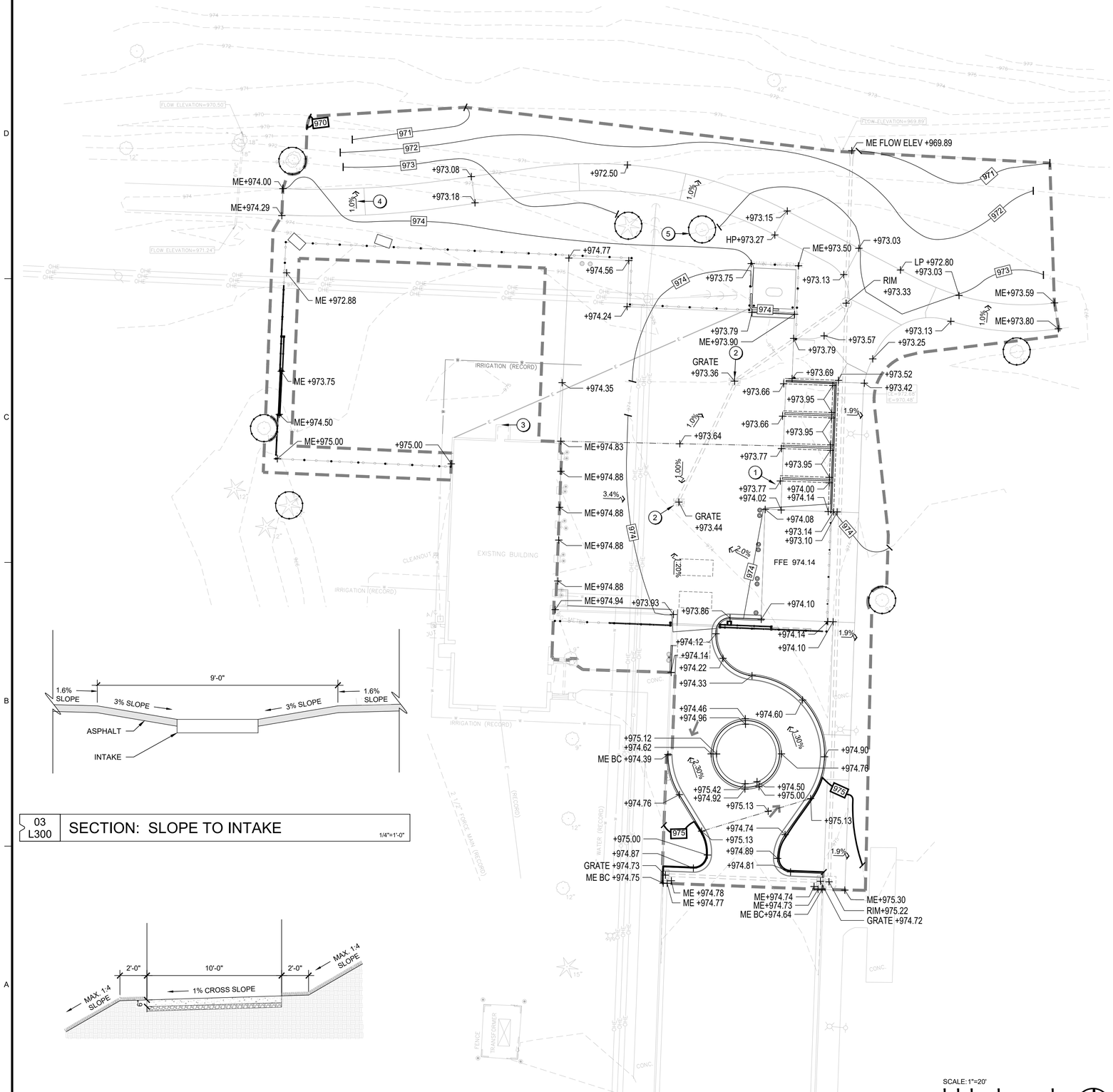


03 L300 SECTION: SLOPE TO INTAKE 1/4"=1'-0"

02 L300 SECTION: TRAIL CROSS SLOPE 1/2"=1'-0"

01 L300 SITE GRADING AND DRAINAGE PLAN

SCALE: 1"=20'
0' 10' 20' 40'

GRADING NOTES

A. ALL SPOT ELEVATIONS ARE AT THE TOP OF FINISHED SURFACES.

B. CONTRACTOR TO VERIFY ALL SPOT ELEVATIONS FOR POSITIVE DRAINAGE BEFORE INSTALLATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE SURFACE DRAINAGE IN ALL AREAS, UNLESS OTHERWISE NOTED. ALL NEWLY GRADED GROUND SURFACES SHALL BE FINISHED TO UNIFORM GRADES AND SLOPED IN SUCH A MANNER TO BE FREE OF DEPRESSIONS THAT CAUSE AREAS OF STANDING WATER. THE CONTRACTOR SHALL REPORT ANY CONFLICTS WITH THIS REQUIREMENT TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO FINAL GRADING OPERATIONS.

C. WALK CROSS SLOPE MAY NOT EXCEED 2%. RUNNING SLOPE MAY NOT EXCEED 5%. RUNNING SLOPE FOR RAMPS MAY NOT EXCEED 1:12 WITH LANDINGS THAT DO NOT EXCEED 2% IN ANY DIRECTION.

D. WHERE PROPOSED GRADES MEET EXISTING, BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN THE NEW WORK AND EXISTING WORK. PONDING AT JOINTS WILL NOT BE ACCEPTED.

E. CONTACT LANDSCAPE ARCHITECT PRIOR TO BACKFILLING AGAINST EXISTING BUILDINGS. PROVIDE WATERPROOFING WHEN BACKFILLING AGAINST EXISTING BUILDINGS.

