

Date August 8, 2022

**RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION  
REGARDING REQUEST FROM TB, LLC FOR REVIEW AND APPROVAL OF A  
PRELIMINARY PLAT "BRICKTOP 36 PRELIMINARY PLAT" FOR SUBDIVISION OF 7.82  
ACRES OF PROPERTY IN THE VICINITY OF 1328 THOMAS BECK ROAD INTO 36 LOTS  
AND ONE OUTLOT FOR A TOWNHOME DEVELOPMENT**

WHEREAS, on July 21, 2022, the City of Des Moines Plan and Zoning Commission voted 13-0 for APPROVAL of a Preliminary Plat "Bricktop 36 Preliminary Plat", submitted by TB, LLC (owner), represented by Nick Jensen (officer), in form on file in the Development Services Department, for property located in the vicinity of 1328 Thomas Beck Road, to allow undeveloped property to be divided into 36 lots and one outlot for a Townhome Development, subject to the following conditions:

1. Compliance with all administrative review comments.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the attached communication from the City Plan and Zoning Commission is hereby received and filed.

Moved by \_\_\_\_\_ to adopt. Second by \_\_\_\_\_

APPROVED AS TO FORM:

/s/ Gary D. Goudelock Jr.  
Gary D. Goudelock Jr.  
Assistant City Attorney

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

MOTION CARRIED

APPROVED

\_\_\_\_\_  
Mayor

**CERTIFICATE**

I, LAURA BAUMGARTNER, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

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

Date August 8, 2022  
 Agenda Item 29  
 Roll Call # \_\_\_\_\_

August 2, 2022

Communication from the City Plan and Zoning Commission advising that at their July 21, 2022 meeting, the following action was taken regarding a request from TB, LLC (owner), represented by Nick Jensen (officer), for review and approval of a Preliminary Plat "Bricktop 36 Preliminary Plat" located in the vicinity of 1328 Thomas Beck Road for subdivision of the property into 36 lots and one (1) outlot for a townhome development.

**COMMISSION RECOMMENDATION:**

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

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

**APPROVAL** of the proposed Preliminary Plat "Bricktop 36 Preliminary Plat," subject to compliance with all administrative review comments.

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

Staff recommends approval of the proposed Preliminary Plat "Bricktop 36 Preliminary Plat," subject to compliance with all administrative review comments.

## STAFF REPORT TO THE PLANNING COMMISSION

### I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to subdivide the subject property to create 36 lots and one (1) outlot for a townhome development. A private street would be constructed to serve the proposed residences.

2. **Size of Site:** 7.82 acres.

3. **Existing Zoning (site):** "NX1" Neighborhood Mix District.

4. **Existing Land Use (site):** Undeveloped parcels.

5. **Adjacent Land Use and Zoning:**

**North** - "DX2"; Uses are Thomas Beck Road and a one-story warehouse building.

**South** - "N3b"; Uses are undeveloped parcels and one-household dwelling units.

**East** - "N3b" & "NX1"; Uses are undeveloped parcels, one-household dwelling units, Davis Avenue, and a one-story warehouse building.

**West** - "DX2"; Uses are Thomas Beck Road, surface parking lots, an outdoor storage area, and a warehouse building.

6. **General Neighborhood/Area Land Uses:** The subject site is located on the south side of Thomas Beck Road, roughly three-quarters of a mile east of Fleur Drive, roughly a half-mile west of Southwest 9<sup>th</sup> Street, and about a quarter-mile south of Gray's Lake Park. Low-rise warehouses and industrial uses characterize the areas to the immediate north and west of the site, with the Gray's Lake recreational area lying further north. A mix of undeveloped parcels and low-density residential uses on large lots characterize the areas to the south and east of the site. A warehouse sits to the immediate northeast along Thomas Beck Road.

7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Grays Lake Neighborhood. All neighborhood associations were notified of the Commission meeting by mailing of the Preliminary Agenda on July 1, 2022 and mailing of the Final Agenda on July 11, 2022. Notifications of the hearing for this specific item were mailed on July 11, 2022 (10 days prior to the public hearing) to the neighborhood association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division. The Grays Lake Neighborhood notices were mailed to Heidi Ogden at 3709 Southwest 12<sup>th</sup> Street, Des Moines, IA 50315.

8. **Relevant Zoning History:** None.

9. **PlanDSM Land Use Plan Designation:** Low-Density Residential.

**10. Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission shall determine if such Preliminary Plat conforms to the standards and requirements outlined in Chapter 354 of the Iowa Code, and the City Subdivision Ordinance and shall approve, conditionally approve or reject such plat within 45 days after the date of submission to the City Permit and Development Center. Unless the applicant agrees in writing to an extension of time, the Preliminary Plat shall be deemed approved if the Commission does not act within such 45-day period. The Commission's action for approval or conditional approval shall be null and void unless the final plat is submitted to the City Permit and Development Center within 270 days after the date of such action; provided, however, that the Permit and Development Administrator may grant, upon written request of the applicant, up to a 90-day extension for submittal of the final plat to the City Permit and Development Center.

Pursuant to Section 135-9.1.1.B of the Planning and Design Ordinance, the site plan review requirements of Chapter 135 are designed to ensure the orderly and harmonious development of property in a manner that shall:

- Promote the most beneficial relation between present and proposed future uses of land and the present and proposed future circulation of traffic throughout the city;
- Permit present development of property commensurate with fair and orderly planning for future development of other properties in the various areas of the city with respect to the availability and capacity, present and foreseeable, of public facilities and services. The factors to be considered in arriving at a conclusion concerning proposed present development of property shall include the following:
  - The maximum population density for the proposed development, the proposed density of use, and consideration of the effect the proposal will have on the capacity of existing water and sanitary sewer lines to the end that existing systems will not become overloaded or capacity so substantially decreased that site use will inhibit or preclude planned future development;
  - Zoning restrictions at the time of the proposal;
- The city's comprehensive plan;
- The city's plans for future construction and provision for public facilities and services; and
- The facilities and services already available to the area which will be affected by the proposed site use;
- Encourage adequate provision for surface and subsurface drainage, in order to ensure that future development and other properties in various areas of the city will not be adversely affected;

- Provide suitable screening of parking, truck loading, refuse and recycling disposal, and outdoor storage areas from adjacent residential districts;
- Encourage the preservation of canopied areas and mature trees and require mitigation for the removal of trees; and
- Consider the smart planning principles set forth in Iowa Code Chapter 18B.

Based on Chapter Section 135-9.2.4 and 135-9.3.1.B of the Planning and Design Ordinance, Type 2 Design Alternatives are to be considered by the Plan and Zoning Commission after a public hearing whereby the following criteria are considered:

- The design alternative provisions of Section 135-9.2.4 are intended to authorize the granting of relief from strict compliance with the regulations of this chapter as part of the site plan or alternate design documentation review process when specific site features or characteristics of the subject property, including the presence of existing buildings, creates conditions that make strict compliance with applicable regulations impractical or undesirable. The design alternative provisions are also intended to recognize that alternative design solutions may result in equal or better implementation of the regulation's intended purpose and greater consistency with the comprehensive plan.
- Consideration of requested design alternatives through the administrative and public hearing review processes will be evaluated on the merits of the applicable request and independently of prior requests from the same applicant, and may include the following criteria:
  - An evaluation of the character of the surrounding neighborhood, such as:
    - Whether at least 50% of the developed lots within 250 feet of the subject property are designed and constructed consistently with the requested design alternative(s); and
    - Whether the directly adjoining developed lots are designed and constructed consistently with the requested design alternative(s);
  - For purposes of this subsection, if the lots that exist within 250 feet of the subject property are undeveloped, then the neighborhood character determination will be based upon the assumption that such lots, as if developed, comply with the applicable requirements of this chapter for which a design alternative(s) has been requested;
    - The totality of the number and extent of design alternatives requested compared to the requirements of this chapter for each site plan or alternate design documentation reviewed;
    - Whether the requested design alternative(s) is consistent with all relevant purpose and intent statements of this design ordinance and with the general purpose and intent of the comprehensive plan;



- Whether the requested design alternative(s) will have a substantial or undue adverse effect upon adjacent property, the character of the surrounding area or the public health, safety and general welfare;
- Whether any adverse impacts resulting from the requested design alternative(s) will be mitigated to the maximum extent feasible; and
- Other factors determined relevant by the Development Services director, Plan and Zoning commission, or City Council as applicable.

## II. ADDITIONAL APPLICABLE INFORMATION

1. **Natural Features:** The site is heavily wooded and has a very steep grade, sloping downward from south to north. Any development at this site must comply with an approved tree mitigation plan in compliance with Chapter 42, Article X of City Code. The applicant has provided a tree mitigation plan along with plat and site plan documents that is in compliance with this city ordinance. With the proposed retention of a majority of the existing tree canopy and the addition of new tree canopy to comply with mitigation and site plan requirements, the applicant is proposing an approximately 79% total site tree canopy after this project would be completed.
2. **Grading and Drainage:** All grading is subject to an approved grading permit and soil erosion control plan. The submitted Preliminary Plat and site plan documents have demonstrated compliance with the City's Grading and Stormwater Management standards to the satisfaction of Permit and Development Center Engineering staff.

The proposed stormwater management system is designed to take advantage of the site's topography/existing flowage patterns and accounts for both on- and off-site flows. All stormwater management facilities for this project are proposed to be private. Private storm sewer would generally be constructed underneath the proposed private drive. This storm sewer system is designed to handle 5-year events. For larger storm events a detention basin is proposed in the northeast quadrant of the site. This basin then outlets to an existing public intake that abuts Thomas Beck Road. A 50-foot long weir is also proposed on the northern edge of the basin to handle excess flows during storm events.

