

**WATER & SEWER SERVICE NOTE:**

DETERMINE EXACT LOCATION, DEPTH, & CONDITION OF EXISTING SANITARY SERVICE AND WATER SERVICE PRIOR TO CONSTRUCTION. COORDINATE EX. SERVICE LOCATIONS WITH PROPOSED BUILDING IMPROVEMENTS & REPORT ANY CONFLICTS TO ENGINEER.

**UTILITY CONTACT INFORMATION:**

W1-WATER	CITY OF ANKENY - WATER SHAWN BUCKNER 515-979-6987 sbuckner@ankenyiowa.gov
SANITARY SEWER	CITY OF ANKENY - SANITARY SEWER ROGER MCFARLAND 515-460-3747 rmcfarland@ankenyiowa.gov
STORM SEWER	CITY OF ANKENY - STORMWATER JARED BRIGHT 515-229-9539 jbright@ankenyiowa.gov
E1-ELECTRIC G1-GAS	MIDAMERICAN ENERGY COMPANY MICHAEL YOUNTS 515-252-6565 515-979-8294 (Mobile) myounts@midamerican.com
C1-COMMUNICATION	CENTURY LINK LOCAL NETWORK RAY MONTOYA 515-263-7385 raymond.montoya@centurylink.com
CLEAR PER EMAIL	MEDIACOM COMMUNICATIONS CORP AL ROBERTS 515-202-8669 aroberts@mediacomcc.com

**BENCHMARKS**

- NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)  
IARTN DERIVED - US SURVEY FEET
- BM1 ELEV=967.98  
BURY BOLT ON 1ST HYDRANT SOUTH OF NW 18TH STREET ON EAST SIDE OF NW STATE STREET, NORTHWEST OF SITE. (NOT SHOWN ON SURVEY.)
  - BM2 ELEV=970.60  
ARROW ON HYDRANT IN GRASSY AREA EAST OF NW STATE STREET & WEST OF BUILDING, CENTER OF SITE. (AS SHOWN ON SURVEY.)
  - BM3 ELEV=969.82  
BURY BOLT ON HYDRANT ON EAST SIDE OF NW STATE STREET, SOUTHWEST CORNER OF SITE. (AS SHOWN ON SURVEY.)

**CONTROL POINTS**

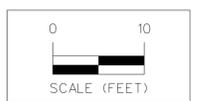
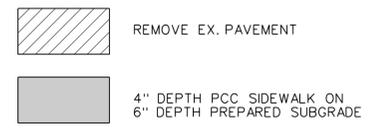
- IOWA STATE PLANE SOUTH COORDINATE SYSTEM  
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET
- CP1 N=635662.55 E=1608096.42  
CUT "X" IN WEST EDGE OF SIDEWALK WEST OF TREE & 35' NORTH OF CONCRETE PAD TO EAST OF BUILDING, NORTHEAST CORNER OF SITE.
  - CP2 N=635497.87 E=1608095.85  
CUT "X" IN WEST EDGE OF SIDEWALK EAST OF LIGHT POLE & 40' SOUTH OF CONCRETE PAD TO EAST OF BUILDING, SOUTHEAST CORNER OF SITE.
  - CP3 N=635423.17 E=1607799.37  
CUT "X" IN WEST EDGE OF SIDEWALK EAST OF HYDRANT ON EAST SIDE OF NW STATE STREET, SOUTHWEST CORNER OF SITE.
  - CP4 N=635633.21 E=1607800.45  
CUT "X" IN WEST EDGE OF SIDEWALK 60' NORTH OF WATER VALVE ON EAST SIDE OF NW STATE STREET, NORTHWEST CORNER OF SITE.

**GENERAL NOTES**

- NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- NOTIFY OWNER, ENGINEER, AND CITY OF ANKENY AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
- DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE, INCLUDING LEFT OVER EARTHWORK.
- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
- THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
- CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, POLK COUNTY, AND THE OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.

