

SHELL BUILDING - ALDER POINT

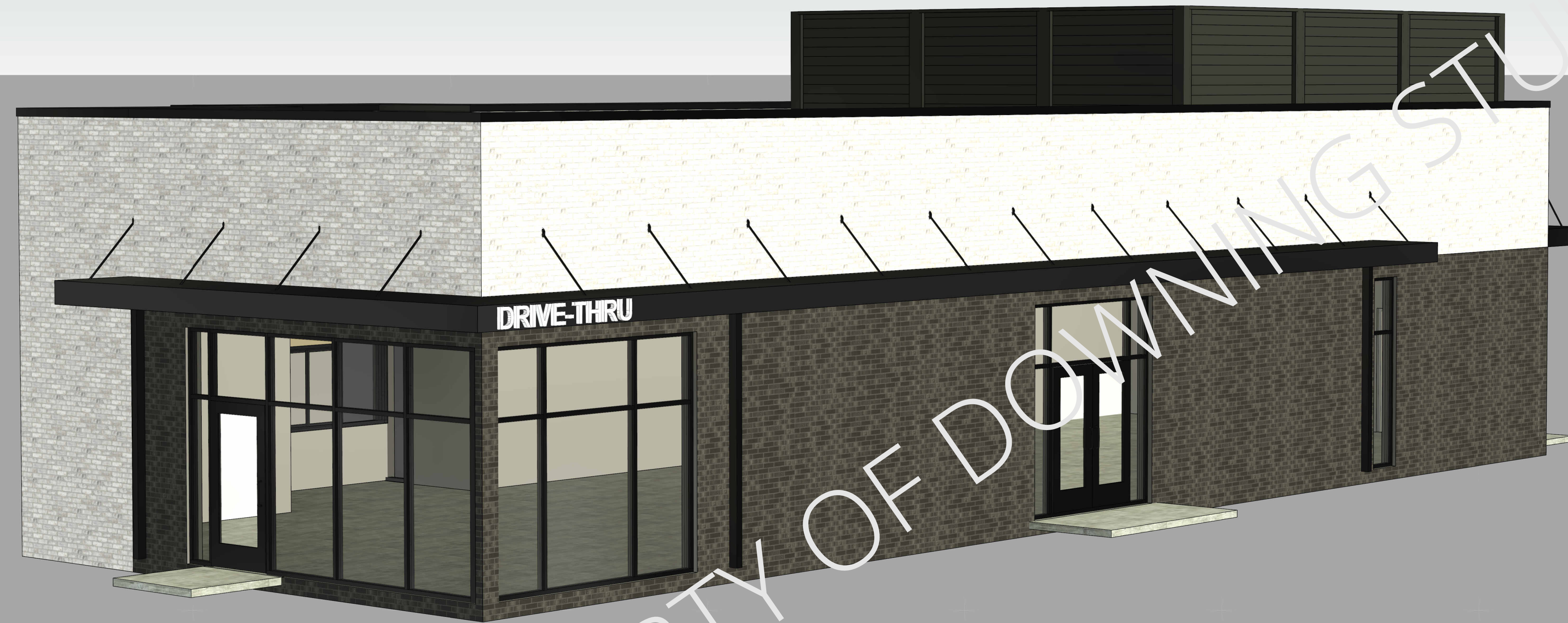
AREA FOR:
ARCHITECTURAL SEAL
WHEN APPLICABLE

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RENDERING



ARTISTIC RENDERING ONLY!
ACTUAL SITE CONDITIONS/ PLANTING & PAVING MAY DIFFER.
REFER TO CIVIL DRAWINGS FOR THOSE CONDITIONS.

IMAGE DISCLAIMER

PROJECT DATA

PROJECT DESIGN INFORMATION:

ZONING: CITY OF WAUKEE
GOVERNING CODES: SEE CODE ANALYSIS SHEET G-102
BUILDING CONSTRUCTION: NEW
TYPE OF CONSTRUCTION: TYPE VB
SPRINKLED: YES
OCCUPANCY CLASSIFICATION: BUSINESS GROUP B (SINGLE OCCUPANCY)
BUILDING SUMMARY:
SQUARE FOOTAGES:

SHEET INDEX

GENERAL

SHEET NO. SHEET NAME
COVER CONTACT LIST, SHEET INDEX, & ARTWORK
SHEET SUB-TOTAL: 1

SPECIFICATIONS

SHEET NO. SHEET NAME

ARCHITECTURAL

SHEET NO. SHEET NAME
A-101 MAIN LEVEL PLAN
A-150 ROOF PLAN
A-200 EXTERIOR ELEVATIONS
A-201 EXTERIOR ELEVATIONS
A-202 COLOR EXTERIOR ELEVATIONS
A-300 BUILDING SECTIONS
A-400 TYPICAL WALL SECTIONS
A-900 3D IMAGES
SHEET SUB-TOTAL: 8

SHELL BUILDING - ALDER POINT
NW 10TH STREET & NW DOUGLAS PARKWAY
WAUKEE, Iowa 50263

DESIGN DEVELOPMENT PLAN(S) - NOT FOR CONSTRUCTION

DELIVER

COMMIT

DEVELOP

DISCOVER/ ANALYZE

PROJECT
DESIGNER-INTERIOR
CGR

ISSUED DATE:
04/28/2025

REVISIONS

REV #	DESCP.	DATE

PLAN NO. = 90-208

DWG. LIST

CONTACT LIST,
SHEET INDEX, &
ARTWORK

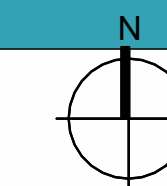
SHEET NO.

COVER

OWNER: NAME OF BUSINESS ADDRESS LINE 1 ADDRESS LINE 2 PHONE: EMAIL: CONTACT:	GENERAL CONTRACTOR: DOWNING CONSTRUCTION INC. 509 EAST SCENIC VALLEY AVENUE INDIANOLA, IOWA 50125 PHONE: 515.961.5386 EMAIL: RYANP@DOWNINGCONSTRUCT.COM CONTACT: RYAN PLOCK
CIVIL CONSULTANT: NAME OF BUSINESS: CDA ADDRESS: 4121 NW URBAN DALE DR, URBAN DALE, IA 50322 PHONE: (515) 369-4400 EMAIL: keth@cdacda-eng.com CONTACT: BRANT BRISTOW	MECHANICAL CONSULTANT: NAME OF BUSINESS: KEL ADDRESS: 300 4TH ST, WEST DES MOINES, IA 50265 PHONE: (515) 724-7938 EMAIL: njohnson@kclengineering.com CONTACT: NICK JOHNSON
STRUCTURAL CONSULTANT: NAME OF BUSINESS: STURUCTREFRY ADDRESS: 5550 WILD ROSE LN #400, WEST DES MOINES, IA 50266 PHONE: (515) 991-4176 EMAIL: bjb@structrefry.com CONTACT: BRANT BRISTOW	ELECTRICAL CONSULTANT: NAME OF BUSINESS: KEL ADDRESS: 300 4TH ST, WEST DES MOINES, IA 50265 PHONE: (515) 724-7938 EMAIL: njohnson@kclengineering.com CONTACT: NICK JOHNSON
ARCHITECTURAL CONSULTANT: DOWNING CONSTRUCTION INC. 509 EAST SCENIC VALLEY AVENUE INDIANOLA, IOWA 50125 PHONE: 515.961.5386 EMAIL: CARTER@DOWNINGCONSTRUCT.COM CONTACT: CARTER REINIER	PLUMBING CONSULTANT: NAME OF BUSINESS: KEL ADDRESS: 300 4TH ST, WEST DES MOINES, IA 50265 PHONE: (515) 724-7938 EMAIL: njohnson@kclengineering.com CONTACT: NICK JOHNSON
INTERIORS CONSULTANT: DOWNING STUDIO PHONE: EMAIL: CONTACT:	OTHER/ SPECIALTY CONSULTANT: NAME OF BUSINESS ADDRESS LINE 1 ADDRESS LINE 2 PHONE: EMAIL: CONTACT:

PROJECT TEAM

VICINITY MAP



OTHER IMAGES OR PROJECT DATA

SHELL BUILDING - ALDER POINT
NW 10TH STREET & NW DOUGLAS PARKWAY
WAUKEE, Iowa 50263

DISCOVER/ ANALYZE DEVELOP COMMIT DELIVER

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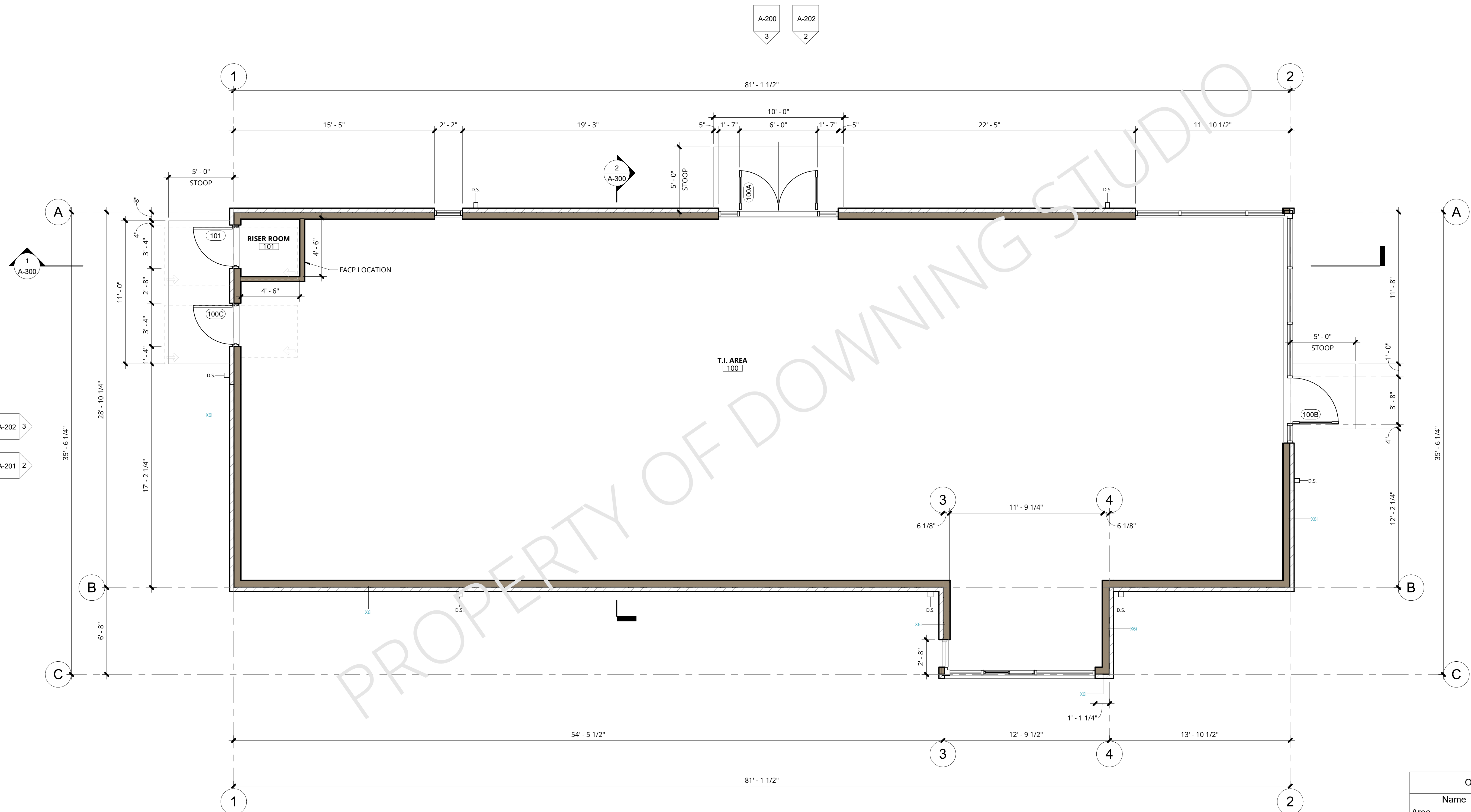
PLAN NO. = 90-208

DWG. LIST

MAIN LEVEL PLAN

SHEET NO.

