

KEETOWN LOOP - ALOFT HOTEL

WAUKEE HOTEL, LLC
2848 GRAND PRAIRIE PARKWAY
WAUKEE, IOWA

SHEET INDEX

SHEET NUMBER	SHEET TITLE
L000	COVER SHEET
L001	GENERAL NOTES
L100	SITE PREPARATION PLAN
L200	LAYOUT PLAN
L300	GRADING PLAN
L301	UTILITIES PLAN
L302	PONDING ELEVATIONS
L303	EROSION AND SEDIMENT CONTROL PLAN
L400	PLANTING PLAN- TREES
L401	PLANTING PLAN- SHRUBS AND PERENNIALS
L500 - L501	SITE DETAILS
L502	PLANTING DETAILS
L503	SITE LIGHTING DETAILS
L600	SIDEWALK RAMP PLAN OVERVIEW
L601	SIDEWALK RAMP DETAILS
E100	ELECTRICAL SITE PLAN
E200	PHOTOMETRIC SITE PLAN
A201 - A204	ARCHITECTURAL SHEETS
E101	FIRST FLOOR LIGHTING PLAN

LANDSCAPE REQUIREMENTS

STREET TREE PLANTING:

195 LF OF FRONTAGE
195 LF X 1 TREE / 40LF = **5 STREET TREES REQUIRED**
5 STREET TREES PROVIDED
(ONE TREE SPACE OCCUPIED BY PUBLIC STREET LIGHT)

OFF STREET PARKING:

PARKING LOT ISLANDS **17 OVERSTORY TREE/ISLAND REQUIRED**
18 OVERSTORY TREE/ISLAND PROVIDED

RIGHT OF WAY BUFFER

195 LF OF FRONTAGE
195 X 2 OVERSTORY TREES / 50 LF = **7.80 OVERSTORY TREES REQUIRED**
9 OVERSTORY TREES PROVIDED
195 LF X 8 SHRUBS / 50 LF = **31.20 SHRUBS REQUIRED**
40 SHRUBS PROVIDED

OPEN SPACE REQUIREMENTS:

AREA REQUIREMENT:
127,834 SF (2.94 ACRES)

20% REQUIRED OPEN SPACE (25,566.80 SF)
33% PROVIDED OPEN SPACE (39,606 SF)

29% 11,501 SF IMPERVIOUS OPEN SPACE
71% 28,105 SF PVIOUS OPEN SPACE

OPEN SPACE PLANTING REQUIREMENTS:

1.5 OVERSTORY TREE, .5 UNDERSTORY TREE AND TWO SHRUBS PER 1,000 SF OF REQUIRED OPEN SPACE.

SHRUBS PROVIDED: 63
TREES PROVIDED: 67
OVERSTORY = 15 = 22%
UNDERSTORY = 29 = 43%
EVERGREEN = 23 = 34%
≥25% OF ALL REQUIRED TREES SHALL BE EVERGREEN
≥50% OF ALL REQUIRED TREES SHALL BE OVERSTORY

OVERSTORY TREES: 25,566.88 SF X 1.5/1,000 SF = **38.35 OVERSTORY TREES REQUIRED**
39 OVERSTORY TREES PROVIDED

UNDERSTORY TREES: 25,566.88 SF X .5/1,000 SF = **12.78 UNDERSTORY TREES REQUIRED**
13 UNDERSTORY TREES PROVIDED

SHRUBS: 25,566.88 SF X 2/1,000 SF = **51.13 SHRUBS REQUIRED**
62 SHRUBS PROVIDED

BUILDING SUMMARY

BUILDING FOOTPRINT: 19,331 SF
BUILDING TYPE: HOTEL
BUILDING HEIGHT: 54'-8.5"
ROOFTOP FEATURE HEIGHT: 63'-10"
BUILDING STORIES: 4 STORY
SLEEPING UNITS: 126
CONSTRUCTION TYPE: V-A
MIXED OCCUPANCY (A-3, B, R-1)

PARKING REQUIREMENTS:

REQUIRED PARKING STALLS: **139 STALLS**

1 STALL / 1 GUEST ROOM OF HOTEL
126 ROOMS 1 STALL/1 ROOM = **126 STALLS**
5 STALLS/ 1,000 SF OF EATING/DRINKING AREA
2,600SF 5 STALL/1,000 SF = **13 STALLS**

TOTAL PARKING STALLS PROVIDED: **158 (151 +7 ADA SPACES)**

ACCESSIBLE STALLS REQUIRED: **6**
ACCESSIBLE STALLS PROVIDED: **7 (2 ARE VAN ACCESSIBLE)**

BICYCLE PARKING REQUIREMENTS

3% OF REQUIRED PARKING REQUIREMENTS

REQUIRED PARKING STALLS: 139
REQUIRED BICYCLE PARKING: 5

SITE SUMMARY

SITE AREA: 127,834 SF (2.94 ACRES)

IMPERVIOUS SURFACE AREA: 99,729 SF (2.29 ACRES)
TOTAL BUILDING SURFACE AREA = 19,187 SF
TOTAL PAVEMENT(SIDEWALK) SURFACE AREA = 10,227 SF
TOTAL PARKING SPACE SURFACE AREA = 27,102 SF
TOTAL DECORATIVE PAVING AREA = 1,866 SF
TOTAL ROAD SURFACE AREA = 41,347 SF

PERVIOUS SURFACE AREA: 28,105 SF (0.64 ACRES)

LEGAL DESCRIPTION

KEETOWN LOOP PLAT 1, LOT 4

ZONING AND LAND USE

ZONING: K-RR / PD-I AND BOOK 2021 PAGE 27621
EXISTING LAND USE: VACANT
OPEN SPACE REQUIREMENTS: 20%

SETBACKS

PRINCIPLE BUILDING PERIMETER SETBACK FROM ADJOINING SFR 50'
MINIMUM PRINCIPLE BUILDING SEPARATION 25'
MINIMUM OPEN SPACE 10-20%
PRINCIPLE STRUCTURE MAXIMUM HEIGHT 8 STORIES
MAXIMUM FAR 0.7 (FOR HOTEL USE)
FAR CALCULATION:

GROSS SF FOR HOTEL: 67,982 SF
TOTAL SITE AREA: 127,834 SF
FAR: .53

APPLICANT/PREPARER OF SUBMITTAL

MATT CARLILE
525 17TH STREET
DES MOINES, IA 50309
515-288-4875
E-MAIL: MCARLILE@THINKCONFLUENCE.COM
CONTACT: MATT CARLILE

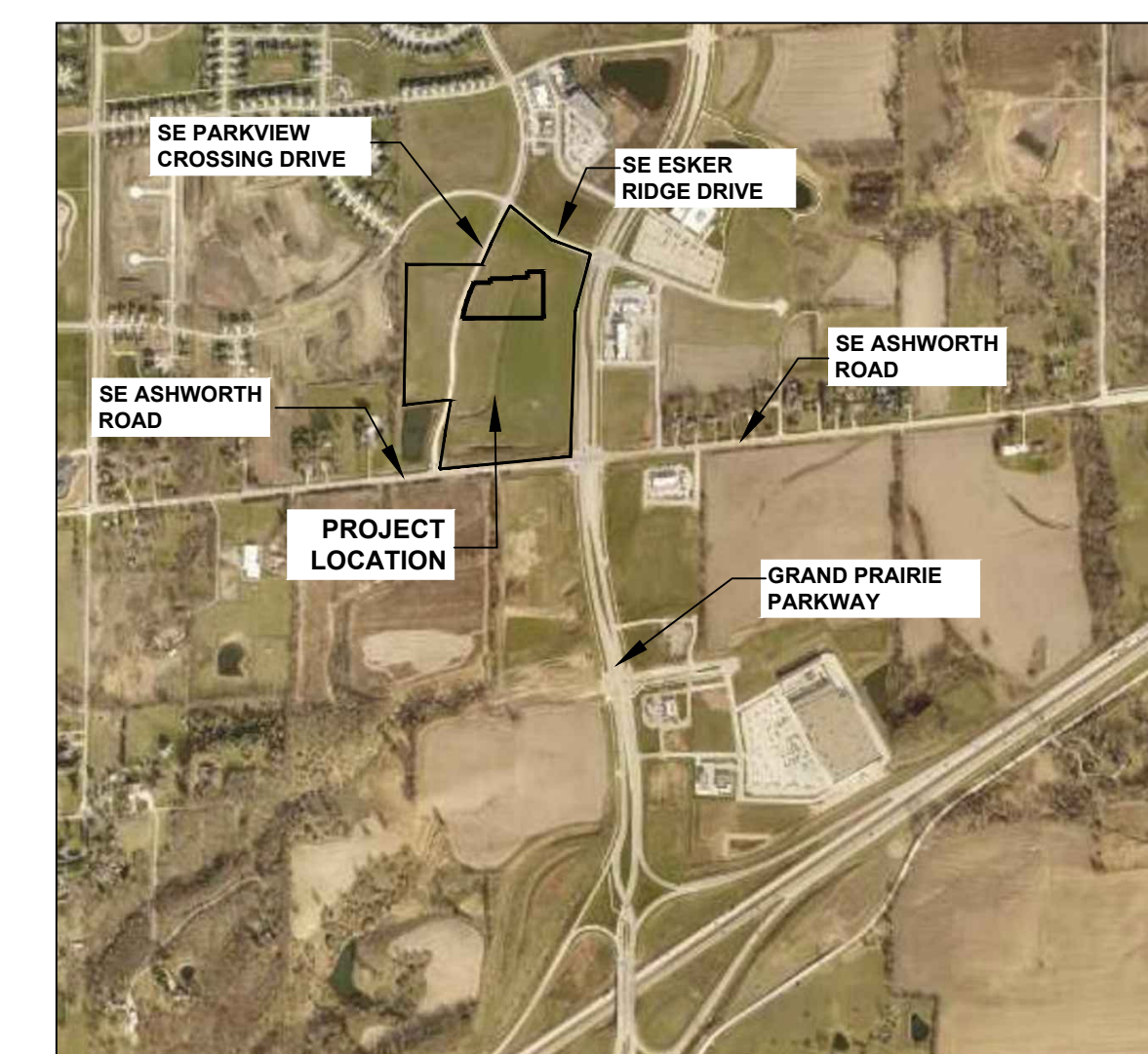
OWNER/APPLICANT

THE QUARTER AT WAUKEE, LLC C/O HARRY COIN
4011 AVENUE OF THE CITIES, SUITE 101 B
MOLINE, IL 61265
309-781-0595

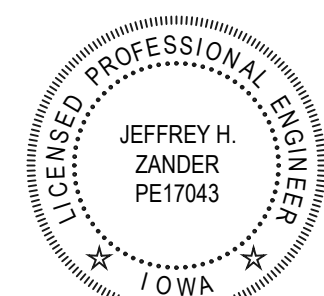
HOTEL OWNER/APPLICANT

CONTACT: RAE RICHARDSON
WAUKEE HOTEL, LLC
5 SHENANDOAH AVENUE
JACKSONVILLE, IL 62650
(217) 245-2200 x 102

VICINITY MAP



STRUCTURAL ENGINEER
RAMAKER
855 COMMUNITY DRIVE
SAUK CITY, WI 53583
PH: (608) 643-4100
JEFFREY H. ZANDER

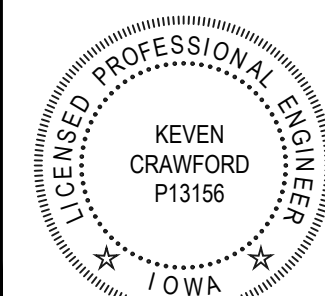


I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE STATE OF IOWA.

JEFFREY H. ZANDER REGISTRATION #PE17043 DATE
MY REGISTRATION DATE IS: DECEMBER 31, 2023

SHEETS COVERED BY THIS SEAL:

CIVIL ENGINEER
COOPER CRAWFORD & ASSOC.
475 S 50th Street
WEST DES MOINES, IA 50265
PH: (515) 224-1344
KEVEN CRAWFORD

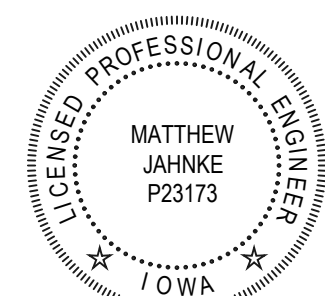


I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE STATE OF IOWA.

KEVEN CRAWFORD REGISTRATION #P13156 DATE
MY REGISTRATION DATE IS: DECEMBER 31, 2022

SHEETS COVERED BY THIS SEAL: L301

LIGHTING AND ELECTRICAL
BLUESTONE ENGINEERING
5518 NW 88th Street
Johnston, IA 50131
PH: (515) 727-0700
MATTHEW JAHNKE



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

MATTHEW JAHNKE REGISTRATION #P23173 DATE
MY REGISTRATION DATE IS: DECEMBER 31, 2022

SHEETS COVERED BY THIS SEAL: E100, E200

ARCHITECT
RAMAKER & ASSOCIATES
855 COMMUNITY DRIVE
SAUK CITY, WI 53583
PH: (608) 643-4100
JOE GALLAGHER



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

JOSEPH GALLAGHER REGISTRATION #AR007914 DATE
MY REGISTRATION DATE IS: JUNE 30, 2024

SHEETS COVERED BY THIS SEAL: A201-A204

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com
MATT CARLILE



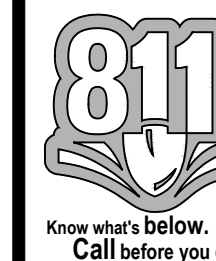
I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE STATE OF IOWA.

MATT CARLILE REGISTRATION #422 DATE
MY REGISTRATION DATE IS: JUNE 30, 2024

SHEETS COVERED BY THIS SEAL: L000-L300, L400-L504

ISSUED FOR
SITE PLAN
REVIEW

NOT FOR
CONSTRUCTION



COVER SHEET

CONFLUENCE PROJECT # 21072-04

L000

COPYRIGHT © 2020 BY CONFLUENCE. ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED. (G) COPYRIGHT 2016 BY CONFLUENCE, INC.

KEETOWN LOOP-A LOFT HOTEL
 WAUKEE HOTEL, LLC
 WAUKEE, IOWA

ISSUE SCHEDULE		
ISSUE	DATE	DESCRIPTION
1	07/26/22	SITE PLAN SUBMITTAL
2	09/06/22	SITE PLAN RESUBMITTAL #1
3	9/27/22	SITE PLAN RESUBMITTAL #2
4	11/1/2022	SITE PLAN RESUBMITTAL #3

ISSUED FOR
 SITE PLAN
 SUBMITTAL
 NOT FOR
 CONSTRUCTION

COPYRIGHT © 2022 BY CONFLUENCE
 ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

GENERAL NOTES

ABBREVIATIONS

ALW	ALLOWANCE	LP	LOW POINT
APPROX	APPROXIMATE	MAX	MAXIMUM
ARCH	ARCHITECT	ME	MEET EXISTING
AVE	AVERAGE	MFG	MANUFACTURER
B&B	BALLED AND BURLAPPED	MH	MANHOLE
BC	BACK OF CURB	MIN	MINIMUM
BLOG	BUILDING	N	NORTH
BR	BOTTOM OF RAMP	NIC	NOT IN CONTRACT
BS	BOTTOM OF STAIR	NO	NUMBER
BW	BOTH WAYS	NOM	NOMINAL
CAL	CALIPER	NTS	NOT TO SCALE
CF	CUBIC FEET	OC	ON CENTER
CIP	CAST IN PLACE	OD	OUTSIDE DIAMETER
CL	CENTER LINE	PC	POINT OF CURVE
CLR	CLEAR	PE	POLYETHYLENE
CO	CLEANOUT	PI	POINT OF INTERSECTION
CONT	CONTINUOUS	PL	PROPERTY LINE
CY	CUBIC YARD	PT	POINT
DEMO	DEMOLISH	PVC	POLY VINYL CHLORIDE
DIA	DIAMETER	QTY	QUANTITY
DIM	DIMENSION	R	RADIUS
DTL	DETAIL	REF	REFERENCE
DWG	DRAWING	REINF	REINFORCE
E	EAST	R-EJ	REINFORCED EXPANSION JT
EA	EACH	REQD	REQUIRED
EJ	EXPANSION JOINT	REV	REVISION
EL	ELEVATION	ROW	RIGHT-OF-WAY
ENG	ENGINEER	S	SOUTH
EQUA	EQUAL	SAN	SANITARY
EST	ESTIMATE	SF	SQUARE FEET
EW	EACH WAY	SHT	SHEET
EXIST	EXISTING	SIM	SIMILAR
EXP	EXPANSION	SPECS	SPECIFICATIONS
FES	FLARED END SECTION	ST	STORM SEWER
FFE	FINISHED FLOOR ELEVATION	SY	SQUARE YARD
FG	FINISH GRADE	STA	STATION
FL	FLOW LINE	STD	STANDARD
FOC	FACE OF CURB	SYM	SYMMETRICAL
FL	FLOWLINE	SQ	SQUARE
FT	FEET	T&B	TOP AND BOTTOM
FTG	FOOTING	TBD	TO BE DETERMINED
FS	FINISHED SURFACE	TC	TOP OF CURB
GA	GAUGE	TH	THICK
GEN	GENERAL	TOPO	TOPOGRAPHY
HORIZ	HORIZONTAL	TR	TOP OF RAMP
HP	HIGH POINT	TS	TOP OF STAIR
ID	INSIDE DIAMETER	TYP	TYPICAL
IE	INVERT ELEVATION	UNO	UNLESS NOTED OTHERWISE
IN	INCHES	VAR	VARIABLE
INCL	INCLUDED	VOL	VOLUME
JT	JOINT	W	WITH
LF	LINEAR FEET	W/O	WITHOUT
		WT	WEIGHT
		WWM	WELDED WIRE MESH
		YD	YARD

LINE SYMBOL LEGEND

	PROPERTY LINE
	EASEMENT
	SETBACK
	EXISTING INDEX CONTOUR
	EXISTING CONTOUR
	PROPOSED INDEX CONTOUR
	PROPOSED CONTOUR
	COMMUNICATIONS
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIBER OPTIC
	SANITARY SEWER
	STORM SEWER
	UNDERDRAIN
	TELEPHONE
	WATER
	SILT FENCE
	FENCE

GRADING NOTES

- A. ALL SPOT ELEVATIONS ARE AT THE TOP OF FINISHED SURFACES. SPOT ELEVATIONS SHOWN IN PARKING ARE AT THE BOTTOM OF CURB. ADD 6" TO COMPUTE TOP OF CURB ELEVATION.
- B. CONTRACTOR TO VERIFY ALL SPOT ELEVATIONS FOR POSITIVE DRAINAGE BEFORE INSTALLATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE SURFACE DRAINAGE IN ALL AREAS, UNLESS OTHERWISE NOTED. ALL NEWLY GRADED GROUND SURFACES SHALL BE FINISHED TO UNIFORM GRADES AND SLOPED IN SUCH A MANNER TO BE FREE OF DEPRESSIONS THAT CAUSE AREAS OF STANDING WATER. THE CONTRACTOR SHALL REPORT ANY CONFLICTS WITH THIS REQUIREMENT TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO FINAL GRADING OPERATIONS.
- C. WALK CROSS SLOPE MAY NOT EXCEED 2%. RUNNING SLOPE MAY NOT EXCEED 5%. RUNNING SLOPE FOR RAMPS MAY NOT EXCEED 1:12 WITH LANDINGS THAT DO NOT EXCEED 2% IN ANY DIRECTION.
- D. WHERE PROPOSED GRADES MEET EXISTING, BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN THE NEW WORK AND EXISTING WORK. PONDING AT JOINTS WILL NOT BE ACCEPTED.
- E. CONTACT LANDSCAPE ARCHITECT PRIOR TO BACKFILLING AGAINST EXISTING BUILDINGS. PROVIDE WATERPROOFING WHEN BACKFILLING AGAINST EXISTING BUILDINGS.
- F. FINAL BERM SHAPE TO APPROVED BY LANDSCAPE ARCHITECT.
- G. SEE SPECIFICATIONS FOR MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS AND PLANTING BEDS.
- H. DEBRIS SHALL BE REMOVED AND PAVEMENT WITHIN THE RIGHT-OF-WAY SWEEPED AT THE END OF EACH WORKING DAY AND PRIOR TO A RAIN EVENT.
- I. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISHED GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES, AND LIGHT BASES.
- J. SILT FENCE AND INLET PROTECTION SHALL BE MAINTAINED UNTIL ESTABLISHMENT OF PERMANENT GROUND COVER.
- K. GENERAL PERMIT No.2 AND COSESCO PERMITS ARE REQUIRED FOR THIS PROJECT.

UTILITY GENERAL NOTES

- A. DEWATERING (IF REQUIRED) IS CONSIDERED AN INCIDENTAL EXPENSE. NO ADDITIONAL PAYMENT WILL BE MADE FOR DEWATERING.
- B. COORDINATE INSPECTIONS FOR CONNECTIONS TO PUBLIC WATER, SANITARY, AND STORM SEWER WITH THE APPROPRIATE JURISDICTIONS.
- C. INSTALL TEMPORARY INLET PROTECTION AROUND ALL PERMANENT STORM SEWER INLETS IN COMPLIANCE WITH LOCAL SWPPP REQUIREMENTS.
- D. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISH GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES AND LIGHT BASES.
- E. FOR PATCHING USE PAVEMENT MIX PER CITY OF WAUKEE, IA STANDARD SPECIFICATIONS
- F. SAWCUTTING/GRINDING SLURRY SHALL BE CONTAINED AND DISPOSED PER SUDAS.

PLANTING GENERAL NOTES

- A. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.
- B. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.
- C. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS. SUBSTITUTIONS SHALL BE APPROVED IN WRITING BY THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.
- D. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.
- E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.
- G. PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.
- H. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- I. SOD ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
- J. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
- K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

GENERAL NOTES

- A. COOPER CRAWFORD AND ASSOCIATES, 475 S 50TH STREET SUITE #800, WEST DES MOINES, IA 50265 (515-224-1344) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY OR DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.
- B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.
- E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- F. THE CONTRACTOR SHALL FURNISH AND PLACE ALL NECESSARY SIGNS AND BARRICADES DURING THE CONSTRUCTION IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- G. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED PERMITS BEFORE PERFORMING ANY WORK.
- H. ALL WORK INVOLVING CONNECTION OF PUBLIC IMPROVEMENTS, AND ALL WORK ASSOCIATED WITH PUBLIC IMPROVEMENTS SHALL COMPLY WITH 2022 EDITION WAUKEE STANDARD SPECIFICATIONS INCLUDING ALL APPLICABLE PERMITS AND 2022 EDITION OF SUDAS.
- I. ALL PROPOSED ELEMENTS WILL BE PRIVATE AND "BLANKET" EASEMENTS, SO THEY ARE NOT PLOTTABLE.
- J. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES. IF PAVING IS NOT INSTALLED PRIOR TO BUILDING CONSTRUCTION COMMENCING AFTER FOOTINGS ARE INSTALLED, AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING TO EXTEND WITHIN 100 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS SHALL BE PROVIDED TO COMPLY WITH THE REQUIREMENTS OF SECTION 503.2 OF THE IFC.
- K. ANY PLAN CHANGES SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO EXECUTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES MADE THAT WERE NOT APPROVED BY THE CITY.

DEMOLITION GENERAL NOTES

- A. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPORT ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.
- B. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.
- C. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- D. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.
- E. CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.
- F. CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CONTROL JOINT WHERE PRACTICAL.

SITE LAYOUT NOTES

- A. ALL CURB AND GUTTER DIMENSIONS ARE TO BACK OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- B. VERIFY COORDINATES PRIOR TO CONSTRUCTION
- C. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.
- D. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.
- E. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.
- F. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.
- G. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS. ALL SIGNAGE REQUIRES SEPARATE SIGN PERMIT APPROVAL FROM THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.
- H. THE CITY WILL NOT BE FINANCIALLY RESPONSIBLE FOR PARKING LOT PAVEMENT OR MONUMENT SIGN IF REPAIRS TO THE SANITARY SEWER REQUIRE THESE ITEMS TO BE REMOVED WITHIN THE SANITARY SEWER EASEMENT.

File Location: N:\2021\10\10\24-04_Waukee Edt - District - Hotel H1121072_WORKING\AUTOCAD\SHEETS\Site Plan Submittal 24-0961000 COVER - SAVE DATE: 11/1/2022 12:16 PM BY: mdehler / PLOT DATE: 11/1/2022 3:12 PM BY: Madison Dehn

LANDSCAPE ARCHITECT
CONFLUENCE
 525 17TH STREET
 DES MOINES, IA 50309
 PH: (515) 288-4875
 www.thinkconfluence.com

ARCHITECT
RAMAKER & ASSOCIATES
 855 COMMUNITY DRIVE
 SAUK CITY, WI 53583
 PH: (608) 643-4100

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES
 475 S 50TH STREET, STE 800
 WEST DES MOINES, IA 50265
 PH: (515) 224-1344

ELECTRICAL ENGINEER
BLUESTONE
 5518 NW 88TH ST
 JOHNSTON, IA 50131
 PH: (515) 727-0700

KEETOWN LOOP-ALOFT HOTEL
 WAUKEE HOTEL, LLC
 WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	07/26/22	SITE PLAN SUBMITTAL
2	09/06/22	SITE PLAN RESUBMITTAL #1
3	9/27/22	SITE PLAN RESUBMITTAL #2
4	11/1/2022	SITE PLAN RESUBMITTAL #3

ISSUED FOR
 SITE PLAN
 SUBMITTAL
 NOT FOR
 CONSTRUCTION

COPYRIGHT © 2022 BY CONFLUENCE
 ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN
 INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED
 FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR
 DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT
 PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY
 PROHIBITED.

**SITE PREPARATION
 PLAN**

CONFLUENCE PROJECT # 21072-04

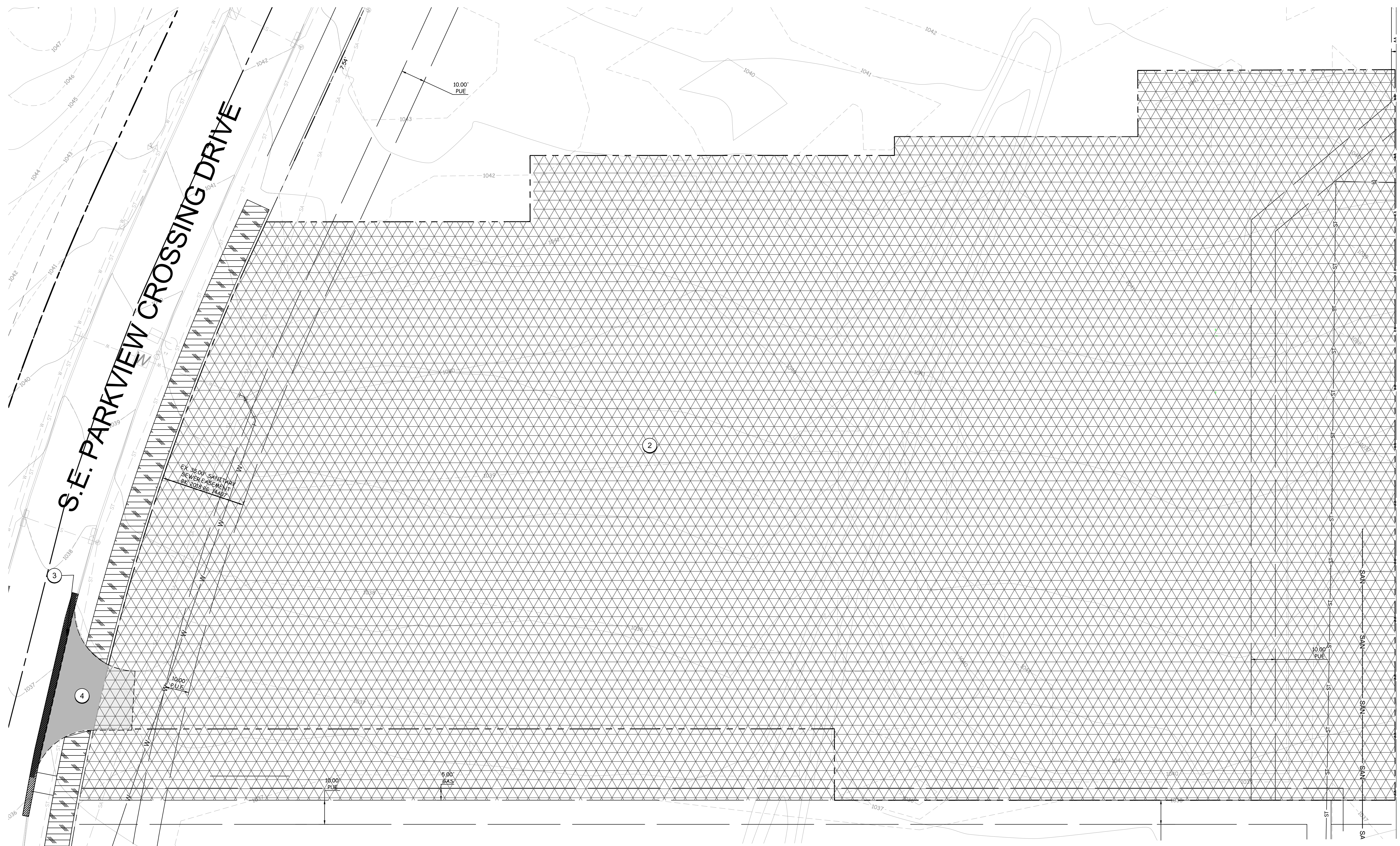
L100

GENERAL NOTES
 REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

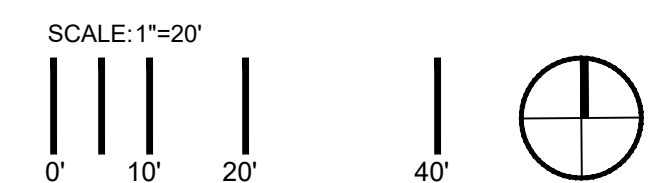
PAVEMENT LEGEND (SITE):

- GRADING EXTENTS
- FUTURE TRAIL/SIDEWALK PCC
- PCC CURB AND GUTTER REMOVAL

- KEYNOTES**
- PROTECT & PRESERVE EXISTING PCC WALK SLAB
 - CONTRACTOR TO STRIP TOPSOIL TO PROVIDE A MINIMUM DEPTH OF 8" AT FINAL GRADE.
 - REMOVE AND LEGALLY DISPOSE OF EXISTING PCC CURB AND GUTTER.
 - FUTURE ENTRY DRIVE



