

COUNCIL ACTION FORM

SUBJECT: MAJOR REVISIONS TO PREVIOUSLY APPROVED GREEN HILLS
MAJOR SITE DEVELOPMENT PLAN

BACKGROUND:

Civil Design Advantage, LLC, on behalf of the Green Hills Retirement Community, is requesting approval of a Major Site Development Plan to amend the existing Green Hills Community Planned Residential Development (PRD).

Green Hills originated as a retirement community as part of a conceptual master plan with the nearby Gateway Hotel in 1979. The residential tower and health center was built in 1985-86. The overall complex has gone through four major expansions since the original development, with the last revision in 2011 to expand the health services on the campus and for site improvements for their residents. The existing complex includes ownership homes, assisted living, and skilled nursing facilities.

The following list summarizes the proposed uses and changes to the existing Site Plan to accommodate the next phases of development:

- Revision to the current health care center administrative area and main entrance to accommodate a proposed residential expansion,
- Four-story, 32 unit addition on east side of the existing high-rise building for a new independent senior living wing,
- Four-story, 20 unit future addition to the independent living expansion on the east side of the existing high-rise building for a new independent senior living wing addition,
- One-story addition and renovation on southeast side of existing tower for a new 6,500 square foot commons area to include a theater, game room, auditorium, and library,
- Increase of 36 surface level parking spaces (14 of which are future expansion) in the area of the new main entrance for the campus,
- Increase of 52 new underground parking spaces for the independent living wing and future expansion, and
- A 67 space employee parking lot expansion of the north parking lot located across from the recent memory care addition.

The applicant has proposed a phasing plan for the PRD (Attachment A) which includes multiple phases for all the proposed amendments as described below:

1. Completion of the North Detention Pond work – 1 year (following completion of the City project to clean out the existing pond)

2. North Parking Lot Expansion – 1 to 2 years
3. Independent Living 32-unit Addition with parking – 1 to 2 years
4. Commons Addition and Remodeling – 1 to 2 years
5. Future Commons Remodeling – 3 to 5 years
6. Independent Living 20-unit Addition with parking – 3 to 10 years
7. Future Commons 6,500 square foot amenity space Phase – 5 to 10 years

The applicant has noted that the proposed phasing plan is established as a means of allowing for the center to create new living units first as a means to fund the future projects noted in the plan. While this approach is understandable, staff notes an initial concern that the intent of the PRD is to allow for a unique development type that allows for a blend of housing types, opens spaces and amenities that typically could not be developed in standard base zones. In this case, the concern was that 52 new living units are being added without the benefit of new amenity spaces until much further along in the phasing plan. The applicant believes that the amenities included with the 2011 amendments (i.e., wellness center and pool) are supportive of the proposed expansion as well and that the phasing plan is appropriate for the scale of intensification that is proposed.

Planning and Zoning Commission. The Planning and Zoning Commission reviewed the proposed Major Site Development Plan at their meeting of August 6, 2014. Due to late changes to the plans of adding a north parking lot at the time of writing the Commission's report, they made a conditional recommendation of support.

The new employee north parking lot parking caused some concern over the layout of the parking and the encroachment of the lot into the wooded area of the site. The Commission voted to recommend approval with conditions of staff verifying compliance of the site for the overall open space, inclusion of the parking lot into the overall site plan, and verification of the proposed clearing and encroachments into the wooded areas of the site.

Since the Planning and Zoning Commission meeting, the applicant has submitted revised materials for the Site Plan indicating that the property meets the minimum percentage of open space for the site, and has included the proposed parking lot expansion into the overall phasing plan for the project. The applicant has also submitted an inventory of the number, type and size of trees that will be cleared because they will be impacted by the proposed location of the parking lot expansion. The trees identified for removal within the major wooded tree line (west of the mowed walking trail and south of the detention pond) includes Box Elder (2), Black Walnut (9), and Maple (4) trees, for a total of 15 trees ranging in size from approximately 1¼" to 15" inches in diameter. Attachment A includes an excerpt from the 20-page Major Site Development Plan, proposed elevations for the building additions, the proposed north parking lot expansion plans and landscape plan, and a copy of the proposed phasing plan which identifies where each of the development phases occur on the property and within the existing buildings.

A full analysis of the Major Site Plan changes and consistency with the requirements of a PRD is included in Attachments B and C. The proposed project increases ownership units from 140 units to 192 units within the overall complex of skilled nursing, assisted living, and common buildings. The proposed modifications increase the number of units and bedrooms, and thus increase density, while rearranging the location of the main campus entrance and parking to provide for better access and circulation for the site. The stormwater detention pond includes a plan to expand its capacity upon completion of City maintenance for sediment removal.

The new development does not detract from the overall site plan approach and design of the development that has already been built in the sense that low density is maintained to the south and the new development is intensification of mid-rise buildings to the north with existing taller buildings. It is noted that while most of the new development area is within a vacant area of the site, the proposed parking lot addition does impact the natural wooded area of the campus to the north and consideration should be given to the extent of clearing needed for the parking area and the landscaping proposed along a natural feature of the site. The new expansion and parking lot areas will also decrease the overall open space percentage of the Green Hills development from the previously approved Major Site Plan.

ALTERNATIVES:

1. The City Council can approve the Major Site Development Plan to amend the Green Hills Community Planned Residence District Zone as submitted.
2. The City Council can approve the Major Site Development Plan to amend the Green Hills Community Planned Residence District Zone, with modified conditions.
3. The City Council can deny the Major Site Development Plan to amend the Green Hills Community Planned Residence District Zone if it finds that the plan does not comply with the adopted Zoning Ordinance or Land Use Policy Plan.
4. The City Council can postpone the application and request additional information of City staff or the applicant.

MANAGER'S RECOMMENDED ACTION:

A Planned Residence District relies upon the Major Site Development Plan review to establish base zoning requirements, including maximum number of units, bedrooms and density. PRD's include requirements for development to meet certain principles and development standards. This allows for a high level of flexibility with a case-by-case examination of each new part of a development plan when an amendment or new phase is proposed.

Approval of the proposed project will allow for an increase in the number of living units on the property, enhanced common area building amenities, and additional parking with a multi-phase plan to be built out within ten years. Intensification of the site will mostly occur within vacant landscaped area of the site, with the exception of encroachment into the large wooded area at the northwest side of the lot.

The Major Site Development Plan also establishes specific conditions that must be met to develop as permitted, including housing types and sizes, arrangement and location of buildings and parking, recreation and amenities and measures to protect the environment. The proposed amendment to the approved 2011 PRD plan allows for a balance of increasing density in a manner compatible with its surroundings and meeting the intent and purpose of PRD to provide for housing in a manner that highlights natural features and amenities for the residents. **Staff has determined that – based on the plans submitted since the Planning and Zoning Commission recommendation – the applicant has met the condition and concerns of the Commission and that the proposed amendments to the plan are still in line with the original design standards approved for the Green Hills PRD and Major Site Development Plan.**

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, thereby approving the Major Site Development Plan to amend the Green Hills Community Planned Residence District as submitted.

**Attachment A:
Major Site Development Plan Documents**

Plan sheets are included as a separate PDF Document.

Attachment B
Findings Regarding Planned Residential District Development Principles.

The Plan modifications are reviewed below with respect to the following development principles in Ames *Municipal Code* Section 29.1203(2). (For an existing PRD, “underlying zoning” referred to in the criteria statements is not applicable.)

1. *Provide for innovative and imaginative approaches to residential development that would not occur as a result of the underlying zoning regulations.*

- The request is a modification to a currently approved PRD. Although no changes to the stand alone apartments or townhomes is proposed, the increase in independent living units available and the increase commons areas for the residents supports the sustainability of the existing variety of housing types that does not generally occur in low density or medium density neighborhoods. The amendment follows the pattern of concentrated intensification of the site while preserving a large area of woods.

2. *Result in a more efficient, aesthetic, desirable and economic use of land and other resources while maintaining density of use, as provided for in the Land Use Policy Plan and the underlying zoning.*

- Increasing the density of use on the site in a central location is an efficient use of land that is also sensitive to surrounding neighborhoods and conserving natural areas. The architectural design of the new buildings uses a mix of quality materials, including brick, and creates interest through the varying building forms to be compatible with existing development and its prominent location along Highway 30.

3. *Promote innovative housing development that emphasizes efficient and affordable home ownership and occupancy.*

- The proposed independent living expansion and commons areas do not remove any of the existing townhomes or apartments, but do increase the availability of housing choice targeted to independent senior living apartments; therefore no change to affordability of home ownership is anticipated. The proposed expansions have been reviewed by the resident’s association with support.

4. *Provide for flexibility in the design, height, and placement of buildings that are compatible with and integrate with existing, developed neighborhoods and the natural environment.*

- The building expansions are proposed one and four-story structure with elevations that integrate with the existing building design and materials of the

existing site. The design of the expansion is as wing additions to existing buildings that includes some underground parking, but also has front yard parking that includes appropriate landscaping for an attractive entrance to the facility. Note that the new employee parking lot is across Green Hills Drive and does begin to encroach into natural wood areas. Existing landscape plants will be salvaged where possible and relocated. The building expansions are proposed on a vacant underutilized area of the site and will provide for a more formal entrance to the Green Hills Development from Green Hills Drive with little impact to the surrounding neighborhood.

5. *Promote aesthetic building architecture, significant availability of open space, well designed and landscaped off-street parking facilities that meet or exceed the underlying zone development standards, more recreation facilities than would result from conventional development, and pedestrian and vehicular linkages within and adjacent to the property.*

- The overall site is indicated as having an overall open space percentage of 41%, which exceeds the minimum 35% required for the PRD zone. The large wooded areas on the north end of the site, as well as, integrated landscaped spaces between and around the new and existing housing units achieve the landscape intent and minimum percentage for this requirement. Access to the large expanses of open space is provided by trails in the wooded area to the west.
- The proposed new addition and parking area to the southeast reduces the large open green space on the east side of the site, but maintains the trail connectivity and circulation through and around the site, which is an essential element due to the size of the overall site. No changes are proposed to pedestrian linkages surrounding the development. Vehicular circulation stays the same other than to orient visitor entrance and parking off of Green Hills Drive with the remodel of the administrative space and the introduction of the new surface parking lot and drop off area to the south.
- The addition of the new parking lot to the north of the site does impact the existing wooded area and will decrease the overall open space on the overall site plan; however, the impact to the heaviest treed area of the site is minimal.

