



**Date** ..... January 9, 2023 .....

**RESOLUTION HOLDING HEARING REGARDING REQUEST FROM EASTGATE PLAZA, LLC (OWNER), REPRESENTED BY NORMAN S. WEINSTEIN, FOR REVIEW AND APPROVAL OF AN 8TH AMENDMENT TO EASTGATE PLAZA PUD CONCEPTUAL PLAN, ON PROPERTY LOCATED AT 1514 EAST EUCLID AVENUE, TO ALLOW A CAR WASH USE**

**WHEREAS**, on December 1, 2022, the City Plan and Zoning Commission considered a request from Eastgate Plaza, represented by Norman S. Weinstein, for review and approval of an 8<sup>th</sup> amendment to the PUD Conceptual Plan, on property located at 1514 East Euclid Avenue, to allow a car wash use; and

**WHEREAS**, the City Plan and Zoning Commission voted 13-0 to **APPROVE** an 8<sup>th</sup> amendment to the Eastgate Plaza PUD Conceptual Plan, on property located at 1514 East Euclid Avenue, to allow a car wash use, subject to provision of the following information in the General Notes section on the Eastgate Plaza PUD Conceptual Plan:

1. A note documenting any final design of the required “street-like” appearance of the 60-foot north/south drive easement shall occur at the time the adjacent property to the north is developed.
2. A note outlining time frame and responsibility of the north/south drive along the easterly line of the subject property, as determined, to the satisfaction of the Planning and Urban Design Administrator.
3. Any future construction or development of the site must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of City Code).
4. Foundation plantings shall be provided along the east facade of the building in addition to site plantings in accordance with Chapter 135, Article 7 (Planning and Design Ordinance), of the City Code, as required in the “MX3” District, and shall be reviewed and approved by the City’s Planning and Urban Design Division.

**WHEREAS**, the Property is legally described as follows:

Parcel 2021-223 of Lots 13 and 14 of Brown's Lowland Place, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, as shown in Plat of Survey recorded December 8, 2021, in Book 18898 Page 238, in the Office of the Recorder of Polk County, Iowa.

**WHEREAS**, on December 12, 2022, by Roll Call No. 22-1884, it was duly resolved by the City Council that the request for approval of the 8th Amendment to the Eastgate Plaza PUD Conceptual Plan be set down for hearing on January 9, 2023, at 5:00 p.m., at the City Council Chambers; and



**Date** January 9, 2023

**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 8<sup>th</sup> Amendment to the Eastgate Plaza PUD Conceptual Plan; and

**WHEREAS**, in accordance with said notice, those interested in said proposed 8<sup>th</sup> Amendment to the Eastgate Plaza PUD Conceptual Plan, 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 8<sup>th</sup> Amendment to the Eastgate Plaza PUD Conceptual Plan are hereby overruled, and the hearing is closed.
2. The proposed 8<sup>th</sup> Amendment to the Eastgate Plaza PUD Conceptual Plan is hereby found to be in conformance with PlanDSM: Creating Our Tomorrow Plan and is hereby approved as stated above, subject to conditions set forth above.

MOVED by \_\_\_\_\_ to adopt. SECOND by \_\_\_\_\_.

FORM APPROVED:

/s/ Lisa A. Wieland  
Lisa A. Wieland  
Assistant City Attorney

(ZONG-2022-000082)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
SHEUMAKER				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

**CERTIFICATE**

I, LAURA BAUMGARTNER, Acting 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.

\_\_\_\_\_ Mayor

\_\_\_\_\_ Acting City Clerk

Date January 9, 2023

Agenda Item 45

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

December 6, 2022

Communication from the City Plan and Zoning Commission advising that at their December 1, 2022 meeting, the following action was taken regarding a request from Eastgate Plaza, LLC (owner), represented by Norman S. Weinstein (officer), for review and approval of an 8th amendment to the Eastgate Plaza PUD Conceptual Plan on the property located at 1514 East Euclid Avenue, to allow a car wash use.

**COMMISSION RECOMMENDATION:**

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

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus				X
Dan Drendel	X			
Leah Rudolphi	X			
Dory Briles				X
Abby Chungath	X			
Kayla Berkson	X			
Chris Draper	X			
Todd Garner	X			
Johnny Alcivar	X			
Justyn Lewis	X			
Carolyn Jenison	X			
William Page	X			
Andrew Lorentzen	X			
Emily Webb	X			
Katie Gillette	X			

**APPROVAL** of the request, subject to provision of the following information in the General Notes section on the Eastgate Plaza PUD Conceptual Plan:

1. A note documenting any final design of the required “street-like” appearance of the 60-foot north/south drive easement shall occur at the time the adjacent property to the north is developed.
2. A note outlining time frame and responsibility of the north/south drive along the easterly line of the subject property, as determined, to the satisfaction of the Planning and Urban Design Administrator.

3. Any future construction or development of the site must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of City Code).
4. Foundation plantings shall be provided along the east facade of the building in addition to site plantings in accordance with Chapter 135, Article 7 (Planning and Design Ordinance), of the City Code, as required in the "MX3" District, and shall be reviewed and approved by the City's Planning and Urban Design Division.

## **STAFF RECOMMENDATION TO THE P&Z COMMISSION**

Staff recommends approval of the request, subject to provision of the following information in the General Notes section on the Eastgate Plaza PUD Conceptual Plan:

1. A note documenting any final design of the required "street-like" appearance of the 60-foot north/south drive easement shall occur at the time the adjacent property to the north is developed.
2. A note outlining time frame and responsibility of the north/south drive along the easterly line of the subject property, as determined, to the satisfaction of the Planning and Urban Design Administrator.
3. Any future construction or development of the site must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of City Code).
4. Foundation plantings shall be provided along the east facade of the building in addition to site plantings in accordance with Chapter 135, Article 7 (Planning and Design Ordinance), of the City Code, as required in the "MX3" District, and shall be reviewed and approved by the City's Planning and Urban Design Division.

## **STAFF REPORT TO THE PLANNING COMMISSION**

### **I. GENERAL INFORMATION**

1. **Purpose of Request:** The proposed amendment to the Eastgate Plaza PUD Conceptual Plan would allow construction of a new car wash and express detailing business.

The previous continuances have allowed the applicant to successfully work with staff to achieve a proposed site design that is consistent with the intent of Chapter 135 (Planning and Design Ordinance).

2. **Size of Site:** The subject site is 1.06 acres.
3. **Existing Zoning (site):** "PUD" Planned Unit Development District.
4. **Existing Land Use (site):** The subject site consists of vacant pad sites with some paved area in disrepair. The proposed amendment would be located on the southernmost portion of the parcel.

## 5. Adjacent Land Use and Zoning:

**North** – “PUD”; Use is vacant land (formerly the Eastgate Plaza commercial center).

**South** – “MX3” and “I1”; Uses are a vacant drive-through restaurant and car rental facility (Enterprise Rental Car).

**East** – “PUD”; Use is medical office building (CareMore).

**West** – “PUD”; Use is a fuel station with convenience store (Quik Trip).

**6. General Neighborhood/Area Land Uses:** The subject site is located along the north side of East Euclid Avenue to the east of the intersection with East 14<sup>th</sup> Street (IA Hwy 69). The surrounding area consists of a mix of retail, commercial, institutional, industrial, and residential uses. The subject property is located within a Community Node centered at the East Euclid Avenue and East 14<sup>th</sup> Street intersection.

**7. Applicable Recognized Neighborhood(s):** The subject property is located in Highland Park Neighborhood Association. All neighborhood associations were notified of the public hearing by mailing of the Preliminary Agenda on September 16, 2022 for the October 6, 2022 meeting, and by mailing of the Final Agendas on September 30, 2022; October 14, 2022; November 10, 2022; and November 23, 2022 (for the October 6, 2022; October 20, 2022; November 17, 2022; and December 1, 2022 meetings respectively). Additionally, separate notifications of the hearing for this specific item were mailed on September 16, 2022 (20 days prior to the October 6, 2022 meeting) and on September 26, 2022 (10 days prior to the October 6, 2022 meeting) to the Highland Park 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 Services Department on the date of the mailing. The Highland Park Neighborhood mailings were sent to Sherri Rosener, 1206 Oak Park Avenue, Des Moines, IA 50313.

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

**8. Relevant Zoning History:** The subject property was rezoned to “PUD” on April 20, 1998, at which time a general PUD Conceptual Plan was adopted. It has since been amended seven times. The 6<sup>th</sup> Amendment to the Conceptual Plan (approved October 4, 2021) allows construction of a Burger King restaurant on the pad site immediately to the west of this site. The 7<sup>th</sup> Amendment to the Conceptual Plan (approved March 7, 2022) allows for construction of a medical office building to the northwest of this site.

**9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Community Mixed Use within a Community Node centered at the East Euclid Avenue and East 14<sup>th</sup> Street intersection.

**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. After 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. **Eastgate Plaza PUD Conceptual Plan:** If the proposed amendment to the Eastgate Plaza “PUD” is approved by the City Council, the applicant must submit to the Planning and Urban Design Administrator a revised version of the PUD Conceptual Plan that reflects any conditions of approval.
2. **Utilities:** The subject property has access to all necessary utilities. There are public storm and sanitary sewers within the East Euclid Avenue public right-of-way.
3. **Site Plan Requirements:** Any future development upon the site must be in accordance with a PUD Development Site Plan as reviewed and approved by the City’s Development Services Department. A PUD Development Site Plan has not been submitted for review at this time. The PUD Development Site Plan would ensure that any development complies with all City requirements, including, but not limited to, stormwater management, landscaping, off-street parking, and any other standards required by the PUD Conceptual Plan.
4. **Drainage/Grading:** Future construction must comply with the City’s stormwater management, soil erosion protection, and grading requirements, as approved by the City’s Permit and Development Center’s engineering staff during any PUD Development Site Plan review process.
5. **Access:** The proposed car wash would be accessed by an east/west drive easement extending between two driveway entrances from East Euclid Avenue, which provide access to the entire Eastgate Plaza PUD development. The 6<sup>th</sup> Amendment to the PUD Conceptual Plan requires the easterly north/south drive easement to be constructed to appear to be street-like to the satisfaction of the City’s Planning and Urban Design Administrator, with features such as parallel parking stalls, Class A sidewalks, and street trees.

The PUD Conceptual Plan also indicates cross-access through the property to the north, east, and west within the overall Eastgate Plaza “PUD” District. There is a

substantial undeveloped area within the Eastgate Plaza “PUD” District immediately to the north of the proposed amendment. It is expected that the future redevelopment of this area would utilize the easterly north/south drive easement.

6. **Landscaping:** The proposed PUD Conceptual Plan demonstrates that landscaping and plantings would be provided throughout the site. The applicant has coordinated with the current subject property owner to determine timeline and responsibility of proposed landscaping and design layout of the north/south drive easement along the eastern property line. The proposed layout is compatible with the 6<sup>th</sup> Amendment to the PUD Conceptual Plan, which requires the easterly north/south drive easement to appear to be street-like to the satisfaction of the City’s Planning and Urban Design Administrator, with features such as parallel parking stalls, Class A sidewalks, and street trees.
7. **Urban Design:** The proposed development would consist of a car wash building oriented north/south on the subject site with the short façade of the building facing East Euclid Avenue and the long façade of the building with a 10-foot setback from the east property line, a paved surface parking lot, and three paved pay lanes. The submitted elevations demonstrate building materials would consist of concrete masonry unit blocks and EIFS. The proposed elevations provide sufficient transparency (windows) on the east building façade, per agreement with staff.