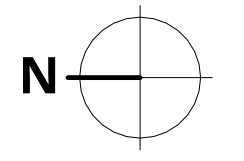
A-101



Overall Building Area	
Name	Area
Area	2,426 SF
	2,426 SF

1 MAIN LEVEL PLAN

SCALE: 1/4" = 1'-0"



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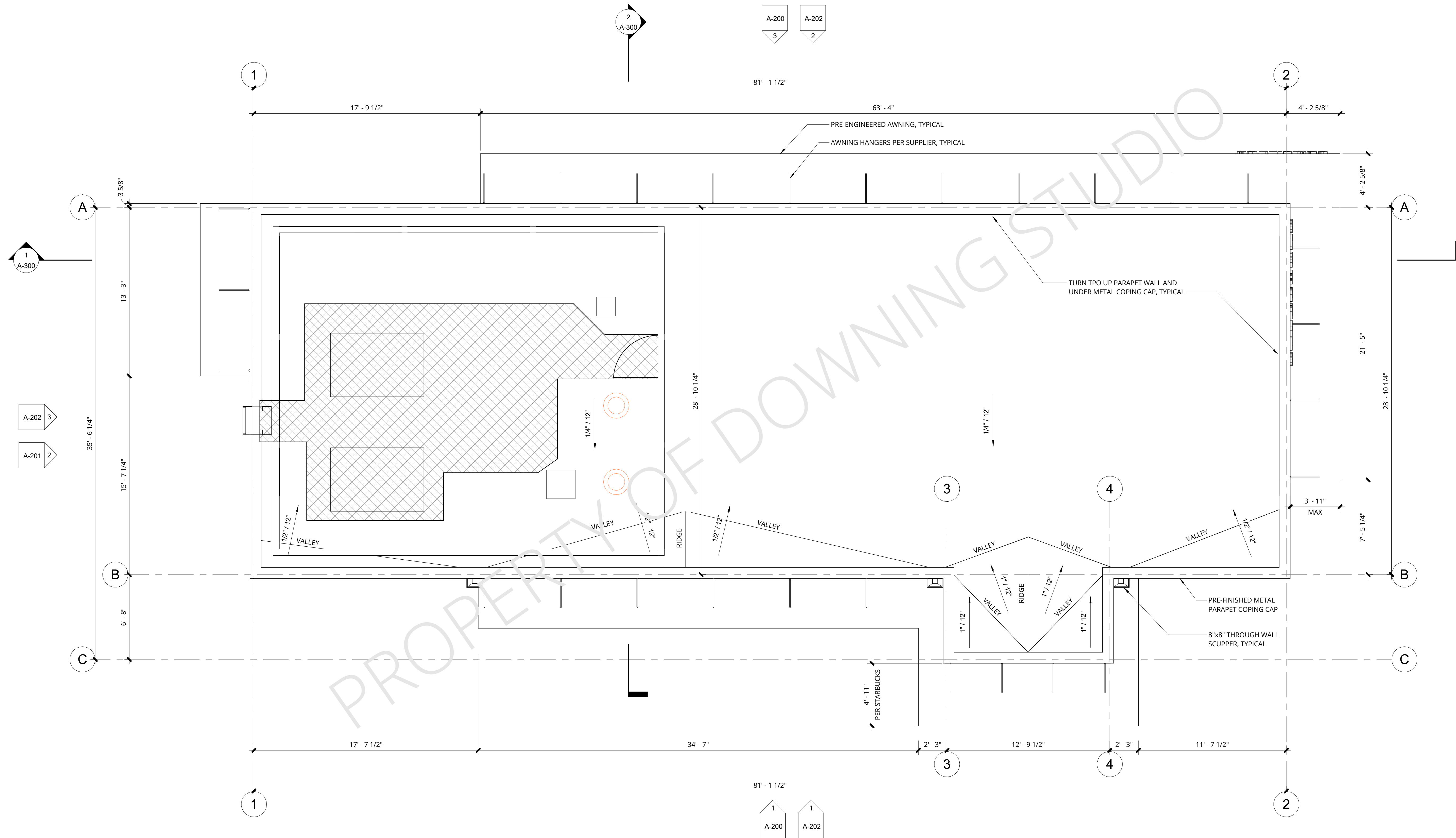
PLAN NO. = 90-208

DWG. LIST

ROOF PLAN

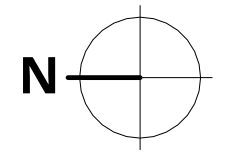
SHEET NO.

A-150



1 ROOF PLAN

SCALE: 1/4" = 1'-0"



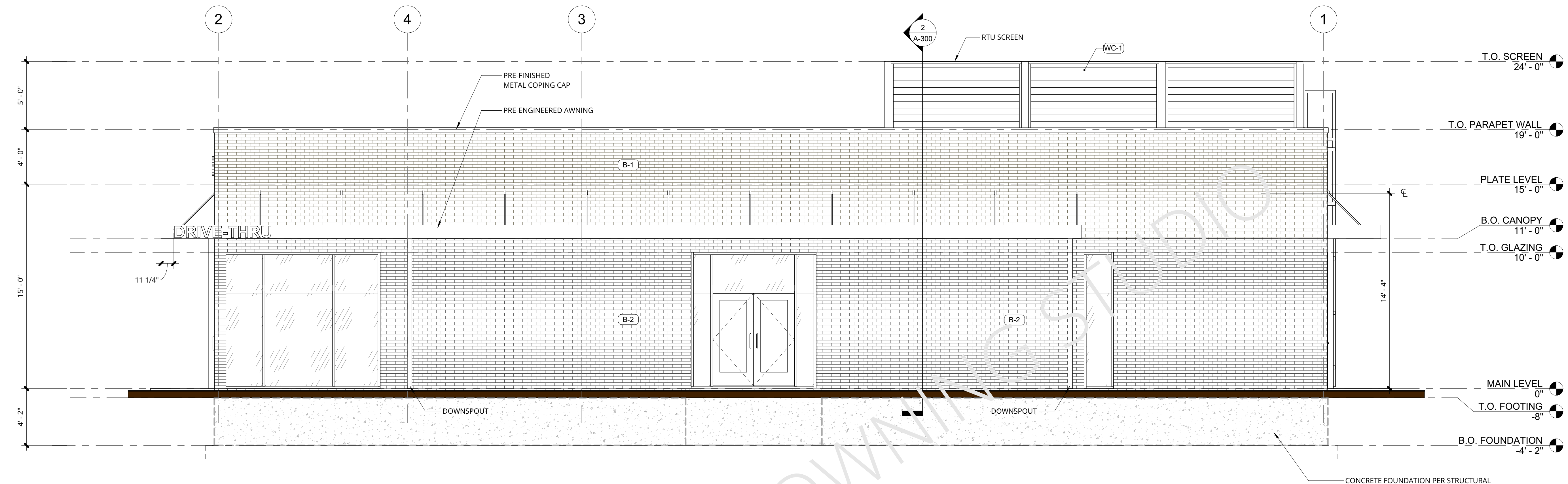
MATERIAL LEGEND	
MARK	MATERIAL DESCRIPTION
B-1	EXTERIOR BRICK (OFF WHITE)
B-2	EXTERIOR BRICK (CHARCOAL)
MTL-1	PRE-FINISHED METAL COPING CAP (BLACK)
MTL-2	NETS PRE-FABRICATE METAL AWNING (BLACK)
MTL-3	PRE-FABRICATED METAL SCUPPER AND DOWNSPOUT (BLACK)
MTL-4	STOREFRONT SYSTEM (BLACK)
MTL-5	PRE-FABRICATED METAL LADDER (BLACK)
WC-1	EXTERIOR WOOD-COMPOSITE TONGUE & GROOVE US99 SIDING (5-9/16"x1/2"), MFR/PRODUCT: NEW TECH WOOD, INDIAN EBONY (E8)

NOTE:
ALL SIGNAGE TO BE EVALUATED IN A SEPERATE PERMIT - NOT A PART OF THIS APPLICATION

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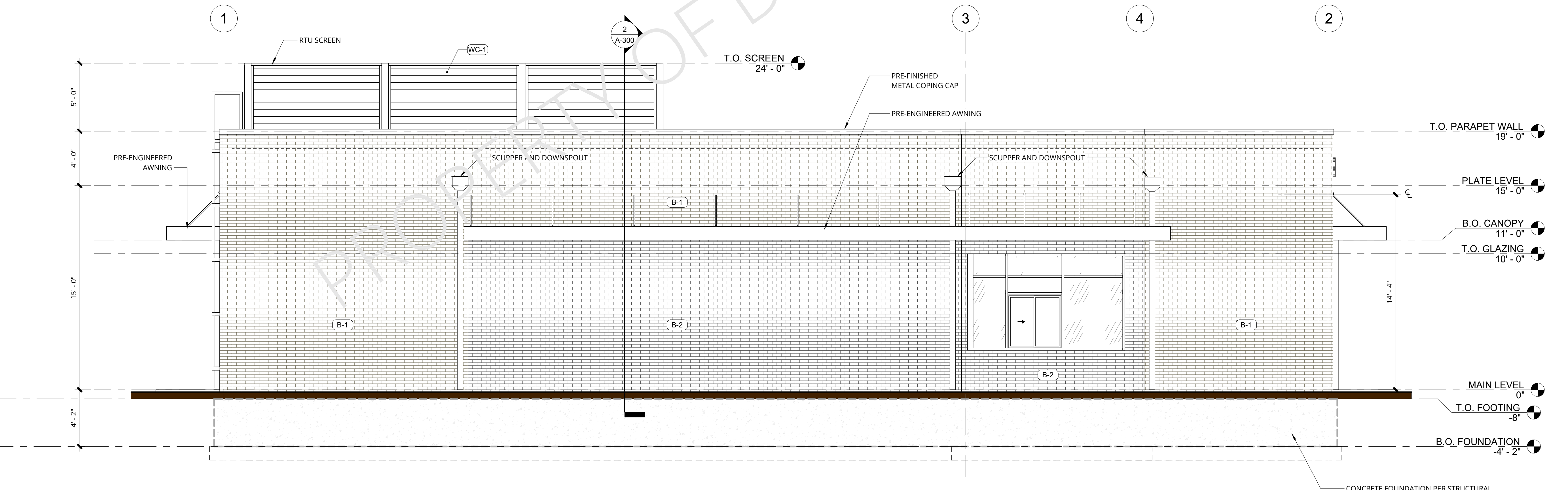
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3 ELEVATION - NORTH

SCALE: 1/4" = 1'-0"



1 ELEVATION - SOUTH

SCALE: 1/4" = 1'-0"

SHELL BUILDING - ALDER POINT
NW 10TH STREET & NW DOUGLAS PARKWAY
WAUKEE, Iowa 50263

DESIGN DEVELOPMENT PLAN(S) - NOT FOR CONSTRUCTION

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PROJECT
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DWG. LIST

EXTERIOR ELEVATIONS

SHEET NO.

