

City of West Des Moines
ZONE CHANGE SPECIFIC PLAN APPROVAL

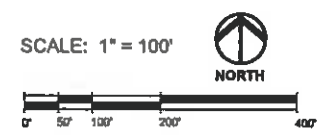
Plan and Zoning Commission: July 29, 2008

City Council: July 28, 2008

Planning Department: July 29, 2008

Case #: ZCSP-2008-002

RECEIVED
July 29, 2008
CITY OF WEST DES MOINES
PLANNING SERVICES

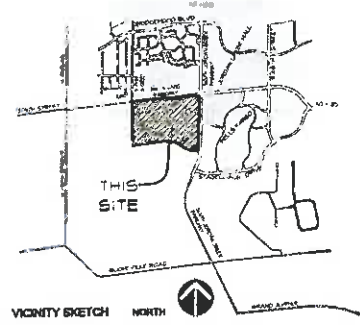


KEY NOTES

1 LANDSCAPE SIGN	11 WETLAND AREA
2 MONUMENT SIGN	12 RETENTION POND
3 SECONDARY MONUMENT SIGN	13 PEDESTRIAN BRIDGE
4 SPEED TABLE	14 BOARDWALK
5 ENTRY COURT	15 AMPHITHEATRE
6 PARKING GARAGE ENTRANCE	16 OPEN LAWN/TENT SPACE
7 SERVICE AREA/LOADING DOCK	17 BREAK PLAZA
8 AXIAL FRONT LAWN	18 DINING DECK
9 BIOSWALE	19 OPEN LAWN
10 STORM WATER DETENTION AREA	

CIRCULATION LEGEND

--- 4' WALK (PUBLIC)	↔ RIGHT-IN/RIGHT-OUT
--- 10' TRAIL (PUBLIC)	--- INTERNAL VEHICULAR (PRIVATE)
● PRIMARY ENTRANCE	--- INTERNAL PEDESTRIAN WALK PATH (PRIVATE)
● SECONDARY ENTRANCE	--- PEDESTRIAN CROSSWALK



- SPECIAL NOTES**
- (1) IN ACCORDANCE WITH THE TERMS OF THE AVIVA USA-CITY OF WEST DES MOINES DEVELOPMENT AGREEMENT, THE CITY OF WEST DES MOINES SHALL PROVIDE TEMPORARY CONSTRUCTION EASEMENTS AND SHALL FUND DATE AT NO COST TO THE CITY THE ROAD RIGHT OF WAY AND CONTROLLED AVIVA USA MAY BE NECESSARY FOR THE CONSTRUCTION AND OPERATION OF ALL PUBLIC USE IMPROVEMENTS.
 - (2) IN ACCORDANCE WITH THE TERMS OF THE AVIVA USA-CITY OF WEST DES MOINES DEVELOPMENT AGREEMENT, THE CITY OF WEST DES MOINES SHALL PROVIDE TEMPORARY CONSTRUCTION EASEMENTS AND SHALL FUND DATE AT NO COST TO THE CITY THE ROAD RIGHT OF WAY AND CONTROLLED AVIVA USA MAY BE NECESSARY FOR THE CONSTRUCTION AND OPERATION OF ALL PUBLIC USE IMPROVEMENTS.
 - (3) IN ACCORDANCE WITH THE TERMS OF THE AVIVA USA-CITY OF WEST DES MOINES DEVELOPMENT AGREEMENT, THE CITY OF WEST DES MOINES SHALL PROVIDE TEMPORARY CONSTRUCTION EASEMENTS AND SHALL FUND DATE AT NO COST TO THE CITY THE ROAD RIGHT OF WAY AND CONTROLLED AVIVA USA MAY BE NECESSARY FOR THE CONSTRUCTION AND OPERATION OF ALL PUBLIC USE IMPROVEMENTS.
 - (4) DEVELOPMENT OF THE OVERALL SITE AND IMPROVEMENTS AND USES SHALL BE AS ALLOWED PER THE AVIVA USA-CITY OF WEST DES MOINES DEVELOPMENT AGREEMENT.
 - (5) IN ACCORDANCE WITH THE TERMS OF THE AVIVA USA-CITY OF WEST DES MOINES DEVELOPMENT AGREEMENT, THE CITY OF WEST DES MOINES SHALL PROVIDE TEMPORARY CONSTRUCTION EASEMENTS AND SHALL FUND DATE AT NO COST TO THE CITY THE ROAD RIGHT OF WAY AND CONTROLLED AVIVA USA MAY BE NECESSARY FOR THE CONSTRUCTION AND OPERATION OF ALL PUBLIC USE IMPROVEMENTS.
 - (6) ALL STORM WATER DETENTION FACILITIES AND STRUCTURES WITHIN THE AVIVA USA SITE ARE PRIVATE.

