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Date October 18, 2021

RESOLUTION HOLDING HEARING ON REQUEST FROM KENYON HILL RIDGE, LLC FOR THE 1ST AMENDMENT TO THE RUBY ROSE RIDGE PUD CONCEPTUAL PLAN FOR PROPERTY LOCATED IN THE VICINITY OF 2401 EAST 50TH COURT

WHEREAS, on October 4, 2021, by Roll Call No. 21-1478, the City Council received a communication from the City Plan and Zoning Commission advising that at a public hearing held on September 16, 2021, its members voted 13-0 in support of a motion to recommend **APPROVAL** of a request from Kenyon Hill Ridge LLC (owner), represented by Dean Quirk (officer), for the 1st Amendment to the Ruby Rose Ridge Planned Unit Development (PUD) Conceptual Plan for property located in the vicinity of 2401 East 50th Court ("Property"), to allow development of a 6.27-acre portion of the Property "Area C" with approximately 65 housing units within approximately 11 row house residential structures, subject to the following revisions:

- 1. Replacement of the proposed maximum building coverage standard for Area C with a statement indicating that building coverage and impervious area maximums shall be regulated by the applicable rowhouse standards found in Chapter 135: Planning and Design Ordinance.
- 2. Provision of a note that states foundation plantings shall be provided for each rowhouse unit.
- 3. Provision of a note that states that Area C shall be landscaped to meet and/or exceed the applicable landscaping standards found in Chapter 135: Planning and Design Ordinance.
- 4. Provision of a note that states that the developer is responsible for all costs and connection fees associated with the sanitary sewer connections and all costs associated with constructing the necessary water connections.
- 5. Provision of a note that states all utilities shall be provided underground, where reasonably practicable, in accordance with Chapter 135: Planning and Design Ordinance.
- 6. Provision of a note that states sidewalk shall be provided along East 50th Court and Northeast 23rd Avenue (Easton Boulevard) including the frontage along the adjoining outlot and Lot 1.
- 7. Provision of a note that states fencing within Area C shall comply with the applicable standards found in Chapter 135: Planning and Design Ordinance, with any permitted chain link fencing being limited to black vinyl clad.
- 8. Provision of a note that states that trash and recycling for Area C shall be residential roll outs in nature and shall be located within a setback or on a street-facing façade.
- 9. Provision of a note that states mechanical, meters, transformers or similar items shall be screened and shall not be located on a street-facing façade.
- 10. The front façade of any rowhome constructed on Lots 51-65 shall be oriented towards East 50th Court. These units shall utilize a rear loaded garage design. Each unit shall have a direct sidewalk connection to the public sidewalk along East 50th Court.
- 11. Provision of a note that states each rowhouse shall have an attached garage.
- 12. Provision of a note that states any building constructed in Area C shall comply with the applicable architectural design standards found in Chapter 135: Planning and Design Ordinance; and

WHEREAS, the Property is legally described as follows:

LOT 1, LOT 2, AND OUTLET B in RUBY ROSE RIDGE PLAT 1, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA; and



Agenda Item Number 50

Date October 18, 2021

WHEREAS, on October 4, 2021, by Roll Call No. 21-1478, it was duly resolved by the City Council that the request to approve a 1st Amendment to the Ruby Rose Ridge PUD Conceptual Plan be set down for hearing on October 18, 2021 at 5:00 P.M., in the Council Chambers; 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 proposed PUD Conceptual Plan amendment; and

WHEREAS, in accordance with said notice, those interested in said proposed PUD Conceptual Plan amendment both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

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 and all statements of interested persons and arguments of counsel, any objections to the proposed 1st Amendment to the Ruby Rose ridge Planned Unit Development (PUD) Conceptual Plan are hereby overruled, and the hearing is closed.
- 2. The proposed 1st Amendment to the Ruby Rose Ridge Planned Unit Development (PUD) Conceptual Plan, as on file in the Development Services Department, is hereby found to be in conformance with PlanDSM: Creating Our Tomorrow Plan and is hereby approved.

MOVED BY _____ TO ADOPT.

