



Date March 8, 2021

**RESOLUTION SETTING HEARING ON REQUEST FROM CALVIN PARK MIXED-USE
CONDOMINIUMS FOR APPROVAL OF A 1ST AMENDMENT TO THE
“CALVIN COMMUNITY” LEGACY PUD CONCEPTUAL PLAN FOR
PROPERTY LOCATED AT 4326 HICKMAN ROAD**

WHEREAS, on February 18, 2021, the City Plan and Zoning Commission voted 14-0 to **APPROVE** a request from Calvin Park Mixed-Use Condominiums (owner), represented by Carl Koedam (officer), to review and approve a 1st Amendment to the “Calvin Community” Legacy PUD Conceptual Plan on the property located at 4326 Hickman Road (“Property”) to allow revision to reduce the number of units on the mixed-use building from 42 to 36 units with elimination of a 5th floor, modification of the north drive access to 44th Street, addition of directional signs, and addition of utility meters to the west façade of the row townhomes. Additional property owners include Calvin Community Corporation and Calvin Park Townhomes Condominiums; and

WHEREAS, the Property is legally described as follows:

LOTS 22, 23, 24, 25, 26, 27, 28 AND 29 IN KEOSAUQUA PLACE, AN OFFICIAL PLAT EXCEPT THE NORTH 20.5 FEET OF LOTS 22, 23, 24, 25 AND 26 IN KEOSAUQUA PLACE, AN OFFICIAL PLAT, ALL BEING IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, CONTAINING 2.580 ACRES (112,367 SQUARE FEET), MORE OR LESS.

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

1. That the attached communication from the Plan and Zoning Commission is hereby received and filed.
2. That the meeting of the City Council at which the proposed 1st Amendment to the “Calvin Community” Legacy PUD Conceptual Plan is to be considered, and at which time the City Council will hear both those who oppose and those who favor the proposal, shall be held at 5:00 p.m. on March 22, 2021, by electronic means to encourage and maintain social distancing to curb the spread of COVID19 in the community, without public access to the meeting location.
3. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Section 362.3 and Section 414.4 of the Iowa Code. The City Clerk is instructed to provide this notice including information about participation in the electronic meeting as indicated above.



Roll Call Number

Agenda Item Number

23

Date March 8, 2021

MOVED BY _____ TO ADOPT.

FORM APPROVED:

Judy K. Parks-Kruse
Assistant City Attorney

(ZON2020-00012)

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, GATTO, GRAY, MANDELBAUM, VOSS, WESTERGAARD, and TOTAL.

MOTION CARRIED

APPROVED

Mayor

CERTIFICATE

I, P. Kay Cmelik, 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

Date March 8, 2021
 Agenda Item 23
 Roll Call # _____

March 2, 2021

Honorable Mayor and City Council
 City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their February 18, 2021 meeting, the following action was taken regarding a City initiated request from Calvin Park Mixed-Use Condominiums (owner) represented by Carl Koedam (officer) for review and approval of a 1st Amendment to the "Calvin Community" Legacy PUD Conceptual Plan, on property located at 4326 Hickman Road, to allow revision to reduce the number of units on the mixed-use building from 42 to 36 units with elimination of a 5th floor, ~~elimination of a propose skybridge connection to the main campus on the east,~~ modification of the north drive access to 44th Street, addition of directional signs, ~~elimination of access gates to the row townhomes,~~ and addition of utility meters to the west façade of the row townhomes. Additional property owners include Calvin Community Corporation and Calvin Park Townhomes Condominiums.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 14-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Jann Freed	X			
Johnny Alcivar	X			
Lisa Howard	X			
Carolyn Jenison	X			
Greg Jones	X			
William Page	X			
Rocky Sposato	X			
Steve Wallace	X			
Greg Wattier	X			
Emily Webb	X			

APPROVAL of the proposed amendment to the “Calvin Community” Legacy PUD
Conceptual Plan. (ZON2021-00012)

Written Responses

0 in Favor

0 in opposition

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the proposed amendment to the “Calvin Community”
Legacy PUD Conceptual Plan.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

- 1. Purpose of Request:** The proposed PUD Conceptual Plan amendment would allow for a revised monument sign concept and for the installation of directional signage. The proposed amendment also acknowledges discrepancies between the PUD Conceptual Plan and how the project was constructed, including the overall height of the mixed-use building, the material used to pave the emergency access drive to 44th Street, and the placement of utility meters on the west façade of the building. Collapsible bollards and signage were added to limit use of the emergency access drive.

Currently, the PUD Conceptual Plan allows for a skybridge connection to be constructed to a building on the Calvin Community property to the east and for an access gate to be installed for the driveway to the townhomes that have not been constructed to date. The applicant has determined that they may construct these elements in the future and has withdrawn the portion of their request that would have eliminated them from the PUD Conceptual Plan.

- 2. Size of Site:** 2.58 acres (112, 367 square feet).
- 3. Existing Zoning (site):** Calvin Community “Legacy PUD” District.
- 4. Existing Land Use (site):** Mixed-use building and townhomes.
- 5. Adjacent Land Use and Zoning:**

North – “RX1” & “N4”, Uses are a restaurant and single-family dwellings.

South – “N4”, Uses are single-family dwellings.

East – “NX1”. Use is the Calvin Community (continuing care facility).

West – “N4”, Uses are a retail building and single-family dwellings.

- 6. General Neighborhood/Area Land Uses:** The subject property is located on the southeast corner of the Hickman Road and 44th Street intersection. The Hickman Road corridor consists of a variety of residential and commercial uses.

- 7. Applicable Recognized Neighborhood(s):** The subject property is located in the Beavertdale Neighborhood. The neighborhood association was notified of the public hearing by mailing of the Preliminary Agenda on January 29, 2021 and a Final Agenda on February 12, 2021. Additionally, separate notifications of the hearing for this specific item were mailed on January 29, 2021 (20 days prior to the hearing) and February 8, 2021 (10 days prior to the hearing) to the Beavertdale Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property 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 Beavertdale Neighborhood Association notices were mailed to Marcus Coenen, P.O. Box 30175, Des Moines, IA 50310.