## **SUMMARY OF DISCUSSION**

Emily Webb advised item #4 could be considered under the consent agenda. No one was present or requested to speak.

Justyn Lewis made a motion to move item #4 to the consent agenda.

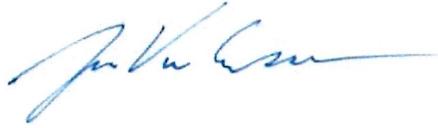
## **COMMISSION ACTION:**

Justyn Lewis made a motion for approval of the request, subject to provision of the following information in the General Notes section on the Eastgate Plaza PUD Conceptual Plan:

1. A note documenting any final design of the required “street-like” appearance of the 60-foot north/south drive easement shall occur at the time the adjacent property to the north is developed.
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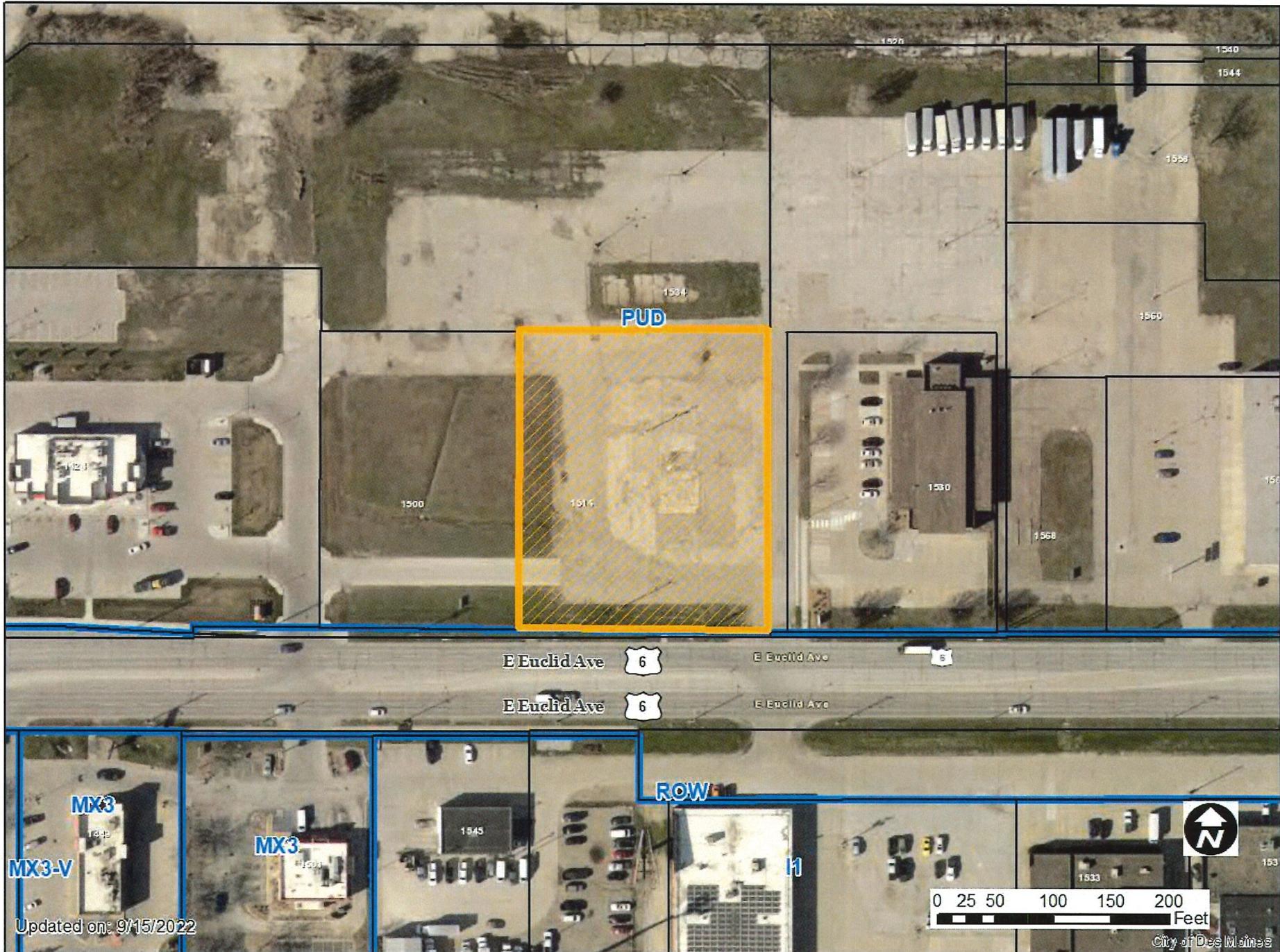
Motion passed: 13-0

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jason Van Essen".

Jason Van Essen, AICP  
Planning & Urban Design Administrator

JMV:tjh



Updated on: 9/15/2022

City of Des Moines

1 inch = 110 feet

45

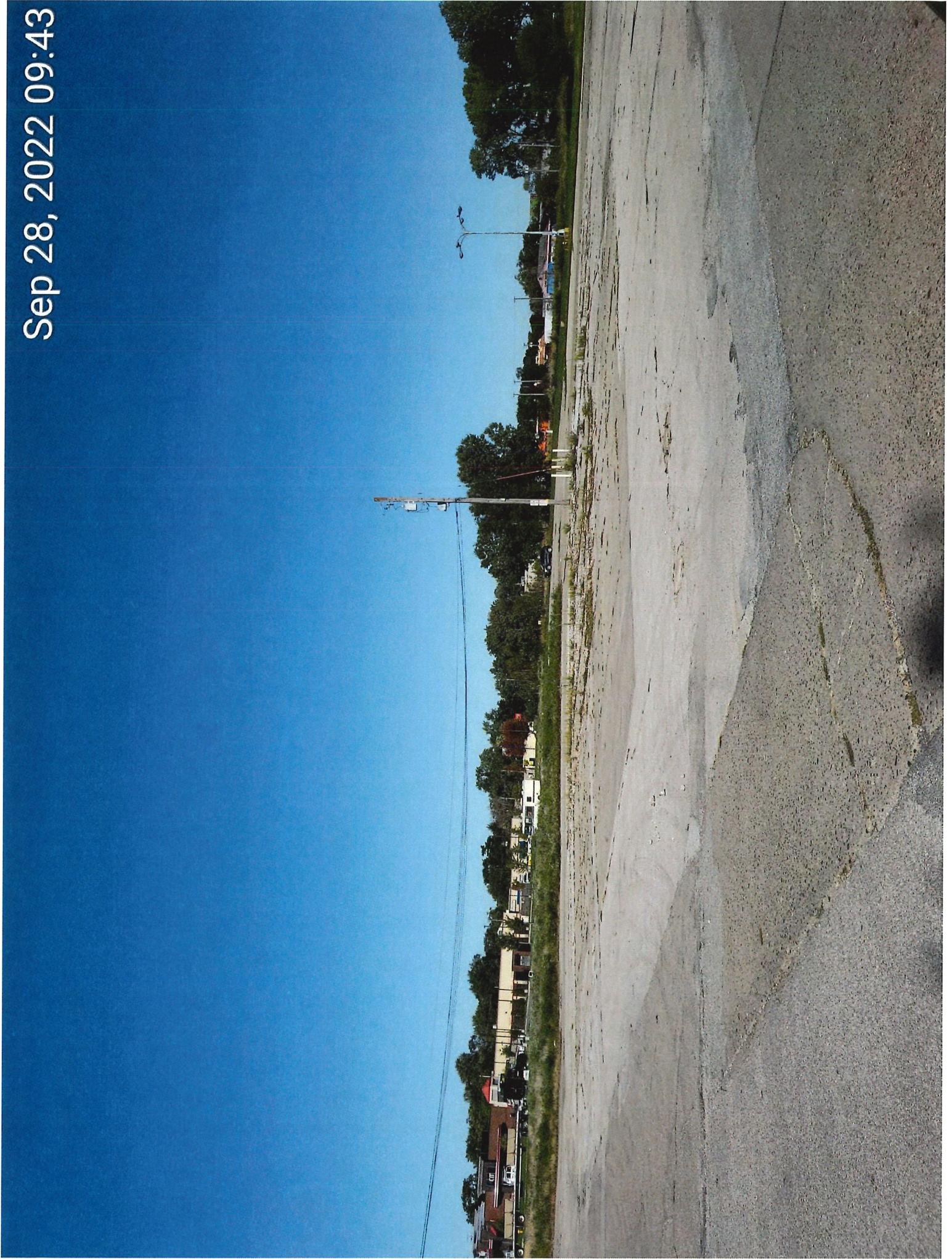
Sep 28, 2022 09:43



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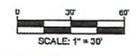








# LANDSCAPE PLAN



### LANDSCAPE NOTES:

1. Contractor shall place sod in all grass/turf areas as shown, and all other disturbed areas.
2. After a stand of grass is established and no more erosion and sediment is expected, concrete curbs shall be cleaned out.
3. The site plan for this project shall meet or exceed industry Standards and Manufacturer's Specifications for even-impervious features.
4. The Contractor shall provide a 1-year maintenance contract for all landscaping and the irrigation system.
5. The planter areas shall have a weed barrier and be covered with landscape gravel of 3" minimum depth. A steel edging shall be used on all landscaped areas within grass areas.
6. The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being correct or complete. The Contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate any existing utilities when conflict with the proposed improvements arises on plans.
7. All unexcavated areas are to receive four inches of topsoil. Contractor to seed, mulch, fertilize, water, and maintain all areas suitable of paved areas that were disturbed during construction until an acceptable stand of grass is established. Contractor shall be responsible to take whatever means necessary to establish permanent soil stabilization.
8. Sod must be well-watered and be completely free from mounds and depressions and reasonably free from other objectionable grasses, weeds, and stones. Seeding and bedding shall be done in accordance with the landscape plan.
9. All plants must be healthy, vigorous material, free of pest and disease.
10. All plants must be container grown or balled and burlapped as indicated in the plant list.
11. All trees must be straight trunked and full headed and meet all requirements specified.
12. All plants are subject to the approval of the owner before, during and after installation.
13. Prior to construction, the Contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. The Contractor is responsible for repairing any and all damage to utilities, structures, etc. which occurs as a result of the landscaping and construction.
14. Contractor is responsible for verifying all quantities shown on these plans before pricing the work.
15. All planter islands and planter areas shall be located with a 3:12:1 slope and seeded to meet the seeding specifications, unless otherwise indicated on these plans.
16. All landscape material must be provided by a local nursery or tree farm within a 100 radius of site.
17. Contractor to adjust plantings accordingly, notify BFA and Owner of any major changes.
18. Proposed plant material is to be selected by the contractor and approved by the Owner prior to construction.
19. Tree locations and planting bed to be located by the contractor and approved by the owner prior to installation.
20. Planting shall not prohibit site drainage requirements.
21. Contractor shall coordinate with owner and City prior to construction to determine if a separate irrigation water meter is needed.
22. The Contractor shall provide a one hour test for irrigation to landscaping and leaves in their Design Build pricing. One irrigation shall be provided for all shrubs/trees, and every irrigation for all wet areas. Drip irrigation shall be installed below the weed barrier. Contractor shall verify with the Developer prior to construction to confirm installation.