01 SITE PREPARATION PLAN



File Location: N:\2021\12\1072-04_Waukee Edt - Hotel H1121072_WORKING\AUTOCAD\SHETS\Site Plan Submittal 24x36\100 SITE PREPARATION / SAVE DATE: 11/1/2022 2:28 PM BY: mdm/ks / PLOT DATE: 11/1/2022 3:13 PM BY: Matthew Dierks

LANDSCAPE ARCHITECT
CONFLUENCE
 525 17TH STREET
 DES MOINES, IA 50309
 PH: (515) 288-4875
 www.thinkconfluence.com

ARCHITECT
RAMAKER & ASSOCIATES
 855 COMMUNITY DRIVE
 SAUK CITY, WI 53583
 PH: (608) 643-4100

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES
 475 S 50TH STREET, STE 800
 WEST DES MOINES, IA 50265
 PH: (515) 224-1344

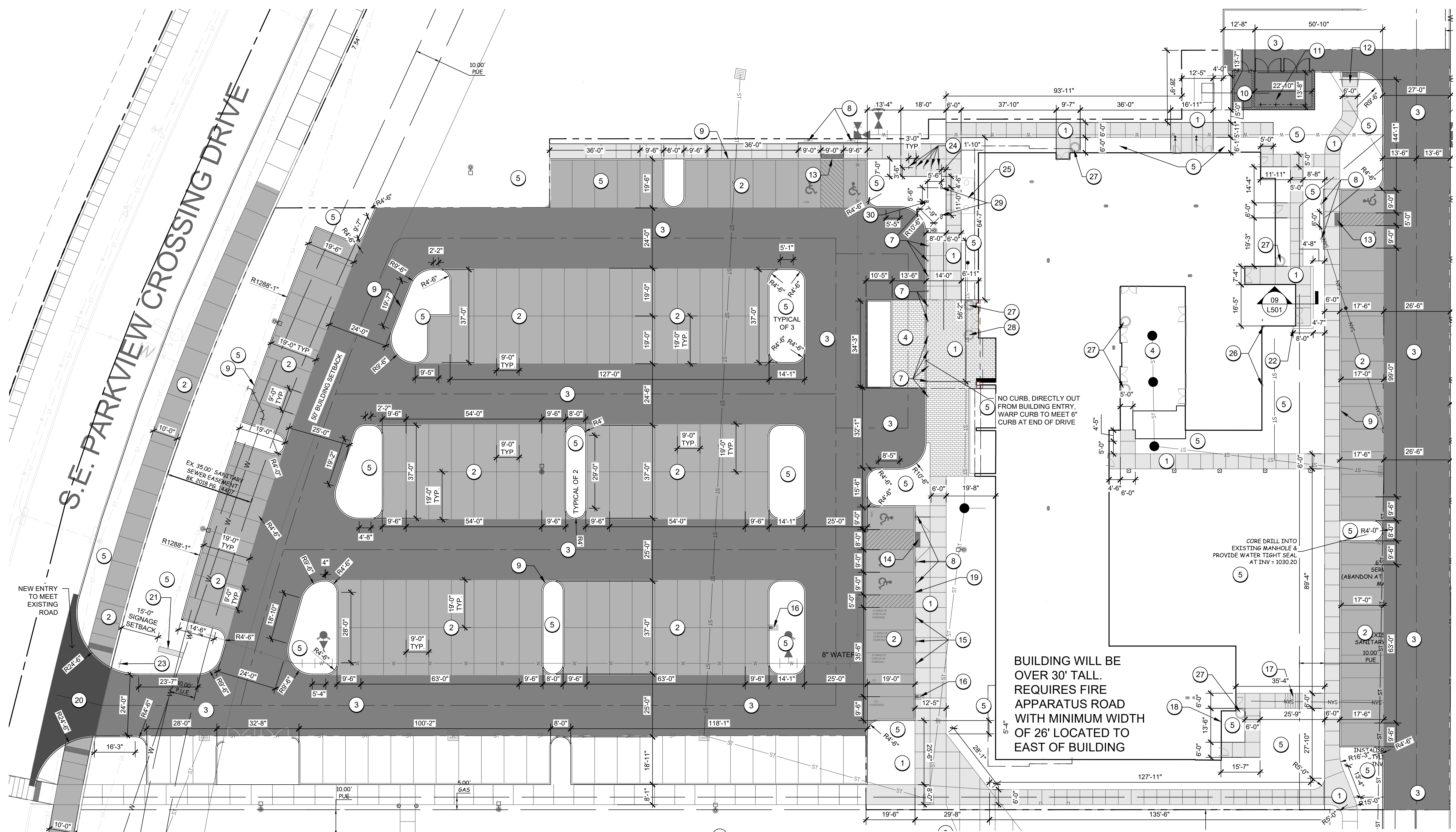
ELECTRICAL ENGINEER
BLUESTONE
 5518 NW 88TH ST
 JOHNSTON, IA 50131
 PH: (515) 727-0700

GENERAL NOTES
 A. REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

- KEYNOTES**
- 1 PCC PAVEMENT TYPE 1 (WALK - 5" DEPTH), SEE DETAIL 01/L500
 - 2 PCC PAVEMENT TYPE 2 (PARKING/TRAIL - 6" DEPTH), SEE DETAIL 02/L500
 - 3 PCC PAVEMENT TYPE 3 (DRIVES, DUMPSTER PAD - 7" DEPTH), SEE DETAIL 03/L500
 - 4 STAMPED CONCRETE, SEE DETAIL 04/L500
 - 5 LANDSCAPE AREAS, SEE PLANTING SHEETS
 - 6 PAINTED CROSSWALK
 - 7 BOLLARD, SEE DETAIL 01/L501
 - 8 ADA STALL SIGNAGE, SEE DETAIL 16/L500
 - 9 STANDARD PCC CURB AND CUTTER, SEE SECTION DETAIL 08/L500
 - 10 TRASH ENCLOSURE, SEE ARCHITECTURAL SHEETS
 - 11 TRANSFORMER, SEE ELECTRICAL PLANS
 - 12 RETURN CURB AT ADA RAMP, SEE DETAIL 04/L501 & 05/L501
 - 13 PERPENDICULAR ACCESS RAMP, SEE DETAIL 02/L501 & 03/L501
 - 14 PARALLEL ACCESS RAMP, SEE DETAIL 10/L501
 - 15 15 MINUTE PARKING SIGN, SEE DETAIL 10/L500
 - 16 EV CHARGING STATION, NIC
 - 17 PCC STAIRS, SEE DETAIL 09/L501
 - 18 FIRE DEPARTMENT CONNECTION, SEE ARCHITECTURAL SHEETS
 - 19 INTEGRAL CURB, SEE DETAIL 05/L500
 - 20 SUDAS TYPE A DRIVEWAY, SEE DETAIL 12/L501
 - 21 MOUNTMENT SIGNAGE, SEE ARCHITECTURAL SHEETS
 - 22 RETAINING WALL, SEE DETAIL 10/L501
 - 23 STOP SIGN, SEE DETAIL 07/L501
 - 24 TRIO BIKE RACK, SEE DETAIL
 - 25 GREASE INTERCEPTOR
 - 26 DOWNSPOUT CONNECTION, SEE DETAIL 10/L501
 - 27 TOURNESOL URBAN PLANTER, UST/UCST-2400
 - 28 TOURNESOL URBAN PLANTER, US/UCS-2400
 - 29 20' EXPOSED FLAGPOLE, BY POLE-TECH
 - 30 25' EXPOSED FLAGPOLE, BY POLE-TECH

LEGEND:

- PCC PAVEMENT (TYPE 1), SEE DETAIL 01/L500
- PCC PAVEMENT (TYPE 2), SEE DETAIL 02/L500
- PCC PAVEMENT (TYPE 3), SEE DETAIL 03/L500
- SUDAS TYPE A DRIVEWAY, SEE DETAIL 07/L501
- STAMPED CONCRETE PAVERS
- UPLIGHT, SEE DETAILS 01-04/L504
- BOLLARD LIGHT, SEE DETAILS 05/L504 AND 06/L504
- ROOF DRAIN



01 L200 LAYOUT PLAN



KEETOWN LOOP-ALOFT HOTEL
 WAUKEE HOTEL, LLC
 WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	07/26/22	SITE PLAN SUBMITTAL
2	08/09/22	SITE PLAN RESUBMITTAL #1
3	9/27/22	SITE PLAN RESUBMITTAL #2
4	11/1/2022	SITE PLAN RESUBMITTAL #3

ISSUED FOR
 SITE PLAN
 SUBMITTAL
 NOT FOR
 CONSTRUCTION

COPYRIGHT © 2022 BY CONFLUENCE
 ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN
 INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED
 FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR
 DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT
 PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY
 PROHIBITED.

LAYOUT PLAN
 CONFLUENCE PROJECT # 21072-04

L200

File Location: N:\2021\12\17\24-04_Waukee Edt - Hotel\121072_WORKING\AUTOCAD\DWG\Site Plan\Submittal 24-0361200 LAYOUT / SAVE DATE: 11/1/2022 2:29 PM BY: mdelrick / PLOT DATE: 11/1/2022 3:13 PM BY: Madison Dieks

KEETOWN LOOP-ALOFT HOTEL
 WAUKEE HOTEL, LLC
 WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	07/26/22	SITE PLAN SUBMITTAL
2	08/09/22	SITE PLAN RESUBMITTAL #1
3	9/27/22	SITE PLAN RESUBMITTAL #2
4	11/1/2022	SITE PLAN RESUBMITTAL #3

ISSUED FOR
 SITE PLAN
 SUBMITTAL
 NOT FOR
 CONSTRUCTION

COPYRIGHT © 2022 BY CONFLUENCE
 ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN
 INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED
 FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR
 DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT
 PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY
 PROHIBITED.

GRADING PLAN

CONFLUENCE PROJECT # 21072-04

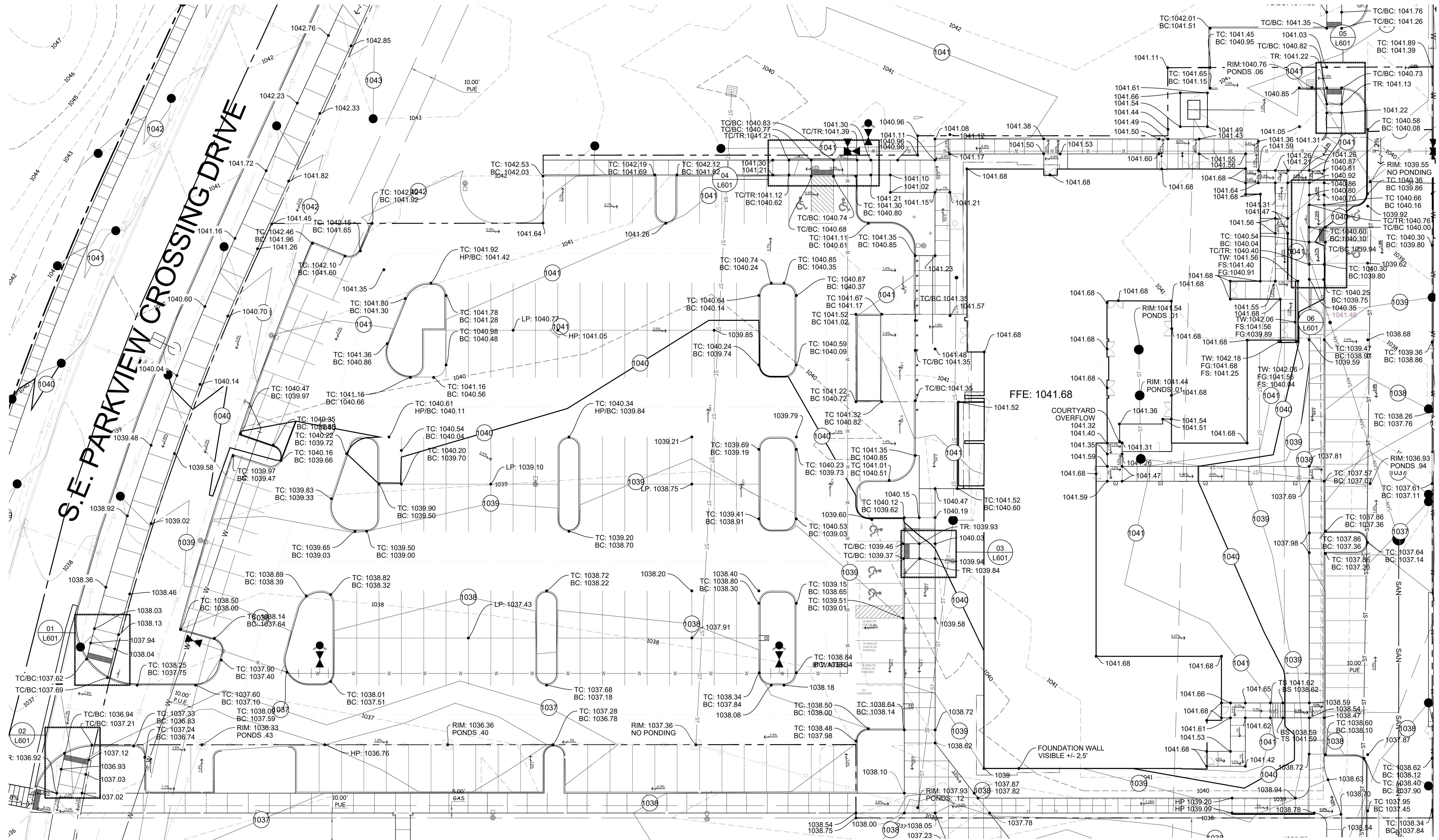
L300

GENERAL NOTES

A. REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

ABBREVIATIONS

TC: TOP OF CURB
 BC: BOTTOM OF CURB
 TR: TOP OF RAMP
 BR: BOTTOM OF RAMP
 FFE: FINISHED FLOOR ELEVATION
 LP: LOW POINT
 HP: HIGH POINT
 M.E.: MEET EXISTING
 F.S.: FINISHED SURFACE
 TS: TOP OF STAIRS
 TOF: TOP OF FOUNDATION
 TW: TOP OF WALL
 BW: BOTTOM OF WALL
 TOR: TOP OF RAILING



01 GRADING PLAN
 L300

File Location: N:\2021\1072-04_Waukee Edit - Hotel\1072_WORKING\AUTOCAD\SSHEE\Site Plan Submittal 24x36\L300 GRADING / SAVE DATE: 11/1/2022 3:08 PM BY: mdelms / PLOT DATE: 11/1/2022 3:13 PM BY: Mallison Diehlts

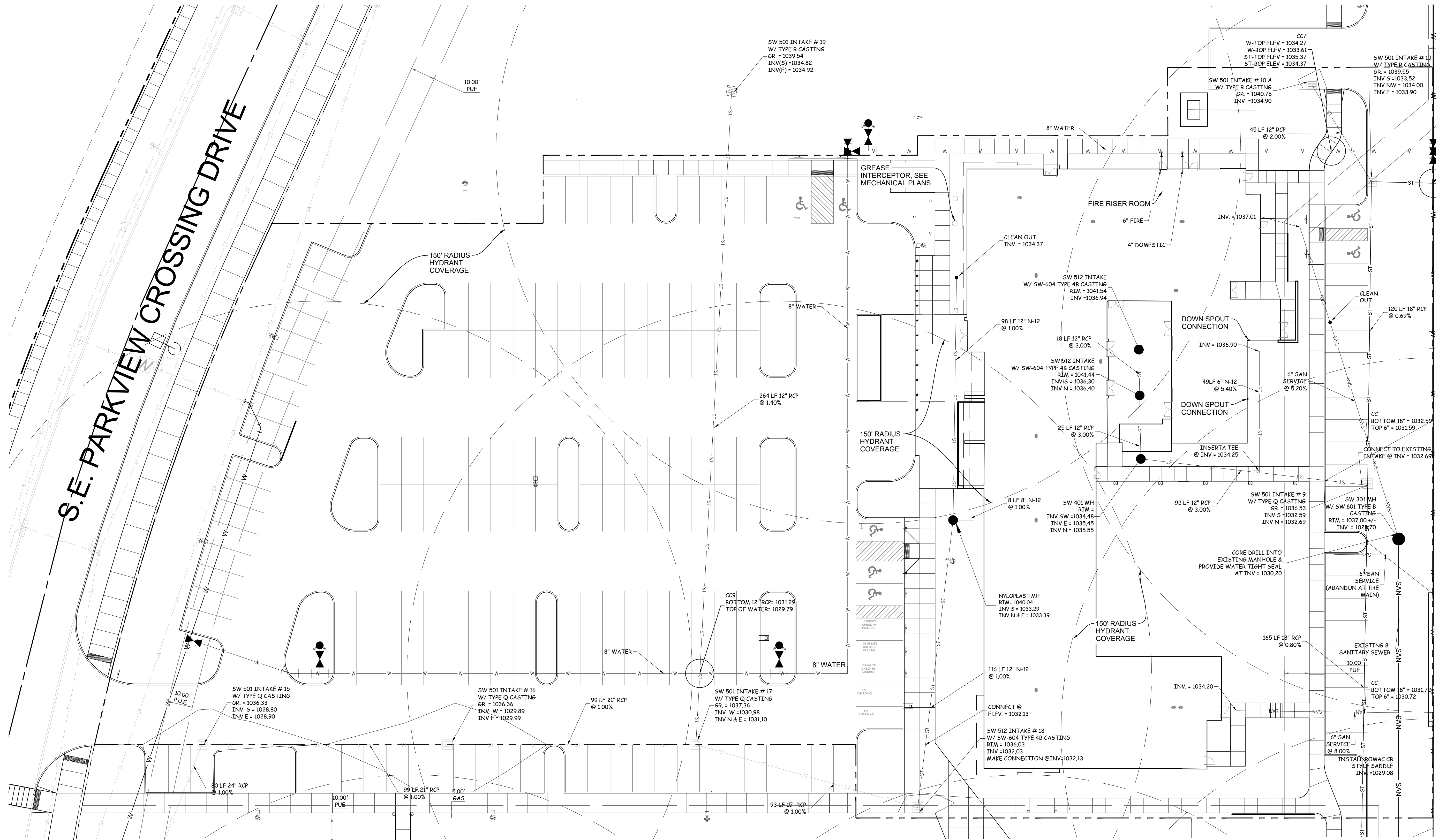
KEETOWN LOOP-ALOFT HOTEL
 WAUKEE HOTEL, LLC
 WAUKEE, IOWA

GENERAL NOTES

A. REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

ABBREVIATIONS

TC: TOP OF CURB
 BC: BOTTOM OF CURB
 TR: TOP OF RAMP
 BR: BOTTOM OF RAMP
 FFE: FINISHED FLOOR ELEVATION
 LP: LOW POINT
 HP: HIGH POINT
 M.E.: MEET EXISTING
 F.S.: FINISHED SURFACE
 TS: TOP OF STAIRS
 TOP: TOP OF FOUNDATION
 TW: TOP OF WALL
 BW: BOTTOM OF WALL
 TOR: TOP OF RAILING



ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	07/26/22	SITE PLAN SUBMITTAL
2	08/09/22	SITE PLAN SUBMITTAL #1
3	9/27/22	SITE PLAN SUBMITTAL #2
4	11/1/2022	SITE PLAN SUBMITTAL #3

ISSUED FOR
 SITE PLAN
 SUBMITTAL
 NOT FOR
 CONSTRUCTION

COPYRIGHT © 2022 BY CONFLUENCE
 ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN
 INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED
 FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR
 DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT
 PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY
 PROHIBITED.

UTILITIES PLAN

CONFLUENCE PROJECT # 21072-04

L301

File Location: N:\2022\12\1072-04_Waukee Edt. District - Hotel H112\1072_WORKING\A\TOD\A\SHHEE\T\Site Plan\Submittal 24-96\1300 GRADING / SAVE DATE: 11/1/2022 3:06 PM BY: mdelms / PLOT DATE: 11/1/2022 3:12 PM BY: Mallison Dieks

KEETOWN LOOP-ALOFT HOTEL
 WAUKEE HOTEL, LLC
 WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	07/26/22	SITE PLAN SUBMITTAL
2	08/06/22	SITE PLAN SUBMITTAL #1
3	9/27/22	SITE PLAN SUBMITTAL #2
4	11/1/2022	SITE PLAN SUBMITTAL #3

ISSUED FOR
 SITE PLAN
 SUBMITTAL
 NOT FOR
 CONSTRUCTION

COPYRIGHT © 2022 BY CONFLUENCE
 ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN
 INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED
 FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR
 DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT
 PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY
 PROHIBITED.

PONDING
 ELEVATIONS

CONFLUENCE PROJECT # 21072-04

L302

GENERAL NOTES

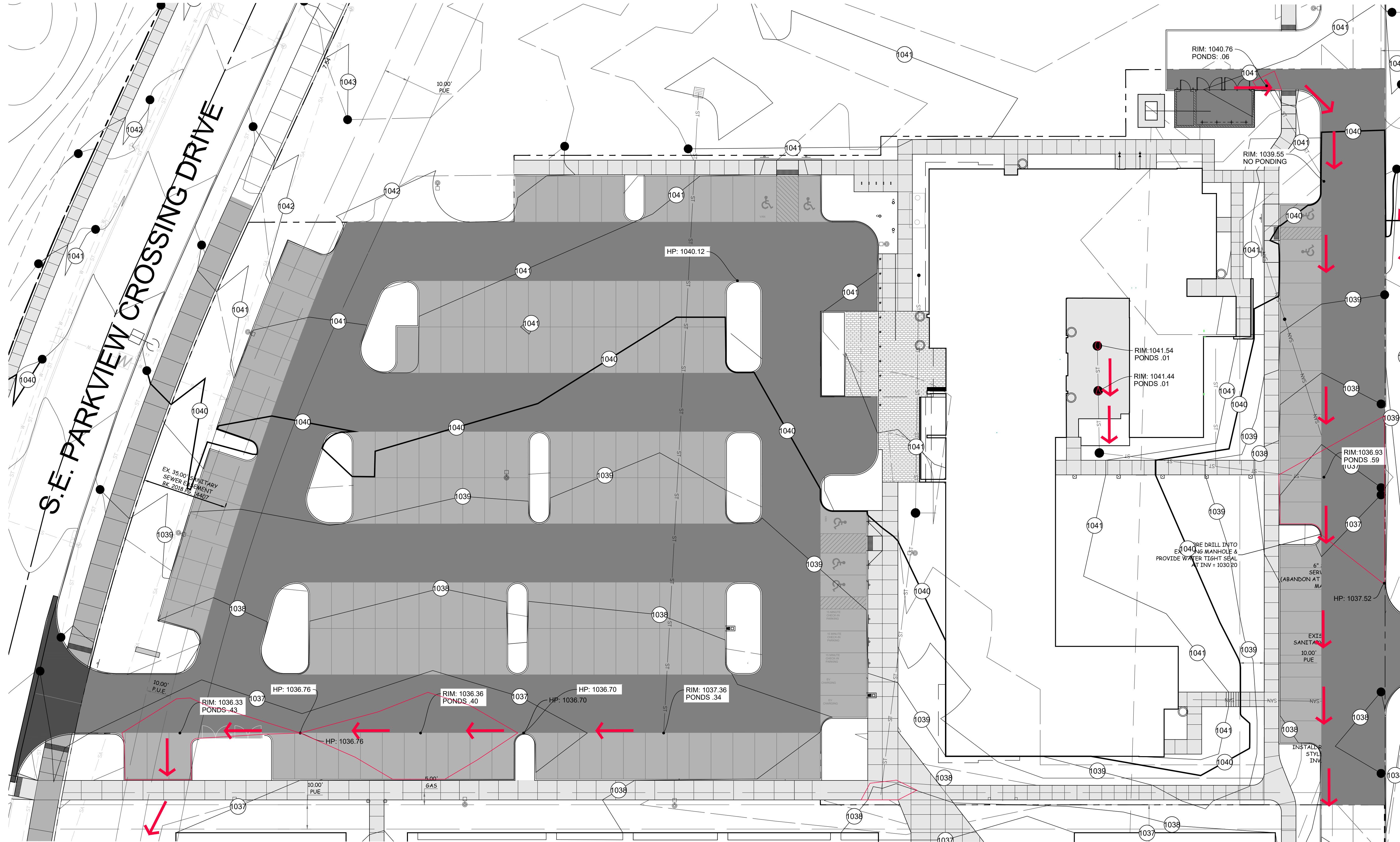
A. REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

SYMBOL LEGEND

 OVERFLOW ROUTE

ABBREVIATIONS

TC: TOP OF CURB
 BC: BOTTOM OF CURB
 TR: TOP OF RAMP
 BR: BOTTOM OF RAMP
 FFE: FINISHED FLOOR ELEVATION
 LP: LOW POINT
 HP: HIGH POINT
 M.E.: MEET EXISTING
 F.S.: FINISHED SURFACE
 TS: TOP OF STAIRS
 BS: BOTTOM OF STAIRS
 TOF: TOP OF FOUNDATION
 RIM: RIM ELEVATION



SCALE: 1"=20'



01 L302 PONDING ELEVATIONS

File Location: N:\2021\12\1072-04_Waukee Edt - Hotel H1121072_WORKING\AUTOCAD\SHEET\Site Plan Submittal 24x36\PONDING ELEVATIONS / SAVE DATE: 11/1/2022 3:08 PM BY: mdelmers / PLOT DATE: 11/1/2022 3:08 PM BY: Madison Dierks

LANDSCAPE ARCHITECT
CONFLUENCE
 525 17TH STREET
 DES MOINES, IA 50309
 PH: (515) 288-4875
 www.thinkconfluence.com

ARCHITECT
RAMAKER & ASSOCIATES
 855 COMMUNITY DRIVE
 SAUK CITY, WI 53583
 PH: (608) 643-4100

CIVIL ENGINEER
COOPER CRAWFORD & ASSOCIATES
 475 S 50TH STREET, STE 800
 WEST DES MOINES, IA 50265
 PH: (515) 224-1344

ELECTRICAL ENGINEER
BLUESTONE
 5518 NW 88TH ST
 JOHNSTON, IA 50131
 PH: (515) 727-0700

KEETOWN LOOP-ALOFT HOTEL
 WAUKEE HOTEL, LLC
 WAUKEE, IOWA

ISSUE SCHEDULE

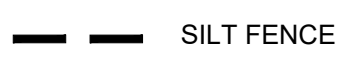
ISSUE	DATE	DESCRIPTION
1	07/20/22	SITE PLAN SUBMITTAL
2	08/06/22	SITE PLAN RESUBMITTAL #1
3	9/27/22	SITE PLAN RESUBMITTAL #2
4	11/1/2022	SITE PLAN RESUBMITTAL #3

ISSUED FOR
 SITE PLAN
 SUBMITTAL
 NOT FOR
 CONSTRUCTION

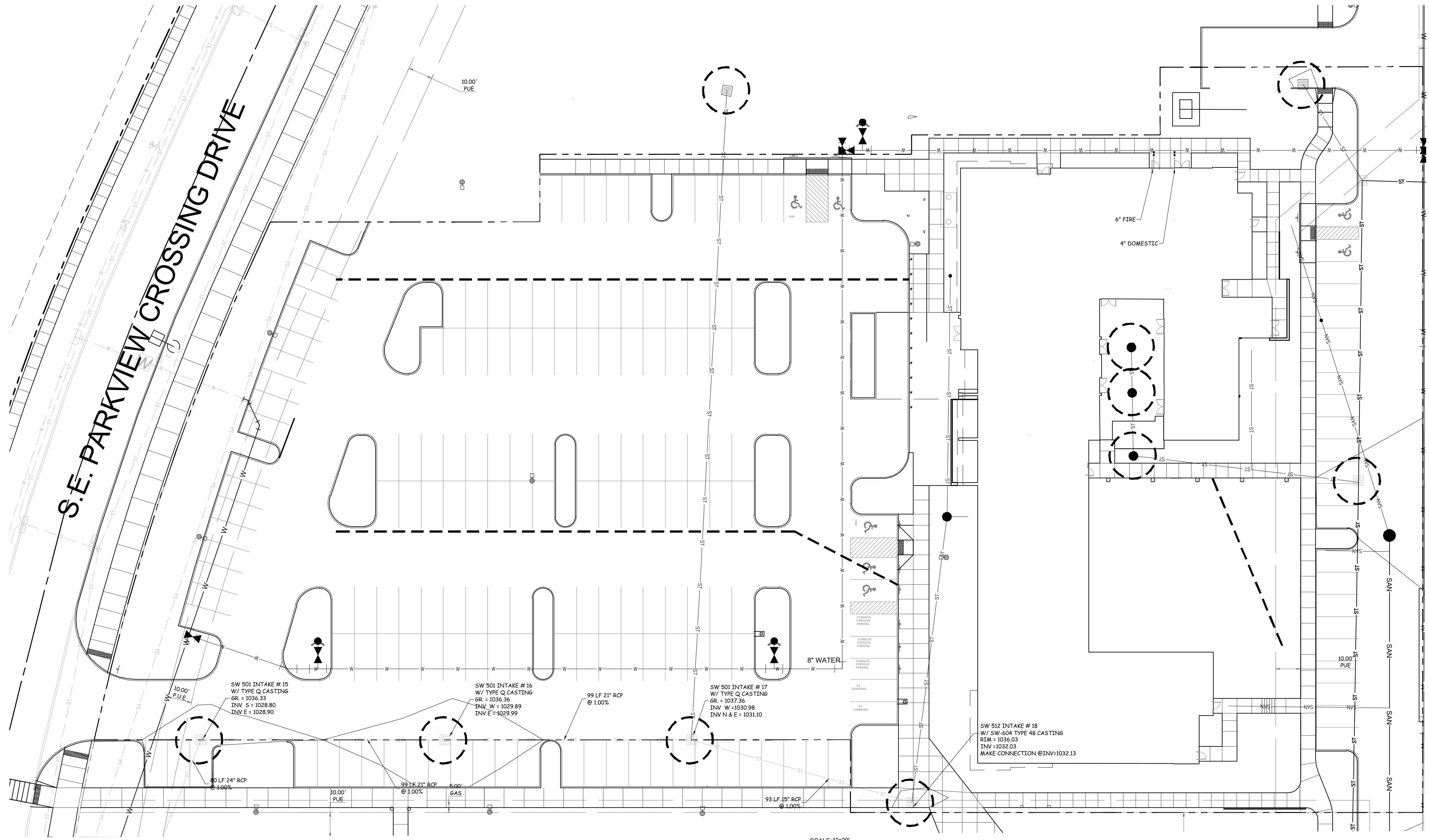
EROSION AND
 SEDIMENT CONTROL
 PLAN
 CONFLUENCE PROJECT # 21072-04

L303

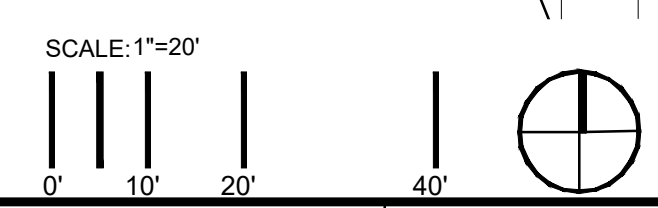
GENERAL NOTES
 A. REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

LEGEND
 SILT FENCE

ABBREVIATIONS
 TC: TOP OF CURB
 BC: BOTTOM OF CURB
 TR: TOP OF RAMP
 BR: BOTTOM OF RAMP
 FFE: FINISHED FLOOR ELEVATION
 LP: LOW POINT
 HP: HIGH POINT
 M.E.: MEET EXISTING
 F.S.: FINISHED SURFACE
 TS: TOP OF STAIRS
 TOP: TOP OF FOUNDATION
 TW: TOP OF WALL
 BW: BOTTOM OF WALL
 TOR: TOP OF RAILING



01
L303 EROSION AND SEDIMENT CONTROL PLAN



File Location: N:\2021\12\1072-04_Waukee Edt. District - Hotel H1121072_WORKING\AUTOCAD\SHEETS\Site Plan\Submittal 24x36\L300 GRADING / SAVE DATE: 11/1/2022 3:06 PM BY: mdm/ens / PLOT DATE: 11/1/2022 3:27 PM BY: Matthew Dierks

KEETOWN LOOP-ALOFT HOTEL
 WAUKEE HOTEL, LLC
 WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	07/26/22	SITE PLAN SUBMITTAL
2	08/09/22	SITE PLAN RESUBMITTAL #1
3	9/27/22	SITE PLAN RESUBMITTAL #2
4	11/1/2022	SITE PLAN RESUBMITTAL #3

ISSUED FOR
 SITE PLAN
 SUBMITTAL
 NOT FOR
 CONSTRUCTION

COPYRIGHT © 2022 BY CONFLUENCE
 ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN
 INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED
 FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR
 DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT
 PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY
 PROHIBITED.