3. **Utilities:** Sewer facilities (storm and sanitary) are proposed to be private as part of this Preliminary Plat and site plan. As stated previously, storm sewer infrastructure is proposed underneath of the private drive, with larger stormwater management elements proposed in the northeastern quadrant of the site.

Private sanitary sewer is proposed to be located within a 36-foot-wide, private easement that generally follows the route of the private drive. This sanitary sewer line would then connect with an existing public sanitary sewer manhole located immediately northeast of the site, abutting Thomas Beck Road.

Extension of public water service is proposed. A 40-foot wide water main easement is proposed that mirrors the route of the private drive. Water service would be provided in an 8-inch-wide PVC water main, tying in with an existing 8-inch main in the Thomas Beck Road right-of-way.

4. **Traffic/Street System:** A private drive is proposed to provide vehicular access from Thomas Beck Road. This looping drive would provide two separate ingress/egress points for the site. In addition, sidewalk construction is proposed along Thomas Beck Road and within the site. Internal sidewalks are proposed to have connections to the public sidewalk along Thomas Beck Road. It should also be noted that a dedicated pedestrian connection with an upgraded street crossing is proposed from the public sidewalk along Thomas Beck Road to an existing multiuse trail on the north side of said road that leads to the Gray's Lake recreation area.
5. **Site Plan – Design Alternatives Discussion:** The topography of this site presents a formidable challenge to development and has dictated many of the overall site and individual building design decisions for this project. With an intense slope that runs from south to north, the buildings are proposed to act as a “stem wall” into the hillside to help mitigate grade changes.

There are two rows of units proposed. The “north” row would have front doors and stoops that would face Thomas Beck Road, with vehicle garages located in the rear, opening up to the private street. The “south” row of units would sit on the opposite side of the private street. Due to the grading issues described earlier, the front doors, stoops, and vehicle garages would all be located on the front facades of these “south” units, opening to the private street.

Grade change is most extreme in the western reaches of this site, to the point that it was not financially or logistically feasible to propose units there. No units are proposed for the northeastern quadrant of the site, as this area is the most practical location for the stormwater detention basin. It is because of these two factors that the proposed front lot-line coverage is approximately 40%. The grading challenges and proposed stormwater management efforts render it exceedingly difficult to situate additional units within the front build-to-zone to meet the 70% front lot-line coverage requirement. Staff supports this Design Alternative request.

The majority of the “south” units would be “covered” by the dwellings proposed to front Thomas Beck Road. However, due to the location of the stormwater management basin that was described previously in this section, six (6) of these units’ front facades would be “uncovered,” and visible from Thomas Beck Road. This means that their front-loading garage doors would directly face Thomas Beck Road, a City-designated primary street. Per the Row Building regulations, garages are not permitted to be located on front facades or face primary streets. Relatedly, garage spaces do not meet the definition of “occupied space” that is required for a minimum of 20 feet in depth on all full floors of front facades for Row Building types. However, due to the practical difficulties in locating the stormwater detention basin elsewhere on the site that would theoretically allow for more Thomas Beck Road-fronting units to be constructed (screening the “south” units), Staff supports these Design Alternative requests. Further, Staff notes that the development team has provided a robust landscaping plan that deftly screens any garage-visible units from Thomas Beck Road. This design choice, coupled with the fact that these units would be set back approximately 150 feet from the front property line, lends further credence to Staff’s support of these Design Alternative requests.

## **SUMMARY OF DISCUSSION**

Nick Tarpey presented staff report and recommendation.

Chris Draper asked if placement of the driveways would affect the roundabout proposed in the Gray's Lake plan.

Nike Tarpey stated that was taken into consideration during development and siting of these dwelling units.

Chris Draper asked if this proposed development would impact the ability to put in a roundabout.

Nick Tarpey stated that the proposed driveway placement would accommodate a future roundabout on Thomas Beck Road that is shown in the South of Gray's Lake Master Plan.

Abby Chungath asked if traffic going west on Thomas Beck Road wouldn't be able to turn into the private drive given the proposed pedestrian buffer island.

Nick Tarpey stated it wouldn't inhibit them from turning but would force traffic slow down.

Will Page if the utility boxes will be visible from the street.

Nick Tarpey stated shrubs would be provided that would screen those from the street.

Lorena Wasion, 2727 Snyder Blvd, Ankeny, IA, stated City Staff did a good job covering the entirety of the project and she is available to answer any questions the Commission might have.

## **CHAIRPERSON OPEN THE PUBLIC HEARING**

Carol Maher, 701 Polk Blvd, stated she hopes the Grays Lake Master Plan has been taken seriously and that developments within it meet the requirements and aspirations of the plan. Sustainability and affordability are a consistent topic throughout the master plan. The plan also addresses the reuse or recycling of trees, stumps, earth and rock from the sites. A portion of this site has been clear cut with most of the trees and dirt being hauled away. Grass was mentioned around the buildings; it would be more sustainable if developer considered pollinators and more native plantings. The developer should also consider constructing these buildings to be all electric, with no natural gas, and provide charging stations for electric cars. The City should consider replacing the sewer along the south side of Thomas Beck Road to coincide with proposed development. She would also like to see a more creative and unique design of these buildings, as this is the first development in the area and these building should have more of an urban flavor.

Zach Mahoney, 1301 River Vista Drive, asked if the trees to the south will remain and if there will be a second phase to this development.

Tracy Mumma, 1231 River Vista Drive asked if there were any other structures proposed within this development besides the 36 townhomes being discussed.



Nick Tarpey stated that he is unaware of any future phase and that the topography of the site would make it challenging to construct on the southern portion of the lot.

Lorena Wasion stated there is no second phase being proposed at this time but will communicate with City staff if that changes.

Justyn Lewis asked what the City would advise if they were to propose development to the south where the grade goes up.

Nick Tarpey stated it would be a challenge logistically. Nick showed the designated open space and proposed tree clearing on the submitted site plan.

Leah Rudolphi asked if review of sanitary sewer and storm water has been done.

Nick Tarpey stated that this was done as part of Engineering's review. The detention basin is in the lowest and flattest part of the site. It is designed to mimic existing flow and capture flow coming from the south.

Lorena Wasion stated the detention basin is in the area of an existing intake so they can match what is there today. A 50-foot weir would also be provided so water is able to move if the outlet of the basin is obstructed.

Andrew Lorentzen asked if these units will be rentals or owner occupied.

Nick Tarpey stated these will be for sale but that the City is not able to regulate this aspect. To touch on sustainability that was mentioned, the applicant does want to provide EV charging stations in the garages.

Abby Chungath asked if this development will be all electric.

Nick Tarpey stated he doesn't believe it is but that isn't part of his review process.

Lorena Wasion stated she couldn't speak to that either.

Justyn Lewis asked if native plants or turfs have been considered.

Nick Tarpey stated City staff has asked the developer to add more vegetation around the detention basin. That would include a mixture of native and nonnative species from the city's approved species list. The storm sewer and detention basin are the 2 main stormwater mechanisms proposed.

Justyn Lewis asked if there is anything the City can do when it comes to the proposed turf and plantings.

Nick Tarpey stated the site plan does meet the impervious area requirements. In terms of what they are planting, that has been reviewed by the City's Forestry Division.

Justyn Lewis stated he would like to see the use of a native turf that is more sustainable and would also cut down on property maintenance cost.

Chris Draper asked if there is a digital connectivity plan for this development and what are the difference between the Grays Lake Master plan and this development.

Nick Tarpey stated the Gary's Lake Master Plan is still in a draft format. (Council approved the plan on March 21, 2022, but is now waiting for final delivery from the consultant.) The Gray's Lake Master Plan is something that will be used to guide future development and encourage developers to achieve some of those goals.

Chris Draper asked for the top 3 difference between the South of Gray's Lake Master plan and the proposed development.

Bert Drost stated the master plan is more of a guiding document. If this property needed to be rezoned, City Staff would compare what is proposed with the South of Gray's Lake Master Plan, and then propose zoning conditions that tie in the plan's goals. Since the subject property didn't need a rezoning and the Site Plan is generally complying with Chapter 134 and 135 of city code, there wasn't ability for staff to implement all of the goals of the South of Gray's Lake Master Plan.

Chris Draper asked what's the most significant difference from what is laid out in the South of Gray's Lake Master Plan.

Bert Drost stated he believes this proposal follows the vision of the South of Gray's Lake Master Plan. Drost showed the page of the Plan that identifies the subject property as being proposed for a Rowhome development.

Chris Draper asked if there are any fiber connectivity impediments.

Bert Drost stated he believes the development would connect to fiber when/if its's installed along Thomas Beck Road and this development wouldn't impede any future connectivity within the right of way along Thomas Beck Road.

Nick Tarpey stated all utilities will be undergrounded at the cost of the developer.

Dan Drendel asked if options were considered that would allow the addition of 4 units along the street frontage.

Nick Tarpey stated it was talked about but determined to be cost prohibitive by the developer. It does comply with the zoning ordinance so city staff couldn't prohibit the above-ground stormwater detention as proposed.

Dan Drendel stated it would be fair for the Commission to require more native plantings around the detention basin due to the loss of frontage.

Justyn Lewis asked what will go inside the detention basin.

Lorena Wasion stated she isn't familiar with what plantings will be used.

Abby Chungath stated the plan does state it will be using a basin seed mix by Prairie Moon Nursery, which use native prairie plants.

Chris Draper asked what the market price would be for these units.

Nick Tarpey stated \$450,000 was mentioned during a conversation with the developer, but nothing that is documented.

Will Page asked if the finance of a development is the responsibility of City Staff or the developer.