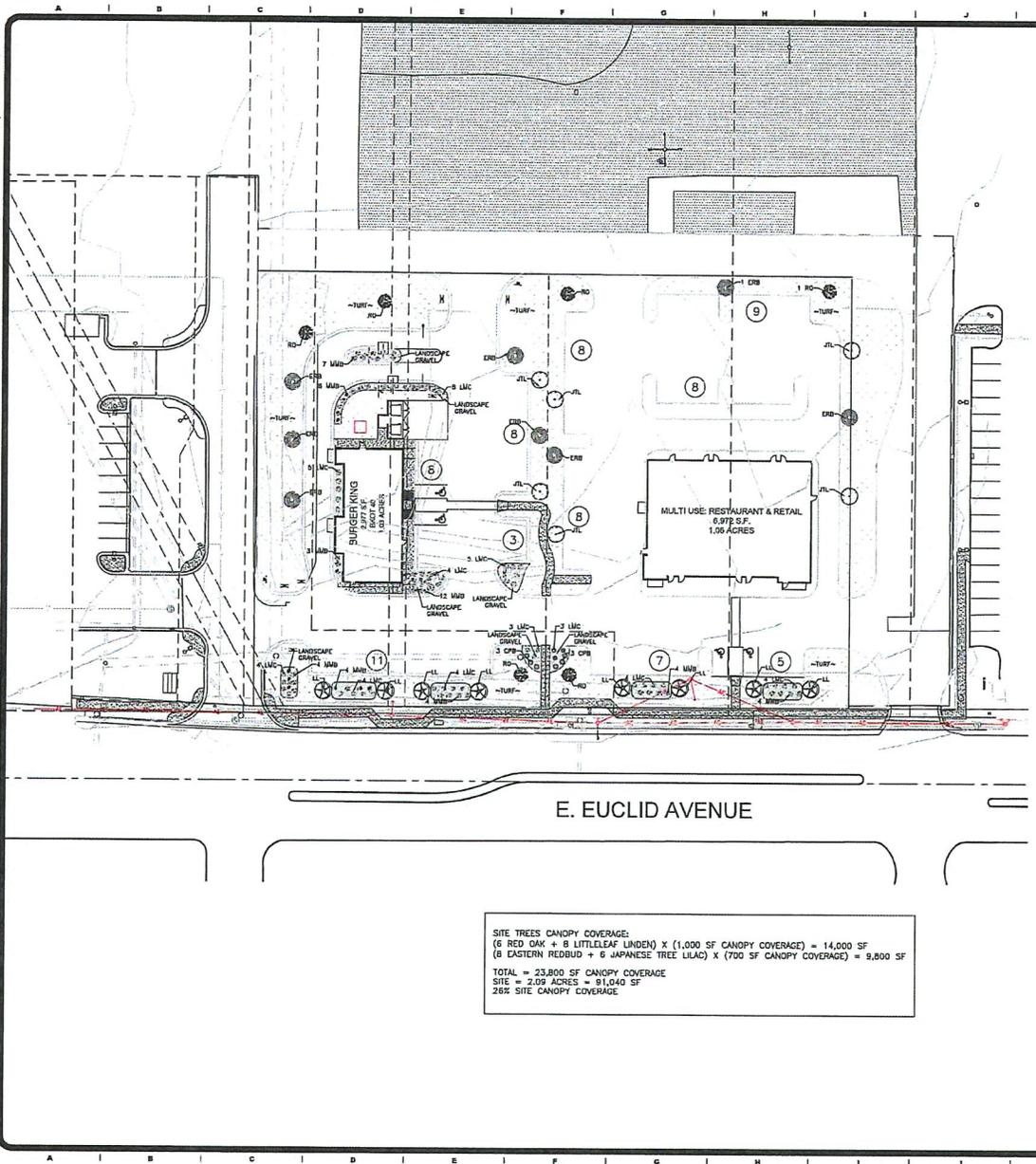
COMMON NAME (PLANT LABEL)	SYMBOL	BOTANICAL NAME	PLANT SIZE	QUANTITY
RED OAK (RO)	RO	QUERCUS RUBRA	1.5" CAL/8 FT	6
LITTLELEAF LINDEN (LL)	LL	TILIA CORDATA	1.5" CAL	6
EASTERN REDBUD (ER)	ER	CERCIS CANADENSIS	1.5 CAL/8 FT	6
JAPANESE TREE LILAC (JL)	JL	SYRINGA RETICULATA	1.5 CAL/8 FT	6
MOIRIS MOSET BERRYWOOD (MB)	MB	BURUL MICROPHYLLA JAPONICA "MOIRIS MOSET"	3 CAL	30
LOW SCAP MOULD CHERRYBERRY (LMC)	LMC	ARONIA MELANOCARPA	3 CAL	48
CHERRY PIVOT BERRYBERRY (CPB)	CPB	BERBERIS THUNBERGII	2 CAL	6
TURF-300		TURF TYPE FESCUE		
LANDSCAPE GRAVEL		1.5"-2" GRANITE LANDSCAPE GRAVEL		

NOTE: ALL QUANTITIES HAVE BEEN PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES.

DESCRIPTION	PROPOSED	EXISTING
ARCHIT. ELECTRIC	—AC—	—AC—
UNDERGROUND ELECTRIC	—UC—	—UC—
UTILITY POLE	—P—	—P—
GAS LINE	—G—	—G—
GUARD POST	—GP—	—GP—
SANITARY EXTERIOR	—SE—	—SE—
SANITARY MANHOLE	—M—	—M—
STORM SEWER	—SS—	—SS—
CATCH BASIN	—CB—	—CB—
JUNCTION BOX	—JB—	—JB—
FLARED END SECTION	—FES—	—FES—
CLEANOUT	—C—	—C—
GRADED INLET	—GI—	—GI—
GUARD RAIL	—GR—	—GR—
CHAINLINK FENCE	—CF—	—CF—
WATERLINE	—W—	—W—
WATER VALVE	—V—	—V—
FIRE HYDRANT	—FH—	—FH—
EGGMENT	—EG—	—EG—

Three working copies prior to the start of any excavation on this site. The Contractor shall contact 1-800-382-5899 for utility location information.

The contractor shall verify and placement of the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan equivalent restrictions for the type of construction required by these plans.



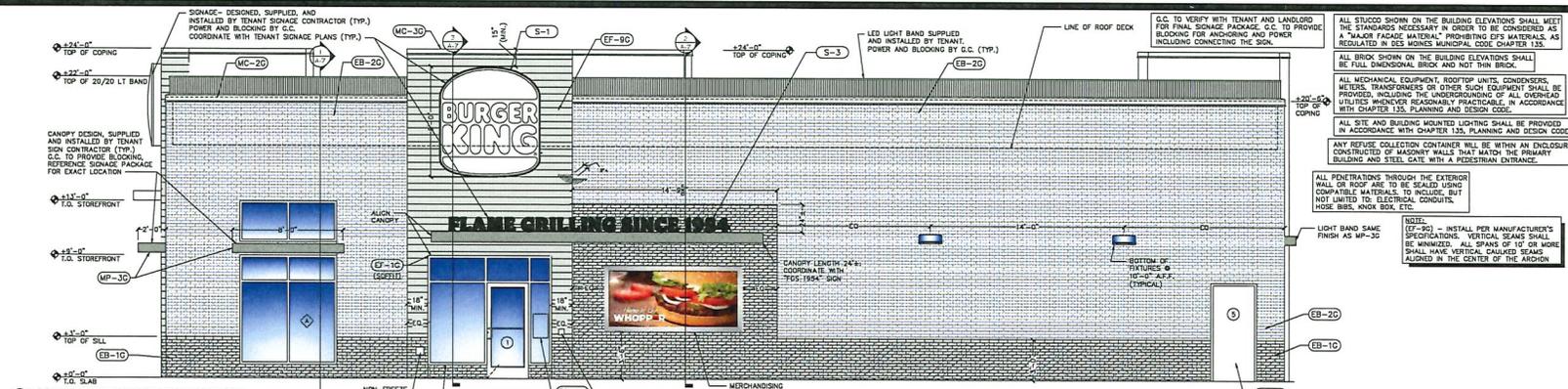
SITE TREES CANOPY COVERAGE:  
 (6 RED OAK + 6 LITTLELEAF LINDEN) X (1,000 SF CANOPY COVERAGE) = 14,000 SF  
 (6 EASTERN REDBUD + 6 JAPANESE TREE LILAC) X (700 SF CANOPY COVERAGE) = 9,800 SF  
 TOTAL = 23,800 SF CANOPY COVERAGE  
 SITE = 2.05 ACRES = 91,040 SF  
 26% SITE CANOPY COVERAGE

**DES MOINES, IOWA**  
 Net Lease Development LLC  
 PO BOX 100843  
 Fort Worth, TX 76185

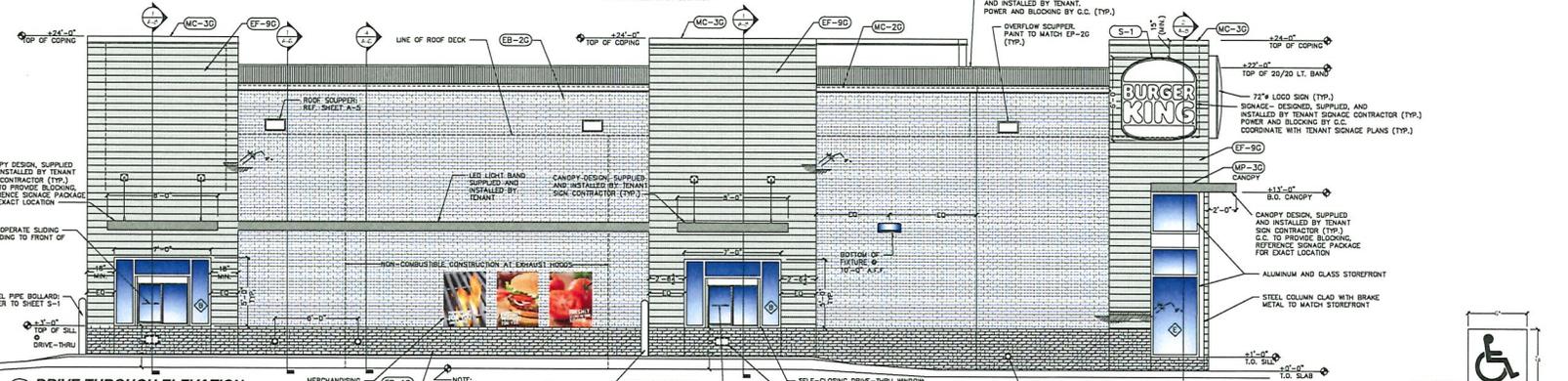
REVISIONS	
1	App:
2	App:
3	App:
4	App:
5	App:

DRAWN: B.S.S.  
 CHECKED: J.B.S.  
 DATE: 07/27/21  
 SCALE: 1"=30'  
 JOB No. 6483  
 SHEET NAME: LANDSCAPE PLAN  
 LP-1

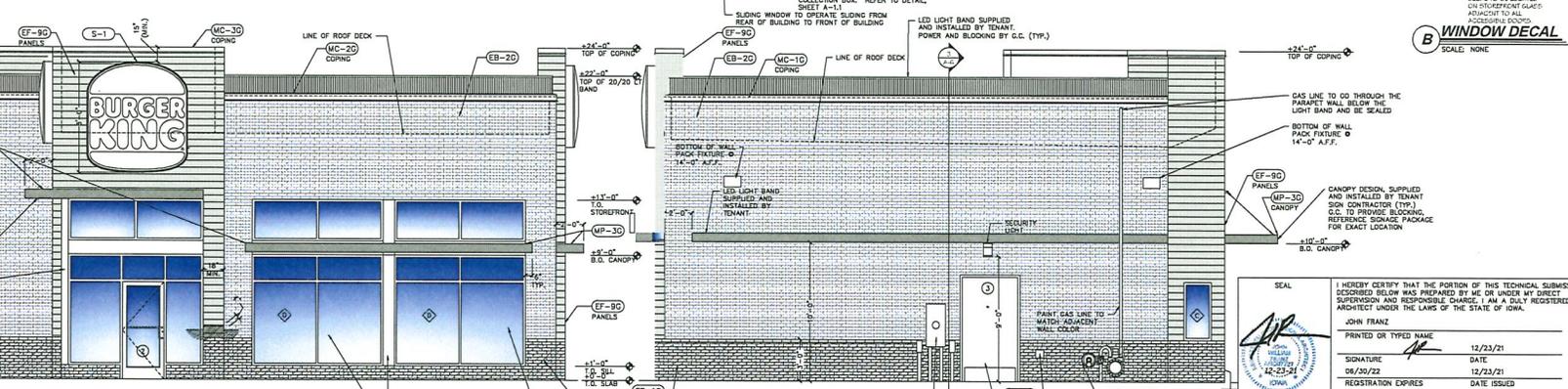
U:\Net Lease Developments\35207 Bw - Des Moines, IA\From City\21-26-21\Baldwin & Landscape 07-27-21.dwg  
 7/26/2021 2:18 PM



**1 MAIN ENTRANCE ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 DRIVE THROUGH ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

**4 REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

SEAL

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE, I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

JOHN FRANZ  
PRINTED OR TYPED NAME  
12/23/21  
DATE

08/20/22  
12/23/21  
REGISTRATION EXPIRES  
DATE ISSUED

PAGES OR SHEETS COVERED BY THIS SEAL: INDEX LIST, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, ARA-1, ARA-2, ARA-3, EQ-1, EQ-2, ME-1, ME-2

ALL STUCCO SHOWN ON THE BUILDING ELEVATIONS SHALL MEET THE STANDARDS NECESSARY IN ORDER TO BE CONSIDERED AS A "MAJOR FACADE MATERIAL" PROHIBITING EPS MATERIALS, AS REGULATED IN IOWA MUNICIPAL CODE CHAPTER 133.

ALL BRICK SHOWN ON THE BUILDING ELEVATIONS SHALL BE FULL DIMENSIONAL BRICK AND NOT THIN BRICK.

ALL MECHANICAL EQUIPMENT, ROOFTOP UNITS, CONDENSERS, METERS, TRANSFORMERS OR OTHER SUCH EQUIPMENT SHALL BE PROVIDED, INCLUDING THE UNDERSTANDING OF ALL OVERHEAD UTILITIES WHENEVER REASONABLY PRACTICABLE, IN ACCORDANCE WITH CHAPTER 133, PLANNING AND DESIGN CODE.

ALL SITE AND BUILDING MOUNTED LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 133, PLANNING AND DESIGN CODE.

ANY REUSE COLLECTION CONTAINER WILL BE WITHIN AN ENCLOSURE CONSTRUCTED OF MASONRY WALLS THAT MATCH THE PRIMARY BUILDING AND STEEL GATE WITH A PEDESTRIAN ENTRANCE.

ALL PENETRATIONS THROUGH THE EXTERIOR WALL OR ROOF ARE TO BE SEALED USING COMPATIBLE MATERIALS TO INCLUDE, BUT NOT LIMITED TO: ELECTRICAL CONDUITS, HOSE BIBS, KITCHEN BOX, ETC.

NOTE:  
(EF-90) - INSTALL PER MANUFACTURER'S SPECIFICATIONS. VERTICAL SEAMS SHALL BE MINIMIZED. ALL SPANS OF 10' OR MORE SHALL HAVE VERTICAL CAULKED SEAMS ALIGNED IN THE CENTER OF THE ARCHWAY.

DATE: 12-23-21

DESIGNED BY: J. FRANZ

CHECKED BY: J. FRANZ

DATE: 12-23-21

SCALE: 1/4" = 1'-0"

NLD ARCHITECTURE / TASTY THING  
1000 WEST CENTER STREET  
PO BOX 1000  
FORT WORTH, TEXAS 76188  
EMAIL: INFO@NLDARCH.COM

www.franzarchitect.com  
(817) 732-9622  
4625 International Plaza, Suite 400  
Fort Worth, Texas 76109

**B WINDOW DECAL**  
SCALE: NONE

SEAL

**BURGER KING RESTAURANT**  
1500 E. BLUICK AVE.  
DES MOINES, IA 50319

EXTERIOR ELEVATIONS

PROJECT # 20207

A-2

**BURGER KING - 20/20 GARDEN GRILL EXTERIOR**  
**EXTERIOR MATERIALS & FINISH SCHEDULE (not all specs are used on every project)**

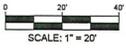
April 28, 2017

CODE	MATERIAL	LOCATION	MANUFACTURER	DESCRIPTION			ADDITIONAL INFORMATION
				PRODUCT	COLOR	DIMENSION	
EB-1G	EXTERIOR BRICK	GENERAL	FULL SIZE BRICK	FACE BRICK	WILLIAMSBURG SMOKY MOUNTAIN		CONTACT: Mike Warner (515) 254 - 0196 mwarner@sloucitybrick.com NOTE: use EGR-3G grout
EB-2G	EXTERIOR BRICK	GENERAL	FULL SIZE BRICK	FACE BRICK	BONE		CONTACT: Mike Warner (515) 254 - 0196 mwarner@sloucitybrick.com NOTE: use EGR-3G grout
EF-9G	EXTERIOR FINISH FIBER CEMENT	EXTERIOR SIGN ARCHONS	NICHHA FIBER CEMENT	VINTAGE WOOD EF762	*CEDAR*	18" X 10"	CONTACT NICHHA CUSTOMER SERVICE (770) 805-9466 BK@NICHHA.COM INSTALL PER MANUFACTURER'S SPECIFICATIONS. VERTICAL SEAMS SHALL BE MINIMIZED. ALL SPANS OF 10' OR MORE SHALL HAVE VERTICAL CAULKED SEAMS ALIGNED IN THE CENTER OF THE ARCHON. ALL TRIMS SHALL BE FACTORY PAINTED TO MATCH PANELS. VERTICAL APPLICATIONS ONLY (NOT FOR USE ON SOFFITS)
TR-1G	ALUMINUM TRIMS						
EP-2G	EXTERIOR PAINT	EXTERIOR GENERAL	PPG	PRIMER: 17-921 PAINT: 6-2045XI	*DESERT DUNE* PPG 1023-4	NOTE: FOR REMODELS ONLY NOT FOR USE ON ROOFS. SEE EP-6AG & EP-6BG	Contact: KEVIN LASTACY, PPG CORPORATE NATIONAL ACCOUNTS MANAGER phone: (616) 335-3256 email: klastacy@ppg.com
EP-4G	EXTERIOR PAINT	EXTERIOR WAINSCOT		PRIMER: 17-921 PAINT: 6-2045XI	*GRANITE* PPG 1022-6		
EP-6G	EXTERIOR PAINT	LOGO SIGN CABINETS & BURGER KING CHANNEL LETTER CABINETS		PRIMER: 6-212 PAINT: 6-230	*STEPPING STONE* PPG 1010-4 Custom Formula		
EP-8BG	EXTERIOR PAINT	METAL COPING AT ARCHON TOWERS		PRIMER: 17-921 PAINT: 6-2045XI	*CARAVEL BROWN* PPG 1079-6 Custom Formula		
EXT-G	EXTERIOR PAINT	POLES & SIGNS		PRIMER: 90-712 PAINT: 90-353	*BLACK*		
EGR-3G	GROUT	BRICK		MAPEI	≈5 "CHAMOIS"		
MC-1G	METAL COPING	TOP OF LIGHT BAND WALL CAP	W.P. HICKMAN SYSTEMS, INC.	PERMA SNAP PLUS	A-30 "SILVERSMITH"	CONTACT: W.P. HICKMAN COMPANY (828)676-1700 - WWW.WPH.COM	
MC-2G	METAL COPING	BELOW LIGHT BAND		PERMA SNAP PLUS	A-26 "SIERRA TAN"		
MC-3G	METAL COPING	TOP OF ARCHON		PERMA SNAP PLUS	A-26 "SIERRA TAN"		
MP-1G		PARAPET LIGHT BAND	LEKTRON *SEE APPROVED SIGN SUPPLIERS	LED LIGHT BAND		*SEE PLANS	PRODUCT INFORMATION: KEVIN RUBOTTOM AT LEKTRON (800) 634-4059 OR (918) 622-4978 Email: KRubottom@lektroninc.com
MP-3G	METAL CANOPY	ABOVE DOORS AND WINDOWS	*SEE APPROVED CANOPY SUPPLIERS	CUSTOM METAL CANOPY	COLOR: CLEAR ANODIZED	*SEE PLANS	
MP-4G	METAL AWNING / SSM ROOFING	ABOVE WINDOWS / MANSARD ROOFING	FIRESTONE METAL PRODUCTS	STANDING SEAM METAL ROOF UC-4 PROFILE	SILVER METALLIC SR	*SEE PLANS	CONTACT: YUSUKE KOREEDA (615) 945-9991 Email: koreedayusuke@firestonebp.com
			BERRIDGE ROOFING METAL PRODUCTS	STANDING SEAM METAL ROOF CEE-LOCK	PREMIUM METALLIC - ZINC COTE	*SEE PLANS	CONTACT: (210) 650-7047

