AGENDA

PLEASANT HILL PLANNING & ZONING COMMISSION
5160 MAPLE DRIVE
PLEASANT HILL, IOWA 50327

REGULAR MEETING

MONDAY, JULY 10, 2023
5:30 PM

1. OATH OF OFFICE
2. CALL TO ORDER / ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES OF JUNE 5, 2023 REGULAR MEETING
5. TIME TO ADDRESS THE COMMISSION – FIVE (5) MINUTE LIMIT
6. BUSINESS ITEMS
   a. SITE PLAN – SOUTHEAST POLK COMMUNITY SCHOOL DISTRICT SKILLED TRADES BUILDING
7. DIRECTOR’S REPORT
8. ADJOURNMENT
1. CALL TO ORDER/ROLL CALL
Pleasant Hill Planning & Zoning Regular Session was called to order at 5:30 pm on Monday, June 5, 2023 by Chairperson Sand. The City Council Chambers were open and available to the public. Present: Tim Mallicoat, Pam Mollenhauer, Kate Sand, and Keith Williamson. Absent: Meredith Emory and Jeromy Geiken; Jeffery Vroom arrived shortly after roll.

2. APPROVAL OF AGENDA
WILLIAMSON/MALLICOAT moved to approve the agenda. Ayes: Unanimous. Motion carried.

3. APPROVAL OF MINUTES MAY 1, 2023 REGULAR SESSION
MOLLENHAUER/MALLICOAT moved to approve the May 1, 2023 Regular Session minutes. Ayes: Unanimous. Motion carried.

4. TIME TO ADDRESS THE COMMISSION
None

5. BUSINESS ITEMS
A. RIGHT-OF-WAY VACATION – NE 62ND STREET
Vacation plats for 60’ right-of-way of NE 62nd St and parallel 15’ public utility easement; subsequent disposition to adjacent owners to allow greater use property; achieve the proposed size of the development for Edencrest and Hawthorne Townhomes project; and provide for future roadway connections.

MALLICOAT/VROOM motioned to recommend approval of NE 62nd Street Right-of-Way Vacation. Ayes: Unanimous. Motion carried.

B. PRELIMIARY PLAT – THE CROSSING AT PLEASANT HILL
Preliminary plat for 23.51-acres of vacant land generally located east of NE 60th St, north of Martha L. Miller Dr, and south of E University Ave, zoned C-2 Regional Commercial, owned by The Crossing at Pleasant Hill, LLC, to subdivide for future commercial development.

Proposed plat to contain 14 lots of varying sizes; deceleration lane off of E University Ave, connecting E University Ave to the existing Martha L. Miller Dr via NE 62nd St, and private frontage road connecting NE 62nd St to NE 64th St; lots 1-6 access via Martha L Miller Dr; lots 7-14 access via proposed frontage road; portion of the NE 62nd Street right-of-way to be vacated and platted with new alignment with the final plat for The Crossing at Pleasant Hill; extension of water and sanitary sewer; stormwater detention via basins and temporary swales to be modified during the site plan process with individual lot development.

Commissioners, CEC Engineer Cody Weaver, City Engineer Brandon Niebuhr, and City Staff discussed DOT restrictions regarding Hwy 163 access points; future street layouts, connections, intersections, and development logistics; site grading; and landscaping plans to be determined at individual lot development.
WILLIAMSON/VROOM motioned to recommend approval of The Crossing at Pleasant Hill – Preliminary Plat subject to remaining staff and engineering comments. Ayes: Unanimous. Motion carried.

WILLIAMSON/MOLLENHAUER motioned to recommend approval of NE 62nd Street Right-of-Way Vacation. Ayes: Unanimous. Motion carried.

