Attachment C

COUNCIL BLUFFS INDUSTRIAL PARK SUBDIVISION

PRELIMINARY PLANS

COUNCIL BLUFFS, IA

LEGAL DESCRIPTION:

PART OF THE SE1/4 OF SECTION 21 AND THE NE 1/4 OF SECTION 28, ALL IN TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, BEING A PART OF AUDITORS SUBS NW SE LOT 5, NE SE LOT 4, SW SE LOTS 1, 2 & 3, SE SE LOTS 1 & 2 ALL IN SECTION 21, TOWNSHIP 75 NORTH, RANGE 43 WEST AND AUDITORS SUB SW NE PART OF LOT 1 IN SECTION 28, TOWNSHIP 75 NORTH, RANGE 43 WEST AND PART OF THE NE1/4 NE1/4 & NW1/4 NE1/4 ALL IN SECTION 28, TOWNSHIP 75 NORTH, RANGE 43 WEST, BOUNDED NORTHERLY BY U.S. HIGHWAY NO. 6, EASTERLY BY INTERSTATE HIGHWAY NO. 80 AND WESTERLY BY A LOCAL ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW ¼ CORNER OF SAID SECTION 21, THENCE N1°44'24.97"E 908.80 FEET, THENCE S88°15'35.03"E 33.00 FEET, THENCE N8°18'14.97"E 104.12 FEET, THENCE N1°44'37.97"E 112.08 FEET, THENCE N17°11'38.97"E 83.30 FEET, THENCE N2°51'41.97"E 125.50 FEET, THENCE N4°00'25.97"E 142.03 FEET, THENCE S85°33'40.03"E 303.25 FEET, THENCE N88°22'31.97"E 201.15 FEET, THENCE S87°09'46.03"E 249.16 FEET, THENCE N81°48'54.97"E 252.04 FEET, THENCE S77°07'22.03"E 360.92 FEET, THENCE N71°27'51.97"E 398.96 FEET, THENCE N89°44'07.97"E 121.25 FEET, THENCE S49°57'05.03"E 124.55 FEET, THENCE S13°50'39.97"W 822.10 FEET, THENCE S20°26'38.97"W 553.16 FEET, THENCE S27°26'14.25"W 164.36 FEET, THENCE S59°24'14.97"W 140.71 FEET, THENCE S31°48'22.97"W 154.13 FEET, THENCE S24°06'24.97"W 408.28 FEET, THENCE S22°26'37.97"W 67.52 FEET, THENCE S49°39'48.97"W 501.86 FEET, THENCE N89°01'45.58" 896.06 FEET, THENCE N1°59'20.97"E 1015.50 FEET TO THE POINT OF BEGINNING



1 LOCATION MAP
1"=2000'

NORTH

DRAWING INDEX:

GENERAL

0	COVER SHEET

CIVIL

C101	SITE LAYOUT & PAVING PLAN
C102	SITE GRADING & STORM SEWER PLAN
C105	SITE UTILITY PLAN
C106	SITE LANDSCAPE PLAN
C107	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

ARCHITECTURAL

A101	BUSINESS IDENTIFICATION SIGN DETAILS
A201	EXTERIOR BUILDING ELEVATIONS

PROJECT INFORMATION:

OWNER:	IOWA WESTERN COMMUNITY COLLEGE FOUNDATION 2313 COLLEGE ROAD COUNCIL BLUFFS, IA 51503
SUBDIVIDER:	NESTORY PARK 1 BELVEDERE DRIVE MILL VALLEY, CA 94941
ENGINEER:	THE SCHEMMER ASSOCIATES, INC. 1044 N. 115TH STREET, SUITE 300 OMAHA, NE 68154
ZONING:	ALL PROPERTY WITHIN THE SUBDIVISION BOUNDARY IS CURRENTLY ZONED P-C/P-1.
FLOODPLAIN:	FEMA FLOOD ZONE X, AREA OF MINIMAL HAZARD. NO FLOODWAY OR FRINGE ENCROACHMENTS.

DESIGNED: RMD
DRAWN: APH
CHECKED:

ISSUE DATE: 08/17/2021

REVISIONS:

No.:	DATE:	BY:	DESCRIPTION:

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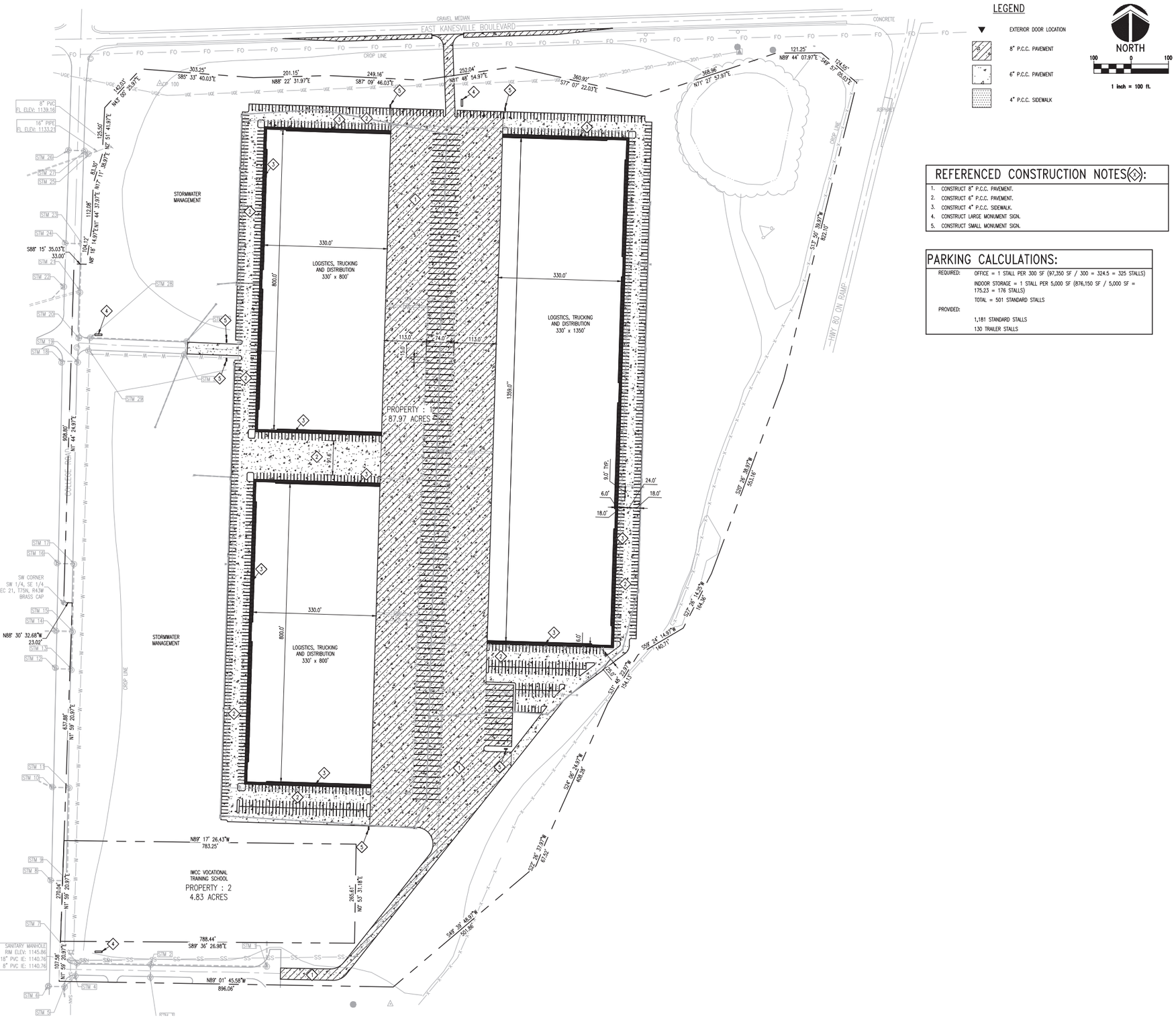
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NESTORY PARK
IWCC LOGISTICS
I80 & HIGHWAY 6
COUNCIL BLUFFS, IOWA
COVER SHEET