SEAL	I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.
	JOHN FRANZ
PRINTED OR TYPED NAME	12/23/21
SIGNATURE	DATE
08/30/22	12/23/21
REGISTRATION EXPIRES	DATE ISSUED
12-25-24	
PAGES OR SHEETS COVERED BY THIS SEAL: INDEX, LSI, A-1, A-1.1, A-2, A-2.1, A-3, A-3.1, A-4, A-4.1, A-4.2, A-5, A-5.1, A-5.2, A-5.3, A-5.4, A-5.5, A-5.6, A-5.7, A-5.8, A-5.9, A-5.10, A-5.11, A-5.12, A-5.13, A-5.14, A-5.15, A-5.16, A-5.17, A-5.18, A-5.19, A-5.20, A-5.21, A-5.22, A-5.23, A-5.24, A-5.25, A-5.26, A-5.27, A-5.28, A-5.29, A-5.30, A-5.31, A-5.32, A-5.33, A-5.34, A-5.35, A-5.36, A-5.37, A-5.38, A-5.39, A-5.40, A-5.41, A-5.42, A-5.43, A-5.44, A-5.45, A-5.46, A-5.47, A-5.48, A-5.49, A-5.50, A-5.51, A-5.52, A-5.53, A-5.54, A-5.55, A-5.56, A-5.57, A-5.58, A-5.59, A-5.60, A-5.61, A-5.62, A-5.63, A-5.64, A-5.65, A-5.66, A-5.67, A-5.68, A-5.69, A-5.70, A-5.71, A-5.72, A-5.73, A-5.74, A-5.75, A-5.76, A-5.77, A-5.78, A-5.79, A-5.80, A-5.81, A-5.82, A-5.83, A-5.84, A-5.85, A-5.86, A-5.87, A-5.88, A-5.89, A-5.90, A-5.91, A-5.92, A-5.93, A-5.94, A-5.95, A-5.96, A-5.97, A-5.98, A-5.99, A-5.100, A-5.101, A-5.102, A-5.103, A-5.104, A-5.105, A-5.106, A-5.107, A-5.108, A-5.109, A-5.110, A-5.111, A-5.112, A-5.113, A-5.114, A-5.115, A-5.116, A-5.117, A-5.118, A-5.119, A-5.120, A-5.121, A-5.122, A-5.123, A-5.124, A-5.125, A-5.126, A-5.127, A-5.128, A-5.129, A-5.130, A-5.131, A-5.132, A-5.133, A-5.134, A-5.135, A-5.136, A-5.137, A-5.138, A-5.139, A-5.140, A-5.141, A-5.142, A-5.143, A-5.144, A-5.145, A-5.146, A-5.147, A-5.148, A-5.149, A-5.150, A-5.151, A-5.152, A-5.153, A-5.154, A-5.155, A-5.156, A-5.157, A-5.158, A-5.159, A-5.160, A-5.161, A-5.162, A-5.163, A-5.164, A-5.165, A-5.166, A-5.167, A-5.168, A-5.169, A-5.170, A-5.171, A-5.172, A-5.173, A-5.174, A-5.175, A-5.176, A-5.177, A-5.178, A-5.179, A-5.180, A-5.181, A-5.182, A-5.183, A-5.184, A-5.185, A-5.186, A-5.187, A-5.188, A-5.189, A-5.190, A-5.191, A-5.192, A-5.193, A-5.194, A-5.195, A-5.196, A-5.197, A-5.198, A-5.199, A-5.200, A-5.201, A-5.202, A-5.203, A-5.204, A-5.205, A-5.206, A-5.207, A-5.208, A-5.209, A-5.210, A-5.211, A-5.212, A-5.213, A-5.214, A-5.215, A-5.216, A-5.217, A-5.218, A-5.219, A-5.220, A-5.221, A-5.222, A-5.223, A-5.224, A-5.225, A-5.226, A-5.227, A-5.228, A-5.229, A-5.230, A-5.231, A-5.232, A-5.233, A-5.234, A-5.235, A-5.236, A-5.237, A-5.238, A-5.239, A-5.240, A-5.241, A-5.242, A-5.243, A-5.244, A-5.245, A-5.246, A-5.247, A-5.248, A-5.249, A-5.250, A-5.251, A-5.252, A-5.253, A-5.254, A-5.255, A-5.256, A-5.257, A-5.258, A-5.259, A-5.260, A-5.261, A-5.262, A-5.263, A-5.264, A-5.265, A-5.266, A-5.267, A-5.268, A-5.269, A-5.270, A-5.271, A-5.272, A-5.273, A-5.274, A-5.275, A-5.276, A-5.277, A-5.278, A-5.279, A-5.280, A-5.281, A-5.282, A-5.283, A-5.284, A-5.285, A-5.286, A-5.287, A-5.288, A-5.289, A-5.290, A-5.291, A-5.292, A-5.293, A-5.294, A-5.295, A-5.296, A-5.297, A-5.298, A-5.299, A-5.300, A-5.301, A-5.302, A-5.303, A-5.304, A-5.305, A-5.306, A-5.307, A-5.308, A-5.309, A-5.310, A-5.311, A-5.312, A-5.313, A-5.314, A-5.315, A-5.316, A-5.317, A-5.318, A-5.319, A-5.320, A-5.321, A-5.322, A-5.323, A-5.324, A-5.325, A-5.326, A-5.327, A-5.328, A-5.329, A-5.330, A-5.331, A-5.332, A-5.333, A-5.334, A-5.335, A-5.336, A-5.337, A-5.338, A-5.339, A-5.340, A-5.341, A-5.342, A-5.343, A-5.344, A-5.345, A-5.346, A-5.347, A-5.348, A-5.349, A-5.350, A-5.351, A-5.352, A-5.353, A-5.354, A-5.355, A-5.356, A-5.357, A-5.358, A-5.359, A-5.360, A-5.361, A-5.362, A-5.363, A-5.364, A-5.365, A-5.366, A-5.367, A-5.368, A-5.369, A-5.370, A-5.371, A-5.372, A-5.373, A-5.374, A-5.375, A-5.376, A-5.377, A-5.378, A-5.379, A-5.380, A-5.381, A-5.382, A-5.383, A-5.384, A-5.385, A-5.386, A-5.387, A-5.388, A-5.389, A-5.390, A-5.391, A-5.392, A-5.393, A-5.394, A-5.395, A-5.396, A-5.397, A-5.398, A-5.399, A-5.400, A-5.401, A-5.402, A-5.403, A-5.404, A-5.405, A-5.406, A-5.407, A-5.408, A-5.409, A-5.410, A-5.411, A-5.412, A-5.413, A-5.414, A-5.415, A-5.416, A-5.417, A-5.418, A-5.419, A-5.420, A-5.421, A-5.422, A-5.423, A-5.424, A-5.425, A-5.426, A-5.427, A-5.428, A-5.429, A-5.430, A-5.431, A-5.432, A-5.433, A-5.434, A-5.435, A-5.436, A-5.437, A-5.438, A-5.439, A-5.440, A-5.441, A-5.442, A-5.443, A-5.444, A-5.445, A-5.446, A-5.447, A-5.448, A-5.449, A-5.450, A-5.451, A-5.452, A-5.453, A-5.454, A-5.455, A-5.456, A-5.457, A-5.458, A-5.459, A-5.460, A-5.461, A-5.462, A-5.463, A-5.464, A-5.465, A-5.466, A-5.467, A-5.468, A-5.469, A-5.470, A-5.471, A-5.472, A-5.473, A-5.474, A-5.475, A-5.476, A-5.477, A-5.478, A-5.479, A-5.480, A-5.481, A-5.482, A-5.483, A-5.484, A-5.485, A-5.486, A-5.487, A-5.488, A-5.489, A-5.490, A-5.491, A-5.492, A-5.493, A-5.494, A-5.495, A-5.496, A-5.497, A-5.498, A-5.499, A-5.500, A-5.501, A-5.502, A-5.503, A-5.504, A-5.505, A-5.506, A-5.507, A-5.508, A-5.509, A-5.510, A-5.511, A-5.512, A-5.513, A-5.514, A-5.515, A-5.516, A-5.517, A-5.518, A-5.519, A-5.520, A-5.521, A-5.522, A-5.523, A-5.524, A-5.525, A-5.526, A-5.527, A-5.528, A-5.529, A-5.530, A-5.531, A-5.532, A-5.533, A-5.534, A-5.535, A-5.536, A-5.537, A-5.538, A-5.539, A-5.540, A-5.541, A-5.542, A-5.543, A-5.544, A-5.545, A-5.546, A-5.547, A-5.548, A-5.549, A-5.550, A-5.551, A-5.552, A-5.553, A-5.554, A-5.555, A-5.556, A-5.557, A-5.558, A-5.559, A-5.560, A-5.561, A-5.562, A-5.563, A-5.564, A-5.565, A-5.566, A-5.567, A-5.568, A-5.569, A-5.570, A-5.571, A-5.572, A-5.573, A-5.574, A-5.575, A-5.576, A-5.577, A-5.578, A-5.579, A-5.580, A-5.581, A-5.582, A-5.583, A-5.584, A-5.585, A-5.586, A-5.587, A-5.588, A-5.589, A-5.590, A-5.591, A-5.592, A-5.593, A-5.594, A-5.595, A-5.596, A-5.597, A-5.598, A-5.599, A-5.600, A-5.601, A-5.602, A-5.603, A-5.604, A-5.605, A-5.606, A-5.607, A-5.608, A-5.609, A-5.610, A-5.611, A-5.612, A-5.613, A-5.614, A-5.615, A-5.616, A-5.617, A-5.618, A-5.619, A-5.620, A-5.621, A-5.622, A-5.623, A-5.624, A-5.625, A-5.626, A-5.627, A-5.628, A-5.629, A-5.630, A-5.631, A-5.632, A-5.633, A-5.634, A-5.635, A-5.636, A-5.637, A-5.638, A-5.639, A-5.640, A-5.641, A-5.642, A-5.643, A-5.644, A-5.645, A-5.646, A-5.647, A-5.648, A-5.649, A-5.650, A-5.651, A-5.652, A-5.653, A-5.654, A-5.655, A-5.656, A-5.657, A-5.658, A-5.659, A-5.660, A-5.661, A-5.662, A-5.663, A-5.664, A-5.665, A-5.666, A-5.667, A-5.668, A-5.669, A-5.670, A-5.671, A-5.672, A-5.673, A-5.674, A-5.675, A-5.676, A-5.677, A-5.678, A-5.679, A-5.680, A-5.681, A-5.682, A-5.683, A-5.684, A-5.685, A-5.686, A-5.687, A-5.688, A-5.689, A-5.690, A-5.691, A-5.692, A-5.693, A-5.694, A-5.695, A-5.696, A-5.697, A-5.698, A-5.699, A-5.700, A-5.701, A-5.702, A-5.703, A-5.704, A-5.705, A-5.706, A-5.707, A-5.708, A-5.709, A-5.710, A-5.711, A-5.712, A-5.713, A-5.714, A-5.715, A-5.716, A-5.717, A-5.718, A-5.719, A-5.720, A-5.721, A-5.722, A-5.723, A-5.724, A-5.725, A-5.726, A-5.727, A-5.728, A-5.729, A-5.730, A-5.731, A-5.732, A-5.733, A-5.734, A-5.735, A-5.736, A-5.737, A-5.738, A-5.739, A-5.740, A-5.741, A-5.742, A-5.743, A-5.744, A-5.745, A-5.746, A-5.747, A-5.748, A-5.749, A-5.750, A-5.751, A-5.752, A-5.753, A-5.754, A-5.755, A-5.756, A-5.757, A-5.758, A-5.759, A-5.760, A-5.761, A-5.762, A-5.763, A-5.764, A-5.765, A-5.766, A-5.767, A-5.768, A-5.769, A-5.770, A-5.771, A-5.772, A-5.773, A-5.774, A-5.775, A-5.776, A-5.777, A-5.778, A-5.779, A-5.780, A-5.781, A-5.782, A-5.783, A-5.784, A-5.785, A-5.786, A-5.787, A-5.788, A-5.789, A-5.790, A-5.791, A-5.792, A-5.793, A-5.794, A-5.795, A-5.796, A-5.797, A-5.798, A-5.799, A-5.800, A-5.801, A-5.802, A-5.803, A-5.804, A-5.805, A-5.806, A-5.807, A-5.808, A-5.809, A-5.810, A-5.811, A-5.812, A-5.813, A-5.814, A-5.815, A-5.816, A-5.817, A-5.818, A-5.819, A-5.820, A-5.821, A-5.822, A-5.823, A-5.824, A-5.825, A-5.826, A-5.827, A-5.828, A-5.829, A-5.830, A-5.831, A-5.832, A-5.833, A-5.834, A-5.835, A-5.836, A-5.837, A-5.838, A-5.839, A-5.840, A-5.841, A-5.842, A-5.843, A-5.844, A-5.845, A-5.846, A-5.847, A-5.848, A-5.849, A-5.850, A-5.851, A-5.852, A-5.853, A-5.854, A-5.855, A-5.856, A-5.857, A-5.858, A-5.859, A-5.860, A-5.861, A-5.862, A-5.863, A-5.864, A-5.865, A-5.866, A-5.867, A-5.868, A-5.869, A-5.870, A-5.871, A-5.872, A-5.873, A-5.874, A-5.875, A-5.876, A-5.877, A-5.878, A-5.879, A-5.880, A-5.881, A-5.882, A-5.883, A-5.884, A-5.885, A-5.886, A-5.887, A-5.888, 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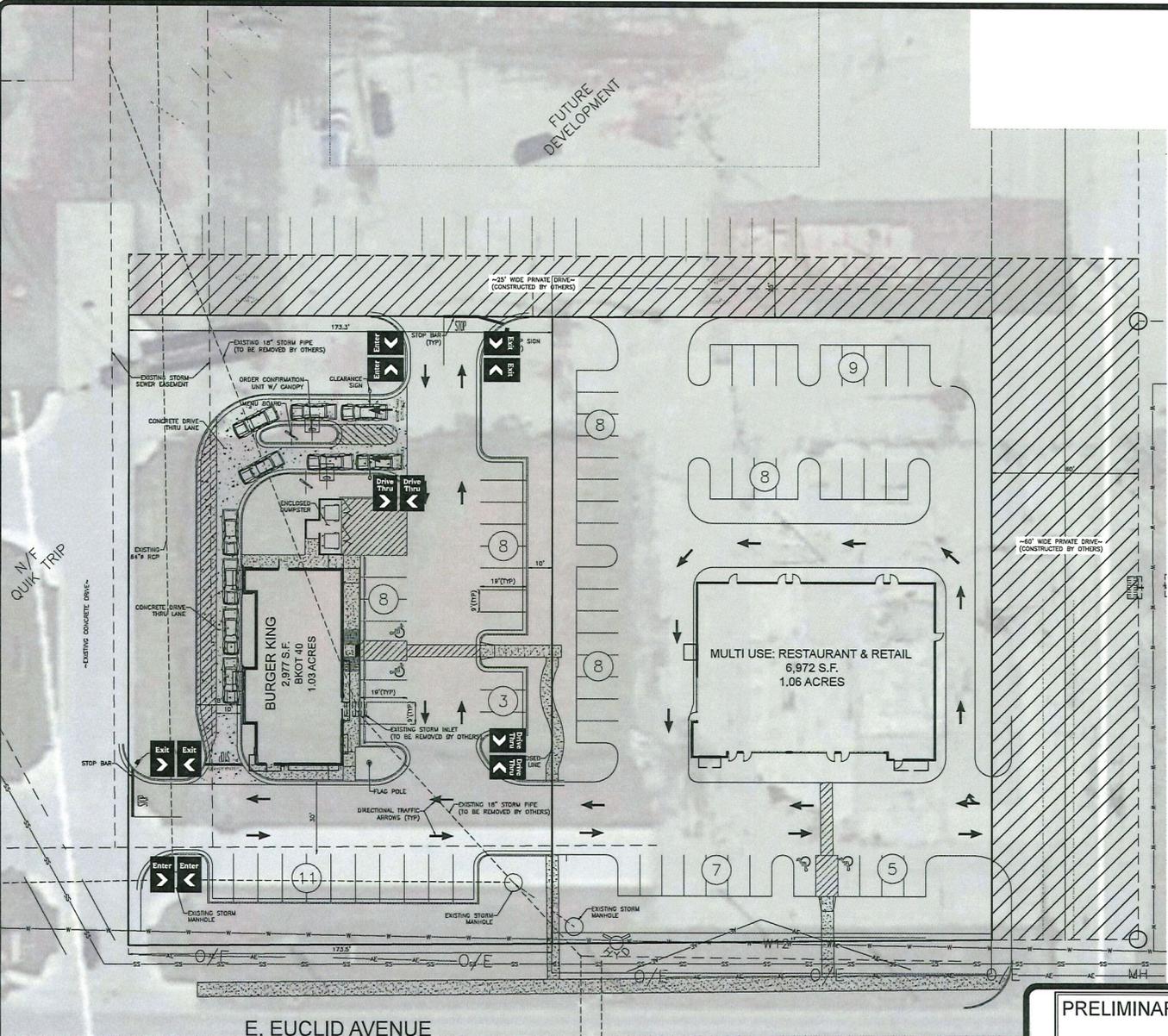


