

Grimes Planning and Zoning Commission Agenda

Grimes Community Complex
410 SE Main Street, Room 202
Grimes, Iowa 50111
Phone | 515.986.4050
www.grimesiowa.gov

Mission Statement

The mission of Grimes City Government is to provide excellent/exceptional city services and facilities in a financially responsible and community-friendly manner through a high performing city team that result in adding value to resident's lives.

Commission Members | Scott Almeida, Adam Bunge, Russ Lickteig, Craig Patterson, Courtney Strutt Todd
Council Liaison | Andrew Borcharding

**Grimes Planning & Zoning Commission Meeting November 5, 2024
In Person at Grimes Community Complex, 410 SE Main Street, Room 202 at
5:30 PM**

GENERAL AGENDA ITEMS

1. Call to Order
2. Roll Call: Scott Almeida, Adam Bunge, Russ Lickteig, Craig Patterson, Courtney Strutt Todd, Council Liaison Andrew Borcharding
3. Approval of the Agenda
4. Approval of the Previous Minutes

PUBLIC AGENDA ITEMS

1. DeCarlo Site Plan Amendment
2. SE 4th & Main Street Site Plan
3. The Allure on 44 Site Plan
4. Creekside Village Plat 1 Final Plat
5. Hope Timber Villas Plat 1 Final Plat

ADJOURNMENT



101 NE Harvey Street, Grimes, Iowa 50111 | P: 515.986.3036

This meeting of the Grimes Planning and Zoning Commission was called to order Tuesday, October 1, 2024 at 5:31 P.M.

Roll Call: Present: Scott Almeida, Russ Lickteig, Adam Bunge, Council Liaison: Andrew Borcharding

Staff: Alex Pfaltzgraff, Evann Martin, Alivia Hoodjer, Rachel Greving, Stephanie Moss

Absent: Craig Patterson, Courtney Strutt-Todd

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

Motion by Bunge, Second by Lickteig, to approve the agenda

Roll Call: Ayes-All; Nays-0 Motion passes: 3-0

2. APPROVAL OF THE MINUTES

Motion by Bunge, Second by Lickteig, to approve the minutes from the September 03, 2024 meeting

Roll call: Ayes-All: Nays-0 Motion passes: 3-0

B. PUBLIC AGENDA ITEMS

Glass Fabricators Site Plan Amendment

Staff member Martin presented the details of the project located at 2955 SE Miehle Drive. The amendment includes an addition to the east side of the building and updating the site to meet regulations.

Motion by Bunge, Second by Lickteig to approve Glass Fabricators Site Plan Amendment.

Roll Call: Aye-All Nay-0 **Motion Passes 3-0**

C. PUBLIC FORUM – None

D. REPORTS

- 1. Department Update – Staff provided an update on development and capital projects around the City.**
- 2. Council Liaison Update – N/A**
- 3. Old Business – N/A**
- 4. New Business – N/A**
- 5. Next meeting November 5, 2024**

Meeting is adjourned at 5:36 p.m.

Chairperson Signature

Clerk Signature

DATE

November 5, 2024

PROJECT NAME

DeCarlo Site Plan Amendment

APPLICANT

Zach DeCarlo

REQUESTED ACTION

Approval of a site plan to construct a new 24,000 sf office and warehouse building with outdoor storage yard

LOCATION

3905 SE Capitol Circle

ZONING

M-1A

Highway 141 Mixed Use Development Corridor Zone 2

PLANNER

Evann Martin
emartin@grimesiowa.gov
515-986-4050



Location Map

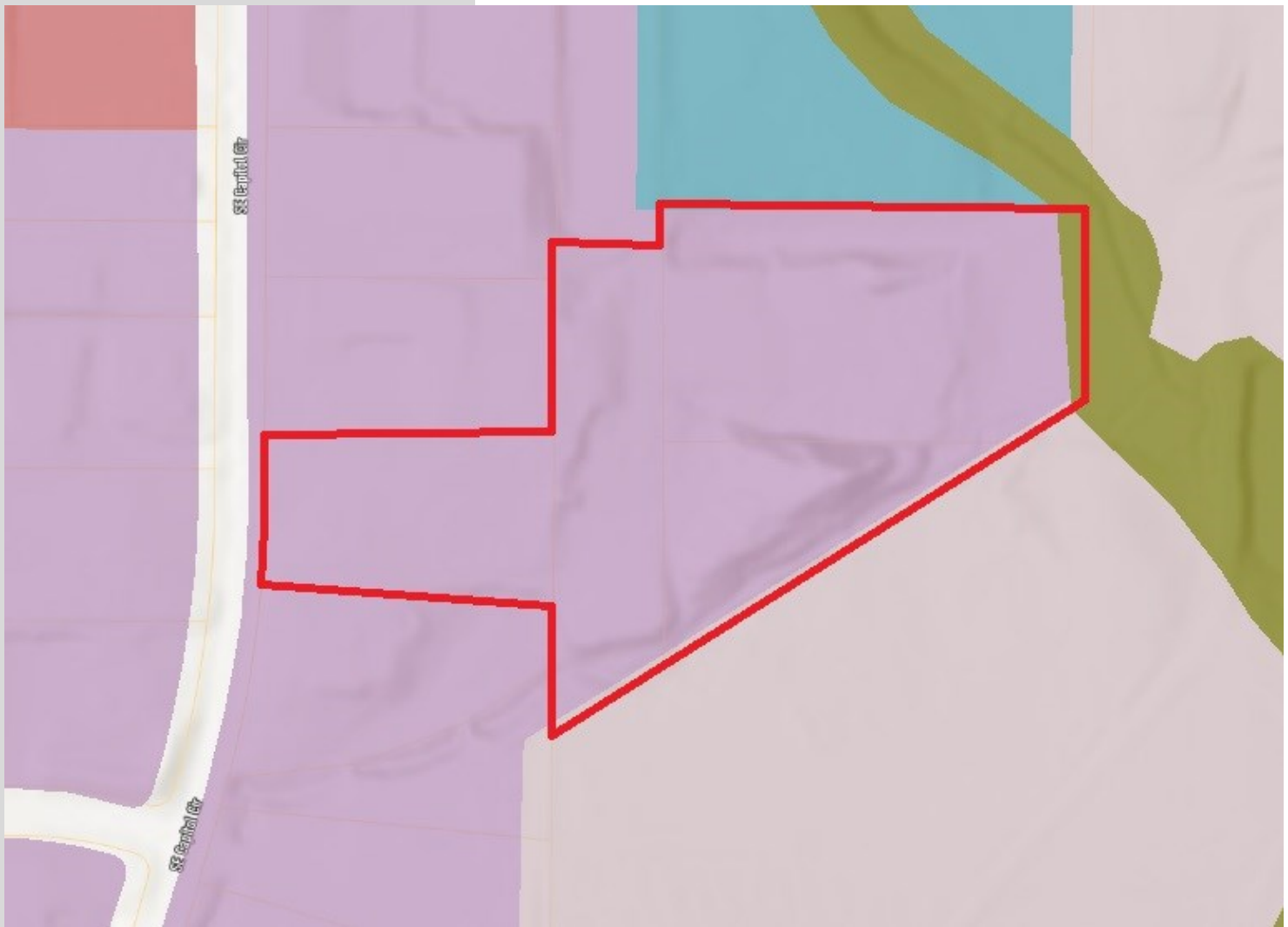


Zoning Map

Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Industrial	Light Industrial	M-1A, Hwy 141 Zone 2
North	Industrial/Church	Light Industrial/Civic/Greenway	M-1A, Transportation Corridor
South	Industrial	Light Industrial/Business Park	M-1A
East	Commercial Recreation	Business Park/Greenway	M-1A
West	Industrial	Light Industrial	M-1A, Hwy 141 Zone 2



Future Land Use Map

PARKS

The Parks and Trails Master Plan does not contemplate any recreation improvements on the property. The site is industrial, therefore no parkland dedication is required.

Legal & Public Improvements

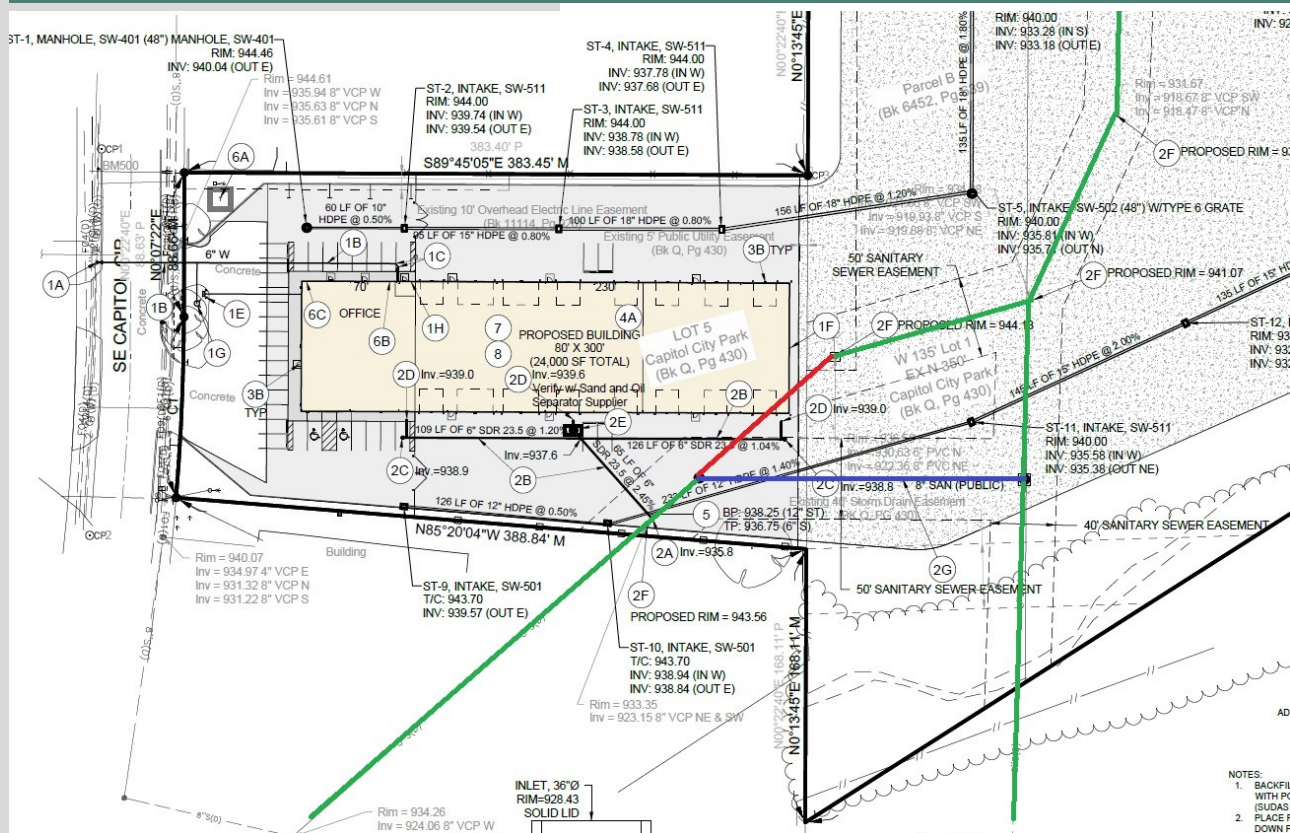
The property has received two variances approved by the Board of Adjustment earlier this year. One variance reduced the outdoor storage screening requirements due to the existing terrain and trees on the north, east, and south side of the outdoor storage area. The second variance granted the outdoor storage area to utilize aggregate surfacing rather than concrete.

An agreement to construct the future 5' sidewalk along SE Capitol Circle will be obtained with the site plan. Due to the lack of existing sidewalk network in the development, construction of the sidewalk can occur in the future upon notice from the City when such sidewalk network is established.

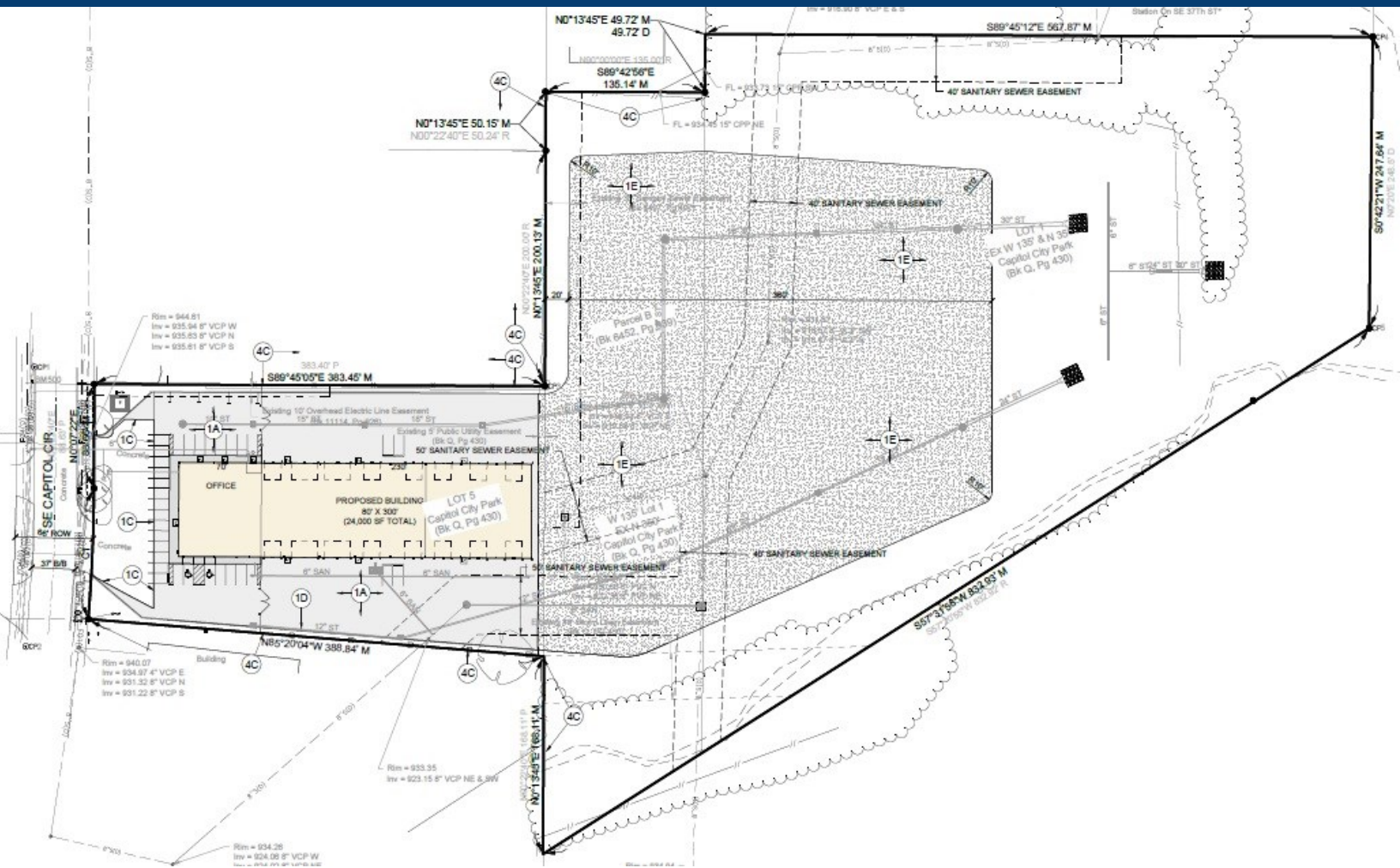
The site consists of four separate parcels. A lot tie agreement will be obtained with the project to allow the outdoor storage area to be constructed across the common lot lines and on separate property from the principal building. The lot tie agreement will ensure that the four parcels be sold together.

A floodplain permit will be obtained for the project. Due to the presence of floodplain on the property, however there are no improvements proposed within the floodplain.

Construction drawings have been provided to reroute a portion of the existing sanitary sewer. The current alignment would not allow the proposed building to fit on the western parcel without crossing over top of the sanitary sewer. As a result, the existing sanitary easement will be vacated and a new easement will be established.



Site Layout



VEHICLE ACCESS

The site will utilize the two existing driveways off SE Capitol Circle.

PEDESTRIAN ACCESS

The sidewalk along SE Capitol Circle will be constructed in the future upon notice of the City through the obtained sidewalk agreement.

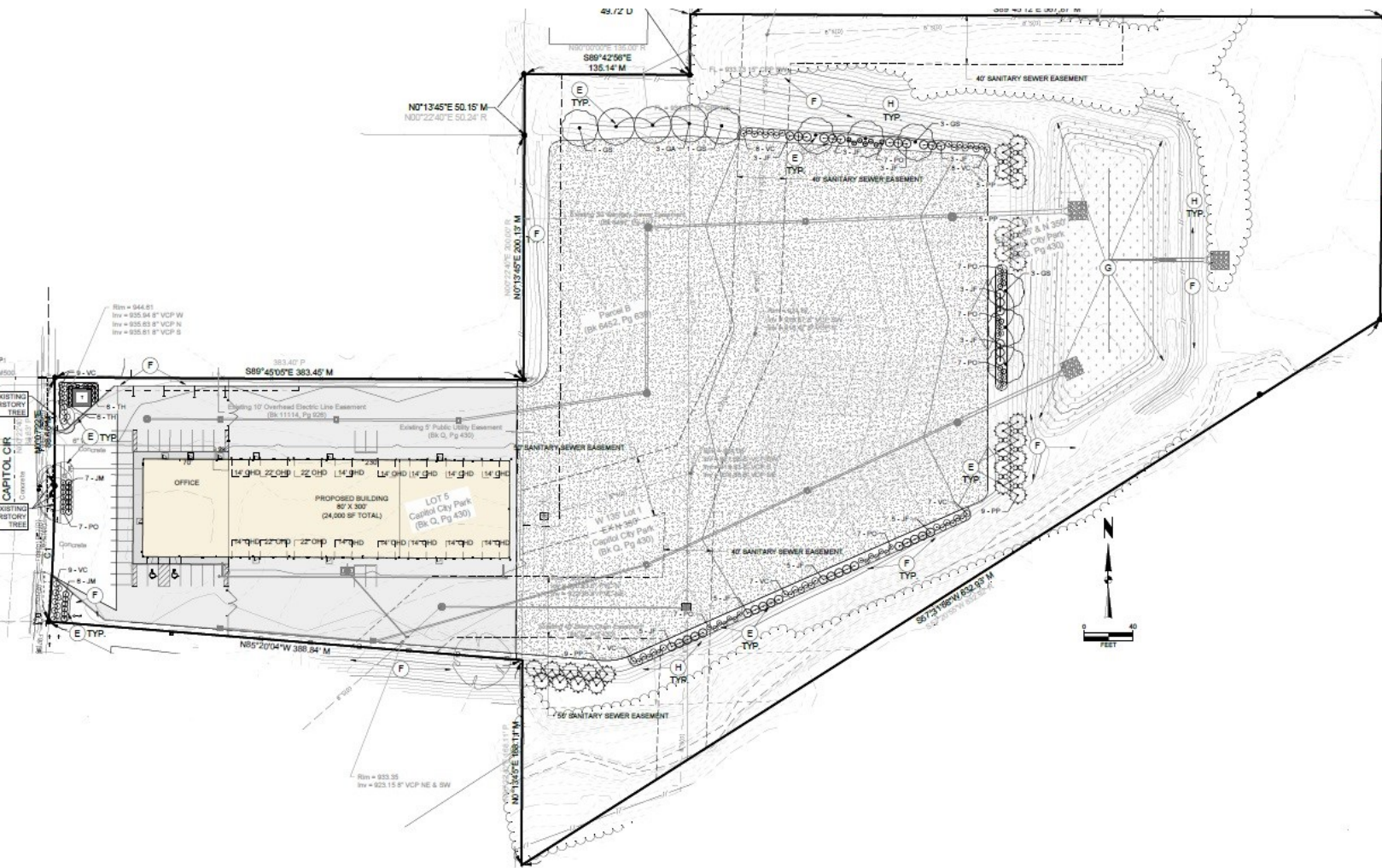
OUTDOOR STORAGE

An outdoor storage area is proposed at the rear of the site and will consist of asphalt millings as permitted by the variance. Metal fencing will screen the storage area from view or SE Capitol Cir. The existing trees on the north, east, and south of the storage area will help to screen the plantings as permitted by the variance.

PARKING

A minimum of 27 parking spaces is required based on the office and warehouse space proposed. A total of 32 parking spaces is proposed onsite.

Utilities & Landscaping



SANITARY

Private sanitary service will connect to the existing sanitary sewer along the south side of the property. A sand/oil separator is proposed to allow vehicles to park inside the building. A portion of the public sanitary sewer will be rerouted and reconstructed.

WATER

Private water service will connect from the existing water main along SE Capitol Circle. The building is required to be fitted with a fire suppression system and FDC.

STORM WATER

Detention will be provided at the NE corner of the site.

LANDSCAPING

Landscaping will be provided along SE Capitol Circle per the Highway 141 requirements. Landscaping will also be provided around the perimeter of the outdoor storage area to meet the minimum open space planting requirements and will help screen the storage area from the neighboring properties.

Architecture

BUILDING & ELEVATIONS

The building will consist of stone veneer and metal panel. The front building face will include a canopy and storefront windows to meet glazing requirements. Overhead doors will be provided on the north and south sides of the building.

DUMPSTER ENCLOSURE

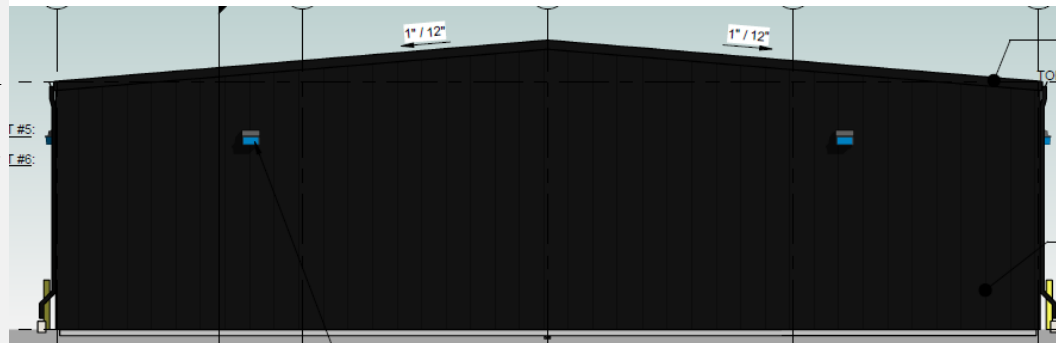
Trash is planned to be stored inside the building, therefore no enclosure is proposed or required.

LIGHTING

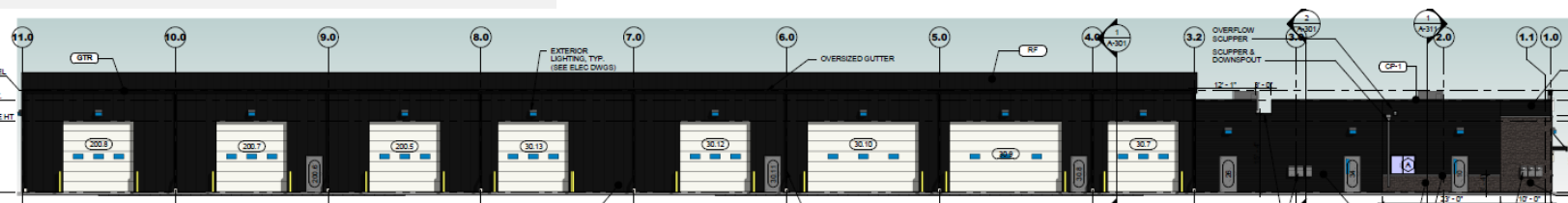
Wall pack lighting will be provided on the front and sides of the building to provide light to the parking and circulation areas.



West Elevation



East Elevation



North Elevation



South Elevation

Conclusion

STAFF RECOMMENDATION

Staff recommends approval of the site plan.

Conclusion

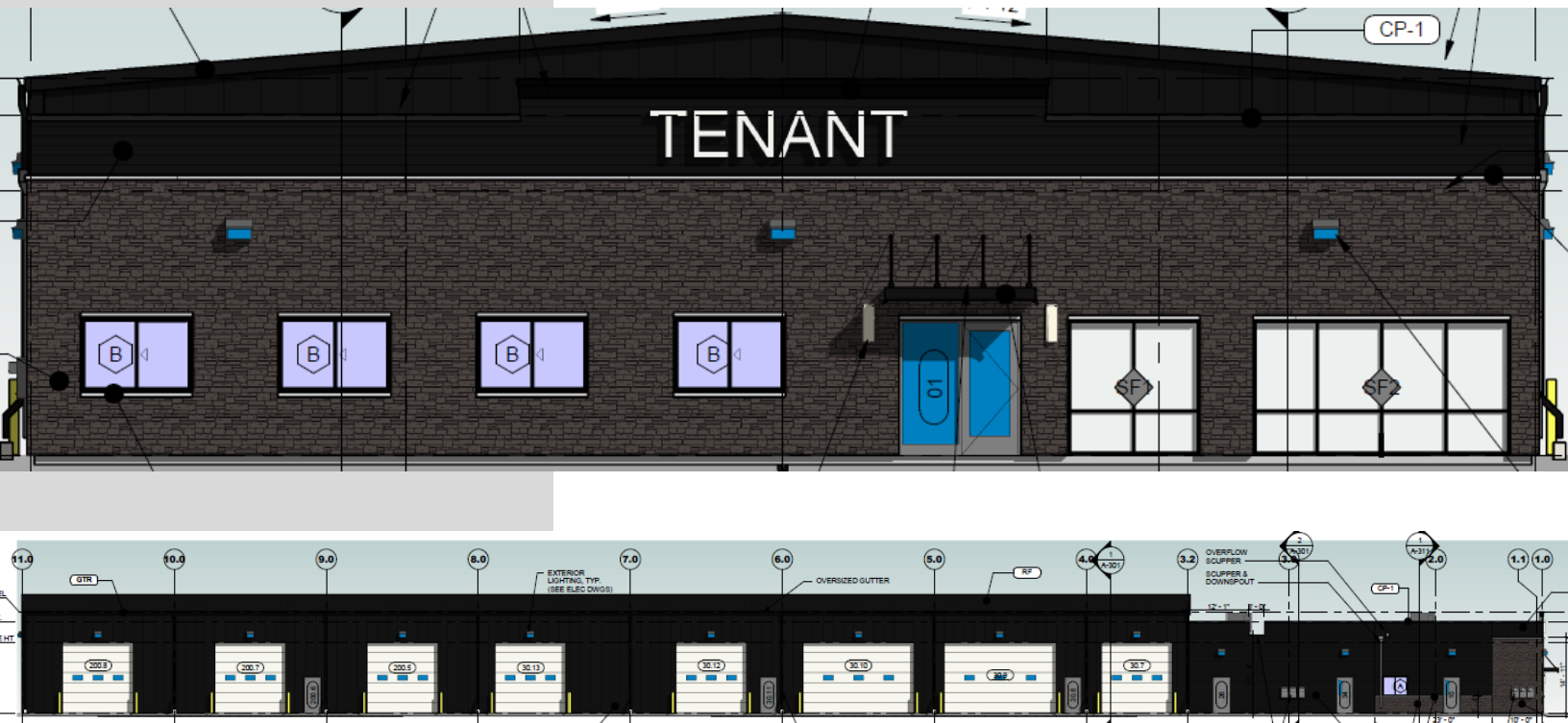
A 24,000 sf office and warehouse building with outdoor storage area is proposed on the property.

The building will consist of stone veneer and metal panel.

The property was granted two variances to reduce the outdoor storage screening and to utilize aggregate surfacing instead of concrete for the outdoor storage area.

Metal fencing with a combination of new and existing landscaping will help to screen the outdoor storage from view of SE Capitol Circle and the neighboring properties.

Several agreement will accompany this project including a sidewalk agreement, lot tie agreement, easement vacation and new establishment for the sanitary sewer.





Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

September 25, 2024

October 16, 2024

October 28, 2024

Snyder & Associates, Inc.

Attn: Brett Culp

2727 SW Snyder Blvd

Ankeny, IA 50023

RE: DeCarlo Site Plan Amendment

Dear Mr. Culp:

The Development Services Department is in receipt of a proposed Site Plan Amendment for DeCarlo. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. ~~Provide review fee for SWMP and SWPPP (\$1200 + \$250).~~
2. Observation fee template will be provided with final plan review.
3. CAD files will be required with the final plan set.
4. ~~A City floodplain permit is required. Form is attached. City staff to complete form~~
5. The existing sanitary sewer easements in the property do not match the alignment of the sewer and there are portions of the sewer that do not have an easement. The existing easements should be vacated and new easements established. Attached is the easement template for sanitary sewer. Please provide a draft easement document and legal description. A vacation plat would also be required for the existing easements. Please provide easement document template (provided). The easement plat can be attached as the exhibit.
6. The southeast corner of the building crosses sanitary sewer line. The building would need to be moved so that the building would not be within a 30' sanitary easement. Alternatively, the sanitary sewer could be rerouted through the site. Rerouting would require construction drawings and would need to be designed so that the sanitary main can still be functional throughout construction. Please provide \$2000 construction drawing review fee.

7. The current building does not meet the rear setback for Lot 5. The building would either need to be altered to meet the minimum 10' rear setback. Otherwise, the properties would be required to be platted. If the building meets the 10' rear setback, all lots can be tied together. Staff would prepare the agreement for review. **Lot tie agreement provided. Please provide signed agreement.**
8. Are any additional light poles proposed on site or in the outdoor storage area? If so, please provide light specs and label locations on the plans. **Staff see that the lights can be adjusted to shine at 45-90 degrees. What is the proposed orientation? Light sources should point down and be shaded/hooded to hide from the ROW and neighboring properties.**
9. A sidewalk agreement will be required for the 5' sidewalk along SE Capitol Cir. Staff will draft the agreement and provide with the next review. Please let us know what option is preferred. **The sidewalk agreement is provided for review and signature.**
 - a. ~~Option 1—Provide cost of the sidewalk to the City for the City to construct the sidewalk in the future.~~
 - b. ~~Option 2—Construct the sidewalk in the future upon notice of the City.~~

C101

1. ~~Update City standard notes. Notes provided.~~
2. ~~Remove Thorpe Water contact. The City now owns and maintains the water.~~
3. ~~Provide floodplain designation information.~~
4. ~~Update minimum open space to 15%.~~

C201

1. ~~Note that the existing water service is to be capped at the corporation valve.~~
2. ~~Update note 2K to City of Grimes. The City now owns and operates the Thorpe Water District.~~

C301

1. ~~Just FYI, the monument would need to have a setback equal to the height of the sign. The current location would not meet this requirement. The location would be reviewed and approved with a separate sign permit.~~
2. ~~Provide curb along the new pavement north and south of the existing driveway entrances.~~
3. Specify fence and gate material. Chainlink with slats is not permitted. Please provide a detail and picture of the proposed fence. The use of sheet metal is not a permitted fencing material. **Is wood fencing still proposed onsite? If not, please remove/revise the detail on C300.**
4. ~~Specify fence on the north side of the building.~~
5. ~~Show fence line along the rear of the property to the north as shown in the BOA exhibit.~~
6. ~~How will trash be handled? If dumpsters are kept outside, masonry enclosures are required.~~
7. ~~Label mailbox location. Ensure it is accessible.~~
8. ~~Has the transformer location been coordinated with MidAmerican? What size/height is proposed? Which direction will the doors face?~~
9. ~~Provide stop signs out to the public street.~~
10. ~~Please show 5' public sidewalk along SE Capitol Cir as future sidewalk.~~

C400

1. ~~Provide the following:~~
 - a. ~~Clearly label discharge point.~~
 - b. ~~Proposed staging area.~~
 - c. ~~Proposed concrete washout location. Ensure location is at least 50 ft from any storm structure including ponds. Consider relocating at least 50 feet from storm and stream~~
 - d. ~~Proposed top soil stock pile location.~~
 - e. ~~Erosion Controls including temp stabilization (included in quantities table)~~
 - f. ~~Ensure matting is installed on slopes 3:1 or greater.~~
 - g. ~~Under Notes B1 the permit does require coverage under the NPDES Permit from the IDNR.~~

- ~~2. Install scour protection at the pond overflow.~~

C401

- ~~1. Provide ADA ramp slopes and cross slopes.~~

C500

- ~~1. Provide proposed pipe material in labels.~~
- ~~2. Provide utility quantities table.~~
- ~~3. What is overhead swinging waterline? What is it used for?~~
- ~~4. The downspouts on the building drains out across the walkways, parking, overhead doors, and man door areas on the north and south side of the building. Staff suggests connecting the down spouts to a storm sewer to avoid ice formations in these high traffic areas.~~

C600

- ~~1. Provide 1 tree per 50' and 1 shrub per 4' along SE Capitol Cir. Provide frontage calculation to demonstrate compliance (i.e. 100' frontage = 2 trees, 25 shrubs) and label what is required vs proposed plantings. The number of plantings in the calculation don't match the landscape plan.~~
- ~~2. Provide 2 trees and 2 shrubs per 1000 sf of required open space. Existing, healthy trees can count toward the minimum requirements. Please provide calculation/notes to demonstrate compliance. Please update the calculation. There should be a minimum of 123 trees and 123 shrubs based on the required open space $(61,117/1000)*2$.~~

Architecture

- ~~1. Provide material percentages. Minimum 75% of the west elevation is required to be primary material.~~
- ~~2. Provide glazing percentage. Minimum 20% of the west elevation is required to be glazed. 20% is the minimum requirement. Spandrel glass or something similar could be considered to give the appearance of more windows.~~

3. ~~Provide callouts for 5 architectural treatments. See list in 12-11-1.24.A.2.b.ii.~~
<https://online.encodeplus.com/regs/grimes-ia/doc-viewer.aspx#secid-3260>
4. ~~Specify material finishes.~~
5. Label lighting locations on the building and provide lighting specs. **Provide lighting spec for the architectural lighting next to the front entrance. Are different lights proposed here or will these be the same as what is provided on the other building faces?**

SWPPP

1. ~~Include SWPPP and filled-out SWPPP review checklist in submittal.~~
2. ~~Provide NPDES Permit Discharge Authorization Number~~
3. **Keep map up to date with each submittal along with SP map**
4. ~~Provide a projected construction schedule once known~~
5. ~~Add City of Grimes 515-986-9636 to spill response notifications~~
6. ~~Include a Signed copy of the Owner's Certification Statement~~
7. ~~Include a site supervisor contact once known~~
8. Include signed copies of the contractors/subcontractor certification statements for all contractors prior to allowing work to be completed on site **Provide once available.**
9. ~~Include a signed affidavit of publication~~
10. ~~Include a copy of the notice of intent~~
11. ~~Include a copy of the INDR discharge authorization letter~~
12. ~~Include a soils report~~
13. ~~Include a copy of the inspection report that will be used by the contractor performing the weekly inspections~~

Stormwater Management Plan (SWMP)

1. ~~Provide intake designs for all intakes. Including the ones in the asphalt millings area.~~
2. ~~Provide 100-yr storm sewer spreadsheet as well.~~
3. Account for roof connections on drainage area map.
4. How is DA1 are being captured by ST-1?

Site Plan (SP)

1. ~~Sheet C400: Recommend adding erosion control to emergency spillway.~~
2. ~~Sheet C500: Will there be roof drain connections?~~

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

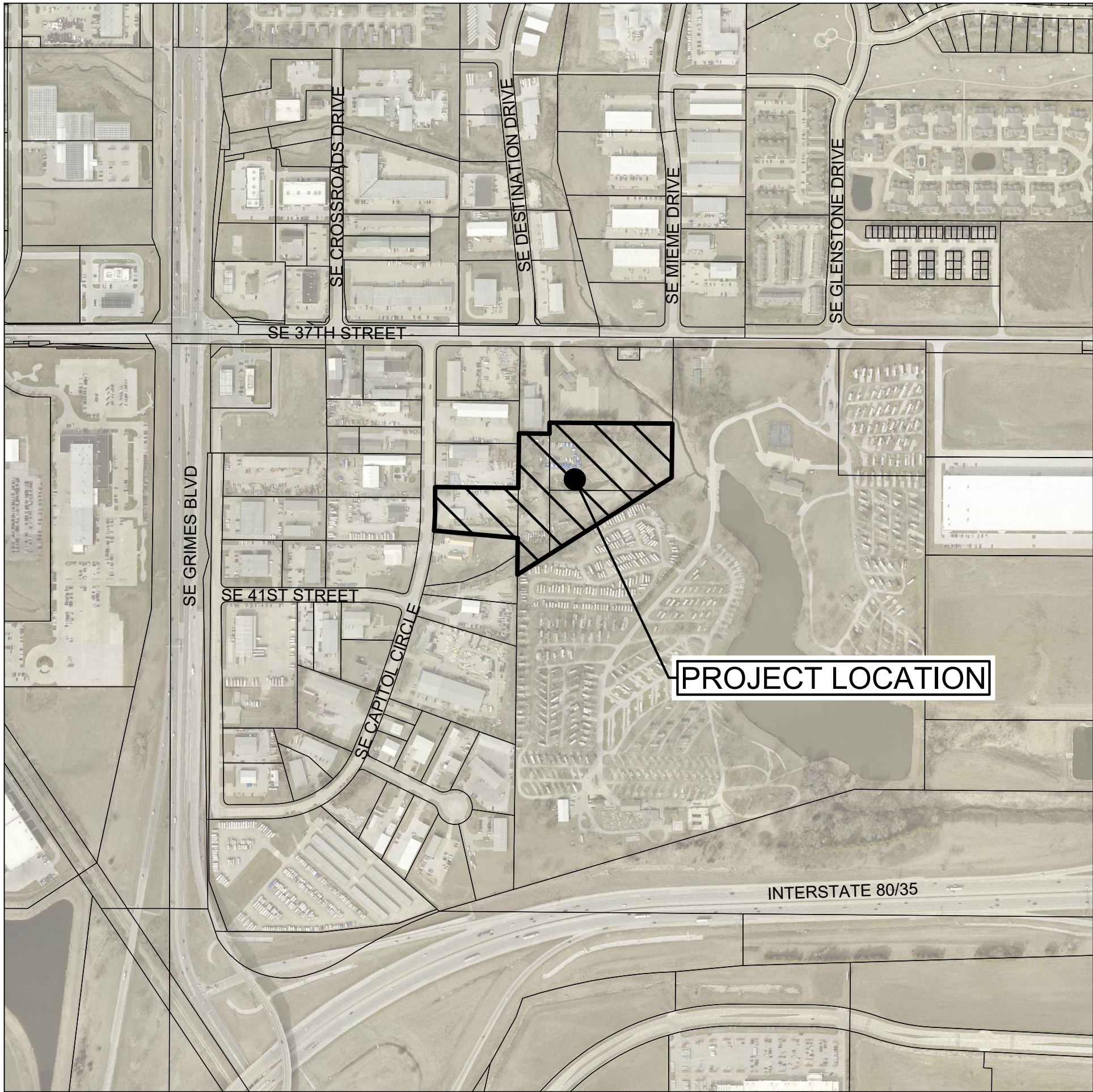
SUBMITTAL DATE:	October 24, 2024 (1 PDF of Site plan with Elevation Plan included)
PLANNING & ZONING:	November 5, 2024 at 5:30
COUNCIL MEETING:	November 26, 2024 at 5:30

Please feel free to contact me at emartin@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

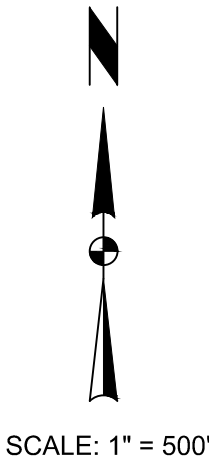
Sincerely,

Evann Martin
Senior Planner

SITE PLAN
FOR
DECARLO - 3905 SE CAPITOL CIRCLE
CITY OF GRIMES, POLK COUNTY, IOWA



VICINITY MAP



OWNER

THE GROUNDS KEEPER, INC.
3905 SE CAPITOL CIRCLE
GRIMES, IA 50111

DEVELOPER

DECARLO PROPERTIES
4514 NE 3RD ST
DES MOINES, IA 50313-2304
ZACH DECARLO
(515) 953-8380

ENGINEER

SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IA 50023
CHAD DEVORE, P.E.
(515) 964-2020

INDEX OF SHEETS

- C100 TITLE SHEET
- C101 PROJECT INFORMATION
- C200 DEMOLITION PLAN
- C201 DEMOLITION PLAN
- C300 OVERALL SITE LAYOUT PLAN
- C301 DIMENSION PLAN
- C400 GRADING AND EROSION CONTROL PLAN
- C401 GRADE PLAN
- C500 UTILITY PLAN
- C600 LANDSCAPE PLAN

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 licensed Professional Landscape Architect under the laws of the State of Iowa.

Shane T.M. Tully, PLA _____ Date _____

License Number 819 _____

Pages or sheets covered by this seal: C600 _____

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Chad D. DeVore, P.E. _____ Date _____

License Number P16007 _____

My License Renewal Date is December 31, 2025

Pages or sheets covered by this seal: C100 - C500 _____

DECARLO - 3905 SE CAPITOL CIRCLE

TITLE SHEET

GRIMES, IOWA

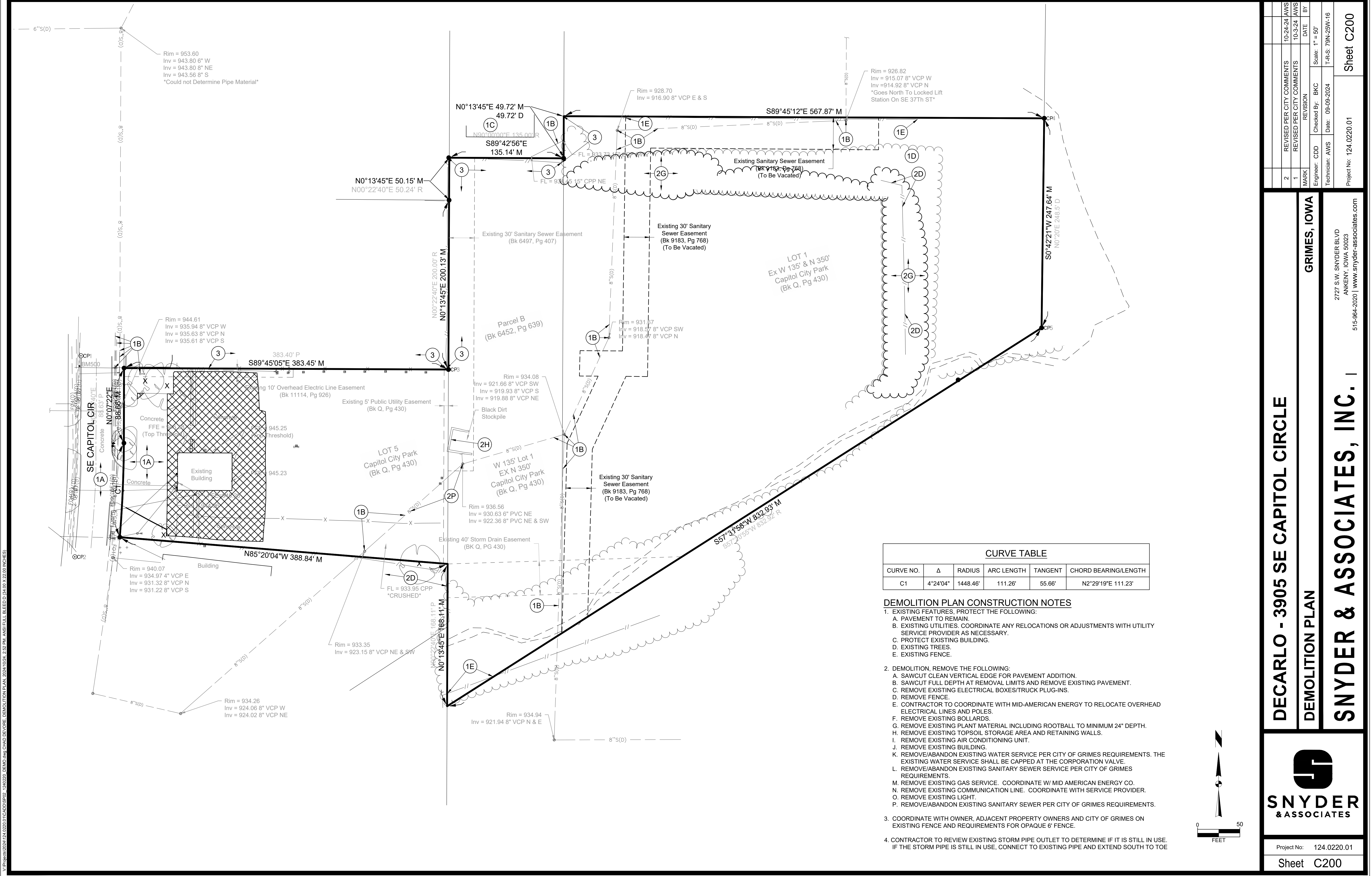
SNYDER & ASSOCIATES, INC. |



Project No: 124.0220.01
Sheet C100

MARK	REVISION	DATE	BY
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1	REVISED PER CITY COMMENTS	10-3-24	AWS
Engineer: CDD	Checked By: BKC	Scale: 1" = 500'	
Technician: AWS	Date: 09-09-2024	T-R-S: 79N-25W-16	
Project No: 124.0220.01			Sheet C100

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DECARLO - 3905 SE CAPITOL CIRCLE

DEMOLITION PLAN

GRIMES, IOWA

SNYDER & ASSOCIATES, INC. |



Project No: 124.0220.01
Sheet C200

REVISION	DATE	BY
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1	10-3-24	AW
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Technician: AWS	Date: 09-09-2024	T-R-S: 79N-25W-16
Project No: 124.0220.01		
Sheet C200		

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC. |

DECARLO - 3905 SE CAPITOL CIRCLE

DEMOLITION PLAN

GRIMES, IOWA

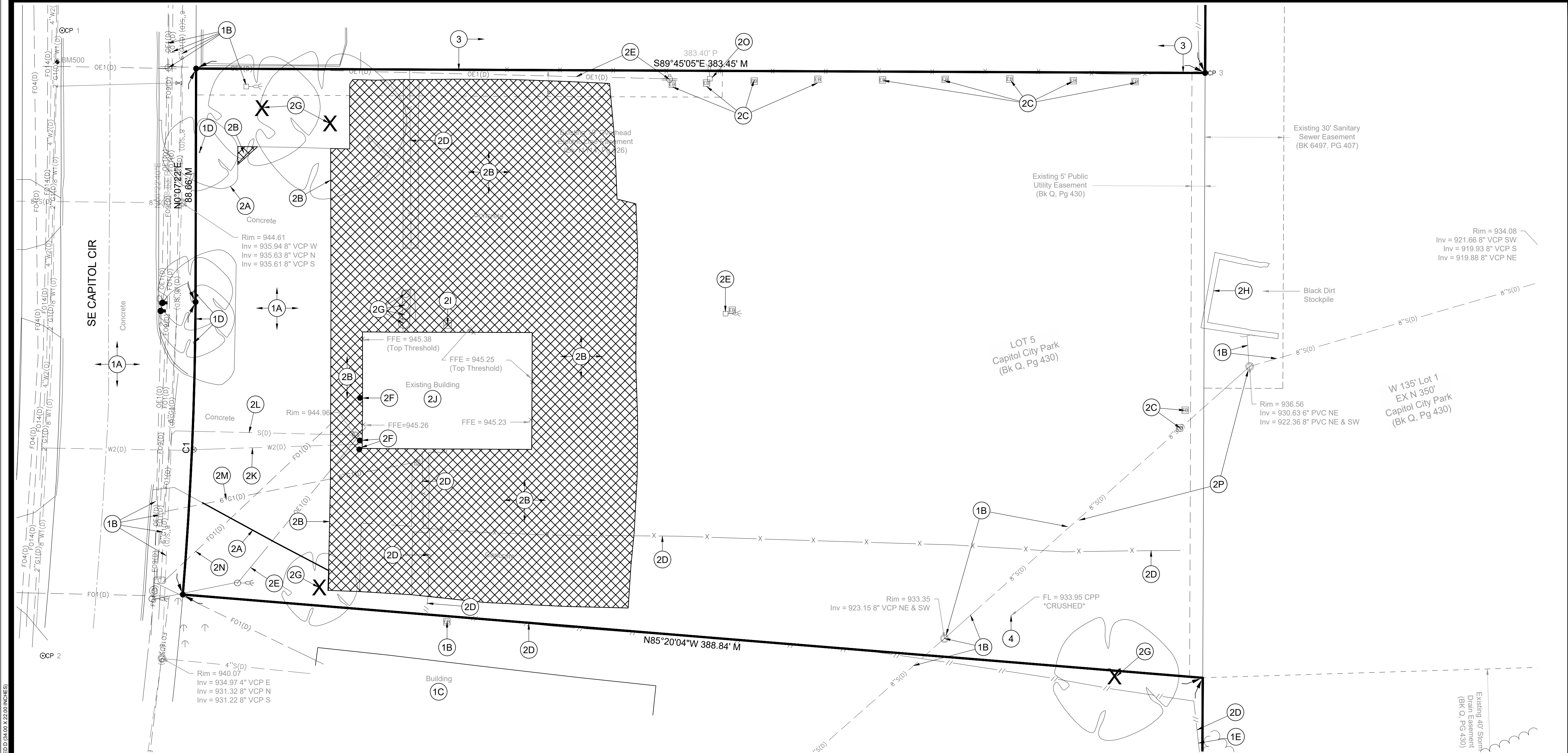
SNYDER & ASSOCIATES, INC. |



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Sheet C200

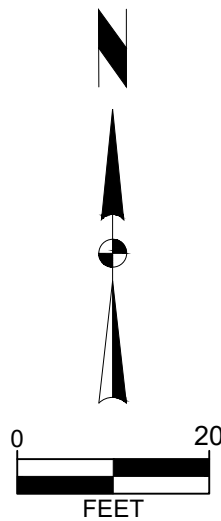
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1	10-3-24	AW
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Technician: AWS	Date: 09-09-2024	T-R-S: 79N-25W-16
Project No: 124.0220.01		
Sheet C200		

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DEMOLITION PLAN CONSTRUCTION NOTES

- EXISTING FEATURES, PROTECT THE FOLLOWING:
 - PAVEMENT TO REMAIN.
 - EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.
 - PROTECT EXISTING BUILDING.
 - EXISTING TREES.
 - EXISTING FENCE.
- DEMOLITION, REMOVE THE FOLLOWING:
 - SAWCUT CLEAN VERTICAL EDGE FOR PAVEMENT ADDITION.
 - SAWCUT FULL DEPTH AT REMOVAL LIMITS AND REMOVE EXISTING PAVEMENT.
 - REMOVE EXISTING ELECTRICAL BOXES/TRUCK PLUG-INS.
 - REMOVE FENCE.
 - CONTRACTOR TO COORDINATE WITH MID-AMERICAN ENERGY TO RELOCATE OVERHEAD ELECTRICAL LINES AND POLES.
 - REMOVE EXISTING BOLLARDS.
 - REMOVE EXISTING PLANT MATERIAL INCLUDING ROOTBALL TO MINIMUM 24" DEPTH.
 - REMOVE EXISTING TOPSOIL STORAGE AREA AND RETAINING WALLS.
 - REMOVE EXISTING AIR CONDITIONING UNIT.
 - REMOVE EXISTING BUILDING.
 - REMOVE/ABANDON EXISTING WATER SERVICE PER CITY OF GRIMES REQUIREMENTS. THE EXISTING WATER SERVICE SHALL BE CAPPED AT THE CORPORATION VALVE.
 - REMOVE/ABANDON EXISTING SANITARY SEWER SERVICE PER CITY OF GRIMES REQUIREMENTS.
 - REMOVE EXISTING GAS SERVICE. COORDINATE W/ MID AMERICAN ENERGY CO.
 - REMOVE EXISTING COMMUNICATION LINE. COORDINATE WITH SERVICE PROVIDER.
 - REMOVE EXISTING LIGHT.
 - REMOVE/ABANDON EXISTING SANITARY SEWER PER CITY OF GRIMES REQUIREMENTS.
- COORDINATE WITH OWNER, ADJACENT PROPERTY OWNERS AND CITY OF GRIMES ON EXISTING FENCE AND REQUIREMENTS FOR OPAQUE 6' FENCE.
- CONTRACTOR TO REVIEW EXISTING STORM PIPE OUTLET TO DETERMINE IF IT IS STILL IN USE. IF THE STORM PIPE IS STILL IN USE, CONNECT TO EXISTING PIPE AND EXTEND SOUTH TO TOE



DECARLO - 3905 SE CAPITOL CIRCLE

DEMOLITION PLAN

GRIMES, IOWA



Project No: 124.0220.01

Sheet C201

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-364-2020 | www.snyder-associates.com

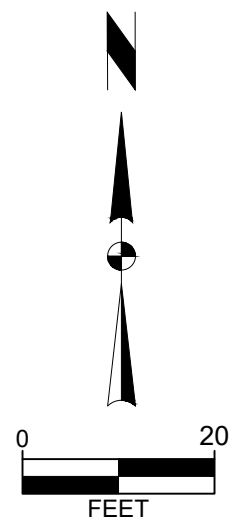
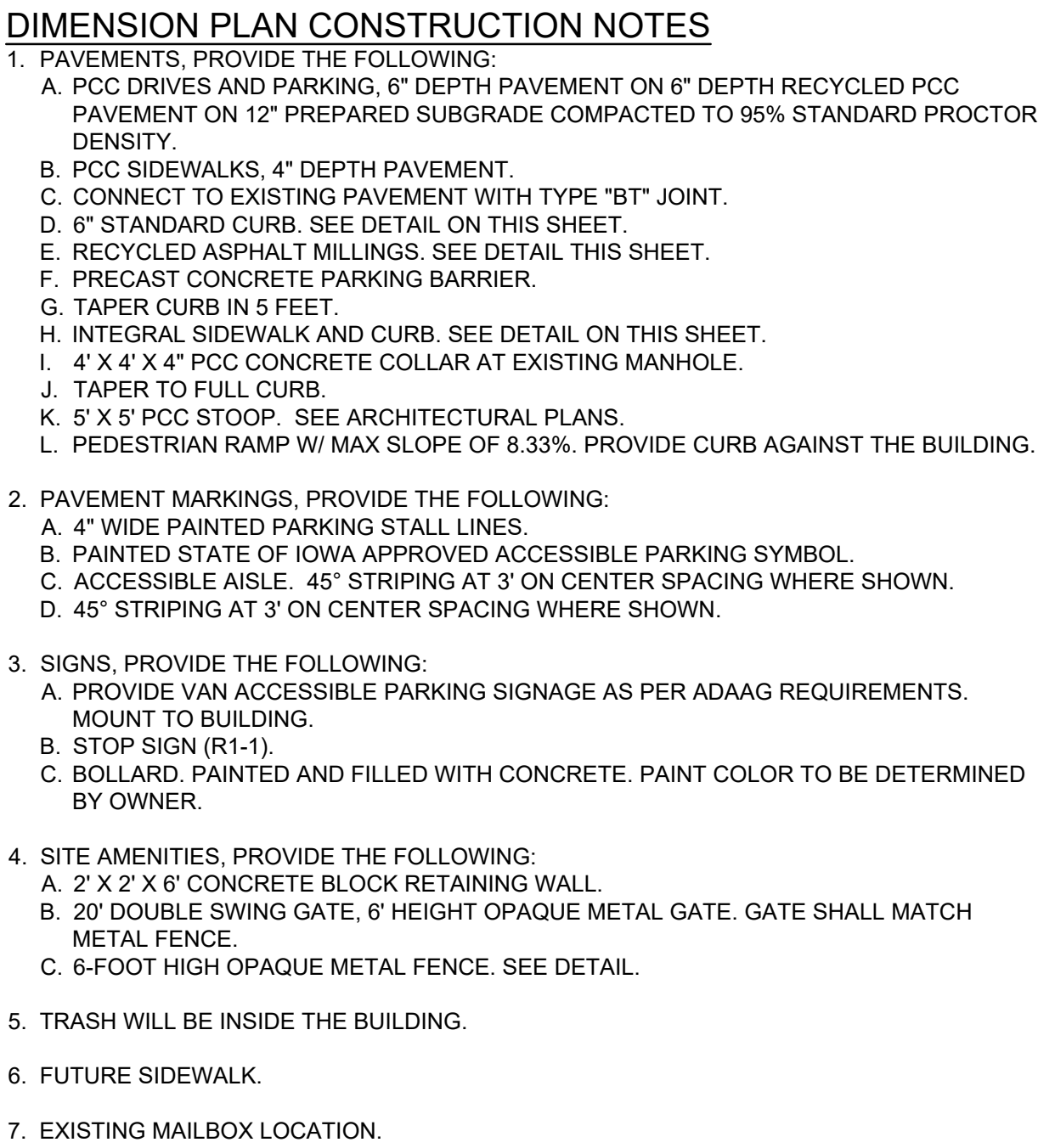
SNYDER & ASSOCIATES, INC. I

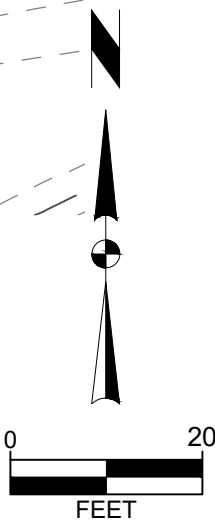
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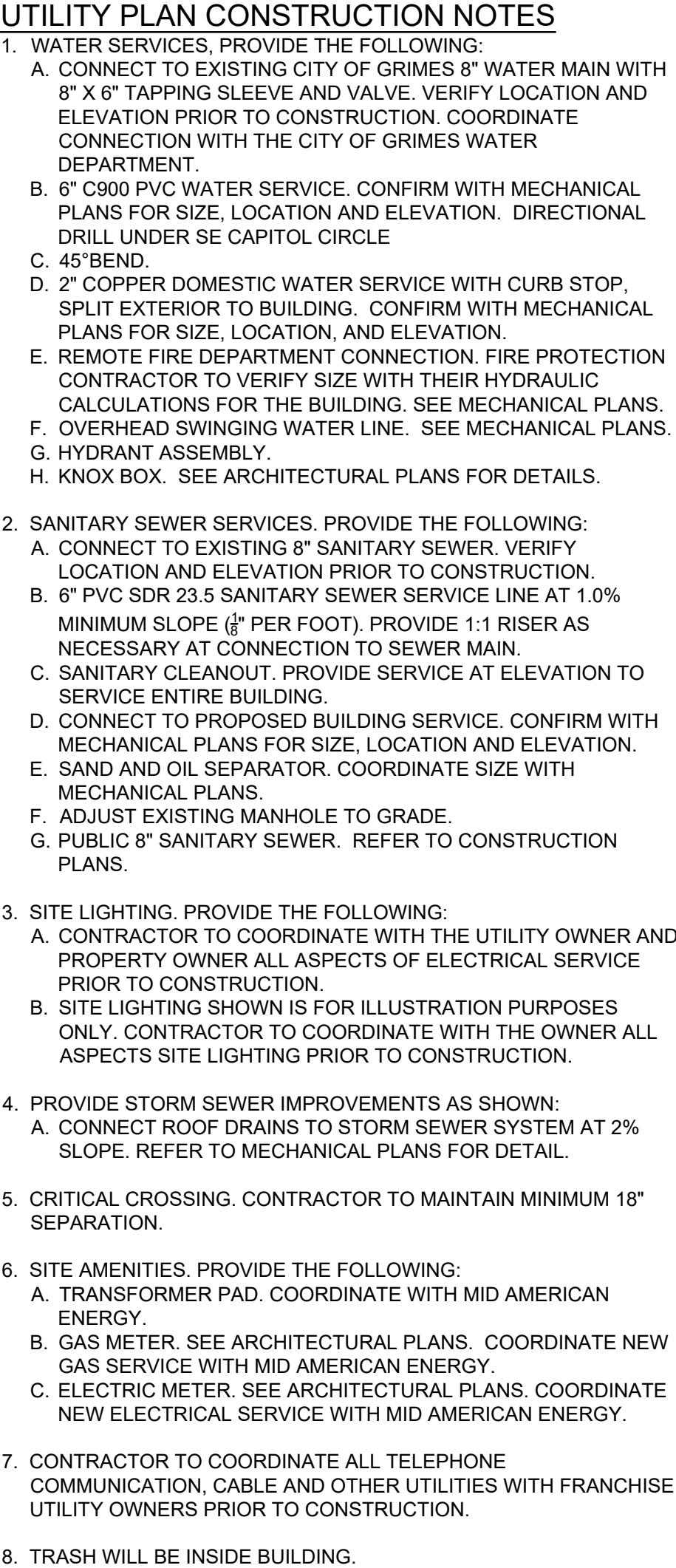
Sheet C201





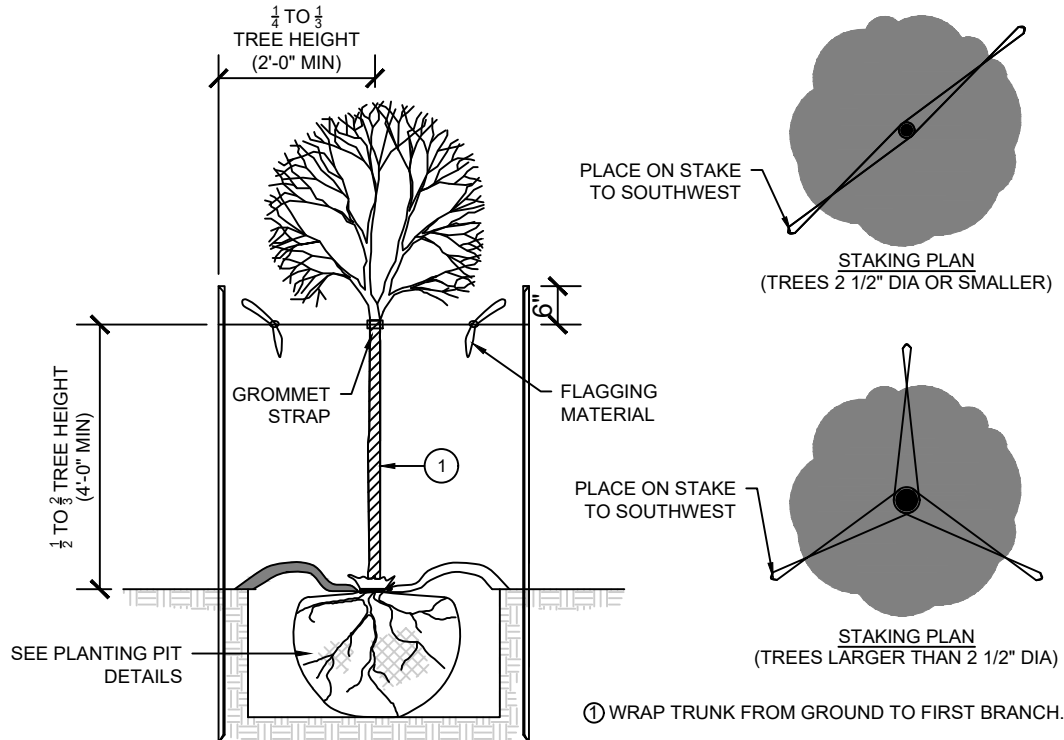
SNYDER
& ASSOCIATES

Sheet C401

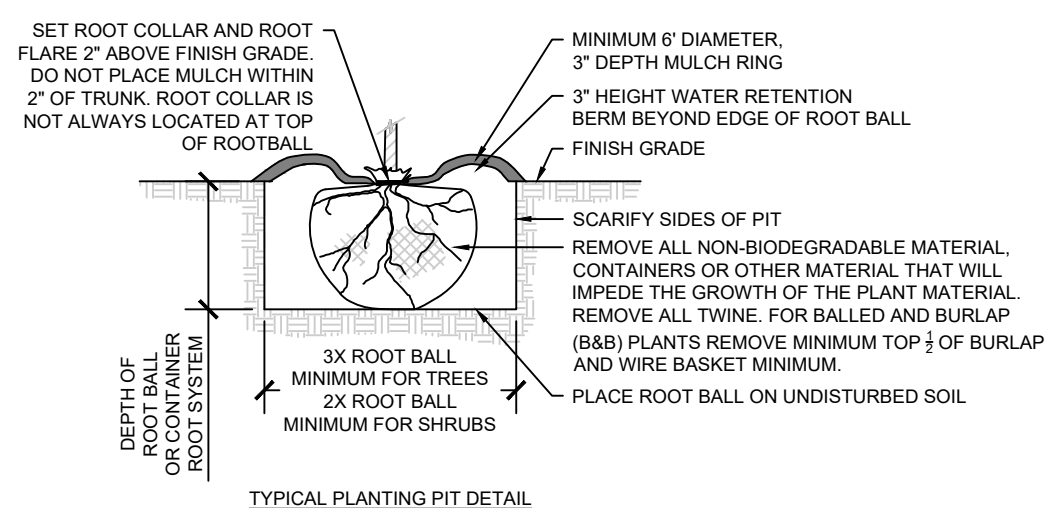
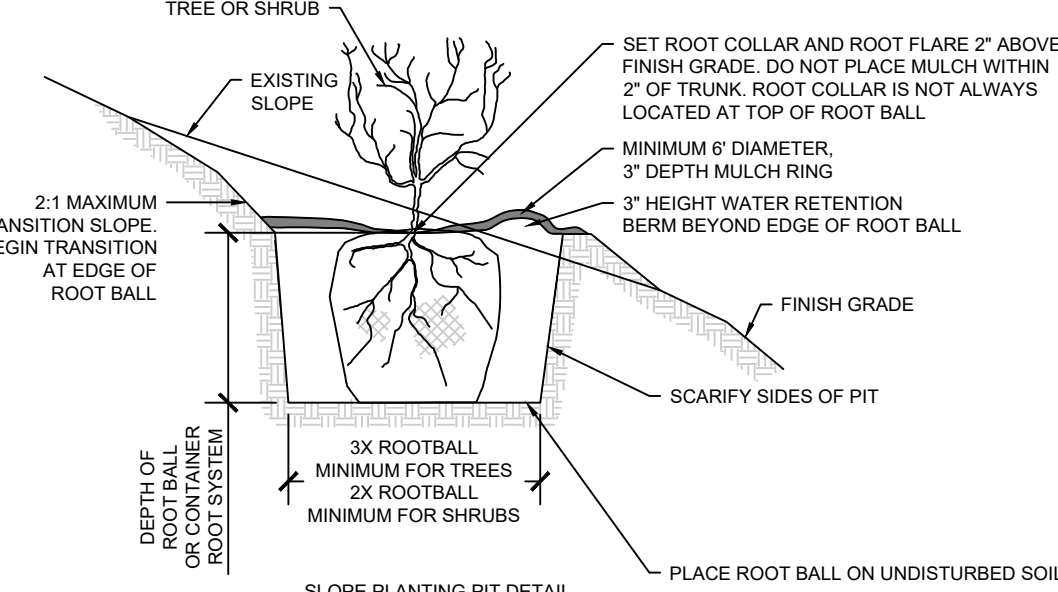
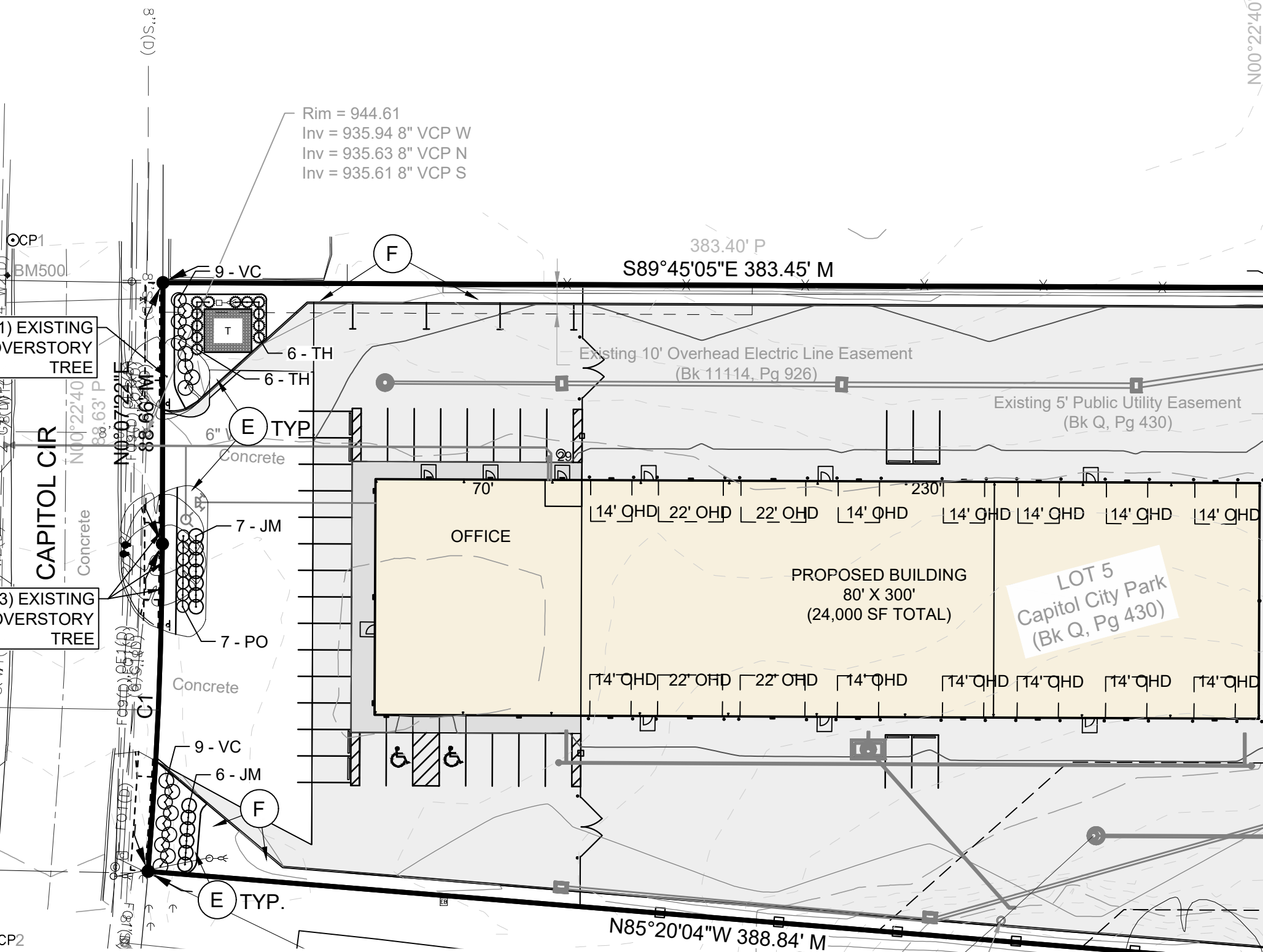


Project No:	124.0220.01
Sheet	C500

V:\P\04\01\2024\124.0220\124.0220.DWG CHAD DEVORE LANDSCAPE PLAN 2024/10/24 2:54 PM ANSI FULL BLEED (34.00 X 22.00 INCHES)



1
C600
DECIDUOUS TREE STAKING DETAIL
NO SCALE



2
C600
PLANTING PIT DETAILS
NO SCALE

PLANTING PLAN REQUIREMENTS

LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF GRIMES SITE PLAN OPEN SPACE AND LANDSCAPING REQUIREMENTS, ZONING M1-A AND HIGHWAY 141 MIXED USE DEVELOPMENT CORRIDOR DISTRICT ZONE 2b)

OPEN SPACE REQUIREMENTS:
407,444 SF (9.35 AC.) OVERALL PROPERTY x 15% MIN. OPEN SPACE = 61,117 SF OPEN SPACE REQ'D
--TOTAL HARD SURFACE (DRIVES, PARKING, AND BUILDINGS) = 210,260 SF (197,186 SF) = 48.4% TOTAL OPEN SPACE PROVIDED

61,117 SF OPEN SPACE REQ. / 1000 SF = 61.12 P.U.
61.12 x 2 TREES = 122.24 TREES REQUIRED (123 PROVIDED)
59,610 SF EX. TREE CANOPY / 708 SF = 84 EX. TREES; 39 PROP. TREES PROVIDED
61.12 x 2 SHRUBS = 122.24 SHRUBS REQUIRED (123 PROVIDED)

FRONTAGE LANDSCAPING HIGHWAY 141 MIXED USE DEV. CORRIDOR DISTRICT
1 TREE PER 50' AND 1 SHRUB PER 4' ALONG SE CAPITOL CIRCLE
200' FRONTAGE = 4 TREES AND 50 SHRUBS
--4 EX. TREES COUNTED TOWARDS REQUIREMENT
--50 PROPOSED SHRUBS PROVIDED

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
TREES					
GA	3	Ginkgo biloba 'Autumn Gold' TM	Autumn Gold Maidenhair Tree	1.5" Cal.	B&B
GS	8	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	1.5" Cal.	B&B
EVERGREEN TREES					
PP	28	Picea pungens 'Fat Albert'	Fat Albert Colorado Spruce	6' Ht.	B&B
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS					
JM	13	Juniperus chinensis 'Maneyi'	Maney Juniper	3 gal.	Pot
JF	38	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal.	Pot
PO	55	Physocarpus opulifolius 'Donna May' TM	Little Devil Dwarf Ninebark	3 gal.	Pot
TH	12	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	5 gal.	Pot
VC	55	Viburnum carlesii	Koreanspice Viburnum	3 gal.	Pot

NOTE: QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO VERIFY PLANT MATERIAL PRIOR TO BIDDING. IN THE CASE OF A DISCREPANCY, THE PLAN QUANTITY SHALL GOVERN.

PLANTING PLAN GENERAL NOTES

- UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH IN PLANT BED AREAS AS INDICATED ON PLAN AND PROVIDE A MIN 3-FOOT PERIMETER RING AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
- SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH TYPE 1 SUDAS PERMANENT LAWN SEED MIX, UNLESS NOTED OTHERWISE.
- FURNISH AND INSTALL STORM DETENTION BASIN SEED MIX BY PRAIRIE MOON NURSERY. WWW.PRAIRIEMOON.COM, 32115 PRAIRIE LANE, WINONA, MN 55987, OR APPROVED EQUAL. SEEDING RATE: 11.48 LBS/ACRE. INSTALL AS PER SUDAS SPECIFICATIONS 9010 SEEDING. FURNISH AND INSTALL REGREEN, Trifolium aestivum, SHORT-LIVED STERILE PERENNIAL WHEAT/WHEAT GRASS HYBRID OR APPROVED EQUAL AS A COVER CROP, TO BE INSTALLED AT THE SAME TIME WITH THE STORM DETENTION BASIN SEED MIX. APPLY AT 30 LBS/ACRE.
- PROVIDE MECHANICALLY BONDED FIBER MATRIX(MBFM) IMMEDIATELY FOLLOWING SEED APPLICATION ON ALL AREAS SEEDDED WITH A SLOPE OF 6:1 OR GREATER. ACCEPTABLE PRODUCTS AND MANUFACTURERS:

PROFILE PRODUCTS LLC., 750 LAKE COOK ROAD - SUITE 400
BUFFALO GROVE, IL 60089
TEL: 1-800-366-1180
WWW.PROFILEPRODUCTS.COM OR APPROVED EQUAL.

DECARLO - 3905 SE CAPITOL CIRCLE

LANDSCAPE PLAN

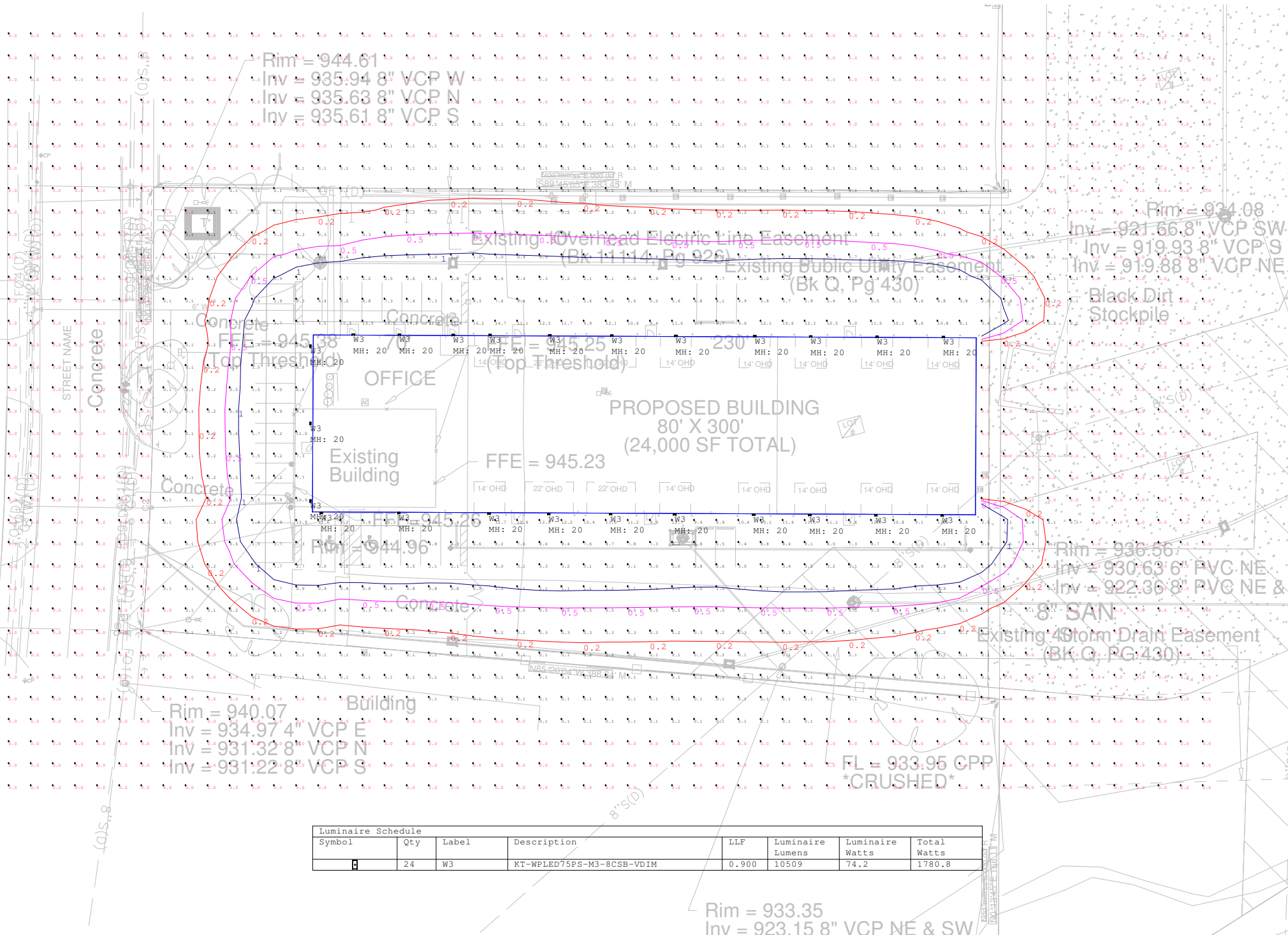
GRIMES, IOWA

SNYDER & ASSOCIATES, INC. |



Project No: 124.0220.01

Sheet C600



DATE

November 5, 2024

PROJECT NAME

SE 4th & Main Street

Site Plan

APPLICANT

K & A Investments, LLC

REQUESTED ACTION

Approval of a site plan for a 12-unit apartment building and a 5-unit townhome building with associated parking

LOCATION

Generally located west of SE Main Street between SE 3rd and SE 4th Street

ZONING

R-4

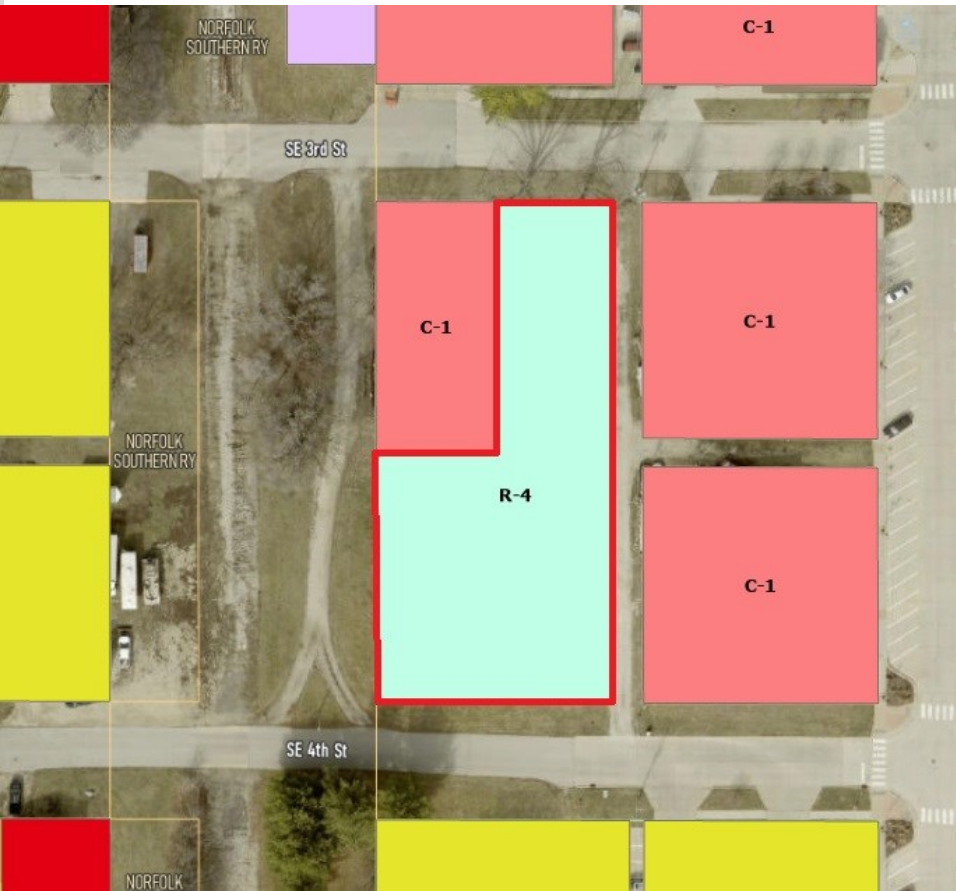
SE 4th & Main Street PUD

PLANNER

Evann Martin
emartin@grimesiowa.gov
515-986-4050



Location Map



Zoning Map

Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Downtown/Governors District	R-4
North	Residential	Downtown/Governors District	C-1
South	Civic	Civic	R-2
East	Residential	Downtown/Governors District	C-1
West	Residential	Low-Density Residential	R-2

PARKS

Townhomes and multi-family units are proposed to be constructed on the site. Because there are residential units planned, parkland dedication is required. Due to the limited size of the property and small number of proposed units, the developer has provided a fee in lieu of dedicating land to the City. The fee will be used for improvements at Wallace Park.



Future Land Use Map

Legal & Public Improvements

The property is part of the SE 4th & Main Street PUD and subject to the accompanying Zoning Change and Development Agreement.

The subject property currently consists of five parcels. A plat of survey has been submitted to combine the parcels into one lot.

Construction plans have been provided to reconstruct the existing gravel alley between SE 3rd and SE 4th Streets to concrete pavement.

Site Layout

VEHICLE ACCESS

Access to the site will be provided via the existing alley connecting from SE 3rd to SE 4th Street. Two driveways will be provided off the alley leading into the private parking areas for each building.

PEDESTRIAN ACCESS

5' sidewalks will be provided along both SE 3rd and 4th Streets. The townhomes and apartments will have sidewalk connections from the front doors to the public sidewalks.

LIGHTING

Wall-mounted lighting proposed on the rear of the buildings to provide light to the parking areas.

BUILDING SETBACKS

Front: 0-5'

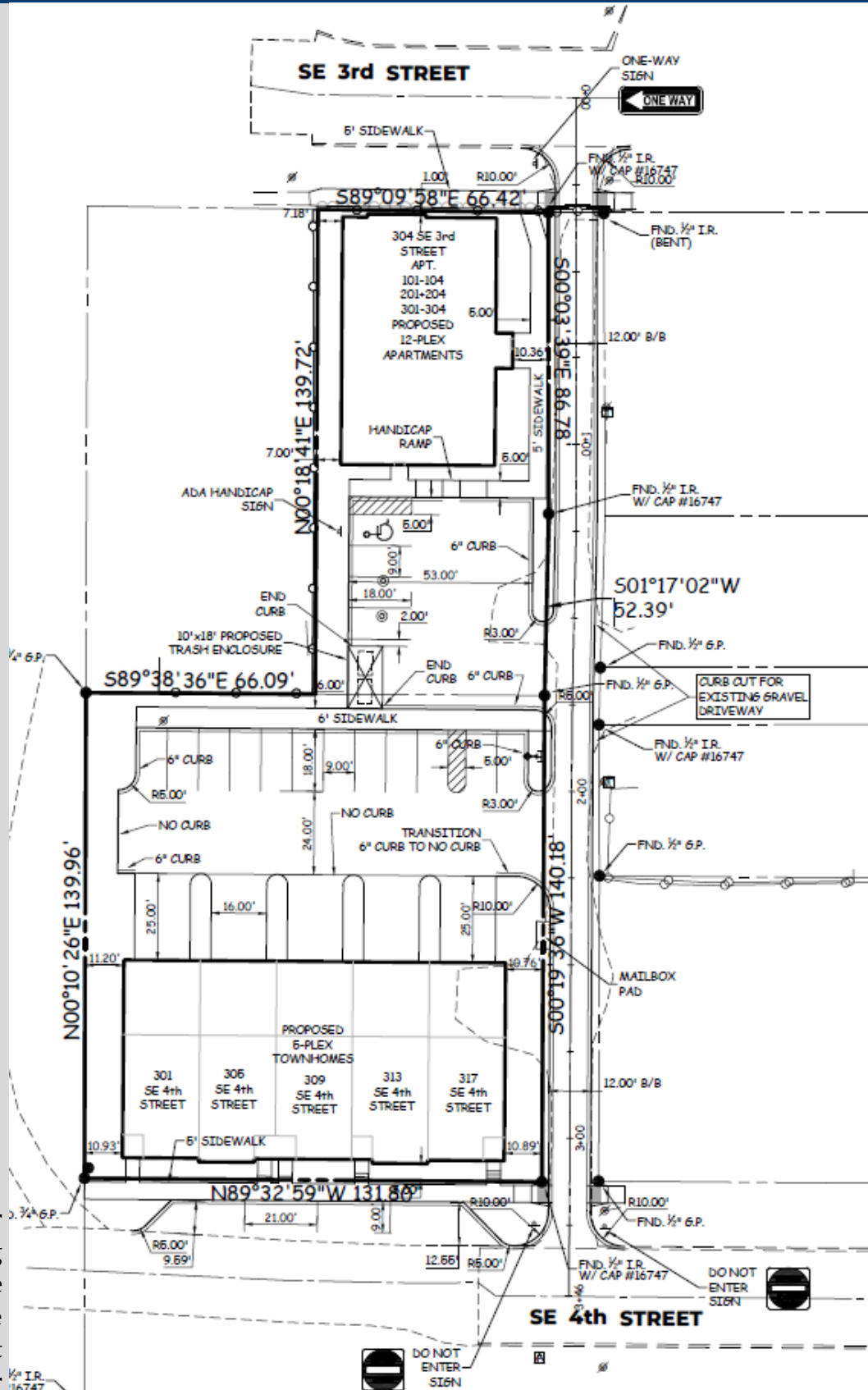
Side: 7' (External)

Side: 0' (Internal)

Rear: 0', 25' when adjacent to residential

PARKING:

The townhomes will have 2-car attached garages with two parking spaces in the driveway leading to the garage. The apartments will utilize the parking lot spaces. One space per unit is required for the apartments. Four additional parking spaces will be provided in the private parking lot. Four public parallel parking spaces will be added along SE 4th Street.



Utilities & Landscaping

SANITARY

Private sanitary service will connect to the existing sanitary sewers along SE 3rd and SE 4th Streets.

WATER

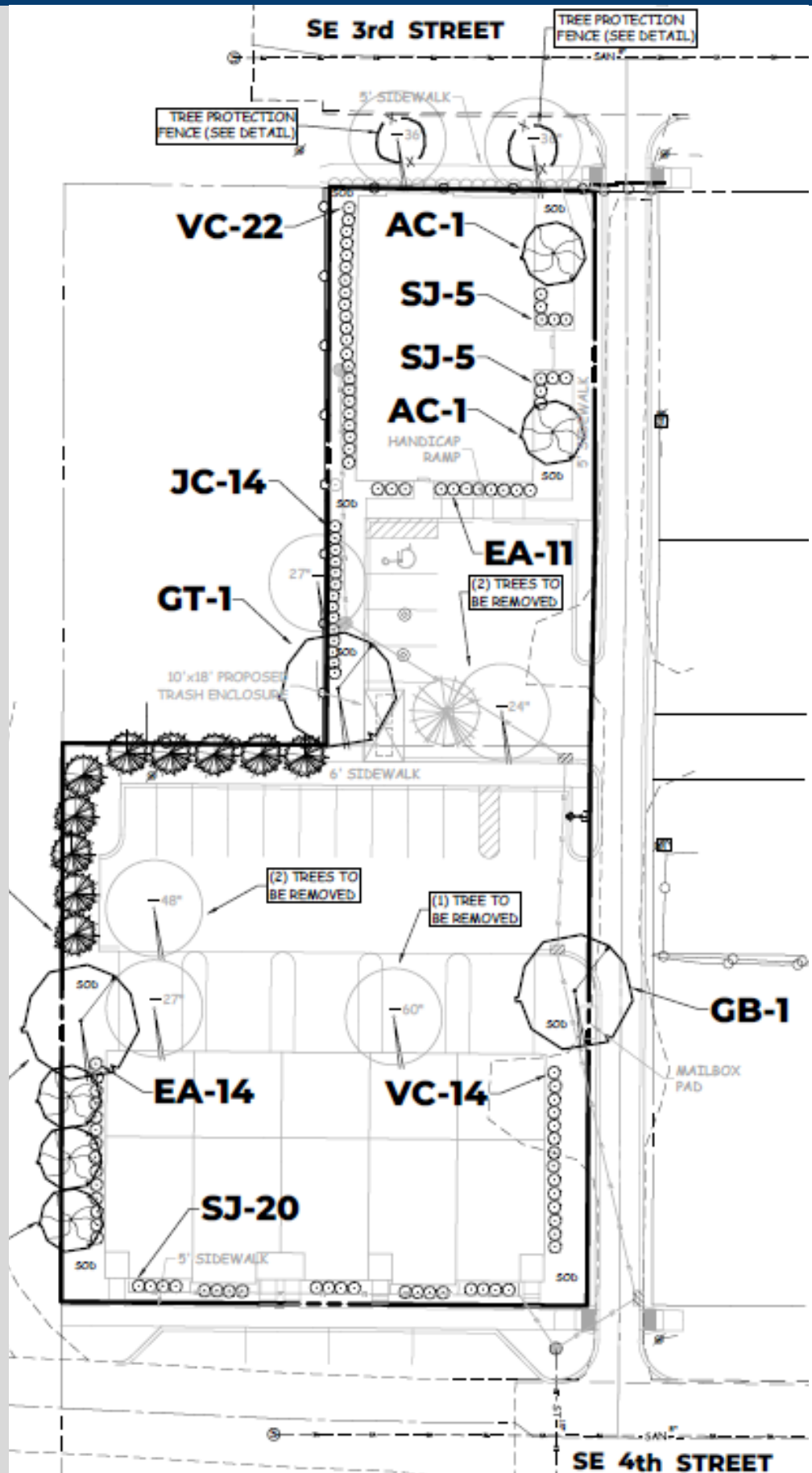
Private water service will connect from the existing water main along SE 3rd Street. Individual services will be provided to each townhome unit. The apartment building will be sprinkled and provide the required fire department connection.

STORM WATER

Detention is not required for this site. Private and public storm sewer will be constructed to collect stormwater runoff and direct it to the existing storm sewer along SE 4th Street.

LANDSCAPING

Foundation plantings will be provided along the front and sides of the buildings. Evergreen shrubs and trees will be provided along the north and west sides of the parking areas to screen headlights and the parking areas from the neighboring residential property.



Architecture

BUILDING & ELEVATIONS

The apartment building is proposed to be constructed with brick veneer, fiber cement panels with metal reveals and composite lap siding.

The townhome building is proposed to be constructed with thin brick veneer, composite lap siding, and composite board and batten.

DUMPSTER ENCLOSURE

A shared dumpster enclosure for trash and recycling will be provided to serve the development. The enclosure is proposed to be constructed with thin brick consistent with the buildings with metal-paneled gates.

LIGHTING

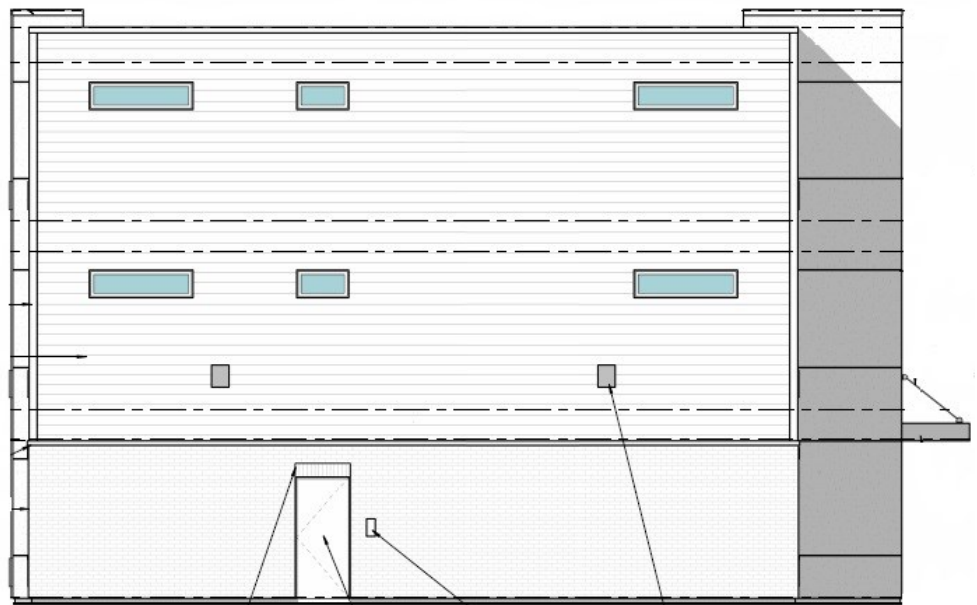
Decorative lighting is required on the front building faces along the public streets.



North and East Elevations



West Elevation

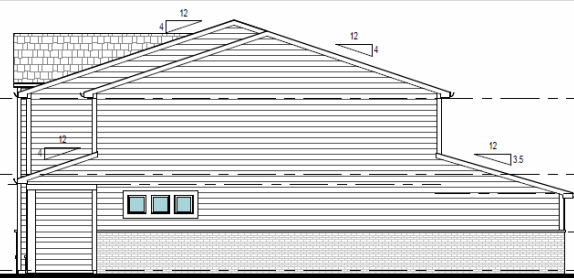


South Elevation

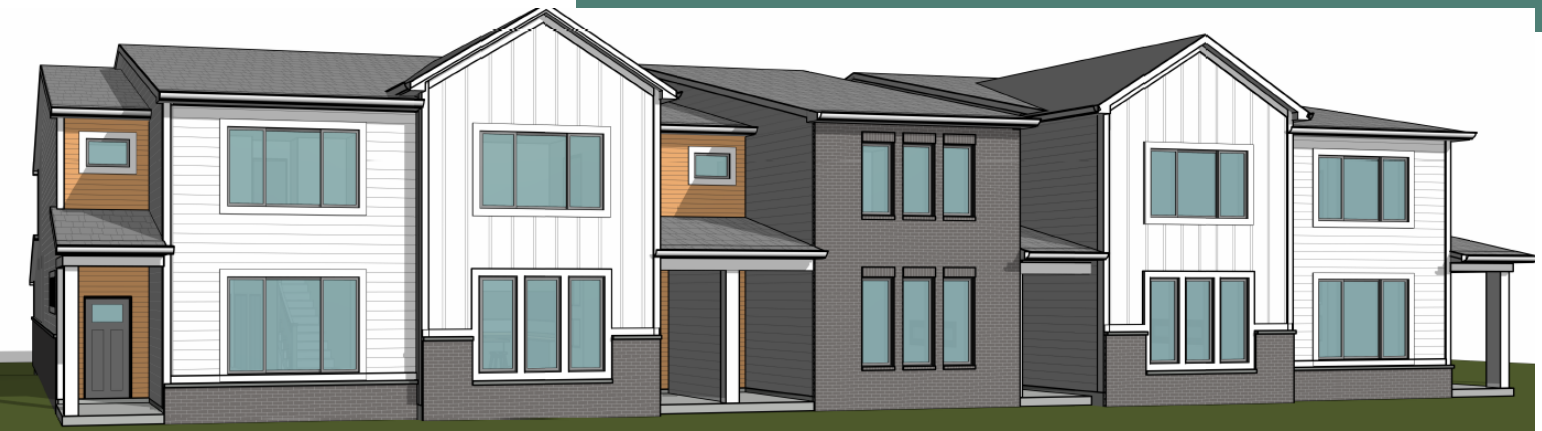
Conclusion

STAFF RECOMMENDATION

Staff recommend approval of the site plan.



East and West Elevations



South Elevation



North Elevation

Conclusion

The applicant is proposing to construct a 12-unit apartment building and a 5-unit townhome building upon the property.

The architecture for the buildings will include brick veneer, fiber cement paneling with metal reveals, composite lap siding, and board and batten.

The existing gravel alley between SE 3rd and 4th Streets will be reconstructed with pavement and provide access to both buildings.

Private parking will be provided at the rear of both buildings. Public parking will be added along SE 4th Street.

Landscaping will be provided along the front and side of the buildings with evergreen plantings provided along the parking areas to provide screening for the neighboring residence.

The plat of survey will be required to be recorded to combine the existing 5 parcels into on lot.



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

September 24, 2024

October 16, 2024

October 30, 2024

Cooper Crawford & Associates

Attn: Keven Crawford

475 S 50th Street, Suite 800

West Des Moines, IA 50265

RE: SE 4th & Main Street Site Plan

Dear Mr. Crawford:

The Development Services Department is in receipt of a proposed Site Plan for the SE 4th & Main Street. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Provide signed site plan application.~~
- ~~2. Provide site plan review fee (\$2000).~~
- ~~3. The \$8060 parkland dedication fee is due with the site plan approval. Please provide.~~
- ~~4. Addressing for the units are provided in the address map. Please label on the site plan.~~
- ~~5. Provide a sediment and erosion control plan and update erosion control quantities.~~
- ~~6. Provide demo plan.~~
7. A plat of survey will be required to combine the lots and alley portions. Either all lots can be combined into one or, Lots 3 & 4 and the portion of alley into one lot and to combine Lot 2 with the portion of alley. Plat of survey is approved administratively with \$400 fee. Please let us know how the lots will be configured.
 - a. Please provide \$400 plat of survey review fee.
 - ~~b. Provide a vicinity sketch on the plat.~~
 - ~~c. Provide signed PDF.~~

- d. Provide hard copy for city stamp prior to recording. Scheduling a time to stop by is best so the plat can be stamped and returned at the same time rather than dropping off the plat and picking up again.
- 8. Observation fee template to be provided with final review.
- 9. CAD files to be provided with final plan set.
- ~~10. As-builts to be provided prior to issuing a Certificate of Occupancy.~~
- ~~11. Provide construction drawings for the alley with application and \$2000 review fee.~~

Sheet 1:

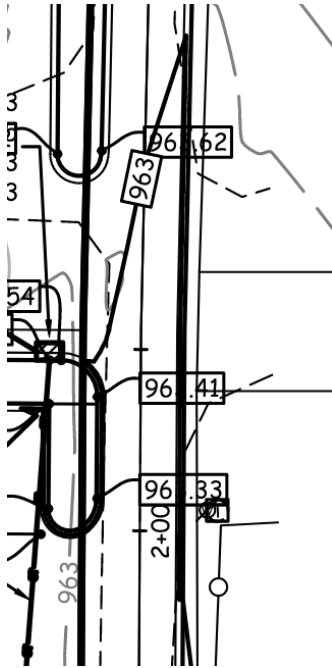
- ~~1. Update City standard notes. Notes provided.~~
- ~~2. Update zoning to R-4 (PUD) Ordinance 790.~~
- ~~3. Provide utility quantities.~~
- 4. Label mailbox location. Please add a proposed location so we can make sure there are no issues with city requirements. If the post office needs to make changes later on, the site plan can be updated. **Given the total number of units, there should be 2 mailboxes to provide enough mail slots for the units. It's likely that a 12-unit cluster would be provided for the apartments and an 8-unit cluster for the townhomes. Staff suggest providing a cluster next to each building. The cluster boxes need to be accessible. Please provide the cluster on an accessible route or provide a ramp to the mailbox pad and provide all necessary grading details.**
- 5. **Label transformer location. Has the location been coordinated with MidAmerican? What size is proposed? Label orientation of the doors.**
- ~~6. The dumpster enclosure is required to be at least 2' from the neighboring parking stall. Please revise.~~
- ~~7. It appears that the dumpster enclosure won't fit within the allotted space given the total dimensions, parking space setback and the curb.~~
- ~~8. Label ADA parking sign location.~~
- 9. Since the alley is 12' wide, it will be one-way traffic. Traffic will enter from SE 3rd St and exit south. Please label signage (one-way, do not enter) Please adjust one-way sign orientation to point toward the alley. **Please make this a double-sided sign.**

10. Please update the street parking depth to 21'.

11. Please add one-way signs opposite the two driveways on the alley.

Sheet 2:

1. Please provide utility plan showing where service connections come into the buildings.
 - a. ~~Staff would prefer that the water services come off separate ends of the development. The 5-plex water service should come off SE 4th and the 12-plex water service should come off SE 3rd St. If the current design is preferred by the property owner, the 6" water line will need to be shifted on private property (not in the alley) and would be considered a private service line.~~
 - b. ~~Will the 5-plex be individually metered or will it have one master meter? If it is individually metered, there will need to be 5 different service lines with a curb stop for each unit.~~
2. ~~Provide ADA slope and cross slope ramp details.~~
3. ~~Provide ADA parking space slope and cross slope details.~~
4. ~~Provide slope and cross slope of the sidewalk connecting from the multi-family building to the public sidewalk.~~
5. ~~Label slope and cross slope of the public sidewalks.~~
6. ~~Adjust grade labels along the alley so they are legible.~~



7. ~~Do we need more details for the grading along the east side of the alley and how it ties in to the neighboring property?~~
8. ~~Label existing water main sizes.~~
9. ~~Label downspout locations and provide roof drain connections where downspouts cross walking paths and parking areas. Provide roof drain connections to the storm sewer for the 5-plex so the downspouts do not drain out across the public street~~
10. ~~Label FDC location and ensure it is within 100' of a hydrant and not blocked by parking, landscaping, etc. FDC is not within 100' of a hydrant. Please revise.~~
11. ~~Label knox box location.~~
12. ~~Label hydrant coverage radii. Hydrant coverage is required to be 150' radius. Please revise and demonstrate coverage.~~
13. **Include the following on the Erosion Control Plan**
 - a. **Downslope perimeter controls**
 - b. **Call for intake protection at all intakes (paved, area, flared end, and external)-missing external**
 - c. **Clearly mark discharge**
 - d. **Proposed staging area**
 - e. **Proposed concrete washout location**

- f. Ensure location is at least 50 ft from any storm structure including ponds
- g. Proposed top soil stock pile location and sediment controls to meet top soil preservation requirement
- h. Erosion Controls including temp stabilization (included in quantities table)

Sheet 3:

- 1. ~~Provide foundation plantings in front of the townhomes and along the east and west sides of the building.~~
- 2. ~~Provide foundation plantings along the west side of the apartment building.~~
- 3. ~~Provide evergreen shrubs along the north and west side of the parking lot to shield headlights from the neighing residence. Provide evergreen plantings on the west side of the apartment parking lot.~~
- 4. ~~Label ground cover (sod vs mulch).~~
- 5. ~~Label plant types and fill in the plant quantities in the legend.~~
- 6. ~~The trees along the west property line are located over the storm sewer. Please relocate to avoid conflicts.~~
- 7. ~~Staff suggest switching the Colorado spruce for a different type of tree. The area they are planted isn't very wide and staff have concerns that the trees will overgrow into the parking lot and neighboring property.~~
- 8. Label curb stops on the water service lines to the 5-plex.
- 9. Provide a split fire and domestic water service with curb stops on each service line for the 12-plex.
- 10. Add and label an 8" valve where the service line connects to the existing water main along SE 3rd St. This will allow the City to isolate the main when needed.
- 11. How will sanitary services be provided to each townhome unit? Please label.

Sheet 6:

- 1. ~~Label fence removal along SE 3rd St.~~

Lighting Plan:

1. Provide lighting specs for decorative building-mounted lighting. **Provide spec and lighting locations for decorative/accent lighting on the building faces along the public streets.**
2. ~~Provide spec sheets for the parking lot lights. None proposed.~~
3. Adjust lighting so there is 0 footcandles at the property line of the residence to the west. **Please adjust the lighting levels to target 0 footcandles. Currently, there is 1.1 and 1.4 shown in some areas.**

Architecture:

1. ~~The maximum permitted height for dumpster enclosures is 8'. Please revise.~~
2. ~~Dumpster gates are required to be metal framed. Please label on the plans.~~
3. ~~Label downspout locations and coordinate with the site plan and roof drain connections. Verify that internal drain system corresponds to the roof drain connection on the west side of the 12-plex.~~
4. ~~Label each elevation with cardinal directions, rather than right, left, etc. Please label on the 12-plex.~~
5. Label lighting locations on the buildings. **Label decorative/accent lighting on the building faces along the public streets for both buildings. Label lighting locations on the north side of the 5-plex.**
6. ~~Please provide clarification for what product will be used for the “concrete panels with cementitious finish? Please point out where this is provided.~~
7. **The light fixtures provided on the south side of the 12-plex and the north side of the 5-plex are to be pointed downward. The fixtures have the ability to be pointed to 90 degrees, which would not be permitted.**

Building Plans:

1. ~~The buildings will not be reviewed other than for architectural aesthetics. Full building code review will occur with the building permit application submittals. Building permits can be submitted at any time but will not be issued until the site plan is approved.~~

2. ~~Building plans will need to be designed to the 2021 IRC and IBC when plans are submitted for building permit review.~~
3. ~~Townhomes~~
 - a. ~~On the townhomes, you will need to build at minimum a 2-hour separation between the units unless you have a sprinkler system. Current building would not require a sprinkler based on number of units and square footage.~~
 - b. ~~Code ledger will need to be undated to the 2021 IRC.~~
 - c. ~~Please show the location of the water meters within the units. There will need to be 2 feet of clear working space for the water meter installation and servicing.~~
 - d. ~~Is there going to be individual electrical meter per unit or are you using a meter stack and planning on running feeders through adjacent units? If you are using a meter stack, there will need to be a recorded easement allowing the feeders to run through the concealed spaces of the unit whether a bulkhead in a garage or a the attic.~~
4. ~~Apartment~~
 - a. ~~This will need to be designed to the 2021 IBC.~~
 - b. ~~Is there going to be any electrical equipment other than the fire alarm control panel in the sprinkler riser room?~~

Construction Drawings:

1. Provide a cross section of the alley.
2. Please label the storm sewer detail.
3. If possible, please make the overall plan larger.

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

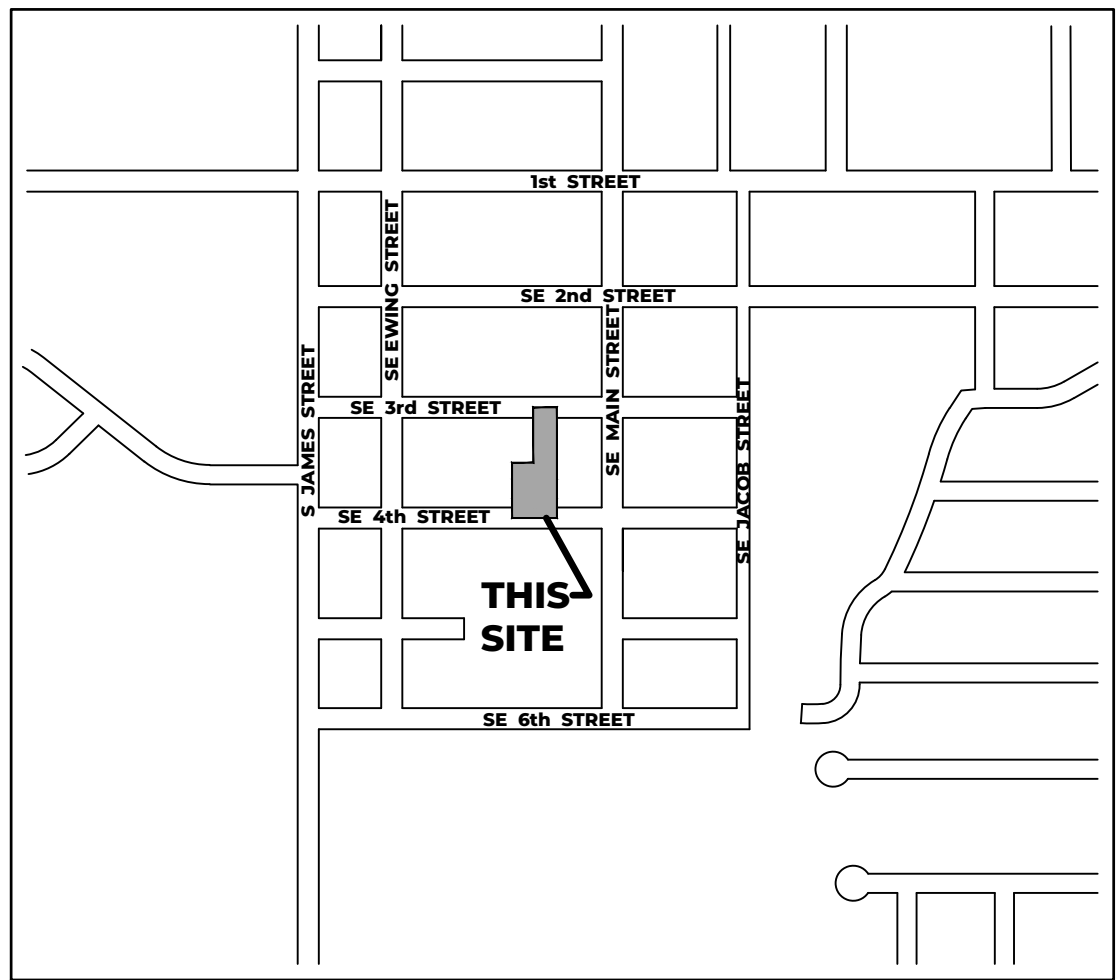
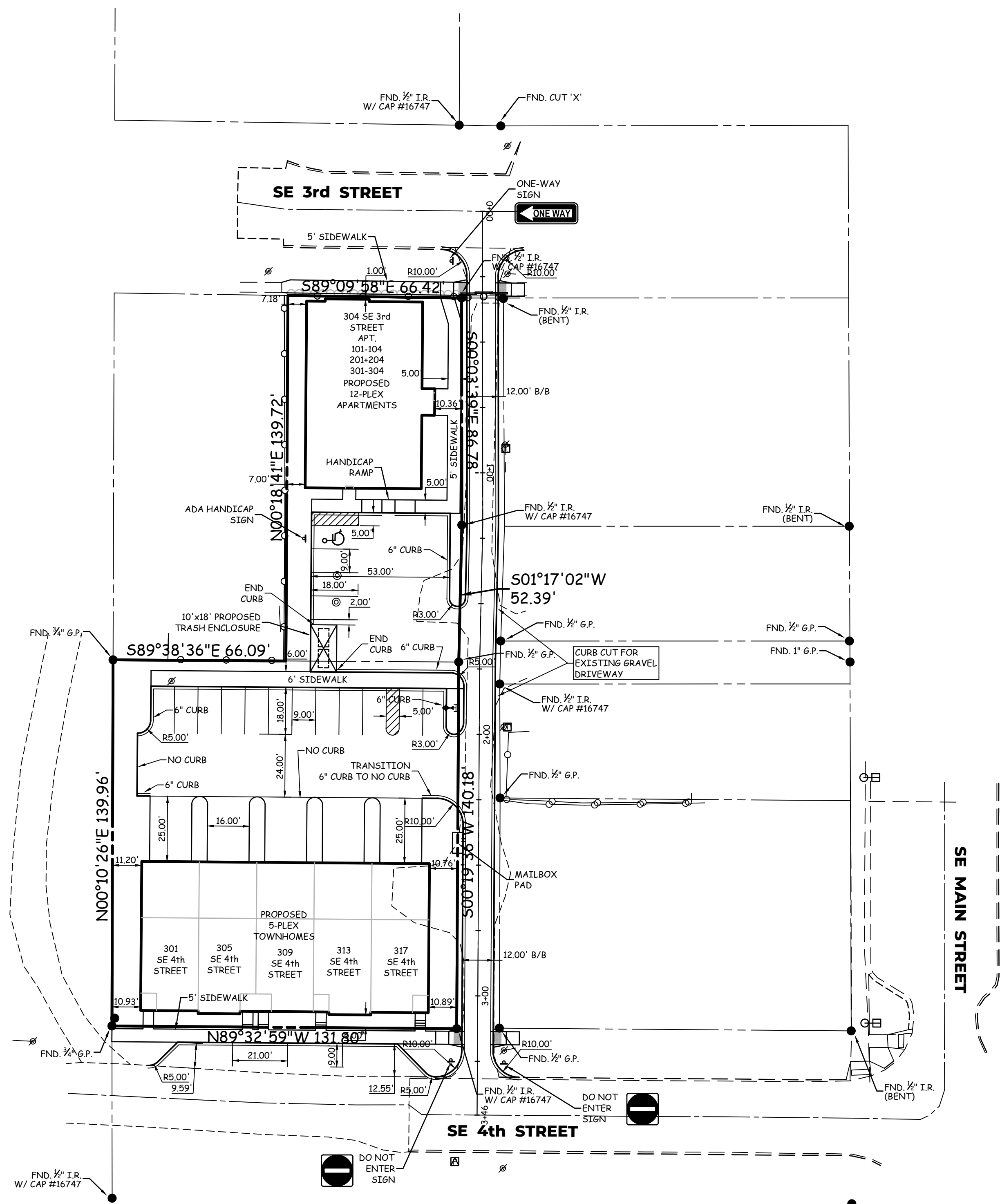
SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	November 6, 2024 (1 PDF of Site plan with Elevation Plan included)
PLANNING & ZONING:	November 5, 2024 at 5:30
COUNCIL MEETING:	November 26, 2024 at 5:30

Please feel free to contact me at emartin@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Evann Martin
Senior Planner



VICINITY SKETCH

NORTH
SCALE: 1"=600'

PARKING

APARTMENTS
(1) STALL PER UNIT
PROPOSED: 16
TOWNHOMES
(2) GARAGE SPACES PER UNIT
(2) DRIVEWAY SPACES PER UNIT

NOTE: DRIVEWAYS SHALL ACCESS ALLEYS IN REAR OF UNITS

LEGAL DESCRIPTION

LOT 2 IN BLOCK 10 AND THE NORTH 1/2 OF THE EAST-WEST ALLEY ABUTTING LOT 2, BLOCK 10, ALL IN THE TOWN OF GRIMES, AND THE WEST 1/2 OF NORTH-SOUTH ADJACENT ALLEY, AND THE SOUTH 1/2 OF ADJACENT PUBLIC RIGHT-OF-WAY, CITY OF GRIMES, POLK COUNTY, IOWA AND LOTS 3 AND 4 IN BLOCK 10 AND THE SOUTH 1/2 OF THE EAST-WEST ALLEY LYING NORTH AND ADJOINING SAID LOTS 3 AND 4 IN THE TOWN OF GRIMES, AND THE WEST 1/2 OF THE NORTH-SOUTH ADJACENT ALLEY, AND THE NORTH 1/2 OF ADJACENT PUBLIC RIGHT-OF-WAY, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA.