A-200

*Emergency Egress
One sash of this group must comply with governing fire and building codes.

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MATERIAL LEGEND	
MARK	MATERIAL DESCRIPTION
B-1	EXTERIOR BRICK (OFF WHITE)
B-2	EXTERIOR BRICK (CHARCOAL)
MTL-1	PRE-FINISHED METAL COPING CAP (BLACK)
MTL-2	NETS PRE-FABRICATE METAL AWNING (BLACK)
MTL-3	PRE-FABRICATED METAL SCUPPER AND DOWNSPOUT (BLACK)
MTL-4	STOREFRONT SYSTEM (BLACK)
MTL-5	PRE-FABRICATED METAL LADDER (BLACK)
WC-1	EXTERIOR WOOD COMPOSITE TONGUE & GROOVE US99 SIDING (5-9/16"x1/2"), MFR/PRODUCT: NEW TECH WOOD, INDIAN EBONY (E8)

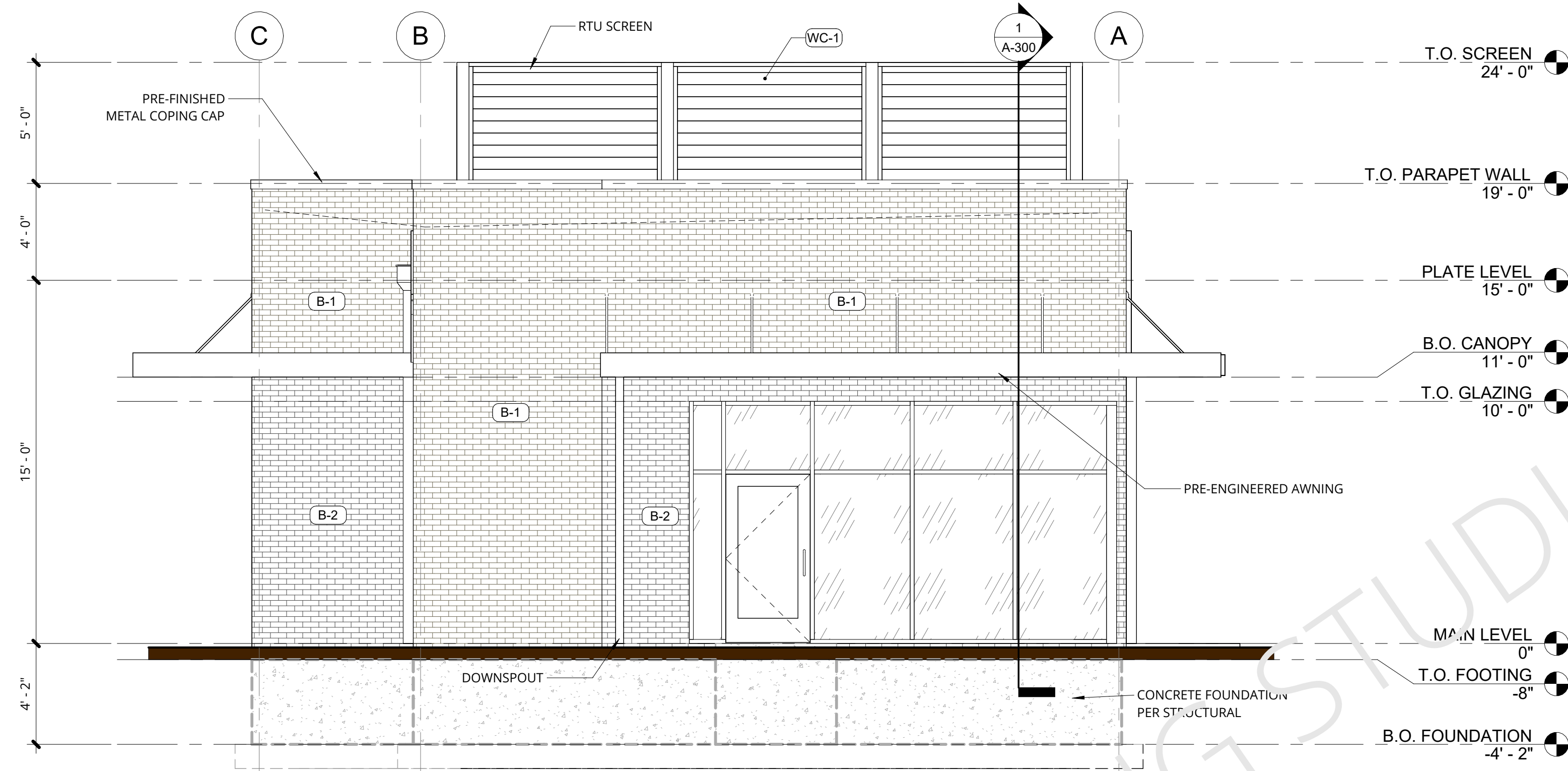
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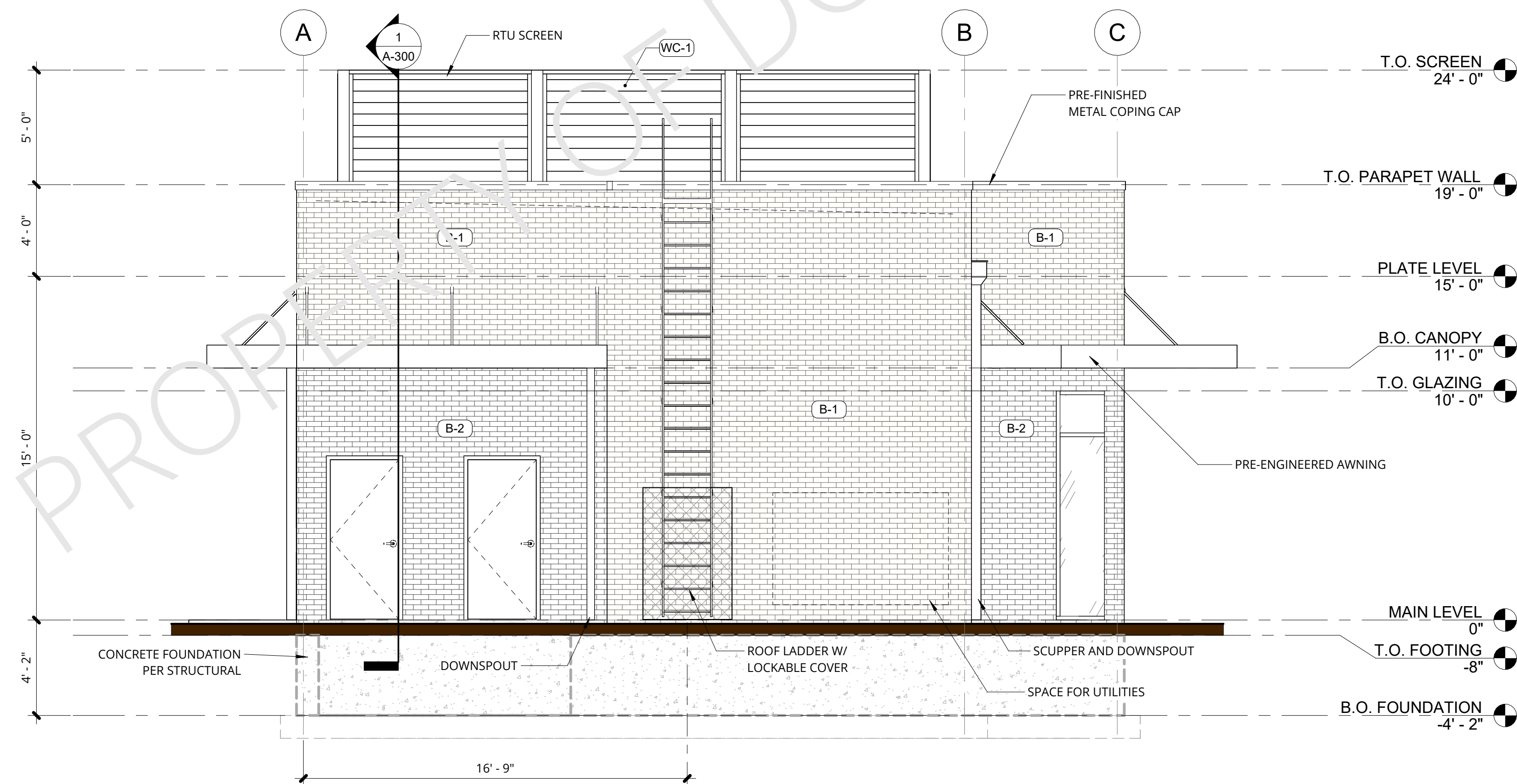
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1 ELEVATION - EAST
SCALE: 1/4" = 1'-0"



2 ELEVATION - WEST
SCALE: 1/4" = 1'-0"

SHELL BUILDING - ALDER POINT
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PROJECT DESIGNER-INTERIOR CGR

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PLAN NO. = 90-208

DWG. LIST

EXTERIOR ELEVATIONS

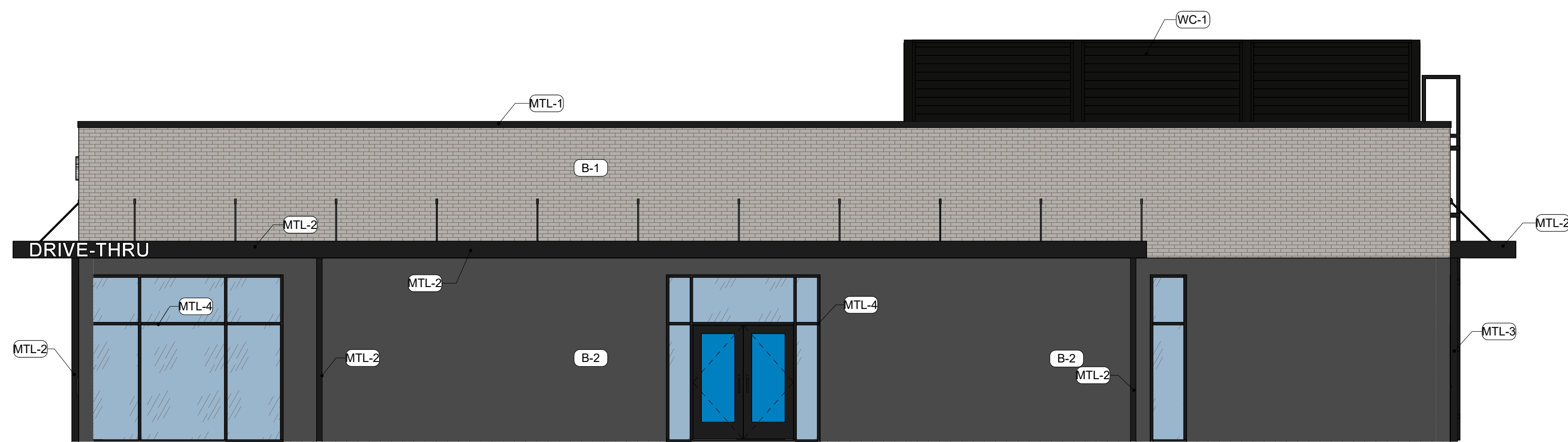
SHEET NO.