FORM APPROVED: Judy K. Parks-Kruse, Assistant City Attorney

(ZON2021-000016)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT	CERTIFICATE	
COWNIE						
BOESEN					I, P. Kay Cmelik, City Clerk of said City, hereby	
GATTO					certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among	
GRAY					other proceedings the above was adopted.	
MANDELBAUM						
VOSS					IN WITNESS WHEREOF, I have hereunto set my	
WESTERGAARD					hand and affixed my seal the day and year first above written.	
TOTAL						
MOTION CARRIED	-		API	PROVED		
Mayor				Mayor	City Clerl	
				1		



September 28, 2021

Communication from the City Plan and Zoning Commission advising that at their September 16, 2021 meeting, the following action was taken regarding a request from Kenyon Hill Ridge, LLC (owner), represented by Dean Quirk (officer), for review and approval of the 1st amendment to the Ruby Rose Ridge PUD Conceptual Plan, for property located in the vicinity of 2401 East 50th Court, to allow development the 6.27-acre "Area C" with approximately 65 housing units within approximately 11 rowhouse residential structures.

COMMISSION RECOMMENDATION:

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

After public hearing, the members voted 13-0 as follows:

APPROVAL of the "Ruby Rose Ridge" PUD Conceptual Plan subject to the following revisions:

1. Replacement of the proposed maximum building coverage standard for Area C with a statement indicating that building coverage and imperious area maximums shall be regulated by the applicable rowhouse standards found in Chapter 135: Planning and Design Ordinance.

- 2. Provision of a note that states foundation plantings shall be provided for each rowhouse unit.
- Provision of a note that states Area C shall be landscaped to meet and/or exceed the applicable landscaping standards found in Chapter 135: Planning and Design Ordinance.
- 4. Provision of a note that states that the developer is responsible for all costs and connection fees associated with the sanitary sewer connections and all costs associated with constructing the necessary water connections.
- 5. Provision of a note that states all utilities shall be provided underground, where reasonably practicable, in accordance with Chapter 135: Planning and Design Ordinance.
- Provision of a note that states sidewalk shall be provided along East 50th Court and Northeast 23rd Avenue (Easton Boulevard) including the frontage along the adjoining outlot and Lot 1.
- 7. Provision of a note that states fencing within Area C shall comply the applicable standards found in Chapter 135: Planning and Design Ordinance, with any permitted chain link fencing being limited to black vinyl clad.
- 8. Provision of a note that states that trash and recycling for Area C shall be residential roll outs in nature and shall not be located within a setback or on a street-facing façade.
- 9. Provision of a note that states mechanical, meters, transformers or similar items shall be screened and shall not be located on a street-facing façade.
- 10. The front façade of any rowhome constructed on Lots 51-65 shall be oriented towards East 50th Court. These units shall utilize a rear loaded garage design. Each unit shall have a direct sidewalk connection to the public sidewalk along East 50th Court.
- 11. Provision of a note that states each rowhouse shall have an attached garage.
- 12. Provision of a note that states any building constructed in Area C shall comply with the applicable architectural design standards found in Chapter 135: Planning and Design Ordinance. (ZONG-2021-000016)

Written Responses 1 in Favor 12 in opposition

Community Development Department • 1 515.283.4182

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the "Ruby Rose Ridge" PUD Conceptual Plan subject to the following revisions:

- 1. Replacement of the proposed maximum building coverage standard for Area C with a statement indicating that building coverage and imperious area maximums shall be regulated by the applicable rowhouse standards found in Chapter 135: Planning and Design Ordinance.
- 2. Provision of a note that states foundation plantings shall be provided for each rowhouse unit.
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- 11. Provision of a note that states each rowhouse shall have an attached garage.
- 12. Provision of a note that states any building constructed in Area C shall comply with the applicable architectural design standards found in Chapter 135: Planning and Design Ordinance.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

- 1. **Purpose of Request:** The proposed 1st amendment to the PUD Conceptual Plan "Ruby Rose Ridge" would allow development of the 6.27-acre "Area C" with approximately 65 housing units within approximately 11 eleven row home structures containing three (3) to eight (8) units. The development would be accessed two access drives off of East 50th Court.
- 2. Size of Site: 6.27 acres.
- 3. Existing Zoning (site): "PUD", Planned Unit Development.
- **4. Existing Land Use (site):** The site contains a single-family dwelling. The balance of the site is graded land for residential development.