Nick Tarpey stated it would be the responsibility of the developer unless they are receiving City funds or developing on City-owned land.

Dan Drendel asked if the balconies are more than 40% of the façade.

Nick Tarpey stated they do comply as they are between 30 and 40%.

### **CHAIRPERSON CLOSED THE PUBLIC HEARING**

Justyn Lewis asked how the City can require developers to be more sustainable.

Bert Drost stated suitability is incentivized through tax abatement standards.

Nick Tarpey stated this development does qualify for missing middle tax abatement which is an 8-year abatement. If the development provides certain standards and exceeds energy thresholds, they could be eligible for a 9-year abatement.

Chris Draper asked if the practical solution would be to vote against the proposal.

Bert Drost stated the Commission can provide conditions if they are reasonably necessary to offset any impacts of the design alternatives being requested. The Commission does have the final say on Site Plans but the Commission's decision could be appealed to City Council if the developer doesn't agree with the Commission decision.

Justyn Lewis asked what the next steps would be to ensure the City is becoming more sustainable.

Bert Drost stated it would be codifying it through the tax abatement standards.

Todd Garner asked if this development would go before the Urban Design Review Board since they are receiving tax abatement.

Bert Drost stated no, only if they were receiving TIF funding or some other City funding.

Chris Draper asked if this development is receiving tax abatement.

Nick Tarpey stated tax abatement isn't rewarded until buildings are eligible for certificate of occupancy.

**COMMISSION ACTION:**

Todd Garner made a motion for approval of the proposed Preliminary Plat "Bricktop 36 Preliminary Plat," subject to compliance with all administrative review comments.

Motion passed: 13-0

Respectfully submitted,

*Bert Drost*

Bert Drost, AICP  
Deputy Planning & Urban Design Administrator

BAD:tjh



Updated on: 6/30/2022

1 inch = 193 feet





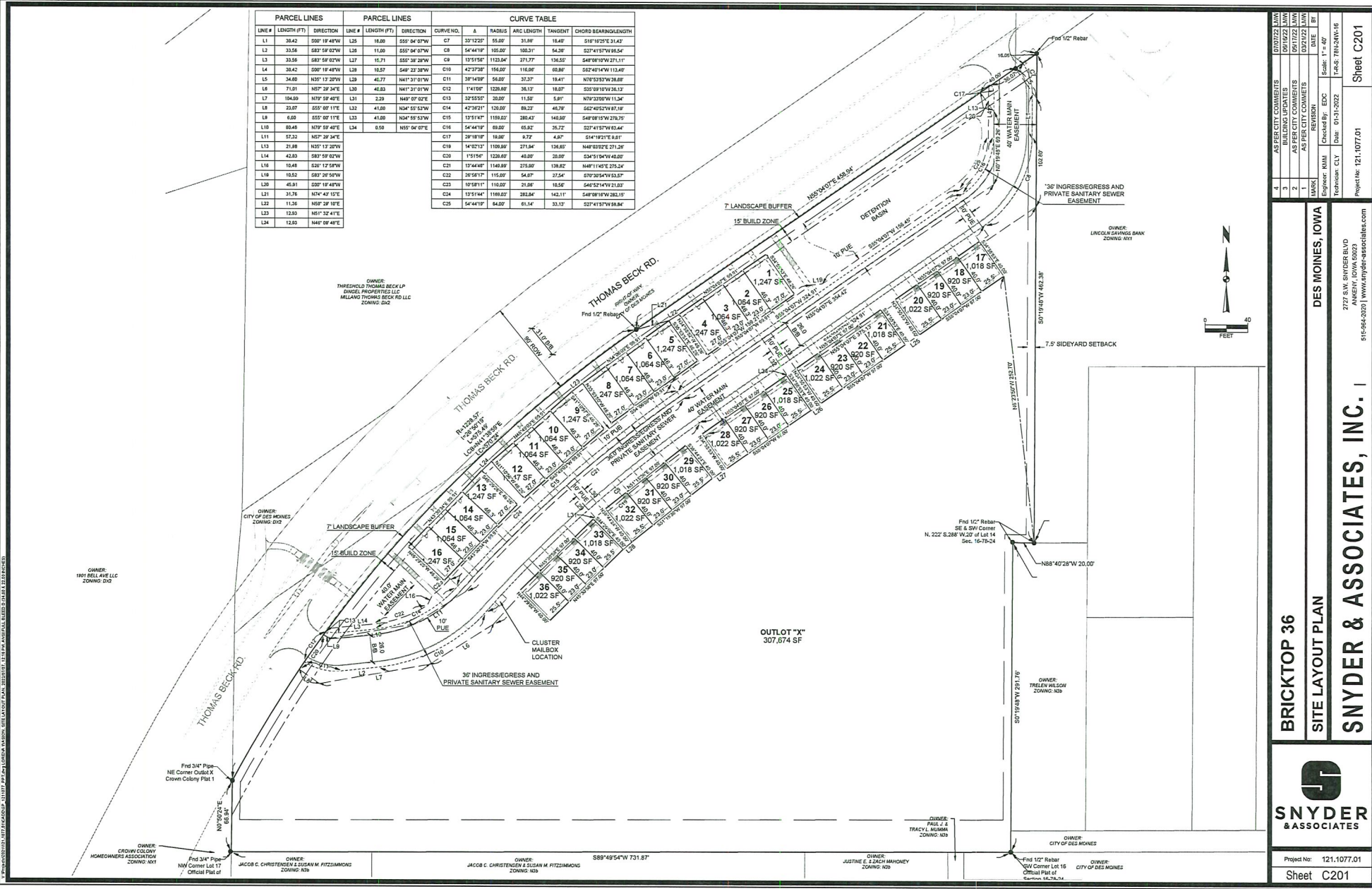
1528 Thomas Beck Rd  
Des Moines, Iowa  
Google  
Street View - May 2021

Urban Eleva

Google



PARCEL LINES			PARCEL LINES			CURVE TABLE						
LINE #	LENGTH (FT)	DIRECTION	LINE #	LENGTH (FT)	DIRECTION	CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
L1	38.42	S50°19'48"W	L25	18.80	S55°04'07"W	C7	20°12'20"	55.00	31.86	18.40	S10°19'25"E	31.42
L2	32.58	S20°59'07"W	L26	11.89	S55°04'07"W	C8	54°41'09"	100.00	100.00	54.39	S27°41'07"W	54.39
L3	33.56	S83°58'02"W	L27	15.71	S55°04'07"W	C9	13°57'56"	1123.04	371.77	136.50	S40°08'07"W	371.77
L4	38.42	S00°19'48"W	L28	18.80	S48°23'38"W	C10	42°37'30"	154.00	116.69	65.89	S52°48'14"W	113.49
L5	34.80	N30°13'20"W	L29	45.77	N41°31'01"W	C11	30°14'09"	56.00	37.37	19.41	N78°53'53"W	38.68
L6	71.01	N57°29'34"E	L30	48.83	N41°31'01"W	C12	1°41'09"	1228.80	38.13	18.07	S35°09'10"W	38.13
L7	104.89	N70°59'48"E	L31	2.29	N40°07'02"E	C13	32°55'53"	20.00	11.50	5.81	N79°33'00"W	11.34
L8	25.07	S55°09'11"E	L32	41.80	N34°55'53"W	C14	42°29'21"	120.00	89.27	48.79	S62°40'51"W	87.39
L9	6.80	S50°19'11"E	L33	41.80	N34°55'53"W	C15	13°51'41"	1189.00	386.43	148.00	S48°08'19"W	376.70
L10	80.46	N70°59'48"E	L34	9.58	N50°14'07"E	C16	54°41'09"	88.00	65.82	35.72	S27°41'07"W	65.82
L11	57.32	N57°29'34"E				C17	20°18'18"	18.00	9.72	4.97	S14°19'15"E	9.81
L12	21.88	N30°13'20"W				C18	14°02'13"	1109.89	271.84	136.65	N48°03'02"E	271.26
L13	42.83	S83°58'02"W				C19	1°51'56"	1228.80	43.00	20.09	S34°51'54"W	43.00
L14	10.41	S20°12'58"W				C20	13°44'48"	1449.89	275.80	138.82	N48°11'45"E	275.24
L15	16.52	S80°29'59"W				C21	20°56'11"	115.00	54.87	27.54	S70°30'54"W	63.57
L16	45.81	S20°19'48"W				C22	10°50'11"	1103.00	31.99	16.56	S46°12'44"W	31.99
L17	31.76	N74°42'10"E				C23	13°51'41"	1189.00	386.43	142.11	S48°08'19"W	382.19
L18	11.26	N58°29'10"E				C24	54°41'09"	84.00	61.54	33.12	S27°41'07"W	61.54
L19	12.83	N51°32'41"E				C25	54°41'09"	84.00	61.54	33.12	S27°41'07"W	61.54
L20	12.83	N40°09'48"E										



4	AS PER CITY COMMENTS	09/02/23	LMW
3	BUILDING UPDATES	09/02/23	LMW
2	AS PER CITY COMMENTS	09/17/22	LMW
1	AS PER CITY COMMENTS	03/07/22	LMW

DATE	BY
12/14/23	LMW
12/14/23	LMW
12/14/23	LMW
12/14/23	LMW

Scale: 1" = 40'  
 Checked By: EDC  
 Engineer: RMI  
 Date: 01/31/2023  
 Project No: 121.1077.01  
 Project Name: Sheet C201