CONSTRUCTION SCHEDULE

GRADING FALL 2024
PAVING SPRING FALL 2024
FINAL GRADING/ LANDSCAPING SPRING 2025
FINAL INSPECTION SPRING 2025

SITE AREAS

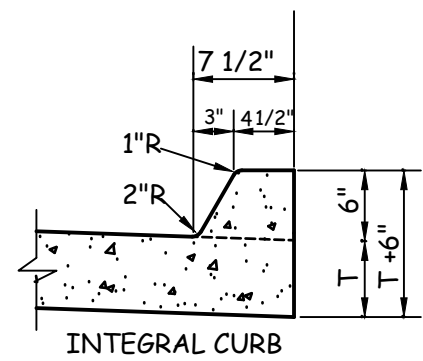
BUILDINGS	9,534 S.F.	35%
PAVING	10,347 S.F.	37%
SIDEWALKS	1,448 S.F.	5%
OPEN SPACE *	6,450 S.F.	23%
TOTAL	27,779 S.F.	100%

* NO REQUIRED OPEN SPACE

TOTAL IMPERVIOUS AREA	21,329 S.F.	77%
TOTAL DISTURBED AREA	27,500 S.F.	99%

SHEET INDEX

- 1 DIMENSION PLAN
- 2 GRADING PLAN
- 3 UTILITY PLAN
- 4 LANDSCAPE PLAN
- 5 DETAILS
- 6 DEMOLITION PLAN



CURB DETAIL

NO SCALE

SITE PLAN

304 SE 3rd STREET

Grimes, Iowa

OWNER/APPLICANT

K&A INVESTMENTS, LLC
10640 JUSTIN DRIVE
URBANDALE, IOWA 50322-3755
ATTN: KIRK MICKELSEN
515-243-1191
kirk@krmdev.com

PROPERTY ADDRESS

304 SE 3rd STREET
GRIMES, IOWA 50111

ZONING

R-4 (PUD) ORDINANCE 790

LAND USE

EXISTING: VACANT
PROPOSED: TOWNHOMES AND APARTMENTS (RESIDENTIAL)

SETBACKS

FRONT - 0' MIN. / 5' MAX.
REAR - NONE
SIDE - 0' (INTERNAL)
7' (EXTERNAL)

BUILDING TYPES

(1) 12-PLEX APARTMENTS
(1) 5-PLEX TOWNHOMES

UTILITIES

WATER - CITY OF GRIMES
SEWER - CITY OF GRIMES

LEGEND

EXISTING/PROPOSED

—	8"	PLAT BOUNDARY
—	W 8"	WATER MAIN & SIZE
—	SAN 8"	SANITARY SEWER & SIZE
—	ST 8"	STORM SEWER & SIZE
—	UG 6"	UNDERGROUND ELECTRIC CABLE
—	UGT	UNDERGROUND TELEPHONE CABLE
—	CTV	UNDERGROUND CABLE TV
—	6 4"	GAS MAIN & SIZE
○	○	MANHOLE
□	□	INTAKE
○	○	HYDRANT
○	○	POWER POLE/LIGHT POLE
□	□	UTILITY BOX/TELEPHONE RISER
—	—	EXISTING CONTOURS
—	—	PROPOSED CONTOURS
—	—	SILT FENCE OR
—	—	APPROVED FILTRATION SOCK
—	—	TREES

CERTIFICATION

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION
KEVEN J. CRAWFORD, P.E. IOWA LICENSE NO. 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
Sheets 1-6

COOPER CRAWFORD & Associates
Civil Engineers & Land Surveyors
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 7-30-2024
REVISIONS: 10-1-2024
10-24-2024
JOB NUMBER
CC 2326
SHEET 1 OF 6
DIMENSION PLAN
304 SE 3rd STREET

IOWA
ONE CALL

SITE PLAN

304 SE 3rd

STREET

Grimes, Iowa

GRADING NOTES

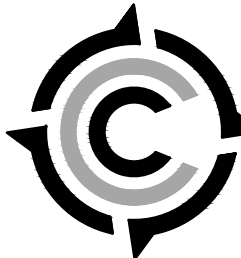
1. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
3. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
4. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT.
5. STOCKPILE SUFFICIENT TOPSOIL TO RESPREAD A MINIMUM OF 4-INCHES ON UNPAVED AREAS.
6. ALL AREAS TO RECEIVE FILL TO BE BENCHED.
7. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES.
8. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
9. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL NOT DEVIATE FROM OPTIMUM BY MORE THAN 2%.
10. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
11. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
12. A MINIMUM OF ONE FOOT OF COMPACTED COHESIVE SUBGRADE SHALL BE PROVIDED BENEATH ALL PAVEMENTS.
13. EXISTING TREES WILL BE SAVED TO THE EXTENT POSSIBLE TO ACCOMMODATE GRADING, UTILITY AND STREET CONSTRUCTION.
14. NO DRAINAGE SHALL FLOW OVER ANY SIDEWALKS.
15. PAVEMENT SHALL BE 6-INCH P.C.C.

EROSION CONTROL QUANTITIES

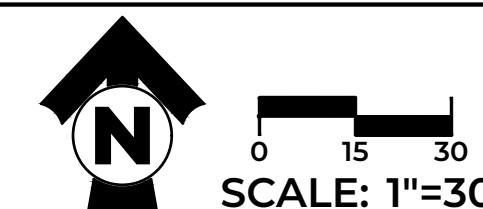
60 L.F.	INLET PROTECTION
1,100 L.F.	SILT FENCE
285 S.F.	CONSTRUCTION ENTRANCE
10 S.F.	CONCRETE WASHOUT
6,000 S.F.	TEMPORARY STABILIZATION

LEGEND

EXISTING/PROPOSED	
---	PLAT BOUNDARY
---	8" WATER MAIN & SIZE
---	8" SANITARY SEWER & SIZE
---	8" STORM SEWER & SIZE
---	UG6 UNDERGROUND ELECTRIC CABLE
---	UGT UNDERGROUND TELEPHONE CABLE
---	CTV UNDERGROUND CABLE TV
---	6" GAS MAIN & SIZE
○	MANHOLE
⊞	INTAKE
⊞	HYDRANT
○ P/LP	POWER POLE/LIGHT POLE
• P/LP	UTILITY BOX/TELEPHONE RISER
□	EXISTING CONTOURS
---	PROPOSED CONTOURS
✕	SILT FENCE OR APPROVED FILTRATION SOCK
☁	TREES



COOPER CRAWFORD & Associates
Civil Engineers & Land Surveyors
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345



DATE: 7-30-2024
REVISIONS: 10-1-2024
10-24-2024
SCALE: 1"=30'

JOB NUMBER
CC 2326

AS-BUILT: ---
GRADING PLAN
304 SE 3rd STREET

SHEET
2 OF 6

GENERAL NOTES:

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- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING, SIGNING, AND RETURNING THE PRECONSTRUCTION PARCKET TO THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
- ALL PERMITS (IDNR, NPDES, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS (AS-BUILTS) OF ALL IMPROVEMENTS AND EASEMENTS AS PER CITY COMMERCIAL AS-BUILT POLICY. THE RECORD DRAWINGS SHOULD INCLUDE A CERTIFIED GRADING SHEET AND AS-BUILT PLANS OF ALL STORMWATER MANAGEMENT FACILITIES ON SITE WITH A CERTIFICATION STATEMENT SIGNED BY THE DESIGN ENGINEER INDICATING THAT THE FACILITIES WERE CONSTRUCTED AS DESIGNED.
- RECORD DRAWINGS TO INCLUDE ONE ELECTRONIC FILE IN .DWG AND .PDF FILE EXTENSIONS.
- TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT SANITARY, WATER, SUMP. MARK THE ENDS OF SERVICES WITH A STEEL FENCE POST AND PAINT GREEN FOR SANITARY, BLUE FOR WATER, AND WHITE FOR STORM. MARK THE ENDS OF SANITARY AND SUMP WITH A 2 X 4 FROM END OF PIPE TO 2' ABOVE GRADE.
- A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT.
- ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
- PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS (UTILITY, PAVING, SUBGRADE) WITH AN ITEMIZED COST BREAKDOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL NEWLY CONSTRUCTED PUBLIC AND PRIVATE UTILITIES ASSOCIATED WITH THE PROJECT AT THEIR EXPENSE UNTIL THE CITY ACCEPTS THE PROJECT THROUGH THE GRIMES CITY COUNCIL.

SANITARY SEWER NOTES:

- THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTEAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REMOVE THE PLUG FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
- SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
- SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
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- ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
- ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE BPC W/ADJUSTING MECHANISM.
- SANITARY SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISION. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.

WATER MAIN NOTES:

- ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL WATEROUS PAGER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY 4-423), OR GLOW MEDALLION F-2546. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" M/J SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NPT THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2" BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 20'.
- ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
- ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
- WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
- THE CITY OF GRIMES SHALL DO THE FILLING OF THE WATER MAIN.
- NEW WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE CONTRACTOR. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE CONTRACTOR AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DIVISION. ALL TESTS AND SAMPLING TO BE WITNESSED BY THE CITY ENGINEERING DIVISION. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
- ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.
- ALL DEAD-END WATER MAINS TO HAVE TEMPORARY BLOWOFF HYDRANTS.

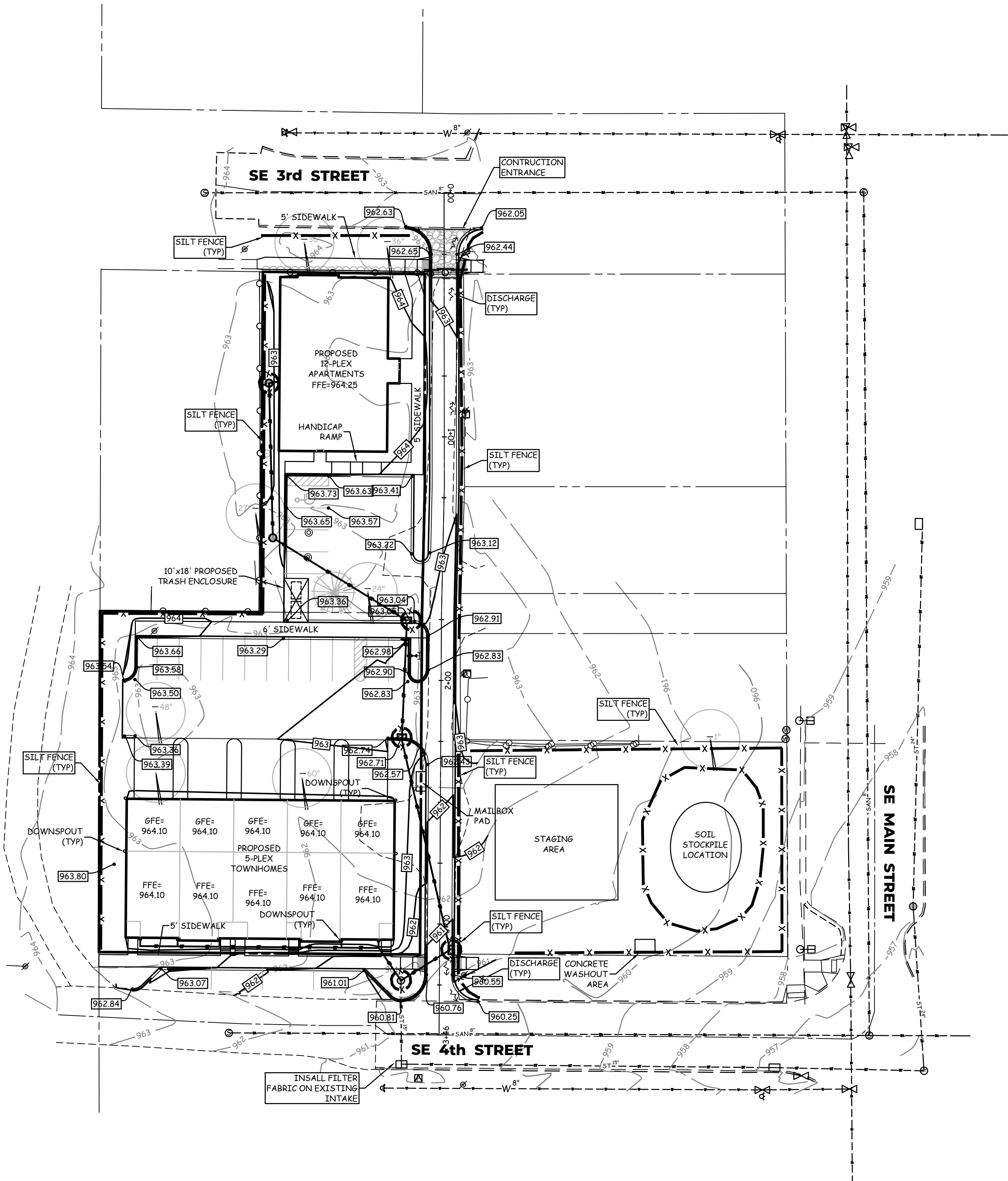
STORM SEWER NOTES:

- ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL STORM SEWERS SHALL BE TIED.
- ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC UNLESS OTHERWISE DIRECTED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC UTILITIES IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES AND INCLUDE ON RECORD DRAWINGS.
- PUBLIC STORM SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISION. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
- USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.

EROSION & POLLUTION CONTROL NOTES

- THE SUBCONTRACTOR RESPONSIBLE FOR EROSION AND POLLUTION CONTROL SHALL CARRY OUT THE MEASURES DETAILED ON THIS PLAN.
- CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.
- THE SUBCONTRACTOR SHALL INSPECT THE SITE AT MINIMUM ONCE EVERY 7 DAYS. ALL DISTURBED AREAS OF THE SITE, AREAS OF MATERIAL STORAGE, LOCATIONS WHERE VEHICLES ENTER/EXIT THE SITE, ALL OF THE EROSION AND SEDIMENT CONTROLS THAT ARE IDENTIFIED AS PART OF THIS PLAN AND ACCESSIBLE DISCHARGE LOCATIONS MUST BE INSPECTED.
- THE SUBCONTRACTOR IS TO TAKE NECESSARY ACTIONS TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN 7 DAYS AFTER THE INSPECTION IN WHICH THE DEFICIENCY WAS FOUND.
- THE SUBCONTRACTOR SHALL KEEP LOG AND PREPARE WEEKLY REPORTS DETAILING THE INSPECTIONS AND MEASURES TAKEN TO CORRECT ANY AND ALL DEFICIENCIES FOUND IN THE EROSION AND POLLUTION CONTROL MEASURES. THE REPORTS SHALL CONFORM TO THE STANDARDS SET BY THE IOWA DEPARTMENT OF NATURAL RESOURCES. COPIES OF THESE REPORTS SHALL BE FORWARDED TO THE DEVELOPER AND TO COOPER CRAWFORD & ASSOCIATES, L.L.C.
- AFTER INITIAL GRADING PRIOR TO UTILITY CONSTRUCTION - ALL DISTURBED AREAS OUTSIDE OF THE PROPOSED R.O.W.'S ARE TO HAVE TEMPORARY SEEDING AND MULCHING. CONTRACTOR AND SUBS ARE TO TRY TO MINIMIZE DISTURBANCE TO THESE SEEDD AREAS THROUGH THE USE OF SPECIFIC ACCESS ROUTES WITHIN THE SITE.
- DURING CONSTRUCTION, IF IT BECOMES EVIDENT THAT A DISTURBED AREA WILL NOT BE DISTURBED FOR 14 DAYS, IT SHALL BE SEEDD IMMEDIATELY.
- PERMANENT SEEDING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
- ANY FAILED AREAS OF SEEDING/MULCHING SHALL BE REAPPLIED.
- ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ONTO ADJOINING RIGHT-OF-WAYS AND PROPERTY WILL BE CLEANED UP BY THE OWNER/CONTRACTOR BEFORE THE END OF THE WORK DAY OR BEFORE SEDIMENT ENTERS PUBLIC STORM SEWER OR WATERS OF THE STATE.
- SILT FENCING TO BE INSPECTED ONCE A WEEK, LOOK FOR UNDERCUTTING AND FAILURES IN FABRIC. REPLACE/REPAIR AS NECESSARY.
- ADDITIONAL SILT FENCING (TO THAT SHOWN ON THIS PLAN) MAY BE REQUIRED BY THE CITY OF GRIMES IN AREAS WHERE EROSION IS EVIDENT.
- SILT FENCING TO BE CLEANED UP WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
- ALL INTAKES SHALL HAVE SILT FENCING PRIOR TO PAVING AND INLET FILTERS AFTER PAVING. THESE FILTERS REMAIN IN PLACE UNTIL THE SITE HAS A PERMANENT PERENNIAL GROUND COVER.
- ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN THE STORM SEWER.
- IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS WILL BE MULCHED.
- NO BORROW/SPILLS SITES ARE ANTICIPATED.

IOWA
ONE CALL



SITE PLAN

304 SE 3rd STREET

Grimes, Iowa

GRADING NOTES

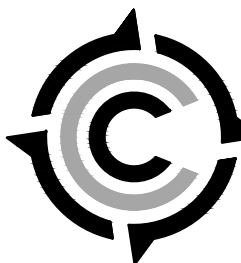
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UTILTIY QUANTITIES

178 L.F.	12" N-12
227 L.F.	12" RCP
2 EA.	TYPE 'SW-512' INTAKE
3 EA.	TYPE 'SW-501' INTAKE
2 EA.	6" PVC SANITARY SEWER SERVICE
363 L.F.	6" WATER MAIN
1 EA.	HYDRANT & 6" VALVE
6 EA.	WATER SERVICE

LEGEND

EXISTING/PROPOSED	
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W 8"	WATER MAIN & SIZE
SAN 8"	SANITARY SEWER & SIZE
ST 8"	STORM SEWER & SIZE
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---	SILT FENCE OR APPROVED FILTRATION SOCK
---	TREES



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SCALE: 1"=30'

AS-BUILT: ---

UTILITY PLAN
304 SE 3rd STREET

JOB NUMBER

CC
2326

SHEET
3 OF 6

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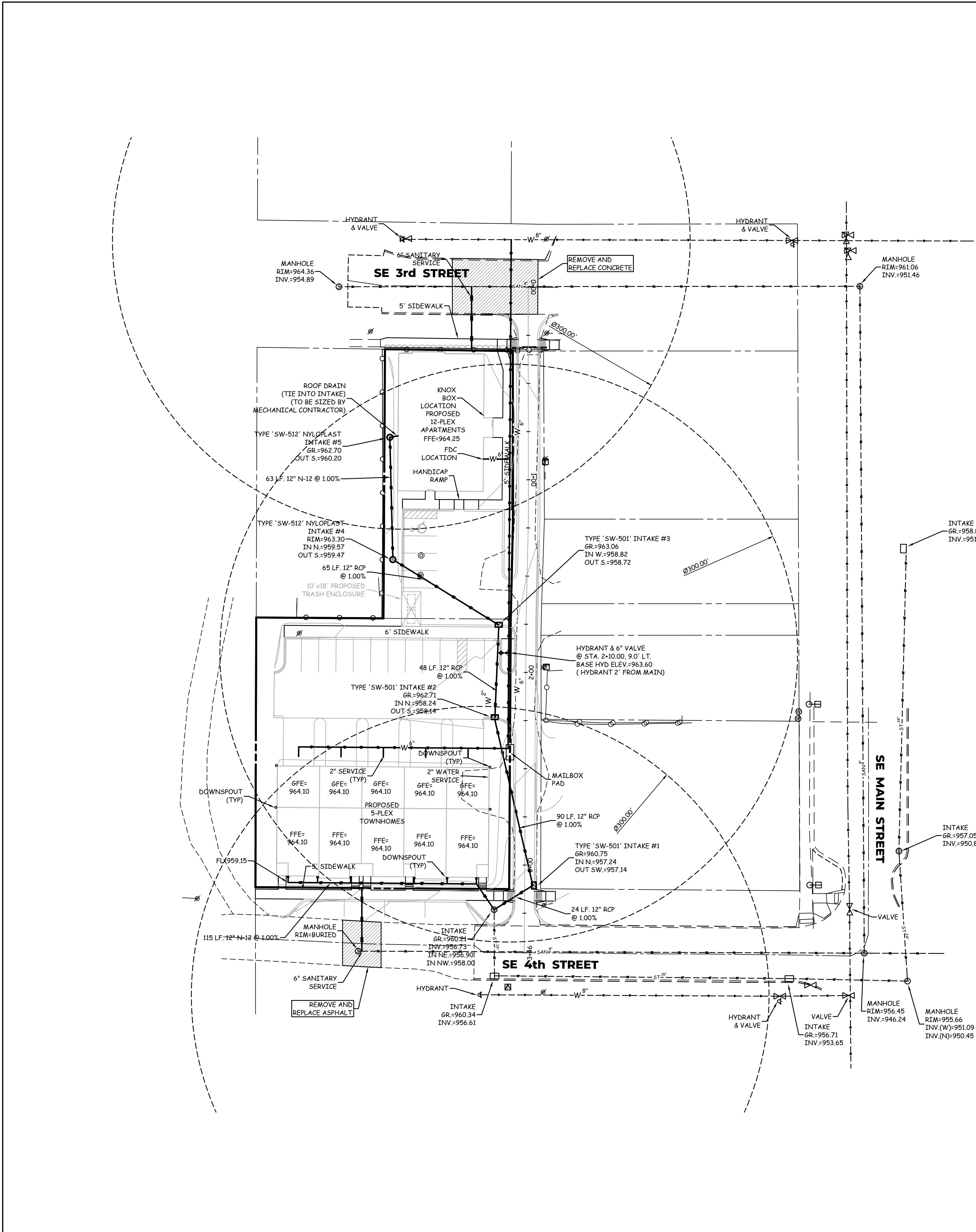
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- ANY FAILED AREAS OF SEEDING/MULCHING SHALL BE REAPPLIED.
- ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ONTO ADJOINING RIGHT-OF-WAYS AND PROPERTY WILL BE CLEANED UP BY THE OWNER/CONTRACTOR BEFORE THE END OF THE WORK DAY OR BEFORE SEDIMENT ENTERS PUBLIC STORM SEWER OR WATERS OF THE STATE.
- SILT FENCING TO BE INSPECTED ONCE A WEEK, LOOK FOR UNDERCUTTING AND FAILURES IN FABRIC. REPLACE/REPAIR AS NECESSARY.
- ADDITIONAL SILT FENCING (TO THAT SHOWN ON THIS PLAN) MAY BE REQUIRED BY THE CITY OF GRIMES IN AREAS WHERE EROSION IS EVIDENT.
- SILT FENCING TO BE CLEANED UP WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
- ALL INTAKES SHALL HAVE SILT FENCING PRIOR TO PAVING AND INLET FILTERS AFTER PAVING. THESE FILTERS REMAIN IN PLACE UNTIL THE SITE HAS A PERMANENT PERENNIAL GROUND COVER.
- ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN THE STORM SEWER.
- IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS WILL BE MULCHED.
- NO BORROW/SPILLS SITES ARE ANTICIPATED.

IOWA ONE CALL



SITE PLAN
304 SE 3rd
STREET
Grimes, Iowa

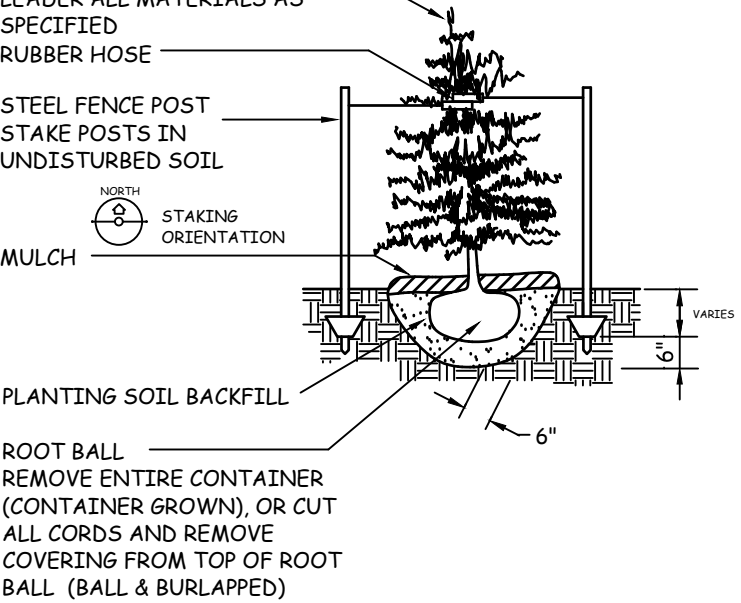
LANDSCAPE NOTES

1. ALL SITEWORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH SUBAS.
2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
3. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z601-1990).
5. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION.
6. THE CONTRACTOR SHALL REMOVE THE TREE STAKES ONE YEAR AFTER INSTALLATION.
7. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF THE LANDSCAPE ARCHITECT AND CITY.
8. ALL TREES, SHRUBS, BEDS AND GROUND COVERS SHALL BE MULCHED WITH AT LEAST 3 INCHES SHREDDED BARK MULCH.
9. ONE WEEK PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT.
10. ALL LANDSCAPING SHALL BE INSTALLED WITH THIS CONTRACT.
11. ALL AREAS SHALL BE TURF OR PLANTINGS UNLESS OTHERWISE INDICATED.
12. ALL WIRE, TWINE, AND BURLAP SHALL BE REMOVED FROM THE ROOT BALL OF THE STREET TREES PRIOR TO PLANTING.

PLANTING SCHEDULE

COUNT	KEY	Botanical name/COMMON NAME	SIZE	CONDITION	REMARKS
2	GT	Gleditsia triacanthos SKYLINE HONEYLOCUST	2" cal.	TS / B&B	SEE PLAN
1	GB	Ginkgo biloba GINKGO	2" cal.	TS / B&B	MALE ONLY
2	AC	Amelanchier canadensis SERVICEBERRY	6'-8' ht.	TS / B&B	SEE PLAN
3	MP	Malus species "Prairiefire" PRAIRIEFIRE CRABAPPLE	6'-8' ht.	TS / B&B	SEE PLAN
10	TO	Thuja occidentalis "Smarag" EMERALD GREEN ARBORVITAE	3'-4' ht.	TS / B&B	SEE PLAN
30	SJ	Spirea japonica "Goldmound" GOLDMOUND SPIREA	#1 cont.	CONT.	SEE PLAN
25	EA	Eunymous alatus BURNING BUSH	#1 cont.	CONT.	SEE PLAN
36	VC	Viburnum carlesii "Compactum" DWARF KOREAN SPICE VIBURNUM	#1 cont.	CONT.	SEE PLAN
14	JC	Juniperus Chinenis "Compact" COMPACT PFITZER JUNIPER	#1 cont.	CONT.	SEE PLAN

DO NOT CUT OR DAMAGE LEADER ALL MATERIALS AS SPECIFIED



EVERGREEN TREE PLANTING & STAKING DETAIL

NO SCALE

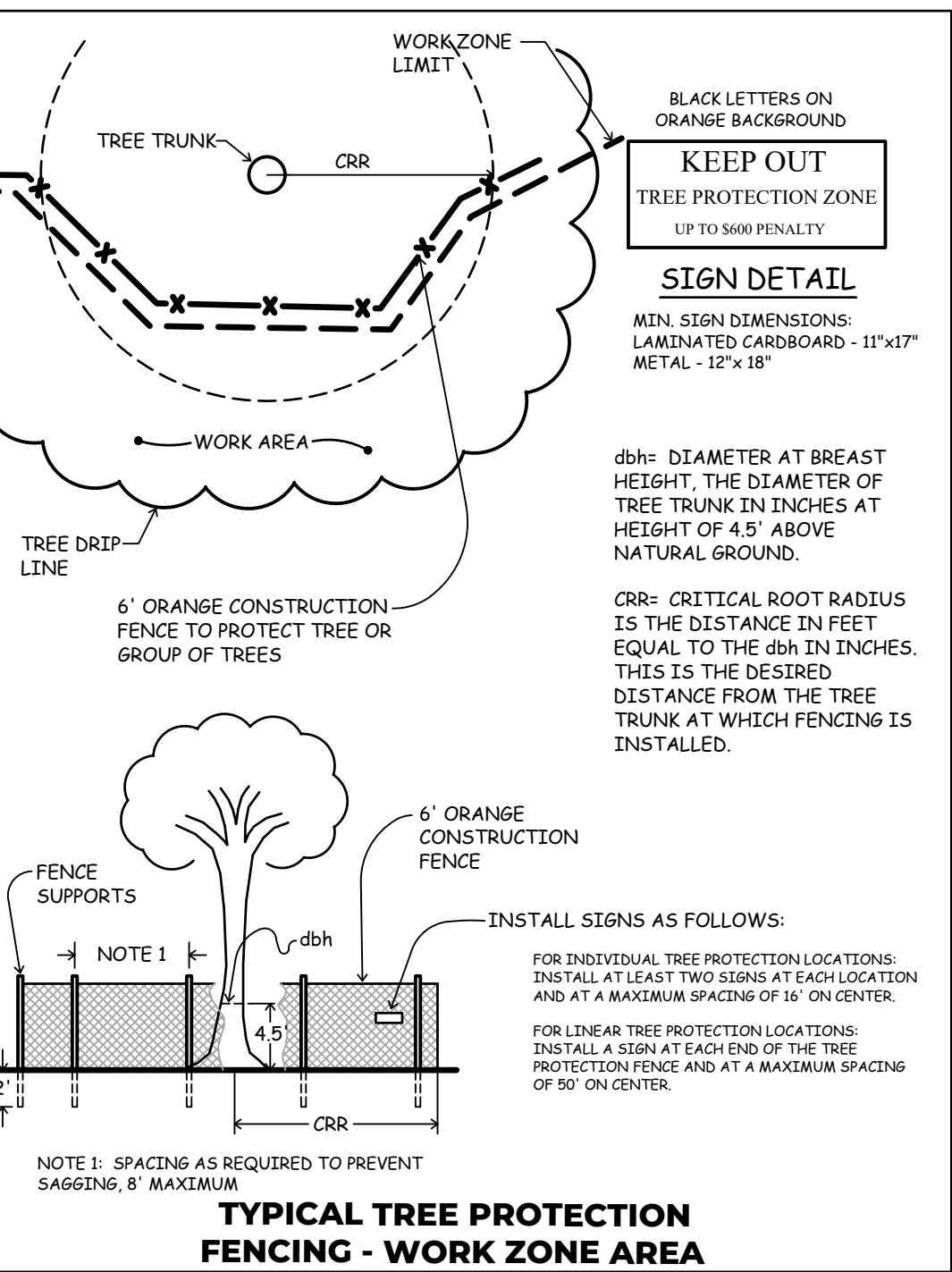
TREE PLANTING STEPS

1. PREP WORK: BURLAP/CAGE AND REMOVE SUFFICIENT SOIL TO EXPOSE ROOT FLARE.
2. MEASURE FROM ROOT FLARE TO BOTTOM OF ROOT BALL.
3. DIG HOLE TO DEPTH WHERE TOPMOST ROOTS ARE BURIED 1/2 INCHES AND THE ROOT FLARE SETS SLIGHTLY ABOVE THE GROUND SURFACE. THE HOLE 2-3 TIMES WIDER THAN THE DIAMETER OF THE ROOT BALL WITH SLOPING SIDES TO ALLOW FOR PROPER ROOT GROWTH.
4. REMOVE LOWER 1/3 OF WIRE CAGE.
5. SET TREE IN PLANTING HOLE. SUPPORT WITH SOME SOIL. ENSURE THAT IT'S STRAIGHT. THEN REMOVE ENTIRE BALANCE OF WIRE CAGE AND TOP 1/3 OF BURLAP.
6. BACKFILL 1/3 OF LOOSE NATIVE SOIL. (UNLESS IT'S ALL CLAY) AND USE WATER TO SETTLE. DO NOT TAMP OR STEPER SOIL.
7. BACKFILL BALANCE AND WATER AGAIN. EXCESS SOIL MAY BE USED TO CREATE A BERM / SAUER OUTSIDE OF ROOT BALL.
8. ADD 2-4" OF WOOD MULCH LEAVING A 1-2 INCH CLEARANCE BETWEEN THE MULCH AND THE TRUNK.
9. WATER A FINAL TIME.

NOTE: DO NOT SET TOP OF ROOT BALL AT FINISHED GRADE. IT IS ESSENTIAL THAT THE ROOT FLARE BE EXPOSED BEFORE PLANTING, SO THE TREE CAN BE SET TO SHOW ROOT FLARE AT FINISHED GRADE.

DECIDUOUS TREE PLANTING & STAKING DETAIL

NO SCALE



LEGEND

- EXISTING/PROPOSED
- PLAT BOUNDARY
 - W 8" WATER MAIN & SIZE
 - SAN 8" SANITARY SEWER & SIZE
 - ST 8" STORM SEWER & SIZE
 - UGE UNDERGROUND ELECTRIC CABLE
 - UGT UNDERGROUND TELEPHONE CABLE
 - CTV UNDERGROUND CABLE TV
 - G 4" GAS MAIN & SIZE
 - MANHOLE
 - INTAKE
 - HYDRANT
 - PP/LP POWER POLE/LIGHT POLE
 - PP/LP UTILITY BOX/TELEPHONE RISER
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - SILT FENCE OR APPROVED FILTRATION SOCK
 - TREES

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Civil Engineers & Land Surveyors
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
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DATE: 7-30-2024
REVISIONS: 10-1-2024
10-24-2024

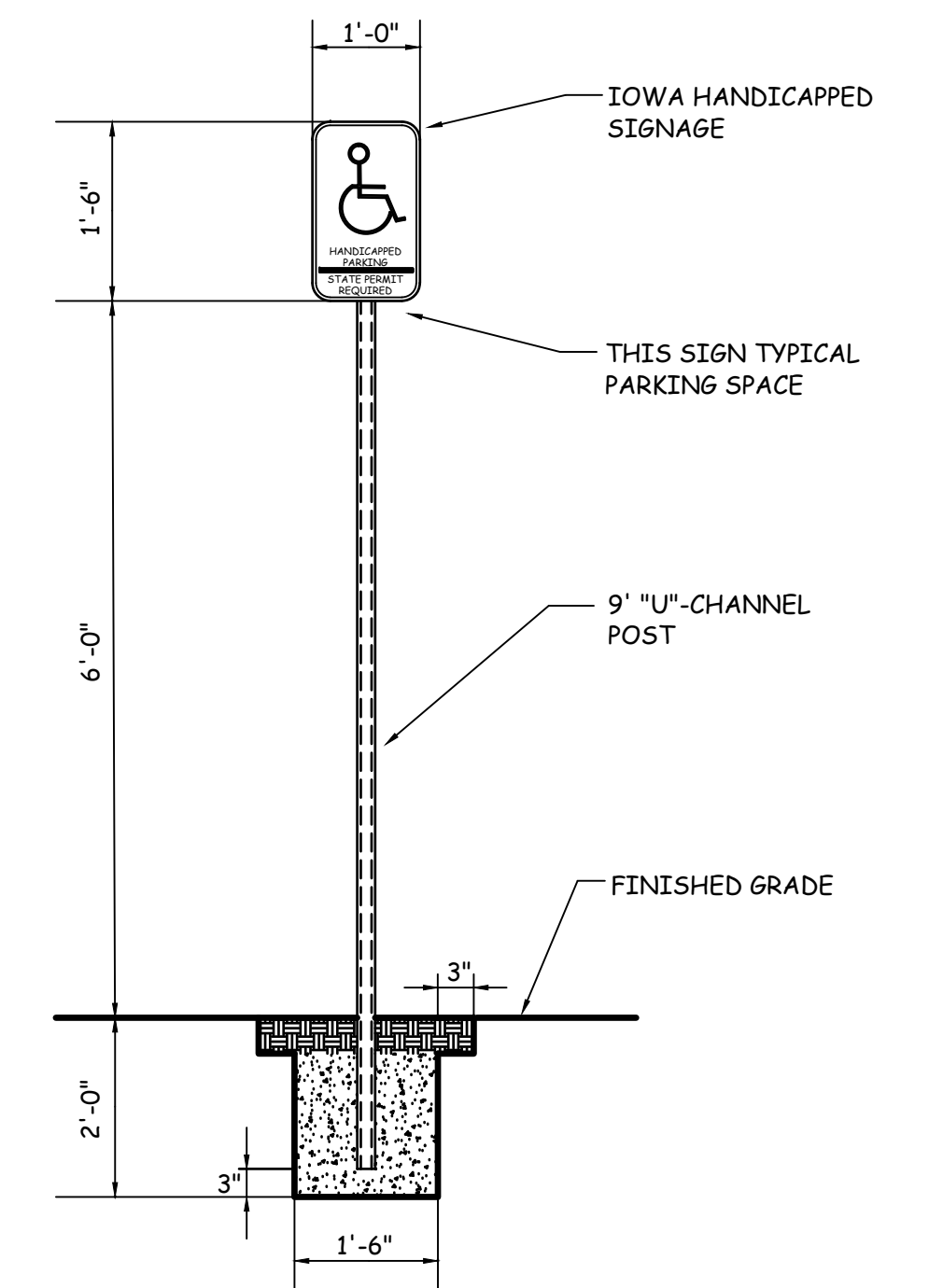
JOB NUMBER
CC 2326

LANDSCAPE PLAN
304 SE 3rd STREET

SHEET
4 OF 6

IOWA
ONE CALL

SITE PLAN
304 SE 3rd
STREET
Grimes, Iowa



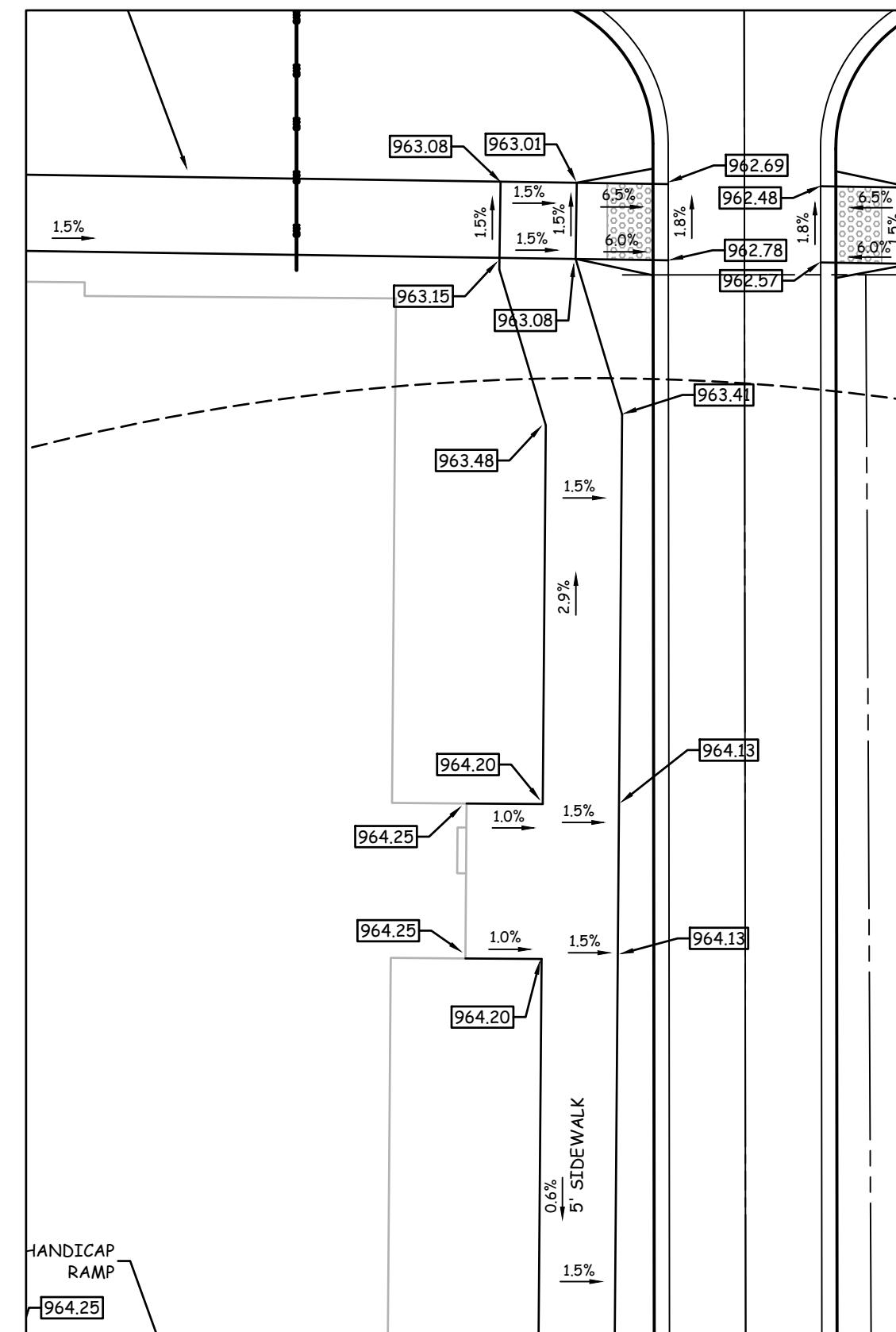
ACCESSIBLE PARKING SIGN DETAIL

NO SCALE (PER IOWA STATE D.O.T.)

LEGEND

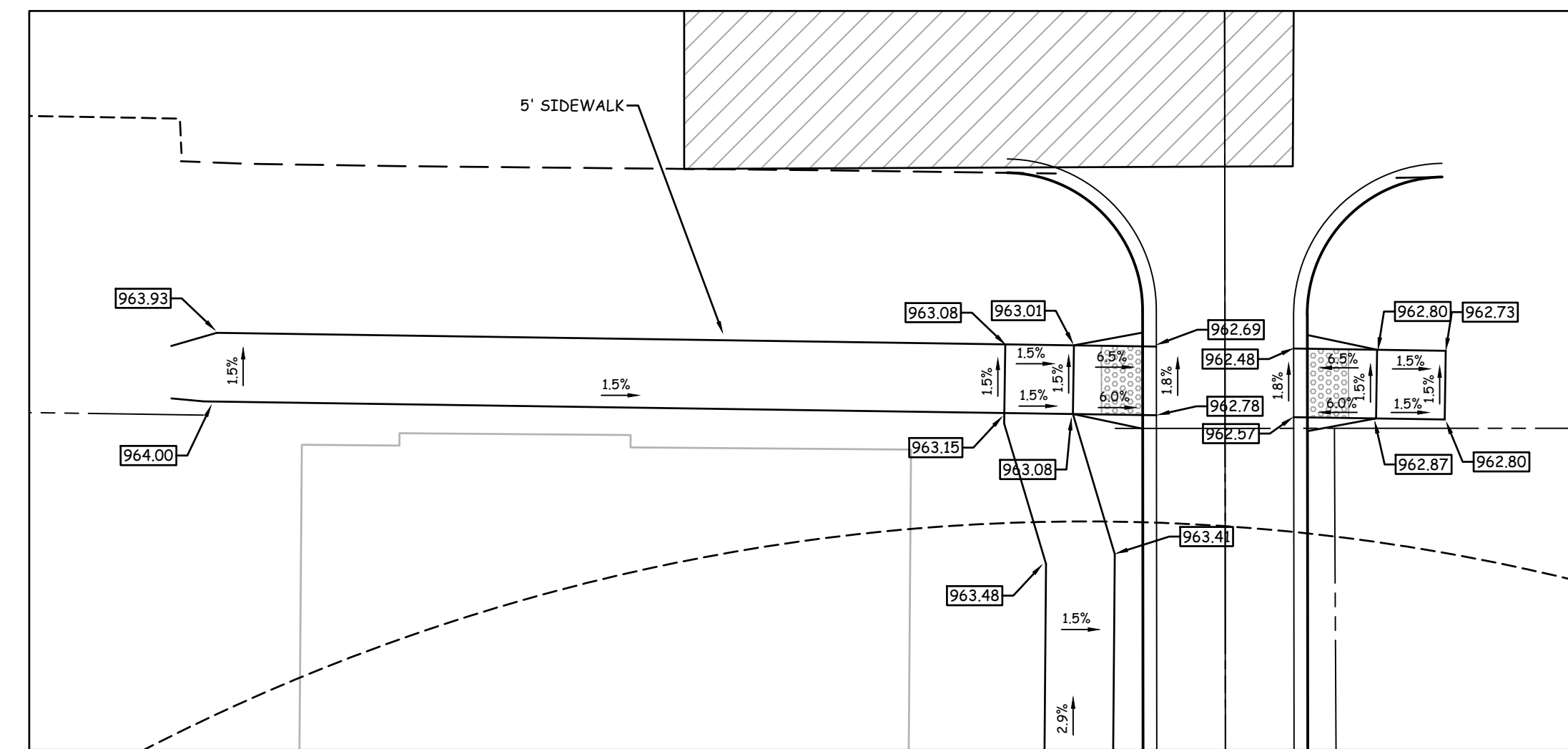
-
- EXISTING/PROPOSED**
- | | | |
|-------|-----|--|
| _____ | 5" | PLAT BOUNDARY |
| _____ | W | WATER MAIN & SIZE |
| _____ | SAN | SANITARY SEWER & SIZE |
| _____ | ST | STORM SEWER & SIZE |
| _____ | UGE | UNDERGROUND ELECTRIC CABLE |
| _____ | UGT | UNDERGROUND TELEPHONE CABLE |
| _____ | CTV | UNDERGROUND CABLE TV |
| _____ | 6" | GAS MAIN & SIZE |
| | | MANHOLE |
| | | INTAKE |
| | | HYDRANT |
| PP/LP | | POWER POLE/LIGHT POLE |
| | | UTILITY BOX/TELEPHONE RISER |
| | | EXISTING CONTOURS |
| | | 990 |
| | | PROPOSED CONTOURS |
| | | SILT FENCE OR APPROVED FILTRATION SOCK |
| | | |
| | | TREES |

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	DATE: 7-30-2024 REVISIONS: 10-1-2024 10-24-2024
 SCALE: 1"=30'	JOB NUMBER CC 2326
DETAILS 304 SE 3rd STREET	
AS-BUILT: ---	
SHEET 5 OF 6	



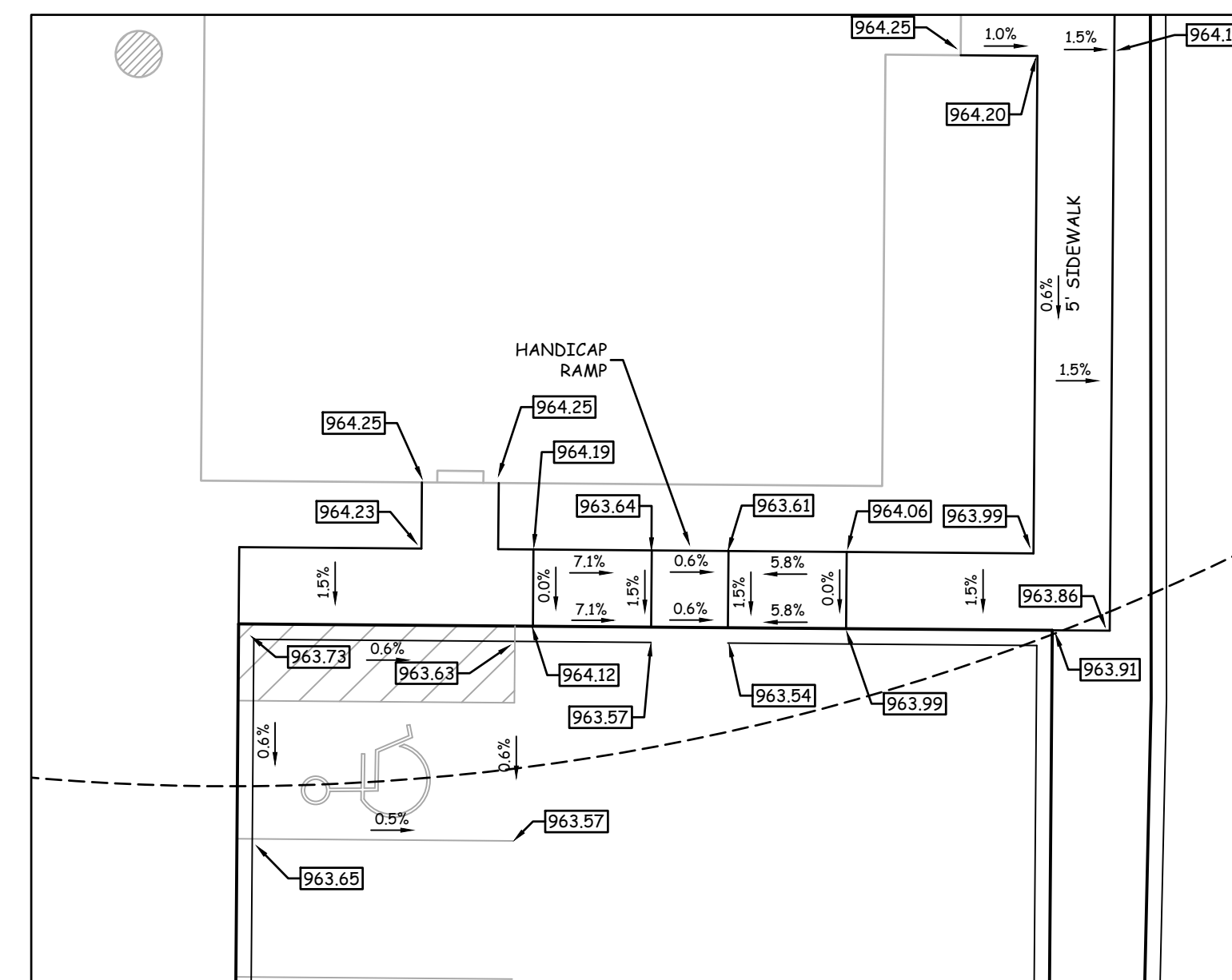
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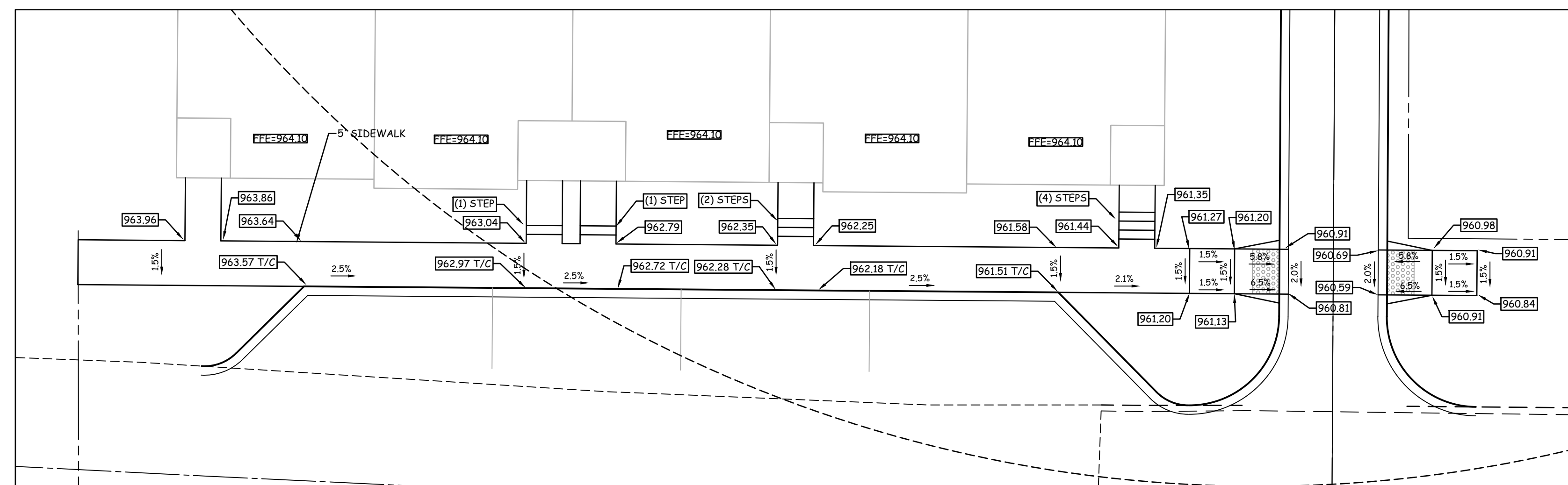
RAMP DETAIL

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RAMP/PARKING SPACE DETAIL

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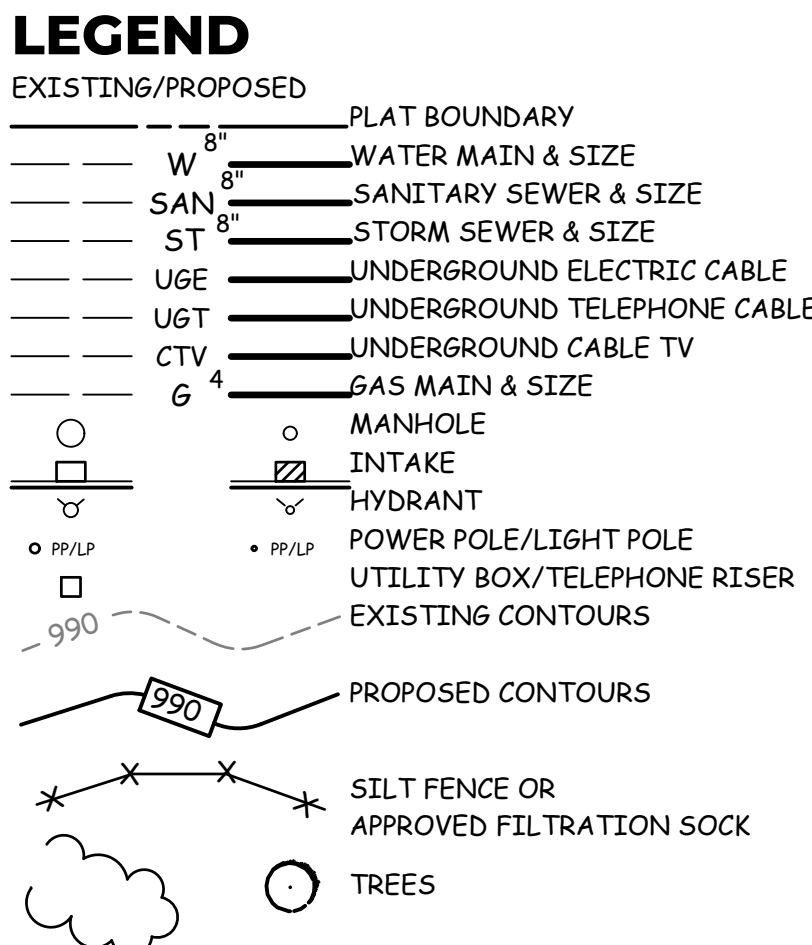
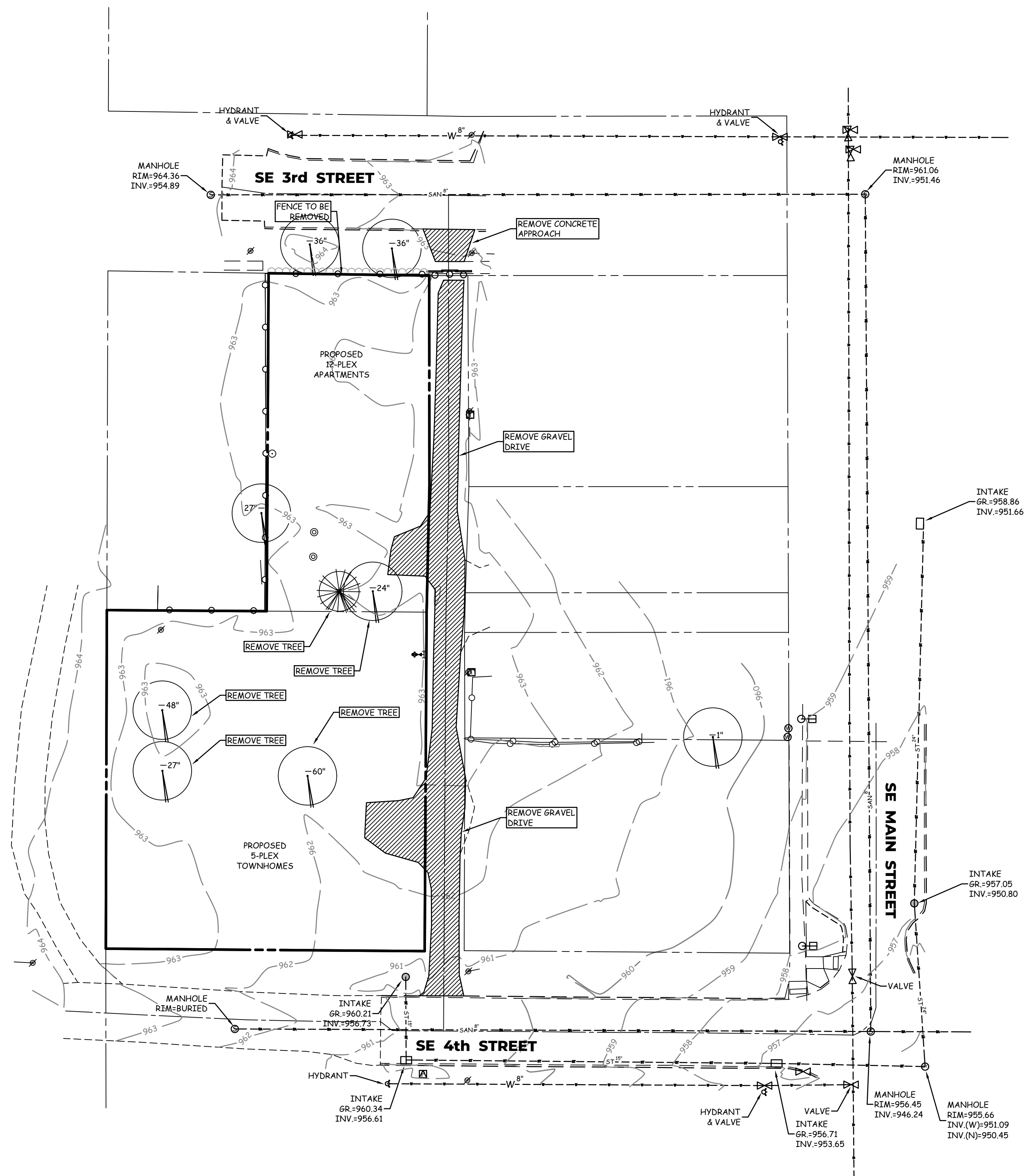


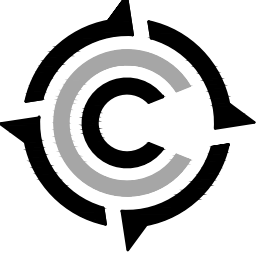
RAMP/SIDEWALK DETAIL

SCALE: 1"=10' (GRADES @ TOP OF SLAB)

IOWA 811
ONE CALL

SITE PLAN
304 SE 3rd
STREET
Grimes, Iowa





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& Associates
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CC
2326

AS-BUILT: ---

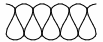
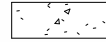
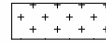
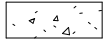
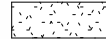
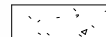
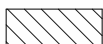
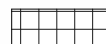
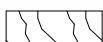
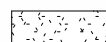
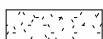
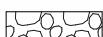
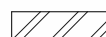
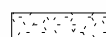
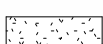
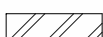
DEMOLITION PLAN
304 SE 3rd STREET

SHEET
6 OF 6

IOWA
ONE CALL

SYMBOL LEGEND	
	DETAIL NUMBER SHEET NUMBER
	WALL/ BUILDING SECTION NUMBER SHEET NUMBER
	ELEVATION NUMBER SHEET NUMBER
	ROOM NAME ROOM NUMBER
	DOOR OPENING
	WINDOW OPENING
	WALL TYPE
	PLAN NOTE
	ADDITIONAL NOTES

MATERIALS LEGEND

	BATT INSULATION		MORTAR
	BRICK		PARTICLE BOARD
	CONCRETE		PLASTER
	CMU		PLYWOOD
	EARTH		PRECAST CONCRETE
	ENGINEERED WOOD		RIGID INSULATION
	FINISH WOOD		SAND
	GRANITE		SPRAY FOAM INSULATION
	GRANULAR MATERIAL		STEEL
	GRAVEL		STONE
	GYPSUM BOARD		WOOD STUD PARTITION
	METAL STUD PARTITION		WOOD STUD BEARING WALL

DESIGN DATA	
IRC 2021 BUILDING PLANNING – CHAPTER 3:	
LIVE LOADS	
ROOF (SNOW)	30 PSF
WIND DESIGN	
115 MPH (SEISMIC DESIGN CATEGORY – A)	
WEATHERING – SEVERE	
SOIL TEST (LOAD BEARING PRESSURE)	
SAND, SILTY SAND, CLAYEY SAND, SILT GRAVEL AND CLAYEY GRAVEL	2000 PSF
SAND, SILTY SAND, CLAYEY SAND, SILT GRAVEL AND CLAYEY GRAVEL	1500 PSF
BUILDING MATERIALS	
STRUCTURAL STEEL	F _y = 36 KSI
REINFORCING STEEL	F _y = 60 KSI
CONCRETE:	
BASEMENT WALLS, FOUNDATION AND OTHER CONCRETE NOT EXPOSED TO WEATHER	F _c = 2500 PSI
BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS	F _c = 2500 PSI
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO WEATHER	F _c = 3000 PSI
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER AND GARAGE FLOOR SLABS	F _c = 3500 PSI
FRAMING LUMBER:	
2X6 AND LARGER	F _b = 1200 PSI E = 1200 KSI F _v = 625 PSI F _b = 1400 PSI E = 1200 KSI
2X4 AND MISC.	F _b = 1000 PSI F _b = 725 PSI E = 1500 KSI F _v = 675 PSI E = 1500 KSI
2X6 STUDS	F _b = 800 PSI E = 1500 KSI F _v = 600 PSI F _c = 2800 PSI E = 2000 KSI
2X4 STUDS	F _b = 800 PSI E = 1500 KSI F _v = 600 PSI F _c = 2800 PSI E = 2000 KSI
MICRO-LAM (12")	F _b = 2800 PSI E = 2000 KSI



PROJECT REQUIREMENTS	
GENERAL CONSTRUCTION/CONTRACTOR REGULATIONS:	
ALL CONTRACTORS SHALL VISIT JOB SITE AND BECOME FAMILAR WITH EXISTING CONDITIONS BEFORE SUBMITTING BIDS. THE DESIGNER IS TO BE NOTIFIED FOR RE-EVALUATION IF ANY CONDITIONS DO NOT CORRESPOND TO THOSE SHOWN IN THESE DOCUMENTS. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS.	
CONTRACTORS SHALL NOT SCALE ANY DRAWINGS. THE DIMENSIONS SHOWN ARE TO TAKE PRECEDENCE OVER SCALING THE DOCUMENTS. THE GENERAL CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY INCORRECT WORK AND ANY REPAIR OF SAID WORK AS A RESULT OF SCALING THE DOCUMENTS.	
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS REPRESENTED ON THESE DOCUMENTS INCLUDING THE WORK AND MATERIALS FURNISHED BY SUBCONTRACTORS AND VENDERS.	
THE CONTRACTOR/OWNER SHALL THOROUGHLY REVIEW AND BECOME FAMILAR WITH THESE DOCUMENTS, UPON REVIEW THE CONTRACTOR SHALL DOCUMENT AND NOTIFY THE DESIGNER OF ANY ERRORS, OMISSIONS, DISCREPANCIES, AND/OR INCONSISTENCIES PRIOR TO THE START OF ANY PORTION OF THE PROPOSED WORK. THE DESIGNER SHALL REVIEW THE PROPOSED CORRECTIONS AFTER THE RECEIPT OF NOTIFICATION. NO CHANGE SHALL BE MADE WITHOUT REVIEW OF THE DESIGNER AND APPROVAL OF THE OWNER. THE DISCOVERY OF DISCREPANCIES AND/OR CONFLICTS AFTER THE START OF WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY ERRORS, OMISSIONS, DISCREPANCIES, AND/OR INCONSISTENCIES WHICH HAVE NOT BEEN BROUGHT TO THE DESIGNERS ATTENTION. DETAILS NOT SPECIFICALLY SHOWN SHALL BE SIMILAR IN CHARACTER TO COMPARABLE CONDITIONS DETAILED. ANY CLARIFICATIONS NECESSARY TO ENSURE ACCURATE CONSTRUCTION AND COMPLETION OF THE PROJECT SHALL BE ADDRESSED BY THE CONTRACTOR PRIOR TO SUBMISSION OF PROJECT.	
DEVIATIONS FROM THESE DOCUMENTS IN THE CONSTRUCTION PHASE SHALL BE REVIEWED BY THE DESIGNER AND THE OWNER PRIOR TO THE START OF THE WORK IN QUESTION. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT PRIOR REVIEW SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR/OWNER.	
ALL WORK PERFORMED BY THE CONTRACTOR SHALL COMPLY AND CONFORM WITH LOCAL AND STATE BUILDING CODES, ORDINANCES, REGULATIONS, AND ALL OTHER AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR IS RESPONSIBLE TO BE AWARE OF THESE REQUIREMENTS AND GOVERNING REGULATIONS.	
THE CONTRACTOR/OWNER SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, PRECAUTIONS, TECHNIQUES, SEQUENCES, PROCEDURES, AND COORDINATION OF ALL PORTION OF THE WORK.	
ALL WORK SHALL BE DONE IN A WORKMANSHIP-LIKE MANNER.	
CONTRACTORS/TRADES ARE TO REMOVE THEIR DEBRIS AND LEAVE JOB-SITE BROOM SWEEP AT THE END OF EACH DAY.	
THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED, REVISED, OR RE-USED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE DESIGNER.	
TO THE BEST OF THE DESIGNERS' KNOWLEDGE, THESE CONSTRUCTION DOCUMENTS ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. IT IS THE INTENT OF THE DESIGNER TO DELINEATE THESE DOCUMENTS AS ACCURATE AS POSSIBLE FOR THE PURPOSE OF GRAPHIC REPRESENTATION. ALL LOCAL AND STATE CODES TO SUPERCEDE THESE CONSTRUCTION DOCUMENTS. IN CASE OF A CONFLICT BETWEEN THESE DOCUMENTS AND LOCAL OR STATE CODES THE CONTRACTOR SHALL INFORM THE DESIGNER.	
THE OWNER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER (SOIL REPORTS), ON THE STUDY OF THE PROPOSED SITE TO THE DESIGNER, STRUCTURAL ENGINEER, AND CONTRACTOR. IN THE EVENT THE GEOTECHNICAL REPORTS DO NOT EXIST, THE SOIL CONDITION SHALL BE ASSUMED TO BE A MINIMUM DESIGN SOIL PRESSURE STATED BY THE STRUCTURAL ENGINEER OF RECORD FOR THE PURPOSE OF STRUCTURAL DESIGN. CONTRACTOR SHALL VERIFY THE SOIL CONDITIONS MEET OR EXCEED THIS CRITERIA.	
SHOP DRAWING REVIEW AND DISTRIBUTION ALONG WITH PRODUCT SUBMITTALS REQUESTED IN THE CONSTRUCTION DOCUMENTS, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS DIRECTED OTHERWISE UNDER A SEPARATE AGREEMENT. THE DESIGNER SHALL NOT ACCEPT OR REVIEW ANY REQUEST FOR SHOP DRAWING REVIEW WITHOUT THE REVIEW OF THE CONTRACTOR.	

GRIMES APARTMENTS 12 UNITS	
FRAMING NOTES	
EXTERIOR HEADERS:	ALL HEADERS TO BE SIZED BY OTHERS. ALL WINDOW HEAD HEIGHTS NOTED ON PLANS TO BE VERIFIED AND ADJUSTED AS REQUIRED BY BUILDER.
INTERIOR HEADERS:	IN NON BEARING PARTITION WALLS – 2x4
CAP STOOP:	3/4" OSB 2X6 FRAMING TAP CON OR RAMSET AND BRACED TO FOUNDATION TIES. SB TO HANG EXTEND OVER FOUNDATION HALF WAY
NO BRIDGING:	SOLID BLOCKING AS REQUIRED BY CODES.
BASEMENT STAIRS:	3/4" AWAY FROM FRAMED OR FURRED WALLS.
MAIN STAIRS:	1/2" RISERS, 3/4" TREADS WITH 1" OVERHANG ON FRONT, GLUED AND NAILED; TREADS HANG OVER ENDS 1 1/2" OR 2 1/4" WITH SKIRT BOARD. (USE SCRAPS WHERE POSSIBLE.)
UPPER FLOOR BALCONIES:	OSB FLUSH FOR 1X6 BALUSTER PLATE UNLESS SPECIFIED ON PLANS.
TUB/SHOWERS:	5", 4" AND 3" EXACT OPENINGS. AS NOTED ON PLAN.
EXTERIOR DOORS:	3/4" OSB SPACER BETWEEN DOOR SILL AND FLOOR DECK, SLIDING GLASS DOORS INSTALL DIRECTLY TO FLOOR DECK.
TRUSSES:	24" OC WITH BRACING AS SPECIFIED BY TRUSS MANUFACTURER.
RAFTERS:	24" OC WITH BRACING AS SHOWN ON PLANS. VAULT 2X10 16" OC / 2X8 SUB FASCIA, LOOKOUTS AS REQUIRED.
EXTERIOR WALLS:	OSB SHEATHING ON ALL EXTERIOR WALLS AND EXTERIOR FACE OF ALL GABLES. SHEATHING IS ALSO REQUIRED ON THE OUTSIDE FACE OF ANY/ALL WALLS THAT ADJOIN ENCLOSED UNHEATED SPACES AS SUCH AS PORCH ROOFS OR ATTIC SPACES. UNLESS NOTED OTHERWISE ON PLANS.
SIDING:	CAULK BEHIND WINDOWS AND DOORS. HOUSE WRAP OVER ALL EXTERIOR WALLS AND GABLES, INSTALLED TO BE WATER TIGHT PER MFG'S SPECIFICATIONS.
FLASHING:	2X4 UNDER RIDGE ON ALL GABLES. RUBBER FLASHING 18" WIDE UNDER ALUMINUM FLASHING. CONTINUOUS FLASHING ALONG SHED ROOFS AND STOOPS.
FRAMER SHALL PROVIDE CLEAR CHASES 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 INTEGRITY.	
RESIDENTIAL CONVENTIONAL FOOTINGS	
ASSUMING 2,000 P.S.F. IS REQUIRED FOR THE FOOTING, THE FOLLOWING ADJUSTED FOOTING DIMENSIONS MAY BE USED FOR THE SOIL CONDITIONS SPECIFIED IN THE TABLE BELOW, UNLESS SPECIFIC ENGINEERING PROBLEMS EXIST.	
SOIL BEARING PRESSURE	CONVENTIONAL FOOTING DIMENSIONS & REINFORCEMENT
2,000 P.S.F.	8"x 16" WITH TWO #4 REINFORCEMENT BAR
1,850 P.S.F.	9"x 20" WITH TWO #4 REINFORCEMENT BARS
1,500 P.S.F.	10"x 24" WITH TWO #5 REINFORCEMENT BARS
1,250 P.S.F.	11"x 28" WITH THREE #5 REINFORCEMENT BARS
1,000 P.S.F.	12"x 32" WITH THREE #5 REINFORCEMENT BARS
THE DIMENSIONS SPECIFIED IN THIS TABLE ARE TYPICALLY ACCEPTED DIMENSIONS FOR CONVENTIONALLY DESIGNED SINGLE FAMILY DWELING STRUCTURES OF ONE OR TWO STORES IN HEIGHT INTENDED TO BE CONSTRUCTED ON UNDISTURBED, NON-EXPANSIVE SOILS. VERIFICATION OF THIS DATA IS THE RESPONSIBILITY OF THE BUILDER.	

SHEET LIST		
A0.0	COVER SHEET	
A0.1	GENERAL NOTES	
A0.2	CODE PLANS	
A0.3	MOUNTING HEIGHTS AND CLEARANCES	
A0.4	MOUNTING HEIGHTS AND CLEARANCES	
A0.5	WALL AND FLOOR TYPES	
A1.0	FOUNDATION PLAN	
A1.1	FIRST FLOOR PLAN	
A1.2	SECOND FLOOR PLAN	
A1.3	THIRD FLOOR PLAN	
A2.0	EXTERIOR ELEVATIONS	
A2.1	EXTERIOR ELEVATIONS	
A2.2	EXTERIOR VIEWS, AREA PLANS	
A3.0	ENLARGED PLANS	
A3.1	ENLARGED PLANS	
A3.2	ENLARGED PLANS	
A3.3	ENLARGED PLANS	
A3.4	ENLARGED PLANS	
A4.0	ROOF PLAN, STAIR SECTION, ENLARGED STAIRCASE FLOOR PLANS	
A5.0	SCHEDULES	
A6.0	DETAILS	
A6.1	DETAILS	
E1	ELECTRICAL PLAN – FIRST FLOOR	
E2	ELECTRICAL PLAN – SECOND FLOOR	
E3	ELECTRICAL PLAN – THIRD FLOOR	
REVISION SCHEDULE		
NUMBER	DATE	COMMENTS
1	07.16.24	ADD PTAC UNITS
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 LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA. JEFFREY J. RAINS (REGISTRATION #07436) 2024.10.25 DATE EXPIRES 08-31-2025 PAGES OR SHEETS COVERED BY THIS SEAL: A0.0-A6.1		
AREA SCHEDULE – BUILDING		
FIRST FLOOR		3211 SF
SECOND FLOOR		3211 SF
THIRD FLOOR		3000 SF
BUILDING AREA TOTAL:		9422 SF
AREA SCHEDULE – UNITS		
SPRINKLER		52 SF
STAIRS		283 SF
STAIRS		283 SF
STAIRS		72 SF
COMMON AREA TOTAL:		691 SF
UNIT 101	TYPE B	626 SF
UNIT 102	TYPE B	662 SF
UNIT 103	TYPE A	853 SF
UNIT 104	TYPE B	735 SF
UNIT 201		626 SF
UNIT 202		714 SF
UNIT 203		853 SF
UNIT 204		735 SF
UNIT 301		625 SF
UNIT 302		714 SF
UNIT 303		853 SF
UNIT 304		735 SF
LIVING AREA TOTAL:		8731 SF
BUILDING AREA TOTAL:		9421 SF
ALL SCHEDULES SHOWN ARE TO BE VERIFIED BY BUILDER, SUB-CONTRACTORS, VENDORS, AND/OR OTHERS AND ADJUSTED AS REQUIRED. DOOR, WINDOW, AND MATERIAL TAKEOFFS NOTED ARE ESTIMATED ONLY, FROM MATERIALS SHOWN ON PLANS AND DO NOT TAKE IN ACCOUNT FOR WASTE. ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZES NOTED WAS NOT ENGINEERED AND/OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNERS, AND/OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.		
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PROJECT PHASE: PHASE 3	
GRIMES APARTMENTS 304 SE 3RD ST GRIMES IA	
BUILDER KRM DEVELOPMENT	
PROJECT NO. 36400424	
ISSUE DATE 10/24/24	
DRAWN AK	
SHEET NAME COVER SHEET	
SHEET NO. A0.0	

GENERAL NOTES

I. GENERAL REQUIREMENTS

- A. Codes
1. Before final Drawings and Specifications are issued for construction, they shall be submitted to all governing building agencies to insure their compliance with all applicable local and national codes. If code discrepancies in Drawings and/or Specifications appear, the Design shall be notified of such discrepancies in writing by Builder or building official, and allowed to alter Drawings and Specifications so as to comply with governing codes before construction begins.
2. Upon written receipt of approval from the governing official, approved final Drawings and Specifications shall be submitted to the Builder by the Designer.
3. If code discrepancies are discovered during the construction process, Designer shall be notified and allowed ample time to remedy said discrepancies.
4. All work performed shall comply with all applicable local, state and national building codes, ordinances and regulations, and all other authorities having jurisdiction. Following is a partial list of applicable codes in force:
- a. International Building Code (IBC) 2021 Edition
- b. Fair Housing Amendments Act, 1988
- c. Americans with Disabilities Act, 1990
- B. All contractors, subcontractors, suppliers, and fabricators, shall be responsible for the content of Drawings and Specifications and for the supply and design of appropriate materials and work performance.
- C. All manufactured articles, materials and equipment shall be applied, installed, erected, used, cleaned and conditioned in strict accordance with manufacturer's recommendations.
- D. All alternates are at the option of the Builder and shall be at the Builder's request, constructed in addition to or in lieu of the typical construction, as indicated on Drawings.
- E. DESIGN LOADS:
1. Refer to Structural Engineering Documents by others. Structural Engineering contracted separately and coordinated by Builder.
2. Prior to start of construction, verify design loads with governing codes and site conditions and check with local building agencies for wind, seismic, snow and other special loading conditions.

II. SITEWORK

- A. Refer to Civil Engineering Documents by others. Civil Engineering contracted separately and coordinated by Builder.
- B. Refer to Geotechnical Engineering Documents by others. Geotechnical Engineering contracted separately and coordinated by Builder.
- C. Perform excavation according to good common construction practices to the lines, grades and elevations indicated on Drawings.
- D. Provide soil poisoning to control termites as required by governing codes.

III. CONCRETE

- A. Refer Structural Engineering Documents by others. Structural Engineering contracted separately and coordinated by Builder.
- B. All concrete work and detailing shall comply with the latest specifications and recommendations of the ACI.
- C. Provide reinforcement of the size and spacing as specified by Structural Engineer.
- D. Interior slabs shall be placed over 15 mil stabilized polyethylene vapor barrier.
- E. Foundations and footings as specified by Structural Engineer.
- F. Provide control joints in concrete floor slabs reasonably equally into areas approximately 20' x 20'.
- G. Gypsum Cementitious Floor Underlayment
1. Gypsum cementitious floor underlayment shall be Gyp-Crete manufactured by Maxxon Corporation.
2. Install as shown on the Drawings and in strict accordance with the manufacturer's specifications.
3. Materials shall bear the UL Classification Marking.

IV. MASONRY

- A. Refer to Structural Engineering Documents by others. Structural Engineering contracted separately and coordinated by Builder.
- B. Concrete Masonry Units
1. Provide hollow load-bearing concrete masonry units (CMU) as specified by Structural Engineer.
2. Provide mortar type as follows:
- a. Exterior load-bearing, at or below grade: Type M.
- b. Exterior load-bearing, above grade: Type S.
- c. Interior load-bearing: Type S.
- d. Interior non-bearing: Type N.
- e. Mortar shall comply with ASTM C270.
3. Provide grout be as specified by Structural Engineer.
4. Provide reinforcement of concrete masonry units as specified by Structural Engineer.
- C. Brick Veneer
1. Provide modular size brick veneer units complying with ASTM C67 and ASTM C216, Grade SW. Brick type shall be specified by Builder.
2. Provide mortar type "N" in accordance with ASTM C270.
3. Provide reinforcement of brick veneer as specified by Structural Engineer.

V. METALS

- A. Refer to Structural Engineering Documents by others. Structural Engineering contracted separately and coordinated by Builder.
- B. All metals including metal connectors, fasteners, anchors, hardware, flashing, etc. shall be non-corrosive and compatible with any and all materials which the metal comes in contact with including dissimilar metals, wood (natural, stained and painted), preservative treated wood, fire-retardant treated wood and concrete.
- C. Steel stairs shall be designed and installed by American Stair Corporation in accordance with governing codes.

VI. WOOD AND PLASTICS

- A. Lumber and manufactured/engineered wood products shall, in addition to complying with governing codes, comply with the standards and recommendations for the following applicable references:
1. Western Wood Products Association (WWPA) www.wwpa.org
2. American Wood Council (AWC) www.awc.org
3. Northeastern Lumber Manufacturers Association (NELMA) www.nelma.org
4. Southern Pine Council (SPC) www.southernpine.com
5. Canadian Wood Council (CWC) www.cwc.ca
6. Western Red Cedar Lumber Association (WRCOLA) www.wrcola.org
7. California Redwood Association (CRA) www.calredwood.org
8. National Hardwood Lumber Association (NHLA) www.nathardwood.org
9. APA – The Engineered Wood Association (APA) www.apawood.org
10. Structural Board Association (SBA) www.sbsguide.com
11. American Wood Preservers' Association (AWPA) www.awpa.com
- American Wood Preservers Institute (AWPI) www.preservedwood.com
- Western Wood Preservers Institute (WWPI) www.wwpinstitute.org
- a. Preservative pressure treated lumber and plywood: All wood indicated as "pressure treated" or "treated" shall be preservative pressure treated as specified by Builder and meeting AWPA standards and recommendations for the application.
- b. Fire-retardant pressure treated lumber and plywood: All wood indicated as "fire-retardant" shall be fire-retardant pressure treated as specified by Builder and meeting AWPA standards and recommendations for the application.
- B. Framing lumber: Refer to Structural Engineering Documents by others. Structural Engineering contracted separately and coordinated by Builder.
- C. All fastening of framing, plates, sills, sheathing and other wood members shall be in accordance with the minimum requirements of the 2021 International Building Code
- D. All wood plates bearing on concrete or masonry shall be pressure treated
- E. Interior trim shall be selected by Builder.
- F. Provide solid wood blocking in floor system where concentrated loads occur so as to transfer load to framed wall, beam, header or foundation wall below.
- G. All exterior framing and decking shall be constructed of decay-resistant lumber.

VII. THERMAL & MOISTURE PROTECTION

- A. Provide thermal building insulation at assemblies adjacent to exterior or unheated spaces meeting the requirements of governing codes and, unless otherwise noted, meeting the following minimum requirements:
1. Foundation walls:
- a. Crawl Space: glass fiber, unfaced, R-13
- b. Foundation wall/slab-on-grade: 2" extruded polystyrene, R-10
2. Exterior frame walls:
- a. 2x6: glass fiber, batts, R-20
3. Ceilings:
- a. Attic areas: glass fiber, blown, R-49
- b. Vaulted rafters: glass fiber, batts, R-30
4. Framed floors over unheated areas: glass fiber batts, R-30.
5. Install batts in continuous blankets without holes for electrical boxes, light fixtures or heating ductwork.
- B. Air infiltration barrier: install over exterior sheathing of exterior walls.
- C. Roofing shall be specified by Builder and as shown on Drawings.
- D. Siding shall be specified by Builder and as shown on Drawings.
- E. Flashing:
1. Provide and install flashing and sheet metal at all locations as required to prevent penetration of water through the exterior shell of the building. Provide and install appropriate flashing as shown on the drawings and at the following specific locations.
- a. Roof/wall intersections.
- b. Roof penetrations such as skylights, roof vents, flues, etc.
- c. Roof crickets and saddles.
- d. \
- e. Door and window head trim.
- f. Horizontal band boards.
- g. Deck to building connections.
- h. Masonry sills and caps.
- i. Provide through-wall flashing and weeps at the base of masonry veneer and above masonry lintels.
2. Materials and installations shall comply with governing codes and with pertinent recommendations contained in current edition of "Architectural Sheet Metal Manual" published by SMACNA. All iron sheet metal flashing shall be hot-dip galvanized complying with ASTM A93.
- G. Provide gutters and downspouts as specified by Builder. Downspout and splash locations shall be determined by Contractor (and approved by Builder) so as to provide positive roof and site drainage.
- H. Provide attic and roof ventilation as required by governing codes and as shown on Drawings. Provide appropriate soffit and roof vents as specified/approved by Builder.

VIII. DOORS & WINDOWS

- A. Doors:
1. Provide doors as follows and as indicated on Drawings.
2. Door manufacturer as specified by Builder.
3. Glazing in exterior doors and sidelights shall be double-pane insulating tempered glass as required by governing codes.
- B. Windows:
1. specified by Builder.
2. Provide units of the size and style shown on Drawings.
3. Glazing shall be double-pane insulating glass argon gas.
4. Provide tempered glass in all windows as required by governing codes.
5. Provide and install emergency egress units as required by governing codes.
- C. Hardware shall be specified by Builder. Install all hardware required by governing codes.

IX. FINISHES

- A. Gypsum Panels:
1. Gypsum panels, unless otherwise noted shall be provided as follows:
- a. Exterior walls: Refer to "Typical Construction Assemblies".
- b. Interior partitions: Refer to "Typical Construction Assemblies".
- c. Ceiling: Refer to "Typical Construction Assemblies".
- d. Baths: When gypsum board is used as a base for tile or wall panels for tubs or showers, water-resistant gypsum panels shall be used as a base as required by governing codes.
- e. Refer to Drawings for fire-rated construction of assemblies.
2. Provide metal corner bead, casing bead, trim, and control joints as recommended by gypsum wallboard manufacturer.
3. Tape, float and sand joints and fasteners of gypsum wallboard with 3-coats of joint compound as required obtaining a uniformly smooth surface.
- B. Wood finishes shall be specified by Builder.

X. SPECIALTIES

- A. Fireplaces shall be as follows:
1. Fireplace to be Specified by Builder.
2. Contractor(s) shall be responsible for proper installation of fireplace unit, venting, hearth, mantle and related components as recommended by manufacturer and as required by governing codes.
- B. Shower, tub and tub/shower enclosures shall be constructed of approved safety glazing as specified by Builder.
- C. Guards and handrails and shall comply with 780 CMR 1021.0, and 1022.
1. Porches, balconies or raised floor surfaces located more than 30 inches above the floor or grade below shall have guards not less than 42 inches in height. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 34 inches nor more than 38 inches in height measured vertically from the nosing of the treads. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4 inches in diameter. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 6 inches cannot pass through.
2. Handrail assemblies and guards shall be able to resist a single concentrated load of 200 pounds, applied in any direction at any point along the top, and have attachment devices and supporting structure to transfer this loading to appropriate structural elements of the building. Intermediate rails (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area not to exceed 1 square foot including openings and space between rails.

XI. EQUIPMENT

- A. None in this contract.

XII. FURNISHINGS

- A. None in this contract.

XIII. SPECIAL CONSTRUCTION

- A. None in this contract.

XIV. CONVEYING SYSTEMS

XV. MECHANICAL

- A. General:
1. Refer to Mechanical Engineering Documents by others. Mechanical Engineering contracted separately and coordinated by Builder.
2. Information and layouts shown on Drawings are only schematic in design, and shall be reviewed by contractors, suppliers and building officials for compliance with governing codes and good common construction practices.
3. Equipment and fixtures shall be specified by Builder.
- B. Plumbing:
1. Equipment and fixtures shall be specified by Builder.
2. Information and layouts shown on Drawings are only schematic in design, and shall be reviewed by contractors, suppliers and building officials for compliance with governing codes and good common construction practices.
3. Provide appropriate supply water and sanitary lines to fixtures shown on Drawings (including clothes washer) and as specified by Builder.
4. Provide gas lines and valves to heating system and water heater as appropriate and to dryer, range and fireplace as specified by Builder.
- C. Heating, Ventilating & Air Conditioning:
1. Heating system: as specified by Builder.
2. Air conditioning system: as specified by Builder.
3. All HVAC equipment shall be individually switched and controlled.
4. Exhaust ventilation
- a. Dryer vent shall exhaust to exterior.
- b. Mechanical exhaust ventilation where indicated in bathrooms, water closet compartments and laundry rooms shall exhaust to exterior and provide a minimum of 5 air changes per hour.
- D. Fire-Extinguishing System:
1. Provide NFPA 13R automatic sprinkler system as required by governing codes.
2. NOTE TO BUILDING CODE OFFICIALS: Automatic sprinkler system design and documentation by others. Automatic sprinkler system is contracted separately and coordinated by Builder.

XVI. ELECTRICAL

- A. General:
1. Refer to Electrical Engineering Documents by others. Electrical Engineering contracted separately and coordinated by Builder.
2. Information and layouts shown on Drawings are only schematic in design, and shall be reviewed by contractors, suppliers and building officials for compliance with governing codes and good common construction practices.
3. Equipment and fixtures shall be specified by Builder.
4. Design and installation of equipment shall be the responsibility of the appropriate licensed contractors.
- B. Provide and install ground-fault circuit-interrupters (GFI) meeting the requirements of all governing codes. All outdoor, bath, kitchen, and garage wall receptacles shall be provided with ground-fault circuit protection.
- C. Provide and install locally certified smoke detectors meeting the requirements of all governing codes.
- D. Recessed incandescent light fixtures located in insulated areas shall be approved for zero-clearance insulation cover (IC).

ABBREVIATIONS

1	ADDITIONAL ABBREVIATIONS MAY BE DEFINED ELSEWHERE IN THE CONTRACT DOCUMENTS.	GA	Gage; Gauge	PLYWD	Plywood
2	AN ABBREVIATION WITH A NUMBER SUFFIX INDICATES A VARIATION IN COLOR, FINISH, TYPE, OR SYSTEM. VARIATIONS ARE DEFINED ELSEWHERE IN THE CONTRACT DOCUMENTS.	GALV	Galvanized	PNL	Panel
3	STRUCTURAL STEEL ABBREVIATIONS IN THE AISC STEEL CONSTRUCTION MANUAL ARE INCORPORATED BY REFERENCE.	GB	Gypsum Board	POL	Polish(ed)
4	SYMBOLS LISTED IN THE US NATIONAL CAD STANDARD. DRAWING SYMBOLS, ARE INCORPORATED BY REFERENCE.	GC	General Contractor	PR	Pair
		GCMU	Glazed Concrete Masonry Unit	PRCST	Precast
		GFRG	Glass-Fiber Reinforced Concrete	PREFAB	Prefabricated
		GFRG	Glass-Fiber Reinforced Gypsum	PREFIN	Prefinish(ed)
		GFRP	Glass-Fiber Reinforced Plaster	PROT	Protected
		GL	Glass; Glazing	PTAC	Projection Screen
		GR	Grout	PTN	Partition
		GSF	Gross Square Feet	PVC	Polyvinyl-Chloride
		GYP	Gypsum	QTY	Quantity
AB	Air Barrier	H	High	R	Radius; Riser(s)
ACC	Accessible as defined by ADA & ANSI A117.1	HB	Hose Bib	RBT	Rabbet(ed)
ADJ	Adjacent; Adjustable	HDBD	Hardboard	RCMU	Reinforced Concrete Masonry Unit
AFF	Above Floor Finish	HDR	Header	RCP	Reflected Ceiling Plan
ALT	Alternate	HDPE	High-Density Polyethylene	RD	Roof Drain
ALUM	Aluminum	HDR	Header	REBAR	Reinforcing Steel Bar
APC	Acoustical Panel Ceiling	HDW	Hardware	REF	Reference; Refrigerator
APPROX	Approximate	HDWD	Hardwood	REINF	Reinforced
ARCH	Architectural; Architect	HIST	Historic	REQ	Required
AUTO	Automatic	HL	High Load	RET	Return
		HM	Hollow Metal	REV	Revised; Revision
BD	Board	HORIZ	Horizontal	RFG	Roofing
BDRM	Bedroom	HPC	High-Performance Coating	RM	Room
BF	Bi-fold Door	HR	Hour	RND	Round
BLDG	Building	HRL	Handrail	RO	Rough Opening
BLKG	Blocking	HT	Height	ROW	Right-Of-Way
BLKT	Blanket	HVAC	Heating, Ventilating, and Air Conditioning	RS	Roller Shades
BO/	Bottom Of _____	ICW	Interior Curtain Wall	RTU	Roof Top Unit
BOT	Bottom	ID	Inside Diameter; Interior Designer		
BP	By-pass Door	IFRG	Intumescent Fire-Resistive Coating	(S)	Salvage
BRG	Bearing	IG	Insulating Glass	S	South
BRK	Brick	IMWP	Insulated Metal Wall Panel	SA	Supply Air
BRN	Barn Door	INCL	Included; Including	SCHED	Schedule(d)
		INFO	Information	SCP	Scupper
		INSUL	Insulated; Insulation	SECT	Section
		INT	Interior	SF	Square Feet (Foot); Storefront
		IRGB	Impact Resistant Gym Board	SFRM	Sprayed Fire-Resistive Material
		IRHRL	Impact Resistant Handrail	SH	Single Hung
		ISF	Interior Storefront	SHR	Shower
		ISG	Insulated Spandrel Glass	SHT	Sheet
		JAN	Janitor	SHTHG	Sheathing
		JST	Joist	SHV	Shelving
		JT	Joint	SIM	Similar
		KIT	Kitchen	SLDR	Sliding Glass Door, Sliding Window
		L	Angle	SLR	Sealer
		LAM	Laminate(d)	SM	Sheet Metal
		LAV	Lavatory	SPEC	Specification
		LB(S)	Pound(s)	SPKR	Speaker
		LIN	Linear	SQ	Square
		LLH	Long Leg Horizontal	SSK	Service Sink
		LLV	Long Leg Vertical	SSR	Standing Seam Roof
		LT	Light	SST	Stainless Steel
		LVR	Louver	ST	Stair(s); Stain(ed)
		LVT	Luxury Vinyl Tile	STC	Sound Transmission Class
		LWC	Light Weight Concrete	STD	Standard
		MANUF	Manufacturer	STL	Steel
		MAS	Masonry	STN	Stain(ed)
		MATL	Material	STO	Stone
		MAX	Maximum	STOR	Storage
		MCM	Metal Faced Composite Material Wall Panel	STRUCT	Structure
		MDO	Medium Density Overlay	SUSP	Suspend(ed); Suspension
		MECH	Mechanical	SV	Sheet Vinyl
		MED	Medium		
		MEMB	Membrane	T	Tread(s)
		MFR	Manufacturer	T&B	Top and Bottom
		MIN	Minimum; Minute	T&G	Tongue and Groove
		MISC	Miscellaneous	TEL	Telephone
		MOD	Masonry Opening	TER	Terrazzo
		MPWP	Metal Plate Wall Panel	TERM	Termination
		MR	Moisture Resistant	TF	Thick; Thickness
		MRGB	Mold Resistant Gypsum Board	THK	Thick; Thickness
		MS	Mop Sink	THRES	Threshold
		MSTV	Manufactured Stone Veneer Masonry	TMPO	Tempered
		MT(D)	Mounted	TO/	Top Of _____
		MTL	Metal	TOC	Top Of Concrete
		MULL	Mullion	TOL	Tolerance
		N	North	TOM	Top Of Masonry
		NAF	No Additional Finish	TOS	Top Of Slab; Top Of Steel
		NATF	Natural Finish	TOW	Top Of Wall
		NIC	Not In Contract	TPO	Thermoplastic-Polyolefin
		NO	Number	TPTN	Toilet Partition
		NOM	Nominal	TV	Television
		NRC	Noise Reduction Coefficient	TYP	Typical
		NSF	Net Square Feet	UC	Under Counter
		NTS	Not To Scale	UNFIN	Unfinished
		OA	Overall	UNO	Unless Noted Otherwise
		OC	On Center(s)	UR	Urinal
		OD	Outside Diameter	VAR	Varies
		OFD	Overflow Drain	VENT	Ventilated
		OFF	Office	VER	Verify
		OFH	Overflow Scupper	VERT	Vertical
		OPH	Opposite Hand	VEST	Vestibule
		OPNG	Opening	VIF	Verify In Field
		ORD	Overflow Roof Drain	VR	Vapor Retarder
		PAN	Pantry	VTR	Vent Through Roof
		PBD	Partide Board	W	West; Wide; Width
		PCMJ	Prefaced Concrete Masonry Unit	WI	With
		PCONC	Polished Concrete	W/O	Without
		PCP	Portland Cement Plaster	WB	Weather Barrier
		PCWP	Precast Wall Panel	WC	Water Closet
		PERF	Perforated	WD	Wood
		PL	Plate; Property Line	WDW	Window
				WH	Wall Hung; Water Heater
				WM	Wire Mesh
				WP	Waterproof(ing); Work Point
				WR	Water Repellent; Water Resistant
				WRD	Wall Roof Drain

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PROJECT PHASE:

PHASE 3

GRIMES APARTMENTS

304 SE 3RD ST GRIMES IA

BUILDER

KRM DEVELOPMENT

PROJECT NO.
36400424

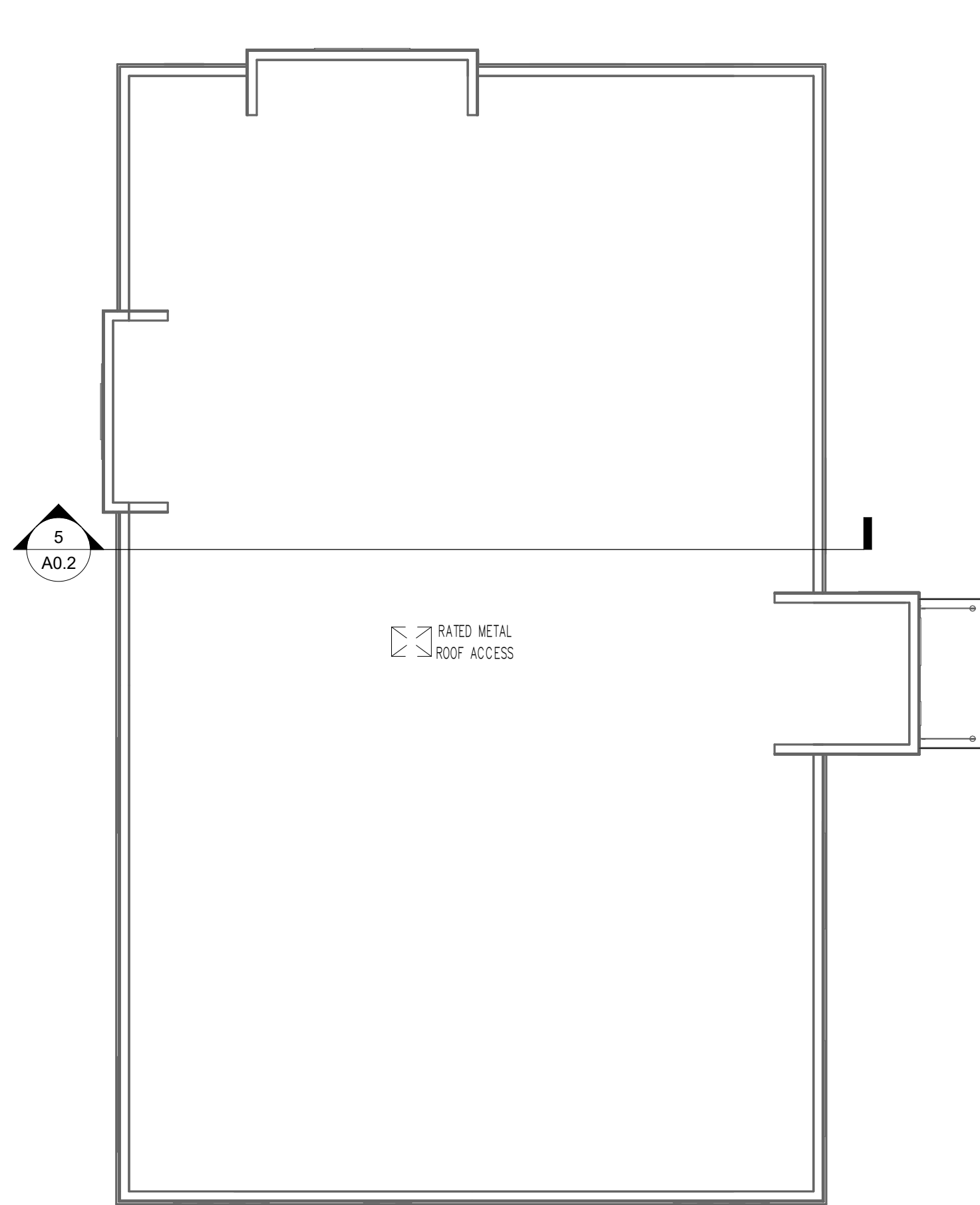
ISSUE DATE
10.24.24

DRAWN
AK

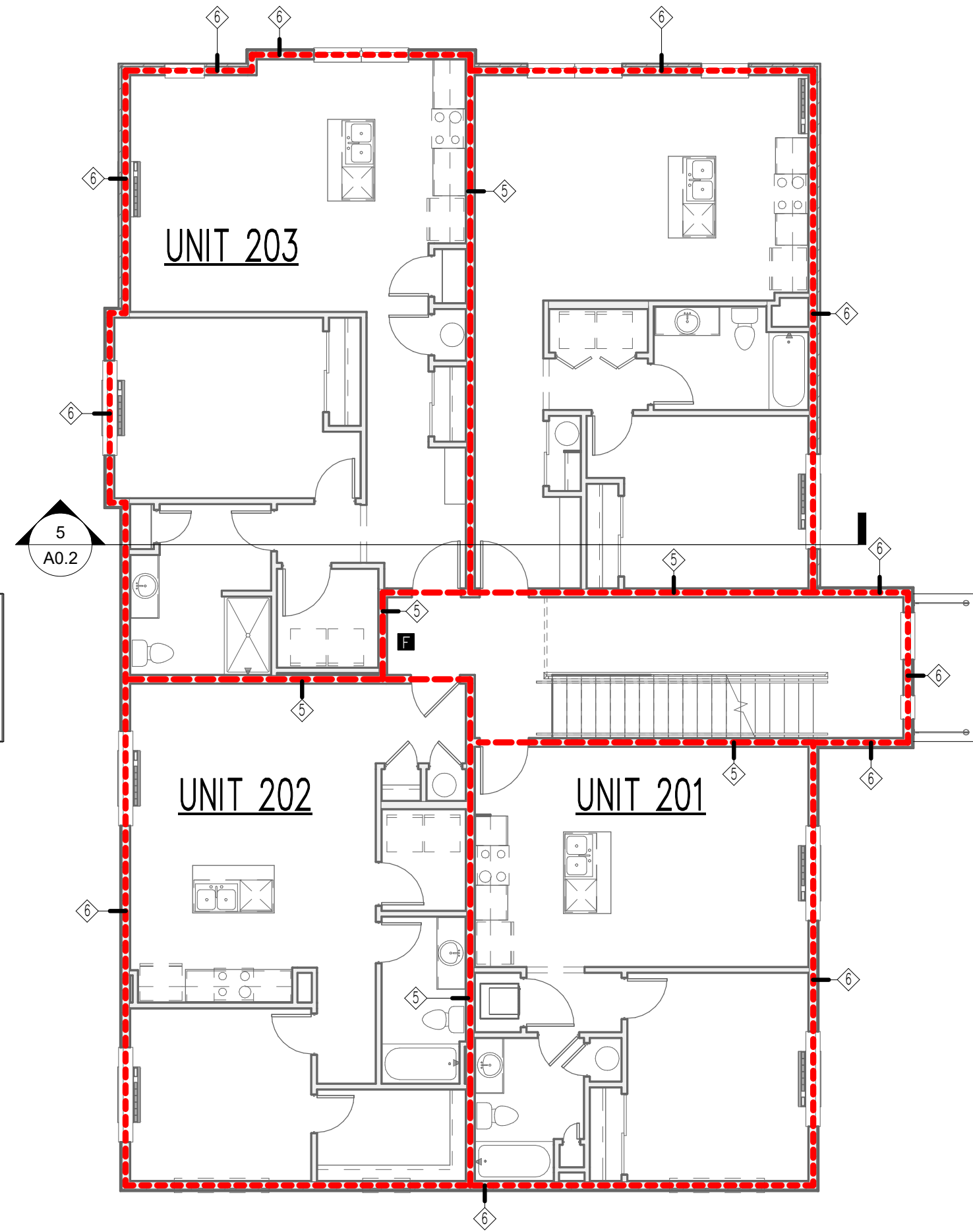
SHEET NAME
GENERAL NOTES

SHEET NO.

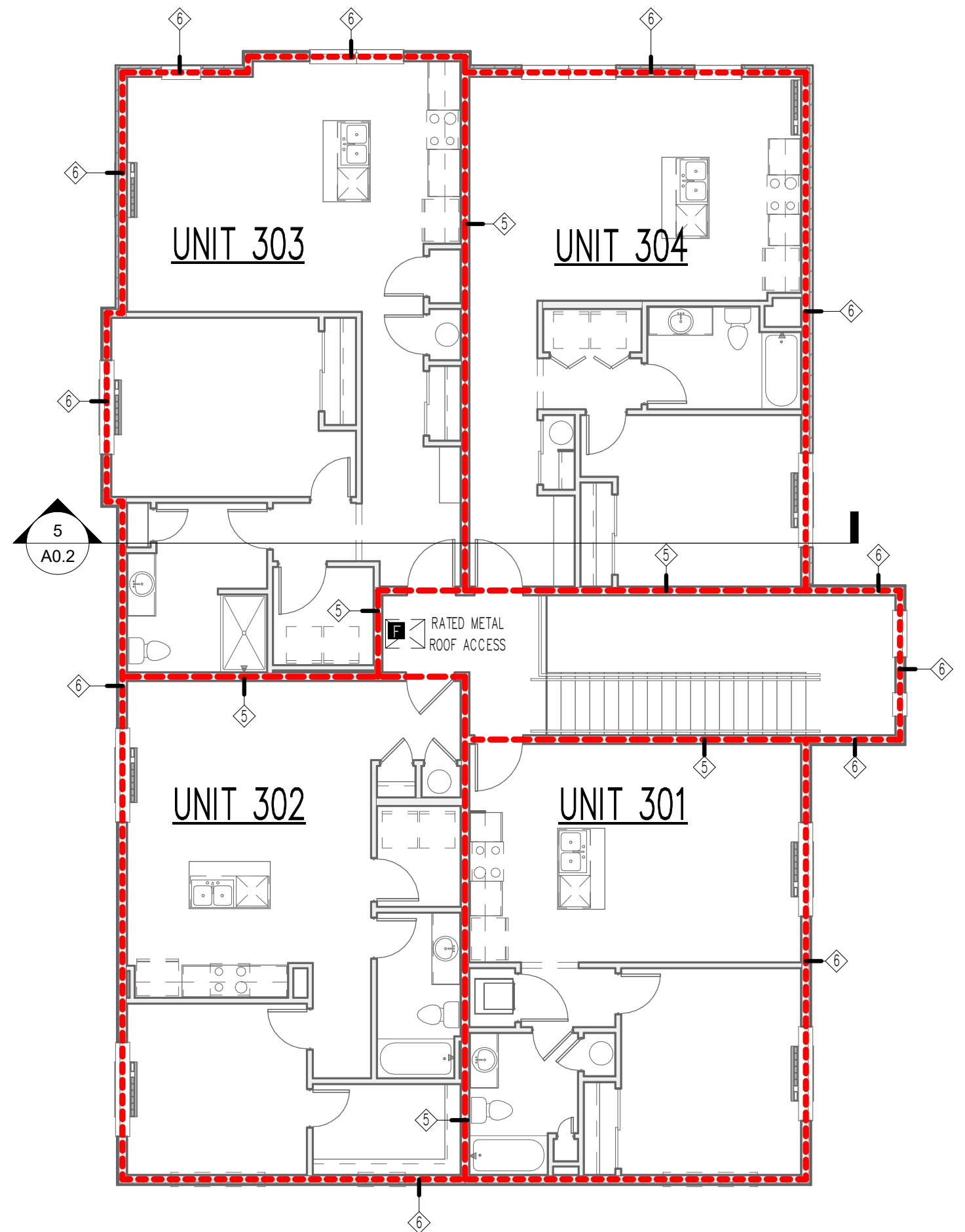
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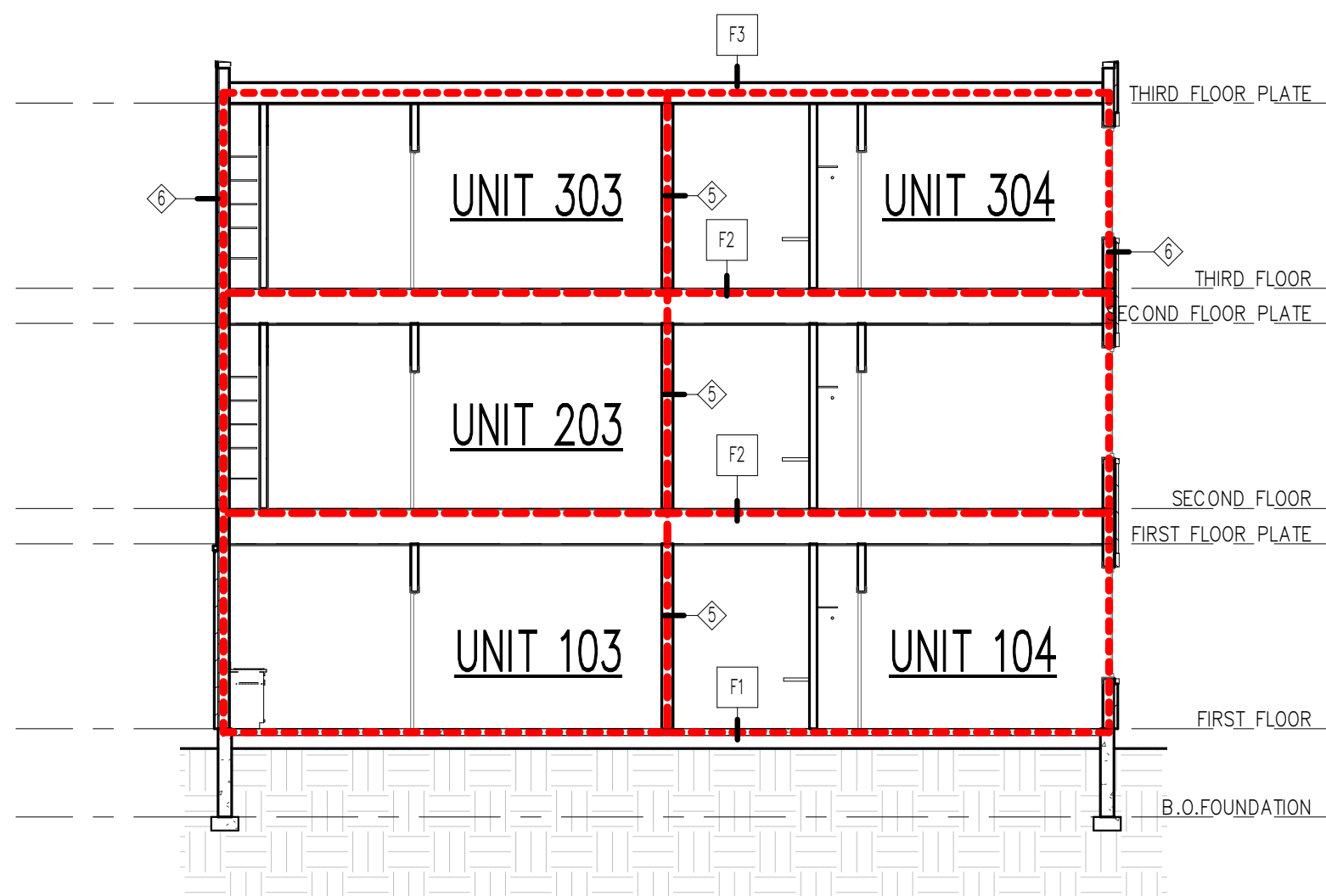
4 ROOF PLAN
1/8" = 1'-0"



2 SECOND FLOOR PLAN
1/8" = 1'-0"



3 THIRD FLOOR PLAN
1/8" = 1'-0"



5 BUILDING SECTION
1/8" = 1'-0"

CODE REVIEW DRAWING KEY

- TYPE A ACCESSIBLE UNIT
 - 1 HR SEPARATION WALL
 - 1 HR EXTERIOR (FROM INSIDE)
AT BEARING WALLS,
NON-RATED EXTERIOR WALLS WHERE NON-BEARING
 - 1 HR FLOOR-CEILING SEPARATION
 - EXIT/EXIT DISCHARGE
ACTUAL OCCUPANT LOAD, A DOT INDICATES PANIC DEVICE
EXIT CAPACITY (OCCUPANTS)
 - TRAVEL DISTANCE TO EXIT
 - FIRE EXTINGUISHER
- NOTE: SEE A0.05 FOR WALL AND FLOOR TYPES

CODE DATA - UNITS

NAME	ACCESSIBLE	Count	SQ. FT
UNIT 101	TYPE B	1	626 SF
UNIT 102	TYPE B	1	662 SF
UNIT 103	TYPE A	1	853 SF
UNIT 104	TYPE B	1	735 SF
UNIT 201	--	1	625 SF
UNIT 202	--	1	714 SF
UNIT 203	--	1	853 SF
UNIT 204	--	1	735 SF
UNIT 301	--	1	625 SF
UNIT 302	--	1	714 SF
UNIT 303	--	1	853 SF
UNIT 304	--	1	735 SF
UNIT TOTAL:		12	8731 SF

MULTI-FAMILY - BUILDING AREAS

FIRST FLOOR	3211 SF
SECOND FLOOR	3211 SF
THIRD FLOOR	3000 SF
BUILDING AREA TOTAL:	9422 SF

THE OWNER AND/OR CONTRACTOR OF THIS PLANS RELEASES ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES FROM ANY CLAIMS OR LAWSUITS AGAINST THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES DO NOT ACCEPT ANY LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF THESE DOCUMENTS. THEREFORE THE OWNER AND/OR CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS, STRUCTURE, AND DETAILS IN THESE DOCUMENTS PRIOR TO CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.



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PROJECT PHASE:
PHASE 3

GRIMES APARTMENTS

304 SE 3RD ST GRIMES IA

BUILDER
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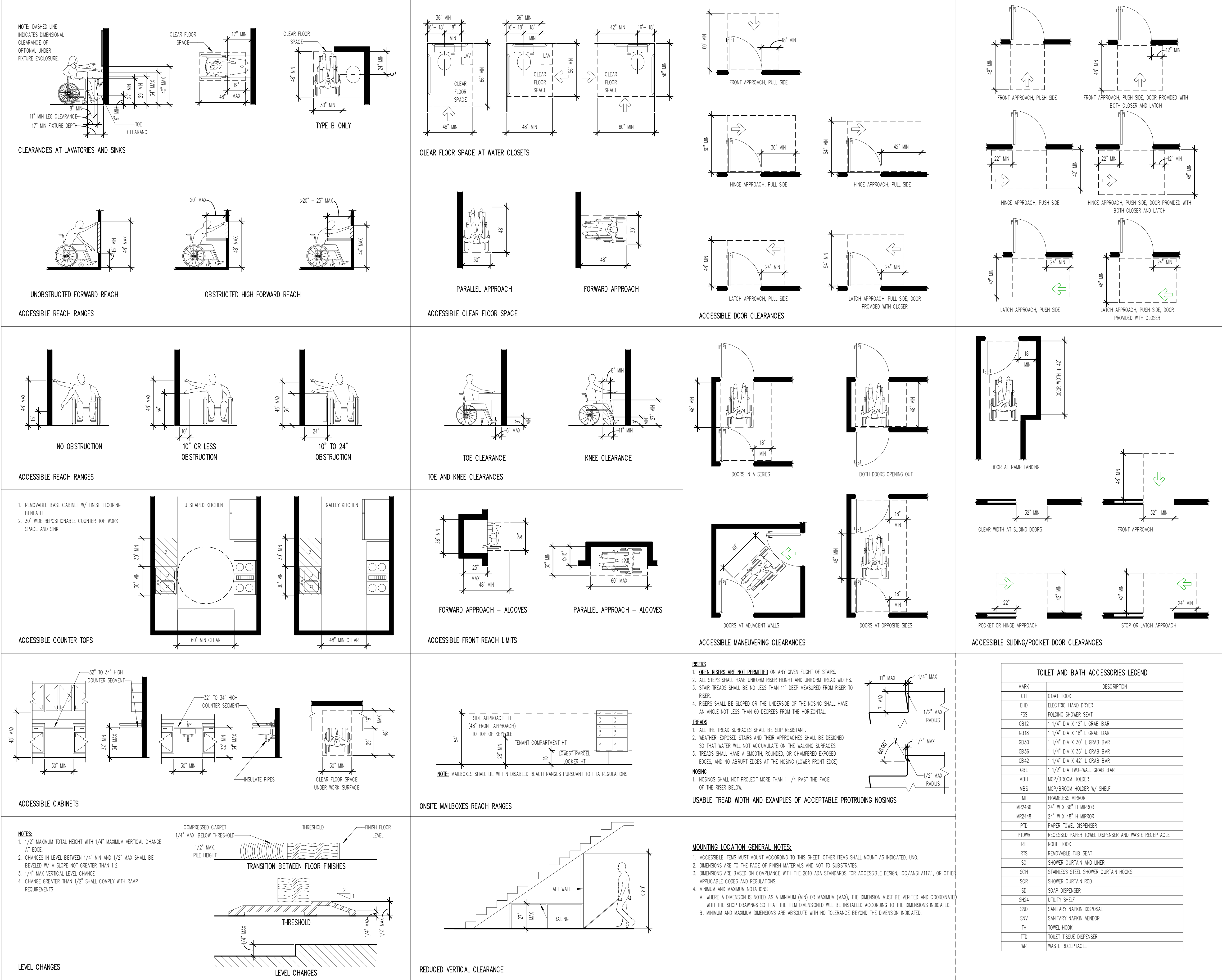
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SHEET NAME
CODE PLANS

SHEET NO.

