



Jones Gillam Renz Architects

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ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

JONES GILLAM RENZ DOCUMENT JGR 710

PROJECT:	The Residence at Carter Lake New Development Carter Lake, IA	Report No.	One (1)
OWNER:	OPG Carter Lake Partners, LLC Dan Maximuk 254 N. Santa Fe Ave, Suite A Salina, KS 67401	Date	Nov. 10, 2025
CONTRACTOR:	Koester Construction Company 3050 SE Enterprise Dr. Grimes, IA 50111	Architect's Proj No.	25-3489
		Contract For:	General Construction Mechanical, Electrical

The work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Prior to proceeding in accordance with these instructions, indicate your acceptance of these instructions for minor change to the Work as consistent with the Contract Documents and return a copy to the Architect.

DESCRIPTION:

- 1) Contractor to make adjustments as needed and required per the modifications as indicated on attached drawings and in the below descriptions:
 - a. Corridor walls have been revised to Partition Type 2 in lieu of 2.1 or 2.2 (reference revised sheets A2.1, A2.2, A2.3, A2.5, A2.6, A2.7, A2.8)
 - b. All apartments – Mechanical Room 03 – plumbing wall has been revised to a 2x6 wall in lieu of a 2x4 wall. Wall in between laundry and mechanical room has been revised to a 2x6 wall in lieu of a 2x4 wall. (Reference revised sheets A2.5, A2.6, A2.7, A2.8)
 - c. House service is fed with (2) sets of #350 KCMIL, per table 250.66, #2/0 is required. (Reference revised sheet E6.2)
 - d. Dwelling unit panel schedules have been revised. (Reference revised sheet E6.3)
 - e. Vertical grab bars have been added adjacent to the toilet in the public restrooms. (Reference revised Sheet A8.1)
 - f. Civil Revisions
 - i. C1 – Updated Index of Sheets, additional Sheet added to the plan set
 - ii. C4 – Extended ramp by 1 foot
 - iii. C5
 1. Pipe located between ST-1A and ST-2 was under trash pad has been moved out from underneath the trash pad.
 2. Pipes within the property have been updated to “plastic” except any pipes in the ROW will remain RCP, pipe collar structure has been added to split pipe types at the property line
 3. ST-1 changed to SW-501 Structure
 4. ST-2 changed to SW-503 Structure
 5. Pipe located between ST-1 and ST-2 changed from a 24” to a 12” pipe
 - iv. C6 – minimal grading changes in the pond by the outlet of the flared end section, bottom of the basin pulled slightly closer to the flared end section,
 - v. C7 – updated SWPPP narrative
 - vi. C7a – additional sheet added to continue the updated SWPPP narrative
- 2) Contractor to review the Commercial Plan Review Building Code Comments from the City of Carter Lake and take note of any and all requests for deferred submittals, reviews or permits.

Attachments:

1. Revised Architectural Sheets A2.1, A2.2, A2.3, A2.5, A2.6, A2.7, A2.8, A8.1
2. Revised MEP Sheets E6.2, E6.3
3. Revised Civil Sheets: C1, C4, C5, C6, C7, C7A (new)
4. Commercial Plan review Building Code Comments from the City of Carter Lake

Issued by: Jones Gillam Renz Architects PO Box 2928, Salina, KS 67402
Maggie Gillam, Project Manager 785-827-0386

mgillam@jgrarchitects.com

Copies to:

Koester Construction
OPG - Dan Maximuk, Austin Kack, Amanda Klaus
LST - Ryan Lies
Structural - Isaac Cundiff, Marcus Himmelberg
Civil - Elizabeth Hunter



COMMERCIAL PLAN REVIEW BUILDING CODE COMMENTS

CITY OF CARTER LAKE
Building & Zoning Department
950 Locust Street
Carter Lake, IA 51510
Telephone: (712) 847-0535
Fax: (712) 347-5454
Inspection Request: (712) 347-6320
<https://www.carterlake-ia.gov>

Date: September 4th, 2025

Designer: Jones Gillam Renz Architects
Attn: Elizabeth Hunter
730 N 9th Street
Salina, KS 67401

Project: The Residence at Carter Lake

Project Location: Avenue K & 9th Street (south-east corner of intersection)

Project Description: New (Senior-Living) Apartment Building & Site Development
Occupancy Group: R-3 (residential-apartments)
Type of Construction: V-B w/AFES (S13R)
Building Area Sq Ft: 51,603 (59,400 code allowed)
Building Height: 40-feet/3-Story (60-feet/4-Story code allowed)
Occupancy Load: 301
Number of Exits: 6 provided ground-level (6 code required)

SITE PLAN REVIEW

- Current Zone District: R-3 (*Urban Residential Multi-family*) This is an allow use in this district.
- Site Plan Review of the performance point requirements for this project proposed site development, exceeding the minimum performance points of 30 and has addressed all other development city zoning regulations including all yard setbacks, parking, landscaping, and the minimum drainage runoff controls/stormwater management based SUDAS requirements for this project establish on the licensed civil engineer's working design.
- According to the proposed Re-Plat of this property will require revisions to the site plan(s) including the drainage controls/stormwater management. This will need to be submitted and approved by the Building Official before any grading permit shall be issued for this project.
- Planning Board will need to assign a street address for this project.

ARCHITECTURAL & ACCESSIBLE CODE COMMENTS

1. All accessible man-doors shall have approved opening hardware capable of operation without tight grasping, pinching, or twisting of the wrist. [IBC 1008.1.8.1 & ICC/ANSI A11.7.1]
2. Locations of fire extinguishers (*for class A hazards*) placed at conspicuous locations with maximum travel distance to fire extinguishers of 75-feet or less along paths of egress per code. [IBC 906] To be verified with the City Building Inspector and City Fire Department.

3. Provide deferred plan submittal on fire sprinkler and life safety intentions. Please note, this plan review and approval of plans/documents is required before any required secondary life-safety building permit(s) will be issued by the City and before any of secondary construction can commence. [NFPA 13 2016 8.15.7.2]
4. Provide the code required Energy (COMcheck www.energycodes.gov/comcheck) Compliance report(s) for the construction of proposed tenant improvement area using the 2012 edition of the International Energy Conservation Code as a deferred submittal. [State Required - IECC 103]
5. Provide All energy mechanical, electrical, and water-heaters compliances with the provisions of the 2012 IECC and including a Total Building Performance Compliance Certificate(s); provide a code minimum efficiency compliance or COMcheck compliance certificate reports. [IECC 403, 404, 405 & 407]
6. Provide deferred plan submittal on complying with Communication Alarms, Elements and Features as code requires for accessible audible and visual alarms and notification (signs, alarms, strobes, horns, etc.). Please note, this plan review and approval of plans/documents is required before any required secondary life-safety features building permit(s) will be issued by the City and before any of secondary construction can commence. [NFPA 72 & ICC/ANSI 705]
7. All accessible signs including tactile signs shall contain both raised characters and braille, where signs with both visual and raised characters are required, either one sign with both visual and raised characters, or two separate signs, one with visual, and one with raised characters, shall be provided. [ICC/ANSI A117 703.1]
8. Verify all accessible signs including tactile signs shall contain both raised characters and braille, where signs with both visual and raised characters are required, either one sign with both visual and raised characters, or two separate signs, one with visual, and one with raised characters, shall be provided. [ICC/ANSI A117 703.1]
9. All accessible (handicap) restrooms shall be accessible and comply to the minimum spaces, clearances, fixtures, grab bars and surfaces as outlined in the ICC A117.1-2009. Note: Fully accessible water closet stalls shall have fixed side wall grab bars with addition of vertical grab bar 18-inches minimum in length shall be mounted with the bottom of the bar located 39-inches minimum and 41-inches maximum above the floor, and with the center line of the bar located 39-inches minimum and 41-inches maximum from the rear wall. [ICC A117.1-2009, 604.5.1]
10. Comply with Communication Elements and Features as code requires for accessible audible and visual alarms and notification (signs, strobes, horns, etc.). [NFPA 72 & ICC/ANSI A11.7.1]
11. Comply with ADA 2010 Sec.406 for required curb ramps; which shall be addressed on Site Layout Plan/Civil Drawings. Following is an excerpt from 2010 ADA Standards for Accessible Design:
406.1 General. Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10.
406.2 Counter Slope. Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.
406.3 Sides of Curb Ramps. Where provided, curb ramp flares shall not be steeper than 1:10.

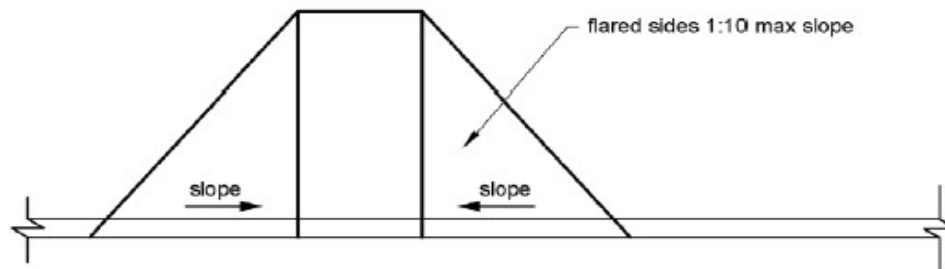


Figure 406.3 Sides of Curb Ramps

406.4 Landings. Landings shall be provided at the tops of curb ramps. The landing clear length shall be 36 inches (915 mm) minimum. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.

EXCEPTION: In alterations, where there is no landing at the top of curb ramps, curb ramp flares shall be provided and shall not be steeper than 1:12.

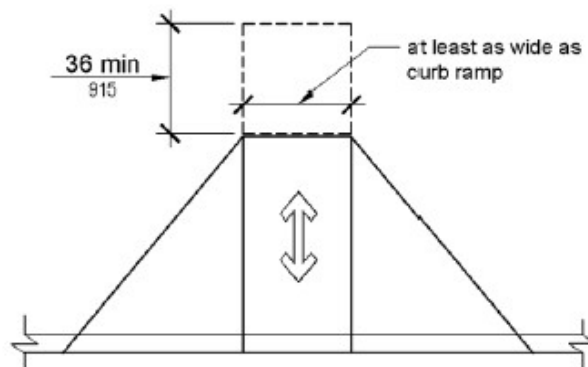


Figure 406.4 Landings at the Top of Curb Ramps

406.5 Location. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.

406.6 Diagonal Curb Ramps. Diagonal or corner type curb ramps with returned curbs or other well-defined edges shall have the edges parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have a clear space 48 inches (1220 mm) minimum outside active traffic lanes of the roadway.

502.2 Vehicle Spaces. Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.

EXCEPTION: Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.

12. Parking spaces shall have at least one van accessible parking space per code. [IBC 1106.5 & ADA]
The following is an excerpt from ADA Standards for Accessible Parking Spaces Design:

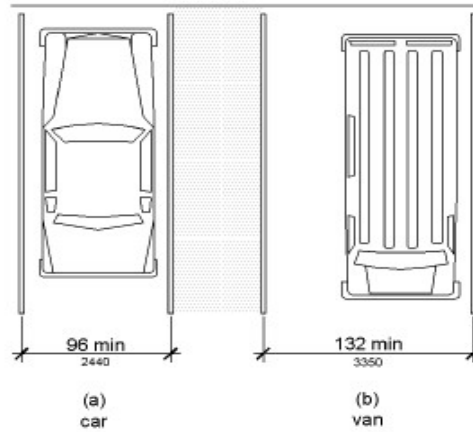


Figure 502.2 Vehicle Parking Spaces

502.3 Access Aisle. Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

502.3.1 Width. Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

502.3.2 Length. Access aisles shall extend the full length of the parking spaces they serve.

502.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.

STRUCTURAL COMMENTS

13. Provide the code required structural calculations and load designs to verify compliance with the required design loads along with being cross reference with the building plans/drawings and details of **all** building design components. [IBC 1603]
 - Calculations should clarify lateral (*wind/seismic*) load transfer from roof diaphragm to interior and exterior shear walls below in transverse direction (parallel to roof trusses). And provide all necessary details on the Structural plans including code listed fasteners, connections hardware straps and clips.
 - Calculations should clarify the code applicable internal pressure coefficient and components and cladding design wind pressure to be used for the design of external components. Also show in Seismic Load Data all parameters and coefficients along with verify R factor.
 - Calculations should provide information that relates to all loads of the exterior walls to be indicated as shear wall types along with details and nailing requirements (edge and field) and noted on the Structural plans.
14. Structural plans show pre-manufactured floor and roof trusses. Please provide pre-manufactured roof truss drawings, details and calculations to verify compliance with design loads to the structural provisions OR note as a deferred submittal on the plans.
15. Verify an accurate and complete listing of any required special inspections pursuant to the current code and have the City Building Official approval of the special engineering inspection firm before this project commences. [IBC 1704 & 1705]

MECHANICAL & PLUMBING COMMENTS

16. Clarify on plans that all motors one horsepower or larger shall be specified to be high efficiency type with full load efficiencies equal to or greater than those recommended by ASHRAE /IESNA Standard 90.1.

17. Comply with code for duct classification, which shall be specified for all air ducts. Classification of air ducts shall be based on their maximum operating pressure at pressures of positive or negative. [IMC 603.3]
18. Smoke detectors are required in return air system with a design capacity greater than 2,000 cfm in the return air duct or plenum upstream of any filters, exhaust air connections, outdoor air connections, or decontamination equipment and appliances. [IMC 606.2.1]
19. Verify/provide mechanical ventilation in Restrooms; at least three (3) square feet (0.27 m²) in area; a vertical duct not less than one hundred (100) square inches (0.064 m²) in area for the first toilet facility, with fifty (50) additional square inches (0.032 m²) for additional facility; or a mechanically operated exhaust system capable of exhausting fifty (50) cubic feet of air per minute (23.6 L/x) for each water closet or urinal installed in the toilet room. Such system shall be connected directly to the outside, and the point of discharge shall be at least three feet (3') (914 mm) from any openable window. [IBC 1203.1.3.1]
20. All motors one horsepower or larger shall be specified to be high efficiency type with full load efficiencies equal to or greater than those recommended by ASHRAE /IESNA Standard 90.1.
21. Comply with code for duct classification, which shall be specified for all air ducts. Classification of air ducts shall be based on their maximum operating pressure at pressures of positive or negative. [IMC 603.3]
22. Clarify that all exterior metal gas piping shall be listed/tested with protection coating system. [IFGC 403.8]
23. Verify and address the requirements of fuel gas appliances and equipment listing and labeling on plans. [IMC 301.3 & 301.4]

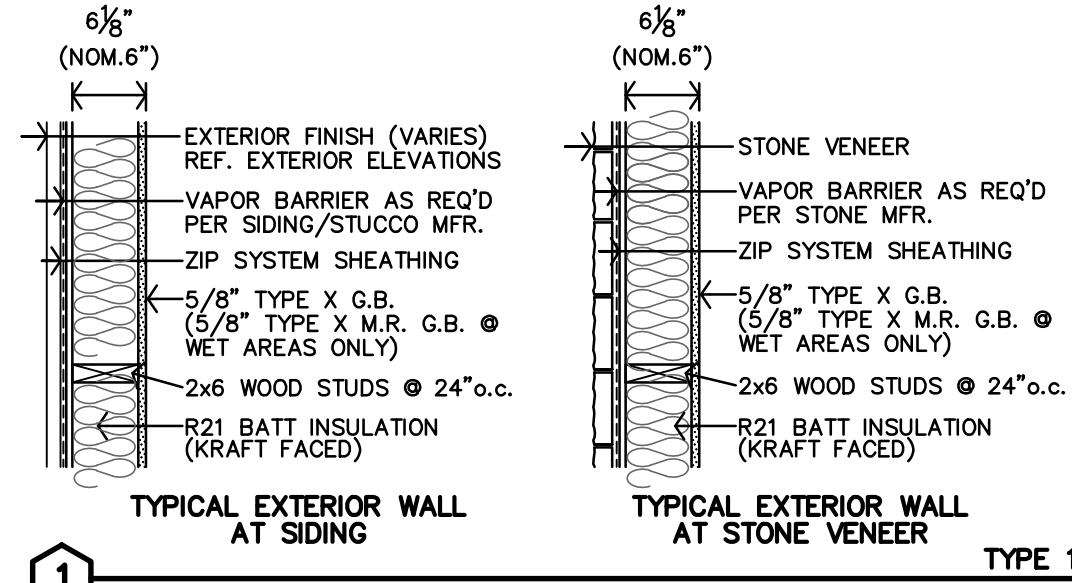
ELECTRICAL COMMENTS

24. Clarify the properly sized grounding electrode conductor(s) to connect the equipment grounding conductor(s) and the grounded conductor(s) to the grounding electrode(s). [NEC 100, 250.26, 250.66 & Table 250.66].
25. Clarify and/or provide code required design of emergency lighting throughout the building. [IBC 1006, 1205.5 & NEC 700]
26. Coordinate with Mechanical Plans and provide code required electrical service receptacle(s) near all equipment, which shall be addressed on the project. [IMC 306.5.2.]
27. Reference exterior lighting for the building; when the power for the exterior lighting is supplied through the energy service to the building, all exterior lighting, other than low voltage lighting, shall have a source efficacy of at least 45 lumens per watt. Fixtures employing lamps rated over 100 watts shall either have a source efficacy of at least 60 lumens per watt or be controlled by a motion sensor. [IECC 505.6]

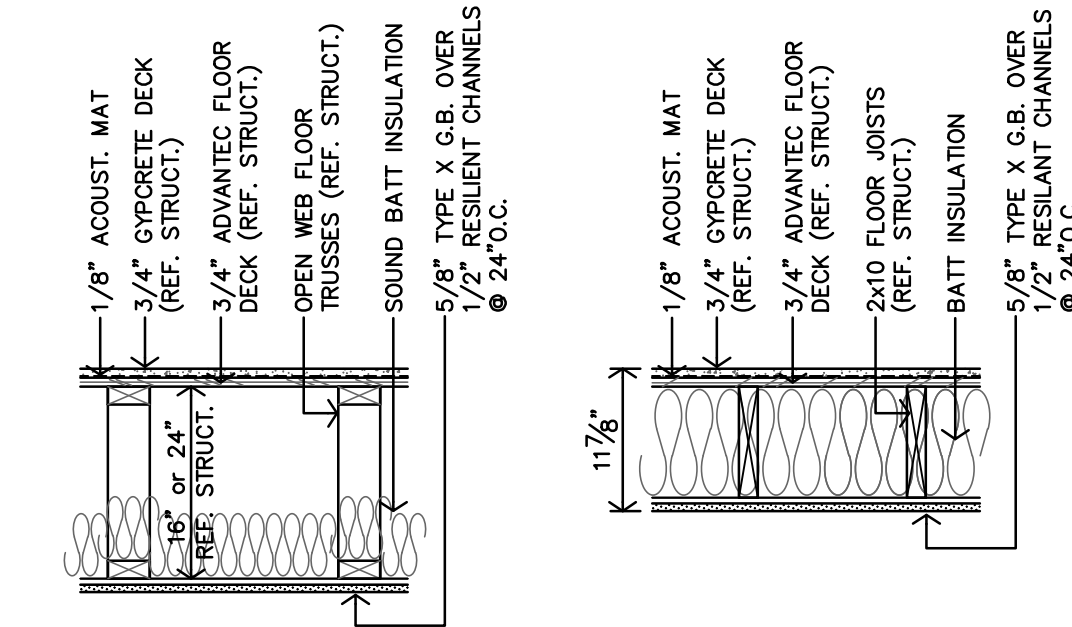
End of Plan Review Code Comments

EXTERIOR PARTITION SCHEDULE

• REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION

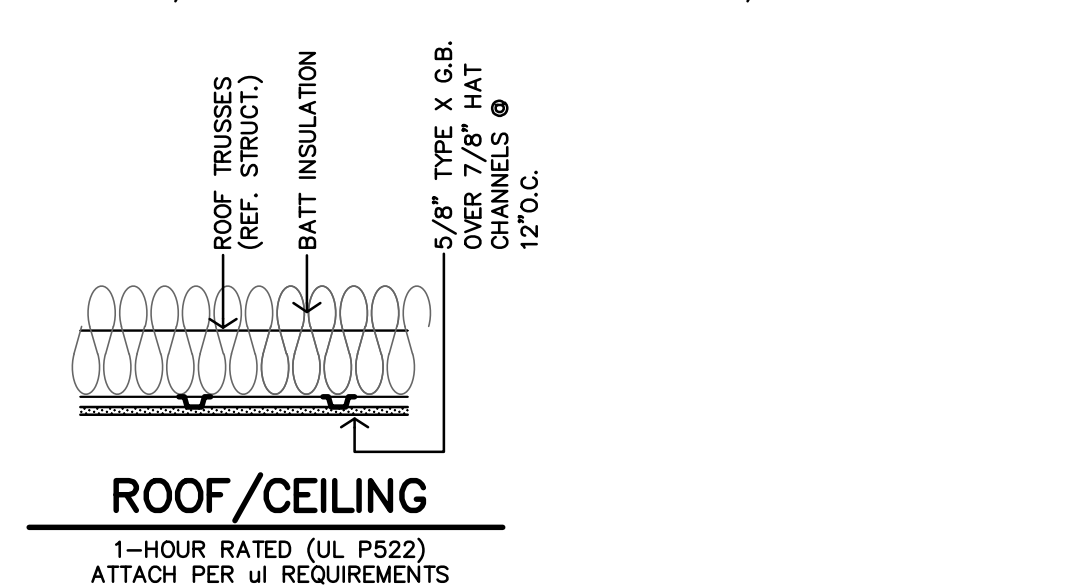


ASSEMBLIES



NOTES:

- DRAFTSTOPPING AT CONCEALED SPACES NOT REQUIRED PER 2018 IBC SEC. 718.3.2, EXCEPTION #1.
- FIRE BLOCKING REQUIRED PER 2018 IBC SEC. 718.2. (1) LAYER - 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU



C FIRE EXTINGUISHER CABINET DTL @ 1HR WALL

1 1/2"=1'-0"

B TYPICAL FEC MOUNTING HGT

3/4"=1'-0"

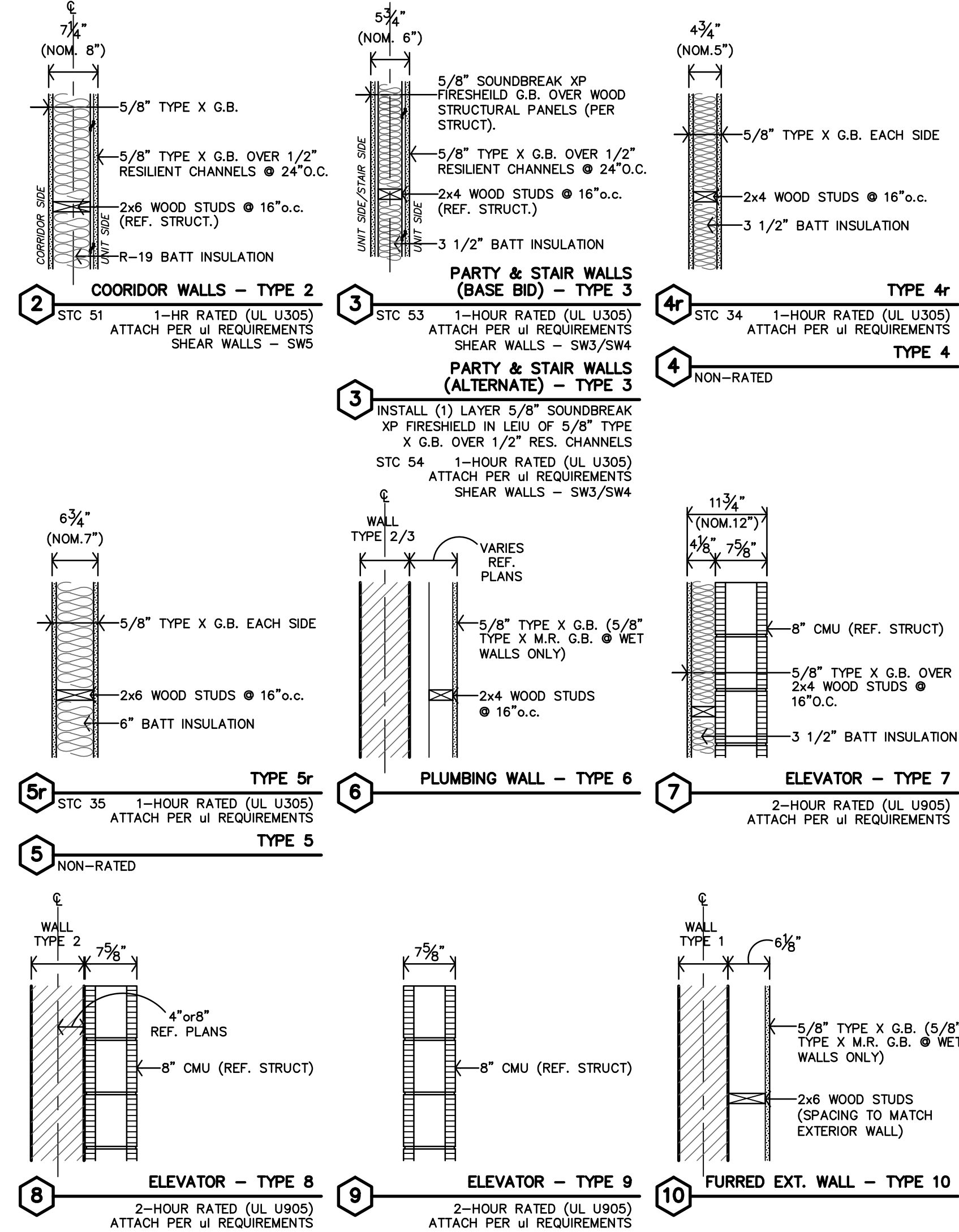
INTERIOR PARTITION SCHEDULE

• ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE

• LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.

• REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION

• USE MOISTURE RESISTANT G.B. AT ALL WET WALLS (TOILETS, SINKS, SHOWERS/TUBS, ETC)



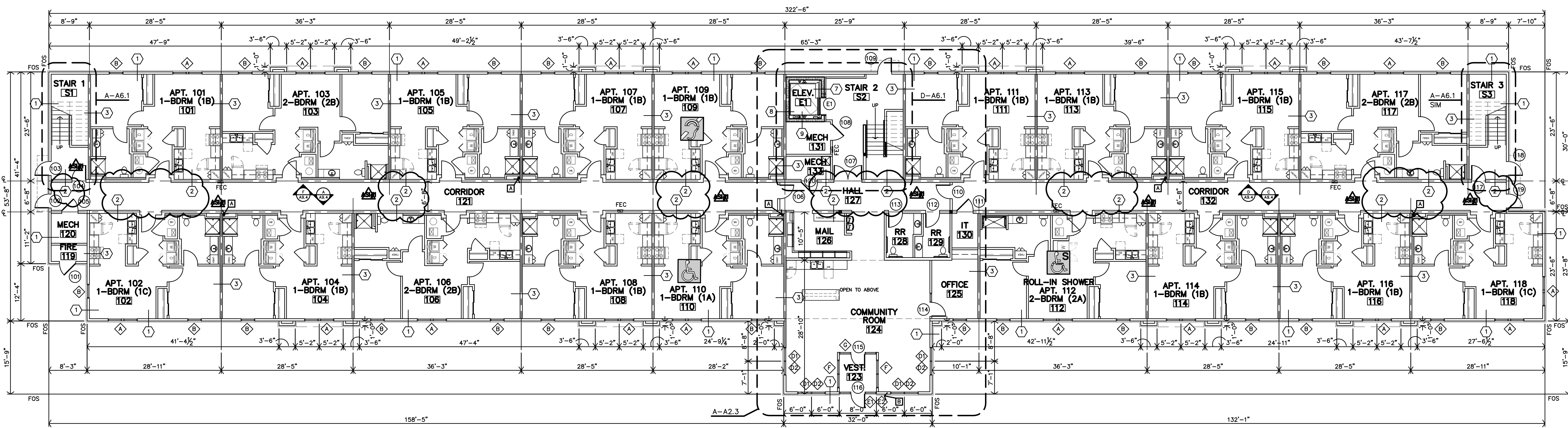
ARCHITECTURAL GENERAL NOTES

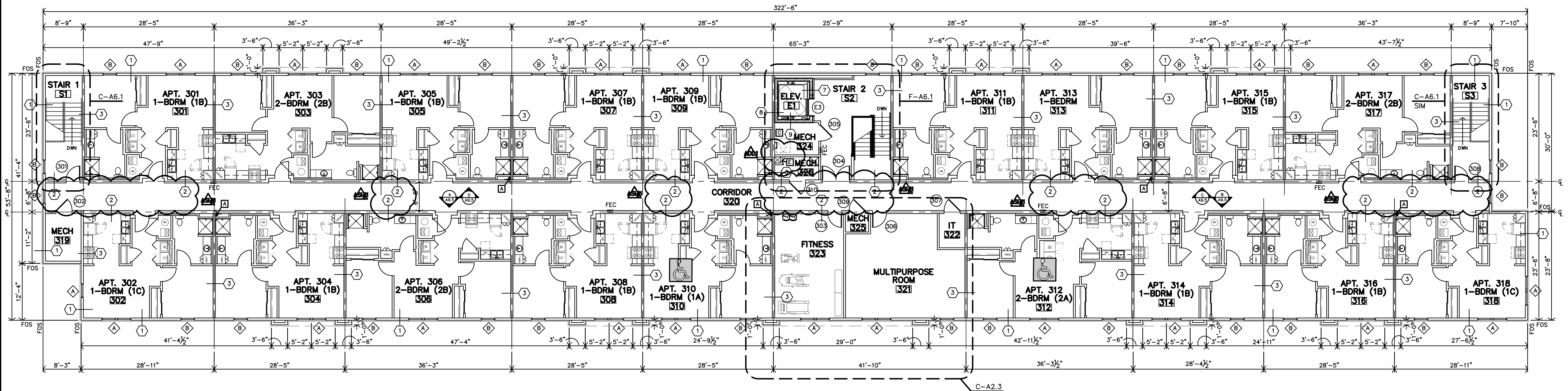
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
- INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
- ALL WORK SHALL BE IN CONFORMANCE W/ APPLICABLE BUILDING CODES & ORDINANCES.
- ALL NEW CONSTRUCTION SHALL BE IN CONFORMANCE TO ADA REQUIREMENTS. REFERENCE ADA FOR TYPICAL MINIMUM CLEARANCE REQ.
- IF THERE IS A DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH WORK SO THAT ANY ISSUES MAY BE CLARIFIED.
- DOORS ARE TYPICALLY LOCATED WITH HINGE-SIDE JAMB 4" FROM ADJACENT WALL. UNLESS NOTED OTHERWISE OR REQUIRED TO MEET LATCH-SIDE CLEARANCE PER ADA.
- FEC - INDICATES LOCATION OF RECESSED FIRE EXTINGUISHER CABINET. REF. SPECS. AND DETAILS B/C-A2.1. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2018 IBC, SECTION 906.
- MHO - INDICATES DOOR WITH MAGNETIC HOLD OPEN.
- F.O.S. - DIMENSIONS TO THE EXTERIOR WALLS ARE TO THE FACE OF STUD U.N.O.
- FURNITURE SHOWN IS BY OWNER.
- REFERENCE SHEET A2.1 FOR PARTITION SCHEDULES AND ASSEMBLIES

LEGEND

[A]	RADON PIPE THROUGH ROOF. REF. T-A4.4 & MECH. DWGS.
[B]	KNOX BOX. REFERENCE A.1.1 FOR LOCATION. COORDINATE WITH LOCAL FIRE MARSHAL OFFICE.
[C]	ROOF HATCH & WALL MOUNTED LADDER
[D]	WRAP COLUMN WITH 5/8" TYPE 'X' G.B.
[E]	1 HR RATED MECH CHASE (TYPE 4r PARTITIONS). 16"x16" CLEAR INSIDE DIMS. COORDINATE WITH MEP DWGS
[F]	SYMBOL INDICATES ACCESSIBLE UNIT (5 TOTAL) APARTMENTS 110, 209, 210, 310, 312
[G]	SYMBOL INDICATES ROLL-IN SHOWER ACCESSIBLE UNIT (1 TOTAL) APARTMENT 112
[H]	SYMBOL INDICATES HEARING/VISION IMPAIRED UNITS (2 TOTAL) APARTMENT 109, 212
[I]	ALL OTHER UNITS TO BE ADAPTABLE (TYPE-B)

NOTE: UNIT NUMBERS SHOWN ARE FOR CONSTRUCTION PURPOSES ONLY & DO NOT REFLECT FINAL UNIT NUMBERING/LETTERING.





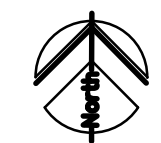
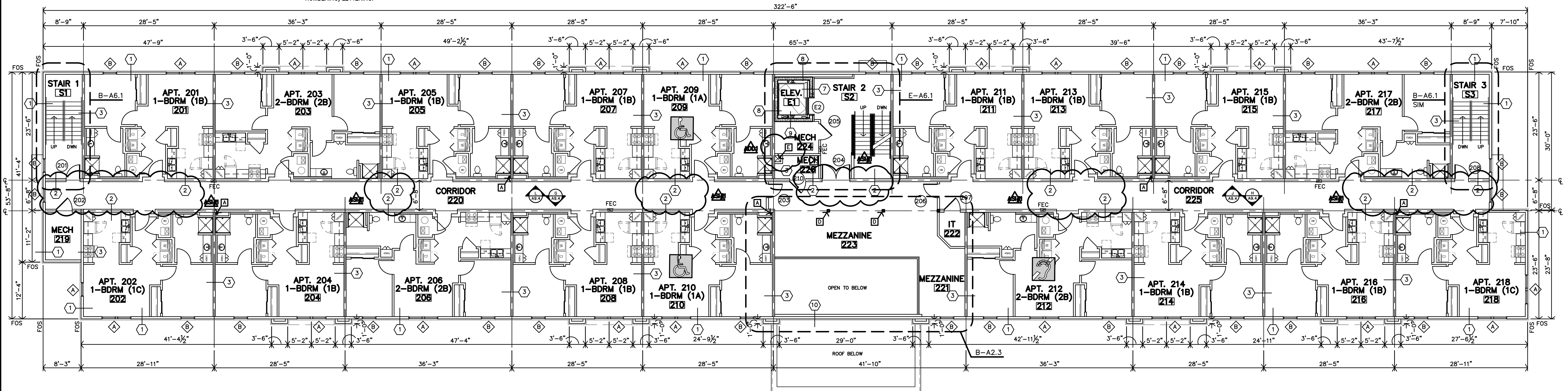
LEGEND	
	RADON PIPE THROUGH ROOF, REF. T-A4.4 & MECH. DWGS.
	KNOX BOX, REFERENCE A1.1 FOR LOCATION, COORDINATE WITH LOCAL FIRE MARSHAL OFFICE.
	ROOF HATCH & WALL MOUNTED LADDER
	WRAP COLUMN WITH 5/8" TYPE 'X' G.B.
	1 HR RATED MECH CHASE (TYPE 4+ PARTITIONS), 16"x16" CLEAR INSIDE DIMS. COORDINATE WITH MEP DWGS.
	SYMBOL INDICATES ACCESSIBLE UNIT (5 TOTAL) APARTMENTS 110, 209, 210, 310, 312
	SYMBOL INDICATES ROLL-IN SHOWER ACCESSIBLE UNIT (1 TOTAL) APARTMENT 112
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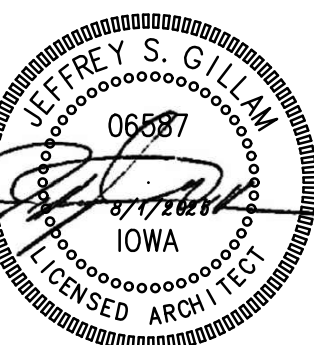
- ### ARCHITECTURAL GENERAL NOTES
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 - INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
 - ALL WORK SHALL BE IN CONFORMANCE W/ APPLICABLE BUILDING CODES & ORDINANCES.
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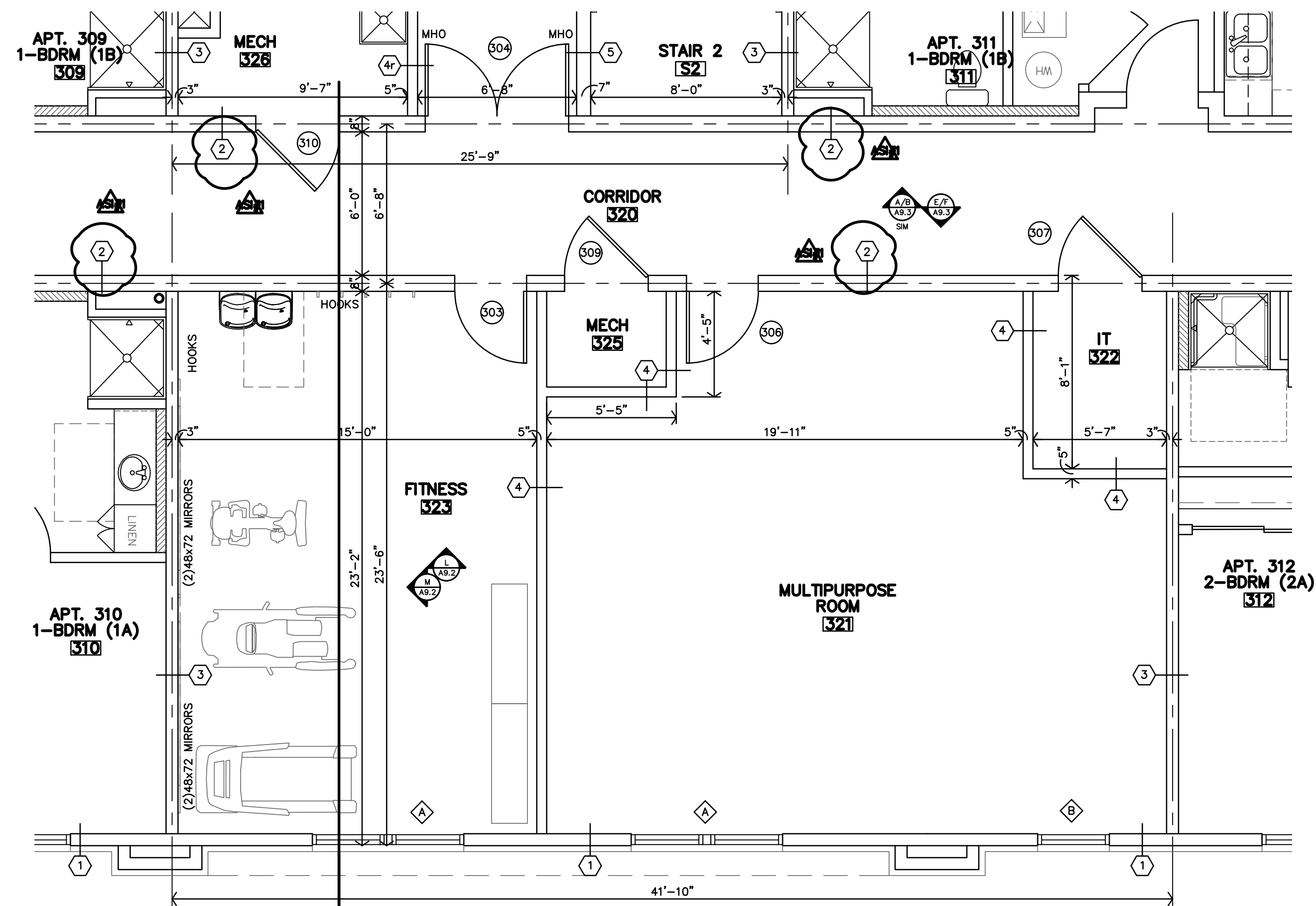
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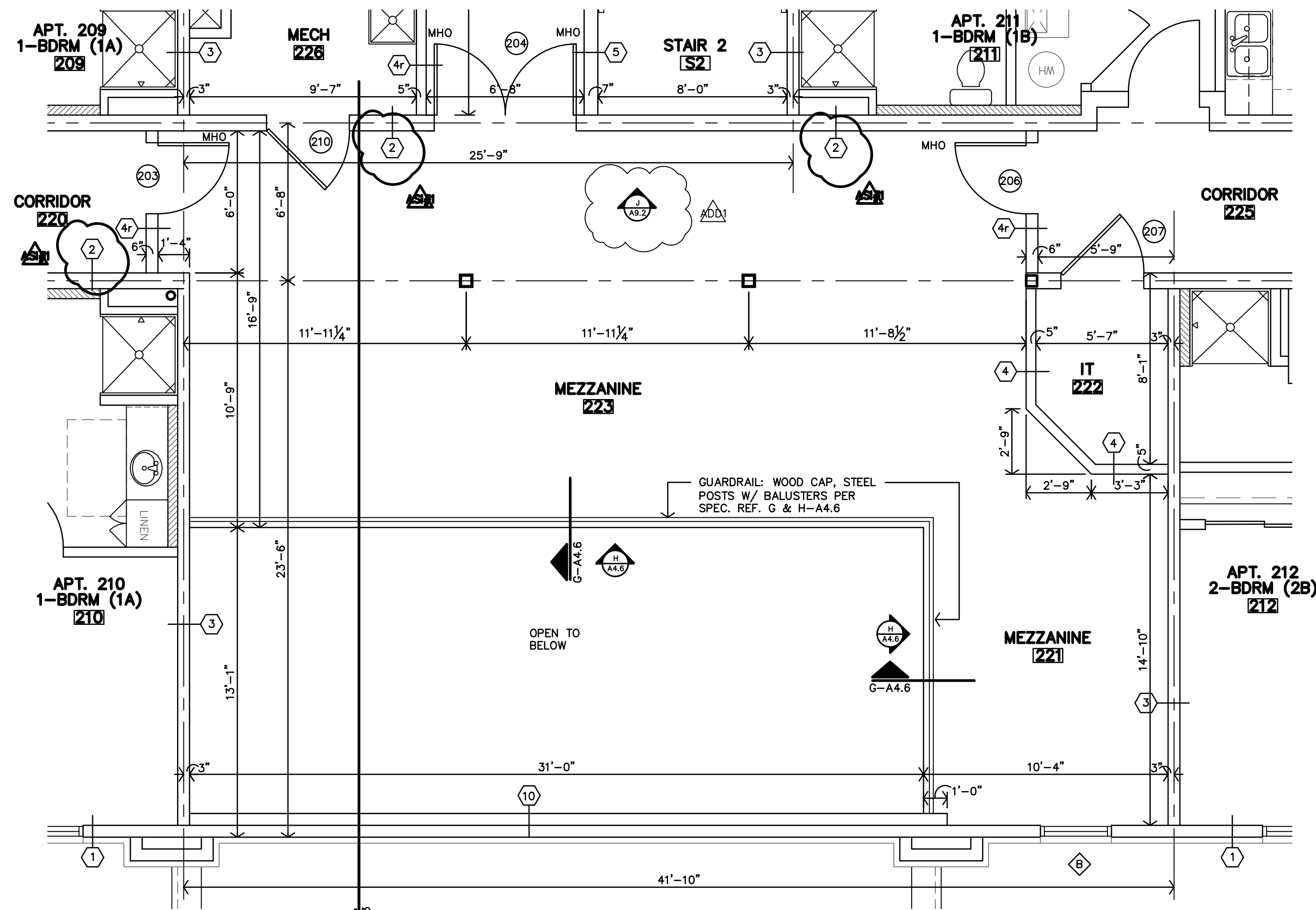
A **SECOND FLOOR PLAN**
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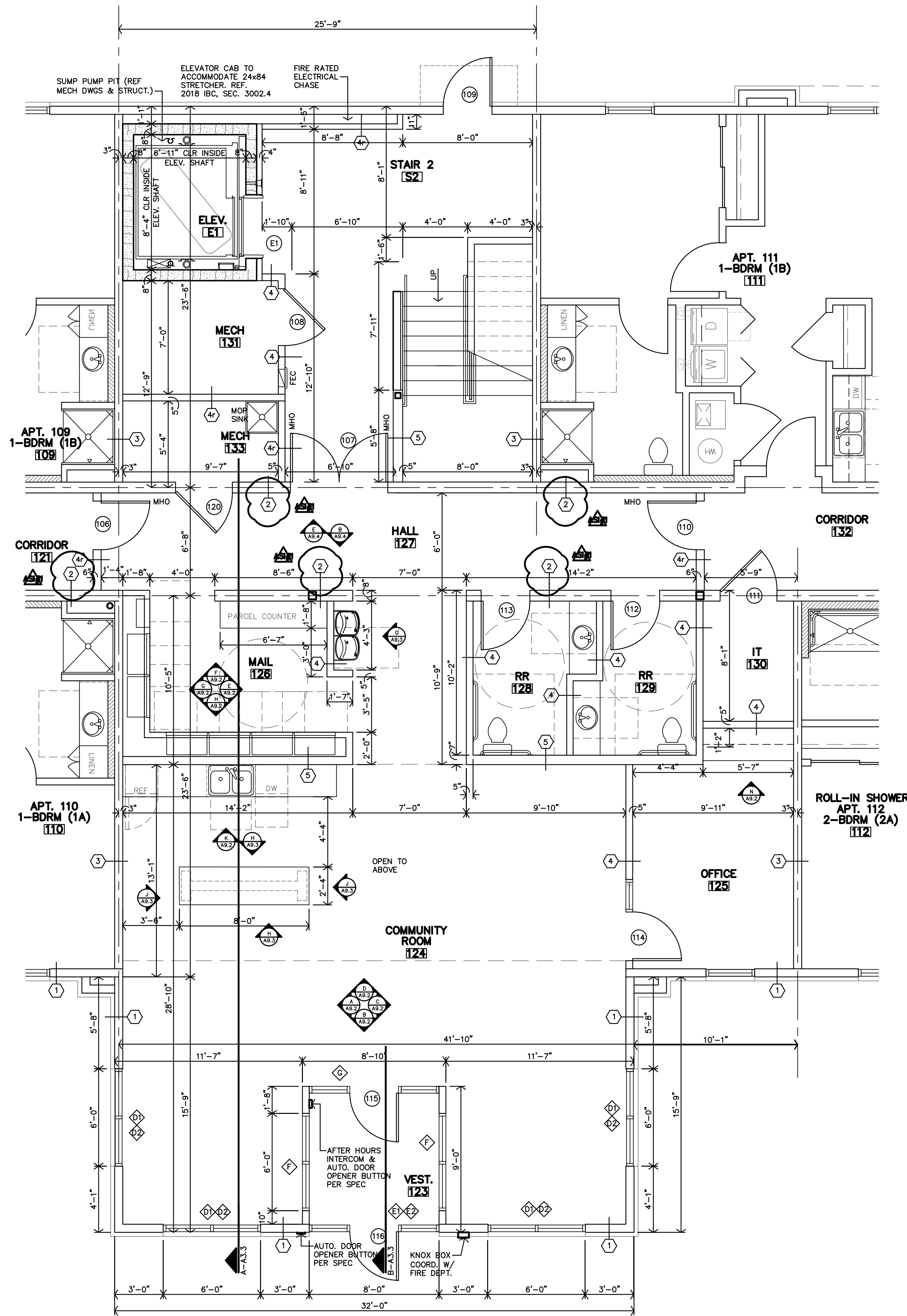
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	9-3-2025
	9-22-2025
DATE:	8-1-2025
JOB:	25-3489
SHEET NO.:	



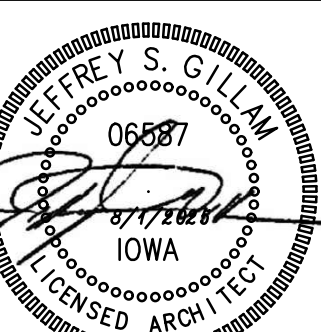
C
THIRD FLOOR
COMMUNITY SPACES
ENLARGED FLOOR PLAN
1/4"=1'-0"



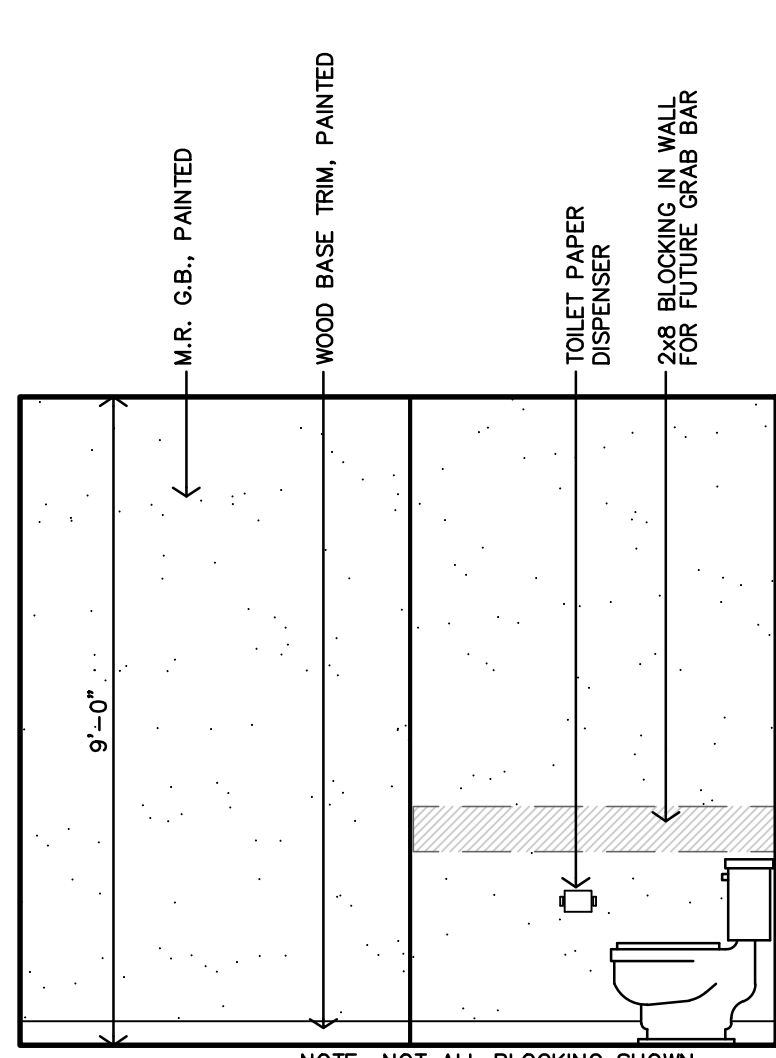
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COMMUNITY SPACES
ENLARGED FLOOR PLAN
1/4"=1'-0"



