AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL
APRIL 28, 2026

NOTICE TO THE PUBLIC: The Mayor and City Council welcome comments from the public during discussion. The Standards of Decorum, posted at the door and available on the City website, define respectful conduct for public participation. If you wish to speak, please fill out the form on the tablet outside the door to the Council Chambers or scan the QR Code to the right to fill out the same form on a personal device. When your name is called, please step to the microphone, state your name for the record, and keep your comments brief so that others may have the opportunity to speak.

CALL TO ORDER: 6:00 p.m.

PROCLAMATIONS:

1. Proclamation for "Arbor Day," April 24, 2026
2. Proclamation for "National Historic Preservation Month," May 2026

PRESENTATION:

3. Presentation of Historic Preservation Awards

CONSENT AGENDA: All items listed under the Consent Agenda will be enacted by one motion. There will be no separate discussion of these items unless a request is made prior to the time the Council members vote on the motion.

4. Motion approving payment of claims
5. Motion approving Report of Change Orders for period of April 1-15, 2026
6. Motion approving Summary of Minutes of the Regular City Council Meeting on April 14, 2026, and Special City Council Meeting on April 21, 2026
7. Motion approving Ownership Update for Class E Retail Alcohol License - Sam's Club #6568, 305 Airport Road
8. Motion approving new 5-Day (April 30-May 4, 2026) Special Class C Retail Alcohol License - Gateway Market, 531 Bissell Road Room 1320
9. Motion approving new 8-Month Class C Retail Alcohol License with Outdoor Service - La Casa Maya, 631 Lincoln Way
10. Motion approving the renewal of the following Alcohol Licenses:
    a. Bar la Tosca, 303 Welch Avenue Ste 101, Class C Retail Alcohol License with Outdoor Service, Pending Dramshop Review

b. El Jefe Mexican Cuisine LLC, 524 Lincoln Way, Class C Retail Alcohol License with Catering Privilege
c. Great Plains Sauce & Dough Co., 129 Main Street, Special Class C Retail Alcohol License, Pending Dramshop Review
d. Hy-Vee Ames Fast and Fresh 1, 4018 Lincoln Way, Class E Retail Alcohol License
e. Jeff's Pizza Shop, 2402 Lincoln Way, Special Class C Retail Alcohol License
f. Mother's Pub, 2900 West Street, Class C Retail Alcohol License with Catering Privilege and Outdoor Service
g. Walgreens #12108, 2719 Grand Avenue, Class E Retail Alcohol License

11. Motion accepting the Fitch Family Indoor Aquatic Center Monthly Report
12. Requests for Ames on the Half Shell:
    a. Resolution approving waiver of enforcement of *Municipal Code* Section 17.17 related to alcohol consumption in City parks with respect only to Bandshell Park from 5:00 p.m. to 9:00 p.m. on Fridays May 29 - June 26
    b. Motion approving 5-Day License - Special Class C Retail Alcohol License with Outdoor Service - Ames on the Half Shell, Bandshell Park, for:
        i. May 29 - June 02, 2026
        ii. June 04 - June 08, 2026
        iii. June 11 - June 15, 2026
        iv. June 18 - June 22, 2026
        v. June 25 - June 29, 2026
13. Requests from Ames Pride for Pridefest on October 10, 2026:
    a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License
    b. Resolution approving closure of Douglas Avenue from Main Street to 6th Street and 5th Street between Kellogg Avenue and the alley east of Adams Family Funeral Home from 5:00 a.m. to 10:00 p.m.
    c. Resolution approving waiver of parking meter fees and enforcement
    d. Resolution approving waiver of fee for blanket Vending License
14. Resolution approving request from Good Neighbor Emergency Assistance to close Clark Avenue between 6th and 7th Streets from 1:00 p.m. - 8:00 p.m. on Sunday, May 17, 2026, for its Annual Block Party Celebration
15. Resolution approving request to modify the City's FY 2025/26 ASSET contract with ChildServe
16. Resolution approving request to modify the City's FY 2025/26 ASSET contract with Heartland of Story County
17. Resolution approving contract renewal with Earth Services & Abatement for Asbestos Remediation and Related Services and Supply Contract at the Power Plant for the one-

year period from July 1, 2026 through June 30, 2027 in an amount not-to-exceed $200,000

18. Resolution approving contract renewal with Wulfekuhle Injection & Pumping, of Peosta, IA, for Cell Maintenance Services for Electric Services (RDF Ash), for the one-year period from July 1, 2026, through June 30, 2027, in an amount not-to-exceed $200,000
19. Resolution approving contract renewal with HTH Companies, Inc., of Union, MO, for Specialized Wet Dry Vacuum, Hydro Blast, and Related Cleaning Services for the Power Plant for the one-year period from July 1, 2026, through June 30, 2027, in an amount not-to-exceed $140,000
20. Resolution approving Professional Service Agreement with Bolton & Menk, Inc., of Ames, IA, for Preliminary Design and Traffic Safety Improvement Program Grant Application Preparation for G.W. Carver and Cameron School Road Roundabout in an amount not to exceed $60,728
21. FY 2026/27 Airport Facility Improvements Program (Fuel Farm Replacement – AvGas project):
    a. Resolution approving submission of the State of Iowa Airport Improvement Program grant application
    b. Resolution authorizing $133,333 in local matching funds for the project, including the $100,000 in previously issued G.O. Bonds and $33,333 from the Airport Improvements Fund, to fully fund the project and maximize available grant funding
22. Resolution approving amendment to 28E agreement with Iowa Communications Network to add Furman Aquatics Center to the City's network
23. Resolution expressing continuing City Council support for the construction of the new thermal generation plant for Electric Services, and authorizing staff to continue the plant development, given the new cost estimate for the project
24. Resolution approving preliminary plans and specifications for the 69kV Transmission Line Reconstruction from Top O Hollow substation to Ames Plant Substation project, setting May 27, 2026, as the bid due date, and June 9, 2026, as the date of Public Hearing
25. Resolution approving preliminary plans and specifications for the 2025/26 Water System Improvements Program (Barr Drive, Douglas Avenue - 16th Street to O'Neil Drive, and 17th Street - Douglas Avenue to dead end) project, setting May 20, 2026, as the bid due date and May 26, 2026, as the date of Public Hearing
26. Resolution setting May 12, 2026, as the date of Public Hearing on the proposition of entering into a Prairieview Industrial Substation Line Tap Construction Agreement and a Transmission Facility Joint Ownership Agreement with ITC Midwest, LLC and entering into a Transmission Interconnection Agreement by and among ITC Midwest, LLC, the City of Ames and Midcontinent Independent System Operator, Inc
27. Resolution setting May 12, 2026, as the date of Public Hearing on a Revocable Lease

Option with Ames Greenfield Development, LLC to develop, install, and operate solar facilities on approximately 165 acres located on portions of the following properties at the Ames Municipal Airport:

a. 405 Airport Road
b. 600 Airport Road
c. 623 Airport Road
d. 698 Airport Road
e. 816 Airport Road
f. 2540 Airport Drive
g. 3115 South Duff Avenue Rear
h. 3300 South Riverside Drive
i. 3800 South Riverside Drive
j. 3800 South Riverside Drive Rear
k. 4200 South Riverside Drive
l. 4200 South Riverside Drive Rear
m. 4600 South Riverside Drive
n. 4600 South Riverside Drive Rear
o. 4900 South Riverside Drive
p. 5000 South Riverside Drive

28. Resolution approving Change Order No. 2 with Heritage Petroleum of Evansville, IN, in the amount of $28,000 to increase the oil and lubricants contract for CyRide to $77,300
29. Resolution approving contract amendment with On Track Construction, LLC, of Nevada, IA, for Emergency 30-Inch Raw Water Line Repair in the amount of $93,018 for a total contract of $114,588
30. Resource Recovery and Recycling Campus:
    a. Resolution approving Change Order No. 2 with RRT Design & Construction of Melville, NY, for Bid Package 40-1 - Millwright/Process Integration Work, a deduct in the amount of $120,550
    b. Resolution approving Change Order No. 2 with Jensen Builders, Ltd., of Des Moines, IA, for Bid Package 03-1 – Concrete and Steel Work, in the amount of $82,916.03
    c. Resolution modifying Change Order No. 1 with Con-Struct, Inc, of Ames, IA, for Bid Package 31-1 – Site Demolition & Earthwork, a deduct in the amount of $30,000 for a revised Change Order No. 1 amount of $57,717
    d. Resolution modifying Change Order No. 1 with RRT Design & Construction of Melville, NY, for Bid Package 40-1 - Millwright/Process Integration Work, a deduct in the amount of $56 for a revised Change Order No. 1, a deduct in the amount of $1,134,376

31. Resolution to waive enforcement of Section 19.9 of *Municipal Code* on Wednesday, September 16, 2026 (9:00 am - 8:00 pm) and Thursday, September 17, 2026 (9:00 am - 4:00 pm) at Ada Hayden Heritage Park to allow the Friends of Ada Hayden Heritage Park to provide golf cart tours to mobility impaired individuals
32. Resolution approving use of the single-source negotiation provisions of the City's Purchasing Policy and awarding three-year contract to Ziegler Power Systems, Ankeny, IA, for the Water Treatment Plant emergency generator service maintenance agreement in the amount of $50,508.81
33. Resolution awarding contract to Stew Hansen Dodge of Urbandale, Iowa, for the purchase of one RAM 5500 cab and chassis for Public Works Street Maintenance in the amount of $64,512
34. Resolution approving contract and bond for the 2025/26 Right-of-Way Restoration Program with Steven's Erosion Control of Des Moines, IA, in the amount of $166,264.49
35. Resolution approving contract and bond for the Freel Drive Paving Program with Con-Struct, Inc., of Ames, IA, in the amount of $1,012,310
36. Resolution accepting the 2023/24 Pavement Restoration - Slurry Seal Program as completed by Fort Dodge Asphalt Company of Ft. Dodge, IA, in the amount of $179,147.62
37. Resolution accepting the 2024/25 Pavement Restoration - Slurry Seal Program as completed by Fort Dodge Asphalt Company of Ft. Dodge, IA, in the amount of $219,179.42

PUBLIC FORUM: This is a time set aside for comments from the public on topics of City business other than those listed on this agenda. Please understand that the Council will not take any action on your comments at this meeting due to requirements of the Open Meetings Law, but may do so at a future meeting.

PLANNING AND HOUSING:

38. Summary of The Irons Subdivision Sewer Extension Alternatives
39. Resolution approving Preliminary Plat for the Auburn Trail Subdivision
40. Selection of a developer's proposal for the purchase of single-family market-rate lots in the Baker Subdivision
    a. Resolution to select purchase proposal for six market rate lots
    b. Resolution setting May 26, 2026, as the date of Public Hearing for approval of a purchase agreement for the sale of six properties
41. South Campus Redirection Area Staff Report
    a. Motion directing staff

PUBLIC WORKS:

42. 2025/26 Asphalt Street Pavement Improvements - Sidewalk Infill along Delaware Avenue
    a. Motion directing staff

HEARINGS:

43. Hearing on Xenia Rural Water District for the Sale of Potable Water
    a. Resolution approving the disposing of an interest in real property located at 900 S 500th Avenue
    b. Resolution approving Amendment No. 2 contract with Xenia Rural Water District

ORDINANCES:

44. First reading of an ordinance amending Chapter 28 of the *Municipal Code* Section 28.201 to increase water rates by 3.5% and Section 28.304 to increase sanitary sewer rates by 5.5% for charges to be billed on or after July 1, 2026
45. Rezoning with Master Plan for 4605 and 4510 Hyde and Adjacent Properties to the North (Auburn Trail Development)
    a. Resolution approving the Rezoning Agreement
    b. Third reading and adoption of ORDINANCE NO. 4593 Rezoning and Master Plan
46. Third reading and adoption of ORDINANCE NO. 4594 zoning text amendment creating a new zoning overlay district (West University Pedestrian Enhancement District) related to Density, Parking, and Design Requirements to be applied between Sheldon and Hyland and Lincoln Way and Oakland

DISPOSITION OF COMMUNICATIONS TO COUNCIL:

REPORT OF GOVERNING BODY:

47. Participation with agencies, boards and commissions:
    a. Discover Ames (ACVB)
    b. Ames Regional Economic Alliance (AREA)
    c. Story County Emergency Management Agency (SCEMA)
    d. Ames Transit Agency Board of Trustees

COUNCIL COMMENTS:

ADJOURNMENT:

Please note that this agenda may be changed up to 24 hours before the meeting time as provided by Section 21.4(2), *Code of Iowa*.

Item No. 5

MEMO

To: Mayor & City Council

From: Renee Hall, City Clerk

Date: April 28, 2026

Subject: Report of Contract Change Orders

The Report of Change Orders for the period of April 1-15, 2026, is attached for the City Council's review and consideration.

ATTACHMENT(S):
Change Order Report - April 1-15, 2026.pdf

REPORT OF
CONTRACT CHANGE ORDERS

Period:	☒	**1st – 15th**
	☐	**16th – End of Month**
Month & Year:	**April 2026**	
For City Council Date:	**April 28, 2026**	

Department	General Description of Contract	Contract Change No.	Original Contract Amount	Contractor/ Vendor	Total of Prior Change Orders	Amount this Change Order	Change Approved By	Purchasing Contact (Buyer)
Transit	CyRide Facility Fire Suppression Improvements	2	$227,600.00	Henkel Construction Co.	$6,080.58	$14,629.15	J. Rendall	AM
Public Works	Bid Package 33-1 Site Utility Work for Resource Recovery & Recycling Campus	1	$723,370.00	On Track Construction LLC	$0.00	$-(31,695.00)	B. Phillips	KS
Public Works	Bid Package 32-1 Paving & Sidewalk Work for Resource Recovery & Recycling Campus	1	$1,028,129.00	Lakeside Contractors LLC	$0.00	$-(16,410.00)	J. Clausen	KS
Public Works	Bid Package 09-1 Site Gypsum Board Assembly Work for Resource Recovery & Recycling Campus	1	$430,675.00	Heartland Finishes, Inc.	$0.00	$-(30,000.00)	B. Phillips	KS
			$		$	$		
			$		$	$		

Item No. 6

MEMO

To: Mayor & City Council

From: City Clerk's Office

Date: April 28, 2026

Subject: Approval of Minutes

Attached for the City Council's review are the minutes from the Regular City Council Meeting on April 14, 2026, and Special City Council Meeting on April 21, 2026.

ATTACHMENT(S):
C26-0414 Summary.pdf
C26-0421 Summary.pdf

SUMMARY OF MINUTES OF THE
REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA **APRIL 14, 2026**

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:00 p.m. on the 14th day of April, 2026, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Rachel Junck, Anita Rollins, and Tim Gartin. *Ex officio* Emily Boland was also present.

PROCLAMATION FOR "FAIR HOUSING MONTH," APRIL 2026: Mayor Haila proclaimed April 2026 as “Fair Housing Month.” Housing Coordinator Vanessa Baker-Latimer accepted the proclamation alongside Annabella Marquez, Chair of the Ames Human Relations Commission, and Tracy Jennings, President of the Central Iowa Board of Realtors.

PROCLAMATION FOR "WEEK OF THE YOUNG CHILD," APRIL 11-17, 2026: April 11-17, 2026, was proclaimed the “Week of the Young Child” by Mayor Haila. Chuck Gilarsky of the Ames Morning Rotary Club and Jerri Heid of Raising Readers of Story County accepted the proclamation.

PROCLAMATION FOR "NATIONAL LIBRARY WEEK," APRIL 19-25, 2026: Mayor Haila proclaimed April 19-25, 2026, as “National Library Week.” The proclamation was accepted by Ames Public Library Director Sheila Schofer alongside members of the Ames Public Library Board of Trustees.

PROCLAMATION FOR "NATIONAL VOLUNTEER WEEK," APRIL 19-25, 2026: April 19-25, 2026, was proclaimed “National Volunteer Week” by Mayor Haila. Jehan Faisal, Volunteer Coordinator for the Ames Public Library, accepted the proclamation along with other vital volunteer organizers in the Ames community.

CONSENT AGENDA: Moved by Betcher, seconded by Beatty-Hansen, to approve the Consent Agenda as amended.

5. Motion approving payment of claims
6. Motion approving Report of Change Orders for period of March 16-31, 2026
7. Motion approving Summary of Minutes of the Special City Council Meeting on March 24, 2026, Summary of Minutes of the Regular City Council Meeting on March 24, 2026, and Minutes of the Special Meeting on March 27, 2026
8. Motion approving Temporary Outdoor Service for Class C Alcohol License with Outdoor Service - Sips and Paddy's Irish Pub, 126 Welch Avenue, May 14 - May 17, 2026
9. Motion approving new 5-Day (May 1-5, 2026) Special Class C Retail Alcohol License - Schonert's Patisserie LLC, 2321 North Loop Drive
10. Motion approving new Class C Retail Alcohol License with Outdoor Service - Mary Jane's, 119 Main Street, Pending Dramshop Review
11. Motion approving the renewal of the following Alcohol Licenses:

a. Cyclone Experience Network, 1705 Center Drive - Hilton Coliseum, Class C Retail Alcohol License with Catering Privilege and Outdoor Service, Pending Dramshop Review
b. Hy-Vee Ames Fast and Fresh 2, 636 Lincoln Way, Class E Retail Alcohol License
c. Provisions Lot F, 2400 North Loop Drive, Class C Retail Alcohol License with Catering Privilege and Outdoor Service, Pending Dramshop Review
d. Wasabi Somerset, 2707 Kent Avenue, Class C Retail Alcohol License with Outdoor Service, Pending Dramshop Review

12. Motion approving appointment of Steve Schainker to the Executive Board of the Mid-Iowa Planning Alliance
13. Motion accepting Fiscal Year 2025/26 Third Quarter Financial Report
14. Motion approving request from Iowa Multisport for the Ames Triathlon to close three CyRide Brown Route Stops on Bloomington Road from 8:00 a.m. to 9:00 a.m. on Sunday, June 28, 2026
15. RESOLUTION NO. 26-213 setting April 28, 2026, as date of Public Hearing on a long-term lease with Xenia Rural Water District for portions of 900 S 500th Avenue (Mortensen and County Line Water Tower parcel)
16. RESOLUTION NO. 26-214 approving Memorandum of Understanding with Story County to apply for grant funding under the 2025 Department of Justice, Office of Justice Programs, Bureau of Justice Assistance Edward Byrne Memorial Justice Assistance Grant (JAG) Program and authorize application for that grant
17. RESOLUTION NO. 26-215 approving Encroachment Permit for sign located at 119 Main Street - Mary Jane's Bar & Stage
18. RESOLUTION NO. 26-216 waiving Purchasing Policies and Procedures requirement for competitive bids and approving a contract to ESI FAB Systems, LLC, of Olathe, KS, in the amount of $69,975 for the purchase of a Pressure Reducing Valve Assembly for the Freel Drive Paving project
19. RESOLUTION NO. 26-217 approving Quarterly Investment Report for period ending March 31, 2026
20. RESOLUTION NO. 26-218 approving Iowa DOT Funding Agreements for Iowa Clean Air Attainment Program funding of $1,213,760 and Carbon Reduction Program funding of $940,000 for the Intelligent Transportation Systems Program (Phase 5)
21. RESOLUTION NO. 26-219 approving enhanced penalties for nuisance party violations for Cyclone Welcome Weekend beginning at 5:00 p.m. on Friday, August 21 and ending at 4:00 a.m. on Sunday, August 23, 2026
22. RESOLUTION NO. 26-220 approving immediate towing of illegally parked vehicles for Cyclone Welcome Weekend on Saturday, August 22, 2026
23. RESOLUTION NO. 26-221 approving contract and bond for the Sanitary Sewer and Manhole Rehabilitation (Basin 11) Project with Municipal Pipe Tool Co. LLC, of Hudson, IA, in the amount of $1,616,102.90
24. RESOLUTION NO. 26-222 approving contract and bond for the Sanitary Sewer Rehabilitation (E. Lincoln Way and Nikkol Trunk Line) Project with Municipal Pipe Tool Co. LLC, of Hudson, IA, in the amount of $4,462,230.40
25. RESOLUTION NO. 26-223 approving Waiver of City Review for a Rural Minor Subdivision within Story County at 50184 180th Street

26. RESOLUTION NO. 26-224 approving Change Order No. 2 in the amount of $81,792.08 for the 2024/25 CDBG Infrastructure Program (S Riverside Drive - S 4th St to Lincoln Way) Project
27. RESOLUTION NO. 26-225 awarding a contract to Eide Bailly, LLP, Dubuque, IA, in the amount of $86,000 to professionally audit the City's financial statements for Fiscal Year ending June 30, 2026
28. Iowa State Research Park Phase IV First Addition Final Plat:
    a. RESOLUTION NO. 26-226 approving Major Final Plat and Public Improvements Agreement
    b. RESOLUTION NO. 26-227 approving Agreement to Accept the Transfer of Approximately 16.06 Acres of Water Service Territory from Xenia Rural Water to City of Ames

*. ADDITIONAL ITEM: Final Plat for the Bluffs at Dankbar Farms 5th Addition (Domani II):
    a. RESOLUTION NO. 26-239 approving the Final Plat
    b. RESOLUTION NO. 26-240 accepting the Public Improvements Agreement

29. Townhomes at Creekside HOME Agreement Amendment Request
    a. RESOLUTION NO. 26-228 authorizing amendments to Duration of Affordability Period

Roll Call Vote: 6-0. Resolutions declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

PUBLIC FORUM: Mayor Haila opened the Public Forum.

Jason Allen addressed homelessness issues and concerns regarding services provided by The Bridge Home.

Rhonda Frerichs spoke about the Ontario Workforce Housing Subdivision, encouraging the City Council to maintain the current zoning of residential low density.

Max Porter highlighted comments concerning the proposed Planning Division Work Plan. Mayor Haila requested that Dr. Porter reserve his comments until that agenda item.

Luke Jensen presented a unique opportunity to add residential housing in the Downtown, which had a due diligence period ending in June.

Grant Olsen opposed the Ontario Workforce Housing Subdivision, highlighting safety needs for multi-modal transportation and a preference for prairie preservation.

Mayor Haila closed the Public Forum when no one else came forward to speak.

HEARING ON CITY OF AMES BUDGET: Finance Director Corey Goodenow and Budget Manager Nancy Masteller were available for questions.

The Public Hearing for the Fiscal Year 2025/26 Adjusted Budget and Fiscal Year 2026/27 Budget was opened by Mayor Haila. The Public Hearing was subsequently closed by Mayor Haila when no one came forward to speak.

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 26-229 authorizing and approving the Fiscal Year 2025/26 Adjusted Budget.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 26-230 authorizing and approving the Fiscal Year 2026/27 Budget.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON SUBSTANTIAL AMENDMENT TO THE 2025/26 CDBG/HOME ANNUAL ACTION PLAN TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD): Coordinator Baker Latimer requested approval to amend the 2025/26 Annual Action Plan to relocate water and sewer infrastructure improvements from FY 2026/27 to the current year to ensure timely spending of program income.

Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 26-231 approving the submittal of a substantial amendment to the 2025/26 CDBG/HOME Action Plan.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON 2025/26 RIGHT-OF-WAY RESTORATION PROGRAM: Public Works Director Justin Clausen explained that the aforementioned program consolidated vegetative restoration for all capital improvement projects under one contract to achieve better results and cost management.

The Public Hearing was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Gartin, seconded by Junck, to accept the report of bids.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Gartin, seconded by Junck, to adopt RESOLUTION NO. 26-232 approving final plans and specifications and awarding a contract to Steven's Erosion Control of Des Moines, IA, in the amount of $166,264.49.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON FREEL DRIVE PAVING PROGRAM: Director Clausen discussed the paving project for Freel Drive adjacent to the new Resource Recovery and Recycling Campus, including an alternate for sidewalk installation.

Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Rollins, seconded by Beatty-Hansen, to accept the report of bids.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Rollins, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 26-233 approving final plans and specifications and awarding a contract to Con-Struct of Ames, IA, in the amount of $1,012,310.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

AMES: A GLIMPSE INSIDE EVENT: City Manager Steve Schainker reviewed a request for funding a historic architecture tour scheduled for October 17, 2026, highlighting City Hall as one of the selected tour sites.

The Public Input was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Betcher, seconded by Junck, to adopt RESOLUTION NO. 26-234 approving $1,500 from the Council Contingency Fund for FY 2026/27 for the Ames: A Glimpse Inside Event.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

ACCESSIBILITY OF WEB INFORMATION AND SERVICES POLICY: Assistant City Manager Pa Vang Goldbeck alongside Communications and Outreach Manager Susan Gwiasda presented the City's comprehensive digital accessibility compliance efforts to meet Department of Justice requirements with an April 24, 2026, deadline.

Moved by Gartin, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 26-235 approving Accessibility of Web Information and Services Policy.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

PROPOSED 2026/27 ANNUAL ACTION PLAN PROJECTS FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME PROGRAMS: Coordinator Baker-Latimer discussed the proposed projects to address the needs of low- and moderate-income households in the Ames community consistent with the goals and priorities identified in the Consolidated Plan along with the estimated budget.

Moved by Betcher, seconded by Junck, to adopt RESOLUTION NO. 26-236 approving draft annual action plan projects.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

PLANNING DIVISION WORKPLAN: Planning and Housing Director Kelly Diekmann reviewed major projects requiring City Council prioritization.

Mayor Haila opened the Public Input.

Max Porter encouraged the City Council to eliminate the Ontario Workforce Housing Subdivision from the Planning Division Work Plan, highlighting his opposition to the project and emphasizing traffic concerns.

Mayor Haila closed the Public Input when no one else came forward to speak.

Moved by Corrieri, seconded by Beatty-Hansen, to remove Priority #4: Affordable Housing Demographic Analysis from the Planning Division Work Plan.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Beatty-Hansen, seconded by Rollins, to request Planning staff forward the report relating to housing analysis that was completed two years prior to the City Council for consideration.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Betcher, seconded by Gartin, to maintain the Downtown Parking Structure Planning Grant Project as Priority #1 and direct Planning staff to commence work on that project as soon as it is feasible.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Beatty-Hansen, seconded by Corrieri, to relocate the Downtown Housing Project North of 6th Street to Priority #2.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Junck, seconded by Corrieri, to relocate the Unified Development Code (UDC) Project to Priority #3.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Betcher, seconded by Beatty-Hansen, to table the priority related to the Old Town Historic District Outreach Project, until scope and timeline are established for the top three priorities.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Beatty-Hansen, seconded by Junck, to direct Planning staff to define data centers within the *Municipal Code* and clarify standards for accessory dwelling units (ADUs) as staff time allows.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Gartin, seconded by Beatty-Hansen, to direct Planning staff to initiate text amendments to Chapter 31 of the *Municipal Code* outside of the Unified Development Code Project to address double pane windows, infill of openings, heat pump mini-splits, and radon mitigation equipment with new guidelines for exterior alterations.
Vote on Motion: 6-0. Motion declared carried unanimously.

WATER AND SEWER RATE ADJUSTMENTS: Director of Water and Pollution Control John Dunn presented the annual rate analysis, highlighting model projections over a

period of ten years with modest increases.

Moved by Betcher, seconded by Gartin, to direct staff to prepare an ordinance to increase water rates by 3.5% and sewer rates by 5.5% for bills due on or after July 1, 2026.
Vote on Motion: 6-0. Motion declared carried unanimously.

SECOND READING OF ORDINANCE REZONING AND MASTER PLAN AMENDMENT FOR 4605 AND 4510 HYDE AND ADJACENT PROPERTIES TO THE NORTH (AUBURN TRAIL DEVELOPMENT): Moved by Betcher, seconded by Rollins, to pass on second reading an ordinance rezoning and master plan amendment for 4605 and 4510 Hyde and Adjacent Properties to the North (Auburn Trail Development).
Roll Call Vote: 6-0. Motion declared carried unanimously.

SECOND READING OF ZONING TEXT AMENDMENT CREATING A NEW ZONING OVERLAY DISTRICT (WEST UNIVERSITY PEDESTRIAN ENHANCEMENT DISTRICT) RELATED TO DENSITY, PARKING, AND DESIGN REQUIREMENTS TO BE APPLIED BETWEEN SHELDON AND HYLAND AND LINCOLN WAY AND OAKLAND: Moved by Beatty-Hansen, seconded by Corrieri, to pass on second reading an ordinance related to a zoning text amendment creating a new zoning overlay district (West University Pedestrian Enhancement District) related to Density, Parking, and Design Requirements to be applied between Sheldon and Hyland and Lincoln Way and Oakland.
Roll Call Vote: 6-0. Motion declared carried unanimously.

THIRD READING AND ADOPTION OF ORDINANCE NO. 4590 REZONING OF PROPERTY LOCATED AT 1323 NORTHWESTERN AVENUE FROM RESIDENTIAL LOW DENSITY (RL) TO GOVERNMENT/AIRPORT DISTRICT (S-GA) WITH A MASTER PLAN: Moved by Corrieri, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 26-237 approving the Master Plan and Rezoning Agreement at 1323 Northwestern Avenue.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Corrieri, seconded by Betcher, to pass on third reading ORDINANCE NO. 4590 rezoning of property located at 1323 Northwestern Avenue from Residential Low Density (RL) to Government/Airport District (S-GA) with a Master Plan.
Roll Call Vote: 6-0. Motion declared carried unanimously.

THIRD READING AND ADOPTION OF ORDINANCE NO. 4591 REVISING *MUNICIPAL CODE* CHAPTERS 10, 17, 21, 22, 27 RELATING TO LICENSES AND PERMITS ISSUED BY THE OFFICE OF THE CITY CLERK: Moved by Rollins, seconded by Corrieri, to adopt RESOLUTION NO. 26-238 adopting amended Appendix D.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Rollins, seconded by Corrieri, to pass on third reading and adopt ORDINANCE NO. 4591 revising Municipal Code Chapters 10, 17, 21, 22, 27 relating to licenses and permits issued by the Office of the City Clerk.
Roll Call Vote: 6-0. Motion declared carried unanimously.

THIRD READING AND ADOPTION OF ORDINANCE NO. 4592 TO AMEND THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA BY ENACTING A NEW SECTION 24.21 THEREOF, FOR THE PURPOSE OF CREATING TAX INCREMENT FINANCING DISTRICT WITHIN THE DOWNTOWN REINVESTMENT DISTRICT URBAN RENEWAL AREA: Moved by Corrieri, seconded by Betcher, to pass on third reading and adopt ORDINANCE NO. 4592 to amend the *Municipal Code* of the City of Ames, Iowa by enacting a new Section 24.21 thereof, for the purpose of creating Tax Increment Financing District within the Downtown Reinvestment District Urban Renewal Area.
Roll Call Vote: 6-0. Motion declared carried unanimously.

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Mayor Haila noted that there were nine items for consideration. The first item was a letter from Travis Small, Real Estate Development Manager for KwikStar, requesting an amendment to the current Convenience General Services (CGS) Zone Development Standards, regarding the maximum size of gasoline service.

Moved by Betcher, seconded by Corrieri, to request a memo from staff.
Vote on Motion: 5-1, Beatty-Hansen dissenting. Motion declared carried.

A request from Aaron Rodriguez proposing parking restrictions for circles within cul-de-sacs to ensure safety was the second item.

Moved by Betcher, seconded by Rollins, to request a memo from staff.
Vote on Motion: 5-1, Corrieri dissenting. Motion declared carried.

The third item was a letter from Jeri Neal on behalf of the Ames Climate Action Team Energy Working Group encouraging the City Council to commit to a solar array at the James Herman Banning Ames Municipal Airport. City Manager Schainker noted that no action was needed as the topic would be addressed at the City Council Workshop the following week.

A request from Kirk Youngberg on behalf of Ames Silversmithing regarding zoning issues related to the expansion of its storefront on Main Street was the next item.

Moved by Corrieri, seconded by Betcher, to request a memo from staff.
Vote on Motion: 6-0. Motion declared carried unanimously.

A memo from City Attorney Mark Lambert was considered as the fifth item, which Mayor Haila noted was under advisement.

The sixth item was from Rhonda Frerichs concerning the Ontario Workforce Housing Subdivision. City Manager Schainker noted that the item had been discussed during the Planning Division Workplan and no action was needed.

A request from Chuck Winkleblack and Justin Dodge of Hunziker Companies to amend Ames Plan 2040 to allow housing development on a 35-acre plat of land west of the Ames

Country Club was the seventh item.

Moved by Gartin, seconded by Corrieri, to request a memo from staff.
Vote on Motion: 6-0. Motion declared carried unanimously.

The eighth item was a request from Luke Jensen of RES Development, Inc., proposing residential development in Downtown Ames.

Moved by Beatty-Hansen, seconded by Rollins, to request a memo from staff.
Vote on Motion: 6-0. Motion declared carried unanimously.

A memo from Director Diekmann concerning the request from Steve Burgason of Ansley Development to amend the development agreement incentive for the subdivision was the final item for consideration.

Moved by Corrieri, seconded by Beatty-Hansen, to place the item on a future agenda.
Vote on Motion: 6-0. Motion declared carried unanimously.

REPORT OF GOVERNING BODY: The Members of the City Council and Mayor provided highlights from their attendance at various board and commission meetings.

COUNCIL COMMENTS: The Mayor and City Council Members reported on various events attended, upcoming meetings, community events, and items of interest.

ADJOURNMENT: Moved by Gartin, seconded by Betcher, to adjourn the meeting at 8:29 p.m.

_____ _____
Carly M. Watson, Deputy City Clerk John A. Haila, Mayor

_____
Renee Hall, City Clerk

SUMMARY OF MINUTES OF THE
SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA **APRIL 21, 2026**

The Special Meeting of the Ames City Council was called to order by Mayor Pro Tem Anita Rollins at 6:00 p.m. on the 21st day of April, 2026, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Gloria Betcher, and Rachel Junck. Council Member Tim Gartin joined the meeting electronically. Mayor John Haila and Council Member Amber Corrieri were absent.

CONSENT AGENDA: Moved by Betcher, seconded by Junck, to approve Consent Agenda.

1. RESOLUTION NO. 26-241 approving Change Order No. 16 with Van Maanen Electric, In., of Newton, IA for the Fitch Family Indoor Aquatic Center Bid Package 26-1 in the amount of $17,430

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by Mayor Pro Tem and hereby made a portion of these Minutes.

WORKSHOP ON NEW THERMAL GENERATION PROJECT: Director of Electric Services Donald Kom, along with Assistant Director Curtis Spence, and PFM Managing Director Chris Lover presented a comprehensive update on the Ames Municipal Energy Center, explaining the need to construct new thermal generating capacity by installing reciprocating internal combustion engines (RICE). Director Lover emphasized that the RICE units serve as risk mitigation tools for both capacity and energy price volatility.

The City Council Members engaged in discussion with staff. No action was required currently from City Council. However, in the next few months, Director Kom noted City Council would be asked to take several steps to facilitate the project moving forward.

Mayor Pro Tem Rollins opened and closed Public Input when no one came forward to speak.

WORKSHOP ON SOLAR ENERGY PROJECT AT AMES MUNICIPAL AIRPORT: Director Kom presented the opportunity to develop a 24.9-megawatt utility-scale solar farm at the Ames Municipal Airport, working with Recall Strategies, a solar development firm who has been identified as having an interest in constructing this project. The City Council Members engaged in discussion with staff.

Director Kom requested City Council direction for next steps, highlighting the recommendation to pursue Step 1 and therefore attempt to develop a revocable land lease.

Mayor Pro Tem Rollins opened the Public Input.

Bob Haas expressed support for the solar project, highlighting it as beneficial to customers during peak demand periods.

Jeri Neal, on behalf of the Ames Climate Action Team, emphasized the benefits of the project including diverse energy portfolio, financial hedging, and disaster resilience.

Mayor Pro Tem Rollins closed Public Input when no one else came forward to speak.

Moved by Beatty-Hansen, seconded by Junck, to proceed with Step 1: Develop a revocable lease agreement with Recall Strategies.
Vote on Motion: 5-0. Motion declared carried unanimously.

COUNCIL COMMENTS: The Mayor and City Council Members reported on various events attended, upcoming meetings, community events, and items of interest.

Moved by Beatty-Hansen, seconded by Betcher, to direct staff to reach out to the Iowa Department of Transportation regarding maintenance and upkeep of its right-of-way along Grand Avenue between Lincoln Way and Sixth Street, particularly addressing garbage cleanup.
Vote on Motion: 5-0. Motion declared carried unanimously.

ADJOURNMENT: Moved by Beatty-Hansen, seconded by Betcher, to adjourn the meeting at 8:47 p.m.
Vote on Motion: 5-0. Motion declared carried unanimously.

Renee Hall, City Clerk	Anita Rollins, Mayor Pro Tem

Item No. 7

MEMO

To: Mayor and City Council

From: Taylor Swanson, Deputy City Clerk

Date: April 28, 2026

Subject: Ownership Update for Class E Retail Alcohol License - Sam's Club #6568, 305 Airport Road

Please see the attached documentation for a motion approving Ownership Update for Class E Retail Alcohol License - Sam's Club #6568, 305 Airport Road.

ATTACHMENT(S):
Ownership Amendment - Sam's Club #6568.pdf

City of Ames
Local Authority Review
Ownership Amendment

Business Information

Legal Business Name: Sam's West Inc

Old Ownership Information

- Allen, Matthew (owner)

New Ownership Information

- Allen, Matthew (owner)
- Little, Sarah (officer)
- Fenton, Carey (officer)
- Watkins, Taronzi Latreice (officer)
- Vick, Brandon (officer)

Impacted Licenses

LE0000829, Class E Retail Alcohol License, Sam's Club #6568, 305 Airport Road

Criminal History

Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?

NO

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.

NO

Item No. 8

MEMO

To: Mayor and City Council

From: Taylor Swanson, Deputy City Clerk

Date: April 28, 2026

Subject: New 5-Day (April 30-May 4, 2026) Special Class C Retail Alcohol License - Gateway Market, 531 Bissell Road Room 1320

Please see the attached documentation for a motion approving new 5-Day (April 30-May 4, 2026) Special Class C Retail Alcohol License - Gateway Market, 531 Bissell Road Room 1320.

ATTACHMENT(S):
Gateway Market 5-Day Alcohol License Application

SPECIAL CLASS "C" RETAIL ALCOHOL LICENSE APPLICATION

Business Information

Name of Legal Entity: ORCHESTRATE MANAGEMENT ASSOC V LLC FEIN: XX-XXX1502

Business Type: Limited Liability Company

This business is registered with the Secretary of State.

Business Number of Secretary of State: 339740

Premises Information

Premises DBA: GATEWAY MARKET

Premises Address: THERKILDSEN INDUSTRIAL ENGINEERING BUILDING 531 BISSELL RD RM 1320

AMES IA 50011-0001

Premises Type: Other

Control of Premises: Other Other control description: contracted for special event

Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?
Yes

Does your premises conform to all local and state health, fire and building laws and regulations?
Yes

Is your establishment equipped with tables and seats to accommodate a minimum of 25?
Yes

License Information

Effective Date: 30-Apr-2026

Length of License Requested: 5DAY

Endorsements

Local Authority: City of Des Moines

Dramshop Company: MIDWEST FAMILY MUTUAL INSURANCE COMPANY

Ownership Information

Type	Name	ID Type	ID	DOB	Phone	Address	Percentage
Individual	MATHEWS, MICHELLE	SSN	***-**-3646	16-Dec-1971		130 E 3RD ST., STE 201 DES MOINES IA 50309	0.00
Individual	FORMARO, GEORGE	SSN	***-**-8580	29-Sep-1967		6805 TIMBERWOLF LN. DES MOINES IA 50320	12.54
Individual	ROTTENBERG, PAUL	SSN	***-**-5815	01-Jun-1956		3127 DRUID HILL DR. DES MOINES IA 50315	29.78
Individual	RASMUSSEN 2020 DGT EXEMPT TRUST, LYNETTE S.	SSN	***-**-6089	10-Jul-1965		PO BOX 3333 DES MOINES IA 50316	11.45
Individual	GROUP, LLC, PARTNERS DEVELOPMENT	SSN	***-**-7516	01-Jan-2005		8525 DOUGLAS AVE, STE 34 URBANDALE IA 50322	11.45
Individual	HUNTER, JEFF	SSN	***-**-7891	06-Mar-1951		410 27 ST. DES MOINES IA 50312	11.45

Criminal History Details

Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?
No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.
No

Criminal Violations

Contact Information

Contact Name: MICHELLE MATHEWS

Phone Number: 5156508308

Email Address: mmathews@ohospitality.com

Address: 515 E LOCUST ST STE 302 DES MOINES IA 50309-1968

Attestation Information

Attestation Name: MICHELLE MATHEWS

Attestation Date: 19-Mar-2026

Item No. 9

MEMO

To: Mayor & City Council

From: Taylor Swanson, Deputy City Clerk

Date: April 28, 2026

Subject: New 8-Month Class C Retail Alcohol License with Outdoor Service - La Casa Maya, 631 Lincoln Way

Please see attached documentation for a new 8-Month Class C Retail Alcohol License with Outdoor Service - La Casa Maya, 631 Lincoln Way.

ATTACHMENT(S):
La Casa Maya - Alcohol License Application.pdf

CLASS "C" RETAIL ALCOHOL LICENSE APPLICATION

Business Information

Name of Legal Entity: LOS COMPADRES INC

FEIN: XX-XXX7354

Business Type: Corporation

This business is registered with the Secretary of State.

Business Number of Secretary of State: 616105

Premises Information

Premises DBA: LA CASA MAYA

Premises Address: 631 LINCOLN WAY AMES IA 50010-6910

Premises Type: Restaurant

Number of Floors: 1

Control of Premises: Lease

Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?
Yes

Does your premises conform to all local and state health, fire and building laws and regulations?
Yes

Is your establishment equipped with tables and seats to accommodate a minimum of 25?
Yes

License Information

Effective Date: 07-May-2026

Length of License Requested: 8MONTH

Endorsements

Local Authority: City of Ames

Dramshop Company: ILLINOIS CASUALTY CO

Ownership Information

Type	Name	ID Type	ID	DOB	Phone	Address	Percentage
Individual	HERNANDEZ, JUAN	SSN	***-**-8979	16-May-1980		631 LINCOLN WAY AMES IA 50010	100.00

Criminal History Details

Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?
No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.
No

Criminal Violations

Contact Information

Contact Name: MARIA RUBI

Phone Number: (515) 288-3188

Email Address: maria@communitycpa.com

Address: 631 LINCOLN WAY AMES IA 50010-6910

Attestation Information

Attestation Name: JUAN HERNANDEZ

Attestation Date: 21-Apr-2026

MEMO

To: Mayor John Haila and Ames City Council Members

From: Major Jason Tuttle, Ames Police Department

Date: April 28, 2026

Subject: Alcohol License Renewals

The following licenses are eligible for renewal:

a. Bar la Tosca, 303 Welch Avenue Ste 101, Class C Retail Alcohol License with Outdoor Service, Pending Dramshop Review
b. El Jefe Mexican Cuisine LLC, 524 Lincoln Way, Class C Retail Alcohol License with Catering Privilege
c. Great Plains Sauce & Dough Co., 129 Main Street, Special Class C Retail Alcohol License, Pending Dramshop Review
d. Hy-Vee Ames Fast and Fresh 1, 4018 Lincoln Way, Class E Retail Alcohol License
e. Jeff's Pizza Shop, 2402 Lincoln Way, Special Class C Retail Alcohol License
f. Mother's Pub, 2900 West Street, Class C Retail Alcohol License with Catering Privilege and Outdoor Service
g. Walgreens #12108, 2719 Grand Avenue, Class E Retail Alcohol License

A review of police records for the past 12 months found no liquor law violations for Bar La Tosca, El Jefe Mexican Cuisine LLC, Great Plains Sauce & Dough Co., Hy-Vee Ames Fast and Fresh 1, Jeff’s Pizza Shop, Mother’s Pub and Walgreens. The Police Department recommends the license renewal for these businesses.

MEMO

To: Mayor and City Council

From: Keith Abraham, Parks and Recreation Director

Date: April 28, 2026

Subject: Fitch Family Indoor Aquatic Center Monthly Update

PROJECT UPDATE:

In accordance with a previous directive, staff is required to keep the City Council informed of the construction status of the Fitch Family Indoor Aquatic Center (FFIAC) and will provide a written update at Council's second meeting of each month.

Additionally, staff, along with representatives from Story Construction and RDG Planning and Design, will provide an in-person update once per quarter (January, April, July, & October). If anything occurs during the project that requires Council action, staff will present this in a timely manner.

In accordance with this directive, the City's Construction Manager for the project, Story Construction, has provided a Project Status Update (Attachment A).

There are several updates for City Council regarding the project.

Precast Concrete Panels
Conversations regarding the 25-year warranty for the stain are ongoing as staff believes the warranty should cover labor as well as materials. The contractor has agreed to stain a 100' wide by 8' high mock up on the north side of the natatorium, although there is no timeline for when the work will be completed. Once the mock up is done, staff will present its findings at a future Council meeting.

Heated Sidewalk
Contractors removed the concrete that included the wire to heat the sidewalk. New wire was placed and new concrete was poured. The work was completed April 15-16 at no cost to the City.

Southwest Glazing
The temporary tempered glass has been removed, and the permanent glazing has been installed. This was also completed at no cost to the City.

State Inspection
Although the State did issue the City a license for each basin, two waivers needed to be submitted regarding water inlets in the lap pool and Recreation pool. State Code requires wall inlets in the lap pool to be no further than 5' from the corners. The southwest corner has one inlet at 5'9" from the corner and the other inlet is 7' from the corner. In the recreation pool, a floor inlet was not installed. Waters Edge has submitted these waivers and provided modeling showing that the water in both pools circulates sufficiently, which was the concern from the State.

Building Commissioning
The City hired a Commissioning Agent (CA) to ensure all equipment is working as expected. There are several items that the CA is working with the contractors to correct. Most notably, there are two items related to the imbalance of pressures and potential moisture between the natatorium and non-natatorium space.

Soil and Ground Water Contamination
No contaminated soils or groundwater has been found to date.

CHANGE ORDER SUMMARY:

There were two change orders since the last report, and the changes thus far on the project are shown on the change order log (Attachment B).

Folding Seat Revisions - $2,507. Staff directed the contractor to install different folding seats in the locker rooms which included drywall repair and painting.

Electrical Work Associated with Water Slide Railing, Boiler E-Stops, and Miscellaneous Items - $17,430. These items were completed per staff direction.

To date, construction change orders for the project total $546,059, or 26.0% of the contingency budget. The contingency for this project is $2.1 million with a current balance of $1,553,941. There is also $1 million set aside for mitigation of contamination issues, which has not been used at this time.

ATTACHMENT(S):
Attachment A - Story Construction Monthly Project Status Update 2026-4.pdf
Attachment B - Change Order Log - 4-28-26.pdf

Fitch Family Indoor Aquatic Center
Monthly Project Status Report
April 2026

PROJECT PROGRESS:

1. The State Pool Inspection: Water's Edge submitted the waiver requests to the State for record and the team anticipates the forms will satisfy the State's requirements.
2. The final glazing (glass) was installed on the southwest elevation of the Natatorium.
3. The sitework punch list was completed by the civil design team.
4. The low voltage wiring contractor continues their work on the integration of the Audio-Visual system with the needs of the facility.
5. The excavation for the southwest biocell started and the last of the utility structures are installed. Final grading and plantings will be complete by mid-May.
6. Owner Trainings will continue as Parks & Recreation begins using the facility.
7. Parks & Recreation held lifeguard certification training.
8. The City held a Donor Wall dedication event.
9. The HVAC Commissioning testing will begin early May. All mechanical equipment is online, including warm weather units.
10. Building Envelope Consult inspections are complete.
11. Contractors are over 90% complete with their punch list activities.
12. Story Construction will continue to facilitate the closeout documentation process with the design team and the City.

PROJECT PHOTOS: [Next page]

Progress

DONOR WALL - FITCH HISTORY PANEL IN PROGRESS

04/16/2026 at 08:49 am

Upload Date
04/16/2026 at 08:50 am

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Deb Thurmond

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Progress

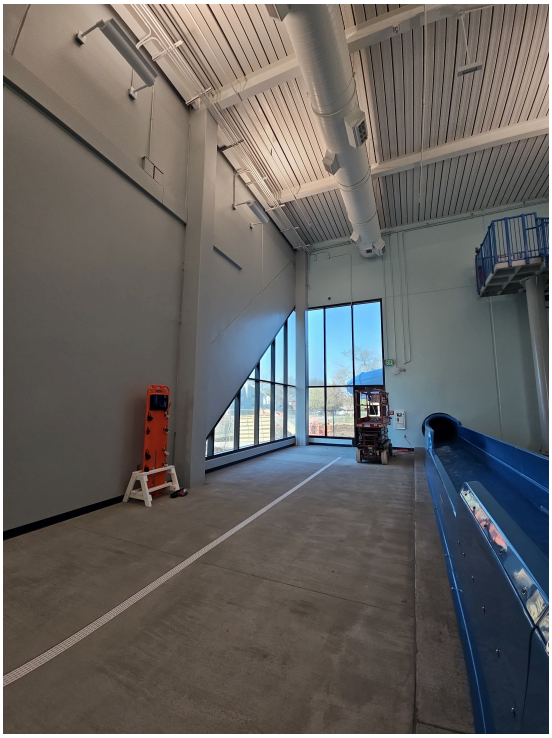
SOUTHWEST PERMANENT GLAZING INSTALLED

04/16/2026 at 08:46 am

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04/16/2026 at 08:46 am

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Deb Thurmond

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FITCH FAMILY INDOOR AQUATIC CENTER
CHANGE ORDER LOG
(As of 4/28/26)
Highlighted Rows Indicate New Change Orders Since the Last Update

Contractor	Change Order #	Description	Amount	Balance
Beginning Contingency Balance				$ 2,100,000
All Star Concrete	1	Precast Enbeds Install Change Contracts	$ 10,010	$ 2,089,990
All Star Concrete	2	Increase Concrete Thickness in Maintenance Area	$ 7,029	$ 2,082,961
All Star Concrete	3	Polished Concrete Floors	$ 22,000	$ 2,060,961
All Star Concrete	4	Mechanical Equipment Relocation in Maintenance Area	$ 7,885	$ 2,053,076
Core Construction	1	IDPH Permit Review, Precast Panel Joint Mods, Mechanical Louver Mods, Steel Lintel, Precast Enbeds Install Change Contracts	$ 22,065	$ 2,031,011
Core Construction	2	Misc. Structural Revisions & South Elevation Glazing Revised	$ 3,979	$ 2,027,032
Core Construction	3	Geared Trolley and Hoist	$ (2,952)	$ 2,029,984
Core Construction	4	Sink Countertop Brackets	$ (1,203)	$ 2,031,187
Core Construction	5	Channel Support	$ 3,739	$ 2,027,448
Core Construction	6	Hoist Beam End Stop	$ 1,356	$ 2,026,092
Forrest & Associates	1	Channel Support	$ 1,163	$ 2,024,929
Lansink Construction	1	Wet Room Door Change, Multipurpose Room Cubbies	$ 42,129	$ 1,982,800
Lansink Construction	2	Door 115A Change to FRP	$ 2,858	$ 1,979,942
Lansink Construction	3	Interior Finishes	$ 3,021	$ 1,976,921
Lansink Construction	4	Check-In Standing Desk	$ 3,995	$ 1,972,926
Lansink Construction	5	Sink Countertop Brackets	$ 1,639	$ 1,971,287
Lansink Construction	6	Wood Blocking	$ 752	$ 1,970,535
Lansink Construction	7	Waterproof Exterior - Aquatic Mechanical	$ 1,167	$ 1,969,368
Lansink Construction	8	Converting Room 108 Shower to a Roll In Shower	$ 2,653	$ 1,966,715
Lansink Construction	9	Donor Wall	$ 33,224	$ 1,933,491
Lansink Construction	10	Additional Changing Room Tile	$ 2,597	$ 1,930,894
Lansink Construction	11	Roller Shade Add in Aquatic Manager Office	$ 1,103	$ 1,929,791
Lansink Construction	12	Folding Seats & Sanitary Dispensers	$ 3,329	$ 1,926,462
Lansink Construction	13	Stainless Steel Railing at the Water Slide	$ 10,732	$ 1,915,730
Central States Roofing	1	IDPH Permit Review, Mechanical Louver Mods	$ 1,647	$ 1,914,083
Central States Roofing	2	Roofing Over Hollow Core	$ 5,116	$ 1,908,967
Orning Glass Company	1	Wet Room Door Changes	$ (3,823)	$ 1,912,790
Orning Glass Company	2	Window Frit Revisions	$ 1,743	$ 1,911,047
Orning Glass Company	3	Auto Door Operators	$ 9,757	$ 1,901,290
Orning Glass Company	4	Entry Way Column Metal Wrap	$ 438	$ 1,900,852
Orning Glass Company	5	Temporary Glazing	$ 3,870	$ 1,896,982
Hilsabek Schacht	1	Wet Room Door Change	$ -	$ 1,896,982
Hilsabek Schacht	2	Door 115A Change to FRP	$ -	$ 1,896,982
Hilsabek Schacht	3	Donor Wall Drywall	$ 3,557	$ 1,893,425
Hilsabek Schacht	4	Site Signage	$ (350)	$ 1,893,775
Hilsabek Schacht	5	Precast Pocket Covers	$ 2,598	$ 1,891,177
Hilsabek Schacht	6	Omit Painting - Mechanical Rooms	$ (3,280)	$ 1,894,457
Hilsabek Schacht	7	Close Off Top Of South Wellness Precast	$ 3,808	$ 1,890,649
Hilsabek Schacht	8	Wellness Precast Vertical Joints & Frame Top of Masonry	$ 3,656	$ 1,886,993
Hilsabek Schacht	9	Curtain Wall 12 & Metal Panels	$ 599	$ 1,886,394
Hilsabek Schacht	10	AV Media Player Touch Pads Antenna & Mic	$ 1,212	$ 1,885,182
Hilsabek Schacht	11	Folding Seat Revisions	$ 2,507	$ 1,882,675

Sande Construction	1	IDPH Permit Review Updates	$ 1,370	$ 1,881,305
Sande Construction	2	CO2 Tank Distribution Piping	$ 2,692	$ 1,878,613
Sande Construction	3	Sump Pump Rail System and Backwash Pit Grate	$ 4,744	$ 1,873,869
Sande Construction	4	Emergency Stops Added	$ 269	$ 1,873,600
Sande Construction	5	Temporary Glazing Credit & SS Railing at Water Slide	$ (3,685)	$ 1,877,285
Midwest Fire Sprinkler	1	Omit Sprinkler Heads at Main Entry Exterior	$ (700)	$ 1,877,985
Brockway Mechanical	1	Hydronic Pumps Flow Update	$ (2,320)	$ 1,880,305
Brockway Mechanical	2	IDPH Permit Review Updates, 6" Storm Drain Relocation, Mechanical Louver Mods, Glycol Feed Dual Pump	$ 38,702	$ 1,841,603
Brockway Mechanical	3	State Requirements	$ 12,033	$ 1,829,570
Brockway Mechanical	4	Pool Trench Drain Float Alarm	$ 2,318	$ 1,827,252
Brockway Mechanical	5	Converting Room 108 Shower to a Roll In Shower	$ 7,180	$ 1,820,072
Brockway Mechanical	6	Aquatic Storage Rooms HVAC	$ 6,626	$ 1,813,446
Brockway Mechanical	7	Aquatic Storage Rooms Piping Insulation	$ 1,141	$ 1,812,305
Brockway Mechanical	8	Mechanical Equipment Relocation in Maintenance Area	$ 44,749	$ 1,767,556
Brockway Mechanical	9	Boiler E-Stop & Carbon Monoxide Detectors	$ 404	$ 1,767,152
Van Maanen Electric	1	IDPH Permit Review Updates	$ 21,953	$ 1,745,199
Van Maanen Electric	2	Transformer Relocate	$ 14,237	$ 1,730,962
Van Maanen Electric	3	Light Fixture SWA Dimming	$ 4,679	$ 1,726,283
Van Maanen Electric	4	Exterior Signage Lighting Controls	$ 1,007	$ 1,725,276
Van Maanen Electric	5	Pool Trench Drain Float Alarm	$ 1,356	$ 1,723,920
Van Maanen Electric	6	Wiring Auto Door Operators in Corridor 108	$ 959	$ 1,722,961
Van Maanen Electric	7	ICN Connection	$ 9,040	$ 1,713,921
Van Maanen Electric	8	New Light Fixture for Vestibule & Exterior	$ 2,411	$ 1,711,510
Van Maanen Electric	9	Change TV Mounting Heights	$ 1,049	$ 1,710,461
Van Maanen Electric	10	Redo Conduit in Thickened Slab in Maintenance Area	$ 483	$ 1,709,978
Van Maanen Electric	11	AV Media Player Touch Pads Antenna & Mic	$ 15,144	$ 1,694,834
Van Maanen Electric	12	Aquatic Storage HVAC & Boiler Breaker Voltage	$ 8,348	$ 1,686,486
Van Maanen Electric	13	Distributed Antenna System Credit and Combo Starter NEMA 4	$ (2,412)	$ 1,688,898
Van Maanen Electric	14	Microwave Circuit & Flood Prevention Valve Alert	$ 1,524	$ 1,687,374
Van Maanen Electric	15	Emergency Stops Added and AV Webcast Changes	$ 7,233	$ 1,680,141
Van Maanen Electric	16	Maintenance Area, Water Slide Railing, Boiler E-Stops, Misc.	$ 17,430	$ 1,662,711
Con-Struct	1	Water Service Disconnect	$ 7,747	$ 1,654,964
Con-Struct	2	Building Rubble Removal	$ 45,419	$ 1,609,545
Con-Struct	3	Planting Revisions	$ (737)	$ 1,610,282
Con-Struct	4	Curb Strip Restoration	$ 9,702	$ 1,600,580
Con-Struct	5	Southeast Planting Revisions & Dormant Seed Matting	$ 2,575	$ 1,598,005
Iowa Pipe & Grading	1	Storm & Existing Water Utility Conflict & Sanitary Tie in at N. 2nd Ave	$ 14,518	$ 1,583,487
Lakeside	1	Site Signage	$ 2,120	$ 1,581,367
Lakeside	2	CyRide Concrete Pad	$ 296	$ 1,581,071
Lakeside	3	Replace Curb & Gutter on Oak Avenue	$ 27,130	$ 1,553,941
Totals / Current Balance			**$ 546,059**	$ 1,553,941

ITEM #:	**12**
DATE:	**04-28-26**
DEPT:	**P&R**

COUNCIL ACTION FORM

SUBJECT: REQUESTS FOR AMES ON THE HALF SHELL

BACKGROUND:

In 2003, the Ames Jaycees hosted the first-ever Ames on the Half Shell at Bandshell Park. This event was established to raise money for the Durham Bandshell restoration while introducing an evening summer concert series in Ames. The event includes a live band with concession sales (food, beer, wine coolers, and soft drinks).

Ames on the Half Shell in 2026 will be held on five Friday evenings May 29 – June 26. The band will play between the approximate hours of 5:00 and 8:00 p.m., but no later than 8:30 p.m. Again this year, the Ames Jaycees are requesting that the group be allowed to sell alcohol (beer and wine coolers) at Bandshell Park during this event.

According to the Jaycees, the sale of alcohol is what allows the group to raise money that is given directly back to the community through its projects. The Jaycees are required to obtain a State alcohol license and dramshop insurance. Alcohol would be served between the hours of 5:00 and 8:00 p.m. and consumed at ground level within a fenced-in area. The alcohol would need to be consumed by 9:00 p.m. or before the removal of the temporary fencing, whichever comes first.

Municipal Code Section 17.17 prohibits the consumption of alcohol in public places, except premises covered by a valid alcohol license or certain specific City parks. **Bandshell Park is not a location where alcoholic beverages are normally permitted and, therefore, a waiver of enforcement of Section 17.17 of the *Municipal Code* is required, along with approval of the alcohol license necessary to serve the public.**

The Parks and Recreation Commission reviewed this request at its March 26, 2026, meeting. The Commission recommended that City Council grant this waiver for Ames on the Half Shell on Fridays, May 29 - June 26.

ALTERNATIVES:

1. City Council can approve:
    a. A waiver of enforcement of Section 17.17 of the *Municipal Code* from 5:00 p.m. to 9:00 p.m. on Fridays, May 29 – June 26, to allow the Ames Jaycees to sell alcohol for Ames on the Half Shell at Bandshell Park.
    b. Motion approving 5-Day License - Special Class C Retail Alcohol License with Outdoor Service - Ames on the Half Shell, Bandshell Park, for:
        i. May 29 - June 02, 2026
        ii. June 04 - June 08, 2026
        iii. June 11 - June 15, 2026
        iv. June 18 - June 22, 2026
        v. June 25 - June 29, 2026

2. Deny the request and do not allow the consumption of alcohol at Bandshell Park during Ames on the Half Shell.

3. Refer back to staff.

CITY MANAGER'S RECOMMENDED ACTION:

The Ames Jaycees have hosted this event at Bandshell Park for 20 years. Each year, Parks and Recreation administrative staff observes the event. Staff has been consistently impressed with the level of organization the Jaycees provide for the event, which draws people of all ages. The Police Department receives very few phone calls or complaints pertaining to the event. Staff also takes into consideration the overall positive comments from the neighborhood. The ability to sell alcohol allows the Jaycees to fulfill its commitment to community betterment, which includes Parks and Recreation projects. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative No. 1 as stated above.

ATTACHMENT(S):
Jaycees 5-Day Alcohol License Application - 2026 0529.pdf
Jaycees 5-Day Alcohol License Application - 2026 0605.pdf
Jaycees 5-Day Alcohol License Application - 2026 0612.pdf
Jaycees 5-Day Alcohol License Application - 2026 0619.pdf
Jaycees 5-Day Alcohol License Application - 2026 0626.pdf

SPECIAL CLASS "C" RETAIL ALCOHOL LICENSE APPLICATION

Business Information

Name of Legal Entity: AMES JAYCEES

FEIN: XX-XXX5796

Business Type: ETC

This business is not registered with the Secretary of State.

Premises Information

Premises DBA: AMES JAYCEES

Premises Address: 125 EAST 5TH STREET AMES IA 50010

Premises Type: Special Event

Number of Floors: 1

Control of Premises: Lease

Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?
Yes

Does your premises conform to all local and state health, fire and building laws and regulations?
Yes

Is your establishment equipped with tables and seats to accommodate a minimum of 25?
Yes

License Information

Effective Date: 29-May-2026

Length of License Requested: 5DAY

Privilege(s) Requested
Outdoor Service - Allows the selling/serving of alcoholic beverages by the license/permit in a designated, adjacent outdoor area.

Provided description of the Outdoor Service Area:

Fenced portion of Bandshell Park owned by the City of Ames. No other licenses on premises.

Endorsements

Local Authority: City of Ames

Dramshop Company: ILLINOIS CASUALTY CO

Ownership Information

Type	Name	ID Type	ID	DOB	Phone	Address	Percentage
Company	AMES JAYCEES	FEIN	XX-XXX5796			PO BOX 624 AMES IA 50010-0624	100.00
Individual	ANGSTROM, MELISSA	SSN	***-**-8382	26-Feb-1982		1108 S 4TH ST UNIT 3 AMES IA 50010-6959	0.00

Criminal History Details

Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?
No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.
No

Criminal Violations

Contact Information

Contact Name: MELISSA ANGSTROM

Phone Number: 5158351255

Email Address: melissa.angstrom@gmail.com

Address: 1108 S 4TH ST UNIT 3 AMES IA 50010-6959

Attestation Information

Attestation Name: MELISSA ANGSTROM

Attestation Date: 03-Apr-2026

SPECIAL CLASS "C" RETAIL ALCOHOL LICENSE APPLICATION

Business Information

Name of Legal Entity: AMES JAYCEES

FEIN: XX-XXX5796

Business Type: ETC

This business is not registered with the Secretary of State.

Premises Information

Premises DBA: AMES JAYCEES

Premises Address: 125 EAST 5TH STREET AMES IA 50010

Premises Type: Special Event

Number of Floors: 1

Control of Premises: Lease

Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?
Yes

Does your premises conform to all local and state health, fire and building laws and regulations?
Yes

Is your establishment equipped with tables and seats to accommodate a minimum of 25?
Yes

License Information

Effective Date: 04-Jun-2026

Length of License Requested: 5DAY

Privilege(s) Requested
Outdoor Service - Allows the selling/serving of alcoholic beverages by the license/permit in a designated, adjacent outdoor area.

Provided description of the Outdoor Service Area:

Fenced portion of Bandshell Park owned by the City of Ames. No other licenses on premises.

Endorsements

Local Authority: City of Ames

Dramshop Company: ILLINOIS CASUALTY CO

Ownership Information

Type	Name	ID Type	ID	DOB	Phone	Address	Percentage
Company	AMES JAYCEES	FEIN	XX-XXX5796			PO BOX 624 AMES IA 50010-0624	100.00
Individual	ANGSTROM, MELISSA	SSN	***-**-8382	26-Feb-1982		1108 S 4TH ST UNIT 3 AMES IA 50010-6959	0.00

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Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.
No

Criminal Violations

Contact Information

Contact Name: MELISSA ANGSTROM

Phone Number: 5158351255

Email Address: melissa.angstrom@gmail.com

Address: 1108 S 4TH ST UNIT 3 AMES IA 50010-6959

Attestation Information

Attestation Name: MELISSA ANGSTROM

Attestation Date: 03-Apr-2026

SPECIAL CLASS "C" RETAIL ALCOHOL LICENSE APPLICATION

Business Information

Name of Legal Entity: AMES JAYCEES

FEIN: XX-XXX5796

Business Type: ETC

This business is not registered with the Secretary of State.

Premises Information

Premises DBA: AMES JAYCEES

Premises Address: 125 EAST 5TH STREET AMES IA 50010

Premises Type: Special Event

Number of Floors: 1

Control of Premises: Lease

Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?
Yes

Does your premises conform to all local and state health, fire and building laws and regulations?
Yes

Is your establishment equipped with tables and seats to accommodate a minimum of 25?
Yes

License Information

Effective Date: 11-Jun-2026

Length of License Requested: 5DAY

Privilege(s) Requested
Outdoor Service - Allows the selling/serving of alcoholic beverages by the license/permit in a designated, adjacent outdoor area.

Provided description of the Outdoor Service Area:

Fenced portion of Bandshell Park owned by the City of Ames. No other licenses on premises.

Endorsements

Local Authority: City of Ames

Dramshop Company: ILLINOIS CASUALTY CO

Ownership Information

Type	Name	ID Type	ID	DOB	Phone	Address	Percentage
Company	AMES JAYCEES	FEIN	XX-XXX5796			PO BOX 624 AMES IA 50010-0624	100.00
Individual	ANGSTROM, MELISSA	SSN	***-**-8382	26-Feb-1982		1108 S 4TH ST UNIT 3 AMES IA 50010-6959	0.00

Criminal History Details

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No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.
No

Criminal Violations

Contact Information

Contact Name: MELISSA ANGSTROM

Phone Number: 5158351255

Email Address: melissa.angstrom@gmail.com

Address: 1108 S 4TH ST UNIT 3 AMES IA 50010-6959

Attestation Information

Attestation Name: MELISSA ANGSTROM

Attestation Date: 03-Apr-2026

SPECIAL CLASS "C" RETAIL ALCOHOL LICENSE APPLICATION

Business Information

Name of Legal Entity: AMES JAYCEES

FEIN: XX-XXX5796

Business Type: ETC

This business is not registered with the Secretary of State.

Premises Information

Premises DBA: AMES JAYCEES

Premises Address: 125 EAST 5TH STREET AMES IA 50010

Premises Type: Special Event

Number of Floors: 1

Control of Premises: Lease

Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?
Yes

Does your premises conform to all local and state health, fire and building laws and regulations?
Yes

Is your establishment equipped with tables and seats to accommodate a minimum of 25?
Yes

License Information

Effective Date: 18-Jun-2026

Length of License Requested: 5DAY

Privilege(s) Requested
Outdoor Service - Allows the selling/serving of alcoholic beverages by the license/permit in a designated, adjacent outdoor area.

Provided description of the Outdoor Service Area:

Fenced portion of Bandshell Park owned by the City of Ames. No other licenses on premises.

Endorsements

Local Authority: City of Ames

Dramshop Company: ILLINOIS CASUALTY CO

Ownership Information

Type	Name	ID Type	ID	DOB	Phone	Address	Percentage
Company	AMES JAYCEES	FEIN	XX-XXX5796			PO BOX 624 AMES IA 50010-0624	100.00
Individual	ANGSTROM, MELISSA	SSN	***-**-8382	26-Feb-1982		1108 S 4TH ST UNIT 3 AMES IA 50010-6959	0.00

Criminal History Details

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No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.
No

Criminal Violations

Contact Information

Contact Name: MELISSA ANGSTROM

Phone Number: 5158351255

Email Address: melissa.angstrom@gmail.com

Address: 1108 S 4TH ST UNIT 3 AMES IA 50010-6959

Attestation Information

Attestation Name: MELISSA ANGSTROM

Attestation Date: 03-Apr-2026

SPECIAL CLASS "C" RETAIL ALCOHOL LICENSE APPLICATION

Business Information

Name of Legal Entity: AMES JAYCEES

FEIN: XX-XXX5796

Business Type: ETC

This business is not registered with the Secretary of State.

Premises Information

Premises DBA: AMES JAYCEES

Premises Address: 125 EAST 5TH STREET AMES IA 50010

Premises Type: Special Event

Number of Floors: 1

Control of Premises: Lease

Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?
Yes

Does your premises conform to all local and state health, fire and building laws and regulations?
Yes

Is your establishment equipped with tables and seats to accommodate a minimum of 25?
Yes

License Information

Effective Date: 25-Jun-2026

Length of License Requested: 5DAY

Privilege(s) Requested
Outdoor Service - Allows the selling/serving of alcoholic beverages by the license/permit in a designated, adjacent outdoor area.

Provided description of the Outdoor Service Area:

Fenced portion of Bandshell Park owned by the City of Ames. No other licenses on premises.

Endorsements

Local Authority: City of Ames

Dramshop Company: ILLINOIS CASUALTY CO

Ownership Information

Type	Name	ID Type	ID	DOB	Phone	Address	Percentage
Company	AMES JAYCEES	FEIN	XX-XXX5796			PO BOX 624 AMES IA 50010-0624	100.00
Individual	ANGSTROM, MELISSA	SSN	***-**-8382	26-Feb-1982		1108 S 4TH ST UNIT 3 AMES IA 50010-6959	0.00

Criminal History Details

Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?
No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.
No

Criminal Violations

Contact Information

Contact Name: MELISSA ANGSTROM

Phone Number: 5158351255

Email Address: melissa.angstrom@gmail.com

Address: 1108 S 4TH ST UNIT 3 AMES IA 50010-6959

Attestation Information

Attestation Name: MELISSA ANGSTROM

Attestation Date: 03-Apr-2026

ITEM #:	**13**
DATE:	**04-28-26**
DEPT:	**ADMIN**

COUNCIL ACTION FORM

SUBJECT: REQUESTS FOR AMES PRIDEFEST

BACKGROUND:

Ames Pride, a non-profit organization dedicated to building community for LGBTQIA+ people in the City of Ames, is proposing to host its sixth annual Ames Pridefest from 10:00 a.m. to 8:00 p.m. on Saturday, October 10. Ames Pridefest is an all-ages and family-friendly event featuring various vendors, entertainment, and food trucks. An estimated 1,500 people are anticipated to attend.

To facilitate this event, Ames Pride has requested the following for Saturday, October 10, 2026:

- Closure of Fifth Street from Kellogg Avenue to the alley east of Adams Funeral Home and closure of the 400 and 500 Blocks of Douglas Avenue from 5:00 a.m. to 10:00 p.m.
- A blanket Temporary Obstruction Permit
- A blanket Vending License and waiver of fee ($50 loss to the City Clerk's Office)
- Closure of 84 on-street metered parking spaces along Fifth Street and Douglas Avenue **within** the event area, and waiver of fees (estimated loss of $189 to the Parking Fund)
- Suspension of enforcement for 24 metered parking spaces in Kellogg Lot S and 58 metered parking spaces in Library Lot Q to provide free parking to event attendees and Downtown visitors. Reserved spaces within these lots would remain available to the regular permit holders during the event. **Event organizers have noted that Ames Pride will pay for these metered spaces (estimated $184.50 to the Parking Fund).**

The spaces in Lots S and Q would be available to attendees at Pridefest or anyone else visiting Downtown during the event. The spaces would not be reserved exclusively for Pridefest attendees. Staff has calculated the lost revenue for these spaces, which would be reimbursed by Ames Pride, to be $184.50. The City Council approved the parking request in 2023, 2024, and 2025.

Ames Main Street has submitted a letter in support of the event. The organizers will notify affected businesses and residents about the event and will place signs in the affected area prior to the event. Organizers will also obtain a noise permit from the Police Department for this event.

ALTERNATIVES:

1. Approve the requests for Ames Pridefest on Saturday, October 10, including the requested waiver of fee for the Vending License, and waive the fees for metered parking **only in the event location**. Parking enforcement in Lots S and Q would only be suspended upon receipt of reimbursement for lost parking meter fees of $184.50. **This would result in a loss of $189 to the Parking Fund ($0.50/hour * 50% est. utilization * 84 meters * 9 metered hours).**

2. Approve the requests, but do not allow the suspension of meter enforcement in Lots S and Q.

3. Do not approve the requests.

CITY MANAGER'S RECOMMENDED ACTION:

This event furthers the City Council's goal of promoting a sense of one community by facilitating an event in the Downtown district that provides a variety of entertainment, music, and resources for the community. The organization has a history of holding this event successfully in previous years.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative No. 1, as described above.

ATTACHMENT(S):
2026 AMS Letter of Support for Pridefest.pdf
Application - Pridefest
2026 Pridefest Site Plan.pdf

February 25, 2026

Ames City Council
City Hall
515 Clark Ave
Ames, IA 50010

Subject: Letter of Support for Ames Pridefest 2026

Dear Mayor Haila and Members of the Ames City Council,

On behalf of the Ames Main Street board of directors, I am writing to express our strong support for the annual Ames Pridefest, scheduled for Saturday, October 10, at the intersection of 5th St. and Douglas Ave. This event, organized by Ames Pride in partnership with the Ames Public Library, is an important celebration of diversity, inclusion, and community within our city.

Ames Pridefest has become a staple event in our downtown, creating a welcoming and vibrant atmosphere for residents and visitors alike. It not only strengthens our community's commitment to inclusivity but also contributes to the economic vitality of Ames by drawing attendees to our local businesses and downtown spaces. **According to our reports, in 2025 nearly 20,000 people attended Ames Pridefest, creating the highest spike of visitors in Downtown Ames for the entire year.** Ames Main Street has been proud to support this event in the past, and we look forward to seeing its continued success.

We encourage the City Council to approve the necessary permits and resources to ensure another successful Pridefest. Ames Main Street is committed to fostering a downtown that is inclusive and thriving, and we believe this event aligns perfectly with that mission.

Thank you for your time and consideration. Please feel free to reach out if we can provide further support.

Respectfully,

Travis Toliver, IOM
Executive Director

Special Event Application

Submitted on	16 March 2026, 1:51PM
Receipt number	12
Related form version	3

Event Organizer Information

Name	nicci port
Organization	Ames Pride
Email Address	[redacted]
Phone Number	[redacted]
Street Address	[redacted]
City/State/Zip	Ames IA 50014

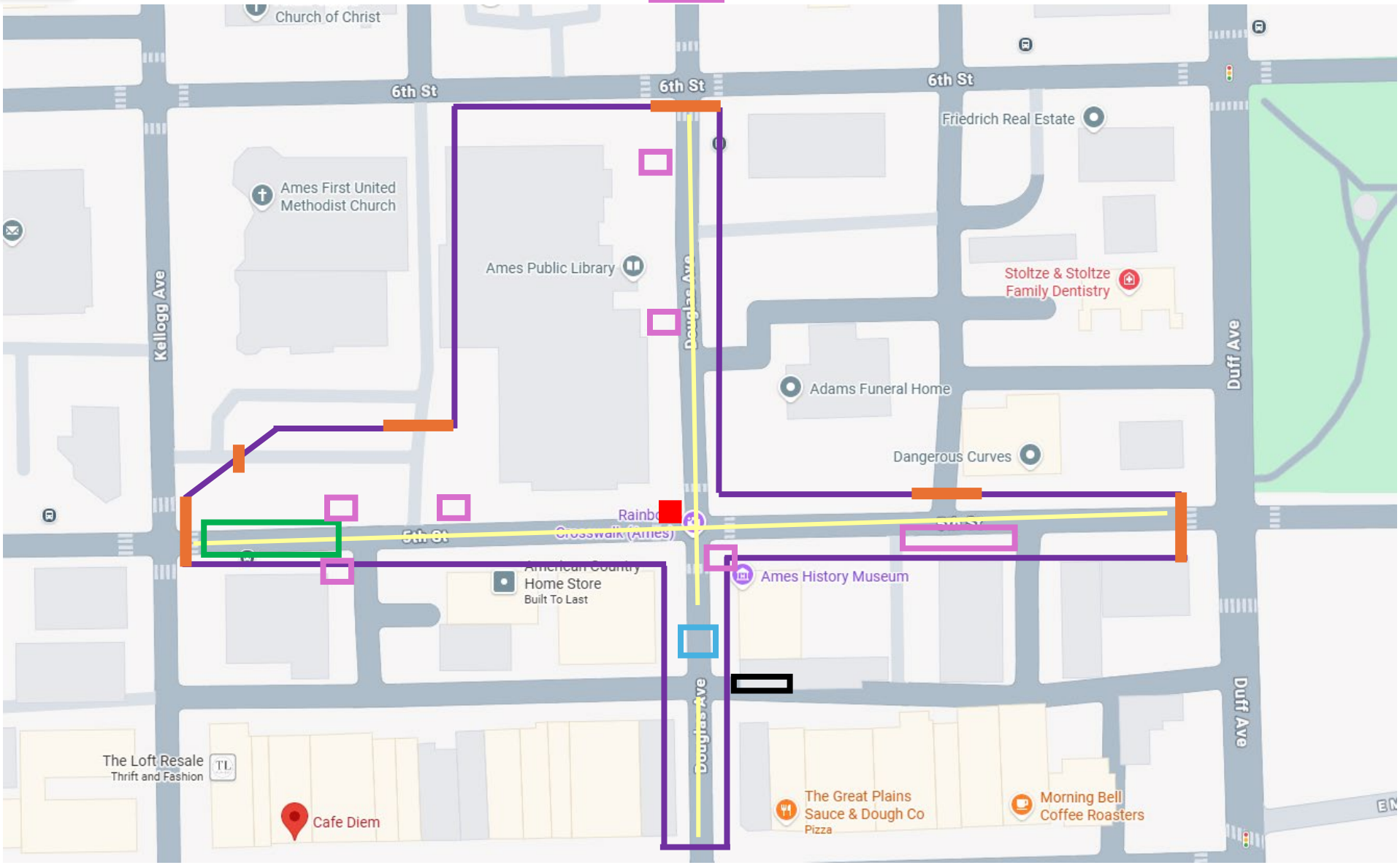
Additional Responsible Parties

Item 1	Name Jen Hibben Email Address [redacted] Phone Number [redacted]
Item 2	Name Katie Tschopp Email Address [redacted] Phone Number [redacted]
Item 3	Name Jon Wilson Email Address [redacted] Phone Number [redacted]

Event Details

Event Name	Ames Pridefest 2026
Date	10/10/2026
If your event is more than one day, please specify date range.	
Location/Address	Douglas Avenue from Main to 6th; 5th Street from Duff to Kellogg
Rain Date (if applicable)	
Rain Location (if applicable)	
Upload the event site plan here:	2026 Pridefest site plan.pdf
Is this an annual event?	Yes
How many years?	7
Region	Ames Main Street (Downtown)
Upload your letter of support from AREA here.	
Upload your letter of support from ISU here.	
Upload your letter of support from Ames Main Street here.	2026 AMS Letter of Support for Pridefest.pdf
Please explain:	
Timeline	Friday, October 9 4-6p - hooding/signage on parking meters in event area, load-in at Ames Public Library (APL) Saturday, October 10 5-9a - Set-up - barricade placement - towing of vehicles - stage delivery and placement - trashcan/potty placement 9a - vendor and volunteer check-in - programming inside APL 11a - event begins - vendor fair and entertainment 6p - event ends 6-8p - teardown and cleanup
Description of Event Activities	Ames Pridefest 2026 will utilize street space for community vendors (businesses, non-profits and educational organizations, etc), food vendors and a stage for entertainment (bands, speakers, spoken word, drag performers). The event will also use indoor meeting space at the Ames Public Library for additional programming (educational/panel discussions, children's activities, etc). Our inaugural event was held in Bandshell Park in October of 2017. Ames Pridefest moved to Douglas Avenue and 5th Street after that and has used the same footprint for all of our in-person festivals since - Douglas Avenue between 6th to Main Streets and 5th Street between Duff and Kellogg Avenues.
Event Category	Festival/Celebration
Is the event open to the public?	Yes

Event boundary
Barricades, cones, emergency access
First aid station / information tent
20-foot access lane
Food vendors/cooking locations
Generator area
Stage, tents
Portable toilets, trash containers



ITEM #:	**14**
DATE:	**04-28-26**
DEPT:	**ADMIN**

COUNCIL ACTION FORM

SUBJECT: GOOD NEIGHBOR EMERGENCY ASSISTANCE ANNUAL BLOCK PARTY

BACKGROUND:

Good Neighbor Emergency Assistance (GNEA), located at 613 Clark Avenue, is requesting to hold its annual block party on Sunday, May 17, 2026. The event is intended to celebrate the GNEA organization and those it serves. **Although the event takes place mainly on private property, organizers are requesting the closure of Clark Avenue between 6th Street and 7th Street for event activities. Clark Avenue would close at 1:00 p.m. and would re-open at 8:00 p.m. The main event will take place between 4:00 p.m. and 7:00 p.m.**

Event organizers have secured the use of the Fareway parking lot for temporary portable toilet locations, parking, and the scheduled band. Organizers expect approximately 250 attendees. A Noise Permit has also been requested from the Police Department. Staff has been informed that no alcohol will be permitted at this event.

ALTERNATIVES:

1. Approve the request from GNEA to close Clark Avenue from 6th Street to 7th Street on May 17, 2026, as indicated above.

2. Do not approve the request.

CITY MANAGER'S RECOMMENDED ACTION:

This requested closure will facilitate an event that is open to the public on private property and Clark Avenue. The event has been held successfully in the past. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):
Good Neighbor Block Party Application
Event Map

Special Event Application

Submitted on	13 March 2026, 2:53PM
Receipt number	14
Related form version	3

Event Organizer Information

Name	[redacted]
Organization	Good Neighbor Emergency Assistance
Email Address	[redacted]
Phone Number	[redacted]
Street Address	[redacted]
City/State/Zip	Ames IA 50010

Additional Responsible Parties

Item 1	Name
	Email Address
	Phone Number

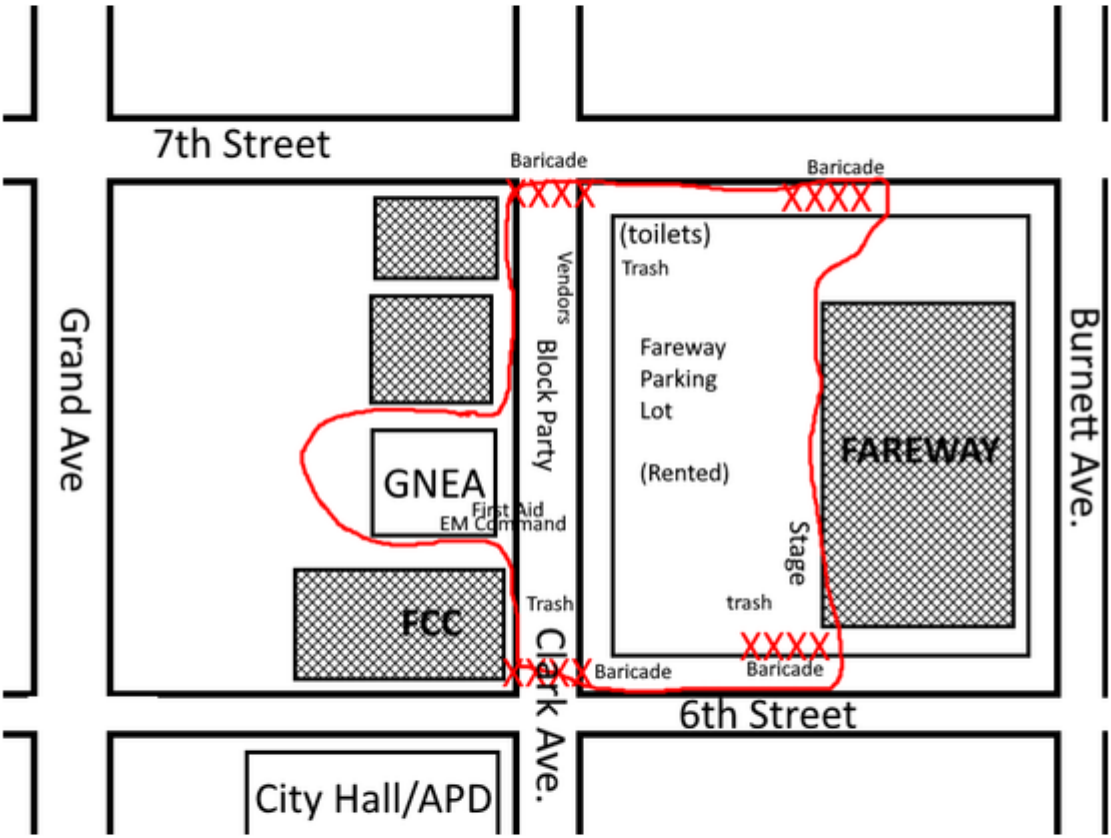
Event Details

Event Name	Good Neighbor Annual Block Party
Date	05/17/2026
If your event is more than one day, please specify date range.	NA
Location/Address	Clark Ave., Between 6th and 7th St
Rain Date (if applicable)	
Rain Location (if applicable)	
Upload the event site plan here:	Sitemap.png
Is this an annual event?	Yes

How many years?	4
Region	Ames Main Street (Downtown)
Upload your letter of support from AREA here.	
Upload your letter of support from ISU here.	
Upload your letter of support from Ames Main Street here.	Good Neighbor Block Party - Letter of Support.pdf
Please explain:	
Timeline	We will ask that Clark Ave between 6th and 7th St be closed off at around 2pm on the day of the event, Sunday, May 17, 2026. The event itself will run between 4pm and 7pm, and then we will take the event down and reopen the street. Should be reopened by 8pm. We will also close off access to the Fareway Parking Lot which we will rent from the Grocery Store.
Description of Event Activities	The Annual Block Party is a fund raiser and community awareness event for Good Neighbor Emergency Assistance. It involves inviting neighbors, clients, donors and supporters out for free food (usually pizza), free entertainment (kids' games community orgs, and live music,) and conviviality. It is an family oriented event for families and
Event Category	Festival/Celebration Concert/Performance
Is the event open to the public?	Yes
Anticipated Daily Attendance	About 250
Audience Profile	We seek to invite our neighbors, clients and donors to the event. So mostly, just people of Ames and Story County. They are people who love decent pizza and good local music primarily. But I would also like to invite other orgs to participate too so perhaps they will also put the word out.
Is your event being held in conjunction with another event? (e.g. Farmers' Market, 4th of July etc.)	No
Please list.	
Organization Status	Nonprofit
Are patron admission, entry, or paricipant fees required?	No
Percentage of net proceeds going towards fundraising:	
Percentage of net proceeds going towards for-profit entity:	
Are vendor or other fees required?	No

Security & Communication

Who will be responsible for security during the event? Check all that apply.	Volunteers


7th Street
Baricade
Baricade
XXXX
XXXX
(toilets)
Trash
Vendors
Block Party
Fareway
Parking
Lot
(Rented)
FAREWAY
Grand Ave
Burnett Ave.
GNEA
First Aid
EM Command
Stage
trash
FCC
Trash
Clark Ave.
XXXX
XXXX
Baricade
Baricade
6th Street
City Hall/APD

ITEM #:	**15**
DATE:	**04-28-26**
DEPT:	**CMO**

COUNCIL ACTION FORM

SUBJECT: REQUEST TO MODIFY FY 2025/26 ASSET ALLOCATION TO CHILDSERVE

BACKGROUND:

ChildServe has submitted a request to the City to modify its FY 2025/26 ASSET allocation by transferring $224.30 from the daycare-infant to the daycare-children service. As indicated in ChildServe's letter of request (attached), the funding transfer is being requested due to the higher than anticipated utilization for the child services. The cost of unit (1 full day of service) for daycare-infant ($59.09) and daycare-children ($58.45) will not change. The proposed revisions to the allocations and the amounts appear in the following table:

Service	Original Allocation	Change	Revised Allocation
Daycare - Infant	$6,600	-$224.30	$6,375.70
Daycare - Children	$17,600	$224.30	$17,824.30
TOTAL	**$24,200**	**$0**	**$24,200**

If approved, the number of units purchased total for daycare-infant services is 107; the number of units purchased total for daycare-children is 304. The City's total contract amount with ChildServe for ASSET services for FY 2025/26 remains unchanged at $24,200.

ALTERNATIVES:

1. Approve the request from ChildServe to transfer $224.30 from daycare-infant services to daycare-children services.

2. Deny the request.

CITY MANAGER'S RECOMMENDED ACTION:

The requested transfer of funds does not result in an overall increased funding to the organization. The rationale for the transfer of services to be purchased from ChildServe is well explained in their request letter and staff believes it is reasonable. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative No. 1 as stated above.

ATTACHMENT(S):
ChildServe - ASSET Request of change letter.docx
ChildServe.pdf
ChildServe - First Amendment.docx

childserve®
Believing in the spirit of a child.

April 8, 2026

City Managers Office
515 Clark Avenue
Ames, Iowa 50010

To whom this may concern:

I am writing to request a change in the allocation for ASSET funds approved for day care services. City funds have been used as follows from July 2025 through March 2026.

Service	$Approved	$ Spent	$Balance
Dary Care-Infant	$6,600.00	$2127.24	$4,472.76
Day Care-children	$17,600.00	$12,584.33	$5,015.67

We have experienced higher than anticipated utilization for children and lower than anticipated for children infants. As a result I am requesting that $224.30 be reallocated from Day Care-Infant to Day Care-Children to assure that funds are available through the end of the fiscal year for the children using the city ASSET funds. This does not change the total amount of funds requested and approved. We will have expended the funds approved for Day Care Children from the other ASSET funding agencies by the end of the year.

We currently continue to serve 5 Day Care-Children who will need funding from April through June 2026. All of these children reside in Story County.

Thank you for your consideration of this request.

Sincerely,

Rachelle Flory
Ames Program Manager

CONTRACT FOR HUMAN SERVICES

THIS AGREEMENT, made and entered into the 1st day of July, 2025, by and between the **CITY OF AMES, IOWA**, a municipal corporation organized and existing pursuant to the laws of the State of Iowa (hereinafter sometimes called "City") and **ChildServe Community Options, Inc.** (a nonprofit corporation or governmental unit organized and existing pursuant to the laws of the State of Iowa and hereinafter called "Provider");

WITNESSETH THAT:

WHEREAS, the City of Ames has, by its City Council acting in open and regular session, determined that certain services and facilities to be provided to the City of Ames and its citizens by Provider, such services and facilities being hereinafter described and set out, should be purchased in accordance with the terms of a written agreement as hereinafter set out, in accordance with all applicable Federal, State, and Local laws or regulations, and

WHEREAS, the purchase of these services constitutes a public purpose by providing **providing a safe and supportive environment for children ages 6 weeks to 5 years to develop their fullest potential;**

NOW, THEREFORE, the parties hereto have agreed and do agree as follows:

I
PURPOSE

The purpose of this Agreement is to procure for the City of Ames and its citizens certain services and facilities as hereinafter described and set out; to establish the methods, procedures, terms and conditions governing payment by the City of Ames for such services; and, to establish other duties, responsibilities, terms and conditions mutually undertaken and agreed to by the parties hereto in consideration of the services to be performed and monies paid.

II
SCOPE OF SERVICES

Provider shall provide the services and facilities to the City of Ames and its citizens as set out in the Provider's 2025/26 ASSET proposal. The Provider's proposal is incorporated into and made part of this agreement by this reference and shall be considered Exhibit "A" of the agreement. Exhibit "A" is available for viewing by the public in the Ames City Clerk's office. The programs or services must conform to the standardized definitions used by the Analysis of Social Services Evaluation Team (ASSET), and unit costs must be consistent between all ASSET funders.

The cost per unit of service shall equal that proposed cost indicated in the Provider's ASSET Budget Forms. In the event that actual ASSET funds or other revenues differ from the Provider's request, the cost per unit shall remain as requested, but the number of units provided

shall be adjusted.

The City will be contracting for services at the cost per unit indicated, not to exceed the following amounts:

SERVICE	COST PER UNIT	UNITS	AMOUNT
Daycare – Infant	$59.09	111	$6,600
Daycare – Children	$58.45	301	$17,600

III
METHOD OF PAYMENT

A. All payments to be made by the City of Ames pursuant to this Agreement shall be made on a reimbursement basis for services provided in amounts not to exceed those outlined in Section II above.

B. The City will disburse payment monthly on requisition of Provider.

C. Requisitions for disbursement shall be made in such form and in accordance with such procedures as the Director of Finance for the City shall prescribe. Said form shall include but not be limited to an itemization of the nature and amount of services provided and must be filled out completely.

D. The maximum total amount payable by the City of Ames under this agreement is $24,200 as detailed in the SCOPE OF SERVICES (Section II of this contract), and no greater amount shall be paid.

E. The Provider shall requisition for funds on a monthly basis. If Provider wishes to request disbursement of funds on other than a monthly basis, the Provider must request in writing that an alternate disbursement period be adopted and approved by the Director of Finance for the City. Provider shall have up to 90 days from the date that services are provided to request payment from the City. Any request made by Provider in excess of 90 days after services are provided shall be deemed a waiver by the Provider and the City shall have no obligation to pay for said untimely requests for payment. Failure to request reimbursement in a timely manner shall be grounds for termination of this agreement by the City.

IV
FINANCIAL ACCOUNTING AND ADMINISTRATION

A. All monies disbursed under this Agreement shall be accounted for by the accrual method of accounting or other generally accepted comprehensive basis.

B. All services for which payment is claimed shall be supported by documentation evidencing in proper detail the nature and propriety of the charges. The City-provided claim form shall be completed and include the service name, the unit cost claimed for each service, and the client code where required. A client code shall be required for any service in which the individual has entered the program through a third party referral, intake process, personal application, or emergency response. Exceptions shall include one-time educational sessions, confidential telephone counseling, or where the identity and residency of a person cannot be reasonably

determined. The Provider may assign whatever client code it deems appropriate, as long as it can be used to verify the client's Ames or Story County residency and participation in City-subsidized programs of service and/or sliding fee scale.

C. All checks or other accounting documents pertaining in whole or in part to this Agreement shall be clearly identified as such and readily accessible for examination and audit by the City or its authorized representative.

D. All records shall be maintained in accordance with procedures and requirements established by the City Finance Director, and the City Finance Director may, prior to any disbursement under this Agreement, conduct a pre-audit of record keeping and financial accounting procedures of the Provider for the purpose of determining changes and modifications necessary with respect to accounting for funds made available hereunder. All records and documents required by this Agreement shall be maintained for a period of three (3) years following final disbursement by the City.

E. At such time and in such form as the City may require, there shall be furnished to the City such statements, records, reports, data, and information as the City may require with respect to the use made of monies disbursed hereunder.

F. At any time during normal business hours, and as often as the City may deem necessary, there shall be made available to the City for examination all records with respect to all matters covered by this Agreement and Provider will permit the City to audit, examine, and make excerpts or transcripts from such records.

G. Monies provided under this agreement shall not be used as matching funds for a grant to fund activities in any county other than Story County.

H. If Provider's annual budget is over $250,000, within six months of the end of the Provider's fiscal year the Provider shall submit to the City an annual financial audit prepared by an independent certified public accounting firm and a copy of IRS Form 990. If Provider's annual budget is $250,000 or less, within six months of the end of the Provider's fiscal year the Provider shall submit to the City a copy of IRS Form 990 and a balance sheet prepared externally and independently. Failure to submit documentation in accordance with this section shall result in withholding payments under this contract. If withheld, payments may resume when required documentation is delivered to the City and City staff has had a reasonable period to review it.

I. The Provider agrees to participate in the Clear Impact Scorecard outcomes measurement system, or an equivalent outcomes measurement system identified by the City. The provider shall identify a minimum of one (1) performance measure acceptable to the City, and shall regularly update the outcomes measurement system with the Provider's progress and achievements in relation to such outcome(s). The Provider shall not be entitled to payment from the City under this Agreement if the Provider has not provided updated progress and achievement reports to the City's satisfaction.

V
DURATION

This Agreement shall be in full force and effect from and after July 1, 2025, until June 30, 2026. Provider will continue to provide services under this agreement for the entire term of the agreement, even if the City funds are exhausted prior to the end of the term of the agreement. The City Council may terminate this Agreement by giving written notice to the Provider at least sixty

(60) days before the effective date of such termination. From and after the effective date of termination the City shall have no obligation to pay Provider for any services provided under this Agreement.

VI
DISCRIMINATION PROHIBITED

In accordance with Chapter 14 of the *Municipal Code*, no person shall, on the grounds of age, race, color, creed, religion, national origin, disability, sexual orientation, sex, or gender identity be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this Agreement.

IN WITNESS WHEREOF the parties hereto have, by their authorized representatives, set their hand and seal as of the date first above written.

CITY OF AMES, IOWA

BY _____
John Haila, Mayor

ATTEST:

_____
Renee Hall, City Clerk

ChildServe Community Options, Inc.

BY _____
Authorized Representative

Organization Address (*please print*):

1915 Philadelphia St.
Ames, IA 50010

Print Name:

Kate Reynolds
Ames Area Director - CS

Phone Number:

515-817-2266

AMENDMENT NO. 1 TO CONTRACT FOR HUMAN SERVICES BETWEEN THE CITY OF AMES AND CHILDSERVE

WHEREAS, effective July 1, 2025, the City of Ames and ChildServe Community Options, Inc. entered into an agreement for funding for social services to be provided by ChildServe through the City's ASSET program; and,

WHEREAS, the parties wish to amend the Scope of Services,

THEREFORE, the parties agree to amend their FY2025/26 prior agreement as follows:

1. Under Section II, "SCOPE OF SERVICES":

SERVICE	COST PER UNIT	UNITS	AMOUNT
Daycare - Infant	$59.09	107	$6,375.70
Daycare - Children	$58.45	304	$17,824.30

2. All other provisions of the original agreement remain in full force and effect.

IT WITNESS WHEREOF, the parties hereto have, by their authorized representatives, set their hand and seal:

CITY OF AMES, IOWA

BY: _____
John A. Haila, Mayor

Date signed:_____

ATTEST:

_____
Renee Hall, City Clerk

[Continued on next page]

ChildServe Community Options

BY:_____
Authorized Representative

Print Name:
_____

Date signed:_____

Organization Address (please print):

_____
_____

Phone Number:
_____

ITEM #:	**16**
DATE:	**04-28-26**
DEPT:	**CMO**

COUNCIL ACTION FORM

SUBJECT: REQUEST TO MODIFY FY 2025/26 ASSET ALLOCATION TO HEARTLAND OF STORY COUNTY

BACKGROUND:

Heartland of Story County has submitted a request to the City to modify its FY 2025/26 ASSET allocation by transferring funds that remain in the Meals on Wheels service and Senior Food Program service to the Adult Day Center service. As indicated in Heartland of Story County's letter of request (attached), the funding transfer is being requested due to the increasingly complex needs of individuals served and an increase in participants served. The cost of unit (1 day of service) for Adult Day Center will not change and remain at $73.76. The proposed revisions to the allocations and the amounts appear in the following table:

Service	Original Allocation	Change	Revised Allocation
Meals on Wheels	$100,000	- $53,963	$46,037
Senior Food Program	$4,668	- $2,542	$2,126
Adult Day Center	$67,600	+ $56,505	$124,105
TOTAL	**$172,268**	**$0**	**$172,268**

If approved, the number of units purchased total for Adult Day Center for FY 2025/26 will be 1,682. There is one additional service purchased through ASSET from Heartland that is not impacted by this request. The City purchases up to $50,100 for service coordination outreach. Overall, the City's total purchase amount agreement with Heartland for ASSET services for FY 2025/26 is $222,368.

ALTERNATIVES:

1. Approve the request from Heartland of Story County to transfer:
    a. $53,963 from Meals on Wheels to Adult Day Center
    b. $2,542 from Senior Food Program to Adult Day Center

2. Deny the request.

CITY MANAGER'S RECOMMENDED ACTION:

The requested transfer of funds does not result in an overall increased funding to the organization. The rationale for the transfer of services to be purchased from Heartland Senior Services is well explained and reasonable. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative No. 1 as stated above.

ATTACHMENT(S):
Heartland FY2025-26 Adjustment Request.pdf
Heartland FY2025-26 ASSET Contract.pdf
Heartland - First Amendment.docx

HEARTLAND
OF STORY COUNTY

205 S. Walnut Ave.
Ames, IA 50010
(515) 233-2906
www.heartlandofstorycounty.org

March 25, 2026

Mayor John Haila and City Council
Ames City Hall
515 Clark Ave
Ames, IA 50010

Dear Mayor Haila and City Council Members,

On behalf of the Heartland of Story County Board of Directors, I respectfully request that a total of $56,505 in FY 2025/26 City ASSET funding be reallocated from Meals on Wheels (MOW) and the Senior Food Program (SFP) to the Adult Day Center (ADC).

Adult Day Care (ADC) provides essential supervision, health-related support, and meaningful engagement for individuals living with chronic health conditions, Parkinson's Disease, and dementia-related diagnoses. The program also serves as a critical resource for family caregivers by offering respite that reduces caregiver stress and burnout, while giving caregivers the time needed to manage personal, family, and/or work responsibilities. By supporting both participants and their caregivers, ADC helps individuals remain safely in their homes longer and delays the need for higher-cost, long-term care services.

We are serving an average of 19 participants per day and a total of 38 individuals this year, reflecting a stable daily census. This is due to the increasingly complex needs of the individuals we serve. At the same time, we have experienced an increase in the number of families needing financial assistance for their family members to attend ADC. This year, we have served an average of 19 participants per day and a total of 38 individuals. As a result of this growing financial need, City and County funds for ADC were fully expended by October.

Given these factors, we respectfully request authorization for Heartland to draw down reimbursement for ADC units already provided during this fiscal year but not yet reimbursed due to the exhaustion of City ADC funds in October 2025. This support helps ensure the continuity of care for vulnerable community members and sustain access to essential respite services for their caregivers.

The proposed revisions to the allocations appear in the following table:

Service	Original allocation	Change	Revised allocation
Meals on Wheels	$100,000	- $ 53,963	$46,037
Senior Food Program	$4,668	-$ 2,542	$2,126
Adult Day Center	$67,600	+$56,505	$124,105
TOTAL	$172,268	$0	$172,268

Thank you for considering this request and for your ongoing support for those 60+ in the Ames community.

Please let me know if there are any questions.

Sincerely,

Deb Schildroth

Deb Schildroth, LMSW
Executive Director

CONTRACT FOR HUMAN SERVICES

THIS AGREEMENT, made and entered into the 1st day of July, 2025, by and between the **CITY OF AMES, IOWA**, a municipal corporation organized and existing pursuant to the laws of the State of Iowa (hereinafter sometimes called "City") and **Heartland of Story County** (a nonprofit corporation or governmental unit organized and existing pursuant to the laws of the State of Iowa and hereinafter called "Provider");

WITNESSETH THAT:

WHEREAS, the City of Ames has, by its City Council acting in open and regular session, determined that certain services and facilities to be provided to the City of Ames and its citizens by Provider, such services and facilities being hereinafter described and set out, should be purchased in accordance with the terms of a written agreement as hereinafter set out, in accordance with all applicable Federal, State, and Local laws or regulations, and

WHEREAS, the purchase of these services constitutes a public purpose by providing **offering life-enriching opportunities to older adults, aged individuals, and providing support to their families and caregivers by offering activities and resources such as social activities and nutrition**;

NOW, THEREFORE, the parties hereto have agreed and do agree as follows:

I
PURPOSE

The purpose of this Agreement is to procure for the City of Ames and its citizens certain services and facilities as hereinafter described and set out; to establish the methods, procedures, terms and conditions governing payment by the City of Ames for such services; and, to establish other duties, responsibilities, terms and conditions mutually undertaken and agreed to by the parties hereto in consideration of the services to be performed and monies paid.

II
SCOPE OF SERVICES

Provider shall provide the services and facilities to the City of Ames and its citizens as set out in the Provider's 2025/26 ASSET proposal. The Provider's proposal is incorporated into and made part of this agreement by this reference and shall be considered Exhibit "A" of the agreement. Exhibit "A" is available for viewing by the public in the Ames City Clerk's office. The programs or services must conform to the standardized definitions used by the Analysis of Social Services Evaluation Team (ASSET), and unit costs must be consistent between all ASSET funders.

The cost per unit of service shall equal that proposed cost indicated in the Provider's ASSET Budget Forms. In the event that actual ASSET funds or other revenues differ from the

Provider's request, the cost per unit shall remain as requested, but the number of units provided shall be adjusted.

The City will be contracting for services at the cost per unit indicated, not to exceed the following amounts:

SERVICE	COST PER UNIT	UNITS	AMOUNT
Adult Day Care	$73.76	916	$67,600
Meals on Wheels	$10.28	9,727	$100,000
Service Coordination Outreach	$146.86	341	$50,100
Senior Food Program	$14.86	314	$4,668

III
METHOD OF PAYMENT

A. All payments to be made by the City of Ames pursuant to this Agreement shall be made on a reimbursement basis for services provided in amounts not to exceed those outlined in Section II above.

B. The City will disburse payment monthly on requisition of Provider.

C. Requisitions for disbursement shall be made in such form and in accordance with such procedures as the Director of Finance for the City shall prescribe. Said form shall include but not be limited to an itemization of the nature and amount of services provided and must be filled out completely.

D. The maximum total amount payable by the City of Ames under this agreement is $222,368 as detailed in the SCOPE OF SERVICES (Section II of this contract), and no greater amount shall be paid.

E. The Provider shall requisition for funds on a monthly basis. If Provider wishes to request disbursement of funds on other than a monthly basis, the Provider must request in writing that an alternate disbursement period be adopted and approved by the Director of Finance for the City. Provider shall have up to 90 days from the date that services are provided to request payment from the City. Any request made by Provider in excess of 90 days after services are provided shall be deemed a waiver by the Provider and the City shall have no obligation to pay for said untimely requests for payment. Failure to request reimbursement in a timely manner shall be grounds for termination of this agreement by the City.

IV
FINANCIAL ACCOUNTING AND ADMINISTRATION

A. All monies disbursed under this Agreement shall be accounted for by the accrual method of accounting or other generally accepted comprehensive basis.

B. All services for which payment is claimed shall be supported by documentation evidencing in proper detail the nature and propriety of the charges. The City-provided claim form shall be completed and include the service name, the unit cost claimed for each service, and the client code where required. A client code shall be required for any service in which the individual

has entered the program through a third party referral, intake process, personal application, or emergency response. Exceptions shall include one-time educational sessions, confidential telephone counseling, or where the identity and residency of a person cannot be reasonably determined. The Provider may assign whatever client code it deems appropriate, as long as it can be used to verify the client's Ames or Story County residency and participation in City-subsidized programs of service and/or sliding fee scale.

C. All checks or other accounting documents pertaining in whole or in part to this Agreement shall be clearly identified as such and readily accessible for examination and audit by the City or its authorized representative.

D. All records shall be maintained in accordance with procedures and requirements established by the City Finance Director, and the City Finance Director may, prior to any disbursement under this Agreement, conduct a pre-audit of record keeping and financial accounting procedures of the Provider for the purpose of determining changes and modifications necessary with respect to accounting for funds made available hereunder. All records and documents required by this Agreement shall be maintained for a period of three (3) years following final disbursement by the City.

E. At such time and in such form as the City may require, there shall be furnished to the City such statements, records, reports, data, and information as the City may require with respect to the use made of monies disbursed hereunder.

F. At any time during normal business hours, and as often as the City may deem necessary, there shall be made available to the City for examination all records with respect to all matters covered by this Agreement and Provider will permit the City to audit, examine, and make excerpts or transcripts from such records.

G. Monies provided under this agreement shall not be used as matching funds for a grant to fund activities in any county other than Story County.

H. If Provider's annual budget is over $250,000, within six months of the end of the Provider's fiscal year the Provider shall submit to the City an annual financial audit prepared by an independent certified public accounting firm and a copy of IRS Form 990. If Provider's annual budget is $250,000 or less, within six months of the end of the Provider's fiscal year the Provider shall submit to the City a copy of IRS Form 990 and a balance sheet prepared externally and independently. Failure to submit documentation in accordance with this section shall result in withholding payments under this contract. If withheld, payments may resume when required documentation is delivered to the City and City staff has had a reasonable period to review it.

I. The Provider agrees to participate in the Clear Impact Scorecard outcomes measurement system, or an equivalent outcomes measurement system identified by the City. The provider shall identify a minimum of one (1) performance measure acceptable to the City, and shall regularly update the outcomes measurement system with the Provider's progress and achievements in relation to such outcome(s). The Provider shall not be entitled to payment from the City under this Agreement if the Provider has not provided updated progress and achievement reports to the City's satisfaction.

V
DURATION

This Agreement shall be in full force and effect from and after July 1, 2025, until June 30,

2026. Provider will continue to provide services under this agreement for the entire term of the agreement, even if the City funds are exhausted prior to the end of the term of the agreement. The City Council may terminate this Agreement by giving written notice to the Provider at least sixty (60) days before the effective date of such termination. From and after the effective date of termination the City shall have no obligation to pay Provider for any services provided under this Agreement.

VI
DISCRIMINATION PROHIBITED

In accordance with Chapter 14 of the *Municipal Code*, no person shall, on the grounds of age, race, color, creed, religion, national origin, disability, sexual orientation, sex, or gender identity be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this Agreement.

IN WITNESS WHEREOF the parties hereto have, by their authorized representatives, set their hand and seal as of the date first above written.

CITY OF AMES, IOWA

BY John Haila
John Haila, Mayor

ATTEST: Renee Hall
Renee Hall, City Clerk

Heartland of Story County

BY Deb Schildroth
Authorized Representative

Organization Address (*please print*):
205 S. Walnut Ave.
Ames, IA 50010

Print Name:
Deb Schildroth

Phone Number:
515-233-2906

AMENDMENT NO. 1 TO CONTRACT FOR HUMAN SERVICES BETWEEN THE CITY OF AMES AND HEARTLAND OF STORY COUNTY

WHEREAS, effective July 1, 2025, the City of Ames and Heartland of Story County entered into an agreement for funding for social services to be provided by Heartland of Story County through the City's ASSET program; and,

WHEREAS, the parties wish to amend the Scope of Services,

THEREFORE, the parties agree to amend their FY2025/26 prior agreement as follows:

1. Under Section II, "SCOPE OF SERVICES":

SERVICE	**COST PER UNIT**	**UNITS**	**AMOUNT**
Adult Day Care	$73.76	1,682	$124,105
Meals on Wheels	$10.28	4,478	$46,037
Service Coordination Outreach	$146.86	341	$50,100
Senior Food Program	$14.86	143	$2,126

2. All other provisions of the original agreement remain in full force and effect.

IT WITNESS WHEREOF, the parties hereto have, by their authorized representatives, set their hand and seal:

CITY OF AMES, IOWA **ATTEST:**

BY: _____ _____
John A. Haila, Mayor Renee Hall, City Clerk

Date signed:_____

[Continued on next page]

Heartland of Story County

BY:_____
Authorized Representative

Print Name:
_____

Date signed:_____

Organization Address (please print):

_____
_____

Phone Number:
_____

ITEM #:	**17**
DATE:	**04-28-26**
DEPT:	**ELEC**

COUNCIL ACTION FORM

SUBJECT: ASBESTOS REMEDIATION AND RELATED SERVICES AND SUPPLY CONTRACT FOR POWER PLANT

BACKGROUND:

This contract involves the removal and proper disposal of asbestos insulation at the Power Plant, including Units 5 and 6 (both retired) and operating Unit 7. The two retired units and Unit 7 were primarily insulated with asbestos-type insulation when constructed. Unit 8 is considered “asbestos free." In addition, there are other areas located in the Power Plant that have been insulated with asbestos-type insulation, such as some of the building insulation and building heating system.

These services include removal and disposal of asbestos containing insulation, and the remediation/encapsulation of identified areas or where an encapsulated surface is damaged. Asbestos must be removed and disposed of per State and Federal regulations before retired equipment can be physically removed. In addition, asbestos should be removed or encapsulated where employees will be working.

The Power Plant benefits from having a service contract with a firm that provides routine and emergency asbestos remediation services. The benefits include consistency of work and quality from a single contractor, reduction in the City’s exposure to market forces regarding prices and availability for labor, travel, and supplies in preparation for a scheduled outage, rapid contractor mobilization to start emergency repairs, and reduced City staff time spent obtaining quotes, evaluating bids, and preparing specifications and other procurement documentation.

On March 25, 2024, City Council awarded a contract to Earth Services & Abatement (ESA) LLC., Des Moines, Iowa for the Asbestos Remediation and Related Services and Supply Contract. This contract included the option for the City to renew in one-year increments for up to four additional years. **This is the second renewal of four possible renewal periods. The prices for FY 2026/27 will increase 3% from the previous fiscal year.**

The FY 2026/27 Power Plant operating budget includes $200,000 for asbestos removal. Invoices will be calculated using the agreed contract rates for time and materials, based on the services actually provided.

ALTERNATIVES:

1. Approve the contract with Earth Services & Abatement for Asbestos Remediation and Related Services and Supply Contract at the Power Plant for the one-year period from July 1, 2026 through June 30, 2027 in an amount not-to-exceed $200,000

2. Reject the bid and instruct staff to seek new competitive bids.

CITY MANAGER'S RECOMMENDED ACTION:

Asbestos removal and encapsulation must be performed by an asbestos contractor with a safety record and experience that proves the contractor can be trusted and relied on to perform remediation correctly and safely. Removal and encapsulation will be an on-going cost, since most of the old equipment at the Power Plant was insulated with asbestos. This contract will establish rates for service and provide for guaranteed availability, thereby setting in place known rates for service. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

ITEM #:	**18**
DATE:	**04-28-26**
DEPT:	**ELEC**

COUNCIL ACTION FORM

SUBJECT: CELL MAINTENANCE SERVICES FOR ELECTRIC SERVICES - CONTRACT RENEWAL

BACKGROUND:

The Power Plant has an ash pond that serves as a settling pond where Refuse Derived Fuel sluiced ash ("RDF ash") falls to the bottom and relatively clean water can be recycled to the Power Plant to transport additional ash from the bottom of the boilers. The ash pond also contains ash generated from the combustion of coal prior to the power plant's conversion to natural gas ("coal ash").

The RDF ash is composed of inorganic materials in the fuel that do not burn and must be removed from the boilers to allow continual operation. Over time the RDF ash builds up on the bottom of the pond and reduces the available capacity of the pond. **This ash must be regularly removed and piled, via excavating or dredging, to a location at the pond site that will allow for it to dry. The dried ash is later hauled to Marshall County Landfill.**

On February 28, 2023, City Council awarded a contract to Wulfekuhle Injection & Pumping, Peosta, IA, for Ash Pond Cell Maintenance Services for the Electric Services. This contract included the option for the City to renew in one-year increments for up to four additional years. This is action is the fourth renewal out of four possible renewal periods.

TASK	FY 25-26 Rates	FY 26-27 Rates
Price Per Hour (digging & moving)	$ 218.55	$ 225.10
$ amount per ton to haul	$ 20.22	$ 20.82
Mobilization	$ 2,731.82	$ 2,813.77

Council should note the rates that will be charged by Wulfekuhle Injection & Pumping will increase 3% compared to the current year. Staff is recommending that these services continue to be outsourced on an annual renewable contract basis. The benefits of having a contract for these services in place include the following:

1. Consistency of work and quality from a single contractor.

2. Reduction in the City's exposure to market forces regarding prices and availability for labor, travel, and supplies in preparation for a scheduled outage.

3. Rapid contractor mobilization to start emergency repairs, thus reducing generation downtime.

4. Saved City staff time obtaining quotes, evaluating bids and preparing specifications and other procurement documentation.

Invoices will be based on contract rates for time and materials for services actually received and accepted by the City. The FY 2026/27 operating budget includes $200,000 for these services.

ALTERNATIVES:

1. Approve the contract renewal with Wulfekuhle Injection & Pumping, Peosta, IA, for Cell Maintenance Services for Electric Services for the one-year period from July 1, 2026 through June 30, 2027 in an amount not-to-exceed $200,000.

2. Reject the renewal option and instruct staff to seek new competitive bids.

CITY MANAGER'S RECOMMENDED ACTION:

The ash pond is an essential part of the RDF combustion process. Because the ash pond has a limited working area, the RDF ash must regularly be excavated and removed to allow for the continued combustion of RDF. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as stated above.

ITEM #:	**19**
DATE:	**04-28-26**
DEPT:	**ELEC**

COUNCIL ACTION FORM

SUBJECT: SPECIALIZED WET DRY VACUUM, HYDRO BLAST, AND RELATED CLEANING SERVICES FOR POWER PLANT - CONTRACT RENEWAL

BACKGROUND:

The Power Plant's two gas-fired, high-pressure steam generation units are referred to as Units No. 7 and 8. These units require regular professional maintenance and repair. **This contract consists of emergency service, as well as regularly scheduled planned repairs and services during scheduled outages.** The cleaning and special preparation of the boiler surfaces on these generation units require professional tradecrafts and maintenance experts.

Both units operate under conditions with high heat and high pressure, resulting in slag and other industrial debris coating the boiler and other plant equipment surfaces. **Prior to repair and maintenance work, it is necessary to have the surfaces professionally cleaned using high-pressure water jets and industrial vacuum trucks.**

In order to clean the surfaces, it is necessary to retain outside contractors equipped with mobile, high-pressure equipment that is designed to cut through and wash away the slag. Industrial vacuum trucks that can remove this debris are required for proper disposal. The goal of this contract is to meet these requirements in the most economical manner.

On May 23, 2023, Ames City Council awarded a contract to HTH Companies, Inc. of Union, Mo, for Specialized Wet Dry Vacuum, Hydro Blast, and Related Cleaning Services . The contract includes an option that would allow the City to renew the contract for up to four additional one-year terms. **This is the third of four additional renewal contract periods.**

The City Council should note that the rates charged by HTH Companies, Inc. will increase by 3% compared to the current rates, as indicated in its original bid document.

Staff recommends that these services continue to be outsourced on an annual renewable contract basis. The benefits of having a contract for these services in place include the following:

1. Consistency of work and quality from a single contractor.

2. Reduction in the City's exposure to market forces regarding prices and availability for labor, travel, and supplies in preparation for a scheduled outage.

3. Rapid contractor mobilization to start emergency repairs, thus reducing generation downtime.

4. Saved City staff time obtaining quotes, evaluating bids and preparing specifications and other procurement documentation.

The FY 2026/27 Power Plant operating budget includes $140,000 for miscellaneous cleaning services to be performed under this contract. Invoices will be calculated using the agreed contract rates for time and materials, based on the services actually provided.

ALTERNATIVES:

1. Approve the contract renewal with HTH Companies, Inc., Union, MO, for Specialized Wet Dry Vacuum, Hydro Blast, and Related Cleaning Services for the one-year period from July 1, 2026 through June 30, 2027 in an amount not-to-exceed $140,000.

2. Reject the renewal option and instruct staff to seek new competitive bids.

CITY MANAGER'S RECOMMENDED ACTION:

This work is necessary to ensure that a qualified professional firm will respond to both scheduled and emergency needs for these specialized cleaning services, and will also control costs by having established billing rates. Funds will be expended only as work is required and in accordance with approved invoices. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

ITEM #:	**20**
DATE:	**04-28-26**
DEPT:	**PW**

COUNCIL ACTION FORM

SUBJECT: PRELIMINARY DESIGN AND TSIP GRANT APPLICATION PREPARATION FOR G.W. CARVER AND CAMERON SCHOOL ROAD ROUNDABOUT

BACKGROUND:

The intersection of G.W. Carver Avenue and Cameron School Road is located in northwest Ames on the boundary between the City of Ames and Story County and has been identified as a critical location for future transportation improvements due to anticipated traffic growth associated with surrounding development.

The Ames Area Metropolitan Planning Organization (AAMPO) 2050 Metropolitan Transportation Plan identifies a roundabout at this location (Project N-47) as the preferred intersection treatment due to improved safety, speed management, and multimodal accommodation.

City Council discussions related to development in this area resulted in coordination with Story County regarding a potential partnership. A January 30, 2026 letter from the Mayor initiated formal discussions with the Story County Board of Supervisors regarding joint participation in evaluating a roundabout improvement.

The City of Ames and Story County subsequently entered into a Memorandum of Understanding (MOU), approved by Story County on February 10, 2026, and by the City Council on February 24, 2026, to share costs associated with preliminary engineering and preparation of a Traffic Safety Improvement Program (TSIP) grant application. Under the MOU, the actual cost of this work will be shared equally, with Story County's participation capped at $50,000. **Funding for the City's share of the expenses will come from unobligated American Rescue Plan Act (ARPA) funding.**

On March 6, 2026, the City issued a Request for Proposals (RFP) for preliminary engineering services and preparation of a TSIP grant application. Proposals were due March 27, 2026.

The scope of services includes evaluation of existing conditions, preparation of a preliminary design of a roundabout, identification of right-of-way and utility impacts, development of an Opinion of Probable Construction Cost, and preparation of a TSIP grant application.

SELECTION SCORING:

A selection committee consisting of City of Ames, Ames Area MPO, and Story County staff reviewed and scored the submitted proposals based on project understanding and approach, team qualifications, previous experience, availability to perform the work, and proposed cost. Based on the completed evaluation, Bolton & Menk was the top-ranked firm.

Overall Rank	Firm	Average Qualifications Rank[1]	Cost Rank[2]	Proposed Fee
1	Bolton & Menk	1.3	1.0	$60,728
2	MSA	2.0	4.2	$77,361
3	Snyder	3.5	5.4	$85,000
4	Foth	4.5	1.7	$64,000
5	Strand	4.3	3.4	$73,200
6	WHKS	5.3	6.0	$89,000

1. Average of individual committee member rankings based on qualifications and project approach as described in the Request for Proposals.
2. Logarithmically scaled cost ranking based on relative differences in proposed fees.

Following review of the proposals and consideration of the submitted fees, Staff entered into negotiations with Bolton & Menk and is recommending approval of a Professional Services Agreement for these services, as described in Exhibit A – Scope of Services.

ALTERNATIVES:

1. Approve the Professional Services Agreement with Bolton & Menk, Inc. for preliminary engineering services and preparation of a Traffic Safety Improvement Program (TSIP) grant application, in an amount not to exceed $60,728.

2. Direct staff to pursue alternative approaches for evaluation and programming of intersection improvements at G.W. Carver Avenue and Cameron School Road.

CITY MANAGER'S RECOMMENDED ACTION:

Approval of this agreement will allow the City, in partnership with Story County, to advance evaluation of a roundabout alternative, refine project costs, and position the project for potential state safety grant funding while maintaining flexibility for future decision-making regarding design and construction. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative No. 1 as shown above.

ATTACHMENT(S):
Agreement
Exhibit A - Scope

AGREEMENT FOR PROFESSIONAL SERVICES IA

CITY OF AMES and BOLTON & MENK, INC.

This Agreement, made this 28th day of April, 2026 by and between City of Ames, 515 Clark Avenue, Ames, IA 50010, ("CLIENT"), and BOLTON & MENK, INC., 1519 Baltimore Drive, Ames, IA 50010, ("CONSULTANT").

WITNESS, whereas the CLIENT requires professional services in conjunction with G.W. Carver Avenue and Cameron School Road Intersection Improvements – Preliminary Engineering and TSIP Grant Application ("Project") and whereas the CONSULTANT agrees to furnish the various professional services required by the CLIENT.

NOW, THEREFORE, in consideration of the mutual covenants and promises between the parties hereto, it is agreed:

SECTION I - CONSULTANT'S SERVICES

A. The CONSULTANT agrees to perform the various Basic Services in connection with the proposed project as described in Exhibit A.

B. Upon mutual agreement of the parties, professional services in addition to the Basic Services (the "Additional Services") may be authorized as described in Paragraph IV.B, and when so authorized, shall be included with the Services to be provided under this Agreement.

SECTION II - THE CLIENT'S RESPONSIBILITIES

A. The CLIENT shall promptly compensate the CONSULTANT for the Services in accordance with Section III of this Agreement.

B. The CLIENT shall place any and all previously acquired information related to the Project in its custody at the disposal of the CONSULTANT for its use. Such information shall include, but is not limited to: boundary surveys, topographic surveys, preliminary sketch plan layouts, building plans, soil surveys, abstracts, deed descriptions, tile maps and layouts, aerial photos, utility agreements, environmental reviews, and zoning limitations. The CONSULTANT may rely upon the accuracy and sufficiency of all such information in performing services unless otherwise instructed, in writing, by CLIENT.

C. The CLIENT will guarantee access to and make all provisions for entry upon public portions of the project and reasonable efforts to provide access to private portions and pertinent adjoining properties.

D. The CLIENT will give prompt notice to the CONSULTANT whenever the CLIENT observes or otherwise becomes aware of any defect in the proposed project.

E. The CLIENT shall designate a liaison person to act as the CLIENT'S representative with respect to services to be rendered under this Agreement. Said representative shall have the authority to transmit instructions, receive instructions, receive information, interpret and define the CLIENT'S policies with respect to the project and CONSULTANT'S services.

F. The CONSULTANT'S services do not include legal, insurance counseling, accounting, independent cost estimating, financial advisory or "municipal advisor" (as described in Section 975 of the Dodd-Frank Wall Street

Reform and Consumer Protection Act 2010 and the municipal advisor registration rules issued by the SEC) professional services and the CLIENT shall provide any such services as may be required for completion of the Project described in this Agreement.

G. The CLIENT will obtain any and all regulatory permits required for the proper and legal execution of the Project. CONSULTANT will assist CLIENT with permit preparation and documentation to the extent described in Exhibit A.

H. The CLIENT may hire, at its discretion, when requested by the CONSULTANT, an independent test company to perform laboratory and material testing services, and soil investigation that can be justified for the proper design and construction of the Project. The CONSULTANT shall assist the CLIENT in selecting a testing company. Payment for testing services shall be made directly to the testing company by the CLIENT and is not part of this Agreement. If CLIENT elects not to hire an independent test company, CLIENT shall provide CONSULTANT with guidance and direction on completing those aspects of design and construction that require additional testing data.

SECTION III - COMPENSATION FOR SERVICES

A. FEES.

1. The CLIENT will compensate the CONSULTANT in accordance with the Schedule of Fees for the time spent by CONSULTANT'S personnel in performance of the Services. Total fees for the Services shall not exceed $60,728.00 without the prior consent of CLIENT. See the attached Schedule 1 for Schedule of Fees applicable to this Agreement.

2. The preceding Schedule of Fees shall apply for services provided through December 31, 2026. Hourly rates may be adjusted by CONSULTANT, in consultation with CLIENT, on an annual basis thereafter to reflect reasonable changes in its operating costs and other market factors. Adjusted rates will become effective on January 1st of each subsequent year, upon written acceptance by CLIENT.

3. Rates and charges do not include sales tax. If such taxes are imposed and become applicable after the date of this Agreement CLIENT agrees to pay any applicable sales taxes.

4. The rates in the Schedule of Fees include labor, general business and other normal and customary expenses associated with operating a professional business. Unless otherwise agreed in writing, the above rates include vehicle and personal expenses, mileage, telephone, survey stakes and routine expendable supplies; and no separate charges will be made for these activities and materials.

5. Additional Services as outlined in Section I.B will vary depending upon project conditions and will be billed on an hourly basis at the rate described in Section III.A.1.

6. Expenses required to complete the agreed scope of services or identified in this paragraph will be invoiced separately, and include but are not limited to large quantities of prints; extra report copies; out-sourced graphics and photographic reproductions; document recording fees; special field and traffic control equipment rental; outside professional and technical assistance; geotechnical services; and other items of this general nature required by the CONSULTANT to fulfill the terms of this Agreement. CONSULTANT shall be reimbursed at cost plus an overhead fee (not-to-exceed 10%) for these Direct Expenses incurred in the performance of the work subject to the Total cost not to exceed fee or approved Additional Services.

B. PAYMENTS AND RECORDS

1. The payment to the CONSULTANT will be made by the CLIENT upon billing at intervals not more often than monthly at the herein rates and terms.

2. If CLIENT fails to make any payment due CONSULTANT for Services and expenses within 45 days after date of the CONSULTANT'S invoice, a service charge of one and one-half percent (1.5%) per month or the maximum rate permitted by law, whichever is less, will be charged on any unpaid balance.

3. In addition to the service charges described in preceding paragraph, if the CLIENT fails to make payment for Services and expenses within 60 days after the date of the invoice, the CONSULTANT may, upon giving seven days' written notice to CLIENT, suspend Services and withhold project deliverables due under this Agreement until CONSULTANT has been paid in full for all past due amounts for Services, expenses and charges, without waiving any claim or right against the CLIENT and without incurring liability whatsoever to the CLIENT.

4. Documents Retention. The CONSULTANT will maintain records that reflect all revenues, costs incurred and the Services provided in the performance of the Agreement. The CONSULTANT will also agree that the CLIENT, State, or their duly authorized representatives may, at any time during normal business hours and as often as reasonably necessary, have access to and the right to examine, audit, excerpt, and transcribe any books, documents, papers, records, etc., and accounting procedures and practices of the CONSULTANT which are relevant to this Contract for a period of six years.

SECTION IV - GENERAL

A. STANDARD OF CARE. Professional services provided under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the CONSULTANT'S profession currently practicing under similar conditions. No warranty, express or implied, is made.

B. CHANGE IN PROJECT SCOPE. In the event the CLIENT changes or is required to change the scope or duration of the project from that described in Exhibit I, and such changes require Additional Services by the CONSULTANT, the CONSULTANT shall be entitled to additional compensation at the applicable hourly rates. To the fullest extent practical, the CONSULTANT shall give notice to the CLIENT of any Additional Services, prior to furnishing such Additional Services. The CONSULTANT shall furnish an estimate of additional cost, prior to authorization of the changed scope of work and Agreement will be revised in writing.

C. LIMITATION OF LIABILITY

1. Liability of CONSULTANT. CONSULTANT shall indemnify CLIENT from losses, damages, and judgments arising from third-party claims or actions relating to the Project only to the extent caused by the negligent acts, errors or omissions (whether in the performance of professional services or otherwise) of CONSULTANT or CONSULTANT'S officers, employees, or subconsultants occurring during the scope of CONSULTANT's work on the Project and provided that any such claim, action, loss, damages, or judgment is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property. CONSULTANT's obligation to indemnify the CLIENT and CLIENT's officers and employees harmless does not include a duty to defend. This indemnification shall not apply to third-party claims or actions for consequential damages, lost revenues, increased expense, or lost profits, nor to any claim for punitive or exemplary damages.

2. Liability of Client. To the fullest extent permitted by law, CLIENT shall indemnify CONSULTANT from losses, damages, and judgments (including reasonable attorneys' fees and expenses of litigation) arising from claims or actions relating to the Project, provided that any such claim, action, loss, damages, or judgment is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, but only to the extent caused by the acts or omission of CLIENT or CLIENT'S employees, agents, or other consultants. This indemnification shall not apply to third-party claims or actions for consequential damages, lost revenues, increased expense or lost profits, nor to any claim for punitive or exemplary damages.

3. To the fullest extent permitted by law, CLIENT and CONSULTANT waive against each other, and the other's employees, officers, directors, members, agents, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this Agreement, from any cause or causes. CLIENT waives all claims against individuals involved in the services provided under this Agreement and agrees to limit all claims to the CONSULTANT's corporate entity.

4. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the CLIENT or the CONSULTANT. The CONSULTANT'S services under this Agreement are being performed solely for the CLIENT'S benefit, and no other entity shall have any claim against the CONSULTANT because of this Agreement or the performance or nonperformance of services provided hereunder.

D. INSURANCE

1. The CONSULTANT agrees to maintain, at CONSULTANT'S expense a commercial general liability (CGL) and excess or umbrella general liability insurance policy or policies insuring CONSULTANT against claims for bodily injury, death or property damage arising out of CONSULTANT'S general business activities. The general liability coverage shall provide limits of not less than $2,000,000 per occurrence and not less than $2,000,000 general aggregate. Coverage shall include Premises and Operations Bodily Injury and Property Damage; Personal and Advertising Injury; Blanket Contractual Liability; Products and Completed Operations Liability.

2. The CONSULTANT also agrees to maintain, at CONSULTANT'S expense, a single limit or combined limit automobile liability insurance and excess or umbrella liability policy or policies insuring owned, non-owned and hired vehicles used by CONSULTANT under this Agreement. The automobile liability coverages shall provide limits of not less than $1,000,000 per accident for property damage, $2,000,000 for bodily injuries, death and damages to any one person and $2,000,000 for total bodily injury, death and damage claims arising from one accident.

3. CLIENT shall be named Additional Insured for the above CGL and Auto liability policies.

4. The CONSULTANT agrees to maintain, at the CONSULTANT'S expense, statutory worker's compensation coverage together with Coverage B, Employer's Liability limits of not less than $500,000 for Bodily Injury by Disease per employee, $500,000.00 for Bodily Injury by Disease aggregate and $500,000 for Bodily Injury by Accident.

5. The CONSULTANT also agrees to maintain, at CONSULTANT'S expense, Professional Liability Insurance coverage insuring CONSULTANT against damages for legal liability arising from a negligent act, error or omission in the performance of professional services required by this Agreement during the period of CONSULTANT'S services and for three years following date of final completion of its services. The professional liability insurance coverage shall provide limits of not less than $2,000,000 per claim and an annual aggregate of not less than $2,000,000 on a claims-made basis.

6. CLIENT shall maintain statutory Workers Compensation insurance coverage on all of CLIENT'S employees and other liability insurance coverage for injury and property damage to third parties due to the CLIENT'S negligence.

7. Prior to commencement of this Agreement, CONSULTANT will provide the CLIENT with certificates of insurance, showing evidence of required coverages. All policies of insurance shall contain a provision or endorsement that the coverage afforded will not be canceled or reduced in limits by endorsement for any reason except non-

payment of premium, until at least 30 days prior written notice has been given to the Certificate Holder, and at least 10 days prior written notice in the case of non-payment of premium

E. OPINIONS OR ESTIMATES OF CONSTRUCTION COST. Where provided by the CONSULTANT as part of Exhibit A or otherwise, opinions or estimates of construction cost will generally be based upon public construction cost information. Since the CONSULTANT has no control over the cost of labor, materials, competitive bidding process, weather conditions and other factors affecting the cost of construction, all cost estimates are opinions for general information of the CLIENT and the CONSULTANT does not warrant or guarantee the accuracy of construction cost opinions or estimates. The CLIENT acknowledges that costs for project financing should be based upon contracted construction costs with appropriate contingencies.

F. CONSTRUCTION SERVICES. It is agreed that the CONSULTANT and its representatives shall not at any time supervise, direct, control, or have authority over any contractor's work, nor shall CONSULTANT have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at any Project site, nor for any failure of a Contractor to comply with Laws and Regulations applicable to that Contractor's furnishing and performing of its work. CONSULTANT shall not be responsible for the acts or omissions of any Contractor. CLIENT acknowledges that on-site contractor(s) are solely responsible for construction site safety programs and their enforcement.

G. USE OF ELECTRONIC/DIGITAL DATA

1. Because of the potential instability of electronic/digital data and susceptibility to unauthorized changes, copies of documents that may be relied upon by CLIENT are limited to the printed copies (also known as hard copies) that are signed or sealed by CONSULTANT. Except for electronic/digital data which is specifically identified as a project deliverable for this Agreement or except as otherwise explicitly provided in this Agreement, all electronic/digital data developed by the CONSULTANT as part of the Project is acknowledged to be an internal working document for the CONSULTANT'S purposes solely and any such information provided to the CLIENT shall be on an "AS IS" basis strictly for the convenience of the CLIENT without any warranties of any kind. As such, the CLIENT is advised and acknowledges that use of such information may require substantial modification and independent verification by the CLIENT (or its designees).

2. Provision of electronic/digital data, whether required by this Agreement or provided as a convenience to the Client, does not include any license of software or other systems necessary to read, use or reproduce the information. It is the responsibility of the CLIENT to verify compatibility with its system and long-term stability of media. CLIENT shall indemnify and hold harmless CONSULTANT and its Subconsultants from all claims, damages, losses, and expenses, including attorneys' fees arising out of or resulting from third party use or any adaptation or distribution of electronic/digital data provided under this Agreement, unless such third party use and adaptation or distribution is explicitly authorized by this Agreement.

H. REUSE OF DOCUMENTS

1. Drawings and specifications and all other documents (including electronic and digital versions of any documents) prepared or furnished by CONSULTANT pursuant to this Agreement are instruments of service in respect to the Project and CONSULTANT shall retain an ownership interest therein. Upon payment of all fees owed to the CONSULTANT, the CLIENT shall acquire a limited license in all identified deliverables (including reports, plans, and specifications) for any reasonable use relative to the Project and the general operations of the CLIENT. Such limited license to Owner shall not create any rights in third parties.

1. CLIENT may make and disseminate copies for information and reference in connection with the use and maintenance of the Project by the CLIENT. However, such documents are not intended or represented to be

suitable for reuse by CLIENT or others on extensions of the Project or on any other project. Any reuse by CLIENT or, any other entity acting under the request or direction of the CLIENT, without written verification or adaptation by CONSULTANT for such reuse will be at CLIENT'S sole risk and without liability or legal exposure to CONSULTANT and CLIENT shall indemnify and hold harmless CONSULTANT from all claims, damages, losses and expenses including attorney's fees arising out of or resulting from such reuse.

I. CONFIDENTIALITY. CONSULTANT agrees to keep confidential and not to disclose to any person or entity, other than CONSULTANT'S employees and subconsultants any information obtained from CLIENT not previously in the public domain or not otherwise previously known to or generated by CONSULTANT. These provisions shall not apply to information in whatever form that comes into the public domain through no fault of CONSULTANT; or is furnished to CONSULTANT by a third party who is under no obligation to keep such information confidential; or is information for which the CONSULTANT is required to provide by law or authority with proper jurisdiction; or is information upon which the CONSULTANT must rely for defense of any claim or legal action.

J. PERIOD OF AGREEMENT. This Agreement will remain in effect for the longer of a period of two (2) years or until such other expressly identified completion date, after which time the Agreement may be extended upon mutual agreement of both parties.

K. TERMINATION. This Agreement may be terminated:

1. For cause, by either party upon 7 days written notice in the event of substantial failure by other party to perform in accordance with the terms of this Agreement through no fault of the terminating party. For termination by CONSULTANT, cause includes, but is not limited to, failure by CLIENT to pay undisputed amounts owed to CONSULTANT within 120 days of invoice and delay or suspension of CONSULTANT's services for more than 120 days for reasons beyond CONSULTANT'S cause or control; or,

2. For convenience by CLIENT upon 7 days written notice to CONSULTANT.

3. Notwithstanding, the foregoing, this Agreement will not terminate under paragraph IV.K if the party receiving such notice immediately commences correction of any substantial failure and cures the same within 10 days of receipt of the notice.

4. In the event of termination by CLIENT for convenience or by CONSULTANT for cause, the CLIENT shall be obligated to the CONSULTANT for payment of amounts due and owing including payment for services performed or furnished to the date and time of termination, computed in accordance with Section III of this Agreement. CONSULTANT shall deliver and CLIENT shall have, at its sole risk, right of use of any completed or partially completed deliverables, subject to provisions of Paragraph IV. H.

5. In event of termination by CLIENT for cause and in addition to any other remedies available to CLIENT, CONSULTANT shall deliver to CLIENT and CLIENT shall have right of use of any completed or partially completed deliverables, in accordance with the provisions of Paragraph IV.H. CLIENT shall compensate CONSULTANT for all undisputed amounts owed CONSULTANT as of date of termination.

L. INDEPENDENT CONTRACTOR. Nothing in this Agreement is intended or should be construed in any manner as creating or establishing the relationship of co-partners between the parties hereto or as constituting the CONSULTANT or any of its employees as the agent, representative, or employee of the CLIENT for any purpose or in any manner whatsoever. The CONSULTANT is to be and shall remain an independent contractor with respect to all services performed under this Agreement.

M. CONTINGENT FEE. The CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the CONSULTANT to solicit or secure this Agreement, and that it

has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from award or making of this Agreement.

N. NON-DISCRIMINATION. The provisions of any applicable law or ordinance relating to civil rights and discrimination shall be considered part of this Agreement as if fully set forth herein. **The CONSULTANT is an equal opportunity employer and federal contractor or subcontractor. Consequently, the parties agree that, as applicable, they will abide by the requirements of 41 CFR 60-1.4(a), 41 CFR 60-300.5(a) and 41 CFR 60-741.5(a) and that these laws are incorporated herein by reference. These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity or national origin. These regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, protected veteran status or disability. The parties also agree that, as applicable, they will abide by the requirements of Executive Order 13496 (29 CFR Part 471, Appendix A to Subpart A), relating to the notice of employee rights under federal labor laws.**

O. ASSIGNMENT. Neither party shall assign or transfer any interest in this Agreement without the prior written consent of the other party.

P. SURVIVAL. All obligations, representations and provisions made in or given in Section IV and Documents Retention clause of this Agreement will survive the completion of all services of the CONSULTANT under this Agreement or the termination of this Agreement for any reason.

Q. SEVERABILITY. Any provision or part of the Agreement held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon CLIENT and CONSULTANT, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

R. CONTROLLING LAW. This Agreement is to be governed by the law of the State of Iowa and venued in courts of Iowa; or at the choice of either party, and if federal jurisdictional requirements can be met, in federal court in the district in which the project is located.

S. DISPUTE RESOLUTION. CLIENT and CONSULTANT agree to negotiate all disputes between them in good faith for a period of 30 days from the date of notice of dispute prior to proceeding to formal dispute resolution or exercising their rights under law. Any claims or disputes unresolved after good faith negotiations shall then be submitted to mediation using a neutral from the American Arbitration Association Construction Industry roster. If mediation is unsuccessful in resolving the dispute, then either party may seek to have the dispute resolved by bringing an action in a court of competent jurisdiction.

SECTION V - SIGNATURES

THIS INSTRUMENT embodies the whole agreement of the parties, there being no promises, terms, conditions or obligation referring to the subject matter other than contained herein. This Agreement may only be amended, supplemented, modified or canceled by a duly executed written instrument signed by both parties.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their behalf.

CLIENT: City of Ames	CONSULTANT: Bolton & Menk, Inc.
	Zach Parsons
	Zach Parsons, P.E.
	Date: April 28th, 2026

ATTACHMENTS:

- Schedule 1 Schedule of Fees
- Exhibit A Scope of Services

EXHIBIT A
SCOPE OF SERVICES

The work to be performed by Bolton & Menk, Inc. (CONSULTANT) under this agreement shall encompass and include detailed work, services, materials, equipment and supplies necessary to complete analysis and design for the project.

The project involves the preliminary design of a roundabout located at the G.W. Carver Avenue and Cameron School Road intersection. The CONSULTANT will carry out evaluation of existing conditions, develop a preliminary layout, determine easement needs, develop a detailed cost estimate, and prepare an application for the Iowa Department of Transportation's Traffic Safety Improvement Program (TSIP). This scope of services is based on the following project assumptions:

Project Assumptions:

- No topographic survey is required
- There will be no public engagement during the preliminary design phase
- The Statewide Urban Design and Specifications (SUDAS) and the City of Ames Supplemental Specifications shall apply to design and construction work on this Project.

The scope of services to be performed by the CONSULTANT shall be in accordance with generally accepted standards of practice and shall include the services to complete the following tasks:

BASIC SERVICES OF THE CONSULTANT

The CONSULTANT shall consult on a regular basis with the City to clarify and define the City's requirements for the Project and review available data. The City agrees to furnish to the CONSULTANT full information with respect to the City's requirements, including any special or extraordinary considerations for the Project or special services needed, and to make available pertinent existing data. The CONSULTANT shall provide the following Basic Services regarding the Project.

A. Task 1 - Project Management and Stakeholder Coordination

The CONSULTANT will complete the following project coordination tasks.

1. Project Management

   This task will continue throughout the project. The Project Manager will oversee the budget and schedule for the project, act as the point of contact for City staff, and coordinate all work performed by the design team and sub-consultants.

   The Project Manager will handle monthly progress reporting, meeting minutes, interoffice memoranda, and invoicing. Additionally, this task includes staff scheduling, coordination with sub-consultants, progress review, and senior review of deliverables.

2. Meetings with City and County Staff

   For budget purposes, the CONSULTANT will attend meetings with two (2) staff members of the CONSULTANT.

The following meetings with City staff are included with the scope of work:

a. Project Management Team Meeting #1 - Kickoff Meeting
b. Project Management Team Meeting #2 – Final Concept & Estimate Review
c. Project Management Team Meeting #3 – Review TSIP Application

B. Task 2 - Existing Conditions Evaluation

The CONSULTANT will complete a site evaluation in the field to determine what site constraints are present. Site photos will be taken to be included as part of the TSIP application. Additionally, the existing topographic survey will be reviewed to better determine existing condition conflicts such as right-of-way limits, topography, drainage, access points, and public and private utilities.

C. Task 3 - Preliminary Design

The CONSULTANT will provide preliminary design services for the proposed roundabout. The main objectives include developing roadway geometric plans and profiles, identifying existing and proposed utility locations, and determining existing and proposed right-of-way requirements.

The work to be performed by the CONSULTANT under the Preliminary Design phase will consist of the following tasks:

1. Develop Design Criteria

   Develop and submit to the City design criteria to be used in the development of the roadway improvements. Criteria will conform to the City, SUDAS, and AASHTO Standards and will be in English units. The criteria to be addressed include:

   - Functional classification and design type.
   - Design speed and Regulatory speed.
   - Design vehicles for intersection design.
   - Widths of travel lanes, parking areas, and right-of-way.
   - Preferred and Acceptable Clear Zone requirements.
   - Provisions for pedestrians and/or bicycles,

   Prepare a brief technical memorandum documenting the proposed criteria. The memorandum will be reviewed, revised, and approved by the City prior to proceeding with subsequent tasks.

2. Preliminary Horizontal Alignments and Vertical Profiles

   Utilizing design survey, develop horizontal alignments and vertical profiles for the mainline and connecting roadways. The alignments and profiles will be developed based on the technical memorandum summarizing the design criteria.

3. Preliminary Roadway Geometrics

   Develop preliminary geometrics that includes design of a single-lane roundabout, approach and exit radii, sidewalk and trail locations, and driveway locations for the project. Included as part of this task is design vehicle turning templates and fastest path analysis.

4. Preliminary Drainage Analysis
   Inventory existing hydraulic conditions and analyze the impacts the proposed improvements will have on the local drainage patterns. Once the impacts have been quantified, develop storm sewer system layout plan and major crossroad culverts based on Chapter 2 SUDAS Design Manual. Resolve potential conflicts with underground utilities and other design elements.

5. Utility Research and Conflict Identification
   The CONSULTANT will reach out to utility companies, including City utilities, for information within the project corridor regarding transmission, distribution, and service laterals. This includes information related to existing facilities and facilities planned for construction during the proposed improvements.

   Identify utility conflicts based upon the preliminary design. This task includes storm sewer, water main, and all private utilities including gas, electric, and communications.

6. Construction Staging Plan Development
   Develop a preliminary traffic control concept to indicate how the project will generally be constructed, and how traffic will be maintained during construction. The construction staging plan will take into consideration all elements of construction including roadway, storm sewer, water main and sanitary sewer improvements, as well as property access and private utility relocations.

7. Identify Acquisition Requirements
   The CONSULTANT will identify temporary and permanent easement needs based on preliminary design development. The requirements will take into consideration proposed utilities, construction staging and access, utility relocations, and other critical construction elements.

8. Quality Control
   Involve ongoing quality control input from the project team and the design engineer's senior technical staff throughout the development of the preliminary layout. The design engineer is responsible for making specific recommendations and ensuring that critical issues are discussed and resolved prior to submitting the preliminary layout set to the project team.

   Review the preliminary engineering plan set for technical accuracy, as well as for general constructability and conformance with the project design criteria.

D. Task 4 – Opinion of Probable Cost

1. Preliminary Opinion of Probable Construction Cost (OPC)
   The CONSULTANT shall prepare a preliminary Opinion of Probable Construction Cost for the Project at the time of completion of the preliminary layout. This shall include any expected property acquisitions required. Completed OPC will be used for the City's CIP planning and TSIP application.

E. Task 5 – TSIP Grant

1. TSIP Grant
   The CONSULTANT shall prepare the TSIP grant application. Application will include a project narrative, project schedule, area map, photos, cost estimate, preliminary layout, traffic counts, and a safety benefit-cost calculation.

ITEM #:	**21**
DATE:	**04-28-26**
DEPT:	**PW**

COUNCIL ACTION FORM

SUBJECT: 2026/27 AIRPORT FACILITY IMPROVEMENTS (FUEL FARM REPLACEMENT - AVGAS)

BACKGROUND:

The City of Ames Capital Improvements Plan includes replacement of the Aviation Gasoline (AvGas) fuel tank at the Ames Municipal Airport in the FY 2026/27 Airport Facility Improvements Program. This program addresses the modernization of fueling facilities for safety, storage, and environmental protection by replacing the existing underground AvGas system with a modern above-ground fuel system.

To support this project, the Iowa Department of Transportation (DOT) State Airport Improvement Program (AIP) application for the AvGas portion of the Airport Fuel Farm reconstruction project requested $400,000 in State funding toward a total project cost of $533,333. Because State funding is limited, Iowa DOT staff administering the program to determine State participation levels on a project-by-project basis at the time funding is requested. For this project, a **75% State and 25% local cost share** has been identified, resulting in a required local match of $133,333.

The AvGas and Jet Fuel portions were programmed across two fiscal years to maximize available grant funding. However, staff intends to design and bid both portions together as a single project because that is the most cost-effective approach and will allow the full fuel farm to be constructed under one contract. The previously approved Council Action Form for Jet Fuel portion of the project is included for reference.

The 2026/27 CIP programs this project with $400,000 in State funding, $25,000 from the Airport Improvements Fund, and $100,000 in G.O. Bonds. **Because the current grant application and updated cost estimate reflect a total project cost of $533,333, the originally programmed funding budget is insufficient to meet the required local match. Therefore, this Council action includes an additional $8,333 from the the Airport Improvements Fund (for a total of $33,333) to maximize the utilization of available grant funds and fully fund the required local match.**

Revenues	
State Airport Improvement Program Grant (75%)	$400,000
G.O. Bonds (Previously Issued)	$100,000
Airport Improvements Fund (CIP Programmed)	$25,000
Airport Improvements Fund (Additional for Grant Match)	**$8,333**
Total Revenues	**$533,333**

Expenses	
Project Cost – Fuel Farm Replacement (AvGas Portion)	$533,333
Total Expenses	**$533,333**

ALTERNATIVES:

1. Approve proceeding with the FY 2026/27 Airport Facility Improvements Program (Fuel Farm Replacement – AvGas project) by:
   a. Approving submission of the State of Iowa Airport Improvement Program grant application
   b. Committing $133,333 in local matching funds for the project, including the $100,000 in previously issued G.O. Bonds and $33,333 from the Airport Improvements Fund, to fully fund the project and maximize available grant funding.

2. Do not approve the grant application. This would forfeit the opportunity to receive State funding and require the City to fully fund the AvGas portion locally.

CITY MANAGER'S RECOMMENDED ACTION:

The Airport Fuel Farm is a critical piece of airport facility infrastructure. The AvGas system is necessary to serve aircraft that rely on aviation gasoline, and replacement of the aging underground system is needed to maintain safety, reliability, and compliance with environmental standards. Completing the AvGas portion in coordination with the previously funded Jet Fuel portion will allow the City to design and bid the full fuel farm reconstruction as one project, which is the most cost-effective approach. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):
Jet Fuel CAF.pdf
Iowa DOT Grant Application

ITEM #:	**21**
DATE:	**08-26-25**
DEPT:	**PW**

COUNCIL ACTION FORM

SUBJECT: 2025/26 AIRPORT FACILITY IMPROVEMENTS (FUEL FARM REPLACEMENT - JET FUEL TANK)

BACKGROUND:

The City of Ames Capital Improvements Plan includes replacement of the Jet A fuel tank at the Ames Municipal Airport in the FY 2025/26 Airport Facility Improvements Program. **This program addresses the modernization of fueling facilities for safety, storage, and environmental protection. It replaces the existing 10,000 gallon underground storage tank with a modern 14,000 gallon above ground storage tank.**

On August 12, 2025, the Iowa Transportation Commission approved the City's application for State Airport Improvement Program (AIP) funding. Following that approval, **the Iowa DOT notified City staff that available funding for this project is limited to $400,000, which is slightly less than the $412,500 originally identified in the adopted Capital Improvements Plan (CIP).** The State of Iowa has awarded a grant covering 55% of eligible costs, not to exceed $400,000, for the Jet Fuel Farm Replacement – Jet A project.

Staff is recommending backfilling the $12,500 difference in grant funding from the Airport Improvement Fund, which is projected to have a balance of $324,940 at the end of FY 2025/26.

Revenues	
State Airport Improvement Program Grant (55% eligible costs; max)	$400,000
General Obligation Bonds	$312,500
Airport Improvement Funds	$12,500
Total Revenues	**$725,000**

Expenses	
Project Cost – Jet Fuel Farm Replacement (Jet A Tank)	$725,000
Total Expenses	**$725,000**

ALTERNATIVES:

1. Approve proceeding with the FY 2025/26 Airport Facility Improvements Program (Jet Fuel Farm Replacement – Jet A project) by:
   a. Approving the State of Iowa Airport Improvement Program Grant Agreement
   b. Allocating $12,500 from the Airport Improvement Fund for the project

2. Do not approve the grant agreement. This would forfeit the awarded state funds, requiring the City to fully fund the project locally.

CITY MANAGER'S RECOMMENDED ACTION:

The Jet Fuel Farm is a critical piece of airport facility infrastructure. Without a functioning Jet A fuel system, the Fixed Base Operator cannot provide essential fueling services, and the Airport's ability to serve based aircraft, itinerant users, and emergency operations would be severely compromised. Replacing the aging Jet A tank is necessary to maintain safety, reliability, and compliance with environmental standards. Therefore, it is the recommendation of the City Manager to approve Alternative No. 1 as shown above.

ATTACHMENT(S):
FY2026 AIP Agreement AMW.pdf
FY2026 State AIP Letter AMW.pdf

IOWA | DOT
Form 291114 (03-24)

AIRPORT STATE FUNDING CHECKLIST AND APPLICATION

Please attach the following documents with your application.

- [X] Airport State Funding Application Checklist
- [X] Project data sheet, including a detailed cost breakdown. Use one for each project.
- [X] City/Sponsor resolution that endorses the project and certifies availability of matching funds.
- [X] Five-Year Capital Improvement Program (CIP)
- [X] Verification that project is identified in a current airport layout plan (ALP) on file with Iowa Department of Transportation Aviation (when applying for new construction of buildings or airfield expansion).
- [ ] Pavement maintenance program (verify the use of the pavement maintenance program provided by the Iowa DOT or similar program when applying for pavement preservation or reconstruction).
- [X] Protective land use zoning and/or planning (please answer the following).

Height zoning	[X] Yes	Date adopted _____	[ ] No	[ ] Pending
Land use planning/zoning	[X] Yes	Date adopted _____	[ ] No	[ ] Pending
Comprehensive plan adopted with airport land use included	[ ] Yes		[ ] No	[ ] Pending

Other (please explain) _____

- [X] Provide verification that you have either updated the www.basedaircraft.com website or submitted based aircraft N - numbers to Iowa DOT Aviation.
- [X] Minority Impact Statement (Iowa DOT Form 105101(

Send **one signed** copy of the application materials to the address listed below.

Please e-mail the signed application to:

IOWA | DOT
Form 291114 (03-24)

AIRPORT STATE FUNDING APPLICATION

Airport Name: Ames Municipal Airport

Airport Sponsor Name: City of Ames

Contact Person: Damion Pregitzer, P.E., PTOE Title: Traffic Engineer

Address: 515 Clark Avenue

City: Ames State: IA ZIP Code: 50010

Daytime Phone: 515-239-5160 E-mail: damion.pregitzer@cityofames.org

FAX: 515-239-5404

Project Description: If applying for more than one project, list in order of priority. A separate project application data sheet is needed for each project.	**Project Type**	**Total Project Amount**	**State Amount Requested**	**Percent State Share**
Fuel Farm - AvGas	AIP	$533,333.00	$400,000.00	75%

The sponsor certifies that the information contained in this application is accurate and complete to the best of his/her knowledge.

Signature of Authorized Sponsor's Representative

Traffic Engineer
Title

Damion Pregitzer, P.E., PTOE
Typed Name

Date: April 27, 2026

e-Mail the signed application to: Shane.Wright@iowadot.us

IOWA | DOT
Form 291117 (02-22)

AIRPORT STATE FUNDING APPLICATION
PROJECT DATA SHEET

Fiscal Year: 2027

Submit a separate data sheet for each project.

Airport:	Ames Municipal Airport
Date:	04/27/2026
Funding Program:	X Airport Improvement Program (AIP) Commercial Service Vertical Infrastructure Program (CSVI) General Aviation Vertical Infrastructure Program (GAVI)
Project Description:	Fuel Farm - AvGas
Engineering Firm (If unknown, write unknown):	Bolton & Menk
Shown on current Airport Layout Plan (ALP)	☒ Yes ☐ No
Current ALP Date:	
Sketch:	Attach separate sketch from ALP if applicable.
Project Justification (Include detailed information and data to support need):	Currently the Ames Municipal Airport utilizes underground storage tanks for both Jet A and Av Gas storage. Both the above ground dispensers and reels and the underground tanks are fast past their useful life and have a potential for leaking. Prior to the tanks starting to leak the airport wants to get them out of the ground to avoid costly cleanup efforts. Aboveground installation of tanks/cabinets allows the airport the ability at anytime to move the fueling system to fit their operational needs and the overall master plan. The current traffic at the airport includes many based aircraft, flight school and lots of itinerant aircraft that utilize AvGas. As a result of the existing traffic the existing AvGas tank is undersized, due to having to draw down the entire tank before getting a full load of fuel and balancing remaining with delivery timing. This project would provide all new above ground equipment and tank sized to provide ample capacity and allow the airport to provide fuel regardless of the timing of deliveries from fuel suppliers. An Iowa DOT grant has already been obtained for the Jet Fuel portion of the project and this additional grant for the AvGas portion will supplement that grant and allow the entire fuel farm to be constructed at a single time allowing for efficiencies and single contractor for installation/warranty.
Detailed Cost Estimate (Attach separate sheet if necessary):	See attached cost estimate

	Amount	Percentage
Total Project Cost:	$533,333.00	100%
Local Share:	$133,333.00	75%
Requested State Share:	$400,000.00	25%

Signature

Traffic Engineer

Sponsor's Title

Please e-mail the signed application to: Shane.Wright@iowadot.us

CITY OF ames

BOLTON & MENK
Real People. Real Solutions.