Within a PRD, it is the intent of the code to create a plan that is more aesthetic in design and sensitive to the natural features of the site and to the surrounding uses than would customarily result from the application of the base zone requirements. In this case, the required screening for the parking lot may be better suited with a more natural, free form design than the traditional shrub line and symmetrical tree spacing to allow for a better blend of plant materials with the existing wooded area. The proposed landscape plan for the parking lot is shown in Attachment C.

6. *Provide for the preservation of identified natural, geologic, historic and cultural resources, drainage ways, floodplains, water bodies, and other*

unique site features through the careful placement of buildings and site improvements.

- There are no known sites of significance that should be protected in the proposed expansion area. The south and west perimeter of the site around the townhomes was originally designated as “Limited Development Zone” to provide a transition area between the development and single family neighborhood to the south and west. There is no development proposed in those areas.
- A parking lot expansion is proposed to the existing north lot, west of the existing detention pond. The plan indicates clearing and grubbing in the area of the new pavement, with two trees identified as being protected during construction. A tree inventory of the trees proposed to be cleared for the site has been submitted generally indicating the location, type, and size of the trees that will be impacted. The inventory identifies 15 trees for removal; Box Elder(2), Black Walnut(9), and Maple(4) trees, ranging in size from approximately 1¼“ to 15” inches in diameter.

7. *Provide for a development design that can be more efficiently served by existing and proposed infrastructure, including: street, water, sewer, and storm water infrastructure, than would be otherwise required as a result of conventional development.*

- The existing street infrastructure was designed to anticipate this intensity of expanded development. There will be some minimal upgrades to existing utilities within the site to serve the increase in water and sewer demands. The storm water design continues to use the detention pond along U.S. 30, which the owner is in process of excavating as part of the previously approved memory care expansion project approved in 2011. Increasing the intensity of land use within an existing development is a more efficient use of public infrastructure than new development, which typically requires extensions and upgrades.

Attachment C

Planned Residential Development (PRD) Supplemental Development Standards.

Property that is zoned F-PRD shall be developed in accordance with the Zone Development Standards listed in Table 29.1203(5). Each of those standards is addressed below. Refer to Table 29.1203(5) for the detailed standards.

1. ***Area Requirement. A minimum of two (2) acres shall be required for all areas developed as F-PRD.***
 - The subject site includes 30.44 gross acre. Therefore, the area requirement is met.

2. ***Density. Densities shall comply with the densities provided for in the Land Use Policy Plan and the underlying base zone regulations. In the case of more than one base zone designation, each area of the PRD project shall comply with the density limitation that is established for the base zone of that area. Density transfer from one area of a PRD project to another area of the same project with a lower base zone density is not permitted.***
 - The entire site is designated Residential Low Density (RL) on the Future Land Use Map of the Land Use Policy Plan (LUPP). The RL designation has a maximum of 7.26 dwelling units per net acre. One 192 owned dwelling units divided by 30.44 acres equals 6.3 dwelling units per gross acre, and an estimated net density subtracting the open space area of approximately 8.5 units per acre with the additional skilled nursing and assisted living units. The appropriate base zone for the development is RM in consideration of the housing types and uses in the PRD. Additionally, the property was zoned RM prior to the PRD rezoning. RM can therefore be considered the base zone. Since RM has a maximum density of 22.31 units per acre, the proposal is also found to be less than the RM maximum. In consideration of the LUPP and the allowance for PRD flexibility to promote development and conservation and the zoning ordinance base zone options, the project complies with density requirements.

3. ***Height Limitations. Structures proposed to be developed in areas zoned PRD shall be compatible with the predominant height of the structures in adjacent neighborhoods.***
 - The heights of the proposed expansions are one and four story, which integrates with the existing residential high-rise building on the east side of the site and the lower one story common and administrative spaces of the property as well as the residential townhomes to the west of the site.

4. *Minimum Yard and Setback Requirements.*

- The PRD zone does not have a set code required minimum setback. The Green Hills community is managed in two financial entities: the homeowners and the health center, therefore there is a property line between the residential tower and proposed independent living expansion and the health center portions of the building. Although there is not a zoning code requirement for a building setback, the Building Official has worked with the architect to determine compliance with fire separation codes along property lines. The City has the flexibility to not require zoning setbacks, but does not have the flexibility to allow exceptions from fire codes. Therefore, the proposal meets zoning standards and will also be a safely operated building in conformance with fire codes.
- The proposed future commons addition is positioned on the site with the southernmost corner of the building located on the property line along Green Hills Drive and the new independent living expansion is setback approximately 12 feet from Green Hills Drive, where typically the front yard setback would be a minimum of 25 feet. To address design concerns the architecture of the building includes varying planes to minimize the appearance of mass. The Council can determine if these proposed setbacks are adequate and in line with the existing Green Hills Major Site Development Plan.

5. *Parking Requirements.*

- The proposed modifications and the overall development meet all City of Ames parking requirements due to recent revisions to minimum parking requirements and provisions for remote parking. The new expansion is providing for all required parking for the new residential units within the proposed underground parking structure.
- Two new surface parking lots are proposed; one lot will be installed at the new main entrance which will include 34 new parking spaces with access from Green Hills Drive. This lot does not comply with the front yard parking limitations of residential base zones, but may be allowed through the Major Site Plan with a determination that the landscape design and layout of the parking area mitigate negative impacts of parking lots and integrate with the site. The other surface lot will be an expansion of the existing north lot for staff parking, which will include 67 new spaces west of the detention pond and perimeter landscaping.

6. *Open Space Design Requirements.*

- The proposal reduces the large open space at the southeast corner of the campus, but maintains the trail connectivity in areas around the proposed building expansion. The new parking that replaces a portion of the open space will allow for a better entrance into the facility with a central parking

area and new main entrance for the facility. This addition of the new north parking lot will however, reduce further the percentage of open spaces for the overall site plan.

- The Green Hills residents are actively involved in landscape plant selection and maintenance on an on-going basis; therefore, the patio areas for the new independent living units allows for some flexibility in the plantings and design of the terrace spaces with optional privacy walls and typical plantings that blend with the overall landscape plan for the campus.

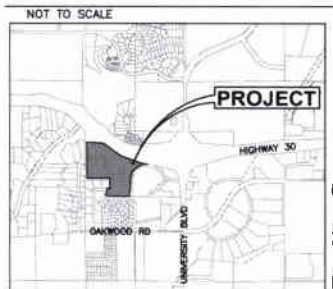
7. *Maintenance of Open Space and Site Amenities.*

- The maintenance of open space and site amenities is owned and operated by Green Hills.

MAJOR SITE DEVELOPMENT PLAN FOR: GREEN HILLS ADDITION & RENOVATION

AMES, IOWA

VICINITY MAP



AMES, IOWA

OWNER/ APPLICANT

GREEN HILLS RESIDENTS ASSOCIATION
CONTACT: ROD COPPLE
2200 HAMILTON DR
AMES, IA 50014
PHONE: (515) 298-5000

ENGINEER / LANDSCAPE ARCHITECT

CIVIL DESIGN ADVANTAGE, LLC
ATTN: KEITH WEGGEN
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400

ARCHITECT

AG ARCHITECTURE
ATTN: DAVID TRINKNER
1414 UNDERWOOD AVE #301
WAUWATOSA, WI 53213
PHONE: (414) 431-3131

LEGAL DESCRIPTION

PARCEL E OF THE PLAT OF SURVEY RECORDED AS INSTRUMENT NUMBER 2014-00003092, BEING A PART OF LOT 2 GREEN HILLS COMMUNITY SUBDIVISION, FIRST ADDITION AND ALL OF LOT 3 OF THE GATEWAY-GREEN HILLS SUBDIVISION, SECOND ADDITION, BOTH BEING OFFICIAL PLATS IN THE CITY OF AMES, STORY COUNTY, IOWA.

SITE ADDRESS

2205 GREEN HILLS DR
AMES, IOWA 50014

BENCHMARKS

B.M. BURY BOLT ON HYDRANT @ NW CORNER OF 310 SOUTH 16TH STREET.
ELEVATION=85.08

SUBMITTAL DATES

FIRST SUBMITTAL TO CITY: 05/15/2014
SECOND SUBMITTAL TO CITY: 07/02/2014
THIRD SUBMITTAL TO CITY: 07/23/2014
THIRD SUBMITTAL TO CITY: 08/13/2014

DEVELOPMENT SUMMARY

TOTAL PRD AREA: 1,325,996 SF (30.44 AC)
LOT 3 AREA: 85,400 SF (1.96 AC)
SETBACKS:
FRONT YARD: 25'
REAR YARD: NONE
SIDE YARD: NONE
OPEN SPACE REQUIRED TOTAL PRD: 464,099 SF (35%)
OPEN SPACE PROVIDED TOTAL PRD: 549,433 SF (41%)
OPEN SPACE REQUIRED LOT 3: 29,890 SF (35%)
OPEN SPACE PROVIDED LOT 3: 45,282 SF (53%)

Parent/ Lot	Parking Per City of Ames Code	Required	Note	
E	Independent Living			
A	Medium	186		
C	Townhouses	183		
B	Health Care & Assisted Living (per formula)	13	1 for 5 beds	
A, B, C, E	Employers	25	1 for 2 employees maximum shift	
	Total Staffs Needed	331		
	Parking Per State of Iowa Code			
	Independent Living	234	no employees	
	Health Care & Assisted Living (per formula)	25	1 for 5 beds	
	Employers	47	1 for employee on largest shift	
	Total Staffs Needed	210		
Parent/ Lot	Parking Staffs Provided	Existing	Proposed	Future
A	Main Lot - Handicap	1	0	0
A	Parking Garage	43	0	0
B	All Lot	18	0	0
B	Handicap Lot	4	0	0
B	HC Main Lot - Handicap	2	0	0
C	All Lot	1	0	0
C	All Lot - Handicap	2	0	0
C	Handicap Drive	88	0	0
C	Handicap Drive - Handicap	1	0	0
C	Median Court	7	0	0
C	North Lot	22	0	0
C	Rowhomes (3 garage 1 driveway)	160	0	0
C	North Parking Lot Expansion	0	13	67
E	Main Lot	0	20	0
E	Main Lot - Handicap	0	2	0
E	Parking Garage	0	32	18
L	Main Lot	0	0	14
L	Main Lot - Handicap	0	0	0
L	Parking Garage	0	0	20
	Total Existing Parking Staffs	162		
	Additional Phase 1 Parking Staffs		14	
	Total Phase 1 Parking Staffs		176	
	Additional Phase 2 Parking Staffs			14
	North Parking Lot Expansion			67
	Total Parking Staffs at Full Build Out			257

INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	COVER
C1.1	REFERENCE PLAN
C2.1	TOPOGRAPHIC SURVEY/ DEMOLITION PLAN
C3.1	DIMENSION PLAN
C4.1	GRADING PLAN
C4.2	PEDESTRIAN RAMP ENLARGEMENTS
C4.3	EROSION AND SEDIMENT CONTROL PLAN
C5.1	UTILITY PLAN
L1.1-1.2	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED	EXISTING
LOT LINE	SANITARY MANHOLE
PERMANENT EASEMENT	WATER VALVE BOX
TEMPORARY EASEMENT	FIRE HYDRANT
TYPE SW-501 STORM INTAKE	WATER CURB STOP
TYPE SW-503 STORM INTAKE	WELL
TYPE SW-505 STORM INTAKE	STORM SEWER MAN-HOLE
TYPE SW-506 STORM INTAKE	STORM SEWER SINGLE INTAKE
TYPE SW-513 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-401 STORM MANHOLE	FLARED END SECTION
TYPE SW-402 STORM MANHOLE	ROOF DRAIN/ DOWNSPOUT
TYPE SW-301 SANITARY MANHOLE	DECIDUOUS TREE
STORM/SANITARY CLEANOUT	CONIFEROUS TREE
WATER VALVE	DECIDUOUS SHRUB
FIRE HYDRANT ASSEMBLY	CONIFEROUS SHRUB
SIGN	ELECTRIC POWER POLE
DETECTABLE WARNING PANEL	GUY ANCHOR
SANITARY SEWER WITH SIZE	STREET LIGHT
SANITARY SERVICE	POWER POLE W/ TRANSFORMER
STORM SEWER	UTILITY POLE W/ LIGHT
STORM SERVICE	ELECTRIC BOX
WATERMAIN WITH SIZE	ELECTRIC MANHOLE OR VAULT
WATER SERVICE	TRAFFIC SIGN
SAWCUT (FULL DEPTH)	TELEPHONE JUNCTION BOX
SILT FENCE	TELEPHONE MANHOLE/VAULT
	TELEPHONE POLE
	GAS VALVE BOX
	CABLE TV JUNCTION BOX
	CABLE TV MANHOLE/VAULT
	MAIL BOX
	BENCHMARK
	SOIL BORING
	GAS MAIN POTHOLE
	UNDERGROUND TV CABLE
	GAS MAIN
	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

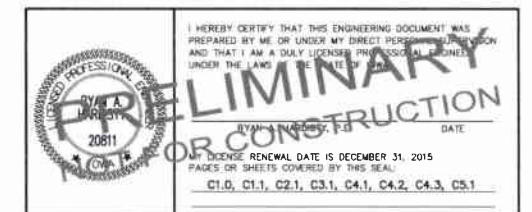
THIS PROJECT REQUIRES AN IOWA NPDES PERMIT #2. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMIT AND INITIAL STORM WATER POLLUTION PREVENTION PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE STORM WATER POLLUTION PREVENTION PLAN THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE, AND FEDERAL REQUIREMENTS.

REFER TO SEPARATE STORMWATER POLLUTION PREVENTION PLAN PREPARED BY CIVIL DESIGN ADVANTAGE FOR ALL FOR EROSION AND SEDIMENT CONTROL MEASURES.

THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS AND THE CITY OF AMES SUPPLEMENTAL SPECIFICATIONS SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS NOTED OTHERWISE.



CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1403.099



RECEIVED
AUG 20 2014
CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

GREEN HILLS ADDITION & RENOVATION - 1403.099

FILE: \\S:\PROJECTS\2014\1403.099\1403.099_C1.1_REFERENCE_PLAN.dwg
 PLOT DATE: 07/24/14 10:58 AM
 PLOT BY: J. H. HARRIS



1403.099

C1.1

**GREEN HILLS RETIREMENT COMMUNITY
 REFERENCE PLAN**

AMES, IOWA



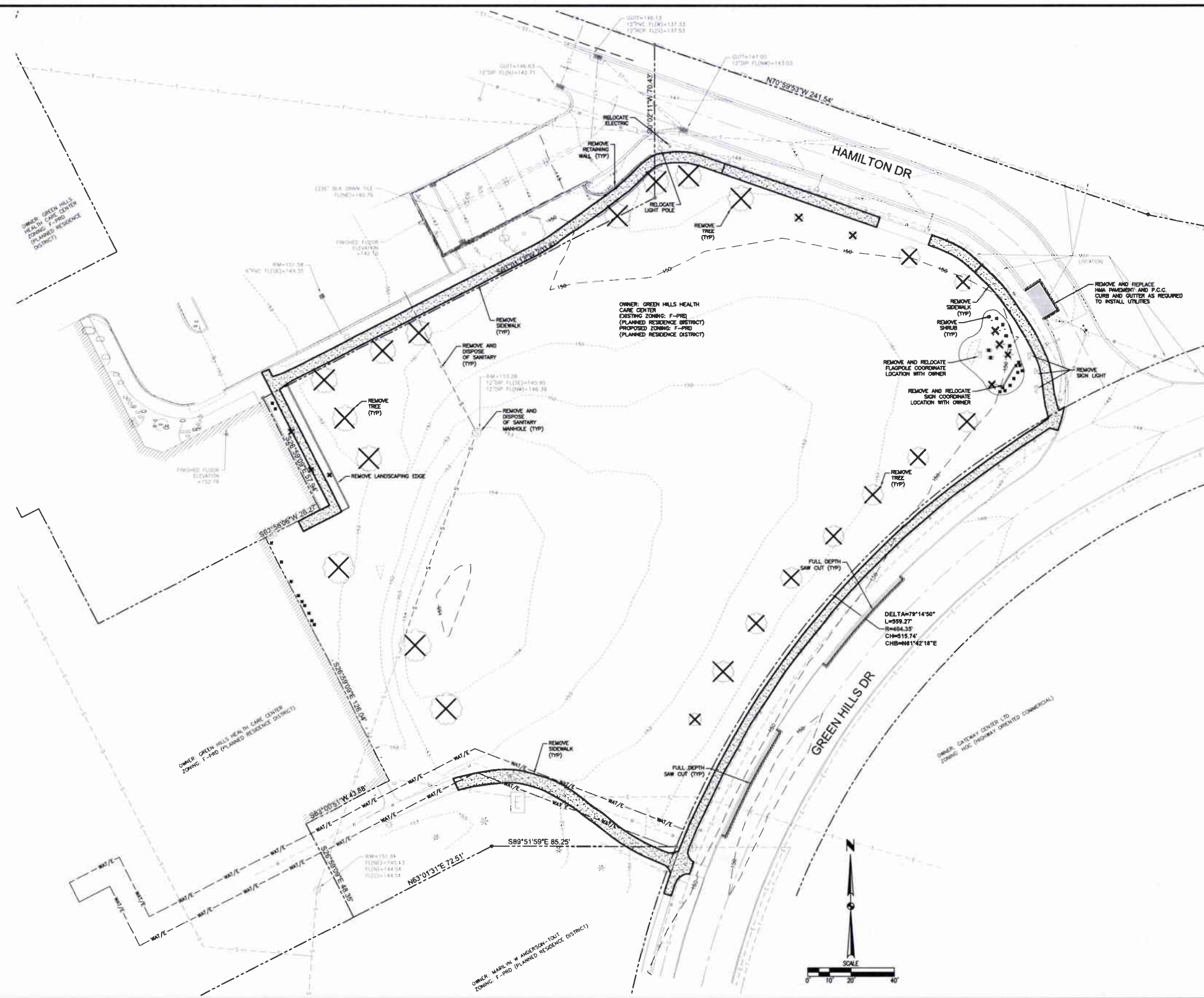
CIVIL DESIGN ADVANTAGE

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 PROJECT MANAGER: KW ENGINEER: RAH

REVISIONS

REVISIONS	DATE
FOURTH SUBMITTAL	06/13/14
THIRD SUBMITTAL	07/22/14
SECOND SUBMITTAL	07/22/14
FIRST SUBMITTAL	05/14/14

DATE: 07/23/14
 DRAWN BY: J. W. WALKER
 CHECKED BY: J. W. WALKER
 PROJECT: GREEN HILLS RETIREMENT COMMUNITY TOPOGRAPHICAL SURVEY/DEMOLITION PLAN



DEMOLITION NOTES

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

DATE	07/23/14
DRAWN BY	J. W. WALKER
CHECKED BY	J. W. WALKER
PROJECT	GREEN HILLS RETIREMENT COMMUNITY TOPOGRAPHICAL SURVEY/DEMOLITION PLAN