6. DIRECTOR’S REPORT
   • Next meeting – July 10, 2023 at 5:30 pm
   • Arbor Lake Trail – Trail connection across dam for association; approved administratively.
   • Mister Carwash – Water line upgrade to increase site water pressure; minor site plan approved administratively.
   • Hickory Blvd Overlay/patch – Large portions completed
   • Splash Pad – Ribbon cutting June 24th
   • Youngstown Trail – Pine Valley project section – nearing SE 6th; should be done in a few weeks
   • RAISE Grant for MLK extension – Joint application between Des Moines and Pleasant Hill; funding results to be announced by the end of the month
   • Hickory Glen Pavilion – Nearing completion
   • Comprehensive Plan – Joint meeting with Council August 15th

7. ADJOURNMENT
MALLICOAT/VROOM motioned to adjourn. Ayes: Unanimous. Motion carried. Meeting adjourned at 6:01pm.

Jennifer Bartles
Community Development Clerk
The attached site plan has been submitted by Southeast Polk Community School District for a skilled trades building to be added to the campus south of E University Avenue and east of NE 80th Street. The property is located within the City’s A-1 Agricultural Zoning District which permits public schools and the skilled trades building is considered ancillary to the overall use of the property as a school campus.

The site plan for the project shows the construction of a new building on approximately 0.5 acres of ground located between the recently considered building and grounds project and the junior high building. Site improvements include a 2,880 SF building with drive access from private frontage road and sidewalk connections to existing parking located to the east of the project site. No parking is proposed with the project and a sidewalk connection has been added to utilize existing parking on the campus for any visitors to the site. The applicant has provided detail on the circulation proposed for building use and students and staff will be bussed to and from the skilled trades building during class hours.

Utility connections are being made from existing sanitary and water lines in the area. No stormwater improvements are proposed as the site does not exceed 10,000 SF of impervious surface per Chapter 102.21 Stormwater Management Design Criteria. The proposed landscaping on site exceeds the City’s requirements for open space and landscaping requirements. The project proposes to add two shade trees, 4 ornamental trees and 7 shrubs.

The attached architectural elevations display the proposed size, height and façade of the skilled trades building. The building is proposed as metal wall panel system using multiple color variations in order to meet the requirements for Non-residential buildings in a non-residential zoning district. Landscaping is proposed to screen the mechanical units for the building. The architectural elevations also provide details for a dumpster enclosure that is designed to screen the solid waste and recycling containment from adjacent roadways.

Appropriate Commission action would be to receive presentations on the site plan and review status update on the project. Following discussion, appropriate commission action would be to consider approval of the site plan contingent on the applicant addressing any remaining staff comments.
MASTER PLAN REQUIREMENTS:

After a complete review by the Planning and Zoning Commission, a written recommendation and report giving reasons as to their

- A vicinity map of a scale of 1 = 500 to show site boundaries and the zoning of adjacent properties within 1,000 feet.
- The rules, regulations and guidelines shall set forth the permitted land use, bulk regulations, transfer of development right
- Conceptual building elevations including exterior building materials and colors.
- Delineation of the traffic impacts that would result from the project and how they can be mitigated.
- Staging schedule of development, including anticipated year each phase of development is to be implemented.
- Existing and proposed locations pedestrian ways, trails, parks, recreation areas, open space, buffers, parking areas, schools

PUDs shall consist of at least five (5) acres and the building unit density of the land developed shall not be in excess of

- way and paving widths, including all proposed easements.

The ordinance providing for the rezoning of the property to the PUD Zoning District and the associated Master Plan, Rules, Re

- with the proposed Master Plan and rules, regulations, associated development and guidelines of the PUD development, the

- ed for a PUD, said Commission shall determine if such proposal is in compliance with the Comprehensive Plan.

- for approval of the Master Plan and rules, regulations and guidelines as approved by the City Council shall be recorded at the Office of the Polk County Recorder and sha

- and the Comprehensive Plan of the City.

-ings, and Guidelines as approved by the City Council shall be recorded at the Office of the Polk County Recorder and sha

- Print on Architecture Sheet Index:

- 3 STORM SHELTER PLAN

SOUTHEAST POLK COMMUNITY SCHOOL DISTRICT
SKILLED TRADES BUILDING
8375 NE UNIVERSITY AVE
PLEASANT HILL, IOWA 50327

ARCHITECT

FEH DESIGN
8375 NE UNIVERSITY AVE
CLIVE, IOWA 50325
PHONE: (515) 269-2055
E-MAIL: FEHDESIGN.MICHAEL@GMAIL.COM

PLANNED UNIT DEVELOPMENT ZONING DISTRICT - BULK REGULATIONS

S6.1 FRAMING DETAILS

S5.1 FOUNDATION DETAILS

S5.2 FOUNDATION DETAILS

S1.1 MAIN FLOOR + MEZZANINE FLOOR PLAN

S5.1 FOUNDATION DETAILS

S5.2 FOUNDATION DETAILS

S6.1 FRAMING DETAILS

S6.2 FRAMING DETAILS

S7.1 TRASH ENCLOSURE

S6.2 FRAMING DETAILS

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S6.2 FRAMING DETAILS

S7.1 TRASH ENCLOSURE
## SITE PLAN

**SE POLK COMMUNITY SCHOOL DISTRICT**  
**SKILLED TRADES BUILDING**  
8375 NE UNIVERSITY AVE  
PLEASANT HILL, IA 50327

### Vicinity Map

**Project Location**

**NOT TO SCALE**

### Owner/Developer

**Southeast Polk Community School District**  
8375 NE University Avenue  
Pleasant Hill, IA 50327  
**Contact:** Darrell Butcher  
**Email:** darrell.butcher@sepolkschool.org  
**Phone:** 515-967-1800

### Engineer/Survey

**McClure Engineering Company**  
1380 NW 53rd Street, Ste. A  
Clive, IA 50325  
**Engineer Contact:** Brian Sandberg  
**Email:** brian.sandberg@mcleurenalson.com  
**Phone:** 515-986-1225  
**Survey Contact:** Josh Doughan  
**Email:** josh.doughan@mcleurenalson.com  
**Phone:** 515-986-1225

### Architect

**Feh Designs**  
604 East Grand Avenue  
Des Moines, IA 50309  
**Contact:** Cory Shaw  
**Email:** cory.shaw@fehdesigns.com  
**Phone:** 515-286-2000

### Legal Description

- Except commencing 131.49' W & 181.17' S of N 3/4 Cor to beginning
- Thence W 295' along E Row line Thence SE 196.62'  
- NS 18.28' to point of beginning & except road easement 8K 126'39.3P 721'  
- Except roads on N side & N 179' measured on W line & N 181.2' measured on E line W #163 N 82.61 acres dovt. lts  
- 3.6 ft fractional

### Zoning

- A-1 Agricultural District

### Notes

*Vehicle and bus circulation will not be changed for current configuration.  
Existing easements will not be impacted.*

### Total Quantities

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**Project Map:**

![Project Map](image-url)
BUFFERING (168.06):
30 FT WIDE BUFFER OPTION FOR EVERY 25 LF OF REQUIRED BUFFER ALONG PUBLIC STREET RIGHT OF WAY:
1 OVERSTORY TREE
2 EVERGREEN TREES
6 SHRUBS
EARTH BERMING: 3 FEET TALL

60 FT WIDE BUFFER OPTION FOR EVERY 25 LF OF REQUIRED BUFFER ALONG PUBLIC STREET RIGHT OF WAY:
2 OVERSTORY TREES
5 EVERGREEN TREES
10 SHRUBS
EARTH BERMING: 3 FEET TALL

LANDSCAPING REQUIRED (168.05) REQUIRED OPEN SPACE - 15% DISTURBED AREA 14,856 SQFT @ 20% = 2,971 SQFT REQUIRED OPEN SPACE

MINIMUM SITE OPEN SPACE (168.05 3.)
1 DECIDUOUS SHADE TREE (PER EVERY 2,000 SQ FT OF REQUIRED OPEN SPACE) 2 SHADE TREES REQUIRED 2 SHADE TREES PROVIDED
2 DECIDUOUS ORNAMENTAL TREES (PER EVERY 2,000 SQ FT OF REQUIRED OPEN SPACE) 4 ORNAMENTAL TREES REQUIRED 4 ORNAMENTAL TREES PROVIDED
2 SHRUBS (PER EVERY 2,000 SQ FT OF REQUIRED OPEN SPACE) 2 SHRUBS REQUIRED 7 SHRUBS PROVIDED

PARKING LOT DESIGN (168.05 4. B.)
ALL ROWS OF PARKING SHALL BE TERMINATED WITH A CURBED LANDSCAPE ISLAND THAT IS A MINIMUM OF 9 FT WIDE AND NO LESS THAN 16 FT IN LENGTH
NO PARKING AREAS SHALL BE MORE THAN 75 FT FROM A DECIDUOUS SHADE TREE LOCATED WITHIN A LANDSCAPED OPEN SPACE AREA