FUEL FARM IMPROVEMENTS - AV GAS

No.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL	Federal 90%	State %	Local %	Federal Amount	State Amount	Local Amount
1	MOBILIZATION	1	LS	$ 30,000.00	$ 30,000.00	0.00%	75.00%	10.00%	$ -	$ 22,500.00	$ 7,500.00
2	FUEL FARM REMOVAL (AVGAS TANK/CABINET)	1	LS	$ 20,000.00	$ 20,000.00	0.00%	75.00%	10.00%	$ -	$ 15,000.00	$ 5,000.00
3	12,000 GALLON FLAMSHIELD AVGAS TANK	1	EA	$ 130,000.00	$ 130,000.00	0.00%	75.00%	10.00%	$ -	$ 97,500.00	$ 32,500.00
4	PCC TANK AND EQUIPMENT PAD, 12" THICK	150	SY	$ 100.00	$ 15,000.00	0.00%	75.00%	10.00%	$ -	$ 11,250.00	$ 3,750.00
5	AVGAS SYSTEM, COMPLETE, IN PLACE	1	LS	$ 150,000.00	$ 150,000.00	0.00%	75.00%	10.00%	$ -	$ 112,500.00	$ 37,500.00
6	FUEL RECOVERY SYSTEM - AVGAS	1	LS	$ 10,000.00	$ 10,000.00	0.00%	75.00%	10.00%	$ -	$ 7,500.00	$ 2,500.00
7	REMOTE FILL CABINET	1	EA	$ 15,000.00	$ 15,000.00	0.00%	75.00%	10.00%	$ -	$ 11,250.00	$ 3,750.00
8	SYSTEM TESTING AND STARTUP	1	LS	$ 15,000.00	$ 15,000.00	0.00%	75.00%	10.00%	$ -	$ 11,250.00	$ 3,750.00
9	FUELING ELECTRICAL	1	LS	$ 25,000.00	$ 25,000.00	0.00%	75.00%	10.00%	$ -	$ 18,750.00	$ 6,250.00
10	MISCELLANEOUS CONSTRUCTION	1	LS	$ 23,333.00	$ 23,333.00	0.00%	75.00%	10.00%	$ -	$ 17,499.75	$ 5,833.25
				Subtotal	$ 433,333.00	0.00%	75.00%	25.00%	$ -	$ 324,999.75	$ 108,333.25
				DESIGN ENGINEERING	$ 47,500.00	0.00%	75.00%	10.00%	$ -	$ 35,625.00	$ 4,750.00
				CONSTRUCTION ENGINEERING	$ 52,500.00	0.00%	75.00%	10.00%	$ -	$ 39,375.00	$ 5,250.00
	FUEL FARM IMPROVEMENTS - AV GAS				**$ 533,333.00**	**0.00%**	**75.00%**	**25.00%**	**$ -**	**$ 400,000.00**	**$ 133,333.00**

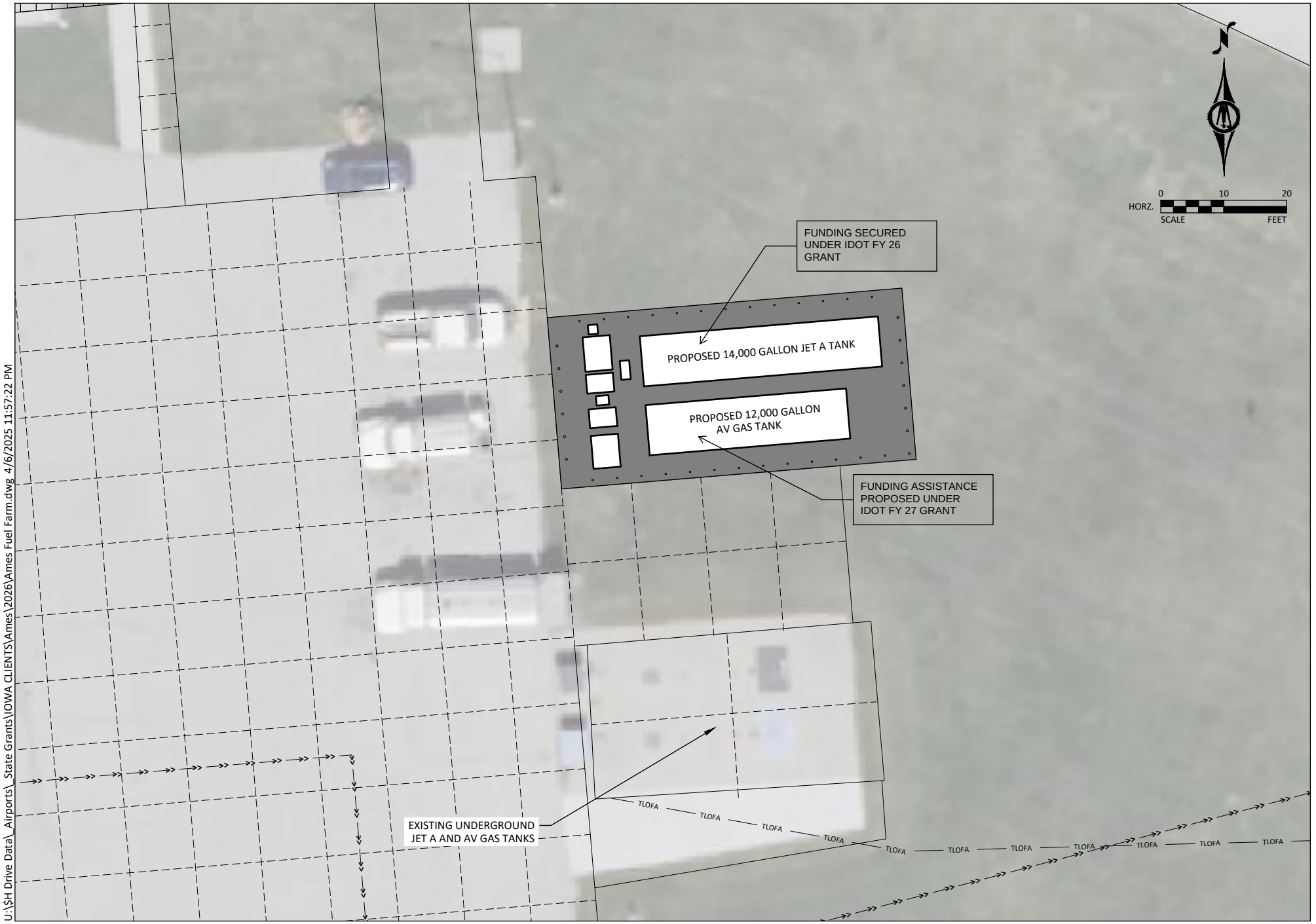
Fuel Farm Improvements - AvGas

Ames Municipal Airport

Iowa DOT State Grant Application Exhibit

April 2026

BOLTO & MENK



IOWA | DOT
Form 291112 (10-25)

FIVE-YEAR AIRPORT CAPITAL IMPROVEMENT PROGRAM (CIP)

Attach additional sheets if necessary.

Airport Name, LOCID, City, State: Ames Municipal, AMW, Ames, Iowa

Prepared by: Bolton & Menk

Sponsor's E-mail: damion.pregitzer@cityofames.org

Date Prepared: April 27, 2026

Sponsor's Signature: 

Sponsor's Phone: (515) 239-5160

Printed Name: Damion Pregitzer

FY	Detailed Project/Scope Description	Funding Source		Total Estimated Cost
2027	Airport Parking Lot Improvements (Planned Local Bond Only)	Federal:	$	
		IIJA:	$	
		State:	$	
		Local:	$	800,000.00
		Total:	$	800,000.00
2027	Fuel Farm - Av Gas (Iowa DOT Funded)	Federal:	$	
		IIJA:	$	
		State:	$	400,000.00
		Local:	$	133,333.00
		Total:	$	533,333.00
2027	Reconstruct Runway 01/19 - Construction (Second Portion)	Federal:	$	14,085,000.00
		IIJA	$	
		State:	$	
		Local:	$	1,565,000.00
		Total:	$	15,650,000.00
2027	Replace Decommission FAA VASI on Runway 13/31 with PAPI Airport will be without unless programmed and included at time of Runway project with other NAVAIDS	Federal:	$	382,500.00
		IIJA:	$	
		State:	$	
		Local:	$	42,500.00
		Total:	$	425,000.00
2027	Drainage Study for Ponds to reclassify no longer dams (Planned Local Bond Only)	Federal:	$	
		IIJA:	$	
		State:	$	
		Local:	$	150,000.00
		Total:	$	150,000.00

IOWA | DOT
Form 291112 (10-25)

FIVE-YEAR AIRPORT CAPITAL IMPROVEMENT PROGRAM (CIP)

Attach additional sheets if necessary.

Airport Name, LOCID, City, State: Ames Municipal, AMW, Ames, Iowa

Prepared by: Bolton & Menk

Sponsor's E-mail: damion.pregitzer@cityofames.org

Date Prepared: April 27, 2026

Sponsor's Signature:

Sponsor's Phone: (515) 239-5160

Printed Name: Damion Pregitzer

FY	Detailed Project/Scope Description	Funding Source		Total Estimated Cost
2027	Initial Part 139 Operation Manual Table C-6 & Table E-1 due to unscheduled air carrier with more than 30 passengers	Federal:	$	150,000.00
		IIJA:	$	
		State:	$	
		Local:	$	16,666.00
		Total:	$	166,666.00
2028	East Hangar Apron - South Portion (Planned Local Bond Only)	Federal:	$	
		IIJA:	$	
		State:	$	
		Local:	$	800,000.00
		Total:	$	800,000.00
2028	East Hangar Apron - North Portion (Iowa DOT Funded)	Federal:	$	
		IIJA	$	
		State:	$	400,000.00
		Local:	$	800,000.00
		Total:	$	1,200,000.00
2028	Replace HMA Section of Taxilane to East T-Hangars (Planned Local Bond Only)	Federal:	$	
		IIJA:	$	
		State:	$	
		Local:	$	650,000.00
		Total:	$	650,000.00
2028	Airport Entrance Road Improvements (Planned Local Bond Only)	Federal:	$	
		IIJA:	$	
		State:	$	
		Local:	$	800,000.00
		Total:	$	800,000.00

IOWA | DOT
Form 291112 (10-25)

FIVE-YEAR AIRPORT CAPITAL IMPROVEMENT PROGRAM (CIP)

Attach additional sheets if necessary.

Airport Name, LOCID, City, State: Ames Municipal, AMW, Ames, Iowa

Prepared by: Bolton & Menk

Sponsor's E-mail: damion.pregitzer@cityofames.org

Date Prepared: April 27, 2026

Sponsor's Signature: 

Sponsor's Phone: (515) 239-5160

Printed Name: Damion Pregitzer

FY	Detailed Project/Scope Description	Funding Source		Total Estimated Cost
2029	Runway 13/31 Pavement Rehab	Federal:	$	576,000.00
		IIJA:	$	
		State:	$	
		Local:	$	64,000.00
		Total:	$	640,000.00
2029	Taxiway A HMA Pavement Rehab (Mill & Overlay)	Federal:	$	2,457,000.00
		IIJA:	$	
		State:	$	
		Local:	$	273,000.00
		Total:	$	2,730,000.00
2029	Taxiway A Concrete Pavement Rehab (Joint Seal, Crack Seal and Patching)	Federal:	$	594,000.00
		IIJA	$	
		State:	$	
		Local:	$	66,000.00
		Total:	$	660,000.00
2029	Reconstruct Runway 13/31 Lighting	Federal:	$	
		IIJA:	$	
		State:	$	378,000.00
		Local:	$	94,500.00
		Total:	$	472,500.00
2029	Generator Power Terminal and Vault for Emergencies Airport designated as county emergency gathering location and operations base	Federal:	$	
		IIJA:	$	
		State:	$	
		Local:	$	250,000.00
		Total:	$	250,000.00

IOWA | DOT
Form 291112 (10-25)

FIVE-YEAR AIRPORT CAPITAL IMPROVEMENT PROGRAM (CIP)

Attach additional sheets if necessary.

Airport Name, LOCID, City, State: Ames Municipal, AMW, Ames, Iowa

Prepared by: Bolton & Menk

Sponsor's E-mail: damion.pregitzer@cityofames.org

Date Prepared: April 27, 2026

Sponsor's Signature: 

Sponsor's Phone: (515) 239-5160

Printed Name: Damion Pregitzer

FY	Detailed Project/Scope Description	Funding Source		Total Estimated Cost
2030	Taxiway B Pavement Rehab, Reconstruction or Re-Align per ALP (HMA PCI range 30 to 60)	Federal:	$	8,550,000.00
		IIJA:	$	
		State:	$	
		Local:	$	950,000.00
		Total:	$	9,500,000.00
2030	Taxiway B Lighting	Federal:	$	
		IIJA:	$	
		State:	$	400,000.00
		Local:	$	300,000.00
		Total:	$	700,000.00
2031	Apron Expansion	Federal:	$	150,000.00
		IIJA	$	
		State:	$	400,000.00
		Local:	$	1,450,000.00
		Total:	$	2,000,000.00
		Federal:	$	
		IIJA:	$	
		State:	$	
		Local:	$	
		Total:	$	
		Federal:	$	
		IIJA:	$	
		State:	$	
		Local:	$	
		Total:	$	

IOWADOT
Form 105101 (02-20)

Minority Impact Statement

Pursuant to 2008 Iowa Acts, HF 2393, Iowa Code 8.11, all grant applications submitted to the State of Iowa that are due beginning Jan. 1, 2009, shall include a Minority Impact Statement. This is the state's mechanism for requiring grant applications to consider the potential impact of the grant project's proposed programs or policies on minority groups.

Please choose the statement(s) that pertains to this grant application. Complete all the information requested for the chosen statement(s). Submit additional pages as necessary.

☐ The proposed grant project programs or policies could have a disproportionate or unique **positive** impact on minority persons.

Describe the positive impact expected from this project:

Indicate which groups are impacted:

☐ Women ☐ Persons with a Disability ☐ Blacks ☐ Latinos ☐ Asians

☐ Pacific Islanders ☐ American Indians ☐ Alaskan Native Americans ☐ Other_____

☐ The proposed grant project programs or policies could have a disproportionate or unique **negative** impact on minority persons.

Describe the negative impact expected from this project:

Present the rationale for the existence of the proposed program or policy:

Provide evidence of consultation with representatives of the minority groups impacted:

Indicate which groups are impacted:

☐ Women ☐ Persons with a Disability ☐ Blacks ☐ Latinos ☐ Asians

☐ Pacific Islanders ☐ American Indians ☐ Alaskan Native Americans ☐ Other _____

☒ The proposed grant project programs or policies are **not expected to have** a disproportionate or unique impact on minority persons.

Present the rationale for determining no impact:

The proposed grant projects are located within the confines of the Ames Municipal Airport property boundaries. The Ames Municipal Airport is a publicly owned facility. The purpose of the proposed improvement(s) is to benefit all users of the airport facility (including minority persons). There is no indication that the proposed improvement(s) will have a disproportionate or unique impact, positive or negative, on minority persons.

I hereby certify that the information on this form is complete and accurate, to the best of my knowledge.

Name: Damion Pregitzer, P.E., PTOE

Title: Traffic Engineer

Definitions

"Minority Persons," as defined in Iowa Code 8.11, means individuals who are women, persons with a Disability, Blacks, Latinos, Asians or Pacific Islanders, American Indians, and Alaskan Native Americans.

"Disability," as defined in Iowa Code 15.102, subsection 12, paragraph "b," subparagraph (1):
b. As used in this subsection:

(1) *"Disability"* means, with respect to an individual, a physical or mental impairment that substantially limits one or more of the major life activities of the individual, a record of physical or mental impairment that substantially limits one or more of the major life activities of the individual, or being regarded as an individual with a physical or mental impairment that substantially limits one or more of the major life activities of the individual.

"Disability" does not include any of the following:
(a) Homosexuality or bisexuality.
(b) Transvestism, transsexualism, pedophilia, exhibitionism, voyeurism, gender identity disorders not resulting from physical impairments or other sexual behavior disorders.
(c) Compulsive gambling, kleptomania, or pyromania.
(d) Psychoactive substance abuse disorders resulting from current illegal use of drugs.

"State Agency," as defined in Iowa Code 8.11, means a department, board, bureau, commission, or other agency or authority of the State of Iowa.

RESOLUTION AUTHORIZING SUBMISSION OF APPLICATION FOR IOWA DEPARTMENT OF TRANSPORTATION AIRPORT FUNDING AND CERTIFYING ELIGIBILITY REQUIREMENTS

WHEREAS, the City of Ames intends to apply for a grant from the Iowa Department of Transportation for partially funding improvements at the Ames Municipal Airport further described below:

- Fuel Farm – AvGas

WHEREAS, the City of Ames has/will budget $133,333.00 for the Fuel Farm – Av Gas improvement project as matching funds in connection with the application of the grant from the Iowa DOT; and

WHEREAS, if the Fuel Farm – Av Gas improvement project is selected by the Iowa Department of Transportation for funding, a grant would pay 75% of the project cost and the remaining 25% shall be paid from local funds; and

WHEREAS, the Iowa Department of Transportation requires a resolution endorsing the above-mentioned improvements and certifying availability of matching local funds.

WHEREAS, a grant application has been prepared on behalf of the City of Ames by Bolton & Menk Inc. for the above-mentioned improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AMES, IOWA:

1. Staff are hereby authorized to execute grant application documents as needed to apply for the grant from the Iowa DOT for the above-mentioned improvements.

2. Staff are hereby authorized to submit a grant application to the Iowa DOT for the above-mentioned improvements.

3. $133,333.00 is hereby committed for the Fuel Farm – Av Gas improvement project as the local matching share, subject to receipt of a grant from the Iowa Department of Transportation.

Passed this 27th day of April 2026 and signed this 27th day of April 2026.

City of Ames, Iowa

By:_____
John Haila, Mayor

Attest: _____
Renee Hall, City Clerk

ITEM #:	**22**
DATE:	**04-28-26**
DEPT:	**FIN**

COUNCIL ACTION FORM

SUBJECT: **AMENDMENT TO 28E AGREEMENT WITH IOWA COMMUNICATIONS NETWORK**

BACKGROUND:

In March 2016, the City of Ames and the Iowa Communications Network (ICN) entered into a 28E Agreement to establish a framework for sharing fiber optic infrastructure with the goals of improving connectivity and reducing costs. While this agreement has been in place for nearly ten years, it has not yet been utilized. To advance these original objectives, enhancing the City's IT network and achieving operational efficiencies, staff is now proposing the first amendment to the agreement. It should be noted, that while ICN was not the City's internet/communication provider when the original agreement was adopted, ICN is now the primary service provider for the City.

The proposed amendment outlines a mutually beneficial exchange of infrastructure that supports the strategic needs of both organizations. Under the amendment, the City's Information Technology Division will add additional strands of fiber in an existing conduit that runs from the vault located at the southeast corner of City Hall to the City's server room in the basement. ICN has indicated that they intend to utilize that connection to construct fiber from the vault to the new Iowa Public Radio studios, which are expected to be located in the KASI building.

In return, ICN will provide the City with a dedicated fiber path connecting infrastructure between the Furman Aquatic Center and the Fitch Family Indoor Aquatic Center. To facilitate this connection, the City will also need to construct its own conduit and install fiber from the Furman Aquatic Center to an ICN vault located northwest along Ioway Creek.

These improvements will significantly enhance and streamline the network infrastructure supporting operations at the Furman Aquatic Center and eliminate an existing Mediacom connection, resulting in an estimated annual cost savings of approximately $7,200.

The total estimated cost for the City's portion of the project is $20,000, as outlined below:

Trenching at Furman:	$8,000
Fiber pull at Furman:	5,000
Network equipment at Furman:	3,000
Fiber optic connectors:	1,500
Fiber pull at City Hall:	2,500
Total Project Cost:	**$20,000**

Under the terms of the amendment, ICN will not charge the City any additional monthly access or service fees beyond current service charges. The City will be responsible for maintenance, utility locates, and any necessary relocation of fiber infrastructure that is constructed and used

exclusively for City facilities.

This project was originally included in the FY 2025/26 adjusted budget at $15,000. Based on updated cost estimates, staff recommend increasing the project budget to $20,000, which would be incorporated into the City's FY 2025/26 final budget amendment. Funding will be provided by the IT Technology Reserve Fund, which supports the replacement and maintenance of the City's network and computer equipment. The FY 2026/27 budget projects an ending balance of approximately $1.6 million in this fund.

ALTERNATIVES:

1. Approve the amendment to the 28E agreement with ICN.

2. Do not approve and direct staff to evaluate alternative options.

CITY MANAGER'S RECOMMENDED ACTION:

Both ICN and the City have specific needs that can be met with the implementation of this amendment to the 28E agreement. By implementing this amendment, the City will be able to add Furman Aquatics Center to the City's network and reduce current network operating expenses. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative No. 1, as described above.

ATTACHMENT(S):
16-030 Amendment 1.with ICN Signature.pdf

AMENDMENT 1
TO AGREEMENT 16-030

THIS AMENDMENT is between the Iowa Telecommunications and Technology Commission operating the Iowa Communications Network (collectively "ICN") and the City of Ames. ("City"). In consideration of the mutual promises herein made, the ICN and City agree as follows:

SECTION 1. PURPOSE OF AMENDMENT. The Parties agree to an exchange of facilities such as, but not limited to: fiber, duct and use of Right of Way (ROW), further detailed in Schedule A.1 attached to this Amendment.

SECTION 2. AMENDMENT ALLOWED. Section 11.1 of the Agreement provides for written amendments with mutual written consent of the parties.

SECTION 3. EXECUTION. In witness whereof in full consideration of the mutual covenants set forth above for other good and valuable consideration the receipt, adequacy and legal sufficiency of which are hereby acknowledged, the parties have entered into this Amendment and have caused their duly authorized representatives to execute this Amendment. All previous terms and conditions shall remain in full force and effect with the exception of previously mentioned modifications in this document.

CITY OF AMES

Signature:_____ Date: _____

Name: _____

Title: _____

IOWA COMMUNICATIONS NETWORK

Signature:_____ Date: 4/22/26

Name: Brian Clayton

Title: ICN Contracting Officer

Schedule A.1
Scope of Services
City of Ames ICN: Initial Network Exchange

Project Description:

The City of Ames (City) and ICN have agreed to an exchange of facilities in order to accommodate access to network routes to service existing sites. See Appendix 2 Route Overview Maps for selected routes. The CITY or ICN will be responsible for any costs associated with construction, cable installation, splicing, etc. to existing and/or proposed splice locations and the splicing costs associated with any fiber optic cable tie-in within the others cable.

CITY RESPONSIBILITIES: City will own and maintain its network as detailed below under Appendix 1.

ICN RESPONSIBILITIES: The ICN will own and maintain its network as detailed below under Appendix 1.

ICN PROPERTY: Except as provided in the Installation of City Equipment section of this Scope of Services, City shall not, and shall not permit others, to rearrange, disconnect, remove, attempt to repair or otherwise tamper with any ICN property without the written consent of the ICN. The Parties agree that no party other than the ICN or a contractor under the direct supervision of the ICN shall be permitted to perform maintenance or splicing on the Fiber. Splicing and Maintenance information is more fully explained in Exhibits A & B attached to the Agreement.

CITY PROPERTY: Except as provided in the Installation of ICN Equipment section of this Scope of Services, ICN shall not, and shall not permit others, to rearrange, disconnect, remove, attempt to repair or otherwise tamper with any City property without the written consent of the City. The Parties agree that no party other than the City or a contractor under the direct supervision of the City shall be permitted to perform maintenance or splicing on the Fiber. Splicing and Maintenance information is more fully explained in Exhibits A & B attached to the Agreement.

FIBER MAINTENANCE:

A. City, or a City authorized contractor, shall perform all maintenance on the City network facilities, including duct/conduit and allocated Fiber, including any repairs, restoration, and relocation that may become necessary during the term of this Agreement. If City incurs any costs associated with repairs, restoration, or relocation, the ICN shall reimburse City for the ICN's proportional share of fibers. In the event that the fiber repairs are necessitated by fiber damage caused by a third party, City will first attempt to recover the cost of repair from the negligent third party. If City is unable to recover the full cost of damage repair from the third party, the ICN shall reimburse City for their proportional share of the costs for the repair. In the event of a fiber cut or other need for an emergency repair, upon notification by the State, City shall commence to respond to correct the interruption in service or per Section D. allow ICN to facilitate emergency repair. The ICN shall contact City at 515-239-5284 in the event of a service interruption. Upon repair and when appropriate, City will invoice the ICN for their proportional share of the costs for the repair.

B. If City or a contractor operating under the direction of City performs any activity, such as, but not limited to: splicing, accesses splice cases, or performs any other procedure that could accidentally disrupt the passage of light in the Fibers or otherwise directly impact the ICN's designated fibers, the activity must be preplanned five (5) working days in advance and performed during established ICN Maintenance Windows (normally midnight - 6 AM.) City shall call the ICN Service Desk at 515-725-4400 or 1-800-572-3940 to establish all maintenance windows. City may modify its designated Dark Fiber by splicing, terminating, or otherwise extending its facilities. The five working day notice does not apply to emergency repairs.

C. Cable damage or fiber cuts are designated as "interruptions of service" and must be acknowledged by City within 30 minutes of notification by the ICN Service Desk. Service restoration standards as follows must be met. Timeframes beginning with notification or knowledge of outage are not to exceed:

A.	Technicians on site of suspected fiber cut	Two (2) hours
B.	Identification of cut location and damaged fibers	Four (4) hours
C.	First fiber is restored	Six (6) hours
D.	All fibers spliced and all services restored	Eight (8) hours

D. If City or a City authorized contractor is unable to restore service to the ICN designated fiber within the time frames listed above, City will grant the ICN reasonable access for ICN and/or ICN authorized contractors to restore the interrupted service.

- The parties understand and acknowledge the following:
  - Due to restrictions within Iowa Code and ICN administrative rules, ICN is unable to provide services to those that are not identified as an authorized user. However, pursuant to Iowa Code ICN is able to enter into Agreements to share equipment, any telecommunications facilities, or any other real or personal property used to operate a telecommunications network or single communication site in a manner consistent with law
  - The ICN is restricted from providing repair or restoration services to other duct/fiber that the ICN is not a party to or located within.
  - ICN will not provide any repair or restoration services on duct that houses any electrical cables within.

E. The ICN and City shall proportionally share costs as they relate to, but not limited to, moves, adds, changes, upgrades, relocations, emergency repairs, etc. that are or may be required in order to maintain proper operation of the fiber and conduit pathway. The City and ICN will share the costs associated with relocations based on the following:

- Replacement and/or Repair of the fiber optic cables shall be based upon the proportionate share of allocated fibers per route; based on total number of cables and total number of fiber optic strands within the cables.
  - Any requests for access to the fiber cable will be at the cost of the requestor.

COMPENSATION: See Appendix for Cost.

APPENDIX 1

Designated Route and Fiber Assignment Matrix with Responsibilities

DESCRIPTION OF ROUTE & FIBER ASSIGNMENTS:

CITY Responsibilities/Ownership: For CITY owned segments, the City shall provide access to existing conduit pathways, handhole/manhole structures, and cabinets for the installation of the fiber optic cable segments or access to assigned fibers with existing fiber optic cables as assigned.

A. Non-Recurring Conduit or Fiber Fee: N/A
B. Annual Maintenance Fee: N/A
C. Non-Recurring Installation Charges: N/A
D. Collocation Required: N/A
E. Locate Responsibility: CITY
F. Maintenance Responsibility: CITY
G. Emergency Maintenance Responsibility: CITY for the conduit pathway including, handhole/manhole structures and cabinets.
H. Relocation Responsibility: CITY
   a. CITY will coordinate on any required relocations projects and engineering designs.
   b. CITY will be responsible for the engineering design and installation of the conduit, handhole/manholes structure, cabinets and cables related to relocations.
   c. Cost Sharing: Will be proportionally shared per Schedule A.1, section E.
I. Term: Coterminous with the Master Agreement

City Conduit Ownership: City will own and maintain the network facilities such as conduit/duct, handhole/manholes, cabinets, etc. and the fiber optic cable related to the fiber optic cable segments identified in the overview maps and following table.

CITY Owed Cable/Fiber Segments	CITY Fibers	ICN Allocated Fibers
CITY Cable Segment from Ames City Hall, 515 Clark St. DMARC to the handhole at the SE quadrant of the building at the intersection of 5th St and Clark Ave. CITY will provide As-Built (tube location and tube colors)	VARIES	12
Future access to the Ames City Hall entry handhole and conduit system to the building demarcation point for cable installation by the ICN for a future location. SE quadrant of the building at the intersection of 5th St and Clark Ave. CITY will provide As-Built (tube location and tube colors)		Conduit Access

ICN Responsibilities/Ownership: For ICN owned segments, the ICN shall provide access to the existing fiber optic cable segments or access to assigned fibers with existing fiber optic cables as assigned at specified splice points.

A. Non-Recurring Fiber Fee: N/A
B. Annual Maintenance Fee: N/A
C. Non-Recurring Installation Charges: N/A
D. Collocation Required: N/A
E. Locate Responsibility: ICN
F. Maintenance Responsibility: ICN
G. Emergency Maintenance Responsibility: ICN
H. Relocation Responsibility:
    a. ICN will coordinate on any required relocations projects and engineering designs.
    b. ICN will be responsible for the engineering design and installation of the conduit, handhole/manholes structure, cabinets and cables related to relocations.
    c. Cost Sharing: Will be proportionally shared per Schedule A.1, section E.
I. Term: Coterminous with the Master Agreement

ICN Fiber Ownership: ICN will own and maintain the network facilities such as conduit/duct, handhole/manholes, cabinets, etc. and the fiber optic cable related to the fiber optic cable segments identified in the overview maps and the following table.

ICN Owned Cable/Fiber Segments	ICN Fibers	City Allocated Fibers
ICN Cable Segment Identified as 1132C (12 fibers) from Splice LS544 to MS1132C-C (see overview map and aqua line) CITY will have access to LS544 and MS1132C-C.	10	2

APPENDIX 2

Route Overview Drawings

Maps detailing the Designated Route and Fiber Assignment shall be created and included for both City and ICN responsibilities and added as needed or as the network facilities are revised or augmented.

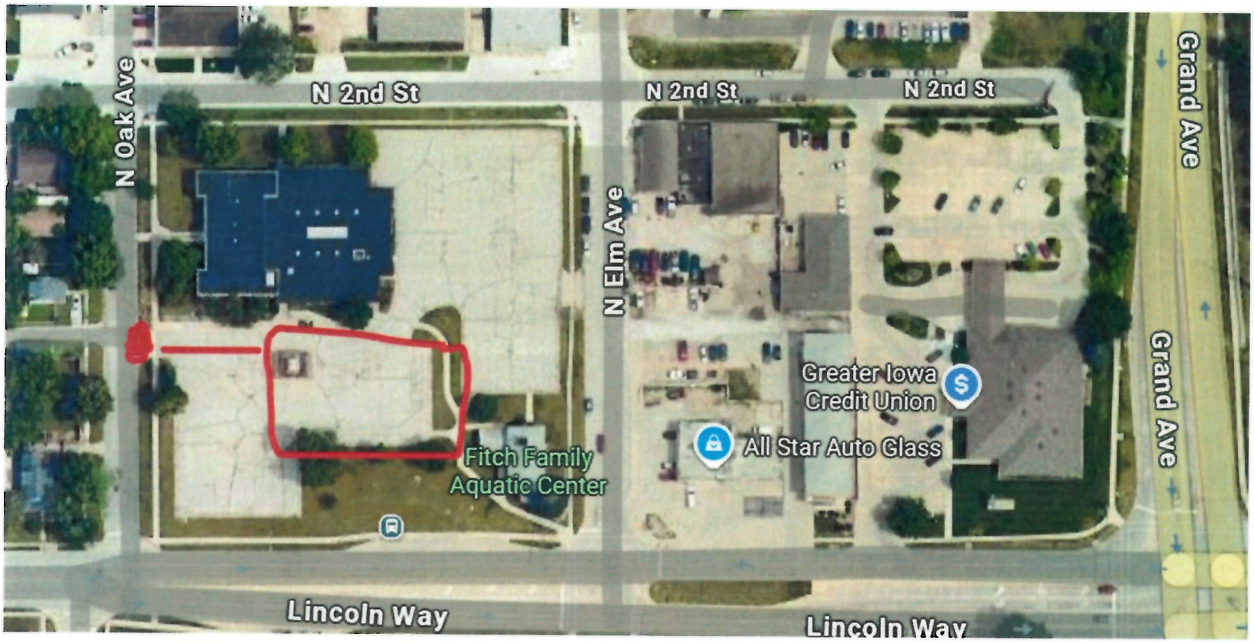
CITY CABLE Segments:

CITY will provide overview maps of the two segments.

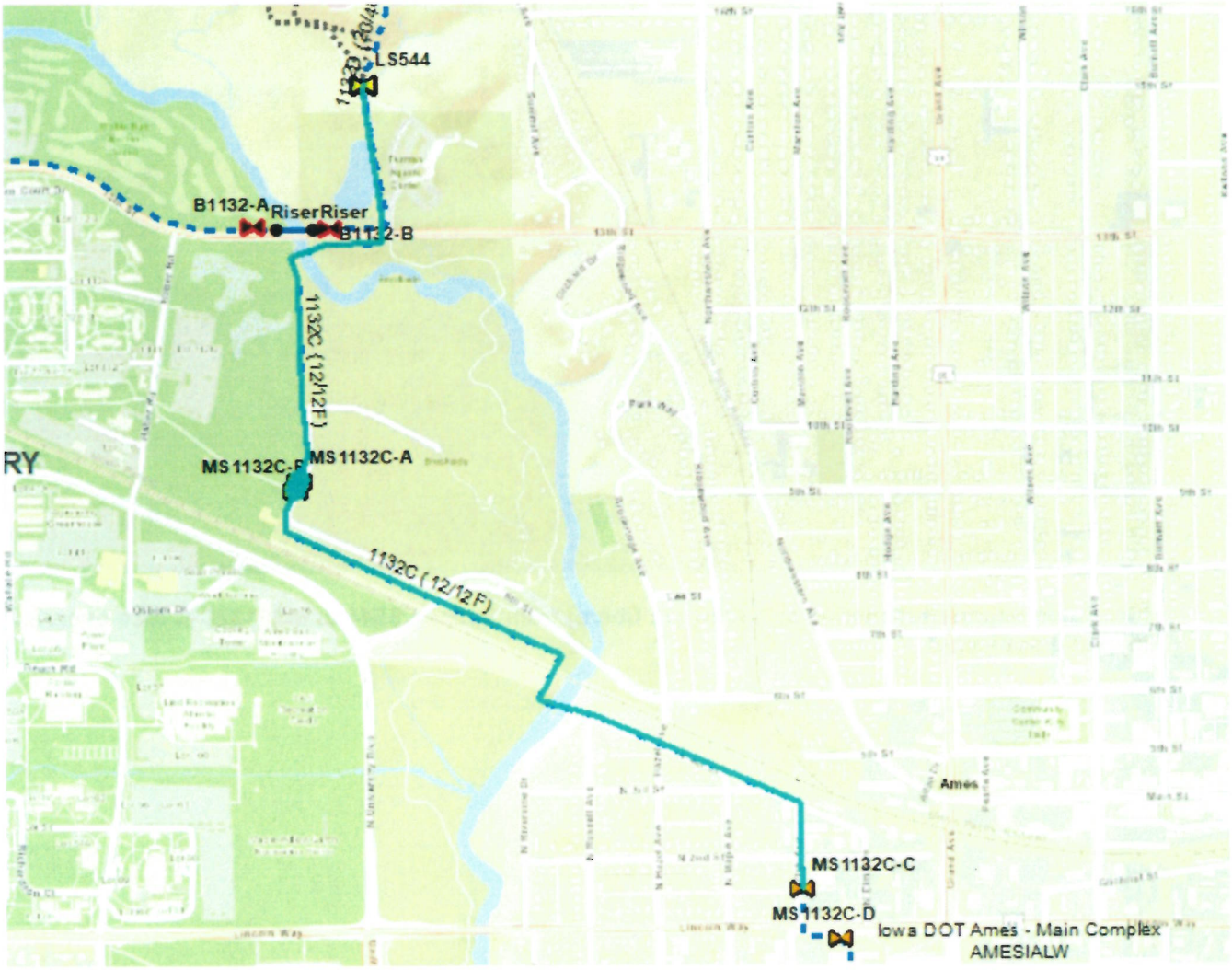
Segment 1 – Furman to vault by Iowa River (LS544)



Segment 2 – Fitch to vault in east side of property (MS1132C-C)



ICN Cable Segment Identified as 1132C (12 fibers) from Splice LS544 to MS1132C-C (see overview map and aqua line)


LS544
B1132-A
Riser
Riser
B1132-B
1132C (12/12F)
MS1132C-A
1132C (12/12F)
Ames
MS1132C-C
MS1132C-D
Iowa DOT Ames - Main Complex
AMESIALW

ITEM #:	**23**
DATE:	**04-28-26**
DEPT:	**ELEC**

COUNCIL ACTION FORM

SUBJECT: RESOLUTION CONTINUING COUNCIL SUPPORT FOR THE CONSTRUCTION OF THE NEW THERMAL GENERATION PLANT

BACKGROUND:

At the April 21, 2026 City Council workshop, staff provided a presentation regarding the new thermal generation project for Electric Services. The presentation included:

- Revisiting the need for the new generation;
- An explanation regarding why Reciprocating Internal Combustion Engines (RICE) units remain the best generating option moving forward;
- Major equipment procurement, costs, and when staff will return to Council for contract approval;
- Needed Generator Interconnect study with MISO;
- Planned site layout;
- Estimated annual savings from the discontinuation of waste-to-energy;
- Sargent & Lundy's updated cost estimate for the project; and
- PFM's financial review of funding and impact to electric customer bills .

Staff did not ask Council to take any action at the workshop. However, staff informed Council that it would return at the April 28, 2026 Council meeting to ask for Council's continued support of the project given the information presented at the workshop. This Council Action is that request.

There is a large change in the estimated cost of the project; however, expected savings from the discontinuation of waste-to-energy will cover the majority of the anticipated debt service payments. Based on a review from the City's financing and bond consultant PFM, even with conservative assumptions only small annual rate increases will be needed to fund the generation project.

With the City Council's support, staff will proceed with the next steps, including continued design, major equipment procurement, and plant development.

ALTERNATIVES:

1. Approve a resolution expressing continued support of the New Thermal Generation project, and authorizing staff to continue the plant development, given the new cost estimate for the project.

2. Direct staff to pause the continued development of the project. In doing so, this will delay the purchase of major equipment and subject the City to continued price increases and capacity shortfall risks.

CITY MANAGER'S RECOMMENDED ACTION:

With the Utility's aging electric generation equipment and the Utility's need to maintain capacity to meet its growing electric peak demand, the City has begun a project to build new generation. Sargent & Lundy, the Utility's engineering consultant, was asked to update the project cost estimate that was created in 2024 for the Capital Improvement Plan.

The updated cost estimated has increased to $190,000,000 from $84,000,000. Due diligence has been performed to validate and understand this new estimate, and outside financial consultants have reviewed how it will be funded. **It remains in the best interest of the Electric utility to construct a new generating plant that will provide necessary generating capacity, offer price certainty for electric production, and enhance the reliability of electric service for its customers.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

ITEM #:	**24**
DATE:	**04-28-26**
DEPT:	**ELEC**

COUNCIL ACTION FORM

SUBJECT: 69KV TRANSMISSION LINE RECONSTRUCTION FROM TOP O HOLLOW SUBSTATION TO AMES PLANT SUBSTATION

BACKGROUND:

Electric Services is undergoing a multi-year process to reconstruct portions of its aging 69kV transmission system. This portion of the project will replace approximately two miles of transmission line. This is the second of four reconstruction phases. The first phase, reconstructing lines between Mortensen Road and Vet Med substations, has been completed in the current fiscal year; this second phase will be completed in FY 2026/27.

On January 23, 2024, City Council awarded a contract to DGR Engineering of Rock Rapids, Iowa to design this project. DGR will also provide ongoing construction management support. Funding for this project will come from the Capital Improvement Project budget for 69kV Transmission Reconstruction, which includes $4,700,000 for FY 2026/27.
The engineer's estimate for this second phase of reconstruction is $3,700,000. The attached map indicates the location of the first two reconstruction phases of the project.

ALTERNATIVES:

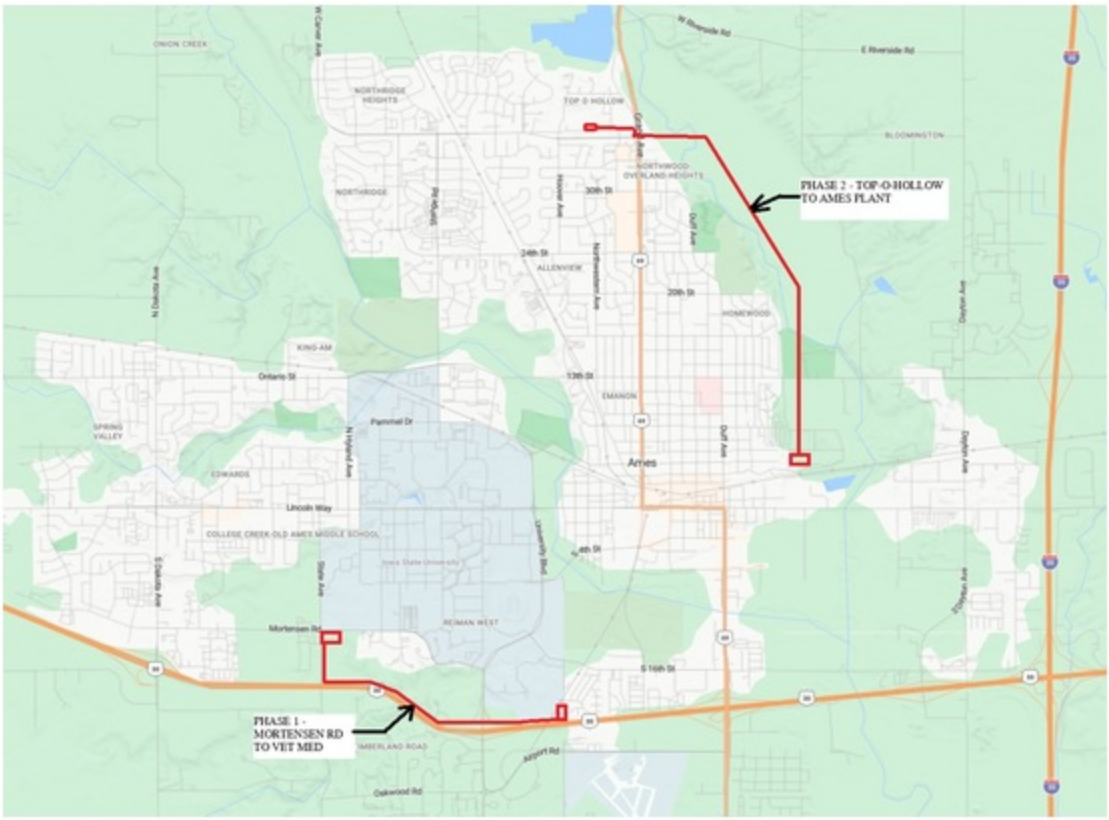
1. Approve preliminary plans and specifications for the 69kV Transmission Line Reconstruction from Top O Hollow substation to Ames Plant substation project, set May 27, 2026, as the bid due date, and set June 9, 2026, as date of Public Hearing and award of contract.

2. Do not proceed with the project at this time.

CITY MANAGER'S RECOMMENDED ACTION:

The 69kV transmission system located around the City is crucial to maintaining a reliable electric grid for the City's Electric Service customers. Staff has completed the first of four phases (Mortensen to Vet Med) to reconstruct the aging 69kV transmission system and would like to proceed with phase two (Top O Hollow to Ames Plant) to ensure the entire 69kV system is replaced within a timely manner and remains reliable. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as stated above.

ATTACHMENT(S):
Map for CAF 69kv Reconstruction.jpeg


PHASE 2 - TOP-O-HOLLOW
TO AMES PLANT
PHASE 1 -
MORTENSEN RD
TO VET MED
Ames
Mortensen Rd
Lincoln Way
Ontario St
Pammel Dr
Airport Rd
Oakwood Rd
E Riverside Rd
TOP O HOLLOW
NORTHRIDGE HEIGHTS
NORTHRIDGE
NORTHWOOD-OVERLAND-HEIGHTS
ALLENVIEW
HOMEWOOD
EMMON
KING-AM
SPRING VALLEY
EDWARDS
COLLEGE CREEK-OLD AMES MIDDLE SCHOOL
REIMAN WEST
BLOOMINGTON
ONION CREEK
30th St
24th St
20th St
13th St
6th St
S 16th St
Duff Ave
Dayton Ave
Grand Ave
Riverside Blvd
Northwestern Ave
Hoover Ave
Richards
Wilmoth Ave
N Dakota Ave
N Hyland Ave
S Dakota Ave
State Ave
University Blvd
Thomas Ave

ITEM #:	**25**
DATE:	**04-28-26**
DEPT:	**PW**

COUNCIL ACTION FORM

SUBJECT: 2025/26 WATER SYSTEM IMPROVEMENTS PROGRAM - BARR DRIVE, DOUGLAS AVENUE - 16TH STREET TO O'NEIL DRIVE, AND 17TH STREET - DOUGLAS AVENUE TO DEAD END

BACKGROUND:

This program provides for replacing water mains in areas that experience issues including water quality (rust/iron), frequent water main breaks, lead services, low pressure, and circulation. Many of these issues correspond to older, smaller diameter aged water mains or poor-quality cast-iron pipe installed many decades ago. Bringing these water mains up to current design standard improves water flow, circulation, pressure, firefighting capacity, and helps reduce rusty water. The improved flow also provides larger supply quantities for firefighting purposes. **The locations for this project are Barr Drive, Douglas Avenue (16th Street to O'Neil Drive), and 17th Street (Douglas Avenue to dead-end).**

Revenue for this project comes from annual funding in the Capital Improvements Plan (CIP) for the Water System Improvements Program. Funds are appropriated to project locations each fiscal year and any remaining revenue is kept as a balance for future program locations. **The program currently has an available balance of $1,893,993 to fund this project.**

City staff has completed plans and specifications for this project with revenue and estimated expenses as follows:

Description	Available Revenue	Estimated Expenses
Water System Improvements (Water Utility Fund)	$1,200,000	
Construction (estimated)		$ 914,982.30
Engineering/Administration		$ 130,000.00
TOTAL	**$1,200,000**	**$1,044,982.30**

PUBLIC OUTREACH:

Staff sent letters to all area residents and met with several property owners to obtain input on staging, construction timing, and special access needs. Comments received were supportive of the project and incorporated into the project phasing and design.

ALTERNATIVES:

1. Approve the plans and specifications for the 2025/26 Water System Improvements Program (Barr Drive), (Douglas Avenue - 16th Street to O'Neil Drive) and (17th Street - Douglas Avenue to dead end) project, setting May 20, 2026, as the bid due date and May 26, 2026, as the date for report of bids.

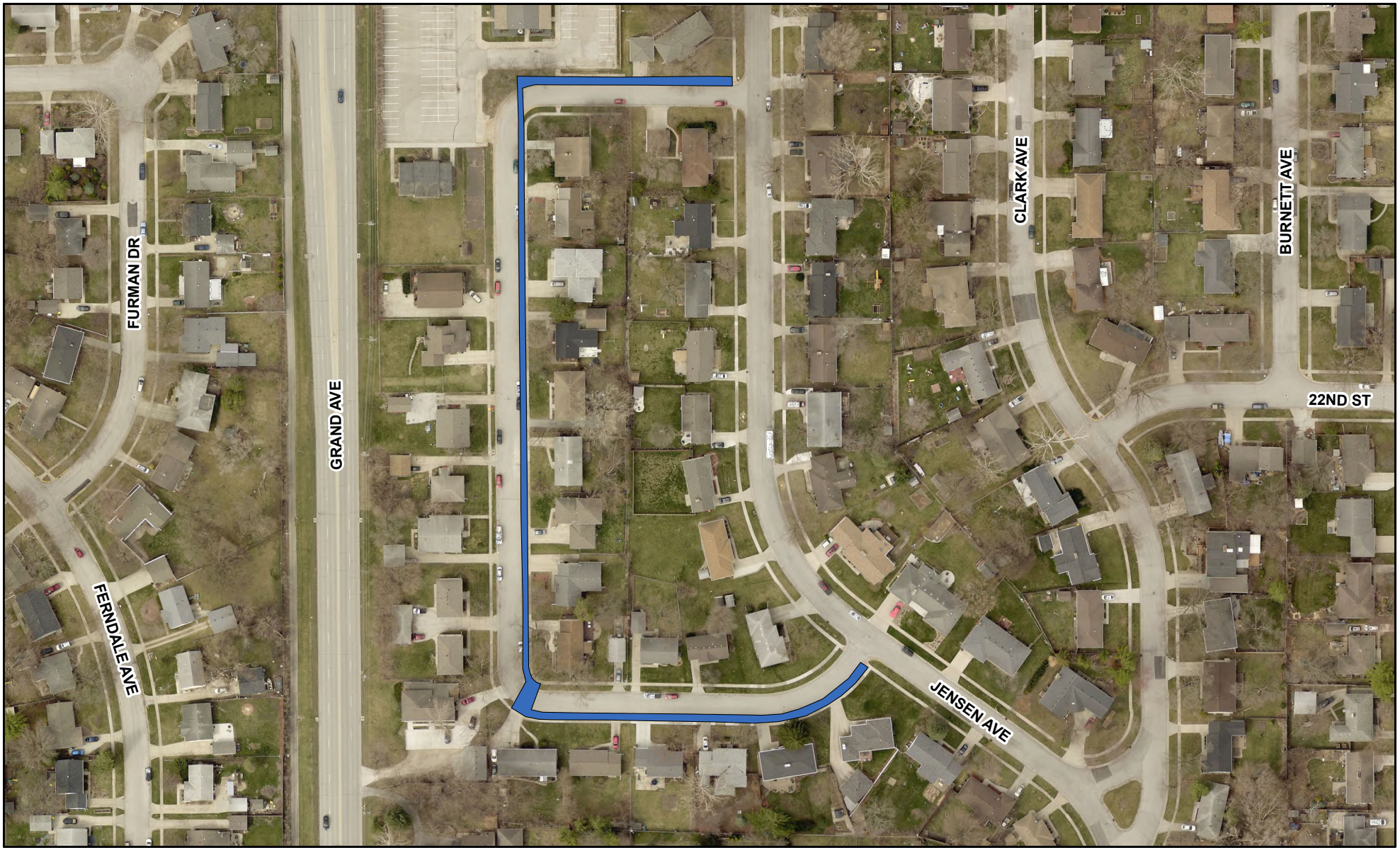
2. Direct staff to revise the project.

CITY MANAGER'S RECOMMENDED ACTION:

By improving the water systems in these local neighborhoods, residents will see improved water quality and firefighting capacity. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as describe above.

ATTACHMENT(S):
Water - Barr.pdf
Water - Douglas & 17th .pdf

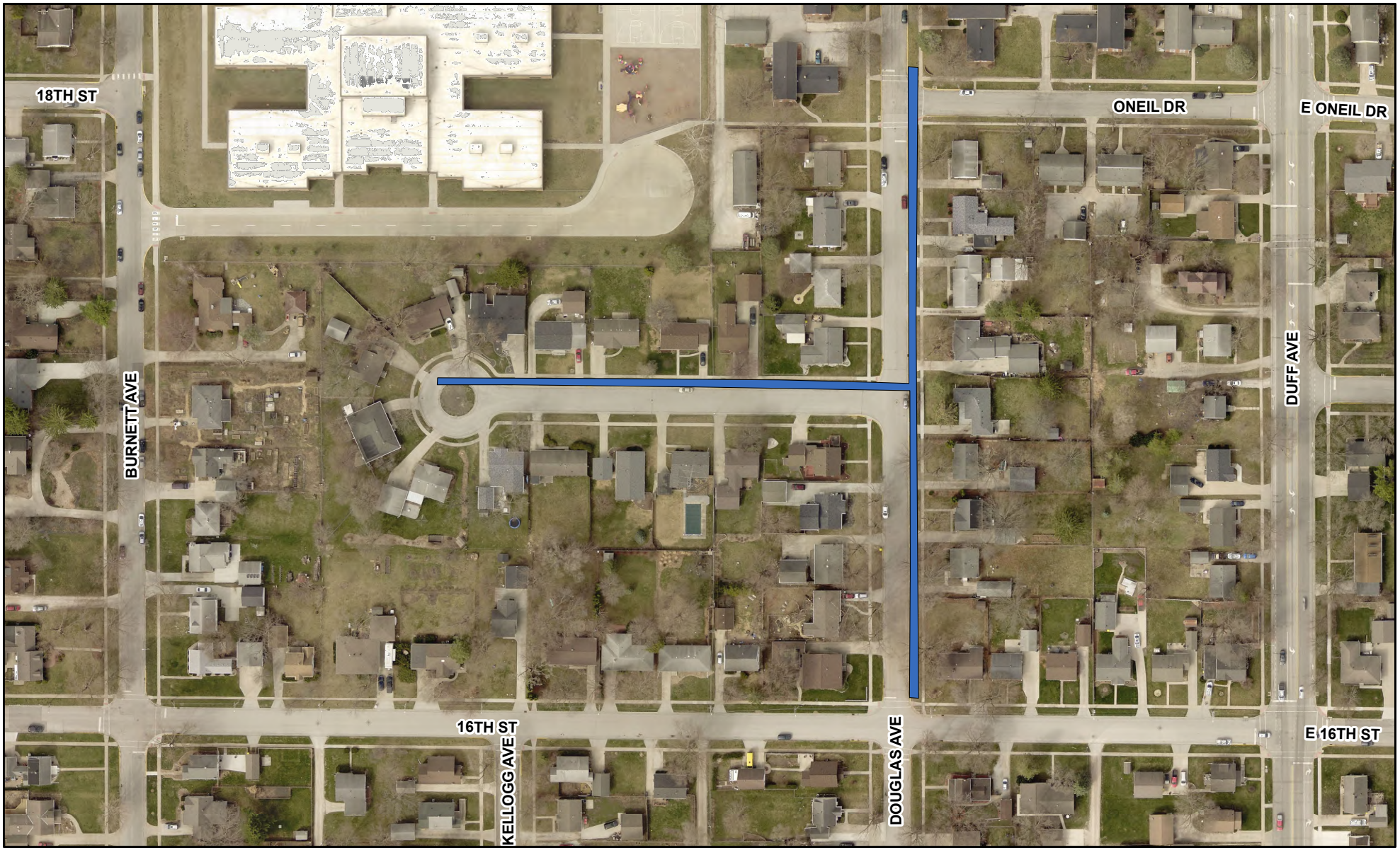
2025/26 Water System Improvements Program



Proposed New Water Main

Barr Drive - Jensen Ave to Jensen Ave

2025/26 Water System Improvements Program



Proposed New Water Main

Douglas Ave - 16th St to Oneil Dr
17th St - Douglas Ave to West

ITEM #:	**26**
DATE:	**04-28-26**
DEPT:	**ELEC**

COUNCIL ACTION FORM

SUBJECT: AGREEMENT WITH ITC FOR SUBSTATION OWNERSHIP RIGHTS

BACKGROUND:

ITC (an independent transmission company) has built a new 161 kV electrical substation in the Prairie View Industrial Center (PVIC) on the south side of Lincoln Way adjacent to Ames' 161 kV line. During the substation's development, ITC had requested to interconnect to Ames Municipal Electric Utility's existing 161 kV line, which extends from Ames Plant Substation to a substation north of Ankeny and is in the vicinity of ITC's new substation. The purpose of the PVIC substation is for ITC to provide Alliant Energy with the necessary capacity to service Alliant's anticipated new customers in this vicinity and to transfer some of its existing distribution load to the transformer(s) planned as part of this substation.

The interconnection will involve the extension of the City's 161 kV lines, along with equipment installed in a portion of the ITC substation. This project was originally identified as a Capital Improvement Project and approved by Council in the FY 2025-2030 CIP.

Ames' own reliability for its customers will be enhanced as ITC adds an additional 161 kV line from its Fernald to Ames substations, and a future line is planned to be built from PVIC to Ames to add transmission reliability to the municipal utility. Under the Interconnection and Joint Ownership Agreements, Ames will have joint ownership in needed transmission/substation facilities. The agreements further codify that MidAmerican Energy Company will remain as Ames' Transmission Operator.

ALTERNATIVES:

1. Set May 12, 2026, as the public hearing date to consider three agreements with ITC for interconnection and ownership rights of Ames at the Prairie View Industrial Park substation.

2. Do not set a date of public hearing to consider an agreement with ITC and refer this item back to City staff for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

Alliant Energy was in need of a new substation to serve the Prairie View Industrial Center. ITC, Alliant's transmission provider, does not have adequate transmission resources in the area to provide the needed capacity for the substation. With the close proximity of Ames' existing line that connects the City to MidAmerican's (MEC) Ankeny substation, Ames can help support the substation. Additionally, these agreements accomplish several things beneficial to the City.

First, joint ownership maintains a clear, direct path from Ames to MEC, preserving Ames as part of the MEC Load Balancing Area. Second, Ames has access to a new transmission source, further enhancing the electric reliability of Ames' system in the event of needed maintenance or unplanned outages. Third, utilities that investment into transmission assets receive revenues from MISO. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

ATTACHMENT(S):
AMES- SECOND SET - PUBLIC HEARING-APPROVE RES, ENTERING INTO AGREEMENTS, PRAIRIEVIEW INDUSTRIAL SUBSTATION.pdf
AMES - Notice of Hearing.pdf

ITEMS TO INCLUDE ON AGENDA FOR MAY 12, 2026

CITY OF AMES, IOWA

- Public hearing on the proposition of entering into a Prairieview Industrial Substation Line Tap Construction Agreement and a Transmission Facility Joint Ownership Agreement between ITC Midwest, LLC and the City of Ames, Iowa, and entering into a Transmission Interconnection Agreement by and among ITC Midwest, LLC, the City of Ames, Iowa, and Midcontinent Independent System Operator, Inc.

- Resolution finally adopting and approving the forms of Prairieview Industrial Substation Line Tap Construction Agreement and Transmission Facility Joint Ownership Agreement between ITC Midwest, LLC and the City of Ames, Iowa, and Transmission Interconnection Agreement by and among ITC Midwest, LLC, the City of Ames, Iowa, and Midcontinent Independent System Operator, Inc.

May 12, 2026

The City Council of the City of Ames, Iowa, met in _____ session, in the Council Chambers, City Hall, 515 Clark Avenue, Ames, Iowa, at _____ _____.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

_____

_____

Absent: _____

Vacant: _____

* * * * * * *

The Mayor announced that this was the time and place for the meeting and public hearing on the matter of entering into a Prairieview Industrial Substation Line Tap Construction Agreement and a Transmission Facility Joint Ownership Agreement between ITC Midwest, LLC and the City of Ames, Iowa, and entering into a Transmission Interconnection Agreement by and among ITC Midwest, LLC, the City of Ames, Iowa, and Midcontinent Independent System Operator, Inc.

The Mayor then asked the Clerk whether any written objections had been filed by any person to the proposed action or to the forms of the Construction Agreement, Joint Ownership Agreement, and the Interconnection Agreement. The Clerk advised the Mayor and the Council that _____ written objections had been filed. The Mayor then called for oral objections to the proposed action or to the forms of the Construction Agreement, Joint Ownership Agreement, and the Interconnection Agreement and _____ were made. Whereupon, the Mayor declared the time for receiving oral and written objections to be closed.

(Attach here a summary of objections received or made, if any)

Whereupon, the Mayor declared the hearing on the matter of entering into a Construction Agreement, Joint Ownership Agreement, and the Interconnection Agreement to be closed.

The Council then considered the proposed action and the extent of objections thereto.

Council Member _____ introduced the following Resolution entitled "RESOLUTION FINALLY ADOPTING A PRAIRIEVIEW INDUSTRIAL SUBSTATION LINE TAP CONSTURCTION AGREEMENT AND A TRANSMISSION FACILITY JOINT OWNERSHIP AGREEMENT BETWEEN ITC MIDWEST, LLC AND THE CITY OF AMES, IOWA, AND A TRANSMISSION INTERCONNECTION AGREEMENT BY AND AMONG ITC MIDWEST, LLC, THE CITY OF AMES, IOWA, AND MIDCONTINENT INDEPENDENT SYSTEM OPERATOR, INC." and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

_____

NAYS: _____

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION FINALLY ADOPTING A PRAIRIEVIEW INDUSTRIAL SUBSTATION LINE TAP CONSTURCTION AGREEMENT AND A TRANSMISSION FACILITY JOINT OWNERSHIP AGREEMENT BETWEEN ITC MIDWEST, LLC AND THE CITY OF AMES, IOWA, AND A TRANSMISSION INTERCONNECTION AGREEMENT BY AND AMONG ITC MIDWEST, LLC, THE CITY OF AMES, IOWA, AND MIDCONTINENT INDEPENDENT SYSTEM OPERATOR, INC.

WHEREAS, on the 28th day of April, 2026, proposed forms of the Construction Agreement, Joint Ownership Agreement, and Interconnection Agreement were filed with the City Clerk and were preliminarily approved by resolution subject to final hearing and approval upon public notice as required by law; and

WHEREAS, the proposed Construction Agreement, Joint Ownership Agreement, and Interconnection Agreement are found to be in proper form and to serve the best interest of the City and its residents; and

WHEREAS, notice of hearing on the proposed Construction Agreement, Joint Ownership Agreement, and Interconnection Agreement was published as required by the provisions of Chapter 390 of the Code of Iowa, 2025, as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE AMES, STATE OF IOWA;

Section 1. The proposed Prairieview Industrial Substation Line Tap Construction Agreement and Transmission Facility Joint Ownership Agreement between ITC Midwest, LLC and the City of Ames, Iowa, and the Transmission Interconnection Agreement by and among ITC Midwest, LLC, the City of Ames, Iowa, and Midcontinent Independent System Operator, Inc. and the forms thereof be and the same are hereby approved and adopted to be executed and performed by the City.

Section 2. The Mayor is directed to execute and the clerk is directed to deliver the Construction Agreement, Joint Ownership Agreement, and Interconnection Agreement in substantially the form approved.

PASSED AND APPROVED this _____ day of _____, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

CERTIFICATE

I, the undersigned City Clerk of the City of Ames, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2026.

_____
City Clerk, City of Ames, State of Iowa

(SEAL)

4925-2446-7874-2\17407-018

NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF AMES, IOWA, AND A PUBLIC HEARING ON THE MATTER OF THE PROPOSITION OF ENTERING INTO A PRAIRIEVIEW INDUSTRIAL SUBSTATION LINE TAP CONSTURCTION AGREEMENT AND A TRANSMISSION FACILITY JOINT OWNERSHIP AGREEMENT BETWEEN ITC MIDWEST, LLC AND THE CITY OF AMES, IOWA, AND ENTERING INTO A TRANSMISSION INTERCONNECTION AGREEMENT BY AND AMONG ITC MIDWEST, LLC, THE CITY OF AMES, IOWA, AND MIDCONTINENT INDEPENDENT SYSTEM OPERATOR, INC.

PUBLIC NOTICE is hereby given that the City Council of the City of Ames, Iowa, will hold a public hearing on the 12th day of May, 2026, at _____ _____M. in the Council Chambers, City Hall, 515 Clark Avenue, Ames, Iowa, at which meeting the Council proposes to take final action on the matter of entering into the Prairieview Industrial Substation Line Tap Construction Agreement (the "Construction Agreement") and Transmission Facility Joint Ownership Agreement (the "Joint Ownership Agreement") between ITC Midwest, LLC and the City of Ames, Iowa, and entering into a Transmission Interconnection Agreement (the "Interconnection Agreement") by and among ITC Midwest, LLC, the City of Ames, Iowa, and Midcontinent Independent System Operator, Inc.

The Construction Agreement provides for the construction of an electric substation known as the Prairieview Industrial Substation (the "Substation") By ITC Midwest, LLC.

The Joint Ownership Agreement provides for the ownership, management, and allocation of costs for the Prairieview Industrial Substation Project, consisting of a Joint Facility, including portions of a Substation and other facilities constructed and operated at the Facility Site.

The Interconnection Agreement provides for the ownership and operation of facilities at the Points of Interconnection.

Proposed forms of the Construction Agreement, Joint Ownership Agreement, and Interconnection Agreement are on file with the City Clerk for public inspection.

At the above mentioned meeting, the City Council proposes to take final action on the matter of adopting the Construction Agreement, Joint Ownership Agreement, and Interconnection Agreement.

At the above hearing, the Council shall receive oral or written objections from any person to the above action as provided by Section 390.3 and Section 73A.3, Code of Iowa 2025. Interested objectors may appeal from the decision as provided in Section 73A.4, Code of Iowa, 2025.

This notice is given by order of the City Council of the City of Ames, Iowa, as provided by Chapter 73A as referenced in Chapter 390, Code of Iowa, 2025, as amended.

Dated this _____ day of _____, 2026.

_____
City Clerk, City of Ames, State of Iowa

4935-4598-9540-2\17407-018

ITEM #:	**27**
DATE:	**04-28-26**
DEPT:	**ELEC**

COUNCIL ACTION FORM

SUBJECT: SETTING DATE OF PUBLIC HEARING ON REVOCABLE LEASE OPTION FOR AIRPORT SOLAR DEVELOPMENT

BACKGROUND:

At the April 21, 2026, City Council Workshop a presentation was made regarding a potential solar farm at the Ames Municipal Airport. The project would require that the City lease portions of the Airport property to Ames Greenfield Development, LLC (a subsidiary of Recall Strategies) for the evaluation, installation, and operation of the solar project. This agreement would provide the developer the right to complete the project if certain conditions are met.

This agreement is critical to complete relatively soon if the project is to move forward and qualify for federal tax credits. To secure the 30% Investment Tax Credit from the Federal government, a project must achieve "safe harbor" status by July 4, 2026. If the developer fails to secure the lease and make the necessary financial investments prior to this date, then the credit goes away and the project would see a 30% increase in cost. Coming to agreeable terms prior to the looming safe harbor deadline will prove to be a challenge.

City staff and the developer have had preliminary discussions about provisions for a lease. Entering into a revocable lease agreement will not obligate the City to move ahead with this solar project. This agreement will make it clear that if for any reason the City decides not to sign a Power Purchase Agreement, the land lease will be terminated with no financial obligation on the part of the City. However, arriving at an agreeable lease in a timely fashion will be a substantial undertaking by staff.

Recall has indicated that May 12, 2026, is the latest feasible date to enter into the agreement in order to complete the due diligence and begin physical work of a significant nature as necessary to demonstrate that it has met the Safe Harbor deadline of July 4, 2026. A lease of City property for a duration such as the one contemplated here requires that a hearing be held. **Therefore, this action is to set May 12, 2026, as the date of hearing and approval of this lease agreement. Council had directed staff at the workshop to devote the resources needed to attempt to accomplish the development of the lease agreement.**

It is not likely that the lease will be negotiated to staff's satisfaction until shortly prior to the May 12 meeting where approval is requested. Therefore, the Council will have little opportunity to review the agreement's terms prior to being asked to approve it.

ALTERNATIVES:

1. Set May 12 as the date of Public Hearing on a Revocable Lease Option with Ames Greenfield Development, LLC on portions of Airport property.

2. Take no action, and do not proceed with the potential solar development project

CITY MANAGER'S RECOMMENDED ACTION:

The next step in determining if a solar farm can be developed at the Ames Municipal Airport is enter into a Revocable Lease Option. When developed, a date for a public hearing must be established to take action on the lease option. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative 1, as described above.

ITEM #:	**28**
DATE:	**04-28-26**
DEPT:	**TRANSIT**

COUNCIL ACTION FORM

SUBJECT: **OIL AND LUBRICANTS CHANGE ORDER**

BACKGROUND:

On July 8, 2025, the City Council awarded a contract renewal to Heritage Petroleum of Evansville, IN, for the purchase of oils and lubricants for Fleet Services and CyRide in FY 2025/26. The contract was for a not-to-exceed amount of $49,300. Fleet Services' budgeted funds totaled $15,300, and CyRide's budgeted funds totaled $34,000.

After the contract renewal was awarded, CyRide received invoices totaling $12,419.99 from Heritage Petroleum LLC for the previous fiscal year that were not billed until the current fiscal year. Due to their late receipt, these invoices could not be taken into account when determining the FY 2025/26 contracted amount. As a result, CyRide’s purchases of oil and lubricants for this fiscal year have exceeded the Council approved amount of $34,000.

To account for the prior year’s invoices and anticipated remaining usage for FY 2025/26, CyRide is requesting a change order to increase its portion of the contract amount to $62,000. The revised total reflects the addition of the prior-year invoices plus expected usage levels for oil and lubricants. Due to CyRide’s total portion of the contract amount exceeding $50,000, City Council approval is required prior to proceeding. Staff has evaluated the commodities budget and determined that this change order will not exceed the total budgeted amount.

Fleet Services portion of the contract totaling $15,300 does not need adjusted. Therefore, a revised purchase order amount totaling $77,300 will allow CyRide and Fleet Services to continue to maintain equipment properly and keep it in a good state of repair.

The Transit Board of Trustees approved the requested change order and increased CyRide's portion of the total contract to $62,000 at its meeting on April 16, 2026.

ALTERNATIVES:

1. Approve the change order increasing the total purchase order cost to $77,300 for the purchase of oils, lubricants and fluid analysis kits from Heritage Petroleum of Evansville, IN.

2. Do not approve the requested change order.

CITY MANAGER'S RECOMMENDED ACTION:

Approving the change order and revised contract amount is necessary for CyRide to support its ongoing operations and ensure continuity of the joint contract with Fleet Services. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ITEM #:	**29**
DATE:	**04-28-26**
DEPT:	**PW**

COUNCIL ACTION FORM

SUBJECT: EMERGENCY 30-INCH RAW WATER LINE REPAIR CONTRACT AMENDMENT

BACKGROUND:

On March 15, 2026, City staff became aware of an exposed raw water main on the east side of the Skunk River between SE 16th Street and Lincoln Way. This main conveys water from supply wells to the Water Treatment Plant. On April16, 2026, continued bank erosion caused the main to deflect over four feet and begin to fall into the Skunk River. The attached memo provides further documentation of the condition and supports the determination that this situation constitutes an emergency repair.

To address the immediate risk and prevent further damage, the City issued a Purchase Order to On Track Construction, LLC (Nevada, IA) on April 17, 2026, in the amount of $21,570. This initial work was within staff authorization limits and allowed for rapid mobilization to stabilize the bank and mitigate further deterioration of the 30-inch raw water line.

Following stabilization efforts, additional work has been identified as necessary to fully protect the pipe and restore long-term stability. **On Track Construction has submitted a request for an additional $93,018 to import and place suitable backfill and riprap.** Due to the emergency nature of this repair and the need to proceed without delay to prevent failure of critical infrastructure, staff is recommending approval of the contract amendment. **This Council action is to approve this additional scope of work to temporarily protect the raw water line while a permanent solution is designed and permitted.**

Funding for this emergency work will be taken from the balance in the Water Utility Fund.

Additional work still remains that will require permitting with the Iowa Department of Natural Resources (DNR) and Army Core of Engineers (ACOE) to permanently provide protection for this critical piece of infrastructure. Public Works staff will continue to work alongside Water and Pollution Control staff to accelerate the permanent repair.

ALTERNATIVES:

1. Approve a contract amendment of $93,018 for a total contract of $114,588 with On Track Construction, LLC of Nevada, IA.

2. Direct staff to investigate other options.

CITY MANAGER'S RECOMMENDED ACTION:

The 30-inch raw water main provides approximately 20% of the raw water supply to the Water Treatment Plant for treatment and distribution of potable water to the City of Ames. Due to the emergency nature of this repair and the rapid deterioration of site conditions, it is critical that stabilization and protection measures be completed without delay to prevent failure of this critical infrastructure. Approval of the contract amendment will allow the contractor to complete the necessary repairs in a timely manner and restore reliable operation of the raw water system. Therefore, it is the recommendation of the City Manager that the City Council approve Alternate 1, as described above.

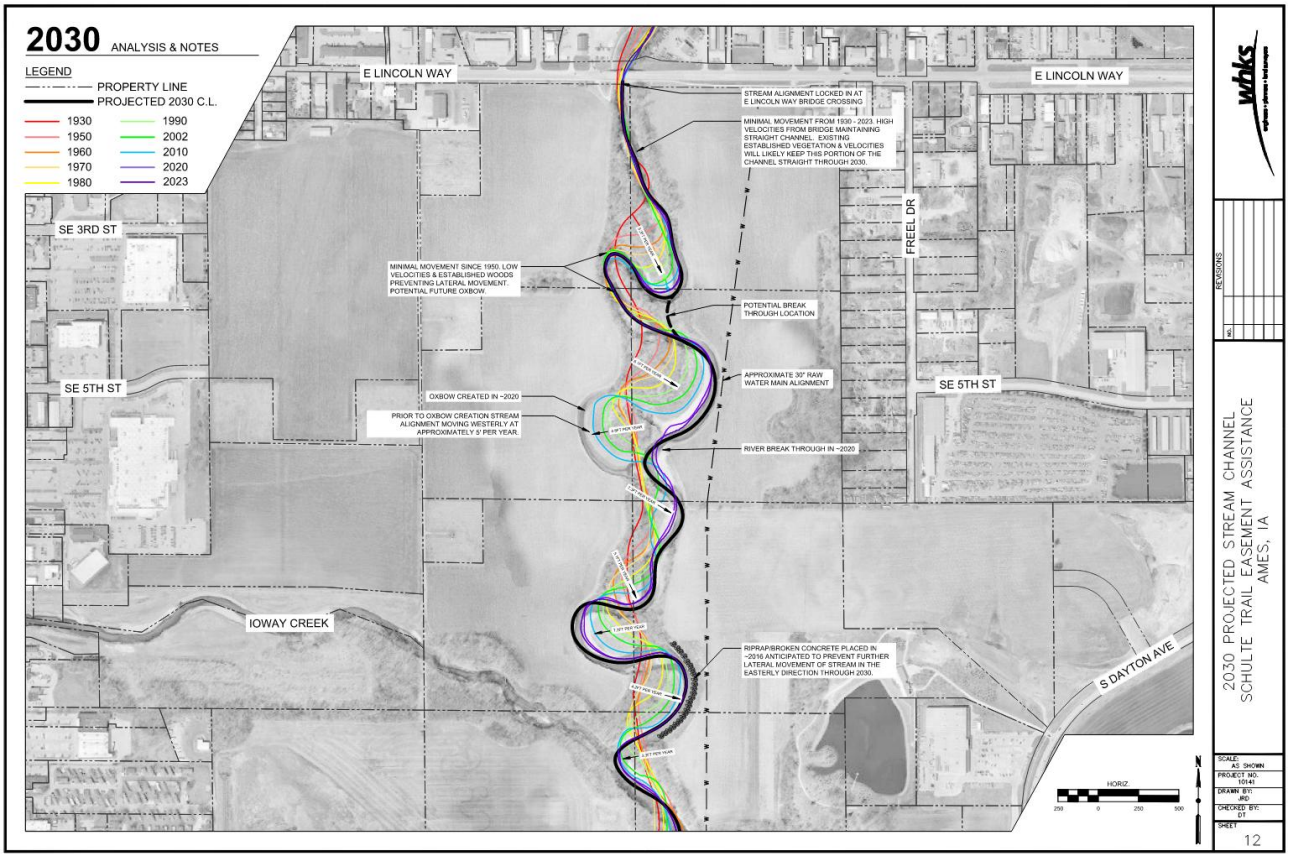
ATTACHMENT(S):
2026.04.16 Emergency Repair Work - Raw Water Line.pdf

CITY OF ames™
Smart Choice

MEMO

From: Mindy Bryngelson, PE, Municipal Engineer
Date: April 16, 2026
Subject: Emergency Streambank Stabilization and Repairs for 30” Raw Water Line

A 30-inch raw water line was installed in 2008 to improve raw water supply to the Water Treatment Plant from wells located at the Hunziker Youth Sports Complex on the east side of the South Skunk River. At the time of installation, the riverbank was approximately 90 feet west of the pipeline. Since that time, the river has migrated significantly eastward toward the pipe.



515.239.5101 *main*
515.239.5142 *fax*
515 Clark Ave.
Ames, IA 50010
www.CityofAmes.org

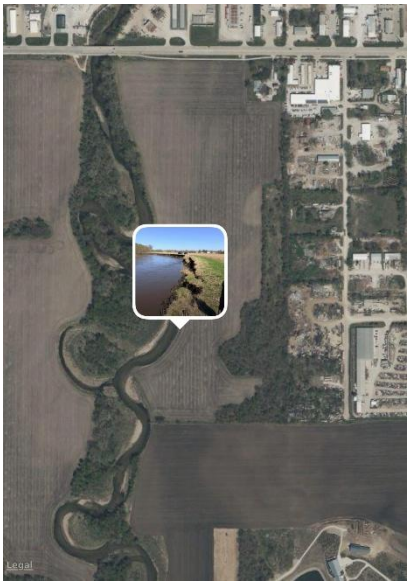
A project to protect the raw water line was included in the Capital Improvements Plan for FY 2027/28. However, due to accelerated streambank erosion, staff began advancing this project.

In mid-March 2026, staff identified that a segment of the 30-inch raw water main between Southeast 16th Street and East Lincoln Way had become exposed due to streambank erosion. Staff coordinated with the Iowa Department of Natural Resources and the U.S. Army Corps of Engineers, who confirmed that repair work could proceed under Nationwide Permits #3 and #13. The Iowa DNR further indicated that the City may complete the work and submit as-built permitting documentation if post-construction modeling demonstrates no rise in the floodplain.

The City engaged WHKS to perform survey, design, hydraulic modeling, preparation of construction documents, and permitting services. While awaiting lower river levels to complete survey work, staff continued to monitor conditions at the site.

Conditions have deteriorated rapidly over the past month:

- **March 16, 2026**: Pipe exposed but supported
  - 
  - 
- **April 15, 2026:** Loss of support beneath the pipe and measurable deflection observed
  - 
  - 

- **April 16, 2026:** Continued bank failure resulted in additional erosion, soil collapse onto the pipe, and portions of the pipe falling below river level
  -  

Based on field observations and the attached independent engineering evaluation prepared by WHKS, the condition of the raw water main presents an immediate risk of failure due to ongoing erosion, loss of soil support, and pipe deflection. Failure of this infrastructure would disrupt the City's raw water supply to the Water Treatment Plant and could pose risks to public health, safety, and the surrounding environment.

The condition has progressed rapidly over a short period of time, and delay associated with completing a standard public bidding process would increase the likelihood of failure and the severity of resulting impacts.

For these reasons, staff recommends that the work necessary to stabilize the streambank and restore structural support to the raw water main be treated as an emergency repair. This designation is limited to the work required to address the immediate risk and restore safe and reliable operation of the utility infrastructure.

1421 South Bell, Suite 103
Ames, IA 50010-7710
Phone: 515.663.9997
Email: ames@whks.com
Website: www.whks.com

whks
engineers + planners + land surveyors

April 16, 2026

Mindy Bryngelson, P.E.
Municipal Engineer
City of Ames – Public Works Department
515 Clark Avenue
Ames, IA 50010

RE: Emergency Repairs – 30-Inch Raw Water Main
South Skunk River Corridor, Ames, Iowa

Dear Ms. Bryngelson:

At the request of the City of Ames, we attended a site visit on April 16, 2026, along with City of Ames staff (Mindy Bryngelson and Noel Steckelberg), WHKS Staff (John Joiner, Scott Kruse, and Derek Thomas), and two contractors to evaluate the condition, and possible remedies, of an exposed 30-inch raw water main located approximately 2,000 feet south of East Lincoln Way along the east bank of the South Skunk River.

During the site visit, it was observed that the raw water line has become exposed due to erosion of the adjacent stream bank and that the pipe has experienced measurable deflection and loss of soil support.

The condition presents a significant risk of failure, including reduction of the City's raw water supply. Given the existing and ongoing stream bank erosion, postponing repairs to facilitate advertising and public bidding may lead to significant damage or liability for the City. Based on our assessment, emergency repairs are necessary. We advise that stabilization and repair measures be implemented promptly to mitigate further streambank deterioration and reduce the risk of potential failure.

Sincerely,

WHKS & CO.

Derek J. Thomas, P.E.
Vice President / Ames Office Manager

LICENSED PROFESSIONAL ENGINEER
Derek J. Thomas
18437
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.

Derek J. Thomas, P.E. — Date 4/16/26

License number 18437

My license renewal date is December 31, 2026.

Pages or sheets covered by this seal: ALL

ITEM #:	**30**
DATE:	**04-28-26**
DEPT:	**PW**

COUNCIL ACTION FORM

SUBJECT: RESOURCE RECOVERY AND RECYCLING CAMPUS CONSTRUCTION - CHANGE ORDERS

BACKGROUND:

On March 24, 2026, the City Council approved final plans and specifications and awarded contracts for the construction of the Resource Recovery and Recycling Campus (R3C). At that meeting 11 separate bid packages (BPs) were award to various contractors. Additionally, eight change orders were presented at the time of award, five of which required City Council approval. The change orders were the result of a value engineering exercise that was necessary to reduce the project scope aligning it closer to the approved project budget.

Staff noted at the March 24 meeting that potential further changes were likely pending additional review and and engineering consideration. **Several additional changes have been finalized and a few clarifications are ready for Council's approval:**

RRT DESIGN AND CONSTRUCTION - CHANGE ORDER NO. 2
Change Order No. 2 for RRT Design and Construction (BP 40-1) is **a deduction in the amount of $120,550**. This change order includes removal of the scope required to fabricate and install ladders, handrails, and stairs that lead from the tipping floor into pit locations where equipment and roll-off containers will be located. This scope of work was duplicated between two bid packages; thus it is being removed from BP 40-1 and will remain in BP 03-1.

JENSEN BUILDERS LTD - CHANGE ORDER NO. 2
Change Order No. 2 for Jensen Builders LTD (BP 03-1), **adds $82,916.03.** This change order includes two major scope items. The first involves special metal fabrications inside the transfer tunnel that help guide waste into the transfer trailers from the tipping floor. This scope was initially with RRT's contract as part of BP 40-1. However, it was removed from BP 40-1 in RRT's Change Order No. 1 because Jensen Builders LTD could provide the same scope of work at a cost of $51,396.03. In comparison, RRT provided a deduct of $193,801 in BP 40-1 Change Order No. 1 to remove this work from its scope. Therefore, a portion of this Change Order No. 2 is to add $51,396.03 to include the tunnel guides.

The second major scope item in this change order includes the addition of drainage tile around the transfer tunnel excavation. This value of this work was estimated at $30,000 at the time of contract award and was assumed to be in a different bid package (BP 31-1, with Con-Struct, Inc.). Following contract award it was determined that the best value would be to **include this work in BP 03-1 with Jensen Builders LTD at a value of $31,520,** and not in BP 31-1.

CON-STRUCT, INC. - MODIFICATION TO CHANGE ORDER NO. 1
The drainage tile around the transfer tunnel excavation that is noted above was initially assumed to be included in Change Order No. 1 to Con-Struct, Inc. (BP 31-1) in the amount of $87,717 as approved by City Council on March 24, 2026. Included in the approved Change

Order No. 1 was an estimate in the amount of $30,000 for the same drainage tile work. Following detailed evaluation with Con-Struct, it was determined that the cost of this work was $37,000, which is greater than the $31,520 that Jensen Builders LTD has quoted to perform the same work as part of BP 03-1. As noted in the paragraph above, this scope of work is recommended to be added to Jensen Builders LTD's contract rather than Con-Struct's. **Because City Council previously approved this change order, s taff recommends City Council approve a modification to Change Order No. 1 to Con-Struct, Inc. reducing the approved amount by $30,000. This action results in a revised Change Order No. 1 amount of $57,717 reflecting the removal of the drainage tile work.**

RRT DESIGN AND CONSTRUCTION - MODIFICATION TO CHANGE ORDER NO. 1
For Council's clarification, Change Order No. 1 to RRT Design and Construction (BP 40-1) was approved on March 24, 2026, a deduction in the amount of $1,134,320. Staff has discovered a numerical transposition error in the awarding the change order. The amount should have been a deduction in the amount of $1,134,376 resulting in an additional $56 of reduction in the project budget. **Because City Council previously approved this change order, staff recommends City Council approve a modification to Change Order No. 1 to RRT Design and Construction, increasing the approved deduction by $56, resulting in a revised Change Order No. 1 amount of $1,134,376.**

A summary of awarded project contracts and proposed change orders is below:

BID PACKAGE	CONTRACTOR	AS BID AMOUNT	PREVIOUSLY APPROVED CHANGE ORDERS	PROPOSED CHANGE ORDER	REVISED CONTRACT TOTALS
01-1 – General Construction Work	RH Grabau Construction, Inc., Boone, IA	$1,601,000	($126,538)		$1,474,462
03-1 – Concrete and Steel Work	Jensen Builders, Ltd., Des Moines, IA	$4,675,500	($257,865)	**$82,916.03 (this Council action)**	**$4,500,551.03**
09-1 – Gypsum Board Assembly Work	Heartland Finishes, Inc., Des Moines, IA	$430,675	($30,000)		$400,675
14-1 – Elevator/Lift Work	TK Elevator Corporation, Urbandale, IA	$109,800	--		$109,800
21-1 – Fire Suppression Systems Work	Tri-City Fire Protection LLC, Davenport, IA	$169,284	--		$169,284
22-1 – Plumbing & HVAC Work	ACI Mechanical, Inc., Ames, IA	$1,180,000	--		$1,180,000

26-1 – Electrical, Communications, & Electronic Safety and Security Work	Enterprise Electric, Inc., Boone, IA	$1,329,000	($50,970)		$1,278,030
31-1 – Site Demolition & Earthwork	Con-Struct, Inc., Ames, IA	$575,000	$87,717	**($30,000) (this Council action)**	**$632,717**
32-1 – Paving & Sidewalk Work	Lakeside Contractors, LLC, Ames, IA	$1,028,129	($16,410)		$1,011,719
33-1 – Site Utility Work	On Track Construction LLC, Nevada, IA	$723,370	($31,695)		$691,675
40-1 – Millwright/Process Integration Work	RRT Design & Construction, Melville, NY	$7,798,009	($1,134,320)	**($120,550) ($56) (this Council action)**	**$6,543,139**
ORIGINAL BID TOTAL		**$19,619,767**			
Sum of Deductions			**($1,560,081)**	**($67,689.97)**	
REVISED CONTRACT TOTALS WITH DEDUCTIONS					**$17,991,996.03**

A revised project budget is provided below:

Budgeted Revenues		**Budgeted Expenses**	
Revenue Abated G.O. Bonds	$22,006,730	Land Acquisition (220, 306, 312, 318, 400 Freel Drive)	$1,077,500
Fleet Services Reserve Fund	425,000	Due Diligence prior to closing	15,465
FY 2025/26 Stormwater Quality Improvements CIP	159,077	Conceptual Design and Financial Modeling	50,000
Electric Services Rebate	3,000	Final Design	965,715
Solid Waste Alternatives Program (SWAP) Grants	100,000	Final Design Contingency	75,000
		Permitting	38,000
		Construction Contracts (as bid)	$19,619,767
		Previously approved change orders	(1,560,081)
		Proposed change orders (this Council Action)	**(67,689.97)**

		Construction Incentives	100,000
		Items by Owner (FFE/Cameras/Fiber Network/Tree Clearing)	252,700
		Construction Contingency	428,598
		Construction Inspection (est)	228,760
		Construction Manager Fee (Fixed fees plus 2.25% of contract amounts) **(revised 4-28 Council Meeting)**	952,860
		Construction Manager General Conditions Costs (est.)	448,000
R3C Construction Revenue Subtotal	**$22,693,807**	**R3C Construction Subtotal**	**$22,624,594.03**
Electric Utility Fund	$2,340,000	Mobile Equipment (transfer trucks and trailers)	$2,340,000
G.O. Bonds	$975,000		
Unobligated G.O. Bonds	225,000		
Water Utility Fund	40,000	Freel Drive Paving (as bid + contract admin)	$1,102,310
Total Project Revenues	**$26,273,807**	**Total Project Expenses**	**$26,066,904.03**

Additional changes will continue to be evaluated as construction begins and may require City Council approval at a future date as the proposals are vetted for inclusion into the project.

ALTERNATIVES:

1. City Council can approve the following changes for construction contracts at the Resource Recovery and Recycling Campus:
    a. Change Order No. 2 to RRT Design & Construction of Melville, NY, a deduction in the amount of $120,550.
    b. Change Order No. 2 to Jensen Builders LTD of Des Moines, IA, in the amount of $82,916.03.
    c. Modify Change Order No. 1 to Con-Struct, Inc of Ames, IA, a deduction of $30,000, resulting in a revised Change Order No. 1 amount of $57,717.
    d. Modify Change Order No. 1 to RRT Design & Construction of Melville, NY, a deduction in the amount of $56, resulting in a revised Change Order No. 1, a deduction in the amount of $1,134,376.

2. Do not approve any change orders and direct staff to make other modifications to the project.

CITY MANAGER'S RECOMMENDED ACTION:

The value engineering exercise for the Resource Recovery and Recycling Campus project produced several changes that have led to significant cost savings for the R3C project. This process was performed in a very short period of time, resulting in the need for the adjustments described above. Approval of these change orders will reduce the overall project cost and allow for the project scopes to remain in the most cost effective bid packages. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative 1, as described above.

ITEM #:	**31**
DATE:	**04-28-26**
DEPT:	**P&R**

COUNCIL ACTION FORM

SUBJECT: REQUEST TO WAIVE ENFORCEMENT OF PROHIBITION OF MOTORIZED VEHICLES IN ADA HAYDEN HERITAGE PARK

BACKGROUND:

Each September from 2004 through 2011, members of the local Moose Lodge provided golf cart rides around Ada Hayden Heritage Park (AHHP) for older adults with mobility impairments. Lodge members determined that if they did not provide this service, these individuals may never get to experience the overall beauty of the 437-acre site. Although motorized mobility devices (e.g., electric wheelchairs, motorized mobility scooters, etc.) are permitted on the trails, many individuals do not have this type of device that enables them to enjoy the park system.

In 2016 – 2019 and 2021 - 2024, the Friends of Ada Hayden Heritage Park (Friends) provided this valuable service to individuals with mobility impairments. Due to the COVID-19 pandemic, the golf cart tours were not held in 2020. The tours were also not held in 2025 due to the trail replacement project. When the tours have been held, the Friends have received many positive comments.

The Friends are proposing to offer tours on Wednesday, September 16, 2026, 9:00 am – 8:00 pm, and Thursday, September 17, 2026, 9:00 am – 4:00 pm. The Friends will rent golf carts, provide volunteers as drivers and interpreters, and provide the City with a Certificate of Insurance to cover liability. Tours will be promoted, and reservations will be taken for various time slots.

Municipal Code Section 19.9 restricts motorized vehicles to streets and parking lots. Therefore, the Friends are requesting that the City Council waive enforcement of this ordinance on Wednesday, September 16 (9:00 am - 8:00 pm) and Thursday, September 17 (9:00 am - 4:00 pm) at AHHP. This request is attached. The Parks and Recreation Commission reviewed this request at its April 16, 2026 meeting and recommended City Council grant this waiver.

ALTERNATIVES:

1. Waive enforcement of Section 19.9 of *Municipal Code* on Wednesday, September 16, 2026 (9:00 am - 8:00 pm) and Thursday, September 17, 2026 (9:00 am - 4:00 pm) at Ada Hayden Heritage Park to allow the Friends of Ada Hayden Heritage Park to provide golf cart tours to mobility impaired individuals.

2. Deny the request.

CITY MANAGER'S RECOMMENDED ACTION:

The Friends of Ada Hayden Heritage Park are proposing to provide a tremendous service for members of our community that otherwise would not have the opportunity to tour this park in its entirety. Therefore, it is City Manager's recommendation to approve Alternative #1 as stated above.

ATTACHMENT(S):
Request For Ada Hayden Heritage Park Golf Cart Tours 2026.pdf

April 13, 2026

To: Keith Abraham, Director, Ames Parks and Recreation Director and Ames Parks Commissioners

RE: Ada Hayden mobility challenged park tour event

Keith and Parks Commissioners:

Continuing successful events from the past, the Friends of Ada Hayden would again like to provide an opportunity for Ames area residents who have mobility issues to access Ada Hayden Park. For the Fall '26 proposed event, we would rent golf carts, provide a driver/interpreter for each cart and facilitate a 1.5 – 2-hour tour of the park.

We are looking forward to high attendance and interest this fall after canceling the event last fall to accommodate trail repair activities. Our goal is to exceed our past high mark of 90 participants! Our principal contacts have included the ever-growing senior housing operations. Northcrest, Green Hills, Northridge, The Meadows, Windsor Oaks and others would welcome the event to continue. Additionally, we will offer a tour option on day one for council and city staff.

For 2026 we are proposing Wednesday September 16th and Thursday September 17th for tours. Tours would be conducted beginning at 9:30 a.m. on the proposed days. Wednesday tour times are proposed for 9:30, 11:30, and 1:30, with a special 5:30 pm tour specifically for City Council members and members of the Parks Commission. Thursday tour times are proposed for 9:30, 11:30, and 1:30.

We will provide liability/hazard insurance for both the City of Ames and the golf cart company.

We are seeking approval from both the Parks Commission and the Ames City Council for a temporary suspension of the "no motorized vehicles" rule on the trails to hold this special event.

The Friends of Ada Hayden are happy to provide this service to the mobility challenged residents of the community at no cost to the City or the Parks Department. We appreciate your partnership, and that you will approve this request. Please let me know if you have questions or concerns about the event.

Thank you.

Jeri L. Neal

Jeri Neal, Board Member, Secretary
Friends of the Ada Hayden Heritage Park
916 Ridgewood Ave , Ames, Iowa 50010
515-233-1185
Leopold.ecology@gmail.com

ITEM #:	**32**
DATE:	**04-28-26**
DEPT:	**W&PC**

COUNCIL ACTION FORM

SUBJECT: WATER TREATMENT PLANT EMERGENCY GENERATOR THREE-YEAR SERVICE MAINTENANCE CONTRACT

BACKGROUND:

The City operates a Caterpillar emergency generator at the Water Treatment Plant that is critical to facility reliability. To ensure continued operation, manufacturer-recommended preventative maintenance and testing is required on a scheduled basis.

The City currently has a three agreement with Ziegler Powers Systems of Ankeny, Iowa for preventive maintenance services on the Caterpillar engine which expires on June 30, 2036. Staff has received a proposal for another three-year agreement The new agreement would cover the period of July 1, 2026 through June 30, 2029 and includes parts, labor, travel, and disposal of all fluids. Services will be performed by Caterpillar certified engine and generator technicians. Specific annual services include multi-point inspections, load bank testing, oil and coolant analysis, valve and injector adjustments, and battery replacement.

Under the proposed agreement, costs will be fixed at $16,836.27 annually for a total cost of $50,508.81 over a period of three years. This work is included in the Water Plant Operations budget as part of a pool of contractual services, with $16,150 earmarked specifically for the emergency generator.

Ziegler Power Systems has held the City's generator maintenance contract for the life of the generator, during which time its technicians have been responsive and have provided an acceptable level of service.

The City has also received confirmation from Caterpillar, the manufacturer of the generator, confirming that Ziegler Power Systems is the only authorized Caterpillar dealer and service provider for Story County, Iowa. Due to Caterpillar granting exclusive service territory rights to Ziegler, and to the specialized nature of Caterpillar equipment, diagnostics, OEM parts, and warranty considerations, Ziegler Power Systems is the only practical provider capable of performing these preventative maintenance services.

For these reasons, staff is utilizing the single-source negotiation provisions of the approved Purchasing Policies and recommending award to Ziegler Power Systems for preventative maintenance services for the Water Plant's emergency generator.

ALTERNATIVES:

1. Approve the use of the single-source negotiation provisions of the City's Purchasing Policy and award a three-year contract to Ziegler Power Systems, Ankeny, IA, for annual generator preventative maintenance services for a three-year term (July 1, 2026 through June 30, 2029) in the amount of $50,508.81.

2. Do not approve and direct staff to solicit bids for these maintenance services.

CITY MANAGER'S RECOMMENDED ACTION:

Proper functioning of the Water Treatment Plant's emergency generator is essential to maintaining reliable plant operation. Ziegler Power Systems is the authorized Caterpillar service provider for Story County, Iowa and has demonstrated acceptable performance on previous contracts. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

ITEM #:	**33**
DATE:	**04-28-26**
DEPT:	**FLEET**

COUNCIL ACTION FORM

SUBJECT: FLEET REPLACEMENT PROGRAM - ONE TRUCK CHASSIS

BACKGROUND:

The City's Public Works Street Maintenance Division requires the replacement of a maintenance truck used for general service and snow removal operations. This truck is designated for replacement in the 2025/26 fiscal year. The new truck chassis will have four-wheel drive (4WD) and dual-rear wheels (DRW). The cab and chassis will eventually be upfitted with a 10-foot flat bed, provisions for a front plow, and a slide-in material spreader, which will be procured in a future bid. The front plow and material spreader have their own escrow funding.

Bids for one truck chassis with 4WD and DRW were received from dealers as follows:

Bidder	Make/Model	Cost
Stew Hansen Dodge of Urbandale, Iowa	RAM 5500	$64,512
Stiver's Ford Lincoln of Waukee, Iowa	Ford F550	$67,652
Dewy Ford of Ankeny, Iowa	Ford F550	$67,902
Fleetside Ford, LLC of Osceola, Iowa	Ford F550	$69,360

The low bid for one 2026 RAM 5500 Truck Cab and Chassis is from Stew Hansen Dodge of Urbandale, IA, for $64,512. Stew Hansen Dodge's bid meets the specifications and is acceptable. Delivery will be after June 30, 2026.

Purchase price for chassis from Fleetside Ford	**$ 64,512**
Estimate for upfitting with flatbed & lighting	$15,000
Estimated Total Cost	$79,512

Funding is available for this purchase as follows:

Replacement Funds at time of delivery	$84,004
Salvage value of equipment being replaced	$15,000
Available funding	$99,004

ALTERNATIVES:

1. Approve and award this contract to Stew Hansen Dodge of Urbandale, IA for one 2026 5500 Dodge RAM Truck Cab and Chassis for $64,512.

2. Award the bid to another vendor.

3. Reject all bids and do not purchase the cab and chassis at this time.

CITY MANAGER'S RECOMMENDED ACTION:

The Fleet Director and Public Works staff agree the 2026 RAM 5500 Truck Cab and Chassis from Stew Hansen Dodge of Urbandale, IA will provide a reliable work truck for City staff at the best price. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

Item No. 34

MEMO

To: Mayor and City Council

From: Carly M. Watson, Deputy City Clerk

Date: April 24, 2026

Subject: Contract and Bond Approval

There is no Council Action Form for the 2025/26 Right-of-Way Restoration Program with Steven's Erosion Control of Des Moines, IA, in the amount of $166,264.49. City Council approval of the contract and bond for the project is simply fulfilling a *State Code* requirement.

Item No. 35

MEMO

To: Mayor and City Council

From: Carly M. Watson, Deputy City Clerk

Date: April 24, 2026

Subject: Contract and Bond Approval

There is no Council Action Form for the Freel Drive Paving Program with Con-Struct, Inc., of Ames, IA, in the amount of $1,012,310. City Council approval of the contract and bond for the project is simply fulfilling a *State Code* requirement.

ITEM #:	**36**
DATE:	**04-28-26**
DEPT:	**PW**

COUNCIL ACTION FORM

SUBJECT: 2023/24 PAVEMENT RESTORATION - SLURRY SEAL PROGRAM

BACKGROUND:

The Slurry Seal Program is an annual program applying a variety of preventative and proactive maintenance techniques to preserve and enhance street pavements. The techniques in this program are typically more specialized or larger in scope than can be performed by City maintenance staff. The Slurry Seal Program leveled joints and provided a new thin wearing surface for traffic, predominantly on residential streets, limiting the typical disruption to residents to no more than one day. A list of the project locations is attached.

On February 27, 2024, City Council awarded this project to Fort Dodge Asphalt Company, of Fort Dodge Iowa, in the amount of $186,693. One Change Order was administratively approved by staff, a deduction in the amount of $7,545.38. **Project work was completed in the amount of $179,147.62.**

There is $250,000 of Road Use Tax funding allocated to this program in the FY 2023/24 Capital Improvement Plan. Remaining funding will be used for other pavement restoration priorities.

ALTERNATIVES:

1. Accept the 2023/24 Pavement Restoration - Slurry Seal Program as completed by Fort Dodge Asphalt Company of Fort Dodge, IA in the amount of $179,147.62.

2. Direct staff to make modifications to the project.

CITY MANAGER'S RECOMMENDED ACTION:

Slurry seal work has been completed within the approved project budget, extending the lifespan of streets and providing a better traveling experience for users of the corridors and those living in the neighborhoods. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):
2023-24 Pavement Restoration - Slurry Seal Locations CAF.pdf
Certification Letter 2023-24 Pavement Restoration-Slurry Seal Program.pdf

Street Name and Location (Full Width Slurry)	
Carroll Avenue	13th to 16th Street
Carroll Avenue	16th Street to Duff Avenue
Village Drive	Tripp Street to Tripp Street
Wheeler Street	Hoover Avenue to Roy Key Avenue
Garner Avenue	Wheeler Street to Jefferson Street
Garner Circle	
Jefferson Street	Hoover Avenue to Garner Avenue
Jefferson Circle	
Nixon Avenue	Wheeler Street to Jefferson Street
Nixon Circle	
TOTAL	
Street Name and Location (Joint Leveling Slurry)	
Various Locations throughout	
TOTAL	

CITY OF
ames
Smart Choice

April 21, 2026

Honorable Mayor and Council Members
City of Ames
Ames, Iowa 50010

Dear Mayor and Council Members:

I hereby certify the **2023/24 Pavement Restoration-Slurry Seal Program** project was completed in an acceptable manner by **Fort Dodge Asphalt Company,** of Fort Dodge, Iowa, in the amount of **$179,147.62** and was inspected by the Public Works Department of the City of Ames, Iowa.

Sincerely,

Justin A. Clausen, PE, CPWP-M
Public Works Director

JAC/lbc

cc: City Clerk, Finance, Contractor, Administrative Services, Project File

ITEM #:	**37**
DATE:	**04-28-26**
DEPT:	**PW**

COUNCIL ACTION FORM

SUBJECT: 2024/25 PAVEMENT RESTORATION - SLURRY SEAL PROGRAM

BACKGROUND:

The Slurry Seal Program is an annual program applying a variety of preventative and proactive maintenance techniques to preserve and enhance street pavements. The techniques in this program are typically more specialized or larger in scope than can be performed by City maintenance staff. The Slurry Seal Program leveled joints and provided a new thin wearing surface for traffic, predominantly on residential streets, limiting the typical disruption to residents to no more than one day.

On April 8, 2025, City Council awarded this project to Fort Dodge Asphalt Company, of Fort Dodge Iowa, in the amount of $231,228.20. One Change Order was administratively approved by staff, a deduction in the amount of $12,048.78. **Project work was completed in the amount of $219,179.42.**

There is $300,000 of Road Use Tax funding allocated to this program in the FY 2024/25 Capital Improvement Plan. Remaining funding will be used for other pavement restoration priorities. A list of project locations is attached.

ALTERNATIVES:

1. Accept the 2024/25 Pavement Restoration - Slurry Seal Program as completed by Fort Dodge Asphalt Company of Fort Dodge, IA in the amount of $219,179.42.

2. Direct staff to make modifications to the project.

CITY MANAGER'S RECOMMENDED ACTION:

Slurry seal work has been completed within the approved project budget, extending the lifespan of streets and providing a better traveling experience for users of the corridors and those living in the neighborhoods. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):
2024-25 Pavement Restoration - Slurry Seal Locations for CAF.pdf
Certification Letter 2024-25 Pavement Restoration-Slurry Seal Program.pdf

2024/25 Pavement Restoration – Slurry Seal Program Locations

Street Name and Location (Full Width Slurry)	
Northwood Dr.	Duff Ave.-2729 Northwood Ave.
Michigan Ave.	Ontario St.-Ross Rd.
Wisconsin Ave.	Ontario St.-Ross Rd.
Scott Ave.	Ontario St.-Ross Rd.
Scholl Rd.	Ontario St.-Ross Rd.
Annear St.	Scholl Rd.-dead end
Eddison St.	Whitney Ave.-Carnegie Ave.
Burnett Ave.	20th-22nd
Burnett Ave.	22nd-24th
Clark Ave.	16th-20th
Kellogg Ave.	20th-22nd
Jensen Ave.	20th-24th, + triangle @ Clark
Beedle Dr.	502 Beedle Dr-Aplin Rd
Harris St.	4016 Harris St-Beedle Dr
Marigold Dr	4026 Marigold Dr-Beedle Dr
Schubert St. + Circle	Thackery Ave-Rockwell Ave
Todd Dr + Circle	Thackery Dr-Circle
Thackery Ave.	Lincoln Way- Todd Dr
Buchanan Dr.	Hoover Ave-Circle @ W end of Buchanan
TOTAL	

Street Name and Location (Joint Leveling Slurry)	
Various Locations throughout Ames	
TOTAL	

CITY OF
ames
Smart Choice

April 21, 2026

Honorable Mayor and Council Members
City of Ames
Ames, Iowa 50010

Dear Mayor and Council Members:

I hereby certify the **2024/25 Pavement Restoration-Slurry Seal Program** project was completed in an acceptable manner by **Fort Dodge Asphalt Company,** of Fort Dodge, Iowa, in the amount of **$219,179.42** and was inspected by the Public Works Department of the City of Ames, Iowa.

Sincerely,

Justin A. Clausen, PE, CPWP-M
Public Works Director

JAC/lbc

cc: City Clerk, Finance, Contractor, Administrative Services, Project File

ITEM #:	**38**
DEPT:	**P&H**

Staff Report

IRONS SUBDIVISION SEWER EXTENSION ALTERNATIVES

April 28, 2026

BACKGROUND:

The Irons Subdivision and the Ames Golf and Country Club (AGCC) are located north of Ames and west of Ada Hayden Park, adjacent the City's corporate limits. In spring 2025, when the City of Ames was in the process of annexing land north of Ames, the City Council elected to proceed with the annexation of what is known as the "Borgmeyer" property separately from annexation of properties within The Irons Subdivision and the AGCC.

Annexation of The Irons Subdivision and the AGCC was based upon previous covenants agreed to at the time of development of The Irons Subdivision that required annexation at the direction of City Council and for a future sanitary sewer line extension at the direction of City Council. **City Council accepted required annexation applications in May 2025 and deferred the annexation process until 2026.**

Additionally, City Council, at the request of some property owners in the Irons, directed Public Works staff to prepare cost estimates for a sanitary sewer line extension to serve the homes in the Irons. The Irons sewer extension is predicated on the development of the former Borgmeyer farm (known as the Greenbriar project) and the extension of sewer trunk line through the project to southern boundary of Irons Court. The intent of this process was to assist the property owners in understanding the options they would have to accomplish a sewer extension once the planned Greenbriar development occurs.

City staff used an email list of property owners in December 2025 to provide two alternatives for construction of the sewer line and associated cost estimates using City bid prices. Staff provided the same information to the AGCC board. Staff invited owners to a meeting with staff on January 14, 2026. The routes and estimates provided to the owners are attached. The January meeting included a staff overview of the two routes and the cost estimates. Eight property owners were present, some from each of the two HOAs, which are the townhomes and the single-family detached homes.

The main themes were about: 1) the costs of the project, 2) benefits of alignments, 3) why there was a need to do the project, 4) timing, 5) what sewer service line issues may exist, and 6) how costs would be allocated. A summary of the questions and responses from the January meeting is attached.

OPTIONS:

At the time of the platting of the Irons Subdivision a sanitary sewer easement was created through the project to allow for future service of the homes. The AGCC is not required to

connect to a sanitary sewer main by the current covenants because it was not known if it was feasible when the project was approved. However, the AGCC could choose to connect if it becomes feasible.

City staff evaluated one version utilizing the original easement and a second version with a different route generally to the rear of homes that would require new easements and cooperation of property owners. The estimates do not include individual costs to the owners for abandoning septic systems and connecting a service line to the new sewer main.

Option 1: New Rear Alignment

This new option has a lower projected overall cost compared to the original alignment. However, because the easements for this route do not exist it would require cooperation of owners to implement the alignment. The Rear Alignment generally has reduced costs of construction due to less disruption of paved streets and it generally provides a closer connection point for individual home service lines, but this will vary depending on the lot. Staff also noted the septic abandonment process is through Story County and does not involve the City of Ames. This option is also likely best suited to serve AGCC.

Rear Yard Alignment Cost Estimates

Site Prep/Restoration	$37,300
Sewer Main	$578,829
Replacement Paving	$106,000
Mobilization/Survey/TC	$71,000
City Eng./Admin/Inspection	$158,624
Total	**$951,744**

Option 2: Original Alignment

This option follows the original alignment and does not require new permanent easement. Costs are greater because of the increased area of pavement removal and replacement associated with this option. Service lines may be lengthier for many homes because services are generally in the rear of these homes and the sanitary sewer main in this option is adjacent to the street pavement.

Original Alignment Cost Estimates

Site Prep/Restoration	$21,500
Sewer Main	$624,425
Replacement Paving	$513,125
Mobilization/Survey/TC	$76,000
City Eng./Admin/Inspection	$247,210
Total	**$1,483,260**

STAFF COMMENTS:

Timing of an extension is not known at this time. The sewer extension to serve the Irons is dependent on the timing of the Greenbriar project to the south and their extension of the sewer

line through their property to the southern edge of the Irons Subdivision. **There are ongoing conversations with the Greenbriar developer, but it is not clear how quickly they would extend the sewer across the property. With that said, it would seem that the earliest that it could occur is FY 2027/28, but that has not been formally established.**

Actual construction of either alignment could be done privately by a contractor hired by the owners, subject to City review and inspection. Alternatively, the owners could approach the City and ask for the City to take on the project as a special assessment project. A special assessment process allocates the full costs proportionally to each property and includes a schedule for payment that is collected with property taxes, typically over 10-15 years. Staff believes any future proposal for a special assessment and allocation of costs should come from the property owners so the City Council would know what the support of the process is before initiating such a project.

There are no next steps planned at this time by the City. The property owners can work to create a plan for either alignment and work with staff on how to proceed with review of a specific proposal. Ultimately, the timing of requiring the sewer extension is at the discretion of the City Council.

ATTACHMENT(S):
Irons Sanitary Sewer Meeting Notes Summary 1-14-26.pdf
Cost Estimates December 2025.pdf
Option 1 Rear Yard.pdf
Option 2 Original Easement.pdf

Irons Sanitary Sewer Extension Options

Meeting Summary

1/14/2026

Irons Residents and Owners:

Eight attendees

City Staff:

Kelly Diekmann, Planning and Housing Director

Justin Clausen, Public Works Director

Amelia Schoenman, Planner

Introduction/Background

City Council directed staff to evaluate options for a sewer line extension to serve the Irons Subdivision at the request of some of the Irons property owners. This was in response to the annexation process from Spring 2025.

The City of Ames Public Works Department created a preliminary design for two sewer main extension routes. These two options were sent out to Irons property owners and the AGCC in December.

The first option used the existing sanitary sewer easement created with the Irons Subdivision. The Alternative sewer route has fewer property disruptions, but it would require agreement amongst owners to change the sewer easement locations. The Alternative route is estimated to cost less than the original alignment. Each owner would be responsible for their owner service line connection, for either option.

Mr. Clausen further discussed the alternatives. Depth of sewer in the existing easements would be 20 feet, more difficult to construct with the original option, service lines would need to be brought from rear of properties to the fronts.

The alternative route would be in primarily in rear yards, has lower cost, potentially shorter service line extensions to the main for some property owners.

Resident Questions

Q: Will there be any risk to foundations with existing easement?

A: Staff believes the easements are located far enough from houses that there should be no issues.

Q: Are costs of street work (demo, replacement) included in the estimates?

A: Yes, both for Irons Court and Irons Court Way pavement removal and reconstruction is included. Pavement removal costs are lower for the Alternative route.

Q: What is the timing and can we keep our septic systems until they fail?

A: Not everyone would need to switch after construction, technically could be incremental. However, the timing is up to City Council as stated in the existing covenants.

Staff believes it is practicable to allow for time to switch over and would not recommend compelling everyone to connect immediately upon competition of the project. If not all connected at once, PW may have higher maintenance needs to jet annually given lower volume of water in sewer.

Q: Right now, share a septic system in the twin homes. Would they have individual services?

A: Yes, individual service lines are required for each unit.

Q: Where does property owner maintenance responsibility begin for a service line?

A: The main is the City's responsibility. The property owner is responsible for the "Y" and then to the house.

Q: What are the steps required for the sewer? Design, construction, inspections, etc.

A: The first need is a decision by property owners if they want to self-finance a project or ask the City to complete the project as a special assessment project. If it is a City project, City hires a design engineer to complete design and prepared construction plans, puts the project out to bid, once bid selected, assessment schedule.

If it is a private project, property owners would hire a designer and they would submit improvement plans for City approval.

With either the private or special assessment option, if the sewer is to be in the Alterative alignment an easement will need to be provided at the beginning of the process to guarantee it can be designed and constructed in that alignment.

Q: How would assessment be broken down?

A: There is not a proposal by staff of how to allocate costs. Owners would need to make a proposal to the City Council at the time they request the City to initiate a special assessment project.

If not unanimous, could all individually communicate opinions to City Council. Council can determine an assessment schedule, there is provision in the covenants to accept a special assessment for public improvements.

Q: How is the Club involved?

A: The Club is not required to connect to the sewer per the original agreements. However, if they choose to connect, staff believes they should be included in the assignment of cost. AGCC has stated to staff they are interested, but have not made final decision. The Alternative route is better suited to having them connect than the original option.

Q: If Club waited to make decision would the be assessed?

A: There would at least be a connection fee if construction was completed when they connected. Staff would want to know if they are going to be involved in the project or not before it starts.

Q: When will this go to City Council?

A: February 24 would be the soonest. Would give residents another month to decide. Latest would be in March as staff needs direction on if additional information is needed. *Note- Staff has delayed this report out on cost estimates until April 28th, as of April 1,2026.*

Q: What is the Borgmeyer development timeline related to the sewer extension?

A: East West Sewer Line from Hyde to the west side of the railroad tracks will be done by the City in 2026. Developer to extend further, not expected to be completed before the end of 2027. Developer will start first phase on south side of the development with sewer in Valley View. Would expect to know more on their timelines this summer as part of development agreements/approvals processes. Staff believes the earliest the sewer main would be adjacent to the Irons for an extension would be in late 2027.

Q: What type of equipment used to install the lines?

A: The backyard option with existing easements would be open cut construction. Could use borer or dig with spoil piles.

The front yard option would have to be bored.

Q: How long would construction take?

A: Likely 8 weeks for each phase, two phases assumed.

Q: Is the church across the street being annexed? Any areas north of 190th?

A: Staff reached out to Christ Community, they indicated that they do not have an interest in connecting to the sewer at this time. The church has no obligations to annex or connect to a sewer utility. The church was approved by the County.

Q: Is there a third option to use the church property to route the sewer on the west side?

A: If the County granted easement in right-of-way for sewer, it's possible but not recommended as connections would be harder with service lines crossing the road.

Q: Is the Borgmeyer sewer line required to be brought to property line?

A: Yes, they are required to stub it to Irons Court. Staff noted that even if the main is not within 200 feet of the homes, the current covenants still require the extension.

Q: Is there interest charged with the City assessment?

A: Yes, would need to recoup interest on the City's bond and any administrative costs.

Q: Any past developments in similar situation?

A: Woodview Drive petitioned City for services and were special assessed voluntarily. There are other rural developments with similar covenants (Bella Woods) but none have sewer available at this time to implement the covenants.

Q: Individual property owner costs for service lines are different in each scenario. How do we figure that out?

A: City doesn't have that information. Staff used an estimate of $75 per foot.

Q: How are we supposed to decide?

A: Front yard version will be the default for the sewer extension if there is no consensus.

Q: Can both options allow incremental connections?

A: With existing easement, a "Y "will be installed on the main and will be capped. At time of connection, will have to dig service line to the Y. You could also do it during construction, which might save on inflationary cost increase.

With alternative route, could do the same.

Q: Will they have to remove the septic?

Yes, septic systems are required to be removed. Sceptic systems are permitted and regulated by Story County. The City is not involved in the process.

When connection to the sanitary sewer occurs, abandonment rules in Iowa Code Chapter 69 require:

(1) Concrete tanks shall be pumped, the tank lid crushed into the tank, and the tank filled with sand or soil.

(2) Plastic, fiberglass, or metal tanks shall be pumped and removed and the cavity filled with sand or soil.

An abandonment permit from Story County Environmental Health is required prior to removal of each system.

Q: Is the special assessment labeled as such on tax statement?

A: Yes.

Other comments-

Some of the speakers noted that many residents return in the Spring, likely no Board meetings until May. No consensus by February.

Owners/HOA could get quotes on the estimates provided by staff to compare.

Irons Sanitary Sewer Extension Estimates

Option 1- New Easements- Backyard Option:

Site Prep/Restoration:	$37,300
Sewer Main/Structures:	$578,820
Replacement Paving:	$106,000
TC/Mobilization/Survey:	$71,000
City Engr/Inspection/Admin:	$158,624
Total:	**$951,744**

Option 1 includes two separate sewer main extensions with new easements in order to route the sewer main to the rear yard of each home. A rear yard location would likely make the private sewer service connections easier for each home.

This option would require cooperation of property owners to agree to a new easement alignment.

Option 2-Existing Easements- Boring Option:

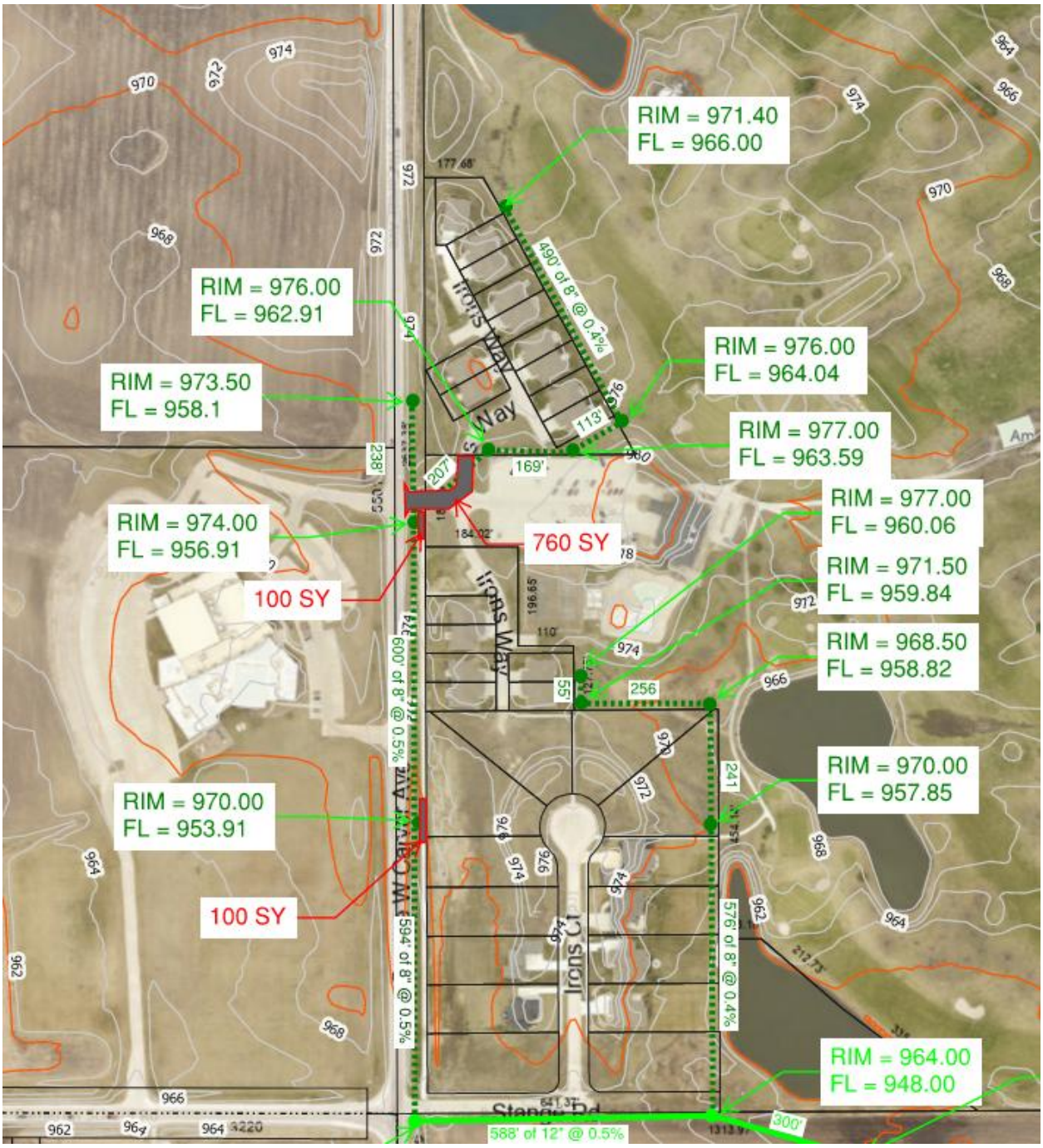
Site Prep/Restoration:	$21,500
Sewer Main/Structures:	$625,425
Replacement Paving:	$513,125
TC/Mobilization/Survey:	$76,000
City Engr/Inspection/Admin:	$247,210
Total:	**$1,483,260**

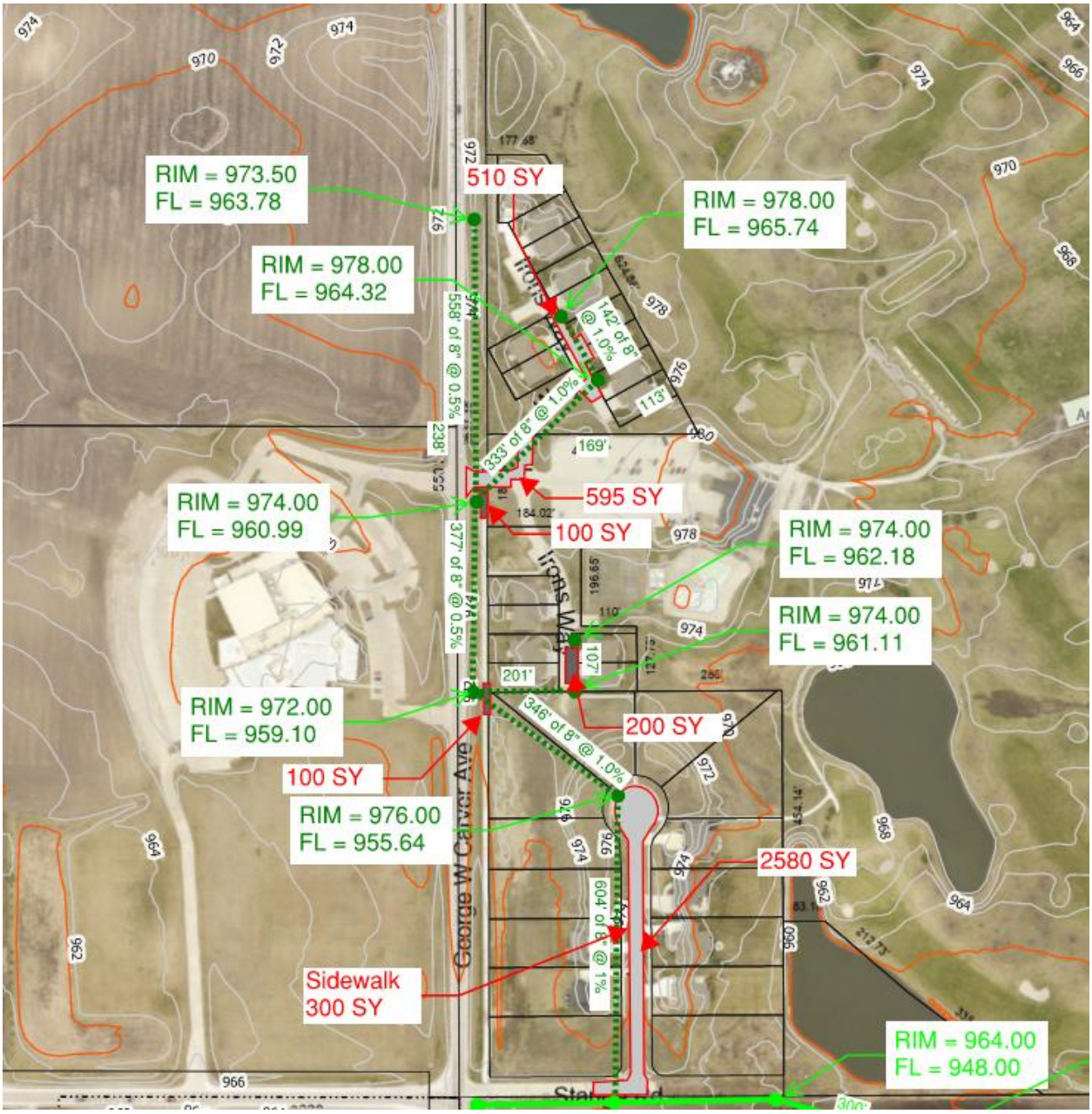
Option 2 is a single sanitary sewer main extension within the existing easement.

Due to its location, boring rather than open trench construction was assumed.

Although less overall pipe is part of this option, the cost of boring and the cost of replacement paving makes this option more expensive than Option 1.

The private sewer service connection location at the front of homes will also likely be more difficult and costly than Option 1.


RIM = 971.40
FL = 966.00
RIM = 976.00
FL = 962.91
RIM = 973.50
FL = 958.1
RIM = 976.00
FL = 964.04
RIM = 977.00
FL = 963.59
RIM = 977.00
FL = 960.06
RIM = 974.00
FL = 956.91
760 SY
100 SY
RIM = 971.50
FL = 959.84
RIM = 968.50
FL = 958.82
RIM = 970.00
FL = 957.85
RIM = 970.00
FL = 953.91
100 SY
RIM = 964.00
FL = 948.00
Irons Way
Irons Ct
490' of 8" @ 0.4%
600' of 8" @ 0.5%
594' of 8" @ 0.5%
576' of 8" @ 0.4%
588' of 12" @ 0.5%


RIM = 973.50
FL = 963.78
510 SY
RIM = 978.00
FL = 965.74
RIM = 978.00
FL = 964.32
558' of 8" @ 0.5%
142' of 8" @ 1.0%
333' of 8" @ 1.0%
595 SY
RIM = 974.00
FL = 960.99
100 SY
RIM = 974.00
FL = 962.18
377' of 8" @ 0.5%
Irons Way
RIM = 974.00
FL = 961.11
RIM = 972.00
FL = 959.10
200 SY
346' of 8" @ 1.0%
100 SY
RIM = 976.00
FL = 955.64
George W Carver Ave
2580 SY
604' of 8" @ 1%
Sidewalk
300 SY
RIM = 964.00
FL = 948.00

ITEM #:	**39**
DATE:	**04-28-26**
DEPT:	**P&H**

COUNCIL ACTION FORM

SUBJECT: PRELIMINARY PLAT FOR THE AUBURN TRAIL SUBDIVISION

BACKGROUND:

Hunziker Development Group is requesting approval of a Preliminary Plat for the Auburn Trail Subdivision, a 178-lot residential subdivision. The plat includes the properties at 4605 Hyde Avenue and 4514 Hyde Avenue and two adjacent parcels to the north (see attached Location Map and Preliminary Plat).

The subdivision is subject to the City's Low Impact and Conservation Subdivision standards that apply to projects within the Ada Hayden watershed. The focus of these standards is to manage stormwater with a treatment train approach where a variety of stormwater practices are used in a series. More information about stormwater management can be found in the Addendum. As part of these standards, additional requirements apply for erosion and sediment control during construction and native landscaping. Receipt of the erosion and sediment control plans prior to grading and landscaping and conservation management plans with final platting are recommended as conditions.

The subject properties are concurrently being rezoned to Floating Suburban Residential Low-Density "FS-RL" with a Master Plan (see attached Master Plan). The third reading of the rezoning is also on City Council's April 28 agenda. The Preliminary Plat is consistent with the proposed Master Plan, which establishes types of uses allowed for the site as single family detached and attached housing, access points, and general open space set-asides.

A density of approximately 4.4 units per net acre is proposed. This meets the Master Plan's prescribed density range and FS-RL zoning allowed density range of 3.75–10 units per net acre. All lots meet minimum size requirements, and frontage requirements for the FS-RL zoning district.

A flag lot (Lot 178) is proposed on the east side of Hyde. The flag lot has a shared driveway with the existing lot to the north. In lieu of extending a public sanitary sewer main from the existing trunk line located within Ada Hayden to serve the one lot, the developer proposes to construct a sanitary sewer service line. A service line is the maintenance responsibility of the owner rather than the City. The service line will require an easement and/or an agreement with the City because it will cross City land to connect to the sewer line. A condition is included to address this requirement prior to final plat.

All open space areas shown on the Master Plan are proposed to be outlots for stormwater management or recreation. There are ten outlots, totaling approximately 19 acres. Three, totaling approximately 8 acres, are accessible to residents through paths or as a private recreation space to meet the usable open space requirement (10% of the gross area) of the FS-RL zoning.

A recreation space near Crestmoor on the west side of the site is proposed to be a private "pocket park." Staff believes that the park space, which has approximately half an acre of useable area, should serve as a small-scale gathering and recreation space in order to meet the intent of park space, even with its small area compared to a public park. The pocket park is proposed by the developer in response to the policy to provide proportional park land with new development when neighborhood park facilities are beyond a 1/2 mile from a development. The addendum describes this in greater detail. The final improvements required for the park will be determined during final platting.

The main access to the subdivision is from Hyde via Tilden Parkway, a proposed residential collector street, which is a 31-foot wide paved street section with parking on one side. Tilden will include a shared use path on its south side. Typically, a high density of lots are not planned along collector streets due to concerns of traffic management and parking for future residents. However, due to projected low to moderate vehicle volumes on Tilden, with planned speed controls including two mini roundabouts, the proposal is supported by staff. The developer plans for a three-lane section for turning movements at Hyde Avenue.

The internal streets include block lengths that exceed the zoning standards of 660 feet. Pedestrian connections are required to mitigate block lengths over 660 feet. Mid-block walkways are proposed between several streets to address this issue. Two blocks are proposed to be approximately 780 feet in length without a mid-block walkway. A 20% street length alternative design approval is requested by the applicant to allow block lengths to exceed 660 feet without a pedestrian connection. This is due to the dimensional constraints of the site with limited options for street layouts to be coordinated with open space areas in relation to the type of lots proposed with the project.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission reviewed the Preliminary Plat at their April 15th meeting. Commissioners asked about the management of the private pocket park and stormwater practices. The Homeowners Association will manage the pocket park, as is typical for private parks in subdivisions. City staff is responsible for long-term sediment removal from wet ponds and other stormwater practices. They Commission also asked about connectivity to the open spaces within the subdivision. Staff indicated that some areas where it appeared a sidewalk connection could be made were for stormwater conveyance or practices. Staff and the applicant tried to balance the intent of connectivity and the design of stormwater treatment measures. Construction of a sidewalk in these areas is not feasible due to slope and treatment measures.

One of the main topics of the Commission's discussion was traffic. A traffic letter was previously submitted for the development that identified the need for a northbound left turn lane to enter the development from Hyde. This is shown on the plat as a project improvement.

In addition, the City's northern growth area, inclusive of this property, is shown within Ames Plan 2040 and its projected growth was incorporated into a traffic model with the recently approved AAMPO transportation plan. The general analysis of the area concludes traffic will increase along Hyde, but within acceptable operational capacities. However, Ames Plan 2040 and the transportation plan indicate that traffic calming will be a benefit in the future for speed control as growth occurs. A traffic signal at Bloomington and Hyde is also anticipated as result of north growth development.

One member of the public spoke in opposition to the plat. Concerns included the management of the wet pond and native vegetation on the east side of Hyde, north of the Bloomington Court Townhomes. Staff noted that a low grow native grass mix for the area was planned and maintenance practices would be detailed in the Conservation Management Plans with final platting. Pond maintenance expectations would be similar to other subdivisions in the City.

The speaker's other main concern was the lack of a direct trail connection to Ada Hayden from the subdivision and the additional pedestrian traffic along Eisenhower Lane and Eisenhower Court (private streets serving the Bloomington Court townhomes) that would result from it being the closer access point without a trail connection.

Previously, a connection was proposed with earlier versions of the project. Parks and Public Works staff were concerned about two aspects of the trail, one was the crossing of Hyde and needing flashing beacons for safety and two, the maintenance of the trail itself within the park. With recent decisions of the City to construct the shared use path along Hyde, north to 190th, as a City project, it was determined that the existing connection to the uplands trail area and crossing approximately one quarter mile north of Auburn Trail would be more appropriate than at this location. Pedestrians can walk south to Harrison and then over to the park.

Ultimately, the Commission voted 6-0 to recommend approval of the Preliminary Plat.

ALTERNATIVES:

1. Approve the Preliminary Plat for the Auburn Trail Subdivision located at 4605 Hyde Avenue and 4514 Hyde Avenue and adjacent properties to the north with the alternative design request for block lengths and the following conditions:

    a. Erosion and sediment control plans for construction phasing shall be submitted for approval by the Municipal Engineer prior to any grading work on the site.

    b. Private park improvements and required elements shall be proposed for City approval as part of final platting of the 2nd Addition.

    c. Additional native landscaping such as perennial beds shall be added at entrance points to open space areas or mid-block crossings as part of the landscape plans proposed with final platting of each phase.

    d. The final street tree, streetlight, landscaping, and conservation management plan approvals shall be deferred until final plat approval for each phase.

    e. An easement and or agreement with the City of Ames to allow for a sanitary sewer service line to be located on City property extending from Lot 178 and Outlot G to connect to the existing sanitary sewer main located with Ada Hayden park shall be submitted by the applicant for approval by the City of Ames prior to approval the final plat that includes Lot 178.

2. Approve the Preliminary Plat with modifications.

3. Deny the Preliminary Plat if it finds the Preliminary Plat does not meet the requirements

of Section 23.302(3)(b) of the Ames Municipal Code and by setting forth the reasons to disapprove or modify the proposed preliminary plat as required by Section 23.302(4) of the Ames Municipal Code.

CITY MANAGER'S RECOMMENDED ACTION:

The general layout of the development, open space, and circulation system is consistent with the Master Plan. The plat implements the low-impact development policies and techniques required by the Conservation Design ordinance for enhanced stormwater management and dispersion of open spaces throughout the development. The project includes a private recreation space proposal in lieu of a public park dedication to conform to policies of Ames Plan 2040.

Staff has found that the plat, including the grading, lot layouts, and street and trail plans, meet the requirements of Chapter 23 Subdivisions, with the proposed 20% alternative design for block lengths and proposed conditions.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):
ADDENDUM.pdf
Preliminary Plat
Master Plan
Location Map.pdf
Plan 2040 Excerpts.pdf

ADDENDUM

Project Location. The project site is located at 4605 & 4514 Hyde Avenue and Outlots A and B of the Cochrane Farms subdivision adjacent to the north of 4605. It is within the Ada Hayden Watershed north of Bloomington Road and subject to the Conservation Subdivision development standards of the Ames Municipal Code.

Ames Plan 2040. The Ames Plan 2040 Future Land Use Map designation for the property is Residential Neighborhood 3 (RN-3) (see attached Future Land Use Map). Plan 2040 describes these areas as containing a variety of residential types and neighborhood services. The characteristic of an RN-3 area is a conventional suburban layout of primarily single-family development at low and medium density. An excerpt of Plan 2040 for the RN-3 designation including a full description of characteristics and applicable zoning districts is also attached.

Plan 2040 Open Space policies support providing for recreational amenities of various types with the expansion of the City. In this case a neighborhood park is desirable to maintain consistency with City policies for proximity or access and for park area per residents. The site is located more than ½ mile from existing and planned neighborhood parks. The applicant has proposed a private “pocket park” in lieu of a larger neighborhood public park dedication. Staff has used an example of the private park on Clayton in Somerset as a potential model for the area. The pocket park on Clayton totals approximately 1/3 of an acre and includes a picnic table and play equipment. Subject to details on improvements to the space, the proposed pocket park can meet the intent of common gathering and recreation space serving neighborhood needs. Due to its limited size and location, it is not appropriate to be dedicated to the City as a public park and would need to be a HOA private amenity.

Infrastructure. The property at 4605 Hyde is the subject of a 2013 pre-annexation agreement addressing street assessments, traffic fees, water service territory buyout, and water and sewer connection fees. Since 2013, some of this infrastructure has been installed and assessed. City expectations for cost-sharing have changed related to City Council direction from December 16, 2025, to consider development incentives for certain residential development projects, including Auburn Trail. Negotiation of final agreements will be completed in order to amend the Pre-annexation agreement.

Water - Auburn Trail is within a City water connection district. The City previously undertook the extension of water service to the property and it is located in a City Connection District. Payment of Connection District fees to the City is required in conjunction with final platting of each phase of the project.

Auburn Trail is also subject to agreements for buyout of service territory agreements with Xenia Rural Water Association. The developer is responsible for buyout fees to be paid to Xenia to effectuate the territory transfer, which must occur prior to final plat.

Sewer - Sewer will be extended to the property to the north with the development. Auburn Trail is within a City sanitary sewer connection district as the City previously undertook the extension of sanitary sewer service to the property. Payment of fees to the City is required in conjunction with final platting of each phase of the project.

The residential lot on the east side of Hyde will be served by a sanitary sewer service line extended from a main located on City-owned property to the east. Typically, a sanitary sewer main would be required. However, given the length of the extension and number of homes served, a service line was permitted. The service line will require an easement with the City to be approved with the final plat.

Electric - Auburn Trail lies within the Ames Electric service territory.

Special Assessments and Off-site Traffic Improvements - The pre-annexation agreement included an assessment for the improvement of Hyde Avenue from West 190th Street. This has been completed and one payment on the assessment remains.

The combined development of Quarry Estates, Auburn Trail, and Hayden's Preserve are known from prior traffic studies to contribute to increased traffic in the area and the need for a traffic signal at Hyde and Bloomington. The original pre-annexation agreement included a developer's share of costs associated with traffic signals at Hyde Avenue and Bloomington Road and Grand Avenue and Bloomington Road. However, recent incentive discussions indicate the developer will not responsible for this payment.

Streets - The main access to the subdivision, Tilden Parkway, is proposed to extend to the northwest through the site and be stubbed at the north property line. Street connections with the Bloomington Heights subdivision to the south are also proposed through extensions of Crestmoor and Welbeck into the development. Crestmoor and Tilden will be extended through the site and are shown to connect north to the Planned Hayden's Preserve development. A loop road (Kenai and Denali) and an additional east-west road (Glacier) not shown on the Master Plan are proposed.

Staff has also requested that the potential for a street stub be accommodated off Glacier to connect to a small parcel to the north (Outlot E). This outlot also provides access to a cell tower located on the property to the north. The outlot will be platted with a later phase of the subdivision. Staff would support its relocation to the west with future platting to provide better connectivity within the subdivision if access for the cell tower can be relocated. Such a change would be a minor amendment to any future final plat.

The Hyde right-of-way along the subdivision's frontage will be dedicated with final platting.

Shared Use Paths and Trails – Shared use paths are proposed along Tilden Parkway (8 foot trail) and the site's Hyde Avenue frontage (10-foot trail). A trail connection to the shared use path along Hyde is provided at the southeast corner of the subdivision.

The shared use path along Tilden runs along the road with a connection to the future development to the north. This path will be constructed at the cost of the developer. The

Hyde path is planned as a City project as part of the development incentives process.

Access—Primary access to the site is from Hyde Avenue. A left turn lane is required for north bound traffic on Hyde into the site. The developer is responsible for public improvements serving the site.

The new flag lot on the east side of Hyde Avenue will not have direct access to Hyde. It is restricted to a shared driveway with the lot to the north.

Block Lengths and Alternative Design Request. As required by FS-RL zoning for blocks exceeding 660 feet, the Preliminary Plat includes a mid-block walkway between Denali and Kenai as well as between Glacier and Tilden, east of Rainer Way. The portions of Tilden and Glacier to the west of Tilden exceed the 660-foot requirement, but do not provide a mid-block walkway between the streets.

The applicant has requested alternative design approval which allows the standard to be adjusted up to 20%. Both blocks are approximately 780 feet in length, within the 20% allowance. Approval of an alternative design review request by City Council requires that there is an operational need or benefit to the request, and that the request offsets any impacts by providing something of equal or better consistency with the intent of the requirement or zoning district.

The benefit to the developer is to maintain the type of lot layout for single family detached homes as proposed.

In this instance, a second pedestrian access from Glacier to the park has been provided approximately 150 feet to the west of these blocks. The blocks taper to the west are not square, meaning that a mid-block walkway may not provide any greater access to the park access than the on-street sidewalks that run on a diagonal. The taper is due to the shape of the conservation area along the north property line.

Stormwater Management. The site is located within the Ada Hayden Watershed area and is subject to Conservation and Low Impact Development Subdivision standards of the City. The City recently amended the Conservation Design Ordinance that required prescriptive open space set asides and open space configurations to allow a more focused approach on Low Impact Development methods. The focus now is to manage stormwater with a treatment train approach where a variety of stormwater practices are used in a series. The Stormwater plan must address water quality and quantity measures that achieve objectives of the City for low impact development.

The majority of stormwater runoff from the development will flow to the east to two large detention ponds located in series at the southeast corner of the development. Two forebays are also proposed to help settle sediment prior to runoff entering the detention ponds. The water eventually discharges to a drainage channel east of Hyde Avenue.

Only stormwater from the northeast portion of the site is diverted to the north and not to the ponds. Runoff from the northern row of development lots will enter infiltration basins

for treatment. The runoff from this area will enter a stream north of the development that drains into Ada Hayden Lake.

Runoff from the central portion of the site will first pass through sediment collection areas at storm sewer outlets and a central grass channel prior to entering the detention ponds.

Conservation Areas/Open Space. The applicant completed a natural and cultural resources inventory as required by the Conservation Subdivision standards. No significant features were identified on the west side of Hyde that are required to be placed in required Conservation Area set-asides. The majority of the property has been farmed and is devoid of trees. Two areas with wetland-indicating conditions and a grass/ agricultural waterway were identified. Neither wetland has been determined to be Waters of the United States as Jurisdictional Wetlands and, due to their isolated nature and low-quality attributes, they are not required to be maintained as conservation areas.

A first-order perennial stream was identified on the east side of Hyde. There is an existing drainage and conservation easement on this area and it is proposed to be part of an outlot. Grading is proposed within the required stream buffer to create an embankment for the east detention pond. The Public Works Director may authorize grading impacts to the conservation area for essential infrastructure.

A streambank stabilization project was completed in 2022. Public Works staff has reviewed the proposed grading and grading limits for the stabilization project and determined there is sufficient area for conveyance and no impacts on the limits of the stabilization project.

While no significant trees were identified, with a previous rezoning of the property in 2021, neighbors to the south voiced concerns related to preserving trees on the south property line as a buffer to the development. These trees are located within an outlot and a note to preserve them is included on the plat as part of the initial grading plan for development of the site.

All single-family residential Conservation Design subdivisions shall incorporate an element of open space in order to meet the intent of subdivision of dispersed and connected conservation areas with a natural setting that supports a treatment train approach to stormwater management.

The ten outlots for stormwater management and open space areas are provided throughout the subdivision. Outlots provide buffers on the north, east, south, and west sides of the subdivision, ranging in width from 25 to 50 feet. The main outlot in the center of the subdivision that contains a stormwater channel and park includes several sidewalk segments providing access.

Conservation easements will be established on all of the of the open space areas. The Conservation Design and Low Impact Development Ordinance includes requirements for native plantings in open space areas, and for street trees to be native species planted in clusters. Approval of the landscaping and street tree plan will be deferred to final platting.

The submitted street tree and landscape plan reflects the appropriate number of street trees and native seed mixes to be used in open spaces.

Prior to final platting, staff will work with the applicant on the location and species of street trees and adding additional native landscape elements to highlight entry points to common open space areas and pedestrian connections.

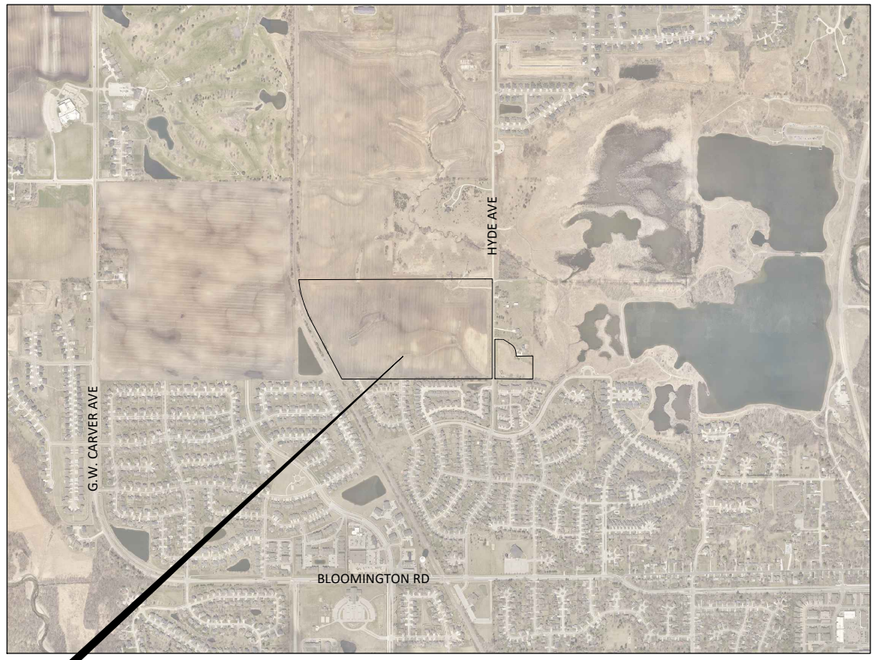
A draft Conservation Area Management Plan has been submitted that describes these areas and how they will be established and maintained. More detail for maintenance operations is required during the Final Plat process. The developer will have initial responsibility for creating the conservation areas and the future homeowner's association will have long term management responsibilities.

HUNZIKER DEVELOPMENT

PRELIMINARY PLAT FOR

AUBURN TRAIL

APRIL, 2026



PROJECT LOCATION

MAP OF THE
CITY OF AMES
STORY COUNTY, IA

0 1000 2000
HORZ. SCALE FEET



STORY COUNTY, IA

Sheet List Table	
Sheet Number	Sheet Title
PP.01	TITLE SHEET
PP.02	GENERAL NOTES AND TYPICAL SECTIONS
PP.03	GENERAL NOTES AND TYPICAL SECTIONS
PP.04	OVERALL LAYOUT
PP.05	EXISTING CONDITIONS
PP.06	EXISTING CONDITIONS
PP.07	EXISTING CONDITIONS
PP.08	EXISTING CONDITIONS
PP.09	EXISTING CONDITIONS
PP.10	PROPOSED IMPROVEMENTS
PP.11	PROPOSED IMPROVEMENTS
PP.12	PROPOSED IMPROVEMENTS
PP.13	PROPOSED IMPROVEMENTS
PP.14	PROPOSED IMPROVEMENTS
PP.15	STREET TREE AND LANDSCAPING PLAN
PP.16	STREET TREE AND LANDSCAPING PLAN
PP.17	STREET TREE AND LANDSCAPING PLAN
PP.18	STREET TREE AND LANDSCAPING PLAN
PP.19	STREET TREE AND LANDSCAPING PLAN
PP.20	BOUNDARY
PP.21	STREET SIGNAGE

GOVERNING SPECIFICATIONS

THE 2025 EDITION OF THE "IOWA STATEWIDE URBAN SPECIFICATIONS FOR PUBLIC IMPROVEMENTS" AND CITY OF AMES SPECIFICATIONS.

MUTCD 2009 AS ADOPTED BY IOWA DEPARTMENT OF TRANSPORTATION.

ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES WILL BE COMPLIED WITHIN THE CONSTRUCTION OF THIS PROJECT.

IOWA ONE CALL
1-800-292-8989 | 811
www.iowaonecall.com

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY IOWA ONE CALL 1-800-292-8989 OR 811

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-22, ENTITLED "STANDARD GUIDELINE FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES".

UTILITY CONTACTS

CITY OF AMES UTILITY MAINTENANCE - BEN MCCONVILLE, 515-239-5162
CENTURY LINK - SADIE HALL, 918-547-0147
MIDLAND POWER COOPERATIVE - BRUCE KEENEY, 515-386-4111
MEDIACOM - TIM ADREON, 515-233-2318
XENIA RURAL WATER DISTRICT - LAIRD VAN DEE, 515-676-2117
CITY OF AMES ELECTRIC, MARK CARRAN, 515-239-5189

ZONING

EXISTING: FS-RL
PROPOSED: FS-RL

OWNER

HUNZIKER DEVELOPMENT
105 S. 16TH ST.
AMES, IA 50010

PREPARED BY

BOLTON AND MENK
1519 BALTIMORE DRIVE
AMES, IA 50010

PLAN REVISIONS		
REV	ISSUED FOR	DATE

I LICENSED PROFESSIONAL ENGINEER
Gregory A. Broussard, P21974
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.

Gregory A. Broussard, P.E.
LICENSE NUMBER: P21974 DATE:
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:
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CLIENT PROJ. NO.			
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HUNZIKER DEVELOPMENT
AUBURN TRAIL
TITLE SHEET

SHEET
PP.01

TILDEN PARKWAY											
NUMBER	START STATION	END STATION	LENGTH	DELTA	RADIUS	CHORD	START N	START E	END N	END E	LINE / CHORD DIRECTION
C11	0+00	2+71.66	271.66	13°50'40"	1124.29	271.00	3487589.45	4881158.39	3487325.40	4881219.40	S13° 00' 40"E
C12	2+71.66	7+61.52	489.86	70°10'00"	400.00	459.81	3487325.40	4881219.40	3487061.77	4881596.13	S55° 01' 00"E
L18	7+61.52	23+98.66	1637.14				3487061.77	4881596.13	3487064.63	4883233.27	N89° 54' 00"E

CRESTMOOR AVE											
NUMBER	START STATION	END STATION	LENGTH	DELTA	RADIUS	CHORD	START N	START E	END N	END E	LINE / CHORD DIRECTION
L17	0+00	10+67.90	1067.90				3486103.32	4881524.81	3487047.37	4881025.63	N27° 52' 07"W
C10	10+67.90	17+35.63	667.73	27°02'30"	1414.79	661.55	3487047.37	4881025.63	3487688.29	4880861.69	N14° 20' 51"W

KENAI PLACE											
NUMBER	START STATION	END STATION	LENGTH	DELTA	RADIUS	CHORD	START N	START E	END N	END E	LINE / CHORD DIRECTION
L23	0+00	3+24.42	324.42				3486511.20	4881252.58	3486663.58	4881538.98	N61° 59' 03"E
C14	3+24.42	3+97.47	73.05	27°54'12"	150.00	72.33	3486663.58	4881538.98	3486681.16	4881609.15	N75° 56' 09"E
C15	14+60.72	16+17.81	157.09	90°00'23"	100.00	141.43	3486683.25	4882672.39	3486583.42	4882772.57	S45° 06' 05"E
L26	16+17.81	16+92.73	74.92				3486583.42	4882772.57	3486508.50	4882772.70	S0° 05' 53"E
C16	16+92.73	18+49.78	157.05	89°59'05"	100.00	141.40	3486508.50	4882772.70	3486408.33	4882672.90	S44° 53' 39"W
L27	18+49.78	24+94.35	644.57				3486408.33	4882672.90	3486407.06	4882028.33	S89° 53' 12"W
L28	24+94.35	27+45.17	250.81				3486407.06	4882028.33	3486406.56	4881777.52	S89° 53' 12"W
C17	27+45.17	29+08.13	162.96	62°14'41"	150.00	155.06	3486406.56	4881777.52	3486486.44	4881644.62	N58° 59' 27"W
L29	29+08.13	30+50	141.87				3486486.44	4881644.62	3486611.86	4881578.30	N27° 52' 07"W

DENALI LANE											
NUMBER	START STATION	END STATION	LENGTH	DELTA	RADIUS	CHORD	START N	START E	END N	END E	LINE / CHORD DIRECTION
L30	0+00	1+13.75	113.75				3486611.86	4881578.30	3486712.42	4881525.13	N27° 52' 07"W

GLACIER DRIVE											
NUMBER	START STATION	END STATION	LENGTH	DELTA	RADIUS	CHORD	START N	START E	END N	END E	LINE / CHORD DIRECTION
L36	0+00	6+91.59	691.59				3487015.96	4880985.67	3487339.24	4881597.05	N62° 07' 53"E
C18	6+91.59	7+88.52	96.93	27°46'07"	200.00	95.98	3487339.24	4881597.05	3487362.44	4881690.19	N76° 00' 57"E
L37	7+88.52	21+40.02	1351.50				3487362.44	4881690.19	3487364.80	4883041.69	N89° 54' 00"E

RAINER WAY											
NUMBER	START STATION	END STATION	LENGTH	DELTA	RADIUS	CHORD	START N	START E	END N	END E	LINE / CHORD DIRECTION
L38	0+00	7+60.95	760.95				3486632.10	4882050.95	3487393.06	4882049.64	N0° 05' 53"W

WELBECK DRIVE											
NUMBER	START STATION	END STATION	LENGTH	DELTA	RADIUS	CHORD	START N	START E	END N	END E	LINE / CHORD DIRECTION
L34	0+00	2+77.49	277.49				3486179.56	4882028.72	3486457.06	4882028.25	N0° 05' 53"W

ACADIA LANE											
NUMBER	START STATION	END STATION	LENGTH	DELTA	RADIUS	CHORD	START N	START E	END N	END E	LINE / CHORD DIRECTION
L35	0+00	3+55.51	355.51				3487014.19	4882976.29	3487369.70	4882975.68	N0° 05' 53"W

DENALI LANE											
NUMBER	START STATION	END STATION	LENGTH	DELTA	RADIUS	CHORD	START N	START E	END N	END E	LINE / CHORD DIRECTION
L30	0+00	1+13.75	113.75				3486611.86	4881578.30	3486712.42	4881525.13	N27° 52' 07"W

LOTS		
LOT	AREA (SF)	AREA (AC)
1	11,576	0.266
2	10,916	0.251
3	10,926	0.251
4	10,911	0.250
5	10,698	0.246
6	10,861	0.249
7	10,452	0.240
8	10,452	0.240
9	10,468	0.240
10	10,985	0.252
11	11,000	0.253
12	11,000	0.253
13	13,796	0.317
14	9,051	0.208
15	8,625	0.198
16	8,635	0.198
17	10,350	0.238
18	10,350	0.238
19	12,572	0.289
20	13,387	0.307
21	13,135	0.302
22	9,900	0.227
23	9,479	0.218
24	9,898	0.227
25	9,900	0.227
26	9,929	0.228
27	9,927	0.228
28	9,927	0.228
29	9,927	0.228
30	9,927	0.228

LOTS		
LOT	AREA (SF)	AREA (AC)
31	10,611	0.244
32	12,009	0.276
33	13,490	0.310
34	11,495	0.264
35	13,299	0.305
36	13,500	0.310
37	13,310	0.306
38	9,218	0.212
39	9,218	0.212
40	9,218	0.212
41	9,218	0.212
42	9,218	0.212
43	9,218	0.212
44	9,218	0.212
45	9,346	0.215
46	9,343	0.214
47	11,865	0.272
48	10,510	0.241
49	11,531	0.265
50	9,859	0.226
51	9,350	0.215
52	9,350	0.215
53	9,224	0.212
54	9,224	0.212
55	9,224	0.212
56	9,224	0.212
57	9,224	0.212
58	9,224	0.212
59	9,224	0.212
60	13,318	0.306

LOTS		
LOT	AREA (SF)	AREA (AC)
61	10,157	0.233
62	10,157	0.233
63	10,157	0.233
64	10,157	0.233
65	10,156	0.233
66	11,000	0.253
67	11,000	0.253
68	10,845	0.249
69	10,843	0.249
70	10,843	0.249
71	12,802	0.294
72	8,710	0.200
73	8,424	0.193
74	12,100	0.278
75	10,350	0.238
76	10,350	0.238
77	11,500	0.264
78	12,162	0.279
79	10,197	0.234
80	10,490	0.241
81	10,490	0.241
82	10,036	0.230
83	9,040	0.208
84	8,432	0.194
85	8,432	0.194
86	8,867	0.204
87	11,438	0.263
88	12,439	0.286
89	9,227	0.212
90	9,226	0.212

LOTS		
LOT	AREA (SF)	AREA (AC)
91	9,380	0.215
92	8,852	0.203
93	8,280	0.190
94	8,280	0.190
95	8,280	0.190
96	8,280	0.190
97	9,519	0.219
98	10,160	0.233
99	8,740	0.201
100	8,740	0.201
101	8,740	0.201
102	10,206	0.234
103	10,206	0.234
104	10,206	0.234
105	10,206	0.234
106	10,206	0.234
107	10,206	0.234
108	10,206	0.234
109	10,206	0.234
110	9,108	0.209
111	7,413	0.170
112	7,446	0.171
113	7,446	0.171
114	7,446	0.171
115	7,446	0.171
116	7,446	0.171
117	7,447	0.171
118	6,590	0.151
119	7,500	0.172
120	7,500	0.172

LOTS		
LOT	AREA (SF)	AREA (AC)
121	8,410	0.193
122	9,086	0.209
123	10,665	0.245
124	9,371	0.215
125	9,371	0.215
126	9,371	0.215
127	9,371	0.215
128	10,659	0.245
129	15,359	0.353
130	12,220	0.281
131	8,350	0.192
132	8,399	0.193
133	8,399	0.193
134	8,399	0.193
135	10,680	0.245
136	9,120	0.209
137	7,500	0.172
138	7,500	0.172
139	7,500	0.172
140	7,500	0.172
141	7,447	0.171
142	7,446	0.171
143	7,446	0.171
144	7,446	0.171
145	7,446	0.171
146	7,446	0.171
147	7,438	0.171
148	9,083	0.209
149	10,621	0.244
150	8,675	0.199

LOTS		
LOT	AREA (SF)	AREA (AC)
151	8,685	0.199
152	8,078	0.185
153	14,797	0.340
154	10,397	0.239
155	7,247	0.166
156	7,750	0.178
157	9,889	0.227
158	9,895	0.227
159	9,895	0.227
160	9,892	0.227
161	9,898	0.227
162	9,895	0.227
163	9,895	0.227
164	9,895	0.227
165	9,895	0.227
166	9,895	0.227
167	9,895	0.227
168	9,895	0.227
169	9,895	0.227
170	9,892	0.227
171	13,769	0.316
172	12,178	0.280
173	12,416	0.285
174	10,014	0.230
175	8,276	0.190
176	8,561	0.197
177	7,963	0.183
178	40,978	0.941

OUTLOTS		
LOT	AREA (SF)	AREA (AC)
OUTLOT A	86,666	1.990
OUTLOT B	116,782	2.681
OUTLOT C	20,875	0.479
OUTLOT D	72,650	1.668
OUTLOT E	7,743	0.178
OUTLOT F	333,285	7.651
OUTLOT G	162,718	3.735
OUTLOT H	8,400	0.193
OUTLOT I	12,180	0.280

Outlot	EASEMENTS							
	STORM WATER FLOWAGE EASEMENT (SWFE)	STORM SEWER	PEDESTRIAN	DETENSION	CONSERVATION	PUBLIC UTILITY EASEMENT (PUE)	ACCESS	SANITARY SEWER SERVICE
A	X	X			X	X		
B	X	X	X		X	X		
C	X	X			X	X		
D	X	X			X	X		
E						X	X	
F	X	X	X	X	X	X		
G	X	X		X	X	X		X
H	X	X	X		X	X		
I	X				X	X		X
J			X					

GENERAL NOTES:

1. ALL PRIVATE UTILITIES WILL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS SHOWN OR LOCATED WITHIN UTILITY CORRIDORS PROVIDED FOR BY THE CITY'S 'USE OF CITY RIGHTS-OF-WAY BY RIGHT-OF-WAY USERS' ORDINANCE.
2. ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.
3. SEE ZONING ORDINANCE SEC 29.1202 FS-RL FOR SETBACK REQUIREMENTS.
4. OUTLOT E WILL INCLUDE A DRIVEWAY FOR THE CELL TOWER TO THE NORTH.
5. LOTS 87,88,129,174,97,98,122,123,AND 110 SHALL HAVE ACCESS FROM SIDE STREETS, NOT TILDEN AVE.