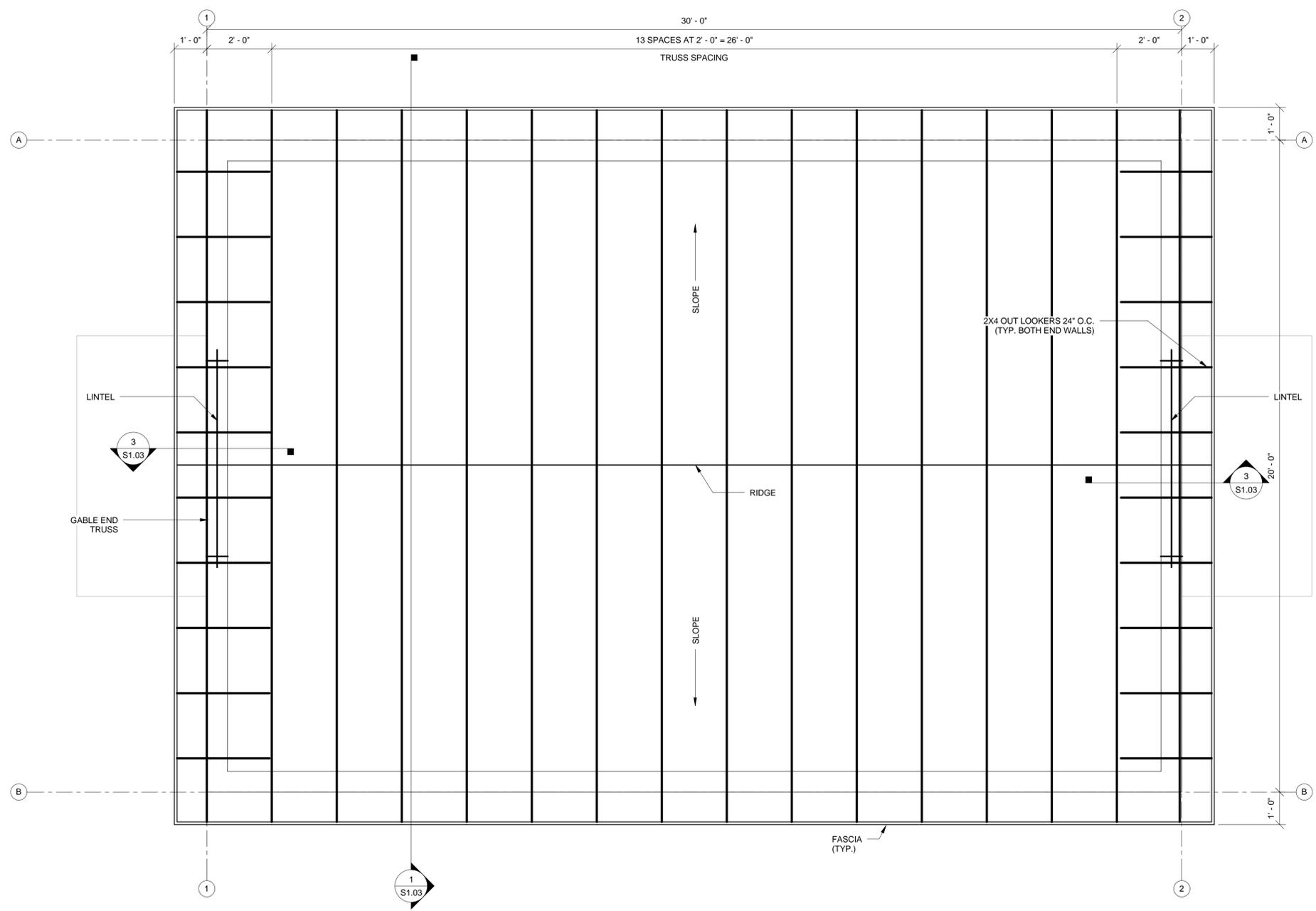
**CONSTRUCTION NOTES**

- EXISTING FEATURES, PROTECT THE FOLLOWING:
  - PAVEMENTS TO REMAIN
  - PROTECT EXISTING UTILITIES
  - PROTECT EXISTING BUILDING
  - PROTECT EXISTING TREE
  - PROTECT EXISTING CHAIN LINK FENCE
- DEMOLITION, REMOVE THE FOLLOWING:
  - REMOVE EX. 4" PCC PAVEMENT TO LIMIT SHOWN. SAW CUT TO FULL DEPTH PRIOR TO REMOVAL
  - CAP EXISTING WATER SERVICE & ABANDON IN PLACE
- PAVEMENTS, PROVIDE THE FOLLOWING:
  - PCC SIDEWALKS, 4" DEPTH PAVEMENT
  - FROST FOOTING, SEE ARCHITECTURAL DETAILS
- BUILDING IMPROVEMENTS. REFER TO ARCHITECTURAL PLANS
- ADJUST GRADE IN AREA SHOWN TO USE AS BORROW FOR FILL OPERATIONS. GRADE AREA TO DRAIN TOWARDS WEST
- SEED ALL DISTURBED AREAS WITH TYPE 1 LAWN SEED