A0.2





TYPICAL NOTES:

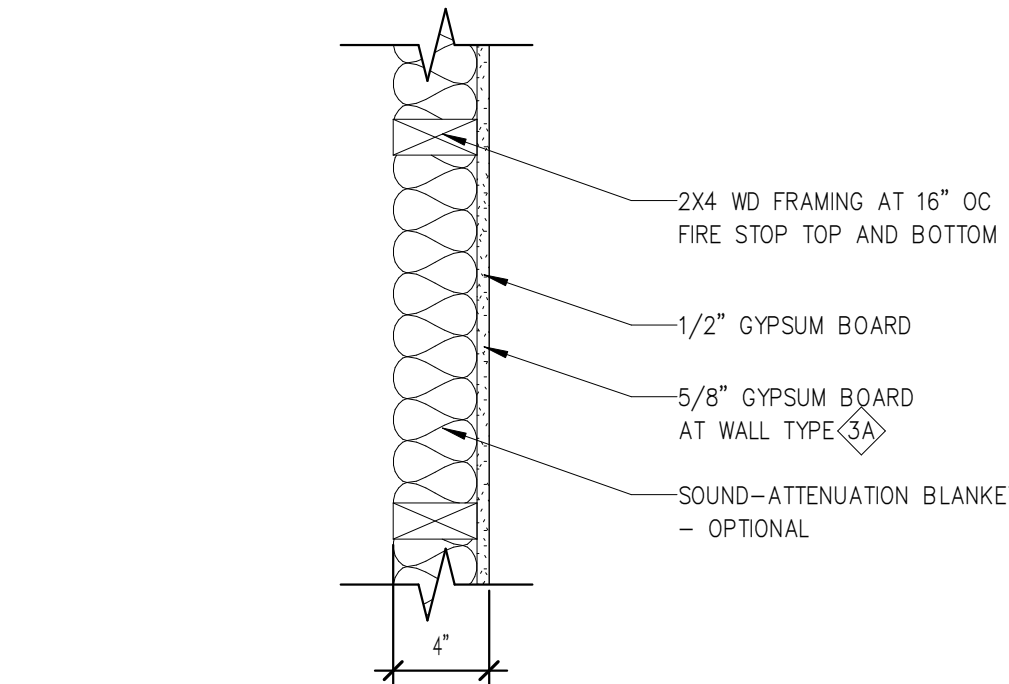
- TYPICAL CONSTRUCTION ASSEMBLIES:
 - ROOF CONSTRUCTION:
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8" FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:

ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINE R.O. SIZES FROM MANUFACTURE)

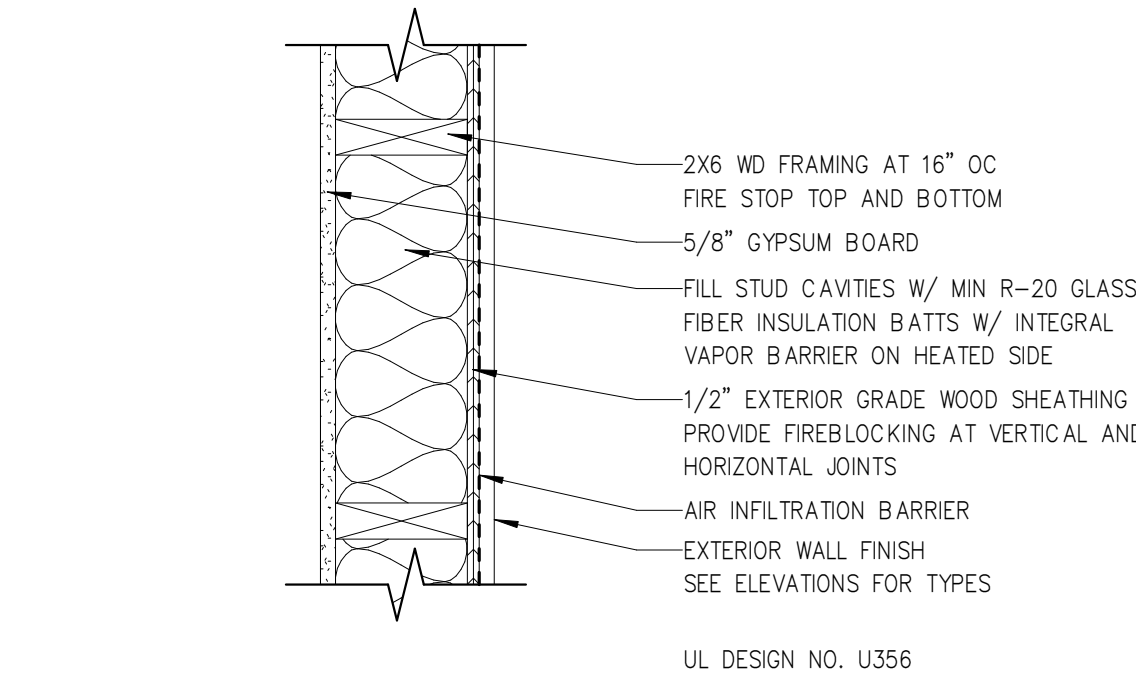
 - CASMENT WINDOWS:
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CM
 - SLIDING WINDOWS:
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:
NOTED ON PLANS AS DH
 - FIXED WINDOWS:
NOTED ON PLANS AS FX
- DOORS:

DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)

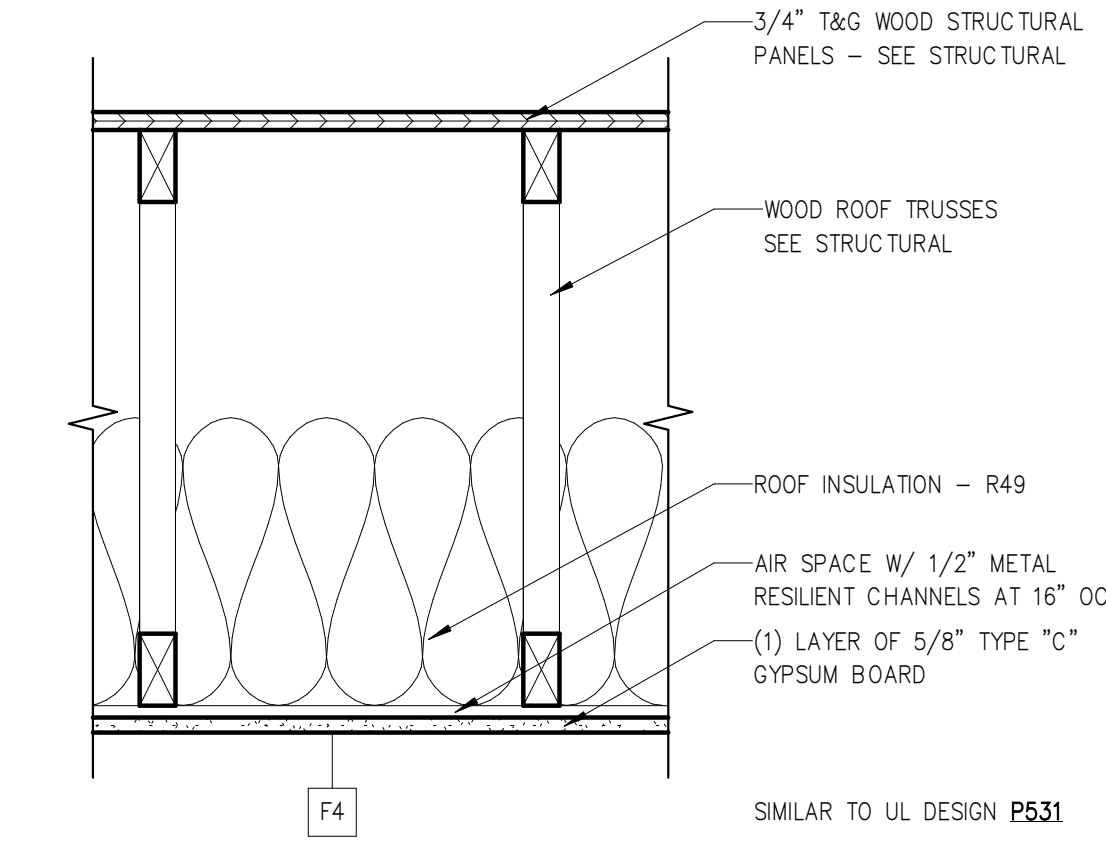
 - WOOD JAMBS AND CASING:
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.



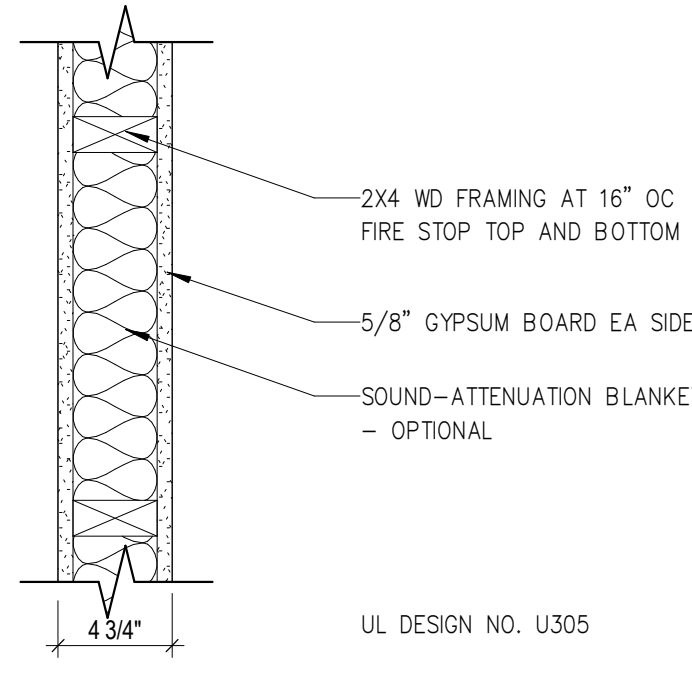
3 2X4 – ONE SIDED
1 1/2" = 1'-0"



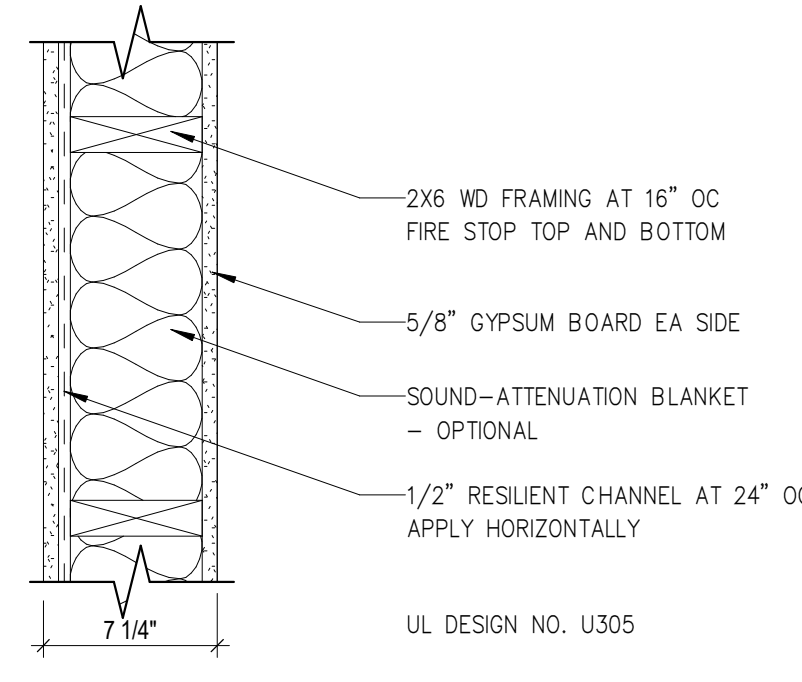
6 2X6 EXTERIOR WALL
1 1/2" = 1'-0"



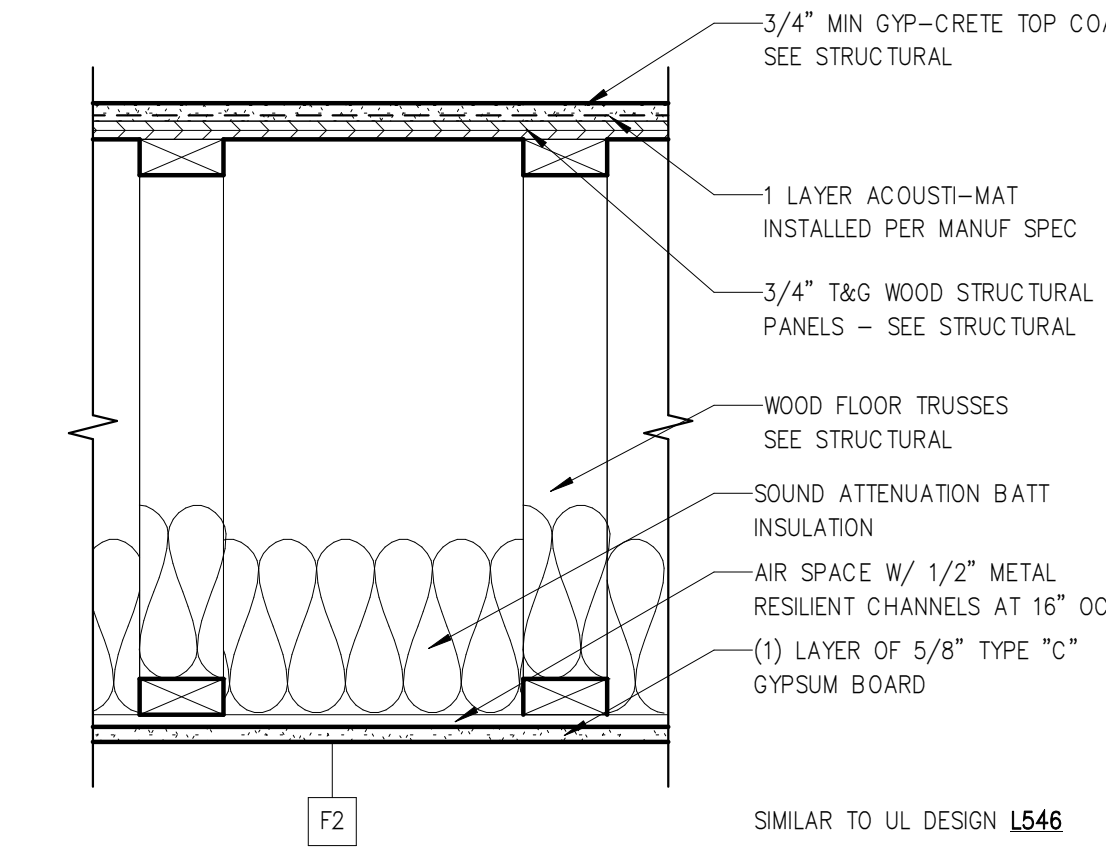
F3 1 HR RF/CLG ASSMBLY
1 1/2" = 1'-0"



2 2X4 – 1 HR RATED
1 1/2" = 1'-0"

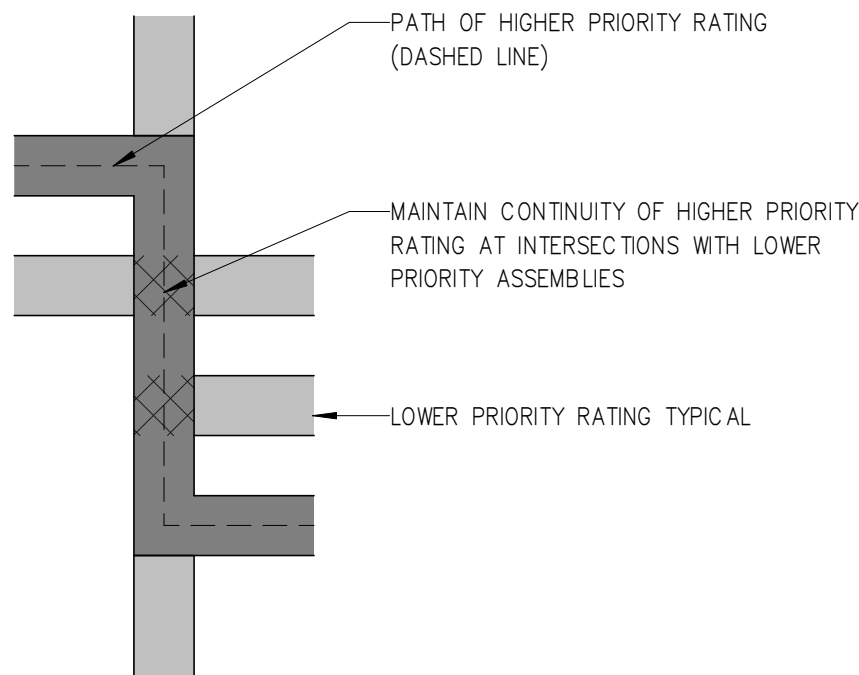


5 2X6 – 1 HR RATED
1 1/2" = 1'-0"



F2 1 HR FLR/CLG ASSEMBLY
1 1/2" = 1'-0"

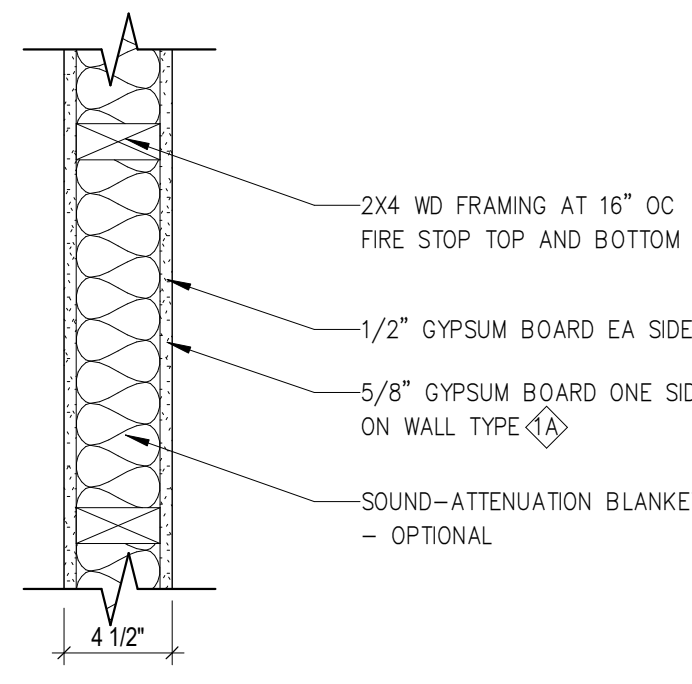
RATED ASSEMBLY PRIORITY DIAGRAM



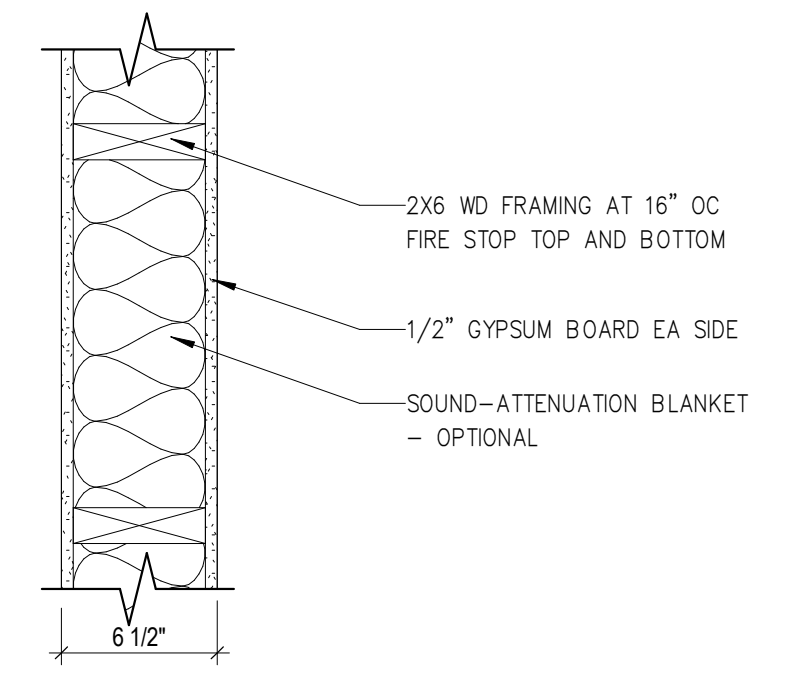
- NOTE:
- SCHEDULE CONSTRUCTION OF WALLS ACCORDING TO PRIORITY
 - ALL PRIORITY 1 THRU 4 WALLS SHOULD BE FRAMED WITH ONE SIDE DRYWALLED AT THE ACHA 40% CONSTRUCTION SURVEY
 - BOTH SIDES OF THE PRIORITY 1 THRU 4 WALLS SHALL BE SEALED AND STENCILED AT THE ACHA 80% CONSTRUCTION SURVEY

RATED ASSEMBLY PRIORITY NOTES

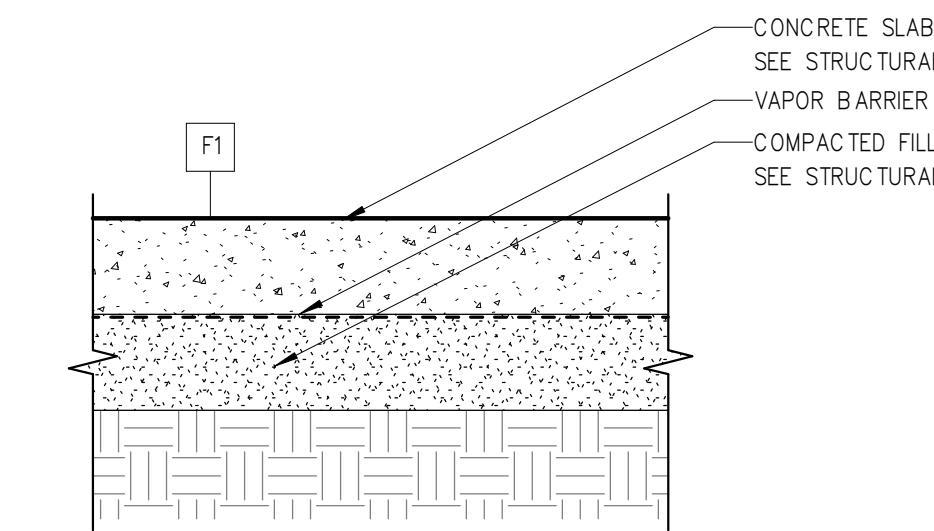
- ASSEMBLY PRIORITIES APPLY TO ALL FIRE, SMOKE AND SOUND RATED ASSEMBLIES
- AT INTERSECTIONS OF ASSEMBLIES WITH DISSIMILAR PRIORITIES, THE HIGHEST ASSEMBLY RATING IS CONTINUOUS THROUGH THE INTERSECTION TO MAINTAIN ENCLOSURE AND CONTINUITY OF THE HIGHEST RATED ASSEMBLY. SEE DRAWINGS FOR ADDITIONAL INFORMATION AND SPECIFIC REQUIREMENTS.
- FIRE AND SMOKE RATINGS HAVE PRIORITY OVER SOUND RATINGS
 - PRIORITY ORDER OF FIRE AND SMOKE-RATED ASSEMBLIES IS INDICATED IN THE CODE PLAN KEY WITH HIGHER PRIORITY ASSEMBLIES LISTED ABOVE LOWER PRIORITY ASSEMBLIES.
 - PRIORITY ORDER OF SOUND-RATED ASSEMBLIES IS FROM HIGHEST STC RATING TO LOWER STC RATING.



1 2X4 – NON-RATED
1 1/2" = 1'-0"



4 2X6 – NON-RATED
1 1/2" = 1'-0"



F1 1 HR FLR ASSEMBLY
1 1/2" = 1'-0"

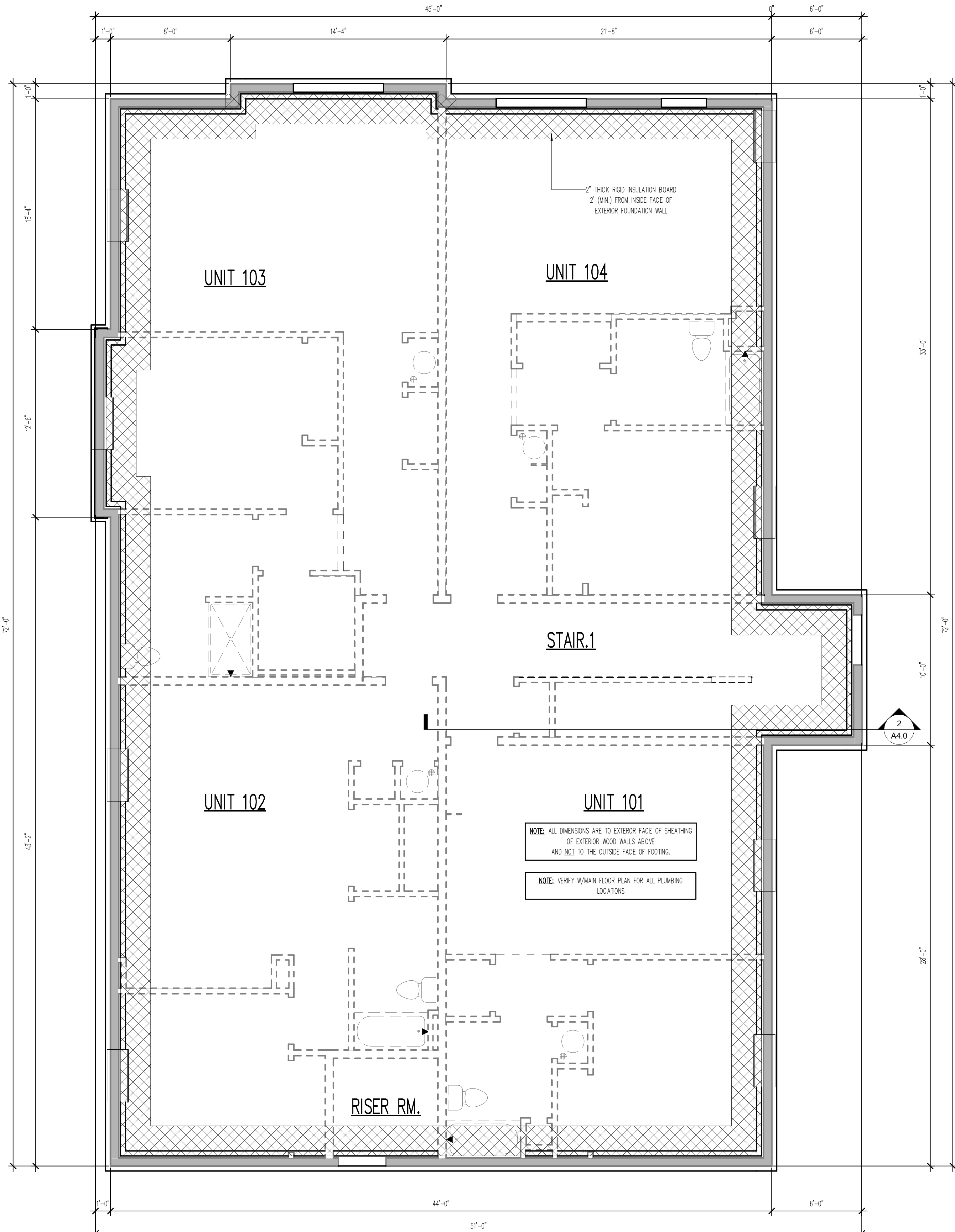
- ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING
- ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM
- HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN) FROM INTERSECTING WALLS TO ALLOW FOR TRIM
- ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.
- THE OWNER AND/OR CONTRACTOR OF THIS PLANS RELEASES ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES FROM ANY CLAIMS OR LAWSUITS AGAINST THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES DO NOT ACCEPT ANY LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF THESE DOCUMENTS. THEREFORE THE OWNER AND/OR CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS, STRUCTURE AND DETAILS IN THESE DOCUMENTS PRIOR TO CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.

ESTIMATED CONCRETE FLATWORK		
TYPE	AREA	VOLUME
Floor: Concrete	3048 SF	37.6 CY
TOTAL:	3048 SF	37.6 CY

SQUARE FOOTAGE ARE ESTIMATES ONLY.
CONTRACTOR TO VERIFY AMOUNTS.
NO WASTE FACTOR IS INCLUDED.

FOUNDATION NOTES:

- REFER TO CIVIL DRAWINGS BY OTHERS FOR FINISH SURFACE ELEVATIONS.
- REFER TO STRUCTURAL DRAWINGS BY OTHERS FOR STRUCTURAL INFORMATION, INCLUDING FOOTING AND BEARING WALL LOCATIONS.
- REFER TO M.E.P. DESIGN INFORMATION BY OTHERS.
- ALL DESIGN, REVISIONS, ENGINEERING, INSTALLATION AND LIABILITY OF SOIL CONDITIONS AND STRUCTURAL DESIGNS DUE TO INADEQUATE SOILS SHALL BE THE RESPONSIBILITY OF THE "BUILDER-DEVELOPER" OR ITS SUBCONTRACTORS INVOLVED WITH DESIGN AND INSTALLATION OF SUCH; AND THE DESIGNER SHALL NOT BE HELD LIABLE OR RESPONSIBLE FOR THEIR IMPLEMENTATIONS.
- SLOPE FLOOR SLAB TO FLOOR DRAINS.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING, TYP.
- ALL ELECTRICAL, MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATION OF MECHANICAL AND ELECTRICAL EQUIPMENT (BY OTHERS).
- MECH. TRADES RESPONSIBLE FOR PROVIDING AND LOCATING FOUNDATION SLEEVES. LOCATION OF SLEEVES FOR UTILITIES SHALL BE DETERMINED BY OWNER OR OWNER'S AGENT PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES.



1 FOUNDATION PLAN

1/4" = 1'-0"

TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CELING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:**
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM
MANUFACTURE)
 - CASSETT WINDOW:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
- DOORS:**
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - WOOD JAMBS AND CASING:**
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN
DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER
THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ENGINEERED LUMBER SHALL BE USED IN THE FOLLOWING WALLS:
WALLS SUPPORTING VAULTED AND 2-STORY CEILINGS, WALLS
CONTAINING POCKET DOORS, ANY TILED WALLS, & WALLS
SUPPORTING BAR & KITCHEN CABINETS BUT **NOT** BATHROOM
VANITIES. VERIFY ALL LOCATIONS W/ BUILDER.

SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314
OF IBC-2021. SMOKE ALARMS SHALL BE LISTED IN
ACCORDANCE W/ UL217 AND UL2034. THE SYMBOL
INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR
COMBINATION SMOKE AND CARBON MONOXIDE ALARM.

ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE
DESIGNED AND ENGINEERED BY TRUSS MFG OR BY OTHERS.

WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL
WINDOW ROUGH OPENING TO BE VERIFIED PER MFG.

ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO
BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFG.

CABINETS SHOWN ON PLANS DESIGNED
BY OTHERS AND TO BE VERIFIED PER MFG.

VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE.
PLANS ARE CONCEPTUAL, ADJUST AS REQ.

ALL STRUCTURAL CONCRETE PIER PADS
TO BE SIZED AND VERIFIED BY OTHERS.

PLACE BASEMENT WINDOW HEADERS IN RIM AS REQUIRED
PER WINDOW HD HT AND GRADE.

ALL EXTERIOR FRAME DIMENSIONS
INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED
TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING
AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN)
FROM INTERSECTING WALLS TO ALLOW FOR TRIM

**ALL STRUCTURE, INCLUDING FOOTINGS,
FOUNDATION WALLS, PIER PADS, HEADERS, AND
BEAMS IS SCHEMATIC ONLY AND TO BE SIZED
BY OTHERS. ANY STRUCTURAL SIZE NOTES
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EMPLOYEES BUT WAS PROVIDED BY OTHERS
AND IS THE RESPONSIBILITY OF THE BUILDER.**

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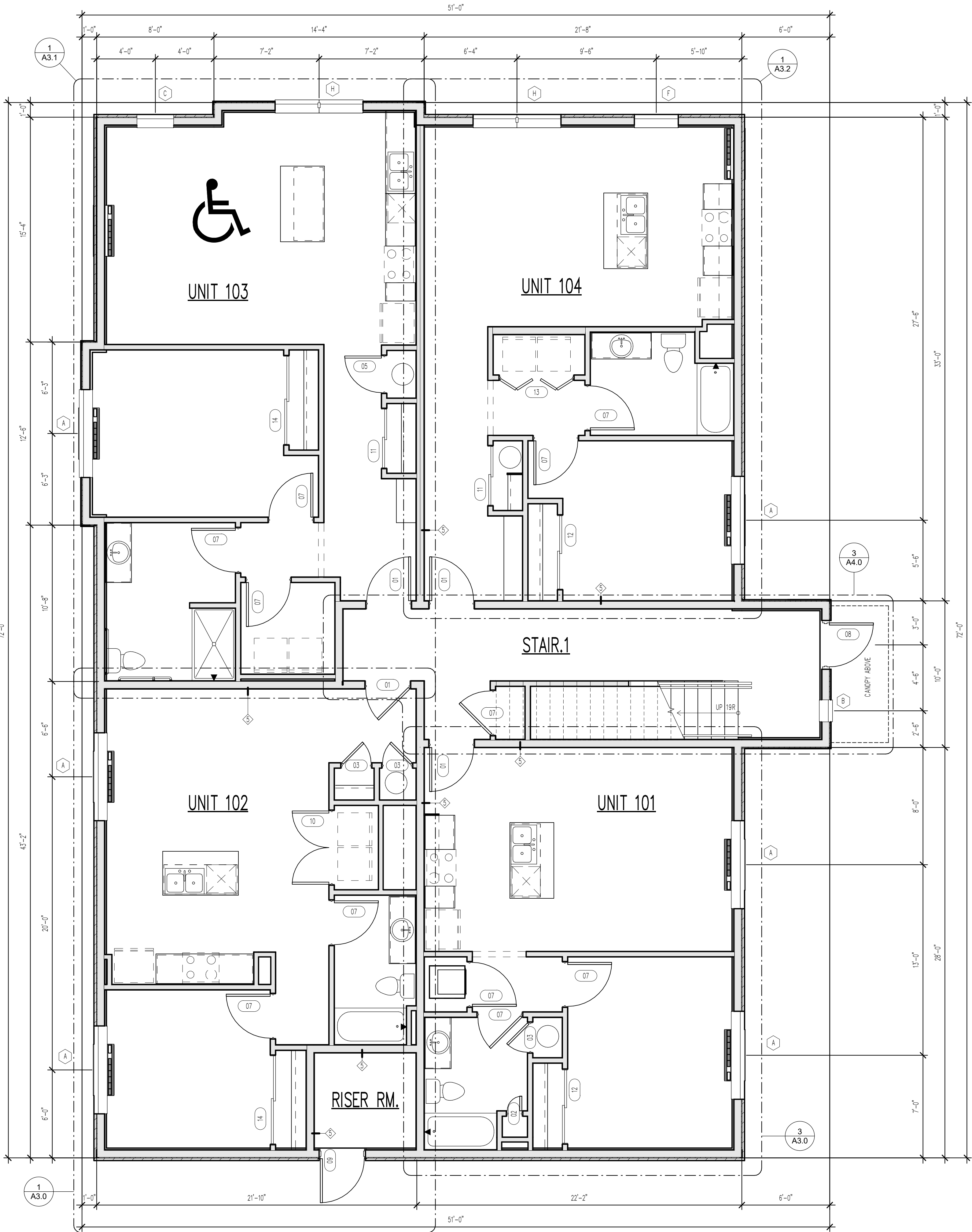
DOOR SCHEDULE			
TAG	QTY	DOOR SIZE	COMMENTS
01	12	3068 Entry	
02	3	1068	
03	11	2068	
04	2	2468	
05	21	2668	
06	2	2868	
07	15	3068	
08	1	3070 FULL GLASS	
09	1	3070 HM	
10	1	2-2668	DOUBLE DOOR
11	6	4068 BP	BI-PASS DOOR
12	8	5068 BP	BI-PASS DOOR
13	3	5068 BF	BI-FOLD DOOR
14	2	6068 BP	BI-PASS DOOR

WINDOW SCHEDULE				
TAG	QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
FIRST FLOOR				
A	6	6-0 X 5-6 SL	7'-11 1/2"	MEETS EGRESS
B	1	1-6 X 2-0 FX	7'-11 1/2"	
C	1	2-6 X 2-6 FX	7'-11 1/2"	
F	1	3-0 X 7-6 FX	7'-11 1/2"	
H	2	6-0 X 7-6 FX	7'-11 1/2"	
SECOND FLOOR				
A	6	6-0 X 5-6 SL	7'-11 1/2"	MEETS EGRESS
B	1	1-6 X 2-0 FX	7'-11 1/2"	
C	1	2-6 X 2-6 FX	7'-11 1/2"	
D	1	3-0 X 1-6 FX	7'-11 1/2"	
E	1	3-0 X 5-6 FX	7'-11 1/2"	
F	1	3-0 X 7-6 FX	7'-11 1/2"	
G	2	6-0 X 1-6 FX	7'-11 1/2"	
H	2	6-0 X 7-6 FX	7'-11 1/2"	
THIRD FLOOR				
A	6	6-0 X 5-6 SL	7'-11 1/2"	MEETS EGRESS
B	1	1-6 X 2-0 FX	7'-11 1/2"	
C	1	2-6 X 2-6 FX	7'-11 1/2"	
D	1	3-0 X 1-6 FX	7'-11 1/2"	
E	1	3-0 X 5-6 FX	7'-11 1/2"	
F	1	3-0 X 7-6 FX	7'-11 1/2"	
G	2	6-0 X 1-6 FX	7'-11 1/2"	
H	2	6-0 X 7-6 FX	7'-11 1/2"	

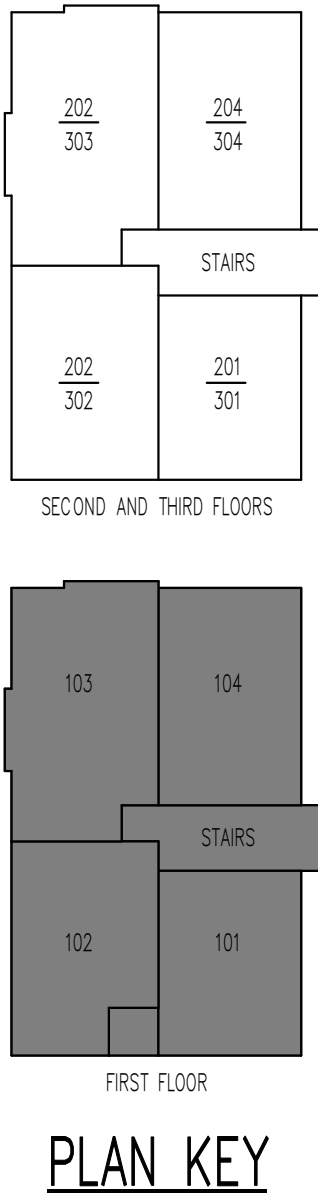
MASTER FLOORING SCHEDULE		
FLOOR FINISH		AREA
CONC		47 SF
CRPT		2664 SF
HARD		5422 SF
FLOORING AREA:		8133 SF

ESTIMATED WOOD WALLS		
MATERIAL		LINEAL FEET
Exterior		
WOOD STUD - 2X6		1402'-7"
Interior		
WOOD STUD - 2X4		1037'-2"
WOOD STUD - 2X6		31'-2"

ESTIMATED MATERIAL TAKEOFFS		
MATERIAL		AREA
Ceilings		
GYPSUM WALL BOARD - 5/8"		9009 SF
Roofs		
EXTERIOR SHEATHING - 1/2"		3113 SF
MEMBRANE ROOFING		3113 SF
Walls		
EXTERIOR SHEATHING - 1/2"		6916 SF
GYPSUM WALL BOARD - 1/2"		13097 SF
GYPSUM WALL BOARD - 5/8"		15056 SF
HOUSE WRAP / VAPOR RETARDER		6926 SF
SQUARE FOOTAGE ARE ESTIMATES ONLY. CONTRACTOR TO VERIFY AMOUNTS. NO WASTE FACTOR IS INCLUDED.		



1 FIRST FLOOR PLAN
1/4" = 1'-0"



TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:**
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS, U.O.N. (BUILDER TO DETERMINE R.O. SIZES FROM
MANUFACTURE)
 - CASIMENT WINDOWS:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
- DOORS:**
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - WOOD JAMBES AND CASING:**
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN
DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER
THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ENGINEERED LUMBER SHALL BE USED IN THE FOLLOWING WALLS:
WALLS SUPPORTING VAULTED AND 2-STORY CEILINGS, WALLS
CONTAINING POCKET DOORS, ANY TILED WALLS, & WALLS
SUPPORTING BAR & KITCHEN CABINETS BUT NOT BATHROOM
VANITIES. VERIFY ALL LOCATIONS W/ BUILDER.

SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314
OF IBC-2021. SMOKE ALARMS SHALL BE LISTED IN
ACCORDANCE W/ UL217 AND UL2034. THE SYMBOL
INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR
COMBINATION SMOKE AND CARBON MONOXIDE ALARM.

ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE
DESIGNED AND ENGINEERED BY TRUSS MFG OR BY OTHERS.

WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL
WINDOW ROUGH OPENING TO BE VERIFIED PER MFR.

ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO
BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFR.

CABINETS SHOWN ON PLANS DESIGNED
BY OTHERS AND TO BE VERIFIED PER MFR.

VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE.
PLANS ARE CONCEPTUAL, ADJUST AS REQ.

ALL STRUCTURAL CONCRETE PIER PADS
TO BE SIZED AND VERIFIED BY OTHERS.

PLACE BASEMENT WINDOW HEADERS IN RIM AS REQUIRED
PER WINDOW HO HT AND GRADE.

ALL EXTERIOR FRAME DIMENSIONS
INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED
TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING
AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN)
FROM INTERSECTING WALLS TO ALLOW FOR TRIM

**ALL STRUCTURE, INCLUDING FOOTINGS,
FOUNDATION WALLS, PIER PADS, HEADERS, AND
BEAMS IS SCHEMATIC ONLY AND TO BE SIZED
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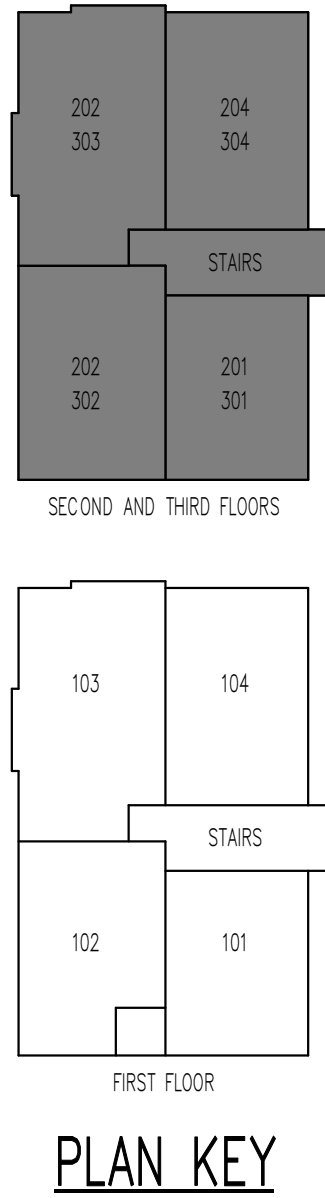
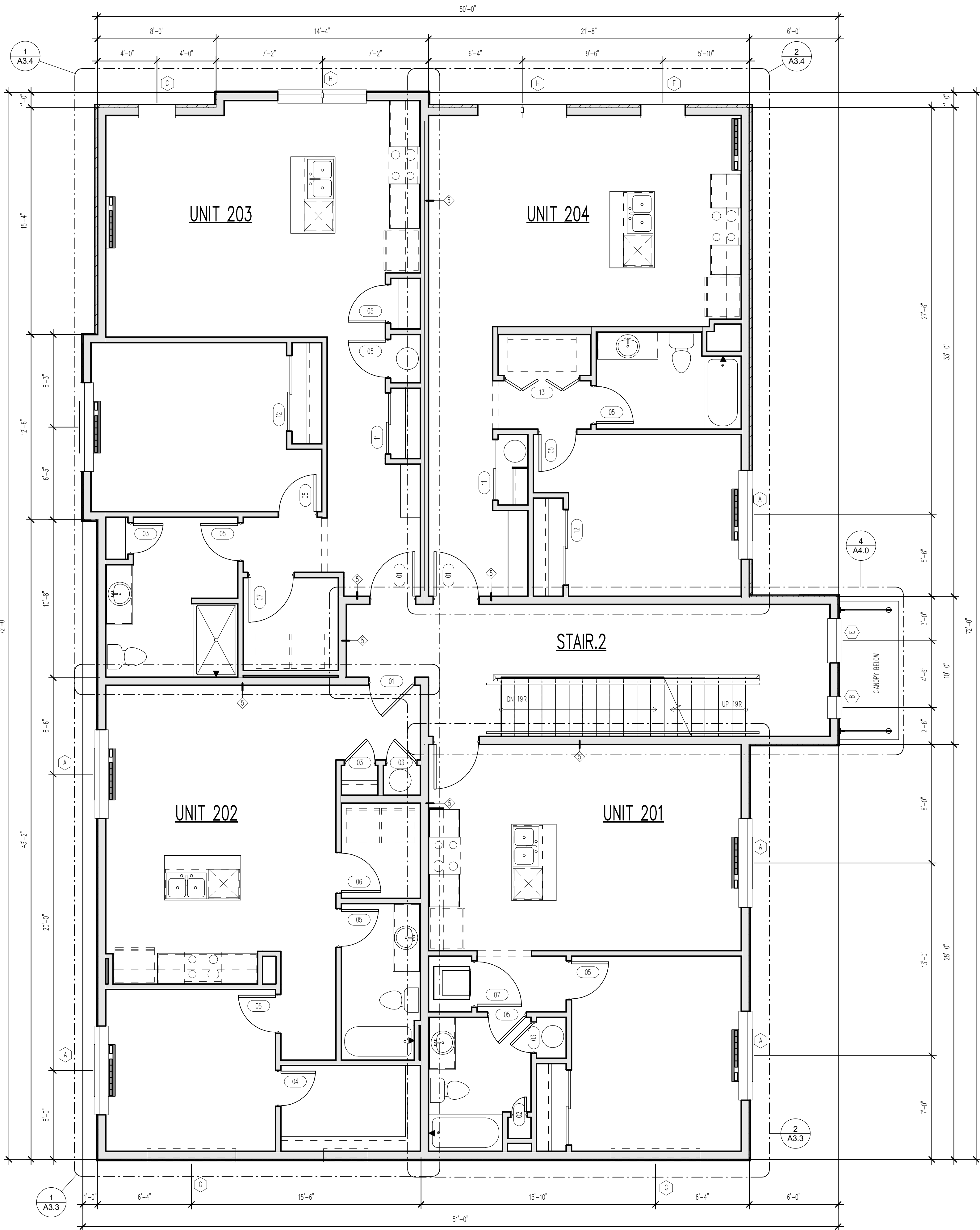
DOOR SCHEDULE			
TAG	QTY	DOOR SIZE	COMMENTS
01	12	3068 Entry	
02	3	1068	
03	11	2068	
04	2	2468	
05	21	2668	
06	2	2868	
07	15	3068	
08	1	3070 FULL GLASS	
09	1	3070 HM	
10	1	2-2668	DOUBLE DOOR
11	6	4068 BP	BI-PASS DOOR
12	8	5068 BP	BI-PASS DOOR
13	3	5068 BF	BI-FOLD DOOR
14	2	6068 BP	BI-PASS DOOR

WINDOW SCHEDULE				
TAG	QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
FIRST FLOOR				
A	6	6-0 X 5-6 SL	7'-11 1/2"	MEETS EGRESS
B	1	1-6 X 2-0 FX	7'-11 1/2"	
C	1	2-6 X 2-6 FX	7'-11 1/2"	
F	1	3-0 X 7-6 FX	7'-11 1/2"	
H	2	6-0 X 7-6 FX	7'-11 1/2"	
SECOND FLOOR				
A	6	6-0 X 5-6 SL	7'-11 1/2"	MEETS EGRESS
B	1	1-6 X 2-0 FX	7'-11 1/2"	
C	1	2-6 X 2-6 FX	7'-11 1/2"	
D	1	3-0 X 1-6 FX	7'-11 1/2"	
E	1	3-0 X 5-6 FX	7'-11 1/2"	
F	1	3-0 X 7-6 FX	7'-11 1/2"	
G	2	6-0 X 1-6 FX	7'-11 1/2"	
H	2	6-0 X 7-6 FX	7'-11 1/2"	
THIRD FLOOR				
A	6	6-0 X 5-6 SL	7'-11 1/2"	MEETS EGRESS
B	1	1-6 X 2-0 FX	7'-11 1/2"	
C	1	2-6 X 2-6 FX	7'-11 1/2"	
D	1	3-0 X 1-6 FX	7'-11 1/2"	
E	1	3-0 X 5-6 FX	7'-11 1/2"	
F	1	3-0 X 7-6 FX	7'-11 1/2"	
G	2	6-0 X 1-6 FX	7'-11 1/2"	
H	2	6-0 X 7-6 FX	7'-11 1/2"	

MASTER FLOORING SCHEDULE	
FLOOR FINISH	AREA
CONC	47 SF
CRPT	2664 SF
HARD	5422 SF
FLOORING AREA:	8133 SF

ESTIMATED WOOD WALLS	
MATERIAL	LINEAL FEET
Exterior	
WOOD STUD - 2x6	1402'-7"
Interior	
WOOD STUD - 2x4	1037'-2"
WOOD STUD - 2x6	31'-2"

ESTIMATED MATERIAL TAKEOFFS	
MATERIAL	AREA
Ceilings	
GYPSUM WALL BOARD - 5/8"	9009 SF
Roofs	
EXTERIOR SHEATHING - 1/2"	3113 SF
MEMBRANE ROOFING	3113 SF
Walls	
EXTERIOR SHEATHING - 1/2"	6916 SF
GYPSUM WALL BOARD - 1/2"	13097 SF
GYPSUM WALL BOARD - 5/8"	15056 SF
HOUSE WRAP / VAPOR RETARDER	6926 SF
SQUARE FOOTAGE ARE ESTIMATES ONLY. CONTRACTOR TO VERIFY AMOUNTS. NO WASTE FACTOR IS INCLUDED.	



TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:**
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS, U.O.N. (BUILDER TO DETERMINE R.O. SIZES FROM
MANUFACTURE)
 - CASSETT WINDOW:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
- DOORS:**
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - WOOD JAMBS AND CASING:**
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN
DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER
THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
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ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

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WINDOW ROUGH OPENING TO BE VERIFIED PER MFG.

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CABINETS SHOWN ON PLANS DESIGNED
BY OTHERS AND TO BE VERIFIED PER MFG.

VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE.
PLANS ARE CONCEPTUAL, ADJUST AS REQ.

ALL STRUCTURAL CONCRETE PIER PADS
TO BE SIZED AND VERIFIED BY OTHERS.

PLACE BASEMENT WINDOW HEADERS IN RIM AS REQUIRED
PER WINDOW HD HT AND GRADE.

ALL EXTERIOR FRAME DIMENSIONS
INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED
TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING
AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN)
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DOOR SCHEDULE			
TAG	QTY	DOOR SIZE	COMMENTS
01	12	3068 Entry	
02	3	1068	
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04	2	2468	
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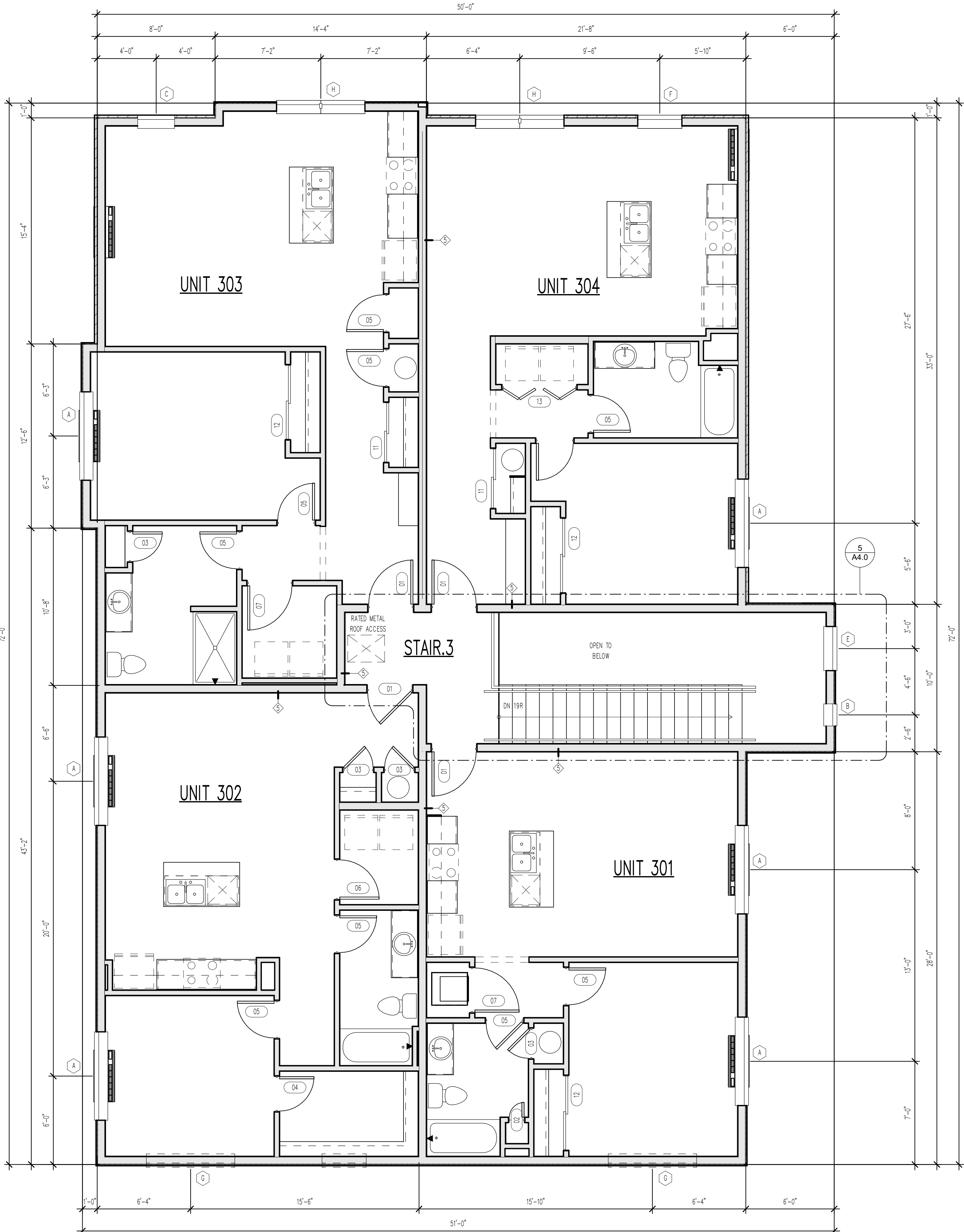
WINDOW SCHEDULE				
TAG	QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
FIRST FLOOR				
A	6	6-0 X 5-6 SL	7'-11 1/2"	MEETS EGRESS
B	1	1-6 X 2-0 FX	7'-11 1/2"	
C	1	2-6 X 2-6 FX	7'-11 1/2"	
F	1	3-0 X 7-6 FX	7'-11 1/2"	
H	2	6-0 X 7-6 FX	7'-11 1/2"	
SECOND FLOOR				
A	6	6-0 X 5-6 SL	7'-11 1/2"	MEETS EGRESS
B	1	1-6 X 2-0 FX	7'-11 1/2"	
C	1	2-6 X 2-6 FX	7'-11 1/2"	
D	1	3-0 X 1-6 FX	7'-11 1/2"	
E	1	3-0 X 5-6 FX	7'-11 1/2"	
F	1	3-0 X 7-6 FX	7'-11 1/2"	
G	2	6-0 X 1-6 FX	7'-11 1/2"	
H	2	6-0 X 7-6 FX	7'-11 1/2"	
THIRD FLOOR				
A	6	6-0 X 5-6 SL	7'-11 1/2"	MEETS EGRESS
B	1	1-6 X 2-0 FX	7'-11 1/2"	
C	1	2-6 X 2-6 FX	7'-11 1/2"	
D	1	3-0 X 1-6 FX	7'-11 1/2"	
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MASTER FLOORING SCHEDULE		
FLOOR FINISH		AREA
CONC		47 SF
CRPT		2664 SF
HARD		5422 SF
FLOORING AREA:		8133 SF

ESTIMATED WOOD WALLS		
MATERIAL		LINEAL FEET
Exterior		
WOOD STUD - 2X6		1402'-7"
Interior		
WOOD STUD - 2X4		1037'-2"
WOOD STUD - 2X6		31'-2"

ESTIMATED MATERIAL TAKEOFFS		
MATERIAL		AREA
Ceilings		
GYP SUM WALL BOARD - 5/8"		9009 SF
Roofs		
EXTERIOR SHEATHING - 1/2"		3113 SF
MEMBRANE ROOFING		3113 SF
Walls		
EXTERIOR SHEATHING - 1/2"		6916 SF
GYP SUM WALL BOARD - 1/2"		13097 SF
GYP SUM WALL BOARD - 5/8"		15056 SF
HOUSE WRAP / VAPOR RETARDER		6926 SF

SQUARE FOOTAGE ARE ESTIMATES ONLY.
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1 THIRD FLOOR PLAN
1/4" = 1'-0"

TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:**
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS, U.O.N. (BUILDER TO DETERMINE R.O. SIZES FROM
MANUFACTURE)
 - CASING WINDOWS:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
- DOORS:**
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - WOOD JAMBES AND CASING:**
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN
DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR SIZE NOTED ON PLANS
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER
THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE
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ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO
BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFG.

CABINETS SHOWN ON PLANS DESIGNED
BY OTHERS AND TO BE VERIFIED PER MFG.

VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE.
PLANS ARE CONCEPTUAL, ADJUST AS REQ.

ALL STRUCTURAL CONCRETE PIER PADS
TO BE SIZED AND VERIFIED BY OTHERS.

PLACE BASEMENT WINDOW HEADERS IN RIM AS REQUIRED
PER WINDOW HD HT AND GRADE.

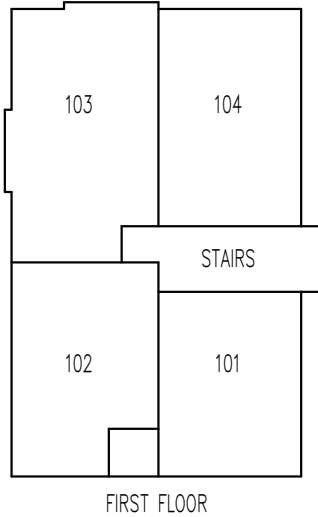
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ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED
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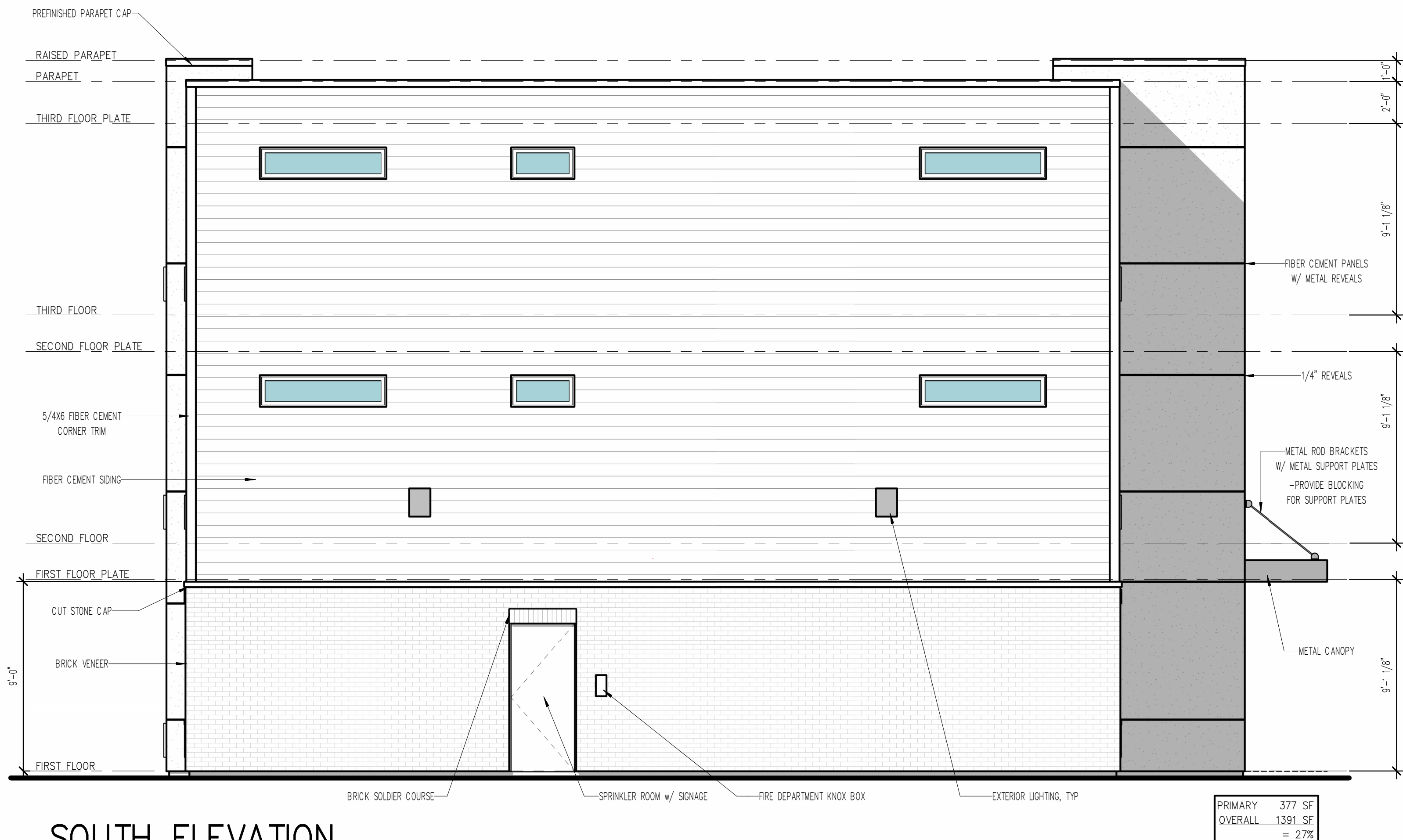
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CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.



PLAN KEY



1 SOUTH ELEVATION
1/4" = 1'-0"



4 NORTH ELEVATION
1/4" = 1'-0"

TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
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 - FRAME FLOOR CONSTRUCTION:**
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CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:**

ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM
MANUFACTURE)

 - CASSETT WINDOW:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
- DOORS:**

DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)

 - WOOD JAMES AND CASING:**
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN
DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER
THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

- | | |
|--|---|
| | WINDOWS SO NOTED MEET OR EXCEED
APPLICABLE EGRESS REQUIREMENTS. |
| | ALL WINDOW HEAD HEIGHTS ARE 7' - 11 1/2", UNO. |
| | WALL SHEATHING ON ALL ELEVATIONS SHALL BE EXTERIOR
GRADE 1/2" OSB, UNO. |
| | VERIFY ALL EXTERIOR DOOR STYLES
WITH BUILDER. |
| | GUTTERS AND DOWNSPOUTS
NOT SHOWN FOR CLARITY. |
| | ALL EXTERIOR FRAME DIMENSIONS
INCLUDES 1/2" THICK WALL SHEATHING |
| | ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED
TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING
AND MECHANICAL SYSTEM |
| | HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.)
FROM INTERSECTING WALLS TO ALLOW FOR TRIM |
| | ALL STRUCTURE, INCLUDING FOOTINGS,
FOUNDATION WALLS, PIER PADS, HEADERS, AND
BEAMS IS SCHEMATIC ONLY AND TO BE SIZED
BY OTHERS. ANY STRUCTURAL SIZE NOTES
WERE NOT ENGINEERED OR SIZED BY ALLER
DESIGN GROUP LLC, ITS OWNER, OR
EMPLOYEES BUT WAS PROVIDED BY OTHERS
AND IS THE RESPONSIBILITY OF THE BUILDER. |
| | THE OWNER AND/OR CONTRACTOR OF THIS PLANS RELEASES
ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND
EMPLOYEES FROM ANY CLAIMS OR LAWSUITS AGAINST THAT
MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR
ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC, ITS
OFFICERS, OWNERS, AND EMPLOYEES DO NOT ACCEPT ANY
LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF
THESE DOCUMENTS. THEREFORE THE OWNER AND/OR
CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS,
STRUCTURE AND DETAILS IN THESE DOCUMENTS PRIOR TO
CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME. |

TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:**
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS, U.O.N. (BUILDER TO DETERMINE R.O. SIZES FROM
MANUFACTURE)
 - CASSETT WINDOW:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
- DOORS:**
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - WOOD JAMBS AND CASING:**
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN
DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER
THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.



WEST ELEVATION

1/4" = 1'-0"



EAST ELEVATION

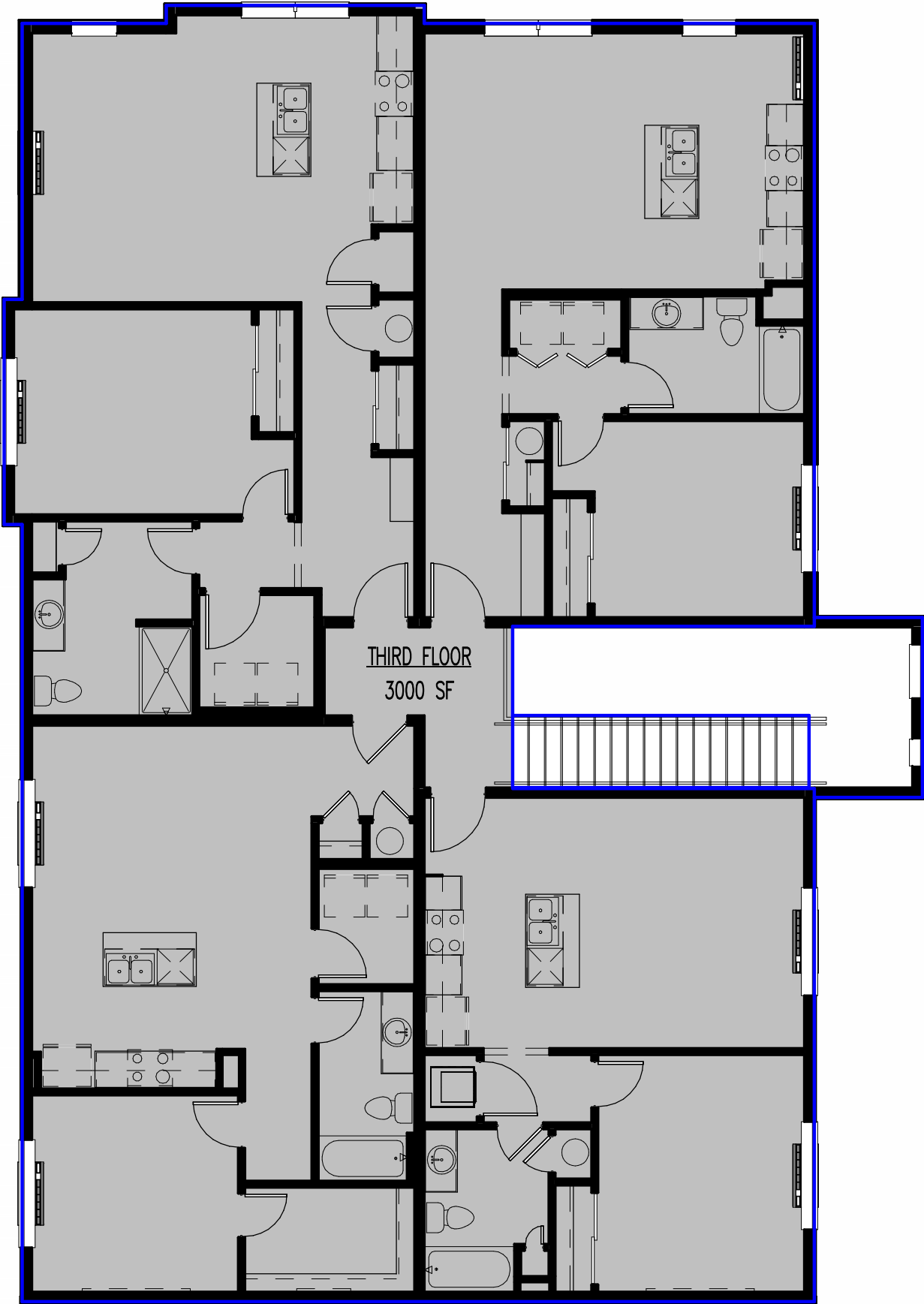
1/4" = 1'-0"

- WINDOWS SO NOTED MEET OR EXCEED APPLICABLE EGRESS REQUIREMENTS.
- ALL WINDOW HEAD HEIGHTS ARE 7' - 11 1/2", UNO.
- WALL SHEATHING ON ALL ELEVATIONS SHALL BE EXTERIOR GRADE 1/2" OSB, UNO.
- VERIFY ALL EXTERIOR DOOR STYLES WITH BUILDER.
- GUTTERS AND DOWNSPOUTS NOT SHOWN FOR CLARITY.
- ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING
- ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM
- HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN) FROM INTERSECTING WALLS TO ALLOW FOR TRIM
- ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.**
- THE OWNER AND/OR CONTRACTOR OF THIS PLANS RELEASES ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES FROM ANY CLAIMS OR LAWSUITS AGAINST THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES DO NOT ACCEPT ANY LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF THESE DOCUMENTS. THEREFORE THE OWNER AND/OR CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS, STRUCTURE AND DETAILS IN THESE DOCUMENTS PRIOR TO CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.

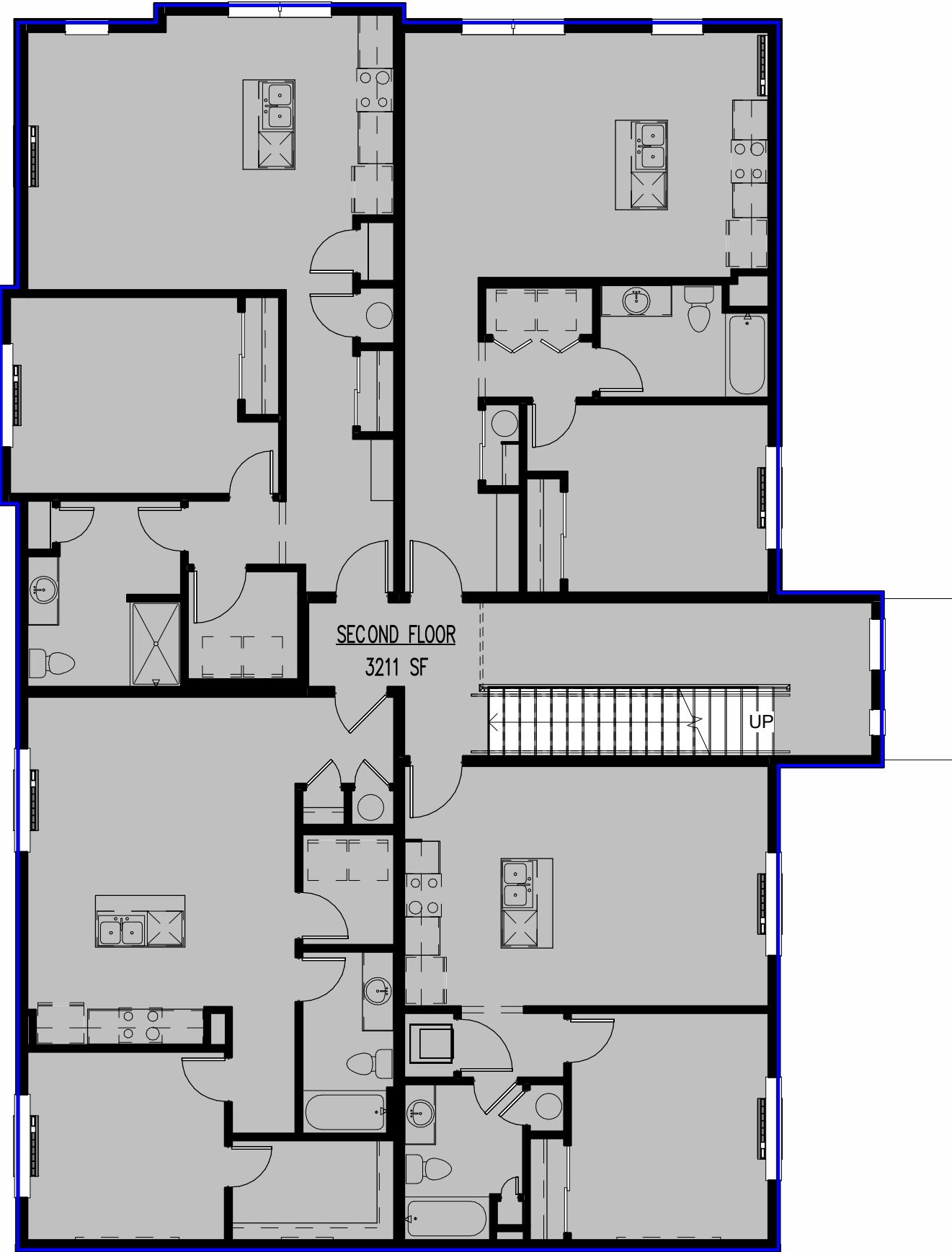


TYPICAL NOTES:

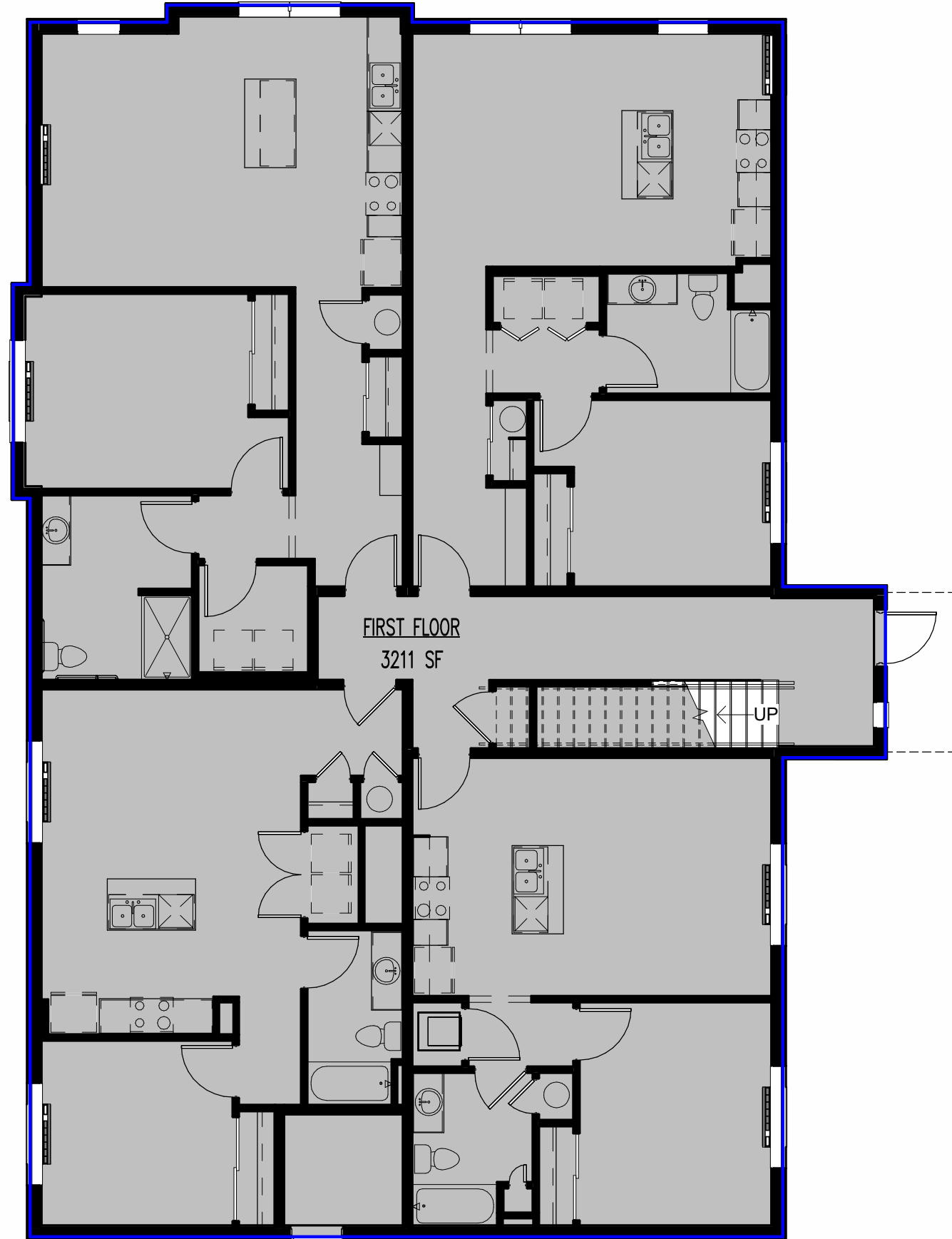
1. TYPICAL CONSTRUCTION ASSEMBLIES:
- A. ROOF CONSTRUCTION:
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
- B. CEILING:
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
- C. EXTERIOR SIDING WALL CONSTRUCTION:
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
- D. EXTERIOR MASONRY WALL CONSTRUCTION:
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
- E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
- F. FRAME FLOOR CONSTRUCTION:
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
2. WINDOWS:
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS, U.O.N. (BUILDER TO DETERMINE R.O. SIZES FROM
MANUFACTURE)
- A. CASSETT WINDOW:
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
- B. SLIDING WINDOWS:
NOTED ON PLANS AS SL
- C. SINGLE HUNG WINDOWS:
NOTED ON PLANS AS SH
- D. DOUBLE HUNG WINDOWS:
NOTED ON PLANS AS DH
- E. FIXED WINDOWS:
NOTED ON PLANS AS FX
3. DOORS:
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
- A. WOOD JAMBES AND CASING:
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN
DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER
THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
- B. GYPSUM WALL BOARD OPENINGS:
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.



③ THIRD FLOOR



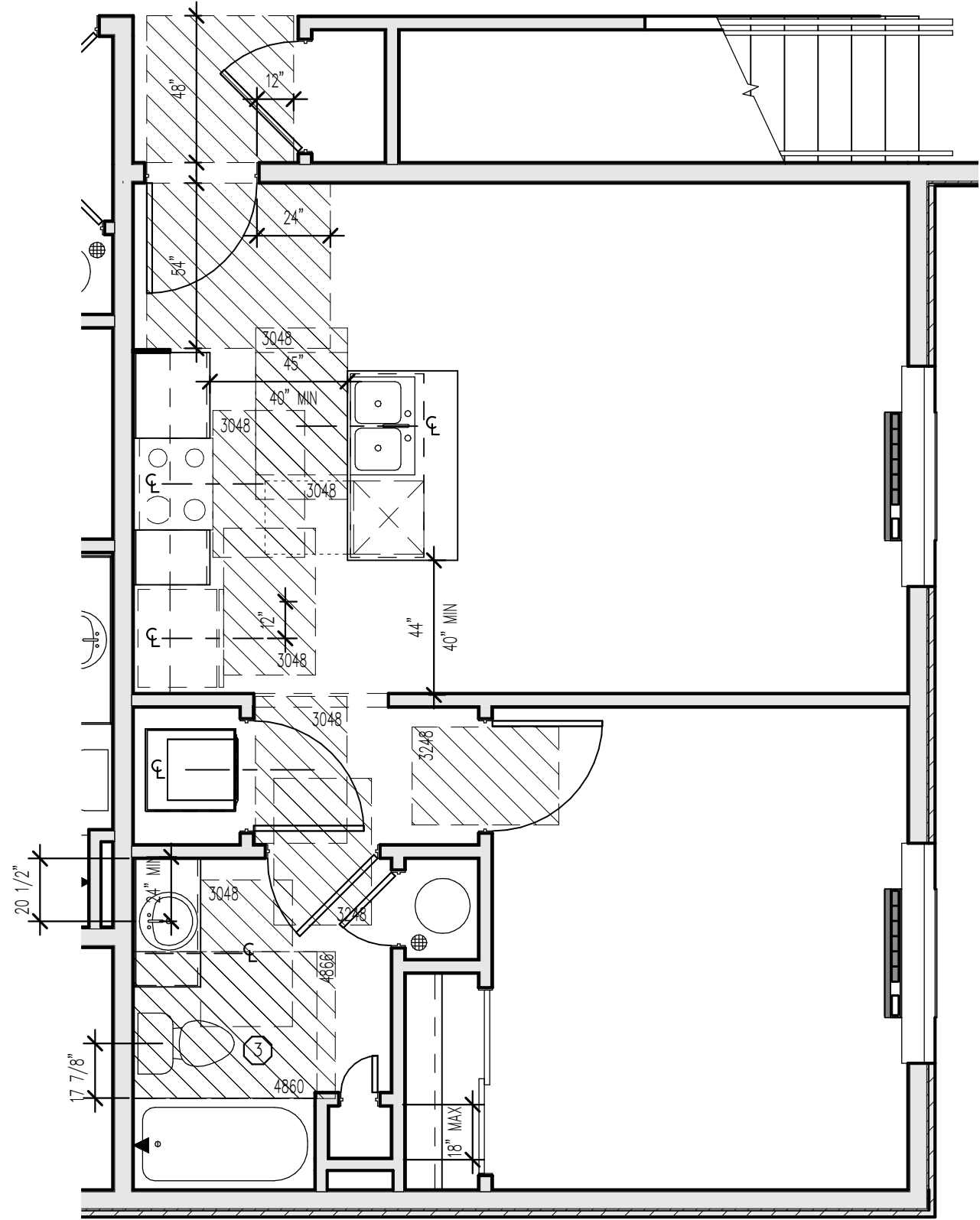
② SECOND FLOOR



① FIRST FLOOR

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING
ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM
HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN) FROM INTERSECTING WALLS TO ALLOW FOR TRIM
ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.
THE OWNER AND/OR CONTRACTOR OF THIS PLANS RELEASES ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES FROM ANY CLAIMS OR LAWSUITS AGAINST THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES DO NOT ACCEPT ANY LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF THESE DOCUMENTS. THEREFORE THE OWNER AND/OR CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS, STRUCTURE AND DETAILS IN THESE DOCUMENTS PRIOR TO CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.

ACCESSIBILITY NOTES	
1	30" W. MIN X 34" H COUNTERTOP WORK SPACE W/ KNEE ROOM
2	COUNTERTOP W/ SINK AT 34" AFF AND KNEE SPACE
3	PROVIDE BLOCKING FOR FUTURE DROP DOWN GRAB BARS
4	WALL SWITCH FOR VENT HOOD AND LIGHT



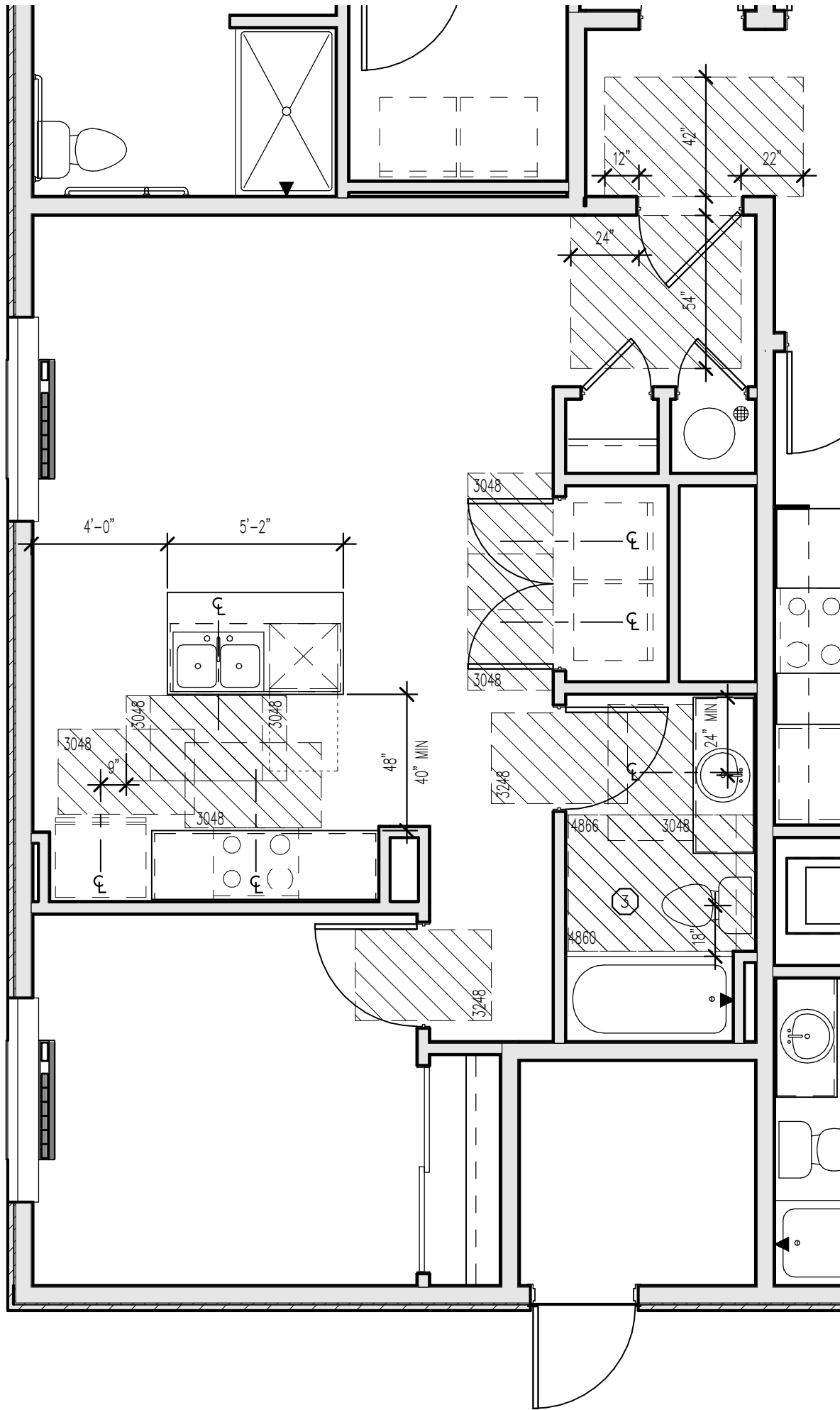
DOOR SCHEDULE – UNIT 101				
TAG	QTY	DOOR SIZE	COMMENTS	
01	1	3068 Entry		
02	1	1068		
03	1	2068		
07	3	3068		

WINDOW SCHEDULE – UNIT 101				
TAG	QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
A	4	6-0 X 5-6 SL	7'-11 1/2"	MEETS EGRESS

FLOORING SCHEDULE UNIT 101		
ROOM	AREA	FLOOR FINISH
BATH	59 SF	HARD
BDRM	151 SF	CRPT
GREAT RM.	166 SF	HARD
KITCHEN	131 SF	HARD
FLOORING AREA:	508 SF	

KEYNOTE LEGEND	
NUMBER	NOTE
37	FLUSH ISLAND
45	WASHER TO BE ON LEFT SIDE OF DRYER WHEN FACING APPLIANCES
81	9-0 HD.HT.

4 ACCESSIBILITY PLAN – UNIT 101 – TYPE B
1/4" = 1'-0"

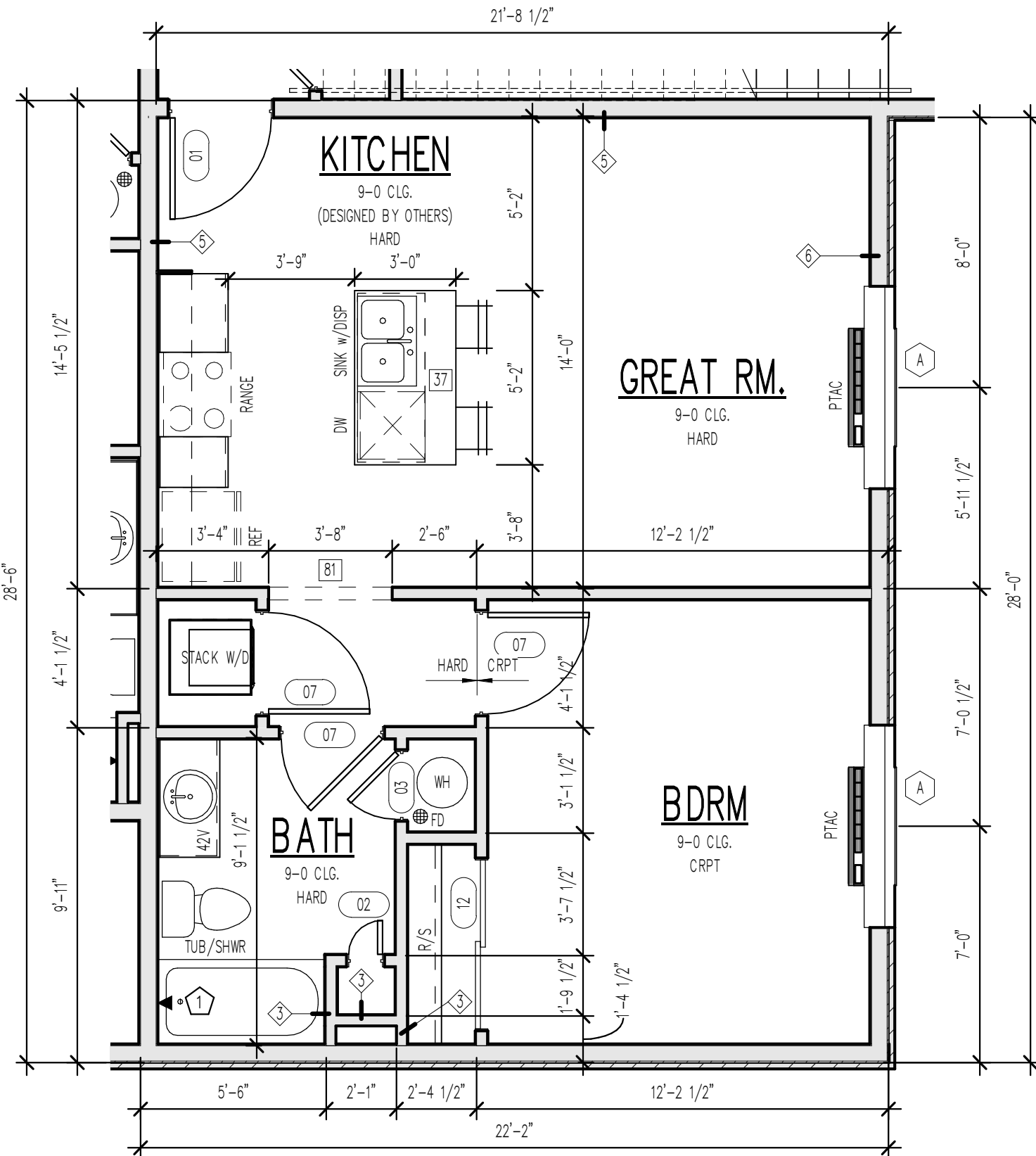


DOOR SCHEDULE – UNIT 102				
TAG	QTY	DOOR SIZE	COMMENTS	
01	1	3068 Entry		
03	2	2068		
07	2	3068		
10	1	2-2668	DOUBLE DOOR	
12	1	5068 BP	BI-PASS DOOR	
14	1	6068 BP	BI-PASS DOOR	

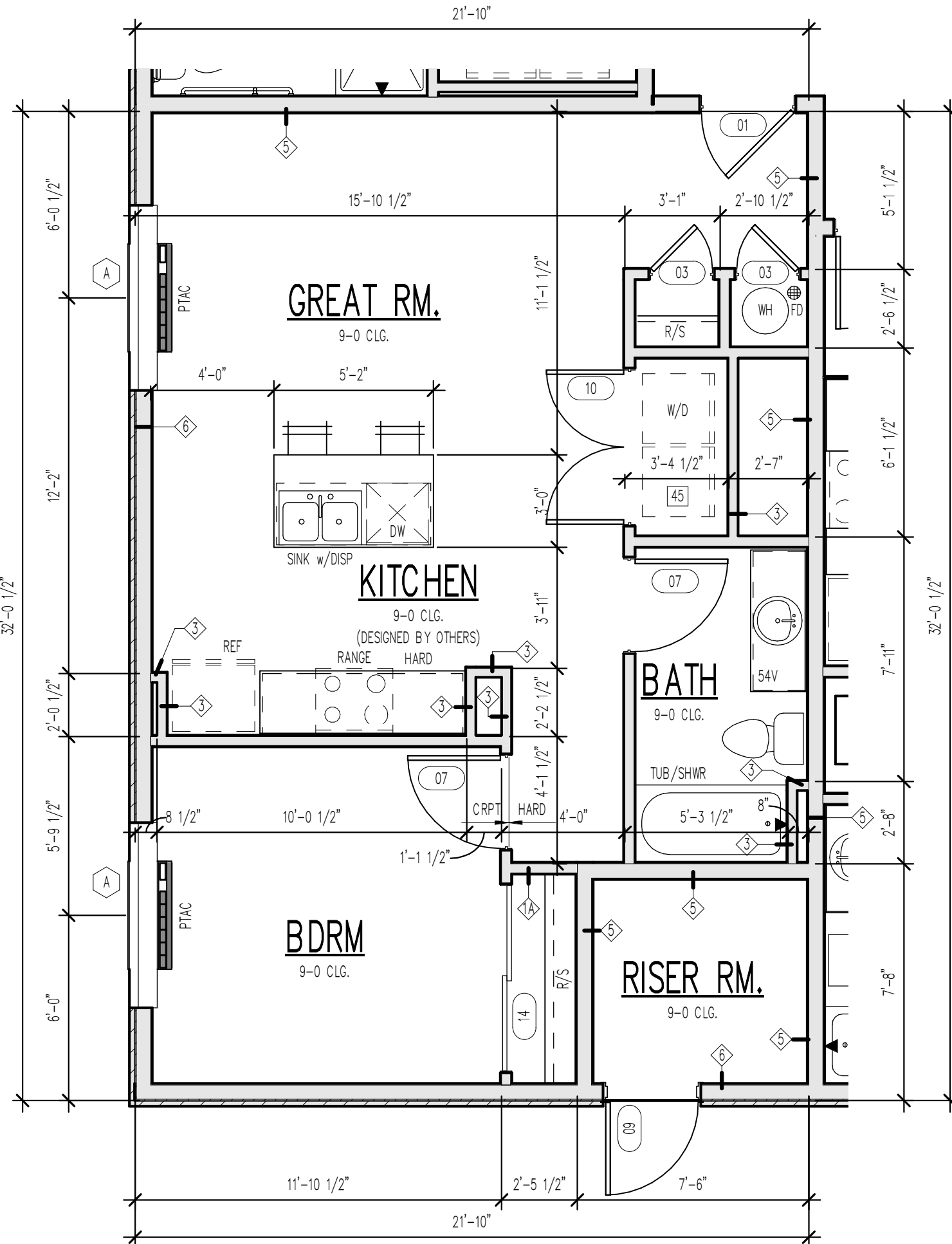
WINDOW SCHEDULE – UNIT 102				
TAG	QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
A	4	6-0 X 5-6 SL	7'-11 1/2"	MEETS EGRESS

FLOORING SCHEDULE UNIT 102		
ROOM	AREA	FLOOR FINISH
BATH	57 SF	HARD
BDRM	125 SF	CRPT
GREAT RM.	231 SF	HARD
KITCHEN	122 SF	HARD
LAUND.	18 SF	HARD
FLOORING AREA:	553 SF	

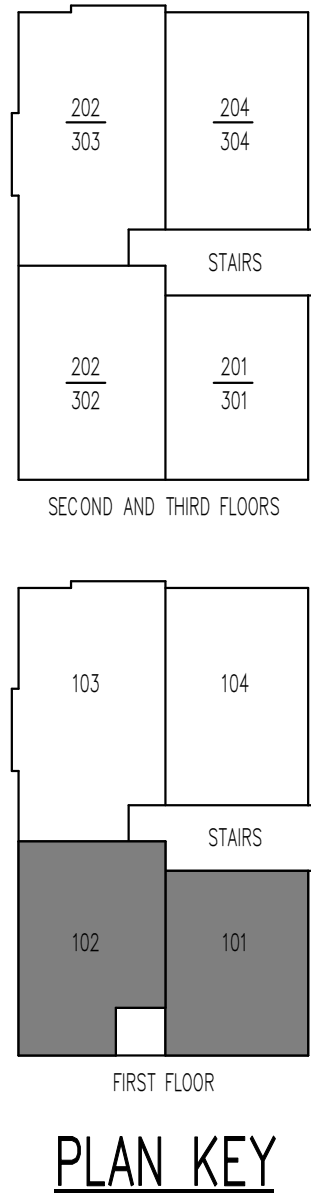
2 ACCESSIBILITY PLAN – UNIT 102– TYPE B
1/4" = 1'-0"



3 ENLARGED PLAN – UNIT 101 – TYPE B
1/4" = 1'-0"



1 ENLARGED PLAN – UNIT 102 – TYPE B
1/4" = 1'-0"

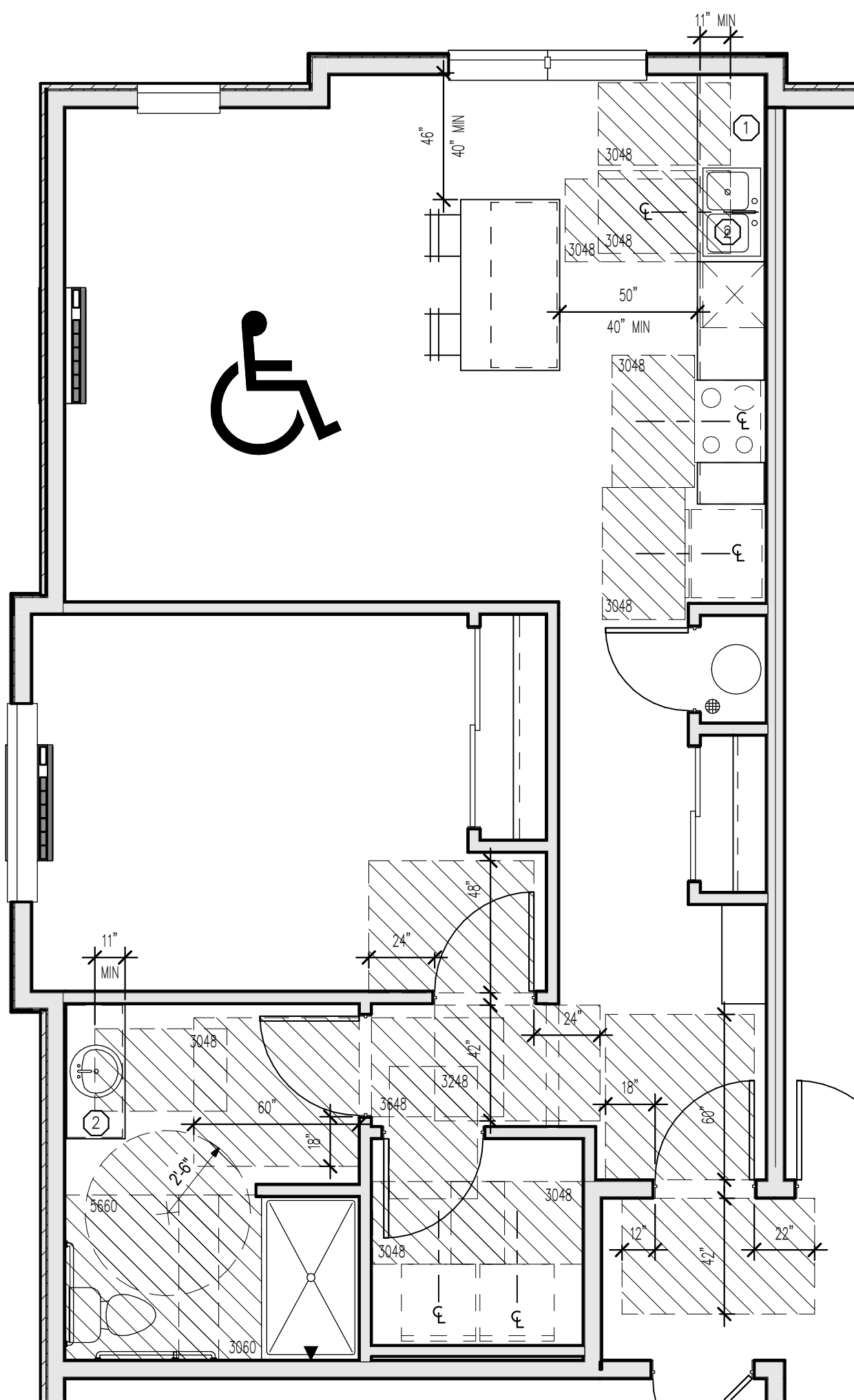


TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
INTERIOR: 1/2" GYPSUM WALL BOARD
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
FRAME FLOOR CONSTRUCTION:
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
FRAME FLOOR CONSTRUCTION:
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
 - WINDOWS:**
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS, U.O.N. (BUILDER TO DETERMINE R.O. SIZES FROM
MANUFACTURE)
 - CASIMENT WINDOWS:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
 - DOORS:**
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - WOOD JAMBS AND CASING:**
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN
DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER
THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

- ALL DIMENSIONS ARE TO THE CENTERLINE
OF THE COMMON WALL UNLESS NOTED OTHERWISE
- AT FIRE PARTITIONS, 5/8" GYP BD LAYER TO BE
INSTALLED PRIOR TO SETTING TUB OR SHOWER
SURROUNDS, AN ADDITIONAL 1/2" GYP BD WILL BE
REQUIRED TO COVER FLANGES
- SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314
OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN
ACCORDANCE W/ UL217 AND UL2034. (S) THE SYMBOL
INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR
COMBINATION SMOKE AND CARBON MONOXIDE ALARM.
- ALL INTERIOR PARTITION WALLS ARE TYPE (U) UNO
ALL EXTERIOR WALLS ARE TYPE (E) UNO, SEE A.D.05
- ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE
DESIGNED AND ENGINEERED BY TRUSS MFR. OR BY OTHERS
- WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE – ACTUAL
WINDOW ROUGH OPENING TO BE VERIFIED PER MFR.
- ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO
BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFR.
- CABINETS SHOWN ON PLANS DESIGNED
BY OTHERS AND TO BE VERIFIED PER MFR.
- ALL EXTERIOR FRAME DIMENSIONS
INCLUDES 1/2" THICK WALL SHEATHING
- ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED
TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING
AND MECHANICAL SYSTEM
- HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN)
FROM INTERSECTING WALLS TO ALLOW FOR TRIM
- ALL STRUCTURE, INCLUDING FOOTINGS,
FOUNDATION WALLS, PIER PADS, HEADERS, AND
BEAMS IS SCHEMATIC ONLY AND TO BE SIZED
BY OTHERS. ANY STRUCTURAL SIZE NOTES
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- THE OWNER AND/OR CONTRACTOR OF THIS PLANS RELEASES
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MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR
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THESE DOCUMENTS. THEREFORE THE OWNER AND/OR
CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS,
STRUCTURE AND DETAILS IN THESE DOCUMENTS PRIOR TO
CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.

ACCESSIBILITY NOTES	
1	30"W MIN X 34" H COUNTERTOP WORK SPACE W/ KNEE ROOM
2	COUNTERTOP W/ SINK AT 34" AFF AND KNEE SPACE
3	PROVIDE BLOCKING FOR FUTURE DROP DOWN GRAB BARS
4	WALL SWITCH FOR VENT HOOD AND LIGHT



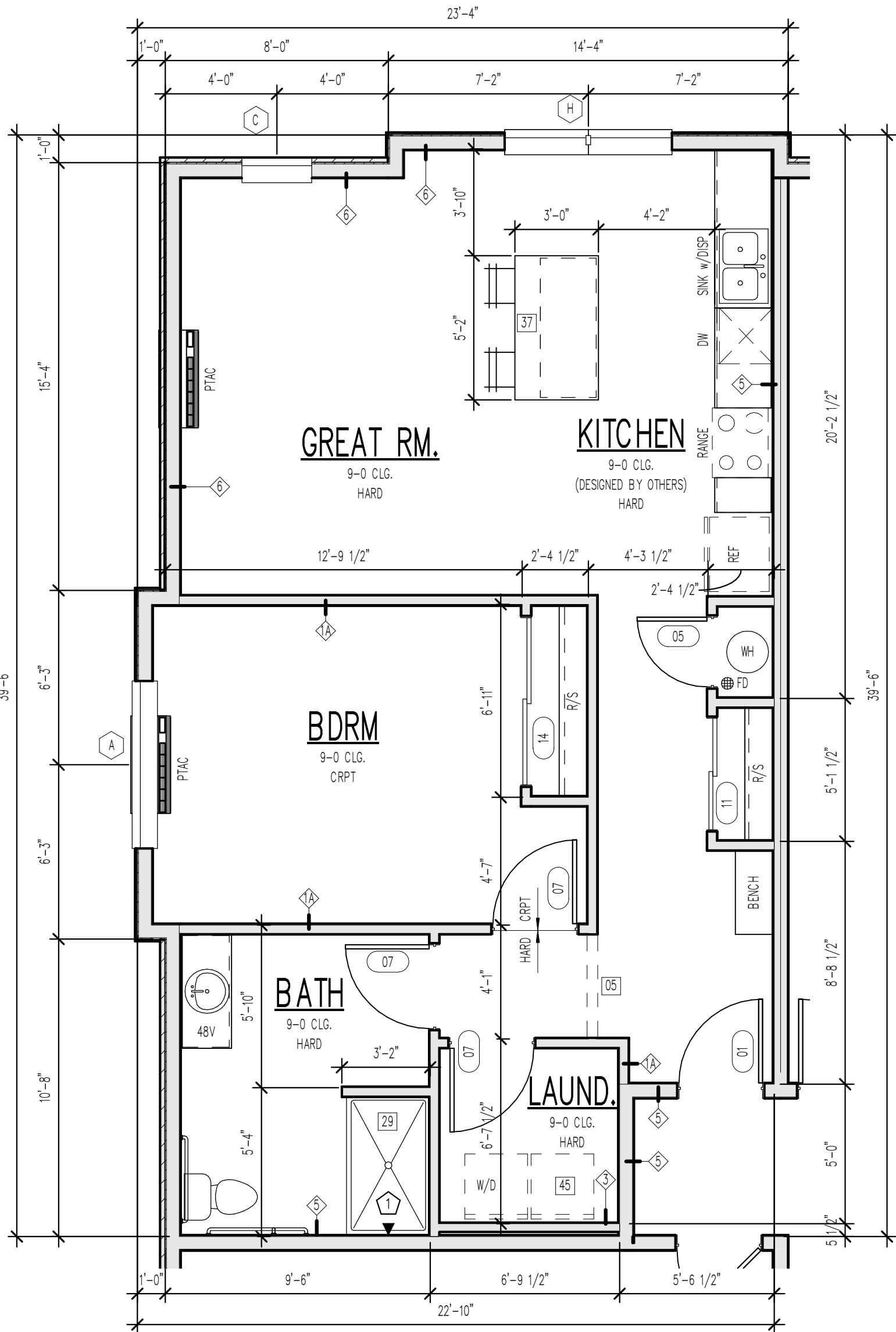
2 ACCESSIBILITY PLAN – UNIT 103 – TYPE A
1/4" = 1'-0"

KEYNOTE LEGEND	
NUMBER	NOTE
05	6'-0 HD.HT.
29	36" X 60" FIBERGLASS SHOWER
37	FLUSH ISLAND
45	WASHER TO BE ON LEFT SIDE OF DRYER WHEN FACING APPLIANCES

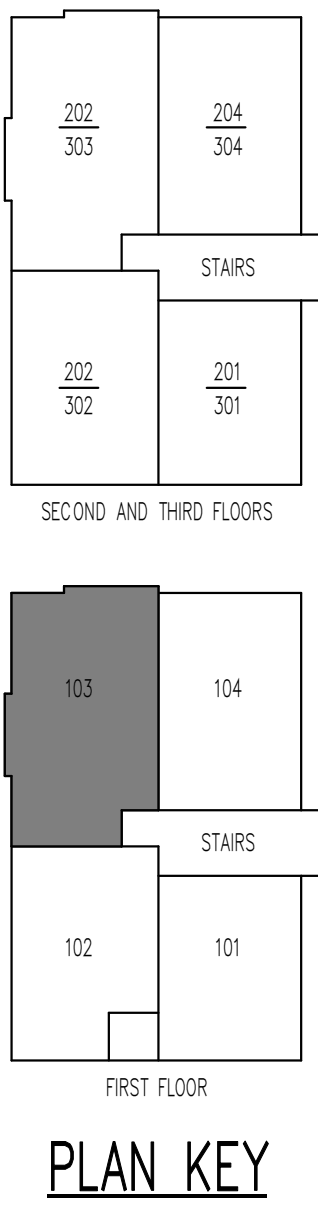
WINDOW SCHEDULE – UNIT 103				
TAG	QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
A	1	6'-0 X 5'-6 SL	7'-11 1/2"	MEETS EGRESS
C	1	2'-6 X 2'-6 FX	7'-11 1/2"	
H	1	6'-0 X 7'-6 FX	7'-11 1/2"	

DOOR SCHEDULE – UNIT 103			
TAG	QTY	DOOR SIZE	COMMENTS
01	1	3068 Entry	
05	1	2668	
07	3	3068	
11	1	4068 BP	BI-PASS DOOR
14	1	6068 BP	BI-PASS DOOR

FLOORING SCHEDULE UNIT 103		
ROOM	AREA	FLOOR FINISH
BATH	97 SF	HARD
BDRM	163 SF	CRPT
GREAT RM.	206 SF	HARD
KITCHEN	217 SF	HARD
LAUND.	41 SF	HARD
FLOORING AREA:	724 SF	



1 ENLARGED PLAN – UNIT 103 – TYPE A
1/4" = 1'-0"



TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/S
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:**

ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)

 - CASSETT WINDOW:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
- DOORS:**

DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)

 - WOOD JAMBES AND CASING:**
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ALL DIMENSIONS ARE TO THE CENTERLINE OF THE COMMON WALL UNLESS NOTED OTHERWISE



AT FIRE PARTITIONS, 5/8" GYP BD LAYER TO BE INSTALLED PRIOR TO SETTING TUB OR SHOWER SURROUNDS, AN ADDITIONAL 1/2" GYP BD WILL BE REQUIRED TO COVER FLANGES

SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314 OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE W/ UL217 AND UL2034. Ⓢ THE SYMBOL INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR COMBINATION SMOKE AND CARBON MONOXIDE ALARM.

ALL INTERIOR PARTITION WALLS ARE TYPE <U> UNO
ALL EXTERIOR WALLS ARE TYPE <U> UNO, SEE A0.05

ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE DESIGNED AND ENGINEERED BY TRUSS MFR. OR BY OTHERS

WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL WINDOW ROUGH OPENING TO BE VERIFIED PER MFR.

ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFR.

CABINETS SHOWN ON PLANS DESIGNED BY OTHERS AND TO BE VERIFIED PER MFR.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

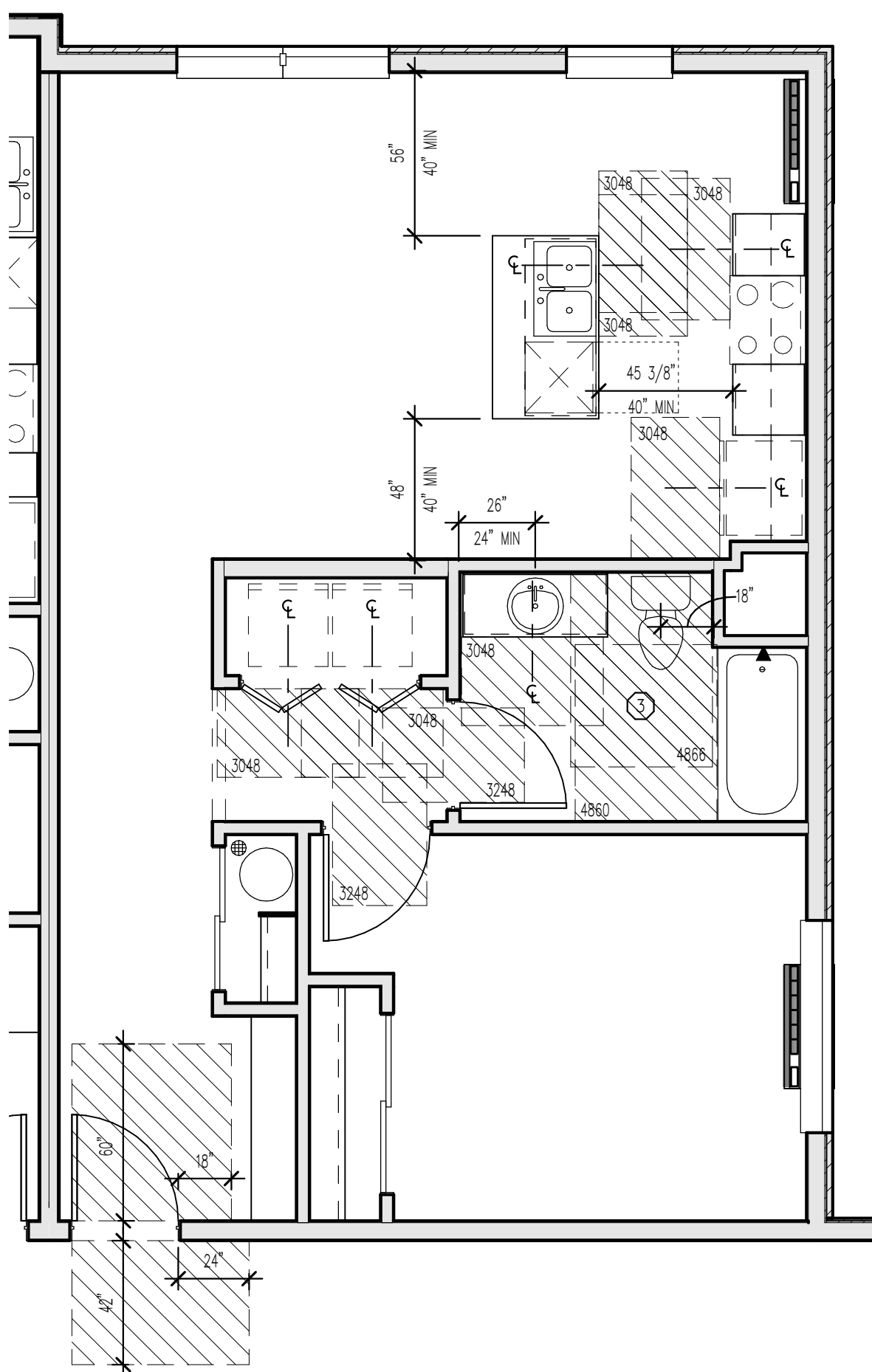
ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

THE OWNER AND/OR CONTRACTOR OF THIS PLANS RELEASES ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES FROM ANY CLAIMS OR LIABILITIES AGAINST THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES DO NOT ACCEPT ANY LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF THESE DOCUMENTS. THEREFORE THE OWNER AND/OR CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS, STRUCTURE AND DETAILS IN THESE DOCUMENTS PRIOR TO CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.

TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
- A. ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
- B. CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
- C. EXTERIOR WALL CONSTRUCTION:**
SINGING (AS NOTED ON ELEVATIONS) ON WOOD WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
- D. EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
- E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
FINISH FLOOR CONSTRUCTION
- F. FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/2" G/6 FLOOR SHEATHING ON 11 7/8" 1/2"-JOIST, U.O.N. (SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD**
- 2. WINDOWS:**
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINE R.O. SIZES FROM MANUFACTURER)
- A. CASING:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CSMT
- B. SLIDING WINDOWS:**
NOTED ON PLANS AS SL
- C. SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
- D. DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
- E. FIXED WINDOWS:**
NOTED ON PLANS AS FX
- 3. DOORS:**
DOOR SIZES NOTED ON FLOOR PLANS IN FT.-IN.
TYPICAL HEIGHT HEAD FOR DOORS TO BE 6'-10" (U.O.N.)
- A. WOOD JAMBS AND CASING:**
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
- B. GLASS (BY GLASS MANUFACTURER FOR ROUGH OPENING)**
- C. GYPSUM WALL BOARD OPENING:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ACCESSIBILITY NOTES	
1	30"W MIN X 34" H COUNTERTOP WORK SPACE W/ KNEE ROOM
2	COUNTERTOP W/ SINK AT 34" AFF AND KNEE SPACE
3	PROVIDE BLOCKING FOR FUTURE DROP DOWN GRAB BARS
4	WALL SWITCH FOR VENT HOOD AND LIGHT

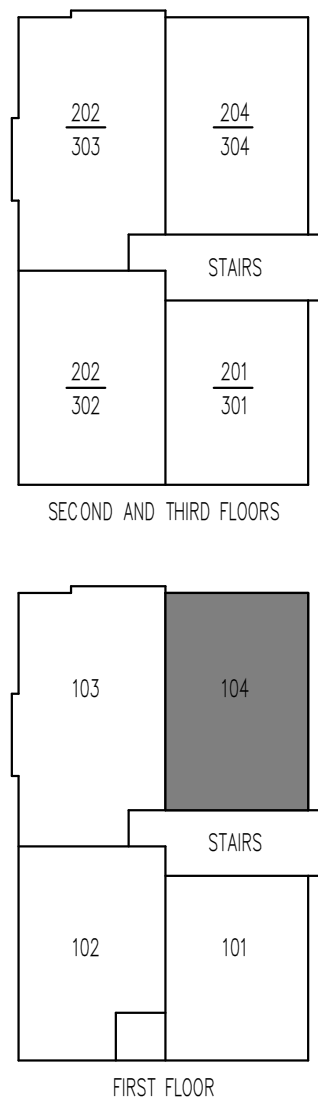
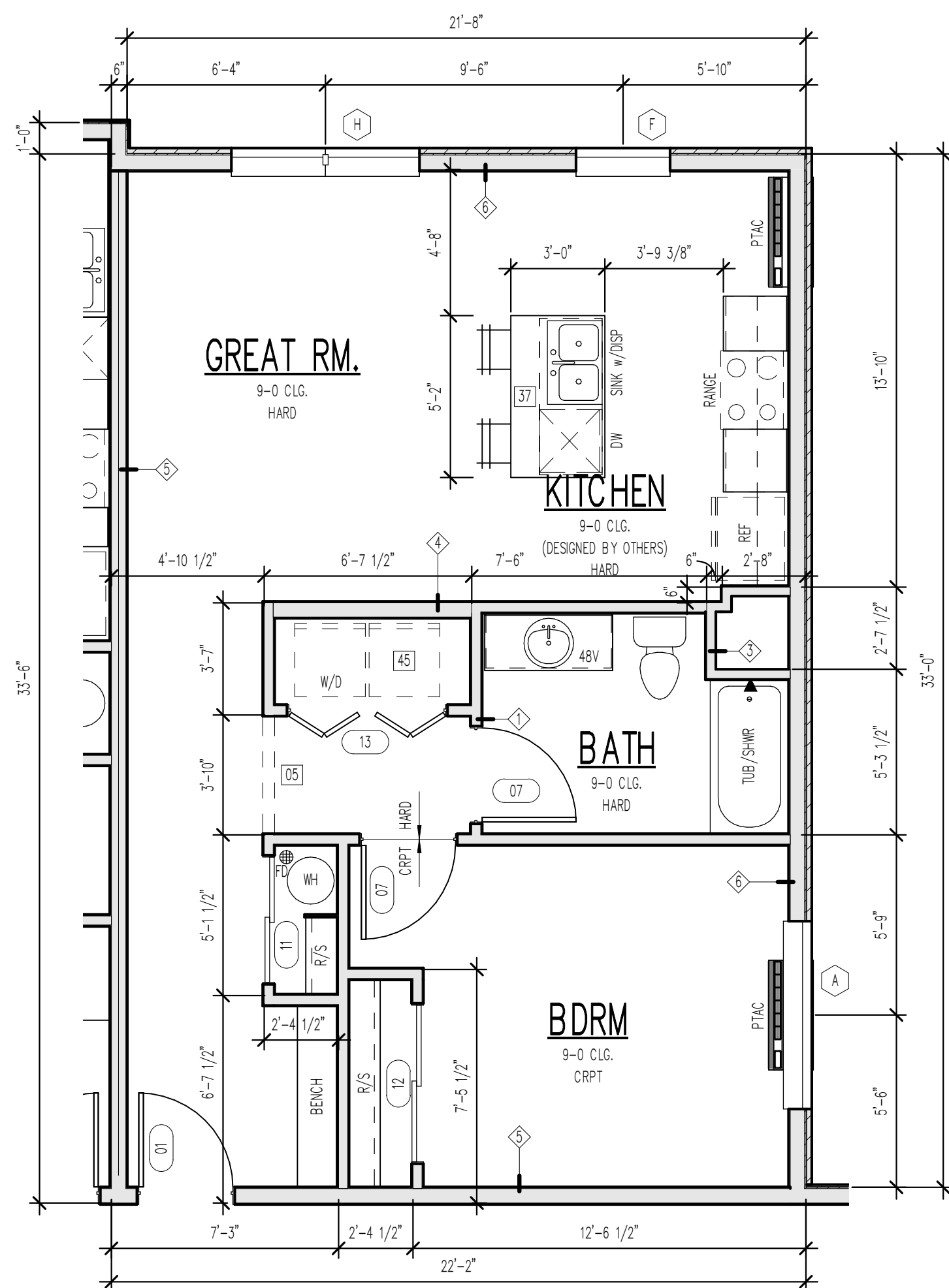


KEYNOTE LEGEND	
NUMBER	NOTE
05	8-0 HD.HT.
37	FLUSH ISLAND
45	WASHER TO BE ON LEFT SIDE OF DRYER WHEN FACING APPLIANCES

DOOR SCHEDULE - UNIT 104			
TAG	QTY	DOOR SIZE	COMMENTS
01	1	3068 Entry	
07	2	3068	
11	1	4068 BP	BI-PASS DOOR
12	1	5068 BP	BI-PASS DOOR
13	1	5068 BF	BI-FOLD DOOR

TAG	QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
A	1	6-0 X 5-6 SL	7'-11 1/2"	MEETS EGRESS
C	1	2-6 X 2-6 FX	7'-11 1/2"	
H	1	6-0 X 7-6 FX	7'-11 1/2"	

FLOORING SCHEDULE UNIT 104		
ROOM	AREA	FLOOR FINISH
BATH	65 SF	HARD
BDRM	139 SF	CRPT
GREAT RM.	236 SF	HARD
KITCHEN	153 SF	HARD
FLOORING AREA:	592 SF	



ALL DIMENSIONS ARE TO THE CENTERLINE
OF THE COMMON WALL UNLESS NOTED OTHERWISE

1 AT FIRE PARTITIONS, 5/8" GYP BD LAYER TO BE
INSTALLED PRIOR TO SETTING TUB OR SHOWER
SURROUNDS, AN ADDITIONAL 1/2" GYP BD WILL BE
REQUIRED TO COVER FLANGES

SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314
OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN
ACCORDANCE W/ UL217 AND UL2034. THE SYMBOL
INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR
COMBINATION SMOKE AND CARBON MONOXIDE ALARM.

