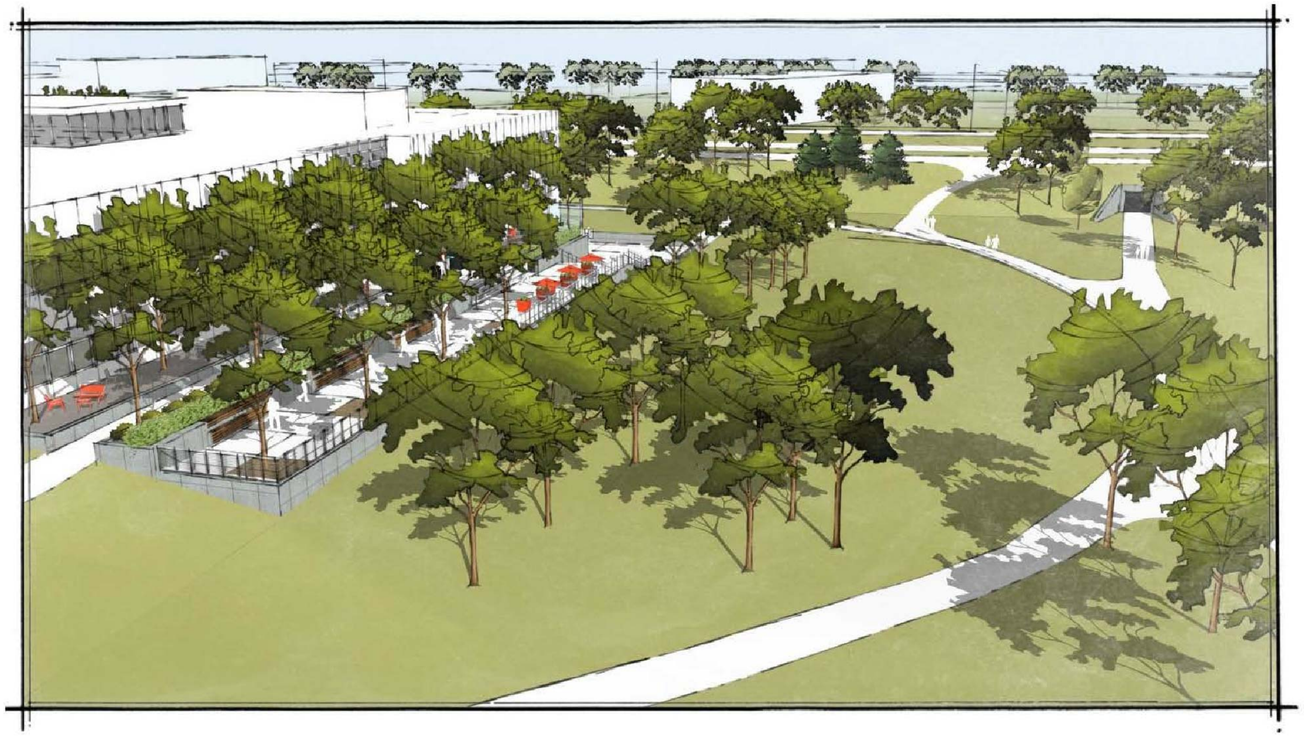
KETTLESTONE OFFICE DEVELOPMENT

2705 GRAND PRAIRIE PARKWAY
WAUKEE / IOWA

CONFLUENCE PROJECT NO: 15108

KNAPP PROPERTIES
5000 WESTOWN PARKWAY, SUITE 400
WEST DES MOINES, IOWA 50266
PHONE: 515-233-4000
CONTACT: AIMEE STAUDT



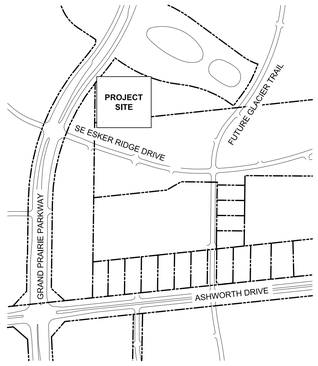
SYMBOLS AND ABBREVIATIONS

- PROPERTY LINE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- CENTERLINE
- FIBER OPTIC LINE
- GAS LINE
- EASEMENT LINE
- SILT FENCE
- PROPOSED INDEX CONTOUR
- PROPOSED CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- C-# HORIZONTAL CURVE
- CLR. CLEARANCE
- DIA. DIAMETER
- EJ EXPANSION JOINT
- FES FLARED END SECTION
- FFE FINISHED FLOOR ELEVATION
- FL FLOW LINE
- HP HIGH POINT
- LP LOW POINT
- ME MATCH EXISTING
- MFR. MANUFACTURER
- N.I.C. NOT IN CONTRACT
- PVC P.V.C. PIPE
- R RADIUS
- RCP REINFORCED CONCRETE PIPE
- RIM RIM ELEVATION
- FIRE HYDRANT
- WATER VALVE
- TEE CONNECTION
- LIGHT POLE, SINGLE FIXTURE
- LIGHT POLE, DOUBLE FIXTURE
- 1.23 SPOT ELEVATION
- HORIZONTAL CONTROL POINTS
- KEY NOTE
- SURFACE DRAINAGE
- ST STORM MANHOLE
- SA SANITARY MANHOLE
- CO CLEANOUT
- STORM SEWER CURB INTAKE
- STORM SEWER AREA INTAKE
- HANDICAP PARKING STALL

SHEET LIST TABLE

Sheet Number	Sheet Title
L000	COVER SHEET
L200	LAYOUT PLAN
L201	TERRACE ENLARGEMENTS
L300	SITE GRADING PLAN
L301	GRADING PLAN ENLARGEMENTS
L302	GRADING PLAN ENLARGEMENTS
L303	PEDESTRIAN RAMP DATA
L304	PEDESTRIAN RAMP DATA
L400	PLANTING PLAN
L401	PLANTING PLAN ENLARGEMENTS
L500	SITE DETAILS
L501	PLANTING DETAILS
L502	WALL ELEVATIONS
L503	WALL ELEVATIONS
L504	STAIR DETAILS
C100	UTILITY PLAN
C200	DETAIL SHEET
L600	SITE LIGHTING PLAN
3-1	RENDERED BUILDING ELEVATIONS
3-2	RENDERED BUILDING ELEVATIONS
3-3	BUILDING ELEVATIONS
3-4	BUILDING ELEVATIONS

VICINITY SKETCH



SCALE:N.T.S.

CALL BEFORE YOU DIG
ONE CALL
TOLL FREE
800.292.8989

ISSUED FOR

CITY SUBMITTAL

NOT FOR CONSTRUCTION

COPYRIGHT © 2016 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

LICENSED PROFESSIONAL ENGINEER JERRY P. OLIVER 7844 IOWA

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.

JERRY P. OLIVER, IOWA LIC. NO. 7844 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016

PAGES OR SHEETS COVERED BY THIS SEAL:
C100, C200

STATE OF IOWA CHRIS DELLA VEDOVA LANDSCAPE ARCHITECT NO. 335 LICENSED LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

CHRIS DELLA VEDOVA IOWA REGISTRATION #335 DATE

MY REGISTRATION DATE IS JUNE 30, 2017

SHEETS COVERED BY THIS SEAL: L000, L200, L201, L300, L301, L302, L303, L304, L400, L401, L500, L501, L502, L503, L504, L600

MECHANICAL & PLUMBING	CIVIL ENGINEER	STRUCTURAL ENGINEER	ARCHITECT	LANDSCAPE ARCHITECT
---	CIVIL ENGINEERING CONSULTANTS, INC.	RAKER RHODES ENGINEERING	SUBSTANCE	CONFLUENCE
---	2400 86TH STREET, UNIT 12	4717 GRAND AVENUE	1300 WALNUT STREET, STE 201	525 17TH STREET
---	DES MOINES, IOWA 50322	DES MOINES, IOWA 50312	DES MOINES, IA 50309	DES MOINES, IOWA 50309
---	PHONE: 515.276.4884	PHONE: 515.277.0275	PHONE: 515.243.4407	PHONE: 515.288.4875
---	CONTACT: PAUL CLAUSEN	CONTACT: ERIK RAKER	CONTACT: TIM HICKMAN	CONTACT: CHRIS DELLA VEDOVA

substance ARCHITECTURE INTERIORS DESIGN
1300 WALNUT STREET SUITE 201
DES MOINES IOWA 50309
p 515 243 4407
f 515 243 4408

STRUCTURAL CONSULTANT
TBD
ADDRESS
CITY, IOWA ZIP
p 515 777 ????
f 515 777 ????

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES IOWA 50309
p 515 288 4875
f 515 288 8339

GENERAL CONTRACTOR
THE WEITZ COMPANY
5901 THORNTON AVENUE
DES MOINES IOWA 50321
p 515 246 4700
f 515 246 4799

MECHANICAL CONTRACTOR
TBD
ADDRESS
CITY, IOWA ZIP
p 515 777 ????
f 515 777 ????

ELECTRICAL CONTRACTOR
TBD
ADDRESS
CITY, IOWA ZIP
p 515 777 ????
f 515 777 ????

IOWA ONE CALL
CALL 811 / 1-800-292-8989
2 Working Days BEFORE YOU DIG
DigSafeWait48.com

KEY PLAN

KNAPP PROPERTIES
KETTLESTONE OFFICE DEVELOPMENT
2705 GRAND PRAIRIE PARKWAY
WAUKEE, IOWA 50263

SITE PLAN SUBMITTAL (3RD REVIEW)

PROJECT NO.: 15108
CLIENT NO.: #

DATE: 03/AUG/2016

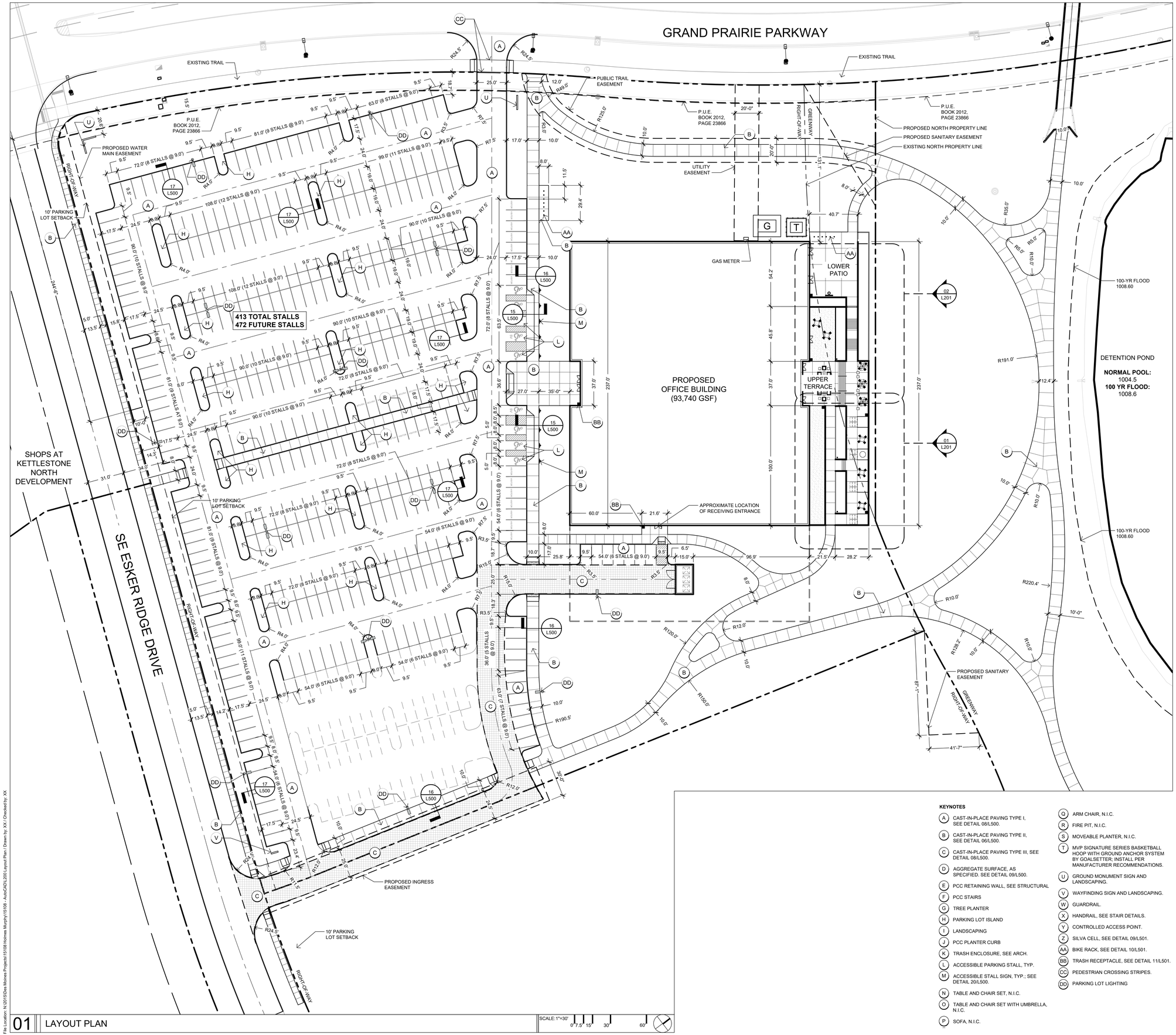
REVISION
No. Description Date

NOT FOR CONSTRUCTION

COVER SHEET

L000

File Location: N:\2015\Des Moines Projects\15108 Holmes Murphy\15108 - AutoCAD\L000 COVER SHEET / Drawn by: XX / Checked by: XX



LAYOUT NOTES:

1. ALL CURBS RAMPS TO BE BUILT AS PER FEDERAL ACCESSIBILITY STANDARDS.
2. PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY ARE PREPARED BY CIVIL ENGINEERING CONSULTANTS, INC., 2400 86TH STREET, UNIT 12, DES MOINES, IOWA, 50322.
4. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
5. VERIFY COORDINATES PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS.
7. PROPOSED SIGNAGE TO MEET CITY CODES FOR GROUND SIGNS.
8. WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND MOST RECENT EDITION OF THE SUDAS SHALL APPLY TO ALL WORK ON THE PROJECT UNLESS OTHERWISE NOTED
9. ANY CHANGES PROPOSED TO THE SITE PLAN DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY THE CITY OF WAUKEE DEVELOPMENT SERVICES DEPARTMENT.
10. CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING BY THE CITY OF WAUKEE DEVELOPMENT SERVICES.
11. ALL CONSTRUCTION STAKING INCLUDING PEDESTRIAN FACILITIES SHALL BE CONDUCTED UNDER DIRECTION OF A LICENSED SURVEYOR OR ENGINEER.
12. ALL PROPOSED BUILDING AND SITE SIGNAGE WILL REQUIRE A PERMIT FROM THE CITY OF WAUKEE DEVELOPMENT SERVICE DEPARTMENT.

PROJECT SUMMARY:

ZONING AND LAND USE
CURRENT ZONING: K-OF (KETTLESTONE OFFICE)

BULK REGULATIONS
PRINCIPLE STRUCTURE HT: 2 STORY MIN, 8 STORY MAX
FRONT YARD SETBACK: 0'
SIDE YARD SETBACK: 0'
REAR YARD SETBACK: 0'

BUILDING SUMMARY
BUILDING DIMENSION N/S: 237'
BUILDING DIMENSION E/W: 200'
BUILDING HEIGHT ABOVE GROUND FLOOR: 29'-6" TO TOP OF SECOND FLOOR. 38'-0" TO TOP OF CLERESTORY
NUMBER OF EMPLOYEES/OCCUPANTS: APPROX. 540 AT INITIAL BUILD-OUT, 1000 MAXIMUM
GROSS SF: 93,740 GSF
FIRE SUPPRESSION: FIRE SPRINKLER SYSTEM
UTILITY SCREENING: GENERATOR, TRANSFORMER, AND GAS METER SCREEN FROM PUBLIC RIGHTS-OF-WAY

PARKING REQUIREMENTS
MINIMUM PARKING SETBACK: 10'
PARKING SPACES REQUIRED: 375 (1 PER 250 GSF)

TOTAL PARKING SPACES PROVIDED: 413
STANDARD PARKING SPACES PROVIDED: 404
TOTAL ACCESSIBLE SPACES REQUIRED: 9 (2 VANS)
TOTAL ACCESSIBLE SPACES PROVIDED: 9 (2 VANS)
TOTAL AT FULL BUILDOUT: 472 (INCL. ADA STALLS)

BICYCLE STALLS PROVIDED: N/A

OFF-STREET LOADING SPACES REQUIRED: N/A
OFF-STREET LOADING SPACES PROVIDED: N/A

SITE SUMMARY
BUILDING AREA: 48,700 SF (7.25% OF SITE)
PAVEMENT AREA: 437,995 SF (65.21% OF SITE)
TOTAL SITE AREA: 671,695 SF (15.42 ACRES)

IMPERVIOUS AREA
IMPERVIOUS AREA: 486,695 SF (72.46%)
PERVIOUS AREA: 185,000 SF (27.54%)
TOTAL SITE AREA: 671,695 S.F. (15.42 ACRES)

LEGAL DESCRIPTION
LOT 1 OF ASHWORTH NORTH PLAT 1 AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA. SAID PROPERTY CONTAINS 8.2248 ACRES MORE OR LESS.

ADDRESS
2705 GRAND PRAIRIE PARKWAY
WAUKEE, IOWA 50263

KEYNOTES

- (A) CAST-IN-PLACE PAVING TYPE I, SEE DETAIL 08/L500.
- (B) CAST-IN-PLACE PAVING TYPE II, SEE DETAIL 06/L500.
- (C) CAST-IN-PLACE PAVING TYPE III, SEE DETAIL 08/L500.
- (D) AGGREGATE SURFACE, AS SPECIFIED. SEE DETAIL 09/L500.
- (E) PCC RETAINING WALL, SEE STRUCTURAL
- (F) PCC STAIRS
- (G) TREE PLANTER
- (H) PARKING LOT ISLAND
- (I) LANDSCAPING
- (J) PCC PLANTER CURB
- (K) TRASH ENCLOSURE, SEE ARCH.
- (L) ACCESSIBLE PARKING STALL, TYP.
- (M) ACCESSIBLE STALL SIGN, TYP.; SEE DETAIL 20/L500.
- (N) TABLE AND CHAIR SET, N.I.C.
- (O) TABLE AND CHAIR SET WITH UMBRELLA, N.I.C.
- (P) SOFA, N.I.C.
- (Q) ARM CHAIR, N.I.C.
- (R) FIRE PIT, N.I.C.
- (S) MOVEABLE PLANTER, N.I.C.
- (T) MVP SIGNATURE SERIES BASKETBALL HOOP WITH GROUND ANCHOR SYSTEM BY GOALSETTER; INSTALL PER MANUFACTURER RECOMMENDATIONS.
- (U) GROUND MONUMENT SIGN AND LANDSCAPING.
- (V) WAYFINDING SIGN AND LANDSCAPING.
- (W) GUARDRAIL.
- (X) HANDRAIL, SEE STAIR DETAILS.
- (Y) CONTROLLED ACCESS POINT.
- (Z) SILVA CELL, SEE DETAIL 09/L501.
- (AA) BIKE RACK, SEE DETAIL 10/L501.
- (BB) TRASH RECEPTACLE, SEE DETAIL 11/L501.
- (CC) PEDESTRIAN CROSSING STRIPES.
- (DD) PARKING LOT LIGHTING

01 LAYOUT PLAN

SCALE: 1"=30' (0 7.5' 15' 30' 60')

substance
ARCHITECTURE INTERIORS DESIGN
1300 WALNUT STREET SUITE 201
DES MOINES, IOWA 50309
p 515 243 8200 f 515 243 8201

STRUCTURAL CONSULTANT
TBD
ADDRESS
CITY, IOWA ZIP
p 515 222 222 f 515 222 222

LANDSCAPE ARCHITECT
CONFLUENCE
525 7TH STREET
DES MOINES, IOWA 50309
p 515 288 1387 f 515 288 1387

GENERAL CONTRACTOR
THE WEITZ COMPANY
5901 THORNTON AVENUE
DES MOINES, IOWA 50321
p 515 246 5400 f 515 246 5475

MECHANICAL CONTRACTOR
TBD
ADDRESS
CITY, IOWA ZIP
p 515 222 222 f 515 222 222

ELECTRICAL CONTRACTOR
TBD
ADDRESS
CITY, IOWA ZIP
p 515 222 222 f 515 222 222

IOWA ONE CALL
CALL 811 / 1-800-292-8989
2 Working Days BEFORE YOU DIG
DigSafeWait48.com