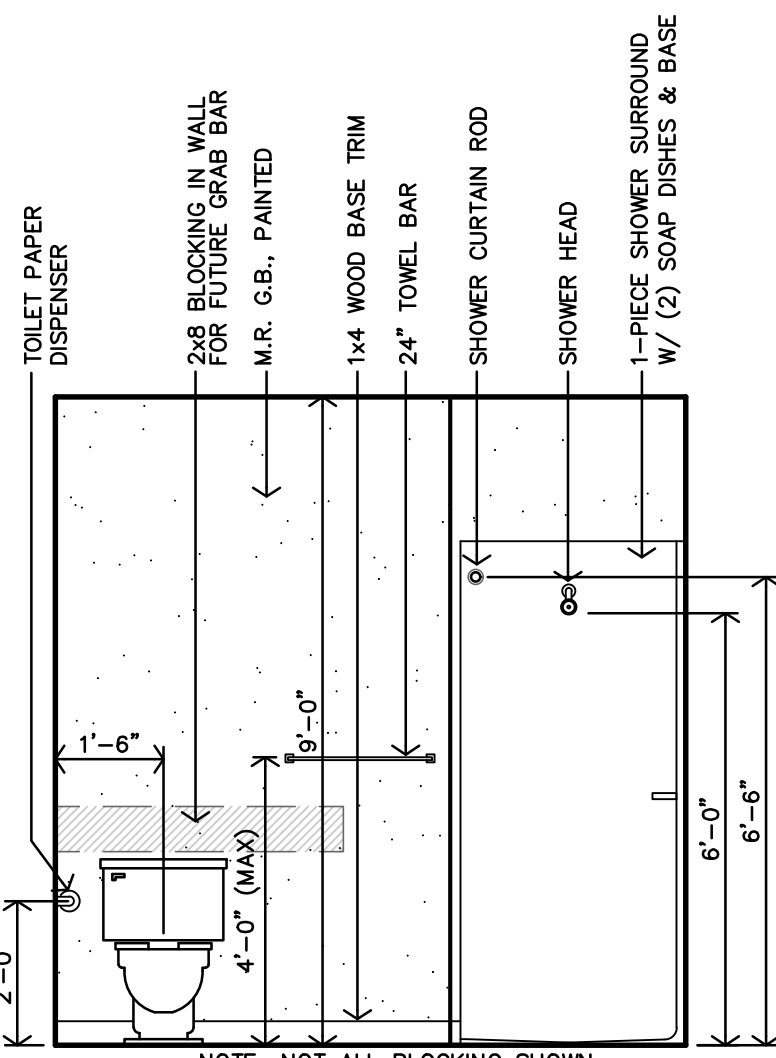
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FIRST FLOOR
COMMUNITY SPACES
ENLARGED FLOOR PLAN
1/4"=1'-0"



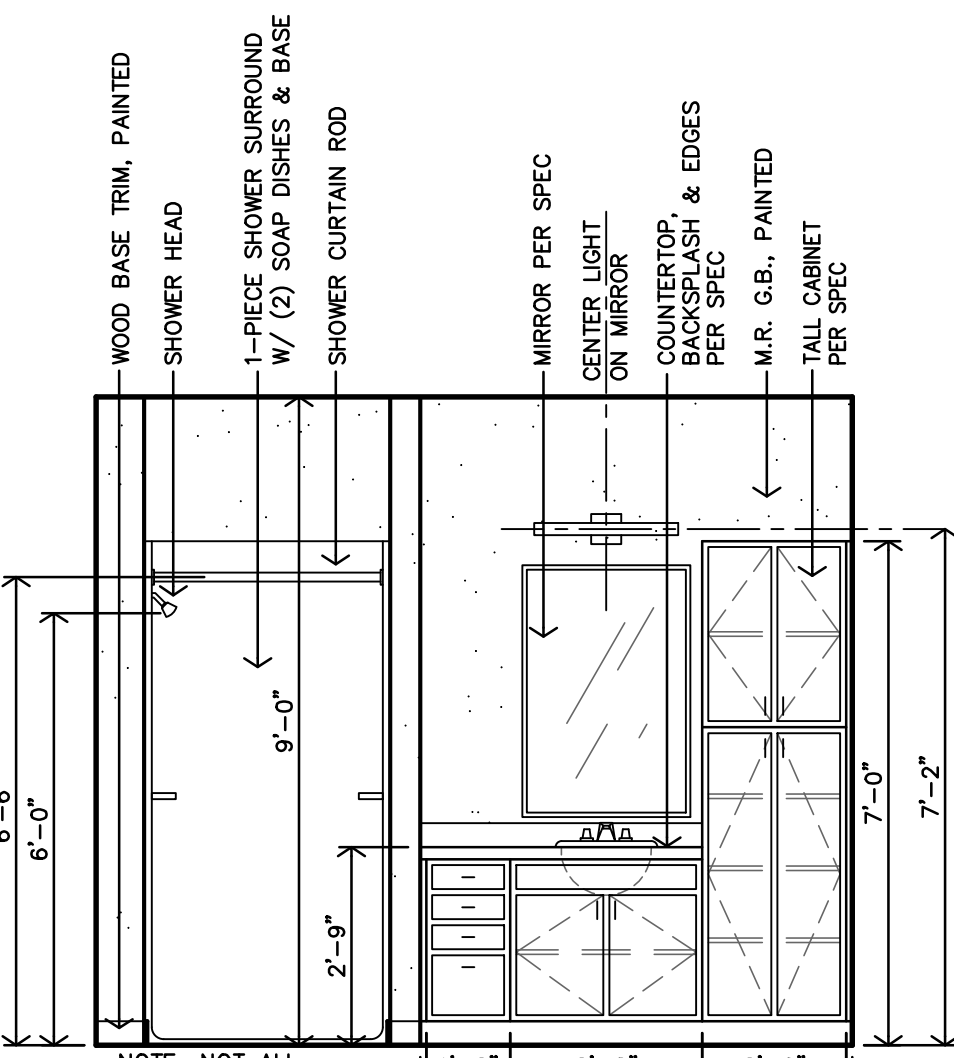
REVISION:	
	9-3-2025
	9-22-2025
DATE:	8-1-2025
JOB:	25-3489
SHEET NO.:	



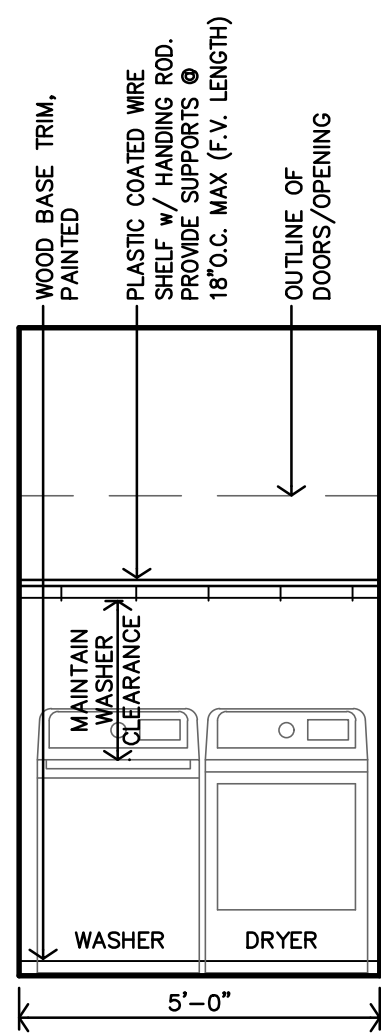
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INTERIOR ELEVATION
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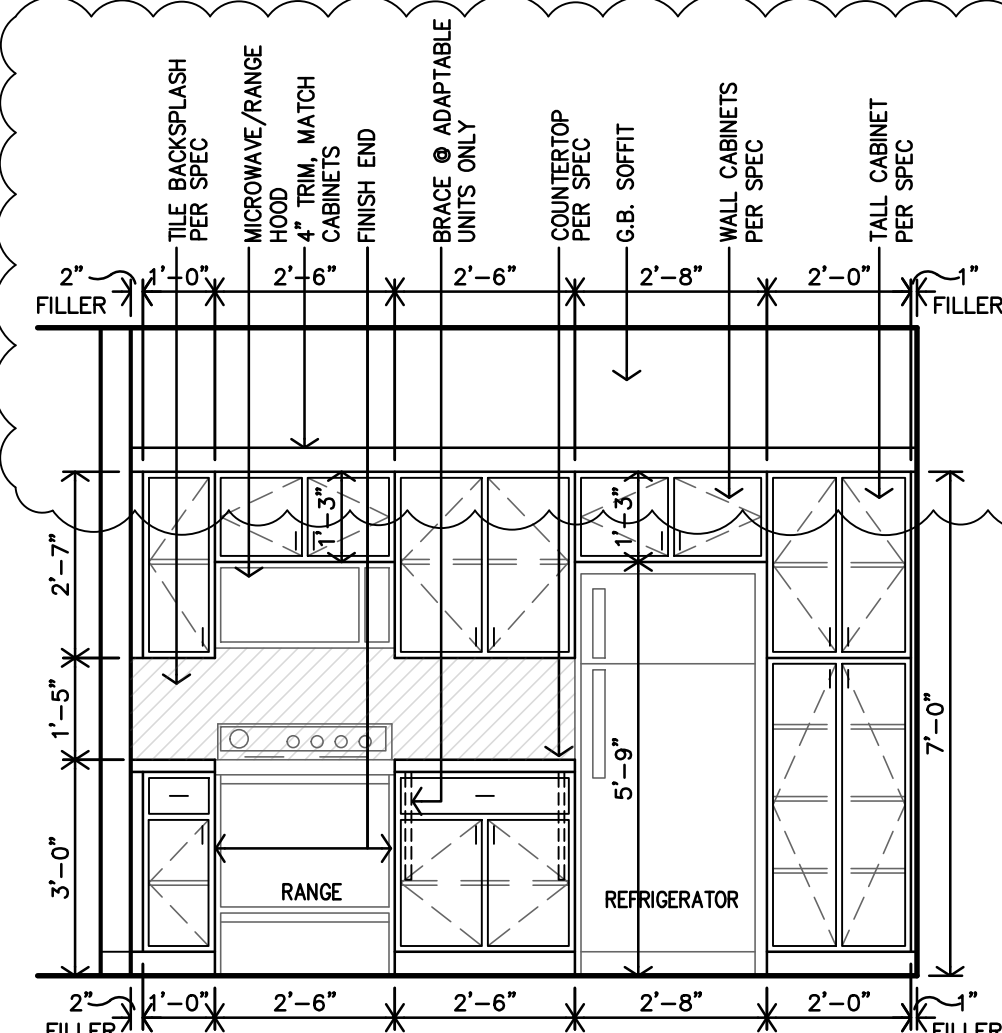
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INTERIOR ELEVATION
3/8"=1'-0"



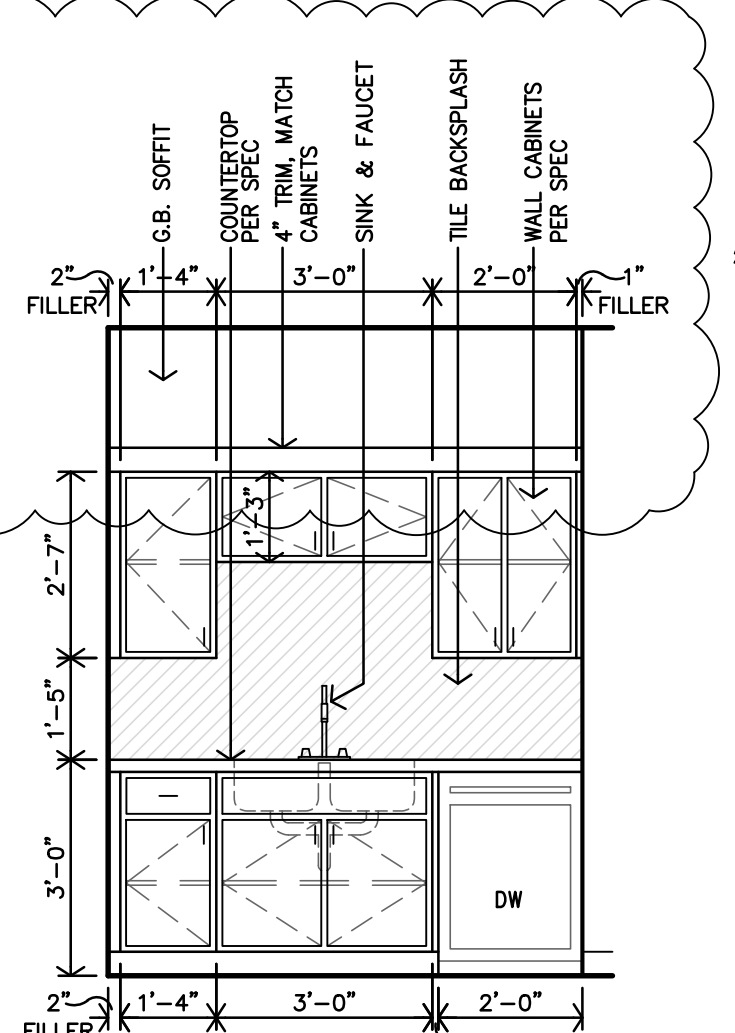
H UNITS 1B/1C BATH #06
INTERIOR ELEVATION
3/8"=1'-0"



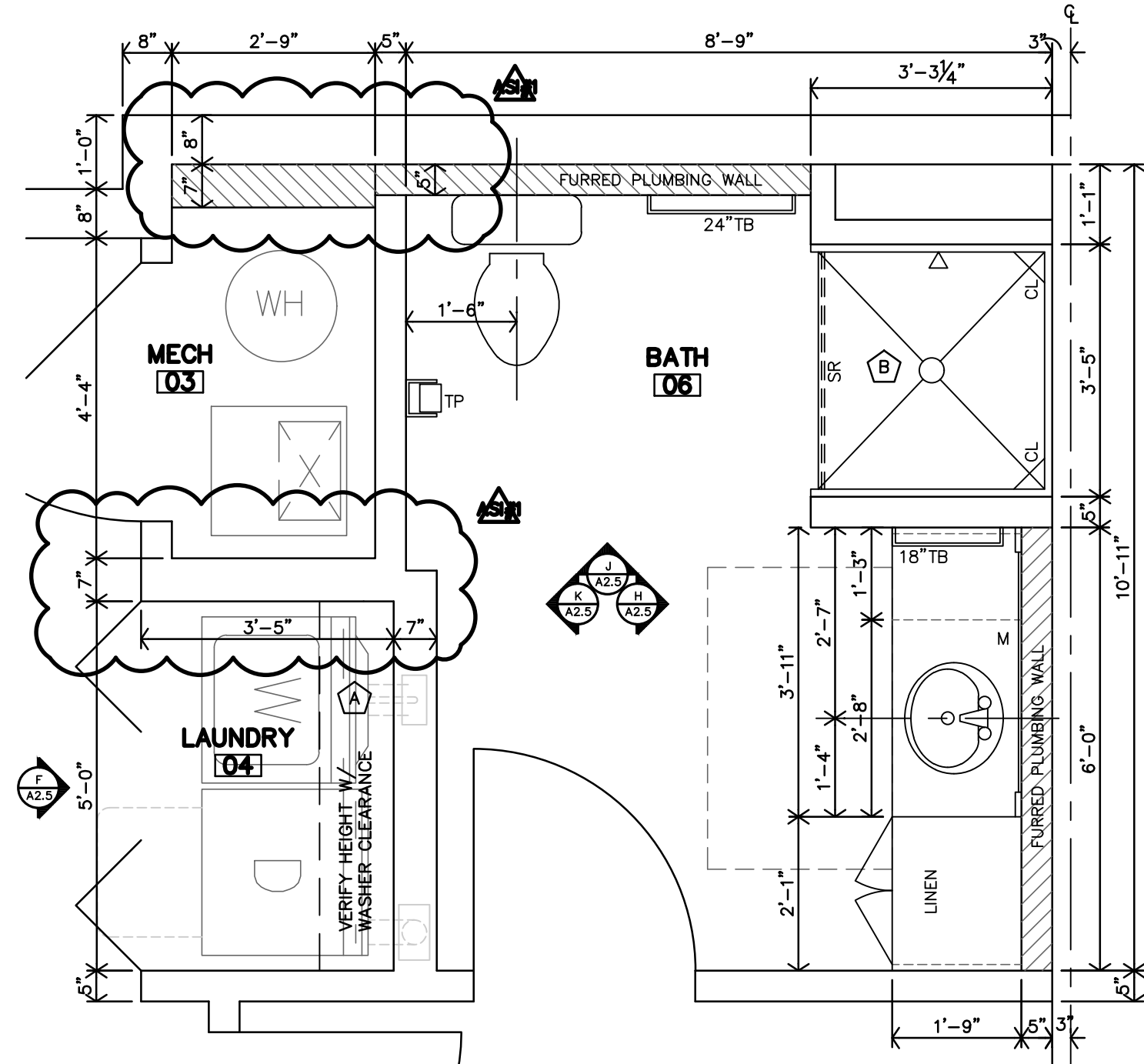
F TYPICAL LAUNDRY #04
CASEWORK ELEVATION
3/8"=1'-0"



E TYPICAL KITCHEN #01
CASEWORK ELEVATION
3/8"=1'-0"

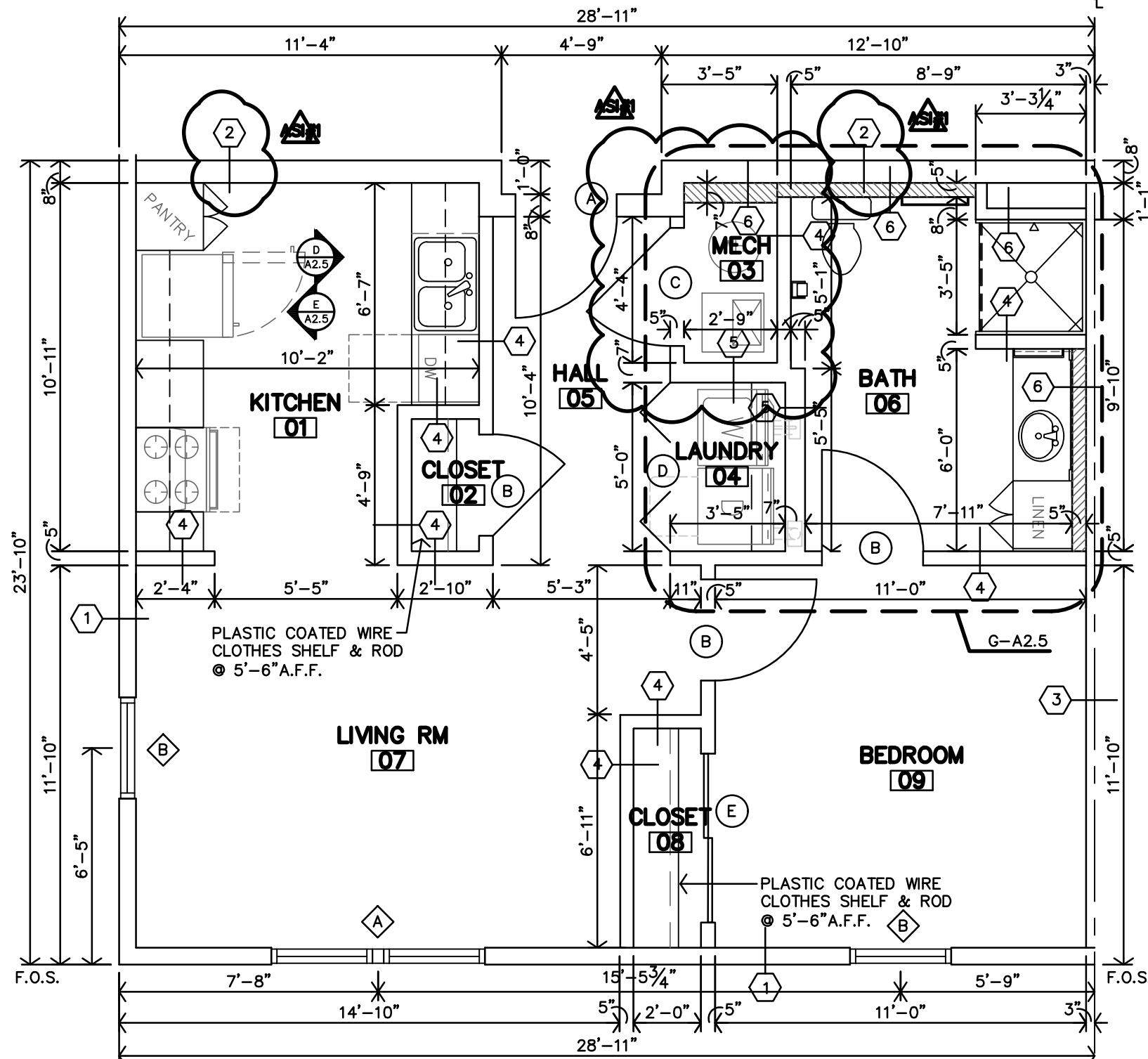


D TYPICAL KITCHEN #01
CASEWORK ELEVATION
3/8"=1'-0"



G UNITS 1B/1C
BATH #06 ENLARGED PLAN
1/2"=1'-0"

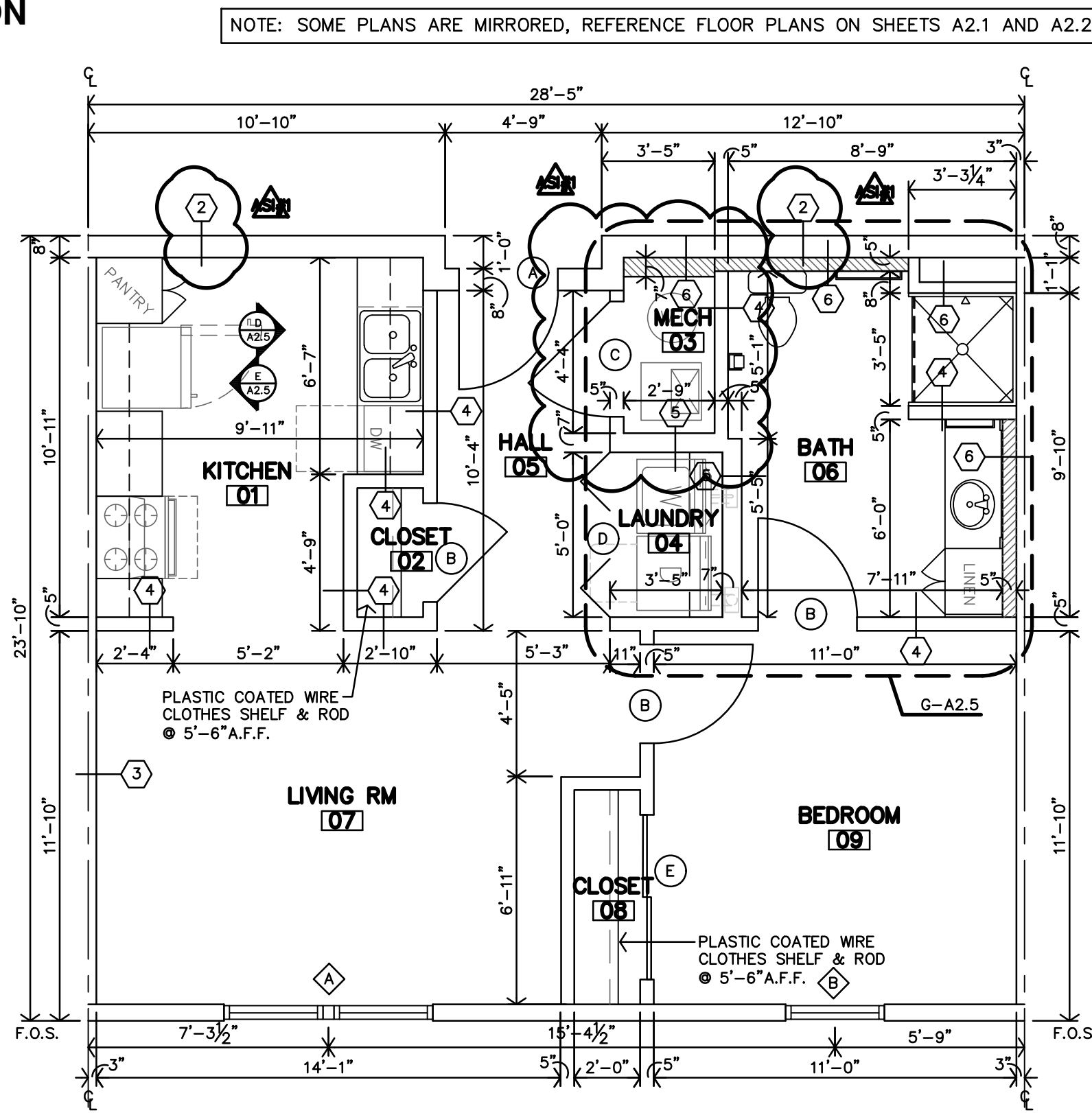
ADAPTABLE NOTES	
1. REF. FOR ADDITIONAL DIRECTION ARCHITECTURAL GENERAL NOTES ON SHEET A2.1 & APARTMENT GENERAL NOTES ON SHEET A2.4	
2. ALL DIMENSIONS ARE TO FACE OF CYP. SD. UNLESS NOTED OTHERWISE	
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, TOWEL BARS, FUTURE GRABS BARS & FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. A2.4)	
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE.	
ADAPTABLE UNITS DESIGNED AROUND 27"x27" WASHER & DRYER.	
5. REF. CASEWORK SECTIONS ON SHEET A2.9	
6. F.O.S. = FACE OF STUD	
INDICATES FURRED PLUMBING WALLS	
LEGEND	KEYNOTES:
M MIRROR	A PLASTIC COATED WIRE CLOTHES SHELF & ROD
TP TOILET PAPER DISPENSER	B INSIDE CLEAR DIMENSIONS OF SHOWER UNIT MUST BE 36"x36"
TB TOWEL BAR	
CL CORNER LEDGE	
SR SHOWER ROD	



SQUARE FOOTAGE:
NRA = 625 SF

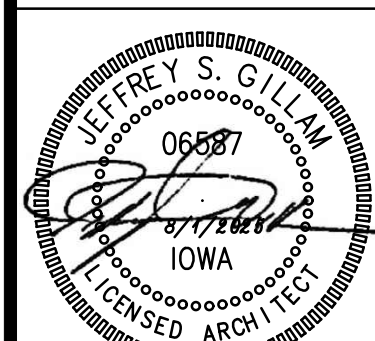
C NOT USED

B CORNER UNIT - 1C ADAPTABLE/TYPE-B
1 BED-1 BATH UNIT PLAN
1/4" = 1'-0"