F. FINAL BERM SHAPE TO APPROVED BY LANDSCAPE ARCHITECT.

G. SEE SPECIFICATIONS FOR MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS AND PLANTING BEDS.

H. DEBRIS SHALL BE REMOVED AND PAVEMENT WITHIN THE RIGHT-OF-WAY SWEPT AT THE END OF EACH WORKING DAY.

I. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISHED GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES, AND LIGHT BASES.

J. SILT FENCE AND INLET PROTECTION SHALL BE MAINTAINED UNTIL ESTABLISHMENT OF PERMANENT GROUND COVER.

KEYNOTES

1. FEATHER PAVING AS NECESSARY TO ACHIEVE POSITIVE DRAINAGE TO INTAKE.
2. SLOPE AT 3% WITHIN 3' OF INTAKE RE: 03/L300.
3. SLOPE AWAY FROM DOOR.
4. EXTEND TRAIL CROSS SLOPE 2' IN BOTH DIRECTIONS RE: 02/L300.
5. MINIMIZE GRADING WITHIN TREE PROTECTION ZONE.

SYMBOL LEGEND

SYMBOL LEGEND

ME = MATCH EXISTING
TC = TOP OF CURB
BC = BOTTOM OF CURB
HP = HIGH POINT
LP = LOW POINT

TREE PROTECTION FENCE RE: 02/L100

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Recreation Complex Facility Maintenance Yard Improvements

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GRADING & DRAINAGE PLAN

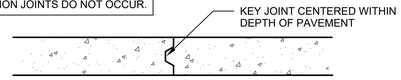
CONFLUENCE PROJECT # 20430

L300

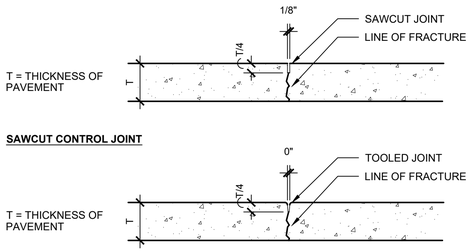
File Location: N:\1 PROJECTS\2020\20430_CB Rec Complex Maintenance Facility\20430_WORKING\AUTOCAD\SHEETS\L300 GRADING & DRAINAGE PLAN / SAVE DATE: 8/19/2024 10:32 AM BY: jsharon / PLOT DATE: 8/19/2024 1:54 PM BY: John Sharon

WHEN WALLS TURN 90 DEGREES BEND AND EXTEND REBAR INTO ADJACENT WALL SEGMENT.

CONSTRUCTION JOINTS SHALL BE PLACED BETWEEN INDIVIDUAL POURS OF CONCRETE WHERE EXPANSION JOINTS DO NOT OCCUR.



12 L500 SECTION: CONSTRUCTION JOINT 1-1/2" = 1'-0"

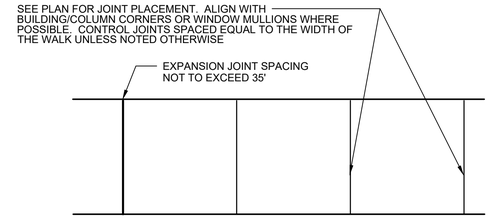


TOOLED JOINTS SHALL BE CONSTRUCTED AT A MINIMUM DEPTH OF ONE INCH BY SCORING WITH A TOOL WHICH WILL LEAVE THE CORNERS ROUNDED AND INSURE A FREE MOVEMENT OF CONCRETE AT THE JOINT.

09 L500 SECTION: CONTROL JOINT 1-1/2" = 1'-0"

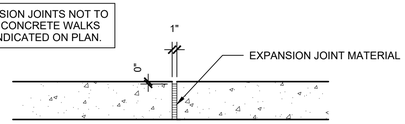
07 L500 NOT USED

SEE PLAN FOR JOINT PLACEMENT. ALIGN WITH BUILDING/COLUMN CORNERS OR WINDOW MULLIONS WHERE POSSIBLE. CONTROL JOINTS SPACED EQUAL TO THE WIDTH OF THE WALK UNLESS NOTED OTHERWISE



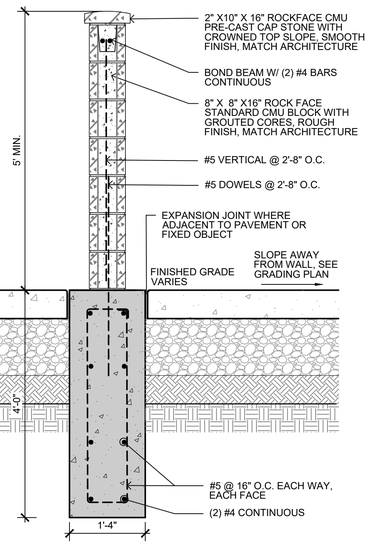
03 L500 SECTION: 8" CONCRETE PAVING 3/4"=1'-0"

SPACE EXPANSION JOINTS NOT TO EXCEED 35' IN CONCRETE WALKS AND WHERE INDICATED ON PLAN.

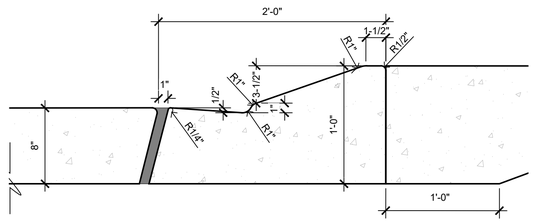


11 L500 SECTION: EXPANSION JOINT 1-1/2" = 1'-0"

WHERE WALLS TURN 90 DEGREES, BEND AND EXTEND REBAR INTO ADJACENT WALL SEGMENT, MINIMUM 12".