PROPERTY OWNER / APPLICANT
AVIVA USA
600 WALNUT STREET, SUITE 1316, DES MOINES, IA 50319
PHONE: 515-281-3633
FAX: 515-281-3633

LEGAL DESCRIPTION
Parcel A and Parcel B of the Plat of Survey of the SE 1/4 of Section 14, Township 24 North, Range 24 West of the 5th Principal Meridian, DeKalb County, Iowa, as shown on the Plat of Survey of the SE 1/4 of Section 14, Township 24 North, Range 24 West of the 5th Principal Meridian, DeKalb County, Iowa, recorded in the Register of Deeds for DeKalb County, Iowa, Book 183, Page 145.

BENCHMARK
NEAR THE INTERSECTION OF JORDAN CREEK PARKWAY AND CASCADE AVENUE, AT THE CENTERLINE OF JORDAN CREEK PARKWAY, 877.00 FEET (DAVID BR) AND 203.41 FEET (WIM)

CURRENT ZONING
UNZONED

PROPOSED ZONING
AVIVA USA SPECIFIC PLAN ORDINANCE

COMPREHENSIVE PLAN LAND USE
OFFICE

PROPOSED OFFICE

FLOOD ZONE DESIGNATION
ZONE X FROM THE REVISED FEBRUARY 2008 FEMA FLOOD INSURANCE RATE MAP #17021D0110, S 430210014C

SITE CALCULATIONS

BUILDING TOTAL 274,000 SF

(B) BUILDING

- B1 COMMUNITY OFFICE BUILDING 50,000 SF
- 2 STORY
- B2 OFFICE TOWER 315,000 SF
- 7 STORY MAIN TOWER
- 2 STORY EXTENSION
- B3 FUTURE DAYCARE 19,000 SF
- 1 STORY

(C) SURFACE LOTS

- RECYCLED STALLS 1,400 STALLS
- 31 HAND CAP STALLS
- STALLS PROVIDED 1,517 STALLS
- 31 HANDICAP 3-VENUE DISTRIBUTED
- L1 451 STALLS
- L2 922 STALLS
- L3 544 STALLS

PAVED PARKING AREA

- L1 188,754 SQ FT
- L2 276,502 SQ FT
- L3 229,788 SQ FT

PAVED PARKING OPEN SPACE

- 10% HAVE DEMANDING ACCESS (L1: 18,875.42 SF, L2: 27,650.20 SF, L3: 22,978.80 SF)
- REQUIRE OPEN SPACE: 1,000 ± 2 = REQUIRED TREES

OPEN SPACE REQUIREMENTS

- DEVELOPMENT AREA - 444,476 SQ FT 57.27 ACRES
- REQUIRE OPEN SPACE - 873,067 SQ FT 12.5 ACRES

LANDSCAPE REQUIREMENTS

OPEN SPACE

- 2 TREES PER 3,000 SQ FT OF OPEN SPACE
- 81,000 TREES (270,000 SQ FT)
- 210 TREES PER 1,000 SQ FT OF OPEN SPACE
- REQUIRE OPEN SPACE: 1,000 ± 2 = REQUIRED TREES
- TREES PROVIDED IN OPEN SPACE: 188