**PLANTING PLAN-
 SHRUBS AND
 PRENNIALS**
 CONFLUENCE PROJECT # 21072-04

L401

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
PERENNIALS						
AD	26	Aruncus dioicus	GOAT'S BEARD			
AF	14	Astilbe x arendsii 'Fanal'	ASTILBE 'FANAL'	#1	CONT.	AS SHOWN ON PLAN
FS	31	Astilbe x arendsii 'Federee'	ASTILBE 'FEDERSEE'	#1	CONT.	AS SHOWN ON PLAN
AV	14	Astilbe chinensis 'Visions'	CHINESE ASTILBE	#1	CONT.	AS SHOWN ON PLAN
CJ	11	Coreopsis 'Jive'	JIVE COREOPSIS			
MR	11	Coreopsis 'Mercury Rising'	COREOPSIS MERCURY RISING	#1	CONT.	1'-6" TRIANGULAR SPACING
EP	56	Echinacea purpurea 'PAS702917'	POWPOW WILD BERRY CONEFLOWER			
CB	27	Heuchera americana 'Berry Smoothie'	BERRY SMOOTHIE CORAL BELLS	#1	CONT.	AS SHOWN ON PLAN
HC	22	Heuchera americana 'Citronelle'	CITRONELLE CORAL BELLS	#1	CONT.	AS SHOWN ON PLAN
EL	16	Heuchera 'Electric Lime'	ELECTRIC LIME CORAL BELLS	#1		
HF	24	Heuchera 'Fire Chief'	FIRE CHIEF CORAL BELLS	#1		
EW	12	Hosta 'Empress Wu'	EMPERESS WU HOSTA	#1		
KT	3	Hosta King Tut	KING TUT HOSTA	#1		
UC	17	Hosta 'Pineapple Upsidedown Cake'	PINEAPPLE UPSIDEDOWN CAKE HOSTA	#1	CONT.	AS SHOWN ON PLAN
PL	2	Paeonia lactiflora	PEONY	#1		
RS	3	Pervoskia atriplicifolia	RUSSIAN SAGE	#1		
PD	138	Penstemon digitalis Husker Red	HUSKER RED BEARDTONGUE	#1		
BE	57	Phlox subulata 'Blue Emerald'	BLUE CARPET PHOX	#1		
RW	51	Phlox subulata 'Red Wings'	RED WINGS CREEPING PHLOX	#1		
RH	10	Rudbeckia hirta	BLACK-EYED SUSAN	#1		
RG	55	Sedum hybrid	ROCK 'N' GROW 'BACK IN BLACK STONECROP	#1		
GRASSES						
CA	24	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER GRASS	#1		
PV	1	Panicum virgatum 'Shenandoah'	SHENANDOAH RED SWITCHGRASS	#3	CONT.	AS SHOWN ON PLAN
LB	114	Schizachyrium scoparium 'Blue Paradise'	LITTLE BLUESTEM 'BLUE PARADISE'			
SH	200	Sporobolus heterolepis	PRAIRIE DROPSSEED	#1	CONT.	2'-0" O.C.

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
DECIDUOUS SHRUBS						
YD	11	Cornus sericea 'Flaviramea'	YELLOW TWIG DOGWOOD	#3	CONT.	5'-0" O.C.
FG	9	Fothergilla gardenii	DWARF FOTHERGILLA	#3	CONT.	3'-0" O.C.
HA	8	Hydrangea arborescens	SMOOTH HYDRANGEA	#3		
HQ	6	Hydrangea quercifolia	OAKLEAF HYDRANGEA	#3		
NB	32	Physocarpus opulifolius 'Ruby Spice'	RUBY SPICE NINEBARK	#3		
VJ	18	Viburnum juddii	JUDD FRAGRANT VIBURNUM	#3		
EVERGREEN SHRUBS						
HB	7	Juniperus chinensis 'Hetzi Glauca'	HETZ BLUE JUNIPER			OPEN BRANCHED POMPON SHAPE (TOPIARY)
RL	6	Rhododendron 'Lemon Lights'	LEMON LIGHTS AZALEA	#3	CONT.	3'-0" O.C.
ML	2	Rhododendron 'Mandarin Lights'	MANDARIN LIGHTS AZALEA	#3		
OL	5	Rhododendron 'Orchid Lights'	ORCHID LIGHTS AZALEA	#3		
PJM	5	Rhododendron 'PJM Compacta'	COMPACT PJM RHODODENDRON	#3		

SYMBOL LEGEND

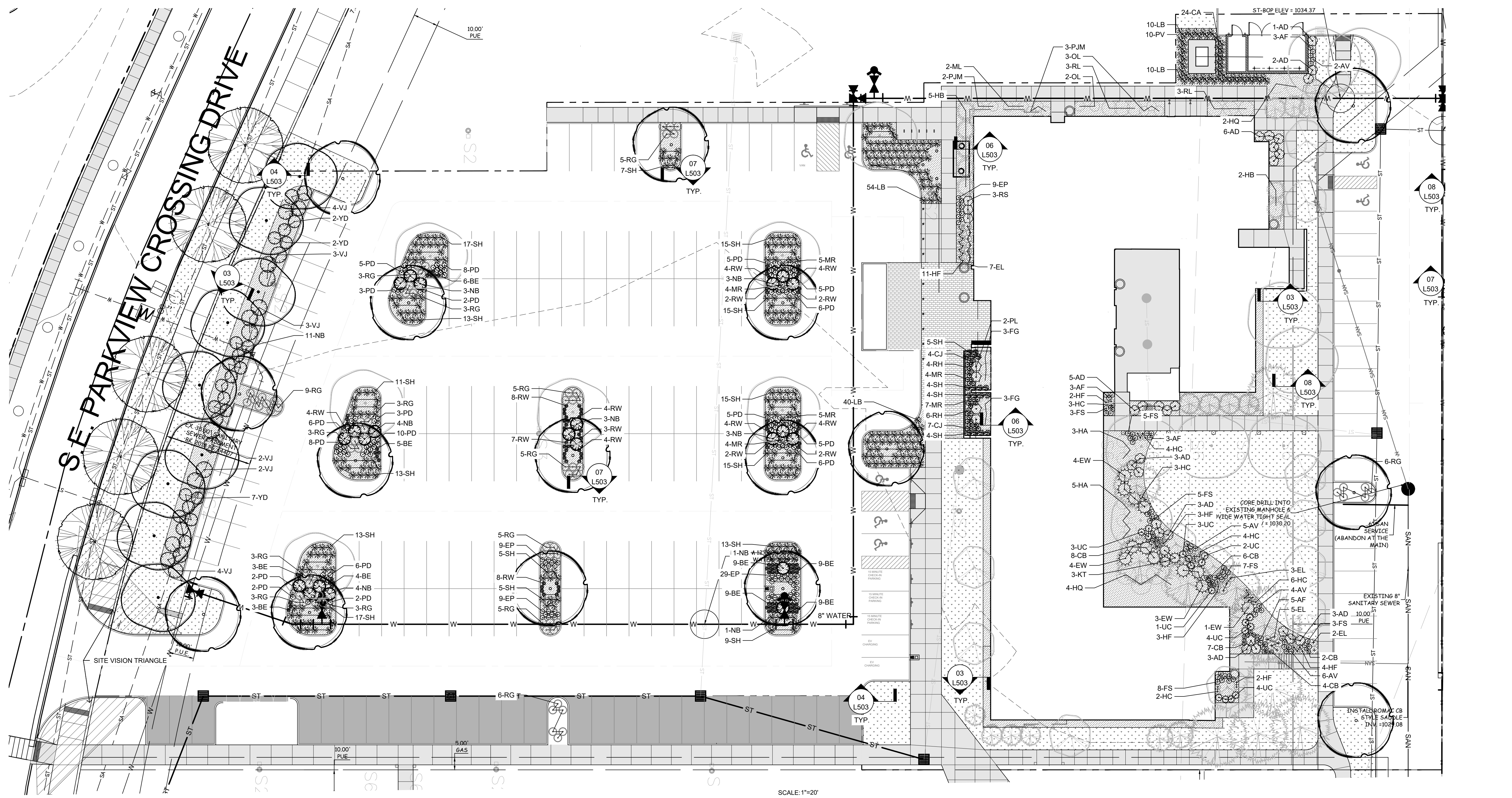
- OVERSTORY STREET TREE
- PARKING LOT ISLAND OVERSTORY TREE
- OPEN SPACE OVERSTORY TREE
- EVERGREEN TREE
- ORNAMENTAL / UNDERSTORY TREE
- SHRUB

GENERAL NOTES

A. REFERENCE ALL NOTES ON SHEET L001 AND SPECIFICATION MANUAL.

HATCH LEGEND

- SOD (18,890 SF)
- MULCH PLANTING BED (11,046 SF)



01 PLANTING PLAN- SHRUBS AND PRENNIALS



File Location: N:\2021\12\1072-04_Waukee Edt. District - Hotel H1121072_WORKING\AU\FOCAD\SHRUBS\Site Plan Submittal 24x36\L401 PLANTING-ALOFT / SAVE DATE: 11/1/2022 3:22 PM BY: mdknks / PLOT DATE: 11/1/2022 3:24 PM BY: Madison Dierks

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	07/26/22	SITE PLAN SUBMITTAL
2	09/06/22	SITE PLAN RESUBMITTAL #1
3	9/27/22	SITE PLAN RESUBMITTAL #2
4	11/1/2022	SITE PLAN RESUBMITTAL #3

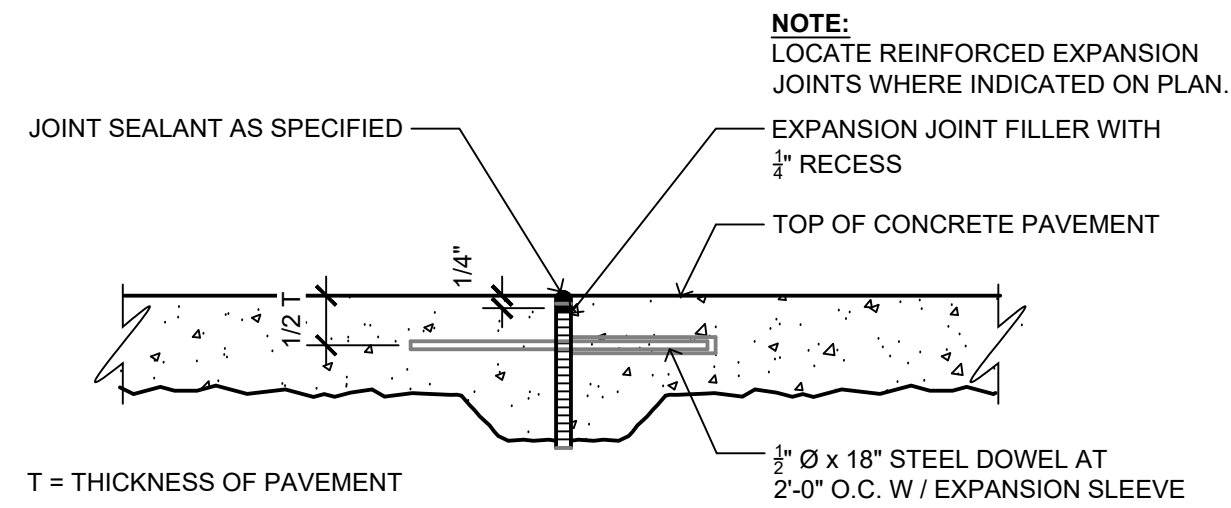
ISSUED FOR
 SITE PLAN
 SUBMITTAL
 NOT FOR
 CONSTRUCTION

COPYRIGHT © 2022 BY CONFLUENCE
 ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN
 INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED
 FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR
 DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT
 PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY
 PROHIBITED.

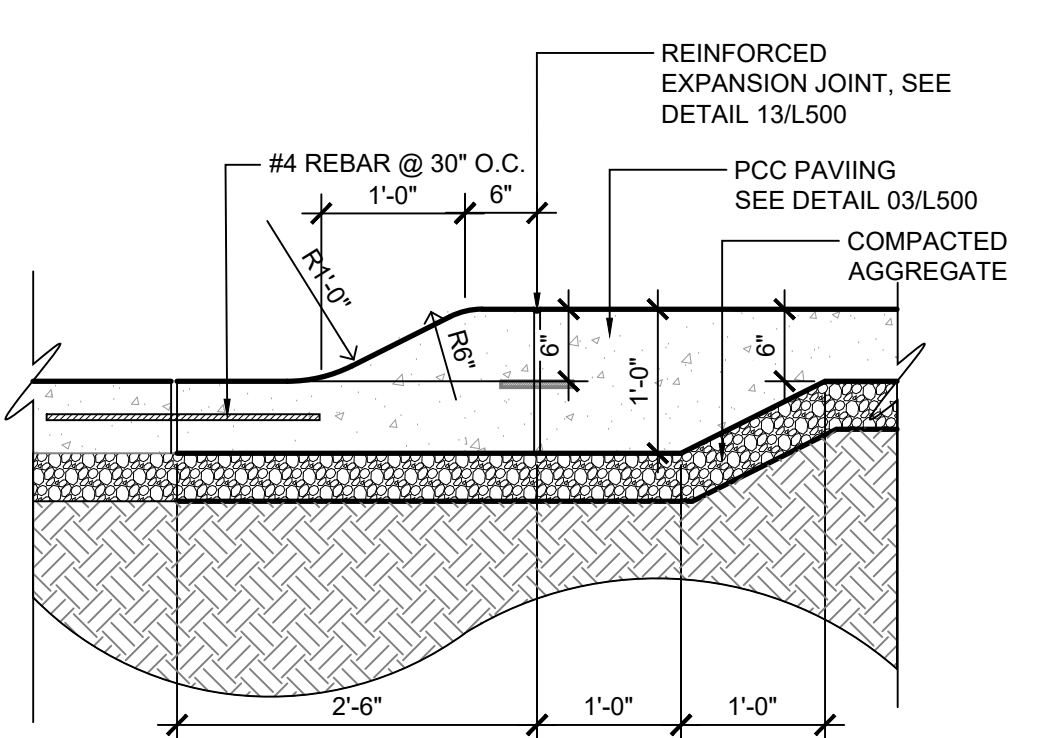
SITE DETAILS

CONFLUENCE PROJECT # 21072-04

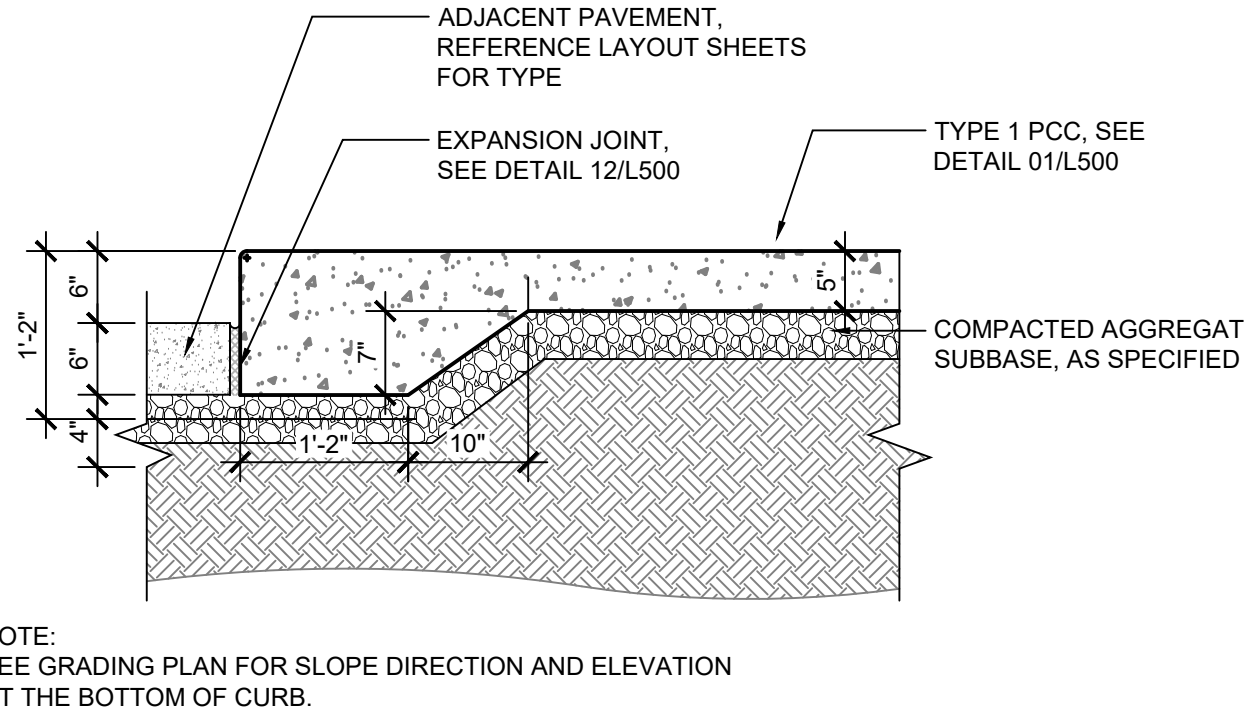
L500



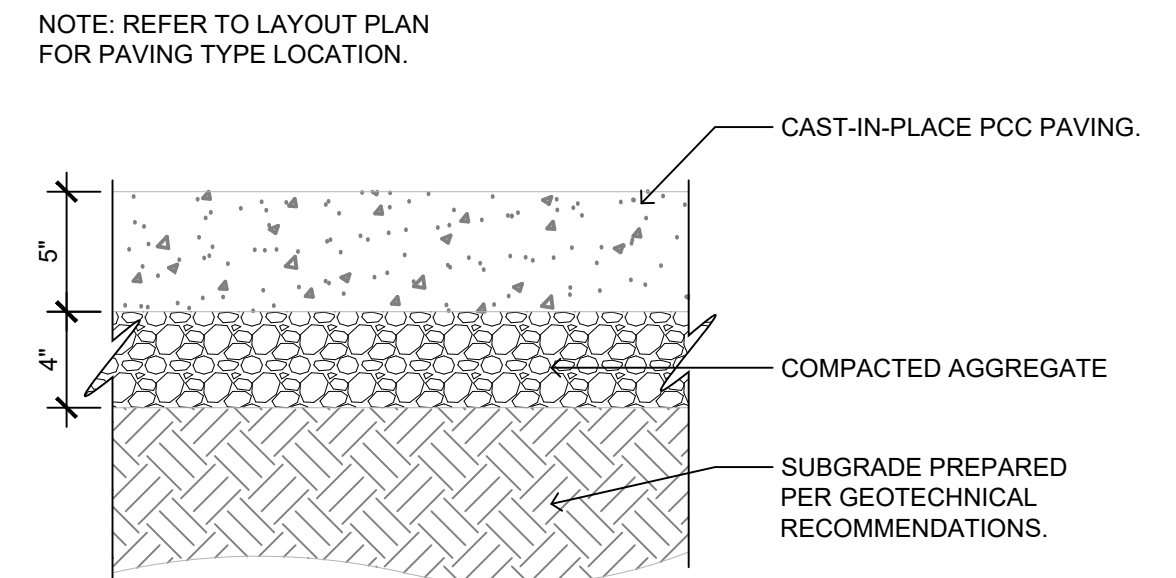
13 SECTION: REINFORCED EXPANSION JOINT
L500



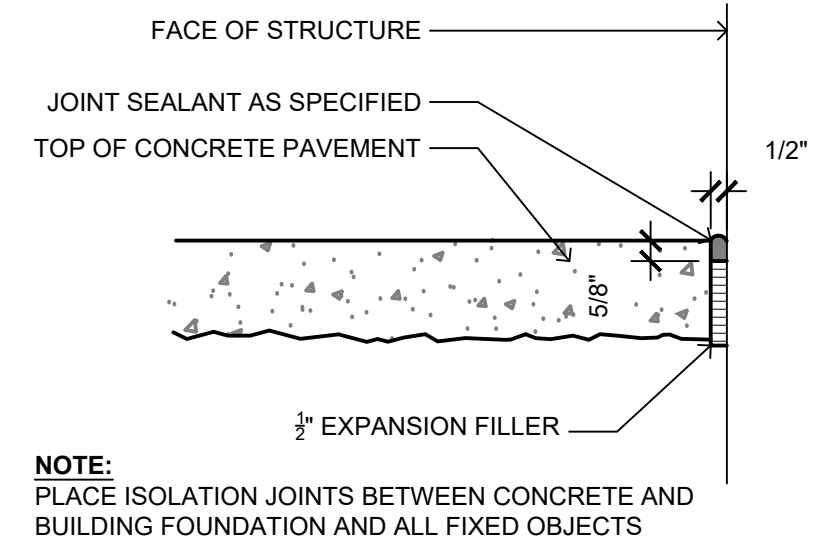
09 SECTION: ROLL CURB AT PCC
L500



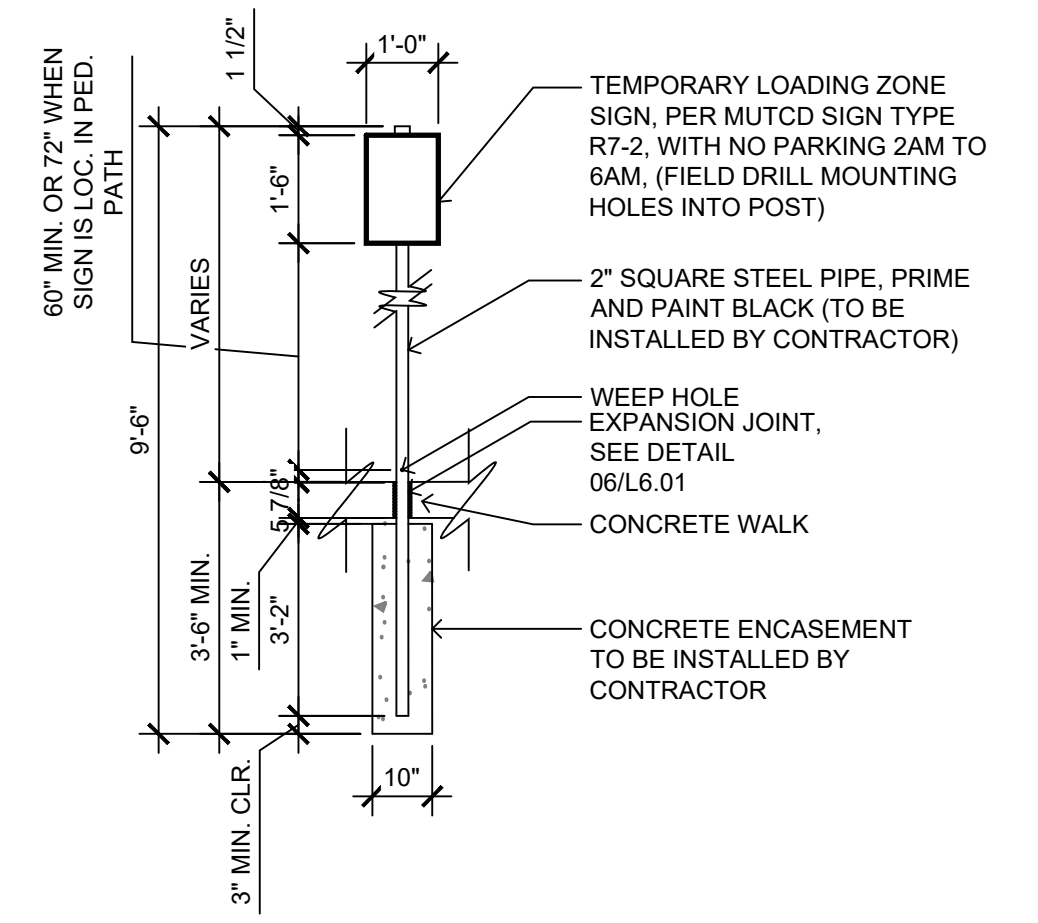
05 SECTION: INTEGRAL CURB & GUTTER
L500



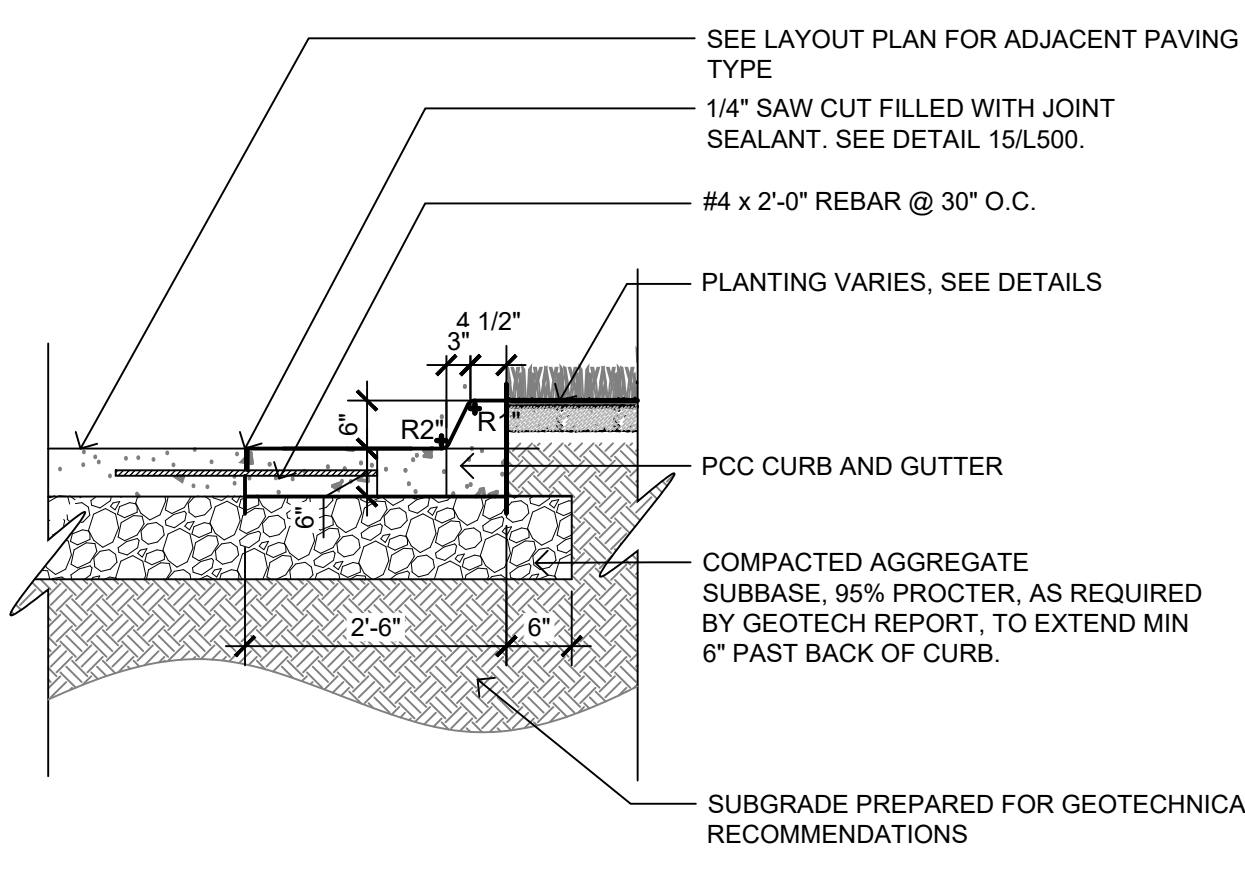
01 SECTION: TYPE 1 PCC (WALK) - TYP.
L500