5. Adjacent Land Use and Zoning:

- North "Woods at Cooper Creek PUD"; Use is currently agricultural production but will eventually be single-family residential.
- **South** "R-3" (Pleasant Hill); Use is the Copper Creek golf course community with a mix of single-family and townhome dwellings.
- East "LDR" (Polk County); Uses are single-family residential.

West - "Woods at Cooper Creek PUD"; Uses are single family residential.

- 6. General Neighborhood/Area Land Uses: The subject property is located to the north of NE 23rd Avenue (Easton Boulevard) in an area that includes a mix of low-medium density residential and low density residential uses.
- 7. Applicable Recognized Neighborhood(s): The subject property is not located within 250 feet of any recognized neighborhood. All neighborhoods were notified of the public hearing by mailing of the Preliminary Agenda on August 27, 2021. Additionally, separate notifications of the hearing for this specific item were mailed on August 27, 2021 (20 days prior to the hearing) and September 3, 2021 (10 days prior to the hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. The Final Agenda for the hearing was mailed to all recognized neighborhoods on September 10, 2021.

The applicant can provide a summary of the neighborhood meeting at the public hearing.

8. Relevant Zoning History: None.

- **9. PlanDSM: Creating Our Tomorrow Land Use Plan Designation:** The portion of the PUD that is to be amended is designated as Low-Medium Density Residential. Adjoining properties within the City of Des Moines that are west and north of the amended area have the Low-Density Residential designation.
- **10. Applicable Regulations:** The Commission reviews all proposals to amend zoning regulations or zoning district boundaries 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, and taking into consideration the criteria set forth in Chapter 18B of the Iowa Code. The Commission may recommend that certain conditions be applied to the subject property if the property owner agrees in writing, in addition to the existing regulations. The recommendation of the Commission will be forwarded to the City Council.

The application, accompanying evidence and 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 this division 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 Conceptual Plan and request for rezoning 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. PlanDSM Creating Our Tomorrow Future Land Use Plan Designation: The proposed PUD Conceptual Plan amendment redesignates 6.27 acres from multiple-family residential development to single-family row home development (5.7 acres) and existing single-family dwelling (.57 acres) within Area C. The land use designation shall remain Low-Medium Density Residential as previously approved, which allows for development up to 12 dwelling units per acre. Both Areas A and B will remain in accordance with the originally approved PUD Conceptual Plan.

The proposed density of Area C (65 units on 5.7 acres, or 11.4 units per acre), fits within the "Low-Medium Density Residential" which allows for development of over 12 dwelling units per acre.

2. Bulk Regulations: The proposed amendment would maintain the current standards for the one household lots within Area A and the bi-attached lots in Area B. The minimum lot area for the one household lots is 7,500 square feet and is 3,800 square feet for the bi-attached lots. The minimum lot width requirement for the one household lots is 60 feet and is 35 feet for the bi-attached lots.

The submitted Conceptual Plan amendment demonstrates that Area C would contain 65 multiple-family residential units within eleven structures containing three (3) to eight (8) units. Each lot would have to comply with the following minimums:

- Lot area: 1,700 square feet
- Lot width: 26 feet
- Side yard setback: 5 feet
- Maximum building coverage: 65%

The submittal indicates these standards are from those applicable in the NX2 District for this type of development. The NX2 District limits building coverage area to a maximum of 45% with total impervious area (building & pavement) to 65% for Row Building and Flat Building Types. Staff believes that the Conceptual Plan should be corrected to match the correct code reference.

- **3. Natural Site Features:** The subject property contains vegetation along drainage ways and fence lines. The PUD Conceptual Plan states that all tree removal will be in accordance with the City's Tree Removal and Mitigation Ordinance. It also states that a soils report and stormwater runoff control plan per City Code Section 106-136 is required and that all grading is subject to an approved grading permit and soil erosion control plan.
- **4. Landscaping:** The landscaping standards listed on the submitted amendment focus on Areas A & B and do not address Area C. Staff believes that foundation plantings should be provided for each rowhouse unit and that the overall site should be landscaped in accordance with the applicable standards found in Chapter 135 of City Code.
- 5. Stormwater Management: The PUD Conceptual Plan provides multiple stormwater detention areas throughout the development. The final stormwater management plan would be approved with any PUD Final Development Plan or Preliminary Plat.
- 6. Utilities: There currently is City of Des Moines owned sanitary sewer located adjacent to this property in East 50th Court.