KEY PLAN

KNAPP PROPERTIES
KETTLESTONE OFFICE DEVELOPMENT
2705 GRAND PRAIRIE PARKWAY
WAUKEE, IOWA 50263

SITE PLAN SUBMITTAL (3RD REVIEW)

PROJECT NO.: 15108
CLIENT NO.: #

DATE: 03/AUG/2016

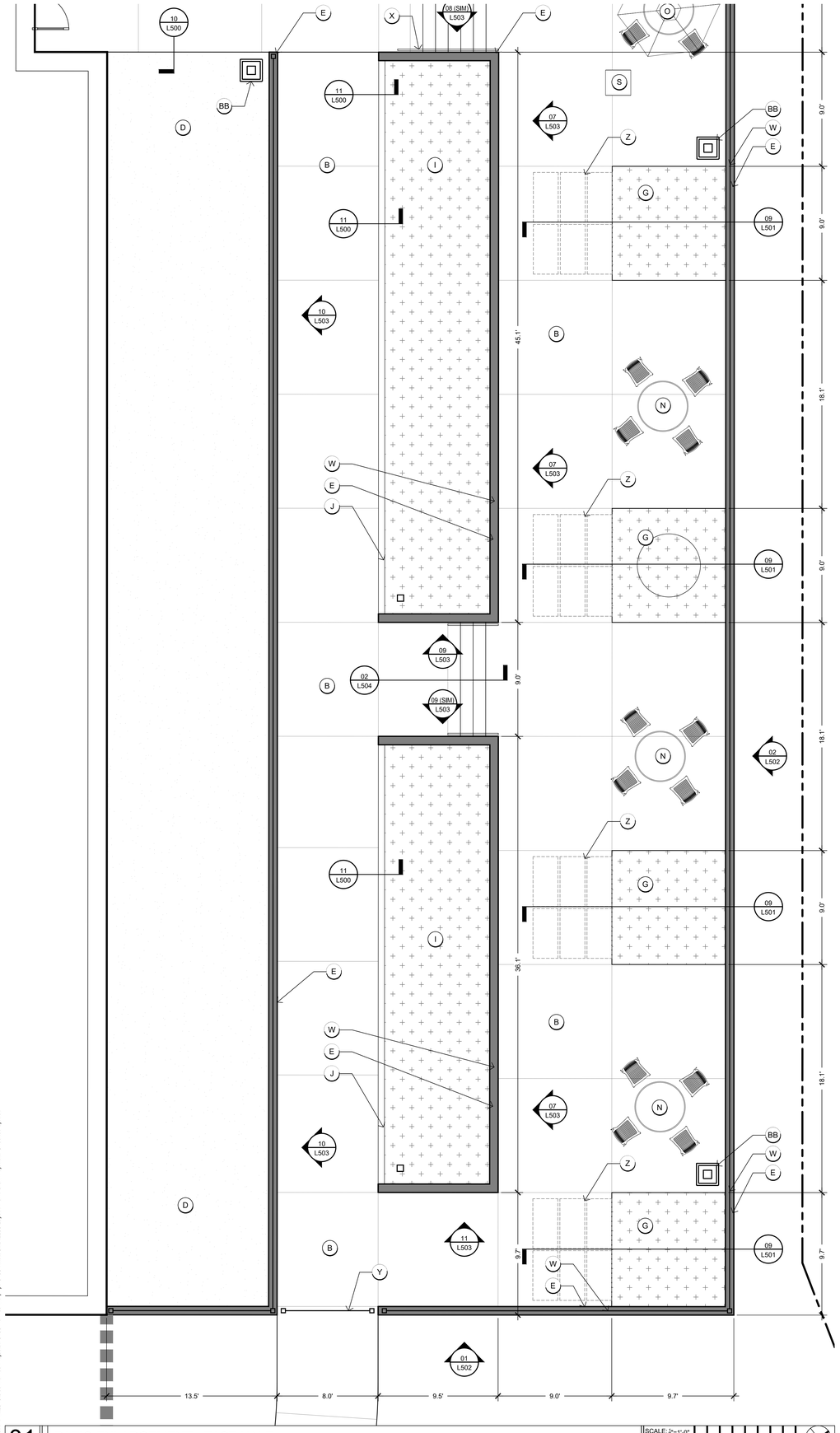
REVISION
No. Description Date

NOT FOR CONSTRUCTION

LAYOUT PLAN

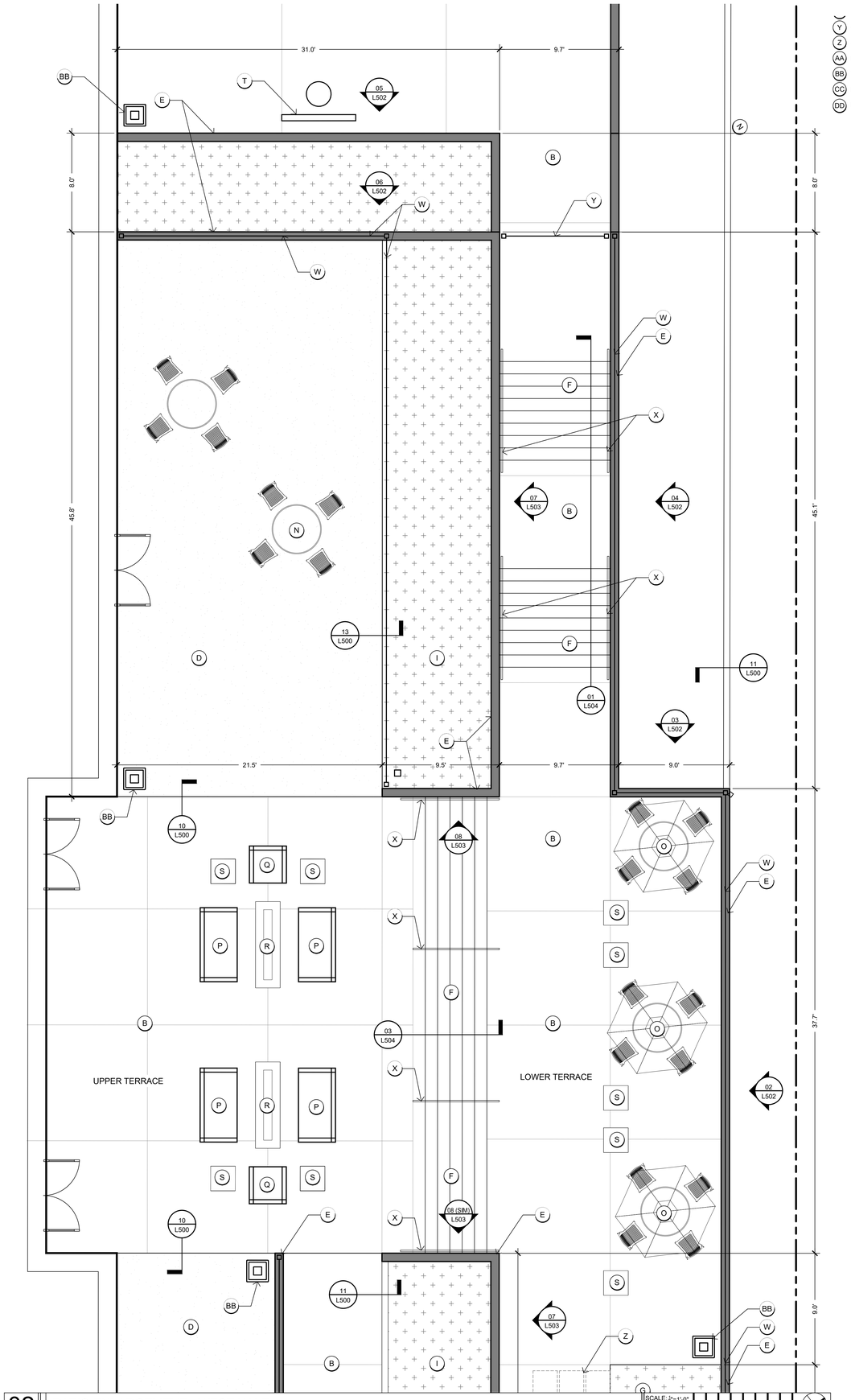
L200

File Location: N:\2015\Des Moines Projects\15108 Holmes Murphy\15108 - AutoCAD\L200 Layout Plan / Drawn by: XX / Checked by: XX



01 PATIO ENLARGEMENT - EAST HALF

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



02 PATIO ENLARGEMENT - WEST HALF

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

- (Y) CONTROLLED ACCESS POINT.
- (Z) SILVA CELL, SEE DETAIL 09/L501.
- (AA) BIKE RACK, SEE DETAIL 10/L501.
- (BB) TRASH RECEPTACLE, SEE DETAIL 11/L501
- (CC) PEDESTRIAN CROSSING STRIPES.
- (DD) PARKING LOT LIGHTING

substance
ARCHITECTURE
INTERIORS
DESIGN

1300 WALNUT STREET SUITE 201
DES MOINES, IOWA 50309
p 515 243 4497 f 515 243 4499

STRUCTURAL CONSULTANT
TBD
ADDRESS
CITY, IOWA ZIP
p 515 222 222 f 515 222 222

LANDSCAPE ARCHITECT
CONFLUENCE
525 7TH STREET
DES MOINES, IOWA 50309
p 515 288 2387 f 515 288 4275

GENERAL CONTRACTOR
THE WEITZ COMPANY
501 THORNTON AVENUE
DES MOINES, IOWA 50321
p 515 246 5700 f 515 246 4659

MECHANICAL CONTRACTOR
TBD
ADDRESS
CITY, IOWA ZIP
p 515 222 222 f 515 222 222

ELECTRICAL CONTRACTOR
TBD
ADDRESS
CITY, IOWA ZIP
p 515 222 222 f 515 222 222

IOWA ONE CALL
CALL 811 / 1-800-292-8989
2 Working Days BEFORE YOU DIG
DigSafeWait48.com

KEY PLAN

KNAPP PROPERTIES
KETTLESTONE OFFICE DEVELOPMENT
2705 GRAND PRAIRIE PARKWAY
WALKER, IOWA 52352

SITE PLAN
SUBMITTAL (3RD REVIEW)

PROJECT NO.: 15108
CLIENT NO.: #

DATE: 03/AUG/2016

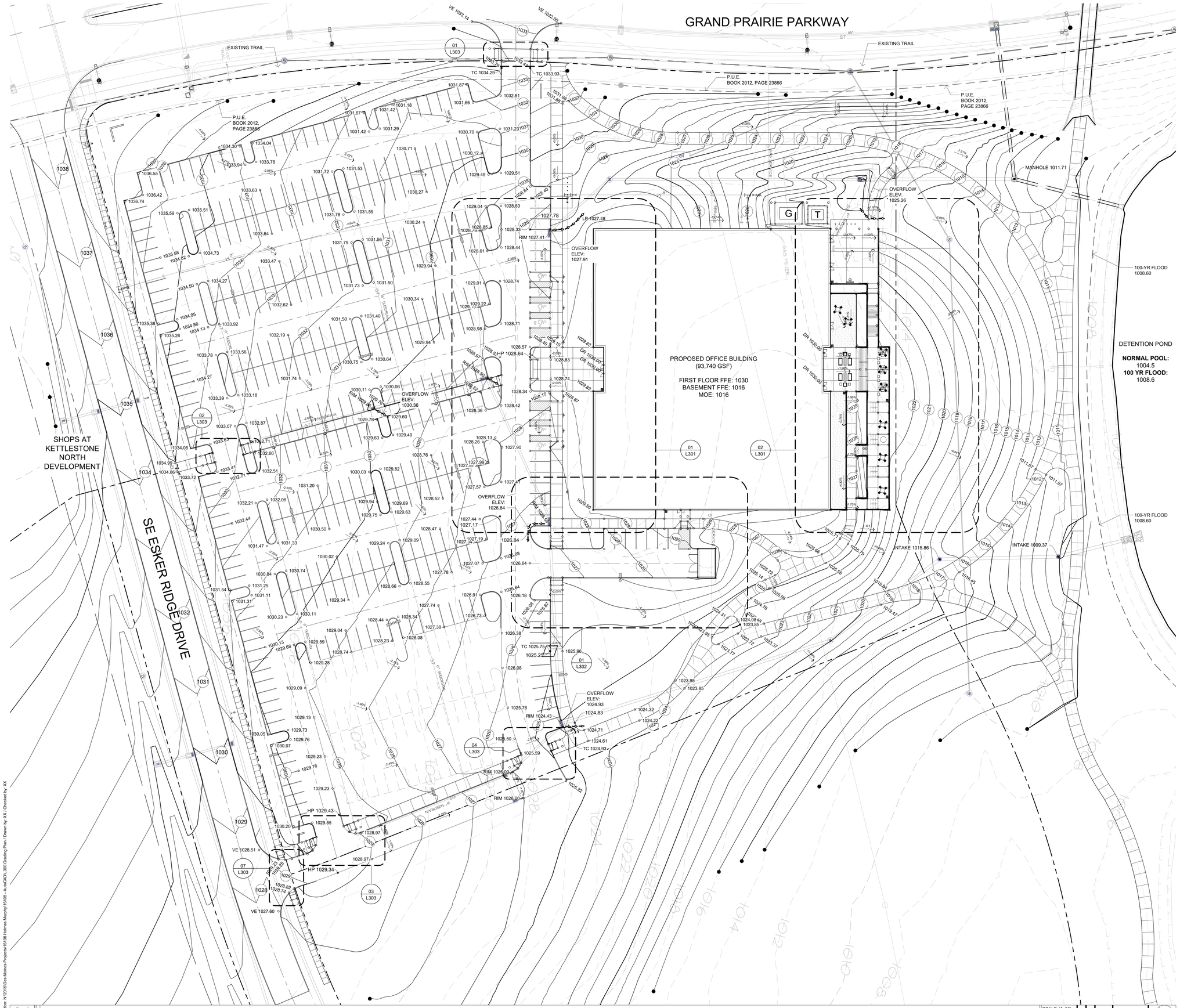
REVISION
No. Description Date

NOT FOR CONSTRUCTION

TERRACE ENLARGEMENTS

L201

File Location: N:\2015\Des Moines Projects\15108 Holmes Murphy\15108 - AutoCAD\L201 Layout Plan / Drawn by: XX / Checked by: XX



01 SITE GRADING PLAN

SCALE: 1"=30'

0 7.5' 15' 30' 60'

File Location: N:\2015\Des Moines Projects\15108 Holmes Murphy\15108 - AutoCAD\L300 Grading Plan | Drawn by: XX / Checked by: XX

GRADING NOTES

1. ALL SPOT ELEVATIONS ARE AT THE TOP OF FINISHED SURFACES. SPOT ELEVATIONS SHOWN IN PARKING ARE AT THE BOTTOM OF CURB. ADD 6" TO COMPUTE TOP OF CURB ELEVATION.
2. PRIOR TO ANY SITE EXCAVATION, THE CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER AND OR LANDSCAPE ARCHITECT, AND CONSULT WITH OWNER'S REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
3. INSTALL SILT FENCE AT PERMANENT STORM SEWER INLETS AND SOD ALL SLOPES FOR EROSION CONTROL. SILT FENCE SHALL BE MAINTAINED UNTIL ESTABLISHMENT OF PERMANENT GROUND COVER OR EROSION CONTROL MEASURE.
4. FINAL BERM SHAPE TO APPROVED BY OWNER.
5. SEE SPECS FOR MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS AND PLANTING BEDS.
6. ALL DEBRIS SPILLED ON THE R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
7. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISHED GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES, AND LIGHT BASES.
8. BACK FILL TO TOP OF CURB
9. ADEQUATE SCREENING OF PARKING LOT AREAS WITH EARTH BERMS OR LANDSCAPING SHALL BE PROVIDED IN A MANNER ACCEPTABLE TO THE CITY OF WAUKEE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE SURFACE DRAINAGE IN ALL AREAS, UNLESS OTHERWISE NOTED. ALL NEWLY GRADED GROUND SURFACES SHALL BE FINISHED TO UNIFORM GRADES AND SLOPED IN SUCH A MANNER TO BE FREE OF DEPRESSIONS THAT CAUSE AREAS OF STANDING WATER. THE CONTRACTOR SHALL REPORT ANY CONFLICTS WITH THIS REQUIREMENT TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO FINAL GRADING OPERATIONS.
11. WHERE PROPOSED GRADES MEET EXISTING, BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN THE NEW WORK AND EXISTING WORK. PONDING AT JOINTS WILL NOT BE ACCEPTED.
12. CONTACT LANDSCAPE ARCHITECT PRIOR TO BACKFILLING AGAINST EXISTING BUILDINGS. PROVIDE WATERPROOFING WHEN BACKFILLING AGAINST EXISTING BUILDINGS.
13. CONTRACTOR RESPONSIBLE FOR ALL PRIVATE LOCATES NOT COVERED BY THE IOWA ONE CALL SYSTEM.

substance
ARCHITECTURE
INTERIORS
DESIGN
1300 WALNUT STREET SUITE 201
DES MOINES IOWA 50309
p 515 243 4497
f 515 243 4498

STRUCTURAL CONSULTANT
TBD
ADDRESS
CITY, IOWA ZIP
p 515 222 222
f 515 222 222

LANDSCAPE ARCHITECT
CONFLUENCE
525 7TH STREET
DES MOINES IOWA 50309
p 515 288 2475
f 515 288 2483

GENERAL CONTRACTOR
THE WEITZ COMPANY
5901 THORNTON AVENUE
DES MOINES IOWA 50321
p 515 246 5000
f 515 246 5001

MECHANICAL CONTRACTOR
TBD
ADDRESS
CITY, IOWA ZIP
p 515 222 222
f 515 222 222

ELECTRICAL CONTRACTOR
TBD
ADDRESS
CITY, IOWA ZIP
p 515 222 222
f 515 222 222

IOWA ONE CALL
CALL 811 / 1-800-292-8989
2 Working Days BEFORE YOU DIG
DigSafeWait48.com

KEY PLAN

KNAPP PROPERTIES
KETTLESTONE OFFICE DEVELOPMENT
27TH CLOSE TO PROJECT FORMAWAY
WAUKEE, IOWA 50263

SITE PLAN
SUBMITTAL (3RD REVIEW)