REVISIONS	ENGINEER:RAH
FOURTH SUBMITTAL	PROJECT MANAGER:KW
THIRD SUBMITTAL	
SECOND SUBMITTAL	
FIRST SUBMITTAL	

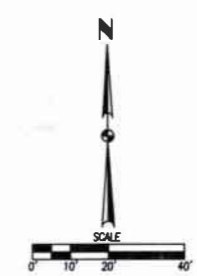
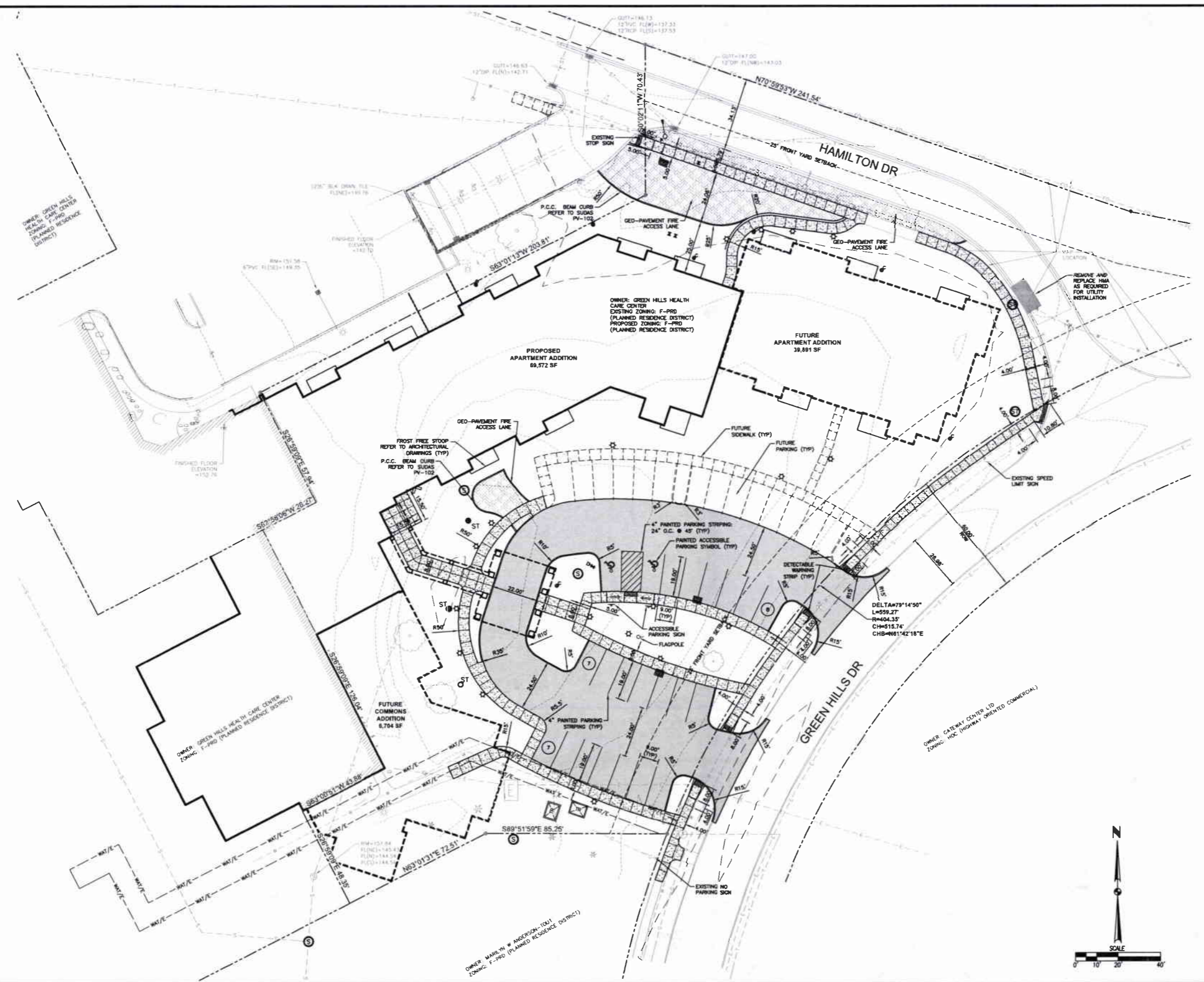
3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410

ESA
 CIVIL DESIGN ADVANTAGE

GREEN HILLS RETIREMENT COMMUNITY TOPOGRAPHICAL SURVEY/DEMOLITION PLAN

C2.1
 1403.099

DATE: 07/20/14
 TIME: 10:00 AM
 DRAWN BY: J. W. ANDERSON
 CHECKED BY: J. W. ANDERSON
 PROJECT: GREEN HILLS RETIREMENT COMMUNITY DIMENSION PLAN



GENERAL NOTES

1. THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SERVICES CONTRACTOR SHALL NOTIFY THE CITY OF AMES CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SERVICES AND STREETS, SHALL COMPLY WITH THE CITY OF AMES STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDINGS. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK. REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING SIGNS AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE RELOCATION FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY OF AMES CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
 - A. CITY OF AMES
 - B. APPROPRIATE UTILITY COMPANIES
 - C. OWNER
 - D. CIVIL DESIGN ADVANTAGE
20. CIVIL DESIGN ADVANTAGE
21. PARKING LOT STRIPING SHALL BE A 4" WHITE STRIPE UNLESS OTHERWISE NOTED (MINIMUM TWO COATS).
22. ALL EXTERIOR LIGHTING SHALL BE LOW-VOLTAGE FULL CUTOFF TYPE FIXTURES AND SHALL NOT EXCEED ZERO FOOT-CANDLES BEYOND THE PROPERTY LINE. THE CONTRACTOR SHALL COORDINATE FINAL LIGHTING AND ELECTRICAL DESIGN WITH THE OWNER.
23. ANY SITE CHANGES THAT DIFFER FROM THE SITE PLAN MUST BE APPROVED BY THE CITY OF AMES PRIOR TO INSTALLATION/AMENDMENT.
24. ALL EXISTING AND PROPOSED LANDSCAPING SHALL BE MAINTAINED BY THE OWNER FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
25. ALL DISTURBED AREAS WITHIN SITE SHALL BE RESTORED BY TURFGRASS SEEDING OR SOODING. ALL DISTURBED AREAS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE SOODING.
26. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
27. ALL PAVEMENT SHALL HAVE 12" OF SUBGRADE PREPARATION.
28. PRIOR TO THE CONSTRUCTION OF THE FUTURE COMMONS ADDITION THE EXISTING WATERMAIN SHALL BE RELOCATED AND THE EASEMENT VACATED.

PAVING TYPE AND THICKNESS

- IN SIDEWALK AREAS:
4" P.C.C.
- IN CLASS "A" CURB AND SIDEWALK AREAS:
5" P.C.C.
- IN PARKING AREAS:
5" P.C.C.
- IN DRIVE LANES, APPROACHES, AND ENTRANCES:
7" P.C.C.

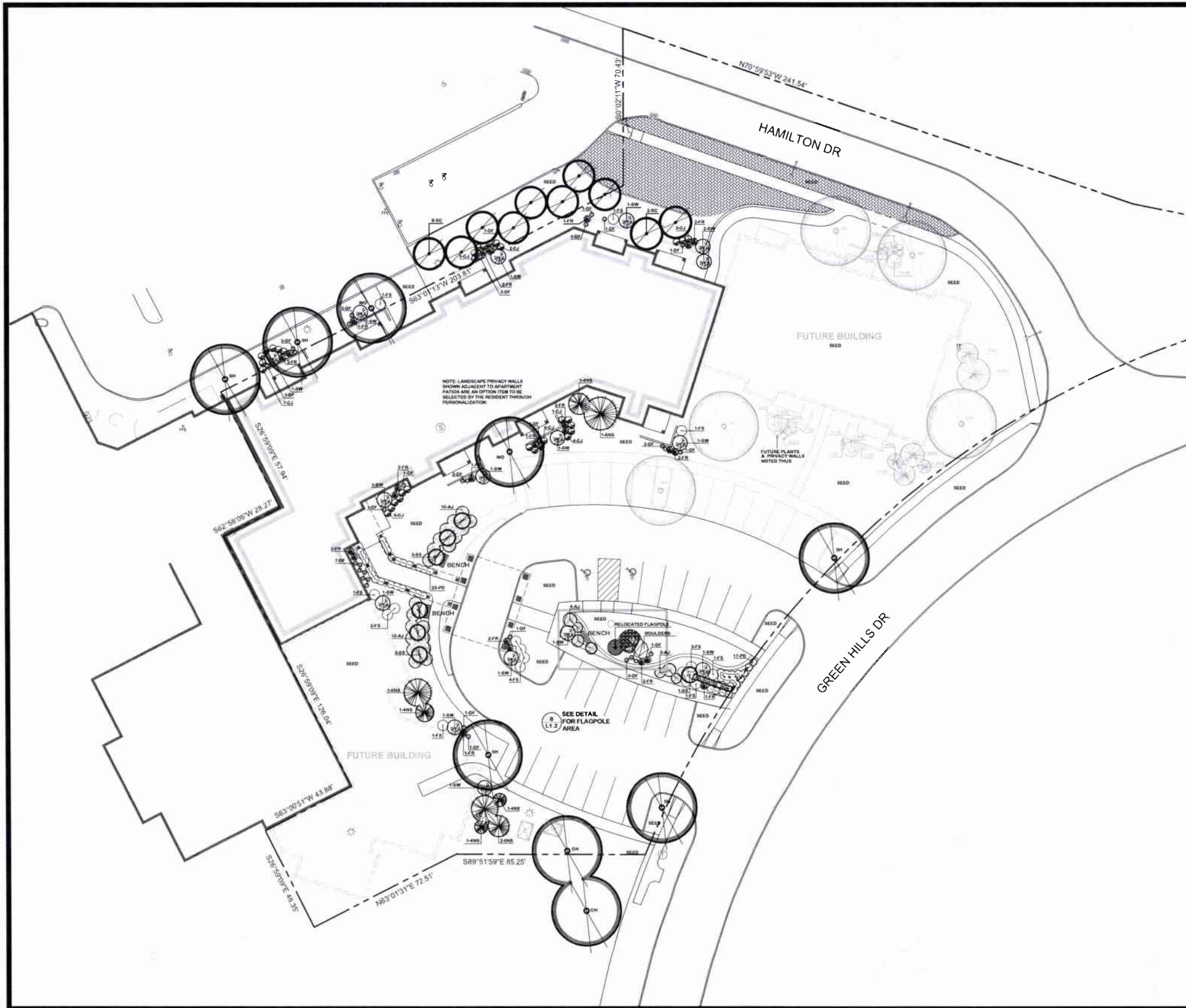
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REVISIONS	
FOURTH SUBMITTAL	07/20/14
THIRD SUBMITTAL	07/20/14
SECOND SUBMITTAL	07/20/14
FIRST SUBMITTAL	05/14/14

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 PROJECT MANAGER: KW
 ENGINEER: RAH

CIVIL DESIGN ADVANTAGE

**GREEN HILLS RETIREMENT COMMUNITY
 DIMENSION PLAN**

C3.1
 1403.099



CERTIFICATION

STATE OF IOWA
LANDSCAPE ARCHITECTS

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed professional Landscape Architect under the laws of the State of Iowa.