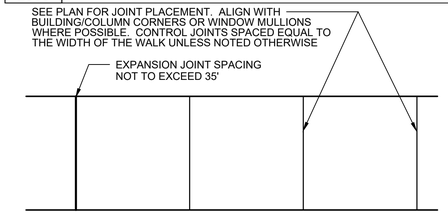


08 L500 SECTION: 5' MASONRY WALL 3/4"=1'-0"



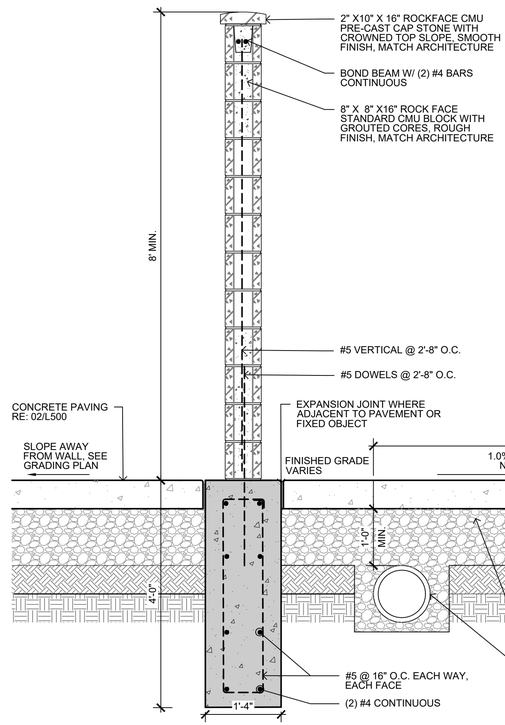
06 L500 DETAIL: MOUNTABLE CONCRETE CURB 1-1/2"-1'-0"

SEE PLAN FOR JOINT PLACEMENT. ALIGN WITH BUILDING/COLUMN CORNERS OR WINDOW MULLIONS WHERE POSSIBLE. CONTROL JOINTS SPACED EQUAL TO THE WIDTH OF THE WALK UNLESS NOTED OTHERWISE

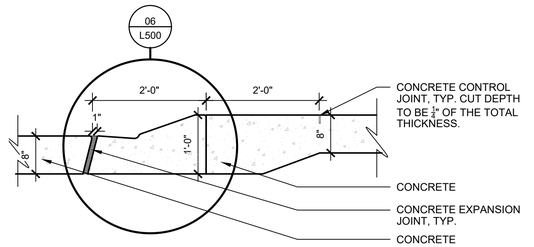


02 L500 SECTION: 6" CONCRETE PAVING 3/4"=1'-0"

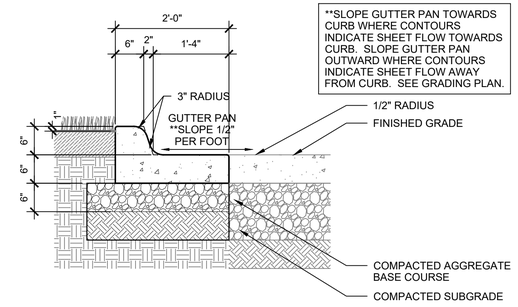
WHERE WALLS TURN 90 DEGREES, BEND AND EXTEND REBAR INTO ADJACENT WALL SEGMENT, MINIMUM 12".



10 L500 SECTION: 8' MASONRY WALL 3/4"=1'-0"

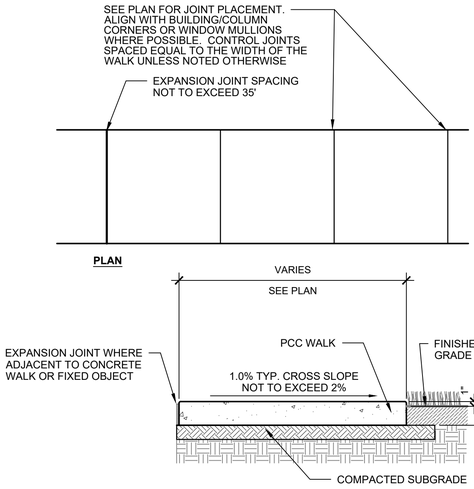


05 L500 SECTION: MOUNTABLE CONCRETE CURB 3/4"=1'-0"



04 L500 SECTION: CURB AND GUTTER 3/4"=1'-0"

SEE PLAN FOR JOINT PLACEMENT. ALIGN WITH BUILDING/COLUMN CORNERS OR WINDOW MULLIONS WHERE POSSIBLE. CONTROL JOINTS SPACED EQUAL TO THE WIDTH OF THE WALK UNLESS NOTED OTHERWISE



01 L500 SECTION: 5" CONCRETE PAVING 3/4"=1'-0"

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Recreation Complex Facility Maintenance Yard Improvements