PROJECT NO.: 08292.001

0

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LEGEND

- EXTERIOR DOOR LOCATION
- 8" P.C.C. PAVEMENT
- 6" P.C.C. PAVEMENT
- 4" P.C.C. SIDEWALK

NORTH

100 0 100

1 inch = 100 ft.

REFERENCED CONSTRUCTION NOTES(◇):

1. CONSTRUCT 8" P.C.C. PAVEMENT.
2. CONSTRUCT 6" P.C.C. PAVEMENT.
3. CONSTRUCT 4" P.C.C. SIDEWALK.
4. CONSTRUCT LARGE MONUMENT SIGN.
5. CONSTRUCT SMALL MONUMENT SIGN.

PARKING CALCULATIONS:

REQUIRED: OFFICE = 1 STALL PER 300 SF (97,350 SF / 300 = 324.5 = 325 STALLS)
INDOOR STORAGE = 1 STALL PER 5,000 SF (876,150 SF / 5,000 SF = 175.23 = 176 STALLS)
TOTAL = 501 STANDARD STALLS

PROVIDED:
1,181 STANDARD STALLS
130 TRAILER STALLS

DESIGNED: RMD
DRAWN: APH
CHECKED:

ISSUE DATE: 08/17/2021
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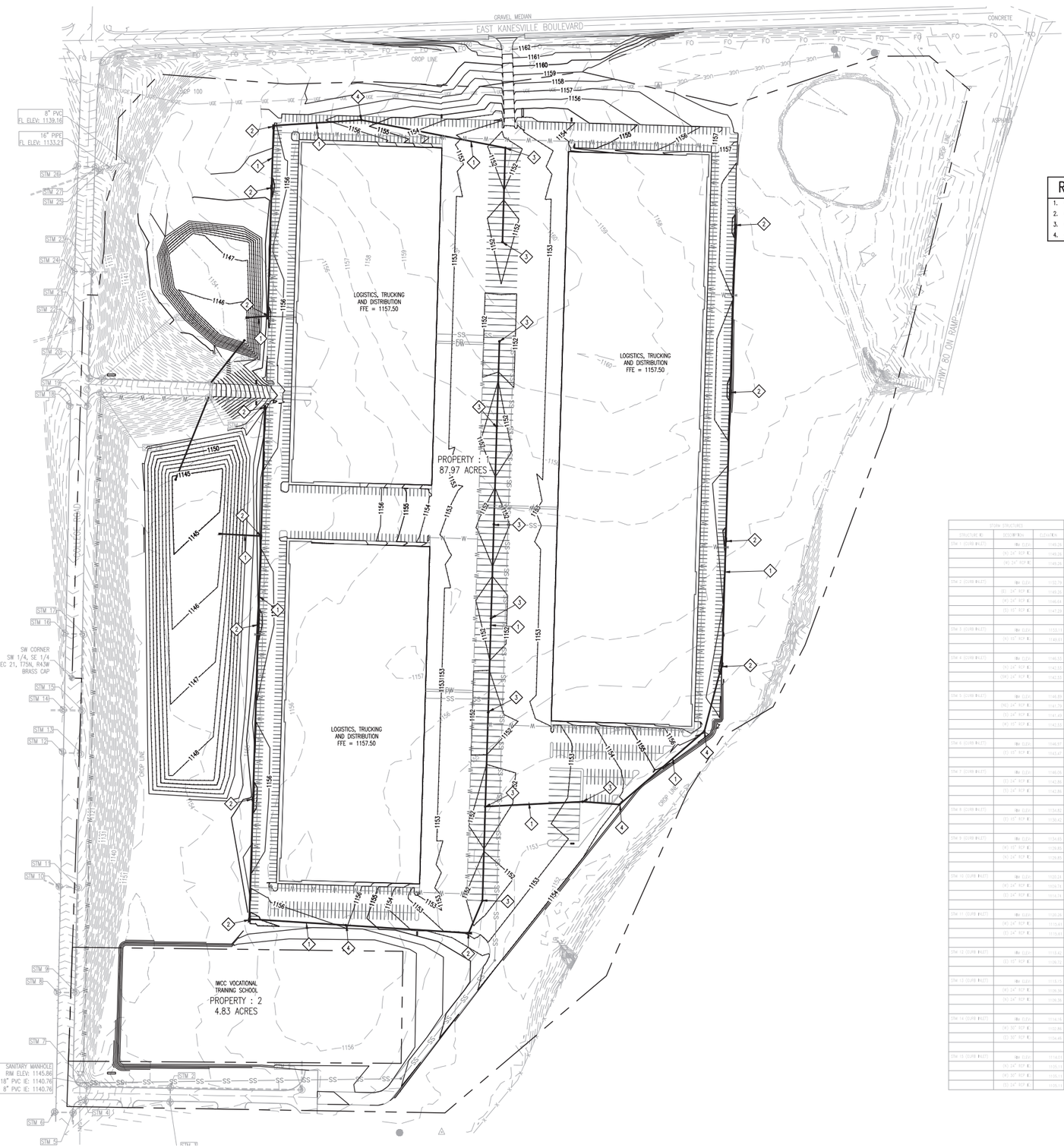
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NESTORY PARK
IWCC LOGISTICS
I80 & HIGHWAY 6
COUNCIL BLUFFS, IOWA
SITE LAYOUT & PAVING PLAN

PROJECT NO.: 08292.001

C101

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8/17/2021 8:54 AM Neal.Hicks



LEGEND

- XX — PROPOSED CONTOUR
- XX — EXISTING CONTOUR
- PROPOSED STORM SEWER

NORTH

100 0 100

1 inch = 100 ft.