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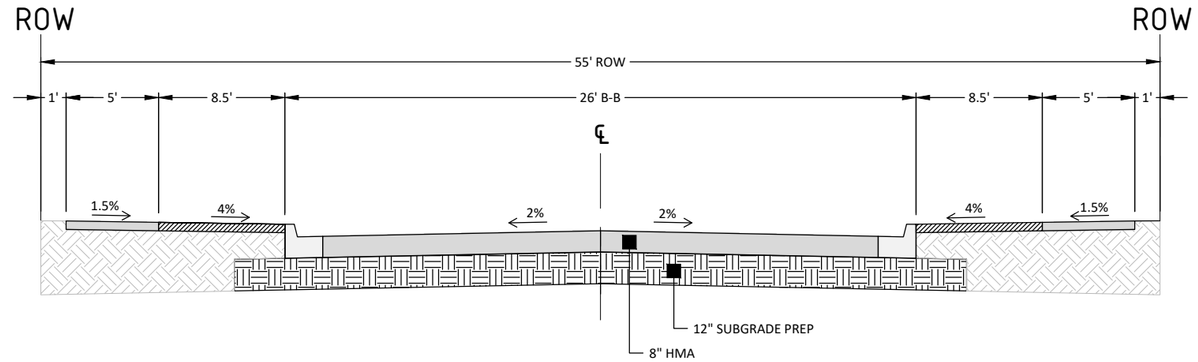
HUNZIKER DEVELOPMENT
AUBURN TRAIL
GENERAL NOTES AND TYPICAL SECTIONS

SHEET PP.02

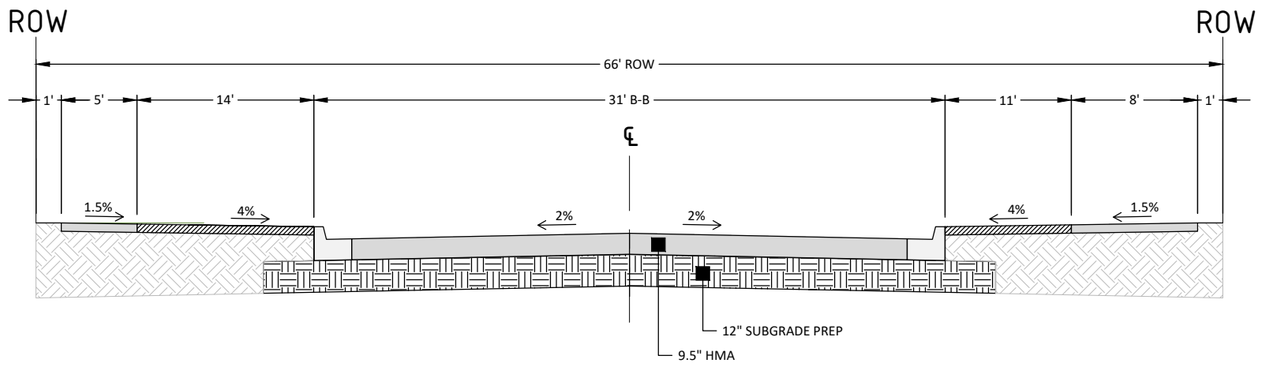
ROAD TYPICAL SECTIONS	
CRESTMOOR AVE	A
ACADIA LANE	A
KENAI PLACE	A
RAINER WAY	A
DENALI LANE	A
TILDEN PARKWAY	B
GLACIER DRIVE	A
WELBECK DRIVE	A

USABLE OPEN SPACE CALCULATIONS		
TOTAL AREA	74.459	ACRES
USABLE OPEN SPACE		
OUTLOT B	2.68	ACRES
OUTLOT F	7.85	ACRES
OUTLOT H	0.19	ACRES
TOTAL USABLE OPEN SPACE	10.720	
TOTAL USABLE OPEN SPACE PERCENTAGE	14.40%	

LOT DENSITY CALCULATIONS		
TOTAL	74.459	ACRES
ROW	14.71	ACRES
OUTLOTS	19.10	ACRES
LOT AREA (MINUS OUTLOTS & ROW)	40.65	ACRES
TOTAL NUMBER OF LOTS	178	LOTS
LOT DENSITY CALCULATIONS	4.38	LOTS/ACRE



A ROAD TYPICAL SECTION - A
NOT TO SCALE



B ROAD TYPICAL SECTION - B
NOT TO SCALE

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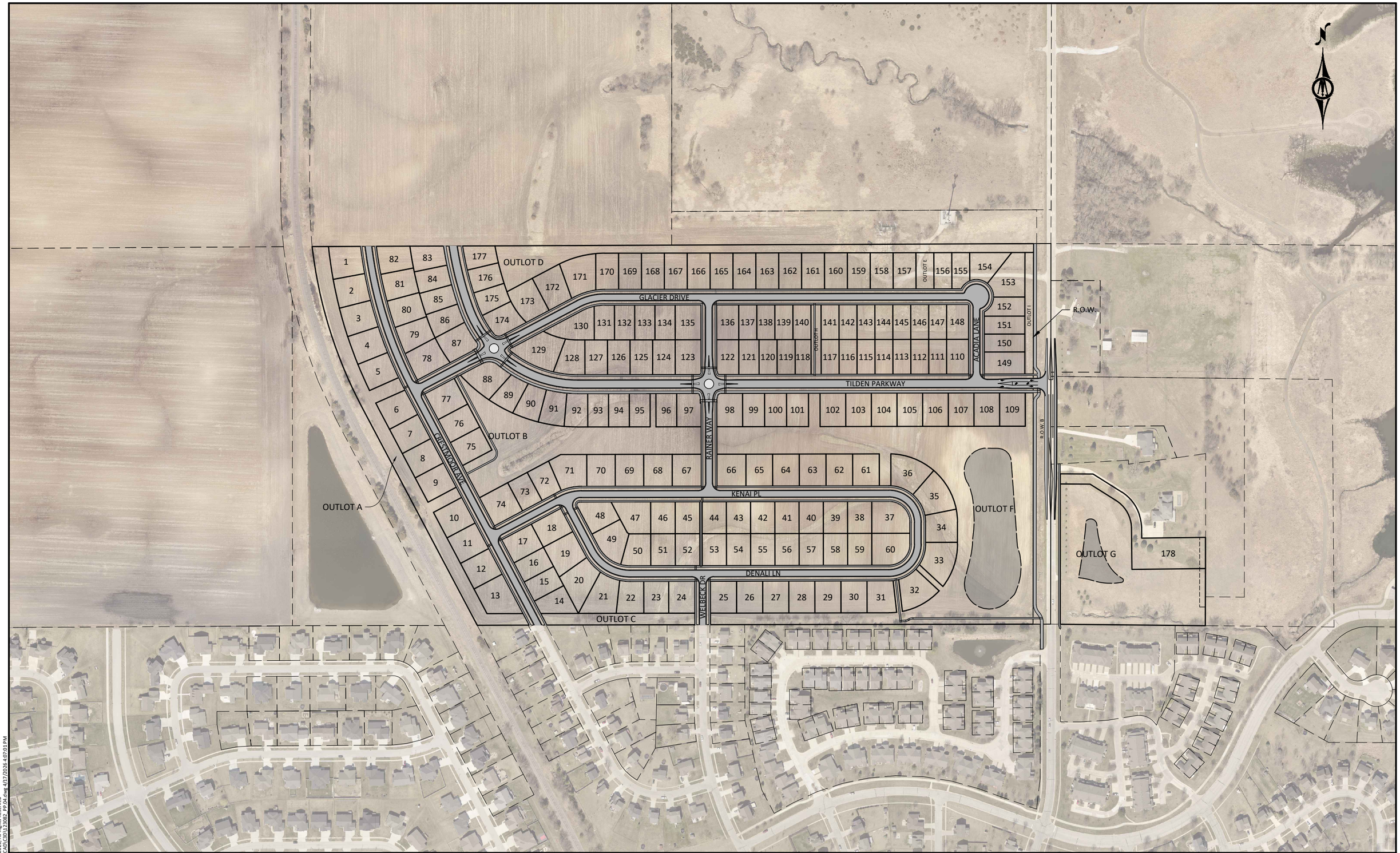
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HUNZIKER DEVELOPMENT
AUBURN TRAIL
GENERAL NOTES AND TYPICAL SECTIONS

SHEET PP.03



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HORZ. 0 150 300
SCALE FEET

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HUNZIKER DEVELOPMENT
AUBURN TRAIL
OVERALL LAYOUT

SHEET
PP.04

N

ROSE PRAIRIE LLC

ERBEN & MARGARET HUNZIKER APARTMENTS LLC

N 89°46'05" E 1293.62

N 89°46'05" E 1287.22

N 73°10'6" W 50.31

N 0°13'55" W 50.00

L=533.77'

951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971

EDGE OF NON-JURISDICTIONAL WETLAND

EDGE OF NON-JURISDICTIONAL WETLAND

HORZ. 0 50 100 SCALE FEET

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HUNZIKER DEVELOPMENT
AUBURN TRAIL
EXISTING CONDITIONS

SHEET
PP.05

LEROY D & SUE A STURGES

ROSE PRAIRIE LLC

MARGOT B ENESS

ALLISON J ENESS TRUSTEE

MARGOT B ENESS

CLAYTON T GREGG

N 89°46'05" E 1162.99

N 0°13'55" W 50.00

CAPPED 8" SANITARY SEWER
FL: 906.55

S 0°13'55" E 50.00

N 89°46'05" E 99.90

33' ROW EASEMENT

S 0°02'47" W 713.33

66' R.O.W.

31'

HYDE AVENUE

EDGE OF NON-JURISDICTIONAL WETLAND

946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963

960 959 958 957 956 955 954 953 952 951 950 949 948 947 946 945

955 950 945

HORZ. SCALE 0 50 100 FEET

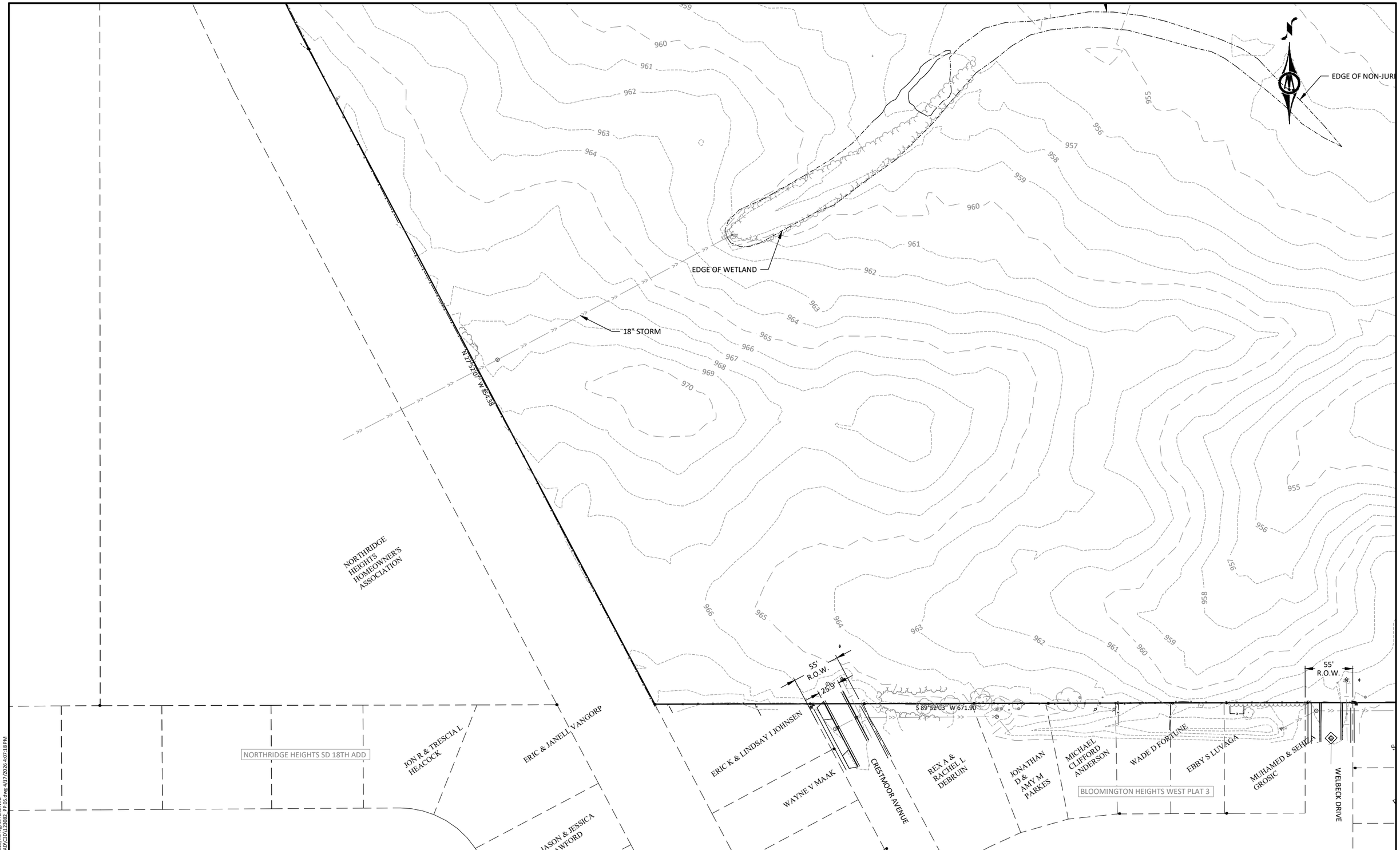
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HUNZIKER DEVELOPMENT
AUBURN TRAIL
EXISTING CONDITIONS

SHEET
PP.06



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HORZ. 0 50 100
SCALE FEET

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HUNZIKER DEVELOPMENT
AUBURN TRAIL
EXISTING CONDITIONS

SHEET
PP.07

EDGE OF NON-JURISDICTIONAL WETLAND

66' R.O.W.

31'

HYDE AVENUE

CLAYTON T GREGG

EXISTING 100' INGRESS/EGRESS EASEMENT

S 89°38'41" E 113.42

S 48°38' E 116.93

S 0°02'47" W 0.00

S 0°02'47" W 553.27

N 0°02'47" E 520.29

PROTECT EXISTING TREES ALONG SOUTH PROPERTY LINE

55' R.O.W.

S 89°54'07" W 1312.19

MUHAMED & SEHILA GROSIC

WELBECK DRIVE

BENJAMIN L FREKING

SAMY GAMAL HAMAD

BERNARD & JEANNE KONEK

FAYE A KELLEN TRUSTEE

INEZ LEONE CARLSON

RANDALL D & DEBORAH L MILLER

GLENDON W & SHIRLEY A KUIPER TRUSTEES

JUNE M NASBY

CHIA-YU SHEN

JODI CORNELL

KENNETH M & LINDA D MOCKEDT

PEGGY E LOWARY

WAYNE A & IRENE R SHIREMAN

WAYNE V MAAK

BLOOMINGTON HEIGHTS WEST PLAT 2

BLOOMINGTON HEIGHTS WEST & TOWNHOMES LC

MAVIS A BUTLER

EXISTING STORM SEWER EASEMENT

EXISTING DRAINAGE & CONSERVATION EASEMENT

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HORZ. SCALE 0 50 100 FEET

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REV	DESCRIPTION	DATE

HUNZIKER DEVELOPMENT

AUBURN TRAIL

EXISTING CONDITIONS

SHEET PP.08

66' R.O.W.
31'
HYDE AVENUE
CLAYTON T GREGG
EXISTING 100' INGRESS/EGRESS EASEMENT
S 89°38'41" E 113.42
S 48°38'38" E 116.93
L=100.03
S 0°38'38" E 36.84
S 0°02'47" W 0.00
S 0°02'47" W 553.27
N 0°02'47" E 520.29
N 89°21'22" E 220.79
S 0°06'07" W 305.38
N 89°25'36" W 502.35
EXISTING STREAM
EXISTING STORM SEWER EASEMENT
EXISTING DRAINAGE & CONSERVATION EASEMENT
GLENDORA M CLARK
ANITA A KLOCKE
DEBORAH TRUSTEE LANCASTER
DARRA S JOHNSON REV TRUST
BLOOMINGTON TOWNHOMES ASSOCIATION INC
CITY OF AMES
WAYNE A & IRENE R SHREMAN
WAYNE V MAAK
HYDE AVENUE
MARGO
ONNEDT
OWARY

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HORZ. SCALE 0 50 100 FEET

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HUNZIKER DEVELOPMENT
AUBURN TRAIL
EXISTING CONDITIONS

SHEET
PP.09
198

UTILITY LEGEND

STORM SEWER

8" SANITARY SEWER

8" WATERMAIN

EASEMENT LEGEND

PUBLIC UTILITY EASEMENT (P.U.E.)

STORM WATER FLOWAGE EASEMENT (S.W.F.E.)

SANITARY SEWER EASEMENT

ELECTRICAL EASEMENT

NOTE:

- ALL STORM SEWER 15" UNLESS OTHERWISE NOTES
- EO = EMERGENCY OVERFLOW

HORZ. SCALE 0 50 100 FEET

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CHECKED	GAB
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REV	DESCRIPTION	DATE

HUNZIKER DEVELOPMENT

AUBURN TRAIL

PROPOSED IMPROVEMENTS

SHEET PP.10

UTILITY LEGEND

STORM SEWER

8" SANITARY SEWER

8" WATERMAIN

EASEMENT LEGEND

PUBLIC UTILITY EASEMENT (P.U.E.)

STORM WATER FLOWAGE EASEMENT (S.W.F.E.)

SANITARY SEWER EASEMENT

ELECTRICAL EASEMENT

CAPPED 8" SANITARY SEWER
FL: 906.55

GLACIER DR

RAINER WAY

TILDEN PARKWAY

ACADIA LANE

100YR
ELEV: 952.01

100YR
ELEV: 951.73

100YR
ELEV: 955.83

R.O.W.A
13.87 ACRES
560,761 SQ FT

R.O.W.B
1.84 ACRES
80,293 SQ FT

0 50 100
HORZ. SCALE FEET

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REV	DESCRIPTION	DATE

HUNZIKER DEVELOPMENT
AUBURN TRAIL
PROPOSED IMPROVEMENTS

SHEET
PP.11
200

UTILITY LEGEND

STORM SEWER

8" SANITARY SEWER

8" WATERMAIN

EASEMENT LEGEND

PUBLIC UTILITY EASEMENT (P.U.E.)

STORM WATER FLOWAGE EASEMENT (S.W.F.E.)

SANITARY SEWER EASEMENT

ELECTRICAL EASEMENT

LOT 6 10,861 SQ FT

LOT 7 10,452 SQ FT

LOT 8 10,452 SQ FT

LOT 9 10,468 SQ FT

LOT 10 10,985 SQ FT

LOT 11 11,000 SQ FT

LOT 12 11,000 SQ FT

LOT 13 13,796 SQ FT

LOT 14 9,051 SQ FT

LOT 15 8,625 SQ FT

LOT 16 8,635 SQ FT

LOT 17 10,350 SQ FT

LOT 18 10,350 SQ FT

LOT 19 12,572 SQ FT

LOT 20 13,387 SQ FT

LOT 21 13,135 SQ FT

LOT 22 9,900 SQ FT MPE: 961.54

LOT 23 9,478 SQ FT MPE: 961.54

LOT 24 9,898 SQ FT MPE: 961.54

LOT 74 12,100 SQ FT

LOT 75 10,350 SQ FT

LOT 76 10,350 SQ FT

LOT 77 11,000 SQ FT

LOT 71 12,802 SQ FT

LOT 70 10,843 SQ FT MPE: 956.71

LOT 69 10,843 SQ FT MPE: 956.71

LOT 68 10,885 SQ FT MPE: 956.71

LOT 67 11,000 SQ FT MPE: 956.71

LOT 72 8,972 SQ FT

LOT 73 8,225 SQ FT

LOT 90 9,226 SQ FT

LOT 91 9,880 SQ FT

LOT 92 8,852 SQ FT

LOT 93 8,280 SQ FT

LOT 94 8,280 SQ FT

LOT 95 8,280 SQ FT MPE: 956.71

LOT 96 8,280 SQ FT MPE: 956.71

LOT 97 9,519 SQ FT MPE: 956.71

LOT 48 10,510 SQ FT

LOT 47 11,165 SQ FT

LOT 46 9,343 SQ FT

LOT 45 9,345 SQ FT

LOT 44 9,218 SQ FT

LOT 49 11,531 SQ FT

LOT 50 9,859 SQ FT

LOT 51 9,300 SQ FT

LOT 52 9,550 SQ FT

PARK AREA .75 ACRES

OUTLOT A 1.99 ACRES 86,666 SQ FT

OUTLOT B 2.68 ACRES 116,782 SQ FT

OUTLOT C 0.48 ACRES 20,878 SQ FT

EMERGENCY OVERFLOW - 955.71

GREENMOOR AVE

RAINER WAY

KENAI PL

DENALI LANE

WELBECK DR

30' ELECTRICAL EASEMENT

10' ELECTRICAL EASEMENT

10' P.U.E. (TYP)

5' P.U.E. (TYP)

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HORZ. SCALE 0 50 100 FEET

BOLTON & MENK

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Email: Ames@bolton-menk.com
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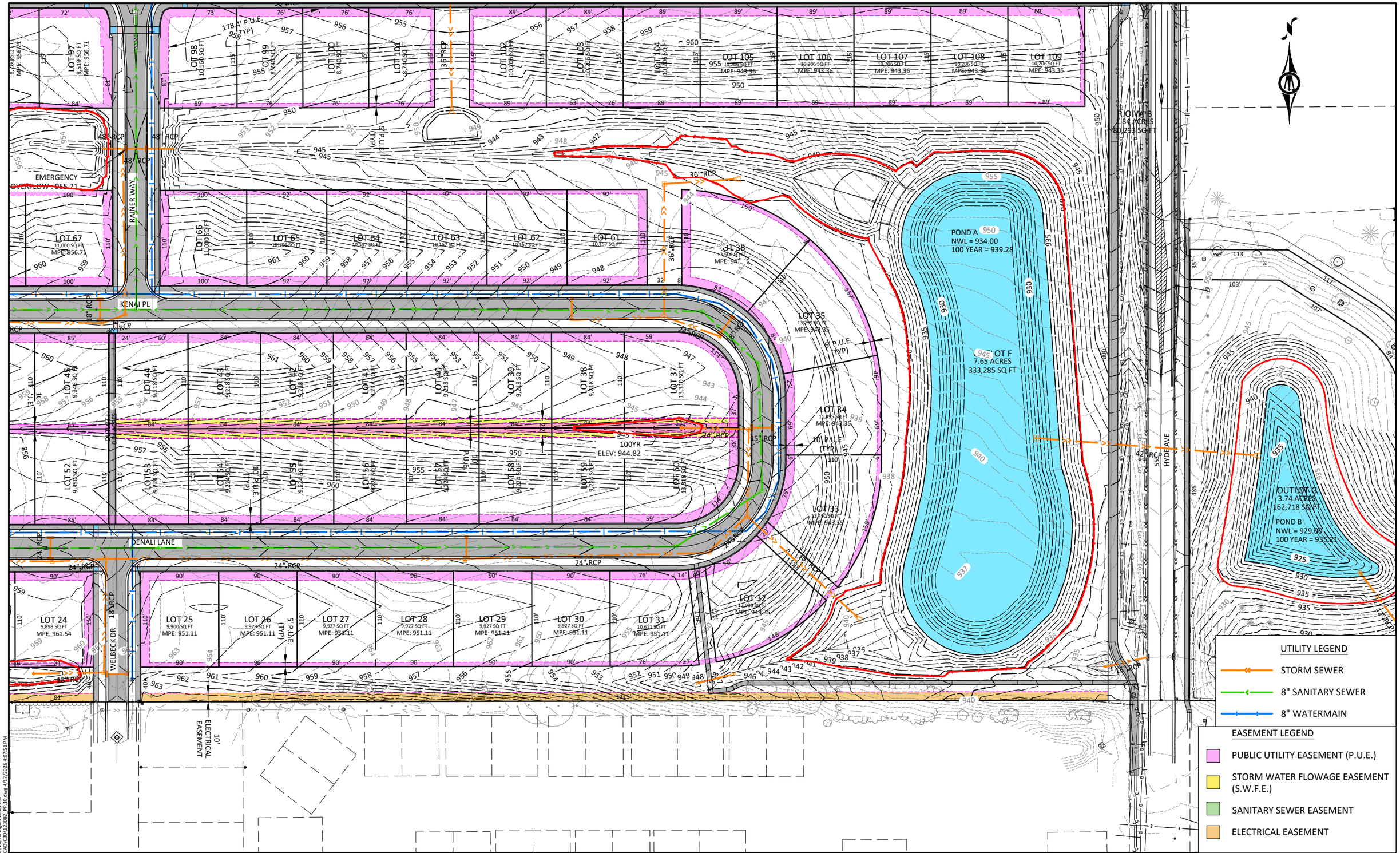
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HUNZIKER DEVELOPMENT

AUBURN TRAIL

PROPOSED IMPROVEMENTS

SHEET PP.12



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HORZ. SCALE 0 50 100 FEET

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HUNZIKER DEVELOPMENT
AUBURN TRAIL
PROPOSED IMPROVEMENTS

SHEET
PP.13

LOT 105
10,206 SQ FT
MPE: 943.36

LOT 106
10,206 SQ FT
MPE: 943.36

LOT 107
10,206 SQ FT
MPE: 943.36

LOT 108
10,206 SQ FT
MPE: 943.36

LOT 109
10,206 SQ FT
MPE: 943.36

POND A
NWL = 934.00
100 YEAR = 939.28

OUTLOT F
7.65 ACRES
333,285 SQ FT

LOT 35
13,230 SQ FT
MPE: 943.35

LOT 34
15,185 SQ FT
MPE: 942.35

LOT 33
13,440 SQ FT
MPE: 943.35

LOT 32
12,009 SQ FT
MPE: 943.35

P.U.E. (TYP)

15" RCP

42" RCP

HYDE AVE

ROW
1.84 ACRES
80,293 SQ FT

OUTLOT G
3.74 ACRES
162,718 SQ FT

POND B
NWL = 929.00
100 YEAR = 935.21

LOT 178
44,547 SQ FT

6" SANITARY SEWER SERVICE

UTILITY LEGEND

- STORM SEWER
- 8" SANITARY SEWER
- 8" WATERMAIN

EASEMENT LEGEND

- PUBLIC UTILITY EASEMENT (P.U.E.)
- STORM WATER FLOWAGE EASEMENT (S.W.F.E.)
- SANITARY SEWER EASEMENT
- ELECTRICAL EASEMENT

NOTE:

- ALL STORM SEWER 15" UNLESS OTHERWISE NOTES

HORZ. SCALE 0 50 100 FEET

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HUNZIKER DEVELOPMENT
AUBURN TRAIL
PROPOSED IMPROVEMENTS

SHEET PP.14

LEGEND

- TYPE I SEEDING/SOD
- WETLAND SEEDING
- NATIVE AND FORBS
- TYPE IV SEEDING
- LOW-GROW GRASS
- PROPOSED TREE

LOW-GROW GRASS MIXTURE SHALL BE THE FOLLOWING

- SUBDIVISION MIXTURE BY UNITED SEED, OR
- APPROVED EQUAL

SEED RATE: 32 LBS/ACRE
SEEDING DEPTH: 1/4"

15% SIDEOATS GRAMA
10% BLUE GRAMA
20% HARD FINE FESCUE
20% SHEEP FINE FESCUE
25% BLUE FINE FESCUE
15% LITTLE BLUESTEM
15% COVER CROP

TYPE I MIXTURE SHALL BE THE FOLLOWING

- REFER TO SUDAS FOR GRASS MIXTURE AND SEEDING RATE

TYPE IV SHALL BE THE FOLLOWING

- REFER TO SUDAS FOR GRASS MIXTURE AND SEEDING RATE

WETLAND MIXTURE SHALL BE THE FOLLOWING

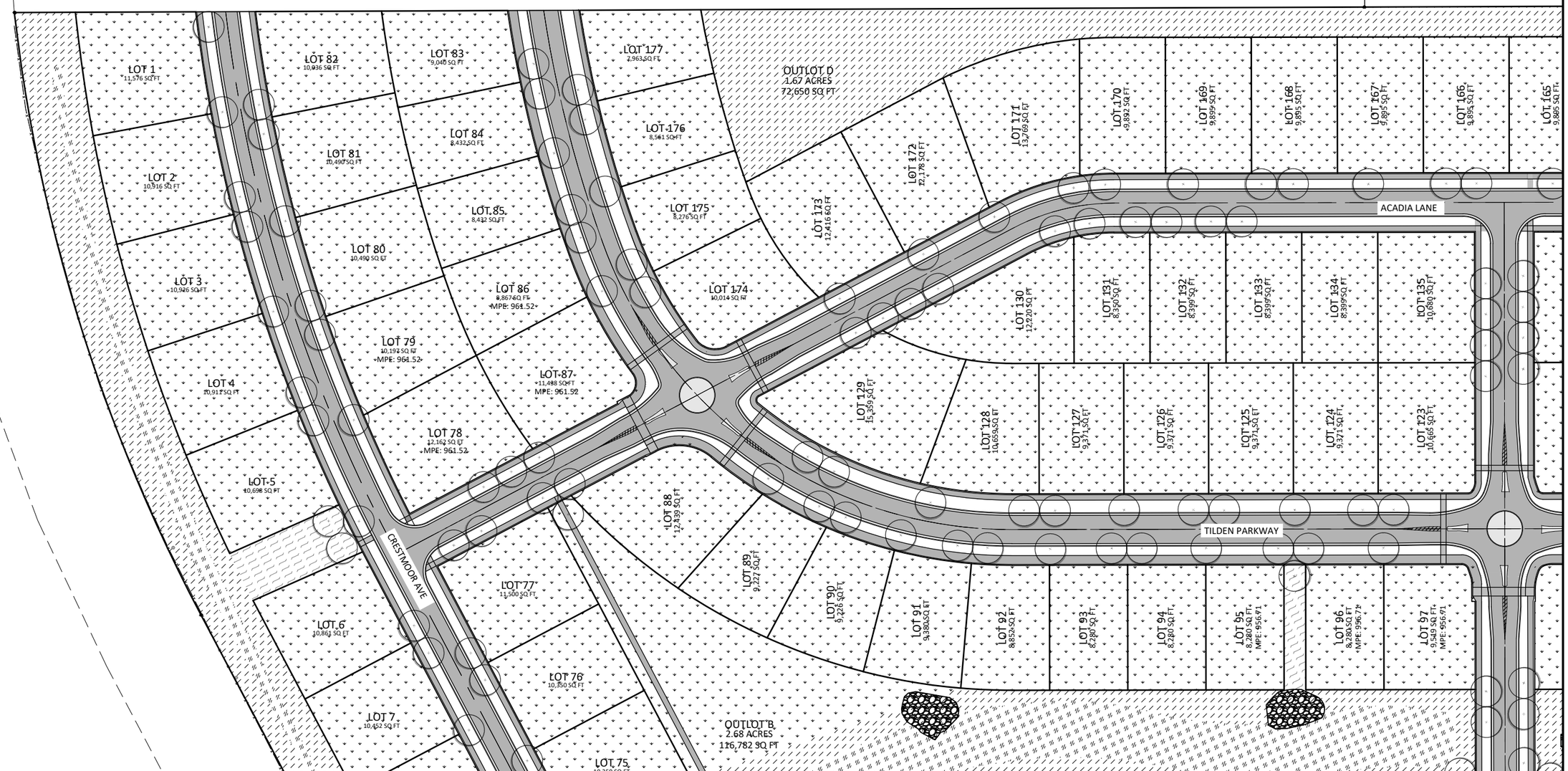
- REFER TO SUDAS FOR WETLAND MIXTURE AND SEEDING RATE

NATIVE GRASS AND FORBS SHALL BE THE FOLLOWING

- REFER TO SUDAS FOR NATIVE GRASS AND FORBS MIXTURE AND SEEDING RATE

STREET TREE NOTES:

1. TREES SHALL BE PLANTED WITHIN THE RIGHT-OF-WAY WITHIN THE SUBDIVISION. TREES SHALL BE PLANTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 23.402 OF SUBDIVISION ORDINANCE.
2. TREES SHALL BE OF NATIVE SPECIES AS INDICATED BY THE IOWA DEPARTMENT OF NATURAL RESOURCES AND APPROVED BY THE CITY.
3. THE SPACING SHALL BE ADJUSTED AS A RESULT OF DRIVE OPENINGS, UNDERGROUND UTILITIES, STREET LIGHTS, AND OTHER POTENTIAL OBSTRUCTIONS.
4. A MINIMUM OF NINE (9) SQUARE FEET OF AREA SHALL BE MAINTAINED FOR EACH TREE AND NO IMPERVIOUS MATERIAL SHALL BE INSTALLED CLOSER THAN THIRTY (30) INCHES TO THE TRUCK OF THE TREE.
5. TREES SHALL NOT BE LOCATED CLOSER THAN TWO AND ONE-HALF (2-1/2) FEET TO THE BACK OF CURB OR THE SIDEWALK LINE. WHERE THE DISTANCE BETWEEN THE BACK OF THE CURB AND THE SIDEWALK IS GREATER THAN EIGHT (8) FEET, TREES SHALL BE PLANTED WITHIN FOUR (4) FEET OF THE SIDEWALK LINE.
6. TREES SHALL NOT BE PLANTED CLOSER THAN THIRTY (30) FEET FROM THE CORNER AT INTERSECTIONS AND SHALL NOT BE CLOSER THAN TWENTY (20) FEET TO THE INTERSECTION OF THE FRONT AND SIDE LOT LINE ON A CORNER LOT.
7. TRESS SHALL NOT BE PLANTED CLOSER THAN TEN (10) FEET TO RESIDENTIAL DRIVEWAYS.
8. TREES SHALL NOT BE LOCATED CLOSER TO A STREET LIGHT POLE THAN THE DISTANCE OF THE SPREAD OF THE TREE AT MATURITY. THE DISTANCE SHALL BE MEASURED FROM THE CENTER OF THE TREE TO THE CENTER OF THE POLE.



HORZ. SCALE 0 50 100 FEET

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HUNZIKER DEVELOPMENT
AUBURN TRAIL
STREET TREE AND LANDSCAPING PLAN

SHEET PP.15

LEGEND

- TYPE I SEEDING/SOD
- WETLAND SEEDING
- NATIVE AND FORBS
- TYPE IV SEEDING
- LOW-GROW GRASS
- PROPOSED TREE

CAPPED 8" SANITARY SEWER
FL: 906.55

ACADIA LANE

TILDEN PARKWAY

GLACIER DR

LOT 167 9,889 SQ FT
LOT 166 9,895 SQ FT
LOT 165 9,885 SQ FT
LOT 164 9,899 SQ FT
LOT 163 9,895 SQ FT
LOT 162 9,895 SQ FT
LOT 161 9,898 SQ FT
LOT 160 9,889 SQ FT
LOT 159 9,895 SQ FT
LOT 158 9,895 SQ FT
LOT 157 9,889 SQ FT
OUTLOT E 0.18 ACRES
LOT 156 7,750 SQ FT
LOT 155 7,247 SQ FT
LOT 154 10,397 SQ FT
LOT 153 14,797 SQ FT
LOT 152 8,078 SQ FT
LOT 151 8,685 SQ FT
LOT 150 8,675 SQ FT
LOT 149 10,621 SQ FT
OUTLOT G 0.28 ACRES

LOT 135 10,680 SQ FT
LOT 136 9,120 SQ FT
LOT 137 7,500 SQ FT
LOT 138 7,500 SQ FT MPE: 954.71
LOT 139 7,509 SQ FT MPE: 954.71
LOT 140 7,500 SQ FT MPE: 954.71
OUTLOT H 0.19 ACRES
LOT 141 7,447 SQ FT MPE: 955.51
LOT 142 7,446 SQ FT MPE: 955.51
LOT 143 7,446 SQ FT
LOT 144 7,446 SQ FT
LOT 145 7,446 SQ FT
LOT 146 7,446 SQ FT MPE: 958.83
LOT 147 7,446 SQ FT MPE: 958.83
LOT 148 9,983 SQ FT MPE: 958.83

LOT 123 10,668 SQ FT
LOT 122 9,086 SQ FT
LOT 121 8,410 SQ FT
LOT 120 7,900 SQ FT MPE: 954.71
LOT 119 7,509 SQ FT MPE: 954.71
LOT 118 6,598 SQ FT MPE: 954.71
LOT 117 7,447 SQ FT MPE: 955.51
LOT 116 7,446 SQ FT MPE: 955.51
LOT 115 7,446 SQ FT
LOT 114 7,446 SQ FT
LOT 113 7,446 SQ FT
LOT 112 7,446 SQ FT MPE: 958.83
LOT 111 7,446 SQ FT MPE: 958.83
LOT 110 9,108 SQ FT MPE: 958.88

LOT 97 9,549 SQ FT MPE: 956.91
LOT 98 10,160 SQ FT
LOT 99 8,740 SQ FT
LOT 100 8,740 SQ FT
LOT 101 8,740 SQ FT
LOT 102 10,206 SQ FT
LOT 103 10,206 SQ FT
LOT 104 10,206 SQ FT
LOT 105 10,206 SQ FT MPE: 943.36
LOT 106 10,206 SQ FT MPE: 943.36
LOT 107 10,206 SQ FT MPE: 943.36
LOT 108 10,206 SQ FT MPE: 943.36
LOT 109 10,206 SQ FT MPE: 943.36

HORZ. SCALE 0 50 100 FEET

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HUNZIKER DEVELOPMENT
AUBURN TRAIL
STREET TREE AND LANDSCAPING PLAN

SHEET PP.16

LEGEND

- TYPE I SEEDING/SOD
- WETLAND SEEDING
- NATIVE AND FORBS
- TYPE IV SEEDING
- LOW-GROW GRASS
- PROPOSED TREE

MOOR AVE

LOT 6
10,861 SQ FT

LOT 77
11,500 SQ FT

LOT 76
10,350 SQ FT

LOT 7
10,452 SQ FT

LOT 75
10,350 SQ FT

OUTLOT A
1.99 ACRES
86,666 SQ FT

LOT 8
10,452 SQ FT

LOT 9
10,468 SQ FT

LOT 10
10,985 SQ FT

LOT 11
11,008 SQ FT

LOT 12
11,000 SQ FT

LOT 13
13,796 SQ FT

LOT 14
9,051 SQ FT

LOT 15
8,625 SQ FT

LOT 16
8,635 SQ FT

LOT 17
10,350 SQ FT

LOT 18
10,350 SQ FT

LOT 19
12,972 SQ FT

LOT 20
13,387 SQ FT

LOT 21
13,135 SQ FT

LOT 22
9,900 SQ FT
MPE: 961.54

LOT 23
9,879 SQ FT
MPE: 961.54

LOT 24
9,858 SQ FT
MPE: 961.54

OUTLOT B
2.68 ACRES
116,782 SQ FT

LOT 71
12,807 SQ FT

LOT 72
8,710 SQ FT

LOT 73
8,624 SQ FT

LOT 74
12,100 SQ FT

LOT 70
10,843 SQ FT

LOT 69
10,343 SQ FT
MPE: 956.71

LOT 68
10,345 SQ FT
MPE: 956.71

LOT 67
11,000 SQ FT
MPE: 956.71

KENAI PL

WELBECK LN

LOT 48
10,150 SQ FT

LOT 49
11,531 SQ FT

LOT 50
9,859 SQ FT

LOT 51
9,350 SQ FT

LOT 52
9,350 SQ FT

LOT 53
9,224 SQ FT

LOT 47
11,865 SQ FT

LOT 46
9,343 SQ FT

LOT 45
9,346 SQ FT

LOT 44
9,218 SQ FT

OUTLOT
0.04 ACRES

DENALI LN

WELBECK DR

OUTLOT C
0.48 ACRES
20,875 SQ FT

LOT 91
9,380 SQ FT

LOT 92
8,852 SQ FT

LOT 93
8,280 SQ FT

LOT 94
8,280 SQ FT

LOT 95
8,280 SQ FT
MPE: 956.71

LOT 96
8,280 SQ FT
MPE: 956.71

LOT 97
9,549 SQ FT
MPE: 956.71

LOT 90
9,226 SQ FT

LOT 89
9,227 SQ FT

HORZ. 0 50 100
SCALE FEET

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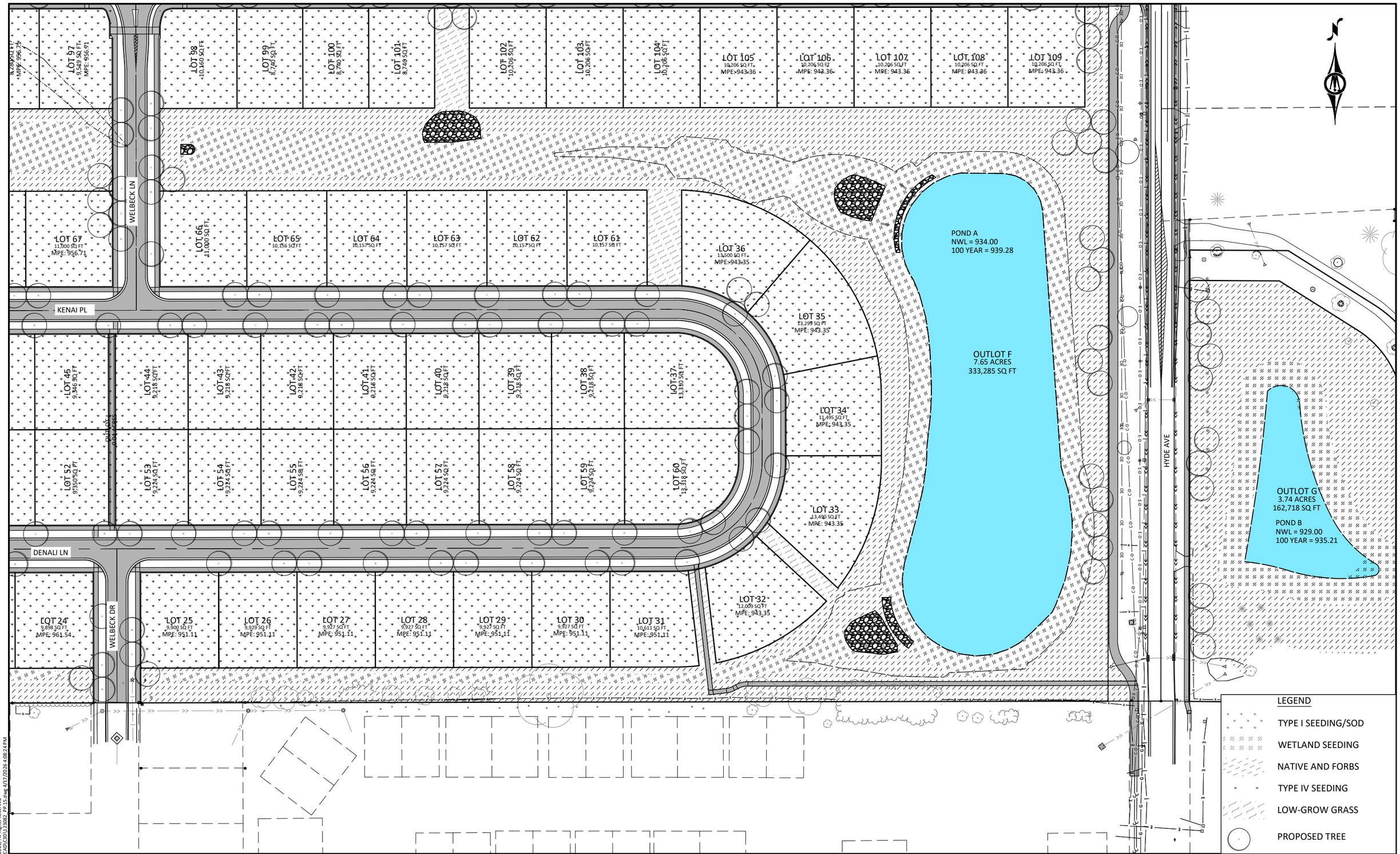
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HUNZIKER DEVELOPMENT
AUBURN TRAIL
STREET TREE AND LANDSCAPING PLAN

SHEET
PP.17



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HUNZIKER DEVELOPMENT
AUBURN TRAIL
STREET TREE AND LANDSCAPING PLAN

SHEET
PP.18
207

LEGEND

- TYPE I SEEDING/SOD
- WETLAND SEEDING
- NATIVE AND FORBS
- TYPE IV SEEDING
- LOW-GROW GRASS
- PROPOSED TREE

LOT 105
10,206 SQ FT
MPE: 943.36

LOT 106
10,206 SQ FT
MPE: 943.36

LOT 107
10,206 SQ FT
MPE: 943.36

LOT 108
10,206 SQ FT
MPE: 943.36

LOT 109
10,206 SQ FT
MPE: 943.36

LOT 36
600 SQ FT
E: 943.35

LOT 35
13,295 SQ FT
MPE: 943.35

LOT 34
11,485 SQ FT
MPE: 943.35

LOT 33
13,490 SQ FT
MRE: 943.35

LOT 32
12,009 SQ FT
MPE: 943.35

POND A
NWL = 934.00
100 YEAR = 939.28

OUTLOT F
7.65 ACRES
333,285 SQ FT

HYDE AVE

OUTLOT G
3.74 ACRES
162,718 SQ FT

POND B
NWL = 929.00
100 YEAR = 935.21

LOT 178
40,978 SQ FT

1822a
23 /CC

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HUNZIKER DEVELOPMENT
AUBURN TRAIL
STREET TREE AND LANDSCAPING PLAN

SHEET
PP.19

OUTLOT 'A' COCHRANE FARM SUBDIVISION

ROSE PRAIRIE LLC

ROSE PRAIRIE LLC

LEROY D & SUE A STURGES

ERBEN & MARGARET HUNZIKER APARTMENTS LLC

S 07°31'36" E 50.41'

S 89°46'05" W 1293.62'

S 89°46'05" W 1287.22

S 0°13'55" E 50.00

S 89°46'05" W 1162.99'

NW CORNER
OUTLOT 'A'
AUBURN TRAIL SUBDIVISION
FIRST ADDITION

L = 7298.49'
R = 1575.35'
Δ = S 17°14'30" E

OUTLOT 'A'
68.187 ACRES
2,970,224 SQ FT

OUTLOT 'B'
COCHRANE FARM
SUBDIVISION

NE CORNER
SE 1/4 SE 1/4
SEC. 21, T84N, R24W
FOUND CUT 'X'

S 89°46'05" W 100.00'

N 00°13'55" W 50.00'

N 00°02'47" E 50.00'

S 89°46'05" W 99.76'

NE CORNER
OUTLOT 'Z'
COCHRANE FARM SUBDIVISION

N 00°02'47" E 713.33'

MARGOT B ENESS

ALLISON J ENESS TRUSTEE

N 89°38'41" W 113.42'

NE CORNER
PARCEL 'E'
FOUND 1/2" REBAR WITH
YELLOW PLASTIC CAP
#6586

MARGOT B ENESS

N 57°48'38" W 116.93'

CLAYTON T GRECO

L=100.63'

100' INGRESS/EGRESS
EASEMENT

L=45.65'

N 00°38'38" W 36.84'

LOT 1
1.893 ACRES
82,476 SQ FT

S 89°21'22" W 220.79'

SW CORNER
LOT 1
NW CORNER
OUTLOT 'YY'
DRAINAGE &
CONSERVATION
EASEMENT

N 00°02'47" E 553.27'

HYDE AVENUE - 66' R.O.W.

DRAINAGE &
CONSERVATION
EASEMENT

S 00°02'47" W 520.29'

OUTLOT YY
4.676 ACRES
203,695 SQ FT

SE CORNER
LOT 1, NE CORNER
OUTLOT 'YY'

N 00°06'07" E
305.38'

SW CORNER
SEC. 22-84-24
FOUND MAGNAIL
SE CORNER OUTLOT 'A'
AUBURN TRAIL SUBDIVISION
FIRST ADDITION

FOUND 5/8" REBAR WITH
ORANGE CAP #12265

EXISTING STORM SEWER EASEMENT
INST #14-07949
S 89°25'36" E 502.35'

SW CORNER
OUTLOT 'YY'
DRAINAGE & CONSERVATION EASEMENT

UNION PACIFIC RAILROAD - 100' R.O.W.

S 27°52'07" E 854.38'

NORTHRIDGE HEIGHTS HOMEOWNER'S ASSOCIATION

SW CORNER
OUTLOT 'A'
AUBURN TRAIL SUBDIVISION
FIRST ADDITION

N 89°52'03" E 671.90'

N 89°54'07" E 1312.19'

JON R & TRESCIA L HEACOCK

ERIC & JANELL VANGORP

CRAWFORD

ERIC K & LINDSAY J JOHNSEN

WAYNE V MAAK

REX A & RACHEL L DEBRUIN

JONATHAN D & AMY M PARKER

MICHAEL CLIFFORD ANDERSON

WADE D FORTUNE

EBBY S LUVAGA

MUHAMED & SEHIZA GROSIC

SAMY GAMAL HAMAD

BENJAMIN V FREKING

BERNARD & JEANNE KONEK

FAYE A KELLEN TRUSTEE

INEZ LEONE EARLSON

RANDALL D & DEBORAH L MILLER

GLENDON W & SHIRLEY A KUIPER TRUSTEES

JUNE WASSEN

CHIA-TU SHEN

JODI CORNELL

KENNETH M & LINDA D MORTVEDT

PEGGY E LOVAAS

WAYNE A & RENE R SUKEMAN

WAYNE V MAAK

MAVIS A BUTLER

WELBECK DRIVE

CRESTMOOR AVENUE

BLOOMINGTON HEIGHTS WEST & TOWNHOMES LLC

GLENDORA M CLARK

ANITA A KLOCKE
DEBORAH TRUST
LANCASTER
DARK
REV TRU

I hereby certify that this land surveying document was prepared by me and the related field work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

EUGENE R. DREYER L.S.

REG. NO. 17535 DATE:

MY LICENSE RENEWAL DATE IS 12/31/2026

PAGES OR SHEETS COVERED BY THIS SEAL:

THIS SHEET

LICENSED PROFESSIONAL LAND SURVEYOR
EUGENE R. DREYER
17535
IOWA

HORZ. SCALE 0 100 200 FEET

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HUNZIKER DEVELOPMENT
AUBURN TRAIL
BOUNDARY

SHEET PP.20

LEGEND

NO PARKING ZONE

GLACIER DRIVE

TILDEN PARKWAY

ACADIA LANE

RAINER WAY

KENAI PL

DENALI LN

WELBECK DR

CRESTMOOR AVE

OUTLOT A

OUTLOT B

OUTLOT C

OUTLOT D

OUTLOT E

OUTLOT F

OUTLOT G

STOP

ALL WAY

NO PARKING ANY TIME

HORZ. SCALE 0 100 200 FEET

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REV	DESCRIPTION	DATE

HUNZIKER DEVELOPMENT

AUBURN TRAIL

STREET SIGNAGE & PARKING

SHEET PP.21



OWNER
HUNZIKER LAND DEVELOPMENT CO.
105 S. 16TH ST.
AMES, IOWA 50010

APPLICANT
HUNZIKER LAND DEVELOPMENT CO.
105 S. 16TH ST.
AMES, IOWA 50010

PREPARED BY
BOLTON & MENK
1519 BALTIMORE DRIVE
AMES, IA 50010

SUBMITTAL DATE
FEBRUARY 2026

EXISTING ZONING: "A" (AGRICULTURAL ZONE)
PROPOSED: "FS-RL" (SUBURBAN RESIDENTIAL ZONE RESIDENTIAL LOW DENSITY)
(ENTIRE SITE)

TOTAL AREA: 74.46 ACRES
OPEN SPACE: 18.41 ACRES
PROPOSED ROW: 12.88 ACRES
NET AREA: 43.17 ACRES

LEGAL DESCRIPTION
OUTLOT 'A' AND OUTLOT 'YY' OF AUBURN TRAIL SUBDIVISION, FIRST ADDITION,

AND ALSO, OUTLOT 'A' AND OUTLOT 'B' OF COCHRANE FARM SUBDIVISION,

ALL IN THE CITY OF AMES, STORY COUNTY, IOWA

LEGEND

COLOR	USE	ZONING	AREA	DWELLING UNITS	DENSITY
	DEVELOPABLE ACRES SINGLE FAMILY ATTACHED/DETACHED	FS-RL	56.05 AC	155-190	3.75-4.40
	OPEN SPACE DETENTION AND BUFFERS	FS-RL	18.41 AC	NA	NA

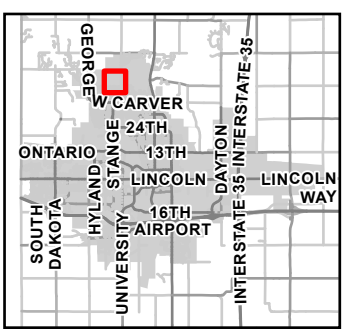
H:\HUNZ\10A112308Z\CAD\C3D\FIGR-123082-MASTER PLAN.dwg 3/4/2026 3:53:49 PM

Location Map



Legend

- Subject Properties
- Parcels



N

CITY OF ames

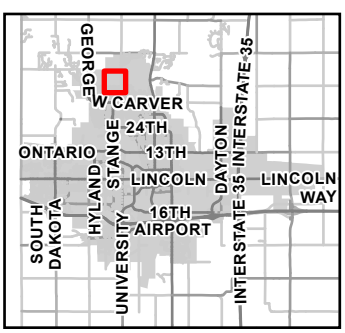
0 0.04 0.07 0.14

Miles

Future Land Use Map



Legend



- Subject Properties
- Parcels

Ames Plan 2040 Future Land Use Designations

- Residential Neighborhood 2 - Established (RN-2)
- Residential Neighborhood 3 - Expansion (RN-3)
- Residential Neighborhood 4 - Village (RN-4)
- Neighborhood Core - Mixed Use (NC MU)
- Park/Recreation
- Open Space

N

CITY OF ames

0 0.04 0.07 0.14

Miles

LAND USE: CATEGORIES

Residential Neighborhood 3 (RN-3: Expansion)

- Contemporary but diverse development options in planned expansion areas of the city, known as FS zoned areas. Originally envisioned in the 1997 LUPP as "villages" and residential subdivisions.
- Primarily residential and largely single- family at low and medium densities. Some medium-density apartment developments.
- Conventional suburban lot sizes in subdivisions.
- Limited or no transit access.
- Access to private green space, internal paths, and trails is often included in development design. Includes storm water detention features within developments.
- Curvilinear street networks, minimizing cul-de-sacs, but somewhat limited connectivity at times.
- Common pattern of automobile-oriented design with front-loaded garages.
- Includes small commercial nodes.

APPLICABLE EXISTING ZONING CATEGORIES

- FS-RL Suburban Residential Low-Density
- FS-RM Suburban Residential Medium-Density
- F-PRD Planned Residence District
- PUD Planned Unit Development Overlay District
- RLP Residential Low-Density Park

GOALS

- Wide range of housing types and price points, need to incorporate attainably priced owner-occupied housing.
- Planned development of neighborhood cores, with higher density, linkages to single-family areas, and neighborhood services.
- High level of internal connectivity and planned street linkages to surrounding developments.
- Use Complete Street concepts with development. Include active transportation linkages. Provide safe access for all to neighborhood cores and activity areas.
- Target minimum gross density in major new development areas of 6 units per acre.



DEVELOPMENT GUIDELINES

- Flexible lot size design standards for diverse housing types, including architectural character, environmental, and open space factors in design decisions.
- Higher residential densities (attached, townhomes, small multi-unit buildings) on avenues, boulevards, and mixed use avenues, and other streets with significant bicycle and potential transit routes; and within master planned projects.
- Street, sidewalk, and trail connectivity.
- New development requires neighborhood and community parks. See also Parks, Trails, & Greenways Element.
- Plan to accommodate transit extensions into developing areas by design and density levels.
- Allow common accessory functions, places of worship, and parks.
- Apply minimum density standards to new development, single-family 3.75 du/A, medium-density minimum density 10.0 du/A, cores and high-density areas have higher intensity and densities than medium density.

PUBLIC ACTIONS

- Review and modify zoning and subdivision regulations to address intended range of uses and design standards.
- Permit accessory dwelling units with lot size and design standards.
- Extend trail network into growth areas.
- Support transit extensions to serviceable areas.
- Use the Capital Improvements Program to plan for extension of major road, water, sewer infrastructure. Consider use of development agreements, connection districts, and assessments to help facilitate extensions.
- Over time, RN-3 development areas will begin to age and have needs similar to RN-1 and RN-2.

ITEM #:	**40**
DATE:	**04-28-26**
DEPT:	**P&H**

COUNCIL ACTION FORM

SUBJECT: PROPOSALS TO PURCHASE SINGLE-FAMILY MARKET-RATE LOTS IN BAKER SUBDIVISION

BACKGROUND:

The Baker Subdivision was a project initiated by the City to create a mix of market rate and affordable housing. The subdivision includes 26 lots for single-family home development, of which 14 lots are for affordable (Low and Moderate Income or LMI) housing and 12 lots are for market rate housing. To date, the development of the southern portion of the subdivision has been completed, with 8 of the 14 LMI lots being sold to Habitat for Humanity along Wilmoth Ave. The City is now ready to proceed with with additional construction for the 18 remaining lots on the north portion of the subdivision. Of the remaining 18 lots, 6 are LMI, and 12 are market-rate.

At the February 24, 2026, City Council meeting, City Council approved a Request for Proposals (RFP) to sell up to 6 of the 12 market-rate lots in 2026. Additionally lots are planned to be sold in 2027 to manage program income to the CDBG program. The following nine lots were identified to make available, from which the successful developer(s) would select six to develop: 9, 13, 14, 16, 17, 21, 22, 23, and 26.

The RFP was designed to evaluate the general character of a proposed house for each lot, quantity and timing of the lot purchase(s) prior to October 1, and the "value" or offered purchase price per lot. Construction on the purchased lots will be by private parties, not the City. The RFP process would allow for an individual or a builder to make a proposal to buy a lot(s), subject to meeting the minimum requirements of the RFP. City Council would ultimately select the proposal(s) that best meet the interests of the City for the construction of market-rate housing that is consistent with the character of the area and meeting the financial interests of the City for the sale of the lots as program income for the CDBG program. The full RFP is attached.

RESPONSES RECEIVED:

On March 9, 2026, staff issued the RFP. On March 31, 2026, the City received two proposals (See attached summaries):
1. Genesis Homes
2. Keystone Equity Group

Staff created a proposal review committee that consisted of members from Planning, Housing, Public Works, and Inspections. Each member reviewed and scored the proposals individually and then met to compare notes and scores. From there, the team interviewed each developer with follow-up questions before finalizing scoring.

The RFP was designed to evaluate proposals on a lot-by-lot basis to allow for consideration of

smaller bidders and larger bidders. In this case, both proposals bid on 6 lots, of which there were overlapping bids on three of the lots. **However, both proposals indicated they are for the purchase of no fewer than six lots and neither indicated an interest in being awarded less than six lots.** Because of this, the proposals can be considered as a package and not six individual lot proposals.

The evaluation scored proposals seeking to buy more than one lot and for the completing the purchase by October 1. The Genesis proposal is to close on three lots by July 1 and the second set of lots no later than October 1. Keystone Equities proposed to close on all six lots by October 1. Keystone plans to apply for state Workforce Housing Tax Credits in June and plan to await a notice of award before proceeding. **However, the Keystone offer is not contingent on state approval of tax credits.**

Additionally, staff evaluated the proposed "value" of the proposed purchase price compared to the minimum price indicated in the RFP. The RFP set minimum lot sales prices that staff had proposed based upon a distribution of development costs on a square footage basis. **The Genesis proposal did not propose to purchase the lots for the minimum price stated in the RFP and instead offered a lump sum bid of $300,000 for the six lots**. **According to the minimum prices established for the specific lots chosen by Genesis, staff calculates that Genesis' total minimum offer should have been $368,377**. Genesis chose to bid on some of the smaller and larger lots.

The proposal could be determined to be non-responsive because of this, but staff instead rated the offer with lower points relative to the minimum prices. Follow up with Genesis indicated that they looked at the lots as a group and not individually and believed that regardless of lot size, the house cost would be the similar and their offer of $50,000 per lot was similar to their experiences in other areas. Although a higher price could be paid for the lots with assumed higher sales prices for the homes, they did not adjust the proposal to consider higher sales prices.

The Keystone proposal met or exceeded the minimum sales prices per lot. Keystone focused on the smaller lots with lower pricing compared to Genesis. **The Keystone proposal is $330,825 for six lots, which is a premium of $3,423 compared to the minimum lot prices.**

SCORES:
Each developer included example house elevations. Both developers showed plans for complete buildout of the basement with additional rooms, however, both indicated the basement would be unfinished unless the buyer asked for the upgrade during construction. All of the designs appear to meet all minimum covenant requirements for size and configuration.

The Keystone proposal include a mix of one and two-story homes, two floor plans with three different exterior elevations. The evaluation team scored the combined housing design and lot scores at an total of 971 out of 1320 points. Individual lot and buildings scores ranged from 152 to 171 points. Pricing was evaluated separately.

During follow up, staff requested additional options for the single-story home option, especially for the "modern" design. The two story options included more of the design details identified in the RFP than the single story homes. The single story homes have a recess entry that did not score highly during the review. The builder supplied an enhanced higher cost farmhouse style

option with a full porch as a a potential substitute the one story modern design, which was scored higher than the original design. This enhanced home design for Lot 26 is assumed by the scoring team to be part of the proposal.

The Genesis proposal also included a mix of one and two story homes. The overall home designs scored well, with one two-story option, Eastham, having lower scores due to it including a minimal number of the design features listed in the RFP, including a very prominent garage design with a set back entrance. As noted earlier, Genesis likely could substitute other designs if desired. The evaluation team scored the combined housing design and lot scores at an total of 1044 out of 1320 points. Individual lot and buildings scores ranged from 149 to 192 points.

Following the inclusion of the scoring for cost, the Keystone proposal was scored cumulatively by the team at 1452 compared to 1436 for Genesis. The differential in overall scores is mostly because of the lower purchase price offer of Genesis compared to Keystone.

ALTERNATIVES:

1. Adopt a resolution to approve the proposal for the sale of six (6) market-rate lots available within the Baker Subdivision to Keystone Equity Group and set a date of hearing for purchase agreements on May 26 and any other agreements needed related to staff approval of house design for each lot prior to construction. The purchase agreement shall require an earnest deposit of 5% of the lot purchase price.

   (Note if City Council selects this Alternative, Keystone requests a letter of support for the project as required for the Workforce Housing Tax Credit program to be approved on May 26 as well, however the proposal is not contingent on tax credits)

2. Adopt a resolution to approve the proposal for the sale of six (6) market-rate lots available within the Baker Subdivision to Genesis Homes and set a date of hearing for purchase agreements on May 26 and any other agreements needed related to staff approval of house design for each lot prior to construction. The purchase agreement shall require an earnest deposit of 5% of the lot purchase price.

3. Direct staff to negotiate further with one or both developers regarding the combination of lots to be sold or other features of the proposal and return on May 12th.

4. Reject all proposals and direct staff to modify the RFP scoring criteria and other parameters to immediately solicit for new proposals, potentially allowing for the sale of all 12 remaining lots with staggered closings into the spring of 2027.

CITY MANAGER'S RECOMMENDED ACTION:

The evaluation team found the proposals to be competitive overall with differences in the details provided with each proposal. Each builder's proposal has home designs that included many features identified within the RFP and some building elevations that could be modified if desired. Staff believes that for either developer, that final selection of house design and elevations should be subject to staff review to confirm consistency with the proposal. Based upon the combined evaluation of design and cost, the Keystone proposal was scored cumulatively by the team at 1452 compared to 1436 for Genesis.

The RFP process was designed to generate proposals that ultimately allowed for Council to determine the best balance of home design and financial benefit to the City. Staff believes the proposed home designs from each proposer are ultimately acceptable. Although there are differences in the timing of closing, both proposals meet the requirements in the RFP. The RFP did intend to establish a competitive market price by identifying minimum lots sale prices.

If the City Council finds Keystone's combination of the higher sales price and housing types fit the needs of the City as described in the RFP, then it is the recommendation of the City Manager that the City Council approve Alternative #1 and proceed with an agreement with Keystone Equity Group.

If the City Council believes Genesis' proposed housing types better fit the needs of the City as described in the RFP, then it is the recommendation of the City Manager that the City Council approve Alternative No. 2 and proceed with an agreement with Genesis Homes.

ATTACHMENT(S):
Genesis Homes Proposal Summary
Keystone Equity Group Proposal Summary
RFP 2026-089 Sale of Market Rate Lots-Baker Subdivision

2026-089
Genesis Homes Inc
Supplier Response

Event Information

Number: 2026-089
Title: Sale of Single-Family Market Rate Lot in Baker Subdivision
Type: Request for Proposal
Issue Date: 2/27/2026
Deadline: 3/31/2026 02:00 PM (CT)
Notes: The City of Ames, Iowa, is seeking Request for Proposals (RFP) from Buyers with qualified, experienced single-family housing developers/builder(s) interested in the purchase of single-family lot(s) to construct single-family homes within the City-owned Baker Subdivision in West Ames (former Ames Middle School site). This subdivision is located in the City's first Neighborhood Revitalization Strategy Area (NRSA), which allows for flexibility in the development of mixed-income housing units. Additionally, as a unique opportunity, this subdivision represents the City's first geothermal residential development to address the City's goals for creating more sustainable environments.

Ames, like many communities across America, has a continuing need for more affordable housing for both low- and moderate-income and higher-income households. Using its Community Development Block Grant (CDBG) funding, the City of Ames purchased this 10+ acre infill site for the sole purpose of creating mixed-income housing options for the community.

The area south of Tripp Street within this subdivision has been developed with both single-family homeownership units and multi-family townhome rental units. The area north of Tripp Street is now being made available to build single-family homes for market-rate homebuyers.

The interested Buyer may select to submit proposals to purchase between 1 to 6 of the following available Lots 9, 13, 14, 16, 17, 21, 22, 23, and 26 (see map included). A maximum of 6 total lots, regardless of the number of proposals received, are anticipated to be sold in 2026.

The preferred method is to submit proposals in AmesBids at amesbids.ionwave.net in the format required, included with these proposal documents with all prices and requested data properly filled in, prior to the time and date proposals are due. If technical issues occur while submitting the proposal, contact the Purchasing Manager for the proposal and determine an alternate method to receive the proposal. Failure to submit the required information may deem the proposal non-responsive. The proposal shall include acknowledgement of receipt of all addenda. Addenda numbers shall be filled in the proposal response.

PROPOSALS will be accepted by the City of Ames until 2:00 PM Local Time on March 31, 2026. Proposals are to be submitted via AmesBids. Once proposals have been thoroughly evaluated, the winning proposal will be presented to the approving authority for action thereon.

A Pre-Proposal Meeting will be held on Tuesday, March 10, 2026 from 1:00-2:30 PM at Ames City Hall, Conference Room 235, 515 Clark Ave, Ames, IA to address any questions you may have regarding the Sale of up to (6) Single-Family Market Rate Lots in the Baker Subdivision, Ames, Iowa.

Questions and requests for clarification of requirements for these services are encouraged. All questions and requests for clarification are to be submitted via AmesBids no later than 2:00 PM local time on March 24, 2026.

The City of Ames Purchasing Division is the only authorized source of proposal documents. Proposal documents obtained from any other source may be incomplete.

It is expressly understood that any costs associated with preparing a proposal shall be at the expense of the Developer.

The City of Ames does hereby reserve the right to reject any or all proposals, to waive informalities, and to make such awards as it shall deem to be in the best interest of the City.

Contact Information

Contact: Karen Server Purchasing Manager
Address: Finance

City Hall
515 Clark Ave
PO Box 811
Ames, IA 50010
Phone: (515) 239-5127
Email: karen.server@cityofames.org

Genesis Homes Inc Information

Contact: Dan Sparks
Address: 750 SE Alices Rd
Waukee, IA 50263
Phone: (515) 418-8342
Email: dsparks@destinyhomesusa.com
Web Address: www.buydestinyhomes.com

The undersigned bidder certifies that this bid is made in good faith without collusion or connection with any other person or persons bidding on the work. The undersigned bidder states that this bid is made in conformity with the contract documents and agrees that, in the event of any discrepancies or differences between any conditions of this bid and the contract documents prepared by the City of Ames, Iowa, the provisions of the latter shall prevail.

Dan Sparks
Signature

dsparks@destinyhomesusa.com
Email

Submitted at 3/18/2026 03:04:16 PM (CT)

Requested Attachments

Proposal Submission

Proposal Letter.pdf

Submit the Buyer's proposal detailing the Buyer's description of the project readiness and experience, preference of lots, and proposed housing type(s) for design intent per Section VI. Submittal Requirements for the Sale of Single-Family Market Rate Lot(s) in Baker Subdivision, Ames, Iowa.

Response Attachments

Charleston - Elevation C - 2 Car - GL - FINISHED.jpg

Charleston Elevation

Eastham IV Plan - Elev. A - 2 Car - Front Elevation (1).jpg

Eashham IV A elevation

Eastham IV Plan - Elev. B - 2 Car - Front Elevation - FINISHED (1).jpg

Eastham IV B elevation

PORTLAND - ELEV. A - 2 CAR - FRONT ELEVATION (1).jpg

Portland Elevation

Sahara Plan - Elev. A - 2 Car - GL.jpg

Sahara Elevation

061923 - Hansbury Plan - Elevation A -Basement - 2 Car - GL.jpg

Hansbury Elevation

Plat Map-Lot Choice.pdf

Plat Map-Lot Choice

Warranty_Book_Full.pdf

Warranty Booklet

Bid Attributes

1	**Read and Acknowledge the City's Condition of Sale, Terms and Conditions** Buyer has read and acknowledges the City's condition of sale, terms and conditions as outlined in Request for Proposal No. 2026-089. ☑ Yes

Bid Lines

1	**BID FORM** The interested Buyer may select to submit proposals to purchase between 1 to 6 of the following available Lots 9, 13, 14, 16, 17, 21, 22, 23, and 26 (see map). A maximum of 6 total lots, regardless of the number of proposals received, are anticipated to be sold in 2026.
2	Provide a cost for the purchase of land for **Lot 9** in the Baker Subdivision, Ames, IA. Quantity: 1 ***No Bid*** Item Notes: Minimum Purchase Price is $53,650
3	Provide a cost for the purchase of land for **Lot 13** in the Baker Subdivision, Ames, IA. ***No Bid*** Item Notes: Minimum Purchase Price is $51,725
4	Provide a cost for the purchase of land for **Lot 14** in the Baker Subdivision, Ames, IA. ***No Bid*** Item Notes: Minimum Purchase Price is $56,000
5	Provide a cost for the purchase of land for **Lot 16** in the Baker Subdivision, Ames, IA. Lump Sum: $50,000.00 Total: $50,000.00 Item Notes: Minimum Purchase Price is $54,250 Supplier Notes: Contingent on purchase of full purchase of 6 lots. 3 lots to close July 1st, 2026 and 3 to close Oct. 1, 2026
6	Provide a cost for the purchase of land for **Lot 17** in the Baker Subdivision, Ames, IA. Lump Sum: $50,000.00 Total: $50,000.00 Item Notes: Minimum Purchase Price is $74,600 Supplier Notes: Contingent on purchase of full purchase of 6 lots. 3 lots to close July 1st, 2026 and 3 to close Oct. 1, 2026
7	Provide a cost for the purchase of land for **Lot 21** in the Baker Subdivision, Ames, IA. Lump Sum: $50,000.00 Total: $50,000.00 Item Notes: Minimum Purchase Price is $61,250 Supplier Notes: Contingent on purchase of full purchase of 6 lots. 3 lots to close July 1st, 2026 and 3 to close Oct. 1, 2026

8	Provide a cost for the purchase of land for **Lot 22** in the Baker Subdivision, Ames, IA.			
		Lump Sum:	$50,000.00	Total: $50,000.00
	Item Notes:	Minimum Purchase Price is $66,500		
	Supplier Notes:	Contingent on purchase of full purchase of 6 lots. 3 lots to close July 1st, 2026 and 3 to close Oct. 1, 2026		

9	Provide a cost for the purchase of land for **Lot 23** in the Baker Subdivision, Ames, IA.			
		Lump Sum:	$50,000.00	Total: $50,000.00
	Item Notes:	Minimum Purchase Price is $52,852		
	Supplier Notes:	Contingent on purchase of full purchase of 6 lots. 3 lots to close July 1st, 2026 and 3 to close Oct. 1, 2026		

10	Provide a cost for the purchase of land for **Lot 26** in the Baker Subdivision, Ames, IA.			
		Lump Sum:	$50,000.00	Total: $50,000.00
	Item Notes:	Minimum Purchase Price is $58,925		
	Supplier Notes:	Contingent on purchase of full purchase of 6 lots. 3 lots to close July 1st, 2026 and 3 to close Oct. 1, 2026		

Response Total: $300,000.00

Genesis Homes Inc
750 SE Alices Rd, Waukee IA
515-216-1015
dsparks@destinyhomesusa.com

To whom it concerns,

We are proposing to purchase 6 lots in the Baker Subdivision to build Market Rate housing to fit the needs of the surrounding community. Our proposal is to purchase lots 16, 17, 21, 22, 23 & 26 at a flat rate of $50,000 per lot for a total of $300,000. Proposed takedown of the lots are 3 on 7/1/26 and 3 on 10/1/26. Upon closing of each lot, we will initiate construction of each Single-Family home and complete construction within 120 days.

We work directly with local real estate agents to market and secure buyers for each home. Additionally, each home will come with a 2/5/10 year warranty(attached), registered directly to the buyer of the home.

Genesis Homes Inc. builds on average 200 homes per year through out central Iowa and currently average 15-20 homes per year in Ames directly.

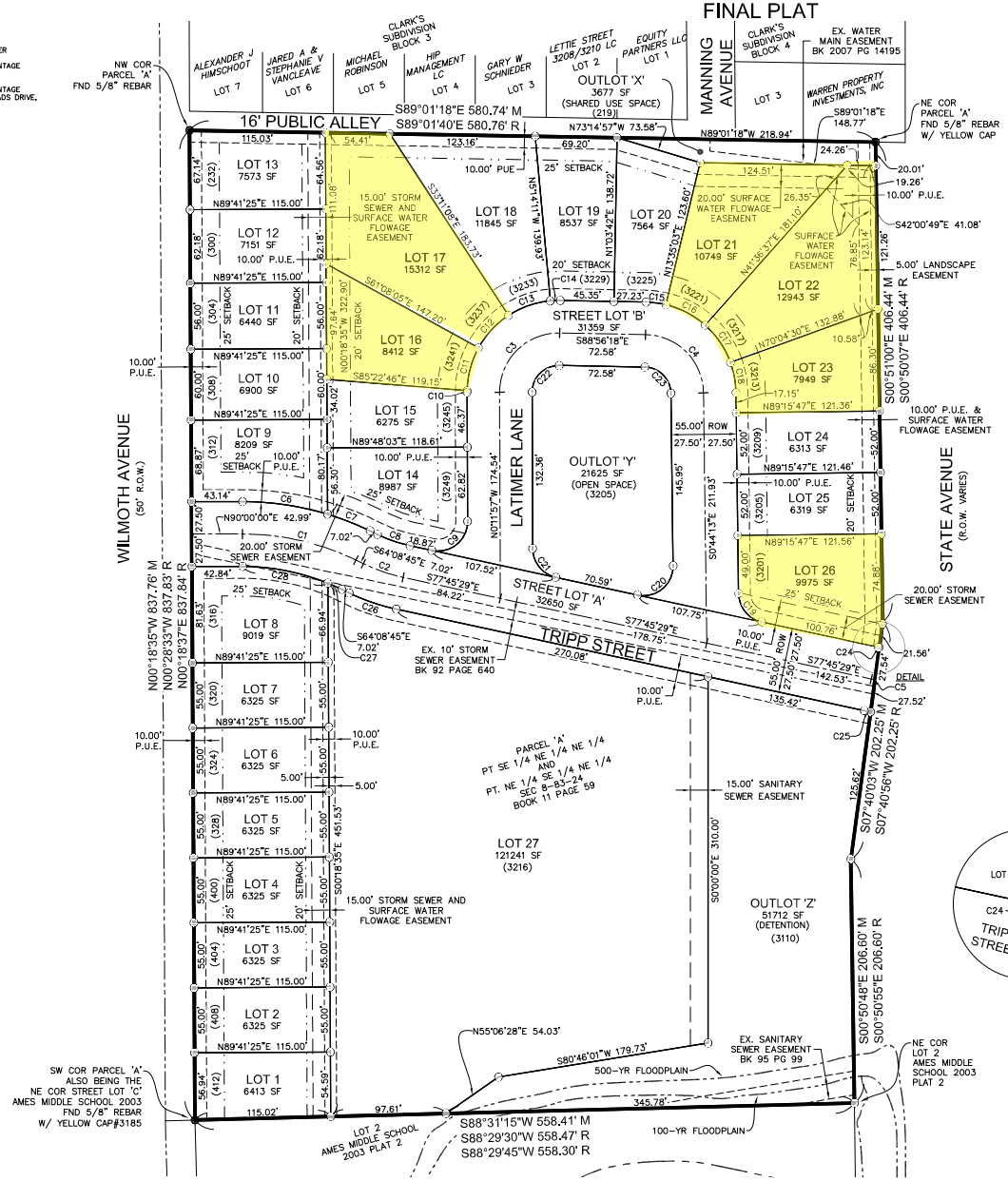
3/18/26

Respectfully,

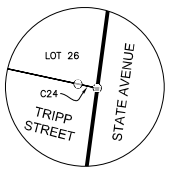
Dan Sparks, Owner & President

BAKER SUBDIVISION

FINAL PLAT



DETAIL



INDEX LEGEND

LOCATION: PARCEL 'A', PT NE 1/4 SEC. 8-83-24, AMES, STORY COUNTY

REQUESTOR: CITY OF AMES

PROPRIETOR: CITY OF AMES
515 CLARK AVE.
AMES, IA 50010

SURVEYOR: MICHAEL A. BROONER

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH:515-369-4400

OWNER / DEVELOPER

CITY OF AMES
CONTACT: JUSTIN MOORE
515 CLARK AVENUE
AMES, IA 50010
PHONE: (515) 239-5269

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111

PLAT DESCRIPTION

PARCEL 'A' IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF AMES, STORY COUNTY, IOWA AS SHOWN ON THE RETRACEMENT PLAT OF SURVEY RECORDED IN INSTRUMENT NUMBER 2013-00001277 AND CONTAINING 10.86 ACRES (473,100 SQUARE FEET).

DATE OF SURVEY

MAY 6, 2020

ZONING

RL – RESIDENTIAL LOW DENSITY ZONE

BULK REGULATIONS

FRONT YARD:	25'
REAR YARD:	20'
SIDE YARD:	6'

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. SOIL BORINGS ARE REQUIRED IN AREAS WITHIN THIS PLAT WHICH HAVE BEEN IDENTIFIED BY THE CITY OF AMES AS HAVING SOILS THAT MAKE CONSTRUCTION OF BUILDINGS DIFFICULT.
4. STREET LOT 'A', CONTAINING 62,650 SF, IS TO BE DEDICATED TO THE CITY OF AMES FOR STREET PURPOSES.
5. STREET LOT 'B', CONTAINING 31,359 SF, IS TO BE DEDICATED TO THE CITY OF AMES FOR STREET PURPOSES.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	25°51'15"	220.00'	99.27'	S77°04'23"E	98.43'
C2	13°36'44"	150.00'	35.64'	S70°57'07"E	35.55'
C3	91°15'40"	50.00'	79.64'	N45°25'52"E	71.48'
C4	88°12'04"	50.00'	76.97'	S44°50'16"E	69.59'
C5	1°50'31"	100.00'	3.21'	S78°40'45"E	3.21'
C6	25°51'15"	247.50'	111.68'	S77°04'23"E	110.74'
C7	8°57'39"	247.50'	38.71'	S68°37'34"E	38.67'
C8	13°36'44"	122.50'	29.10'	S70°57'07"E	29.04'
C9	102°26'28"	25.00'	44.70'	N51°01'17"E	38.98'
C10	1°06'56"	77.50'	1.51'	N0°21'31"E	1.51'
C11	27°56'57"	77.50'	37.80'	N14°53'27"E	37.43'
C12	27°56'57"	77.50'	37.80'	N42°50'24"E	37.43'
C13	27°56'57"	77.50'	37.80'	N70°47'21"E	37.43'
C14	6°17'53"	77.50'	8.52'	N87°54'46"E	8.51'
C15	12°31'21"	77.50'	16.94'	S82°40'37"E	16.90'
C16	28°01'33"	77.50'	37.91'	S62°24'10"E	37.53'
C17	28°27'53"	77.50'	38.50'	S34°09'27"E	38.11'
C18	19°11'17"	77.50'	25.95'	S10°19'52"E	25.83'
C19	77°01'16"	25.00'	33.61'	S39°14'51"E	31.13'
C20	102°58'44"	25.00'	44.93'	S50°45'09"W	39.12'
C21	77°33'32"	25.00'	33.84'	N38°58'43"W	31.32'
C22	91°15'40"	22.50'	35.84'	N45°25'52"E	32.17'
C23	88°12'04"	22.50'	34.64'	S44°50'16"E	31.32'
C24	0°48'15"	72.50'	1.02'	N78°09'37"W	1.02'
C25	2°25'53"	127.50'	5.41'	N78°58'26"W	5.41'
C26	13°36'44"	177.50'	42.17'	N70°57'07"W	42.07'
C27	3°48'50"	192.50'	12.81'	N66°03'10"W	12.81'
C28	22°02'25"	192.50'	74.05'	N78°58'47"W	73.59'

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

LICENSED PROFESSIONAL LAND SURVEYOR
MICHAEL A. BROONER
15980
IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. BROONER, P.L.S. — 5-27-2020 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

REVISIONS	DATE
SECOND SUBMITTAL	05/07/20
PREPARED	03/06/20

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: | TECH: EW | REVIEW:
CIVIL DESIGN ADVANTAGE
AMES, IOWA

BAKER SUBDIVISION
FINAL PLAT

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COMMENT: DXD

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THE LIMITED WARRANTY

10 YEAR WRITTEN WARRANTY FOR NEW HOMES







RWC LLC®

10 Year New Home Warranties

This Limited Warranty does not cover consequential or incidental damages. The Warrantor's total aggregate liability of this Limited Warranty is limited to the Final Sales Price listed on the Application For Warranty form.

The Builder makes no housing merchant implied warranty or any other warranties, express or implied, in connection with the attached sales contract or the warranted Home, and all such warranties are excluded, except as expressly provided in this Limited Warranty. There are no warranties which extend beyond the face of this Limited Warranty.

Some states do not allow the exclusion or limitation of incidental or consequential damages by the Builder so all of the limitations or exclusions of this Limited Warranty may not apply to you.

Warranty Confirmation

Your Warranty consists of your Limited Warranty book and your Warranty Confirmation. AFTER 60 days from your closing, you may obtain your Warranty Confirmation at confirm.rwcwarranty.com. You do not have a warranty without the Warranty Confirmation. If you do not have access to the Internet, please contact the plan Administrator to obtain your Limited Warranty book and Warranty Confirmation.

For your Limited Warranty to be in effect, you should receive the following documentation:
Limited Warranty #319 • Application For Warranty form #316 (Refer to I.B.3. for applicability) • Warranty Confirmation

Insurer: Western Pacific Mutual Insurance Company, A Risk Retention Group

RESIDENTIAL WARRANTY COMPANY, LLC





Dear Home Buyer,

Congratulations on the purchase of your new Home. This is probably one of the largest, most important investments you've ever made and we wish you many years of enjoyment. You've chosen a Home built by a leading Builder which includes the RWC Limited Warranty, assurance that your investment is well protected. This book explains the Limited Warranty in its entirety, and we encourage you to take time to READ IT CAREFULLY.

This Limited Warranty provides you with protection in accordance with this warranty book for ten full years of Home ownership. During the first two years, your Builder is responsible for specified warranty obligations. In the unlikely event your Builder is unable or unwilling to perform, the Warranty is provided subject to the conditions, terms and exclusions listed. For the remaining eight years, your Warranty applies to Major Structural Defects as defined in this book.

This is not a warranty service contract, but a written ten year limited warranty which your Builder has elected to provide with your Home.

Take time now to read this book. Familiarize yourself with the Warranty and its limitations. Contact your Builder regarding specific construction standards and how they apply to your Home.

Again, congratulations and enjoy your new Home!

Very truly yours,
Residential Warranty Company, LLC

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RWC LLC®

Residential Warranty Company, LLC
5300 Derry Street, Harrisburg, PA 17111
717-561-4480

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SECTION I.

A. Introduction

To help you better understand your Limited Warranty, refer to the following list of definitions which apply in this book.

B. Definitions*

1. **Administrator**
   Residential Warranty Company, LLC (RWC) is the Administrator of this Limited Warranty. RWC is neither Warrantor nor Insurer.
2. **Appliances and Items of Equipment, including Attachments and Appurtenances**
   Water heaters, pumps, stoves, refrigerators, compactors, garbage disposals, ranges, dishwashers, washers and dryers, bathtubs, sinks, commodes, faucets, light fixtures, switches, outlets, thermostats, furnaces and oil tanks, humidifiers, oil purifiers, air conditioning materials, in-house sprinkler systems and similar items.
3. **Application For Warranty**
   The form signed at closing by you, the Purchaser, and your Builder which identifies the location, the Effective Date Of Warranty and the Final Sales Price of the enrolled Home. If the Builder is participating in the RWC electronic enrollment process, the Application for Warranty form is eliminated. This information will be included on your Warranty Confirmation.
4. **Arbitrator**
   The person appointed by the independent arbitration service to resolve an Unresolved Warranty Issue.
5. **Builder**
   The person, corporation, partnership or other entity which participates in the RWC Limited Warranty Program and has obtained this Limited Warranty for you.
6. **Consequential Damages**
   All consequential damages including, but not limited to, damage to the Home that is caused by a warranted Defect but is not itself a warranted Defect and costs of shelter, transportation, food, moving, storage or other incidental expenses related to relocation during repairs.
7. **Cooling, Ventilating and Heating Systems**
   All ductwork, refrigerant lines, steam and water pipes, registers, convectors and dampers.
8. **Defect**
   A condition of any item warranted by this Limited Warranty which exceeds the allowable tolerance specified in this Limited Warranty. Failure to complete construction of the Home or any portion of the Home, in whole or in part, is not considered a Defect.
9. **Effective Date Of Warranty**
   The date coverage begins as specified on the Application for Warranty form or on your Warranty Confirmation if your Builder is participating in the electronic enrollment process.*
10. **Electrical Systems**
    All wiring, electrical boxes and connections up to the house side of the meter base.



11. **Home**
    The single family dwelling, identified on the Application For Warranty form, which may be a townhome, condominium or duplex.
12. **Insurer**
    Western Pacific Mutual Insurance Company, a Risk Retention Group (WPMIC), located at 9265 Madras Ct, Littleton, CO 80130, phone: 303-263-0311. *(Refer to Section IV. for instructions on requesting warranty performance.)*
13. **Limited Warranty**
    The terms and conditions contained in this book including any applicable addenda.

*FHA/VA Homeowners, refer to HUD Addendum, Section V.D.

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SECTION I.

14. Major Structural Defects (MSD)
All of the following conditions must be met to constitute a Major Structural Defect:*

a. actual physical damage to one or more of the following specified load-bearing components of the Home;
b. causing the failure of the specific major structural components; and
c. which affects its load-bearing function to the degree that it materially affects the physical safety of the occupants of the Home.

Load-bearing components of the Home deemed to have MSD potential:

(1) roof framing members (rafters and trusses);
(2) floor framing members (joists and trusses);
(3) bearing walls;
(4) columns;
(5) lintels (other than lintels supporting veneers);
(6) girders;
(7) load-bearing beams; and
(8) foundation systems and footings.

Examples of non-load-bearing elements deemed not to have Major Structural Defect potential:

(1) non-load-bearing partitions and walls;
(2) wall tile or paper, etc.;
(3) plaster, laths or drywall;
(4) flooring and subflooring material;
(5) brick, stucco, stone, veneer, or exterior wall sheathing;
(6) any type of exterior siding;
(7) roof shingles, sheathing* and tar paper;
(8) Heating, Cooling, Ventilating, Plumbing, Electrical and mechanical systems;
(9) Appliances, fixtures or Items of Equipment; and
(10) doors, windows, trim, cabinets, hardware, insulation, paint and stains.

15. Owner
See Purchaser.

16. Plumbing Systems
All pipes located within the Home and their fittings, including gas supply lines and vent pipes.

17. Purchaser
You. The Purchaser includes the first buyer of the warranted Home and any and all subsequent Owners who take title within the warranty period.

18. Residence
See Home.

19. Sewage Disposal System (Private or Public)
This system includes, but is not limited to, all waste, drainage, sewer pipes and lines, cleanouts, tanks, pumps, drainfields and seepage pits, outside and beyond the exterior wall of the Home.

20. Structurally Attached
An integral part of the Home being structurally supported by footings, block walls or reinforced concrete and connected to the foundation of the Home.

21. Unresolved Warranty Issue
All requests for warranty performance, demands, disputes, controversies and differences that may arise between the parties to this Limited Warranty that cannot be resolved among the parties. An Unresolved Warranty Issue may be a disagreement regarding:

a. the coverages in this Limited Warranty;
b. an action performed or to be performed by any party pursuant to this Limited Warranty;
c. the cost to repair or replace any item covered by this Limited Warranty.

22. Warrantor
Your Builder in Years 1 and 2; the Insurer in Years 3 through 10 and in Years 1 and 2 if your Builder defaults.

23. Warranty Confirmation
The document you obtain by going to confirm.rwcwarranty.com and then following the directions to validate your warranty. It includes your Validation Number, Effective Date of Warranty, Term of Coverage and applicable Addenda.

24. Water Supply System (Private or Public)
This system includes, but is not limited to, all supply and distribution pipes, fittings, valves, pumps and wells, outside the exterior wall of the Home, which supply water to the Home.

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*FHA/VA Homeowners, refer to HUD Addendum, Section V.D.



SECTION II.

A. Introduction to the Limited Warranty

1. This book provides specific details, conditions and limitations of the Limited Warranty including procedures for requesting warranty performance and for binding arbitration, in accordance with the procedures of the Federal Arbitration Act. Additional information may be received by calling RWC at 717-561-4480. Read this document in its entirety to understand the protection it affords, the exclusions applicable to it, the Warranty Standards which determine its interpretations and operation and your responsibilities.
2. This is NOT an insurance policy, a maintenance agreement or a service contract. It is an explanation of what you, the Purchaser, can expect from this Limited Warranty.
3. Appliances and Equipment included in the Home are not warranted under this Limited Warranty, but may be covered by separate warranties provided by the manufacturer or supplier. These warranties are passed on to you by your Builder at closing and are separate from this Limited Warranty.
4. You are responsible for maintenance of your new Home. General and preventative maintenance are required to prolong the life of your new Home.
5. This Limited Warranty is **automatically transferred** to subsequent Owners during the ten-year term of this Limited Warranty, except in the case of a foreclosure that voids the warranty as provided in Section II.A.6.*
6. This Limited Warranty becomes void and all obligations on the part of Warrantor cease as of the date an Owner vacates the Home due to foreclosure proceedings.*
7. This Limited Warranty is subject to changes required by various regulating bodies. FHA and VA, as well as some local agencies have mandated the additions noted in the Addenda Section of this Limited Warranty book. Notations throughout indicate where the Addenda apply.

B. The Limited Warranty

1. **Actions taken to cure Defects will NOT extend the periods of specified coverages in this Limited Warranty.**
2. Only warranted elements which are specifically designated in the Warranty Standards are covered by this Limited Warranty.
3. The Warrantor has the choice to repair, replace or pay the reasonable cost to repair or replace warranted items which do not meet Warranty Standards and are not excluded in the Limited Warranty.
4. If a warranted MSD occurs during the appropriate coverage period, and is reported as required in **Section IV.,** the Warrantor will repair, replace or pay you the reasonable cost to repair or replace the warranted MSD, limited to actions necessary to restore the MSD to its load-bearing capacity.



C. Warranty Coverage*

1. **ONE YEAR COVERAGE:** Your Builder warrants that for a period of one (1) year after the Effective Date Of Warranty, warranted items will function and operate as presented in the Warranty Standards of Year 1, **Section III.A.** Coverage is ONLY available where specific Standards and Actions are represented in this Limited Warranty.*
2. **TWO YEAR COVERAGE:** Your Builder warrants that for a period of two (2) years from the Effective Date Of Warranty, specified portions of the Heating, Cooling, Ventilating, Electrical and Plumbing Systems, as defined in this Limited Warranty, will function and operate as presented in the Warranty Standards of Years 1 and 2 only, **Section III.B.**‡
3. **TEN YEAR COVERAGE:** Major Structural Defects (MSD) are warranted for ten (10) years from the Effective Date Of Warranty.

   Your Builder is the Warrantor during Years 1 and 2 of this Limited Warranty and the Insurer is the Warrantor in Years 3 through 10.
4. **CONDOMINIUM COVERAGE:** This Limited Warranty shall only apply to warranted common elements. Warranted common elements are those portions of the defined Electrical, Heating, Ventilating, Cooling, Plumbing and structural Systems

*FHA/VA Homeowners, refer to HUD Addendum, Section V.D.

‡Homeowners in Indiana, refer to State of Indiana Addendum, Section V.C.

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SECTION II.

which serve two (2) or more residential units, and are contained wholly within a residential structure. Warranty coverage for common elements shall be for the same periods and to the same extent as similar or comparable items in individual residential units. Examples of common elements which are covered by this Limited Warranty are hallways, meeting rooms and other spaces wholly within the residential structure designated for the use of two (2) or more units. Examples of common elements which are not covered under this Limited Warranty are club houses, recreational buildings and facilities, exterior structures, exterior walkways, decks, balconies, arches or any other non-residential structure which is part of the condominium.*



D. Conditions*

1. This Limited Warranty provides coverage only in excess of coverage provided by other warranties or insurance, whether collectible or not.
2. This Limited Warranty is binding on the Builder and you and your heirs, executors, administrators, successors and assigns.
3. This Limited Warranty shall be interpreted and enforced in accordance with the laws of the state in which the Home is located.
4. This Limited Warranty is separate and apart from your contract and/or other sales agreements with your Builder. It cannot be affected, altered or amended in any way by any other agreement which you may have.
5. This Limited Warranty cannot be modified, altered or amended in any way except by a formal written instrument signed by you, your Builder and the Administrator.
6. If any provision of this Limited Warranty is determined by a court of competent jurisdiction to be unenforceable, that determination will not affect the validity of the remaining provisions.
7. All notices required under this Limited Warranty must be in writing and sent by email or certified mail, return receipt requested. If you send your written notice by email, your written notice must be sent to warranty.resolution@rwcwarranty.com. The written notice will not be considered received without a valid confirmation of receipt number. If you do not receive a confirmation of receipt number within 48 hours of emailing your written notice, contact RWC by calling 717-561-4480 and request to speak with the Warranty Resolution Department's Customer Service. If sending your written notice by certified mail, return receipt requested, it must be postage prepaid, to the recipient's address shown on the Application for Warranty form, or to whatever address the recipient may designate in writing.
8. If actions by the Warrantor on any obligations under this Limited Warranty are delayed by an event beyond its control, such performance will be excused until the delaying effects of the event are remedied. Such events include, but are not limited to, acts of God, acts of the common enemy, war, riot, civil commotion or sovereign conduct, or acts or omissions by you or any other person not a party of this Limited Warranty.
9. If your Builder fails to complete any part of the Home that is reasonably foreseeable to cause damage to the Home, then it is your responsibility to complete such parts of the Home to avoid the damage. If you fail to complete the work, then any resulting damage is not covered under this Limited Warranty. The warranty period for any item completed after the Effective Date of Warranty shall be deemed to have commenced on the Effective Date of Warranty.*
10. Costs incurred for unauthorized repairs to warranted items are not reimbursable. Written authorization prior to incurring expenses must be obtained from the Administrator.*

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*FHA/VA Homeowners, refer to HUD Addendum, Section V.D.



SECTION II.

11. Whenever appropriate, the use of one gender includes all genders and the use of the singular includes the plural.





12. Under this Limited Warranty, the Warrantor is not responsible for exact color, texture or finish matches in situations where materials are replaced or repaired, or for areas repainted or when original materials are discontinued.
13. Your Builder must assign to you all manufacturers' warranties on products included in the Final Sales Price of your Home. Neither the Insurer nor the Administrator shall be liable for your Builder's failure to do so.
14. You are responsible for establishing a written, final walk-through inspection list of items in need of service prior to occupancy or closing, whichever is first. This list must be signed and dated by you and your Builder. Keep a copy for your records.

E. Exclusions

The following are NOT covered under this Limited Warranty:

1. Loss or damage:
   a. to land.
   b. to the Home, persons or property directly or indirectly caused by insects, birds, vermin, rodents, or wild or domestic animals.
   c. which arises while the Home is used primarily for non-residential purposes.
   d. which is covered by any other insurance or for which compensation is granted by legislation.*
   e. resulting directly or indirectly from flood, surface water, waves, tidal water, overflow of a body of water, or spray from any of these (whether or not driven by wind), water which backs up from sewers or drains, changes in the water table which were not reasonably foreseeable, water below the surface of the ground (including water which exerts pressure on or seeps or leaks through a building, sidewalk, driveway, foundation, swimming pool, or other structure), wetlands, springs or aquifers.*
   f. from normal deterioration or wear and tear.
   g. caused by material or work supplied by anyone other than your Builder or its employees, agents or subcontractors.
   h. from your or the condominium association's failure to perform routine maintenance on the Home, common areas, common elements or your or the condominium association's grounds.
   i. after Year 1, to, resulting from, or made worse by all components of structurally attached decks, balconies, patios, porches, stoops, porch roofs and porticos.
   j. after Year 1, to, resulting from, or made worse by elements of the Home which are constructed separate from foundation walls or other structural elements of the Home such as, but not limited to, chimneys and concrete floors of basements and attached garages.
   k. to wiring, to and between communication devices from the source of power, whether or not connected to the interior wiring system of the Home. Such devices shall include, but not be limited to, telephone systems, television cable systems, intercom systems, computer systems and security systems. Sources of power shall include, but not be limited to, service entrance conductors, switches, outlets, receptacles and junction boxes.
   l. to, or caused by, recreational facilities; driveways; walkways; patios, porches and stoops not structurally attached; decks and balconies which are not bolted to or cantilevered from the main structure of the Home; boundary and/or retaining walls; bulkheads; fences; landscaping, sodding, seeding, shrubs, trees and plantings; subsurface drainage systems (other than footer drains); lawn sprinkler systems; off-site improvements, including streets, sidewalks, adjacent property and the like; or any other improvements not part of the Home itself.

*FHA/VA Homeowners, refer to HUD Addendum, Section V.D.

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SECTION II.

m. caused by any item listed as an additional exclusion on the Application for Warranty form.

2. Loss or damage resulting from, or made worse by:
   a. changes in the grading of the property surrounding the Home by anyone except your Builder or its employees, agents or subcontractors.
   b. changes in grading caused by erosion.
   c. modifications or additions to the Home, or property under or around the Home, made after the Effective Date Of Warranty (other than changes made in order to meet the obligations of this Limited Warranty).
   d. intrusion of water into crawl spaces.*
   e. the weight and/or performance of any type of waterbed or any other furnishing which exceeds the load-bearing design of the Home.
   f. the presence or consequence of unacceptable levels of radon, formaldehyde, carcinogenic substances or other pollutants and contaminants; or the presence of hazardous or toxic materials resulting in uninhabitability or health risk within the Home.
   g. acts or omissions by you, your agents, employees, licensees, invitees; accidents, riots, civil commotion, nuclear hazards, acts of God or nature, fire, explosion, blasting, smoke, drought, water escape, windstorms, tropical storms, hurricanes, hail, lightning, ice, snow, falling trees, aircraft, vehicles, flood, mud slides, sinkholes, mine subsidence, faults, crevices, earthquake, land shock waves or tremors occurring before, during or after a volcanic eruption, or manmade events such as war, terrorism or vandalism.
   h. your failure to perform routine maintenance.
   i. your failure to minimize or prevent such loss or damage in a timely manner.
   j. defects in, but not limited to: recreational facilities; driveways; walkways; patios, porches and stoops not structurally attached; decks and balconies which are not bolted to or cantilevered from the main structure of the Home; boundary and/or retaining walls; bulkheads; fences; landscaping, sodding, seeding, shrubs, trees and plantings; subsurface drainage systems (other than footer drains); lawn sprinkler systems; off-site improvements, including streets, sidewalks, adjacent property and the like; or any other improvements not part of the Home itself.
   k. defects in detached garages or outbuildings (except those which contain Plumbing, Electrical, Heating, Cooling or Ventilating Systems serving the Home, and then only to the extent where Defects would affect these systems). A detached garage is one which is constructed on its own foundation, separate and apart from the foundation of the Home. A breezeway, fence, utility line or similar union shall not cause a garage or outbuilding to be considered attached.
   l. negligent maintenance or operation of the Home and its systems by anyone other than your Builder or its agents, employees or subcontractors.
   m. any portion of a Water Supply System, private or public, including volume and pressure of water flow.*
   n. quality and potability of water.
   o. any portion of a Sewage Disposal System, private or public, including design.*
   p. dampness, condensation or heat build-up caused by your failure to maintain proper ventilation.*



*FHA/VA Homeowners, refer to HUD Addendum, Section V.D.

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3. Failure of your Builder to complete construction of the Home or any part of the Home on or before the Effective Date Of Warranty or damages arising from such failure. An incomplete item is not considered a Defect, although your Builder may be obligated to complete such items under separate agreements between you and your Builder.
4. Any deficiency which does not result in actual physical damage or loss to the Home.
5. Any Consequential Damages.*
6. Personal property damage or bodily injury.
7. Violation of applicable Building Codes or ordinances unless such violation results in a Defect which is otherwise covered under this Limited Warranty. Under such circumstances, the obligation of the Warrantor under this Limited Warranty shall only be to repair the defective warranted portion of the Home, but not to restore or bring the Home to conform to code.
8. Any request for warranty performance submitted to the Administrator after an unreasonable delay or later than 30 days after the expiration of the applicable warranty period.
9. Warranted Defects that you repair without prior written authorization of the Administrator.*
10. Any damages to, or resulting from a swimming pool whether located within or outside the Home, as a result of its construction, placement, use, equipment, maintenance, etc.
11. The removal and/or replacement of items specifically excluded from coverage under this Limited Warranty, such as landscaping or personal property, and items not originally installed by your Builder, such as wallpaper, where removal and replacement are required to execute a repair.
12. Any Defect consisting of, caused by, contributed to, or aggravated by moisture, wet or dry rot, mold, mildew, fungus or rust, regardless of the originating cause of any moisture or water penetration that leads to the Defect.
13. Sound transmission and sound proofing between rooms or floor levels.
14. Appliances and Equipment included in the Home are not warranted under this Limited Warranty, but may be covered by separate warranties provided by the manufacturer or supplier. These warranties are passed on to you by your Builder at closing and are separate from this Limited Warranty. Damage caused by improper maintenance or operation, negligence, or improper service of these items by you or your agent will not be covered under this Limited Warranty. †
15. Modifications or additions to the Home, or property under or around the Home, made after the Effective Date of Warranty (other than changes made in order to meet the obligations of this Limited Warranty).



F. Limitation of Liability

1. The Warrantor's liability and obligations are limited to the repair, replacement or the payment of the reasonable cost of repair or replacement of warranted items not to exceed an aggregate equal to the Final Sales Price of the Home as listed on the Application for Warranty form or in the absence of an Application for Warranty form, as otherwise provided to the Administrator by the Builder. The choice to repair, replace or make payment is the Warrantor's.
2. All other warranties, express or implied, including, but not limited to, all implied warranties of fitness, merchantability or habitability, are disclaimed and excluded to the extent allowed by law.

† Homeowners in the State of New York, refer to State of New York Addendum, Section V.B. *FHA/VA Homeowners, refer to HUD Addendum, Section V.D.

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SECTION III.

The following Warranty Standards are applicable only to warranted items stated in Section II of this Limited Warranty. Read Section II to determine if the following Warranty Standards apply. †

1. FOUNDATIONS

OBSERVATION	ACTION REQUIRED	COMMENTS
BASEMENT		
1.1 Cracks appear in control joints.	No action required.	The expansion/contraction joint is placed to control cracking. This is not a deficiency.
1.2 Uneven concrete floors in finished areas of a basement.	Builder will correct those areas in which Defect exceeds 3/8 in. within a 32 in. measurement.	In rooms not initially finished as living areas or where a floor or a portion of a floor surface has been designed for specific drainage purposes, a slope which exceeds 3/8 in. within a 32 in. measurement is not a deficiency.
1.3 Cracks in poured concrete foundation walls.	Builder will correct any crack which exceeds 1/4 in. in width.	Shrinkage cracks are common and should be expected. Surface patching and epoxy injections are examples of acceptable repair methods.
1.4 Cracks in block or veneer wall.	Builder will correct cracks which exceed 1/4 in. in width.	Some cracks are common through masonry and mortar joints. Cracks 1/4 in. or less are considered routine Owner maintenance.
1.5 Leaks resulting in actual flow or trickling of water through wall or floor, causing an accumulation.	Builder will correct.	A one-time occurrence may not indicate a Defect. Owner must maintain proper grading around the Home and maintain any surface water control systems installed by Builder. Dampness and condensation are normal conditions and are not covered by this Limited Warranty.
1.6 Disintegration of the concrete floor surface.	Builder will correct disintegrated surfaces caused by improper placement of concrete.	Disintegration caused by erosion due to salt, chemicals, implements used and other factors beyond Builder's control is not a warranted deficiency.
1.7 Cracks in concrete floor which rupture or significantly impair performance of floor covering.	Builder will correct so Defect is not readily noticeable when floor covering is in place.	Minor impressions in floor covering are not considered significant imperfections.
1.8 Cracks in concrete floor of unfinished area (no floor covering) or in areas not designed for living.	Builder will correct cracks which exceed 1/4 in. in width or vertical displacement.	Surface patching and epoxy injections are examples of acceptable repair methods. Shrinkage cracks are common and should be expected.
1.9 Condensation on walls, joists, support columns and other components of basement area.	No action required.	Maintaining adequate ventilation and moisture control is considered Owner maintenance.

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† Homeowners in the State of New York, refer to State of New York Addendum, Section V.B.

The following Warranty Standards are applicable only to warranted items stated in Section II of this Limited Warranty. Read Section II to determine if the following Warranty Standards apply.



SECTION III.

1. FOUNDATIONS

OBSERVATION	ACTION REQUIRED	COMMENTS
CRAWL SPACE		
1.10 Cracks in poured concrete foundation walls.	Builder will correct any crack which exceeds 1/4 in. in width.	Surface patching and epoxy injections are examples of acceptable repair methods. Shrinkage cracks of 1/4 in. or less are common and should be expected.
1.11 Cracks in block or veneer wall.	Builder will correct cracks greater than 1/4 in. in width.	Surface patching and epoxy injections are examples of acceptable repair methods. Shrinkage cracks of 1/4 in. or less are common and should be expected.
1.12 Inadequate ventilation.	Builder will install properly sized louvers or vents.	Maintaining adequate ventilation and moisture control, including seasonal adjustment of vent openings, is considered Owner maintenance.
1.13 Condensation on walls, joists, support columns and other components of the crawl space area.	No action required.	Maintaining adequate ventilation and moisture control, including seasonal adjustment of vent openings, is considered Owner maintenance.
SLAB ON GRADE		
1.14 Cracks appear at control joints.	No action required.	Expansion/contraction joint is placed to control cracking. This is not a deficiency.
1.15 Uneven concrete floors in finished areas.	Builder will correct areas in which Defect exceeds 3/8 in. within a 32 in. measurement.	In rooms not initially finished as living areas or where a floor or a portion of a floor surface has been designed for specific drainage purposes, a slope which exceeds 3/8 in. within a 32 in. measurement is acceptable.
1.16 Disintegration of concrete floor surface.	Builder will correct disintegrated surfaces caused by improper placement of concrete.	Disintegration caused by erosion due to salt, chemicals, implements used and other factors beyond Builder's control is not a warranted deficiency.
1.17 Crack in concrete floor which ruptures or significantly impairs performance of floor covering.	Builder will correct so Defect is not readily noticeable when floor covering is in place.	Minor impressions in floor covering are not considered significant imperfections.
1.18 Cracks in attached garage slab.	Builder will correct cracks which exceed 1/4 in. in width or vertical displacement.	Surface patching and epoxy injections are examples of acceptable repair methods. Shrinkage cracks are common and should be expected.
1.19 Cracks in concrete floor of unfinished area (no floor covering) or in areas not designed for living.	Builder will correct cracks which exceed 1/4 in. in width or vertical displacement.	Surface patching and epoxy injections are examples of acceptable repair methods. Shrinkage cracks are common and should be expected.
1.20 Cracks in visible face of foundation.	Builder will correct cracks in excess of 1/4 in. in width.	Surface patching and epoxy injections are examples of acceptable repair methods. Shrinkage cracks are common and should be expected.

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SECTION III.

The following Warranty Standards are applicable only to warranted items stated in Section II of this Limited Warranty. Read Section II to determine if the following Warranty Standards apply.

2. FRAMING

OBSERVATION	ACTION REQUIRED	COMMENTS
CEILING		
2.1 Uneven ceiling.	Builder will correct if unevenness exceeds 1/4 in. within a 32 in. measurement.	Some minor framing imperfections should be expected.
FLOOR		
2.2 High and low areas.	Builder will correct if high or low areas exceed 1/4 in. within a 32 in. measurement.	Some minor framing imperfections should be expected.
2.3 Floor squeaks.	Builder will correct if caused by a defective joist or improperly installed subfloor. Builder will take corrective action to reduce squeaking to the extent possible within reasonable repair capability without removing floor or ceiling finishes.	A large area of floor squeaks which is noticeable, loud and objectionable is a Defect. A squeak-proof floor cannot be guaranteed. Lumber shrinkage as well as temperature and humidity changes may cause squeaks.
ROOF		
2.4 Split or warped rafters or trusses.	No action required.	Some splitting and warping is normal and is caused by high temperature effects on lumber.
WALL		
2.5 Bow or bulge.	Builder will correct if bow or bulge exceeds 1/2 in. within 32 in. horizontal or vertical measurement.	Minor framing imperfections should be expected.
2.6 Out-of-plumb.	Builder will correct where out-of-plumb condition exceeds 3/4 in. within 8 ft. vertical measurement.	Minor framing imperfections should be expected.
2.7 Wall is out-of-square.	No action required.	A wall out-of-square is not a Defect.

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The following Warranty Standards are applicable only to warranted items stated in Section II of this Limited Warranty. Read Section II to determine if the following Warranty Standards apply.



3. EXTERIOR

OBSERVATION	ACTION REQUIRED	COMMENTS
STRUCTURALLY ATTACHED WOOD OR COMPOSITE DECKS		
3.1 Wood twisting, warping or splitting.	Builder will correct only if due to improper installation.	Twisting, warping or splitting of wood deck material is normal due to exposure to the elements. Owner maintenance is required.
3.2 Settlement.	Builder will correct slope of deck which exceeds a ratio of 2 in. in a 10 ft. measurement.	Some slope is often provided to allow for water drainage.
3.3 Loose railing or post.	Builder will correct if due to improper installation.	Owner maintenance is required.
DOORS		
3.4 Binds, sticks or does not latch.	Builder will correct if caused by faulty workmanship or materials.	Seasonal changes may cause doors to expand and contract, and are usually temporary conditions.
3.5 Wood door panel shrinks.	No action required.	Panels will shrink and expand and may expose unfinished surfaces.
3.6 Warping.	Builder will correct warping which exceeds 1/4 in., measured vertically, horizontally or diagonally.	Seasonal changes may cause doors to expand and contract, and are usually temporary conditions.
3.7 Split in panel.	Builder will correct if split allows the entrance of elements.	Splits which do not allow the entrance of elements are considered normal. Owner maintenance is required.
3.8 Separation between door and weather-stripping.	Builder will correct if daylight is visible or if entrance of elements occurs under normal conditions.	Even with properly installed weather-stripping, some movement of the door, when closed, may be expected. Owner maintenance is required for minor alterations to adjustable thresholds and other parts of the door.
3.9 Screen mesh is torn or damaged.	Builder will correct only if damage is documented prior to occupancy.	Owner is responsible for establishing a pre-closing walk-through inspection list.
3.10 Overhead garage door fails to operate or allows rain or snow to leak through.	Builder will correct garage doors which do not fit or operate properly.	Some entrance of elements can be expected and is not considered a deficiency. If Owner installs a garage door opener, Builder is not responsible for operation of door.

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SECTION III.

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3. EXTERIOR

OBSERVATION	ACTION REQUIRED	COMMENTS
ROOFING		
3.11 Roof and roof flashing leaks.	Builder will correct active and current leaks that occur under normal conditions.	No action is required if leak is due to snow or ice buildup, high winds or driving rains. Prevention of snow or ice buildup is the Owner's responsibility. Substantiation of an active and current leak is the Owner's responsibility.
3.12 Lifted, torn, curled, or cupped shingles.	No action required.	Owner maintenance is required. Cupping in excess of 1/2 in. should be reported to the manufacturer.
3.13 Shingles that have blown off.	Builder will correct affected area if due to poor installation.	Shingles shall not blow off in winds less than the manufacturer's specifications.
3.14 Inadequate ventilation.	Builder will provide adequate ventilation.	Moisture accumulation in attics which are not adequately vented is a deficiency. Owner is responsible to keep vents clear of obstructions to promote air flow.
3.15 Water stays in gutters.	Builder will correct to limit standing water depth at 1 in.	Owner is responsible for keeping gutters and downspouts clean.
3.16 Gutter or downspout leaks.	Builder will correct leaks at connections.	Owner is responsible for keeping gutters and downspouts clean. Gutters may overflow during heavy rains.
SITE WORK		
3.17 Standing water within 10 ft. of the foundation.	Builder will correct water which stands for more than 24 hours, or more than 48 hours in swales.	Standing water beyond the 10 ft. perimeter of the foundation is not covered by this Limited Warranty. Owner is responsible for establishing and maintaining adequate ground cover.
3.18 Settling of ground around foundation walls, utility trenches or other filled areas on property where there has been excavation and backfill which affected foundation drainage.	If final grading was performed by Builder, he will replace fill in excessively settled areas only once.*	If settlement does not exceed 6 in., it is Owner's responsibility to fill affected areas. The party responsible for establishing the final grade shall provide for positive drainage away from foundation. Owner is responsible for establishing and maintaining adequate ground cover.
STRUCTURALLY ATTACHED STOOP, PORCH & PATIO		
3.19 Settlement, heaving or movement.	Builder will correct if movement exceeds 1 in. from the Home for stoops, porches and patios which are structurally attached.	Stoops, porches and patios which are poured separately and simply abut the house are not covered by this Limited Warranty.
3.20 Concrete splatters on adjacent surfaces.	Builder will correct only if damage is documented prior to occupancy.	Owner is responsible for establishing a pre-closing walk-through inspection list.

*FHA/VA Homeowners, refer to HUD Addendum, Section V.D.

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The following Warranty Standards are applicable only to warranted items stated in Section II of this Limited Warranty. Read Section II to determine if the following Warranty Standards apply.



SECTION III.

3. EXTERIOR

WALL COVERING

OBSERVATION	ACTION REQUIRED	COMMENTS
3.21 Entrance of elements through separations of wood, hardboard or fiber cement siding or trim joints, or separation between trim and surfaces of masonry or siding.	Builder will correct entrance of elements or separations exceeding 3/8 in. by caulking or other methods.	Any separations 3/8 in. or less are considered routine Owner maintenance.
3.22 Cracks in stucco or similar synthetic based finishes.	Builder will correct cracks which exceed 1/8 in. in width.	Caulking and touch-up painting are examples of acceptable repair methods. Builder is not responsible for exact color, texture or finish matches. Hairline cracks are common.
3.23 Siding materials become detached from the Home.	Builder will correct affected area if due to improper workmanship or materials.	Separated, loose or delaminated siding can be due to improper maintenance and is not considered a Defect.
3.24 Aluminum or vinyl siding is bowed or wavy.	Builder is responsible only if installed improperly and waves or bowing exceed 1/2 in. within a 32 in. measurement.	Check your manufacturer's warranty on this product for coverage regarding dents, holes, wind specifications, etc.
3.25 Paint or stain peels or deteriorates.	Builder will correct. If 75% of a particular wall is affected, entire wall will be corrected.	Some fading is normal due to weathering. Mildew and fungus on exterior surfaces are caused by climatic conditions and are considered routine maintenance. Varnish or lacquer deteriorates quickly and is not covered by this Limited Warranty.
3.26 Paint splatters and smears on other surfaces.	Builder will correct only if damage is documented prior to occupancy.	Owner is responsible for establishing a pre-closing walk-through inspection list.
3.27 Faulty application of paint on wall and trim surfaces.	Builder will correct affected area. If greater than 75% of wall or trim piece is affected, entire surface will be corrected.	Some minor imperfections such as over-spray, brushmarks, etc., are common and should be expected.
3.28 Knot holes bleed through paint or stain.	Builder will correct affected areas where excessive bleeding of knots appear.	Knot holes will be apparent depending on the quality of material used.
3.29 Vent or louver leaks.	Builder will correct if caused by improper installation.	Properly installed louvers or vents may at times allow rain or snow to enter under strong wind conditions and is not a deficiency.
3.30 Cracks in masonry, veneer, stone, etc.	Builder will correct cracks which exceed 1/4 in. in width.	Some cracks are common through masonry and mortar joints. Cracks 1/4 in. or less are considered routine Owner maintenance.

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SECTION III.

The following Warranty Standards are applicable only to warranted items stated in Section II of this Limited Warranty. Read Section II to determine if the following Warranty Standards apply.

3. EXTERIOR

WINDOWS

OBSERVATION	ACTION REQUIRED	COMMENTS
3.31 Condensation or frost on interior window surface.	No action required.	Condensation is relative to the quality and type of windows. Temperature differences in high levels of humidity along with individual living habits will cause condensation.
3.32 Clouding or condensation between panes of glass.	Builder will correct only if damage is documented prior to occupancy.	Owner is responsible for establishing a pre-closing walk-through inspection list.
3.33 Glass breakage.	Builder will correct only if damage is documented prior to occupancy.	Owner is responsible for establishing a pre-closing walk-through inspection list.
3.34 Excessive drafts and leaks.	Builder will correct poorly fitted windows.	Relative to the quality and type of windows, drafts are sometimes noticeable around windows, especially during high winds. It may be necessary for the Owner to have storm windows installed to provide a satisfactory solution in high wind areas. All caulking materials expand and contract due to temperature variation and dissimilar materials. Maintenance of weather-stripping is Owner's responsibility.
3.35 Difficult to open, close or lock.	Builder will correct.	Windows should open, close and lock with reasonable pressure.

4. INTERIOR

DOORS

4.1 Latch is loose or rattles.	No action required.	Some minor movement should be expected.
4.2 Binds, sticks or does not latch.	Builder will correct if due to faulty workmanship and materials.	Seasonal changes may cause doors to expand and contract, and are usually temporary conditions.
4.3 Warping.	Builder will correct warping which exceeds 1/4 in., measured vertically, horizontally or diagonally.	Seasonal changes may cause doors to expand and contract, and are usually temporary conditions.
4.4 Excessive opening at bottom.	Builder will correct gaps in excess of 1-1/2 in. between bottom of passage door and finished floor or 2 in. between bottom of closet door and finished floor.	Gaps under doors are intended for air flow.
4.5 Rubs on carpet.	Builder will correct.	Builder is not responsible if Owner installs carpet.

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The following Warranty Standards are applicable only to warranted items stated in Section II of this Limited Warranty. Read Section II to determine if the following Warranty Standards apply.



SECTION III.

4. INTERIOR

WALLS, CEILINGS, SURFACES, FINISHES & TRIMS

OBSERVATION	ACTION REQUIRED	COMMENTS
4.6 Cracks and separations in drywall, lath or plaster; nail pops.	Builder will correct cracks in excess of 1/8 in. in width. Builder will correct nail pops which have broken finished surface. Repair cracks and/or nail pops and touch up paint to match as close as possible, one time only. Such conditions should be reported near the end of Year 1 of the warranty period to allow for normal movement of the Home.	Minor seam separations and cracks, and other slight imperfections, are common and should be expected. Minor depressions and slight mounds at nail heads are not Defects.
4.7 Peeling of wallpaper.	Builder will correct if not due to Owner neglect or abuses.	Builder is not responsible for wallpaper installed by Purchaser. Owner is responsible for maintaining adequate ventilation in areas of high humidity, such as kitchens and bathrooms.
4.8 Separated seams in wallpaper.	Builder will correct if wall surface is readily visible.	Minor imperfections can be expected.
4.9 Lumps, ridges and nail pops in wallboard which appear after Owner has wall covering installed by himself or others.	No action required.	Owner should insure that surface to be covered is suitable for installation of wall covering.
4.10 Surface deficiencies in finished woodwork.	Builder will correct readily apparent splits, cracks, hammer marks and exposed nail heads, only if documented prior to occupancy.	Owner is responsible for establishing a pre-closing walk-through inspection list.
4.11 Gaps between trim and adjacent surfaces, and gaps at trim joints.	Builder will correct gaps in excess of 1/8 in. at trim joints and 1/4 in. between trim and adjacent surfaces.	Some separation due to lumber shrinkage is normal and should be expected.
4.12 Cracks in ceramic grout joints.	Builder will correct cracks in excess of 1/8 in. one time only.	Cracking of grout joints is common and is considered routine Owner maintenance unless excessive.
4.13 Ceramic tile cracks or becomes loose.	Builder will correct only if documented prior to occupancy.	Owner is responsible for establishing a pre-closing walk-through inspection list.
4.14 Cracking or deterioration of caulking.	No action required.	All interior caulking shrinks and deteriorates. Owner maintenance is required.

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SECTION III.

The following Warranty Standards are applicable only to warranted items stated in Section II of this Limited Warranty. Read Section II to determine if the following Warranty Standards apply.

4. INTERIOR

OBSERVATION	ACTION REQUIRED	COMMENTS
WALLS, CEILINGS, SURFACES, FINISHES & TRIMS		
4.15 Wall or trim surfaces visible through paint.	Builder will correct affected area. If greater than 75% of wall, trim piece, or ceiling is affected, entire surface will be corrected. The surface being painted shall not show through new paint when viewed from a distance of 6 feet under normal lighting conditions.	Some minor imperfections such as over-spray, brushmarks, etc., are common and should be expected.
FLOOR COVERING*		
4.16 Resilient flooring comes loose at edge.	Builder will correct.	Owner maintenance is required.
4.17 Gaps at seams of resilient flooring.	Builder will correct gaps of similar materials in excess of 1/8 in., and 3/16 in. where dissimilar materials abut.	Minor gaps should be expected.
4.18 Fastener pops through resilient flooring.	Builder will correct affected area where fastener has broken through floor covering.	Sharp objects such as high heels, table and chair legs, can cause similar problems, and are not covered by this Limited Warranty.
4.19 Depressions or ridges in resilient flooring at seams of sub-flooring.	Builder will correct depressions or ridges which exceed 1/8 in. in height or depth.	This is determined by placing a 6 in. straight edge over ridge or depression, with 3 in. on either side, and measuring height or depth at sub-flooring seam.
4.20 Cuts and gouges in any floor covering.	Builder will correct only if documented prior to occupancy.	Owner is responsible for establishing a pre-closing walk-through inspection list.
4.21 Hollow sounding marble or tile.	No action required.	Hollow sounding marble or tile is not a deficiency of construction and is not covered under this warranty.
4.22 Fades, stains or discolors.	Builder will correct stains or spots only if documented prior to occupancy.	Fading is not a deficiency. Owner is responsible for establishing a pre-closing walk-through inspection list.
4.23 Premature wearing of carpet.	No action required.	Excessive wear in high-traffic areas such as entryways and hallways is normal. Wearability is directly related to quality of carpet.
4.24 Visible gaps at carpet seams.	Builder will correct gaps.	Seams will be apparent. Owner maintenance is required.
4.25 Carpet becomes loose or buckles.	Builder will correct one time only.	Some stretching is normal. Owner should exercise care in moving furniture.

*FHA/VA Homeowners, refer to HUD Addendum, Section V.D.

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SECTION III.

5. MECHANICAL

OBSERVATION	ACTION REQUIRED	COMMENTS
ELECTRICAL		
5.1 Circuit breakers trip excessively.	Builder will correct if tripping occurs under normal usage.	Ground Fault Circuit Interrupters (GFCI) are intended to trip as a safety factor. Tripping that occurs under abnormal use is not covered by this Limited Warranty.
5.2 Outlets, switches or fixtures malfunction.	Builder will correct if caused by defective workmanship or materials.	Owner should exercise routine care and maintenance. Replacement of light bulbs is Owner's responsibility.
HEATING & COOLING		
5.3 Condensation lines clog under normal use.	No action required.	Condensation lines will clog under normal conditions. Continued operation of drain line requires Owner maintenance.
5.4 Noisy ductwork.	Builder will correct oil canning noise if caused by improper installation.	When metal heats and cools, ticking and cracking may occur and are not covered by this Limited Warranty.
5.5 Insufficient heating.	Builder will correct if Heating System cannot maintain a 70 degree Fahrenheit temperature, under normal operating and weather conditions. Temperature shall be measured at a point 5 ft. above center of floor in affected area. All rooms may vary in temperature by as much as 4 degrees.	Orientation of the Home, location of rooms and location of vents will also provide a temperature differential. There may be periods when outdoor temperature falls below design temperature thereby lowering temperature in the Home. Certain aspects of the Home including, but not limited to, expansive stairways, open foyers, sunrooms or cathedral ceilings may cause abnormal variation from these Standards and are not covered by this Limited Warranty.
5.6 Insufficient cooling.	Builder will correct if Cooling System cannot maintain a 78 degree Fahrenheit temperature, under normal operating and weather conditions. Temperature shall be measured at a point 5 ft. above center of the floor in the affected room. On excessively hot days, where outside temperature exceeds 95 degrees Fahrenheit, a difference of 17 degrees from outside temperature will be difficult to maintain. All rooms may vary in temperature by as much as 4 degrees.	Orientation of the Home, location of rooms and location of vents will also provide a temperature differential. There may be periods when outdoor temperature rises above design temperature thereby raising temperature in the Home. Certain aspects of the Home including, but not limited to, expansive stairways, open foyers, sunrooms or cathedral ceilings may cause abnormal variation from these Standards and are not covered by this Limited Warranty.
5.7 Refrigerant line leaks.	Builder will correct.	Owner maintenance is required on the system.

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SECTION III.

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5. MECHANICAL

PLUMBING

OBSERVATION	ACTION REQUIRED	COMMENTS
5.8 Pipe freezes and bursts.	Builder will correct if due to faulty workmanship or materials.	Proper winterization of pipes is considered routine maintenance and Owner should maintain suitable temperatures inside the Home.
5.9 Noisy water pipe.	Builder will correct hammering noise if caused by improper installation.	Some noise can be expected due to flow of water and pipe expansion. This is not a Defect.
5.10 Plumbing fixtures and trim fittings leak or malfunction.	Builder will correct if due to faulty workmanship and materials.	Owner maintenance is required. Scratches, tarnishing or marring must be noted on a pre-closing walk-through inspection list.
5.11 Damaged or defective plumbing fixtures and trim fittings.	Builder will correct only if documented prior to occupancy.	Owner is responsible for establishing a pre-closing walk-through inspection list. Defective trim fittings and plumbing fixtures are covered under the manufacturer's warranty.

6. SPECIALTIES

BATHROOM & KITCHEN

6.1 Cabinet separates from wall or ceiling.	Builder will correct separation in excess of 1/4 in.	Some separation is normal. Caulking is an acceptable method of repair.
6.2 Crack in door panel.	Builder will correct only if documented prior to occupancy.	Owner is responsible for establishing a pre-closing walk-through inspection list.
6.3 Warping of cabinet door or drawer front.	Builder will correct if warp exceeds 3/8 in. as measured from cabinet frame.	Seasonal changes may cause warping and may be a temporary condition.
6.4 Doors or drawers do not operate.	Builder will correct.	Owner maintenance is required.
6.5 Chips, cracks, scratches on countertop, cabinet fixture or fitting.	Builder will correct only if documented prior to occupancy.	Owner is responsible for establishing a pre-closing walk-through inspection list.
6.6 Delamination of countertop or cabinet.	Builder will correct only if documented prior to occupancy.	Owner is responsible for establishing a pre-closing walk-through inspection list.
6.7 Cracks or chips in fixture.	Builder will correct only if documented prior to occupancy.	Owner is responsible for establishing a pre-closing walk-through inspection list.

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SECTION III.

6. SPECIALTIES

OBSERVATION	ACTION REQUIRED	COMMENTS
CHIMNEY & FIREPLACE		
6.8 Exterior and interior masonry veneer cracks.	Builder will correct cracks in excess of 1/4 in. in width.	Some cracks are common in masonry and mortar joints. Cracks 1/4 in. in width or less are considered Owner maintenance.
6.9 Firebox color is changed; accumulation of residue in chimney or flue.	No action required.	Owner maintenance is required.
6.10 Chimney separates from the Home.	Builder will correct separation in excess of 1/2 in. within 10 ft.	Newly built chimneys will often incur slight amounts of separation.
6.11 Smoke in living area.	Builder will correct if caused by improper construction or inadequate clearance.	Temporary negative draft situations can be caused by high winds; obstructions such as tree branches too close to the chimney; the geographic location of the fireplace; or its relationship to adjoining walls and roof. In some cases, it may be necessary to open a window to create an effective draft. Since negative draft conditions could be temporary, it is necessary that Owner substantiate problem to Builder by constructing a fire so the condition can be observed.
6.12 Water infiltration into firebox from flue.	No action required.	A certain amount of rainwater can be expected under certain conditions.
6.13 Firebrick or mortar joint cracks.	No action required.	Intense heat may cause cracking.
INSULATION		
6.14 Air infiltration around electrical receptacles.	No action required.	Air flow around electrical boxes is normal and is not a deficiency.

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SECTION III.

The following Warranty Standards are applicable only to warranted items stated in Section II of this Limited Warranty. Read Section II to determine if the following Warranty Standards apply.

B. SYSTEMS - YEARS 1 & 2

OBSERVATION	ACTION REQUIRED	COMMENTS
ELECTRICAL		
B.1 Wiring fails to carry specified load.	Builder will correct if failure is due to improper installation or materials.	Switches, outlets and fixtures are applicable to **Year 1 Coverage Only.**
HEATING AND COOLING		
B.2 Ductwork separates.	Builder will correct.	Owner maintenance is required.
PLUMBING*		
B.3 Pipe leaks.	Builder will correct.	Condensation on pipes does not constitute leakage. Faulty faucets, valves, joints and fittings are applicable to **Year 1 Coverage Only.**
B.4 Water supply stops.	Builder will correct if due to faulty workmanship or materials inside the Home.	Drought or causes other than faulty workmanship and materials will not be covered under this Limited Warranty.
B.5 Clogged drain or sewer.	Builder will correct clog within structure caused by faulty workmanship or materials.	Clogs and stoppages beyond the exterior wall are not covered by this Limited Warranty. Routine Owner maintenance and proper use is required.

C. TEN YEAR MSD COVERAGE

MAJOR STRUCTURAL DEFECTS		
C.1. Major Structural Defects.	The criteria for establishing the existence of a Major Structural Defect is set forth in Section I.B.14 of this Limited Warranty Agreement.	The Warrantor will correct Major Structural Defects, limited to such actions as are necessary to restore the load-bearing capability of the component(s) affected by a Major Structural Defect.

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*FHA/VA Homeowners, refer to HUD Addendum, Section V.D.



SECTION IV.

A. Notice to Warrantor in Years 1 & 2

1. If a Defect occurs in Years 1 and 2, you must notify your Builder in writing. Your request for warranty performance should clearly describe the Defect(s) in reasonable detail.
2. Request for warranty performance to your Builder does not constitute notice to the Administrator, and it will not extend applicable coverage periods.
3. If a request for warranty performance to your Builder does not result in satisfactory action within a reasonable time, written notice must be given to RWC, Administrator, at warranty.resolution@rwcwarranty.com or forwarded by certified mail, return receipt requested to 5300 Derry Street, Harrisburg, Pennsylvania 17111, Attn: Warranty Resolution Department. This notice should describe each item in reasonable detail.
4. *Please note that a written request for warranty performance must be emailed no later than thirty (30) days after the expiration of the applicable warranty period or sent to RWC by certified mail, return receipt requested and postmarked no later than thirty (30) days after the expiration of the applicable warranty period. For example, if the item is one which is warranted by your Builder during your second year of coverage, a request for warranty performance must be emailed or mailed to RWC and postmarked no later than thirty (30) days after the end of the second year to be valid.*
5. You must provide the Warrantor with reasonable weekday access during normal business hours in order to perform its obligations. Failure by you to provide such access to the Warrantor may relieve the Warrantor of its obligations under this Limited Warranty.
6. If your Builder does not fulfill its obligations under this Limited Warranty, the Administrator will process the request for warranty performance as described in the Limited Warranty and subject to the provisions of **IV.F**.

B. Notice to Warrantor in Years 3–10

If a Defect related to a warranted MSD occurs in Years 3 through 10 of this Limited Warranty, you must notify the Administrator to review the item within a reasonable time after the situation arises. All such notices must be presented in writing to RWC, Administrator, at warranty.resolution@rwcwarranty.com or forwarded by certified mail, return receipt requested to RWC, Administrator, 5300 Derry Street, Harrisburg, Pennsylvania 17111, Attn: Warranty Resolution Department. Any such notice should describe the condition of the MSD in reasonable detail. Requests for warranty performance emailed or postmarked more than thirty (30) days after the expiration of the term of this Limited Warranty will not be honored.

C. Purchaser's Obligations

1. **Your notice to the Administrator must contain the following information:**
   a. Validation # and Effective Date Of Warranty;
   b. Your Builder's name and address;
   c. Your name, address, email address and phone number (including home, cell and work numbers);
   d. Reasonably specific description of the warranty item(s) to be reviewed;
   e. A copy of any written notice to your Builder;
   f. Photograph(s) may be required; and
   g. A copy of each and every report you have obtained from any inspector or engineer.
2. You have an obligation to cooperate with the Administrator's mediation, inspection and investigation of your warranty request. From time to time, the Administrator may request information from you regarding an alleged Defect. Failure by you or your appointed representative to respond with the requested information within thirty (30) days of the date of the Administrator's request can result in the closing of your warranty file.

D. Mediation and Inspection

Within thirty (30) days following the Administrator's receipt of proper notice of request for warranty performance, the Administrator may review and mediate your request by communicating with you, your Builder and any other individuals or entities who the Administrator believes possess relevant information. If, after thirty (30) days, the Administrator has not been able to successfully mediate your request, or at any earlier time when the Administrator believes that your Builder and you are at an impasse, then the Administrator will notify you that your request has become an Unresolved Warranty Issue. At any time following the receipt of proper notice of your request for warranty performance, the Administrator may schedule an inspection of the item. You must provide the Administrator reasonable access for any such inspection as discussed in **Section IV.A.5**. The Administrator, at its discretion,

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SECTION IV.

may schedule a subsequent inspection to determine Builder compliance.

When a request for warranty performance is filed and the deficiency cannot be observed under normal conditions, it is your responsibility to substantiate that the need for warranty performance exists including any cost involved. If properly substantiated, you will be reimbursed by the Warrantor.

E. Arbitration*

You begin the arbitration process by giving the Administrator written notice of your request for arbitration of an Unresolved Warranty Issue. The written notice of your request for arbitration must be received by the Administrator no later than thirty (30) days following the expiration of the ten year warranty period. However, if you receive notification of an Unresolved Warranty Issue from the Administrator following the expiration of the ten year warranty period, then this period is extended and written notice of your request for arbitration must be received by the Administrator no later than thirty (30) days from the date of your receipt of notification of the Unresolved Warranty Issue. Within twenty (20) days after the Administrator's receipt of your notice of request for arbitration, any Unresolved Warranty Issue that you have with the Warrantor shall be submitted to an independent



arbitration service experienced in arbitrating residential construction matters upon which you and the Administrator agree. This **binding** arbitration is governed by the procedures of the Federal Arbitration Act, 9 U.S.C. §§ 1 *et. seq.* If you submit a request for arbitration, you must pay the arbitration fees before the matter is submitted to the arbitration service. After arbitration, the Arbitrator shall have the power to award the cost of this fee to any party or to split it among the parties to the arbitration. The arbitration shall be conducted in accordance with this Limited Warranty and the arbitration rules and regulations to the extent that they are not in conflict with the Federal Arbitration Act.

Within one (1) year after an arbitration award, either party may apply to the U.S. District Court where the Home is situated to confirm the award. The Administrator's receipt of a written request for arbitration in appropriate form shall stop the running of any statute of limitations applicable to the matter to be arbitrated until the Arbitrator renders a decision. The decision of the Arbitrator shall be final and binding upon all parties.†

Since this Limited Warranty provides for mandatory binding arbitration of Unresolved Warranty Issues, if any party commences litigation in violation of this Limited Warranty, such party shall reimburse the other parties to the litigation for their costs and expenses, including attorney fees, incurred in seeking dismissal of such litigation.*

In Years 1 & 2, the Builder shall have sixty (60) days from the date the Administrator sends the Arbitrator's award to the Builder to comply with the Arbitrator's decision. In Years 3-10, the Warrantor shall have sixty (60) days from the date the Administrator receives the Arbitrator's award to comply with the Arbitrator's decision. Warranty compliance will begin as soon as possible and will be completed within the sixty-day compliance period with the exception of any repair that would reasonably take more than sixty (60) days to complete, including, but not limited to, repair delayed or prolonged by inclement weather. The Warrantor will complete such repair or replacement as soon as possible without incurring overtime or weekend expenses.

You may request a compliance arbitration within twenty (20) days after the sixty-day compliance period has expired by giving the Administrator written notice of your request. You must pay the fees for the compliance arbitration prior to the matter being submitted to the arbitration service.

F. Conditions of Warranty Performance

1. You must provide the Warrantor and/or Administrator with reasonable weekday access during normal business hours to inspect the condition of your Home and/or to perform their obligations.
2. When your request for warranty performance is determined to be a warranted issue, the Warrantor reserves the right to repair or replace the warranted item, or to pay you the reasonable cost of repair or replacement.
3. In Years 1 and 2, if your Builder defaults in its warranty obligations, the Administrator will process the request for warranty performance provided you pay a warranty service

*FHA/VA Homeowners, refer to HUD Addendum, Section V.D.

† Homeowners in the State of New York, refer to State of New York Addendum, Section V.B.

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fee of $250 for each request prior to repair or replacement.*★◆

4. In Years 3 through 10 you must pay the Administrator a warranty service fee of $500 for each request.*★◆
5. If the Administrator elects to award you cash rather than repair or replace a warranted item, the warranty service fee will be subtracted from the cash payment.
6. If the Warrantor pays the reasonable cost of repairing a warranted item, the payment shall be made to you and to any mortgagee or mortgagee's successor as each of your interests may appear; provided that the mortgagee has notified the Administrator in writing of its security interest in the Home prior to such payment. Warrantor shall not have any obligation to make payment jointly to the Purchaser and mortgagee where the mortgagee has not notified your Builder or the Administrator in writing of its security interest in the Home prior to such payment. Any mortgagee shall be completely bound by any mediation or arbitration relating to a request for warranty performance between you and the Warrantor.*
7. Prior to payment for the reasonable cost of repair or replacement of warranted items, you must sign and deliver to the Builder or the Administrator, as applicable, a full and unconditional release, in recordable form, of all legal obligations with respect to the warranted Defects and any conditions arising from the warranted items.
8. Upon completion of repair or replacement of a warranted Defect, you must sign and deliver to the Builder or the Administrator, as applicable, a full and unconditional release, in recordable form, of all legal obligations with respect to the Defect and any conditions arising from the situation. The repaired or replaced warranted item will continue to be warranted by this Limited Warranty for the remainder of the applicable period of coverage.
9. If the Warrantor repairs, replaces or pays you the reasonable cost to repair or replace a warranted item, the Warrantor shall be subrogated to all your rights of recovery against any person or entity. You must execute and deliver any and all instruments and papers and take any and all other actions necessary to secure such rights, including, but not limited to, assignment of proceeds of any insurance or other warranties to the Warrantor. You shall do nothing to prejudice these rights of subrogation.
10. Any Warrantor obligation is conditioned upon your proper maintenance of the Home, common elements and grounds to prevent damage due to neglect, abnormal use or improper maintenance.



11. **Condominium Procedures:**
    a. In the case of common elements of a condominium, at all times, owner(s) of each unit affected by the common elements in need of warranty performance shall each be responsible to pay the warranty service fee ($250 in Years 1 and 2, $500 in Years 3 through 10) for each request for warranty performance.*★
    b. If a request for warranty performance under this Limited Warranty involves a common element in a condominium, the request may be made only by an authorized representative of the condominium association. If the Builder retains a voting interest in the association of more than 50%, the request may be made by unit owners representing 10% of the voting interests in the association.
    c. If a request for warranty performance under this Limited Warranty involves a common element affecting multiple units, and all affected units are not warranted by the RWC Warranty Program, the Insurer's liability shall be limited to only those units warranted by the RWC Warranty. The limit of liability shall be prorated based upon the number of units warranted by this Limited Warranty.

*FHA/VA Homeowners, refer to HUD Addendum, Section V.D.
◆Homeowners in Maryland, refer to Maryland Addendum, Section V.E.
★Homeowners in Newark, Delaware, refer to Newark, Delaware, Addendum, Section V.A.

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A. Newark, Delaware, Addendum

The warranty service fee as described in **Sections IV.F.3., IV.F.4.** and **IV.F.11.a** will be waived for homes built in the city of Newark, Delaware.

B. State of New York Addendum

Except as expressly provided in this Addendum, the warranties and rights listed herein are in addition to, and are not exclusive of, any warranties or rights listed in this Limited Warranty.

1. **Appliances and Items of Equipment —** Subject to other terms and conditions listed in this Limited Warranty, the exclusion concerning deficiencies in Appliances and Items of Equipment described in **Section II.E.14.** of this Limited Warranty shall not apply during the first two (2) years of the warranty term wherever (i) such Appliances and Items of Equipment are components of the Cooling, Ventilating, Heating, Electrical or Plumbing Systems; and (ii) the deficiencies in such fixtures, Appliances or Items of Equipment are the result of defective installation by your Builder.
2. **Standards — Section III. —** If the statutes of the State of New York provide greater coverage than the provisions of this Limited Warranty, those provisions shall modify the warranty to allow for the greater coverage.
3. **Alternative Dispute Resolution —** When making a request for warranty performance pursuant to **Section IV.E.** of this Limited Warranty, you have no obligation to submit to binding arbitration, nor do you have to pay any fee or charge for participation in non-binding arbitration or any mediation process concerning your request. However, any Unresolved Warranty Issues must be submitted to arbitration before a legal proceeding may be commenced. Further, if an Owner resorts to litigation, the rights and obligations imposed by **Section IV.E.** shall apply to such litigation.

C. State of Indiana Addendum

The warranties and rights listed above are in addition to, and are not exclusive of, any warranties listed in this book.

Notwithstanding anything contained in the attached printed form of the RWC Limited Warranty, this Limited Warranty shall include the following protection per **Section II.C.**, and is amended to read as follows:

1. **Two Year Coverage —** Commencing on the Effective Date of this Limited Warranty as specified on the Application For Warranty form, and subject to the terms and conditions listed herein, your Builder warrants that for a period of two (2) years your Home will be free from Defects due to nonconformity with the Warranty Standards set forth in **Section III.** of this Limited Warranty. With respect to fixtures, Appliances and Items of Equipment, the Warranty is for one (1) year or the manufacturer's written warranty, whichever is less. For Year Two Coverage for Indiana Homes with VA/FHA Financing, the following provisions of the HUD Addendum **Section V.D.** are not applicable in Year 2: **Section V.D.5, Section V.D.13, Section V.D.16, and Section V.D.19.**
2. **Years 3 and 4 Coverage Only —** During the third and fourth year following the Effective Date Of Warranty as specified on the Application For Warranty form, and subject to the terms and conditions listed in this Limited Warranty, your Warrantor warrants that your Home will be free from Defects due to nonconformity with the Warranty Standards set forth in **Section III. A.** 3.11-3.16.

D. HUD Addendum (Applicable to VA/FHA Financed Homes only)

1. **Section I.B. Emergency Conditions —** The following definition is added: Emergency Condition is an event or situation that presents an imminent threat of damage to the Home or common elements and results in an unsafe living condition due to Defects or Major Structural Defect failures that manifest themselves outside of the Warrantor's normal business hours and precludes you from obtaining prior written approval to initiate repairs to stabilize the condition and prevent further damage.
2. **Section I.B.9. Effective Date Of Warranty —** The following language is substituted: The Effective Date Of Warranty will be the date on which closing or settlement occurs in connection with the initial sale of the Home. In no event will the Effective Date Of Warranty be later than the date of FHA endorsement of your Mortgage on the Home.
3. **Section I.B.14. Major Structural Defects —** The following language is substituted for a-c.: A Major Structural Defect is actual physical damage to the designated load-bearing portions of a Home caused by failure of such load-bearing functions to the extent that the Home becomes unsafe, unsanitary, or otherwise unlivable. The following language is added: Delamination or rupture of roof

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sheathing shall be deemed a Major Structural Defect in need of warranty performance.

4. **Sections II.A.5 and II.A.6 —** Foreclosure does not void the Limited Warranty for VA/FHA Financed Homes only.
5. **Section II.C.1. One Year Coverage —** The following language is added: Notwithstanding anything to the contrary contained in this Limited Warranty, during the first year of coverage, your Builder will repair or restore the reliable function of Appliances and Equipment damaged during installation or improperly installed by your Builder. In addition, your Builder will correct Construction Deficiencies in workmanship and materials resulting from the failure of the Home to comply with standards of quality as measured by acceptable trade practices. Construction Deficiencies are Defects (not of a structural nature) in the Home that are attributable to poor workmanship or to the use of inferior materials which result in the impaired functioning of the Home or some part of the Home. Defects resulting from your abuse or from normal wear and tear are not considered Construction Deficiencies.
6. **Section II.C.4. Condominium Coverage** —The following language is substituted: The Limited Warranty shall only apply to warranted common elements which are those portions of the defined Electrical, Heating, Ventilating, Cooling, Plumbing and structural Systems which serve two (2) or more residential units, and are contained wholly within a residential structure that, if defective, would constitute a health or safety condition for the occupants. Examples of common elements which are covered by this Limited Warranty are hallways, meeting rooms, stairwells and other spaces wholly within the residential structure serving two (2) or more units; and structurally attached balconies, arches and decks. Examples of common elements which are not covered under this Limited Warranty are club houses, recreational buildings and facilities, walkways, exterior structures, or any other non-residential structure which is part of the condominium.
7. **Section II.C.** — The following coverage is added for the **State of Colorado ONLY:** The Builder's warranty for basement slabs in the State of Colorado is extended from the first through the fourth year.
8. **Section II.D.** — The following statement is added: This agreement is non-cancelable by the Warrantor.
9. **Section II.D.9.** is deleted.
10. **Section II.D.10. —** The following language is added: Repairs to the Home may be made without the prior written authorization of the Warrantor only in the event an Emergency Condition arises that necessitates repairs be made for the sole purpose of protecting the Home from further damage. You must notify the Warrantor as soon as possible, but in no event, later than five (5) days after the repairs have been made in order to qualify for reimbursement. An accurate, written record of the repair cost must accompany your notification.
11. **Section II.E.1.d. —** The following language is substituted: Loss or damage which is covered by any other insurance or for which compensation is granted by state legislation.
12. **Section II.E.1.e. —** The following language is substituted: resulting directly or indirectly from flood, waves, tidal water, overflow of a body of water, or spray from any of these (whether or not driven by wind), water which backs up from sewers or drains, changes in the water table which were not reasonably foreseeable, wetlands, springs or aquifers. Surface water and underground water which cause an unforeseeable hydrostatic condition with resultant damage to the structure are covered.
13. **Section II.E.2.d.** is deleted.
14. **Section II.E.2.m. —** The following language is substituted: any portion of a public Water Supply System, including volume and pressure of water flow.
15. **Section II.E.2.o. —** The following language is substituted: any portion of a public Sewage Disposal System, including design.
16. **Section II.E.2.p. —** exclusion is deleted.
17. **Section II.E.5. —** The following language is substituted: Consequential Damages to personal property are excluded. Consequential Damages to real property as a result of a Defect or repair of a Defect are covered.
18. **Section II.E.9. —** The following language is added: Warranted Defects repaired as a result of emergency property protection measures as described and defined in this addendum are covered.
19. **Section III.A.**
    a. **Site Work —** The following language is substituted:
       (1) **3.18 (Action Required)** If final grading was performed by the Builder, he will replace fill in excessively settled areas.
    b. **Floor Covering** — The following language is added:
       (1) **4.26 (Observation)** Gaps or cracks between finished floor boards. **(Action Required)** Builder will correct gaps or

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cracks which exceed 1/8 in. in width. **(Comments)** Finished wood floors expand and contract due to humidity changes in your Home. Cracks and gaps which shrink and disappear in non-heating seasons are considered normal.

(2) **4.27 (Observation)** Cupping, crowning or loose finished floor boards. **(Action Required)** Builder will correct only if caused by a Defect in installation. **(Comments)** Finished wood flooring cups from gaining or losing moisture on one side faster than the other. Some cupping and crowning should be considered normal due to growth rings in the tree and the part of the tree used. The Builder is not responsible for natural properties of the product, or for climatic conditions and personal living habits which can affect moisture content of floor boards. Cupping or crowning action may have loosened nails or adhesive. Owner is responsible if condition is caused by conditions beyond Builder's control.

(3) **4.28 (Observation)** Ceramic tile cracks or loosens. **(Action Required)** Builder will correct only if documented prior to occupancy. **(Comments)** Owner is responsible for establishing a pre-closing walk-through inspection list.

20. **Section III.B.6.** — The following language is added: **(Observation)** Septic system fails. (**Action Required)** Builder will correct if damage is due to poor workmanship or materials, which are not in conformance with Sewage Enforcement Officer's instructions as per design and installation only. **(Comments)** Builder is required to abide by state or local requirements for the installation of on-site sewage disposal system. Any deficiency or failure which occurs or is caused by a condition other than faulty workmanship or materials, such as design, is not covered by this Limited Warranty. Owner is responsible for routine maintenance of system, which may include, but not be limited to: pumping the septic tank; adding chlorine to a chlorinator; and refraining from driving or parking vehicles or equipment on the system. Damages caused by freezing, soil saturation, underground springs, water run-off, excessive use and an increase in level of water table are among causes not covered by this Limited Warranty.

21. **Section IV.E. Arbitration —** The following language is added: The judicial resolution of disputes is not precluded by this warranty and may be pursued by the homeowner at any time during the dispute resolution process.

22. **Section IV.E. Arbitration —** Because HUD does not require mandatory arbitration, the following is deleted: Since this Limited Warranty provides for mandatory binding arbitration of disputes, if any party commences litigation in violation of this Limited Warranty, such party shall reimburse the other parties to the litigation for their costs and expenses, including attorney fees, incurred in seeking dismissal of such litigation.

23. **Section IV.F.3., F.4.** and **F.11.a. —** The following language is substituted: In the first two (2) years, if your Builder does not fulfill its obligations under this Limited Warranty, the Insurer will be responsible for your Builder's obligations, subject to a one-time warranty service fee of $250. The Insurer's liability in Years 3 through 10 under this Limited Warranty is subject to a warranty service fee of $250 per request for warranty performance. In each instance, you must pay the fee prior to the Insurer's repair or replacement. In the event of payment, the fee will be subtracted from the cash payment. In the case of the common elements of a condominium, the warranty service fee shall be $250 per Home affected by each common element in need of service, limited to a maximum of $5,000 per free standing structure.

24. **Section IV.F.6. —** The following language is added: Where a warranted Defect is determined to exist and where the Warrantor elects to pay the reasonable cost of repair or replacement in lieu of performing such repair or replacement, the cash offer must be in writing. You will be given two (2) weeks to respond. Cash offers over $5,000 are subject to an on-site review by a HUD approved fee inspector (inspection costs will be paid by the Warrantor) unless:

    a. the cash offer is made pursuant to a binding bid by an independent third party contractor, which will accept an award of a contract from you pursuant to such bid;

    b. payment is being made in settlement of legal action;

    c. you are represented by legal counsel.

E. Maryland Addendum

You should contact the Administrator personally to verify the existence of your Warranty. Further, you should report any Warranty problems, which are not promptly resolved by your Builder, to the Administrator.

1. **Section IV.F.3.** and **IV.F.4.** are not applicable for the state of Maryland.

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DESIGN DATA

IRC 2018 BUILDING PLANNING – CHAPTER 3

LIVE LOADS	
ROOF (SNOW)	30 PSF
WIND DESIGN	
115 MPH (SEISMIC DESIGN CATEGORY – A)	
WEATHERING – SEVERE	
SOIL TEST (LOAD BEARING PRESSURE)	
SAND, SILTY SAND, CLAYEY SAND, SILT GRAVEL AND CLAYEY GRAVEL	2000 PSF
CLAYEY, SANDY, SLIGHTLY CLAY, CLAYEY SILT, SILT AND SANDY SILT CLAY	1500 PSF
BUILDING MATERIALS	
STRUCTURAL STEEL	F_y = 36 KSI
REINFORCING STEEL	F_y = 60 KSI
CONCRETE	
BASEMENT WALLS, FOUNDATION AND OTHER CONCRETE NOT EXPOSED TO WEATHER	F_c = 2500 PSI
BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS	F_c = 2500 PSI
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO WEATHER	F_c = 3000 PSI
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER AND GARAGE FLOOR SLABS	F_c = 3500 PSI
FRAMING LUMBER	
2x6 AND LARGER	F_b = 1200 PSI E = 1700 KSI F_c = 625 PSI
2x4 AND MISC.	F_b = 1400 PSI E = 1700 KSI F_c = 1000 PSI
2x6 STUDS	F_b = 725 PSI E = 1500 KSI F_c = 675 PSI
2x4 STUDS	F_b = 600 PSI E = 1500 KSI F_c = 600 PSI
MICRO-LAMS (12")	F_c = 2600 PSI E = 2000 KSI



PROJECT REQUIREMENTS

GENERAL CONSTRUCTION/CONTRACTOR REGULATIONS:

ALL CONTRACTORS SHALL VISIT JOB SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE SUBMITTING BIDS. THE DESIGNER IS TO BE NOTIFIED FOR RE-EVALUATION IF ANY CONDITIONS DO NOT CORRESPOND TO THOSE SHOWN IN THESE DOCUMENTS. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS.

CONTRACTORS SHALL NOT SCALE ANY DRAWINGS. THE DIMENSIONS SHOWN ARE TO TAKE PRECEDENCE OVER SCALING THE DOCUMENTS. THE GENERAL CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY INCORRECT WORK AND ANY REPAIR OF SAID WORK AS A RESULT OF SCALING THE DOCUMENTS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS REPRESENTED ON THESE DOCUMENTS INCLUDING THE WORK AND MATERIALS FURNISHED BY SUBCONTRACTORS AND VENDERS.

THE CONTRACTOR/OWNER SHALL THOROUGHLY REVIEW AND BECOME FAMILIAR WITH THESE DOCUMENTS. UPON REVIEW THE CONTRACTOR SHALL DOCUMENT AND NOTIFY THE DESIGNER OF ANY ERRORS, OMISSIONS, DISCREPANCIES, AND/OR INCONSISTENCIES PRIOR TO THE START OF ANY PORTION OF THE PROPOSED WORK. THE DESIGNER SHALL REVIEW THE PROPOSED CORRECTIONS AFTER THE RECEIPT OF NOTIFICATION. NO CHANGE SHALL BE MADE WITHOUT REVEW OF THE DESIGNER AND APPROVAL OF THE OWNER. THE DISCOVERY OF DISCREPANCIES AND/OR CONFLICTS AFTER THE START OF WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY ERRORS, OMISSIONS, DISCREPANCIES, AND/OR INCONSISTENCIES WHICH HAVE NOT BEEN BROUGHT TO THE DESIGNERS ATTENTION. DETAILS NOT SPECIFICALLY SHOWN SHALL BE SIMILAR IN CHARACTER TO COMPARABLE CONDITIONS DETAILED. ANY CLARIFICATIONS NECESSARY TO ENSURE ACCURATE CONSTRUCTION AND COMPLETION OF THE PROJECT SHALL BE ADDRESSED BY THE CONTRACTOR PRIOR TO SUBMISSION OF PROJECT.

DEVIATIONS FROM THESE DOCUMENTS IN THE CONSTRUCTION PHASE SHALL BE REVIEWED BY THE DESIGNER AND THE OWNER PRIOR TO THE START OF THE WORK IN QUESTION. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT PRIOR REVIEW SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR/OWNER.

ALL WORK PERFORMED BY THE CONTRACTOR SHALL COMPLY AND CONFORM WITH LOCAL AND STATE BUILDING CODES, ORDINANCES, REGULATIONS, AND ALL OTHER AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR IS RESPONSIBLE TO BE AWARE OF THESE REQUIREMENTS AND GOVERNING REGULATIONS.

THE CONTRACTOR/OWNER SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, PRECAUTIONS, TECHNIQUES, SEQUENCES, PROCEDURES, AND COORDINATION OF ALL PORTION OF THE WORK.

ALL WORK SHALL BE DONE IN A WORKMANSHIP-LIKE MANNER.

CONTRACTORS/TRADES ARE TO REMOVE THEIR DEBRIS AND LEAVE JOB-SITE BROOM SWEPT AT THE END OF EACH DAY.

THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED, REVISED, OR RE-USED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE DESIGNER.

TO THE BEST OF THE DESIGNERS' KNOWLEDGE THESE CONSTRUCTION DOCUMENTS ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. IT IS THE INTENT OF THE DESIGNER TO DELINEATE THESE DOCUMENTS AS ACCURATE AS POSSIBLE FOR THE PURPOSE OF GRAPHIC REPRESENTATION. ALL LOCAL AND STATE CODES TO SUPERCEDE THESE CONSTRUCTION DOCUMENTS. IN CASE OF A CONFLICT BETWEEN THESE DOCUMENTS AND LOCAL OR STATE CODES THE CONTRACTOR SHALL INFORM THE DESIGNER.

THE OWNER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER (SOIL REPORTS), ON THE STUDY OF THE PROPOSED SITE TO THE DESIGNER, STRUCTURAL ENGINEER, AND CONTRACTOR. IN THE EVENT THE GEOTECHNICAL REPORTS DO NOT EXIST, THE SOIL CONDITION SHALL BE ASSUMED TO BE A MINIMUM DESIGN SOIL PRESSURE STATED BY THE STRUCTURAL ENGINEER OF RECORD FOR THE PURPOSE OF STRUCTURAL DESIGN. CONTRACTOR SHALL VERIFY THE SOIL CONDITIONS MEET OR EXCEED THIS CRITERIA.

SHOP DRAWING REVIEW AND DISTRIBUTION ALONG WITH PRODUCT SUBMITTALS REQUESTED IN THE CONSTRUCTION DOCUMENTS, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS DIRECTED OTHERWISE UNDER A SEPARATE AGREEMENT. THE DESIGNER SHALL NOT ACCEPT OR REVIEW ANY REQUEST FOR SHOP DRAWING REVIEW WITHOUT THE REVIEW OF THE CONTRACTOR.

GENERAL NOTES

ALL WORK TO CONFORM TO 2018 IRC

I SITEWORK
- A. BUILDER SHALL BE RESPONSIBLE FOR GRADING OF SITE AND LOTS.
- B. PERFORM EXCAVATION ACCORDING TO GOOD COMMON CONSTRUCTION PRACTICES TO THE LINES, GRADES, AND ELEVATIONS INDICATED ON DRAWINGS.
- C. PROVIDE FOUNDATION DRAINAGE AS SPECIFIED BY GOVERNING CODES.
- D. PROVIDE SOIL POISONING TO CONTROL TERMITES AS REQ BY GOVERNING CODES.

II CONCRETE
- A. ALL CONCRETE SHALL BE DESIGNED AND SPECIFIED BY OTHERS.

III MASONRY
- A. A. BRICK VENEER
  1. PROVIDE MODULAR SIZE BRICK VENEER UNITS COMPLYING WITH GOVERNING CODES. BRICK TYPE SHALL BE SPECIFIED BY BUILDER.
  2. PROVIDE MORTAR IN ACCORDANCE WITH GOVERNING CODES.

IV METALS
- A. ALL STRUCTURAL STEEL SHALL COMPLY WITH APPROPRIATE GOVERNING CODES.

V WOOD AND PLASTICS
- A. LUMBER AND MANUFACTURED/ENGINEERED WOOD PRODUCTS SHALL, IN ADDITION TO COMPLYING WITH GOVERNING CODES, COMPLY WITH:
  1. "PRODUCT USE MANUAL" OF THE WESTERN WOOD PRODUCTS ASSOCIATION FOR SELECTION AND USE OF PRODUCTS INCLUDED IN THAT MANUAL.
  2. "PLYWOOD SPECIFICATION AND GRADE GUIDE" OF THE AMERICAN PLYWOOD ASSOCIATION.
  3. AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS AND RECOMMENDATIONS FOR FIRE-RETARDANT AND PRESERVATIVE PRESSURE TREATED LUMBER AND PLYWOOD.
     - a. ALL WOOD INDICATED AS "PRESSURE TREATED" OR "TREATED" SHALL BE PRESERVATIVE PRESSURE TREATED.
     - b. ALL WOOD INDICATED AS "FIRE-RETARDANT" SHALL BE FIRE-RETARDANT PRESSURE TREATED.
- B. FRAMING LUMBER: PROVIDE LUMBER AND MATERIALS MEETING OR EXCEEDING THE FOLLOWING STANDARDS OF QUALITY:
  1. ALL ENGINEERED WOOD PRODUCTS SHALL BE HANDLED AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS/SPECIFICATIONS RECOMMENDATIONS UNLESS OTHERWISE NOTED ON DRAWINGS.
  2. ALL HEADERS AND BEAMS SHALL BE FREE FROM SPLITS, CHECKS, AND SHAKES.
  3. CEILING JOISTS ARE DESIGNED FOR NO ATTIC STORAGE UNLESS NOTED OTHERWISE.
  4. SPECIES:
     - a. LOAD BEARING FRAME MEMBERS, EXCEPT PLATES: DOUGLAS FIR #2 OR BETTER.
     - b. SOLE, TOP AND DOUBLE PLATES: SOUTHERN YELLOW PINE #2 OR BETTER.
     - c. EXTERIOR DECK FRAMING: SOUTHERN YELLOW PINE #2 OR BETTER CCA .40 PRESSURE TREATED.
     - d. EXTERIOR DECKING AND RAILINGS: PONDEROSA PINE #2 OR BETTER CCA .40 PRESSURE TREATED.
  5. ROUGH HARDWARE:
     - a. STEEL ITEMS:
       COMPLY WITH GOVERNING CODES.
       USE GALVANIZED AT EXTERIOR LOCATIONS.
- C. TRUSS LAYOUT IS SCHEMATIC ONLY. TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN (INCLUDING SPACING) OF ALL TRUSSES. TRUSSES TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENSED IN THE STATE OF IOWA.
- D. STAIR CONSTRUCTION SHALL CONSIST OF 3-2X12 STRINGERS, 3/4" THICK TREAD AND 1/2" THICK RISERS, UNLESS NOTED OTHERWISE.
- E. ALL WOOD PLATED BEARING ON CONCRETE OR MASONRY SHALL BE OF DECAY-RESISTANT MATERIAL AS REQ BY GOVERNING CODES.
- F. INTERIOR TRIM SHALL BE SELECTED BY BUILDER.
- G. ALL EXTERIOR FRAMING AND DECKING SHALL BE CONSTRUCTED OF DECAY-RESSTANT LUMBER CCA .40 OR EQUAL.