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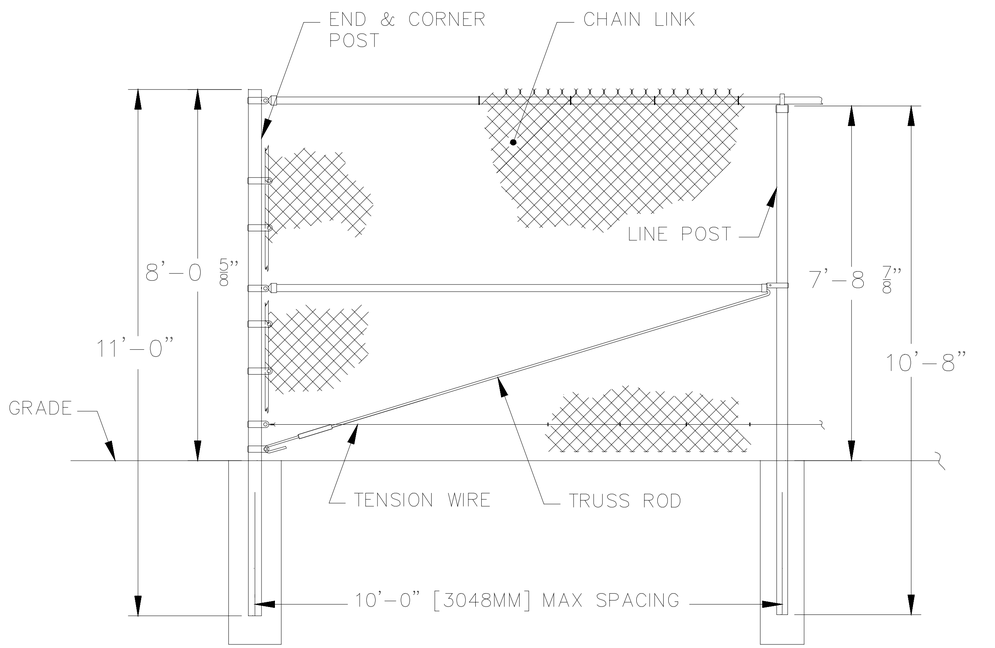
SITE DETAILS

CONFLUENCE PROJECT # 20430

L500

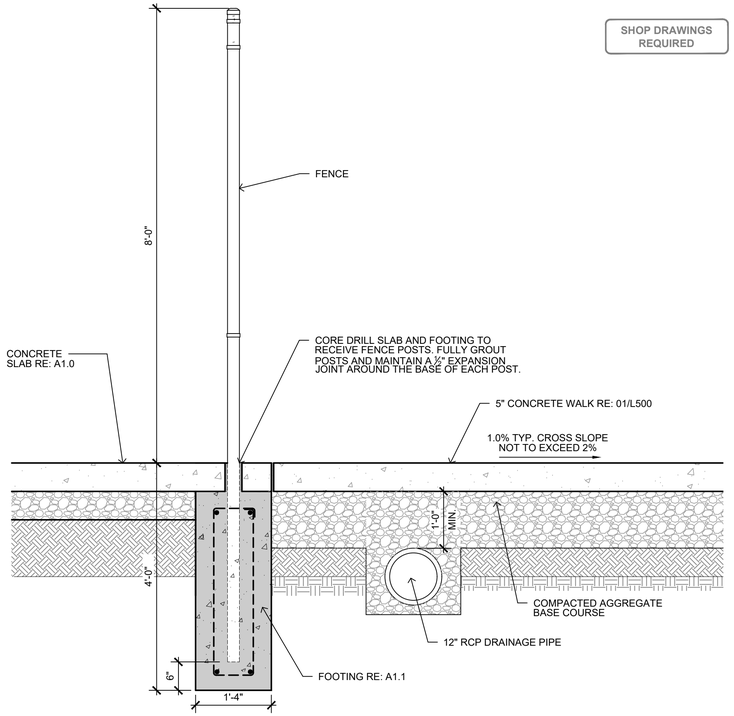
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SHOP DRAWINGS REQUIRED



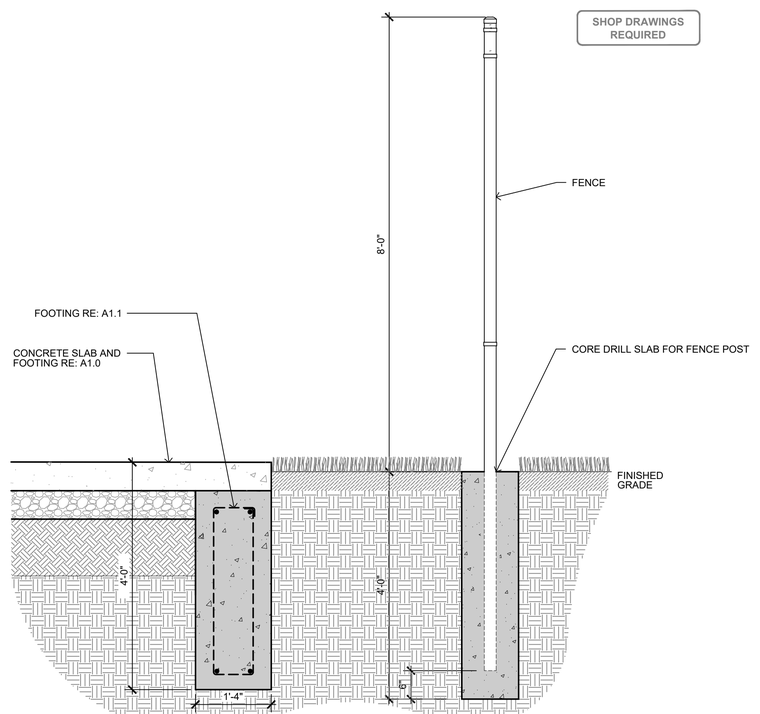
04 L501 SECTION ELEVATION: 8' CHAIN LINK FENCE N.T.S.

SHOP DRAWINGS REQUIRED



03 L501 SECTION: 8' CHAIN LINK FENCE AT BUILDING PAD 3/4"=1'-0"

SHOP DRAWINGS REQUIRED



02 L501 SECTION: 8' CHAIN LINK FENCE AT BUILDING PAD 3/4"=1'-0"

COMMERCIAL STRENGTH CHAIN LINK FENCE, MASTER HALCO PERMAFUSED COLOR CHAIN LINK OR EQUAL

COLOR: BLACK

WIRE GAUGE: 11 GAUGE CORE MIN.