Staff recommends that the PUD Conceptual Plan state the developer is responsible for all costs and connection fees associated with the sanitary sewer connections and all costs associated with constructing the necessary water connections.

Staff recommends that the PUD Conceptual Plan state all utilities shall be provided underground, where reasonably practicable, in accordance with Chapter 135: Planning and Design Code.

7. Traffic/Street System: Prior to the submittal of the application, a traffic impact study was completed. Traffic capacity and queuing were found to be sufficient as designed to handle flow of traffic for each analyzed scenario and no traffic control changes or roadway geometric changes are required to maintain capacity. The PUD Conceptual Plan states that 5-foot wide sidewalks shall be provided along both sides of all public streets and that adequate pedestrian connections will be provided within Area C.

Staff recommends that the PUD specify sidewalk to be provided along East 50th Court and Easton Boulevard inclusive of the existing one household home that fronts NE 23rd Avenue.

8. Fencing: The PUD Conceptual Plan states any fence shall be in accordance with the fencing standards applicable in the "R1-60" District, so long as any chain link fence

shall have black vinyl-cladding. Staff recommends that the standards in Chapter 135 be referenced for fencing in Area C.

- **9.** Architectural Guidelines: The Conceptual Plan does not provide specific architectural guidelines for the row-house dwellings in Area C. Staff recommends approval subject to the design standards listed in Section III of this report.
- **10. Fire Protection:** The approved PUD Conceptual Plan states that any number of residential units built in excess of 30 units shall have approval by the Fire Marshall under alternate design for sprinkling last eight units or with an approved secondary fire access drive.
- **11.Additional Information:** The PUD Conceptual Plan does not state how trash and recycling shall be handled. Staff recommends that the PUD state that trash and recycling shall be residential roll outs in nature and shall not be located within a setback or on a street-facing façade.

The PUD Conceptual Plan does not address how mechanical or similar equipment is to be handled. Staff recommends that the PUD state that mechanical, meters, transformers or similar shall be screened and shall not be located on a street-facing façade.

The PUD Conceptual Plan states the development shall be permitted to have one (1) entrance freestanding monument sign at the street connection along NE 23rd Avenue (Easton Blvd), where the sign shall be no greater than 24 square feet in area, shall not be illuminated, shall not be located within any required vision clearance triangle, and shall be constructed primarily of masonry materials with a design approved by the City's Planning Administrator.

SUMMARY OF DISCUSSION

<u>Dory Briles</u> asked if any member of the public or the commission desired to speak on the item. No one requested to speak.

COMMISSION ACTION:

<u>Carolyn Jension</u> made a motion for approval of the "Ruby Rose Ridge" PUD Conceptual Plan subject to the following revisions:

- 1. Replacement of the proposed maximum building coverage standard for Area C with a statement indicating that building coverage and imperious area maximums shall be regulated by the applicable rowhouse standards found in Chapter 135: Planning and Design Ordinance.
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- 12. Provision of a note that states any building constructed in Area C shall comply with the applicable architectural design standards found in Chapter 135: Planning and Design Ordinance.

Motion passed: 13-0

Respectfully submitted,

But Det

Bert Drost, AICP Deputy Planning & Urban Design Administrator

BAD:tjh

Kenyon Hill Ridge, LLC, Vicinity of 2401 East 50th Court

ZONG-2021-000016



1 inch = 192 feet

Kenyon Hill Ridge, LLC, Vicinity of 2401 East 50th Court

ZONG-2021-000016



1 inch = 192 feet

ZONG-2021-000016 8-8-21 Date: Item: Please mark one of the following Staff Use Only I am in favor of the request am not in favor of the request RECEIVED COMMUNITY DEVELOPMENT Signature: SEP 13 2021 Name: 0 Address: 🥏 Reason for opposing or approving this request may be listed below: 3 Inc ZONG-2021-000016 Item: Date: Please mark one of the following Staff Use Only I am in favor of the request I am not in favor of the request RECEIVED COMMUNITY DEVELOPMENT Signature: SEP 13 2021 Name: 51St pl Address: 2424 Reason for opposing or approving this request may be listed below: Property VACU an ncreased laxes