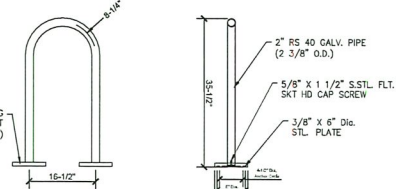
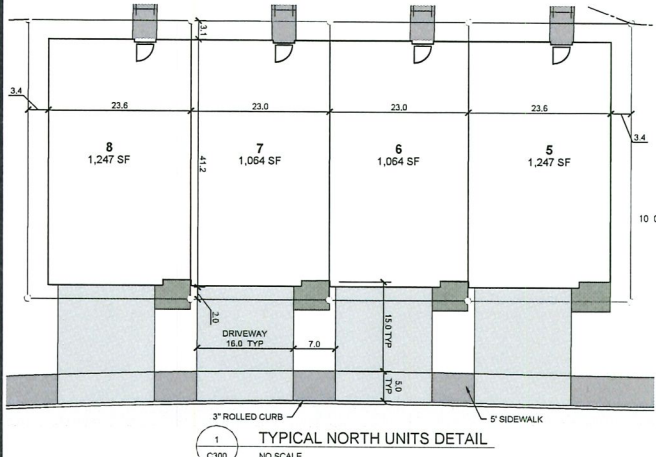
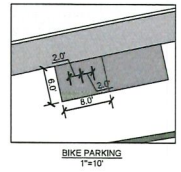
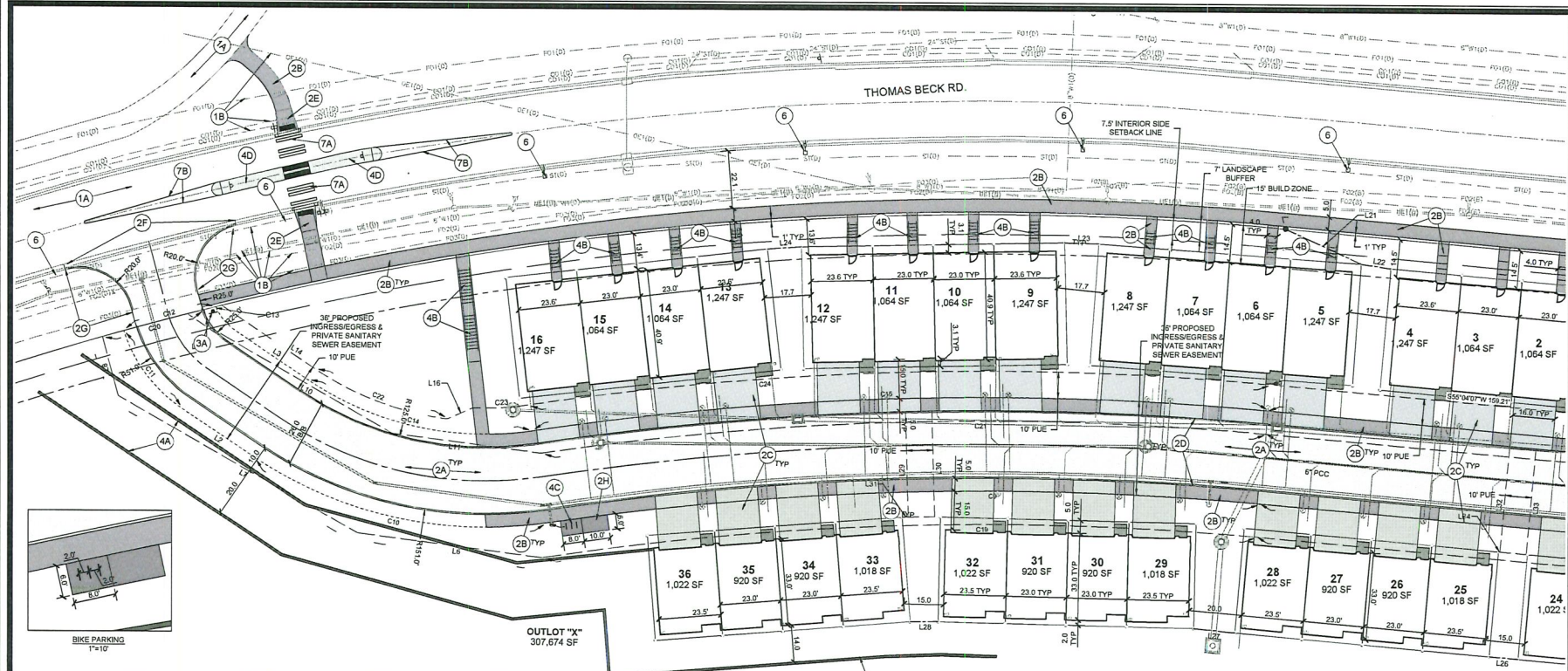
DES MOINES, IOWA  
 2772 S.W. SNYDER BLVD  
 ANKENY, IOWA 50023  
 515-964-2003 | www.snyder-associates.com

**BRICKTOP 36**  
**SITE LAYOUT PLAN**  
**SNYDER & ASSOCIATES, INC. I**

**SNYDER & ASSOCIATES**

Project No: 121.1077.01  
 Sheet C201





**FINISH OPTIONS**  
 COATED WITH ZINC RICH EPOXY THEN FINISHED WITH POLYESTER POWDER COATING. COLOR AS PER OWNER.

**NOTES**  
 1. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS.  
 2. 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR SURFACE MOUNT.

**DIMENSION PLAN CONSTRUCTION NOTES**

- EXISTING FEATURES. PROTECT THE FOLLOWING:
  - PAVEMENT TO REMAIN.
  - EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.
- PAVEMENTS. PROVIDE THE FOLLOWING (WHERE INDICATED ON PLAN):
  - 6" DEPTH PCC PAVEMENT ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD DENSITY.
  - 4" DEPTH PCC SIDEWALK ON 6" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD DENSITY. SIDEWALK SECTIONS THROUGH DRIVEWAYS SHALL BE 5" PCC.
  - 5" PCC DRIVEWAY.
  - 3" PCC ROLLED CURB.
  - PEDESTRIAN RAMP WITH MAXIMUM SLOPE OF 8.33%.
  - CONNECT TO EXISTING PAVEMENT WITH SUDAS TYPE "B" CONNECTION (7030.102). MATCH EXISTING ELEVATION.
  - TAPER TO FULL CURB.
  - 6" PCC CLUSTER MAIL BOX PAD. SEE DETAIL ON SHEET C700. COORDINATE WITH USPS PRIOR TO CONSTRUCTION.
  - TAPER TO 3" ROLLED CURB.
- SIGNS. PROVIDE THE FOLLOWING:
  - PROVIDE STOP SIGN AT DRIVEWAY EXIT TO THOMAS BECK.
- SITE AMENITIES. PROVIDE THE FOLLOWING:
  - RETAINING WALL. SEE STRUCTURAL PLANS FOR DETAILS. A SEPARATE BUILDING PERMIT IS REQUIRED WITH DESIGN AND CERTIFICATION BY A LICENSED PROFESSIONAL ENGINEER ACCOMPANIED BY STRUCTURAL CALCULATIONS.
  - PCC STAIRS AND RAILINGS. SEE DETAIL ON SHEET C700 FOR CONSTRUCTION DETAILS.
  - BIKE RACK AS PER CITY OF DES MOINES REQUIREMENTS SECTION 135-6.3.3.
  - PEDESTRIAN CROSSING. REFER TO SHEET C702 FOR DETAILS.
- CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, AND TELEPHONE SERVICES WITH UTILITY SERVICES PROVIDER, THE CITY OF DES MOINES, AND THE OWNER PRIOR TO CONSTRUCTION.
- NEW MID AMERICAN BLACK LED AUTOBAHN POLE AND FIXTURE. COORDINATE WITH UTILITY PROVIDER PRIOR TO CONSTRUCTION.
- PAVEMENT MARKINGS. PROVIDE THE FOLLOWING:
  - 12" WHITE DURABLE WATERBORNE.
  - 20" 1" TAPER PAINTED DOUBLE YELLOW.



NO.	DATE	BY	REVISION
1	09/10/22	EDC	AS PER CITY COMMENTS
2	09/10/22	EDC	BUILDINGS UPDATES
3	09/10/22	EDC	AS PER CITY COMMENTS
4	09/10/22	EDC	AS PER CITY COMMENTS

Checked By: EDC  
 Date: 01-31-2022  
 Engineer: NMH  
 Technician: CLY

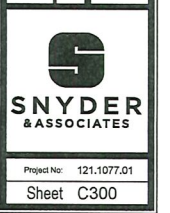
Scale: 1" = 20'  
 Project No: 121.1077.01  
 Sheet C300