- 8. Relevant Zoning History:** On November 23, 2015, the City Council approved Ordinance Number 15,430 rezoning the subject property from “C-1” Neighborhood Retail Commercial District and “R1-60” One-Family Low-Density Residential District to “PUD” Planned Unit Development District. The Calvin Community PUD Conceptual Plan was approved by Roll Call 15-2015 at the same Council meeting.
- 9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Neighborhood Mixed Use.
- 10. Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to amend zoning boundaries or regulations within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in 414.3 of the Iowa Code. The Commission may make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

The application, accompanying evidence and “PUD” Conceptual Plan shall be considered by the Plan and Zoning commission at a public hearing. The Commission shall review the conformity of the proposed development with the standards of the City Code and with recognized principles of civic design, land use planning, and landscape architecture. At the conclusion of the hearing, the Commission may vote to recommend either approval or disapproval of the amended “PUD” Conceptual Plan as submitted, or to recommend that the developer amend the plan or request to preserve the intent and purpose of this chapter to promote public health, safety, morals and general welfare. The recommendations of the Commission shall be referred to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

- 1. Signage:** The proposed Conceptual Plan amendment would not increase the size of the monument sign structure. However, it would expand the area on the north side of the structure that could be dedicated to text and logos, and would allow directional signage to be added to the west facade of the monument sign structure that was not envisioned with the original PUD Conceptual Plan. A directional sign is also proposed along Franklin Avenue at the driveway.

SUMMARY OF DISCUSSION

Jason Van Essen presented staff report and recommendation.

Steve Grasso had technical difficulties and could not be heard clearly.

Jason Van Essen offered to forward any questions the commission may have for Mr. Grasso and facilitate a response.

CHAIRPERSON OPENED THE PUBLIC HEARING

Valerie Findley 2102 44th Street stated the notices she received didn't show the items struck as they do on tonight's agenda.

Jason Van Essen stated when the application came in, staff was under the impression they were no longer interested in building those 2 elements. The applicant might pursue those at some point. As a result, the request to eliminate them from the PUD has been removed from the agenda.

Valerie Findley asked if they were not going to add a second access off 44th Street?

Jason Van Essen stated that is correct.

CHAIRPERSON CLOSED THE PUBLIC HEARING

COMMISSION ACTION:

Rocky Sposato made a motion for approval of the proposed amendment to the "Calvin Community" Legacy PUD Conceptual Plan.

Motion passed: 14-0

Respectfully submitted,



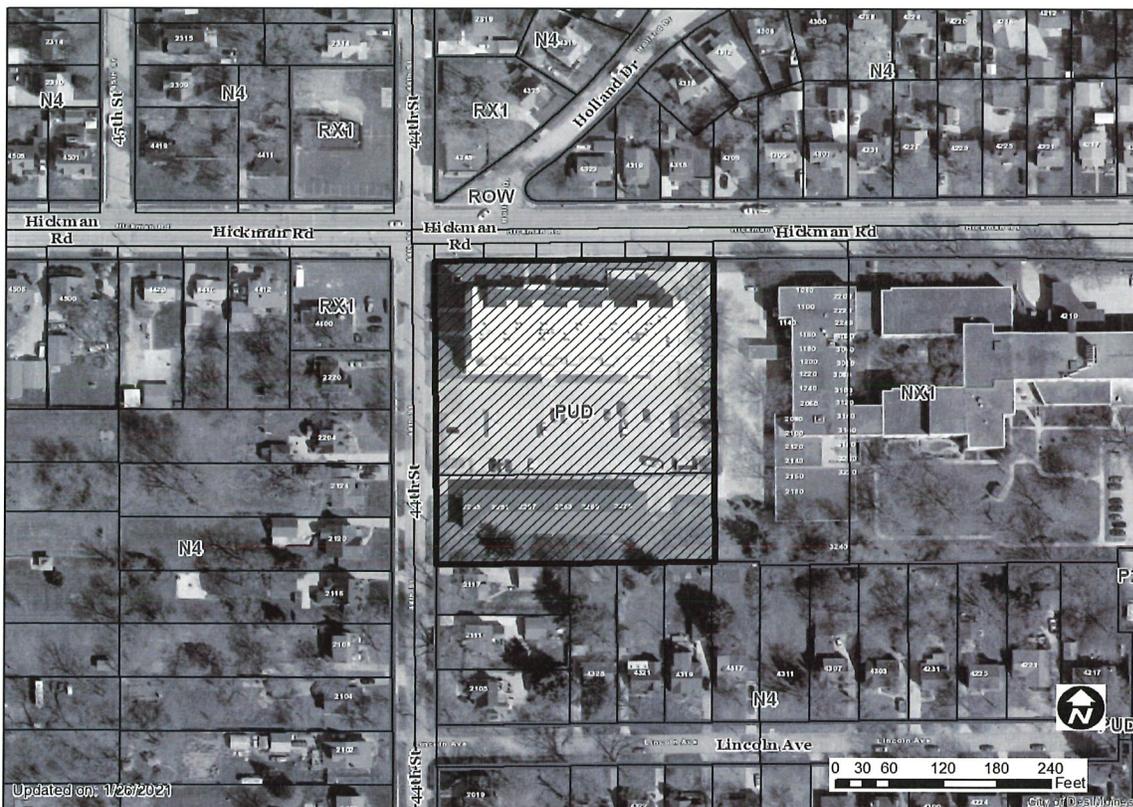
Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:tjh

Request from Calvin Park Mixed-Use Condominiums (owner) represented by Carl Koedam (officer) for property located at 4326 Hickman Road.		File #			
		ZON2021-00012			
Description of Action	Review and approval of a 1 st Amendment to the "Calvin Community" Legacy PUD Conceptual Plan to allow revision to reduce the number of units on the mixed-use building from 42 to 36 units with elimination of a 5 th floor, modification of the north drive access to 44 th Street, addition of directional signs, and addition of utility meters to the west façade of the row townhomes. Additional property owners include Calvin Community Corporation and Calvin Park Townhomes Condominiums.				
PlanDSM Future Land Use	Current: Neighborhood Mixed Use. Proposed: N/A.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	Calvin Community Legacy "PUD" Planned Unit Development.				
Proposed Zoning District	N/A.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Outside Area (200 feet)	0	0			
Within Subject Property					
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