ALL INTERIOR PARTITION WALLS ARE TYPE 1 UNO
ALL EXTERIOR WALLS ARE TYPE 6 UNO, SEE AD.05

ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE
DESIGNED AND ENGINEERED BY TRUSS MFR. OR BY OTHER

WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL
WINDOW ROUGH OPENING TO BE VERIFIED PER MFR.

ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO
BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFG.

CABINETS SHOWN ON PLANS DESIGNED
BY OTHERS AND TO BE VERIFIED PER MFR.

ALL EXTERIOR FRAME DIMENSIONS
INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED
TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING
AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.)
FROM INTERSECTING WALLS TO ALLOW FOR TRIM

ALL STRUCTURE INCLUDING FOOTINGS

ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

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2 ACCESSIBILITY PLAN - UNIT 104 - TYPE B
1/4" = 1'-0"

1 ENLARGED PLAN - UNIT 104 - TYPE B
1/4" = 1'-0"

TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:**
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM
MANUFACTURE)
 - CASSETT WINDOW:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
- DOORS:**
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - WOOD JAMBES AND CASING:**
HINGED DOOR: DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN
DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) DOOR ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) DOOR ROUGH OPENING TO BE 1" WIDER
THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR DOOR OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ALL DIMENSIONS ARE TO THE CENTERLINE
OF THE COMMON WALL UNLESS NOTED OTHERWISE



AT FIRE PARTITIONS, 5/8" GYP BD LAYER TO BE
INSTALLED PRIOR TO SETTING TUB OR SHOWER
SURROUNDS, AN ADDITIONAL 1/2" GYP BD WILL BE
REQUIRED TO COVER FLANGES

SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314
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ACCORDANCE W/ UL217 AND UL2034. Ⓢ THE SYMBOL
INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR
COMBINATION SMOKE AND CARBON MONOXIDE ALARM.

ALL INTERIOR PARTITION WALLS ARE TYPE ◇ UNO
ALL EXTERIOR WALLS ARE TYPE Ⓢ UNO, SEE A0.05

ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE
DESIGNED AND ENGINEERED BY TRUSS MFR. OR BY OTHERS

WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL
WINDOW ROUGH OPENING TO BE VERIFIED PER MFR.

ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO
BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFR.

CABINETS SHOWN ON PLANS DESIGNED
BY OTHERS AND TO BE VERIFIED PER MFR.

ALL EXTERIOR FRAME DIMENSIONS
INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED
TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING
AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.)
FROM INTERSECTING WALLS TO ALLOW FOR TRIM

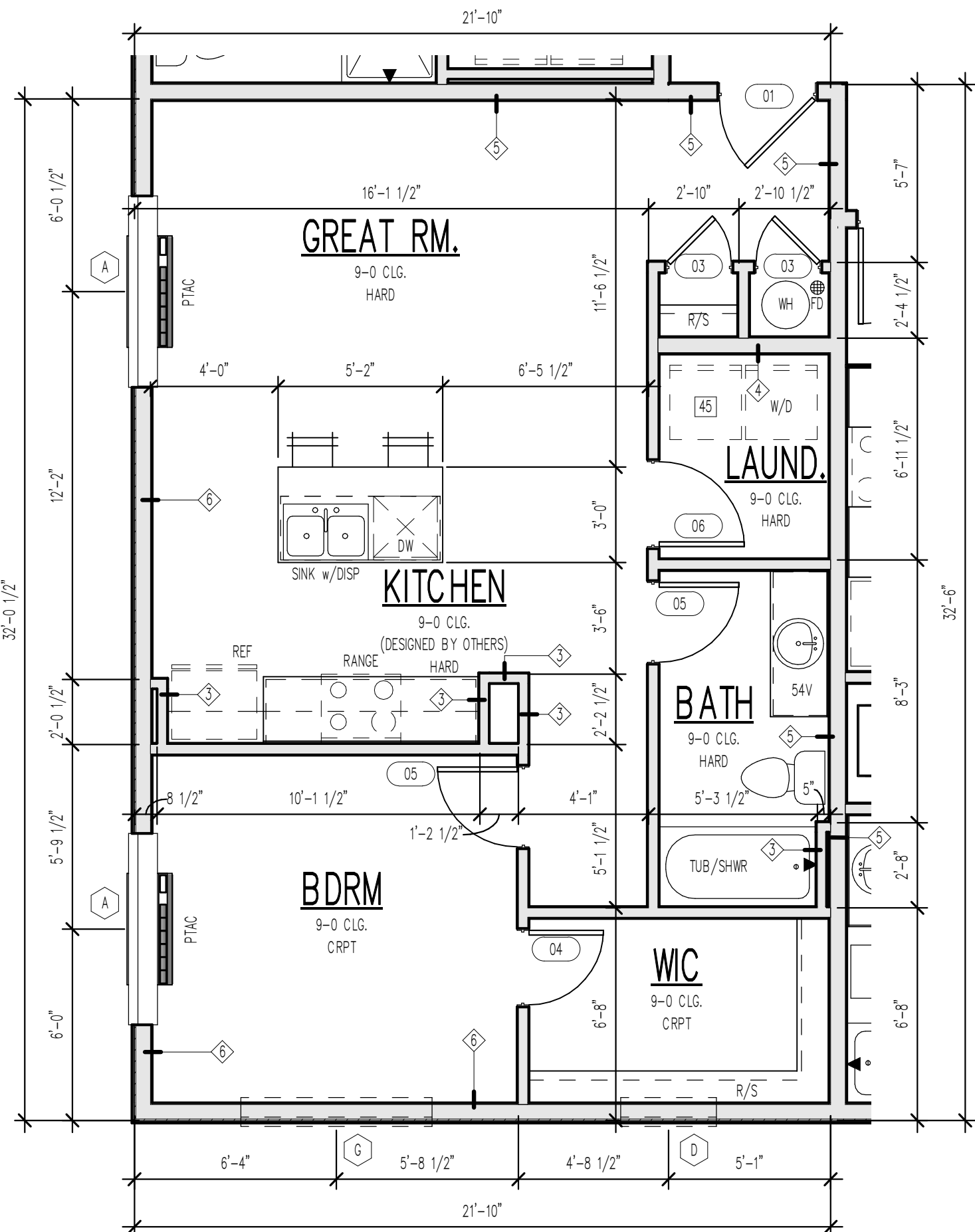
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STRUCTURE AND DETAILS IN THESE DOCUMENTS PRIOR TO
CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.

DOOR SCHEDULE - UNIT 202/301				
TAG	QTY	DOOR SIZE	COMMENTS	
01	2	3068 Entry		
03	4	2068		
04	2	2468		
05	4	2668		
06	2	2868		

WINDOW SCHEDULE - UNIT 202/302				
TAG	QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
A	6	6-0 X 5-6 SL	7'-11 1/2"	MEETS EGRESS
D	2	3-0 X 1-6 FX	7'-11 1/2"	
G	2	6-0 X 1-6 FX	7'-11 1/2"	

FLOORING SCHEDULE UNIT 202/302			
ROOM	AREA	FLOOR FINISH	
UNIT 202			
BATH	56 SF	HARD	
BDRM	127 SF	CRPT	
GREAT RM.	233 SF	HARD	
KITCHEN	128 SF	HARD	
LAUND.	35 SF	HARD	
WIC	56 SF	CRPT	
UNIT 302			
BATH	56 SF	HARD	
BDRM	127 SF	CRPT	
GREAT RM.	233 SF	HARD	
KITCHEN	128 SF	HARD	
LAUND.	35 SF	HARD	
WIC	56 SF	CRPT	
FLOORING AREA:	1270 SF		



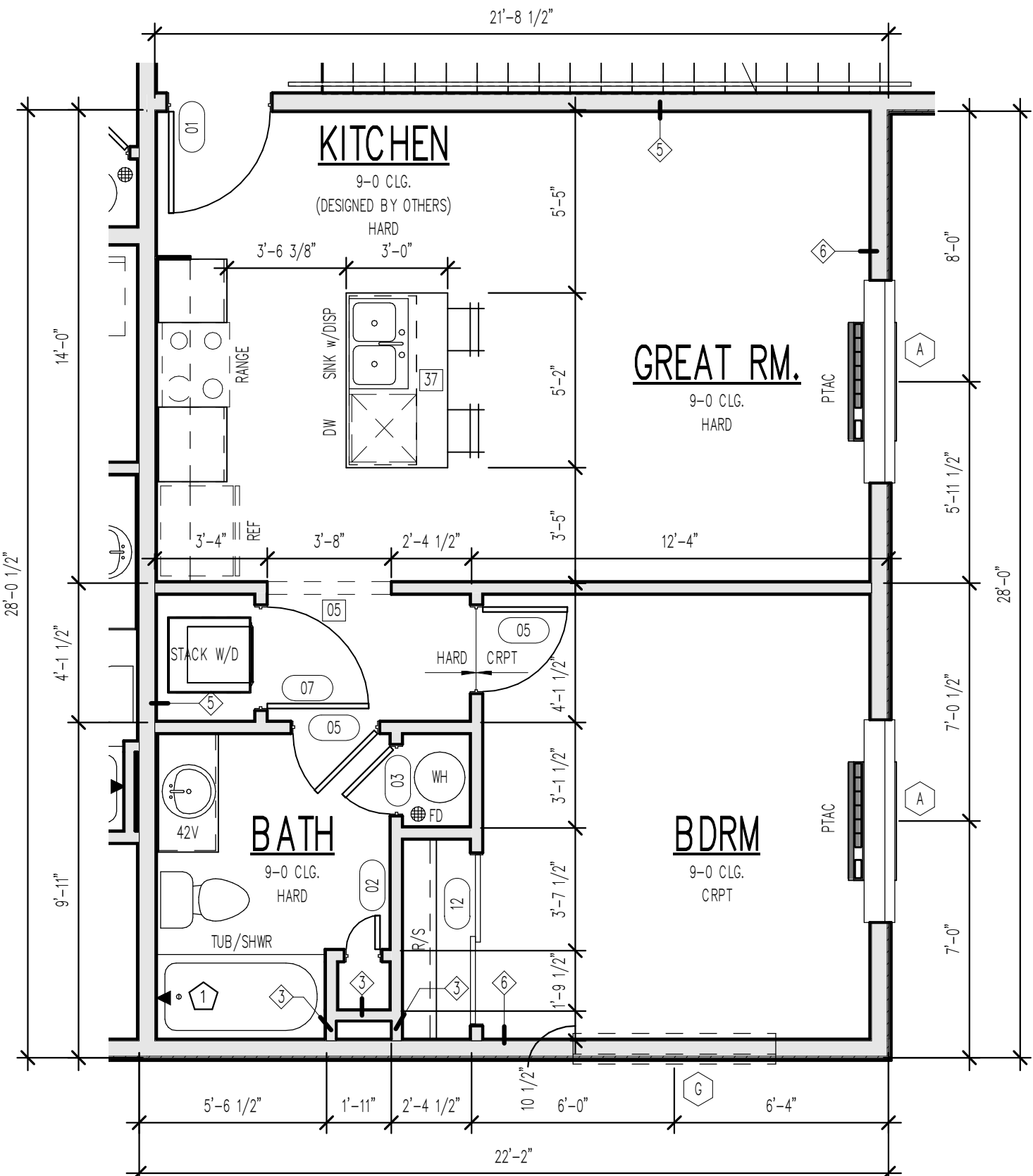
1 ENLARGED PLAN - UNIT 202/302
1/4" = 1'-0"

DOOR SCHEDULE - UNIT 201/301				
TAG	QTY	DOOR SIZE	COMMENTS	
01	2	3068 Entry		
02	2	1068		
03	2	2068		
05	4	2668		
07	2	3068		
12	2	5068 BP	BI-PASS DOOR	

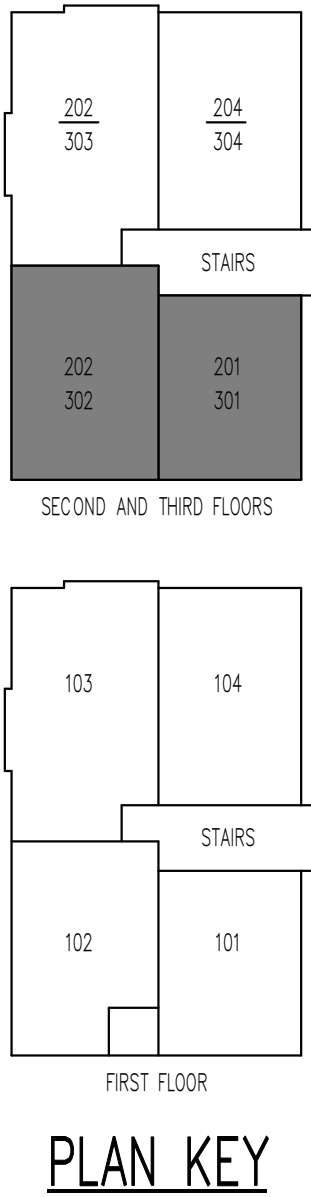
WINDOW SCHEDULE - UNIT 201/301				
TAG	QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
A	2	6-0 X 5-6 SL	7'-11 1/2"	MEETS EGRESS
G	2	6-0 X 1-6 FX	7'-11 1/2"	

FLOORING SCHEDULE UNIT 201/301			
ROOM	AREA	FLOOR FINISH	
UNIT 201			
BATH	59 SF	HARD	
BDRM	153 SF	CRPT	
GREAT RM.	166 SF	HARD	
KITCHEN	131 SF	HARD	
UNIT 301			
BATH	59 SF	HARD	
BDRM	153 SF	CRPT	
GREAT RM.	166 SF	HARD	
KITCHEN	131 SF	HARD	
FLOORING AREA:	1017 SF		

KEYNOTE LEGEND	
NUMBER	NOTE
05	8-0 HD.HT.
37	FLUSH ISLAND
45	WASHER TO BE ON LEFT SIDE OF DRYER WHEN FACING APPLIANCES



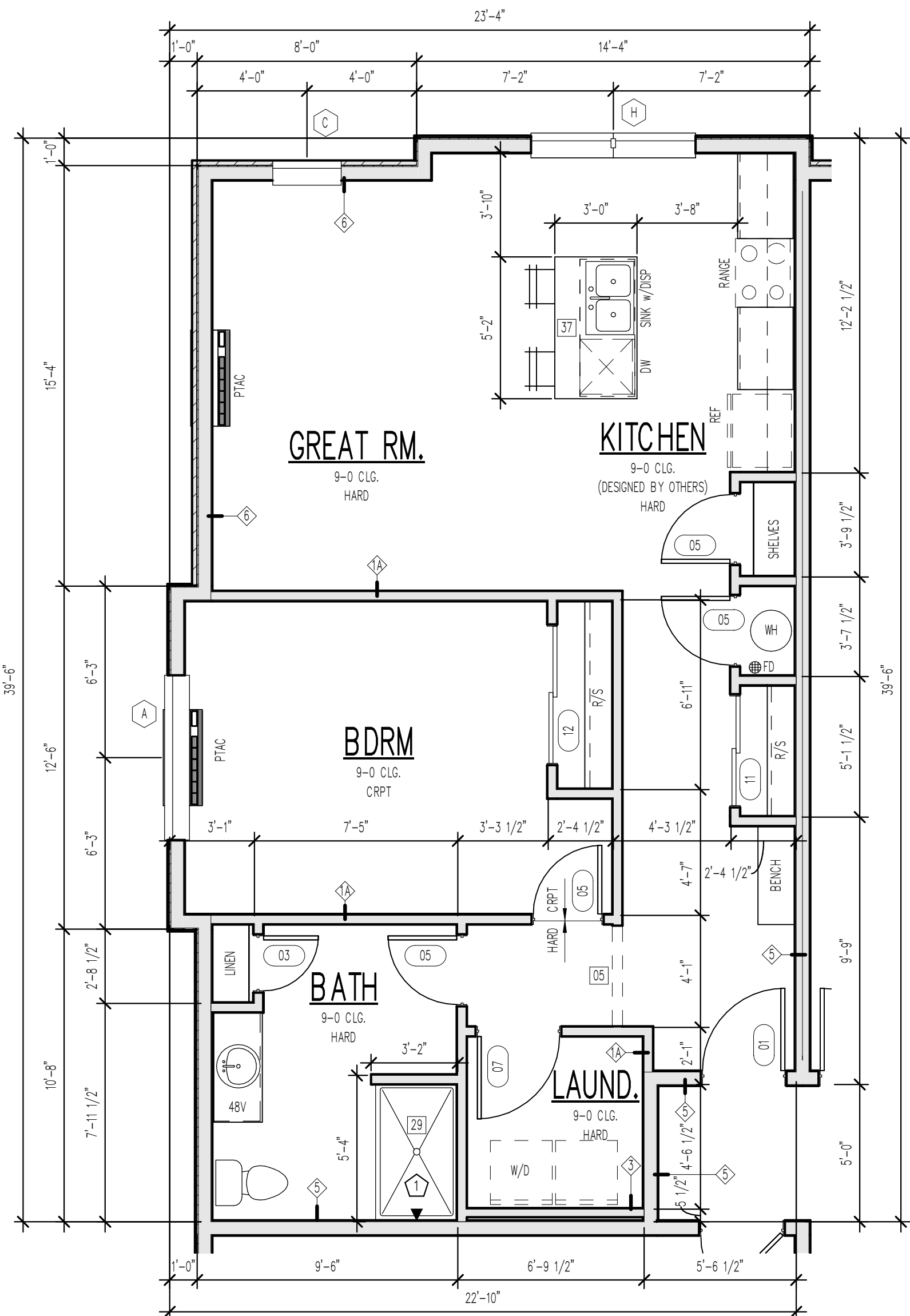
2 ENLARGED PLAN - UNIT 201/301
1/4" = 1'-0"



DOOR SCHEDULE - UNIT 203/303				
TAG	QTY	DOOR SIZE	COMMENTS	
01	2	3068 Entry		
03	2	2068		
05	8	2668		
07	2	3068		
11	2	4068 BP	BI-PASS DOOR	
12	2	5068 BP	BI-PASS DOOR	

WINDOW SCHEDULE - UNIT 203/303				
TAG	QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
A	2	6-0 X 5-6 SL	7'-11 1/2"	MEETS EGRESS
C	2	2-6 X 2-6 FX	7'-11 1/2"	
H	2	6-0 X 7-6 FX	7'-11 1/2"	

FLOORING SCHEDULE UNIT 203/303		
ROOM	AREA	FLOOR FINISH
UNIT 203		
BATH	91 SF	HARD
BDRM	163 SF	CRPT
GREAT RM.	206 SF	HARD
KITCHEN	208 SF	HARD
LAUND.	41 SF	HARD
UNIT 303		
BATH	91 SF	HARD
BDRM	163 SF	CRPT
GREAT RM.	206 SF	HARD
KITCHEN	208 SF	HARD
LAUND.	41 SF	HARD
FLOORING AREA:	1417 SF	



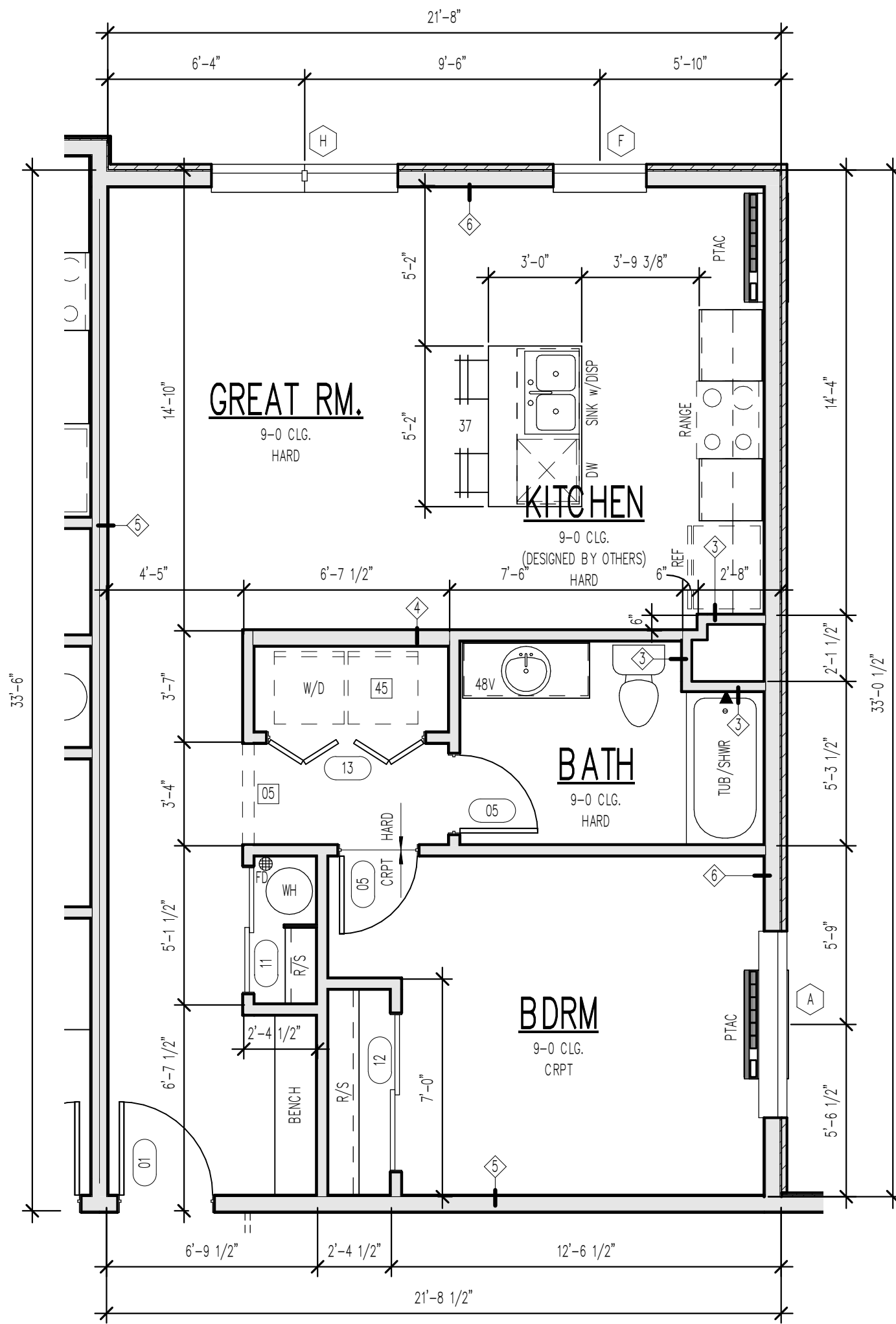
1 ENLARGED PLAN - UNIT 203/303
1/4" = 1'-0"

DOOR SCHEDULE - UNIT 204/304			
TAG	QTY	DOOR SIZE	COMMENTS
01	2	3068 Entry	
05	4	2668	
11	2	4068 BP	BI-PASS DOOR
12	2	5068 BP	BI-PASS DOOR
13	2	5068 BF	BI-FOLD DOOR

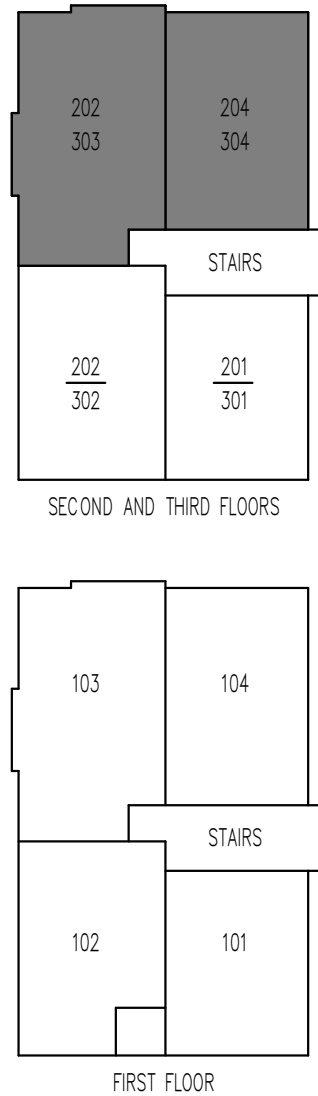
WINDOW SCHEDULE - UNIT 204/304				
TAG	QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
A	2	6-0 X 5-6 SL	7'-11 1/2"	MEETS EGRESS
F	2	3-0 X 7-6 FX	7'-11 1/2"	
H	2	6-0 X 7-6 FX	7'-11 1/2"	

FLOORING SCHEDULE UNIT 204/304		
ROOM	AREA	FLOOR FINISH
UNIT 204		
BATH	61 SF	HARD
BDRM	139 SF	CRPT
GREAT RM.	239 SF	HARD
KITCHEN	159 SF	HARD
UNIT 304		
BATH	61 SF	HARD
BDRM	139 SF	CRPT
GREAT RM.	239 SF	HARD
KITCHEN	159 SF	HARD
FLOORING AREA:	1194 SF	

KEYNOTE LEGEND	
NUMBER	NOTE
05	8-0 HD.HT.
29	36" X 60" FIBERGLASS SHOWER
37	FLUSH ISLAND
45	WASHER TO BE ON LEFT SIDE OF DRYER WHEN FACING APPLIANCES



2 ENLARGED PLAN - UNIT 204/304
1/4" = 1'-0"



PLAN KEY

TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:**

ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)

 - CASSETT WINDOW:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
- DOORS:**

DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)

 - WOOD JAMBES AND CASING:**
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

- ALL DIMENSIONS ARE TO THE CENTERLINE OF THE COMMON WALL UNLESS NOTED OTHERWISE
- AT FIRE PARTITIONS, 5/8" GYP BD LAYER TO BE INSTALLED PRIOR TO SETTING TUB OR SHOWER SURROUNDS, AN ADDITIONAL 1/2" GYP BD WILL BE REQUIRED TO COVER FLANGES
- SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314 OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE W/ UL217 AND UL2034. Ⓢ THE SYMBOL INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR COMBINATION SMOKE AND CARBON MONOXIDE ALARM.
- ALL INTERIOR PARTITION WALLS ARE TYPE ◇ UNO
ALL EXTERIOR WALLS ARE TYPE ◇ UNO, SEC. A0.05
- ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE DESIGNED AND ENGINEERED BY TRUSS MFR. OR BY OTHERS
- WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL WINDOW ROUGH OPENING TO BE VERIFIED PER MFR.
- ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFR.
- CABINETS SHOWN ON PLANS DESIGNED BY OTHERS AND TO BE VERIFIED PER MFR.
- ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING
- ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM
- HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN) FROM INTERSECTING WALLS TO ALLOW FOR TRIM
- ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.**
- THE OWNER AND/OR CONTRACTOR OF THIS PLANS RELEASES ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES FROM ANY CLAIMS OR LAWSUITS AGAINST THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES DO NOT ACCEPT ANY LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF THESE DOCUMENTS. THEREFORE THE OWNER AND/OR CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS, STRUCTURE AND DETAILS IN THESE DOCUMENTS PRIOR TO CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.

TYPICAL NOTES

1. GENERAL CONSTRUCTION ASSUMES:
- A. ROOF CONSTRUCTION:
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
NOTED ON FLOOR PLANS.
- B. CILING:
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
- C. EXTERIOR Siding WALL CONSTRUCTION:
SIDING (AS NOTED ON ELEVATIONS) ON WOOD WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
- D. EXTERIOR MASONRY WALL CONSTRUCTION:
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
- E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
4" CAST-IN-PLACE SLAB ON COMPACTED STRUCTURAL FILL
- F. FRAME FLOOR CONSTRUCTION:
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/6
FLOOR SHEATHING ON 11/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
2. WINDOWS:
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS, U.O.N. (BUILDER TO DETERMINE R.O. SIZES FROM
MANUFACTURER)
- A. CASHEMENT WINDOWS:
WINDOW HUNG NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CSMT
- B. SLIDING WINDOWS:
NOTED ON PLANS AS SL
- C. SINGLE HUNG WINDOWS:
NOTED ON PLANS AS SH
- D. DOUBLE HUNG WINDOWS:
NOTED ON PLANS AS DH
- E. FIXED WINDOWS:
NOTED ON PLANS AS FX
3. DOORS:
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-10" (U.O.N.)
- A. WOOD JAMBS AND CASING:
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN
DOOR WIDTH NOTED ON PLANS
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR WIDTH NOTED ON PLANS
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER
THAN DOOR WIDTH NOTED ON PLANS
- B. GLASS (BY GLASS MANUFACTURER FOR ROUGH OPENING
SIZES)
- C. GYPSUM WALL BOARD OPENINGS:
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

MIN. TREAD DEPTH:	11"
MAX. RISER HEIGHT:	7"
MIN. HEADROOM:	6'-8"
MAX. VARIANCE:	3/8"

HANDRAIL HEIGHTS: 34" TO 38"
HANDRAILS MAY ENCROACH WIDTH OF STAIRS BY 4 1/2" MAX
HANDRAILS MAX CROSS SECTION = 2 5/8"
HANDRAILS REQ'D ALONG STAIRS W/ 2 OR MORE TREADS

ROOF GUTTERS AND DOWNSPOUTS ARE CONCEPTUAL ONLY -
VERIFY LOCATIONS PER BLDG.

VERIFY ROOF VENT TYPES BY BUILDER. ROOFING CONTR
RESPONSIBLE FOR ADEQUATE VENTILATION PER CODE.

FINAL ROOF DESIGN BY TRUSS MFR. GIRDER TRUSS,
SUPPORTS AND POINT LOADS PROVIDED BY TRUSS MFR.

PROVIDE SELF-ADHERING POLYMER MODIFIED BITUMEN
ICE MAT FROM EDGE OF EAVES TO A POINT
AT LEAST 24" INSIDE THE EXTERIOR WALL LINE.

ADJUST HEEL HEIGHTS AS REQUIRED
TO MAINTAIN CONSISTENT EAVE OVERHANGS.

EAVE AND RAKE OVERHANGS NOTED
ARE FINISHED DIMENSIONS

ALL EXTERIOR FRAME DIMENSIONS
INCLUDES 1/2" THICK WALL SHEATHING

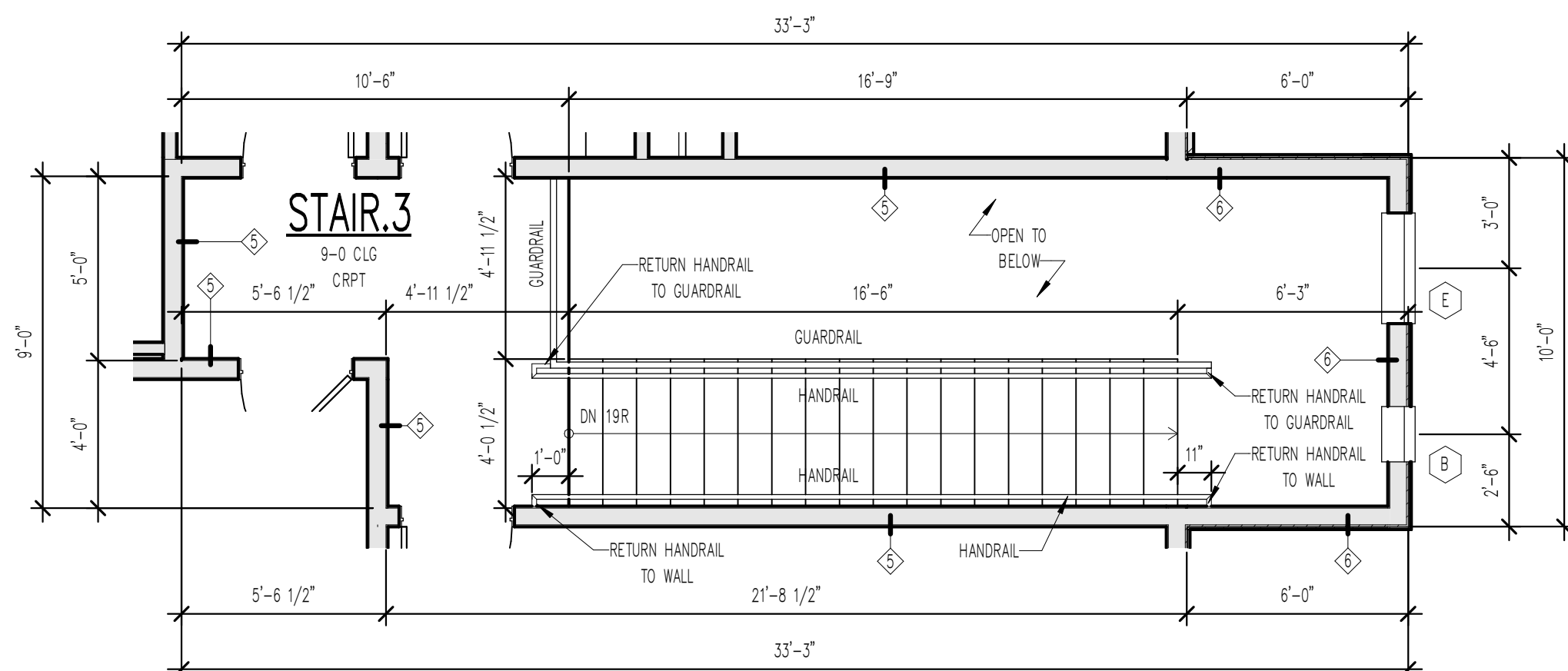
ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED
TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.)

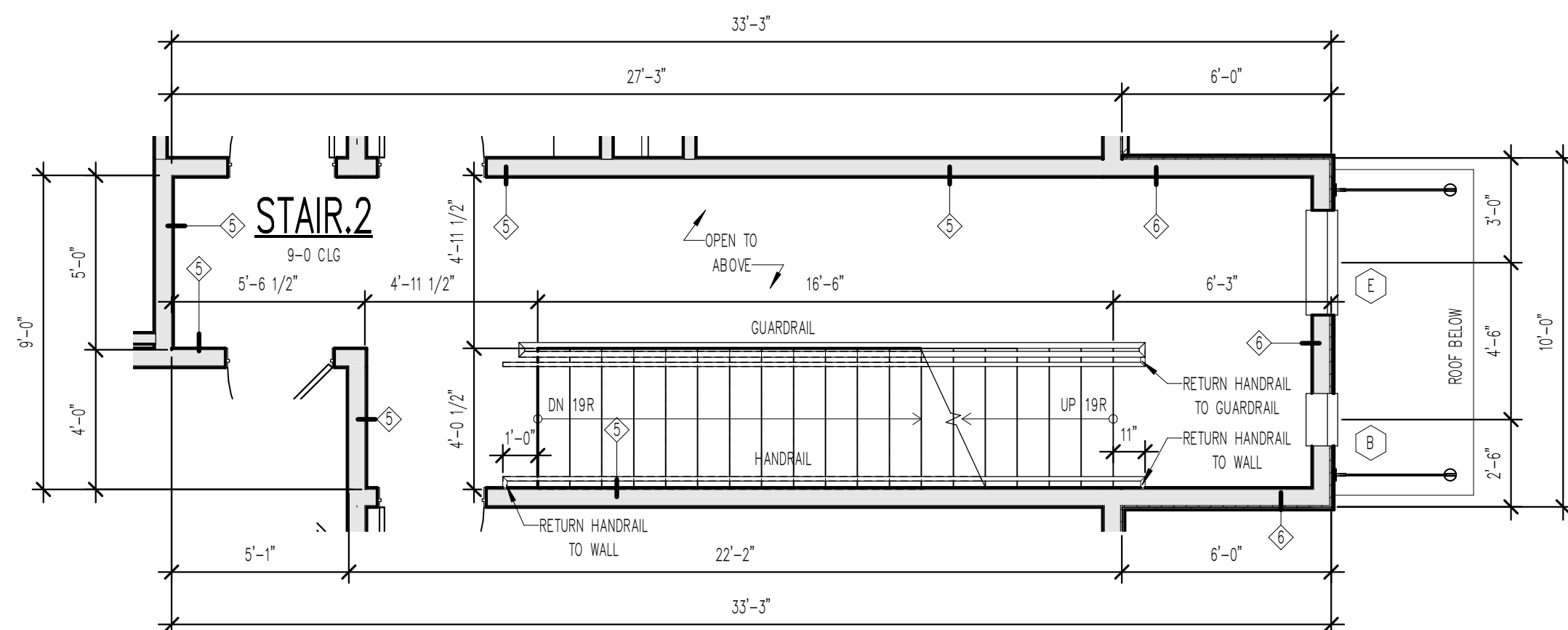
ALL STRUCTURE INCLUDING FOOTINGS

ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

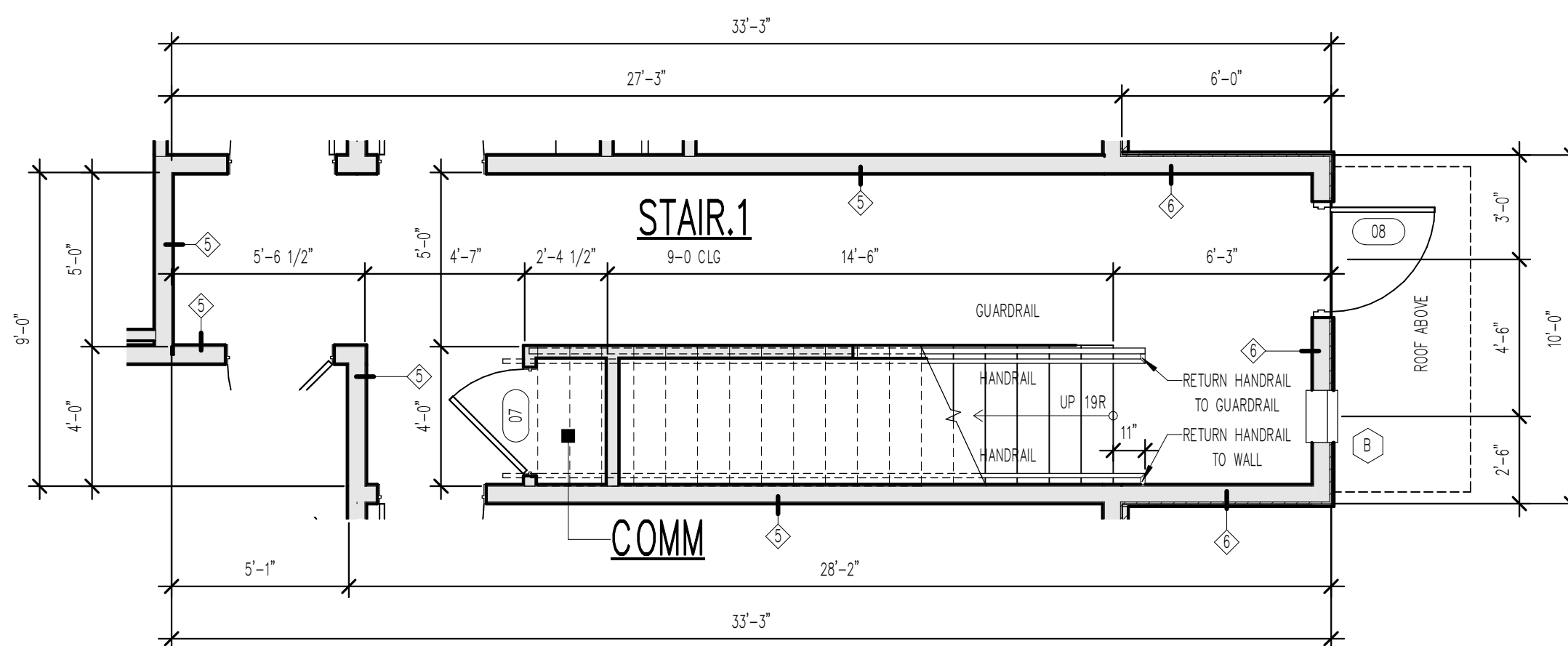
THE OWNER AND/OR CONTRACTOR OF THIS PLANS RELEASES ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES FROM ANY CLAIMS OR LAWSUITS AGAINST THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES DO NOT ACCEPT ANY LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF THESE DOCUMENTS. THEREFORE THE OWNER AND/OR CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS, STRUCTURE AND DETAILS IN THESE DOCUMENTS PRIOR TO CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.



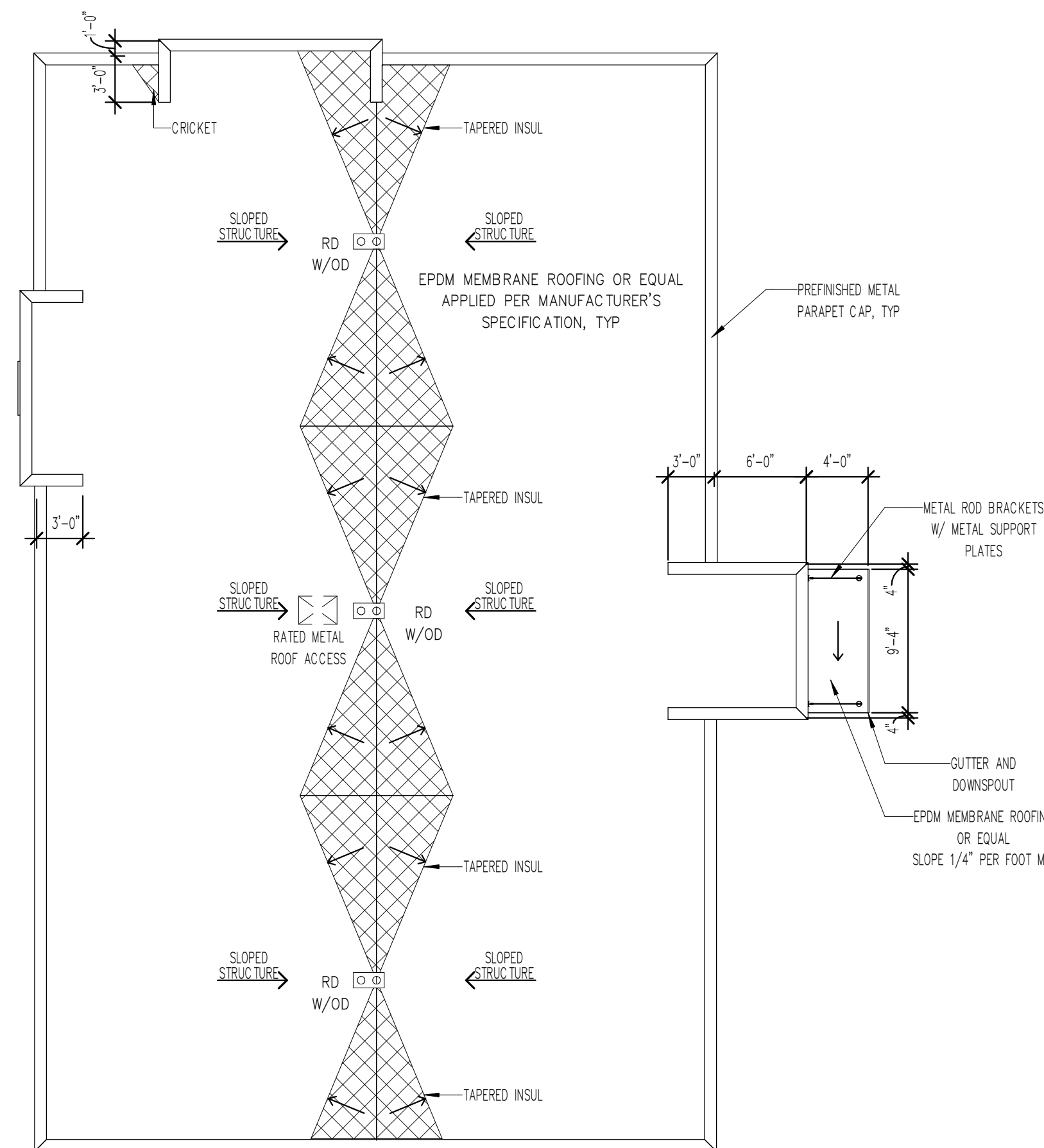
5 ENLARGED PLAN - STAIRCASE - THIRD FLOOR
1/4" = 1'-0"



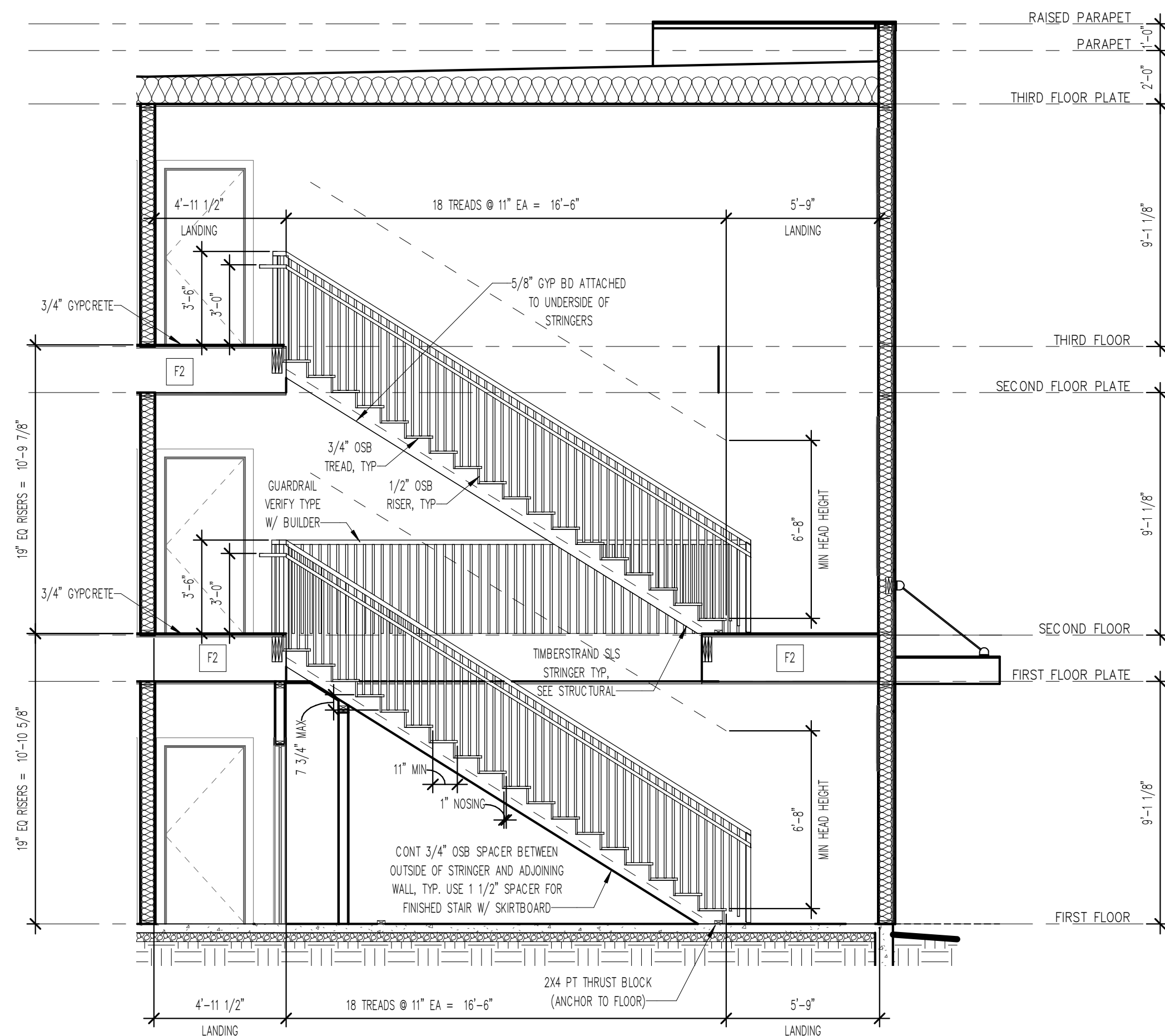
4 ENLARGED PLAN - STAIRCASE - SECOND FLOOR
1/4" = 1'-0"



3 ENLARGED PLAN - STAIRCASE - FIRST FLOOR
1/4" = 1'-0"



1 ROOF PLAN
1/8" = 1'-0"



2 STAIR SECTION
1/4" = 1'-0"

DOOR COUNT SCHEDULE		
TAG	DOOR SIZE	QTY
01	3068 Entry	12
02	1068	3
03	2068	11
04	2468	2
05	2668	21
06	2868	2
07	3068	15
08	3070 FULL GLASS	1
09	3070 HM	1
10	2-2668	1
11	4068 BP	6
12	5068 BP	8
13	5068 BF	3
14	6068 BP	2

WINDOW SCHEDULE				
TAG	QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
FIRST FLOOR				
A	6	6'-0" X 5'-6" SL	7'-11 1/2"	MEETS EGRESS
B	1	1'-6" X 2'-0" FX	7'-11 1/2"	
C	1	2'-6" X 2'-6" FX	7'-11 1/2"	
F	1	3'-0" X 7'-6" FX	7'-11 1/2"	
H	2	6'-0" X 7'-6" FX	7'-11 1/2"	
SECOND FLOOR				
A	6	6'-0" X 5'-6" SL	7'-11 1/2"	MEETS EGRESS
B	1	1'-6" X 2'-0" FX	7'-11 1/2"	
C	1	2'-6" X 2'-6" FX	7'-11 1/2"	
D	1	3'-0" X 1'-6" FX	7'-11 1/2"	
E	1	3'-0" X 5'-6" FX	7'-11 1/2"	
F	1	3'-0" X 7'-6" FX	7'-11 1/2"	
G	2	6'-0" X 1'-6" FX	7'-11 1/2"	
H	2	6'-0" X 7'-6" FX	7'-11 1/2"	
THIRD FLOOR				
A	6	6'-0" X 5'-6" SL	7'-11 1/2"	MEETS EGRESS
B	1	1'-6" X 2'-0" FX	7'-11 1/2"	
C	1	2'-6" X 2'-6" FX	7'-11 1/2"	
D	1	3'-0" X 1'-6" FX	7'-11 1/2"	
E	1	3'-0" X 5'-6" FX	7'-11 1/2"	
F	1	3'-0" X 7'-6" FX	7'-11 1/2"	
G	2	6'-0" X 1'-6" FX	7'-11 1/2"	
H	2	6'-0" X 7'-6" FX	7'-11 1/2"	

WINDOW COUNT SCHEDULE				
TAG	QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
A	18	6'-0" X 5'-6" SL	7'-11 1/2"	MEETS EGRESS
B	3	1'-6" X 2'-0" FX	7'-11 1/2"	
C	3	2'-6" X 2'-6" FX	7'-11 1/2"	
D	2	3'-0" X 1'-6" FX	7'-11 1/2"	
E	2	3'-0" X 5'-6" FX	7'-11 1/2"	
F	3	3'-0" X 7'-6" FX	7'-11 1/2"	
G	4	6'-0" X 1'-6" FX	7'-11 1/2"	
H	6	6'-0" X 7'-6" FX	7'-11 1/2"	

MASTER FLOORING SCHEDULE	
FLOOR FINISH	AREA
CONC	47 SF
CRPT	2664 SF
HARD	5422 SF
FLOORING AREA:	8133 SF

MASTER DOOR SCHEDULE											
TAG	DOOR				FRAME MATERIAL	FIRE RATING	DOOR USAGE	HARDWARE		COMMENTS	QTY
	TYPE	WIDTH	HEIGHT	MATERIAL				HANDLE	HINGE		
COMMON											
07	3068	3'-0"	6'-8"				BLDG ADMIN	BUILDING LOCK	STANDARD		1
08	3070 FULL GLASS	3'-0"	7'-0"				BLDG ENTRY	ENTRANCE LOCK	SELF-CLOSER		1
09	3070 HM	3'-0"	7'-0"			60 MN	RISER ROOM	BUILDING LOCK	HYDRAULIC CLOSER		1
UNIT 101											
01	3068 Entry	3'-0"	6'-8"			20 MN	UNIT ENTRY	KEY LOCK	SELF-CLOSER		1
02	1068	1'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
03	2068	2'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
07	3068	3'-0"	6'-8"				BATHROOM	PRIVACY LOCK	STANDARD		1
07	3068	3'-0"	6'-8"				BEDROOM	PRIVACY LOCK	STANDARD		1
07	3068	3'-0"	6'-8"				BEDROOM	PRIVACY LOCK	STANDARD		1
07	3068	3'-0"	6'-8"				LAUNDRY	HANDLE	STANDARD		1
UNIT 102											
01	3068 Entry	3'-0"	6'-8"			20 MN	UNIT ENTRY	KEY LOCK	SELF-CLOSER		1
03	2068	2'-0"	6'-8"				CLOSET	HANDLE	STANDARD		2
07	3068	3'-0"	6'-8"				BATHROOM	PRIVACY LOCK	STANDARD		1
07	3068	3'-0"	6'-8"				BEDROOM	PRIVACY LOCK	STANDARD		1
10	2-2668	5'-0"	6'-8"				LAUNDRY	HANDLE	STANDARD		1
12	5068 BP	5'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
14	6068 BP	6'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
UNIT 103											
01	3068 Entry	3'-0"	6'-8"			20 MN	UNIT ENTRY	KEY LOCK	SELF-CLOSER		1
05	2668	2'-6"	6'-8"				CLOSET	HANDLE	STANDARD		1
07	3068	3'-0"	6'-8"				BATHROOM	PRIVACY LOCK	STANDARD		1
07	3068	3'-0"	6'-8"				BEDROOM	PRIVACY LOCK	STANDARD		1
07	3068	3'-0"	6'-8"				LAUNDRY	HANDLE	STANDARD		1
11	4068 BP	4'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
14	6068 BP	6'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
UNIT 104											
01	3068 Entry	3'-0"	6'-8"			20 MN	UNIT ENTRY	KEY LOCK	SELF-CLOSER		1
07	3068	3'-0"	6'-8"				BATHROOM	PRIVACY LOCK	STANDARD		1
07	3068	3'-0"	6'-8"				BEDROOM	PRIVACY LOCK	STANDARD		1
11	4068 BP	4'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
12	5068 BP	5'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
13	5068 BF	5'-0"	7'-0"				CLOSET	HANDLE	STANDARD		1
UNIT 201											
01	3068 Entry	3'-0"	6'-8"			20 MN	UNIT ENTRY	KEY LOCK	SELF-CLOSER		1
02	1068	1'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
03	2068	2'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
05	2668	2'-6"	6'-8"				BATHROOM	PRIVACY LOCK	STANDARD		1
05	2668	2'-6"	6'-8"				BEDROOM	PRIVACY LOCK	STANDARD		1
07	3068	3'-0"	6'-8"				LAUNDRY	HANDLE	STANDARD		1
12	5068 BP	5'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
UNIT 202											
01	3068 Entry	3'-0"	6'-8"			20 MN	UNIT ENTRY	KEY LOCK	SELF-CLOSER		1
03	2068	2'-0"	6'-8"				CLOSET	HANDLE	STANDARD		2
04	2468	2'-4"	6'-8"				CLOSET	HANDLE	STANDARD		1
05	2668	2'-6"	6'-8"				BATHROOM	PRIVACY LOCK	STANDARD		1
05	2668	2'-6"	6'-8"				BEDROOM	PRIVACY LOCK	STANDARD		1
06	2868	2'-8"	6'-8"				LAUNDRY	HANDLE	STANDARD		1
UNIT 203											
01	3068 Entry	3'-0"	6'-8"			20 MN	UNIT ENTRY	KEY LOCK	SELF-CLOSER		1
03	2068	2'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
05	2668	2'-6"	6'-8"				BATHROOM	PRIVACY LOCK	STANDARD		1
05	2668	2'-6"	6'-8"				BEDROOM	PRIVACY LOCK	STANDARD		1
05	2668	2'-6"	6'-8"				CLOSET	HANDLE	STANDARD		2
07	3068	3'-0"	6'-8"				LAUNDRY	HANDLE	STANDARD		1
11	4068 BP	4'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
12	5068 BP	5'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
UNIT 204											
01	3068 Entry	3'-0"	6'-8"			20 MN	UNIT ENTRY	KEY LOCK	SELF-CLOSER		1
05	2668	2'-6"	6'-8"				BATHROOM	PRIVACY LOCK	STANDARD		1
05	2668	2'-6"	6'-8"				BEDROOM	PRIVACY LOCK	STANDARD		1
11	4068 BP	4'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
12	5068 BP	5'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
13	5068 BF	5'-0"	7'-0"				CLOSET	HANDLE	STANDARD		1
UNIT 301											
01	3068 Entry	3'-0"	6'-8"			20 MN	UNIT ENTRY	KEY LOCK	SELF-CLOSER		1
02	1068	1'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
03	2068	2'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
05	2668	2'-6"	6'-8"				BATHROOM	PRIVACY LOCK	STANDARD		1
05	2668	2'-6"	6'-8"				BEDROOM	PRIVACY LOCK	STANDARD		1
07	3068	3'-0"	6'-8"				LAUNDRY	HANDLE	STANDARD		1
12	5068 BP	5'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
UNIT 302											
01	3068 Entry	3'-0"	6'-8"			20 MN	UNIT ENTRY	KEY LOCK	SELF-CLOSER		1
03	2068	2'-0"	6'-8"				CLOSET	HANDLE	STANDARD		2
04	2468	2'-4"	6'-8"				CLOSET	HANDLE	STANDARD		1
05	2668	2'-6"	6'-8"				BATHROOM	PRIVACY LOCK	STANDARD		1
05	2668	2'-6"	6'-8"				BEDROOM	PRIVACY LOCK	STANDARD		1
06	2868	2'-8"	6'-8"				LAUNDRY	HANDLE	STANDARD		1
UNIT 303											
01	3068 Entry	3'-0"	6'-8"			20 MN	UNIT ENTRY	KEY LOCK	SELF-CLOSER		1
03	2068	2'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
05	2668	2'-6"	6'-8"				BATHROOM	PRIVACY LOCK	STANDARD		1
05	2668	2'-6"	6'-8"				BEDROOM	PRIVACY LOCK	STANDARD		1
05	2668	2'-6"	6'-8"				CLOSET	HANDLE	STANDARD		2
07	3068	3'-0"	6'-8"				LAUNDRY	HANDLE	STANDARD		1
11	4068 BP	4'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
12	5068 BP	5'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
UNIT 304											
01	3068 Entry	3'-0"	6'-8"			20 MN	UNIT ENTRY	KEY LOCK	SELF-CLOSER		1
05	2668	2'-6"	6'-8"				BATHROOM	PRIVACY LOCK	STANDARD		1
05	2668	2'-6"	6'-8"				BEDROOM	PRIVACY LOCK	STANDARD		1
11	4068 BP	4'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
12	5068 BP	5'-0"	6'-8"				CLOSET	HANDLE	STANDARD		1
13	5068 BF	5'-0"	7'-0"				CLOSET	HANDLE	STANDARD		1

TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:**
 - ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
 - CASING/MENT WINDOWS:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS C/M/T
 - SIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
- DOORS:**
 - DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - WOOD JAMBES AND CASING:**
HINGED DOOR: ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING
ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM
HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN) FROM INTERSECTING WALLS TO ALLOW FOR TRIM
ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

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PRE-FINISHED METAL CORING SYSTEM W/ SLOPED TOP

ROOF TRUSSES W/ TOP CORD SLOPED 1/4" PER FOOT SEE STRUCTURAL

UPPER FLOOR PLATE

NOTE #1C

GYPSUM BOARD

ROOF INSULATION PER CODE

SEE ELEVATION FOR ADDITIONAL INFORMATION

SEE PLAN

EXTERIOR WALL SHEATHING

WALL INSULATION

UPPER FLOOR

RIM JOIST

MAIN FLOOR PLATE

NOTE #1F

NOTE #1C

VERIFY FLOOR JOIST W/ PLAN

NOTE #1C

GYPSUM BOARD

SEE PLAN

4 MIL SIDING OVER TYVEK HOUSEWRAP OR EQUIVALENT INFILTRATION BARRIER

CAULK

EXPANSION MATERIAL

CONCRETE FLOOR

NOTE #1E

2x TREATED SILL PLATE OVER SILL SEALER PAINTED ABOVE GRADE TOP OF FOUNDATION

GRADE - SLOPE AWAY FROM FOUNDATION

6" MIN.

1/2" x 12" ANCHOR BOLTS, 6'-0" o.c. OR SIMPSON MA6 ANCHOR STRAPS, 32" o.c.

FOUNDATION INSULATION

CONCRETE FOUNDATION WALL

1-#4 HORIZONTAL, CONTINUOUS TOP, MIDDLE & BOTTOM, TYPICAL TOP OF FOOTING

8" TYP.

2" THICK RIGID INSULATION BOARD 24" FROM BOTTOM OF SLAB

DOWELS #4 x 2'-0", 6'-0" o.c.

1'-4" TYPICAL

CONTINUOUS CONCRETE FOOTING w/ 2 # 4 RE-BARS HORIZONTAL CONTINUOUS

1

3/4" = 1'-0"

DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.

WALL INSULATION PER CODE

COMPOSITE SIDING SEE ELEVATIONS

EXTERIOR WALL SHEATHING

TRIMMER & STUD AT WINDOW WHERE OCCURRING (SEE PLAN)

2x STUD

5/4" x 6" COMPOSITE CORNER BOARD, SEE ELEVATION

2-2x SIDING SUPPORT NAILER REQUIRED w/COMPOSITE CORNER TRIM ONLY

EXTERIOR CORNER DETAIL, TYP

1 1/2" = 1'-0"

DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.

1/4 TRIM BOARD

HANGER SEE STRUCTURAL

3/4" OSB TREADS, TYP

1/2" OSB RISERS, TYP

CARPET, TYP

1" NOSING

BEAM, SEE STRUCTURAL

3/4" GYPCORETE FLOOR TOPPING OVER ISOLATION MAT MATERIAL OVER 3/4" OSB SUBFLOOR SEE STRUCTURAL

GLASS FIBER ACOUSTICAL INSULATION AT TRUSS SPACE, TYP

SOLID BLOCKING FOR GYP WALL BOARD UL-546

14" LVL STRINGERS, 3 THUS, SEE STRUCTURAL

5/8" GYP BD ON 1/2" RESILIENT CHANNELS

CONT 3/4" OSB SPACER BETWEEN OUTSIDE OF STRINGER AND ADJOINING WALL, TYP. USE 1 1/2" SPACER FOR FINISHED STAIRS W/ SKIRT BOARD

SEE STRUCTURAL

3

1 1/2" = 1'-0"

PRE-FINISHED METAL CORING SYSTEM W/ SLOPED TOP

8" MIN. VARIES

3/4" EXTERIOR PLYWOOD OVER TREATED WOOD BLOCKING SM TO SLOPE

CONTINUOUS CLEAT

MEMBRANE ROOFING RUN UP PARAPET AND TIE TO WALL VAPOR BARRIER

ROOF TRUSSES W/ TOP CORD SLOPED 1/4" PER FOOT SEE STRUCTURAL

ROOF INSULATION PER CODE

WALL CLADDING INSTALLED PER MFR. SEE ELEVATION FOR TYPE

EXTERIOR WALL SEE PLAN FOR WALL TYPE

2

1 1/2" = 1'-0"

DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.

ADD BLOCKING BETWEEN HEADER AND WALL PLATES AS REQUIRED TO MAINTAIN HEADER HEIGHTS AS NOTED ON PLANS

ADDITIONAL PILES REQUIRED FOR THICKER WALLS WILL BE NOTED ON PLANS

A 2-2x10 HEADER*

2x4 DOUBLE PLATE

2x4 TOP PLATE

2x10

7/16" O.S.B. FLITCH PLATE FULL HEIGHT & WIDTH CONTINUOUS

2x4 SPACER CONTINUOUS

B 2-2x12 HEADER*

2x4 DOUBLE PLATE

2x4 TOP PLATE

2x12

7/16" O.S.B. FLITCH PLATE FULL HEIGHT & WIDTH CONTINUOUS

C 2-LVL HEADER*

2x4 DOUBLE PLATE

2x4 TOP PLATE

LVL SIZED PER PLAN

*SEE PLAN FOR HEADER LENGTH

CABLE END TRUSS/RAFTER OR GABLE END FRAMING

HEADER TYPES

1 1/2" = 1'-0"

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
- A. ROOF CONSTRUCTION:
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
- B. CEILING:
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
- C. EXTERIOR SIDING WALL CONSTRUCTION:
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
- D. EXTERIOR MASONRY WALL CONSTRUCTION:
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
- E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
- F. FRAME FLOOR CONSTRUCTION:
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8" FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
2. WINDOWS:
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
- A. CASSEMENT WINDOWS:
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
- B. SLIDING WINDOWS:
NOTED ON PLANS AS SL
- C. SINGLE HUNG WINDOWS:
NOTED ON PLANS AS SH
- D. DOUBLE HUNG WINDOWS:
NOTED ON PLANS AS DH
- E. FIXED WINDOWS:
NOTED ON PLANS AS FX
3. DOORS:
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
- A. WOOD JAMBES AND CASING:
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PROJECT PHASE:
PHASE 3

GRIMES APARTMENTS

304 SE 3RD ST GRIMES IA

BUILDER
KRM DEVELOPMENT

PROJECT NO.
36400424

ISSUE DATE
10/24/24

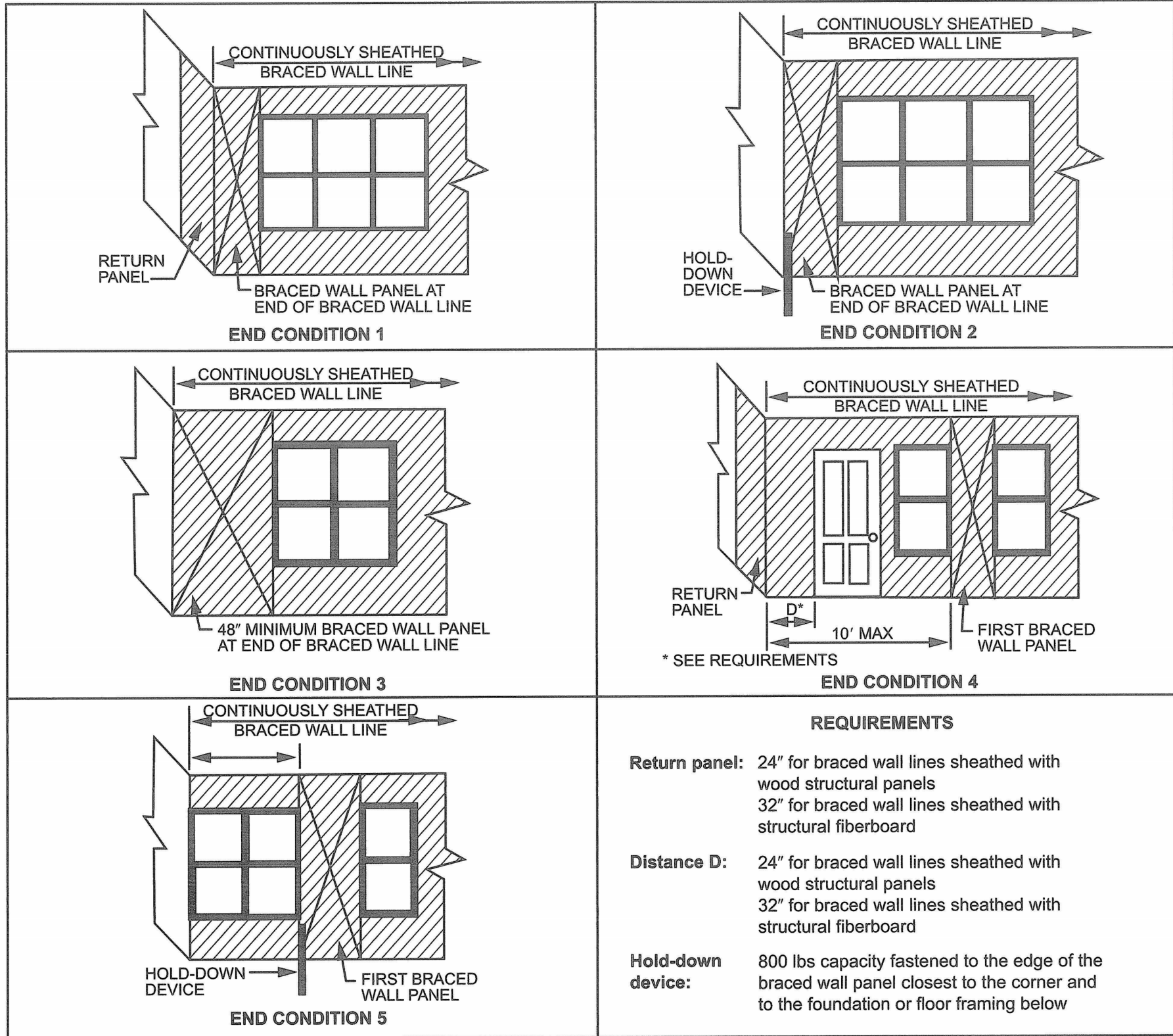
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SHEET NAME
DETAILS

SHEET NO.
A6.0

TYPICAL NOTES:

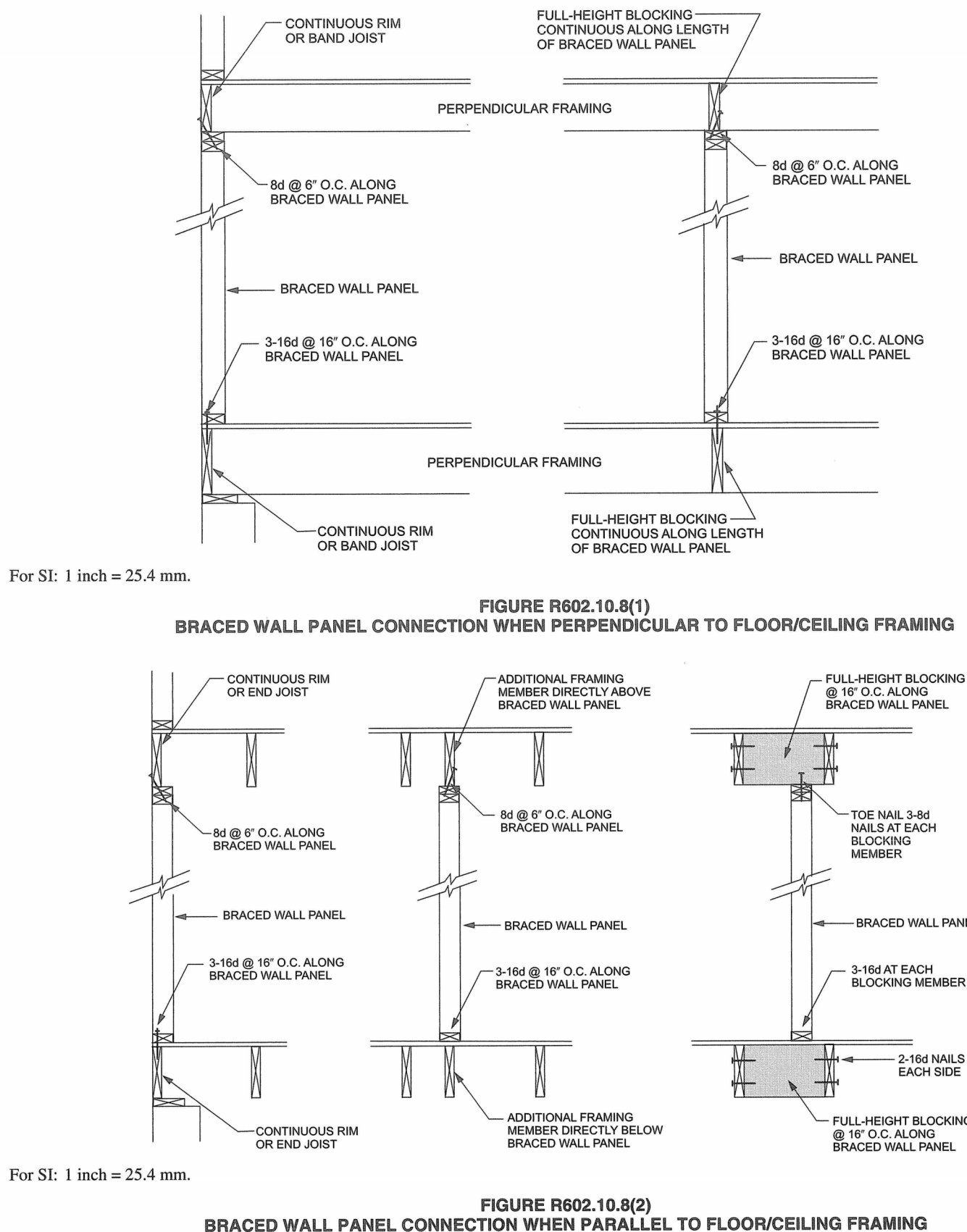
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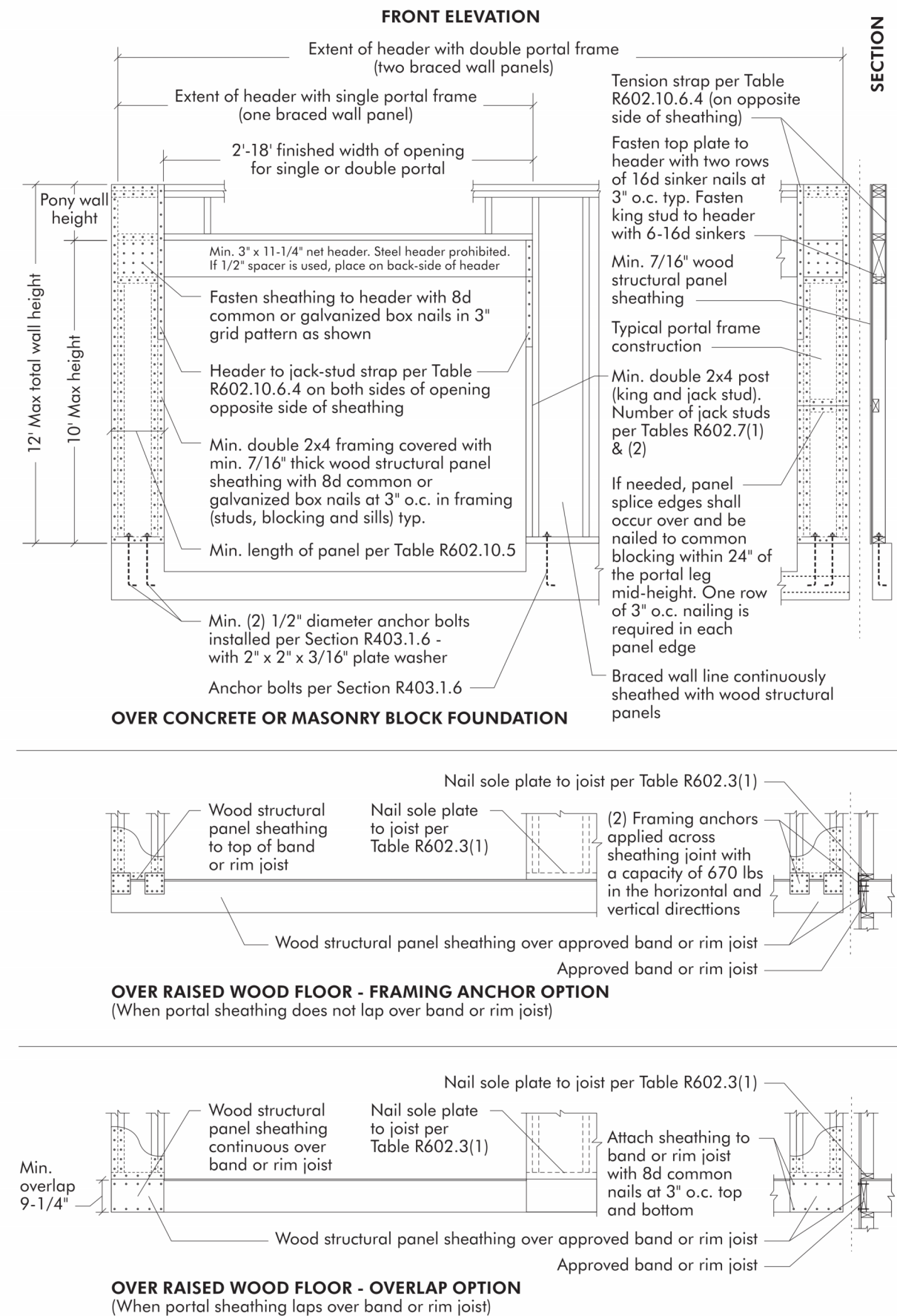
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N.

FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

CS-END CONDITIONS



3 BRACED WALL PANEL CONNECTION



1 BRACING METHOD CS-PF

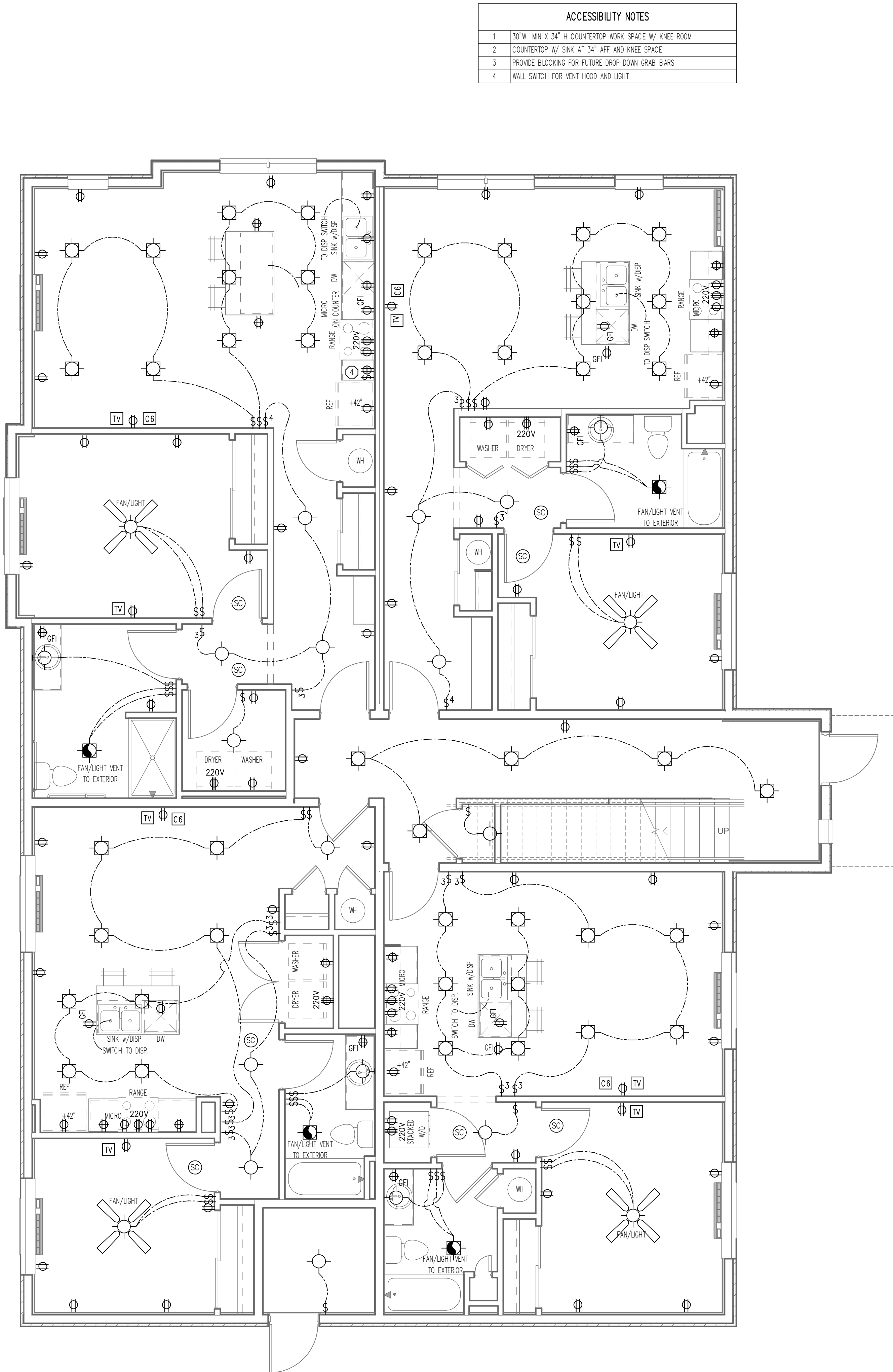
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ACCESSIBILITY NOTES	
1	30" W. MIN X 34" H COUNTERTOP WORK SPACE W/ KNEE ROOM
2	COUNTERTOP W/ SINK AT 34" AFF AND KNEE SPACE
3	PROVIDE BLOCKING FOR FUTURE DROP DOWN GRAB BARS
4	WALL SWITCH FOR VENT HOOD AND LIGHT

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WATERPROOF DUPLEX OUTLET
- GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- 220 VOLT OUTLET
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- RHEOSTAT SWITCH
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- E-STAR COMPLAINT FLOURESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- RECESSED ADJ. EYEBALL INCANDESCENT LIGHT FIXTURE
- INCANDESCENT LIGHT FIXTURE WITH PULL CHAIN
- TRACK LIGHT
- FLOURESCENT LIGHT FIXTURE
- EXHAUST FAN (VENT TO EXTERIOR)
- EXHAUST FAN/LIGHT (VENT TO EXTERIOR)
- OUTLET FOR GARAGE DOOR OPENER
- CHIMES
- PUSH BUTTON
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- TELEPHONE
- TELEVISION
- SMART PANEL KEYPAD
- CENTRAL VAC OUTLET
- THERMOSTAT
- CEILING FAN (PROVIDE ADEQUATE SUPPORT)
- CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
- ELECTRICAL PANEL

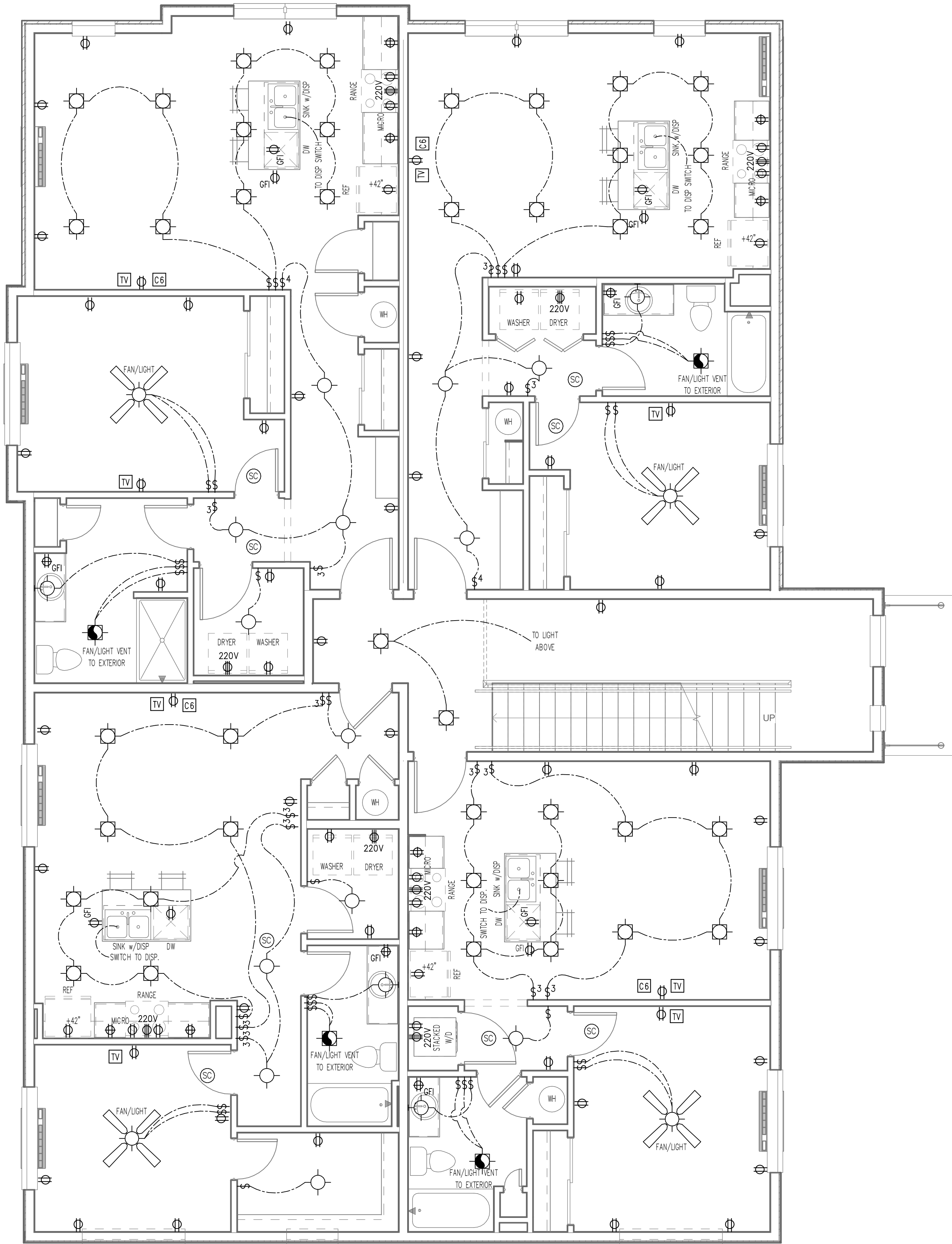
WASHING MACHINE TO ALWAYS BE ON LEFT SIDE OF DRYER ELEC. MAY BE SHOWN REVERSED - IT IS THE RESPONSIBILITY OF THE ELECTRICIAN TO INSTALL RECEPTACLES WITH WASHER ON THE LEFT & DRYER ON THE RIGHT

SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314 OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE W/ UL217 AND UL2034. SC THE SYMBOL INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR COMBINATION SMOKE AND CARBON MONOXIDE ALARM.



PLAN KEY

1 ELECTRICAL PLAN -FIRST FLOOR

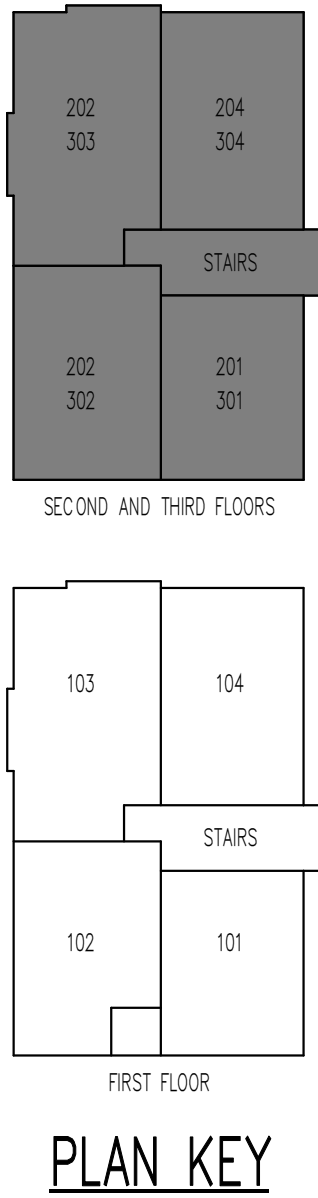


ELECTRICAL KEY

- ⊕ DUPLX CONVENIENCE OUTLET
- ⊕ DUPLX OUTLET ABOVE COUNTER
- ⊕ WP. WATERPROOF DUPLX OUTLET
- ⊕ G.F.I. GROUND-FAULT CIRCUIT-INTERRUPTER DUPLX OUTLET
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- ⊕ SMOKE DETECTOR
- ⊕ CARBON MONOXIDE DETECTOR
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- ☎ TELEPHONE
- TV TELEVISION
- ⊕ +60" SMART PANEL KEYPAD
- ⊕ ATT. CENTRAL VAC OUTLET
- ⊕ THERMOSTAT
- ⊕ CEILING FAN (PROVIDE ADEQUATE SUPPORT)
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1 ELECTRICAL PLAN – SECOND FLOOR

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PROJECT PHASE:

PHASE 3

GRIMES APARTMENTS

304 SE 3RD ST GRIMES IA

BUILDER
KRM DEVELOPMENT

PROJECT NO.
36400424

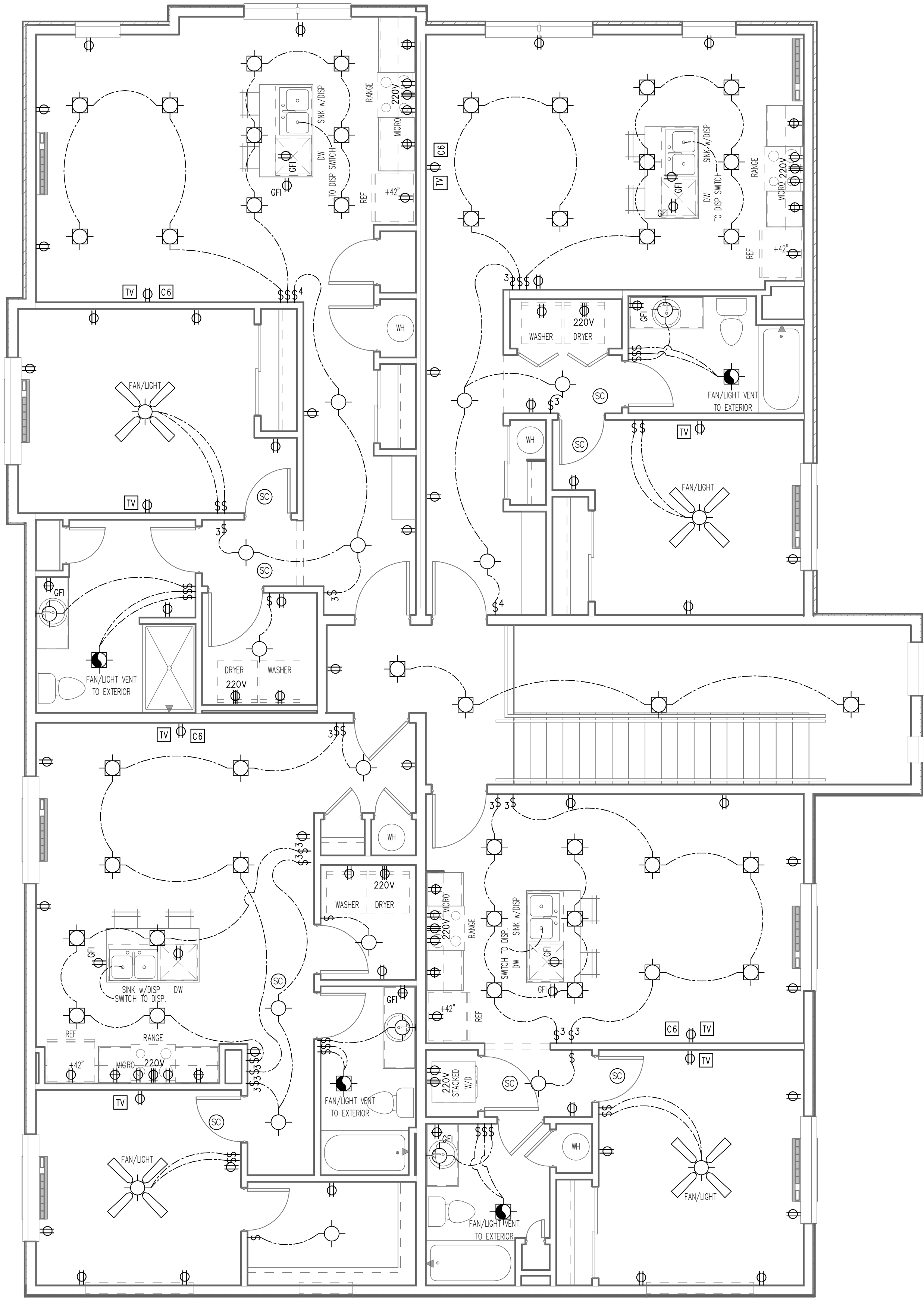
ISSUE DATE
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SHEET NAME
ELECTRICAL PLAN - SECOND FLOOR

SHEET NO.
E2

Page 72 of 170

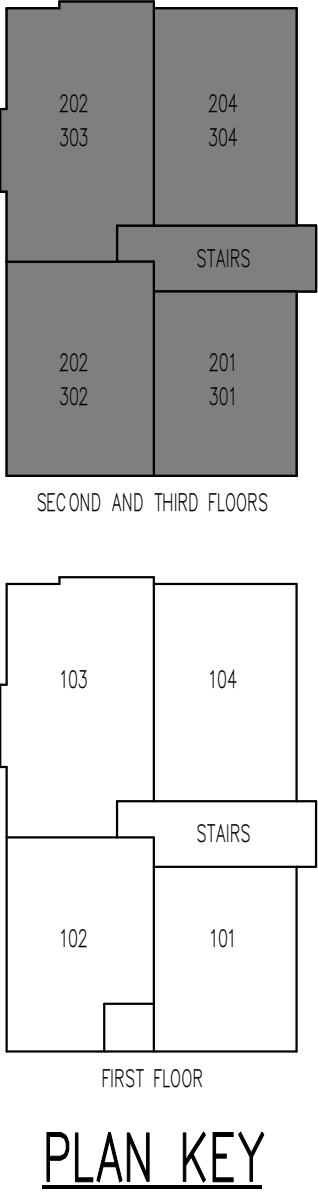


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- ⊕ E-STAR COMPLAINT FLOURESCENT LIGHT FIXTURE
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1

ELECTRICAL PLAN – THIRD FLOOR

1/4" = 1'-0"

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PROJECT PHASE:

PHASE 3

GRIMES APARTMENTS

304 SE 3RD ST GRIMES IA

BUILDER
KRM DEVELOPMENT

PROJECT NO.
36400424

ISSUE DATE
10.24.24

DRAWN
AK

SHEET NAME
ELECTRICAL PLAN - THIRD FLOOR

SHEET NO.
E3

SYMBOL LEGEND

	DETAIL NUMBER SHEET NUMBER
	WALL/ BUILDING SECTION NUMBER SHEET NUMBER
	ELEVATION NUMBER SHEET NUMBER
	ROOM NAME ROOM NUMBER
	DOOR OPENING
	WINDOW OPENING
	WALL TYPE PLAN NOTE
	ADDITIONAL NOTES

MATERIALS LEGEND

	BATT INSULATION		MORTAR
	BRICK		PARTICLE BOARD
	CONCRETE		PLASTER
	CMU		PLYWOOD
	EARTH		PRECAST CONCRETE
	ENGINEERED WOOD		RIGID INSULATION
	FINISH WOOD		SAND
	GRANITE		SPRAY FOAM INSULATION
	GRANULAR MATERIAL		STEEL
	GRAVEL		STONE
	GYPSTUM BOARD		WOOD STUD PARTITION
	METAL STUD PARTITION		WOOD STUD BEARING WALL

PROJECT REQUIREMENTS

GENERAL CONSTRUCTION/CONTRACTOR REGULATIONS:

ALL CONTRACTORS SHALL VISIT JOB SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE SUBMITTING BIDS. THE DESIGNER IS TO BE NOTIFIED FOR RE-EVALUATION IF ANY CONDITIONS DO NOT CORRESPOND TO THOSE SHOWN IN THESE DOCUMENTS. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS.

CONTRACTORS SHALL NOT SCALE ANY DRAWINGS. THE DIMENSIONS SHOWN ARE TO TAKE PRECEDENCE OVER SCALING THE DOCUMENTS. THE GENERAL CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY INCORRECT WORK AND ANY REPAIR OF SAID WORK AS A RESULT OF SCALING THE DOCUMENTS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS REPRESENTED ON THESE DOCUMENTS INCLUDING THE WORK AND MATERIALS FURNISHED BY SUBCONTRACTORS AND VENDORS.

THE CONTRACTOR/OWNER SHALL THOROUGHLY REVIEW AND BECOME FAMILIAR WITH THESE DOCUMENTS. UPON REVIEW THE CONTRACTOR SHALL DOCUMENT AND NOTIFY THE DESIGNER OF ANY ERRORS, OMISSIONS, DISCREPANCIES, AND/OR INCONSISTENCIES PRIOR TO THE START OF ANY PORTION OF THE PROPOSED WORK. THE DESIGNER SHALL REVIEW THE PROPOSED CORRECTIONS AFTER THE RECEIPT OF NOTIFICATION. NO CHANGE SHALL BE MADE WITHOUT REVIEW OF THE DESIGNER AND APPROVAL OF THE OWNER. THE DISCOVERY OF DISCREPANCIES AND/OR CONFLICTS AFTER THE START OF WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY ERRORS, OMISSIONS, DISCREPANCIES, AND/OR INCONSISTENCIES WHICH HAVE NOT BEEN BROUGHT TO THE DESIGNERS ATTENTION. DETAILS NOT SPECIFICALLY SHOWN SHALL BE SIMILAR IN CHARACTER TO COMPARABLE CONDITIONS DETAILED. ANY CLARIFICATIONS NECESSARY TO ENSURE ACCURATE CONSTRUCTION AND COMPLETION OF THE PROJECT SHALL BE ADDRESSED BY THE CONTRACTOR PRIOR TO SUBMISSION OF PROJECT.

DEVIATIONS FROM THESE DOCUMENTS IN THE CONSTRUCTION PHASE SHALL BE REVIEWED BY THE DESIGNER AND THE OWNER PRIOR TO THE START OF THE WORK IN QUESTION. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT PRIOR REVIEW SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR/OWNER.

ALL WORK PERFORMED BY THE CONTRACTOR SHALL COMPLY AND CONFORM WITH LOCAL AND STATE BUILDING CODES, ORDINANCES, REGULATIONS, AND ALL OTHER AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR IS RESPONSIBLE TO BE AWARE OF THESE REQUIREMENTS AND GOVERNING REGULATIONS.

THE CONTRACTOR/OWNER SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, PRECAUTIONS, TECHNIQUES, SEQUENCES, PROCEDURES, AND COORDINATION OF ALL PORTION OF THE WORK.

ALL WORK SHALL BE DONE IN A WORKMANSHIP-LIKE MANNER.

CONTRACTORS/TRADES ARE TO REMOVE THEIR DEBRIS AND LEAVE JOB-SITE BROOM SWEEP AT THE END OF EACH DAY.

THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED, REVISED, OR RE-USED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE DESIGNER.

TO THE BEST OF THE DESIGNERS' KNOWLEDGE THESE CONSTRUCTION DOCUMENTS ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. IT IS THE INTENT OF THE DESIGNER TO DELINEATE THESE DOCUMENTS AS ACCURATE AS POSSIBLE FOR THE PURPOSE OF GRAPHIC REPRESENTATION. ALL LOCAL AND STATE CODES TO SUPERCEDE THESE CONSTRUCTION DOCUMENTS. IN CASE OF A CONFLICT BETWEEN THESE DOCUMENTS AND LOCAL OR STATE CODES THE CONTRACTOR SHALL INFORM THE DESIGNER.

THE OWNER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER (SOIL REPORTS), ON THE STUDY OF THE PROPOSED SITE TO THE DESIGNER, STRUCTURAL ENGINEER, AND CONTRACTOR. IN THE EVENT THE GEOTECHNICAL REPORTS DO NOT EXIST, THE SOIL CONDITION SHALL BE ASSUMED TO BE A MINIMUM DESIGN SOIL PRESSURE STATED BY THE STRUCTURAL ENGINEER OF RECORD FOR THE PURPOSE OF STRUCTURAL DESIGN. CONTRACTOR SHALL VERIFY THE SOIL CONDITIONS MEET OR EXCEED THIS CRITERIA.

SHOP DRAWING REVIEW AND DISTRIBUTION ALONG WITH PRODUCT SUBMITTALS REQUESTED IN THE CONSTRUCTION DOCUMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS DIRECTED OTHERWISE UNDER A SEPARATE AGREEMENT. THE DESIGNER SHALL NOT ACCEPT OR REVIEW ANY REQUEST FOR SHOP DRAWING REVIEW WITHOUT THE REVIEW OF THE CONTRACTOR.



GENERAL NOTES

- ALL WORK TO CONFORM TO 2021 IRC.
- I. SITEWORK
- A. BUILDER SHALL BE RESPONSIBLE FOR GRADING OF SITE AND LOTS.
- B. PERFORM EXCAVATION ACCORDING TO GOOD COMMON CONSTRUCTION PRACTICES TO THE LINES, GRADES, AND ELEVATIONS INDICATED ON DRAWINGS.
- C. PROVIDE FOUNDATION DRAINAGE AS SPECIFIED BY GOVERNING CODES.
- D. PROVIDE SOIL POISONING TO CONTROL TERMITES AS REQ BY GOVERNING CODES.
- II. CONCRETE
- A. ALL CONCRETE SHALL BE DESIGNED AND SPECIFIED BY OTHERS.
- III. MASONRY
- A. A. BRICK VENEER
1. PROVIDE MODULAR SIZE BRICK VENEER UNITS COMPLYING WITH GOVERNING CODES. BRICK TYPE SHALL BE SPECIFIED BY BUILDER.
2. PROVIDE MORTAR IN ACCORDANCE WITH GOVERNING CODES.
- IV. METALS
- A. ALL STRUCTURAL STEEL SHALL COMPLY WITH APPROPRIATE GOVERNING CODES.
- V. WOOD AND PLASTICS
- A. LUMBER AND MANUFACTURED/ENGINEERED WOOD PRODUCTS SHALL, IN ADDITION TO COMPLYING WITH GOVERNING CODES, COMPLY WITH:
1. "PRODUCT USE MANUAL" OF THE WESTERN WOOD PRODUCTS ASSOCIATION FOR SELECTION AND USE OF PRODUCTS INCLUDED IN THAT MANUAL.
2. "PLYWOOD SPECIFICATION AND GRADE GUIDE" OF THE AMERICAN PLYWOOD ASSOCIATION.
3. AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS AND RECOMMENDATIONS FOR FIRE-RETARDANT AND PRESERVATIVE PRESSURE-TREATED LUMBER AND PLYWOOD.
- a. ALL WOOD INDICATED AS "PRESSURE-TREATED" OR "TREATED" SHALL BE PRESERVATIVE PRESSURE-TREATED.
- b. ALL WOOD INDICATED AS "FIRE-RETARDANT" SHALL BE FIRE-RETARDANT PRESSURE-TREATED.
- B. FRAMING LUMBER: PROVIDE LUMBER AND MATERIALS MEETING OR EXCEEDING THE FOLLOWING STANDARDS OF QUALITY:
1. ALL ENGINEERED WOOD PRODUCTS SHALL BE HANDLED AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS/SPECIFICATIONS RECOMMENDATIONS UNLESS OTHERWISE NOTED ON DRAWINGS.
2. ALL HEADERS AND BEAMS SHALL BE FREE FROM SPLITS, CHECKS, AND SHAKES.
3. CEILING JOISTS ARE DESIGNED FOR NO ATTIC STORAGE UNLESS NOTED OTHERWISE.
4. SPECIES:
- a. LOAD BEARING FRAME MEMBERS, EXCEPT PLATES: DOUGLAS FIR #2 OR BETTER.
- b. SOLE, TOP AND DOUBLE PLATES: SOUTHERN YELLOW PINE #2 OR BETTER.
- c. EXTERIOR DECK FRAMING: SOUTHERN YELLOW PINE #2 OR BETTER CCA 40 PRESSURE-TREATED.
- d. EXTERIOR DECKING AND RAILINGS: PONDEROSA PINE #2 OR BETTER CCA 40 PRESSURE-TREATED.
5. ROUGH HARDWARE:
- a. STEEL ITEMS
- USE GALVANIZED AT EXTERIOR LOCATIONS.
- C. TRUSS LAYOUT IS SCHEMATIC ONLY. TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN (INCLUDING SPACING) OF ALL TRUSSES. TRUSSES TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENSED IN THE STATE OF IOWA.
- D. STAIR CONSTRUCTION SHALL CONSIST OF 3-2X12 STRINGERS, 3/4" THICK TREAD AND 1/2" THICK RISERS, UNLESS NOTED OTHERWISE.
- E. ALL WOOD PLATED BEARING ON CONCRETE OR MASONRY SHALL BE OF DECAY-RESISTANT MATERIAL AS REQ BY GOVERNING CODES.
- F. INTERIOR TRIM SHALL BE SELECTED BY BUILDER.
- G. ALL EXTERIOR FRAMING AND DECKING SHALL BE CONSTRUCTED OF DECAY-RESISTANT LUMBER CCA 40 OR EQUIV.
- VI. THERMAL & MOISTURE PROTECTION
- A. THERMAL BUILDING INSULATION AT ASSEMBLIES ADJACENT TO EXTERIOR OR UNHEATED SPACES MEETING THE REQUIREMENTS OF GOVERNING CODES AND, UNLESS OTHERWISE NOTES, MEETING THE FOLLOWING MINIMUM REQUIREMENTS:
1. FOUNDATION WALLS:
- a. BASEMENT: GLASS FIBER, VINYL FACED BLANKETS, R-15, UNLESS NOTED OTHERWISE ON PLANS.
- b. CRAWL SPACE: GLASS FIBER, UNFACED BLANKETS, R-15, UNLESS NOTED OTHERWISE ON PLANS.
2. EXTERIOR FRAME WALLS:
- a. 2X4: GLASS FIBER, BATTS, R-15, UNLESS NOTED OTHERWISE ON PLANS.
- b. 2X6: GLASS FIBER, BATTS, R-20 (MIN.), UNLESS NOTED OTHERWISE ON PLANS.
3. CEILINGS:
- a. ATTIC AREAS: GLASS FIBER, BLOWN, R-49, UNLESS NOTED OTHERWISE ON PLANS.
- b. VAULTED RAFTERS: GLASS FIBER, BATTS, R-49, UNLESS NOTED OTHERWISE ON PLANS.
4. FRAMED FLOORS OVER UNHEATED AREAS: GLASS FIBER BATTS, R-20 (MIN.), UNLESS NOTED OTHERWISE.
- B. INSTALL 4 MIL POLYETHYLENE VAPOR BARRIER TO INSIDE FACE OF STUDS AT ALL EXTERIOR WALLS EXCEPT BATHROOMS, UNLESS NOTED OTHERWISE ON PLANS.
- C. ROOFING SHALL BE SPECIFIED BY BUILDER AND AS SHOWN ON DRAWINGS.
- D. SIDING SHALL BE SPECIFIED BY BUILDER AND AS SHOWN ON DRAWINGS.
- E. FLASHING AND SHEET METAL REQUIRED TO PREVENT PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING. IN ADDITION TO COMPLYING WITH GOVERNING CODES, COMPLY WITH PERTINENT RECOMMENDATIONS CONTAINED IN CURRENT EDITION OF "ARCHITECTURAL SHEET METAL MANUAL" PUBLISHED BY SMACNA. ALL IRON SHEET METAL FLASHING SHALL BE HOT-DIP GALVANIZED COMPLYING WITH ASTM A93.
- F. GUTTER AND DOWN SPOUTS AS SPECIFIED BY BUILDER. DOWN SPOUT AND SPLASH LOCATIONS SHALL BE DETERMINED BY SUB CONTRACTOR AND APPROVED BY BUILDER SO AS TO PROVIDE POSITIVE ROOF AND SITE DRAINAGE.
- G. ATTIC AND ROOF VENTILATION AS REQUIRED BY GOVERNING CODES AND AS SHOWN ON DRAWINGS. PROVIDE APPROPRIATE SOFFIT AND ROOF VENTS AS SPECIFIED/APPROVED BY BUILDER.
- H. FOUNDATION MOISTURE PROTECTION:
1. WATERPROOF FOUNDATION WALLS AS SPECIFIED BY BUILDER.
2. SUMP PIT AND PUMP AS SPECIFIED BY BUILDER AND AS SHOWN ON DRAWINGS.
3. PERFORATED FOUNDATION DRAIN TILE AS SPECIFIED BY BUILDER.
- VII. FINISHES
- A. GYPSUM PANELS:
1. GYPSUM PANELS, UNLESS OTHERWISE NOTED SHALL BE PROVIDED AS FOLLOWS:
- a. EXTERIOR WALLS: 1-LAYER 1/2" REGULAR PANELS TO INTERIOR FACE.
- b. INTERIOR PARTITIONS: 1-LAYER 1/2" REGULAR PANELS EACH SIDE.
- c. CEILING: 1-LAYER 5/8" REGULAR PANELS.
- d. GARAGE: PROVIDE 5/8" TYPE "X" PANELS AS REQUIRED BY CODE.
- e. SHOWERS: CONCRETE BOARD BEHIND TILE SHOWERS.
2. PROVIDE METAL CORNER BEAD AND TRIM AT ALL LOCATIONS SHOWN ON DRAWINGS AND AS RECOMMENDED BY GYPSUM WALLBOARD MANUFACTURER.
3. TAPE, FLOAT AND SAND JOINTS AND FASTENERS OF GYPSUM WALLBOARD WITH 3-COATS OF JOINT COMPOUND AS REQUIRED.
- B. FINISHES SHOWN ON DRAWINGS SHALL BE SPECIFIED BY BUILDER.
- IX. SPECIALTIES
- A. FIREPLACES SHALL BE AS FOLLOWS:
1. GAS AND/OR ELECTRIC FIREPLACE MANUFACTURER AND MODEL SHALL BE SPECIFIED BY BUILDER.
2. PRE-MANUFACTURED GAS (NON-WOOD BURNING) UNITS OF THE STYLE AND SIZE SHOWN ON DRAWINGS.
3. SUB CONTRACTOR(S) SHALL BE RESPONSIBLE FOR PROPER INSULATION OF FIREPLACE UNIT, VENTING, HEARTH, MANTLE AND RELATED COMPONENTS AS RECOMMENDED BY MANUFACTURER AND AS REQUIRED BY GOVERNING CODES.
- B. SHOWER, TUB AND TUB/SHOWER ENCLOSURES SHALL BE CONSTRUCTED OF APPROVED SAFETY GLAZING AS SPECIFIED BY BUILDER.
- C. GUARDRAILS SHALL BE PROVIDED AS SHOWN ON DRAWINGS AND AT ENCLOSED FLOOR OPENINGS, OPEN SIDES OF STAIRWAYS, LANDINGS AND RAMPS, BALCONES, PORCHES OR DECKS WHICH ARE MORE THAN 36 INCHES ABOVE GRADE OR FLOOR LEVEL. THE TOP OF GUARDRAILS SHALL NOT BE LESS THAN 36 INCHES IN HEIGHT. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
- X. MECHANICAL
- A. GENERAL:
1. INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN, AND SHALL BE REVIEWED BY SUB CONTRACTORS, SUPPLIERS AND BUILDING OFFICIALS FOR COMPLIANCE WITH GOVERNING CODES AND GOOD COMMON CONSTRUCTION PRACTICES.
2. EQUIPMENT AND FIXTURES SHALL BE SPECIFIED BY BUILDER.
3. DESIGN AND INSTALLATION OF EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE APPROPRIATE LICENSED CONTRACTORS.
- B. PLUMBING:
1. PLUMBING ROUGH-IN SHALL BE PROVIDED TO WASHER BOX FOR CLOTHES WASHER.
2. GAS LINES AND VALVES TO ALL GAS APPLIANCES AS SPECIFIED BY BUILDER.
- C. HEATING, VENTILATING & AIR CONDITIONING:
1. FURNACE: GAS, FORCED AIR AS SPECIFIED BY BUILDER.
2. ALL HVAC EQUIPMENT SHALL BE INDIVIDUALLY SWITCHED.
3. DRYER VENT SHALL EXHAUST TO EXTERIOR.
4. MECHANICAL EXHAUST VENTILATION WHERE INDICATED IN BATHROOMS, WATER CLOSET, COMPARTMENTS AND LAUNDRY ROOMS SHALL EXHAUST TO EXTERIOR AND PROVIDE A MINIMUM OF 5 AIR CHANGES PER HOUR.
- XI. ELECTRICAL
- A. GENERAL:
1. INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN, AND SHALL BE REVIEWED BY SUB CONTRACTORS, SUPPLIERS AND BUILDING OFFICIALS FOR COMPLIANCE WITH GOVERNING CODES AND GOOD COMMON CONSTRUCTION PRACTICES.
2. EQUIPMENT AND FIXTURES SHALL BE SPECIFIED BY BUILDER.
3. DESIGN AND INSTALLATION OF EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE APPROPRIATE LICENSED CONTRACTORS.
- B. INSTALL GROUND-FAULT CIRCUIT-INTERUPTERS (GFI OR GFCI) MEETING THE REQUIREMENTS OF ALL GOVERNING CODES. ALL OUTDOOR, BEDROOM(S), BATH AND GARAGE WALL RECEPTACLES SHALL BE PROVIDED WITH GROUND-FAULT CIRCUIT PROTECTION.
- C. INSTALL LOCALLY CERTIFIED SMOKE DETECTORS MEETING THE REQUIREMENTS OF ALL GOVERNING CODES. SMOKE DETECTORS SHALL BE 110 VOLT POWERED, EQUIPPED WITH A BATTERY BACKUP AND SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS.

FRAMING NOTES

EXTERIOR HEADERS:	ALL HEADERS TO BE SIZED BY OTHERS. ALL WINDOW HEAD HEIGHTS NOTED ON PLANS TO BE VERIFIED AND ADJUSTED AS REQUIRED BY BUILDER.
INTERIOR HEADERS:	IN NON BEARING PARTITION WALLS - 2X4
CAP STOOP:	3/4" OSB 2X6 FRAMING TAP CON OR RAMSET AND BRACED TO FOUNDATION TIES; SB TO HANG EXTEND OVER FOUNDATION HALF WAY
NO BRIDGING:	SOLID BLOCKING AS REQUIRED BY CODES.
BASEMENT STAIRS:	3/4" AWAY FROM FRAMED OR FURRED WALLS.
MAIN STAIRS:	1/2" RISERS, 3/4" TREADS WITH 1" OVERHANG ON FRONT, GLUED AND NAILED; TREADS HANG OVER ENDS 1 1/2" OR 2 1/4" WITH SKIRT BOARD. (USE SCRAPS WHERE POSSIBLE.)
UPPER FLOOR BALCONIES:	OSB FLUSH FOR 1MB BALUSTER PLATE UNLESS SPECIFIED ON PLANS.
TUB/SHOWERS:	5", 4" AND 3" EXACT OPENINGS. AS NOTED ON PLAN.
EXTERIOR DOORS:	3/4" OSB SPACER BETWEEN DOOR SILL AND FLOOR DECK, SLIDING GLASS DOORS INSTALL DIRECTLY TO FLOOR DECK.
TRUSSES:	24" OC WITH BRACING AS SPECIFIED BY TRUSS MANUFACTURER.
RAFTERS:	24" OC WITH BRACING AS SHOWN ON PLANS. VAULT 2X10 16" OC/ 2X6 SUB FASCIA, LOOKOUTS AS REQUIRED.
EXTERIOR WALLS:	OSB SHEATHING ON ALL EXTERIOR WALLS AND EXTERIOR FACE OF ALL GABLES. SHEATHING IS ALSO REQUIRED ON THE OUTSIDE FACE OF ANY/ALL WALLS THAT ADJOIN ENCLOSED UNHEATED SPACES AS SUCH AS PORCH ROOFS OR ATTIC SPACES. UNLESS NOTED OTHERWISE ON PLANS.
SIDING:	CAULK BEHIND WINDOWS AND DOORS. HOUSE WRAP OVER ALL EXTERIOR WALLS AND GABLES; INSTALLED TO BE WATER TIGHT PER MFG'S SPECIFICATIONS.
FLASHING:	2X4 UNDER RIDGE ON ALL GABLES. RUBBER FLASHING 18" WIDE UNDER ALUMINUM FLASHING. CONTINUOUS FLASHING ALONG SHED ROOFS AND STOOPS.
FRAMER SHALL PROVIDE CLEAR CHASES 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 INTEGRITY.	