**BRICKTOP 36**  
 DIMENSION PLAN  
 DES MOINES, IOWA

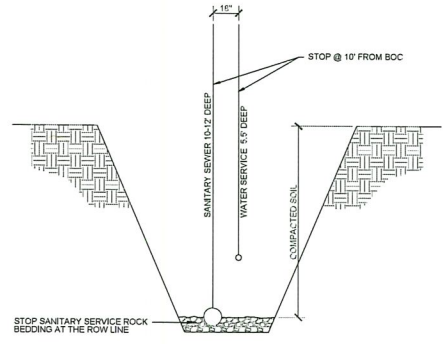
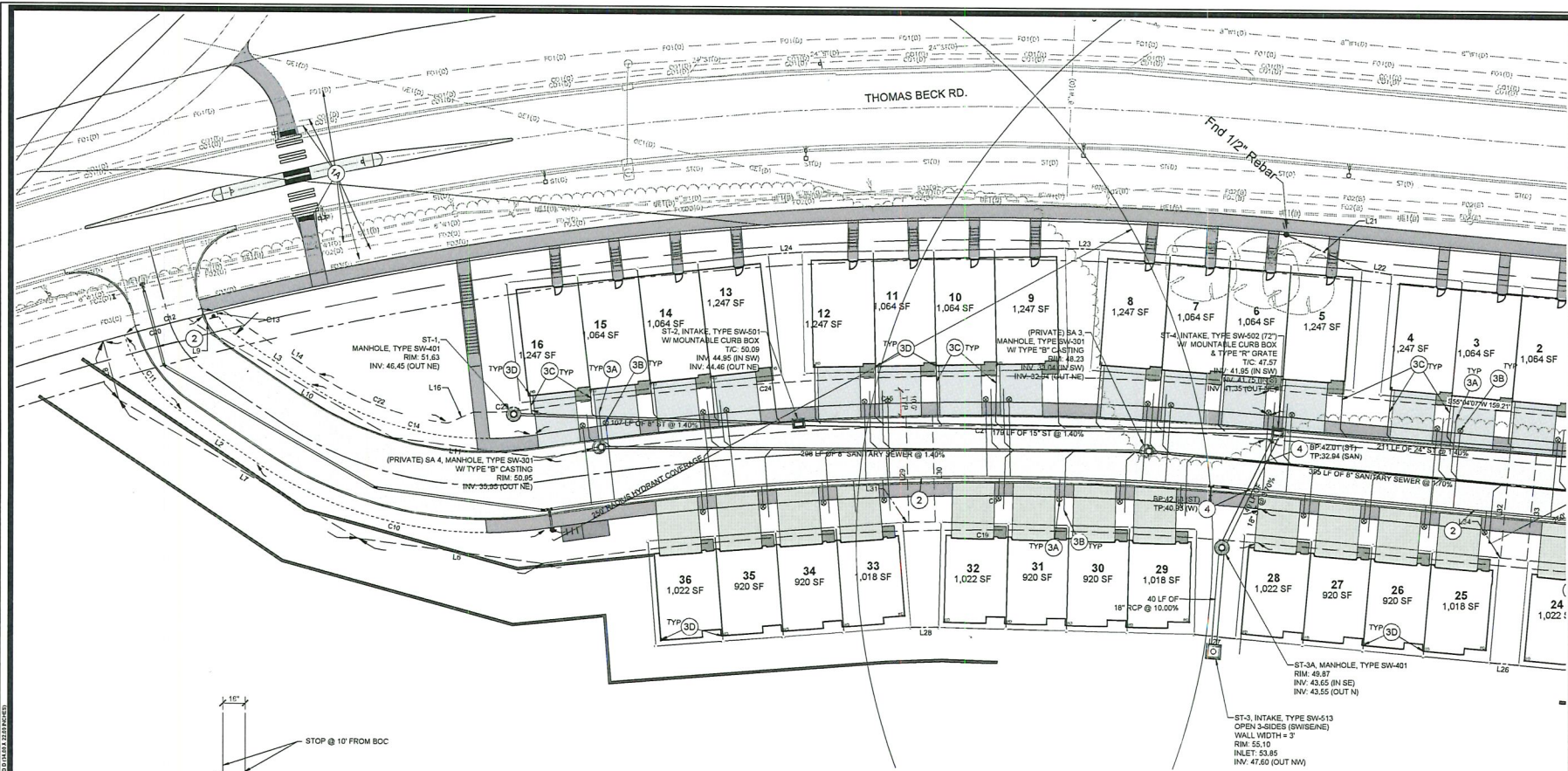
2777 S.W. 65th Street  
 ANKENY, IOWA 50023  
 515-964-2020 | www.snyder-associates.com

**SNYDER & ASSOCIATES, INC.**

Project No: 121.1077.01  
 Sheet C300







NOTES:  
 1. PAINT CURB RED FOR SANITARY, GREEN FOR SUMP SERVICES, AND BLUE FOR WATER SERVICE.  
 2. PLACE ONE 6 FT. STEEL POST BURIED 3 FT. AT WATER CURB BOX AND SEWER SERVICE STUB.

**SERVICE LOCATION DETAIL**  
 NO SCALE

- UTILITY PLAN CONSTRUCTION NOTES**
- EXISTING FEATURES, PROTECT THE FOLLOWING:
    - EXISTING UTILITIES. ANY DAMAGES TO EXISTING UTILITIES THAT ARE NOT SCHEDULED FOR MODIFICATION OR DEMOLITION SHALL BE REMEDIATED AT THE CONTRACTOR'S EXPENSE WITH THE WORK BEING PERFORMED TO THE UTILITY OWNERS' SPECIFICATIONS.
  - PUBLIC WATER SERVICE. SEE PUBLIC IMPROVEMENTS CONSTRUCTION PLANS FOR DETAILS.
  - SERVICE LINES. PROVIDE THE FOLLOWING:
    - 4" SANITARY SEWER SERVICE AND WYE.
    - 1" WATER SERVICE AND STOP BOX.
    - 4" PVC ROOF DRAIN COLLECTOR LINE.
    - DOWNSPOUT LOCATION FOR ROOF DRAIN COLLECTOR LINE AS NECESSARY, CONTRACTOR TO PROVIDE PVC BOOT CONNECTOR AT ROOF DRAIN AT MINIMUM 1% SLOPE. COORDINATE WITH ROOF AND FOUNDATION PLANS ON DOWNSPOUT LOCATIONS AND ELEVATIONS.
  - CRITICAL CROSSING. MAINTAIN MINIMUM 18" SEPARATION BETWEEN ALL OTHER UTILITIES. WHERE THE WATER MAIN IS LOCATED BELOW THE STORM SEWER, PROVIDE GASKETED JOINTS FOR RCP STORM SEWER LOCATION WITHIN 10 FEET OF CROSSING.
  - COORDINATE NATURAL GAS, ELECTRIC, TELEPHONE SERVICES WITH UTILITY PROVIDER, THE CITY OF DES MOINES AND THE OWNER PRIOR TO CONSTRUCTION.



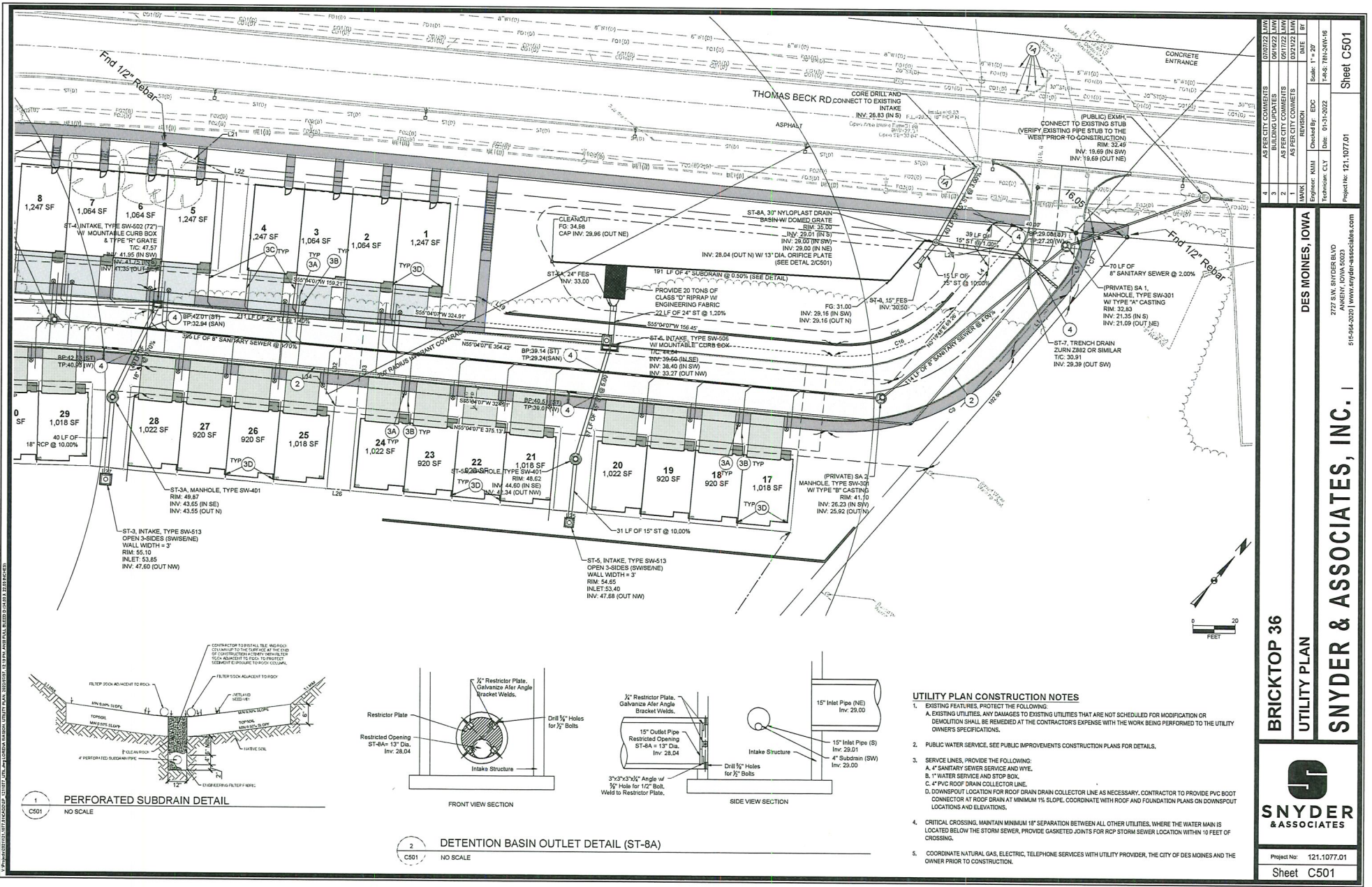
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2	BUILDING UPDATES	08/02/23	RMM	Engineer: RMM	Project No: 121.1077.01
3	AS PER CITY COMMENTS	09/17/22	AWK	Technician: CLY	Sheet C500
4	AS PER CITY COMMENTS	03/17/22	AWK	Drawn: 01-31-2022	
5	REVISION	DATE	BY		