PROJECT NO.: 15108
CLIENT NO.: #

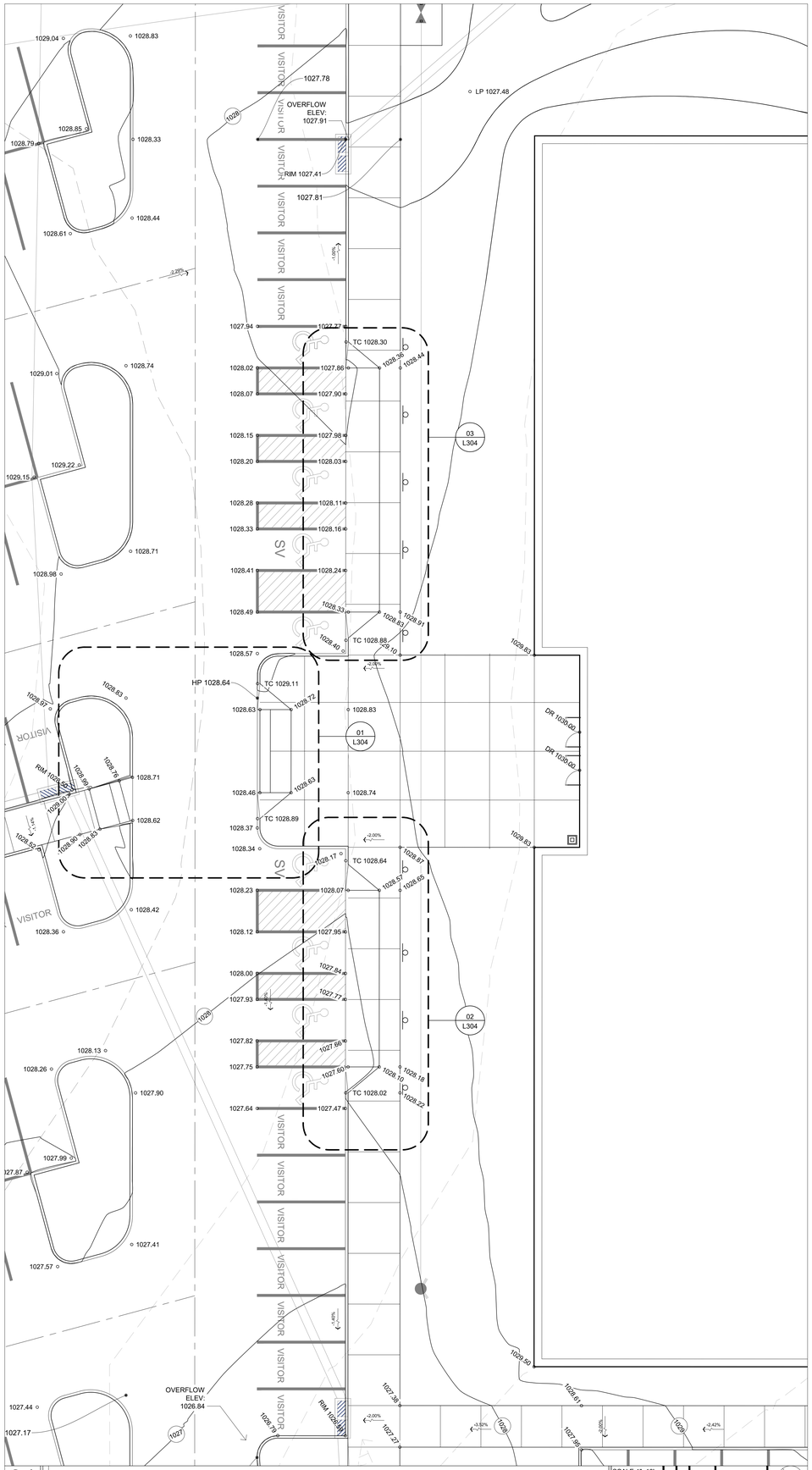
DATE: 03/AUG/2016

REVISION
No. Description Date

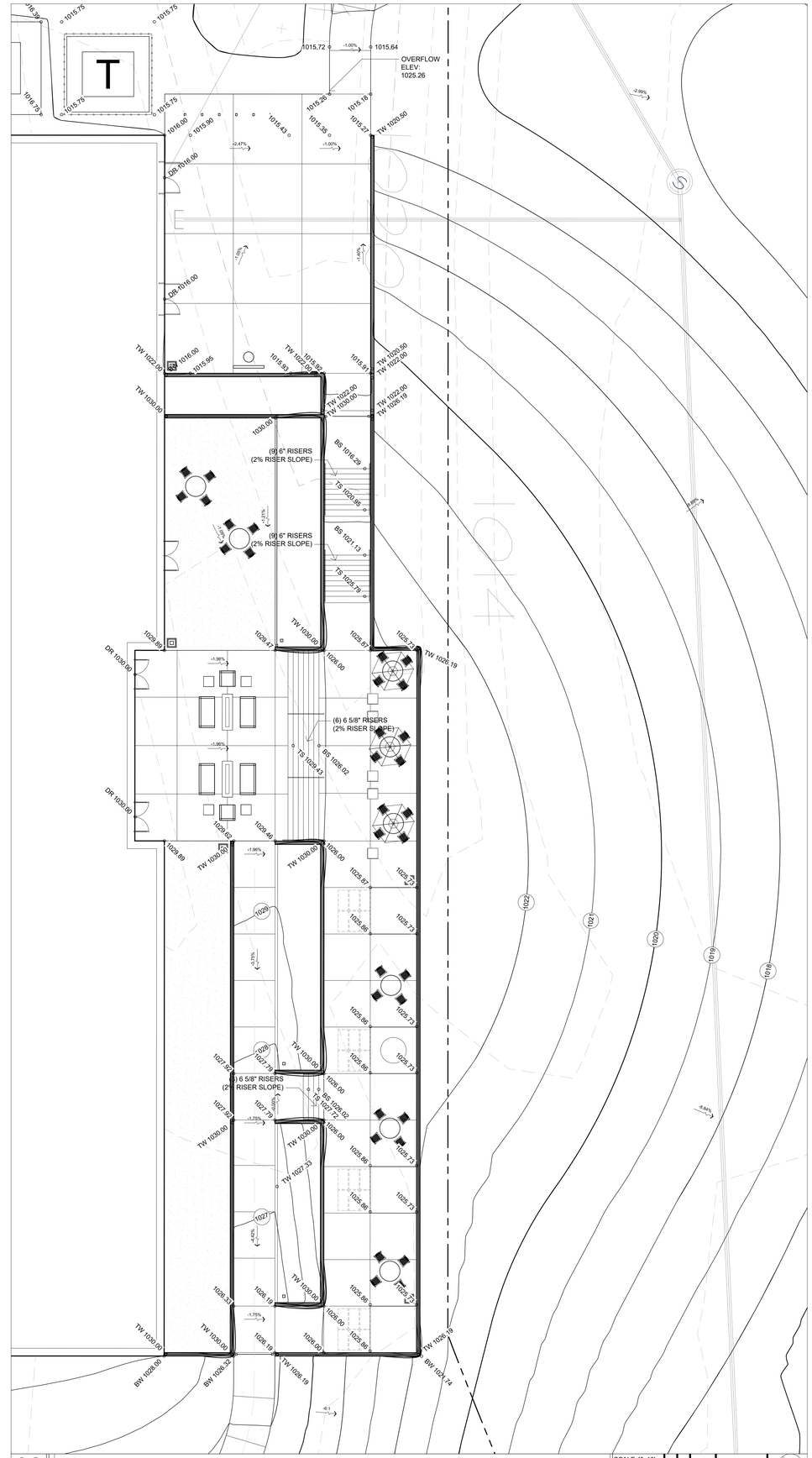
NOT FOR CONSTRUCTION

SITE GRADING PLAN

L300



01 SOUTH ENTRANCE AND ACCESSIBLE STALL GRADING ENLARGEMENT



02 NORTH TERRACE GRADING ENLARGEMENT

substance
ARCHITECTURE
INTERIORS
DESIGN
1300 WALNUT STREET SUITE 201
DES MOINES IOWA 50309
515 243 4247 p
515 243 4249 f
info@substancedesign.com

STRUCTURAL CONSULTANT
TBD
ADDRESS
CITY, IOWA ZIP
515 222 222 p
515 222 222 f

LANDSCAPE ARCHITECT
CONSULTANT
ENGINEERING
523 1TH STREET
DES MOINES IOWA 50309
515 288 4257 p
515 288 4275 f

GENERAL CONTRACTOR
TILE WEITZ COMPANY
501 THORNTON AVENUE
DES MOINES IOWA 50321
515 246 2400 p
515 246 2401 f

MECHANICAL CONTRACTOR
TBD
ADDRESS
CITY, IOWA ZIP
515 222 222 p
515 222 222 f

ELECTRICAL CONTRACTOR
TBD
ADDRESS
CITY, IOWA ZIP
515 222 222 p
515 222 222 f

IOWA ONE CALL
CALL 811 / 1-800-292-8989
2 Working Days BEFORE YOU DIG
DigSafeWait48.com

KEY PLAN

KNAPP PROPERTIES
KETTLESTONE OFFICE DEVELOPMENT
2700 GRAND AVENUE / PARKWAY
WEST DES MOINES, IOWA 50265

SITE PLAN SUBMITTAL (3RD REVIEW)

PROJECT NO.: 15108
CLIENT NO.: #

DATE: 03/AUG/2016

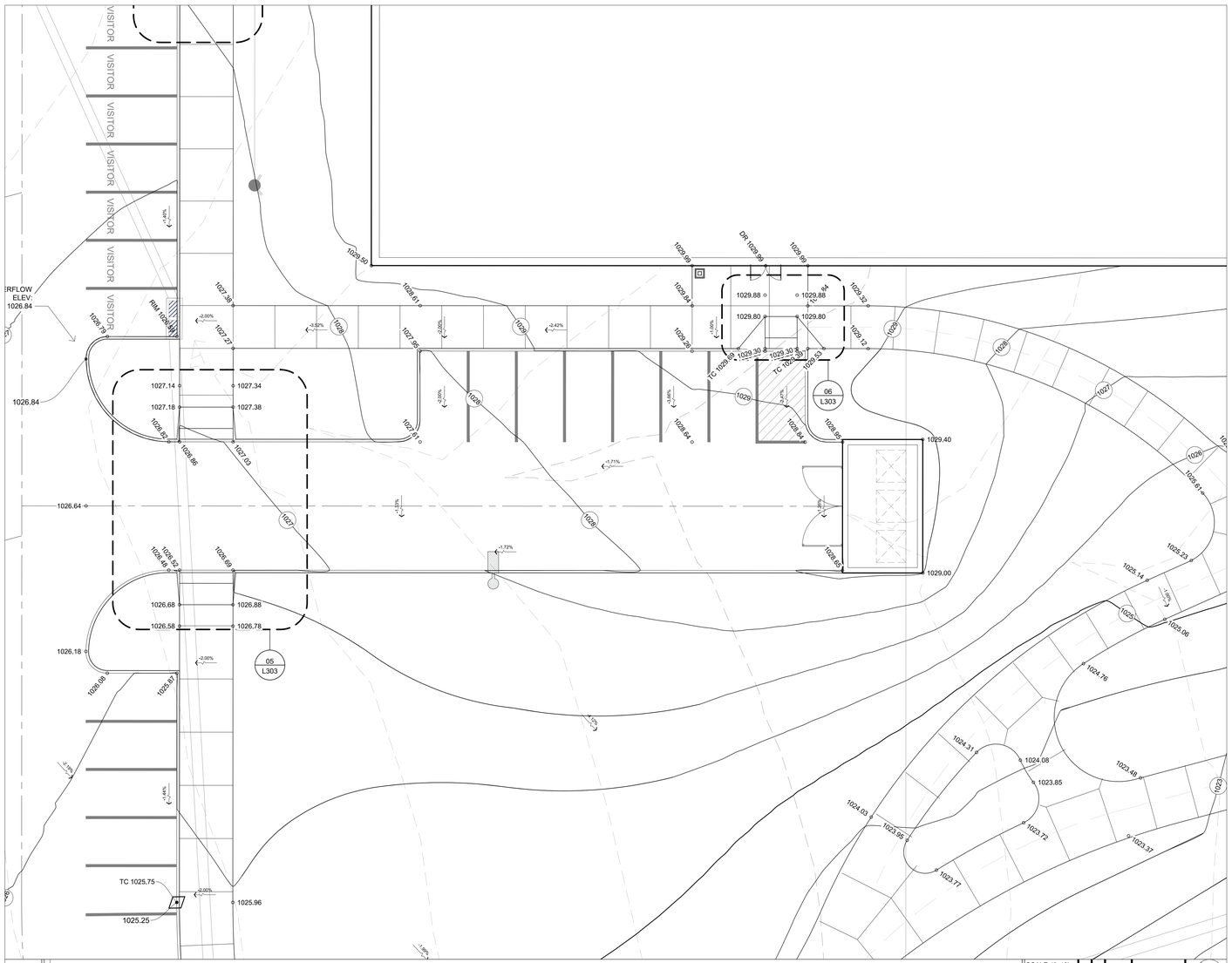
REVISION
No. Description Date

NOT FOR CONSTRUCTION

GRADING PLAN ENLARGEMENTS

L301

File Location: N:\2015\Des Moines Projects\15108 Holmes Murphy\15108 - AutoCAD\L300 Grading Plan \ Drawn by: XX / Checked by: XX



01 RECEIVING AREA GRADING ENLARGEMENT

SCALE: 1"=10'
0' 2.5' 5' 10' 20'

substance
ARCHITECTURE
INTERIORS
DESIGN

1300 WALNUT STREET SUITE 201
DES MOINES IOWA 50309

515 243 2425 f
515 243 4487 p

STRUCTURAL CONSULTANT
TBD
ADDRESS
CITY, IOWA ZIP
515 222 222 f
515 222 222 p

LANDSCAPE ARCHITECT
CONFLUENCE
525 7TH STREET
DES MOINES IOWA 50309
515 288 2387 f
515 288 4295 p

GENERAL CONTRACTOR
THE WEITZ COMPANY
501 THORNTON AVENUE
DES MOINES IOWA 50321
515 246 5400 f
515 246 5400 p

MECHANICAL CONTRACTOR
TBD
ADDRESS
CITY, IOWA ZIP
515 222 222 f
515 222 222 p

ELECTRICAL CONTRACTOR
TBD
ADDRESS
CITY, IOWA ZIP
515 222 222 f
515 222 222 p

IOWA ONE CALL
CALL 811 / 1-800-292-8989
2 Working Days BEFORE YOU DIG
DigSafeWait48.com

KEY PLAN

KNAPP PROPERTIES
KETTLESTONE OFFICE DEVELOPMENT
8750 GRAND OAK HILL PARKWAY
WEST DES MOINES, IOWA 50266

SITE PLAN SUBMITTAL (3RD REVIEW)

PROJECT NO.: 15108
CLIENT NO.: #

DATE: 03/AUG/2016

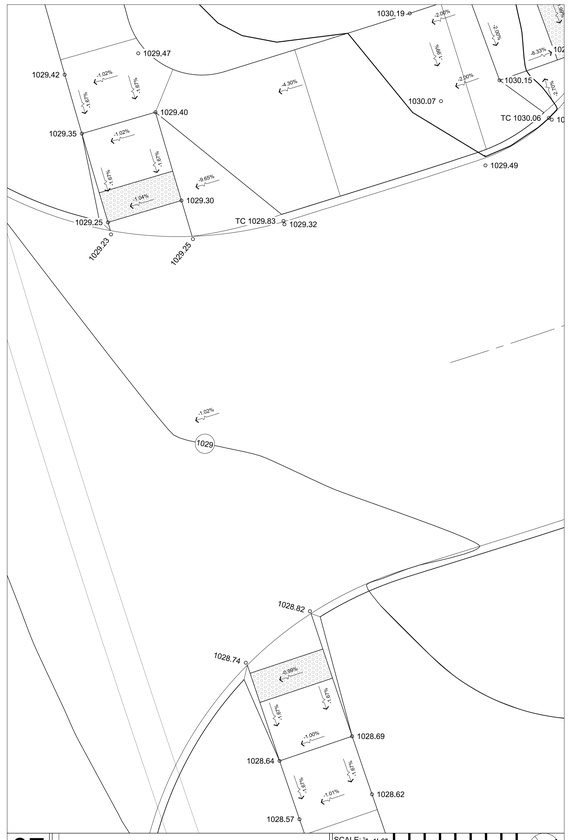
REVISION
No. Description Date

NOT FOR CONSTRUCTION

GRADING PLAN
ENLARGEMENTS

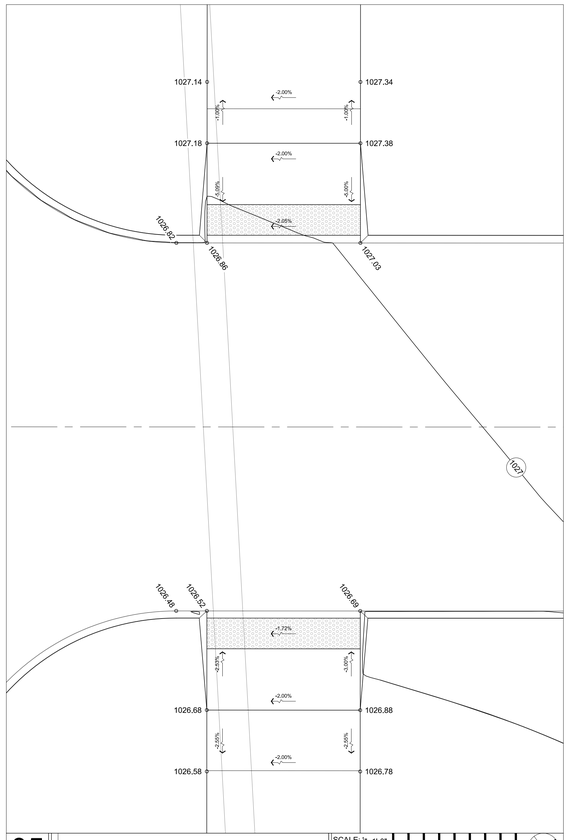
L302

File Location: N:\2015\Des Moines Projects\15108 Holmes Murphy\15108 - AutoCAD\L300 GRADING PLAN \ Drawn by: XX \ Checked by: XX



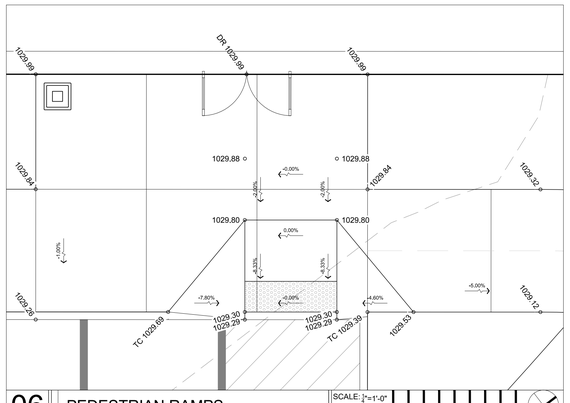
07 PEDESTRIAN RAMPS

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



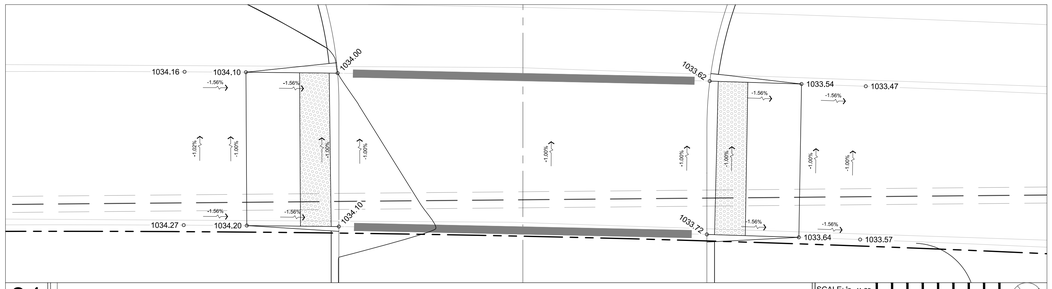
05 PEDESTRIAN RAMPS

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



06 PEDESTRIAN RAMPS

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



01 PEDESTRIAN RAMPS

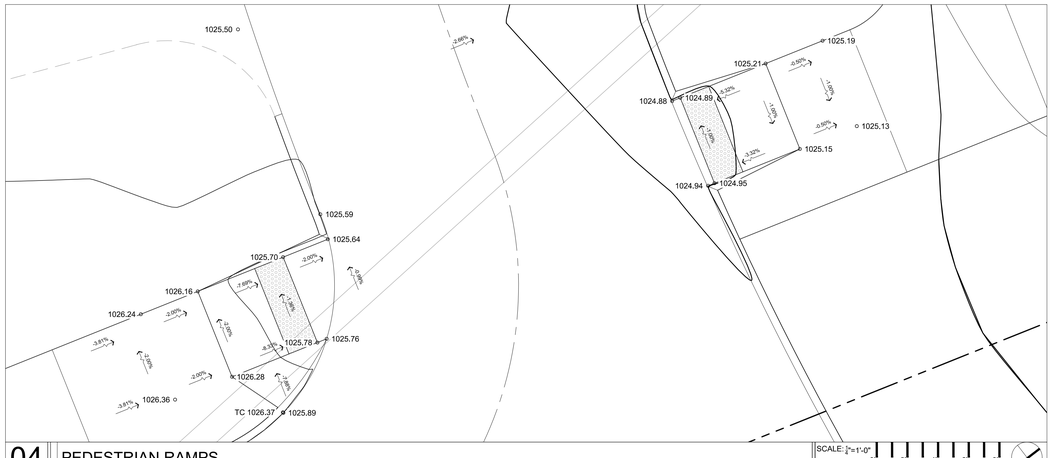
SCALE: 1/4"=1'-0"

02 PEDESTRIAN RAMPS

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

03 PEDESTRIAN RAMPS

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



04 PEDESTRIAN RAMPS

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

substance
ARCHITECTURE
INTERIORS
DESIGN
1300 WALNUT STREET SUITE 201
DES MOINES IOWA 50309
phone 515 243 4487
fax 515 243 4488

STRUCTURAL/CONSULTANT
TITLE
ADDRESS
CITY, STATE, ZIP
phone 515 222 222
fax 515 222 222

LANDSCAPE ARCHITECT
CONFLUENCE
525 7TH STREET
DES MOINES IOWA 50309
phone 515 288 1387
fax 515 288 4275

GENERAL CONTRACTOR
THE WEITZ COMPANY
5901 THORNTON AVENUE
DES MOINES IOWA 50321
phone 515 246 5000
fax 515 246 5001

MECHANICAL CONTRACTOR
TITLE
ADDRESS
CITY, STATE, ZIP
phone 515 222 222
fax 515 222 222

ELECTRICAL CONTRACTOR
TITLE
ADDRESS
CITY, STATE, ZIP
phone 515 222 222
fax 515 222 222

IOWA ONE CALL
CALL 811 / 1-800-292-8989
2 Working Days BEFORE YOU DIG
DigSafeWait48.com