# CONCEPTUAL SITE PLAN 2.1



**SITE NOTES:**

1. SITE IS ZONED PUD "PLANNED UNIT DEVELOPMENT" ZONE AS PER CITY OF DES MOINES.
2. BOUNDARY INFORMATION IS GRAPHICALLY SCALED FROM AVAILABLE MAPS AND DATA, THUS PROPERTY LINES AND ACREAGES SHALL BE CONSIDERED APPROXIMATE ONLY.
3. BUILDING SETBACKS AS PER CITY OF DES MOINES ZONING CODE:  
FRONT YARD=  
SIDE YARD=  
REAR YARD=
4. ALL SIGNAGE AND DRIVETHRU ORDERSTATION(S) WILL BE 2020 IMAGE COMPLIANT.
5. LANDSCAPING REQUIRED PER BURGER KING CORPORATE GUIDELINES WILL BE INSTALLED AT DRIVETHRU ORDERSTATION(S) AND OTHER AREAS.
6. ALL REPAIR AND MAINTENANCE WORK TO BE IN ACCORDANCE WITH THE WALKTHRU INSPECTION (FACILITY INSPECTION REPORT).
7. PLANS WILL MATERIALLY COMPLY WITH ALL LOCAL, STATE, AND NATIONAL CODES, INCLUDING THE AMERICANS WITH DISABILITIES ACT.
8. TRASH ENCLOSURE COLOR WILL MATCH BUILDING.
9. ALL EXTERIOR MENU BOARDS WILL BE BURGER KING APPROVED DIGITAL MODELS.



**PARKING DATA**

PROPOSED MULTI USE BUILDING	6,972 S.F.
RESTAURANT (2,736 S.F.) AND RETAIL (4,236 S.F.)	
<b>CITY REQUIRED PARKING:</b>	
RESTAURANT: 1 SPACE PER 150 S.F. OF FLOOR AREA	19 SPACES
RETAIL: 1 SPACE PER 200 S.F. OF FLOOR AREA	22 SPACES
<b>SUBTOTAL REQUIRED:</b>	<b>41 SPACES</b>
<b>PROVIDED STANDARD SPACES</b>	<b>43 SPACES</b>
<b>PROVIDED H.C. ACCESSIBLE SPACES</b>	<b>2 SPACES</b>
<b>PROVIDED TOTAL PARKING</b>	<b>45 SPACES</b>

PROVIDED OVERALL PARKING RATIO: 6.45/1,000 S.F.  
9' WIDE X 17' DEEP, 90' SPACE REQUIRED  
9' WIDE X 17' DEEP, PROVIDED

**PARKING DATA**

PROPOSED FAST FOOD BUILDING	2,977 S.F.
<b>CITY REQUIRED PARKING:</b>	
RESTAURANT:	
1 SPACE PER 150 SQUARE FEET OF FLOOR AREA	20 SPACES
<b>TOTAL REQUIRED:</b>	<b>20 SPACES</b>
<b>PROVIDED STANDARD SPACES</b>	<b>28 SPACES</b>
<b>PROVIDED H.C. ACCESSIBLE SPACES</b>	<b>2 SPACES</b>
<b>PROVIDED TOTAL PARKING</b>	<b>30 SPACES</b>

PROVIDED OVERALL PARKING RATIO: 10.01/1,000 S.F.  
9' WIDE X 17' DEEP, 90' SPACE REQUIRED  
9' WIDE X 19' DEEP, PROVIDED

**BURGER KING**  
DES MOINES, IOWA  
Net Lease Development, LLC  
PO Box 100843  
Fort Worth, TX 76185

**REVISIONS**

1		
2	By:	App:
3	By:	App:

4	By:	App:
	By:	App:

DRAWN  
G.W.C.  
CHECKED  
J.B.S.  
DATE  
04/28/21  
SCALE  
1"=20'  
JOB NO.  
6453  
SHEET NAME  
CONCEPTUAL SITE  
PLAN 2.1

**PRELIMINARY DRAWING**

FOR REVIEW PURPOSES ONLY  
NOT TO BE USED FOR CONSTRUCTION

bking.com TELEPHONE: (536) 239-4751



103 ELM STREET WASHINGTON, MISSOURI 63090

Three working days prior to the start of city excavation on this site the Contractor shall contact 1-800-325-8389 for utility location information.  
The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved site-plan regulations established for the type of construction required by these plans.

