submitted amendment to Site Plan under design guidelines for multiple-family dwellings. A denial would not preclude the previous approval of Site Plan with conditions approved by the Commission on August 6, 2015. The developer may continue to pursue development under that previous approval in the event the Commission would concur with the staff recommendation. Should the Commission desire to

recommend approval of the amendment, it is further recommended by staff that it be subject to the following conditions:

1. Conformance with all administrative review comments of the Permit and Development Center.
2. Revise storm water management plan to meet minimum Engineering requirements.
3. Provide evidence of approved SWPPP by Iowa DNR.
4. Provision of information on size and species located existing trees along with mitigation calculations to determine required number replacement trees. Provide additional overstory trees if necessary to meet the necessary mitigation requirement. If more overstory trees are required for mitigation provide an additional overstory species. Add "CM" tree plantings to the landscaping schedule. Add "provided" plantings to the landscaping calculations for each landscaping requirement, include protected trees in the overall calculation.
5. Shift proposed electrical service transformer location to be more internal to the Site in a location to the north of the proposed south building wall.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to allow development of a 52-unit, four-story senior apartment dwelling on a 1.64 acre pad site of the Southridge Mall complex. The requested amendment is focused strictly on the use of Vinyl material for the non-brick areas. The Commission required the cement board siding material as part of the approval of the initial Site Plan consideration on August 6, 2015. Staff is providing a similar staff report with revisions made with respect to the requested Vinyl material.
2. **Size of Site:** The proposed pad site area for the senior apartment building is 1.64 acres.
3. **Existing Zoning (site):** "C-4" Shopping Center Commercial District and "FSO" Freestanding Sign Overlay District.
4. **Existing Land Use (site):** Undeveloped land.
5. **Adjacent Land Use and Zoning:**
 - North** – "C-2", Use is Bankers Trust bank.
 - South** – "C-4", Uses within the mall campus are the internal ring road and off-street parking lot.
 - East** – "C-4", Uses are an off-street parking lot for Hy-Vee and a 0.59 acre vacant pad development site.
 - West** – "R1-60", Use is Christ Evangelical Lutheran Church.

6. **General Neighborhood/Area Land Uses:** The subject regional commercial shopping center is located at the intersection of the East Army Post Road and Southeast 14th Street (US Highway 65/69) commercial corridors.
7. **Applicable Recognized Neighborhood(s):** The subject property is not located in a Recognized Neighborhood. Separate notifications of the hearing for this specific item were mailed October 5, 2015 (10 days prior to the hearing) to the neighborhood associations and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the subject property. A Final Agenda was mailed to the neighborhood associations on October 9, 2015.
8. **Relevant Zoning History:** The "C-4" Development Plan has been amended 31 times formally and administratively since the property was rezoned on May 22, 1972. The most recent amendment to the Plan was approved by the City Council on May 18, 2015 and designated the subject property for multiple-family senior housing development.

Because the property development is part of an overall Economic Development Agreement between the mall owner and the City of Des Moines, the project was also required by the City Council to have Final Design Review by the Urban Design Review Board. This Board took action for approval of the project as proposed at their meeting on June 16, 2015. **This consideration included the currently proposed Crane Board insulated Vinyl material.**

The Plan and Zoning Commission approved a Site Plan under design guidelines for multiple-family dwellings on August 6, 2015 subject to the following conditions:

1. Conformance with all administrative review comments of the Permit and Development Center.
2. **Changing the proposed insulated Vinyl lap siding material to a cement board material.**
3. Provision of information on size and species located existing trees along with mitigation calculation to determine required replacement trees. Provide additional overstory trees if necessary to meet the necessary mitigation requirement.
4. Revise total number of overstory tree species to five, with reduction in the number of Maple species to balance the number of trees per species.
5. Provide four evergreen trees to meet open space planting minimums.
6. Revise storm water quality detention to meeting minimum Engineering requirements.
7. Provide evidence of approved SWPPP by Iowa DNR.
8. A 26 foot wide fire aerial apparatus access road to within at least 15 feet and no more than 30 feet of one-fourth of the exterior of the proposed building must be provided. Also access to a fire hydrant to within 400 feet of the all points around the building must be demonstrated.
9. Shift proposed electrical service transformer location to be more internal to the Site to the north of the proposed south building wall.
10. Provide location of water utility service connection based on Des Moines Water Works approval.

9. **2020 Community Character Land Use Plan Designation:** Commercial: Auto-Oriented, Regional Shopping Mall.

10. Applicable Regulations: 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 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.

- 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 apartment building is a 4-story structure with gabled roof features. Exterior materials proposed consist of brick, insulated Vinyl lap-style siding product, Cedar shakes, architectural asphalt shingles, and Vinyl windows. **Staff recommends that the non-brick exterior materials should consist of cement board siding material and cedar shake material as originally approved.** On the previous consideration, staff indicated that this would have been helpful in meeting eligibility for tax abatement requirements. It has since been approved by the City Council for Tax Increment Financing as a pass through under agreement with Southridge Mall. The tax abatement conformance was not the only rationale for staff's recommendation to require cement board siding. Staff also believes that the cement board is a more durable product in maintaining its aesthetic qualities on a large structure. Vinyl materials have proven to show distortion, warping and buckling in a fairly short period of time, while cement board material installed properly maintains its integrity and requires only painting after a more extended period of time.*

The facades oriented toward the south and east are proposed with three stories of full modular brick exterior material and a full-story of brick material on the north and west facades internal to the site. The overall proposed palette of materials is comparable to the nearest residential development to the west known as Sommerset, including the use of Vinyl material. The brick material has dark shades with the shakes and lap siding proposed with earthtone shades. The roof would be broken up with gabled dormer elements. Louver and faux shutter elements are proposed as decorative elements.

- 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 rooflines, 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 larger height and mass of the structure is proposed to be offset with articulation of the publically oriented façades as well as the internal facades. Because the site sits lower in elevation and sets back significantly relative to surrounding development on adjoining property, staff believes that the height does not present a negative impact.

- 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.

In this instance there are no adjoining public streets to the subject property. However, the development has been sited to address the interior circulation roads of the Southridge Mall complex as if they were public streets. A framed main entry is proposed with orientation toward the intersection of the north entry road and the mall ring-road at the southeast corner of the property. There would be a direct connection to proposed public walkways along both roads.

- 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.

No garages are proposed.

- 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.

No rooftop additions are proposed. All stairs and emergency egress are proposed to be internal to the building. The proposed rooftop mechanical equipment groupings are screened by the main gabled roof mass from public views of the building from the Southridge Mall property to the east and south. They would not be visible from street level views to the north on East Army Post Road or to the west from Southeast 5th Street.

- 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.

All staircases and emergency egress are proposed internally to the 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.

The applicable standards in this instance are those for open space and interior lot landscaping. At this time the parking lot as proposed does not meet the minimum requirements for landscaping. The Municipal Arborist has recommended diversifying the species of overstory trees by reducing the number of trees for each of two proposed Maple species and adding an additional overstory species. Also, there are no proposed evergreen tree species. Staff recommends that adjustments to meet these provisions be a condition of any approval.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Natural Site Features:** The pad site proposed for the 52 unit senior apartment project has several mature trees along the internal circulation roads that were planted as part of the overall mall landscaping. The western half of the pad site has about a 25% slope from the center of the property up to the western boundary. This slope is vegetated with smaller trees and brush.