MAY 16, 2014
Date

Ronald E. Baker
Iowa Reg. No. 219

Pages or sheets covered by this seal:
Sheet: LANDSCAPE PLANTING PLAN L1.1

License Expires:
June 30, 2015

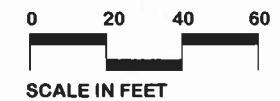
PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND	REMARKS
DECIDUOUS OVERSTORY TREES						
5	SH	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2" CAL	B & B	
2	WO	QUERCUS BICOLOR	SWAMP WHITE OAK	6" HT	CONT	
2	CH	CELTIS OCCIDENTALIS	COMMON HACKBERRY	1 1/2" CAL	CONT	
DECIDUOUS ORNAMENTAL TREES						
7	SS	AMELANCHER CANADENSIS	SHADBLow SERVICEBERRY	6" HT	CONT	MULTI LEADER
10	SC	MALUS SARGENTII	SARGENT CRABAPPLE	1 1/2" CAL	B & B	MATCHED
DECIDUOUS SHRUBS						
32	CJ	BERBERIS THUNBERGII 'CONCORDE'	CONCORDE JAPANESE BARBERRY	# 3	CONT	
12	FS	SPIRAEA JAPONICA 'FROEBELI'	FROEBEL SPIREA	15"	POT	
15	SW	PHYSOCARPUS OPIULIFOLIUS 'SEWARD'	SUMMER WINE NINEBARK	24"	POT	
GRASSES						
19	FR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	# 5	CONT	
25	DF	PENNISETUM ALOPECUROIDES 'HAEMEL'	DWARF FOUNTAIN GRASS	# 1	CONT	
EVERGREEN TREES						
4	4S	PICEA ABIES	NORWAY SPRUCE	4" HT	B & B	
4	6S	PICEA ABIES	NORWAY SPRUCE	6" HT	B & B	
EVERGREEN SHRUBS						
27	AJ	JUNIPERUS HORIZONTALIS 'PLUMOSA'	COMPACT ANDORRA JUNIPER	CLASS # 5	CONT	
PERENNIALS						
40	PD	HEMEROCALLIS PURPLE DE ORO (DWARF)	PURPLE DE ORO DWARF DAYLILY	# 1	CONT	

NOTES

- SEED ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDING OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS.
- NOTIFY LANDSCAPE ARCHITECT AFTER STAKING IS COMPLETED AND BEFORE PLANT PITS ARE EXCAVATED.
- CONTRACTOR SHALL PLACE NATURAL SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3 INCHES (INCLUDING EX. TREES)
- KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, LATEST EDITION.
- SEEDING LAWN AREAS:
MULCH: 2,000 POUNDS PER ACRE, WOOD FIBER OR CLEAN PAPER FREE OF IMPURITIES
BINDER: ENVIRON-MEND BINDER 160 POUNDS PER ACRE
PRE-PLANT FERTILIZER: STARTER FERTILIZER (15-15-15) AT 400 POUNDS PER ACRE
SEEDING RATE: TOUCHDOWN BLUEGRASS OR EQUAL, 10 TO 12 POUNDS PER 1,000 SQUARE FEET.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.



1"=20' LANDSCAPE PLANTING PLAN



1414 UNIVERSITY AVE.
AMES, IOWA 50010
414.431.8101 FAX
414.431.8101 TEL
WWW.GREENHILLSARCH.COM

LANDSCAPE
PLANTING
DESIGN
BY:



REVISIONS
REVISED PER CITY COMMENTS 7-1-14
REVISED PER CITY COMMENTS 7-22-14

DRAWN BY
REB
DATE
15 MAY 2014
PROJECT
134601
SHEET NO.

L1.1

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 PLOT STYLE TABLE
 LAYER NAME
 PROGRAM
 C:\I\0



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 AUG 20 2014
 CITY OF AMES, IOWA
 DEPT. OF PLANNING & HOUSING

REVISION	DATE	BY	DATE
DESIGNED	06/14	ELT	
DRAWN	06/14	SMS	
CHECKED	06/14		
LAST UPDATE: 08/07/13			

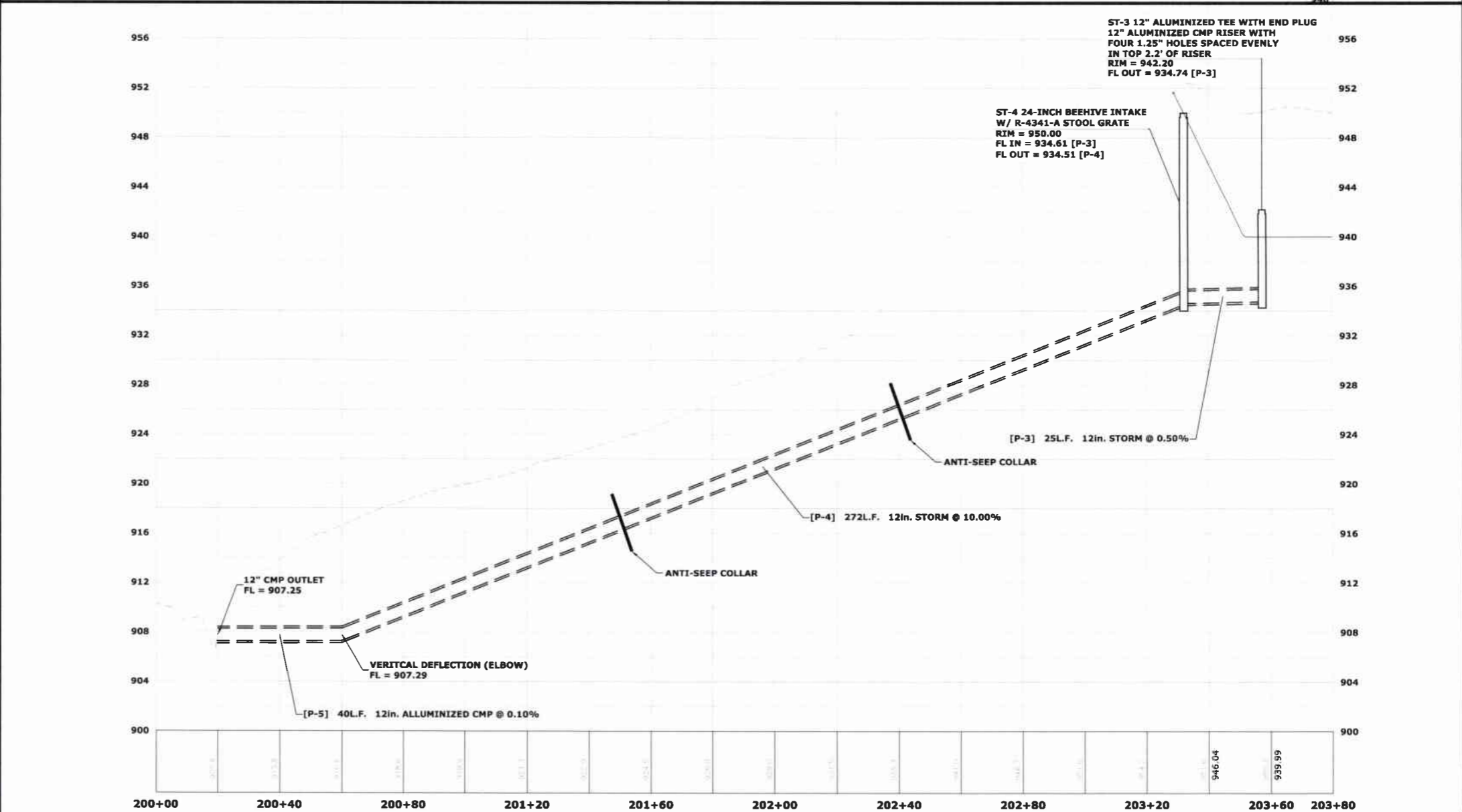
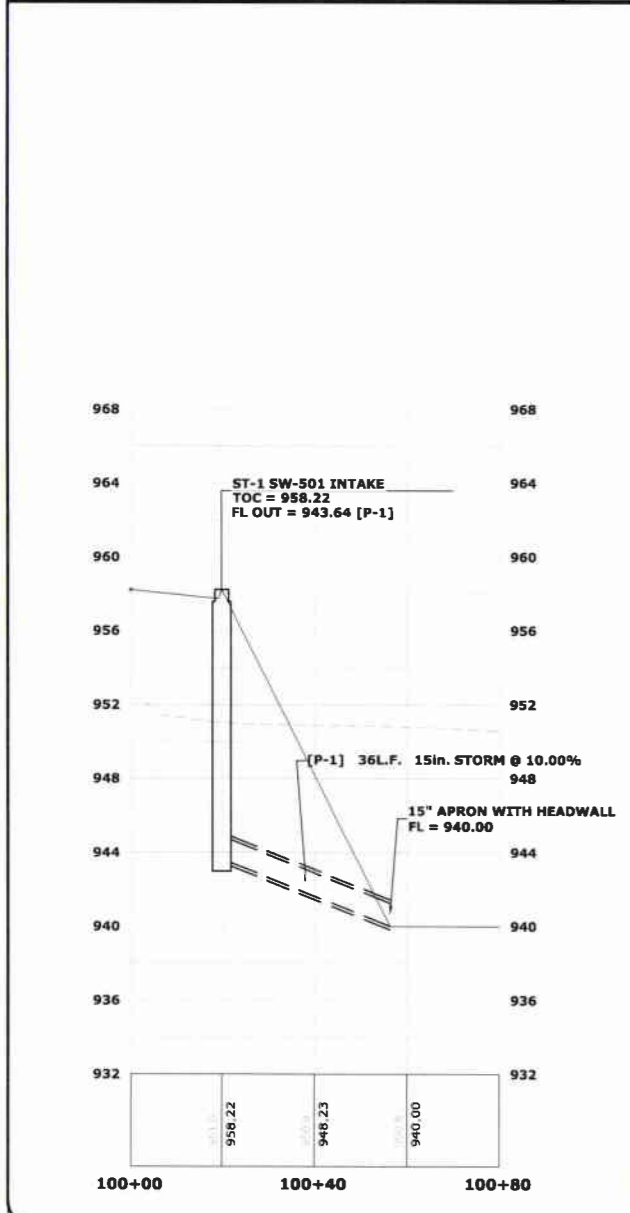
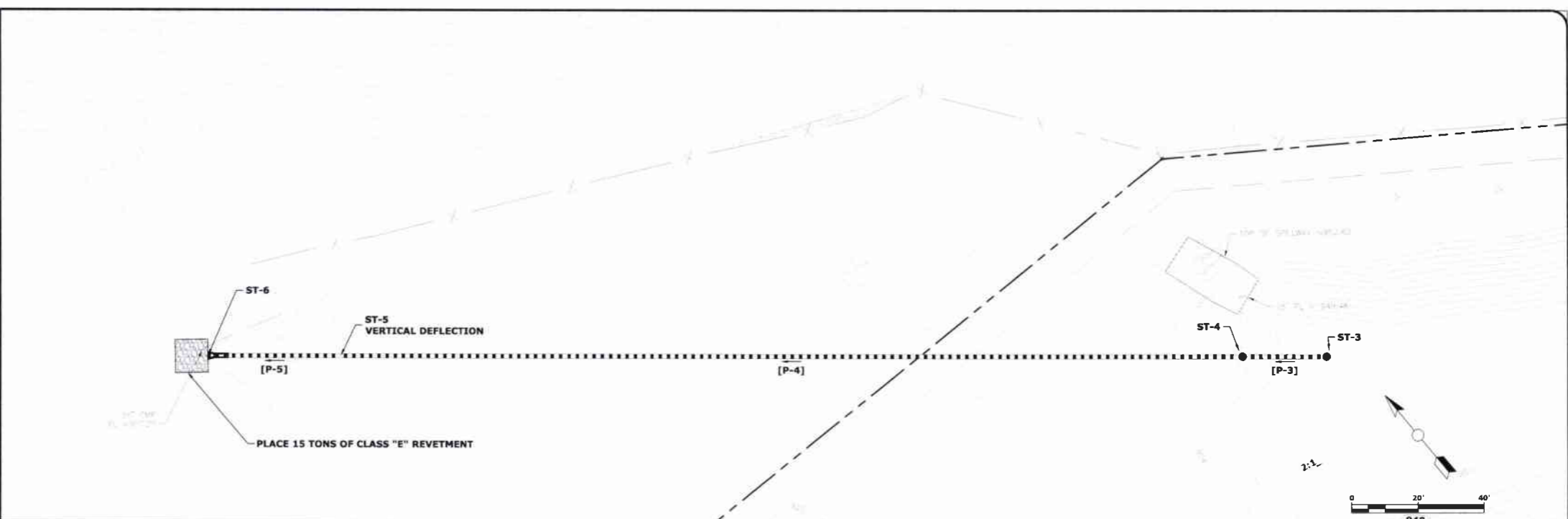
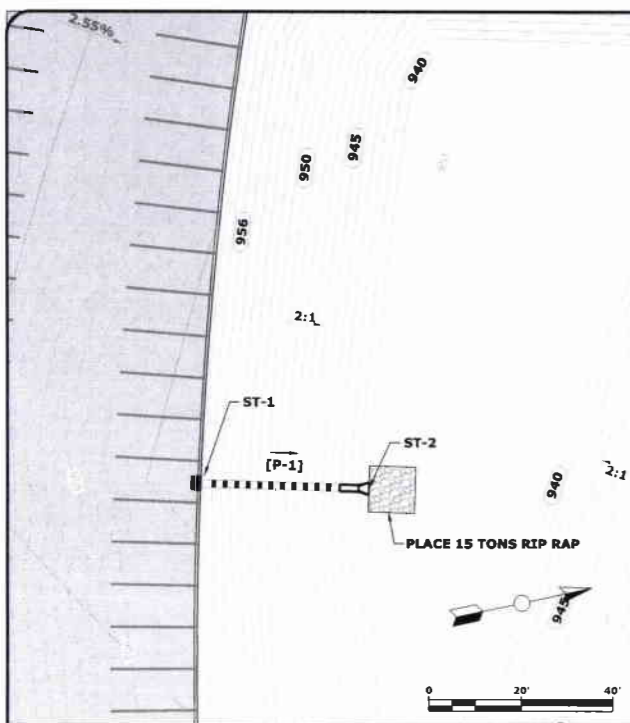
FOX Engineering Associates, Inc.
 414 South 17th Street, Suite 107
 Ames, Iowa 50010
 Phone: (515) 233-0000
 FAX: (515) 233-0103