**DES MOINES, IOWA**  
 2975 S.W. 64TH STREET, SUITE 100  
 ANNEBURG, IOWA 50003  
 515-964-3000 | www.snyder-associates.com

**BRICKTOP 36**  
**UTILITY PLAN**  
**SNYDER & ASSOCIATES, INC.**



Project No: 121.1077.01  
 Sheet C500



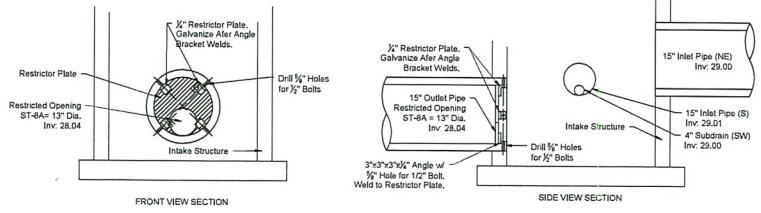
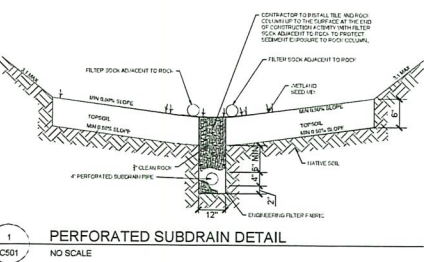
1	AS PER CITY COMMENTS	DATE	BY
2	BUILDING UPDATES	03/17/23	MMK
3	AS PER CITY COMMENTS	03/17/23	MMK
4	AS PER CITY COMMENTS	03/17/23	MMK

Checked By: EDC  
 Engineer: RMM  
 Technician: CLY  
 Scale: 1" = 20'  
 Title Block: T-4-R: P&I-24V-16  
 Project No: 121.1077.01  
 Sheet: C501

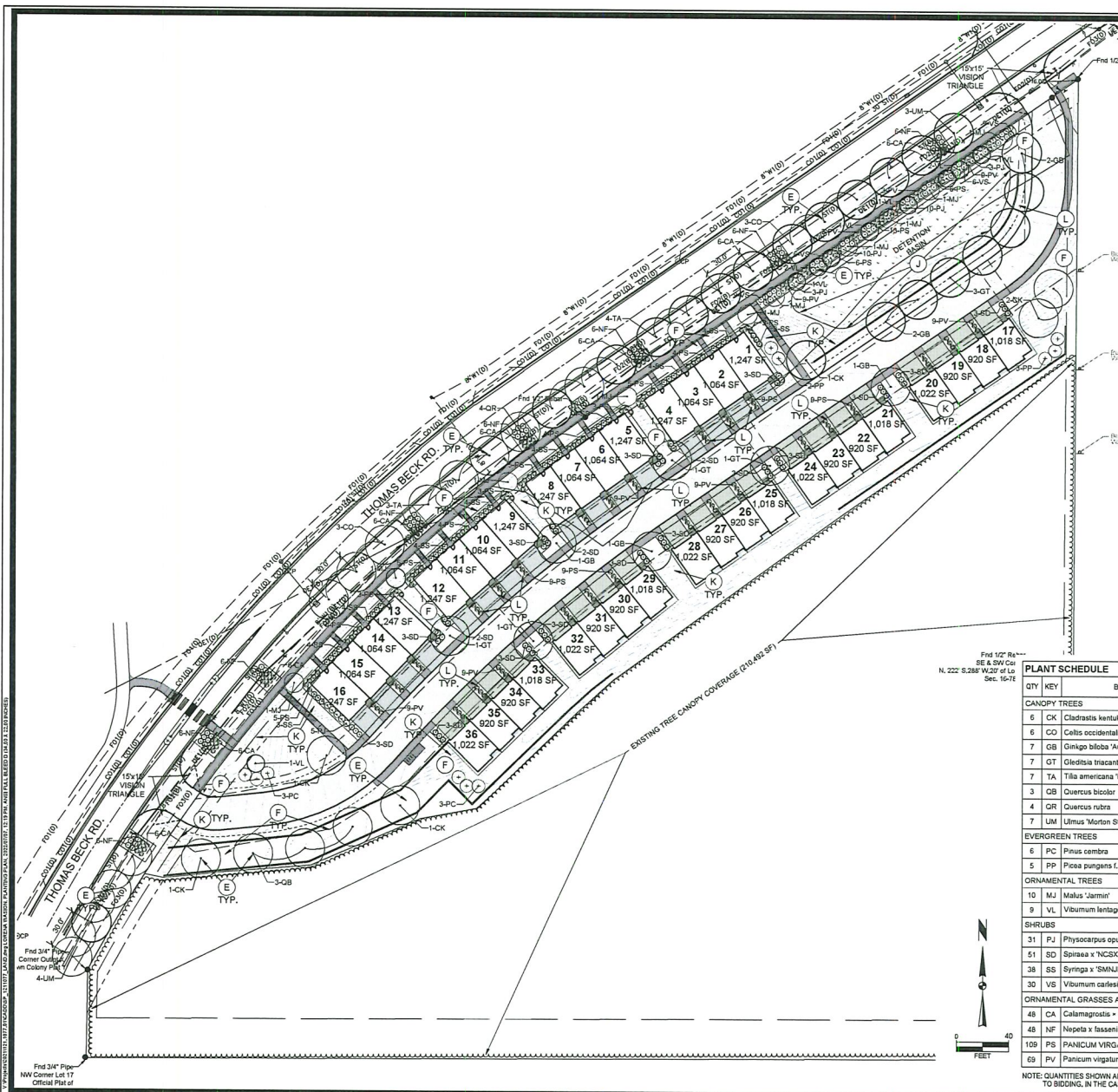
**DES MOINES, IOWA**  
 2727 S.W. SNYDER BLVD  
 515-944-2001 | www.snyder-associates.com

**BRICKTOP 36**  
**UTILITY PLAN**  
**SNYDER & ASSOCIATES, INC.**

**SNYDER & ASSOCIATES**  
 Project No: 121.1077.01  
 Sheet C501



- UTILITY PLAN CONSTRUCTION NOTES**
- EXISTING FEATURES. PROTECT THE FOLLOWING:  
 A. EXISTING UTILITIES. ANY DAMAGES TO EXISTING UTILITIES THAT ARE NOT SCHEDULED FOR MODIFICATION OR DEMOLITION SHALL BE REMEDIATED AT THE CONTRACTOR'S EXPENSE WITH THE WORK BEING PERFORMED TO THE UTILITY OWNERS SPECIFICATIONS.
  - PUBLIC WATER SERVICE. SEE PUBLIC IMPROVEMENTS CONSTRUCTION PLANS FOR DETAILS.
  - SERVICE LINES. PROVIDE THE FOLLOWING:  
 A. 4" SANITARY SEWER SERVICE AND WYE.  
 B. 1" WATER SERVICE AND STOP BOX.  
 C. 4" PVC ROOF DRAIN COLLECTOR LINE.  
 D. DOWNSPOUT LOCATION FOR ROOF DRAIN COLLECTOR LINE AS NECESSARY. CONTRACTOR TO PROVIDE PVC BOOT CONNECTOR AT ROOF DRAIN AT MINIMUM 1% SLOPE. COORDINATE WITH ROOF AND FOUNDATION PLANS ON DOWNSPOUT LOCATIONS AND ELEVATIONS.
  - CRITICAL CROSSING. MAINTAIN MINIMUM 18" SEPARATION BETWEEN ALL OTHER UTILITIES, WHERE THE WATER MAIN IS LOCATED BELOW THE STORM SEWER, PROVIDE GASKETED JOINTS FOR RCP STORM SEWER LOCATION WITHIN 10 FEET OF CROSSING.
  - COORDINATE NATURAL GAS, ELECTRIC, TELEPHONE SERVICES WITH UTILITY PROVIDER, THE CITY OF DES MOINES AND THE OWNER PRIOR TO CONSTRUCTION.



**PLANTING PLAN GENERAL NOTES**

- A. 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.
- B. 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.
- C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1 LATEST EDITION).
- D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- E. PROVIDE A MIN 3-FOOT PERIMETER RING OF SHREDDED HARDWOOD MULCH AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
- F. ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SODDING.
- G. CONTACT THE MUNICIPAL FORESTRY DIVISION PRIOR TO PLANTING IN THE PUBLIC R.O.W. AT 283-4105.
- H. ALL WIRE, TWINE AND BURLAP SHALL BE REMOVED FROM THE ROOTBALL OF STREET TREES PRIOR TO PLANTING.
- I. NO STAKING OF TREES IS ALLOWED.
- J. FURNISH AND INSTALL STORM DETENTION BASIN SEED MIX BY PRAIRIE MOON NURSERY, WWW.PRAIRIEMOON.COM, 32115 PRAIRIE LANE, WINOCHA, MN 55887, OR APPROVED EQUAL. SEEDING RATE: 11.48 LBS/ACRE. INSTALL AS PER SUDAS SPECIFICATIONS 9010 SEEDING.  
FURNISH AND INSTALL REEGREEN, Tricium aestivum, SHORT-LIVED STERILE PERENNIAL WHEAT/HEAT 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.
- K. PROVIDE MECHANICALLY BONDED FIBER MATRIX (MPM) IMMEDIATELY FOLLOWING SEED APPLICATION ON ALL AREAS SEEDED 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: 1-847-366-1150  
WWW.PROFILEPRODUCTS.COM OR APPROVED EQUAL.
- L. PROVIDE 2-INCH RIVER GRAVEL PLACED TO A DEPTH OF 4-INCHES WITH WEED BARRIER FABRIC UNDERLAYMENT IN PLANT BED AREAS SHOWN ON PLAN.