RESIDENTIAL CONVENTIONAL FOOTING DIMENSIONS:

ASSUMING 2,000 P.S.F. IS REQUIRED FOR THE FOOTING, THE FOLLOWING ADJUSTED FOOTING DIMENSIONS MAY BE USED FOR THE SOIL CONDITIONS SPECIFIED IN THE TABLE BELOW, UNLESS SPECIFIC ENGINEERING PROBLEMS EXIST.		
SOIL BEARING PRESSURE	CONVENTIONAL FOOTING DIMENSIONS & REINFORCEMENT	
2,000 P.S.F.	8"x 16"	WITH TWO #4 REINFORCEMENT BAR
1,850 P.S.F.	8"x 20"	WITH TWO #4 REINFORCEMENT BARS
1,500 P.S.F.	10"x 24"	WITH TWO #5 REINFORCEMENT BARS
1,250 P.S.F.	11"x 28"	WITH THREE #5 REINFORCEMENT BARS
1,000 P.S.F.	12"x 32"	WITH THREE #5 REINFORCEMENT BARS
THE DIMENSIONS SPECIFIED IN THIS TABLE ARE TYPICALLY ACCEPTED DIMENSIONS FOR CONVENTIONALLY DESIGNED SINGLE FAMILY DWELLING STRUCTURES OF ONE OR TWO STORES IN HEIGHT INTENDED TO BE CONSTRUCTED ON UNDISTURBED, NON-EXPANSIVE SOILS.		

SHEET LIST	
A0.0	COVER SHEET
A0.1	WALL TYPES
A1.0	FOUNDATION
A1.1	MAIN FLOOR
A1.2	UPPER FLOOR
A1.3	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A3.0	UNIT A - ENLARGED PLANS
A3.1	UNIT B - ENLARGED PLANS
A3.2	UNIT C - ENLARGED PLANS
A3.3	UNIT D - ENLARGED PLANS
A3.4	UNIT E - ENLARGED PLANS
A4.0	UNIT A - PARTIAL ELEVATIONS
A4.1	UNIT B - PARTIAL ELEVATIONS
A4.2	UNIT C - PARTIAL ELEVATIONS
A4.3	UNIT D - PARTIAL ELEVATIONS
A4.4	UNIT E - PARTIAL ELEVATIONS
A5.0	STAR SECTION
A6.0	WALL SECTIONS
A7.0	DETAILS
A7.1	DETAILS
E1	UNIT A - ELECTRICAL PLANS
E2	UNIT B - ELECTRICAL PLANS
E3	UNIT C - ELECTRICAL PLANS
E4	UNIT D - ELECTRICAL PLANS
E5	UNIT E - ELECTRICAL PLANS

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PROJECT PHASE:

PHASE 3

Grimes Townhomes (5-Plex)

301, 305, 309, 313, AND 317 SE 4TH ST

GRIMES, IA

BUILDER

KRM Development

PROJECT NO.
36400123

ISSUE DATE
10.01.24

DRAWN
AK/MB/NT

SHEET NAME
COVER SHEET

SHEET NO.

A0.0

ALL SCHEDULES SHOWN ARE TO BE VERIFIED BY BUILDER, SUB-CONTRACTORS, VENDORS, AND/OR OTHERS AND ADJUSTED AS REQUIRED. DOOR, WINDOW, AND MATERIAL TAKEOFFS NOTED ARE ESTIMATED ONLY, FROM MATERIALS SHOWN ON PLANS AND DO NOT TAKE IN ACCOUNT FOR WASTE. ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZES NOTED WAS NOT ENGINEERED AND/OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNERS, AND/OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

THE OWNER AND/OR CONTRACTOR OF THIS PLANS RELEASES ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES FROM ANY CLAIMS OR LAWSUITS AGAINST THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES DO NOT ACCEPT ANY LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF THESE DOCUMENTS. THEREFORE THE OWNER AND/OR CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS, STRUCTURE, AND DETAILS IN THESE DOCUMENTS PRIOR TO CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.

ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZES NOTED WAS NOT ENGINEERED AND/OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNERS, AND/OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

DESIGN DATA	
IRC 2018 BUILDING PLANNING – CHAPTER 3	
LIVE LOADS ROOF (SNOW)	30 PSF
WIND DESIGN 115 MPH (SEISMIC DESIGN CATEGORY – A) WEATHERING – SEVERE	
SOIL TEST (LOAD BEARING PRESSURE) SAND, SILTY SAND, CLAYEY SAND, SILT GRAVEL AND CLAYEY GRAVEL	2000 PSF
CLAYEY, SANDY, SLIGHTLY CLAY, CLAYEY SILT, SILT AND SANDY SILT CLAY	1500 PSF
BUILDING MATERIALS	
STRUCTURAL STEEL	F _y = 36 KSI
REINFORCING STEEL	F _y = 60 KSI
CONCRETE	
BASEMENT WALLS, FOUNDATION AND OTHER CONCRETE NOT EXPOSED TO WEATHER	F _c = 2500 PSI
BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS	F _c = 2500 PSI
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO WEATHER	F _c = 3000 PSI
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER AND GARAGE FLOOR SLABS	F _c = 3500 PSI
FRAMING LUMBER	
2x6 AND LARGER	F _b = 1200 PSI E = 1700 KSI F _c = 625 PSI
2x4 AND MISC.	F _b = 1400 PSI E = 1700 KSI F _c = 1000 PSI
2x6 STUDS	F _b = 725 PSI E = 1500 KSI F _c = 875 PSI
2x4 STUDS	F _b = 800 PSI E = 1500 KSI F _c = 600 PSI
MICRO-LAMS (12")	F _c = 2800 PSI E = 2000 KSI

FRAMING NOTES	
EXTERIOR HEADERS:	ALL HEADERS TO BE SIZED BY OTHERS. ALL WINDOW HEAD HEIGHTS NOTED ON PLANS TO BE VERIFIED AND ADJUSTED AS REQUIRED BY BUILDER.
INTERIOR HEADERS:	IN NON BEARING PARTITION WALLS – 2x4
CAP STOOP:	3/4" OSB 2X6 FRAMING TAP CON OR RAMSET AND BRACED TO FOUNDATION TIES; SB TO HANG EXTEND OVER FOUNDATION HALF WAY
NO BRIDGING:	SOLID BLOCKING AS REQUIRED BY CODES.
BASEMENT STAIRS:	3/4" AWAY FROM FRAMED OR FURRED WALLS.
MAIN STAIRS:	1/2" RISERS, 3/4" TREADS WITH 1" OVERHANG ON FRONT, GLUED AND NAILED; TREADS HANG OVER ENDS 1 1/2" OR 2 1/4" WITH SKIRT BOARD. (USE SCRAPPS WHERE POSSIBLE.)
UPPER FLOOR BALCONIES:	OSB FLUSH FOR 1X6 BALUSTER PLATE UNLESS SPECIFIED ON PLANS.
TUB/SHOWERS:	5', 4' AND 3' EXACT OPENINGS. AS NOTED ON PLAN.
EXTERIOR DOORS:	3/4" OSB SPACER BETWEEN DOOR SILL AND FLOOR DECK, SLIDING GLASS DOORS INSTALL DIRECTLY TO FLOOR DECK.
TRUSSES:	24" OC WITH BRACING AS SPECIFIED BY TRUSS MANUFACTURER.
RAFTERS:	24" OC WITH BRACING AS SHOWN ON PLANS. VAULT 2X10 16" OC/ 2X6 SUB FASCIA, LOOKOUTS AS REQUIRED.
EXTERIOR WALLS:	OSB SHEATHING ON ALL EXTERIOR WALLS AND EXTERIOR FACE OF ALL GABLES. SHEATHING IS ALSO REQUIRED ON THE OUTSIDE FACE OF ANY/ALL WALLS THAT ADJOIN ENCLOSED UNHEATED SPACES AS SUCH AS PORCH ROOFS OR ATTIC SPACES. UNLESS NOTED OTHERWISE ON PLANS.
SIDING:	CAULK BEHIND WINDOWS AND DOORS. HOUSE WRAP OVER ALL EXTERIOR WALLS AND GABLES; INSTALLED TO BE WATER TIGHT PER MFG'S SPECIFICATIONS.
FLASHING:	2X4 UNDER RIDGE ON ALL GABLES. RUBBER FLASHING 18" WIDE UNDER ALUMINUM FLASHING. CONTINUOUS FLASHING ALONG SHED ROOFS AND STOOPS.
FRAMER SHALL PROVIDE CLEAR CHASES 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 INTEGRITY.	

- TYPICAL NOTES:**
- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON 1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FINISH FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/5 FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
 - WINDOWS:**
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINE R.O. SIZES FROM MANUFACTURE)
 - CASSETMENT WINDOWS:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION. NOTED ON PLANS AS CMT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
 - DOORS:**
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN. TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - WOOD JAMBS AND CASING:**
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

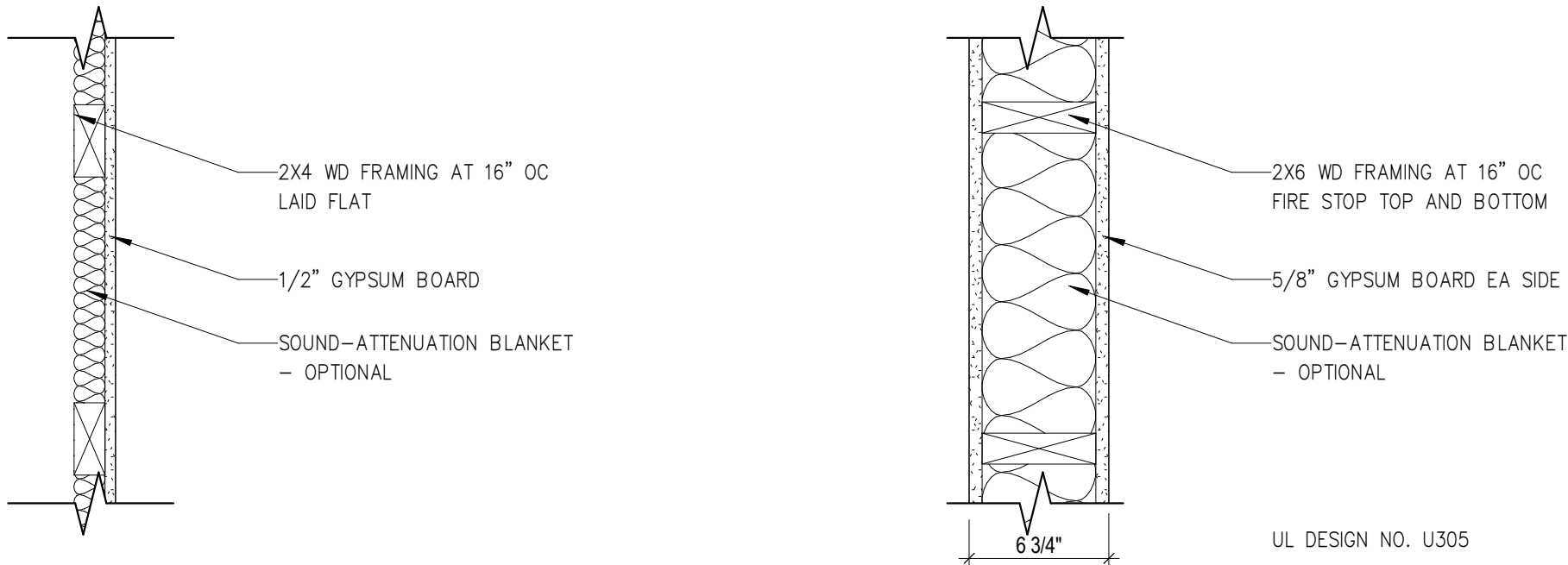
ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

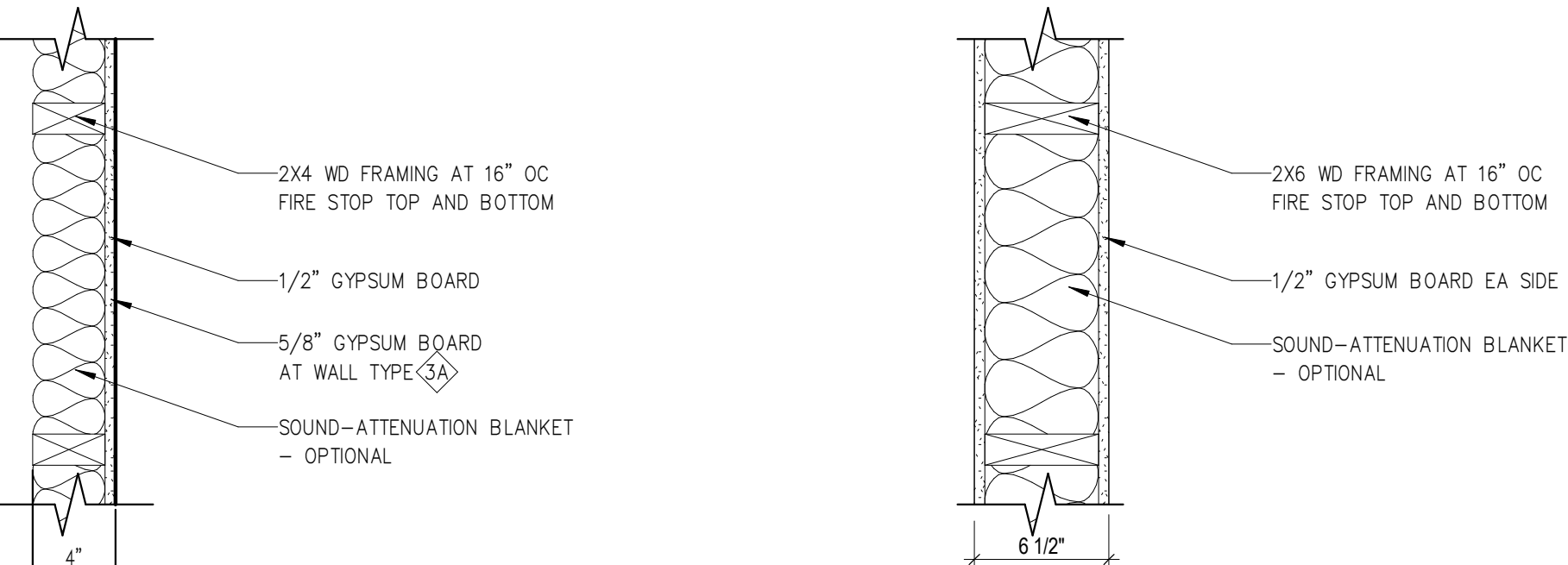
ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

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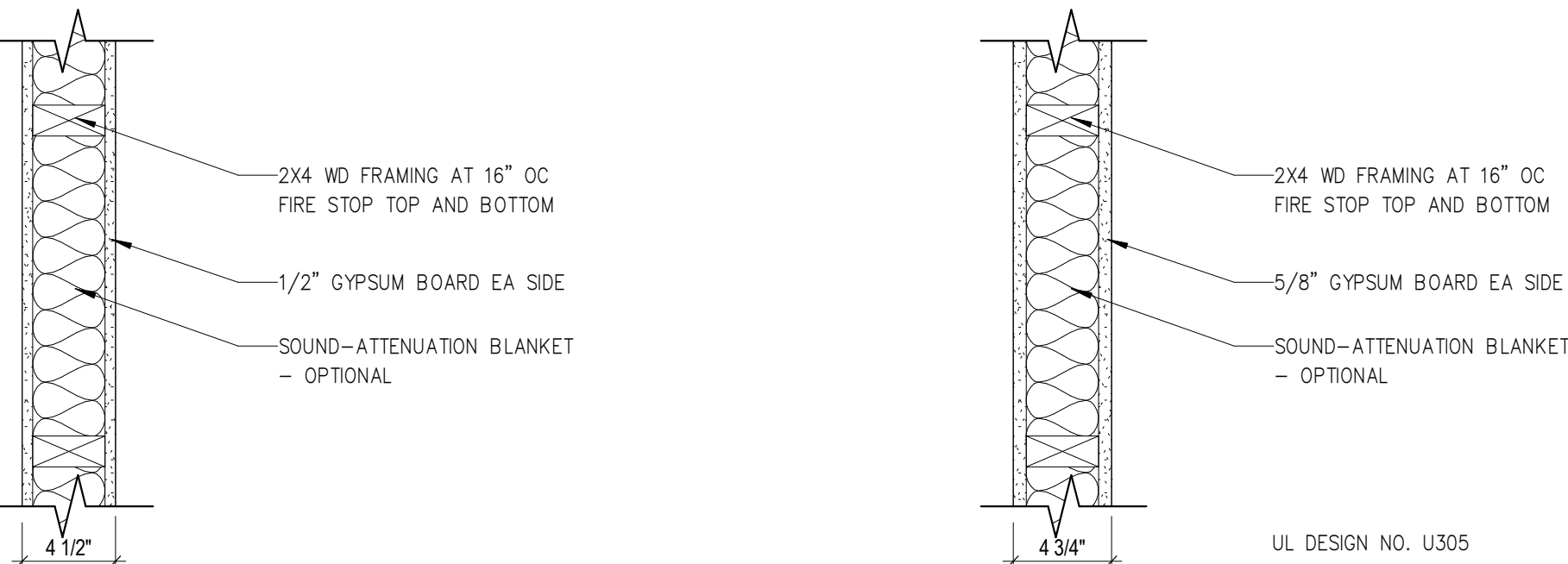
3 2X4 FURRING- LAID FLAT 1 1/2" = 1'-0"

6 2X6 - 1 HR RATED 1 1/2" = 1'-0"



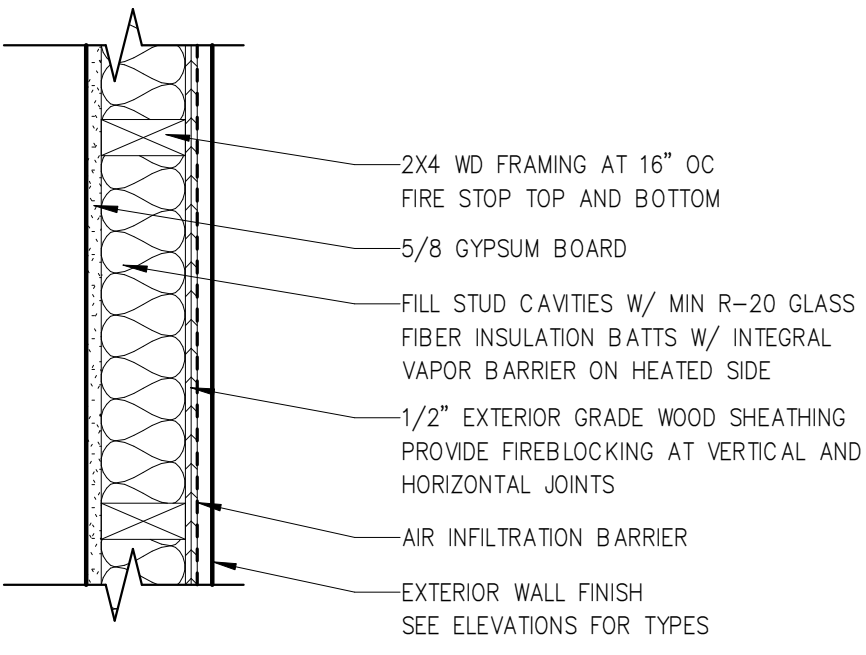
2 2X4 - ONE SIDED 1 1/2" = 1'-0"

5 2X6 - NON-RATED 1 1/2" = 1'-0"

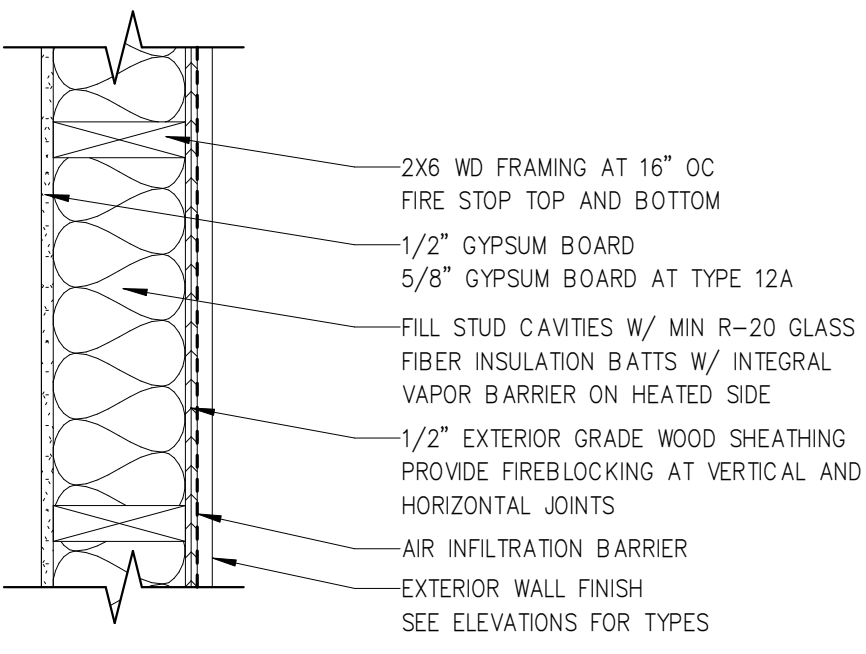


1 2X4 - NON-RATED 1 1/2" = 1'-0"

4 2X4 - 1 HR RATED 1 1/2" = 1'-0"



8 2X4 GARAGE WALL 1 1/2" = 1'-0"



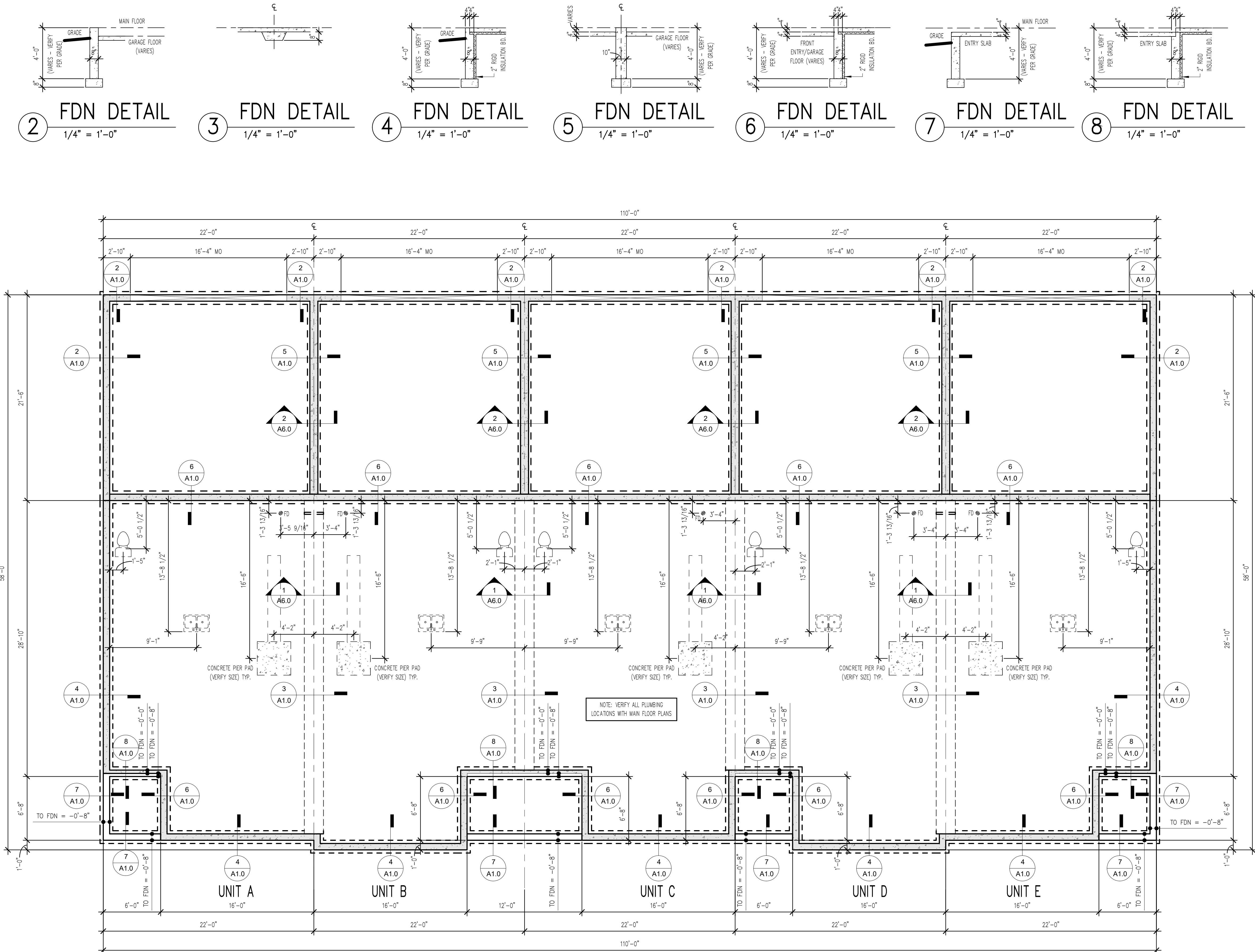
7 2X6 EXTERIOR WALL 1 1/2" = 1'-0"

ESTIMATED AREA - FOOTINGS		
TYPE	AREA	VOLUME
8" FOOTING	252 SF	6 CY
42" x 42" x 12"	61 SF	2 CY
Retaining Footing - 16 x 8	843 SF	21 CY
TOTAL:	1156 SF	29 CY

ESTIMATED AREA - FOUNDATION WALLS		
TYPE	AREA	VOLUME
Foundation - 8" Concrete	2014 SF	50 CY
Foundation - 10" Concrete	323 SF	10 CY
TOTAL	2337 SF	59 CY

ESTIMATED AREA - CONCRETE FLATWORK		
TYPE	AREA	VOLUME
Floor: 4" CONCRETE SLAB	3800 SF	46.9 CY
Floor: 4" GARAGE FLOOR	2192 SF	27.1 CY
Floor: Front Porch	214 SF	4.8 CY
TOTAL:	6206 SF	78.8 CY

SQUARE FOOTAGE ARE ESTIMATES ONLY.
CONTRACTOR TO VERIFY AMOUNTS.
NO WASTE FACTOR IS INCLUDED.



1 FOUNDATION PLAN
3/16" = 1'-0"

TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
 - WINDOWS:**

ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM
MANUFACTURE)

 - CASIMUNT WINDOWS:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CM
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
 - DOORS:**

DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)

 - WOOD JAMBS AND CASING:**
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN
DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER
THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
- ALL INTERIOR WALLS ARE TYPE 1 AND EXTERIOR WALLS
ARE TYPE 2 UNO

ENGINEERED LUMBER SHALL BE USED IN THE FOLLOWING WALLS:
WALLS SUPPORTING VAULTED AND 2-STORY CEILINGS, WALLS
CONTAINING POCKET DOORS, ANY TILED WALLS, & WALLS
SUPPORTING BAR & KITCHEN CABINETS BUT NOT BATHROOM
VANITIES. VERIFY ALL LOCATIONS W/ BUILDER.

SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314
OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN
ACCORDANCE W/ UL217 AND UL2034. THE SYMBOL
INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR
COMBINATION SMOKE AND CARBON MONOXIDE ALARM.

ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE
DESIGNED AND ENGINEERED BY TRUSS WRG OR BY OTHERS.

WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL
WINDOW ROUGH OPENING TO BE VERIFIED PER MFR.

ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO
BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFR.

CABINETS SHOWN ON PLANS DESIGNED
BY OTHERS AND TO BE VERIFIED PER MFR.

VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE.
PLANS ARE CONCEPTUAL, ADJUST AS REQ.

ALL STRUCTURAL CONCRETE PIER PADS
TO BE SIZED AND VERIFIED BY OTHERS.

PLACE BASMENT WINDOW HEADERS IN RIM AS REQUIRED
PER WINDOW HO HT AND GRADE.

ALL EXTERIOR FRAME DIMENSIONS
INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED
TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING
AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN)
FROM INTERSECTING WALLS TO ALLOW FOR TRIM

**ALL STRUCTURE, INCLUDING FOOTINGS,
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STRUCTURE AND DETAILS IN THESE DOCUMENTS PRIOR TO
CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.

DOOR SCHEDULE		
QTY	DOOR SIZE	COMMENTS
MAIN FLOOR		
5	2-2068	DOUBLE DOOR
5	3068 SC	INSULATED FLUSH PANEL DOOR
5	2-2668	DOUBLE DOOR
5	2668	
5	16070 OHGD	OVERHEAD GARAGE DOOR
5	5068 BP	BI-PASS DOOR
5	2868 GARAGE	20 MIN RATED W/CLOSER
UPPER FLOOR		
5	2068	
30	2668	
5	2868	
10	4068 BP	BI-PASS DOOR

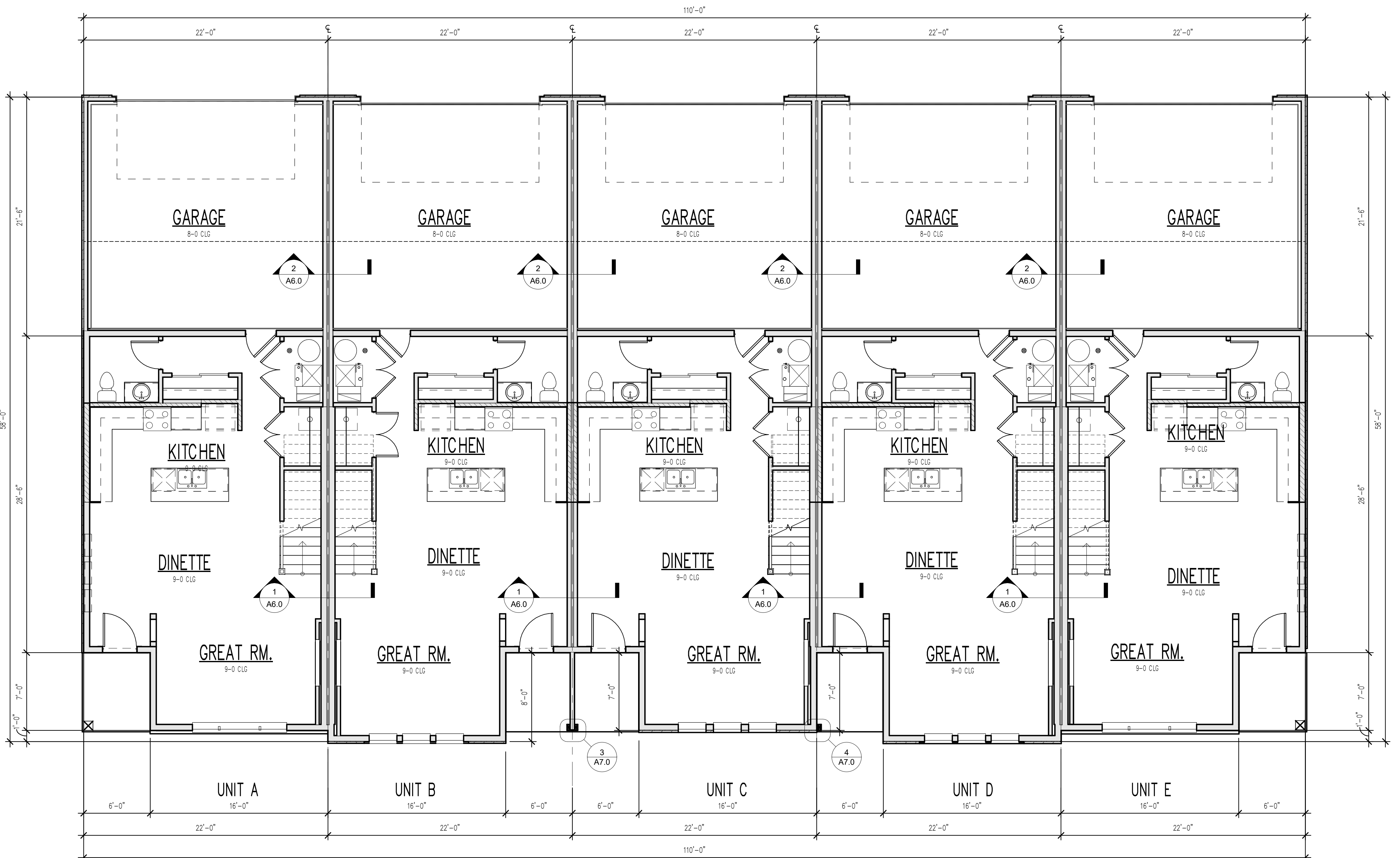
WINDOW SCHEDULE			
QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
MAIN FLOOR			
2	8'-6" X 6'-0" SL-FX-SL	7'-11 1/2"	
3	2'-6" X 6'-0" FX	7'-11 1/2"	
6	2'-6" X 6'-0" CSMT	7'-11 1/2"	MEETS EGRESS
6	2'-0" X 2'-0" FX	7'-11 1/2"	
UPPER FLOOR			
2	8'-6" X 5'-0" SL-FX-SL	6'-11 1/2"	
10	5'-0" X 4'-0" SL	6'-11 1/2"	
1	2'-6" X 5'-0" FX	6'-11 1/2"	
5	3'-0" X 2'-0" FX	6'-11 1/2"	
2	2'-6" X 5'-0" CSMT	6'-11 1/2"	MEETS EGRESS
2	8'-0" X 5'-0" SL-FX-SL	6'-11 1/2"	

OVERALL FLOORING SCHEDULE	
FLOOR FINISH	AREA
CONC.	2511 SF
CRPT	3229 SF
HARD	4131 SF
FLOORING AREA TOTAL	9870 SF

ESTIMATED WOOD WALLS	
MATERIAL	LINEAL FEET
Exterior	
WOOD STUD - 2X4	296'-0"
WOOD STUD - 2X4 - ENGINEERED WOOD	17'-7"
WOOD STUD - 2X6	447'-7"
WOOD STUD - 2X6 - ENGINEERED WOOD	17'-11"
WOOD STUD - 2X4	70'-3"
WOOD STUD - 2X6	19'-8"
WOOD STUD - 2X4	13'-6"
WOOD STUD - 2X6	125'-6"
WOOD STUD - 2X6	181'-10"
Interior	
WOOD STUD - 2X4	269'-7"
WOOD STUD - 2X4 - ENGINEERED WOOD	81'-3"
WOOD STUD - 2X6	14'-10"
WOOD STUD - 2X4	620'-7"
WOOD STUD - 2X4 - ENGINEERED WOOD	64'-1"
WOOD STUD - 2X6	89'-10"

ESTIMATED MATERIAL TAKEOFFS	
MATERIAL	AREA
Ceilings	
GYPSUM WALL BOARD - 5/8"	4492 SF
Floors	
FLOOR SHEATHING - 3/4"	4278 SF
Roofs	
ASPHALT SHINGLES	7463 SF
EXTERIOR SHEATHING - 1/2"	7447 SF
ROOF UNDERLAYMENT	7413 SF
Walls	
EXTERIOR SHEATHING - 1/2"	6264 SF
GYPSUM WALL BOARD - 1/2"	34365 SF
GYPSUM WALL BOARD - 5/8"	1017 SF
HOUSE WRAP / VAPOR RETARDER	6296 SF

SQUARE FOOTAGE ARE ESTIMATES ONLY.
CONTRACTOR TO VERIFY AMOUNTS.
NO WASTE FACTOR IS INCLUDED.



1 MAIN FLOOR PLAN

3/16" = 1'-0"

TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:**
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS, U.O.N. (BUILDER TO DETERMINE R.O. SIZES FROM
MANUFACTURE)
 - CASSETT WINDOW:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
- DOORS:**
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - WOOD JAMBES AND CASING:**
HINGED DOOR: ROUGH OPENING TO BE MIN. 2" WIDER THEN
DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER
THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

- ALL INTERIOR WALLS ARE TYPE 1 AND EXTERIOR WALLS
ARE TYPE 2 UNO
- ENGINEERED LUMBER SHALL BE USED IN THE FOLLOWING WALLS:
WALLS SUPPORTING VAULTED AND 2-STORY CEILINGS, WALLS
CONTAINING POCKET DOORS, ANY TILED WALLS, & WALLS
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COMBINATION SMOKE AND CARBON MONOXIDE ALARM.
- ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE
DESIGNED AND ENGINEERED BY TRUSS WGR OR BY OTHERS.
- WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL
WINDOW ROUGH OPENING TO BE VERIFIED PER MFR.
- ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO
BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFR.
- CABINETS SHOWN ON PLANS DESIGNED
BY OTHERS AND TO BE VERIFIED PER MFR.
- VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE.
PLANS ARE CONCEPTUAL, ADJUST AS REQ.
- ALL STRUCTURAL CONCRETE PIER PADS
TO BE SIZED AND VERIFIED BY OTHERS.
- PLACE BASEMENT WINDOW HEADERS IN RIM AS REQUIRED
PER WINDOW HD HT AND GRADE.
- ALL EXTERIOR FRAME DIMENSIONS
INCLUDES 1/2" THICK WALL SHEATHING
- ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED
TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING
AND MECHANICAL SYSTEM
- HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN)
FROM INTERSECTING WALLS TO ALLOW FOR TRIM
- ALL STRUCTURE, INCLUDING FOOTINGS,
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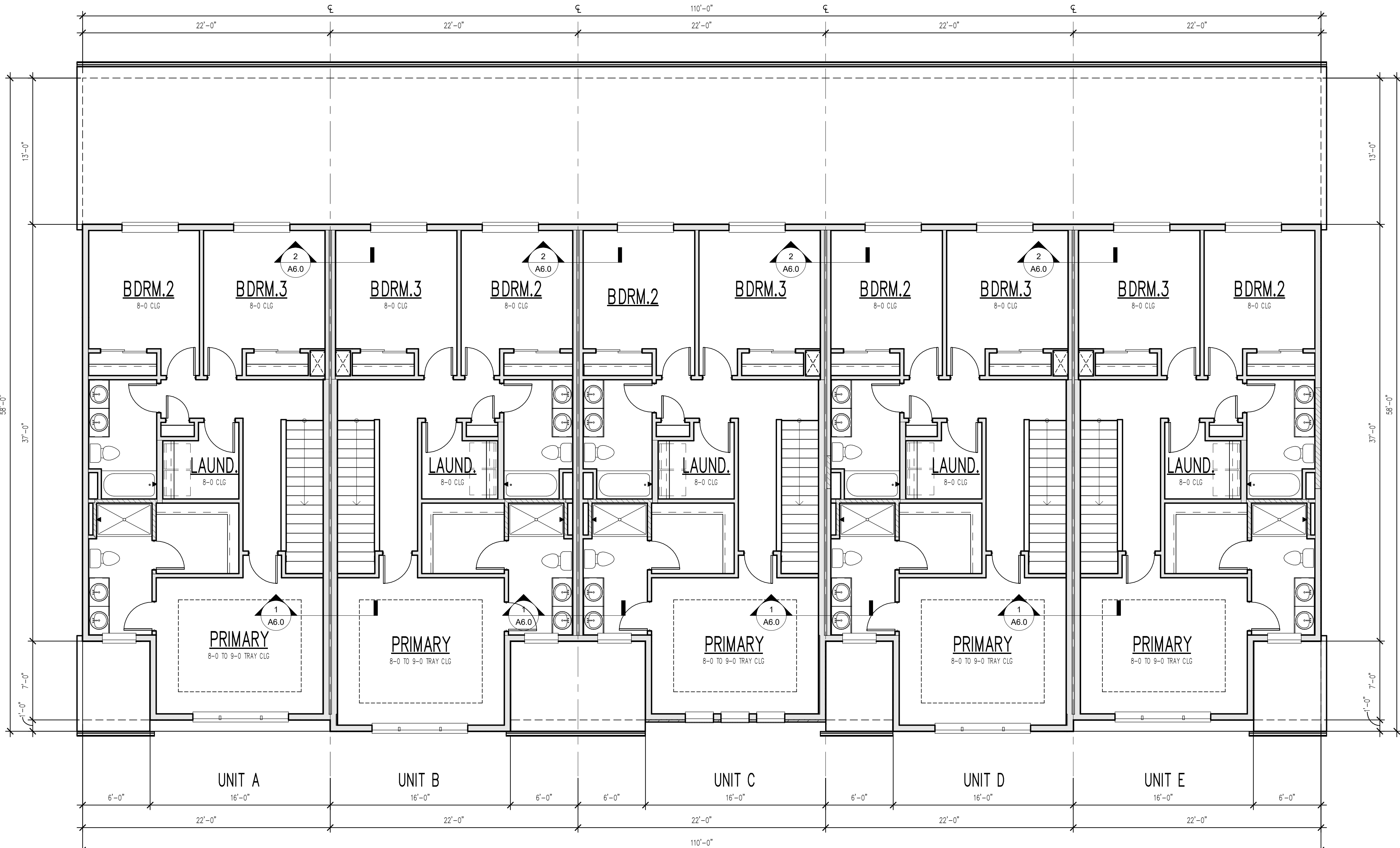
DOOR SCHEDULE		
QTY	DOOR SIZE	COMMENTS
MAIN FLOOR		
5	2-2068	DOUBLE DOOR
5	3068 SC	INSULATED FLUSH PANEL DOOR
5	2-2668	DOUBLE DOOR
5	2668	
5	16070 OHGD	OVERHEAD GARAGE DOOR
5	5068 BP	BI-PASS DOOR
5	2868 GARAGE	20 MIN RATED W/CLOSER
UPPER FLOOR		
5	2068	
30	2668	
5	2868	
10	4068 BP	BI-PASS DOOR

WINDOW SCHEDULE			
QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
MAIN FLOOR			
2	8-6 X 6-0 SL-FX-SL	7'-11 1/2"	
3	2-6 X 6-0 FX	7'-11 1/2"	
6	2-6 X 6-0 CSMT	7'-11 1/2"	MEETS EGRESS
6	2-0 X 2-0 FX	7'-11 1/2"	
UPPER FLOOR			
2	8-6 X 5-0 SL-FX-SL	6'-11 1/2"	
10	5-0 X 4-0 SL	6'-11 1/2"	
1	2-6 X 5-0 FX	6'-11 1/2"	
5	3-0 X 2-0 FX	6'-11 1/2"	
2	2-6 X 5-0 CSMT	6'-11 1/2"	MEETS EGRESS
2	8-0 X 5-0 SL-FX-SL	6'-11 1/2"	

OVERALL FLOORING SCHEDULE	
FLOOR FINISH	AREA
CONC.	2511 SF
CRPT	3229 SF
HARD	4131 SF
FLOORING AREA TOTAL	9870 SF

ESTIMATED WOOD WALLS	
MATERIAL	LINEAL FEET
Exterior	
WOOD STUD - 2X4	296'-0"
WOOD STUD - 2X4 - ENGINEERED WOOD	17'-7"
WOOD STUD - 2X6	447'-7"
WOOD STUD - 2X6 - ENGINEERED WOOD	17'-11"
WOOD STUD - 2X4	70'-3"
WOOD STUD - 2X6	19'-8"
WOOD STUD - 2X4	13'-6"
WOOD STUD - 2X6	125'-6"
WOOD STUD - 2X6	181'-10"
Interior	
WOOD STUD - 2X4	269'-7"
WOOD STUD - 2X4 - ENGINEERED WOOD	81'-3"
WOOD STUD - 2X6	14'-10"
WOOD STUD - 2X4	620'-7"
WOOD STUD - 2X4 - ENGINEERED WOOD	64'-1"
WOOD STUD - 2X6	89'-10"

ESTIMATED MATERIAL TAKEOFFS	
MATERIAL	AREA
Ceilings	
GYP SUM WALL BOARD - 5/8"	4492 SF
Floors	
FLOOR SHEATHING - 3/4"	4278 SF
Roofs	
ASPHALT SHINGLES	7463 SF
EXTERIOR SHEATHING - 1/2"	7447 SF
ROOF UNDERLAYMENT	7413 SF
Walls	
EXTERIOR SHEATHING - 1/2"	6264 SF
GYP SUM WALL BOARD - 1/2"	34365 SF
GYP SUM WALL BOARD - 5/8"	1017 SF
HOUSE WRAP / VAPOR RETARDER	6296 SF
SQUARE FOOTAGE ARE ESTIMATES ONLY. CONTRACTOR TO VERIFY AMOUNTS. NO WASTE FACTOR IS INCLUDED.	



1 UPPER FLOOR PLAN
3/16" = 1'-0"

TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
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- WINDOWS:**
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS, U.O.N. (BUILDER TO DETERMINE R.O. SIZES FROM
MANUFACTURE)
 - CASIMENT WINDOWS:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
- DOORS:**
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - WOOD JAMBS AND CASING:**
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN
DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER
THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS.
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1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

- ALL INTERIOR WALLS ARE TYPE AND EXTERIOR WALLS
ARE TYPE UNO
- ENGINEERED LUMBER SHALL BE USED IN THE FOLLOWING WALLS:
WALLS SUPPORTING VAULTED AND 2-STORY CEILINGS, WALLS
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- ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE
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- WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL
WINDOW ROUGH OPENING TO BE VERIFIED PER MFR.
- ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO
BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFR.
- CABINETS SHOWN ON PLANS DESIGNED
BY OTHERS AND TO BE VERIFIED PER MFR.
- VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE.
PLANS ARE CONCEPTUAL, ADJUST AS REQ.
- ALL STRUCTURAL CONCRETE PIER PADS
TO BE SIZED AND VERIFIED BY OTHERS.
- PLACE BASEMENT WINDOW HEADERS IN RIM AS REQUIRED
PER WINDOW HD HT AND GRADE.
- ALL EXTERIOR FRAME DIMENSIONS
INCLUDES 1/2" THICK WALL SHEATHING
- ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED
TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING
AND MECHANICAL SYSTEM
- HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN)
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PROJECT PHASE:
PHASE 3

Grimes Townhomes (5-Plex)

301, 305, 309, 313, AND 317 SE 4TH ST

GRIMES, IA

BUILDER
KRM Development

PROJECT NO.
36400123

ISSUE DATE
10.01.24

DRAWN
AK/MB/NT

SHEET NAME
UPPER FLOOR

SHEET NO.

A1.2

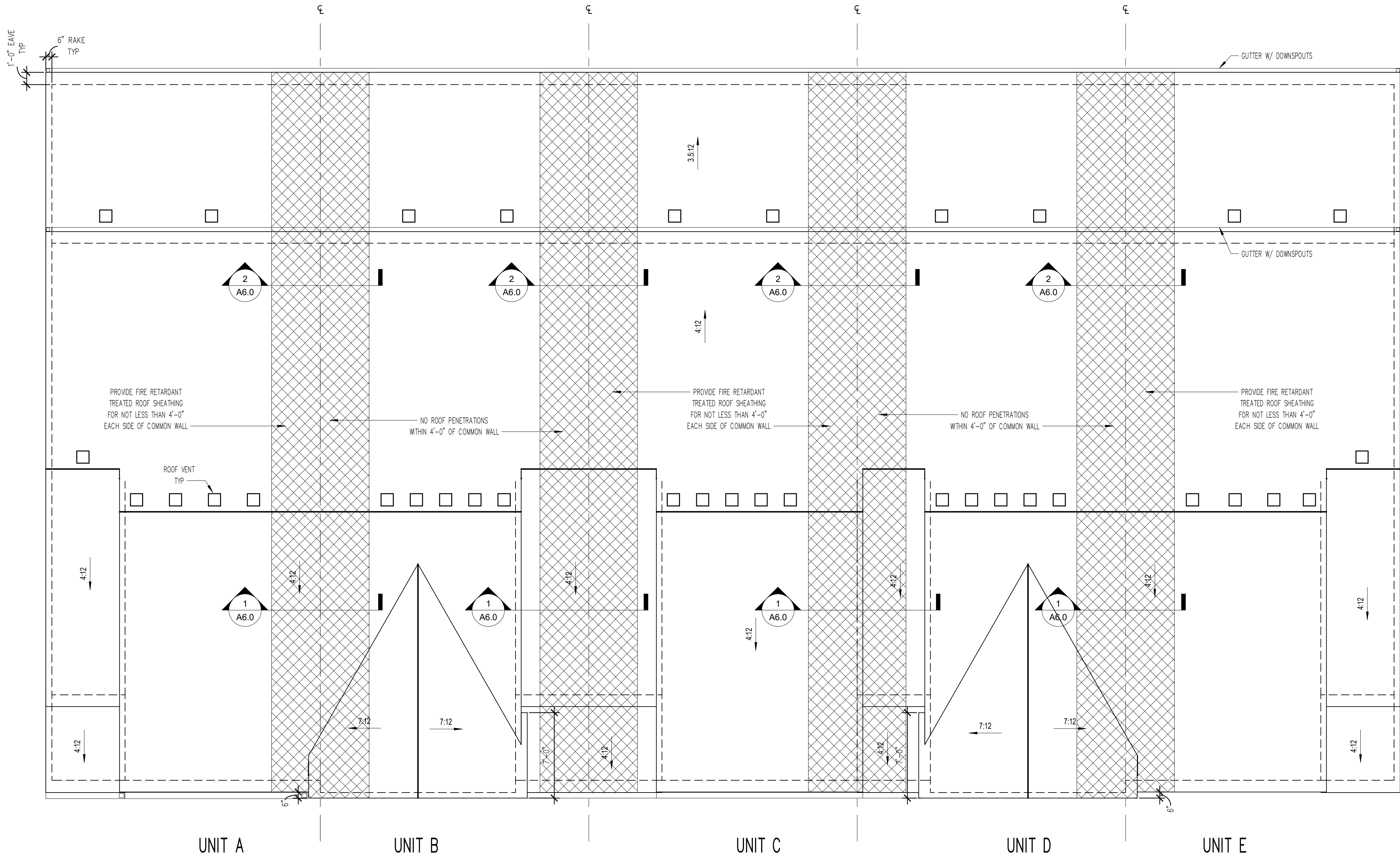
TYPICAL NOTES:

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- B. CEILING:
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- B. SLIDING WINDOWS:
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- D. DOUBLE HUNG WINDOWS:
NOTED ON PLANS AS DH
- E. FIXED WINDOWS:
NOTED ON PLANS AS FX
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DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER
THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
- B. GYPSUM WALL BOARD OPENINGS:
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ESTIMATED AREA - ROOF VENTS			
ATTIC ZONE	AREA	NUMBER OF ROOF VENTS - 50 NFA	REQUIRED RIDGE VENTING (FEET) - 11 NFA
ATTIC AREA	4662 SF	23	102'

VERIFY ROOF VENT TYPES BY BUILDER, ROOFING CONTR.
RESPONSIBLE FOR ADEQUATE VENTILATION PER CODE.
PROVIDE 10"x10" CLEAR OPENING TO ATTIC SPACE FOR BOX VENTS.

SQUARE FOOTAGE ARE ESTIMATES ONLY.
CONTRACTOR TO VERIFY AMOUNTS.
NO WASTE FACTOR IS INCLUDED.

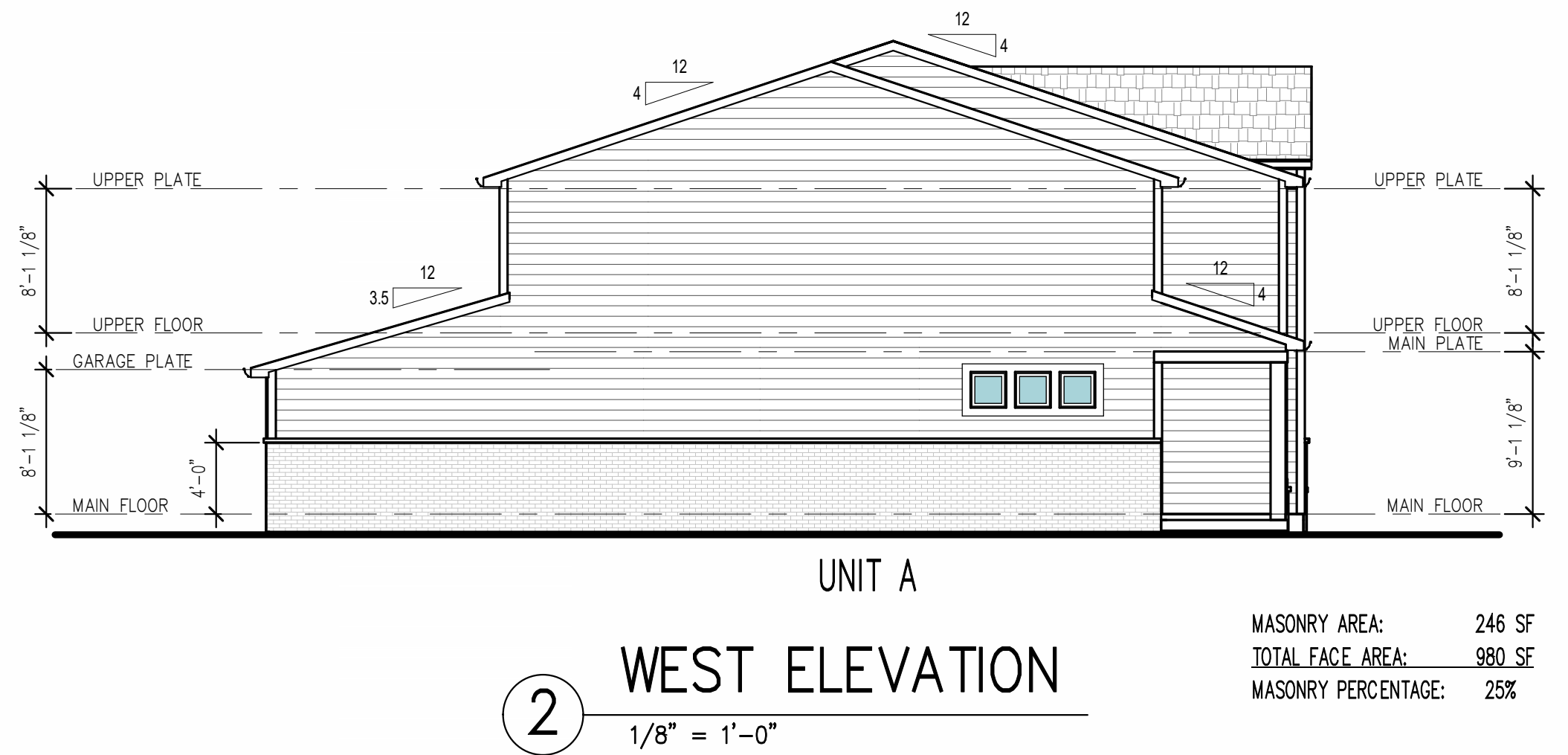
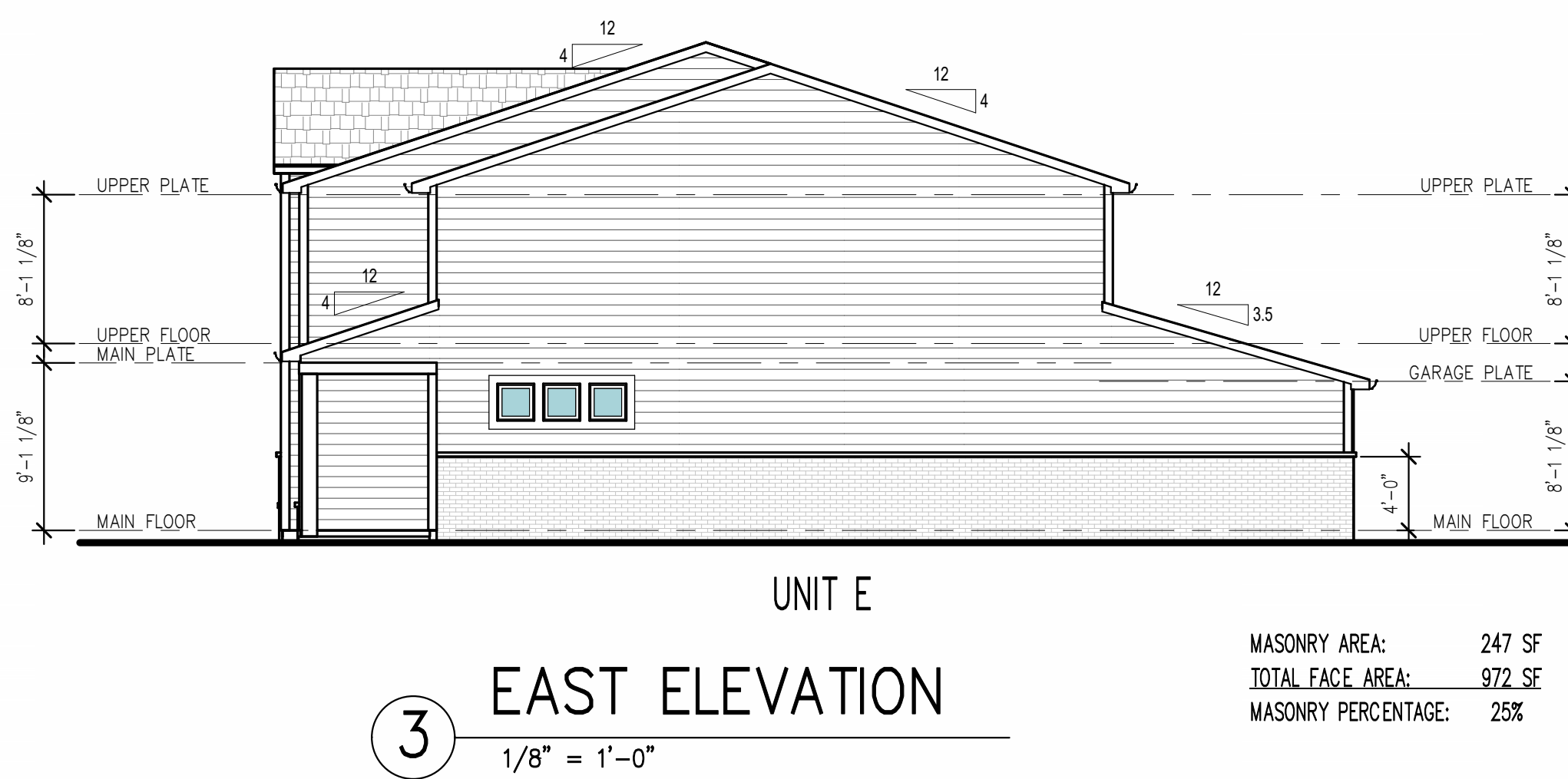
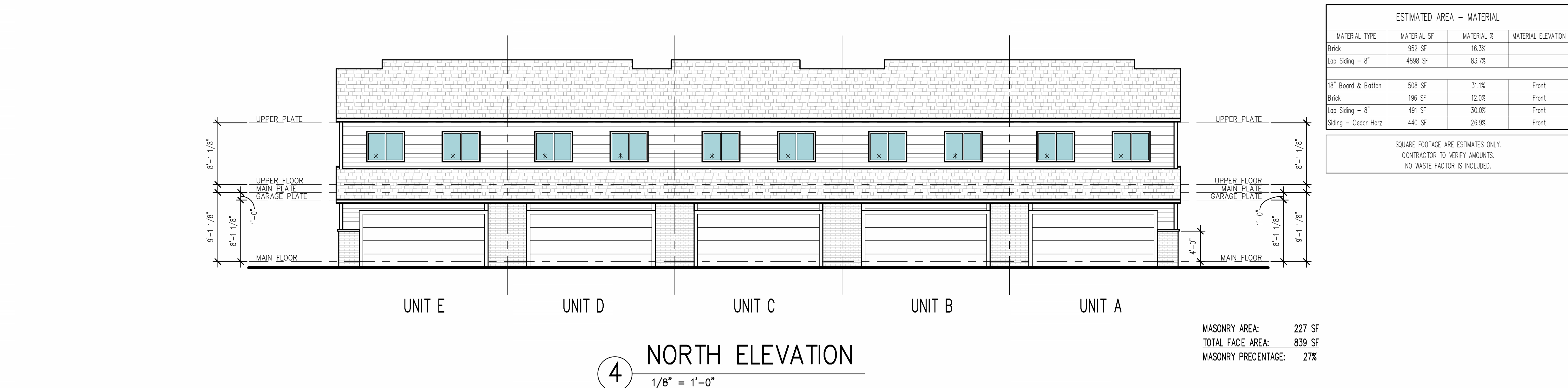


- ROOF GUTTERS AND DOWNSPOUTS ARE CONCEPTUAL ONLY -
VERIFY LOCATIONS PER BID.
- VERIFY ROOF VENT TYPES BY BUILDER, ROOFING CONTR.
RESPONSIBLE FOR ADEQUATE VENTILATION PER CODE.
- FINAL ROOF DESIGN BY TRUSS MFR. ORDER TRUSS,
SUPPORTS AND POINT LOADS PROVIDED BY TRUSS MFR.
- PROVIDE SELF-ADHERING POLYMER MODIFIED BITUMEN
ICE MAT FROM EDGE OF EAVES TO A POINT
AT LEAST 24" INSIDE THE EXTERIOR WALL LINE.
- ADJUST HEEL HEIGHTS AS REQUIRED
TO MAINTAIN CONSISTENT EAVE OVERHANGS.
- EAVE AND RAKE OVERHANGS NOTED
ARE FINISHED DIMENSIONS.
- ALL EXTERIOR FRAME DIMENSIONS
INCLUDES 1/2" THICK WALL SHEATHING
- ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED
TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING
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1 ROOF PLAN
3/16" = 1'-0"



TYPICAL NOTES:

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 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
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FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
D. **EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
E. **BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
F. **FRAME FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
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DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN. (U.O.N.)
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BUILDER
KRM Development

PROJECT NO.
36400123

ISSUE DATE
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DRAWN
AK/MB/NT

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NO.
A2.0

Page 80 of 170

TYPICAL NOTES:

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PLANS ARE CONCEPTUAL, ADJUST AS REQ.

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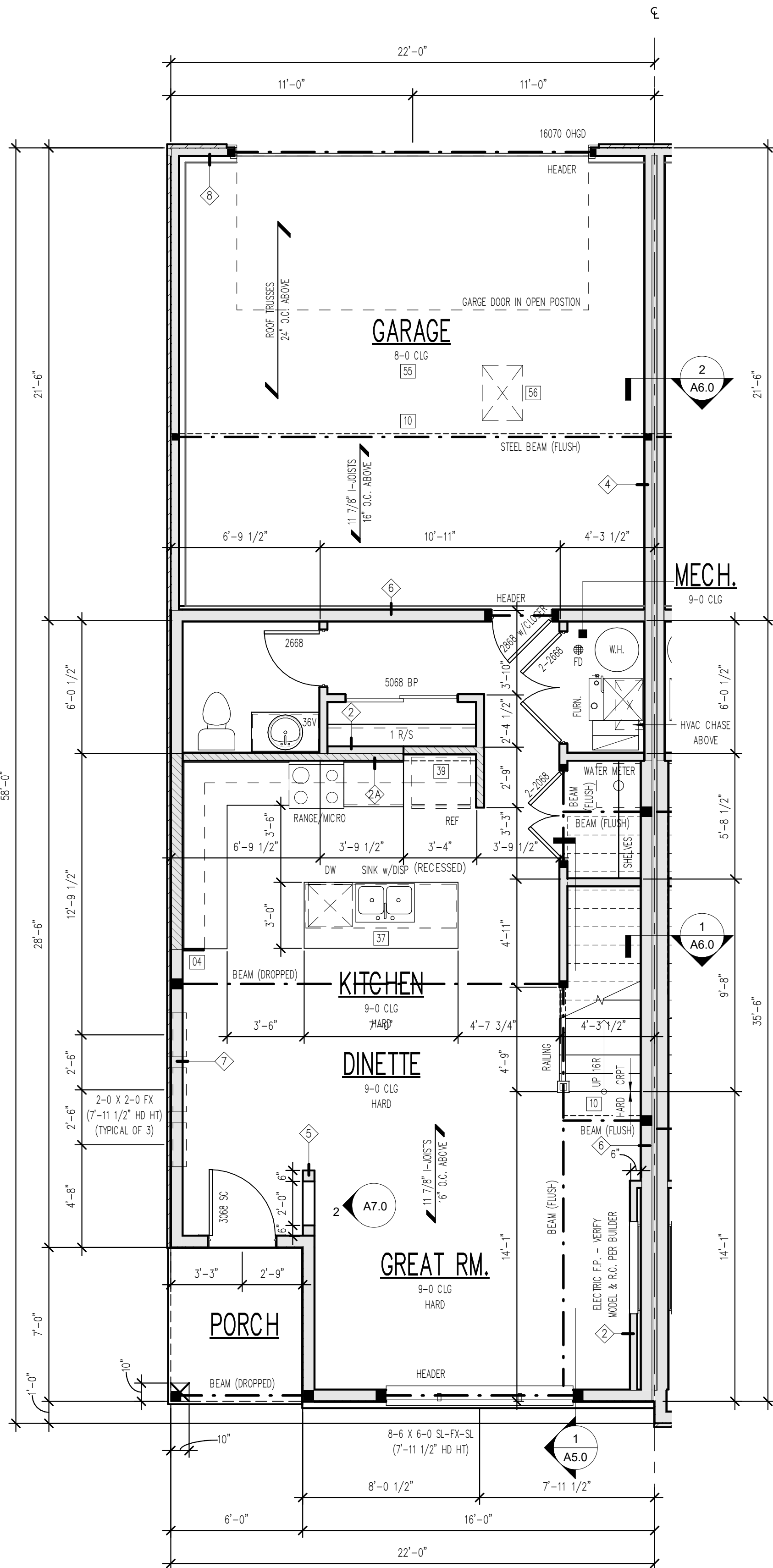
DOOR SCHEDULE - UNIT A		
QTY	DOOR SIZE	COMMENTS
MAIN FLOOR		
1	2-2068	DOUBLE DOOR
1	3068 SC	INSULATED FLUSH PANEL DOOR
1	2-2668	DOUBLE DOOR
1	2668	
1	16070 OHGD	OVERHEAD GARAGE DOOR
1	5068 BP	BI-PASS DOOR
1	2868 GARAGE	20 MIN RATED W/CLOSER
UPPER FLOOR		
1	2068	
6	2668	
1	2868	
2	4068 BP	BI-PASS DOOR

WINDOW SCHEDULE - UNIT A			
QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
MAIN FLOOR			
1	8-6 X 6-0 SL-FX-SL	7'-11 1/2"	
3	2-0 X 2-0 FX	7'-11 1/2"	
UPPER FLOOR			
1	8-6 X 5-0 SL-FX-SL	6'-11 1/2"	
2	5-0 X 4-0 SL	6'-11 1/2"	
1	3-0 X 2-0 FX	6'-11 1/2"	

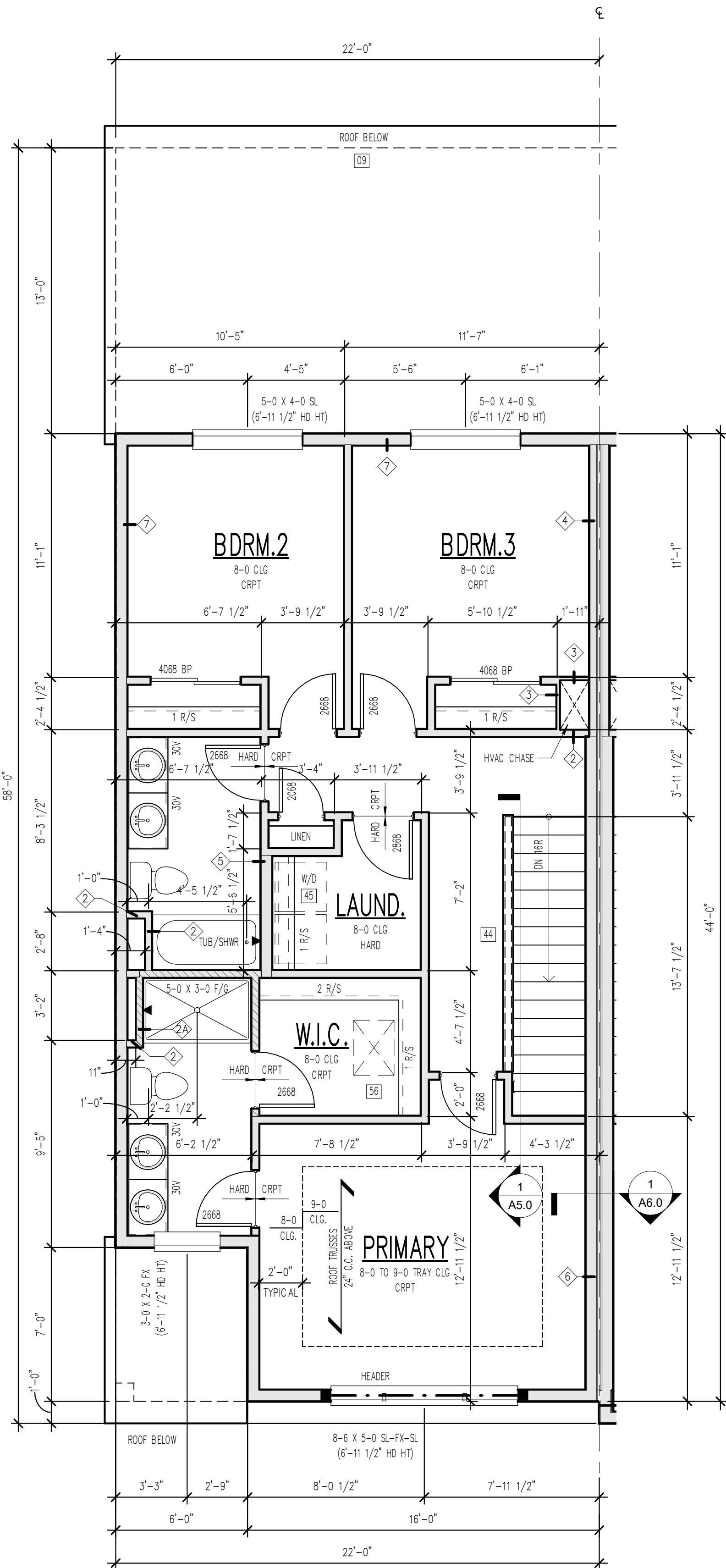
FLOORING SCHEDULE UNIT A		
ROOM	AREA	FLOOR FINISH
MAIN FLOOR		
DINETTE	196 SF	HARD
DROP	60 SF	HARD
GREAT RM.	145 SF	HARD
KITCHEN	191 SF	HARD
PAN.	19 SF	HARD
POWDER	38 SF	HARD
UPPER FLOOR		
BATH.2	62 SF	HARD
BDRM.2	128 SF	CRPT
BDRM.3	137 SF	CRPT
HALL	139 SF	CRPT
LAUND.	42 SF	HARD
M.BATH	65 SF	HARD
PRIMARY	188 SF	CRPT
W.I.C.	47 SF	CRPT

SQUARE FOOTAGE ARE ESTIMATES ONLY.
CONTRACTOR TO VERIFY AMOUNTS.
NO WASTE FACTOR IS INCLUDED.

KEYNOTE LEGEND	
NUMBER	NOTE
04	CABINET END PANEL
09	WALL LINE BELOW
10	WALL LINE ABOVE
37	FLUSH ISLAND
39	DOUBLE WALL w/RECESSED SPACE FOR REFRIGERATOR AS REQUIRED
44	LOW WALL w/WOOD CAP +38" AFF
45	WASHER TO BE ON LEFT SIDE OF DRYER WHEN FACING APPLIANCES
55	5/8" TYPE "X" GYPSUM BD. ON ALL GARAGE CEILING AND WALLS
56	22" X 30" ATTIC ACCESS



1 UNIT A - MAIN FLOOR
1/4" = 1'-0"



2 UNIT A - UPPER FLOOR
1/4" = 1'-0"

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:

- A. **ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
- B. **CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
- C. **EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
- D. **EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
- E. **BASMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
- F. **FRAME FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/S
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD

2. WINDOWS:

- ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINE R.O. SIZES FROM MANUFACTURE)
- A. **CASIMENT WINDOWS:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
- B. **SLIDING WINDOWS:**
NOTED ON PLANS AS SL
- C. **SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
- D. **DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
- E. **FIXED WINDOWS:**
NOTED ON PLANS AS FX

3. DOORS:

- DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
- A. **WOOD JAMBS AND CASING:**
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THEN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THEN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
- B. **GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ALL INTERIOR WALLS ARE TYPE  AND EXTERIOR WALLS ARE TYPE 

ENGINEERED LUMBER SHALL BE USED IN THE FOLLOWING WALLS: WALLS SUPPORTING VAULTED AND 2-STORY CEILINGS, WALLS CONTAINING POCKET DOORS, ANY TLED WALLS, & WALLS SUPPORTING BAR & KITCHEN CABINETS BUT NOT BATHROOM VANITIES. VERIFY ALL LOCATIONS W/ BUILDER.

SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314 OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE W/ UL217 AND UL2034.  THE SYMBOL INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR COMBINATION SMOKE AND CARBON MONOXIDE ALARM.

ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE DESIGNED AND ENGINEERED BY TRUSS MFR OR BY OTHERS.

WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL WINDOW ROUGH OPENING TO BE VERIFIED PER MFR.

ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFR.

CABINETS SHOWN ON PLANS DESIGNED BY OTHERS AND TO BE VERIFIED PER MFR.

VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE. PLANS ARE CONCEPTUAL, ADJUST AS REQ.

ALL STRUCTURAL CONCRETE PIER PADS TO BE SIZED AND VERIFIED BY OTHERS.

PLACE BASMENT WINDOW HEADERS IN RIM AS REQUIRED PER WINDOW HD HT AND GRADE.

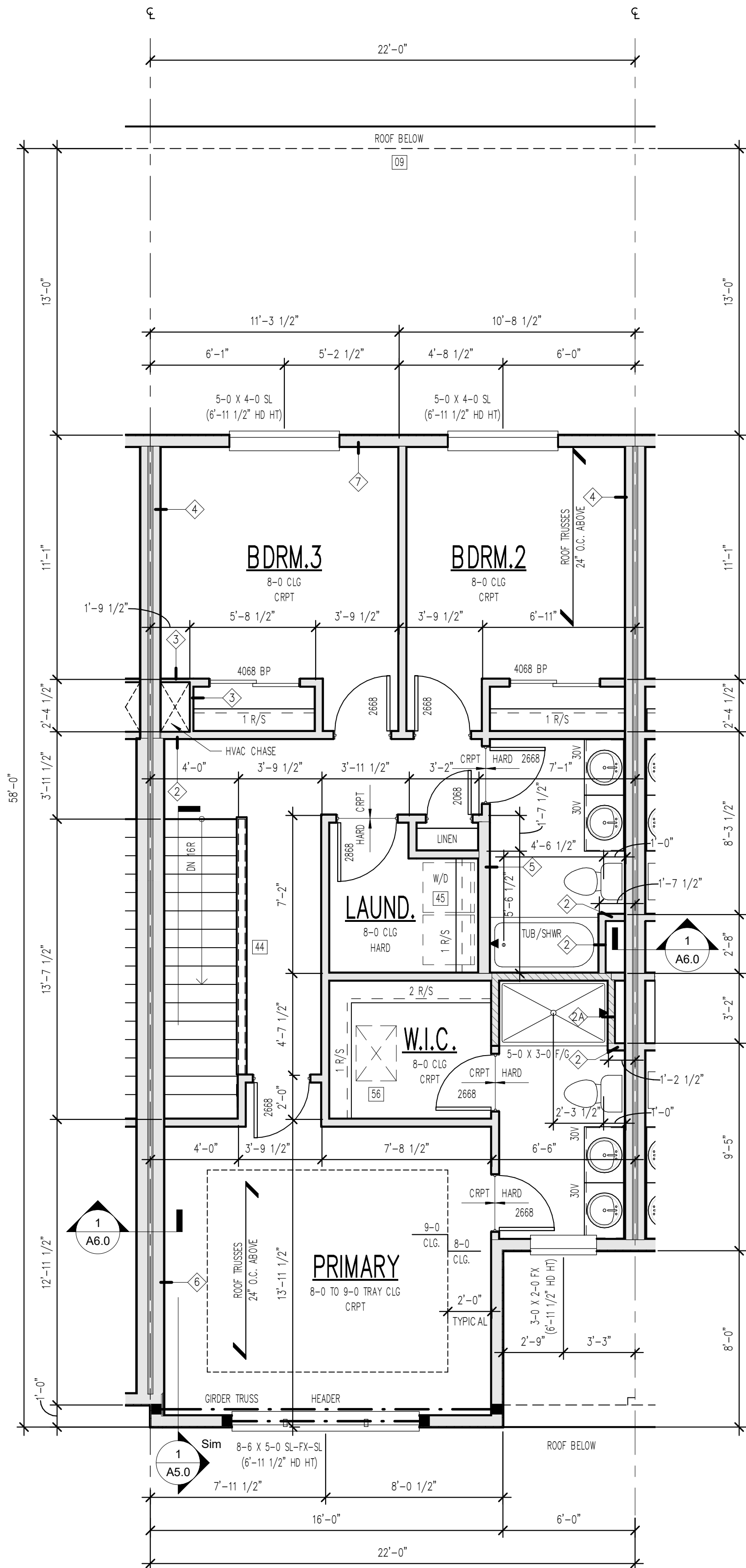
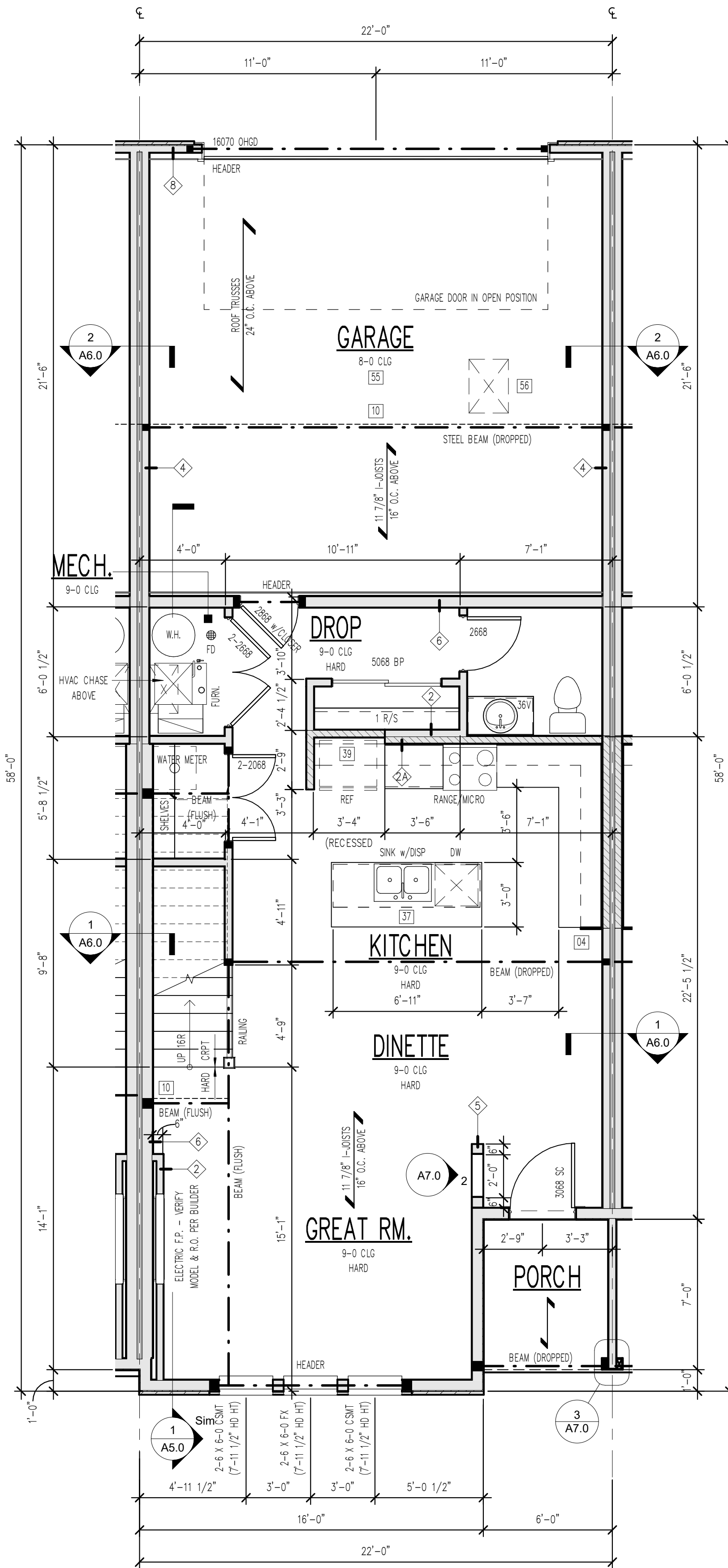
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ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

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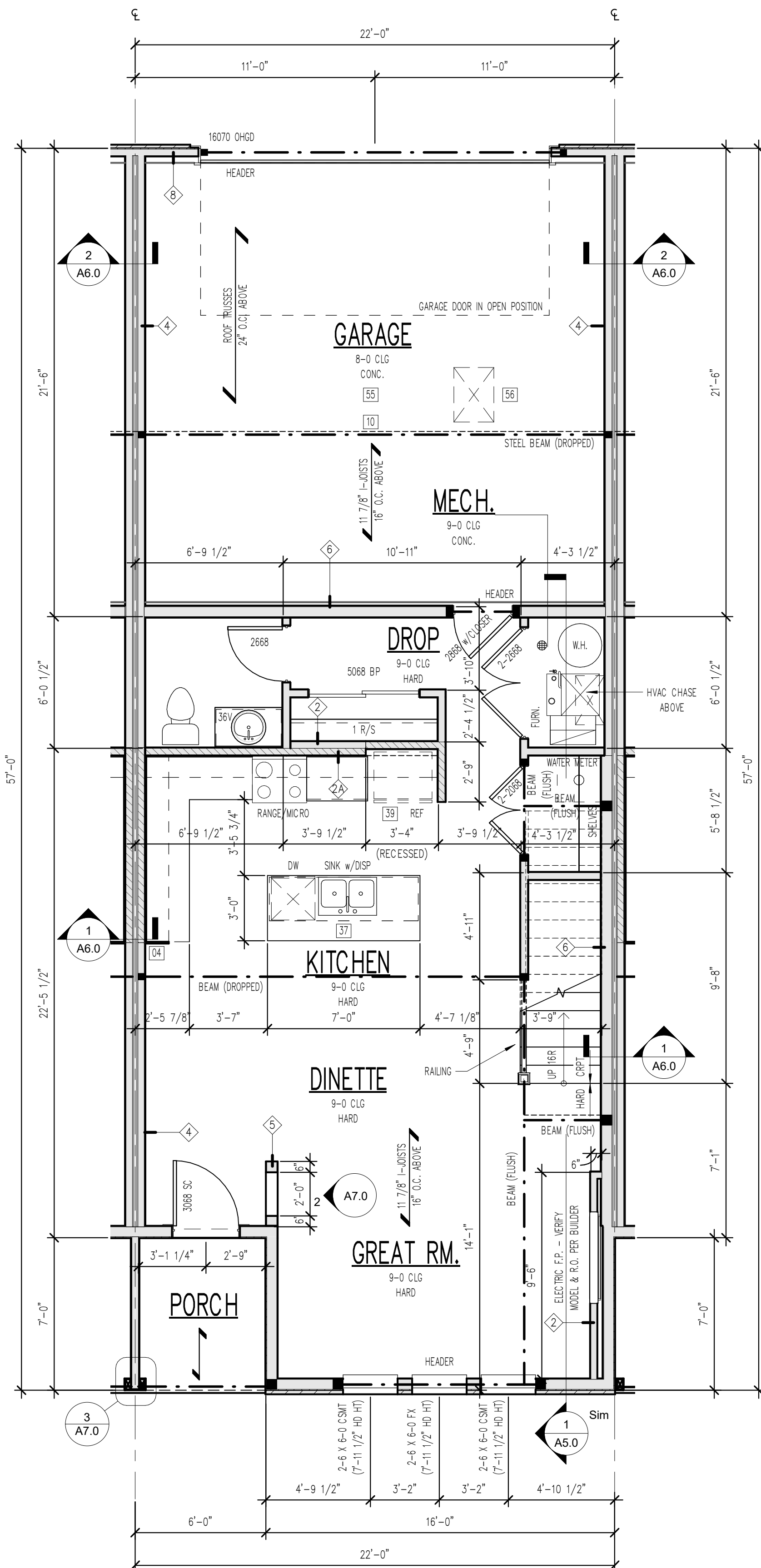
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4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
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 - SIDING WINDOWS:**
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 - SINGLE HUNG WINDOWS:**
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- DOORS:**
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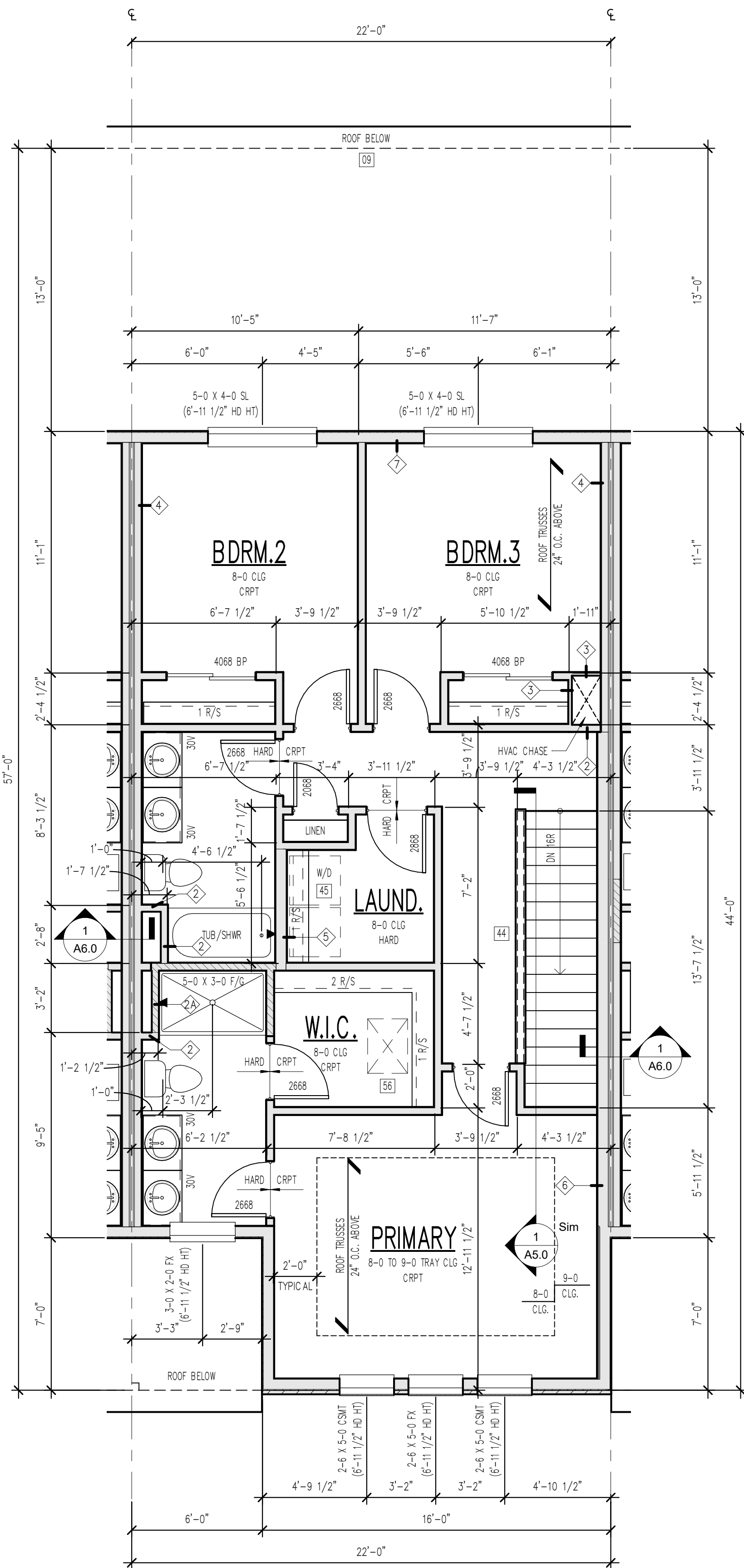
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- ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED
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- DOORS:**

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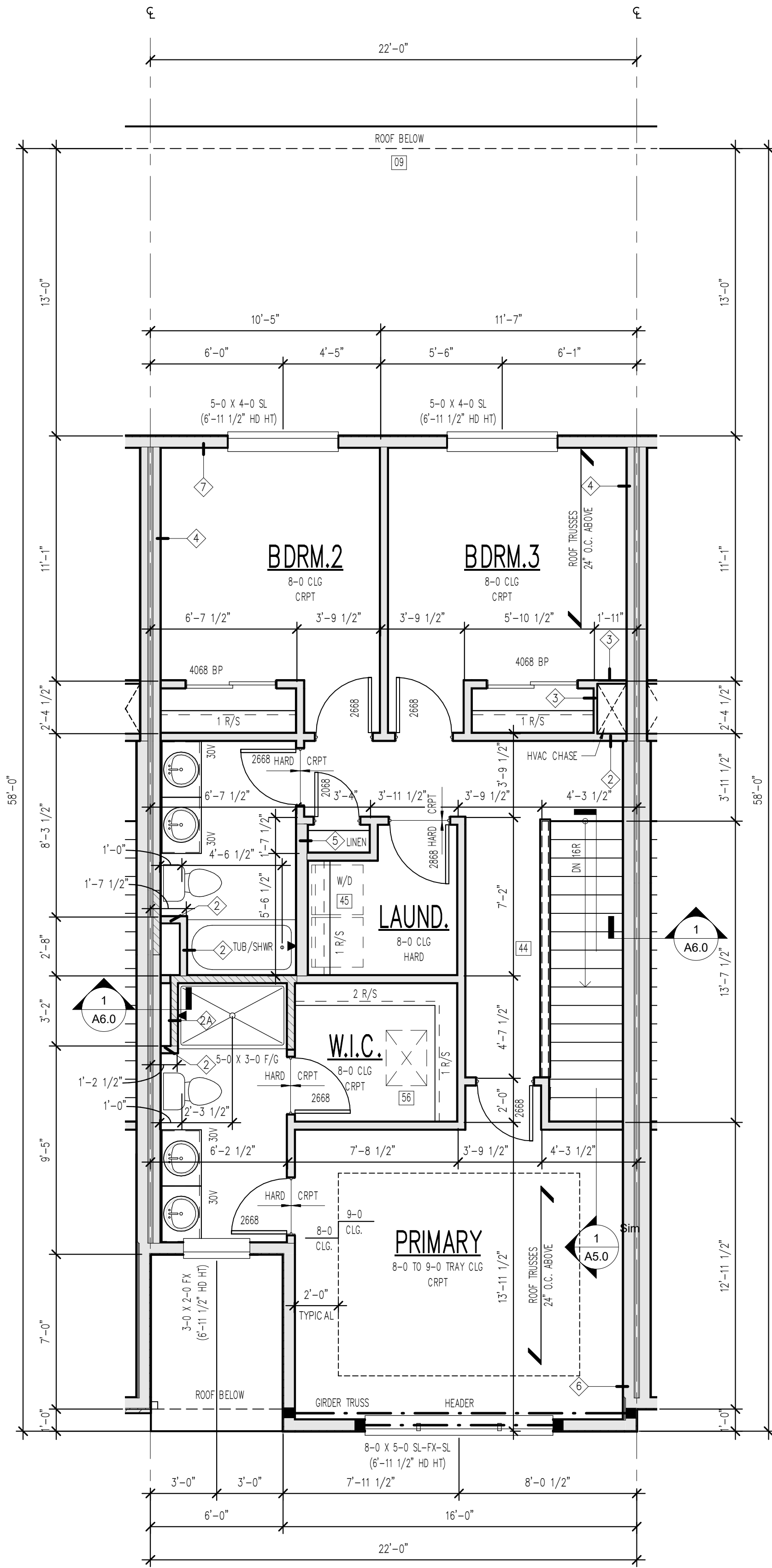
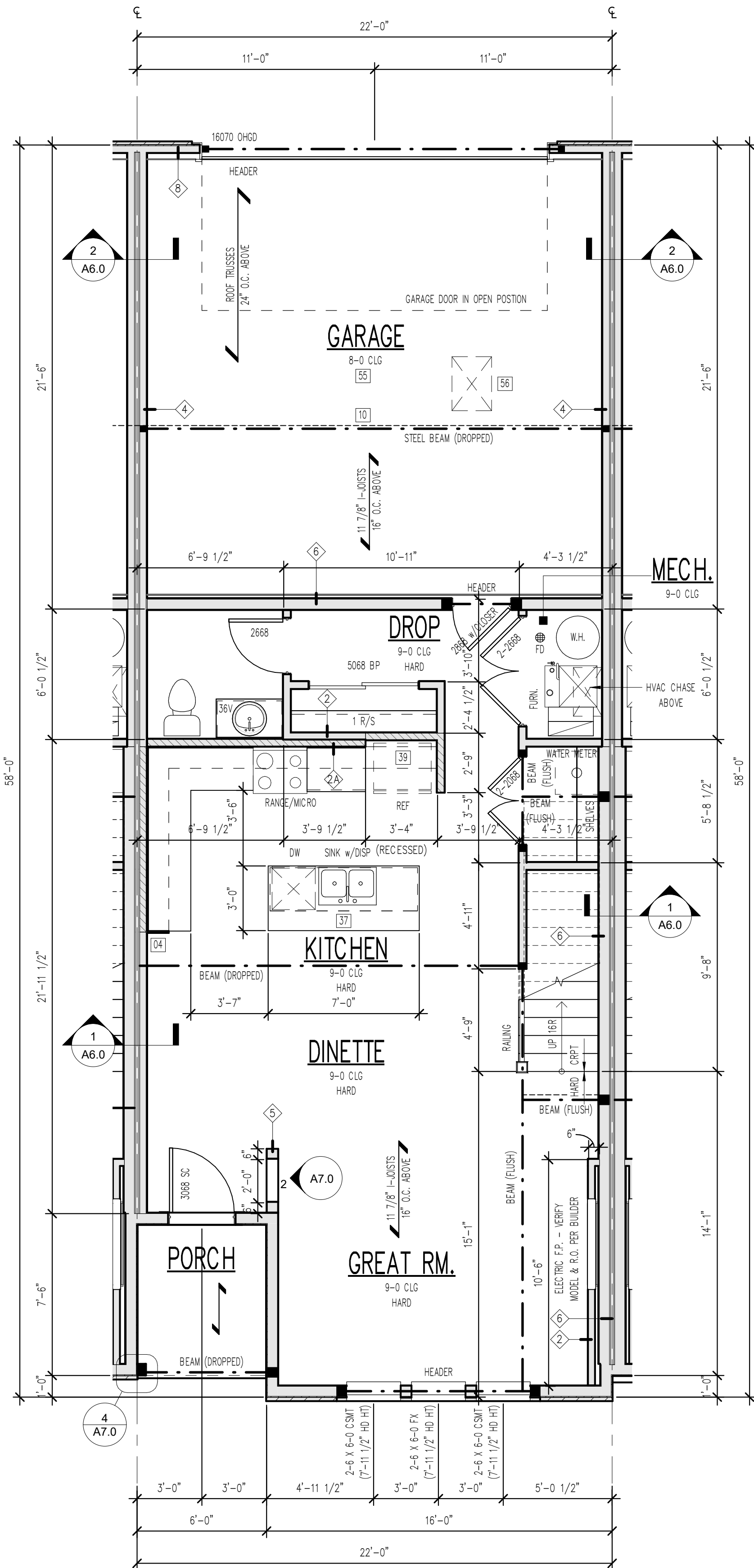
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- F. FRAME FLOOR CONSTRUCTION:
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WINDOW ROUGH OPENING TO BE VERIFIED PER MFG.

ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO
BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFG.

CABINETS SHOWN ON PLANS DESIGNED
BY OTHERS AND TO BE VERIFIED PER MFG.

VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE.
PLANS ARE CONCEPTUAL, ADJUST AS REQ.

ALL STRUCTURAL CONCRETE PIER PADS
TO BE SIZED AND VERIFIED BY OTHERS.

PLACE BASEMENT WINDOW HEADERS IN RIM AS REQUIRED
PER WINDOW HD HT AND GRADE.

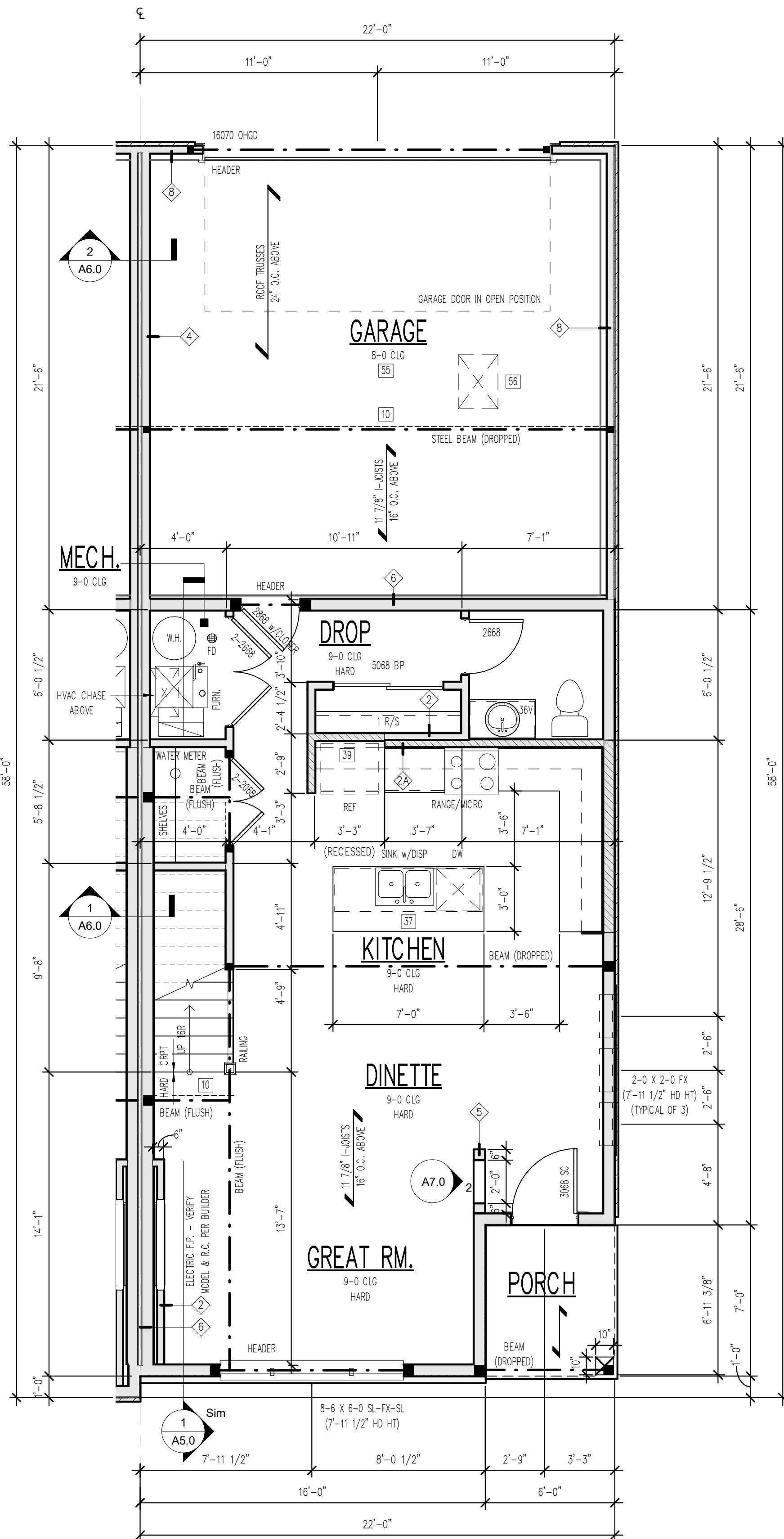
ALL EXTERIOR FRAME DIMENSIONS
INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED
TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING
AND MECHANICAL SYSTEM

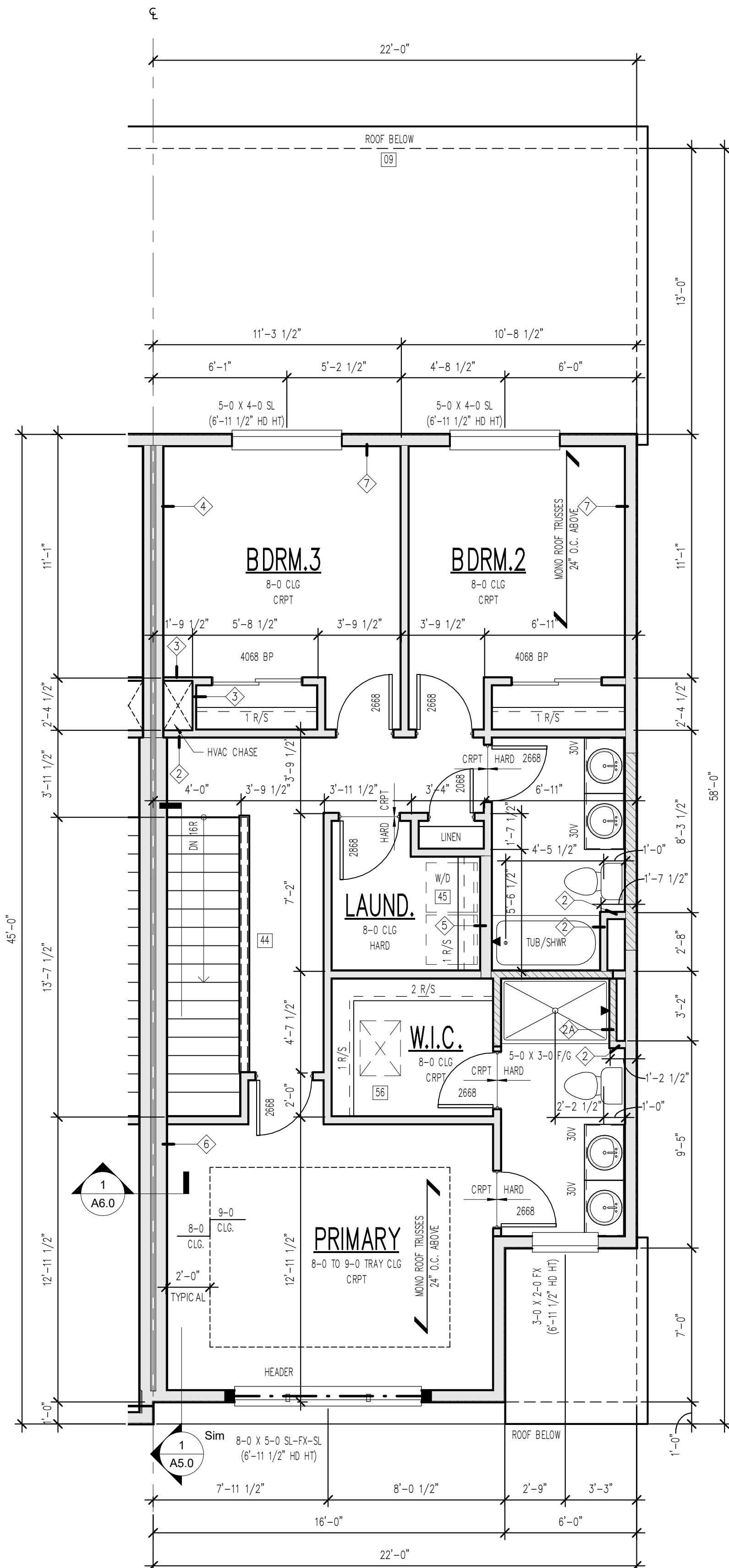
HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN)
FROM INTERSECTING WALLS TO ALLOW FOR TRIM

ALL STRUCTURE, INCLUDING FOOTINGS,
FOUNDATION WALLS, PIER PADS, HEADERS, AND
BEAMS IS SCHEMATIC ONLY AND TO BE SIZED
BY OTHERS. ANY STRUCTURAL SIZE NOTES
HERE NOT ENGINEERED OR SIZED BY ALLER
DESIGN GROUP LLC, ITS OWNER, OR
EMPLOYEES BUT WAS PROVIDED BY OTHERS
AND IS THE RESPONSIBILITY OF THE BUILDER.

THE OWNER AND/OR CONTRACTOR OF THIS PLANS RELEASES
ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND
EMPLOYEES FROM ANY CLAIMS OR LAWSUITS AGAINST THAT
MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR
ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC, ITS
OFFICERS, OWNERS, AND EMPLOYEES DO NOT ACCEPT ANY
LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF
THESE DOCUMENTS. THEREFORE THE OWNER AND/OR
CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS,
STRUCTURE AND DETAILS IN THESE DOCUMENTS PRIOR TO
CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.



1 UNIT E - MAIN FLOOR
1/4" = 1'-0"



2 UNIT E - UPPER FLOOR
1/4" = 1'-0"

TYPICAL NOTES:

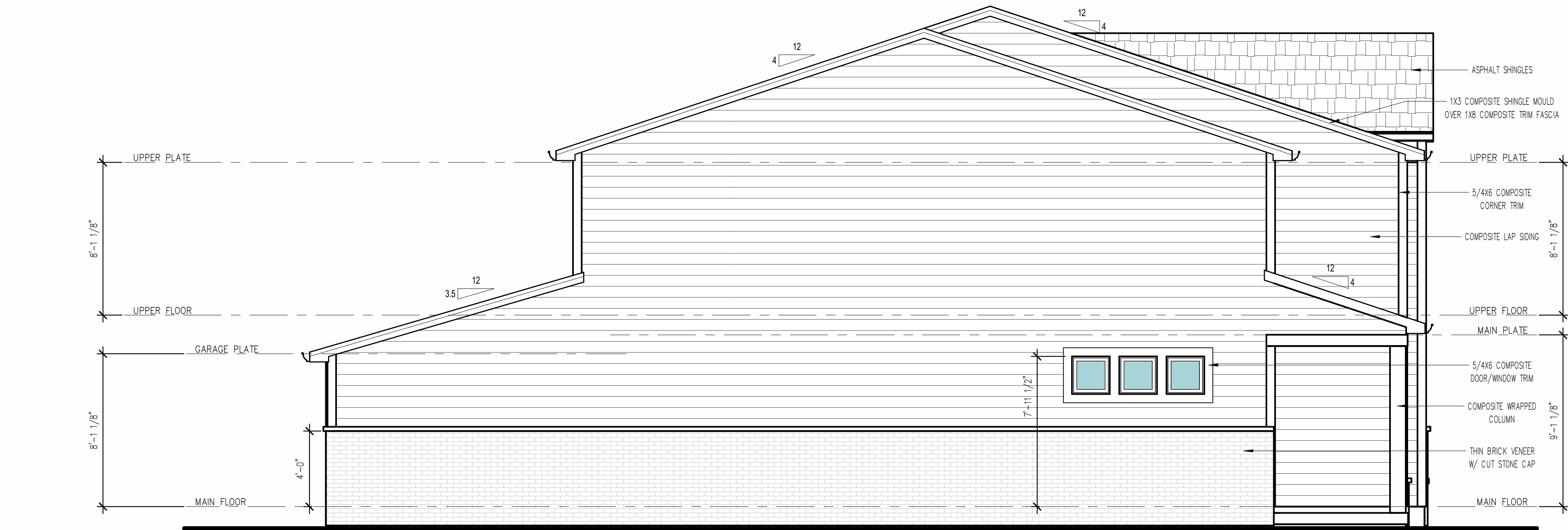
- TYPICAL CONSTRUCTION ASSEMBLIES:
 - ROOF CONSTRUCTION:
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8" FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:

ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINE R.O. SIZES FROM MANUFACTURE)

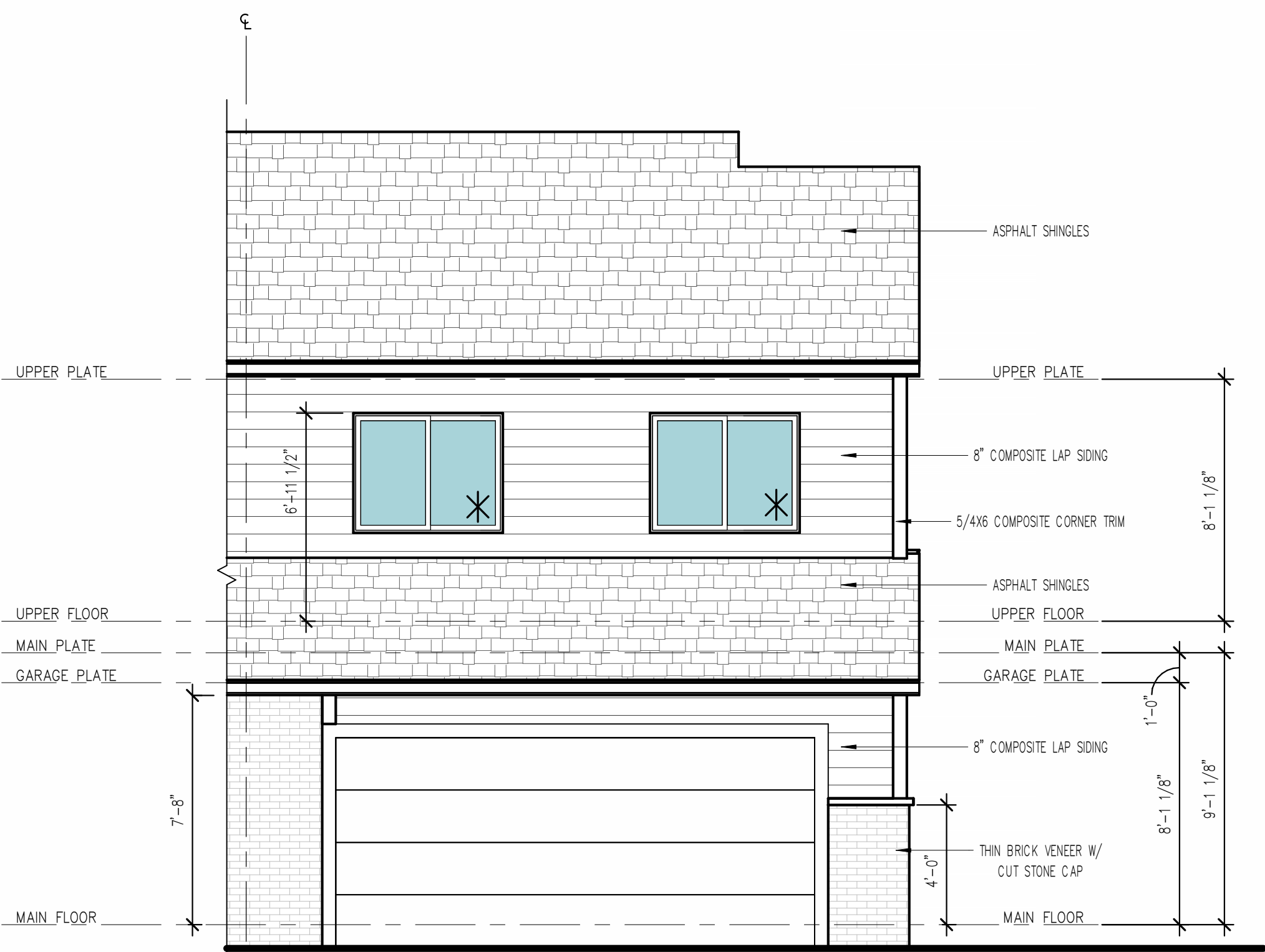
 - CASSETT WINDOW:
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - SLIDING WINDOWS:
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:
NOTED ON PLANS AS DH
 - FIXED WINDOWS:
NOTED ON PLANS AS FX
- DOORS:

DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)

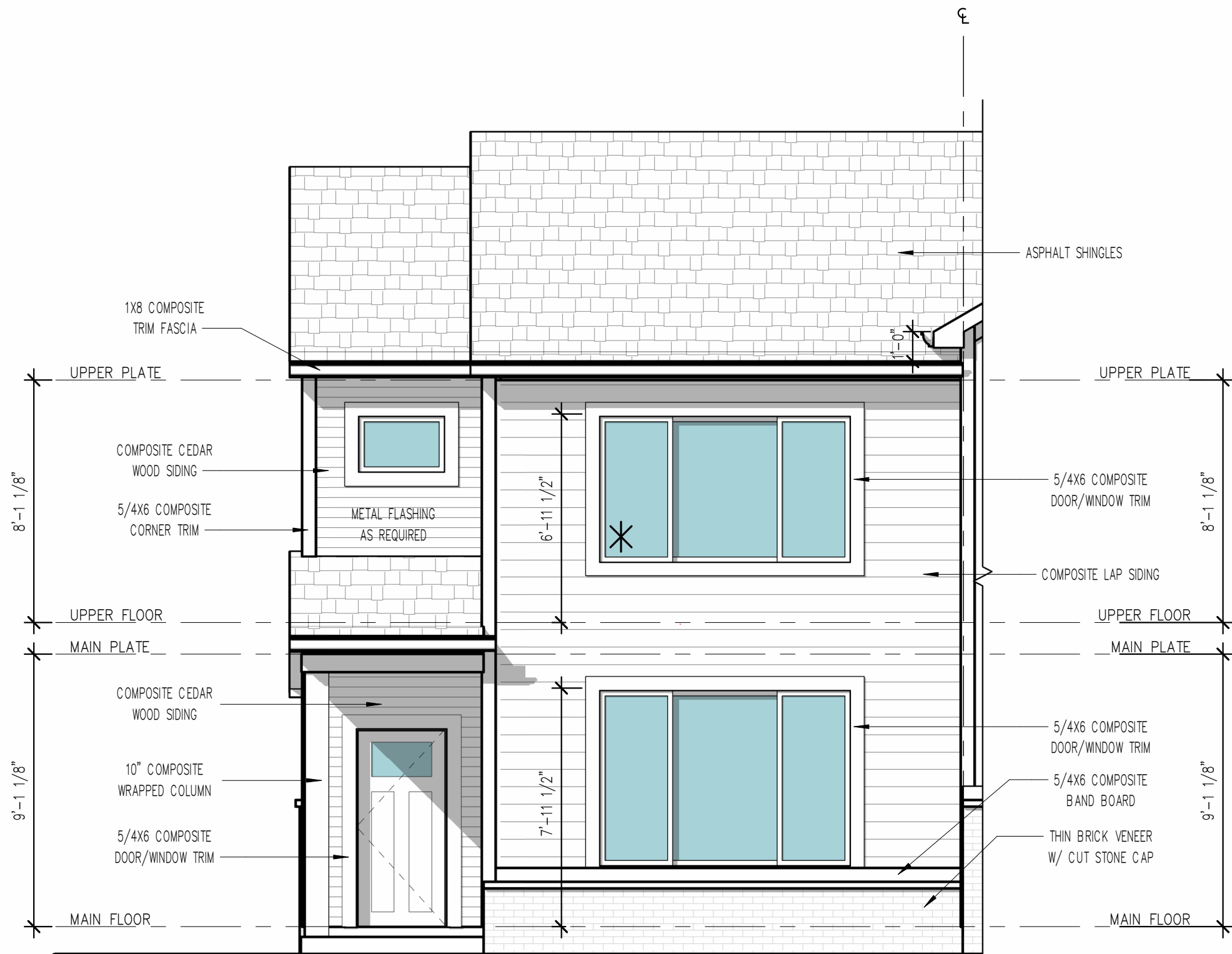
 - WOOD JAMBES AND CASING:
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.



3 UNIT A – LEFT ELEVATION
1/4" = 1'-0"



2 UNIT A – REAR ELEVATION
1/4" = 1'-0"



1 UNIT A – FRONT ELEVATION
1/4" = 1'-0"

✱	WINDOWS SO NOTED MEET OR EXCEED APPLICABLE EGRESS REQUIREMENTS.
	ALL WINDOW HEAD HEIGHTS ARE 7' - 11 1/2", UNO.
	WALL SHEATHING ON ALL ELEVATIONS SHALL BE EXTERIOR GRADE 1/2" OSB, UNO.
	VERIFY ALL EXTERIOR DOOR STYLES WITH BUILDER.
	GUTTERS AND DOWNSPOUTS NOT SHOWN FOR CLARITY.
	ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING
	ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM
	HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN) FROM INTERSECTING WALLS TO ALLOW FOR TRIM
	ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.
	THE OWNER AND/OR CONTRACTOR OF THIS PLANS RELEASES ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES FROM ANY CLAIMS OR LAWSUITS AGAINST THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES DO NOT ACCEPT ANY LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF THESE DOCUMENTS. THEREFORE THE OWNER AND/OR CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS, STRUCTURE AND DETAILS IN THESE DOCUMENTS PRIOR TO CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.