The Site Plan for the proposed senior housing project is required to comply with all Tree Protection and Mitigation Ordinances. The Site Plan proposes to provide 31 new overstory tree plantings with 10 existing trees to be protected. The existing trees to be removed and protected are not identified by size nor by species. This is necessary to determine if the proposed plantings are adequate to meet the necessary mitigation requirement. Staff recommends that the information regarding the existing trees be provided along with a mitigation calculation table. Should additional trees be required beyond the 31 proposed overstory trees then the landscaping plan shall be updated accordingly.

2. **Drainage/Grading:** The site drains west to east. There is public storm sewer available at an intake at the southeast corner of the pad site. Because the site is over an acre, the proposed senior apartment project is required to comply with water quality storm water management and standard storm water management requirements with any submitted Site Plan. Engineering review staff have indicated that the volume proposed for the water quality detention is insufficient. Iowa DNR approval of a Storm Water Pollution Prevention Plan (SWPPP) is required prior to final approval of any Site Plan for the proposed development. The Engineering review staff have requested documentation of the SWPPP approval.
3. **Utilities:** There is private sanitary sewer service for the mall complex within southern portion of the site to existing manholes. The developer is proposing to relocate and bury existing electrical service along the southern edge of the site. Staff believes that the proposed transformer location for the project electrical service should be set back to be internal to the site further north than the south façade of the building. The submitted plan indicated water and fire services but does not demonstrate the location of the connection to the existing water utility. Engineering review staff have indicated that this be shown on the Site Plan. Des Moines Water Works also requires separate Site Plan review for the water service tap.

4. **Landscaping & Buffering:** The proposed 52 unit senior apartment project is required to meet minimum open space landscaping standards as applicable to "C-2" Districts. The submitted plan provides three species of overstory trees, two of which are Maple species. The Municipal Arborist has recommended that the total number of proposed Maple trees be reduced with an additional species added to the four species proposed, so that there is a balance of number of overstory trees across the five species of overstory trees. The number of overstory trees may need to be increased to meet the mitigation calculation requirements for trees being removed. A minimum of four evergreen trees are required to meet minimum open space calculations, with the submitted Site Plan providing no evergreen trees. Staff recommends that four evergreen tree plantings be added as a condition of approval.
5. **Traffic/Street System:** The subject property currently adjoins the arterial network of East Army Post Road and US Highway 65/69. There are median breaks on both streets in alignment with the locations of two drive entrances from each street. The two drive entrances to East Army Post Road and the southern drive entrance to US Highway 65/69 are signalized with left turn lanes in and out of the mall site. In addition the intersections of Southeast 5th Street and Southeast 14th Street with East Army Post Road are signalized with left turn lanes from all directions. The proposed senior housing development would not create any projected traffic demands that would cause re-evaluation of the adjoining public street facilities.
6. **Access or Parking:** The proposal does not anticipate modifying existing surrounding off-street parking areas. The expectation is that the off-street parking requirement would be met within the proposed pad site development and reviewed with a Site Plan. The minimum parking standard for senior housing is one space per two units, or 26 spaces based on the proposed 52 units. There are 59 spaces proposed.
7. Access is proposed to be directly onto a circulation loop road within the mall complex and not directly onto any public street. Fire Department review staff have commented that a 26 foot wide fire aerial apparatus access road to within at least 15 feet and no more than 30 feet of one-fourth of the exterior of the proposed building must be provided. Also access to a fire hydrant to within 400 feet of all points of the building must be demonstrated.
8. There is currently a DART transit hub located at Southridge Mall which would give residents reasonable access to transit services. The proposed plan provides pedestrian links to access this location internally to the mall complex.
9. **2020 Community Character Plan:** The Commercial: Auto-Oriented, Regional Shopping Mall designation provides for a future land use that includes multi-use building with over 1,000,000 square feet of retail space. Staff believes that the proposed Development Plan amendment conforms to this designation contained within the Des Moines' 2020 Community Character Plan. The nature and pattern of use expected with the proposed senior apartment project is within the mixed use character which would be exhibited by a regional shopping mall area. While the pad site itself would be close to 32 units per acre, when attributing density of units to the overall mall complex it is only 0.34 units an acre. If more housing units were to be added to the mall complex in the future, the overall density should be reviewed cumulatively.

SUMMARY OF DISCUSSION

Erik Lundy presented the staff report and recommendation. He noted that Urban Design Review Board was very adamant about a substantial amount of brick going up three floors, which they are showing on the exterior public view sides. The back side had less of the brick material and more of what they were proposing as the Vinyl material. Staff and Plan and Zoning Commission approval state on August 6, 2015 recommended that the Vinyl they were proposing be replaced with hardi-cement board type of material.

JoAnne Corigliano asked the applicant's reason for not wanting to use hardi-cement board type of material.

Mike Athan Miller Valentine Group, the developer on Southridge Senior Lofts stated they are present to discuss the one condition they are looking to have amended. Because he believes the Commission is not familiar with the Vinyl siding he is proposing he brought some samples to pass around. He stated this product they have used a number of times. They are currently approved to use this material in two other historic downtown districts. One in Centerville which is just a couple of blocks off the square, there is also a historic district in Keokuk that they are going to be using that material. They have also used it in Indiana and Ohio. He also showed some photos of the finished product. They have a really good case study in fiber cement versus Crane Board. He pointed out on the photo hardi-plank siding in which a developer used in 2009 or 2010, they were unable to complete phase 2 which is the north part. His firm was able to purchase that land and finish out the project. They built the same exact product. However, they were unhappy with how the hardi-plank siding looked on phase 1. They came in and built the rest with the Crane Board siding. He pointed out in the staff report it noted the "Vinyl materials have proven to show distortion, warping and buckling." He believes that the Commission will see from the photos and the samples that this Crane Vinyl is really a sturdy product and it is not at all like the Vinyl siding that the Commission might be used to seeing. He tried to show on the photos the difference in the hardi-plank which there is some warping and waving and the seams are highly visible where the hardi board abuts to one another there are gaps. The Crane Board is roughly the same elevation. It comes out of the factory with the insulation backing that is recessed on one end board and extended on the other so they fit together and form a tight seal. So when compared to the hardi you really don't see the seams. They are committing to a high level of green and energy efficiency with this project. They are committed to meeting a 62 HERS rating for these senior apartments. This insulated back material comes with an R4 insulation value which gives them another boost in their HERS ratings. This is just one component of what they are doing but it is going to add to the electric bills of the senior residents. They did go to the Urban Design Review Board (UDRB) last week. In order to use the Crane Board material, they agreed to a number of things:

- Extending sidewalk about 400 feet from their site north through the bank property in order to make a pedestrian connection to the sidewalk on Army Post Road.
- Retaining wall, they are in negotiation with the bank to acquire that easement.
- Multiple styles and types of brick
- Added shutters to the windows and dormers on the street side of building.

They made a lot of concessions at the UDRB meeting in order to build with the Crane material.

Jann Freed asked Commissioner Simonson what he thinks about the material.

Mike Simonson asked if the cedar shake is a Vinyl product.

Mike Athan stated yes, it is a Vinyl product.