SHRUB REQUIREMENTS

- 3 SHRUBS PER 1,000 SQ FT OF OPEN SPACE
- 873,067 SHRUBS (291,022,000)
- 291 ± 3 = 873 REQU RED SHRUBS IN OPEN SPACE
- REQUIRE OPEN SPACE: 3,000 ± 1 = REQUIRED SHRUBS
- SHRUBS PROVIDED IN OPEN SPACE: 1,000

OWNER
AVIVA USA
600 WALNUT STREET, SUITE 1316, DES MOINES, IA 50319
Tel: 515-281-3633 Fax: 515-281-3633

ARCHITECT OF RECORD
SVPA ARCHITECTS INC
1414 GRAND AVENUE, WEST DES MOINES, IA 50319
Tel: 515-281-3633 Fax: 515-281-3633

DESIGN ARCHITECT
JPKS, INC.
1818 MCKINNEY AVENUE, DALLAS, TX 75201
Tel: 314-784-4356 Fax: 314-421-0271

LANDSCAPE ARCHITECT
BRIAN CLARK & ASSOCIATES
1320 WALNUT STREET, SUITE 200, WEST DES MOINES, IA 50319
Tel: 515-281-3633 Fax: 515-281-3633

CIVIL ENGINEER
COOPER CRAWFORD ASSOCIATES
1117 GRAND AVENUE, WEST DES MOINES, IA 50319
Tel: 515-281-3633 Fax: 515-281-3633

STRUCTURAL ENGINEER
CHARLES SAUL ENGINEERING
4500 LINCOLN AVENUE, WEST DES MOINES, IA 50319
Tel: 515-279-8000 Fax: 515-279-8000

MECHANICAL-ELECTRICAL ENGINEER
KJWW ENGINEERING CONSULTANTS
2300 WEST STREET, SUITE 300, URONDALE, IL 60468
Tel: 708-999-9000 Fax: 708-999-9000

PROJECT NAME:
AVIVA USA

WEST DES MOINES, IOWA

DRAWING ISSUE INFORMATION:

ISSUE DATE:	DESCRIPTION:
05-08-08	SPECIFIC PLAN SUBMITTAL
06-19-08	SPECIFIC PLAN SUBMITTAL
07-09-08	SPECIFIC PLAN RE-SUBMITTAL

MARK DATE DESCRIPTION

MANAGEMENT INFORMATION:

PROJECT NO: 07023

CAD DWG FILE:

PRINCIPAL IN CHARGE: PROJECT ARCHITECT:

DRAWN BY: CHECKED BY:

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WEST DES MOINES TOWN CENTER OVERLAY DISTRICT SPECIFIC PLAN

SHEET TITLE
SITE PLAN

SHEET NUMBER
SP-1



30 Foot Planting Buffer



Thornless Honey Locust



Maples



Catalpa Tree



Autumn Brilliance Service Berry



Colorado Blue Spruce



Red Twig Dogwood



OWNER
 AVIVA USA
 888 WALNUT STREET, SUITE 1315, DES MOINES, IA 50309
 Tel. 515 362 3033 Fax 515 362 3052

ARCHITECT OF RECORD
 SVPA ARCHITECTS INC.
 1488 26TH STREET, SUITE 200, WEST DES MOINES, IA 50266
 Tel. 515 327 5880 Fax 515 327 5881

DESIGN ARCHITECT
 MKS, INC.
 1819 MCKINNEY AVENUE, DALLAS, TX 75201
 Tel. 314 754 4366 Fax 314 421 5073

LANDSCAPE ARCHITECT
 BRIAN CLARK & ASSOCIATES
 1300 WALNUT STREET, SUITE 200 DES MOINES, IA 50309
 Tel. 515 288 4676 Fax 515 288 8359