	ZONG-2021-000016	Date: <u>9-8-21</u>
	Please mark one of the following I am in favor of the request I am not in favor of the request Signature: QUAR Pack Name: ALCE PACK Address: 2410 NE 515TcRt Reason for opposing or approving this request may be lipsed	Staff Use Only RECEIVED COMMUNITY DEVELOPMENT SEP 1 3 2021
-	ZONG-2021-000016	Date: 9-10-2021
	ZONG-2021-000016 Item: Please mark one of the following I am in favor of the request I am not in favor of the request Signature: Mame: Stacey I an in favor of the request Stacey Stacey Stacey Stacey Stacey	Date: <u>9-10-2021</u> Staff Use Only RECEIVED COMMUNITY DEVELOPMENT SEP 1 3 2021

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IG-2021-000016 Item Date: Please mark one of the following Staff Use Only l am in favor of the request 🦫 am not in favor of the request RECEIVED COMMUNITY DEVELOPMENT Signature: / SEP 13 2021 Na inte: Address: JUIONE 36 E Reason for opposing or approving this request may be listed below: Con LINNA PC 1000 tor On 0 +0 mu ZONG-2021-0000 5 Date: Item: Please mark one of the following 14 Staff Use Only I am in favor of the request I am not in favor of the request RECEIVED COMMUNITY DEVELOPMENT Signature SEP 13 2021 Name: St Address: 50317 IA N Reason for opposing or approving this request may be listed below:

ZONG-2021-000016 Date: Item: Please mark one of the following Staff Use Only I am in favor of the request I am not in favor of the request RECEIVED COMMUNITY DEVELOPMENT roal Signature JN SEP 13 2021 Name: KIM Address: Reason for opposing or approving this request may be listed below: Apartment or NUY Dans 718CS -a OMO m 108 ZONG-2021-000016 Jent Date: 9 2021 Item: Please mark one of the following Staff Use Only Tam in favor of the request not in favor of the request RECEIVED COMMUNITY DEVELOPMENT Signature: SEP 13 2021 Name: LAURA Whit NE 51AD Address: 2640 Reason for opposing or approving this request may be listed below: Crime Rate in Small area higher 100 Many People lower roperty .t.

hadin der		ate: 9/8/2021
	Please mark one of the following I am in favor of the request I am not in favor of the request Signature: Kustua Name: Kristing Meyer Address: Solo Andrews PI, P. Hill, IA Sozal Reason for opposing or approving this request may be lister	Staff Use Only RECEIVED COMMUNITY DEVELOPMENT SEP 1 3 2021 d below:
	ZONG-2021-000016	0.9.2.
	Item:Da Please mark one of the following I am in favor of the request I am not in favor of the request Signature:	ate: <u>9-9-21</u> Staff Use Only RECEIVED COMMUNITY DEVELOPMENT SEP 13 2021
	Reason for opposing or approving this request may be liste You are preffing too many people & with only 1 outlet / in let (£ 55 ⁴⁴) traffic. Over loaded in frostructure (What zoneing ordinace weeds Amend	in A Small Aren (ct), foo much NE 23ed Ave)

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ZONG-2021-000016 Date: <u>9 - 11 -</u> Item: Please mark one of the following Staff Use Only RECEIVED am not in favor of the request SEP 15 2021 Signature Name: M MA Л Address:

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

ZONG-2021-000016 Date: 9-16-202 Item: Please mark one of the following Staff Use Only I am in favor of the request I am not in favor of the request RECEIVED raio Signature: COMMUNITY DEVELOPMENT Name: C SEP 20 2021 Address: 2 0 0 F, JA 50035-2600 Bonduran Reason for opposing or approving this request may be listed below: omes LLC owys Mu COM 238 00 Mes ZONG-2021-000016 Date: Item: Please mark one of the following Staff Use Only Fam in favor of the request I am not in favor of the request RECEIVED COMMUNITY DEVELOPMENT Signature: 6 SEP 2 0 2021 Name: Address:

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



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PRELIMINARY- NOT FOR CONSTRUCTION