A-201

NOTE:
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2 COLOR - NORTH

SCALE: 3/16" = 1'-0"

VENEER CALCULATIONS:

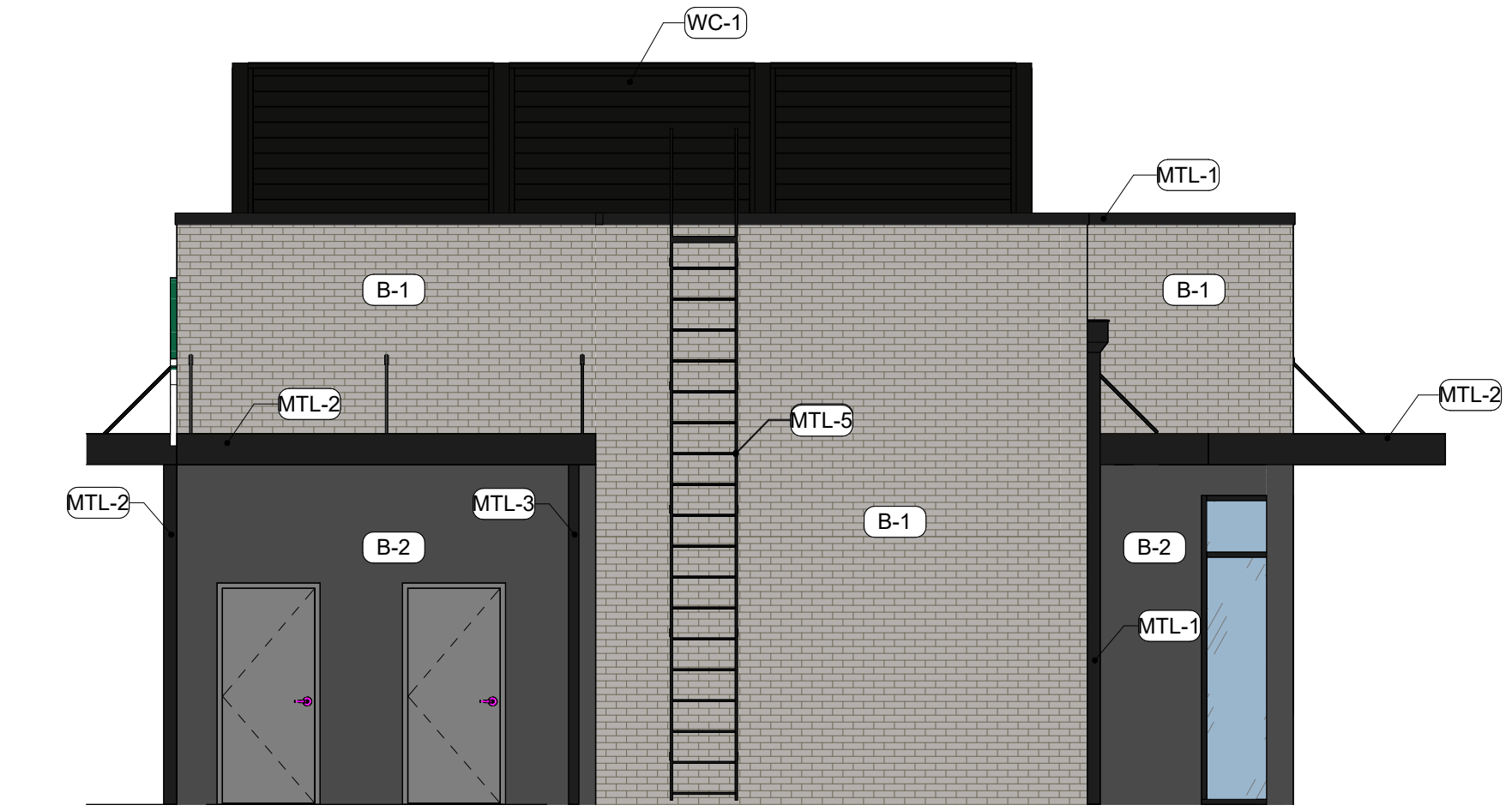
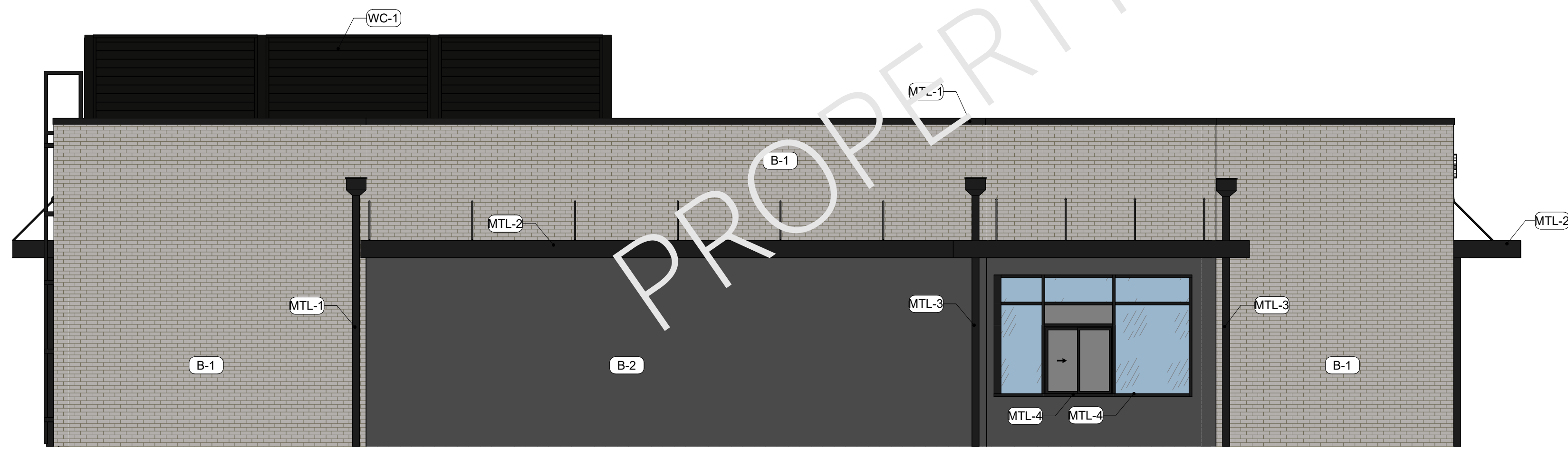
NORTH (REAR)			
MATERIAL CLASS	MATERIAL DESCRIPTION	AREA (S.F.)	%
CLASS-1	BRICK VENEER: C1	450	66
CLASS-1	BRICK VENEER: C2	170	24
CLASS-1	CLEAR GLAZING	25	4
CLASS-OTHER	H.M. DOOR OPENINGS	42	6
TOTALS:		687 S.F.	100%

EAST			
MATERIAL CLASS	MATERIAL DESCRIPTION	AREA (S.F.)	%
CLASS-1	BRICK VENEER: C1	654	42
CLASS-1	BRICK VENEER: C2	673	43
CLASS-1	CLEAR GLAZING	227	15
CLASS-OTHER	H.M. DOOR OPENINGS	0	0
TOTALS:		1,554 S.F.	100%

MATERIAL LEGEND	
MARK	MATERIAL DESCRIPTION
B-1	EXTERIOR BRICK (OFF WHITE)
B-2	EXTERIOR BRICK (CHARCOAL)
MTL-1	PRE-FINISHED METAL CORNING CAP (BLACK)
MTL-2	VETIS PRE-FABRICATE METAL AWNING (BLACK)
MTL-3	PRE-FABRICATED METAL SCUPPER AND DOWNSPOUT (BLACK)
MTL-4	STOREFRONT SYSTEM (BLACK)
MTL-5	PRE-FABRICATED METAL LADDER (BLACK)
WC-1	EXTERIOR WOOD COMPOSITE TONGUE & GROOVE US99 SIDING (5-9/16"x1/2"), MFR/PRODUCT: NEW TECH WOOD, INDIAN EBONY (EB)

PRIMARY SOUTH (FRONT)			
MATERIAL CLASS	MATERIAL DESCRIPTION	AREA (S.F.)	%
CLASS-1	BRICK VENEER: C1	380	55
CLASS-1	BRICK VENEER: C2	127	18
CLASS-1	CLEAR GLAZING	180	27
CLASS-OTHER	H.M. DOOR OPENINGS	0	0
TOTALS:		687 S.F.	100%

PRIMARY WEST (DRIVE-THRU)			
MATERIAL CLASS	MATERIAL DESCRIPTION	AREA (S.F.)	%
CLASS-1	BRICK VENEER: C1	1008	65
CLASS-1	BRICK VENEER: C2	464	30
CLASS-1	CLEAR GLAZING	82	5
CLASS-OTHER	H.M. DOOR OPENINGS	0	0
TOTALS:		1,554 S.F.	100%



1 COLOR - SOUTH

SCALE: 3/16" = 1'-0"

3 COLOR - WEST

SCALE: 3/16" = 1'-0"

SHELL BUILDING - ALDER POINT

NW 10TH STREET & NW DOUGLAS PARKWAY
WAUKEE, Iowa 50263

DESIGN DEVELOPMENT PLAN(S) - NOT FOR CONSTRUCTION

DISCOVER/ ANALYZE DEVELOP COMMIT DELIVER

PROJECT
DESIGNER-INTERIOR
CGR

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04/28/2025

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REV #	DESCP.	DATE

PLAN NO. = 90-208

DWG. LIST
COLOR EXTERIOR
ELEVATIONS

SHEET NO.
A-202

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SHELL BUILDING - ALDER POINT
NW 10TH STREET & NW DOUGLAS PARKWAY
WAUKEE, Iowa 50263