REFERENCED CONSTRUCTION NOTES(◇):

1. CONSTRUCT STORM SEWER PIPE.
2. CONSTRUCT CURB INLET.
3. CONSTRUCT AREA INLET.
4. CONSTRUCT MANHOLE.

STORM STRUCTURES			
STRUCTURE ID	DESCRIPTION		ELEVATION
STM 1 (CURB INLET)		RIM ELEV.	1149.28
		(W) 24" RCP IE	1145.28
		(N) 24" RCP IE	1145.28
STM 2 (CURB INLET)		RIM ELEV.	1150.79
		(E) 24" RCP IE	1146.29
		(W) 24" RCP IE	1146.09
		(S) 60" RCP IE	1147.29
STM 3 (CURB INLET)		RIM ELEV.	1153.11
		(W) 15" RCP IE	1149.61
STM 4 (CURB INLET)		RIM ELEV.	1149.53
		(W) 24" RCP IE	1145.53
		(SW) 24" RCP IE	1145.33
STM 5 (CURB INLET)		RIM ELEV.	1149.59
		(NE) 24" RCP IE	1141.79
		(S) 24" RCP IE	1141.49
		(W) 15" RCP IE	1143.59
STM 6 (CURB INLET)		RIM ELEV.	1149.87
		(E) 15" RCP IE	1143.67
STM 7 (CURB INLET)		RIM ELEV.	1149.09
		(S) 24" RCP IE	1142.89
		(E) 24" RCP IE	1142.89
STM 8 (CURB INLET)		RIM ELEV.	1154.82
		(E) 15" RCP IE	1150.42
STM 9 (CURB INLET)		RIM ELEV.	1154.85
		(W) 15" RCP IE	1150.85
		(N) 24" RCP IE	1150.85
STM 10 (CURB INLET)		RIM ELEV.	1150.24
		(W) 24" RCP IE	1150.74
		(E) 24" RCP IE	1151.74
STM 11 (CURB INLET)		RIM ELEV.	1151.28
		(W) 24" RCP IE	1147.61
		(S) 24" RCP IE	1147.61
STM 12 (CURB INLET)		RIM ELEV.	1153.42
		(E) 15" RCP IE	1149.72
STM 13 (CURB INLET)		RIM ELEV.	1153.76
		(W) 24" RCP IE	1149.96
		(N) 24" RCP IE	1149.96
STM 14 (CURB INLET)		RIM ELEV.	1154.78
		(W) 30" RCP IE	1150.88
		(E) 30" RCP IE	1150.68
STM 15 (CURB INLET)		RIM ELEV.	1154.09
		(W) 24" RCP IE	1150.19
		(N) 24" RCP IE	1150.19
STM 16 (CURB INLET)		RIM ELEV.	1149.88
		(W) 15" RCP IE	1146.38
STM 17 (CURB INLET)		RIM ELEV.	1149.48
		(W) 15" RCP IE	1145.88
		(E) 24" RCP IE	1145.68
STM 18 (CURB INLET)		RIM ELEV.	1153.48
		(S) 15" RCP IE	1149.74
STM 19 (CURB INLET)		RIM ELEV.	1153.17
		(W) 15" RCP IE	1149.67
STM 20 (MANHOLE)		RIM ELEV.	1153.68
		(S) 24" RCP IE	1149.88
		(W) 15" RCP IE	1149.88
		(N) 24" RCP IE	1149.68
STM 21 (CURB INLET)		RIM ELEV.	1147.41
		(W) 48" RCP IE	1143.86
		(N) 18" RCP IE	1143.66
		(S) 24" RCP IE	1143.66
STM 23 (CURB INLET)		RIM ELEV.	1147.34
		(NW) 12" CMP IE	1141.84
STM 25 (CURB INLET)		RIM ELEV.	1150.23
		(S) 18" RCP IE	1146.73
		(W) 15" RCP IE	1146.53
		(E) 8" PVC IE	1146.73
STM 24 (CURB INLET)		RIM ELEV.	1150.48
		(S) 15" RCP IE	1146.81
STM 26 (MANHOLE)		RIM ELEV.	1156.26
		(W) (DOUT)	
STM 28 (CURB INLET)		RIM ELEV.	1148.54
		(S) 15" RCP IE	1144.04
STM 27 (CURB INLET)		RIM ELEV.	1156.43
		(W) 15" RCP IE	1151.31
		(S) 15" RCP IE	1151.31
STM 29 (CURB INLET)		RIM ELEV.	1152.27
		(W) 15" RCP IE	1147.63
		(S) 15" RCP IE	1147.63
STM 30 (CURB INLET)		RIM ELEV.	1152.33
		(W) 15" RCP IE	1148.68
STM 32 (CURB INLET)		RIM ELEV.	1142.40
		(W) 15" RCP IE	1138.61
		(S) 15" RCP IE	1138.61
STM 31 (CURB INLET)		RIM ELEV.	1142.01
		(N) 15" RCP IE	1138.01

DESIGNED: RMD
DRAWN: APH
CHECKED:

ISSUE DATE: 08/17/2021

REVISIONS:

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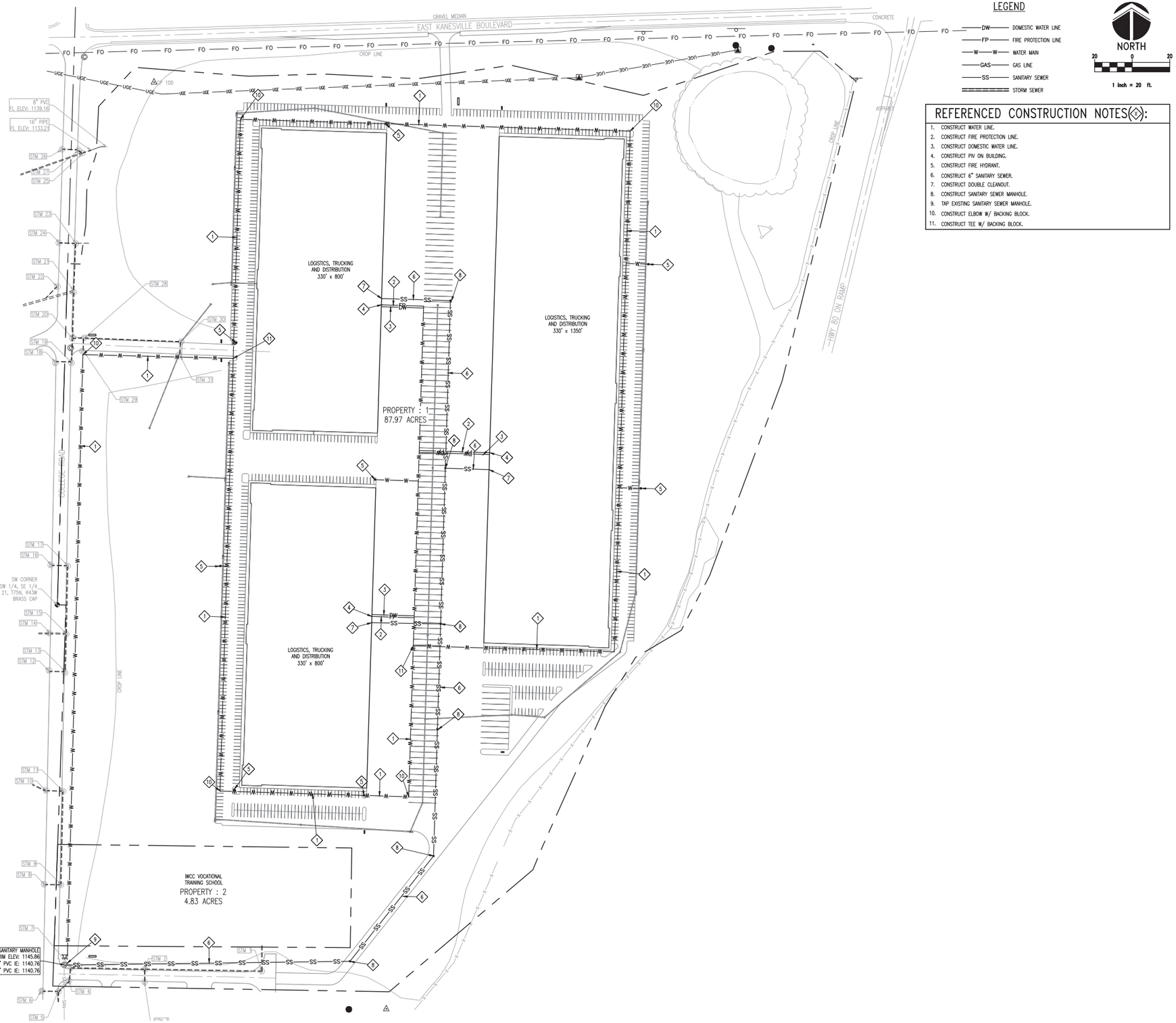
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NESTORY PARK
IWCC LOGISTICS
I80 & HIGHWAY 6
COUNCIL BLUFFS, IOWA
SITE GRADING & DRAINAGE PLAN

PROJECT NO.: 08292.001

C102

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8/17/2021 8:50 AM Mark Eide



LEGEND

- DW — DOMESTIC WATER LINE
- FP — FIRE PROTECTION LINE
- W — WATER MAIN
- GAS — GAS LINE
- SS — SANITARY SEWER
- STORM SEWER

NORTH

20 0 20

1 inch = 20 ft.

REFERENCED CONSTRUCTION NOTES(◇):

1. CONSTRUCT WATER LINE.
2. CONSTRUCT FIRE PROTECTION LINE.
3. CONSTRUCT DOMESTIC WATER LINE.
4. CONSTRUCT P/V ON BUILDING.
5. CONSTRUCT FIRE HYDRANT.
6. CONSTRUCT 6" SANITARY SEWER.
7. CONSTRUCT DOUBLE CLEANOUT.
8. CONSTRUCT SANITARY SEWER MANHOLE.
9. TAP EXISTING SANITARY SEWER MANHOLE.
10. CONSTRUCT ELBOW W/ BACKING BLOCK.
11. CONSTRUCT TEE W/ BACKING BLOCK.

DESIGNED: RMD
DRAWN: APH
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ISSUE DATE: 08/17/2021
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THE UNDERSIGNED IS RESPONSIBLE FOR THE CONTENT OF THIS PLAN SHEET AND ASSURES THAT THE CONTENT WAS PREPARED BY A PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

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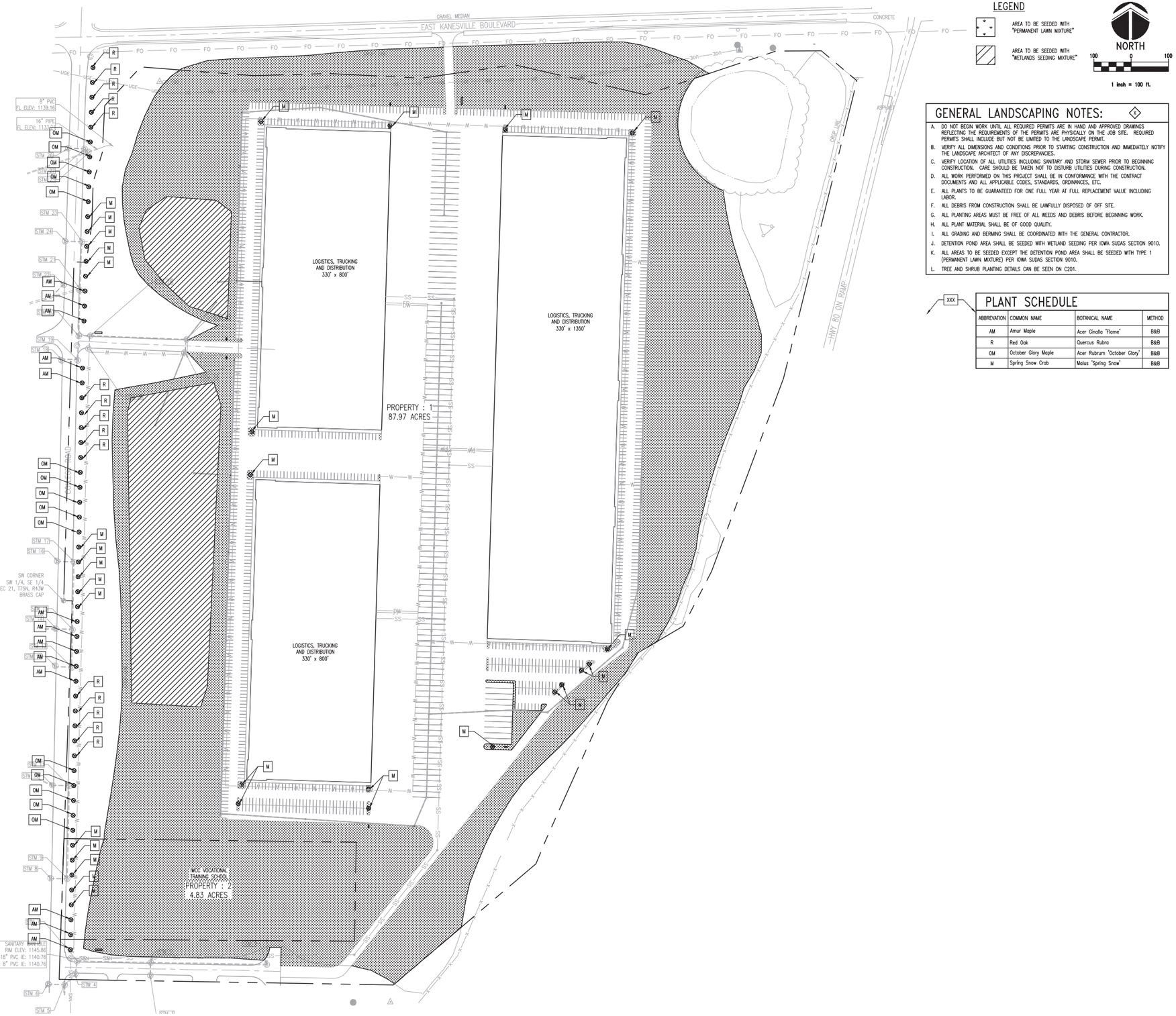
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NESTORY PARK
IWCC LOGISTICS
I80 & HIGHWAY 6
COUNCIL BLUFFS, IOWA
SITE UTILITY PLAN