170263-1

6 OF 6

2 Plex Building 3 BR



FRAMING NOTES

OPENINGS LESS THAN 6'-0" IN WOTH - 2-2x10 WTH FLAT 2x4 ON BOTTOM OPENINGS 6'-0" OR GREATER IN WOTH - 2-2x12 UNLESS OTHERWSS. SPECIFIED ON FLANS. SEE DETAIL ON SWEET DI EXTERIOR HEADERS: TRUSSES: INTERIOR HEADERS: RAFTERS: N NON BEARING PARTITION WALLS - 244 3/4" OSB ZX FRAMING TAP CON OR RANSET AND BRACED TO FOUNDATION TES; OSB TO HANG EXTEDID OVER FOUNDATION HALF WAX, PROVIDE FLASHING AND REBER MEMBRING AS ISTUMETL EXTERIOR WALLS: CAP STOOP: NO BRIDGING: SOLID BLOCKING AS REQUIRED BY CODES. SIDING: BASEMENT STAIRS: 2" AWAY FROM FRAMED OR FURRED WALLS - VERFY PER BUILDER. FLASHING: MAIN STAIRS: 1/2" RISERS, 3/4" TREADS WITH 1" OVERHAMS ON FRONT, QLED AND NALED: TREADS HANG OVER DAGS 1 1/2" OR 2 1/4" WITH SART BOARD, SEE DETAL - VERFY HER BULDER. 050 FLUSH FOR 145 BALUSTER PLATE LINUISS SPECIFIED ON FLANS UPPER FLOOR BALCONIES: TUB/SHOWERS: 5, 4 AND 3 EXACT OPENNES, AS NOTED ON PLAN EXTERIOR DOORS: 3/4" OSB SPACER BETWEEN DOOR SILL AND FLOOR DECK, SUDING GLASS DOORS INSTALL DIRECTLY TO FLOOR DECK.

SYMBOLS

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CONCRETE SIDIC SHEET NUMBER STEEL DETAIL NUMBER OF SECTION KEY DWENSIONAL LUNGER BLOOM \sim FINISH CRALE WOOD 5555 B LAMINATED VENEERED LUNBER (UV.) INTERIOR ELEVATION KEY SMEET NUMBER 6.10 PLYWOOD /////// INSULATING SHEATHING CENTEPLIN h FENNY RCD NOLATO FOUND OR DIAMETER с^{ні} HOSE BBB (FREEZE PROOF) \triangle HEADER THP a WATER CLOSET Θ WNDOW MARK LARTH TUB/SHOWER SAND OR GRAVEL FILL 24,223 NOOD STUD PARTITIO \bigcirc LAVATORY 3-244 WOOD POST OR 2-246 DOUBLE SHO ERCI SNILE SN CONCRETE BLOCK

24° G.C. WITH BRACING AS SPECIFIED BY TRUSS MANUFACTURER. All structures shown is sodematic only and to be designed and docadered by trigs herg. Or by fourdes - very for builder truss drawings by others to supercide these drawings. 24" o.e. WITH BRACING AS REQUIRED AND TO BE ENGINEERED BY OTHERS, VAULT 2X 16" o.e. / 2x6 SUD FASCIA, LODKOUTS AS REQUIRED - VEREY, OSE SHEATHING ON ALL DATURING WALLS AND DETERIOR FACE OF ALL GALLES. SHEATHING IS ALSO REGURDED ON THE GUISDIE FACE OF AVIT/ALL WALLS THAT ADJOIN DIGLOBED UNDERLIND SYADES SUCH AS PORCH ROOPS OR ATTIC SPACES. CAULK BEIND WINDOWS AND AND COORS. HOUSE WARP OVER ALL DATEDIOR WALLS AND CAULES: INSTALLED TO BE WATER TIGHT PER WIGK'S SPECIFICATION 2x4 UNDER ROCE ON ALL GARLES. Rubber Flashing 18" wer under Allwann Flashig. Roces and Store Aldre Store Roces and Stores

FOR PLUMBING AND MECHANICAL SYSTEMS. THE FRAMER SHALL ADJUST LAYOUT OR PLACEMENT OF FRAMING MEMBERS TO PROVIDE REQUIRED CLEARANCES FOR ALL MECHANICAL AND PLUMBING SYSTEMS WHILE MAINTAINING STRUCTURAL INTERNITY. FIRE-STOP CEILING LEVEL AT ALL CONCEALED CHASES