KEY PLAN

KNAPP PROPERTIES
KETTLESTONE OFFICE DEVELOPMENT
2705 GRAND PRAIRIE PARKWAY
WAUKEE, IOWA 50263

SITE PLAN
SUBMITTAL (3RD REVIEW)

PROJECT NO.: 15108
CLIENT NO.: #

DATE: 03/AUG/2016

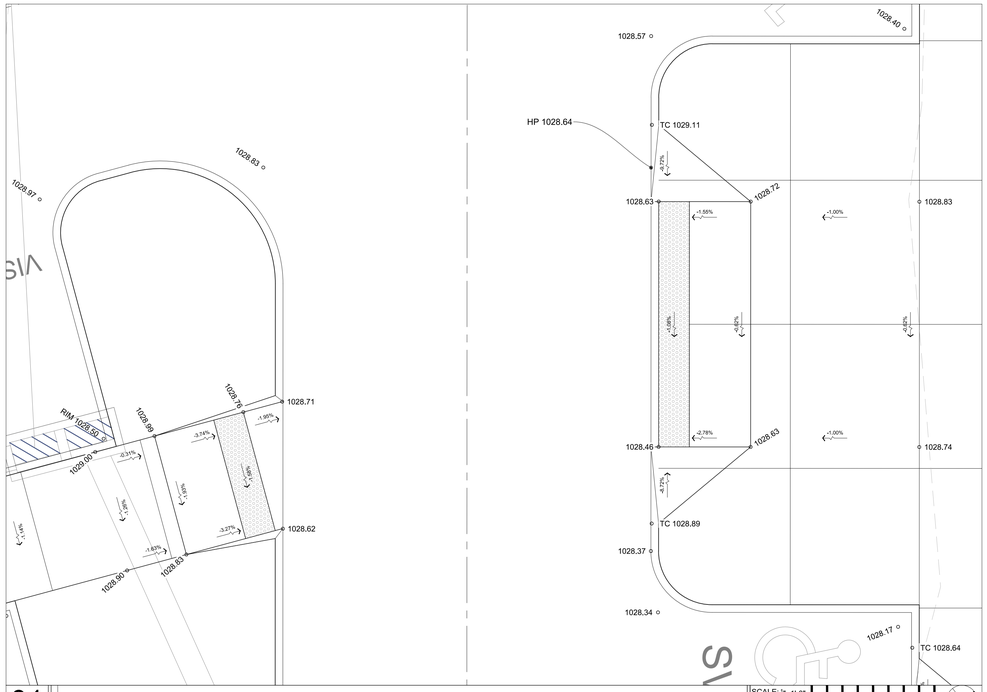
REVISION
No. Description Date

NOT FOR CONSTRUCTION

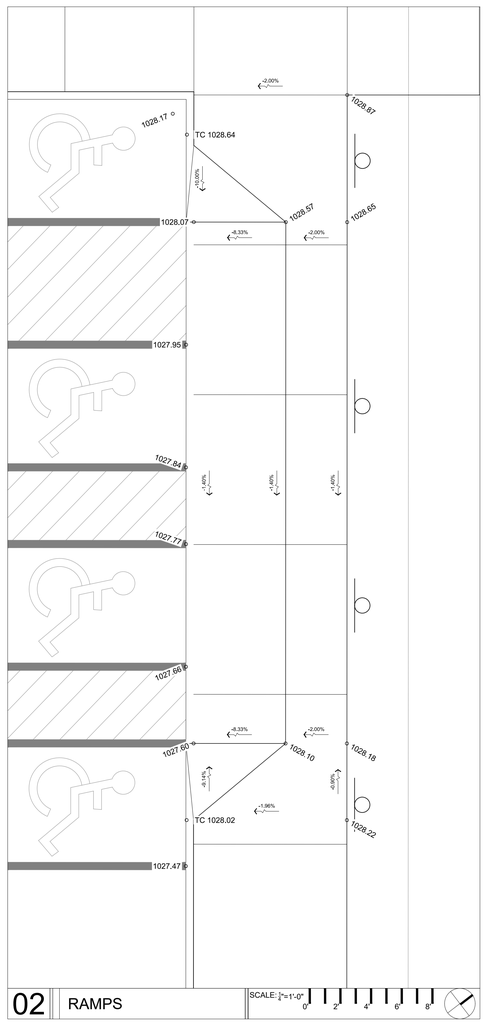
PEDESTRIAN RAMP DATA

L303

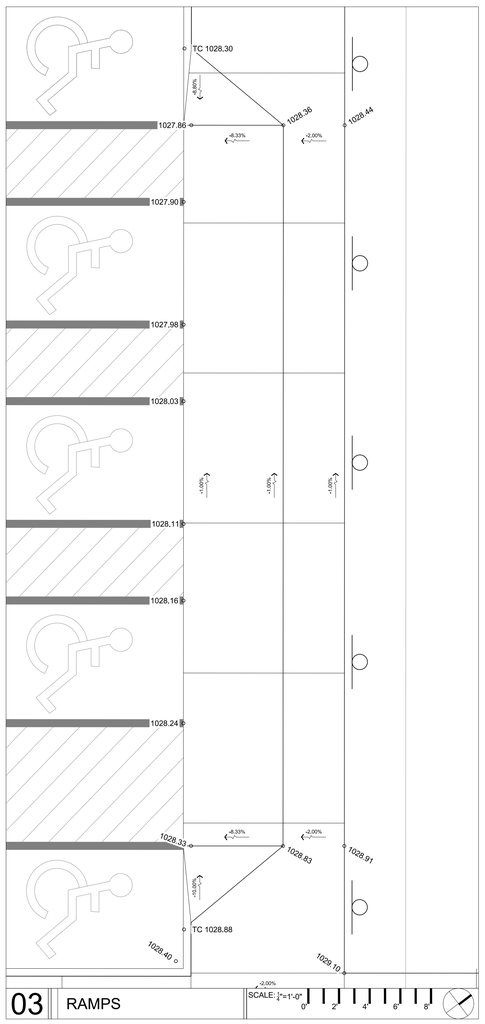
File Location: N:\2015\Des Moines Projects\15108 Holmes Murphy\15108 - AutoCAD\L300 GRADING PLAN / Drawn by: XX / Checked by: XX



01 PEDESTRIAN RAMPS



02 RAMPS



03 RAMPS

substance
ARCHITECTURE
INTERIORS
DESIGN
1300 WALNUT STREET SUITE 201
DES MOINES IOWA 50309
515 243 4487 p
515 243 4488 f

STRUCTURAL CONSULTANT
TBD
ADDRESS
CITY, IOWA ZIP
515 222 222 p
515 222 222 f

LANDSCAPE ARCHITECT
CONFLUENCE
525 7TH STREET
DES MOINES IOWA 50309
515 286 1515 p
515 286 1516 f

GENERAL CONTRACTOR
THE WEITZ COMPANY
5901 THORNTON AVENUE
DES MOINES IOWA 50321
515 246 4000 p
515 246 4444 f

MECHANICAL CONTRACTOR
TBD
ADDRESS
CITY, IOWA ZIP
515 222 222 p
515 222 222 f

ELECTRICAL CONTRACTOR
TBD
ADDRESS
CITY, IOWA ZIP
515 222 222 p
515 222 222 f

IOWA ONE CALL
CALL 811 / 1-800-292-8989
2 *Working Days* BEFORE YOU DIG
DigSafeWait48.com

KEY PLAN

KNAPP PROPERTIES
KETTLESTONE OFFICE DEVELOPMENT
2705 GRAND PRAIRIE PARKWAY
WAUKEE, IOWA 50263

SITE PLAN SUBMITTAL (3RD REVIEW)

PROJECT NO.: 15108
CLIENT NO.: #

DATE: 03/AUG/2016

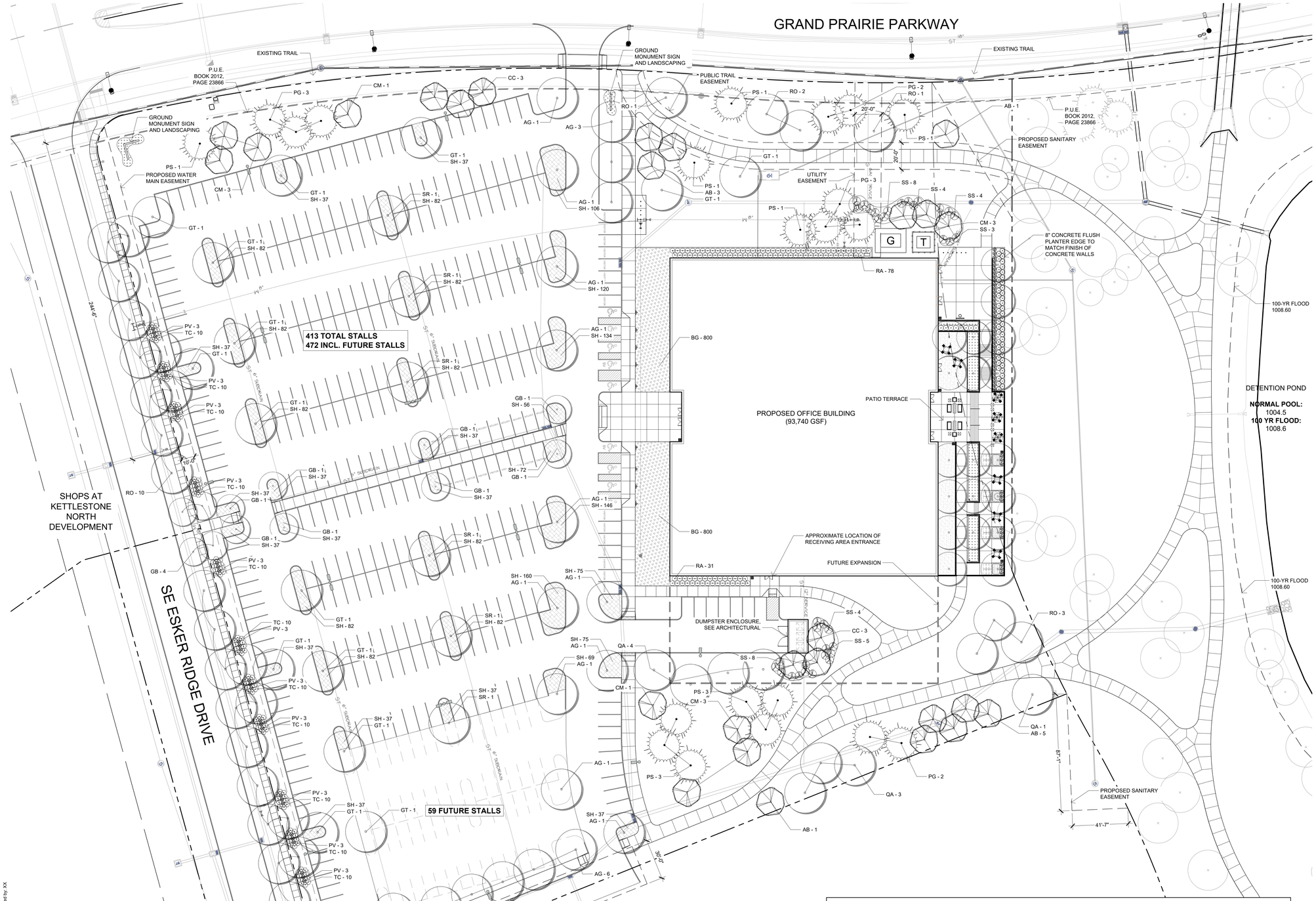
REVISION
No. Description Date

NOT FOR CONSTRUCTION

PEDESTRIAN RAMP DATA

L304

File Location: N:\2015\Des Moines Projects\15108 Holmes Murphy\15108 - AutoCAD\L300 GRADING PLAN / Drawn by: XX / Checked by: XX



PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
OVERSTORY TREES						
AG	20	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD GINGKO	2" CAL.	B&B	SPECIMEN QUALITY. MINIMUM 8'-0" TALL
GB	12	Ginkgo biloba "Princeton Sentry'	PRINCETON SENTRY GINKGO	2" CAL.	B&B	SPECIMEN QUALITY. MINIMUM 8'-0" TALL
GT	15	Gleditsia triacanthos var. inermis 'Skyline'	SKYLINE HONEYLOCUST	2" CAL.	B&B	MINIMUM 8'-0" TALL
GD	19	Gymnocladus dioicus 'Espresso'	ESPRESSO KENTUCKY COFFEETREE	3.5" CAL.	B&B	MINIMUM 15'-0" TALL
RO	31	Quercus rubra	RED OAK	2" CAL.	B&B	MINIMUM 12'-0" TALL
QA	8	Quercus alba	WHITE OAK	2" CAL.	B&B	MINIMUM 8'-0" TALL
SR	6	Syringa reticulata	JAPANESE TREE LILAC	2" CAL.	B&B	MINIMUM 8'-0" TALL
UNDERSTORY TREES						
AB	10	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	8' HT	B&B	MINIMUM 6'-0" TALL
CC	6	Cercis canadensis	REDBUD	8' HT	B&B	MINIMUM 6'-0" TALL
CM	11	Crataegus mollis	DOWNY HAWTHORN	8' HT	B&B	MINIMUM 6'-0" TALL
EVERGREEN TREES						
PG	10	Picea glauca var. densata	BLACK HILLS SPRUCE	12' HT	B&B	MINIMUM 6'-0" TALL
PS	11	Pinus strobus	WHITE PINE	12' HT	B&B	MINIMUM 6'-0" TALL
SHRUBS, PERENNIALS, & GRASSES						
BG	1600	Bouteloua gracilis 'Blonde Ambition'	BLONDE AMBITION BLUE GRAMA	#3	CONT.	24" O.C.
KF	49	Calamagrostis x acutiflora 'Karl Foerster'	FEATHER REED GRASS	#3	CONT.	SPACING AS INDICATED ON PLAN
CP	2912	Carex pensylvanica	PENNSYLVANIA SEDGE	#3	CONT.	12" O.C.
NP	256	Nepeta x 'Psfike'	LITTLE TRUDY CATMINT	#3	CONT.	12" O.C.
PV	15	Panicum virgatum 'Northwind'	NORTHWIND SWITCHGRASS	#3	CONT.	SPACING AS INDICATED ON PLAN
RA	117	Rhus aromatica 'Gro-Low'	GRO-LOW SUMAC	#5	CONT.	MINIMUM 2'-0" TALL
SS	36	Sorbaria sorbifolia 'Sem'	SEM URAL FALSE SPIRAEA	#5	CONT.	MINIMUM 2'-0" TALL
SH	2351	Sporobolus heterolepis 'Tara'	TARA PRAIRIE DROPSEED	#3	CONT.	24" O.C.
TC	160	Taxus cuspidata 'Monloo'	EMERALD SPREADER YEW	#5	CONT.	MINIMUM 2'-0" TALL

01 OVERALL PLANTING PLAN

SCALE: 1"=30' (0 7.5' 15' 30' 60')

PLANTING NOTES:

1. SOD ALL DISTURBED AREAS NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
2. ALL PLANTING BEDS TO HAVE NATURAL SPADE EDGE UNLESS OTHERWISE INDICATED ON THE PLAN.
3. PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS.
4. NOTIFY LANDSCAPE ARCHITECT AFTER STAKING IS COMPLETED AND BEFORE PLANT PITS ARE EXCAVATED.
5. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
6. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, ANSI 260-1992, OR MOST RECENT EDITION.
7. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
8. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND INITIAL ACCEPTANCE OF THE PROJECT.
9. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
10. CITY OF WAUKEE DEVELOPEMENT SERVICES DEPARTMENT SHALL APPROVE ALL PROPOSED LANDSCAPING SUBSTITUTIONS.
11. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON THE DRAWINGS.
12. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL BY THE OWNER PRIOR TO PLANTING.

OVERALL PLANTING SUMMARY

A. NET SITE AREA: 358,063 S.F. (8.22 ACRES)

B. OPEN SPACE REQUIRED: (A*.15)
53,710 S.F. (1.23 ACRES)
OFFICE OPEN SPACE REQUIRES 25% OPEN SPACE. HOWEVER, THIS PROPERTY QUALIFIES FOR:
5% CREDIT FOR REGIONAL DETENTION
5% CREDIT FOR GREEN SPACE DEDICATION

C. OVERSTORY TREES (1.5 PER 1,000 S.F. REQUIRED OPEN SPACE. 25% TO BE EVERGREEN)

REQUIRED OVERSTORY TREES
(1.5(B/1000)): 81
60 DECIDUOUS
21 EVERGREEN (25%)

REQUIRED UNDERSTORY TREES
(.5(B/1000)): 27

PROPOSED:
60 OVERSTORY
27 UNDERSTORY
21 EVERGREEN

D. SHRUBS (2 PER 1,000 S.F. REQUIRED OPEN SPACE)

REQUIRED SHRUBS (2(B/1000)): 108
PROVIDED: 96
PERENNIAL GRASSES OVER 2' TALL AND WIDE PROVIDED: 1540

E. PARKING LOT PLANTING REQUIREMENTS
ONE (1) TREE IN EACH ISLAND

TOTAL PARKING LOT TREES: 36

F. R.O.W. FRONTING FOUNDATION PLANTINGS - NO QUANTITY SPECIFIED

PROVIDED - YES

G. FRONTAGE PLANTINGS (2 OVERSTORY DECIDUOUS TREES AND 8 SHRUBS PER 50' OF LINEAL FRONTAGE)

GRAND PRAIRIE PARKWAY: PROVIDED BY CITY

ESKER RIDGE: 670 LF FRONTAGE - 12.5'
DRIVE WIDTH = 657.5 LF FRONTAGE
TREES REQUIRED ((657.5/50)*2): 27-19=8
(CREDIT FOR STREET TREES = 19)

FRONTAGE TREES PROVIDED: 9

SHRUBS REQUIRED ((657.5/50)*8):106
SHRUBS PROVIDED: 110

H. STREET TREES (1 TREE FOR EVERY 40 LF OF FRONTAGE)

GRAND PRAIRIE PARKWAY: PROVIDED BY CITY

ESKER RIDGE: 670 LF FRONTAGE - 12.5'
DRIVE WIDTH = 657.5 LF FRONTAGE
TREES REQUIRED ((657.5/40)*1): 17

STREET TREES PROVIDED: 19

PLANTING LEGEND

GREENWAY PLANTINGS (BY CITY)

OVERSTORY TREE

UNDERSTORY TREE

EVERGREEN TREE

SHRUB

substance
ARCHITECTURE
INTERIORS
DESIGN
1300 WALNUT STREET SUITE 201
DES MOINES, IOWA 50309
d 515 243 4247
f 515 243 4407

STRUCTURAL CONSULTANT
TITLE
ADDRESS
CITY, STATE, ZIP
PHONE 515 222 2222
d 515 222 2222
f 515 222 2222

LANDSCAPE ARCHITECT
CONFLUENCE
525 7TH STREET
DES MOINES, IOWA 50309
d 515 288 4475
f 515 288 4475

GENERAL CONTRACTOR
THE WEITZ COMPANY
5901 THORNTON AVENUE
DES MOINES, IOWA 50321
d 515 246 5000
f 515 246 5000

MECHANICAL CONTRACTOR
TITLE
ADDRESS
CITY, STATE, ZIP
PHONE 515 222 2222
d 515 222 2222
f 515 222 2222

ELECTRICAL CONTRACTOR
TITLE
ADDRESS
CITY, STATE, ZIP
PHONE 515 222 2222
d 515 222 2222
f 515 222 2222

IOWA ONE CALL
CALL 811 / 1-800-292-8989
2 Working Days BEFORE YOU DIG
DigSafeWait48.com

KEY PLAN

KNAPP PROPERTIES
KETTLESTONE OFFICE DEVELOPMENT
2705 GRAND PRAIRIE PARKWAY
WAUKEE, IOWA 50263

SITE PLAN SUBMITTAL (3RD REVIEW)