Mike Simonson stated that he believes Hardi-Plank is getting a little bit of a bum rap, just as any material it depends on how it is installed. Hardi-Plank is a very durable material if properly installed. He believes that the correct Vinyl siding is also a good material. He believes that this Commission has taken issue with Vinyl because of seeing a mil that is very thin and it is not stable. There is a lot of warping, discoloration from the sun. He likes this particular product because it is adhered to the insulation board which gives it rigidity and if you look at the thickness of the Vinyl it is a very heavy Vinyl. He thought the applicant was coming to the Commission asking for a substitution and now the applicant is telling us it's because he has seen poor experience with the Hardi-Plank. He thought the applicant was presenting his case tonight because of the insulated value. The energy code that has been adopted that is followed in Des Moines is much stricter and its added construction cost to buildings. It is not just about insulation but it is how insulation overlap studs which the sample product shown tonight does and does very well. He has no concerns with this material.

CJ Stephens asked for an explanation of what is the difference in HERS ratings and LEED ratings.

Mike Athan stated that LEED is an overall green program and there is many components. The HERS is just strictly energy efficiency in their apartment units. A lot of factors go into it. They are using a hybrid electric water heater, which is a heat pump water heater that does numbers for electrical efficiency in the units. Everything is energy star. They have full energy star lighting package, all of their appliances aside from the insulated value of the Crane Board they are presenting they are doing a R19 heavy insulated exterior wall with an insulated sheathing on top of that.

CJ Stephens asked what HERS mean.

Mike Athan stated Home Energy Rating System.

Will Page asked for clarification. He asked when the applicant originally proposed the project the applicant agreed to install the hardi-board.

Mike Athan stated he believes that was an error on their part. They were put on the consent agenda having already gone through the UDRB. They missed it that it was a condition that Plan and Zoning Commission voted on. Upon realizing their error they have been trying to get back and explain what the material is that they were intending.

Will Page asked if the hardi-board on the photo shown would be the creamy color surfaces.

Mike Athan stated that was correct. The materials Commissioner Page is looking at on both photos you will see a note that says Crane and a note that says hardi-board. It's all the same façade. It is one material versus another from building to building. He agrees that hardi-board is a great product, they also found that the Crane Board held up just as well and

in this case looked even better and it may have been an installation issue with that developer's sub-contractor. His point of bringing those photos was to show there is not really a sacrifice by choosing this material.

Will Page stated if he had a choice he would rather see the hardi-board on the front façade and the Crane Board on the rear of the building and then they could use it as a test example to see how the two products compare with one another..

Greg Jones stated there was an interesting discussion at the PlanDSM Steering Committee meeting because they are getting into some of the more detailed stuff and there's been some expressed desire to expand the lap siding look from the Hardi-Plank to a Vinyl product that's not sleazy. The wavy, thin and the things that are undesirable, so he finds this an interesting discussion and believes they need to take it further. However, it seems like this is not one of those previous products that we would be offended by, perhaps. He is not sure. Hardi-Plank presents its own issues, it has to be painted over a certain period of time or the warranty does not hold out. So, he believes this may be an alternative.

Will Page stated he believed Mr. Athan's discussion of the smooth surface of the Crane board and the texture of the Hardi-Plank was interesting. All of these things are trying to mimic weather board. Therefore, he believes that just in terms of the material being sleek isn't necessarily an admirable quality.

CJ Stephens asked how long has it been since the Crane board was installed on the other projects mentioned tonight.

Mike Athan believes they used the Crane board in 2009 in Indianapolis and to this point he does not know of any problems. They do own and manage their own properties, so when there is a problem on site with the way development does things, they hear about it from their property managers.

John "Jack" Hilmes asked if there is a cost difference of the installation of the Hardi-Plank versus the Crane board.

Mike Athan stated what he was told by their construction team that the hardi-plank on this size of project with this volume was going to run about \$75,000 difference.

John "Jack" Hilmes asked could he put the \$75,000 in context for the project. He believes that the upfront cost is motivating this as well.

Mike Athan stated he believes they are in the line of \$175,000 to \$250,000.

Brian Millard asked about the warranty of Crane board, and is it a prorated warranty also. Hardi-board is a 30 year non-prorated 100% warranty on the product.

Mike Athan stated he does not know.

Sasha Kamper asked when Mr. Athan stated \$175,000 to \$250,000 was he only talking about the cost differential on the siding.

Mike Athan stated that is correct.

Sasha Kamper asked what the entire cost of the project.

Mike Athan stated this is a \$6.5 million dollar development.

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

JoAnne Corigliano moved staff recommendation.

John "Jack" Hilmes asked how to define that further for what the Commission is doing here so that Mr. Neibuhr when he comes to us on behalf Hubbell who wants to save some money in building projects throughout our community knows what it is that we are comfortable with.

Greg Jones stated he believes the Commission needs an answer for that.

JoAnne Corigliano stated she did not want to move staff recommendation. She wants to allow the Vinyl because she knows someone who has used this product on his house and there is nothing that has gone wrong with this product.

Glenna Frank explained that staff recommends that if the Commission decides they are looking for approval they have a number of conditions that they would like to place on the item.

JoAnne Corigliano stated she wants to allow the Vinyl on this project and she believes that it would certainly give us something with a lot of that being used. We can keep an eye on the way this product is working.

Mike Simonson asked does her motion include agreement with the other conditions in the staff recommendation.

JoAnne Corigliano agreed to include the conditions.

Brian Millard asked when Commissioner Corigliano says Vinyl is she specifically talking about Crane board.

JoAnne Corigliano stated yes.

John "Jack" Hilmes stated he does not know what Crane board is.

Brian Millard stated that Vinyl is a product that is just plastic, Crane Board is a subset of the Vinyl.

Sasha Kamper asked how long has the person Commissioner Corigliano knows who has Crane Board had it.

JoAnne Corigliano stated approximately three or four years now.

Sasha Kamper stated she believes that it is hard to judge durability on something they have not seen before based on three or four years. Had it been ten or fifteen years she would feel really good about what Commissioner Corigliano said.

Mike Simonson stated he does not know how long Crane board has been available. Materials come and go. He believes what is important is the insulation is fused to the Vinyl and the thickness of the Vinyl is adequate. The sample shows that it is more than adequate. If they don't approve materials they will never know how they perform. He feels comfortable with the Crane board.

John "Jack" Hilmes asked is there some mil rating on this Vinyl that they can catalog.

Mike Simonson stated it would be in the manufacture's information. The Commissioners can say that it has to be equal to or greater in millage of that sample and include in the motion the name of that particular product. So if they wanted to use a product that is not made by Crane it would have to at least meet that.

CJ Stephens asked have the question on warranty been answered. She believes that it has been specified that Hardi-board is 30 years do we have an answer.

Tim Fitzgerald stated about three or four years ago Quik Trip came up with a new product for covering the dumpster enclosure with a mesh rather than opaque fencing. It was discussed then that we would have somebody follow up with us on how that worked out.

Mike Athan tried to find the warranty. On their website it states the life of the home, limited warranty. In the case of commercial installation such as apartment buildings, condominiums and etc. the period of warranty coverage shall be 60 years.

Brian Millard stated he cannot support this motion for many reasons. However, one it was originally agreed that a quality product would be on there. There is no argument that Hardi-plank is durable and a much better product. It won't burn or melt, better texture because of the thickness of it. Hardi-plank is easy to paint, it's installed correctly. The downsize to hardi-plank is that it cost more. The product shown tonight is heavy and much better than previous Vinyl the Commission has seen before.