Calvin Park Mixed-Use Condominiums, 4326 Hickman Road

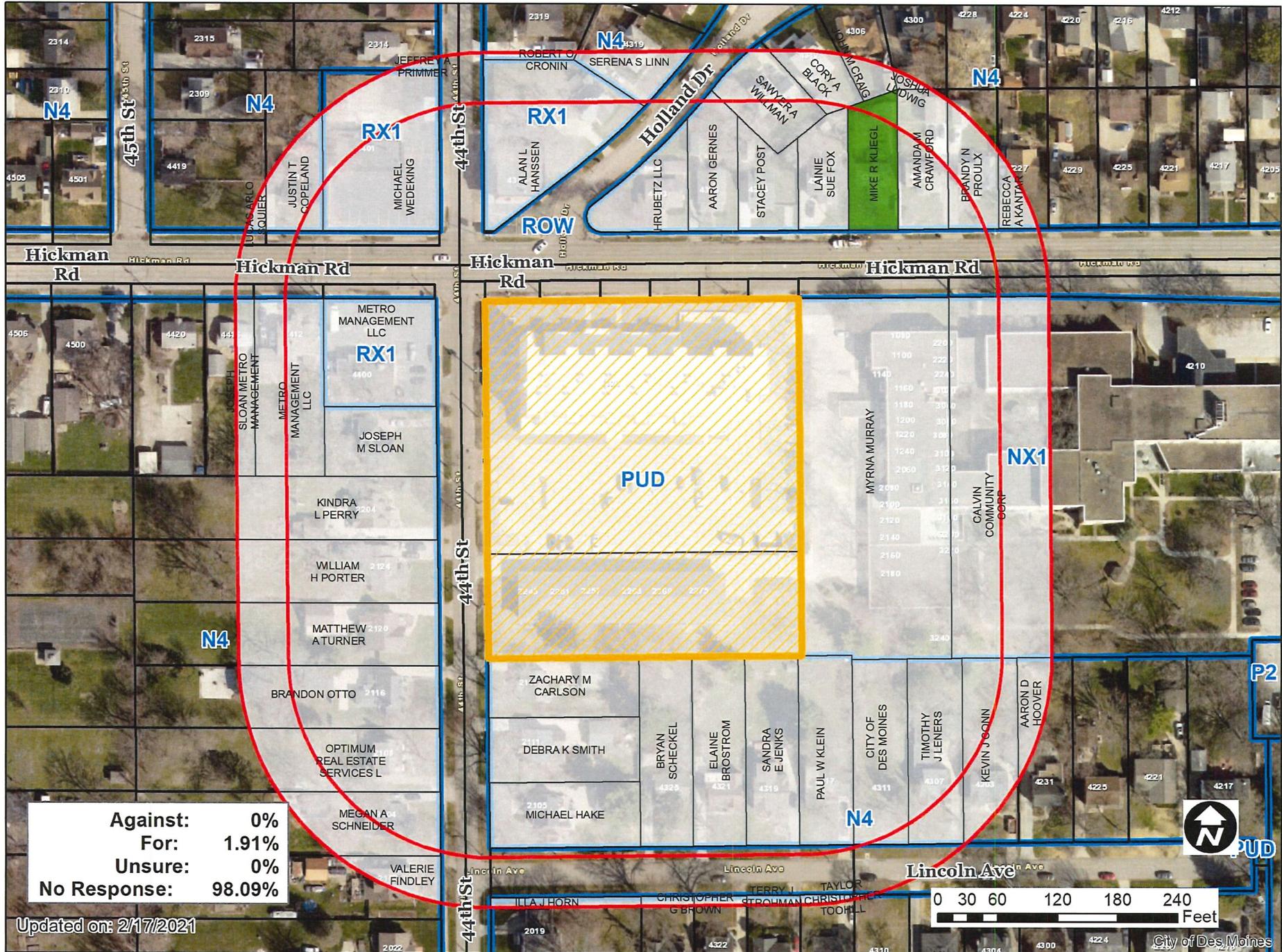
ZON2021-00012



1 inch = 128 feet

Calvin Park Mixed-Use Condominiums, 4326 Hickman Road

ZON2021-00012



Against:	0%
For:	1.91%
Unsure:	0%
No Response:	98.09%

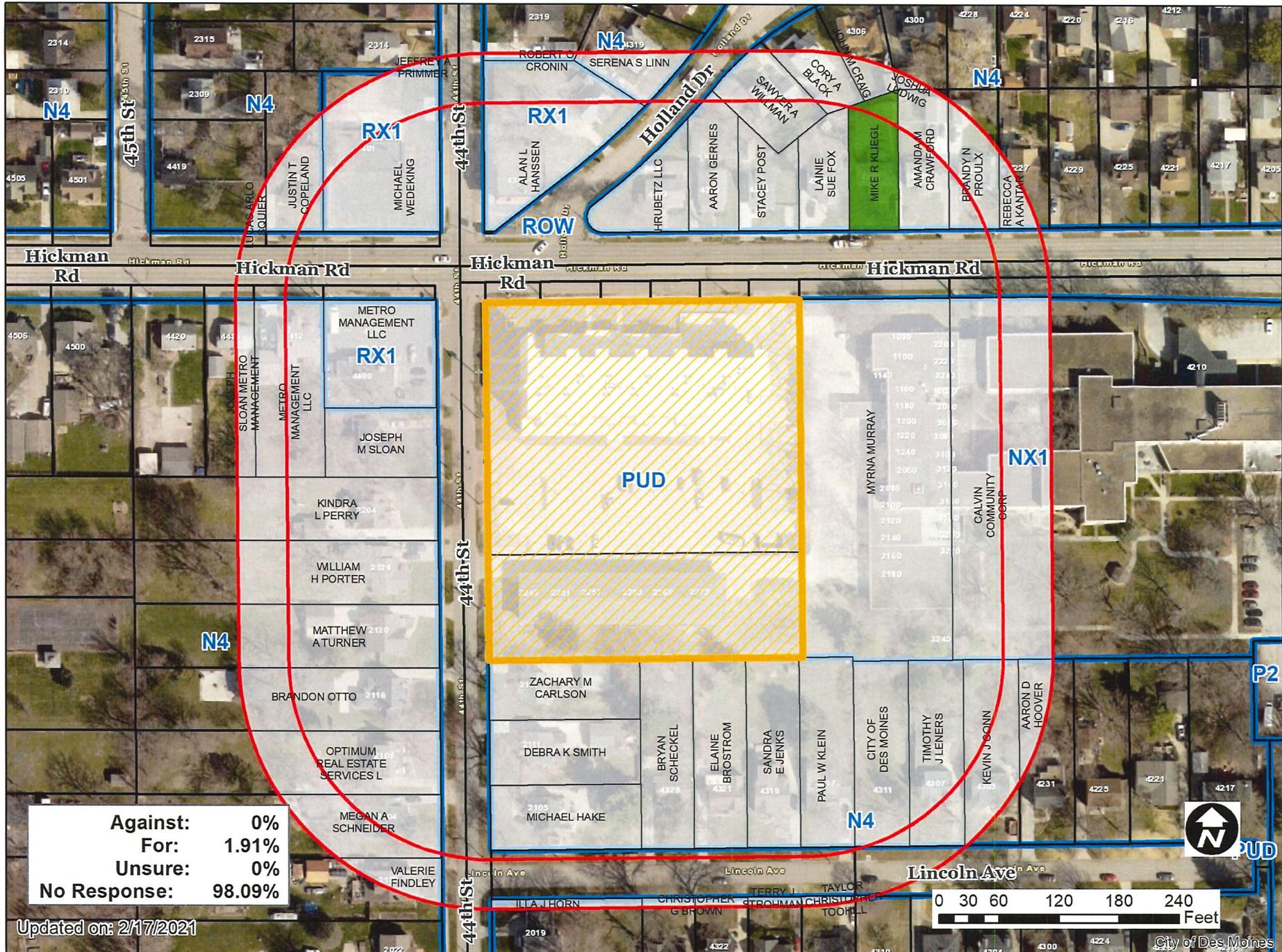
Updated on: 2/17/2021

23

1 inch = 128 feet

Calvin Park Mixed-Use Condominiums, 4326 Hickman Road

ZON2021-00012



Updated on: 2/17/2021

1 inch = 128 feet

23

ZON2021-00012

Item: _____ Date: 2-10-2021

Please mark one of the following

- I am in favor of the request
- I am not in favor of the request

Staff Use Only
RECEIVED
 COMMUNITY DEVELOPMENT
 FEB 17 2021

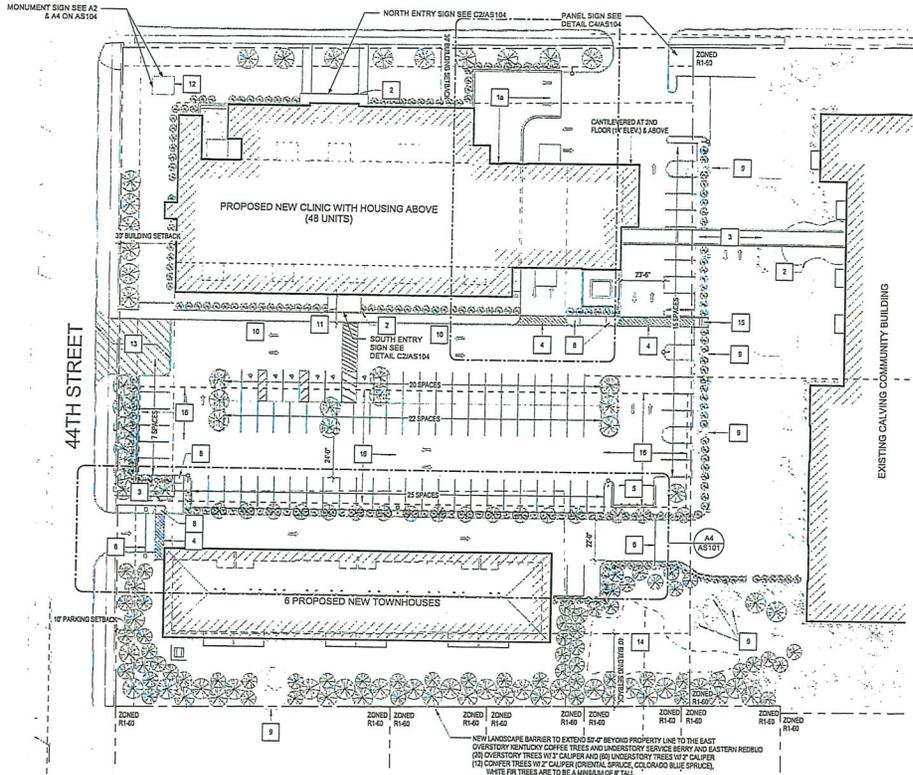
Signature: Mike Kliegl

Name: Mike Kliegl

Address: 4305 Hickman Rd.

Reason for opposing or approving this request may be listed below:

HICKMAN ROAD

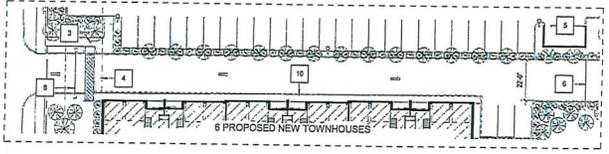


- SITE PLAN KEY**
- 1a PARKING GARAGE RAMP, OVERHEAD DOOR AT THE END OF RAMP TO ENTER
 - 1b PARKING GARAGE
 - 2 CANOPY OVER BUILDING ENTRANCE
 - 3 FUTURE PEDESTRIAN SIDEWALK CONNECTION TO EXISTING CALVIN BUILDING
 - 4 PEDESTRIAN WALKWAY, STRIPE AT 6"
 - 5 DUMPSTER ENCLOSURE, REFERENCE DETAILS
 - 6 VEHICLE ACCESS CONTROL GATE
 - 7 EMERGENCY VEHICLE DRIVEWAY
 - 8 ADA CURB RAMP, 1/12 MAX. SLOPE, 8' LONG, PROVIDE FLARE ON EACH SIDE WITH 1:10 MAX. SLOPE
 - 9 EXISTING TREES TO REMAIN, PROTECT DURING CONSTRUCTION
 - 10 CURBLESS SIDEWALK ACCESS
 - 11 FIRE EQUIPMENT ACCESS 15' MIN.
 - 12 MONUMENT SIGN
 - 13 EMERGENCY VEHICLE DRIVEWAY
 - 14 RAIN GARDEN (SEE LANDSCAPING SCHEDULE)
 - 15 CONCRETE STAIRS SEE 1 / 1102
 - 16 UNDERGROUND STORM WATER DETENTION SYSTEM