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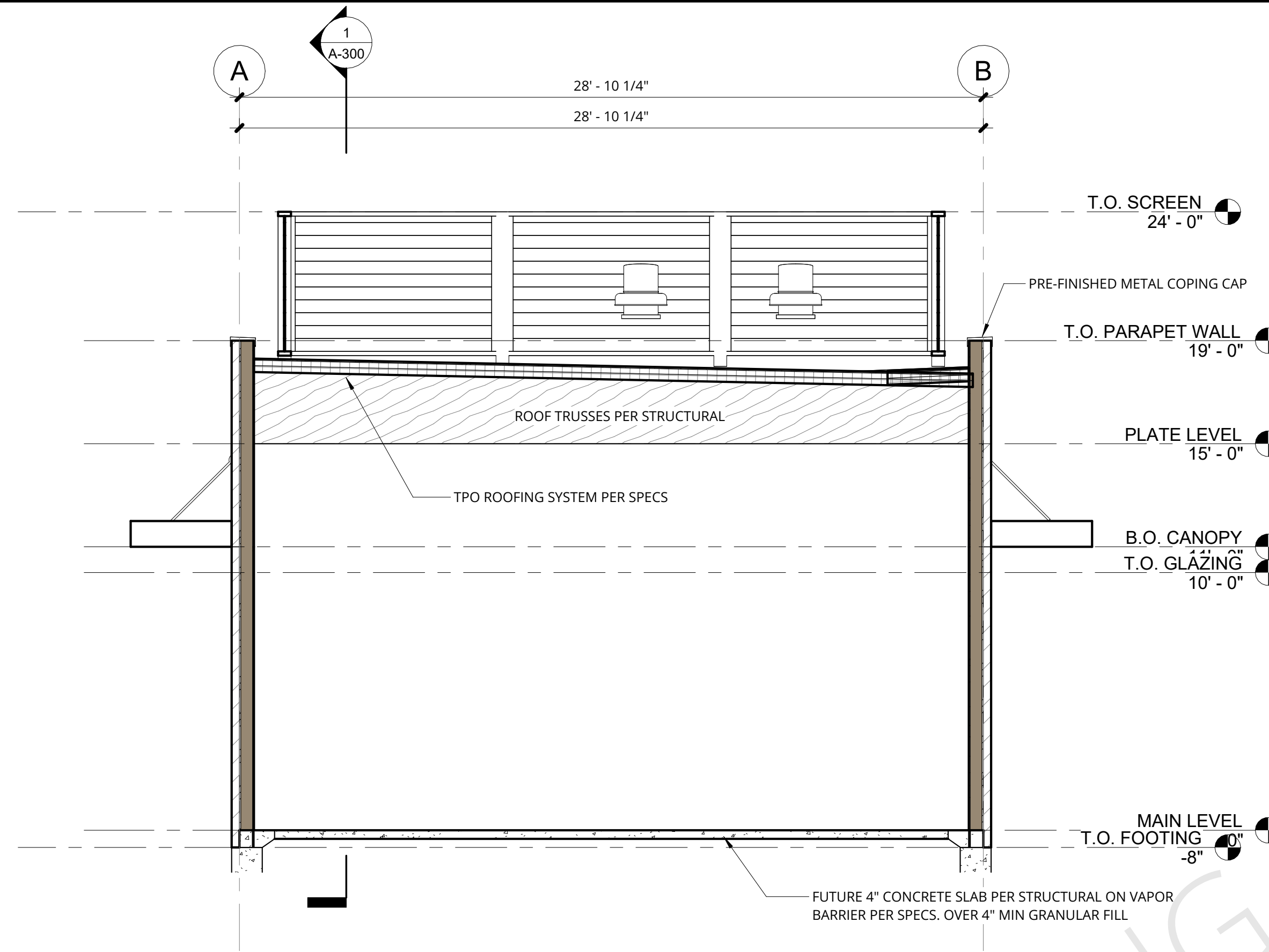
PLAN NO. = 90-208

DWG. LIST

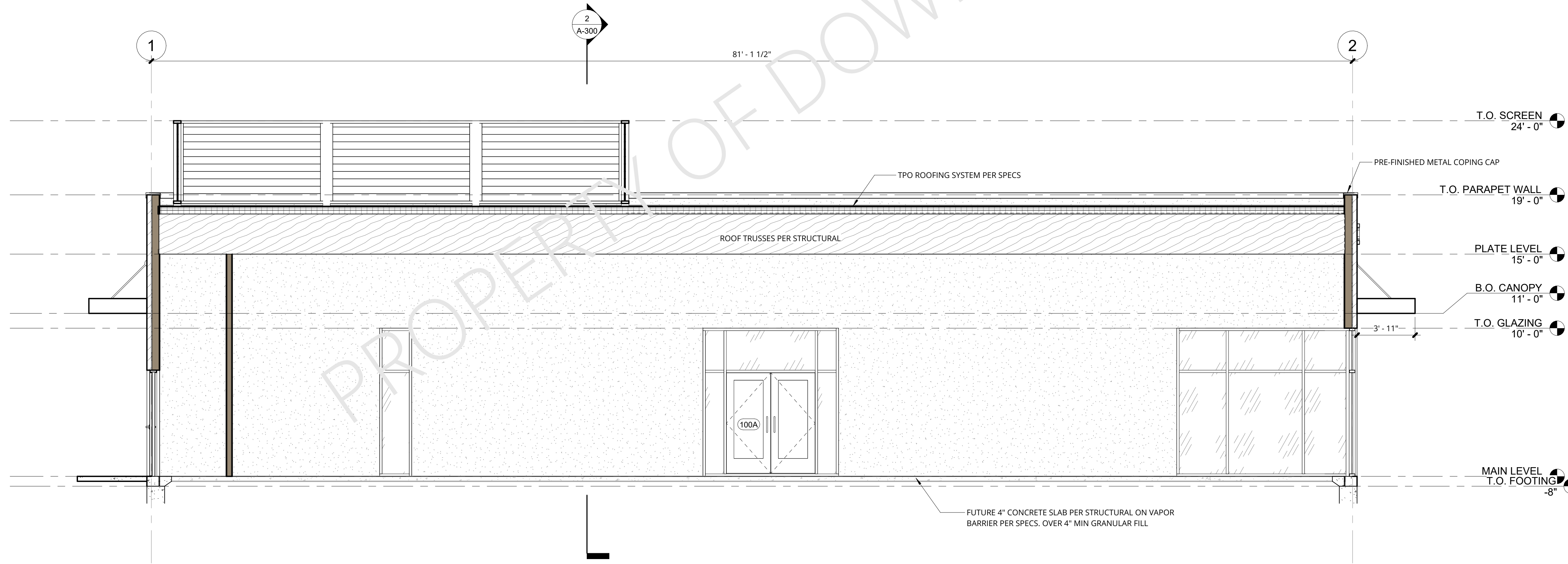
BUILDING
SECTIONS

SHEET NO.

A-300



BUILDING SECTION - A
SCALE: 1/4" = 1'-0"



BUILDING SECTION - B
SCALE: 1/4" = 1'-0"

SPRAY FOAM NOTE
 WHEN SPRAY FOAM IS EXPOSED, PROVIDE INTUMESCENT PAINT TO MEET IBC & IFC REQUIREMENTS. OR IF A "WILD-RETURN" HVAC SYSTEM IS INSTALLED.

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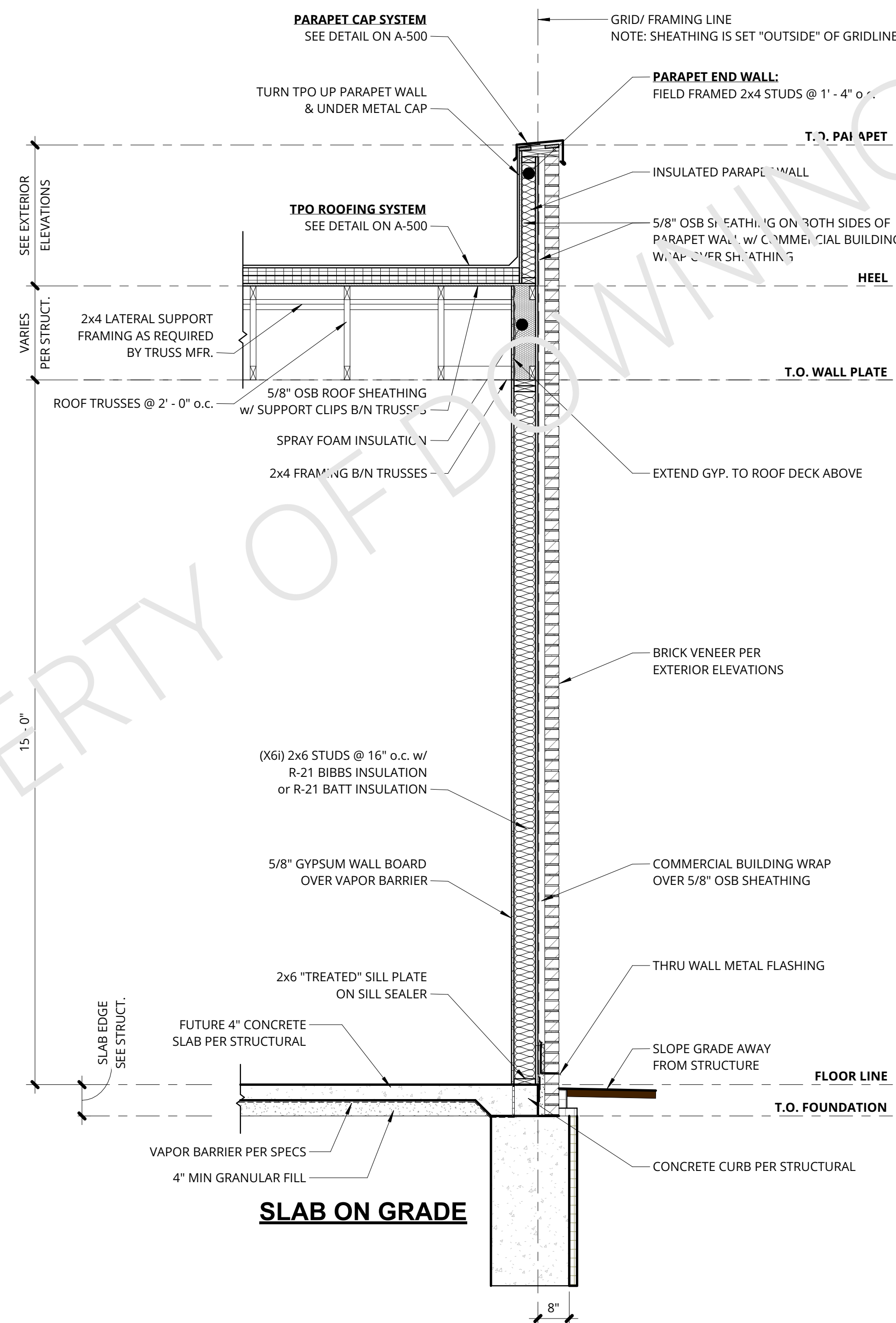
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TYPICAL WALL SECTIONS