- CONSTRUCTION LIMIT. INSTALL TEMPORARY 4 FOOT HIGH CHAIN LINK FENCE ON DRIVEN POSTS. CONTRACTOR TO MAINTAIN AREA WITH FENCE LIMITS THROUGHOUT CONSTRUCTION. REMOVE POSTS AND FABRIC UPON COMPLETION.
- SILT FENCE
- CONNECT ROOF DRAIN TO STORM SEWER



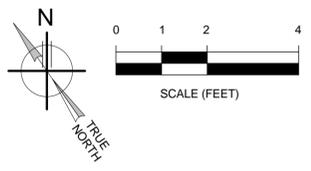






**1 ROOF FRAME**  
1/2" = 1'-0"

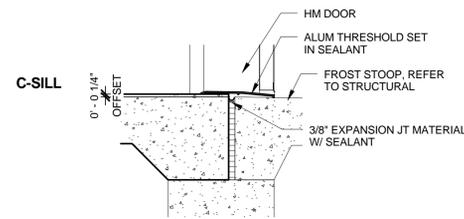
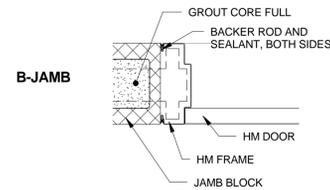
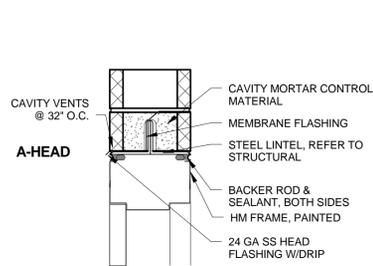
**NOTES:**  
ALL ELEVATIONS REFERENCED TO FINISHED FIRST FLOOR LINE (+0'-0")  
(+8'-8") DENOTES DISTANCE FROM FINISHED FIRST FLOOR LINE TO TOP OF BEAM OR BOND BEAM.  
FOR DIMENSIONS AND ELEVATIONS NOT SHOWN SEE ARCHITECTURAL



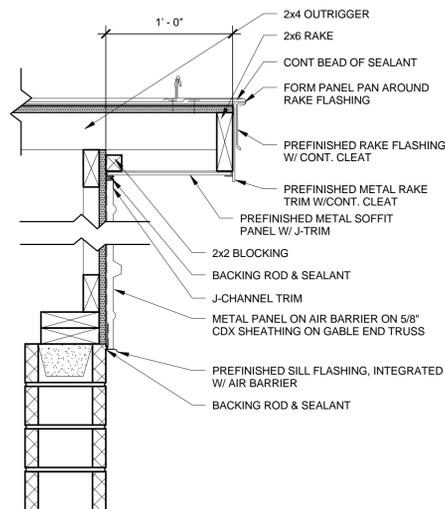
SHEATHING SCHEDULE			
LOCATION	PANEL GRADE	PANEL THICKNESS	FASTENERS
ROOF	STRUCTURAL I	5/8	8d AT 6 O.C.