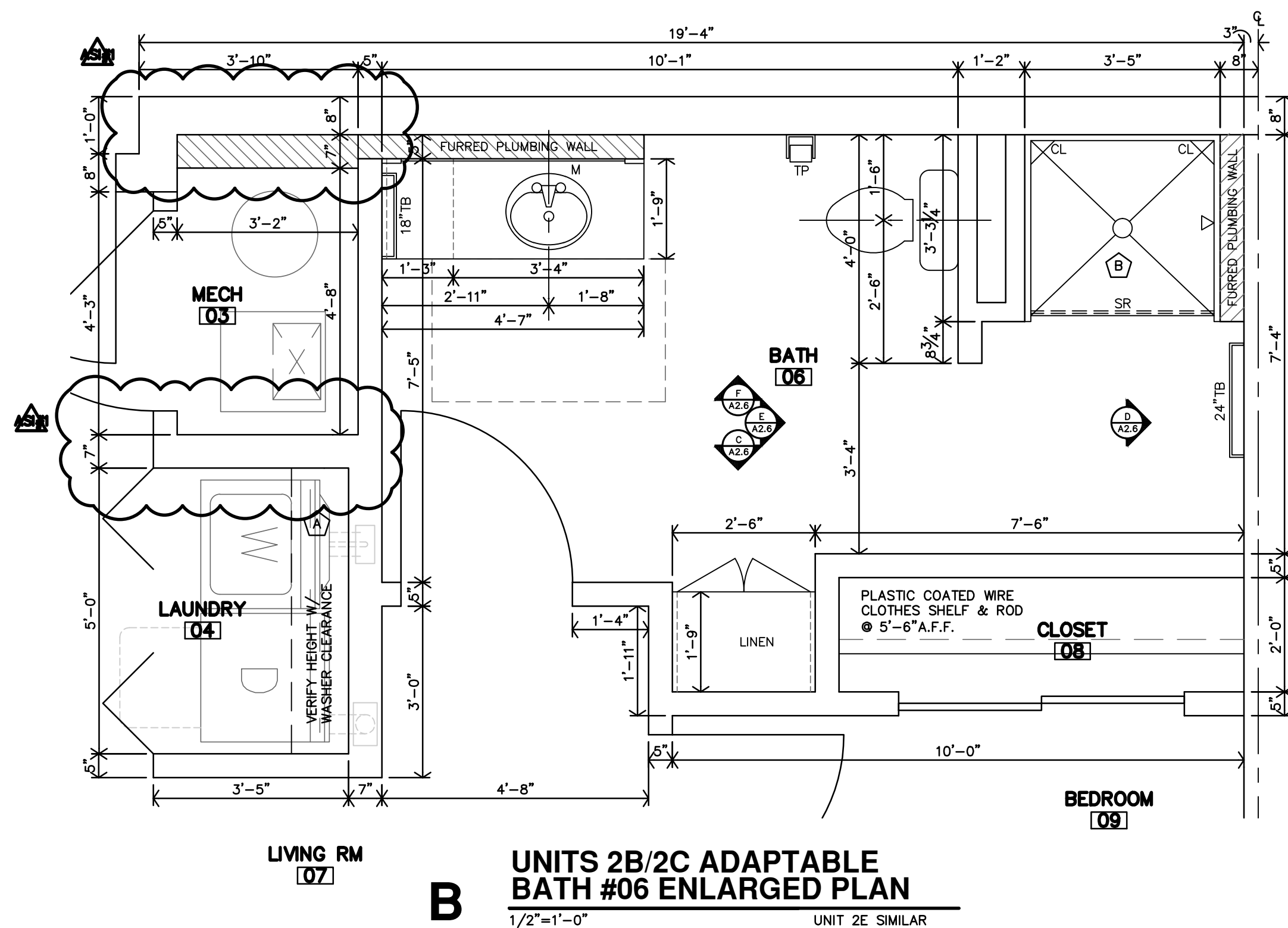


SQUARE FOOTAGE:
NRA = 625 SF

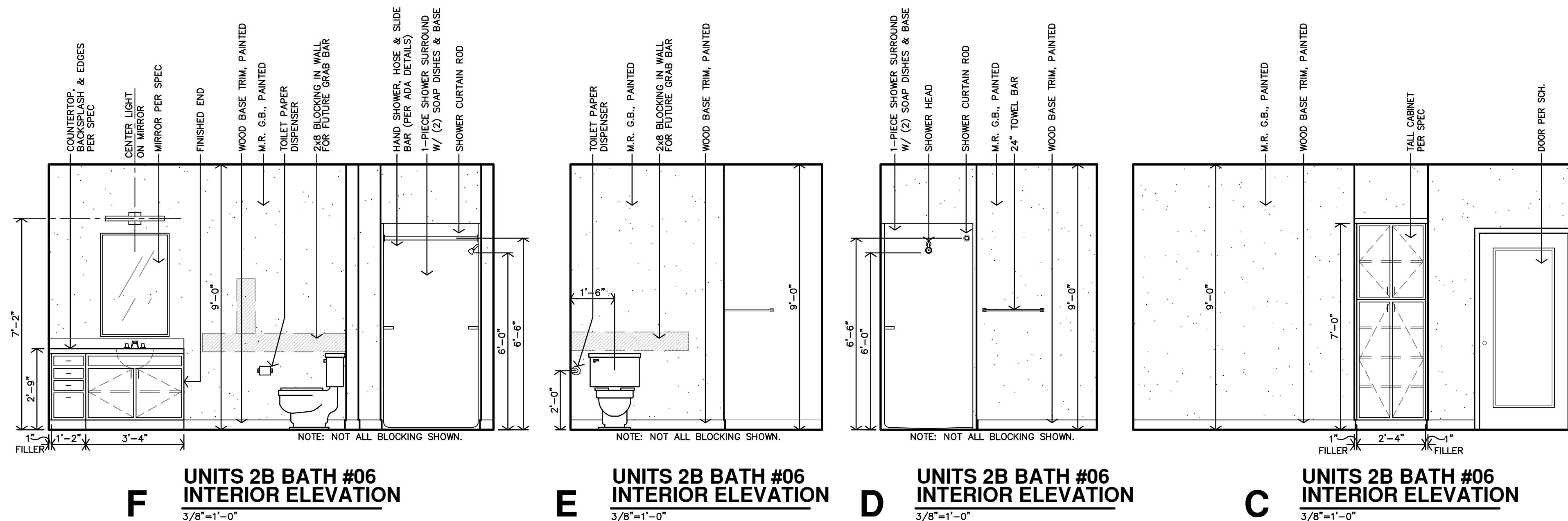
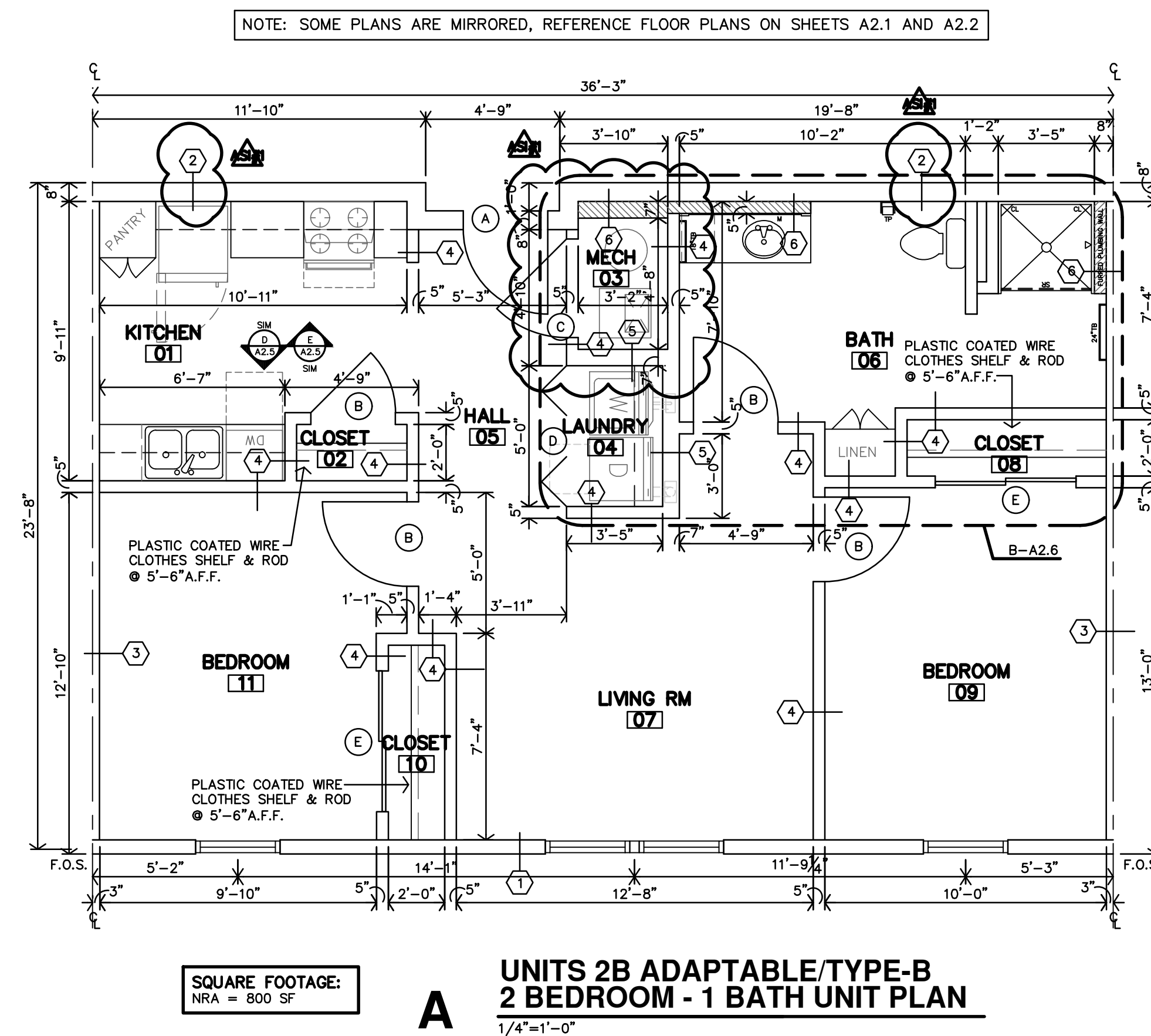
A UNITS 1B ADAPTABLE/TYPE-B
1 BEDROOM - 1 BATH UNIT PLAN
1/4"=1'-0"

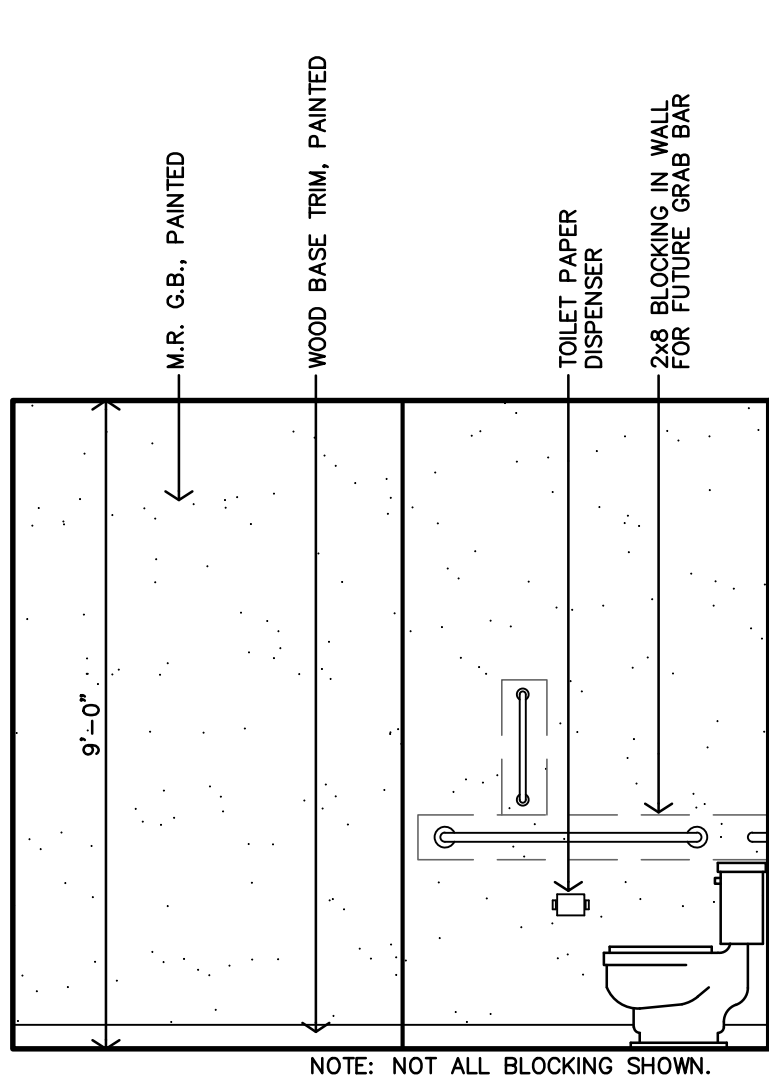


REVISION:	
9-3-2025	
9-22-2025	
DATE:	8-1-2025
JOB:	25-3489
SHEET NO.:	

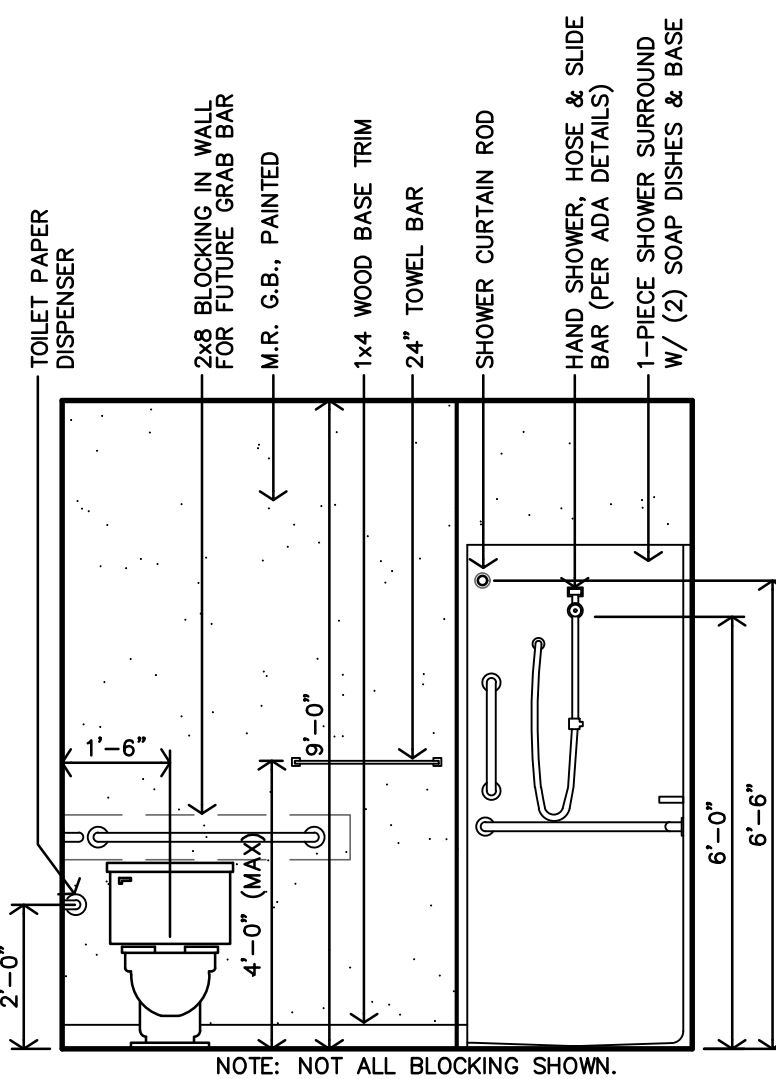


ADAPTABLE NOTES	
1. REF. FOR ADDITIONAL DIRECTION ARCH. FLOOR PLAN NOTES ON SHEET A2.1 & APARTMENT GENERAL NOTES ON SHEET A2.5	
2. ALL DIMENSIONS ARE TO FACE OF CYP. BD. UNLESS NOTED OTHERWISE	
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, TOWEL BARS, FUTURE GRABS BARS & FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. A2.6)	
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE. ADAPTABLE UNITS DESIGNED AROUND 27"wx27" WASHER & DRYER.	
5. REF. CASEWORK SECTIONS ON SHEET A2.14	
6. F.O.S. = FACE OF STUD	
LEGEND	
M. MIRROR	A. PLASTIC COATED WIRE CLOTHES SHELF & ROD
TP. TOILET PAPER DISPENSER	B. INSIDE CLEAR DIMENSIONS OF SHOWER UNIT MUST BE 36"x36"
TB. TOWEL BAR	
CL. CORNER LEDGE	
SR. SHOWER ROD	

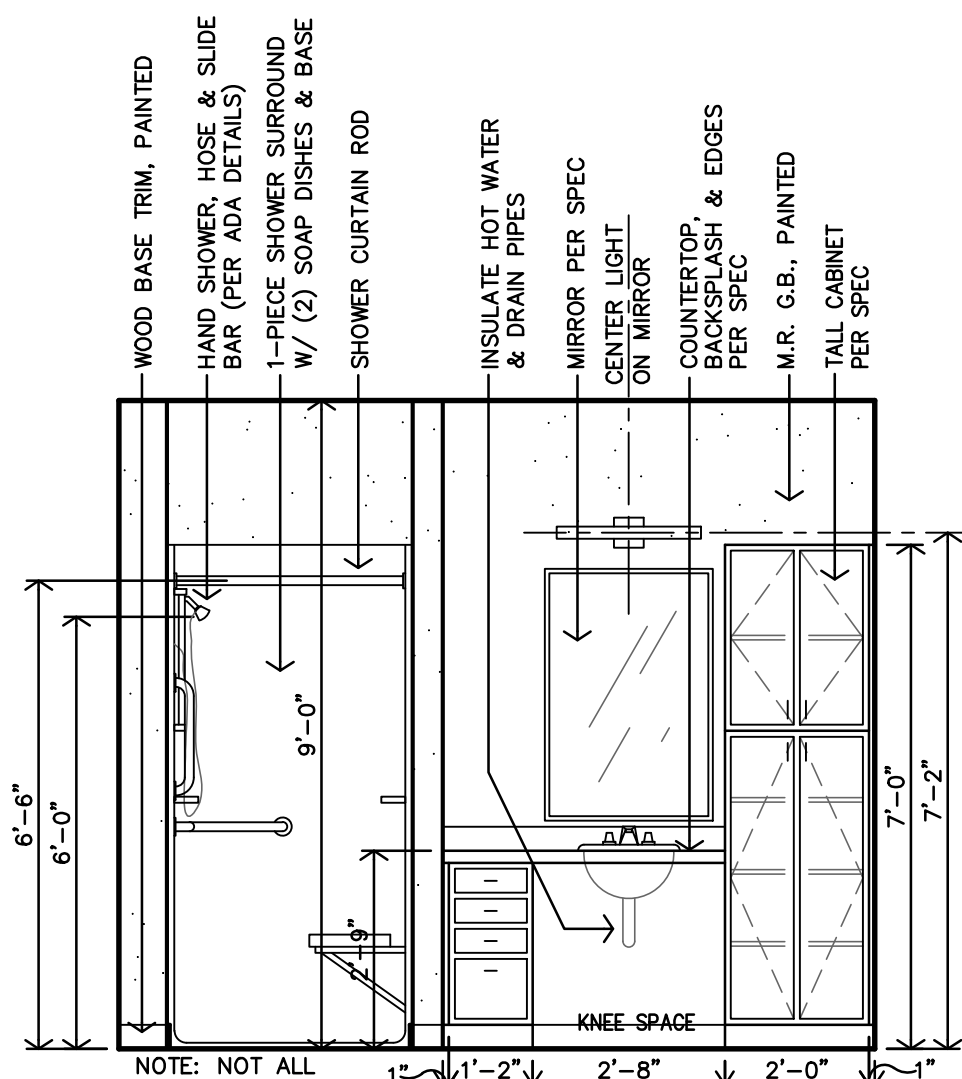




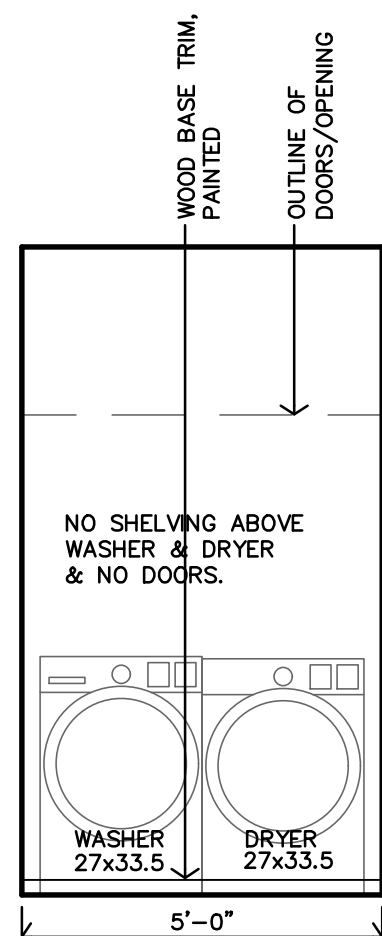
H UNIT 1A BATH #06
INTERIOR ELEVATION
3/8"=1'-0"



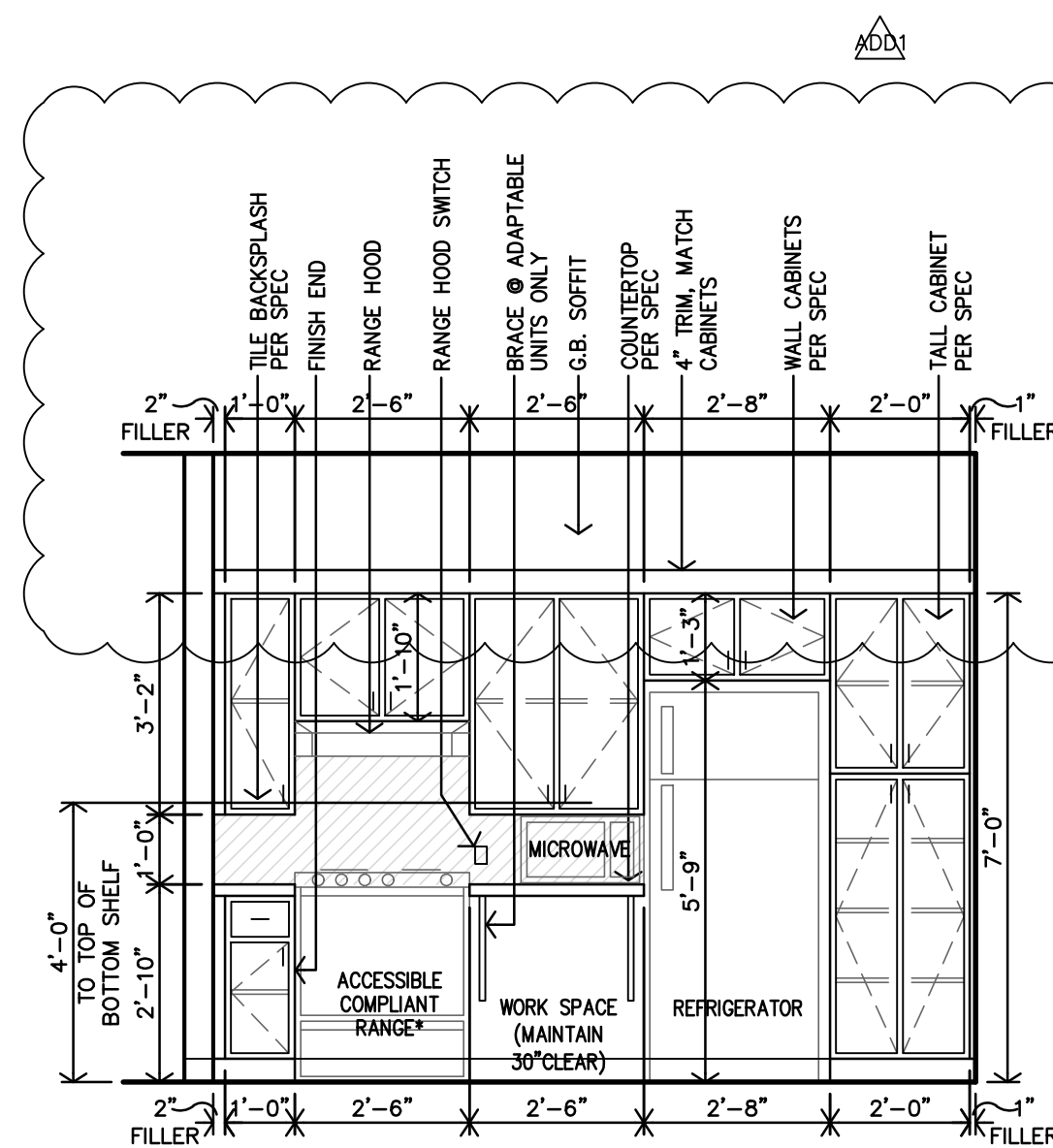
G UNIT 1A BATH #06
INTERIOR ELEVATION
3/8"=1'-0"