PROJECT NO.: 08292.001

C105

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8/17/2021 9:54 AM Andrew Hicks



LEGEND

AREA TO BE SEEDED WITH "PERMANENT LAWN MIXTURE"

AREA TO BE SEEDED WITH "WETLANDS SEEDING MIXTURE"

NORTH

100 0 100

1 inch = 100 ft.

GENERAL LANDSCAPING NOTES: ◇1

A. DO NOT BEGIN WORK UNTIL ALL REQUIRED PERMITS ARE IN HAND AND APPROVED DRAWINGS REFLECTING THE REQUIREMENTS OF THE PERMITS ARE PHYSICALLY ON THE JOB SITE. REQUIRED PERMITS SHALL INCLUDE BUT NOT BE LIMITED TO THE LANDSCAPE PERMIT.

B. VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION AND IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. VERIFY LOCATION OF ALL UTILITIES INCLUDING SANITARY AND STORM SEWER PRIOR TO BEGINNING CONSTRUCTION. CARE SHOULD BE TAKEN NOT TO DISTURB UTILITIES DURING CONSTRUCTION.

D. ALL WORK PERFORMED ON THIS PROJECT SHALL BE IN CONFORMANCE WITH THE CONTRACT DOCUMENTS AND ALL APPLICABLE CODES, STANDARDS, ORDINANCES, ETC.

E. ALL PLANTS TO BE GUARANTEED FOR ONE FULL YEAR AT FULL REPLACEMENT VALUE INCLUDING LABOR.

F. ALL DEBRIS FROM CONSTRUCTION SHALL BE LAWFULLY DISPOSED OF OFF SITE.

G. ALL PLANTING AREAS MUST BE FREE OF ALL WEEDS AND DEBRIS BEFORE BEGINNING WORK.

H. ALL PLANT MATERIAL SHALL BE OF GOOD QUALITY.

I. ALL GRADING AND BERMING SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR.

J. DETENTION POND AREA SHALL BE SEEDED WITH WETLAND SEEDING PER IOWA SUDAS SECTION 9010.

K. ALL AREAS TO BE SEEDED EXCEPT THE DETENTION POND AREA SHALL BE SEEDED WITH TYPE 1 (PERMANENT LAWN MIXTURE) PER IOWA SUDAS SECTION 9010.

L. TREE AND SHRUB PLANTING DETAILS CAN BE SEEN ON C201.

XXX

PLANT SCHEDULE

ABBREVIATION	COMMON NAME	BOTANICAL NAME	METHOD
AM	Amur Maple	Acer Ginalla 'Flame'	B&B
R	Red Oak	Quercus Rubra	B&B
OM	October Glory Maple	Acer Rubrum 'October Glory'	B&B
M	Spring Snow Crab	Malus 'Spring Snow'	B&B

DESIGNED: RMD
DRAWN: APH
CHECKED:

ISSUE DATE: 08/17/2021
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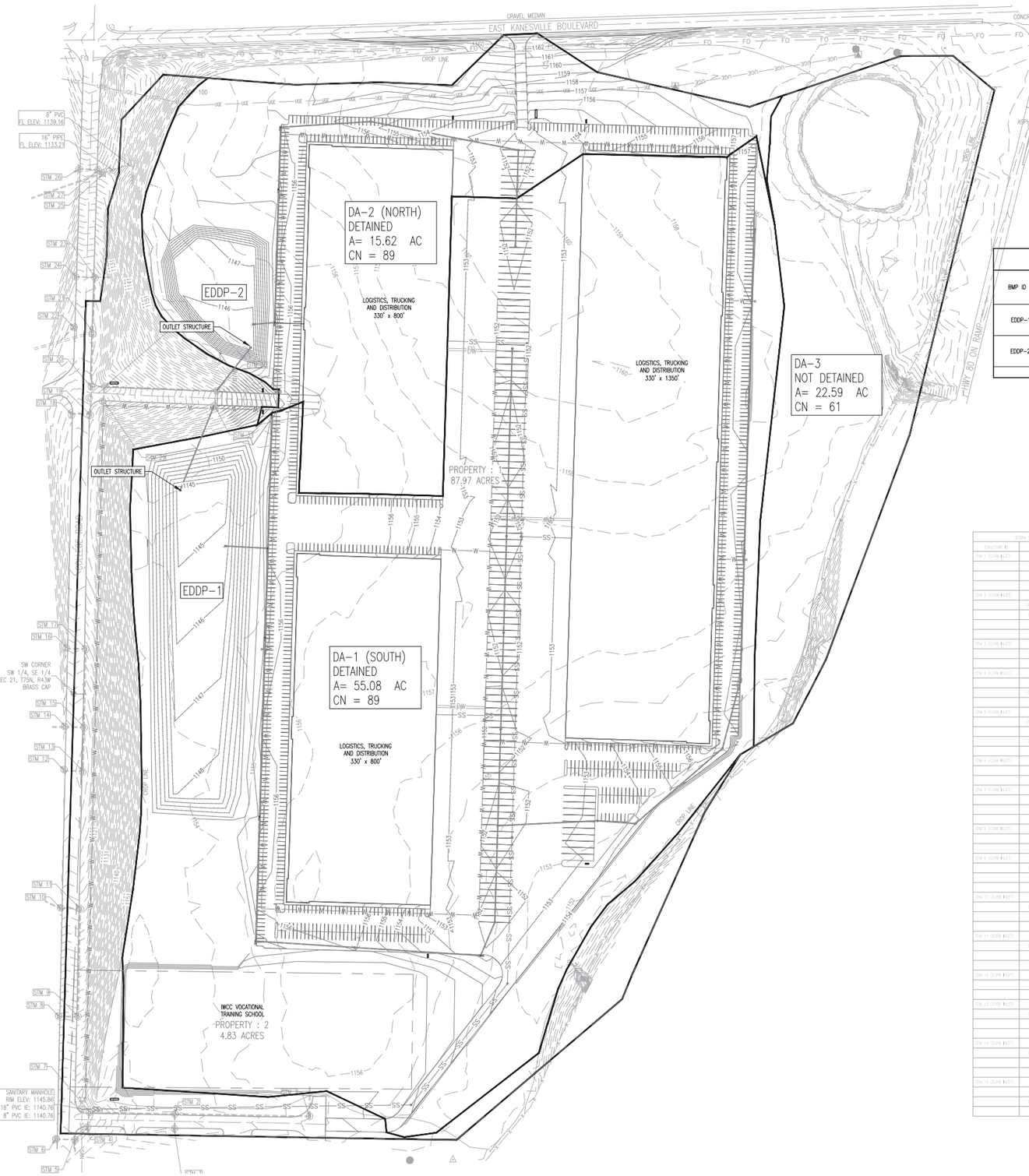
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NESTORY PARK
IWCC LOGISTICS
I80 & HIGHWAY 6
COUNCIL BLUFFS, IOWA
SITE LANDSCAPE PLAN