Jonathan Rosenbloom stated he plans to vote against this as well. However, if it is going to go forward he suggest that there is a follow-up with Commissioner Fitzgerald's point. It is an unproven product so for purpose of what they are talking about there should be a follow-up. Something they should start to think about. How else will the Commission know how to look at this in the future? Get information.

Erik Lundy stated he believes that may be a part of the Plan DSM processes.

John "Jack" Hilmes asked what the current stage of this project is.

Mike Athan stated their plans are a 100% completed, they are expecting their final building department review comments within the next week. They have submitted their stormwater prevention plans, they are 95% through their bidding. They were intending on closing this the 1st of November and starting construction almost immediately.

John "Jack" Hilmes asked why does it hurt for the Commission to learn a little more about this before they make this test case. He feels uneducated. He is not adverse to what they are trying to do. He understands the design element piece, the resistance to Vinyl based upon some past track record, how hardi-board has been the mainstay for the City of Des Moines for a long time and he is open minded but believe if they get into it here it should be with more than Commissioner Simonson saying this is not a bad product, they should understand it and understand the consequence.

Will Page stated the test case he was thinking about was hybrid with part of the building with one of the products and part of the building with other product.

JoAnne Corigliano stated she like the idea Commissioner Page idea.

Sasha Kamper asked if this building is oriented such that it faces towards Southridge Mall, so the front really faces the mall and the back would face Army Post and the main road.

Mike Athan stated that is correct.

JoAnne Corigliano stated she believe it would be difficult if they are going to call it a test case if the material is going to be put on a building in such a way that the weather and the sun does not affect the front or the back equally. She asked is the shake product made the same way as the shingle side.

Mike Athan stated the example they have is a true Vinyl shake. They do not have that shake in the insulated backing.

COMMISSION ACTION:

JoAnne Corigliano moved to allow the Crane board material as shown subject to the following conditions:

1. Conformance with all administrative review comments of the Permit and Development Center.
2. Revise storm water management plan to meet minimum Engineering requirements.
3. Provide evidence of approved SWPPP by Iowa DNR.
4. Provision of information on size and species located existing trees along with mitigation calculations to determine required number replacement trees. Provide additional overstory trees if necessary to meet the necessary mitigation requirement. If more overstory trees are required for mitigation provide an additional overstory species. Add "CM" tree plantings to the landscaping schedule. Add "provided" plantings to the landscaping calculations for each landscaping requirement, include protected trees in the overall calculation.

5. Shift proposed electrical service transformer location to be more internal to the Site in a location to the north of the proposed south building wall.

Motion failed 4-9 (JoAnne Corigliano, Dory Briles, Mike Simonson and Tim Fitzgerald voted in favor and CJ Stephens, John "Jack" Hilmes, Jonathan Rosenbloom, Jacqueline Easley, Jann Freed, Greg Jones, Sasha Kamper, Brian Millard and Will Page voted in opposition)

Mike Simonson moved staff recommendation for denial of the submitted amendment to Site Plan under design guidelines for multiple-family dwellings. A denial would not preclude the previous approval of Site Plan with conditions approved by the Commission on August 6, 2015. The developer may continue to pursue development under that previous approval in the event the Commission would concur with the staff recommendation.

Motion passed 12-1 (Mike Simonson voted in opposition)

Respectfully submitted,



Erik Lundy, AICP
Senior City Planner

EML:clw

cc: MILLER VALENTINE GROUP
E + A ARCHITECTURE



Miller-Valentine Group
9349 WaterStone Blvd.
Suite 200
Cincinnati, Ohio 45249
513-774-8400
513-683-6165 Fax



October 19, 2015

Clerk of Council
City of Des Moines
400 Robert D. Ray Drive
Des Moines, Iowa 50309

RE: Southridge Senior
Planning Commission Appeal

To Whom it May Concern:

The purpose of this letter is to request an appeal to a condition noted in the Planning Commission approval of the Southridge Senior Lofts site plan, per Section 82-210 of the city code. In particular we are appealing a condition under architectural character, recommended by planning commission to be changed from insulated vinyl (Crane Board) material to a cement board siding. As you know, this development had previously been approved through the Urban Design Review Board process, with the insulated Crane Board material on the exterior. It was also noted as part of the planning commission recommendation, that the change to cement board will help it meet eligibility for tax abatement requirements. This development is not receiving tax abatement and is utilizing a TIF instead. We are requesting this appeal to be heard at the October 26 City Council hearing.

Please let me know if you require any further information prior to this meeting.

Sincerely,

Michael Athan, P.E., P.S.
Development Project Manager

CC: Mayor Cownie
Erik Lundy, Community Development Department
Ryan Moffatt, Community Development Department

GENERAL ELEVATION NOTES:

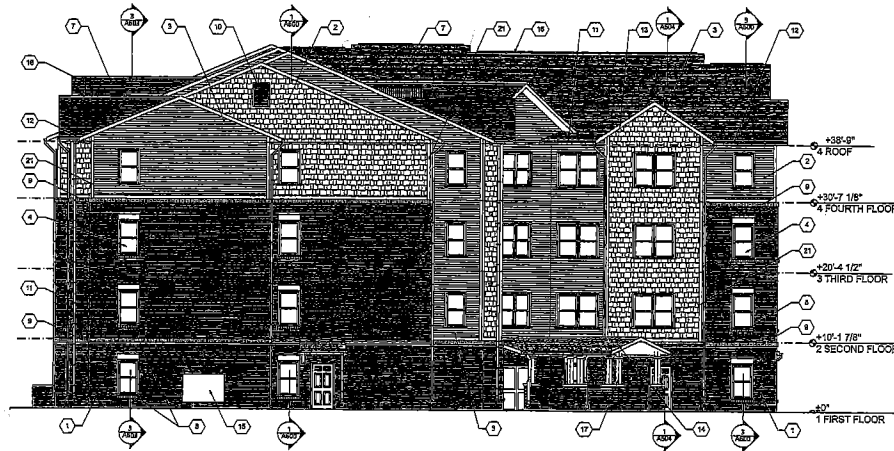
- A) EXTERIOR WALLS TO BE CONSTRUCTED OF 2X8 STUDS @ 16" O.C. WITH 1/2" DOW STYROFOAM BRAND DURAMATE PLUS EXTERIOR SHEATHING ON EXTERIOR FACE OF WALL. W/ 1 LAYER 5/8" TYPE X GYPS. BO. ON INSIDE WALL SURFACE. R-19 KRAFT FACED INSULATION TO BE PROVIDED @ WALL CAVITY.
- B) TYPICAL FIRST FINISH FLOOR ELEVATION IS REFERENCED AS 100.0'. CONTRACTOR SHALL VERIFY BUILDING FINISH FLOOR ELEVATION WITH CIVIL DRAWINGS.
- C) PROVIDE ATTIC INSULATION TO COMPLY WITH 2009 INTERNATIONAL BUILDING CODE.
- D) ALL DOWNSPOUTS TO BE CONNECTED TO UNDERGROUND STORM PIPING AT THE WEST AND NORTH FACADES. ALL DOWNSPOUTS AT THE EAST AND SOUTH FACADES TO SURFACE DRAIN FROM CONC. SPLASH BLOC.
- E) CALK ALL JOINTS BETWEEN DISSIMILAR MATERIALS FOR WEATHER-TIGHT, WATER-TIGHT, AIR-TIGHT, ETC. PERFORMANCE.
- F) PROVIDE TYVEK BUILDING WRAP @ ALL EXTERIOR WALLS.
- G) PROVIDE PRIMED/PAINTED EXTERIOR PLYWOOD PANEL FOR ELECTRICAL EQUIPMENT MOUNTING. PLYWOOD PANEL SHALL EXTEND 6" MIN. BEYOND TOP & SIDE EDGES OF MOUNTED EQUIPMENT.