ABBREVIATIONS



CI	SHEET INDEX, FRAMING NOTES, GENE DESIGN DATA, AREA SCHEDULE SYMBOLS AND ABBREVIATIONS	RAL NOT
1.1 1.2	<u>UNIT A-R</u> BASEMENT, MAIN AND UP <u>UNIT A-L</u> BASEMENT, MAIN AND UP	
C1.1 C2.1 C3.1 C4.1 C5.1	2. PLEX CLUSTER BASEMENT PLAN MAIN FLOOR PLAN UPPER FLOOR PLAN EXTERIOR ELEVATIONS ROOF PLAN & STAIR SECTIONS	
D1 D2	COMMON WALL SECTIONS DETAILS	
	DESIGN.DESign.DE	X0. PSF

Plex ORAVEL PSE Y SILT, PSE SA_KS ____ CR . N 2500 PSI I. BASEMENT SLABS AND INTERIOR SLAB ON GRADE F. = 2500 PSI BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO WEATHER T PORCHES, CARPORT SLABS AND STEPS EXPOSED IQ. INE. WEATHER AND GARAGE BLOOR SLABS Creek E = 1200 PSL E = 1200 KSL E = 1200 KSL 244_AND_MISS Fb = 1400 PSL C = 1700 KSL 10 = 725 PS Fb = . 800 PSL E = . 1500 KSL Fc = . 500 PSL erford WICHO-LAWS (12) Fe = 2800 PSL ESEDEVIAL CONDITIONAL FOOTNO DAELISCHS: ASSIMITE 2000 F.S.F. GEREURED FOR THE FOTONIS, THE FOLLOWIS AUSTILIE FORME DAILYSONS WILL BE UZD FOR THE SOL CONTINUES SPECIFIED IN THE TABLE BELOW, UNLESS SPECIFIC DURIESING PROBLIDE EAST. SOL BEARING PRESSURE

2+6 STUDS

244 STUD

2,000 P.S.F.

1ASO P.S.F.

1.500 P.S.F.

1,250 P.S.F.

1,000 P.S.F.

THE DIMENSIONS SPECIFIED IN IT DIMENSIONS FOR COMPARTIONALLI STRUCTURES OF ONE OR TWO S

AREA SCHEDULE

MAIN LIVING ARE

TOTAL ALL AREAS

MAIN LIVING AREA UPPER LIVING AREA TOTAL LIVING AREA BASEMENT FINISHED

GARAGE TOTAL ALL AREAS

BASEMENT UNFINISHED

426

UPPER LIVING AREA TOTAL LIVING AREA BASEMENT FINISHED

BASEMENT UNFINISHED

AREA SCHEDULE

		Ľ,		
	CONVENTIONAL FOOTING DIVENSION & REINFORCEMENT	G		
	8"x 16" WTH TWO /H REINFORCEVIDIT BARS	\leq		
	9"x 20" WITH TWO #4 REINFORCEMENT BARS	-		
	10"x 24" with two JS Reinforcement Baks	Builder: JOHN L	ARSON	
	11"+ 20" MTH THREE AS RENFORCEMENT DATS	DEVELOPMENT [515] 664.2592		
	12"x 32" WITH THREE AS REINFORCEMENT BARS	Project No.:	30601321	
-	inclusion page	Date:	04.12.21	
IS TABLE ARE TYPICALLY ACCEPTED Y DESIGNED SINCLE FAMILY DWELLING		Drawn By:	99	
0R	ES IN HEIGHT INTENDED TO BE	Revisions:	04.14.21	
NON-EXPANSIVE SOLS.				
			-	
		Sheet Tille:		
		COVER SHEE	π	

Sheet No.: C1

ALL STRUCTURE AND BEAMS TO BE SIZED BY TRUSS OR JOIST MANUFACTURER

GENERAL NOTES

2009: A. Dador shall be responsible for grading of siles and lots. B. Parform excernition excerning to grout common countraction practices to the lives, grades and directions beloched on thrange. C. Provide all grademainty is control lamities an regarding down.

crats shall be designed and specified by others.

(SCHEY) A. Bitck Venear 1. Provide modular also brick venear units complying with governing codes. Dick lype which be specified by Bulder. 2. Provide monter in accordance with governing codes.