**PLANTING PLAN REQUIREMENTS**

- LANDSCAPE REQUIREMENTS AND CALCULATIONS (AS PER CITY OF DES MOINES SITE PLAN LANDSCAPE AND STREETScape REQUIREMENTS)
- OPEN SPACE REQUIREMENTS:  
20% OPEN SPACE REQUIRED  
155,184 S.F. OPEN SPACE PROVIDED / 289,992 LOT AREA  
57.89% OPEN SPACE PROVIDED
- TREE MITIGATION REQUIREMENTS:  
107,843 / 2,000 SF = 53.92 REQUIRED MITIGATED TREES  
47 OVERYSTORY, 11 EVERGREEN, & 19 ORNAMENTAL TREES PROVIDED
- SITE TREE REQUIREMENTS:  
MINIMUM 15% OF LOT AREA OF EACH LOT SHALL HAVE MATURE CANOPY COVERAGE.  
345,963 SF x 15% = 51,895 SF REQ.  
210,492 SF OF EXISTING OVERYSTORY WOOD AND AREA  
47 PROPOSED OVERYSTORY TREES X 1000SF = 47,000 SF CANOPY PROVIDED  
11 EVERGREEN AND 19 ORNAMENTAL TREES = 18,000 SF  
79.32% TOTAL MATURE TREE COVERAGE PROVIDED ON SITE (274,992 SF)
- STREET TREE/STREETScape REQUIREMENTS:  
STREET TREES PROVIDED ALONG THOMAS BECK ROAD (24 TOTAL STREET TREES). 30% PLANTING BED PROVIDED ALONG FRONT AND STREET-SIDE UNITS FACING THOMAS BECK ROAD, REMAINING AREA TO BE GRASS. ADDITIONAL GROUND COVER ALONG R.O.W. PROVIDED IN PLANTERS ALONG ROADWAY.

**PLANT SCHEDULE**

QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENTS
<b>CANOPY TREES</b>					
6	CK	<i>Cladrastis kentukea</i>	YELLOWWOOD	1 1/2" Cal.	8' HT.
6	CO	<i>Celtis occidentalis</i> 'Prairie Pride'	PRAIRIE PRIDE HACKBERRY	1 1/2" Cal.	8' HT.
7	GB	<i>Ginkgo biloba</i> 'Autumn Gold'	AUTUMN GOLD GINKGO	1 1/2" Cal.	MALE ONLY, 8' HT.
7	GT	<i>Gleditsia triacanthos</i> f. 'Inermis' 'Shademaster'	SHADEMASTER HONEYLOCUST	1 1/2" Cal.	8' HT.
7	TA	<i>Tilia americana</i> 'Frontyard'	FRONTYARD LINDEN	1 1/2" Cal.	8' HT.
3	OB	<i>Quercus bicolor</i>	SWAMP WHITE OAK	1 1/2" Cal.	8' HT.
4	OR	<i>Quercus rubra</i>	NORTHERN RED OAK	1 1/2" Cal.	8' HT.
7	UM	<i>Ulmus</i> 'Morton Stalwart'	COMMENDATION ELM	1 1/2" Cal.	8' HT.
<b>EVERGREEN TREES</b>					
6	PC	<i>Pinus cembra</i>	BLUE TOWER SWISS STONE PINE	6" HT.	B&B
5	PP	<i>Picea pungens</i> f. 'glauca' 'Fat Albert'	FAT ALBERT COLORADO SPRUCE	6" HT.	B&B
<b>ORNAMENTAL TREES</b>					
10	MJ	<i>Malus</i> 'Jarmir'	ROYAL RAINDROPS CRABAPPLE	1 1/2" Cal.	B&B, 6' HT.
9	VL	<i>Viburnum lentago</i>	NANNYBERRY TREE VIBURNUM	1 1/2" Cal.	B&B, MULTI-STEM, 6' HT.
<b>SHRUBS</b>					
31	PJ	<i>Physocarpus opulifolius</i> 'Jefam' AMBER J-BILILEE	AMBER JUBILEE NINEBARK	24" HL.	3 GAL. CONT (5" O.C.)
51	SD	<i>Spiraea</i> x 'NCSX2' PP #30,953; CPBR4F	DOUBLE PLAY DOOZIE SPIREA	24" HL.	3 GAL. CONT (4" O.C.)
38	SS	<i>Syringa</i> x 'SMNJRF' PP26802	BLOOMERANG DWARF PINK LILAC	24" HL.	3 GAL. CONT (4" O.C.)
30	VS	<i>Viburnum carlesii</i> 'Spice Baby'	KOREANSPICE VIBURNUM SPICE BABY	24" HL.	3 GAL. CONT (5" O.C.)
<b>ORNAMENTAL GRASSES AND PERENNIALS</b>					
48	CA	<i>Calamagrostis</i> x 'acutiflora' 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	24" HL.	1 GAL. CONT. (4" O.C.)
48	NF	<i>Nepeta</i> x 'Issenii' Walkers Low	WALKERS LOW CATMINT	15-18" HL.	1 GAL. CONT. (4" O.C.)
109	PS	<i>Panicum VIRGATUM</i> SHEMANDOAH	SHEMANDOAH SWITCHGRASS	18" HL.	1 GAL. CONT. (4" O.C.)
69	PV	<i>Panicum virgatum</i> 'Northwind'	NORTHWIND SWITCHGRASS	24" HL.	1 GAL. CONT. (5" O.C.)

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

AS PER CITY COMMENTS	05/02/23	JMV
BUILDING UPDATES	06/02/23	JMV
AS PER CITY COMMENTS	06/17/23	JMV
AS PER CITY COMMENTS	09/21/23	JMV
REVISION	DATE	BY
Checked By: EDC	Scale: 1" = 40'	
Engineer: KML	Drawn: 01-31-2022	Scale: 1" = 40'
Technician: CLY	Drawn: 7/26/2024	Scale: 1" = 40'
Project No: 121.1077.01	Sheet C600	

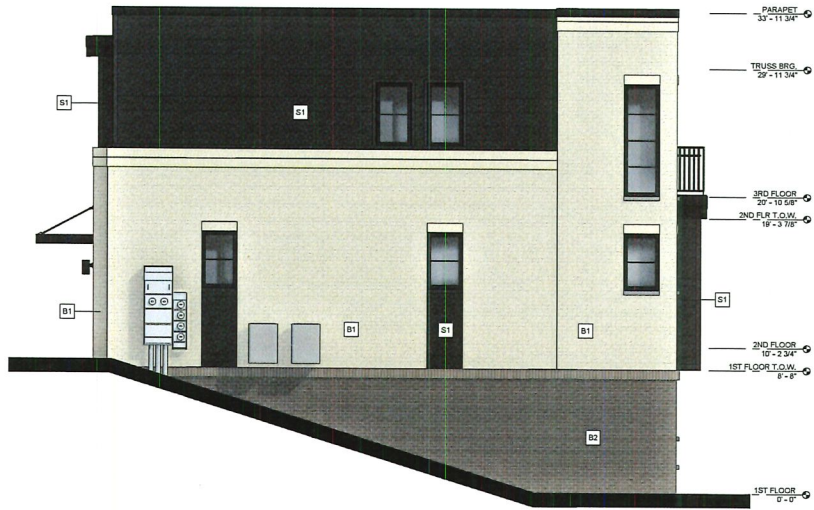
**DES MOINES, IOWA**  
2972 S.W. 65th Street, Suite 100  
Des Moines, IA 50325  
515-964-2000 | www.snyder-associates.com

**BRICKTOP 36**  
**PLANTING PLAN**  
**SNYDER & ASSOCIATES, INC. I**



Project No: 121.1077.01  
Sheet C600





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



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

NOTE: ALL WINDOWS TO HAVE 50% MIN. TRANSMITTANCE FACTOR AND REFLECTANCE FACTOR OF NO MORE THAN 0.25.

MATERIAL SCHEDULE		
<b>FRONT</b>		
B1	BRICK-WHITE VELOUR	332 SF 17%
B2	BRICK-REVERE PEWTER	435 SF 22%
S1	CEMENT BOARD LAP SIDING - 4' & 7' ALTERNATING	1174 SF 61%
		1933 SF 100%
<b>LEFT</b>		
B1	BRICK-WHITE VELOUR	634 SF 63%
B2	BRICK-REVERE PEWTER	228 SF 19%
S1	CEMENT BOARD LAP SIDING - 4' & 7' ALTERNATING	343 SF 29%
		1204 SF 100%
<b>REAR</b>		
B1	BRICK-WHITE VELOUR	633 SF 48%
S1	CEMENT BOARD LAP SIDING - 4' & 7' ALTERNATING	663 SF 52%
		1326 SF 100%
<b>RIGHT</b>		
B1	BRICK-WHITE VELOUR	634 SF 53%
B2	BRICK-REVERE PEWTER	221 SF 19%
S1	CEMENT BOARD LAP SIDING - 4' & 7' ALTERNATING	335 SF 29%
		1189 SF 100%



1 3D View 1  
SCALE:



2 3D View 2  
SCALE:



3 3D View 3  
SCALE:



4 3D View 4  
SCALE:





MATERIAL SCHEDULE			
<b>FRONT</b>			
B1	BRICK - WHITE VELOUR	1102 SF	61%
B2	BRICK - REVERSE PEWTER	216 SF	12%
S1	CEMENT BOARD LAF SIDING - 4' x 7' ALTERNATING	485 SF	27%
		1814 SF	100%
<b>LEFT</b>			
B1	BRICK - WHITE VELOUR	268 SF	27%
B2	BRICK - REVERSE PEWTER	183 SF	18%
S1	CEMENT BOARD LAF SIDING - 4' x 7' ALTERNATING	547 SF	55%
		998 SF	100%
<b>REAR</b>			
S1	CEMENT BOARD LAF SIDING - 4' x 7' ALTERNATING	856 SF	62%
S2	CEMENT BOARD PANEL	521 SF	38%
		1377 SF	100%
<b>RIGHT</b>			
B1	BRICK - WHITE VELOUR	278 SF	28%
B2	BRICK - REVERSE PEWTER	186 SF	19%
S1	CEMENT BOARD LAF SIDING - 4' x 7' ALTERNATING	531 SF	53%
		995 SF	100%

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

NOTE: ALL WINDOWS TO HAVE  
50% MIN. TRANSMITTANCE  
FACTOR AND REFLECTANCE  
FACTOR OF NO MORE THAN 0.25.