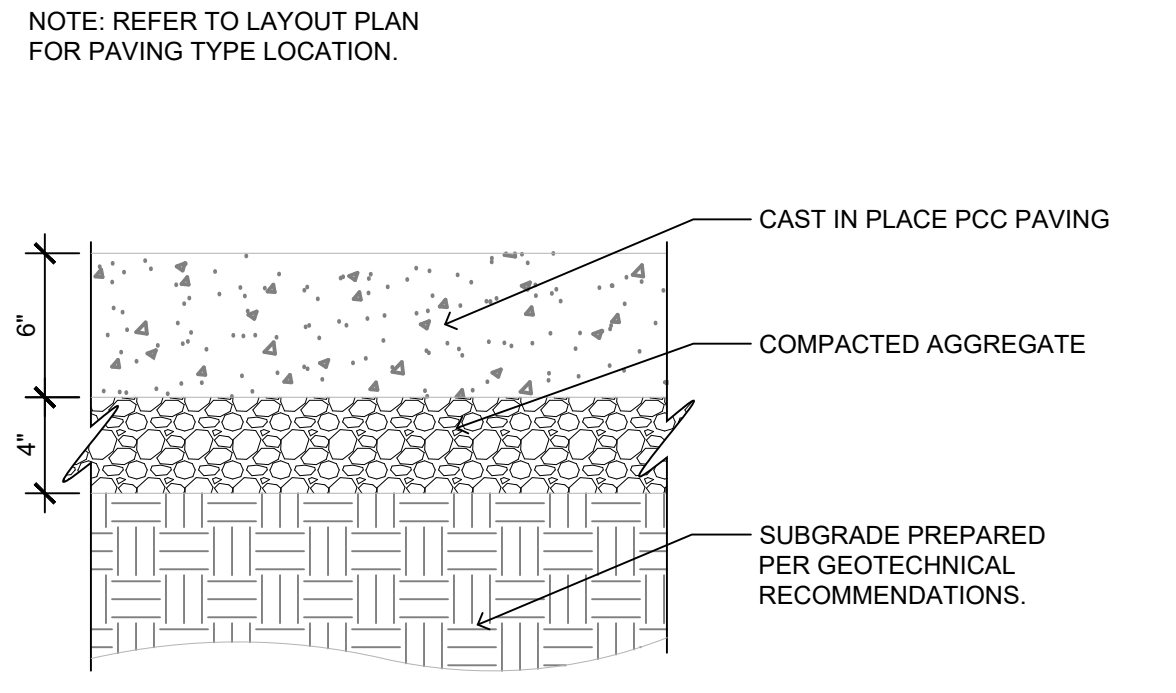
14 SECTION: ISOLATION JOINT - TYP.
L500



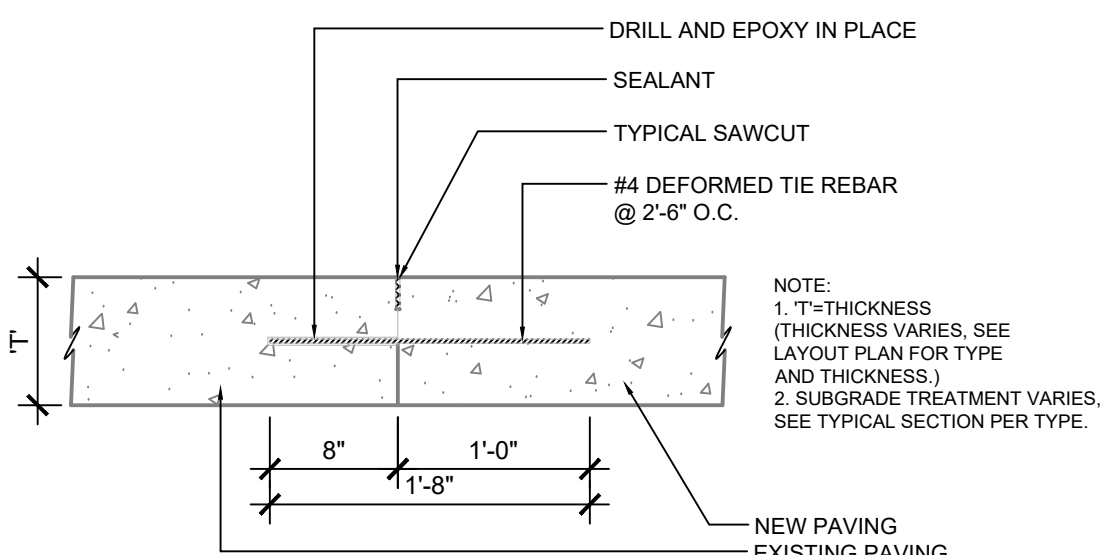
10 15 MINUTE LOADING PARKING SIGNAGE
L500



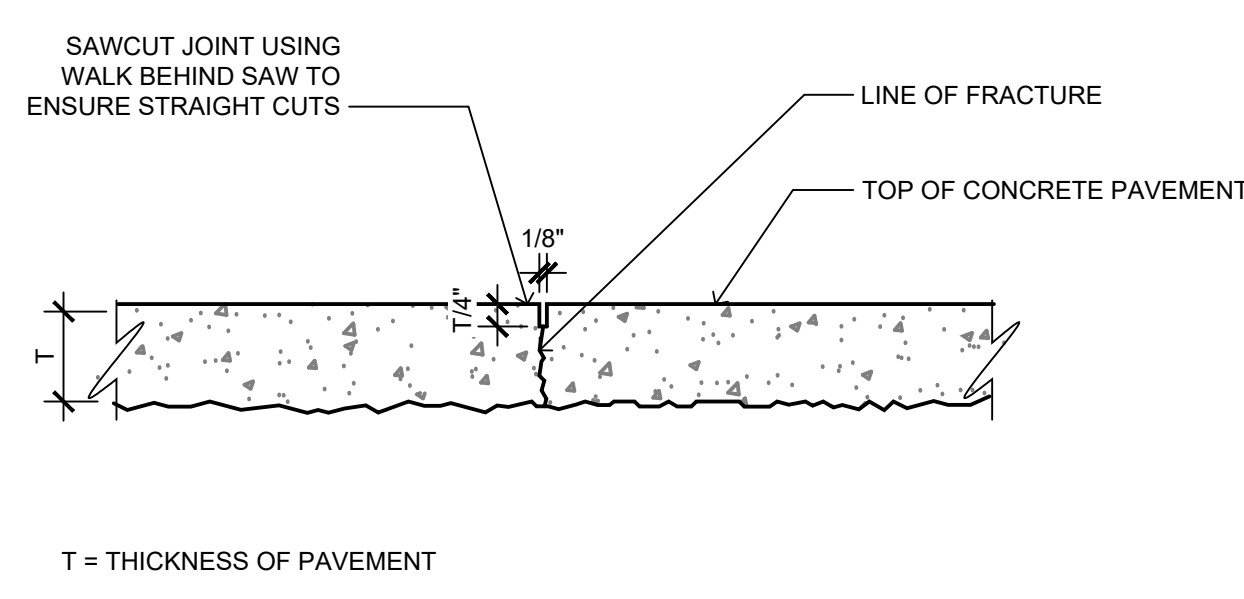
06 SECTION: STANDARD PCC CURB AT SOD
L500



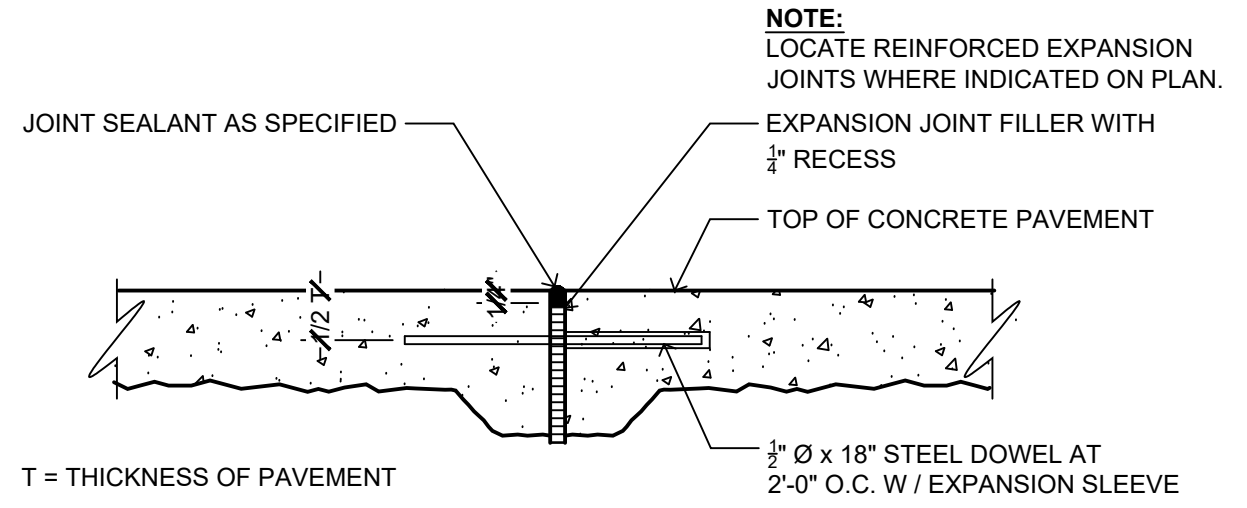
02 SECTION: TYPE 2 PCC (PARKING) - TYP.
L500



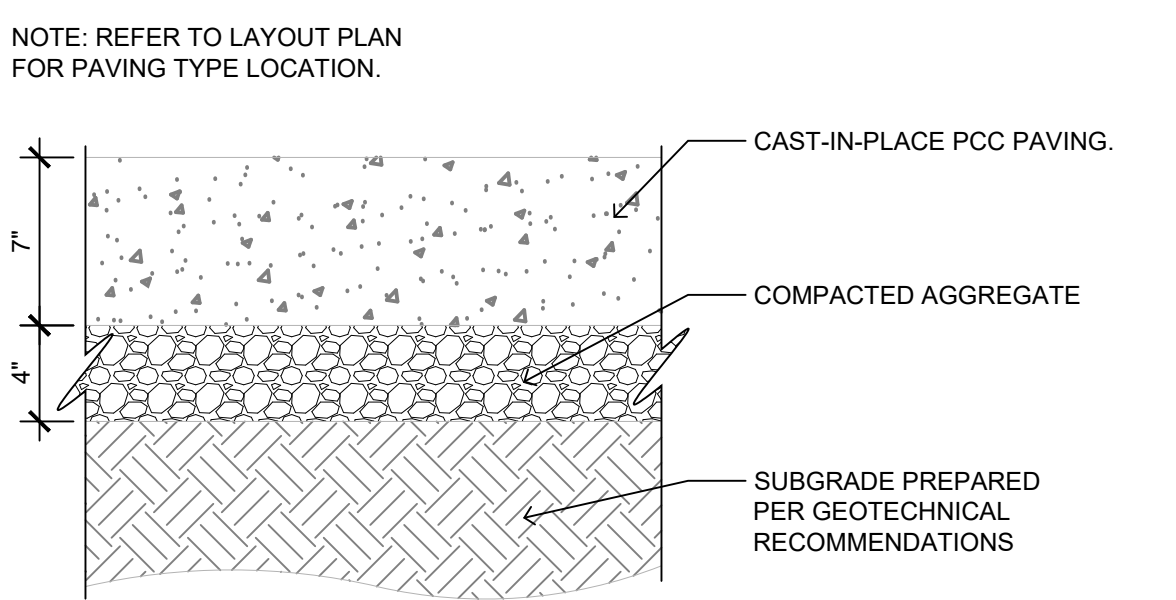
15 SECTION: COLD JOINT - TYP.
L500



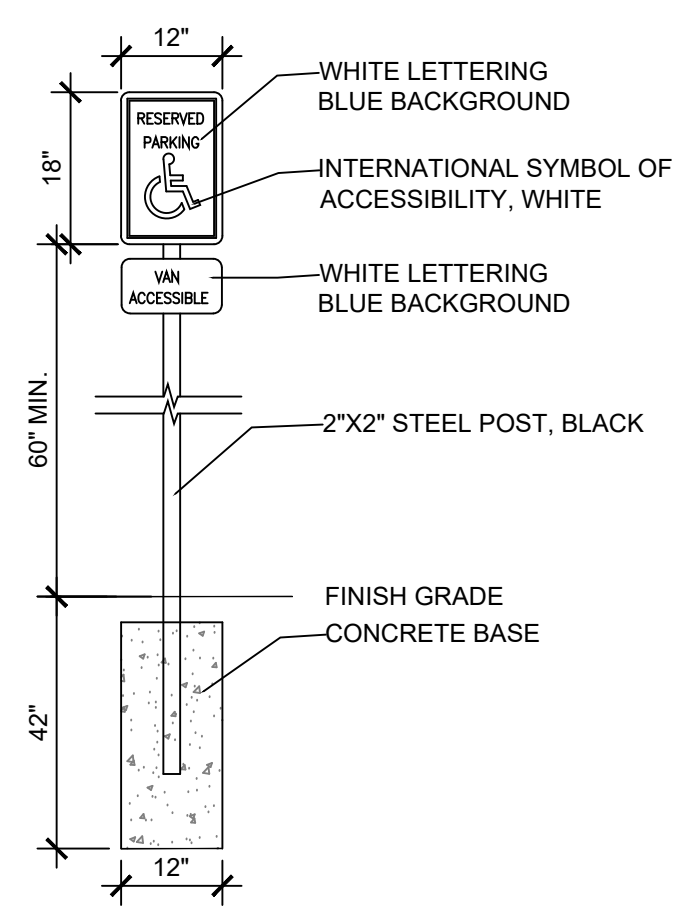
11 SECTION: SAW CUT JOINT - TYP.
L500



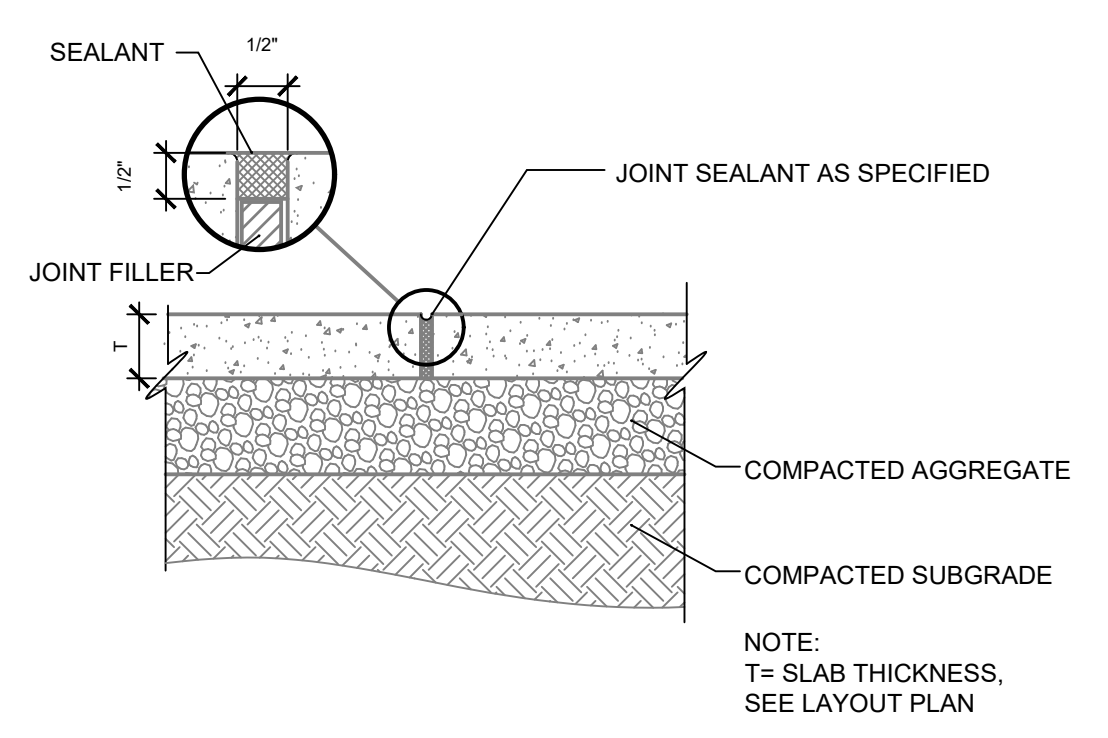
07 SECTION: REINFORCED EXPANSION JOINT
L500



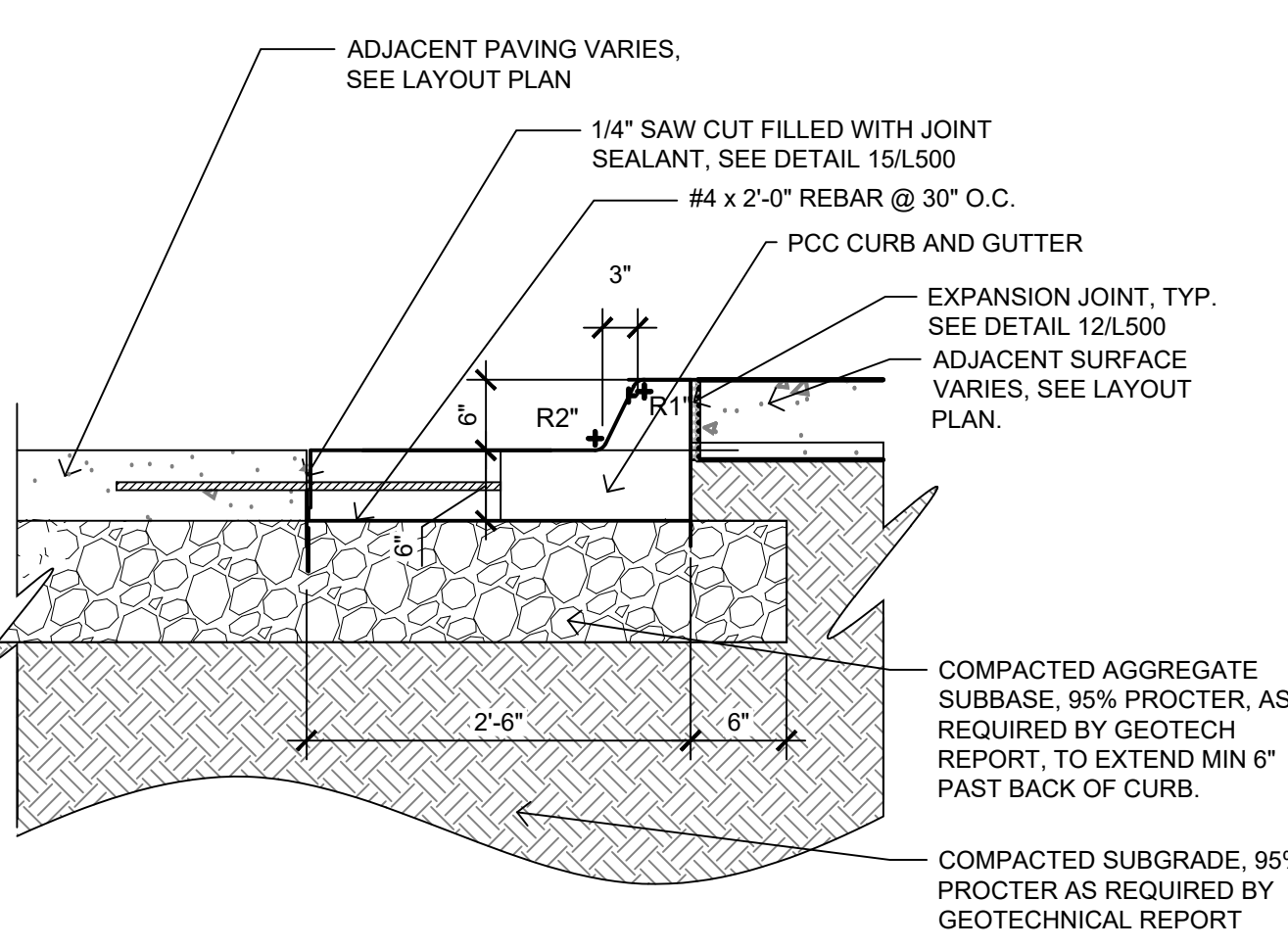
03 SECTION: TYPE 3 PCC (DRIVES) - TYP.
L500



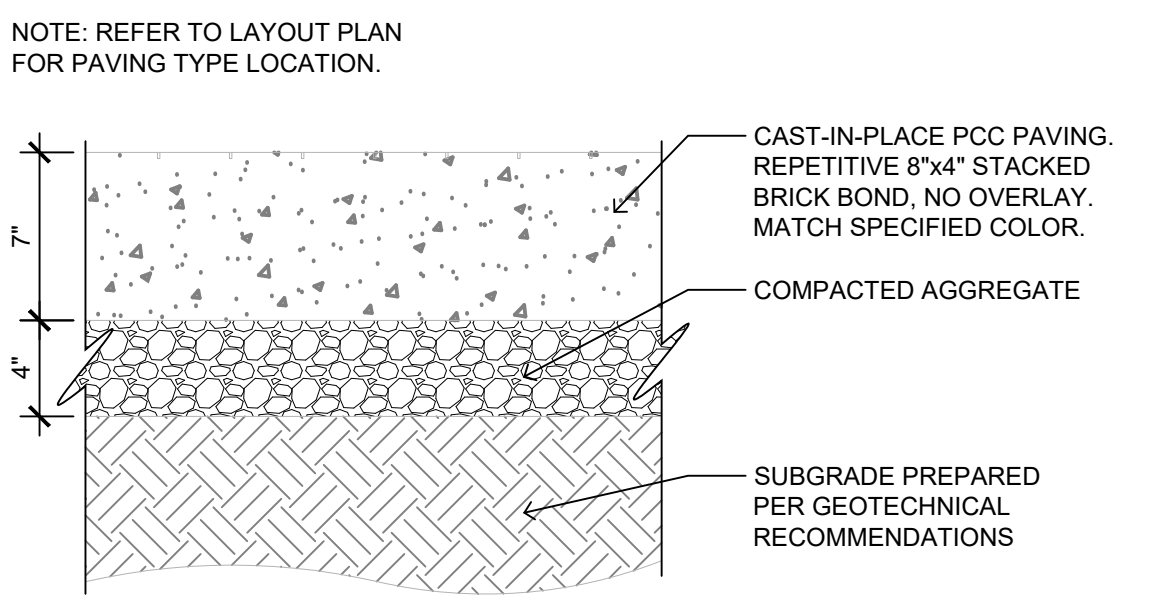
16 SECTION: ADA PARKING SIGNAGE
L500



12 SECTION: EXPANSION JOINT - TYP.
L500



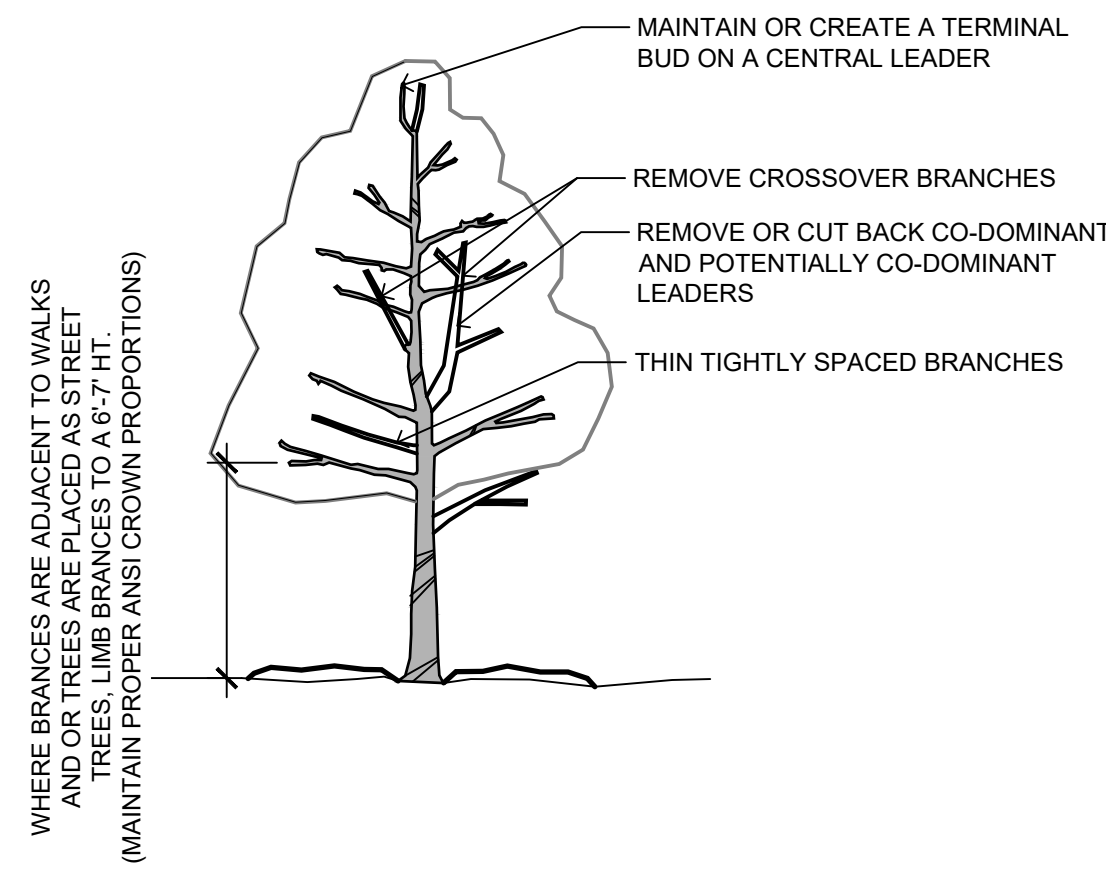
08 SECTION: STANDARD PCC CURB AT PCC
L500



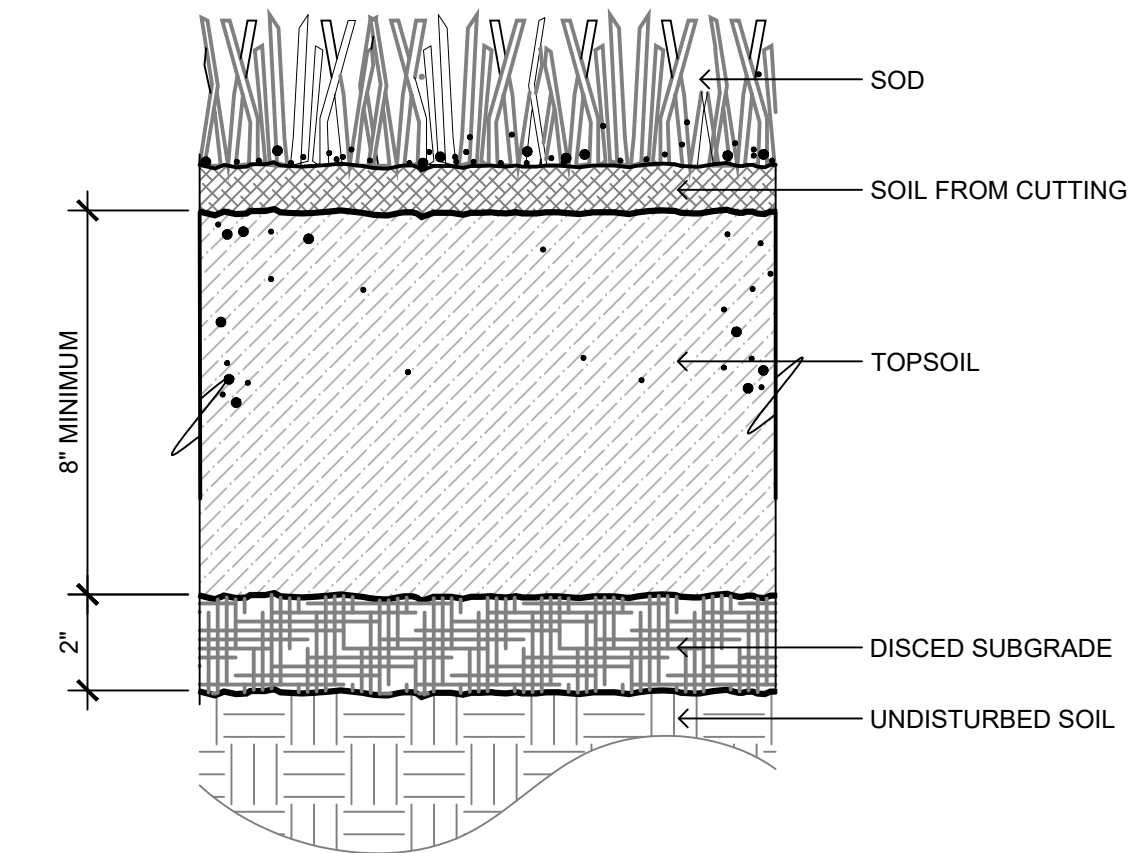
04 SECTION: STAMPED CONCRETE
L500

File Location: N:\2021\10\10\24-04_Waukee Edt - Hotel H1121072_WORKING\A\TODD\A\SHETS\Site Plan Submittal 24-0961500 SITE DETAILS.rvt SAVE DATE: 11/17/2022 2:28 PM BY: medias / PLOT DATE: 11/17/2022 3:11 PM BY: Madison Diehl