PROJECT NO.: 15108
CLIENT NO.: #

DATE: 03/AUG/2016

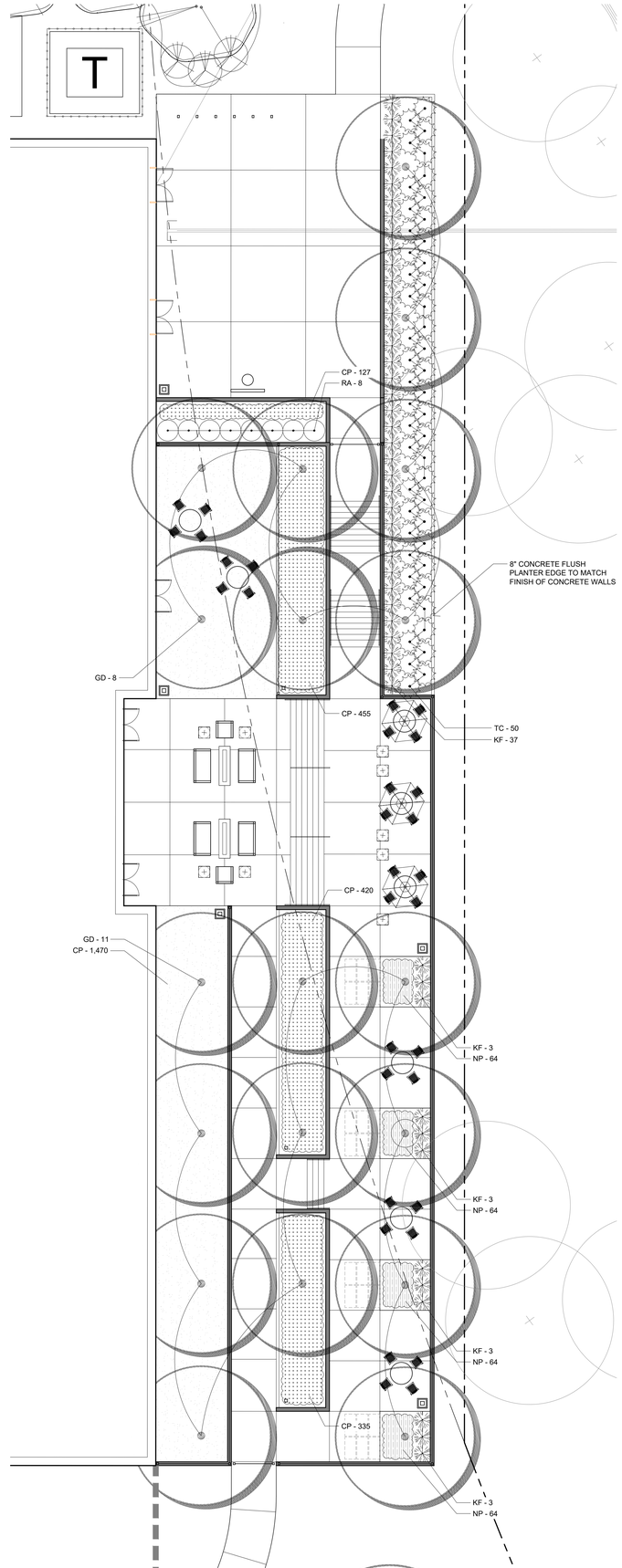
REVISION
No. Description Date

NOT FOR CONSTRUCTION

PLANTING PLAN

L400

File Location: N:\2015\Des Moines Projects\15108 Holmes Murphy\15108 - AutoCAD\L400 Planting Plan | Drawn by: XX | Checked by: XX



01 TERRACE PLANTING ENLARGEMENT

SCALE: 1"=30'
0' 7.5' 15' 30' 60'

PLANTING LEGEND

GREENWAY PLANTINGS (BY CITY)

OVERSTORY TREE

UNDERSTORY TREE

EVERGREEN TREE

SHRUB

substance
ARCHITECTURE
INTERIORS
DESIGN

1300 WALNUT STREET SUITE 201
DES MOINES IOWA 50309

p 515 243 8157 f
p 515 243 4497 f
p 515 222 0107 f
p 515 222 0107 f
p 515 286 2800 f
p 515 246 1822 f
p 515 222 0107 f
p 515 222 0107 f

STRUCTURAL CONSULTANT
TBD
ADDRESS
CITY, IOWA ZIP

LANDSCAPE ARCHITECT
CONFLUENCE
525 7TH STREET
DES MOINES IOWA 50309

GENERAL CONTRACTOR
THE WEITZ COMPANY
501 THORNTON AVENUE
DES MOINES IOWA 50321

MECHANICAL CONTRACTOR
TBD
ADDRESS
CITY, IOWA ZIP

ELECTRICAL CONTRACTOR
TBD
ADDRESS
CITY, IOWA ZIP

IOWA ONE CALL
CALL 811 / 1-800-292-8989
2 *Working Days* BEFORE YOU DIG
DigSafeWait48.com

KEY PLAN

KNAPP PROPERTIES
KETTLESTONE OFFICE DEVELOPMENT
8770 GLENO PEARL PARKWAY
WALNUT, IOWA 50201

SITE PLAN
SUBMITTAL (3RD REVIEW)

PROJECT NO.: 15108
CLIENT NO.: #

DATE: 03/AUG/2016

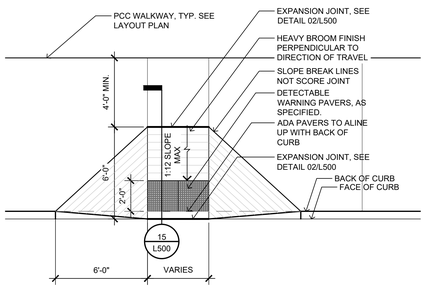
REVISION
No. Description Date

NOT FOR CONSTRUCTION

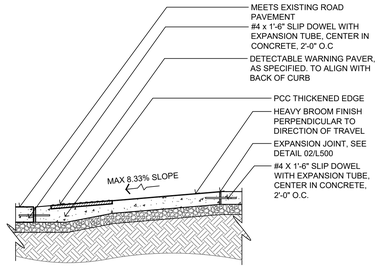
PLANTING PLAN
ENLARGEMENTS

L401

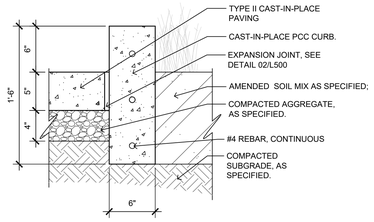
File Location: N:\2015\Des Moines Projects\15108 Holmes Murphy\15108 - AutoCAD\L400 PLANTING PLAN / Drawn by: XX / Checked by: XX



19 L500 PLAN - ACCESSIBLE CURB RAMP (PARALLEL) N.T.S

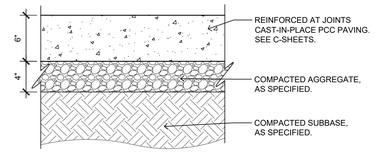


15 L500 SECTION - ACCESSIBLE CURB RAMP N.T.S

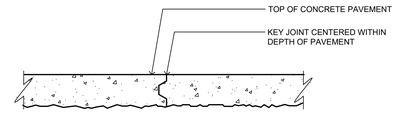


11 L500 SECTION - PCC CURB PLANTER N.T.S

NOTE: REFER TO LAYOUT PLAN FOR PAVING TYPE LOCATION.



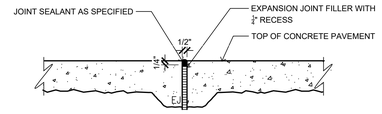
07 L500 SECTION - PCC DRIVE AND PARKING N.T.S



CONSTRUCTION JOINTS SHALL BE PLACED BETWEEN INDIVIDUAL POURS OF CONCRETE WHERE EXPANSION JOINTS ARE NOT INDICATED.

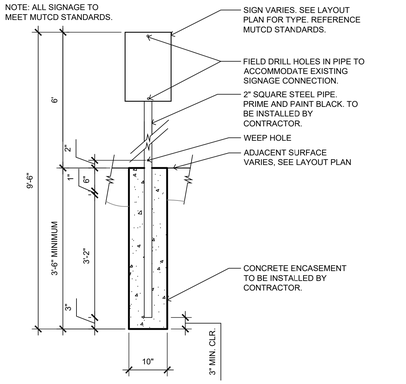
01 L500 SECTION - CONSTRUCTION JOINT N.T.S

NOTE:
SPACE BETWEE EXPANSION JOINTS NOT TO EXCEED 35' IN CONCRETE WALKS.
JOINTS WHERE INDICATED ON PLAN.



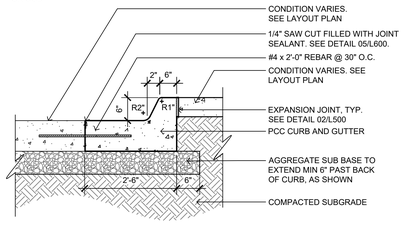
02 L500 SECTION - EXPANSION JOINT N.T.S

NOTE: ALL SIGNAGE TO MEET MUTCD STANDARDS.

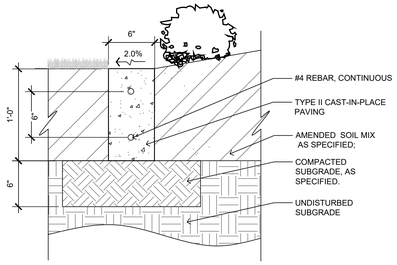


20 L500 SECTION - ACCESSIBLE PARKING SIGN N.T.S

SPECIAL NOTE:
-REFER TO DETAIL 17/L500 IF ADJACENT SURFACE MATERIAL BEHIND BACK OF CURB IS PLANTING BED OR SOD

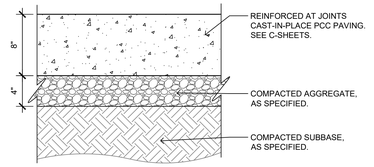


16 L500 SECTION - PCC CURB TO PCC WALK N.T.S



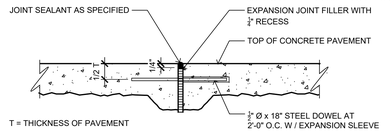
12 L500 SECTION - FLUSH CONCRETE PLANTER EDGE N.T.S

NOTE: REFER TO LAYOUT PLAN FOR PAVING TYPE LOCATION.



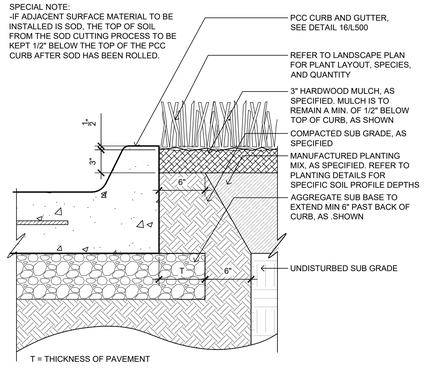
08 L500 SECTION - PCC DRIVE AND PARKING N.T.S

NOTE:
LOCATE REINFORCED EXPANSION JOINTS WHERE INDICATED ON PLAN.



03 L500 SECTION - REINFORCED EXP JOINT N.T.S

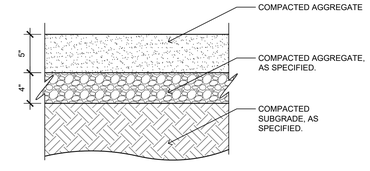
SPECIAL NOTE:
-IF ADJACENT SURFACE MATERIAL TO BE INSTALLED IS SOD, THE TOP OF SOIL FROM THE SOD CUTTING PROCESS TO BE KEPT 1/2" BELOW THE TOP OF THE PCC CURB AFTER SOD HAS BEEN ROLLED.



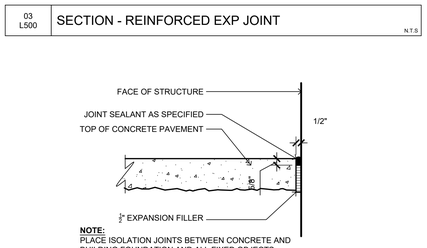
17 L500 SECTION - PCC CURB TO PLANTER BED N.T.S

13 L500 SECTION - DECOMPOSED GRANITE WALK (TYP) N.T.S

NOTE: REFER TO LAYOUT PLAN FOR PAVING TYPE LOCATION.

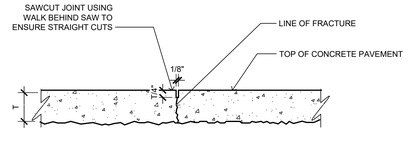


09 L500 COMPACTED AGGREGATE N.T.S



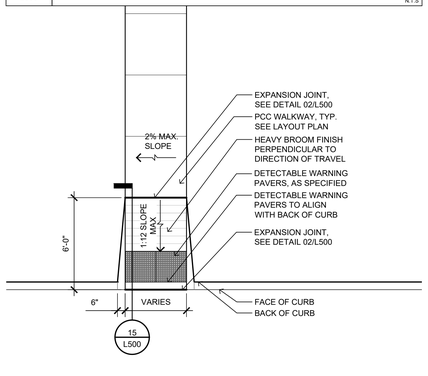
NOTE:
PLACE ISOLATION JOINTS BETWEEN CONCRETE AND BUILDING FOUNDATION AND ALL FIXED OBJECTS

04 L500 SECTION - ISOLATION JOINT N.T.S



T = THICKNESS OF PAVEMENT

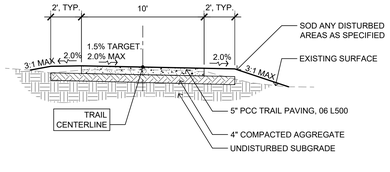
05 L500 SECTION - SAWCUT JOINT N.T.S



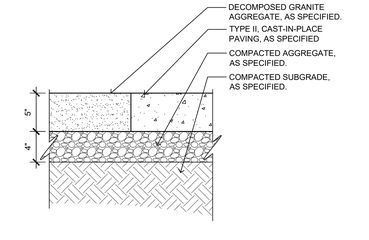
18 L500 PLAN - ACCESSIBLE CURB RAMP (PERPENDICULAR) N.T.S

NOTE:
TRAIL CROSS SLOPE NOT TO EXCEED 2.0%

SUPER TURF II BY UNITED SEED
10 LBS PER 1,000 SQ. FT.

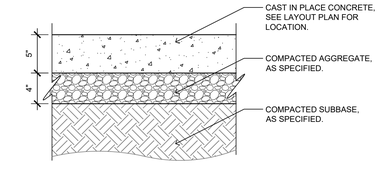


14 L500 SECTION - TRAIL PROFILE (TYP) N.T.S



10 L500 SECTION - WALK PCC GRANITE CONNECTION N.T.S

NOTE: REFER TO LAYOUT PLAN FOR PAVING TYPE LOCATION.



06 L500 SECTION - PCC WALK N.T.S

substance
ARCHITECTURE
INTERIORS
DESIGN
1300 WALNUT STREET SUITE 201
DES MOINES IOWA 50309
p 515 243 4487
f 515 243 4628

STRUCTURAL CONSULTANT
TBD
ADDRESS
CITY, IOWA ZIP
p 515 222 222
f 515 222 222

LANDSCAPE ARCHITECT
CONFLUENCE
525 7TH STREET
DES MOINES IOWA 50309
p 515 288 4487
f 515 288 4487

GENERAL CONTRACTOR
THE WEITZ COMPANY
5901 THORNTON AVENUE
DES MOINES IOWA 50321
p 515 246 4000
f 515 246 4699

MECHANICAL CONTRACTOR
TBD
ADDRESS
CITY, IOWA ZIP
p 515 222 222
f 515 222 222

ELECTRICAL CONTRACTOR
TBD
ADDRESS
CITY, IOWA ZIP
p 515 222 222
f 515 222 222

IOWA ONE CALL
CALL 811 / 1-800-292-8989
2 Working Days BEFORE YOU DIG
DigSafeWait48.com

KEY PLAN

KNAPP PROPERTIES
KETTLESTONE OFFICE DEVELOPMENT
2701 GRAND PRAIRIE PARKWAY
WALDEN PONDS, INC.

SITE PLAN SUBMITTAL (3RD REVIEW)

PROJECT NO.: 15108
CLIENT NO.: #

DATE: 03/AUG/2016

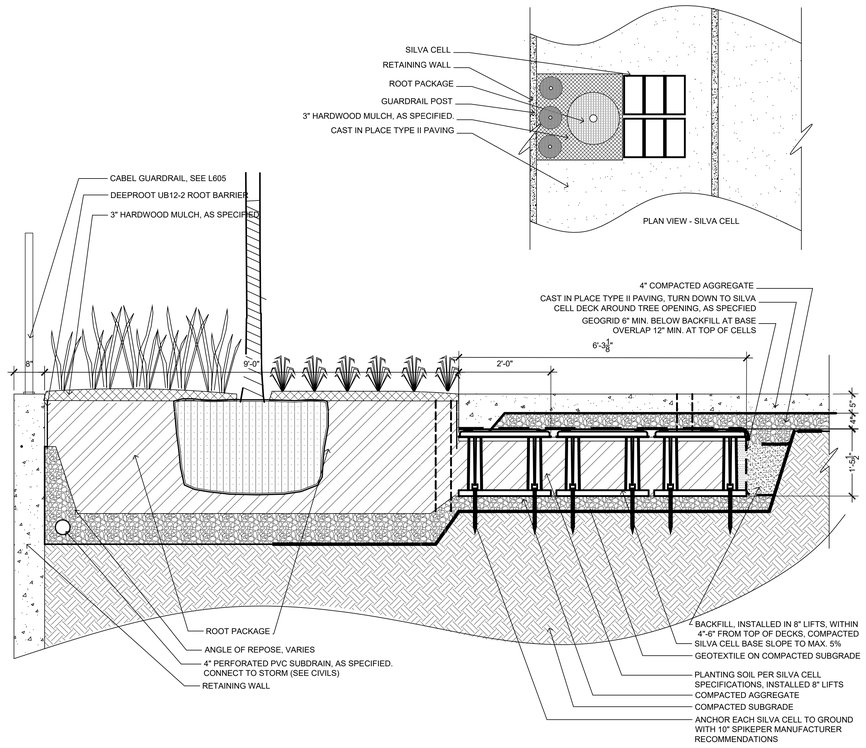
REVISION
No. Description Date

NOT FOR CONSTRUCTION

SITE DETAILS

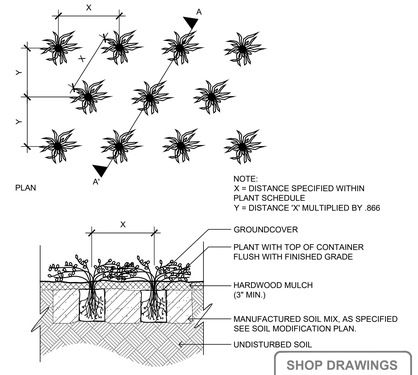
L500

File Location: N:\2015\Des Moines Projects\15108 Holmes Murphy\15108 - AutoCAD\L500 SITE DETAILS \ Drawn by: XX \ Checked by: XX



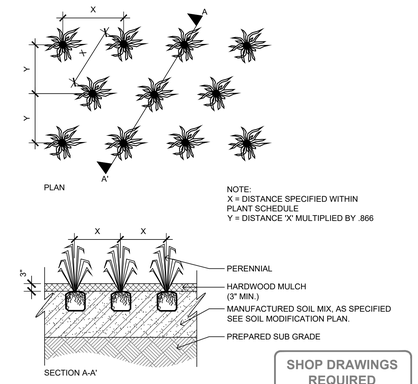
SHOP DRAWINGS REQUIRED

09 L501 SECTION - SILLVA CELL N.T.S



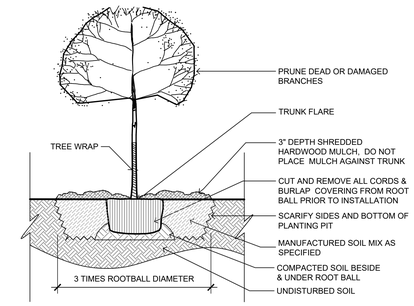
SHOP DRAWINGS REQUIRED

05 L501 SECTION - GROUNDCOVER PLANTING (TYP) N.T.S



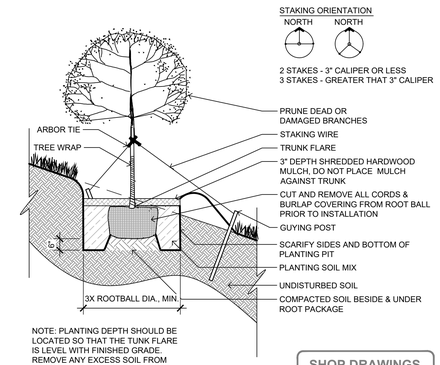
SHOP DRAWINGS REQUIRED

06 L501 SECTION - PERENNIAL PLANTING (TYP) N.T.S



SHOP DRAWINGS REQUIRED

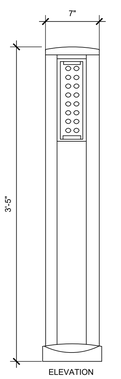
01 L501 SECTION - TREE PLANTING (TYP) N.T.S



NOTE: PLANTING DEPTH SHOULD BE LOCATED SO THAT THE TUNK FLARE IS LEVEL WITH FINISHED GRADE. REMOVE ANY EXCESS SOIL FROM ROOT BALL TO ACHIEVE CORRECT DEPTH.