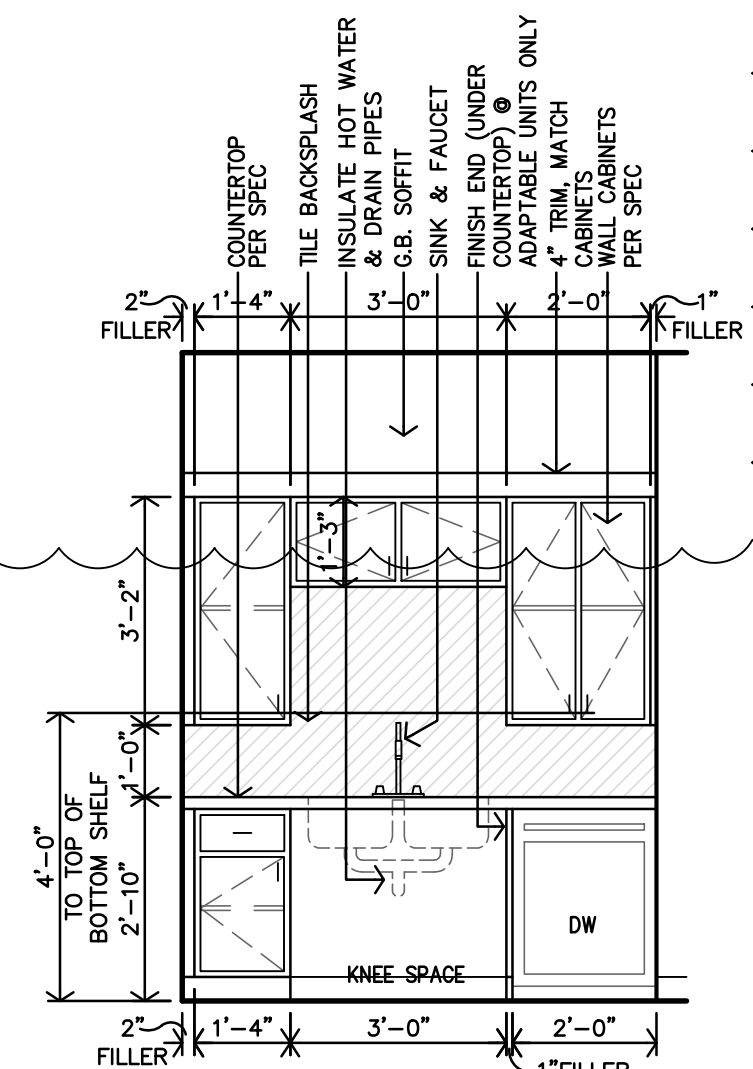
F UNIT 1A BATH #06
INTERIOR ELEVATION
3/8"=1'-0"



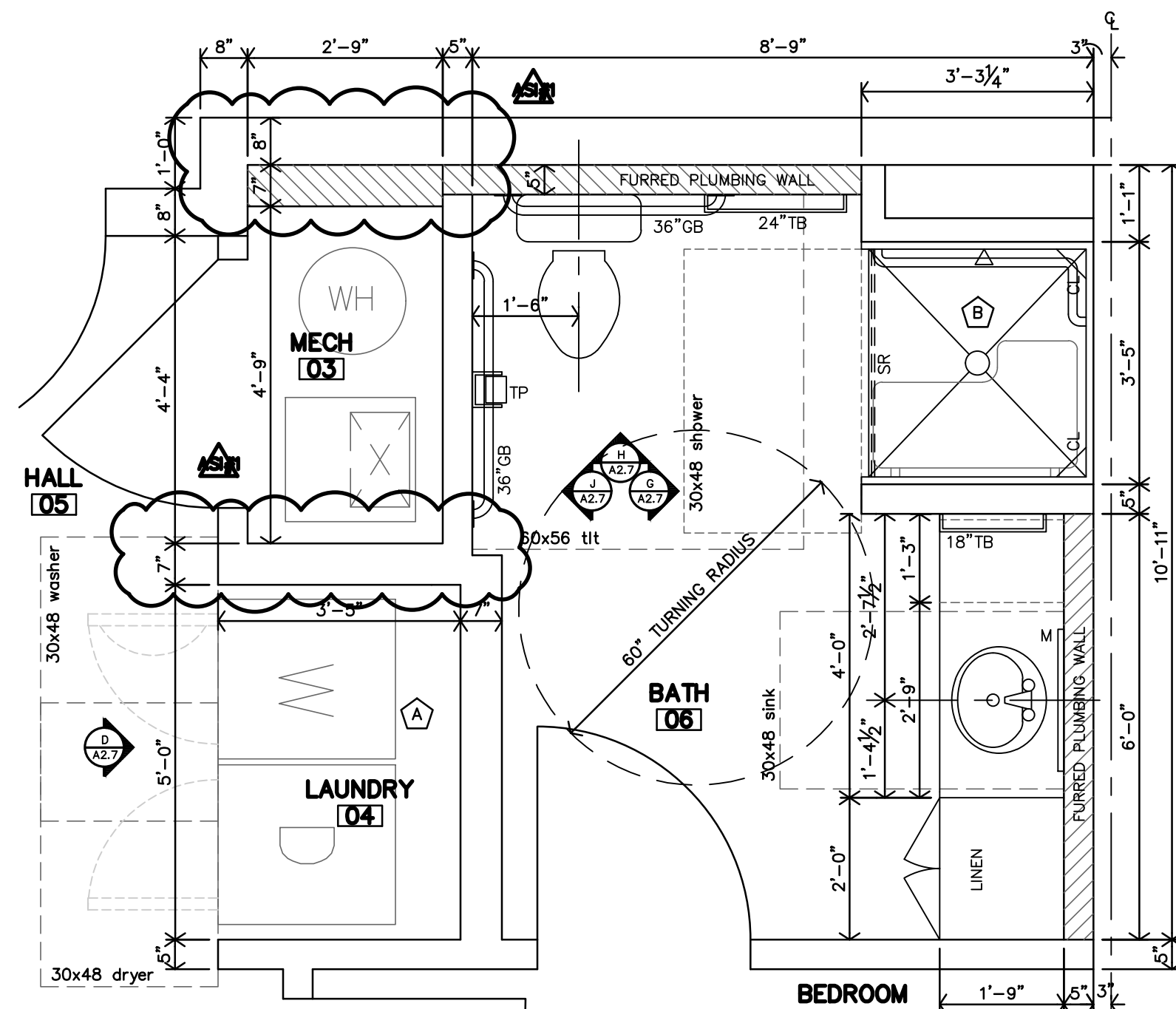
D TYPICAL ACCESSIBLE
LAUNDRY #04
INTERIOR ELEVATION
3/8"=1'-0"



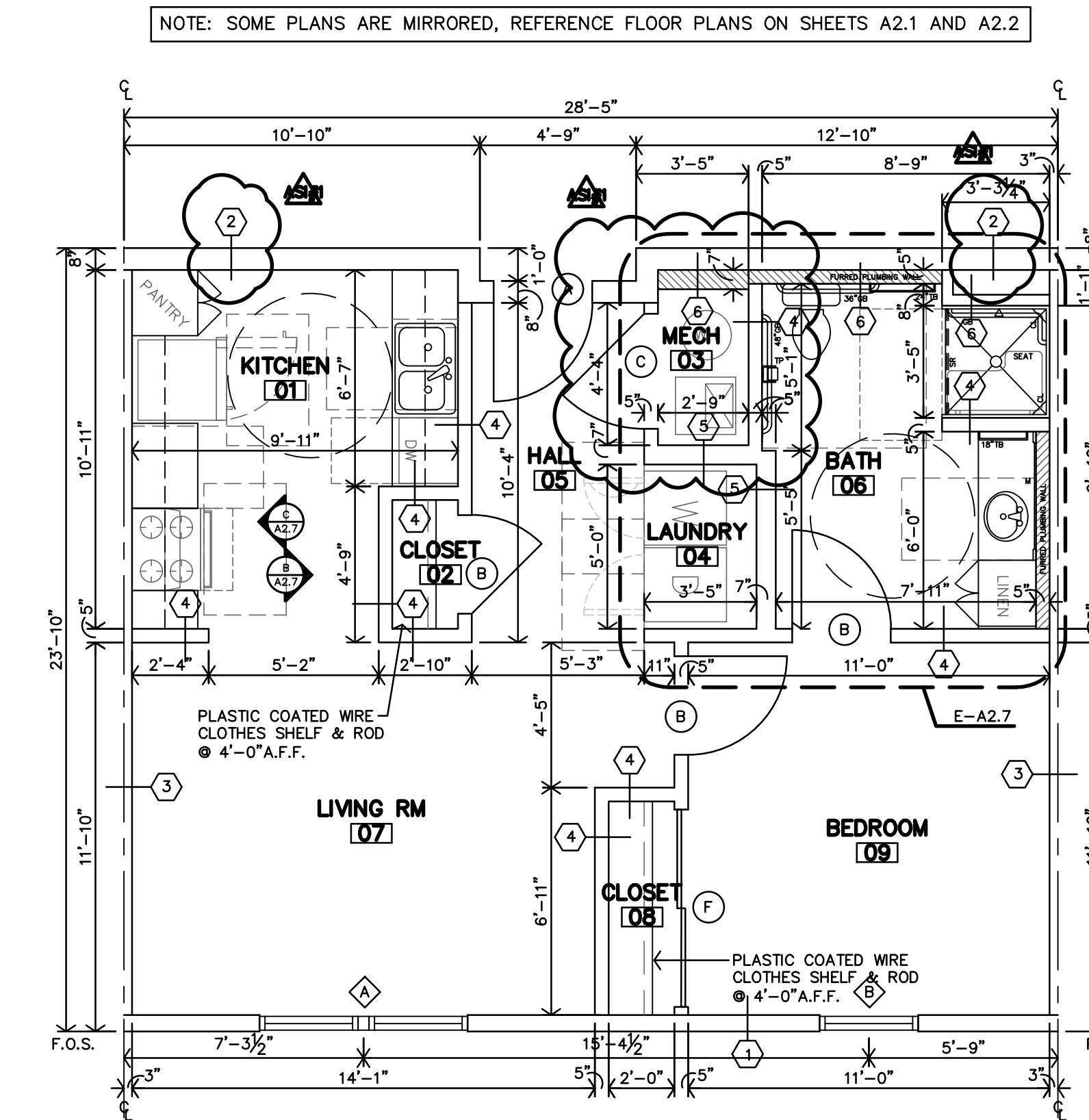
C TYPICAL ACCESSIBLE
KITCHEN #01
CASEWORK ELEVATION
3/8"=1'-0"



B TYPICAL ACCESSIBLE
KITCHEN #01
CASEWORK ELEVATION
3/8"=1'-0"



E UNIT 1A ACCESSIBLE
BATH #06 ENLARGED PLAN
1/2"=1'-0"



A UNIT 1A ACCESSIBLE
1 BEDROOM - 1 BATH UNIT PLAN
1/4"=1'-0"

ACCESSIBLE NOTES

- REF FOR ADDITIONAL DIRECTION ARCHITECTURAL GENERAL NOTES ON SHEET A2.1 & APARTMENT GENERAL NOTES ON SHEET A2.4
- ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
- CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, TOWEL BARS, FUTURE GRABS BARS & FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. A2.4)
- LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE
- REF. CASEWORK SECTIONS ON SHEET A2.9
- F.O.S. = FACE OF STUD

INDICATES FURRED PLUMBING WALLS

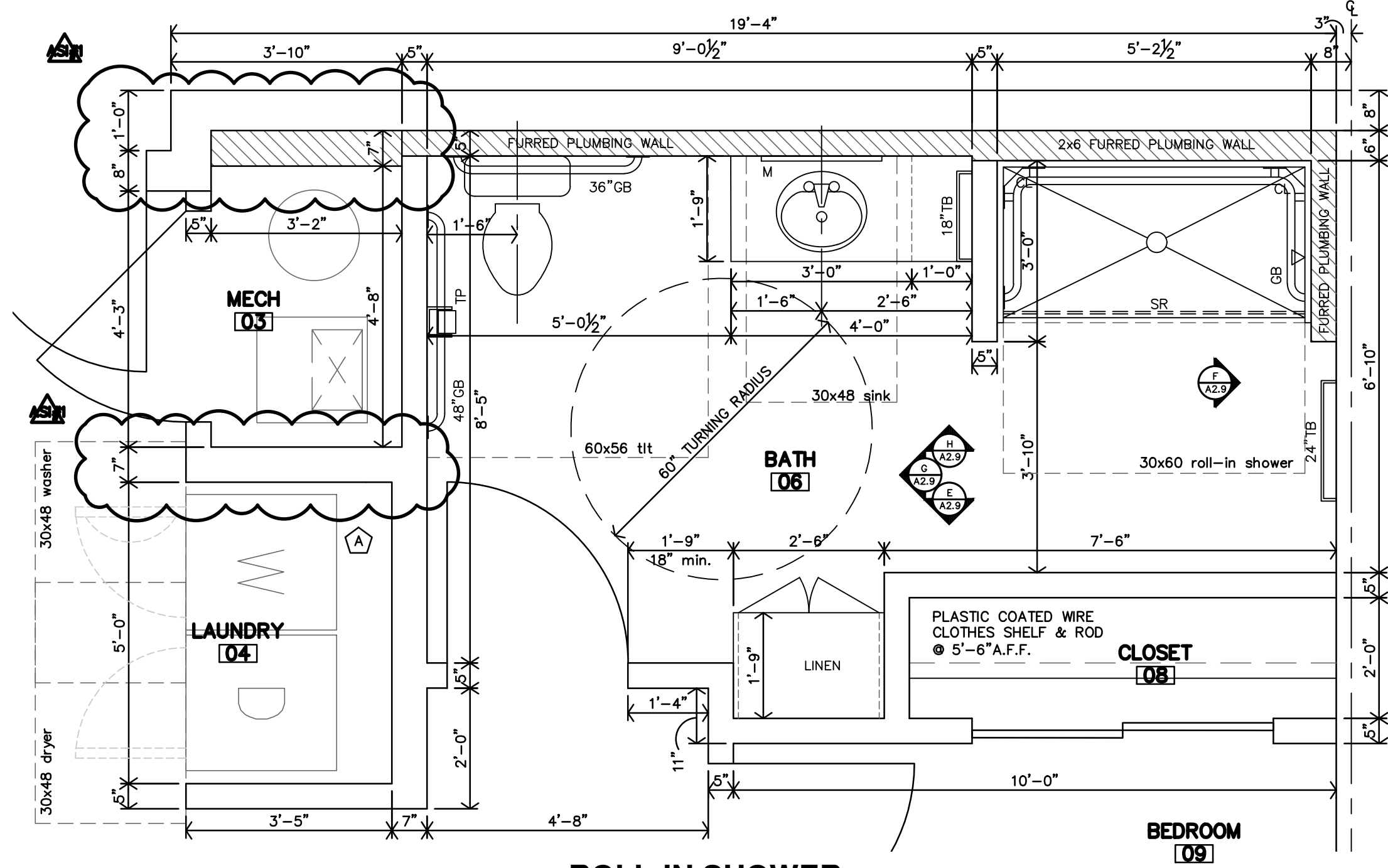
LEGEND

- M MIRROR
- TP TOILET PAPER DISPENSER
- TB TOWEL BAR
- CL CORNER LEDGE
- SR SHOWER ROD
- GB GRAB BAR

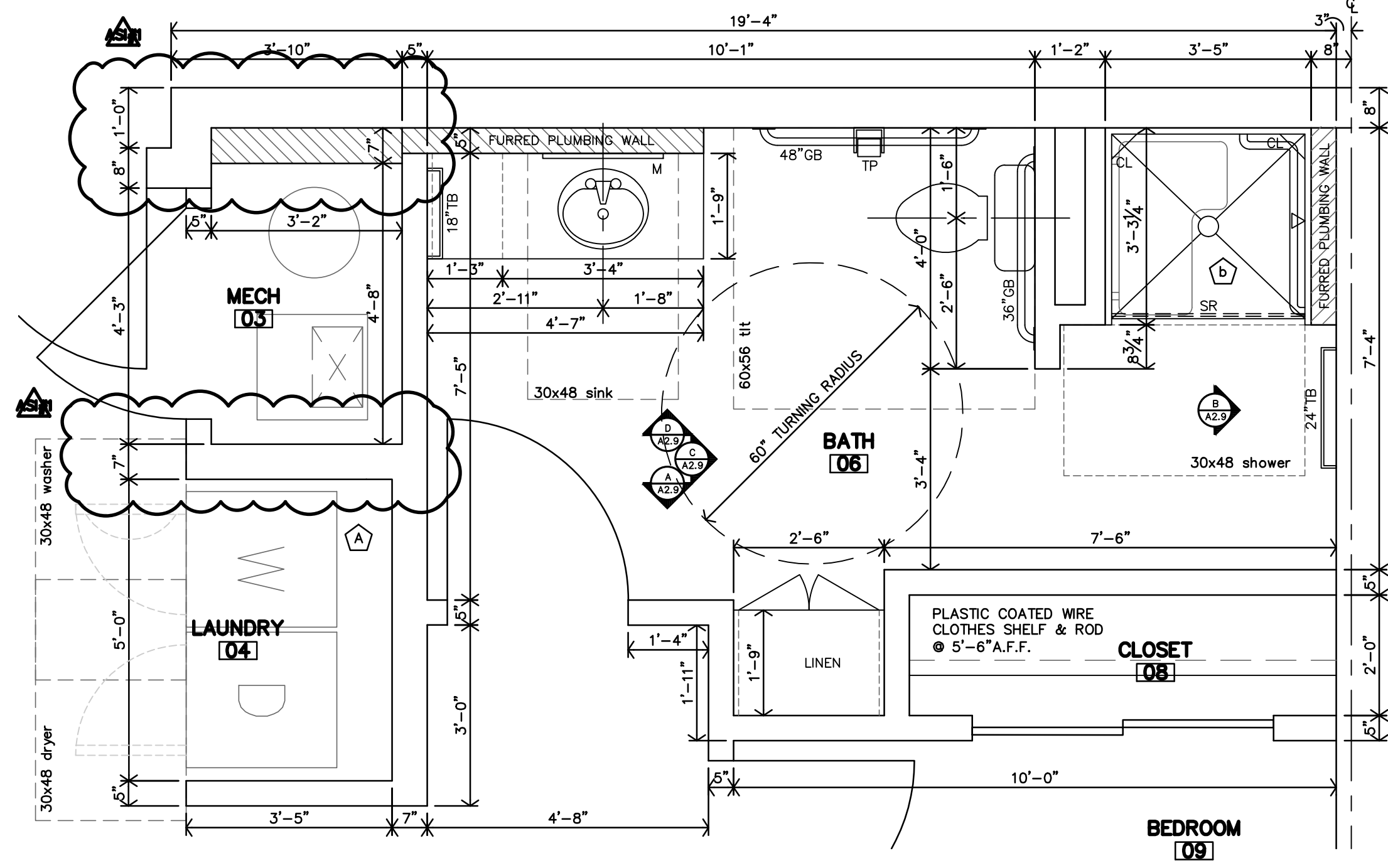
KEYNOTES:

- (A) NO CABINETS ABOVE WASHER & DRYER
- (B) INSIDE CLEAR DIMENSIONS OF SHOWER UNIT MUST BE 36"x36"

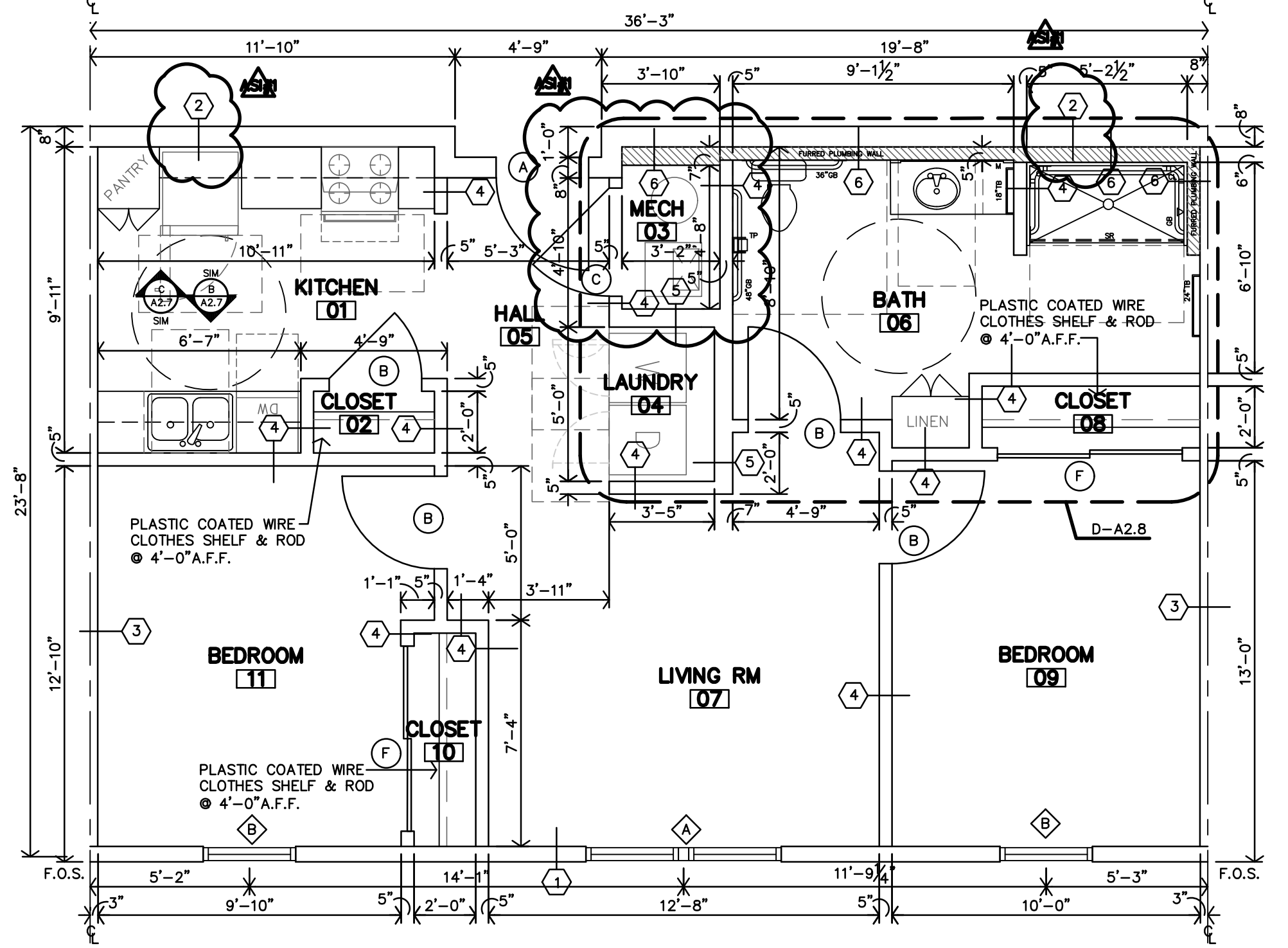
ACCESSIBLE NOTES	
1. REF FOR ADDITIONAL DIRECTION ARCHITECTURAL GENERAL NOTES ON SHEET A2.1 & APARTMENT GENERAL NOTES ON SHEET A2.4	
2. ALL DIMENSIONS ARE TO FACE OF CYP. BD. UNLESS NOTED OTHERWISE	
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, TOWEL BARS, FUTURE GRABS BARS & FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. A2.4)	
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE. ACCESSIBLE UNITS DESIGNED AROUND 27"x35" WASHER & DRYER.	
5. REF. CASEWORK SECTIONS ON SHEET A2.9	
6. F.O.S. = FACE OF STUD	
INDICATES FURRED PLUMBING WALLS	
LEGEND	KEYNOTES:
M MIRROR	△ NO CABINETS ABOVE WASHER & DRYER
TP TOILET PAPER DISPENSER	
TB TOWEL BAR	
CL CORNER LEDGE	
SR SHOWER ROD	
GB GRAB BAR	ⓑ INSIDE CLEAR DIMENSIONS OF SHOWER UNIT MUST BE 36"x36"



D ROLL-IN SHOWER
UNIT 2A ACCESSIBLE
BATH #06 ENLARGED PLAN
1/2"=1'-0"

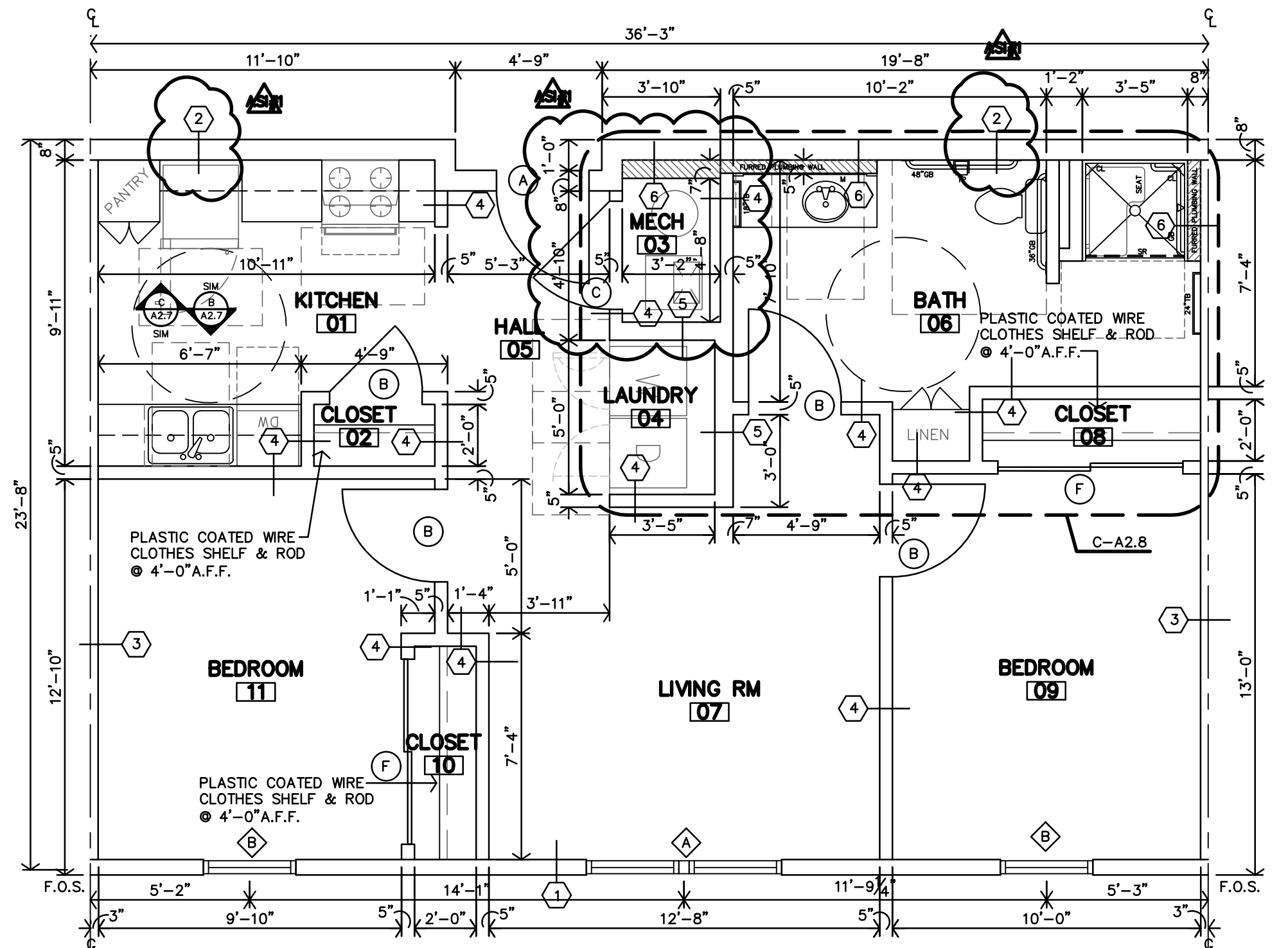


C UNIT 2A ACCESSIBLE
BATH #06 ENLARGED PLAN
1/2"=1'-0"