- LS I structural steel shall comply with appropriate governing codes. 7 AND PLASTICS
- 000. AID INSTEE Under om inneutrichtenforghenend wood product abst., is addition is camping with gemeining aufst, ammer with 1. Threads in bulkers in the month. 2. Thread Sectionalism and Section and Section and Section 2. Thread Sectionalism and Section and Record Ammeritation for Reventation 2. American North Research and Record Ammeritation for Reventation of promotion promote bulkers and April 2016. Section Reventation of promotion promote bulkers and April 2016.
- Initial. A 21 work fielded is "for-strated" shall be for-strated, pensare initial. A 21 work fielded is a for strategy a resulting to a strategy of exceeding the latering exceeding the A 21 a latering provide the strategy of the strategy of the strategy of the strategy of the association and learns and be free from path, advant of shalls. 2. All hashes net learns and be free from path, advant of shalls. 3. All hashes net learns and be free from path, advant of shalls.

3. Only plane melogies for wells: extrany usine and all all structures. Later barry two merces average barry to the off p = barry Section that there is a structure of p = barry Section that there is a structure of p = barry Section that there is a structure of p = barry Section that there is a structure of p = barry Section that there is a structure of p = barry Section there is a structure of p = ba

- All and pilot parts in control or manary and it is all desp-making insists in majori different to all an advanced to plate. The second Second

- Uterial nature come was an part Exterior frame wate: a. 2x4: glass Rev, botts, R-20. Uters noted attervise on plana. b. 2x6: glass Rev, botts, R-21 (Win.). Unless noted otherwise on plana.

 $_{\rm b}$ Lee de mis, kth. 1-2 (de.). Then solid showing in part. Alternative set of the solid showing in part. The solid show in part was a the solid showing in part. The solid showing in part is part to part the solid showing in part. The solid showing inpart to part to part

oundation mainture protection 1. Waterproof houndation wait as specified by Builder. 2. Sump pit and pump as specified by Builder and as shown an Drawings. 1. Performent houndation strain like as specified by Builder.

Donn: 1. Dons as follows and as specified by Bulder: a. Entry doors and sidelights: as specified by Bu b. Honse/Garage doors: insulated rised door, Bu c. Download Garage doors: insulated, as specified d. Patio doors (https:/: Mal giass as specified by Bulder. n as follows and as specified by Builder: registering damburn. of the site, style and quantify shown on Drawings. of shall be double-pone insulating dam is living arose. and given is di windows an required by governing codes. 2018 RC R308 is emrogency aroue units an enquired by governing codes. 2018 RC R308 is emrogency aroue units an enquired by governing codes. 2018 RC R308 a emrogency aroue units an enquired by governing codes. 2018 RC R308 aroue and the specified by Bulder. Install all harberare required by gove A control force of the second S cen shall be an follow: --manufactured gas (son-wood burning) (UNO) units of the style and size shown on the He-maniform gran (co-root km/s) (20) and a fine dy and the social plane.
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DAVICAL Genet 1. kformstol and ipsula show on Drawbys are only scherotic h design, and abal be melement by Sub Caritrators, Septiers and Bulding Officials for compliance with generally and good common controllation practices. 2. Caliphrent of Matteria dub a specified Publick. 3. Design on Installation of explorent shall be the reportability of the appropriate learned controllary.

enviceture. 1. Party-1. Party-1. Carlo and wine to dry, report of trajece as quefied by fulder. Seas the and wine to dry, report of trajece as quefied by fulder. Seas the constraints of the state of the state of the state of the state 1. A With supervised and is fulderably entited. 2. A With supervised and the state of provide a minimum of 5 or strapes per trajection. 3. A With Seas and the state and provide a minimum of 5 or strapes per trajection.

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General: I. Information and legands altern on Drawings are only schematic it design, and shall be reviewed by Sub Contractors, Suppliers and Building Officials for compliance with generaling codes and good common contractions practices. 2. Equipment and Infarms shall be specified by Builder. 3. Experiment and Infarms shall be specified by Builder.

conversion. Is hand ground-hall shared where the sequence of the sequence of

FRAMER SHALL PROVIDE CLEAR CHASES

NOTES. LOOR PLANS LOOR PLANS

SHEET INDEX

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