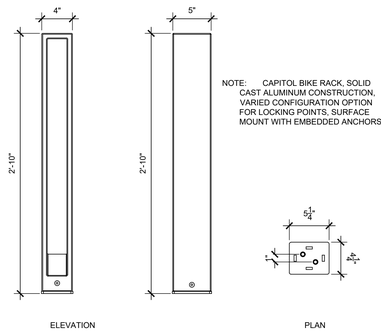
SHOP DRAWINGS REQUIRED

02 L501 SECTION - TREE PLANTING ON SLOPE (TYP) N.T.S



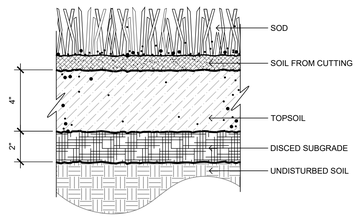
NOTE: SOLECITY BOLLARD, LED BOLLARD ANCHOR PLATE 4 STEEL ANCHOR BOLTS, DO NOT OBSTRUCT SPACE BETWEEN ANCHOR PLATE AND CONCRETE BASE. VERTICLE POSITION, ACRYLIC REFRACTOR LENSES.

12 L501 SOLECITY BOLLARD BY LUMEC N.T.S



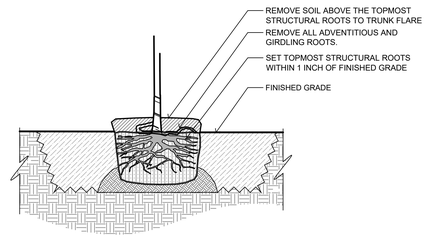
NOTE: CAPITOL BIKE RACK, SOLID CAST ALUMINUM CONSTRUCTION, VARIED CONFIGURATION OPTION FOR LOCKING POINTS, SURFACE MOUNT WITH EMBEDDED ANCHORS

10 L501 BIKE RACK ELEVATION AND PLAN N.T.S



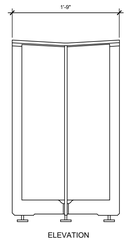
SHOP DRAWINGS REQUIRED

07 L501 SECTION - SOD (TYP) N.T.S



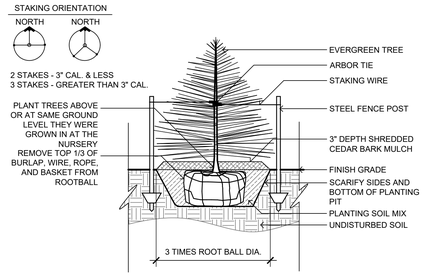
SHOP DRAWINGS REQUIRED

03 L501 SECTION - TREE ROOT BALL (TYP) N.T.S



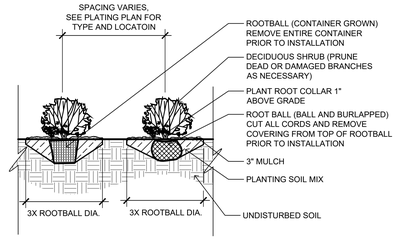
NOTE: KNIGHT LITTER RECEPTACLE, HEAVY PLATE ALUMINUM FRAME AND LID, ALUMINUM BODY WITH OPEN BOTTOM FOR MAX. WATER DRAINAGE. 30 GAL. LINER.

11 L501 TRASH RECEPTACLE - ELEVATION AND PLAN N.T.S



SHOP DRAWINGS REQUIRED

08 L501 SECTION - EVERGREEN TREE PLANTING (TYP) N.T.S



SHOP DRAWINGS REQUIRED

04 L501 SECTION - SHRUB PLANTING (TYP) N.T.S

substance
ARCHITECTURE
INTERIORS
DESIGN
1300 WALNUT STREET SUITE 201
DES MOINES, IOWA 50309
p 515 243 4407
f 515 243 4409

STRUCTURAL CONSULTANT
TEL 515 222 2222
FAX 515 222 2222
ADDRESS
CITY, IOWA ZIP

LANDSCAPE ARCHITECT
CONFLUENCE
TEL 515 288 8888
FAX 515 288 8889
525 7TH STREET
DES MOINES, IOWA 50309

GENERAL CONTRACTOR
THE WEITZ COMPANY
TEL 515 246 4000
FAX 515 246 4001
501 THORNTON AVENUE
DES MOINES, IOWA 50321

MECHANICAL CONTRACTOR
TEL 515 222 2222
FAX 515 222 2222
ADDRESS
CITY, IOWA ZIP

ELECTRICAL CONTRACTOR
TEL 515 222 2222
FAX 515 222 2222
ADDRESS
CITY, IOWA ZIP

IOWA ONE CALL
CALL 811 / 1-800-292-8989
2 Working Days BEFORE YOU DIG
DigSafeWait48.com

KEY PLAN

KNAPP PROPERTIES
KETTLESTONE OFFICE DEVELOPMENT
2750 GRAND PRAIRIE PARKWAY
WINDSOR HEIGHTS, IOWA

SITE PLAN
SUBMITTAL (3RD REVIEW)

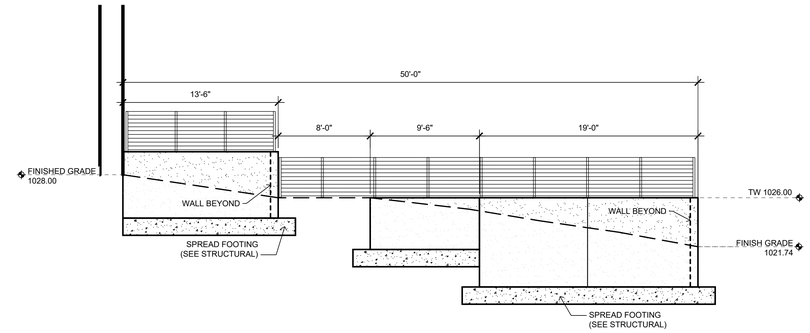
PROJECT NO.: 15108
CLIENT NO.: #
DATE: 03/AUG/2016
REVISION
No. Description Date

NOT FOR CONSTRUCTION

PLANTING DETAILS

L501

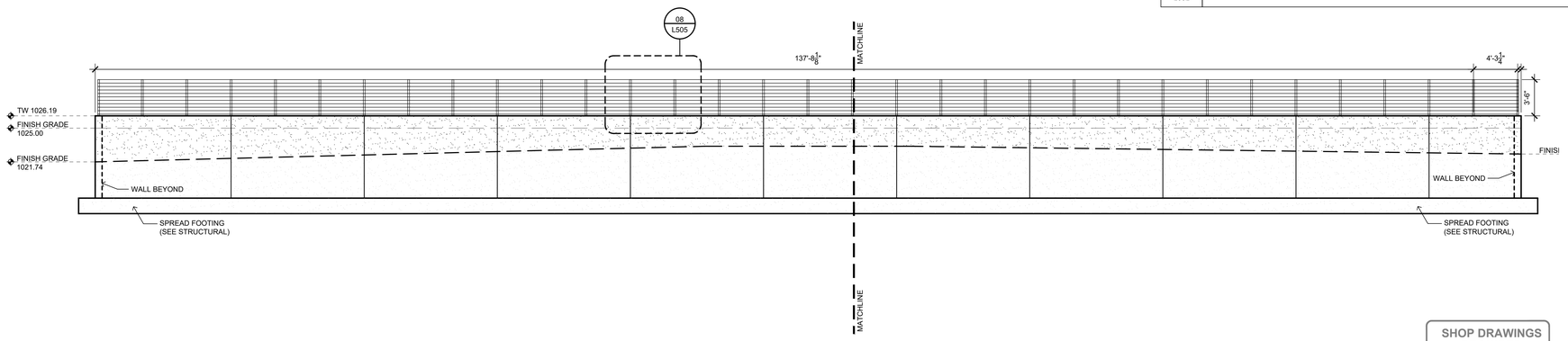
File Location: N:\2015\Des Moines Projects\15108 Holmes Murphy\15108 - AutoCAD\L501 PLANTING DETAILS / Drawn by: XX / Checked by: XX



SHOP DRAWINGS REQUIRED

01 L502 | L602 WALL - ELEVATION

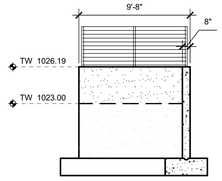
N.T.S



SHOP DRAWINGS REQUIRED

02 L502 | L602 WALL - ELEVATION

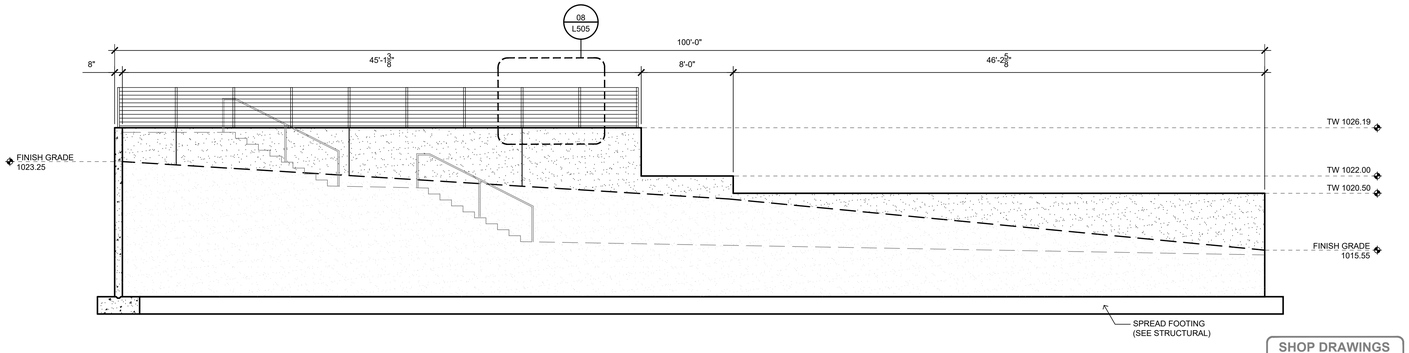
N.T.S



SHOP DRAWINGS REQUIRED

03 L502 | L602 WALL - ELEVATION

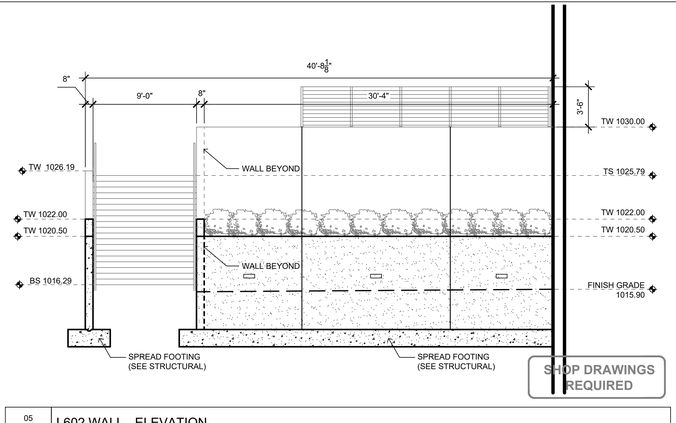
N.T.S



SHOP DRAWINGS REQUIRED

04 L502 | L602 WALL - ELEVATION

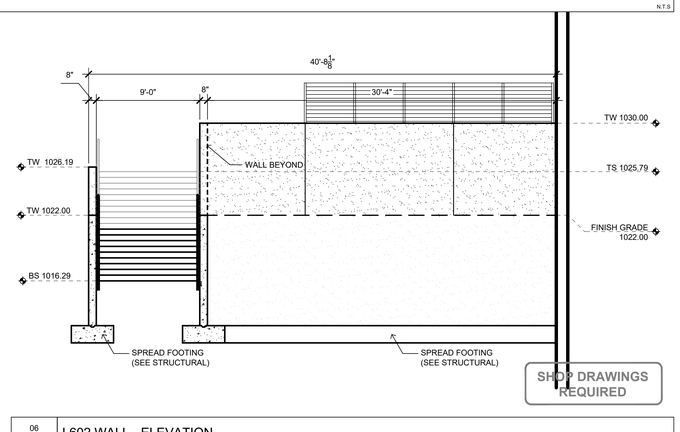
N.T.S



SHOP DRAWINGS REQUIRED

05 L502 | L602 WALL - ELEVATION

N.T.S



SHOP DRAWINGS REQUIRED

06 L502 | L602 WALL - ELEVATION

N.T.S

substance
ARCHITECTURE
INTERIORS
DESIGN

1300 WALNUT STREET SUITE 201
DES MOINES IOWA 50309
p 515 243 4407
f 515 243 4409

STRUCTURAL CONSULTANT | TBD | ADDRESS | CITY, IOWA ZIP | p 515 222 222 | f 515 222 222

LANDSCAPE ARCHITECT | CONFLUENCE | 525 17TH STREET | DES MOINES IOWA 50309 | p 515 288 2387 | f 515 288 2387

GENERAL CONTRACTOR | THE WEITZ COMPANY | 5901 THORNTON AVENUE | DES MOINES IOWA 50321 | p 515 246 7700 | f 515 246 7799

MECHANICAL CONTRACTOR | TBD | ADDRESS | CITY, IOWA ZIP | p 515 222 222 | f 515 222 222

ELECTRICAL CONTRACTOR | TBD | ADDRESS | CITY, IOWA ZIP | p 515 222 222 | f 515 222 222

IOWA ONE CALL
CALL 811 / 1-800-292-8989
2 Working Days BEFORE YOU DIG
DigSafeWait48.com

KEY PLAN

KNAPP PROPERTIES
KETTLESTONE OFFICE DEVELOPMENT
2701 GRAND PRAIRIE PARKWAY
WAUKEE, IOWA 50263

SITE PLAN
SUBMITTAL (3RD REVIEW)

PROJECT NO.: 15108
CLIENT NO.: #

DATE: 03/AUG/2016

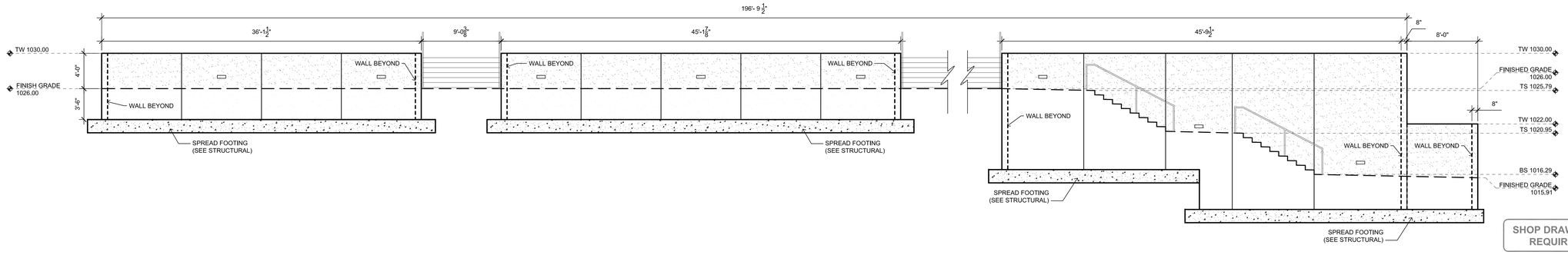
REVISION
No. Description Date

NOT FOR CONSTRUCTION

WALL ELEVATIONS

L502

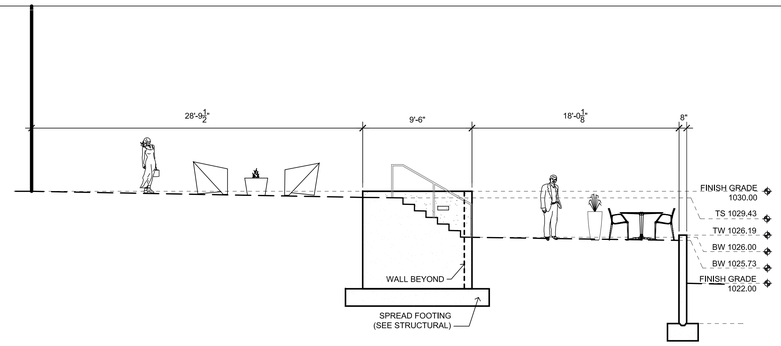
File Location: N:\2015\Des Moines Projects\15108 Holmes Murphy\15108 - AutoCAD\L502 WALL ELEVATIONS / Drawn by: XX / Checked by: XX



SHOP DRAWINGS REQUIRED

07 L503 L603 WALL- ELEVATIONS

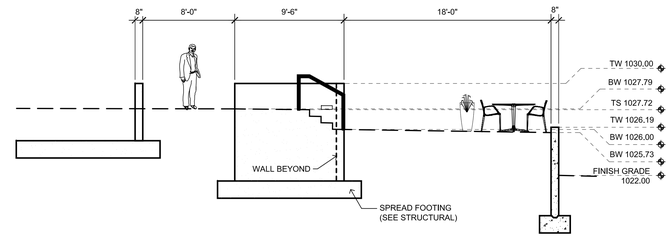
N.T.S



SHOP DRAWINGS REQUIRED

08 L503 L603 WALL - ELEVATION

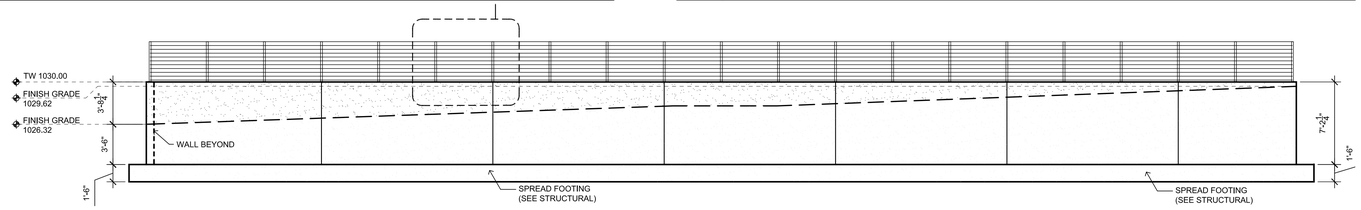
N.T.S



SHOP DRAWINGS REQUIRED

09 L503 L603 WALL - ELEVATION

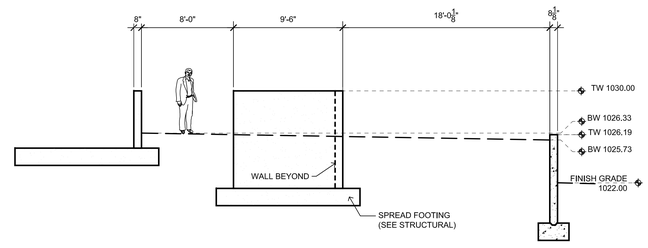
N.T.S



SHOP DRAWINGS REQUIRED

10 L503 L603 WALL - ELEVATIONS

N.T.S



SHOP DRAWINGS REQUIRED

11 L503 L603 WALL - ELEVATIONS

N.T.S

File Location: K:\2015\Des Moines Projects\15108 Holmes Murphy\15108 - Auto\CADD\L502 WALL ELEVATIONS / Drawn by: XX / Checked by: XX

substance
ARCHITECTURE
INTERIORS
DESIGN
1300 WALNUT STREET SUITE 201
DES MOINES IOWA 50309
P 515 243 4407
F 515 243 4402

STRUCTURAL CONSULTANT
TBD
ADDRESS
CITY, IOWA ZIP
P 515 999 9999
F 515 999 9999

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES IOWA 50309
P 515 288 4875
F 515 288 8359

GENERAL CONTRACTOR
THE WEITZ COMPANY
5901 THORNTON AVENUE
DES MOINES IOWA 50321
P 515 246 4700
F 515 246 4729

MECHANICAL CONTRACTOR
TBD
ADDRESS
CITY, IOWA ZIP
P 515 999 9999
F 515 999 9999

ELECTRICAL CONTRACTOR
TBD
ADDRESS
CITY, IOWA ZIP
P 515 999 9999
F 515 999 9999

IOWA ONE CALL
CALL 811 / 1-800-292-8989
2 Working Days BEFORE YOU DIG
DigSafeWait48.com

KEY PLAN

KNAPP PROPERTIES
KETTLESTONE OFFICE DEVELOPMENT
NW 114TH STREET & PARK WAY
WALKER, IOWA 52352

SITE PLAN
SUBMITTAL (3RD REVIEW)