MESH SIZE: 1-1/4" MAX.

SELVAGE: KNUCKLE-TWIST

FRAMEWORK: SPECTRA POLYESTER, 3 MILS MINIMUM, OVER GALVANIZED STEEL ASTM F 1043, GROUP 1C WITH A MINIMUM YIELD STRENGTH OF 50,000 PSI, PROTECTIVE COATING PER ASTM 1043, EXTERNAL COATING TYPE B, ZINC WITH ORGANIZ OVERCOAT, 0.9 OUNCES/SF WITH CHROMATE CONVERSION AND VERIFIABLE POLYMER FILM

TOP RAIL: 1-5/8" O.D. POLYESTER STANDARD WEIGHT PIPE (0.140" WALL THICKNESS, 2.27 LB/FT)

LINE POSTS: 2-3/8" O.D. POLYESTER STANDARD WEIGHT PIPE (0.154" WALL THICKNESS, 3.65 LB/FT)

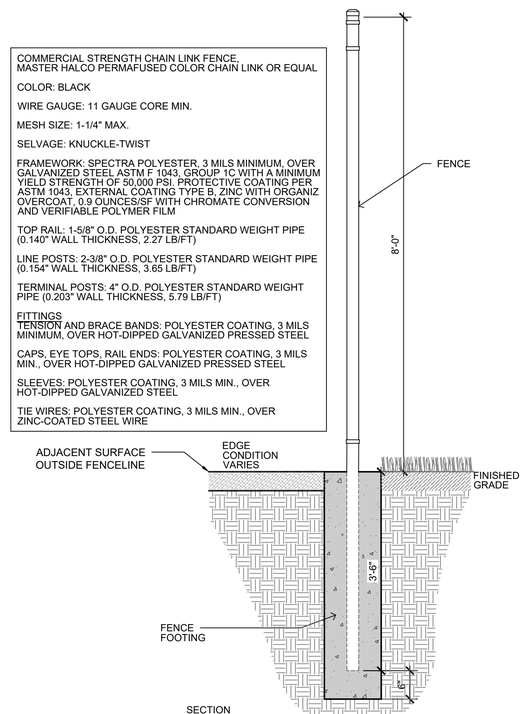
TERMINAL POSTS: 4" O.D. POLYESTER STANDARD WEIGHT PIPE (0.203" WALL THICKNESS, 5.79 LB/FT)

FITTINGS
TENSION AND BRACE BANDS: POLYESTER COATING, 3 MILS MINIMUM, OVER HOT-DIPPED GALVANIZED PRESSED STEEL

CAPS, EYE TOPS, RAIL ENDS: POLYESTER COATING, 3 MILS MIN., OVER HOT-DIPPED GALVANIZED PRESSED STEEL

SLEEVES: POLYESTER COATING, 3 MILS MIN., OVER HOT-DIPPED GALVANIZED STEEL

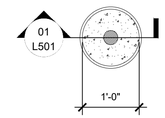
TIE WIRES: POLYESTER COATING, 3 MILS MIN., OVER ZINC-COATED STEEL WIRE



SECTION

01 L501 SECTION: 8' CHAIN LINK FENCE 3/4"=1'-0"

PLAN



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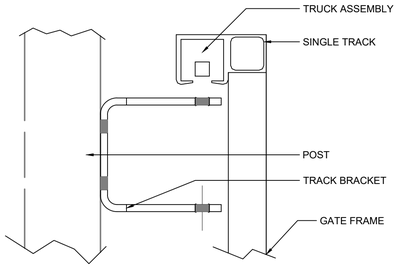
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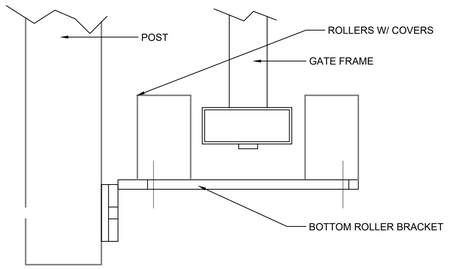
L501

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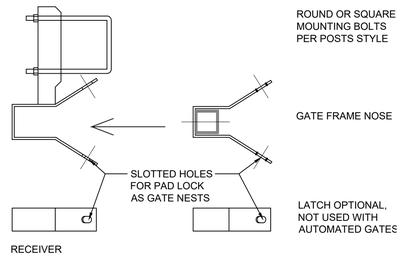
SHOP DRAWINGS REQUIRED