LANDSCAPING REQUIRED (168.05 4. C.)
ALL PARKING LOT ISLANDS SHALL BE LANDSCAPED WITH A COMBINATION OF TURF GRASS, PRAIRIE GRASS PLANTINGS, PLANT BEDS, SHRUBS, AND TREES
1 SHADE TREE REQUIRED PER PARKING LOT ISLAND

PARKING LOT SCREENING (168.05 4. D.)
WHEN OFF-STREET PARKING FRONTS ALONG A PUBLIC STREET:
1 DECIDUOUS SHADE TREE (EVERY 50 FT OF PARKING SETBACK)
2 DECIDUOUS ORNAMENTAL TREES (EVERY 50 FT OF PARKING SETBACK)

LANDSCAPING AND BUFFERING REQUIREMENTS | PLEASANT HILL ORDINANCE | CHAPTER 168

ITEM | LANDSCAPING | PROPOSED
--- | --- | ---
BUFFERING (168.06) | | N/A per 168.06.1.A-D
30 FT WIDE BUFFER OPTION | FOR EVERY 25 LF OF REQUIRED BUFFER ALONG PUBLIC STREET RIGHT OF WAY: | n/a
2 OVERSTORY TREE | n/a
3 EVERGREEN TREES | n/a
6 SHRUBS | n/a
EARTH BERMING: 2 FEET TALL | n/a

60 FT WIDE BUFFER OPTION | FOR EVERY 25 LF OF REQUIRED BUFFER ALONG PUBLIC STREET RIGHT OF WAY: | n/a
2 OVERSTORY TREES | N/A per Design
5 EVERGREEN TREES | N/A per Design
10 SHRUBS | N/A per Design
EARTH BERMING: 2 FEET TALL | N/A per Design

MINIMUM SITE OPEN SPACE (168.05 3.) | | N/A per Design
DECIDUOUS SHADE TREE (PER EVERY 2,000 SQ FT OF REQUIRED OPEN SPACE) | N/A per Design
2 SHADE TREES REQUIRED | N/A per Design
2 SHADE TREES PROVIDED | N/A per Design
DECIDUOUS ORNAMENTAL TREES (PER EVERY 2,000 SQ FT OF REQUIRED OPEN SPACE) | N/A per Design
4 ORNAMENTAL TREES REQUIRED | N/A per Design
4 ORNAMENTAL TREES PROVIDED | N/A per Design
SHRUBS (PER EVERY 2,000 SQ FT OF REQUIRED OPEN SPACE) | N/A per Design
2 SHRUBS REQUIRED | N/A per Design
7 SHRUBS PROVIDED | N/A per Design

PARKING LOT DESIGN (168.05 4. B.) | | N/A per Design
ALL ROWS OF PARKING SHALL BE TERMINATED WITH A CURBED LANDSCAPE ISLAND THAT IS A MINIMUM OF 9 FT WIDE AND NO LESS THAN 16 FT IN LENGTH | N/A per Design
NO PARKING AREAS SHALL BE MORE THAN 75 FT FROM A DECIDUOUS SHADE TREE LOCATED WITHIN A LANDSCAPED OPEN SPACE AREA | N/A per Design

LANDSCAPING REQUIRED (168.05 4. C.) | | N/A per Design
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1 SHADE TREE REQUIRED PER PARKING LOT ISLAND | N/A per Design

PARKING LOT SCREENING (168.05 4. D.) | | N/A per Design
WHEN OFF-STREET PARKING FRONTS ALONG A PUBLIC STREET: | N/A per Design
1 DECIDUOUS SHADE TREE (EVERY 50 FT OF PARKING SETBACK) | N/A per Design
2 DECIDUOUS ORNAMENTAL TREES (EVERY 50 FT OF PARKING SETBACK) | N/A per Design

EROSION CONTROL AND PLANTING PLAN
SOUTHEAST ROCX COMM. SCHOOL DISTRICT
SKILLED TRADES BUILDING
EROSION CONTROL LEGEND
PROPOSED CONTURS (MINTER)
PROPOSED CONTURS (MAJOR)
PERMİTTER AND RECONSTRUCTION CONTURS (DEFE)
INLET PROTECTION DEVICES (MINOR)
INLET PROTECTION DEVICES (MAJOR)
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<td>1203</td>
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<td>Roofing Running Slope</td>
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<td></td>
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**SIDEWALK COMPLIANCE (7030-E1)**

- **DISTANCE**: Point to Point distance in feet.
- **ELEV. DIFFERENCE**: Elevation difference in feet.
- **SLOPE %**: Slope percentage.
- **ACCEPTABLE CONSTRUCTION RANGE**: Acceptable slope range in percent.
- **REMARKS**: Remarks for compliance.