CIVIL ENGINEER
 COOPER CRAWFORD ASSOCIATES
 2157 GRAND AVENUE, WEST DES MOINES, IA 50265
 Tel. 515 224 1344 Fax 515 224 1345

STRUCTURAL ENGINEER
 CHARLES SAUL ENGINEERING
 4306 UNIVERSITY AVENUE, DES MOINES, IOWA 50311
 Tel. 515 278 3600 Fax 515 278 5726

MECHANICAL-ELECTRICAL ENGINEER
 KJWW ENGINEERING CONSULTANTS
 2882 106th STREET, SUITE 100, URBANDALE, IA 50322
 Tel. 515 334 6906 Fax 515 334 8800

PROJECT NAME:
 AVIVA USA
 WEST DES MOINES, IOWA

DRAWING ISSUE INFORMATION:

ISSUE DATE :	1/8/08
05-06-08	SPECIFIC PLAN SUBMITTAL
07-09-08	SPECIFIC PLAN RE-SUBMITTAL

MARK DATE DESCRIPTION

MANAGEMENT INFORMATION:

PROJECT NO: 07023

CAD DWG FILE:

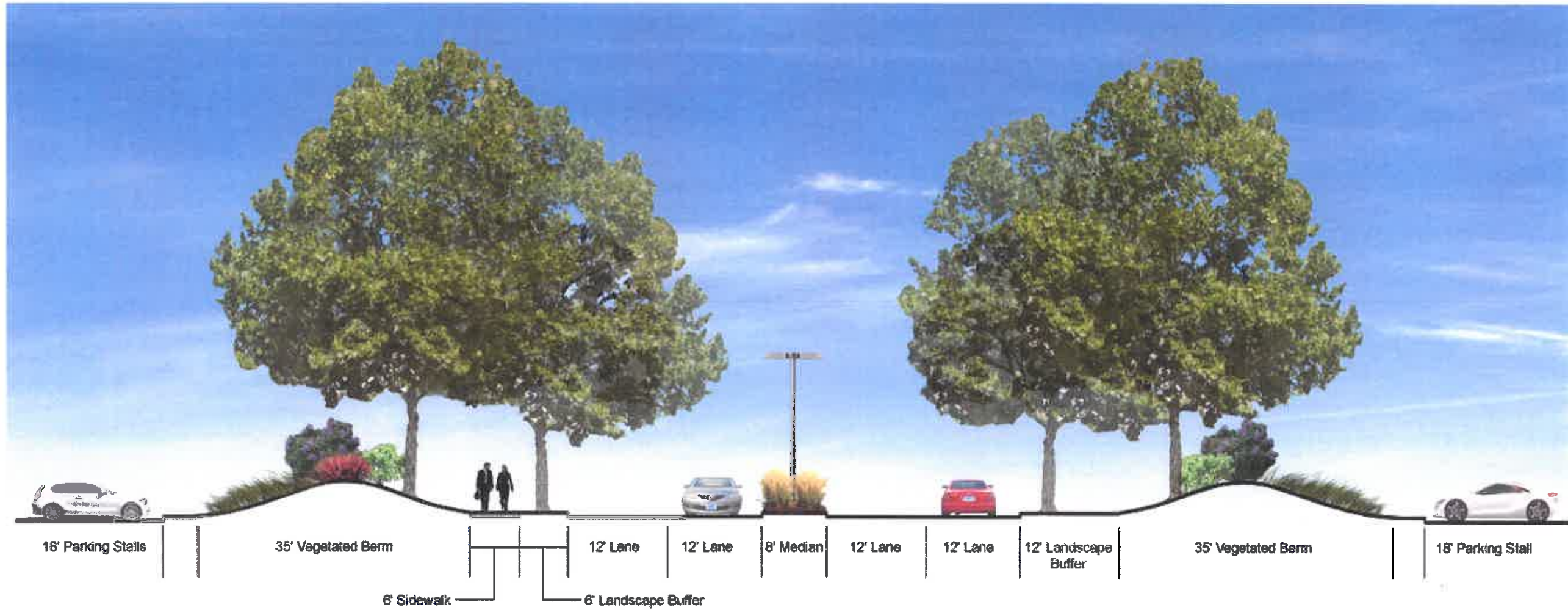
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WEST DES MOINES
 TOWN CENTER OVERLAY
 DISTRICT SPECIFIC PLAN