VI THERMAL & MOISTURE PROTECTION
- A. THERMAL BUILDING INSULATION AT ASSEMBLIES ADJACENT TO EXTERIOR OR UNHEATED SPACES MEETING THE REQUIREMENTS OF GOVERNING CODES AND, UNLESS OTHERWISE NOTES, MEETING THE FOLLOWING MINIMUM REQUIREMENTS:
  1. FOUNDATION WALLS:
     - a. BASEMENT: GLASS FIBER, VINYL FACED BLANKETS, R-15. UNLESS NOTED OTHERWISE ON PLANS.
     - b. CRAWL SPACE: GLASS FIBER, UNFACED BLANKETS, R-15. UNLESS NOTED OTHERWISE ON PLANS.
  2. EXTERIOR FRAME WALLS:
     - a. 2X4: GLASS FIBER, BATTS, R-15. UNLESS NOTED OTHERWISE ON PLANS.
     - b. 2X6: GLASS FIBER, BATTS, R-20 (MIN.). UNLESS NOTED OTHERWISE ON PLANS.
  3. CEILINGS:
     - a. ATTIC AREAS: GLASS FIBER, BLOWN, R-49. UNLESS NOTED OTHERWISE ON PLANS.
     - b. VAULTED RAFTERS: GLASS FIBER, BATTS, R-49. UNLESS NOTED OTHERWISE ON PLANS.
  4. FRAMED FLOORS OVER UNHEATED AREAS: GLASS FIBER BATTS, R-20 (MIN.). UNLESS NOTED OTHERWISE.
- B. INSTALL 4 MIL POLYETHYLENE VAPOR BARRIER TO INSIDE FACE OF STUDS AT ALL EXTERIOR WALLS EXCEPT BATHROOMS. UNLESS NOTED OTHERWISE ON PLANS.
- C. ROOFING SHALL BE SPECIFIED BY BUILDER AND AS SHOWN ON DRAWINGS.
- D. SIDING SHALL BE SPECIFIED BY BUILDER AND AS SHOWN ON DRAWINGS.
- E. FLASHING AND SHEET METAL REQUIRED TO PREVENT PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING. IN ADDITION TO COMPLYING WITH GOVERNING CODES, COMPLY WITH PERTINENT RECOMMENDATIONS CONTAINED IN CURRENT EDITION OF "ARCHITECTURAL SHEET METAL MANUAL" PUBLISHED BY SMACNA. ALL IRON SHEET METAL FLASHING SHALL BE HOT-DIP GALVANIZED COMPLYING WITH ASTM A93.
- F. GUTTER AND DOWN SPOUTS AS SPECIFIED BY BUILDER. DOWN SPOUT AND SPLASH LOCATIONS SHALL BE DETERMINED BY SUB CONTRACTOR AND APPROVED BY BUILDER SO AS TO PROVIDE POSITIVE ROOF AND SITE DRAINAGE.
- G. ATTIC AND ROOF VENTILATION AS REQUIRED BY GOVERNING CODES AND AS SHOWN ON DRAWINGS. PROVIDE APPROPRIATE SOFFIT AND ROOF VENTS AS SPECIFIED/APPROVED BY BUILDER.
- H. FOUNDATION MOISTURE PROTECTION:
  1. WATERPROOF FOUNDATION WALLS AS SPECIFIED AS BUILDER.
  2. SUMP PIT AND PUMP AS SPECIFIED BY BUILDER AND AS SHOWN ON DRAWINGS.
  3. PERFORATED FOUNDATION DRAIN TILE AS SPECIFIED BY BUILDER.

VII DOORS & WINDOWS
- A. DOORS:
  1. DOORS AS FOLLOWS AND AS SPECIFIED BY BUILDER:
     - a. ENTRY DOORS AND SIDELIGHTS: AS SPECIFIED BY BUILDER.
     - b. HOUSE/GARAGE DOORS: **20 MIN FIRE RATED** INSULATED STEEL DOOR, FLUSH WITH CLOSER.
     - c. OVERHEAD GARAGE DOORS: INSULATED, AS SPECIFIED BY BUILDER.
     - d. PATIO DOORS (HINGED): FULL GLASS AS SPECIFIED BY BUILDER.
     - e. SLIDING GLASS DOORS: AS SPECIFIED BY BUILDER.
     - f. INTERIOR DOORS: AS SPECIFIED BY BUILDER.
- B. WINDOWS:
  1. WINDOWS AS FOLLOWS AND AS SPECIFIED BY BUILDER:
     - a. LIVING LEVELS (INCLUDING WALKOUT BASEMENT): POLYVNYL OR METAL CLAD.
     - b. BASEMENT: ALUMINUM.
  2. UNITS OF THE SIZE, STYLE AND QUANTITY SHOWN ON DRAWINGS.
  3. GLAZING SHALL BE DOUBLE-PANE INSULATING GLASS IN LIVING AREAS.
  4. TEMPERED GLASS IN ALL WINDOWS AS REQUIRED BY GOVERNING CODES.
  5. INSTALL EMERGENCY EGRESS UNITS AS REQUIRED BY GOVERNING CODES.
- C. FINISH HARDWARE SHALL BE SPECIFIED BY BUILDER. INSTALL ALL HARDWARE REQUIRED BY GOVERNING CODES.

VIII FINISHES
- A. GYPSUM PANELS:
  1. GYPSUM PANELS, UNLESS OTHERWISE NOTED SHALL BE PROVIDED AS FOLLOWS:
     - a. EXTERIOR WALLS: 1-LAYER 1/2" REGULAR PANELS TO INTERIOR FACE.
     - b. INTERIOR PARTITIONS: 1-LAYER 1/2" REGULAR PANELS EACH SIDE.
     - c. CEILING: 1-LAYER 5/8" REGULAR PANELS.
     - d. GARAGE: PROVIDE 5/8" TYPE "X" PANELS AS REQUIRED BY CODE.
     - e. SHOWERS: CONCRETE BOARD BEHIND TILE SHOWERS.
  2. PROVIDE METAL CORNER BEAD AND TRIM AT ALL LOCATIONS SHOWN ON DRAWINGS AND AS RECOMMENDED BY GYPSUM WALLBOARD MANUFACTURER.
  3. TAPE, FLOAT AND SAND JOINTS AND FASTENERS OF GYPSUM WALLBOARD WITH 3-COATS OF JOINT COMPOUND AS REQUIRED.
- B. FINISHES SHOWN ON DRAWINGS SHALL BE SPECIFIED BY BUILDER.

IX SPECIALTIES
- A. FIREPLACES SHALL BE AS FOLLOWS:
  1. GAS AND/OR ELECTRIC FIREPLACE MANUFACTURER AND MODEL SHALL BE SPECIFIED BY BUILDER.
  2. PRE-MANUFACTURED GAS (NON-WOOD BURNING) UNITS OF THE STYLE AND SIZE SHOWN ON DRAWINGS.
  3. SUB CONTRACTOR(S) SHALL BE RESPONSIBLE FOR PROPER INSULATION OF FIREPLACE UNIT, VENTING, HEARTH, MANTLE AND RELATED COMPONENTS AS RECOMMENDED BY MANUFACTURER AND AS REQUIRED BY GOVERNING CODES.
- B. SHOWER, TUB AND TUB/SHOWER ENCLOSURES SHALL BE CONSTRUCTED OF APPROVED SAFETY GLAZING AS SPECIFIED BY BUILDER.
- C. GUARDRAILS SHALL BE PROVIDED AS SHOWN ON DRAWINGS AND AT ENCLOSED FLOOR OPENINGS, OPEN SIDES OF STAIRWAYS, LANDINGS AND RAMPS, BALCONIES, PORCHES OR DECKS WHICH ARE MORE THAN 30 INCHES ABOVE GRADE OR FLOOR BELOW. THE TOP OF GUARDRAILS SHALL NOT BE LESS THAN 36 INCHES IN HEIGHT. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.

X MECHANICAL
- A. GENERAL:
  1. INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN, AND SHALL BE REVIEWED BY SUB CONTRACTORS, SUPPLIERS, AND BUILDING OFFICIALS FOR COMPLIANCE WITH GOVERNING CODES AND GOOD COMMON CONSTRUCTION PRACTICES.
  2. EQUIPMENT AND FIXTURES SHALL BE SPECIFIED BY BUILDER.
  3. DESIGN AND INSTALLATION OF EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE APPROPRIATE LICENSED CONTRACTORS.
- B. PLUMBING:
  1. PLUMBING ROUGH-IN SHALL BE PROVIDED TO WASHER BOX FOR CLOTHES WASHER.
  2. GAS LINES AND VALVES TO ALL GAS APPLIANCES AS SPECIFIED BY BUILDER.
- C. HEATING, VENTILATING & AIR CONDITIONING:
  1. FURNACE: GAS, FORCED AIR AS SPECIFIED BY BUILDER.
  2. ALL HVAC EQUIPMENT SHALL BE INDIVIDUALLY SWITCHED.
  3. DRYER VENT SHALL EXHAUST TO EXTERIOR.
  4. MECHANICAL EXHAUST VENTILATION WHERE INDICATED IN BATHROOMS, WATER CLOSET COMPARTMENTS AND LAUNDRY ROOMS SHALL EXHAUST TO EXTERIOR AND PROVIDE A MINIMUM OF 5 AIR CHANGES PER HOUR.

XI ELECTRICAL
- A. GENERAL:
  1. INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN, AND SHALL BE REVIEWED BY SUB CONTRACTORS, SUPPLIERS AND BUILDING OFFICIALS FOR COMPLIANCE WITH GOVERNING CODES AND GOOD COMMON CONSTRUCTION PRACTICES.
  2. EQUIPMENT AND FIXTURES SHALL BE SPECIFIED BY BUILDER.
  3. DESIGN AND INSTALLATION OF EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE APPROPRIATE LICENSED CONTRACTORS.
- B. INSTALL GROUND-FAULT CIRCUIT-INTERRUPTERS (GFI OR GFCI) MEETING THE REQUIREMENTS OF ALL GOVERNING CODES. ALL OUTDOOR, BEDROOM(S), BATH AND GARAGE WALL RECEPTACLES SHALL BE PROVIDED WITH GROUND-FAULT CIRCUIT PROTECTION.
- C. INSTALL LOCALLY CERTIFIED SMOKE DETECTORS MEETING THE REQUIREMENTS OF ALL GOVERNING CODES. SMOKE DETECTORS SHALL BE 110 VOLT POWERED, EQUIPPED WITH A BATTERY BACKUP AND SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS.

FRAMING NOTES

EXTERIOR HEADERS:	ALL HEADERS TO BE SIZED BY OTHERS. ALL WINDOW HEAD HEIGHTS NOTED ON PLANS TO BE VERIFIED AND ADJUSTED AS REQUIRED BY BUILDER.
INTERIOR HEADERS:	IN NON BEARING PARTITION WALLS – 2x4
CAP STOOP:	3/4" OSB 2X6 FRAMING TAP CON OR RAMSET AND BRACED TO FOUNDATION TIES; SB TO HANG EXTEND OVER FOUNDATION HALF WAY
NO BRIDGING:	SOLID BLOCKING AS REQUIRED BY CODES.
BASEMENT STAIRS:	3/4" AWAY FROM FRAMED OR FURRED WALLS.
MAIN STAIRS:	1/2" RISERS, 3/4" TREADS WITH 1" OVERHANG ON FRONT, GLUED AND NAILED; TREADS HANG OVER ENDS 1 1/2" OR 2 1/4" WITH SKIRT BOARD. (USE SCRAPS WHERE POSSIBLE.)
UPPER FLOOR BALCONIES:	OSB FLUSH FOR 1X6 BALUSTER PLATE UNLESS SPECIFIED ON PLANS.
TUB/SHOWERS:	5', 4' AND 3' EXACT OPENINGS. AS NOTED ON PLAN.
EXTERIOR DOORS:	3/4" OSB SPACER BETWEEN DOOR SILL AND FLOOR DECK, SLIDING GLASS DOORS INSTALL DIRECTLY TO FLOOR DECK.
TRUSSES:	24" OC WITH BRACING AS SPECIFIED BY TRUSS MANUFACTURER.
RAFTERS:	24" OC WITH BRACING AS SHOWN ON PLANS. VAULT 2X10 16" OC/ 2X6 SUB FASCIA, LOOKOUTS AS REQUIRED.
EXTERIOR WALLS:	OSB SHEATHING ON ALL EXTERIOR WALLS AND EXTERIOR FACE OF ALL GABLES. SHEATHING IS ALSO REQUIRED ON THE OUTSIDE FACE OF ANY/ALL WALLS THAT ADJOIN ENCLOSED UNHEATED SPACES AS SUCH AS PORCH ROOFS OR ATTIC SPACES. UNLESS NOTED OTHERWISE ON PLANS.
SIDING:	CAULK BEHIND WINDOWS AND DOORS. HOUSE WRAP OVER ALL EXTERIOR WALLS AND GABLES; INSTALLED TO BE WATER TIGHT PER MFGR'S SPECIFICATIONS.
FLASHING:	2X4 UNDER RIDGE ON ALL GABLES. RUBBER FLASHING 18" WIDE UNDER ALUMINUM FLASHING. CONTINUOUS FLASHING ALONG SHED ROOFS AND STOOPS.

FRAMER SHALL PROVIDE CLEAR CHASES FOR PLUMBING AND MECHANICAL SYSTEMS.

THE FRAMER SHALL ADJUST LAYOUT OR PLACEMENT OF FRAMING MEMBERS TO PROVIDE REQUIRED CLEARANCES FOR ALL MECHANICAL AND PLUMBING SYSTEMS WHILE MAINTAINING STRUCTURAL INTEGRITY.

RESIDENTIAL CONVENTIONAL FOOTING DIMENSIONS:

ASSUMING 2,000 P.S.F. IS REQUIRED FOR THE FOOTING, THE FOLLOWING ADJUSTED FOOTING DIMENSIONS MAY BE USED FOR THE SOIL CONDITIONS SPECIFIED IN THE TABLE BELOW, UNLESS SPECIFIC ENGINEERING PROBLEMS EXIST.

SOIL BEARING PRESSURE	CONVENTIONAL FOOTING DIMENSIONS & REINFORCEMENT
2,000 P.S.F.	8"x 16" WITH TWO #4 REINFORCEMENT BAR
1,850 P.S.F.	9"x 20" WITH TWO #4 REINFORCEMENT BARS
1,500 P.S.F.	10"x 24" WITH TWO #5 REINFORCEMENT BARS
1,250 P.S.F.	11"x 28" WITH THREE #5 REINFORCEMENT BARS
1,000 P.S.F.	12"x 32" WITH THREE #5 REINFORCEMENT BARS

THE DIMENSIONS SPECIFIED IN THIS TABLE ARE TYPICALLY ACCEPTED DIMENSIONS FOR CONVENTIONALLY DESIGNED SINGLE FAMILY DWELLING STRUCTURES OF ONE OR TWO STORIES IN HEIGHT INTENDED TO BE CONSTRUCTED ON UNDISTURBED, NON-EXPANSIVE SOILS.

SHEET LIST	
A0.0	COVER SHEET
A1.0	BASEMENT FLOOR – UNFINISHED
A1.1	BASEMENT FLOOR – FINISHED
A1.2	MAIN FLOOR
A1.3	UPPER FLOOR
A2.0	EXTERIOR ELEVATIONS
A2.1	3D VIEWS, AREA PLANS
A3.0	ROOF PLAN, STAIR SECTION, FIREPLACE DETAIL
D1	DETAILS
D2	DETAILS
D3	DETAILS
E1	ELECTRICAL PLAN – BASEMENT FLOOR
E2	ELECTRICAL PLAN – MAIN FLOOR
E3	ELECTRICAL PLAN – UPPER FLOOR

AREA SCHEDULE – UNFINISHED BASEMENT	
MAIN FLOOR	899 SF
UPPER FLOOR	1175 SF
LIVING AREA TOTAL:	2074 SF
BASEMENT – FINISHED	0 SF
BASEMENT – UNFINISHED	909 SF
GARAGE	417 SF
OTHER AREA TOTAL:	1326 SF
BUILDING AREA TOTAL:	3400 SF

AREA SCHEDULE – FINISHED BASEMENT	
MAIN FLOOR	899 SF
UPPER FLOOR	1175 SF
LIVING AREA TOTAL:	2074 SF
BASEMENT – FINISHED	597 SF
BASEMENT – UNFINISHED	311 SF
GARAGE	417 SF
OTHER AREA TOTAL:	1326 SF
BUILDING AREA TOTAL:	3400 SF

#	REVISION SCHEDULE	
NUMBER	DATE	COMMENTS

ALL SCHEDULES SHOWN ARE TO BE VERIFIED BY BUILDER, SUB-CONTRACTORS, VENDORS, AND/OR OTHERS AND ADJUSTED AS REQUIRED. DOOR, WINDOW, AND MATERIAL TAKEOFFS NOTED ARE ESTIMATED ONLY, FROM MATERIALS SHOWN ON PLANS AND DO NOT TAKE IN ACCOUNT FOR WASTE.
ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZES NOTED WAS NOT ENGINEERED AND/OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNERS, AND/OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

THE OWNER AND/OR CONTRACTOR OF THIS PLANS RELEASES ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES FROM ANY CLAIMS OR LAWSUITS AGAINST THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, AND EMPLOYEES DO NOT ACCEPT ANY LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF THESE DOCUMENTS. THEREFORE THE OWNER AND/OR CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS, STRUCTURE, AND DETAILS IN THESE DOCUMENTS PRIOR TO CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.

ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZES NOTED WAS NOT ENGINEERED AND/OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNERS, AND/OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

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PROJECT PHASE:

Charleston Plan - Elev. C - 2 Car - GL

PROJECT ADDRESS REQUIRED FOR PERMIT

BUILDER
Destiny Homes

PROJECT NO.
30224824

ISSUE DATE
12. 05. 24

DRAWN
LM / SP / AH

SHEET NAME
COVER SHEET

SHEET NO.
A0.0

DOOR SCHEDULE

QTY	DOOR SIZE	COMMENTS
T.O.FOUNDATION		
1	16'-0 x 7'-0 Contemporary - Solid Panel	Overhead Garage Door
MAIN FLOOR		
1	2668 PKT	POCKET DOOR
3	2668	
1	2868 INSUL. w/CLOSER	20 MIN RATED W/CLOSER
1	6068 SGD	SLIDING GLASS DOOR
1	3068 SC	
UPPER FLOOR		
1	2468	
7	2668	
1	2-2068	DOUBLE DOOR
4	5068 BP	BI-PASS DOOR
1	2868	

KEYNOTE LEGEND

NUMBER	NOTE
14	FLOOR LINE ABOVE
22	BATH STUB ONLY
51	2X4 FLAT FRAME PRESSURE TREATED WALL FURRING w/ 1-1/2" THICK RIGID INSULATION FOAM BOARD, CONTINUOUS BETWEEN EACH STUD SPACE AS REQUIRED. INSULATION BOARD AND FURRING NOT TO EXTEND BEYOND TOP OF FOUNDATION WALL.
52	HVAC CHASE TO ATTIC. ADJUST FLOOR AND ROOF LAYOUT AS REQUIRED
53	PASSIVE RADON SYSTEM w/OUTLET IN ATTIC
54	EGRESS WINDOW SILL HEIGHT NOT TO EXCEED 44" AFF (MAX.)
57	2X4 BEARING WALL ON 16" X 8" CONTINUOUS CONCRETE FOOTING (TYP.)
58	2X6 BEARING WALL ON 16" X 8" CONTINUOUS CONCRETE FOOTING (TYP.)

WINDOW SCHEDULE

QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
BASEMENT			
2	4-0 X 4-0 SL	7'-6"	MEETS EGRESS* VERIFY SILL HT
MAIN FLOOR			
1	2-6 X 3-6 SH	7'-2"	MEETS EGRESS
1	5-0 X 5-0 SL	6'-11 1/2"	MEETS EGRESS
2	5-0 X 5-0 FX	7'-11 1/2"	MEETS EGRESS
UPPER FLOOR			
4	5-0 X 5-0 SL	6'-11 1/2"	MEETS EGRESS

FLOORING SCHEDULE

ROOM	AREA	FLOOR FINISH
BASEMENT		
BASEMENT	794 SF	4" CONCRETE SLAB
MAIN FLOOR		
BATH	26 SF	HARD
DINETTE	110 SF	HARD
DROP	19 SF	HARD
ENTRY	84 SF	HARD
GREAT RM.	217 SF	CARPET
KITCHEN	156 SF	HARD
OFFICE / FLEX	111 SF	CRPT
P.	20 SF	HARD
PATIO	100 SF	4" CONCRETE SLAB
UPPER FLOOR		
BATH	52 SF	HARD
BDRM.2	151 SF	CARPET
BDRM.3	140 SF	CARPET
BDRM.4	149 SF	CARPET
HALL	134 SF	CARPET
L.	50 SF	HARD
M.BATH	100 SF	HARD
PRIMARY	237 SF	CARPET
W.I.C.	56 SF	CARPET

ESTIMATED STRUCTURE

TYPE	COUNT	LENGTH
BEAM (DROPPED)	3	26'-6 1/2"
BEAM (FLUSH)	11	94'-4 5/8"
GIRDER TRUSS	1	19'-11"
HEADER	5	35'-4"
STEEL BEAM (DROPPED)	1	19'-11"

ESTIMATED WOOD WALLS

MATERIAL	LINEAL FEET
BASEMENT	
WOOD STUD - 2X4	42'-2"
WOOD STUD - 2X6	26'-6"
MAIN FLOOR	
WOOD STUD - 2X4	82'-10"
WOOD STUD - 2X6	6'-0"
UPPER FLOOR	
WOOD STUD - 2X4	213'-4"
WOOD STUD - 2X6	10'-5"

ESTIMATED MATERIAL TAKEOFFS

MATERIAL	AREA
Ceilings	
GYPSUM WALL BOARD - 1/2"	790 SF
GYPSUM WALL BOARD - 5/8"	1591 SF
Floors	
FLOOR SHEATHING - 3/4"	1990 SF
Roofs	
ASPHALT SHINGLES	2157 SF
EXTERIOR SHEATHING - 1/2"	2138 SF
ROOF UNDERLAYMENT	2101 SF
Walls	
EXTERIOR SHEATHING - 1/2"	3059 SF
GYPSUM WALL BOARD - 1/2"	7825 SF
GYPSUM WALL BOARD - 5/8"	536 SF
HOUSE WRAP / VAPOR RETARDER	3117 SF

ESTIMATED AREA - CONCRETE FLATWORK

TYPE	AREA	VOLUME
Floor: Basement	818 SF	10.1 CY
Floor: Front Porch	76 SF	1.7 CY
Floor: Garage	380 SF	4.7 CY
Floor: Rear Patio	100 SF	1.2 CY
TOTAL:	1374 SF	17.7 CY

ESTIMATED AREA - FOUNDATION WALLS

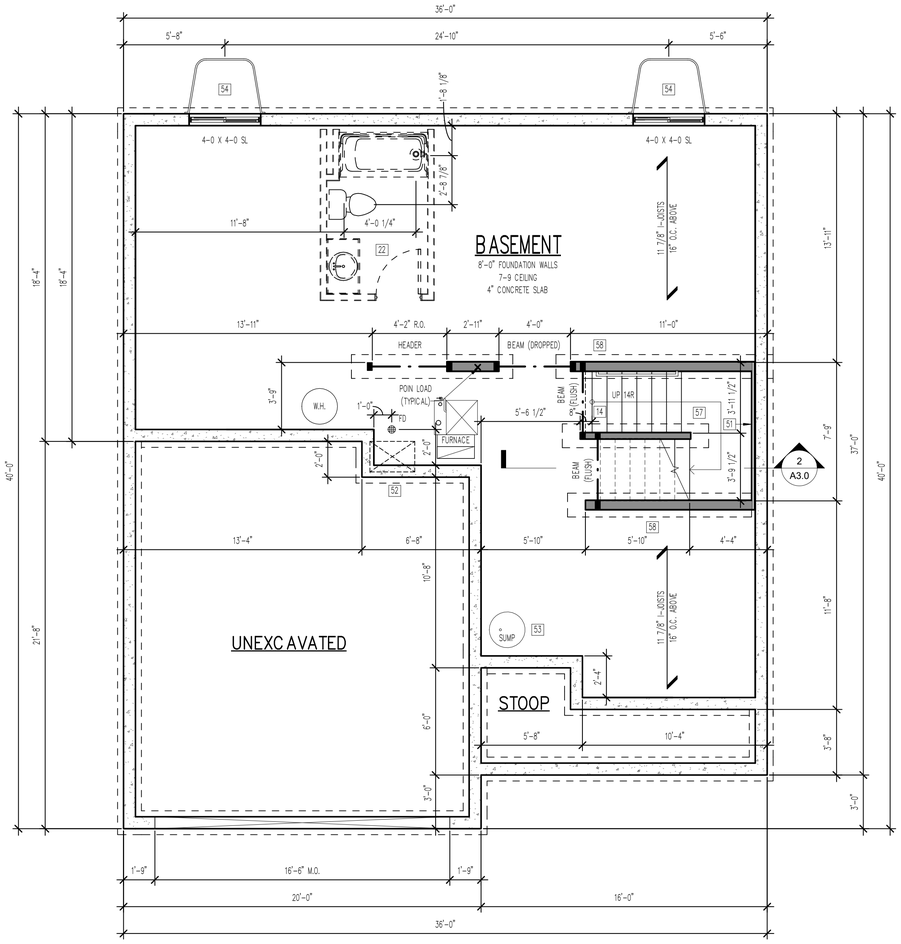
TYPE	AREA	VOLUME
Foundation - 8" Concrete	1323 SF	33 CY
TOTAL	1323 SF	33 CY

ESTIMATED AREA - FOOTINGS

TYPE	AREA	VOLUME
Retaining Footing - 16 x 8	326 SF	8 CY
TOTAL:	326 SF	8 CY

AREA SCHEDULE - UNFINISHED BASEMENT

MAIN FLOOR	899 SF
UPPER FLOOR	1175 SF
LIVING AREA TOTAL:	2074 SF
BASEMENT - FINISHED	0 SF
BASEMENT - UNFINISHED	909 SF
GARAGE	417 SF
OTHER AREA TOTAL:	1326 SF
BUILDING AREA TOTAL:	3400 SF



1 BASEMENT FLOOR - UNFINISHED

1/4" = 1'-0"

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS.
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW.
     1/2" OSB SHEATHING ON ALL ELEVATIONS
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON
     1/2" PLYWOOD WALL SHEATHING
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR
     CEILING: 5/8" GYPSUM WALL BOARD
     FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
     FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
2. WINDOWS:
   ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
   - A. CASEMENT WINDOWS:
     WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
     BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
   - B. GYPSUM WALL BOARD OPENINGS.
     ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314 OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE W/ UL217 AND UL2034. (SD) THE SYMBOL INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR COMBINATION SMOKE AND CARBON MONOXIDE ALARM.

ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE DESIGNED AND ENGINEERED BY TRUSS MFGR OR BY OTHERS.

WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL WINDOW ROUGH OPENING TO BE VERIFIED PER MFGR.

ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFGR.

CABINETS SHOWN ON PLANS DESIGNED BY OTHERS AND TO BE VERIFIED PER MFGR.

VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE. PLANS ARE CONCEPTUAL, ADJUST AS REQ.

ALL STRUCTURAL CONCRETE PIER PADS TO BE SIZED AND VERIFIED BY OTHERS.

PLACE BASEMENT WINDOW HEADERS IN RIM AS REQUIRED PER WINDOW HD HT AND GRADE.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

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1840 NW 118th St Suite 100
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PROJECT PHASE:

Charleston Plan - Elev. C - 2 Car - GL

PROJECT ADDRESS REQUIRED FOR PERMIT

BUILDER
Destiny Homes

PROJECT NO.
30224824

ISSUE DATE
12. 05. 24

DRAWN
LM / SP / AH

SHEET NAME
BASEMENT FLOOR - UNFINISHED

SHEET NO.
A1.0

DOOR SCHEDULE – FINISHED

QTY	DOOR SIZE	COMMENTS
BASEMENT		
4	2668	
1	2-2068	DOUBLE DOOR
1	5068 BP	BI-PASS DOOR
T.O.FOUNDATION		
1	16'-0 x 7'-0 Contemporary – Solid Panel	Overhead Garage Door
MAIN FLOOR		
1	2668 PKT	POCKET DOOR
3	2668	
1	2868 INSUL. W/CLOSER	20 MIN RATED W/CLOSER
1	6068 SGD	SLIDING GLASS DOOR
1	3068 SC	
UPPER FLOOR		
1	2468	
7	2668	
1	2-2068	DOUBLE DOOR
4	5068 BP	BI-PASS DOOR
1	2868	

WINDOW SCHEDULE

QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
BASEMENT			
2	4-0 X 4-0 SL	7'-6"	MEETS EGRESS* VERIFY SILL HT
MAIN FLOOR			
1	2-6 X 3-6 SH	7'-2"	MEETS EGRESS
1	5-0 X 5-0 SL	6'-11 1/2"	MEETS EGRESS
2	5-0 X 5-0 FX	7'-11 1/2"	MEETS EGRESS
UPPER FLOOR			
4	5-0 X 5-0 SL	6'-11 1/2"	MEETS EGRESS

ESTIMATED STRUCTURE

TYPE	COUNT	LENGTH
BEAM (DROPPED)	3	26'-6 1/2"
BEAM (FLUSH)	11	94'-4 5/8"
GIRDER TRUSS	1	19'-11"
HEADER	5	35'-4"
STEEL BEAM (DROPPED)	1	19'-11"

ESTIMATED WOOD WALLS – FINISHED

MATERIAL	LINEAL FEET
BASEMENT	
WOOD STUD – 2X4	151'-7"
WOOD STUD – 2X6	31'-4"
MAIN FLOOR	
WOOD STUD – 2X4	82'-10"
WOOD STUD – 2X6	6'-0"
UPPER FLOOR	
WOOD STUD – 2X4	213'-4"
WOOD STUD – 2X6	10'-5"

ESTIMATED MATERIAL TAKEOFFS – FINISHED

MATERIAL	AREA
Ceilings	
GYPSUM WALL BOARD – 1/2"	1293 SF
GYPSUM WALL BOARD – 5/8"	1591 SF
Floors	
FLOOR SHEATHING – 3/4"	1990 SF
Roofs	
ASPHALT SHINGLES	2157 SF
EXTERIOR SHEATHING – 1/2"	2138 SF
ROOF UNDERLAYMENT	2101 SF
Walls	
EXTERIOR SHEATHING – 1/2"	3059 SF
GYPSUM WALL BOARD – 1/2"	8692 SF
GYPSUM WALL BOARD – 5/8"	536 SF
HOUSE WRAP / VAPOR RETARDER	3117 SF

KEYNOTE LEGEND

NUMBER	NOTE
01	6-9 HD.HT.
14	FLOOR LINE ABOVE
23	TUB/SHOWER
51	2X4 FLAT FRAME PRESSURE TREATED WALL FURRING w/ 1-1/2" THICK RIGID INSULATION FOAM BOARD, CONTINUOUS BETWEEN EACH STUD SPACE AS REQUIRED. INSULATION BOARD AND FURRING NOT TO EXTEND BEYOND TOP OF FOUNDATION WALL.
52	HVAC CHASE TO ATTIC. ADJUST FLOOR AND ROOF LAYOUT AS REQUIRED
53	PASSIVE RADON SYSTEM w/OUTLET IN ATTIC
54	EGRESS WINDOW SILL HEIGHT NOT TO EXCEED 44" AFF (MAX.)
58	2X6 BEARING WALL ON 16" X 8" CONTINUOUS CONCRETE FOOTING (TYP.)

FLOORING SCHEDULE – FINISHED

ROOM	AREA	FLOOR FINISH
BASEMENT		
BASEMENT	218 SF	4" CONCRETE SLAB
BATH	50 SF	HARD
BDRM.5	163 SF	CARPET
FAMILY RM.	240 SF	CARPET
MECH.RM.	49 SF	4" CONCRETE SLAB
STAIR LANDING	41 SF	CARPET
MAIN FLOOR		
BATH	26 SF	HARD
DINETTE	110 SF	HARD
DROP	19 SF	HARD
ENTRY	84 SF	HARD
GREAT RM.	217 SF	CARPET
KITCHEN	156 SF	HARD
OFFICE / FLEX	111 SF	CRPT
P.	20 SF	HARD
PATIO	100 SF	4" CONCRETE SLAB
UPPER FLOOR		
BATH	52 SF	HARD
BDRM.2	151 SF	CARPET
BDRM.3	140 SF	CARPET
BDRM.4	149 SF	CARPET
HALL	134 SF	CARPET
L.	50 SF	HARD
M.BATH	100 SF	HARD
PRIMARY	237 SF	CARPET
W.I.C.	56 SF	CARPET

ESTIMATED AREA – CONCRETE FLATWORK

TYPE	AREA	VOLUME
Floor: Basement	818 SF	10.1 CY
Floor: Front Porch	76 SF	1.7 CY
Floor: Garage	380 SF	4.7 CY
Floor: Rear Patio	100 SF	1.2 CY
TOTAL:	1374 SF	17.7 CY

ESTIMATED AREA – FOUNDATION WALLS

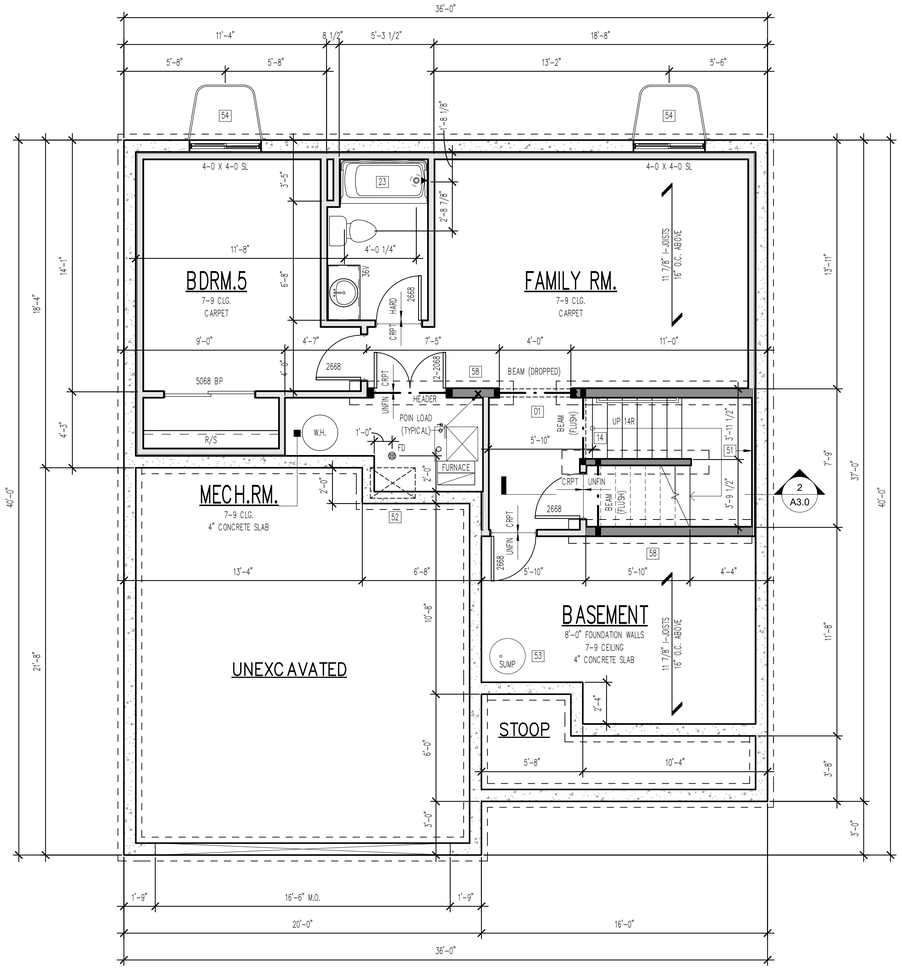
TYPE	AREA	VOLUME
Foundation – 8" Concrete	1323 SF	33 CY
TOTAL	1323 SF	33 CY

ESTIMATED AREA – FOOTINGS

TYPE	AREA	VOLUME
Retaining Footing – 16 x 8	326 SF	8 CY
TOTAL:	326 SF	8 CY

AREA SCHEDULE – FINISHED BASEMENT

MAIN FLOOR	899 SF
UPPER FLOOR	1175 SF
LIVING AREA TOTAL:	2074 SF
BASEMENT – FINISHED	597 SF
BASEMENT – UNFINISHED	311 SF
GARAGE	417 SF
OTHER AREA TOTAL:	1326 SF
BUILDING AREA TOTAL:	3400 SF



1 BASEMENT FLOOR – UNFINISHED
1/4" = 1'-0"

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS.
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW.
     1/2" OSB SHEATHING ON ALL ELEVATIONS
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON
     1/2" PLYWOOD WALL SHEATHING
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR
     CEILING: 5/8" GYPSUM WALL BOARD
     FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
     FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
2. WINDOWS:
   ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
   - A. CASEMENT WINDOWS:
     WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
     BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
   - B. GYPSUM WALL BOARD OPENINGS.
     ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

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Charleston Plan - Elev. C - 2 Car - GL

PROJECT ADDRESS REQUIRED FOR PERMIT

BUILDER
Destiny Homes

PROJECT NO.
30224824

ISSUE DATE
12. 05. 24

DRAWN
LM / SP / AH

SHEET NAME
BASEMENT FLOOR - FINISHED

SHEET NO.
A1.1

DOOR SCHEDULE

QTY	DOOR SIZE	COMMENTS
T.O.FOUNDATION		
1	16'-0 x 7'-0 Contemporary - Solid Panel	Overhead Garage Door
MAIN FLOOR		
1	2668 PKT	POCKET DOOR
3	2668	
1	2868 INSUL. w/CLOSER	20 MIN RATED W/CLOSER
1	6068 SGD	SLIDING GLASS DOOR
1	3068 SC	
UPPER FLOOR		
1	2468	
7	2668	
1	2-2068	DOUBLE DOOR
4	5068 BP	BI-PASS DOOR
1	2868	

KEYNOTE LEGEND

NUMBER	NOTE
05	8'-0 HD.HT.
07	WOOD CASED OPENING
10	WALL LINE ABOVE
14	FLOOR LINE ABOVE
37	FLUSH ISLAND
43	ELECTRIC DIRECT VENT FIREPLACE - VERIFY MODEL AND R.O. PER BUILDER
52	HVAC CHASE TO ATTIC, ADJUST FLOOR AND ROOF LAYOUT AS REQUIRED

WINDOW SCHEDULE

QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
BASEMENT			
2	4-0 X 4-0 SL	7'-6"	MEETS EGRESS* VERIFY SILL HT
MAIN FLOOR			
1	2-6 X 3-6 SH	7'-2"	MEETS EGRESS
1	5-0 X 5-0 SL	6'-11 1/2"	MEETS EGRESS
2	5-0 X 5-0 FX	7'-11 1/2"	MEETS EGRESS
UPPER FLOOR			
4	5-0 X 5-0 SL	6'-11 1/2"	MEETS EGRESS

FLOORING SCHEDULE

ROOM	AREA	FLOOR FINISH
BASEMENT		
BASEMENT	794 SF	4" CONCRETE SLAB
MAIN FLOOR		
BATH	26 SF	HARD
DINETTE	110 SF	HARD
DROP	19 SF	HARD
ENTRY	84 SF	HARD
GREAT RM.	217 SF	CARPET
KITCHEN	156 SF	HARD
OFFICE / FLEX	111 SF	CRPT
P.	20 SF	HARD
PATIO	100 SF	4" CONCRETE SLAB
UPPER FLOOR		
BATH	52 SF	HARD
BDRM.2	151 SF	CARPET
BDRM.3	140 SF	CARPET
BDRM.4	149 SF	CARPET
HALL	134 SF	CARPET
L.	50 SF	HARD
M.BATH	100 SF	HARD
PRIMARY	237 SF	CARPET
W.I.C.	56 SF	CARPET

ESTIMATED STRUCTURE

TYPE	COUNT	LENGTH
BEAM (DROPPED)	3	26'-6 1/2"
BEAM (FLUSH)	11	94'-4 5/8"
GIRDER TRUSS	1	19'-11"
HEADER	5	35'-4"
STEEL BEAM (DROPPED)	1	19'-11"

ESTIMATED WOOD WALLS

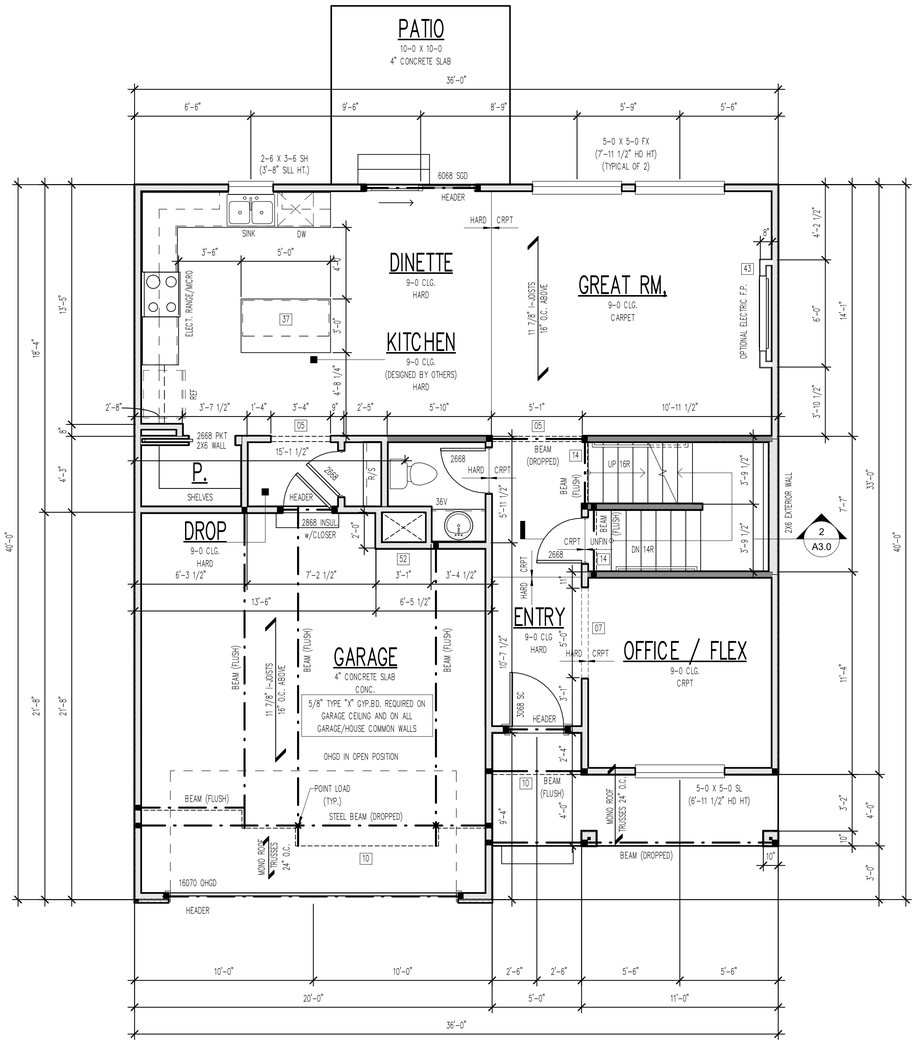
MATERIAL	LINEAL FEET
BASEMENT	
WOOD STUD - 2X4	42'-2"
WOOD STUD - 2X6	26'-6"
MAIN FLOOR	
WOOD STUD - 2X4	82'-10"
WOOD STUD - 2X6	6'-0"
UPPER FLOOR	
WOOD STUD - 2X4	213'-4"
WOOD STUD - 2X6	10'-5"

ESTIMATED MATERIAL TAKEOFFS

MATERIAL	AREA
Ceilings	
GYPSUM WALL BOARD - 1/2"	790 SF
GYPSUM WALL BOARD - 5/8"	1591 SF
Floors	
FLOOR SHEATHING - 3/4"	1990 SF
Roofs	
ASPHALT SHINGLES	2157 SF
EXTERIOR SHEATHING - 1/2"	2138 SF
ROOF UNDERLAYMENT	2101 SF
Walls	
EXTERIOR SHEATHING - 1/2"	3059 SF
GYPSUM WALL BOARD - 1/2"	7825 SF
GYPSUM WALL BOARD - 5/8"	536 SF
HOUSE WRAP / VAPOR RETARDER	3117 SF

AREA SCHEDULE - UNFINISHED BASEMENT

MAIN FLOOR	899 SF
UPPER FLOOR	1175 SF
LIVING AREA TOTAL:	2074 SF
BASEMENT - FINISHED	0 SF
BASEMENT - UNFINISHED	909 SF
GARAGE	417 SF
OTHER AREA TOTAL:	1326 SF
BUILDING AREA TOTAL:	3400 SF



1 MAIN FLOOR
1/4" = 1'-0"

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS.
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW.
     1/2" OSB SHEATHING ON ALL ELEVATIONS
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON
     1/2" PLYWOOD WALL SHEATHING
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR
     CEILING: 5/8" GYPSUM WALL BOARD
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     FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
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   - A. CASEMENT WINDOWS:
     WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
     BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
   - B. GYPSUM WALL BOARD OPENINGS.
     ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314 OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE W/ UL217 AND UL2034. (SD) THE SYMBOL INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR COMBINATION SMOKE AND CARBON MONOXIDE ALARM.

ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE DESIGNED AND ENGINEERED BY TRUSS MFGR OR BY OTHERS.

WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL WINDOW ROUGH OPENING TO BE VERIFIED PER MFGR.

ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFGR.

CABINETS SHOWN ON PLANS DESIGNED BY OTHERS AND TO BE VERIFIED PER MFGR.

VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE. PLANS ARE CONCEPTUAL, ADJUST AS REQ.

ALL STRUCTURAL CONCRETE PIER PADS TO BE SIZED AND VERIFIED BY OTHERS.

PLACE BASEMENT WINDOW HEADERS IN RIM AS REQUIRED PER WINDOW HD HT AND GRADE.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

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Charleston Plan - Elev. C - 2 Car - GL

PROJECT ADDRESS REQUIRED FOR PERMIT

BUILDER
Destiny Homes

PROJECT NO.
30224824

ISSUE DATE
12. 05. 24

DRAWN
LM / SP / AH

SHEET NAME
MAIN FLOOR

SHEET NO.
A1.2

DOOR SCHEDULE

QTY	DOOR SIZE	COMMENTS
T.O.FOUNDATION		
1	16'-0 x 7'-0 Contemporary - Solid Panel	Overhead Garage Door
MAIN FLOOR		
1	2668 PKT	POCKET DOOR
3	2668	
1	2868 INSUL. w/CLOSER	20 MIN RATED W/CLOSER
1	6068 SGD	SLIDING GLASS DOOR
1	3068 SC	
UPPER FLOOR		
1	2468	
7	2668	
1	2-2068	DOUBLE DOOR
4	5068 BP	BI-PASS DOOR
1	2868	

KEYNOTE LEGEND

NUMBER	NOTE
07	WOOD CASED OPENING
09	WALL LINE BELOW
15	CEILING BREAK LINE
23	TUB/SHOWER
29	36" X 60" FIBERGLASS SHOWER
45	WASHER TO BE ON LEFT SIDE OF DRYER WHEN FACING APPLIANCES
50	LOW WALL w/WOOD CAP - SLOPE WITH STAIRS. VERIFY HEIGHT PER BUILDER
52	HVAC CHASE TO ATTIC. ADJUST FLOOR AND ROOF LAYOUT AS REQUIRED

WINDOW SCHEDULE

QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
BASEMENT			
2	4-0 X 4-0 SL	7'-6"	MEETS EGRESS* VERIFY SILL HT
MAIN FLOOR			
1	2-6 X 3-6 SH	7'-2"	MEETS EGRESS
1	5-0 X 5-0 SL	6'-11 1/2"	MEETS EGRESS
2	5-0 X 5-0 FX	7'-11 1/2"	MEETS EGRESS
UPPER FLOOR			
4	5-0 X 5-0 SL	6'-11 1/2"	MEETS EGRESS

FLOORING SCHEDULE

ROOM	AREA	FLOOR FINISH
BASEMENT		
BASEMENT	794 SF	4" CONCRETE SLAB
MAIN FLOOR		
BATH	26 SF	HARD
DINETTE	110 SF	HARD
DROP	19 SF	HARD
ENTRY	84 SF	HARD
GREAT RM.	217 SF	CARPET
KITCHEN	156 SF	HARD
OFFICE / FLEX	111 SF	CRPT
P.	20 SF	HARD
PATIO	100 SF	4" CONCRETE SLAB
UPPER FLOOR		
BATH	52 SF	HARD
BDRM.2	151 SF	CARPET
BDRM.3	140 SF	CARPET
BDRM.4	149 SF	CARPET
HALL	134 SF	CARPET
L.	50 SF	HARD
M.BATH	100 SF	HARD
PRIMARY	237 SF	CARPET
W.I.C.	56 SF	CARPET

ESTIMATED STRUCTURE

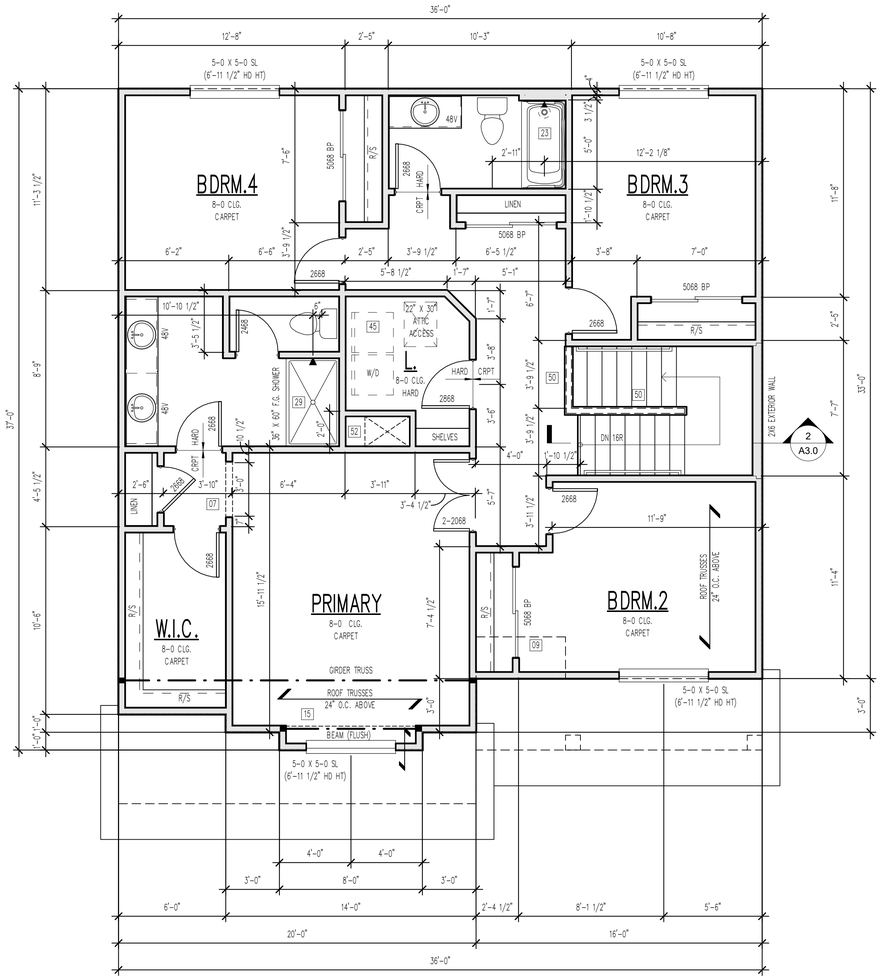
TYPE	COUNT	LENGTH
BEAM (DROPPED)	3	26'-6 1/2"
BEAM (FLUSH)	11	94'-4 5/8"
GIRDER TRUSS	1	19'-11"
HEADER	5	35'-4"
STEEL BEAM (DROPPED)	1	19'-11"

ESTIMATED WOOD WALLS

MATERIAL	LINEAL FEET
BASEMENT	
WOOD STUD - 2X4	42'-2"
WOOD STUD - 2X6	26'-6"
MAIN FLOOR	
WOOD STUD - 2X4	82'-10"
WOOD STUD - 2X6	6'-0"
UPPER FLOOR	
WOOD STUD - 2X4	213'-4"
WOOD STUD - 2X6	10'-5"

ESTIMATED MATERIAL TAKEOFFS

MATERIAL	AREA
Ceilings	
GYPSUM WALL BOARD - 1/2"	790 SF
GYPSUM WALL BOARD - 5/8"	1591 SF
Floors	
FLOOR SHEATHING - 3/4"	1990 SF
Roofs	
ASPHALT SHINGLES	2157 SF
EXTERIOR SHEATHING - 1/2"	2138 SF
ROOF UNDERLAYMENT	2101 SF
Walls	
EXTERIOR SHEATHING - 1/2"	3059 SF
GYPSUM WALL BOARD - 1/2"	7825 SF
GYPSUM WALL BOARD - 5/8"	536 SF
HOUSE WRAP / VAPOR RETARDER	3117 SF



1 UPPER FLOOR

AREA SCHEDULE - UNFINISHED BASEMENT

MAIN FLOOR	899 SF
UPPER FLOOR	1175 SF
LIVING AREA TOTAL:	2074 SF
BASEMENT - FINISHED	0 SF
BASEMENT - UNFINISHED	909 SF
GARAGE	417 SF
OTHER AREA TOTAL:	1326 SF
BUILDING AREA TOTAL:	3400 SF

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS.
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW.
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     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON
     1/2" PLYWOOD WALL SHEATHING
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR
     CEILING: 5/8" GYPSUM WALL BOARD
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     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
     BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
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     BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
   - B. GYPSUM WALL BOARD OPENINGS.
     ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314 OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE W/ UL217 AND UL2034. (SD) THE SYMBOL INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR COMBINATION SMOKE AND CARBON MONOXIDE ALARM.

ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE DESIGNED AND ENGINEERED BY TRUSS MFGR OR BY OTHERS.

WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL WINDOW ROUGH OPENING TO BE VERIFIED PER MFGR.

ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFGR.

CABINETS SHOWN ON PLANS DESIGNED BY OTHERS AND TO BE VERIFIED PER MFGR.

VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE. PLANS ARE CONCEPTUAL, ADJUST AS REQ.

ALL STRUCTURAL CONCRETE PIER PADS TO BE SIZED AND VERIFIED BY OTHERS.

PLACE BASEMENT WINDOW HEADERS IN RIM AS REQUIRED PER WINDOW HD HT AND GRADE.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

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PROJECT PHASE:

Charleston Plan - Elev. C - 2 Car - GL

PROJECT ADDRESS REQUIRED FOR PERMIT

BUILDER
Destiny Homes

PROJECT NO.
30224824

ISSUE DATE
12. 05. 24

DRAWN
LM / SP / AH

SHEET NAME
UPPER FLOOR

SHEET NO.
A1.3



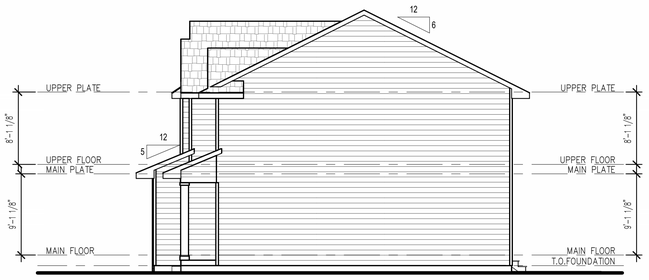
4 REAR ELEVATION

1/8" = 1'-0"

ESTIMATED AREA - MATERIAL			
MATERIAL TYPE	MATERIAL SF	MATERIAL %	MATERIAL ELEVATION
Lap Siding - 8"	2412 SF	100.0%	
Lap Siding - 8"	577 SF	93.2%	Front
Stone Veneer	42 SF	6.8%	Front

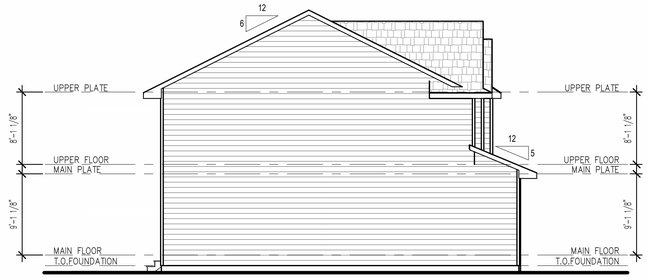
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2 RIGHT ELEVATION

1/8" = 1'-0"



3 LEFT ELEVATION

1/8" = 1'-0"



1 FRONT ELEVATION

1/4" = 1'-0"

WINDOWS SO NOTED MEET OR EXCEED APPLICABLE EGRESS REQUIREMENTS.

ALL WINDOW HEAD HEIGHTS ARE 7' - 11 1/2", UNO.

WALL SHEATHING ON ALL ELEVATIONS SHALL BE EXTERIOR GRADE 1/2" OSB, UNO.

VERIFY ALL EXTERIOR DOOR STYLES WITH BUILDER.

GUTTERS AND DOWNSPOUTS NOT SHOWN FOR CLARITY.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

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PROJECT PHASE:

Charleston Plan - Elev. C - 2 Car - GL

PROJECT ADDRESS REQUIRED FOR PERMIT

BUILDER
Destiny Homes

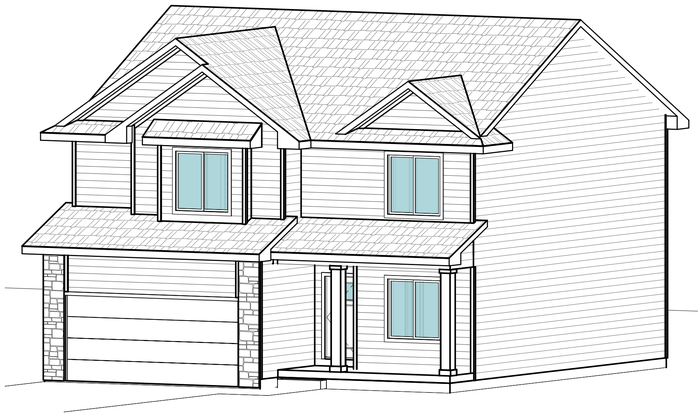
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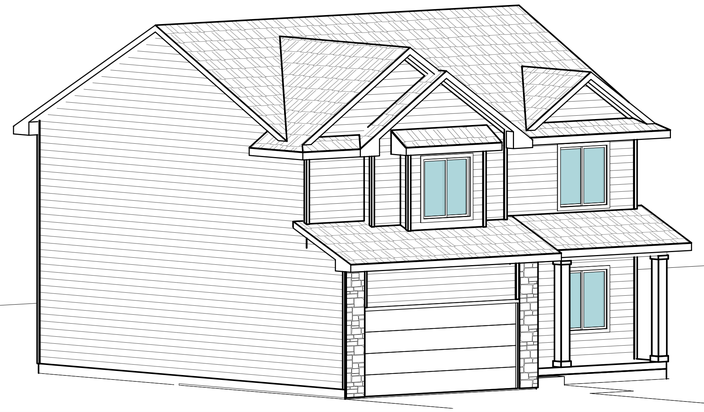
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12. 05. 24

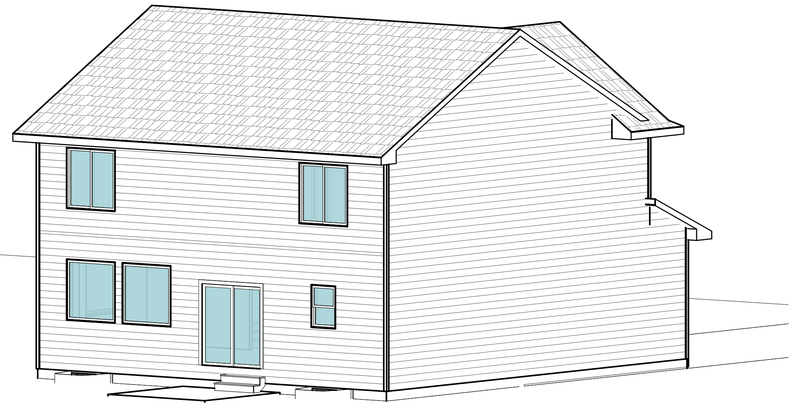
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LM / SP / AH

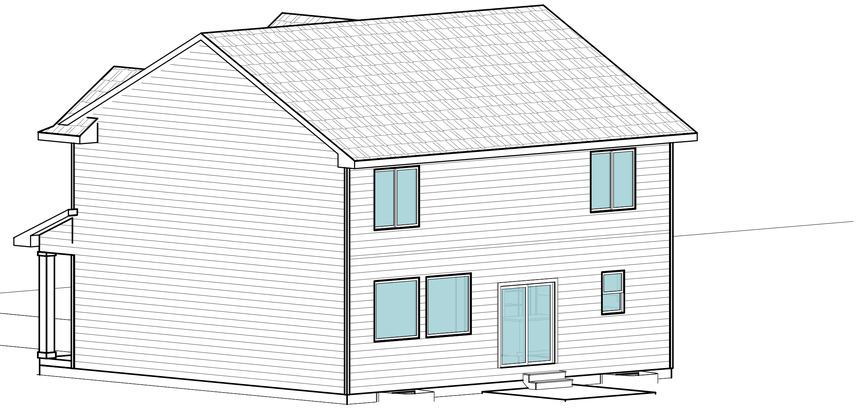
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EXTERIOR ELEVATIONS

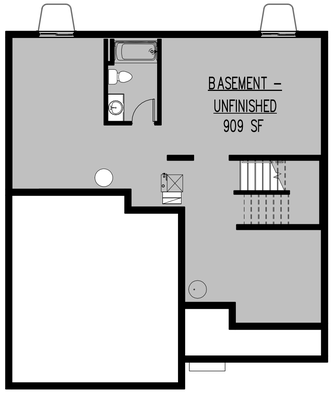
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A2.0



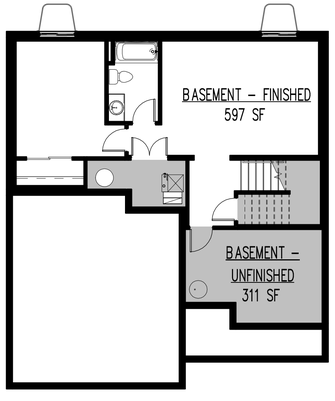




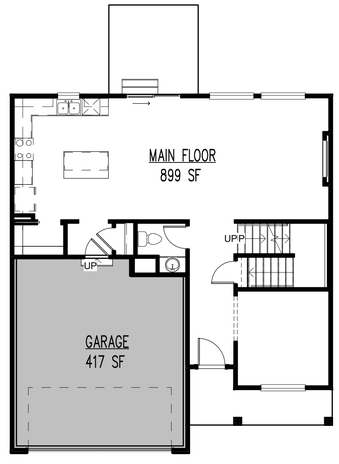




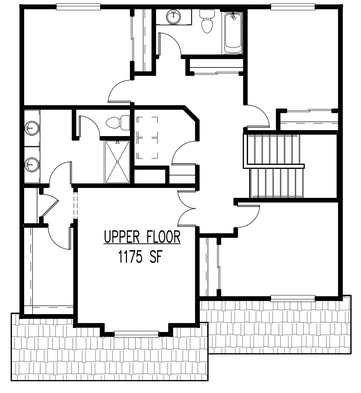
1 BASEMENT FLOOR – UNFINISHED



2 BASEMENT FLOOR – FINISHED



3 MAIN FLOOR



4 UPPER FLOOR

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DRAWN
LM / SP / AH

SHEET NAME
3D VIEWS, AREA PLANS

SHEET NO.
A2.1

ESTIMATED AREA – ROOF VENTS			
ATTIC ZONE	AREA	NUMBER OF ROOF VENTS – 50 NFA	REQUIRED RIDGE VENTING (FEET) – 11 NFA
ATTIC AREA	1314 SF	7	29'

VERIFY ROOF VENT TYPES BY BUILDER. ROOFING CONTR. RESPONSIBLE FOR ADEQUATE VENTILATION PER CODE. PROVIDE 10"X10" CLEAR OPENING TO ATTIC SPACE FOR BOX VENTS.

ESTIMATED ROOFING	
MATERIAL	AREA
ASPHALT SHINGLES	2157 SF
EXTERIOR SHEATHING – 1/2"	2138 SF
ROOF UNDERLAYMENT	2101 SF

ROOF GUTTERS AND DOWNSPOUTS ARE CONCEPTUAL ONLY – VERIFY LOCATIONS PER BLDR.

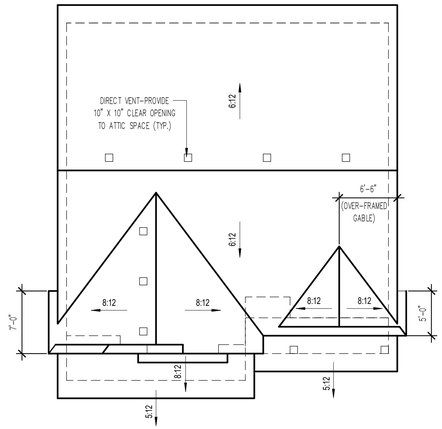
VERIFY ROOF VENT TYPES BY BUILDER. ROOFING CONTR RESPONSIBLE FOR ADEQUATE VENTILATION PER CODE.

FINAL ROOF DESIGN BY TRUSS MFGR. GIRDER TRUSS, SUPPORTS AND POINT LOADS PROVIDED BY TRUSS MFGR.

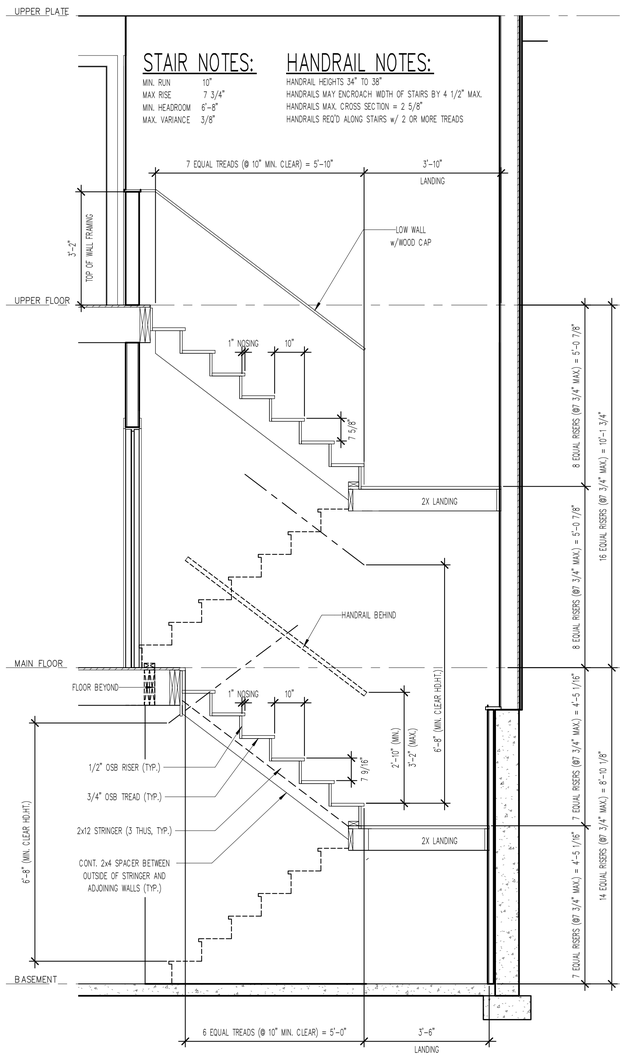
PROVIDE SELF-ADHERING POLYMER MODIFIED BITUMEN ICE MAT FROM EDGE OF EAVES TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE.

ADJUST HEEL HEIGHTS AS REQUIRED TO MAINTAIN CONSISTENT EAVE OVERHANGS.

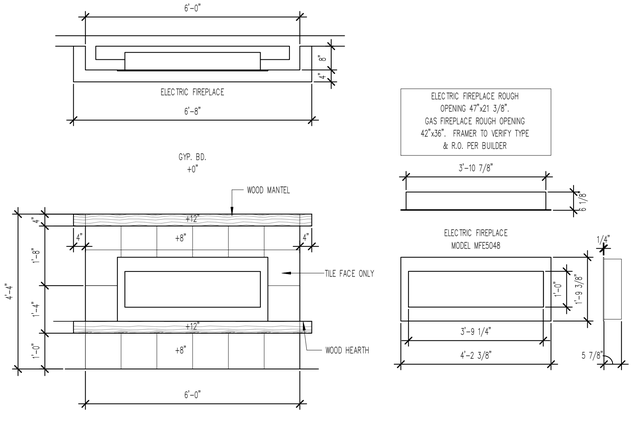
EAVE AND RAKE OVERHANGS NOTED ARE FINISHED DIMENSIONS.



1 ROOF PLAN
1/8" = 1'–0"



2 STAIR SECTION
1/2" = 1'–0"



3 OPTIONAL FIREPLACE DETAIL
1/2" = 1'–0"

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS.
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW.
     1/2" OSB SHEATHING ON ALL ELEVATIONS
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON
     1/2" PLYWOOD WALL SHEATHING
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G FLOOR SHEATHING ON 11 7/8" I–JOIST, U.O.N. (SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR
     CEILING: 5/8" GYPSUM WALL BOARD
     FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
     FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
2. WINDOWS:
   ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
   - A. CASEMENT WINDOWS:
     WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'–11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
     BI–FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BI–PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
   - B. GYPSUM WALL BOARD OPENINGS.
     ROUGH OPENING FOR BI–PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI–FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

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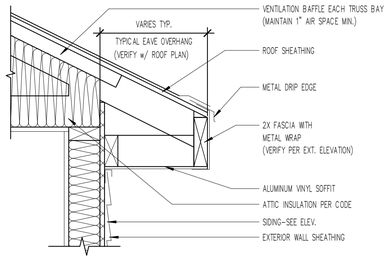
PROJECT NO.
30224824

ISSUE DATE
12. 05. 24

DRAWN
LM / SP / AH

SHEET NAME
ROOF PLAN, STAIR SECTION, FIREPLACE DETAIL

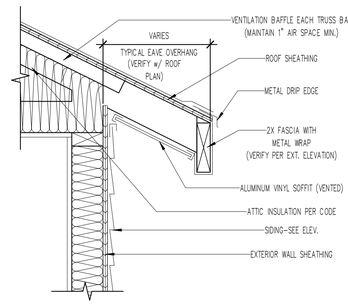
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A3.0



VINYL – TYP. EAVE (U.N.O.)

1 1/2" = 1'-0"

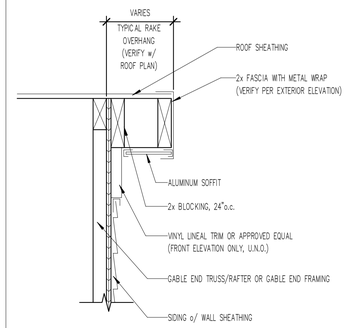
DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



SLOPED EAVE DETAIL, TYP UNO

1 1/2" = 1'-0"

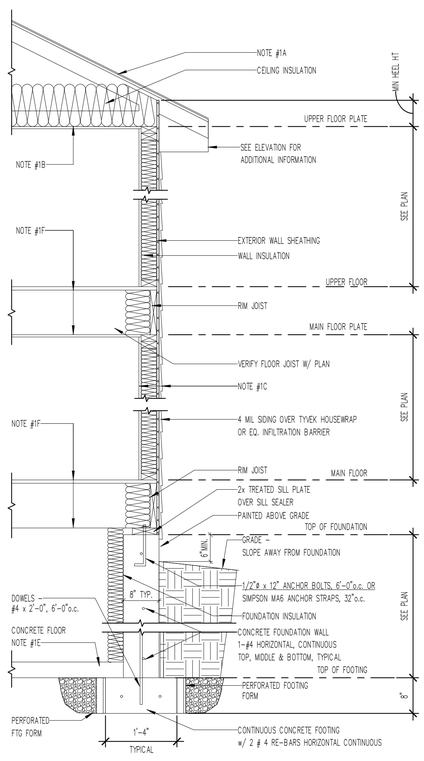
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RAKE DETAIL, TYP UNO

1 1/2" = 1'-0"

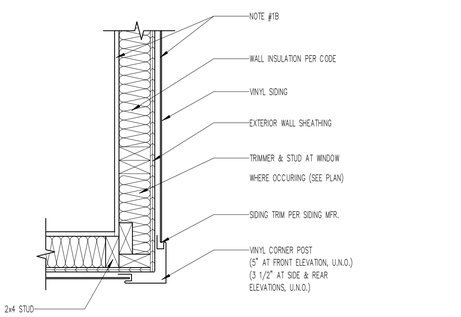
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TYP. 2-STORY WALL SECTION

3/4" = 1'-0"

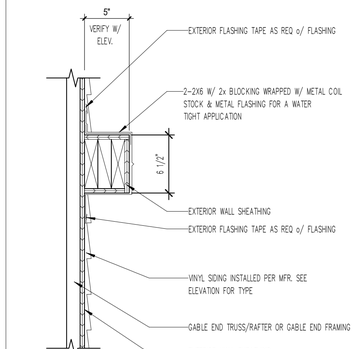
DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



EXTERIOR CORNER DETAIL, TYP

1 1/2" = 1'-0"

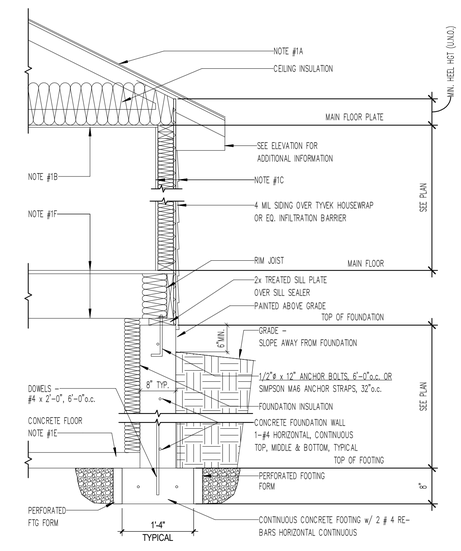
DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



VALENCE DETAIL, TYP UNO

1 1/2" = 1'-0"

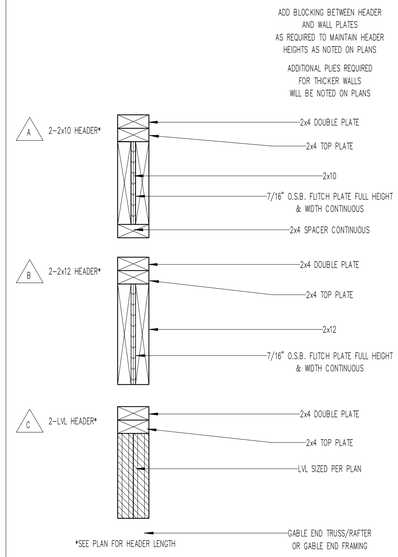
DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



TYP. RANCH WALL SECTION

3/4" = 1'-0"

DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



HEADER TYPES

1 1/2" = 1'-0"

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS.
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
     ON EXTERIOR WALL SHEATHING AS NOTED BELOW.
     1/2" OSB SHEATHING ON ALL ELEVATIONS
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON
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     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
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   - A. CASEMENT WINDOWS:
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   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
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   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
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   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
     BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
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   - B. GYPSUM WALL BOARD OPENINGS.
     ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
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ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

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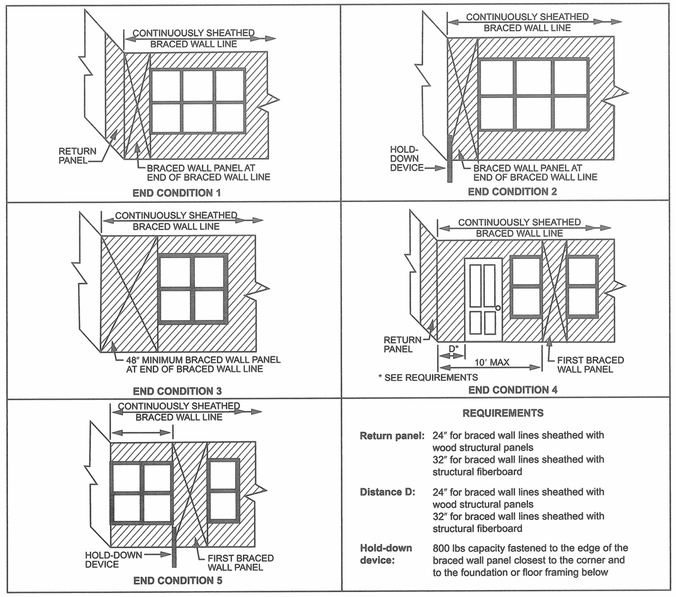
PROJECT NO.
30224824

ISSUE DATE
12. 05. 24

DRAWN
LM / SP / AH

SHEET NAME
DETAILS

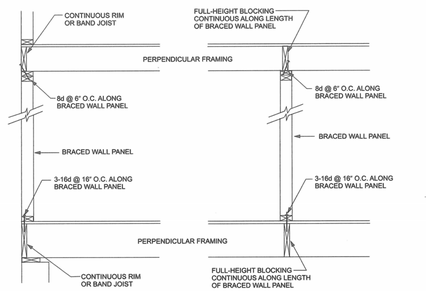
SHEET NO.
D1



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N.

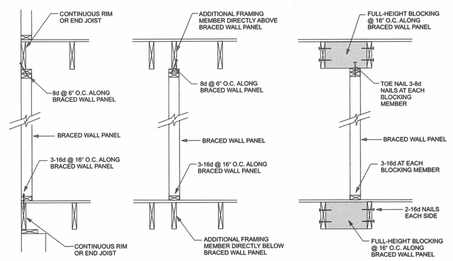
FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

2 CS–END CONDITIONS



For SI: 1 inch = 25.4 mm.

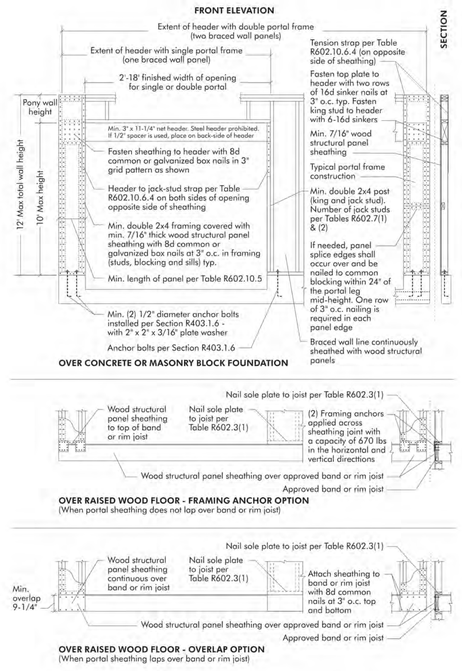
FIGURE R602.10.8(1)
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING



For SI: 1 inch = 25.4 mm.

FIGURE R602.10.8(2)
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

3 BRACED WALL PANEL CONNECTION



1 BRACING METHOD CS–PF

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     NOTED ON PLANS AS FX
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BUILDER
Destiny Homes

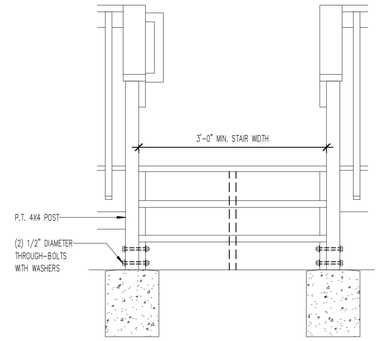
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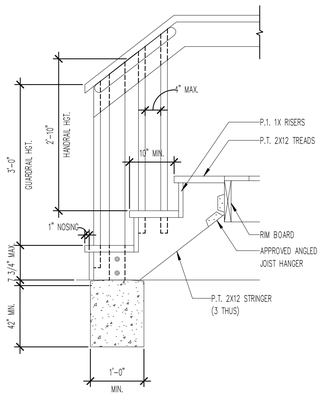
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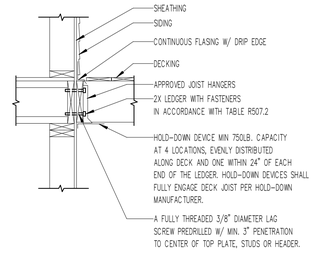
SHEET NAME
DETAILS

SHEET NO.
D2

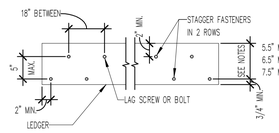




NOTE:
THIS DETAIL IS APPLICABLE WHERE FLOOR JOISTS ARE PARALLEL TO DECK JOISTS.



2018 IRC
FIGURE R507.9.1.2(2)
DECK ATTACHMENT FOR LATERAL LOADS

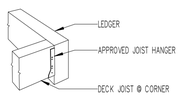


*DISTANCE SHALL BE PERMITTED TO BE REDUCED TO 4.5" IF LAG SCREWS ARE USED OR BOLT SPACING IS REDUCED TO THAT OF LAG SCREWS TO ATTACHE 2X8 LEDGERS TO 2X8 BAND JOISTS.

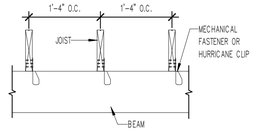
2018 IRC
FIGURE R507.9.1.3(1)
PLACEMENT OF LAG SCREWS AND BOLTS IN LEDGERS

TYPICAL NOTES:

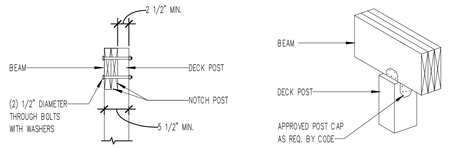
1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS.
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW.
     1/2" OSB SHEATHING ON ALL ELEVATIONS
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON
     1/2" PLYWOOD WALL SHEATHING
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR
     CEILING: 5/8" GYPSUM WALL BOARD
     FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
     FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
2. WINDOWS:
   ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
   - A. CASEMENT WINDOWS:
     WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
     BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BARN (BN) SEE MANUFACTER FOR ROUGH OPENING
   - B. GYPSUM WALL BOARD OPENINGS.
     ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.



JOIST-TO-LEDGER DETAIL



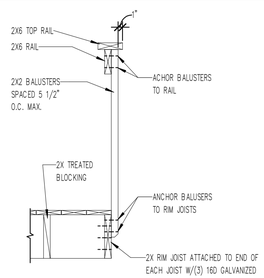
JOIST-TO-BEAM DETAIL



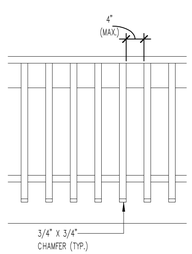
NOTCHED POST

POST CAP

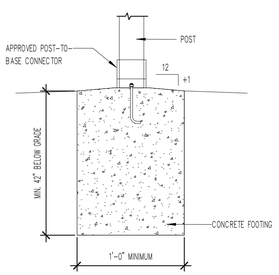
2018 IRC
FIGURE R507.5.1
DECK BEAM TO DECK POST



GUARDRAIL DETAIL



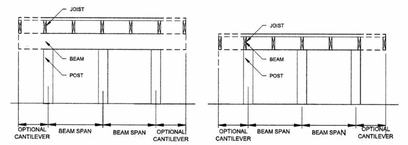
ELEVATION



DECK POST HEIGHT	
DECK POST SIZE	DECK POST HEIGHT
4 X 4	6 - 9 (C)
4 X 6	8
6 X 6	14
8 X 8	14

(C) THE MAX. PERMITTED HEIGHT IS 8 FEET FOR ONE-PLY AND TWO-PLY BEAMS. THE MAX. HEIGHT FOR THREE-PLY BEAMS ON POST CAPS 6 FEET 9 INCHES.

POST-TO-FOOTING DETAIL



DROPPED BEAM FLUSH BEAM

FIGURE R507.5
TYPICAL DECK JOIST SPANS

TABLE R507.5
DECK BEAM SPAN LENGTHS[a, b, e] (feet - inches)

SPECIES[f]	SIZE[d]	DECK JOIST SPAN LESS THAN OR EQUAL TO: (feet)						
		6	8	10	12	14	16	18
Southern pine	1 – 2 × 6	4-11	4-0	3-7	3-3	3-0	2-10	2-8
	1 – 2 × 8	5-11	5-1	4-7	4-2	2-10	3-7	3-5
	1 – 2 × 10	7-0	6-0	5-5	4-11	4-7	4-3	4-0
	1 – 2 × 12	8-3	7-1	6-4	5-10	5-5	5-0	4-9
	2 – 2 × 6	6-11	5-11	5-4	4-10	4-6	4-3	4-0
	2 – 2 × 8	8-9	7-7	6-9	6-2	5-9	5-4	5-0
	2 – 2 × 10	10-4	9-0	8-0	7-4	6-9	6-4	6-0
	2 – 2 × 12	12-2	10-7	9-5	8-7	8-0	7-6	7-0
	3 – 2 × 6	8-2	7-5	6-8	6-1	5-8	5-3	5-0
	3 – 2 × 8	10-10	9-6	8-6	7-9	7-2	6-8	6-4
	3 – 2 × 10	13-0	11-3	10-0	9-2	8-6	7-11	7-6
	3 – 2 × 12	15-3	13-3	11-10	10-9	10-0	9-4	8-10
Douglas fir-larch[g], hem-fir[g], spruce-pine-fir[g], redwood, western cedars, ponderosa pine[g], red pine[g]	3 × 6 or 2 – 2 x 6	5-5	4-8	4-2	3-10	3-6	3-1	2-9
	3 × 8 or 2 – 2 × 8	6-10	5-11	5-4	4-10	4-6	4-1	3-8
	3 × 10 or 2 – 2 × 10	8-4	7-3	6-6	5-11	5-6	5-1	4-8
	3 × 12 or 2 – 2 × 12	9-8	8-5	7-6	6-10	6-4	5-11	5-7
	4 × 6	6-5	5-6	4-11	4-6	4-2	3-11	3-8
	4 × 8	8-5	7-3	6-6	5-11	5-6	5-2	4-10
	4 × 10	9-11	8-7	7-8	7-0	6-6	6-1	5-8
	4 × 12	11-5	9-11	8-10	8-1	7-6	7-0	6-7
	3 – 2 × 6	7-4	6-8	6-0	5-6	5-1	4-9	4-6
	3 – 2 × 8	9-8	8-6	7-7	6-11	6-5	6-0	5-8
	3 – 2 × 10	12-0	10-5	9-4	8-6	7-10	7-4	6-11
	3 – 2 × 12	13-11	12-1	10-9	9-10	9-1	8-6	8-1

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa, 1 pound = 0.454 kg.
a. Ground snow load, live load = 40 psf, dead load = 10 psf, L/Δ = 360 at main span, L/Δ = 180 at cantilever with a 220-pound point load applied at the end.
b. Beams supporting deck joists from one side only.
c. No. 2 grade, wet service factor.
d. Beam depth shall be greater than or equal to depth of joists with a flush beam condition.
e. Includes incising factor.
f. Northern species. Incising factor not included.
g. Beam cantilevers are limited to the adjacent beam's span divided by 4.

1 DECK DETAILS

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

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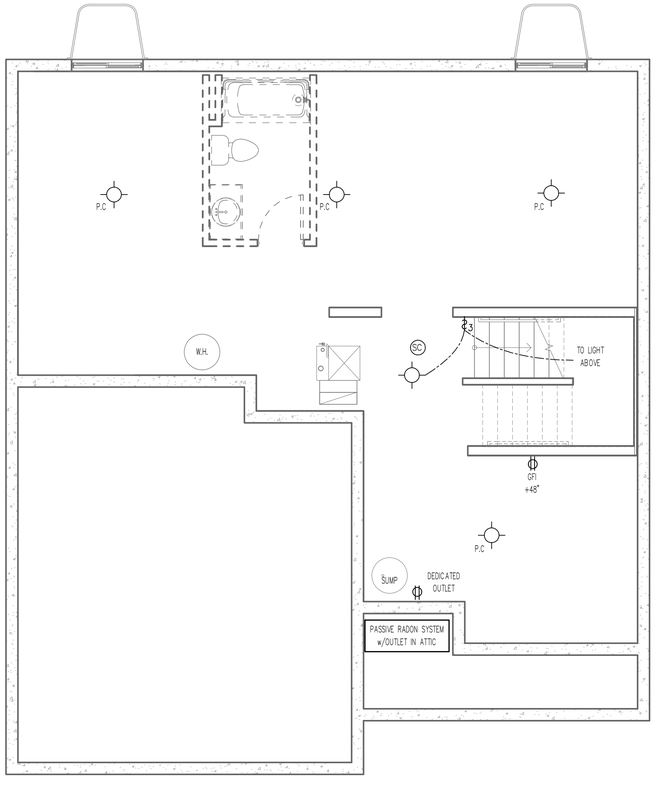
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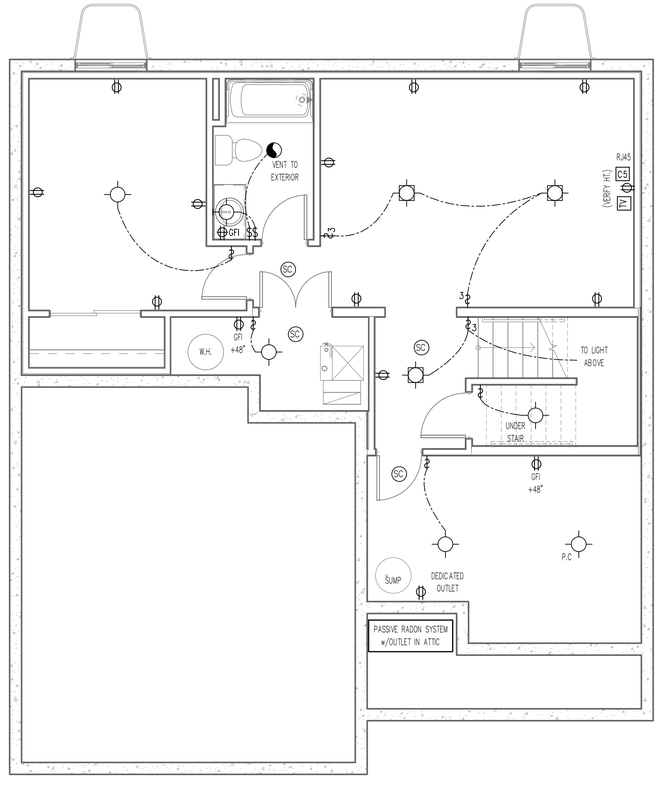
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SHEET NAME
DETAILS

SHEET NO.
D3



1 ELECTRICAL PLAN – BASEMENT FLOOR – UNFINISHED



2 ELECTRICAL PLAN – BASEMENT FLOOR – FINISHED

1/4" = 1'-0"

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WP — WATERPROOF DUPLEX OUTLET
- GFI — GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- 220 VOLT OUTLET
- WALL SWITCH
- 3 — THREE-WAY SWITCH
- 4 — FOUR-WAY SWITCH
- R — RHEOSTAT SWITCH
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- ES — E-STAR COMPLIANT FLOURESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- RECESSED ADJ. EYEBALL INCANDESCENT LIGHT FIXTURE
- P.C. — INCANDESCENT LIGHT FIXTURE WITH PULL CHAIN
- TRACK LIGHT
- FLOURESCENT LIGHT FIXTURE
- EXHAUST FAN (VENT TO EXTERIOR)
- EXHAUST FAN/LIGHT (VENT TO EXTERIOR)
- GDO — OUTLET FOR GARAGE DOOR OPENER
- CHIMES — CHIMES
- PB — PUSH BUTTON
- SD — SMOKE DETECTOR
- CO — CARBON MONOXIDE DETECTOR
- SCO — COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- TEL — TELEPHONE
- TV — TELEVISION
- SKP — +60" AFF — SMART PANEL KEYPAD
- V — CENTRAL VAC OUTLET
- T — THERMOSTAT
- CEILING FAN (PROVIDE ADEQUATE SUPPORT)
- CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
- ELECTRICAL PANEL

WASHING MACHINE TO ALWAYS BE ON LEFT SIDE OF DRYER ELEC. MAY BE SHOWN REVERSED – IT IS THE RESPONSIBILITY OF THE ELECTRICIAN TO INSTALL RECEPTACLES WITH WASHER ON THE LEFT & DRYER ON THE RIGHT

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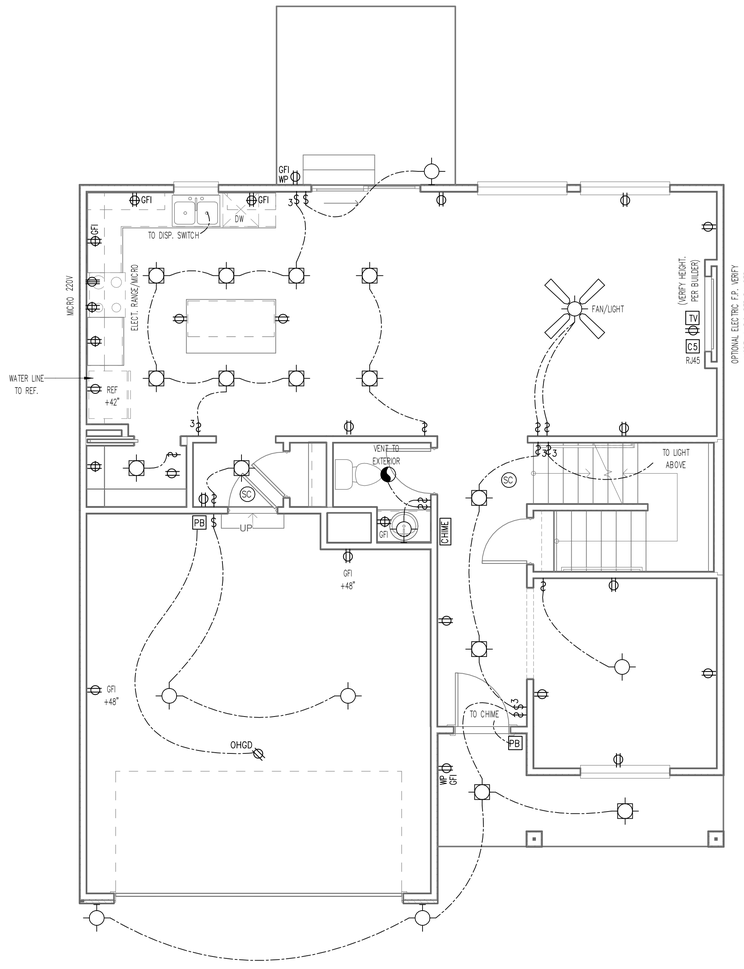
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SHEET NAME
ELECTRICAL PLAN - BASEMENT FLOOR

SHEET NO.
E1



1 ELECTRICAL PLAN – MAIN FLOOR

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WP — WATERPROOF DUPLEX OUTLET
- GFI — GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- 220 VOLT OUTLET
- WALL SWITCH
- 3 — THREE-WAY SWITCH
- 4 — FOUR-WAY SWITCH
- DR — RHEOSTAT SWITCH
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- ES — E-STAR COMPLIANT FLOURESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- RECESSED ADJ. EYEBALL INCANDESCENT LIGHT FIXTURE
- P.C. — INCANDESCENT LIGHT FIXTURE WITH PULL CHAIN
- TRACK LIGHT
- FLOURESCENT LIGHT FIXTURE
- EXHAUST FAN (VENT TO EXTERIOR)
- EXHAUST FAN/LIGHT (VENT TO EXTERIOR)
- GDO — OUTLET FOR GARAGE DOOR OPENER
- CHIMES — CHIMES
- PB — PUSH BUTTON
- SD — SMOKE DETECTOR
- CO — CARBON MONOXIDE DETECTOR
- SC — COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- TEL — TELEPHONE
- TV — TELEVISION
- SCP — +60" AFF — SMART PANEL KEYPAD
- V — CENTRAL VAC OUTLET
- T — THERMOSTAT
- CEILING FAN (PROVIDE ADEQUATE SUPPORT)
- CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
- ELECTRICAL PANEL

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ELECTRICAL PLAN - MAIN FLOOR

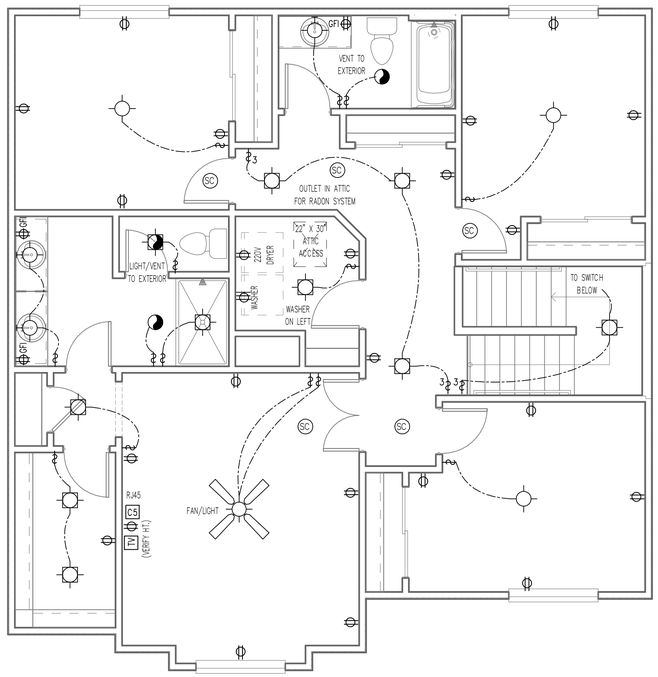
SHEET NO.
E2

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WATERPROOF DUPLEX OUTLET (W.P.)
- GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET (G.F.I.)
- HALF-SWITCHED DUPLEX OUTLET
- 220 VOLT OUTLET
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- RHEOSTAT SWITCH
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- E-STAR COMPLIANT FLOURESCENT LIGHT FIXTURE (E.S.)
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- RECESSED ADJ. EYEBALL INCANDESCENT LIGHT FIXTURE
- INCANDESCENT LIGHT FIXTURE WITH PULL CHAIN (P.C.)
- TRACK LIGHT
- FLOURESCENT LIGHT FIXTURE
- EXHAUST FAN (VENT TO EXTERIOR)
- EXHAUST FAN/LIGHT (VENT TO EXTERIOR)
- OUTLET FOR GARAGE DOOR OPENER (GDO)
- CHIMES
- PUSH BUTTON
- SMOKE DETECTOR (SD)
- CARBON MONOXIDE DETECTOR (CD)
- COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR (SCD)
- TELEPHONE (PH)
- TELEVISION (TV)
- SMART PANEL KEYPAD (+60" AFF)
- CENTRAL VAC OUTLET (V)
- THERMOSTAT (T)
- CEILING FAN (PROVIDE ADEQUATE SUPPORT)
- CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
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1 ELECTRICAL PLAN – UPPER FLOOR

1/4" = 1'-0"

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SHEET NAME
ELECTRICAL PLAN - UPPER FLOOR

SHEET NO.
E3

DESIGN DATA

IRC 2021 BUILDING PLANNING – CHAPTER 3:

LIVE LOADS
- ROOF (SNOW) 30 PSF

WIND DESIGN
- 115 MPH (SEISMIC DESIGN CATEGORY – A)
- WEATHERING – SEVERE

SOIL TEST (LOAD BEARING PRESSURE)
- SAND, SILTY SAND, CLAYEY SAND, SILT GRAVEL AND CLAYEY GRAVEL 2000 PSF
- SAND, SILTY SAND, CLAYEY SAND, SILT GRAVEL AND CLAYEY GRAVEL 1500 PSF

BUILDING MATERIALS
- STRUCTURAL STEEL F_Y = 36 KSI
- REINFORCING STEEL F_Y = 60 KSI

CONCRETE:
- BASEMENT WALLS, FOUNDATION AND OTHER CONCRETE NOT EXPOSED TO WEATHER F_C = 2500 PSI
- BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS F_C = 2500 PSI
- BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO WEATHER F_C = 3000 PSI
- PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER AND GARAGE FLOOR SLABS F_C = 3500 PSI

FRAMING LUMBER:
- 2X6 AND LARGER F_b = 1200 PSI; E = 1700 KSI; F_c = 625 PSI
- 2X4 AND MISC F_b = 1400 PSI; E = 1700 KSI; F_c = 1000 PSI
- 2X6 STUDS F_b = 725 PSI; E = 1500 KSI; F_c = 675 PSI
- 2X4 STUDS F_b = 800 PSI; E = 1500 KSI; F_c = 600 PSI
- MICRO-LAMS (12") F_b = 2800 PSI; E = 2000 KSI



SHEET LIST

A0.0	COVER SHEET
A1.1	BASEMENT – UNFINISHED OPTION
A1.2	BASEMENT – FINISHED OPTION
A2.1	MAIN FLOOR
A3.1	UPPER FLOOR
A4.1	EXTERIOR ELEVATIONS
A5.1	3D VIEWS, AREA PLANS
A6.1	ROOF PLAN, STAIR SECTION, FIREPLACE DETAIL
D1	DETAILS
D2	DETAILS
D3	DETAILS
E1	ELECTRICAL PLAN – BASEMENT UNFINISHED AND FINISHED
E2	ELECTRICAL PLAN – MAIN FLOOR, UPPER FLOOR
M-1	MARKETING
M-2	MARKETING

AREA SCHEDULE – UNFINISHED BASEMENT

UNFINISHED BASEMENT	750 SF
TOTAL BASEMENT AREA:	750 SF
MAIN FLOOR	742 SF
UPPER FLOOR	1003 SF
TOTAL FINISHED AREA:	1745 SF
GARAGE	726 SF
TOTAL GARAGE AREA:	726 SF
BUILDING AREA TOTAL:	3220 SF

AREA SCHEDULE – FINISHED BASEMENT

FINISHED BASEMENT	537 SF
UNFINISHED BASEMENT	213 SF
TOTAL BASEMENT AREA:	750 SF
MAIN FLOOR	742 SF
UPPER FLOOR	1003 SF
TOTAL FINISHED AREA:	1745 SF
GARAGE	726 SF
TOTAL GARAGE AREA:	726 SF
BUILDING AREA TOTAL:	3220 SF

REVISION SCHEDULE

NUMBER	DATE	COMMENTS

ALLER DESIGN GROUP

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PROJECT PHASE:

Eastham IV Plan - Elev. A - Bsmt - 3 Car - GR

PROJECT ADDRESS REQUIRED FOR PERMIT

BUILDER
Destiny Homes

PROJECT NO.
30203625

ISSUE DATE
02. 05. 25

DRAWN
NT / AH /SP

SHEET NAME
COVER SHEET

SHEET NO.
A0.0

PROJECT REQUIREMENTS

GENERAL CONSTRUCTION/CONTRACTOR REGULATIONS:

ALL CONTRACTORS SHALL VISIT JOB SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE SUBMITTING BIDS. THE DESIGNER IS TO BE NOTIFIED FOR RE-EVALUATION IF ANY CONDITIONS DO NOT CORRESPOND TO THOSE SHOWN IN THESE DOCUMENTS. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS.

CONTRACTORS SHALL NOT SCALE ANY DRAWINGS. THE DIMENSIONS SHOWN ARE TO TAKE PRECEDENCE OVER SCALING THE DOCUMENTS. THE GENERAL CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY INCORRECT WORK AND ANY REPAIR OF SAID WORK AS A RESULT OF SCALING THE DOCUMENTS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS REPRESENTED ON THESE DOCUMENTS INCLUDING THE WORK AND MATERIALS FURNISHED BY SUBCONTRACTORS AND VENDERS.

THE CONTRACTOR/OWNER SHALL THOROUGHLY REVIEW AND BECOME FAMILIAR WITH THESE DOCUMENTS. UPON REVIEW THE CONTRACTOR SHALL DOCUMENT AND NOTIFY THE DESIGNER OF ANY ERRORS, OMISSIONS, DISCREPANCIES, AND/OR INCONSISTENCIES PRIOR TO THE START OF ANY PORTION OF THE PROPOSED WORK. THE DESIGNER SHALL REVIEW THE PROPOSED CORRECTIONS AFTER THE RECEIPT OF NOTIFICATION. NO CHANGE SHALL BE MADE WITHOUT REVIEW OF THE DESIGNER AND APPROVAL OF THE OWNER. THE DISCOVERY OF DISCREPANCIES AND/OR CONFLICTS AFTER THE START OF WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY ERRORS, OMISSIONS, DISCREPANCIES, AND/OR INCONSISTENCIES WHICH HAVE NOT BEEN BROUGHT TO THE DESIGNERS ATTENTION. DETAILS NOT SPECIFICALLY SHOWN SHALL BE SIMILAR IN CHARACTER TO COMPARABLE CONDITIONS DETAILED. ANY CLARIFICATIONS NECESSARY TO ENSURE ACCURATE CONSTRUCTION AND COMPLETION OF THE PROJECT SHALL BE ADDRESSED BY THE CONTRACTOR PRIOR TO SUBMISSION OF PROJECT.

DEVIATIONS FROM THESE DOCUMENTS IN THE CONSTRUCTION PHASE SHALL BE REVIEWED BY THE DESIGNER AND THE OWNER PRIOR TO THE START OF THE WORK IN QUESTION. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT PRIOR REVIEW SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR/OWNER.

ALL WORK PERFORMED BY THE CONTRACTOR SHALL COMPLY AND CONFORM WITH LOCAL AND STATE BUILDING CODES, ORDINANCES, REGULATIONS, AND ALL OTHER AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR IS RESPONSIBLE TO BE AWARE OF THESE REQUIREMENTS AND GOVERNING REGULATIONS.

THE CONTRACTOR/OWNER SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, PRECAUTIONS, TECHNIQUES, SEQUENCES, PROCEDURES, AND COORDINATION OF ALL PORTION OF THE WORK.

ALL WORK SHALL BE DONE IN A WORKMANSHIP-LIKE MANNER.

CONTRACTORS/TRADES ARE TO REMOVE THEIR DEBRIS AND LEAVE JOB-SITE BROOM SWEPT AT THE END OF EACH DAY.

THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED, REVISED, OR RE-USED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE DESIGNER.

TO THE BEST OF THE DESIGNERS' KNOWLEDGE THESE CONSTRUCTION DOCUMENTS ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. IT IS THE INTENT OF THE DESIGNER TO DELINEATE THESE DOCUMENTS AS ACCURATE AS POSSIBLE FOR THE PURPOSE OF GRAPHIC REPRESENTATION. ALL LOCAL AND STATE CODES TO SUPERCEDE THESE CONSTRUCTION DOCUMENTS. IN CASE OF A CONFLICT BETWEEN THESE DOCUMENTS AND LOCAL OR STATE CODES THE CONTRACTOR SHALL INFORM THE DESIGNER.

THE OWNER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER (SOIL REPORTS), ON THE STUDY OF THE PROPOSED SITE TO THE DESIGNER, STRUCTURAL ENGINEER, AND CONTRACTOR. IN THE EVENT THE GEOTECHNICAL REPORTS DO NOT EXIST, THE SOIL CONDITION SHALL BE ASSUMED TO BE A MINIMUM DESIGN SOIL PRESSURE STATED BY THE STRUCTURAL ENGINEER OF RECORD FOR THE PURPOSE OF STRUCTURAL DESIGN. CONTRACTOR SHALL VERIFY THE SOIL CONDITIONS MEET OR EXCEED THIS CRITERIA.

SHOP DRAWING REVIEW AND DISTRIBUTION ALONG WITH PRODUCT SUBMITTALS REQUESTED IN THE CONSTRUCTION DOCUMENTS, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS DIRECTED OTHERWISE UNDER A SEPARATE AGREEMENT. THE DESIGNER SHALL NOT ACCEPT OR REVIEW ANY REQUEST FOR SHOP DRAWING REVIEW WITHOUT THE REVIEW OF THE CONTRACTOR.

GENERAL NOTES

ALL WORK TO CONFORM TO 2021 IRC

I SITEWORK
- A. BUILDER SHALL BE RESPONSIBLE FOR GRADING OF SITE AND LOTS.
- B. PERFORM EXCAVATION ACCORDING TO GOOD COMMON CONSTRUCTION PRACTICES TO THE LINES, GRADES, AND ELEVATIONS INDICATED ON DRAWINGS.
- C. PROVIDE FOUNDATION DRAINAGE AS SPECIFIED BY GOVERNING CODES.
- D. PROVIDE SOIL POISONING TO CONTROL TERMITES AS REQ BY GOVERNING CODES.

II CONCRETE
- A. ALL CONCRETE SHALL BE DESIGNED AND SPECIFIED BY OTHERS.

III MASONRY
- A. A. BRICK VENEER
  1. PROVIDE MODULAR SIZE BRICK VENEER UNITS COMPLYING WITH GOVERNING CODES. BRICK TYPE SHALL BE SPECIFIED BY BUILDER.
  2. PROVIDE MORTAR IN ACCORDANCE WITH GOVERNING CODES.

IV METALS
- A. ALL STRUCTURAL STEEL SHALL COMPLY WITH APPROPRIATE GOVERNING CODES.

V WOOD AND PLASTICS
- A. LUMBER AND MANUFACTURED/ENGINEERED WOOD PRODUCTS SHALL, IN ADDITION TO COMPLYING WITH GOVERNING CODES, COMPLY WITH:
  1. "PRODUCT USE MANUAL" OF THE WESTERN WOOD PRODUCTS ASSOCIATION FOR SELECTION AND USE OF PRODUCTS INCLUDED IN THAT MANUAL.
  2. "PLYWOOD SPECIFICATION AND GRADE GUIDE" OF THE AMERICAN PLYWOOD ASSOCIATION.
  3. AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS AND RECOMMENDATIONS FOR FIRE-RETARDANT AND PRESERVATIVE PRESSURE TREATED LUMBER AND PLYWOOD.
     - a. ALL WOOD INDICATED AS "PRESSURE TREATED" OR "TREATED" SHALL BE PRESERVATIVE PRESSURE TREATED.
     - b. ALL WOOD INDICATED AS "FIRE-RETARDANT" SHALL BE FIRE-RETARDANT PRESSURE TREATED.
- B. FRAMING LUMBER: PROVIDE LUMBER AND MATERIALS MEETING OR EXCEEDING THE FOLLOWING STANDARDS OF QUALITY:
  1. ALL ENGINEERED WOOD PRODUCTS SHALL BE HANDLED AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS/SPECIFICATIONS RECOMMENDATIONS UNLESS OTHERWISE NOTED ON DRAWINGS.
  2. ALL HEADERS AND BEAMS SHALL BE FREE FROM SPLITS, CHECKS, AND SHAKES.
  3. CEILING JOISTS ARE DESIGNED FOR NO ATTIC STORAGE UNLESS NOTED OTHERWISE.
  4. SPECIES:
     - a. LOAD BEARING FRAME MEMBERS, EXCEPT PLATES: DOUGLAS FIR #2 OR BETTER.
     - b. SOLE, TOP AND DOUBLE PLATES: SOUTHERN YELLOW PINE #2 OR BETTER.
     - c. EXTERIOR DECK FRAMING: SOUTHERN YELLOW PINE #2 OR BETTER CCA .40 PRESSURE TREATED.
     - d. EXTERIOR DECKING AND RAILINGS: PONDEROSA PINE #2 OR BETTER CCA .40 PRESSURE TREATED.
  5. ROUGH HARDWARE:
     - a. STEEL ITEMS: COMPLY WITH GOVERNING CODES. USE GALVANIZED AT EXTERIOR LOCATIONS.
- C. TRUSS LAYOUT IS SCHEMATIC ONLY. TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN (INCLUDING SPACING) OF ALL TRUSSES. TRUSSES TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENSED IN THE STATE OF IOWA.
- D. STAIR CONSTRUCTION SHALL CONSIST OF 3-2X12 STRINGERS, 3/4" THICK TREAD AND 1/2" THICK RISERS, UNLESS NOTED OTHERWISE.
- E. ALL WOOD PLATED BEARING ON CONCRETE OR MASONRY SHALL BE OF DECAY-RESISTANT MATERIAL AS REQ BY GOVERNING CODES.
- F. INTERIOR TRIM SHALL BE SELECTED BY BUILDER.
- G. ALL EXTERIOR FRAMING AND DECKING SHALL BE CONSTRUCTED OF DECAY-RESISTANT LUMBER CCA .40 OR EQUAL.

VI THERMAL & MOISTURE PROTECTION
- A. THERMAL BUILDING INSULATION AT ASSEMBLIES ADJACENT TO EXTERIOR OR UNHEATED SPACES MEETING THE REQUIREMENTS OF GOVERNING CODES AND, UNLESS OTHERWISE NOTES, MEETING THE FOLLOWING MINIMUM REQUIREMENTS:
  1. FOUNDATION WALLS:
     - a. BASEMENT: GLASS FIBER, VINYL FACED BLANKETS, R-15. UNLESS NOTED OTHERWISE ON PLANS.
     - b. CRAWL SPACE: GLASS FIBER, UNFACED BLANKETS, R-15. UNLESS NOTED OTHERWISE ON PLANS.
  2. EXTERIOR FRAME WALLS:
     - a. 2X4: GLASS FIBER, BATTS, R-15. UNLESS NOTED OTHERWISE ON PLANS.
     - b. 2X6: GLASS FIBER, BATTS, R-20 (MIN.). UNLESS NOTED OTHERWISE ON PLANS.
  3. CEILINGS:
     - a. ATTIC AREAS: GLASS FIBER, BLOWN, R-49. UNLESS NOTED OTHERWISE ON PLANS.
     - b. VAULTED RAFTERS: GLASS FIBER, BATTS, R-49. UNLESS NOTED OTHERWISE ON PLANS.
  4. FRAMED FLOORS OVER UNHEATED AREAS: GLASS FIBER BATTS, R-20 (MIN.). UNLESS NOTED OTHERWISE.
- B. INSTALL 4 MIL POLYETHYLENE VAPOR BARRIER TO INSIDE FACE OF STUDS AT ALL EXTERIOR WALLS EXCEPT BATHROOMS. UNLESS NOTED OTHERWISE ON PLANS.
- C. ROOFING SHALL BE SPECIFIED BY BUILDER AND AS SHOWN ON DRAWINGS.
- D. SIDING SHALL BE SPECIFIED BY BUILDER AND AS SHOWN ON DRAWINGS.
- E. FLASHING AND SHEET METAL REQUIRED TO PREVENT PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING. IN ADDITION TO COMPLYING WITH GOVERNING CODES, COMPLY WITH PERTINENT RECOMMENDATIONS CONTAINED IN CURRENT EDITION OF "ARCHITECTURAL SHEET METAL MANUAL" PUBLISHED BY SMACNA. ALL IRON SHEET METAL FLASHING SHALL BE HOT-DIP GALVANIZED COMPLYING WITH ASTM A93.
- F. GUTTER AND DOWN SPOUTS AS SPECIFIED BY BUILDER. DOWN SPOUT AND SPLASH LOCATIONS SHALL BE DETERMINED BY SUB CONTRACTOR AND APPROVED BY BUILDER SO AS TO PROVIDE POSITIVE ROOF AND SITE DRAINAGE.
- G. ATTIC AND ROOF VENTILATION AS REQUIRED BY GOVERNING CODES AND AS SHOWN ON DRAWINGS. PROVIDE APPROPRIATE SOFFIT AND ROOF VENTS AS SPECIFIED/APPROVED BY BUILDER.
- H. FOUNDATION MOISTURE PROTECTION:
  1. WATERPROOF FOUNDATION WALLS AS SPECIFIED AS BUILDER.
  2. SUMP PIT AND PUMP AS SPECIFIED BY BUILDER AND AS SHOWN ON DRAWINGS.
  3. PERFORATED FOUNDATION DRAIN TILE AS SPECIFIED BY BUILDER.

VII DOORS & WINDOWS
- A. DOORS:
  1. DOORS AS FOLLOWS AND AS SPECIFIED BY BUILDER:
     - a. ENTRY DOORS AND SIDELIGHTS: AS SPECIFIED BY BUILDER.
     - b. HOUSE/GARAGE DOORS: 20 MIN FIRE RATED INSULATED STEEL DOOR, FLUSH WITH CLOSER.
     - c. OVERHEAD GARAGE DOORS: INSULATED, AS SPECIFIED BY BUILDER.
     - d. PATIO DOORS (HINGED): FULL GLASS AS SPECIFIED BY BUILDER.
     - e. SLIDING GLASS DOORS: AS SPECIFIED BY BUILDER.
     - f. INTERIOR DOORS: AS SPECIFIED BY BUILDER.
- B. WINDOWS:
  1. WINDOWS AS FOLLOWS AND AS SPECIFIED BY BUILDER:
     - a. LIVING LEVELS (INCLUDING WALKOUT BASEMENT): POLYVINYL OR METAL CLAD.
     - b. BASEMENT: ALUMINUM.
  2. UNITS OF THE SIZE, STYLE AND QUANTITY SHOWN ON DRAWINGS.
  3. GLAZING SHALL BE DOUBLE-PANE INSULATING GLASS IN LIVING AREAS.
  4. TEMPERED GLASS IN ALL WINDOWS AS REQUIRED BY GOVERNING CODES.
  5. INSTALL EMERGENCY EGRESS UNITS AS REQUIRED BY GOVERNING CODES.
- C. FINISH HARDWARE SHALL BE SPECIFIED BY BUILDER. INSTALL ALL HARDWARE REQUIRED BY GOVERNING CODES.

VIII FINISHES
- A. GYPSUM PANELS:
  1. GYPSUM PANELS, UNLESS OTHERWISE NOTED SHALL BE PROVIDED AS FOLLOWS:
     - a. EXTERIOR WALLS: 1-LAYER 1/2" REGULAR PANELS TO INTERIOR FACE.
     - b. INTERIOR PARTITIONS: 1-LAYER 1/2" REGULAR PANELS EACH SIDE.
     - c. CEILING: 1-LAYER 5/8" REGULAR PANELS.
     - d. GARAGE: PROVIDE 5/8" TYPE "X" PANELS AS REQUIRED BY CODE.
     - e. SHOWERS: CONCRETE BOARD BEHIND TILE SHOWERS.
  2. PROVIDE METAL CORNER BEAD AND TRIM AT ALL LOCATIONS SHOWN ON DRAWINGS AND AS RECOMMENDED BY GYPSUM WALLBOARD MANUFACTURER.
  3. TAPE, FLOAT AND SAND JOINTS AND FASTENERS OF GYPSUM WALLBOARD WITH 3-COATS OF JOINT COMPOUND AS REQUIRED.
- B. FINISHES SHOWN ON DRAWINGS SHALL BE SPECIFIED BY BUILDER.

IX SPECIALTIES
- A. FIREPLACES SHALL BE AS FOLLOWS:
  1. GAS AND/OR ELECTRIC FIREPLACE MANUFACTURER AND MODEL SHALL BE SPECIFIED BY BUILDER.
  2. PRE-MANUFACTURED GAS (NON-WOOD BURNING) UNITS OF THE STYLE AND SIZE SHOWN ON DRAWINGS.
  3. SUB CONTRACTOR(S) SHALL BE RESPONSIBLE FOR PROPER INSULATION OF FIREPLACE UNIT, VENTING, HEARTH, MANTLE AND RELATED COMPONENTS AS RECOMMENDED BY MANUFACTURER AND AS REQUIRED BY GOVERNING CODES.
- B. SHOWER, TUB AND TUB/SHOWER ENCLOSURES SHALL BE CONSTRUCTED OF APPROVED SAFETY GLAZING AS SPECIFIED BY BUILDER.
- C. GUARDRAILS SHALL BE PROVIDED AS SHOWN ON DRAWINGS AND AT ENCLOSED FLOOR OPENINGS, OPEN SIDES OF STAIRWAYS, LANDINGS AND RAMPS, BALCONIES, PORCHES OR DECKS WHICH ARE MORE THAN 30 INCHES ABOVE GRADE OR FLOOR BELOW. THE TOP OF GUARDRAILS SHALL NOT BE LESS THAN 36 INCHES IN HEIGHT. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.

X MECHANICAL
- A. GENERAL:
  1. INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN, AND SHALL BE REVIEWED BY SUB CONTRACTORS, SUPPLIERS, AND BUILDING OFFICIALS FOR COMPLIANCE WITH GOVERNING CODES AND GOOD COMMON CONSTRUCTION PRACTICES.
  2. EQUIPMENT AND FIXTURES SHALL BE SPECIFIED BY BUILDER.
  3. DESIGN AND INSTALLATION OF EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE APPROPRIATE LICENSED CONTRACTORS.
- B. PLUMBING:
  1. PLUMBING ROUGH-IN SHALL BE PROVIDED TO WASHER BOX FOR CLOTHES WASHER.
  2. GAS LINES AND VALVES TO ALL GAS APPLIANCES AS SPECIFIED BY BUILDER.
- C. HEATING, VENTILATING & AIR CONDITIONING:
  1. FURNACE: GAS, FORCED AIR AS SPECIFIED BY BUILDER.
  2. ALL HVAC EQUIPMENT SHALL BE INDIVIDUALLY SWITCHED.
  3. DRYER VENT SHALL EXHAUST TO EXTERIOR.
  4. MECHANICAL EXHAUST VENTILATION WHERE INDICATED IN BATHROOMS, WATER CLOSET COMPARTMENTS AND LAUNDRY ROOMS SHALL EXHAUST TO EXTERIOR AND PROVIDE A MINIMUM OF 5 AIR CHANGES PER HOUR.

XI ELECTRICAL
- A. GENERAL:
  1. INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN, AND SHALL BE REVIEWED BY SUB CONTRACTORS, SUPPLIERS AND BUILDING OFFICIALS FOR COMPLIANCE WITH GOVERNING CODES AND GOOD COMMON CONSTRUCTION PRACTICES.
  2. EQUIPMENT AND FIXTURES SHALL BE SPECIFIED BY BUILDER.
  3. DESIGN AND INSTALLATION OF EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE APPROPRIATE LICENSED CONTRACTORS.
- B. INSTALL GROUND-FAULT CIRCUIT-INTERRUPTERS (GFI OR GFCI) MEETING THE REQUIREMENTS OF ALL GOVERNING CODES. ALL OUTDOOR, BEDROOM(S), BATH AND GARAGE WALL RECEPTACLES SHALL BE PROVIDED WITH GROUND-FAULT CIRCUIT PROTECTION.
- C. INSTALL LOCALLY CERTIFIED SMOKE DETECTORS MEETING THE REQUIREMENTS OF ALL GOVERNING CODES. SMOKE DETECTORS SHALL BE 110 VOLT POWERED, EQUIPPED WITH A BATTERY BACKUP AND SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS.

FRAMING NOTES

EXTERIOR HEADERS:	ALL HEADERS TO BE SIZED BY OTHERS. ALL WINDOW HEAD HEIGHTS NOTED ON PLANS TO BE VERIFIED AND ADJUSTED AS REQUIRED BY BUILDER.
INTERIOR HEADERS:	IN NON BEARING PARTITION WALLS – 2x4
CAP STOOP:	3/4" OSB 2X6 FRAMING TAP CON OR RAMSET AND BRACED TO FOUNDATION TIES, SB TO HANG EXTEND OVER FOUNDATION HALF WAY
NO BRIDGING:	SOLID BLOCKING AS REQUIRED BY CODES.
BASEMENT STAIRS:	3/4" AWAY FROM FRAMED OR FURRED WALLS.
MAIN STAIRS:	1/2" RISERS, 3/4" TREADS WITH 1" OVERHANG ON FRONT, GLUED AND NAILED; TREADS HANG OVER ENDS 1 1/2" OR 2 1/4" WITH SKIRT BOARD. (USE SCRAPS WHERE POSSIBLE.)
UPPER FLOOR BALCONIES:	OSB FLUSH FOR 1X6 BALUSTER PLATE UNLESS SPECIFIED ON PLANS.
TUB/SHOWERS:	5', 4' AND 3' EXACT OPENINGS. AS NOTED ON PLAN.
EXTERIOR DOORS:	3/4" OSB SPACER BETWEEN DOOR SILL AND FLOOR DECK, SLIDING GLASS DOORS INSTALL DIRECTLY TO FLOOR DECK.
TRUSSES:	24" OC WITH BRACING AS SPECIFIED BY TRUSS MANUFACTURER.
RAFTERS:	24" OC WITH BRACING AS SHOWN ON PLANS. VAULT 2X10 16" OC/ 2X6 SUB FASCIA, LOOKOUTS AS REQUIRED.
EXTERIOR WALLS:	OSB SHEATHING ON ALL EXTERIOR WALLS AND EXTERIOR FACE OF ALL GABLES. SHEATHING IS ALSO REQUIRED ON THE OUTSIDE FACE OF ANY/ALL WALLS THAT ADJOIN ENCLOSED UNHEATED SPACES AS SUCH AS PORCH ROOFS OR ATTIC SPACES. UNLESS NOTED OTHERWISE ON PLANS.
SIDING:	CAULK BEHIND WINDOWS AND DOORS. HOUSE WRAP OVER ALL EXTERIOR WALLS AND GABLES; INSTALLED TO BE WATER TIGHT PER MFGR'S SPECIFICATIONS.
FLASHING:	2X4 UNDER RIDGE ON ALL GABLES. RUBBER FLASHING 18" WIDE UNDER ALUMINUM FLASHING. CONTINUOUS FLASHING ALONG SHED ROOFS AND STOOPS.

FRAMER SHALL PROVIDE CLEAR CHASES FOR PLUMBING AND MECHANICAL SYSTEMS.

THE FRAMER SHALL ADJUST LAYOUT OR PLACEMENT OF FRAMING MEMBERS TO PROVIDE REQUIRED CLEARANCES FOR ALL MECHANICAL AND PLUMBING SYSTEMS WHILE MAINTAINING STRUCTURAL INTEGRITY.

RESIDENTIAL CONVENTIONAL FOOTINGS

ASSUMING 2,000 P.S.F. IS REQUIRED FOR THE FOOTING, THE FOLLOWING ADJUSTED FOOTING DIMENSIONS MAY BE USED FOR THE SOIL CONDITIONS SPECIFIED IN THE TABLE BELOW, UNLESS SPECIFIC ENGINEERING PROBLEMS EXIST.

SOIL BEARING PRESSURE	CONVENTIONAL FOOTING DIMENSIONS & REINFORCEMENT
2,000 P.S.F.	8"x 16" WITH TWO #4 REINFORCEMENT BAR
1,850 P.S.F.	9"x 20" WITH TWO #4 REINFORCEMENT BARS
1,500 P.S.F.	10"x 24" WITH TWO #5 REINFORCEMENT BARS
1,250 P.S.F.	11"x 28" WITH THREE #5 REINFORCEMENT BARS
1,000 P.S.F.	12"x 32" WITH THREE #5 REINFORCEMENT BARS

THE DIMENSIONS SPECIFIED IN THIS TABLE ARE TYPICALLY ACCEPTED DIMENSIONS FOR CONVENTIONALLY DESIGNED SINGLE FAMILY DWELLING STRUCTURES OF ONE OR TWO STORIES IN HEIGHT INTENDED TO BE CONSTRUCTED ON UNDISTURBED, NON-EXPANSIVE SOILS. VERIFICATION OF THIS DATA IS THE RESPONSIBILITY OF THE BUILDER.

MATERIALS LEGEND

BATT INSULATION	MORTAR
BRICK	PARTICLE BOARD
CONCRETE	PLASTER
CMU	PLYWOOD
EARTH	PRECAST CONCRETE
ENGINEERED WOOD	RIGID INSULATION
FINISH WOOD	SAND
GRANITE	SPRAY FOAM INSULATION
GRANULAR MATERIAL	STEEL
GRAVEL	STONE
GYPSUM BOARD	WOOD STUD PARTITION
METAL STUD PARTITION	WOOD STUD BEARING WALL

ALL SCHEDULES SHOWN ARE TO BE VERIFIED BY BUILDER, SUB-CONTRACTORS, VENDORS, AND/OR OTHERS AND ADJUSTED AS REQUIRED. DOOR, WINDOW, AND MATERIAL TAKEOFFS NOTED ARE ESTIMATED ONLY, FROM MATERIALS SHOWN ON PLANS AND DO NOT TAKE IN ACCOUNT FOR WASTE.
ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZES NOTED WAS NOT ENGINEERED AND/OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNERS, AND/OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

THE OWNER AND/OR CONTRACTOR OF THIS PLANS RELEASES ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, EMPLOYEES, AND CONSULTANTS FROM ANY CLAIMS OR LAWSUITS AGAINST THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, EMPLOYEES, AND CONSULTANTS DO NOT ACCEPT ANY LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF THESE DOCUMENTS. THEREFORE THE OWNER AND/OR CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS, STRUCTURE, AND DETAILS IN THESE DOCUMENTS PRIOR TO CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.

ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZES NOTED WAS NOT ENGINEERED AND/OR SIZED BY ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, EMPLOYEES, AND CONSULTANTS BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

DOOR SCHEDULE – UNFINISHED OPTION

VV	QTY	DOOR SIZE	COMMENTS
BASEMENT FLOOR			
2468	1	2468	
T.O.FOUNDATION			
8070 OHGD	1	8'-0 x 7'-0 Contemporary – Solid Panel	Overhead Garage Door
16070 OHGD	1	16'-0 x 7'-0 Contemporary – Solid Panel	Overhead Garage Door
MAIN FLOOR			
2068	1	2068	
2468	1	2468	
2668	2	2668	
2868 F W/CLOSER	1	2868 w/CLOSER	20 min Rated w/ Closer
3068 SC W/TRANSOM	1	3068 SC	
6068 SGD	1	6068 SGD	Patio Door
UPPER FLOOR			
2068	2	2068	
2468	3	2468	
2668	5	2668	
2868	1	2868	
5068 BP	2	5068 BP	Sliding Bypass

WINDOW SCHEDULE

QTY	TYPE	HEAD HEIGHT	COMMENTS
BASEMENT FLOOR			
2	4'-0 X 4'-0 SL	7'-6"	Meets Egress – Verify Sill Hgt
MAIN FLOOR			
4	5'-0 X 5'-0 FX	7'-11 1/2"	Fixed
UPPER FLOOR			
1	4'-0 X 4'-0 SL	6'-11 1/2"	Meets Egress
3	5'-0 X 5'-0 SL	6'-11 1/2"	Meets Egress

ESTIMATED STRUCTURE

TYPE	COUNT	LENGTH
BEAM (DROPPED)	4	34'-10"
BEAM (FLUSH)	14	132'-9 1/16"
GIRDER TRUSS	1	13'-9 1/4"
HEADER	3	28'-10 5/8"
STEEL BEAM (DROPPED)	1	20'-9 3/8"

ESTIMATED WOOD WALLS – UNFINISHED OPTION

MATERIAL	LINEAL FEET
Exterior	
WOOD STUD – 2X4	314'-3"
WOOD STUD – 2X6	2'-0"
Interior	
WOOD STUD – 2X4	279'-3"
WOOD STUD – 2X6	11'-3"

ESTIMATED MATERIAL TAKEOFFS – UNFINISHED OPTION

MATERIAL	AREA
Ceilings	
GYPSUM WALL BOARD – 1/2"	593 SF
GYPSUM WALL BOARD – 5/8"	1683 SF
Floors	
FLOOR SHEATHING – 3/4"	693 SF
Roofs	
ASPHALT SHINGLES	2101 SF
EXTERIOR SHEATHING – 1/2"	2083 SF
ROOF UNDERLAYMENT	2049 SF
Walls	
EXTERIOR SHEATHING – 1/2"	3202 SF
GYPSUM WALL BOARD – 1/2"	6841 SF
HOUSE WRAP / VAPOR RETARDER	3226 SF

SQUARE FOOTAGE ARE ESTIMATES ONLY.
CONTRACTOR TO VERIFY AMOUNTS.
NO WASTE FACTOR IS INCLUDED.

KEYNOTE LEGEND

NUMBER	NOTE
14	FLOOR LINE ABOVE
18	PATIO LINE ABOVE
50	LOW WALL w/WOOD CAP – SLOPE WITH STAIRS. VERIFY HEIGHT PER BUILDER
51	2X4 FLAT FRAME PRESSURE TREATED WALL FURRING w/ 1-1/2" THICK RIGID INSULATION FOAM BOARD, CONTINUOUS BETWEEN EACH STUD SPACE AS REQUIRED. INSULATION BOARD AND FURRING NOT TO EXTEND BEYOND TOP OF FOUNDATION WALL.
52	HVAC CHASE TO ATTIC. ADJUST FLOOR AND ROOF LAYOUT AS REQUIRED
53	PASSIVE RADON SYSTEM w/OUTLET IN ATTIC
54	EGRESS WINDOW SILL HEIGHT NOT TO EXCEED 44" AFF (MAX.)
57	2X4 BEARING WALL ON 16" X 8" CONTINUOUS CONCRETE FOOTING (TYP.)
58	2X6 BEARING WALL ON 16" X 8" CONTINUOUS CONCRETE FOOTING (TYP.)
59	STRUCTURAL POST ON CONCRETE PIER PAD. SIZED BY OTHERS
61	BEAM POCKET (TYP.)

FLOORING SCHEDULE – UNFINISHED OPTION

Name	Area	Floor Finish	Level
BASEMENT	595 SF	4" CONCRETE SLAB	BASEMENT FLOOR
BATH	51 SF	HARD	BASEMENT FLOOR
DINETTE	89 SF	HARD	MAIN FLOOR
DROP	39 SF	HARD	MAIN FLOOR
ENTRY	65 SF	HARD	MAIN FLOOR
GARAGE	694 SF	4" CONCRETE SLAB	MAIN FLOOR
GREAT RM.	260 SF	HARD	MAIN FLOOR
KITCHEN	160 SF	HARD	MAIN FLOOR
PATIO	64 SF	4" CONCRETE SLAB	MAIN FLOOR
BATH	44 SF	HARD	UPPER FLOOR
BDRM.2	114 SF	CARPET	UPPER FLOOR
BDRM.3	107 SF	CARPET	UPPER FLOOR
BDRM.4	118 SF	CARPET	UPPER FLOOR
L	31 SF	HARD	UPPER FLOOR
M.BATH	51 SF	HARD	UPPER FLOOR
PRIMARY	182 SF	CARPET	UPPER FLOOR
STORAGE	26 SF	HARD	UPPER FLOOR
W.I.C.	21 SF	CARPET	UPPER FLOOR
W.I.C.	37 SF	CARPET	UPPER FLOOR

ESTIMATED CONCRETE FLATWORK

TYPE	AREA	VOLUME
Floor: Basement	662 SF	8.2 CY
Floor: Front Porch	38 SF	0.9 CY
Floor: Garage	699 SF	8.6 CY
Floor: Rear Patio	80 SF	1.0 CY
TOTAL:	1480 SF	18.6 CY

ESTIMATED FOUNDATION WALLS

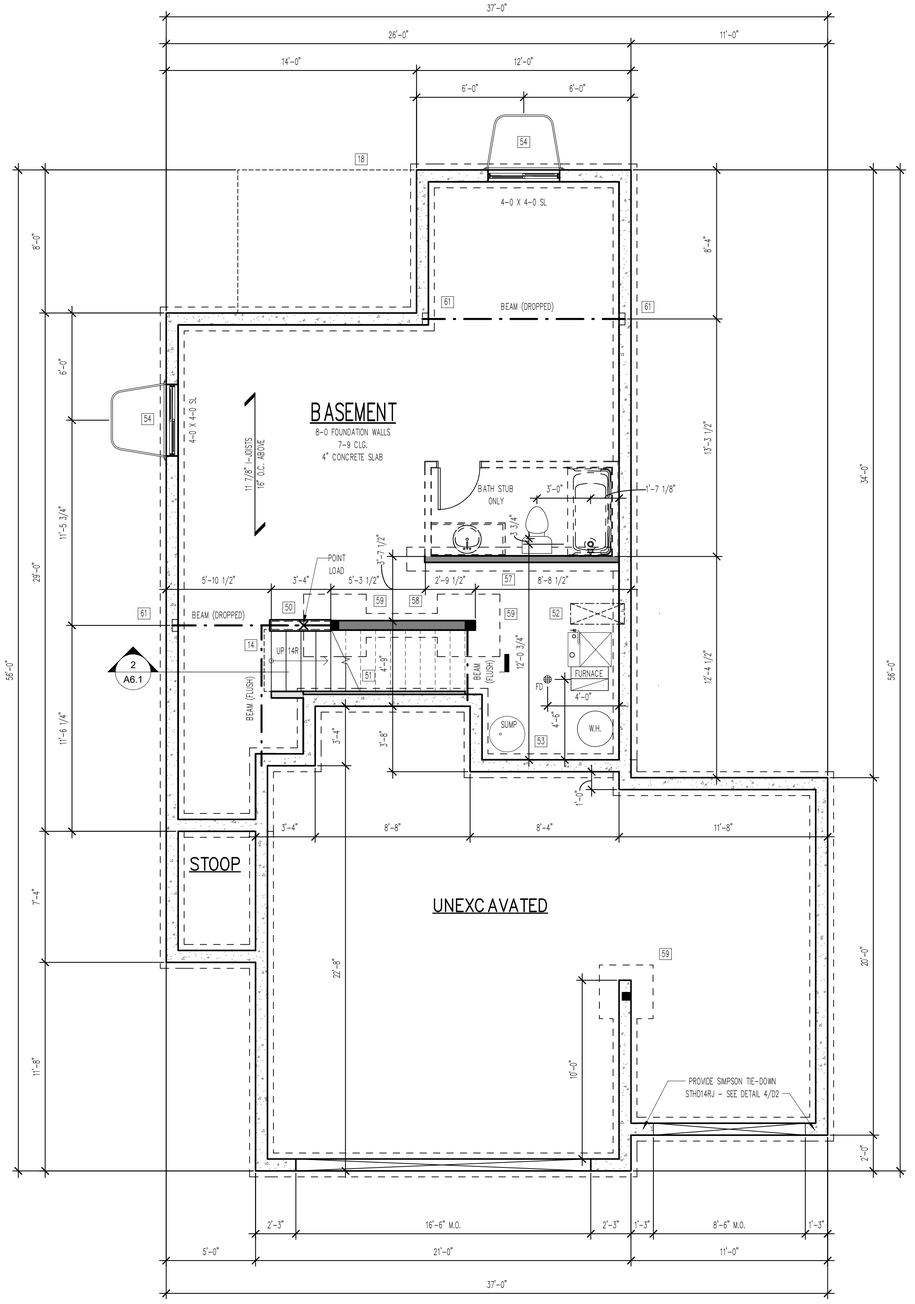
TYPE	AREA	VOLUME
Foundation – 8" Concrete	1418 SF	35 CY
TOTAL	1418 SF	35 CY

ESTIMATED FOOTINGS

TYPE	APPROX AREA	APPROX VOLUME
36" x 36" x 8"	9 SF	0 CY
42" x 42" x 12"	25 SF	1 CY
Retaining Footing – 16 x 8	328 SF	8 CY
TOTAL:	362 SF	9 CY

AREA SCHEDULE – UNFINISHED BASEMENT

UNFINISHED BASEMENT	750 SF
TOTAL BASEMENT AREA:	750 SF
MAIN FLOOR	742 SF
UPPER FLOOR	1003 SF
TOTAL FINISHED AREA:	1745 SF
GARAGE	726 SF
TOTAL GARAGE AREA:	726 SF
BUILDING AREA TOTAL:	3220 SF



1 BASEMENT – UNFINISHED OPTION
1/4" = 1'-0"

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS. SLOPE AS NOTED ON ROOF PLANS
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
     ON EXTERIOR WALL SHEATHING AS NOTED BELOW.
     1/2" OSB SHEATHING ON ALL ELEVATIONS
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON
     1/2" PLYWOOD WALL SHEATHING
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G FLOOR SHEATHING ON FLOOR FRAMING AS CALLED OUT ON FLOOR PLANS. (SPACING AS NOTED ON FLOOR PLANS)
     CEILING: 5/8" GYPSUM WALL BOARD
     FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
     FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
2. WINDOWS:
   ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
   - A. CASEMENT WINDOWS:
     WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
     BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
   - B. GYPSUM WALL BOARD OPENINGS.
     ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ENGINEERED LUMBER SHALL BE USED IN THE FOLLOWING WALLS: WALLS SUPPORTING VAULTED AND 2-STORY CEILINGS, WALLS CONTAINING POCKET DOORS, ANY TILED WALLS, & WALLS SUPPORTING BAR & KITCHEN CABINETS BUT **NOT** BATHROOM VANITIES. VERIFY ALL LOCATIONS W/ BUILDER.

SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314 OF IRC–2018. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE W/ UL217 AND UL2034. (SD) THE SYMBOL INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR COMBINATION SMOKE AND CARBON MONOXIDE ALARM.

ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE DESIGNED AND ENGINEERED BY TRUSS MFGR OR BY OTHERS.

WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE – ACTUAL WINDOW ROUGH OPENING TO BE VERIFIED PER MFGR.

ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFGR.

CABINETS SHOWN ON PLANS DESIGNED BY OTHERS AND TO BE VERIFIED PER MFGR.

VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE. PLANS ARE CONCEPTUAL, ADJUST AS REQ.

ALL STRUCTURAL CONCRETE PIER PADS TO BE SIZED AND VERIFIED BY OTHERS.

PLACE BASEMENT WINDOW HEADERS IN RIM AS REQUIRED PER WINDOW HD HT AND GRADE.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

THE OWNER AND/OR CONTRACTOR OF THIS PLAN RELEASES ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, EMPLOYEES, AND CONSULTANTS FROM ANY CLAIMS OR LAWSUITS AGAINST THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, EMPLOYEES, AND CONSULTANTS DO NOT ACCEPT ANY LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF THESE DOCUMENTS. THEREFORE THE OWNER AND/OR CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS, STRUCTURE AND DETAILS IN THESE DOCUMENTS PRIOR TO CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.

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PROJECT PHASE:

Eastham IV Plan - Elev. A - Bsmt - 3 Car - GR

PROJECT ADDRESS REQUIRED FOR PERMIT

BUILDER
Destiny Homes

PROJECT NO.
302039.25

ISSUE DATE
02. 05. 25

DRAWN
NT / AH /SP

SHEET NAME
BASEMENT - UNFINISHED OPTION

SHEET NO.
A1.1

DOOR SCHEDULE – FINISHED OPTION 1

W	QTY	DOOR SIZE		COMMENTS
BASEMENT FLOOR				
2468	1	2468		
2668	3	2668		
5068 BP	1	5068 BP		Sliding Bypass
T.O.FOUNDATION				
8070 OHGD	1	8-0 x 7-0 Contemporary – Solid Panel		Overhead Garage Door
16070 OHGD	1	16-0 x 7-0 Contemporary – Solid Panel		Overhead Garage Door
MAIN FLOOR				
2068	1	2068		
2468	1	2468		
2668	2	2668		
2868 F W/CLOSER	1	2868	w/CLOSER	20 min Rated w/ Closer
3068 SC W/TRANSOM	1	3068 SC		
6068 SGD	1	6068 SGD		Patio Door
UPPER FLOOR				
2068	2	2068		
2468	3	2468		
2668	5	2668		
2868	1	2868		
5068 BP	2	5068 BP		Sliding Bypass

WINDOW SCHEDULE

QTY	TYPE	HEAD HEIGHT	COMMENTS
BASEMENT FLOOR			
2	4-0 X 4-0 SL	7'-6"	Meets Egress – Verify Sill Hgt
MAIN FLOOR			
4	5-0 X 5-0 FX	7'-11 1/2"	Fixed
UPPER FLOOR			
1	4-0 X 4-0 SL	6'-11 1/2"	Meets Egress
3	5-0 X 5-0 SL	6'-11 1/2"	Meets Egress

ESTIMATED STRUCTURE

TYPE	COUNT	LENGTH
BEAM (DROPPED)	4	34'-10"
BEAM (FLUSH)	14	132'-9 1/16"
GIRDER TRUSS	1	13'-9 1/4"
HEADER	3	28'-10 5/8"
STEEL BEAM (DROPPED)	1	20'-9 3/8"

ESTIMATED WOOD WALLS – FINISHED OPTION 1

MATERIAL	LINEAL FEET
Exterior	
WOOD STUD – 2X4	314'-3"
WOOD STUD – 2X6	2'-0"
Interior	
WOOD STUD – 2X4	375'-0"
WOOD STUD – 2X6	11'-3"

ESTIMATED MATERIAL TAKEOFFS – FINISHED OPTION 1

MATERIAL	AREA
Ceilings	
GYPSUM WALL BOARD – 1/2"	1107 SF
GYPSUM WALL BOARD – 5/8"	1683 SF
Floors	
FLOOR SHEATHING – 3/4"	693 SF
Roofs	
ASPHALT SHINGLES	2101 SF
EXTERIOR SHEATHING – 1/2"	2083 SF
ROOF UNDERLAYMENT	2049 SF
Walls	
EXTERIOR SHEATHING – 1/2"	3202 SF
GYPSUM WALL BOARD – 1/2"	7539 SF
HOUSE WRAP / VAPOR RETARDER	3226 SF

SQUARE FOOTAGE ARE ESTIMATES ONLY.
CONTRACTOR TO VERIFY AMOUNTS.
NO WASTE FACTOR IS INCLUDED.

KEYNOTE LEGEND

NUMBER	NOTE
01	6-9 HD.HT.
14	FLOOR LINE ABOVE
18	PATIO LINE ABOVE
23	TUB/SHOWER
50	LOW WALL w/WOOD CAP – SLOPE WITH STAIRS. VERIFY HEIGHT PER BUILDER
51	2X4 FLAT FRAME PRESSURE TREATED WALL FURRING w/ 1-1/2" THICK RIGID INSULATION FOAM BOARD, CONTINUOUS BETWEEN EACH STUD SPACE AS REQUIRED. INSULATION BOARD AND FURRING NOT TO EXTEND BEYOND TOP OF FOUNDATION WALL.
52	HVAC CHASE TO ATTIC. ADJUST FLOOR AND ROOF LAYOUT AS REQUIRED
53	PASSIVE RADON SYSTEM w/OUTLET IN ATTIC
54	EGRESS WINDOW SILL HEIGHT NOT TO EXCEED 44" AFF (MAX.)
57	2X4 BEARING WALL ON 16" X 8" CONTINUOUS CONCRETE FOOTING (TYP.)
58	2X6 BEARING WALL ON 16" X 8" CONTINUOUS CONCRETE FOOTING (TYP.)
59	STRUCTURAL POST ON CONCRETE PIER PAD, SIZED BY OTHERS
61	BEAM POCKET (TYP.)

FLOORING SCHEDULE – FINISHED OPTION

Name	Area	Floor Finish	Level
BASEMENT	136 SF	4" CONCRETE SLAB	BASEMENT FLOOR
BATH	51 SF	HARD	BASEMENT FLOOR
BDRM.5	146 SF	CARPET	BASEMENT FLOOR
FAMILY RM.	250 SF	CARPET	BASEMENT FLOOR
STORAGE	38 SF	4" CONCRETE SLAB	BASEMENT FLOOR
DINETTE	89 SF	HARD	MAIN FLOOR
DROP	39 SF	HARD	MAIN FLOOR
ENTRY	65 SF	HARD	MAIN FLOOR
GARAGE	694 SF	4" CONCRETE SLAB	MAIN FLOOR
GREAT RM.	260 SF	HARD	MAIN FLOOR
KITCHEN	160 SF	HARD	MAIN FLOOR
PATIO	64 SF	4" CONCRETE SLAB	MAIN FLOOR
BATH	44 SF	HARD	UPPER FLOOR
BDRM.2	114 SF	CARPET	UPPER FLOOR
BDRM.3	107 SF	CARPET	UPPER FLOOR
BDRM.4	118 SF	CARPET	UPPER FLOOR
L.	31 SF	HARD	UPPER FLOOR
M.BATH	51 SF	HARD	UPPER FLOOR
PRIMARY	182 SF	CARPET	UPPER FLOOR
STORAGE	26 SF	HARD	UPPER FLOOR
W.I.C.	21 SF	CARPET	UPPER FLOOR
W.I.C.	37 SF	CARPET	UPPER FLOOR

ESTIMATED CONCRETE FLATWORK

TYPE	AREA	VOLUME
Floor: Basement	662 SF	8.2 CY
Floor: Front Porch	38 SF	0.9 CY
Floor: Garage	699 SF	8.6 CY
Floor: Rear Patio	80 SF	1.0 CY
TOTAL:	1480 SF	18.6 CY

ESTIMATED FOUNDATION WALLS

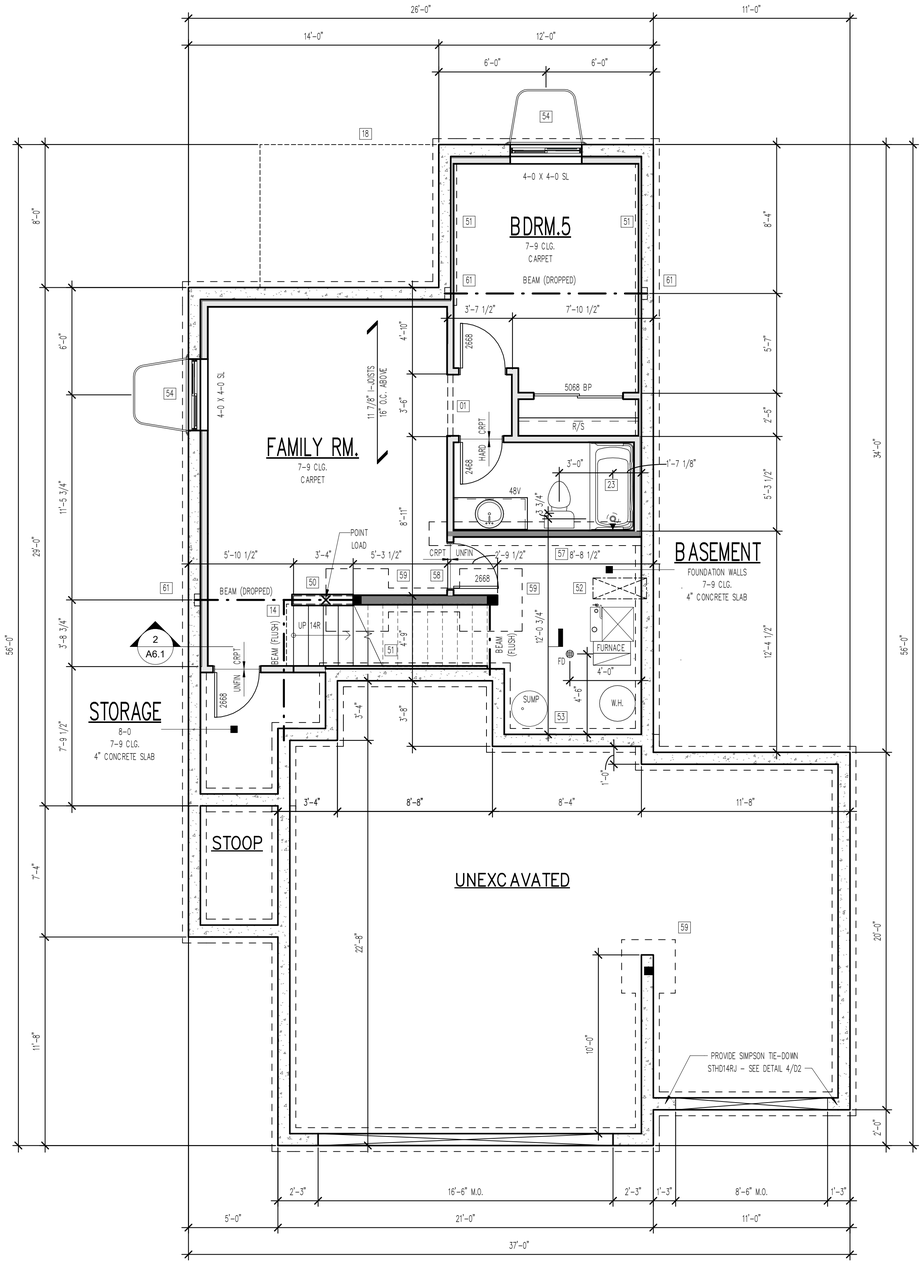
TYPE	AREA	VOLUME
Foundation – 8" Concrete	1418 SF	35 CY
TOTAL	1418 SF	35 CY

ESTIMATED FOOTINGS

TYPE	APPROX AREA	APPROX VOLUME
36" x 36" x 8"	9 SF	0 CY
42" x 42" x 12"	25 SF	1 CY
Retaining Footing – 16 x 8	328 SF	8 CY
TOTAL:	362 SF	9 CY

AREA SCHEDULE – FINISHED BASEMENT

FINISHED BASEMENT	537 SF
UNFINISHED BASEMENT	213 SF
TOTAL BASEMENT AREA:	750 SF
MAIN FLOOR	742 SF
UPPER FLOOR	1003 SF
TOTAL FINISHED AREA:	1745 SF
GARAGE	726 SF
TOTAL GARAGE AREA:	726 SF
BUILDING AREA TOTAL:	3220 SF



1 BASEMENT – FINISHED OPTION
1/4" = 1'-0"

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS. SLOPE AS NOTED ON ROOF PLANS
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW.
     1/2" OSB SHEATHING ON ALL ELEVATIONS
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON
     1/2" PLYWOOD WALL SHEATHING
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G FLOOR SHEATHING ON FLOOR FRAMING AS CALLED OUT ON FLOOR PLANS. (SPACING AS NOTED ON FLOOR PLANS)
     CEILING: 5/8" GYPSUM WALL BOARD
     FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
     FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
2. WINDOWS:
   ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
   - A. CASEMENT WINDOWS:
     WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
     BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
   - B. GYPSUM WALL BOARD OPENINGS.
     ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ENGINEERED LUMBER SHALL BE USED IN THE FOLLOWING WALLS: WALLS SUPPORTING VAULTED AND 2-STORY CEILINGS, WALLS CONTAINING POCKET DOORS, ANY TILED WALLS, & WALLS SUPPORTING BAR & KITCHEN CABINETS BUT **NOT** BATHROOM VANITIES. VERIFY ALL LOCATIONS W/ BUILDER.

SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314 OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE W/ UL217 AND UL2034. (SI) THE SYMBOL INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR COMBINATION SMOKE AND CARBON MONOXIDE ALARM.

ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE DESIGNED AND ENGINEERED BY TRUSS MFGR OR BY OTHERS.

WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE – ACTUAL WINDOW ROUGH OPENING TO BE VERIFIED PER MFGR.

ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFGR.

CABINETS SHOWN ON PLANS DESIGNED BY OTHERS AND TO BE VERIFIED PER MFGR.

VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE. PLANS ARE CONCEPTUAL, ADJUST AS REQ.

ALL STRUCTURAL CONCRETE PIER PADS TO BE SIZED AND VERIFIED BY OTHERS.

PLACE BASEMENT WINDOW HEADERS IN RIM AS REQUIRED PER WINDOW HD HT AND GRADE.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

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PROJECT PHASE:

Eastham IV Plan - Elev. A - Bsmt - 3 Car - GR

PROJECT ADDRESS REQUIRED FOR PERMIT

BUILDER
Destiny Homes

PROJECT NO.
30203625

ISSUE DATE
02. 05. 25

DRAWN
NT / AH /SP

SHEET NAME
BASEMENT - FINISHED OPTION

BASEMENT
MAIN FLOOR
UPPER FLOOR
CLUSTER (A, B, C, A)

SHEET NO.
A1.2

DOOR SCHEDULE – UNFINISHED OPTION

W	QTY	DOOR SIZE		COMMENTS
BASEMENT FLOOR				
2468	1	2468		
T.O.FOUNDATION				
8070 OHGD	1	8'-0 x 7'-0 Contemporary – Solid Panel		Overhead Garage Door
16070 OHGD	1	16'-0 x 7'-0 Contemporary – Solid Panel		Overhead Garage Door
MAIN FLOOR				
2068	1	2068		
2468	1	2468		
2668	2	2668		
2868 F W/CLOSER	1	2868	w/CLOSER	20 min Rated w/ Closer
3068 SC W/TRANSOM	1	3068 SC		
6068 SGD	1	6068 SGD		Patio Door
UPPER FLOOR				
2068	2	2068		
2468	3	2468		
2668	5	2668		
2868	1	2868		
5068 BP	2	5068 BP		Sliding Bypass

WINDOW SCHEDULE

QTY	TYPE	HEAD HEIGHT	COMMENTS
BASEMENT FLOOR			
2	4'-0" X 4'-0" SL	7'-6"	Meets Egress – Verify Sill Hgt
MAIN FLOOR			
4	5'-0" X 5'-0" FX	7'-11 1/2"	Fixed
UPPER FLOOR			
1	4'-0" X 4'-0" SL	6'-11 1/2"	Meets Egress
3	5'-0" X 5'-0" SL	6'-11 1/2"	Meets Egress

ESTIMATED STRUCTURE

TYPE	COUNT	LENGTH
BEAM (DROPPED)	4	34'-10"
BEAM (FLUSH)	14	132'-9 1/16"
GIRDER TRUSS	1	13'-9 1/4"
HEADER	3	28'-10 5/8"
STEEL BEAM (DROPPED)	1	20'-9 3/8"

ESTIMATED WOOD WALLS – UNFINISHED OPTION

MATERIAL	LINEAL FEET
Exterior	
WOOD STUD – 2X4	314'-3"
WOOD STUD – 2X6	2'-0"
Interior	
WOOD STUD – 2X4	279'-3"
WOOD STUD – 2X6	11'-3"

ESTIMATED MATERIAL TAKEOFFS – UNFINISHED OPTION

MATERIAL	AREA
Ceilings	
GYPSUM WALL BOARD – 1/2"	593 SF
GYPSUM WALL BOARD – 5/8"	1683 SF
Floors	
FLOOR SHEATHING – 3/4"	693 SF
Roofs	
ASPHALT SHINGLES	2101 SF
EXTERIOR SHEATHING – 1/2"	2083 SF
ROOF UNDERLAYMENT	2049 SF
Walls	
EXTERIOR SHEATHING – 1/2"	3202 SF
GYPSUM WALL BOARD – 1/2"	6841 SF
HOUSE WRAP / VAPOR RETARDER	3226 SF

SQUARE FOOTAGE ARE ESTIMATES ONLY.
CONTRACTOR TO VERIFY AMOUNTS.
NO WASTE FACTOR IS INCLUDED.