*Does not include curb

**SIDEWALK DESIGNATION**

- **SLOPE Varies**: Slope varies from point to point.
- **CONSTRUCTED 2" LIP CURB**: Existing road.
- **EXISTING ROAD**: Existing road.
- **PROPOSED DRIVE**: Proposed drive.
- **TYPICAL SECTION A-A NOT TO SCALE**: Typical section not to scale.
- **TYPICAL SECTION B-B NOT TO SCALE**: Typical section not to scale.
<table>
<thead>
<tr>
<th>POINT</th>
<th>NORTINGE</th>
<th>EASTING</th>
<th>ELEVATION</th>
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<tr>
<td>1401</td>
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<td>1502</td>
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<td>1507</td>
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<tr>
<td>1602</td>
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<td>1658305.76</td>
<td>915.67</td>
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**SIDEWALK COMPLIANCE (7030-E1)**

- **Remainder of construction: See curb for elevations.**
- **Acceptable Construction Range:**
  - 0.1% to 2.0%
- **Remarks:**
  - Match Existing Elevation: Confirming Values To Verify

### Table:

<table>
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<tr>
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<th>SIDEWALK DESIGNATION</th>
<th>DISTANCE</th>
<th>SLOPE</th>
<th>ACCEPTABLE CONSTRUCTION RANGE</th>
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STANDING SEAM METAL ROOFING BY P.E.M.B. MANUFACTURER

EXPOSED FASTENER METAL WALL PANELS SIMILAR TO BUILDING, FASTEN TO STEEL FRAMING

STEEL FRAMING

PER STRUCTURAL

STEEL POST FRAMING

PER STRUCTURAL

STEEL FRAMED DOORS ON CONTINUOUS HINGES MOUNTED TO STEEL POST FRAMING. FACE WITH EXPOSED FASTENER MAL WALL PANELS SIMILAR TO BUILDING. PROVIDE WITH TYPICAL GATE LATCHING HARDWARE.

CONCRETE PIERS

PER STRUCTURAL

CONCRETE PIERS

PER STRUCTURAL

* SEE CIVIL PLANS FOR LOCATION OF TRASH ENCLOSURE
PLYWOOD SHEATHING ON ALL WALLS UP TO 8’ A.F.F. UNLESS OTHERWISE NOTED

1 1/2” O.D. GALVANIZED STEEL PIPE GUARDRAIL, SPACE BALUSTERS 3’ - 0” O.C. MAX. PAINT WITH HIGH PERFORMANCE COATING

1 1/2” O.D. GALVANIZED STEEL PIPE HANDRAIL, ATTACH TO WALL OR GUARDRAIL PAINT WITH HIGH PERFORMANCE COATING

GUARDRAIL KNEE GUARDRAIL, ATTACH TO FLOOR. PAINT WITH HIGH PERFORMANCE COATING

PAINT EXPOSED STEEL FRAME WITH HIGH PERFORMANCE COATING

PLYWOOD WALL SHEATHING 8’-0”
I HEREBY CERTIFY THAT THIS

WOOD FRAMING AND CONNECTIONS

= 1.0

K.

1.

b.

twisting. Use only material that is straight. All stored wood shall be held off the ground with sacrificial dunnage blocks.

Sawn lumber

= 250 psf (non-

Concrete:

Concrete slab to be cured according to ACI Standards. Concrete slab cure to be compatible with any sealer, grout, or

- (EACH SIDE OF LAP) 2 3 3 3 4 4 4 N/A N/A N/A N/A

- Solid grouted concrete masonry:

- Unbalanced Roof Snow Load

- Drift loading against roof projections and parapets per section 7.8

- Embed

- The following recommendations are intended to minimize the potential issues associated to wood shrinkage.

- Transit grouting

- Concrete:

- Fabricator shall engage a professional engineer registered in the state of the project for the design and detailing of:

- Fabricator shall engage a professional engineer registered in the state of the project for the design and detailing of:

- Bolted Connections:

- Minimum bolt diameter shall be 1/2".