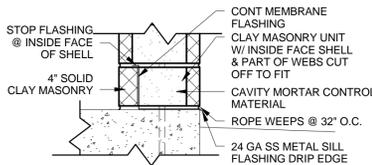




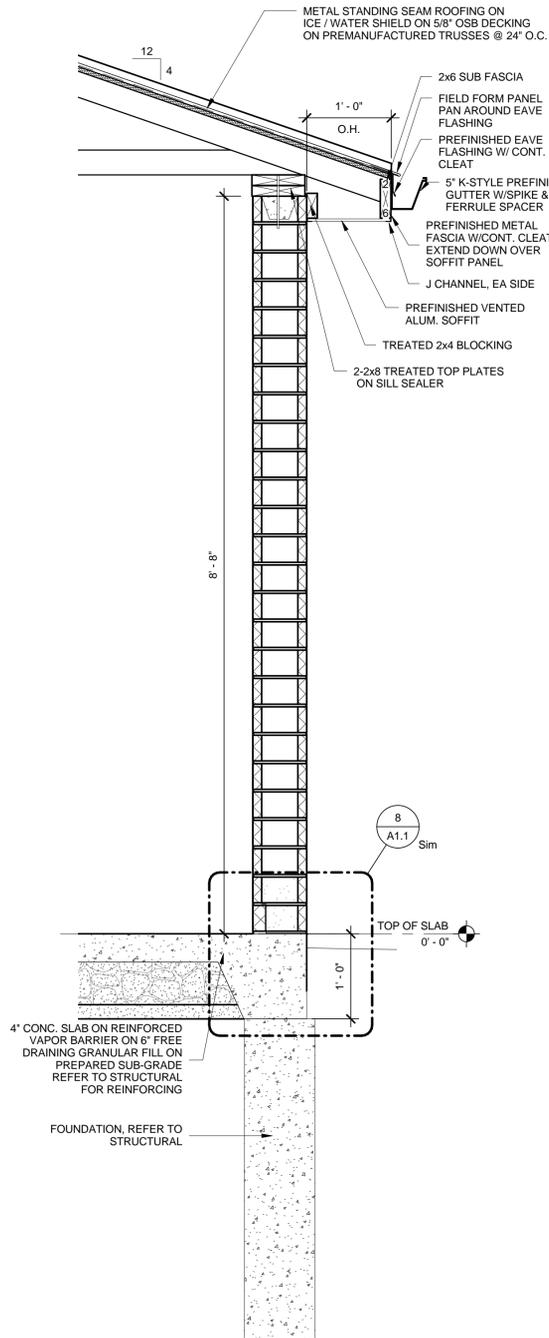
9 DOOR DETAILS  
1 1/2" = 1'-0"



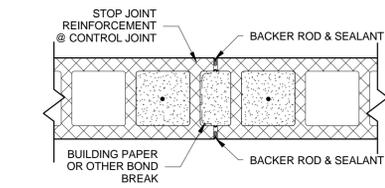
7 RAKE DETAIL  
1 1/2" = 1'-0"



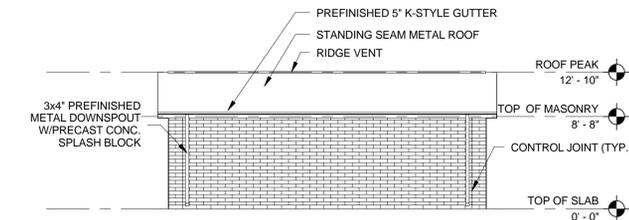
8 FLASHING DETAIL  
1 1/2" = 1'-0"