KEYNOTE LEGEND

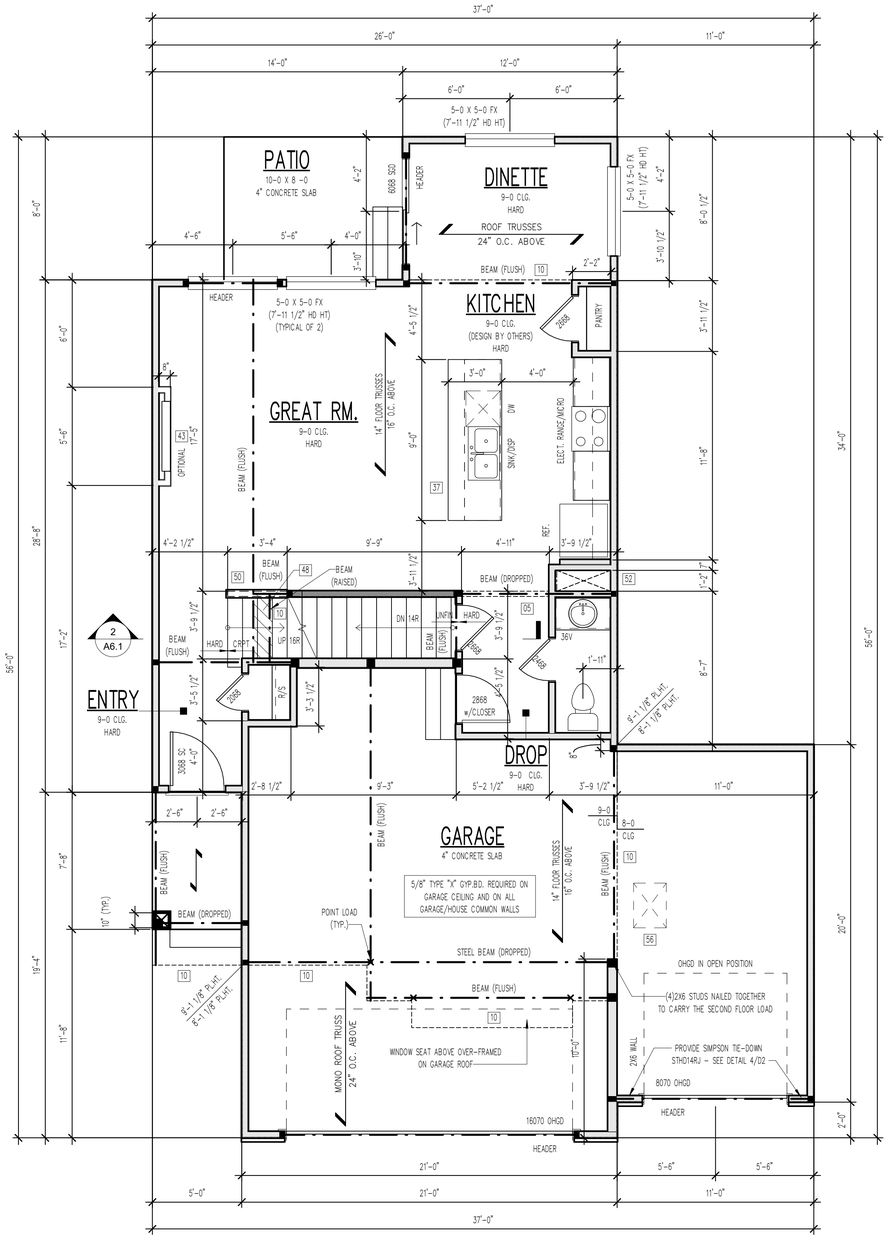
NUMBER	NOTE
05	8–0 HD.HT.
10	WALL LINE ABOVE
37	FLUSH ISLAND
43	ELECTRIC DIRECT VENT FIREPLACE – VERIFY MODEL AND R.O. PER BUILDER. LOCATION PER BUILDER
48	SLOPE FLOOR AS REQUIRED FOR STAIR HEADROOM CLEARANCE
50	LOW WALL w/WOOD CAP – SLOPE WITH STAIRS. VERIFY HEIGHT PER BUILDER
52	HVAC CHASE TO ATTIC. ADJUST FLOOR AND ROOF LAYOUT AS REQUIRED
56	22" X 30" ATTIC ACCESS

FLOORING SCHEDULE – UNFINISHED OPTION

Name	Area	Floor Finish	Level
BASEMENT	595 SF	4" CONCRETE SLAB	BASEMENT FLOOR
BATH	51 SF	HARD	BASEMENT FLOOR
DINETTE	89 SF	HARD	MAIN FLOOR
DROP	39 SF	HARD	MAIN FLOOR
ENTRY	65 SF	HARD	MAIN FLOOR
GARAGE	694 SF	4" CONCRETE SLAB	MAIN FLOOR
GREAT RM.	260 SF	HARD	MAIN FLOOR
KITCHEN	160 SF	HARD	MAIN FLOOR
PATIO	64 SF	4" CONCRETE SLAB	MAIN FLOOR
BATH	44 SF	HARD	UPPER FLOOR
BDRM.2	114 SF	CARPET	UPPER FLOOR
BDRM.3	107 SF	CARPET	UPPER FLOOR
BDRM.4	118 SF	CARPET	UPPER FLOOR
L.	31 SF	HARD	UPPER FLOOR
M.BATH	51 SF	HARD	UPPER FLOOR
PRIMARY	182 SF	CARPET	UPPER FLOOR
STORAGE	26 SF	HARD	UPPER FLOOR
W.I.C.	21 SF	CARPET	UPPER FLOOR
W.I.C.	37 SF	CARPET	UPPER FLOOR

AREA SCHEDULE – UNFINISHED BASEMENT

UNFINISHED BASEMENT	750 SF
TOTAL BASEMENT AREA:	750 SF
MAIN FLOOR	742 SF
UPPER FLOOR	1003 SF
TOTAL FINISHED AREA:	1745 SF
GARAGE	726 SF
TOTAL GARAGE AREA:	726 SF
BUILDING AREA TOTAL:	3220 SF



1 MAIN FLOOR
1/4" = 1'-0"

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS. SLOPE AS NOTED ON ROOF PLANS
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW.
     1/2" OSB SHEATHING ON ALL ELEVATIONS
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON
     1/2" PLYWOOD WALL SHEATHING
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G FLOOR SHEATHING ON FLOOR FRAMING AS CALLED OUT ON FLOOR PLANS. (SPACING AS NOTED ON FLOOR PLANS)
     CEILING: 5/8" GYPSUM WALL BOARD
     FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
     FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
2. WINDOWS:
   ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
   - A. CASEMENT WINDOWS:
     WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
     BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
   - B. GYPSUM WALL BOARD OPENINGS.
     ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ENGINEERED LUMBER SHALL BE USED IN THE FOLLOWING WALLS: WALLS SUPPORTING VAULTED AND 2-STORY CEILINGS, WALLS CONTAINING POCKET DOORS, ANY TILED WALLS, & WALLS SUPPORTING BAR & KITCHEN CABINETS BUT NOT BATHROOM VANITIES. VERIFY ALL LOCATIONS W/ BUILDER.

SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314 OF IRC–2018. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE W/ UL217 AND UL2034. (SD) THE SYMBOL INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR COMBINATION SMOKE AND CARBON MONOXIDE ALARM.

ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE DESIGNED AND ENGINEERED BY TRUSS MFGR OR BY OTHERS.

WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE – ACTUAL WINDOW ROUGH OPENING TO BE VERIFIED PER MFGR.

ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFGR.

CABINETS SHOWN ON PLANS DESIGNED BY OTHERS AND TO BE VERIFIED PER MFGR.

VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE. PLANS ARE CONCEPTUAL, ADJUST AS REQ.

ALL STRUCTURAL CONCRETE PIER PADS TO BE SIZED AND VERIFIED BY OTHERS.

PLACE BASEMENT WINDOW HEADERS IN RIM AS REQUIRED PER WINDOW HD HT AND GRADE.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

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PROJECT PHASE:

Eastham IV Plan - Elev. A - Bsmt - 3 Car - GR

PROJECT ADDRESS REQUIRED FOR PERMIT

BUILDER
Destiny Homes

PROJECT NO.
302203625

ISSUE DATE
02. 05. 25

DRAWN
NT / AH /SP

SHEET NAME
MAIN FLOOR

BASEMENT
MAIN FLOOR
UPPER FLOOR
ROOF PLAN (C.A)

SHEET NO.
A2.1

DOOR SCHEDULE – UNFINISHED OPTION

W	QTY	DOOR SIZE	COMMENTS
BASEMENT FLOOR			
2468	1	2468	
T.O.FOUNDATION			
8070 OHGD	1	8'-0 x 7'-0 Contemporary – Solid Panel	Overhead Garage Door
16070 OHGD	1	16'-0 x 7'-0 Contemporary – Solid Panel	Overhead Garage Door
MAIN FLOOR			
2068	1	2068	
2468	1	2468	
2668	2	2668	
2868 F W/CLOSER	1	2868 w/CLOSER	20 min Rated w/ Closer
3068 SC W/TRANSOM	1	3068 SC	
6068 SGD	1	6068 SGD	Patio Door
UPPER FLOOR			
2068	2	2068	
2468	3	2468	
2668	5	2668	
2868	1	2868	
5068 BP	2	5068 BP	Sliding Bypass

WINDOW SCHEDULE

QTY	TYPE	HEAD HEIGHT	COMMENTS
BASEMENT FLOOR			
2	4'-0 X 4'-0 SL	7'-6"	Meets Egress – Verify Sill Hgt
MAIN FLOOR			
4	5'-0 X 5'-0 FX	7'-11 1/2"	Fixed
UPPER FLOOR			
1	4'-0 X 4'-0 SL	6'-11 1/2"	Meets Egress
3	5'-0 X 5'-0 SL	6'-11 1/2"	Meets Egress

ESTIMATED STRUCTURE

TYPE	COUNT	LENGTH
BEAM (DROPPED)	4	34'-10"
BEAM (FLUSH)	14	132'-9 1/16"
GIRDER TRUSS	1	13'-9 1/4"
HEADER	3	28'-10 5/8"
STEEL BEAM (DROPPED)	1	20'-9 3/8"

ESTIMATED WOOD WALLS – UNFINISHED OPTION

MATERIAL	LINEAL FEET
Exterior	
WOOD STUD – 2X4	314'-3"
WOOD STUD – 2X6	2'-0"
Interior	
WOOD STUD – 2X4	279'-3"
WOOD STUD – 2X6	11'-3"

ESTIMATED MATERIAL TAKEOFFS – UNFINISHED OPTION

MATERIAL	AREA
Ceilings	
GYPSUM WALL BOARD – 1/2"	593 SF
GYPSUM WALL BOARD – 5/8"	1683 SF
Floors	
FLOOR SHEATHING – 3/4"	693 SF
Roofs	
ASPHALT SHINGLES	2101 SF
EXTERIOR SHEATHING – 1/2"	2083 SF
ROOF UNDERLAYMENT	2049 SF
Walls	
EXTERIOR SHEATHING – 1/2"	3202 SF
GYPSUM WALL BOARD – 1/2"	6841 SF
HOUSE WRAP / VAPOR RETARDER	3226 SF

SQUARE FOOTAGE ARE ESTIMATES ONLY.
CONTRACTOR TO VERIFY AMOUNTS.
NO WASTE FACTOR IS INCLUDED.

KEYNOTE LEGEND

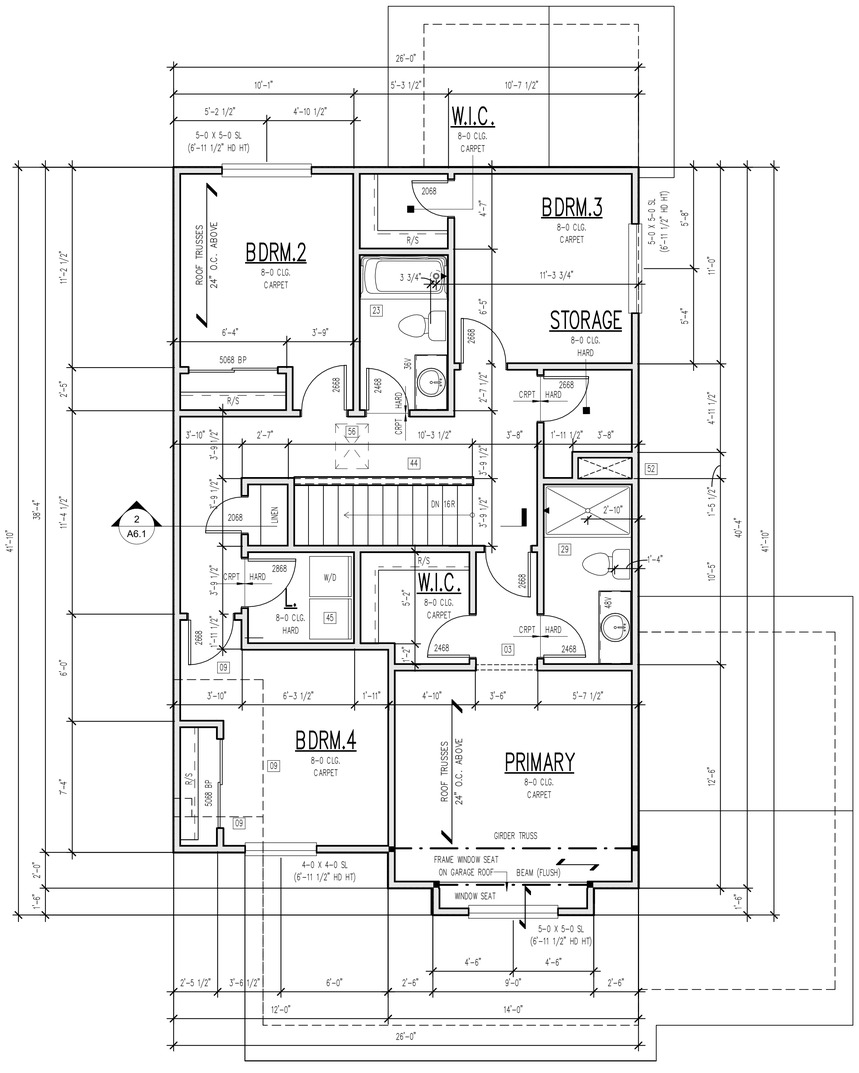
NUMBER	NOTE
03	7'-0 HD.HT.
09	WALL LINE BELOW
23	TUB/SHOWER
29	36" X 60" FIBERGLASS SHOWER
44	LOW WALL w/WOOD CAP +38" AFF
45	WASHER TO BE ON LEFT SIDE OF DRYER WHEN FACING APPLIANCES
52	HVAC CHASE TO ATTIC. ADJUST FLOOR AND ROOF LAYOUT AS REQUIRED
56	22" X 30" ATTIC ACCESS

FLOORING SCHEDULE – UNFINISHED OPTION

Name	Area	Floor Finish	Level
BASEMENT	595 SF	4" CONCRETE SLAB	BASEMENT FLOOR
BATH	51 SF	HARD	BASEMENT FLOOR
DINETTE	89 SF	HARD	MAIN FLOOR
DROP	39 SF	HARD	MAIN FLOOR
ENTRY	65 SF	HARD	MAIN FLOOR
GARAGE	694 SF	4" CONCRETE SLAB	MAIN FLOOR
GREAT RM.	260 SF	HARD	MAIN FLOOR
KITCHEN	160 SF	HARD	MAIN FLOOR
PATIO	64 SF	4" CONCRETE SLAB	MAIN FLOOR
BATH	44 SF	HARD	UPPER FLOOR
BDRM.2	114 SF	CARPET	UPPER FLOOR
BDRM.3	107 SF	CARPET	UPPER FLOOR
BDRM.4	118 SF	CARPET	UPPER FLOOR
L.	31 SF	HARD	UPPER FLOOR
M.BATH	51 SF	HARD	UPPER FLOOR
PRIMARY	182 SF	CARPET	UPPER FLOOR
STORAGE	26 SF	HARD	UPPER FLOOR
W.I.C.	21 SF	CARPET	UPPER FLOOR
W.I.C.	37 SF	CARPET	UPPER FLOOR

AREA SCHEDULE – UNFINISHED BASEMENT

UNFINISHED BASEMENT	750 SF
TOTAL BASEMENT AREA:	750 SF
MAIN FLOOR	742 SF
UPPER FLOOR	1003 SF
TOTAL FINISHED AREA:	1745 SF
GARAGE	726 SF
TOTAL GARAGE AREA:	726 SF
BUILDING AREA TOTAL:	3220 SF



1 UPPER FLOOR
1/4" = 1'-0"

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS. SLOPE AS NOTED ON ROOF PLANS
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW.
     1/2" OSB SHEATHING ON ALL ELEVATIONS
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON
     1/2" PLYWOOD WALL SHEATHING
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G FLOOR SHEATHING ON FLOOR FRAMING AS CALLED OUT ON FLOOR PLANS. (SPACING AS NOTED ON FLOOR PLANS)
     CEILING: 5/8" GYPSUM WALL BOARD
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   - A. CASEMENT WINDOWS:
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     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
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ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

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PROJECT PHASE:

Eastham IV Plan - Elev. A - Bsmt - 3 Car - GR

PROJECT ADDRESS REQUIRED FOR PERMIT

BUILDER
Destiny Homes

PROJECT NO.
30203625

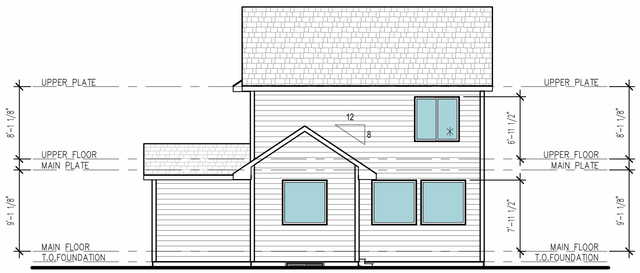
ISSUE DATE
02. 05. 25

DRAWN
NT / AH /SP

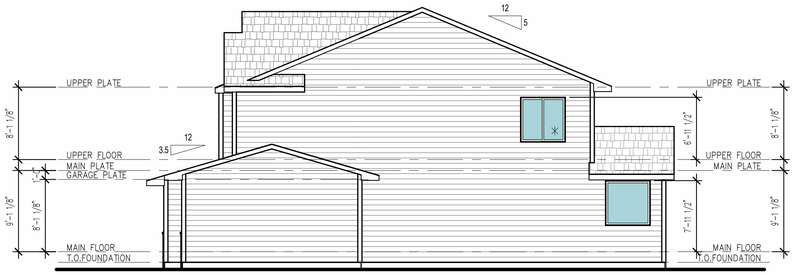
SHEET NAME
UPPER FLOOR

SHEET NO.
A3.1

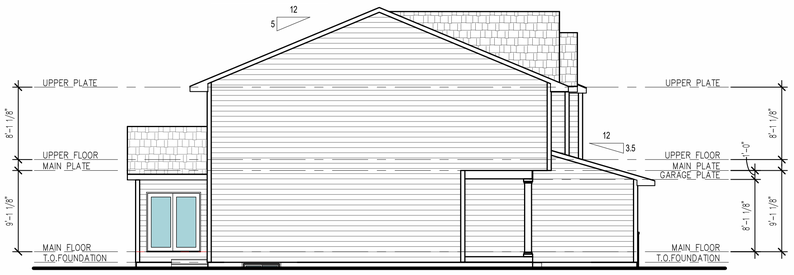
ESTIMATED AREA – MATERIAL			
MATERIAL TYPE	MATERIAL SF	MATERIAL %	MATERIAL ELEVATION
Lap Siding – 8"	2865 SF	98.9%	
Stone Veneer	32 SF	1.1%	
18" Board & Batten	279 SF	68.6%	Front
Lap Siding – 8"	95 SF	23.2%	Front
Stone Veneer	33 SF	8.2%	Front



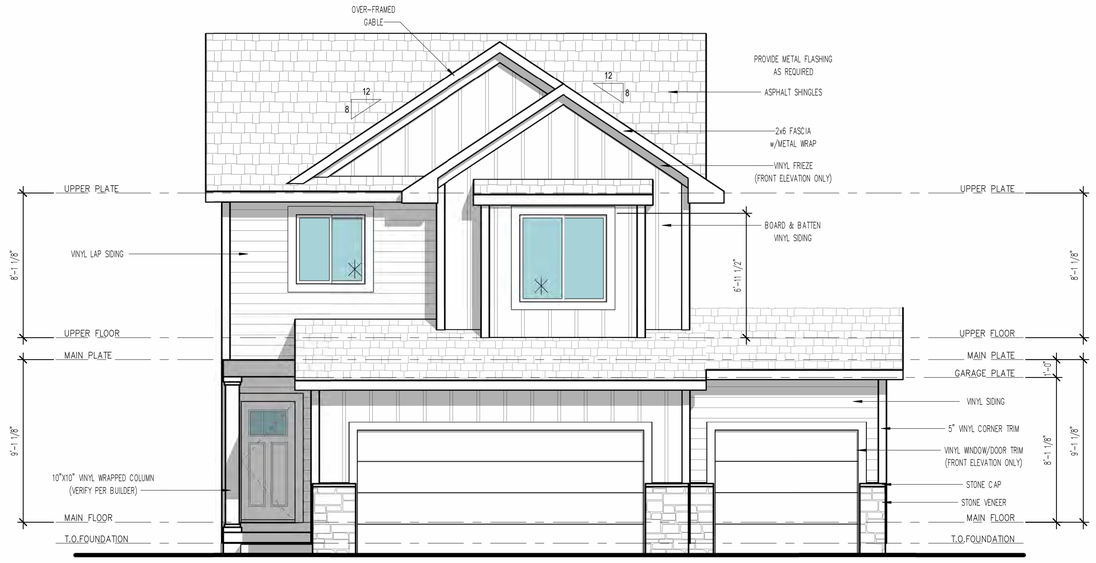
4 REAR ELEVATION
1/8" = 1'-0"



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



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



VERIFY ALL EXTERIOR DOOR STYLES PER BUILDER

WALL SHEATHING ON ALL ELEVATIONS SHALL BE 1/2" OSB, U.N.O.

WINDOWS SO NOTED MEET OR EXCEED APPLICABLE EGRESS REQUIREMENTS

1 FRONT ELEVATION
1/4" = 1'-0"

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS. SLOPE AS NOTED ON ROOF PLANS
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
     ON EXTERIOR WALL SHEATHING AS NOTED BELOW.
     1/2" OSB SHEATHING ON ALL ELEVATIONS
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON
     1/2" PLYWOOD WALL SHEATHING
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G FLOOR SHEATHING ON FLOOR FRAMING AS CALLED OUT ON FLOOR PLANS. (SPACING AS NOTED ON FLOOR PLANS)
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2. WINDOWS:
   ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
   - A. CASEMENT WINDOWS:
     WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
     BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
   - B. GYPSUM WALL BOARD OPENINGS.
     ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

WINDOWS SO NOTED MEET OR EXCEED APPLICABLE EGRESS REQUIREMENTS.

ALL WINDOW HEAD HEIGHTS ARE 7' – 11 1/2", UNO.

WALL SHEATHING ON ALL ELEVATIONS SHALL BE EXTERIOR GRADE 1/2" OSB, UNO.

VERIFY ALL EXTERIOR DOOR STYLES WITH BUILDER.

GUTTERS AND DOWNSPOUTS NOT SHOWN FOR CLARITY.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

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PROJECT PHASE:

Eastham IV Plan - Elev. A - Bsmt - 3 Car - GR

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BUILDER
Destiny Homes

PROJECT NO.
30203625

ISSUE DATE
02. 05. 25

DRAWN
NT / AH /SP

SHEET NAME
EXTERIOR ELEVATIONS

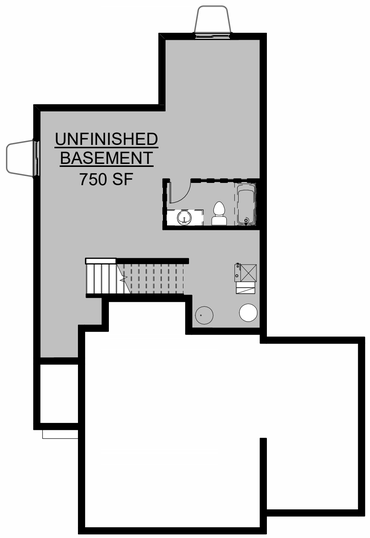
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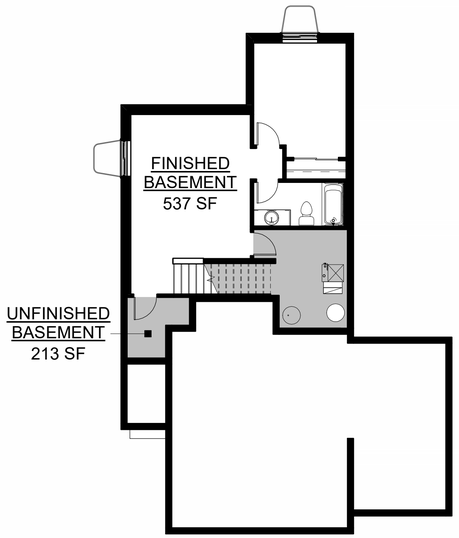




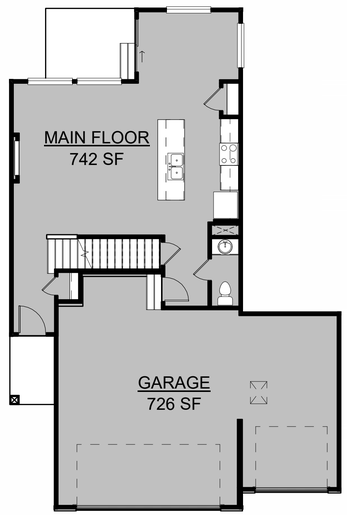




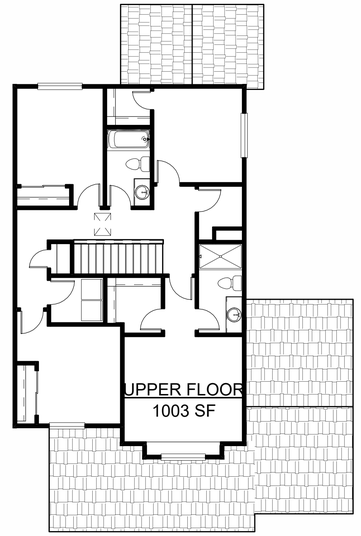
1 BASEMENT FLOOR



2 BASEMENT FLOOR



3 MAIN FLOOR PLAN



4 UPPER FLOOR PLAN

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
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     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS. SLOPE AS NOTED ON ROOF PLANS
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Eastham IV Plan - Elev. A - Bsmt - 3 Car - GR

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BUILDER
Destiny Homes

PROJECT NO.
30203625

ISSUE DATE
02. 05. 25

DRAWN
NT / AH /SP

SHEET NAME
3D VIEWS, AREA PLANS

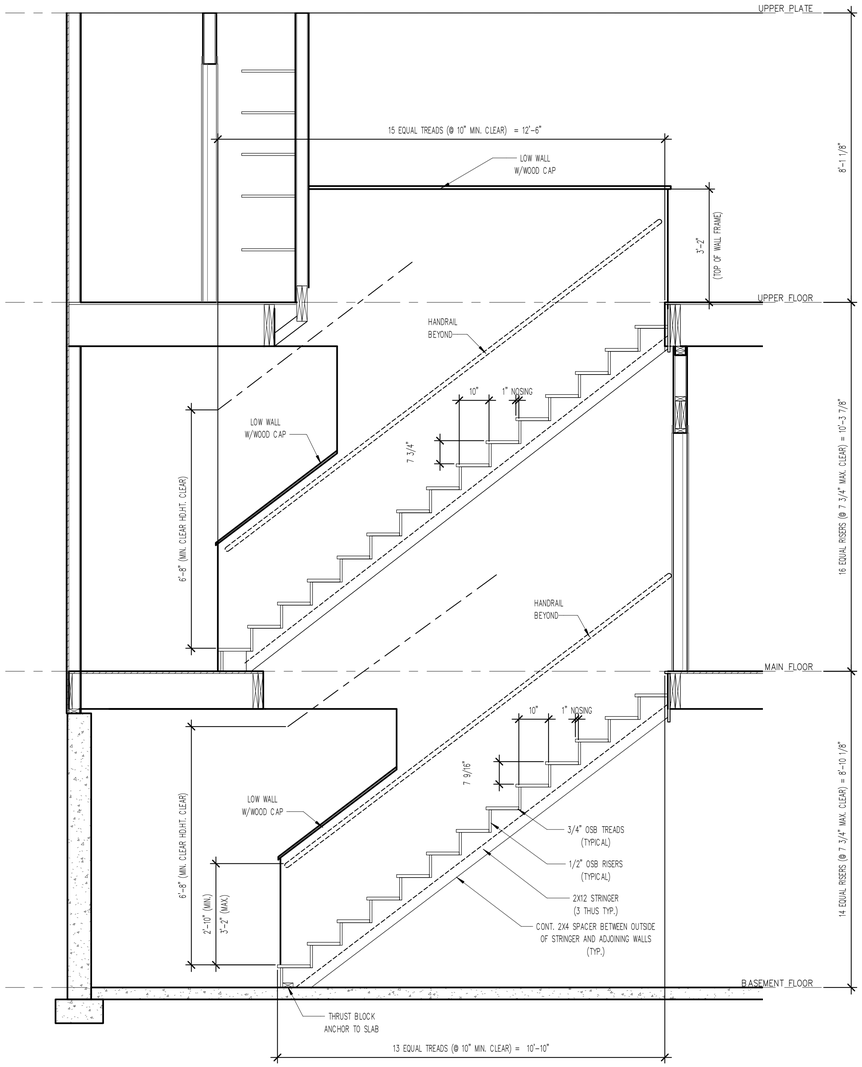
SHEET NO.
A5.1

STAIR NOTES

MIN. RUN	10"
MAX. RISE	7 3/4"
MIN. HEADROOM	6'-8"
MAX. VARIANCE	3/8"

HANDRAIL NOTES

HANDRAIL HEIGHTS 34" TO 38"
HANDRAILS MAY ENCROACH WIDTH OF STAIRS BY 4 1/2" MAX.
HANDRAILS MAX. CROSS SECTION = 2 5/8"
HANDRAILS REQ'D ALONG STAIRS w/ 2 OR MORE TREADS



2 STAIR SECTION
1/2" = 1'-0"

ESTIMATED ROOF VENTS			
ATTIC ZONE	AREA	NUMBER OF ROOF VENTS – 50 NFA	REQUIRED RIDGE VENTING (FEET) – 11 NFA
ATTIC AREA	1504 SF	8	33'

VERIFY ROOF VENT TYPES BY BUILDER.
ROOFING CONTR. RESPONSIBLE FOR ADEQUATE VENTILATION PER CODE.
PROVIDE 10"X10" CLEAR OPENING TO ATTIC SPACE FOR BOX VENTS.

SQUARE FOOTAGE ARE ESTIMATES ONLY.
CONTRACTOR TO VERIFY AMOUNTS.
NO WASTE FACTOR IS INCLUDED.

ESTIMATED AREA – ROOF
2101 SF

ROOF GUTTERS AND DOWNSPOUTS ARE CONCEPTUAL ONLY – VERIFY LOCATIONS PER BLDR.

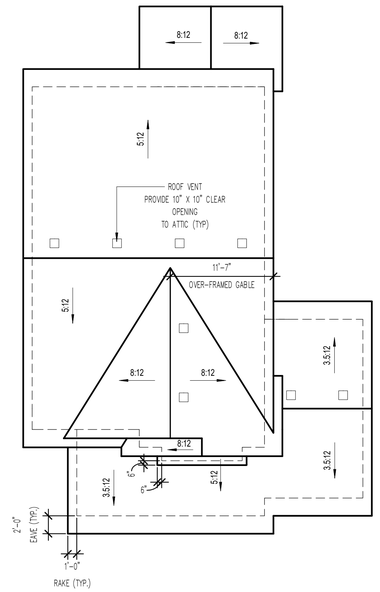
VERIFY ROOF VENT TYPES BY BUILDER. ROOFING CONTR RESPONSIBLE FOR ADEQUATE VENTILATION PER CODE.

FINAL ROOF DESIGN BY TRUSS MFGR. GIRDER TRUSS, SUPPORTS AND POINT LOADS PROVIDED BY TRUSS MFGR.

PROVIDE SELF-ADHERING POLYMER MODIFIED BITUMEN ICE MAT FROM EDGE OF EAVES TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE.

ADJUST HEEL HEIGHTS AS REQUIRED TO MAINTAIN CONSISTENT EAVE OVERHANGS.

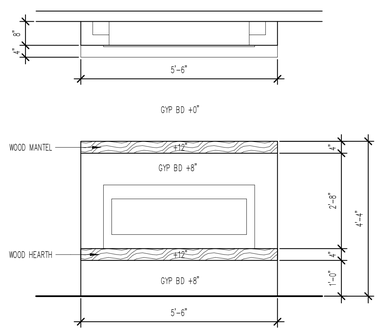
EAVE AND RAKE OVERHANGS NOTED ARE FINISHED DIMENSIONS.

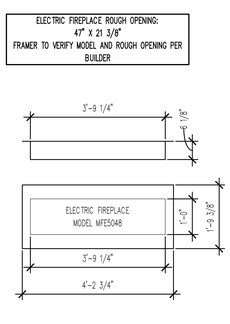


1 ROOF PLAN
1/8" = 1'-0"

TYPICAL NOTES:

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3 OPTIONAL FIREPLACE DETAIL
1/2" = 1'-0"

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

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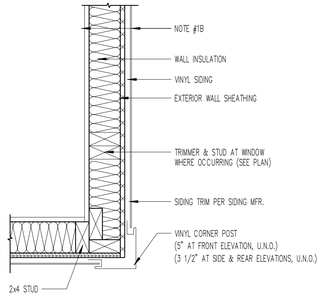
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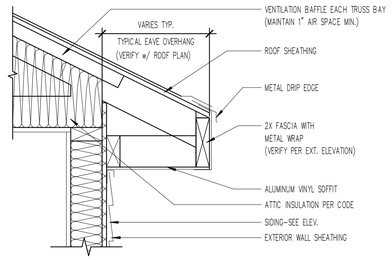
SHEET NAME
ROOF PLAN, STAIR SECTION, FIREPLACE DETAIL

SHEET NO.
A6.1



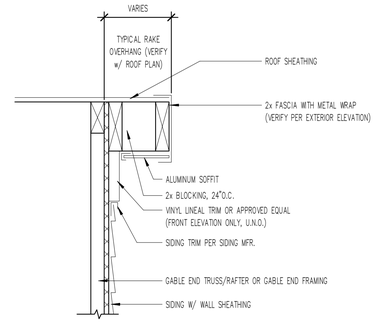
8 TYP. EXTERIOR CORNER

DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



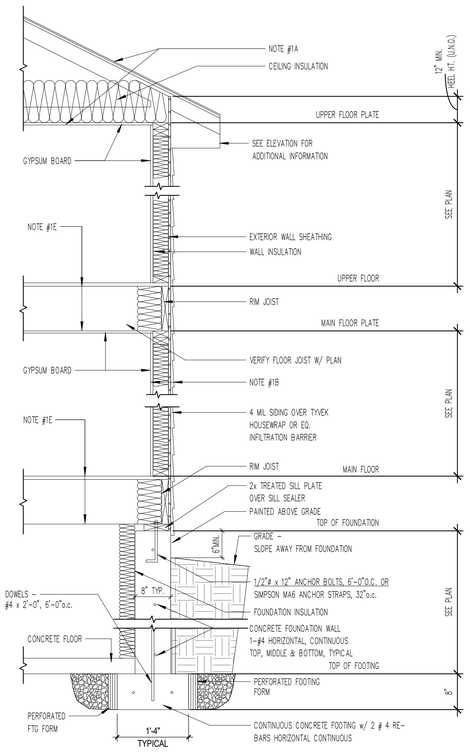
6 TYP. EAVE (U.N.O.)

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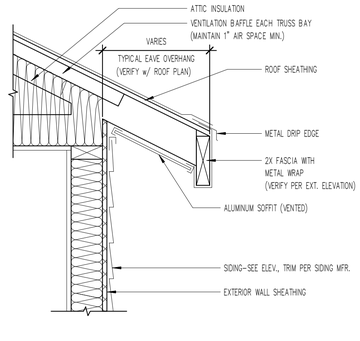
3 TYPICAL RAKE (U.N.O.)

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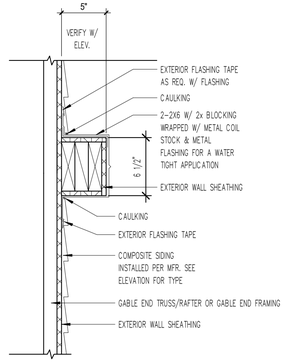
7 TYP. 2-STORY WALL SECTION

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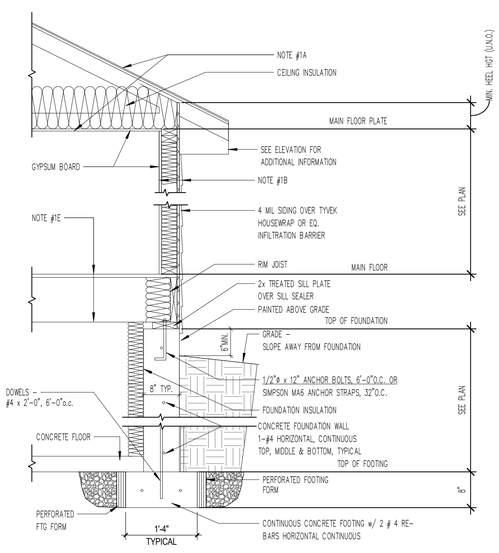
5 TYPICAL SLOPED EAVE (U.N.O.)

DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



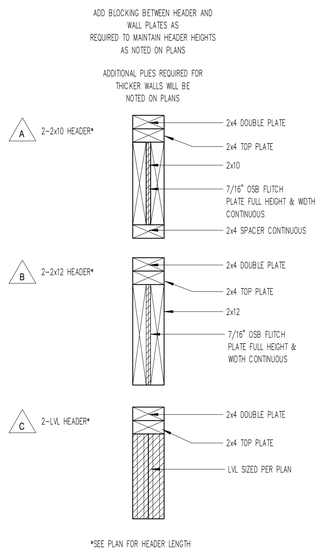
2 TYPICAL VALANCE DETAIL

DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



4 TYPICAL RANCH WALL SECTION

DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



1 HEADER TYPES

RESIDENTIAL CONVENTIONAL FOOTING DIMENSIONS:

ASSUMING 2,000 P.S.F. IS REQUIRED FOR THE FOOTING, THE FOLLOWING ADJUSTED FOOTING DIMENSIONS MAY BE USED FOR THE SOIL CONDITIONS SPECIFIED IN THE TABLE BELOW, UNLESS SPECIFIC ENGINEERING PROBLEMS EXIST.

SOIL BEARING PRESSURE	CONVENTIONAL FOOTING DIMENSIONS & REINFORCEMENT
2,000 P.S.F.	8"x 16" WITH TWO #4 REINFORCEMENT BAR
1,850 P.S.F.	9"x 20" WITH TWO #4 REINFORCEMENT BARS
1,500 P.S.F.	10"x 24" WITH TWO #5 REINFORCEMENT BARS
1,250 P.S.F.	11"x 28" WITH THREE #5 REINFORCEMENT BARS
1,000 P.S.F.	12"x 32" WITH THREE #5 REINFORCEMENT BARS

THE DIMENSIONS SPECIFIED IN THIS TABLE ARE TYPICALLY ACCEPTED DIMENSIONS FOR CONVENTIONALLY DESIGNED SINGLE FAMILY DWELLING STRUCTURES OF ONE OR TWO STORIES IN HEIGHT INTENDED TO BE CONSTRUCTED ON UNDISTURBED, NON-EXPANSIVE SOILS.

DESIGN DATA

IRC 2021 BUILDING PLANNING - CHAPTER 3

LIVE LOADS
ROOF (SNOW) ..... 30 PSF

WIND DESIGN
115 MPH (SEISMIC DESIGN CATEGORY - A)
WEATHERING - SEVERE

SOIL TEST (LOAD BEARING PRESSURE)
SAND, SILTY SAND, CLAYEY SAND, SILT GRAVEL AND CLAYEY GRAVEL ..... 2000 PSF
CLAYEY, SANDY, SLIGHTLY CLAY, CLAYEY SILT, SILT AND SANDY SILT CLAY ..... 1500 PSF

BUILDING MATERIALS
STRUCTURAL STEEL ..... F_y = 36 KSI
REINFORCING STEEL ..... F_y = 60 KSI
CONCRETE
BASEMENT WALLS, FOUNDATION AND OTHER CONCRETE NOT EXPOSED TO WEATHER ..... F_c = 2500 PSI
BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS ..... F_c = 2500 PSI
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO WEATHER ..... F_c = 3000 PSI
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER AND GARAGE FLOOR SLABS ..... F = 3500 PSI

FRAMING LUMBER
2x6 AND LARGER ..... F_b = 1200 PSI; E = 1700 KSI; F_c = 625 PSI
2x4 AND MISC. ..... F_b = 1400 PSI; E = 1700 KSI; F_c = 1000 PSI
2x6 STUDS ..... F_b = 725 PSI; E = 1500 KSI; F_c = 675 PSI
2x4 STUDS ..... F_b = 600 PSI; E = 1500 KSI; F_c = 650 PSI
MICRO-LAMS (12") ..... F_b = 2800 PSI; E = 2000 KSI

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS. SLOPE AS NOTED ON ROOF PLANS
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW.
     1/2" OSB SHEATHING ON ALL ELEVATIONS
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON 1/2" PLYWOOD WALL SHEATHING
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G FLOOR SHEATHING ON FLOOR FRAMING AS CALLED OUT ON FLOOR PLANS. (SPACING AS NOTED ON FLOOR PLANS)
     CEILING: 5/8" GYPSUM WALL BOARD
     FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
     FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
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   ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
   - A. CASEMENT WINDOWS:
     WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
     BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
   - B. GYPSUM WALL BOARD OPENINGS.
     ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

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Eastham IV Plan - Elev. A - Bsmt - 3 Car - GR

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BUILDER
Destiny Homes

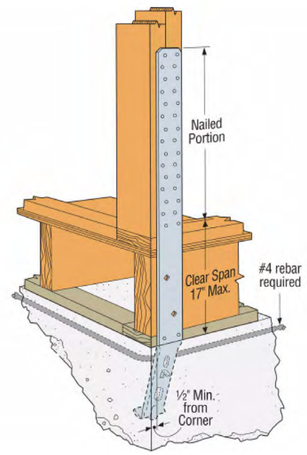
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ISSUE DATE
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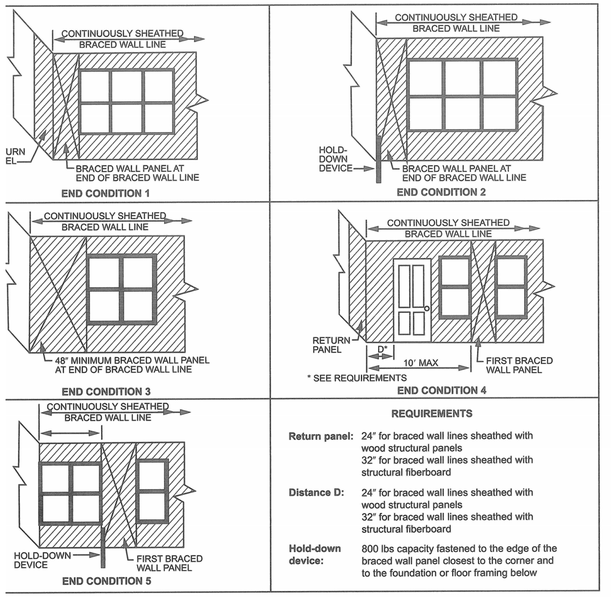
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DETAILS

SHEET NO.
D1



4 SHEAR WALL DETAIL

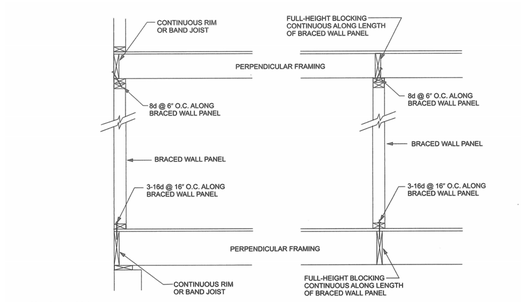
SIMPSON TIE-DOWN STHD14RJ



m, 1 foot = 304.8 mm, 1 pound = 4.45 N.

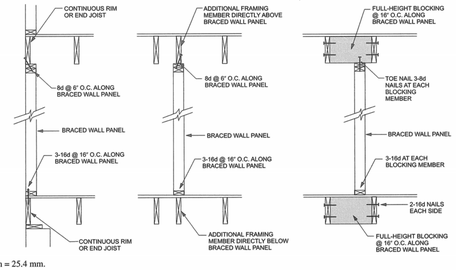
FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

2 CS-END CONDITIONS



For SI: 1 inch = 25.4 mm.

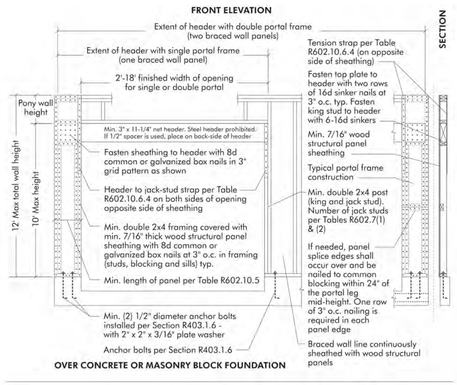
FIGURE R602.10.8(1)
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING



For SI: 1 inch = 25.4 mm.

FIGURE R602.10.8(2)
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

3 BRACED WALL PANEL CONNECTION



1 BRACING METHOD CS-PF

TYPICAL NOTES:

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   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
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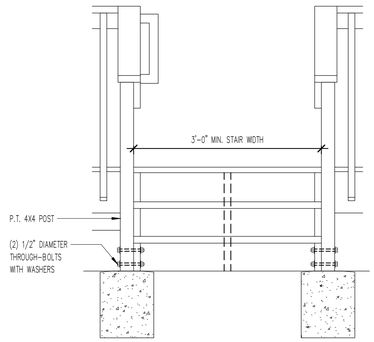
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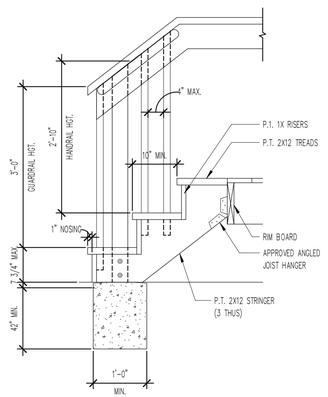
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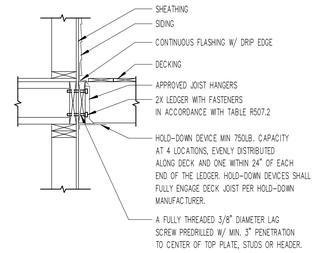
SHEET NAME
DETAILS

SHEET NO.
D2

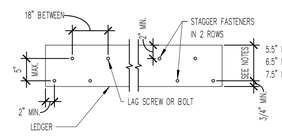




NOTE:
THIS DETAIL IS APPLICABLE WHERE FLOOR JOISTS ARE PARALLEL TO DECK JOISTS.



2021 IRC
FIGURE R507.9.1.2(2)
DECK ATTACHMENT FOR LATERAL LOADS

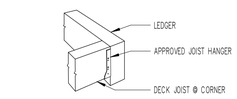


*DISTANCE SHALL BE PERMITTED TO BE REDUCED TO 4.5" IF LAG SCREWS ARE USED OR BOLT SPACING IS REDUCED TO THAT OF LAG SCREWS TO ATTACHE 2X8 LEDGERS TO 2X8 BAND JOISTS.

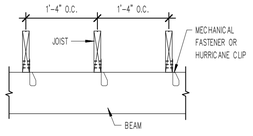
2021 IRC
FIGURE R507.9.1.3(1)
PLACEMENT OF LAG SCREWS AND BOLTS IN LEDGERS

TYPICAL NOTES:

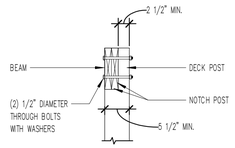
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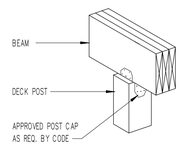
JOIST–TO–LEDGER DETAIL



JOIST–TO–BEAM DETAIL



NOTCHED POST



POST CAP

2021 IRC
FIGURE R507.5.1
DECK BEAM TO DECK POST

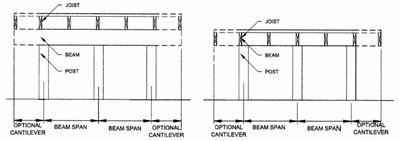
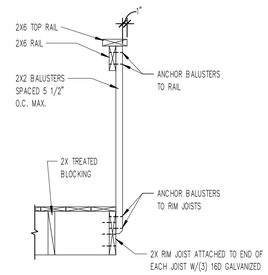


FIGURE R507.5
TYPICAL DECK JOIST SPANS

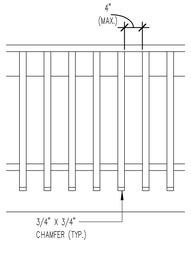
TABLE R507.5
DECK BEAM SPAN LENGTHS[a, b, g] (feet - inches)

SPECIES[e]	SIZE[d]	DECK JOIST SPAN LESS THAN OR EQUAL TO: (feet)						
		6	8	10	12	14	16	18
Southern pine	1 – 2 × 6	4-11	4-0	3-7	3-3	3-0	2-10	2-8
	1 – 2 × 8	5-11	5-1	4-7	4-2	2-10	3-7	3-5
	1 – 2 × 10	7-0	6-0	5-5	4-11	4-7	4-3	4-0
	1 – 2 × 12	8-3	7-1	6-4	5-10	5-5	5-0	4-9
	2 – 2 × 6	6-11	5-11	5-4	4-10	4-6	4-3	4-0
	2 – 2 × 8	8-9	7-7	6-9	6-2	5-9	5-4	5-0
	2 – 2 × 10	10-4	9-0	8-0	7-4	6-9	6-4	6-0
	2 – 2 × 12	12-2	10-7	9-5	8-7	8-0	7-6	7-0
	3 – 2 × 6	8-2	7-5	6-8	6-1	5-8	5-3	5-0
	3 – 2 × 8	10-10	9-6	8-6	7-9	7-2	6-8	6-4
	3 – 2 × 10	13-0	11-3	10-0	9-2	8-6	7-11	7-6
	3 – 2 × 12	15-3	13-3	11-10	10-9	10-0	9-4	8-10
Douglas fir-larch[f], hem-fir[f], spruce-pine-fir[f], redwood, western cedars, ponderosa pine[f], red pine[f]	3 × 6 or 2 – 2 x 6	5-5	4-8	4-2	3-10	3-6	3-1	2-9
	3 × 8 or 2 – 2 × 8	6-10	5-11	5-4	4-10	4-6	4-1	3-8
	3 × 10 or 2 – 2 × 10	8-4	7-3	6-6	5-11	5-6	5-1	4-8
	3 × 12 or 2 – 2 × 12	9-8	8-5	7-6	6-10	6-4	5-11	5-7
	4 × 6	6-5	5-6	4-11	4-6	4-2	3-11	3-8
	4 × 8	8-5	7-3	6-6	5-11	5-6	5-2	4-10
	4 × 10	9-11	8-7	7-8	7-0	6-6	6-1	5-8
	4 × 12	11-5	9-11	8-10	8-1	7-6	7-0	6-7
	3 – 2 × 6	7-4	6-8	6-0	5-6	5-1	4-9	4-6
	3 – 2 × 8	9-8	8-6	7-7	6-11	6-5	6-0	5-8
	3 – 2 × 10	12-0	10-5	9-4	8-6	7-10	7-4	6-11
	3 – 2 × 12	13-11	12-1	10-9	9-10	9-1	8-6	8-1

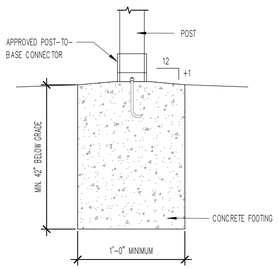
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa, 1 pound = 0.454 kg.
a. Ground snow load, live load = 40 psf, dead load = 10 psf, L/Δ = 360 at main span, L/Δ = 180 at cantilever with a 220-pound point load applied at the end.
b. Beams supporting deck joists from one side only.
c. No. 2 grade, wet service factor.
d. Beam depth shall be greater than or equal to depth of joists with a flush beam condition.
e. Includes incising factor.
f. Northern species. Incising factor not included.
g. Beam cantilevers are limited to the adjacent beam's span divided by 4.



GUARDRAIL DETAIL



ELEVATION



POST–TO–FOOTING DETAIL

DECK POST HEIGHT	
DECK POST SIZE	DECK POST HEIGHT
4 X 4	6 – 9 (C)
4 X 6	8
6 X 6	14
8 X 8	14
(C) THE MAX. PERMITTED HEIGHT IS 8 FEET FOR ONE-PLY AND TWO-PLY BEAMS. THE MAX. HEIGHT FOR THREE-PLY BEAMS ON POST CAPS 6 FEET 9 INCHES.	

1 DECK DETAILS
3/4" = 1'-0"

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

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PROJECT PHASE:

Eastham IV Plan - Elev. A - Bsmt - 3 Car - GR

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BUILDER
Destiny Homes

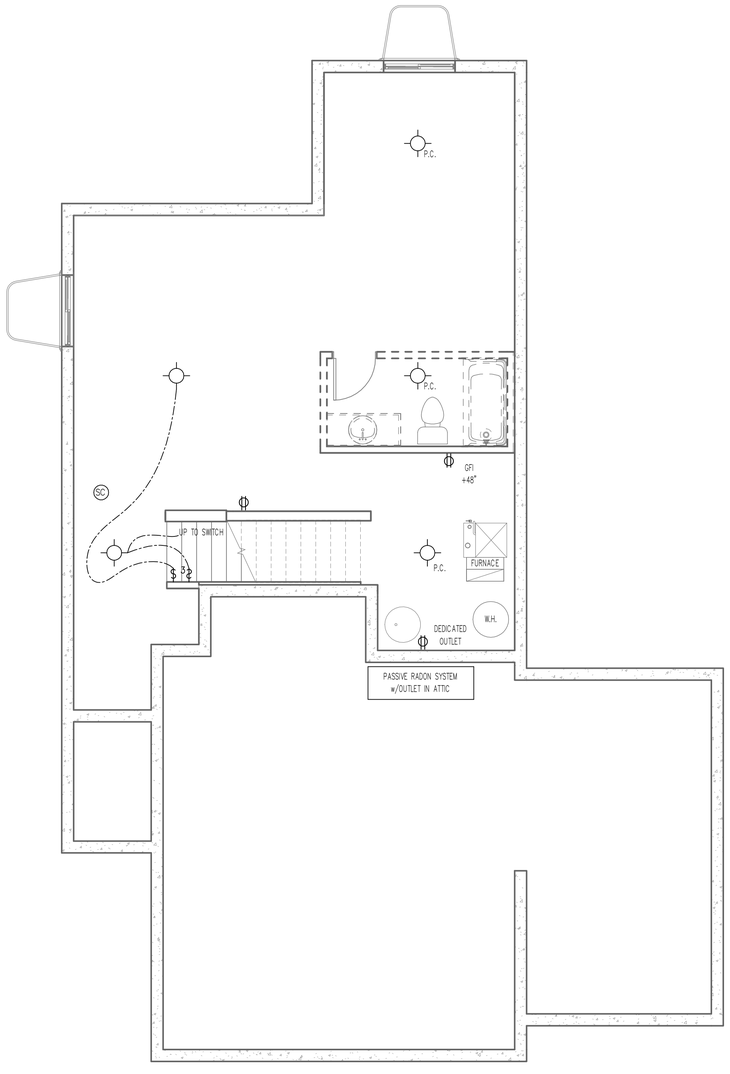
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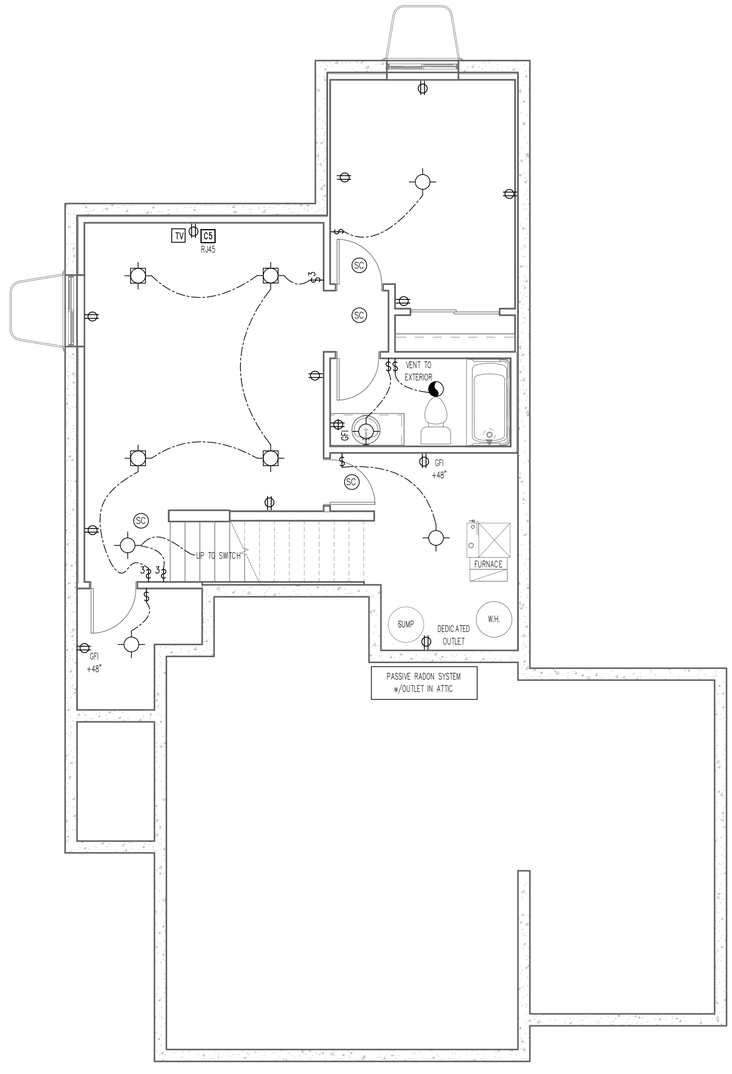
DRAWN
NT / AH /SP

SHEET NAME
DETAILS

SHEET NO.
D3



1 ELECTRICAL OPTION – BASEMENT UNFINISHED
1/4" = 1'-0"



2 ELECTRICAL PLAN – BASEMENT FINISHED
1/4" = 1'-0"

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WATERPROOF DUPLEX OUTLET
- GFI — GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- 220 VOLT OUTLET
- WALL SWITCH
- 3 — THREE-WAY SWITCH
- 4 — FOUR-WAY SWITCH
- DR — RHEOSTAT SWITCH
- CEILING MOUNTED LIGHT FIXTURE
- CF — E-STAR COMPLIANT FLUORESCENT LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED ADJ. EYEBALL LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE WITH PULL CHAIN
- PENDANT LIGHT FIXTURE
- TRACK LIGHT
- FLUORESCENT LIGHT FIXTURE
- EXHAUST FAN (VENT TO EXTERIOR)
- EXHAUST FAN/LIGHT (VENT TO EXTERIOR)
- GHO — OUTLET FOR GARAGE DOOR OPENER
- CHIMES — CHIMES
- PB — PUSH BUTTON
- SC — COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- PH — TELEPHONE
- TV — TELEVISION
- KP1 +60" AFF — SMART PANEL KEYPAD
- EV — ELECTRIC VEHICLE CHARGER
- V — CENTRAL VAC OUTLET
- T — THERMOSTAT
- CEILING FAN (PROVIDE ADEQUATE SUPPORT)
- CEILING FAN WITH LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
- ELECTRICAL PANEL

WASHING MACHINE TO ALWAYS BE ON LEFT SIDE OF DRYER. ELEC. PLAN MAY BE SHOWN REVERSED – IT IS THE RESPONSIBILITY OF THE ELECTRICIAN TO INSTALL RECEPTACLES WITH WASHER ON THE LEFT & DRYER ON THE RIGHT

SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314 OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE W/ UL217 AND UL2034. THE SYMBOL (SC) INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR COMBINATION SMOKE AND CARBON MONOXIDE ALARM.

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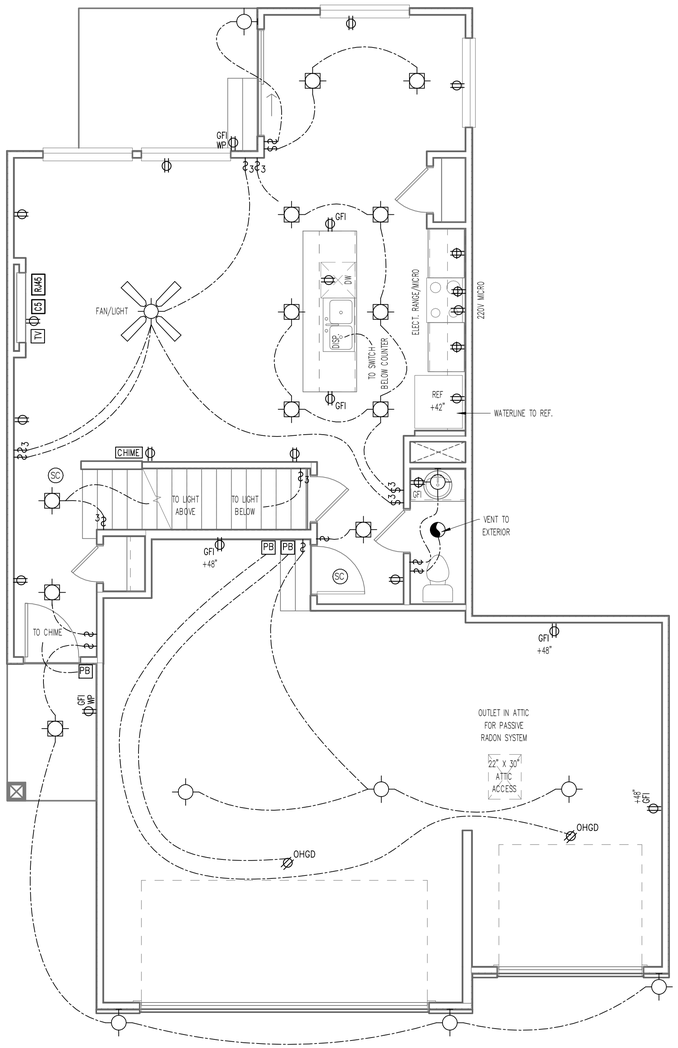
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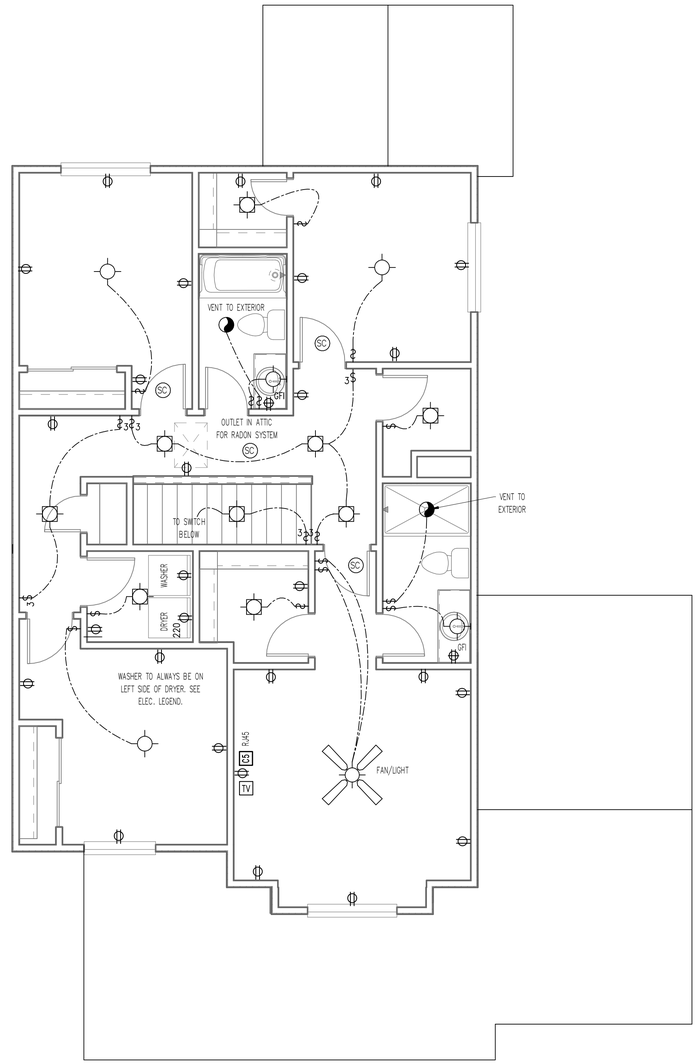
SHEET NAME
ELECTRICAL PLAN - BASEMENT UNFINISHED AND FINISHED

SHEET NO.
E1



1 ELEC TRIC AL PLAN – MAIN FLOOR

1/4" = 1'–0"



2 ELEC TRIC AL PLAN – UPPER FLOOR

1/4" = 1'–0"

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WP — WATERPROOF DUPLEX OUTLET
- GFI — GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- 220 VOLT OUTLET
- WALL SWITCH
- 3 — THREE-WAY SWITCH
- 4 — FOUR-WAY SWITCH
- DI — RHEOSTAT SWITCH
- CEILING MOUNTED LIGHT FIXTURE
- ES — E-STAR COMPLIANT FLUORESCENT LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED ADJ. EYEBALL LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE WITH PULL CHAIN
- PENDANT LIGHT FIXTURE
- TRACK LIGHT
- FLUORESCENT LIGHT FIXTURE
- EXHAUST FAN (VENT TO EXTERIOR)
- EXHAUST FAN/LIGHT (VENT TO EXTERIOR)
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- CHIME — CHIMES
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- SC — COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
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SHEET NAME
ELECTRICAL PLAN - MAIN FLOOR, UPPER FLOOR

SHEET NO.
E2



SHEET LIST	
A0.0	COVER SHEET
A1.1	BASEMENT FLOOR
A1.2	BASEMENT FLOOR – OPTION 1
A2.1	MAIN FLOOR
A3.1	UPPER FLOOR
A4.1	EXTERIOR ELEVATIONS
A4.2	3D – VIEWS
A5.1	ROOF PLAN & STAIR SECTION, FIREPLACE DETAIL
D1	DETAILS
D2	DETAILS
D3	DETAILS
E1	ELECTRICAL PLAN – BASEMENT FLOOR, BASEMENT FLOOR OPTION 1
E2	ELECTRICAL PLAN – MAIN FLOOR
E3	ELECTRICAL PLAN – UPPER FLOOR

AREA SCHEDULE	
MAIN FLOOR	915 SF
UPPER LEVEL	1248 SF
	2163 SF
BASEMENT – FINISHED	0 SF
BASEMENT – UNFINISHED	933 SF
GARAGE	450 SF
	1384 SF
GRAND TOTAL	3546 SF

AREA SCHEDULE – OPTION 1	
MAIN FLOOR	915 SF
UPPER LEVEL	1248 SF
	2163 SF
BASEMENT OPTION 1 – FINISHED	747 SF
BASEMENT OPTION 1 – UNFINISHED	187 SF
GARAGE	450 SF
	1384 SF
GRAND TOTAL	3547 SF

REVISION SCHEDULE		
NUMBER	DATE	COMMENTS

GENERAL NOTES

I SITEWORK
- A. BUILDER SHALL BE RESPONSIBLE FOR GRADING OF SITE AND LOTS.
- B. PERFORM EXCAVATION ACCORDING TO GOOD COMMON CONSTRUCTION PRACTICES TO THE LINES, GRADES AND ELEVATIONS INDICATED ON DRAWINGS.
- C. PROVIDE FOUNDATION DRAINAGE AS SPECIFIED BY GOVERNING CODES.
- D. PROVIDE SOIL POISONING TO CONTROL TERMITES AS REQ. BY GOVERNING CODES.

II CONCRETE
- A. ALL CONCRETE SHALL BE DESIGNED AND SPECIFIED BY OTHERS.

III MASONRY
- A. BRICK VENEER
  1. PROVIDE MODULAR SIZE BRICK VENEER UNITS COMPLYING WITH GOVERNING CODES. BRICK TYPE SHALL BE SPECIFIED BY BUILDER.
  2. PROVIDE MORTAR IN ACCORDANCE WITH GOVERNING CODES.

IV METALS
- A. ALL STRUCTURAL STEEL SHALL COMPLY WITH APPROPRIATE GOVERNING CODES.

V WOOD AND PLASTICS
- A. LUMBER AND MANUFACTURED/ENGINEERED WOOD PRODUCTS SHALL, IN ADDITION TO COMPLYING WITH GOVERNING CODES, COMPLY WITH:
  1. "PRODUCT USE MANUAL" OF THE WESTERN WOOD PRODUCTS ASSOCIATION FOR SELECTION AND USE OF PRODUCTS INCLUDED IN THAT MANUAL.
  2. "PLYWOOD SPECIFICATION AND GRADE GUIDE" OF THE AMERICAN PLYWOOD ASSOCIATION.
  3. AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS AND RECOMMENDATIONS FOR FIRE-RETARDANT AND PRESERVATIVE PRESSURE TREATED LUMBER AND PLYWOOD.
     - a. ALL WOOD INDICATED AS "PRESSURE TREATED" OR "TREATED" SHALL BE PRESERVATIVE PRESSURE TREATED.
     - b. ALL WOOD INDICATED AS "FIRE-RETARDANT" SHALL BE FIRE-RETARDANT PRESSURE TREATED.
- B. FRAMING LUMBER: PROVIDE LUMBER AND MATERIALS MEETING OR EXCEEDING THE FOLLOWING STANDARDS OF QUALITY:
  1. ALL ENGINEERED WOOD PRODUCTS SHALL BE HANDLED AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS/SPECIFICATIONS RECOMMENDATIONS UNLESS OTHERWISE NOTED ON DRAWINGS.
  2. ALL HEADERS AND BEAMS SHALL BE FREE FROM SPLITS, CHECKS, AND SHAKES.
  3. CEILING JOISTS ARE DESIGNED FOR NO ATTIC STORAGE UNLESS NOTED OTHERWISE.
  4. SPECIES:
     - LOAD BEARING FRAME MEMBERS, EXCEPT PLATES: DOUG FIR LARCH #2 OR BETTER.
     - SOLE, TOP AND DOUBLE PLATES: SOUTHERN PINE FIR #2 OR BETTER.
     - EXTERIOR DECK FRAMING: SOUTHERN YELLOW PINE #2 OR BETTER CCA .40 PRESSURE TREATED.
     - EXTERIOR DECKING AND RAILINGS: PONDEROSA PINE #2 OR BETTER CCA .40 PRESSURE TREATED.
  5. ROUGH HARDWARE:
     - a. STEEL ITEMS:
     - b. COMPLY WITH GOVERNING CODES.
     - c. USE GALVANIZED AT EXTERIOR LOCATIONS.
- C. TRUSS LAYOUT IS SCHEMATIC ONLY. TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN (INCLUDING SPACING) OF ALL TRUSSES. TRUSSES TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENSED IN THE STATE OF IOWA.
- D. MAIN STAIR CONSTRUCTION SHALL CONSIST OF 3-2X12 STRINGERS, 3/4" THICK TREAD AND 1/2" THICK RISERS. BASEMENT STAIR CONSTRUCTION SHALL CONSIST OF 3-2X12 STRINGERS AND 2X10 TREAD, UNLESS NOTED OTHERWISE.
- E. ALL WOOD PLATED BEARING ON CONCRETE OR MASONRY SHALL BE OF DECAY-RESISTANT MATERIAL AS REQ. BY GOVERNING CODES.
- F. INTERIOR TRIM SHALL BE SELECTED BY BUILDER.
- G. ALL EXTERIOR FRAMING AND DECKING SHALL BE CONSTRUCTED OF DECAY-RESISTANT LUMBER CCA .40 OR EQUAL.

VI THERMAL & MOISTURE PROTECTION
- A. THERMAL BUILDING INSULATION AT ASSEMBLIES ADJACENT TO EXTERIOR OR UNHEATED SPACES MEETING THE REQUIREMENTS OF GOVERNING CODES AND, UNLESS OTHERWISE NOTES, MEETING THE FOLLOWING MINIMUM REQUIREMENTS:
  1. FOUNDATION WALLS:
     - a. BASEMENT: GLASS FIBER, VINYL FACED BLANKETS, R-11. UNLESS NOTED OTHERWISE ON PLANS.
     - b. CRAWL SPACE: GLASS FIBER, UNFACED BLANKETS, R-11. UNLESS NOTED OTHERWISE ON PLANS.
  2. EXTERIOR FRAME WALLS
     - a. 2X4: GLASS FIBER, BATTS, R-15. UNLESS NOTED OTHERWISE ON PLANS.
     - b. 2X6: GLASS FIBER, BATTS, R-20 (MIN.). UNLESS NOTED OTHERWISE ON PLANS.
  3. CEILINGS:
     - a. ATTIC AREAS: GLASS FIBER, BLOWN, R-40. UNLESS NOTED OTHERWISE ON PLANS.
     - b. VAULTED RAFTERS: GLASS FIBER, BATTS, R-40. UNLESS NOTED OTHERWISE ON PLANS.
  4. FRAMED FLOORS OVER UNHEATED AREAS: GLASS FIBER BATTS, R-20 (MIN.). UNLESS NOTED OTHERWISE.
- B. INSTALL 4 MIL POLYETHYLENE VAPOR BARRIER TO INSIDE FACE OF STUDS AT ALL EXTERIOR WALLS EXCEPT BATHROOMS. UNLESS NOTED OTHERWISE ON PLANS.
- C. ROOFING SHALL BE SPECIFIED BY BUILDER AND AS SHOWN ON DRAWINGS.
- D. SIDING SHALL BE SPECIFIED BY BUILDER AND AS SHOWN ON DRAWINGS.
- E. FLASHING AND SHEET METAL REQUIRED TO PREVENT PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING. IN ADDITION TO COMPLYING WITH GOVERNING CODES, COMPLY WITH PERTINENT RECOMMENDATIONS CONTAINED IN CURRENT EDITION OF "ARCHITECTURAL SHEET METAL MANUAL" PUBLISHED BY SMACNA. ALL IRON SHEET METAL FLASHING SHALL BE HOT-DIP GALVANIZED COMPLYING WITH ASTM A93.
- F. GUTTER AND DOWN SPOUTS AS SPECIFIED BY BUILDER. DOWN SPOUT AND SPLASH LOCATIONS SHALL BE DETERMINED BY SUB CONTRACTOR AND APPROVED BY BUILDER SO AS TO PROVIDE POSITIVE ROOF AND SITE DRAINAGE.
- G. ATTIC AND ROOF VENTILATION AS REQUIRED BY GOVERNING CODES AND AS SHOWN ON DRAWINGS. PROVIDE APPROPRIATE SOFFIT AND ROOF VENTS AS SPECIFIED/APPROVED BY BUILDER.
- H. FOUNDATION MOISTURE PROTECTION:
  1. WATERPROOF FOUNDATION WALLS AS SPECIFIED AS BUILDER.
  2. SUMP PIT AND PUMP AS SPECIFIED BY BUILDER AND AS SHOWN ON DRAWINGS.
  3. PERFORATED FOUNDATION DRAIN TILE AS SPECIFIED BY BUILDER.

VII DOORS & WINDOWS.
- A. DOORS:
  1. DOORS AS FOLLOWS AND AS SPECIFIED BY BUILDER:
     - a. ENTRY DOORS AND SIDELIGHTS: AS SPECIFIED BY BUILDER.
     - b. HOUSE/GARAGE DOORS: INSULATED STEEL DOOR, FLUSH WITH CLOSER.
     - c. OVERHEAD GARAGE DOORS: INSULATED, AS SPECIFIED BY BUILDER.
     - d. PATIO DOORS (HINGED): FULL GLASS AS SPECIFIED BY BUILDER.
     - e. SLIDING GLASS DOORS: AS SPECIFIED BY BUILDER.
     - f. INTERIOR DOORS: AS SPECIFIED BY BUILDER.
- B. WINDOWS:
  1. WINDOWS AS FOLLOWS AND AS SPECIFIED BY BUILDER:
     - a. LIVING LEVELS (INCLUDING WALKOUT BASEMENT): POLYVINYL OR METAL CLAD.
     - b. BASEMENT: ALUMINUM.
  2. UNITS OF THE SIZE, STYLE AND QUANTITY SHOWN ON DRAWINGS.
  3. GLAZING SHALL BE DOUBLE-PANE INSULATING GLASS IN LIVING AREAS.
  4. TEMPERED GLASS IN ALL WINDOWS AS REQUIRED BY GOVERNING CODES. 2018 IRC R308
  5. INSTALL EMERGENCY EGRESS UNITS AS REQUIRED BY GOVERNING CODES. 2018 IRC R310
- C. FINISH HARDWARE SHALL BE SPECIFIED BY BUILDER. INSTALL ALL HARDWARE REQUIRED BY GOVERNING CODES.

VIII FINISHES
- A. GYPSUM PANELS:
  1. GYPSUM PANELS, UNLESS OTHERWISE NOTED SHALL BE PROVIDED AS FOLLOWS:
     - a. EXTERIOR WALLS: 1-LAYER 1/2" REGULAR PANELS TO INTERIOR FACE.
     - b. INTERIOR PARTITIONS: 1-LAYER 1/2" REGULAR PANELS EACH SIDE.
     - c. CEILING: 1-LAYER 5/8" REGULAR PANELS.
     - d. GARAGE: PROVIDE 5/8" TYPE "X" PANELS AS REQUIRED BY CODE.
     - e. SHOWERS: CONCRETE BOARD BEHIND TILE SHOWERS.
  2. PROVIDE METAL CORNER BEAD AND TRIM AT ALL LOCATIONS SHOWN ON DRAWINGS AND AS RECOMMENDED BY GYPSUM WALLBOARD MANUFACTURER.
  3. TAPE, FLOAT AND SAND JOINTS AND FASTENERS OF GYPSUM WALLBOARD WITH 3-COATS OF JOINT COMPOUND AS REQUIRED.
- B. FINISHES SHOWN ON DRAWINGS SHALL BE SPECIFIED BY BUILDER.

IX SPECIALTIES
- A. FIREPLACES SHALL BE AS FOLLOWS:
  1. PRE-MANUFACTURED GAS (NON-WOOD BURNING) UNITS OF THE STYLE AND SIZE SHOWN ON DRAWINGS.
  2. MANUFACTURER AND MODEL SHALL BE SPECIFIED BY BUILDER.
  3. SUB CONTRACTOR(S) SHALL BE RESPONSIBLE FOR PROPER INSULATION OF FIREPLACE UNIT, VENTING, HEARTH, MANTLE AND RELATED COMPONENTS AS RECOMMENDED BY MANUFACTURER AND AS REQUIRED BY GOVERNING CODES.
- B. SHOWER, TUB AND TUB/SHOWER ENCLOSURES SHALL BE CONSTRUCTED OF APPROVED SAFETY GLAZING AS SPECIFIED BY BUILDER.
- C. GUARDRAILS SHALL BE PROVIDED AS SHOWN ON DRAWINGS AND AT ENCLOSED FLOOR OPENINGS, OPEN SIDES OF STAIRWAYS, LANDINGS AND RAMPS, BALCONIES, PORCHES OR DECKS WHICH ARE MORE THAN 30 INCHES ABOVE GRADE OR FLOOR BELOW. THE TOP OF GUARDRAILS SHALL NOT BE LESS THAN 36 INCHES IN HEIGHT. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.

X MECHANICAL
- A. GENERAL:
  1. INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN, AND SHALL BE REVIEWED BY SUB CONTRACTORS, SUPPLIERS, AND BUILDING OFFICIALS FOR COMPLIANCE WITH GOVERNING CODES AND GOOD COMMON CONSTRUCTION PRACTICES.
  2. EQUIPMENT AND FIXTURES SHALL BE SPECIFIED BY BUILDER.
  3. DESIGN AND INSTALLATION OF EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE APPROPRIATE LICENSED CONTRACTORS.
- B. PLUMBING:
  1. PLUMBING ROUGH-IN SHALL BE PROVIDED TO WASHER BOX FOR CLOTHES WASHER.
  2. GAS LINES AND VALVES TO DRYER, RANGE AND FIREPLACE AS SPECIFIED BY BUILDER.
- C. HEATING, VENTILATING & AIR CONDITIONING:
  1. FURNACE: GAS, FORCED AIR AS SPECIFIED BY BUILDER.
  2. ALL HVAC EQUIPMENT SHALL BE INDIVIDUALLY SWITCHED.
  3. DRYER VENT SHALL EXHAUST TO EXTERIOR.
  4. MECHANICAL EXHAUST VENTILATION WHERE INDICATED IN BATHROOMS, WATER CLOSET COMPARTMENTS AND LAUNDRY ROOMS SHALL EXHAUST TO EXTERIOR AND PROVIDE A MINIMUM OF 5 AIR CHANGES PER HOUR.

XI ELECTRICAL
- A. GENERAL:
  1. INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN, AND SHALL BE REVIEWED BY SUB CONTRACTORS, SUPPLIERS AND BUILDING OFFICIALS FOR COMPLIANCE WITH GOVERNING CODES AND GOOD COMMON CONSTRUCTION PRACTICES.
  2. EQUIPMENT AND FIXTURES SHALL BE SPECIFIED BY BUILDER.
  3. DESIGN AND INSTALLATION OF EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE APPROPRIATE LICENSED CONTRACTORS.
- B. INSTALL GROUND-FAULT CIRCUIT-INTERRUPTERS (GFI OR GFCI) MEETING THE REQUIREMENTS OF ALL GOVERNING CODES. ALL OUTDOOR, BEDROOM(S), BATH AND GARAGE WALL RECEPTACLES SHALL BE PROVIDED WITH GROUND-FAULT CIRCUIT PROTECTION.
- C. INSTALL LOCALLY CERTIFIED SMOKE DETECTORS MEETING THE REQUIREMENTS OF ALL GOVERNING CODES. SMOKE DETECTORS SHALL BE 110 VOLT POWERED, EQUIPPED WITH A BATTERY BACKUP AND SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS.

FRAMING NOTES

EXTERIOR HEADERS: ALL HEADERS TO BE SIZED BY OTHERS. ALL WINDOW HEAD HEIGHTS NOTED ON PLANS TO BE VERIFY AND ADJUSTED AS REQUIRED BY BUILDER.

INTERIOR HEADERS: IN NON BEARING PARTITION WALLS – 2x4

CAP STOOP: 3/4" OSB 2x6 FRAMING TAP CON OR RAMSET AND BRACED TO FOUNDATION TIES; OSB TO HANG EXTEND OVER FOUNDATION HALF WAY.

NO BRIDGING: SOLID BLOCKING AS REQUIRED BY CODES.

BASEMENT STAIRS: 3/4" AWAY FROM FRAMED OR FURRED WALLS.

MAIN STAIRS: 1/2" RISERS, 3/4" TREADS WITH 1" OVERHANG ON FRONT, GLUED AND NAILED; TREADS HANG OVER ENDS 1 1/2" OR 2 1/4" WITH SKIRT BOARD. (USE SCRAPS WHERE POSSIBLE.)

UPPER FLOOR BALCONIES: OSB FLUSH FOR 1x6 BALUSTER PLATE UNLESS SPECIFIED ON PLANS.

TUB/SHOWERS: 5', 4' AND 3' EXACT OPENINGS. AS NOTED ON PLAN

EXTERIOR DOORS: 3/4" OSB SPACER BETWEEN DOOR SILL AND FLOOR DECK, SLIDING GLASS DOORS INSTALL DIRECTLY TO FLOOR DECK.

TRUSSES: 24" o.c. WITH BRACING AS SPECIFIED BY TRUSS MANUFACTURER.

RAFTERS: 24" o.c. WITH BRACING AS SHOWN ON PLANS VAULT 2x10 16" o.c. / 2x6 SUB FASCIA, LOOKOUTS AS REQUIRED.

EXTERIOR WALLS: OSB SHEATHING ON ALL EXTERIOR WALLS AND EXTERIOR FACE OF ALL GABLES. SHEATHING IS ALSO REQUIRED ON THE OUTSIDE FACE OF ANY/ALL WALLS THAT ADJOIN ENCLOSED UNHEATED SPACES AS SUCH AS PORCH ROOFS OR ATTIC SPACES. UNLESS NOTED OTHERWISE ON PLANS.

SIDING: CAULK BEHIND WINDOWS AND DOORS. HOUSE WRAP OVER ALL EXTERIOR WALLS AND GABLES; INSTALLED TO BE WATER TIGHT PER MFGR'S SPECIFICATIONS

FLASHING: 2x4 UNDER RIDGE ON ALL GABLES. RUBBER FLASHING 18" WIDE UNDER ALUMINUM FLASHING. CONTINUOUS FLASHING ALONG SHED ROOFS AND STOOPS.

FRAMER SHALL PROVIDE CLEAR CHASES FOR PLUMBING AND MECHANICAL SYSTEMS.

THE FRAMER SHALL ADJUST LAYOUT OR PLACEMENT OF FRAMING MEMBERS TO PROVIDE REQUIRED CLEARANCES FOR ALL MECHANICAL AND PLUMBING SYSTEMS WHILE MAINTAINING STRUCTURAL INTEGRITY.

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PROJECT

Hansbury Plan - Basement - 2 Car - GR

PROJECT ADDRESS REQUIRED FOR PERMIT

BUILDER
Destiny Homes

PROJECT NO.
30211423

ISSUE DATE
07. 05. 23

DRAWN
SP

REVISION DATE
08.03.23
09.13.23
10.17.23

SHEET NAME
COVER SHEET

SHEET NO.
A0.0

DOOR SCHEDULE				
TAG	QTY	DOOR SIZE	COMMENTS	LEVEL
16070 OHGD	1	16'-0 x 7'-0 Contemporary – Solid Panel	Overhead Garage Door	T.O.FOUNDATION
2468	2	2'-4 x 6'-8		MAIN FLOOR
2668	2	2'-6 x 6'-8		MAIN FLOOR
2868	1	2'-8 x 6'-8	W/CLOSER – 20MIN.	MAIN FLOOR
3068 SC	1	3'-0 x 6'-8 Entry		MAIN FLOOR
6068	1	6'-0 x 6'-8 Slider		MAIN FLOOR
1668	1	1'-6 x 6'-8		UPPER FLOOR
2468	4	2'-4 x 6'-8		UPPER FLOOR
2668	7	2'-6 x 6'-8		UPPER FLOOR
2868	1	2'-8 x 6'-8		UPPER FLOOR
5068 BP	3	5'-0 x 6'-8	Sliding Bypass	UPPER FLOOR

WINDOW SCHEDULE				
QTY	TYPE	HEAD HEIGHT	EGRESS NOTES	LEVEL
1	2'-6 X 1'-6	7' – 6"		BASEMENT FLOOR
2	4'-0 x 4'-0 EGRESS WINDOW SILL HGT. = 44" AFF (MAX.)	7' – 6"	Meets Egress	BASEMENT FLOOR
3	5'-0 X 5'-0 FX		Fixed	MAIN FLOOR
1	2'-6 X 3'-6 SH	6' – 11 1/2"		MAIN FLOOR
1	5'-0 X 5'-0 SL	6' – 11 1/2"	Meets Egress	MAIN FLOOR
1	2'-6 X 3'-6 SH	6' – 11 1/2"		UPPER FLOOR
4	5'-0 X 5'-0 SL	6' – 11 1/2"	Meets Egress	UPPER FLOOR

FLOORING SCHEDULE			
Name	Area	Floor Finish	Level
BASEMENT	725 SF	CONCRETE	BASEMENT FLOOR
BATH	28 SF	HARD	MAIN FLOOR
DINETTE	91 SF	HARD	MAIN FLOOR
DROP	28 SF	HARD	MAIN FLOOR
ENTRY	19 SF	HARD	MAIN FLOOR
GARAGE	434 SF	CONCRETE	MAIN FLOOR
GREAT RM.	275 SF	CARPET	MAIN FLOOR
KITCHEN	149 SF	HARD	MAIN FLOOR
LIVING	144 SF	HARD	MAIN FLOOR
P.	31 SF	HARD	MAIN FLOOR
BATH	50 SF	HARD	UPPER FLOOR
BDRM.2	160 SF	CARPET	UPPER FLOOR
BDRM.3	134 SF	CARPET	UPPER FLOOR
BDRM.4	173 SF	CARPET	UPPER FLOOR
HALL	205 SF	CARPET	UPPER FLOOR
L.	50 SF	HARD	UPPER FLOOR
M. BATH	112 SF	HARD	UPPER FLOOR
PRIMARY	220 SF	CARPET	UPPER FLOOR
W.I.C.	90 SF	CARPET	UPPER FLOOR

SQUARE FOOTAGE ARE ESTIMATES ONLY.
CONTRACTOR TO VERIFY AMOUNTS.
NO WASTE FACTOR IS INCLUDED.

ESTIMATED AREA – FOUNDATION WALLS			
Type	Description	Volume	Area
Foundation – 8" Concrete	Concrete	888 CF	1332 SF
		888 CF	1332 SF

ESTIMATED AREA – CONCRETE FLATWORK		
LOCATION	AREA	CUBIC YARDS
Floor: Rear Patio	100 SF	1.2 CY
Floor: Front Porch	75 SF	1.7 CY
Floor: Garage	432 SF	5.3 CY
Floor: Basement	840 SF	10.4 CY

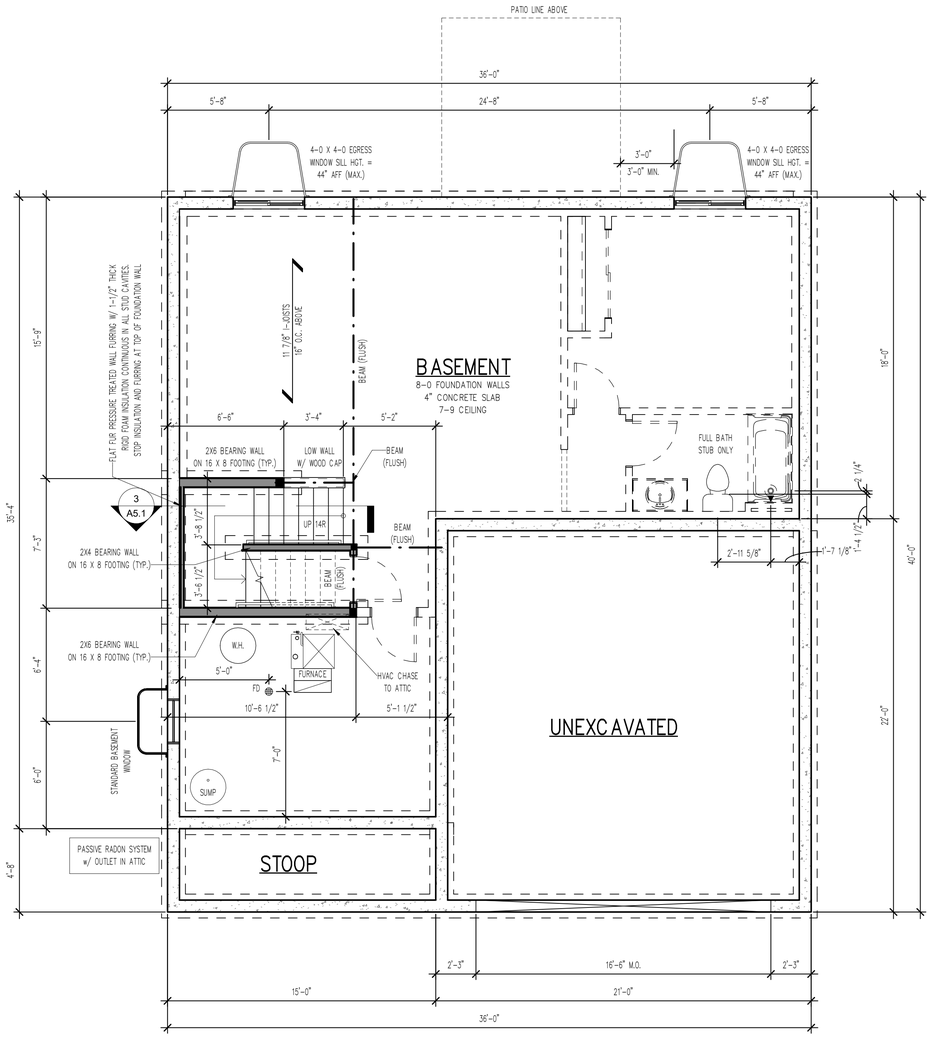
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WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE – ACTUAL WINDOW ROUGH OPENING TO BE VERIFIED PER MFGR.

VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE. PLANS ARE CONCEPTUAL, ADJUST AS REQ.

ALL STRUCTURAL CONCRETE PIER PADS TO BE SIZED AND VERIFIED BY OTHERS.

PLACE BASEMENT WINDOW HEADERS IN RIM AS REQUIRED PER WINDOW HD.HT. AND GRADE



1 BASEMENT FLOOR
1/4" = 1'-0"

AREA SCHEDULE	
MAIN FLOOR	915 SF
UPPER LEVEL	1248 SF
	2163 SF
BASEMENT – FINISHED	0 SF
BASEMENT – UNFINISHED	933 SF
GARAGE	450 SF
	1384 SF
GRAND TOTAL	3546 SF

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS.
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW.
     1/2" OSB SHEATHING ON ALL ELEVATIONS
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON
     1/2" PLYWOOD WALL SHEATHING
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR
     CEILING: 5/8" GYPSUM WALL BOARD
     FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
     FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
2. WINDOWS:
   ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
   - A. CASEMENT WINDOWS:
     WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
     BI-FOLD DOOR ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BI-PASS DOOR ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
   - B. GYPSUM WALL BOARD OPENINGS:
     ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZES NOTED WAS NOT ENGINEERED AND OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNERS AND OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND THE RESPONSIBILITY OF THE BUILDER.

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PROJECT

Hansbury Plan - Basement - 2 Car - GR

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PROJECT NO.
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09.13.23
10.17.23

SHEET NAME
BASEMENT FLOOR

SHEET NO.
A1.1

DOOR SCHEDULE – OPTION 1				
TAG	QTY	DOOR SIZE	COMMENTS	LEVEL
2668	4	2'-6 x 6'-8		BASEMENT FLOOR
5068 BP	1	5'-0 x 6'-8	Sliding Bypass	BASEMENT FLOOR
16070 OHGD	1	16'-0 x 7'-0 Contemporary – Solid Panel	Overhead Garage Door	T.O.FOUNDATION
2468	2	2'-4 x 6'-8		MAIN FLOOR
2668	2	2'-6 x 6'-8		MAIN FLOOR
2868	1	2'-8 x 6'-8	W/CLOSER – 20MIN.	MAIN FLOOR
3068 SC	1	3'-0 x 6'-8 Entry		MAIN FLOOR
6068	1	6'-0 x 6'-8 Slider		MAIN FLOOR
1668	1	1'-6 x 6'-8		UPPER FLOOR
2468	4	2'-4 x 6'-8		UPPER FLOOR
2668	7	2'-6 x 6'-8		UPPER FLOOR
2868	1	2'-8 x 6'-8		UPPER FLOOR
5068 BP	3	5'-0 x 6'-8	Sliding Bypass	UPPER FLOOR

WINDOW SCHEDULE – OPTION 1				
QTY	TYPE	HEAD HEIGHT	EGRESS NOTES	LEVEL
1	2'-6 X 1'-6	7' – 6"		BASEMENT FLOOR
2	4'-0 x 4'-0 EGRESS WINDOW SILL HGT. = 44" AFF (MAX.)	7' – 6"	Meets Egress	BASEMENT FLOOR
3	5'-0 X 5'-0 FX.		Fixed	MAIN FLOOR
1	2'-6 X 3'-6 SH	6' – 11 1/2"		MAIN FLOOR
1	5'-0 X 5'-0 SL	6' – 11 1/2"	Meets Egress	MAIN FLOOR
1	2'-6 X 3'-6 SH	6' – 11 1/2"		UPPER FLOOR
4	5'-0 X 5'-0 SL	6' – 11 1/2"	Meets Egress	UPPER FLOOR

FLOORING SCHEDULE – OPTION 1			
Name	Area	Floor Finish	Level
BASEMENT	161 SF	CONCRETE	BASEMENT FLOOR
BATH	48 SF	HARD	BASEMENT FLOOR
BDRM.5	136 SF	CARPET	BASEMENT FLOOR
FAMILY RM.	354 SF	CARPET	BASEMENT FLOOR
BATH	28 SF	HARD	MAIN FLOOR
DINETTE	91 SF	HARD	MAIN FLOOR
DROP	28 SF	HARD	MAIN FLOOR
ENTRY	19 SF	HARD	MAIN FLOOR
GARAGE	434 SF	CONCRETE	MAIN FLOOR
GREAT RM.	275 SF	CARPET	MAIN FLOOR
KITCHEN	149 SF	HARD	MAIN FLOOR
LIVING	144 SF	HARD	MAIN FLOOR
P.	31 SF	HARD	MAIN FLOOR
BATH	50 SF	HARD	UPPER FLOOR
BDRM.2	160 SF	CARPET	UPPER FLOOR
BDRM.3	134 SF	CARPET	UPPER FLOOR
BDRM.4	173 SF	CARPET	UPPER FLOOR
HALL	205 SF	CARPET	UPPER FLOOR
L.	50 SF	HARD	UPPER FLOOR
M. BATH	112 SF	HARD	UPPER FLOOR
PRIMARY	220 SF	CARPET	UPPER FLOOR
W.I.C.	90 SF	CARPET	UPPER FLOOR

SQUARE FOOTAGE ARE ESTIMATES ONLY.
CONTRACTOR TO VERIFY AMOUNTS.
NO WASTE FACTOR IS INCLUDED.

ESTIMATED AREA – FOUNDATION WALLS			
Type	Description	Volume	Area
Foundation – 8" Concrete	Concrete	888 CF	1332 SF
		888 CF	1332 SF

ESTIMATED AREA – CONCRETE FLATWORK		
LOCATION	AREA	CUBIC YARDS
Floor: Rear Patio	100 SF	1.2 CY
Floor: Front Porch	75 SF	1.7 CY
Floor: Garage	432 SF	5.3 CY
Floor: Basement	840 SF	10.4 CY

ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE DESIGNED AND ENGINEERED BY TRUSS MFGR. OR BY OTHERS

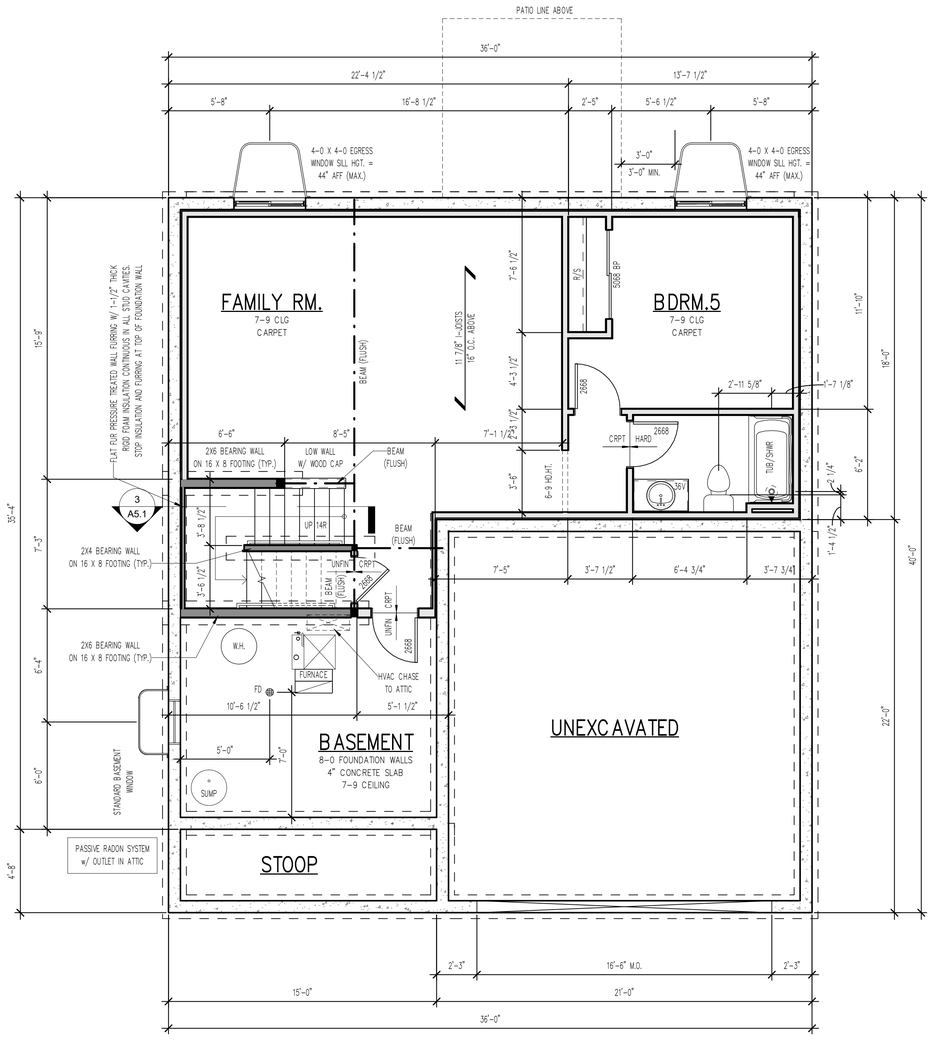
WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE – ACTUAL WINDOW ROUGH OPENING TO BE VERIFIED PER MFGR.

VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE. PLANS ARE CONCEPTUAL, ADJUST AS REQ.

ALL STRUCTURAL CONCRETE PIER PADS TO BE SIZED AND VERIFIED BY OTHERS.

PLACE BASEMENT WINDOW HEADERS IN RIM AS REQUIRED PER WINDOW HGHT. AND GRADE

CABINETS SHOWN ON PLANS DESIGNED BY OTHERS AND TO BE VERIFIED PER MFGR.



1 BASEMENT FLOOR – OPTION 1
1/4" = 1'-0"

AREA SCHEDULE – OPTION 1	
MAIN FLOOR	915 SF
UPPER LEVEL	1248 SF
	2163 SF
BASEMENT OPTION 1 – FINISHED	747 SF
BASEMENT OPTION 1 – UNFINISHED	187 SF
GARAGE	450 SF
	1384 SF
GRAND TOTAL	3547 SF

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS.
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW.
     1/2" OSB SHEATHING ON ALL ELEVATIONS
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON
     1/2" PLYWOOD WALL SHEATHING
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G FLOOR SHEATHING ON 11 7/8" I–JOIST, U.O.N. (SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR
     CEILING: 5/8" GYPSUM WALL BOARD
     FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
     FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
2. WINDOWS:
   ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
   - A. CASEMENT WINDOWS:
     WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
     BI–FOLD DOOR ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BI–PASS DOOR ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
   - B. GYPSUM WALL BOARD OPENINGS:
     ROUGH OPENING FOR BI–PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI–FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZES NOTED WAS NOT ENGINEERED AND OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNERS AND OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND THE RESPONSIBILITY OF THE BUILDER.

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PROJECT

Hansbury Plan - Basement - 2 Car - GR

PROJECT ADDRESS REQUIRED FOR PERMIT

BUILDER
Destiny Homes

PROJECT NO.
30211423

ISSUE DATE
07. 05. 23

DRAWN
Author

REVISION DATE
08.02.23
09.13.23
10.17.23

SHEET NAME
BASEMENT FLOOR - OPTION 1

SHEET NO.
A1.2

DOOR SCHEDULE				
TAG	QTY	DOOR SIZE	COMMENTS	LEVEL
16070 OHGD	1	16-0 x 7-0 Contemporary – Solid Panel	Overhead Garage Door	T.O.FOUNDATION
2468	2	2-4 x 6-8		MAIN FLOOR
2668	2	2-6 x 6-8		MAIN FLOOR
2868	1	2-8 x 6-8	W/CLOSER – 20MIN.	MAIN FLOOR
3068 SC	1	3-0 x 6-8 Entry		MAIN FLOOR
6068	1	6-0 x 6-8 Slider		MAIN FLOOR
1668	1	1-6 x 6-8		UPPER FLOOR
2468	4	2-4 x 6-8		UPPER FLOOR
2668	7	2-6 x 6-8		UPPER FLOOR
2868	1	2-8 x 6-8		UPPER FLOOR
5068 BP	3	5-0 x 6-8	Sliding Bypass	UPPER FLOOR

WINDOW SCHEDULE				
QTY	TYPE	HEAD HEIGHT	EGRESS NOTES	LEVEL
1	2-6 X 1-6	7' – 6"		BASEMENT FLOOR
2	4-0 x 4-0 EGRESS WINDOW SILL HGT. = 44" AFF (MAX.)	7' – 6"	Meets Egress	BASEMENT FLOOR
3	5-0 X 5-0 FX		Fixed	MAIN FLOOR
1	2-6 X 3-6 SH	6' – 11 1/2"		MAIN FLOOR
1	5-0 X 5-0 SL	6' – 11 1/2"	Meets Egress	MAIN FLOOR
1	2-6 X 3-6 SH	6' – 11 1/2"		UPPER FLOOR
4	5-0 X 5-0 SL	6' – 11 1/2"	Meets Egress	UPPER FLOOR

FLOORING SCHEDULE			
Name	Area	Floor Finish	Level
BASEMENT	725 SF	CONCRETE	BASEMENT FLOOR
BATH	28 SF	HARD	MAIN FLOOR
DINETTE	91 SF	HARD	MAIN FLOOR
DROP	28 SF	HARD	MAIN FLOOR
ENTRY	19 SF	HARD	MAIN FLOOR
GARAGE	434 SF	CONCRETE	MAIN FLOOR
GREAT RM.	275 SF	CARPET	MAIN FLOOR
KITCHEN	149 SF	HARD	MAIN FLOOR
LIVING	144 SF	HARD	MAIN FLOOR
P.	31 SF	HARD	MAIN FLOOR
BATH	50 SF	HARD	UPPER FLOOR
BDRM.2	160 SF	CARPET	UPPER FLOOR
BDRM.3	134 SF	CARPET	UPPER FLOOR
BDRM.4	173 SF	CARPET	UPPER FLOOR
HALL	205 SF	CARPET	UPPER FLOOR
L.	50 SF	HARD	UPPER FLOOR
M. BATH	112 SF	HARD	UPPER FLOOR
PRIMARY	220 SF	CARPET	UPPER FLOOR
W.I.C.	90 SF	CARPET	UPPER FLOOR

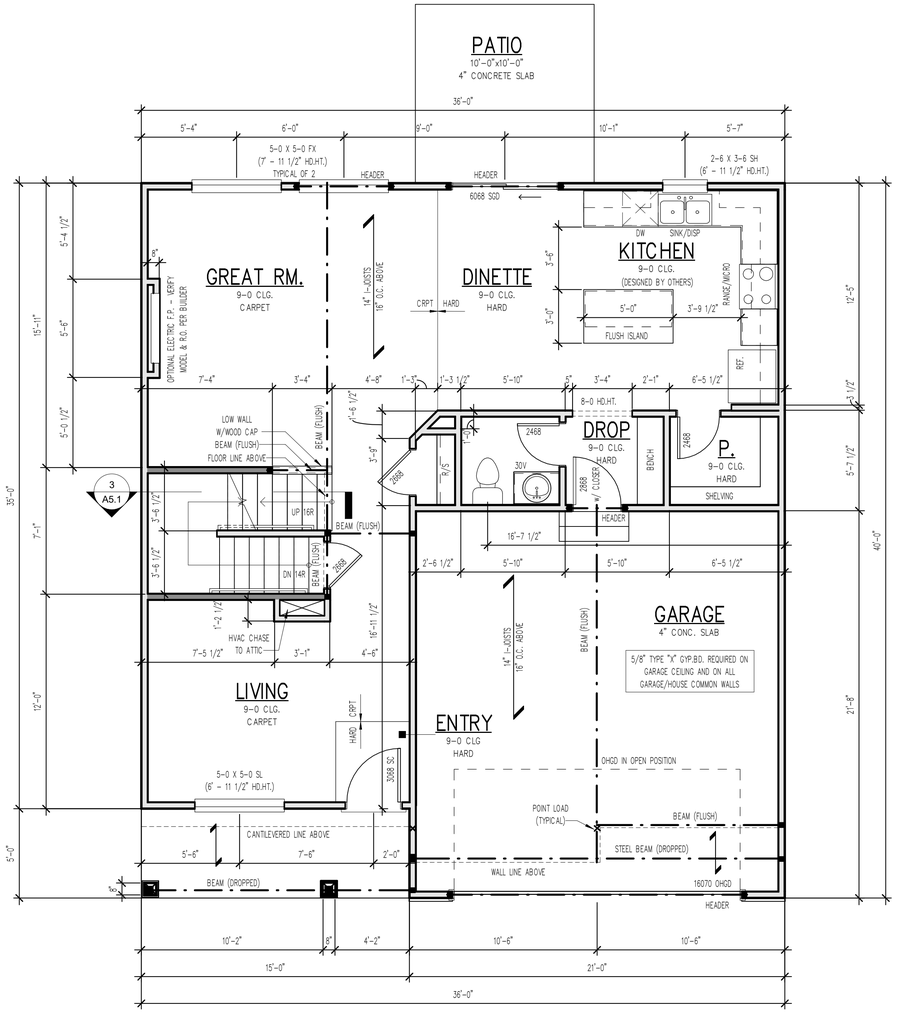
SQUARE FOOTAGE ARE ESTIMATES ONLY.
CONTRACTOR TO VERIFY AMOUNTS.
NO WASTE FACTOR IS INCLUDED.

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WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE – ACTUAL WINDOW ROUGH OPENING TO BE VERIFIED PER MFGR.

ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFGR.

CABINETS SHOWN ON PLANS DESIGNED BY OTHERS AND TO BE VERIFIED PER MFGR.



1 MAIN FLOOR
1/4" = 1'-0"

AREA SCHEDULE	
MAIN FLOOR	915 SF
UPPER LEVEL	1248 SF
	2163 SF
BASEMENT – FINISHED	0 SF
BASEMENT – UNFINISHED	933 SF
GARAGE	450 SF
	1384 SF
GRAND TOTAL	3546 SF

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS.
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW.
     1/2" OSB SHEATHING ON ALL ELEVATIONS
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON
     1/2" PLYWOOD WALL SHEATHING
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR
     CEILING: 5/8" GYPSUM WALL BOARD
     FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
     FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
2. WINDOWS:
   ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
   - A. CASEMENT WINDOWS:
     WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
     BI-FOLD DOOR ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BI-PASS DOOR ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
   - B. GYPSUM WALL BOARD OPENINGS:
     ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

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PROJECT

Hansbury Plan - Basement - 2 Car - GR

PROJECT ADDRESS REQUIRED FOR PERMIT

BUILDER
Destiny Homes

PROJECT NO.
30211423

ISSUE DATE
07. 05. 23

DRAWN
SP

REVISION DATE
08.02.23
09.13.23
10.17.23

SHEET NAME
MAIN FLOOR

SHEET NO.
A2.1

DOOR SCHEDULE				
TAG	QTY	DOOR SIZE	COMMENTS	LEVEL
16070 OHGD	1	16'-0 x 7'-0 Contemporary – Solid Panel	Overhead Garage Door	T.O.FOUNDATION
2468	2	2'-4 x 6'-8		MAIN FLOOR
2668	2	2'-6 x 6'-8		MAIN FLOOR
2868	1	2'-8 x 6'-8	W/CLOSER – 20MIN.	MAIN FLOOR
3068 SC	1	3'-0 x 6'-8 Entry		MAIN FLOOR
6068	1	6'-0 x 6'-8 Slider		MAIN FLOOR
1668	1	1'-6 x 6'-8		UPPER FLOOR
2468	4	2'-4 x 6'-8		UPPER FLOOR
2668	7	2'-6 x 6'-8		UPPER FLOOR
2868	1	2'-8 x 6'-8		UPPER FLOOR
5068 BP	3	5'-0 x 6'-8	Sliding Bypass	UPPER FLOOR

WINDOW SCHEDULE				
QTY	TYPE	HEAD HEIGHT	EGRESS NOTES	LEVEL
1	2'-6 X 1'-6	7' – 6"		BASEMENT FLOOR
2	4'-0 x 4'-0 EGRESS WINDOW SILL HGT. = 44" AFF (MAX.)	7' – 6"	Meets Egress	BASEMENT FLOOR
3	5'-0 X 5'-0 FX		Fixed	MAIN FLOOR
1	2'-6 X 3'-6 SH	6' – 11 1/2"		MAIN FLOOR
1	5'-0 X 5'-0 SL	6' – 11 1/2"	Meets Egress	MAIN FLOOR
1	2'-6 X 3'-6 SH	6' – 11 1/2"		UPPER FLOOR
4	5'-0 X 5'-0 SL	6' – 11 1/2"	Meets Egress	UPPER FLOOR

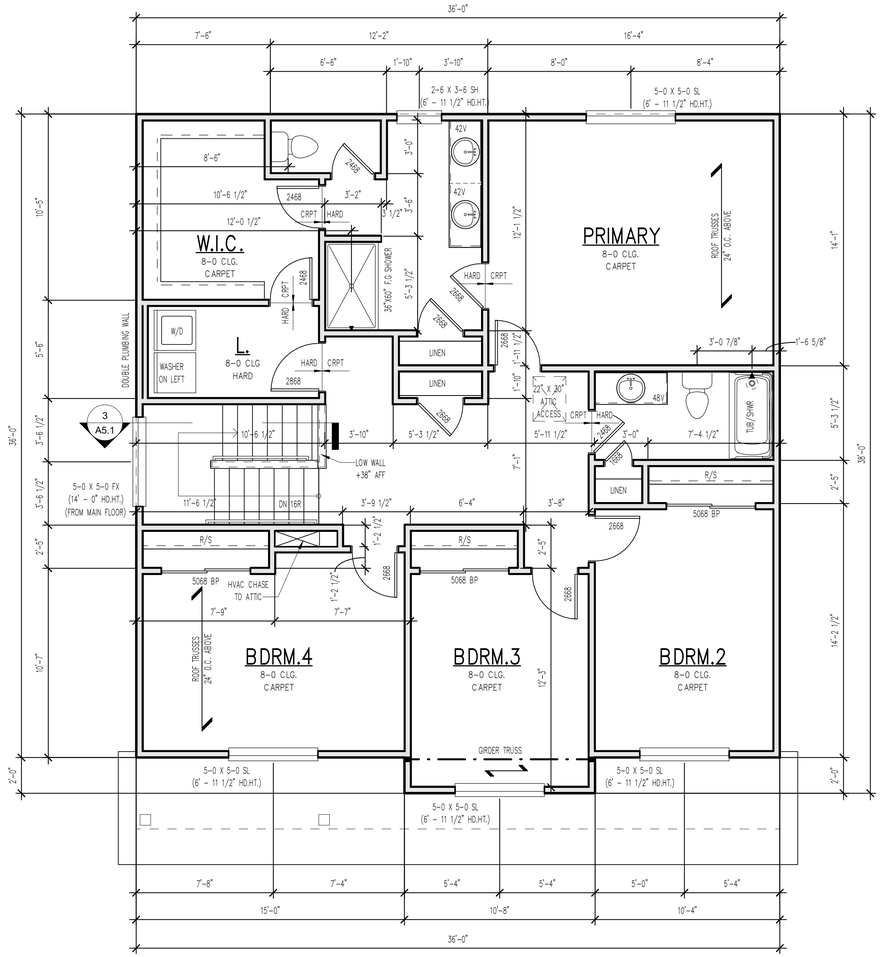
FLOORING SCHEDULE			
Name	Area	Floor Finish	Level
BASEMENT	725 SF	CONCRETE	BASEMENT FLOOR
BATH	28 SF	HARD	MAIN FLOOR
DINETTE	91 SF	HARD	MAIN FLOOR
DROP	28 SF	HARD	MAIN FLOOR
ENTRY	19 SF	HARD	MAIN FLOOR
GARAGE	434 SF	CONCRETE	MAIN FLOOR
GREAT RM.	275 SF	CARPET	MAIN FLOOR
KITCHEN	149 SF	HARD	MAIN FLOOR
LIVING	144 SF	HARD	MAIN FLOOR
P.	31 SF	HARD	MAIN FLOOR
BATH	50 SF	HARD	UPPER FLOOR
BDRM.2	160 SF	CARPET	UPPER FLOOR
BDRM.3	134 SF	CARPET	UPPER FLOOR
BDRM.4	173 SF	CARPET	UPPER FLOOR
HALL	205 SF	CARPET	UPPER FLOOR
L.	50 SF	HARD	UPPER FLOOR
M. BATH	112 SF	HARD	UPPER FLOOR
PRIMARY	220 SF	CARPET	UPPER FLOOR
W.I.C.	90 SF	CARPET	UPPER FLOOR

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CABINETS SHOWN ON PLANS DESIGNED BY OTHERS AND TO BE VERIFIED PER MFGR.



1 UPPER FLOOR
1/4" = 1'-0"

AREA SCHEDULE	
MAIN FLOOR	915 SF
UPPER LEVEL	1248 SF
	2163 SF
BASEMENT – FINISHED	0 SF
BASEMENT – UNFINISHED	933 SF
GARAGE	450 SF
	1384 SF
GRAND TOTAL	3546 SF

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS.
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW.
     1/2" OSB SHEATHING ON ALL ELEVATIONS
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON
     1/2" PLYWOOD WALL SHEATHING
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G FLOOR SHEATHING ON 11 7/8" I–JOIST, U.O.N. (SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR
     CEILING: 5/8" GYPSUM WALL BOARD
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     FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
2. WINDOWS:
   ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
   - A. CASEMENT WINDOWS:
     WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
     BI–FOLD DOOR ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BI–PASS DOOR ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
   - B. GYPSUM WALL BOARD OPENINGS.
     ROUGH OPENING FOR BI–PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI–FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

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PROJECT

Hansbury Plan - Basement - 2 Car - GR

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BUILDER
Destiny Homes

PROJECT NO.
30211423

ISSUE DATE
07. 05. 23

DRAWN
SP

REVISION DATE
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09.13.23
10.17.23

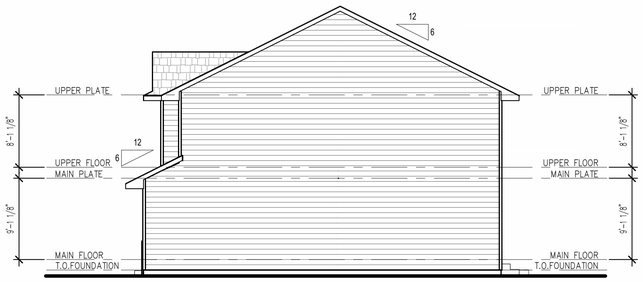
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UPPER FLOOR

SHEET NO.
A3.1

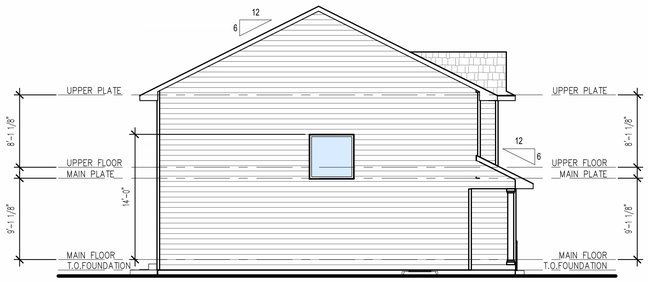
ESTIMATED AREA – MATERIAL			
MATERIAL TYPE	MATERIAL SF	MATERIAL %	MATERIAL ELEVATION
Lap Siding – 8"	2436 SF	100.0%	
Lap Siding – 8"	463 SF	95.9%	Front
Stone Veneer	20 SF	4.1%	Front



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



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



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



1 FRONT ELEVATION
1/4" = 1'-0"

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS.
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW.
     1/2" OSB SHEATHING ON ALL ELEVATIONS
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON
     1/2" PLYWOOD WALL SHEATHING
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR
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   - A. CASEMENT WINDOWS:
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     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
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     BI-PASS DOOR ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
   - B. GYPSUM WALL BOARD OPENINGS:
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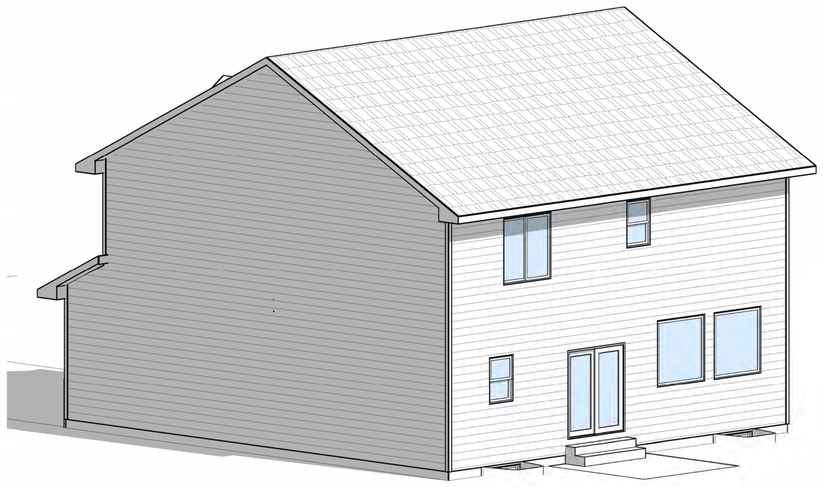
ISSUE DATE
07. 05. 23

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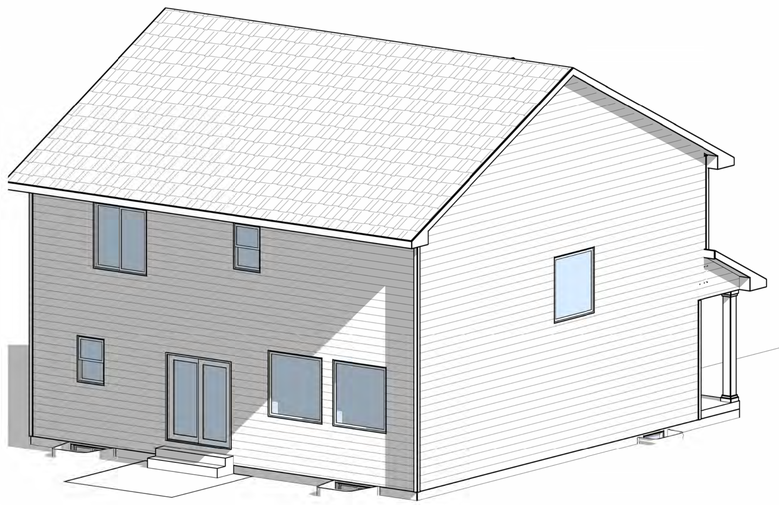
REVISION DATE
08. 03. 23
09. 13. 23
10. 17. 23

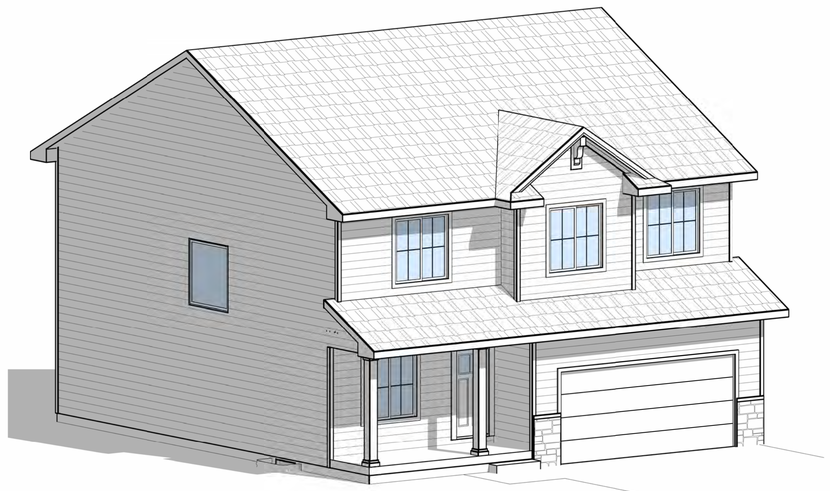
SHEET NAME
EXTERIOR ELEVATIONS

SHEET NO.
A4.1









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PROJECT

Hansbury Plan - Basement - 2 Car - GR

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BUILDER
Destiny Homes

PROJECT NO.
30211423

ISSUE DATE
07. 05. 23

DRAWN
SP

REVISION DATE
08. 03. 23
09. 13. 23
10. 17. 23

SHEET NAME
3D - VIEWS

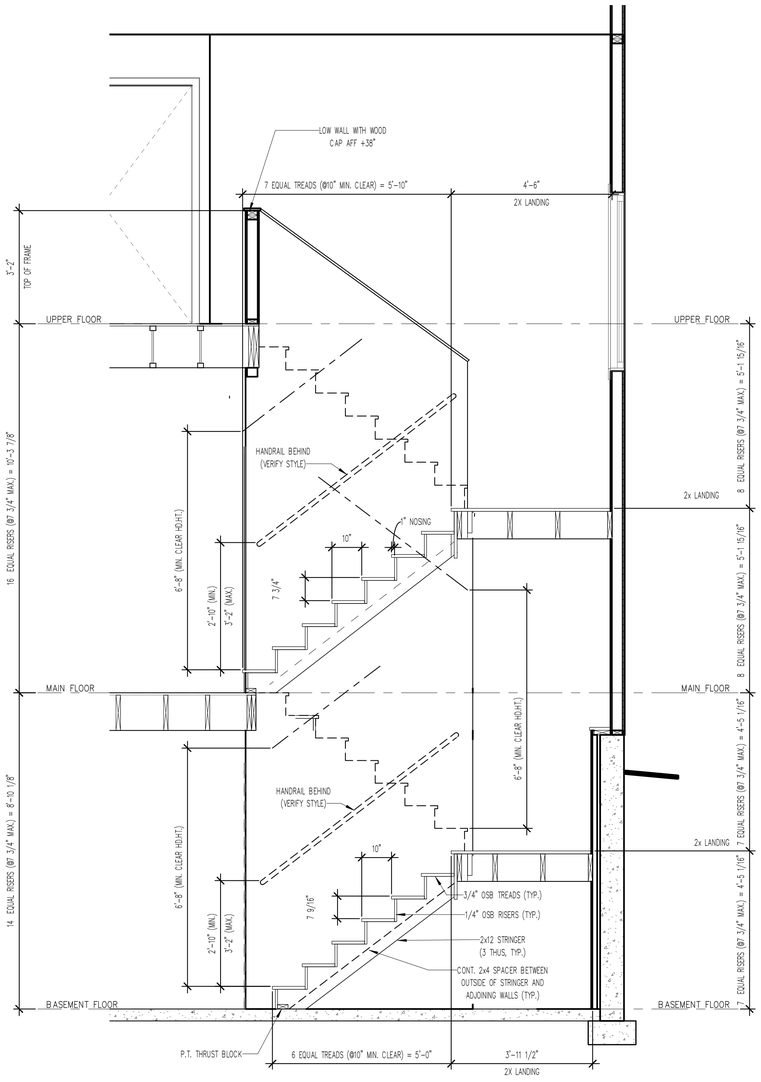
SHEET NO.
A4.2

STAIR NOTES

MIN. RUN 10"
MAX. RISE 7 3/4"
MIN. HEADROOM 6'-8"
MAX. VARIANCE 3/8"

HANDRAIL NOTES

HANDRAIL HEIGHTS 34" TO 38"
HANDRAILS MAY ENCROACH WIDTH OF STAIRS BY 4 1/2" MAX.
HANDRAILS MAX. CROSS SECTION = 2 5/8"
HANDRAILS REQ'D ALONG STAIRS w/ 2 OR MORE TREADS

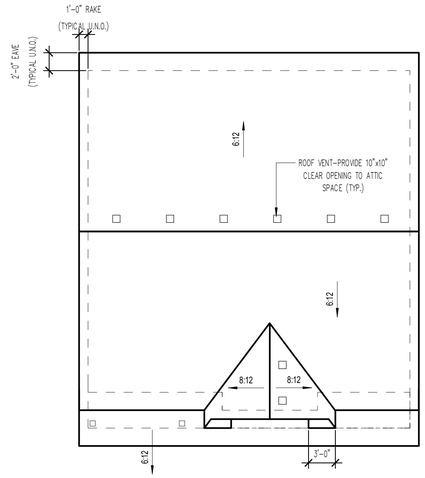


3 STAIR SECTION
1/2" = 1'-0"

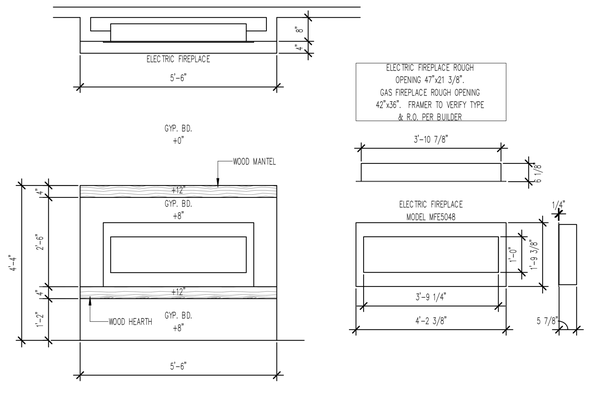
ESTIMATED AREA - ROOF VENTS			
Attic Zone	Sq. Ft. (Area)	Number of Roof Vents - 50 NFA	Required Ridge Vent (Feet) - 11 NFA
ATTIC AREA	1367 SF	7	30'

VERIFY ROOF VENT TYPES BY BUILDER. ROOFING CONTR. RESPONSIBLE FOR ADEQUATE VENTILATION PER CODE..
PROVIDE 10"X10" CLEAR OPENING TO ATTIC SPACE FOR BOX VENTS.

ESTIMATED AREA - ROOF
2031 SF



1 ROOF PLAN
1/8" = 1'-0"



2 FIREPLACE DETAIL
1/2" = 1'-0"

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS.
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW.
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     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON
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     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
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     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR
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   - A. CASEMENT WINDOWS:
     WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
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HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

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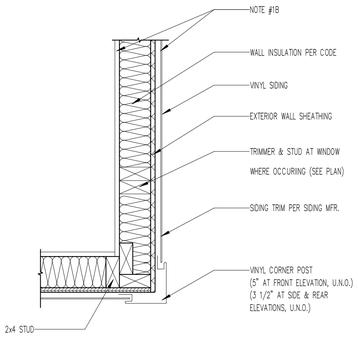
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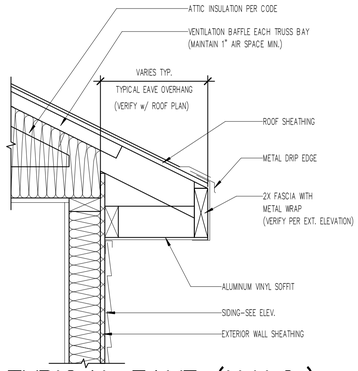
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ROOF PLAN & STAIR SECTION, FIREPLACE DETAIL

SHEET NO.
A5.1



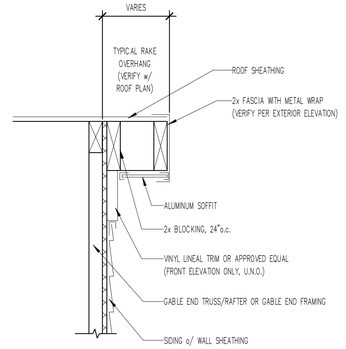
8 TYP. EXTERIOR CORNER

DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



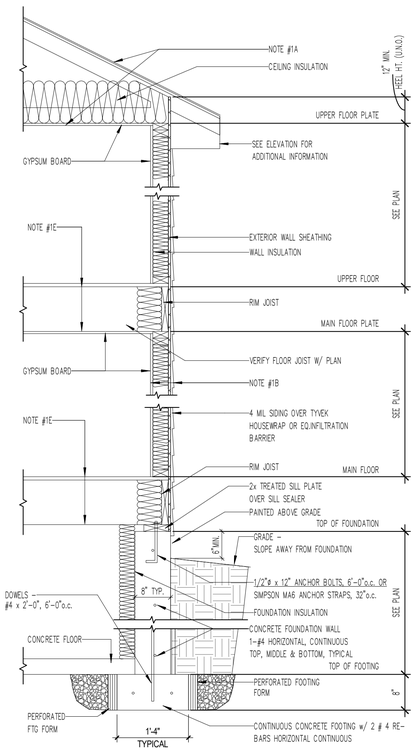
7 TYPICAL EAVE (U.N.O.)

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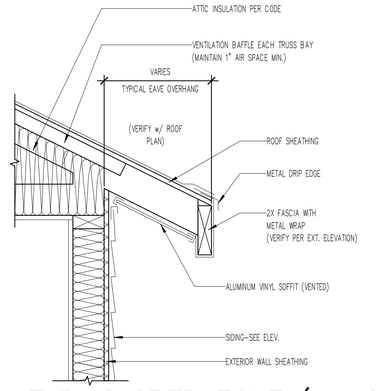
6 TYP. RAKE (U.N.O.)

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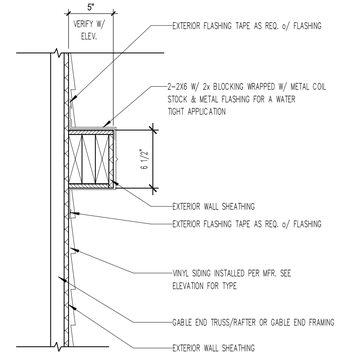
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3 TYP. 2-STORY WALL SEC.



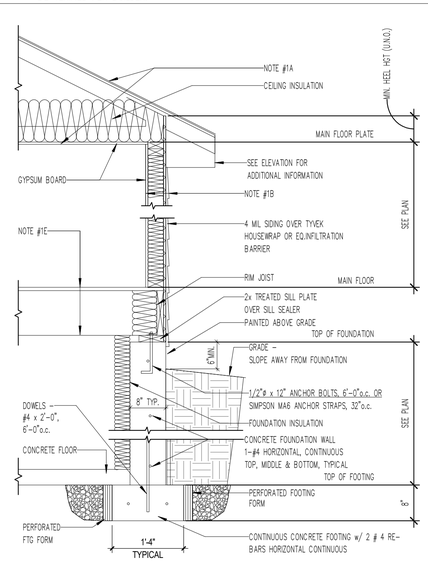
5 TYP. SLOPED EAVE (U.N.O.)

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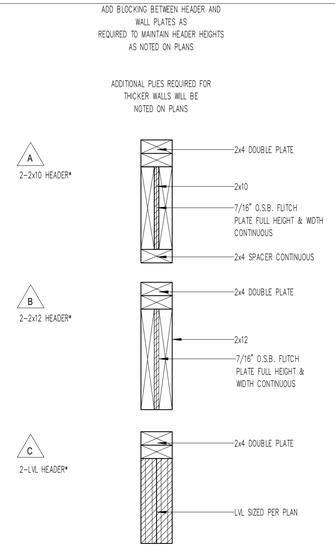
4 VINYL - TYP. VALANCE DETAIL

DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



2 TYP. RANCH WALL SEC.

DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



*SEE PLAN FOR HEADER LENGTH

1 HEADER TYPES

RESIDENTIAL CONVENTIONAL FOOTING DIMENSIONS:

ASSUMING 2,000 P.S.F. IS REQUIRED FOR THE FOOTING, THE FOLLOWING ADJUSTED FOOTING DIMENSIONS MAY BE USED FOR THE SOIL CONDITIONS SPECIFIED IN THE TABLE BELOW, UNLESS SPECIFIC ENGINEERING PROBLEMS EXIST.

SOIL BEARING PRESSURE	CONVENTIONAL FOOTING DIMENSIONS & REINFORCEMENT
2,000 P.S.F.	8"x 16" WITH TWO #4 REINFORCEMENT BAR
1,850 P.S.F.	9"x 20" WITH TWO #4 REINFORCEMENT BARS
1,500 P.S.F.	10"x 24" WITH TWO #5 REINFORCEMENT BARS
1,250 P.S.F.	11"x 28" WITH THREE #5 REINFORCEMENT BARS
1,000 P.S.F.	12"x 32" WITH THREE #5 REINFORCEMENT BARS

THE DIMENSIONS SPECIFIED IN THIS TABLE ARE TYPICALLY ACCEPTED DIMENSIONS FOR CONVENTIONALLY DESIGNED SINGLE FAMILY DWELLING STRUCTURES OF ONE OR TWO STORIES IN HEIGHT INTENDED TO BE CONSTRUCTED ON UNDISTURBED, NON-EXPANSIVE SOILS.

DESIGN DATA

IRC 2018, BUILDING PLANNING - CHAPTER 3

LIVE LOADS
ROOF (SNOW) 30 PSF

WIND DESIGN
115 MPH (SEISMIC DESIGN CATEGORY - A)
WEATHERING - SEVERE

SOIL TEST (LOAD BEARING PRESSURE)
SAND, SILTY SAND, CLAYEY SAND, SILT GRAVEL AND CLAYEY GRAVEL 2000 PSF
CLAYEY, SANDY, SLIGHTLY CLAY, CLAYEY SILT, SILT AND SANDY SILT CLAY 1500 PSF

BUILDING MATERIALS

STRUCTURAL STEEL	F_y = 36 KSI
REINFORCING STEEL	F_y = 60 KSI
CONCRETE	
BASEMENT WALLS, FOUNDATION AND OTHER CONCRETE NOT EXPOSED TO WEATHER	F_c = 2500 PSI
BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS	F_c = 2500 PSI
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO WEATHER	F_c = 3000 PSI
PORCHES, CARPOT SLABS AND STEPS EXPOSED TO THE WEATHER AND GARAGE FLOOR SLABS	F' = 3500 PSI
FRAMING LUMBER	
2x6 AND LARGER	F_b = 1200 PSI E = 1700 KSI F_c = 625 PSI
2x4 AND MISC.	F_b = 1400 PSI E = 1700 KSI F_c = 1000 PSI
2x6 STUDS	F_b = 725 PSI E = 1500 KSI F_c = 675 PSI
2x4 STUDS	F_b = 800 PSI E = 1500 KSI F_c = 600 PSI
MICRO-LAMS (12")	F_c = 2800 PSI E = 2000 KSI

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS.
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW.
     1/2" OSB SHEATHING ON ALL ELEVATIONS
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON 1/2" PLYWOOD WALL SHEATHING
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
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     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
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   - E. FIXED WINDOWS:
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3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
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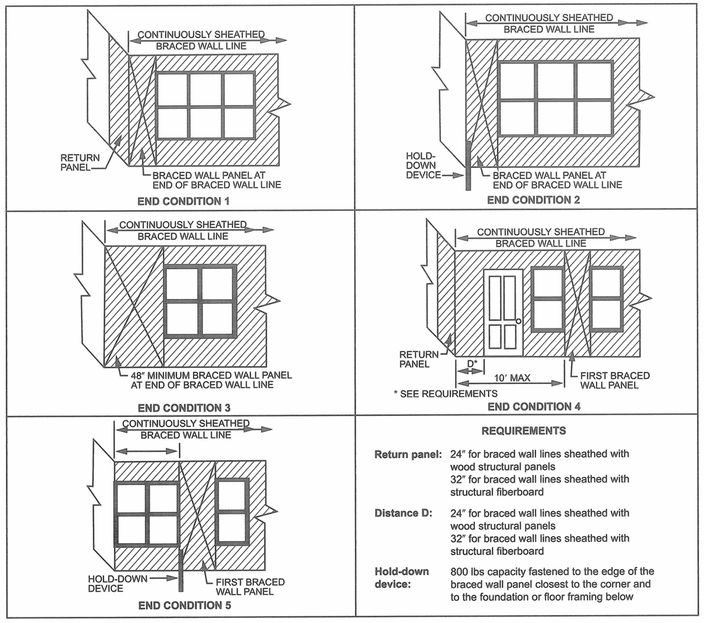
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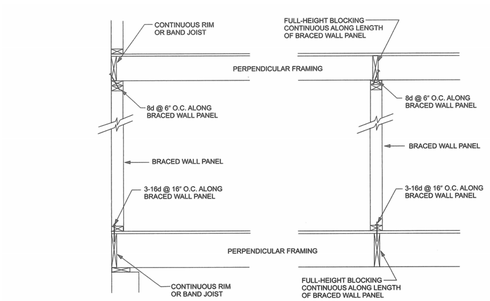
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D1



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N.

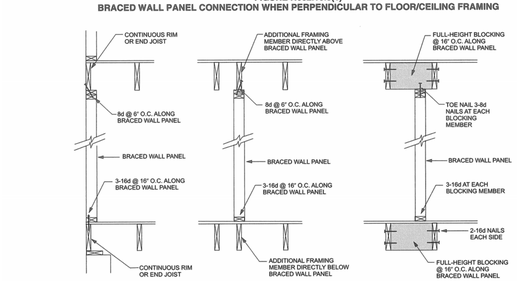
FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

3 CS–END CONDITIONS



For SI: 1 inch = 25.4 mm.

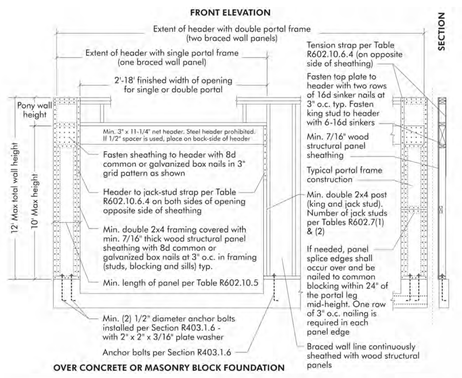
FIGURE R602.10.8(1)
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING



For SI: 1 inch = 25.4 mm.

FIGURE R602.10.8(2)
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

1 BRACED WALL PANEL CONNECTION



2 CS–PF BRACING

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     NOTED ON PLANS AS FX
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   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
     BI-FOLD DOOR ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BI-PASS DOOR ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
   - B. GYPSUM WALL BOARD OPENINGS:
     ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZES NOTED WAS NOT ENGINEERED AND OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNERS AND OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND THE RESPONSIBILITY OF THE BUILDER.

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PROJECT

Hansbury Plan - Basement - 2 Car - GR

PROJECT ADDRESS REQUIRED FOR PERMIT

BUILDER
Destiny Homes

PROJECT NO.
30211423

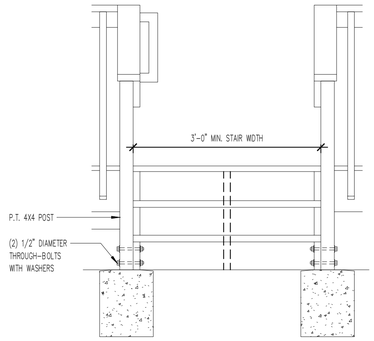
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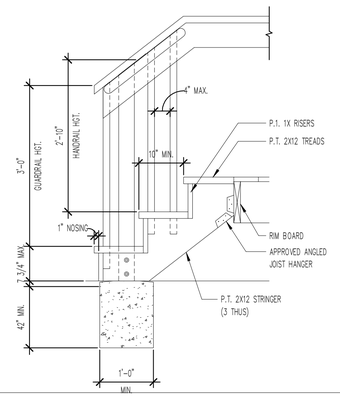
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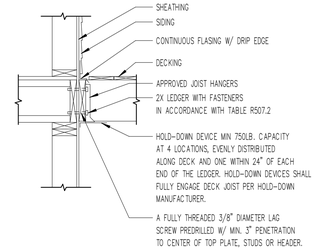
SHEET NAME
DETAILS

SHEET NO.
D2

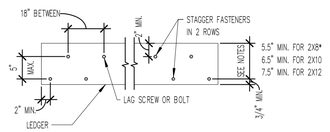




NOTE:
THIS DETAIL IS APPLICABLE WHERE FLOOR JOISTS ARE PARALLEL TO DECK JOISTS.

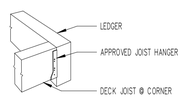


2018 IRC
FIGURE R507.9.1.2(2)
DECK ATTACHMENT FOR LATERAL LOADS

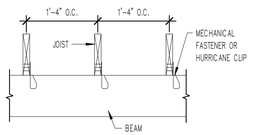


*DISTANCE SHALL BE PERMITTED TO BE REDUCED TO 4.5" IF LAG SCREWS ARE USED OR BOLT SPACING IS REDUCED TO THAT OF LAG SCREWS TO ATTACHE 2X8 LEDGERS TO 2X8 BAND JOISTS.

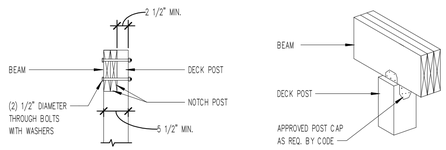
2018 IRC
FIGURE R507.9.1.3(1)
PLACEMENT OF LAG SCREWS AND BOLTS IN LEDGERS



JOIST-TO-LEDGER DETAIL



JOIST-TO-BEAM DETAIL



NOTCHED POST POST CAP

2018 IRC
FIGURE R507.5.1
DECK BEAM TO DECK POST

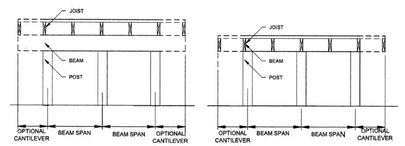
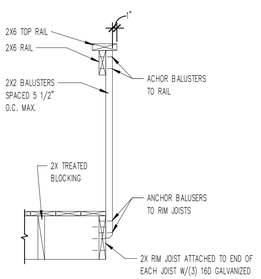


FIGURE R507.5
TYPICAL DECK JOIST SPANS

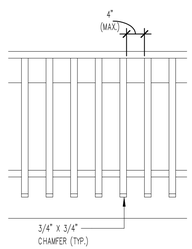
TABLE R507.5
DECK BEAM SPAN LENGTHS[a, b, c] (feet - inches)

SPECIES[g]	SIZE[e]	DECK JOIST SPAN LESS THAN OR EQUAL TO: (feet)						
		6	8	10	12	14	16	18
Southern pine	1 – 2 × 6	4-11	4-0	3-7	3-3	3-0	2-10	2-8
	1 – 2 × 8	5-11	5-1	4-7	4-2	2-10	3-7	3-5
	1 – 2 × 10	7-0	6-0	5-5	4-11	4-7	4-3	4-0
	1 – 2 × 12	8-3	7-1	6-4	5-10	5-5	5-0	4-9
	2 – 2 × 6	6-11	5-11	5-4	4-10	4-6	4-3	4-0
	2 – 2 × 8	8-9	7-7	6-9	6-2	5-9	5-4	5-0
	2 – 2 × 10	10-4	9-0	8-0	7-4	6-9	6-4	6-0
	2 – 2 × 12	12-2	10-7	9-5	8-7	8-0	7-6	7-0
	3 – 2 × 6	8-2	7-5	6-8	6-1	5-8	5-3	5-0
	3 – 2 × 8	10-10	9-6	8-6	7-9	7-2	6-8	6-4
	3 – 2 × 10	13-0	11-3	10-0	9-2	8-6	7-11	7-6
	3 – 2 × 12	15-3	13-3	11-10	10-9	10-0	9-4	8-10
Douglas fir-larch[f], hem-fir[f], spruce-pine-fir[f], redwood, western cedars, ponderosa pine[f], red pine[f]	3 × 6 or 2 – 2 x 6	5-5	4-8	4-2	3-10	3-6	3-1	2-9
	3 × 8 or 2 – 2 × 8	6-10	5-11	5-4	4-10	4-6	4-1	3-8
	3 × 10 or 2 – 2 × 10	8-4	7-3	6-6	5-11	5-6	5-1	4-8
	3 × 12 or 2 – 2 × 12	9-8	8-5	7-6	6-10	6-4	5-11	5-7
	4 × 6	6-5	5-6	4-11	4-6	4-2	3-11	3-8
	4 × 8	8-5	7-3	6-6	5-11	5-6	5-2	4-10
	4 × 10	9-11	8-7	7-8	7-0	6-6	6-1	5-8
	4 × 12	11-5	9-11	8-10	8-1	7-6	7-0	6-7
	3 – 2 × 6	7-4	6-8	6-0	5-6	5-1	4-9	4-6
	3 – 2 × 8	9-8	8-6	7-7	6-11	6-5	6-0	5-8
	3 – 2 × 10	12-0	10-5	9-4	8-6	7-10	7-4	6-11
	3 – 2 × 12	13-11	12-1	10-9	9-10	9-1	8-6	8-1

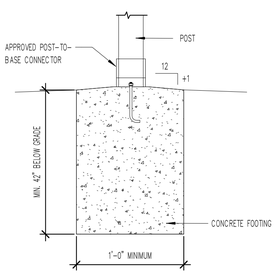
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa, 1 pound = 0.454 kg.
a. Ground snow load, live load = 40 psf, dead load = 10 psf, L/Δ = 360 at main span, L/Δ = 180 at cantilever with a 220-pound point load applied at the end.
b. Beams supporting deck joists from one side only.
c. No. 2 grade, wet service factor.
d. Beam depth shall be greater than or equal to depth of joists with a flush beam condition.
e. Includes incising factor.
f. Northern species. Incising factor not included.
g. Beam cantilevers are limited to the adjacent beam's span divided by 4.



GUARDRAIL DETAIL



ELEVATION



DECK POST HEIGHT	
DECK POST SIZE	DECK POST HEIGHT
4 X 4	6 – 9 (C)
4 X 6	8
6 X 6	14
8 X 8	14

(C) THE MAX. PERMITTED HEIGHT IS 8 FEET FOR ONE-PLY AND TWO-PLY BEAMS. THE MAX. HEIGHT FOR THREE-PLY BEAMS ON POST CAPS 6 FEET 9 INCHES.

POST-TO-FOOTING DETAIL

DECK DETAILS

1 — 3/4" = 1'-0"

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS.
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW.
     1/2" OSB SHEATHING ON ALL ELEVATIONS
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON
     1/2" PLYWOOD WALL SHEATHING
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR
     CEILING: 5/8" GYPSUM WALL BOARD
     FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
     FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
2. WINDOWS:
   ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
   - A. CASEMENT WINDOWS:
     WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
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ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

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Destiny Homes

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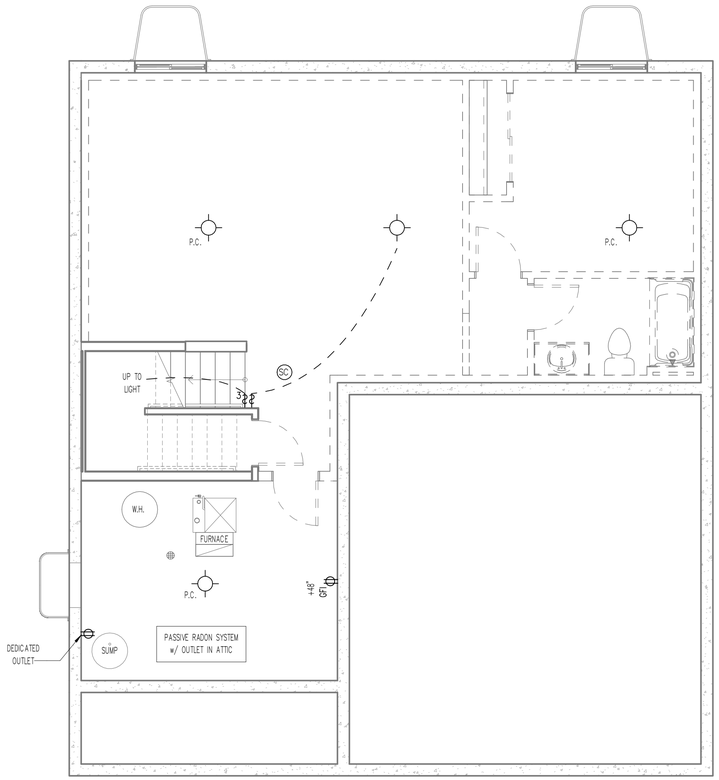
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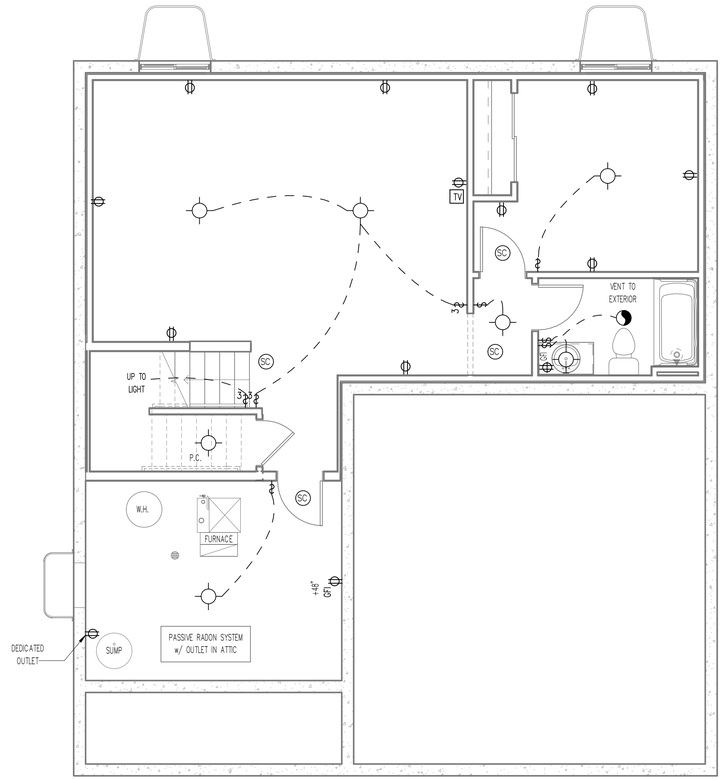
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10.17.23

SHEET NAME
DETAILS

SHEET NO.
D3



1 ELECTRICAL PLAN– BASEMENT FLOOR



2 ELECTRICAL PLAN– BASEMENT FLOOR OPTION 1

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- W.P. WATERPROOF DUPLEX OUTLET
- G.F.I. GROUND–FAULT CIRCUIT–INTERRUPTER DUPLEX OUTLET
- HALF–SWITCHED DUPLEX OUTLET
- 220 VOLT OUTLET
- WALL SWITCH
- 3 THREE–WAY SWITCH
- 4 FOUR–WAY SWITCH
- R RHEOSTAT SWITCH
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- E.S. E–STAR COMPLIANT FLOURESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- RECESSED ADJ. EYEBALL INCANDESCENT LIGHT FIXTURE
- P.C. INCANDESCENT LIGHT FIXTURE WITH PULL CHAIN
- TRACK LIGHT
- FLOURESCENT LIGHT FIXTURE
- EXHAUST FAN (VENT TO EXTERIOR)
- EXHAUST FAN (VENT TO EXTERIOR)
- 220 OUTLET FOR GARAGE DOOR OPENER
- CHIMES CHIMES
- P.B. PUSH BUTTON
- SD SMOKE DETECTOR
- CM CARBON MONOXIDE DETECTOR
- SCD COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- PH TELEPHONE
- TV TELEVISION
- KP +60" AFF SMART PANEL KEYPAD
- V CENTRAL VAC OUTLET
- T THERMOSTAT
- CEILING FAN (PROVIDE ADEQUATE SUPPORT)
- CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
- ELECTRICAL PANEL

* WASHING MACHINE TO ALWAYS BE ON LEFT SIDE OF DRYER ELEC. MAY BE SHOWN REVERSED – IT IS THE RESPONSIBILITY OF THE ELECTRICIAN TO INSTALL RECEPTACLES WITH WASHER ON THE LEFT & DRYER ON THE RIGHT

* SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314 OF IRC–2018. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE W/ UL217 AND UL2034. (SC) THE SYMBOL INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR COMBINATION SMOKE AND CARBON MONOXIDE ALARM.

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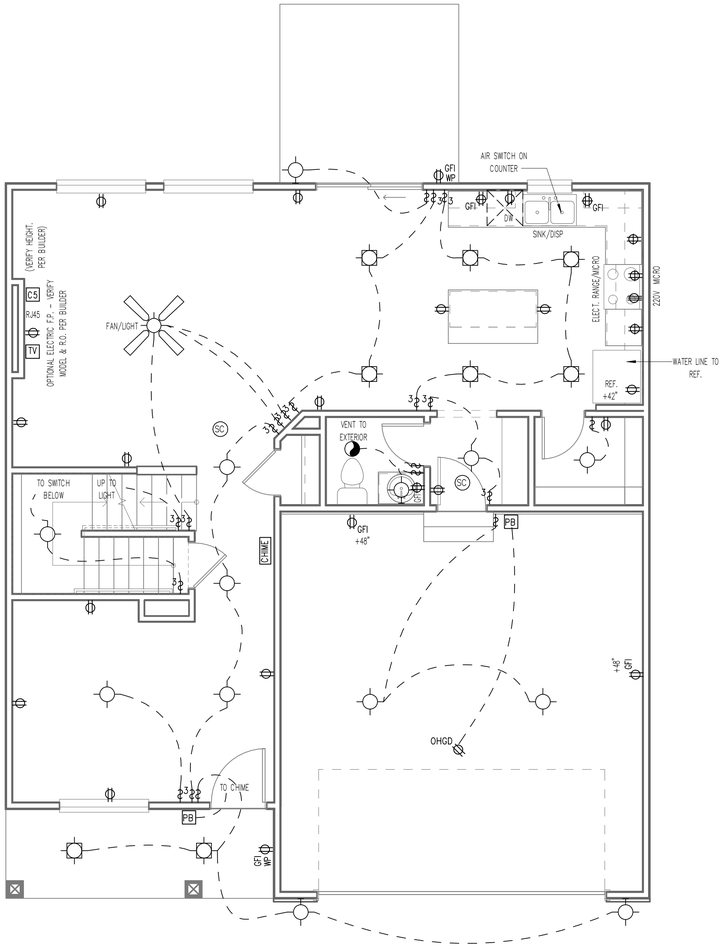
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SHEET NAME
ELECTRICAL PLAN - BASEMENT FLOOR, BASEMENT FLOOR OPTION 1

SHEET NO.
E1



1 ELECTRICAL PLAN– MAIN FLOOR

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- W.P. WATERPROOF DUPLEX OUTLET
- G.F.I. GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- 220 VOLT OUTLET
- S WALL SWITCH
- S3 THREE-WAY SWITCH
- S4 FOUR-WAY SWITCH
- SR RHEOSTAT SWITCH
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- E.S. E-STAR COMPLIANT FLOURESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- RECESSED ADJ. EYEBALL INCANDESCENT LIGHT FIXTURE
- P.C. INCANDESCENT LIGHT FIXTURE WITH PULL CHAIN
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- FLOURESCENT LIGHT FIXTURE
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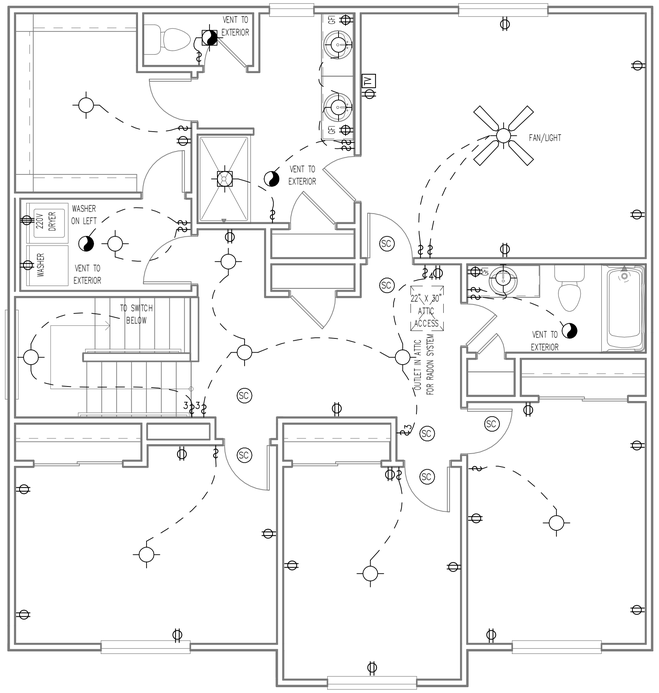
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SHEET NAME
ELECTRICAL PLAN - MAIN FLOOR

SHEET NO.
E2



1 ELECTRICAL PLAN – UPPER FLOOR

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- W.P. WATERPROOF DUPLEX OUTLET
- G.F.I. GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- 220 VOLT OUTLET
- WALL SWITCH
- 3 THREE-WAY SWITCH
- 4 FOUR-WAY SWITCH
- R RHEOSTAT SWITCH
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- E.S. E-STAR COMPLIANT FLOURESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- RECESSED ADJ. EYEBALL INCANDESCENT LIGHT FIXTURE
- P.C. INCANDESCENT LIGHT FIXTURE WITH PULL CHAIN
- TRACK LIGHT
- FLOURESCENT LIGHT FIXTURE
- EXHAUST FAN (VENT TO EXTERIOR)
- EXHAUST FAN (VENT TO EXTERIOR)
- GDO OUTLET FOR GARAGE DOOR OPENER
- CHIMES CHIMES
- P.B. PUSH BUTTON
- SD SMOKE DETECTOR
- CM CARBON MONOXIDE DETECTOR
- SCD COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- PH TELEPHONE
- TV TELEVISION
- KP +60" AFF SMART PANEL KEYPAD
- V CENTRAL VAC OUTLET
- T THERMOSTAT
- CEILING FAN (PROVIDE ADEQUATE SUPPORT)
- CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
- ELECTRICAL PANEL

* WASHING MACHINE TO ALWAYS BE ON LEFT SIDE OF DRYER ELEC. MAY BE SHOWN REVERSED – IT IS THE RESPONSIBILITY OF THE ELECTRICIAN TO INSTALL RECEPTACLES WITH WASHER ON THE LEFT & DRYER ON THE RIGHT

* SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314 OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE W/ UL217 AND UL2034. (SC) THE SYMBOL INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR COMBINATION SMOKE AND CARBON MONOXIDE ALARM.