(E1) SITE PLAN ZONING MAP
AS101 NOT TO SCALE

(A3) SITE PLAN
AS101 1" = 30'-0"



(A4) TOWNHOUSES SIDEWALK
AS101 1" = 30'-0"

GENERAL SITE CONCEPT
CONSTRUCTION OF SEVERAL COMPONENTS THAT AUGMENT CALVIN COMMUNITY'S MISSION TO SERVE THE NEEDS OF ELDER CITIZENS IN A COMFORTABLE ENVIRONMENT THAT SERVES RESIDENTIAL, SPIRITUAL, SOCIAL, AND MEDICAL ASPECTS OF THE SENIOR'S NEEDS. THE PROJECT IS PLANNED TO INCLUDE:

1. 6 TOWNHOUSE RESIDENCES FOR INDEPENDENT SENIOR LIVING START SPRING OF 2016
2. CONSTRUCTION OF GENERAL MEDICAL CLINIC OF 16,160 SF START FALL 2016
3. CONSTRUCTION OF 36 INDEPENDENT SENIOR APARTMENTS START OF 2017
4. MOVE CALVIN'S EXISTING STORAGE FACILITY FROM A RESIDENTIAL SITE TO CALVIN'S SITE
5. CONSTRUCTION OF 42 BELOW GRADE PARKING SPACES

LEGAL DESCRIPTION
LOTS 22, 23, 24, 25, 26, 27, 28 AND 29 IN KEOSAUQUA PLACE, AN OFFICIAL PLAT EXCEPT THE NORTH 20.6 FEET OF LOTS 22, 24, 25 AND 28 IN KEOSAUQUA PLACE, AN OFFICIAL PLAT, ALL BEING IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, CONTAINING 2.580 ACRES (112,367 SQUARE FEET), MORE OR LESS.

SITE SIZE
THE CIVIL ENGINEER HAS VERIFIED SITE SIZE AT 2.58 ACRES.

SITE OWNER
THE SITE IS OWNED BY CALVIN COMMUNITY

PARKING COUNT
23 ON GRADE PARKING STALLS
42 PARKING GARAGE STALLS
132 TOTAL PARKING STALLS

GENERAL NOTES

1. ALL BUILDING MOUNTED SIGNAGE SHALL COMPLY WITH THE "C-1" DISTRICT STANDARDS.
2. LANDSCAPING SHALL BE PROVIDED THAT MEETS OR EXCEEDS THE "C-1" DISTRICT STANDARDS.
3. FOUNDATION PLANTINGS SHALL BE PROVIDED AROUND THE PERIMETER OF ALL BUILDINGS.
4. ANY HVAC EQUIPMENT SHALL VENT THROUGH THE ROOF AND ROOF/ROOF VENTS SHALL BE COMPLIMENTARY IN COLOR TO THE ROOFING MATERIAL. ANY ROOF/ROOF MECHANICAL EQUIPMENT SHALL BE ARCHITECTURALLY SCREENED FROM VIEW.
5. ALL UTILITY METERS, TRANSFORMERS, GROUND-MOUNTED EQUIPMENT, AND OTHER UTILITIES SHALL BE PLACED ON BUILDING FACADES THAT DO NOT FACE A PUBLIC STREET.
6. ALL SITE LIGHTING SHALL BE DIRECTED DOWNWARD AND SHIELDED FROM ADJOINING PROPERTIES. ANY POLE-MOUNTED LIGHTING ALONG PRIVATE WALKWAYS SHALL NOT EXCEED 15 FEET IN HEIGHT AND ANY POLE-MOUNTED LIGHTING IN A PARKING AREA SHALL NOT EXCEED 20 FEET IN HEIGHT. PRIVATE LIGHT POLES AND POLE-MOUNTED LIGHT FIXTURES ARE TO BE SIMILAR IN STYLE TO A KM ARCHITYPE LIGHT FIXTURE, AN A&L AUTOMAX LED SERIES AT&D LIGHT FIXTURE OR OF OTHER SIMILAR ESTHETIC QUALITY AS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR.
7. ALL UTILITY SERVICE LINES TO ANY BUILDING SHALL BE UNDERGROUND.
8. ALL BRICK VENEER SHALL CONSIST OF FULL DIMENSIONAL BRICK.



Client
Calvin Community
4210 Hickman Rd
Des Moines, IA 50310

Project
Calvin Community PUD
4346 Hickman Rd
Des Moines, IA 50310

Architect
GTG Architects, LLC
6505 Merle Hay Road
Johnston, IA 50131
515-248-8178