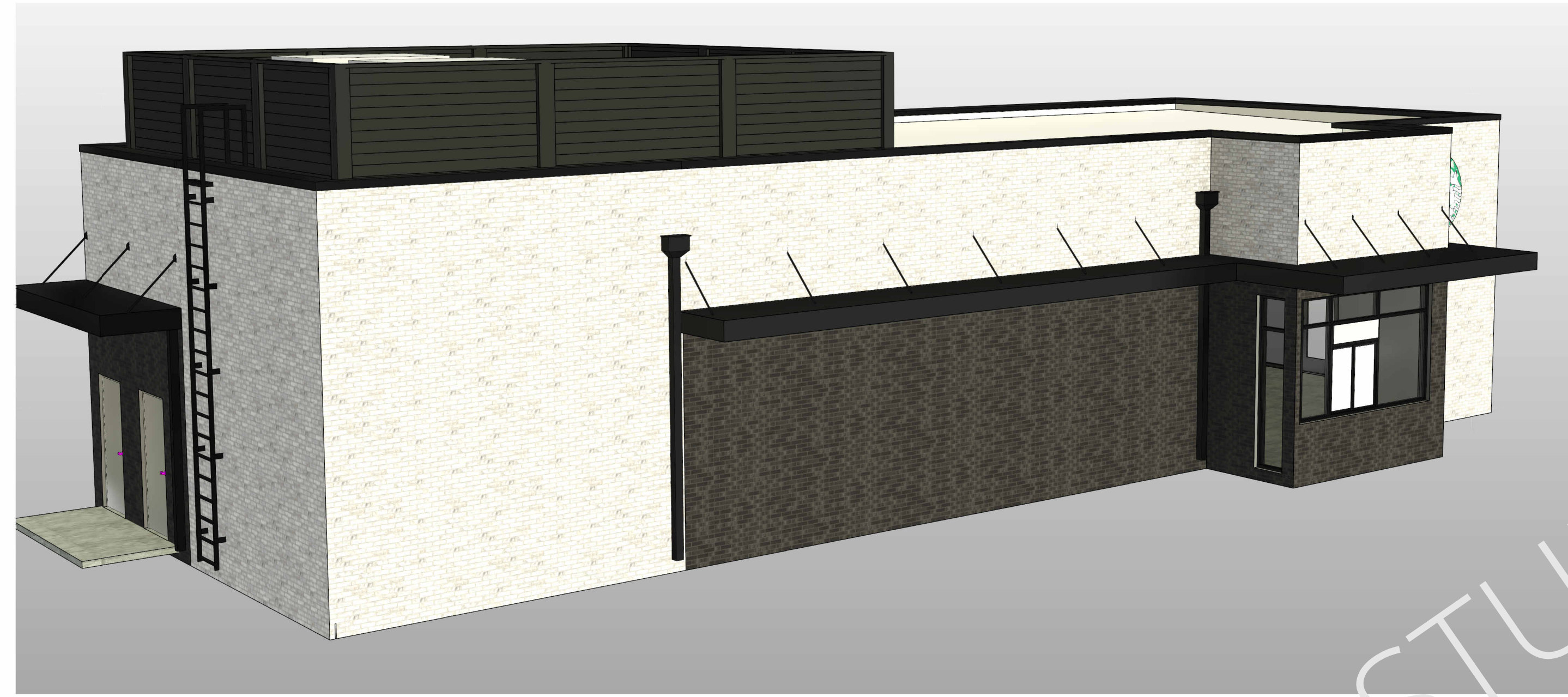
SHEET NO.

A-400



1 TYPICAL WALL SECTION
 SCALE: 1/2" = 1'-0"

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1 3D ARIEL VIEW - S.W. CORNER
SCALE:



2 3D ARIEL VIEW - N.E. CORNER
SCALE:

SHELL BUILDING - ALDER POINT
NW 10TH STREET & NW DOUGLAS PARKWAY
WAUKEE, Iowa 50263

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DWG. LIST

3D IMAGES

SHEET NO.

A-900

MATERIAL CALCULATIONS (CITY OF WAUKEE) (C1A ZONING)			
NORTH ELEVATION		1,777.28 SF TOTAL	
GLASS =	288.00 SF	16.0%	PRIMARY MATERIAL
BRICK =	1,432.67 SF	80.0%	PRIMARY MATERIAL
FIBER CEMENT =	56.61 SF	04.0%	SECONDARY MATERIAL
Secondary Materials not to exceed 25% on street facing facades.			
EAST ELEVATION (FRONT)		4,302.68 SF TOTAL	
GLASS =	1,484.00 SF	34.0%	PRIMARY MATERIAL
BRICK =	2,387.86 SF	56.0%	PRIMARY MATERIAL
FIBER CEMENT =	430.86 SF	10.0%	SECONDARY MATERIAL
Secondary Materials not to exceed 25% on street facing facades.			

SOUTH ELEVATION		1,858.59 SF TOTAL	
GLASS =	288.00 SF	15.0%	PRIMARY MATERIAL
BRICK =	1,438.85 SF	56.0%	PRIMARY MATERIAL
FIBER CEMENT =	131.74 SF	07.0%	SECONDARY MATERIAL
Secondary Materials not to exceed 25% on street facing facades.			
WEST ELEVATION (BACK)		4,087.95 SF TOTAL	
GLASS =	0.00 SF	00.0%	PRIMARY MATERIAL
BRICK =	3,877.73 SF	53.0%	PRIMARY MATERIAL
FIBER CEMENT =	0.00 SF	00.0%	SECONDARY MATERIAL
OTHER (DOORS) =	210.22 SF	05.0%	SECONDARY MATERIAL
Secondary Materials not to exceed 25% on street facing facades.			

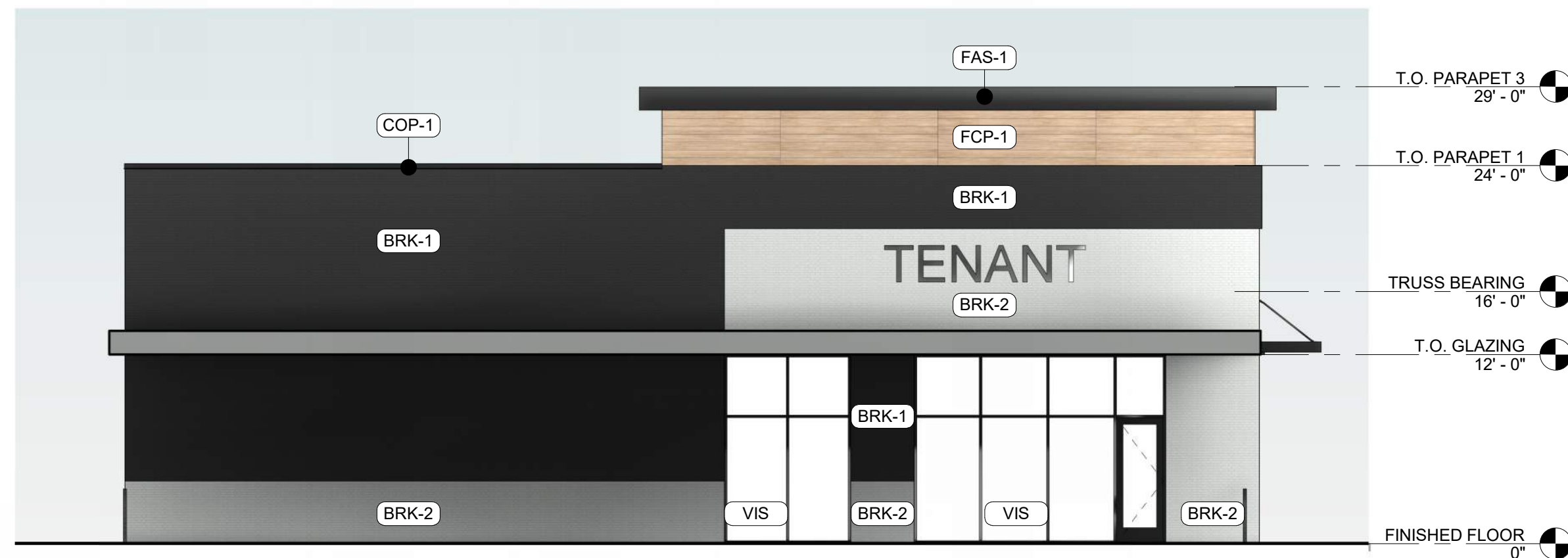
EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
BRK-1	4" FACE BRICK; MODULAR SIZE; GLEN GERY BLACK PEARL (OR APPROVED EQUIV.) W/ DARK GROUT; WIRECUT
BRK-2	4" FACE BRICK; MODULAR SIZE; GLEN GERY OYSTER WHITE WITH SPECK GLAZED (OR APPROVED EQUIV.) W/ LIGHT GROUT
CAN-1	PREFINISHED ALUMINUM CANOPY; BLACK
COP-1	PREFINISHED METAL COPING; COLOR: BLACK
FAS-1	PREFINISHED METAL FASCIA; COLOR: BLACK
FCP-1	FIBER CEMENT PANEL W/ CONCEALED FASTENERS; NICHIA VINTAGEWOOD; COLOR: SPRUCE
VIS	1" INSULATED VISION GLASS; CLEAR W/ LOW E COATING SET IN THERMALLY BROKEN ALUMINUM STOREFRONT FRAMING; COLOR: BLACK

MISC EXTERIOR MATERIAL FINISHES

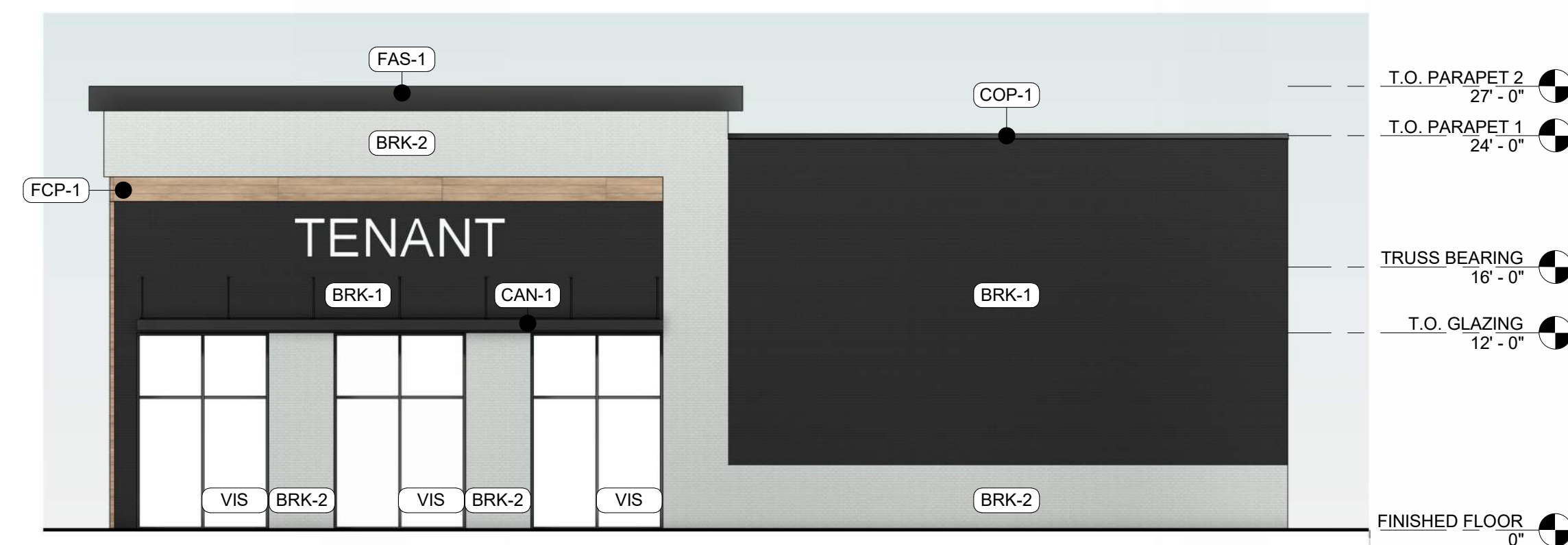
- TYPICAL U.O.N.
- EXPOSED CONCRETE: GRIND SMOOTH & RUB/COAT WITH CEMENT SLURRY.
 - EXPOSED LINTELS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL ABOVE.
 - METAL RAILINGS: GALVANIZED & PAINTED BLACK.
 - FASCIA: METAL PREFINISHED BLACK.
 - SOFFIT: METAL PREFINISHED TO MATCH ADJACENT ROOF COLOR.
 - SCUPPERS, GUTTERS & DOWNSPOUTS: METAL PREFINISHED TO MATCH ADJ. MATERIAL.
 - CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
 - HOLLOW METAL MAN DOORS & FRAMES: PAINTED BLACK.
 - LIGHT FIXTURES: METAL PRE-FINISHED HOUSINGS TO MATCH ADJ. OPENING FRAMING.