EXISTING CONDITIONS AND REMOVALS
 2014 PARKING LOT EXPANSION
 GREEN HILLS RETIREMENT COMMUNITY
 2210 HAMILTON DRIVE
 AMES, IOWA

PROJECT NO.
 5112-14B
 SHEET
CN1.0

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 PLOT STYLE TABLE
 LAYER NAME
 ENG\JRS\JRS.ctb



REVISION	DATE	BY	DATE
DESIGNED	08/14	ELT	08/14
DRAWN	08/14	SRS	08/14
CHECKED			

REVISION	DATE	BY	DATE

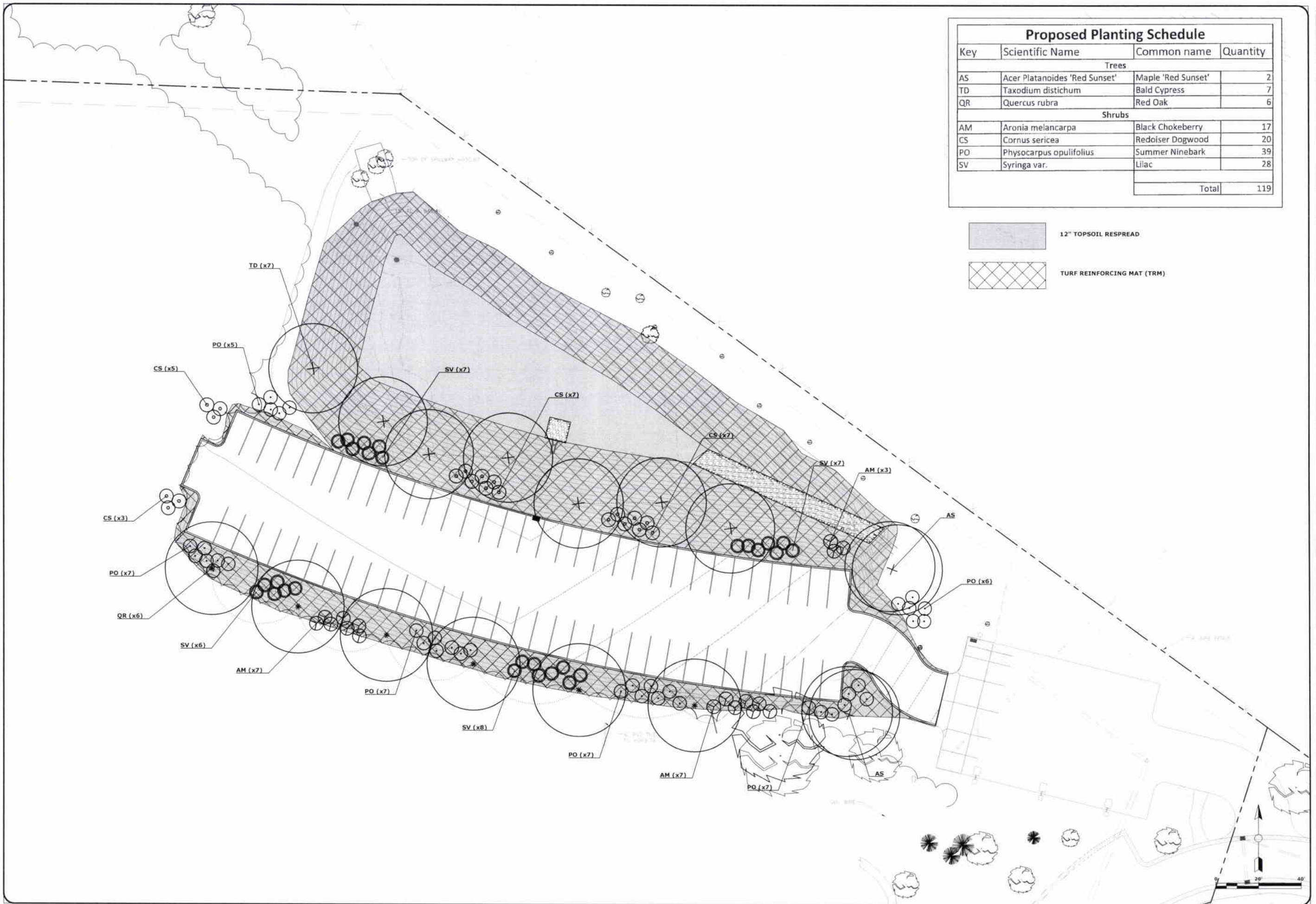
FOX Engineering Associates, Inc.
 414 South 17th Street, Suite 107
 Ames, Iowa 50010
 Phone: (515) 233-0000
 FAX: (515) 233-0103



STORM SEWER PLAN & PROFILE
 2014 PARKING LOT EXPANSION
 GREEN HILLS RETIREMENT COMMUNITY
 2210 HAMILTON DRIVE
 AMES, IOWA

PROJECT NO.
 5112-14B
 SHEET
 CN3.0

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 PLOT STYLE TABLE
 LAYER NAME
 ENCAPSULATION
 LAYER NAME
 LAYER NAME
 LAYER NAME