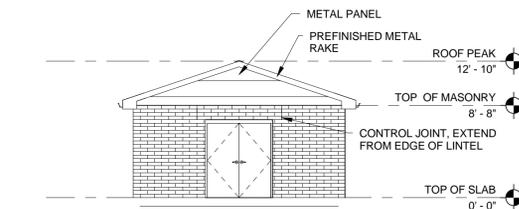
6 WALL SECTION  
1" = 1'-0"



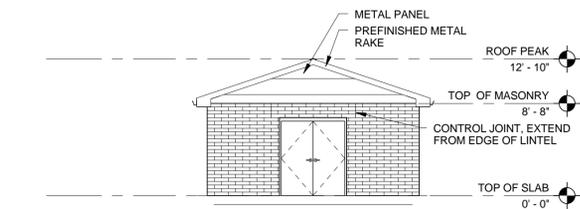
1 CONTROL JOINT DETAIL  
1 1/2" = 1'-0"



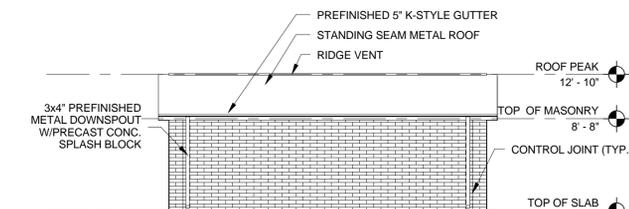
2 EAST ELEVATION  
1/8" = 1'-0"



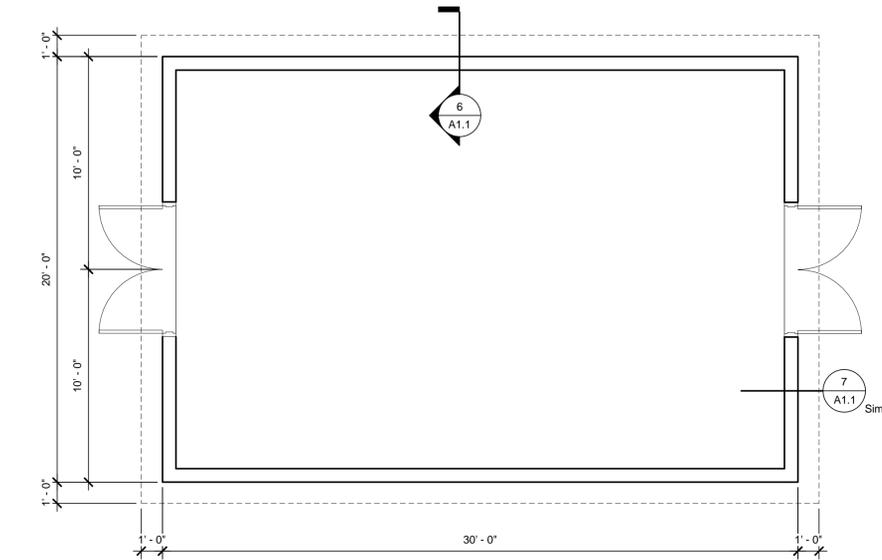
3 NORTH ELEVATION  
1/8" = 1'-0"



4 SOUTH ELEVATION  
1/8" = 1'-0"



5 WEST ELEVATION  
1/8" = 1'-0"



11 PLAN  
1/4" = 1'-0"

DOOR SCHEDULE														
Door Number	Width	Note	Door				Fire Rating	Hardware	Frame				Notes	
			Height	Type	Material	Finish			Material	Finish	Jamb	Head		Sill
101	6'-0"	PR	7'-0"	FLUSH	HM	PAINT	-	1	HM	PAINT	B-7/A1.1	A-7/A1.1	C-7/A1.1	4\"/>
102	6'-0"	PR	7'-0"	FLUSH	HM	PAINT	-	1	HM	PAINT	B-7/A1.1	A-7/A1.1	C-7/A1.1	4\"/>

REVISIONS
PROJECT NUMBER
DATE
SHEET TITLE
Sheet Name
SHEET NO.