KEYED ELEVATION NOTES:

- 1 BRICK VENEER PER SPECIFICATIONS.
- 2 VINYL SHAKE SIDING PER SPECIFICATIONS.
- 3 VINYL LAP SIDING PER SPECIFICATIONS.
- 4 VINYL WINDOW PER SPECIFICATIONS.
- 5 PREFINISHED SOLID PANELED FIBERGLASS SHUTTERS PER SPECIFICATIONS.
- 6 PREFINISHED LOUVER PANELED FIBERGLASS SHUTTERS PER SPECIFICATIONS.
- 7 DIMENSIONAL SHINGLES ON 30# FELT ON EXTERIOR SHEATHING PER SPECIFICATIONS.
- 8 BRICK SILL, TYPICAL.
- 9 BRICK SOLDIER COURSE.
- 10 PREFINISHED WEATHERPROOF LOUVER WITH DECORATIVE TRIM AND BIRD SCREEN PER SPECIFICATIONS.
- 11 PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT.
- 12 PREFINISHED ALUMINUM WRAPPED PASCIA.
- 13 PREFINISHED ALUMINUM WRAPPED RAKE BOARD.
- 14 EXTERIOR CANOPY W/ ARCHITECTURAL GRADE ASPHALT SHINGLES.
- 15 ELECTRIC METER BANK LOCATION. RE: MER.
- 16 RIDGE VENT PER SPECIFICATIONS, TYPICAL.
- 17 ROUGH SAWN CEDAR POST.
- 18 HVAC AND EXHAUST VENT.
- 19 ALUMINUM STOREFRONT PER SPECIFICATIONS.
- 20 BRICK PORCH COLUMN.
- 21 4" VINYL TRIM.
- 22 EXPOSED CONCRETE FOUNDATION WALL. TINT/T texture PER OWNER SELECTION.
- 23 RETAINING WALL W/ GUARDRAIL.



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



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



e+a
Blerschold-associates
architects
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These drawings were prepared for the project for which they are intended. It is the responsibility of the user to verify the accuracy of all information contained herein. The user assumes all liability for any errors or omissions. No liability is assumed for any damages, including consequential damages, arising from the use of these drawings. The user agrees to hold the architect and its affiliates harmless from any claims, damages, or liabilities of any kind, including consequential damages, arising from the use of these drawings. This agreement is made a part of the contract documents for the project for which they are prepared. © COPYRIGHT 2012 E. BLENCHOLD & ASSOCIATES, LLC

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"SEALING ARCHITECT PLAN"
"ARCHITECT LICENSE #"

SOUTHBRIDGE SENIOR LOFTS
1197 WINDGATE WALL CAMPUS, WALL LOOP RD.
DES MOINES, IA 50344
MV AFFORDABLE HOUSING, LLC
5248 WATERSTONE BOULEVARD
CINCINNATI, OH 45229

REVISIONS

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A400
PLOTTED ON: 8/19/16

BUILDING ELEVATIONS

- GENERAL ELEVATION NOTES:**
- A) EXTERIOR WALLS TO BE CONSTRUCTED OF 2X8 STUDS @ 16" O.C. WITH 1/2" DOWNSPOUTS ON EXTERIOR FACE OF EXTERIOR SHEATHING. INSULATION TO BE PROVIDED @ WALL CAVITY. INSULATION TO BE PROVIDED @ WALL CAVITY. WITH ONIL DRAWINGS.
 - B) TYPICAL FIRST FLOOR ELEVATION IS REPRESENTATIVE. ALL OTHER FLOOR VERTICES SHALL BE IDENTICAL TO THE FIRST FLOOR WITH ONIL DRAWINGS.
 - C) PROVIDE ATTIC INSULATION TO COMPLY WITH 2009 INTERNATIONAL BUILDING CODE.
 - D) ALL DOWNSPOUTS TO BE CONNECTED TO AND NORTH FACED. ALL DOWNSPOUTS AT AND NORTH FACED. ALL DOWNSPOUTS AT AND NORTH FACED. ALL DOWNSPOUTS AT AND NORTH FACED.
 - E) CALL ALL JOINTS BETWEEN DRAINAGE MATERIALS FOR WEATHERTIGHT, WATER-TIGHT, AIR-TIGHT, ETC. PERFORMANCE.
 - F) PROVIDE TYPICAL BUILDING WRAP @ ALL BRICKER WALLS.
 - G) PROVIDE TYPICAL DOWNSPOUT EQUIPMENT MOUNTING PLATE WOOD PANEL EQUIPMENT MOUNTING PLATE WOOD PANEL EQUIPMENT MOUNTING PLATE WOOD PANEL EQUIPMENT MOUNTING PLATE WOOD PANEL.
 - H) PROVIDE TYPICAL DOWNSPOUT EQUIPMENT MOUNTING PLATE WOOD PANEL EQUIPMENT MOUNTING PLATE WOOD PANEL EQUIPMENT MOUNTING PLATE WOOD PANEL.

- GENERAL ELEVATION NOTES:**
- 1) EXTERIOR CANOPY W/ ARCHITECTURAL GRADE ASPHALT SHINGLES
 - 2) ELECTRIC METER BANK LOCATION. RE: MFB.
 - 3) RIDGE/VENT PER SPECIFICATIONS, TYPICAL
 - 4) ROUGH SHAM CEDAR POST.
 - 5) RMC AND EXHAUST VENT.
 - 6) ALUMINUM STOREFRONT PER SPECIFICATIONS.
 - 7) BRICK PORCH COLUMN.
 - 8) 4" VINYL TRIM
 - 9) EXPOSED CONCRETE FOUNDATION WALL. FINISH PER OWNER SELECTION.
 - 10) RETAINING WALL W/ GUANICHAL.

- ROOF ELEVATION NOTES:**
- 1) BRICK VENER PER SPECIFICATIONS.
 - 2) VINYL SHAKE SIDING PER SPECIFICATIONS.
 - 3) VINYL LAP SIDING PER SPECIFICATIONS.
 - 4) VINYL WINDOW PER SPECIFICATIONS.
 - 5) PREFINISHED SOLID PANELED FIBERGLASS SHUTTERS PER SPECIFICATIONS.
 - 6) PREFINISHED LOWER PANELED FIBERGLASS SHUTTERS PER SPECIFICATIONS.
 - 7) DIMENSIONAL SHINGLE ON ONE FELT ON EXTERIOR SHEATHING PER SPECIFICATIONS.
 - 8) BRICK SILL, TYPICAL.
 - 9) PREFINISHED LOWER PANELED COVER WITH DIMENSIONAL SHINGLE AND BRIDGEMASTER PER SPECIFICATIONS.
 - 10) PREFINISHED ALUMINUM GUTTERS AND DOWNSPOUT.
 - 11) PREFINISHED ALUMINUM WRAPPED FASCIA.
 - 12) PREFINISHED ALUMINUM WRAPPED RAFTER BOARD.