PROJECT NO.: 08292.001

C106

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8/17/2021 10:21 AM Mike Hart



LEGEND

- XX — PROPOSED CONTOUR
- XX — EXISTING CONTOUR
- PROPOSED STORM SEWER
- DRAINAGE BOUNDARY

NORTH

100 0 100

1 inch = 100 ft.

PCSMP NOTES:

A. THE OWNER SHALL CONTROL LITTER. THIS SHALL BE DONE BY HAVING THE ADEQUATE NUMBER OF TRASH RECEPTACLES LOCATED ON SITE. THE RECEPTACLES SHALL BE EMPTIED REGULARLY OR WHEN FULL. TRASH DUMPSTERS SHALL HAVE COVERS ON THEM, AND THE COVERS SHALL REMAIN CLOSED.

B. STREETS, PARKING LOT, AND SIDEWALK SHALL BE SWEPT WHEN DIRT OR DUST BECOMES PRESENT. POWER WASHING OR HOSING OFF WILL NOT BE ALLOWED.

C. ALL INLETS IN THE PAVEMENT AREAS SHALL HAVE LABELS STATING, "NO DUMPING – DRAINS TO LIVE STREAM".

D. PERIMETER OF SITE WILL BE OBSERVED REGULARLY TO PICK UP ANY LITTER ON OWNER'S PROPERTY.

BMP CALCULATIONS

BMP ID #	TYPE	DRAINAGE AREA (AC)	WQCV (cf) or Equivalent Treatment Flow Rate (cfs)	Design Volume (cf) or Equivalent Treatment Flow Rate (cfs)	EXISTING 5-YEAR PEAK RUNOFF (CFS)	PROPOSED 100-YEAR PEAK RUNOFF (CFS)
EDDP-1	EXTENDED DRY DETENTION POND	55.08	203,689	203,689	280.13	13.49
EDDP-2	EXTENDED DRY DETENTION POND	15.62	57,764	57,764	280.13	12.29

STORM STRUCTURES

STRUCTURE ID	DESCRIPTION	ELEVATION
STM 1 (CURB INLET)		
	RIM ELEV.	1149.28
	(W) 24" RCP IE	1149.28
	(W) 24" RCP IE	1149.28
STM 2 (CURB INLET)		
	RIM ELEV.	1150.79
	(E) 24" RCP IE	1149.29
	(W) 24" RCP IE	1149.09
	(S) 18" RCP IE	1147.29
STM 3 (CURB INLET)		
	RIM ELEV.	1153.14
	(W) 15" RCP IE	1149.64
STM 4 (CURB INLET)		
	RIM ELEV.	1149.33
	(W) 24" RCP IE	1141.33
	(SW) 24" RCP IE	1140.33
STM 5 (CURB INLET)		
	RIM ELEV.	1148.09
	(W) 24" RCP IE	1141.79
	(S) 24" RCP IE	1141.49
	(W) 15" RCP IE	1143.59
STM 6 (CURB INLET)		
	RIM ELEV.	1149.87
	(E) 15" RCP IE	1143.67
STM 7 (CURB INLET)		
	RIM ELEV.	1149.09
	(E) 24" RCP IE	1142.89
	(S) 24" RCP IE	1142.89
STM 8 (CURB INLET)		
	RIM ELEV.	1154.82
	(E) 15" RCP IE	1150.42
STM 9 (CURB INLET)		
	RIM ELEV.	1154.85
	(W) 15" RCP IE	1150.85
	(W) 24" RCP IE	1129.85
STM 10 (CURB INLET)		
	RIM ELEV.	1150.24
	(W) 24" RCP IE	1150.74
	(E) 24" RCP IE	1151.74
STM 11 (CURB INLET)		
	RIM ELEV.	1149.28
	(W) 24" RCP IE	1139.81
	(E) 24" RCP IE	1139.81
STM 12 (CURB INLET)		
	RIM ELEV.	1153.42
	(E) 15" RCP IE	1149.72
STM 13 (CURB INLET)		
	RIM ELEV.	1153.76
	(W) 24" RCP IE	1139.36
	(N) 24" RCP IE	1139.86
STM 14 (CURB INLET)		
	RIM ELEV.	1154.78
	(W) 30" RCP IE	1150.88
	(E) 30" RCP IE	1150.48
STM 15 (CURB INLET)		
	RIM ELEV.	1154.09
	(W) 24" RCP IE	1153.14
	(W) 30" RCP IE	1150.14
	(E) 24" RCP IE	1150.14

STORM STRUCTURES

STRUCTURE ID	DESCRIPTION	ELEVATION
STM 16 (CURB INLET)		
	RIM ELEV.	1149.88
	(W) 15" RCP IE	1146.38
	(E) 24" RCP IE	1145.88
STM 17 (CURB INLET)		
	RIM ELEV.	1149.48
	(W) 15" RCP IE	1145.88
	(E) 24" RCP IE	1145.88
STM 18 (CURB INLET)		
	RIM ELEV.	1153.48
	(E) 15" RCP IE	1149.74
STM 19 (CURB INLET)		
	RIM ELEV.	1151.27
	(W) 15" RCP IE	1147.77
STM 20 (MANHOLE)		
	RIM ELEV.	1152.68
	(E) 24" RCP IE	1143.88
	(W) 24" RCP IE	1143.88
	(N) 24" RCP IE	1143.88
STM 21 (CURB INLET)		
	RIM ELEV.	1147.41
	(W) 48" CMP IE	1140.80
	(E) 15" RCP IE	1140.80
	(S) 24" RCP IE	1140.80
STM 22 (CURB INLET)		
	RIM ELEV.	1147.24
	(W) 15" RCP IE	1141.86
STM 23 (CURB INLET)		
	RIM ELEV.	1151.23
	(S) 15" RCP IE	1147.73
	(W) 15" RCP IE	1147.73
	(E) 8" PVC IE	1147.73
STM 24 (CURB INLET)		
	RIM ELEV.	1150.48
	(E) 15" RCP IE	1146.68
STM 25 (MANHOLE)		
	RIM ELEV.	1156.26
	RIM (2000)	
STM 26 (CURB INLET)		
	RIM ELEV.	1158.56
	(E) 15" RCP IE	1154.06
STM 27 (CURB INLET)		
	RIM ELEV.	1158.43
	(W) 15" RCP IE	1151.31
	(W) 15" RCP IE	1151.31
STM 28 (CURB INLET)		
	RIM ELEV.	1152.27
	(W) 15" RCP IE	1147.77
	(E) 15" RCP IE	1147.77
STM 29 (CURB INLET)		
	RIM ELEV.	1152.23
	(W) 15" RCP IE	1148.68
STM 30 (CURB INLET)		
	RIM ELEV.	1147.40
	(W) 15" RCP IE	1144.61
	(S) 15" RCP IE	1144.61
STM 31 (CURB INLET)		
	RIM ELEV.	1147.01
	(N) 15" RCP IE	1144.01