E. EUCLID AVENUE

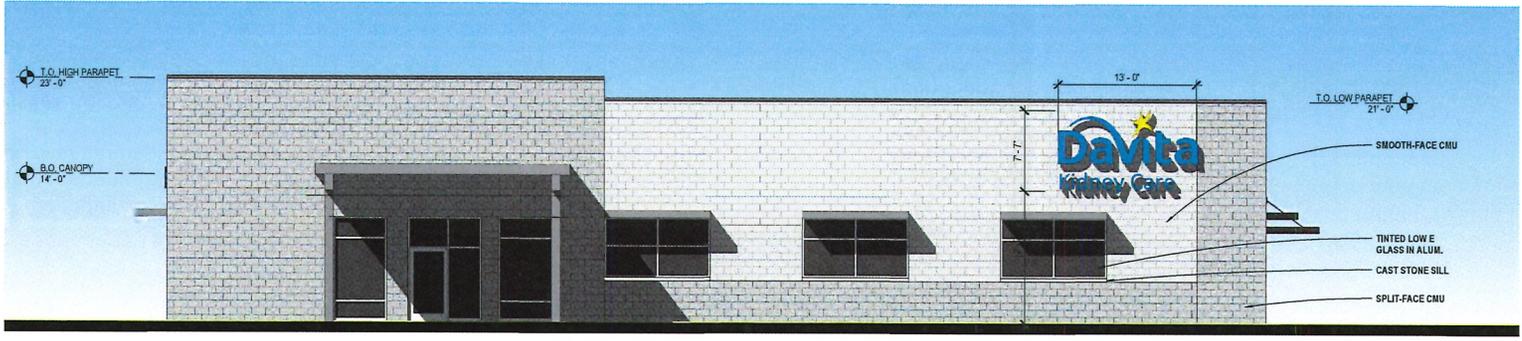
CSP 2.1





**DAVITA EAST DES MOINES DIALYSIS**  
 AN AMENDMENT TO THE EASTGATE PLAZA P.U.D. (PLANNED UNIT DEVELOPMENT)  
 CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA  
 SHEET 3 OF 4

**SGI**  
**SIKES GROUP INC**  
 Architects + Project Consultants  
 12012 Wickchester, Suite 650  
 Houston, Texas 77079  
 www.sikesgroup.com  
 T: 281.759.7400  
 F: 281.759.7416



SOUTH ELEVATION (EUCLID)



NORTH ELEVATION

DAVITA EAST DES MOINES DIALYSIS  
 AN AMENDMENT TO THE EASTGATE PLAZA P.U.D.  
 CITY OF DES MOINES, POLK COUNTY, IOWA

1546 E EUCLID AVE  
 DES MOINES, IA 50313

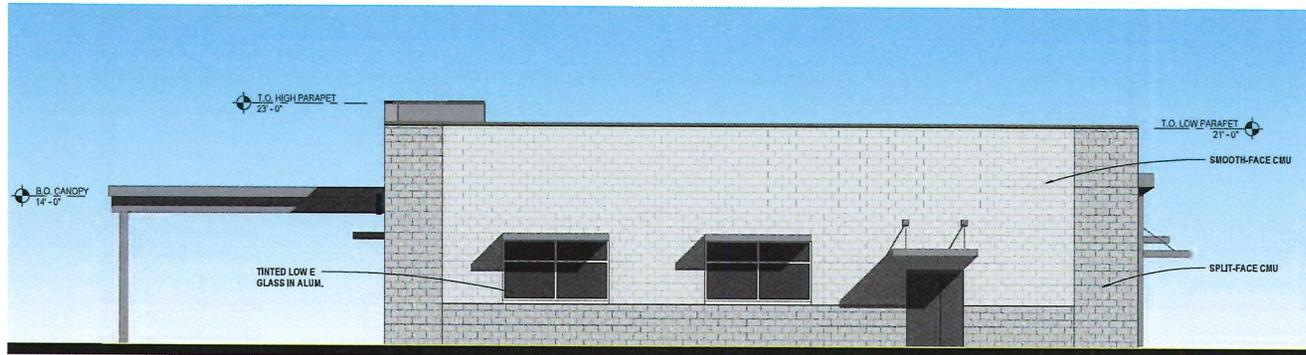
#	Date	Issue/Description	Int.

Project No: 2119  
 Drawn By: VFB  
 Checked By: GM  
 Date: 02/13/2022

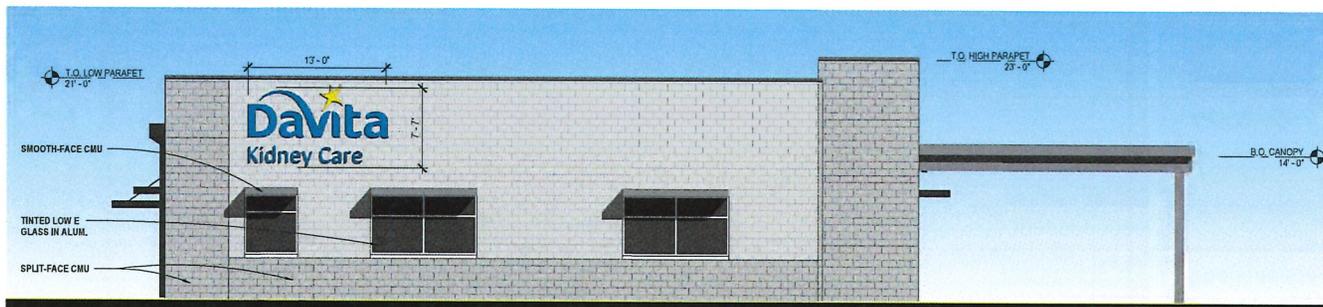
EXTERIOR ELEVATIONS

**DAVITA EAST DES MOINES DIALYSIS**  
 AN AMENDMENT TO THE EASTGATE PLAZA P.U.D. (PLANNED UNIT DEVELOPMENT)  
 CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA  
 SHEET 4 OF 4

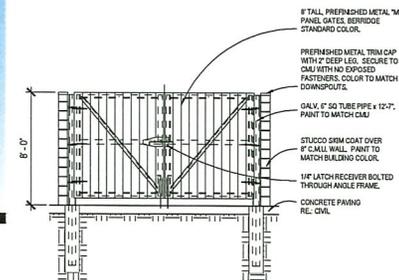
**SGI**  
**SIKES GROUP INC**  
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 12012 Wickchester, Suite 650  
 Houston, Texas 77079  
 www.sikesgroup.com  
 T: 281.759.7400  
 F: 281.759.7416



EAST ELEVATION



WEST ELEVATION (14TH STREET)



DUMPSTER ENCLOSURE ELEV.

DAVITA EAST DES MOINES DIALYSIS  
 AN AMENDMENT TO THE EASTGATE PLAZA P.U.D.  
 CITY OF DES MOINES, POLK COUNTY, IOWA

1546 E EUCLID AVE  
 DES MOINES, IA 50313

#	Date	Issue/Description	Incl.

Preped No. 2119  
 Drawn By: VFB  
 Checked By: CM  
 Date: 02/13/2022

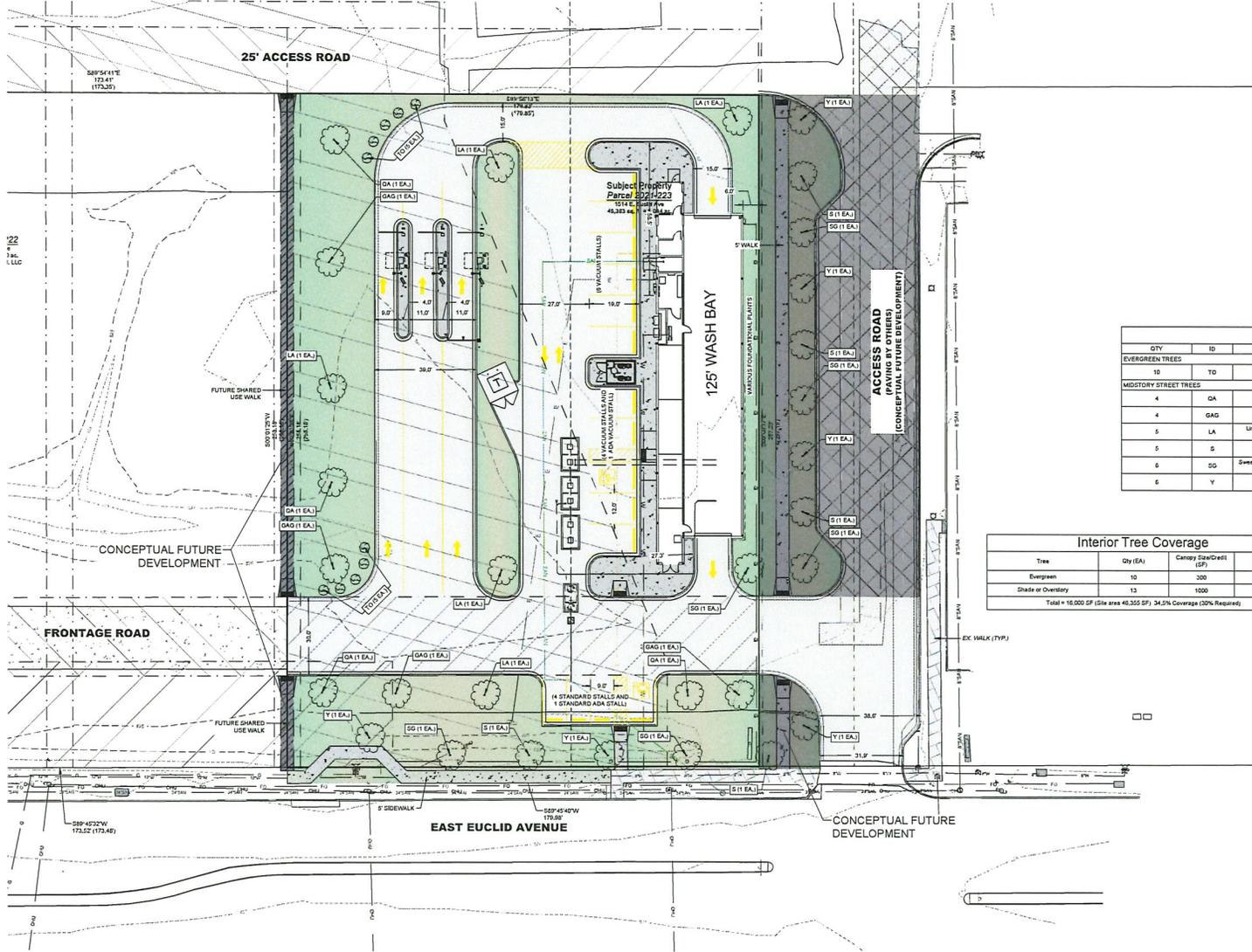
EXTERIOR ELEVATIONS

**CITY OF DES MOINES, IOWA  
 EASTGATE PLAZA PUD CONCEPTUAL PLAN  
 - 8TH AMENDMENT  
 PREPARED BY VJ ENGINEERING  
 NOVEMBER, 2022**

**LANDSCAPING LEGEND**

-  PROPOSED SHADE/ORNAMENTAL TREE
-  PROPOSED EVERGREEN TREE OR SHRUB

**Lot Size:** 1.06 Acres (46,355 Square Feet ±)  
**Paved Area:** 25,588 Square Feet  
**Vacuum Parking Stalls:** 11  
**Employee Parking Stalls:** 4  
**Zoning:** PUD - Planned Unit Development District  
**Fema Information:** Zone X (Areas Determined to be Outside the 0.2% Annual Chance Floodplain) Per Fema Firm Panel 1915C0215F effective 1/31/2019.