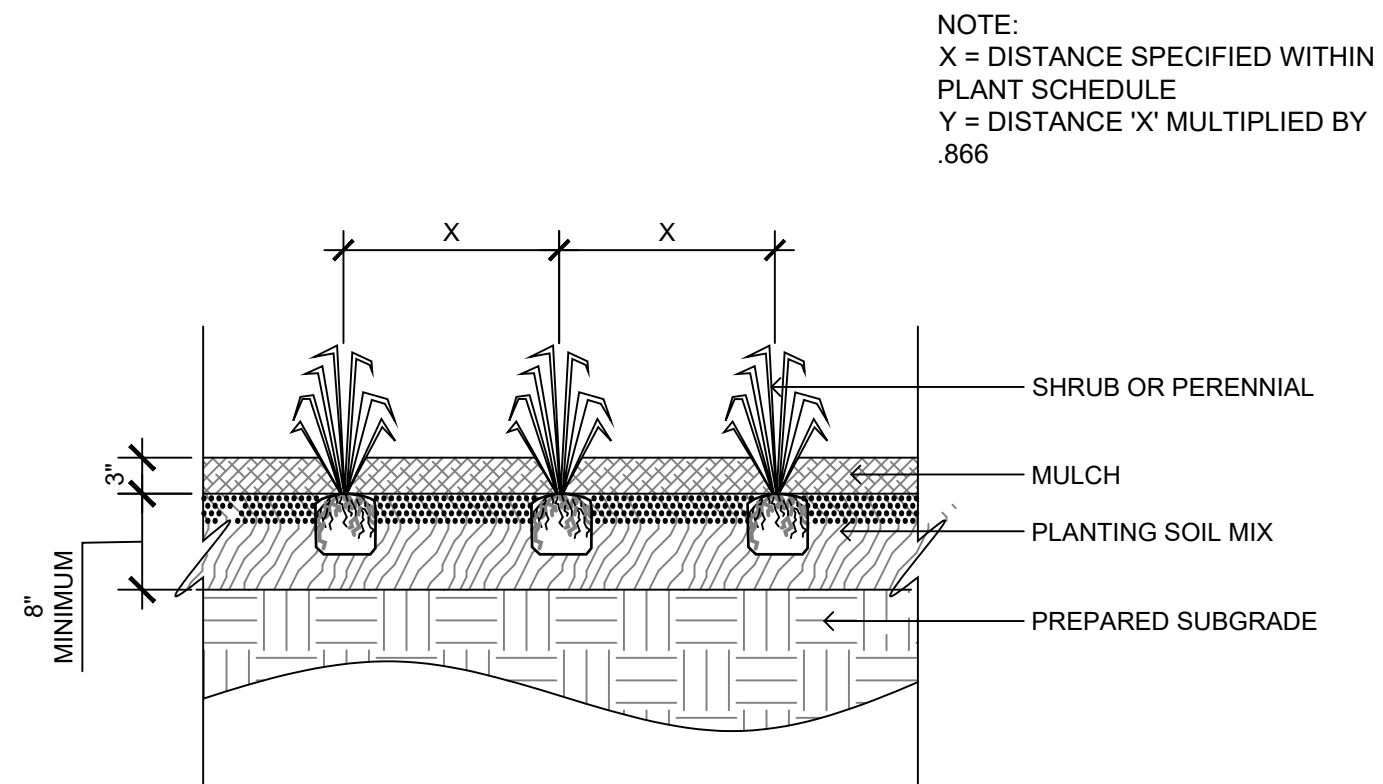
KEETOWN LOOP-A LOFT HOTEL
 WAUKEE HOTEL, LLC
 WAUKEE, IOWA



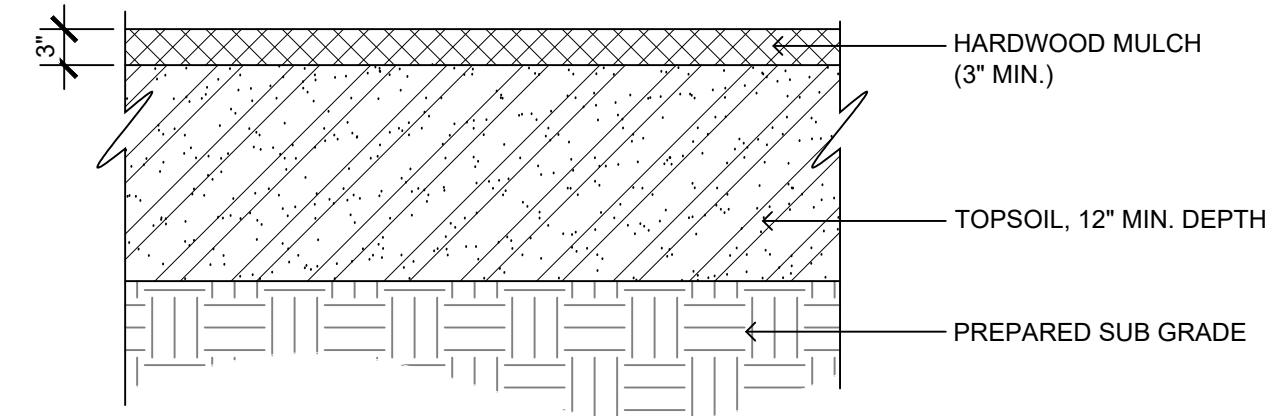
05 SECTION: TREE PRUNING
 L502



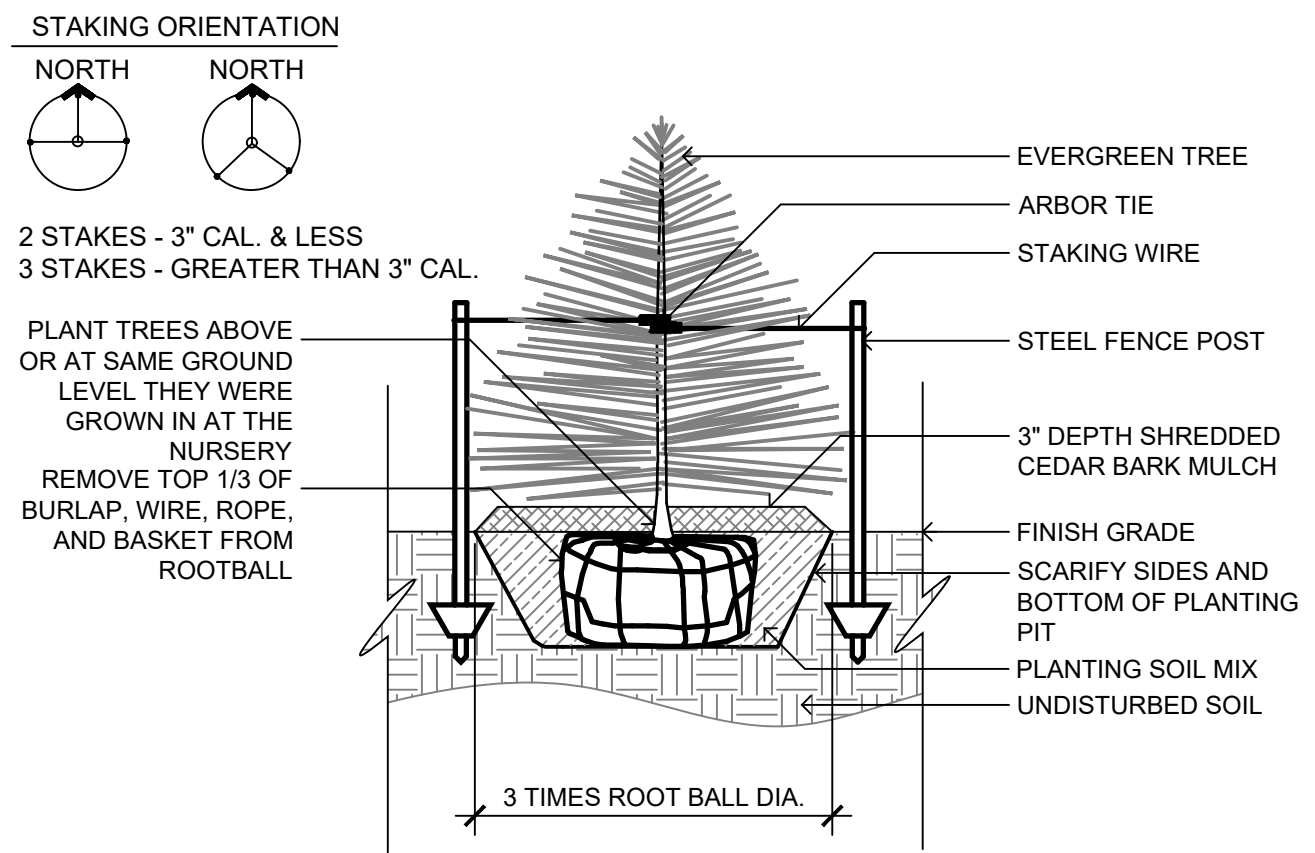
01 SECTION: SOD
 L502



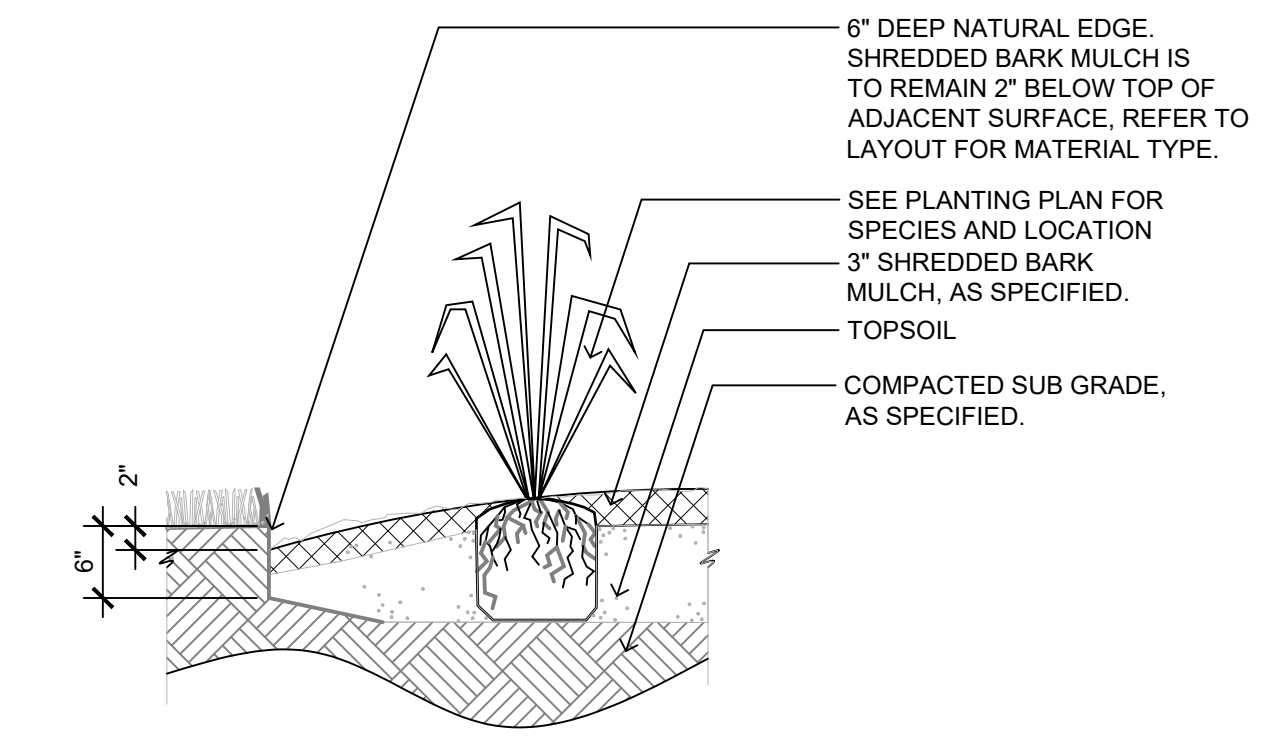
06 SECTION: SHRUB OR PERENNIAL PLANTING
 L502



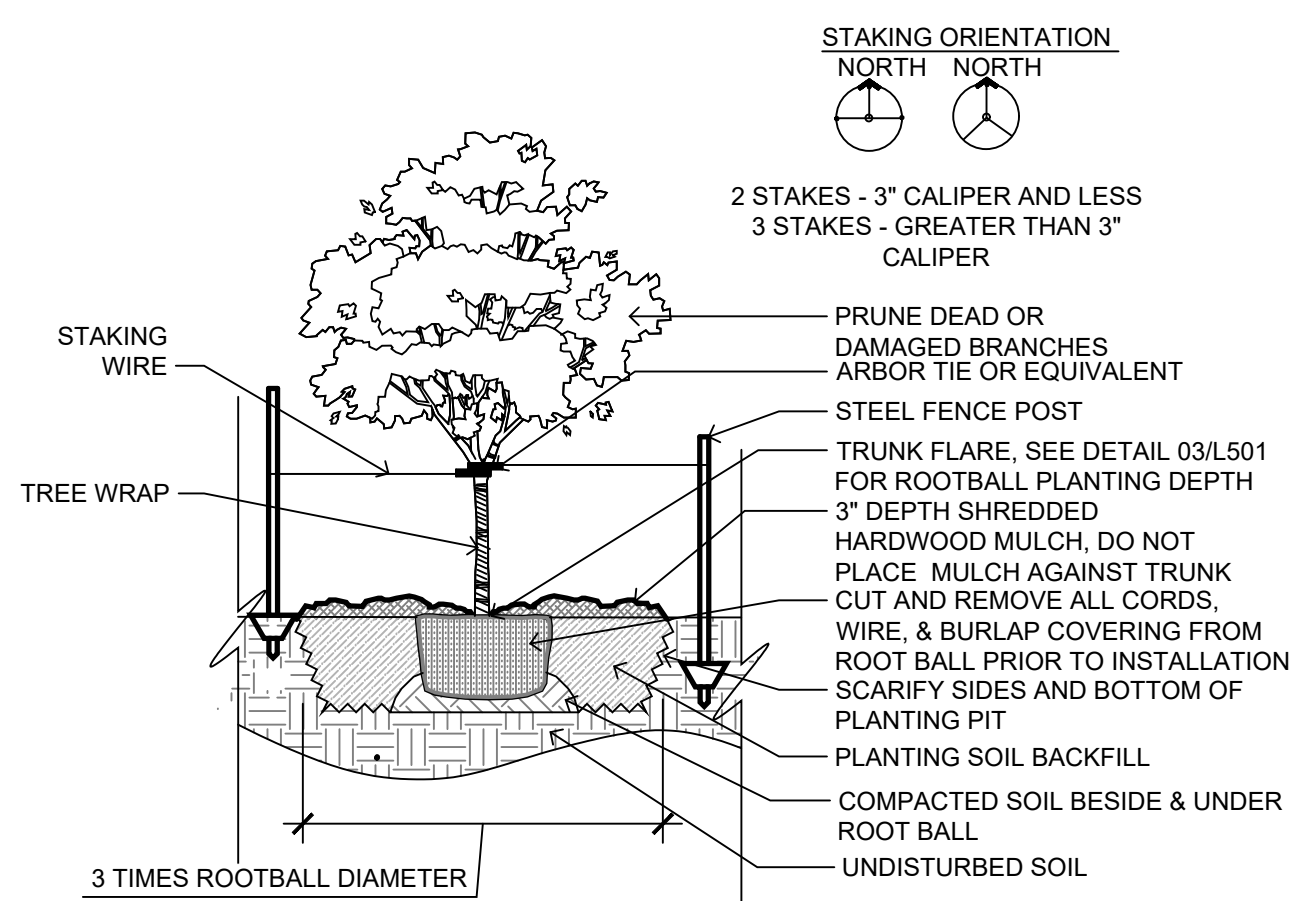
02 SECTION: PLANTING BED
 L502



07 SECTION: CONIFEROUS TREE PLANTING
 L502



03 SECTION: SPADE CUT LANDSCAPE EDGING
 L502



04 SECTION: OVERSTORY TREE PLANTING
 L502

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	07/26/22	SITE PLAN SUBMITTAL
2	09/06/22	SITE PLAN RESUBMITTAL #1
3	9/27/22	SITE PLAN RESUBMITTAL #2
4	11/1/2022	SITE PLAN RESUBMITTAL #3

ISSUED FOR
 SITE PLAN
 SUBMITTAL
 NOT FOR
 CONSTRUCTION

COPYRIGHT © 2022 BY CONFLUENCE. ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR, WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

PLANT DETAILS

CONFLUENCE PROJECT # 21072-04

L502

File Location: N:\2021\12\1072-04_Waukee Ed. District - Hotel H1121072_WORKING\AUTOCAD\SHEETS\Site Plan Submittal 24x36\L500 SITE DETAILS SITE DETAILS.rvt SAVE DATE: 11/1/2022 2:28 PM BY: mdierks / PLOT DATE: 11/1/2022 3:12 PM BY: Madison Diecks

KEETOWN LOOP-A LOFT HOTEL
 WAUKEE HOTEL, LLC
 WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	07/26/22	SITE PLAN SUBMITTAL
2	09/06/22	SITE PLAN RESUBMITTAL #1
3	9/27/22	SITE PLAN RESUBMITTAL #2
4	11/1/2022	SITE PLAN RESUBMITTAL #3

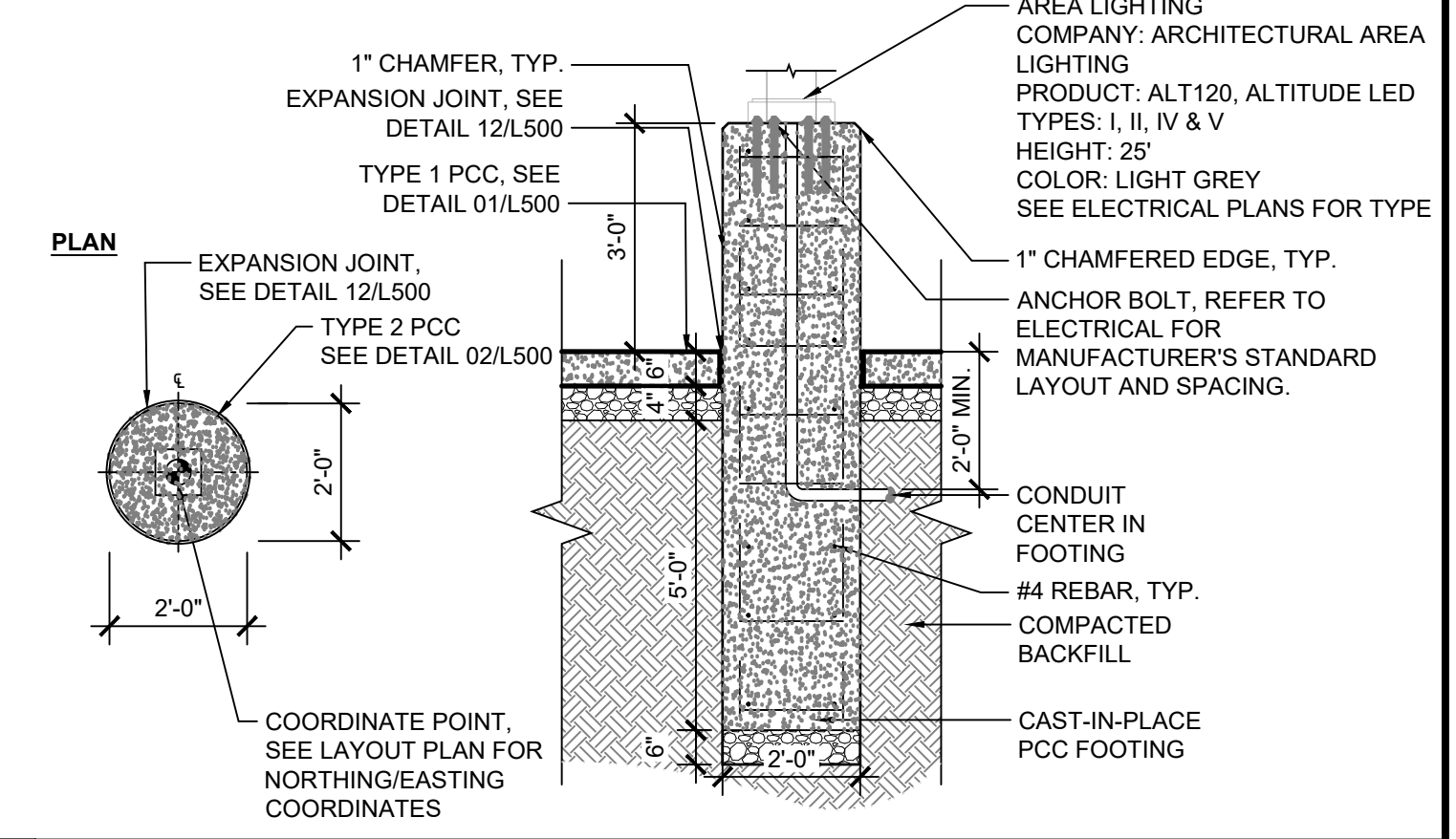
ISSUED FOR
 SITE PLAN
 SUBMITTAL
 NOT FOR
 CONSTRUCTION

COPYRIGHT © 2022 BY CONFLUENCE
 ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN
 INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED
 FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR
 DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT
 PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY
 PROHIBITED.

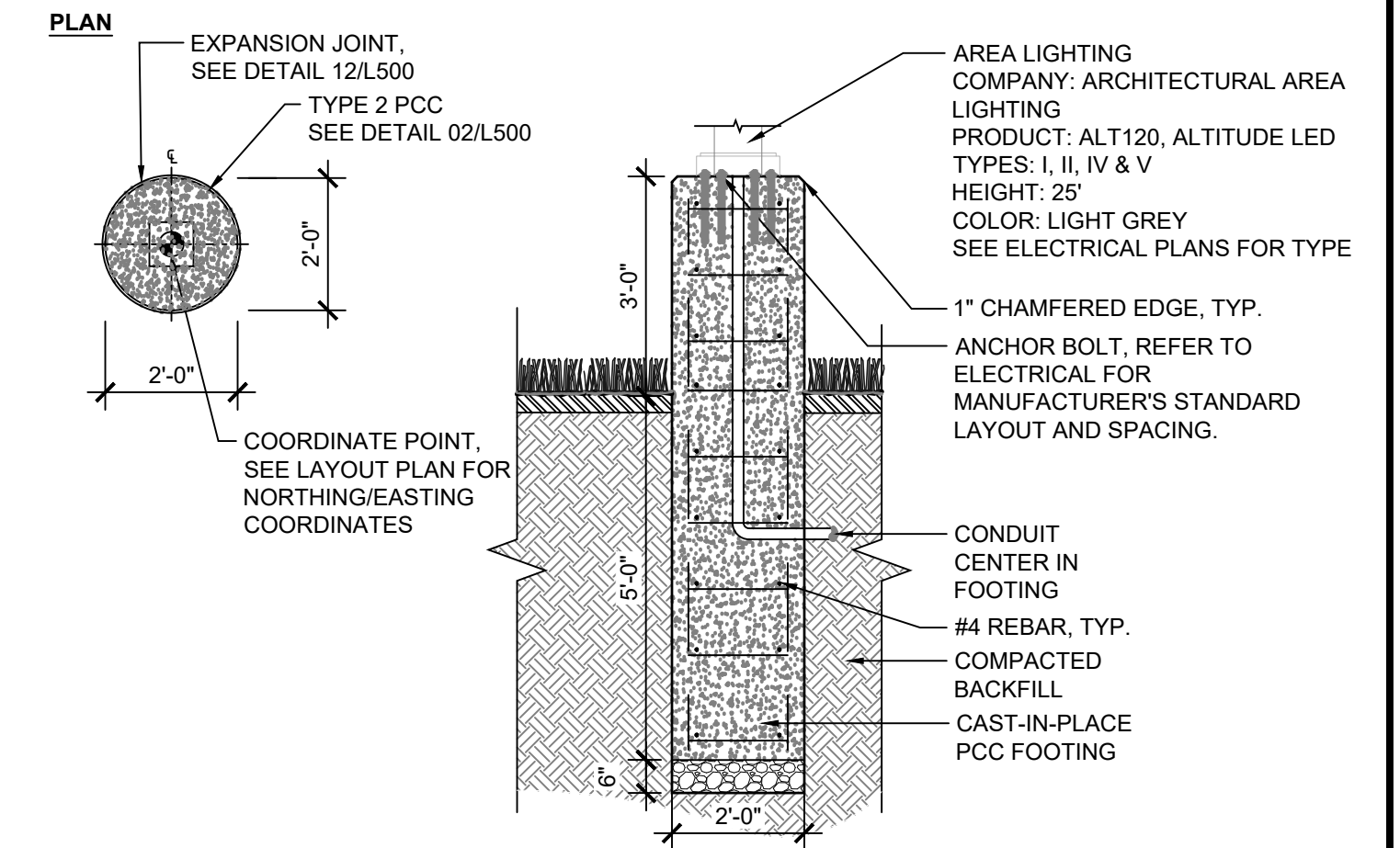
LIGHTING DETAILS

CONFLUENCE PROJECT # 21072-04

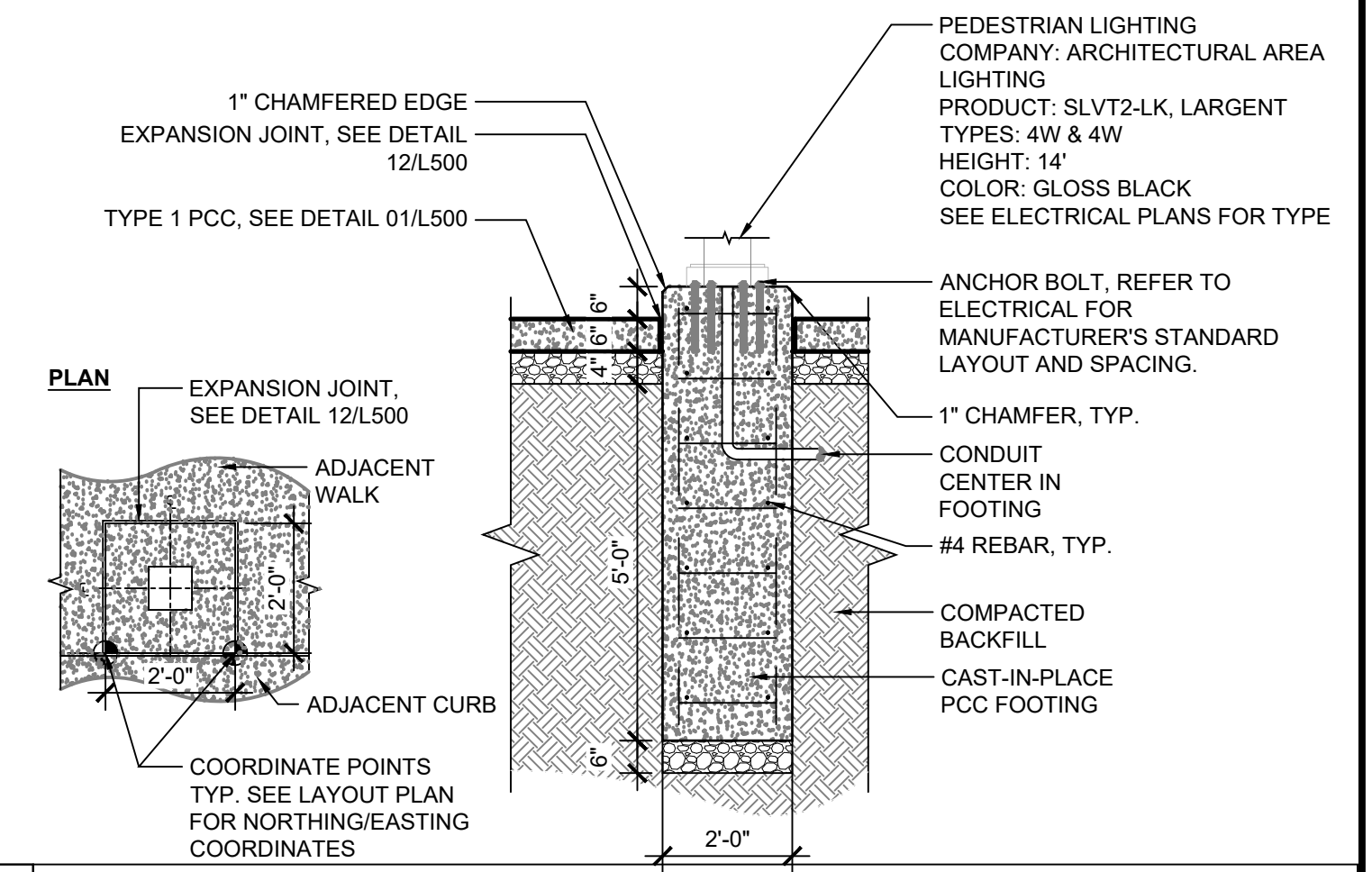
L503



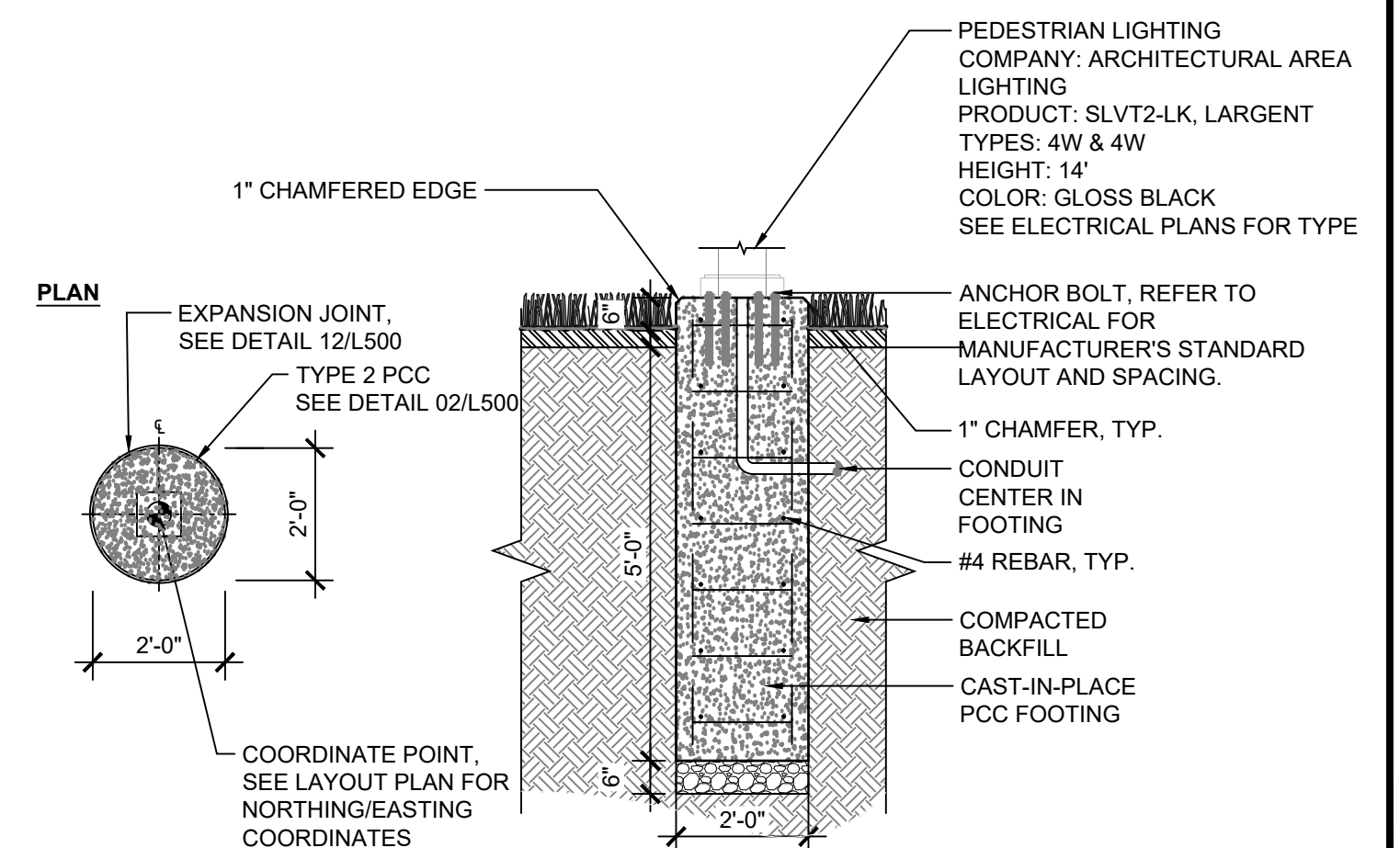
01 L504 SECTION: AREA LIGHT IN PARKING LOT, TYP. N.T.S.