SQUARE FOOTAGE:
NRA = 800 SF
UNITS:
112

B ROLL-IN SHOWER
UNIT 2A ACCESSIBLE
2 BEDROOM - 1 BATH UNIT PLAN
1/4"=1'-0"

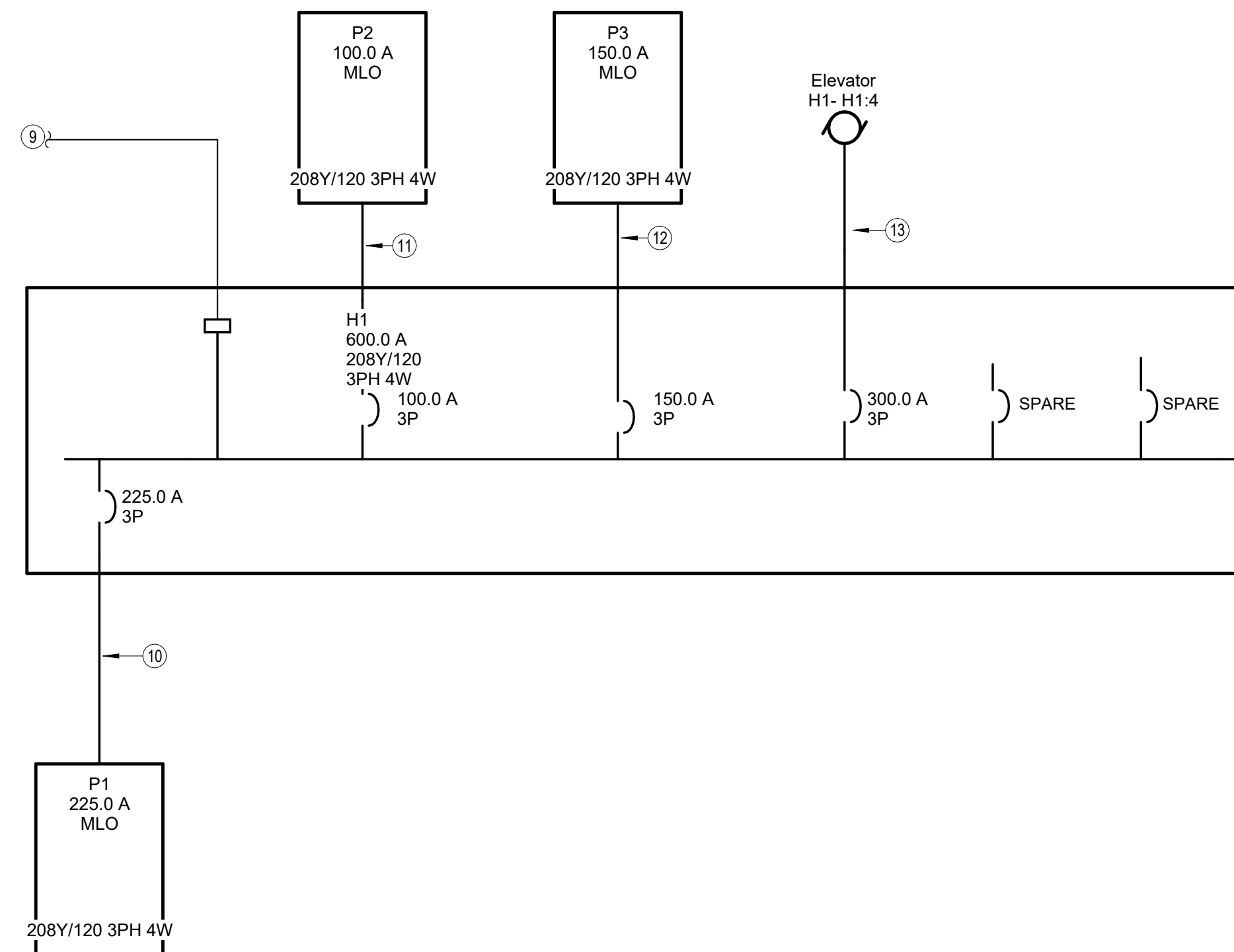


SQUARE FOOTAGE:
NRA = 800 SF
UNITS:
312

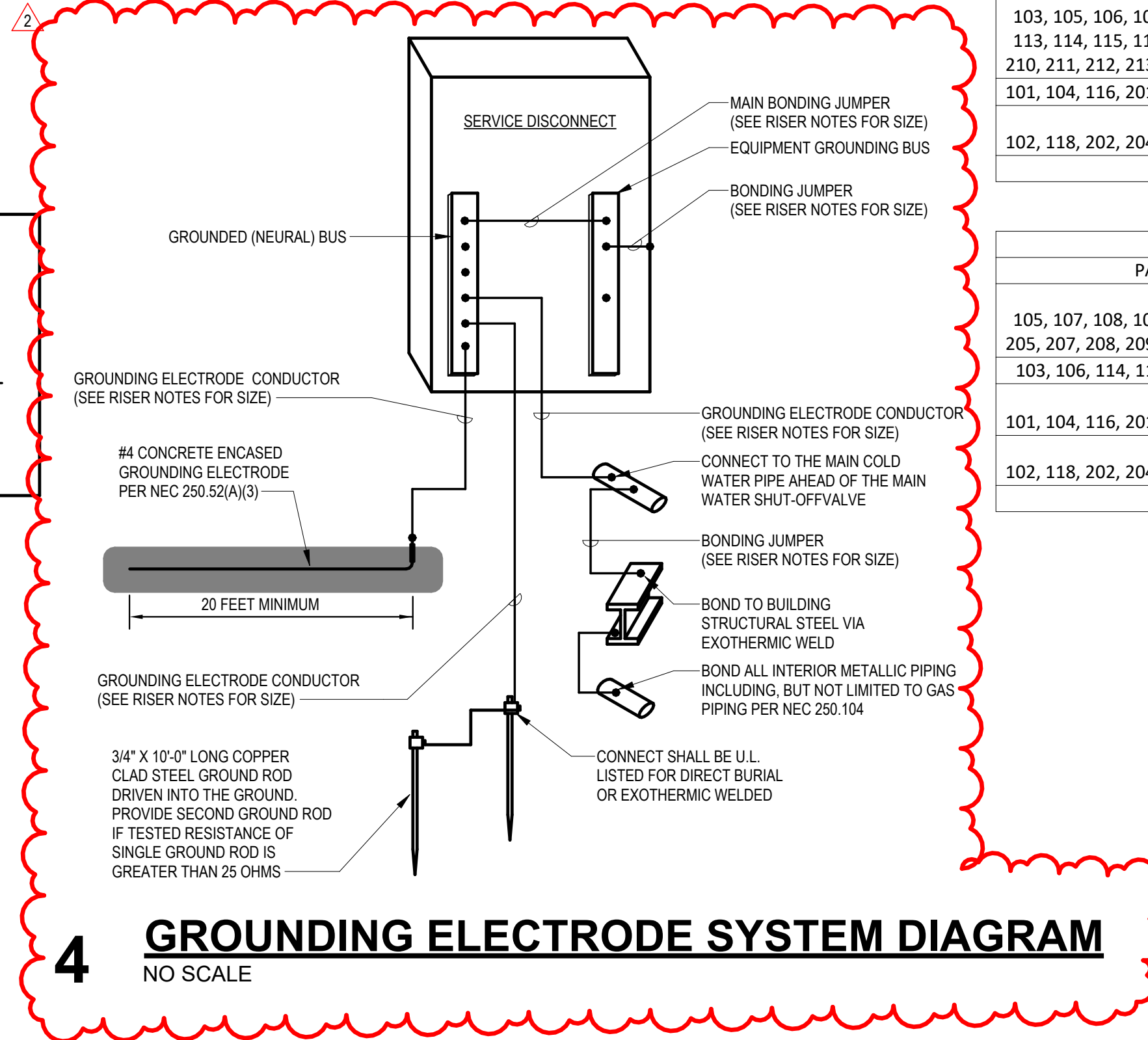
A UNIT 2A ACCESSIBLE
2 BEDROOM - 1 BATH UNIT PLAN
1/4"=1'-0"



REVISIONS:	
2	09-10-2025 ASI #1
DATE: 8-1-2025	
JOB: 25-3489	
SHEET NO.:	



3 HOUSE ELECTRIC SERVICE ONE LINE DIAGRAM
1" = 1'-0"

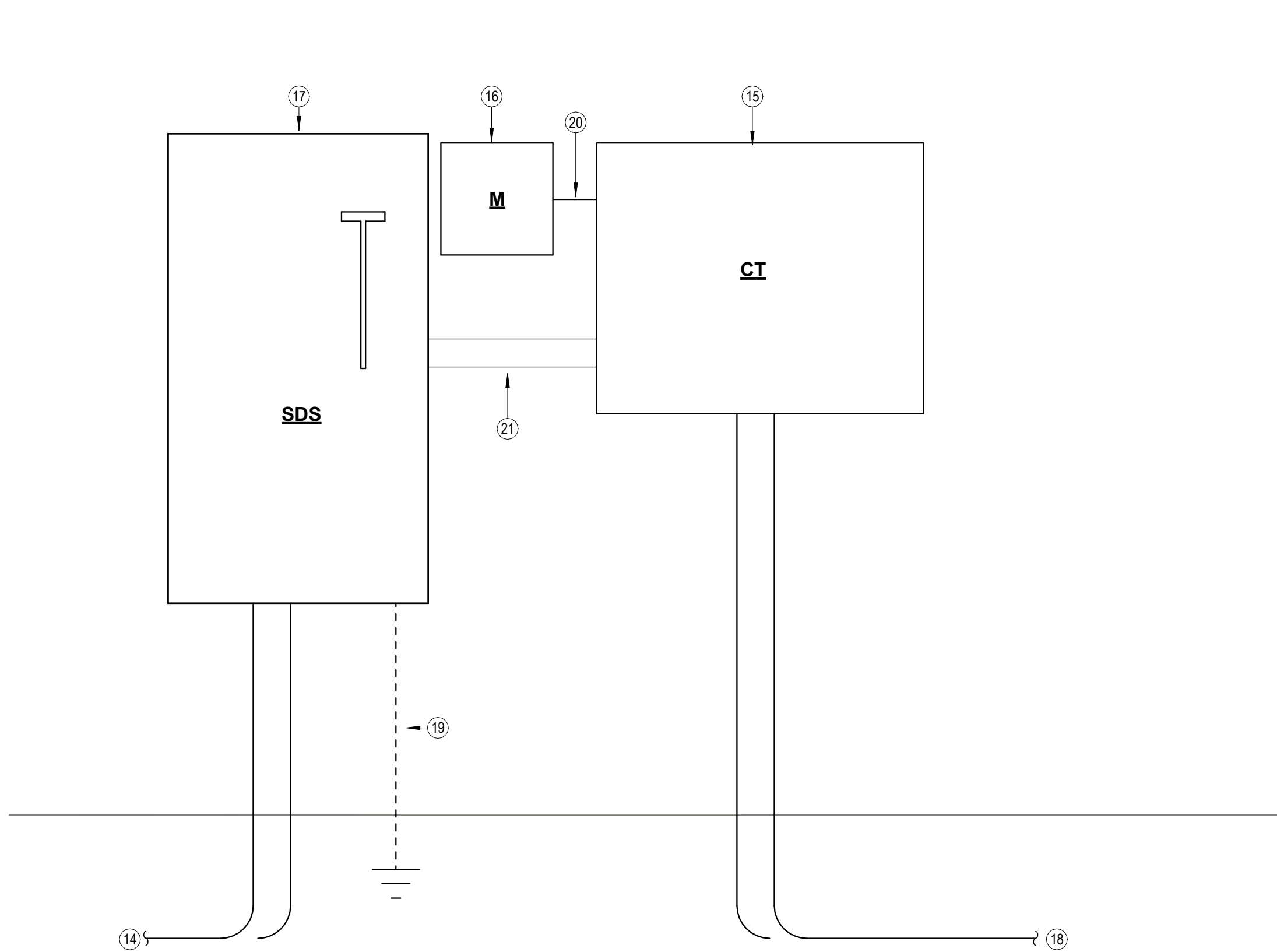


4 GROUNDING ELECTRODE SYSTEM DIAGRAM
NO SCALE

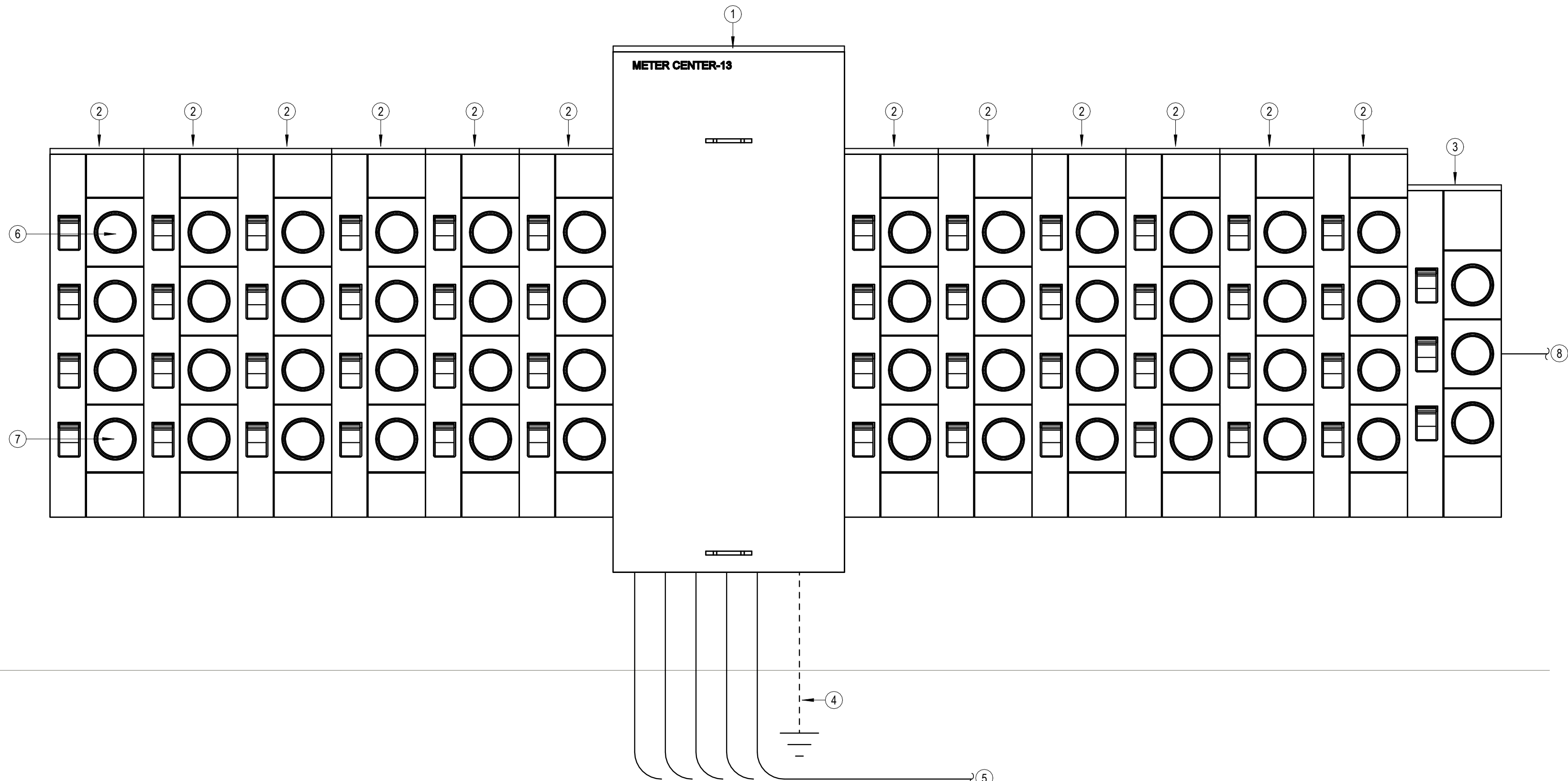
DWELLING UNIT FEEDER SCHEDULE (COPPER)	
PANEL NAME	FEEDER SIZE
103, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 117, 205, 206, 207, 208, 209, 210, 211, 212, 213, 215, 305, 306, 307, 308,...	2#1/0, #1/0N, #4G
101, 104, 116, 201, 203, 214, 217, 303, 314,...	2#2/0, #2/0N, #4G
102, 118, 202, 204, 216, 218, 301, 302, 304,...	2#3/0, #3/0N, #3G

DWELLING UNIT FEEDER SCHEDULE (ALUMINUM)	
PANEL NAME	FEEDER SIZE
105, 107, 108, 109, 110, 111, 112, 113, 115, 205, 207, 208, 209, 210, 211, 213, 215, 305,...	2#2/0, #2/0N, #4G
103, 106, 114, 117, 206, 212, 308, 312, 315	2#3/0, #3/0N, #3G
101, 104, 116, 201, 203, 214, 217, 303, 306,...	2#4/0, #4/0N, #2G
102, 118, 202, 204, 216, 218, 301, 302, 304,...	2#250KCMIL, #250 KCMIL N, #1G

- NOTES BY SYMBOL**
- METER CENTER MAIN, 3-PH IN: 3-PH OUT, 208Y/120V-3PH, 4 WIRE WITH 2000A/3P MAIN BREAKER, 65 KAIC RATED. SERVICE ENTRANCE RATED WITH INTEGRAL SURGE PROTECTION DEVICE. SQUARE D EZ METER-PAK #EZM32000CBU. PROVIDE SIGNAGE AT DISCONNECT SWITCH TO READ 'SERVICE DISCONNECT 1 OF 2'
 - 4-SOCKET BRANCH UNITS, 3-PH IN: 1-PH OUT, WITH (4) 125A BRANCH BREAKERS AS INDICATED. METER SOCKETS SHALL BE RINGLESS TYPE, 5-JAW WITHOUT SQUARE D EZ METER-PAK #EZMR314125. PROVIDE PERMANENT LABEL ON EACH METER SOCKET BREAKER INDICATING THE APARTMENT BEING SERVED.
 - 3-SOCKET BRANCH UNITS, 3-PH IN: 1-PH OUT, WITH (4) 125A BRANCH BREAKERS AS INDICATED. METER SOCKETS SHALL BE RINGLESS TYPE, 5-JAW WITHOUT SQUARE D EZ METER-PAK #EZMR313125. PROVIDE PERMANENT LABEL ON EACH METER SOCKET BREAKER INDICATING THE APARTMENT BEING SERVED.
 - #3/0 CU GROUNDING ELECTRODE CONDUCTOR TO CONCRETE ENCASED ELECTRODE. UNDERGROUND METAL WATER PIPE, AND DRIVEN GROUND ROD. BOND ALL ITEMS IN ACCORDANCE WITH NEC ARTICLE 250.
 - (5) PARALLEL 4" CONDUITS EACH WITH (4) #400 KCMIL COPPER FROM TRANSFORMER TO METER CENTER.
 - MAXIMUM HEIGHT TO CENTERLINE OF TOP METER SOCKET SHALL BE 6'-0" AFG.
 - MINIMUM HEIGHT TO BOTTOM OF METER SOCKET ASSEMBLY SHALL BE 2'-0" AFG.
 - SEE FEEDER SCHEDULE, THIS SHEET FOR SIZES TO APARTMENT UNIT LOAD CENTERS.
 - SEE 1.E6.2 FOR CONTINUATION.
 - (4)#4/0, #4G, 2-1/2"C.
 - (4)#1, #6G, 1-1/2"C.
 - (4)#1/0, #6G, 2"C.
 - (3)#350 KCMIL, #350 KCMIL G, 3"C.
 - (2) PARALLEL 3" CONDUITS, EACH WITH (4) #350 KCMIL, #1G COPPER FROM 'SDS' TO PANEL 'H1'.
 - CT ENCLOSURE (35"x29"x12") PER OPDP REQUIREMENTS. PROVIDE 3/4" EXTERIOR PLYWOOD BACKING.
 - CT RATED METER PROVIDED BY UTILITY, INSTALLED BY E.C. PROVIDE SUPPLY SIDE BONDING JUMPER TO HOUSE METER PER OPDP REQUIREMENTS.
 - SDS - 600A/3P SERVICE ENTRANCE RATED DISCONNECT SWITCH WITH SOLID NEUTRAL AND (3) 600A DUAL-ELEMENT, TIME-DELAY, CLASS 'RK1' FUSES IN NEMA 3R ENCLOSURE. PROVIDE SIGNAGE AT DISCONNECT SWITCH TO READ 'SERVICE DISCONNECT 2 OF 2'
 - (2) PARALLEL 4" CONDUITS EACH WITH (4) #350 KCMIL COPPER FROM TRANSFORMER TO METER CENTER.
 - #2/0 CU GROUNDING ELECTRODE CONDUCTOR TO CONCRETE ENCASED ELECTRODE. UNDERGROUND METAL WATER PIPE, AND DRIVEN GROUND ROD. BOND ALL ITEMS IN ACCORDANCE WITH NEC ARTICLE 250.
 - 2" CONDUIT FOR POWER COMPANY PROVIDED METER WIRING.
 - (2) PARALLEL 4" CONDUITS EACH WITH (4) #350 KCMIL COPPER



2 HOUSE ELECTRIC SERVICE RISER DIAGRAM
1" = 1'-0"



1 APARTMENT ELECTRIC SERVICE RISER DIAGRAM
1" = 1'-0"

Breaker Function Schedule

#	For any number, see panel schedule footer note
A	Arc-Fault Interrupter (AFCI) Protection
G	Ground-Fault Circuit Interrupter (GFCI) Protection (5 mA)
GA	Combination Ground-Fault Circuit Interrupter (GFCI) Protection (5 mA) and Arc-Fault Interrupter (AFCI) Protection
L	Lockable open according to NEC 110.25

Designation: 2B

Installed Location: 120/208 1PH 3W-1Ph-3W

Voltage: 120/208 1PH 3W-1Ph-3W

Mounting: Flush

Enclosure: NEMA 1

Bus Amps: 150

MCB Amps: MLO

Features & Modifications: -

SCCR/AIC: 22.0 kA

Mains FN/Note: -

Ckt	Description	Circuitry	Trip (A)	FN	A	B	FN	Trip (A)	Circuitry	Description	Ckt
2B-1	Kitchen Receptacles	1/2"C,1#12,#12N,#12G	20	GA	8.7 A 0.0 A	8.7 A 0.0 A		30	1/2"C,2#10,#10G	Electric Water Heating	2B-2
2B-3	Kitchen Receptacles	1/2"C,1#12,#12N,#12G	20	GA	4.2 A 40...	4.2 A 40...		30	1/2"C,2#10,#10N,#10G	Clothes Dryer	2B-6
2B-5	Dishwasher	1/2"C,1#12,#12N,#12G	20	GA	9.0 A 40...	9.0 A 40...		50	3/4"C,2#6,#6N,#10G	Range	2B-10
2B-7	Refrigerator	1/2"C,1#12,#12N,#12G	20	A	2.1 A 30...	2.1 A 30...		40	1/2"C,2#8,#10G	Blower Coil	2B-14
2B-9	Living Room Receptacles	1/2"C,1#12,#12N,#12G	20	A	8.0 A 18...	8.0 A 18...		20	1/2"C,2#12,#12G	Heat Pump	2B-18
2B-11	Kitchen/Living/Hall Lighting	1/2"C,1#12,#12N,#12G	20	A	0.0 A 0.0 A	0.0 A 0.0 A		20	Surge Protection	Surge Protection	2B-24
2B-13	Hood/Microwave	1/2"C,1#12,#12N,#12G	20	GA	2.1 A 30...	2.1 A 30...		40	1/2"C,2#8,#10G	Blower Coil	2B-16
2B-15	Clothes Washer Receptacle	1/2"C,1#12,#12N,#12G	20	GA	2.9 A 18...	2.9 A 18...		20	1/2"C,2#12,#12G	Heat Pump	2B-18
2B-17	Bathroom	1/2"C,1#12,#12N,#12G	20	G	2.9 A 18...	2.9 A 18...		20	1/2"C,2#12,#12G	Heat Pump	2B-18
2B-19	Bedroom 1	1/2"C,1#12,#12N,#12G	20	A	8.0 A 18...	8.0 A 18...		20	Surge Protection	Surge Protection	2B-24
2B-21	Bedroom 2	1/2"C,1#12,#12N,#12G	20	A	8.0 A 0.0 A	8.0 A 0.0 A		20	Surge Protection	Surge Protection	2B-24
2B-23	Spare	--	--	--	--	--		--	--	--	--