04 L502 SINGLE TRACK ENLARGEMENT 3" = 1'-0"



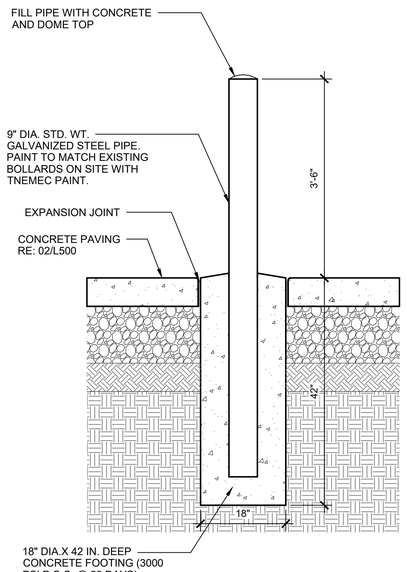
SHOP DRAWINGS REQUIRED

06 L502 BOTTOM ROLLER ENLARGEMENT 3" = 1'-0"

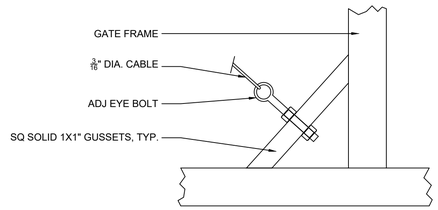


SHOP DRAWINGS REQUIRED

03 L502 GATE RECEIVER ENLARGEMENT 3" = 1'-0"

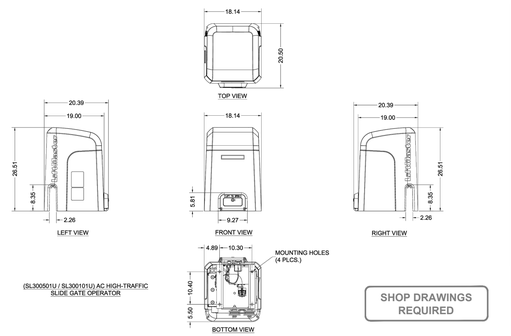


07 L502 SECTION: PIPE BOLLARD 3/4"=1'-0"



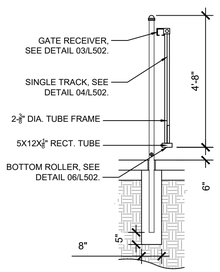
SHOP DRAWINGS REQUIRED

05 L502 GUSSET ENLARGEMENT 3" = 1'-0"

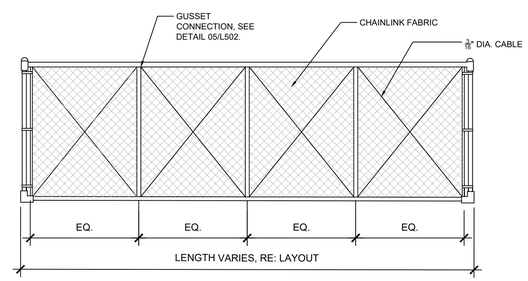


SHOP DRAWINGS REQUIRED

02 L502 DETAIL: AUTOMATIC GATE CONTROLER N.T.S.



SHOP DRAWINGS REQUIRED



01 L502 ELEVATION: SLIDER GATE 3/8"=1'-0"

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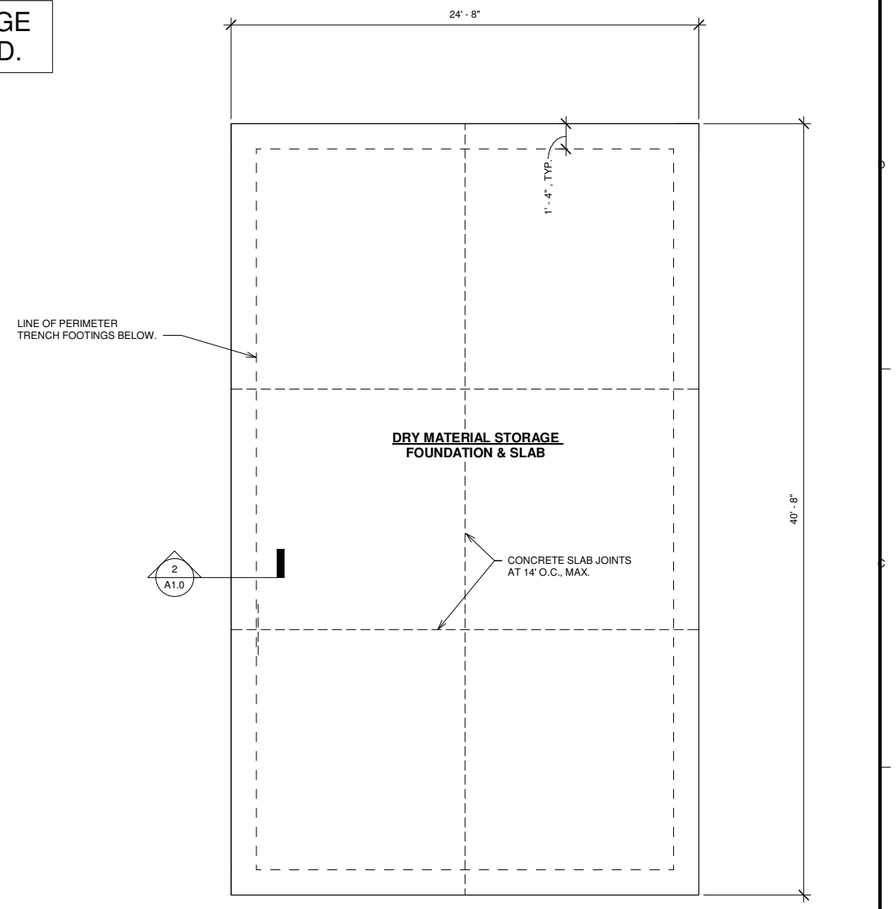
SITE DETAILS

CONFLUENCE PROJECT # 20430

L502

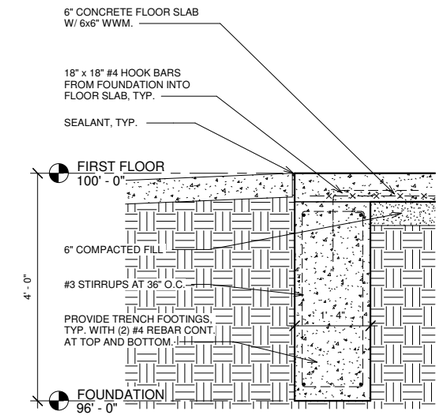
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PHASE-1 WORK SHOWN ON THIS PAGE SHALL BE INCLUDED IN THE BASE BID.