**TABLE 2: PLANTING SCHEDULE**

QTY	ID	DESCRIPTION	SIZE	ROOT	SPACING	NOTES
10	TD	Arbutus (White Cedar) THUJA OCCIDENTALIS	8" Height	BB	SEE PLAN	NURSERY MATCHED QUALITY SPECIMEN
<b>MIDSTORY STREET TREES</b>						
4	GA	Oak, White QUERCUS ALBA	1.5" CAL	BB	SEE PLAN	50-60" MATURE HEIGHT, NURSERY MATCHED QUALITY SPECIMEN
4	GAG	Ginkgo, Autumn Gold	1.5" CAL	BB	SEE PLAN	50" MATURE HEIGHT, NURSERY MATCHED QUALITY SPECIMEN
5	LA	Linden, American (Vernalis) (Redmond) TILIA AMERICANA	1.5" CAL	BB	SEE PLAN	50" MATURE HEIGHT, NURSERY MATCHED QUALITY SPECIMEN
5	S	Sassafras SASSAPARILLA ALBIDUM	1.5" CAL	BB	SEE PLAN	50" MATURE HEIGHT, NURSERY MATCHED QUALITY SPECIMEN
6	SD	Sweetgum (Sweetgum) (Mariana) (Syracusan) LIQUIDAMBAR STRYACIFLUM	1.5" CAL	BB	SEE PLAN	50" MATURE HEIGHT, NURSERY MATCHED QUALITY SPECIMEN
6	Y	Yellowwood CLADRASTIS KENTUCKICA	1.5" CAL	BB	SEE PLAN	50" MATURE HEIGHT, NURSERY MATCHED QUALITY SPECIMEN

**Interior Tree Coverage**

Tree	Qty (EA)	Canopy Size/Credit (SF)	Total (SF)
Evergreen	10	300	3000
Shade or Overstory	13	1000	13000
Total = 16,000 SF (Site area 46,355 SF) 34.5% Coverage (30% Required)			

**Street Trees**

Street	Requirement	Length (LF)	Total (EA)
East Euclid Avenue	1 per 30 LF Frontage	180	6
Access Road	1 per 30 LF Frontage	258	10
Total = 16 Each (15 Required)			

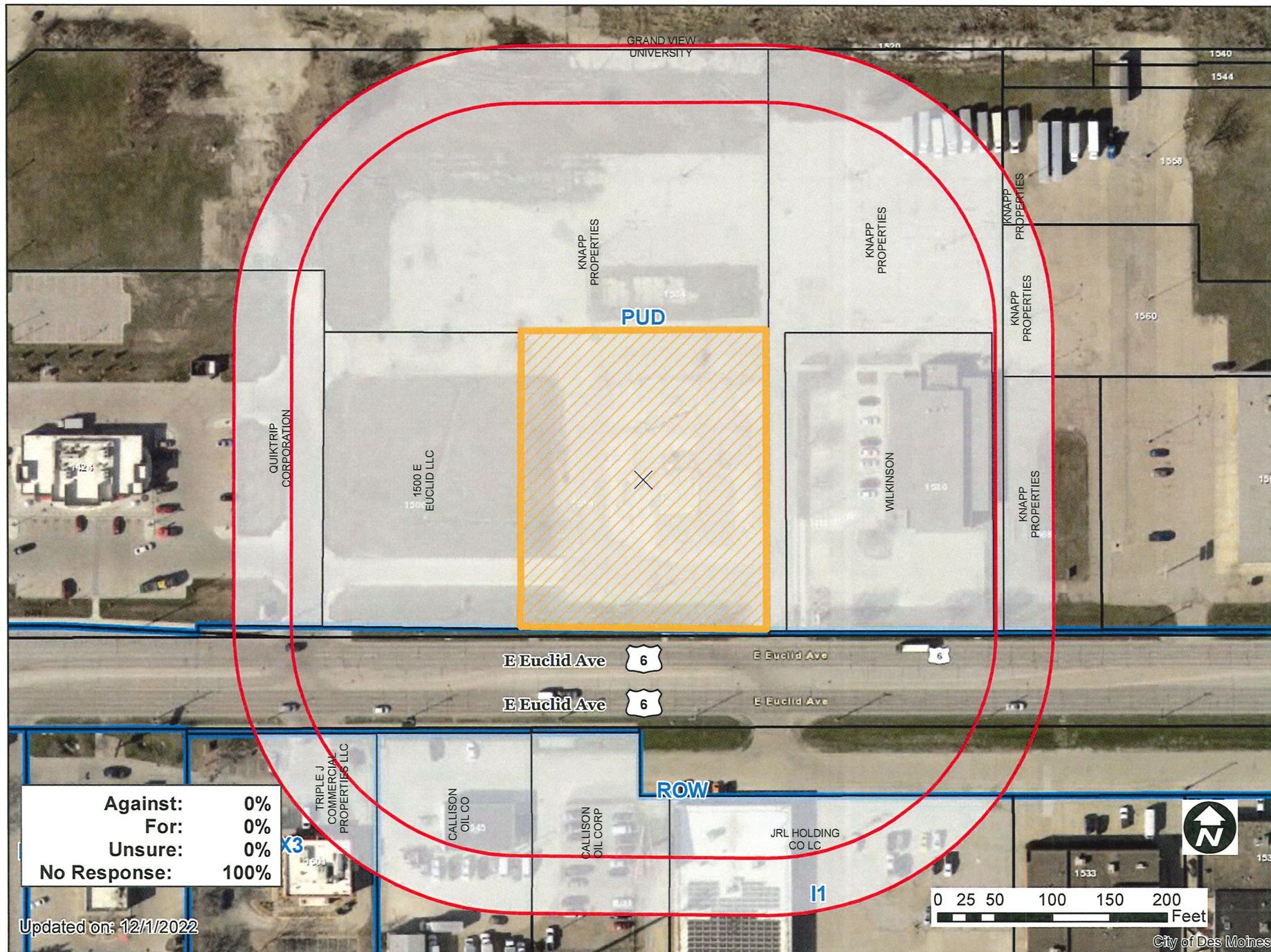
28037

VJ Engineering  
 1501 Technology Parkway  
 Cedar Falls, Iowa 52602  
 319-266-5829

CAR WASH PRELIMINARY SITE LAYOUT  
 1514 EAST EUCLID AVENUE  
 DES MOINES, POLK COUNTY, IA  
 PUD CONCEPTUAL PLAN

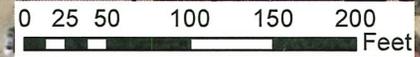
1 of 1  
 Scale 1" = 20'  
 Drawn SJC  
 Reviewed DMA  
 Date 2022.11.23  
 Revisions

228039



Against:	0%
For:	0%
Unsure:	0%
No Response:	100%

Updated on: 12/1/2022



City of Des Moines

1 inch = 111 feet

## ***Champion Xpress 1514 E. Euclid Des Moines, IA – Virtual Neighborhood Meeting Summary***

### **Notification Letter -**

A certified notification letter was sent on 09/12/22 to each of the listed owners provided by the City of Des Moines required by the guidelines for neighborhood meetings for rezoning and conditional uses with regards to the PUD.

See attached letters and certified mail receipts

### **Virtual Neighborhood Meeting**

On 09/23/22, per the notification letter sent out to the required owners, the virtual neighborhood was started at 5:30 pm via the google meets platform provided.

### **Roll Call:**

Present - Alan Kirchhoff – 7B Building and Development

Present - Kordell Doshier – 7B Building and Development

### **Adjacent Owner List:**

Absent - EASTGATE PLAZA LLC

Absent - JRL HOLDING COMPANY

Absent - CALLISON OIL CORP

Absent - CALLISON OIL CO

Absent - TRIPLE J COMMERCIAL PROPERTIES LLC

Absent - NANCY MAC

Absent - 1500 E EUCLID LLC

Absent - WWJD LLC

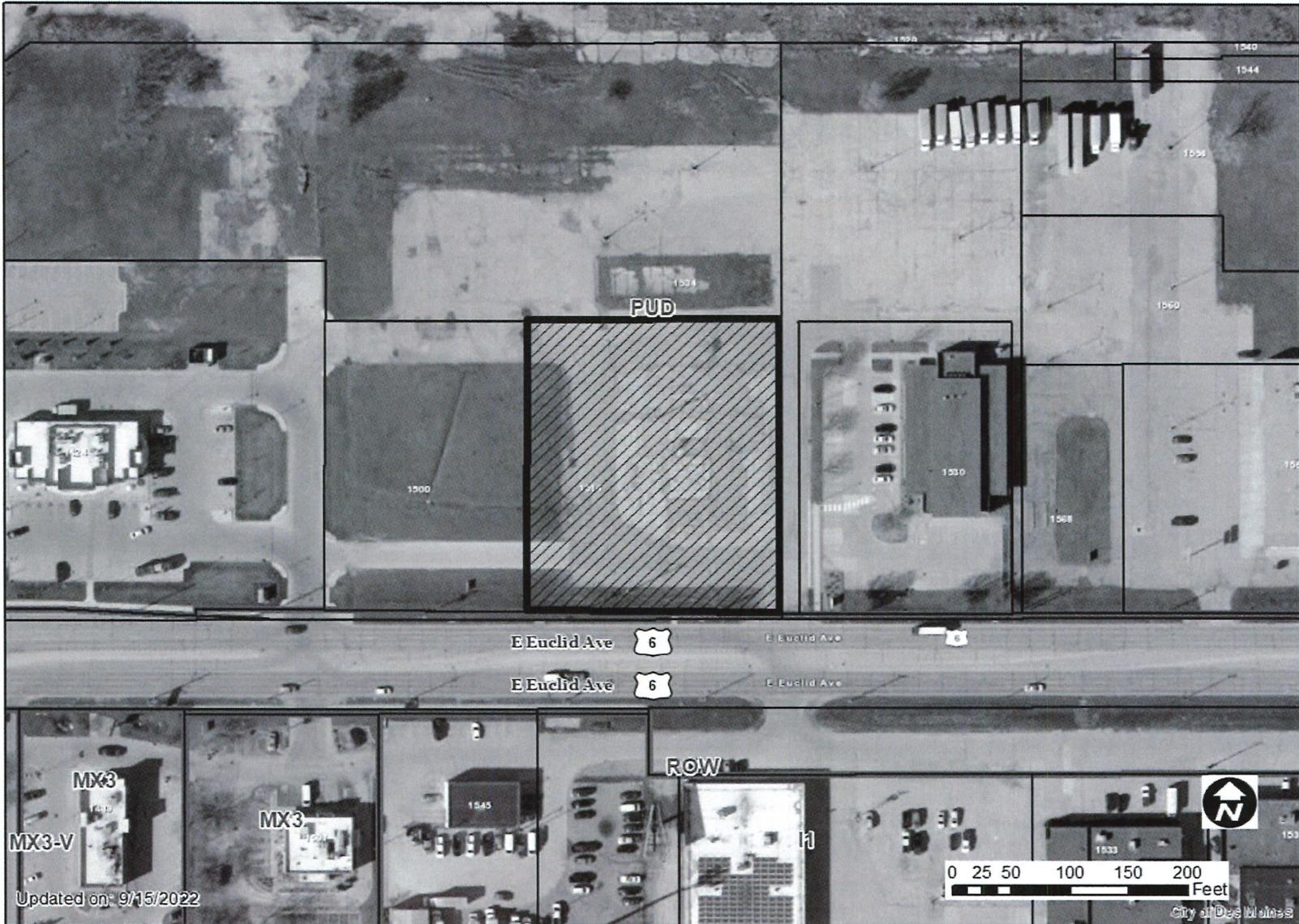
Absent - Sherri Rosener

### **Adjournment**

After 30 minutes of waiting for adjacent owners to join the meeting and with no adjacent owners joining, the meeting was adjourned at 6:02pm

Eastgate Plaza LLC, 1514 East Euclid Avenue

ZONG-2022-000082



1 inch = 110 feet