Revision Schedule	
Date	Description
1/12/2021	

Project Status: FOR APPROVAL
GTG A Job # 201096
GTG C Job # --

Project:
CALVIN COMMUNITY PUD AMENDMENT

SITE PLAN

AS101

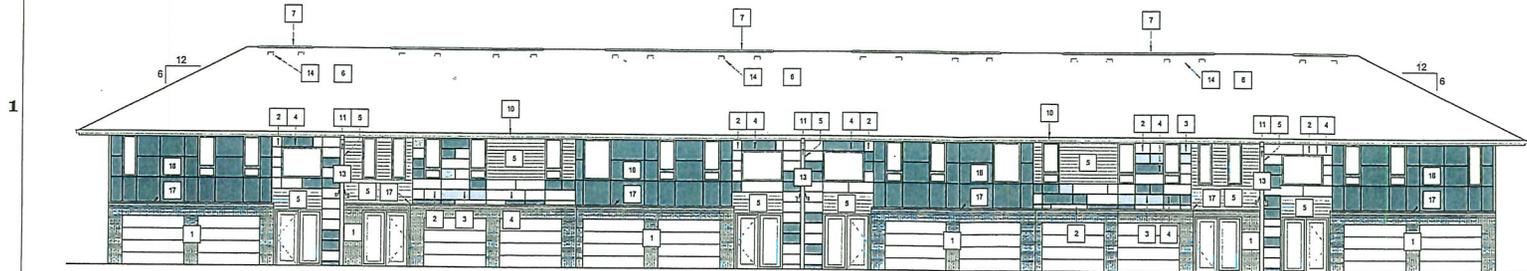
A

B

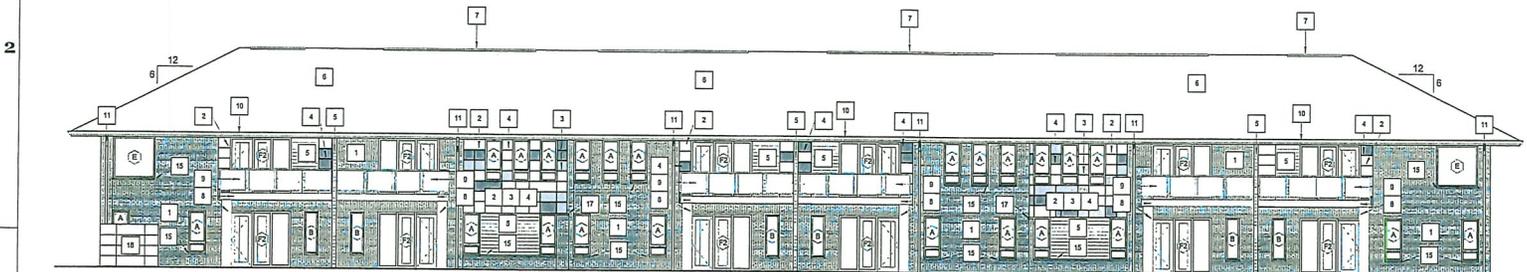
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D

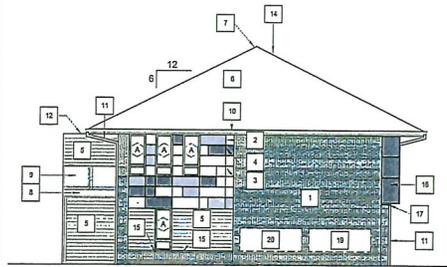
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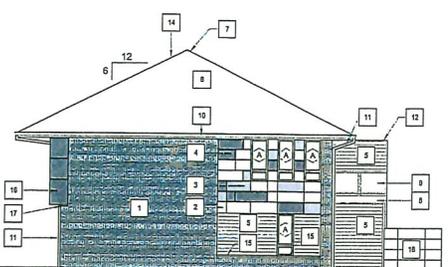
A1 TOWN HOUSES NORTH ELEVATION
AS102 1/8" = 1'-0"



A3 TOWN HOUSES SOUTH ELEVATION
AS102 1/8" = 1'-0"



A4 TOWN HOUSES EAST ELEVATION
AS102 1/8" = 1'-0"



C4 TOWN HOUSES WEST ELEVATION
AS102 1/8" = 1'-0"

EXTERIOR ELEVATIONS GENERAL NOTES

1. FULL THICKNESS FACE BRICK, COLOR TO MATCH EXISTING CALVIN BUILDING.
2. NICHHA FIBER CEMENT PANEL, COLOR #1, ILLUMINATION SERIES.
3. NICHHA FIBER CEMENT PANEL, COLOR #2, ILLUMINATION SERIES.
4. NICHHA FIBER CEMENT PANEL, COLOR #3, ILLUMINATION SERIES.
5. NICHHA FIBER CEMENT PANEL, VINTAGE WOOD LOOK.
6. ARCHITECTURAL ASPHALT SHINGLE ROOF.
7. RIDGE VENT: COVERED WITH SAME COLORED ASPHALT SHINGLES.
8. SHOP FINISHED BALCONY METAL FRAMING AND SUPPORTS.
9. SHOP FINISHED METAL RAILING & PANELS.
10. SHOP FINISHED METAL GUTTER & FLASHING WITH VENTED SOFFIT.
11. SHOP FINISHED METAL DOWNSPOUT.
12. SHOP FINISHED METAL CAP - MATCH SIDING COLOR 3.
13. UP/DOWN EXTERIOR LIGHT.
14. EXHAUST VENT COVER, PROVIDE COLOR MATCHING ROOF.
15. CAST STONE WINDOW SILL, MATCH BRICK COLOR.
16. CEMENT BOARD PANELS, FACTORY FINISH, JAMES HARDIE IRON GRAY *WITH ALUMINUM TRIM - EDGE, CORNER, & VERTICAL CONTINUOUS RUNS.
17. FACTORY FINISH METAL FLASHING OVER BRICK- MATCH BRICK COLOR.
18. SCREEN MECH EQUIPMENT WITH CEMENT BD SIDING.
19. GAS METER LOCATION.
20. ELECTRICAL METER LOCATION.



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Project
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4326 Hickman RD
Des Moines, IA, 50310

Architect
GTG Architects, LLC
5605 Merle Hay Road
Johnston, IA 50131
515-328-8178