Designation: P1

Installed Location: MECH 131

Voltage: 208Y/120 3PH 4W-3Ph-4W

Mounting: Surface

Enclosure: NEMA 1

Features & Modifications: PROVIDE INTEGRAL SURGE PROTECTION

Bus Amps: 225

MCB Amps: MLO

Features & Modifications: PROVIDE INTEGRAL SURGE PROTECTION

SCCR/AIC: 22.0 kA

Mains FN/Note: -

Ckt	Description	Circuitry	Trip (A)	FN	A	B	C	FN	Trip (A)	Circuitry	Description	Ckt
P1:1	LTS - 119, 120, 121	1/2"C,1#12,#12N,#12G	20	28...	36...	59...	54...		20	1/2"C,1#12,#12N,#12G	RCPT - 119, 120	P1:2
P1:3	LTS - 124 Community	1/2"C,1#12,#12N,#12G	20						20	1/2"C,1#12,#12N,#12G	RCPT - 121	P1:4
P1:5	LTS - 126-131, Stair S2	1/2"C,1#12,#12N,#12G	20			79...	54...		20	1/2"C,1#12,#12N,#12G	RCPT - 121, S2	P1:6
P1:7	LTS - 132, Stair S3	1/2"C,1#12,#12N,#12G	20	17...	72...				20	1/2"C,1#12,#12N,#12G	RCPT - West 124	P1:8
P1:9	LTS - Exterior Wall Packs	1/2"C,1#12,#12N,#12G	20			11...	90...		20	1/2"C,1#12,#12N,#12G	RCPT - East 124	P1:10
P1:11	LTS - Exterior Wall Sconces	1/2"C,1#12,#12N,#12G	20			68...	18...		20	1/2"C,1#12,#12N,#12G	RCPT - Refrigerator	P1:12
P1:13	LTS - South/East Parking Lot	1/2"C,2#12,#12G	20	51...	36...	51...	36...		20	1/2"C,1#12,#12N,#12G	RCPT - Countertop	P1:14
P1:15	LTS - North Parking Lot	1/2"C,2#12,#12G	20	37...	72...	37...	18...		20	1/2"C,1#12,#12N,#12G	RCPT - Dishwasher	P1:18
P1:17	LTS - Monument Sign	1/2"C,1#12,#12N,#12G	20			22...	54...		20	1/2"C,1#12,#12N,#12G	RCPT - 125	P1:20
P1:21	Exterior Lighting Controls	1/2"C,1#12,#12N,#12G	20			0 VA 54...			20	1/2"C,1#12,#12N,#12G	RCPT - 127, 128, 129	P1:22
P1:23	LTS - Elevator Pit	1/2"C,1#12,#12N,#12G	20	24...	18...				20	1/2"C,1#12,#12N,#12G	RCPT - 132	P1:24
P1:25	RCPT - Elevator Pit	1/2"C,1#12,#12N,#12G	20			18...	36...	L	20	1/2"C,1#12,#12N,#12G	Drinking Fountain	P1:26
P1:29	Elevator Pit Sump Pump	1/2"C,1#12,#12N,#12G	20			18...	36...	L	20	1/2"C,1#12,#12N,#12G	Fire Alarm Flow Switches	P1:30
P1:31	RCPT - Exterior	1/2"C,1#12,#12N,#12G	20	90...	22...				30	1/2"C,2#10,#10G	Fire Alarm Control Panel	P1:32
P1:33	Blower Coil 'BC-1C'	3/4"C,2#6,#10G	50			38...	22...		20	1/2"C,1#12,#12N,#12G	Water Heater 'HWH-B'	P1:34
P1:35	1st Floor Halls/Mezzanine	3/4"C,2#6,#10G	50			38...	11...		20	1/2"C,1#12,#12N,#12G	Hot Water Recirculation Pump 'HWHP'	P1:36
P1:37	Blower Coil 'BC-2'	3/4"C,2#4,#10G	60	43...	15...				20	1/2"C,2#10,#10G	Electric Heater 'EWH' - Stair S1	P1:38
P1:39	Community Room	1/2"C,1#12,#12N,#12G	20			43...	15...		20	1/2"C,2#10,#10G	Electric Heater 'EWH-B' - Stair S2	P1:40
P1:41	Blower Coil 'BC-1B'	1/2"C,2#8,#10G	40	31...	15...		31...	15...	20	1/2"C,2#12,#12G	Electric Heater 'EWH-B' - Stair S3	P1:42
P1:43	Stair S2	1/2"C,2#8,#10G	40						20	1/2"C,2#12,#12G	Electric Heater 'EWH-B' - Stair S3	P1:44
P1:45	Spare	--	20			0 VA 15...			20	1/2"C,2#10,#10G	Electric Heater 'EWH-B' - 119	P1:46
P1:47	Spare	--	20			0 VA 15...			20	1/2"C,2#10,#10G	Electric Heater 'EWH-B' - 120	P1:48
P1:49	Spare	--	20			0 VA 15...			20	1/2"C,2#10,#10G	Electric Heater 'EWH-B' - 120	P1:50
P1:51	Space	--	--	--	--	--	15...		20	1/2"C,2#8,#8G	Electric Heater 'EWH-B' - 120	P1:52
P1:53	Space	--	--	--	--	--	--	15...	20	1/2"C,1#8,#8N,#8G	Electric Heater 'HWH-A' - 120	P1:54
P1:55	Space	--	--	--	--	--	--	--	--	--	Space	P1:56
P1:57	Space	--	--	--	--	--	--	--	--	--	Space	P1:58
P1:59	Space	--	--	--	--	--	--	--	--	--	Space	P1:60

Connected Load: 18835 VA 19270 VA 15515 VA

Connected Amps: 161.2 A 164.8 A 129.3 A

Designation: P3

Installed Location: MECH 325

Voltage: 208Y/120 3PH 4W-3Ph-4W

Mounting: Surface

Enclosure: NEMA 1

Features & Modifications: PROVIDE INTEGRAL SURGE PROTECTION

Bus Amps: 150

MCB Amps: MLO

Features & Modifications: PROVIDE INTEGRAL SURGE PROTECTION

SCCR/AIC: 22.0 kA

Mains FN/Note: -

Ckt	Description	Circuitry	Trip (A)	FN	A	B	C	FN	Trip (A)	Circuitry	Description	Ckt
P3:1	LTS - 319, 320 West, 324, 325, Stair S1	1/2"C,1#12,#12N,#12G	20	36...	10...				20	1/2"C,1#12,#12N,#12G	RCPT - 319, 320 West, 324, 325, Stair S1	P3:2
P3:3	LST - 320 East, Stair S2, Stair S3	1/2"C,1#12,#12N,#12G	20			43...	10...		20	1/2"C,1#12,#12N,#12G	RCPT - 320 East, Stair S2, Stair S3	P3:4
P3:5	LTS - Fitness/Multipurpose	1/2"C,1#12,#12N,#12G	20					35...	20	1/2"C,1#12,#12N,#12G	RCPT - Fitness West	P3:6
P3:7	RCPT - Multipurpose S/E	1/2"C,1#12,#12N,#12G	20	54...	18...				20	1/2"C,1#12,#12N,#12G	RCPT - Fitness West	P3:8
P3:9	RCPT - Multipurpose N/W	1/2"C,1#12,#12N,#12G	20			54...	18...		20	1/2"C,1#12,#12N,#12G	RCPT - Fitness West	P3:10
P3:11	RCPT - Roof West	1/2"C,1#12,#12N,#12G	20					72...	20	1/2"C,1#12,#12N,#12G	RCPT - Fitness N/E	P3:12
P3:13	RCPT - Roof East	1/2"C,1#12,#12N,#12G	20	72...	18...				20	1/2"C,1#12,#12N,#12G	RCPT - Fitness Drinking Fountain	P3:14
P3:15	RCPT - Future Radon Roof	1/2"C,1#12,#12N,#12G	20			90...	72...		20	1/2"C,1#12,#12N,#12G	RCPT - 322	P3:16
P3:17	LTS - Elevator Hoistway	1/2"C,1#12,#12N,#12G	20					24...	20	1/2"C,1#12,#12N,#12G	Heat Pump 'HP-1'	P3:18
P3:19	RCPT - Elevator Hoistway	1/2"C,1#12,#12N,#12G	20	18...	18...				20	1/2"C,1#12,#12N,#12G	Heat Pump 'HP-1'	P3:20
P3:21	Heat Pump 'HP-2'	1/2"C,2#10,#10G	30			30...	18...		20	1/2"C,2#12,#12G	2nd Floor Halls	P3:24
P3:23	Fitness/Multipurpose	1/2"C,2#10,#10G	30			38...	18...		20	1/2"C,2#12,#12G	Heat Pump 'HP-1'	P3:26
P3:25	Blower Coil 'BC-2'	3/4"C,2#4,#10G	60			38...	18...		20	1/2"C,2#12,#12G	Stair S2	P3:28
P3:27	Fitness/Multipurpose	1/2"C,2#12,#12G	40			18...	31...		40	1/2"C,2#8,#10G	Blower Coil 'BC-1B'	P3:30
P3:29	Heat Pump 'HP-1'	1/2"C,2#12,#12G	40	18...	31...				20	1/2"C,1#8,#8N,#8G	Electric Heater 'HWH-A' - 319	P3:34
P3:31	3rd Floor Halls	1/2"C,2#8,#10G	40			30...	15...		20	1/2"C,1#8,#8N,#8G	Space	P3:36
P3:33	Condensing Unit 'CU-2'	1/2"C,2#8,#10G	40			30...	15...		20	1/2"C,1#8,#8N,#8G	Space	P3:38
P3:35	Space	--	--	--	--	--	--	--	--	--	Space	P3:40
P3:37	Spare	--	--	--	--	--	--	--	--	--	Space	P3:42
P3:39	Spare	--	--	--	--	--	--	--	--	--	Space	P3:44
P3:41	Spare	--	--	--	--	--	--	--	--	--	Space	P3:46

Connected Load: 15895 VA 18990 VA 16637 VA

Connected Amps: 132.5 A 169.2 A 139.6 A

Designation: P2

Installed Location: MECH 108

Voltage: 208Y/120 3PH 4W-3Ph-4W

Mounting: Surface

Enclosure: NEMA 1

Features & Modifications: PROVIDE INTEGRAL SURGE PROTECTION

Bus Amps: 100

MCB Amps: MLO

Features & Modifications: PROVIDE INTEGRAL SURGE PROTECTION

SCCR/AIC: 22.0 kA

Mains

PROJECT LOCATION

REDICK BLVD

WILLOW DRIVE

9TH STREET

11TH STREET

13TH STREET

AVENUE K

E LOCUST STREET

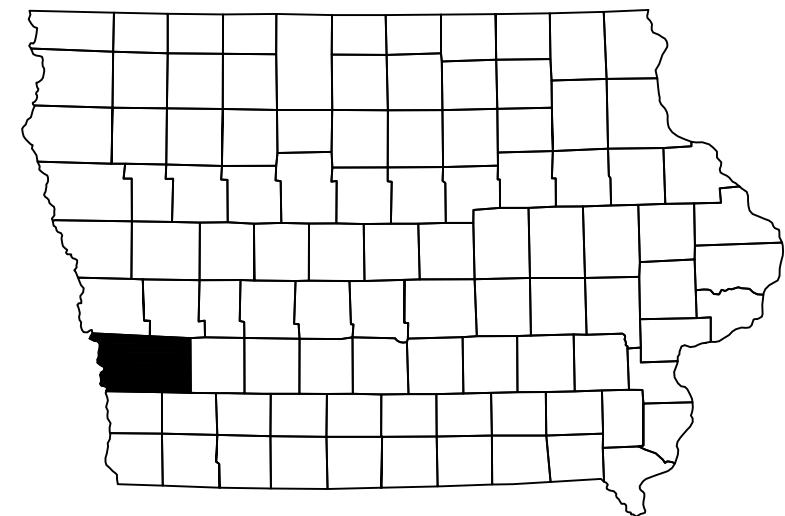
AVENUE J

AVENUE H

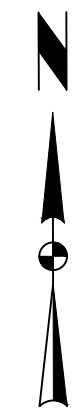
5TH STREET

ABBOTT DRIVE

AUSTIN KACK
OVERLAND PROPERTY GROUP
5345 W. 151ST TERRACE
LEAWOOD, KS 66224

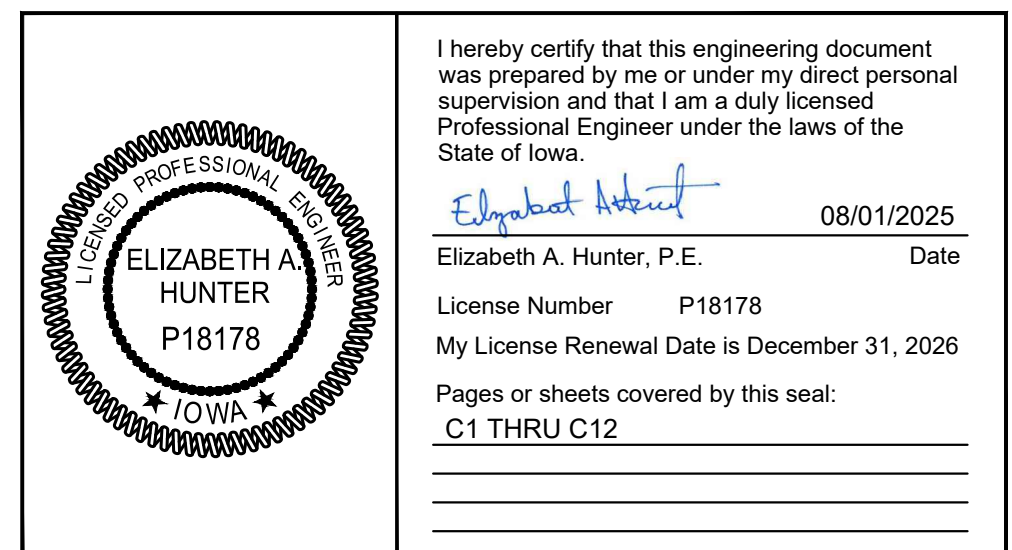


VICINITY MAP



SCALE: 1" = 500

C1	TITLE
C2	GENERAL INFORMATION
C3	EXISTING SITE SURVEY & DEMOLITION PLAN
C3A	OVERALL LOT PLAN
C4	DIMENSION & LAYOUT PLAN
C5	UTILITY PLAN
C6	GRADING PLAN
C7	SWPPP NOTES
C7A	SWPPP NOTES
C8	SWPPP & EROSION CONTROL PLAN
C9	LANDSCAPING PLAN
C10	IRRIGATION PLAN
C11	IRRIGATION PERFORMANCE SPECIFICATIONS
C12	DETAILS



THE RESIDENCE AT CARTER LAKE

TITLE

CARTER LAKE, IOWA

SNYDER & ASSOCIATES, INC.

231 DENNETT AVENUE
COUNCIL BLUFFS, IOWA 51503
712-322-3202 | www.snyder-associates.com



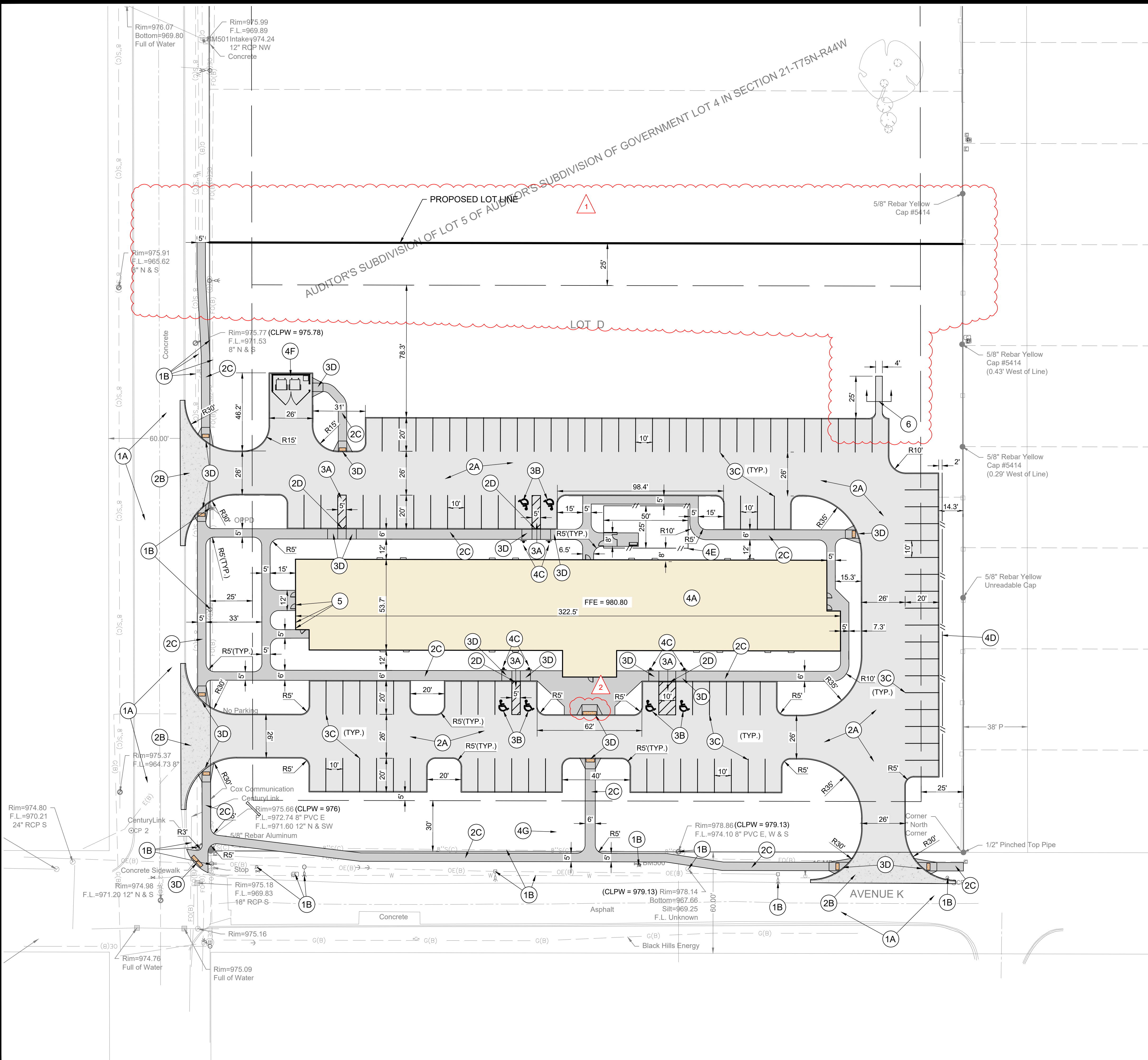
SNYDER
& ASSOCIATES

Project No: 125.0711.10

Sheet C1

2	SHEET INDEX UPDATE						KSS
MARK	REVISION						BY
Engineer: EDH	Checked By: CHKD					Scale: 1" = 50'	
Technician: RMD	Date: 08/07/2025					T-R-S: 75N-44W-Z1	
Project No.: 125.0711.10						Sheet C1	

\\P:\949\2025\1250711_00\000\1250711_C_LAYOUT PLAN.dwg RACHEL DUCKEY DIMENSION & LAYOUT PLAN 2025/10/5 2:41 PM ANSI FULL BLEED (36.00 X 22.00 INCHES)

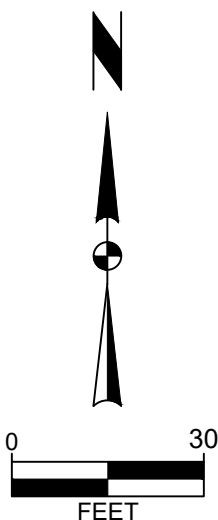


DIMENSION PLAN CONSTRUCTION NOTES

- EXISTING FEATURES, PROTECT THE FOLLOWING:
 - PAVEMENT TO REMAIN.
 - EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.
- PAVEMENTS, PROVIDE THE FOLLOWING:
 - 6" DEPTH PCC ON 12" PREPARED SUBGRADE.
 - 7" DEPTH PCC ON 12" PREPARED SUBGRADE TO R.O.W. LINE.
 - 4" DEPTH PCC SIDEWALK ON 6" DEPTH PREPARED SUBGRADE.
 - CURB DROP.
- PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
 - PAINTED ACCESSIBLE AISLE. 45° STRIPING AT 3' ON CENTER.
 - ACCESSIBLE SYMBOL AS PER ADA STANDARDS.
 - YELLOW 4" WIDE PAINTED PARKING STALL LINES.
 - ACCESSIBLE CURB RAMP WITH LANDINGS AS PER ADA STANDARDS. PROVIDE DETECTABLE WARNING WHERE SHOWN ON PLANS.
- PROVIDE THE FOLLOWING SITE IMPROVEMENTS WHERE SHOWN ON PLAN:
 - BUILDING; SEE ARCHITECTURAL PLANS FOR DETAILS.
 - REFER TO THE MEP PLANS FOR UTILITIES CONNECTING INTO THE BUILDING.
 - VAN ACCESSIBLE PARKING SIGNAGE AS PER ADA STANDARDS.
 - 6' TALL SCREENING FENCE; SEE ARCHITECTURAL PLANS FOR DETAIL.
 - 4' TALL ALLUM. FENCE TO SURROUND DOG PARK; SEE ARCHITECTURAL PLANS FOR DETAIL.
 - TRASH ENCLOSURE WITH FENCE & GATE; SEE ARCHITECTURAL PLANS FOR DETAIL.
 - MONUMENT SIGN; SEE ARCHITECTURAL PLANS FOR DETAIL.
- SEE UTILITY SHEET FOR WATER SERVICE, STORM SEWER AND SANITARY SEWER INFORMATION.
- CONCRETE FLUME, SEE DETAIL ON SHEET C12.

LEGEND

- 6" DEPTH PCC ON 12" PREPARED SUBGRADE
- 7" DEPTH PCC ON 12" PREPARED SUBGRADE TO R.O.W. LINE
- 4" DEPTH PCC SIDEWALK ON 6" DEPTH PREPARED SUBGRADE



THE RESIDENCE AT CARTER LAKE

DIMENSION & LAYOUT PLAN

CARTER LAKE, IOWA

SNYDER & ASSOCIATES, INC. I



Project No: 125.0711.10

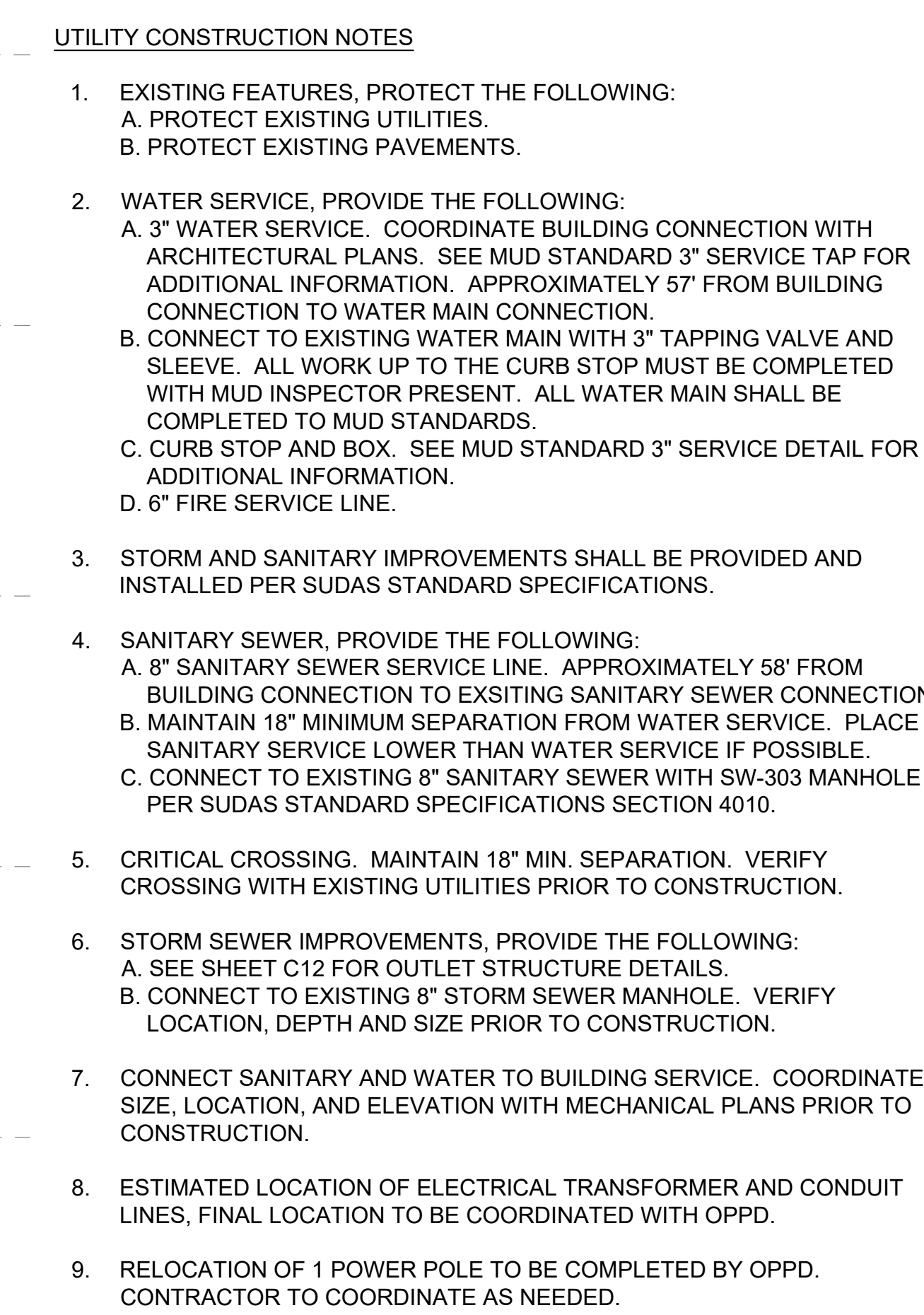
Sheet C4

2	ADA REVISION	11-06-25	RMD
1	ADJUSTED LOT LINE: ADDED FLUME	09-03-25	RMD
MARK	REVISION	DATE	BY
Engineer: EDH	Checked By: CHKD	Scale: 1" = 30'	
Technician: RMD	Date: 08/01/2025	T-R-S: 75N-44W-21	