02 L504 SECTION: AREA LIGHT IN LANDSCAPE, TYP. N.T.S.



03 L504 SECTION: PEDESTRIAN LIGHT IN PAVEMENT, TYP. N.T.S.



04 L504 SECTION: PEDESTRIAN LIGHT IN LANDSCAPE, TYP. N.T.S.

File Location: N:\2021\10\17\24\1_Waukee Edt - District - Hotel H1121072_WORKING\AUTOCAD\SHEETS\Site Plan Submittal 24\09\1504_LIGHTING DETAILS / SAVE DATE: 7/26/2022 3:10 PM BY: mderle / PLOT DATE: 11/1/2022 3:09 PM BY: Madison Deeks

KEETOWN LOOP-ALOFT HOTEL
 WAUKEE HOTEL, LLC
 WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	07/26/22	SITE PLAN SUBMITTAL
2	08/09/22	SITE PLAN RESUBMITTAL #1
3	9/27/22	SITE PLAN RESUBMITTAL #2
4	11/1/2022	SITE PLAN RESUBMITTAL #3

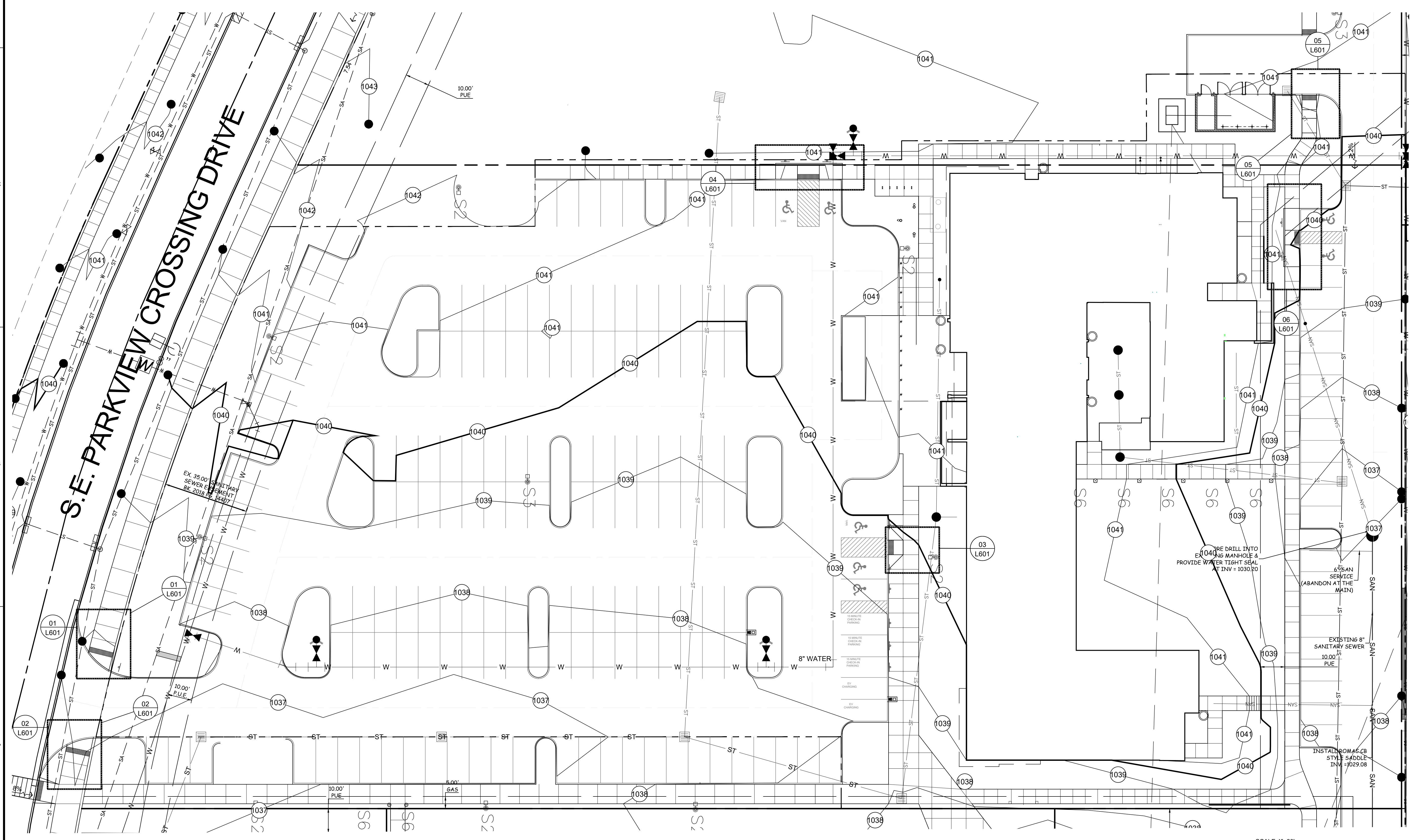
ISSUED FOR
 SITE PLAN
 SUBMITTAL
 NOT FOR
 CONSTRUCTION

COPYRIGHT © 2022 BY CONFLUENCE
 ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN
 INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED
 FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR
 DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT
 PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY
 PROHIBITED.

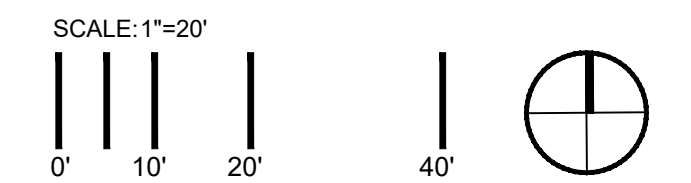
SIDEWALK RAMP
 PLAN OVERVIEW

CONFLUENCE PROJECT # 21072-04

L600



01 L600 SIDEWALK RAMP PLAN OVERVIEW



File Location: N:\2022\12\10\24-Waukee Edit - District - Hotel\1121072_WORKING\AUTOCAD\SSHEE\Site Plan\Submittal 24\961600 SIDEWALK RAMP DETAILS / SAVE DATE: 11/1/2022 3:25 PM BY: mdierks / PLOT DATE: 11/1/2022 3:26 PM BY: Madison Dierks

KEETOWN LOOP-A LOFT HOTEL
 WAUKEE HOTEL, LLC
 WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	07/26/22	SITE PLAN SUBMITTAL
2	08/09/22	SITE PLAN RESUBMITTAL #1
3	9/27/22	SITE PLAN RESUBMITTAL #2
4	11/1/2022	SITE PLAN RESUBMITTAL #3

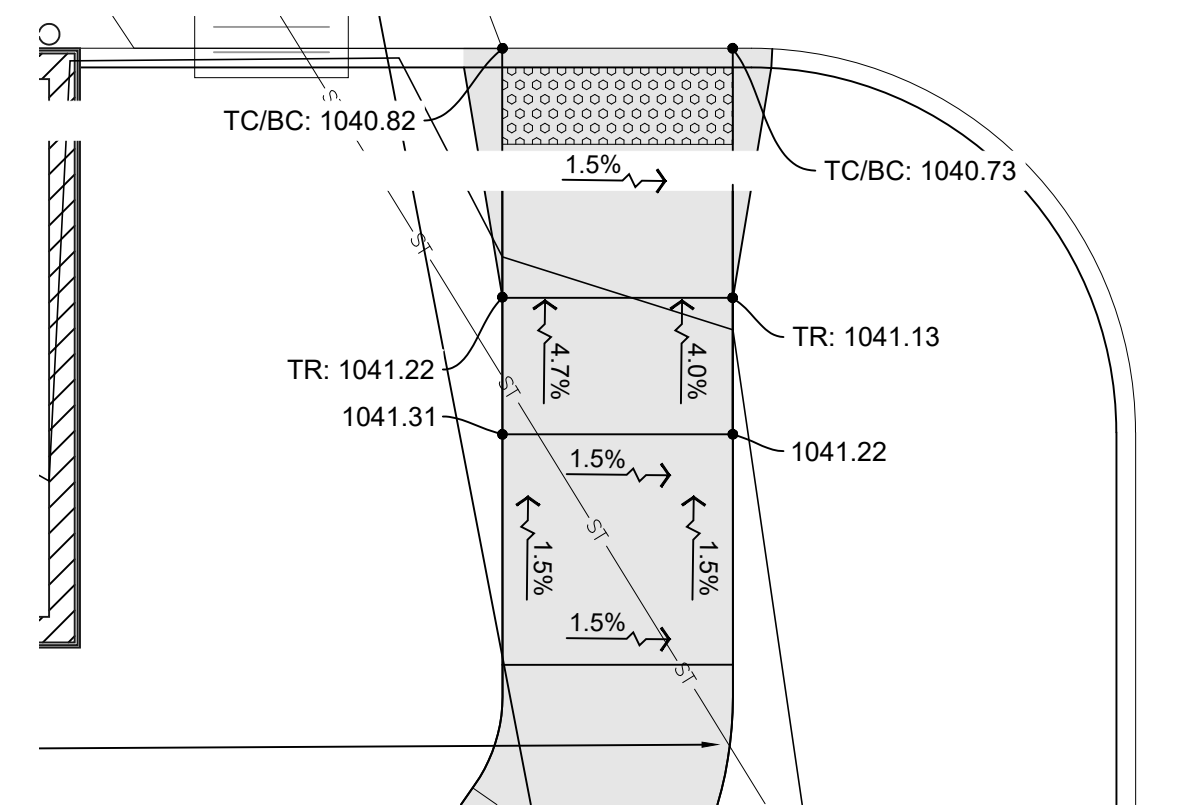
ISSUED FOR
 SITE PLAN
 SUBMITTAL
 NOT FOR
 CONSTRUCTION

COPYRIGHT © 2022 BY CONFLUENCE
 ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN
 INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED
 FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR
 DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT
 PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY
 PROHIBITED.

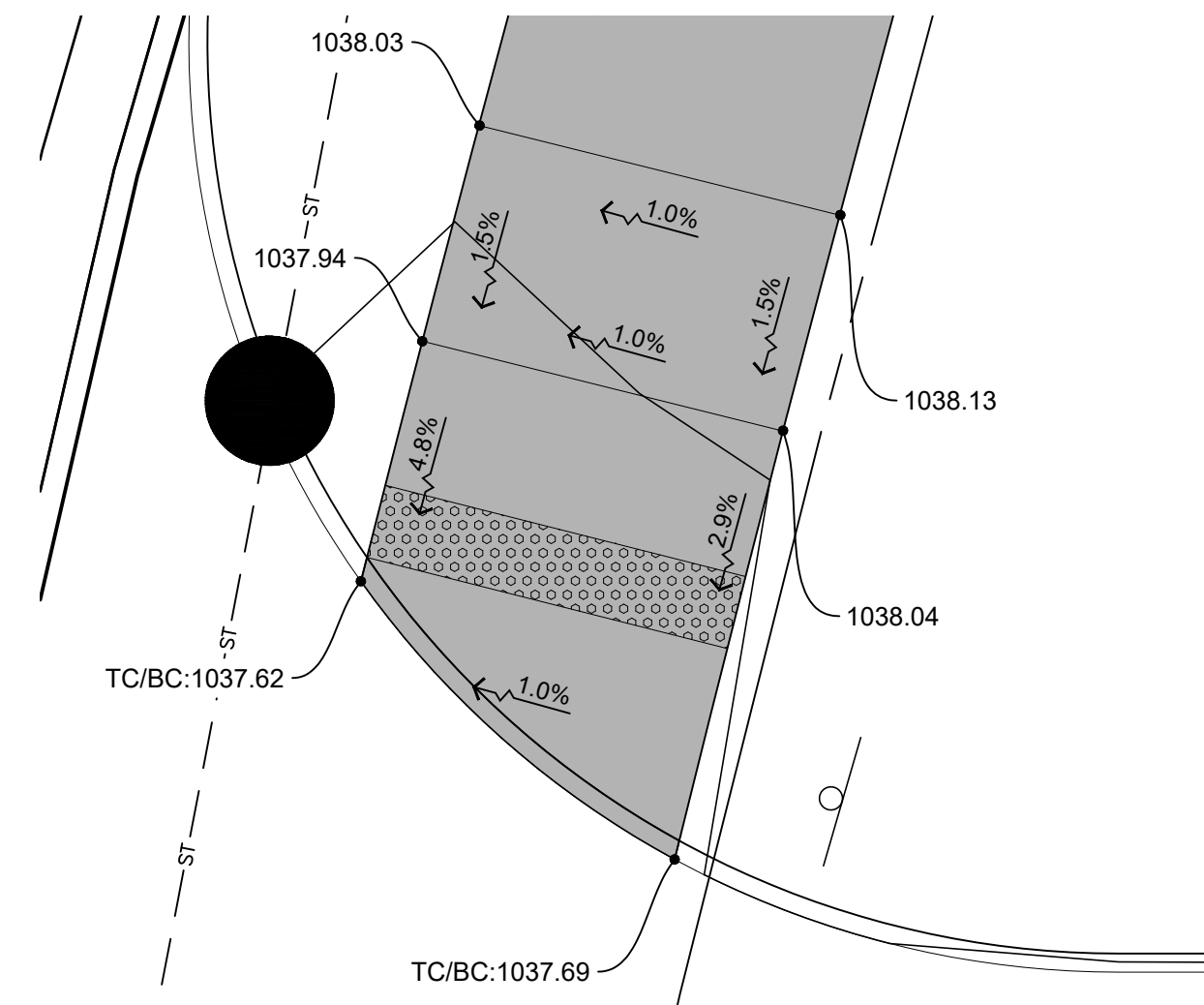
**SIDEWALK RAMP
 DETAILS**

CONFLUENCE PROJECT # 21072-04

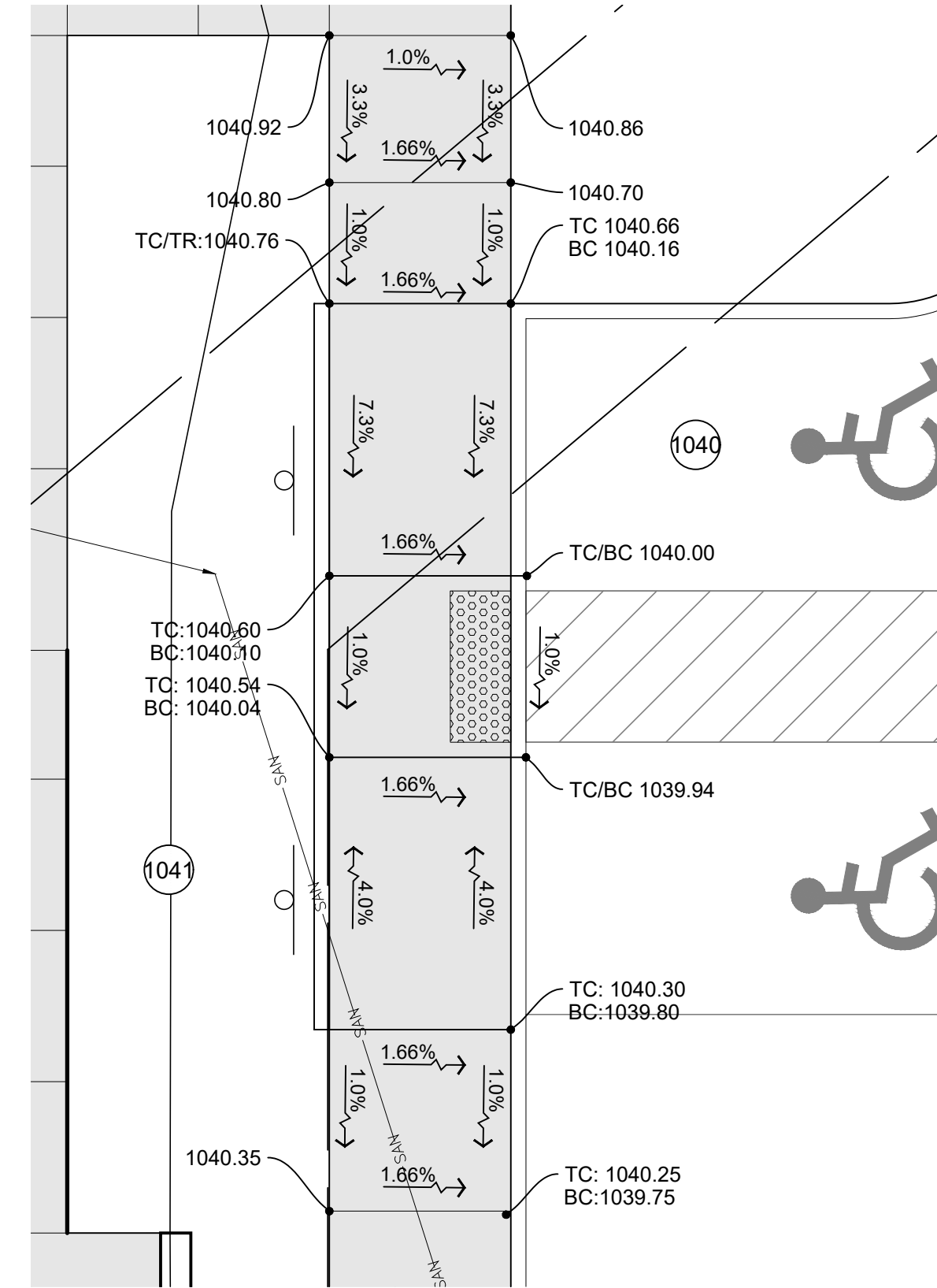
L601



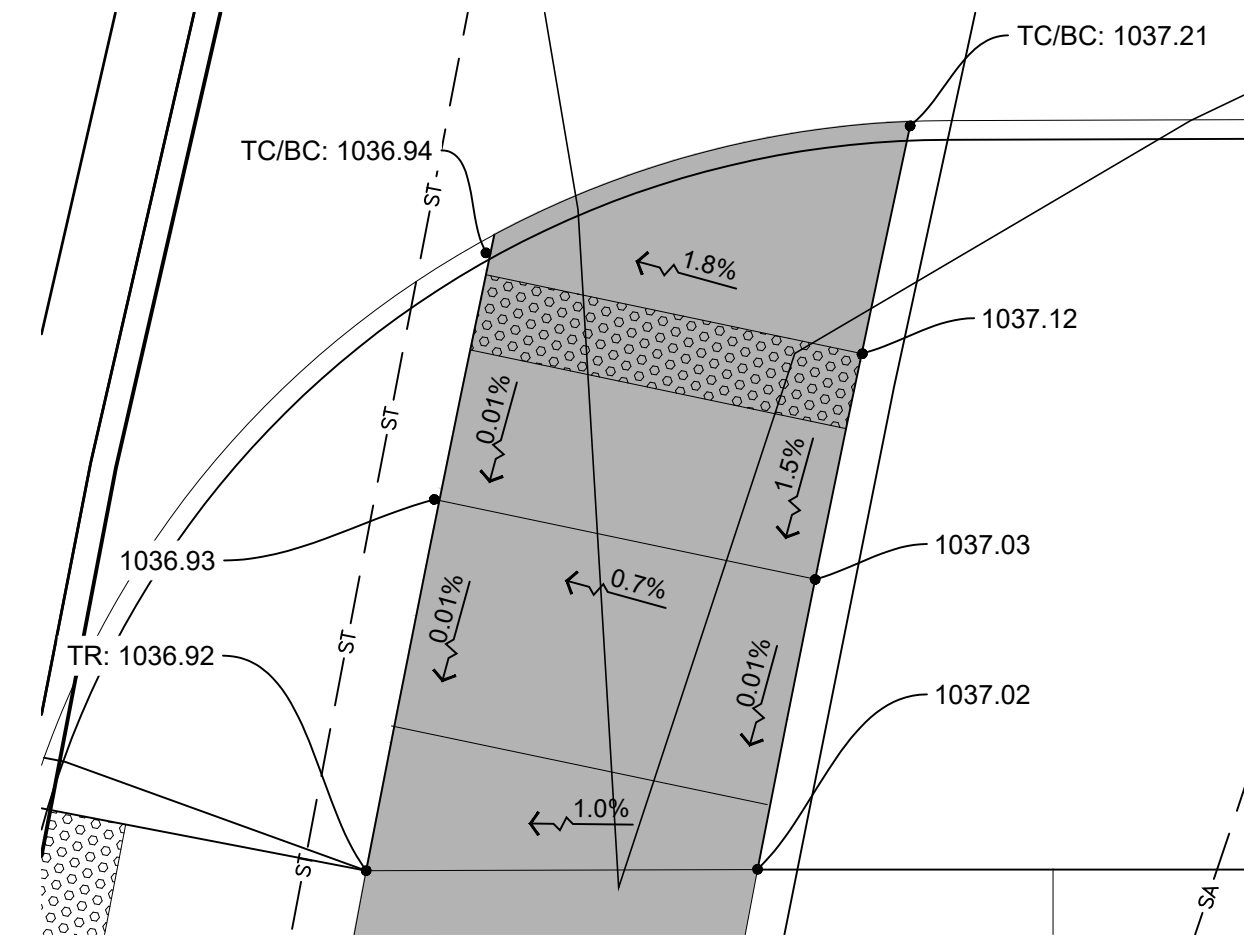
05 L601 SIDEWALK RAMP DETAIL SCALE: 1"=5'



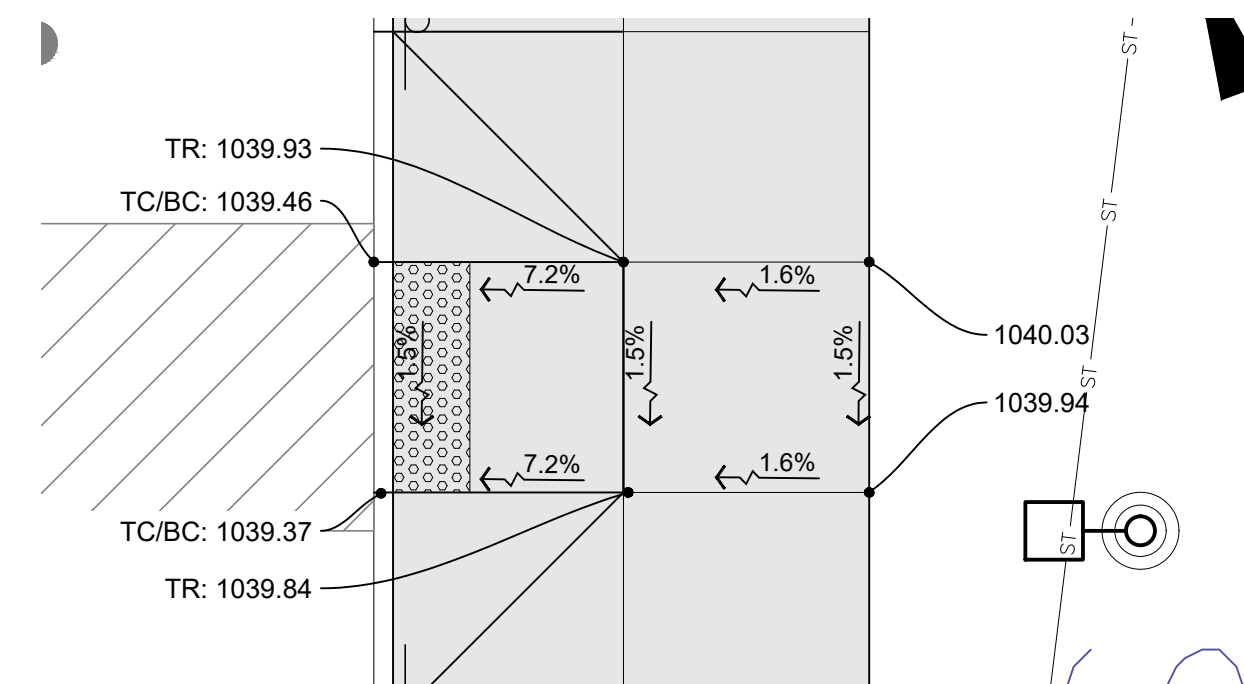
01 L601 SIDEWALK RAMP DETAIL SCALE: 1"=5'



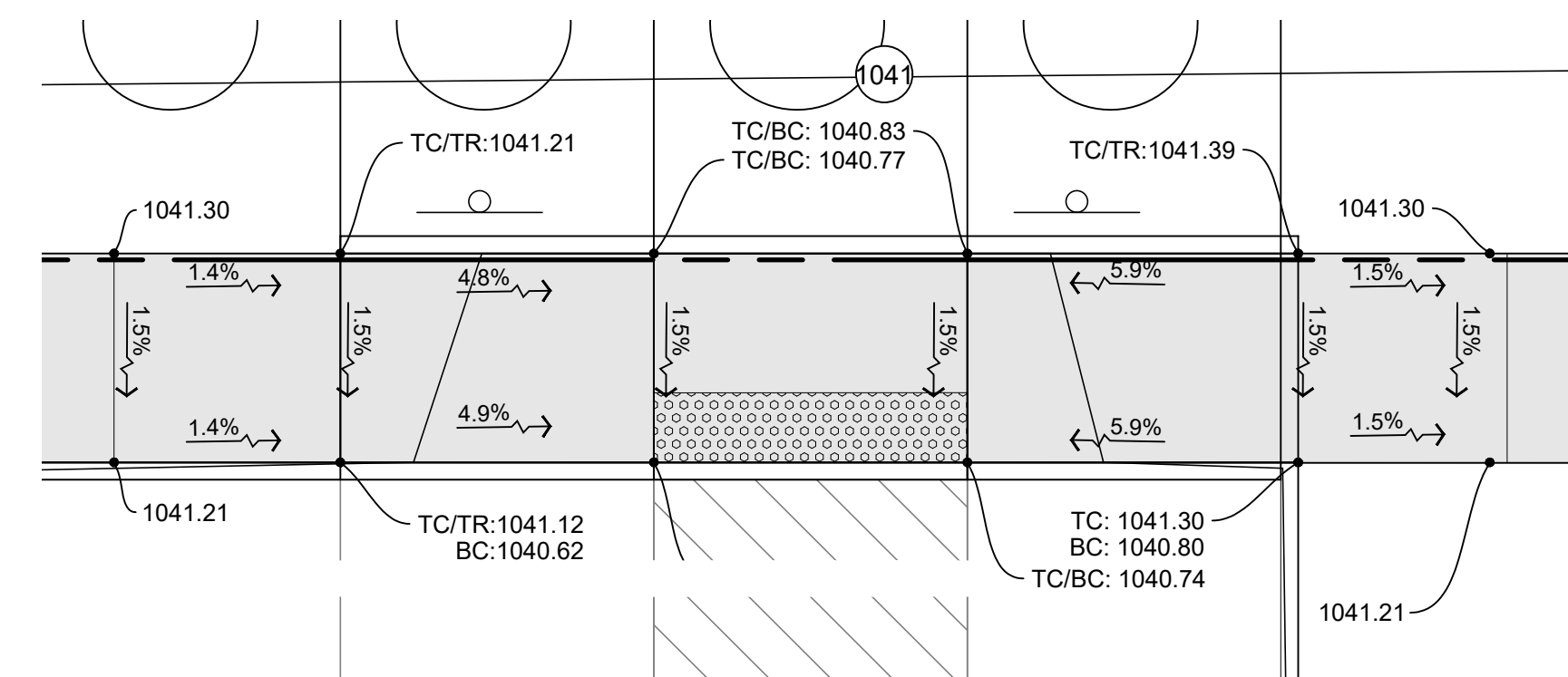
06 L601 SIDEWALK RAMP DETAIL SCALE: 1"=5'



02 L601 SIDEWALK RAMP DETAIL SCALE: 1"=5'



03 L601 SIDEWALK RAMP DETAIL SCALE: 1"=5'

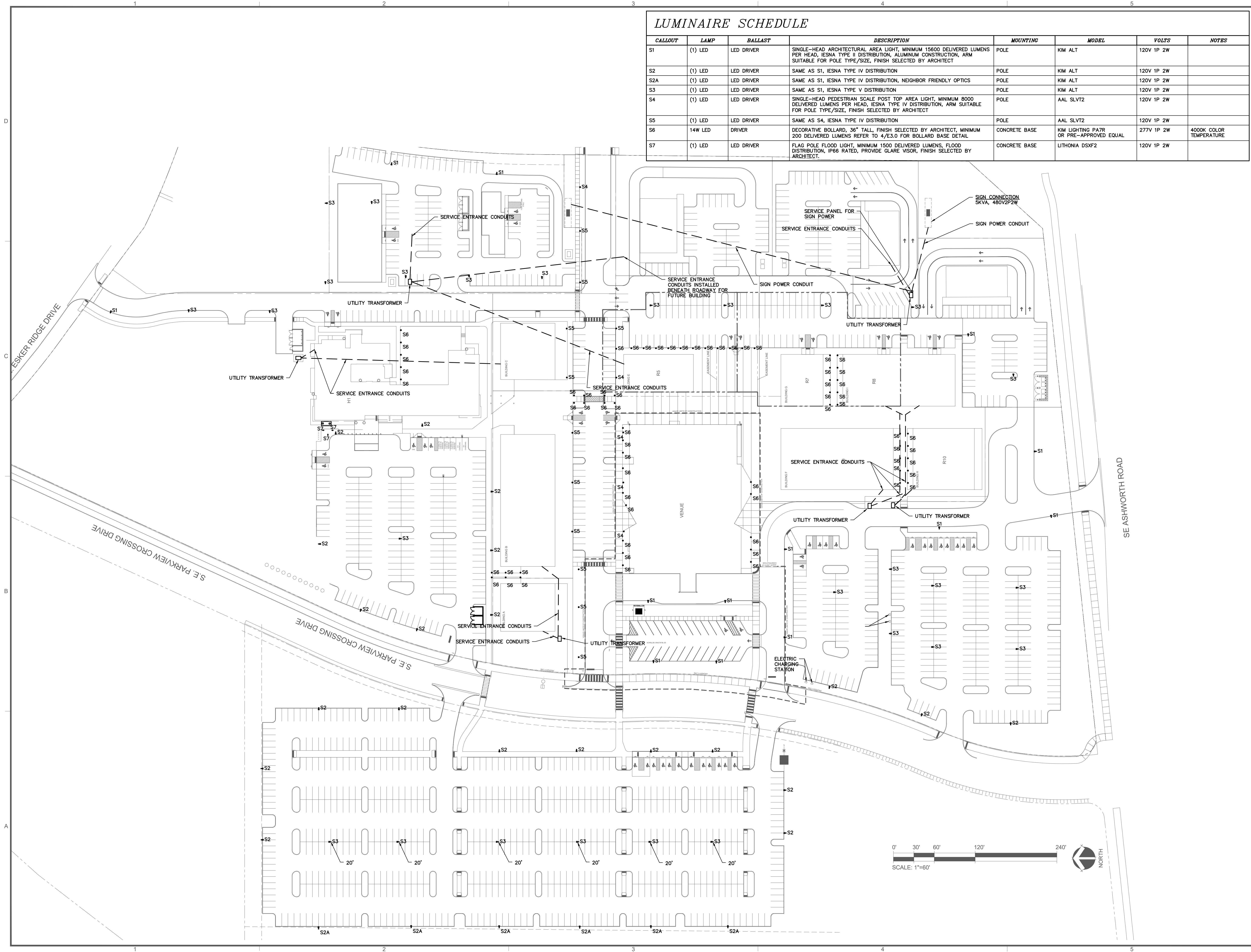


04 L601 SIDEWALK RAMP DETAIL SCALE: 1"=5'

File Location: N:\2021\1072-04_Waukee Edt - District - Hotel H1121072_WORKING\AUTOCAD\SSHEE\Site Plan\Submittal 24-961600 SIDEWALK RAMP DETAILS / SAVE DATE: 11/1/2022 3:02 PM BY: mdierks / PLOT DATE: 11/1/2022 3:11 PM BY: Madison Dierks

LUMINAIRE SCHEDULE

CALLOUT	LAMP	BALLAST	DESCRIPTION	MOUNTING	MODEL	VOLTS	NOTES
S1	(1) LED	LED DRIVER	SINGLE-HEAD ARCHITECTURAL AREA LIGHT, MINIMUM 15600 DELIVERED LUMENS PER HEAD, IESNA TYPE II DISTRIBUTION, ALUMINUM CONSTRUCTION, ARM SUITABLE FOR POLE TYPE/SIZE, FINISH SELECTED BY ARCHITECT	POLE	KIM ALT	120V 1P 2W	
S2	(1) LED	LED DRIVER	SAME AS S1, IESNA TYPE IV DISTRIBUTION	POLE	KIM ALT	120V 1P 2W	
S2A	(1) LED	LED DRIVER	SAME AS S1, IESNA TYPE IV DISTRIBUTION, NEIGHBOR FRIENDLY OPTICS	POLE	KIM ALT	120V 1P 2W	
S3	(1) LED	LED DRIVER	SAME AS S1, IESNA TYPE V DISTRIBUTION	POLE	KIM ALT	120V 1P 2W	
S4	(1) LED	LED DRIVER	SINGLE-HEAD PEDESTRIAN SCALE POST TOP AREA LIGHT, MINIMUM 8000 DELIVERED LUMENS PER HEAD, IESNA TYPE IV DISTRIBUTION, ARM SUITABLE FOR POLE TYPE/SIZE, FINISH SELECTED BY ARCHITECT	POLE	AAL SLV2	120V 1P 2W	
S5	(1) LED	LED DRIVER	SAME AS S4, IESNA TYPE IV DISTRIBUTION	POLE	AAL SLV2	120V 1P 2W	
S6	14W LED	DRIVER	DECORATIVE BOLLARD, 36" TALL, FINISH SELECTED BY ARCHITECT, MINIMUM 200 DELIVERED LUMENS REFER TO 4/E3.0 FOR BOLLARD BASE DETAIL	CONCRETE BASE	KIM LIGHTING PA7R OR PRE-APPROVED EQUAL	277V 1P 2W	4000K COLOR TEMPERATURE
S7	(1) LED	LED DRIVER	FLAG POLE FLOOD LIGHT, MINIMUM 1500 DELIVERED LUMENS, FLOOD DISTRIBUTION, IP66 RATED, PROVIDE GLARE VISOR, FINISH SELECTED BY ARCHITECT.	CONCRETE BASE	LITHONIA DSXF2	120V 1P 2W	



KEETOWN LOOP-ALOFT HOTEL
 WAUKEE HOTEL, LLC
 #####

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	07/26/22	SITE PLAN SUBMITTAL
2	09/06/22	SITE PLAN RESUBMITTAL #1
3	09/27/22	SITE PLAN RESUBMITTAL #2
4	11/01/22	SITE PLAN RESUBMITTAL #3

ISSUED FOR
 SITE PLAN
 SUBMITTAL
 NOT FOR
 CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
 ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN
 INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED
 FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR
 DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT
 PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY
 PROHIBITED.