DESIGNED:	XXX	ISSUE DATE: 08/17/2021
DRAWN:	XXX	REVISIONS:
CHECKED:	XXX	No.: DATE: BY: DESCRIPTION:

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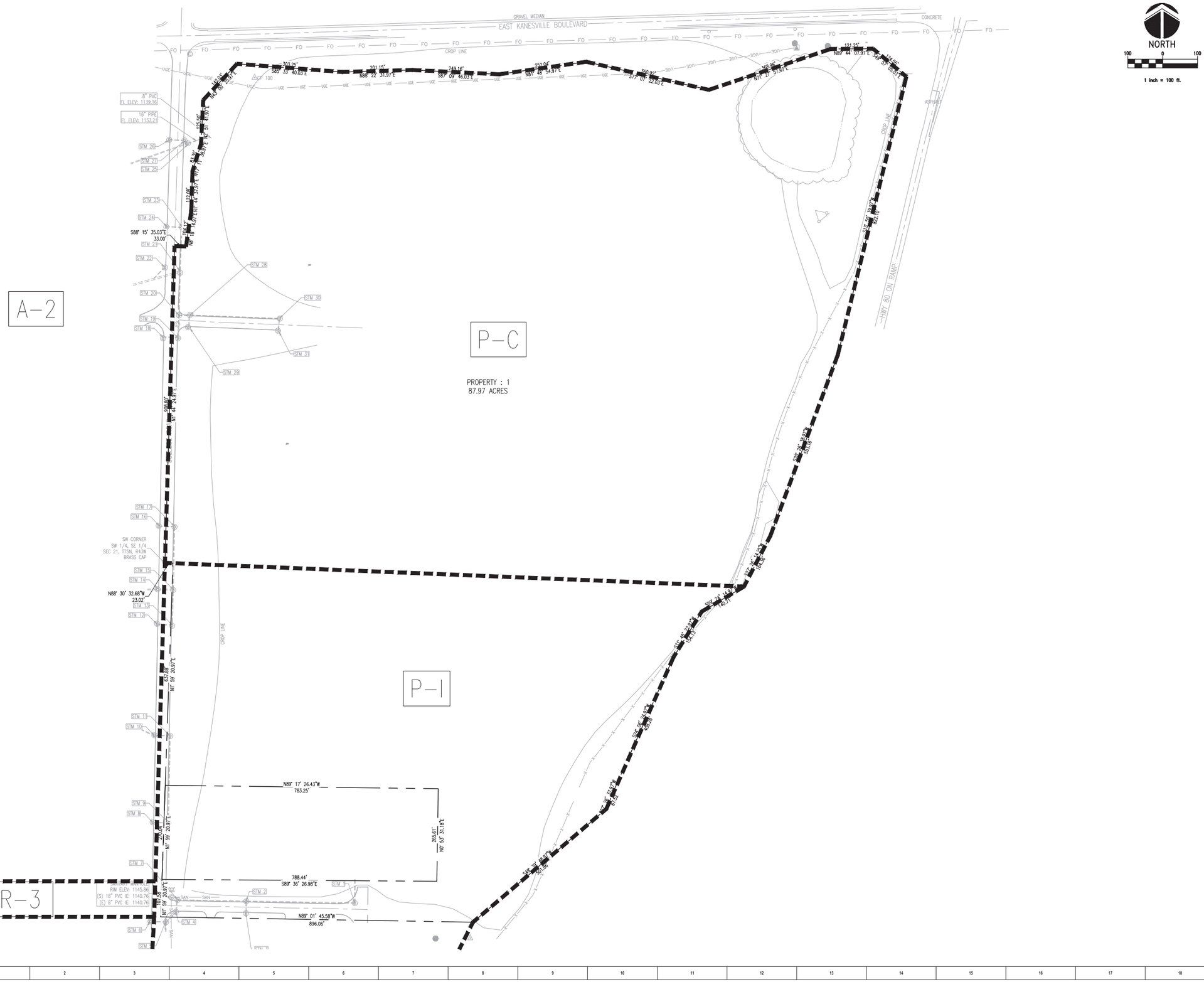
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NESTORY PARK
IWCC LOGISTICS
I80 & HIGHWAY 6
COUNCIL BLUFFS, IOWA
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

PROJECT NO.: 08292.001

C107

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8/17/2021 8:51 AM Nicole.Gee



DESIGNED: RMD
DRAWN: APH
CHECKED:

ISSUE DATE: 08/17/2021

REVISIONS:		
No.:	DATE:	BY: DESCRIPTION:

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I80 & HIGHWAY 6
COUNCIL BLUFFS, IOWA
EXISTING ZONING

PROJECT NO.: **08292.001**

EXIST

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DESIGNED: RMD
DRAWN: APH
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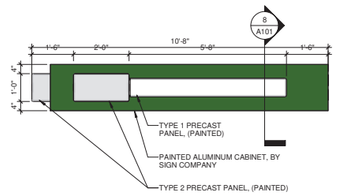
NESTORY PARK
IWCC LOGISTICS
I80 & HIGHWAY 6
COUNCIL BLUFFS, IOWA
PROPOSED ZONING