1 DRY STORAGE BUILDING - PHASE 1
1/4" = 1'-0"

NORTH



2 DRY STORAGE FOOTING & SLAB
3/4" = 1'-0"

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LICENSED PROFESSIONAL ARCHITECT
PAUL J. KELLY
6798
IOWA

9/10/2024

THE SCALE INDICATED IS FOR 22"x34" DRAWING SHEETS; 11"x17" SHEETS ARE HALF THE INDICATED SCALE

Recreation Complex Facility Maintenance Yard Improvements

Project R-23-14 and R-25-03 | City of Council Bluffs, Iowa

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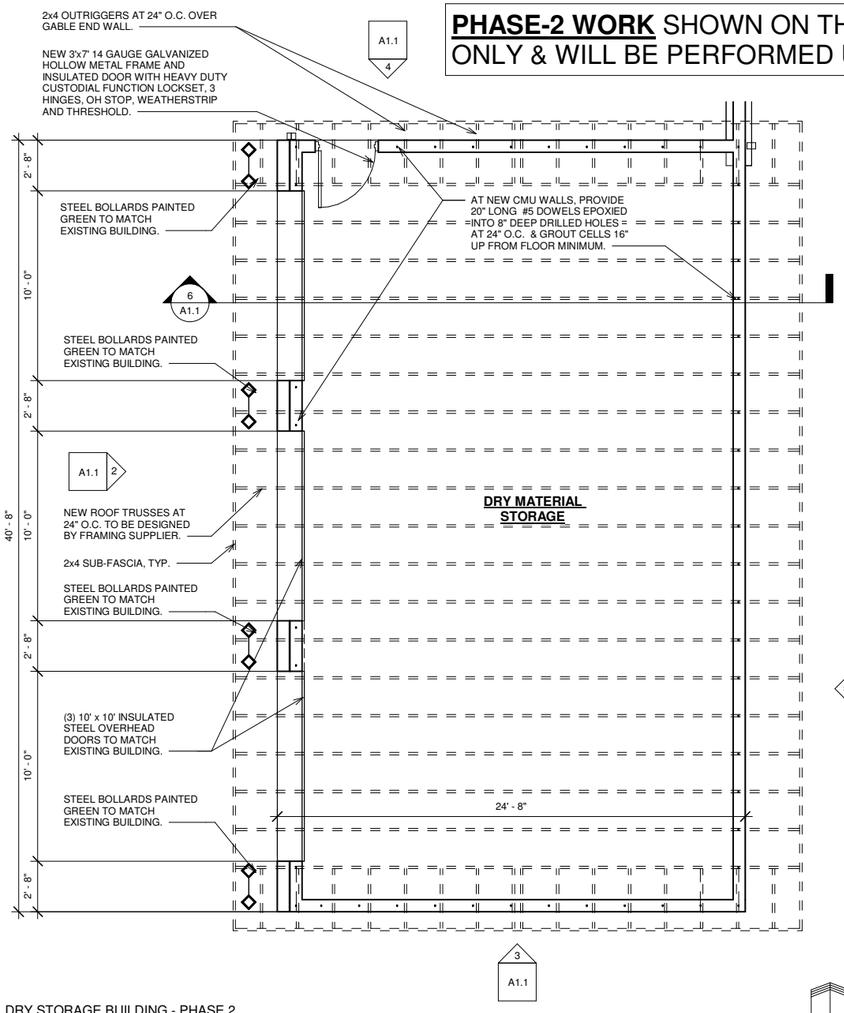
DRY STORAGE BLDG - PHASE I

CONFLUENCE PROJECT # 20430

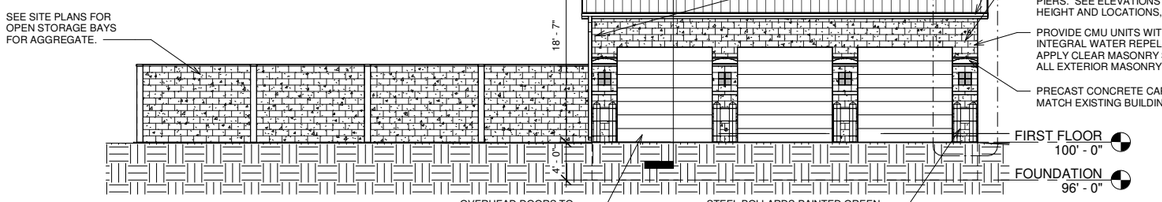
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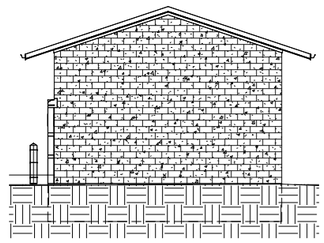
PHASE-2 WORK SHOWN ON THIS PAGE IS INCLUDED FOR INFORMATION ONLY & WILL BE PERFORMED UNDER A SEPARATE CONTRACT.