SHEET TITLE
 LANDSCAPE
 BUFFER
 SHEET NUMBER
 L-1



Tree Lined Entry Drive



Prairie



Wetland



Seasonal Interest




Seasonal Interest



Seasonal Interest

Plant Themes



AVIVA

OWNER
 AVIVA USA
 699 WALNUT STREET, SUITE 1315, DES MOINES, IA 50309
 Tel. 515 362 3633 Fax 515 362 3652

ARCHITECT OF RECORD
 SVPA ARCHITECTS INC.
 1400 28TH STREET, SUITE 200, WEST DES MOINES, IA 50266
 Tel. 515 327 5880 Fax 515 327 9891

DESIGN ARCHITECT
 HKS, INC.
 1819 MCGINNEY AVENUE, DALLAS, TX 75201
 Tel. 314 754 4356 Fax. 314 421 8073

LANDSCAPE ARCHITECT
 BRIAN CLARK & ASSOCIATES
 1300 WALNUT STREET, SUITE 200 DES MOINES, IA 50309
 Tel. 515 266 4876 Fax. 515 268 8369

CIVIL ENGINEER
 COOPER CRAWFORD ASSOCIATES
 2187 GRAND AVENUE, WEST DES MOINES, IA 50265
 Tel. 515 224 1344 Fax. 515 224 1346

STRUCTURAL ENGINEER
 CHARLES SAUL ENGINEERING
 4368 UNIVERSITY AVENUE, DES MOINES, IOWA 50311
 Tel. 515 275 3800 Fax. 515 275 8733

MECHANICAL-ELECTRICAL ENGINEER
 KJWW ENGINEERING CONSULTANTS
 2882 100th STREET, SUITE 100, URBANDALE, IA 50322
 Tel. 515 334 8606 Fax. 515 334 8908

PROJECT NAME:
AVIVA USA
 WEST DES MOINES, IOWA

DRAWING ISSUE INFORMATION:

ISSUE DATE :	1/8/08
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07-09-08	SPECIFIC PLAN RE-SUBMITTAL

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MANAGEMENT INFORMATION:

PROJECT NO: 07023

CAD DWG FILE:

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WEST DES MOINES TOWN CENTER OVERLAY DISTRICT SPECIFIC PLAN

SHEET TITLE
 Site Character /
 Plant Palette
SHEET NUMBER
 L-2



Kim Lighting
Archetype Series



Kim Lighting
Structural Series



Santa & Cole
Balta Series



Bega
8309MH Series



Bega
8645MH Series



Landscape Forms
Archetype Series



Landscape Forms
Mingle Collection



Dumore
101 Table



Landscape Forms
Pitch



Landscape Forms
Bola Bike Rack



Landscape Forms
Archetype Series



Landscape Forms
Mingle Collection




Dumore
101 Table



Landscape Forms
Pitch



Landscape Forms
Bola Bike Rack



AVIVA

OWNER
AVIVA USA
699 WALNUT STREET, SUITE 1316, DES MOINES, IA 50309
Tel. 515 352 3633 Fax 515 342 3932

ARCHITECT OF RECORD
SVPA ARCHITECTS INC.
1469 28TH STREET, SUITE 200, WEST DES MOINES, IA 50268
Tel. 515 327 6900 Fax 515 327 6991