Revision Schedule

Date	Description
1/21/2021	

Project Status: FOR APPROVAL

GTG A Job # 201096

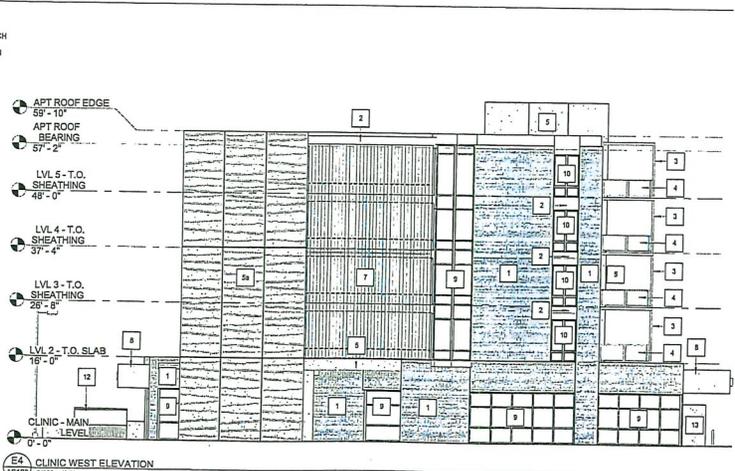
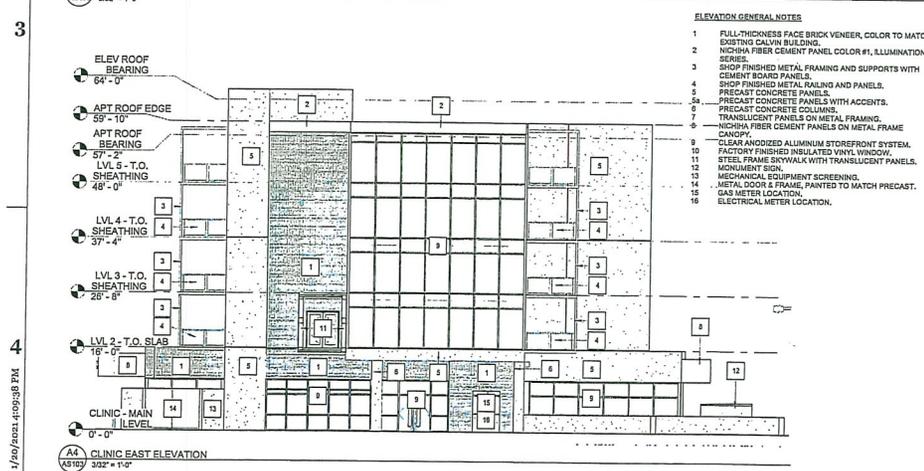
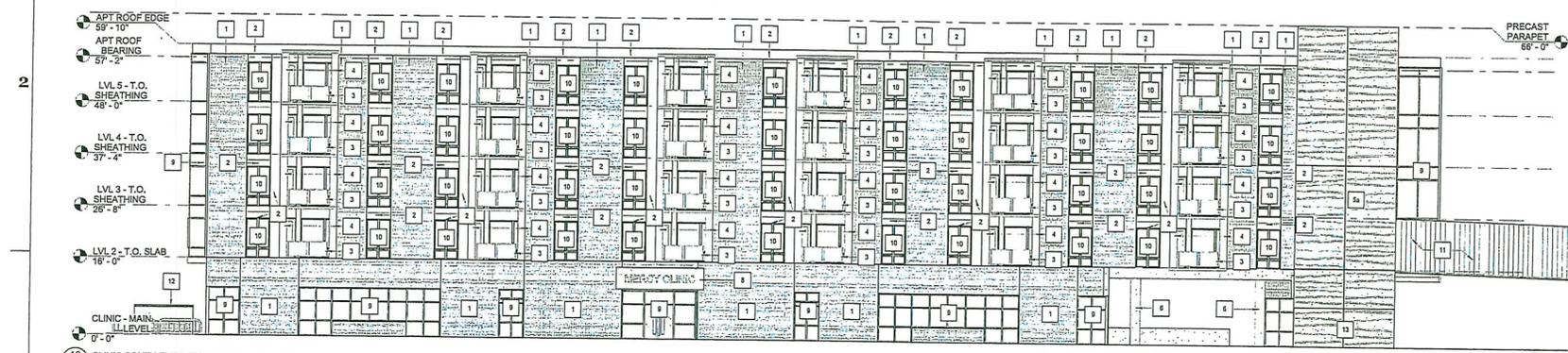
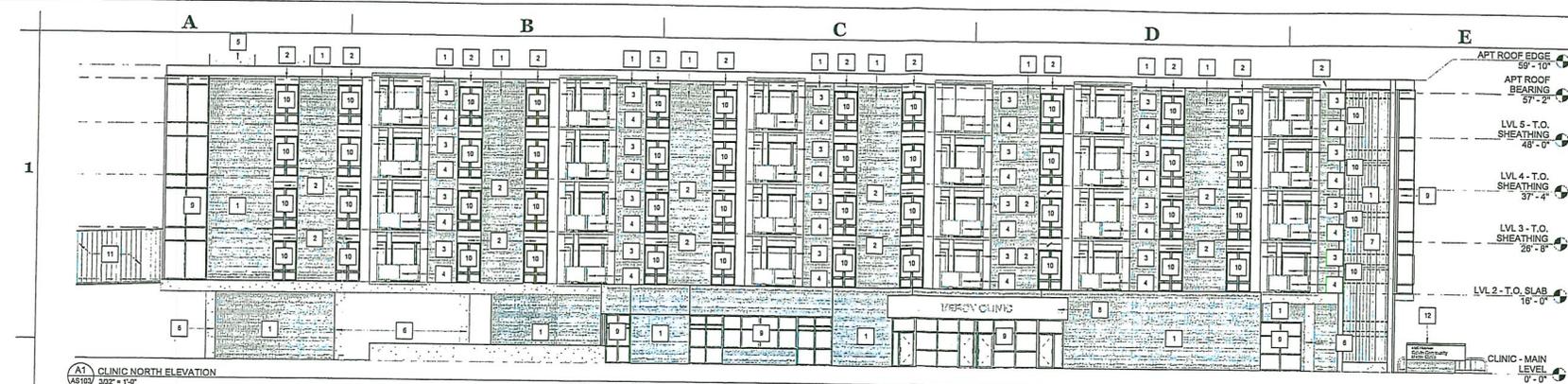
GTG C Job # --

Project:
CALVIN COMMUNITY PUD AMENDMENT

ELEVATIONS

AS102

1/20/2021 4:09:29 PM



- ELEVATION GENERAL NOTES**
- 1 FULL-THICKNESS FACE BRICK VENEER, COLOR TO MATCH EXISTING CALVIN BUILDING.
 - 2 NICHHA FIBER CEMENT PANEL COLOR #1, ILLUMINATION SERIES.
 - 3 SHOP FINISHED METAL FRAMING AND SUPPORTS WITH CEMENT BOARD PANELS.
 - 4 SHOP FINISHED METAL PANELING AND PANELS.
 - 5 PRECAST CONCRETE PANELS WITH ACCENTS.
 - 6 PRECAST CONCRETE COLUMNS.
 - 7 TRANSLUCENT PANELS ON METAL FRAMING.
 - 8 NICHHA FIBER CEMENT PANELS ON METAL FRAME CANOPY.
 - 9 CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM.
 - 10 FACTORY FINISHED INSULATED VINYL WINDOW.
 - 11 MONUMENT SIGN.
 - 12 MECHANICAL EQUIPMENT SCREENING.
 - 13 METAL DOOR & FRAME, PAINTED TO MATCH PRECAST.
 - 14 GAS METER LOCATION.
 - 15 ELECTRICAL METER LOCATION.