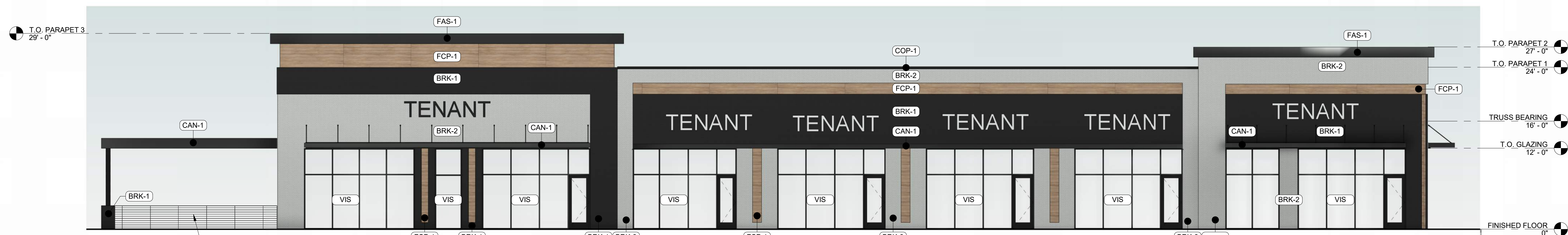
4 WEST ELEVATION (BACK)
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



1 EAST ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"

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ALDER POINT RETAIL

ALDER POINT LOT #2

WAUKEE, IA

12/17/2024

24"x36" SHEET (FULL SIZE)
- SCALE IS AS NOTED
12"x18" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED
OTHER SHEET SIZES NOT TO SCALE
SAA JOB #: 23002A

SIMONSON
PLANNING • ARCHITECTURE • INTERIORS
Simonson + Associates Architects LLC
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Ph. 515-440-5626 www.simonsonassoc.com