Proposed Planting Schedule

Key	Scientific Name	Common name	Quantity
Trees			
AS	Acer Platanoides 'Red Sunset'	Maple 'Red Sunset'	2
TD	Taxodium distichum	Bald Cypress	7
QR	Quercus rubra	Red Oak	6
Shrubs			
AM	Aronia melancarpa	Black Chokeberry	17
CS	Cornus sericea	Redoiser Dogwood	20
PO	Physocarpus opulifolius	Summer Ninebark	39
SV	Syringa var.	Lilac	28
Total			119

BY	DATE
ELT	08/14
SRS	08/14
DESIGNED	
DRAWN	
CHECKED	
LAST UPDATE: 08/07/14	

REVISION	DATE

FOX Engineering Associates, Inc.
 414 South 17th Street, Suite 107
 Ames, Iowa 50010
 Phone: (515) 233-0000
 FAX: (515) 233-0103



SEEDING AND LANDSCAPING PLAN
 2014 PARKING LOT EXPANSION
 GREEN HILLS RETIREMENT COMMUNITY
 2210 HAMILTON DRIVE
 AMES, IOWA

PROJECT NO.
 5112-14B
 SHEET
 CN4.0



1314 UNIVERSITY AVE.
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515.461.1331 FAX
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ARCHITECTURE
ENGINEERING
PLANNING

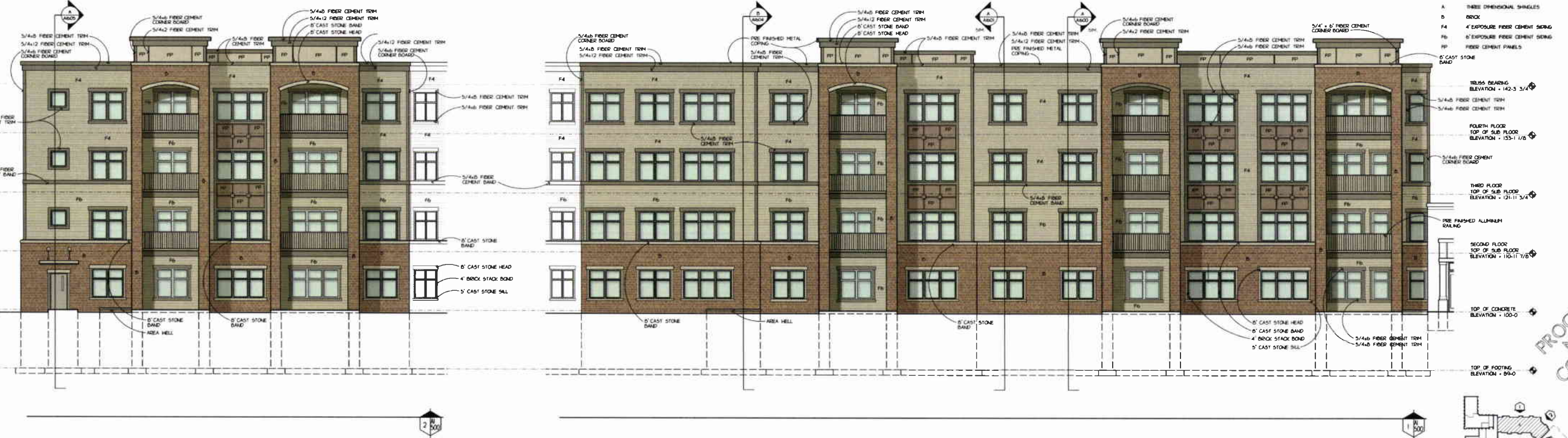
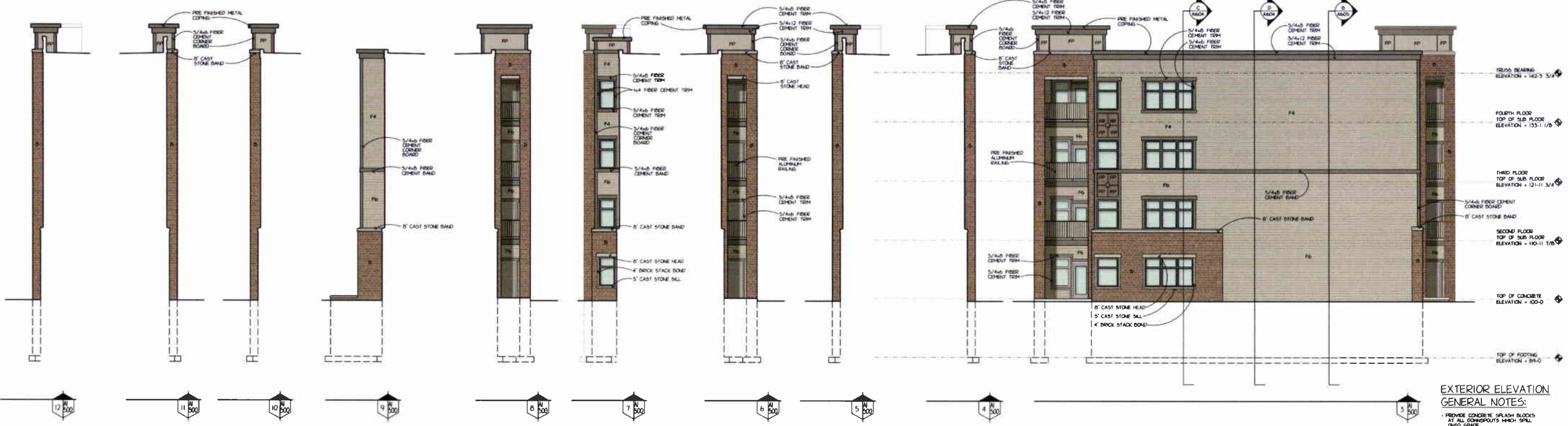
REVISIONS

PROGRESS SET
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PARTS OF ANY OTHER PROJECTS OR DEVELOPMENTS, SHALL BE
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DRN
DATE
25 JULY 2014
PROJECT
134601
SHEET NO.

AI500
INDEPENDENT

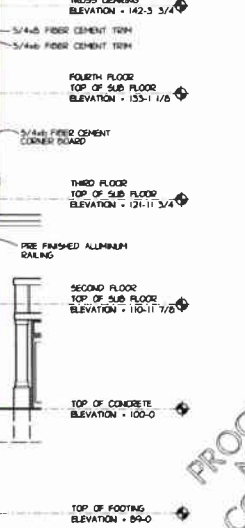


EXTERIOR ELEVATION

GENERAL NOTES:

- PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL INTO GRADE.
- PREFINISHED ALUMINUM GUTTERS AND DOWNSPOUTS USE ROOF PLAN SHEET A300 FOR LOCATION.
- ALL CONCRETE METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.
- WINDOW SCHEDULE: ○ SHEET A1400

- A: THREE DIMENSIONAL SHINGLES
- B: BRICK
- F4: 4" EXPOSURE FIBER CEMENT SIDING
- F6: 6" EXPOSURE FIBER CEMENT SIDING
- FP: FIBER CEMENT PANELS
- PS: 8" CAST STONE BAND

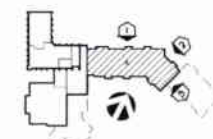


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CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

1/8" EXTERIOR ELEVATIONS AI500



DRAWING LIMIT LINE

PROJECT NO. 134601 - 1/8" EXTERIOR ELEVATIONS
DATE: 25 JULY 2014
DRAWN BY: DRN
CHECKED BY: [Signature]
SCALE: AS SHOWN

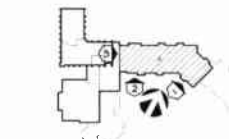


1416 UNBROOK AVE
MAHWATOA, NJ 07658
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914.431.0331 FAX
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DRN
DATE
25 JULY 2014
PROJECT
134601
SHEET NO.



**EXTERIOR ELEVATION
GENERAL NOTES:**

- PROVIDE CONCRETE SPLASH BLOODS AT ALL DOWNSPUTS WHICH SPILL ONTO GRADE
- PREPARED ALUMINUM GUTTERS AND DOWNSPUTS SEE ROOF PLAN SHEET ALSO FOR LOCATION
- ALL CONDUIT METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE
- HATCH SCHEDULE: ○ SHEET A1400

- A THREE DIMENSIONAL SHAKLES
- B BRICK
- F4 4" EXPLOUSE FIBER CEMENT SING
- F6 6" EXPLOUSE FIBER CEMENT SING
- FP FIBER CEMENT PANELS



TREES BEARING
ELEVATION = 142-3 3/4'

FOURTH FLOOR
TOP OF SUB FLOOR
ELEVATION = 133-1 1/8'

THIRD FLOOR
TOP OF SUB FLOOR
ELEVATION = 121-11 3/4'

SECOND FLOOR
TOP OF SUB FLOOR
ELEVATION = 110-11 7/8'

TOP OF CONCRETE
ELEVATION = 100-0'

TOP OF FOOTING
ELEVATION = 89-0'



TREES BEARING
ELEVATION = 142-3 3/4'

FOURTH FLOOR
TOP OF SUB FLOOR
ELEVATION = 133-1 1/8'

THIRD FLOOR
TOP OF SUB FLOOR
ELEVATION = 121-11 3/4'

SECOND FLOOR
TOP OF SUB FLOOR
ELEVATION = 110-11 7/8'

TOP OF CONCRETE
ELEVATION = 100-0'

TOP OF FOOTING
ELEVATION = 89-0'

DRAWING LIMIT LINE

PROJECT: GREEN HILLS ADDITION & RENOVATION, 1010 UNIVERSITY AVENUE, AMES, IOWA 50010
DRAWN BY: DRN
DATE: 25 JULY 2014
PROJECT: 134601
SHEET NO.