PROJECT NO.: **08292.001**

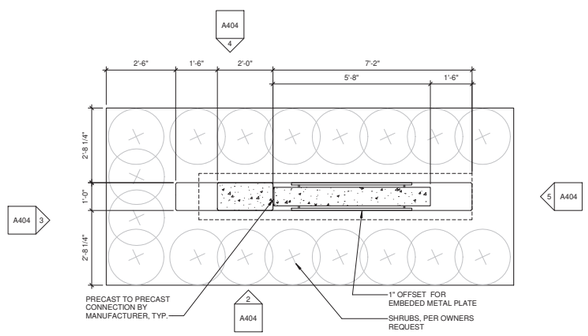
PROP



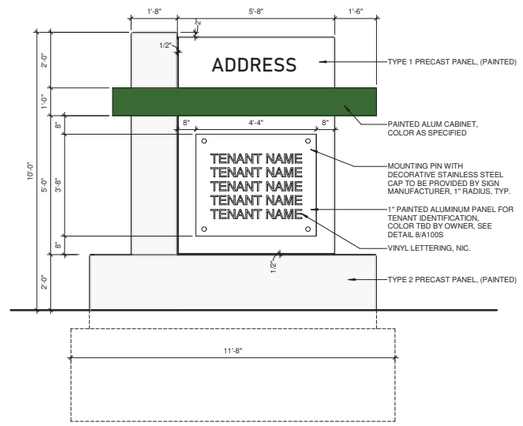
1 PERSPECTIVE VIEW



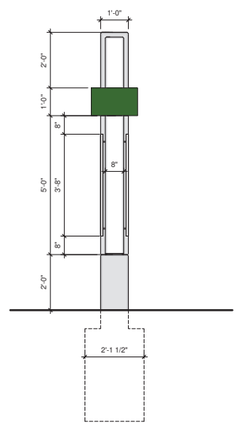
2 PLAN - PRECAST CAP
SCALE: 1/2" = 1'-0"



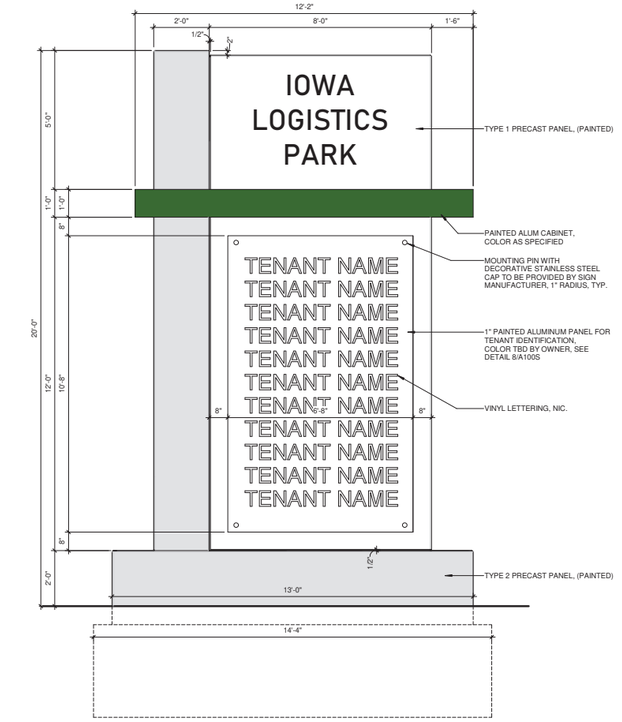
3 FLOOR PLAN - SIGNAGE
SCALE: 1/2" = 1'-0"



4 FRONT ELEVATION - SMALL MONUMENT SIGN
SCALE: 1/2" = 1'-0"

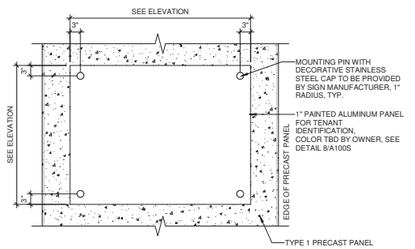


5 RIGHT ELEVATION - SMALL SIGN
SCALE: 1/2" = 1'-0"

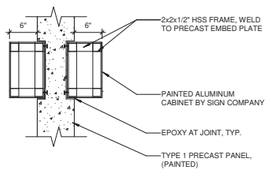


6 FRONT ELEVATION - LARGE MONUMENT SIGN
SCALE: 1/2" = 1'-0"

NOTE:
1. LETTERING SAMPLES TO BE SUBMITTED TO OWNER FOR APPROVAL
2. COLOR SAMPLES TO BE SUBMITTED TO OWNER FOR APPROVAL
3. VINYL FONT TO BE PROVIDED BY OWNER



7 ENLARGEMENT - TENANT NAME PANEL
SCALE: 3/4" = 1'-0"



8 SECTION - PRECAST CAP
SCALE: 1" = 1'-0"

DESIGNED: MCM
DRAWN: MCM
CHECKED: DJK

ISSUE DATE: 08/17/2021

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BUSINESS IDENTIFICATION SIGN DETAILS

PROJECT NO.: 08292.001

A101

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FRONT ELEVATION - FULL ELEVATION
NOT TO SCALE



BACK ELEVATION - FULL ELEVATION
NOT TO SCALE



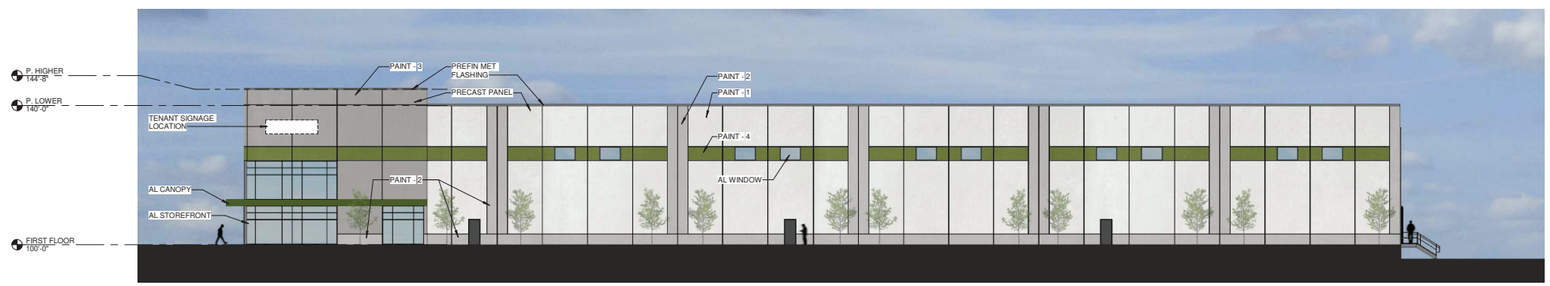
3 FRONT ELEVATION - AREA A
SCALE: 1/16" = 1'-0"



6 FRONT ELEVATION - AREA B
SCALE: 1/16" = 1'-0"



5 FRONT ELEVATION - AREA C
SCALE: 1/16" = 1'-0"



2 SIDE ELEVATION (TYP)
SCALE: 1/16" = 1'-0"

DESIGNED: Designer
DRAWN: Author
CHECKED: Checker
ISSUE DATE: 08/17/2021
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COUNCIL BLUFFS, IOWA 51501
EXTERIOR BUILDING ELEVATIONS

PROJECT NO.: 08292.001

A201

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