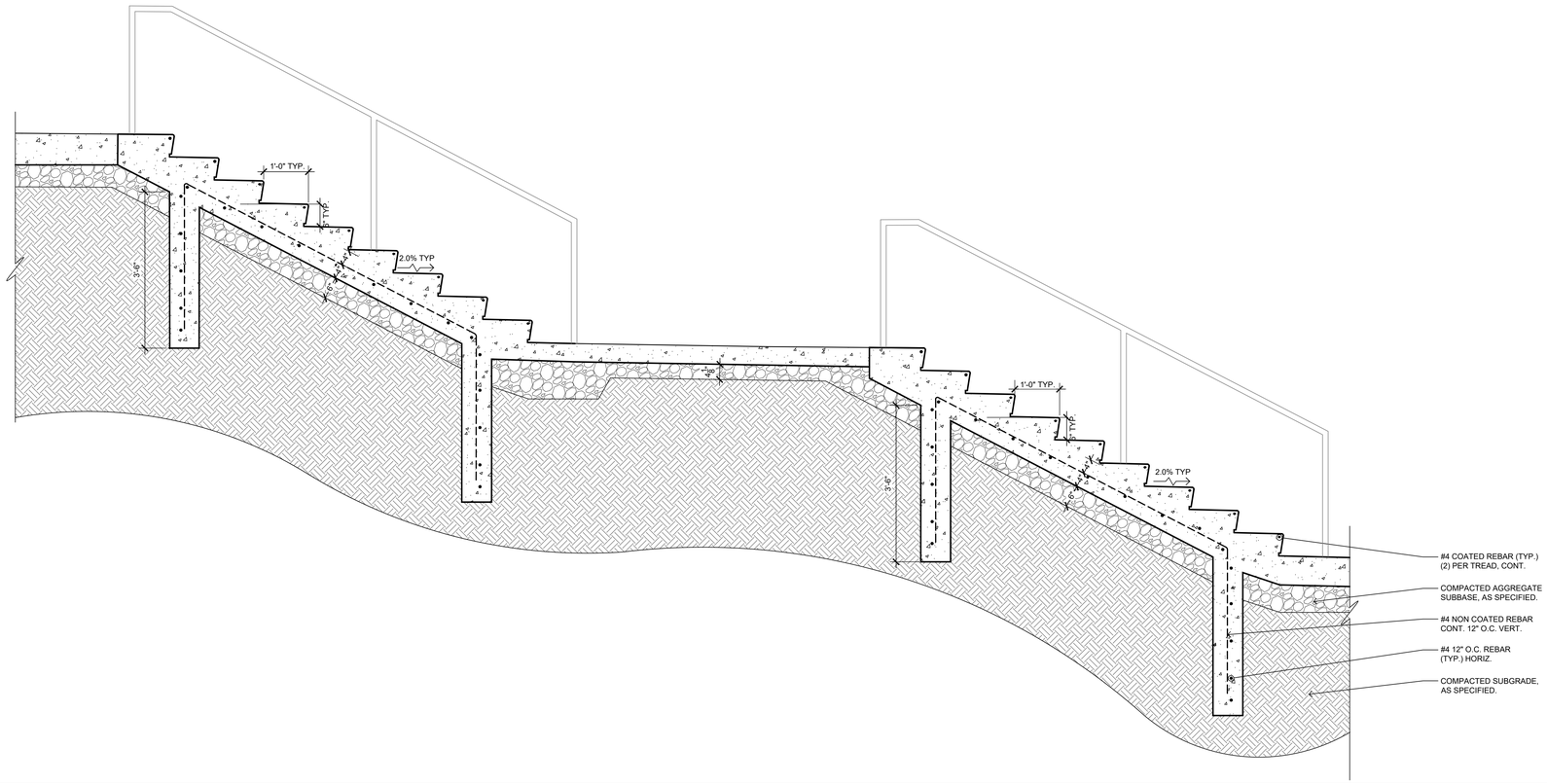
PROJECT NO.: 15108
CLIENT NO.: #

DATE: 03/AUG/2016

REVISION
No. Description Date

WALL ELEVATIONS

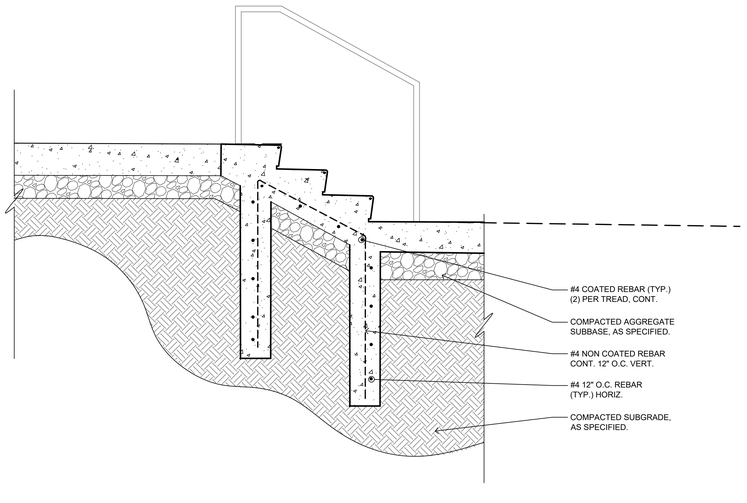
L503



SHOP DRAWINGS REQUIRED

01 L504 L604 STAIR DETAIL

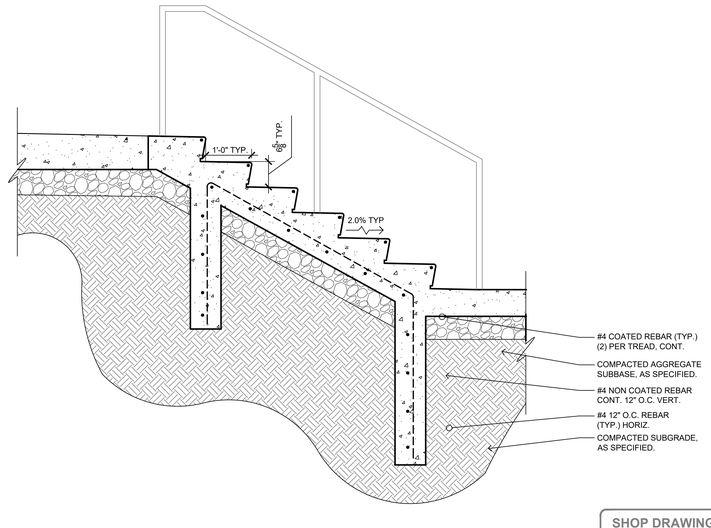
N.T.S



SHOP DRAWINGS REQUIRED

02 L504 L604 STAIR DETAIL

N.T.S



SHOP DRAWINGS REQUIRED

03 L504 L604 STAIR DETAIL

N.T.S

substance
ARCHITECTURE
INTERIORS
DESIGN
1300 WALNUT STREET SUITE 201
DES MOINES IOWA 50309
p 515 243 4407
f 515 243 4408

STRUCTURAL CONSULTANT
TBD
ADDRESS
CITY, IOWA ZIP
p 515 222 222
f 515 222 222

LANDSCAPE ARCHITECT
CONFLUENCE
525 7TH STREET
DES MOINES IOWA 50309
p 515 288 2387
f 515 288 2387

GENERAL CONTRACTOR
THE WEITZ COMPANY
501 THORNTON AVENUE
DES MOINES IOWA 50321
p 515 246 5700
f 515 246 5699

MECHANICAL CONTRACTOR
TBD
ADDRESS
CITY, IOWA ZIP
p 515 222 222
f 515 222 222

ELECTRICAL CONTRACTOR
TBD
ADDRESS
CITY, IOWA ZIP
p 515 222 222
f 515 222 222

IOWA ONE CALL
CALL 811 / 1-800-292-8989
2 Working Days BEFORE YOU DIG
DigSafeWait48.com

KEY PLAN

KNAPP PROPERTIES
KETTLESTONE OFFICE DEVELOPMENT
2701 GRAND PRAIRIE PARKWAY
WAUKEE, IOWA 50263

SITE PLAN
SUBMITTAL (3RD REVIEW)

PROJECT NO.: 15108
CLIENT NO.: #

DATE: 03/AUG/2016

REVISION
No. Description Date

NOT FOR CONSTRUCTION

STAIR DETAILS

L504

File Location: N:\2015\Des Moines Projects\15108 Holmes Murphy\15108 - AutoCAD\L502 WALL ELEVATIONS / Drawn by: XX / Checked by: XX

UTILITY NOTES:

1. ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
   A. ASHWORTH PROPERTIES, LC
   B. CONFLUENCE
   C. CITY OF WAUKEE
2. ALL STORM SEWER AND SANITARY SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH SUDAS.
3. LOCATION OF EXISTING UTILITIES ON PLANS ARE APPROXIMATE AND SHOULD BE LOCATED BY UTILITY COMPANIES PRIOR TO CONSTRUCTION.
4. VERIFY LIGHT TYPE AND FINAL LOCATIONS WITH ELECTRICAL CONTRACTOR.
5. INSTALL TEMPORARY SILT FENCE AROUND ALL PERMANENT STORM SEWER INLETS FOR EROSION CONTROL.
6. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISH GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES AND LIGHT BASES.
7. THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES, DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITIES.
8. ALL CONNECTIONS TO PUBLIC WATER, SANITARY, AND STORM SEWER TO BE INSPECTED BY THE CITY OF WAUKEE ENGINEERING DEPARTMENT WITH A MINIMUM 48-HOUR NOTICE. NOTIFY WATER INSPECTION. NOTIFY THE CITY OF WAUKEE FOR ALL OTHER UNDERGROUND INSPECTION.
9. USE PAVEMENT REPLACEMENT MIX PER CITY OF WAUKEE SPECIFICATIONS.
10. CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION OF FIBER OPTIC DUCT BAND PRIOR TO EXCAVATING FOR UTILITIES.
11. ALL SITE LIGHTING TO BE SHARP CUT-OFF. POLE AND FIXTURE TYPE TO BE SELECTED BY THE LANDSCAPE ARCHITECT.
12. ANY FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHOULD BE REPAIRED, RECONNECTED, OR REROUTED AND THEIR LOCATIONS SHOULD BE NOTED ON AS-BUILT DRAWINGS.
13. ALL STORM SEWER AND SANITARY SEWER SHOULD BE CLEANED AND TELEVISED PRIOR TO PAVING. THE CITY OF WAUKEE ENGINEERING DEPARTMENT SHALL WITNESS ALL CLEANING AND TELEVISING AND COPIES OF THE REPORT AND VIDEOS SHALL BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
14. ALL SANITARY MANHOLES ARE TO BE VACUUMED TESTED.
15. CONNECTIONS TO EXISTING SANITARY MANHOLES SHALL BE CORE DRILLED AND USE A LINK SEAL.
16. ALL UTILITIES SHALL BE TESTED TO THE CITY OF WAUKEE STANDARDS AND THE CITY OF WAUKEE ENGINEERING DEPARTMENT SHALL WITNESS ALL TESTING.
17. ALL FIRE HYDRANTS SHALL HAVE STORZ FITTINGS INCLUDING ANY RELOCATED HYDRANTS.

IOWA ONE CALL
CALL 811 / 1-800-292-8989
2 Working Days BEFORE YOU DIG
DigSafeWait48.com

substance
ARCHITECTURE
INTERIORS
DESIGN

1300 WALNUT STREET SUITE 201
DES MOINES IOWA 50309
p 515 243 4097
f 515 243 4098

STRUCTURAL CONSULTANT
TBD
ADDRESS
CITY, IOWA ZIP
p 515 777 777
f 515 777 777

LANDSCAPE ARCHITECT
CONFLUENCE
523 17TH STREET
DES MOINES IOWA 50309
p 515 288 2987
f 515 288 2988

GENERAL CONTRACTOR
THE WEITZ COMPANY
5901 THORNTON AVENUE
DES MOINES IOWA 50321
p 515 246 7000
f 515 246 7001

MECHANICAL CONTRACTOR
TBD
ADDRESS
CITY, IOWA ZIP
p 515 777 777
f 515 777 777

ELECTRICAL CONTRACTOR
TBD
ADDRESS
CITY, IOWA ZIP
p 515 777 777
f 515 777 777

KEY PLAN

KNAPP PROPERTIES
KETTLESTONE OFFICE DEVELOPMENT
NW CORNER OF PROJECT PARKWAY & SE ALICE'S ROAD

SITE PLAN SUBMITTAL

PROJECT NO.: 15108
CLIENT NO.: #
DATE: 3/AUG/2016
REVISION
No. Description Date

NOT FOR CONSTRUCTION

UTILITY PLAN

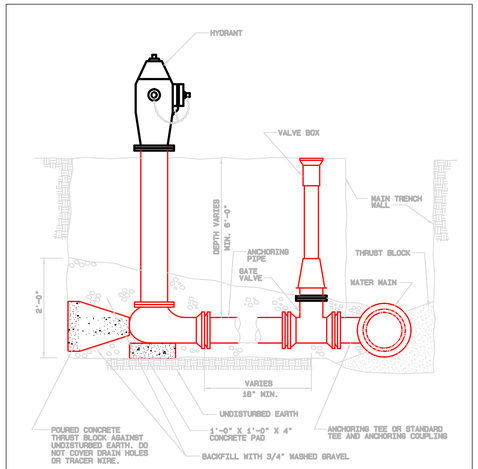
C100

IOWA ONE CALL
CALL 811 / 1-800-292-8989
2 Working Days BEFORE YOU DIG
DigSafeWait48.com

01 UTILITY PLAN SHEET

File Location: Q:\E-FILES\E-7000\E7505_C3D Drawings\Construction Documents\SITE PLANS\E7505_01_UTILITY.dwg, 8/3/2016 1:14:06 PM, pelausen, 1:1

Q:\E-FILES\E-7000\E7505_C3D Drawings\Construction Documents\SITE PLANS\E7505_01_UTILITY / Drawn by: XX / Checked by: XX



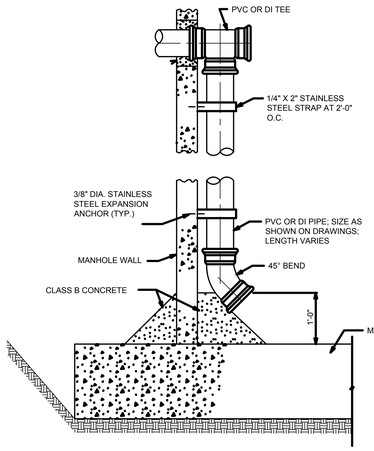
NOTES

1. MINIMUM SIZE FOR PIPING, VALVES AND FITTINGS FROM WATER MAIN TO HYDRANT INLET: 6".
2. PROVIDE TRACER WIRE AND TRACER WIRE STATION.
3. WRAP HYDRANT, PIPE AND FITTINGS WITH POLYETHYLENE ENCASEMENT.

CITY OF WAUKEE

HYDRANT

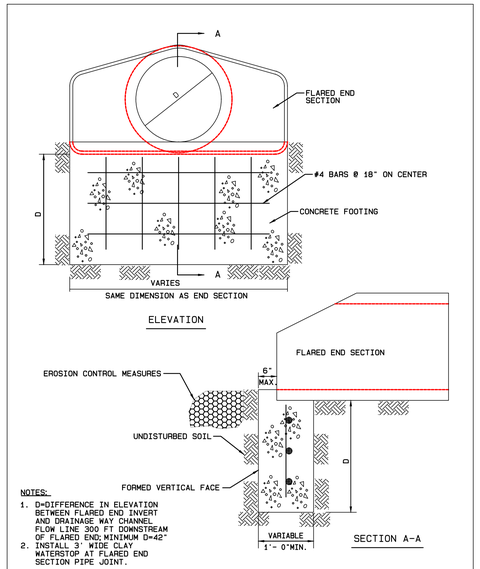
STD.DWG.NO.34



CITY OF WAUKEE

INSIDE DROP CONNECTION

STD.DWG.NO.14



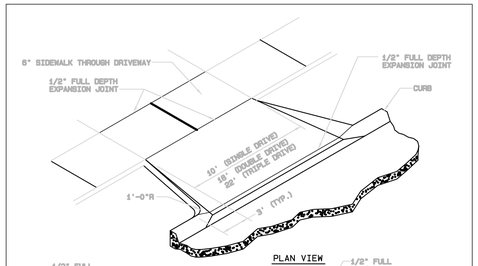
NOTES:

1. D=DIFFERENCE IN ELEVATION BETWEEN FLARED END INVERT AND DRAINAGE WAY CHANNEL FLOW LINE 300 FT DOWNSTREAM OF FLARED END; MINIMUM D=42"
2. INSTALL 3' WIDE CLAY WATERSTOP AT FLARED END SECTION PIPE JOINT.

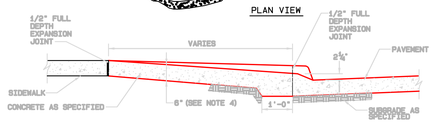
CITY OF WAUKEE

FLARED END SECTION FOOTING DETAIL

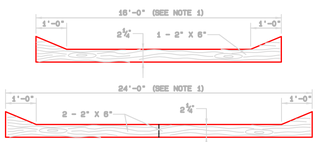
STD.DWG.NO.30



PLAN VIEW



SECTION AT CENTERLINE OF DRIVE



DRIVEWAY TEMPLATES
(AT CURB LINE)

NOTES

1. WHEN CONSTRUCTING APPROACH FOR EXISTING DRIVEWAY, ADD 8' TO WIDTH OF DRIVEWAY TO OBTAIN MODIFIED OVERALL LENGTH OF TEMPLATE.
2a. MINIMUM SLOPE ON DRIVEWAY = 1/2" : 1'-0".
3. USE THIS DETAIL TO CONSTRUCT APPROACHES TO EXISTING DRIVEWAYS. USE AT OTHER LOCATIONS ONLY IF AUTHORIZED BY CITY.
4. COMMERCIAL DRIVE MINIMUM THICKNESS 8" FROM PAVEMENT TO BACK OF SIDEWALK.