PROJECT PHASE:

PHASE 3

Grimes Townhomes (5-Plex)

301, 305, 309, 313, AND 317 SE 4TH ST
GRIMES, IA

BUILDER
KRM Development

PROJECT NO.
36400123

ISSUE DATE
10.01.24

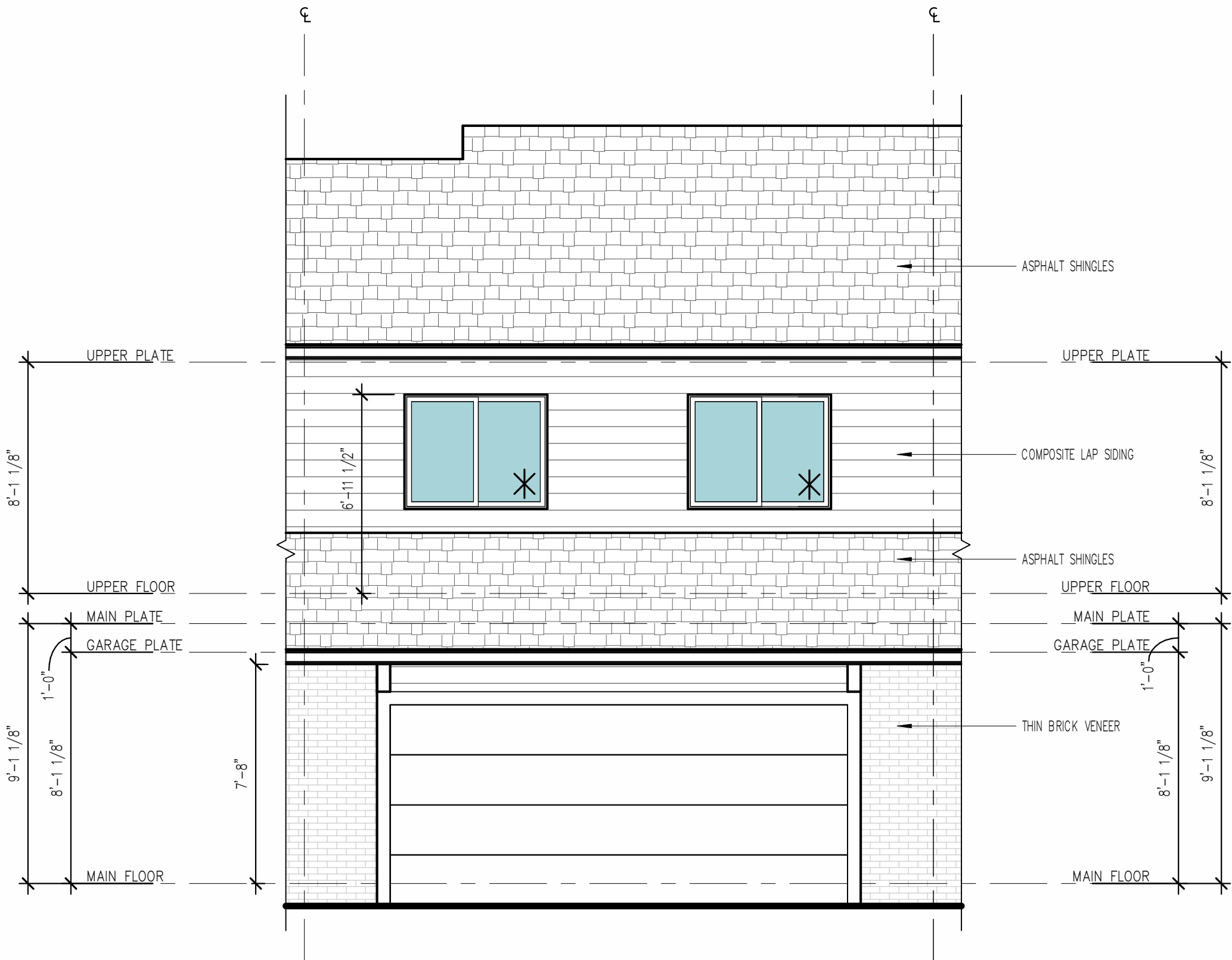
DRAWN
AK/MB/NT

SHEET NAME
UNIT B - PARTIAL ELEVATIONS

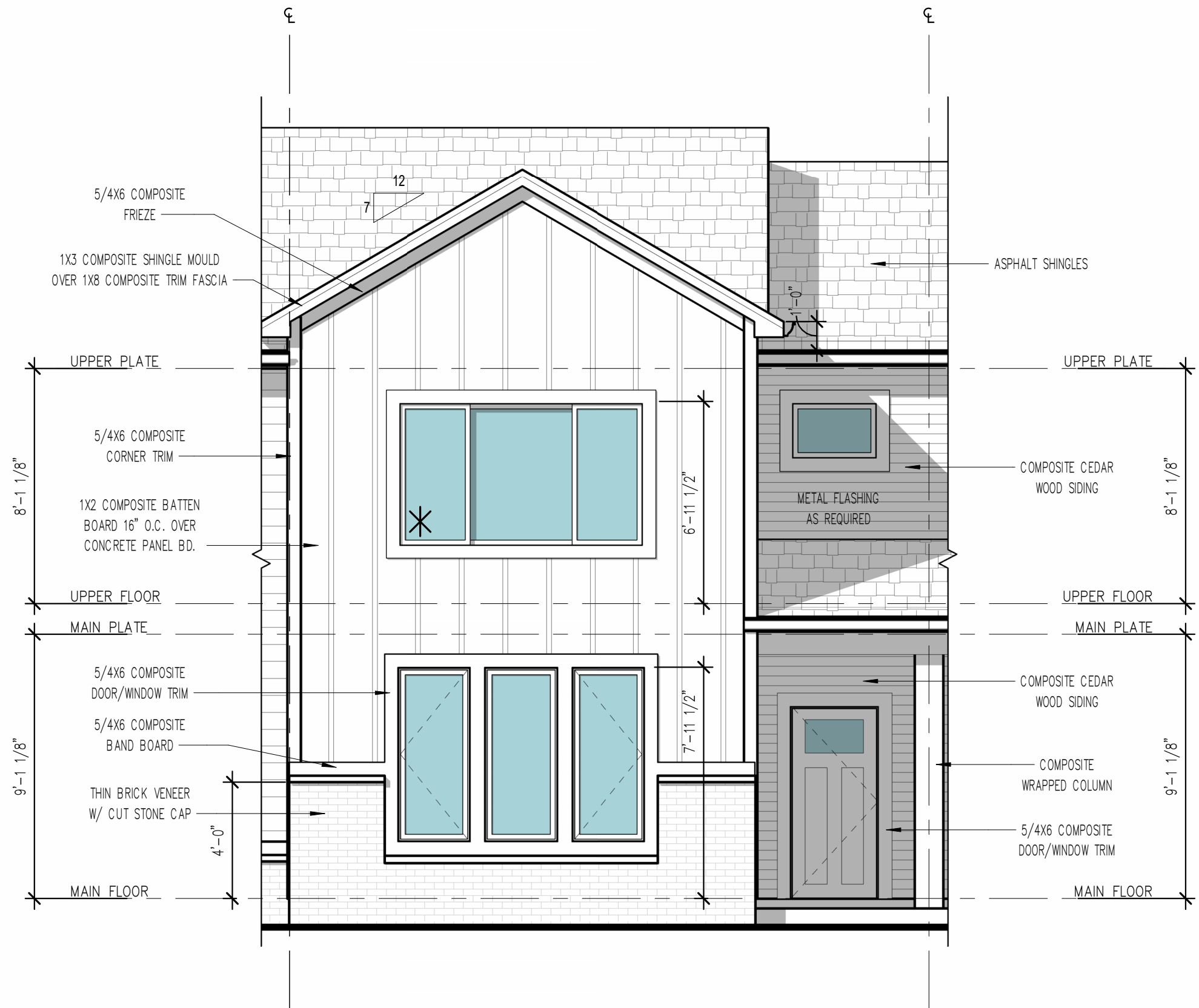
SHEET NO.
A4.1

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
 - A. ROOF CONSTRUCTION:
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - B. CEILING:
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - C. EXTERIOR SIDING WALL CONSTRUCTION:
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - D. EXTERIOR MASONRY WALL CONSTRUCTION:
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - F. FRAME FLOOR CONSTRUCTION:
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8" FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
2. WINDOWS:
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
 - A. CASSEMENT WINDOWS:
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - B. SLIDING WINDOWS:
NOTED ON PLANS AS SL
 - C. SINGLE HUNG WINDOWS:
NOTED ON PLANS AS SH
 - D. DOUBLE HUNG WINDOWS:
NOTED ON PLANS AS DH
 - E. FIXED WINDOWS:
NOTED ON PLANS AS FX
3. DOORS:
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - A. WOOD JAMBS AND CASING:
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - B. GYPSUM WALL BOARD OPENINGS:
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.



UNIT B – REAR ELEVATION
1/4" = 1'-0"

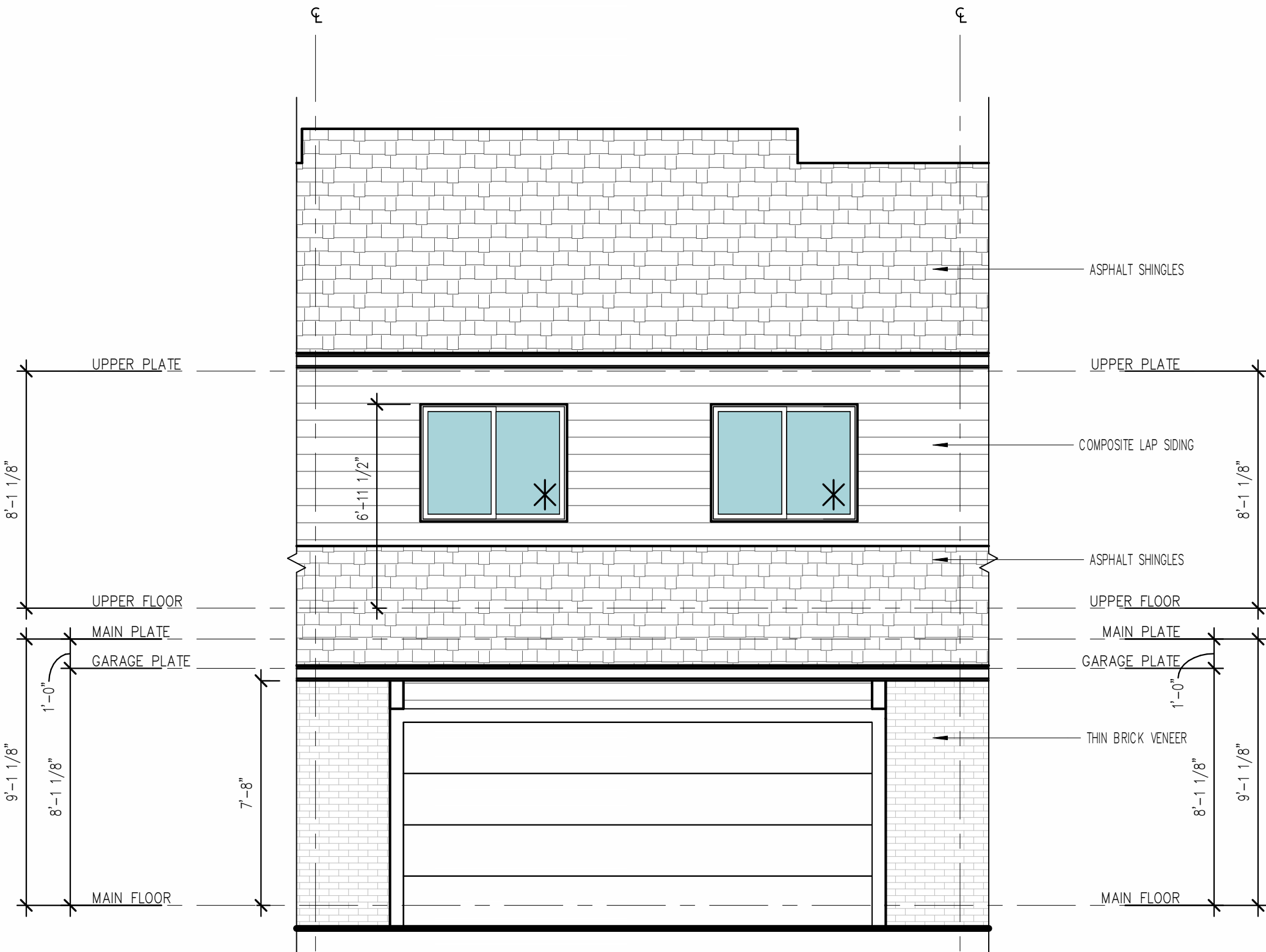


UNIT B – FRONT ELEVATION
1/4" = 1'-0"

	WINDOWS SO NOTED MEET OR EXCEED APPLICABLE EGRESS REQUIREMENTS.
	ALL WINDOW HEAD HEIGHTS ARE 7' - 11 1/2", UNO.
	WALL SHEATHING ON ALL ELEVATIONS SHALL BE EXTERIOR GRADE 1/2" OSB, UNO.
	VERIFY ALL EXTERIOR DOOR STYLES WITH BUILDER.
	GUTTERS AND DOWNSPOUTS NOT SHOWN FOR CLARITY.
	ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING
	ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM
	HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN) FROM INTERSECTING WALLS TO ALLOW FOR TRIM
	ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.
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TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
 - A. ROOF CONSTRUCTION:
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - B. CEILING:
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - C. EXTERIOR SIDING WALL CONSTRUCTION:
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - D. EXTERIOR MASONRY WALL CONSTRUCTION:
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - F. FRAME FLOOR CONSTRUCTION:
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8" FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
2. WINDOWS:
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
 - A. CASSEMENT WINDOWS:
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - B. SLIDING WINDOWS:
NOTED ON PLANS AS SL
 - C. SINGLE HUNG WINDOWS:
NOTED ON PLANS AS SH
 - D. DOUBLE HUNG WINDOWS:
NOTED ON PLANS AS DH
 - E. FIXED WINDOWS:
NOTED ON PLANS AS FX
3. DOORS:
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - A. WOOD JAMBS AND CASING:
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - B. GYPSUM WALL BOARD OPENINGS:
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.



UNIT C – REAR ELEVATION

1/4" = 1'-0"



UNIT C – FRONT ELEVATION

1/4" = 1'-0"

	WINDOWS SO NOTED MEET OR EXCEED APPLICABLE EGRESS REQUIREMENTS.
	ALL WINDOW HEAD HEIGHTS ARE 7' - 11 1/2", UNO.
	WALL SHEATHING ON ALL ELEVATIONS SHALL BE EXTERIOR GRADE 1/2" OSB, UNO.
	VERIFY ALL EXTERIOR DOOR STYLES WITH BUILDER.
	GUTTERS AND DOWNSPOUTS NOT SHOWN FOR CLARITY.
	ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING
	ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM
	HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

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PROJECT PHASE:

PHASE 3

Grimes Townhomes (5-Plex)

301, 305, 309, 313, AND 317 SE 4TH ST
GRIMES, IA

BUILDER
KRM Development

PROJECT NO.
36400123

ISSUE DATE
10.01.24

DRAWN
AK/MB/NT

SHEET NAME
UNIT D - PARTIAL ELEVATIONS

SHEET NO.

A4.3

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:

A. ROOF CONSTRUCTION:

COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.

B. CEILING:

FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD

C. EXTERIOR SIDING WALL CONSTRUCTION:

SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD

D. EXTERIOR MASONRY WALL CONSTRUCTION:

STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD

E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:

4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL

F. FRAME FLOOR CONSTRUCTION:

FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8"
FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
2. WINDOWS:

ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM
MANUFACTURE)

A. CASSEMENT WINDOWS:
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT

B. SLIDING WINDOWS:
NOTED ON PLANS AS SL

C. SINGLE HUNG WINDOWS:
NOTED ON PLANS AS SH

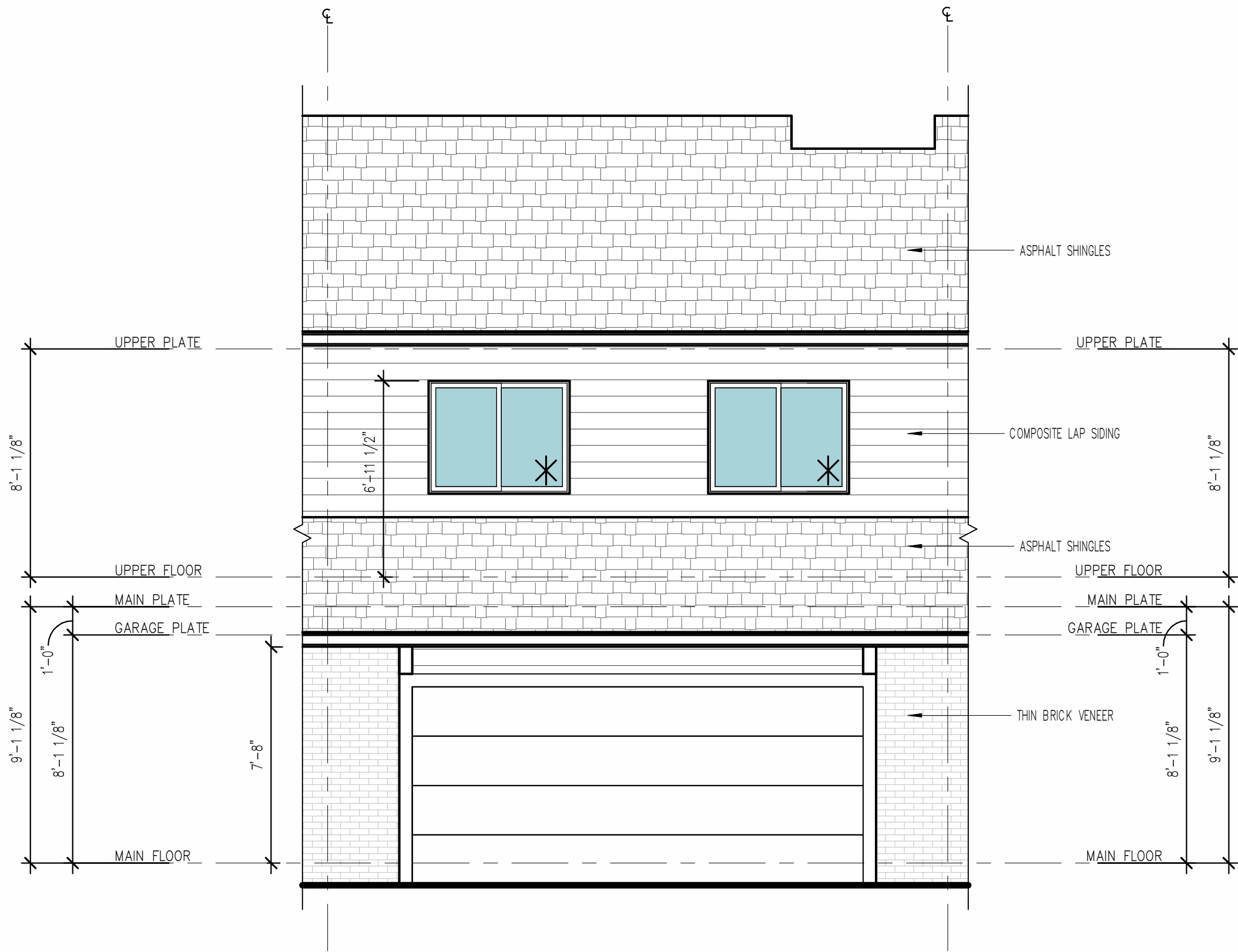
D. DOUBLE HUNG WINDOWS:
NOTED ON PLANS AS DH

E. FIXED WINDOWS:
NOTED ON PLANS AS FX
3. DOORS:

DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)

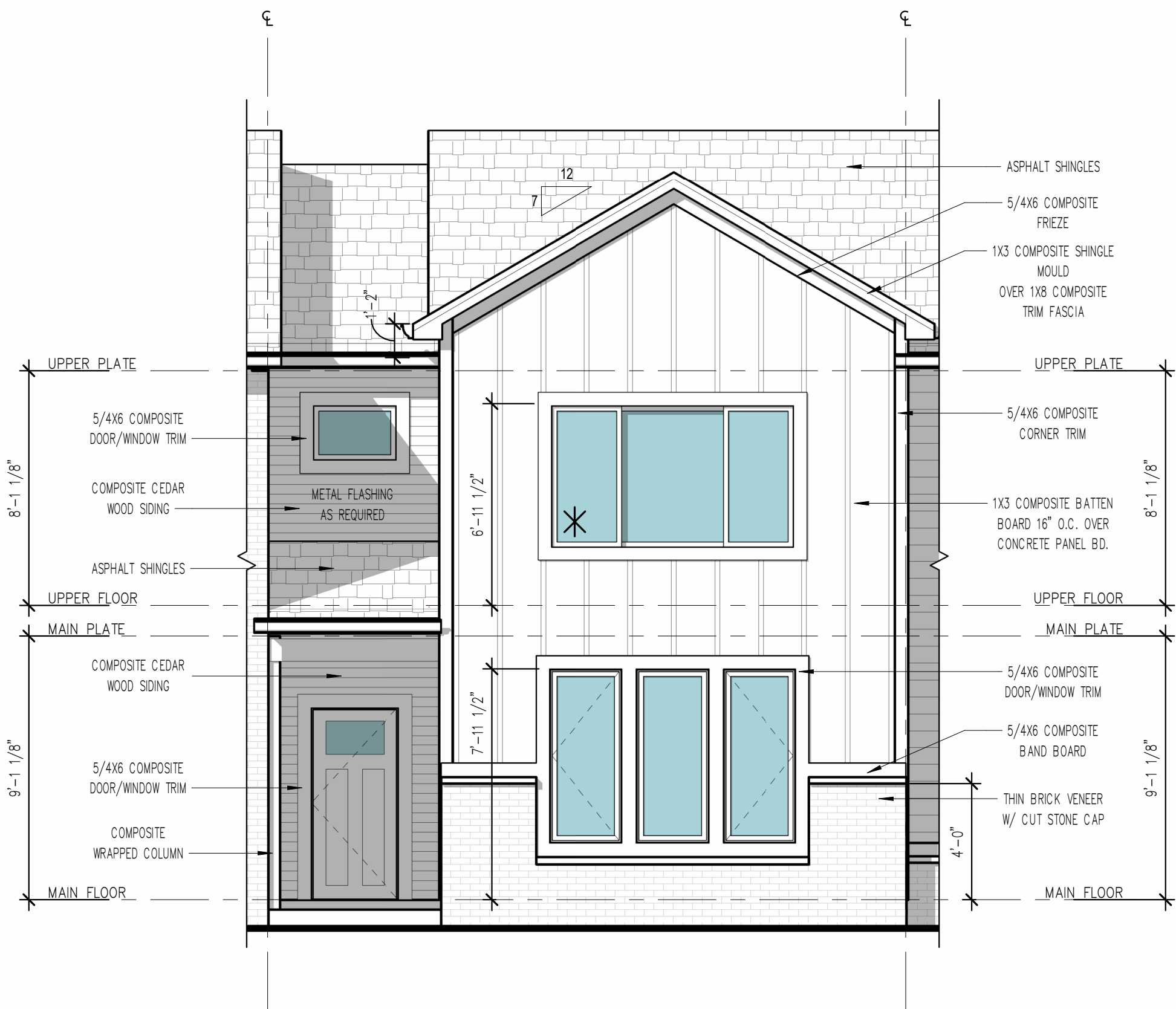
A. WOOD JAMBS AND CASING:
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN
DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR SIZE NOTED ON PLANS
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER
THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING

B. GYPSUM WALL BOARD OPENINGS:
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.



UNIT D – REAR ELEVATION

1/4" = 1'-0"



UNIT D – FRONT ELEVATION

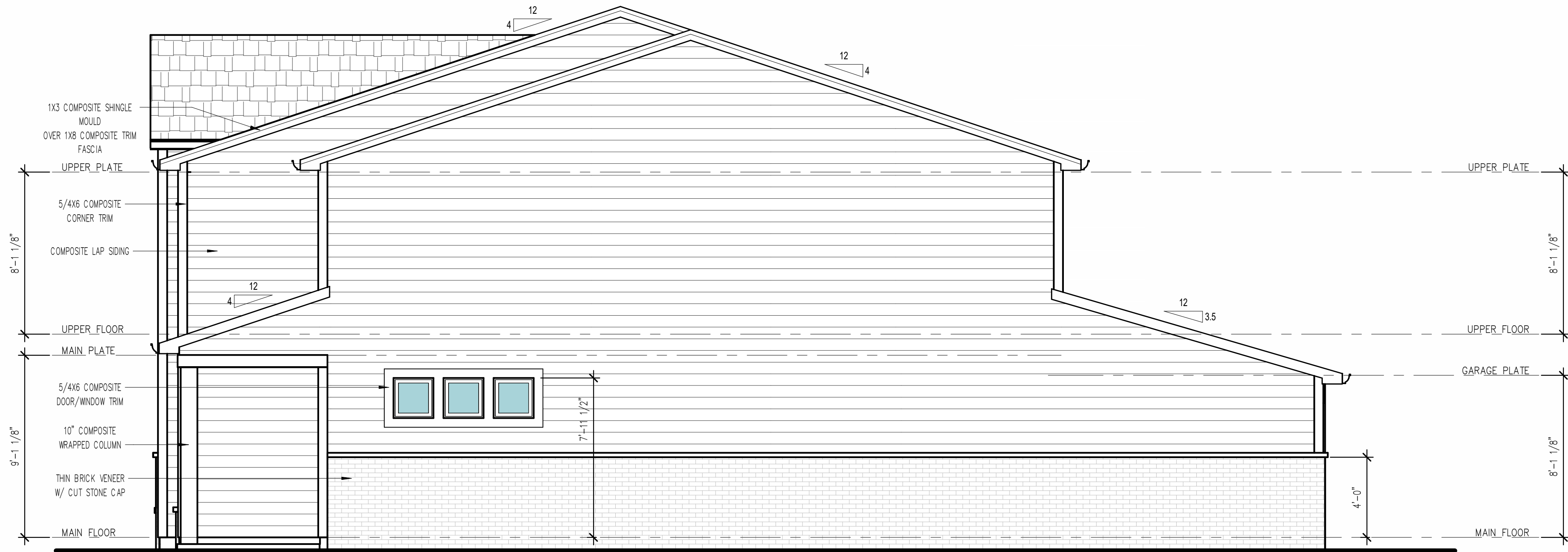
1/4" = 1'-0"

* WINDOWS SO NOTED MEET OR EXCEED APPLICABLE EGRESS REQUIREMENTS.
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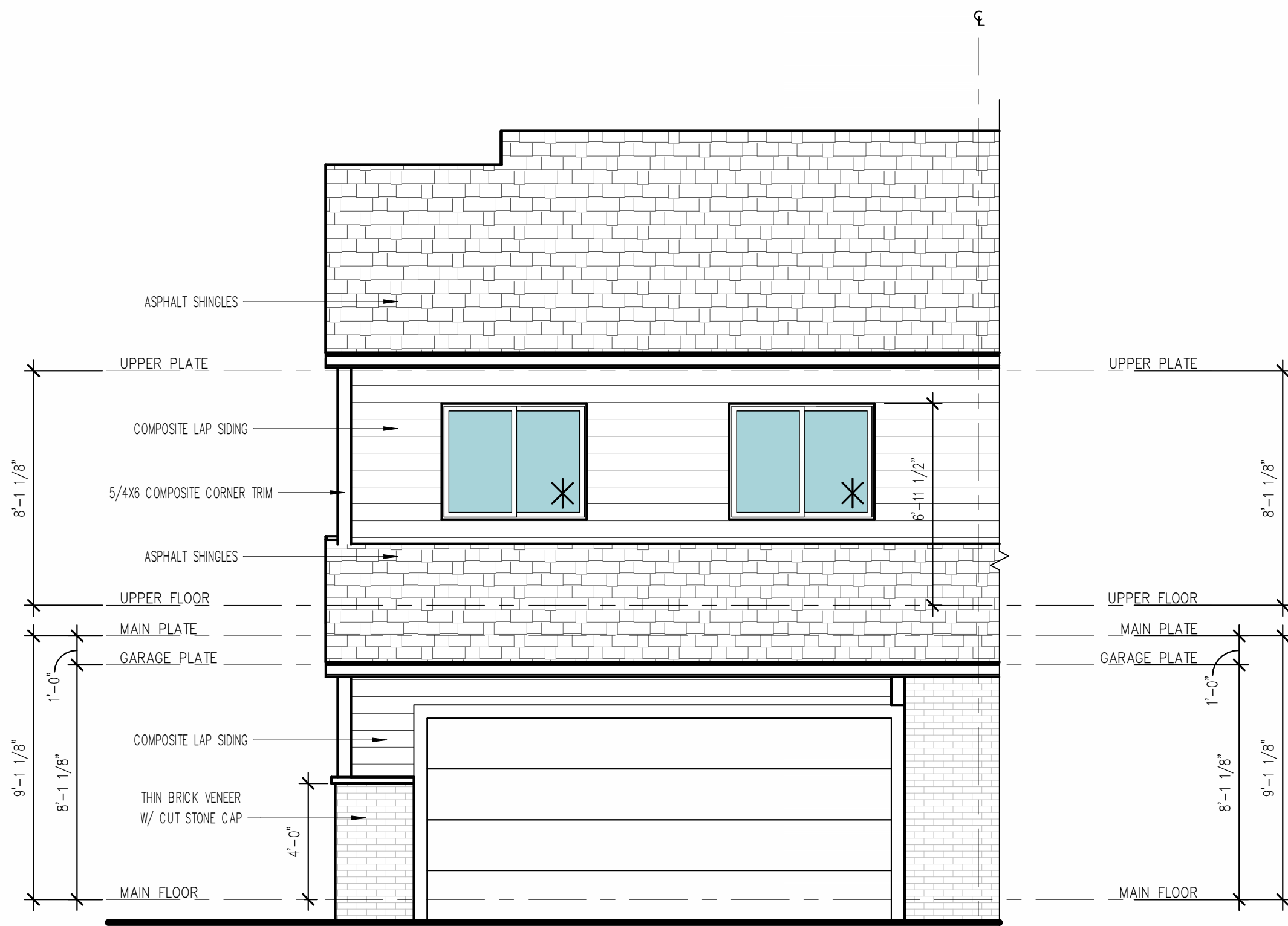
TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8" FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:**
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINE R.O. SIZES FROM MANUFACTURE)
 - CASSETT WINDOW:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
- DOORS:**
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN. (U.O.N.)
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - WOOD JAMBES AND CASING:**
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

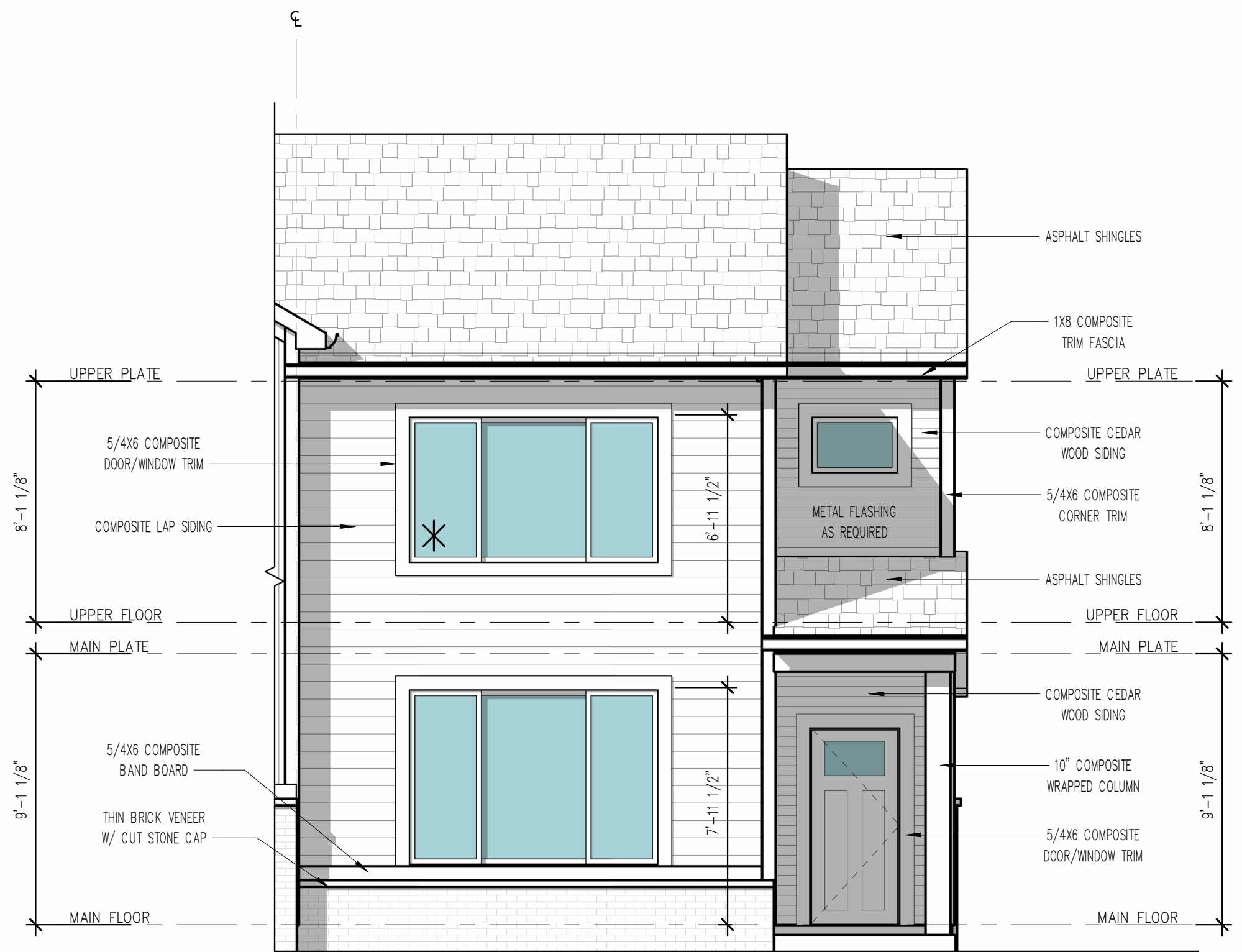
	WINDOWS SO NOTED MEET OR EXCEED APPLICABLE EGRESS REQUIREMENTS.
	ALL WINDOW HEAD HEIGHTS ARE 7' - 11 1/2", UNO.
	WALL SHEATHING ON ALL ELEVATIONS SHALL BE EXTERIOR GRADE 1/2" OSB, UNO.
	VERIFY ALL EXTERIOR DOOR STYLES WITH BUILDER.
	GUTTERS AND DOWNSPOUTS NOT SHOWN FOR CLARITY.
	ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING
	ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM
	HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN) FROM INTERSECTING WALLS TO ALLOW FOR TRIM
	ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.
	THE OWNER AND/OR CONTRACTOR OF THIS PLANS RELEASES ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES FROM ANY CLAIMS OR LAWSUITS AGAINST THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES DO NOT ACCEPT ANY LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF THESE DOCUMENTS. THEREFORE THE OWNER AND/OR CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS, STRUCTURE AND DETAILS IN THESE DOCUMENTS PRIOR TO CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.



UNIT E - RIGHT ELEVATION
1/4" = 1'-0"



UNIT E - REAR ELEVATION
1/4" = 1'-0"



UNIT E - FRONT ELEVATION
1/4" = 1'-0"

- A. ROOF CONSTRUCTION:
COMPOSITION ROOF SHINGLES ON 3/4" FET (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS.
- B. CEILING:
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
- C. EXTERIOR SIDING WALL CONSTRUCTION:
SIDING (AS NOTED ON ELEVATIONS) ON WRAPE
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
- D. EXTERIOR MASONRY WALL CONSTRUCTION:
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
- E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
- F. FRAME FLOOR CONSTRUCTION:
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/6
FLOOR SHEATHING ON 17/8" I-JOIST, U.O.N. (SPACING AS
NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. = 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
2. WINDOWS:
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS, U.O.N. (BUILDER TO DETERMINE R.O. SIZES FROM
MANUFACTURE)
- A. CASEMENT WINDOWS:
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMST
- B. SLIDING WINDOWS:
NOTED ON PLANS AS SL
- C. SINGLE HUNG WINDOWS:
NOTED ON PLANS AS SH
- D. DOUBLE HUNG WINDOWS:
NOTED ON PLANS AS DH
- E. FIXED WINDOWS:
NOTED ON PLANS AS FX
3. DOORS:
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
WOOD, JAMES AND CASING:
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN
DOOR SIZE NOTED ON PLANS
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THEN DOOR SIZE NOTED ON PLANS
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER
THEN DOOR SIZE NOTED ON PLANS
BARN (BV) SEE MANUFACTURER FOR ROUGH OPENING
D. GYPSUM WALL BOARD, OPENINGS:
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THEN DOOR SIZE NOTED ON PLANS.



MIN. TREAD DEPTH:	10"
MAX. RISER HEIGHT:	7 3/4"
MIN. HEADROOM:	6'-8"
MAX. VARIANCE:	3/8"

HANDRAIL HEIGHTS: 34" to 38"
 HANDRAILS MAY ENDOARCH MAXIMUM OF STAIRS BY 4 1/2" MAX
 HANDRAILS MAY CROSS SECTION = 2 5/8"
 HANDRAILS REQ'D ALONG STAIRS W/ 2 OR MORE TREADS

ALL EXTERIOR FRAME DIMENSIONS
 INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED
 TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING
 AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.)
 FROM INTERSECTING WALLS TO ALLOW FOR FILLING.

**ALL STRUCTURE, INCLUDING FOOTINGS,
 FOUNDATION WALLS, PIER PADS, HEADERS, AND
 BEAMS IS SCHEMATIC ONLY AND TO BE SIZED
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 THESE DOCUMENTS. THEREFORE THE OWNER AND/OR
 CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS,
 STRUCTURE AND DETAILS IN THESE DOCUMENTS PRIOR TO
 CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.

PROJECT PHASE:
PHASE 3

Grimes Townhomes (5-Plex)

301, 305, 309, 313, AND 317 SE 4TH ST
GRIMES, IA

BUILDER
KRM Development

PROJECT NO.
36400123

ISSUE DATE
10.01.24

DRAWN
AK/MB/NT

SHEET NAME
STAIR SECTION

SHEET NO.

A5.0

GA FILE NO. WP3640

GENERIC

1 HOUR

GYPSUM WALLBOARD, WOOD STUDS

ONE LAYER 5/8" TYPE "X" WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF EITHER 2X3 OR 2X4 WOOD STUDS. TURNED FLATWISE, 24" O.C. WITH 6d CEMENT COATED NAILS, 1 7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C. (N.B.)

THICKNESS:
APPROX. WEIGHT:
FIRE TEST:
UL DESIGN U338

2 7/8"
7 PSF
UL 9-12-96

GA FILE NO. WP3605

GENERIC

1 HOUR FIRE

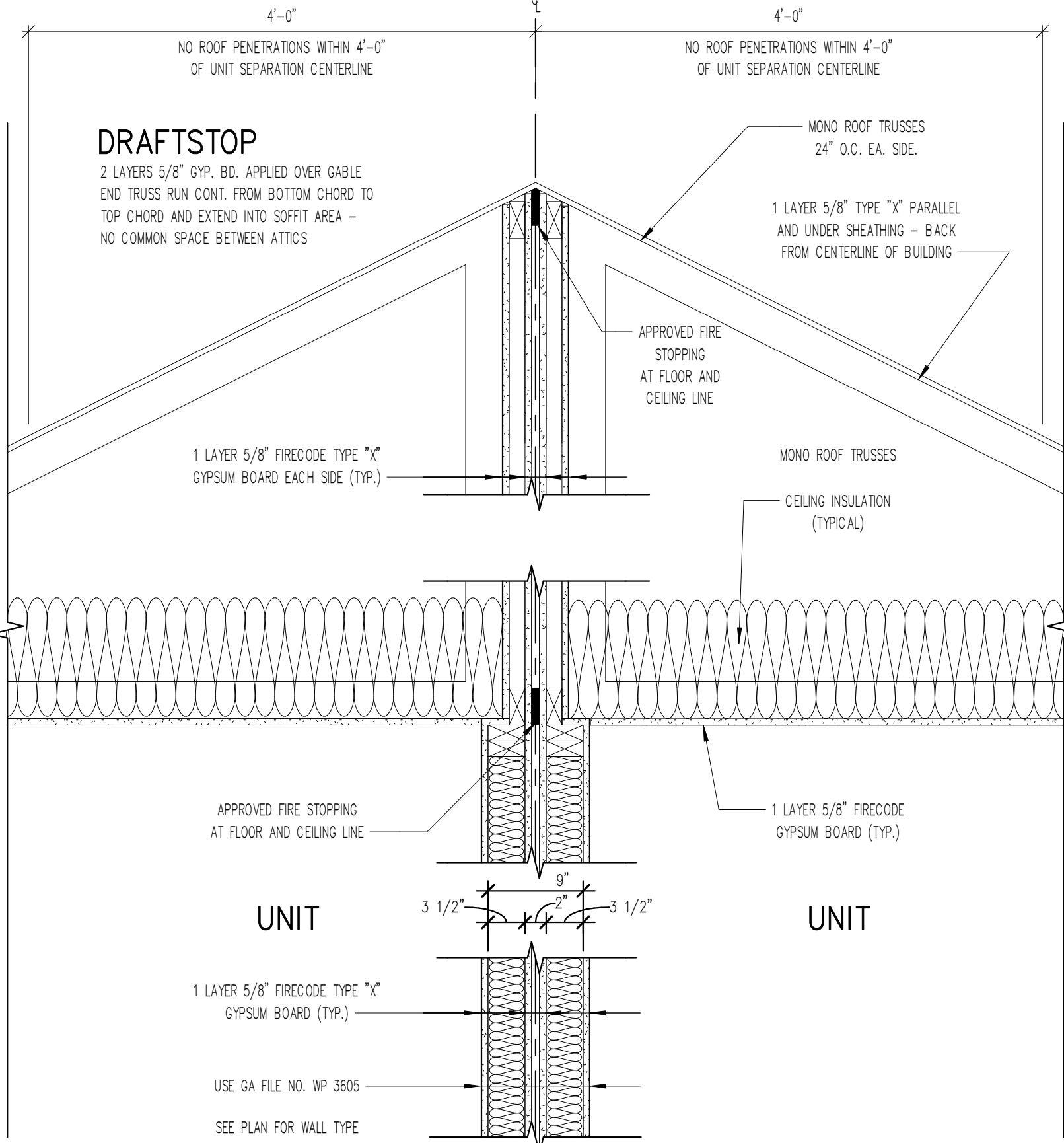
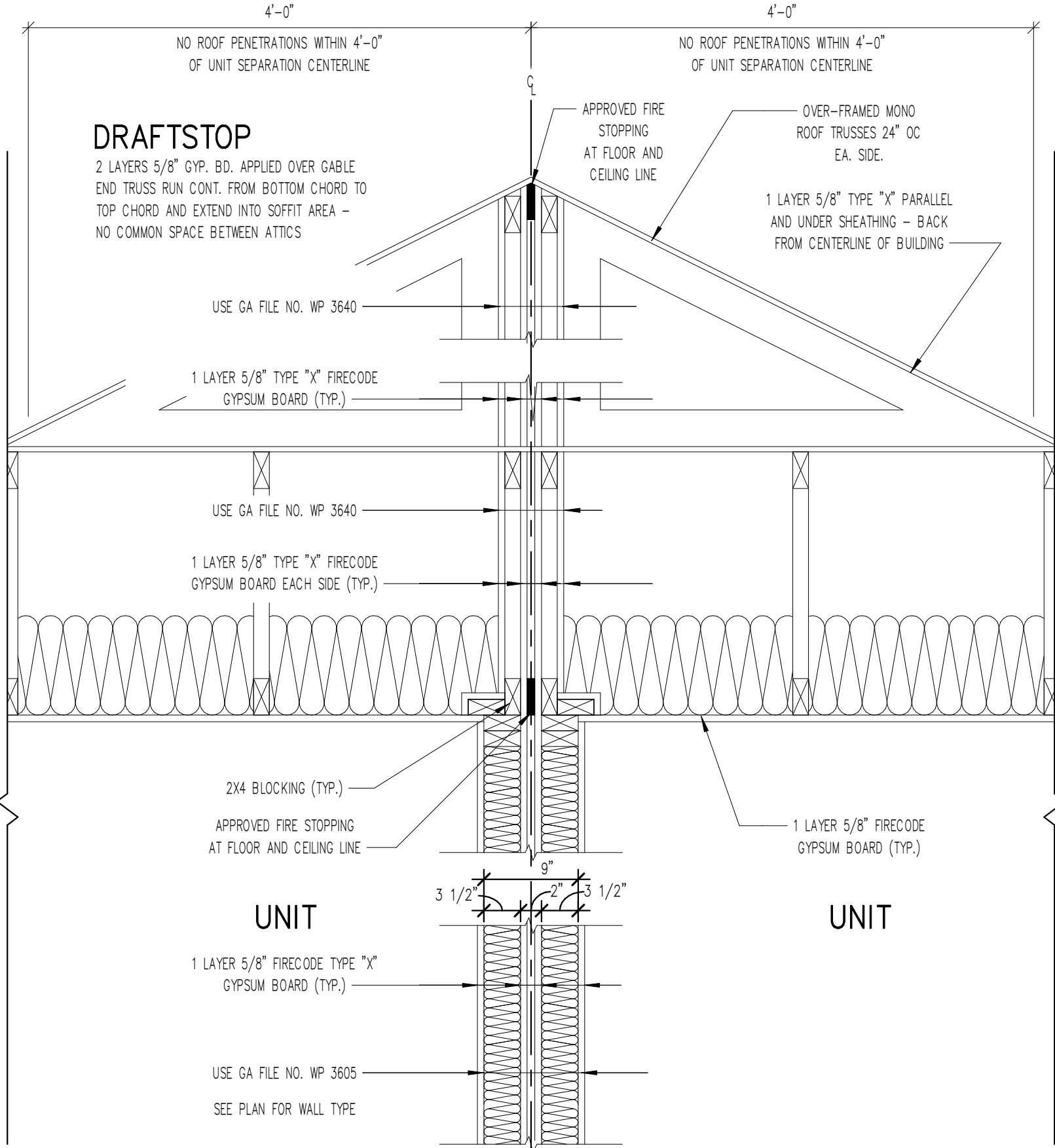
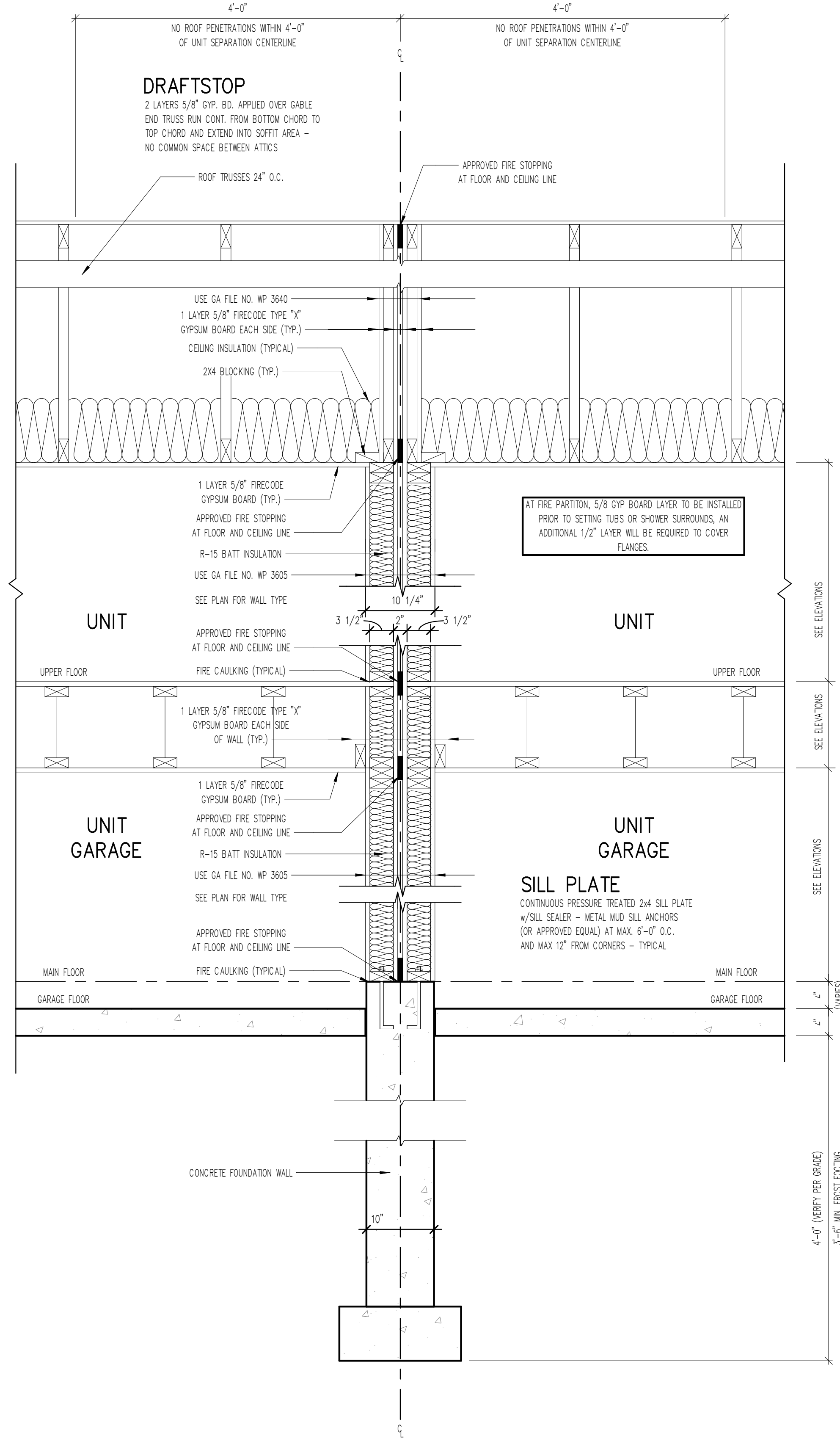
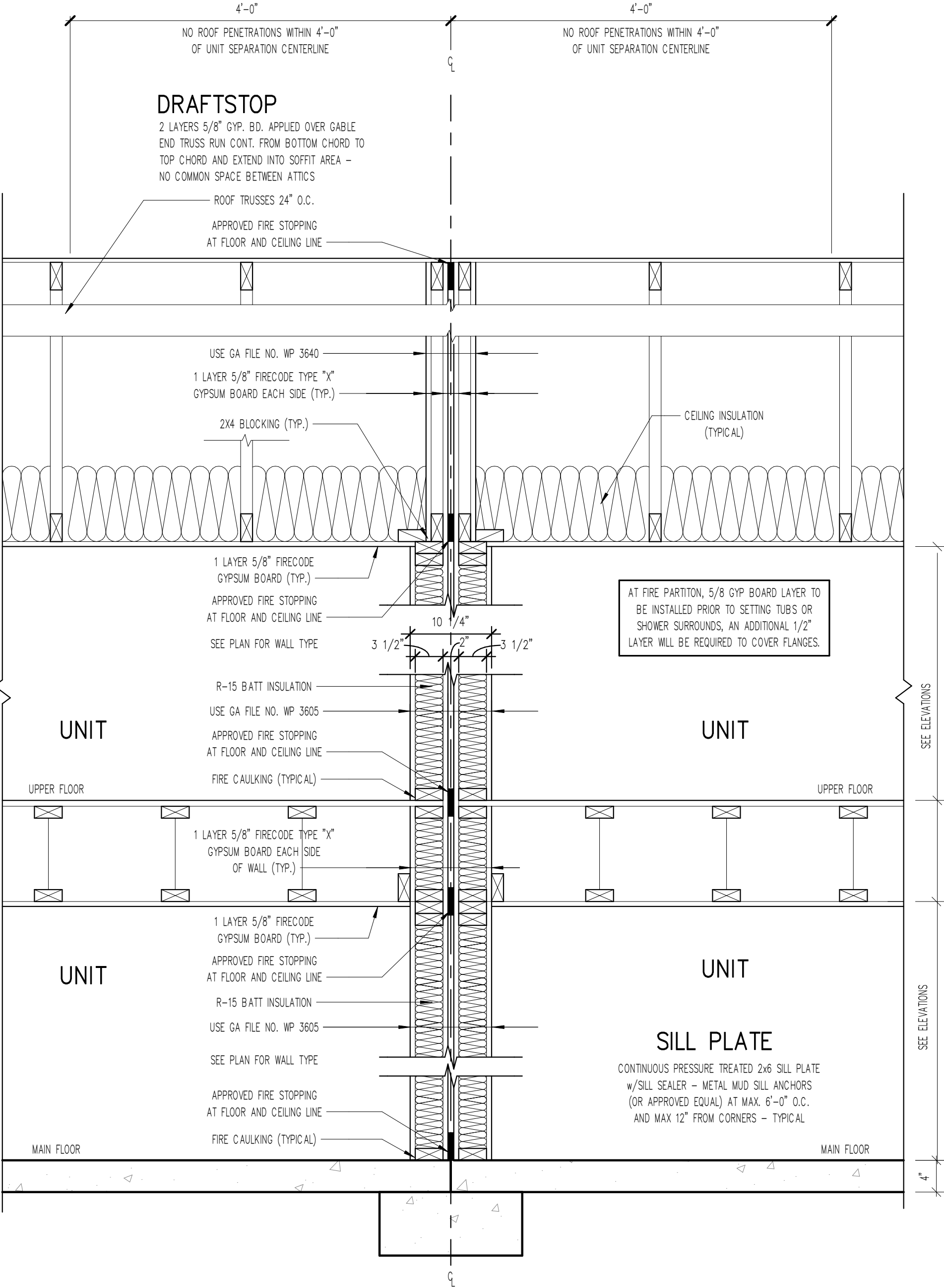
30 TO 34 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

ONE LAYER 5/8" TYPE "X" PLAIN OR REDECORATED GYPSUM WALLBOARD, WATER RESISTANT GYPSUM BACKING BOARD, OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2X4 WOOD STUDS 16" O.C. WITH 6d COATED NAIL, 1 7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C. JOINTS OF SQUARE EDGE, BEVEL EDGE, OR PREDECORATED WALLBOARD MAY BE LEFT EXPOSED. JOINTS STAGGERED 16" ON OPPOSITE SIDES. (LOAD BEARING)

THICKNESS:
APPROX. WEIGHT:
FIRE TEST:
UL DESIGN U305;
ULC DESIGN W301
SOUND TEST:

4 7/8"
7 PSF
UL R1319-4--6, 6-17-52;
UL R2717-39, 1-20-86
UL R3501-52, 3-15-66
OR 64-8, 2-4-64



1 COMMON WALL SECTION AT UNITS (2X4)
1" = 1'-0"

2 COMMON WALL SECTION AT GARAGE (2X4)
1" = 1'-0"

3 COMMON GABLE SECTION AT GARAGE (2x4)

ALLER

DESIGN GROUP

1840 NW 138th St.
Suite 100
Clive, IA 50325
515.254.1181

ALLERDESIGN.COM

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DRAWN
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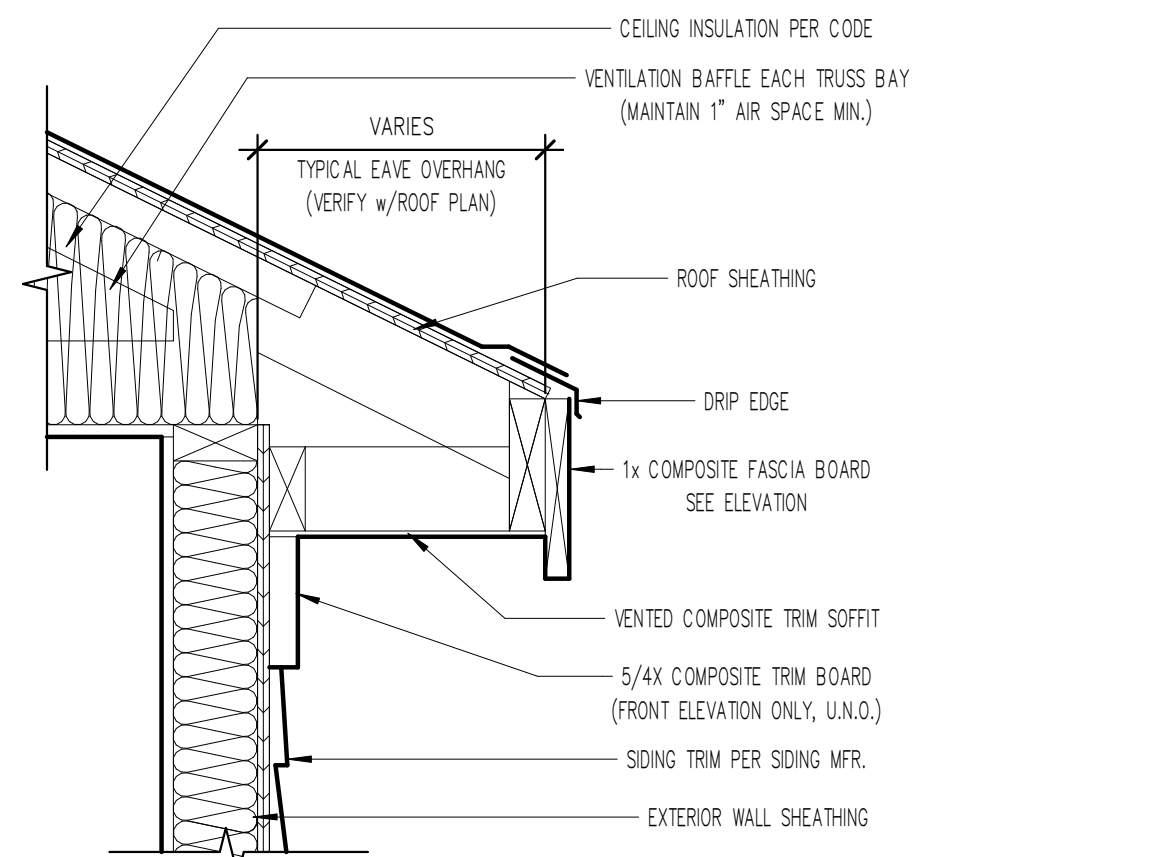
SHEET NAME
WALL SECTIONS

SHEET NO.
A6.0

Page 92 of 170

TYPICAL NOTES:

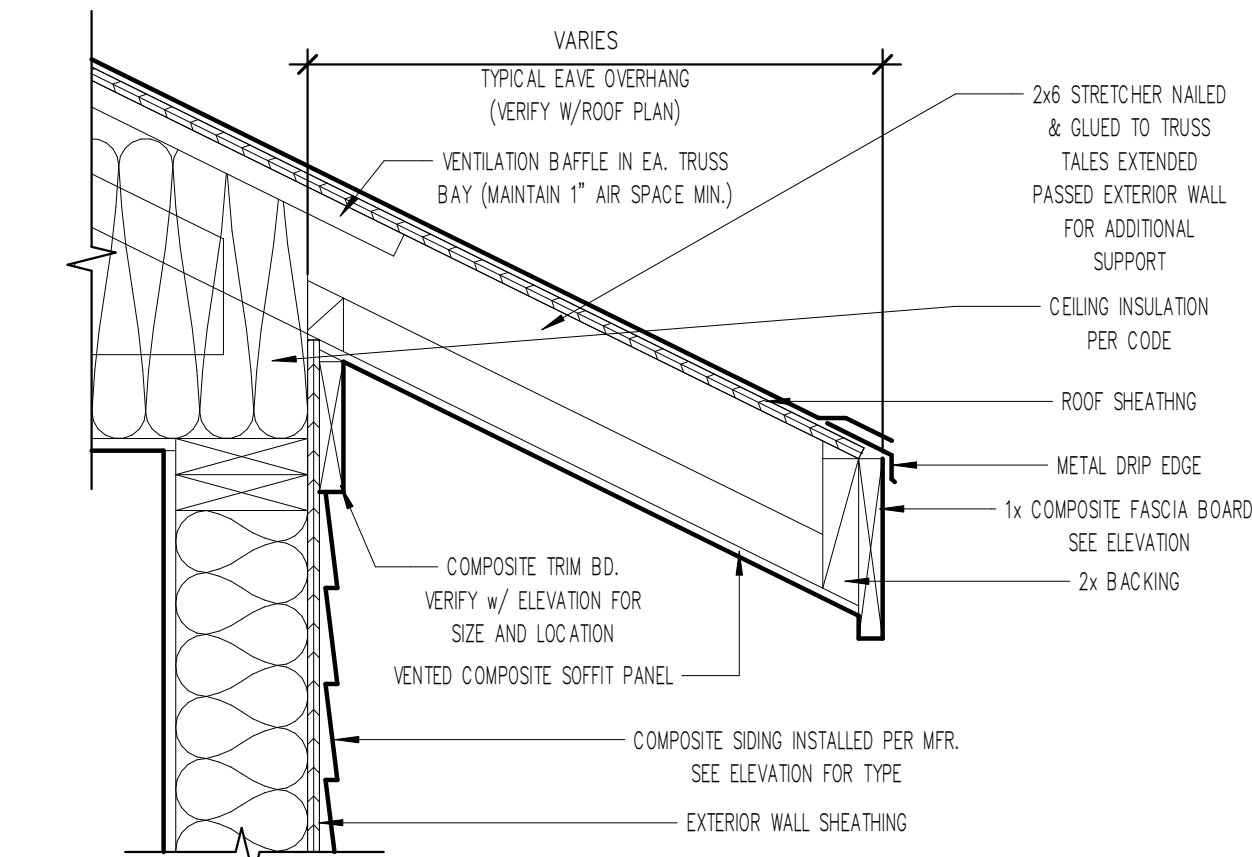
- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS.
 - CEILING:**
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
STONE VENEER w/ HOUSE WRAP ON 1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:**
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8" FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:**
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
 - CASSETMENT WINDOWS:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS C/MT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - FIXED WINDOWS:**
NOTED ON PLANS AS FX
- DOORS:**
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - WOOD JAMBS AND CASING:**
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.



EAVE DETAIL, TYP UNO

1 1/2" = 1'-0"

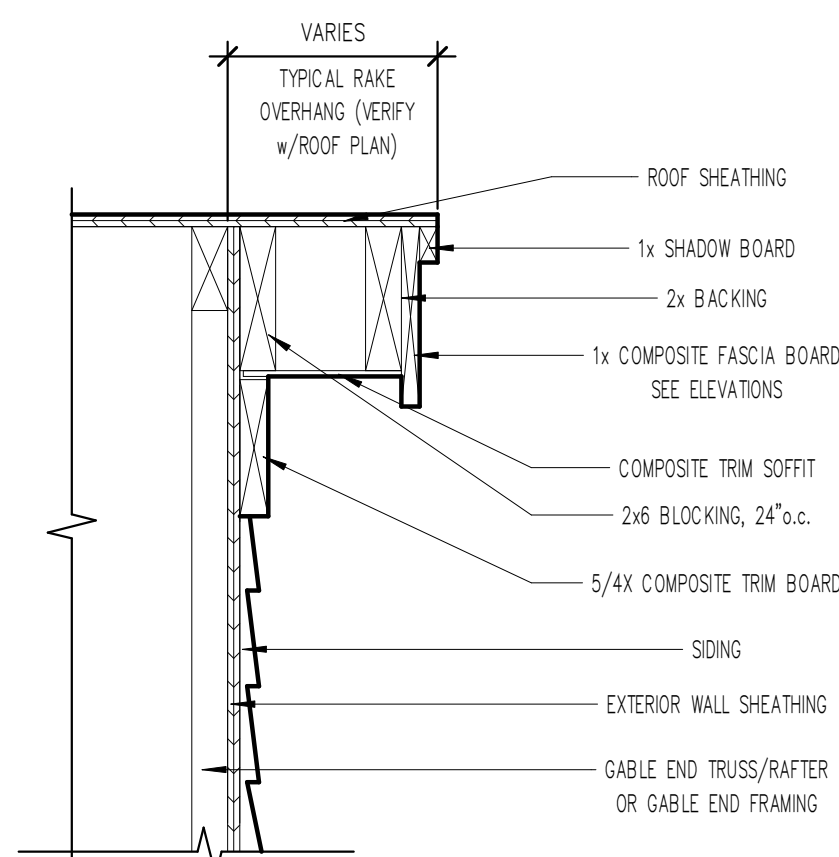
DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



SLOPED EAVE DETAIL, TYP UNO

1 1/2" = 1'-0"

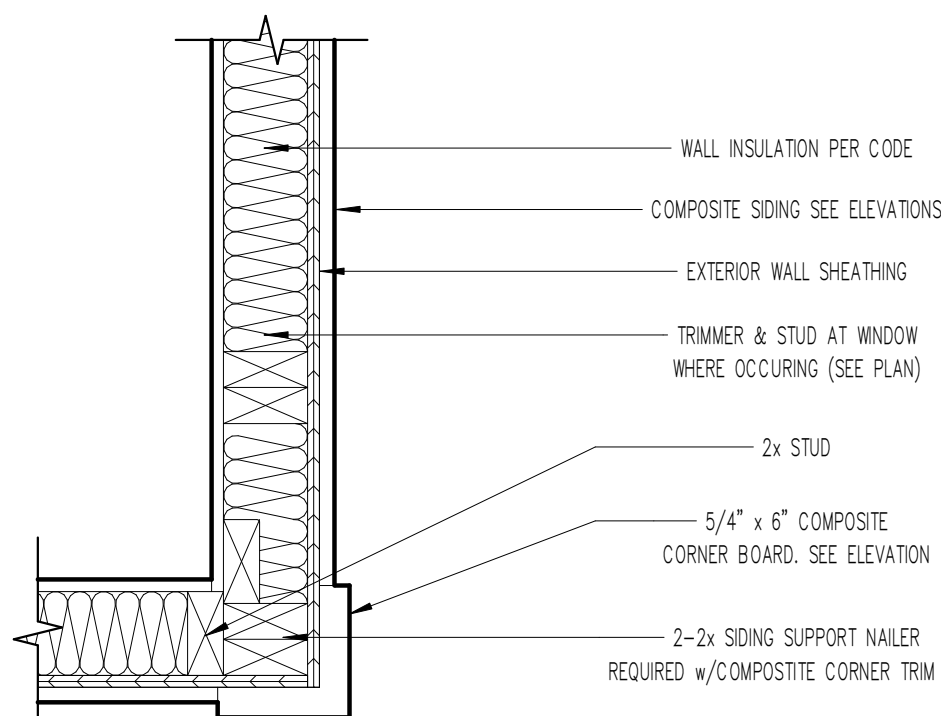
DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



RAKE DETAIL, TYP UNO

1 1/2" = 1'-0"

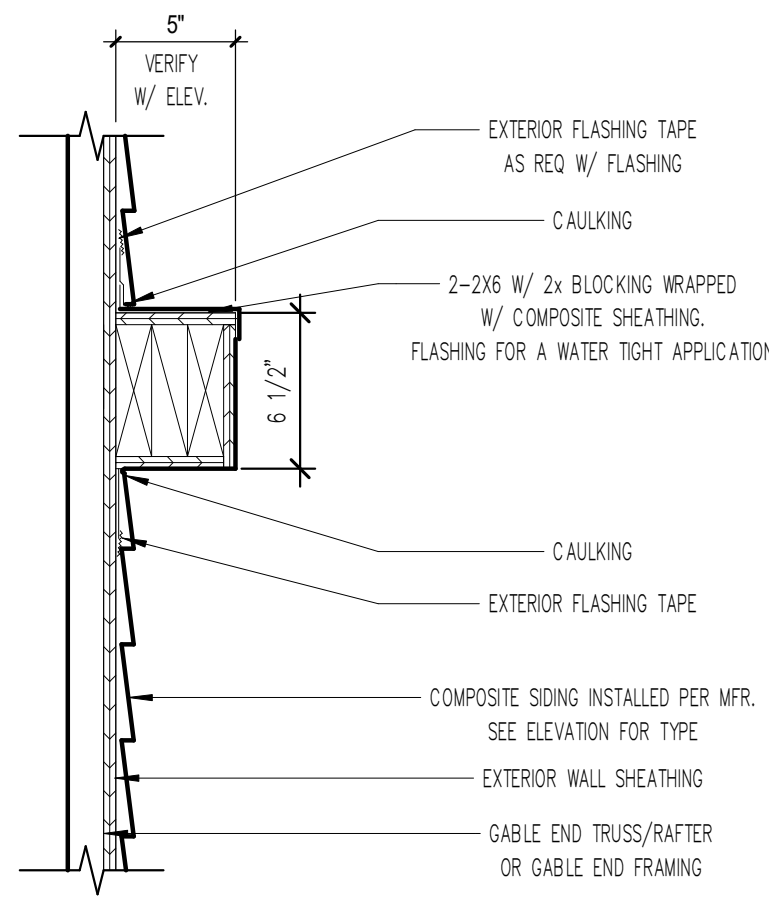
DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



EXTERIOR CORNER DETAIL, TYP

1 1/2" = 1'-0"

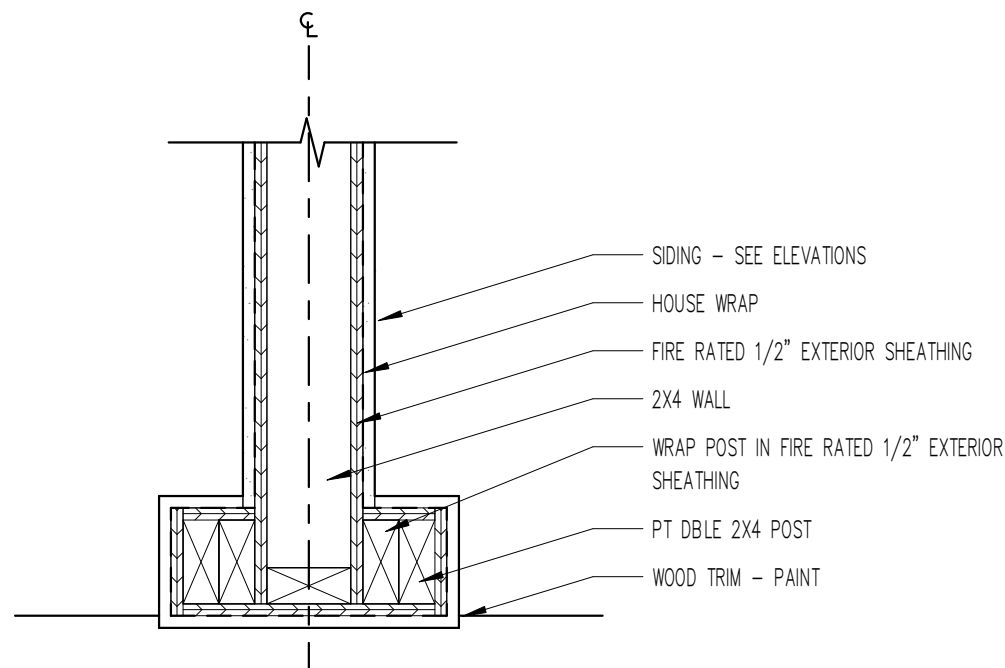
DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



VALANCE DETAIL, TYP UNO

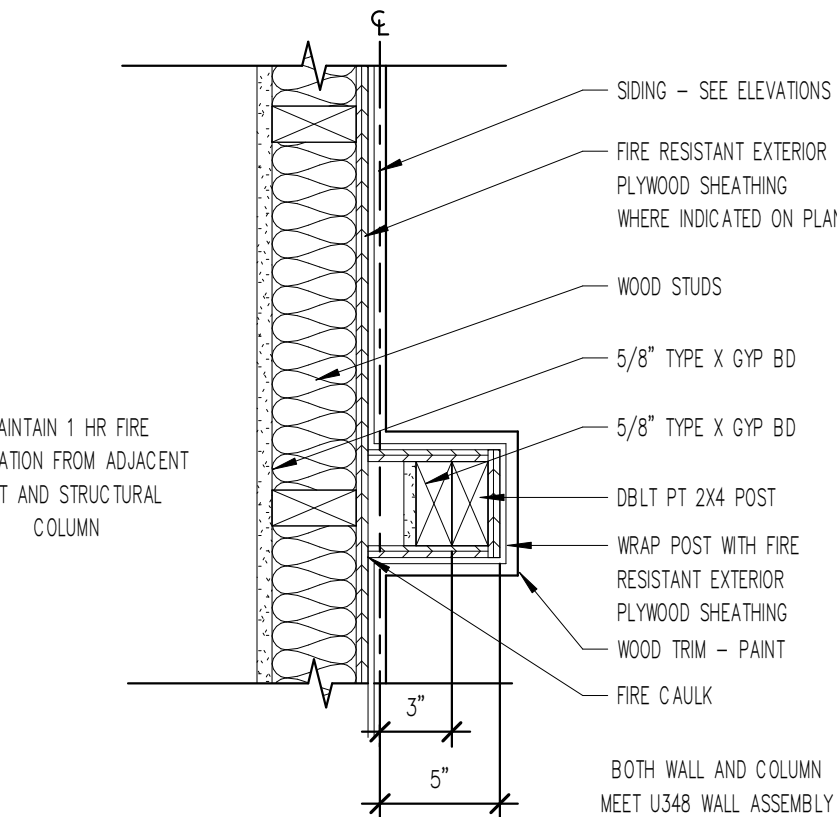
1 1/2" = 1'-0"

DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



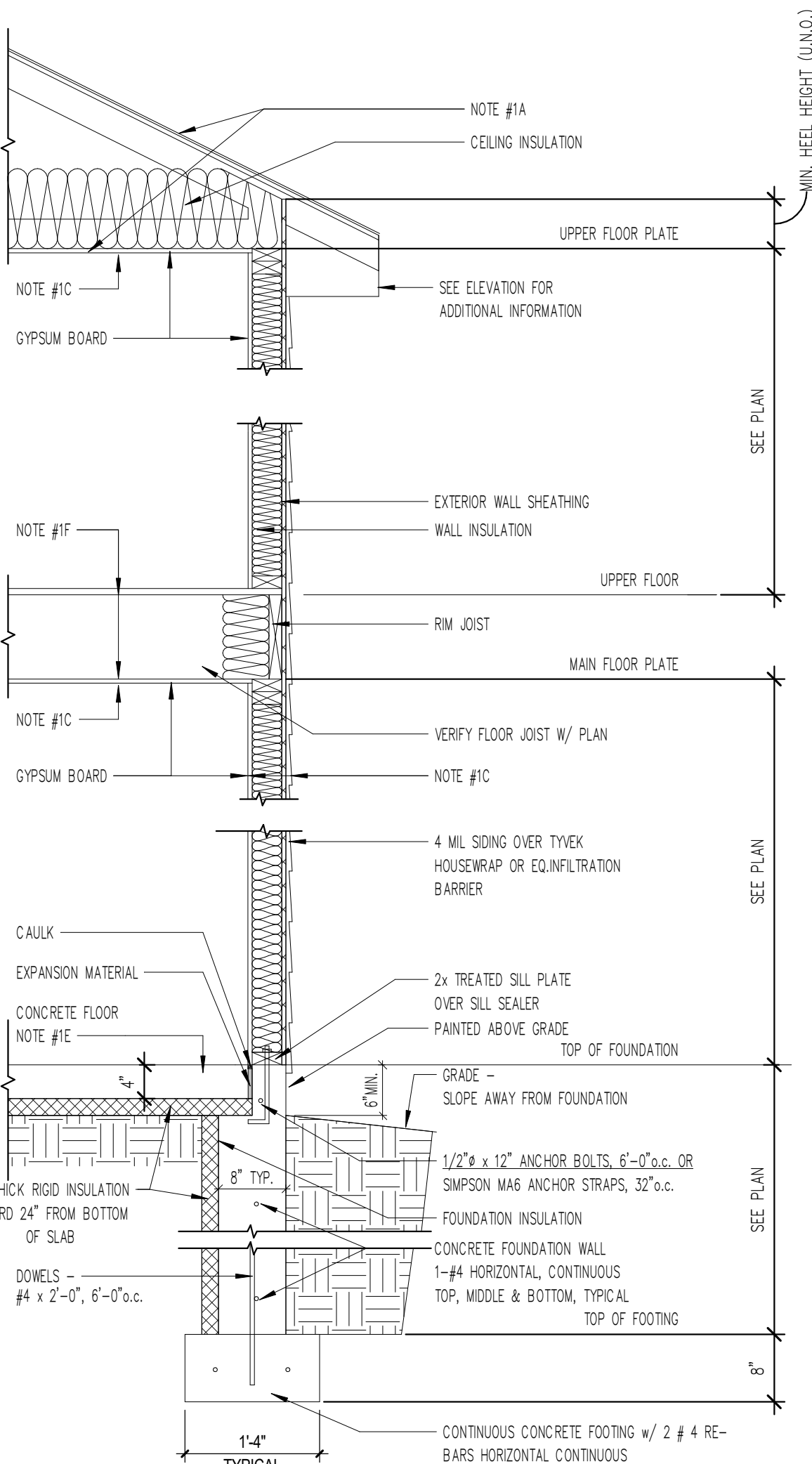
ENTRY POST DETAIL

1 1/2" = 1'-0"

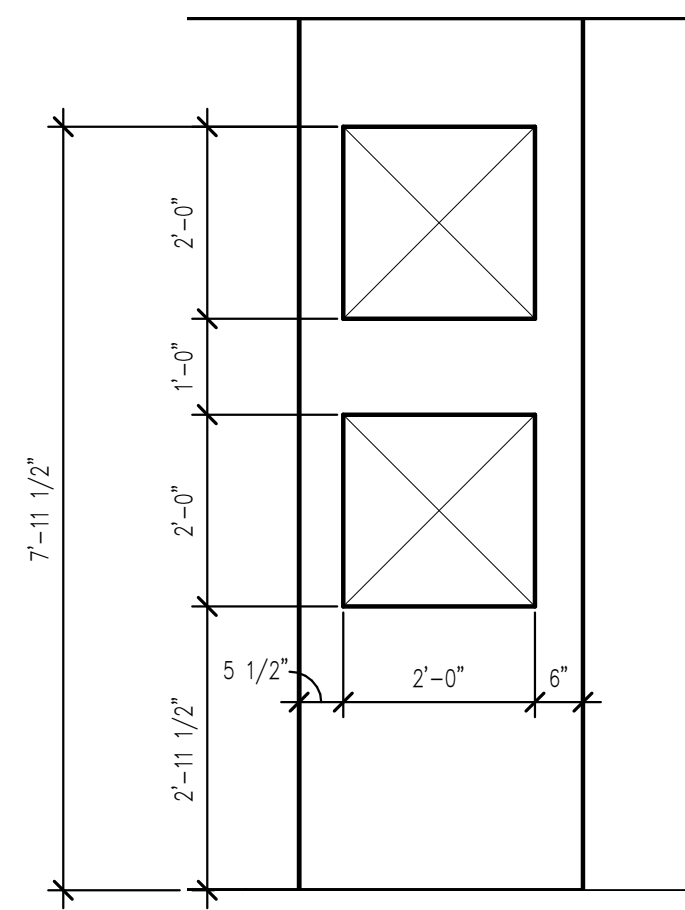


ENTRY POST @ WALL

1 1/2" = 1'-0"

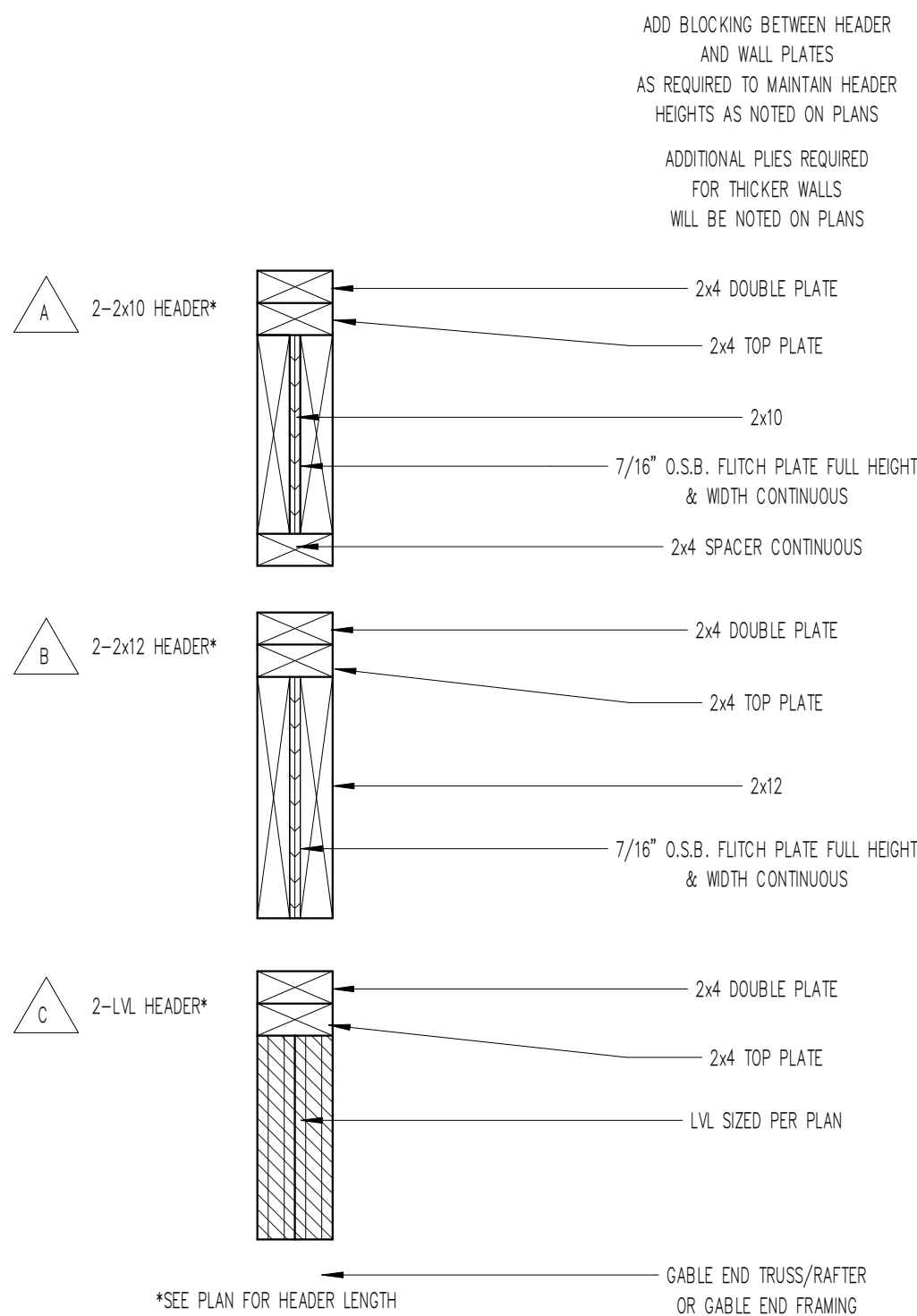


DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



ENTRY WALL ELEVATION

1/2" = 1'-0"



HEADER TYPES

1 1/2" = 1'-0"

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

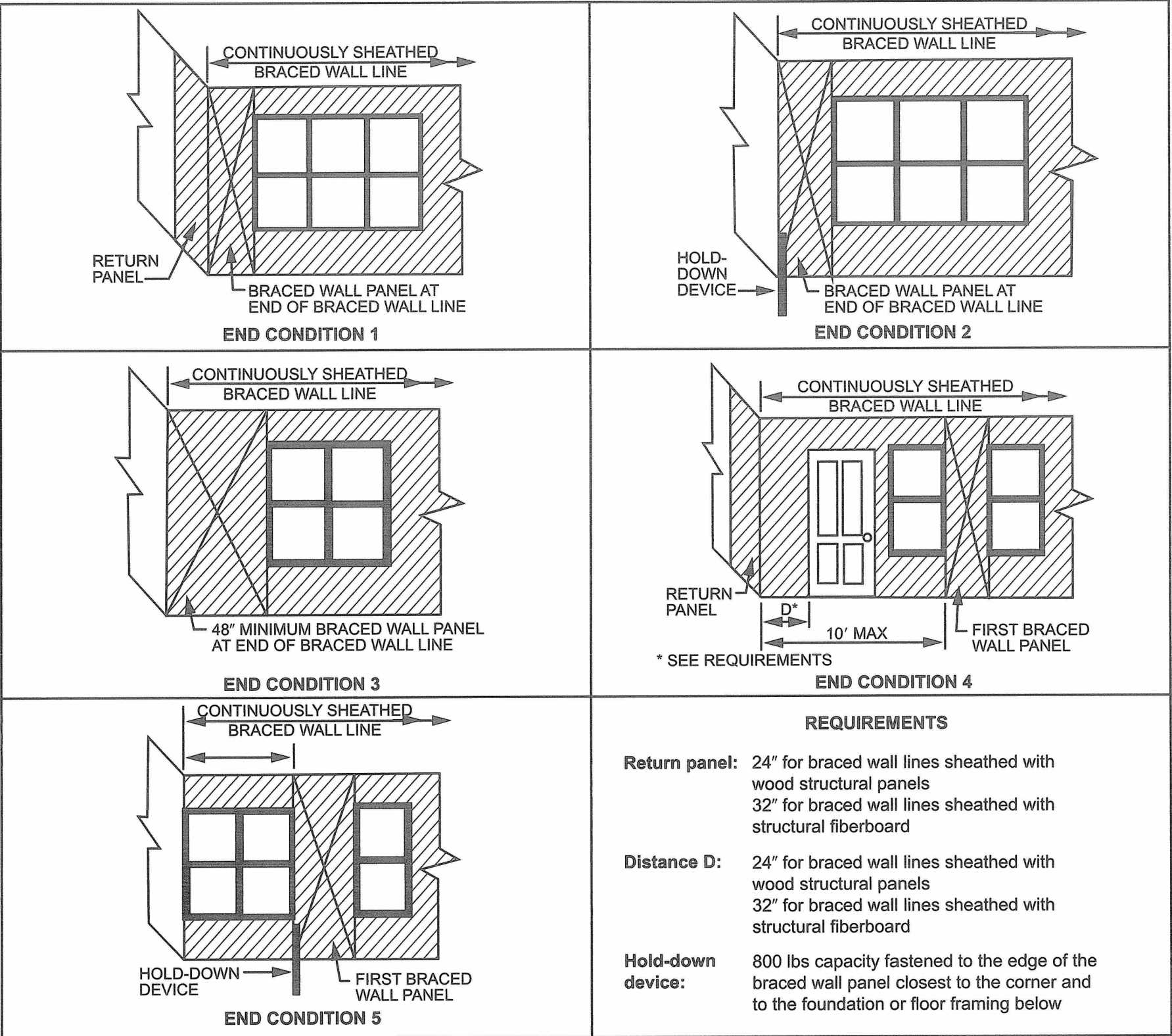
HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

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TYPICAL NOTES:

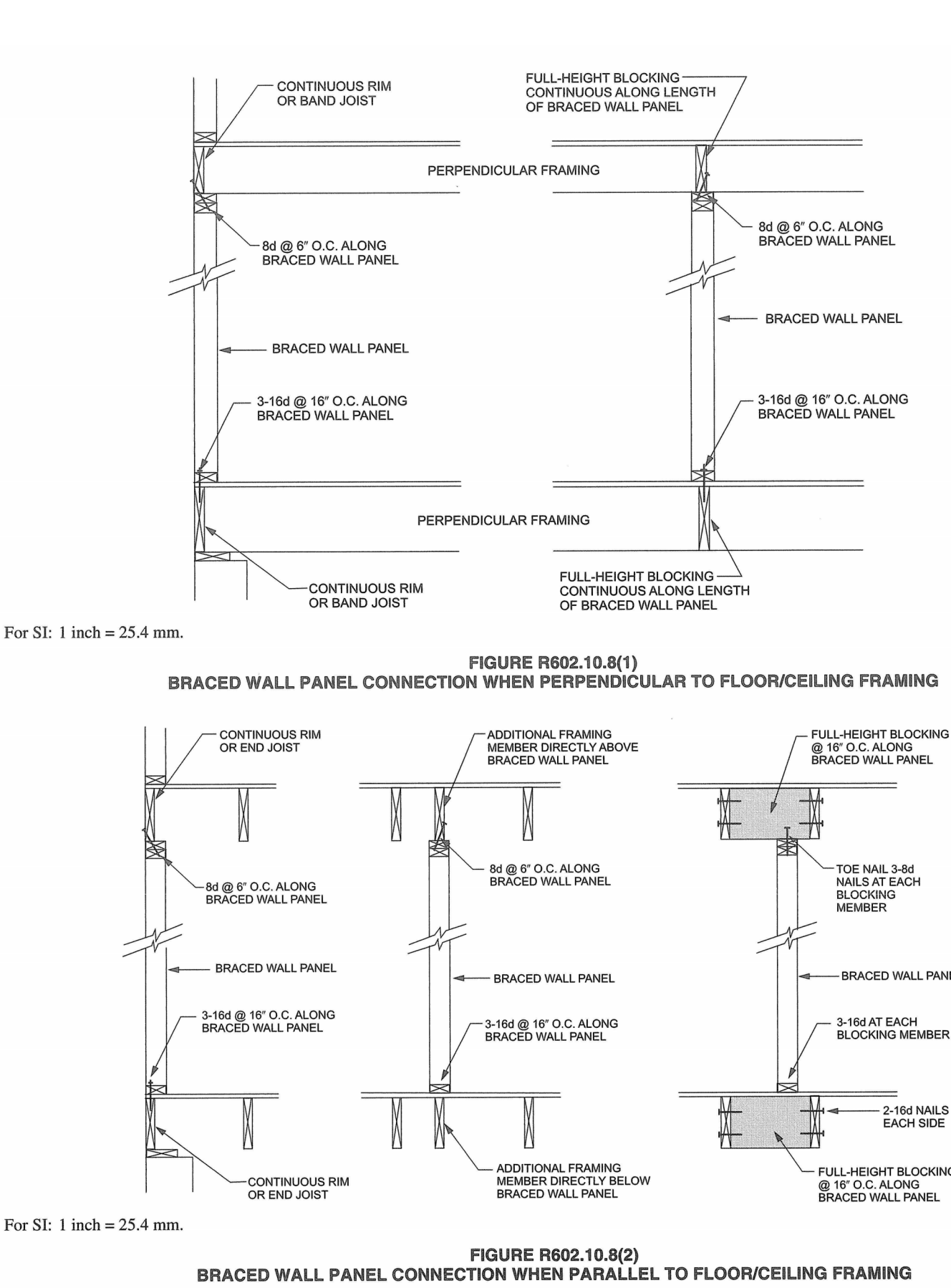
1. TYPICAL CONSTRUCTION ASSEMBLIES:
- A. ROOF CONSTRUCTION:
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS.
- B. CEILING:
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
- C. EXTERIOR SIDING WALL CONSTRUCTION:
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
- D. EXTERIOR MASONRY WALL CONSTRUCTION:
STONE VENEER w/ HOUSE WRAP ON 1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
- E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
- F. FRAME FLOOR CONSTRUCTION:
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8" FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
2. WINDOWS:
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
- A. CASIMENT WINDOWS:
WINDOW HINGE NOTED ON EXTERIOR ELEVATION. NOTED ON PLANS AS CMT
- B. SLIDING WINDOWS:
NOTED ON PLANS AS SL
- C. SINGLE HUNG WINDOWS:
NOTED ON PLANS AS SH
- D. DOUBLE HUNG WINDOWS:
NOTED ON PLANS AS DH
- E. FIXED WINDOWS:
NOTED ON PLANS AS FX
3. DOORS:
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
- A. WOOD JAMBS AND CASING:
HINGED DOOR: DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
- B. GYPSUM WALL BOARD OPENINGS:
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.



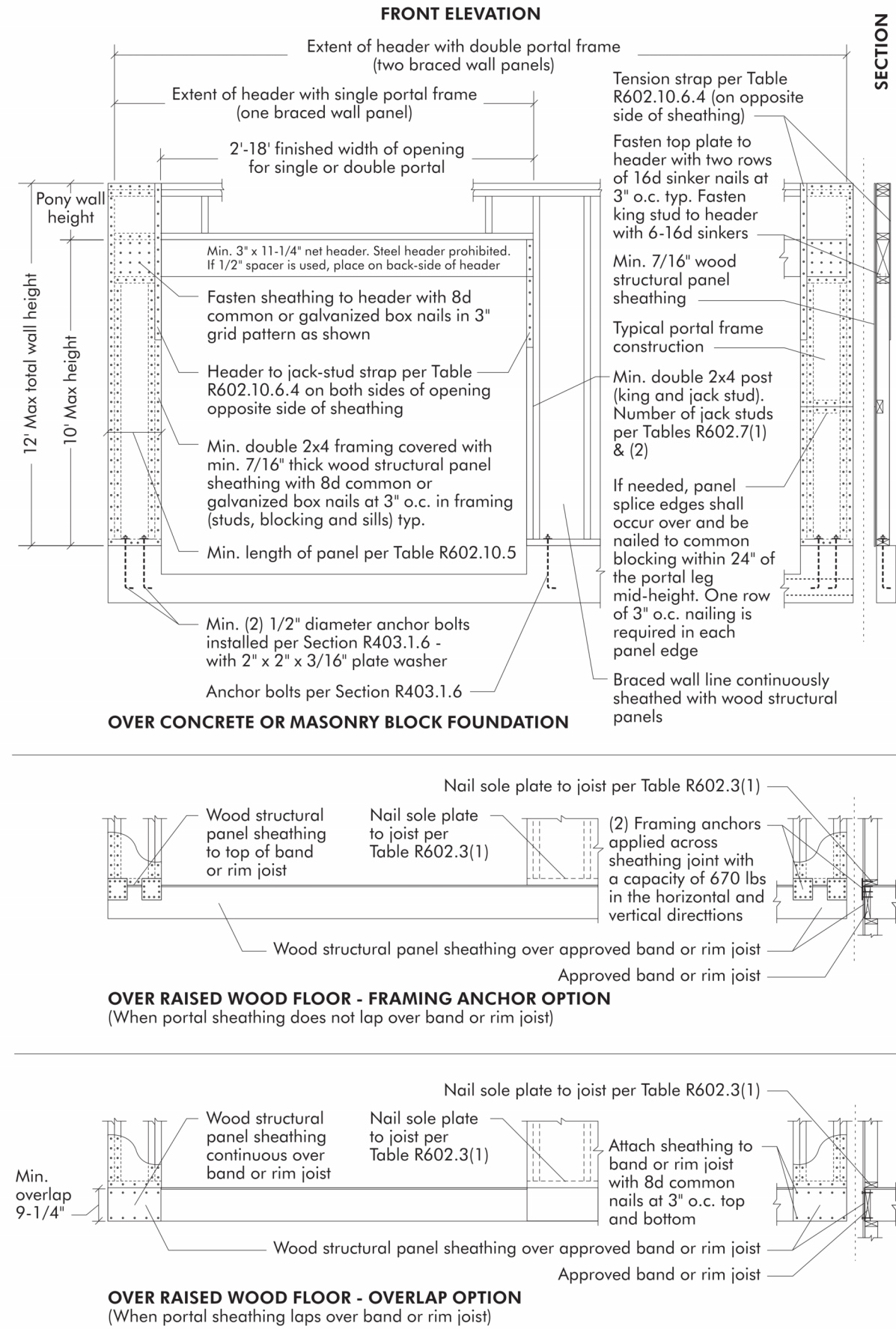
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N.

FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

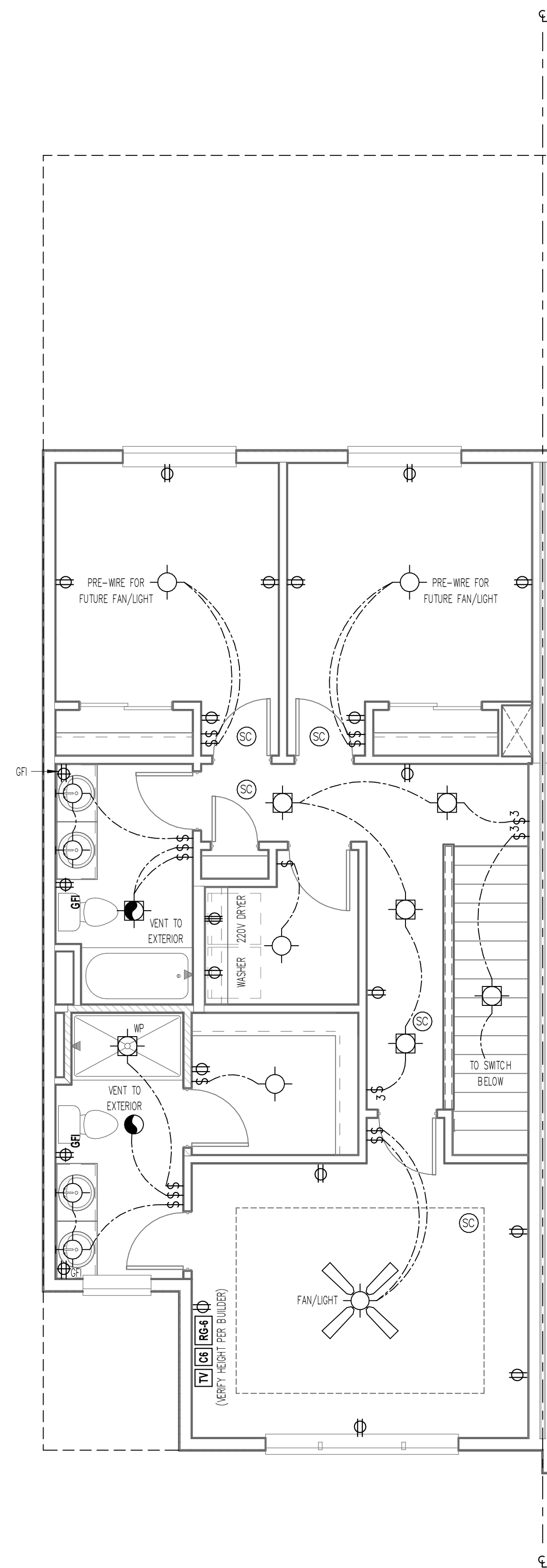
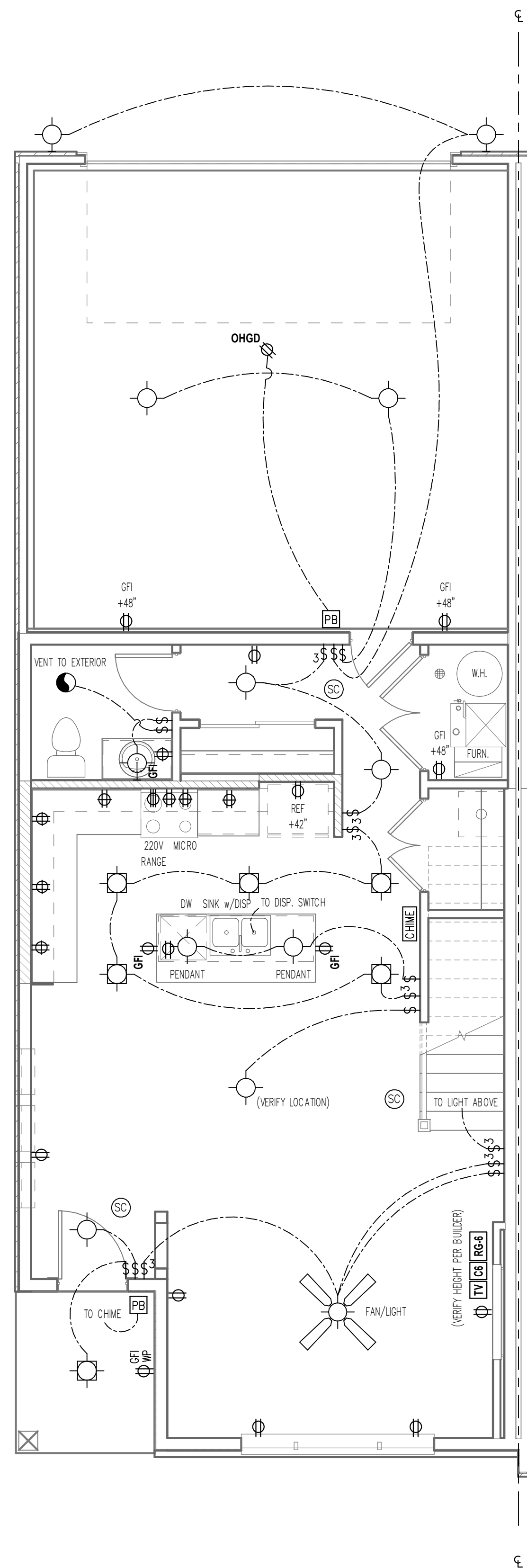
2 CS-END CONDITIONS



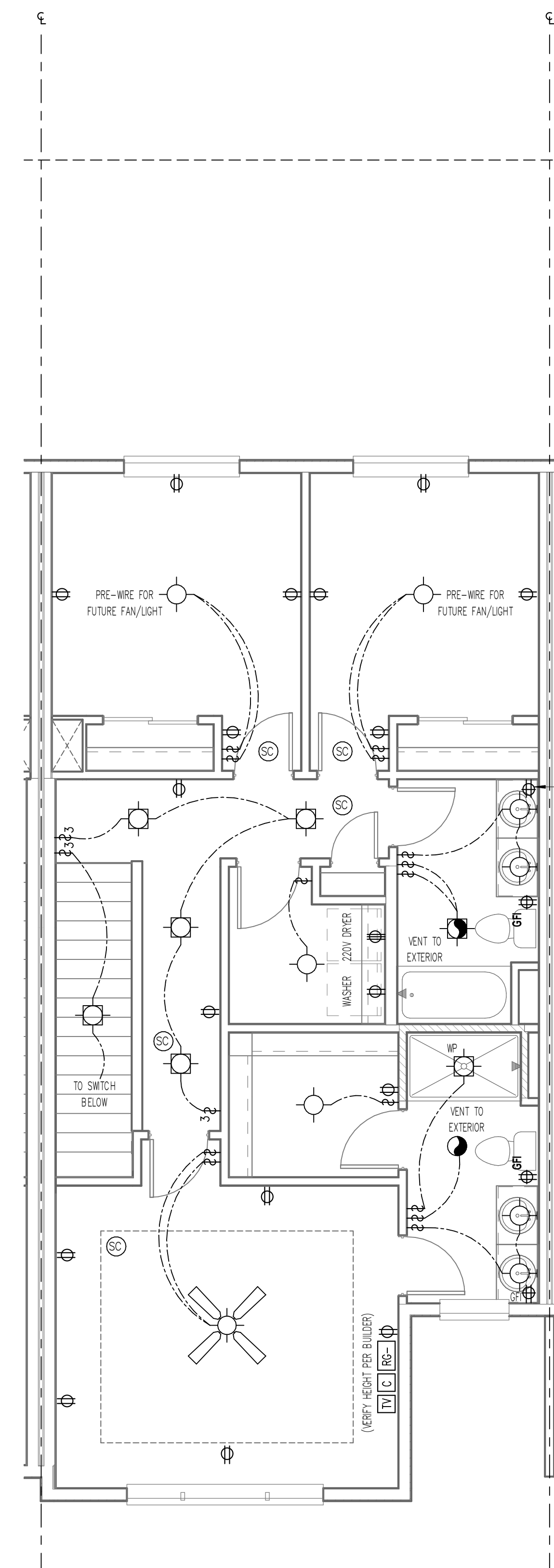
3 BRACED WALL PANEL CONNECTION



1 BRACING METHOD CS-PF

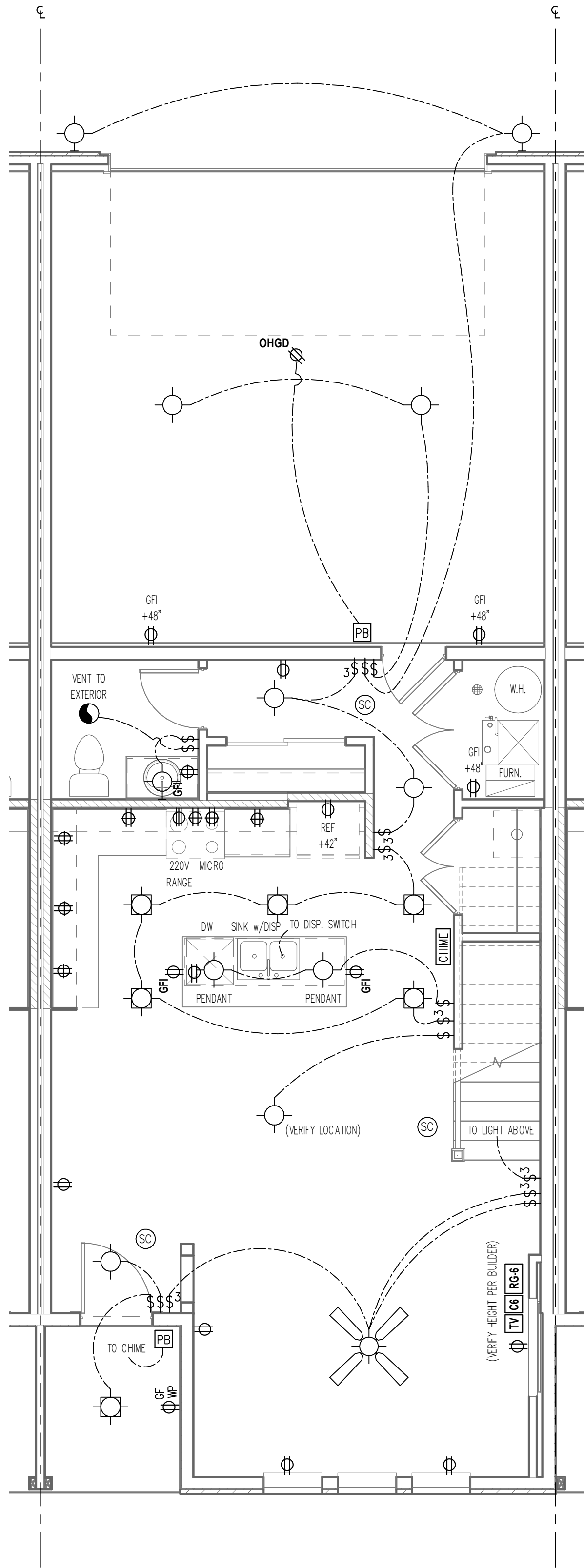


SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314 OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE W/ UL217 AND UL2034. SC THE SYMBOL INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR COMBINATION SMOKE AND CARBON MONOXIDE ALARM.

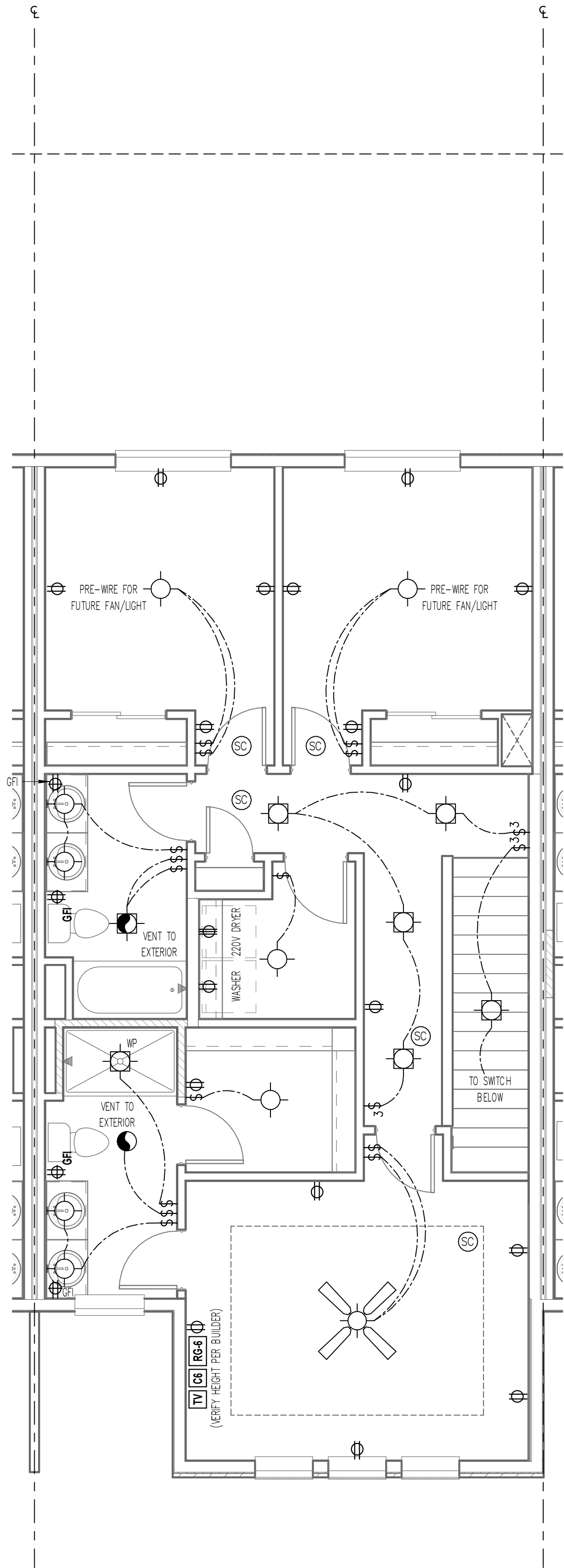


2 ELECTRICAL PLAN – UPPER FLOOR UNIT B
1/4" = 1'-0"

1 ELECTRICAL PLAN – MAIN FLOOR UNIT C
1/4" = 1'-0"



2 ELECTRICAL PLAN – UPPER FLOOR UNIT C
1/4" = 1'-0"



ELECTRICAL KEY

- ⊕ DUPLEX CONVENIENCE OUTLET
- ⊕ DUPLEX OUTLET ABOVE COUNTER
- ⊕ W.P. WATERPROOF DUPLEX OUTLET
- ⊕ G.F.I. GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
- ⊕ H.S. HALF-SWITCHED DUPLEX OUTLET
- ⊕ 220 VOLT OUTLET
- ⊕ WALL SWITCH
- ⊕ 3-WAY SWITCH
- ⊕ 4-WAY SWITCH
- ⊕ RHEOSTAT SWITCH
- ⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ E.S. E-STAR COMPLIANT FLOURESCENT LIGHT FIXTURE
- ⊕ WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ RECESSED INCANDESCENT LIGHT FIXTURE
- ⊕ RECESSED ADJ. EYEBALL INCANDESCENT LIGHT FIXTURE
- ⊕ INCANDESCENT LIGHT FIXTURE WITH PULL CHAIN
- ⊕ P.C. TRACK LIGHT
- ⊕ TRACK LIGHT
- ⊕ FLOURESCENT LIGHT FIXTURE
- ⊕ EXHAUST FAN (VENT TO EXTERIOR)
- ⊕ EXHAUST FAN/LIGHT (VENT TO EXTERIOR)
- ⊕ OUTLET FOR GARAGE DOOR OPENER
- ⊕ CHIMES
- ⊕ P.B. PUSH BUTTON
- ⊕ SMOKE DETECTOR
- ⊕ C.M.D. CARBON MONOXIDE DETECTOR
- ⊕ C.M.C.D. COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- ⊕ TELEPHONE
- ⊕ TELEVISION
- ⊕ S.P.K. SMART PANEL KEYPAD
- ⊕ C.V.O. CENTRAL VAC OUTLET
- ⊕ THERMOSTAT
- ⊕ CEILING FAN (PROVIDE ADEQUATE SUPPORT)
- ⊕ CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
- ⊕ ELECTRICAL PANEL

WASHING MACHINE TO ALWAYS BE ON LEFT SIDE OF DRYER ELEC. MAY BE SHOWN REVERSED - IT IS THE RESPONSIBILITY OF THE ELECTRICIAN TO INSTALL RECEPTACLES WITH WASHER ON THE LEFT & DRYER ON THE RIGHT

SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314 OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE W/ UL217 AND UL2034. SC THE SYMBOL INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR COMBINATION SMOKE AND CARBON MONOXIDE ALARM.

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PROJECT PHASE:
PHASE 3

Grimes Townhomes (5-Plex)
301, 305, 309, 313, AND 317 SE 4TH ST
GRIMES, IA

BUILDER
KRM Development

PROJECT NO.
36400123

ISSUE DATE
10.01.24

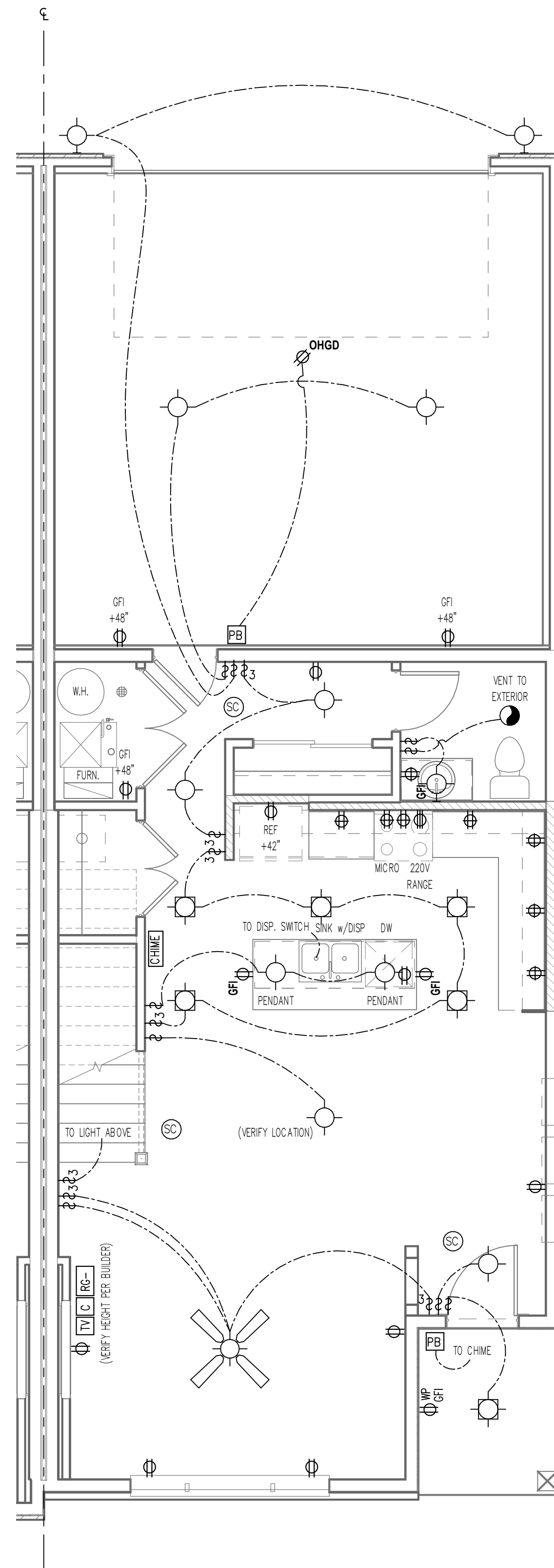
DRAWN
AK/MB/NT

SHEET NAME
UNIT C - ELECTRICAL PLANS

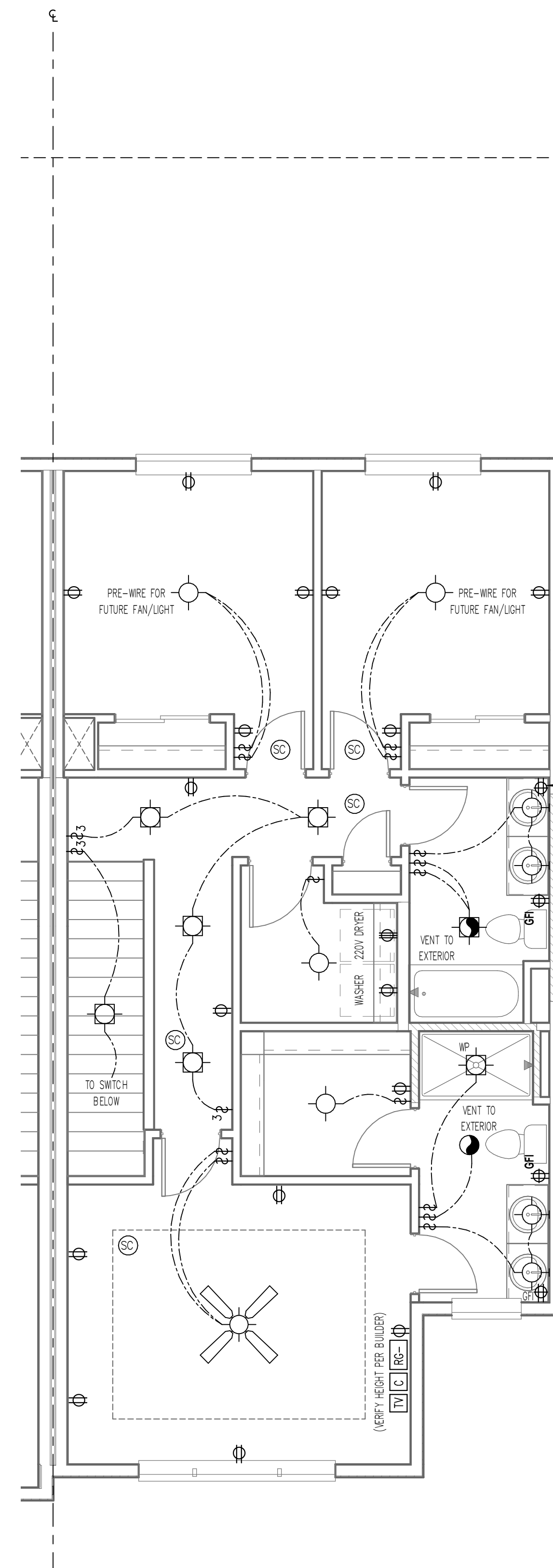
SHEET NO.
E3

	DUPLEX CONVENIENCE OUTLET
	DUPLEX OUTLET ABOVE COUNTER
	WATERPROOF DUPLEX OUTLET
	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
	HALF-SWITCHED DUPLEX OUTLET
	220 VOLT OUTLET
	WALL SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	RHEOSTAT SWITCH
	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	E-STAR COMPACT FLUORESCENT LIGHT FIXTURE
	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	RECESSED INCANDESCENT LIGHT FIXTURE
	RECESSED ADJ. EYEBALL INCANDESCENT LIGHT FIXTURE
	INCANDESCENT LIGHT FIXTURE WITH PULL CHAIN
	TRACK LIGHT
	FLUORESCENT LIGHT FIXTURE
	EXHAUST FAN (VENT TO EXTERIOR)
	EXHAUST FAN/LIGHT (VENT TO EXTERIOR)
	OUTLET FOR GARAGE DOOR OPENER
	CHIMES
	PUSH BUTTON
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
	TELEPHONE
	TELEVISION
	SMART PANEL KEYPAD
	CENTRAL VAC OUTLET
	THERMOSTAT

SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314 OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE W/ UL217 AND UL2034. SC THE SYMBOL INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR COMBINATION SMOKE AND CARBON MONOXIDE ALARM.