These drawings have been prepared by the architect and are intended to show the general design and construction of the building. They do not constitute a contract. It is the responsibility of the contractor to verify all dimensions and materials and to obtain all necessary permits and approvals. The architect does not accept any liability for errors or omissions in these drawings.

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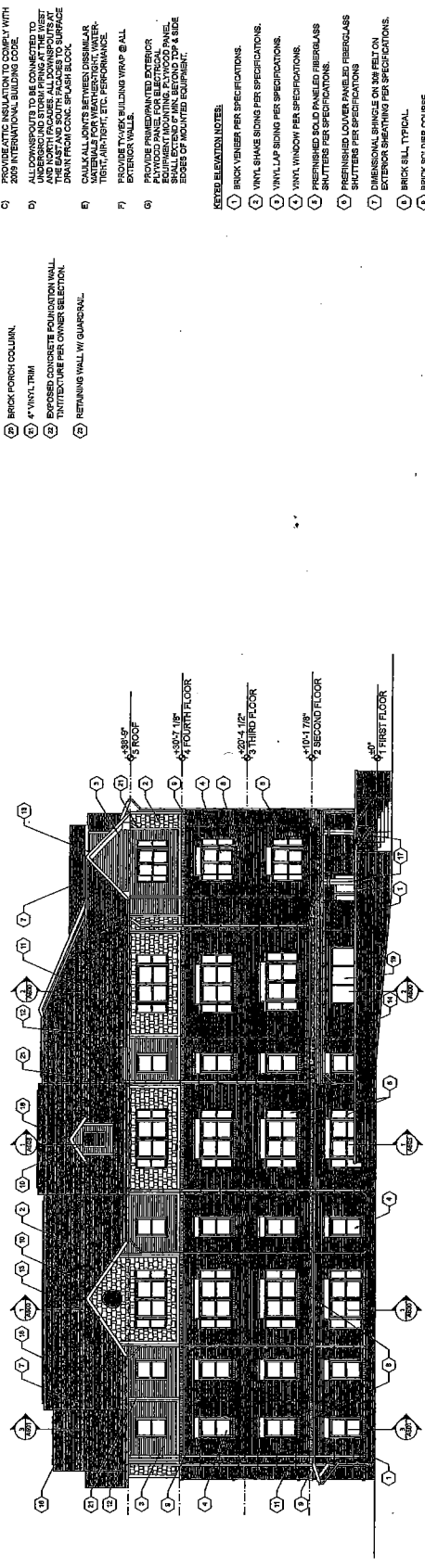
SOUTHRIDGE SENIOR LOFTS
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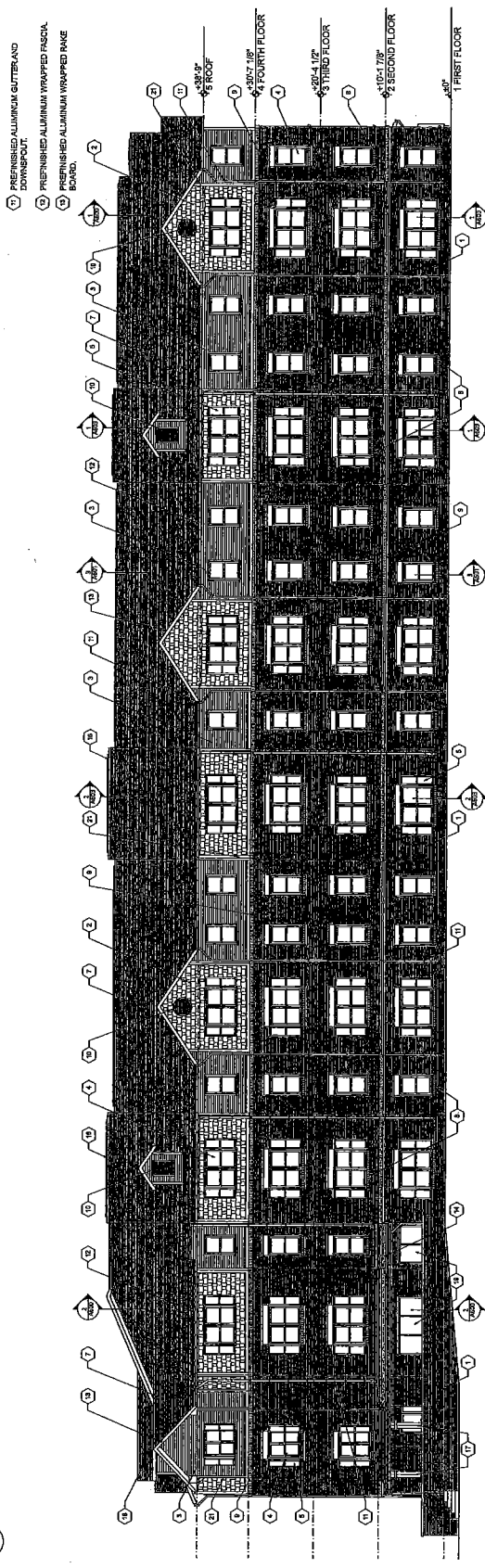
BUILDING ELEVATIONS

A401

PORTFOLIO BY HENSHAW & ASSOCIATES, LLC



2 SOUTH ELEVATION



1 EAST ELEVATION

- GENERAL ELEVATION NOTES:**
- A) EXTERIOR WALLS TO BE CONSTRUCTED OF 2x8 STUDS @ 16" O.C. WITH 1/2" DOWNSIDE SHEATHING ON EXTERIOR FACE OF WALL AND 1/2" GYP BOARD ON INTERIOR FACE. INSULATION TO BE PROVIDED @ WALL CAVITY. TYPICAL FIRST FINISH FLOOR ELEVATION IS 4'-0" FROM FINISH GRADE. CONTRACTOR SHALL VERIFY FINISH FLOOR ELEVATION WITH CIVIL DRAWINGS.
 - B) PROVIDE ATTIC INSULATION TO COMPLY WITH 2009 INTERNATIONAL BUILDING CODE.
 - C) ALL DOWNPOUTS TO BE CONNECTED TO DOWN SPACER AND DOWNSPACER TO SURFACE DRAIN FROM DOWNSPACER TO SIDE OF EDGE OF ROOFED EQUIPMENT.
 - D) PROVIDE FRAMED EXTERIOR WALL EQUIPMENT MOUNTING. EXTERIOR WALL SHALL BE CONSTRUCTED WITH TOP & SIDE EDGES OF ROOFED EQUIPMENT.
 - E) GUY WIRE SHALL BE INSTALLED WITH TIGHT, AIR-TIGHT, ETC. PERFORMANCE MATERIALS FOR WEAR POINTS (WATER, AIR, LIGHT, ETC. PERFORMANCE MATERIALS).
 - F) PROVIDE TY-REX BUILDING WRAP @ ALL EXTERIOR WALLS.
 - G) PROVIDE PRIMER PAINTED EXTERIOR WALL EQUIPMENT MOUNTING, EXTERIOR WALL SHALL BE CONSTRUCTED WITH TOP & SIDE EDGES OF ROOFED EQUIPMENT.
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 - 6) PREFINISHED LOWER PANELLED FIBERGLASS SHUTTERS PER SPECIFICATIONS.
 - 7) DIMENSIONAL SHINGLE ON S/W FELT ON EXTERIOR SHEATHING PER SPECIFICATIONS.
 - 8) BRICK SILL TYPICAL.
 - 9) BRICK SOLIDER COURSE.
 - 10) MEANWHILE WEATHERPROOF DOWNER WITH INSULATION AND BRICK SILL PER SPECIFICATIONS.
 - 11) PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT.
 - 12) PREFINISHED ALUMINUM WRAPPED FASCIA BOARD.