DESIGN ARCHITECT
HKS, INC.
1619 MCKINNEY AVENUE, DALLAS, TX 75201
Tel. 314 754 4355 Fax 314 421 8075

LANDSCAPE ARCHITECT
BRIAN CLARK & ASSOCIATES
1300 WALNUT STREET, SUITE 200 DES MOINES, IA 50309
Tel. 515 288 4875 Fax 515 288 8369

CIVIL ENGINEER
COOPER CRAWFORD ASSOCIATES
2187 GRAND AVENUE, WEST DES MOINES, IA 50265
Tel. 515 224 1344 Fax 515 224 1345

STRUCTURAL ENGINEER
CHARLES SAUL ENGINEERING
4308 UNIVERSITY AVENUE, DES MOINES, IOWA 50311
Tel. 515 275 3900 Fax 515 275 5233

MECHANICAL-ELECTRICAL ENGINEER
KJWW ENGINEERING CONSULTANTS
2862 106th STREET, SUITE 100, URBANDALE, IA 50322
Tel. 515 334 9908 Fax 515 334 9908

PROJECT NAME:

AVIVA USA

WEST DES MOINES, IOWA

DRAWING ISSUE INFORMATION:

ISSUE DATE : 1/8/08

05-05-08	SPECIFIC PLAN SUBMITTAL
07-09-08	SPECIFIC PLAN RE-SUBMITTAL

MARK DATE DESCRIPTION

MANAGEMENT INFORMATION:

PROJECT NO: 07023

CAD DWG FILE: _____

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**WEST DES MOINES
TOWN CENTER OVERLAY
DISTRICT SPECIFIC PLAN**

SHEET TITLE
Site Furnishings


SHEET NUMBER
L-3



Entry Courtyard & Corresponding Axial Front Lawn



Internal Campus / Park System



AVIVA

OWNER
 AVIVA USA
 690 WALNUT STREET, SUITE 1315, DES MOINES, IA 50309
 Tel. 515 382 3833 Fax 515 382 3852

ARCHITECT OF RECORD
 SVPA ARCHITECTS INC.
 1468 28TH STREET, SUITE 200, WEST DES MOINES, IA 50266
 Tel. 515 327 5990 Fax 515 327 5991

DESIGN ARCHITECT
 HKS, INC.
 1819 McJINNEY AVENUE, DALLAS, TX 75201
 Tel. 314 764 4356 Fax. 314 421 6073

LANDSCAPE ARCHITECT
 BRIAN CLARK & ASSOCIATES
 1300 WALNUT STREET, SUITE 200 DES MOINES, IA 50308
 Tel. 515 288 4875 Fax. 515 288 8359

CIVIL ENGINEER
 COOPER CRAWFORD ASSOCIATES
 2187 GRAND AVENUE, WEST DES MOINES, IA 50265
 Tel. 515 224 1544 Fax. 515 224 1345

STRUCTURAL ENGINEER
 CHARLES BAUL ENGINEERING
 4308 UNIVERSITY AVENUE, DES MOINES, IOWA 50311
 Tel. 515 278 3800 Fax. 515 278 5233

MECHANICAL-ELECTRICAL ENGINEER
 KJMW ENGINEERING CONSULTANTS
 2802 106th STREET, SUITE 106, URbandALE, IA 50222
 Tel. 515 334 8906 Fax. 515 334 8900

PROJECT NAME:

AVIVA USA

WEST DES MOINES, IOWA

DRAWING ISSUE INFORMATION.

ISSUE DATE : 1/8/08

05-08-08	SPECIFIC PLAN SUBMITTAL
07-09-08	SPECIFIC PLAN RE-SUBMITTAL

MARK	DATE	DESCRIPTION

MANAGEMENT INFORMATION.