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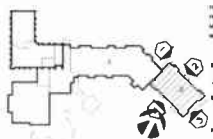
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DATE: 15 AUG 2014
PROJECT: 134601
SHEET NO:



- TRUSS BEARING ELEVATION - 142-3 3/4'
- FOURTH FLOOR TOP OF SUB FLOOR ELEVATION - 135-1 1/8'
- THIRD FLOOR TOP OF SUB FLOOR ELEVATION - 121-11 3/4'
- SECOND FLOOR TOP OF SUB FLOOR ELEVATION - 110-11 7/8'
- TOP OF CONCRETE ELEVATION - 100-0
- TOP OF FOOTING ELEVATION - 69-0

EXTERIOR ELEVATION
GENERAL NOTES:

- PROVIDE CONCRETE SPLASH BLOCKS AT ALL CORNERS/OUTS WHICH SILL INTO GRADE.
 - PREFINISHED ALUMINUM GUTTERS AND DOWNSPUTS (SEE ROOF PLAN SHEET A1230 FOR LOCATIONS)
 - ALL CONDUIT METERS VENTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.
 - HATCH SCHEDULE ○ SHEET A1400
- A THREE DIMENSIONAL SHINGLES
 - B BRICK
 - F4 4" EXPOSURE FIBER CEMENT SONG
 - F6 6" EXPOSURE FIBER CEMENT SONG
 - FP FIBER CEMENT PANELS

- TRUSS BEARING ELEVATION - 142-3 3/4'
- FOURTH FLOOR TOP OF SUB FLOOR ELEVATION - 135-1 1/8'
- THIRD FLOOR TOP OF SUB FLOOR ELEVATION - 121-11 3/4'
- SECOND FLOOR TOP OF SUB FLOOR ELEVATION - 110-11 7/8'
- TOP OF CONCRETE ELEVATION - 100-0
- TOP OF FOOTING ELEVATION - 69-0



DRAWING LIMIT LINE

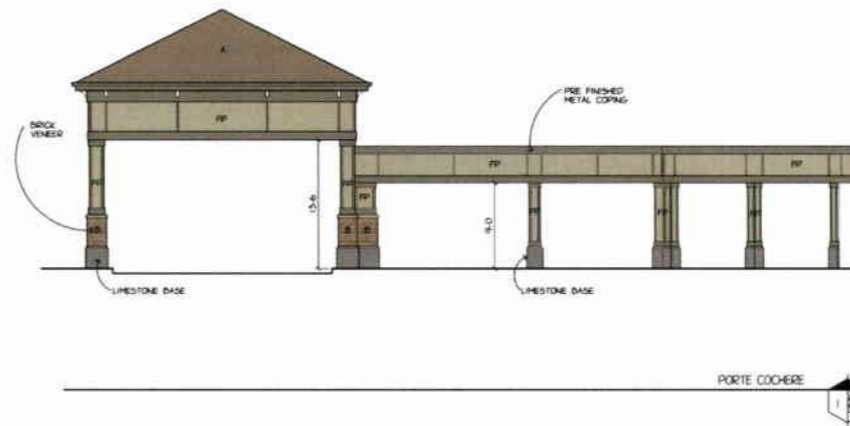
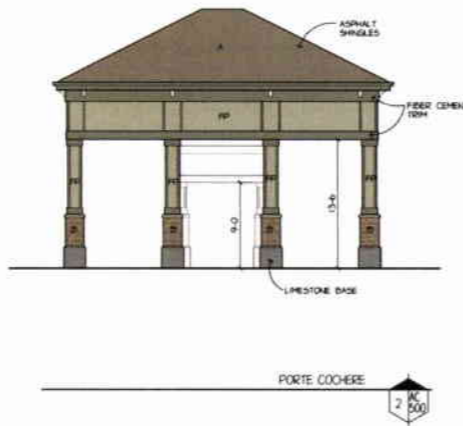
SCALE: 1/8" = 1'-0" (VERTICAL) 1/8" = 1'-0" (HORIZONTAL)
DATE: 15 AUG 2014
PROJECT: 134601
SHEET NO: 1

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AUG 20 2014
CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

1/8" EXTERIOR ELEVATIONS AI505
INDEPENDENT

DRAWING LIMIT LINE

PROJECT: 134601 - GREEN HILLS ADDITION & RENOVATION
DRAWN BY: DRN
DATE: 01 MAY 2014
PROJECT: 134601
SHEET NO: 18"



EXTERIOR ELEVATION GENERAL NOTES:

- PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPUTS WHICH SPILL ONTO GRADE
 - PRE-PRIMED ALUMINUM GUTTERS AND DOWNSPOUTS SEE ROOF PLAN SHEET 134601 FOR LOCATIONS
 - ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE
 - WINDOW SCHEDULE: (C) SHEET AT 400
- A THREE DIMENSIONAL SHINGLES
 B BRICK
 F4 4" EXPOSURE FIBER CEMENT SIDING
 F6 6" EXPOSURE FIBER CEMENT SIDING
 FP FIBER CEMENT PANELS



SCHEMATIC DESIGN NOT FOR CONSTRUCTION

DRAWN BY: DRN
DATE: 01 MAY 2014
PROJECT: 134601
SHEET NO: 18"

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CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

18" EXTERIOR ELEVATIONS AC500

Ames, Iowa
Green Hills
Addition & Renovation



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414.421.8221 FAX
WWW.AARCH.COM

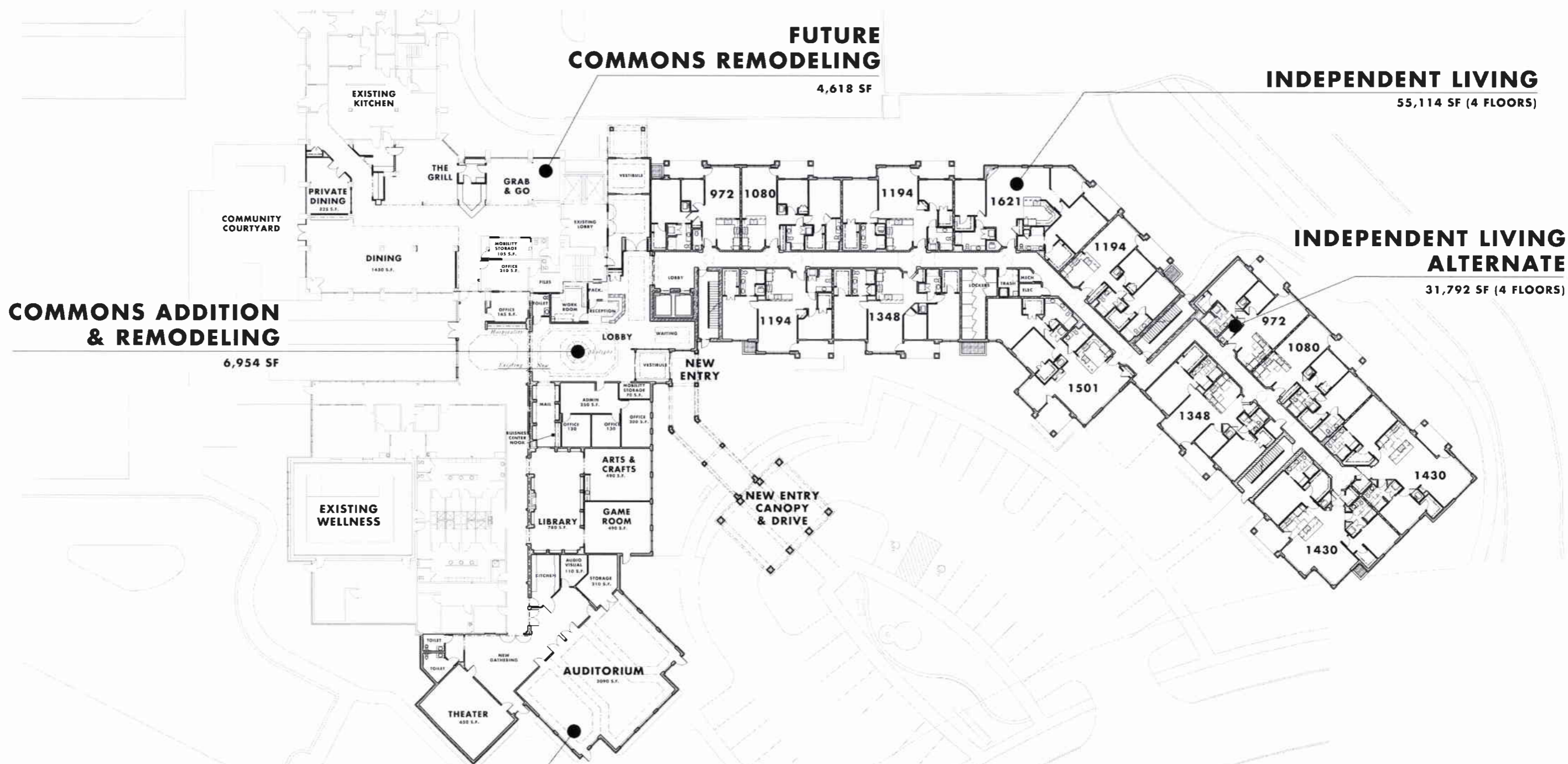


1414 UNDERWOOD AVE
WALWATONIA, MO 64156
417.431.2121 FAX
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REVISIONS

SCHEMATIC DESIGN
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CONSTRUCTION

DATE: 01 MAY 2014
PROJECT: 134601
SHEET NO.



FUTURE COMMONS REMODELING
4,618 SF

INDEPENDENT LIVING
55,114 SF (4 FLOORS)

INDEPENDENT LIVING ALTERNATE
31,792 SF (4 FLOORS)

COMMONS ADDITION & REMODELING
6,954 SF

FUTURE COMMONS PHASE
6,654 SF

INDEPENDENT LIVING (INCLUDES PARKING)	69,572 SF	COMPLETED IN 1-2 YEARS
INDEPENDENT LIVING ALTERNATE (INCLUDES PARKING)	39,891 SF	COMPLETED IN 3-10 YEARS
COMMONS ADDITION & REMODELING	6,954 SF	COMPLETED IN 1-2 YEARS
FUTURE COMMONS PHASE	6,654 SF	COMPLETED IN 5-10 YEARS
FUTURE COMMONS RENOVATIONS	4,618 SF	COMPLETED IN 3-5 YEARS
NORTH DETENTION POND		COMPLETED IN 1 YEAR *
NORTH PARKING LOT EXPANSION		COMPLETED IN 1-2 YEARS
TOTAL	127, 689 SF	

* FOLLOWING COMPLETION OF CITY WORK

RECEIVED 1/16" OVERALL FIRST FLOOR PLAN A201

AUG 20 2014

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

VERTICAL LEGAL NOTICE