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PROJECT

Hansbury Plan - Basement - 2 Car - GR

PROJECT ADDRESS REQUIRED FOR PERMIT

BUILDER
Destiny Homes

PROJECT NO.
302114Z3

ISSUE DATE
07. 05. 23

DRAWN
SP

REVISION DATE
08.03.23
09.13.23
10.17.23

SHEET NAME
ELECTRICAL PLAN - UPPER FLOOR

SHEET NO.
E3

DESIGN DATA

IRC 2018 BUILDING PLANNING – CHAPTER 3:

LIVE LOADS
- ROOF (SNOW) 30 PSF

WIND DESIGN
- 115 MPH (SEISMIC DESIGN CATEGORY – A)
- WEATHERING – SEVERE

SOIL TEST (LOAD BEARING PRESSURE)
- SAND, SILTY SAND, CLAYEY SAND, SILT GRAVEL AND CLAYEY GRAVEL 2000 PSF
- SAND, SILTY SAND, CLAYEY SAND, SILT GRAVEL AND CLAYEY GRAVEL 1500 PSF

BUILDING MATERIALS
- STRUCTURAL STEEL F_Y = 36 KSI
- REINFORCING STEEL F_Y = 60 KSI

CONCRETE:
- BASEMENT WALLS, FOUNDATION AND OTHER CONCRETE NOT EXPOSED TO WEATHER F_C = 2500 PSI
- BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS F_C = 2500 PSI
- BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO WEATHER F_C = 3000 PSI
- PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER AND GARAGE FLOOR SLABS F_C = 3500 PSI

FRAMING LUMBER:
- 2X6 AND LARGER F_B = 1200 PSI; E = 1700 KSI; F_C = 625 PSI
- 2X4 AND MISC F_B = 1400 PSI; E = 1700 KSI; F_C = 1000 PSI
- 2X6 STUDS F_B = 725 PSI; E = 1500 KSI; F_C = 675 PSI
- 2X4 STUDS F_B = 800 PSI; E = 1500 KSI; F_C = 600 PSI
- MICRO-LAMS (12") F_B = 2800 PSI; E = 2000 KSI



SHEET LIST

A0.0	COVER SHEET
A1.1	BASEMENT – UNFINISHED
A1.2	BASEMENT – FINISHED OPTION 1
A1.3	BASEMENT – FINISHED OPTION 2
A2.1	MAIN FLOOR
A3.1	EXTERIOR ELEVATIONS
A4.1	EXTERIOR VIEWS, AREA PLANS
A5.1	ROOF PLAN, STAIR SECTION, FIREPLACE DETAIL
D1	DETAILS
D2	DETAILS
D3	DETAILS
E1	ELECTRICAL PLAN – BASEMENT – UNFINISHED
E2	ELECTRICAL PLAN – BASEMENT – FINISHED OPT.1 – FINISHED OPT.2
E3	ELECTRICAL PLAN – MAIN FLOOR

AREA SCHEDULE – UNFINISHED BASEMENT

MAIN FLOOR	1492 SF
LIVING AREA TOTAL:	1492 SF
BASEMENT – FINISHED	34 SF
BASEMENT – UNFINISHED	1458 SF
GARAGE	454 SF
OTHER AREA TOTAL:	1946 SF
BUILDING AREA TOTAL:	3438 SF

AREA SCHEDULE – BASEMENT FINISH 1

MAIN FLOOR	1492 SF
LIVING AREA TOTAL:	1492 SF
BASEMENT – FINISHED	825 SF
BASEMENT – UNFINISHED	667 SF
GARAGE	454 SF
OTHER AREA TOTAL:	1946 SF
BUILDING AREA TOTAL:	3438 SF

AREA SCHEDULE – BASEMENT FINISH 2

MAIN FLOOR	1492 SF
LIVING AREA TOTAL:	1492 SF
BASEMENT – FINISHED	969 SF
BASEMENT – UNFINISHED	523 SF
GARAGE	454 SF
OTHER AREA TOTAL:	1946 SF
BUILDING AREA TOTAL:	3438 SF

REVISION SCHEDULE

NUMBER	DATE	COMMENTS

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PROJECT PHASE:

Portland Plan - Elevation A - 2 Car - GL

ADDRESS REQUIRED FOR PERMIT

BUILDER
DESTINY HOMES

PROJECT NO.
30222624

ISSUE DATE
12. 09. 24

DRAWN
AH / SP

SHEET NAME
COVER SHEET

SHEET NO.
A0.0

PROJECT REQUIREMENTS

GENERAL CONSTRUCTION/CONTRACTOR REGULATIONS:

ALL CONTRACTORS SHALL VISIT JOB SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE SUBMITTING BIDS. THE DESIGNER IS TO BE NOTIFIED FOR RE-EVALUATION IF ANY CONDITIONS DO NOT CORRESPOND TO THOSE SHOWN IN THESE DOCUMENTS. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS.

CONTRACTORS SHALL NOT SCALE ANY DRAWINGS. THE DIMENSIONS SHOWN ARE TO TAKE PRECEDENCE OVER SCALING THE DOCUMENTS. THE GENERAL CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY INCORRECT WORK AND ANY REPAIR OF SAID WORK AS A RESULT OF SCALING THE DOCUMENTS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS REPRESENTED ON THESE DOCUMENTS INCLUDING THE WORK AND MATERIALS FURNISHED BY SUBCONTRACTORS AND VENDERS.

THE CONTRACTOR/OWNER SHALL THOROUGHLY REVIEW AND BECOME FAMILIAR WITH THESE DOCUMENTS. UPON REVIEW THE CONTRACTOR SHALL DOCUMENT AND NOTIFY THE DESIGNER OF ANY ERRORS, OMISSIONS, DISCREPANCIES, AND/OR INCONSISTENCIES PRIOR TO THE START OF ANY PORTION OF THE PROPOSED WORK. THE DESIGNER SHALL REVIEW THE PROPOSED CORRECTIONS AFTER THE RECEIPT OF NOTIFICATION. NO CHANGE SHALL BE MADE WITHOUT REVIEW OF THE DESIGNER AND APPROVAL OF THE OWNER. THE DISCOVERY OF DISCREPANCIES AND/OR CONFLICTS AFTER THE START OF WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY ERRORS, OMISSIONS, DISCREPANCIES, AND/OR INCONSISTENCIES WHICH HAVE NOT BEEN BROUGHT TO THE DESIGNERS ATTENTION. DETAILS NOT SPECIFICALLY SHOWN SHALL BE SIMILAR IN CHARACTER TO COMPARABLE CONDITIONS DETAILED. ANY CLARIFICATIONS NECESSARY TO ENSURE ACCURATE CONSTRUCTION AND COMPLETION OF THE PROJECT SHALL BE ADDRESSED BY THE CONTRACTOR PRIOR TO SUBMISSION OF PROJECT.

DEVIATIONS FROM THESE DOCUMENTS IN THE CONSTRUCTION PHASE SHALL BE REVIEWED BY THE DESIGNER AND THE OWNER PRIOR TO THE START OF THE WORK IN QUESTION. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT PRIOR REVIEW SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR/OWNER.

ALL WORK PERFORMED BY THE CONTRACTOR SHALL COMPLY AND CONFORM WITH LOCAL AND STATE BUILDING CODES, ORDINANCES, REGULATIONS, AND ALL OTHER AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR IS RESPONSIBLE TO BE AWARE OF THESE REQUIREMENTS AND GOVERNING REGULATIONS.

THE CONTRACTOR/OWNER SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, PRECAUTIONS, TECHNIQUES, SEQUENCES, PROCEDURES, AND COORDINATION OF ALL PORTION OF THE WORK.

ALL WORK SHALL BE DONE IN A WORKMANSHIP-LIKE MANNER.

CONTRACTORS/TRADES ARE TO REMOVE THEIR DEBRIS AND LEAVE JOB-SITE BROOM SWEPT AT THE END OF EACH DAY.

THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED, REVISED, OR RE-USED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE DESIGNER.

TO THE BEST OF THE DESIGNERS' KNOWLEDGE THESE CONSTRUCTION DOCUMENTS ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. IT IS THE INTENT OF THE DESIGNER TO DELINEATE THESE DOCUMENTS AS ACCURATE AS POSSIBLE FOR THE PURPOSE OF GRAPHIC REPRESENTATION. ALL LOCAL AND STATE CODES TO SUPERCEDE THESE CONSTRUCTION DOCUMENTS. IN CASE OF A CONFLICT BETWEEN THESE DOCUMENTS AND LOCAL OR STATE CODES THE CONTRACTOR SHALL INFORM THE DESIGNER.

THE OWNER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER (SOIL REPORTS), ON THE STUDY OF THE PROPOSED SITE TO THE DESIGNER, STRUCTURAL ENGINEER, AND CONTRACTOR. IN THE EVENT THE GEOTECHNICAL REPORTS DO NOT EXIST, THE SOIL CONDITION SHALL BE ASSUMED TO BE A MINIMUM DESIGN SOIL PRESSURE STATED BY THE STRUCTURAL ENGINEER OF RECORD FOR THE PURPOSE OF STRUCTURAL DESIGN. CONTRACTOR SHALL VERIFY THE SOIL CONDITIONS MEET OR EXCEED THIS CRITERIA.

SHOP DRAWING REVIEW AND DISTRIBUTION ALONG WITH PRODUCT SUBMITTALS REQUESTED IN THE CONSTRUCTION DOCUMENTS, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS DIRECTED OTHERWISE UNDER A SEPARATE AGREEMENT. THE DESIGNER SHALL NOT ACCEPT OR REVIEW ANY REQUEST FOR SHOP DRAWING REVIEW WITHOUT THE REVIEW OF THE CONTRACTOR.

GENERAL NOTES

ALL WORK TO CONFORM TO 2018 IRC

I SITEWORK
- A. BUILDER SHALL BE RESPONSIBLE FOR GRADING OF SITE AND LOTS.
- B. PERFORM EXCAVATION ACCORDING TO GOOD COMMON CONSTRUCTION PRACTICES TO THE LINES, GRADES, AND ELEVATIONS INDICATED ON DRAWINGS.
- C. PROVIDE FOUNDATION DRAINAGE AS SPECIFIED BY GOVERNING CODES.
- D. PROVIDE SOIL POISONING TO CONTROL TERMITES AS REQ BY GOVERNING CODES.

II CONCRETE
- A. ALL CONCRETE SHALL BE DESIGNED AND SPECIFIED BY OTHERS.

III MASONRY
- A. A. BRICK VENEER
  1. PROVIDE MODULAR SIZE BRICK VENEER UNITS COMPLYING WITH GOVERNING CODES. BRICK TYPE SHALL BE SPECIFIED BY BUILDER.
  2. PROVIDE MORTAR IN ACCORDANCE WITH GOVERNING CODES.

IV METALS
- A. ALL STRUCTURAL STEEL SHALL COMPLY WITH APPROPRIATE GOVERNING CODES.

V WOOD AND PLASTICS
- A. LUMBER AND MANUFACTURED/ENGINEERED WOOD PRODUCTS SHALL, IN ADDITION TO COMPLYING WITH GOVERNING CODES, COMPLY WITH:
  1. "PRODUCT USE MANUAL" OF THE WESTERN WOOD PRODUCTS ASSOCIATION FOR SELECTION AND USE OF PRODUCTS INCLUDED IN THAT MANUAL.
  2. "PLYWOOD SPECIFICATION AND GRADE GUIDE" OF THE AMERICAN PLYWOOD ASSOCIATION.
  3. AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS AND RECOMMENDATIONS FOR FIRE-RETARDANT AND PRESERVATIVE PRESSURE TREATED LUMBER AND PLYWOOD.
     - a. ALL WOOD INDICATED AS "PRESSURE TREATED" OR "TREATED" SHALL BE PRESERVATIVE PRESSURE TREATED.
     - b. ALL WOOD INDICATED AS "FIRE-RETARDANT" SHALL BE FIRE-RETARDANT PRESSURE TREATED.
- B. FRAMING LUMBER: PROVIDE LUMBER AND MATERIALS MEETING OR EXCEEDING THE FOLLOWING STANDARDS OF QUALITY:
  1. ALL ENGINEERED WOOD PRODUCTS SHALL BE HANDLED AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS/SPECIFICATIONS RECOMMENDATIONS UNLESS OTHERWISE NOTED ON DRAWINGS.
  2. ALL HEADERS AND BEAMS SHALL BE FREE FROM SPLITS, CHECKS, AND SHAKES.
  3. CEILING JOISTS ARE DESIGNED FOR NO ATTIC STORAGE UNLESS NOTED OTHERWISE.
  4. SPECIES:
     - a. LOAD BEARING FRAME MEMBERS, EXCEPT PLATES: DOUGLAS FIR #2 OR BETTER.
     - b. SOLE, TOP AND DOUBLE PLATES: SOUTHERN YELLOW PINE #2 OR BETTER.
     - c. EXTERIOR DECK FRAMING: SOUTHERN YELLOW PINE #2 OR BETTER CCA .40 PRESSURE TREATED.
     - d. EXTERIOR DECKING AND RAILINGS: PONDEROSA PINE #2 OR BETTER CCA .40 PRESSURE TREATED.
  5. ROUGH HARDWARE:
     - a. STEEL ITEMS: COMPLY WITH GOVERNING CODES. USE GALVANIZED AT EXTERIOR LOCATIONS.
- C. TRUSS LAYOUT IS SCHEMATIC ONLY. TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN (INCLUDING SPACING) OF ALL TRUSSES. TRUSSES TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENSED IN THE STATE OF IOWA.
- D. STAIR CONSTRUCTION SHALL CONSIST OF 3-2X12 STRINGERS, 3/4" THICK TREAD AND 1/2" THICK RISERS, UNLESS NOTED OTHERWISE.
- E. ALL WOOD PLATED BEARING ON CONCRETE OR MASONRY SHALL BE OF DECAY-RESISTANT MATERIAL AS REQ BY GOVERNING CODES.
- F. INTERIOR TRIM SHALL BE SELECTED BY BUILDER.
- G. ALL EXTERIOR FRAMING AND DECKING SHALL BE CONSTRUCTED OF DECAY-RESISTANT LUMBER CCA .40 OR EQUAL.

VI THERMAL & MOISTURE PROTECTION
- A. THERMAL BUILDING INSULATION AT ASSEMBLIES ADJACENT TO EXTERIOR OR UNHEATED SPACES MEETING THE REQUIREMENTS OF GOVERNING CODES AND, UNLESS OTHERWISE NOTES, MEETING THE FOLLOWING MINIMUM REQUIREMENTS:
  1. FOUNDATION WALLS:
     - a. BASEMENT: GLASS FIBER, VINYL FACED BLANKETS, R-15. UNLESS NOTED OTHERWISE ON PLANS.
     - b. CRAWL SPACE: GLASS FIBER, UNFACED BLANKETS, R-15. UNLESS NOTED OTHERWISE ON PLANS.
  2. EXTERIOR FRAME WALLS:
     - a. 2X4: GLASS FIBER, BATTS, R-15. UNLESS NOTED OTHERWISE ON PLANS.
     - b. 2X6: GLASS FIBER, BATTS, R-20 (MIN.). UNLESS NOTED OTHERWISE ON PLANS.
  3. CEILINGS:
     - a. ATTIC AREAS: GLASS FIBER, BLOWN, R-49. UNLESS NOTED OTHERWISE ON PLANS.
     - b. VAULTED RAFTERS: GLASS FIBER, BATTS, R-49. UNLESS NOTED OTHERWISE ON PLANS.
  4. FRAMED FLOORS OVER UNHEATED AREAS: GLASS FIBER BATTS, R-20 (MIN.). UNLESS NOTED OTHERWISE.
- B. INSTALL 4 MIL POLYETHYLENE VAPOR BARRIER TO INSIDE FACE OF STUDS AT ALL EXTERIOR WALLS EXCEPT BATHROOMS. UNLESS NOTED OTHERWISE ON PLANS.
- C. ROOFING SHALL BE SPECIFIED BY BUILDER AND AS SHOWN ON DRAWINGS.
- D. SIDING SHALL BE SPECIFIED BY BUILDER AND AS SHOWN ON DRAWINGS.
- E. FLASHING AND SHEET METAL REQUIRED TO PREVENT PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING, IN ADDITION TO COMPLYING WITH GOVERNING CODES, COMPLY WITH PERTINENT RECOMMENDATIONS CONTAINED IN CURRENT EDITION OF "ARCHITECTURAL SHEET METAL MANUAL" PUBLISHED BY SMACNA. ALL IRON SHEET METAL FLASHING SHALL BE HOT-DIP GALVANIZED COMPLYING WITH ASTM A93.
- F. GUTTER AND DOWN SPOUTS AS SPECIFIED BY BUILDER. DOWN SPOUT AND SPLASH LOCATIONS SHALL BE DETERMINED BY SUB CONTRACTOR AND APPROVED BY BUILDER SO AS TO PROVIDE POSITIVE ROOF AND SITE DRAINAGE.
- G. ATTIC AND ROOF VENTILATION AS REQUIRED BY GOVERNING CODES AND AS SHOWN ON DRAWINGS. PROVIDE APPROPRIATE SOFFIT AND ROOF VENTS AS SPECIFIED/APPROVED BY BUILDER.
- H. FOUNDATION MOISTURE PROTECTION:
  1. WATERPROOF FOUNDATION WALLS AS SPECIFIED AS BUILDER.
  2. SUMP PIT AND PUMP AS SPECIFIED BY BUILDER AND AS SHOWN ON DRAWINGS.
  3. PERFORATED FOUNDATION DRAIN TILE AS SPECIFIED BY BUILDER.

VII DOORS & WINDOWS
- A. DOORS:
  1. DOORS AS FOLLOWS AND AS SPECIFIED BY BUILDER:
     - a. ENTRY DOORS AND SIDELIGHTS: AS SPECIFIED BY BUILDER.
     - b. HOUSE/GARAGE DOORS: 20 MIN FIRE RATED INSULATED STEEL DOOR, FLUSH WITH CLOSER.
     - c. OVERHEAD GARAGE DOORS: INSULATED, AS SPECIFIED BY BUILDER.
     - d. PATIO DOORS (HINGED): FULL GLASS AS SPECIFIED BY BUILDER.
     - e. SLIDING GLASS DOORS: AS SPECIFIED BY BUILDER.
     - f. INTERIOR DOORS: AS SPECIFIED BY BUILDER.
- B. WINDOWS:
  1. WINDOWS AS FOLLOWS AND AS SPECIFIED BY BUILDER:
     - a. LIVING LEVELS (INCLUDING WALKOUT BASEMENT): POLYVINYL OR METAL CLAD.
     - b. BASEMENT: ALUMINUM.
  2. UNITS OF THE SIZE, STYLE AND QUANTITY SHOWN ON DRAWINGS.
  3. GLAZING SHALL BE DOUBLE-PANE INSULATING GLASS IN LIVING AREAS.
  4. TEMPERED GLASS IN ALL WINDOWS AS REQUIRED BY GOVERNING CODES.
  5. INSTALL EMERGENCY EGRESS UNITS AS REQUIRED BY GOVERNING CODES.
- C. FINISH HARDWARE SHALL BE SPECIFIED BY BUILDER. INSTALL ALL HARDWARE REQUIRED BY GOVERNING CODES.

VIII FINISHES
- A. GYPSUM PANELS:
  1. GYPSUM PANELS, UNLESS OTHERWISE NOTED SHALL BE PROVIDED AS FOLLOWS:
     - a. EXTERIOR WALLS: 1-LAYER 1/2" REGULAR PANELS TO INTERIOR FACE.
     - b. INTERIOR PARTITIONS: 1-LAYER 1/2" REGULAR PANELS EACH SIDE.
     - c. CEILING: 1-LAYER 5/8" REGULAR PANELS.
     - d. GARAGE: PROVIDE 5/8" TYPE "X" PANELS AS REQUIRED BY CODE.
     - e. SHOWERS: CONCRETE BOARD BEHIND TILE SHOWERS.
  2. PROVIDE METAL CORNER BEAD AND TRIM AT ALL LOCATIONS SHOWN ON DRAWINGS AND AS RECOMMENDED BY GYPSUM WALLBOARD MANUFACTURER.
  3. TAPE, FLOAT AND SAND JOINTS AND FASTENERS OF GYPSUM WALLBOARD WITH 3-COATS OF JOINT COMPOUND AS REQUIRED.
- B. FINISHES SHOWN ON DRAWINGS SHALL BE SPECIFIED BY BUILDER.

IX SPECIALTIES
- A. FIREPLACES SHALL BE AS FOLLOWS:
  1. GAS AND/OR ELECTRIC FIREPLACE MANUFACTURER AND MODEL SHALL BE SPECIFIED BY BUILDER.
  2. PRE-MANUFACTURED GAS (NON-WOOD BURNING) UNITS OF THE STYLE AND SIZE SHOWN ON DRAWINGS.
  3. SUB CONTRACTOR(S) SHALL BE RESPONSIBLE FOR PROPER INSULATION OF FIREPLACE UNIT, VENTING, HEARTH, MANTLE AND RELATED COMPONENTS AS RECOMMENDED BY MANUFACTURER AND AS REQUIRED BY GOVERNING CODES.
- B. SHOWER, TUB AND TUB/SHOWER ENCLOSURES SHALL BE CONSTRUCTED OF APPROVED SAFETY GLAZING AS SPECIFIED BY BUILDER.
- C. GUARDRAILS SHALL BE PROVIDED AS SHOWN ON DRAWINGS AND AT ENCLOSED FLOOR OPENINGS, OPEN SIDES OF STAIRWAYS, LANDINGS AND RAMPS, BALCONIES, PORCHES OR DECKS WHICH ARE MORE THAN 30 INCHES ABOVE GRADE OR FLOOR BELOW. THE TOP OF GUARDRAILS SHALL NOT BE LESS THAN 36 INCHES IN HEIGHT. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.

X MECHANICAL
- A. GENERAL:
  1. INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN, AND SHALL BE REVIEWED BY SUB CONTRACTORS, SUPPLIERS, AND BUILDING OFFICIALS FOR COMPLIANCE WITH GOVERNING CODES AND GOOD COMMON CONSTRUCTION PRACTICES.
  2. EQUIPMENT AND FIXTURES SHALL BE SPECIFIED BY BUILDER.
  3. DESIGN AND INSTALLATION OF EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE APPROPRIATE LICENSED CONTRACTORS.
- B. PLUMBING:
  1. PLUMBING ROUGH-IN SHALL BE PROVIDED TO WASHER BOX FOR CLOTHES WASHER.
  2. GAS LINES AND VALVES TO ALL GAS APPLIANCES AS SPECIFIED BY BUILDER.
- C. HEATING, VENTILATING & AIR CONDITIONING:
  1. FURNACE: GAS, FORCED AIR AS SPECIFIED BY BUILDER.
  2. ALL HVAC EQUIPMENT SHALL BE INDIVIDUALLY SWITCHED.
  3. DRYER VENT SHALL EXHAUST TO EXTERIOR.
  4. MECHANICAL EXHAUST VENTILATION WHERE INDICATED IN BATHROOMS, WATER CLOSET COMPARTMENTS AND LAUNDRY ROOMS SHALL EXHAUST TO EXTERIOR AND PROVIDE A MINIMUM OF 5 AIR CHANGES PER HOUR.

XI ELECTRICAL
- A. GENERAL:
  1. INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN, AND SHALL BE REVIEWED BY SUB CONTRACTORS, SUPPLIERS AND BUILDING OFFICIALS FOR COMPLIANCE WITH GOVERNING CODES AND GOOD COMMON CONSTRUCTION PRACTICES.
  2. EQUIPMENT AND FIXTURES SHALL BE SPECIFIED BY BUILDER.
  3. DESIGN AND INSTALLATION OF EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE APPROPRIATE LICENSED CONTRACTORS.
- B. INSTALL GROUND-FAULT CIRCUIT-INTERRUPTERS (GFI OR GFCI) MEETING THE REQUIREMENTS OF ALL GOVERNING CODES. ALL OUTDOOR, BEDROOM(S), BATH AND GARAGE WALL RECEPTACLES SHALL BE PROVIDED WITH GROUND-FAULT CIRCUIT PROTECTION.
- C. INSTALL LOCALLY CERTIFIED SMOKE DETECTORS MEETING THE REQUIREMENTS OF ALL GOVERNING CODES. SMOKE DETECTORS SHALL BE 110 VOLT POWERED, EQUIPPED WITH A BATTERY BACKUP AND SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS.

FRAMING NOTES

EXTERIOR HEADERS: ALL HEADERS TO BE SIZED BY OTHERS. ALL WINDOW HEAD HEIGHTS NOTED ON PLANS TO BE VERIFIED AND ADJUSTED AS REQUIRED BY BUILDER.

INTERIOR HEADERS: IN NON BEARING PARTITION WALLS – 2x4

CAP STOOP: 3/4" OSB 2X6 FRAMING TAP CON OR RAMSET AND BRACED TO FOUNDATION TIES; SB TO HANG EXTEND OVER FOUNDATION HALF WAY

NO BRIDGING: SOLID BLOCKING AS REQUIRED BY CODES.

BASEMENT STAIRS: 3/4" AWAY FROM FRAMED OR FURRED WALLS.

MAIN STAIRS: 1/2" RISERS, 3/4" TREADS WITH 1" OVERHANG ON FRONT, GLUED AND NAILED; TREADS HANG OVER ENDS 1 1/2" OR 2 1/4" WITH SKIRT BOARD. (USE SCRAPS WHERE POSSIBLE.)

UPPER FLOOR BALCONIES: OSB FLUSH FOR 1X6 BALUSTER PLATE UNLESS SPECIFIED ON PLANS.

TUB/SHOWERS: 5', 4' AND 3' EXACT OPENINGS. AS NOTED ON PLAN.

EXTERIOR DOORS: 3/4" OSB SPACER BETWEEN DOOR SILL AND FLOOR DECK, SLIDING GLASS DOORS INSTALL DIRECTLY TO FLOOR DECK.

TRUSSES: 24" OC WITH BRACING AS SPECIFIED BY TRUSS MANUFACTURER.

RAFTERS: 24" OC WITH BRACING AS SHOWN ON PLANS. VAULT 2X10 16" OC/ 2X6 SUB FASCIA, LOOKOUTS AS REQUIRED.

EXTERIOR WALLS: OSB SHEATHING ON ALL EXTERIOR WALLS AND EXTERIOR FACE OF ALL GABLES. SHEATHING IS ALSO REQUIRED ON THE OUTSIDE FACE OF ANY/ALL WALLS THAT ADJOIN ENCLOSED UNHEATED SPACES AS SUCH AS PORCH ROOFS OR ATTIC SPACES. UNLESS NOTED OTHERWISE ON PLANS.

SIDING: CAULK BEHIND WINDOWS AND DOORS. HOUSE WRAP OVER ALL EXTERIOR WALLS AND GABLES; INSTALLED TO BE WATER TIGHT PER MFGR'S SPECIFICATIONS.

FLASHING: 2X4 UNDER RIDGE ON ALL GABLES. RUBBER FLASHING 18" WIDE UNDER ALUMINUM FLASHING. CONTINUOUS FLASHING ALONG SHED ROOFS AND STOOPS.

FRAMER SHALL PROVIDE CLEAR CHASES FOR PLUMBING AND MECHANICAL SYSTEMS.

THE FRAMER SHALL ADJUST LAYOUT OR PLACEMENT OF FRAMING MEMBERS TO PROVIDE REQUIRED CLEARANCES FOR ALL MECHANICAL AND PLUMBING SYSTEMS WHILE MAINTAINING STRUCTURAL INTEGRITY.

RESIDENTIAL CONVENTIONAL FOOTINGS

ASSUMING 2,000 P.S.F. IS REQUIRED FOR THE FOOTING, THE FOLLOWING ADJUSTED FOOTING DIMENSIONS MAY BE USED FOR THE SOIL CONDITIONS SPECIFIED IN THE TABLE BELOW, UNLESS SPECIFIC ENGINEERING PROBLEMS EXIST.

SOIL BEARING PRESSURE	CONVENTIONAL FOOTING DIMENSIONS & REINFORCEMENT
2,000 P.S.F.	8"x 16" WITH TWO #4 REINFORCEMENT BAR
1,850 P.S.F.	9"x 20" WITH TWO #4 REINFORCEMENT BARS
1,500 P.S.F.	10"x 24" WITH TWO #5 REINFORCEMENT BARS
1,250 P.S.F.	11"x 28" WITH THREE #5 REINFORCEMENT BARS
1,000 P.S.F.	12"x 32" WITH THREE #5 REINFORCEMENT BARS

THE DIMENSIONS SPECIFIED IN THIS TABLE ARE TYPICALLY ACCEPTED DIMENSIONS FOR CONVENTIONALLY DESIGNED SINGLE FAMILY DWELLING STRUCTURES OF ONE OR TWO STORIES IN HEIGHT INTENDED TO BE CONSTRUCTED ON UNDISTURBED, NON-EXPANSIVE SOILS. VERIFICATION OF THIS DATA IS THE RESPONSIBILITY OF THE BUILDER.

MATERIALS LEGEND

BATT INSULATION	MORTAR
BRICK	PARTICLE BOARD
CONCRETE	PLASTER
CMU	PLYWOOD
EARTH	PRECAST CONCRETE
ENGINEERED WOOD	RIGID INSULATION
FINISH WOOD	SAND
GRANITE	SPRAY FOAM INSULATION
GRANULAR MATERIAL	STEEL
GRAVEL	STONE
GYPSUM BOARD	WOOD STUD PARTITION
METAL STUD PARTITION	WOOD STUD BEARING WALL

ALL SCHEDULES SHOWN ARE TO BE VERIFIED BY BUILDER, SUB-CONTRACTORS, VENDORS, AND/OR OTHERS AND ADJUSTED AS REQUIRED. DOOR, WINDOW, AND MATERIAL TAKEOFFS NOTED ARE ESTIMATED ONLY, FROM MATERIALS SHOWN ON PLANS AND DO NOT TAKE IN ACCOUNT FOR WASTE.
ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZES NOTED WAS NOT ENGINEERED AND/OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNERS, AND/OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

THE OWNER AND/OR CONTRACTOR OF THIS PLANS RELEASES ALLER DESIGN GROUP LLC., ITS OFFICERS, OWNERS, EMPLOYEES, AND CONSULTANTS FROM ANY CLAIMS OR LAWSUITS AGAINST THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC., ITS OFFICERS, OWNERS, EMPLOYEES, AND CONSULTANTS DO NOT ACCEPT ANY LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF THESE DOCUMENTS. THEREFORE THE OWNER AND/OR CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS, STRUCTURE, AND DETAILS IN THESE DOCUMENTS PRIOR TO CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.

ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZES NOTED WAS NOT ENGINEERED AND/OR SIZED BY ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, EMPLOYEES, AND CONSULTANTS BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

DOOR SCHEDULE – UNFINISHED BASEMENT

QTY	DOOR SIZE	COMMENTS
BASEMENT		
2	2668	
T.O.FOUNDATION		
1	16070 OHGD	OVERHEAD GARAGE DOOR
MAIN FLOOR		
3	2868	
2	2868 PKT	POCKET DOOR
1	2068	
1	2468	
2	2668	
1	1668	
1	2868 INSUL w/CLOSER	20 MIN RATED W/CLOSER
2	5068 BP	BI-PASS DOOR
1	6068 SGD	SLIDING GLASS DOOR
1	3068 ENTRY	

WINDOW SCHEDULE

QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
BASEMENT			
3	4-0 X 4-0 SL	7'-6"	MEETS EGRESS* VERIFY SILL HT
MAIN FLOOR			
3	5-0 X 5-0 SL	7'-11 1/2"	MEETS EGRESS
2	2-6 X 5-0 FX	7'-11 1/2"	FIXED

ESTIMATED STRUCTURE

TYPE	COUNT	LENGTH
BEAM (DROPPED)	3	19'-1"
BEAM (FLUSH)	2	13'-2 3/4"
HEADER	7	42'-7 1/4"

ESTIMATED WOOD WALLS – UNFINISHED BASEMENT

MATERIAL	LINEAL FEET
Exterior	
WOOD STUD – 2X4	252'-11"
Interior	
WOOD STUD – 2X4	279'-8"
WOOD STUD – 2X6	28'-9"

ESTIMATED MATERIAL TAKEOFFS – UNFINISHED BASEMENT

MATERIAL	AREA
Ceilings	
GYPSUM WALL BOARD – 1/2"	29 SF
GYPSUM WALL BOARD – 5/8"	1871 SF
Floors	
FLOOR SHEATHING – 3/4"	1447 SF
Roofs	
ASPHALT SHINGLES	2812 SF
EXTERIOR SHEATHING – 1/2"	2803 SF
ROOF UNDERLAYMENT	2785 SF
Walls	
EXTERIOR SHEATHING – 1/2"	2458 SF
GYPSUM WALL BOARD – 1/2"	6562 SF
GYPSUM WALL BOARD – 5/8"	597 SF
HOUSE WRAP / VAPOR RETARDER	2468 SF

SQUARE FOOTAGE ARE ESTIMATES ONLY.
CONTRACTOR TO VERIFY AMOUNTS.
NO WASTE FACTOR IS INCLUDED.

KEYNOTE LEGEND

NUMBER	NOTE
12	CANTILEVERED WALL ABOVE
18	PATIO LINE ABOVE
53	PASSIVE RADON SYSTEM w/OUTLET IN ATTIC
54	EGRESS WINDOW SILL HEIGHT NOT TO EXCEED 44" AFF (MAX.)
57	2X4 BEARING WALL ON 16" X 8" CONTINUOUS CONCRETE FOOTING (TYP.)
59	STRUCTURAL POST ON CONCRETE PIER PAD, SIZED BY OTHERS
61	BEAM POCKET (TYP.)

FLOORING SCHEDULE – UNFINISHED BASEMENT

ROOM	AREA	FLOOR FINISH
BASEMENT		
BASEMENT	1321 SF	4" CONCRETE SLAB
STAIR LANDING	30 SF	CRPT.
MAIN FLOOR		
BATH.2	46 SF	HARD
BDRM.2	132 SF	CRPT.
BDRM.3	133 SF	CRPT.
DINETTE	103 SF	HARD
DROP	39 SF	HARD
ENTRY	157 SF	HARD
GARAGE	436 SF	4" CONCRETE SLAB
GREAT RM.	251 SF	CRPT.
KITCHEN	119 SF	HARD
LNDRY.	35 SF	HARD
P.	16 SF	HARD
P.BATH	74 SF	HARD
PATIO	101 SF	4" CONCRETE SLAB
PRIMARY	184 SF	CRPT.
W.I.C.	52 SF	CRPT.

ESTIMATED CONCRETE FLATWORK

TYPE	AREA	VOLUME
Floor: Basement	1378 SF	17.0 CY
Floor: Front Porch	61 SF	1.4 CY
Floor: Garage	420 SF	5.2 CY
Floor: Rear Patio	100 SF	1.2 CY
TOTAL:	1959 SF	24.8 CY

ESTIMATED FOUNDATION WALL LENGTH

WALL HEIGHT	WALL LENGTH @ CENTERLINE
4'-0"	64'-0"
8'-0"	171'-4"

ESTIMATED FOOTING LENGTH

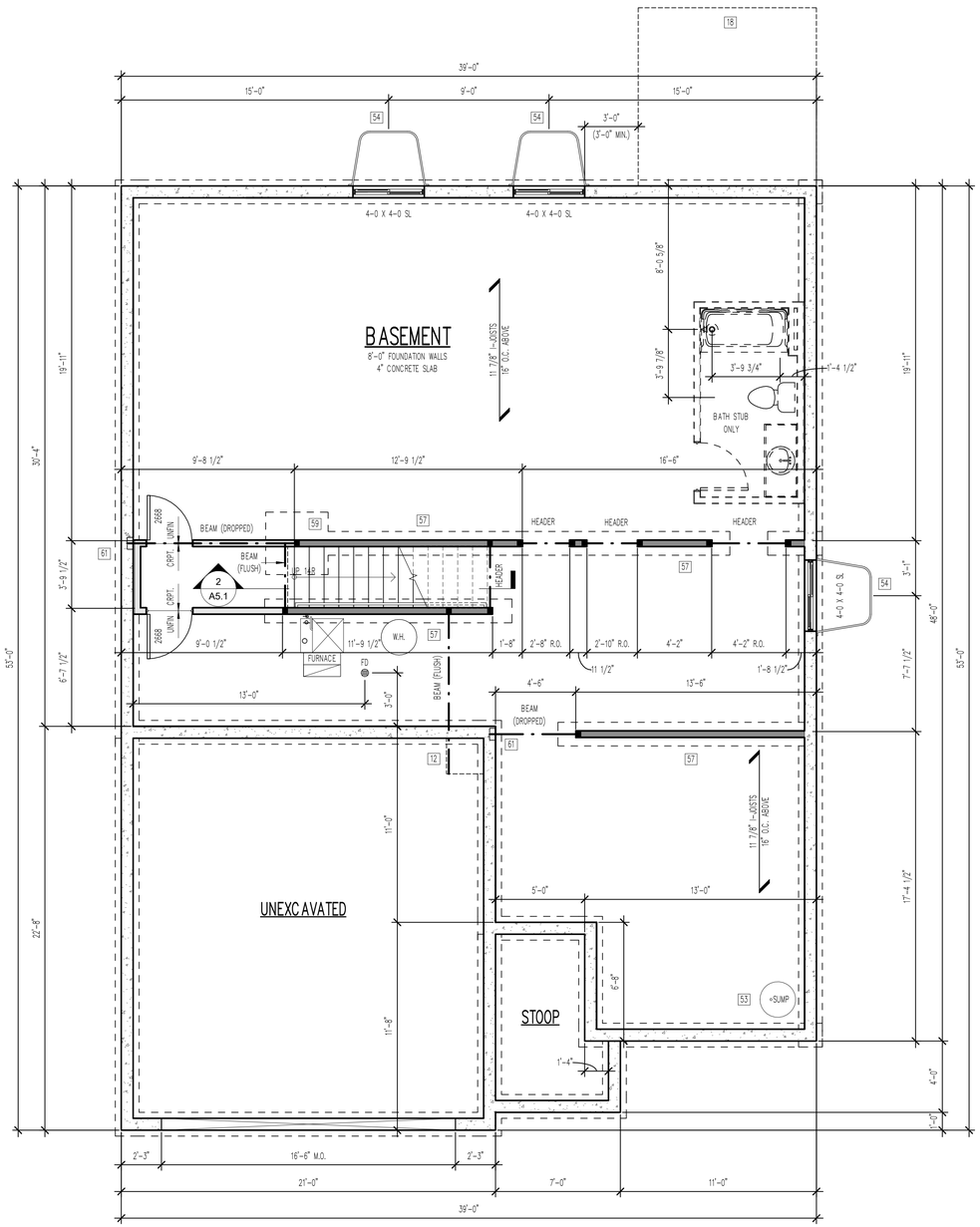
TYPE	LENGTH
PIER PAD – SIZED BY OTHERS	3'-6"
RETAINING FOOTING – 16 x 8	234'-4"
RETAINING FOOTING – 16 x 8 INTERIOR FOOTING	54'-7 1/2"
TOTAL:	292'-5 1/2"

ESTIMATED FOOTINGS

TYPE	APPROX. AREA	APPROX. VOLUME
PIER PAD – SIZED BY OTHERS	12 SF	0 CY
RETAINING FOOTING – 16 x 8	316 SF	8 CY
RETAINING FOOTING – 16 x 8 INTERIOR FOOTING	70 SF	3 CY
TOTAL:	398 SF	11 CY

AREA SCHEDULE – UNFINISHED BASEMENT

MAIN FLOOR	1492 SF
LIVING AREA TOTAL:	1492 SF
BASEMENT – FINISHED	34 SF
BASEMENT – UNFINISHED	1458 SF
GARAGE	454 SF
OTHER AREA TOTAL:	1946 SF
BUILDING AREA TOTAL:	3438 SF



1 BASEMENT UNFINISHED
1/4" = 1'-0"

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS. SLOPE AS NOTED ON ROOF PLANS
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW
     1/2" OSB SHEATHING ON ALL ELEVATIONS
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON
     1/2" PLYWOOD WALL SHEATHING
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON 6 MIL POLY VAPOR BARRIER ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G FLOOR SHEATHING ON FLOOR FRAMING AS CALLED OUT ON FLOOR PLANS. (SPACING AS NOTED ON FLOOR PLANS)
     CEILING: 5/8" GYPSUM WALL BOARD
     FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
     FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
2. WINDOWS:
   ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
   - A. CASEMENT WINDOWS:
     WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
     BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
   - B. GYPSUM WALL BOARD OPENINGS.
     ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ENGINEERED LUMBER SHALL BE USED IN THE FOLLOWING WALLS: WALLS SUPPORTING VAULTED AND 2-STORY CEILINGS, WALLS CONTAINING POCKET DOORS, ANY TILED WALLS, & WALLS SUPPORTING BAR & KITCHEN CABINETS BUT **NOT** BATHROOM VANITIES. VERIFY ALL LOCATIONS W/ BUILDER.

SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314 OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE W/ UL217 AND UL2034. (SD) THE SYMBOL INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR COMBINATION SMOKE AND CARBON MONOXIDE ALARM.

ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE DESIGNED AND ENGINEERED BY TRUSS MFGR OR BY OTHERS.

WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE – ACTUAL WINDOW ROUGH OPENING TO BE VERIFIED PER MFGR.

ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFGR.

CABINETS SHOWN ON PLANS DESIGNED BY OTHERS AND TO BE VERIFIED PER MFGR.

VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE. PLANS ARE CONCEPTUAL, ADJUST AS REQ.

ALL STRUCTURAL CONCRETE PIER PADS TO BE SIZED AND VERIFIED BY OTHERS.

PLACE BASEMENT WINDOW HEADERS IN RIM AS REQUIRED PER WINDOW HD HT AND GRADE.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

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PROJECT PHASE:

Portland Plan - Elevation A - 2 Car - GL

ADDRESS REQUIRED FOR PERMIT

BUILDER
DESTINY HOMES

PROJECT NO.
30222624

ISSUE DATE
12. 09. 24

DRAWN
AH / SP

SHEET NAME
BASEMENT - UNFINISHED

SHEET NO.
A1.1

DOOR SCHEDULE – BASEMENT FINISHED OPT. 1

QTY	DOOR SIZE	COMMENTS
BASEMENT		
2	2868	
3	2668	
1	5068 BP	BI-PASS DOOR
T.O.FOUNDATION		
1	16070 OHGD	OVERHEAD GARAGE DOOR
MAIN FLOOR		
3	2868	
2	2868 PKT	POCKET DOOR
1	2068	
1	2468	
2	2668	
1	1668	
1	2868 INSUL w/CLOSER	20 MIN RATED W/CLOSER
2	5068 BP	BI-PASS DOOR
1	6068 SGD	SLIDING GLASS DOOR
1	3068 ENTRY	

WINDOW SCHEDULE

QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
BASEMENT			
3	4–0 X 4–0 SL	7'–6"	MEETS EGRESS* VERIFY SILL HT
MAIN FLOOR			
3	5–0 X 5–0 SL	7'–11 1/2"	MEETS EGRESS
2	2–6 X 5–0 FX	7'–11 1/2"	FIXED

ESTIMATED STRUCTURE

TYPE	COUNT	LENGTH
BEAM (DROPPED)	3	19'–1"
BEAM (FLUSH)	2	13'–2 3/4"
HEADER	7	42'–7 1/4"

ESTIMATED WOOD WALLS – BASEMENT FINISHED OPT. 1

MATERIAL	LINEAL FEET
Exterior	
WOOD STUD – 2X4	252'–11"
Interior	
WOOD STUD – 2X4	390'–10"
WOOD STUD – 2X6	28'–9"

ESTIMATED MATERIAL TAKEOFFS – BASEMENT FINISHED OPT. 1

MATERIAL	AREA
Ceilings	
GYPSUM WALL BOARD – 1/2"	714 SF
GYPSUM WALL BOARD – 5/8"	1871 SF
Floors	
FLOOR SHEATHING – 3/4"	1447 SF
Roofs	
ASPHALT SHINGLES	2812 SF
EXTERIOR SHEATHING – 1/2"	2803 SF
ROOF UNDERLAYMENT	2785 SF
Walls	
EXTERIOR SHEATHING – 1/2"	2458 SF
GYPSUM WALL BOARD – 1/2"	7466 SF
GYPSUM WALL BOARD – 5/8"	597 SF
HOUSE WRAP / VAPOR RETARDER	2468 SF

SQUARE FOOTAGE ARE ESTIMATES ONLY.
CONTRACTOR TO VERIFY AMOUNTS.
NO WASTE FACTOR IS INCLUDED.

KEYNOTE LEGEND

NUMBER	NOTE
01	6–9 HD.HT.
12	CANTILEVERED WALL ABOVE
18	PATIO LINE ABOVE
23	TUB/SHOWER
53	PASSIVE RADON SYSTEM w/OUTLET IN ATTIC
54	EGRESS WINDOW SILL HEIGHT NOT TO EXCEED 44" AFF (MAX.)
57	2X4 BEARING WALL ON 16" X 8" CONTINUOUS CONCRETE FOOTING (TYP.)
59	STRUCTURAL POST ON CONCRETE PIER PAD, SIZED BY OTHERS
61	BEAM POCKET (TYP.)

FLOORING SCHEDULE – BASEMENT FINISHED OPT. 1

ROOM	AREA	FLOOR FINISH
BASEMENT		
BASEMENT	1097 SF	4" CONCRETE SLAB
BATH.3	57 SF	HARD
BDRM.4	135 SF	CRPT.
W.I.C.	30 SF	CRPT.
MAIN FLOOR		
BATH.2	46 SF	HARD
BDRM.2	132 SF	CRPT.
BDRM.3	133 SF	CRPT.
DINETTE	103 SF	HARD
DROP	39 SF	HARD
ENTRY	157 SF	HARD
GARAGE	436 SF	4" CONCRETE SLAB
GREAT RM.	251 SF	CRPT.
KITCHEN	119 SF	HARD
LNDRY.	35 SF	HARD
P.	16 SF	HARD
P.BATH	74 SF	HARD
PATIO	101 SF	4" CONCRETE SLAB
PRIMARY	184 SF	CRPT.
W.I.C.	52 SF	CRPT.

ESTIMATED CONCRETE FLATWORK

TYPE	AREA	VOLUME
Floor: Basement	1378 SF	17.0 CY
Floor: Front Porch	61 SF	1.4 CY
Floor: Garage	420 SF	5.2 CY
Floor: Rear Patio	100 SF	1.2 CY
TOTAL:	1959 SF	24.8 CY

ESTIMATED FOUNDATION WALL LENGTH

WALL HEIGHT	WALL LENGTH @ CENTERLINE
4'–0"	64'–0"
8'–0"	177'–4"

ESTIMATED FOOTING LENGTH

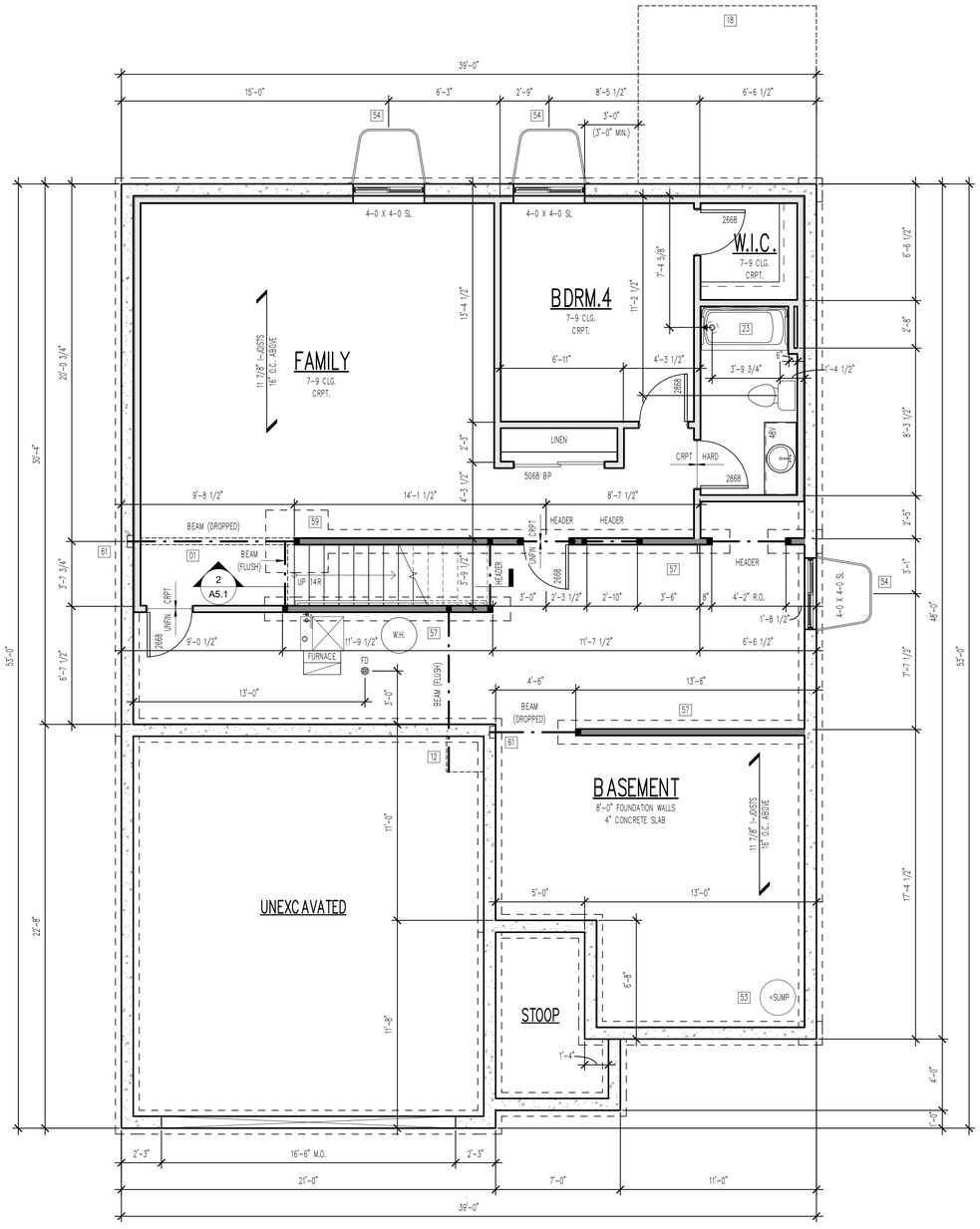
TYPE	LENGTH
PIER PAD – SIZED BY OTHERS	3'–6"
RETAINING FOOTING – 16 x 8	234'–4"
RETAINING FOOTING – 16 x 8 INTERIOR FOOTING	54'–7 1/2"
TOTAL:	292'–5 1/2"

ESTIMATED FOOTINGS

TYPE	APPROX. AREA	APPROX. VOLUME
PIER PAD – SIZED BY OTHERS	12 SF	0 CY
RETAINING FOOTING – 16 x 8	316 SF	8 CY
RETAINING FOOTING – 16 x 8 INTERIOR FOOTING	70 SF	3 CY
TOTAL:	398 SF	11 CY

AREA SCHEDULE – BASEMENT FINISH 1

MAIN FLOOR	1492 SF
LIVING AREA TOTAL:	1492 SF
BASEMENT – FINISHED	825 SF
BASEMENT – UNFINISHED	667 SF
GARAGE	454 SF
OTHER AREA TOTAL:	1946 SF
BUILDING AREA TOTAL:	3438 SF



1 BASEMENT – FINISHED OPTION 1

1/4" = 1'–0"

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS. SLOPE AS NOTED ON ROOF PLANS
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW.
     1/2" OSB SHEATHING ON ALL ELEVATIONS
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON
     1/2" PLYWOOD WALL SHEATHING
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON 6 MIL POLY VAPOR BARRIER ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G FLOOR SHEATHING ON FLOOR FRAMING AS CALLED OUT ON FLOOR PLANS. (SPACING AS NOTED ON FLOOR PLANS)
     CEILING: 5/8" GYPSUM WALL BOARD
     FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
     FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
2. WINDOWS:
   ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
   - A. CASEMENT WINDOWS:
     WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'–11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
     BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
   - B. GYPSUM WALL BOARD OPENINGS:
     ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

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ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFGR.

CABINETS SHOWN ON PLANS DESIGNED BY OTHERS AND TO BE VERIFIED PER MFGR.

VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE. PLANS ARE CONCEPTUAL, ADJUST AS REQ.

ALL STRUCTURAL CONCRETE PIER PADS TO BE SIZED AND VERIFIED BY OTHERS.

PLACE BASEMENT WINDOW HEADERS IN RIM AS REQUIRED PER WINDOW HD HT AND GRADE.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS, AND IS THE RESPONSIBILITY OF THE BUILDER.

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ALLER
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PROJECT PHASE:

Portland Plan - Elevation A - 2 Car - GL

ADDRESS REQUIRED FOR PERMIT

BUILDER
DESTINY HOMES

PROJECT NO.
30222624

ISSUE DATE
12.09.24

DRAWN
AH / SP

SHEET NAME
BASEMENT - FINISHED OPTION 1

SHEET NO.
A1.2

DOOR SCHEDULE – BASEMENT FINISHED OPT. 2

QTY	DOOR SIZE	COMMENTS
BASEMENT		
3	2868	
3	2668	
1	5068 BP	BI-PASS DOOR
1	4068 BP	BI-PASS DOOR
T.O.FOUNDATION		
1	16070 OHGD	OVERHEAD GARAGE DOOR
MAIN FLOOR		
3	2868	
2	2868 PKT	POCKET DOOR
1	2068	
1	2468	
2	2668	
1	1668	
1	2868 INSUL w/CLOSER	20 MIN RATED W/CLOSER
2	5068 BP	BI-PASS DOOR
1	6068 SGD	SLIDING GLASS DOOR
1	3068 ENTRY	

WINDOW SCHEDULE

QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
BASEMENT			
3	4-0 X 4-0 SL	7'-6"	MEETS EGRESS* VERIFY SILL HT
MAIN FLOOR			
3	5-0 X 5-0 SL	7'-11 1/2"	MEETS EGRESS
2	2-6 X 5-0 FX	7'-11 1/2"	FIXED

ESTIMATED STRUCTURE

TYPE	COUNT	LENGTH
BEAM (DROPPED)	3	19'-1"
BEAM (FLUSH)	2	13'-2 3/4"
HEADER	7	42'-7 1/4"

ESTIMATED WOOD WALLS – BASEMENT FINISHED OPT. 2

MATERIAL	LINEAL FEET
Exterior	
WOOD STUD - 2X4	252'-11"
Interior	
WOOD STUD - 2X4	415'-0"
WOOD STUD - 2X6	28'-9"

ESTIMATED MATERIAL TAKEOFFS – BASEMENT FINISHED OPT. 2

MATERIAL	AREA
Ceilings	
GYPSUM WALL BOARD - 1/2"	859 SF
GYPSUM WALL BOARD - 5/8"	1871 SF
Floors	
FLOOR SHEATHING - 3/4"	1447 SF
Roofs	
ASPHALT SHINGLES	2812 SF
EXTERIOR SHEATHING - 1/2"	2803 SF
ROOF UNDERLAYMENT	2785 SF
Walls	
EXTERIOR SHEATHING - 1/2"	2458 SF
GYPSUM WALL BOARD - 1/2"	7666 SF
GYPSUM WALL BOARD - 5/8"	597 SF
HOUSE WRAP / VAPOR RETARDER	2468 SF

SQUARE FOOTAGE ARE ESTIMATES ONLY.
CONTRACTOR TO VERIFY AMOUNTS.
NO WASTE FACTOR IS INCLUDED.

KEYNOTE LEGEND

NUMBER	NOTE
01	6-9 HD.HT.
12	CANTILEVERED WALL ABOVE
18	PATIO LINE ABOVE
23	TUB/SHOWER
53	PASSIVE RADON SYSTEM w/OUTLET IN ATTIC
54	EGRESS WINDOW SILL HEIGHT NOT TO EXCEED 44" AFF (MAX.)
57	2X4 BEARING WALL ON 16" X 8" CONTINUOUS CONCRETE FOOTING (TYP.)
59	STRUCTURAL POST ON CONCRETE PIER PAD, SIZED BY OTHERS
61	BEAM POCKET (TYP.)

FLOORING SCHEDULE – BASEMENT FINISHED OPT. 2

ROOM	AREA	FLOOR FINISH
BASEMENT		
BASEMENT	467 SF	4" CONCRETE SLAB
BATH.3	57 SF	HARD
BDRM.4	135 SF	CRPT.
BDRM.5	140 SF	CRPT.
FAMILY	478 SF	CRPT.
W.I.C.	30 SF	CRPT.
MAIN FLOOR		
BATH.2	46 SF	HARD
BDRM.2	132 SF	CRPT.
BDRM.3	133 SF	CRPT.
DINETTE	103 SF	HARD
DROP	39 SF	HARD
ENTRY	157 SF	HARD
GARAGE	436 SF	4" CONCRETE SLAB
GREAT RM.	251 SF	CRPT.
KITCHEN	119 SF	HARD
LNDRY.	35 SF	HARD
P.	16 SF	HARD
P.BATH	74 SF	HARD
PATIO	101 SF	4" CONCRETE SLAB
PRIMARY	184 SF	CRPT.
W.I.C.	52 SF	CRPT.

ESTIMATED CONCRETE FLATWORK

TYPE	AREA	VOLUME
Floor: Basement	1378 SF	17.0 CY
Floor: Front Porch	61 SF	1.4 CY
Floor: Garage	420 SF	5.2 CY
Floor: Rear Patio	100 SF	1.2 CY
TOTAL:	1959 SF	24.8 CY

ESTIMATED FOUNDATION WALL LENGTH

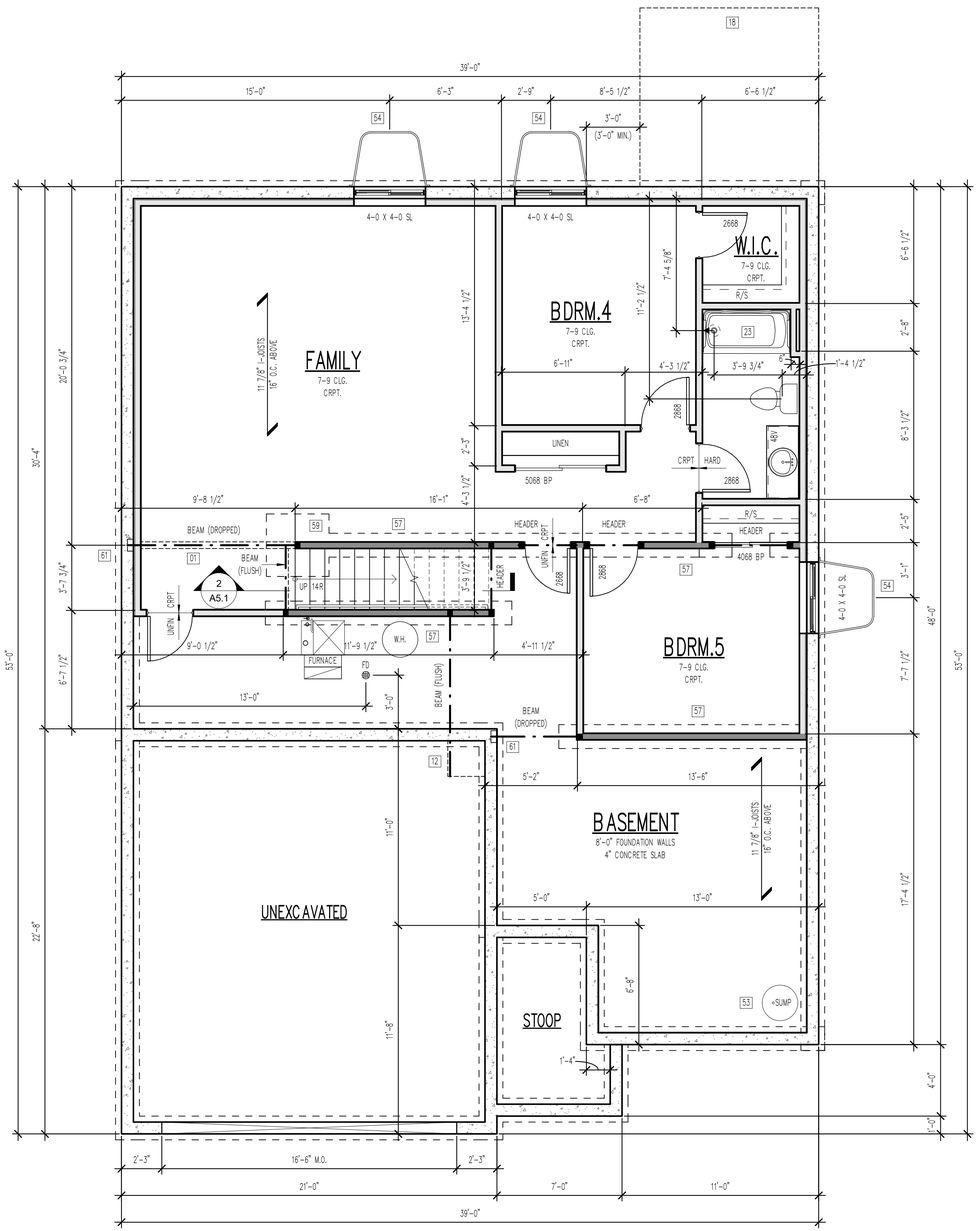
WALL HEIGHT	WALL LENGTH @ CENTERLINE
4'-0"	64'-0"
8'-0"	171'-4"

ESTIMATED FOOTING LENGTH

TYPE	LENGTH
PIER PAD - SIZED BY OTHERS	3'-6"
RETAINING FOOTING - 16 x 8	234'-4"
RETAINING FOOTING - 16 x 8 INTERIOR FOOTING	54'-7 1/2"
TOTAL:	292'-5 1/2"

ESTIMATED FOOTINGS

TYPE	APPROX. AREA	APPROX. VOLUME
PIER PAD - SIZED BY OTHERS	12 SF	0 CY
RETAINING FOOTING - 16 x 8	316 SF	8 CY
RETAINING FOOTING - 16 x 8 INTERIOR FOOTING	70 SF	3 CY
TOTAL:	398 SF	11 CY



1 BASEMENT – FINISHED OPTION 2
1/4" = 1'-0"

AREA SCHEDULE – BASEMENT FINISH 2

MAIN FLOOR	1492 SF
LIVING AREA TOTAL:	1492 SF
BASEMENT – FINISHED	969 SF
BASEMENT – UNFINISHED	523 SF
GARAGE	454 SF
OTHER AREA TOTAL:	1946 SF
BUILDING AREA TOTAL:	3438 SF

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION: COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.) 1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS. SLOPE AS NOTED ON ROOF PLANS
   - B. CEILING: FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION: SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW. 1/2" OSB SHEATHING ON ALL ELEVATIONS INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION: STONE VENEER w/ HOUSE WRAP ON 1/2" PLYWOOD WALL SHEATHING INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION: 4" CONCRETE SLAB (MIN) ON 6 MIL POLY VAPOR BARRIER ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION: FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G FLOOR SHEATHING ON FLOOR FRAMING AS CALLED OUT ON FLOOR PLANS. (SPACING AS NOTED ON FLOOR PLANS) CEILING: 5/8" GYPSUM WALL BOARD FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
2. WINDOWS: ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
   - A. CASEMENT WINDOWS: WINDOW HINGE NOTED ON EXTERIOR ELEVATION. NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS: NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS: NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS: NOTED ON PLANS AS DH
   - E. FIXED WINDOWS: NOTED ON PLANS AS FX
3. DOORS: DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN. TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
   - A. WOOD JAMBS AND CASING: HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS. BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS. BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS. BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
   - B. GYPSUM WALL BOARD OPENINGS: ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS. ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ENGINEERED LUMBER SHALL BE USED IN THE FOLLOWING WALLS: WALLS SUPPORTING VAULTED AND 2-STORY CEILINGS, WALLS CONTAINING POCKET DOORS, ANY TILED WALLS, & WALLS SUPPORTING BAR & KITCHEN CABINETS BUT **NOT** BATHROOM VANITIES. VERIFY ALL LOCATIONS W/ BUILDER.

SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314 OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE W/ UL217 AND UL2034. (SD) THE SYMBOL INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR COMBINATION SMOKE AND CARBON MONOXIDE ALARM.

ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE DESIGNED AND ENGINEERED BY TRUSS MFGR OR BY OTHERS.

WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE – ACTUAL WINDOW ROUGH OPENING TO BE VERIFIED PER MFGR.

ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFGR.

CABINETS SHOWN ON PLANS DESIGNED BY OTHERS AND TO BE VERIFIED PER MFGR.

VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE. PLANS ARE CONCEPTUAL, ADJUST AS REQ.

ALL STRUCTURAL CONCRETE PIER PADS TO BE SIZED AND VERIFIED BY OTHERS.

PLACE BASEMENT WINDOW HEADERS IN RIM AS REQUIRED PER WINDOW HD HT AND GRADE.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

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PROJECT PHASE:

Portland Plan - Elevation A - 2 Car - GL

ADDRESS REQUIRED FOR PERMIT

BUILDER
DESTINY HOMES

PROJECT NO.
30222624

ISSUE DATE
12. 09. 24

DRAWN
AH / SP

SHEET NAME
BASEMENT - FINISHED OPTION 2

SHEET NO.
A1.3

DOOR SCHEDULE – UNFINISHED BASEMENT

QTY	DOOR SIZE	COMMENTS
BASEMENT		
2	2668	
T.O.FOUNDATION		
1	16070 OHGD	OVERHEAD GARAGE DOOR
MAIN FLOOR		
3	2868	
2	2868 PKT	POCKET DOOR
1	2068	
1	2468	
2	2668	
1	1668	
1	2868 INSUL w/CLOSER	20 MIN RATED W/CLOSER
2	5068 BP	BI-PASS DOOR
1	6068 SGD	SLIDING GLASS DOOR
1	3068 ENTRY	

WINDOW SCHEDULE

QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
BASEMENT			
3	4–0 X 4–0 SL	7'–6"	MEETS EGRESS* VERIFY SILL HT
MAIN FLOOR			
3	5–0 X 5–0 SL	7'–11 1/2"	MEETS EGRESS
2	2–6 X 5–0 FX	7'–11 1/2"	FIXED

ESTIMATED STRUCTURE

TYPE	COUNT	LENGTH
BEAM (DROPPED)	3	19'–1"
BEAM (FLUSH)	2	13'–2 3/4"
HEADER	7	42'–7 1/4"

ESTIMATED WOOD WALLS – UNFINISHED BASEMENT

MATERIAL	LINEAL FEET
Exterior	
WOOD STUD – 2X4	252'–11"
Interior	
WOOD STUD – 2X4	279'–8"
WOOD STUD – 2X6	28'–9"

ESTIMATED MATERIAL TAKEOFFS – UNFINISHED BASEMENT

MATERIAL	AREA
Ceilings	
GYPSUM WALL BOARD – 1/2"	29 SF
GYPSUM WALL BOARD – 5/8"	1871 SF
Floors	
FLOOR SHEATHING – 3/4"	1447 SF
Roofs	
ASPHALT SHINGLES	2812 SF
EXTERIOR SHEATHING – 1/2"	2803 SF
ROOF UNDERLAYMENT	2785 SF
Walls	
EXTERIOR SHEATHING – 1/2"	2458 SF
GYPSUM WALL BOARD – 1/2"	6562 SF
GYPSUM WALL BOARD – 5/8"	597 SF
HOUSE WRAP / VAPOR RETARDER	2468 SF

SQUARE FOOTAGE ARE ESTIMATES ONLY.
CONTRACTOR TO VERIFY AMOUNTS.
NO WASTE FACTOR IS INCLUDED.

KEYNOTE LEGEND

NUMBER	NOTE
05	8–0 HD.HT.
23	TUB/SHOWER
29	36" X 60" FIBERGLASS SHOWER
37	FLUSH ISLAND
43	ELECTRIC DIRECT VENT FIREPLACE – VERIFY MODEL AND R.O. PER BUILDER. LOCATION PER BUILDER
44	LOW WALL w/WOOD CAP +38" AFF
45	WASHER TO BE ON LEFT SIDE OF DRYER WHEN FACING APPLIANCES
79	FRAME WALL TO GARAGE SLAB

FLOORING SCHEDULE – UNFINISHED BASEMENT

ROOM	AREA	FLOOR FINISH
BASEMENT		
BASEMENT	1321 SF	4" CONCRETE SLAB
STAIR LANDING	30 SF	CRPT.
MAIN FLOOR		
BATH.2	46 SF	HARD
BDRM.2	132 SF	CRPT.
BDRM.3	133 SF	CRPT.
DINETTE	103 SF	HARD
DROP	39 SF	HARD
ENTRY	157 SF	HARD
GARAGE	436 SF	4" CONCRETE SLAB
GREAT RM.	251 SF	CRPT.
KITCHEN	119 SF	HARD
LNDRY.	35 SF	HARD
P.	16 SF	HARD
P.BATH	74 SF	HARD
PATIO	101 SF	4" CONCRETE SLAB
PRIMARY	184 SF	CRPT.
W.I.C.	52 SF	CRPT.

ESTIMATED CONCRETE FLATWORK

TYPE	AREA	VOLUME
Floor: Basement	1378 SF	17.0 CY
Floor: Front Porch	61 SF	1.4 CY
Floor: Garage	420 SF	5.2 CY
Floor: Rear Patio	100 SF	1.2 CY
TOTAL:	1959 SF	24.8 CY

ESTIMATED FOUNDATION WALL LENGTH

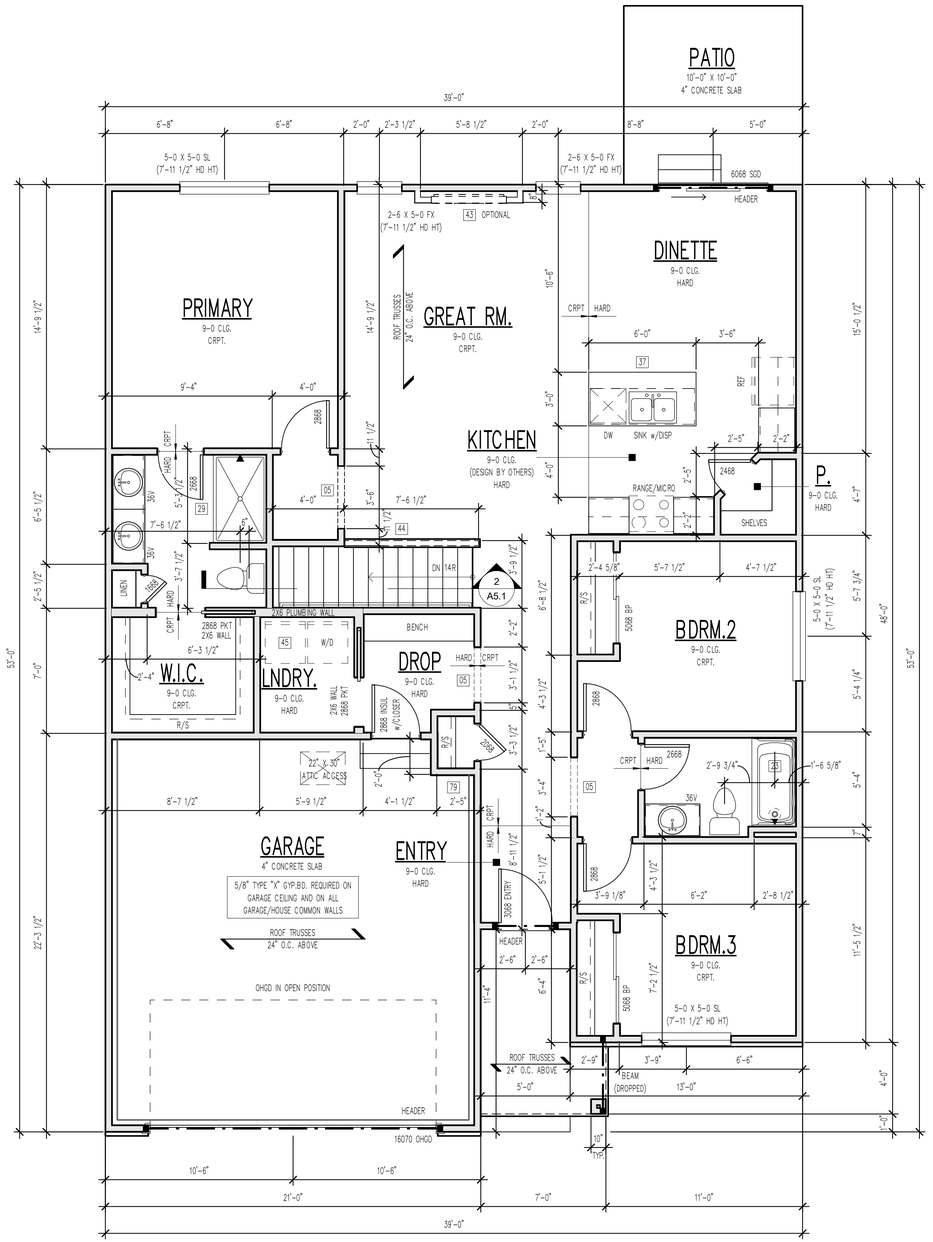
WALL HEIGHT	WALL LENGTH @ CENTERLINE
4'–0"	64'–0"
8'–0"	171'–4"

ESTIMATED FOOTING LENGTH

TYPE	LENGTH
PIER PAD – SIZED BY OTHERS	3'–6"
RETAINING FOOTING – 16 x 8	234'–4"
RETAINING FOOTING – 16 x 8 INTERIOR FOOTING	54'–7 1/2"
TOTAL:	292'–5 1/2"

ESTIMATED FOOTINGS

TYPE	APPROX AREA	APPROX VOLUME
PIER PAD – SIZED BY OTHERS	12 SF	0 CY
RETAINING FOOTING – 16 x 8	316 SF	8 CY
RETAINING FOOTING – 16 x 8 INTERIOR FOOTING	70 SF	3 CY
TOTAL:	398 SF	11 CY



1 MAIN FLOOR
1/4" = 1'–0"

AREA SCHEDULE – UNFINISHED BASEMENT

MAIN FLOOR	1492 SF
LIVING AREA TOTAL:	1492 SF
BASEMENT – FINISHED	34 SF
BASEMENT – UNFINISHED	1458 SF
GARAGE	454 SF
OTHER AREA TOTAL:	1946 SF
BUILDING AREA TOTAL:	3438 SF

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS. SLOPE AS NOTED ON ROOF PLANS
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW
     1/2" OSB SHEATHING ON ALL ELEVATIONS
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON
     1/2" PLYWOOD WALL SHEATHING
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON 6 MIL POLY VAPOR BARRIER ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G FLOOR SHEATHING ON FLOOR FRAMING AS CALLED OUT ON FLOOR PLANS. (SPACING AS NOTED ON FLOOR PLANS)
     CEILING: 5/8" GYPSUM WALL BOARD
     FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
     FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
2. WINDOWS:
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   - A. CASEMENT WINDOWS:
     WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'–11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
     BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
   - B. GYPSUM WALL BOARD OPENINGS:
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     ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

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ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFGR.

CABINETS SHOWN ON PLANS DESIGNED BY OTHERS AND TO BE VERIFIED PER MFGR.

VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE. PLANS ARE CONCEPTUAL, ADJUST AS REQ.

ALL STRUCTURAL CONCRETE PIER PADS TO BE SIZED AND VERIFIED BY OTHERS.

PLACE BASEMENT WINDOW HEADERS IN RIM AS REQUIRED PER WINDOW HD HT AND GRADE.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

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PROJECT PHASE:

Portland Plan - Elevation A - 2 Car - GL

ADDRESS REQUIRED FOR PERMIT

BUILDER
DESTINY HOMES

PROJECT NO.
30222624

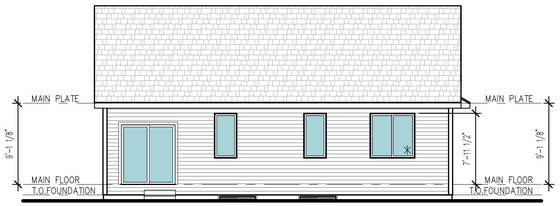
ISSUE DATE
12. 09. 24

DRAWN
AH / SP

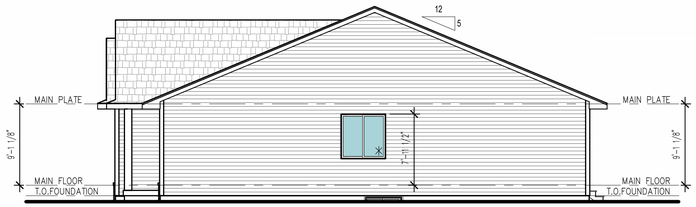
SHEET NAME
MAIN FLOOR

SHEET NO.
A2.1

ESTIMATED MATERIALS			
MATERIAL TYPE	MATERIAL SF	MATERIAL %	MATERIAL ELEVATION
Lap Siding - 6"	1863 SF	100.0%	
Lap Siding - 6"	574 SF	93.9%	Front
Stone Veneer	37 SF	6.1%	Front



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



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



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



1 FRONT ELEVATION
1/4" = 1'-0"

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS. SLOPE AS NOTED ON ROOF PLANS
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW
     1/2" OSB SHEATHING ON ALL ELEVATIONS
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON
     1/2" PLYWOOD WALL SHEATHING
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON 6 MIL POLY VAPOR BARRIER ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G FLOOR SHEATHING ON FLOOR FRAMING AS CALLED OUT ON FLOOR PLANS. (SPACING AS NOTED ON FLOOR PLANS)
     CEILING: 5/8" GYPSUM WALL BOARD
     FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
     FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
2. WINDOWS:
   ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
   - A. CASEMENT WINDOWS:
     WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
     NOTED ON PLANS AS C.SMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
     BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
   - B. GYPSUM WALL BOARD OPENINGS.
     ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

WINDOWS SO NOTED MEET OR EXCEED APPLICABLE EGRESS REQUIREMENTS.

ALL WINDOW HEAD HEIGHTS ARE 7' - 11 1/2", UNO.

WALL SHEATHING ON ALL ELEVATIONS SHALL BE EXTERIOR GRADE 1/2" OSB, UNO.

VERIFY ALL EXTERIOR DOOR STYLES WITH BUILDER.

GUTTERS AND DOWNSPOUTS NOT SHOWN FOR CLARITY.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

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PROJECT PHASE:

Portland Plan - Elevation A - 2 Car - GL

ADDRESS REQUIRED FOR PERMIT

BUILDER
DESTINY HOMES

PROJECT NO.
30222624

ISSUE DATE
12. 09. 24

DRAWN
AH / SP

SHEET NAME
EXTERIOR ELEVATIONS

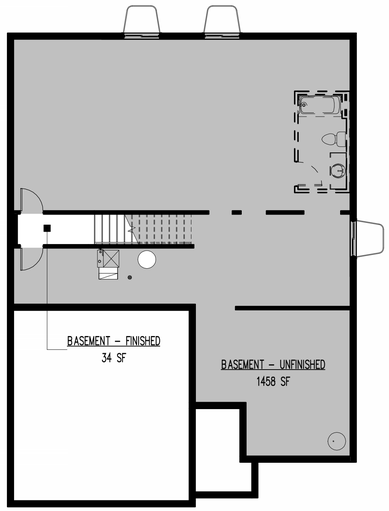
SHEET NO.
A3.1



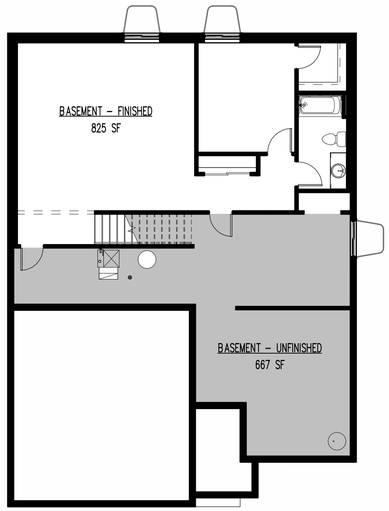




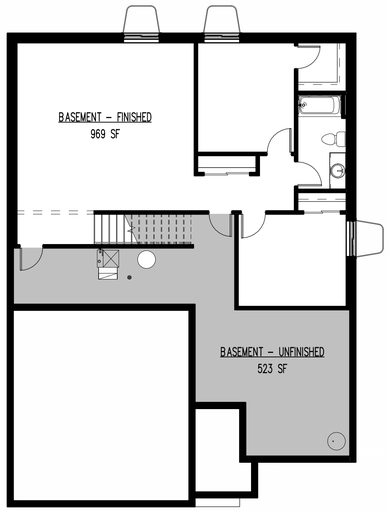




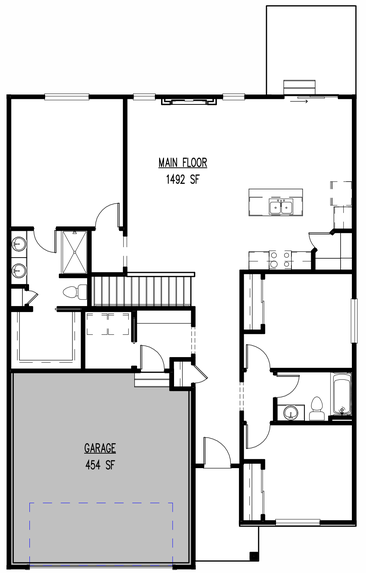
1 BASEMENT



2 BASEMENT – FINISHED OPT 1



3 BASEMENT – FINISHED OPT 2



4 MAIN FLOOR

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
     AS NOTED ON FLOOR PLANS. SLOPE AS NOTED ON ROOF PLANS
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
     ON EXTERIOR WALL SHEATHING AS NOTED BELOW.
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     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON
     1/2" PLYWOOD WALL SHEATHING
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON 6 MIL POLY VAPOR BARRIER
     ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G
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   - A. CASEMENT WINDOWS:
     WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
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     ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
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ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

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PROJECT PHASE:

Portland Plan - Elevation A - 2 Car - GL

ADDRESS REQUIRED FOR PERMIT

BUILDER
DESTINY HOMES

PROJECT NO.
30222624

ISSUE DATE
12. 09. 24

DRAWN
AH / SP

SHEET NAME
EXTERIOR VIEWS, AREA PLANS

SHEET NO.
A4.1

ESTIMATED ROOF VENTS			
ATTIC ZONE	AREA	NUMBER OF ROOF VENTS – 50 NFA	REQUIRED RIDGE VENTING (FEET) – 11 NFA
ATTIC AREA	1950 SF	10	43'

VERIFY ROOF VENT TYPES BY BUILDER.
ROOFING CONTR. RESPONSIBLE FOR ADEQUATE VENTILATION PER CODE.
PROVIDE 10"X10" CLEAR OPENING TO ATTIC SPACE FOR BOX VENTS.

SQUARE FOOTAGE ARE ESTIMATES ONLY.
CONTRACTOR TO VERIFY AMOUNTS.
NO WASTE FACTOR IS INCLUDED.

MEMBRANE ROOFING SHALL BE USED ON ROOFS SLOPED LESS THAN 2:12 PER IRC R 905.2.2.

ASPHALT SHINGLES SHALL BE USED ONLY ON ROOFS SLOPED 2:12 OR GREATER PER IRC R 905.2.2, VERIFY MANUFACTURERS REQUIREMENTS BEFORE INSTALLATION.

ROOFS SLOPED 2:12 TO 4:12 REQUIRE A DOUBLE LAYER OF UNDERLAYMENT PER IRC R905.1.1.
A 19" STRIP IS APPLIED AT AND PARALLEL TO THE EAVE EDGE. THEN STARTING AT THE EAVE EDGE APPLY 36" SHEETS OF UNDERLAYMENT OVERLAPPING THE PERVIOUS SHEET BY 19". END LAPS SHALL BE 4" AND OFFSET BY 6'-0" PER IBC R905.1.1

ROOF GUTTERS AND DOWNSPOUTS ARE CONCEPTUAL ONLY – VERIFY LOCATIONS PER BLDR.

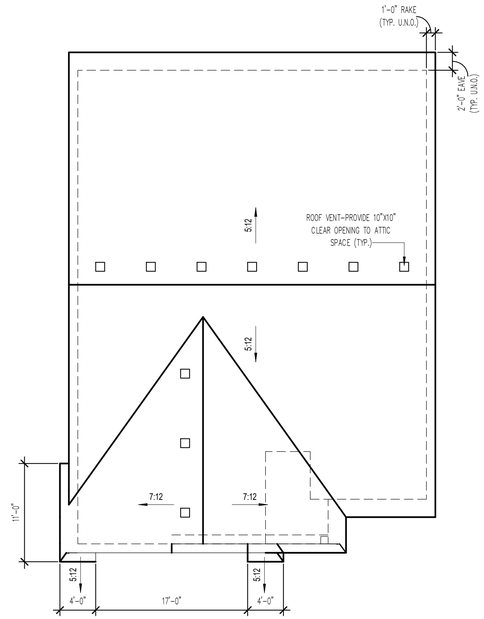
VERIFY ROOF VENT TYPES BY BUILDER. ROOFING CONTR RESPONSIBLE FOR ADEQUATE VENTILATION PER CODE.

FINAL ROOF DESIGN BY TRUSS MFGR. GIRDER TRUSS, SUPPORTS AND POINT LOADS PROVIDED BY TRUSS MFGR.

PROVIDE SELF-ADHERING POLYMER MODIFIED BITUMEN ICE MAT FROM EDGE OF EAVES TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE.

ADJUST HEEL HEIGHTS AS REQUIRED TO MAINTAIN CONSISTENT EAVE OVERHANGS.

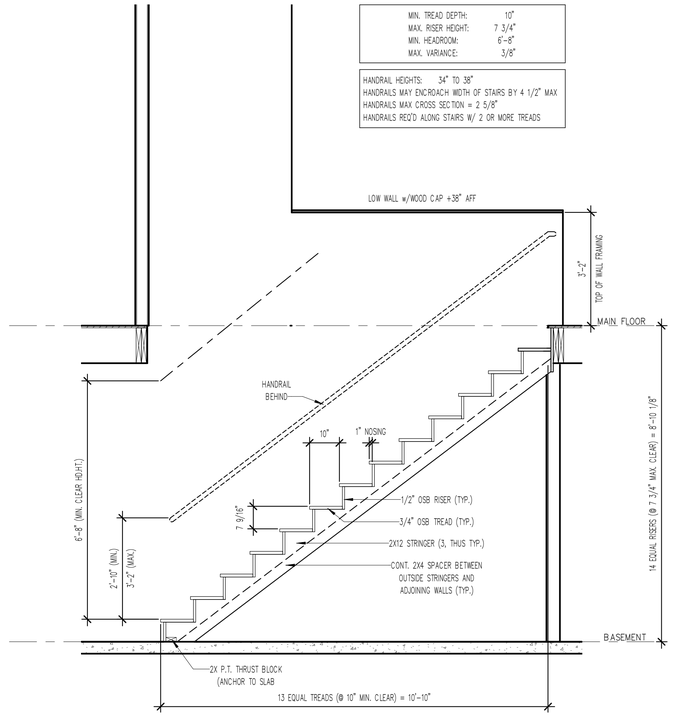
EAVE AND RAKE OVERHANGS NOTED ARE FINISHED DIMENSIONS.



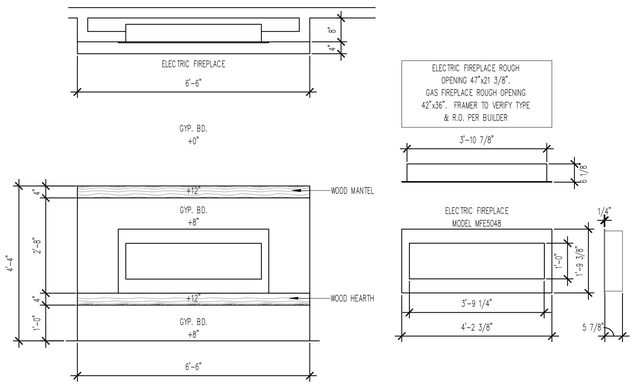
1 ROOF PLAN
1/8" = 1'-0"

TYPICAL NOTES:

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   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS. SLOPE AS NOTED ON ROOF PLANS
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
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3. DOORS:
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   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
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     ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
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2 STAIR SECTION
1/2" = 1'-0"



3 OPTIONAL FIREPLACE DETAIL
1/2" = 1'-0"

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

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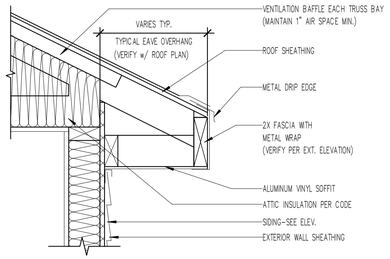
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DRAWN
AH / SP

SHEET NAME
ROOF PLAN, STAIR SECTION, FIREPLACE DETAIL

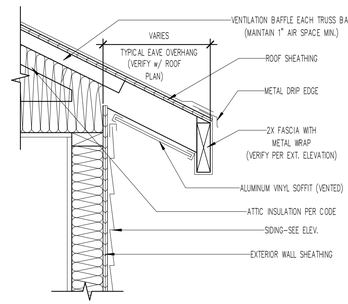
SHEET NO.
A5.1



VINYL – TYP. EAVE (U.N.O.)

1 1/2" = 1'–0"

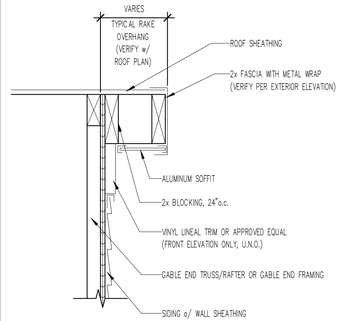
DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



SLOPED EAVE DETAIL, TYP UNO

1 1/2" = 1'–0"

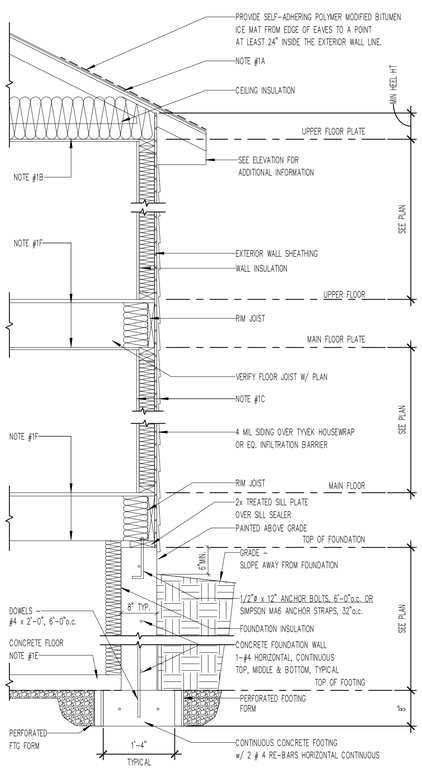
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RAKE DETAIL, TYP UNO

1 1/2" = 1'–0"

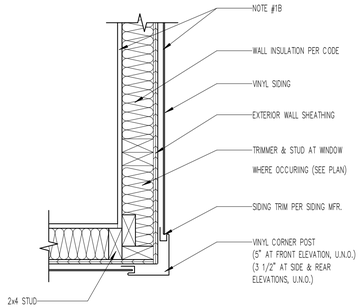
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TYP. 2–STORY WALL SECTION

3/4" = 1'–0"

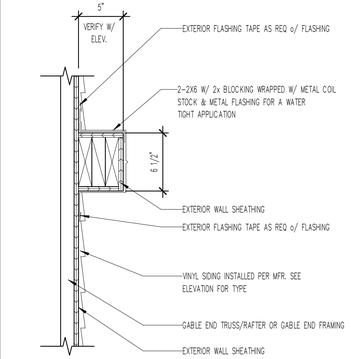
DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



EXTERIOR CORNER DETAIL, TYP

1 1/2" = 1'–0"

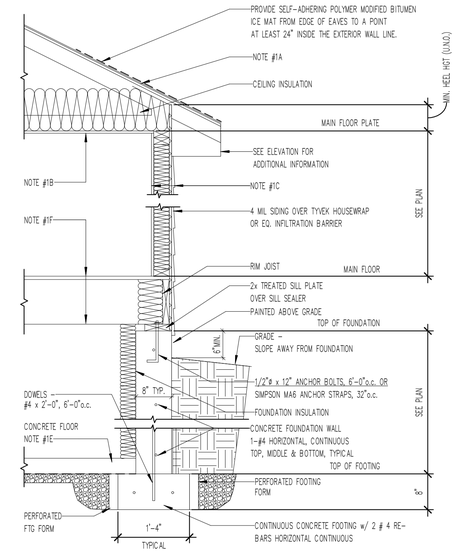
DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



VALENCE DETAIL, TYP UNO

1 1/2" = 1'–0"

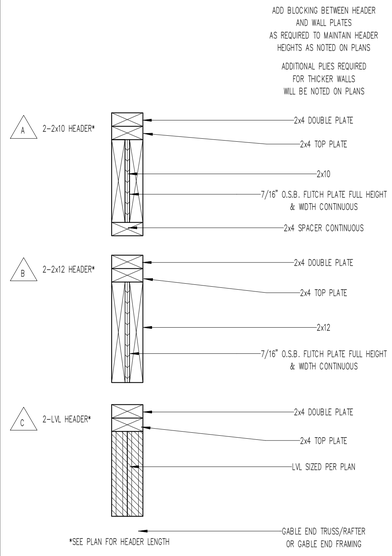
DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



TYP. RANCH WALL SECTION

3/4" = 1'–0"

DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



HEADER TYPES

1 1/2" = 1'–0"

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
     AS NOTED ON FLOOR PLANS. SLOPE AS NOTED ON ROOF PLANS
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
     ON EXTERIOR WALL SHEATHING AS NOTED BELOW
     1/2" OSB SHEATHING ON ALL ELEVATIONS
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON
     1/2" PLYWOOD WALL SHEATHING
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON 6 MIL POLY VAPOR BARRIER
     ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G
     FLOOR SHEATHING ON FLOOR FRAMING AS CALLED OUT ON
     FLOOR PLANS. (SPACING AS NOTED ON FLOOR PLANS)
     CEILING: 5/8" GYPSUM WALL BOARD
     FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
     FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
2. WINDOWS:
   ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
   - A. CASEMENT WINDOWS:
     WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'–11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
     BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
   - B. GYPSUM WALL BOARD OPENINGS.
     ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 6" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

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PROJECT PHASE:

Portland Plan - Elevation A - 2 Car - GL

ADDRESS REQUIRED FOR PERMIT

BUILDER
DESTINY HOMES

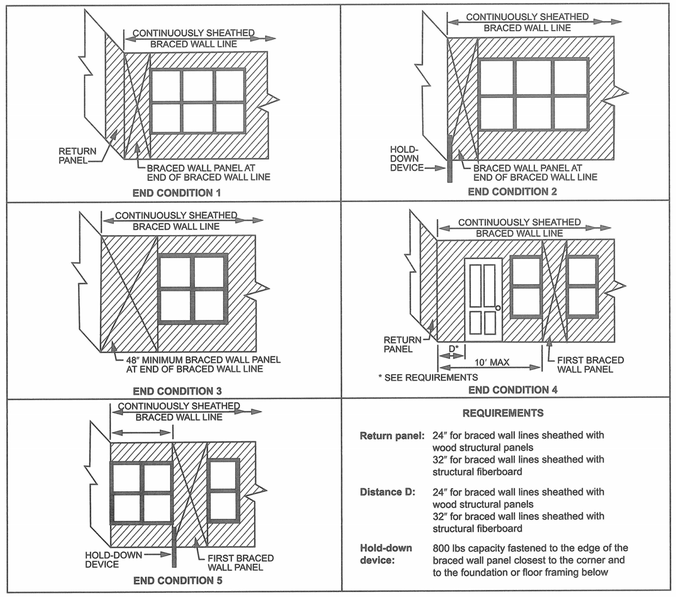
PROJECT NO.
30222624

ISSUE DATE
12. 09. 24

DRAWN
AH / SP

SHEET NAME
DETAILS

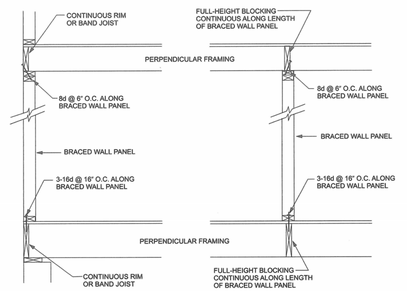
SHEET NO.
D1



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N.

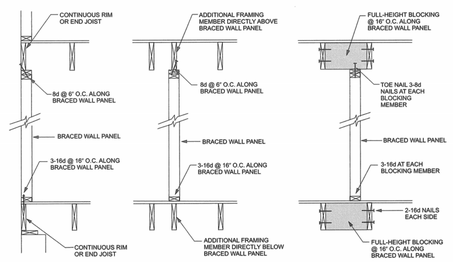
FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

2 CS–END CONDITIONS



For SI: 1 inch = 25.4 mm.

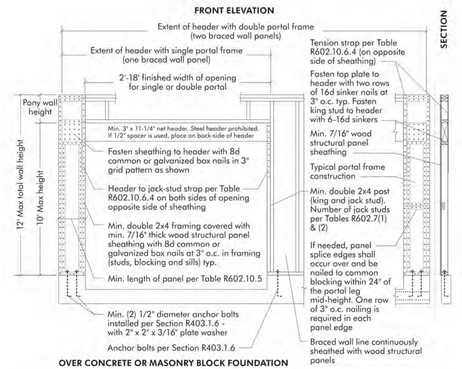
FIGURE R602.10.8(1)
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING



For SI: 1 inch = 25.4 mm.

FIGURE R602.10.8(2)
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

3 BRACED WALL PANEL CONNECTION



1 BRACING METHOD CS–PF

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS. SLOPE AS NOTED ON ROOF PLANS
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW.
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     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON
     1/2" PLYWOOD WALL SHEATHING
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON 6 MIL POLY VAPOR BARRIER ON COMPACTED STRUCTURAL FILL
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   - C. SINGLE HUNG WINDOWS:
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   - A. WOOD JAMBS AND CASING:
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PROJECT PHASE:

Portland Plan - Elevation A - 2 Car - GL

ADDRESS REQUIRED FOR PERMIT

BUILDER
DESTINY HOMES

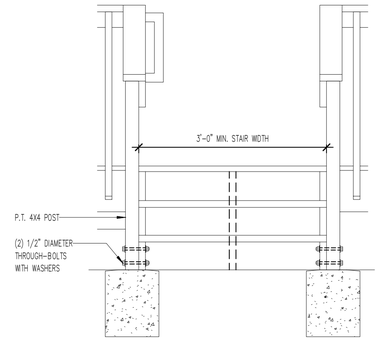
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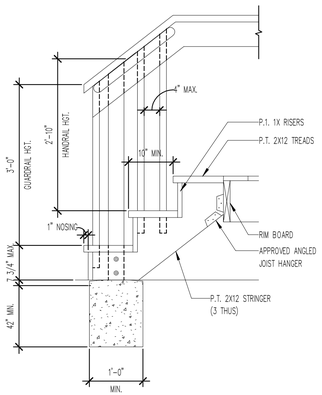
ISSUE DATE
12. 09. 24

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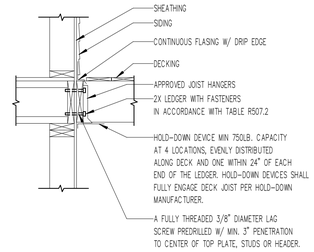
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DETAILS

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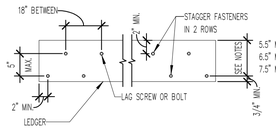




NOTE:
THIS DETAIL IS APPLICABLE WHERE FLOOR JOISTS ARE PARALLEL TO DECK JOISTS.



2018 IRC
FIGURE R507.9.1.2(2)
DECK ATTACHMENT FOR LATERAL LOADS

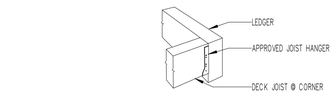


*DISTANCE SHALL BE PERMITTED TO BE REDUCED TO 4.5" IF LAG SCREWS ARE USED OR BOLT SPACING IS REDUCED TO THAT OF LAG SCREWS TO ATTACHE 2X8 LEDGERS TO 2X8 BAND JOISTS.

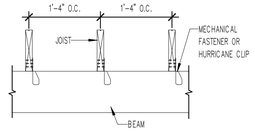
2018 IRC
FIGURE R507.9.1.3(1)
PLACEMENT OF LAG SCREWS AND BOLTS IN LEDGERS

TYPICAL NOTES:

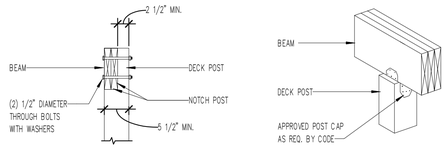
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   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
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   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
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   - F. FRAME FLOOR CONSTRUCTION:
     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G FLOOR SHEATHING ON FLOOR FRAMING AS CALLED OUT ON FLOOR PLANS. (SPACING AS NOTED ON FLOOR PLANS)
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JOIST-TO-LEDGER DETAIL



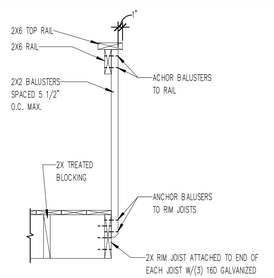
JOIST-TO-BEAM DETAIL



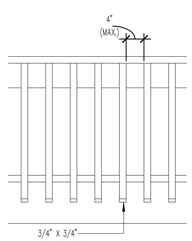
NOTCHED POST

POST CAP

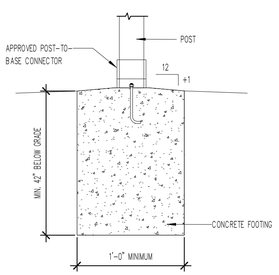
2018 IRC
FIGURE R507.5.1
DECK BEAM TO DECK POST



GUARDRAIL DETAIL



ELEVATION



DECK POST HEIGHT	
DECK POST SIZE	DECK POST HEIGHT
4 X 4	6 - 9 (C)
4 X 6	8
6 X 6	14
8 X 8	14

(C) THE MAX. PERMITTED HEIGHT IS 8 FEET FOR ONE-PLY AND TWO-PLY BEAMS. THE MAX. HEIGHT FOR THREE-PLY BEAMS ON POST CAPS 6 FEET 9 INCHES.

POST-TO-FOOTING DETAIL

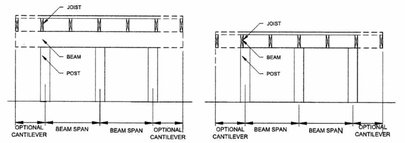


FIGURE R507.5
TYPICAL DECK JOIST SPANS

TABLE R507.5
DECK BEAM SPAN LENGTHS[a, b, g] (feet - inches)

SPECIES[c]	SIZE[e]	DECK JOIST SPAN LESS THAN OR EQUAL TO: (feet)						
		6	8	10	12	14	16	18
Southern pine	1 – 2 × 6	4-11	4-0	3-7	3-3	3-0	2-10	2-8
	1 – 2 × 8	5-11	5-1	4-7	4-2	2-10	3-7	3-5
	1 – 2 × 10	7-0	6-0	5-5	4-11	4-7	4-3	4-0
	1 – 2 × 12	8-3	7-1	6-4	5-10	5-5	5-0	4-9
	2 – 2 × 6	6-11	5-11	5-4	4-10	4-6	4-3	4-0
	2 – 2 × 8	8-9	7-7	6-9	6-2	5-9	5-4	5-0
	2 – 2 × 10	10-4	9-0	8-0	7-4	6-9	6-4	6-0
	2 – 2 × 12	12-2	10-7	9-5	8-7	8-0	7-6	7-0
	3 – 2 × 6	8-2	7-5	6-8	6-1	5-8	5-3	5-0
	3 – 2 × 8	10-10	9-6	8-6	7-9	7-2	6-8	6-4
	3 – 2 × 10	13-0	11-3	10-0	9-2	8-6	7-11	7-6
	3 – 2 × 12	15-3	13-3	11-10	10-9	10-0	9-4	8-10
Douglas fir-larch[d], hem-fir[d], spruce-pine-fir[d], redwood, western cedars, ponderosa pine[d], red pine[d]	3 × 6 or 2 – 2 x 6	5-5	4-8	4-2	3-10	3-6	3-1	2-9
	3 × 8 or 2 – 2 × 8	6-10	5-11	5-4	4-10	4-6	4-1	3-8
	3 × 10 or 2 – 2 × 10	8-4	7-3	6-6	5-11	5-6	5-1	4-8
	3 × 12 or 2 – 2 × 12	9-8	8-5	7-6	6-10	6-4	5-11	5-7
	4 × 6	6-5	5-6	4-11	4-6	4-2	3-11	3-8
	4 × 8	8-5	7-3	6-6	5-11	5-6	5-2	4-10
	4 × 10	9-11	8-7	7-8	7-0	6-6	6-1	5-8
	4 × 12	11-5	9-11	8-10	8-1	7-6	7-0	6-7
	3 – 2 × 6	7-4	6-8	6-0	5-6	5-1	4-9	4-6
	3 – 2 × 8	9-8	8-6	7-7	6-11	6-5	6-0	5-8
	3 – 2 × 10	12-0	10-5	9-4	8-6	7-10	7-4	6-11
	3 – 2 × 12	13-11	12-1	10-9	9-10	9-1	8-6	8-1

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa, 1 pound = 0.454 kg.
a. Ground snow load, live load = 40 psf, dead load = 10 psf, L/Δ = 360 at main span, L/Δ = 180 at cantilever with a 220-pound point load applied at the end.
b. Beams supporting deck joists from one side only.
c. No. 2 grade, wet service factor.
d. Beam depth shall be greater than or equal to depth of joists with a flush beam condition.
e. Includes incising factor.
f. Northern species. Incising factor not included.
g. Beam cantilevers are limited to the adjacent beam's span divided by 4.

1 DECK DETAILS

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

THE OWNER AND/OR CONTRACTOR OF THIS PLAN RELEASES ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, EMPLOYEES, AND CONSULTANTS FROM ANY CLAIMS OR LAWSUITS AGAINST THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, EMPLOYEES, AND CONSULTANTS DO NOT ACCEPT ANY LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF THESE DOCUMENTS. THEREFORE THE OWNER AND/OR CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS, STRUCTURE AND DETAILS IN THESE DOCUMENTS PRIOR TO CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.

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PROJECT PHASE:

Portland Plan - Elevation A - 2 Car - GL

ADDRESS REQUIRED FOR PERMIT

BUILDER
DESTINY HOMES

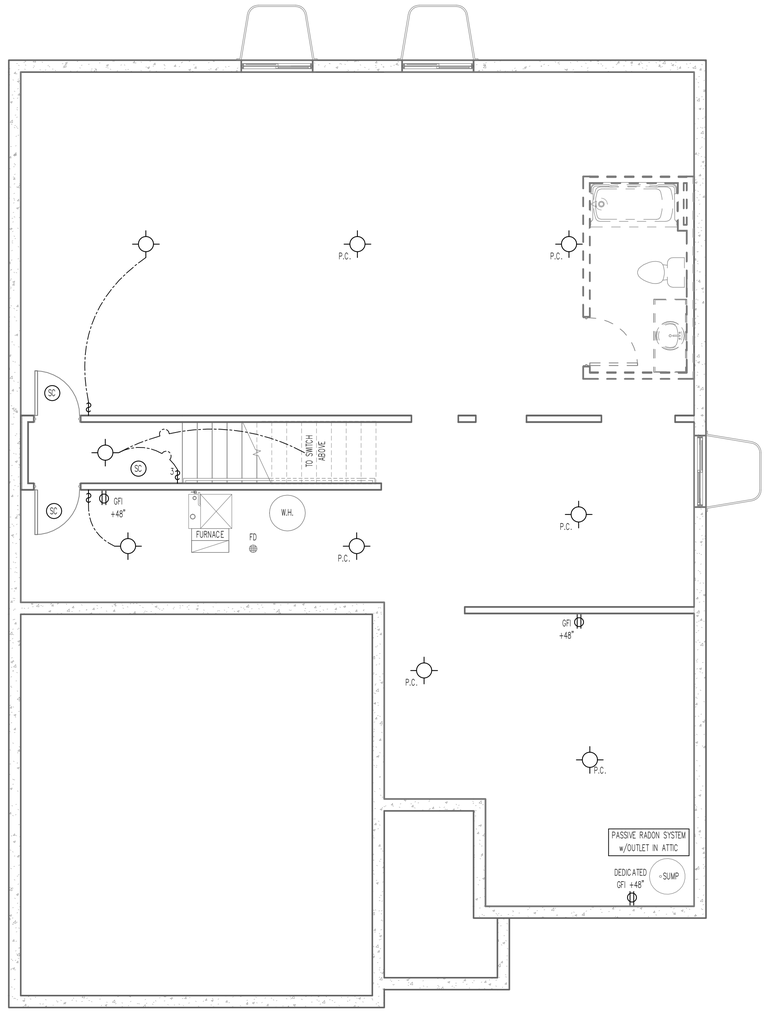
PROJECT NO.
30222624

ISSUE DATE
12. 09. 24

DRAWN
AH / SP

SHEET NAME
DETAILS

SHEET NO.
D3



1 ELECTRICAL PLAN – BASEMENT UNFINISHED

1/4" = 1'-0"

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WP — WATERPROOF DUPLEX OUTLET
- GFI — GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- 220 VOLT OUTLET
- WALL SWITCH
- 3 — THREE-WAY SWITCH
- 4 — FOUR-WAY SWITCH
- DM — RHEOSTAT SWITCH
- CEILING MOUNTED LIGHT FIXTURE
- CF — E-STAR COMPLIANT FLUORESCENT LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED ADJ. EYEBALL LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE WITH PULL CHAIN
- PENDANT LIGHT FIXTURE
- TRACK LIGHT
- FLUORESCENT LIGHT FIXTURE
- EXHAUST FAN (VENT TO EXTERIOR)
- EXHAUST FAN/LIGHT (VENT TO EXTERIOR)
- GHCO — OUTLET FOR GARAGE DOOR OPENER
- CHIMES — CHIMES
- PB — PUSH BUTTON
- SC — COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- PH — TELEPHONE
- TV — TELEVISION
- KPT HST KPT — SMART PANEL KEYPAD
- EV — ELECTRIC VEHICLE CHARGER
- V — CENTRAL VAC OUTLET
- T — THERMOSTAT
- CEILING FAN (PROVIDE ADEQUATE SUPPORT)
- CEILING FAN WITH LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
- ELECTRICAL PANEL

WASHING MACHINE TO ALWAYS BE ON LEFT SIDE OF DRYER. ELEC. PLAN MAY BE SHOWN REVERSED – IT IS THE RESPONSIBILITY OF THE ELECTRICIAN TO INSTALL RECEPTACLES WITH WASHER ON THE LEFT & DRYER ON THE RIGHT

SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314 OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE W/ UL217 AND UL2034. THE SYMBOL (SC) INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR COMBINATION SMOKE AND CARBON MONOXIDE ALARM.

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PROJECT PHASE:

Portland Plan - Elevation A - 2 Car - GL

ADDRESS REQUIRED FOR PERMIT

BUILDER
DESTINY HOMES

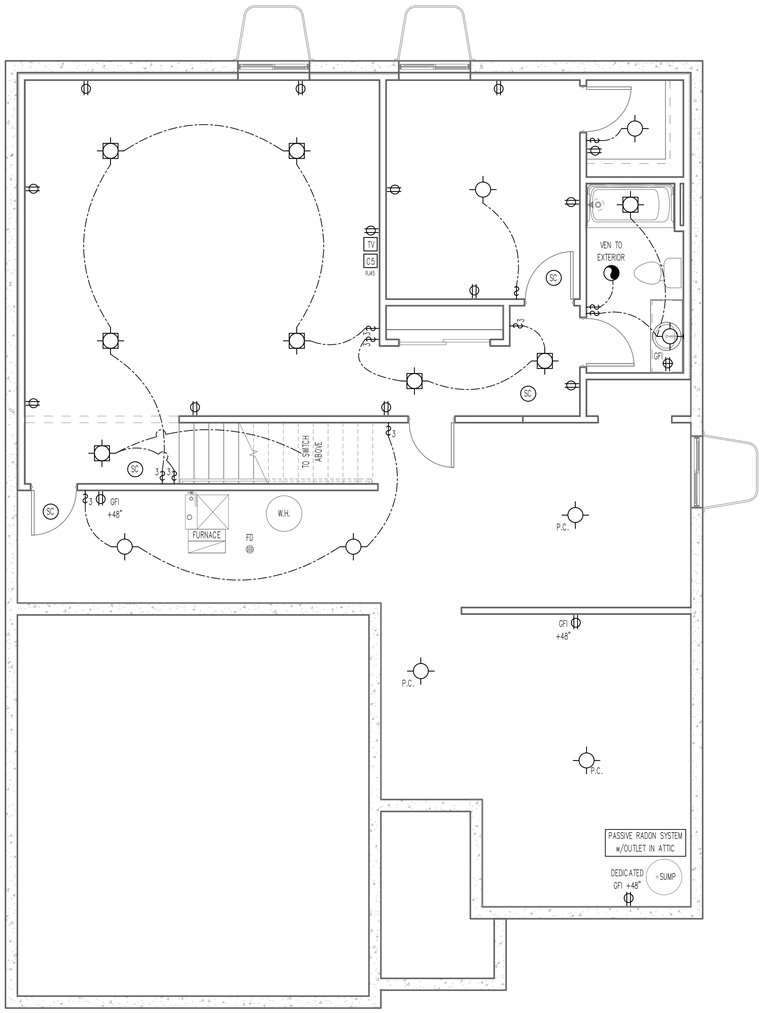
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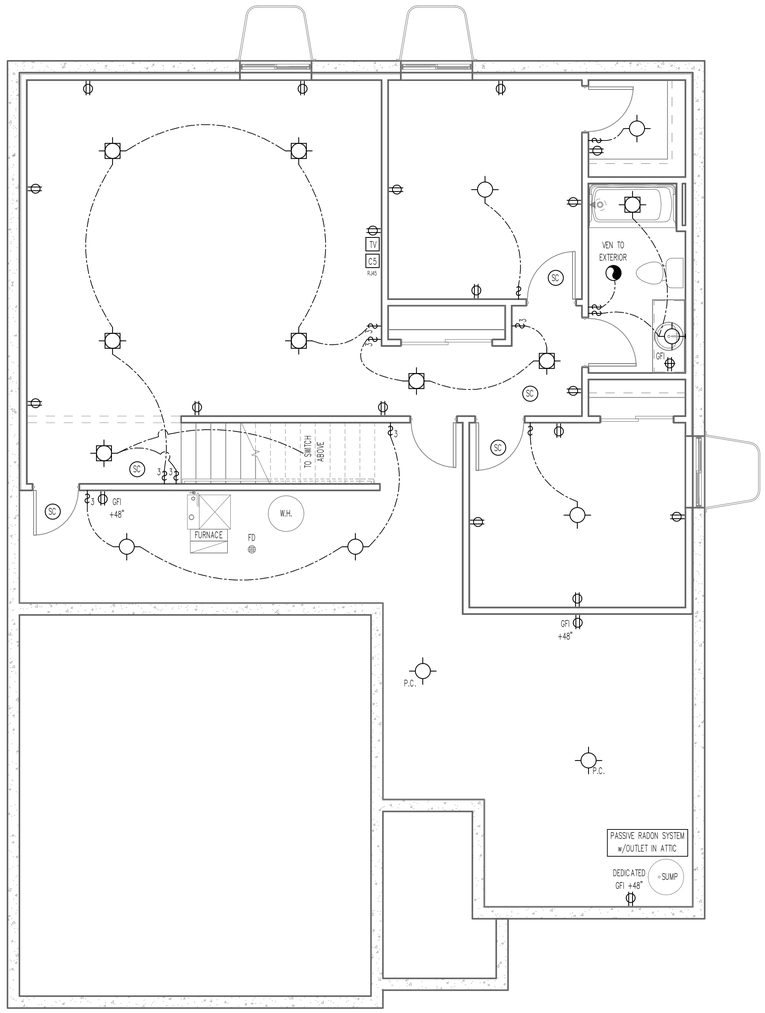
SHEET NAME
ELECTRICAL PLAN - BASEMENT - UNFINISHED

SHEET NO.
E1



2 ELECTRICAL PLAN – BASEMENT FINISHED OPTION 1

1/4" = 1'-0"



1 ELECTRICAL PLAN – BASEMENT FINISHED OPTION 2

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WATERPROOF DUPLEX OUTLET
- GFI GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- 220 VOLT OUTLET
- WALL SWITCH
- 3 THREE-WAY SWITCH
- 4 FOUR-WAY SWITCH
- DM RHEOSTAT SWITCH
- CEILING MOUNTED LIGHT FIXTURE
- CFL E-STAR COMPLIANT FLUORESCENT LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED ADJ. EYEBALL LIGHT FIXTURE
- PC CEILING MOUNTED LIGHT FIXTURE WITH PULL CHAIN
- PENDANT LIGHT FIXTURE
- TRACK LIGHT
- FLUORESCENT LIGHT FIXTURE
- EXHAUST FAN (VENT TO EXTERIOR)
- EXHAUST FAN/LIGHT (VENT TO EXTERIOR)
- GHKD OUTLET FOR GARAGE DOOR OPENER
- CHIMES CHIMES
- PB PUSH BUTTON
- SC COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- PH TELEPHONE
- TV TELEVISION
- KPT +60" AFF SMART PANEL KEYPAD
- EV ELECTRIC VEHICLE CHARGER
- V CENTRAL VAC OUTLET
- T THERMOSTAT
- CEILING FAN (PROVIDE ADEQUATE SUPPORT)
- CEILING FAN WITH LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
- ELECTRICAL PANEL

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BUILDER
DESTINY HOMES

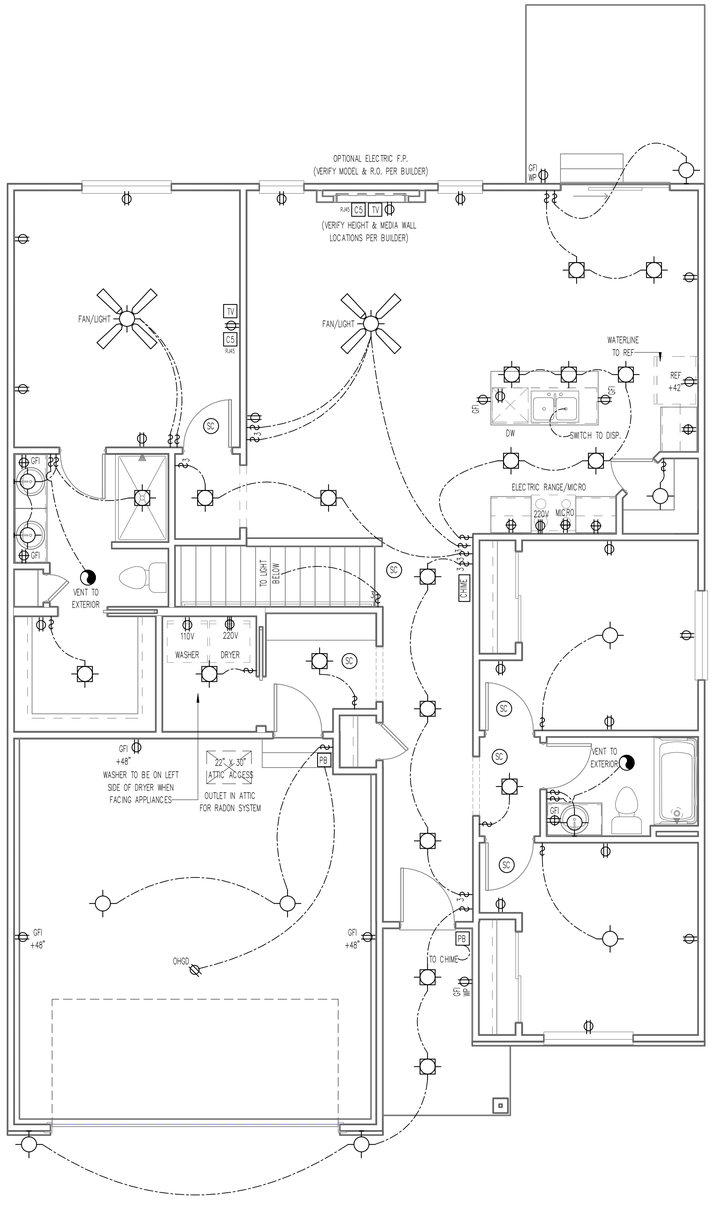
PROJECT NO.
30222624

ISSUE DATE
12. 09. 24

DRAWN
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SHEET NAME
ELECTRICAL PLAN - BASEMENT - FINISHED OPT.1 - FINISHED OPT.2

SHEET NO.
E2



1 ELECTRICAL PLAN – MAIN FLOOR

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WATERPROOF DUPLEX OUTLET
- GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- 220 VOLT OUTLET
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- RHEOSTAT SWITCH
- CEILING MOUNTED LIGHT FIXTURE
- E-STAR COMPLIANT FLUORESCENT LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED ADJ. EYEBALL LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE WITH PULL CHAIN
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- TRACK LIGHT
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- EXHAUST FAN (VENT TO EXTERIOR)
- EXHAUST FAN/LIGHT (VENT TO EXTERIOR)
- OUTLET FOR GARAGE DOOR OPENER
- CHIMES
- PUSH BUTTON
- COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- TELEPHONE
- TELEVISION
- SMART PANEL KEYPAD
- ELECTRIC VEHICLE CHARGER
- CENTRAL VAC OUTLET
- THERMOSTAT
- CEILING FAN (PROVIDE ADEQUATE SUPPORT)
- CEILING FAN WITH LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
- ELECTRICAL PANEL

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PROJECT PHASE:

Portland Plan - Elevation A - 2 Car - GL

ADDRESS REQUIRED FOR PERMIT

BUILDER
DESTINY HOMES

PROJECT NO.
30222624

ISSUE DATE
12. 09. 24

DRAWN
AH / SP

SHEET NAME
ELECTRICAL PLAN - MAIN FLOOR

SHEET NO.
E3

DESIGN DATA

IRC 2021 BUILDING PLANNING – CHAPTER 3:

LIVE LOADS
- ROOF (SNOW) 30 PSF

WIND DESIGN
- 115 MPH (SEISMIC DESIGN CATEGORY – A)
- WEATHERING – SEVERE

SOIL TEST (LOAD BEARING PRESSURE)
- SAND, SILTY SAND, CLAYEY SAND, SILT GRAVEL AND CLAYEY GRAVEL 2000 PSF
- SAND, SILTY SAND, CLAYEY SAND, SILT GRAVEL AND CLAYEY GRAVEL 1500 PSF

BUILDING MATERIALS
- STRUCTURAL STEEL F_Y = 36 KSI
- REINFORCING STEEL F_Y = 60 KSI

CONCRETE:
- BASEMENT WALLS, FOUNDATION AND OTHER CONCRETE NOT EXPOSED TO WEATHER F_C = 2500 PSI
- BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS F_C = 2500 PSI
- BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO WEATHER F_C = 3000 PSI
- PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER AND GARAGE FLOOR SLABS F_C = 3500 PSI

FRAMING LUMBER:
- 2X6 AND LARGER F_b = 1200 PSI; E = 1700 KSI; F_c = 625 PSI
- 2X4 AND MISC F_b = 1400 PSI; E = 1700 KSI; F_c = 1000 PSI
- 2X6 STUDS F_b = 725 PSI; E = 1500 KSI; F_c = 675 PSI
- 2X4 STUDS F_b = 800 PSI; E = 1500 KSI; F_c = 600 PSI
- MICRO-LAMS (12") F_b = 2800 PSI; E = 2000 KSI



SHEET LIST

A0.0	COVER SHEET
A1.1	BASEMENT – UNFINISHED
A1.2	BASEMENT – FINISHED
A2.1	MAIN FLOOR
A3.1	UPPER FLOOR
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR VIEWS, FINISH PLANS
A5.1	ROOF PLAN, STAIR SECTION, FIREPLACE ELEVATION
D1	DETAILS
D2	DETAILS
D3	DETAILS
E1	ELECTRICAL PLAN – BASEMENT – UNFINISHED
E2	ELECTRICAL PLAN – BASEMENT – FINISHED
E3	ELECTRICAL PLAN – MAIN FLOOR
E4	ELECTRICAL PLAN – UPPER FLOOR

AREA SCHEDULE – BASEMENT UNFINISHED

MAIN FLOOR	793 SF
UPPER FLOOR	1080 SF
LIVING AREA TOTAL:	1872 SF
BASEMENT – FINISHED	0 SF
BASEMENT – UNFINISHED	803 SF
GARAGE	459 SF
OTHER AREA TOTAL:	1262 SF
BUILDING AREA TOTAL:	3135 SF

AREA SCHEDULE – BASEMENT FINISHED

MAIN FLOOR	793 SF
UPPER FLOOR	1080 SF
LIVING AREA TOTAL:	1873 SF
BASEMENT – FINISHED	652 SF
BASEMENT – UNFINISHED	151 SF
GARAGE	459 SF
OTHER AREA TOTAL:	1262 SF
BUILDING AREA TOTAL:	3135 SF

REVISION SCHEDULE

NUMBER	DATE	COMMENTS

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PROJECT PHASE:

Sahara Plan - Elevation A - 2 Car - GL - 2x4 Walls

ADDRESS REQUIRED FOR PERMIT

BUILDER
Destiny Homes

PROJECT NO.
30232125

ISSUE DATE
12. 01. 25

DRAWN
NT / SP

SHEET NAME
COVER SHEET

SHEET NO.
A0.0

PROJECT REQUIREMENTS

GENERAL CONSTRUCTION/CONTRACTOR REGULATIONS:

ALL CONTRACTORS SHALL VISIT JOB SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE SUBMITTING BIDS. THE DESIGNER IS TO BE NOTIFIED FOR RE-EVALUATION IF ANY CONDITIONS DO NOT CORRESPOND TO THOSE SHOWN IN THESE DOCUMENTS. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS.

CONTRACTORS SHALL NOT SCALE ANY DRAWINGS. THE DIMENSIONS SHOWN ARE TO TAKE PRECEDENCE OVER SCALING THE DOCUMENTS. THE GENERAL CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY INCORRECT WORK AND ANY REPAIR OF SAID WORK AS A RESULT OF SCALING THE DOCUMENTS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS REPRESENTED ON THESE DOCUMENTS INCLUDING THE WORK AND MATERIALS FURNISHED BY SUBCONTRACTORS AND VENDERS.

THE CONTRACTOR/OWNER SHALL THOROUGHLY REVIEW AND BECOME FAMILIAR WITH THESE DOCUMENTS. UPON REVIEW THE CONTRACTOR SHALL DOCUMENT AND NOTIFY THE DESIGNER OF ANY ERRORS, OMISSIONS, DISCREPANCIES, AND/OR INCONSISTENCIES PRIOR TO THE START OF ANY PORTION OF THE PROPOSED WORK. THE DESIGNER SHALL REVIEW THE PROPOSED CORRECTIONS AFTER THE RECEIPT OF NOTIFICATION. NO CHANGE SHALL BE MADE WITHOUT REVIEW OF THE DESIGNER AND APPROVAL OF THE OWNER. THE DISCOVERY OF DISCREPANCIES AND/OR CONFLICTS AFTER THE START OF WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY ERRORS, OMISSIONS, DISCREPANCIES, AND/OR INCONSISTENCIES WHICH HAVE NOT BEEN BROUGHT TO THE DESIGNERS ATTENTION. DETAILS NOT SPECIFICALLY SHOWN SHALL BE SIMILAR IN CHARACTER TO COMPARABLE CONDITIONS DETAILED. ANY CLARIFICATIONS NECESSARY TO ENSURE ACCURATE CONSTRUCTION AND COMPLETION OF THE PROJECT SHALL BE ADDRESSED BY THE CONTRACTOR PRIOR TO SUBMISSION OF PROJECT.

DEVIATIONS FROM THESE DOCUMENTS IN THE CONSTRUCTION PHASE SHALL BE REVIEWED BY THE DESIGNER AND THE OWNER PRIOR TO THE START OF THE WORK IN QUESTION. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT PRIOR REVIEW SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR/OWNER.

ALL WORK PERFORMED BY THE CONTRACTOR SHALL COMPLY AND CONFORM WITH LOCAL AND STATE BUILDING CODES, ORDINANCES, REGULATIONS, AND ALL OTHER AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR IS RESPONSIBLE TO BE AWARE OF THESE REQUIREMENTS AND GOVERNING REGULATIONS.

THE CONTRACTOR/OWNER SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, PRECAUTIONS, TECHNIQUES, SEQUENCES, PROCEDURES, AND COORDINATION OF ALL PORTION OF THE WORK.

ALL WORK SHALL BE DONE IN A WORKMANSHIP-LIKE MANNER.

CONTRACTORS/TRADES ARE TO REMOVE THEIR DEBRIS AND LEAVE JOB-SITE BROOM SWEPT AT THE END OF EACH DAY.

THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED, REWSED, OR RE-USED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE DESIGNER.

TO THE BEST OF THE DESIGNERS' KNOWLEDGE THESE CONSTRUCTION DOCUMENTS ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. IT IS THE INTENT OF THE DESIGNER TO DELINEATE THESE DOCUMENTS AS ACCURATE AS POSSIBLE FOR THE PURPOSE OF GRAPHIC REPRESENTATION. ALL LOCAL AND STATE CODES TO SUPERCEDE THESE CONSTRUCTION DOCUMENTS. IN CASE OF A CONFLICT BETWEEN THESE DOCUMENTS AND LOCAL OR STATE CODES THE CONTRACTOR SHALL INFORM THE DESIGNER.

THE OWNER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER (SOIL REPORTS), ON THE STUDY OF THE PROPOSED SITE TO THE DESIGNER, STRUCTURAL ENGINEER, AND CONTRACTOR. IN THE EVENT THE GEOTECHNICAL REPORTS DO NOT EXIST, THE SOIL CONDITION SHALL BE ASSUMED TO BE A MINIMUM DESIGN SOIL PRESSURE STATED BY THE STRUCTURAL ENGINEER OF RECORD FOR THE PURPOSE OF STRUCTURAL DESIGN. CONTRACTOR SHALL VERIFY THE SOIL CONDITIONS MEET OR EXCEED THIS CRITERIA.

SHOP DRAWING REVIEW AND DISTRIBUTION ALONG WITH PRODUCT SUBMITTALS REQUESTED IN THE CONSTRUCTION DOCUMENTS, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS DIRECTED OTHERWISE UNDER A SEPARATE AGREEMENT. THE DESIGNER SHALL NOT ACCEPT OR REVIEW ANY REQUEST FOR SHOP DRAWING REVIEW WITHOUT THE REVEIW OF THE CONTRACTOR.

GENERAL NOTES

ALL WORK TO CONFORM TO 2021 IRC – VERIFY W/CITY

I SITEWORK
- A. BUILDER SHALL BE RESPONSIBLE FOR GRADING OF SITE AND LOTS.
- B. PERFORM EXCAVATION ACCORDING TO GOOD COMMON CONSTRUCTION PRACTICES TO THE LINES, GRADES, AND ELEVATIONS INDICATED ON DRAWINGS.
- C. PROVIDE FOUNDATION DRAINAGE AS SPECIFIED BY GOVERNING CODES.
- D. PROVIDE SOIL POISONING TO CONTROL TERMITES AS REQ BY GOVERNING CODES.

II CONCRETE
- A. ALL CONCRETE SHALL BE DESIGNED AND SPECIFIED BY OTHERS.

III MASONRY
- A. A. BRICK VENEER
  1. PROVIDE MODULAR SIZE BRICK VENEER UNITS COMPLYING WITH GOVERNING CODES. BRICK TYPE SHALL BE SPECIFIED BY BUILDER.
  2. PROVIDE MORTAR IN ACCORDANCE WITH GOVERNING CODES.

IV METALS
- A. ALL STRUCTURAL STEEL SHALL COMPLY WITH APPROPRIATE GOVERNING CODES.

V WOOD AND PLASTICS
- A. LUMBER AND MANUFACTURED/ENGINEERED WOOD PRODUCTS SHALL, IN ADDITION TO COMPLYING WITH GOVERNING CODES, COMPLY WITH:
  1. "PRODUCT USE MANUAL" OF THE WESTERN WOOD PRODUCTS ASSOCIATION FOR SELECTION AND USE OF PRODUCTS INCLUDED IN THAT MANUAL.
  2. "PLYWOOD SPECIFICATION AND GRADE GUIDE" OF THE AMERICAN PLYWOOD ASSOCIATION.
  3. AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS AND RECOMMENDATIONS FOR FIRE-RETARDANT AND PRESERVATIVE PRESSURE TREATED LUMBER AND PLYWOOD.
     - a. ALL WOOD INDICATED AS "PRESSURE TREATED" OR "TREATED" SHALL BE PRESERVATIVE PRESSURE TREATED.
     - b. ALL WOOD INDICATED AS "FIRE-RETARDANT" SHALL BE FIRE-RETARDANT PRESSURE TREATED.
- B. FRAMING LUMBER: PROVIDE LUMBER AND MATERIALS MEETING OR EXCEEDING THE FOLLOWING STANDARDS OF QUALITY:
  1. ALL ENGINEERED WOOD PRODUCTS SHALL BE HANDLED AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS/SPECIFICATIONS RECOMMENDATIONS UNLESS OTHERWISE NOTED ON DRAWINGS.
  2. ALL HEADERS AND BEAMS SHALL BE FREE FROM SPLITS, CHECKS, AND SHAKES.
  3. CEILING JOISTS ARE DESIGNED FOR NO ATTIC STORAGE UNLESS NOTED OTHERWISE.
  4. SPECIES:
     - a. LOAD BEARING FRAME MEMBERS, EXCEPT PLATES: DOUGLAS FIR #2 OR BETTER.
     - b. SOLE, TOP AND DOUBLE PLATES: SOUTHERN YELLOW PINE #2 OR BETTER.
     - c. EXTERIOR DECK FRAMING: SOUTHERN YELLOW PINE #2 OR BETTER CCA .40 PRESSURE TREATED.
     - d. EXTERIOR DECKING AND RAILINGS: PONDEROSA PINE #2 OR BETTER CCA .40 PRESSURE TREATED.
  5. ROUGH HARDWARE:
     - a. STEEL ITEMS: COMPLY WITH GOVERNING CODES. USE GALVANIZED AT EXTERIOR LOCATIONS.
- C. TRUSS LAYOUT IS SCHEMATIC ONLY. TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN (INCLUDING SPACING) OF ALL TRUSSES. TRUSSES TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENSED IN THE STATE OF IOWA.
- D. STAIR CONSTRUCTION SHALL CONSIST OF 3-2X12 STRINGERS, 3/4" THICK TREAD AND 1/2" THICK RISERS, UNLESS NOTED OTHERWISE.
- E. ALL WOOD PLATED BEARING ON CONCRETE OR MASONRY SHALL BE OF DECAY-RESISTANT MATERIAL AS REQ BY GOVERNING CODES.
- F. INTERIOR TRIM SHALL BE SELECTED BY BUILDER.
- G. ALL EXTERIOR FRAMING AND DECKING SHALL BE CONSTRUCTED OF DECAY-RESISTANT LUMBER CCA .40 OR EQUAL.

VI THERMAL & MOISTURE PROTECTION
- A. THERMAL BUILDING INSULATION AT ASSEMBLIES ADJACENT TO EXTERIOR OR UNHEATED SPACES MEETING THE REQUIREMENTS OF GOVERNING CODES AND, UNLESS OTHERWISE NOTES, MEETING THE FOLLOWING MINIMUM REQUIREMENTS:
  1. FOUNDATION WALLS:
     - a. BASEMENT: GLASS FIBER, VINYL FACED BLANKETS, R-15. UNLESS NOTED OTHERWISE ON PLANS.
     - b. CRAWL SPACE: GLASS FIBER, UNFACED BLANKETS, R-15. UNLESS NOTED OTHERWISE ON PLANS.
  2. EXTERIOR FRAME WALLS:
     - a. 2X4: GLASS FIBER, BATTS, R-15. UNLESS NOTED OTHERWISE ON PLANS.
     - b. 2X6: GLASS FIBER, BATTS, R-20 (MIN.). UNLESS NOTED OTHERWISE ON PLANS.
  3. CEILINGS:
     - a. ATTIC AREAS: GLASS FIBER, BLOWN, R-49. UNLESS NOTED OTHERWISE ON PLANS.
     - b. VAULTED RAFTERS: GLASS FIBER, BATTS, R-49. UNLESS NOTED OTHERWISE ON PLANS.
  4. FRAMED FLOORS OVER UNHEATED AREAS: GLASS FIBER BATTS, R-20 (MIN.). UNLESS NOTED OTHERWISE.
- B. INSTALL 4 MIL POLYETHYLENE VAPOR BARRIER TO INSIDE FACE OF STUDS AT ALL EXTERIOR WALLS EXCEPT BATHROOMS, UNLESS NOTED OTHERWISE ON PLANS.
- C. ROOFING SHALL BE SPECIFIED BY BUILDER AND AS SHOWN ON DRAWINGS.
- D. SIDING SHALL BE SPECIFIED BY BUILDER AND AS SHOWN ON DRAWINGS.
- E. FLASHING AND SHEET METAL REQUIRED TO PREVENT PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING. IN ADDITION TO COMPLYING WITH GOVERNING CODES, COMPLY WITH PERTINENT RECOMMENDATIONS CONTAINED IN CURRENT EDITION OF "ARCHITECTURAL SHEET METAL MANUAL" PUBLISHED BY SMACNA. ALL IRON SHEET METAL FLASHING SHALL BE HOT-DIP GALVANIZED COMPLYING WITH ASTM A93.
- F. GUTTER AND DOWN SPOUTS AS SPECIFIED BY BUILDER. DOWN SPOUT AND SPLASH LOCATIONS SHALL BE DETERMINED BY SUB CONTRACTOR AND APPROVED BY BUILDER SO AS TO PROVIDE POSITIVE ROOF AND SITE DRAINAGE.
- G. ATTIC AND ROOF VENTILATION AS REQUIRED BY GOVERNING CODES AND AS SHOWN ON DRAWINGS. PROVIDE APPROPRIATE SOFFIT AND ROOF VENTS AS SPECIFIED/APPROVED BY BUILDER.
- H. FOUNDATION MOISTURE PROTECTION:
  1. WATERPROOF FOUNDATION WALLS AS SPECIFIED AS BUILDER.
  2. SUMP PIT AND PUMP AS SPECIFIED BY BUILDER AND AS SHOWN ON DRAWINGS.
  3. PERFORATED FOUNDATION DRAIN TILE AS SPECIFIED BY BUILDER.

VII DOORS & WINDOWS
- A. DOORS:
  1. DOORS AS FOLLOWS AND AS SPECIFIED BY BUILDER:
     - a. ENTRY DOORS AND SIDELIGHTS: AS SPECIFIED BY BUILDER.
     - b. HOUSE/GARAGE DOORS: 20 MIN FIRE RATED INSULATED STEEL DOOR, FLUSH WITH CLOSER.
     - c. OVERHEAD GARAGE DOORS: INSULATED, AS SPECIFIED BY BUILDER.
     - d. PATIO DOORS (HINGED): FULL GLASS AS SPECIFIED BY BUILDER.
     - e. SLIDING GLASS DOORS: AS SPECIFIED BY BUILDER.
     - f. INTERIOR DOORS: AS SPECIFIED BY BUILDER.
- B. WINDOWS:
  1. WINDOWS AS FOLLOWS AND AS SPECIFIED BY BUILDER:
     - a. LIVING LEVELS (INCLUDING WALKOUT BASEMENT): POLYVINYL OR METAL CLAD.
     - b. BASEMENT: ALUMINUM.
  2. UNITS OF THE SIZE, STYLE AND QUANTITY SHOWN ON DRAWINGS.
  3. GLAZING SHALL BE DOUBLE-PANE INSULATING GLASS IN LIVING AREAS.
  4. TEMPERED GLASS IN ALL WINDOWS AS REQUIRED BY GOVERNING CODES.
  5. INSTALL EMERGENCY EGRESS UNITS AS REQUIRED BY GOVERNING CODES.
- C. FINISH HARDWARE SHALL BE SPECIFIED BY BUILDER. INSTALL ALL HARDWARE REQUIRED BY GOVERNING CODES.

VIII FINISHES
- A. GYPSUM PANELS:
  1. GYPSUM PANELS, UNLESS OTHERWISE NOTED SHALL BE PROVIDED AS FOLLOWS:
     - a. EXTERIOR WALLS: 1-LAYER 1/2" REGULAR PANELS TO INTERIOR FACE.
     - b. INTERIOR PARTITIONS: 1-LAYER 1/2" REGULAR PANELS EACH SIDE.
     - c. CEILING: 1-LAYER 5/8" REGULAR PANELS.
     - d. GARAGE: PROVIDE 5/8" TYPE "X" PANELS AS REQUIRED BY CODE.
     - e. SHOWERS: CONCRETE BOARD BEHIND TILE SHOWERS.
  2. PROVIDE METAL CORNER BEAD AND TRIM AT ALL LOCATIONS SHOWN ON DRAWINGS AND AS RECOMMENDED BY GYPSUM WALLBOARD MANUFACTURER.
  3. TAPE, FLOAT AND SAND JOINTS AND FASTENERS OF GYPSUM WALLBOARD WITH 3-COATS OF JOINT COMPOUND AS REQUIRED.
- B. FINISHES SHOWN ON DRAWINGS SHALL BE SPECIFIED BY BUILDER.

IX SPECIALTIES
- A. FIREPLACES SHALL BE AS FOLLOWS:
  1. GAS AND/OR ELECTRIC FIREPLACE MANUFACTURER AND MODEL SHALL BE SPECIFIED BY BUILDER.
  2. PRE-MANUFACTURED GAS (NON-WOOD BURNING) UNITS OF THE STYLE AND SIZE SHOWN ON DRAWINGS.
  3. SUB CONTRACTOR(S) SHALL BE RESPONSIBLE FOR PROPER INSULATION OF FIREPLACE UNIT, VENTING, HEARTH, MANTLE AND RELATED COMPONENTS AS RECOMMENDED BY MANUFACTURER AND AS REQUIRED BY GOVERNING CODES.
- B. SHOWER, TUB AND TUB/SHOWER ENCLOSURES SHALL BE CONSTRUCTED OF APPROVED SAFETY GLAZING AS SPECIFIED BY BUILDER.
- C. GUARDRAILS SHALL BE PROVIDED AS SHOWN ON DRAWINGS AND AT ENCLOSED FLOOR OPENINGS, OPEN SIDES OF STAIRWAYS, LANDINGS AND RAMPS, BALCONIES, PORCHES OR DECKS WHICH ARE MORE THAN 30 INCHES ABOVE GRADE OR FLOOR BELOW. THE TOP OF GUARDRAILS SHALL NOT BE LESS THAN 36 INCHES IN HEIGHT. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.

X MECHANICAL
- A. GENERAL:
  1. INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN, AND SHALL BE REVIEWED BY SUB CONTRACTORS, SUPPLIERS, AND BUILDING OFFICIALS FOR COMPLIANCE WITH GOVERNING CODES AND GOOD COMMON CONSTRUCTION PRACTICES.
  2. EQUIPMENT AND FIXTURES SHALL BE SPECIFIED BY BUILDER.
  3. DESIGN AND INSTALLATION OF EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE APPROPRIATE LICENSED CONTRACTORS.
- B. PLUMBING:
  1. PLUMBING ROUGH-IN SHALL BE PROVIDED TO WASHER BOX FOR CLOTHES WASHER.
  2. GAS LINES AND VALVES TO ALL GAS APPLIANCES AS SPECIFIED BY BUILDER.
- C. HEATING, VENTILATING & AIR CONDITIONING:
  1. FURNACE: GAS, FORCED AIR AS SPECIFIED BY BUILDER.
  2. ALL HVAC EQUIPMENT SHALL BE INDIVIDUALLY SWITCHED.
  3. DRYER VENT SHALL EXHAUST TO EXTERIOR.
  4. MECHANICAL EXHAUST VENTILATION WHERE INDICATED IN BATHROOMS, WATER CLOSET COMPARTMENTS AND LAUNDRY ROOMS SHALL EXHAUST TO EXTERIOR AND PROVIDE A MINIMUM OF 5 AIR CHANGES PER HOUR.

XI ELECTRICAL
- A. GENERAL:
  1. INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN, AND SHALL BE REVIEWED BY SUB CONTRACTORS, SUPPLIERS AND BUILDING OFFICIALS FOR COMPLIANCE WITH GOVERNING CODES AND GOOD COMMON CONSTRUCTION PRACTICES.
  2. EQUIPMENT AND FIXTURES SHALL BE SPECIFIED BY BUILDER.
  3. DESIGN AND INSTALLATION OF EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE APPROPRIATE LICENSED CONTRACTORS.
- B. INSTALL GROUND-FAULT CIRCUIT-INTERRUPTERS (GFI OR GFCI) METING THE REQUIREMENTS OF ALL GOVERNING CODES. ALL OUTDOOR, BEDROOM(S), BATH AND GARAGE WALL RECEPTACLES SHALL BE PROVIDED WITH GROUND-FAULT CIRCUIT PROTECTION.
- C. INSTALL LOCALLY CERTIFIED SMOKE DETECTORS MEETING THE REQUIREMENTS OF ALL GOVERNING CODES. SMOKE DETECTORS SHALL BE 110 VOLT POWERED, EQUIPPED WITH A BATTERY BACKUP AND SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS.

FRAMING NOTES

EXTERIOR HEADERS: ALL HEADERS TO BE SIZED BY OTHERS. ALL WINDOW HEAD HEIGHTS NOTED ON PLANS TO BE VERIFIED AND ADJUSTED AS REQUIRED BY BUILDER.

INTERIOR HEADERS: IN NON BEARING PARTITION WALLS – 2x4

CAP STOOP: 3/4" OSB 2X6 FRAMING TAP CON OR RAMSET AND BRACED TO FOUNDATION TIES; SB TO HANG EXTEND OVER FOUNDATION HALF WAY

NO BRIDGING: SOLID BLOCKING AS REQUIRED BY CODES.

BASEMENT STAIRS: 3/4" AWAY FROM FRAMED OR FURRED WALLS.

MAIN STAIRS: 1/2" RISERS, 3/4" TREADS WITH 1" OVERHANG ON FRONT, GLUED AND NAILED; TREADS HANG OVER ENDS 1 1/2" OR 2 1/4" WITH SKIRT BOARD. (USE SCRAPS WHERE POSSIBLE.)

UPPER FLOOR BALCONIES: OSB FLUSH FOR 1X6 BALUSTER PLATE UNLESS SPECIFIED ON PLANS.

TUB/SHOWERS: 5', 4' AND 3' EXACT OPENINGS. AS NOTED ON PLAN.

EXTERIOR DOORS: 3/4" OSB SPACER BETWEEN DOOR SILL AND FLOOR DECK, SLIDING GLASS DOORS INSTALL DIRECTLY TO FLOOR DECK.

TRUSSES: 24" OC WITH BRACING AS SPECIFIED BY TRUSS MANUFACTURER.

RAFTERS: 24" OC WITH BRACING AS SHOWN ON PLANS. VAULT 2X10 16" OC./ 2X6 SUB FASCIA, LOOKOUTS AS REQUIRED.

EXTERIOR WALLS: OSB SHEATHING ON ALL EXTERIOR WALLS AND EXTERIOR FACE OF ALL GABLES. SHEATHING IS ALSO REQUIRED ON THE OUTSIDE FACE OF ANY/ALL WALLS THAT ADJOIN ENCLOSED UNHEATED SPACES AS SUCH AS PORCH ROOFS OR ATTIC SPACES. UNLESS NOTED OTHERWISE ON PLANS.

SIDING: CAULK BEHIND WINDOWS AND DOORS. HOUSE WRAP OVER ALL EXTERIOR WALLS AND GABLES; INSTALLED TO BE WATER TIGHT PER MFGR'S SPECIFICATIONS.

FLASHING: 2X4 UNDER RIDGE ON ALL GABLES. RUBBER FLASHING 18" WIDE UNDER ALUMINUM FLASHING. CONTINUOUS FLASHING ALONG SHED ROOFS AND STOOPS.

FRAMER SHALL PROVIDE CLEAR CHASES FOR PLUMBING AND MECHANICAL SYSTEMS.

THE FRAMER SHALL ADJUST LAYOUT OR PLACEMENT OF FRAMING MEMBERS TO PROVIDE REQUIRED CLEARANCES FOR ALL MECHANICAL AND PLUMBING SYSTEMS WHILE MAINTAINING STRUCTURAL INTEGRITY.

RESIDENTIAL CONVENTIONAL FOOTINGS

ASSUMING 2,000 P.S.F. IS REQUIRED FOR THE FOOTING, THE FOLLOWING ADJUSTED FOOTING DIMENSIONS MAY BE USED FOR THE SOIL CONDITIONS SPECIFIED IN THE TABLE BELOW, UNLESS SPECIFIC ENGINEERING PROBLEMS EXIST.

SOIL BEARING PRESSURE	CONVENTIONAL FOOTING DIMENSIONS & REINFORCEMENT
2,000 P.S.F.	8"x 16" WITH TWO #4 REINFORCEMENT BAR
1,850 P.S.F.	9"x 20" WITH TWO #4 REINFORCEMENT BARS
1,500 P.S.F.	10"x 24" WITH TWO #5 REINFORCEMENT BARS
1,250 P.S.F.	11"x 28" WITH THREE #5 REINFORCEMENT BARS
1,000 P.S.F.	12"x 32" WITH THREE #5 REINFORCEMENT BARS

THE DIMENSIONS SPECIFIED IN THIS TABLE ARE TYPICALLY ACCEPTED DIMENSIONS FOR CONVENTIONALLY DESIGNED SINGLE FAMILY DWELLING STRUCTURES OF ONE OR TWO STORIES IN HEIGHT INTENDED TO BE CONSTRUCTED ON UNDISTURBED, NON-EXPANSIVE SOILS. VERIFICATION OF THIS DATA IS THE RESPONSIBILITY OF THE BUILDER.

MATERIALS LEGEND

BATT INSULATION	MORTAR
BRICK	PARTICLE BOARD
CONCRETE	PLASTER
CMU	PLYWOOD
EARTH	PRECAST CONCRETE
ENGINEERED WOOD	RIGID INSULATION
FINISH WOOD	SAND
GRANITE	SPRAY FOAM INSULATION
GRANULAR MATERIAL	STEEL
GRAVEL	STONE
GYPSUM BOARD	WOOD STUD PARTITION
METAL STUD PARTITION	WOOD STUD BEARING WALL

ALL SCHEDULES SHOWN ARE TO BE VERIFIED BY BUILDER, SUB-CONTRACTORS, VENDORS, AND/OR OTHERS AND ADJUSTED AS REQUIRED. DOOR, WINDOW, AND MATERIAL TAKEOFFS NOTED ARE ESTIMATED ONLY, FROM MATERIALS SHOWN ON PLANS AND DO NOT TAKE IN ACCOUNT FOR WASTE.
ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZES NOTED WAS NOT ENGINEERED AND/OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNERS, AND/OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

THE OWNER AND/OR CONTRACTOR OF THIS PLANS RELEASES ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, EMPLOYEES, AND CONSULTANTS FROM ANY CLAIMS OR LAWSUITS AGAINST THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, EMPLOYEES, AND CONSULTANTS DO NOT ACCEPT ANY LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF THESE DOCUMENTS. THEREFORE THE OWNER AND/OR CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS, STRUCTURE, AND DETAILS IN THESE DOCUMENTS PRIOR TO CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.

ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZES NOTED WAS NOT ENGINEERED AND/OR SIZED BY ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, EMPLOYEES, AND CONSULTANTS BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

DOOR SCHEDULE - UNFINISHED

QTY	DOOR SIZE	COMMENTS
BASEMENT		
1	2468	
MAIN FLOOR		
1	16070 OHSDO	OVERHEAD GARAGE DOOR
2	2468	
1	2668	
1	3068 SC	ENTRY DOOR
1	2868 INSUL W/CLOSER	20 MIN RATED W/CLOSER
1	2-2068	DOUBLE DOOR
1	6068 SGD	SLIDING GLASS DOOR
UPPER FLOOR		
1	2868	
1	2668 PKT	POCKET DOOR
4	2468	
3	2668	
2	4068 BP	BI-PASS DOOR

WINDOW SCHEDULE

QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
BASEMENT			
2	4-0 X 4-0 SL	7'-6"	MEETS EGRESS* VERIFY SILL HT
MAIN FLOOR			
1	6-0 X 5-0 SH	7'-11 1/2"	MEETS EGRESS
1	2-6 X 3-6 SH	7'-2"	
1	2-0 X 2-0 FX	6'-11 1/2"	FIXED
2	3-0 X 5-0 FX	7'-11 1/2"	FIXED
UPPER FLOOR			
1	3-0 X 5-0 SH	6'-11 1/2"	MEETS EGRESS
1	2-6 X 3-0 SH	6'-11 1/2"	
2	6-0 X 5-0 SH	6'-11 1/2"	MEETS EGRESS
4	2-0 X 2-0 FX	6'-11 1/2"	FIXED
2	5-0 X 1-0 FX	6'-11 1/2"	FIXED

ESTIMATED STRUCTURE

TYPE	COUNT	LENGTH
BEAM (DROPPED)	3	14'-11 1/4"
BEAM (FLUSH)	5	28'-2 3/4"
GIRDER TRUSS	1	19'-11"
HEADER	3	10'-5 3/4"
LVL BEAM (DROPPED)	1	12'-3 1/2"
LVL HEADER	2	23'-5 1/2"
STEEL BEAM (DROPPED)	1	19'-11"

ESTIMATED WOOD WALLS - UNFINISHED

MATERIAL	LINEAL FEET
Exterior	
WOOD STUD - 2X4	272'-7"
WOOD STUD - 2X6	82'-5"
Interior	
WOOD STUD - 2X4	257'-9"
WOOD STUD - 2X6	64'-1"

ESTIMATED MATERIAL TAKEOFFS - UNFINISHED

MATERIAL	AREA
Ceilings	
GYPSUM WALL BOARD - 1/2"	587 SF
GYPSUM WALL BOARD - 5/8"	1592 SF
Floors	
FLOOR SHEATHING - 3/4"	1782 SF
Roofs	
ASPHALT SHINGLES	1837 SF
EXTERIOR SHEATHING - 1/2"	1822 SF
ROOF UNDERLAYMENT	1822 SF
Walls	
EXTERIOR SHEATHING - 1/2"	2995 SF
GYPSUM WALL BOARD - 1/2"	7200 SF
GYPSUM WALL BOARD - 5/8"	269 SF
HOUSE WRAP / VAPOR RETARDER	3014 SF

SQUARE FOOTAGE ARE ESTIMATES ONLY.
CONTRACTOR TO VERIFY AMOUNTS.
NO WASTE FACTOR IS INCLUDED.

KEYNOTE LEGEND

NUMBER	NOTE
18	PATIO LINE ABOVE
51	2X4 FLAT FRAME PRESSURE TREATED WALL FURRING w/ 1-1/2" THICK RIGID INSULATION FOAM BOARD, CONTINUOUS BETWEEN EACH STUD SPACE AS REQUIRED. INSULATION BOARD AND FURRING NOT TO EXTEND BEYOND TOP OF FOUNDATION WALL.
52	HVAC CHASE TO ATTIC, ADJUST FLOOR AND ROOF LAYOUT AS REQUIRED
53	PASSIVE RADON SYSTEM w/OUTLET IN ATTIC
54	EGRESS WINDOW SILL HEIGHT NOT TO EXCEED 44" AFF (MAX.)
58	2X6 BEARING WALL ON 16" X 8" CONTINUOUS CONCRETE FOOTING (TYP.)
59	STRUCTURAL POST ON CONCRETE PIER PAD. SIZED BY OTHERS

FLOORING SCHEDULE - UNFINISHED

ROOM	AREA	FLOOR FINISH
BASEMENT		
BASEMENT	698 SF	4" CONCRETE SLAB
MAIN FLOOR		
DINETTE	128 SF	HARD
DROP	32 SF	HARD
ENTRY	42 SF	HARD
GREAT RM.	211 SF	HARD
KITCHEN	146 SF	HARD
P.	38 SF	HARD
POWDER	31 SF	HARD
UPPER FLOOR		
BATH	40 SF	HARD
BDRM.2	147 SF	CRPT
BDRM.3	124 SF	CRPT
L.	52 SF	HARD
LOFT	202 SF	CRPT
P.BATH	114 SF	HARD
PRIMARY	204 SF	CRPT
W.I.C.	106 SF	CRPT

ESTIMATED CONCRETE FLATWORK

TYPE	AREA	VOLUME
Floor: Basement	720 SF	8.9 CY
Floor: Front Porch	74 SF	1.7 CY
Floor: Garage	428 SF	5.3 CY
Floor: Rear Patio	100 SF	1.2 CY
TOTAL:	1322 SF	17.1 CY

ESTIMATED FOUNDATION WALL LENGTH

WALL HEIGHT	WALL LENGTH @ CENTERLINE
4'-0"	73'-1"
8'-0"	124'-6 3/16"

ESTIMATED FOOTING LENGTH

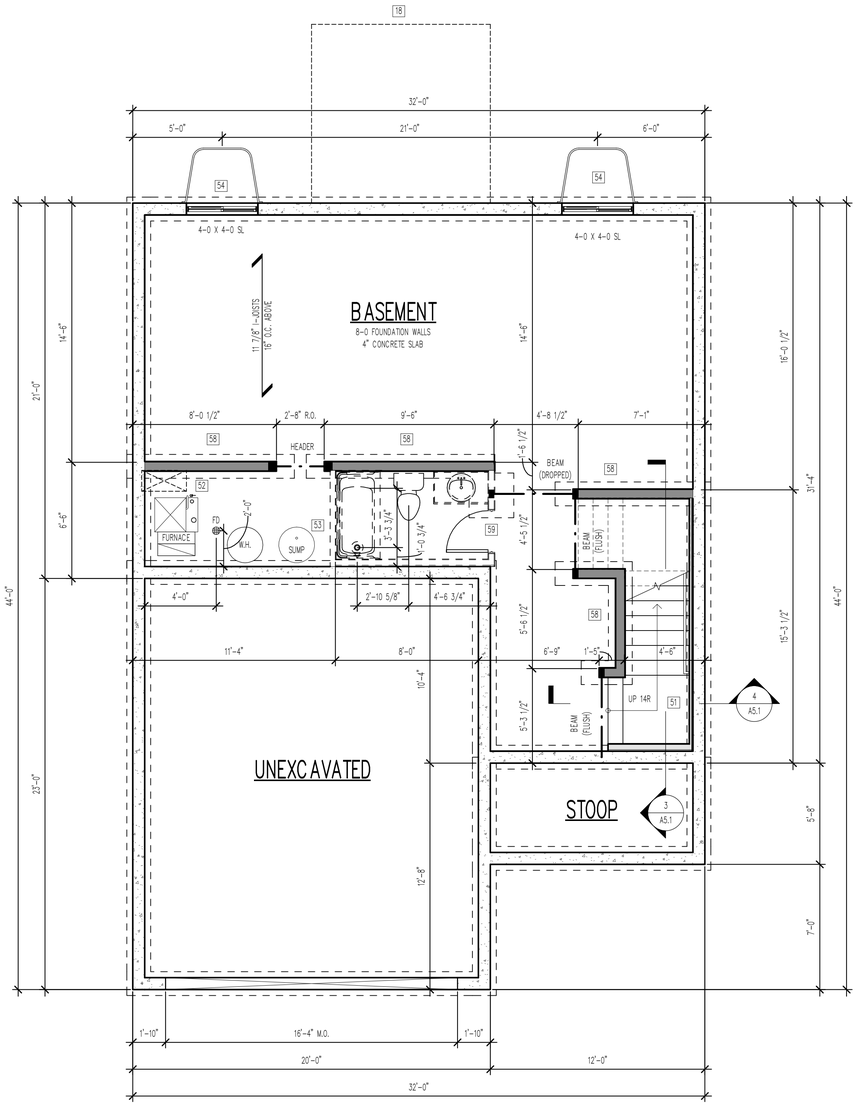
TYPE	LENGTH
PIER PAD - SIZED BY OTHERS	2'-6"
RETAINING FOOTING - 16 x 8	197'-8"
RETAINING FOOTING - 16 x 8 INTERIOR FOOTING	38'-0"
TOTAL:	238'-2"

ESTIMATED EXTERIOR WALL TRIM

TYPE	LINEAL FEET
1X8	17'-11"
CORNER TRIM 5 1/2"	103'-4 1/4"

AREA SCHEDULE - BASEMENT UNFINISHED

MAIN FLOOR	793 SF
UPPER FLOOR	1080 SF
LIVING AREA TOTAL:	1872 SF
BASEMENT - FINISHED	0 SF
BASEMENT - UNFINISHED	803 SF
GARAGE	459 SF
OTHER AREA TOTAL:	1262 SF
BUILDING AREA TOTAL:	3135 SF



1 BASEMENT - UNFINISHED
1/4" = 1'-0"

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS. SLOPE AS NOTED ON ROOF PLANS
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW.
     1/2" OSB SHEATHING ON ALL ELEVATIONS
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON
     1/2" PLYWOOD WALL SHEATHING
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON 6 MIL POLY VAPOR BARRIER ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G FLOOR SHEATHING ON FLOOR FRAMING AS CALLED OUT ON FLOOR PLANS. (SPACING AS NOTED ON FLOOR PLANS)
     CEILING: 5/8" GYPSUM WALL BOARD
     FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
     FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
2. WINDOWS:
   ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
   - A. CASEMENT WINDOWS:
     WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
     BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
   - B. GYPSUM WALL BOARD OPENINGS.
     ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ENGINEERED LUMBER SHALL BE USED IN THE FOLLOWING WALLS: WALLS SUPPORTING VAULTED AND 2-STORY CEILINGS, WALLS CONTAINING POCKET DOORS, ANY TILED WALLS, & WALLS SUPPORTING BAR & KITCHEN CABINETS BUT **NOT** BATHROOM VANITIES. VERIFY ALL LOCATIONS W/ BUILDER.

SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314 OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE W/ UL217 AND UL2034. (SD) THE SYMBOL INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR COMBINATION SMOKE AND CARBON MONOXIDE ALARM.

ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE DESIGNED AND ENGINEERED BY TRUSS MFGR OR BY OTHERS.

WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL WINDOW ROUGH OPENING TO BE VERIFIED PER MFGR.

ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFGR.

CABINETS SHOWN ON PLANS DESIGNED BY OTHERS AND TO BE VERIFIED PER MFGR.

VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE. PLANS ARE CONCEPTUAL, ADJUST AS REQ.

ALL STRUCTURAL CONCRETE PIER PADS TO BE SIZED AND VERIFIED BY OTHERS.