CITY OF WAUKEE

DRIVEWAY APPROACH DETAIL
NEW PAVEMENT

STD.DWG.NO.26

substance
ARCHITECTURE
INTERIORS
DESIGN
1300 WALNUT STREET SUITE 201
DES MOINES IOWA 50309
p 515 243 4407
f 515 243 4409

STRUCTURAL CONSULTANT
TITLE
ADDRESS
CITY, STATE, ZIP
p 515 222 222
f 515 222 222

LANDSCAPE ARCHITECT
CONFLUENCE
523 17TH STREET
DES MOINES IOWA 50309
p 515 288 1
f 515 288 2475

GENERAL CONTRACTOR
THE WEITZ COMPANY
5901 THORNTON AVENUE
DES MOINES IOWA 50321
p 515 246 4000
f 515 246 4000

MECHANICAL CONTRACTOR
TITLE
ADDRESS
CITY, STATE, ZIP
p 515 222 222
f 515 222 222

ELECTRICAL CONTRACTOR
TITLE
ADDRESS
CITY, STATE, ZIP
p 515 222 222
f 515 222 222

IOWA ONE CALL
CALL 811 / 1-800-292-8989
2 Working Days BEFORE YOU DIG
DigSafeWait48.com

KEY PLAN

KNAPP PROPERTIES
KETTLESTONE OFFICE DEVELOPMENT
2700 GRAND AVENUE / PARKWAY
WAUKEE, IOWA 50263

SITE PLAN SUBMITTAL

PROJECT NO.: 15108
CLIENT NO.: #

DATE: 3/AUG/2016

REVISION
No. Description Date

DETAIL SHEET

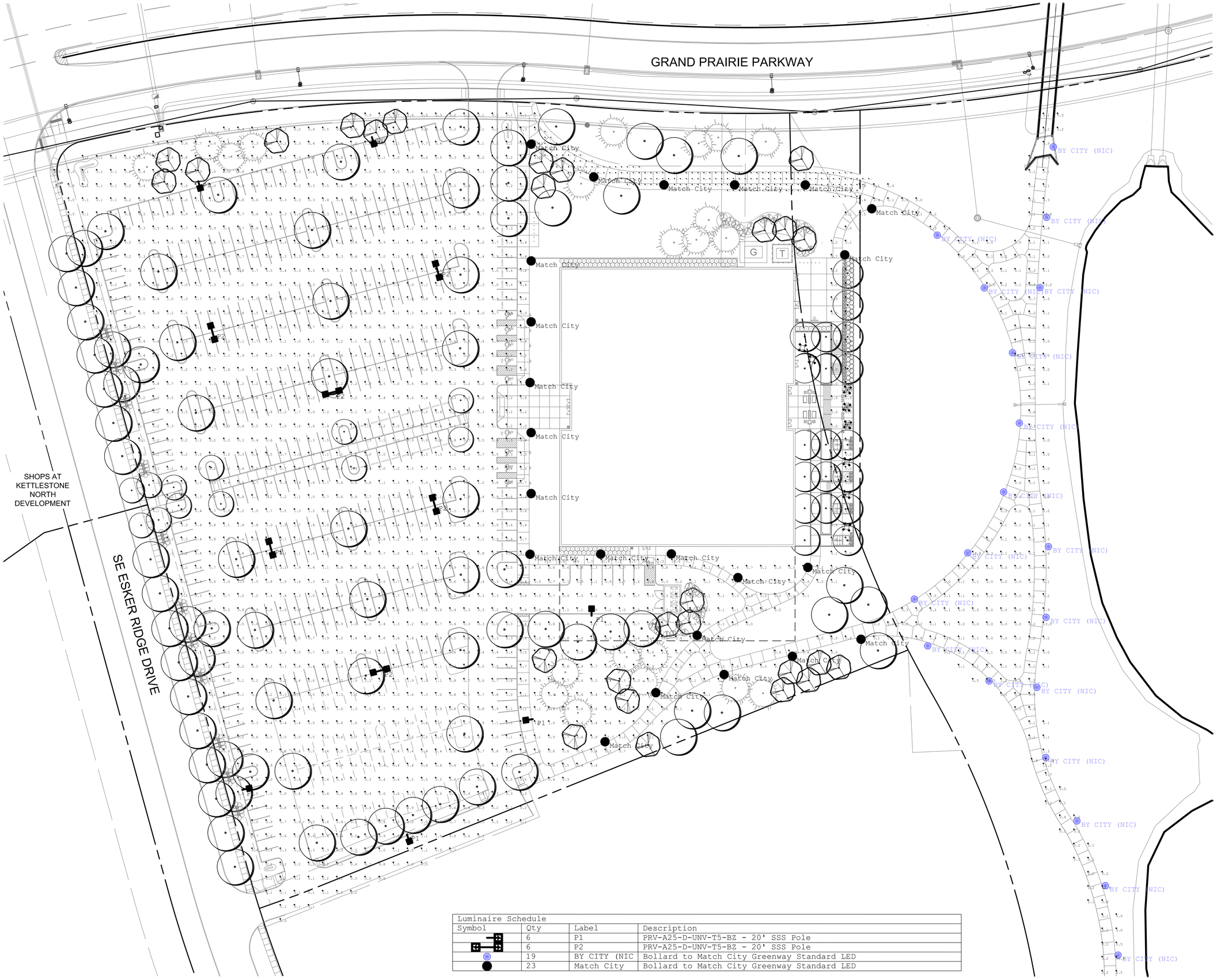
C200

IOWA ONE CALL
CALL 811 / 1-800-292-8989
2 Working Days BEFORE YOU DIG
DigSafeWait48.com

File Location: Q:\E-FILES\E-7000\E7505_C3D Drawings\Construction Documents\SITE PLAN\E7505_01_UTILITY.dwg, 8/2/2016 1:30:23 PM, pelausen, 1:1

Q:\E-FILES\E-7000\E7505_C3D Drawings\Construction Documents\SITE PLAN\E7505_01_UTILITY / Drawn by: XX / Checked by: XX

01 MULTILINE_TITLE



Luminaire Schedule			
Symbol	Qty	Label	Description
	6	P1	PRV-A25-D-UNV-T5-BZ - 20' SSS Pole
	6	P2	PRV-A25-D-UNV-T5-BZ - 20' SSS Pole
	19	BY CITY (NIC	Bollard to Match City Greenway Standard LED
	23	Match City	Bollard to Match City Greenway Standard LED

01 LIGHTING LAYOUT PLAN

SCALE:1"=30' 0 7.5 15 30 60

File Location: N:\2015\Des Moines Projects\15108 Holmes Murphy\15108 - AutoCAD\LL600 SITE LIGHTING PLAN / Drawn by: XX / Checked by: XX

substance
ARCHITECTURE
INTERIORS
DESIGN
1300 WALNUT STREET SUITE 201
DES MOINES IOWA 50309
p 515 243 4497
f 515 243 4498

STRUCTURAL CONSULTANT
TBD
ADDRESS
CITY, IOWA ZIP
p 515 ###-####
f 515 ###-####

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES IOWA 50309
p 515 288-4875
f 515 288-8375

GENERAL CONTRACTOR
THE WEITZ COMPANY
5901 THORNTON AVENUE
DES MOINES IOWA 50321
p 515 246-4700
f 515 246-4799

MECHANICAL CONTRACTOR
TBD
ADDRESS
CITY, IOWA ZIP
p 515 ###-####
f 515 ###-####

ELECTRICAL CONTRACTOR
TBD
ADDRESS
CITY, IOWA ZIP
p 515 ###-####
f 515 ###-####

IOWA ONE CALL
CALL 811 / 1-800-292-8989
2 Working Days BEFORE YOU DIG
DigSafeWait48.com

KEY PLAN

KNAPP PROPERTIES
KETTLESTONE OFFICE DEVELOPMENT
NE CORNER OF PRAIRIE PARKWAY
& SE ESKER RIDGE DRIVE
WEST DES MOINES, IOWA

SITE PLAN
SUBMITTAL (3RD REVIEW)

PROJECT NO.: 15108
CLIENT NO.: #

DATE: 03/AUG/2016

REVISION
No. Description Date

NOT FOR CONSTRUCTION

SITE LIGHTING PLAN

L600

Copyright © 2016 Substance, LLC.

1 Rendered Elevation - South
SCALE: 12" = 1'-0"

2 Rendered Elevation - West
SCALE: 12" = 1'-0"

8/2/2016 4:43:33 PM

substancearchitecture

1300 Walnut Street, Suite 201
Des Moines, Iowa 50309
Ph. 515 243 4407
www.substancearchitecture.com

LANDSCAPE ARCHITECT

CONFLUENCE

525 17TH STREET
DES MOINES, IOWA 50309
Ph. 5152884875
www.thinkconfluence.com

GENERAL CONTRACTOR

THE WEITZ COMPANY

5901 THORNTON AVENUE
DES MOINES, IOWA 50321
Ph. 515464700
?

STRUCTURAL ENGINEER

RAKER RHODES ENGINEERING

4717 Grand Ave,
Des Moines, IA 50312
Ph. (515) 277-0275
?

MECHANICAL ENGINEER

BAKER GROUP

4224 Hubbell Ave.
Des Moines, IA 50317
Ph. (515) 262-4000
?

ELECTRICAL ENGINEER

WALDINGER CORPORATION

2601 Bell Ave.
Des Moines, IA 50321
Ph. (515) 284-1911
?

KNAPP PROPERTIES
KETTLESTONE OFFICE DEVELOPMENT

Preliminary - Not for Construction
Site Plan Submittal (3rd Review)

Substance No.: 398.16

Date: 03 AUGUST 2016

Revisions

MARK	DESCRIPTION	DATE

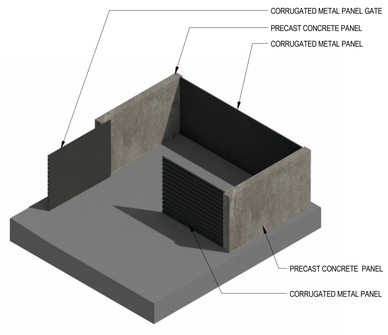
RENDERED BUILDING ELEVATIONS

3-1

Copyright © 2016 Substance, LLC.

1 Rendered Elevation - North
SCALE: 12" = 1'-0"

2 Rendered Elevation - East
SCALE: 12" = 1'-0"



3 Rendered Axonometric - Trash Enclosure
SCALE: 6" = 1'-0"

substancearchitecture

1300 Walnut Street, Suite 201
Des Moines, Iowa 50309
Ph. 515 243 4407
www.substancearchitecture.com

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IOWA 50309
Ph. 5152884875
www.thinkconfluence.com

GENERAL CONTRACTOR
THE WEITZ COMPANY
5901 THORNTON AVENUE
DES MOINES, IOWA 50321
Ph. 515464700
?

STRUCTURAL ENGINEER
RAKER RHODES ENGINEERING
4717 Grand Ave,
Des Moines, IA 50312
Ph. (515) 277-0275
?

MECHANICAL ENGINEER
BAKER GROUP
4224 Hubbell Ave
Des Moines, IA 50317
Ph. (515) 262-4000
?

ELECTRICAL ENGINEER
WALDINGER CORPORATION
2601 Bell Ave
Des Moines, IA 50321
Ph. (515) 284-1911
?

KNAPP PROPERTIES
KETTLESTONE OFFICE DEVELOPMENT

Preliminary - Not for Construction
Site Plan Submittal (3rd Review)

Substance No.: 398.16

Date: 03 AUGUST 2016

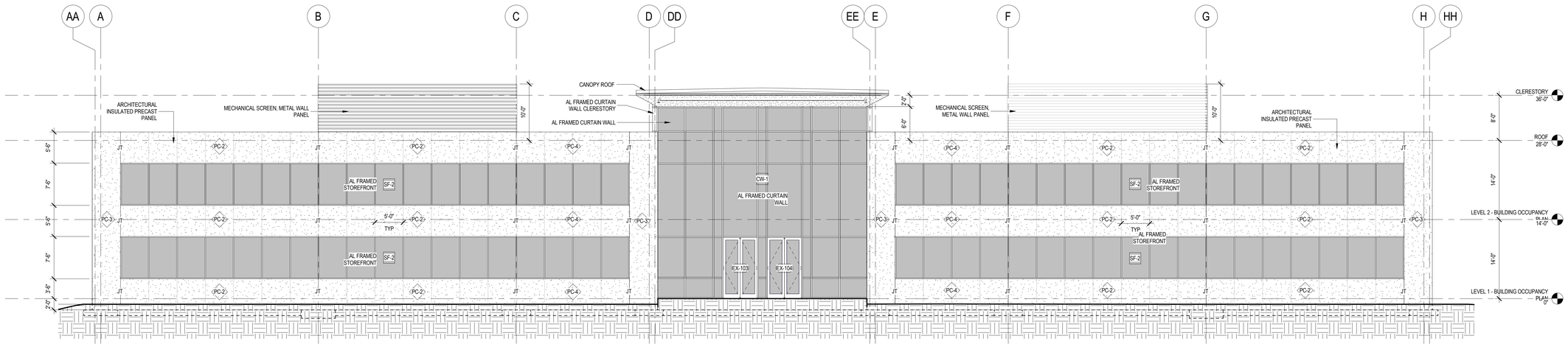
Revisions
MARK DESCRIPTION DATE

RENDERED BUILDING ELEVATIONS

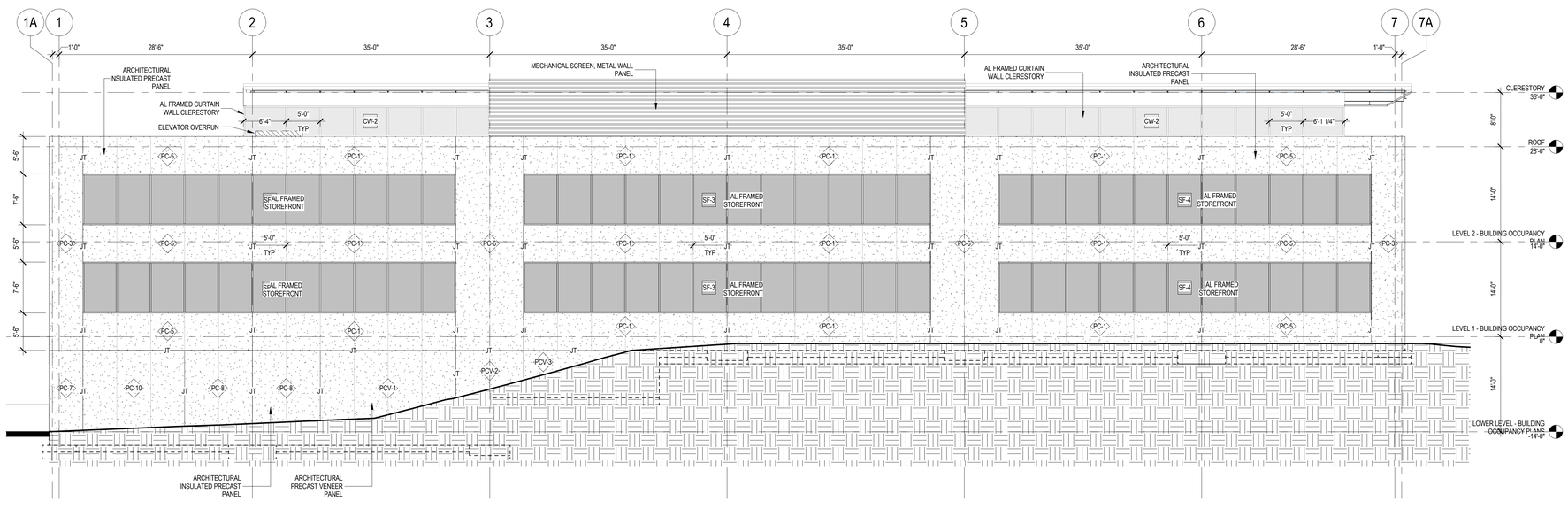
3-2

8/2/2016 4:43:33 PM

Copyright © 2016 Substance, LLC.



1 BUILDING ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



2 BUILDING ELEVATION - WEST
SCALE: 1/8" = 1'-0"

substancearchitecture

1300 Walnut Street, Suite 201
Des Moines, Iowa 50309
Ph. 515 243 4407
www.substancearchitecture.com

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IOWA 50309
Ph. 5152884875
www.thinkconfluence.com

GENERAL CONTRACTOR
THE WEITZ COMPANY
5901 THORNTON AVENUE
DES MOINES, IOWA 50321
Ph. 515464700
?

STRUCTURAL ENGINEER
RAKER RHODES ENGINEERING
4717 Grand Ave,
Des Moines, IA 50312
Ph. (515) 277-0275
?

MECHANICAL ENGINEER
BAKER GROUP
4224 Hubbell Ave
Des Moines, IA 50317
Ph. (515) 262-4000
?

ELECTRICAL ENGINEER
WALDINGER CORPORATION
2601 Bell Ave
Des Moines, IA 50321
Ph. (515) 284-1911
?

KNAPP PROPERTIES
KETTLESTONE OFFICE DEVELOPMENT

Preliminary - Not for Construction
Site Plan Submittal (3rd Review)

Substance No.: 398.16

Date: 03 AUGUST 2016

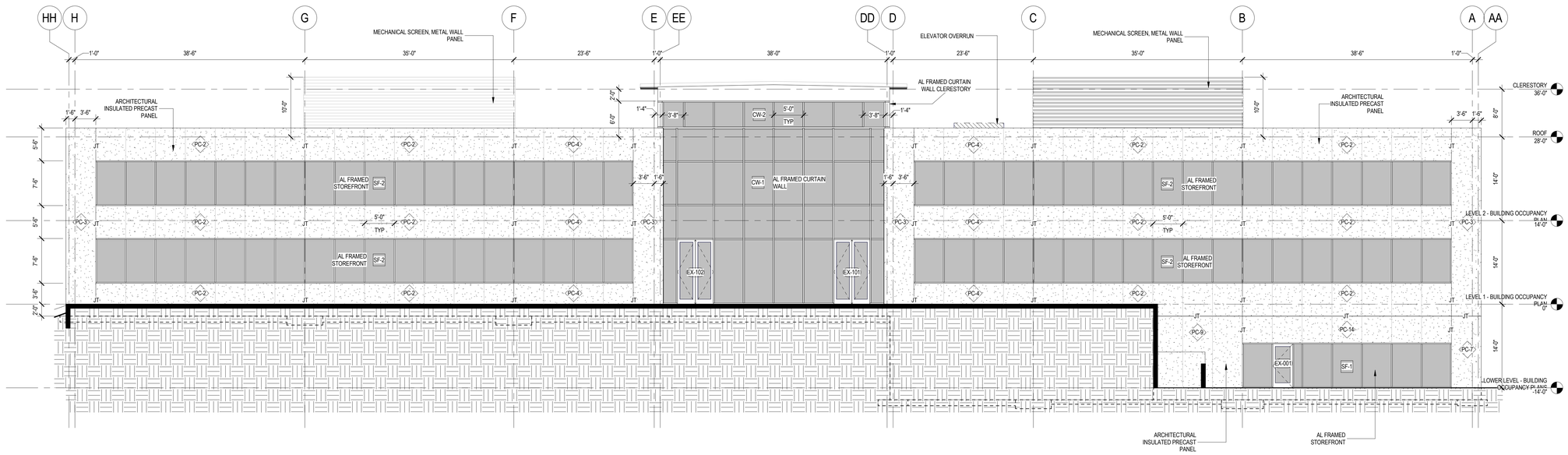
Revisions
MARK DESCRIPTION DATE

BUILDING ELEVATIONS

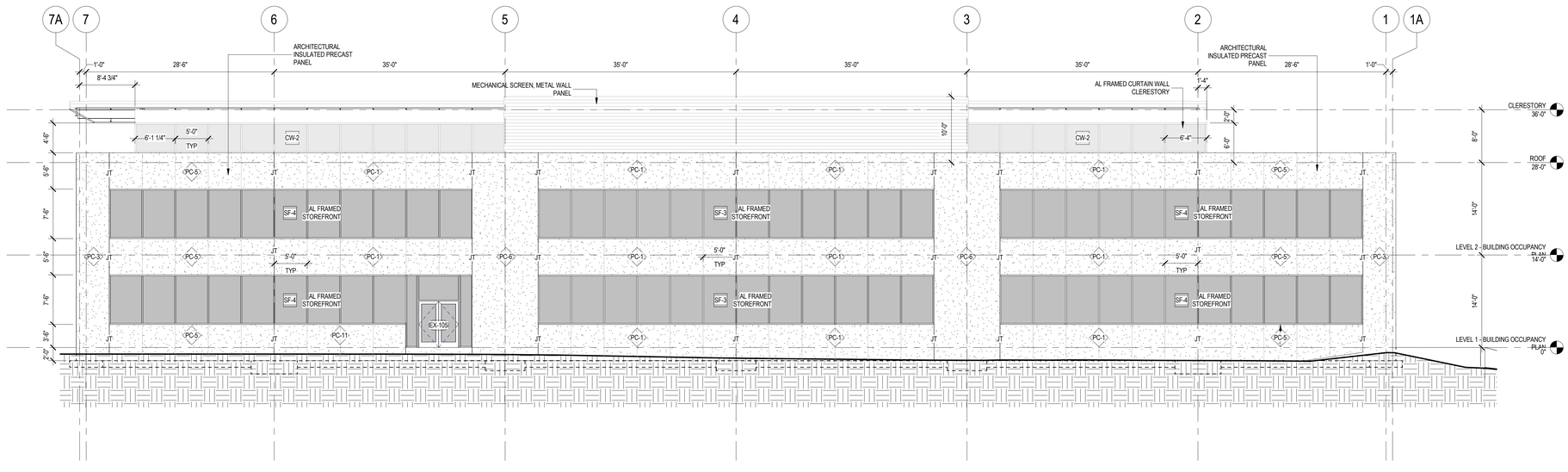
3-3

8/2/2016 4:43:36 PM

Copyright © 2016 Substance, LLC.



1 BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



2 BUILDING ELEVATION - EAST
SCALE: 1/8" = 1'-0"

substancearchitecture

1300 Walnut Street, Suite 201
Des Moines, Iowa 50309
Ph. 515 243 4407
www.substancearchitecture.com

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IOWA 50309
Ph. 5152884875
www.thinkconfluence.com

GENERAL CONTRACTOR
THE WEITZ COMPANY
5901 THORNTON AVENUE
DES MOINES, IOWA 50321
Ph. 515464700
?

STRUCTURAL ENGINEER
RAKER RHODES ENGINEERING
4717 Grand Ave,
Des Moines, IA 50312
Ph. (515) 277-0275
?

MECHANICAL ENGINEER
BAKER GROUP
4224 Hubbell Ave
Des Moines, IA 50317
Ph. (515) 262-4000
?

ELECTRICAL ENGINEER
WALDINGER CORPORATION
2601 Bell Ave
Des Moines, IA 50321
Ph. (515) 284-1911
?

KNAPP PROPERTIES
KETTLESTONE OFFICE DEVELOPMENT

Preliminary - Not for Construction
Site Plan Submittal (3rd Review)

Substance No.: 398.16

Date: 03 AUGUST 2016

Revisions
MARK DESCRIPTION DATE

BUILDING ELEVATIONS

3-4

8/2/2016 4:43:42 PM