- All structural steel to be fabricated and erected in accordance with latest AISC specifications.

- All dimensions shown are out

- The building manufacturer must be accredited according to the IAS Accreditation Criteria for Inspection Programs for

- Fabrication and Installation of Steel Structures. The building manufacturer must be inspected and approved by the IAS Program.

- Refer to architectural, mechanical, electrical, and civil drawings for size and location of doors and window openings,

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- Refer to architectural, mechanical, electrical, and civil drawings for size and location of doors and window openings,
A Final Report of Special Inspections documenting completion of all required Special Inspections, testing and correction of
Fabricators

Special Inspections includes the following building systems:
- Helical Pile Foundations
- Cast-In-Place Deep Foundation Elements
- Steel Construction Other than Structural Steel
- Wood Construction
- Concrete Construction
- Masonry Construction - Level 1
- Soils

The following components are designated seismic systems or part of the seismic-force resisting system that are subject to

A. Details such as bracing and stiffening.
B. Snug-tight joints.
C. Complete and partial penetration groove welds.
D. Cold formed metal construction.
E. Application of joint details at each connection.
F. Inspection of steel frame joint details for compliance
G. Verification of required design mix.
H. Grouping of bonded prestressing tendons in the seismic-force resisting system.
I. Inspection of reinforcing steel, including prestressing.
J. Inspection of reinforcing steel welds in accordance with applicable code requirements.
K. Inspection of seismic isolation systems.
L. Inspection of cold-formed steel framing.
M. Inspection of concrete foundation walls.
N. Inspection of concrete members.
O. Single-pass fillet welds < 5/16".

The following inspection tasks are continuous and periodic:
- Verification and applicable to frequency
- Verification and applicable to frequency
- Inspection task this project
- Inspection task this project
- Inspection task this project
- Inspection task this project
- Inspection task this project

SPECIAL INSPECTION SCHEDULE: FABRICATORS

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SPECIAL INSPECTION SCHEDULE: WOOD CONSTRUCTION

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</table>
CONTINUE SLAB ON GRADE REINFORCING, UNO. PROVIDE TENSION LAP PENETRATIONS ADD REINFORCEMENT TO DOWEL @ 12" O.C.

BREAKER OR FOUR #5 @ 12"

INDICATED ON PLAN, NOT WITHIN EMBEDDED PIPE TYP.

1/2" FULL DEPTH JOINT FILLER #6 THROUGH #8

6db AND 3"

#4 @ 12" O.C., E.W.

6" TO 8"

#9 THROUGH #11

GREATER OF Lext

180°

90°

4db AND 2.5" DEGREE

Ldh

#3 THROUGH #8

1/2" = 1'-0"

1" = 1'-0"

2" CLR

TYPICAL SLAB ON GRADE JOINTS

IN.

TYPICAL CONCRETE CURB & HOUSEKEEPING PAD

SOUTHEAST POLK COMMUNITY SCHOOL DISTRICT

MOREHILL ENGINEERING SERVICES, PC

NORTH KANSAS CITY, MO

Cedar Rapids, IA | Fort Dodge, IA

Lenexa, KS | Sioux City, IA

Sioux Center, IA | Grinnell, IA

Vinton, IA | Winterset, IA

Ankeny, IA | Carroll, IA | Clive, IA

North Liberty, IA | Sioux City, IA

1360 NW 121

6/26/23

SOFT DIRECTION

TYPICAL SLAB ON GRADE

EXPOSED SIDES OF JOINT WITH A CURING COMPOUND, BOND GREASE ONE END

GENERAL NOTES

LICENSED PROFESSIONAL ENGINEER

EXPIRES: DECEMBER 31, 2023

SOUTHEAST POLK COMMUNITY SCHOOL DISTRICT

McCLURE ENGINEERING & SURVEYING

DES MOINES, IOWA

16/26/2023

06/26/2023

NO. DESCRIPTION DATE

1. STP

2. TYPICAL SLAB ON GRADE JOINTS

3. WIPED OFF EMBEDDED BARS & MORTAR

4. STANDARD HOOK GEOMETRY

5. TYPICAL DOOR THRESHOLDS

6. ADDITIONAL REQUIREMENTS IN SLABS

7. FOUNDATION DETAILS

8. STANDARD SAWING DETAILS

9. SIMPLIFIED EXPANSION/CONTRACTION JOINT

10. TYPICAL CONCRETE CURB & HOUSEKEEPING PAD

SOUTHEAST POLK COMMUNITY SCHOOL DISTRICT

Skilled Trades Building

8717 NW University Ave, Pleasant Hill, IA 50327

SET ISSUE DATE

PREPARED BY ME OR UNDER MY
1. Use 10d nails for 2-4 ply & 30d for rest.
2. Adjacent nails are to be driven from opposite sides of column.