PLACE BASEMENT WINDOW HEADERS IN RIM AS REQUIRED PER WINDOW HD HT AND GRADE.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

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ALLER DESIGN GROUP
1840 NW 118th St.
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PROJECT PHASE:

Sahara Plan - Elevation A - 2 Car - GL - 2x4 Walls

ADDRESS REQUIRED FOR PERMIT

BUILDER
Destiny Homes

PROJECT NO.
30232125

ISSUE DATE
12. 01. 25

DRAWN
NT / SP

SHEET NAME
BASEMENT - UNFINISHED

SHEET NO.
A1.1

DOOR SCHEDULE – FINISHED

QTY	DOOR SIZE	COMMENTS
BASEMENT		
1	2468	
3	2668	
1	5068 BP	BI-PASS DOOR
MAIN FLOOR		
1	16070 OHGDO	OVERHEAD GARAGE DOOR
2	2468	
1	2668	
1	3068 SC	ENTRY DOOR
1	2868 INSUL W/CLOSER	20 MIN RATED W/CLOSER
1	2-2068	DOUBLE DOOR
1	6068 SGD	SLIDING GLASS DOOR
UPPER FLOOR		
1	2868	
1	2668 PKT	POCKET DOOR
4	2468	
3	2668	
2	4068 BP	BI-PASS DOOR

WINDOW SCHEDULE

QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
BASEMENT			
2	4-0 X 4-0 SL	7'-6"	MEETS EGRESS* VERIFY SILL HT
MAIN FLOOR			
1	6-0 X 5-0 SH	7'-11 1/2"	MEETS EGRESS
1	2-6 X 3-6 SH	7'-2"	
1	2-0 X 2-0 FX	6'-11 1/2"	FIXED
2	3-0 X 5-0 FX	7'-11 1/2"	FIXED
UPPER FLOOR			
1	3-0 X 5-0 SH	6'-11 1/2"	MEETS EGRESS
1	2-6 X 3-0 SH	6'-11 1/2"	
2	6-0 X 5-0 SH	6'-11 1/2"	MEETS EGRESS
4	2-0 X 2-0 FX	6'-11 1/2"	FIXED
2	5-0 X 1-0 FX	6'-11 1/2"	FIXED

ESTIMATED STRUCTURE

TYPE	COUNT	LENGTH
BEAM (DROPPED)	3	14'-11 1/4"
BEAM (FLUSH)	5	28'-2 3/4"
GIRDER TRUSS	1	19'-11"
HEADER	3	10'-5 3/4"
LVL BEAM (DROPPED)	1	12'-3 1/2"
LVL HEADER	2	23'-5 1/2"
STEEL BEAM (DROPPED)	1	19'-11"

ESTIMATED WOOD WALLS – FINISHED

MATERIAL	LINEAL FEET
Exterior	
WOOD STUD – 2X4	272'-7"
WOOD STUD – 2X6	82'-5"
Interior	
WOOD STUD – 2X4	363'-3"
WOOD STUD – 2X6	66'-6"

ESTIMATED MATERIAL TAKEOFFS – FINISHED

MATERIAL	AREA
Ceilings	
GYPSUM WALL BOARD – 1/2"	1138 SF
GYPSUM WALL BOARD – 5/8"	1592 SF
Floors	
FLOOR SHEATHING – 3/4"	1782 SF
Roofs	
ASPHALT SHINGLES	1837 SF
EXTERIOR SHEATHING – 1/2"	1822 SF
ROOF UNDERLAYMENT	1822 SF
Walls	
EXTERIOR SHEATHING – 1/2"	2995 SF
GYPSUM WALL BOARD – 1/2"	8087 SF
GYPSUM WALL BOARD – 5/8"	269 SF
HOUSE WRAP / VAPOR RETARDER	3014 SF

SQUARE FOOTAGE ARE ESTIMATES ONLY.
CONTRACTOR TO VERIFY AMOUNTS.
NO WASTE FACTOR IS INCLUDED.

KEYNOTE LEGEND

NUMBER	NOTE
18	PATIO LINE ABOVE
23	TUB/SHOWER
51	2X4 FLAT FRAME PRESSURE TREATED WALL FURRING w/ 1-1/2" THICK RIGID INSULATION FOAM BOARD, CONTINUOUS BETWEEN EACH STUD SPACE AS REQUIRED. INSULATION BOARD AND FURRING NOT TO EXTEND BEYOND TOP OF FOUNDATION WALL.
52	HVAC CHASE TO ATTIC. ADJUST FLOOR AND ROOF LAYOUT AS REQUIRED
53	PASSIVE RADON SYSTEM w/OUTLET IN ATTIC
54	EGRESS WINDOW SILL HEIGHT NOT TO EXCEED 44" AFF (MAX.)
58	2X6 BEARING WALL ON 16" X 8" CONTINUOUS CONCRETE FOOTING (TYP.)
59	STRUCTURAL POST ON CONCRETE PIER PAD. SIZED BY OTHERS

FLOORING SCHEDULE – FINISHED

ROOM	AREA	FLOOR FINISH
BASEMENT		
BASEMENT	56 SF	4" CONCRETE SLAB
BATH	43 SF	HARD
BDRM.4	126 SF	CRPT
FAMILY	288 SF	CRPT
HALL	83 SF	CRPT
MAIN FLOOR		
DINETTE	128 SF	HARD
DROP	32 SF	HARD
ENTRY	42 SF	HARD
GREAT RM.	211 SF	HARD
KITCHEN	146 SF	HARD
P.	38 SF	HARD
POWDER	31 SF	HARD
UPPER FLOOR		
BATH	40 SF	HARD
BDRM.2	147 SF	CRPT
BDRM.3	124 SF	CRPT
L	52 SF	HARD
LOFT	202 SF	CRPT
P.BATH	114 SF	HARD
PRIMARY	204 SF	CRPT
W.I.C.	106 SF	CRPT

ESTIMATED CONCRETE FLATWORK

TYPE	AREA	VOLUME
Floor: Basement	720 SF	8.9 CY
Floor: Front Porch	74 SF	1.7 CY
Floor: Garage	428 SF	5.3 CY
Floor: Rear Patio	100 SF	1.2 CY
TOTAL:	1322 SF	17.1 CY

ESTIMATED FOUNDATION WALL LENGTH

WALL HEIGHT	WALL LENGTH @ CENTERLINE
4'-0"	73'-1"
8'-0"	124'-6 3/16"

ESTIMATED FOOTING LENGTH

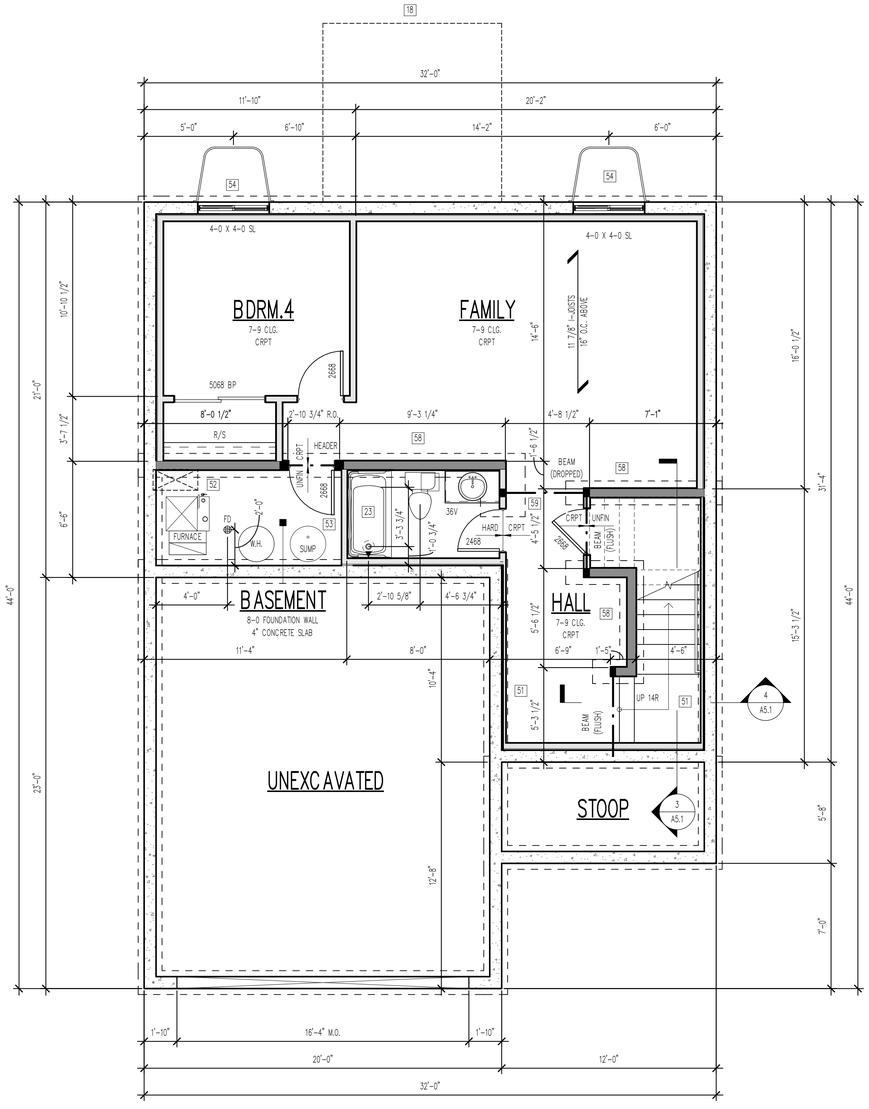
TYPE	LENGTH
PIER PAD – SIZED BY OTHERS	2'-6"
RETAINING FOOTING – 16 x 8	197'-8"
RETAINING FOOTING – 16 x 8 INTERIOR FOOTING	38'-0"
TOTAL:	238'-2"

ESTIMATED EXTERIOR WALL TRIM

TYPE	LINEAL FEET
1X8	17'-11"
CORNER TRIM 5 1/2"	103'-4 1/4"

AREA SCHEDULE – BASEMENT FINISHED

MAIN FLOOR	793 SF
UPPER FLOOR	1080 SF
LIVING AREA TOTAL:	1873 SF
BASEMENT – FINISHED	652 SF
BASEMENT – UNFINISHED	151 SF
GARAGE	459 SF
OTHER AREA TOTAL:	1262 SF
BUILDING AREA TOTAL:	3135 SF



1 BASEMENT – FINISHED
1/4" = 1'-0"

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS. SLOPE AS NOTED ON ROOF PLANS
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW.
     1/2" OSB SHEATHING ON ALL ELEVATIONS
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON
     1/2" PLYWOOD WALL SHEATHING
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON 6 MIL POLY VAPOR BARRIER ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G FLOOR SHEATHING ON FLOOR FRAMING AS CALLED OUT ON FLOOR PLANS. (SPACING AS NOTED ON FLOOR PLANS)
     CEILING: 5/8" GYPSUM WALL BOARD
     FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
     FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
2. WINDOWS:
   ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
   - A. CASEMENT WINDOWS:
     WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
     BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
   - B. GYPSUM WALL BOARD OPENINGS.
     ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ENGINEERED LUMBER SHALL BE USED IN THE FOLLOWING WALLS: WALLS SUPPORTING VAULTED AND 2-STORY CEILINGS, WALLS CONTAINING POCKET DOORS, ANY TILED WALLS, & WALLS SUPPORTING BAR & KITCHEN CABINETS BUT NOT BATHROOM VANITIES. VERIFY ALL LOCATIONS W/ BUILDER.

SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314 OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE W/ UL217 AND UL2034. (SY) THE SYMBOL INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR COMBINATION SMOKE AND CARBON MONOXIDE ALARM.

ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE DESIGNED AND ENGINEERED BY TRUSS MFGR OR BY OTHERS.

WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE – ACTUAL WINDOW ROUGH OPENING TO BE VERIFIED PER MFGR.

ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFGR.

CABINETS SHOWN ON PLANS DESIGNED BY OTHERS AND TO BE VERIFIED PER MFGR.

VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE. PLANS ARE CONCEPTUAL, ADJUST AS REQ.

ALL STRUCTURAL CONCRETE PIER PADS TO BE SIZED AND VERIFIED BY OTHERS.

PLACE BASEMENT WINDOW HEADERS IN RIM AS REQUIRED PER WINDOW HD HT AND GRADE.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

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PROJECT PHASE:

Sahara Plan - Elevation A - 2 Car - GL - 2x4 Walls

ADDRESS REQUIRED FOR PERMIT

BUILDER
Destiny Homes

PROJECT NO.
30232125

ISSUE DATE
12. 01. 25

DRAWN
Author

SHEET NAME
BASEMENT - FINISHED

SHEET NO.
A1.2

DOOR SCHEDULE - UNFINISHED

QTY	DOOR SIZE	COMMENTS
BASEMENT		
1	2468	
MAIN FLOOR		
1	16070 OHGDO	OVERHEAD GARAGE DOOR
2	2468	
1	2668	
1	3068 SC	ENTRY DOOR
1	2868 INSUL w/CLOSER	20 MIN RATED W/CLOSER
1	2-2068	DOUBLE DOOR
1	6068 SGD	SLIDING GLASS DOOR
UPPER FLOOR		
1	2868	
1	2668 PKT	POCKET DOOR
4	2468	
3	2668	
2	4068 BP	BI-PASS DOOR

KEYNOTE LEGEND

NUMBER	NOTE
05	8-0 HD.HT.
10	WALL LINE ABOVE
15	CEILING BREAK LINE
43	ELECTRIC DIRECT VENT FIREPLACE - VERIFY MODEL AND R.O. PER BUILDER. LOCATION PER BUILDER
52	HVAC CHASE TO ATTIC. ADJUST FLOOR AND ROOF LAYOUT AS REQUIRED

WINDOW SCHEDULE

QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
BASEMENT			
2	4-0 X 4-0 SL	7'-6"	MEETS EGRESS* VERIFY SILL HT.
MAIN FLOOR			
1	6-0 X 5-0 SH	7'-11 1/2"	MEETS EGRESS
1	2-6 X 3-6 SH	7'-2"	
1	2-0 X 2-0 FX	6'-11 1/2"	FIXED
2	3-0 X 5-0 FX	7'-11 1/2"	FIXED
UPPER FLOOR			
1	3-0 X 5-0 SH	6'-11 1/2"	MEETS EGRESS
1	2-6 X 3-0 SH	6'-11 1/2"	
2	6-0 X 5-0 SH	6'-11 1/2"	MEETS EGRESS
4	2-0 X 2-0 FX	6'-11 1/2"	FIXED
2	5-0 X 1-0 FX	6'-11 1/2"	FIXED

FLOORING SCHEDULE - UNFINISHED

ROOM	AREA	FLOOR FINISH
BASEMENT		
BASEMENT	698 SF	4" CONCRETE SLAB
MAIN FLOOR		
DINETTE	128 SF	HARD
DROP	32 SF	HARD
ENTRY	42 SF	HARD
GREAT RM.	211 SF	HARD
KITCHEN	146 SF	HARD
P.	38 SF	HARD
POWDER	31 SF	HARD
UPPER FLOOR		
BATH	40 SF	HARD
BDRM.2	147 SF	CRPT
BDRM.3	124 SF	CRPT
L.	52 SF	HARD
LOFT	202 SF	CRPT
P.BATH	114 SF	HARD
PRIMARY	204 SF	CRPT
W.I.C.	106 SF	CRPT

ESTIMATED STRUCTURE

TYPE	COUNT	LENGTH
BEAM (DROPPED)	3	14'-11 1/4"
BEAM (FLUSH)	5	28'-2 3/4"
GIRDER TRUSS	1	19'-11"
HEADER	3	10'-5 3/4"
LVL BEAM (DROPPED)	1	12'-3 1/2"
LVL HEADER	2	23'-5 1/2"
STEEL BEAM (DROPPED)	1	19'-11"

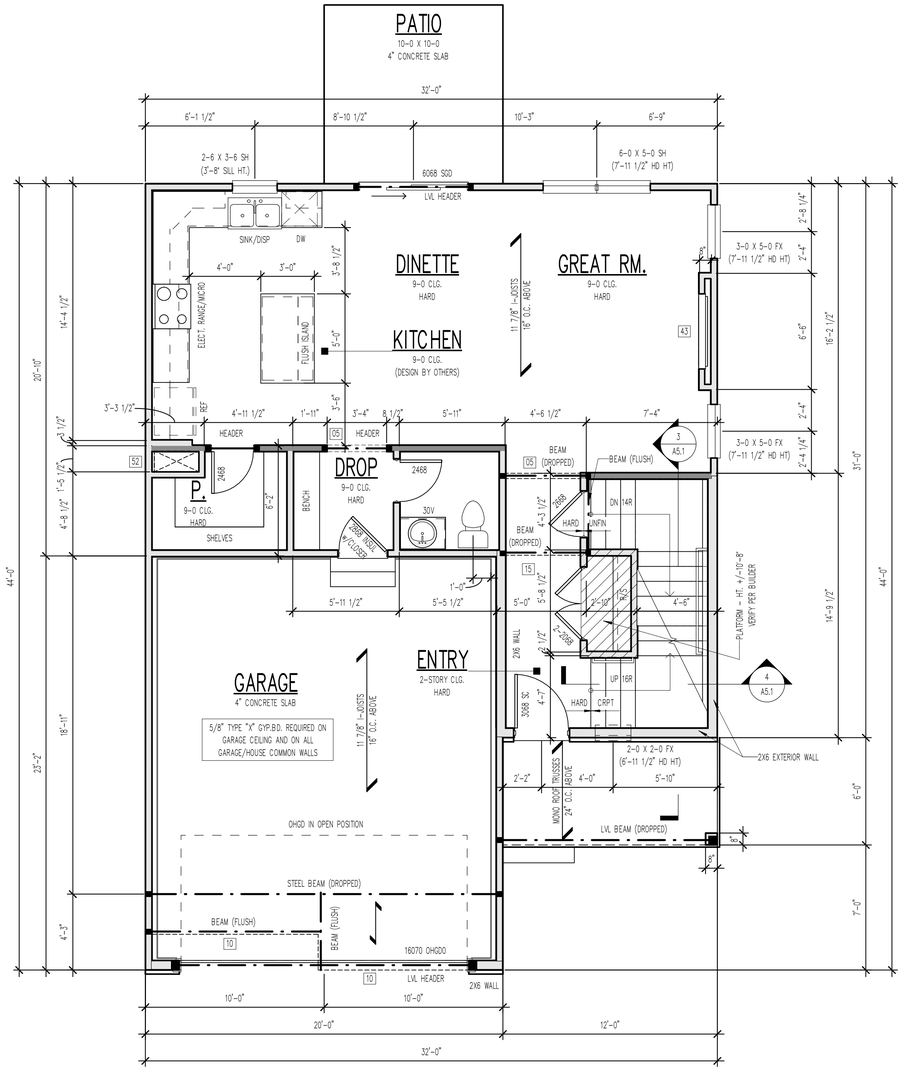
ESTIMATED WOOD WALLS - UNFINISHED

MATERIAL	LINEAL FEET
Exterior	
WOOD STUD - 2X4	272'-7"
WOOD STUD - 2X6	82'-5"
Interior	
WOOD STUD - 2X4	257'-9"
WOOD STUD - 2X6	64'-1"

ESTIMATED MATERIAL TAKEOFFS - UNFINISHED

MATERIAL	AREA
Ceilings	
GYPSUM WALL BOARD - 1/2"	587 SF
GYPSUM WALL BOARD - 5/8"	1592 SF
Floors	
FLOOR SHEATHING - 3/4"	1782 SF
Roofs	
ASPHALT SHINGLES	1837 SF
EXTERIOR SHEATHING - 1/2"	1822 SF
ROOF UNDERLAYMENT	1822 SF
Walls	
EXTERIOR SHEATHING - 1/2"	2995 SF
GYPSUM WALL BOARD - 1/2"	7200 SF
GYPSUM WALL BOARD - 5/8"	269 SF
HOUSE WRAP / VAPOR RETARDER	3014 SF

SQUARE FOOTAGE ARE ESTIMATES ONLY.
CONTRACTOR TO VERIFY AMOUNTS.
NO WASTE FACTOR IS INCLUDED.



1 MAIN FLOOR
1/4" = 1'-0"

AREA SCHEDULE - BASEMENT UNFINISHED

MAIN FLOOR	793 SF
UPPER FLOOR	1080 SF
LIVING AREA TOTAL:	1872 SF
BASEMENT - FINISHED	0 SF
BASEMENT - UNFINISHED	803 SF
GARAGE	459 SF
OTHER AREA TOTAL:	1262 SF
BUILDING AREA TOTAL:	3135 SF

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS. SLOPE AS NOTED ON ROOF PLANS
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW.
     1/2" OSB SHEATHING ON ALL ELEVATIONS
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON
     1/2" PLYWOOD WALL SHEATHING
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON 6 MIL POLY VAPOR BARRIER ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G FLOOR SHEATHING ON FLOOR FRAMING AS CALLED OUT ON FLOOR PLANS. (SPACING AS NOTED ON FLOOR PLANS)
     CEILING: 5/8" GYPSUM WALL BOARD
     FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
     FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
2. WINDOWS:
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   - A. CASEMENT WINDOWS:
     WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
     BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
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WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL WINDOW ROUGH OPENING TO BE VERIFIED PER MFGR.

ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFGR.

CABINETS SHOWN ON PLANS DESIGNED BY OTHERS AND TO BE VERIFIED PER MFGR.

VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE. PLANS ARE CONCEPTUAL, ADJUST AS REQ.

ALL STRUCTURAL CONCRETE PIER PADS TO BE SIZED AND VERIFIED BY OTHERS.

PLACE BASEMENT WINDOW HEADERS IN RIM AS REQUIRED PER WINDOW HD HT AND GRADE.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

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PROJECT PHASE:

Sahara Plan - Elevation A - 2 Car - GL - 2x4 Walls

ADDRESS REQUIRED FOR PERMIT

BUILDER
Destiny Homes

PROJECT NO.
30232125

ISSUE DATE
12. 01. 25

DRAWN
NT / SP

SHEET NAME
MAIN FLOOR

SHEET NO.
A2.1

DOOR SCHEDULE - UNFINISHED

QTY	DOOR SIZE	COMMENTS
BASEMENT		
1	2468	
MAIN FLOOR		
1	16070 OHSDO	OVERHEAD GARAGE DOOR
2	2468	
1	2668	
1	3068 SC	ENTRY DOOR
1	2868 INSUL w/CLOSER	20 MIN RATED W/CLOSER
1	2-2068	DOUBLE DOOR
1	6068 SGD	SLIDING GLASS DOOR
UPPER FLOOR		
1	2868	
1	2668 PKT	POCKET DOOR
4	2468	
3	2668	
2	4068 BP	BI-PASS DOOR

KEYNOTE LEGEND

NUMBER	NOTE
03	7'-0 HD.HT.
23	TUB/SHOWER
29	36" X 60" FIBERGLASS SHOWER
44	LOW WALL w/WOOD CAP +38" AFF
45	WASHER TO BE ON LEFT SIDE OF DRYER WHEN FACING APPLIANCES
52	HVAC CHASE TO ATTIC. ADJUST FLOOR AND ROOF LAYOUT AS REQUIRED

WINDOW SCHEDULE

QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
BASEMENT			
2	4-0 X 4-0 SL	7'-6"	MEETS EGRESS* VERIFY SILL HT
MAIN FLOOR			
1	6-0 X 5-0 SH	7'-11 1/2"	MEETS EGRESS
1	2-6 X 3-6 SH	7'-2"	
1	2-0 X 2-0 FX	6'-11 1/2"	FIXED
2	3-0 X 5-0 FX	7'-11 1/2"	FIXED
UPPER FLOOR			
1	3-0 X 5-0 SH	6'-11 1/2"	MEETS EGRESS
1	2-6 X 3-0 SH	6'-11 1/2"	
2	6-0 X 5-0 SH	6'-11 1/2"	MEETS EGRESS
4	2-0 X 2-0 FX	6'-11 1/2"	FIXED
2	5-0 X 1-0 FX	6'-11 1/2"	FIXED

FLOORING SCHEDULE - UNFINISHED

ROOM	AREA	FLOOR FINISH
BASEMENT		
BASEMENT	698 SF	4" CONCRETE SLAB
MAIN FLOOR		
DINETTE	128 SF	HARD
DROP	32 SF	HARD
ENTRY	42 SF	HARD
GREAT RM.	211 SF	HARD
KITCHEN	146 SF	HARD
P.	38 SF	HARD
POWDER	31 SF	HARD
UPPER FLOOR		
BATH	40 SF	HARD
BDRM.2	147 SF	CRPT
BDRM.3	124 SF	CRPT
L.	52 SF	HARD
LOFT	202 SF	CRPT
P.BATH	114 SF	HARD
PRIMARY	204 SF	CRPT
W.I.C.	106 SF	CRPT

ESTIMATED STRUCTURE

TYPE	COUNT	LENGTH
BEAM (DROPPED)	3	14'-11 1/4"
BEAM (FLUSH)	5	28'-2 3/4"
GIRDER TRUSS	1	19'-11"
HEADER	3	10'-5 3/4"
LVL BEAM (DROPPED)	1	12'-3 1/2"
LVL HEADER	2	23'-5 1/2"
STEEL BEAM (DROPPED)	1	19'-11"

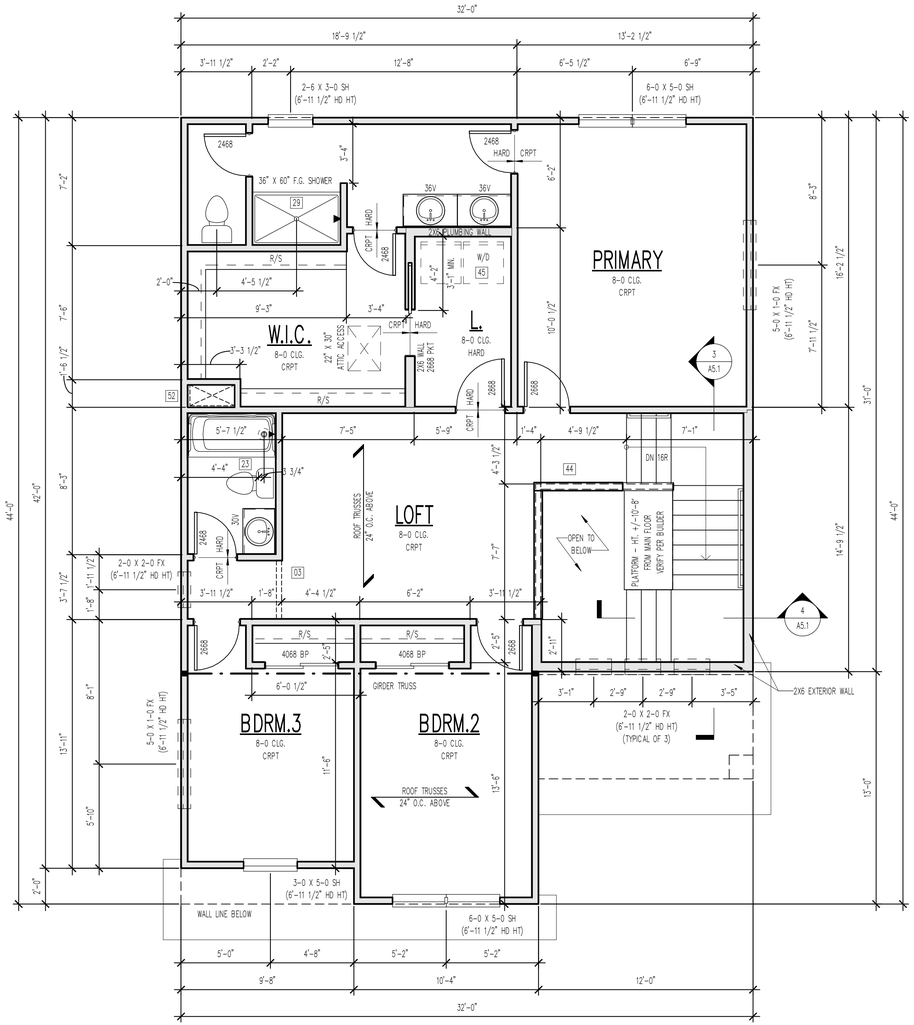
ESTIMATED WOOD WALLS - UNFINISHED

MATERIAL	LINEAL FEET
Exterior	
WOOD STUD - 2X4	272'-7"
WOOD STUD - 2X6	82'-5"
Interior	
WOOD STUD - 2X4	257'-9"
WOOD STUD - 2X6	64'-1"

ESTIMATED MATERIAL TAKEOFFS - UNFINISHED

MATERIAL	AREA
Ceilings	
GYPSUM WALL BOARD - 1/2"	587 SF
GYPSUM WALL BOARD - 5/8"	1592 SF
Floors	
FLOOR SHEATHING - 3/4"	1782 SF
Roofs	
ASPHALT SHINGLES	1837 SF
EXTERIOR SHEATHING - 1/2"	1822 SF
ROOF UNDERLAYMENT	1822 SF
Walls	
EXTERIOR SHEATHING - 1/2"	2995 SF
GYPSUM WALL BOARD - 1/2"	7200 SF
GYPSUM WALL BOARD - 5/8"	269 SF
HOUSE WRAP / VAPOR RETARDER	3014 SF

SQUARE FOOTAGE ARE ESTIMATES ONLY.
CONTRACTOR TO VERIFY AMOUNTS.
NO WASTE FACTOR IS INCLUDED.



1 UPPER FLOOR
1/4" = 1'-0"

AREA SCHEDULE - BASEMENT UNFINISHED

MAIN FLOOR	793 SF
UPPER FLOOR	1080 SF
LIVING AREA TOTAL:	1872 SF
BASEMENT - FINISHED	0 SF
BASEMENT - UNFINISHED	803 SF
GARAGE	459 SF
OTHER AREA TOTAL:	1262 SF
BUILDING AREA TOTAL:	3135 SF

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS. SLOPE AS NOTED ON ROOF PLANS
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW.
     1/2" OSB SHEATHING ON ALL ELEVATIONS
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON
     1/2" PLYWOOD WALL SHEATHING
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON 6 MIL POLY VAPOR BARRIER ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G FLOOR SHEATHING ON FLOOR FRAMING AS CALLED OUT ON FLOOR PLANS. (SPACING AS NOTED ON FLOOR PLANS)
     CEILING: 5/8" GYPSUM WALL BOARD
     FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
     FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
2. WINDOWS:
   ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
   - A. CASEMENT WINDOWS:
     WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
     BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
   - B. GYPSUM WALL BOARD OPENINGS.
     ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ENGINEERED LUMBER SHALL BE USED IN THE FOLLOWING WALLS: WALLS SUPPORTING VAULTED AND 2-STORY CEILINGS, WALLS CONTAINING POCKET DOORS, ANY TILED WALLS, & WALLS SUPPORTING BAR & KITCHEN CABINETS BUT **NOT** BATHROOM VANITIES. VERIFY ALL LOCATIONS W/ BUILDER.

SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314 OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE W/ UL217 AND UL2034. (SD) THE SYMBOL INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR COMBINATION SMOKE AND CARBON MONOXIDE ALARM.

ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE DESIGNED AND ENGINEERED BY TRUSS MFGR OR BY OTHERS.

WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL WINDOW ROUGH OPENING TO BE VERIFIED PER MFGR.

ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFGR.

CABINETS SHOWN ON PLANS DESIGNED BY OTHERS AND TO BE VERIFIED PER MFGR.

VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE. PLANS ARE CONCEPTUAL, ADJUST AS REQ.

ALL STRUCTURAL CONCRETE PIER PADS TO BE SIZED AND VERIFIED BY OTHERS.

PLACE BASEMENT WINDOW HEADERS IN RIM AS REQUIRED PER WINDOW HD HT AND GRADE.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

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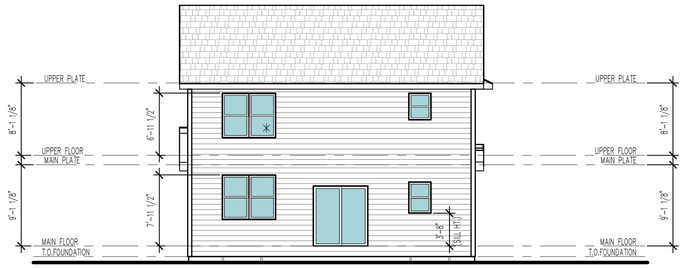
PROJECT NO.
30232125

ISSUE DATE
12. 01. 25

DRAWN
NT / SP

SHEET NAME
UPPER FLOOR

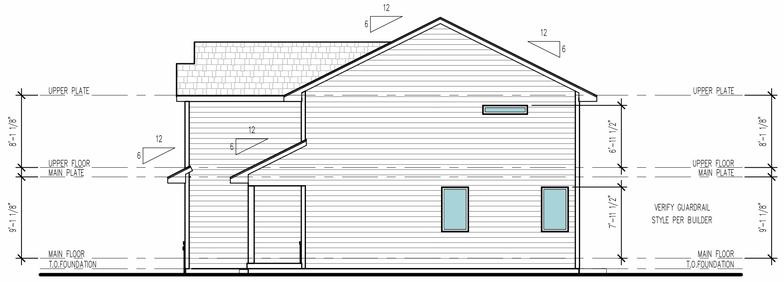
SHEET NO.
A3.1



4 REAR ELEVATION

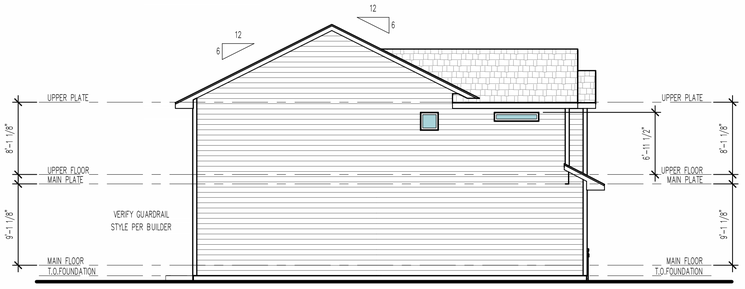
1/8" = 1'-0"

ESTIMATED MATERIALS			
MATERIAL TYPE	MATERIAL SF	MATERIAL %	MATERIAL ELEVATION
Lap Siding – 8"	2462 SF	100.0%	
18" Board & Batten	162 SF	37.4%	Front
Lap Siding – 8"	161 SF	37.2%	Front
Shake Material – Staggered	75 SF	17.3%	Front
Stone Veneer	35 SF	8.1%	Front



2 RIGHT ELEVATION

1/8" = 1'-0"



3 LEFT ELEVATION

1/8" = 1'-0"



1 FRONT ELEVATION

1/4" = 1'-0"

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
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     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS. SLOPE AS NOTED ON ROOF PLANS
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
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     NOTED ON PLANS AS SH
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     ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

WINDOWS SO NOTED MEET OR EXCEED APPLICABLE EGRESS REQUIREMENTS.

ALL WINDOW HEAD HEIGHTS ARE 7' – 11 1/2", UNO.

WALL SHEATHING ON ALL ELEVATIONS SHALL BE EXTERIOR GRADE 1/2" OSB, UNO.

VERIFY ALL EXTERIOR DOOR STYLES WITH BUILDER.

GUTTERS AND DOWNSPOUTS NOT SHOWN FOR CLARITY.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

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Sahara Plan - Elevation A - 2 Car - GL - 2x4 Walls

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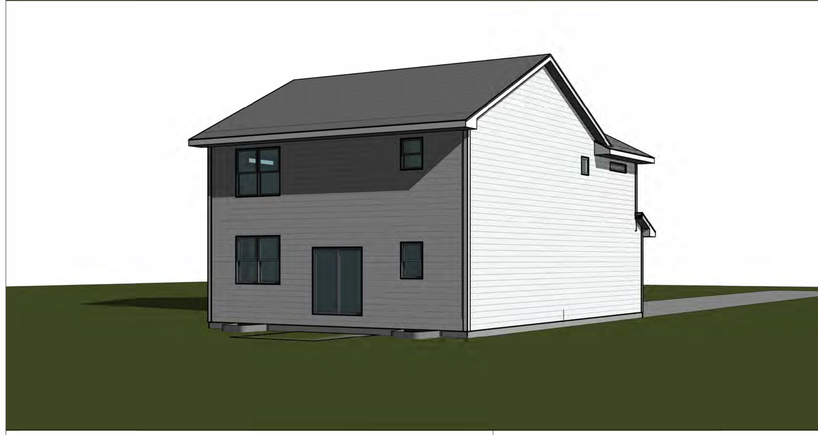
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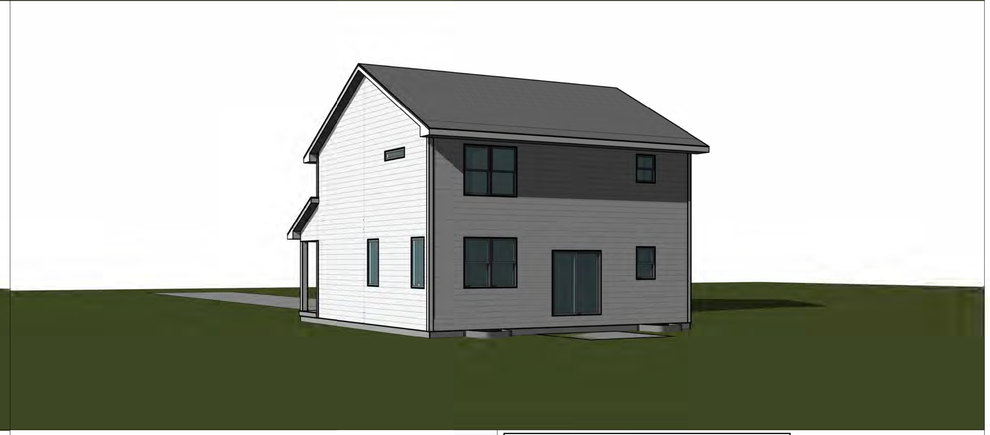
SHEET NAME
EXTERIOR ELEVATIONS

SHEET NO.
A4.1











1 BASEMENT UNFINISH PLAN
1/8" = 1'-0"



2 BASEMENT FINISH PLAN
1/8" = 1'-0"

FLOOR FINISH LEGEND

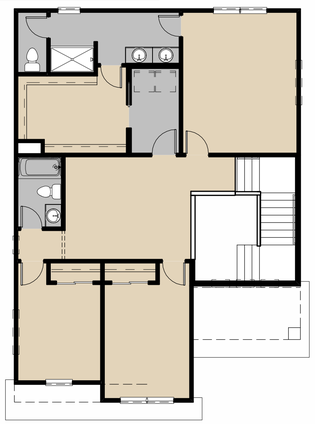
CRPT
HARD



3 MAIN FLOOR FINISH PLAN
1/8" = 1'-0"

FLOOR FINISH SCHEDULE

FLOOR FINISH	AREA
BASEMENT	
4" CONCRETE SLAB	
4" CONCRETE SLAB	56 SF
CRPT	
CRPT	497 SF
HARD	
HARD	43 SF
MAIN FLOOR	
HARD	
HARD	627 SF
UPPER FLOOR	
CRPT	
CRPT	783 SF
HARD	
HARD	206 SF
Grand total: 20	2212 SF



4 UPPER FLOOR FINISH PLAN
1/8" = 1'-0"

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
     AS NOTED ON FLOOR PLANS. SLOPE AS NOTED ON ROOF PLANS
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
     ON EXTERIOR WALL SHEATHING AS NOTED BELOW.
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     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
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     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON 6 MIL POLY VAPOR BARRIER
     ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G
     FLOOR SHEATHING ON FLOOR FRAMING AS CALLED OUT ON
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   - A. CASEMENT WINDOWS:
     WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
     NOTED ON PLANS AS C.SMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
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3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
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HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

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PROJECT PHASE:

Sahara Plan - Elevation A - 2 Car - GL - 2x4 Walls

ADDRESS REQUIRED FOR PERMIT

BUILDER
Destiny Homes

PROJECT NO.
30232125

ISSUE DATE
12. 01. 25

DRAWN
NT / SP

SHEET NAME
EXTERIOR VIEWS, FINISH PLANS

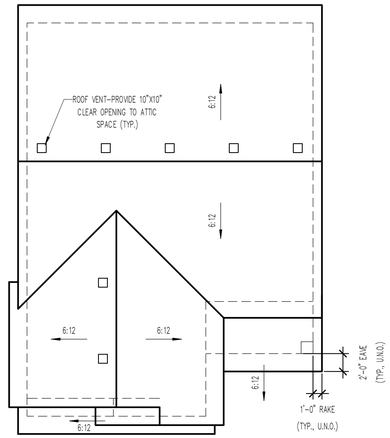
SHEET NO.
A4.2

ESTIMATED ROOF VENTS			
ATTIC ZONE	AREA	NUMBER OF ROOF VENTS – 50 NFA	REQUIRED RIDGE VENTING (FEET) – 11 NFA
ATTIC AREA	1252 SF	7	27'

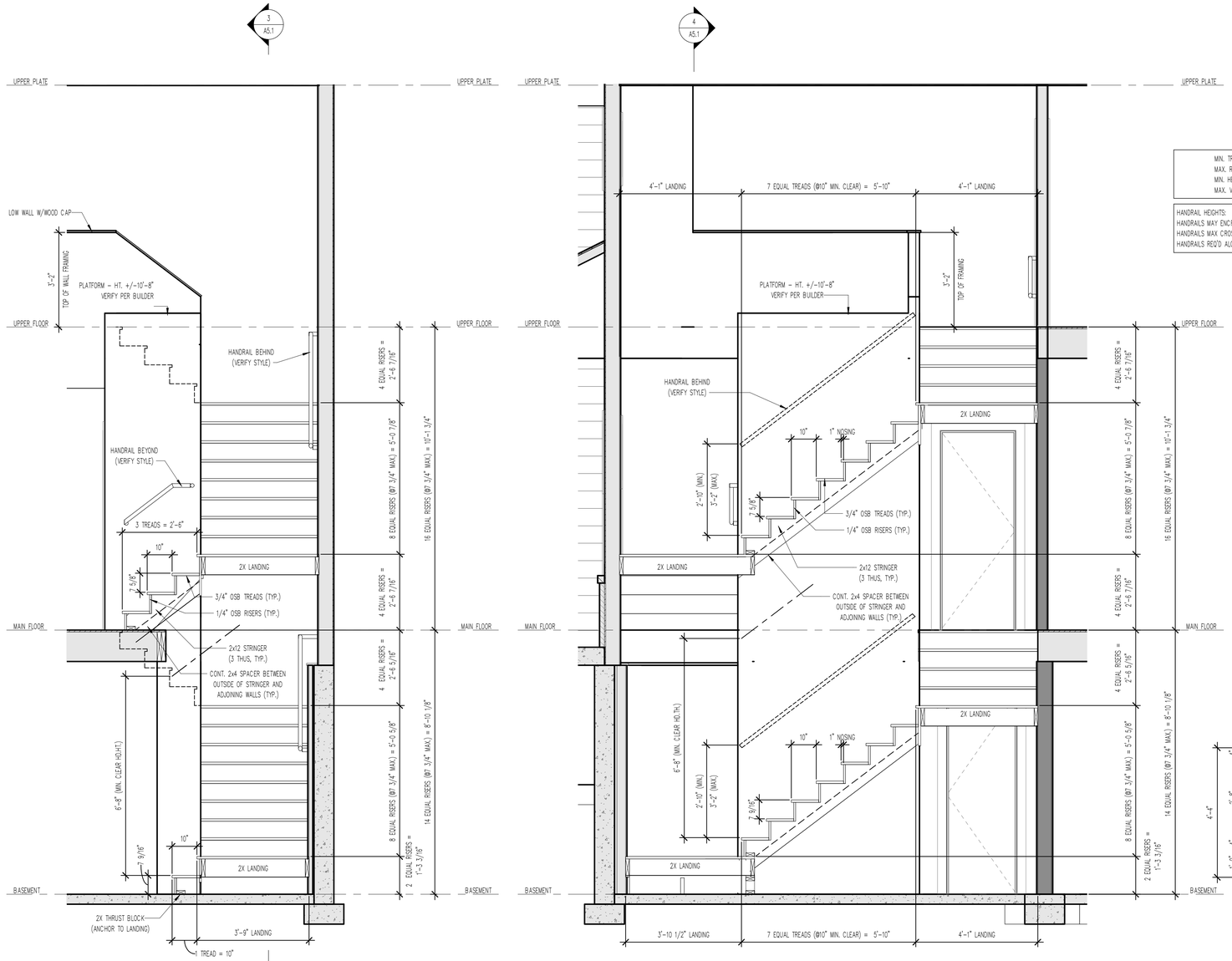
VERIFY ROOF VENT TYPES BY BUILDER.
ROOFING CONTR. RESPONSIBLE FOR ADEQUATE VENTILATION PER CODE.
PROVIDE 10"X10" CLEAR OPENING TO ATTIC SPACE FOR BOX VENTS.

SQUARE FOOTAGE ARE ESTIMATES ONLY.
CONTRACTOR TO VERIFY AMOUNTS.
NO WASTE FACTOR IS INCLUDED.

ESTIMATED ROOFING	
MATERIAL	AREA
ASPHALT SHINGLES	1837 SF
EXTERIOR SHEATHING – 1/2"	1822 SF
ROOF UNDERLAYMENT	1822 SF



1 ROOF PLAN
1/8" = 1'-0"

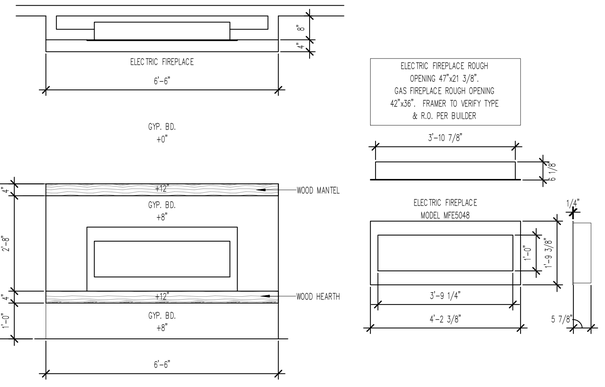


MIN. TREAD DEPTH:	10"
MAX. RISER HEIGHT:	7 3/4"
MIN. HEADROOM:	6'–8"
MAX. VARIANCE:	3/8"

HANDRAIL HEIGHTS: 34" TO 38"
HANDRAILS MAY ENCROACH WIDTH OF STAIRS BY 4 1/2" MAX
HANDRAILS MAX CROSS SECTION = 2 5/8"
HANDRAILS REQ'D ALONG STAIRS W/ 2 OR MORE TREADS

4 STAIR SECTION B
1/2" = 1'–0"

3 STAIR SECTION A
1/2" = 1'–0"



2 FIREPLACE DETAIL
1/2" = 1'–0"

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS. SLOPE AS NOTED ON ROOF PLANS
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW
     1/2" OSB SHEATHING ON ALL ELEVATIONS
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON
     1/2" PLYWOOD WALL SHEATHING
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON 6 MIL POLY VAPOR BARRIER ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G FLOOR SHEATHING ON FLOOR FRAMING AS CALLED OUT ON FLOOR PLANS. (SPACING AS NOTED ON FLOOR PLANS)
     CEILING: 5/8" GYPSUM WALL BOARD
     FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
     FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
2. WINDOWS:
   ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
   - A. CASEMENT WINDOWS:
     WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'–11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
     BI–FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BI–PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
   - B. GYPSUM WALL BOARD OPENINGS.
     ROUGH OPENING FOR BI–PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI–FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

MEMBRANE ROOFING SHALL BE USED ON ROOFS SLOPED LESS THAN 2:12 PER IRC R 905.2.2.

ASPHALT SHINGLES SHALL BE USED ONLY ON ROOFS SLOPED 2:12 OR GREATER PER IRC R 905.2.2, VERIFY MANUFACTURERS REQUIREMENTS BEFORE INSTALLATION.

ROOFS SLOPED 2:12 TO 4:12 REQUIRE A DOUBLE LAYER OF UNDERLAYMENT PER IRC R905.1.1.
A 19" STRIP IS APPLIED AT AND PARALLEL TO THE EAVE EDGE. THEN STARTING AT THE EAVE EDGE APPLY 36" SHEETS OF UNDERLAYMENT OVERLAPPING THE PERVIOUS SHEET BY 19". END LAPS SHALL BE 4" AND OFFSET BY 6'–0" PER IBC R905.1.1

ROOF GUTTERS AND DOWNSPOUTS ARE CONCEPTUAL ONLY – VERIFY LOCATIONS PER BLDR.

VERIFY ROOF VENT TYPES BY BUILDER, ROOFING CONTR RESPONSIBLE FOR ADEQUATE VENTILATION PER CODE.

FINAL ROOF DESIGN BY TRUSS MFGR. GIRDER TRUSS, SUPPORTS AND POINT LOADS PROVIDED BY TRUSS MFGR.

PROVIDE SELF–ADHERING POLYMER MODIFIED BITUMEN ICE MAT FROM EDGE OF EAVES TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE.

ADJUST HEEL HEIGHTS AS REQUIRED TO MAINTAIN CONSISTENT EAVE OVERHANGS.

EAVE AND RAKE OVERHANGS NOTED ARE FINISHED DIMENSIONS.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 6" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

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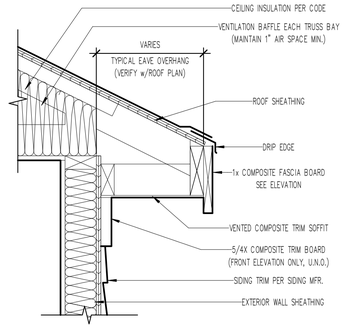
PROJECT NO.
30232125

ISSUE DATE
12. 01. 25

DRAWN
NT / SP

SHEET NAME
ROOF PLAN, STAIR SECTION, FIREPLACE ELEVATION

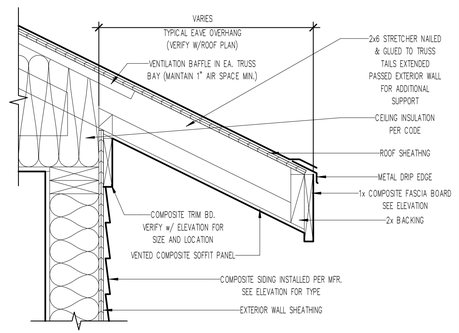
SHEET NO.
A5.1



EAVE DETAIL, TYP UNO

1 1/2" = 1'-0"

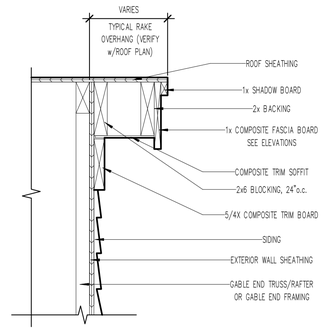
DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



SLOPED EAVE DETAIL, TYP UNO

1 1/2" = 1'-0"

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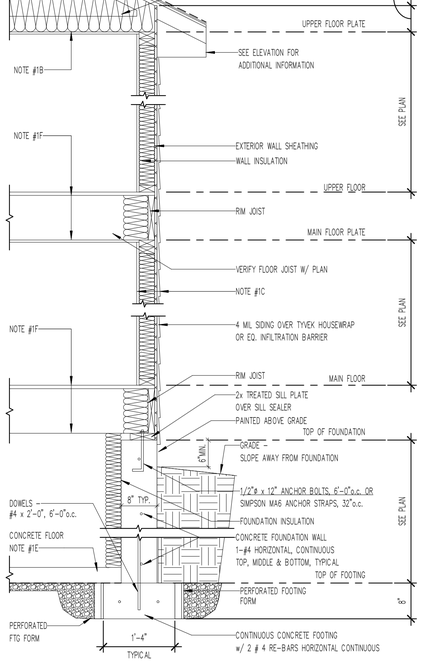
RAKE DETAIL, TYP UNO

1 1/2" = 1'-0"

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TYPICAL NOTES:

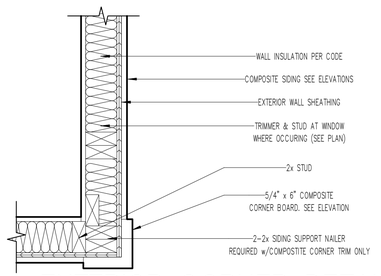
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   - B. CEILING:
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   - C. EXTERIOR SIDING WALL CONSTRUCTION:
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   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
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     BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
   - B. GYPSUM WALL BOARD OPENINGS.
     ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.



TYP. 2-STORY WALL SECTION

3/4" = 1'-0"

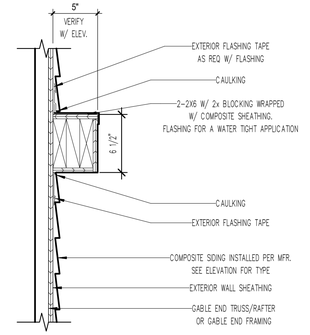
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EXTERIOR CORNER DETAIL, TYP

1 1/2" = 1'-0"

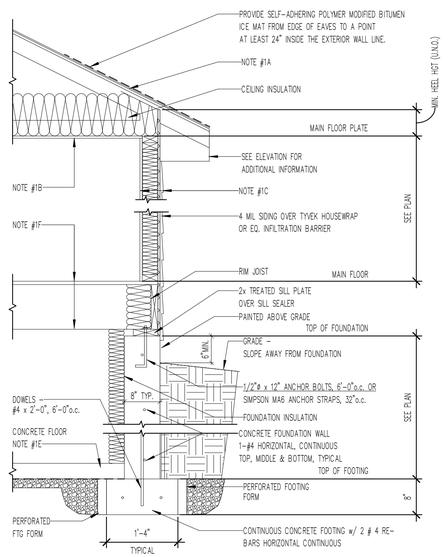
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VALANCE DETAIL, TYP UNO

1 1/2" = 1'-0"

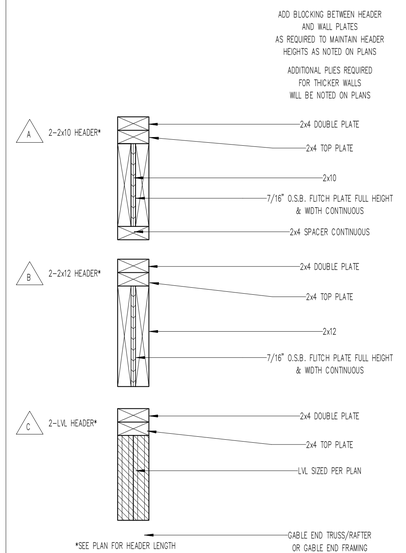
DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



TYP. RANCH WALL SECTION

3/4" = 1'-0"

DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



HEADER TYPES

1 1/2" = 1'-0"

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

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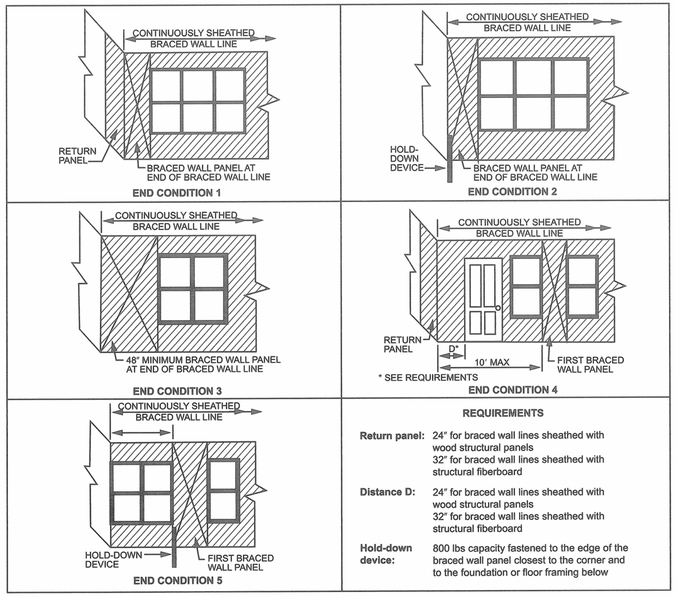
PROJECT NO.
30232125

ISSUE DATE
12. 01. 25

DRAWN
NT

SHEET NAME
DETAILS

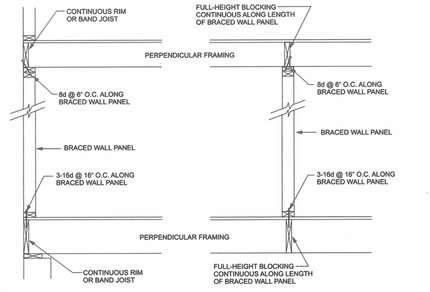
SHEET NO.
D1



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N.

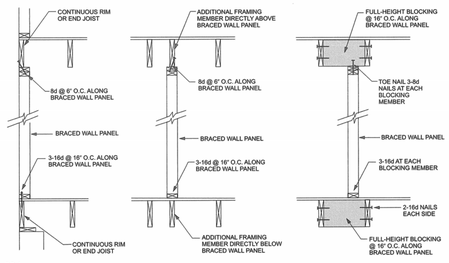
FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

2 CS–END CONDITIONS



For SI: 1 inch = 25.4 mm.

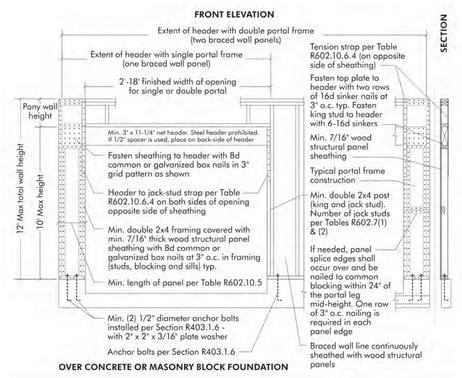
FIGURE R602.10.8(1)
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING



For SI: 1 inch = 25.4 mm.

FIGURE R602.10.8(2)
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

3 BRACED WALL PANEL CONNECTION



1 BRACING METHOD CS–PF

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
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     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS. SLOPE AS NOTED ON ROOF PLANS
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
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     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
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     INTERIOR: 1/2" GYPSUM WALL BOARD
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   ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
   - A. CASEMENT WINDOWS:
     WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
     NOTED ON PLANS AS C.SMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
     BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
   - B. GYPSUM WALL BOARD OPENINGS.
     ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 6" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

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PROJECT PHASE:

Sahara Plan - Elevation A - 2 Car - GL - 2x4 Walls

ADDRESS REQUIRED FOR PERMIT

BUILDER
Destiny Homes

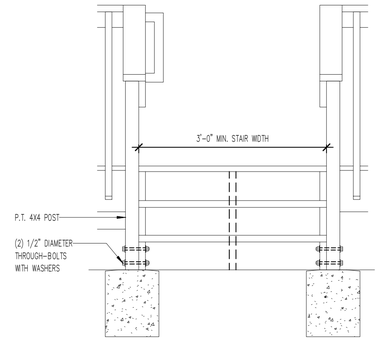
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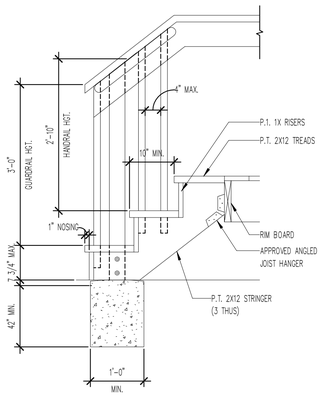
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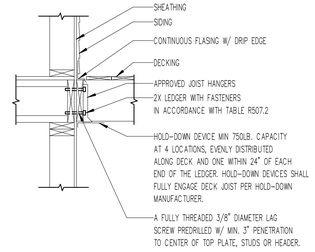
SHEET NAME
DETAILS

SHEET NO.
D2

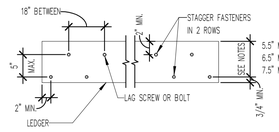




NOTE:
THIS DETAIL IS APPLICABLE WHERE FLOOR JOISTS ARE PARALLEL TO DECK JOISTS.

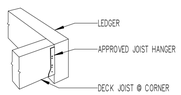


2021 IRC
FIGURE R507.9.1.2(2)
DECK ATTACHMENT FOR LATERAL LOADS

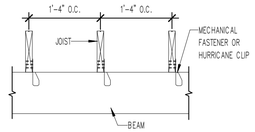


*DISTANCE SHALL BE PERMITTED TO BE REDUCED TO 4.5" IF LAG SCREWS ARE USED OR BOLT SPACING IS REDUCED TO THAT OF LAG SCREWS TO ATTACHE 2X8 LEDGERS TO 2X8 BAND JOISTS.

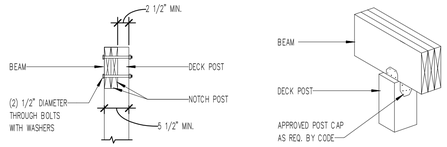
2021 IRC
FIGURE R507.9.1.3(1)
PLACEMENT OF LAG SCREWS AND BOLTS IN LEDGERS



JOIST-TO-LEDGER DETAIL

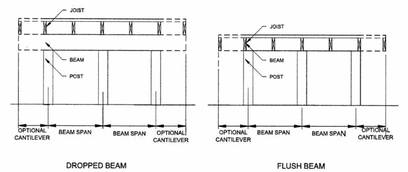


JOIST-TO-BEAM DETAIL



NOTCHED POST POST CAP

2021 IRC
FIGURE R507.5.1
DECK BEAM TO DECK POST



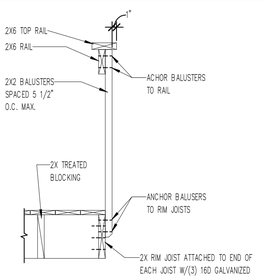
DROPPED BEAM FLUSH BEAM

FIGURE R507.5
TYPICAL DECK JOIST SPANS

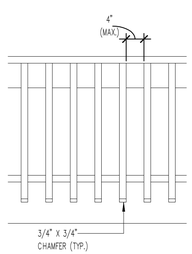
TABLE R507.5
DECK BEAM SPAN LENGTHS[a,b,c] (feet - inches)

SPECIES[f]	SIZE[e]	DECK JOIST SPAN LESS THAN OR EQUAL TO: (feet)						
		6	8	10	12	14	16	18
Southern pine	1 – 2 × 6	4-11	4-0	3-7	3-3	3-0	2-10	2-8
	1 – 2 × 8	5-11	5-1	4-7	4-2	3-10	3-7	3-5
	1 – 2 × 10	7-0	6-0	5-5	4-11	4-7	4-3	4-0
	1 – 2 × 12	8-3	7-1	6-4	5-10	5-5	5-0	4-9
	2 – 2 × 6	6-11	5-11	5-4	4-10	4-6	4-3	4-0
	2 – 2 × 8	8-9	7-7	6-9	6-2	5-9	5-4	5-0
	2 – 2 × 10	10-4	9-0	8-0	7-4	6-9	6-4	6-0
	2 – 2 × 12	12-2	10-7	9-5	8-7	8-0	7-6	7-0
	3 – 2 × 6	8-2	7-5	6-8	6-1	5-8	5-3	5-0
	3 – 2 × 8	10-10	9-6	8-6	7-9	7-2	6-8	6-4
	3 – 2 × 10	13-0	11-3	10-0	9-2	8-6	7-11	7-6
	3 – 2 × 12	15-3	13-3	11-10	10-9	10-0	9-4	8-10
Douglas fir-larch[d], hem-fir[d], spruce-pine-fir[d], redwood, western cedars, ponderosa pine[d], red pine[d]	3 × 6 or 2 – 2 x 6	5-5	4-8	4-2	3-10	3-6	3-1	2-9
	3 × 8 or 2 – 2 × 8	6-10	5-11	5-4	4-10	4-6	4-1	3-8
	3 × 10 or 2 – 2 × 10	8-4	7-3	6-6	5-11	5-6	5-1	4-8
	3 × 12 or 2 – 2 × 12	9-8	8-5	7-6	6-10	6-4	5-11	5-7
	4 × 6	6-5	5-6	4-11	4-6	4-2	3-11	3-8
	4 × 8	8-5	7-3	6-6	5-11	5-6	5-2	4-10
	4 × 10	9-11	8-7	7-8	7-0	6-6	6-1	5-8
	4 × 12	11-5	9-11	8-10	8-1	7-6	7-0	6-7
	3 – 2 × 6	7-4	6-8	6-0	5-6	5-1	4-9	4-6
	3 – 2 × 8	9-8	8-6	7-7	6-11	6-5	6-0	5-8
	3 – 2 × 10	12-0	10-5	9-4	8-6	7-10	7-4	6-11
	3 – 2 × 12	13-11	12-1	10-9	9-10	9-1	8-6	8-1

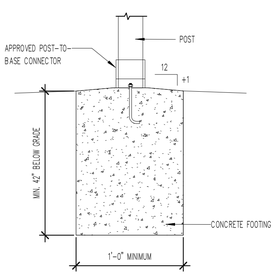
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa, 1 pound = 0.454 kg.
a. Ground snow load, live load = 40 psf, dead load = 10 psf, L/Δ = 360 at main span, L/Δ = 180 at cantilever with a 220-pound point load applied at the end.
b. Beams supporting deck joists from one side only.
c. No. 2 grade, wet service factor.
d. Beam depth shall be greater than or equal to depth of joists with a flush beam condition.
e. Includes incising factor.
f. Northern species. Incising factor not included.
g. Beam cantilevers are limited to the adjacent beam's span divided by 4.



GUARDRAIL DETAIL



ELEVATION



DECK POST HEIGHT	
DECK POST SIZE	DECK POST HEIGHT
4 X 4	6 – 9 (C)
4 X 6	8
6 X 6	14
8 X 8	14

(C) THE MAX. PERMITTED HEIGHT IS 8 FEET FOR ONE-PLY AND TWO-PLY BEAMS. THE MAX. HEIGHT FOR THREE-PLY BEAMS ON POST CAPS 6 FEET 9 INCHES.

POST-TO-FOOTING DETAIL

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS. SLOPE AS NOTED ON ROOF PLANS
   - B. CEILING:
     FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW.
     1/2" OSB SHEATHING ON ALL ELEVATIONS
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON
     1/2" PLYWOOD WALL SHEATHING
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON 6 MIL POLY VAPOR BARRIER ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G FLOOR SHEATHING ON FLOOR FRAMING AS CALLED OUT ON FLOOR PLANS. (SPACING AS NOTED ON FLOOR PLANS)
     CEILING: 5/8" GYPSUM WALL BOARD
     FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
     FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
2. WINDOWS:
   ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
   - A. CASEMENT WINDOWS:
     WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
     BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
   - B. GYPSUM WALL BOARD OPENINGS.
     ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

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1 DECK DETAILS

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PROJECT PHASE:

Sahara Plan - Elevation A - 2 Car - GL - 2x4 Walls
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BUILDER
Destiny Homes

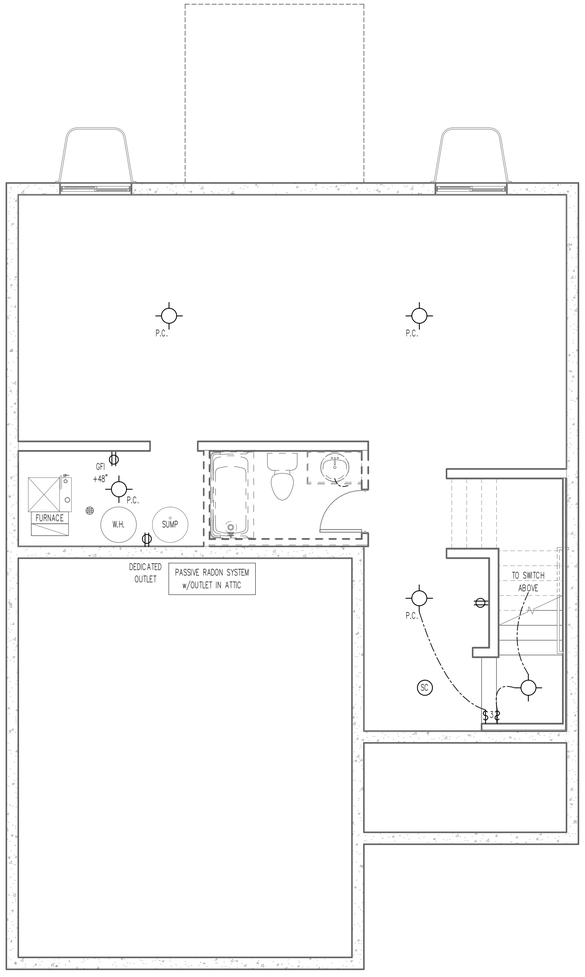
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302321.25

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DRAWN
NT / SP

SHEET NAME
DETAILS

SHEET NO.
D3



1 ELECTRICAL PLAN – BASEMENT – UNFINISHED

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WP WATERPROOF DUPLEX OUTLET
- GFI GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- 220 VOLT OUTLET
- WALL SWITCH
- 3 THREE-WAY SWITCH
- 4 FOUR-WAY SWITCH
- DM RHEOSTAT SWITCH
- CEILING MOUNTED LIGHT FIXTURE
- CF E-STAR COMPLIANT FLUORESCENT LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED ADJ. EYEBALL LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE WITH PULL CHAIN
- PENDANT LIGHT FIXTURE
- TRACK LIGHT
- FLUORESCENT LIGHT FIXTURE
- EXHAUST FAN (VENT TO EXTERIOR)
- EXHAUST FAN/LIGHT (VENT TO EXTERIOR)
- GHOD OUTLET FOR GARAGE DOOR OPENER
- CHIMES CHIMES
- PB PUSH BUTTON
- SC COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- TN TELEPHONE
- TV TELEVISION
- KPT HST KPT SMART PANEL KEYPAD
- EV ELECTRIC VEHICLE CHARGER
- V CENTRAL VAC OUTLET
- T THERMOSTAT
- CEILING FAN (PROVIDE ADEQUATE SUPPORT)
- CEILING FAN WITH LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
- ELECTRICAL PANEL

WASHING MACHINE TO ALWAYS BE ON LEFT SIDE OF DRYER. ELEC. PLAN MAY BE SHOWN REVERSED – IT IS THE RESPONSIBILITY OF THE ELECTRICIAN TO INSTALL RECEPTACLES WITH WASHER ON THE LEFT & DRYER ON THE RIGHT

SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314 OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE W/ UL217 AND UL2034. THE SYMBOL (SC) INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR COMBINATION SMOKE AND CARBON MONOXIDE ALARM.

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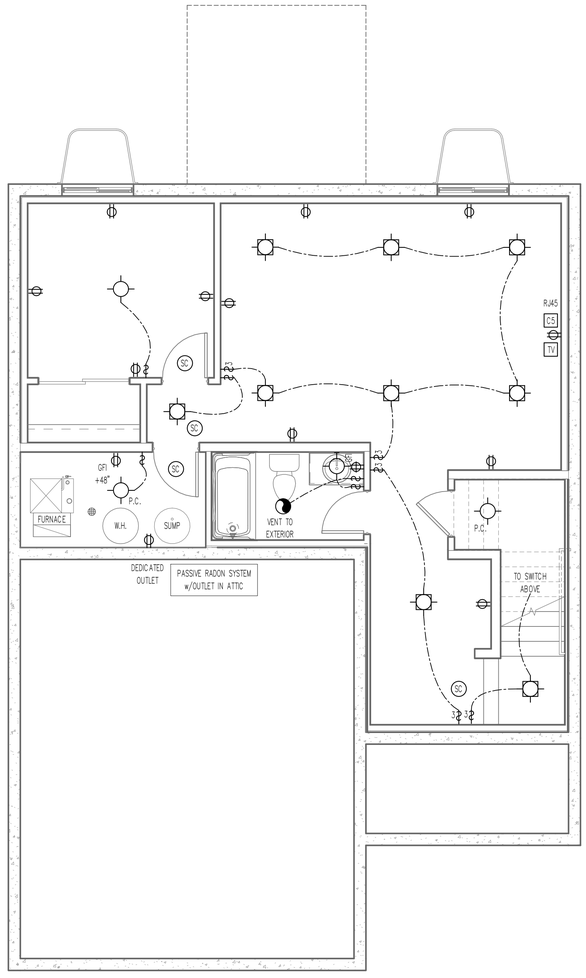
PROJECT NO.
30232125

ISSUE DATE
12. 01. 25

DRAWN
NT / SP

SHEET NAME
ELECTRICAL PLAN - BASEMENT - UNFINISHED

SHEET NO.
E1



1 ELECTRICAL PLAN – BASEMENT – FINISHED

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WATERPROOF DUPLEX OUTLET
- GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- 220 VOLT OUTLET
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- RHEOSTAT SWITCH
- CEILING MOUNTED LIGHT FIXTURE
- E-STAR COMPLIANT FLUORESCENT LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
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- PENDANT LIGHT FIXTURE
- TRACK LIGHT
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- TV TELEVISION
- KP1 KP2 SMART PANEL KEYPAD
- EV ELECTRIC VEHICLE CHARGER
- V CENTRAL VAC OUTLET
- T THERMOSTAT
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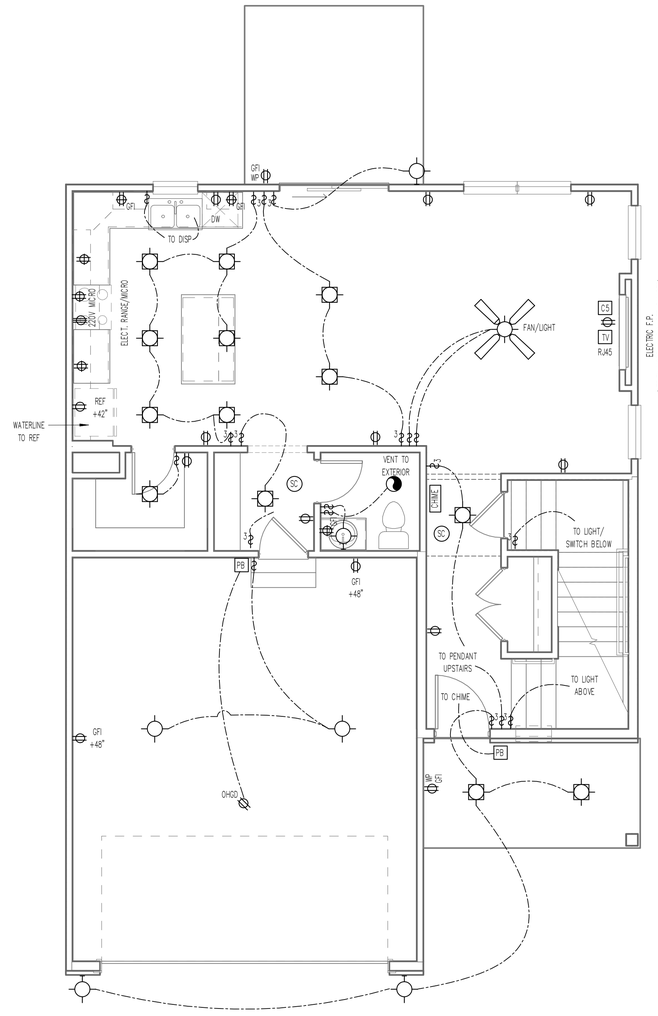
PROJECT NO.
30232125

ISSUE DATE
12. 01. 25

DRAWN
Author

SHEET NAME
ELECTRICAL PLAN - BASEMENT - FINISHED

SHEET NO.
E2



1 ELECTRICAL PLAN – MAIN FLOOR

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WATERPROOF DUPLEX OUTLET
- GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- 220 VOLT OUTLET
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- RHEOSTAT SWITCH
- CEILING MOUNTED LIGHT FIXTURE
- E-STAR COMPLIANT FLUORESCENT LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED ADJ. EYEBALL LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE WITH PULL CHAIN
- PENDANT LIGHT FIXTURE
- TRACK LIGHT
- FLUORESCENT LIGHT FIXTURE
- EXHAUST FAN (VENT TO EXTERIOR)
- EXHAUST FAN/LIGHT (VENT TO EXTERIOR)
- OUTLET FOR GARAGE DOOR OPENER
- CHIMES
- PUSH BUTTON
- COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- TELEPHONE
- TELEVISION
- SMART PANEL KEYPAD
- ELECTRIC VEHICLE CHARGER
- CENTRAL VAC OUTLET
- THERMOSTAT
- CEILING FAN (PROVIDE ADEQUATE SUPPORT)
- CEILING FAN WITH LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
- ELECTRICAL PANEL

WASHING MACHINE TO ALWAYS BE ON LEFT SIDE OF DRYER. ELEC. PLAN MAY BE SHOWN REVERSED – IT IS THE RESPONSIBILITY OF THE ELECTRICIAN TO INSTALL RECEPTACLES WITH WASHER ON THE LEFT & DRYER ON THE RIGHT

SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND R314 OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE W/ UL217 AND UL2034. THE SYMBOL (SC) INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR COMBINATION SMOKE AND CARBON MONOXIDE ALARM.

ALLER
DESIGN GROUP
1840 NW 118th St.
Suite 100
Clive, IA 50325
515.254.1181
ALLERDESIGN.COM

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PROJECT PHASE:

Sahara Plan - Elevation A - 2 Car - GL - 2x4 Walls

ADDRESS REQUIRED FOR PERMIT

BUILDER
Destiny Homes

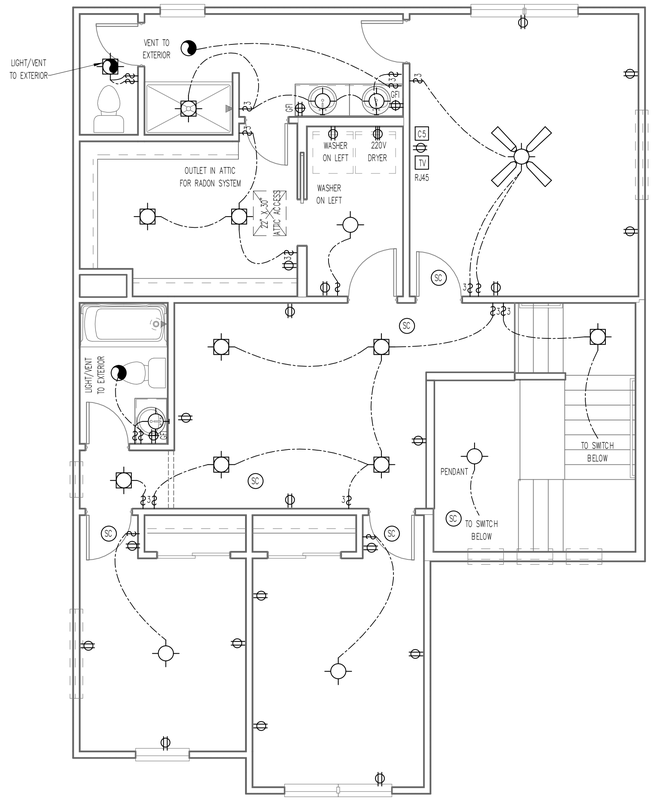
PROJECT NO.
30232125

ISSUE DATE
12. 01. 25

DRAWN
NT / SP

SHEET NAME
ELECTRICAL PLAN - MAIN FLOOR

SHEET NO.
E3



1 ELECTRICAL PLAN – UPPER FLOOR

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WATERPROOF DUPLEX OUTLET
- GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- 220 VOLT OUTLET
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- RHEOSTAT SWITCH
- CEILING MOUNTED LIGHT FIXTURE
- E-STAR COMPLIANT FLUORESCENT LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED ADJ. EYEBALL LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE WITH PULL CHAIN
- PENDANT LIGHT FIXTURE
- TRACK LIGHT
- FLUORESCENT LIGHT FIXTURE
- EXHAUST FAN (VENT TO EXTERIOR)
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- CHIMES
- PB PUSH BUTTON
- SC COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- TN TELEPHONE
- TV TELEVISION
- KPT SMART PANEL KEYPAD
- EV ELECTRIC VEHICLE CHARGER
- V CENTRAL VAC OUTLET
- T THERMOSTAT
- CEILING FAN (PROVIDE ADEQUATE SUPPORT)
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- ELECTRICAL PANEL

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PROJECT PHASE:

Sahara Plan - Elevation A - 2 Car - GL - 2x4 Walls

ADDRESS REQUIRED FOR PERMIT

BUILDER
Destiny Homes

PROJECT NO.
30232125

ISSUE DATE
12. 01. 25

DRAWN
NT / SP

SHEET NAME
ELECTRICAL PLAN - UPPER FLOOR

SHEET NO.
E4

March 18, 2026

City of Ames – Home Construction on City Owned Lots

Re: Genesis Homes, Inc.

To Whom It May Concern:

Genesis Homes, Inc. has been a customer of West Bank since its inception in 2016. Dan Sparks and his original company, Genesis Homes of Iowa, LLC have been customers since 2013. Genesis Homes, Inc. resulted from Mr. Spark's acquisition and consolidation of another residential construction company with his initial company. This officer has served as the banker for Mr. Sparks and his companies at West Bank.

Genesis Homes, Inc. has cash balances with West Bank that are typically in the low 7 figure range as well as a secured line of credit in the mid-eight figure range for the express purpose of constructing single family homes and a secondary secured line of credit in the mid-seven figure range specifically for lot purchases. Both lines of credit have ample room for adding six single family homes and/or lots. Mr. Sparks has already built numerous homes in the Ames community using his lines of credit at West Bank.

All loans have been paid as agreed. Mr. Sparks has been timely in providing any information requested and has operated in a transparent manner. Mr. Sparks has built numerous homes in the Ames community using his lines of credit at West Bank,

For additional information or to clarify any information provided, please feel free to contact me.

Sincerely,

Luke Mohlenhoff
Senior Vice President, Residential Construction / Land Development
West Bank
NMLS #476527
Member FDIC | Equal Housing Lender
955 East Hickman Road
Waukee, Iowa 50263
p. (515) 221-7744
c. (515) 447-1880
f. (515) 987-0189
email: lmohlenhoff@westbankiowa.com

2026-089
Keystone Equity Group
Supplier Response

Event Information

Number: 2026-089
Title: Sale of Single-Family Market Rate Lot in Baker Subdivision
Type: Request for Proposal
Issue Date: 2/27/2026
Deadline: 3/31/2026 02:00 PM (CT)
Notes: The City of Ames, Iowa, is seeking Request for Proposals (RFP) from Buyers with qualified, experienced single-family housing developers/builder(s) interested in the purchase of single-family lot(s) to construct single-family homes within the City-owned Baker Subdivision in West Ames (former Ames Middle School site). This subdivision is located in the City's first Neighborhood Revitalization Strategy Area (NRSA), which allows for flexibility in the development of mixed-income housing units. Additionally, as a unique opportunity, this subdivision represents the City's first geothermal residential development to address the City's goals for creating more sustainable environments.

Ames, like many communities across America, has a continuing need for more affordable housing for both low- and moderate-income and higher-income households. Using its Community Development Block Grant (CDBG) funding, the City of Ames purchased this 10+ acre infill site for the sole purpose of creating mixed-income housing options for the community.

The area south of Tripp Street within this subdivision has been developed with both single-family homeownership units and multi-family townhome rental units. The area north of Tripp Street is now being made available to build single-family homes for market-rate homebuyers.

The interested Buyer may select to submit proposals to purchase between 1 to 6 of the following available Lots 9, 13, 14, 16, 17, 21, 22, 23, and 26 (see map included). A maximum of 6 total lots, regardless of the number of proposals received, are anticipated to be sold in 2026.

The preferred method is to submit proposals in AmesBids at amesbids.ionwave.net in the format required, included with these proposal documents with all prices and requested data properly filled in, prior to the time and date proposals are due. If technical issues occur while submitting the proposal, contact the Purchasing Manager for the proposal and determine an alternate method to receive the proposal. Failure to submit the required information may deem the proposal non-responsive. The proposal shall include acknowledgement of receipt of all addenda. Addenda numbers shall be filled in the proposal response.

PROPOSALS will be accepted by the City of Ames until 2:00 PM Local Time on March 31, 2026. Proposals are to be submitted via AmesBids. Once proposals have been thoroughly evaluated, the winning proposal will be presented to the approving authority for action thereon.

A Pre-Proposal Meeting will be held on Tuesday, March 10, 2026 from 1:00-2:30 PM at Ames City Hall, Conference Room 235, 515 Clark Ave, Ames, IA to address any questions you may have regarding the Sale of up to (6) Single-Family Market Rate Lots in the Baker Subdivision, Ames, Iowa.

Questions and requests for clarification of requirements for these services are encouraged. All questions and requests for clarification are to be submitted via AmesBids no later than 2:00 PM local time on March 24, 2026.

The City of Ames Purchasing Division is the only authorized source of proposal documents. Proposal documents obtained from any other source may be incomplete.

It is expressly understood that any costs associated with preparing a proposal shall be at the expense of the Developer.

The City of Ames does hereby reserve the right to reject any or all proposals, to waive informalities, and to make such awards as it shall deem to be in the best interest of the City.

Contact Information

Contact: Karen Server Purchasing Manager
Address: Finance

City Hall
515 Clark Ave
PO Box 811
Ames, IA 50010
Phone: (515) 239-5127
Email: karen.server@cityofames.org

Keystone Equity Group Information

Contact: Keystone Equity Group
Address: 5031 Timberwood Court
West Des Moines, IA 50265
Phone: (515) 822-9858

The undersigned bidder certifies that this bid is made in good faith without collusion or connection with any other person or persons bidding on the work. The undersigned bidder states that this bid is made in conformity with the contract documents and agrees that, in the event of any discrepancies or differences between any conditions of this bid and the contract documents prepared by the City of Ames, Iowa, the provisions of the latter shall prevail.

Khoa Bui
Signature

kb@iowacommunication.com
Email

Submitted at 3/30/2026 04:35:24 PM (CT)

Requested Attachments

Proposal Submission

Proposal to Ames.pdf

Submit the Buyer's proposal detailing the Buyer's description of the project readiness and experience, preference of lots, and proposed housing type(s) for design intent per Section VI. Submittal Requirements for the Sale of Single-Family Market Rate Lot(s) in Baker Subdivision, Ames, Iowa.

Response Attachments

Alpha Plan.pdf

Alpha plan, 2 story

Zeta XL.pdf

Zeta plan, ranch

Bid Attributes

1	**Read and Acknowledge the City's Condition of Sale, Terms and Conditions** Buyer has read and acknowledges the City's condition of sale, terms and conditions as outlined in Request for Proposal No. 2026-089. ☑ Yes

Bid Lines

1	**BID FORM** The interested Buyer may select to submit proposals to purchase between 1 to 6 of the following available Lots 9, 13, 14, 16, 17, 21, 22, 23, and 26 (see map). A maximum of 6 total lots, regardless of the number of proposals received, are anticipated to be sold in 2026.
2	Provide a cost for the purchase of land for **Lot 9** in the Baker Subdivision, Ames, IA. Quantity: 1 Lump Sum: $55,000.00 Total: $55,000.00 Item Notes: Minimum Purchase Price is $53,650

3	Provide a cost for the purchase of land for **Lot 13** in the Baker Subdivision, Ames, IA.	Lump Sum: $52,000.00	Total: $52,000.00	Item Notes: Minimum Purchase Price is $51,725
4	Provide a cost for the purchase of land for **Lot 14** in the Baker Subdivision, Ames, IA.	Lump Sum: $56,000.00	Total: $56,000.00	Item Notes: Minimum Purchase Price is $56,000
5	Provide a cost for the purchase of land for **Lot 16** in the Baker Subdivision, Ames, IA.	Lump Sum: $55,000.00	Total: $55,000.00	Item Notes: Minimum Purchase Price is $54,250
6	Provide a cost for the purchase of land for **Lot 17** in the Baker Subdivision, Ames, IA.	Lump Sum: *No response*	Total: *No response*	Item Notes: Minimum Purchase Price is $74,600
7	Provide a cost for the purchase of land for **Lot 21** in the Baker Subdivision, Ames, IA.	Lump Sum: *No response*	Total: *No response*	Item Notes: Minimum Purchase Price is $61,250
8	Provide a cost for the purchase of land for **Lot 22** in the Baker Subdivision, Ames, IA.	Lump Sum: *No response*	Total: *No response*	Item Notes: Minimum Purchase Price is $66,500
9	Provide a cost for the purchase of land for **Lot 23** in the Baker Subdivision, Ames, IA.	Lump Sum: $53,500.00	Total: $53,500.00	Item Notes: Minimum Purchase Price is $52,852
10	Provide a cost for the purchase of land for **Lot 26** in the Baker Subdivision, Ames, IA.	Lump Sum: $59,825.00	Total: $59,825.00	Item Notes: Minimum Purchase Price is $58,925

Response Total: $331,325.00

KESTONE EQUITY GROUP
Real Estate Development & Construction
5031 Timberwood Ct | West Des Moines, IA 50265
✉️ KB@keystoneequity.group

Buyer Proposal – Baker Subdivision (Single-Family Market Rate Lots)
Submitted to: City of Ames, Iowa

---

1. Buyer Overview & Experience

Keystone Equity Group is an Iowa-based residential developer focused on delivering **quality, affordable housing** across Central Iowa communities. Since 2017, Keystone has:

- Developed **150+ residential lots**
- Constructed **90+ homes** ranging from entry-level to workforce housing
- Successfully partnered with municipalities on projects involving affordability targets, infrastructure coordination, and phased development

Keystone Equity Group is a **minority-owned business**, committed to expanding access to attainable homeownership while maintaining strong construction standards and neighborhood compatibility.

Our team has a proven track record of delivering projects **on schedule, within budget, and aligned with community expectations**.

---

2. Project Readiness

Keystone Equity Group is prepared to move forward immediately upon award.

- **Closing Timeline:** October 1, 2026 (all selected lots)
- **Initial Starts:** 3 homes by mid-October 2026
- **Remaining Starts:** 3 homes by end of 2026
- **Estimated Completion:** 6–9 months per home

Our established relationships with subcontractors, suppliers, and lenders allow us to ensure **efficient mobilization and consistent delivery** across all homes.

---

3. Lot Preferences

Keystone Equity Group is requesting the following six (6) lots within the Baker Subdivision:

- Lot 9
- Lot 13
- Lot 14
- Lot 16
- Lot 23
- Lot 26

We intend to close on all selected lots simultaneously to support an efficient and coordinated construction schedule.

---

4. Proposed Housing Types & Design Intent

Keystone Equity Group proposes a mix of thoughtfully designed homes to create **visual variety and strong neighborhood appeal**, while maintaining cost efficiency and livability.

Proposed Plans by Lot:

- **Lot 9:** Zeta XL – Standard Elevation
- **Lot 13:** Zeta XL – Farmhouse Elevation
- **Lot 14:** Alpha – Farmhouse Elevation
- **Lot 16:** Alpha – Modern Elevation
- **Lot 23:** Alpha – Standard Elevation
- **Lot 26:** Zeta XL – Modern Elevation

All six homes will feature **distinct exterior appearances**, ensuring architectural diversity throughout the streetscape.

Standard Features Across All Homes:

- Attached 2-car garage
- Open-concept floor plans
- Quartz countertops
- Luxury Vinyl Plank (LVP) flooring throughout
- Pella windows
- 100% LED lighting

Homes will be designed to align with the character and requirements of the Baker Subdivision while delivering **durable, low-maintenance, and market-responsive housing**.

---

5. Pricing & Attainability

Keystone Equity Group is committed to delivering homes that are **attainable for the Ames market** while maintaining quality construction and long-term value.

- Homes are anticipated to be priced **under $375,000**, depending on final specifications and market conditions
- Floor plans and finish selections are intentionally designed to balance **affordability, functionality, and durability**
- Product positioning is aligned with **workforce housing demand**, supporting sustainable homeownership opportunities for local residents

Our approach focuses on delivering homes that are both **accessible to buyers and consistent with neighborhood expectations**, ensuring long-term stability and value within the subdivision.

---

6. Commitment to the City of Ames

Keystone Equity Group is committed to:

- Supporting the City's goals for **quality residential growth and housing accessibility**
- Delivering homes that enhance the Baker Subdivision
- Maintaining clear and consistent communication throughout development

We appreciate the opportunity to submit this proposal and look forward to contributing to the continued growth of Ames.

Submitted by:
Keystone Equity Group

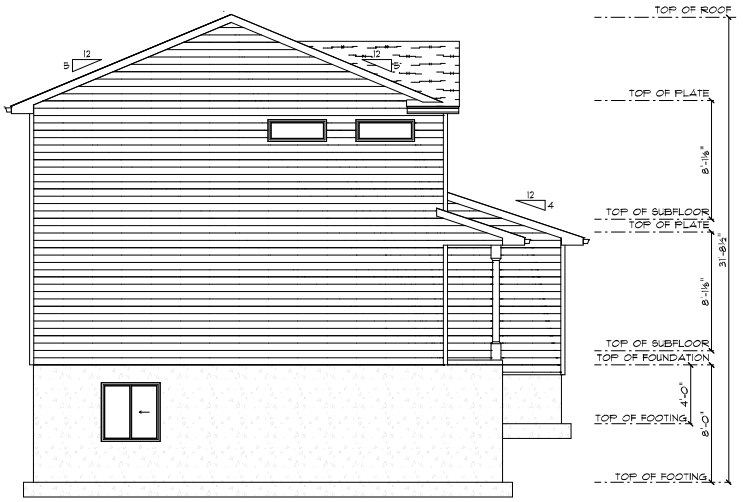
Khoa Bui, Manager, Keystone Equity Group LLC

Khoa Bui
Owner

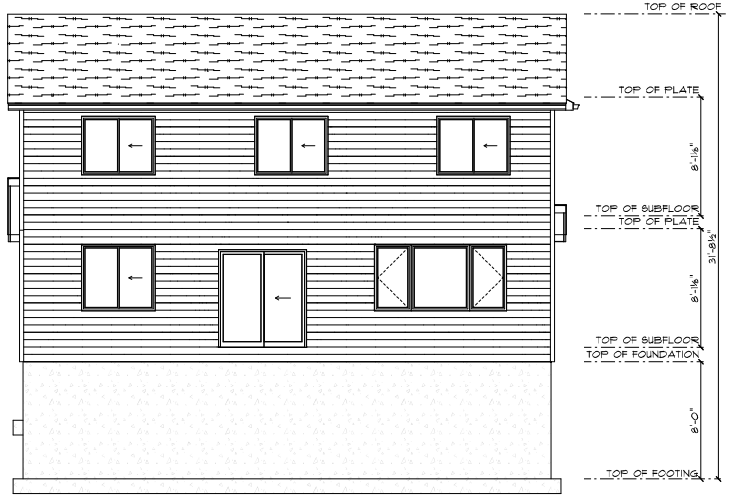
STANDARD ELEVATION OPTION



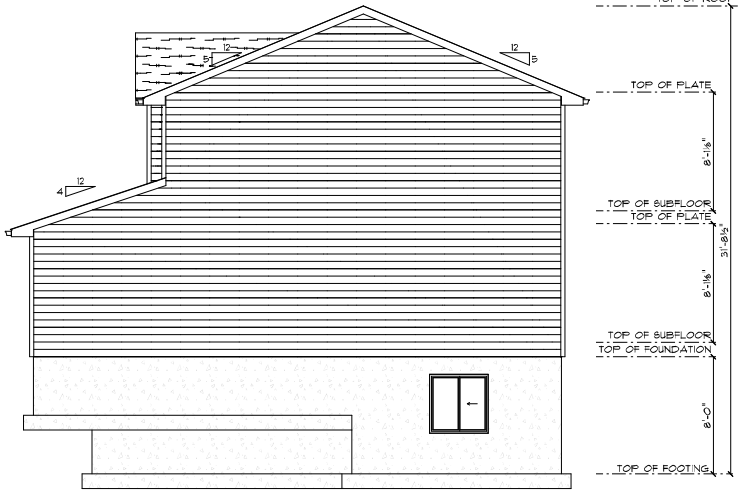
FRONT ELEVATION
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LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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



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

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE
SECTION
SHEET
PAGE NUMBERS

SCALE: 1/4" = 1'-0"
DATE: Tuesday, September 3, 2024
PAGE: 2/10
Standard Elevation Option

kcdesign
DRAWN BY: KAITLYN COX
kcox@kcdesignllc.com
www.kcdesignllc.com

TOTAL FINISHED FOOTAGE ..... 1646 sq. ft.
Lower Level
Finished ..... 320 sq. ft.
Unfinished ..... 115 sq. ft.
Main Level
Finished ..... 715 sq. ft.
Garage ..... 461 sq. ft.
Patio ..... 197 sq. ft.
Porch ..... 96 sq. ft.
Upper Level
Finished ..... 839 sq. ft.

1646 TWO STORY 4-BED PLAN
Keystone Equity Group
Project Information

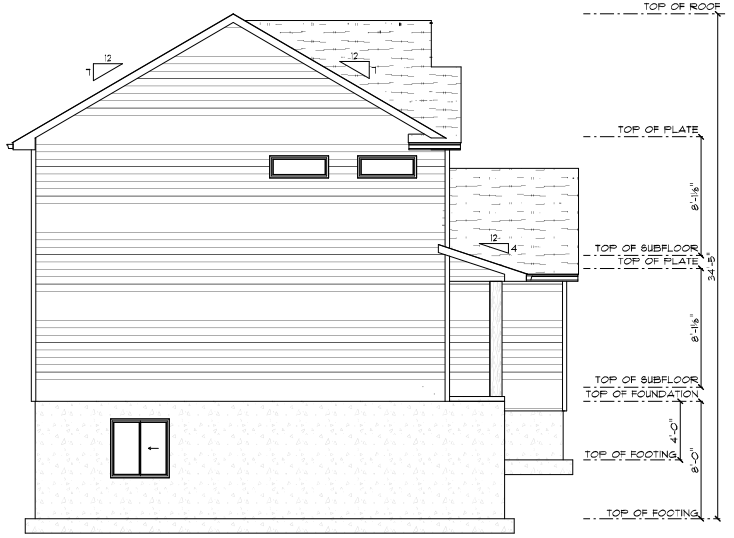
KC design

UPGRADE ELEVATION OPTION - FARMHOUSE



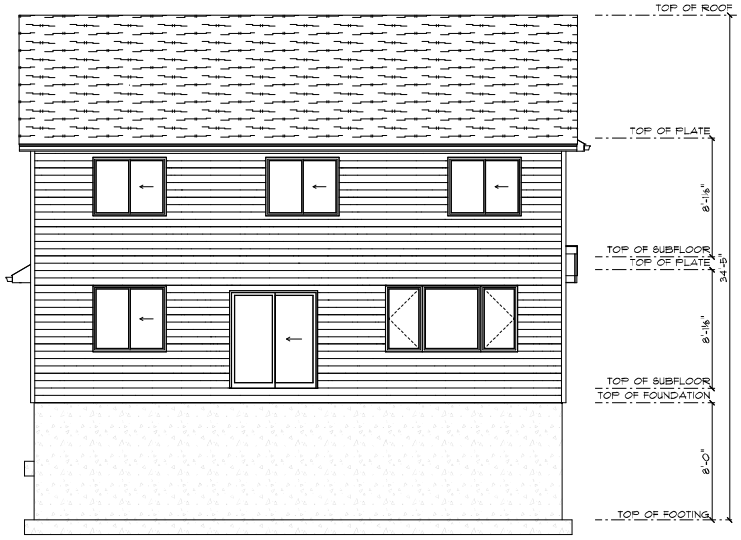
FRONT ELEVATION

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



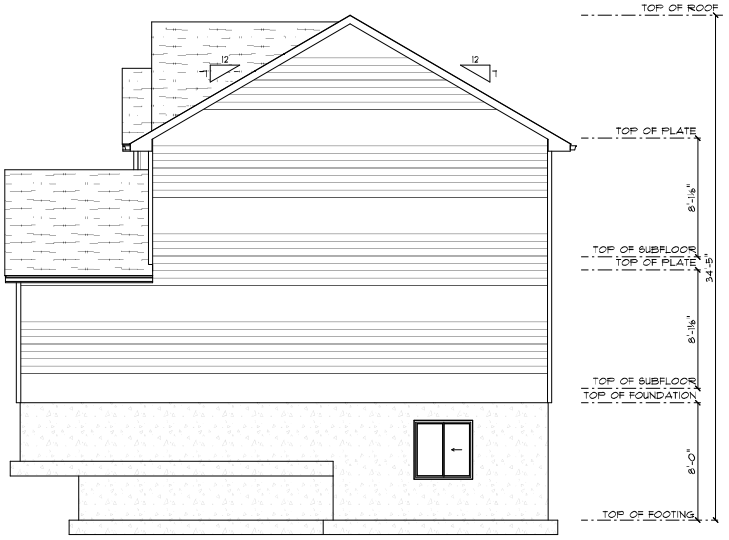
LEFT ELEVATION

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



REAR ELEVATION

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



RIGHT ELEVATION

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

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

SECTION
SHEET NO.
A1.1

PLAN NUMBER

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

DATE: Tuesday, September 3, 2024

PAGE:
3/10

Upgrade Elevation Option - Farmhouse

kcdesign

DRAWN BY: KAITLYN COX
kcox@kcdesignllc.com
www.kcdesignllc.com

TOTAL FINISHED FOOTAGE	1646 sq. ft.
Lower Level	
Finish	530 sq. ft.
Unfinished	116 sq. ft.
Main Level	
Finish	1116 sq. ft.
Garage	461 sq. ft.
Patio	197 sq. ft.
Front Porch	45 sq. ft.
Upper Level	
Finished	531 sq. ft.

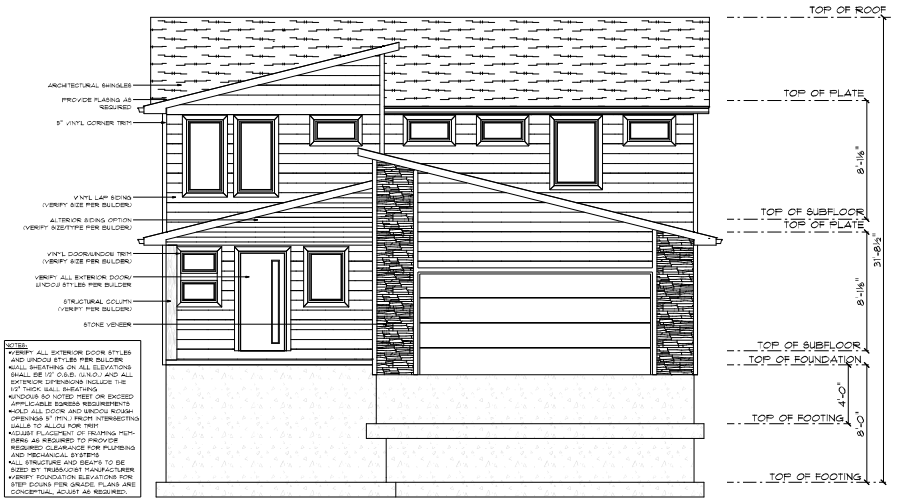
1646 TWO STORY 4-BED PLAN

Keystone Equity Group

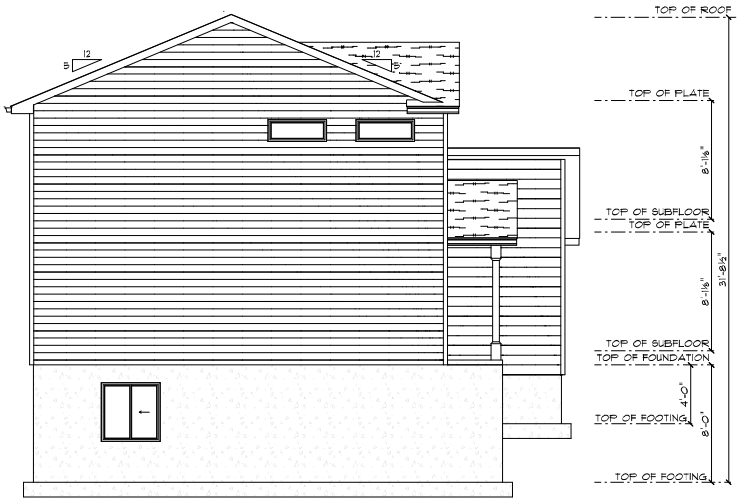
Project Information

KC design

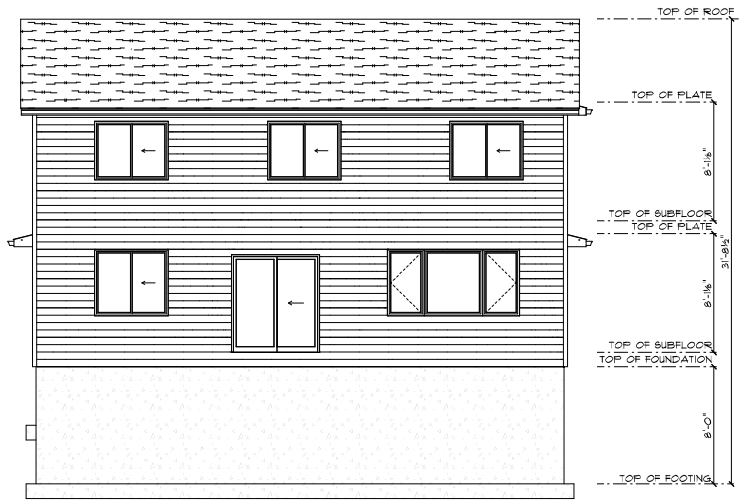
UPGRADE ELEVATION OPTION - MODERN



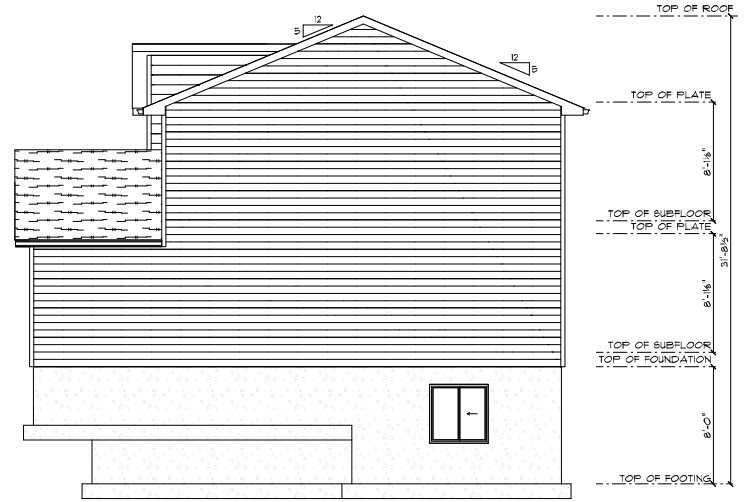
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE
SECTION
SHEET
PAGE NUMBERS

SCALE: 1/4" = 1'-0"
DATE: Tuesday, September 3, 2024
PAGE: 4/10
Upgrade Elevation Option - Modern

kcdesign
DRAWN BY: KAITLYN COX
kcox@kcdesignllc.com
www.kcdesignllc.com

TOTAL FINISHED FOOTAGE	1646 sq. ft.
Lower Level	
Finished	330 sq. ft.
Unfinished	115 sq. ft.
Main Level	
Finished	715 sq. ft.
Unfinished	461 sq. ft.
Garage	397 sq. ft.
Patio Area	90 sq. ft.
Porch	45 sq. ft.
Upper Level	
Finished	531 sq. ft.

1646 TWO STORY 4-BED PLAN
Keystone Equity Group
Project Information

KC design

WINDOW SCHEDULE						
ID	COUNT	TYPE	R.O. WIDTH	R.O. HEIGHT	HEADER HGT	EGRESS
1	2	4848 Slider	48"	48"	7'-0"	Yes

DOOR SCHEDULE				
ID	COUNT	TYPE	R.O. WIDTH	R.O. HEIGHT
A	2	2-4 x 6-8 Interior Door	2'-6"	6'-9"
B	1	2-6 x 6-8 Interior Door	2'-8"	6'-9"
C	1	2-8 x 6-8 Interior Door	2'-10"	6'-9"
D	1	4-0 x 6-8 Interior Bifold Door	4'-0"	6'-8"

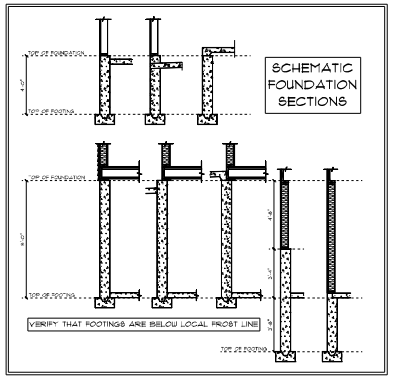
AREA SCHEDULE	
NAME	AREA
Finished Area	530 sq ft
Unfinished Area	119 sq ft

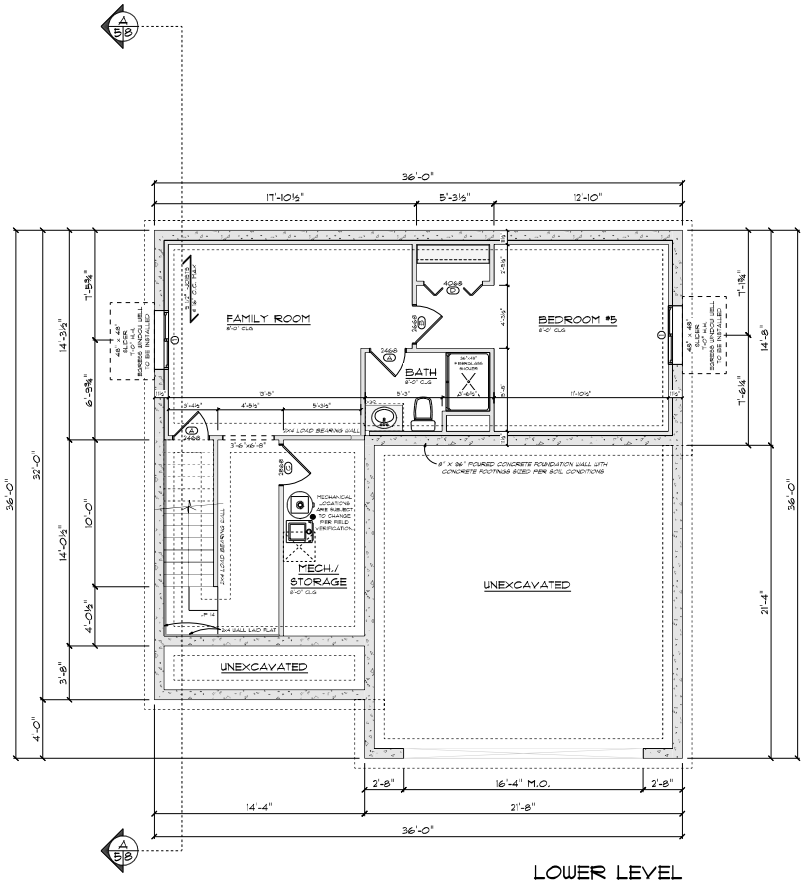
GENERAL CONSTRUCTION NOTES

1) EXTERIOR WALLS ARE DRAWN AS 8" CONCRETE WALLS UNLESS OTHERWISE NOTED. ALL FOOTINGS ARE TO BE DESIGNED TO 80'L CONDITIONS. DRAWN ARE 16"x8" FOOTINGS WITH (2) #4 REBAR (CONTINUOUS) DESIGNED WITH 2,000 PSF SOIL CAPACITY. EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OR FROM THE STUDS (WHERE APPLICABLE).
2) INTERIOR WALLS ARE DRAWN AS 2X4 WALLS UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
3) REFER TO LOCAL BUILDING CODES FOR SPECIFIC FIRE ALARM LOCATIONS AND REQUIREMENTS. DUAL SENSOR SMOKE DETECTORS SHALL BE INSTALLED IN EVERY BEDROOM AND COMBINATION CO/SMOKE DETECTORS INSTALLED ADJACENT FROM EVERY BEDROOM.
4) PLACE BASEMENT WINDOW HEADERS IN R/F AS REQUIRED PER WINDOW HEAD HEIGHT/GRADE.
5) VERIFY ALL ROUGH OPENING DIMENSIONS.
6) LOWER LEVEL CEILING TO BE COVERED BY A MINIMUM 1/2" GYP BOARD FOR FIRE PROTECTION. A MAXIMUM OF 80 SQ. FT. UNCOVERED IS PERMITTED.
7) TRUSS MANUFACTURER TO SIZE MEMBERS AND SET SPACING OF ALL FLOOR AND ROOF TRUSSES (WITH A MAX. SPACING OF 24" O.C.). FOLLOW MANUFACTURER INSTRUCTIONS FOR INSTALLATION OF ALL COMPONENTS.
8) ANY CHANGES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

LOAD PATH NOTES

1) DRAWINGS PROVIDED ARE USED TO DETERMINE THE LOAD PATH ONLY.
2) REFER TO GENERAL CONSTRUCTION NOTES PAGE FOR THE LOAD AND DESIGN CRITERIA.
3) ALL FOOTINGS TO BE A MINIMUM 42" BELOW GRADE AND COMPLY WITH LOCAL FROST DEPTH REQUIREMENTS.
4) ALL EXTERIOR HEADERS ARE TO BE (3) 2X10 DFS UNLESS NOTED OTHERWISE. USE ONE JACK (JS) AND ONE KING (KS) STUD ON EACH END UNLESS NOTED OTHERWISE.
5) REFER TO DETAILS PAGE FOR SPECIFIC WALL BRACING DETAILS - CS-WSP, CS-PF, PFH, INT BWL-GB, INT BWL-WSP.
6) PROVIDE CONTINUOUS LOAD PATH DOWN TO THE FOUNDATION OR BEAM/HEADER BELOW WITH SOLID BLOCKING THAT MATCHES FRAMING ABOVE.





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

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

SCALE 1/4" = 1'-0"
DATE: Tuesday, September 3, 2024
PAGE: 5/10
Lower Level Plan

kcdesign
DRAWN BY: KAITLYN COX
kcox@kcdesignllc.com
www.kcdesignllc.com

TOTAL FINISHED FOOTAGE ..... 1646 sq. ft.
Lower Level
Finished ..... 530 sq. ft.
Unfinished ..... 119 sq. ft.
Main Level
Finished ..... 715 sq. ft.
Garage ..... 467 sq. ft.
Patio ..... 207 sq. ft.
Patio Porch ..... 45 sq. ft.
Upper Level
Finished ..... 531 sq. ft.

1646 TWO STORY 4-BED PLAN
Keystone Equity Group
Project Information

KC design

THESE PLANS ARE THE PROPERTY OF KC DESIGN AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION

WINDOW SCHEDULE						
ID	COUNT	TYPE	R.O. WIDTH	R.O. HEIGHT	HEADER HGT	EGRESS
1	1	6048 Slider	60"	48"	7'-0"	Yes
2	1	10854 Vent End Slider	108"	54"	7'-0"	Yes
3	2	3042 Fixed*	30"	42"	7'-0"	No

*NOTE: FOR THE MODERN ELEVATION OPTION, THE 3042 FIXED (TEMP) WINDOW IS REPLACED WITH (2) 9058 FIXED WINDOWS STACKED AT 7'-0" H.H. WITH 9" SPACING BETWEEN THEM

DOOR SCHEDULE				
ID	COUNT	TYPE	R.O. WIDTH	R.O. HEIGHT
A	1	3-0 x 6-8 Front Entry Door	3'-3"	6'-9½"
B	1	2-8 x 6-8 Exterior Door - 20 Min. Fire Rated	2'-11"	6'-9½"
C	1	16-0 x 7-0 Overhead Garage Door	16'-0"	7'-0"
D	1	6-0 x 6-8 Exterior Sliding Glass Door	6'-0"	6'-8"
E	1	2-4 x 6-8 Interior Door	2'-6"	6'-9"
F	1	2-8 x 6-8 Interior Door	2'-10"	6'-9"
G	1	2-4 x 6-8 Interior Pocket Door	4'-8"	6'-8"

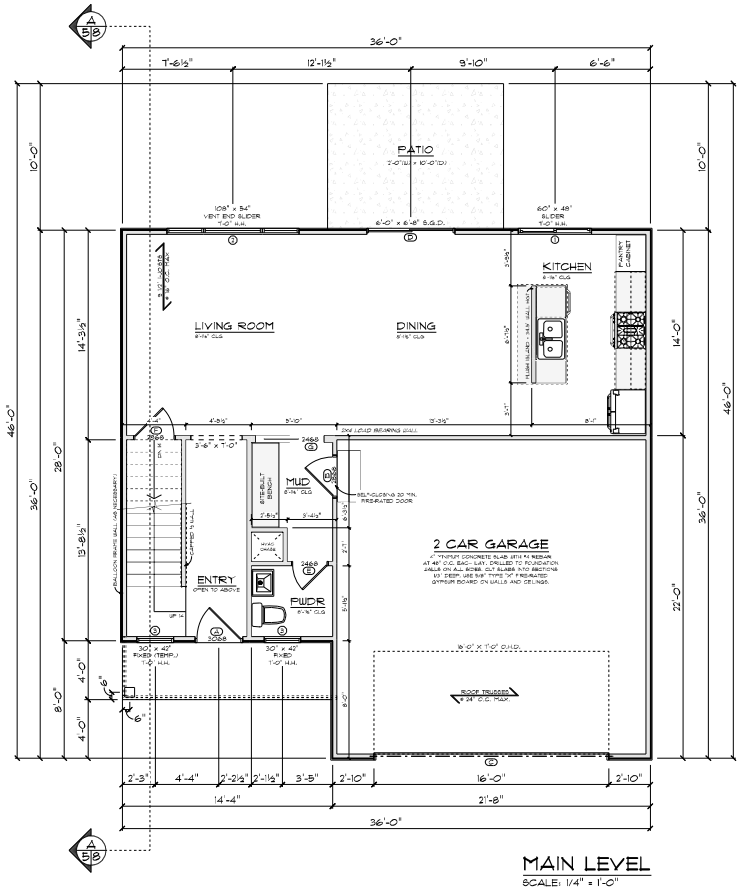
AREA SCHEDULE	
NAME	AREA
Main Level - Finished Area	715 sq ft.
Garage	467 sq ft.
Front Porch	57 sq ft.
Patio	120 sq ft.

GENERAL CONSTRUCTION NOTES

1) EXTERIOR WALLS ARE DRAWN AS 2X4 WALLS UNLESS OTHERWISE NOTED. EXTERIOR DIMENSIONS ARE FROM THE STUDS.
2) INTERIOR WALLS ARE DRAWN AS 2X4 WALLS UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
3) ALL WALLS ARE TO BE BUILT AT 9-1⅛" HIGH, UNLESS OTHERWISE NOTED. VERIFY ALL WALL HEIGHTS WITH TRUSS MANUFACTURER PLANS.
4) 20 MINUTE FIRE DOOR WITH SELF-CLOSING HINGES IS REQUIRED BETWEEN GARAGE AND LIVING AREAS.
5) REFER TO LOCAL BUILDING CODES FOR SPECIFIC FIRE ALARM LOCATIONS AND REQUIREMENTS. DUAL SENSOR SMOKE DETECTORS SHALL BE INSTALLED IN EVERY BEDROOM AND COMBINATION CO/SMOKE DETECTORS INSTALLED ADJACENT FROM EVERY BEDROOM.
6) INSULATE, VAPOR BARRIER, AND SHEATH BEHIND ALL BATHTUBS, SHOWERS, AND FIREPLACES ON EXTERIOR WALLS.
7) GARAGE WALLS AND CEILINGS TO HAVE 5/8" TYPE X GYPSUM BOARD.
8) ALL STRUCTURE AND BEAMS TO BE SIZED BY TRUSS OR JOIST MANUFACTURER. ANY STRUCTURE SHOWN IS SCHEMATIC ONLY AND IS TO BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER OR BY OTHERS. TRUSS MANUFACTURER TO SUPPLY ROOF LAYOUT WITH GIRDER LOCATIONS DETERMINED AND ALL GIRDER CONNECTIONS SPECIFIED AND SUPPLIED. ALL STRUCTURAL CONCRETE PIER PADS TO BE SIZED AND VERIFIED BY OTHERS.
9) WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE. ACTUAL WINDOW ROUGH OPENING TO BE VERIFIED PER MANUFACTURER. HOLD ALL DOOR AND WINDOW ROUGH OPENINGS 3" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM.
10) VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE (WHERE APPLI-CABLE). PLANS ARE CONCEPTUAL. ADJUST AS REQUIRED.
11) ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEMS.
12) PROVIDE SOLID BLOCKING BEHIND ALL RAILINGS (TOWEL BARS, RODS, ETC.
13) CABINETS SHOWN ON PLANS TO BE DESIGNED BY OTHERS AND TO BE VERIFIED PER MANUFACTURER.

LOAD PATH NOTES

1) DRAWINGS PROVIDED ARE USED TO DETERMINE THE LOAD PATH ONLY.
2) REFER TO GENERAL CONSTRUCTION NOTES PAGE FOR THE LOAD AND DESIGN CRITERIA.
3) ALL FOOTINGS TO BE A MINIMUM 42" BELOW GRADE AND COMPLY WITH LOCAL FROST DEPTH REQUIREMENTS. FOOTINGS TO BE SIZED PER SOIL TYPE.
4) ALL EXTERIOR HEADERS ARE TO BE (3) 2X10 DFPS UNLESS NOTED OTHERWISE. USE ONE JACK (JS) AND ONE KING (KS) STUD ON EACH END UNLESS NOTED OTHERWISE.
5) REFER TO DETAILS PAGE FOR SPECIFIC WALL BRACING DETAILS - CS-WBP, CS-PF, PFH, INT BUL-GB, INT BUL-WBP.
6) PROVIDE CONTINUOUS LOAD PATH DOWN TO THE FOUNDATION OR BEAM/HEADER BELOW WITH SOLID BLOCKING THAT MATCHES FRAMING ABOVE.



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

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

SCALE: 1/4" = 1'-0"
DATE: Tuesday, September 3, 2024
PAGE: 6/10
Main Level Plan

SECTION
SHEET NO.
PAGE NUMBERS

kcdesign

DRAWN BY: KAITLYN COX
kcox@kcdesignllc.com
www.kcdesignllc.com

TOTAL FINISHED FOOTAGE ..... 1646 sq. ft.
Lower Level
Finished ..... 530 sq. ft.
Unfinished ..... 116 sq. ft.
Main Level
Finished ..... 715 sq. ft.
Unfinished ..... 467 sq. ft.
Garage ..... 467 sq. ft.
Patio ..... 120 sq. ft.
Front Porch ..... 57 sq. ft.
Upper Level
Finished ..... 531 sq. ft.

1646 TWO STORY 4-BED PLAN

Keystone Equity Group

Project Information

KC design

WINDOW SCHEDULE*						
ID	COUNT	TYPE	R.O. WIDTH	R.O. HEIGHT	HEADER HGT	EGRESS
1	4	6048 Slider	60"	48"	7'-0"	Yes
2	1	9648 Vent End Slider	96"	48"	7'-0"	Yes
3	4	4848 Fixed (Transom)	48"	18"	7'-0"	No

*NOTE: WINDOW SCHEDULES VARY PER ELEVATION OPTION. LISTED ABOVE ARE SPECIFICALLY FOR THE STANDARD ELEVATION OPTION. SEE PLANS TO RIGHT FOR ALTERNATE UPPER LEVEL WINDOW SCHEDULES AND DIMENSIONAL LAYOUTS.

DOOR SCHEDULE				
ID	COUNT	TYPE	R.O. WIDTH	R.O. HEIGHT
A	3	2-6 x 6-8 Interior Door	2'-6"	6'-9"
B	3	2-6 x 6-8 Interior Door	2'-8"	6'-9"
C	2	2-8 x 6-8 Interior Door	2'-10"	6'-9"
D	3	4-0 x 6-8 Interior Bifold Door	4'-0"	6'-8"

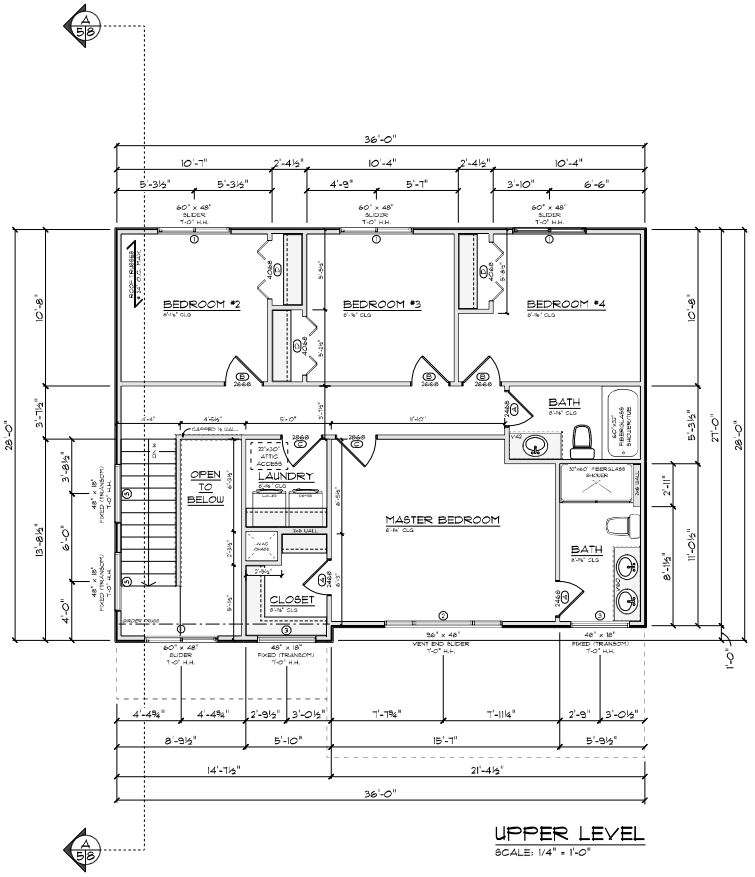
AREA SCHEDULE	
NAME	AREA
Upper Level - Finished Area	1,931 sq ft

GENERAL CONSTRUCTION NOTES

1) EXTERIOR WALLS ARE DRAWN AS 2X4 WALLS UNLESS OTHERWISE NOTED. EXTERIOR DIMENSIONS ARE FROM THE STUDS.
2) INTERIOR WALLS ARE DRAWN AS 2X4 WALLS UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
3) ALL WALLS ARE TO BE BUILT AT 8'-1⅛" HIGH, UNLESS OTHERWISE NOTED. VERIFY ALL WALL HEIGHTS WITH TRUSS MANUFACTURER PLANS.
4) REFER TO LOCAL BUILDING CODES FOR SPECIFIC FIRE ALARM LOCATIONS AND REQUIREMENTS. DUAL SENSOR SMOKE DETECTORS SHALL BE INSTALLED IN EVERY BEDROOM AND COMBINATION CO/SMOKE DETECTORS INSTALLED ADJACENT FROM EVERY BEDROOM.
5) INSULATE, VAPOR BARRIER, AND SHEATH BEHIND ALL BATHTUBS, SHOWERS, AND FIREPLACES ON EXTERIOR WALLS.
6) GARAGE WALLS AND CEILINGS TO HAVE 5/8" TYPE X GYPSUM BOARD.
7) ALL STRUCTURE AND BEAMS TO BE SIZED BY TRUSS OR JOIST MANUFACTURER. ANY STRUCTURE SHOWN IS SCHEMATIC ONLY AND IS TO BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER OR BY OTHERS. TRUSS MANUFACTURER TO SUPPLY ROOF LAYOUT WITH GIRDER LOCATIONS DETERMINED AND ALL GIRDER CONNECTIONS SPECIFIED AND SUPPLIED. ALL STRUCTURAL CONCRETE PIER PADS TO BE SIZED AND VERIFIED BY OTHERS.
8) WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE. ACTUAL WINDOW ROUGH OPENING TO BE VERIFIED PER MANUFACTURER. HOLD ALL DOOR AND WINDOW ROUGH OPENINGS 6" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM.
9) ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEMS.
10) PROVIDE SOLID BLOCKING BEHIND ALL RAILINGS, TOWEL BARS, RODS, ETC.
11) CABINETS SHOWN ON PLANS TO BE DESIGNED BY OTHERS AND TO BE VERIFIED PER MANUFACTURER.

LOAD PATH NOTES

1) DRAWINGS PROVIDED ARE USED TO DETERMINE THE LOAD PATH ONLY.
2) REFER TO GENERAL CONSTRUCTION NOTES PAGE FOR THE LOAD AND DESIGN CRITERIA.
3) ALL EXTERIOR HEADERS ARE TO BE (3) 2X10 DFN UNLESS NOTED OTHERWISE. USE ONE JACK (JS) AND ONE KING (KS) STUD ON EACH END UNLESS NOTED OTHERWISE.
4) REFER TO DETAILS PAGE FOR SPECIFIC WALL BRACING DETAILS - CS-WBP, CS-PF, FFH, INT BUILDS, INT BRL-WBP.
5) PROVIDE CONTINUOUS LOAD PATH DOWN TO THE FOUNDATION OR BEAM/HEADER BELOW WITH SOLID BLOCKING THAT MATCHES FRAMING ABOVE.

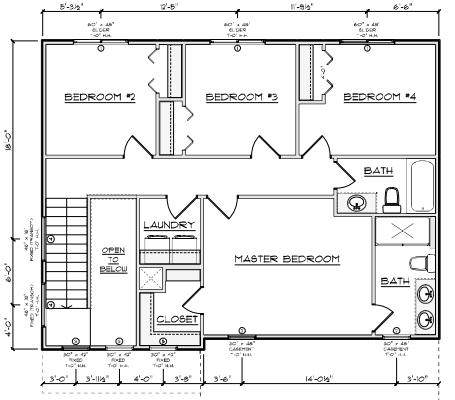


UPPER LEVEL
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULES FOR ALTERNATE ELEVATIONS

UPPER LEVEL - FARMHOUSE OPTION

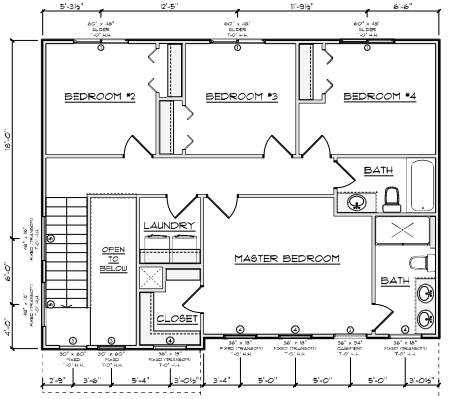
SCALE: 3/16" = 1'-0"



WINDOW SCHEDULE						
ID	COUNT	TYPE	R.O. WIDTH	R.O. HEIGHT	HEADER HGT	EGRESS
1	3	6048 Slider	60"	48"	7'-0"	Yes
2	2	3648 Casement	36"	48"	7'-0"	Yes
3	3	3060 Fixed	30"	60"	7'-0"	No
4	2	4818 Fixed (Transom)	48"	18"	7'-0"	No

UPPER LEVEL - MODERN OPTION

SCALE: 3/16" = 1'-0"



WINDOW SCHEDULE						
ID	COUNT	TYPE	R.O. WIDTH	R.O. HEIGHT	HEADER HGT	EGRESS
1	3	6048 Slider	60"	48"	7'-0"	Yes
2	1	3654 Casement	36"	54"	7'-0"	Yes
3	2	3060 Fixed	30"	60"	7'-0"	No
4	4	3618 Fixed (Transom)	36"	18"	7'-0"	No
5	2	4818 Fixed (Transom)	48"	18"	7'-0"	No

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

SECTION
SHEET NO.
PLAN
PAGE NUMBERS

SCALE: As Noted
DATE: Tuesday, September 3, 2024
PAGE: T/10
Upper Level Plan

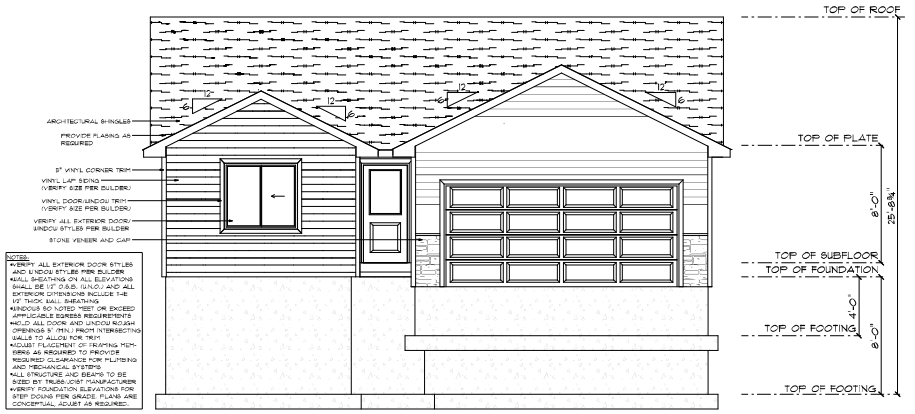
kcdesign
DRAWN BY: KAITLYN COX
kcox@kcdesignllc.com
www.kcdesignllc.com

TOTAL FINISHED FOOTAGE ..... 1646 sq. ft.
Lower Level
Finished ..... 330 sq. ft.
Unfinished ..... 115 sq. ft.
Main Level
Finished ..... 1316 sq. ft.
Garage ..... 467 sq. ft.
Porch ..... 267 sq. ft.
Patio ..... 67 sq. ft.
Upper Level
Finished ..... 931 sq. ft.

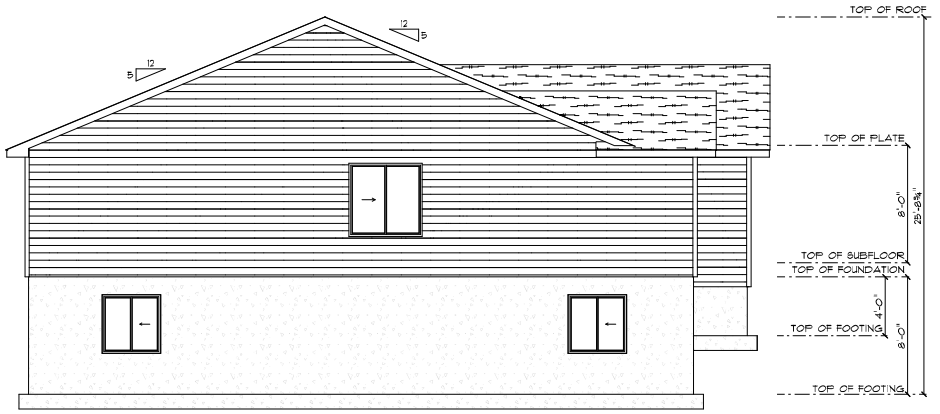
1646 TWO STORY 4-BED PLAN
Keystone Equity Group
Project Information

KC design

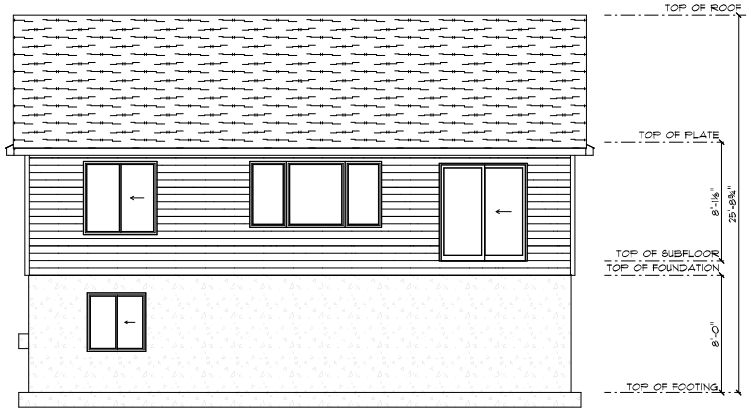
STANDARD ELEVATION OPTION



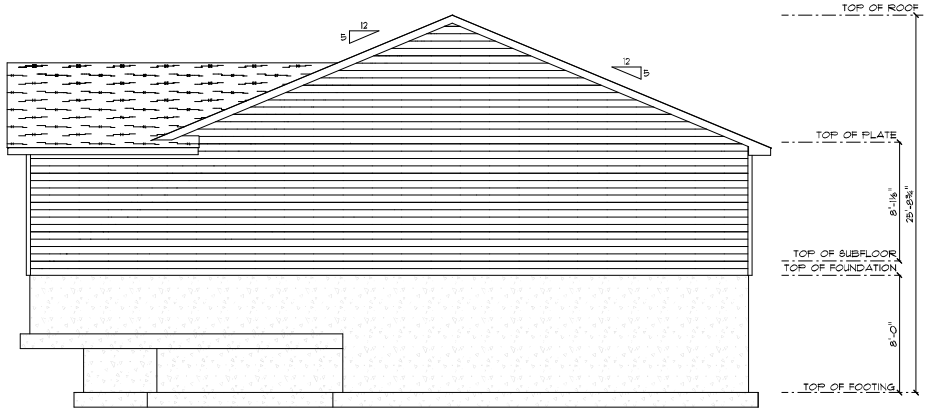
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

SOFTPLAN SOFTWARE FOR BUILDING PROFESSIONALS
SECTION LETTER
PAGE NUMBERS

SCALE: 1/4" = 1'-0"
DATE: Tuesday, April 16, 2024
PAGE: 2 / 9
Standard Elevation Option

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TOTAL FINISHED FOOTAGE	2212 sq. ft.
Lower Level	933 sq. ft.
Unfinished	249 sq. ft.
Main Level	1279 sq. ft.
Finished	1279 sq. ft.
Garage	413 sq. ft.
Patio	90 sq. ft.
Front Porch	32 sq. ft.
Upper Level	N/A

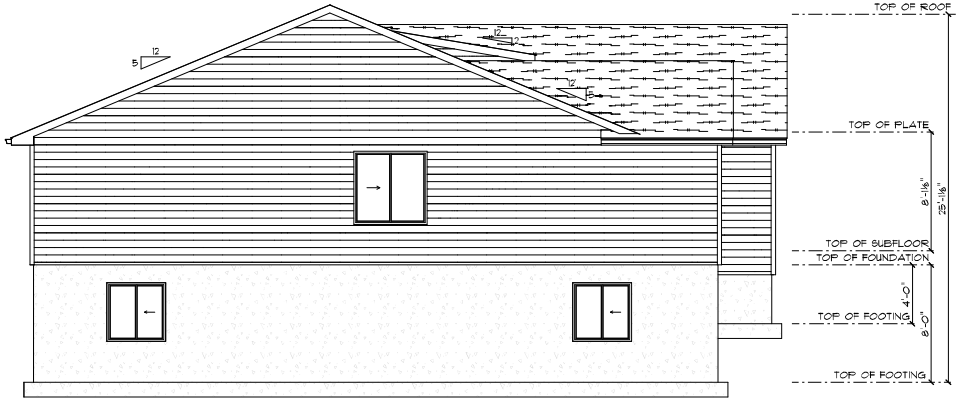
1279 SF THREE BED RANCH PLAN
Keystone Equity Group
Project Information:

KC design

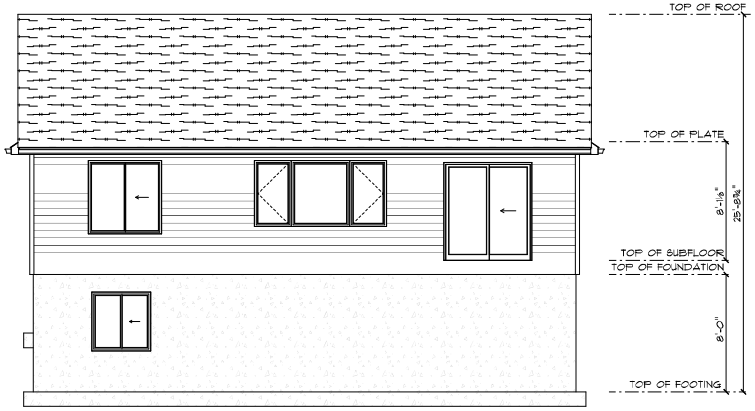
UPGRADE ELEVATION OPTION - FARMHOUSE



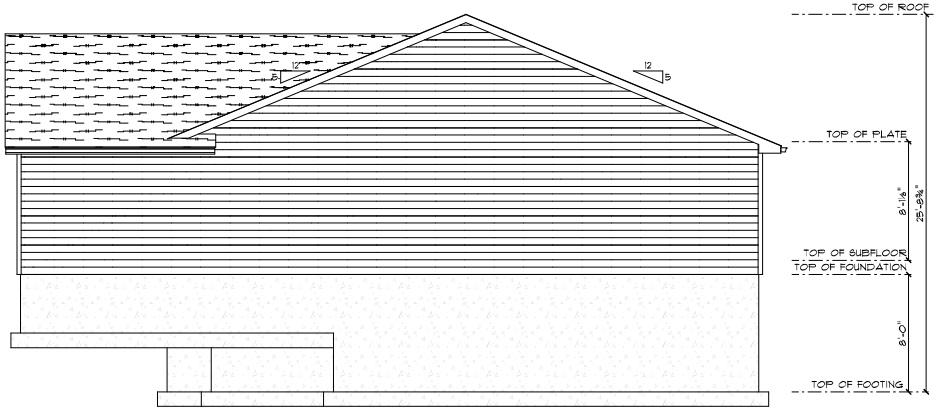
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

SOFTPLAN
SECTION LETTER
PAGE NUMBER

SCALE: 1/4" = 1'-0"
DATE: Tuesday, April 16, 2024
PAGE: 3 / 9
Upgrade Elevation Option - Farmhouse

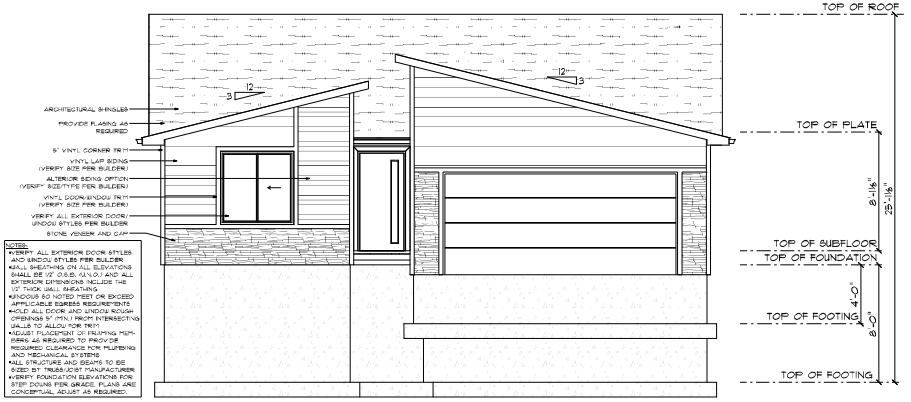
kcdesign
DRAWN BY: KAITLYN COX
kcox@kcdesignllc.com
www.kcdesignllc.com

TOTAL FINISHED FOOTAGE	2212 sq. ft.
Lower Level	933 sq. ft.
Unfinished	249 sq. ft.
Main Level	1279 sq. ft.
Unfinished	413 sq. ft.
Garage	528 sq. ft.
Patio Cover	90 sq. ft.
Front Porch	32 sq. ft.
Upper Level	N/A

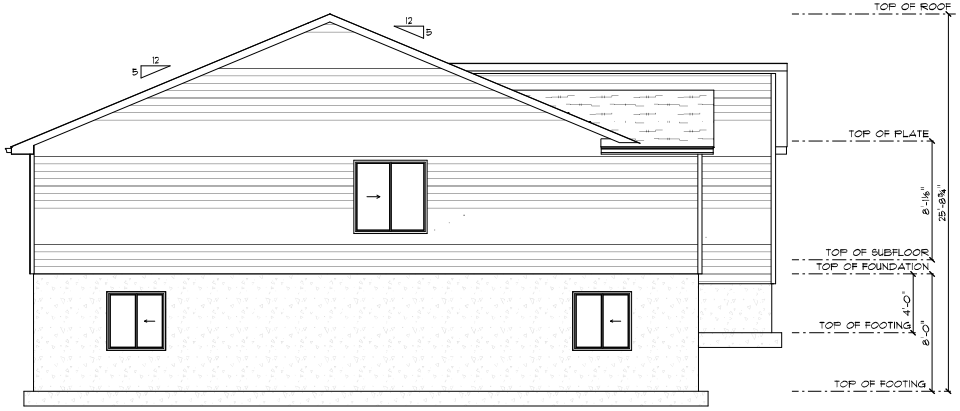
1279 SF THREE BED RANCH PLAN
Keystone Equity Group
Project Information:

KC design

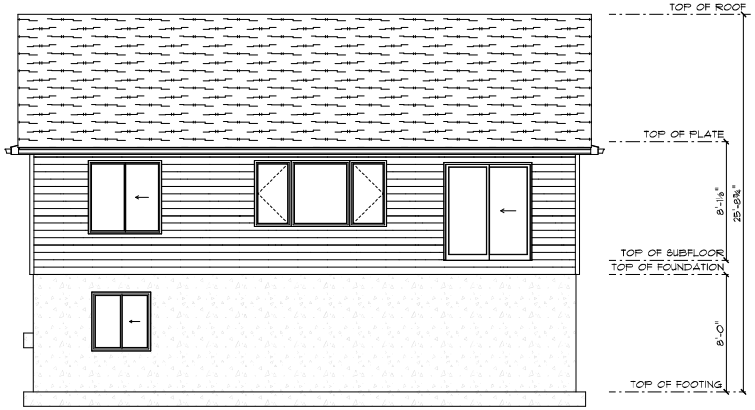
UPGRADE ELEVATION OPTION - MODERN



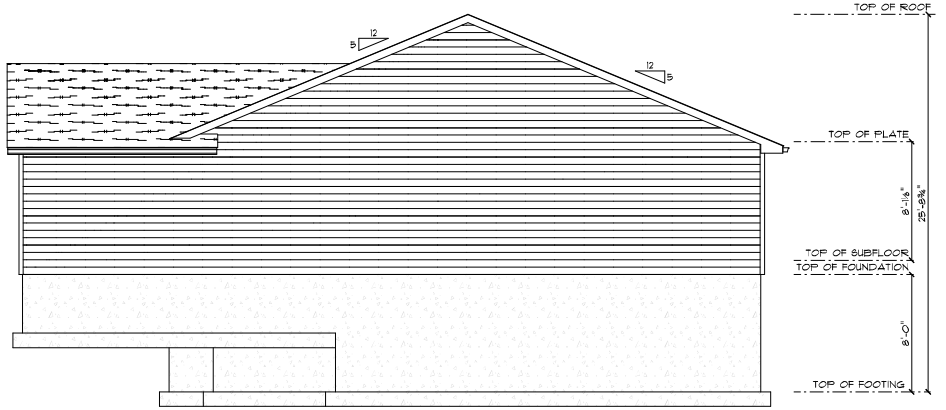
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

SOFTPLAN SOFTWARE FOR BUILDING DESIGN PROFESSIONALS
SECTION LETTER A
PAGE NUMBER 11

SCALE: 1/4" = 1'-0"
DATE: Tuesday, April 16, 2024
PAGE: 4 / 9
Upgrade Elevation Option - Modern

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TOTAL FINISHED FOOTAGE	2212 sq. ft.
Lower Level	933 sq. ft.
Unfinished	249 sq. ft.
Main Level	1279 sq. ft.
Unfinished	413 sq. ft.
Garage	501 sq. ft.
Patio Cover	30 sq. ft.
Porch	32 sq. ft.
Upper Level	N/A

1279 SF THREE BED RANCH PLAN
Keystone Equity Group
Project Information:

KC design

WINDOW SCHEDULE						
ID	COUNT	TYPE	R.O. WIDTH	R.O. HEIGHT	HEADER HGT	EGRESS
1	3	4848 Slider	4'8"	4'8"	7'-0"	Yes

DOOR SCHEDULE				
ID	COUNT	TYPE	R.O. WIDTH	R.O. HEIGHT
A	1	2-0 x 6-8 Interior Door	2'-2"	6'-9"
B	3	2-4 x 6-8 Interior Door	2'-6"	6'-9"
C	2	2-8 x 6-8 Interior Door	2'-10"	6'-9"
D	1	3-0 x 6-8 Interior Door	3'-2"	6'-9"

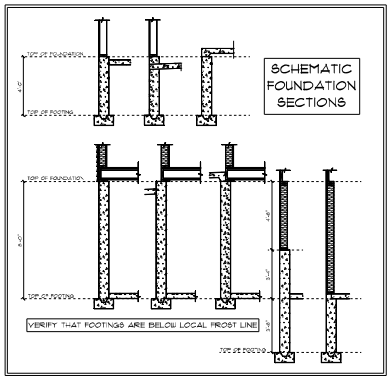
AREA SCHEDULE	
NAME	AREA
Finished Area	933 sq. ft.
Unfinished Area	248 sq. ft.

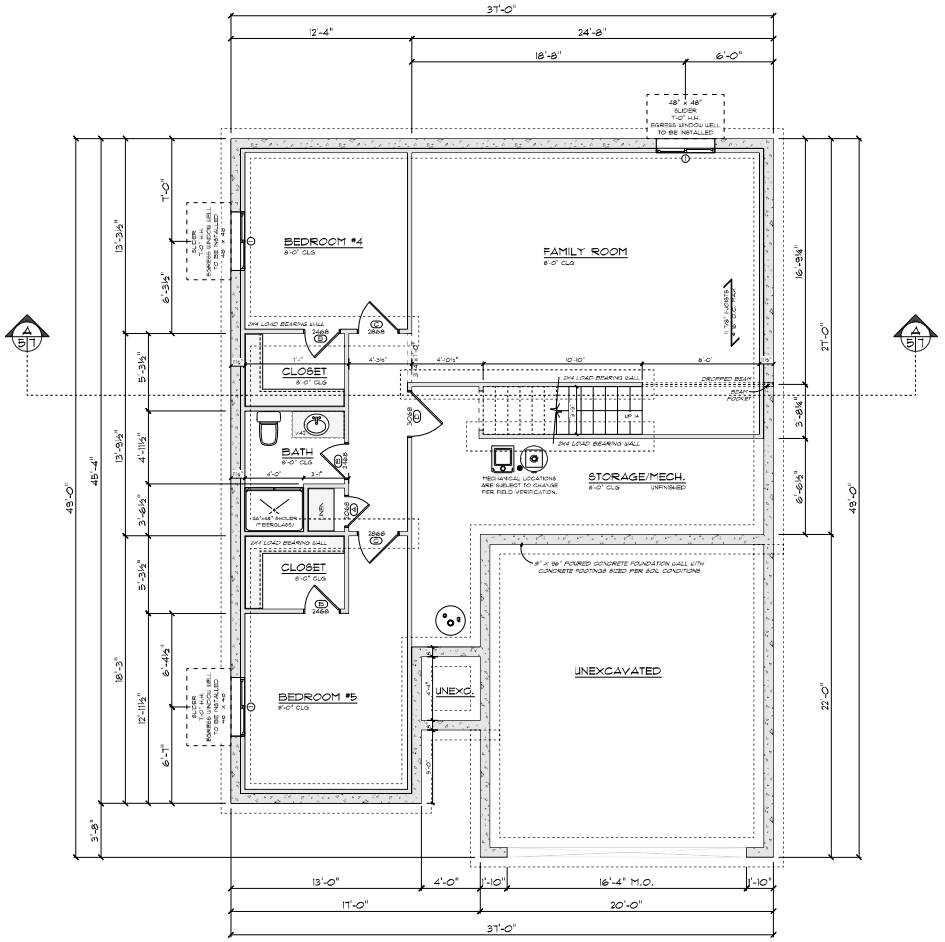
GENERAL CONSTRUCTION NOTES

1) EXTERIOR WALLS ARE DRAWN AS 8" CONCRETE WALLS, UNLESS OTHERWISE NOTED. ALL FOOTINGS ARE TO BE DESIGNED TO SOIL CONDITIONS. DRAWN ARE 16"x8" FOOTINGS WITH (2) #4 REBAR (CONTINUOUS), DESIGNED WITH 2,000 PSF SOIL CAPACITY. EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OR FROM THE STUDS (WHERE APPLICABLE).
2) INTERIOR WALLS ARE DRAWN AS 2X4 WALLS UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
3) REFER TO LOCAL BUILDING CODES FOR SPECIFIC FIRE ALARM LOCATIONS AND REQUIREMENTS. DUAL SENSOR SMOKE DETECTORS SHALL BE INSTALLED IN EVERY BEDROOM AND COMBINATION CO/SMOKE DETECTORS INSTALLED ADJACENT FROM EVERY BEDROOM.
4) PLACE BASEMENT WINDOW HEADERS IN KIT AS REQUIRED PER WINDOW HEAD HEIGHT/GRADE.
5) VERIFY ALL ROUGH OPENING DIMENSIONS.
6) LOWER LEVEL CEILING TO BE COVERED BY A MINIMUM 1/2" GYP BOARD FOR FIRE PROTECTION. A MAXIMUM OF 80 SQ. FT. UNCOVERED IS PERMITTED.
7) TRUSS MANUFACTURER TO SIZE MEMBERS AND SET SPACING OF ALL FLOOR AND ROOF TRUSSES (WITH A MAX. SPACING OF 24" O.C.). FOLLOW MANUFACTURER INSTRUCTIONS FOR INSTALLATION OF ALL COMPONENTS.
8) ANY CHANGES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

LOAD PATH NOTES

1) DRAWINGS PROVIDED ARE USED TO DETERMINE THE LOAD PATH ONLY.
2) REFER TO GENERAL CONSTRUCTION NOTES PAGE FOR THE LOAD AND DESIGN CRITERIA.
3) ALL FOOTINGS TO BE A MINIMUM 42" BELOW GRADE AND COMPLY WITH LOCAL FROST DEPTH REQUIREMENTS.
4) ALL EXTERIOR HEADERS ARE TO BE (3) 2X10 DFL UNLESS NOTED OTHERWISE. USE ONE JACK (JS) AND ONE KING (KS) STUD ON EACH END UNLESS NOTED OTHERWISE.
5) REFER TO DETAILS PAGE FOR SPECIFIC WALL BRACING DETAILS - CS-WBP, CS-FP, FPH, INT BWL-GB, INT BWL-WSP.
6) PROVIDE CONTINUOUS LOAD PATH DOWN TO THE FOUNDATION OR BEAM/HEADER BELOW WITH SOLID BLOCKING THAT MATCHES FRAMING ABOVE.





LOWER LEVEL

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

SOFTPLAN — SCHEDULING & ESTIMATING SOLUTIONS

SECTION LETTER A — PAGE NUMBERS 11

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

DATE: Tuesday, April 16, 2024

PAGE: 5 / 9

Lower Level Plan

kcdesign

DRAWN BY: KAITLYN COX
kcox@kcdesignllc.com
www.kcdesignllc.com

TOTAL FINISHED FOOTAGE	1279 sq. ft.
Lower Level	933 sq. ft.
Unfinished	248 sq. ft.
Main Level	1179 sq. ft.
Finished	413 sq. ft.
Garage	30 sq. ft.
Patio Cover	32 sq. ft.
Upper Level	N/A

1279 SF THREE BED RANCH PLAN

Keystone Equity Group

Project Information:

KC design

WINDOW SCHEDULE						
ID	COUNT	TYPE	R.O. WIDTH	R.O. HEIGHT	HEADER HGT	EGRESS
A	3	6060 Slider	60"	60"	8'-0"	Yes
B	1	10854 Vent End Slider	108"	54"	8'-0"	No

DOOR SCHEDULE				
ID	COUNT	TYPE	R.O. WIDTH	R.O. HEIGHT
A	1	3.0 x 6.8 Front Entry Door	3'-3"	6'-9½"
B	1	2.8 x 6.8 Exterior Door - 20 Min. Fire-Rated	2'-11"	6'-9½"
C	1	16.0 x 8.0 Overhead Garage Door	16'-0"	7'-0"
D	1	6.0 x 6.8 Exterior Sliding Glass Door	6'-0"	6'-8"
E	1	2.0 x 6.8 Interior Door	2'-2"	6'-9"
F	3	2.4 x 6.8 Interior Door	2'-6"	6'-9"
G	3	2.6 x 6.8 Interior Door	2'-8"	6'-9"
H	1	2.8 x 6.8 Interior Door	2'-10"	6'-9"
I	1	2.4 x 6.8 Interior Pocket Door	4'-8"	6'-8"
J	2	5.0 x 6.8 Interior Bifold Door	5'-2"	6'-9"

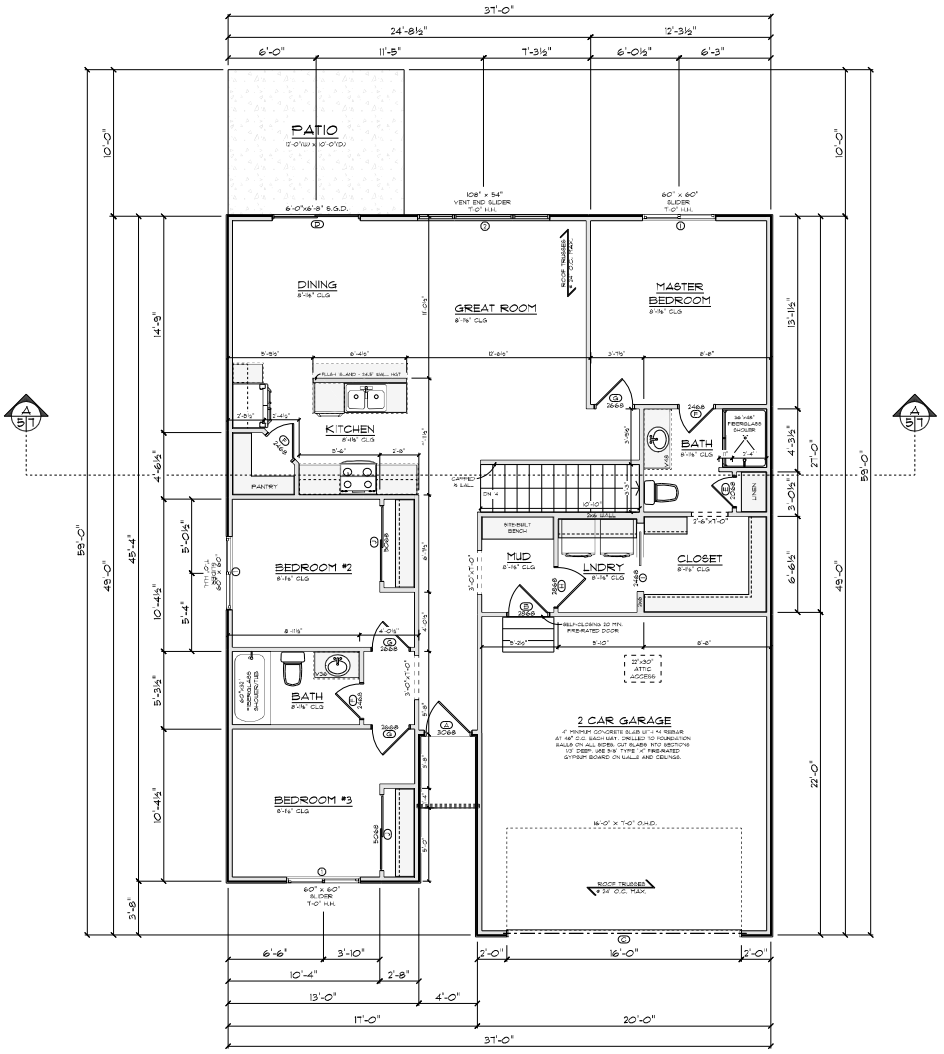
AREA SCHEDULE	
NAME	AREA
Main Level - Finished Area	1279 sq. ft.
Garage	433 sq. ft.
Front Porch	20 sq. ft.
Patio	120 sq. ft.

GENERAL CONSTRUCTION NOTES

1) EXTERIOR WALLS ARE DRAWN AS 2X4 WALLS UNLESS OTHERWISE NOTED. EXTERIOR DIMENSIONS ARE FROM T-F STUDS.
2) INTERIOR WALLS ARE DRAWN AS 2X4 WALLS UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
3) ALL WALLS ARE TO BE BUILT AT 8'-1⅛" HIGH, UNLESS OTHERWISE NOTED. VERIFY ALL WALL HEIGHTS WITH TRUSS MANUFACTURER PLANS.
4) 20 MINUTE FIRE DOOR WITH SELF-CLOSING HINGES IS REQUIRED BETWEEN GARAGE AND LIVING AREAS.
5) REFER TO LOCAL BUILDING CODES FOR SPECIFIC FIRE ALARM LOCATIONS AND REQUIREMENTS. DUAL SENSOR SMOKE DETECTORS SHALL BE INSTALLED IN EVERY BEDROOM AND COMBINATION CO/SMOKE DETECTORS INSTALLED ADJACENT FROM EVERY BEDROOM.
6) INSULATE, VAPOR BARRIER, AND SHEATH BEHIND ALL BATHTUBS, SHOWERS, AND FIRE PLACES ON EXTERIOR WALLS.
7) GARAGE WALLS AND CEILINGS TO HAVE 5/8" TYPE X GYPSUM BOARD.
8) ALL STRUCTURE AND SHEATH TO BE SIZED BY TRUSS OR JOIST MANUFACTURER. ANY STRUCTURE SHOWN IS SCHEMATIC ONLY AND IS TO BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER OR BY OTHERS. TRUSS MANUFACTURER TO SUPPLY ROOF LAYOUT WITH GIRDER LOCATIONS DETERMINED AND ALL GIRDER CONNECTIONS SPECIFIED AND SUPPLIED. ALL STRUCTURAL CONCRETE PIER PADS TO BE SIZED AND VERIFIED BY OTHERS.
9) WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE. ACTUAL WINDOW ROUGH OPENING TO BE VERIFIED PER MANUFACTURER. HOLD ALL DOOR AND WINDOW ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM.
10) VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE (WHERE APPLICABLE). PLANS ARE CONCEPTUAL, ADJUST AS REQUIRED.
11) ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEMS.
12) PROVIDE SOLID BLOCKING BEHIND ALL RAILINGS, TOWEL BARS, RODS, ETC.
13) CABINETS SHOWN ON PLANS TO BE DESIGNED BY OTHERS AND TO BE VERIFIED PER MANUFACTURER.