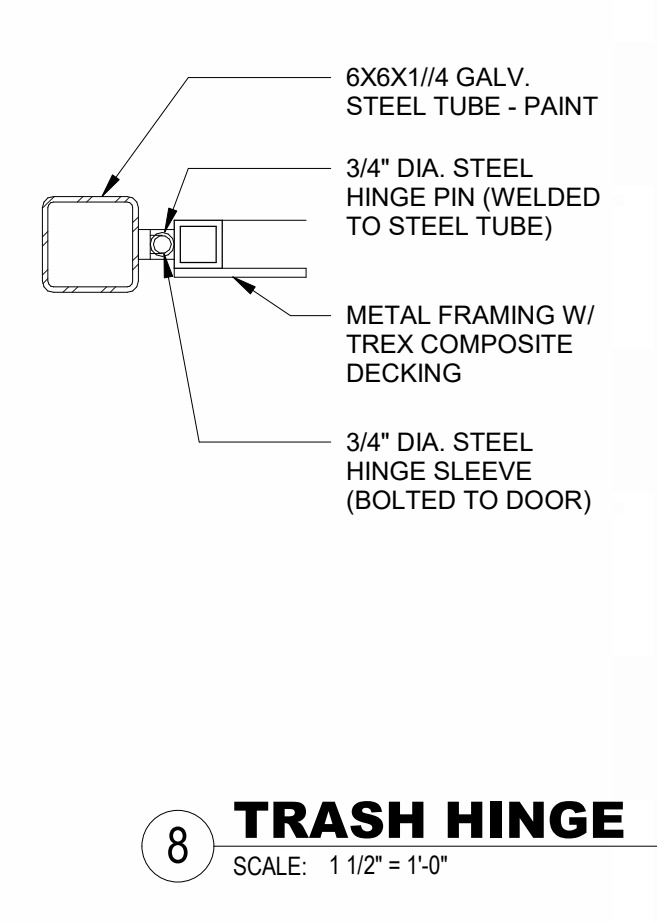
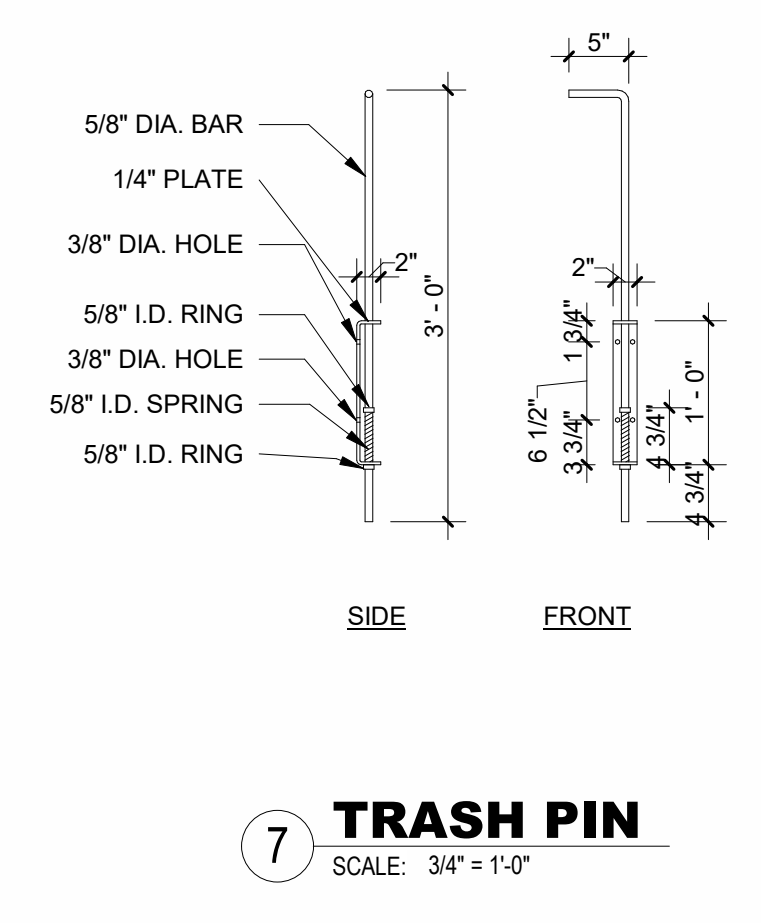
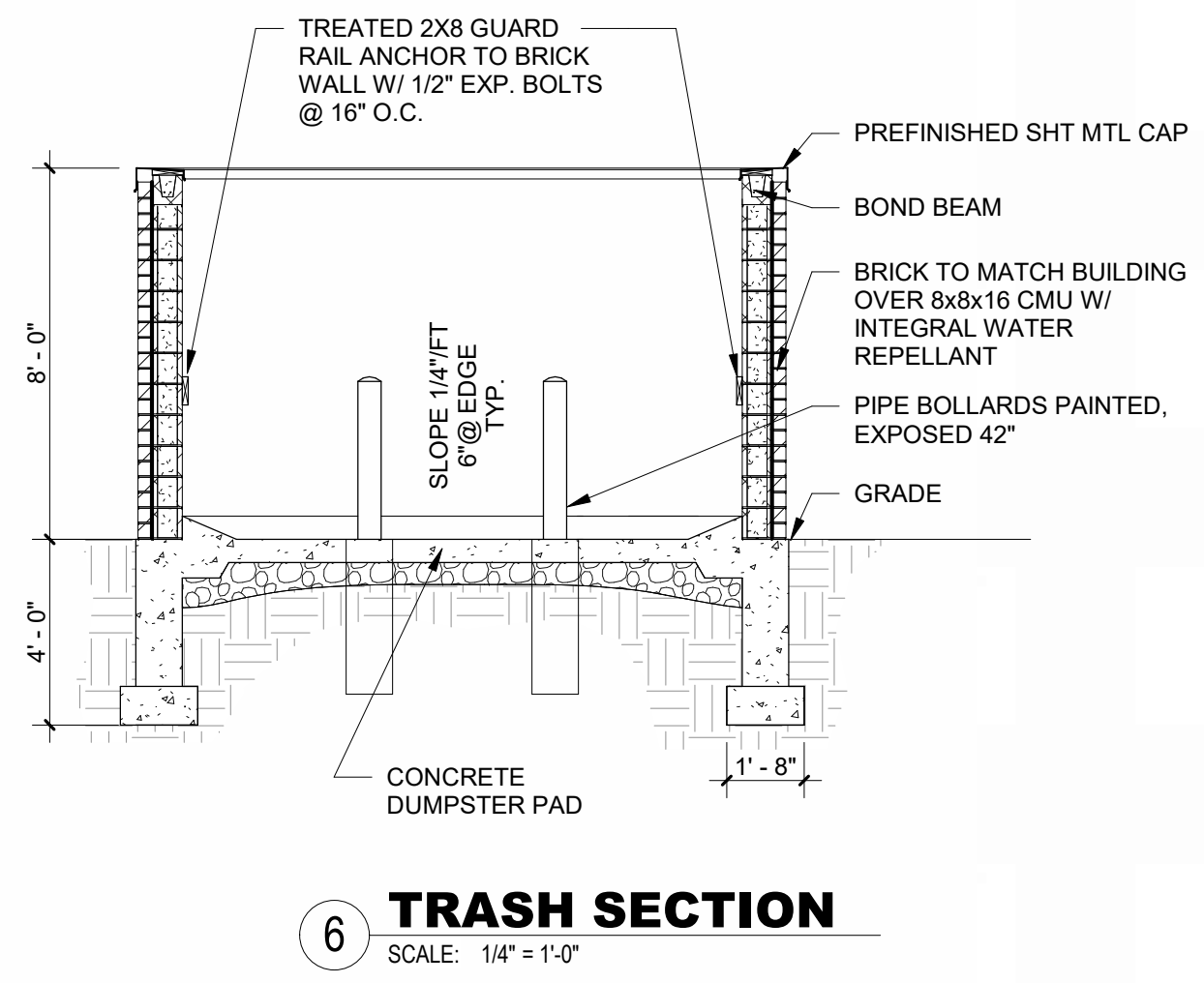
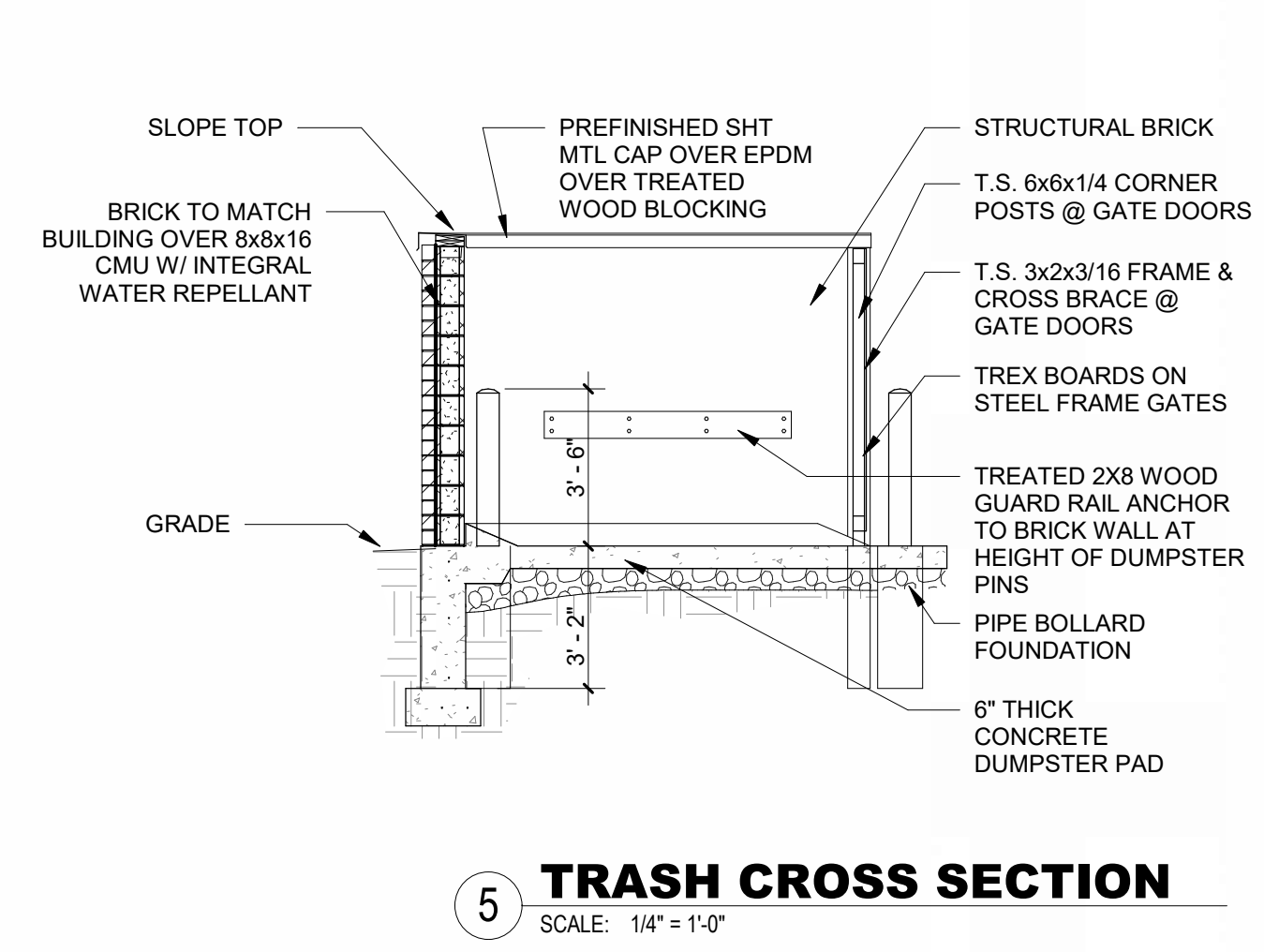
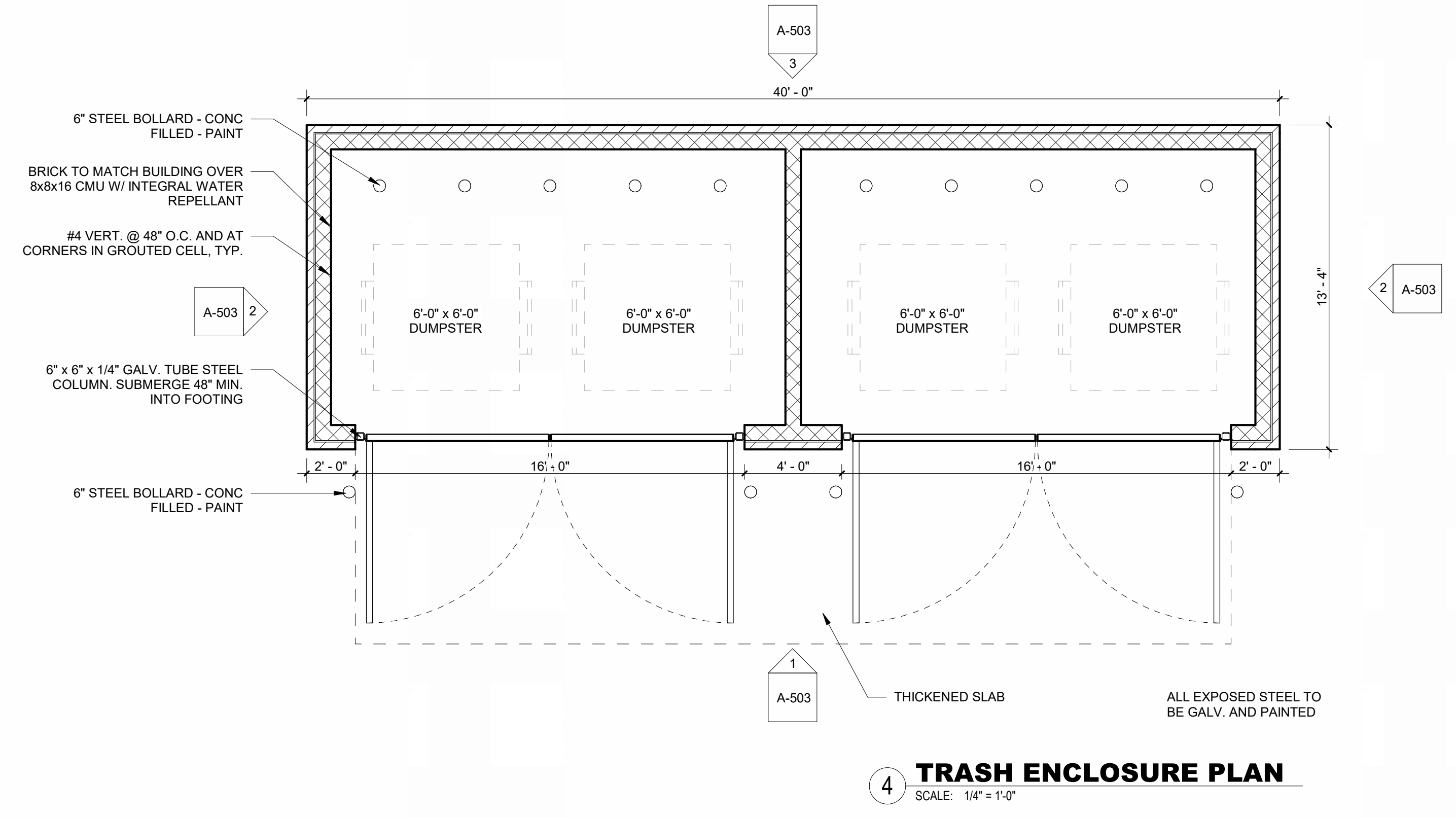
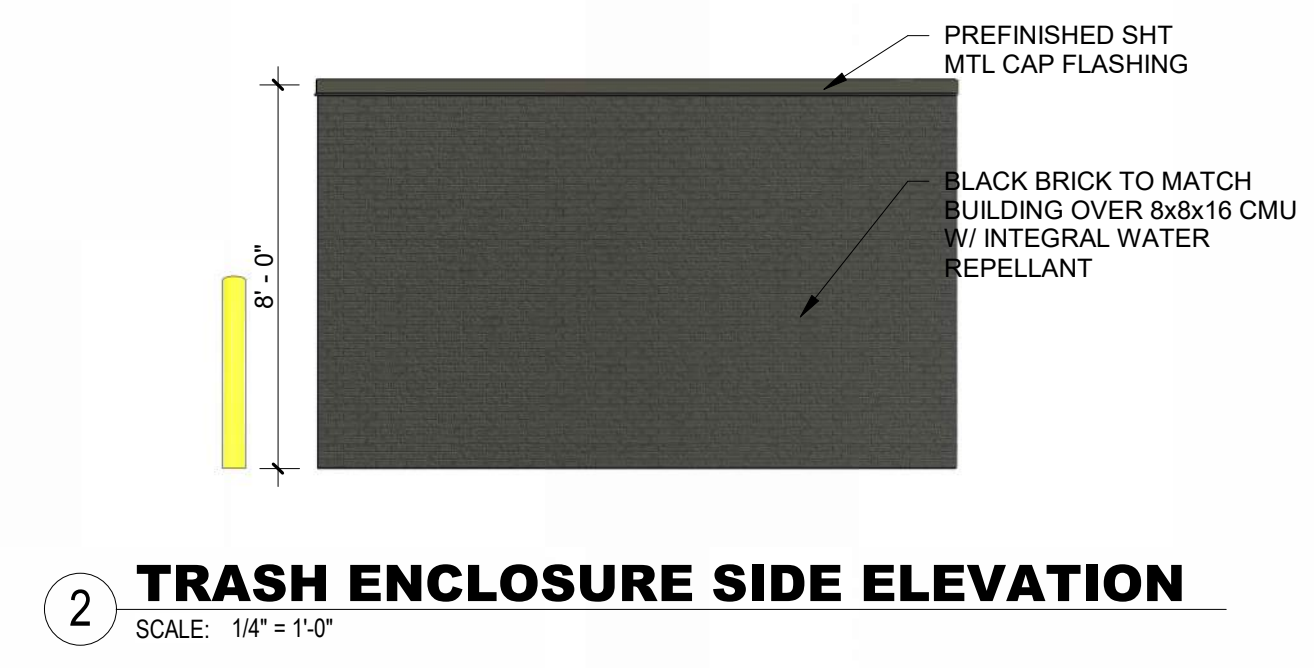
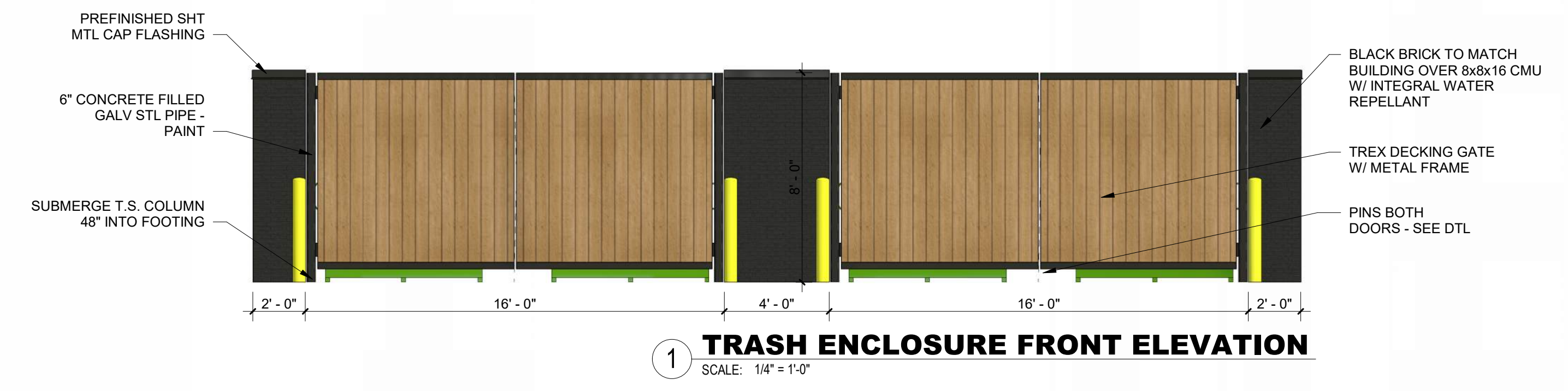
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ALDER POINT RETAIL
 ALDER POINT LOT #2
 WAUKEE, IA

NOT FOR CONSTRUCTION

Rev. #	Issue / Revision	Date

Proj. No.	SAA	Proj. Mgr.
23096		BLS
Sheet Title	TRASH ENCLOSURE DETAILS	
Sheet No.	A-503	



2/2025/2026 Alder Point, Lot #1 Commercial, Waukee, IA CAD: A-503/2025 Alder Point Retail, Lot #2, Waukee, IA R-204
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