- EXTERIOR CANOPY/ARCHITECTURAL GRADE ASPHALT SHINGLES**
- 1) ELECTRIC METER BANK LOCATION. RE: MEP.
 - 2) ROOF VENT PER SPECIFICATIONS, TYPICAL.
 - 3) HVC AND BRANST VENT.
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 - 8) RETAINING WALL W/ GUARDRAIL.

KERREL ELEVATION NOTES:

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GENERAL ELEVATION NOTES:

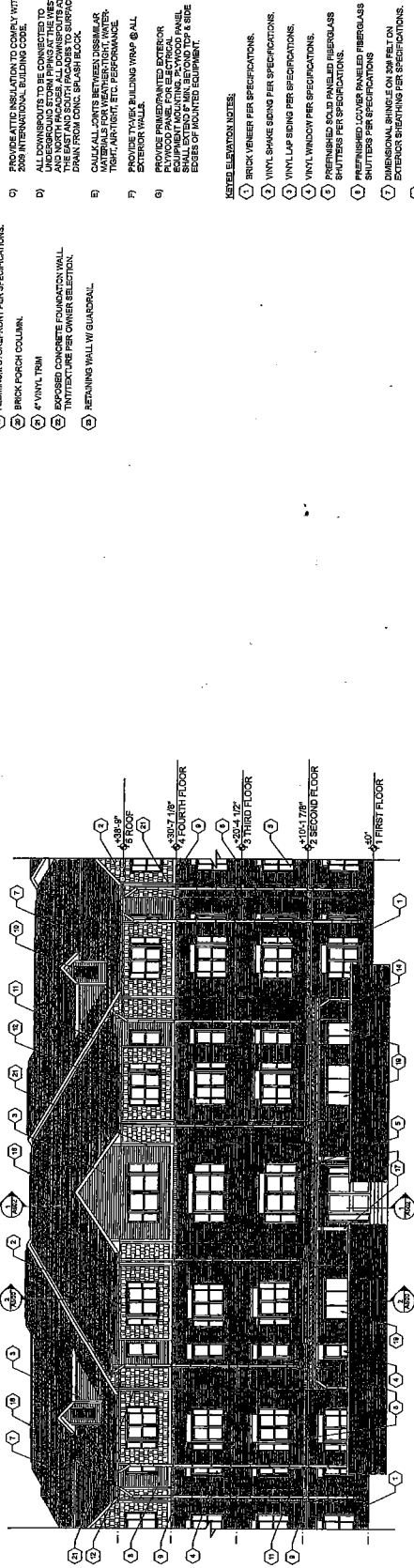
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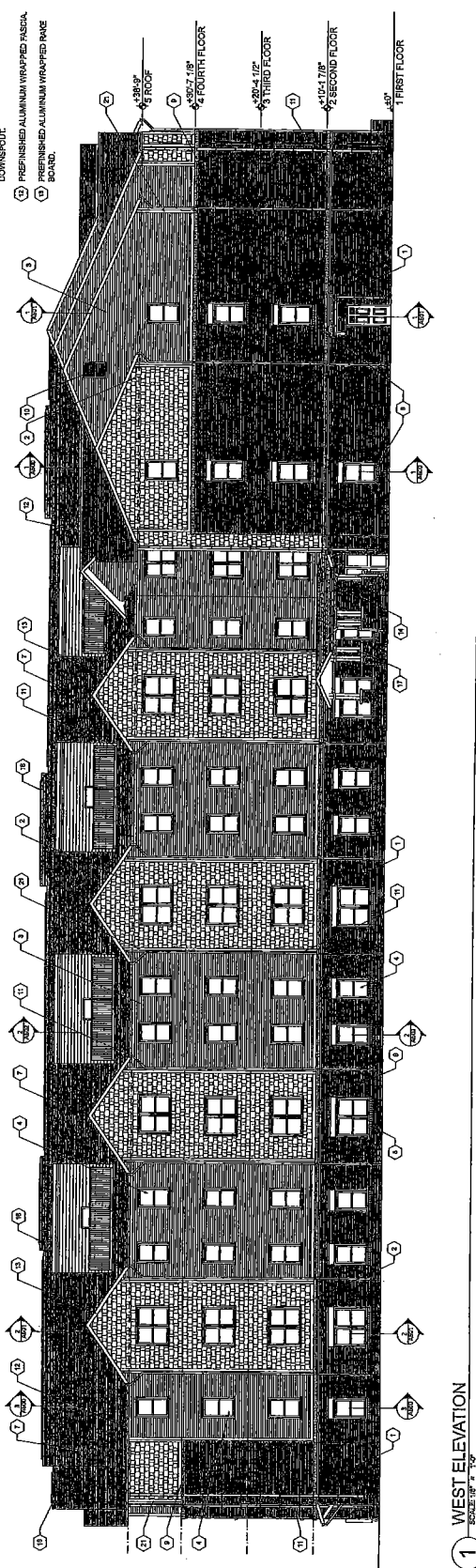
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2 SOUTHWEST ELEVATION
SCALE 1/8" = 1'-0"



1 WEST ELEVATION
SCALE 1/8" = 1'-0"



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Des Moines, IA 50319
515-281-1111
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PROFESSIONAL ENGINEER
STATE OF IOWA
DESIGN NO. 1605
DATE: 05/20/2014
PROJECT: SOUTHBRIDGE SENIOR LOFTS
CLIENT: M.A. AFFORDABLE HOUSING, LLC
LOCATION: SOUTHBRIDGE MALL CAMPUS, MALL LOOP RD., CINCINNATI, OH 45229