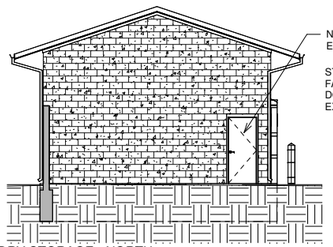
1 DRY STORAGE BUILDING - PHASE 2
1/4" = 1'-0"



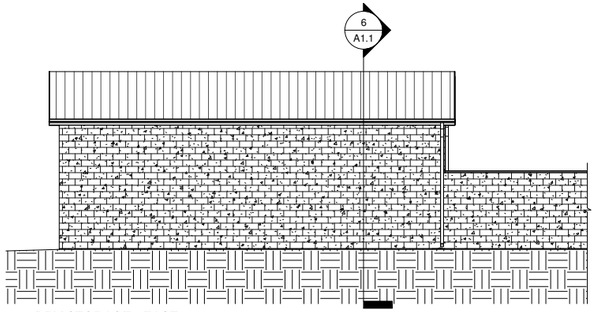
2 DRY STORAGE - WEST
1/8" = 1'-0"



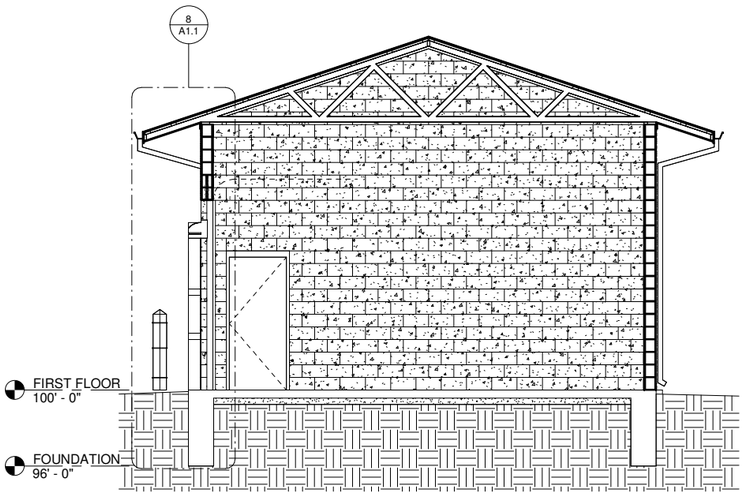
3 DRY STORAGE - SOUTH
1/8" = 1'-0"



4 DRY STORAGE - NORTH
1/8" = 1'-0"



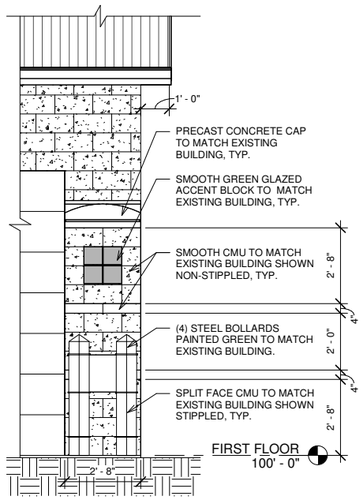
5 DRY STORAGE - EAST
1/8" = 1'-0"



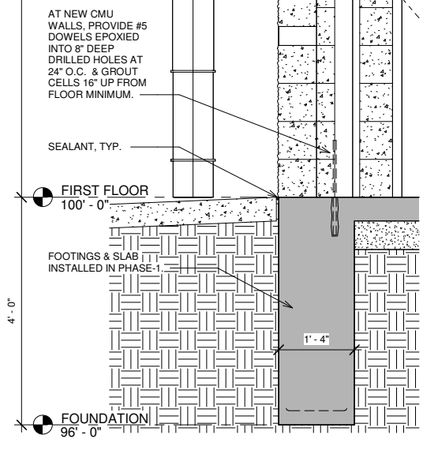
6 DRY STORAGE BLDG SECTION
1/4" = 1'-0"

CODE REVIEW NOTES:

PROJECT DESCRIPTION:	DRY STORAGE BUILDING
OWNER:	City of Council Bluffs
ARCHITECT:	Paul J. Kelly, AIA
ADDRESS:	440 North 61st Street, Omaha, NE 68132
PHONE & EMAIL:	(402) 320-4131 pjkarchitect@gmail.com
PROJECT ADDRESS:	2900 Richard Downing Avenue, Council Bluffs, Iowa
USE:	CB Parks Dept. Manitenance Facility
PIN:	744410200003
CONSTRUCTION:	Type V-B
SQ. FOOTAGES:	1,003 sf
OCCUPANCY:	U - Parks Maintenance Utility Building, Non-Occupied.
ALLOWABLE HEIGHT AND AREA:	
TYPE V-B AREA:	Height: 40' Max, 1 Story (Non-Sprinkled Building). Area: 5,500 sf max allowed per Table 506.2 > 1,003 sf proposed.
EXTERIOR WALLS:	Per IBC Tables 601 & 602 for U Occupancy at 0 hour walls required.
GOVERNING CODES:	2015 International Building Code 2015 International Fire Code 2015 Life Safety Code
COMCheck:	Not Required - Non-Conditioned Building
BUSINESS OPERATION:	Civic Maintenance Facility
LEGAL DESCRIPTION:	SECTION 10-74-44 SW NE EXC SLY80'



7 PIER DETAIL
3/8" = 1'-0"



8 DRY STORAGE WALL SECTION
3/4" = 1'-0"

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
1111 N 13TH STREET, STUDIO 204
OMAHA, NE 68102
PH: (402) 973-9908
www.thinkconfluence.com

ARCHITECT: PJK Architecture
440 North 61st Street
Omaha, Nebraska 68132
PH: (402) 320-4131

LICENSED PROFESSIONAL ARCHITECT — PAUL J. KELLY — 6798 — IOWA

9/10/2024

THE SCALE INDICATED IS FOR 22"x34" DRAWING SHEETS; 11"x17" SHEETS ARE HALF THE INDICATED SCALE

Recreation Complex Facility Maintenance Yard Improvements

Project R-23-14 and R-25-03 | City of Council Bluffs

Council Bluffs, Iowa

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION

ISSUED FOR CONSTRUCTION

100% CDS

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DRY STORAGE BLDG - PHASE 2

CONFLUENCE PROJECT # 20430

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