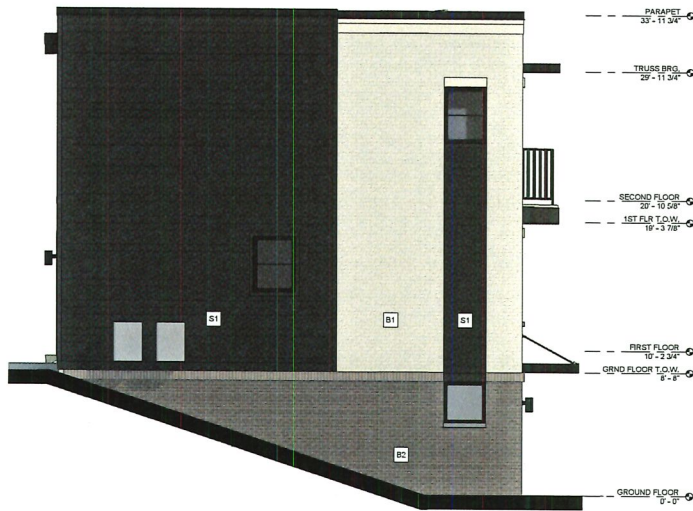
**South Unit Street-Facing Facades**

Transparency %	South Unit	Opening Type				Transparency %		
		Facade SF	#	#	%			
	1st story	244.50	3.00	4	5.80	4	35.20	14.31%
	2nd story	245.10	8.40	1	13.10	3	48.50	19.71%
	3rd story	301.20	8.40	1	24.70	3	82.50	27.39%
	Total	791.20						

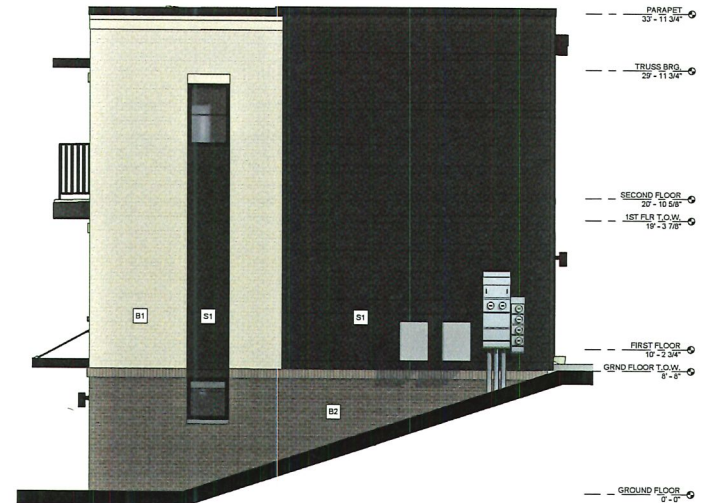
**Balcony Facade Coverage**

South Unit	Facade SF	Balcony	
		SF	%
Total	791.20	169.60	21.44%

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



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



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

NOTE: ALL WINDOWS TO HAVE  
50% MIN. TRANSMITTANCE  
FACTOR AND REFLECTANCE  
FACTOR OF NO MORE THAN 0.25.

MATERIAL SCHEDULE			
<b>FRONT</b>			
B1	BRICK - WHITE VELOUR	1102 SF	61%
B2	BRICK - REVERE PEWTER	216 SF	12%
S1	CEMENT BOARD LAP SIDING - 4' x 7'	495 SF	27%
	ALTERNATING		
		1814 SF	100%
<b>LEFT</b>			
B1	BRICK - WHITE VELOUR	268 SF	27%
B2	BRICK - REVERE PEWTER	163 SF	16%
S1	CEMENT BOARD LAP SIDING - 4' x 7'	347 SF	55%
	ALTERNATING		
		998 SF	100%
<b>REAR</b>			
S1	CEMENT BOARD LAP SIDING - 4' x 7'	856 SF	62%
	ALTERNATING		
S2	CEMENT BOARD PANEL	521 SF	38%
		1377 SF	100%
<b>RIGHT</b>			
B1	BRICK - WHITE VELOUR	278 SF	28%
B2	BRICK - REVERE PEWTER	186 SF	19%
S1	CEMENT BOARD LAP SIDING - 4' x 7'	531 SF	53%
	ALTERNATING		
		996 SF	100%



1 3D VIEW 1  
SCALE:



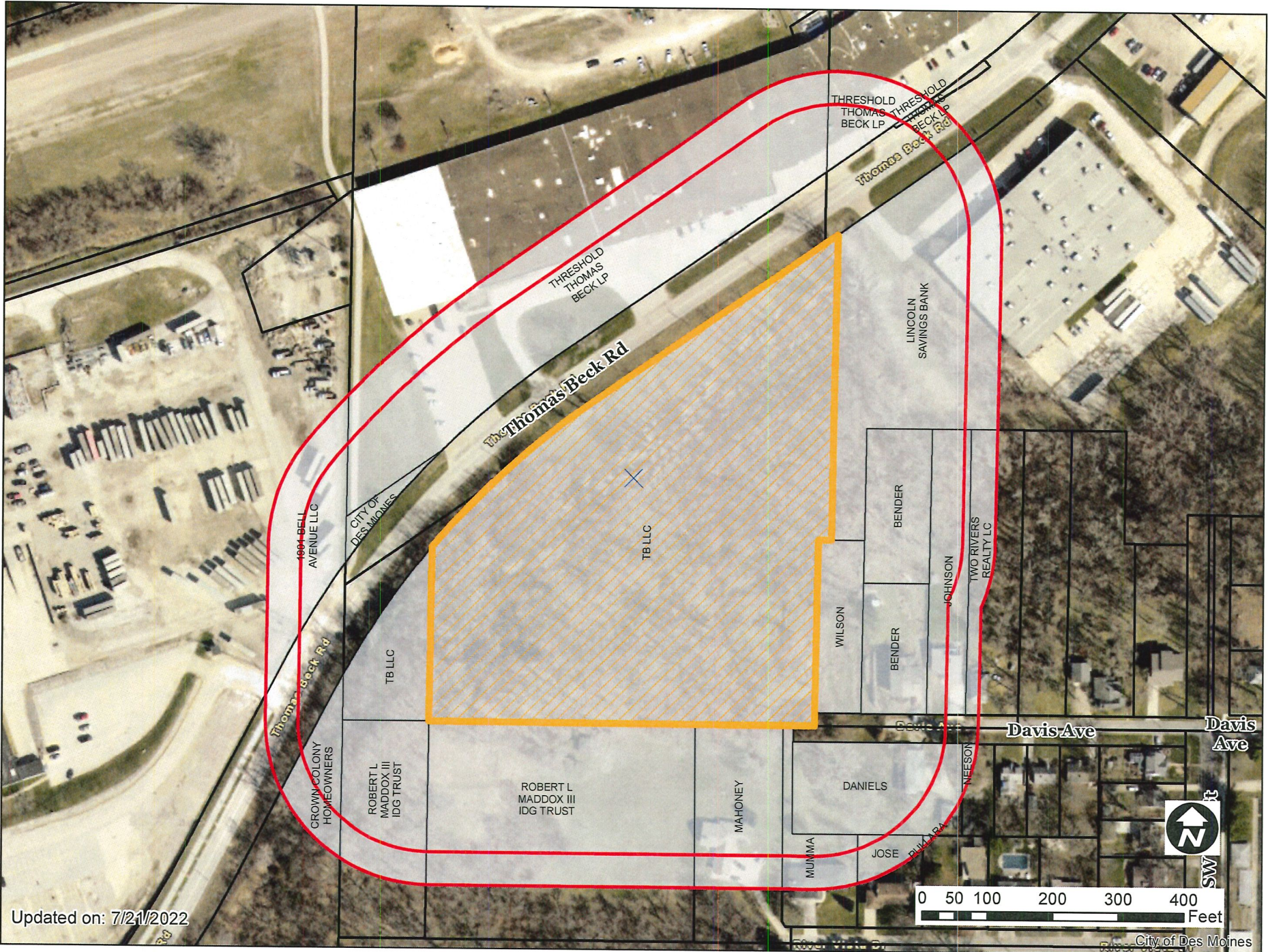
2 3D VIEW 2  
SCALE:



3 3D VIEW 3  
SCALE:



4 3D VIEW 4  
SCALE:



Updated on: 7/21/2022

1 inch = 193 feet