LOAD PATH NOTES

1) DRAWINGS PROVIDED ARE USED TO DETERMINE THE LOAD PATH ONLY.
2) REFER TO GENERAL CONSTRUCTION NOTES PAGE FOR THE LOAD AND DESIGN CRITERIA.
3) ALL FOOTINGS TO BE A MINIMUM 42" BELOW GRADE AND COMPLY WITH LOCAL FROST DEPTH REQUIREMENTS. FOOTINGS TO BE SIZED PER SOIL TYPE.
4) ALL EXTERIOR HEADERS ARE TO BE (3) 2X10 DFN UNLESS NOTED OTHERWISE. USE ONE JACK (JS) AND ONE KING (KS) STUD ON EACH END UNLESS NOTED OTHERWISE.
5) REFER TO DETAILS PAGE FOR SPECIFIC WALL BRACING DETAILS - GB-USP, GB-PF, FPH, INT BWL-GB, INT BWL-WSP.
6) PROVIDE CONTINUOUS LOAD PATH DOWN TO THE FOUNDATION OR BEAM/HEADER BELOW WITH SOLID BLOCKING THAT MATCHES FRAMING ABOVE.



MAIN LEVEL

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

SOFTPLAN
SCHEDULE
SECTION LETTER
PAGE NUMBER
SCALE: 1/4" = 1'-0"
DATE: Tuesday, April 16, 2024
PAGE: 6 / 9
Main Level Plan
kcdesign
DRAWN BY: KAITLYN COX
kcox@kcdesignllc.com
www.kcdesignllc.com

TOTAL FINISHED FOOTAGE	2212 sq. ft.
Lower Level	933 sq. ft.
Finished	348 sq. ft.
Unfinished	585 sq. ft.
Main Level	1279 sq. ft.
Finished	1279 sq. ft.
Garage	433 sq. ft.
Patio	120 sq. ft.
Front Porch	20 sq. ft.
Upper Level	33 sq. ft.
Upper Level	N/A

1279 SF THREE BED RANCH PLAN

Keystone Equity Group

Project Information:

KC design


1013


504




KEYSTONE


KEYSTONE


602

2026-089

Sale of Single-Family Market Rate Lot in Baker Subdivision

Issue Date: 2/27/2026
Questions Deadline: 3/24/2026 05:00 PM (CT)
Response Deadline: 3/31/2026 02:00 PM (CT)

Purchasing

Contact Information

Contact: Karen Server Purchasing Manager
Address: Finance
City Hall
515 Clark Ave
PO Box 811
Ames, IA 50010
Phone: (515) 239-5127
Email: karen.server@cityofames.org

Event Information

Number:	2026-089
Title:	Sale of Single-Family Market Rate Lot in Baker Subdivision
Type:	Request for Proposal
Issue Date:	2/27/2026
Question Deadline:	3/24/2026 05:00 PM (CT)
Response Deadline:	3/31/2026 02:00 PM (CT)
Notes:	The City of Ames, Iowa, is seeking Request for Proposals (RFP) from Buyers with qualified, experienced single-family housing developers/builder(s) interested in the purchase of single-family lot(s) to construct single-family homes within the City-owned Baker Subdivision in West Ames (former Ames Middle School site). This subdivision is located in the City's first Neighborhood Revitalization Strategy Area (NRSA), which allows for flexibility in the development of mixed-income housing units. Additionally, as a unique opportunity, this subdivision represents the City's first geothermal residential development to address the City's goals for creating more sustainable environments. Ames, like many communities across America, has a continuing need for more affordable housing for both low- and moderate-income and higher-income households. Using its Community Development Block Grant (CDBG) funding, the City of Ames purchased this 10+ acre infill site for the sole purpose of creating mixed-income housing options for the community. The area south of Tripp Street within this subdivision has been developed with both single-family homeownership units and multi-family townhome rental units. The area north of Tripp Street is now being made available to build single-family homes for market-rate homebuyers. The interested Buyer may select to submit proposals to purchase between 1 to 6 of the following available Lots 9, 13, 14, 16, 17, 21, 22, 23, and 26 (see map included). A maximum of 6 total lots, regardless of the number of proposals received, are anticipated to be sold in 2026. The preferred method is to submit proposals in AmesBids at amesbids.ionwave.net in the format required, included with these proposal documents with all prices and requested data properly filled in, prior to the time and date proposals are due. If technical issues occur while submitting the proposal, contact the Purchasing Manager for the proposal and determine an alternate method to receive the proposal. Failure to submit the required information may deem the proposal non-responsive. The proposal shall include acknowledgement of receipt of all addenda. Addenda numbers shall be filled in the proposal response. **PROPOSALS will be accepted by the City of Ames until 2:00 PM Local Time on March 31, 2026.** Proposals are to be submitted via AmesBids. Once proposals have been thoroughly evaluated, the winning proposal will be presented to the approving authority for action thereon. **A Pre-Proposal Meeting will be held on Tuesday, March 10, 2026 from 1:00-2:30 PM at Ames City Hall, Conference Room 235, 515 Clark Ave, Ames, IA** to address any questions you may have regarding the Sale of up to (6) Single-Family

Market Rate Lots in the Baker Subdivision, Ames, Iowa.

Questions and requests for clarification of requirements for these services are encouraged. All questions and requests for clarification are to be submitted via AmesBids no later than 2:00 PM local time on March 24, 2026.

The City of Ames Purchasing Division is the only authorized source of proposal documents. Proposal documents obtained from any other source may be incomplete.

It is expressly understood that any costs associated with preparing a proposal shall be at the expense of the Developer.

The City of Ames does hereby reserve the right to reject any or all proposals, to waive informalities, and to make such awards as it shall deem to be in the best interest of the City.

Ship To Information

Contact: Vanessa Baker-Latimer
Address: Planning & Housing
City Hall
515 Clark Ave
Ames, IA 50010
Phone: (515) 239-5400
Email: vanessa.bakerlatimer@cityofames.org

Billing Information

Contact: Beth Harborth
Address: Finance
City Hall
PO Box 811
515 Clark Avenue
Ames, IA 50010
Phone: (515) 239-5118
Email: accountspayable@cityofames.org

Bid Activities

Pre-Proposal Meeting

2/10/2026 1:00:00 PM (CT)

A Pre-Proposal Meeting will be held on Tuesday, March 10, 2026 from 1:00-2:30 PM at Ames City Hall, Conference Room 235, 515 Clark Ave, Ames, IA to address any questions you may have regarding the Sale of up to (6) Single-Family Market Rate Lots in the Baker Subdivision, Ames, Iowa.

Bid Attachments

2026-089 Sale of Market Rate Lots-Baker Subdivision.pdf

Download

Condition of Sales, Terms and Conditions for Request for Proposal No. 2026-089 Sale of Single-Family Market Rate Lots in the Baker Subdivision, Ames, Iowa.

Requested Attachments

Proposal Submission

(Attachment required)

Submit the Buyer's proposal detailing the Buyer's description of the project readiness and experience, preference of lots, and proposed housing type(s) for design intent per Section VI. Submittal Requirements for the Sale of Single-Family Market Rate Lot(s) in Baker Subdivision, Ames, Iowa.

Bid Attributes

1	**Read and Acknowledge the City's Condition of Sale, Terms and Conditions** Buyer has read and acknowledges the City's condition of sale, terms and conditions as outlined in Request for Proposal No. 2026-089. ☐ Yes *(Required: Check if applicable)*

Bid Lines

1	**BID FORM** The interested Buyer may select to submit proposals to purchase between 1 to 6 of the following available Lots 9, 13, 14, 16, 17, 21, 22, 23, and 26 (see map). A maximum of 6 total lots, regardless of the number of proposals received, are anticipated to be sold in 2026.

2 Provide a cost for the purchase of land for **Lot 9** in the Baker Subdivision, Ames, IA.

Quantity: 1 Lump Sum: $ Total: $

Item Notes: Minimum Purchase Price is $53,650

Supplier Notes: _____

☐ No bid

☐ Additional notes *(Attach separate sheet)*

3 Provide a cost for the purchase of land for **Lot 13** in the Baker Subdivision, Ames, IA.

Lump Sum: $ Total: $

Item Notes: Minimum Purchase Price is $51,725

Supplier Notes: _____

☐ No bid

☐ Additional notes *(Attach separate sheet)*

4 Provide a cost for the purchase of land for **Lot 14** in the Baker Subdivision, Ames, IA.

Lump Sum: $ Total: $

Item Notes: Minimum Purchase Price is $56,000

Supplier Notes: _____

☐ No bid

☐ Additional notes *(Attach separate sheet)*

5 Provide a cost for the purchase of land for **Lot 16** in the Baker Subdivision, Ames, IA.

Lump Sum: $ Total: $

Item Notes: Minimum Purchase Price is $54,250

Supplier Notes: _____

☐ No bid

☐ Additional notes *(Attach separate sheet)*

6 Provide a cost for the purchase of land for **Lot 17** in the Baker Subdivision, Ames, IA.

Lump Sum: $ Total: $

Item Notes: Minimum Purchase Price is $74,600

Supplier Notes:

☐ No bid

☐ Additional notes *(Attach separate sheet)*

7 Provide a cost for the purchase of land for **Lot 21** in the Baker Subdivision, Ames, IA.

Lump Sum: $ Total: $

Item Notes: Minimum Purchase Price is $61,250

Supplier Notes:

☐ No bid

☐ Additional notes *(Attach separate sheet)*

8 Provide a cost for the purchase of land for **Lot 22** in the Baker Subdivision, Ames, IA.

Lump Sum: $ Total: $

Item Notes: Minimum Purchase Price is $66,500

Supplier Notes:

☐ No bid

☐ Additional notes *(Attach separate sheet)*

9 Provide a cost for the purchase of land for **Lot 23** in the Baker Subdivision, Ames, IA.

Lump Sum: $ Total: $

Item Notes: Minimum Purchase Price is $52,852

Supplier Notes:

☐ No bid

☐ Additional notes *(Attach separate sheet)*

10 Provide a cost for the purchase of land for **Lot 26** in the Baker Subdivision, Ames, IA.

Lump Sum: $ Total: $

Item Notes: Minimum Purchase Price is $58,925

Supplier Notes:

☐ No bid

☐ Additional notes *(Attach separate sheet)*

Supplier Information

Company Name: _____

Contact Name: _____

Address: _____

_____

_____

_____

Phone: _____

Fax: _____

Email: _____

Supplier Notes

_____

_____

_____

_____

_____

_____

_____

_____

The undersigned bidder certifies that this bid is made in good faith without collusion or connection with any other person or persons bidding on the work. The undersigned bidder states that this bid is made in conformity with the contract documents and agrees that, in the event of any discrepancies or differences between any conditions of this bid and the contract documents prepared by the City of Ames, Iowa, the provisions of the latter shall prevail.

_____ _____

Print Name *Signature*



Request for Proposal No. 2026-089

Request for Proposals for the Sale of Single-Family Market Rate Lots in the Baker Subdivision Ames, Iowa

February 27, 2026

For questions concerning the Request for Proposal, Project Requirements, and Procedures: Contact: Purchasing Division

Karen Server, Purchasing Manager
Phone: 515-239-5127
E-mail: karen.server@cityofames.org

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IX. Questions/Contact Persons: 9

X. Definitions 10

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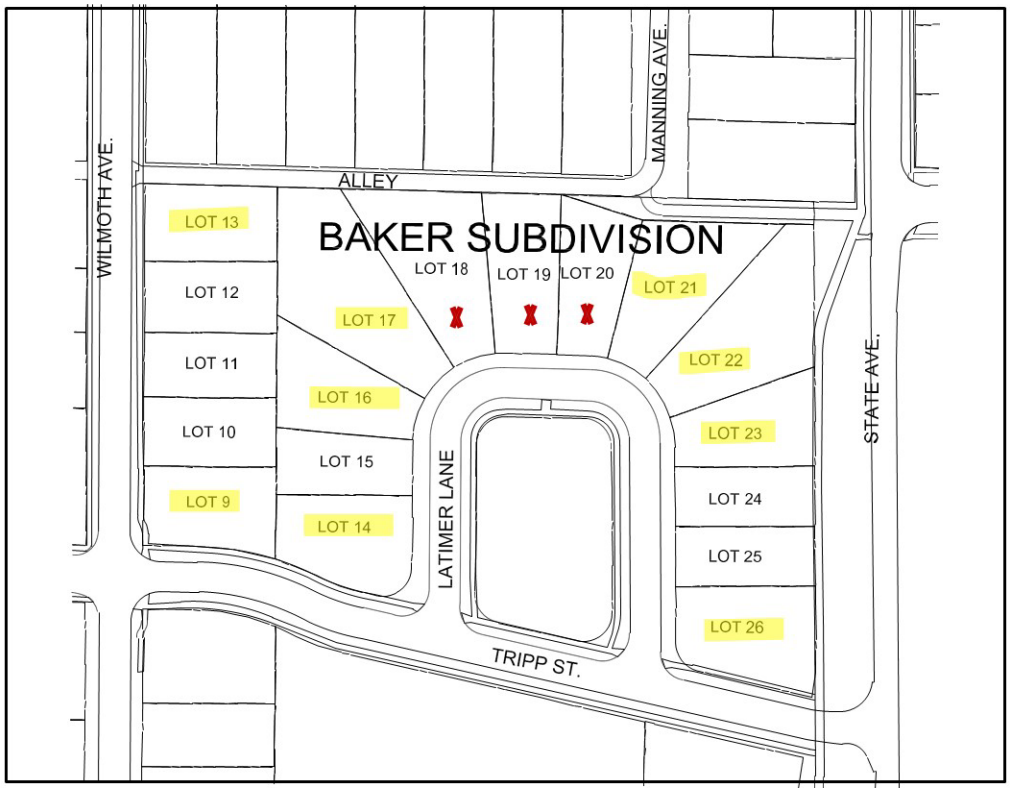
I. Introduction

The City of Ames, Iowa, is seeking Request for Proposals (RFP) from Buyers with qualified, experienced single-family housing developers/builder(s) interested in the purchase of single-family lot(s) to construct single-family homes within the City-owned Baker Subdivision in West Ames (former Ames Middle School site). This subdivision is located in the City's first Neighborhood Revitalization Strategy Area (NRSA), which allows for flexibility in the development of mixed-income housing units. Additionally, as a unique opportunity, this subdivision represents the City's first geothermal residential development to address the City's goals for creating more sustainable environments.

Ames, like many communities across America, has a continuing need for more affordable housing for both low- and moderate-income and higher-income households. Using its Community Development Block Grant (CDBG) funding, the City of Ames purchased this 10+ acre infill site for the sole purpose of creating mixed-income housing options for the community.

The area south of Tripp Street within this subdivision has been developed with both single-family homeownership units and multi-family townhome rental units. The area north of Tripp Street is now being made available to build single-family homes for market-rate homebuyers.

The interested Buyer may select to submit proposals to purchase between **1 to 6** of the following available Lots 9, 13, 14, 16, 17, 21, 22, 23, and 26 (see map below). A maximum of 6 total lots, regardless of the number of proposals received, are anticipated to be sold in 2026.



The City is particularly interested in proposals that address the following objectives:

- Constructing ownership single-family homes of a size and scale compatible with the neighborhood character based on the Covenants (see Attachment A) created for this subdivision.
- Creating a variety of housing choice styles, including but not limited to ranch, two-story, split-level, etc.
- Addressing family and workforce housing needs;
- Including design characteristics and features compatible with surrounding homes.

Proposals will be evaluated for completeness of the required submittals and project scoring described in Section VII. Staff will review the proposals and forward them to City Council. City Council will ultimately select the proposal(s) it finds to be most desirable for the sale of lots and construction of ownership housing within the timeframe of this Request for Proposal but reserves the right to reject any or all proposals for development of the site.

The City reserves the right to waive any minor informalities or irregularities which do not address the heart of the proposal, or to reject any and all proposals. Proposals, which take exception to the Request for Proposal (RFP), may be considered non-responsive and may be rejected. Those submitting a response to the Request for Proposal will receive no reimbursement from the City for time or costs for the proposal.

II. General Information

The following information is provided to assist the Buyer by summarizing the important facts regarding the criteria and format by which the Request for Proposal process will proceed.

A. **Timetable of Events:**

-Pre-Proposal Meeting:	Tuesday, March 10, 2026 1:00-2:30 p.m. (local time) Ames City Hall Conference Room 235 515 Clark Avenue, Ames, IA
-Proposal Deadline:	Tuesday, March 31, 2026, by 2:00 PM local time
-Final Selection (Tentative):	Tuesday, April 14, 2026
-Approval of Purchase Agreements (Tentative):	Tuesday, May 12, 2026

B. **All proposals with supporting documentation must be submitted to AmesBids no later than <u>2:00 PM (local time) on Tuesday, March 31, 2026.</u>**

The preferred method is to submit proposals in AmesBids at amesbids.ionwave.net in the format required, including these proposal documents with all prices and requested data properly filled in, prior to the time and date proposals are due. If technical issues occur while submitting the proposal, contact the Purchasing Manager for the proposal and determine an alternate method to receive the proposal. Failure to submit the required information may deem the proposal non-responsive. The proposal shall include an acknowledgement of receipt of all addenda. Addenda numbers shall be filled in the proposal response.

No verbal or faxed submittals will be accepted. Submittals shall have a subject line of Request for Proposal No. 2026-089.

Proposals may be withdrawn only by written request of the Buyer prior to the opening of the proposals. After the opening of the proposals, all offers shall remain valid and irrevocable for a period of 60 days from the date of the submittal and through negotiations on a final agreement(s) with the selected Buyer(s).

C. Proposals not meeting the minimum requirements or submittal requirements will not be considered.

D. The Site is zoned R-L (Residential Low Density). All construction must be completed in accordance with City standards.

E. The City of Ames reserves the right to require additional information at any time during this process to help clarify the intent of the Buyer or project details.

F. All lots are subject to covenants, see Attachment A-Covenants.

III. Minimum Development Requirements

Proposals submitted shall meet the minimum Baker Subdivision Covenants.

The City will remain flexible to allow a Buyer to create an attractive single-family home design; however, the following minimum design requirements apply:

A. Subdivision covenants include minimum building size and design requirements for market-rate lots. Refer to Attachment A-Covenants.

B. Covenants indicate the minimum builder experience requirements for home construction.

C. Covenant restrict each dwelling to be used as the primary residence of the Owner; no rental homes are permitted.

D. All applicable provisions of the City of Ames Municipal Code, including Zoning Ordinances, Subdivision Regulations, Stormwater, and Building Codes, shall apply.

E. Each lot has an existing Geothermal Well already in place that must be connected to for heating and cooling of each home. No natural gas line exists within the subdivision.

F. A variety of houses are required if constructing on three or more lots, or on abutting lots.

IV. Buyer Minimum Responsibilities/Requirements

As part of this Request for Proposal, the Buyer agrees to the following minimum responsibilities/ requirements as part of the Request for Proposal and to develop the project:

A. The selected Buyer will be responsible for paying for the development of the site, home construction, and construction costs for frontage improvements and infrastructure extensions to serve the new homes, including any missing or damaged sidewalks. The City has no responsibility for any additional costs to make the lots ready for construction or to receive a certificate of occupancy for a completed home.

B. The selected Buyer shall reimburse the City for the cost paid to create the abstract of title to the Real Estate.

C. Enter into a purchase agreement for the purchase of the property. The purchase agreement is subject to further approval by the City Council under Iowa law (§364.7) and shall be completed with the City of Ames within 30 days, unless extended, from the date of acceptance of the proposal by the City Council.

D. The Buyer will be responsible for ensuring that the housing units are constructed on the site as outlined in their agreement with the City of Ames.

V. Pricing and Financial Incentives

Land Sale Price, Tax Abatement, Electric Rebates

A. The lot sale prices are expected to be at market-rate of a competitive bid with a minimum price as specified below:

Lot Number	Minimum Purchase Price
9	$53,650
13	$51,725
14	$56,000
16	$54,250
17	$74,600
21	$61,250
22	$66,500
23	$52,852
26	$58,925

B. The City has an established citywide partial property tax abatement program for the

construction of new owner-occupied housing. Homeowners can apply for a 5-year sliding scale of property tax abatement of 100%, 80%, 60%, 40%, 20% for the value of the home up to the first $500,000 of value. Upon completion of the home construction and occupancy by the owner, the homeowner may seek approval tax abatement per the citywide program requirements.

C. Ames Electric provides electrical service to the development. Ames Electric offers rebates for certain electric equipment and appliances, including a whole-house design rebate for "net zero ready" full electric homes, which includes geothermal heating and cooling. The rebates can be to the homebuilder or the homeowner. Current information is available at the Ames Electric Smart Energy program.

VI. Submittal Requirements

All proposals with supporting documentation must be submitted in AmesBids prior to 2:00 PM (local time) on Tuesday, March 31, 2026.

A. Proposals must contain, at a minimum, the following information:

1. Buyer's description of project readiness and experience:

   a. Identify the builder, developer, or contractor that meets the minimum building experience standard of the covenants.

   b. Provide financing information for house construction to meet the building timelines of the covenants. This may include financial statements, a lending institution letter of support, or a pre-qualification for a construction loan from a financial institution.

   c. Proposed Closing Date(s) for the purchase of the lot, which will also require final proof of financing.

2. Identify which lot(s) and the proposed purchase price for each lot.

   a. Identify an order of preference for lots in case of multiple bids for the same lot or if purchasing one lot.

   b. Identify any specific contingencies related to completing the purchase, such as applying for Workforce Housing Tax Credits. Workforce Housing Tax Credits are not a prerequisite for a proposal.

3. Representative House Plan and Elevation of proposed house type(s) for design intent. Actual building plans are not required with the proposal, but the information on the type of house, square footage, features, etc. is a component of the scoring and evaluation.

a. If purchasing three or more lots, at least two different house plans must be included.

b. In no event can an identical house plan be on abutting lots to the side of the lot.

4. The proposal shall contain the full name of the person, firm, or corporation submitting the proposal and the address of the person, firm, or the president of the corporation.

5. The proposal must contain a statement to the effect that the proposal is firm for a period of not less than 60 days after the closing date of this request and through negotiations.

6. No officer, member, or any other person holding any position with the City of Ames, Iowa, either appointed or elected, shall be or shall become interested directly or indirectly with the person, firm, or corporation submitting a proposal or in any portion of the profits derived by the selected Builder from this project. This exclusion does not pertain to persons who are appointed to State-created authorities.

B. No verbal or faxed submittals will be accepted.

C. Submittals shall have a subject line of RFP No. 2026-089 for the sale of single-family lots in the Baker Subdivision.

D. All late or incomplete submittals will be rejected.

VII. Review Process and Selection Criteria

A. All proposals will be reviewed by City staff for eligibility, completeness, and feasibility.

B. Proposals which meet the minimum requirements will be evaluated by the City. A proposal must be deemed responsive to the Request for Proposal to be referred to the City Council.

C. Proposals that are deemed ineligible or infeasible will not be considered and will not be reviewed. The Buyer will be notified by e-mail.

D. Evaluation of Proposals:

Staff will review the submitted materials for completeness related to required submittals and scoring preferences. Follow-up questions and interviews will be conducted as needed during the review period.

1. <u>House Design and Character (Maximum of 50 points)</u>

Conceptual house plans will be awarded points based on types of features proposed with the house that are complimentary to the residential character of the area, including: an enclosed garage, differentiated materials for gable faces and siding, use of decorative bans, clipped gables, extended eave/roof elements across facades, covered porches, accentuated front entries that project in front of the plane of the garage face, no recessed entries located more than 15 feet behind a garage face, no narrow recessed entries between facades, use of traditional gabled and hipped roofs, proportional window placement and design types.

The overall combination of features creating an aesthetically balanced and desirable front facade appearance will be the final combined score.

2. Quantity of Lots and Timing (Maximum of 30 points)

   Each lot purchased will be awarded 4 points, with 1 point for each lot to be purchased by October 1, 2026.

3. Purchase Price (Maximum of 20 points)

4. Scoring of proposals (Maximum of 100 points)

   Purchase price will be evaluated in relation to the maximum price and the size of the lot proposed for purchase. Each lot price will be evaluated independently, not as a combined sum if buying more than one lot.

E. Evaluation Selection Process:

The selection of the preferred Buyer(s) will utilize the following steps:

The final selection will be based upon:

1. The City Council's determination of the best proposal(s) that meets the goals and objectives of the City;
2. A satisfactory agreement between the Buyer(s) and the City is finalized;

VIII. Contract Negotiations:

The City reserves the right to reject any and all proposals and to negotiate the terms of the contract, including but not limited to purchase price, performance timelines, and house design, with the selected Buyer prior to entering into any written agreement.

IX. Questions/Contact Persons:

Questions concerning the content of this proposal, or the review process may be directed to Karen Server, at City of Ames, Purchasing Division through AmesBids questions section; by email

at karen.server@cityofames.org; or by phone at 515-239-5127.

X. Definitions

Certain words or phrases in this document are critical to a thorough understanding of the objectives and goals of the City for this project. The following definitions are offered to aid prospective Developers in the preparation of this Request for Proposals.

A. Building and Fire Codes: Chapter 5 and Chapter 8 of the Ames Municipal Code.

B. Buyer/Builder/Developer: Any individual, corporation, partnership, non-profit organization, or similar entity that has expressed an interest, or has been identified as having an interest, in purchasing a lot to construct a single-family detached home for ownership purposes.

C. City: This means the City of Ames, Iowa, its elected and appointed officials, and all staff persons employed by the City of Ames.

D. Restrictive Covenant: A provision in a deed limiting the use of the property and prohibiting certain uses.

E. Stormwater Treatment: Chapter 5A and Chapter 5B of the Ames Municipal Code.

F. Subdivision Ordinance: Chapter 23 of the Ames Municipal Code.

G. SUDAS- Iowa State Uniform Design and Specifications

H. Submittals: Those written and graphic documents prepared by Buyers that explain the strategy, approach, and specific elements that Buyers proposes to use in meeting the City's objectives.

I. Zoning Ordinance: Chapter 29 of the Ames Municipal Code.

Instrument #: 2022-00200
01/06/2022 08 13 52 AM Total Pages 8
COV COVENANTS
Recording Fee $ 42 00
Stacie Herridge, Recorder, Story County Iowa



SPACE ABOVE RESERVED FOR OFFICIAL USE

Legal description: Lots 1-26, Baker Subdivision, Ames, Story County, Iowa

Return document to: City Clerk, P.O. Box 811, 515 Clark Avenue, Ames IA 50010

Document prepared by: City of Ames Legal Department, 515 Clark Ave., Ames, IA 50010 – 515-239-5146 VICTORIA FEILMEYER

RESTRICTIVE COVENANTS

GRANTOR: CITY OF AMES **GRANTEE: BAKER SUBDIVISION**

[THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

RESTRICTIVE COVENANTS AND REGULATIONS FOR SINGLE FAMILY HOMES IN BAKER SUBDIVISION, AMES, STORY COUNTY, IOWA

WHEREAS, the undersigned, the City of Ames, an Iowa municipal corporation (the herein after the "City"), is the owner of Lots One (1) through Twenty-seven (27), contained in **Baker Subdivision** (the "Subdivision"); and

WHEREAS, Lots One (1) through Twenty-six (26) (hereinafter "Lots") will be developed as Single Family Homes and governed by these restrictive covenants and regulations; and

WHEREAS, Lots One (1) through Eight, Ten (10) through Thirteen (13), Fifteen (15), Twenty-four (24) and Twenty-five (25) shall be designated Affordable Housing Lots (hereinafter "AR Lots"), and Lots Nine (9), Fourteen (14), Sixteen (16) through (23) and Twenty-six (26) shall be designated Market Rate Lots (hereinafter "MR Lots").

WHEREAS, for their own protection and for the benefit of subsequent owners of said Lots within said Subdivision, the said owner desires to restrict the use thereof in certain particulars.

NOW, THEREFORE, the parties hereto, in consideration of the covenants and agreements contained herein, by these presents, covenant, bargain and agree for themselves for their successors and assigns, as follows:

1. The covenants contained herein shall not apply to Lot 27, unless otherwise stated.
2. All Lots shall be known and described as residential lots and shall not be improved, used, or occupied for other than private single-family residential purposes. All Lots shall be occupied and used as the primary residence of the then-current title holders. No Lots shall be used and occupied as property for which rental income is received.
3. The residences to be constructed or to be permitted to remain on the MR Lots shall meet the following requirements:
    a. One (1) story residences shall have a ground floor finished area of not less than one thousand two hundred (1,200) square feet.
    b. One and one-half (1½) story residences, two (2) story residences, and split-level residences shall have a total finished area on the ground floor and second floor or split-level of not less than one thousand two hundred fifty (1,250) square feet.
    c. The computation of the total finished area shall not include porches, breezeways, or garages.
    d. All residences shall include basements with at least one (1) egress window.
4. The residences to be constructed or to be permitted to remain on the AR Lots shall meet the following requirements:
    a. One (1) story residences shall have a minimum ground floor finished area of not less than one thousand one hundred (1,100) square feet.

b. One and one-half (1½) story residences, two (2) story residences, and split/bi-level residences shall have a minimum total finished area on the ground floor and second floor or split-level of not less than one thousand one hundred fifty (1,150) square feet.

c. The computation of the total finished area shall not include porches, breezeways, or garages.

d. All residences shall include basements with at least one (1) egress window.

5. No Lot shall be subdivided for the purpose of constructing more than one (1) residence per Lot.

6. All Lots may have fences in the rear and side yard only. Chain link fences shall be permitted, except no chain link fences with galvanized finish shall be allowed on any Lot.

7. The following restrictions shall also constitute covenants:

a. There shall be no mobile homes placed or erected on any Lot.

b. No pre-erected dwelling shall be moved to any Lot, except modular housing approved by the City of Ames Planning & Housing Department.

c. All dwellings must have, at a minimum, a single car attached garage, a double car attached garage, or a double car detached garage.

d. No more than twelve (12") inches of concrete block, poured concrete, or wood foundation shall be exposed on any building unless the exposed material is covered with brick, stone veneer, or siding. Exposed foundations must be painted to blend with exterior wall finishes.

e. All building structures or improvements of any kind must be completed within twelve (12) months of the commencement date of the construction. Commencement of construction upon any Lot shall occur no later than six (6) months of the date on the deed from the City. **IF CONSTRUCTION HAS NOT BEGUN ON AN MR LOT WITHIN SIX (6) MONTHS OF THE DATE ON THE DEED FROM THE CITY, THEN THE OWNER OF RECORD, AT THE CITY'S REQUEST, AGREES TO CONVEY THE PROPERTY BACK TO THE CITY IN FEE SIMPLE FOR ONE HUNDRED PERCENT (100%) OF THE ORIGINAL PURCHASE PRICE WITH NO ADJUSTMENT FOR TAXES, CLOSING COSTS OR INTEREST AT THE TIME THE DEED IS CONVEYED TO THE CITY. THE CITY WILL PAY ONLY FOR DEED PREPARATION, RECORDING FEES, AND TRANSFER TAXES. ON ISSUANCE OF AN OCCUPANCY PERMIT FOR A RESIDENCE, THIS RIGHT TO REPURCHASE SHALL TERMINATE AS TO THAT LOT.**

f. All homes must be built by an experienced homebuilder. An experienced homebuilder shall be defined as a person, or entity who has built and completed at least three (3) new homes per year within three (3) of the past seven (7) years. Notwithstanding the forgoing, a nonprofit entity organized under Iowa law or possessing a valid certificate of authority to transact business in Iowa under Iowa Code 490.105 shall constitute an experienced homebuilder if they have started and completed three (3) homes in the past seven (7) years.

g. All finished Lots and house grades shall conform to the City's grading plan which shall be obtained from the City prior to the commencement of construction. All excess dirt from the excavation shall be hauled from the lot or used as a part of the final landscape plan. Any excess dirt, concrete, or other debris may not be placed on other land within the Subdivision. **Topsoil shall not be removed from any of the Lots or the Site generally and shall be reused to respread around the house and lot once the home is completed.**

h. All homes must utilize and connect to the geothermal system installed within the reserved public utility easements located in the rear yards of each Lot.

i. Prior to construction upon any Lot, the builder must submit to the Electric Department an HVAC sizing calculation for review and approval. The HVAC sizing calculation shall not exceed 3.25 tons.

j. All mailboxes shall be placed in accordance with United States Postal Service regulations. Individual mailboxes will not be permitted. Cluster mailboxes will be provided by the United States Postal Service.

k. No building, structure of a temporary character, trailer, tent, garage, or outbuilding shall be used at any time as a residential dwelling on any Lot.

l. No tent, trailer, recreational vehicle, camper, boat, truck rated larger than three quarters (3/4) of a ton, or other movable or temporary structure, shall be maintained or parked on a Lot within public view for a period exceeding forty-eight (48) consecutive hours or for more than thirty (30) total days in any calendar year.

m. No rubbish containers shall be visible from the street except on pickup day and one (1) day before and one (1) day after pickup day. Construction waste containers shall be exempt from this provision; however, the builder or Lot owner shall be responsible for keeping the construction debris contained on the Lot and in the construction waste containers.

n. No extension towers or antennas of any kind shall be constructed, modified, or permitted on any Lot, except television or radio antennas of less than ten (10') feet in height. Satellite dishes or parabolic devices more than thirty-six (36") inches in diameter used to receive television or other signals from satellites shall not be permitted. The satellite dishes or parabolic devices shall be mounted on

the rear elevation or the rear half of the side elevation only. In no event shall a satellite dish or parabolic device be mounted on the front elevation or the front half of a side elevation.

o. No noxious or offensive activities or odors shall be permitted on or to escape from any Lot, nor shall anything be done on any Lot which is or may become a nuisance, either temporarily or permanently.

p. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot, except that dogs, cats, chickens, and other common household pets may be kept so long as they are not kept, bred, or maintained for commercial purposes. Dogs, cats and chickens must be tied, controlled, or contained within the Lot or on a leash at all times.

q. Following construction of the residential dwelling on any Lot, the front, side, and rear yards shall be sodded within six months. The requirement for sod shall be waived where a permanent underground irrigation system is installed on the Lot. In addition to sodding, the builder or Lot owner shall install a minimum of ten (10): (i) 3-gallon shrubs, (ii) 1-gallon perennials, or (iii) a combination of 3-gallon shrubs and 1-gallon perennials, with either mulch or rock ground cover. The shrubs and/or perennials shall be in the front yard of a Lot. Foundational plantings shall be required to screen the base of the primary and secondary facade of any new building. In addition, ground-mounted mechanical units shall be screened from public view with plantings.

r. Where the City of Ames, Iowa, requires the construction of public sidewalks, the sidewalks shall be constructed within eighteen (18) months following the sale of any Lot from the City or at the time of occupancy of any dwelling on a Lot, whichever occurs first. The City shall withhold the issuance of an Occupancy Permit for a dwelling until such time as a public sidewalk has been constructed.

s. All retaining walls shall be constructed of stone or masonry product. No wood landscaping timbers shall be used to construct retaining walls, except that window well retaining walls that are not visible above grade may be constructed using wood landscaping timbers.

t. Roof materials should be slate, tile, cedar shakes, or composite shingles. Composite shingles shall be architectural grade, minimum thirty (30) year warranty. Shingle colors shall be compatible with and complimentary to the exterior materials and colors. White or white blend roof materials are not acceptable.

u. All outdoor light fixtures shall be designed, installed, and maintained to prevent light trespass beyond the boundaries of the Lot. "Full cutoff" outdoor light fixtures which emit no light at or above the horizonal plane of the fixture shall

be utilized for all dusk to dawn light fixtures exceeding three hundred (300) lumens and for all manually switched or occupancy sensor switched fixtures exceeding one thousand (1,000) lumens. Holiday lighting or other temporary outdoor lighting shall be exempt from this provision but shall remain in place no longer than six (6) weeks annually.

v. Each Lot owner shall keep the Lot free of weeds and debris and shall take all necessary steps to control erosion from the lot. All Lot owners shall implement appropriate erosion control measures before, during, and after construction. These measures may include silt fences, ground cover, and seeding over exposed areas.

w. Any construction or earth moving on any Lot shall follow all laws relating to storm water discharge permitting. The owner of any Lot shall be the solely responsible permittee for the lot with respect to compliance with all terms, provisions, and requirements of any NPDES Storm Water Discharge Permit No. 2 and any storm water pollution prevention plan which includes the Lot. During the ownership of the Lot, the Lot owner shall protect, defend, indemnify, and hold the City and the other Lot owners harmless from any and all damages, claims, liabilities, fines, penalties, cleanup costs, and/or attorneys and consultant fees caused by, or in any manner related to: (1) any discharges of soil, silt, sediment, petroleum product, hazardous substances, or solid waste from the Lot; and/or (2) any alleged violation of any NPDES or storm water discharge rule or regulation.

x. No driveway shall be permitted to terminate onto State Avenue, Tripp Street or the North Alley. Driveway access shall be permitted only on Wilmoth Avenue or Latimer Lane.

8. All these restrictions shall be deemed to be covenants running with the land and shall endure and be binding upon all parties hereto, their successors and assigns, for a period of twenty-one (21) years from the date of the recording of these covenants, unless claims to continue any interest in the covenants are filed as provided by law.

9. In case of violation of any of the covenants, any person then owning a Lot in said Subdivision is authorized to resort to an action of law or equity for relief, either by injunction or in damages, against the person so violating said covenants.

10. Invalidation of any of these covenants by judgment or court order shall in no way affect the validity of any of the other provisions, but they shall remain in full force and effect.

11. None of the provisions herein shall be construed to waive any requirement of the Ames Municipal Code or otherwise exempt a Lot or Lot Owner from provisions of the Ames Municipal Code.

12. This instrument may be amended upon the recording of a written instrument executed and approved by the City of Ames until such time as the City no longer owns a Lot

within this subdivision. After the City no longer owns a Lot within this subdivision, this instrument may be amended upon the recording of a written instrument executed by the owners of at least two-thirds (i.e., no fewer than 18 consenting owners) of the Lots. Any amendment to this instrument must be filed for record in the office of the Recorder of Story County, Iowa.

13. The provisions of this instrument and any amendments hereto may be extended for an additional period by filing a verified claim in the office of the Recorder of Story County, Iowa, within the initial twenty-one (21) year period. The City shall have the right to file a verified claim to extend these covenants.

[RESERVED FOR SIGNATURE BLANKS]

Passed and approved on December 29, 2021, by Resolution No. 21-629 adopted by the City Council of the City of Ames, Iowa.

CITY OF AMES, IOWA

By: John A Haila

John A. Haila, Mayor

Attest: Diane R Voss

Diane R. Voss, City Clerk

STATE OF IOWA, COUNTY OF STORY, SS.:

This instrument was acknowledged before me on December 29, 2021, by John A. Haila and Diane R. Voss, as Mayor and City Clerk, respectively, of the City of Ames, Iowa.

Renee Hall

NOTARY PUBLIC

RENEE HALL
Commission Number 827148
My Commission Expires
10-28-23

Instr. Number: 2024-02923
Recorded: 5/9/2024 at 3:15:13.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.22
Combined Fee: $15.22
Stacie L. Herridge - Recorder
Transfer Tax:
Story County, Iowa

SPACE ABOVE RESERVED FOR OFFICIAL USE

Return document to: City Clerk, 515 Clark Avenue – P.O. Box 811, Ames IA 50010

Document prepared by: Mark O. Lambert, City of Ames Legal Department, 515 Clark Ave., Ames, IA 50010 – 515-239-5146

FIRST AMENDMENT TO RESTRICTIVE COVENANTS FOR BAKER SUBDIVISION, AMES, IOWA

WHEREAS, the City of Ames, Iowa, (hereinafter "City") adopted certain *Restrictive Covenants*, filed January 6, 2022, as Instrument No. 2022-00200; and

WHEREAS, the City continues to be the titleholder and owner of multiple lots in Baker Subdivision and retained the right to amend the *Restrictive Covenants* until such time as the City no longer owns a Lot (as that term is defined in the *Restrictive Covenants*) within the subdivision; and

WHEREAS, the City has determined that the *Restrictive Covenants* should be amended.

NOW THEREFORE, the City amends the *Restrictive Covenants* as follows:

1. Paragraph 7(h) is deleted therefrom and substituted Paragraph 7(h) is inserted in lieu thereof:

   All homes must utilize and connect to the geothermal wells installed within the reserved public utility easements located in the rear yards of each Lot. The affirmative requirement imposed herein to utilize and connect to the geothermal wells shall expire on July 1, 2034.

2. Paragraph 12 is amended by adding the following sentence to the paragraph:

   Notwithstanding the foregoing, at such time as the City no longer owns a Lot within the subdivision, the owners of Lots may not amend, diminish, delete or supplement the requirement for the homes to utilize and connect to the geothermal wells without the written consent of the City.

Passed and approved on April 23, 2024, by Resolution No. 24-220 adopted by the City Council of the City of Ames, Iowa.

CITY OF AMES, IOWA

By: John A Haila

John A. Haila, Mayor

Attest: Renee Hall

Renee Hall, City Clerk

STATE OF IOWA, COUNTY OF STORY, SS.:

This instrument was acknowledged before me on April 23rd, 2024, by John A. Haila and Renee Hall, as Mayor and City Clerk, respectively, of the City of Ames, Iowa.

Grace Bandstra

NOTARY PUBLIC

GRACE BANDSTRA
Commission Number 843947
My Commission Expires
11-12-25

Instr. Number: 2024-05233
Recorded: 7/25/2024 at 11:32:08.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.22
Combined Fee: $15.22
Stacie L. Herridge - Recorder
Transfer Tax:
Story County, Iowa

SPACE ABOVE RESERVED FOR OFFICIAL USE

Return document to: City Clerk, 515 Clark Avenue – P.O. Box 811, Ames IA 50010

Document prepared by: Mark O. Lambert, City of Ames Legal Department, 515 Clark Ave., Ames, IA 50010 – 515-239-5146

SECOND AMENDMENT TO RESTRICTIVE COVENANTS FOR BAKER SUBDIVISION, AMES, IOWA

WHEREAS, the City of Ames, Iowa, (hereinafter "City") adopted certain *Restrictive Covenants*, filed January 6, 2022, as Instrument No. 2022-00200, which were amended by a document filed May 9, 2024, as Instrument 2024-02923; and

WHEREAS, the City continues to be the titleholder and owner of multiple lots in **Baker Subdivision, Ames, Story County, Iowa**, and in accordance with Paragraph 12 of the *Restrictive Covenants*, retained the right to amend the *Restrictive Covenants* affecting all lots in the subdivision without the consent of any other party until such time as the City no longer owns a Lot (as that term is defined in the *Restrictive Covenants*) within the subdivision; and

WHEREAS, to clarify that the City's purpose in developing Baker Subdivision is to make available affordable housing to low and moderate income persons on a continuing basis, the City has determined that the Restrictive Covenants should be amended.

NOW THEREFORE, the City amends the *Restrictive Covenants* as follows:

1. The Restrictive Covenants are supplemented by adding new Paragraph 7A, which reads as follows:

   ALL AFFORDABLE RATE (AR) LOTS IN THE BAKER SUBDIVISION MUST BE CONVEYED TO, OWNED, AND OCCUPIED BY TITLEHOLDERS WITH HOUSEHOLD INCOME THAT DOES NOT EXCEED 80% OF THE CURRENT AMES METROPOLITAN AREA INCOME LIMITS UNDER THE HOME PROGRAM AS PUBLISHED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) BASED ON FAMILY SIZE AT THE TIME A PERSON ACQUIRES AN INTEREST IN AN AR LOT. NO PERSON SHALL ACQUIRE AN INTEREST IN AN AR LOT WITHOUT THE WRITTEN CONSENT OF THE CITY, WHICH SHALL BE CONDITIONED UPON THE PROPOSED GRANTEE'S QUALIFICATION UNDER THE AMES METROPOLITAN AREA INCOME LIMITS, OR IF DISCONTINUED, SUCH SUCCESSOR MEASURE AS THE CITY MAY REASONABLY DESIGNATE. However, notwithstanding any of the foregoing, nothing herein shall impair the rights of a mortgagee to acquire or hold title. 1

2. Paragraph 12 is amended adding the following sentence to the paragraph:

Notwithstanding the foregoing, at such time as the City no longer owns a Lot within the subdivision, the owners of Lots may not amend, diminish, delete or supplement either (1) the requirement for the homes to utilize and connect to the geothermal wells without the written consent of the City or (2) the requirement that the written consent of the City of Ames is required prior to the sale or transfer of any AR Lot as set forth in paragraph 7A.

Passed and approved on 7-23, 2024, by Resolution No. 24-426 adopted by the City Council of the City of Ames, Iowa.

CITY OF AMES, IOWA

By: John A. Haila

John A. Haila, Mayor

Attest: Renee Hall

Renee Hall, City Clerk

STATE OF IOWA, COUNTY OF STORY, SS.:

This instrument was acknowledged before me on July 23, 2024, by John A. Haila and Renee Hall, as Mayor and City Clerk, respectively, of the City of Ames, Iowa.

Carly M. Watson

NOTARY PUBLIC

CARLY M. WATSON
Commission Number 829444
My Commission Expires
01-13-27

ATTACHMENT A
Baker Subdivision Covenants

Instr. Number: 2026-01460
Recorded: 2/25/2026 at 9:12:47.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.22
Combined Fee: $15.22
Stacie L. Herridge - Recorder
Transfer Tax:
Story County, Iowa

SPACE ABOVE RESERVED FOR OFFICIAL USE

Return document to: City Clerk, 515 Clark Avenue – P.O. Box 811, Ames IA 50010

Document prepared by: Mark O. Lambert, City of Ames Legal Department, 515 Clark Ave., Ames, IA 50010 – 515-239-5146

THIRD AMENDMENT TO RESTRICTIVE COVENANTS FOR BAKER SUBDIVISION, AMES, IOWA

WHEREAS, the City of Ames, Iowa, (hereinafter "City") adopted certain *Restrictive Covenants*, filed January 6, 2022, as Instrument No. 2022-00200, which were amended by a document filed May 9, 2024, as Instrument 2024-02923, and further amended by a document filed July 25, 2024, as Instrument No. 2024-05233; and

WHEREAS, the City continues to be the titleholder and owner of multiple lots in **Baker Subdivision, Ames, Story County, Iowa**, and in accordance with Paragraph 12 of the *Restrictive Covenants*, retained the right to amend the *Restrictive Covenants* affecting all lots in the subdivision without the consent of any other party until such time as the City no longer owns a Lot (as that term is defined in the *Restrictive Covenants*) within the subdivision; and

WHEREAS, the City's CDBG Action Plan required a minimum of 51%, or at least 14 of the twenty-six lots in Baker Subdivision to be available to low- and moderate-income households, and the current configuration identified in the *Restrictive Covenants* has 15 affordable rate lots (57%) in excess of the minimum required; and

WHEREAS, the City has determined that it is appropriate to reduce the number of Affordable Rate lots in the subdivision to the threshold number mandated by the Department of Housing and Urban Development as set forth in the City's CDBG Action plan; and

NOW THEREFORE, the City amends the *Restrictive Covenants* as follows:

1. The Restrictive Covenants are Amended in the following manner:

   The property located at 232 South Wilmoth Avenue, Ames, Iowa, which is legally known as *Lot 13, Baker Subdivision, Ames, Iowa*, shall no longer be designated an Affordable Rate (AR) lot and shall hereafter be designated a Market Rate (MR) lot.

The *Restrictive Covenants* and all prior amendments thereto shall continue to have full force and effect subject, however, to this Third Amendment.

Passed and approved on February 24, 2026, by Resolution No. 26-091 adopted by the City Council of the City of Ames, Iowa.

CITY OF AMES, IOWA

By: _____
John A. Haila, Mayor

Attest: _____
Renee Hall, City Clerk

STATE OF IOWA, COUNTY OF STORY, SS.:

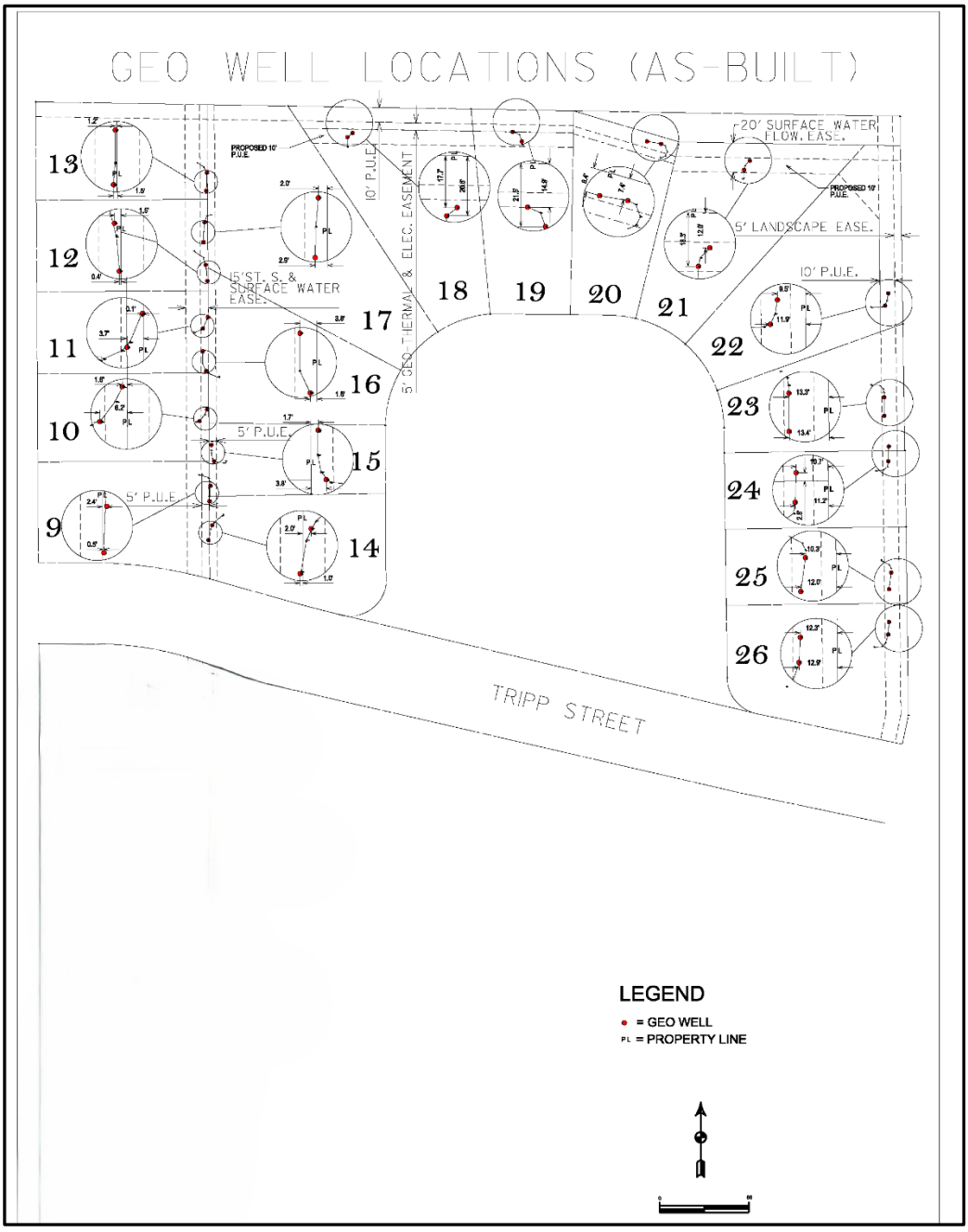
This instrument was acknowledged before me on February 24, 2026, by John A. Haila and Renee Hall, as Mayor and City Clerk, respectively, of the City of Ames, Iowa.

_____
NOTARY PUBLIC

JERAMY NEEPUS
Commission Number 845946
My Commission Expires
02/14/2029

ATTACHMENT B

Geothermal Units Map Locations



ITEM #:	**41**
DEPT:	**P&H**

Staff Report

REPORT ON SOUTH CAMPUS REDIRECTION AREAS

April 28, 2026

BACKGROUND:

The City's comprehensive plan, *Ames Plan 2040*, was adopted at the end of 2021. The plan identifies several parts of Ames with the designation of Redirection Areas, which are defined as:

"Areas where changes in use or development patterns are anticipated over the next 20 years, based upon city policies or current conditions. These areas are focuses for city consideration of redevelopment plans and policies over the next 20 years. In some cases, specific plans or zoning may be applied to provide direction for specific types of changes and to address issues of compatibility and transition. The Redirection Area designation does not specify a time period or type of change. It acknowledges a potential for change and a public interest in guiding it over the next 20 years."

In May 2024, staff presented a list of three Areas deemed most likely to redevelop in the near future. From that list, Council directed staff to begin work on the Redirection Area along Hunt and Knapp Streets south of the Iowa State University Campus to gain feedback on interests for this area and to determine if any changes to zoning would be appropriate (See maps in Attachments A & B).

The South Campus Redirection Area is north of Knapp Street, between S. Sheldon and Lynn Avenues. The area contains 56 properties, including two properties not originally included within the boundaries. The Hunt-Knapp Area has a mixture of single-family homes and multifamily buildings. Many of these buildings, particularly the single-family homes, are rentals and are in poor condition and will likely need to be replaced in the near future. An attachment identifying single-family home statistics as a proxy of redevelopment possibilities is included (Attachment C).

The area primarily has RH (Residential High Density) zoning with either the West University or East University Impact Overlay zoning. The Overlays were created in 2006 to address building design compatibility with older structures in the area and to increase the minimum required parking in response to concerns about overcrowding of rental dwellings and street parking issues. The O-UIE has demolition criteria and more defined design standards than the O-UIW due to the higher concentration of fraternity and sorority buildings. Generally, the divide of the two zones is between Welch and Stanton Avenue. A summary of the existing zoning (the base districts and the overlays) for the Redirection Area can be found in Attachment D.

In 2025, staff reached out to the owners of the properties in the Redirection Area. In the course of those discussions, a handful of owners responded to staff and expressed a wide

range of opinions about the neighborhood.

- Minimum parking is excessive
- Old brick buildings should be preserved
- This area should be an extension of Campustown (i.e. meaning allowing for more intense development)
- Bars should be kept out of the neighborhood
- The neighborhood should be multifamily, with space for non-students
- Incentives might be needed for redevelopment

Staff also met with representatives from Iowa State University for their impression on student life in the area, although no specific ISU property is within the study area. These included campus planners, the University Chief of Police, the Senior Vice President of Student Affairs, and the Assistant Vice President for Real Estate and Capital Planning. The ISU representatives had a wide range of ideas:

- Insufficient parking is a problem
- Students in the single-family housing at the west end of the Redirection area throw rowdy parties
- Apartment buildings cut down on rowdy behavior
- Students will drive to South Campus and park to be as close to campus as possible
- Would like to see the area attract non-students

Since the start of the Redirection Area outreach, Council has already made tweaks to parts of the Zoning Ordinance that are also relevant to this area. One specific change regarding townhome design would apply to small infill sites in this area. In April 2025, Council adopted changes to townhome regulations to incentivize higher quality townhome designs with garages and building features to support context sensitive infill citywide. (Attachment C). The primary benefit is a reduction in parking for a townhome style apartment unit with a garage for 3-bedroom or less units of only 2 parking spaces. This parking reduction also applies within the O-UIE and O-UIW.

OPTIONS:

Based upon the initial input and staff's assessment of the conditions in this area, staff believes that some change in standards would support desired redevelopment. These options do not suggest changes to any of the substantive design and building requirements related to brick materials, fenestration, roof form, etc., but are instead focused primarily on issues related to the intensity of development.

Option 1: Minor Changes for All Areas with New Development

If the Council elects to go with only minor changes to the South Campus Redirection Area, the most significant would likely be to adjust parking rates.

- A reduction in the additional parking requirement to match the rest of the City for Apartment Dwelling parking rates (i.e., remove the extra 25% requirement)

Option 2: Medium Changes for All Areas with New Development

In addition to the changes in Option 1, medium changes could include:

- Allow for front yard setbacks reductions for all properties similar to the the allowances along Knapp Street within the O-EIU when providing for front entrances to units.
- Allow for density adjustments for apartments with fewer bedrooms per unit similar to the recently adopted O-WUPED Overlay that calculates a bedroom density rather than unit density
- Incorporate a step back to fourth stories with reduced setbacks

Option 3: Large Changes for All Areas with New Development

In addition to the changes in Options 1 and 2, large changes could include:

- A large reduction of setbacks, particularly front and side setbacks to allow for larger buildings and increase development intensity
- Eliminate the 4-story height limit and allow the full height of RH (100 feet or 9 stories, whichever is lower) - this could be structured to maintain a reduced height along Knapp Street that borders single-family zoning.
- A reduction or elimination of minimum parking rates beyond what is required elsewhere in Ames for Apartments Dwellings within RH Zoning.

Option 4: Direct Changes to Specific or Limited Areas of the Redirection Area with New Development

The Redirection Area includes portions of both the West University Impact Overlay and the East University Impact Overlay, with the boundary of the two areas located mid-block between Welch and Stanton Avenue.

- Any of the changes listed above could be targeted to specific areas or streets/blocks of the Redirection Area rather than allowed within all the areas.

Option 5: No Changes at This Time

City Council could maintain the current zoning as is and revisit the issue if there is a development project in the future. The Reinvestment District designation would be maintained as the land use designation.

STAFF COMMENTS:

The general options presented above represent a range of choices, depending on how much of a change the Council wants to pursue for this area. In discussions with property owners, staff found a wide range of opinions about how the neighborhood should evolve. Responses ranged from little change to a desire to see a development intensity akin to CSC.

The above policy choices do not represent a method for achieving the goals. After Council has given direction, staff will work to craft revised zoning that meets the stated objectives. These changes most likely would include:

- Changes to the overlay districts, or
- Creating new zoning district or overlay districts

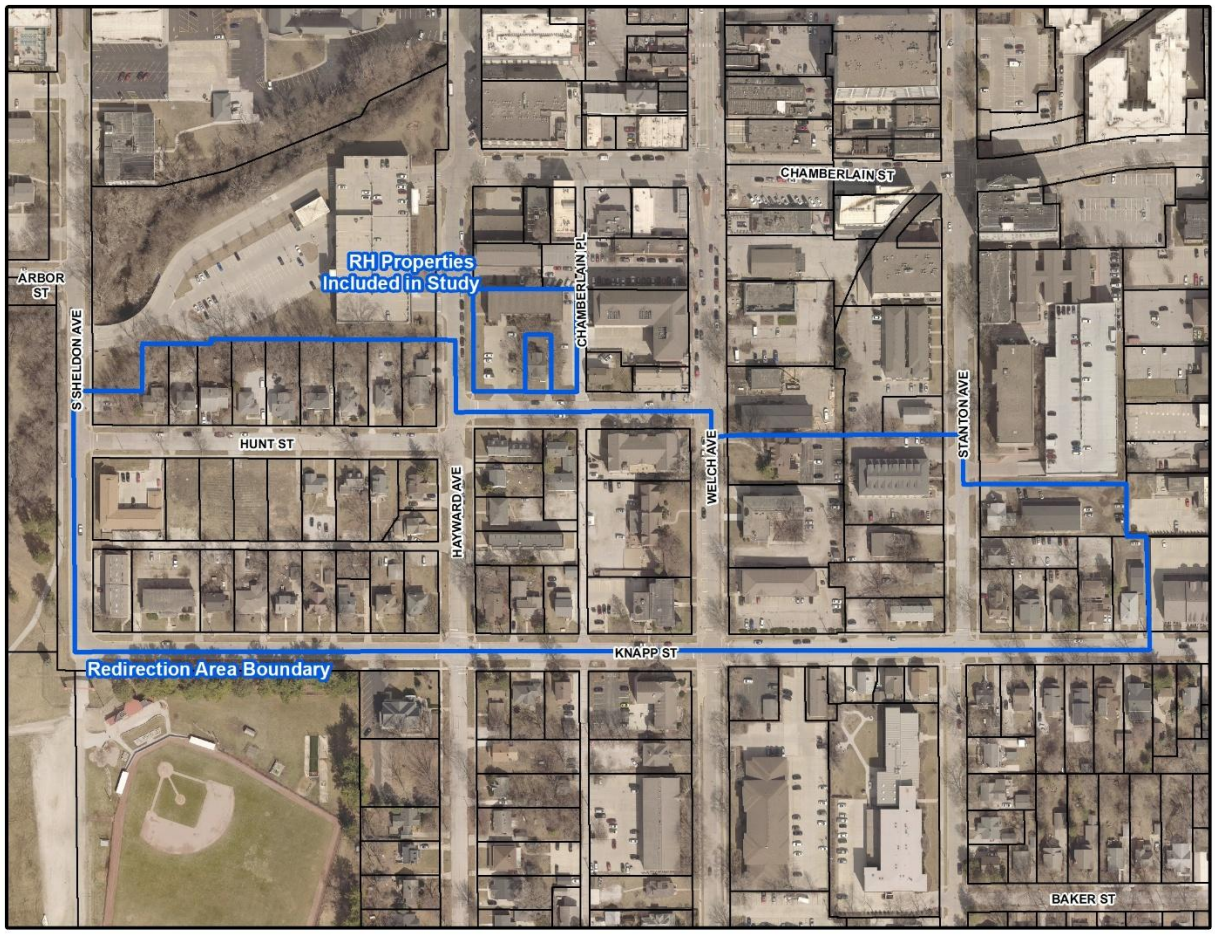
At this time staff believes the best approach is to apply new standards to new development projects, especially if development is incentivized with bonuses or other deviations related to design, affordability, etc. This helps to encourage projects that would more fully realize the goals for redevelopment investment compared to partial changes or adjustments to existing sites that do not otherwise create substantial improvements. However, depending on the scope of change it could be applied uniformly to all sites regardless of full redevelopment or incremental changes. The changes could also be structured in a way to incentivize certain development with a density bonus. This would involve allowing for greater development rights in exchange for improved design, affordable units, etc.

If City Council elects to proceed with substantive changes to the Zoning standard, additional outreach will likely be desirable. Staff has met with some property owners in the area, but there has been no outreach in relation to adjacent neighborhoods. Once the scope of zoning changes is known, staff would then be able to engage further with owners in the area and invite comments from the South Campus Area Neighborhood.

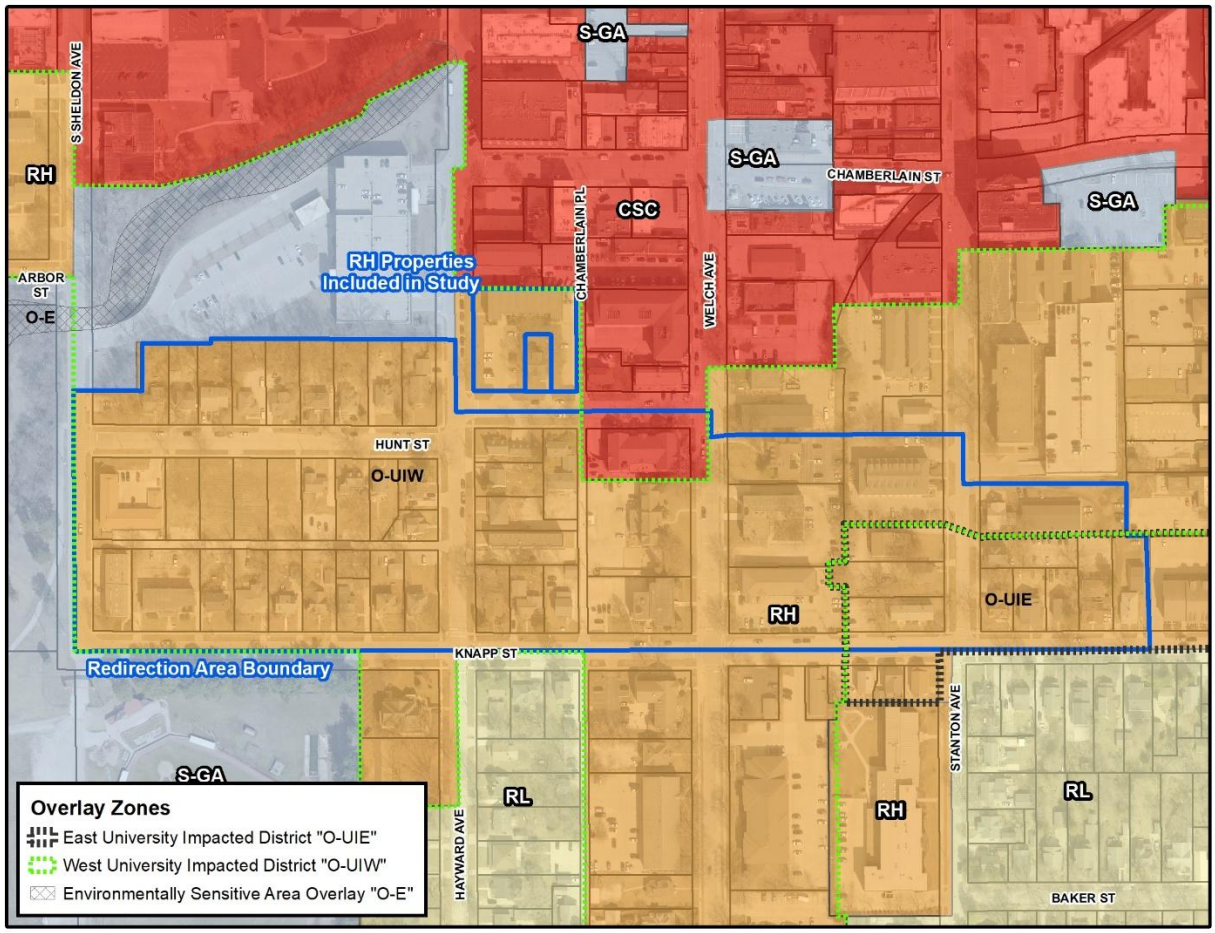
ATTACHMENT(S):
Attachment A - Maps.pdf
Attachment B - Redirection Areas Presentation - Excerpts.pdf
Attachment C - Classification & Statistics.pdf
Attachment D - Zoning Descriptions.pdf
Attachment E - Text Amendment to create Townhome Building Type Standards.pdf

ATTACHMENT A

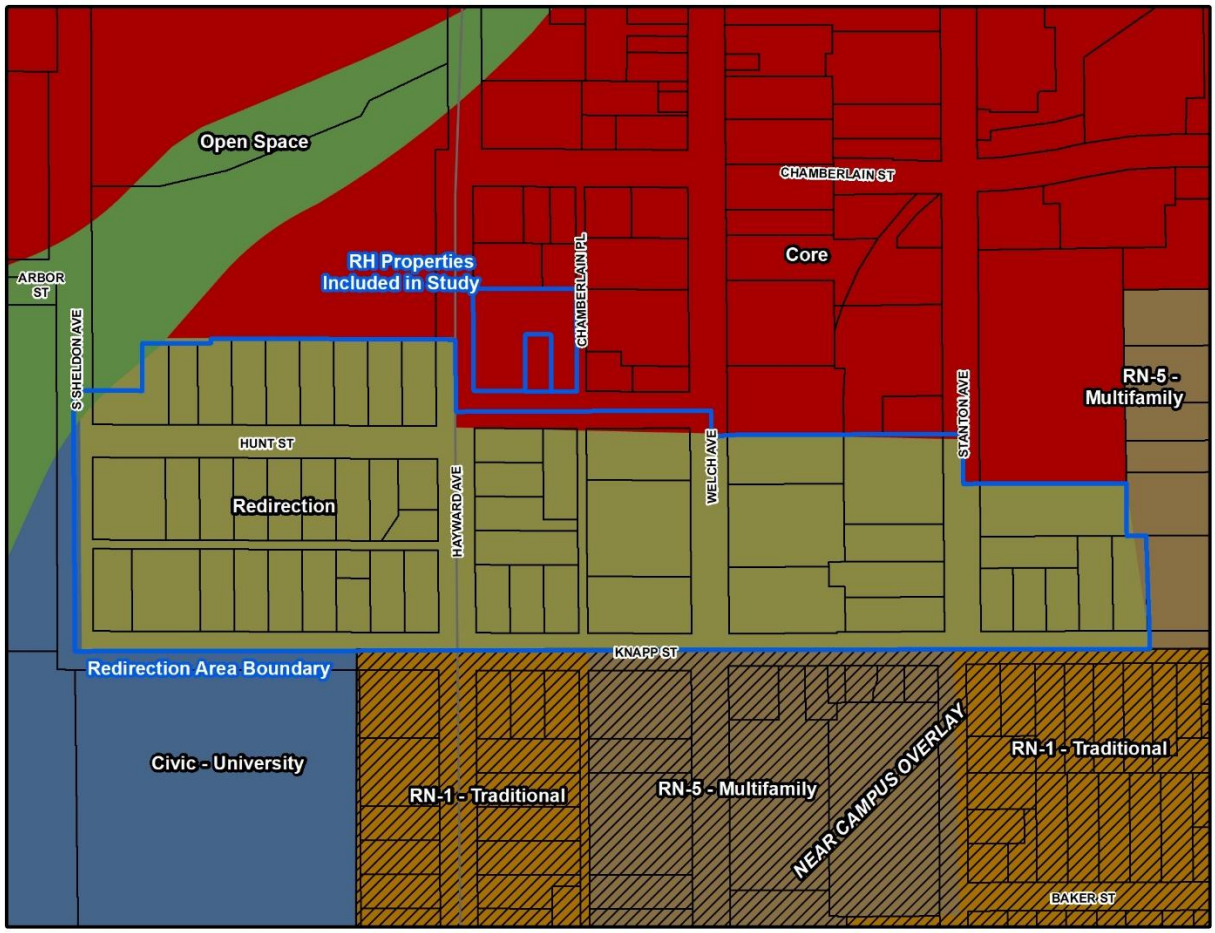
Aerial



Zoning


S-GA
S SHELDON AVE
RH
S-GA
CHAMBERLAIN ST
S-GA
CSC
CHAMBERLAIN PL
WELCH AVE
RH Properties Included in Study
ARBOR ST
O-E
HUNT ST
O-UIW
RH
O-UIE
KNAPP ST
Redirection Area Boundary
S-GA
RL
HAYWARD AVE
RH
STANTON AVE
RL
BAKER ST
Overlay Zones
East University Impacted District "O-UIE"
West University Impacted District "O-UIW"
Environmentally Sensitive Area Overlay "O-E"

Future Land Use

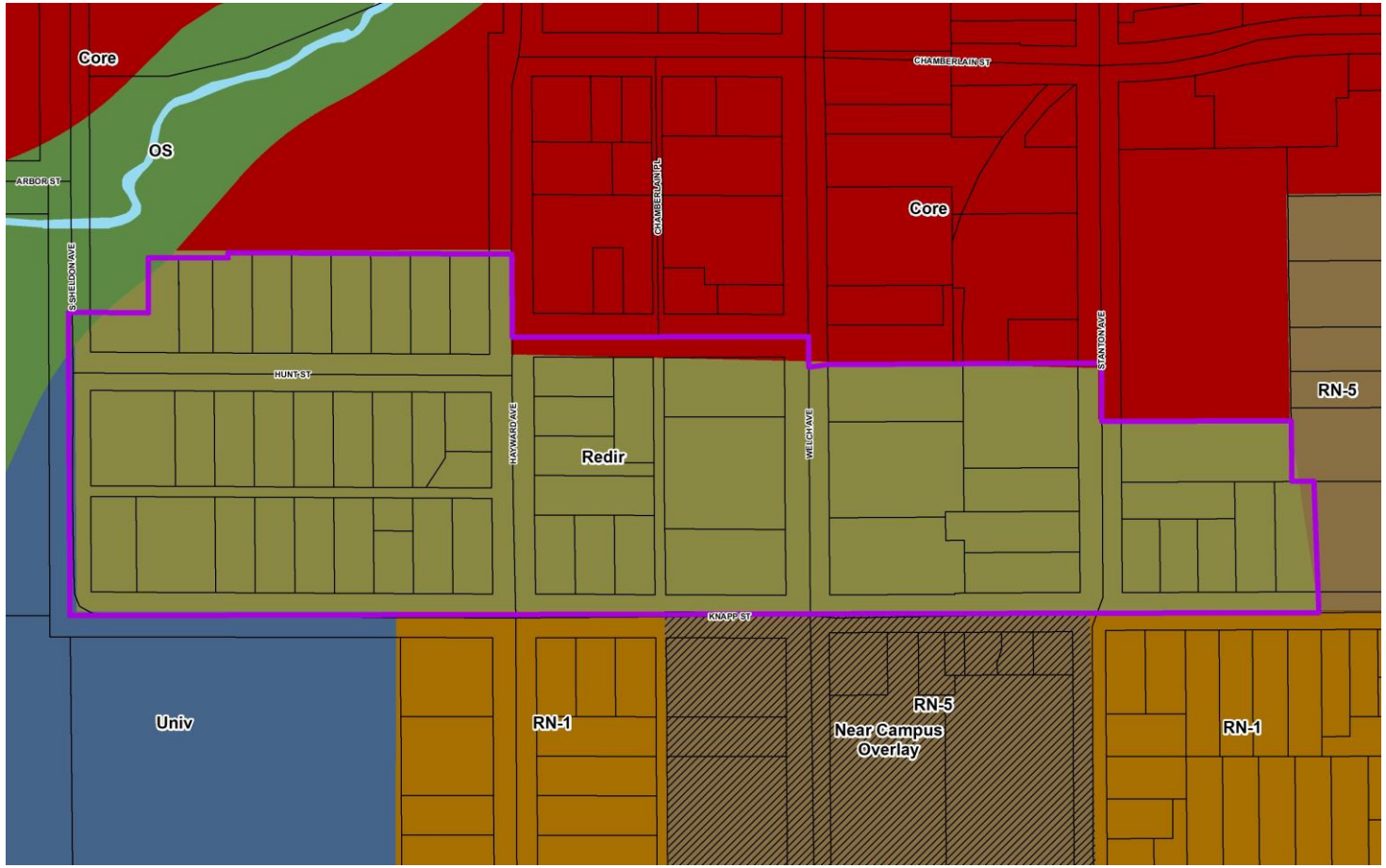


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South Campus (Hunt-Knapp)

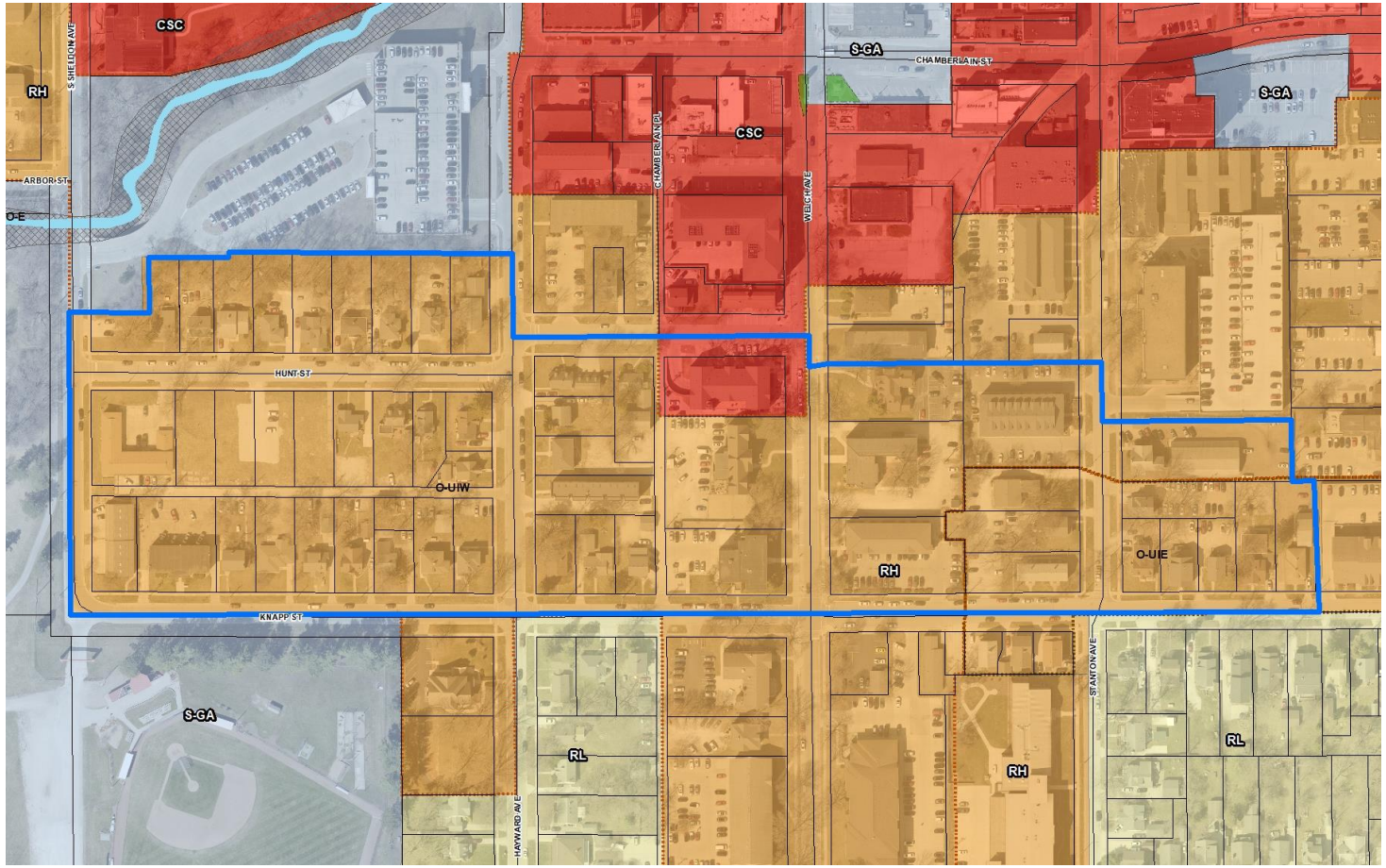


1 South Campus (Hunt-Knapp) – Land Use Map Designations



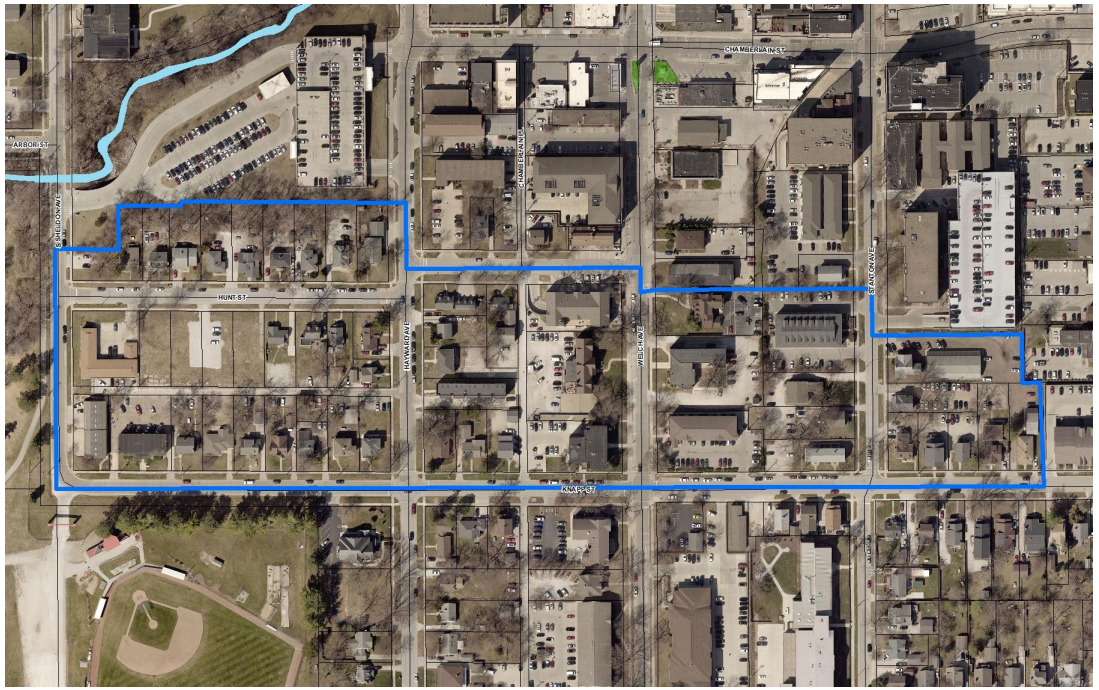
1

South Campus (Hunt-Knapp) – Zoning



1

South Campus (Hunt-Knapp)



- **Statistics**
  - 13.69 acres
  - Approx. no. of units: 192 (not including 3 fraternities)
  - No. of properties: 54
- **Characteristics**
  - Student housing
  - Numerous owners – **However, several owners own roughly half of the properties**
  - Many small properties with SF homes
  - Mostly rentals
  - Three fraternities

1

South Campus (Hunt-Knapp)

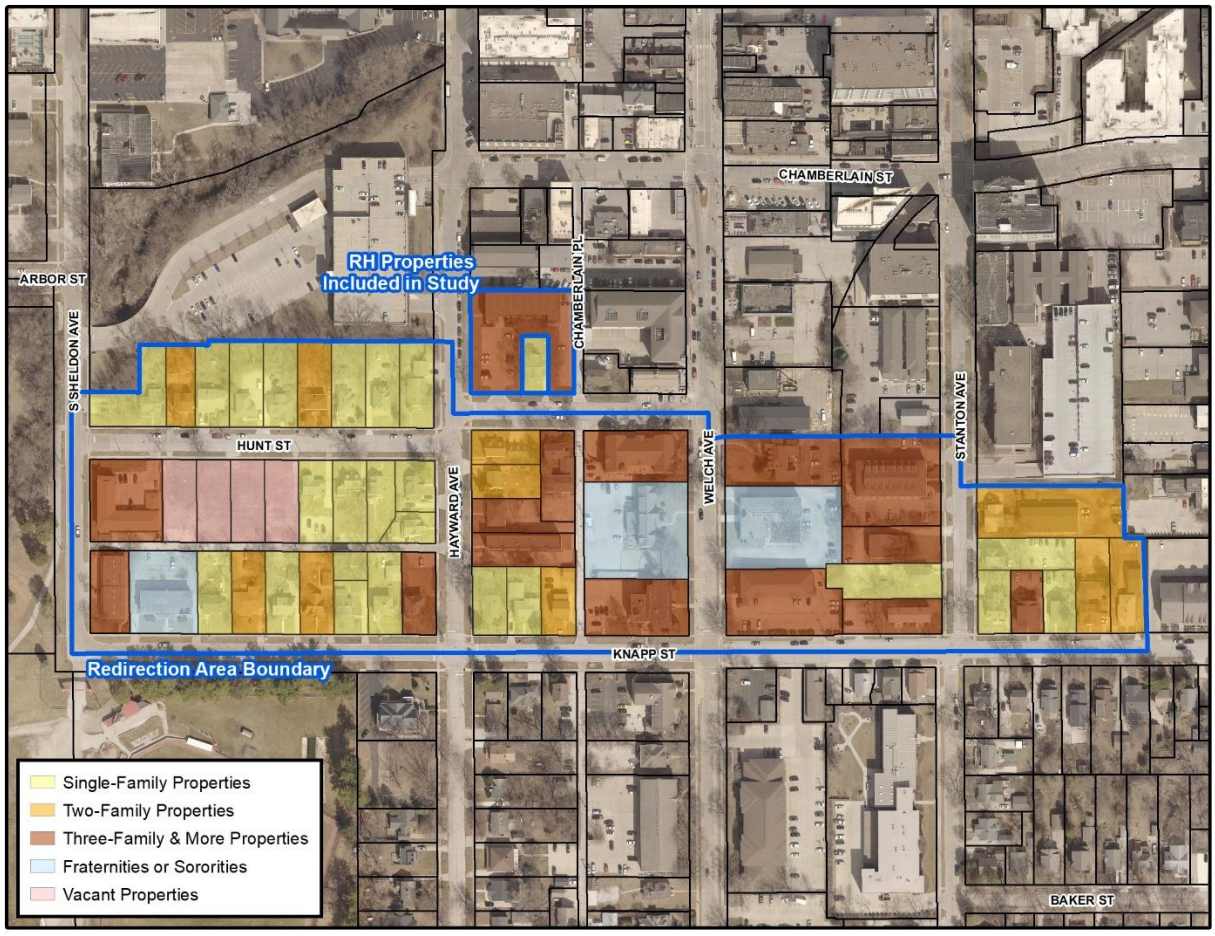
- **Potential/Interests**
  - Students desire to live within walking distance of the ISU campus, commercial services
  - Likely strong market support for student-oriented housing
  - Could have improved urban, street environment
  - Housing Types- “missing middle” medium density to high density apartments and mixed use
  - Potential for ground floor commercial w/ upper story apts.
- **Barriers**
  - Mostly RH zoning (setbacks and other standards reduce the amount of buildable area and create suburban type development)
  - West University Overlay (extra parking required)
  - Small lots in more readily developable areas, may be aggregated
  - Design quality and conditions of surroundings
  - Potential opposition to densification, nearby single-family development

1 South Campus (Hunt-Knapp) Excerpt of Plan 2040 Example



ATTACHMENT C

Property Classification



Classification	Number of Properties
Single-Family	24
Two-Family	10
Three-Family & More	15
Fraternities or Sororities	3
Vacant	4
Total	**56**

ATTACHMENT D

Most of this Redirection Area is zoned Residential High Density (RH). One property is within the Campustown Service Center (CSC) Zoning District.

All properties except the CSC-zoned property are within the West University Impacted Overlay District (O-UIW) or the East University Impacted Overlay District (O-UIE).

Parking:
Among the requirements in the overlays are architectural design standards, and minimum parking requirements for apartments in excess of what is required elsewhere in Ames. Both overlays require:

a. 1.5 parking spaces per residential unit for one-bedroom residential units in an apartment dwelling.
b. 1.25 parking spaces per bedroom for residential units of 2 bedrooms or more in an apartment dwelling.
c. All other uses shall provide parking as required in Table 29.406(2).

In most other zoning districts, apartments require:

a. 1.5 space/RU; for one-bedroom units
b. 1 space/bedroom for units of 2 bedrooms or more

The CSC zoning district requires 1 space per residential unit. Single- and two-family homes in Ames require 2 spaces per residential unit, except in CSC and DSC (Downtown Service Center) where one space is required per residential unit.

Development Regulations:
The overlays also cap the maximum building height at 45 feet, where RH allows for a maximum height of 100 feet or 9 stories, whichever is lower. The lone property in CSC has a maximum height of 75 feet (heights vary within CSC).

The RH zoning district has minimum setbacks for apartments buildings of:

- Front lot line: 25 feet
- Side lot line:
    - 6 feet for one story
    - 8 feet for 2 stories
    - 10 feet for 3 stories
    - 12 feet for 4 stories
    - 4 feet additional for each story over 4
- Rear lot line: 25 feet
- Corner lots have 2 front yards and 2 side yards

The setbacks for CSC are:

- Front lot line: 0 feet
- Side lot line: 0 feet

- Rear lot line: 10 feet
- Lot line abutting a residentially zoned lot: 10 feet

RH allows for retail and restaurant uses only in conjunction with residential uses. CSC allows for a wide range of mixed-uses.

Architectural Design:
The overlay districts contain design requirements for new structures:

- Windows & Doors (Both Overlays): Doors and fenestration required break up façade.
- Building Materials:
    - West Overlay: Mostly brick exterior
    - East Overlay: Mostly brick exterior, with
        - timber-framed stucco allowed above the first floor of residential buildings and
        - wood and metal siding allowed in limited amounts on dormers and similar features
- Roof Types (East Overlay):
    - Pitched roofs similar to residential structures
    - Variation in roof form to break up large masses
    - Roof form that emphasizes other architectural elements, such as entrances
    - No flat roofs
- Pedestrian Entrances (Both Overlays):
    - Functional street entrance
    - Primary entrance shall open directly onto a walkway to a public sidewalk
    - Entrance shall be recessed or framed by a sheltering element
- In the East Overlay, there are special requirements for design compatibility for properties on Lincoln Way and Beach Avenue

ORDINANCE NO. 4552

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY AMENDING TABLE 29.406(2) AND ENACTING A NEW SECTION 29.410(3) THEREOF, FOR THE PURPOSE OF ESTABLISHING TOWNHOME DESIGN REQUIRMENTS AND CRITERIA REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by amending Table 29.406(2) and enacting a new Section 29.410(3) as follows:

Table 29.406(2)
Minimum Off-Street Parking Requirements

PRINCIPAL LAND USE	ALL ZONES EXCEPT DOWNTOWN AND CAMPUS TOWN SERVICE CENTER ZONES	DOWNTOWN AND CAMPUS TOWN SERVICE CENTER ZONES
RESIDENTIAL DWELLINGS		
***		
Apartment Dwellings	1.5 space/RU; for one-bedroom units 1 space/bedroom for units of 2 bedrooms or more 1.25 space/bedroom for units of 2 bedrooms or more in University Impacted (O-UIE and O-UIW) 1 space/residential unit for an Independent Senior Living Facility Townhome 5 Units or less (See §29.410(3))	*DSC* Developments with up to 18 units: 0-2 bedrooms units: NONE 3+ bedroom units: 1 space/RU Developments with more than 18 units: 1 space/RU *CSC* – All Developments 1 space/RU
***	***	***

***

Sec. 29.410. SIZE AND APPEARANCE OF DWELLINGS.

***

(3) **Townhome Design.** Townhome building types are three or more attached dwelling units with no units above, below or rear of the dwelling and does not require an individual lot for each dwelling. This building type is a version of an Apartment Dwelling as defined within this Ordinance but commonly constructed under the Residential Building Code rather than Commercial Building Code referenced in Chapter 5 of the Ames Municipal Code. Dwellings built-as Single-Family Attached units are a separate classification within this Ordinance. To benefit from the Townhome building type, the building and site must comply with the following requirements. Buildings and units that do not comply with these requirements are subject to apartment dwelling requirements.

(a) **Zones Allowed.** Townhome building type is an allowed apartment building configuration for the FS-RL, FS-RM, RM, RH and S-MD zoning districts, unless an overlay also applies to the base zone. Townhome dwellings may also be approved within the PUD Overlay and the University Impacted Overlays subject to conformance to the standards of the Overlay unless otherwise stated. The density standards of units per acre related to apartments or overall units per acre in FS zones will apply.

(b) **Multi Building Exception** When the total front facing units is four or more, the units may be split into sets of two or three units and be constructed on a single lot within the other limitations of the more than one apartment building. Setbacks between buildings served by a common drive do not apply.

(c) Design requirements.

(i) Townhome dwellings are only permitted as a five unit or less building configuration with no more than eight units total on the site, unless included as part of a PUD Overlay.

(ii) All Townhome dwellings shall be designed in a manner that creates individual unit identity utilizing the following combination of features:

(a) Facades facing a public street shall be oriented to the public street with a primary residential entrance to living area.

(b) Street facing facades shall have proportionally sized porches complementary in style to the architectural character of the townhomes. Narrow street facing façade widths less than 24 feet may be approved to use a stoop; and

(c) Street facing facades shall typically emphasize vertical building proportions with use of material differentiation, roof forms, and architectural projections for relief to break up wide facades and blank areas.

(d) Street facing facades shall incorporate window patterns reflective of residential dwellings front facades and not allow for large blank areas.

(e) For projects within or adjacent to one- and two-family areas may be required to utilize the two-family home design guidelines for project compatibility.

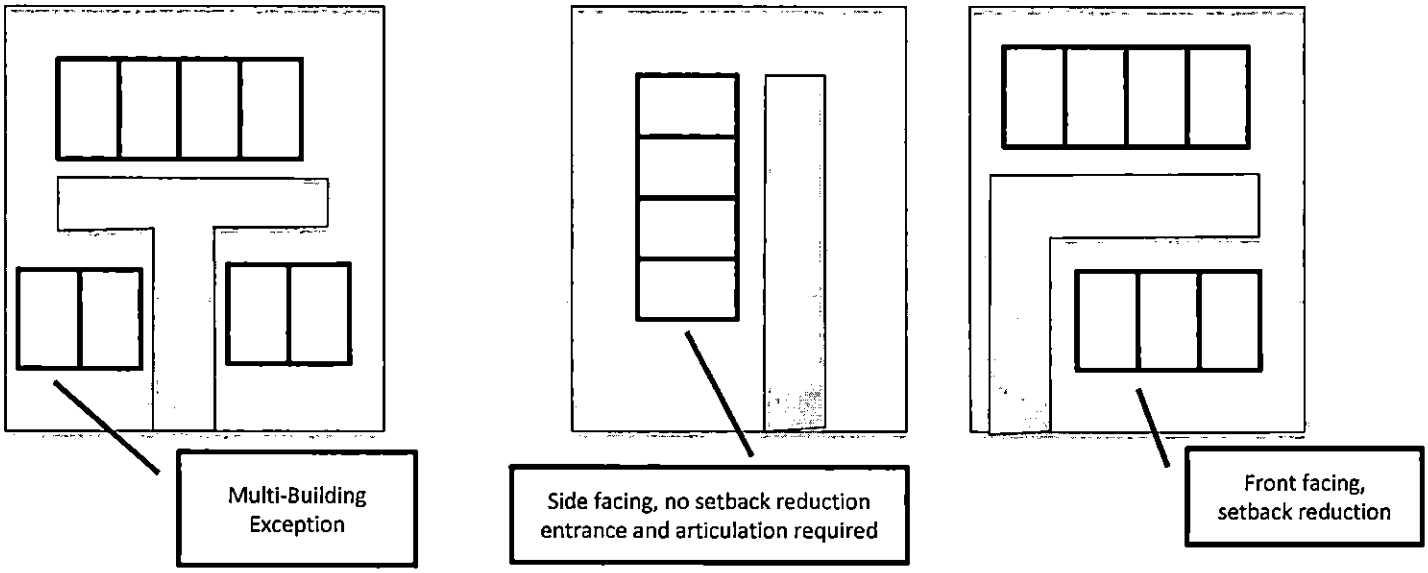
(f) If the standards of this section and other design standards conflict or do not complement the intent of compatible design emphasizing unit individuality, the Planning and Housing Director shall determine the appropriate application of standards and guidelines to meet the intent of the zoning district and for compatible infill development. For lots with multiple street fronts, the Planning Director will determine the applicability of façade features for each façade to meet the intent of unit identify and interest along streets.

(iii) Townhome sites with front facing units may have setback reductions of 10 feet.

(iv) All dwellings shall have a sidewalk connection to the front door of each dwelling along a street.

(d) Parking Reduction. Townhomes dwellings with individual garage parking may have reduced parking for units with three or less bedrooms. Only two parking spaces are required per unit for two and three bedrooms, one space for one bedroom unit. Additional guest parking may be required on site by the Planning Director at a rate of one ADA space plus one regular parking space per four units.

Notwithstanding the University Impacted Overlays parking for apartment dwellings, the parking requirements for Townhomes shall apply.



Section Two. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Three. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this 8 day of April, 2025.

Renee Hall, City Clerk

John A. Haila, Mayor

ITEM #:	**42**
DEPT:	**PW**

Staff Report

2025/26 ASPHALT STREET PAVEMENT IMPROVEMENTS - SIDEWALK INFILL ALONG DELAWARE AVENUE

April 28, 2026

BACKGROUND:

This annual Capital Improvement Plan (CIP) program utilizes rehabilitation and reconstruction techniques to improve existing Asphalt streets. These pavement improvements will restore structural integrity, serviceability, and rideability. Targeted streets are experiencing accelerated deterioration, and timely intervention will extend their service life. The 2025/26 program locations include Hillcrest Avenue, Ellis Street, Kentucky Avenue, Illinois Avenue, Indiana Avenue, Oklahoma Drive and Delaware Avenue.

The City has contracted with HR Green to complete the design for this project. HR Green and City staff are preparing plans consistent with the Complete Streets Plan. **City Council has directed staff to implement the Complete Streets Plan, including sidewalk infill on at least one side of the street, as part of all CIP street reconstruction projects. All streets included in this project meet the Complete Streets Plan through sidewalk connectivity on one or both sides, except for Delaware Avenue.**

On Delaware Avenue, from Ontario Street to North Dakota Avenue, the west side of the street has sidewalk connectivity along its length except for four properties. The east side has sidewalk connectivity along its length except for ten properties, two of which are City of Ames properties.

HR Green and City staff have developed a preliminary design for sidewalk infill along the west side of Delaware Avenue, beginning approximately 150 feet north of Dover Drive and extending to Chelsea Court. This option impacts the fewest number of properties, is the most cost-effective, and satisfies the Complete Streets Plan requirements. This option would also require trimming one tree branch on a single property to meet overhead sidewalk clearance requirements.

Staff held a public meeting and contacted the four affected property owners regarding the proposed sidewalk infill. One property owner approved the sidewalk installation, while three property owners declined. The most common concerns expressed were the long-term maintenance responsibilities associated with the sidewalk, including snow removal and potential future trip hazards.

One resident suggested an alternative that involved installing sidewalk on the east side of Delaware Avenue from North Dakota Avenue to Dover Drive. This option would impact two private properties and one City of Ames property. In addition, the two properties north of Dover

Drive still require sidewalk infill, and both property owners have declined sidewalk installation.

Residents who attended the public meeting expressed support for completing the sidewalk infill to improve pedestrian connectivity. Residents noted that, due to the missing sidewalk segments from North Dakota Avenue to approximately 150 feet north of Dover Drive, pedestrians currently walk within the street to travel through the neighborhood. Completing the sidewalk network would provide a safer and more accessible route for residents, pedestrians, and other users traveling along Delaware Avenue.

OPTIONS:

OPTION NO. 1: No Sidewalk Infill
City Council could waive the requirements to infill sidewalk on one side of the street as per the City's Complete Street Plan. This would leave all existing sidewalk in place and not include any connectivity improvements along Delaware Avenue. **In this option, no additional sidewalk infill would occur and no additional project cost would be incurred.**

OPTION NO. 2: West Side Sidewalk Infill
This option would include the infill of sidewalk along the west side of Delaware Avenue, beginning approximately 150 feet north of Dover Drive and extending to Chelsea Court. This option impacts the fewest number of properties, is the most cost-effective sidewalk solution, and satisfies the Complete Streets Plan requirement. This is the option that was presented during the public meeting with the neighborhood. **This option does require sidewalk infill on three properties that have indicated to staff they are not in favor of sidewalk installation adjacent their properties. This option's estimated project cost is $19,000, and the City would cover the entire cost of the sidewalk installation (no property owners are expected to pay for the installation of the sidewalk).**

OPTION NO. 3: Hybrid East and West Side Sidewalk Infill
In this option, the sidewalk infill would begin on the east side of Delaware Avenue on City of Ames property and extend to Dover Drive. The sidewalk then would cross Delaware Avenue and continue north on the west side of Delaware Avenue. **While this option avoids one non-consenting property, it still requires infill on two properties that have indicated to staff that they are not in favor of the sidewalk installation adjacent to their property.** This option would provide additional connectivity but impacts fewer properties and carries a slightly higher cost than the west side option. **This option's estimated project cost is $21,000, and the City would cover the entire cost of the sidewalk installation (no property owners are expected to pay for the installation of the sidewalk).**

OPTION NO. 4: East Side Sidewalk Infill
Council could direct staff to include infill of the sidewalk along the east side of Delaware Avenue. **Staff has not approached the properties on the east side of Delaware that would require sidewalk infill in this option to ascertain their approval of sidewalk adjacent to their properties.** This would require infill along 10 properties (two of which are City of Ames properties) as compared to four on the west side. Staff would need time to reach out to these properties to gain feedback and could possibly have more non-consenting properties. **This option also has the highest project cost estimated at $78,000, and the City would cover the entire cost of the sidewalk installation (no property owners are expected to pay for the installation of the sidewalk).**

STAFF COMMENTS:

The City Council has the authority to direct sidewalk infill within the public right of way. All options being considered are within the right of way and do not require any property acquisition. Staff is seeking direction regarding which sidewalk infill option should be utilized when finalizing the design of the project. Following the public feedback regarding the planned infill option, several adjacent property owners expressed concern about the sidewalk infill. Council has several options it can chose to move forward that align with the Complete Streets Plan. Alternatively, Council can direct staff to no longer consider the sidewalk infill along Delaware.

In accordance with the Complete Streets Plan staff had prepared preliminary design plans in alignment with Option No. 2, which presented the most cost effective, least impactful sidewalk infill option. This option represents the best technical solution to providing sidewalk connectivity along Delaware Avenue and is what was presented to the neighborhood during the public meeting.

While Option No. 3 does include a route that avoids one non-consenting property, it still requires sidewalk infill adjacent to two other non-consenting properties. This option will also require additional maintenance considerations for the City to maintain the sidewalk in a remote location where no City staff are present on a daily basis. Additionally, this option includes a sidewalk crossing Delaware Avenue at an intersection that is not stop controlled at Dover Drive. The traffic volumes along Delaware Avenue are significantly higher than Dover Drive, which may make crossing Delaware Avenue much more challenging at this location.

Option No. 4 has not been fully explored with adjacent property owner outreach and would require additional time to obtain that information. Additionally this option has the greatest project cost at nearly four times the expense of Options No. 2 and 3. Should Council desire to explore Option No. 4 it should direct staff to reach out to impacted properties to ascertain their willingness to accept the sidewalk infill.

ATTACHMENT(S):
Infill of sidewalk - Option 2.pdf
Infill of sidewalk - Option 3.pdf
Infill of sidewalk - Option 4.pdf

2025/26 Asphalt Street Pavement Improvements

Option # 2



Project Area

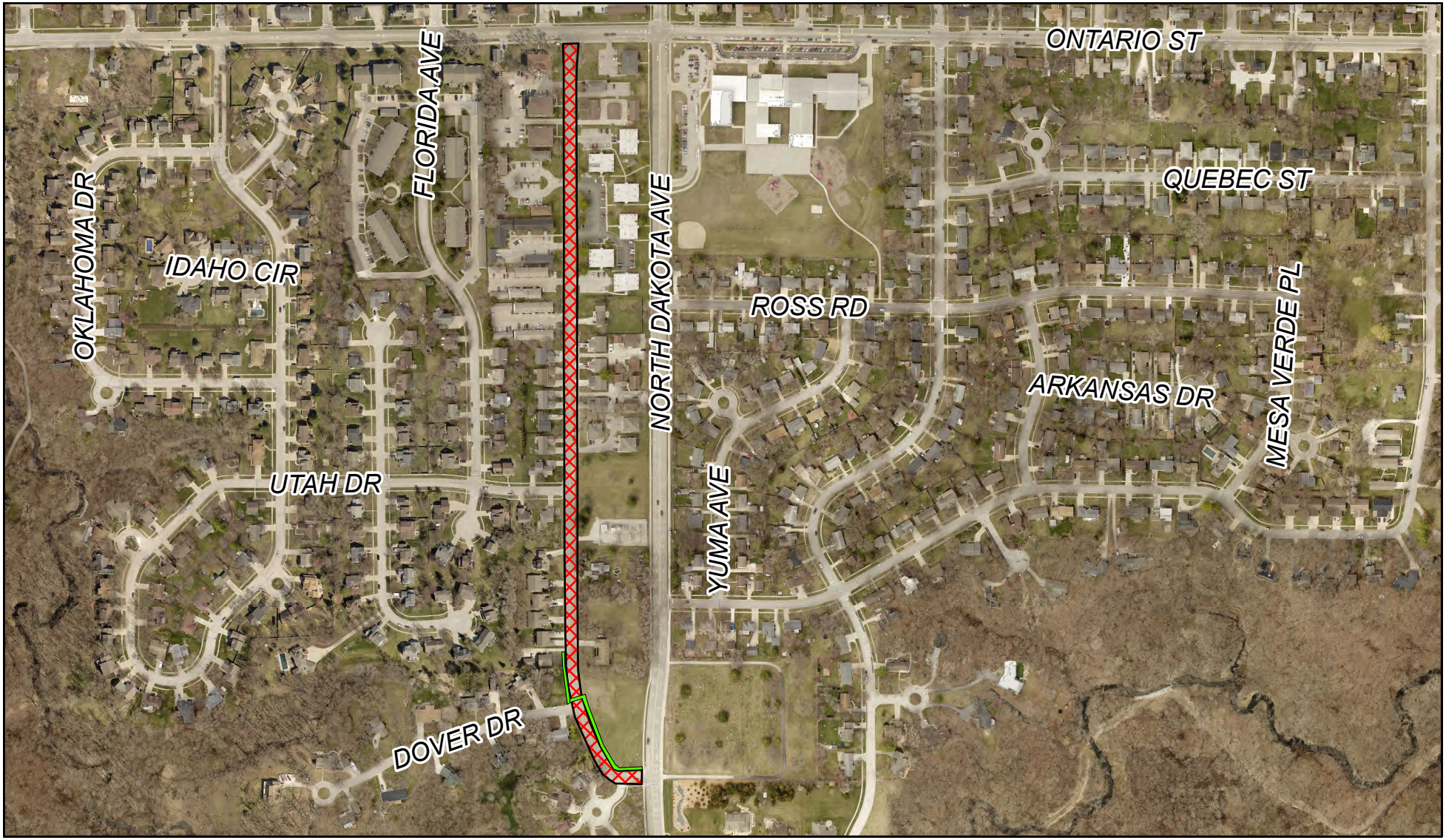
Infill of Sidewalk

Delaware Ave - Ontario St to North Dakota Ave

N

2025/26 Asphalt Street Pavement Improvements

Option # 3



Project Area

Infill of Sidewalk

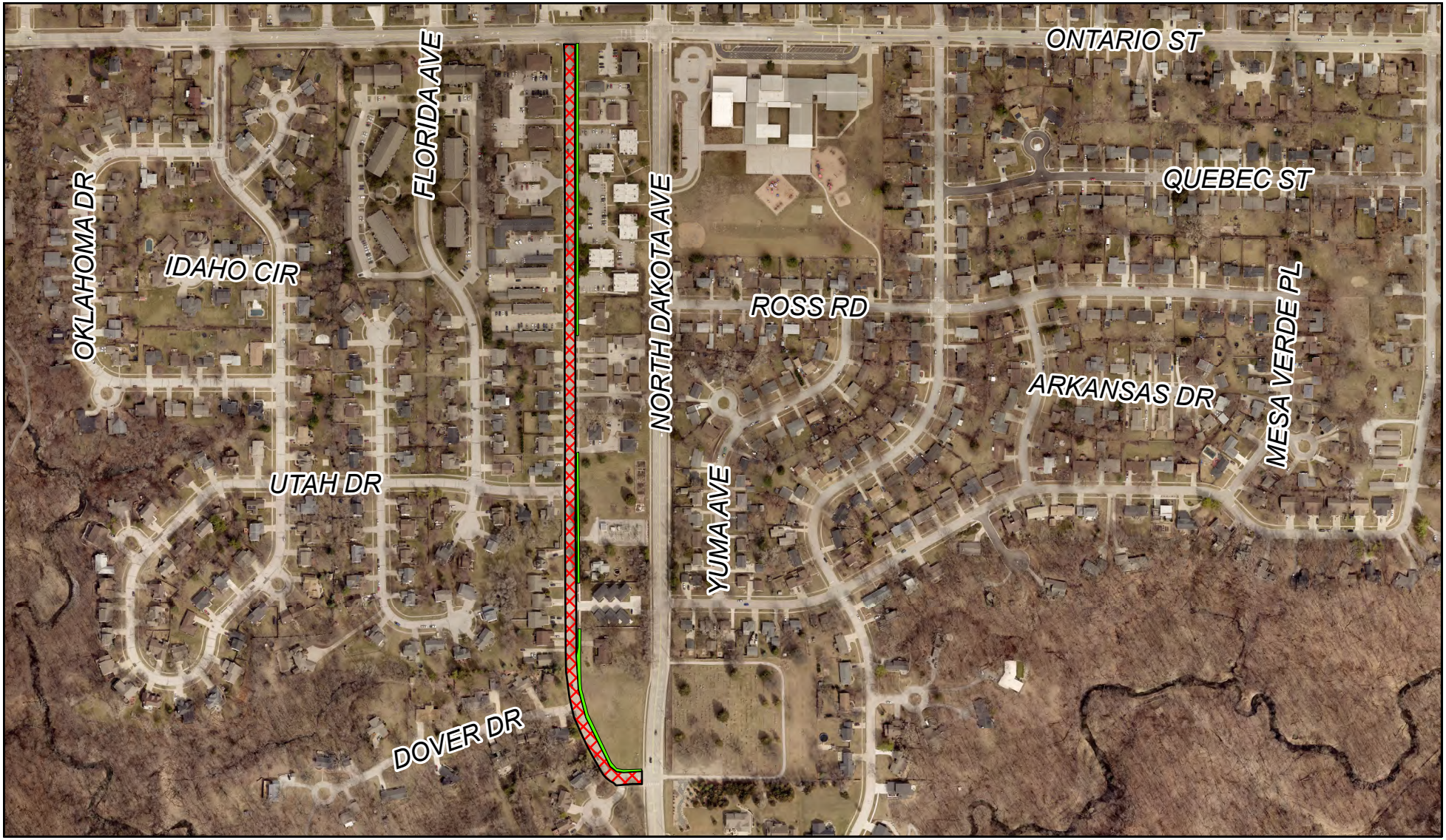
Delaware Ave - Ontario St to North Dakota Ave

N

411

2025/26 Asphalt Street Pavement Improvements

Option # 4



Project Area

Infill of Sidewalk

Delaware Ave - Ontario St to North Dakota Ave

N

412

ITEM #:	**43**
DATE:	**04-28-26**
DEPT:	**W&PC**

COUNCIL ACTION FORM

SUBJECT: CONTRACT WITH XENIA RURAL WATER DISTRICT FOR SALE OF POTABLE WATER - AMENDMENT NUMBER TWO

BACKGROUND:

On October 22, 1996, the City Council entered into a wholesale agreement with Xenia Rural Water District to supply potable water from Ames to Xenia through a water metering facility installed by Xenia near the intersection of Bloomington Road and G. W. Carver Avenue in northern Ames. Appendix A to the original agreement allowed for the sale of up to 500,000 gallons per day. At Xenia's request, Appendix A was modified eight months later to reduce the maximum daily sale to 250,000 gallons per day.

Since that time, Xenia has purchased a varying amount of water from Ames, based on their operating needs and the capacity of their installed infrastructure. Currently, Xenia is able to take only around 120,000 gallons per day from that existing metered connection.

KEY AMENDMENTS:

Staff from Ames and Xenia have been in conversations over the past two years about a potential increase to the maximum quantity allowed under the agreement. The parties have reached terms that both staffs are able to support and recommend to their decision making bodies. Key terms of the agreement are described below, with the full text of the amendment attached.

- Xenia will be permitted to construct a new pump station on City-owned land at the Mortensen and County Line (MAC) tower site. **This specific element of the agreement is the subject of the required public hearing.**

- **The maximum day water capacity will be increased from 250,000 gallons per day to 500,000 gallons per day**, on a monthly average basis. Xenia may be permitted to purchase water in excess of this amount with the City's concurrence and at the City's sole discretion. There is no contractual requirement or obligation for Ames to make water in excess of 500,000 gallons per day available.

- In the 1996 agreement (as amended in 1997), Xenia made a one-time capacity reimbursement for the 250,000 gallons per day covered by the agreement. **In this new amendment, Xenia will make an additional one-time payment to the City of $1,464,500 as a reimbursement to the City for the incremental 250,000 gallons per day capacity increase.** That payment does not constitute ownership by Xenia of any portion of Ames' infrastructure; it is simply to reimburse Ames' customers for prior expenses.

- **New volumetric rates will be adopted**

    - During the first five years of the agreement, Xenia will purchase water at Ames' "Non-peaking Industrial Rate" that appears in Chapter 28 Division II of the *Municipal Code.* Xenia intends to immediately maximize the quantity they are able to take from Ames (approximately 120,000 gallons per day) through their existing north connection. However, Xenia initially will not be able to take the full 500,000 gallons per day. They will be installing new infrastructure to the south and west of Ames, including the pump station, and that infrastructure is needed before they can take the full contract quantity.

    - After five years, Xenia will be required to qualify annually for the "Non-peaking Industrial Rate." To qualify, they must demonstrate that their summer peak demands are no greater than 120% of their winter average demand. It is Xenia's ultimate intent to consistently draw 500,000 gallons per day from Ames, allowing them to meet that requirement. They would use their other water sources to make up any daily or seasonal fluctuation in their demand. If Xenia does not meet the requirements for the Non-Peaking Industrial Rate, they would then be billed under the City's adopted Non-Residential Rate.

    - After the initial five years, there is also a "minimum take" clause, whereby Xenia will be billed for a minimum of 200,000 gallons per day, even if their demand falls below that level. This clause ensures that Ames continues to receive at least some measure of financial benefit from the capacity that is being reserved for Xenia's use.

    - Because the agreement references the City's adopted rates, the amount charged to Xenia will automatically adjust in tandem with any future rate increases adopted by the Ames City Council for customers within Ames.

- **A key consideration that was important to the City and agreed to by Xenia was to lower the water service territory buyout terms for the developments known as Auburn Trails and Hayden's Preserve. This new agreement would supersede existing agreements that set the buyout costs at approximately $2,800 *per dwelling unit*, and set a new buyout price of $3,000 *per acre*. It is anticipated that this change will improve the financial viability of these residential developments moving forward.**

- **While not a specific element of the agreement, it is anticipated by both Ames and Xenia that the increased quantities will help facilitate development in the western and southwestern fringes of Ames. It will enable Xenia to provide a water distribution system that can meet urban demands including fire flows, likely eliminating water supply as an impediment to future annexations to the west.**

- The agreement will have a 40-year term. After that, either party may terminate for any reason with 48-months advance notice.

- All other terms of the 1996 agreement would remain in place.

UTILITY AND SOURCE WATER IMPACTS:

The Ames Water Plant currently has an average day demand of 6.5 million gallons per day, and a peak day demand of 9.5 million gallons per day. The treatment plant has a rated capacity of 15 million gallons per day, and staff is implementing a "split treatment" improvement that will increase the capacity by an additional 0.75 million gallons per day. The City's developed source water supply is estimated to have a sustainable drought yield of 16 to 18 million gallons per day. This unused capacity is currently not generating any revenue for the utility.

Xenia is currently purchasing very little water under the existing agreement. With this amended agreement, Ames' existing customers will benefit by being able to spread the utility's fixed costs over additional gallons while utilizing surplus treatment capacity. **Initially, Xenia's estimated 120,000 gallons per day usage will generate $170,000 per year (FY 2026 adopted rates) in additional revenue to the utility. Once their infrastructure improvements are in place and they can take the full 500,000 gallons per day, this agreement will generate an additional $703,000 in additional revenue per year. When including the one-time up-front payment and accounting for increased variable operating costs (such as electricity, chemicals, and lime sludge disposal), this agreement would improve the Water Fund balance by $5.42 million over the next ten years.**

Iowa Code requires a public hearing before "disposing of an interest in real property," including long-term leases. At its April 14 meeting, the City Council set April 28 as the date of the public hearing for the terms of the amendment that would permit Xenia to construct a booster pump station and water lines on the City's property at 900 S 500th Avenue; the site of the Mortensen and County Line ("MAC") water tower. Immediately following the hearing, Council may take action to approve the proposed amendment with Xenia.

At its April 23 meeting, the Xenia Rural Water District's Board of Directors approved the amended agreement. The agreement will become effective immediately upon approval from the Ames City Council.

ALTERNATIVES:

1. Take action on Amendment Number Two to the agreement with Xenia Rural Water District:
    a. Hold a Public Hearing on the terms and conditions to allow Xenia to construct a pump station, water lines, and associated appurtenances on City-owned property located at 900 S 500th Avenue (Mortensen and County Line Water Tower site)
    b. Adopt a resolution approving the contract amendment with Xenia as proposed

2. Hold the Public Hearing, then direct staff to negotiate different terms to the proposed amendment

3. Hold the Public Hearing, and then take no subsequent action on the agreement

CITY MANAGER'S RECOMMENDED ACTION:

The City of Ames and Xenia Rural Water District have an established 30-year-old agreement that allows Xenia to purchase potable water from the City of Ames for Xenia's subsequent resale to their direct customers. **Strengthening Xenia's ability to provide urban water service in its territory outside Ames would benefit both parties by enabling growth to the west and southwest of Ames' current city limits.** The agreement will eventually generate revenue to Ames estimated to be in excess of $700,000 annually. An immediate effect of the agreement is that it will help facilitate two key residential developments in Ames, Auburn Trails and Hayden's Preserve, by significantly lowering the cost to transfer the water service territory from Xenia to Ames. **The agreement ties the volumetric water rate that Xenia would pay to the Non-Peaking Industrial Rate being charged to industrial customers within the Ames city limits, ensuring that Ames' customers are not subsidizing Xenia's customers.** In addition, it will also provide a one-time payment to the Water Fund of $1,464,500. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):
FINAL DRAFT Xenia Agreement.pdf

DO NOT WRITE IN SPACE ABOVE THIS LINE, RESERVED FOR RECORDER
Prepared by: Mark O. Lambert, City Attorney, 515 Clark Avenue, Ames, Iowa 50010 (Phone: 515-239-5146)
Legal Description: See Page 2
Return to Ames City Attorney, 515 Clark Ave, Ames, IA 50010

AMENDMENT TO OCTOBER 22, 1996 AGREEMENT BETWEEN THE CITY OF AMES, IOWA AND XENIA RURAL WATER DISTRICT, AND LEASE AGREEMENT

WHEREAS, the parties to this agreement are the City of Ames, Iowa ("City"), a municipal corporation, and Xenia Rural Water District ("Xenia"); and,

WHEREAS, the City, through its Water & Pollution Control Department, and Xenia have had a wholesale agreement in place since October 1996 as amended by the First Amended Appendix A on June 24, 1997 ("1996 Agreement"); and,

WHEREAS, the City and Xenia are mutually interested in supporting growth in and adjacent to Ames; and,

WHEREAS, the City has a developed source water, treatment, and pumping capacity capable of supporting Xenia's requested quantity of water; and,

WHEREAS, the parties now wish to amend the 1996 Agreement; and

WHEREAS, the City and Xenia have mutually agreed to terms and conditions that will appropriately compensate existing Ames customers for their prior investments and that is likewise financially viable for Xenia;

THEREFORE, the parties hereby agree as follows:

1. The City grants Xenia permission to construct facilities on City property at the MAC Tower site on 500th Avenue, Ames, Iowa. The City and Xenia agree that Xenia will construct and install a pump station and underground discharge water lines at said City property. Xenia will retain ownership of the pump station and discharge water lines. The

City will specify the route that Xenia will use to access the pump station. Xenia is responsible for repairing any damage to City property caused by Xenia in the construction and/or operation of its facilities, and if such damage occurs, Xenia will restore City land or property to its original condition at Xenia's expense.

2. Xenia will construct its pump station and underground discharge water lines at locations specified in advance by the City, but generally within the following area, which the City as lessor hereby leases to lesee Xenia:

> ***Parcel 'A': Part of the Northwest Fractional Quarter of the Southwest Fractional Quarter of Section 7, Township 83 North, Range 24 West of the 5th P.M., Story County, Iowa more particularly described as follows: Commencing at the West Quarter Corner of said Section 7; thence N89° 35'53"E, 110.00 along the north line of the Southwest Fractional Quarter of said Section 7 to a point on the easterly right of way line of 500th Street; thence following said line S0°44'36"E, 100.30 feet to the point of beginning; thence continuing S00°44'36"E, 204.97 feet to a point on the northerly right of way line of the U.S. Highway #30; thence S67°46'53"E, 238.31 feet along said line; thence N00°03'46"E, 296.64 feet; thence S89°35'53"W, 223.60 feet to the point of beginning, containing 1.28 acres.***

3. Xenia will be responsible for all of the operations and maintenance (O&M) costs of the pump station. Xenia will provide property/casualty insurance for the structures, as the Xenia structures will not be insured by the City. Xenia acknowledges that it assumes the risk for all of its facilities, and that the City is not liable for any damage to Xenia facilities caused by Xenia, its staff, agents or contractors, or any third party unaffiliated with the City.

4. The exact placement and the connection to the City water distribution system shall be approved in advance by the City.

5. Structures built on City property will be subject to all standard City building requirements, inspections, and permits.

6. Paragraph 3 of the 1996 Agreement is amended to provide that meters shall be provided by City. Installation of said meters will be by Xenia. Ownership and perpetual maintenance will be the same as the 1996 Agreement.

7. Meter setting shall be reviewed and approved in advance by the City.

8. Remote radio read will be performed by the City.

9. Appendix A, Paragraph 1 is amended as follows: The Water Capacity Reserved is increased to "up to 500,000 gallons per day," a 250,000 gallon-per-day increase from the current 250,000 gallon-per-day agreement.

10. The concept of the “Extra-Use Ratio” contained in Appendix A Paragraph 3 of the original agreement is hereby stricken. In its place, the parties agree that, if and only if Ames has available water capacity and wishes to provide that available capacity to Xenia, and Xenia wishes to purchase quantities in excess of the Water Capacity Reserved, the rate charged will be at the rates discussed below. There will be no surcharge or penalty for exceeding the Capacity Reserved. It is understood that Ames is under no obligation to provide quantities in excess of the Capacity Reserved. Xenia agrees to immediately (within 24 hours) limit its usage to the Capacity Reserved upon notification by the City of Ames. If it fails to do so, Ames may take measures to limit the volume available, such as throttling a valve.

11. Appendix A Paragraph 2. A new payment for capacity purchase as reimbursement of existing capacity in the water utility for the incremental 250,000 gpd increase shall be $1,464,500.

12. MINIMUM PURCHASE:

a. During the INITIAL 5 YEARS OF THE AGREEMENT, there shall be no minimum purchase quantity.

b. After the expiration of the INITIAL 5-YEAR PERIOD, there will be a minimum purchase quantity. Thereafter, Xenia agrees to purchase a minimum of 200,000 gallons per day, calculated on a calendar month average. Xenia will be billed by Ames for a minimum of 200,000 gallons per day, even if the actual demand is less than that amount. When the actual demand exceeds 200,000 gallons per day, Xenia will be billed by Ames for the actual quantity used.

13. VOLUMETRIC PRICING: Paragraph 5 of the 1996 Agreement and details of volumetric pricing in Appendix A Paragraph 3 are replaced by the following:

a. An underlying premise in the agreement on rates is Xenia’s intent to ultimately maximize their withdrawal from Ames, such that the flow rate is consistent on a year-round basis.

b. During the INITIAL 5-YEAR PERIOD, Xenia will be billed at the rate established in the Ames Municipal Code at Section 28.201(3) “Non-Peaking Industrial Rate.”

c. AFTER THE EXPIRATION OF THE INITIAL 5-YEAR PERIOD, Xenia’s demand pattern will be evaluated by the City on an annual basis for continued eligibility for the “Non-Peaking Industrial Rate.” The eligibility calculation shall be the average of the preceding “winter months” compared against the highest monthly average “summer month” during the preceding calendar year.

d. Also AFTER THE EXPIRATION OF THE INITIAL 5-YEAR PERIOD, should Xenia not meet the requirements in the Ames Municipal Code for the “Non-Peaking Industrial Rate,” they would be billed for all water purchased at the unit rate contained in

the Ames Municipal Code Chapter 28, Section 28.201(2) “Non-residential (Commercial) Rates.” This includes the summer/winter rate structure.

e. It is understood that the rates contained in Chapter 28 may be amended from time to time by the Ames City Council. The intent of this agreement is that the rates charged to Xenia would move identically to rates charged to other non-residential accounts in Ames.

14. AUBURN TRAIL AND HAYDEN’S PRESERVE SERVICE TERRITORY: This agreement replaces and supersedes the service territory buy-out cost from previous agreements regarding the Auburn Trail and Hayden’s Preserve developments. The new buyout terms shall be $3,000 per gross acre. All other provisions related to the service territory buyout remain unaltered.

15. TERM OF AGREEMENT: This agreement will become effective as of the date of approval by the Ames City Council, and will remain effective for 40 years from the effective date. After the end of the 40-year period, the agreement will continue in effect until terminated by either party. Either party may terminate for any reason with 48-months advance notice. At such time as the agreement terminates, Xenia agrees to promptly remove all of its infrastructure, including the proper abandonment of its connection to the Ames system at Xenia’s expense within six months, although extensions of that time may be granted by the City.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be signed and sealed by their duly authorized representatives:

XENIA RURAL WATER DISTRICT

Attest: By:

_____ _____

Peter Jensen, Secretary Dan Lovett, Chairperson

STATE OF IOWA, COUNTY OF STORY, SS.:

This instrument was acknowledged before me on_____ by Peter Jensen and Dan Lovett, as Secretary and Chairperson, respectively, of Xenia Rural Water District.

_____

Notary Public

My commission expires:_____

CITY OF AMES, IOWA

Passed and approved on_____ by Resolution No. _____, adopted by the City Council of Ames, Iowa.

Attest: By:

_____ _____

Renee Hall, City Clerk John A. Haila, Mayor

STATE OF IOWA, COUNTY OF STORY, SS.:

This instrument was acknowledged before me on_____ by Renee Hall and John A. Haila, as City Clerk and Mayor, respectively, of the City of Ames, Iowa.

_____

Notary Public

My commission expires:_____

ITEM #:	**44**
DATE:	**04-28-26**
DEPT:	**W&PC**

COUNCIL ACTION FORM

SUBJECT: FY 2026/27 DRINKING WATER AND SANITARY SEWER RATES

BACKGROUND:

On April 14, 2026, staff presented Council with an overview of recent trends in water and sewer rates in Ames, across Iowa, and throughout the US. The presentation also shared projected balances in the Water and Sewer Funds over the next ten years based on the anticipated operating and capital expenses, and a likely pattern of rate increases that would be needed to fully fund the anticipated expenses.

For the upcoming 2026/27 Fiscal Year, staff has recommended the adoption of a 3.5% across-the-board increase in water rates, and a 5.5% across-the-board increase in sewer rates. The new rates would be effective for bills mailed on or after July 1, 2026. The attached ordinance prepared by the Legal Department would implement those increases. The ordinance also deletes obsolete language in 28.304 that was related to the original financing of the Water Pollution Control Facility and is no longer applicable.

ALTERNATIVES:

1. Approve on first reading the attached ordinance increasing water rates by three-and-one-half percent (3.5%) and increasing sanitary sewer rates by five-and-one-half percent (5.5%), effective for charges billed on or after July 1, 2026.

2. Direct staff to make modifications to the rate ordinance to enact some alternate rate adjustment.

3. Do not take any action to adjust the water and sanitary sewer rates and give staff direction on expenditure reductions in order to maintain positive balances in the Water and Sewer Funds

CITY MANAGER'S RECOMMENDED ACTION:

The proposed rate increases are necessary to fund the ongoing operations and maintenance budget plus the anticipated capital improvements projects. The recommendation is part of a consistent, predictable pattern of rate increases projected over the next ten years. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving on first reading an ordinance that increases water rates by three-and-one-half percent (3.5%) and that increases the sanitary sewer rates by five-and-one-half percent (5.5%), effective for charges billed on or after July 1, 2026.

ATTACHMENT(S):
FINAL DRAFT Ordinance Water-Sewer Rates FY2026-27.PDF

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY AMENDING SECTIONS 28.201(1)(2)(3)(4)(5)(7)(8), 28.303 and 28.304(3) THEREOF, FOR THE PURPOSE OF AMENDING WATER AND SEWER RATES AND CHARGES REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by amending Sections 28.201(1)(2)(3)(4)(5)(7)(8), 28.303 and 28.304(3) as follows:

DIVISION II
WATER SERVICE

"Sec. 28.201. WATER RATES AND CHARGES
The rates and charges for water supplied to consumers by the water utility of the city, to be billed on or after July 1, ~~2025~~, 2026 are as follows:

(1) R**esidential Rates.**

***

(b) **Rate per billing period.** For each monthly billing period a residential rate customer:

(i) shall be charged a minimum charge based on meter size, and in addition
(ii) shall be charged for water usage during the billing periods as follows:
(a) for bills mailed on or between July 1 and October 31 (summer period):
~~$0.0288~~ $0.0298 per cubic foot for the first 1000 cubic feet of usage
~~$0.0508~~ $0.0525 per cubic foot for the next 1500 cubic feet of usage
~~$0.0288~~$0.0790 per cubic foot for all usage over 2500 cubic feet
(b) for bills mailed on or between November 1 and June 30 (winter period):
~~$0.0288~~$0.0298 per cubic foot

(2) **Non-residential (Commercial) Rates**

***

(b) **Rate per billing period:** For each monthly billing period a non-residential customer:

(i) shall be charged a minimum charge based on meter size, and in addition
(ii) shall be charged for water usage during the billing periods as follows:
(a) for bills mailed on or between July 1 and October 31 (summer period):
~~$0.0376~~ $0.0389 per cubic foot
(b) for bills mailed on or between November 1 and June 30 (winter period):
~~$0.0288~~ $0.0298 per cubic foot

(3) **Non-Peaking Industrial Rate.**

***

(b) **Rate per Billing Period.** For each monthly billing period a non-peaking industrial rate customer:

(i) shall be charged a minimum charge based on meter size, and in addition

(ii) shall be charged for water usage during the billing periods as follows:

(a) for bills mailed on or between July 1 and October 31 (summer period): ~~$0.0288~~ $0.0298 per cubic foot

(b) for bills mailed on or between November 1 and June 30 (winter period): ~~$0.0288~~ $0.0298 per cubic foot

(4) **Irrigation and Yard Water Service Rate.**

***

(b) **Rate per Billing Period.** For each monthly billing period an irrigation and yard water rate customer:

(i) shall be charged a minimum charge as described below, and in addition

(ii) shall be charged for water usage during billing periods as follows:

(a) for bills mailed on or between July 1 and October 31 (summer period):
~~$0.0415~~ $0.0429 per cubic foot for the first 2000 cubic feet of usage
~~$0.0763~~ $0.0790 per cubic foot for the next 3000 cubic feet of usage
~~$0.1270~~$0.1315 per cubic foot for all usage greater than 5000 cubic feet.

(b) for bills mailed on or between November 1 and June 30 (winter period):
~~$0.0288~~ $0.0298 per cubic foot

(5) **Rural Water Rate.**

***

(b) **Rate per billing period.** For each monthly billing period, a rural water rate customer:

(i) shall be charged a Rural water minimum charge based on meter size.

(ii) shall be charged for water usage during billing periods as follows:

(a) for bills mailed on or between July 1 and October 31 (summer period):
~~$0.0477~~ $0.0493 per cubic foot for the first 2000 cubic feet of usage
~~$0.0877~~ $0.0908 per cubic foot for the next 3000 cubic feet of usage
~~$0.1461~~$0.1512 per cubic foot for all usage greater than 5000 cubic feet.

(b) for bills mailed on or between November 1 and June 30 (winter period):
~~$0.0331~~$0.0342 per cubic foot for all consumption

***

(7) **Minimum charges.** For each monthly billing, each customer shall be charged a minimum monthly charge based on the size of the water meter (s) and/or irrigation meter (s) at each location. The minimum monthly charge may be prorated, based on a 30-day billing period, for the customer's initial and/or final bills, provided that in no case shall the minimum monthly charge be less than seven dollars and ~~six~~ thirty-one cents ~~$7.06~~ $7.31).

The minimum monthly charge for each water meter location shall be as follows:

Size of Meter	Residential, Non-Residential, Non-Peaking Industrial, and Irrigation Account	Yard Water Accounts	Rural Water Accounts
5/8"or 5/8" x 3/4"	~~$14.70~~ $15.21	~~$5.5 7~~$5.77	~~$16.91~~ $17.50
3/4 inch	~~$29.39~~ $30.42	~~$8.64~~ $8.94	~~$33.80~~ $34.99
1 inch	~~$58.80~~ $60.85	~~$12.40~~ $12.46	~~$67.62~~ $69.99
1-1/2 inch	~~$117.59~~ $121.71	~~16.61~~ $17.19	~~$135.24~~$139.97
2 inch	~~$235.19~~ $243.42	~~$22.08~~ $22.85	~~$270.46~~$279.93
2 inch, battery of 2	~~$455.53~~ $471.48	~~--~~	~~$523.86~~ $542.20
2 inch, battery of 3	~~$675.97~~ $699.63	~~--~~	~~$777.37~~ $804.58
3 inch	~~$470.26~~ $486.72	~~$28.72~~ $29.72	~~$540.81~~ $559.74
4 inch	~~$793,53~~ $821.31	~~$35.70~~ $36.95	~~$912.56~~ $944.50
6 inch	~~$1,322.55~~ $1,368.83	~~$42.76~~ $44.26	~~$1,520.93~~ $1,574.16
8 inch	~~$2,645.09~~ $2,737.67	~~$49.82~~ $51.56	~~$3,041.85~~ $3,148.31
10 inch	~~$3,967.64~~ $4,106.50	~~$56.34~~ $58.32	~~$4,562.78~~ $4,722.48

(8) **Multiple dwellings – Mobile home parks.** Multiple dwellings, including mobile home parks, may be serviced from a single water meter. However, there shall be a surcharge added to the water rates set forth above, to be calculated as follows:

For a 5/8 inch meter serving 2 or more dwelling units.....~~$4.23~~$4.38/month/unit
For a ¾ inch meter serving 4 or more dwelling units..... ~~$4.23~~$4.38/month/unit
For a 1 inch meter serving 8 or more dwelling units..... ~~$4.23~~$4.38 /month/unit
For a 1-1/2 inch meter serving 16 or more dwelling units..... ~~$4.23~~$4.38/month/unit
For a 2 inch meter serving 30 or more dwelling units.....~~126.61~~$131.04/month
for the first 30 units plus ~~$6.57~~ $6.80/month per unit
for each additional unit in excess of 30 units
For a 3 inch or larger meter serving any number of dwelling units ~~$5.81~~ $6.02/month/unit
For the purposes of this section, a dwelling unit is defined as a self-contained living facility, (i.e., including kitchen and bath) such as an apartment or a licensed independent mobile home space.

***

DIVISION III
SEWERS

Sec. 28.303. USE OF RATE REVENUE.

The user charge system shall generate adequate annual revenues to pay costs of annual operation and maintenance, including replacement, and costs associated with debt retirement of bonded capital associated with financing the treatment works which the City may by ordinance designate to be paid by the user charge system. ~~That portion of the total user charge, which is designated for operation and maintenance, including replacement of the treatment works, shall be established by this ordinance.~~

~~That portion of the total user charge collected which is designated for operation and maintenance, including replacement, shall be deposited in a separate non-lapsing fund known as the WPC Operation, Maintenance and Replacement Fund.~~

~~Fiscal year end balances in the operation, maintenance, and replacement fund shall be used for no other purposes than those designated. Monies which have been transferred from other sources to meet temporary shortages in the operation, maintenance, and replacement fund shall be returned to their respective accounts upon appropriate adjustment of the user charge rates for operation, maintenance, and replacement. The user charge rate(s) shall be adjusted such that the transferred monies will be returned to their respective accounts within six months of the fiscal year in which the monies were borrowed.~~

Sec. 28.304. SEWER RATES ESTABLISHED.

~~***~~

(3) The rates and charges for sewer service provided by the sewer utility of the City, to be billed on or after July 1, ~~2025~~2026, for each monthly billing period are as follows:

(a) **Resident Customers**. The Resident Rate shall apply to all customer accounts within the Ames corporate limits.

(i) a monthly minimum charge of ~~thirteen dollars and seventy-three cents ($13.73)~~ fourteen dollars and forty-eight cents ($14.48).

(ii) a charge for sewer usage during the billing period of ~~three dollars and fifty-one cents ($3.51)~~ three dollars and seventy cents ($3.70) per 100 cubic feet.

(b) **Nonresident Customers.** The Nonresident Rate shall apply to all customers accounts outside the Ames corporate limits, except for those covered by a separate wholesale contract or agreement for service.

(i) a monthly minimum charge of ~~fifteen dollars and seventy-nine cents ($15.79)~~ sixteen dollars and sixty-six cents ($16.66).

(ii) a charge for sewer usage during the billing period of ~~four dollars and four cents ($4.04)~~ four dollars and twenty-six cents ($4.26) per 100 cubic feet.

(c) The minimum monthly charge may be prorated, based on a 30-day billing period, for the customer's initial and/or final bills, provided that in no case shall the prorated minimum monthly charge be less than ~~five dollars and twenty-seven ($5.27)~~five dollars and fifty-six cents ($5.56).

~~***~~"

Section Two. All ordinances, or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Three. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, 2026.

_____ _____
John A. Haila, Mayor

First Reading:

Second Reading:

Third Reading:

Passed on:

I, Renee Hall, City Clerk of the City of Ames, Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. _____, passed by the City Council of said City at the meeting held on _____and signed by the Mayor on _____, and published in the Ames Tribune on _____.

_____
Renee Hall, City Clerk

MEMO

To: Mayor & City Council

From: Amelia Schoeneman, Planner

Date: April 28, 2026

Subject: Rezoning of property at 4605 and 4510 Hyde

The ordinance rezoning property located at 4605 & 4510 Hyde and adjacent properties to the North (Auburn Trail Development) is attached for City Council's review and consideration for third reading and adoption.

As the requested rezoning is to the Suburban Residential Floating Zone Residential Low Density (FS-RL) Zone, a Master Plan is required. The Master Plan establishes types of uses allowed for the site (single family detached and attached housing), access points, and general open space set asides.

City Council approved on first reading the rezoning with Master Plan on March 24. As part of the approval of the first reading, City Council required a Master Plan to be accompanied by a Zoning Agreement signed by the property owner prior to the third reading of the rezoning ordinance. The Zoning Agreement requires future development comply with the Master Plan.

The Master Plan and Zoning agreement will replace previously approved versions. The main changes include adding the two outlots to the north of 4605 Hyde to the development, changes to the layout of open space within the project, and removing the developer's obligation to construct a shared use path along Hyde Avenue from the zoning agreement. More information on these changes can be found in the March 24 Council Action Form on the rezoning request.

The applicant will deliver to staff the attached Zoning Agreement signed by the property owner in time for the third reading. This agreement should be approved by the City Council before approving the rezoning on third reading.

ATTACHMENT(S):
4605 & 4510 Hyde Ave - Rezoning.pdf
Draft Zoning Agreement

DO NOT WRITE IN THE SPACE ABOVE THIS LINE, RESERVED FOR RECORDER
Prepared by: Renee Hall City Clerk's Office, 515 Clark Avenue, Ames, IA 50010
Phone: 515-239-5105 Return to: Ames City Clerk, P.O. Box 811, Ames, IA 50010

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF AMES, IOWA, AS PROVIDED FOR IN SECTION 29.301 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA, BY CHANGING THE BOUNDARIES OF THE DISTRICTS ESTABLISHED AND SHOWN ON SAID MAP AS PROVIDED IN SECTION 29.1507 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH AND ESTABLISHING AN EFFECTIVE DATE

BE IT HEREBY ORDAINED by the City Council of the City of Ames, Iowa;

Section 1: The Official Zoning Map of the City of Ames, Iowa, as provided for in Section 29.301 of the *Municipal Code* of the City of Ames, Iowa, is amended by changing the boundaries of the districts established and shown on said Map in the manner authorized by Section 29.1507 of the *Municipal Code* of the City of Ames, Iowa, as follows: That the real estate, generally located at 4605 and 4510 Hyde Avenue plus two adjacent parcels to the north (Outlots A & B in the Cochrane Farms Subdivision), is rezoned from Agricultural "A" to Floating Suburban Residential Low-Density "FS-RL"

Real Estate Description: Outlot 'A' and Outlot 'YY' of Auburn Trail Subdivision, First Addition, and also, Outlot 'A' and Outlot 'B' of Cochrane Farm Subdivision, all in the City of Ames, Story County, Iowa.

Parcels contain a combined 3,243,434 sq. Ft. (74.459 ac.)

Section 2: All other ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3: This ordinance is in full force and effect from and after its adoption and publication as provided by law.

ADOPTED THIS_____day of_____,_____.

Renee Hall, City Clerk

John A Haila, Mayor

S P A C E A B O V E R E S E R V E D F O R O F F I C I A L U S E	
Legal description:	See page 1
Return document to:	City Clerk, 515 Clark Avenue, Ames IA 50010
Document prepared by:	Victoria A. Feilmeyer. City of Ames Legal Department, 515 Clark Ave., Ames, IA 50010 – 515-239-5146

REZONING AGREEMENT AND ADOPTION OF A MASTER PLAN FOR PROPERTIES AT AND IN THE VICINITY OF 4605 & 4510 HYDE AVENUE

THIS AGREEMENT, made and entered into this _____ day of April 2026, by and between the **City of Ames, Iowa**, (hereinafter "City") and **Erben & Margaret Hunziker Apartments, LLC**, and **Hunziker Development Group, LLC**, both Iowa limited liability companies, their successors and assigns (together hereinafter "Developer"), collectively referred to as the "Parties,"

WITNESSETH THAT:

WHEREAS the Parties hereto desire the improvement and redevelopment of real property in the City of Ames, locally known as 4510 Hyde Avenue, 4605 Hyde Avenue and certain properties located in the vicinity of said properties (collectively hereinafter referred to as the "Site") which are legally described as:

Outlot YY, Auburn Trail Subdivision, First Addition, Ames, Iowa, (Tax Parcel No. 05-22-300-001),
and
Outlot A, Auburn Trail Subdivision, First Addition, Ames, Iowa, (Tax Parcel No. 05-21-400-007),
and
Outlot A, Cochrane Farm Subdivision, Ames, Iowa, (Tax Parcel No. 05-21-400-004),
and
Outlot B, Cochrane Farm Subdivision, Ames, Iowa, (Tax Parcel No. 05-21-400-006).

WHEREAS, Developer holds title titleholder of the Site, which is designated Residential Neighborhood 3 (RN-3) on the Ames Plan 2040. Developer is seeking rezoning of the Site from

the current zoning of Floating Suburban Residential Low-Density (FS-RL) and Agricultural (A) to Floating Suburban Residential Low-Density (FS-RL) with Master Plan; and

WHEREAS, Developer proposed the rezoning of the Site "to allow for residential housing . . . [and] to rezone certain 50 foot segments that were previously in the County but have been annexed since the rezoning request;" and

WHEREAS, Developer has proposed a Master Plan to address compatibility of use and layout of the site with the proposed FS-RL zoning; and

WHEREAS, the City Council has determined that due to specific conditions that exist on or around the area proposed to be rezoned, or due to specific situations that require more careful consideration of how the layout and design of a site affects general health, safety and welfare, a Master Plan is necessary for the proposed rezoning request as set forth in Ames Municipal Code §29.1507; and

WHEREAS, Developer has submitted a Master Plan in conformance with the requirements set forth in Ames Municipal Code §29.1507(4); and

WHEREAS, Ames Municipal Code §29.1507(5) mandates a zoning agreement when a Master Plan is required and that all development of the Site comply with the Master Plan.

NOW, THEREFORE, the Parties hereto have agreed and do agree as follows:

I.
MASTER PLAN ADOPTED

The Master Plan set forth as Attachment A and incorporated by reference in this Agreement shall be the Master Plan for the Site. Developer agrees that all development upon the Site shall follow and comply with the Master Plan attached hereto. Developer further agrees that:

(1) Developer shall restrict uses upon the Site as shown on the Master Plan.

(2) Developer shall adhere to the general layout shown in the attached Master Plan in all material aspects.

II.
NON-INCLUSION OF OTHER OBLIGATIONS

The Parties acknowledge and agree that this Agreement is being executed to fulfill a specific requirement of §29.1507(5) of the Ames Municipal Code. It is also understood that this Agreement supplements but does not replace or supersede any agreements made with the City, except as otherwise provided below, or agreements with third parties. The Parties further acknowledge that all site development and subdivision standards continue to apply to the Site.

III.
GENERAL PROVISIONS

A. Modification. The Parties agree that this Agreement may be modified, amended, or supplemented only by written agreement of the Parties. In addition, any modifications or changes to the Master Plan shall be undertaken in accordance with the process provided for in Ames Municipal Code §29.1507(5).

B. Incorporation of Recitals and Exhibits. The recitals, together with all exhibits attached hereto, are confirmed by the Parties as true and incorporated herein by reference as if fully set forth verbatim. The recitals and exhibits are a substantive contractual part of this Agreement.

C. Prior Agreements. The terms of this Agreement replace in their entirety the Contract Rezoning Agreement dated July 21, 2021, and recorded July 19, 2021, as Instrument No. 2021-09213, as modified by Resolution 23-611, adopted by the City of Ames. Insofar as there are other agreements affecting this Site in which the City is a party, said agreements are hereby reaffirmed to the extent they are not expressly modified by this Agreement.

D. Noninclusion of Other Improvement Obligations. The Parties acknowledge and agree that it is not possible to anticipate all the infrastructure and Code requirements that the Developer may be required to complete or comply with to properly develop the Site. Therefore, the Parties agree that all work done by and on behalf of the Developer with respect to other improvements, including but not limited to, building design, building construction, and utilities, both on-site and off-site, shall be made in compliance with the Iowa Code, SUDAS, and all other federal, state, and local laws and policies of general application, including but not limited to building and zoning codes, whether or not such requirements are specifically stated in this Agreement.

E. Successors and Assigns. This Agreement shall be binding on the successors and assigns of the Parties.

IN WITNESS WHEREOF, the Parties hereto have caused this instrument to be executed effective as of the date first above written.

[S I G N A T U R E S F O L L O W]

Dated _____, 2026.

ERBEN AND MARGARET HUNZIKER APARTMENTS, L.L.C.

By: _____
Dean E. Hunziker, Manager

By: _____
Jon E. Hunziker, Manager

STATE OF IOWA, COUNTY OF STORY, SS.:

This instrument was acknowledged before me on _____, 2026, by Dean E. Hunziker and Jon E. Hunziker, as Managers of Erben and Margaret Hunziker Apartments, L.L.C.

_____
NOTARY PUBLIC

HUNZIKER DEVELOPMENT GROUP, LLC

By: _____
Justin R. Dodge, Manager

STATE OF IOWA, COUNTY OF STORY, SS.:

This instrument was acknowledged before me on _____, 2026, by Justin R. Dodge, as Manager of Hunziker Development Group, LLC.

_____
NOTARY PUBLIC

Passed and approved on _____, 2026, by Resolution No. 26-_____ adopted by the City Council of the City of Ames, Iowa.

CITY OF AMES, IOWA

By:

_____

John A. Haila, Mayor

Attest:

_____

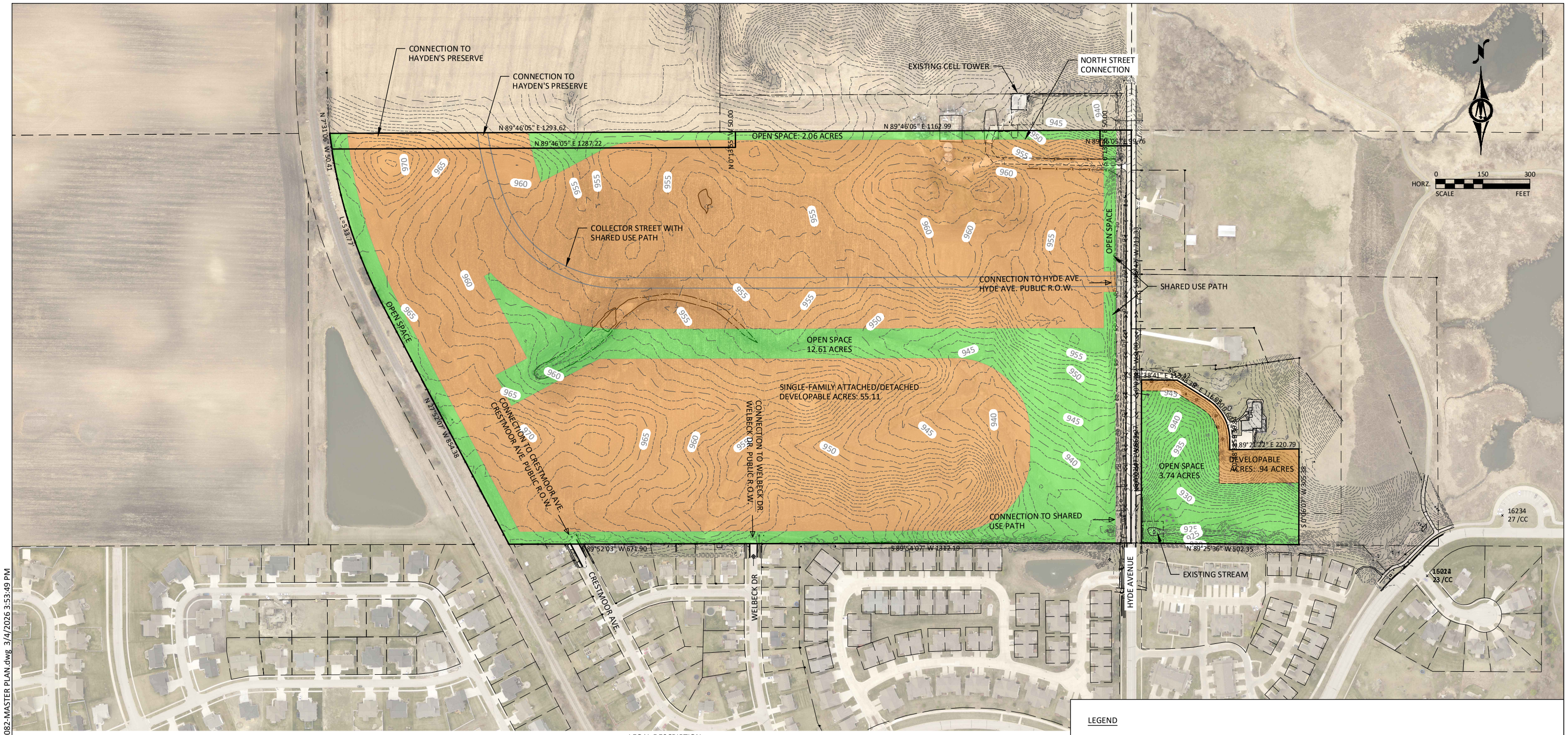
Renee Hall, City Clerk

STATE OF IOWA, COUNTY OF STORY, SS.:
This instrument was acknowledged before me on _____, 2026, by John A. Haila and Renee Hall, as Mayor and City Clerk, respectively, of the City of Ames, Iowa.

_____

NOTARY PUBLIC

Exhibit A – Master Plan



OWNER
HUNZIKER LAND DEVELOPMENT CO.
105 S. 16TH ST.
AMES, IOWA 50010

APPLICANT
HUNZIKER LAND DEVELOPMENT CO.
105 S. 16TH ST.
AMES, IOWA 50010

PREPARED BY
BOLTON & MENK
1519 BALTIMORE DRIVE
AMES, IA 50010

SUBMITTAL DATE
FEBRUARY 2026

EXISTING ZONING: "A" (AGRICULTURAL ZONE)
PROPOSED: "FS-RL" (SUBURBAN RESIDENTIAL ZONE RESIDENTIAL LOW DENSITY)
(ENTIRE SITE)

TOTAL AREA: 74.46 ACRES
OPEN SPACE: 18.41 ACRES
PROPOSED ROW: 12.88 ACRES
NET AREA: 43.17 ACRES

LEGAL DESCRIPTION
OUTLOT 'A' AND OUTLOT 'YY' OF AUBURN TRAIL SUBDIVISION, FIRST ADDITION,

AND ALSO, OUTLOT 'A' AND OUTLOT 'B' OF COCHRANE FARM SUBDIVISION,

ALL IN THE CITY OF AMES, STORY COUNTY, IOWA

LEGEND

COLOR	USE	ZONING	AREA	DWELLING UNITS	DENSITY
	DEVELOPABLE ACRES SINGLE FAMILY ATTACHED/DETACHED	FS-RL	56.05 AC	155-190	3.75-4.40
	OPEN SPACE DETENTION AND BUFFERS	FS-RL	18.41 AC	NA	NA

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Item No. 46

MEMO

To: Mayor & City Council

From: Amelia Schoeneman, Planner

Date: April 28, 2026

Subject: Zoning Text Amendment - West University Pedestrian Enhancement District

The zoning text amendment creating a new zoning overlay district (West University Pedestrian Enhancement District) related to Density, Parking, and Design Requirements to be applied between Sheldon and Hyland and Lincoln Way and Oakland is attached for the City Council's review and consideration of third reading and adoption.

ATTACHMENT(S):
DRAFT_Ordinance_ZTA_Overlay_Zone_O-WUPED.pdf

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY ENACTING A NEW SECTION 29.1115, AND AMENDING SECTION 29.1100.2(m), TABLE 29.1204(5), AND SECTION 29.1502(7)(c)(xi), THEREOF, FOR THE PURPOSE OF ESTABLISHING OVERLAY ZONE (O-WUPED) WEST UNIVERSITY PEDESTRIAN ENHANCEMENT DISTRICT REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by enacting a new Section 29.1115, and amending Section 29.1100, Table 29.1204(5), and Section 29.1502(7)(c)(xi), as follows:

"Sec. 29.1100. OVERLAY ZONES.

(1) Purpose. Each of these Overlay Zones is intended to supplement one or more established Base Zones, in order to conserve the single-family residential character of certain areas of the City; preserve the historical resources of the City; protect the environment; establish distinctive entries to the City; reflect the unique development and parking needs of areas impacted by proximity to Iowa State University; encourage context-sensitive infill development; and establish Lincoln Way as a multi-modal transportation corridor while allowing for a mixed commercial/residential use type.

(2) Establishment. The Overlay Zones established by this Ordinance are:

. . .

(m) "O-WUPED" West University Pedestrian Enhancement District

. . .

Sec. 29.1115. "O-WUPED" West University Pedestrian Enhancement District

(1) Purpose. The intent of O-WUPED is to implement the Comprehensive Plan Residential Neighborhood 4 (RN-4) (Walkable Urban) Land Use Designation by encouraging new multi-family or mixed-use development with an enhanced relationship between buildings, the pedestrian environment, and the character of the area as a distinct place.

(2) Establishment. O-WUPED applies to all lands that have a base zoning district of Residential High Density (RH) and are zoned O-WUPED on the Zoning Map. O-WUPED replaces the O-UIW West University Impacted District upon approval. A Zoning Map Amendment may be approved provided the City Council makes the following findings:

a. The designation is consistent with the Comprehensive Plan and has a future land use designation of RN-4 or, subject to review of commercial opportunities as mixed use, is within the Neighborhood Commercial Mixed Use sub-designation of RN-4.

b. The property has a residential zoning of RH or is concurrently proposed to be changed to RH.

c. The property is located along and/or between Sheldon Avenue or Hyland Avenues, north of Lincoln Way and south of Oakland.

d. The proposed development is a new construction apartment dwelling or mixed-use development. O-WUPED shall not apply to development that involves conversions of or additions to existing structures or to single- and two-family dwellings.

e. The existing and proposed infrastructure for the development is sufficient in design and capacity to support the project with water, sanitary sewer, storm drainage, streets and other transportation related facilities including pedestrian facilities.

f. A Major Site Development Plan (MSDP), consistent with Sec. 29.1502, is submitted concurrently with the petition for rezoning. The MSDP must demonstrate consistency with all requirements and standards of the Overlay.

(3) Permitted Uses. The RH base zoning establishes permitted uses.

(4) Site Development Plan. No use, buildings, or site improvements may be changed or constructed without receiving approval of a MSDP per 29.1502.

(5) Distinction Between Design Standards, Design Principles, and Supplemental Development Standards.

a. Design Standards are established as mandatory requirements to ensure the purpose of the Overlay is met in addition to conformance to other development standards of the City.

b. The Design Principles are intended to guide the design components of the site and buildings and act as a framework to consider the project's consistency with the Overlay's purpose.

c. Supplemental Development Standards provide flexibility regarding Zoning District and General Standards. In some instances, development may be required to exceed the

minimum standards and principles as part of the MSDP review to ensure the purpose of the Overlay is met.

(6) Design Standards. The following design standards are the minimum requirements necessary for a project to be developed under the O-WUPED.

a. Architectural Standards.

i. Height. The maximum height of the principal building(s) shall be limited to 45 feet.

ii. Materials. Clay brick shall be used as the primary building material with a minimum 60% coverage of each street facing facade. Measurement of the exterior surface does not include transparent windows, doors, and their trim. Garage doors are not exempt from the calculation.

iii. Accent Features. The building design shall include architectural details to create visual interest and design diversity such as brick solider course, corbel, cornice, parapets, lintels, projecting window bays, inset windows, and variable roof lines.

iv. Windows and Doors.

(a) Street facing façades shall be subdivided and proportioned by openings, such as windows or doors, along no less than forty (40) percent of the length of the façade. For windows to be included in this calculation, they must be transparent.

(b) Ground Floor Glazing. When a building includes ground floor commercial area, storefront glazing providing transparency into the commercial area is required.

v. Entrances.

(a) One main pedestrian entrance per primary façade shall be recessed or framed by a sheltering element such as an overhang, arcade or portico providing at least six feet of width and four feet of depth that is architecturally integrated into the overall design. For walk up units, alternative measures of stoops, doors with sidelights, or other types of accented entry features may be approved.

(b) All other pedestrian entrances shall be otherwise provided with a sheltering and defining element.

b. Site Design Standards.

i. Principal buildings shall be oriented towards the street and built at a maximum front setback of 25 feet.

ii. Pedestrian Entrances and Sidewalks.

(a) Each street facing façade shall include at least one functional pedestrian entrance for access to the building that includes a sidewalk that leads directly to the abutting street. The entrance should lead directly to a lobby or corridor providing access to internal units.

iii. Parking Areas. No parking shall be permitted in the front yard, consistent with Article 4 of Chapter 29. Detached garages shall be rear or side loaded. Parking garages, podiums, or decks shall include screening of vehicles.

iv. Driveways. Shared access is encouraged to minimize curb cuts and maintain consistent street frontage with minimal interruptions by driveways.

v. Site materials. No rocks, brick fragments or other hard, loose material over ¾-inch in size shall be used.

(7) Design Principles. The following design principles shall be guidelines relied upon when considering the site and architectural design components of a project.

a. Building orientation shall emphasize a front to a building, especially along Hyland Avenue, with an identifiable main building entrance.

b. Buildings three-stories or greater in height or requesting reduced setbacks should minimize overall massing with relief in the building plane through recessed façade(s) of at least 30 inches, variable roofs forms, pitched roofs parallel to the primary façade, and other architectural treatments.

c. Architectural design and placement of buildings should contribute to the character of the area and pedestrian environment. This would include, but not limited to, locating high activity areas and entrances at the front of the site, allowing for ground floor commercial spaces, locating residential units on the ground level of the primary façade when there is no commercial, and locating parking access to the side or rear of the building to avoid having parking define the ground level of the building.

d. Building design should avoid blank walls of parking structures along street facades, including unfinished concrete walls and foundations
e. High quality visually interesting and durable building materials should be used that include a mix of clay brick/masonry and contemporary cement board, wood, and metal paneling as materials to accentuate and create interest on the building. Brick and similar materials should wrap corners and be present on all facades to maintain design cohesiveness and interest.
f. Architectural character is not restricted to one type of building design, but the design shall be evaluated for general conformance to the character of the area described herein. The general character of the area is positively defined by buildings utilizing brick materials, covered entries, accent elements, and pitched roofs for a traditional residential building appearance. Generally, traditional building design would utilize differentiated base, middle, and top level building design as a preferred approach for architectural compatibility.
   Additionally, walk up townhomes style units with vertical orientation of architecture is also compatible with the area. Alternatively, the Council may approve a contemporary building design accentuating modern building materials and emphasizing vertical elements of a building with massing, roof elements, and corner connections to a street.
g. Parking areas and driveways should be located in a manner that is supportive of the pedestrian environment, typically, with no more than one driveway per lot. Residential use or commercial use should be located between parking spaces in a parking structure, podium, or ramp to have active uses at ground level and shield parking.
h. Sidewalks. Pedestrian sidewalk easements should be allowed for when needed for larger sidewalks to accommodate pedestrian traffic. Sidewalks along West Street are subject to commercial width standards.
i. Bicycle Parking. Plans for bicycle parking should be identified.

(8) Supplemental Development Standards. Property that is zoned O-WUPED shall be developed in accordance with standards applicable to areas zoned RH. The Zone Supplemental Development Standards listed in Table 29.1204(5) below shall also apply and if they conflict with

any other standards of the Zoning Ordinance, they shall apply as the more specific standard:

…

Table 29.1204(5)
West University Pedestrian Enhancement District
Supplemental Development Standards

SUPPLEMENTAL DEVELOPMENT STANDARDS	**O-WUPED**
Maximum Density	83 bedrooms/acre. There is no maximum of dwelling units per acre.
Minimum Principal Building Setbacks Front Lot Line	 15 feet for buildings with first floor residential units facing the street.
Parking Requirements One and Two Bedroom Dwelling Units Three Bedroom Dwelling Units Four Bedroom Dwelling Units Five Bedroom Dwelling Units Mixed Uses	 1 space/DU 2.5 spaces/ DU 3.0 spaces/DU 4.0 spaces/DU Residential parking spaces provided may be credited towards required parking for commercial uses as part of the MSDP approval.
Driveways	A driveway size reduction to a minimum of 20 feet may be granted to enhance the pedestrian environment at the sidewalk.

ARTICLE 15
PROCEDURES

Sec. 29.1502. SITE DEVELOPMENT PLAN REVIEW.

(7) Alternative Design Review.

(a) Any Numeric Zoning Development Standard or General Design Standard regulations identified in this Section may be adjusted up to

20% by approval of the Planning Director if the following criteria are met:

…

(c) Eligible Zoning Districts and Development Standards:

(xi) West University Pedestrian Enhancement District (O-WUPED)

..."

Section Two. All ordinances, or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Three. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, 2026.

_____ _____
John A. Haila, Mayor

First Reading:

Second Reading:

Third Reading:

Passed on:

I, Renee Hall, City Clerk of the City of Ames, Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. _____, passed by the City Council of said City at the meeting held on _____and signed by the Mayor on _____, and published in the Ames Tribune on _____.

_____
Renee Hall, City Clerk