1 ELECTRICAL PLAN – MAIN FLOOR UNIT E
1/4" = 1'-0"



2 ELECTRICAL PLAN – UPPER FLOOR UNIT E
1/4" = 1'-0"

PROJECT REQUIREMENTS

GENERAL CONSTRUCTION/CONTRACTOR REGULATIONS:

ALL CONTRACTORS SHALL VISIT JOB SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE SUBMITTING BIDS. THE DESIGNER IS TO BE NOTIFIED FOR RE-EVALUATION IF ANY CONDITIONS DO NOT CORRESPOND TO THOSE SHOWN IN THESE DOCUMENTS. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS.

CONTRACTORS SHALL NOT SCALE ANY DRAWINGS. THE DIMENSIONS SHOWN ARE TO TAKE PRECEDENCE OVER SCALING THE DOCUMENTS. THE GENERAL CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY INCORRECT WORK AND ANY REPAIR OF SAID WORK AS A RESULT OF SCALING THE DOCUMENTS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS REPRESENTED ON THESE DOCUMENTS INCLUDING THE WORK AND MATERIALS FURNISHED BY SUBCONTRACTORS AND VENDERS.

THE CONTRACTOR/OWNER SHALL THOROUGHLY REVIEW AND BECOME FAMILIAR WITH THESE DOCUMENTS. UPON REVIEW THE CONTRACTOR SHALL DOCUMENT AND NOTIFY THE DESIGNER OF ANY ERRORS, OMISSIONS, DISCREPANCIES, AND/OR INCONSISTENCIES PRIOR TO THE START OF ANY PORTION OF THE PROPOSED WORK. THE DESIGNER SHALL REVIEW THE PROPOSED CORRECTIONS AFTER THE RECEIPT OF NOTIFICATION. NO CHANGE SHALL BE MADE WITHOUT REVIEW OF THE DESIGNER AND APPROVAL OF THE OWNER. THE DISCOVERY OF DISCREPANCIES AND/OR CONFLICTS AFTER THE START OF WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY ERRORS, OMISSIONS, DISCREPANCIES, AND/OR INCONSISTENCIES WHICH HAVE NOT BEEN BROUGHT TO THE DESIGNERS ATTENTION. DETAILS NOT SPECIFICALLY SHOWN SHALL BE SIMILAR IN CHARACTER TO COMPARABLE CONDITIONS DETAILED. ANY CLARIFICATIONS NECESSARY TO ENSURE ACCURATE CONSTRUCTION AND COMPLETION OF THE PROJECT SHALL BE ADDRESSED BY THE CONTRACTOR PRIOR TO SUBMISSION OF PROJECT.

DEVIATIONS FROM THESE DOCUMENTS IN THE CONSTRUCTION PHASE SHALL BE REVIEWED BY THE DESIGNER AND THE OWNER PRIOR TO THE START OF THE WORK IN QUESTION. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT PRIOR REVIEW SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR/OWNER.

ALL WORK PERFORMED BY THE CONTRACTOR SHALL COMPLY AND CONFORM WITH LOCAL AND STATE BUILDING CODES, ORDINANCES, REGULATIONS, AND ALL OTHER AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR IS RESPONSIBLE TO BE AWARE OF THESE REQUIREMENTS AND GOVERNING REGULATIONS.

THE CONTRACTOR/OWNER SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, PRECAUTIONS, TECHNIQUES, SEQUENCES, PROCEDURES, AND COORDINATION OF ALL PORTION OF THE WORK.

ALL WORK SHALL BE DONE IN A WORKMANSHIP-LIKE MANNER.

CONTRACTORS/TRADES ARE TO REMOVE THEIR DEBRIS AND LEAVE JOB-SITE BROOM SWEEP AT THE END OF EACH DAY.

THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED, REVISED, OR RE-USED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE DESIGNER.

TO THE BEST OF THE DESIGNERS' KNOWLEDGE THESE CONSTRUCTION DOCUMENTS ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. IT IS THE INTENT OF THE DESIGNER TO DELINEATE THESE DOCUMENTS AS ACCURATE AS POSSIBLE FOR THE PURPOSE OF GRAPHIC REPRESENTATION. ALL LOCAL AND STATE CODES TO SUPERCEDE THESE CONSTRUCTION DOCUMENTS. IN CASE OF A CONFLICT BETWEEN THESE DOCUMENTS AND LOCAL OR STATE CODES THE CONTRACTOR SHALL INFORM THE DESIGNER.

THE OWNER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER (SOIL REPORTS), ON THE STUDY OF THE PROPOSED SITE TO THE DESIGNER, STRUCTURAL ENGINEER, AND CONTRACTOR. IN THE EVENT THE GEOTECHNICAL REPORTS DO NOT EXIST, THE SOIL CONDITION SHALL BE ASSUMED TO BE A MINIMUM DESIGN SOIL PRESSURE STATED BY THE STRUCTURAL ENGINEER OF RECORD FOR THE PURPOSE OF STRUCTURAL DESIGN. CONTRACTOR SHALL VERIFY THE SOIL CONDITIONS MEET OR EXCEED THIS CRITERIA.

SHOP DRAWING REVIEW AND DISTRIBUTION ALONG WITH PRODUCT SUBMITTALS REQUESTED IN THE CONSTRUCTION DOCUMENTS, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS DIRECTED OTHERWISE UNDER A SEPARATE AGREEMENT. THE DESIGNER SHALL NOT ACCEPT OR REVIEW ANY REQUEST FOR SHOP DRAWING REVIEW WITHOUT THE REVIEW OF THE CONTRACTOR.

6

3D PERSPEC TIVE

5

WEST ELEVATION

1/4" = 1'-0"

4

SOUTH ELEVATION

1/4" = 1'-0"

3

NORTH ELEVATION

1/4" = 1'-0"

2

EAST ELEVATION

1/4" = 1'-0"

CONTACTS

OWNER:

KRM CUSTOM HOMES
10640 JUSTIN DR
URBANDALE, IA 50322
515.243.1191
KRMCUSTOMHOMES.COM

GENERAL CONTRACTOR:

KRM CUSTOM HOMES
10640 JUSTIN DR
URBANDALE, IA 50322
515.243.1191
KRMCUSTOMHOMES.COM

DESIGNER:

ALLER DESIGN GROUP
1840 NW 118TH ST STE 100
CLIVE, IA 50325
515.254.1181
ALLERDESIGN.COM

DESIGN DATA

IRC 2018 BUILDING PLANNING – CHAPTER 3:

LIVE LOADS

ROOF (SNOW) 30 PSF

WIND DESIGN

115 MPH (SEISMIC DESIGN CATEGORY – A)
WEATHERING – SEVERE

SOIL TEST (LOAD BEARING PRESSURE)

SAND, SILTY SAND, CLAYEY SAND, SILT GRAVEL AND CLAYEY GRAVEL 2000 PSF
SAND, SILTY SAND, CLAYEY SAND, SILT GRAVEL AND CLAYEY GRAVEL 1500 PSF

BUILDING MATERIALS

STRUCTURAL STEEL F_y = 36 KSI
REINFORCING STEEL F_y = 60 KSI

CONCRETE:

BASEMENT WALLS, FOUNDATION AND OTHER CONCRETE NOT EXPOSED TO WEATHER F_c = 2500 PSI
BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS F_c = 2500 PSI
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO WEATHER F_c = 3000 PSI
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER F_c = 3000 PSI
AND GARAGE FLOOR SLABS F_c = 3000 PSI

FRAMING LUMBER:

2X6 AND LARGER F_t = 1200 PS
E = 1700 KSI
F_c = 625 PSI
2X4 AND MSC F_t = 1400 PS
E = 1700 KSI
F_c = 1000 PSI
2X6 STUDS F_t = 725 PSI
E = 1600 KSI
2X4 STUDS F_t = 875 PSI
E = 1600 KSI
F_c = 800 PSI
E = 1600 KSI
F_c = 600 PSI
E = 2800 PSI
E = 2000 KSI

MICRO-LAMS (12") F_c = 2800 PSI
E = 2000 KSI

RESIDENTIAL CONVENTIONAL FOOTINGS

ASSUMING 2,000 P.S.F. IS REQUIRED FOR THE FOOTING, THE FOLLOWING ADJUSTED FOOTING DIMENSIONS MAY BE USED FOR THE SOIL CONDITIONS SPECIFIED IN THE TABLE BELOW, UNLESS SPECIFIC ENGINEERING PROBLEMS EXIST.

SOIL BEARING PRESSURE	CONVENTIONAL FOOTING DIMENSIONS & REINFORCEMENT
2,000 P.S.F.	8"x 16" WITH TWO #4 REINFORCEMENT BAR
1,850 P.S.F.	9"x 20" WITH TWO #4 REINFORCEMENT BARS
1,500 P.S.F.	10"x 24" WITH TWO #5 REINFORCEMENT BARS
1,250 P.S.F.	11"x 28" WITH THREE #5 REINFORCEMENT BARS
1,000 P.S.F.	12"x 32" WITH THREE #5 REINFORCEMENT BARS

THE DIMENSIONS SPECIFIED IN THIS TABLE ARE TYPICALLY ACCEPTED DIMENSIONS FOR CONVENTIONALLY DESIGNED SINGLE FAMILY DWELLING STRUCTURES OF ONE OR TWO STORIES IN HEIGHT INTENDED TO BE CONSTRUCTED ON UNDISTURBED, NON-EXPANSIVE SOILS. VERIFICATION OF THIS DATA IS THE RESPONSIBILITY OF THE BUILDER.

17'-8"

10'-0"

1'-4"

15'-0"

1'-4"

17'-8"

10'-0"

TRASH ENCLOSURE

CMU WALLS, TYP

1

FIRST FLOOR PLAN

1/4" = 1'-0"

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:

A. ROOF CONSTRUCTION:
COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS. SLOPE AS NOTED ON ROOF PLANS

B. CEILING:
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD

C. EXTERIOR SIDING WALL CONSTRUCTION:
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW:
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD

D. EXTERIOR MASONRY WALL CONSTRUCTION:
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD

E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/8" FLOOR SHEATHING ON FLOOR FRAMING AS CALLED OUT ON FLOOR PLANS (SPACING AS NOTED ON FLOOR PLANS)
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD

2. WINDOWS:
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)

A. CASSEMENT WINDOWS:
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CMT

B. SLIDING WINDOWS:
NOTED ON PLANS AS SL

C. SINGLE HUNG WINDOWS:
NOTED ON PLANS AS SH

D. DOUBLE HUNG WINDOWS:
NOTED ON PLANS AS DH

E. FIXED WINDOWS:
NOTED ON PLANS AS FX

3. DOORS:
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)

A. WOOD JAMBS AND CASING:
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING

B. GYPSUM WALL BOARD OPENINGS:
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

MATCH EXTERIOR MATERIALS AND PAINT COLORS WITH ADJACENT APARTMENT BUILDINGS.

VERIFY TRASH ENCLOSURE GATE WITH BUILDER.

PROVIDE ADEQUATE FOOTINGS. VERIFY WITH BUILDER AND/OR STRUCTURAL.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING.

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM.

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN) FROM INTERSECTING WALLS TO ALLOW FOR TRIM.

ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

THE OWNER AND/OR CONTRACTOR OF THIS PLANS RELEASES ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES FROM ANY CLAIMS OR LAWSUITS AGAINST THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES DO NOT ACCEPT ANY LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF THESE DOCUMENTS. THEREFORE THE OWNER AND/OR CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS, STRUCTURE AND DETAILS IN THESE DOCUMENTS PRIOR TO CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.

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PROJECT PHASE: PHASE 3

GRIMES APTS: TRASH ENCLOSURE

304 SE 3RD ST GRIMES IA

BUILDER KRM DEVELOPMENT

PROJECT NO. 36400424

ISSUE DATE 10.02.24

DRAWN AK

SHEET NAME FLOOR PLAN AND EXTERIOR ELEVATIONS

SHEET NO. A1.0





mercerzimmerman

#	Date	Revisions

Drawn By: CH

Checked By:

Date: 10/16/2024

Scale: NONE

Pg. 1 of 1

NOTES: 10'X10' CALC GRID @ GRADE
25' AND 7.5' MOUNT HEIGHT

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Fc	0.67	7.5	0.0	N.A.	N.A.

Luminaire Schedule				
Symbol	Qty	Label	Description	LLF
	6	W1	ASWPLED1S-15W-4000K	0.900
	2	W2	ASWPLED2S-50W-4000K	0.900

DATE

November 5, 2024

PROJECT NAME

The Allure on 44

APPLICANT

The Allure on 44, LLC

REQUESTED ACTION

Approval of site plan and preliminary plat to divide existing lot into 2 lots and construct five 260-unit apartment buildings and a clubhouse on the 16.69-acre property.

LOCATION

Southwest corner of NW Ridgewood Drive and NW 5th Street

ZONING

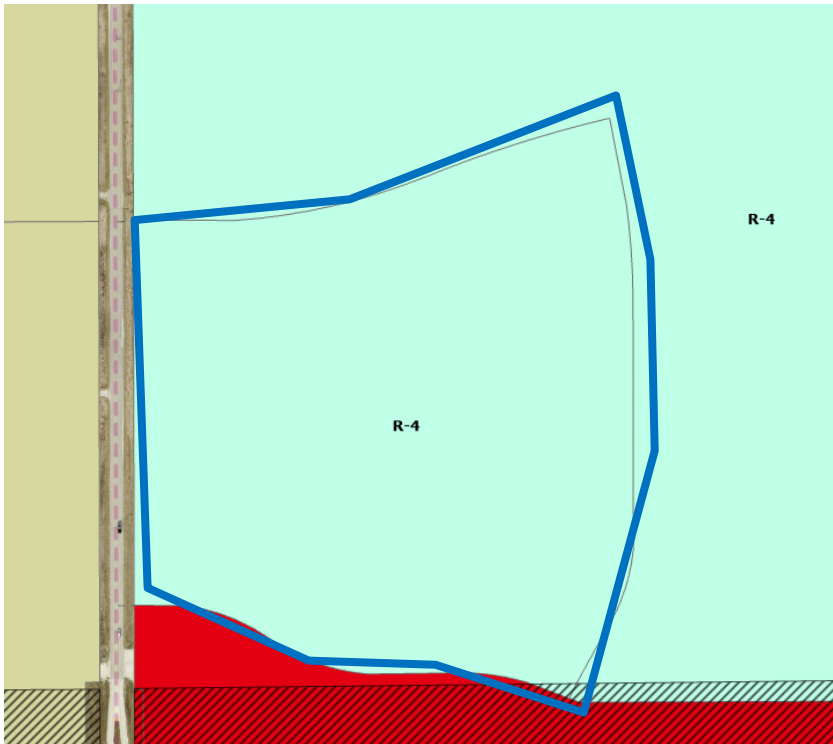
R-4 PUD – High Density Residential District

PLANNER

Alivia Hoodjer
ahoodjer@grimesiowa.gov
515-986-4050



Location Map



Zoning Map

Relation to Comprehensive & Neighborhood Plans

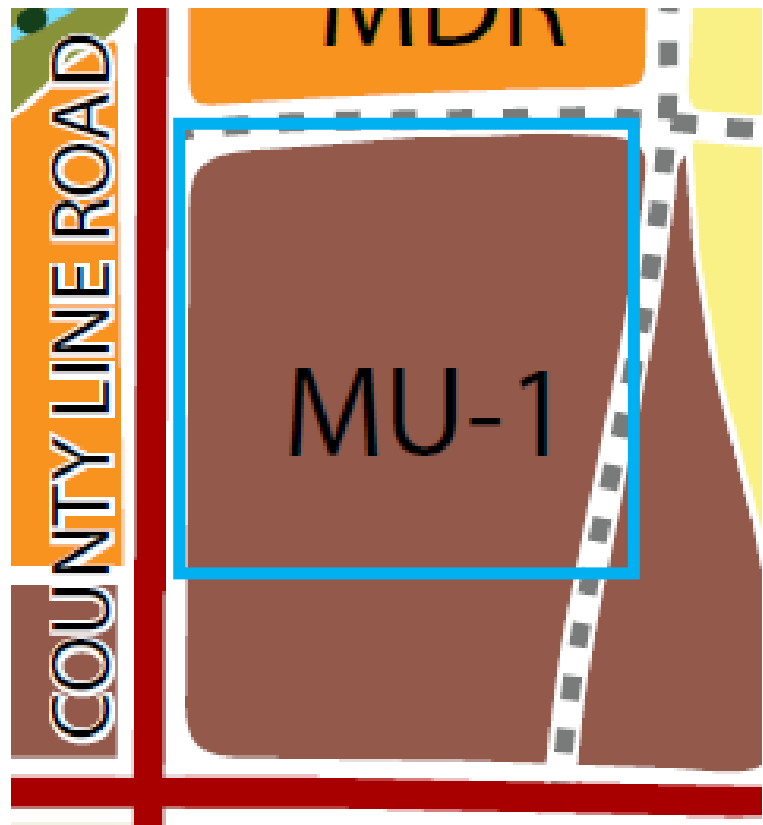
LAND USES & ZONING

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	MU-1 Mixed Use 1	R-4 PUD
North	Vacant	MDR Medium Density Residential	R-4 PUD
South	Vacant	MU-1 Mixed Use 1	C-2 and Transportation Corridor Mixed Use Overlay District
East	Vacant	MDR Medium Density Residential and LDR Light Density Residential	R-4 PUD
West	Agriculture	MDR Medium Density Residential	A-1 Agriculture

PARKS

Residents of this development will be near the existing Autumn Park and near future greenways and walking trails.

Parkland dedication has been dedicated with the Hope Timber Plat 1 final plat.



Future Land Use Map

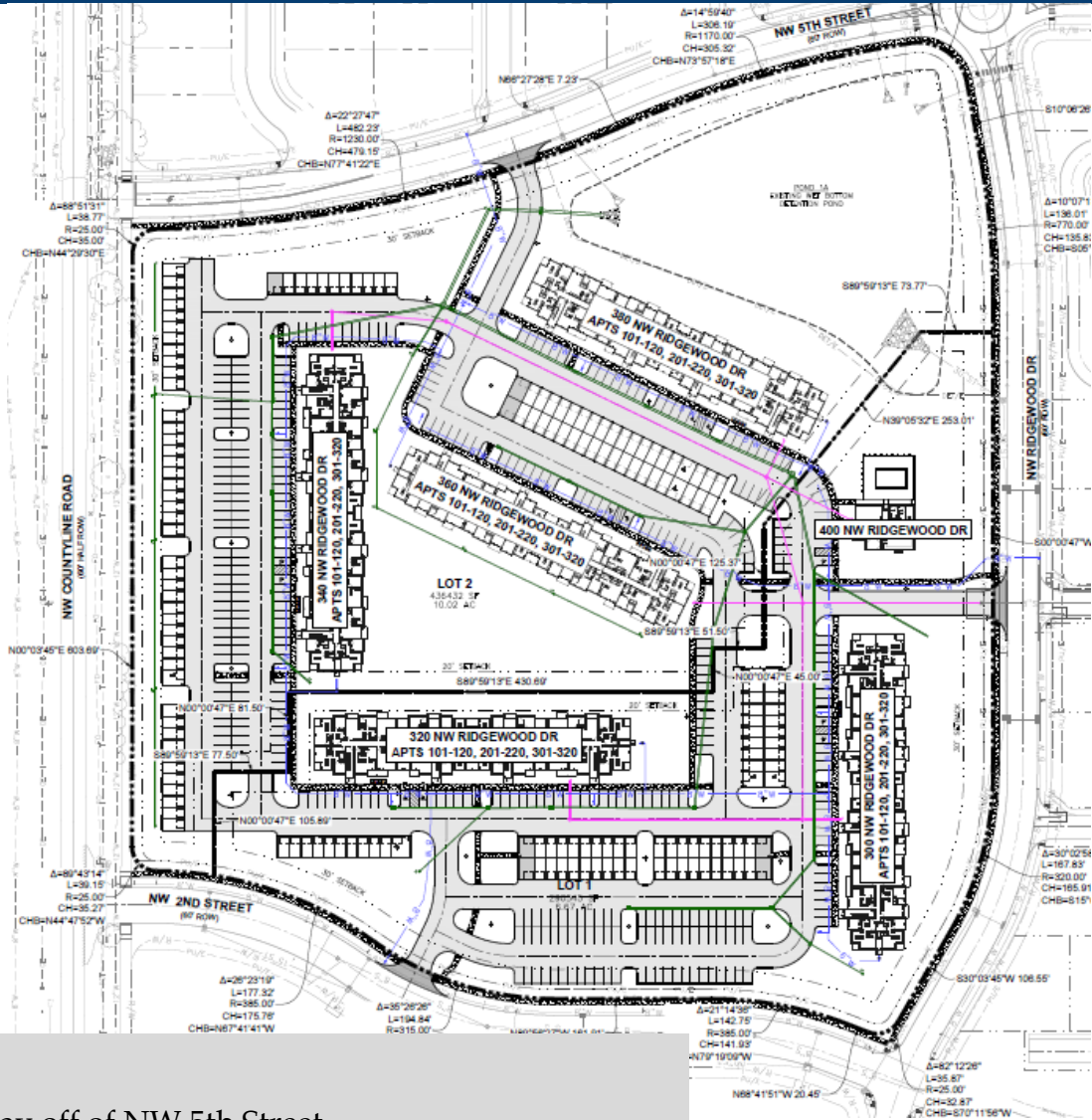
Relation to Legal

Legal

- A lot tie agreement will accompany this project to tie Lot 1 and Lot 2.
- The site is subject to the Hope Timber development agreement.
- Site was subject to fees for County Line Road and Water Main improvements. These fees have already been paid with the Hope Timber Plat 1 final plat.

Site Layout

Site Layout



ACCESS

- Full access driveway off of NW 5th Street
- Full access driveway off of NW Ridgewood Drive
- Full access driveway off of the private NW 2nd Street

PEDESTRIAN CONNECTIVITY

- Private sidewalks will connect to the NW Ridgewood Dr, NW 2nd St, and NW 5th St public sidewalk networks.

LIGHTING

Parking lot lights are provided throughout the site in parking islands to provide adequate lighting for circulation and parking areas.

BUILDING SETBACKS

Front Setback	30 Feet	Rear Setback	30 Feet
Side Setback	20 Feet	Parking Setback	10 Feet

Parking Calculation Table

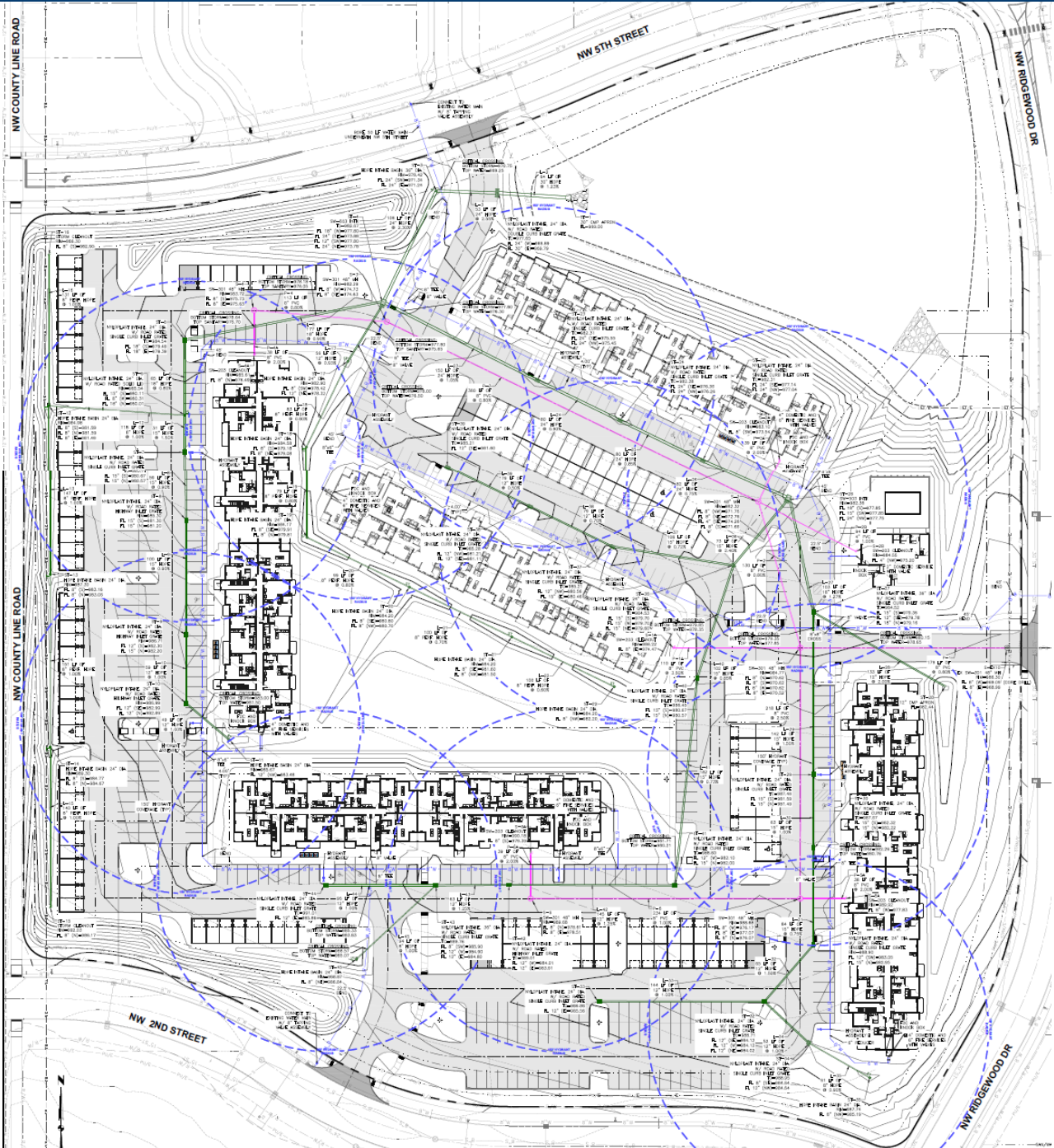
Required	Proposed
Lot 1: 204 stalls	Lot 1: 228 stalls
Lot 1 ADA: 7 stalls	Lot 1 ADA: 8 stalls
Lot 2: 306 stalls	Lot 2: 306 stalls
Lot 2 ADA: 8 stalls	Lot 2 ADA: 9 stalls

PARKING:

- Provided parking includes both garage and surface parking stalls.
- Trash enclosures will be located in garage stalls throughout the complex.

Utilities Plan

Utilities Map



SANITARY

Sewer connection for the site will be connected to the existing sanitary sewer at the access drive on NW Ridgewood Drive.

WATER

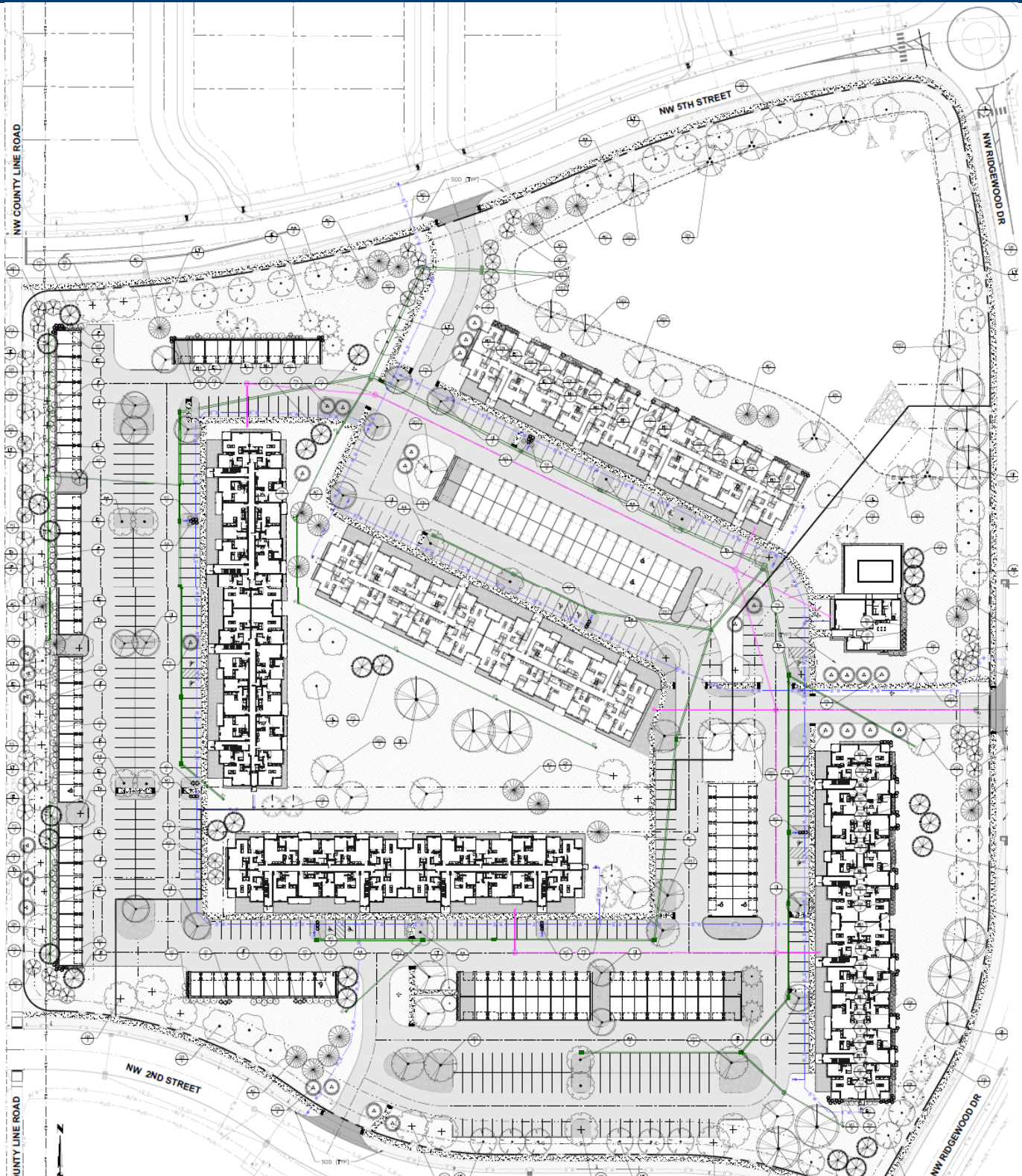
Private water service will connect from the existing water main near the access drive on the East side of NW Ridgewood Drive. The complex is required to have FDCs.

STORM WATER

Detention will be provided at the NE corner of the site in the wet bottom pond that will be undisturbed.

Landscaping Plan

Landscaping Map



LANDSCAPING

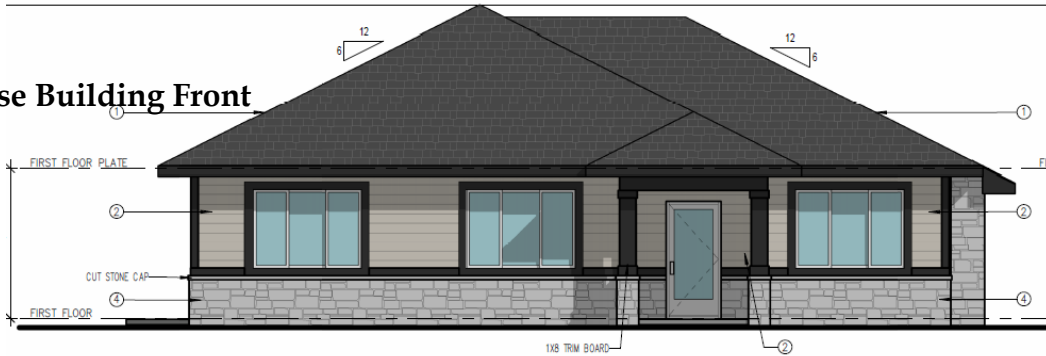
Landscaping will be provided within the site and on all street frontages. The landscaping on the perimeter of the site will be provided to meet the minimum requirements for the landscape buffer, street trees, and open space requirements and will also help with buffering between the residential areas and vehicular traffic on all street frontages. The landscaping within the site will be provided to meet the minimum requirements for open space planting requirements and will improve the aesthetics of the development.

Architecture

Apartment Building Front



Clubhouse Building Front

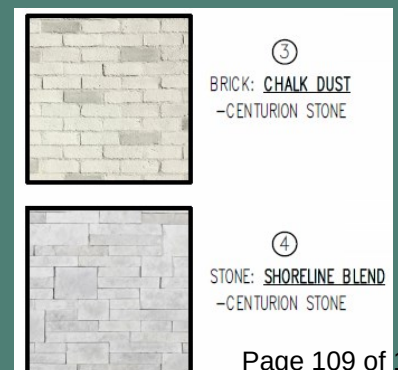
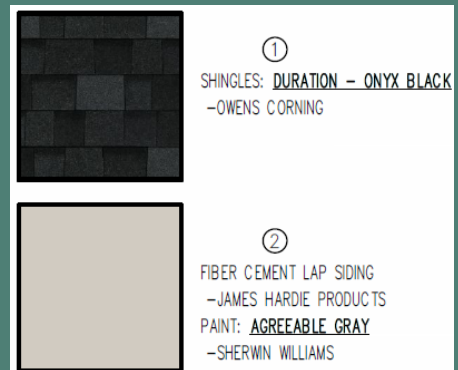


WEST ELEVATION

Garage Building Front



Material Board



BUILDING & ELEVATIONS

The buildings will consist of stone and brick veneer and fiber cement lap siding materials. Canopies on the apartment buildings will cove the front entrance doors and the rear patio spaces. The canopy on the clubhouse covers the entrance of the building and matches consistently with the primary apartment building facades. The garage buildings match consistently with the aesthetics of the apartment buildings and clubhouse.

DUMPSTER ENCLOSURE

Trash is planned to be stored within the garage buildings throughout the complex, therefore no enclosure is proposed. Garage stalls dedicated to trash will have accessible sidewalks and pedestrian doors to ensure access.

LIGHTING

Wall pack lighting will be provided on the all sides of the apartment buildings as well as within the designated parking lot areas to provide adequate lighting for resident circulation areas and parking.

Conclusion

STAFF RECOMMENDATION

Staff would recommend approval of the Allure on 44 site plan subject to any remaining staff comments.

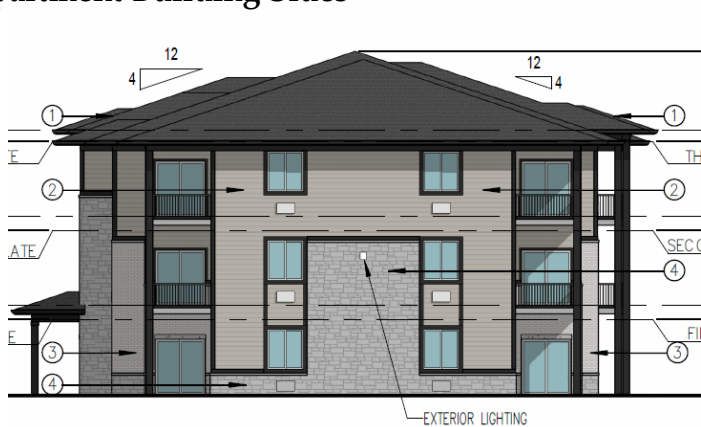
Conclusion

- Five 260-unit apartment buildings and a clubhouse are proposed on the 16.69-acre property.
- The complex will consist of stone and brick veneer and fiber cement lap siding materials. The buildings on site will match in colors and aesthetics to provide consistency.
- Adequate landscaping and plantings are provided to create an aesthetically pleasing frontage on all sides of the site and will provide buffering of vehicular traffic for residents of this community.
- Fees and parkland dedication has previously been paid for and allocated within the Hope Timber Plat 1 final plat.

Apartment Building Rear



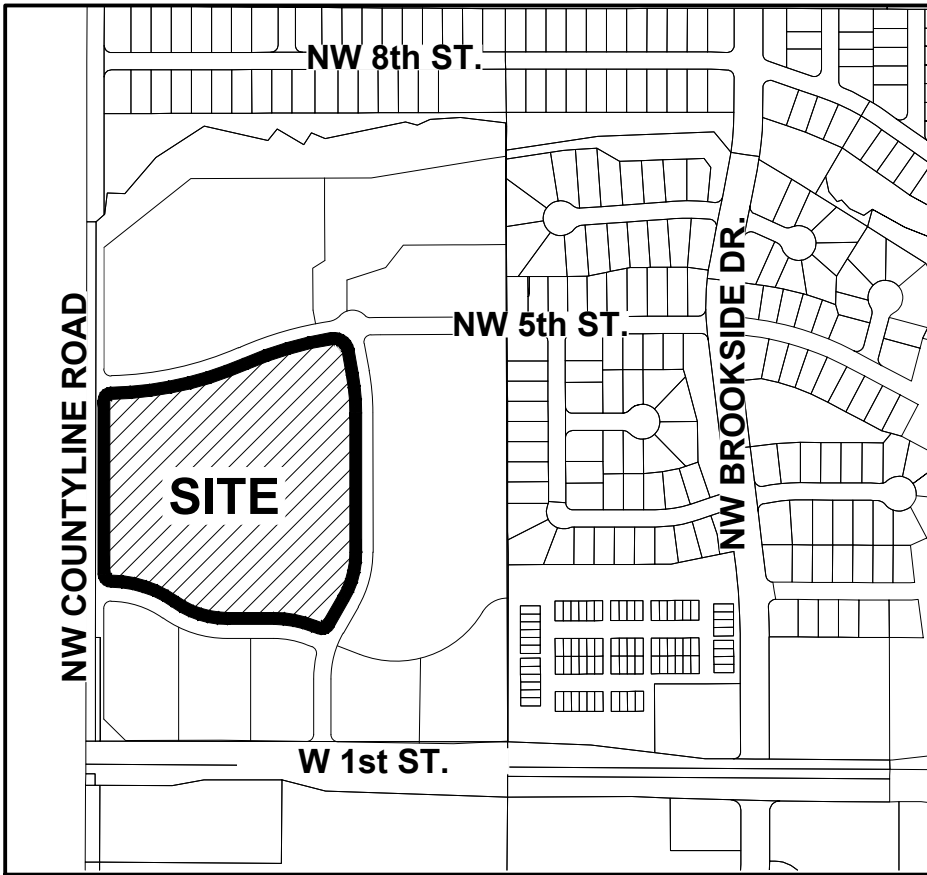
Apartment Building Sides



PRELIMINARY PLAT / SITE PLAN FOR:
THE ALLURE ON 44

GRIMES, IOWA

VICINITY MAP
NOT TO SCALE



GRIMES, IOWA

OWNER

HOPE TIMBER, LLC
1548 S 45TH STREET
WEST DES MOINES, IA 50265

APPLICANT

THE ALLURE ON 44, LLC
5721 MERLE HAY ROAD, SUITE 18
JOHNSTON, IA 50131
CONTACT: JOHN LARSON
PH: (515) 491-4090

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: JOSH TRYGSTAD
EMAIL: JOSHTRYG@CDA-ENG.COM
PH: (515) 369-4400
FX: (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLIEM@CDA-ENG.COM
PH: (515) 369-4400

CONSTRUCTION SCHEDULE

SUBMITTAL DATES

FIRST SUBMITTAL: 09/11/2024
SECOND SUBMITTAL: 10/01/2024
THIRD SUBMITTAL: 10/17/2024
FOURTH SUBMITTAL: 10/31/2024

LEGAL DESCRIPTION

LOT 6, HOPE TIMBER PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND CONTAINING 16.69 ACRES (726,976 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

PUD - HIGH DENSITY RESIDENTIAL DISTRICT
(HOPE TIMBER PUD)

PROJECT SITE ADDRESS

LOT 6 - HOPE TIMBER PLAT 1

PROPOSED USE

APARTMENTS

DEVELOPMENT SUMMARY

AREA: 16.69 ACRES (726,976 SF)

LOT 1: 6.67 ACRES (290,545 SF)
LOT 2: 10.02 ACRES (436,432 SF)

ZONING: PUD - HIGH DENSITY RESIDENTIAL DISTRICT
(HOPE TIMBER PUD)

SETBACKS:
FRONT: 30 FEET
SIDE: 20 FEET EACH SIDE/40 FEET TOTAL
REAR: 30 FEET
PARKING: 10 FEET

BUILDING SEPARATION: 16 FEET
MAX. BUILDING HEIGHT: 45 FEET (3 STORIES)

OPEN SPACE CALCULATION:
LOT 1

TOTAL AREA: = 290,545 SF (6.67 AC.)
APARTMENTS = 35,120 SF
GARAGES = 19,020 SF
PARKING LOT = 90,402 SF
SIDEWALK = 8,320 SF
OPEN SPACE PROVIDED = 137,683 SF (47%)
OPEN SPACE REQUIRED = 116,218 SF (40%)

LOT 2

TOTAL AREA: = 436,432 SF (10.02 AC.)
APARTMENTS = 52,680 SF
GARAGES = 25,045 SF
PARKING LOT = 101,026 SF
SIDEWALK = 9,780 SF
OPEN SPACE PROVIDED = 247,901 SF (57%)
OPEN SPACE REQUIRED = 174,573 SF (40%)

UNITS:

LOT 1: 120 UNITS (17.99 UNITS PER ACRE)
LOT 2: 180 UNITS (17.96 UNITS PER ACRE)

PARKING:

LOT 1:
TOTAL REQUIRED = 204 SPACES
TOTAL PROVIDED = 228 SPACES
(161 SURFACE SPACES)
(67 GARAGE SPACES)

ADA SPACES REQUIRED= 7 SPACES
ADA SPACES PROVIDED= 8 SPACES
(5 SURFACE SPACES)
(3 GARAGE SPACES)

LOT 2:
TOTAL REQUIRED = 306 SPACES
TOTAL PROVIDED = 306 SPACES
(214 SURFACE SPACES)
(92 GARAGE SPACES)

ADA SPACES REQUIRED= 8 SPACES
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(6 SURFACE SPACES)
(3 GARAGE SPACES)

INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	COVER SHEET
C1.1	PRELIMINARY PLAT
C1.2	SITE REFERENCE PLAN
C2.0-C2.1	DIMENSION PLAN
C3.0-C3.1	GRADING PLAN
C3.2-C3.4	GRADING DETAILS
C4.0-C4.1	UTILITY PLAN
C5.0	EROSION AND SEDIMENT CONTROL PLAN
C6.0	DETAILS
L1.0-L1.2	LANDSCAPE PLAN

DATE OF SURVEY

01/09/2023

BENCHMARKS

- CITY OF GRIMES STANDARD BM F6M-001; BURY BOLT ON THE FH AT THE NE CORNER OF 'Y' AVENUE AND HWY 44 INTERSECTION. ELEV.=1005.57
- CITY OF GRIMES STNADARD BM F6N-001; BURY BOLT ON THE FH ON THE NORTH SIDE OF HWY 44 NAD SW BROOKSIDE DRIVE INTERSECTION. ELEV.=986.76

FEMA FLOOD NOTE:

POLK COUNTY, PANEL 155 & 160 OF 555
MAP NUMBER= 19153C0160F & 19153C0155F
EFFECTIVE DATE= FEBRUARY 1, 2019

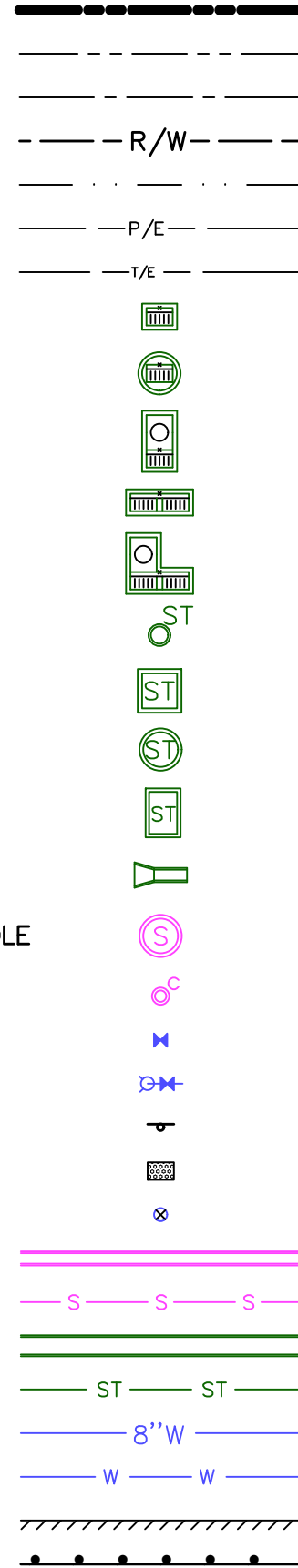
UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

GENERAL LEGEND

PROPOSED

PROPERTY BOUNDARY
SECTION LINE
CENTER LINE
RIGHT OF WAY
BUILDING SETBACK
PERMANENT EASEMENT
TEMPORARY EASEMENT
TYPE SW-501 STORM INTAKE
TYPE SW-502 STORM INTAKE
TYPE SW-503 STORM INTAKE
TYPE SW-505 STORM INTAKE
TYPE SW-506 STORM INTAKE
TYPE SW-512 STORM INTAKE
TYPE SW-513 STORM INTAKE
TYPE SW-401 STORM MANHOLE
TYPE SW-402 STORM MANHOLE
FLARED END SECTION
TYPE SW-301 SANITARY MANHOLE
STORM/SANITARY CLEANOUT
WATER VALVE
FIRE HYDRANT ASSEMBLY
SIGN
DETECTABLE WARNING PANEL
WATER CURB STOP
SANITARY SEWER
SANITARY SERVICE
STORM SEWER
STORM SERVICE
WATERMAIN WITH SIZE
WATER SERVICE
SAWCUT (FULL DEPTH)
SILT FENCE
USE AS CONSTRUCTED
MINIMUM PROTECTION ELEVATION

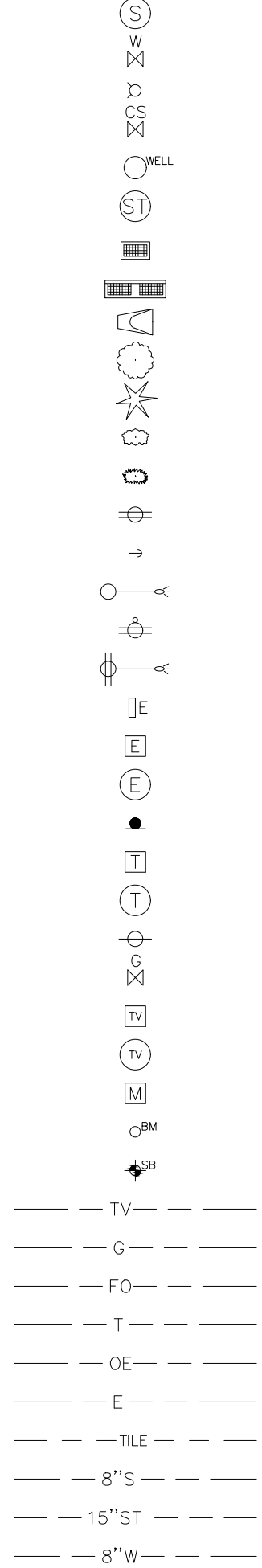


(UAC)

MPE

EXISTING

SANITARY MANHOLE
WATER VALVE BOX
FIRE HYDRANT
WATER CURB STOP
WELL
STORM SEWER MANHOLE
STORM SEWER SINGLE INTAKE
STORM SEWER DOUBLE INTAKE
FLARED END SECTION
DECIDUOUS TREE
CONIFEROUS TREE
DECIDUOUS SHRUB
CONIFEROUS SHRUB
ELECTRIC POWER POLE
GUY ANCHOR
STREET LIGHT
POWER POLE W/ TRANSFORMER
UTILITY POLE W/ LIGHT
ELECTRIC BOX
ELECTRIC TRANSFORMER
ELECTRIC MANHOLE OR VAULT
TRAFFIC SIGN
TELEPHONE JUNCTION BOX
TELEPHONE MANHOLE/VAULT
TELEPHONE POLE
GAS VALVE BOX
CABLE TV JUNCTION BOX
CABLE TV MANHOLE/VAULT
MAIL BOX
BENCHMARK
SOIL BORING
UNDERGROUND TV CABLE
GAS MAIN
FIBER OPTIC
UNDERGROUND TELEPHONE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
FIELD TILE
SANITARY SEWER W/ SIZE
STORM SEWER W/ SIZE
WATER MAIN W/ SIZE



REFER TO CONSTRUCTION MATERIALS TESTING REPORT NO. 232072HHT
(08/08/2023) FOR GEOTECHNICAL REQUIREMENTS.

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF GRIMES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTAL SPECIFICATIONS SHALL APPLY TO ALL WORK ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JOSHUA A. TRYGSTAD, P.E. DATE
LICENSE NUMBER 19228
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
C1.0-C6.0

CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400
PROJECT NO. 2405.417

IOWA ONE CALL

1-800-292-8989
www.iowaonecall.com

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

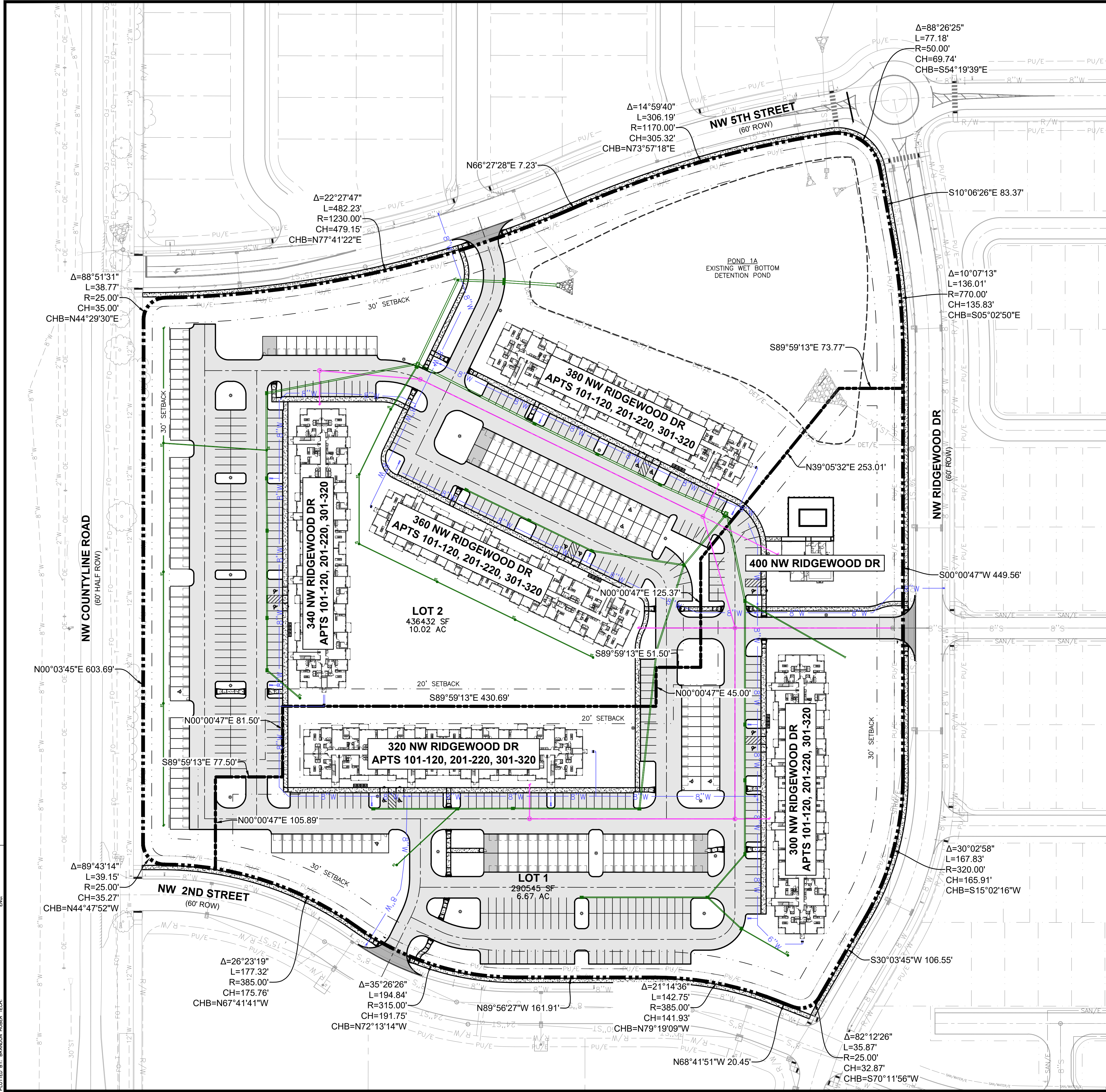
ENGINEER: JAT

ENGINEER: BDH

THE ALLURE ON 44
COVER

C1.0
2405.417

FILE: H:\2024\2405417\OWMSITE PLAN\2405417-COVER-REF-DETAILS.DWG
PLOT DATE: 10/31/2024 5:10 PM
PLOTTER: BRANSON HUBER



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DATE

10/31/24

10/31/24

10/31/24

09/11/24

FOURTH SUBMITTAL

THIRD SUBMITTAL

SECOND SUBMITTAL

FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: BDH

THE ALLURE ON 44

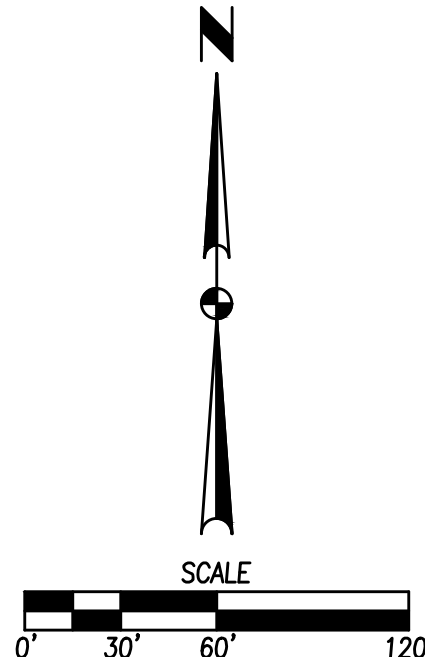
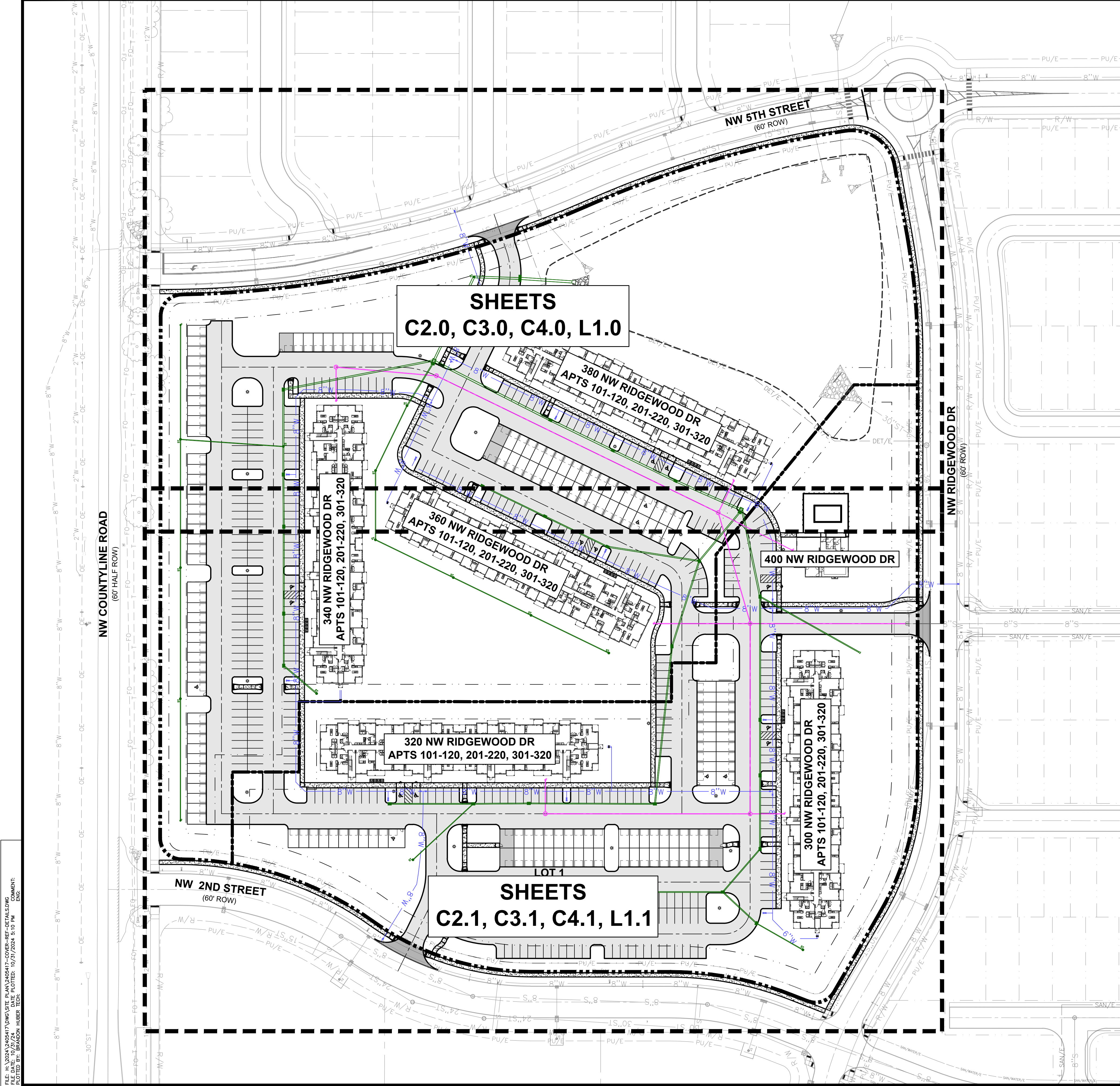
PRELIMINARY PLAT

C1.1

2405.417

GRIMES, IOWA

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DRAWN BY: JAT
PLOTTED BY: BRANDON HUBER
DATE: 10/31/2024 5:10 PM



CITY OF GRIMES STANDARD NOTES

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING, SIGNING, AND RETURNING THE PRECONSTRUCTION PACKET TO THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
- ALL PERMITS (IDNR, NPDES, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS (AS-BUILTS) OF ALL IMPROVEMENTS AND EASEMENTS AS PER CITY COMMERCIAL AS-BUILT POLICY.
- THE RECORD DRAWINGS SHOULD INCLUDE A CERTIFIED GRADING SHEET AND AS-BUILT PLANS OF ALL STORMWATER MANAGEMENT FACILITIES ON SITE WITH A CERTIFICATION STATEMENT SIGNED BY THE DESIGN ENGINEER INDICATING THAT THE FACILITIES WERE CONSTRUCTED AS DESIGNED.
- RECORD DRAWINGS TO INCLUDE ONE ELECTRONIC FILE IN .DWG AND .PDF FILE EXTENSIONS.
- TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT. SANITARY, WATER, SUMP. MARK THE ENDS OF SERVICES WITH A STEEL FENCE POST AND PAINT GREEN FOR SANITARY, BLUE FOR WATER, AND WHITE FOR STORM. MARK THE ENDS OF SANITARY AND SUMP WITH A 2 X 4 FROM END OF PIPE TO 2' ABOVE GRADE.
- A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT.
- ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
- PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS (UTILITY, PAVING, SUBGRADE) WITH AN ITEMIZED COST BREAKDOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL NEWLY CONSTRUCTED PUBLIC AND PRIVATE UTILITIES ASSOCIATED WITH THE PROJECT AT THEIR EXPENSE UNTIL THE CITY ACCEPTS THE PROJECT THROUGH THE GRIMES CITY COUNCIL.

SANITARY SEWER NOTES:

- THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REMOVE THE PLUG FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
- SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
- SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
- ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
- ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
- ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B-PCC W/ADJUSTING MECHANISM.
- SANITARY SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISION. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.

WATER MAIN NOTES:

- ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2" BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
- ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
- ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
- WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
- THE CITY OF GRIMES SHALL BE RESPONSIBLE FOR THE FILLING OF THE WATER MAIN.
- NEW WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE CONTRACTOR. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE CONTRACTOR AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DIVISION. ALL TESTS AND SAMPLING TO BE WITNESSED BY THE CITY ENGINEERING DIVISION. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
- ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.
- ALL DEAD-END WATER MAINS TO HAVE TEMPORARY BLOWOFF HYDRANTS.

STORM SEWER NOTES:

- ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL STORM SEWERS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC UNLESS OTHERWISE DIRECTED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES AND INCLUDE ON RECORD DRAWINGS.
- PUBLIC STORM SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISION. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
- USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATER MAIN PER IDNR REQUIREMENT.

DEMOLITION NOTES

- PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
 - CITY OF GRIMES
 - APPROPRIATE UTILITY COMPANIES
 - OWNER
 - CIVIL DESIGN ADVANTAGE
 - ARCHITECT
- DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
- PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
- BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
- FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
- DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
- ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
- CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

DATE	10/31/24	10/17/24	10/07/24	09/11/24
	FOURTH SUBMITTAL	THIRD SUBMITTAL	SECOND SUBMITTAL	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

ENGINEER: JAT
ENGINEER: BDH

THE ALLURE ON 44
SITE REFERENCE PLAN

C1.2
2405.417

GENERAL NOTES

1. THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.

13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

PAVEMENT NOTES

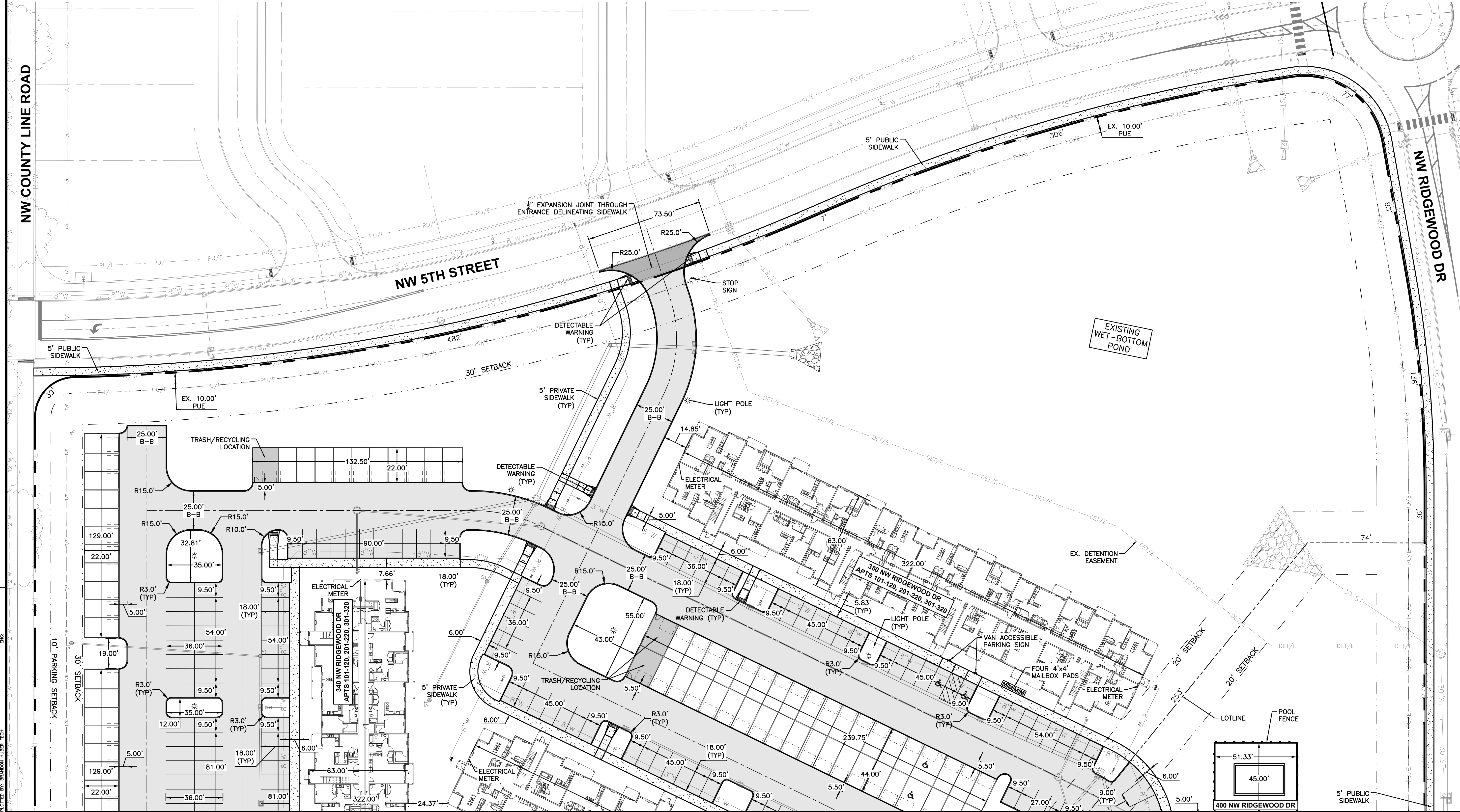
1. ALL PAVEMENT WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH 2024 SUDAS STANDARDS SPECIFICATIONS.
2. SIDEWALKS, DRIVEWAYS, DRIVE LANES WITHIN PARKING AND PARKING SPACES SHALL BE CLASS C PORTLAND CEMENT CONCRETE (P.C.C.) COARSE AGGREGATE FOR P.C.C. CONSTRUCTION SHALL BE CLASS 3 DURABILITY.
3. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
4. PAVEMENT THICKNESS:
SIDEWALKS 4" P.C.C.
SIDEWALK RAMPS 6" P.C.C.
PARKING LOT & DRIVE AISLES 6" P.C.C.
PRIVATE ROADS WITHIN R.O.W 8" P.C.C.

NW COUNTY LINE ROAD

NW 5TH STREET

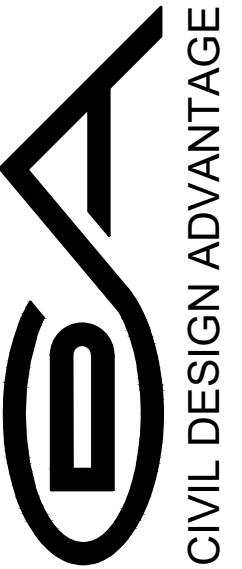
NW RIDGEWOOD DR

FILE: H:\2024\2405417\DWG\SITE PLAN\2405417-DIMENSION PLANDING
DRAWN BY: BRANDON HUBER
PLOT DATE: 10/31/2024 5:10 PM



DATE	DESCRIPTION
10/31/24	FOURTH SUBMITTAL
10/17/24	THIRD SUBMITTAL
10/07/24	SECOND SUBMITTAL
09/11/24	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT
ENGINEER: BDH



GRIMES, IOWA

THE ALLURE ON 44
DIMENSION PLAN

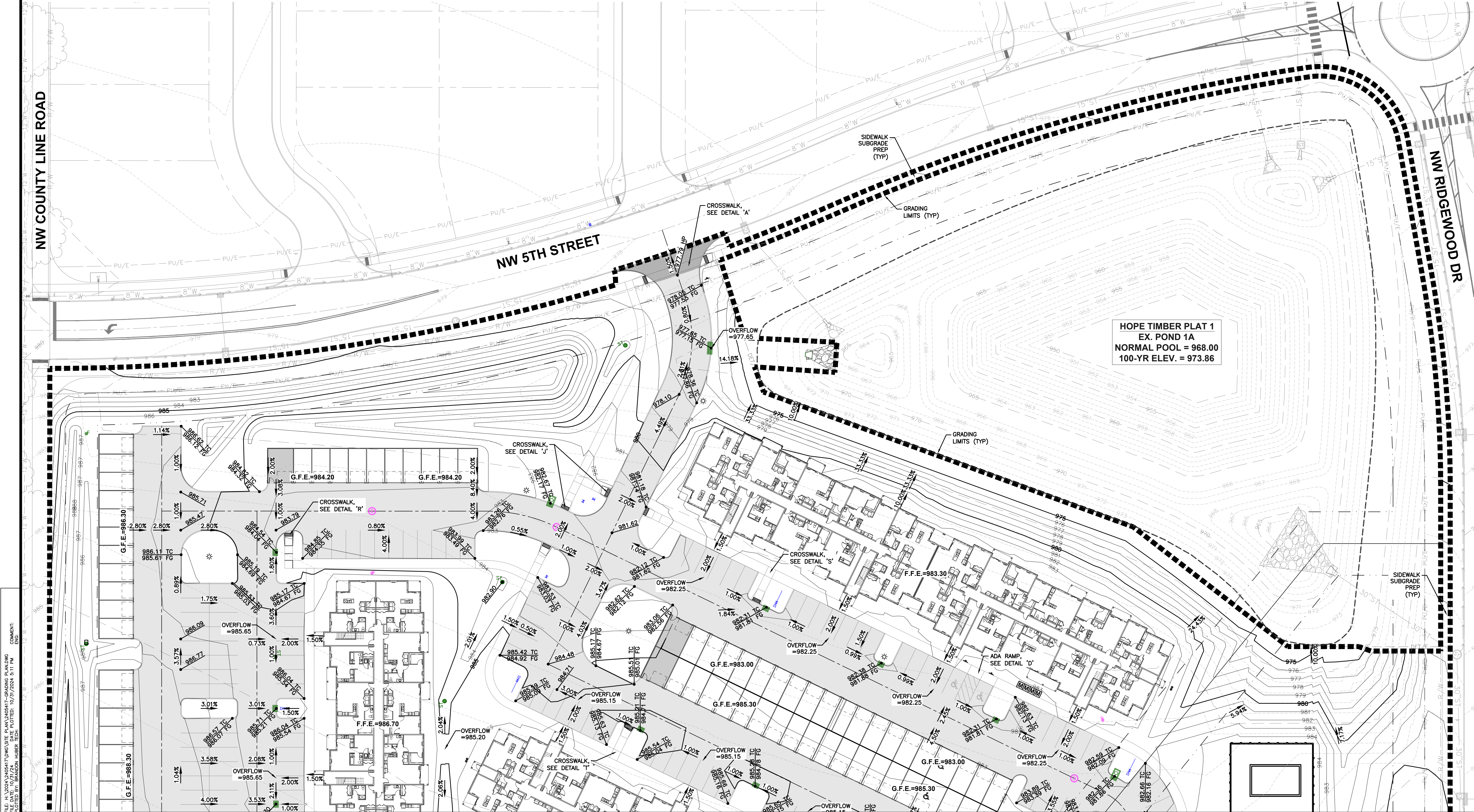
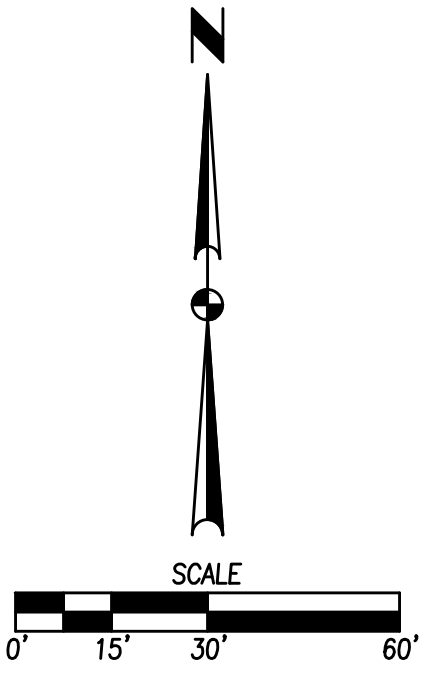
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GRADING NOTES

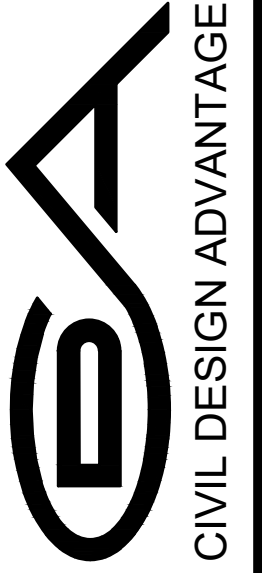
1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.



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DATE	
10/31/24	FOURTH SUBMITTAL
10/17/24	THIRD SUBMITTAL
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09/11/24	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
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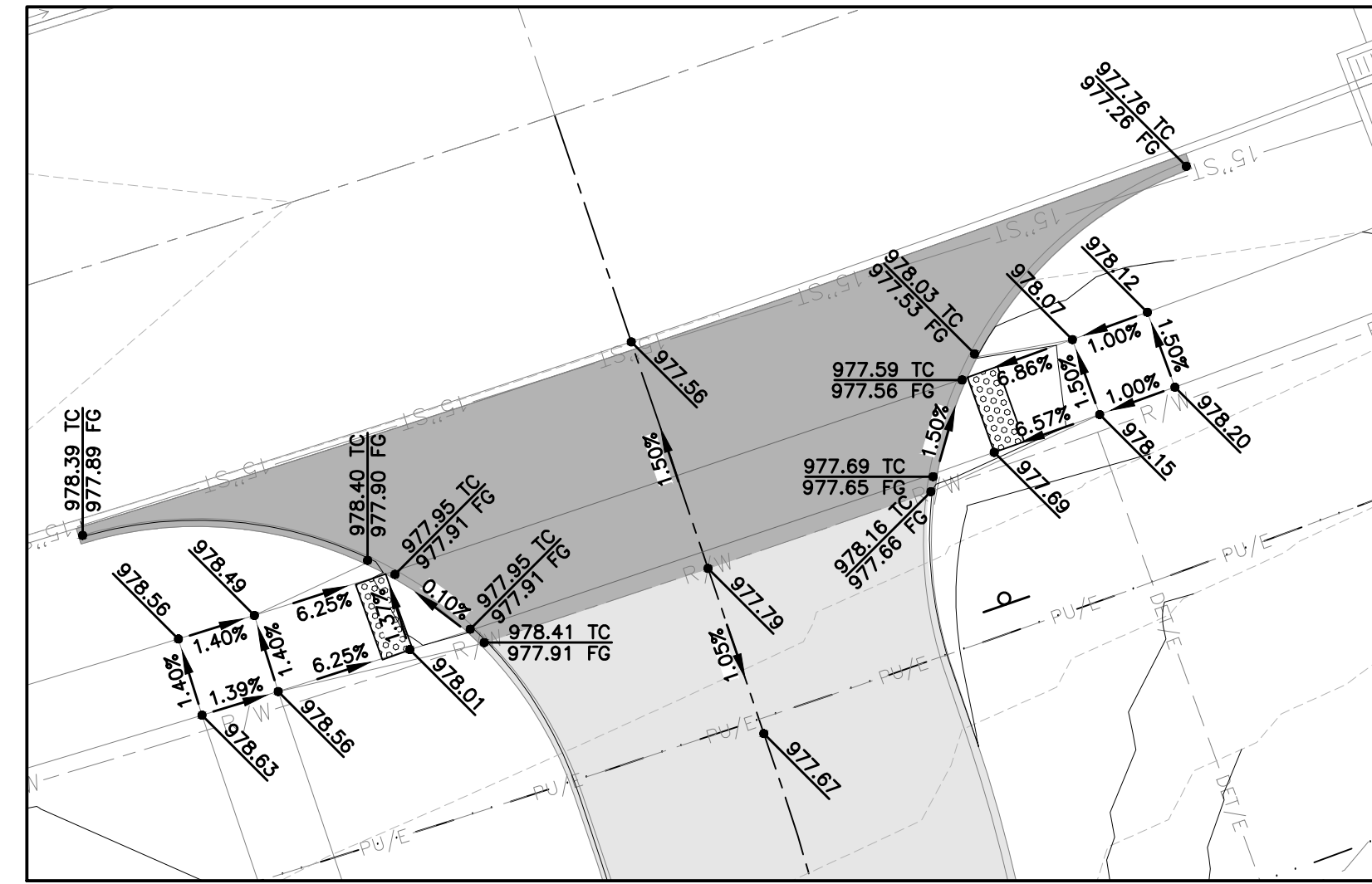
GRIMES, IOWA

THE ALLURE ON 44
GRADING PLAN

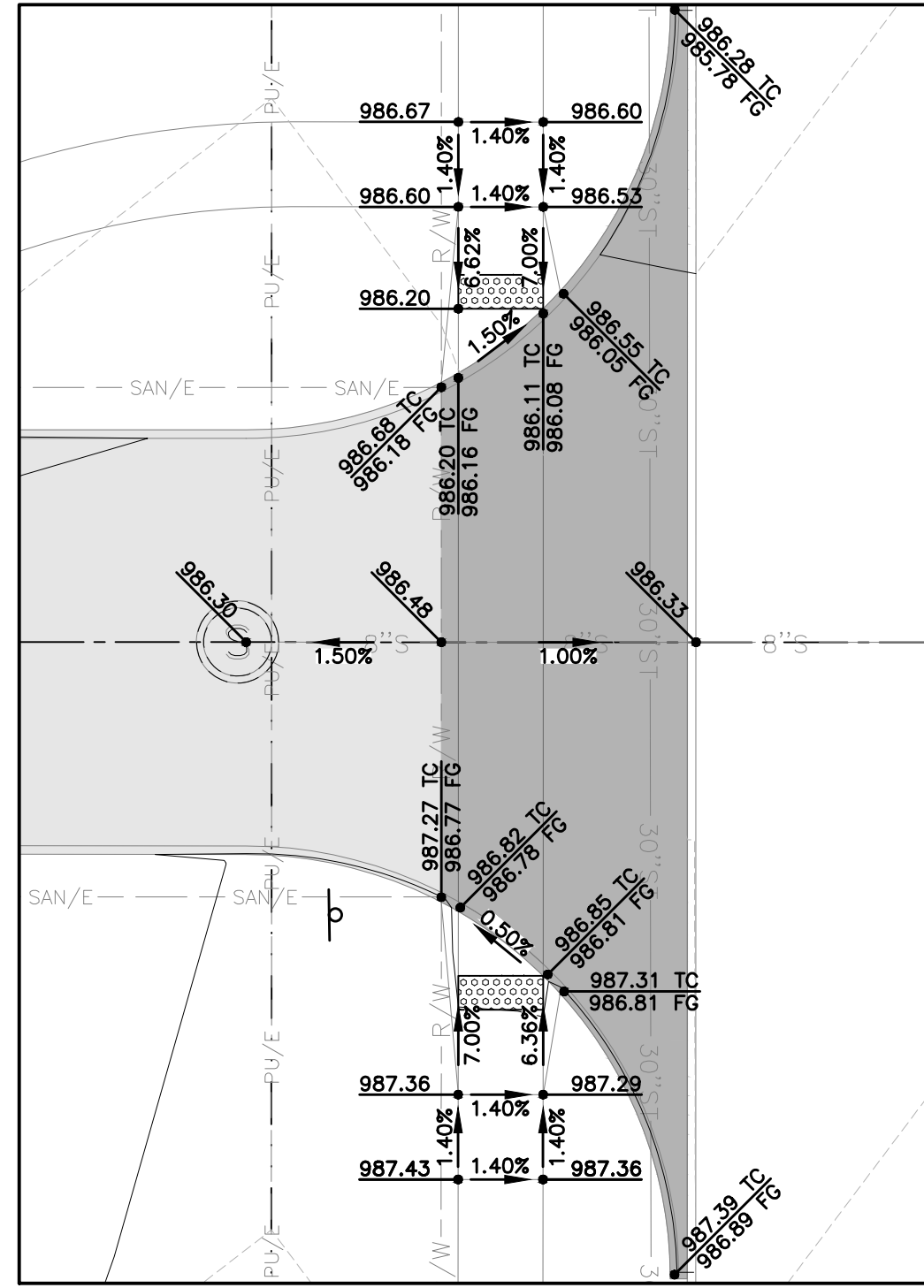
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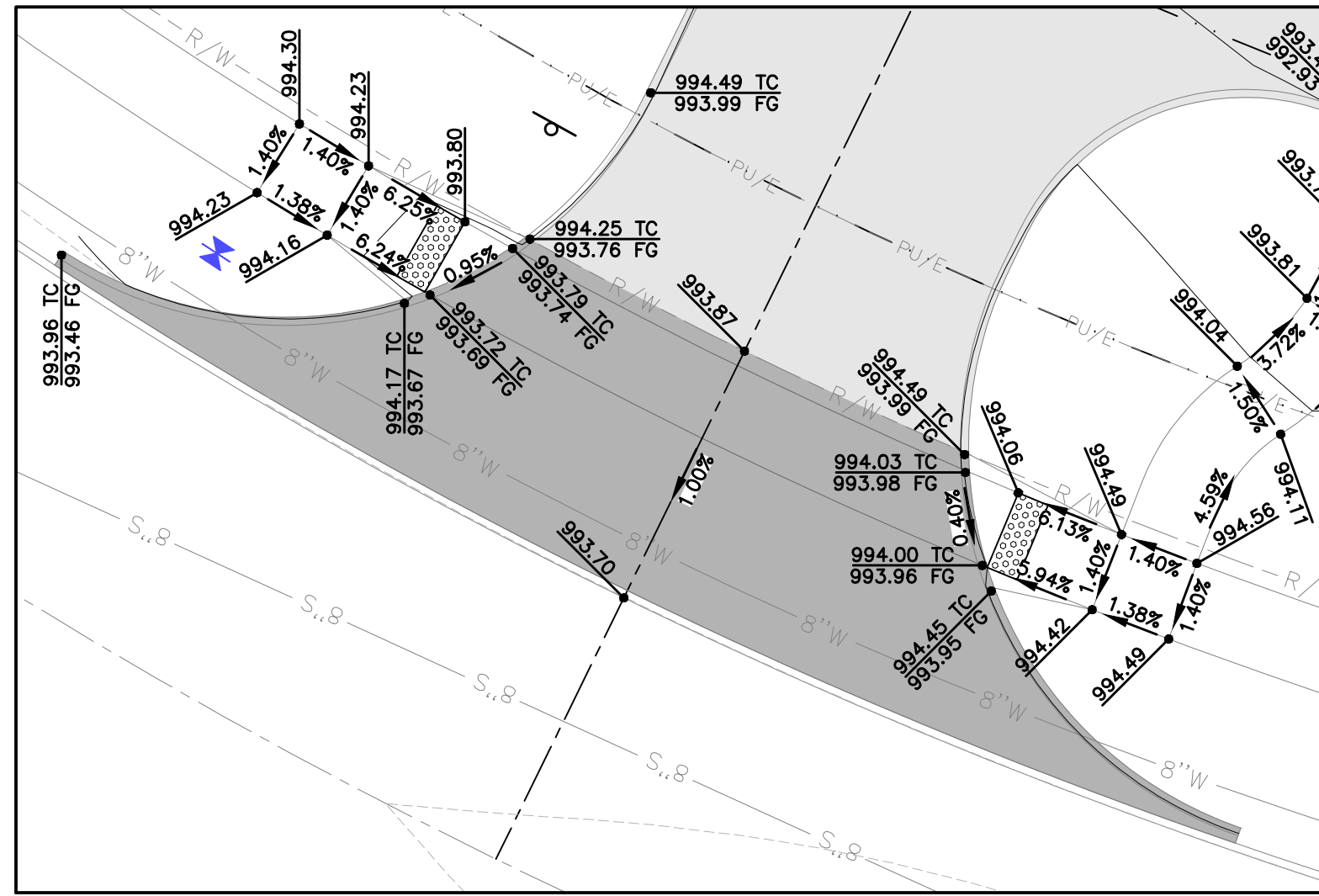
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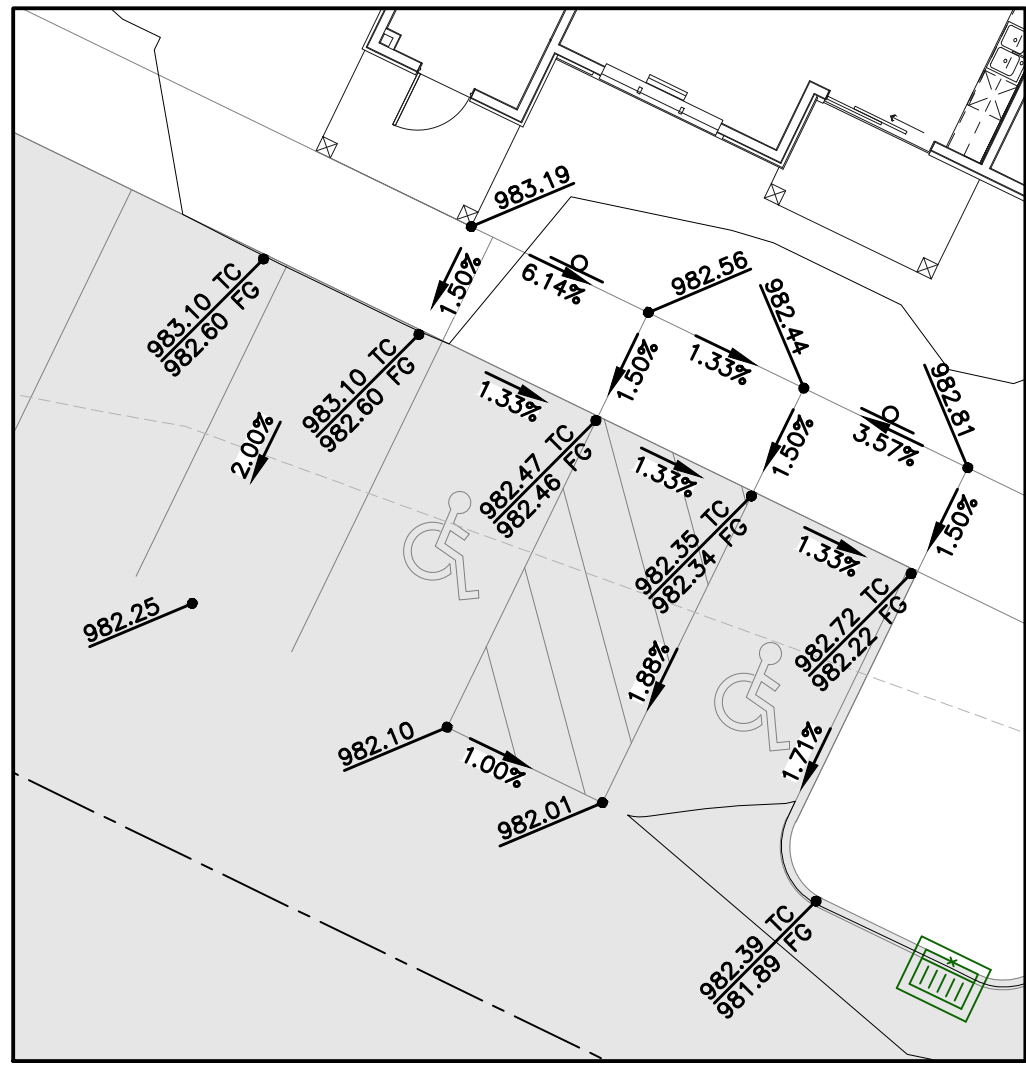
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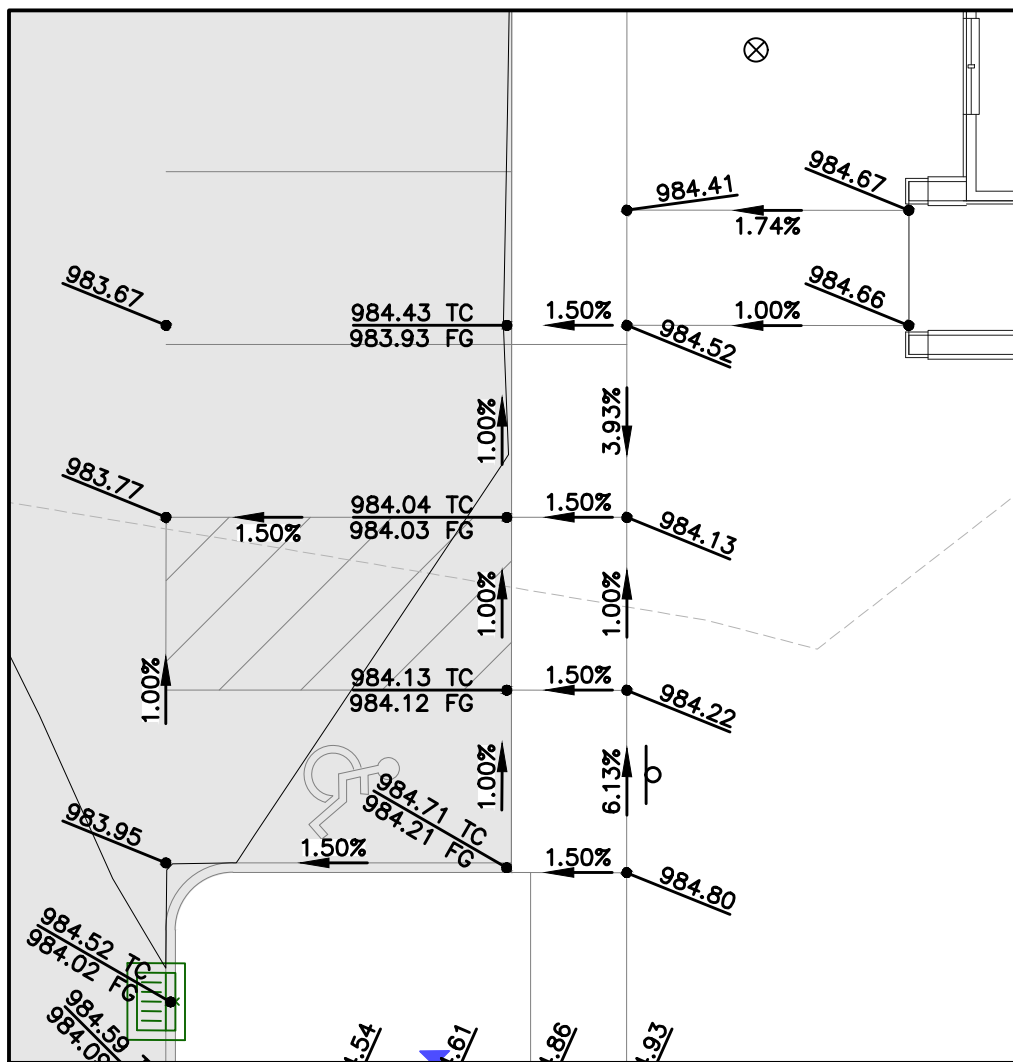
DETAIL 'B'



DETAIL 'C'



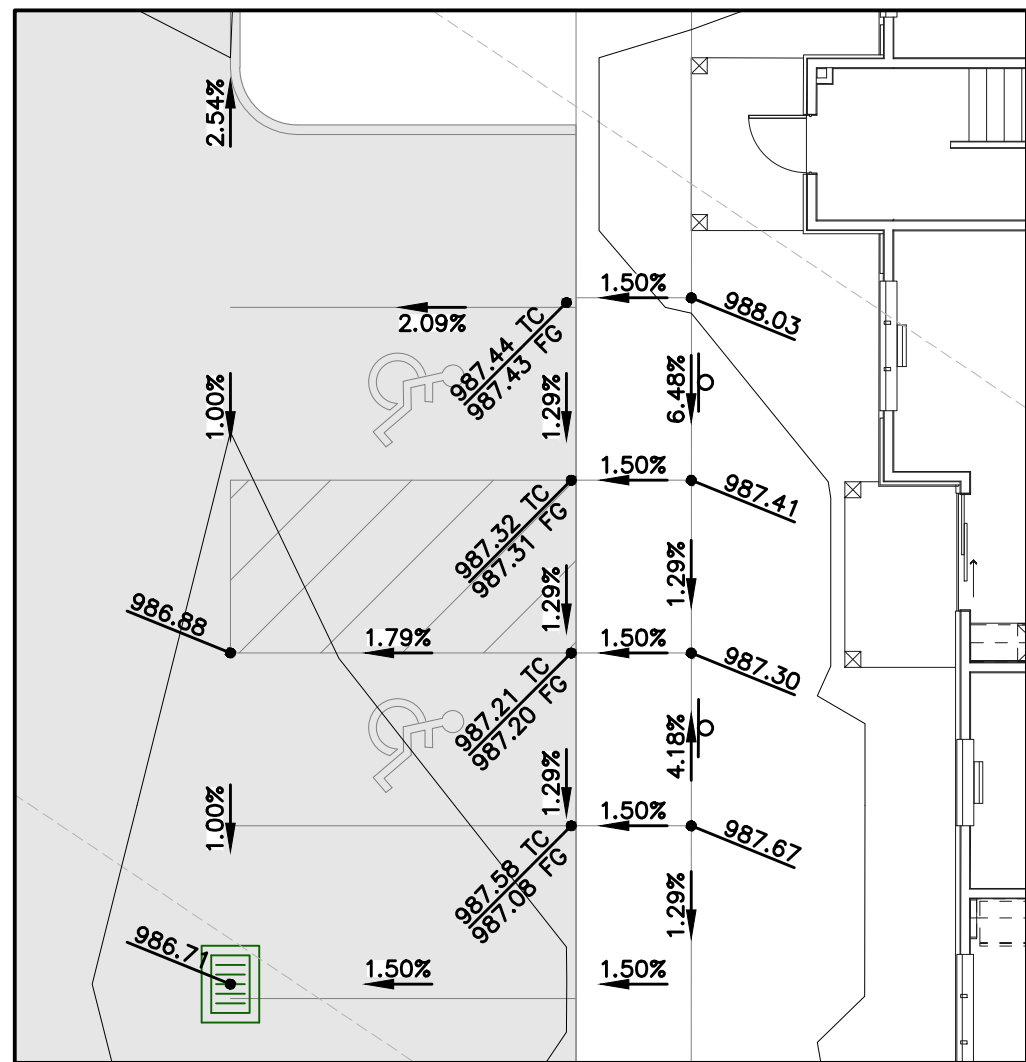
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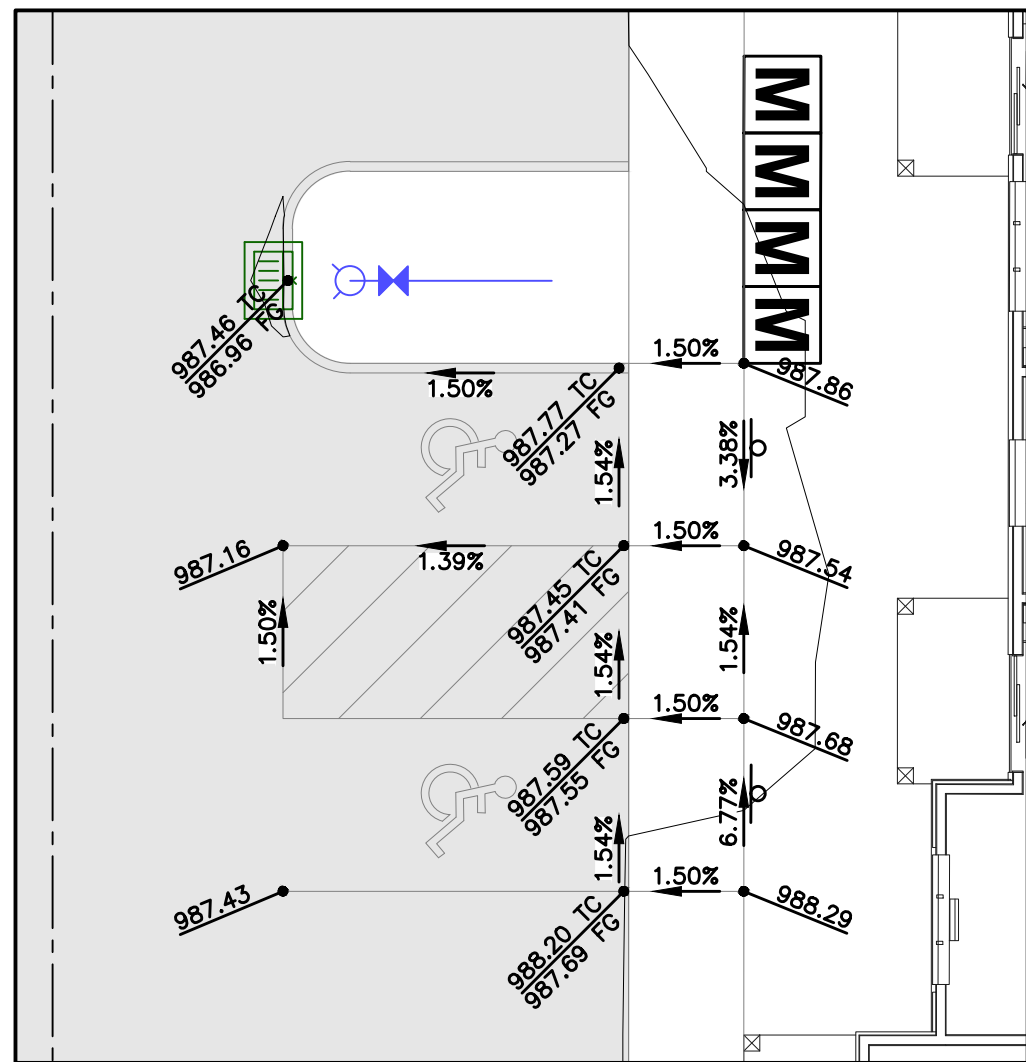
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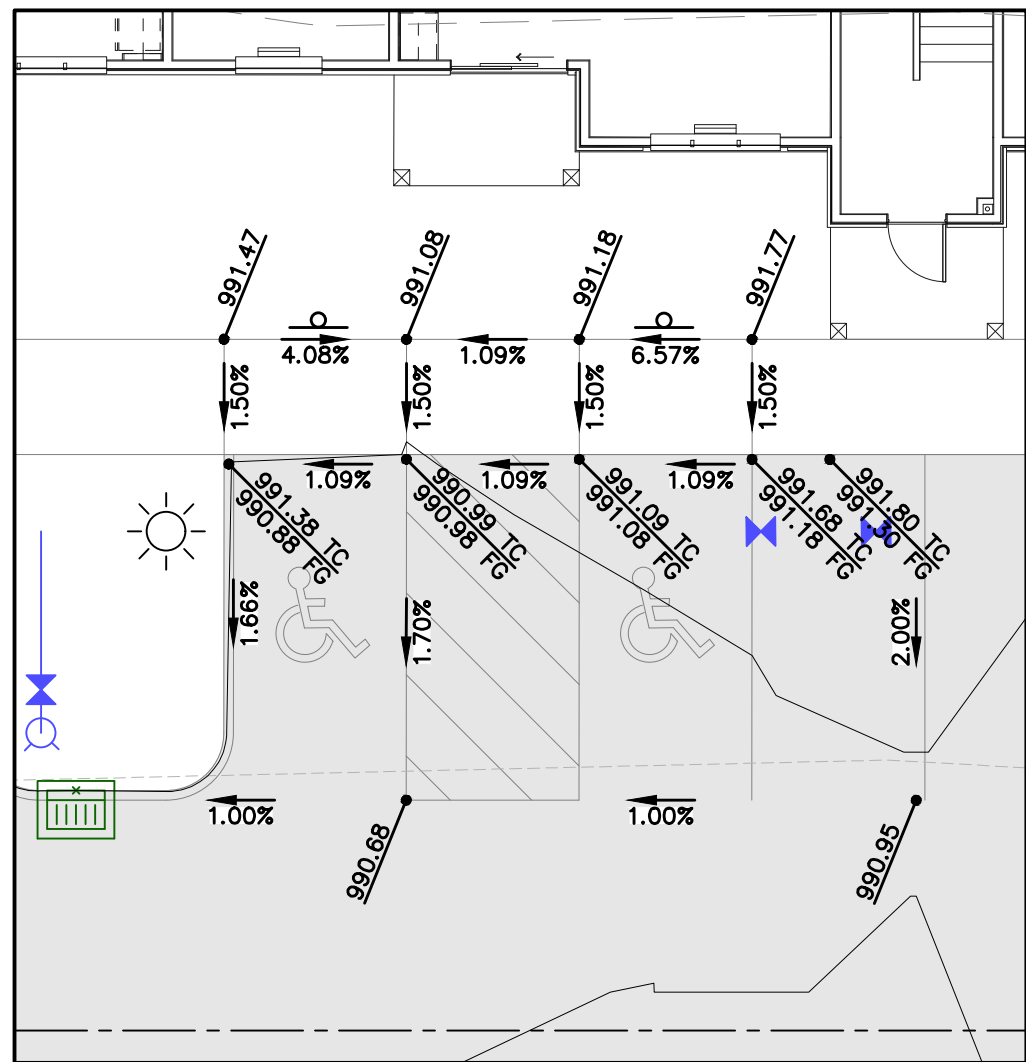
DETAIL 'F'



DETAIL 'G'



DETAIL 'H'



DETAIL 'I'

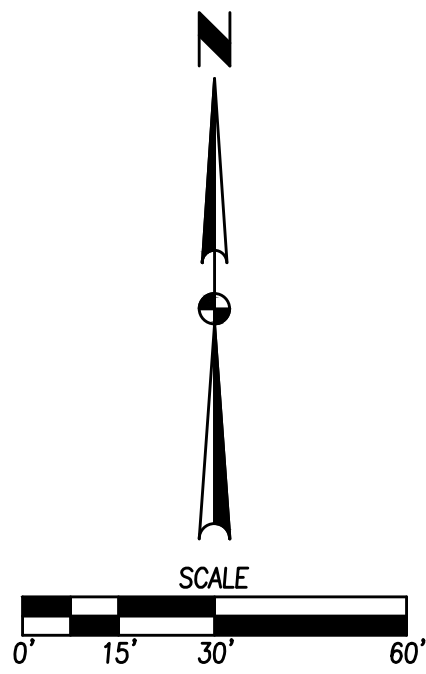
UTILITY NOTES

- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
- FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
- BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
- ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
- ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
- 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
- MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
- WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
- OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
- CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.

ESTIMATED PROJECT QUANTITIES			
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
1	WATER MAIN, TRENCHED, PVC, 8" DIA	LF	3,126
2	WATER MAIN, TRENCHLESS, PVC, 8" DIA	LF	100
3	WATER SERVICES	EA	6
4	VALVE, 8" DIA	EA	10
5	8" TAPPING VALVE ASSEMBLY	EA	3
6	FIRE HYDRANT ASSEMBLY	EA	10
7	SANITARY SEWER GRAVITY MAIN, 4" DIA, PVC	LF	94
8	SANITARY SEWER GRAVITY MAIN, 8" DIA, PVC	LF	1,498
9	SW-203, SANITARY CLEANOUT	EA	6
11	SW-301, SANITARY MANHOLE 48" DIA.	EA	6
12	STORM SEWER, TRENCHED, 8" HDPE	LF	1,303
12	STORM SEWER, TRENCHED, 12" HDPE	LF	1,020
13	STORM SEWER, TRENCHED, 15" HDPE	LF	942
14	STORM SEWER, TRENCHED, 18" HDPE	LF	345
15	STORM SEWER, TRENCHED, 24" HDPE	LF	551
16	STORM SEWER, TRENCHED, 30" HDPE	LF	64

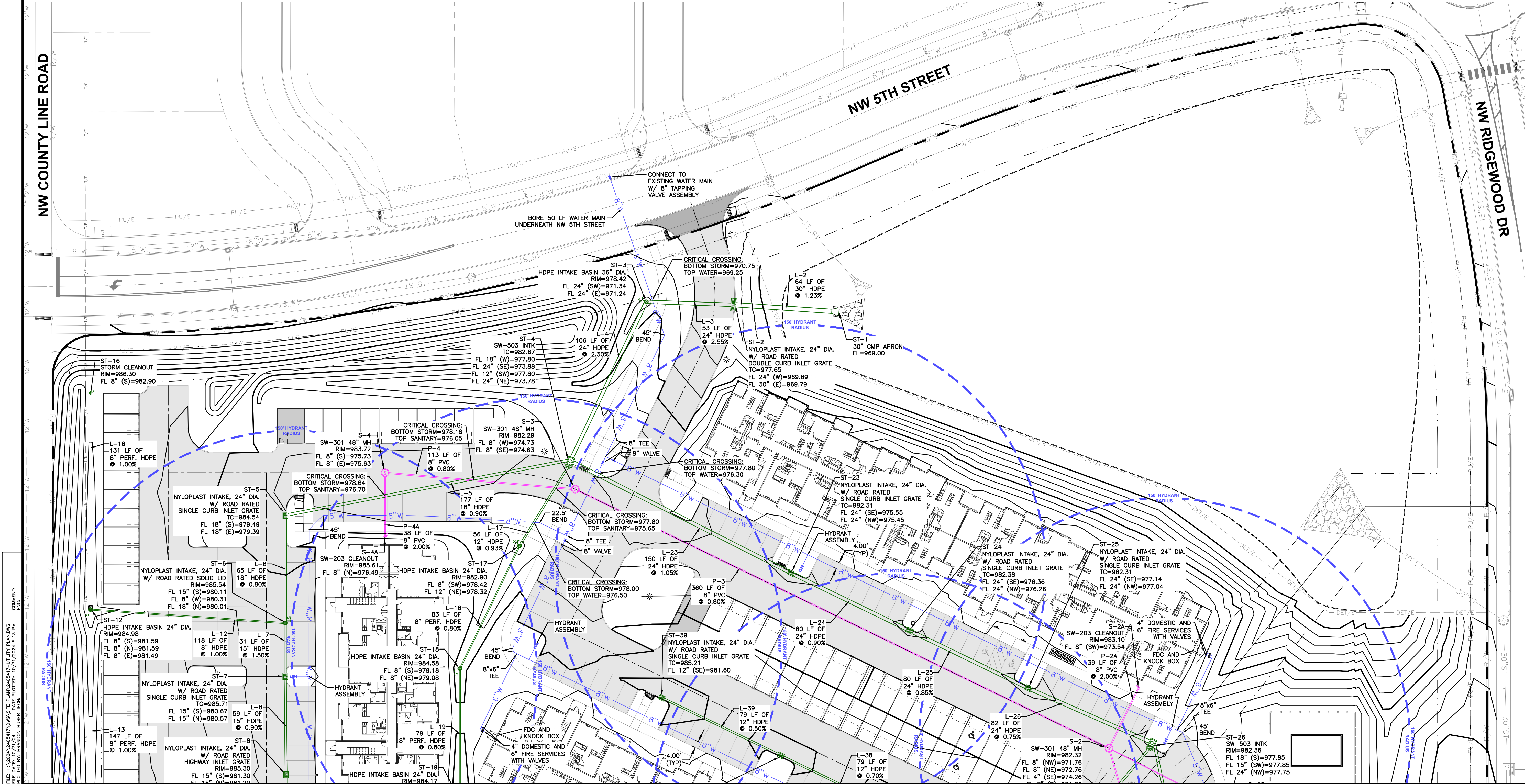
ESTIMATED PROJECT QUANTITIES			
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
17	STORM SEWER, NYLOPLAST INTAKE, 24" DIA.	EA	24
18	STORM SEWER, NYLOPLAST INTAKE, 36" DIA.	EA	3
19	STORM SEWER, SW-503 INTAKE	EA	2
20	STORM SEWER, HDPE INTAKE BASIN, 24" DIA.	EA	12
21	STORM SEWER, 12" CMP APRON	EA	1
22	STORM SEWER, 30" CMP APRON	EA	1
23	STORM CLEANOUT	EA	2



NW COUNTY LINE ROAD

NW 5TH STREET

NW RIDGEWOOD DR

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JAT

ENGINEER: BDH

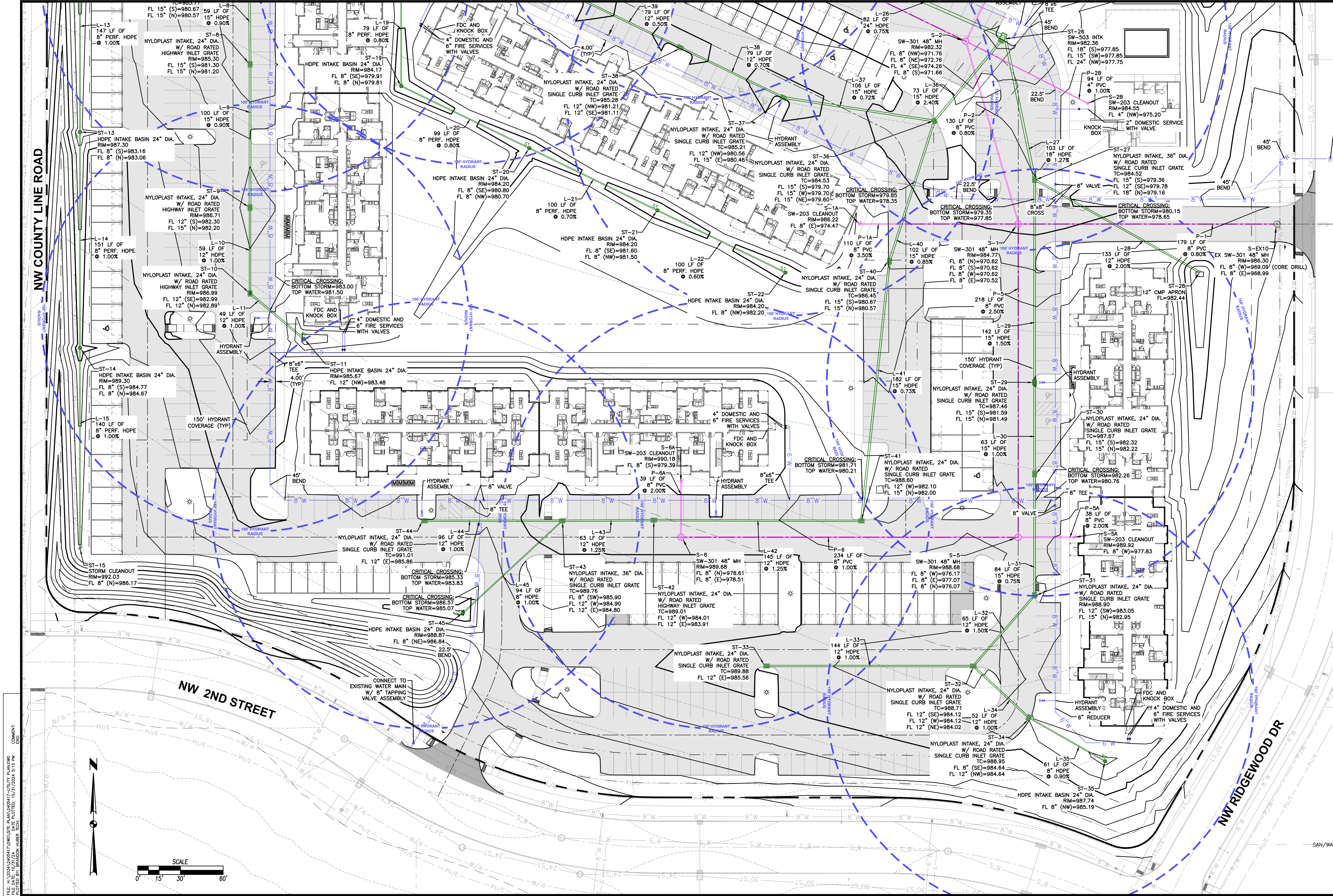


GRIMES, IOWA

THE ALLURE ON 44
UTILITY PLAN

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DATE

10/31/24

FOURTH SUBMITTAL

10/31/24

THIRD SUBMITTAL

10/07/24

FIRST SUBMITTAL

09/11/24

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
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ENGINEER: JAT

ENGINEER: BDH

THE ALLURE ON 44

UTILITY PLAN

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STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,060
2	FILTER SOCK	LF	900
3	SEEDING, FERTILIZING, AND MULCHING	AC	10.15
4	INLET PROTECTION DEVICES	EA	51
5	CONCRETE WASHOUT PIT	EA	1
6	TEMPORARY STABILIZATION SEED (TYPE 4)	AC	10.15
7	RIP RAP PLACEMENT	TON	15
8	PERMANENT TRM	SF	17,700

DISCHARGE POINT SUMMARY

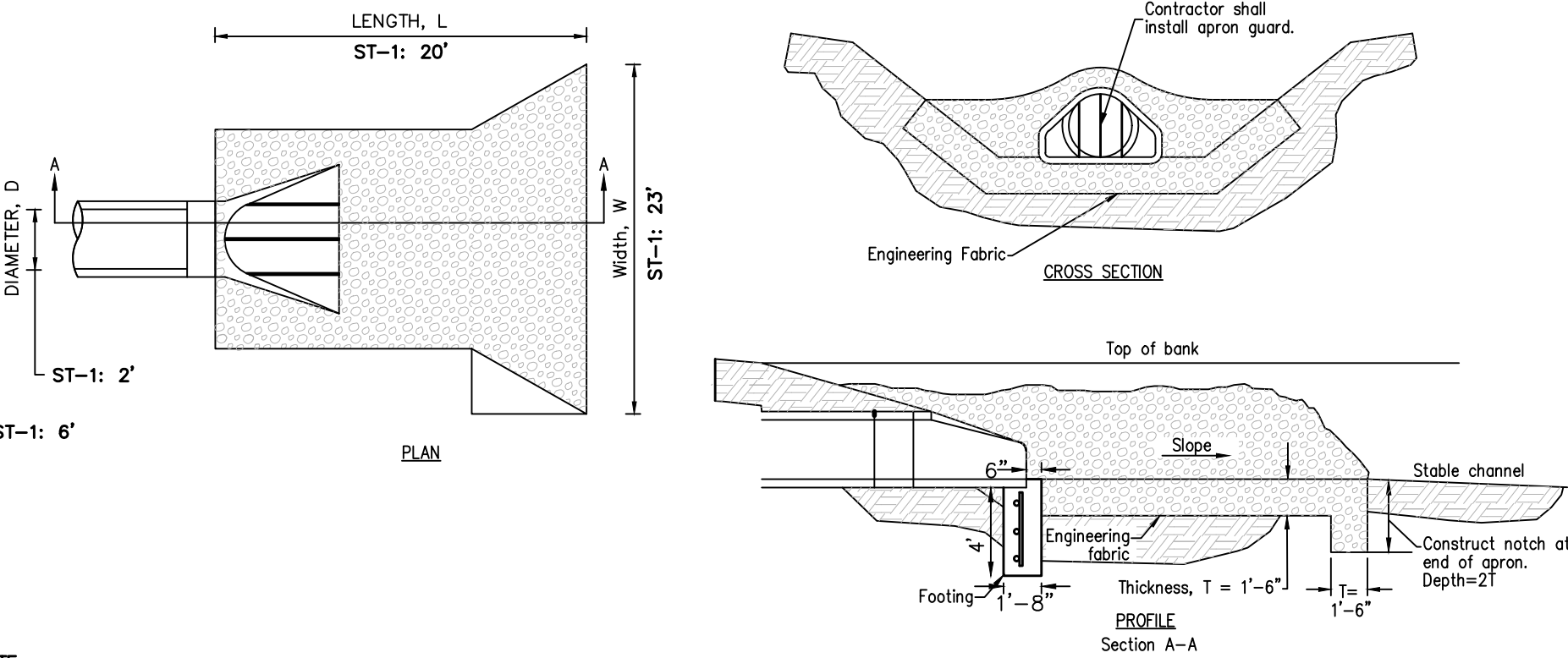
DISCHARGE POINT #1 TO LITTLE BEAVER CREEK ±1000 FT	14.74 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	53,064 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN SILT FENCE (2060 LF @ 4.5 CU FT/LF OF FENCE)	9,270 CU FT
VOLUME PROVIDED IN EX TSB #1A	182,044 CU FT
TOTAL VOLUME PROVIDED	191,314 CU FT

NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

SWPPP LEGEND

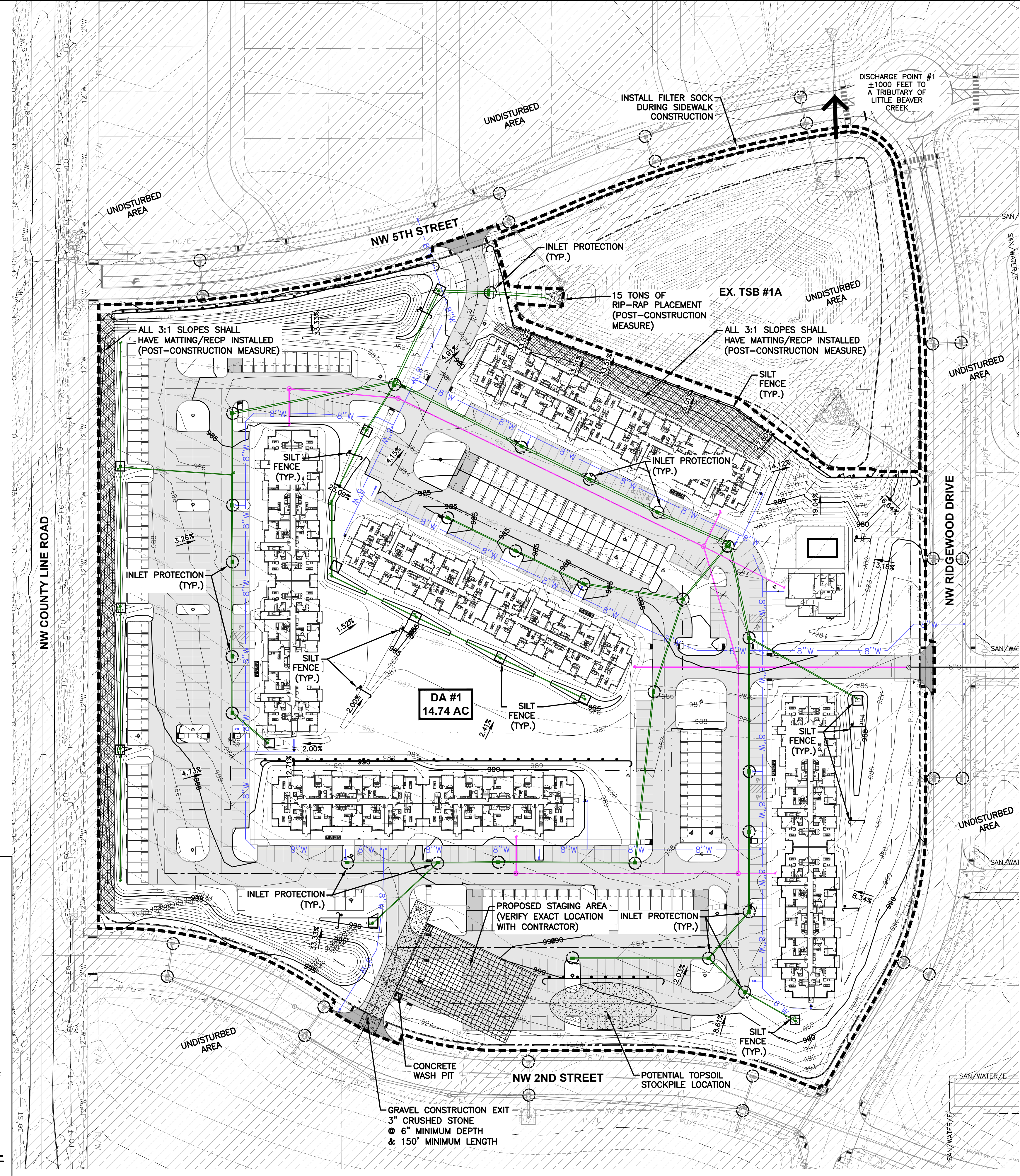
DRAINAGE ARROW	X.XX %	AREA TO BE SEEDED	
GRADING LIMITS		STRAW MAT	
FILTER SOCK		UNDISTURBED AREA	
SILT FENCE		RIP-RAP	
INLET PROTECTION		GRAVEL ENTRANCE	
PORTABLE RESTROOM		STAGING AREA	
EXISTING STANDPIPE		TEMPORARY SEDIMENT BASIN	
CONCRETE WASHOUT PIT			



- NOTE:
- THE LAST THREE SECTIONS AND THE APRON SHALL BE CONNECTED WITH PIPE CONNECTIONS PER SECTION 4030.302C OF SUDAS.
 - INSTALL A 3" CLAY WATERSTOP AT ALL STORM SEWER OUTLETS.