**ELECTRICAL
 SITE PLAN**

CONFLUENCE PROJECT # #####

E100

File Location: H:\Projects\2021\11-01-18 The Quarter Site Planning\0 - Plans\ED.1 / SAVE DATE: 10/31/2022 12:00 PM BY: jzimmerman / PLOT DATE: 10/31/2022 12:05 PM BY: Dakota Zimmerman

KEETOWN LOOP-ALOFT HOTEL
 WAUKEE HOTEL, LLC
 WAUKEE, IOWA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	07/26/22	SITE PLAN SUBMITTAL
2	09/06/22	SITE PLAN RESUBMITTAL #1
3	09/27/22	SITE PLAN RESUBMITTAL #2
4	11/01/22	SITE PLAN RESUBMITTAL #3

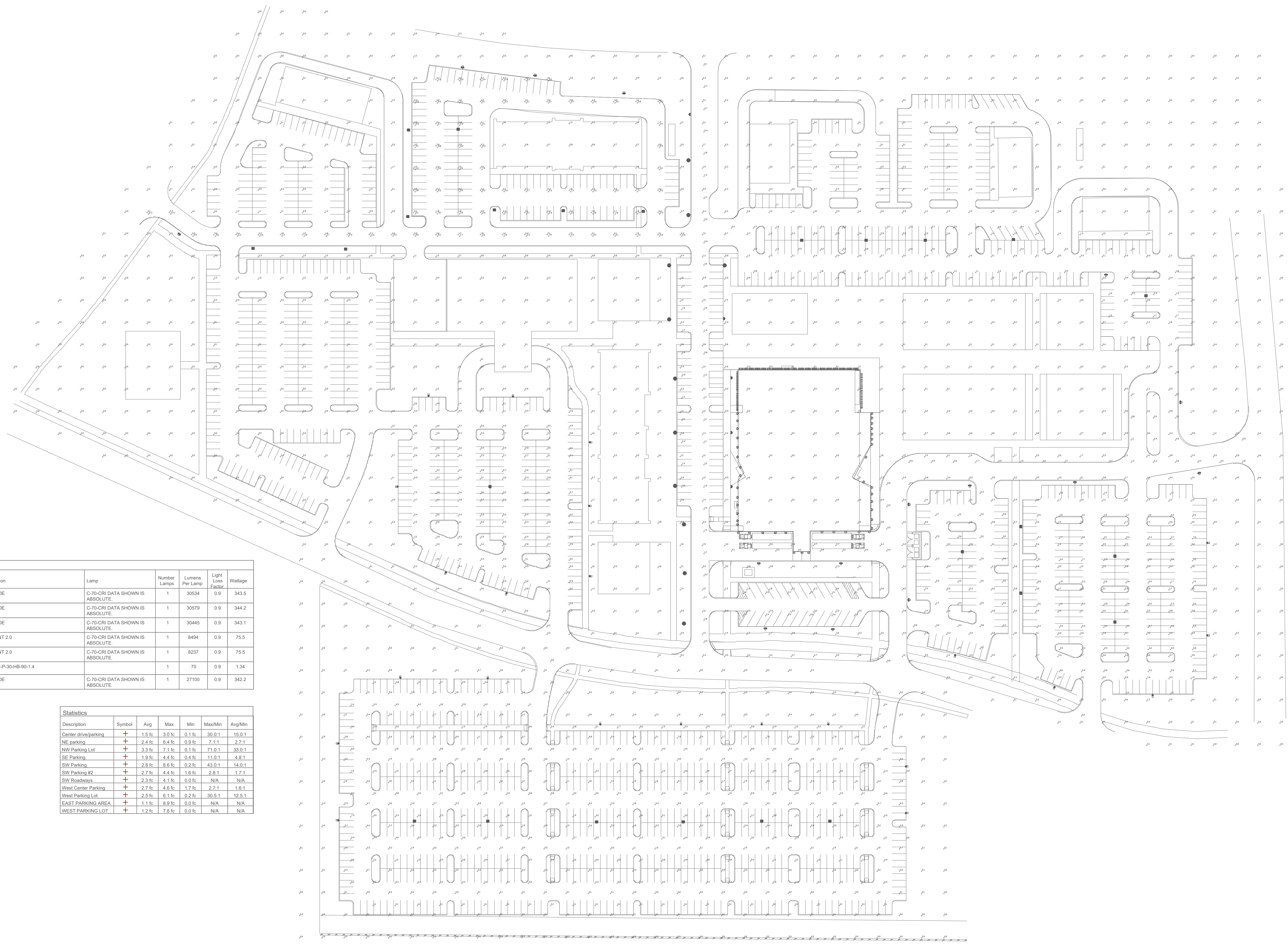
ISSUED FOR
 SITE PLAN
 SUBMITTAL
 NOT FOR
 CONSTRUCTION

COPYRIGHT © 2021 BY CONFLUENCE
 ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN
 INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED
 FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR
 DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT
 PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY
 PROHIBITED.

PHOTOMETRIC
 PLAN

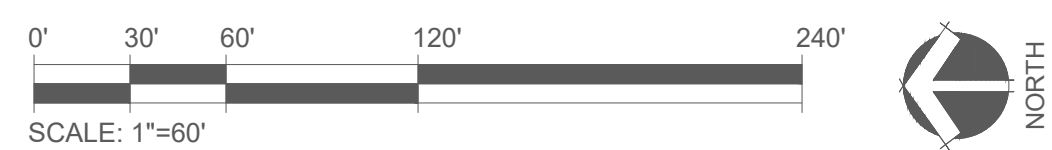
CONFLUENCE PROJECT # 21072-04

E200



Label	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
S2	ALT4P35-300L4K-FGL	ALTITUDE	C-70-CRI DATA SHOWN IS ABSOLUTE.	1	30534	0.9	343.5
S3	ALT5P35-300L4K-FGL	ALTITUDE	C-70-CRI DATA SHOWN IS ABSOLUTE.	1	30579	0.9	344.2
S1	ALT2P35-300L4K-FGL	ALTITUDE	C-70-CRI DATA SHOWN IS ABSOLUTE.	1	30445	0.9	343.1
S4	SLV72-72L-335-4K7-4W	LARGENT 2.0	C-70-CRI DATA SHOWN IS ABSOLUTE.	1	8494	0.9	75.5
S5	SLV72-72L-335-4K7-5W	LARGENT 2.0	C-70-CRI DATA SHOWN IS ABSOLUTE.	1	8237	0.9	75.5
B	N/A	FLO-SW-P-30-HB-90-1.4		1	70	0.9	1.34
S2A	ALT4P35-300L4K-FGL-NFO	ALTITUDE	C-70-CRI DATA SHOWN IS ABSOLUTE.	1	27100	0.9	342.2

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Center drive/parking	+	1.5 fc	3.0 fc	0.1 fc	30.0:1	15.0:1
NE parking	+	2.4 fc	6.4 fc	0.9 fc	7.1:1	2.7:1
NW Parking Lot	+	3.3 fc	7.1 fc	0.1 fc	71.0:1	33.0:1
SE Parking	+	1.9 fc	4.4 fc	0.4 fc	11.0:1	4.8:1
SW Parking	+	2.8 fc	8.6 fc	0.2 fc	43.0:1	14.0:1
SW Parking #2	+	2.7 fc	4.4 fc	1.6 fc	2.8:1	1.7:1
SW Roadways	+	2.3 fc	4.1 fc	0.0 fc	N/A	N/A
West Center Parking	+	2.7 fc	4.5 fc	1.2 fc	2.7:1	1.8:1
West Parking Lot	+	2.5 fc	6.1 fc	0.2 fc	30.5:1	12.5:1
EAST PARKING AREA	+	1.1 fc	8.9 fc	0.0 fc	N/A	N/A
WEST PARKING LOT	+	1.2 fc	7.8 fc	0.0 fc	N/A	N/A

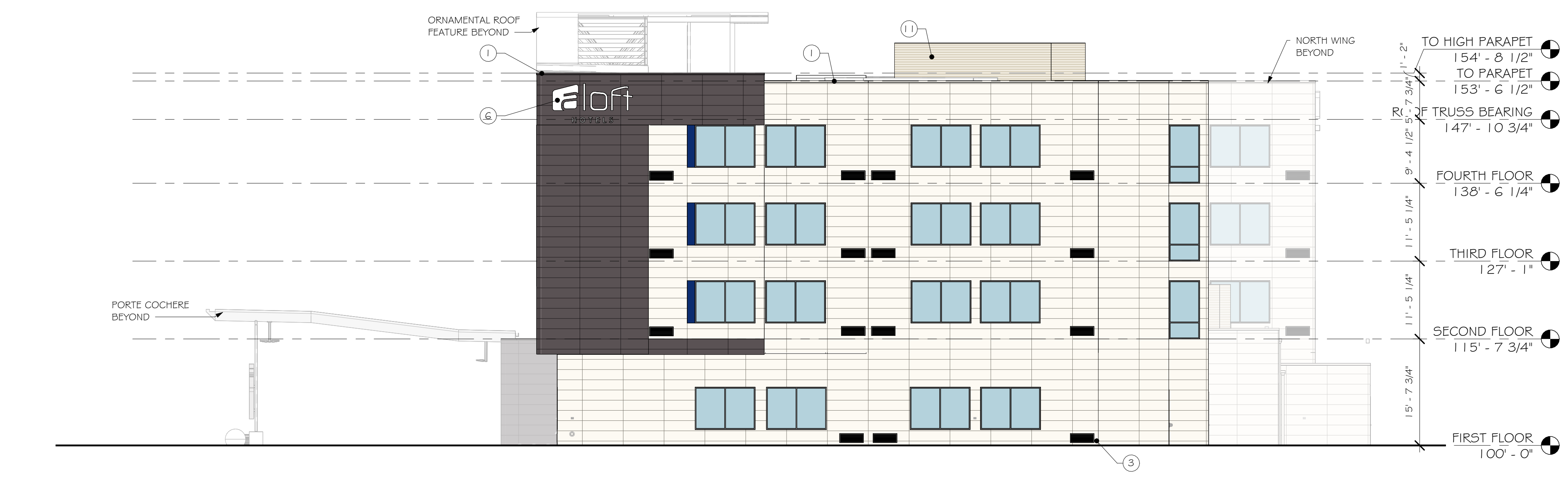




1 WEST EXTERIOR ELEVATION
 SCALE: 3/32" = 1'-0"



2 NORTH EXTERIOR ELEVATION
 SCALE: 3/32" = 1'-0"



3 SOUTH EXTERIOR ELEVATION
 SCALE: 3/32" = 1'-0"

EXTERIOR KEY NOTES	
KEYNOTE TAG	DESCRIPTION
1	METAL COPING
3	CLEAR ANODIZED ALUMINUM LOUVERS, TYP ALL LOUVERS
4	SURFACE MOUNTED LIGHT FIXTURE, SEE ELECTRICAL
5	GLAZING
6	INTERNALLY ILLUMINATED FRANCHISE SIGN, PROVIDE BLOCKING AS REQUIRED
7	BUILDING EXPANSION JOINT
8	GUESTROOM PTACS AT FIRST FLOOR ROOF TO BE 6" HIGHER THAN TYPICAL HEIGHT
9	GUESTROOM PTACS AT FIRST FLOOR ROOF TO BE 12" HIGHER THAN TYPICAL HEIGHT
10	GROUND MECHANICAL UNIT - SEE MECHANICAL; SEE LANDSCAPE FOR SCREENING
11	PLATFORM MOUNTED MECHANICAL PREFINISHED METAL SCREEN - SEE SPECS
12	SCUPPER TO DOWNSPOUT - TIE INTO STORM SEWER

EXTERIOR MATERIALS PERCENTAGES					
	TOTAL WALL AREA	FIBER CEMENT PANELS	GLASS / GLAZING	HM DOORS	
WEST	13,257	9,872 74%	3,385 26%	0	0%
NORTH	6,260	5,321 85%	825 13%	114	2%
SOUTH	5,436	4,439 82%	997 18%	0	0%
EAST 1	2,436	2,246 92%	463 19%	27	1%
EAST 2	3,516	3,124 89%	293 8%	99	3%
EAST 3	7,937	5,684 72%	2,253 28%	0	0%
WEST	13,257	9,872 74%	3,385 26%	0	0%
WEST	13,257	9,872 74%	3,385 26%	0	0%
NORTH CY	2,725	2,065 76%	660 24%	0	0%
SOUTH CY	3,652	2,689 74%	918 25%	45	1%
POOL	957	558 58%	399 42%	0	0%
TOTALS	46,176	35,998 78%	10,193 22%	285	1%

EXTERIOR MATERIALS LEGEND	
	FIBER CEMENT PANEL - NICHHA - MATCH COLOR: ALOF-01-2745 - WHITE; LYMESTONE HDP FINISH
	FIBER CEMENT PANEL - NICHHA - MATCH COLOR: ALOF-06-2745S - DARK GRAY W/STRATOTONE HIGH PERFORMANCE COLORANT; REFLECTIT METALLIC FINISH COATING OVER LYMESTONE HDP
	FIBER CEMENT PANEL - (AT WINDOWS) - NICHHA - MATCH COLOR: ALOF-05-10855 - BLUE W/STRATOTONE HIGH PERFORMANCE COLORANT OVER ALOF-01-2745 - WHITE; DEMANDIT SMOOTH PAINT COATING OVER LYMESTONE HDP
	FIBER CEMENT PANEL - (AT WINDOWS) - NICHHA - MATCH COLOR: ALOF-07-10855 - PINK W/STRATOTONE HIGH PERFORMANCE COLORANT OVER ALOF-01-2745; LYMESTONE FINISH
	FIBER CEMENT PANEL - (AT ROOF ACCENT WALL) - NICHHA - COLOR: CUSTOM COLOR (PANTONE MATCHING SYSTEM BLUE # 2905; NATIONAL ACCOUNT NO ALOF-01-1353
	FIBER CEMENT PANEL - NICHHA, VINTAGE WOOD, COLOR: CEDAR
	FIBER CEMENT PANEL - EQUITONE US, EQUITONE LINEA, COLOR: LT20

REV	DATE
DATE ISSUED	09/15/2022

ISSUE PHASE: PROGRESS SET

PROJECT TITLE
ALOFT HOTELS BY MARRIOTT - 126 UNIT 4-STORIES
 PROJECT OWNER
WAUKEE HOTEL, LLC

PROJECT LOCATION
WAUKEE, IA

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NUMBER: **55047**
 SHEET NUMBER: **CITY - A201**

REV	DATE
DATE ISSUED	09/15/2022
ISSUE PHASE	PROGRESS SET
PROJECT TITLE	
ALOFT HOTELS BY MARRIOTT - 126 UNIT 4-STORIES	
PROJECT OWNER	
WAUKEE HOTEL, LLC	
PROJECT LOCATION	
WAUKEE, IA	
SHEET TITLE	
EXTERIOR ELEVATIONS	
PROJECT NUMBER	55047
SHEET NUMBER	CITY - A202



1 EAST EXTERIOR ELEVATION
 SCALE: 3/32" = 1'-0"

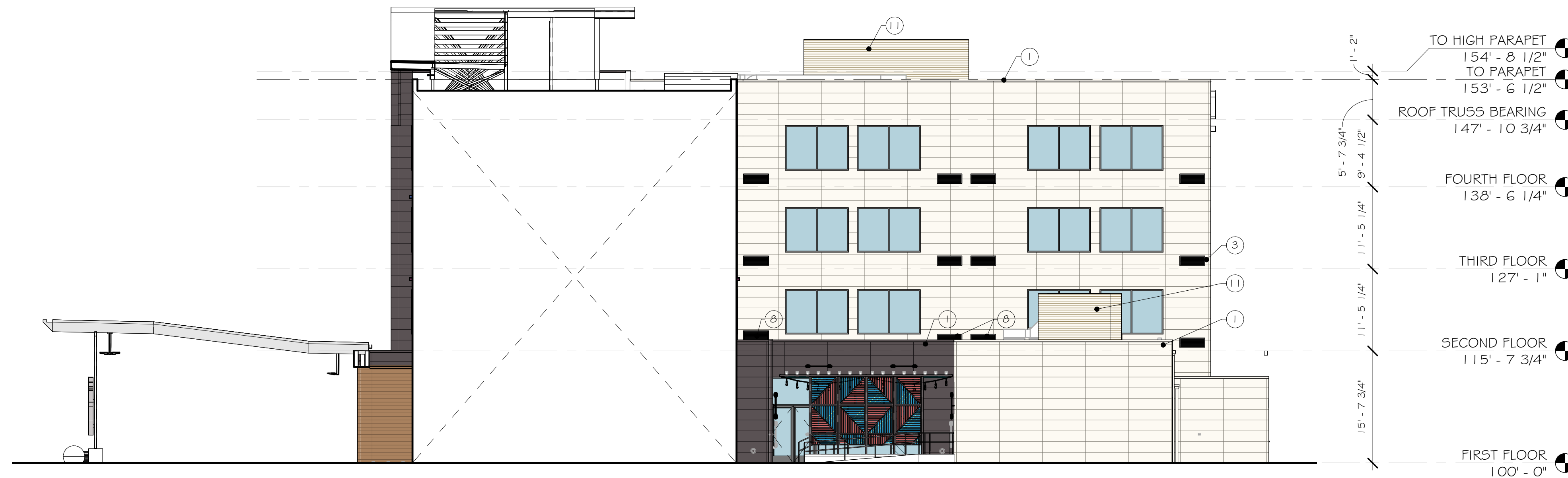


2 PARTIAL EAST EXTERIOR ELEVATION
 SCALE: 3/32" = 1'-0"

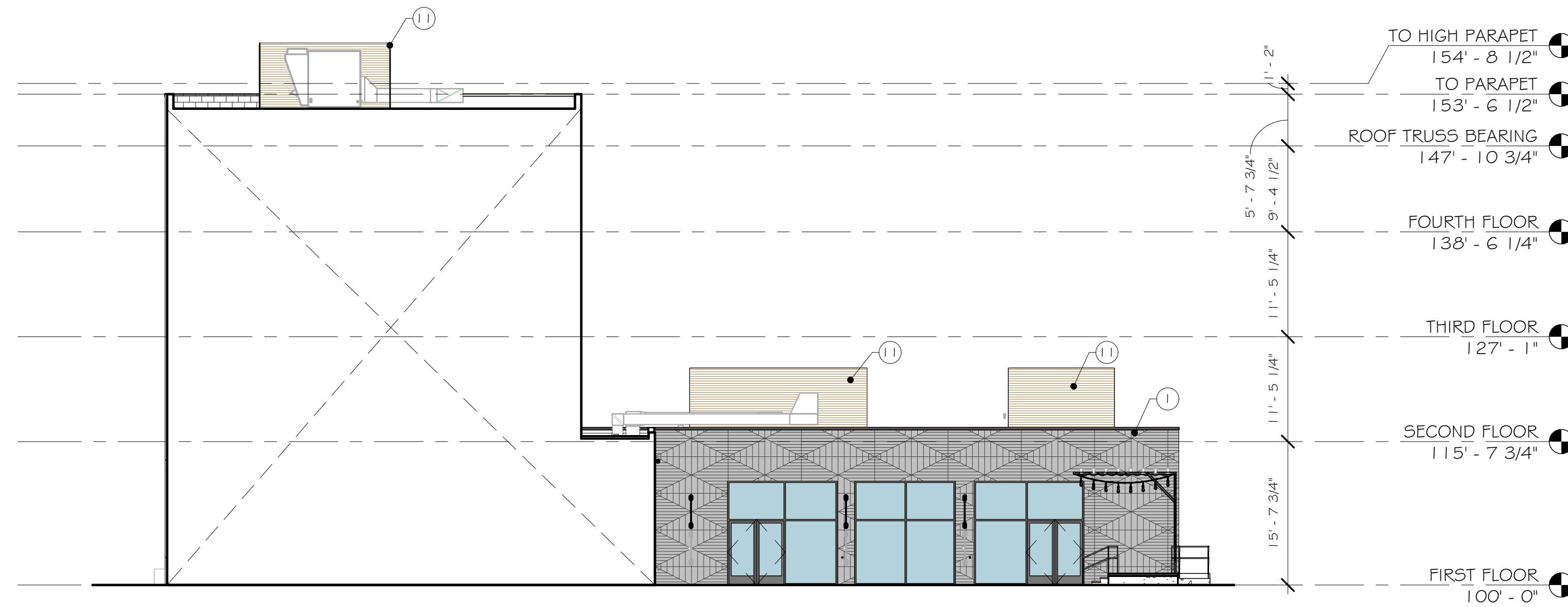
EXTERIOR KEY NOTES	
KEYNOTE TAG	DESCRIPTION
1	METAL COPING
3	CLEAR ANODIZED ALUMINUM LOUVERS, TYP ALL LOUVERS
4	SURFACE MOUNTED LIGHT FIXTURE, SEE ELECTRICAL
5	GLAZING
6	INTERNALLY ILLUMINATED FRANCHISE SIGN, PROVIDE BLOCKING AS REQUIRED
7	BUILDING EXPANSION JOINT
8	GUESTROOM PTACS AT FIRST FLOOR ROOF TO BE 6" HIGHER THAN TYPICAL HEIGHT
9	GUESTROOM PTACS AT FIRST FLOOR ROOF TO BE 12" HIGHER THAN TYPICAL HEIGHT
10	GROUND MECHANICAL UNIT - SEE MECHANICAL; SEE LANDSCAPE FOR SCREENING
11	PLATFORM MOUNTED MECHANICAL PREFINISHED METAL SCREEN - SEE SPECS
12	SCUPPER TO DOWNSPOUT - TIE INTO STORM SEWER

EXTERIOR MATERIALS PERCENTAGES					
	TOTAL WALL AREA	FIBER CEMENT PANELS	GLASS / GLAZING	HM DOORS	
WEST	13,257	9,872 74%	3,385 26%	0	0%
NORTH	6,260	5,321 85%	825 13%	114	2%
SOUTH	5,436	4,439 82%	997 18%	0	0%
EAST 1	2,436	2,246 92%	463 19%	27	1%
EAST 2	3,516	3,124 89%	293 8%	99	3%
EAST 3	7,937	5,684 72%	2,253 28%	0	0%
WEST	13,257	9,872 74%	3,385 26%	0	0%
WEST	13,257	9,872 74%	3,385 26%	0	0%
NORTH CY	2,725	2,065 76%	660 24%	0	0%
SOUTH CY	3,652	2,689 74%	918 25%	45	1%
POOL	957	558 58%	399 42%	0	0%
TOTALS	46,176	35,998 78%	10,193 22%	285	1%

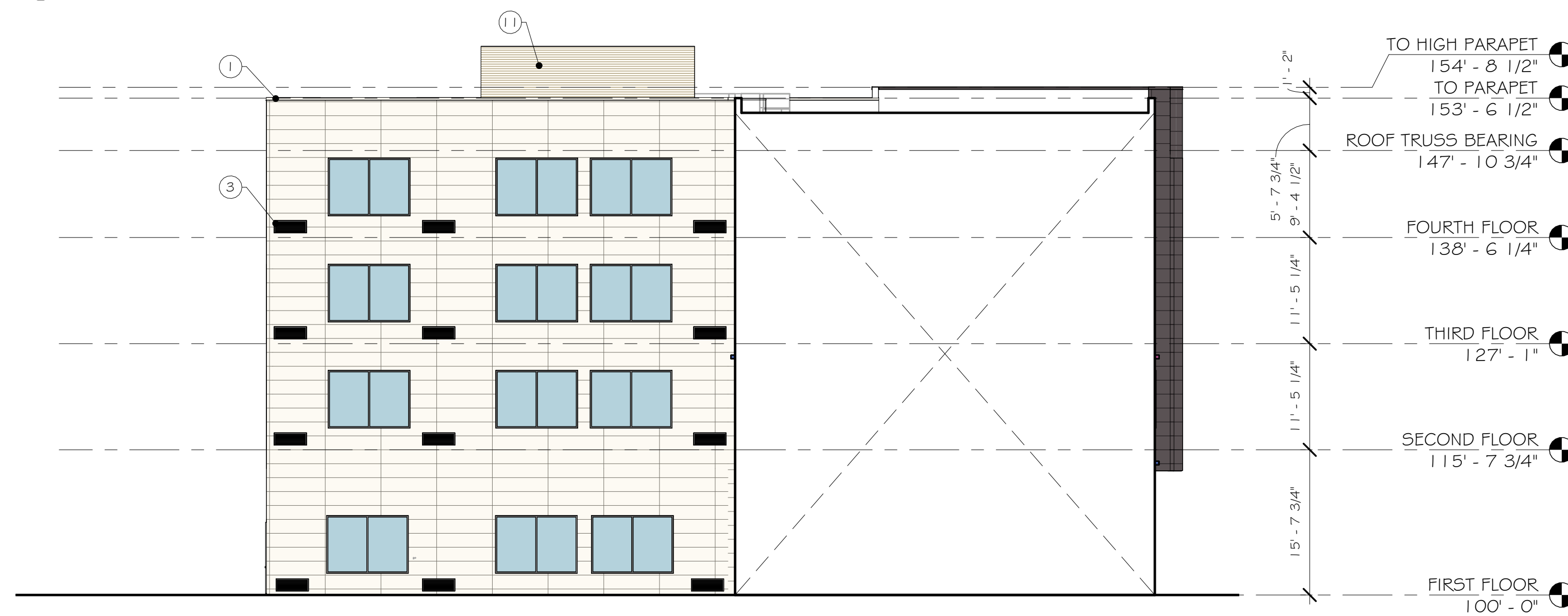
EXTERIOR MATERIALS LEGEND	
	FIBER CEMENT PANEL - NICHHA - MATCH COLOR: ALOF-01-2745 - WHITE; LYMESTONE HDP FINISH
	FIBER CEMENT PANEL - NICHHA - MATCH COLOR: ALOF-06-2745S - DARK GRAY W/STRATOTONE HIGH PERFORMANCE COLORANT; REFLECTIT METALLIC FINISH COATING OVER LYMESTONE HDP
	FIBER CEMENT PANEL - (AT WINDOWS) - NICHHA - MATCH COLOR: ALOF-05-1085S - BLUE W/STRATOTONE HIGH PERFORMANCE COLORANT OVER ALOF-01-2745 - WHITE; DEMANDIT SMOOTH PAINT COATING OVER LYMESTONE HDP
	FIBER CEMENT PANEL - (AT WINDOWS) - NICHHA - MATCH COLOR: ALOF-07-1085S - PINK W/ STRATOTONE HIGH PERFORMANCE COLORANT OVER ALOF-01-2745; LYMESTONE FINISH
	FIBER CEMENT PANEL - (AT ROOF ACCENT WALL) - NICHHA - COLOR: CUSTOM COLOR (PANTONE MATCHING SYSTEM BLUE # 2905; NATIONAL ACCOUNT NO ALOF-01-1353)
	FIBER CEMENT PANEL - NICHHA, VINTAGE WOOD, COLOR: CEDAR
	FIBER CEMENT PANEL - EQUITONE US, EQUITONE LINEA, COLOR: LT20



