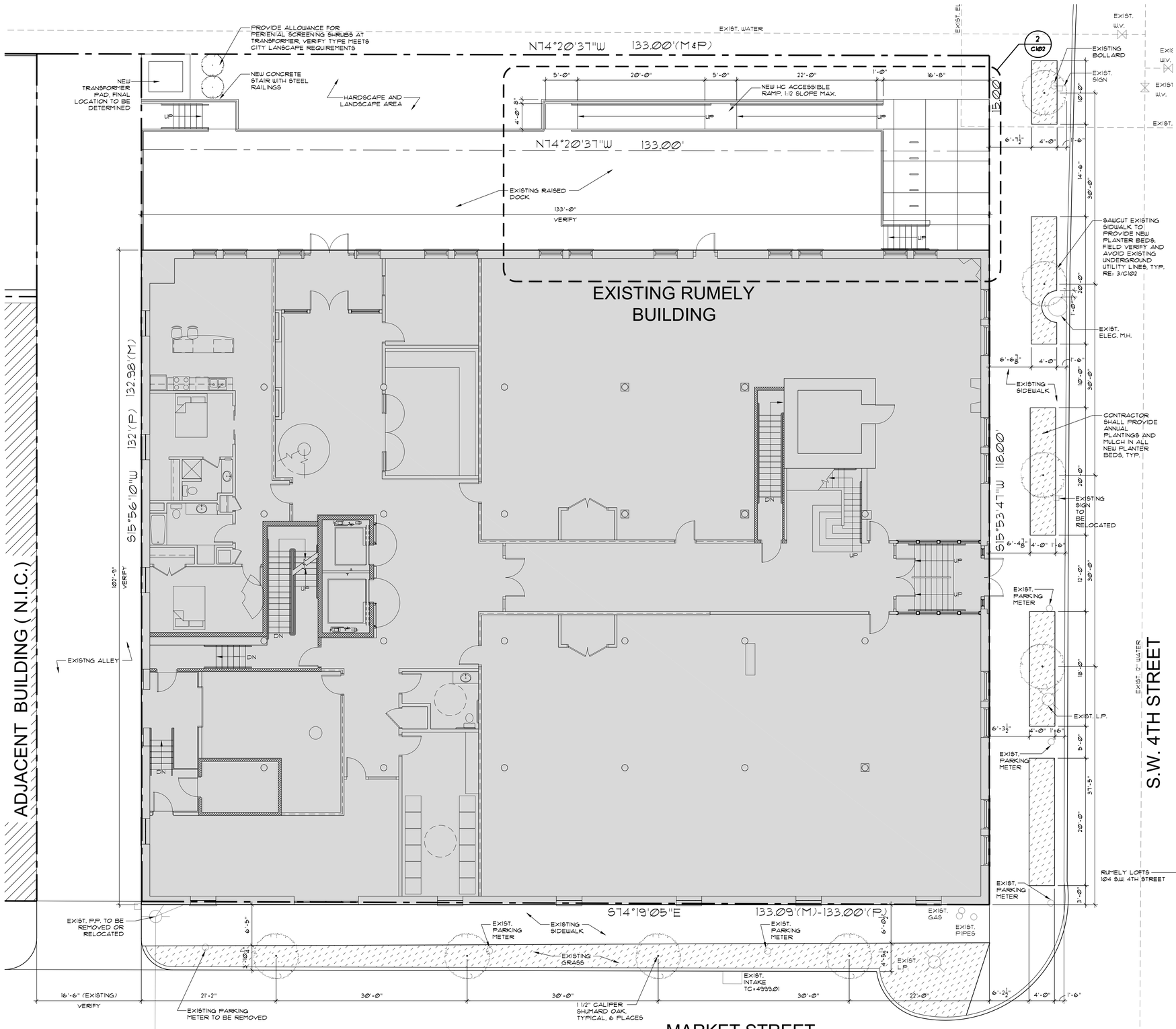


1 SITE PLAN / LANDSCAPE PLAN
C101 SCALE: 1/8"=1'-Ø"

DEMOLITION NOTES

1. CONTRACTOR TO COORDINATE REMOVAL AND/OR STORAGE AND REPLACEMENT OF BARRICADES WITH THE CITY OF DES MOINES.
2. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWING AVAILABLE FROM THE OWNER AND/OR THE ARCHITECT AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
3. CONTRACTORS SHALL FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISH GRADES. IF NECESSARY, EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES AND LIGHT BASES.
4. 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.
5. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE ARCHITECT OF ANY DISCREPANCIES.
6. PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED, CONTACT THE ARCHITECT.
7. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE ARCHITECT.
8. REPORT TO OUNER'S REPRESENTATIVE ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR.
9. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWING SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY

SITE GENERAL NOTES

1. ALL SITE STEPS, RAMPS AND RAILINGS SHALL MEET ADAAG REQUIREMENTS.
2. ADDITIONAL PAVING SAWCUT/EXPANSION JOINTS MAY BE REQUIRED TO PROVIDE PROPER EXPANSION /CONTRACTION. FINAL CONFIGURATION SHALL BE DETERMINED AT THE SITE BY THE CONTRACTOR AND APPROVED BY THE OUNER AND ARCHITECT. PROVIDE PROPER JOINTS AT ALL BUILDING EDGES.
3. PROVIDE A POSITIVE SLOPE OF ALL GRADE TO MUNICIPAL STORM WATER DRAIN INLETS.
4. LOCATION OF TRANSFORMERS, ELECTRIC METERS TO BE DETERMINED. FINAL LOCATION SHALL BE APPROVED BY OUNER AND ARCHITECT. OVERHEAD LINES WILL NOT BE PERMITTED.
5. SIDEWALK ACCESSIBLE ROUTE SHALL NOT EXCEED A SLOPE OF 1:20.
6. CONTRACTOR SHALL ACKNOWLEDGE THAT THE SITE FEATURES SUCH AS SIDEWALKS, STEPS AND PARKING LOT ARE IN FAIR TO GOOD CONDITION. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF SITE FEATURES DAMAGED BY CONSTRUCTION ACTIVITY, VEHICLES AND INSTALLATION OF UTILITY LINES.
7. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM STREET LEVEL VIEW.
8. ANY CHANGES THAT DIFFER FROM THIS SITE PLAN, SHALL BE SUBMITTED AND APPROVED BY THE CITY OF DES MOINES PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION OR AMENDMENT.
9. ALL EXTERIOR/NON-DIRECTIONAL) SIGNS SHALL BE SUBMITTED FOR APPROVAL BY CITY OF DES MOINES ZONING ENFORCEMENT.
10. ALL EXTERIOR BUILDING LIGHTING SHALL BE LOW GLARE CUT-OFF FIXTURES.
11. ALL PARKING STALLS INDICATED SHALL BE LONG-TERM TENANT PARKING.
12. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PREPARED BY ENGINEERING RESOURCES GROUP, INC., 2415 GRAND AVENUE, DES MOINES, IOWA 50312

OWNER / APPLICANT

OUNER / APPLICANT:
RUMELY LOFTS LIMITED PARTNERSHIP
233 PARK AVENUE SOUTH, SUITE 201
MINNEAPOLIS, MN 55415
PHONE: (612) 332-3000
FAX: (612) 332-8119
CONTACT: CHRIS SHERMAN

ARCHITECT:
SIKES ABERNATHIE ARCHITECTS
406 SOUTH BOULDER, SUITE 700
TULSA, OKLAHOMA 74103
PHONE: 918/599-0541
FAX: 918/599-0983
CONTACT: MIKE ABERNATHIE

LANDSCAPE NOTES

1. ALL NEW STREET TREES ARE TO BE 1 1/2" CALIPER.
2. STAKING OF TREES IS NOT PERMITTED.
3. REMOVE ALL BURLAP AND WIRE/TWINE FROM ALL ROOT BALLS PRIOR TO INSTALLATION.
4. TREES ARE TO BE MAINTAINED BY THE OWNER FOR ONE YEAR FOLLOWING INSTALLATION. AFTER ONE YEAR, THE OWNERSHIP AND MAINTENANCE OF THE TREES WILL BE TAKEN OVER BY THE CITY OF DES MOINES. TREES THAT EXPIRE PRIOR TO THE ONE YEAR TIME PERIOD ARE TO BE REPLACED BY THE OWNER OF THE PROPERTY.
5. THE CONTRACTOR SHALL CONTACT THE MUNICIPAL ARBORIST AT THE CITY OF DES MOINES PRIOR TO INTALLATION OF STREET TREES.

LEGAL DESCRIPTION

LOTS SEVEN (7) AND EIGHT (8) IN BLOCK NINETEEN (19) IN FORT DES MOINES NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

ADDRESS:

104 SOUTHWEST 4TH STREET

CERTIFICATION STATEMENT

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

MICHAEL O'HERN SIKES — DATE
IOWA REGISTRATION #5244

ZONING & LAND USE:

EXISTING ZONING: C-3R

PROPOSED ZONING: C-3R

ADJACENT ZONING: C-3R ALL FOUR SIDES

EXISTING LAND USE: CENTRAL BUSINESS DISTRICT-MIXED RESIDENTIAL

PROPOSED LAND USE: CENTRAL BUSINESS DESTRICT-MIXED RESIDENTIAL

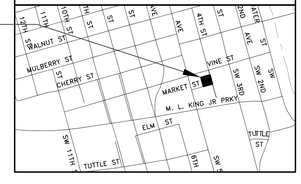
SITE SUMMARY:

IMPERVIOUS AREA: 16,668 SQUARE FEET
TOTAL SITE AREA: 17,782 SQUARE FEET
TOTAL DWELLING UNITS: 66
TOTAL PARKING STALLS: 31
TOTAL BUILDING HEIGHT: 107'-0" (APPROXIMATE)

PLANTING SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
QS	6	QUERCUS SHUMARDII	SHUMARD OAK	1.5" CAL.	B & B	

VICINITY MAP



APPROVALS GRANTED

SITE PLAN APPROVAL

SITE PLAN
☐ APPROVED ☐ APPROVED WITH CONDITION

IN ACCORDANCE WITH SECTION 82-207(C.) 2000 DES MOINES MUNICIPLE CODE AS AMENDED.

NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE PLANNING DIRECTOR OR NEW AMENDED DATED PLAN.

DATE — PLANNING DIRECTOR

CHECK SET ONLY — NOT FOR CONSTRUCTION

SIKES | ABERNATHIE ARCHITECTS
406 S. BOULDER AVENUE, SUITE 700 TULSA, OK 74103
918.599.0541 FAX: 918.599.0983

MICHAEL O'HERN SIKES — 5244 — IOWA — REGISTERED ARCHITECT — MY LICENSE RENEWAL DATE IS DECEMBER 31, 2008

Rumely Lofts Limited Partnership

Rumely Lofts
Des Moines, IA

DRAWN BY: MRA
CHECKED BY: MOS
ISSUED: 10/28/08

REVISIONS

REV. #1	Ø4/Ø1/Ø8
REV. #2	Ø4/14/Ø8

SHEET TITLE: Site Plan

C101

NOT FOR CONSTRUCTION

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