ROCK APRON FOR PIPE OUTLET DETAIL

NOT TO SCALE



DATE			
	10/31/24	10/17/24	10/01/24
FOURTH SUBMITTAL			
THIRD SUBMITTAL			
SECOND SUBMITTAL			
FIRST SUBMITTAL			

4121 NW URBANDALE DRIVE
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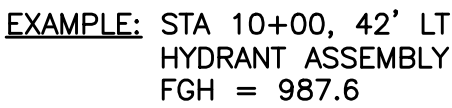


THE ALLURE ON 44
EROSION AND SEDIMENT CONTROL PLAN

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TYPICAL SECTION - PRIVATE 25' B/B P.C.C. ROADWAY
NOT TO SCALE

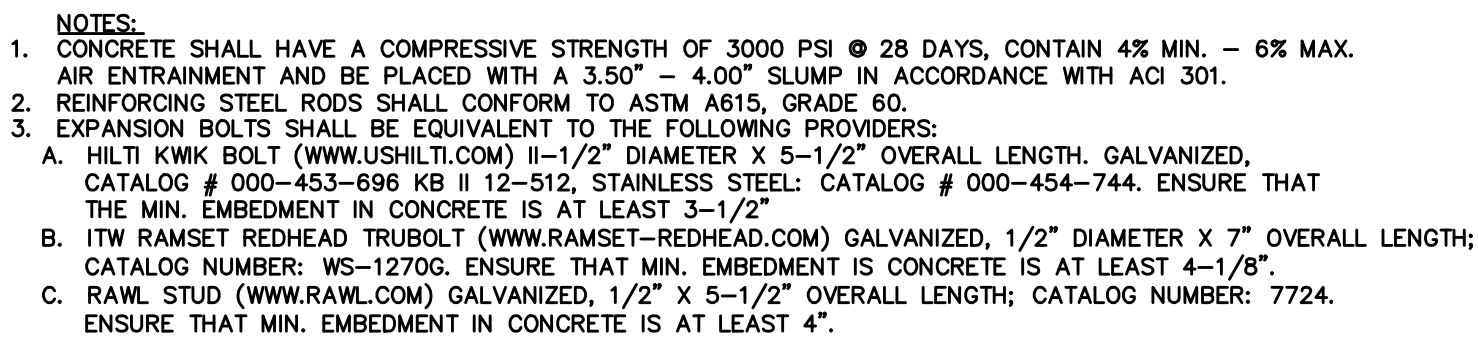


HYDRANT ASSEMBLY SPOT ELEVATION REFERENCE DETAIL

NOT TO SCALE



POOL FENCE - 6' CHAIN LINK
NOT TO SCALE



MAILBOX CLUSTER PAD DETAIL



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2405.417


PLANT SCHEDULE LOT 1				
CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EVERGREEN TREES				
AC	9	White Fir	Abies concolor	B&B, 6' HEIGHT
JE	2	Eastern Redcedar	Juniperus virginiana	B&B, 6' HEIGHT
PB	7	Black Hills Spruce	Picea glauca densata	B&B, 6' HEIGHT
PG	13	Colorado Blue Spruce	Picea pungens 'Glauc'	B&B, 6' HEIGHT
ORNAMENTAL TREES				
MP	6	Horne Throver® Eastern Redbud	Cercis canadensis 'NC2016-2'	B&B, 1.5" CALIPER
MS	6	Springflr Crab Apple	Malus x 'Prairifire'	B&B, 1.5" CALIPER
MP	6	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER
PN	14	Newport Flowering Plum	Prunus cerasifera 'Newport'	B&B, 1.5" CALIPER
OVERSTORY TREES				
AA	9	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
BN	2	Birch Multi-Trunk	Betula nigra	B&B, 1.5" CALIPER, MULTI-STEM
CK	6	Kyline® Honey Locust	Gleditsia triacanthos inermis 'Skycole'	1.5" CALIPER 6' (MIN HEIGHT)
OK	6	Kentucky Coffeetree	Gymnocladus dioica	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
LT	9	Tulip Poplar	Liriodendron tulipifera	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
QB	3	Swamp White Oak	Quercus bicolor	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
QB2	12	Northern Red Oak	Quercus borealis	1.5" CALIPER 6' (MIN HEIGHT)
OR	8	Red Oak	Quercus rubra	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
TA	2	American Sentry Linden	Tilia americana 'McKsentry'	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
SHRUBS				
BW	22	Winter Gem Japanese Boxwood	Buxus microphylla japonica 'Winter Gem'	CONT, 3 GAL
EC	2	Compact Burning Bush	Euonymus alatus 'Compactus'	CONT, 5 GAL
HB	29	Babo® Panicle Hydrangea	Hydrangea paniculata 'ILVOBO'	CONT, 5 GAL
JF	5	Sea Green Juniper	Juniperus chinensis 'Sea Green'	CONT, 3 GAL
JO	11	Old Gold Juniper	Juniperus chinensis 'Old Gold'	CONT, 3 GAL
SD	12	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	CONT, 3 GAL
VM	12	Arrowwood Viburnum	Viburnum dentatum 'Arrowwood'	CONT, 5 GAL
GRASSES				
MG	68	Eulalia Grass	Miscanthus sinensis 'Gracilimus'	24" HEIGHT

PLANT SCHEDULE LOT 2				
CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EVERGREEN TREES				
AC	16	White Fir	Abies concolor	B&B, 6' HEIGHT
JE	3	Eastern Redcedar	Juniperus virginiana	B&B, 6' HEIGHT
PB	4	Black Hills Spruce	Picea glauca densata	B&B, 6' HEIGHT
PG	13	Colorado Blue Spruce	Picea pungens 'Glaucu'	B&B, 6' HEIGHT
PS	4	White Pine	Pinus strobus	B&B, 6' HEIGHT
ORNAMENTAL TREES				
CE	11	Eastern Redbud—trunk	Cercis canadensis	B&B, 1.5" CALIPER
MP	12	Prairifire Crab Apple	Malus x 'Prairifire'	B&B, 1.5" CALIPER
MS	11	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER
PN	15	Newport Flowering Plum	Prunus cerasifera 'Newport'	B&B, 1.5" CALIPER
OVERSTORY TREES				
AA	12	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	B&B, 1.5" CAL. 8" (MIN. HEIGHT)
BN	4	River Birch Multi—Trunk	Betula nigra	B&B, 1.5" CALIPER, MULTI—STEM
GI	10	Skyline@Honey Locust	Gleditsia triacanthos inermis 'Skycole'	1.5" CALIPER 6' (MIN HEIGHT)
GK	4	Kentucky Coffeetree	Gymnocladus dioica	B&B, 1.5" CAL. 8" (MIN. HEIGHT)
LT	17	Tulip Poplar	Liriodendron tulipifera	B&B, 1.5" CAL. 8" (MIN. HEIGHT)
QB	4	Swamp White Oak	Quercus bicolor	B&B, 1.5" CAL. 8" (MIN. HEIGHT)
QB2	10	Northern Red Oak	Quercus borealis	1.5" CALIPER 6' (MIN. HEIGHT)
QR	7	Red Oak	Quercus rubra	B&B, 1.5" CAL. 8" (MIN. HEIGHT)
SB2	4	Black Willow	Salix nigra	1.5" CALIPER 6' (MIN HEIGHT)
TA	8	American Sentry Linden	Tilia americana 'McSentry'	B&B, 1.5" CAL. 8" (MIN. HEIGHT)
UL	6	Accolade Elm	Ulmus japonica x wilsoniana 'Morton' TM	B&B, 1.5" CAL. 8" (MIN. HEIGHT)
SHRUBS				
BW	15	Winter Gem Japanese Boxwood	Buxus microphylla japonica 'Winter Gem'	CONT, 3 GAL
EC	58	Compact Burning Bush	Euonymus alatus 'Compactus'	CONT, 5 GAL
HB	22	Babo@Panicle Hydrangea	Hydrangea paniculata 'ILVOBO'	CONT, 5 GAL
JO	36	Sea Green Juniper	Juniperus chinensis 'Sea Green'	CONT, 3 GAL
JF	10	Old Gold Juniper	Juniperus chinensis 'Old Gold'	CONT, 3 GAL
SB	4	Gold Mound Spiraea	Spiraea x bumalda 'Goldmound'	CONT, 3 GAL
VD	2	Arrowwood Viburnum	Viburnum dentatum 'Arrowwood'	CONT, 5 GAL
GRASSES				
MG	43	Eulalia Grass	Miscanthus sinensis 'Gracillimus'	24" HEIGHT

LANDSCAPE REQUIREMENTS

LOT 1

SITE AREA: 6.67 AC (290,545 SF)

OPEN SPACE REQUIRED: 116,218 SF (40%)

OPEN SPACE REQUIREMENTS

A MINIMUM OF ONE (1) TREE PER ONE THOUSAND (1,000) SQUARE FEET OF REQUIRED OPEN SPACE SHALL BE PROVIDED.

FOUNDATION PLANTINGS SHALL BE PROVIDED FOR UNITS FACING PUBLIC STREETS FOR THE PUBLIC STREET FACING FACADES ONLY.

REQUIRED TREES 117 TREES*

PROVIDED	
OPEN SPACE TREES	117 TREES
SHRUBS	162 SHRUBS

*REQUIRED STREET TREES AND BUFFER TREES MAY COUNT TOWARD THE REQUIRED OPEN SPACE TREES

STREET TREES

ONE (1) OVERSTORY TREE IS REQUIRED FOR EVERY FIFTY (50) FEET OF LOT FRONTAGE AND LOCATED BETWEEN THE SIDEWALK AND STREET. STREET TREES SHALL BE A COMBINATION OF DIVERSE SPECIES WITH NO MORE THAN FIVE (5) SIMILAR SPECIES IN A SINGLE GROUP.

REQUIRED STREET TREES
(1,690 LF)
34 TREES

PROVIDED	34 TREES
----------	----------

LOT 2

SITE AREA: 10.02 AC (436,432 SF)

OPEN SPACE REQUIRED: 174,573 SF (40%)

OPEN SPACE REQUIREMENTS

A MINIMUM OF ONE (1) TREE PER ONE THOUSAND (1,000) SQUARE FEET OF REQUIRED OPEN SPACE SHALL BE PROVIDED.

FOUNDATION PLANTINGS SHALL BE PROVIDED FOR UNITS FACING PUBLIC STREETS FOR THE PUBLIC STREET FACING FACADES ONLY.

REQUIRED TREES 175 TREES*

PROVIDED	
OPEN SPACE TREES	175 TREES
SHRUBS	190 SHRUBS

*REQUIRED STREET TREES AND BUFFER TREES MAY COUNT TOWARD THE REQUIRED OPEN SPACE TREES

BUFFERS AND STREET TREES

THIRTY (30) FOOT LANDSCAPE BUFFERS SHALL PROVIDE THE FOLLOWING NUMBER OF TREES PER FIFTY (50) FEET OF LINEAR BUFFER: ONE (1) OVERSTORY TREE, TWO (2) UNDERSTORY TREES AND ONE (1) EVERGREEN TREE.

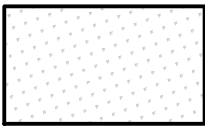
ONE (1) OVERSTORY TREE IS REQUIRED FOR EVERY FIFTY (50) FEET OF LOT FRONTAGE AND LOCATED BETWEEN THE SIDEWALK AND STREET. STREET TREES SHALL BE A COMBINATION OF DIVERSE SPECIES WITH NO MORE THAN FIVE (5) SIMILAR SPECIES IN A SINGLE GROUP.

REQUIRED	WEST 30' BUFFER (620 LF)	STREET TREES (1,544 LF)
OVERSTORY TREES	13 TREES	31 TREES
EVERGREEN TREES	13 TREES	
UNDERSTORY TREES	26 TREES	

OVERSTORY TREES	14 TREES	31 TREES
EVERGREEN TREES	13 TREES	
UNDERSTORY TREES	26 TREES	

LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK OF THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SEED (TYPE 1) OR SOD ALL DISTURBED AREAS AS SHOWN.
6. BACKFILL TO TOP OF CURB, (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. ALL EDGING SHALL BE 3" STEEL EDGING.
9. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY. THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
10. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
11. THE CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
12. THE CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.



INDICATES SUDAS TYPE 1 PERMANENT LAWN SEED MIX



INDICATES SOD



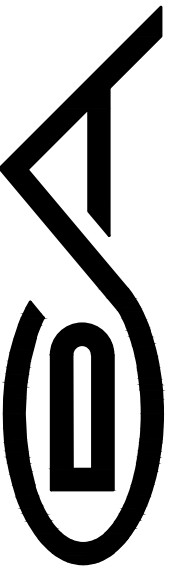
INDICATES 4" DEPTH ROCK MULCH OVER MIRAFI
WEED BLANKET. ROCK TO BE SELECTED BY OWNER.

	DATE
FOURTH SUBMITTAL	10/31/24
THIRD SUBMITTAL	10/17/24
SECOND SUBMITTAL	10/01/24
FIRST SUBMITTAL	09/11/24

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: BDH

ENGINEER: JAT



CRIMES AGAINST WOMEN

THE ALLURE ON 44

LANDSCAPE PLAN

L1.0

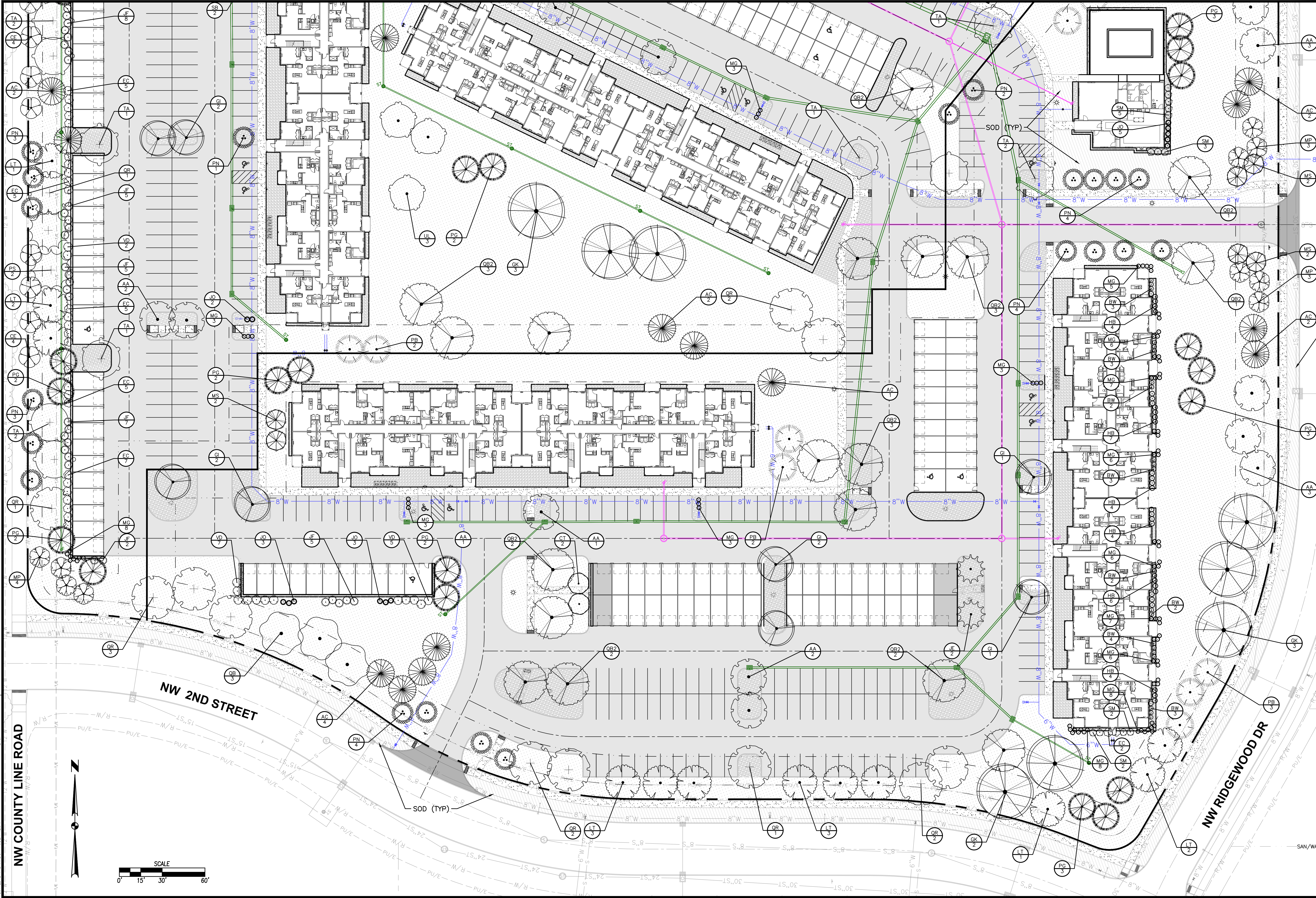
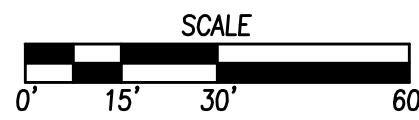
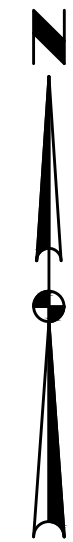
2405.417

FILE: H:\2024\2405417\OWS SITE PLAN\2405417-LANDSCAPE PLAN 2 LOTS.DWG
PLOTTER: HP DesignJet T1100E
PLOT DATE: 10/31/2024 5:14 PM
PLOT BY: BRANDON HUBER, TECH DRAFTER

NW COUNTY LINE ROAD

NW 2ND STREET

NW RIDGEWOOD DR



THE ALLURE ON 44
LANDSCAPE PLAN

L1.2
2405.417



GRIMES, IOWA

ENGINEER: JAT

ENGINEER: BDH

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

DATE	
10/31/24	FOURTH SUBMITTAL
10/17/24	THIRD SUBMITTAL
10/07/24	SECOND SUBMITTAL
09/11/24	FIRST SUBMITTAL

EAST ELEVATION
TOTAL AREA: 3858 SF
GLASS AREA: 2480 SF
AREA-GLASS= 7378 SF
GLASS % 25%
STONE/BRICK: 2072 SF
STONE/BRICK % 28%



4 EAST ELEVATION

1/16" = 1'-0"

NORTH ELEVATION
TOTAL AREA: 1916 SF
GLASS AREA: 240 SF
AREA-GLASS= 1667 SF
GLASS % 13%
STONE/BRICK: 540 SF
STONE/BRICK % 32%



2 NORTH ELEVATION

1/16" = 1'-0"

EXTERIOR MATERIALS



OTHER MATERIALS

WINDOW AND DOOR FRAMES TO BE WHITE
GUTTERS AND DOWNSPOUTS TO BE BLACK
EXTERIOR RAILINGS TO BE BLACK WESTBURY
PTAC UNITS TO BE PAINTED TO MATCH ADJACENT MATERIALS
CORNER BOARDS AND ALL TRIM BOARDS TO BE BLACK

SOUTH ELEVATION
TOTAL AREA: 1916 SF
GLASS AREA: 370 SF
AREA-GLASS= 1546 SF
GLASS % 19%
STONE/BRICK: 583 SF
STONE/BRICK % 38%



3 SOUTH ELEVATION

1/16" = 1'-0"

WEST ELEVATION
TOTAL AREA: 9942 SF
GLASS AREA: 2960 SF
AREA-GLASS= 7334 SF
GLASS % 26%
STONE/BRICK: 2211 SF
STONE/BRICK % 30%



1 WEST ELEVATION

1/16" = 1'-0"

EXTERIOR MATERIALS



①
SHINGLES: **DURATION - ONYX BLACK**
-OMENS CORNING



②
FIBER CEMENT LAP SIDING
-JAMES HARDIE PRODUCTS
PAINT: **AGREEABLE GRAY**
-SHERWIN WILLIAMS



③
BRICK: **CHALK DUST**
-CENTURION STONE



④
STONE: **SHORELINE BLEND**
-CENTURION STONE

OTHER MATERIALS

WINDOW AND DOOR FRAMES AND TRIM TO BE WHITE

GUTTERS AND DOWNSPOUTS TO BE BLACK

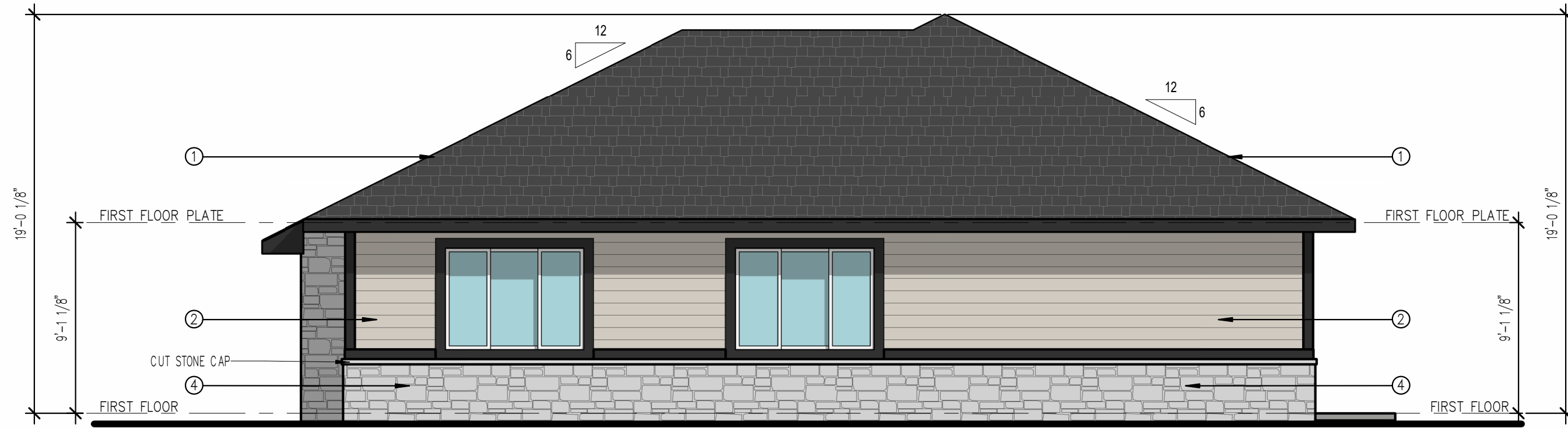
EXTERIOR RAILINGS TO BE BLACK WESTBURY

PTAC UNITS TO BE PAINTED TO MATCH ADJACENT MATERIALS

CORNER BOARDS AND TRIM BOARDS TO BE BLACK

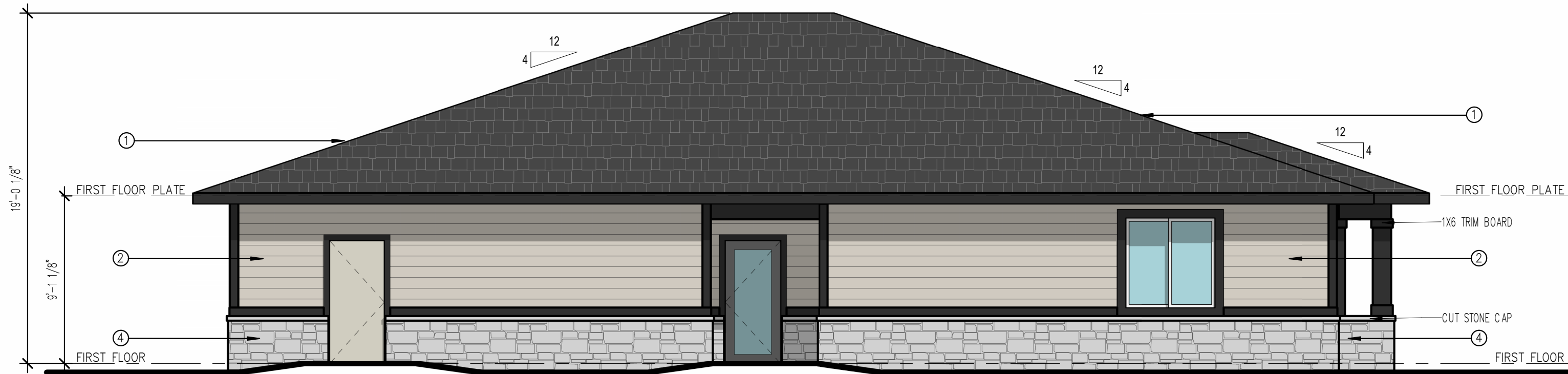


EAST ELEVATION:
TOTAL AREA: 440 SF
GLASS AREA: 64 SF
TOTAL - GLASS= 376 SF
GLASS % 15%
STONE/BRICK AREA: 160 SF
STONE/BRICK % 43%



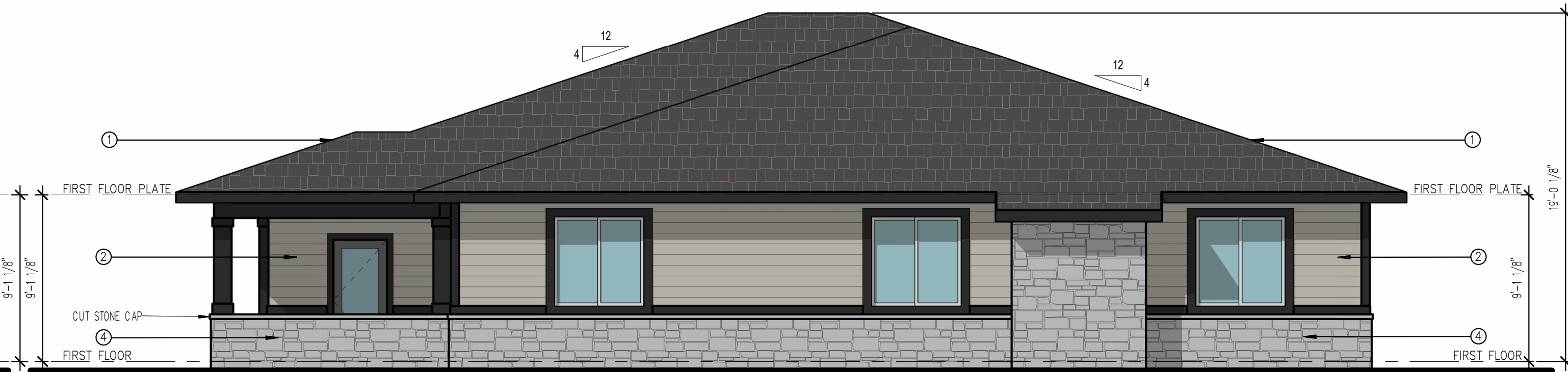
4 EAST ELEVATION
3/16" = 1'-0"

NORTH ELEVATION:
TOTAL AREA: 560 SF
GLASS AREA: 44 SF
TOTAL - GLASS= 516 SF
GLASS % 8%
STONE/BRICK AREA: 174 SF
STONE/BRICK % 34%



2 NORTH ELEVATION
3/16" = 1'-0"

SOUTH ELEVATION:
TOTAL AREA: 565 SF
GLASS AREA: 73 SF
TOTAL - GLASS= 492 SF
GLASS % 14%
STONE/BRICK AREA: 230 SF
STONE/BRICK % 47%

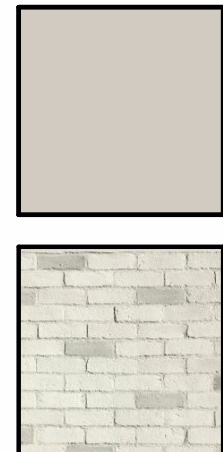


3 SOUTH ELEVATION
3/16" = 1'-0"

EXTERIOR MATERIALS



SHINGLES: DURATION - ONYX BLACK
-OWENS CORNING



FIBER CEMENT LAP SIDING
-JAMES HARDIE PRODUCTS
PAINT: AGREEABLE GRAY
-SHERWIN WILLIAMS



BRICK: CHALK DUST
-CENTURION STONE



STONE: SHORELINE BLEND
-CENTURION STONE

OTHER MATERIALS

WINDOW AND DOOR FRAMES TO BE WHITE

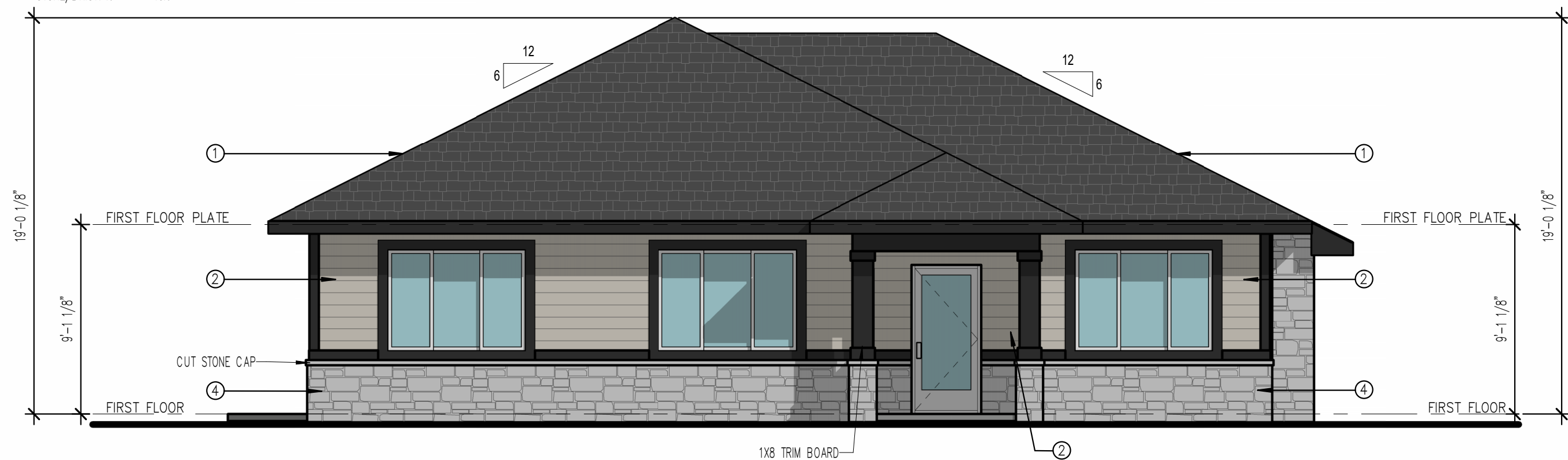
GUTTERS AND DOWNSPOUTS TO BE BLACK

EXTERIOR RAILINGS TO BE BLACK WESTBURY

PTAC UNITS TO BE PAINTED TO MATCH ADJACENT MATERIALS

CORNER BOARDS AND ALL TRIM BOARDS TO BE BLACK

WEST ELEVATION:
TOTAL AREA: 441 SF
GLASS AREA: 111 SF
TOTAL - GLASS= 330 SF
GLASS % 25%
STONE/BRICK AREA: 150 SF
STONE/BRICK % 45%



1 WEST ELEVATION
3/16" = 1'-0"



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

October 22, 2024

Civil Design Advantage

Attn: Josh Trygstad

4121 NW Urbandale Dr

Urbandale, IA 50322

RE: The Allure On 44

Dear Mr. Trygstad:

The Development Services Department is in receipt of a proposed Site Plan for The Allure on 44. Based on the review of the provided submittal materials, staff have the following comments:

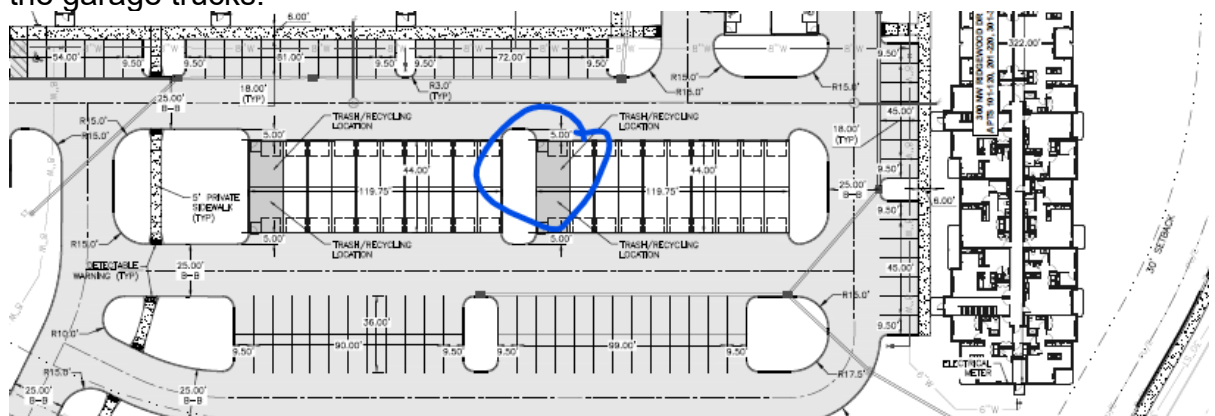
General Comments:

1. ~~Add addresses for each lot. See address maps provided.~~
2. **Note that CAD Files will be required with the final plan set.**
3. **Observation fee template will be provided with the final review of the plans.**
4. **Provide site plan review fees (\$2000 site plan, \$2000 preliminary plat, \$1200 SWMP, \$250 SWPPP).**
5. ~~Please provide building elevations specific for the site. Several of the submittals are for other communities.~~
6. ~~Note that the buildings will not be reviewed for other than architectural esthetics. Full building code review will occur with the building permit applications submittals.~~
7. ~~Building Plans will need to be designed to the 2021 IBC.~~
8. ~~Please provide a new SWMP. Note that the SWMP with Hope Timber was written for the public infrastructure along the streets. It did not include any infrastructure on the private streets. Verify that the existing basins will work with the new layout.~~

9. ~~Provide estimated construction schedule.~~
10. ~~Provide utility quantities table. Please provide with next submittal.~~
11. ~~Provide demo plan. Show curb cut lengths for each driveway entrance.~~
12. ~~For the property split, the property line should be centered on drive aisles or parking striping to make a clean split. Right now, the proposed angled property line makes it so one property owns portions of parking spaces, etc.~~
13. Provide a preliminary plat sheet showing setbacks, open space, parking counts, etc. of each lot and proposed easements. Please show the standards for each lot to demonstrate that they meet the zoning requirements. **Please provide open space requirements and provided open space calculations for each lot.**
14. ~~Provide photometric plan and spec sheets for parking and building lighting. Provide photometric plan.~~
15. **A lot tie agreement will need to be completed. If that is not in the best interest of the client, easements will need to be acquired for all utilities to ensure that utilities on each lot can operate independently of each other, i.e. if water needs to be shut off on one lot, it won't affect water service to the other lot.**

Site Plan Comments:

1. Label locations of dumpster enclosures. Trash and recycling are required. Provide enclosure details. Please spread the dumpster location out more evenly across the site. The north two buildings do not have enclosures nearby. Staff suggests moving the dumpster location below to the east side of the garage structure. Staff also questions if the dumpsters are accessible for the garage trucks.



~~2. Please address curved storm sewer line. Should a cleanout be added?~~



~~3. A separate NPDES permit is highly recommended as a compliance visit from the state or national department could lead to a more thorough inspection of either the entire site or even this separate project depending on the reason for the visit. Provide NPDES permit once applicant closes on the property.~~

~~4. Provide a SWPPP and SWPPP Checklist with next submittal. Checklist provided.~~

~~5. Please show frost protected landing outside the proposed entrances. Grimes amendment 11-11-2 (1010.1.6.1).~~

6. Each building has two ADA units, one located on each half of the building. This means that there are two required ADA entrances into each building. Please move the ADA parking spaces as close as possible to the middle entrances into the building. Please move the ADA parking stalls at 360 NW Ridgewood Dr to one of the middle ADA designated building entrances.

7. Provide ADA parking at each building.

~~8. Provide the minimum number of ADA parking spaces in surface parking.~~

~~9. How are the ADA garage stalls accessible? They do not appear to be accessible. Please demonstrate ADA access routes. The route from the ADA garage spaces shall be as close as possible to an accessible sidewalk route and the ADA designated building units.~~

Sheet #C1 Cover Page Comments:

1. Bulk regulations

- ~~a. Add parking setback to bulk regulations.~~
 - ~~b. No bulk heights listed. (Based on side setback requirements for R-3 High, assuming 2 or 3 story). Add height to bulk regulations.~~
2. Verify that the number of parking spaces listed matches the plans. **Lot 2 total on drawing is 306. Please update parking development summary calculations.**

Sheet C1.1:

- ~~1. Label existing wet bottom pond.~~
2. **Please label the building setback lines for each lot. See attached map.**
3. **320 NW Ridgewood Dr does not meet the 30' rear yard setback. See attached map.**
- ~~4. Lot 2 does not meet the minimum parking requirements based on the number of units.~~
- ~~5. Lot 1 does not meet the density calculation.~~
- ~~6. A possible alternative to splitting the lots may be to establish a condominium regime.~~
7. **Please provide open space calculations for each lot.**

Sheet #C2 Dimension Plan Comments:

- ~~1. Provide lot dimensions for property lines in C2 Dimension Plan.~~
- ~~2. Label radii for drive aisle turns.~~
3. Label transformer locations. Have they been coordinated with MidAmerican? What size is proposed and which direction will the access door face. **Please provide details once known.**
- ~~4. Label mailbox locations. Have they been coordinated with the post office? Ensure locations are ADA accessible.~~
- ~~5. Provide stop signs out to the public streets.~~

~~6. Label ADA parking sign locations.~~

~~7. Label water/electric meter and AC unit locations. Label AC unit locations.~~

Sheet C 2.1:

~~8. Provide sidewalk connection to the clubhouse from the parking lot.~~

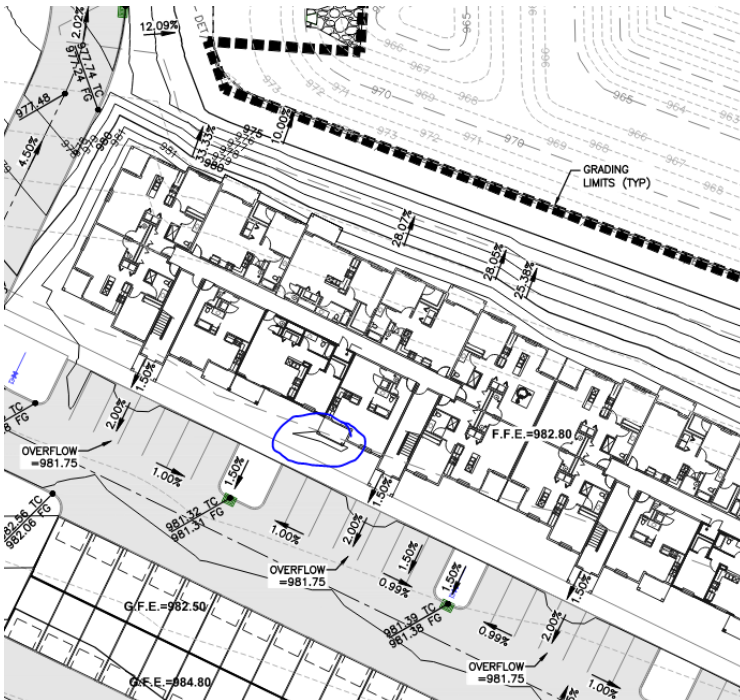
Sheet C3.0:

~~9. Provide ADA ramps internal to the site to allow accessible circulation throughout the site and out to the public sidewalks.~~

~~10. Provide ADA parking slope and cross slope details.~~

~~11. Provide 5' safety shelf on the north side of the NE apartment building.~~

~~12. At the NE building, is the grade line below an error?~~



Sheet C3.2:

- ~~1. Provide ramp slope and cross slope details.~~
- ~~2. Please revise the cross slopes on Detail D.~~
- ~~3. Label cross slopes on Detail I.~~

Sheet C3.3:

1. Provide grade details for all ramps. **Please provide cross slopes for Detail M.**
- ~~2. Based on the overall grading plan, there appears to be an issue with the cross slope on the east ramp in Detail L to provide an ADA route to and from the garage to the west.~~

Sheet C4.0 and C4.1:

- ~~3. The FDC at the west building is not within 100' of a hydrant. Please revise.~~
- ~~4. Are FDC locations permitted for the west and south buildings? Obstructed by parking. Staff is currently verifying FDC requirements with the fire department. FDC locations are accepted by the fire department.~~
- ~~5. Provide coverage hydrant radii.~~
- ~~6. Label knock box locations. Please label clubhouse knock box location.~~
- ~~7. Show valve and curb stop to separate fire and domestic services.~~
- ~~8. Label critical crossings. Provide detail labels.~~
- ~~9. Show water and sanitary service to the clubhouse.~~
10. **Please show light pole locations.**

Sheet #C5 Comments:

1. **Provide the following:**
 - ~~a. Downslope perimeter controls~~
 - b. Intake protection at all intakes (paved, area, flared end, and external).**
Still missing intake protection for external intakes.
 - c. Velocity Controls – recommended in drainage swales.**

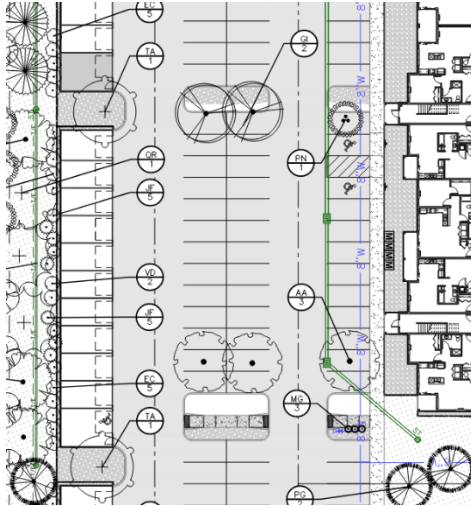
- d. Ensure matting is installed on slopes 3:1 or greater. Area around 380 NW Ridgewood and 400 NW Ridgewood?
- e. Include standpipe for ponds on projects 10 acres or greater. Ensure detail is provided in plan set.

Sheet C6.0:

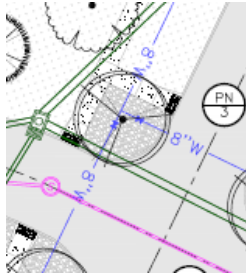
- 1. Provide fencing detail for the pool.
- 2. Mesh fabric is not permitted on fences. Please confirm that no fabric will be attached to the chainlink.

Sheet L1.0-L1.1:

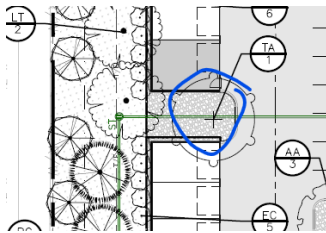
- 1. Add foundation plantings along the north side of the NE apartment building and north garages.
- 2. Move trees at least 5' from hydrants. Consider moving tree out of island where hydrants are located and move elsewhere onsite. Ensure all trees are 5' or more away from any fire hydrants.
- 3. Please relocate the trees on the West side out of the pavement.



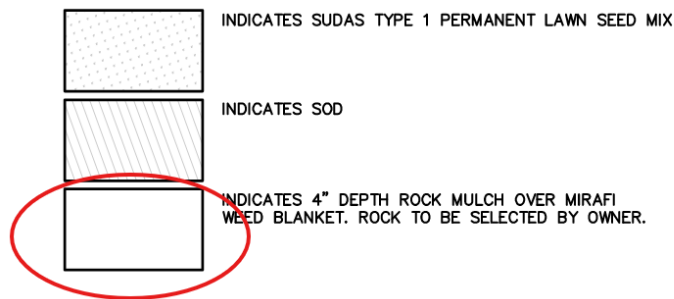
- 4. Move trees away from the water main at the south driveway entrance.
- 5. There are planting and utility conflicts along the north entrance drive into the site. Move plantings to avoid conflicts. Suggest moving tree to avoid water line.



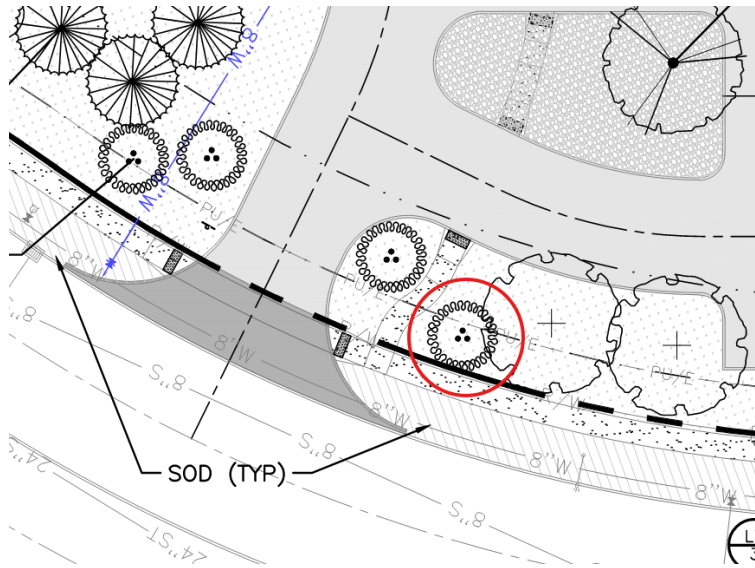
6. ~~The west landscape buffer trees conflict with the storm sewer. Please revise. Suggest relocating this tree.~~



7. Label groundcover throughout the site (sod vs mulch/rock). **Update legend to show the rock symbol.**



8. Ensure all plantings are outside of the PUE. There are a few that encroach the easement. **Please adjust trees on the east side of the south entrance drive.**



9. Verify plant quantities in planting schedule. Ensure that the planting schedule quantities are reflected in the provided quantities in the landscaping requirements.

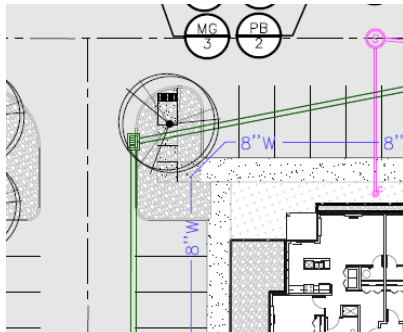
~~10. Relocate trees that are placed in the undisturbed basin area.~~

~~11. Shift PN trees so the canopy spread does not interfere with sidewalks and sidewalk circulation.~~

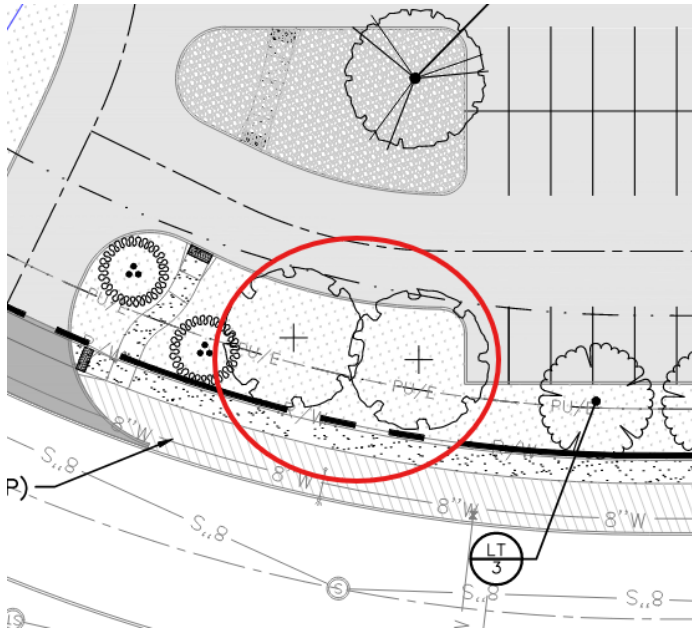
~~12. We recommend that trees are 5' or more away from any utility lines. There appears to be plantings very near or on utility lines.~~

~~13. Please provide required landscaping calculations for each lot to demonstrate compliance.~~

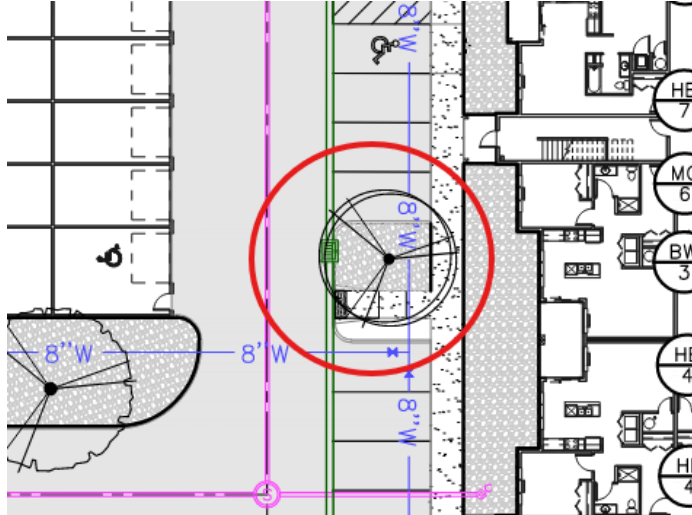
~~14. Relocate tree in the sidewalk at the NW corner of 340 NW Ridgewood Dr.~~



15. Please label 2 QR trees in Lot 1. They are currently reflected in the plant quantity for lot 1.



16. Please label GI tree in site plan. It is currently reflected in the plant quantity for lot 1.



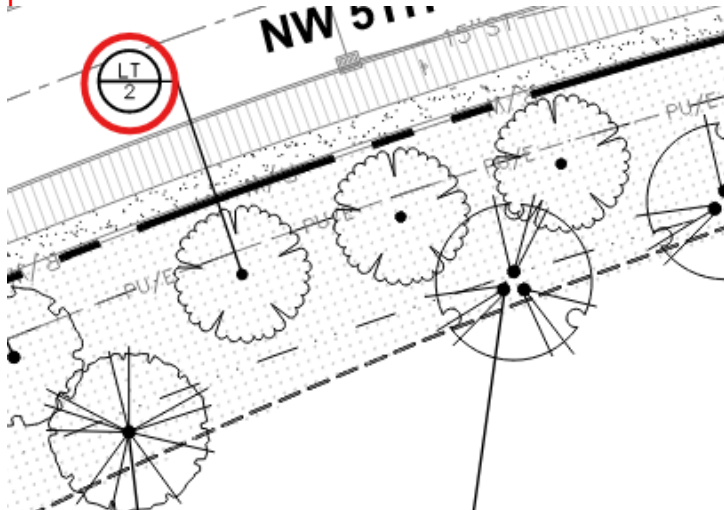
17. For lot 1 plant schedule quantities the following are missing a planting within the landscape drawing. Ensure that the plant quantities for each lot on the drawing reflect quantities in the plant schedule for each lot (and vice versa).
- a. AC – qty 9 (missing 1 on lot 1 drawing)
 - b. PB – qty 8 (missing 1 on lot 1 drawing)
 - c. MS – qty 7 (missing 1 on lot 1 drawing)
 - d. GK – qty 8 (missing 1 on lot 1 drawing)
 - e. QB2 – qty 12 (missing 1 on lot 1 drawing)

18. For lot 2 plant schedule quantities, the following have one additional planting within the landscape drawing. Ensure that the plant quantities for each lot on the drawing reflect quantities in the plant schedule for each lot (and vice versa).
- a. GK – qty 3 (one additional on drawing in lot 2)
 - b. QB2 – qty 9 (one additional on drawing in lot 2)

19. Please change quantity to 1 for AA on drawing. Correct quantity is listed in the plant schedule for lot 2.



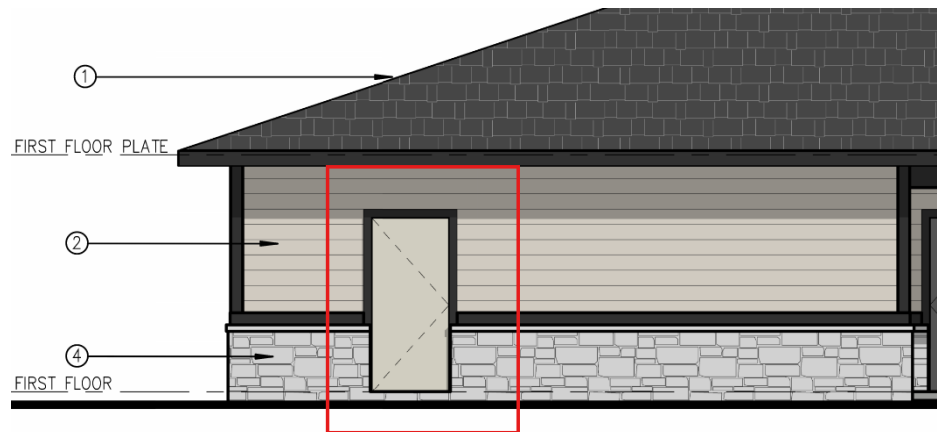
20. Please change quantity to 3 for LT on drawing. Correct quantity is listed in the plant schedule for lot 2.



21. Please change quantity to 4 for LT on drawing. Correct quantity is listed in the plant schedule for lot 2.

Architecture:

1. ~~Provide color drawings.~~
2. ~~Provide material percentages. Minimum 25% brick/stone required on all building faces, less windows/doors.~~
3. ~~Provide specific drawing for this project with update material callouts.~~
4. Clubhouse
 - a. ~~Label building height.~~
 - b. ~~Label cardinal directions for each building face.~~
 - c. ~~Label lighting locations.~~
 - d. ~~Not able to verify material square footage/percentages. Please provide scale.~~
 - e. What is this supposed to be on the North elevation? If a door, where is the slab? Please verify.



- f. Please verify area square footage for East elevation and update total calculations. Based on staff calculations, masonry requirement (25% excluding glazing) is met. Staff calculations are:
 - i. Total area: 435 sf
 - ii. Glazing area: 64 sf
 - iii. Area-glazing: 371 sf
 - iv. Stone/brick area: 157 sf

v. Stone/brick %: 42%

g. Please verify area square footage for North elevation and update total calculations. Based on staff calculations, masonry requirement (25% excluding glazing) is met. Staff calculations are:

- i. Total area: 560 sf
- ii. Glazing area: 48 sf
- iii. Area-glazing: 512 sf
- iv. Stone/brick area: 175 sf
- v. Stone/brick %: 34%

h. Please verify area square footage for South elevation and update total calculations. Based on staff calculations, masonry requirement (25% excluding glazing) is met. Staff calculations are:

- i. Total area: 554 sf
- ii. Glazing area: 108 sf
- iii. Area-glazing: 446 sf
- iv. Stone/brick area: 223 sf
- v. Stone/brick %: 50%

i. Please verify area square footage for West elevation and update total calculations. Based on staff calculations, masonry requirement (25% excluding glazing) is met. Staff calculations are:

- i. Total area: 433 sf
- ii. Glazing area: 119 sf
- iii. Area-glazing: 314 sf
- iv. Stone/brick area: 144 sf
- v. Stone/brick %: 46%

5. Apartment Buildings

~~a. Label height.~~

~~b. Label lighting locations.~~

~~c. Not able to verify material square footage/percentages. Please provide scale.~~

d. Please ensure that exterior materials key matches the labels on drawings.

e. Please verify material. If not the currently provided masonry, please update materials legend and label on drawings.



- f. Please verify total area square footage for East elevation and update total calculations. Based on staff calculations, masonry requirement (25% excluding glazing) is met. Staff calculations are:
 - i. Total area: 9,845 sf
 - ii. Glazing area: 2,442 sf
 - iii. Area-glazing: 7,403 sf
 - iv. Stone/brick area: 2,044 sf
 - v. Stone/brick %: 28%
- g. Please verify area square footage for North elevation and update total calculations. Based on staff calculations, masonry requirement (25% excluding glazing) is met. Staff calculations are:
 - i. Total area: 1,910 sf
 - ii. Glazing area: 345 sf
 - iii. Area-glazing: 1,565 sf
 - iv. Stone/brick area: 520 sf
 - v. Stone/brick %: 33%

h. Please verify area square footage for South elevation and update total calculations. Based on staff calculations, masonry requirement (25% excluding glazing) is met. Staff calculations are:

- i. Total area: 1,910 sf
- ii. Glazing area: 366 sf
- iii. Area-glazing: 1,544 sf
- iv. Stone/brick area: 573 sf
- v. Stone/brick %: 37%

i. Please verify area square footage for West elevation and update total calculations. Based on staff calculations, masonry requirement (25% excluding glazing) is met. Staff calculations are:

- i. Total area: 9,960 sf
- ii. Glazing area: 2,638 sf
- iii. Area-glazing: 7,322 sf
- iv. Stone/brick area: 2,163 sf
- v. Stone/brick %: 30%

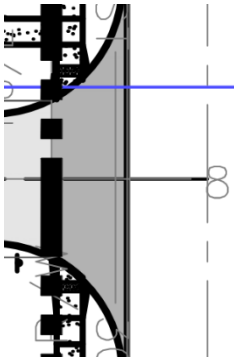
6. Garages

a. Please provide elevations for garage products for this specific project with updated materials to match the character of the primary buildings.

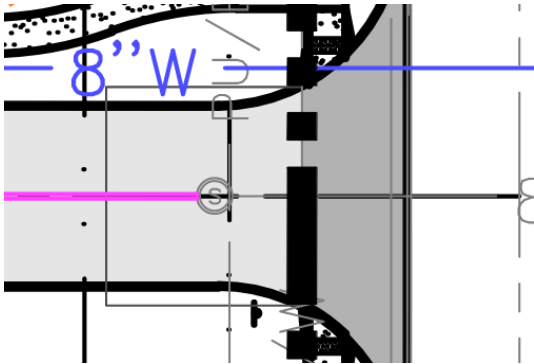
b. Provide colored drawings.

Engineering:

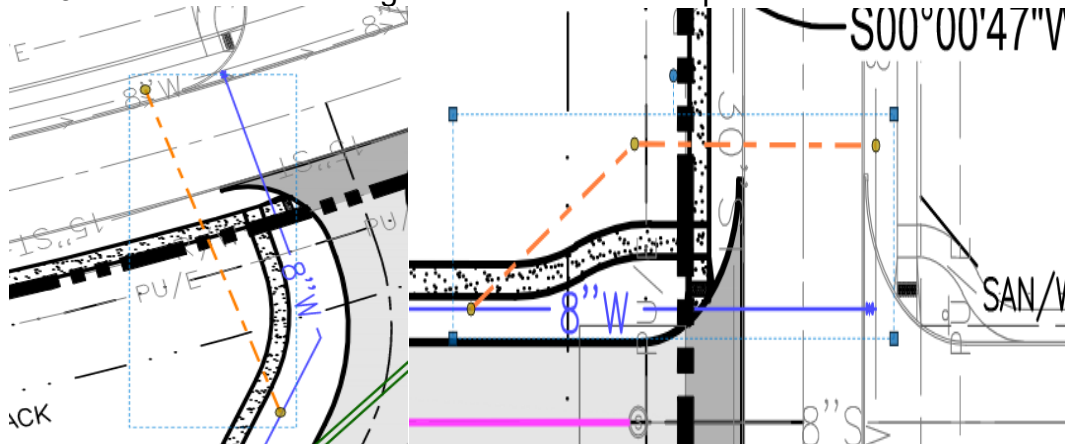
~~1. All entrances shall have 1/2" expansion joints delineating the sidewalk through the entrance drives.~~



~~2. Verify connection can be made to the sanitary manhole per City of Grimes standards at the east driveway.~~



3. ~~Recommend moving the valves out of the pavement on the tie-ins.~~



SWMP:

1. Provide intake spread spreadsheets.
2. Provide 100-yr storm sewer sizing spreadsheet.
3. Storm sewer spreadsheet: ST-28 accumulated equivalent area should be equal 0.969. Please update all downstream areas.
4. Intake Drainage Map: Provide contour elevation labels.

SWPPP:

1. Keep maps in SWPPP up to date with each plan submittal.
2. All contractors/subcontractors must sign certification statement prior to working on site. All certification statements must be kept in SWPPP.
3. ~~Include a signed copy of the owner's certification statement.~~

4. Include a site supervisor contact once known.
5. Include a SWPPP monitoring contact once known.
6. ~~Include signature on NOI.~~
7. ~~Include IDNR letter of authorization once available.~~
8. ~~Include signature on City of Grimes SWPPP certification.~~
9. Provide construction schedule once known.
10. Include filled out copy of inspector qualifications sheet once known.
11. Include filled out stormwater pollution prevention training log once known.
12. ~~Include blank inspection report from company responsible for SWPPP monitoring.~~

Lighting Plan

1. Please provide specs for the light fixtures.

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: October 31, 2024
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: November 5, 2024 at 5:30

COUNCIL MEETING: November 26, 2024 at 5:30

Please feel free to contact me at ahoodjer@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Alivia Hoodjer
Assistant Planner

DATE

November 5, 2024

PROJECT NAME

Creekside Village Plat 1 – Final Plat

APPLICANT

Charlie Tango II LLC

REQUESTED ACTION

Approval of the final plat, that will allow for the future subdivision of the 9.73 acre property .

LOCATION

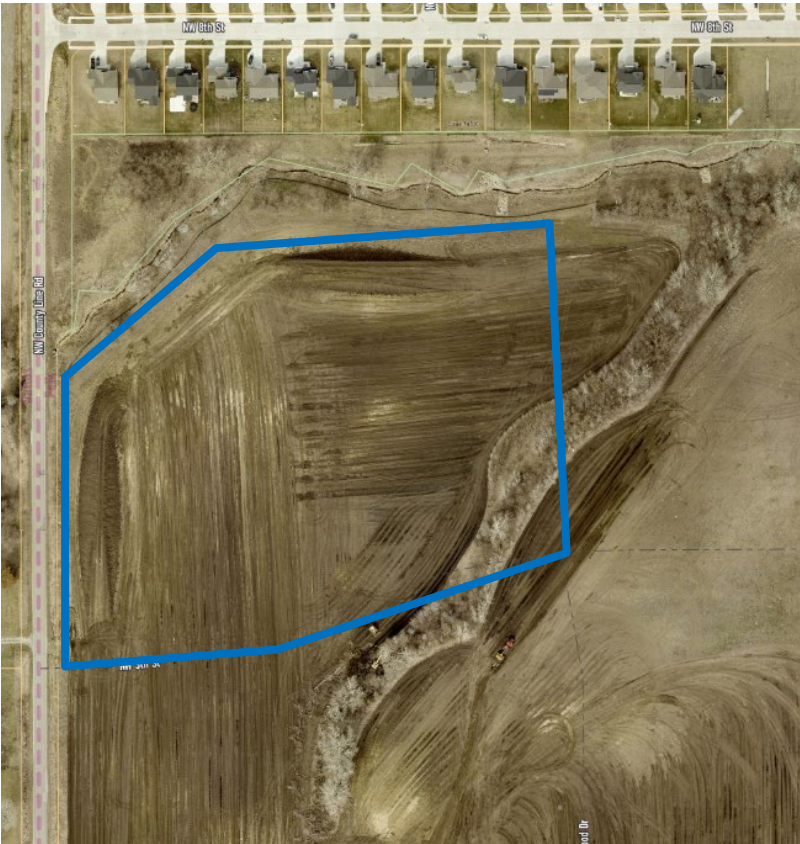
Northeast corner of NW County Line Road and NW 5th Street

ZONING

R-4 PUD – Medium Density Residential District

PLANNER

Alivia Hoodjer
ahoodjer@grimesiowa.gov
515-986-4050



Location Map



Zoning Map

Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING

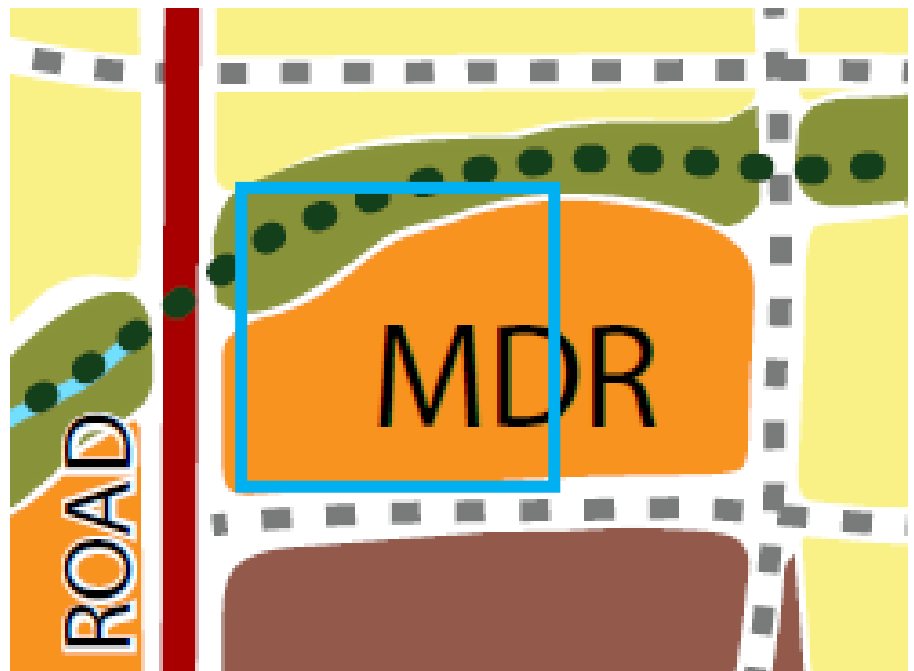
Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	MDR Medium Density Residential	R-4 PUD
North	Vacant	GWY Greenway/Preserve/OS and LDR Light Density Residential	R-4 PUD
South	Vacant	MU-1 Mixed Use 1	R-4 PUD
East	Vacant	MDR Medium Density Residential	R-4 PUD
West	Agriculture	MDR Medium Density Residential	A-1

PARKS

Parkland dedication has been dedicated with the Hope Timber Plat 1 final plat.

Residents of this development will be near the existing Autumn Park and near future greenways and walking trails.

The site is consistent with the City of Grimes zoning map and future land use map.

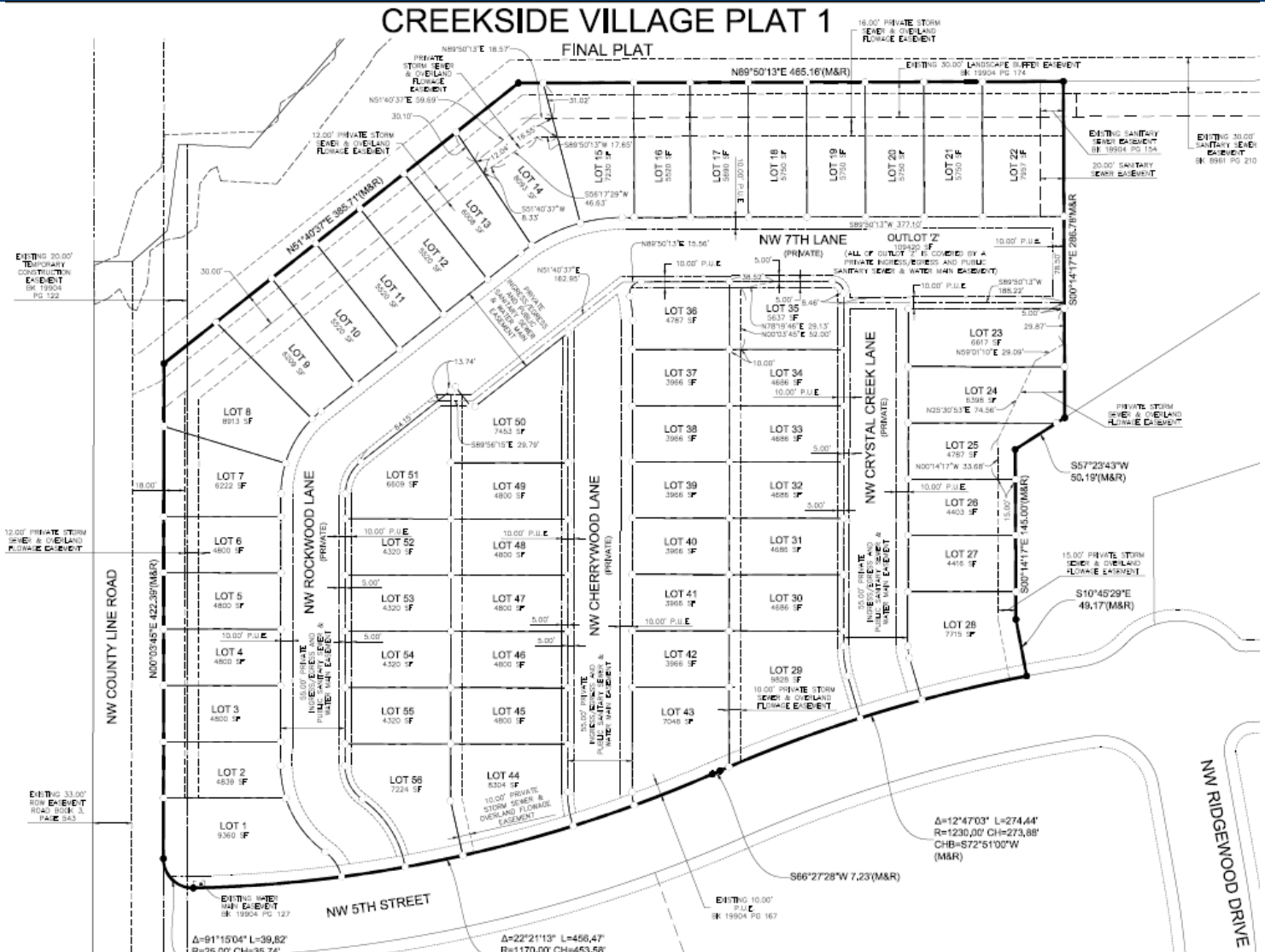


Relation to Studies & Legal

Legal

- The site is subject to the Hope Timber development agreement.
- Site was subject to fees for County Line Road and Water Main improvements. These fees have already been paid with the Hope Timber Plat 1 final plat.

Site Layout



ACCESS

- Full access onto NW 5th Street from all NW Rockwood Ln, NW Cherrywood Ln, and NW Crystal Creek Ln that are internal private streets.

PEDESTRIAN CONNECTIVITY

- Pedestrian connectivity will be provided and connect into the NW 5th Street sidewalk network.
- Private sidewalks will also connect into the private visitor parking areas within the site.

PLAT LAYOUT

- The site will consist of fifty six (56) lots and one outlot.

Conclusion

Staff would recommend approval of the Creekside Village Plat 1 final plat subject to any remaining staff comments.

The applicant is requesting to plat a final plat that will allow for the future Creekside Village subdivision on the 9.73-acre property.



INDEX LEGEND

LOCATION: LOT 8, HOPE TIMBER PLAT 1, GRIMES, POLK COUNTY

REQUESTOR & PROPRIETOR: CHARLIE TANGO II LLC
1201 SW STATE STREET, SUITE 105
ANKENY, IOWA 50023

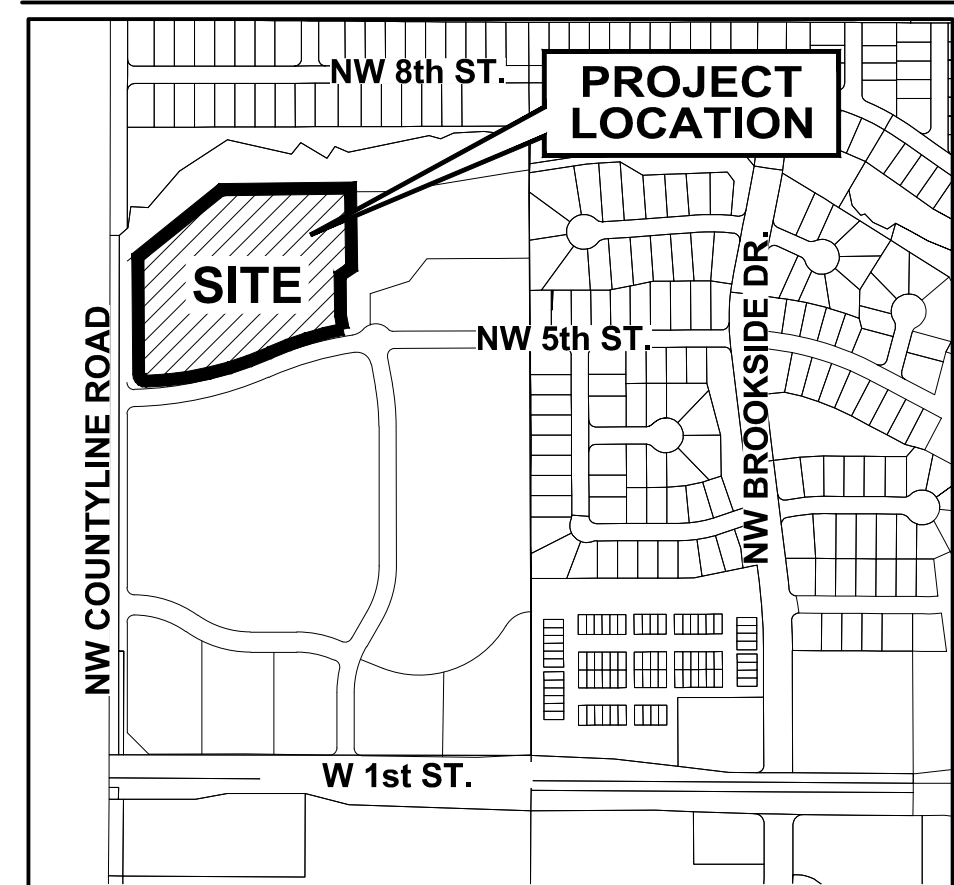
SURVEYOR: JONATHAN A. ERDAHL
COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

CREEKSIDE VILLAGE PLAT 1

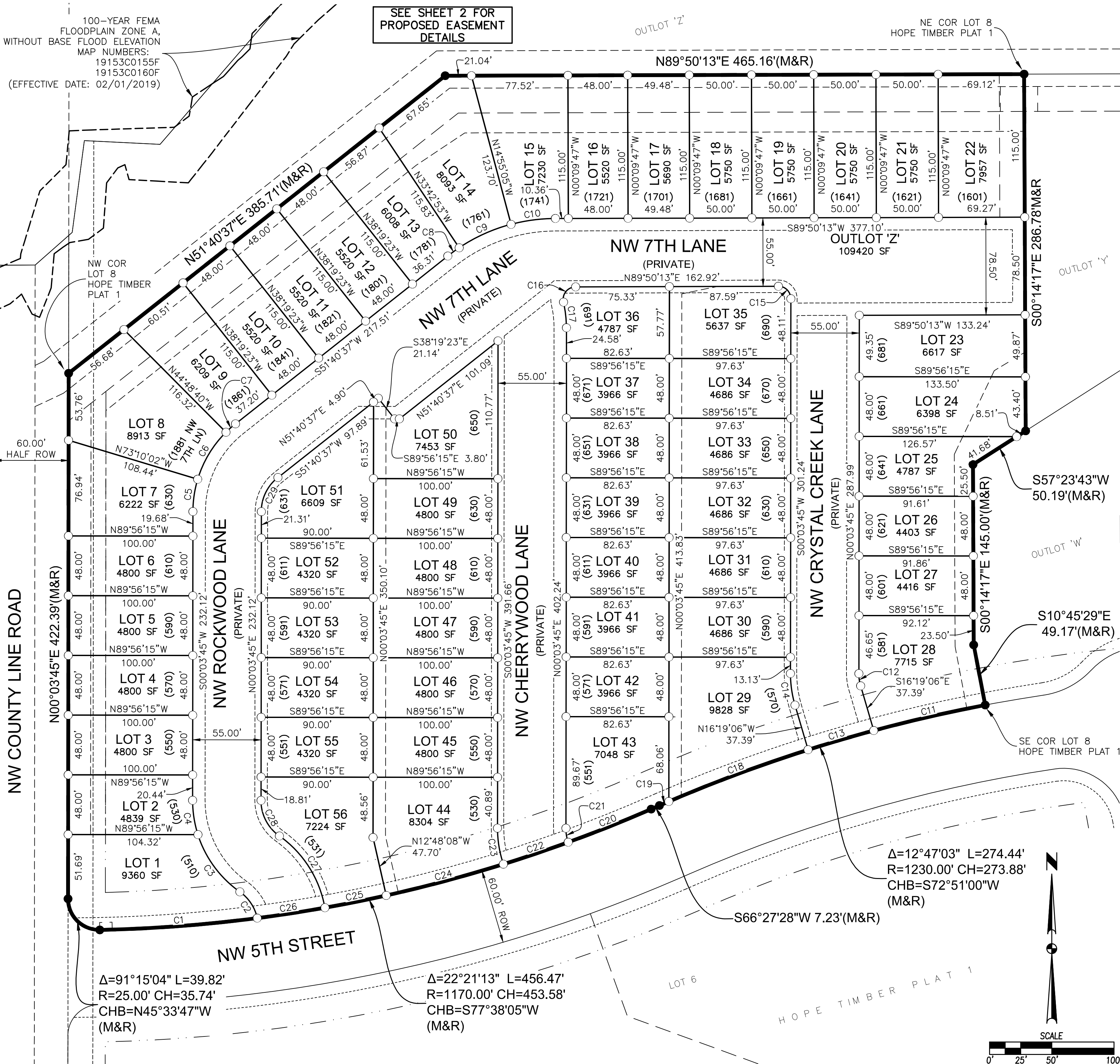
FINAL PLAT

VICINITY MAP (NOT TO SCALE)



GRIMES, IOWA

AREA ABOVE RESERVED FOR RECORDER



OWNER / DEVELOPER

CHARLIE TANGO II LLC
1201 SW STATE STREET, SUITE 105
ANKENY, IOWA 50023
CONTACT COREY KAUTZ
(515) 528-8115

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

DATE OF SURVEY

SEPTEMBER 5, 2024

PLAT DESCRIPTION

LOT 8, HOPE TIMBER PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND CONTAINING 9.73 ACRES (423,956 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

PUD - MEDIUM DENSITY RESIDENTIAL DISTRICT
(HOPE TIMBER PUD)

BULK REGULATIONS

SETBACKS:
FRONT: 30 FEET
SIDE: 15 FEET EACH SIDE/30 FEET TOTAL
REAR: 30 FEET
BUILDING SEPARATION: 10 FEET

NOTES

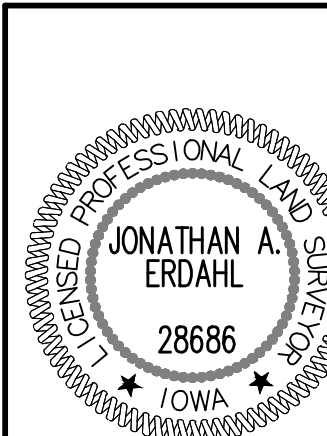
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, RED PLASTIC CAP#19968 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, YELLOW PLASTIC CAP#28686 (UNLESS OTHERWISE NOTED)		○
MEASURED BEARING & DISTANCE	(M)	
RECORDED BEARING & DISTANCE	(R)	
DEEDED BEARING & DISTANCE	(D)	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	6°12'54"	1170.00'	126.91'	N85°42'14"E	126.85'
C2	42°25'58"	35.00'	25.92'	N33°27'24"W	25.33'
C3	36°54'18"	90.00'	57.97'	N36°13'14"W	56.97'
C4	17°49'50"	90.00'	28.01'	N08°51'10"W	27.90'
C5	16°46'13"	90.00'	26.34'	N08°26'51"E	26.25'
C6	28°21'22"	90.00'	44.54'	N31°00'39"E	44.09'
C7	6°29'18"	90.00'	10.19'	N48°25'58"E	10.19'
C8	4°36'30"	140.00'	11.26'	N53°58'52"E	11.26'
C9	18°47'47"	140.00'	45.93'	N65°41'01"E	45.72'
C10	14°45'19"	140.00'	36.05'	N82°27'34"E	35.95'
C11	4°16'46"	1230.00'	91.87'	N77°06'09"E	91.84'
C12	16°22'51"	35.00'	10.01'	S08°07'41"E	9.97'
C13	2°33'44"	1230.00'	55.00'	N73°40'54"E	55.00'
C14	16°22'51"	90.00'	25.73'	N08°07'41"W	25.64'
C15	90°13'32"	10.00'	15.75'	N45°03'01"W	14.17'
C16	103°00'35"	10.00'	17.98'	S38°19'55"W	15.65'
C17	13°14'07"	90.00'	20.79'	S06°33'19"E	20.74'
C18	5°33'41"	1230.00'	119.39'	N69°37'11"E	119.34'
C19	0°22'52"	1230.00'	8.18'	N66°38'54"E	8.18'
C20	3°30'58"	1170.00'	71.80'	N68°12'57"E	71.79'
C21	18°45'57"	35.00'	11.46'	S09°19'13"E	11.41'
C22	2°41'37"	1170.00'	55.01'	N71°19'15"E	55.00'
C23	18°44'30"	90.00'	29.44'	N09°18'30"W	29.31'
C24	4°46'30"	1170.00'	97.51'	N75°03'19"E	97.48'
C25	2°27'29"	1170.00'	50.20'	N78°40'19"E	50.19'
C26	2°41'44"	1170.00'	55.04'	N81°14'55"E	55.04'
C27	44°33'56"	90.00'	70.00'	S32°23'25"E	68.25'
C28	54°44'08"	35.00'	33.44'	S27°18'19"E	32.18'
C29	51°36'52"	35.00'	31.53'	S25°52'11"W	30.47'



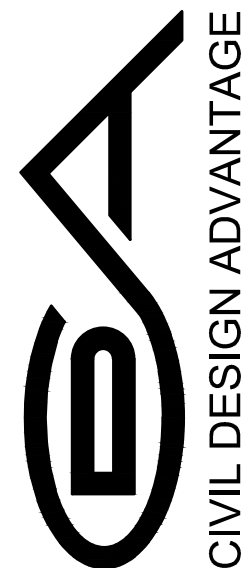
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JONATHAN A. ERDAHL, P.L.S. DATE

LICENSE NUMBER 28686
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1 & 2

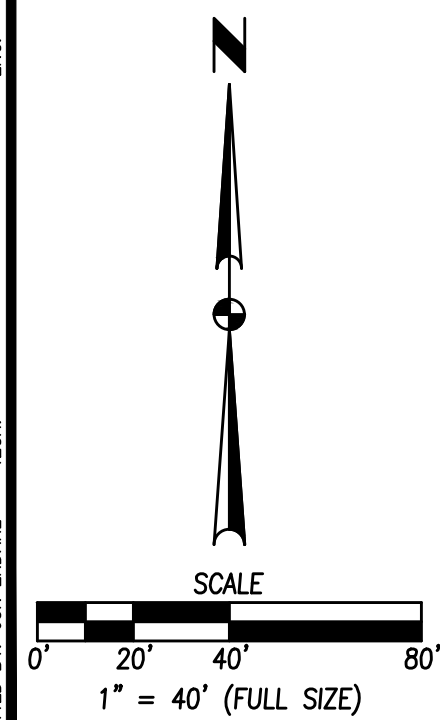
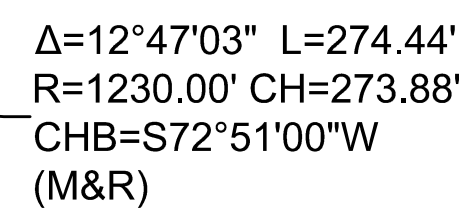
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400



CREEKSIDE VILLAGE PLAT 1
FINAL PLAT

1/2
2402.152

FINAL PLAT



4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER:	TECH:	REVIEW:
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CIVIL DESIGN ADVANTAGE

CREEKSIDE VILLAGE PLAT 1

FINAL PLAT

GRIMES, IOWA

2/2
2402.152
GA



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

October 31, 2024

Civil Design Advantage

Attn: Josh Trygstad

4142 NW Urbandale Drive

Urbandale, IA 50322

RE: Creekside Village Plat 1 Final Plat

Dear Mr. Trygstad:

The Development Services Department is in receipt of a proposed Final Plat for Creekside Village Plat 1. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. **Provide \$2000 final plat review fee.**
2. ~~Add addresses for each lot. See address maps provided.~~
3. ~~Provide a vicinity sketch shown on or accompany the proposed plat. This map shall show how streets and alleys in the proposed subdivision may connect with existing and proposed streets and alleys in neighboring subdivisions or undeveloped property, to produce the most advantageous development of the entire area.~~
4. ~~Add dimension labels to adjoining streets.~~
5. ~~Label storm sewer and overland flowage easements as private.~~
6. ~~Will all public improvements be complete prior to recording the plat? Inspection will be required to ensure all punchlist items are completed. If improvements are not complete, an Agreement to Complete and bond will be required.~~
7. **Label the easements where ingress/egress and the sanitary & water easements as "private ingress/egress easement, & public sanitary sewer & water main easement". Note that these two easements will have separate easement documents.**
8. ~~Ensure that Lot 15 label is visible on Sheet 2.~~

Legal Comments:

1. A title opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances.
2. A certificate by the owner(s) that the subdivision is with their free consent and is in accordance with the desire of the owner(s). This certificate must be signed and acknowledged by the owner(s) before a notary.
3. A statement from the mortgage holders or lienholders, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before a notary.
4. A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Iowa Code Chapter 354.
5. Approval of the subdivision name from the County, if required.
6. A resolution and certificate for approval by the Council and signatures of the Mayor and Clerk.
7. Any easement documents and their legal descriptions, and mortgage holder consent, if applicable.
 - a. Private Ingress/Egress,
 - b. Public Sanitary Sewer & Water Main Easement
 - c. Public Utility Easement
 - i. Please list the directional change for the PUE on the North and West property line of Lot 51 within the easement descriptions.
 - d. Private Storm Sewer and Overland Flowage Easement
 - e. Sanitary Sewer Easement
 - f. Stormwater Management Facility Maintenance Covenant and Permanent Easement Agreement
8. Declaration and Covenants, Restrictions, and Easements, if applicable.
9. ~~A list of the minimum protection elevations (MPEs) for each lot within the plat. This document shall be certified by a licensed engineer. MPE's shall not be referenced on the final plat.~~

10. Agreement to Complete Public Improvements with performance bond or letter of credit for incomplete public improvements, if applicable.
11. Four (4) year maintenance bonds for public improvements.
12. Executed electric and gas distribution agreements.

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: October 21, 2024
(1 PDF of Final Plat and Legals)

PLANNING & ZONING: November 5, 2024 at 5:30

COUNCIL MEETING: November 26, 2024 at 5:30

Please feel free to contact me at ahoodjer@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Alivia Hoodjer
Assistant Planner

DATE

November 5, 2024

PROJECT NAME

Hope Timber Villas Plat 1 – Final Plat

APPLICANT

Hope Timber, LLC

REQUESTED ACTION

Approval of the final plat, that will allow for the future subdivision of the 11.97-acre property.

LOCATION

Southeast corner of NW 5th Street and NW Ridgewood Drive

ZONING

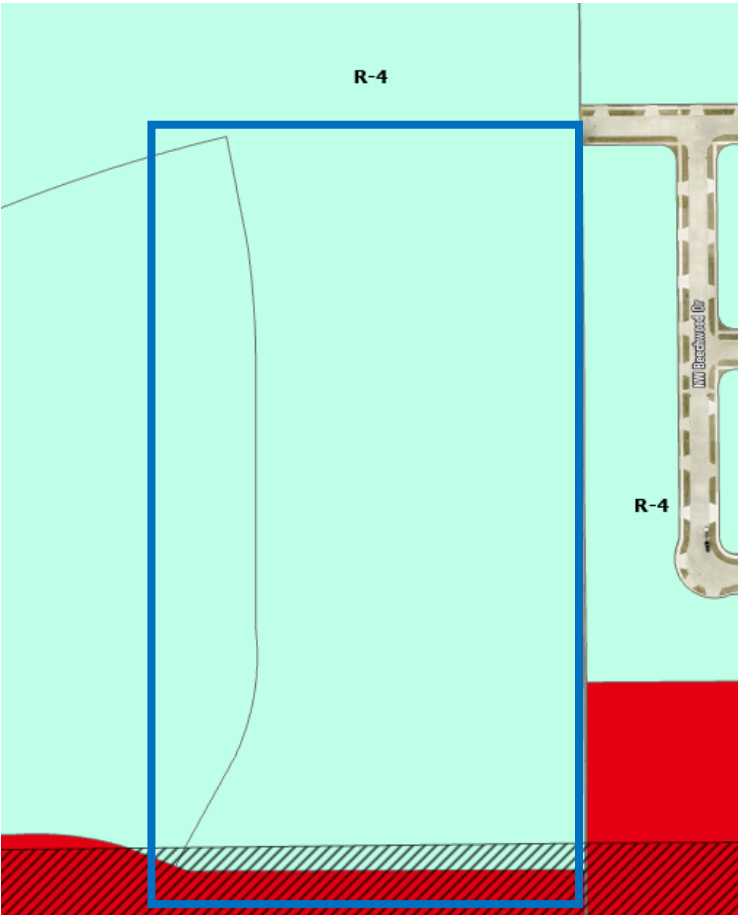
R-4 PUD – Medium Density Residential District

PLANNER

Alivia Hoodjer
ahoodjer@grimesiowa.gov
515-986-4050



Location Map



Zoning Map

Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING

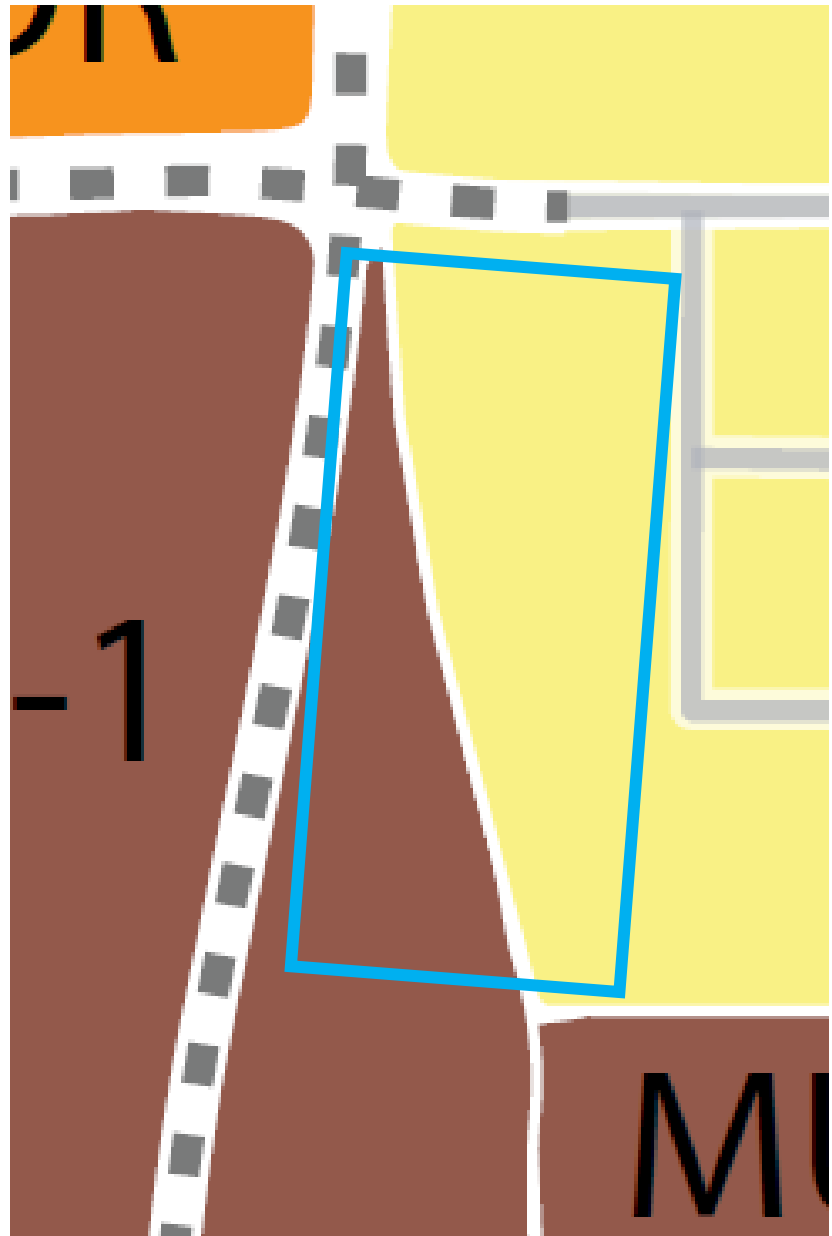
Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	LDR Light Density Residential and MDR Medium Density Residential	R-4 PUD and Transportation Corridor Mixed Use District Overlay
North	Vacant	LDR Light Density Residential	R-4 PUD
South	Vacant	MDR Medium Density Residential	C-2 and Transportation Corridor Mixed Use District Overlay
East	Single Family Residential	LDR Light Density Residential	R-4 PUD
West	Industrial	General Industrial	R-4 PUD

PARKS

Parkland dedication has been dedicated with the Hope Timber Plat 1 final plat.

Residents of this development will be near the existing Autumn Park and near future greenways and walking trails.

The site is consistent with the City of Grimes zoning map and future land use map.



Future Land Use Map

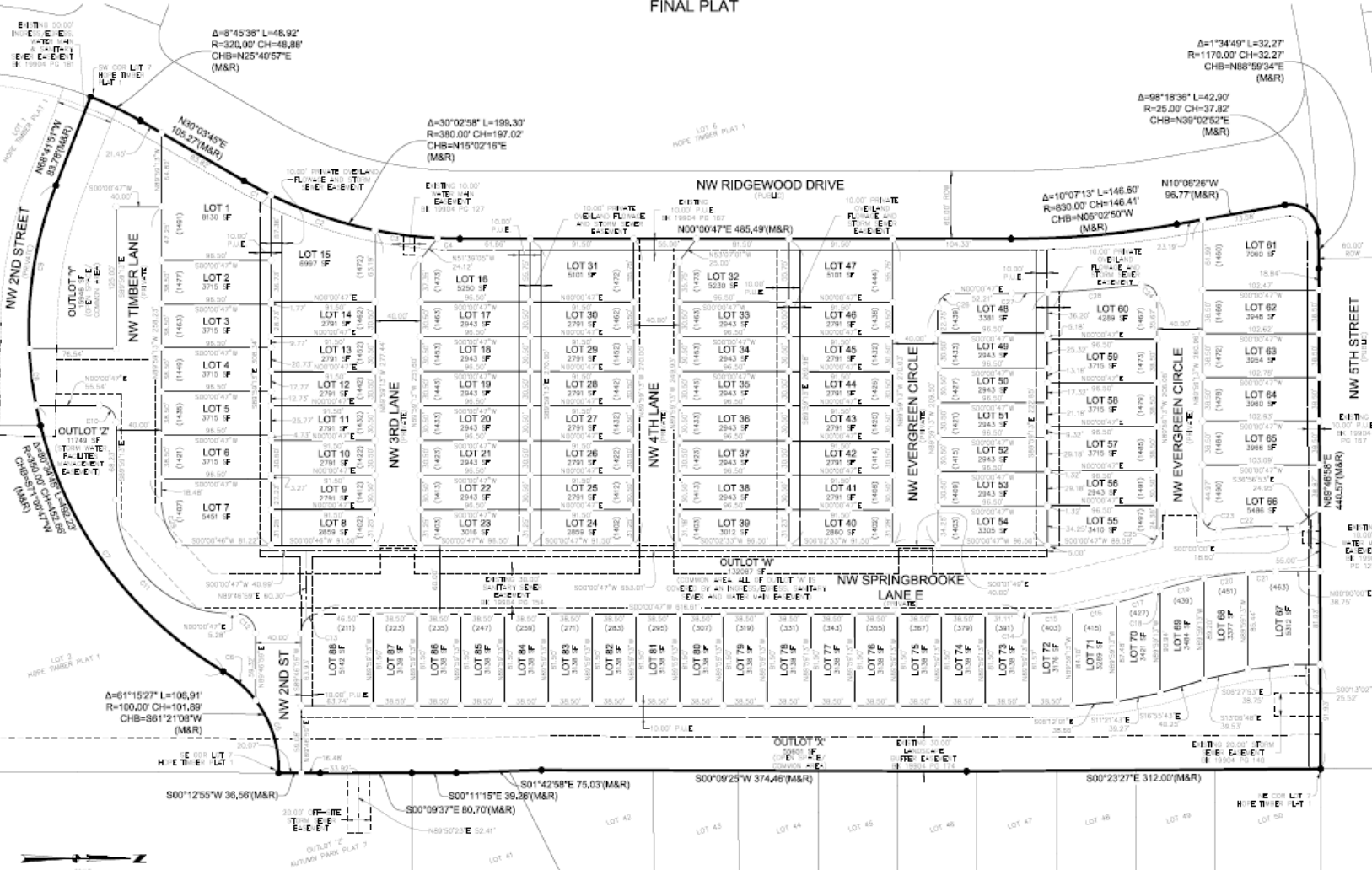
Relation to Studies & Legal

Legal

- The site is subject to the Hope Timber development agreement.
- Site was subject to fees for County Line Road and Water Main improvements. These fees have already been paid with the Hope Timber Plat 1 final plat.

Site Layout

HOPE TIMBER VILLAS PLAT 1 FINAL PLAT



ACCESS

- Full access onto NW Ridgewood Drive from all NW 3rd Ln and NW 4th Ln.
- Full access onto NW Springbrooke Lane from NW Evergreen Cir, NW 4th Ln, NW 3rd Ln, NW Timber Ln, and NW 2nd Street.
- NW Springbrooke Lane has full access onto NW 2nd Lane on the East and South access points.
- NW Springbrooke Lane connects to NW 5th Street on the North access point.

PEDESTRIAN CONNECTIVITY

- Pedestrian connectivity will be provided and connect into the NW 5th Street and NW Ridgewood sidewalk network.
- Private sidewalks will also connect into the visitor parking areas within the site.

PLAT LAYOUT

- The site will consist of eighty eight (88) lots and four (4) outlots.

Conclusion

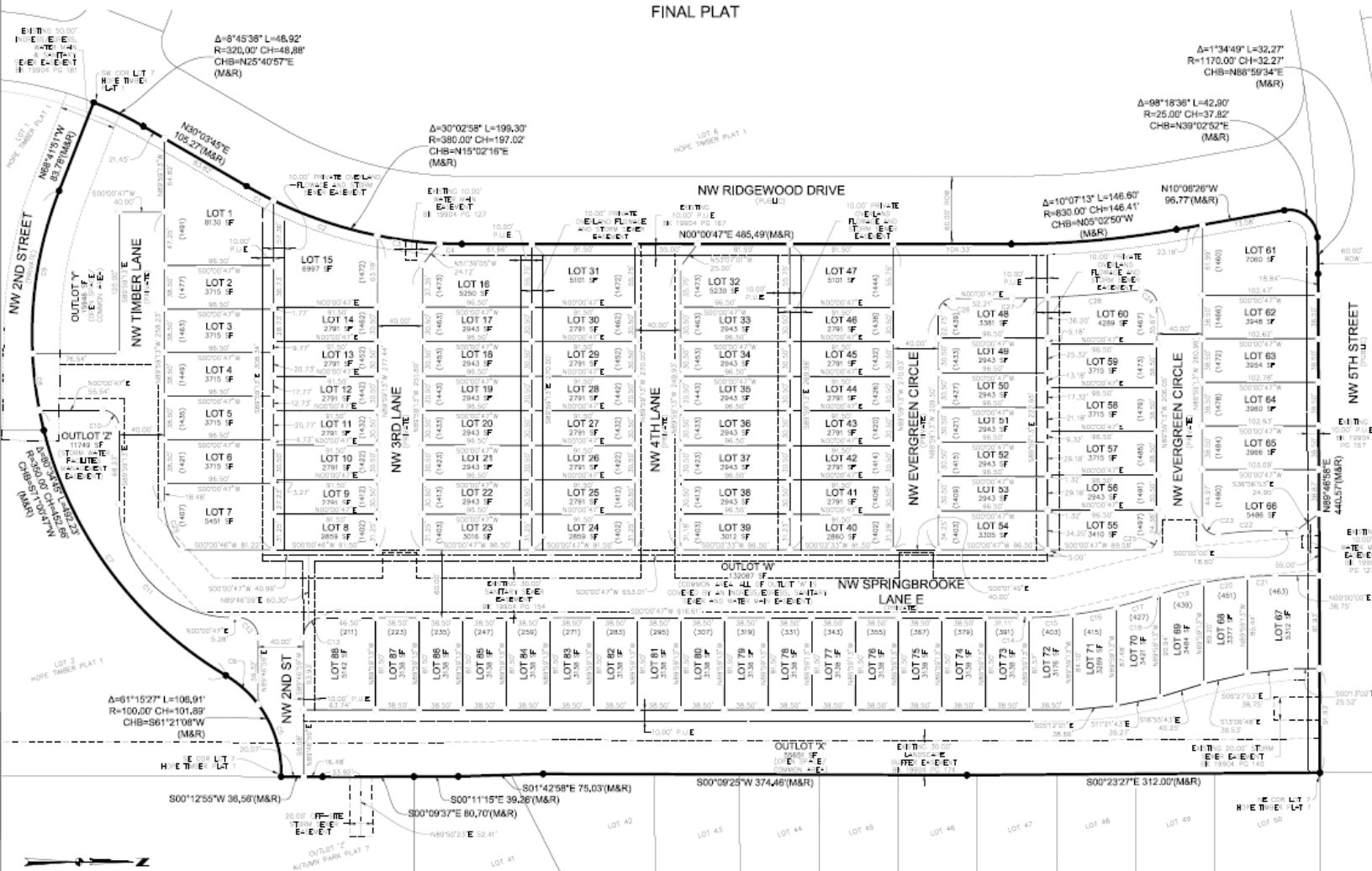
STAFF RECOMMENDATION

Staff would recommend approval of the Hope Timber Villas Plat 1 final plat subject to any remaining staff comments.

Conclusion

The applicant is requesting to plat a final plat that will allow for the future Hope Timber Villas subdivision on the 11.97-acre property.

HOPE TIMBER VILLAS PLAT 1 FINAL PLAT



LOCATION: LOT 7, HOPE TIMBER PLAT 1
GRIMES, POLK COUNTY, IOWA

REQUESTOR: HOPE TIMBER, LLC

PROPRIETOR: HOPE TIMBER, LLC
1548 S 45TH STREET
WEST DES MOINES, IOWA 50265

SURVEYOR: JONATHAN A. ERDAHL

SURVEYOR
COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY
& RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

AREA ABOVE RESERVED FOR RECORDER

REVISIONS	DATE
UPDATED	10/15/24
UPDATED	10/01/24
PREPARED	09/06/24

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER:

CIVIL DESIGN ADVANTAGES

GRIMES, IOWA

HOPE TIMBER VILLAS PLAT 1

$$\frac{1}{2}$$

2312.803

HOPE TIMBER, LLC
1548 S 45TH STREET
WEST DES MOINES, IOWA 50265
CONTACT: ARASH RAZIADEH
EMAIL: ARASH.RAZIADEH@EPCMFG.COM
PH: (515) 381-3925

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

EXISTING: PUD – MEDIUM DENSITY
RESIDENTIAL DISTRICT
(HOPE TIMBER PUD)

SETBACKS:
FRONT: 30 FEET
SIDE: 15 FEET EACH SIDE/30 FEET TOTAL
REAR: 30 FEET
BUILDING SEPARATION: 10 FEET

SEPTEMBER 5, 2024

LOT 7, HOPE TIMBER PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND CONTAINING 11.97 ACRES (521,259 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS
OF RECORD.

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.

SECTION CORNER AS NOTED
1/2" REBAR, RED PLASTIC CAP#19968
(UNLESS OTHERWISE NOTED)
1/2" REBAR, YELLOW PLASTIC CAP#28686
(UNLESS OTHERWISE NOTED)

MEASURED BEARING & DISTANCE

RECORDED BEARING & DISTANCE

DEEDED BEARING & DISTANCE

PUBLIC UTILITY EASEMENT

CURVE ARC LENGTH

LOT ADDRESS

CENTERLINE

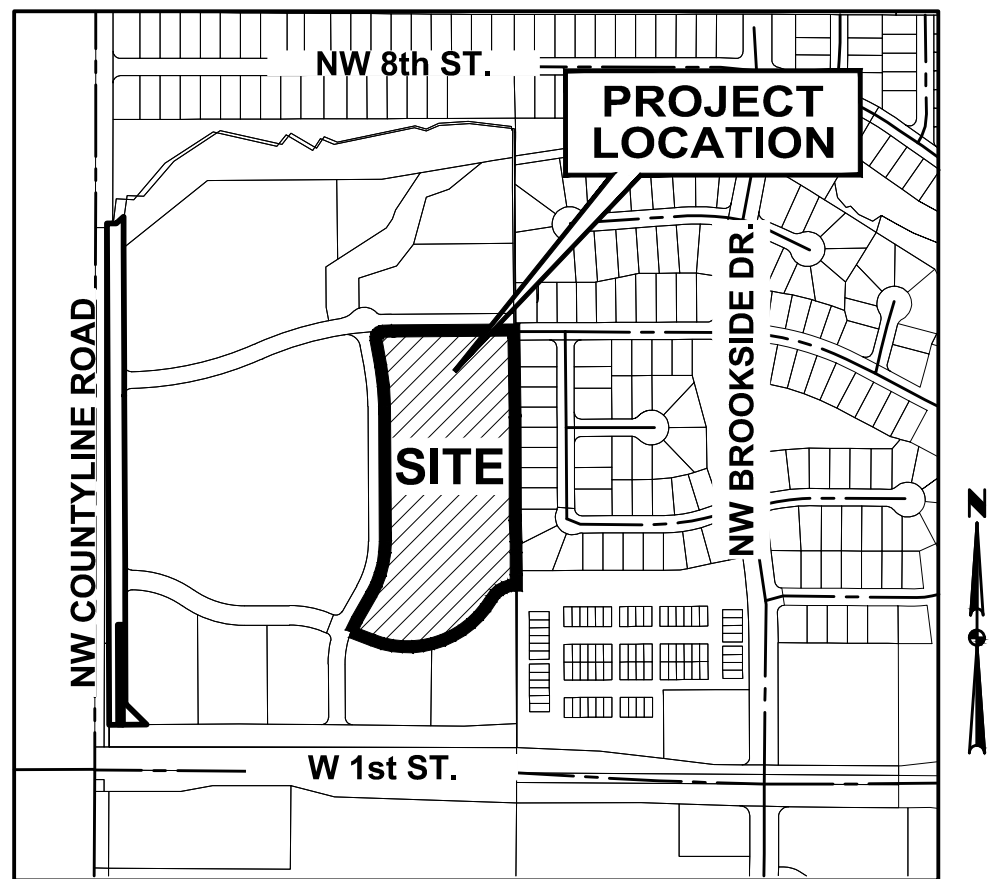
SECTION LINE

EASEMENT LINE

BUILDING SETBACK

PLAT BOUNDARY

NOT TO SCALE



GRIMES, IOWA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	4°05'25"	380.00'	27.13'	N28°01'02"E	27.12'
C2	14°36'04"	380.00'	96.84'	N18°40'18"E	96.58'
C3	8°21'35"	380.00'	55.44'	S07°11'28"W	55.40'
C4	2°59'54"	380.00'	19.89'	N01°30'44"E	19.88'
C5	39°04'06"	100.00'	68.19'	N72°26'48"E	66.87'
C6	22°11'21"	100.00'	38.73'	S41°49'04"W	38.49'
C7	48°19'12"	350.00'	295.17'	S54°53'08"W	286.50'
C8	8°15'03"	350.00'	50.40'	N83°10'15"E	50.36'
C9	24°00'22"	350.00'	146.65'	N80°42'02"W	145.58'
C10	90°00'00"	15.00'	23.56'	N45°00'47"E	21.21'
C11	90°00'00"	100.00'	157.08'	N45°00'47"E	141.42'
C12	89°46'12"	17.50'	27.42'	N44°53'53"E	24.70'
C13	90°13'46"	17.50'	27.56'	N45°06'07"W	24.80'
C14	1°08'41"	370.00'	7.39'	N00°33'33"W	7.39'
C15	5°58'48"	370.00'	38.62'	N04°07'18"W	38.60'
C16	6°03'34"	370.00'	39.13'	N10°08'29"W	39.11'
C17	5°33'25"	370.00'	35.88'	N15°56'59"W	35.87'
C18	0°44'03"	330.00'	4.23'	N18°21'40"W	4.23'
C19	6°54'37"	330.00'	39.80'	N14°32'20"W	39.78'
C20	6°44'58"	330.00'	38.87'	N07°42'32"W	38.85'
C21	4°20'03"	330.00'	24.96'	N02°10'01"W	24.96'
C22	7°50'39"	370.00'	50.65'	S03°55'19"E	50.62'
C23	97°51'25"	12.50'	21.35'	S41°05'04"W	18.85'
C24	96°44'34"	12.50'	21.11'	N41°38'30"E	18.69'
C25	6°30'36"	12.50'	13.86'	S58°13'55"E	13.16'
C26	90°00'00"	12.50'	19.63'	N44°59'13"W	17.68'
C27	1°37'05"	1126.03'	31.80'	N01°42'23"W	31.80'
C28	4°12'51"	1126.03'	82.82'	N04°37'21"W	82.80'
C29	41°48'43"	60.00'	43.79'	S69°06'26"W	42.82'

FILE: H:\2023\2312803\DWG\2312803-FINAL PLAT.DWG
 FILE DATE: 10/1/24
 DATE PLOTTED: 10/15/2024 1:26 PM
 PLOTTED BY: JON ERDAHL
 TECH:
 COMMENT:
 ENG:

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS REVIEWED BY ME OR UNDER MY DIRECT SUPERVISION AS AN LAND SURVEYOR THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DATE _____

OFFICE: 4801 N. ILL. _____

LICENSE NUMBER 28666

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

PAGES OR SHEETS COVERED BY THIS SEAL:

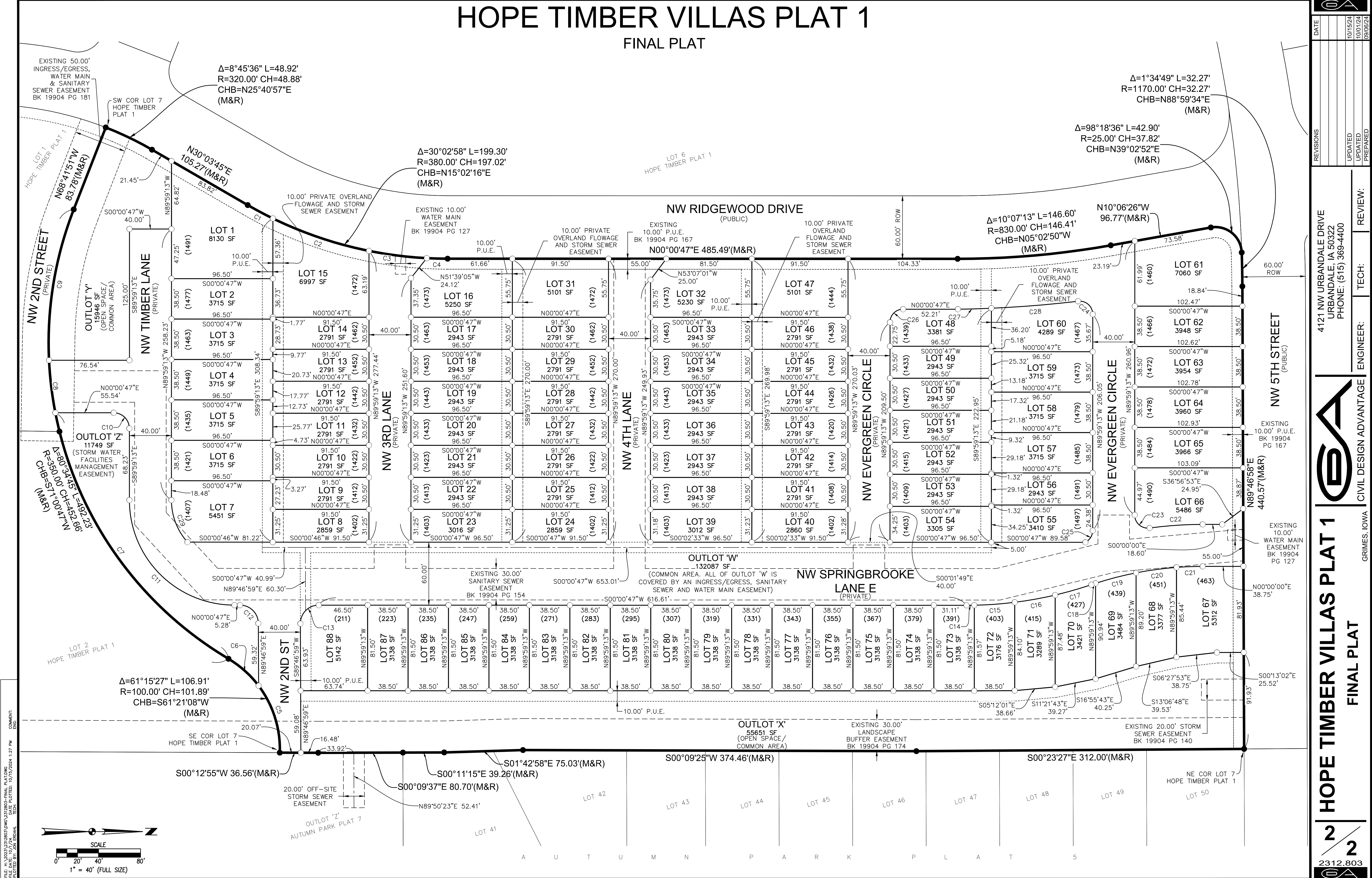
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:

Page 166 of 170

HOPE TIMBER VILLAS PLAT 1

FINAL PLAT



DATE	
10/15/24	10/15/24
10/15/24	10/15/24
10/15/24	10/15/24

REVISIONS	
1	10/15/24
2	10/15/24
3	10/15/24
4	10/15/24

TECH:	REVIEW:
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	

ENGINEER:	TECH:	REVIEW:
CIVIL DESIGN ADVANTAGE		

GRIMES, IOWA
2312.803

HOPE TIMBER VILLAS PLAT 1
FINAL PLAT



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

October 31, 2024

Civil Design Advantage

Attn: Josh Trygstad

4121 NW Urbandale Dr

Urbandale, Iowa 50322

RE: Hope Timber Villas Plat 1

Dear Mr. Trygstad:

The Development Services Department is in receipt of a proposed Final Plat for the Hope Timber Villas Plat 1. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. **Provide \$2000 final plat review fee.**
2. ~~Add addresses for each lot. See address map provided.~~
3. ~~Label NW 2nd Street south of Lot 88 and label width.~~
4. Add an "E" at the end of Springbrooke in "Springbrooke Lane". **Remove the separate "E" after Lane.**
5. ~~Label new water and sanitary sewer easements.~~
6. ~~Label overland flowage and storm sewer easements as private.~~
7. ~~Will all public improvements be complete prior to recording the plat? Inspection will be required to ensure all punchlist items are completed. If improvements are not complete, an Agreement to Complete and bond will be required.~~

Legal Comments:

Following documentation shall be submitted for review and recorded with any final plat as applicable:

1. A title opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens, or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances.
2. A certificate by the owner(s) that the subdivision is with their free consent and is in accordance with the desire of the owner(s). This certificate must be signed and acknowledged by the owner(s) before a notary.
3. A statement from the mortgage holders or lienholders, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before a notary.
4. A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Iowa Code Chapter 354.
- ~~5. Approval of the subdivision name from the County, if required.~~
6. A resolution and certificate for approval by the Council and signatures of the Mayor and Clerk.
7. Any easement documents and their legal descriptions, and mortgage holder consent, if applicable.
 - a. Public Utility Easement
 - b. Private Overland Flowage and Storm Sewer Easement
 - c. Water Main Easement
 - d. Sanitary Sewer Easement
8. Declaration and Covenants, Restrictions, and Easements, if applicable.
9. A list of the minimum protection elevations (MPEs) for each lot within the plat. This document shall be certified by a licensed engineer. MPE's shall not be referenced on the final plat.
10. Agreement to Complete Public Improvements with performance bond or letter of credit for incomplete public improvements, if applicable.
11. Four (4) year maintenance bonds for public improvements.
12. Executed electric and gas distribution agreements.

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: October 21, 2024
(1 PDF of Final Plat and Legals)

PLANNING & ZONING: November 5, 2024 at 5:30

COUNCIL MEETING: November 26, 2024 at 5:30

Please feel free to contact me at ahoodjer@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Alivia Hoodjer
Assistant Planner