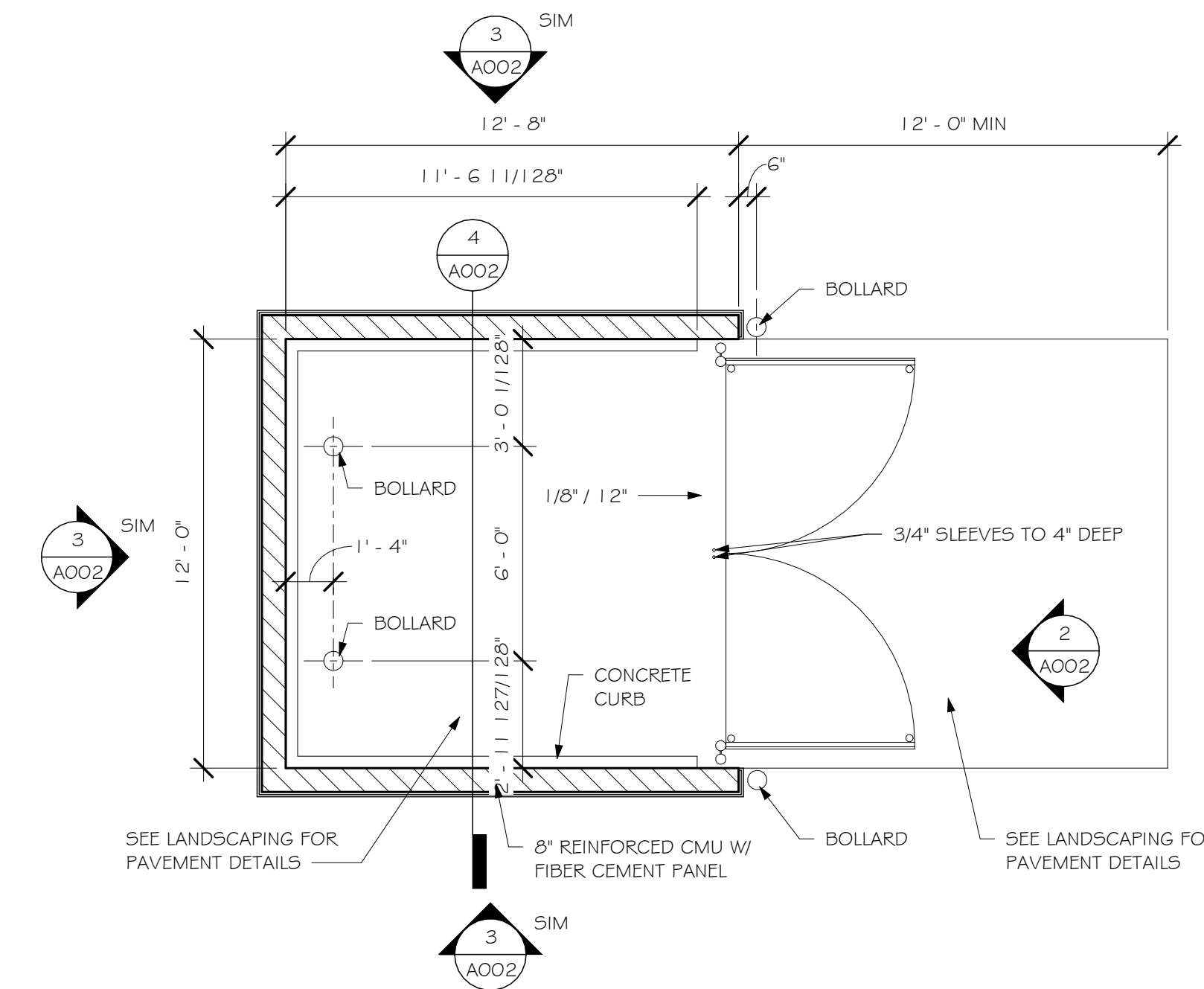
1 PARTIAL SOUTH EXTERIOR ELEVATION
 SCALE: 3/32" = 1'-0"



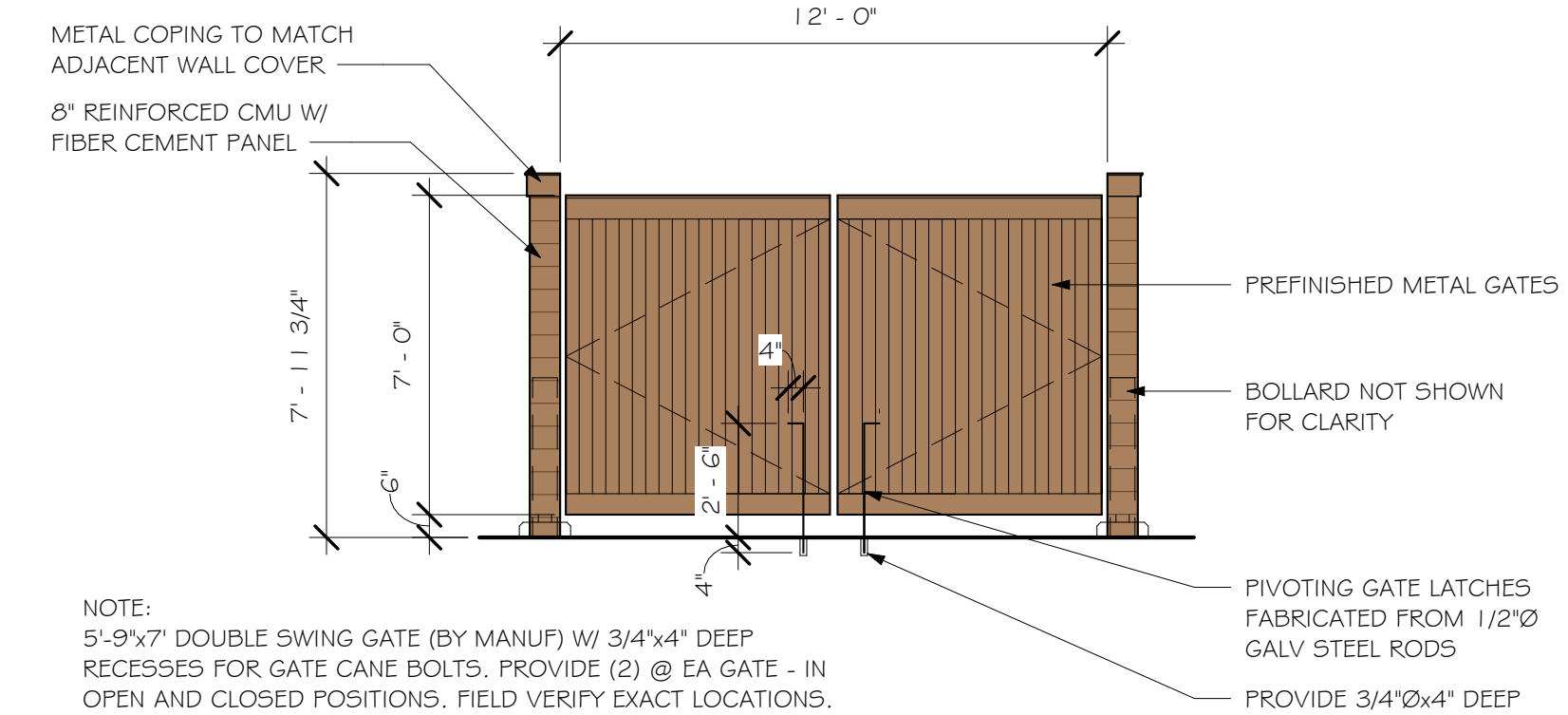
2 PARTIAL WEST EXTERIOR ELEVATION
 SCALE: 3/32" = 1'-0"



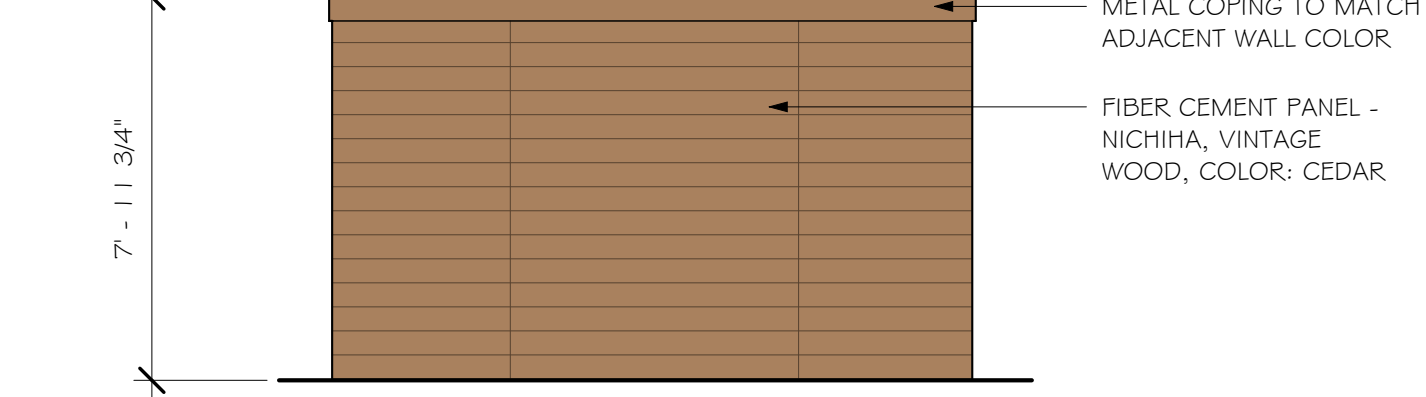
3 PARTIAL NORTH EXTERIOR ELEVATION
 SCALE: 3/32" = 1'-0"



4 ENLARGED PLAN @ TRASH ENCLOSURE
 SCALE: 1/4" = 1'-0"



5 TRASH ENCLOSURE FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



6 TRASH ENCLOSURE SIDE & REAR ELEVATION
 SCALE: 1/4" = 1'-0"

KEYNOTE TAG	DESCRIPTION
1	METAL COPING
3	CLEAR ANODIZED ALUMINUM LOUVERS, TYP ALL LOUVERS
4	SURFACE MOUNTED LIGHT FIXTURE, SEE ELECTRICAL
5	GLAZING
6	INTERNALLY ILLUMINATED FRANCHISE SIGN, PROVIDE BLOCKING AS REQUIRED
7	BUILDING EXPANSION JOINT
8	GUESTROOM PTACS AT FIRST FLOOR ROOF TO BE 6" HIGHER THAN TYPICAL HEIGHT
9	GUESTROOM PTACS AT FIRST FLOOR ROOF TO BE 12" HIGHER THAN TYPICAL HEIGHT
10	GROUND MECHANICAL UNIT - SEE MECHANICAL; SEE LANDSCAPE FOR SCREENING
11	PLATFORM MOUNTED MECHANICAL PREFINISHED METAL SCREEN - SEE SPECS
12	SCUPPER TO DOWNSPOUT - TIE INTO STORM SEWER

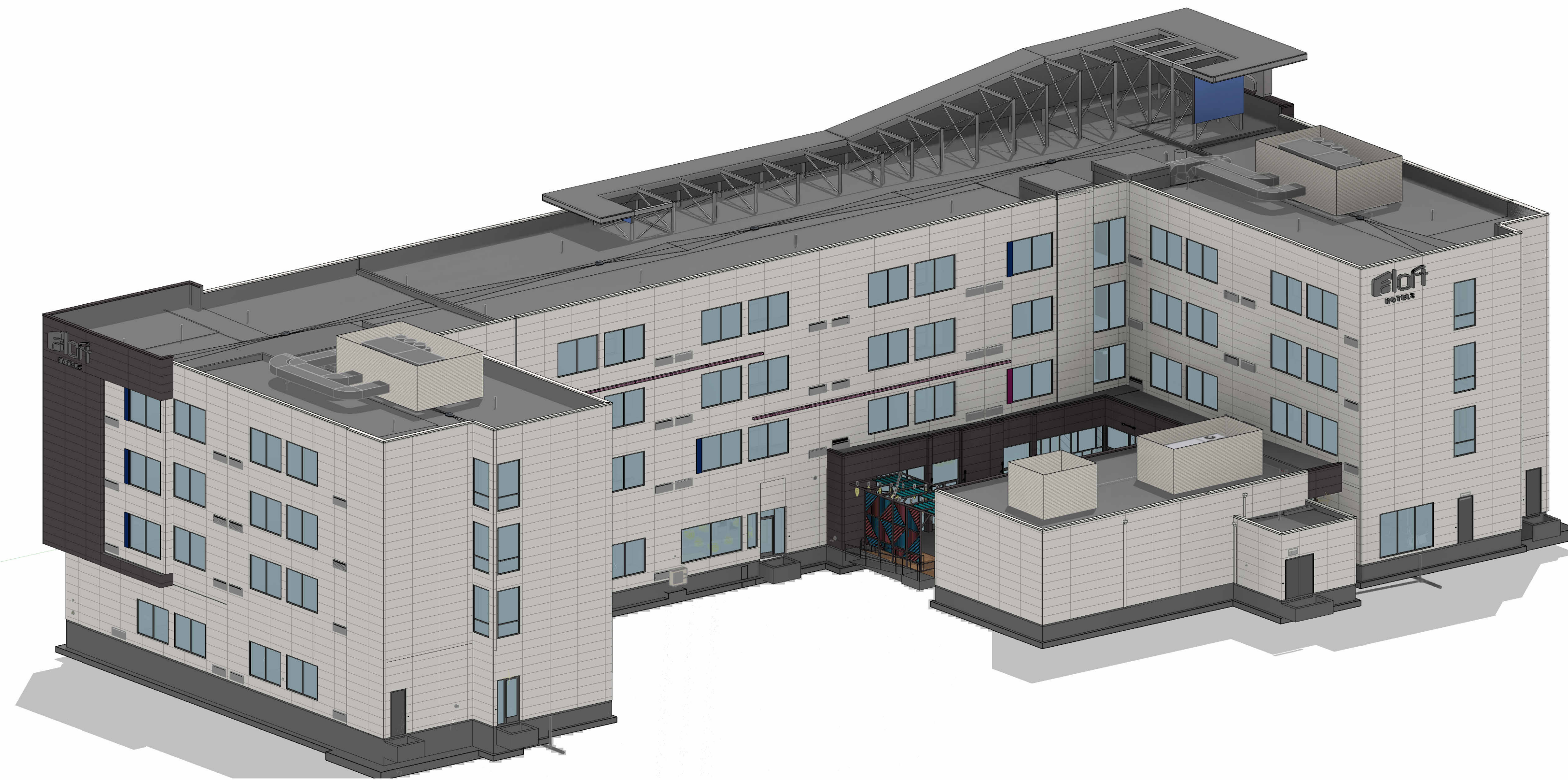
EXTERIOR MATERIALS PERCENTAGES					
	TOTAL WALL AREA	FIBER CEMENT PANELS	GLASS / GLAZING	HM DOORS	
WEST	13,257	9,872	74%	3,385	26%
NORTH	6,260	5,321	85%	825	13%
SOUTH	5,436	4,439	82%	997	18%
EAST 1	2,436	2,246	92%	463	19%
EAST 2	3,516	3,124	89%	293	8%
EAST 3	7,937	5,684	72%	2,253	28%
WEST	13,257	9,872	74%	3,385	26%
WEST	13,257	9,872	74%	3,385	26%
NORTH CY	2,725	2,065	76%	660	24%
SOUTH CY	3,652	2,689	74%	918	25%
POOL	957	558	58%	399	42%
TOTALS	46,176	35,998	78%	10,193	22%

EXTERIOR MATERIALS LEGEND	
	FIBER CEMENT PANEL - NICHHA - MATCH COLOR: ALOF-01-2745 - WHITE; LYMESTONE HDP FINISH
	FIBER CEMENT PANEL - NICHHA - MATCH COLOR: ALOF-06-2745S - DARK GRAY W/STRATOTONE HIGH PERFORMANCE COLORANT; REFLECTIT METALLIC FINISH COATING OVER LYMESTONE HDP
	FIBER CEMENT PANEL - (AT WINDOWS) - NICHHA - MATCH COLOR: ALOF-05-10855 - BLUE W/STRATOTONE HIGH PERFORMANCE COLORANT OVER ALOF-01-2745 - WHITE; DEMANDIT SMOOTH PAINT COATING OVER LYMESTONE HDP
	FIBER CEMENT PANEL - (AT WINDOWS) - NICHHA - MATCH COLOR: ALOF-07-10855 - PINK W/STRATOTONE HIGH PERFORMANCE COLORANT OVER ALOF-01-2745; LYMESTONE FINISH
	FIBER CEMENT PANEL - (AT ROOF ACCENT WALL) - NICHHA - COLOR: CUSTOM COLOR (PANTONE MATCHING SYSTEM BLUE # 2905; NATIONAL ACCOUNT NO ALOF-01-1353
	FIBER CEMENT PANEL - NICHHA, VINTAGE WOOD, COLOR: CEDAR
	FIBER CEMENT PANEL - EQUITONE US, EQUITONE LINEA, COLOR: LT20

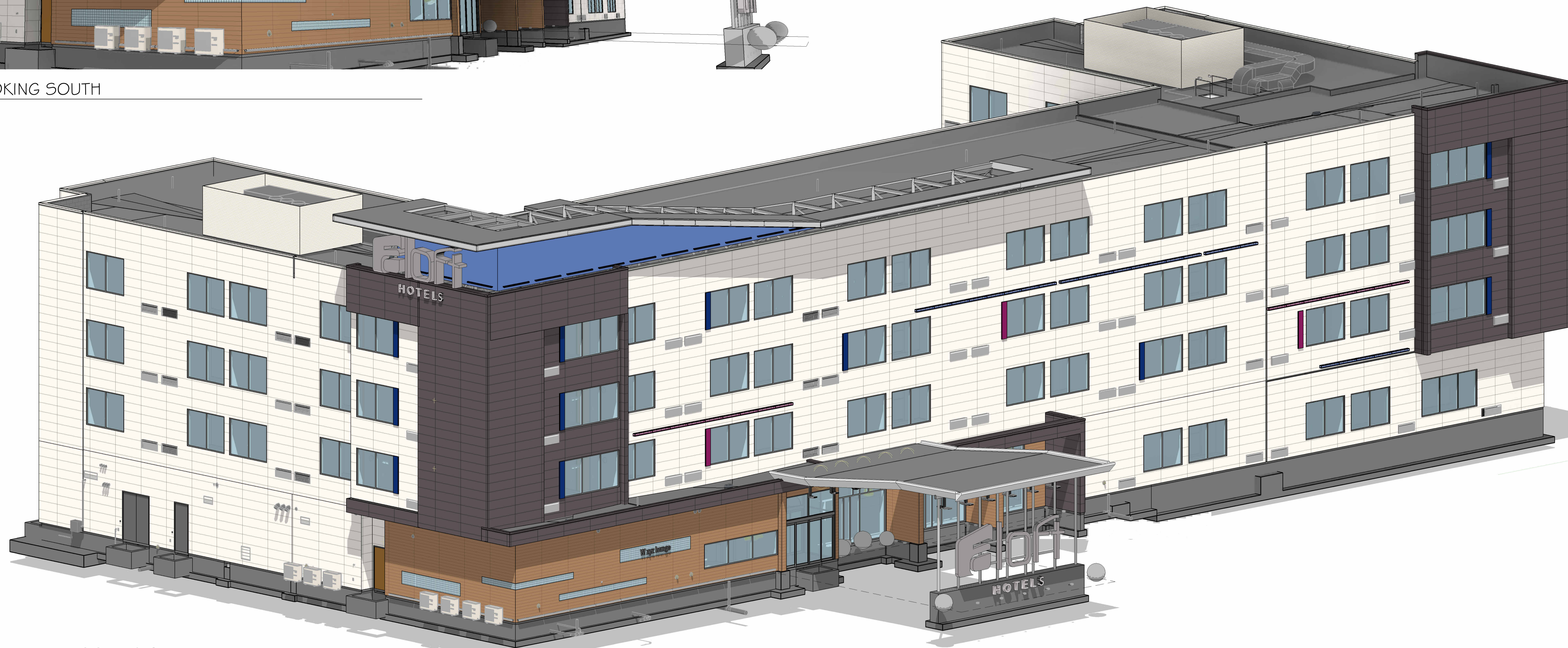
REV	DATE
DATE ISSUED	09/15/2022
ISSUE PHASE	PROGRESS SET
PROJECT TITLE	
ALOFT HOTELS BY MARRIOTT - 126 UNIT 4-STORIES	
PROJECT OWNER	
WAUKEE HOTEL, LLC	
PROJECT LOCATION	
WAUKEE, IA	
SHEET TITLE	
EXTERIOR ELEVATIONS	
PROJECT NUMBER	55047
SHEET NUMBER	CITY - A203



1 3D PERSPECTIVE - LOOKING SOUTH
 SCALE:



2 LOOKING NW 3D VIEW
 SCALE:

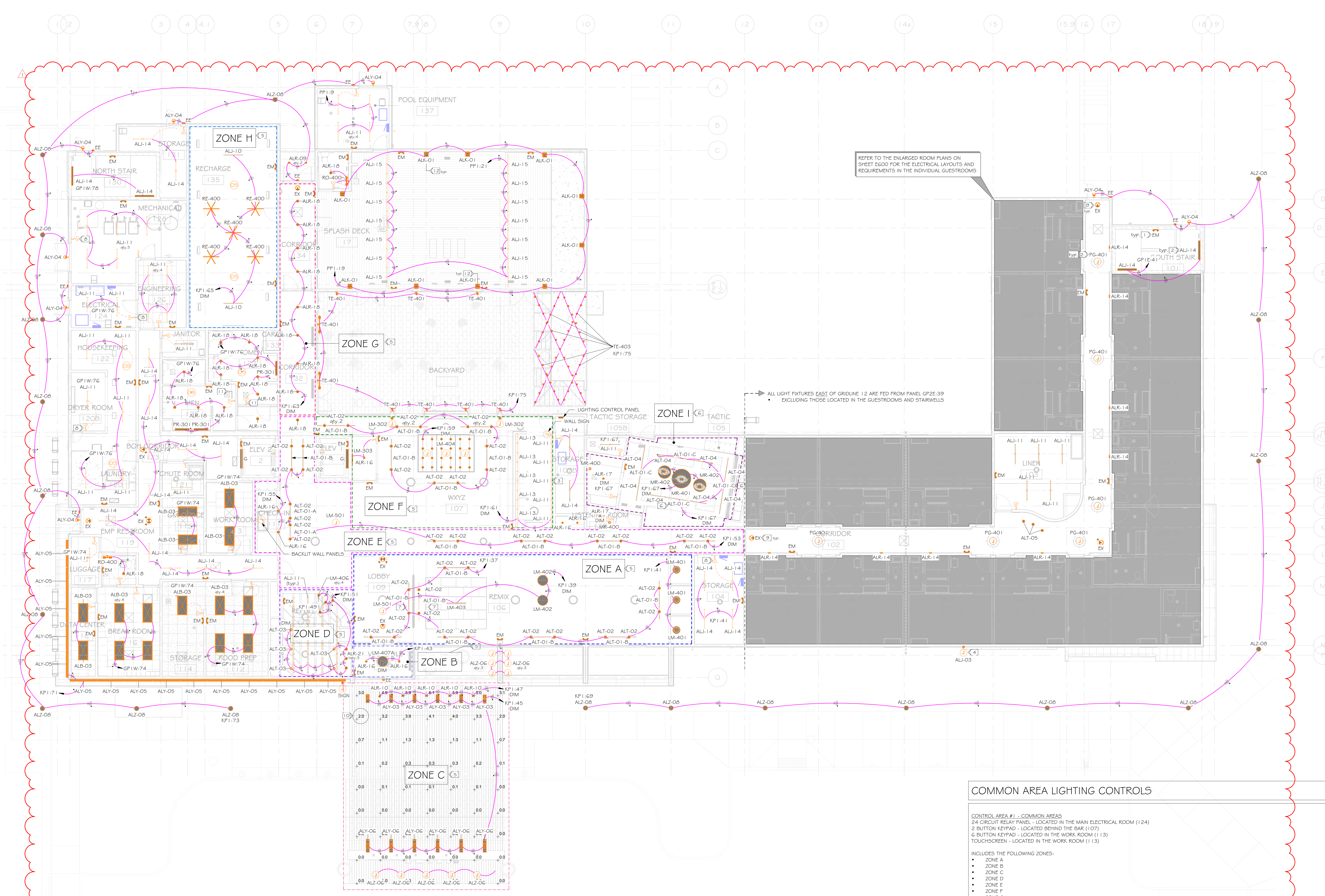


3 LOOKING SE 3D VIEW
 SCALE:

REV	DATE
DATE ISSUED	09/15/2022
ISSUE PHASE	PROGRESS SET
PROJECT TITLE	
ALOFT HOTELS BY MARRIOTT - 126 UNIT 4-STORIES	
PROJECT OWNER	
WAUKEE HOTEL, LLC	
PROJECT LOCATION	
WAUKEE, IA	
SHEET TITLE	
3D VIEWS	
PROJECT NUMBER	55047
SHEET NUMBER	CITY - A204

- ELECTRICAL KEYED SHEET NOTES -

Key Value	Keynote Text
1	ALL EXIT LIGHTS AND STAND ALONE EMERGENCY LIGHTS ARE NOT SHOWN AS BEING CIRCUITED. THEY ARE TO BE CONNECTED TO THE NEAREST LIGHTING CIRCUIT AHEAD OF THE SWITCH LEG.
2	THE LIGHT FIXTURES IN THE STAIRWELLS AND CORRIDORS ARE HARDWIRED TO CIRCUIT BREAKERS IN THE PANELBOARD AND SHALL REMAIN ON AT ALL TIMES.
3	5 ROWS OF TYPE ALJ-11, 4'-0" LED FIXTURES ARE MOUNTED BEHIND ACRYLIC PANELS BEHIND THE BAR. ENSURE FIXTURE(S) HAVE LENS COVER. FIXTURE MOUNTING VARIES. ADJOINING ENDS OF FIXTURES SHOULD BE STAGGERED TO AVOID CONTINUOUS SOCKET SHADOW ACROSS BACKLIT IMAGE.
4	PROVIDE POWER FOR EXTERIOR ACCENT LIGHTING AT THESE GENERAL LOCATIONS. REFER TO THE EXTERIOR ELEVATIONS ON THE ARCHITECTURAL PLANS FOR MORE EXACT LOCATIONS.
5	ALL OF THE FIXTURES INSIDE THE ZONES ARE TO BE WIRED INTO THE CONTROL SYSTEM AND THOSE MARKED WITH A 'DIM' SHOULD BE DIMMABLE.
6	TACTIC DOWN LIGHTS ARE DIMMABLE BUT SEPARATE FROM THE CENTRAL LIGHTING CONTROL SYSTEM.
7	LAMPING IN INDIVIDUAL FEATURE LIGHT FIXTURES TO DIM TOGETHER. FIXTURE TO BE CONTROLLED BY PUBLIC SPACE DIMMING CONTROL PANEL.
8	OCCUPANCY SENSORS AT THESE LOCATIONS SHALL INCLUDE A BUILT-IN OVERRIDE SWITCH TO PREVENT ACCIDENTAL SWITCHING DURING TIMES OF MAINTENANCE.
9	ADDITIONAL FLOOR (LOW) LEVEL EXIT SIGNS ARE REQUIRED IN THE ROUTE OF EMERGENCY EXIT FROM ALL GUESTROOMS. THEY SHALL BE MOUNTED NOT LESS THAN 10" NOR MORE THAN 12" ABOVE FLOOR LEVEL. THEY SHALL BE FLUSH MOUNTED TO THE WALL WITH THE EDGE OF THE SIGN WITHIN 4" OF THE DOOR FRAME ON THE LATCH SIDE. (PER IBC 101.1.2)
10	THESE NUMBERS INDICATE THE APPROXIMATE FOOT CANDLE LEVELS AT THE PORTE COCHERE. THE VALUES ARE TAKEN AT GROUND LEVEL AND DO NOT TAKE INTO ACCOUNT ANY OBSTRUCTIONS.
11	MOTION SENSORS THAT CONTROL THE LIGHTING IN PUBLIC SPACES ARE TO HAVE THE WALK-THROUGH MODE DISABLED AND THE TIME DELAY SET AT 30 MINUTES.
12	LIGHT FIXTURES LOCATED WITHIN 15' OF WINDOWS SHALL BE RUN THROUGH A DAYLIGHT SENSOR AND HAVE THE CAPABILITY OF AUTOMATICALLY TURNING OFF WHEN THERE IS ADEQUATE NATURAL LIGHT TO ILLUMINATE THE AREA.



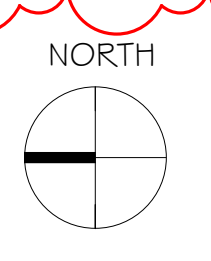
REFER TO THE ENLARGED ROOM PLANS ON SHEET E500 FOR THE ELECTRICAL LAYOUTS AND REQUIREMENTS IN THE INDIVIDUAL GUESTROOMS

ALL LIGHT FIXTURES EAST OF GRIDLINE 12 ARE FED FROM PANEL GP2E-39 EXCLUDING THOSE LOCATED IN THE GUESTROOMS AND STAIRWELLS

COMMON AREA LIGHTING CONTROLS

- CONTROL AREA #1 - COMMON AREAS**
24 CIRCUIT RELAY PANEL - LOCATED IN THE MAIN ELECTRICAL ROOM (124)
2 BUTTON KEYPAD - LOCATED BEHIND THE BAR (107)
5 BUTTON KEYPAD - LOCATED IN THE WORK ROOM (113)
TOUCHSCREEN - LOCATED IN THE WORK ROOM (113)
- INCLUDES THE FOLLOWING ZONES:
• ZONE A
• ZONE B
• ZONE C
• ZONE D
• ZONE E
• ZONE F
• ZONE G
- CONTROL AREA #2 - RECHARGE ROOM (135)**
5 BUTTON KEYPAD
DAYLIGHT SENSOR
OCCUPANCY SENSORS (QTY: 2)
HANDHELD REMOTE
- INCLUDES THE FOLLOWING ZONES:
• ZONE H
- CONTROL AREA #3 - TACTIC (105)**
0-10V DIMMERS (QTY: 4)
- INCLUDES THE FOLLOWING ZONES:
• ZONE I

1 FIRST FLOOR LIGHTING PLAN
SCALE: 1/8" = 1'-0"



10/24/2022 12:23:44 PM

Autodesk Docs\55047 - Aloft - Waukegan\55047-ELEC-ALOFT-WAUKEE-IA - R2022.rvt

Certification & Seal
I hereby certify that the accompanying document was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Iowa.
09/30/2022
Jeffrey H. Zander
License Number: 17043
My license renewal date is: September 31, 2023

1	Addendum #01	1/02/1/22
REV		DATE
DATE ISSUED	09/30/2022	
ISSUE PHASE	BIDDING/PERMITTING	
PROJECT TITLE	ALOFT HOTELS BY MARRIOTT - 126 UNIT 4-STORIES	
PROJECT OWNER	WAUKEE HOTELS, LLC	
PROJECT LOCATION	WAUKEE, IA	
SHEET TITLE	FIRST FLOOR LIGHTING PLAN	
PROJECT NUMBER	55047	
SHEET NUMBER	E101	

This document contains confidential or proprietary information of Ramaker. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part, except as authorized by Ramaker.