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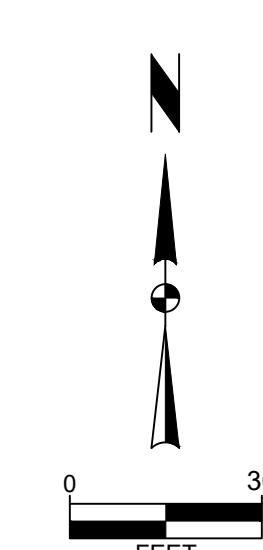
Project No: 125.0711.10

Sheet C4



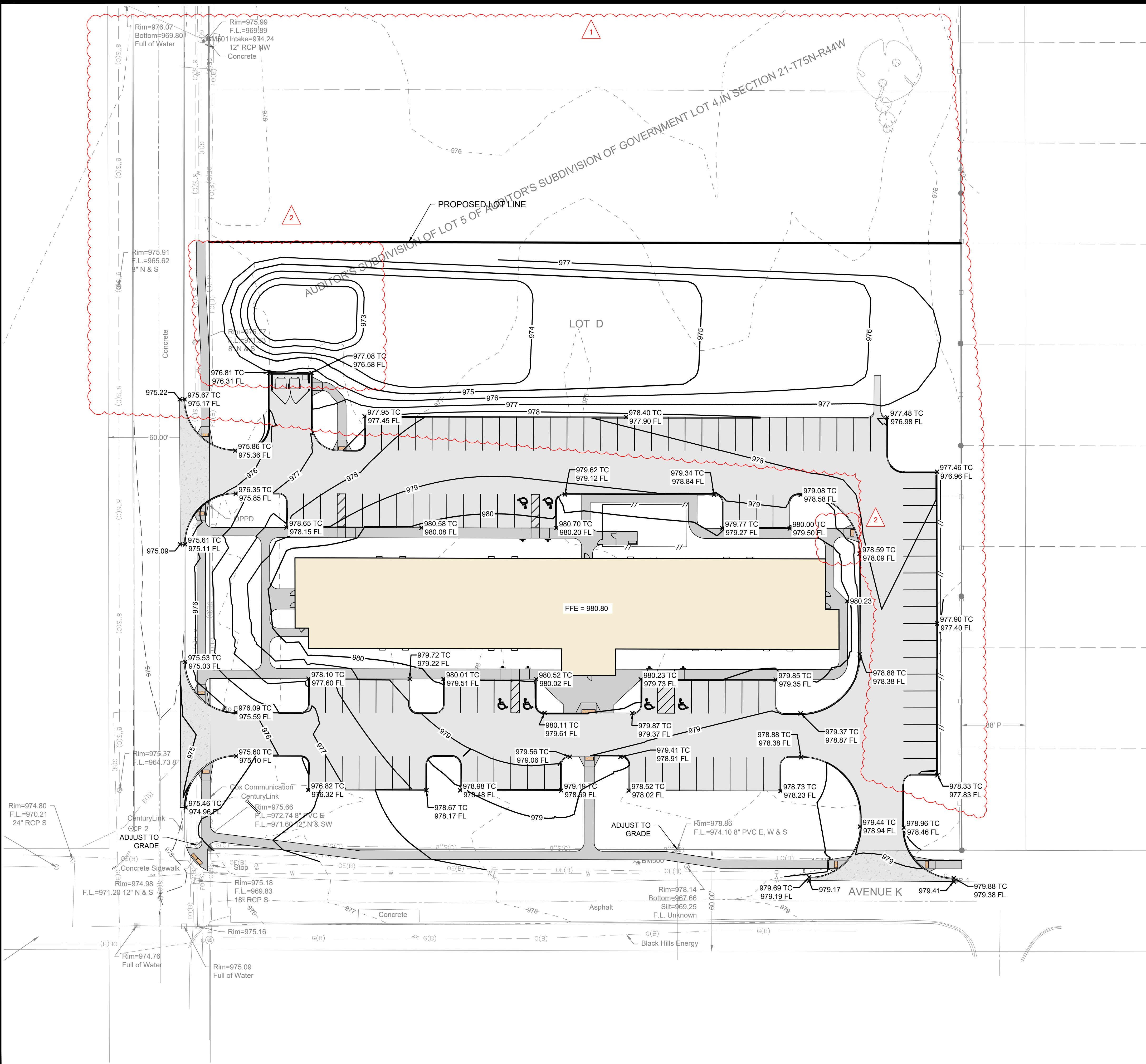
LEGEND

W	PROPOSED WATER LINE
 S	PROPOSED SEWER LINE
 E	PROPOSED FIBER OPTIC LINE



THE RESIDENCE AT CARTER LAKE					
UTILITY PLAN		CARTER LAKE, IOWA			
SNYDER & ASSOCIATES, INC.		231 BENNETT AVENUE COUNCIL BLUFFS, IOWA 51503 712-322-3202 www.snyder-associates.com			
Project No:		125.0711.10		Sheet C5	

\\P:\949\2025\1250711.C GRADING PLAN.dwg RACHEL DICKER, GRADING PLAN 2025.10.08 2:41 PM, ANS FULL BLEED 0.00 X 22.00 INCHES



GRADING PLAN NOTES

1. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RE-SPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
2. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
3. GRADES SHOWN ARE FINISHED GRADE AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.

SPOT ELEVATIONS INDICATE TOP OF SLAB, FINISH FLOOR ELEVATION, OR FINISH GRADE, UNLESS OTHERWISE NOTED.
TC= TOP OF CURB
FL= FLOW LINE
FFE= FINISHED FLOOR ELEVATION

THE RESIDENCE AT CARTER LAKE

GRADING PLAN

CARTER LAKE, IOWA

SNYDER & ASSOCIATES, INC. I



Project No: 125.0711.10

Sheet C6

2	POND AND ADA REVISION	KSS	11-06-25	DATE
1	UPDATED POND GRADING	RMD	08-03-25	BY
MARK	REVISION	DATE	SCALE	1" = 30'
Engineer: EDH	Checked By: CHKD	Date: 08/01/2025	T-R-S: 75N-44W-21	
Technician: RMD				

Sheet C6

Project No: 125.0711.10

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\\P:\649\2025\1250711\DWG\DD\1250711_C_SWPPP.dwg RACHEL DICKNEY SWPPP NOTES: 2025/11/08 2:43 PM ANSI FULL BLEED D (34.00 X 22.00 INCHES)

2

Storm Water Pollution Prevention Plan (SWPPP)

NARRATIVE

OWNER

Name: OVERLAND PROPERTY GROUP
Representative: Austin Kack
Address: 5345 W 151st Terrace
Leakwood, KS 66224

Phone:
Email:

SITE INFO

Location: NE corner of 9th Street and Avenue K
Area: 3.48 Ac
Disturbed Area: 3.48 Ac
Soil Type: Lean Clay
Receiving Waters: Carter Lake/Missouri River

SECTION 1: CONTROLS

A.Erosion and Sediment Controls

Measures to be used for controlling erosion and sediment throughout the construction project. Includes stabilization measures for limiting soil erosion from disturbed areas and structural controls to divert runoff and remove sediment. Contractor/subcontractor is responsible for the implementation and management of control measures specific to this site. As work progresses, field investigation may indicate additional erosion control measures may be required as determined by the contractor, owner, engineer, city or other governmentally regulated agencies.

- Stabilization
 - Preserve existing vegetation in areas not disturbed during construction
 - The total area of soil disturbed by construction operations at any time shall be held to a minimum.
 - Soil Compaction - compaction of soils in areas to be seeded or sodded will be kept to a minimum to increase infiltration of storm water runoff into the groundwater, reducing the amount of runoff.
 - Temporary Stabilization - initiate immediately on areas where construction activity is permanently stopped or not planned to occur for more than 14 days by one or more of the following temporary erosion control measures.
 - Topsoil stockpiles and disturbed portions of the site will be stabilized with temporary seed and mulch.
 - Areas of the site to be paved will be temporarily stabilized with geotextile and stone sub-base until pavement can be installed.
 - Frequent watering during construction in dry weather shall minimize wind erosion from exposed soil.
 - Permanent Stabilization - initiate immediately on areas where construction activity has permanently ended by one or more of the following permanent erosion control measures.
 - Sodding or permanent seeding/mulch and mulch in all unpaved areas where final grading is complete.
 - Permanently seed drainage swales and install erosion control matting where required immediately upon reaching final grades to decrease erosion and facilitate sediment deposition in surface runoff.
 - Pavement installation in proposed paved areas.
 - Restoration of agricultural areas to a cultivated condition. Includes tilling of overly compacted and disturbed areas, seeding/mulching of grass waterways, and seeding/mulching of buffer strips.
 - Vegetative buffer strips
 - Vegetation strip will be planted along the downstream boundary of the site to increase infiltration and sediment deposition by reducing runoff velocity.
 - Protection of Trees and Natural Vegetation
 - Undisturbed areas will utilize existing vegetation as a natural buffer zone to increase infiltration and sediment deposition by reducing runoff velocity.
 - Dust control
 - Mulch or surface watering will be utilized to control wind erosion of susceptible soils during and/or immediately after mass site grading operations.
 - Channel Stabilization
 - Riprap and engineering fabric placed in channel to prevent erosion.
 - Erosion control mat in conjunction with seeding placed in channel to prevent erosion.
 - Concrete drainage flume installed in channel flow line to prevent erosion in minor storms.
 - Outlet Stabilization
 - Rock / riprap and engineering fabric installed at storm sewer outlets to prevent erosion.
 - Non-rock stabilization installed at storm sewer outlets to prevent erosion.
 - Concrete drainage flume installed at storm sewer outlets to prevent erosion.
 - Geotextiles
 - Erosion control matting placed over seeded areas on bare slopes where rill or gully erosion is evident or likely in order to establish vegetation growth and prevent erosion.
- Structural Controls
 - At all areas where runoff can move offsite, silt fence or approved equal will be installed along the perimeter of the project downstream of soil disturbing activities and storm water discharge points prior to site clearing and grading operations as required and/or shown on the plans.
 - Silt fence, sediment traps or equivalent measures for all side slopes and down slope boundaries of the disturbed area provided for disturbed areas of 10 acres or less.
 - Silt barrier enclosures will be installed around all area intakes and flared end section inlets to protect storm sewers from sediment immediately after construction of inlet.
 - All storm water street intakes will be protected from silt with filter socks or equivalent sediment protection measures after paving.
 - Silt fence, temporary silt basins, earthen dikes and ditch checks will be installed along concentrated drainageways to control flow velocity and encourage sediment deposition.
 - Storm water detention/retention facilities will retain flows and act as temporary sediment basin with the installation of a temporary outlet riser.
 - Installed prior to commencing upstream grading operations and storm sewer installation.
 - Curb & gutter will divert storm water once installed.
 - Drainage swales
 - Permanently seeded immediately upon reaching final grade to facilitate sediment deposition in surface runoff.
 - Convey runoff to sediment basins/acceptable outlet.
 - Used in conjunction with sediment traps, ditch checks, or other control measures to trap sediment.
 - Earthen dike will be constructed along the down slope boundaries of undeveloped rough graded areas to divert sheet flow runoff to silt trap/storm sewer outlet.
 - Surface roughening - temporarily roughen the surface of graded slopes perpendicular to the slope as an end of day practice and in conjunction with other stabilization measures. Reduces runoff velocity, traps sediment, increases infiltration and aids in establishment of vegetative cover.
- Gradient Terraces
- Additional erosion control measures may be required on embankments, stockpiles and other areas to ensure runoff control.

B.Other Controls

Measures for controlling other sources of potential pollution that may exist on the construction site. During the course of construction, it is possible that situations may arise where unknown materials will be encountered. When such situations occur, they will be handled according to all applicable federal, state, and local regulations in effect at the time.

- Waste materials
 - Disposal of unused construction materials and construction material wastes shall comply with applicable state and local waste disposal, sanitary sewer, or septic system regulations. In the event of a conflict with other governmental laws, rules and regulations, the more restrictive laws, rules or regulations shall apply.
- Hazardous waste
 - Hazardous waste materials will be disposed of in accordance with applicable local, State, and/or Federal regulations.
 - Equipment refueling and maintenance operations will be carried out in such a manner so as to prevent any spills and contamination to the soil and groundwater.
 - Potentially hazardous materials will be used with great care to prevent spillage in any volume.
- Sanitary waste

A portable restroom facility may be located onsite at the contractor's discretion. Wastes will be collected and disposed of in complete compliance with local, state and federal regulations. This facility will be located in an area where contact with the storm water discharge is minimal.
- Vehicle tracking

- Stabilized construction entrances and/or vehicle washing racks will be installed at all site access points to reduce vehicle tracking of sediment offsite.
 - Paved streets adjacent to the site will be inspected daily and cleaned as necessary to remove any excess mud, dirt or rock tracked from the site.
 - Dump trucks hauling material from the site will be properly covered with a tarpaulin.
 - Dust control measures will be utilized as necessary.
- Non-storm water discharges
 - Expected sources of non-storm water discharges from the site during construction may include:
 - Potable water sources including water line flushings, irrigation drainage and firefighting activities.
 - Pavement/building wash waters where no spills or leaks of toxic or hazardous materials have occurred and excluding detergents.
 - Uncontaminated groundwater from de-watering excavation.
 - Natural springs, wetland, water sources.
 - Foundation or footing drains where flows have not been exposed to solvents.
 - Non-storm water discharges will be directed to the sediment basin or other appropriate control measure prior to discharging off-site.

C.Storm Water Management

Post-construction storm water drainage will be facilitated by curb and gutter, storm sewer, intake structures, and established drainage swales for the developed areas. Runoff will be directed to onsite storm water management controls and/or the City of Carter Lake public storm sewer.

Measures implemented to control pollution of storm water after construction is complete include the following:

- Detention Pond - dry bottom basin providing detention of peak storm water runoff. Designed to release storm water at a 5-year/24 hour storm pre-development peak rate
- Undeveloped areas will be graded at the slopes indicated and have permanent seeding and/or landscaping designed to reduce runoff velocities and increase infiltration.
- Approximately 0 acres of the site will remain undisturbed and in its original vegetative state, limiting the amount of exposed soil and providing a continuous vegetation buffer zone that will reduce runoff velocities and increase infiltration.
- Outlets of all storm sewer systems and culverts will be stabilized with riprap aprons underlain by engineering fabric or non-rock outlet protection measures to dissipate flow velocities and prevent erosion.

SECTION 2: CONSTRUCTION/IMPLEMENTATION

A.State and Local Requirements

- The storm water pollution prevention plan reflects the State of Iowa requirements for storm water management and erosion and sediment control, as established in 161A.64 Code of Iowa, State of Iowa Statutory Requirements Pertaining to Erosion Control Plans.
- All work shall be done in accordance with Division 9 of the 2024 Statewide Urban Standard Specifications (SUDAS) or the latest edition of the City of Carter Lake Standard Specifications for Street Improvements.
- Code Compliance: The contractor shall comply with the soil erosion control requirements of the Iowa Code, the Iowa DNR NPDES permit and all local ordinances.

B.Timing of Controls/Measures

- Install down-slope and side-slope perimeter silt fence prior to commencing land-disturbing activity.
- Install construction entrance and vehicle tracking controls.
- Construct temporary sediment basins or detention basin as sediment basin and route all runoff from disturbed areas to the basin and/or erosion control measures at storm water discharge points - sediment traps/basins, riprap channel lining, erosion control mat.
- Do not disturb an area until necessary for construction to proceed.
- Install interior silt fences, earthen dikes, sediment traps, etc. as grading progresses.
- Initiate stabilization measures of disturbed areas and stockpiles immediately upon permanently ceasing construction activities or temporarily ceasing construction activities on any portion of the site which will not resume construction activities within 14 days.
- Place swale control measures (erosion control mats, silt traps, ditch checks, seed & mulch) in drainageways as soon as final grades are achieved and before storm sewer is installed where possible.
- Construct outlet stabilization measures at storm outlets and place silt barriers at storm sewer inlets immediately after storm sewer is installed.
- As areas reach their final grade, provide additional silt fence, sediment traps, earthen dikes, ditch checks or filter sock as necessary.
- Complete permanent stabilization seeding/mulch or sod stabilization immediately after work is complete in an area.
- Remove temporary sediment controls and accumulated sediment once entire site is stabilized. Re-seed/mulch any areas disturbed during removal.

A.Inspection & Maintenance

- All documents related to the storm water discharge permit shall be kept on site at all times and must be presented to the Iowa DNR or EPA upon request. Including but not limited to the Storm Water Pollution Prevention Plan, Notice of Intent, Proof of Publication, and project inspection diary.
- The contractor will be responsible for selecting a "qualified" inspector to conduct the inspections. "Qualified" is defined as a person knowledgeable in the principles and practices of erosion and sediment controls who possesses the skills to assess conditions at the construction site that could impact storm water quality and to assess the effectiveness of any sediment and erosion control measures selected to control the quality of storm water discharges from the construction activity.
- The project area and control devices will be inspected by personnel assigned by the contractor a minimum of every seven calendar days. The findings and any actions taken as a result of this inspection shall be recorded in the project diary with a copy submitted weekly to the owner or owner's representative during the project.
 - Inspect silt fence for depth of sediment, tears, fabric securely attached to posts and posts firmly in the ground.
 - Inspect sediment basins for depth of sediment.
 - Inspect diversion dikes for any breaches.
 - Inspect seeding for bare spots, washouts and healthy growth.
 - Inspect site for any other conditions or deficiencies which may allow or contribute to polluted runoff discharging offsite.
- This pollution prevention plan shall be revised as construction progresses to reflect current ownership, responsibilities, operations and findings.
 - The plan will be revised due to any deficiencies in the plan or changes in conditions noted during an inspection and the contractor will implement any and all revisions as soon as practical but no later than 3 business days after the inspection.
 - Maintain record of major construction operations start and ending dates and operators responsible for the various phases.
 - The plan will be modified within 14 calendar days of a hazardous condition, describing the release, the date of release and the circumstances leading to the release. Steps to prevent the reoccurrence of such releases will be identified in a plan revision and implemented.
- Maintain all temporary and permanent erosion control measures in good working order by cleaning, repairing, replacement and sediment removal throughout the permit period. Any necessary repairs will be initiated within 24 hours of report.
 - Built up sediment will be removed from silt barrier or the silt barrier replaced when it has reached 1/2 the height of the barrier.
 - Built up sediment will be removed from sediment basins when it reaches 25% of the design capacity or at the end of the project.
 - Accumulation of earth, silt or debris on adjoining properties or streets will be minimized. Remove any accumulation of earth, silt or debris immediately and take remedial actions for prevention.
 - Minor spills of potentially hazardous materials will be cleaned up by removing and disposing of contaminate soils properly. Major spills shall be reported in accordance with 455B.386 Code of Iowa with clean up procedures dependent on the severity of the spill.

- Hazardous substance spill prevention and response
 - The contractor is responsible for training all personnel in the proper handling and cleanup of spilled materials. No spilled hazardous materials or wastes will be allowed to come into contact with storm water discharges. If contact does occur, the storm water discharge will be contained on site until appropriate measures in compliance with all Federal, State, and local regulations are followed to dispose of the hazardous substance.
 - In addition to Good Housekeeping and material management practices, the following practices shall be done to minimize the potential for hazardous material spills and to reduce the risk of the spill coming in contact with storm water.
 - Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be trained regarding these procedures and the location of the information and cleanup supplies.
 - Materials and equipment necessary for spill control, containment and cleanup will be provided onsite in a material storage area. Equipment and materials will include but not be limited to brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers.
 - In the event of a spill, the following procedures will be followed:
 - All spills will be cleaned up immediately following discovery.
 - The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with the hazardous substance.

- Spill of toxic or hazardous material will be reported to the appropriate state or local governmental agency and to the project manager and engineer, regardless of the size of the spill.
- In the event the construction site has a release of a hazardous substance or oil in an amount which exceeds a reportable quantity (RQ) as defined at 40 CFR Part 110, 40 CFR Part 117, or 40 CFR Part 302 then the permittee shall:
 - Person in charge of the site at the time of the spill shall call the EPA National Response Center to report the spill (800-424-8802, or 202-426-2675).
 - Modify the Pollution Prevention Plan accordingly within 14 days of the spill including the items mentioned below.
 - Within 14 days of the release, submit a written description of the release including: a description of the release, type of material, estimated amount of spill, date of release, explanation of why the spill happened, and a description of the steps taken to prevent and control future releases.

B.Materials Management

Site sources of pollution generated as a result of this work related to silts and sediment which may be transported as a result of a storm event. However, this SWPPP provides conveyance for other (non-project related) operations. These other operations have storm water runoff, the regulation of which is beyond the control of this SWPPP.

- Materials or substances expected to be present onsite during construction:
 - Concrete
 - Detergents
 - Paints
 - Tar
 - Soil stabilization additives
 - Fertilizers
 - Petroleum based additives
 - Cleaning solvents
 - Wood
 - Solids and construction wastes
 - Pesticides
- Material Management Practices - the following is a list of practices that will be used onsite to minimize the risk of spills or other accidental exposure of materials and substances to storm water runoff:
 - Good Housekeeping
 - An effort will be made to store onsite only enough products required to complete the job.
 - All materials stored onsite will be kept in a neat, orderly manner and in their appropriate containers. If possible, products shall be kept under a roof or other enclosure.
 - Materials will be kept in their original containers with the original manufacturer's label.
 - Substances will not be mixed with one another unless recommended by the manufacturer.
 - Whenever possible, all of a product will be used up before disposing of the container.
 - Manufacturer's recommendations for proper use and disposal will be followed.
 - The job site superintendent will be responsible for daily inspections to ensure proper use and disposal of materials.
 - Hazardous Products
 - Products will be kept in their original containers with the original manufacturer's label.
 - The original labels and material safety data will be kept for each of the materials as they contain important product information.
 - Disposal of any excess product will be done in a manner that follows all manufacturers', federal, local and state recommended methods for proper disposal.
- Product Specific Practices - the following is a list of potential sources of pollution and specific practices to reduce pollutant discharges from materials or sources expected to be present during construction.
 - Petroleum Storage Tanks
 - All onsite vehicles shall be inspected and monitored for leaks and receive preventative maintenance to reduce the chance of leakage.
 - Steps will be taken by the contractor to eliminate contaminants from storage tanks from entering ground soil. Any petroleum storage tanks kept onsite will be located with an impervious surface between the tank and the ground.
 - Fertilizers - shall be applied in minimal amounts as recommended by the manufacturer. It shall be worked into the soil as to minimize the contact with storm water discharge.
 - Paints, paint solvents and cleaning solvents - Excess paints and solvents shall not be discharged into the storm sewer system. The contractor shall refer to the manufacturer's instructions and federal regulations on the proper disposal techniques.
 - Concrete wastes
 - Concrete trucks will be allowed to washout or discharge excess concrete only in specifically designated areas which have been prepared to minimize contact between the concrete and storm water discharge from the site.
 - The hardened product from the concrete washout areas will be disposed of as other non-hazardous waste materials or may be broken up and used on the site for other appropriate uses.
 - Solid and construction wastes - All trash and construction debris shall be deposited into a dumpster that will be emptied as necessary. No construction waste materials will be buried on site. The dumpsters must be put in a location where the contact with storm water discharge is minimized.

SECTION 3: FINAL STABILIZATION/DISCONTINUATION

A.Final Stabilization / Discontinuation

- The storm water discharge from a construction activity is no longer considered to be a discharge subject to the storm water permit requirements when final stabilization has been reached and temporary erosion and sediment controls have been or will be removed. A permittee must submit a Notice of Discontinuation (NOD) to inform the IDNR that storm water discharge from the site will no longer need to be covered by the general permit.
- "Final Stabilization" - the point at which all soil disturbing activities are complete, and a uniform perennial vegetative cover with a density of 70% of the cover for unpaved areas and areas not covered by permanent structures has been established or equivalent permanent stabilization measures have been employed.
- Notice of Discontinuation should be mailed to the following address:

Storm Water Coordinator
Iowa Department of Natural Resources
502 E. 9th Street
Des Moines, Iowa 50319-0034
- All plans, inspection reports and other related documents must be retained for a period of three years after project completion. The contractor shall retain a record copy and provide the original documents to the owner upon issuance of the NOD.

SECTION 4: CERTIFICATION

A.Storm Water Pollution Prevention Plan Certification

- This project is subject to section 402(b) of the Clean Water Act and IAC 455 B.174 Subrule 567-64.4 (projects disturbing one or more total acres) and requires inclusion in the National Pollutant Discharge Elimination System (NPDES) General Permit No. 2 or individual NPDES Permit for storm water discharge associated with industrial activity for construction activities. The Contractor shall perform all pollution prevention measures as identified in the plans and specifications. A copy of the Storm Water Pollution Prevention Plan (SWPPP) must be kept at the construction site from the time construction begins until the site has reached final stabilization.
- The owner and prime contractor must sign the NPDES Certification Statement. The prime contractor must identify which contracting entity will be responsible for each portion of the pollution prevention plan and maintain the site in compliance with the SWPPP, Pollution Prevention Plan drawings and NPDES Permit. The certification must be signed in accordance with the signatory requirements found in the general permit; i.e., principal executive officer, vice president, general partner, proprietor, elector official, and will be incorporated into the pollution prevention plan.
- All subcontractors, including short-term contractors and subcontractors, prior to approval, must sign the NPDES Certification Statement before conducting any work at the site. The certification must be signed in accordance with the signatory requirements found in the general permit; i.e., principal executive officer, vice president, general partner, proprietor, elector official, and will be incorporated into the pollution prevention plan.
- Upon signing the certification, the contractor or subcontractor becomes a co-permittee with the owner and other co-permittee contractors. In signing the plan, the authorized representative certifies that the information is true and assumes liability for the plan and its implementation. Note that Section 309 of the Clean Water Act provides for significant penalties where information is false or the permittee violates, either knowingly or negligently, the permit requirements.
- A copy of the NPDES Certification Statement of the Owner, Prime Contractor and all Subcontractors shall be filed in and become a part of the project SWPPP.

THE RESIDENCE AT CARTER LAKE

SWPPP NOTES

CARTER LAKE, IOWA

SNYDER & ASSOCIATES, INC. I



Project No: 125.0711.10

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