COLUMN NOTES:

- Use 10d nails for 2-4 ply & 30d for rest.
- Adjacent nails are to be driven from opposite sides of column.

LEGEND

NAIL FROM THIS SIDE
NAIL FROM OPPOSITE SIDE

8" MAX.
DISTANCE
3 1/2" END
1 1/4"

1 1/4" 8" MAX.
DISTANCE
3 1/2" END
1 1/4"

16d NAILS @ 12" O.C.
10d NAILS @ 12" O.C.
16d NAILS @ 12" O.C.

NOTE:

1. See framing note 5 on S1.1 for sheathing type & nailing schedule.

KING STUDS
DOUBLE TOP PLATE
CRIPPLE STUDS (LINED UP W/ STUDS, KINGS, & JACKS ABOVE)
JACK STUDS
HEADER, SEE PLANS FOR SIZE, USE SPACERS TO MATCH WALL WIDTH

(7) ROWS OF (2) 10d COMMON NAILS

4'-0"
DOUBLE 16d NAILS TOP & BOTTOM PLATE TO ALL KINGS & JACKS
KING STUDS PER SCHEDULE
JACK STUDS PER SCHEDULE
DOUBLE 16d NAILS

16d NAILS @ 12" O.C.

"N"-PLY HEADER
PER SCHEDULE
TOP & BOTTOM PLATES PER SCHEDULE

SECTION A

A - SPLICE TOP PLATE @ HEADER MIDSPAN PER 4/S6.1.

DOUBLE 16d NAILS TO ALL KINGS & JACKS TOP & BOTTOM OF HEADER
KING STUDS PER SCHEDULE
JACK STUDS PER SCHEDULE

(2) SIMPSON LSTI 49 STRAP WHERE HEADER MUST SIT UP & INTERRUPT TOP PLATE, (1) EACH SIDE W/ (32) 0.148"ØX1 1/2" SD SCREWS

BOTTOM PLATE
PER SCHEDULE (IF SCHEDULED)

DOUBLE STUD AT THE END OF EACH WALL PANEL
TREATED SILL PLATE

6" O.C. 10d EDGE NAILING
12" O.C. 10d FIELD NAILING

WALL STUDS PER PLAN
SOLID BLOCKING @ ALL HORIZONTAL JOINTS
OR ORIENT LONG EDGE OF SHEATHING PANELS VERTICALLY

5/8" STRUCTURAL 1 PLYWOOD SHEATHING. ONE SIDED MIN.

1/2"ØX5" HILTI KH-EZ @72" O.C. W/ STANDARD WASHER, NOTE 1

6" TYP.

NOTES:

1. For wall lengths less that 4'-6", install 1/4"X3"X3" washer in lieu of standard washer.

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S7.1

NOTES:

1. ALL STEEL SHAPES AND PLATES SHALL BE HOT-DIP GALVANIZED.

2. ALL BOLTS SHALL BE GALVANIZED.

VENT HOLE PER GALVANIZER TO REMAIN OPEN

CAP PLATE 3/16

C4x4.5 (TOES DOWN)

HSS 4x4x1/4 HOT-DIP GALVANIZED, TYP.

1' - 6" DIA x 5' - 0" DEEP PIER, TYP.

6" CONCRETE CURB SEE 7/S5.2

PL1/4x3x0'

(2) 1/2" Ø A307 BOLTS. LONG SLOTTED HOLES IN PLATE.

STANDARD HOLE IN CHANNEL.

3/4" 1 1/2"

1" WASH AROUND POST (3) #3 TIES @ 2" SPACING PAVEMENT PER CIVIL

CONCRETE PIER PER PLAN

4'-0" POST EMBEDMENT

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