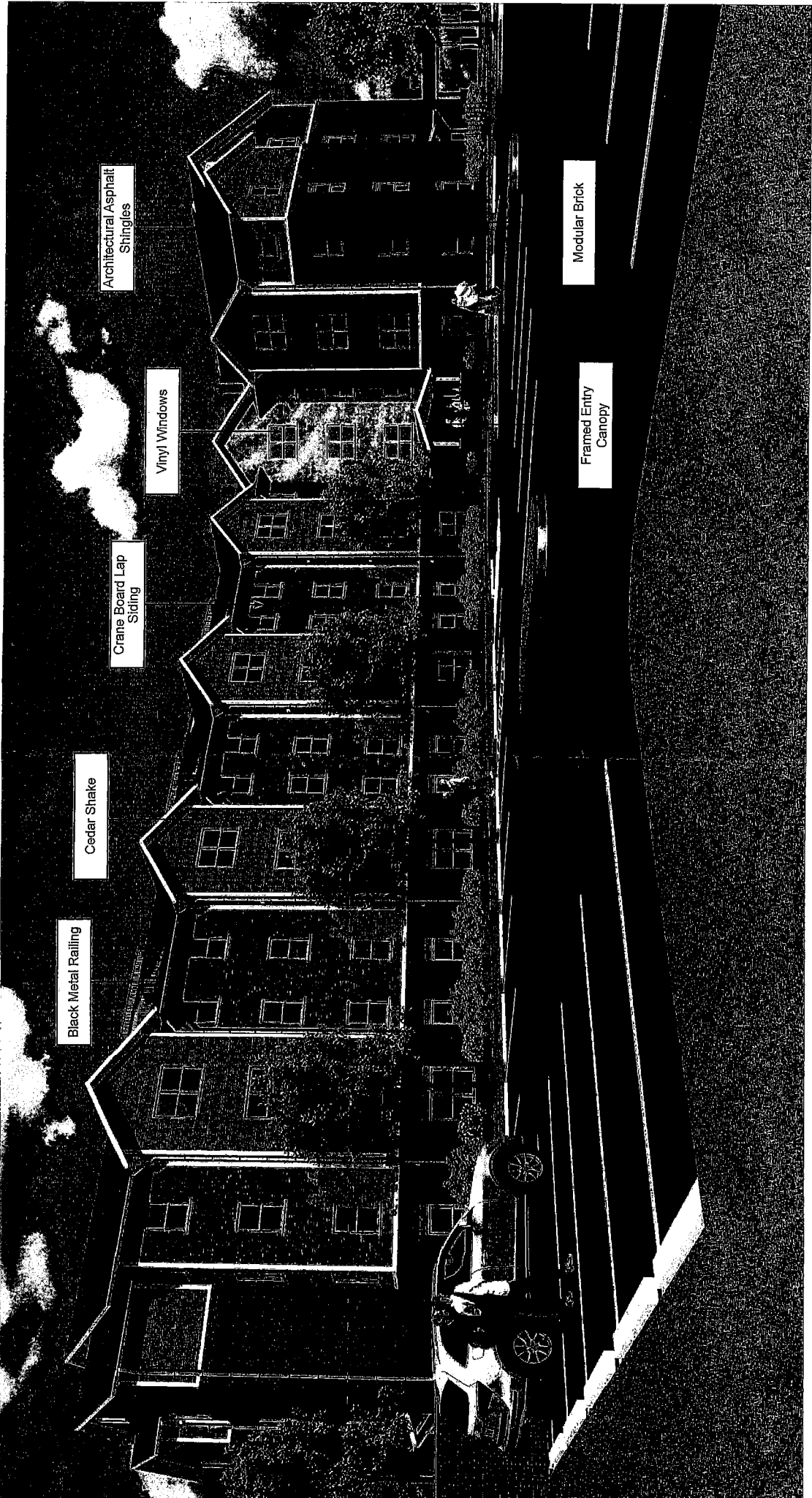
SOUTHBRIDGE SENIOR LOFTS
DES MOINES, IA 50344
SOUTHBRIDGE MALL CAMPUS, MALL LOOP RD., CINCINNATI, OH 45229

M.A. AFFORDABLE HOUSING, LLC
1800 W. 10th Street, Suite 101
Des Moines, IA 50319
515-281-1111
www.a+darchitectural.com

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BUILDING ELEVATIONS

A402
PLATTED OR: 03/15



Black Metal Railing

Cedar Shake

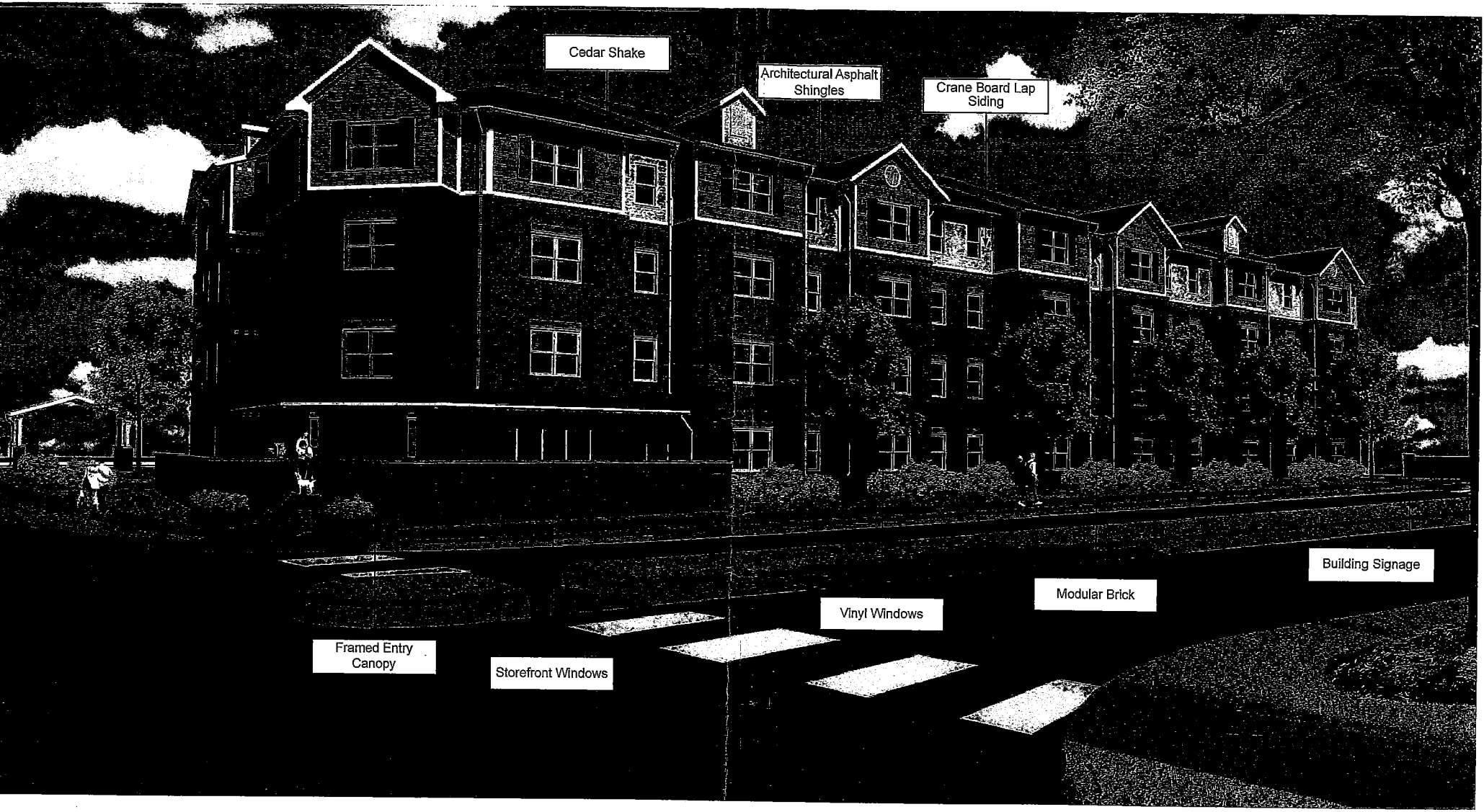
Crane Board Lap Siding

Vinyl Windows

Architectural Asphalt Shingles

Modular Brick

Framed Entry Canopy



Cedar Shake

Architectural Asphalt Shingles

Crane Board Lap Siding

Building Signage

Modular Brick

Vinyl Windows

Storefront Windows

Framed Entry Canopy