Client
 Calvin Community
 4310 Hickman RD
 Des Moines, IA, 50310

Project
 Calvin Community PUD
 4310 Hickman RD
 Des Moines, IA, 50310

Architect
 GTG Architects, LLC
 6555 Merle Hay Road
 Johnston, IA 50131
 515-528-8178

Revision Schedule	
Date	Description
1/21/2021	

Project Status: FOR APPROVAL
 GTG A Job # 201096
 GTG C Job # --
 Project:
 CALVIN COMMUNITY PUD AMENDMENT

ELEVATIONS

AS103

1/20/2021 4:05:38 PM

A

B

C

D

E

1

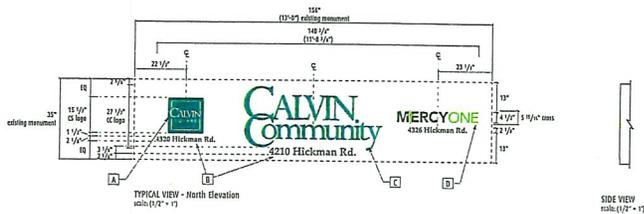


PHOTO RENDERING
scale: 1/8" = 1'-0"

PRODUCT CODE: ASI UPS/UV Series
OVERALL SIZE: 35' x 140-3/8"

- A) 1/4" flat-cut aluminum logo shape, painted PMS 322 C + Series, painted edges
- B) logo graphics, 1/8" surface cut white vinyl applied to face
- C) 1/4" flat-cut aluminum letters, painted SC-905 Black, painted edges Palatino Bold, Inr/Numbers (based on "R")
- D) 1/4" flat-cut aluminum logo (6 pieces), painted PMS 328 C + Series, painted edges
- E) 1/4" flat-cut aluminum logo, painted per art, PMS 3305 C + Series and PMS 2292 C + Series, edges painted to match

COLOR SCHEDULE

- SC-905 Black
- PMS 3305 C + Series
- PMS 2292 C + Series
- PMS 328 C + Series

MOUNTING: Concealed studs to existing monument

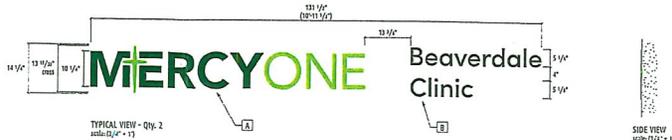


PHOTO RENDERING - South Elevation
scale: 1/8" = 1'-0"



PHOTO RENDERING - North Elevation
scale: 1/8" = 1'-0"

PRODUCT CODE: ASI UPS Series
OVERALL SIZE: 14'-0" x 131'-1/2"

- A) 1/4" flat-cut aluminum logo, painted per art, PMS 3305 C + Series and PMS 2292 C + Series, edges painted to match
- B) 1/4" flat-cut aluminum letters, painted SC-905 Black, painted edges Solfa Pro Medium, Inc.

SIDE VIEW
scale: 1/2" = 1'-0"

COLOR SCHEDULE

- SC-905 Black
- PMS 3305 C + Series
- PMS 2292 C + Series

2

A3 MONUMENT SIGN NORTH ELEVATION
1/2" = 1'-0"

C2 ENTRY SIGNS
3/4" = 1'-0"

3

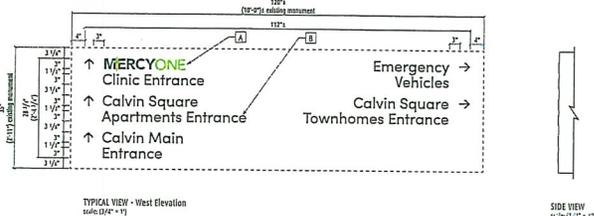


PHOTO RENDERING
scale: 1/8" = 1'-0"

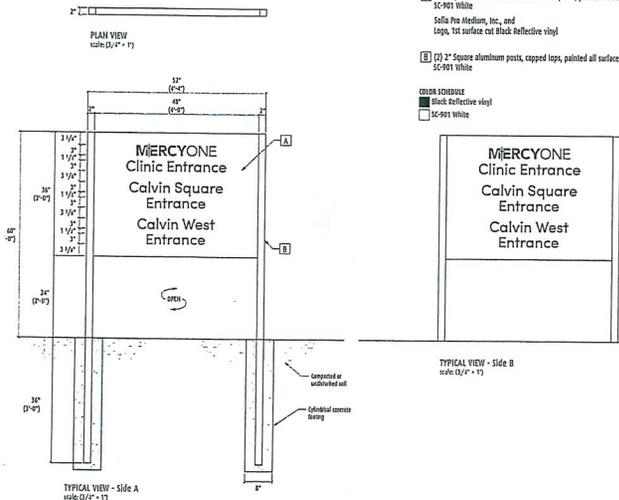
PRODUCT CODE: ASI UPS Series
OVERALL SIZE: 78-3/4" x 112"

- A) 1/4" flat-cut aluminum logo, painted per art, PMS 3305 C + Series and PMS 2292 C + Series, edges painted to match
- B) 1/4" flat-cut aluminum letters, painted SC-905 Black, painted edges Custom arrows, and Solfa Pro Medium, Inc.

COLOR SCHEDULE

- SC-905 Black
- PMS 3305 C + Series
- PMS 2292 C + Series

MOUNTING: Concealed studs to existing monument



TYPICAL VIEW - Side A
scale: 1/2" = 1'-0"

TYPICAL VIEW - Side B
scale: 1/2" = 1'-0"

PRODUCT CODE: ASI Legacy Post and Panel/Double Face Series
OVERALL SIZE: 60" x 52"

- A) 2" Deep fabricated double-face aluminum panel, painted all surfaces SC-901 White
- B) Solfa Pro Medium, Inc. and Logo, 1/8" surface cut black reflective vinyl
- C) 2" Square aluminum posts, capped tops, painted all surfaces, SC-901 White

COLOR SCHEDULE

- Black Reflective vinyl
- SC-901 White

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A4 MONUMENT SIGN WEST ELEVATION
3/4" = 1'-0"

C4 PANEL SIGN
3/4" = 1'-0"

Client
Calvin Community
4210 Hickman Rd
Des Moines, IA, 50310

Project
Calvin Community PUD
4346 Hickman RD
Des Moines, IA, 50310

Architect
GTG Architects, LLC
6506 Merle Hay Road
Johnston, IA 50131
515-928-8178

Revision Schedule	
Date	Description
1/21/2021	

Project Status: FOR APPROVAL
GTG A Job # 201096
GTG C Job # --
Project:
CALVIN COMMUNITY PUD AMENDMENT

SIGNAGE

AS104

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