PROJECT NO. : 07023

CAD DWG FILE : _____

PRINCIPAL IN CHARGE : _____ PROJECT ARCHITECT : _____

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**WEST DES MOINES
 TOWN CENTER OVERLAY
 DISTRICT SPECIFIC PLAN**

SHEET TITLE
 Focal Elements

SHEET NUMBER
 L-4



AVIVA

OWNER
 AVIVA USA
 636 WALNUT STREET, SUITE 101A, WEST DES MOINES, IA 50325
 Tel. 515 282 5033 Fax 515 282 3852

ARCHITECT OF RECORD
 SVPA ARCHITECTS INC.
 1400 28TH STREET, SUITE 200, WEST DES MOINES, IA 50325
 Tel. 515 287 4990 Fax 515 287 8991

DESIGN ARCHITECT
 HKS, INC.
 1919 MCKINNEY AVENUE, DALLAS, TX 75201
 Tel. 314 754 4328 Fax. 314 421 6073

LANDSCAPE ARCHITECT
 BRIAN CLARK & ASSOCIATES
 1300 WALNUT STREET, SUITE 200 DES MOINES, IA 50309
 Tel. 515 288 4876 Fax. 515 288 6309

CIVIL ENGINEER
 COOPER CRAWFORD ASSOCIATES
 2187 GRAND AVENUE, WEST DES MOINES, IA 50325
 Tel. 515 224 1344 Fax. 515 224 1345

STRUCTURAL ENGINEER
 CHARLES SALL ENGINEERING
 4308 UNIVERSITY AVENUE, DES MOINES, IOWA 50315
 Tel. 515 278 3800 Fax. 515 279 9253

MECHANICAL-ELECTRICAL ENGINEER
 KJWW ENGINEERING CONSULTANTS
 2582 100th STREET, SUITE 100, URBANDALE, IA 50322
 Tel. 515 334 8806 Fax. 515 334 8808

PROJECT NAME:
AVIVA USA
 WEST DES MOINES, IOWA

DRAWING ISSUE INFORMATION:
 ISSUE DATE : 5/5/08

MARK	DATE	DESCRIPTION
05-05-08		SPECIFIC PLAN SUBMITTAL
07-09-08		SPECIFIC PLAN RE-SUBMITTAL

MANAGEMENT INFORMATION:
 PROJECT NO: 07023
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 PRINCIPAL IN CHARGE: PROJECT ARCHITECT:
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WEST DES MOINES TOWN CENTER OVERLAY DISTRICT SPECIFIC PLAN

SHEET TITLE:
COVER SHEET

SHEET TITLE:
A01



AVIVA

OWNER
AVIVA USA
600 WALNUT STREET, SUITE 1315, DES MOINES, IA 50309
Tel. 515 382 3830 Fax 515 382 3822

ARCHITECT OF RECORD
SVPA ARCHITECTS INC.
1485 28TH STREET, SUITE 200, WEST DES MOINES, IA 50268
Tel. 515 327 5880 Fax 515 327 5881

DESIGN ARCHITECT
HKS, INC.
1818 MCKINNEY AVENUE, DALLAS, TX 75201
Tel. 314 754 4356 Fax. 314 421 8073

LANDSCAPE ARCHITECT
BRIAN CLARK & ASSOCIATES
1300 WALNUT STREET, SUITE 200 DES MOINES, IA 50309
Tel. 515 288 4875 Fax. 515 288 8359

CIVIL ENGINEER
COOPER CRAWFORD ASSOCIATES
2167 GRAND AVENUE, WEST DES MOINES, IA 50265
Tel. 515 224 1344 Fax. 515 224 1345

STRUCTURAL ENGINEER
CHARLES SAUL ENGINEERING
4308 UNIVERSITY AVENUE, DES MOINES, IOWA 50311
Tel. 515 276 2800 Fax. 515 279 8233

MECHANICAL-ELECTRICAL ENGINEER
KJWW ENGINEERING CONSULTANTS
2982 108th STREET, SUITE 100, URBANDALE, IA 50322
Tel. 515 334 9908 Fax. 515 334 9908

PROJECT NAME:
AVIVA USA
WEST DES MOINES, IOWA

DRAWING ISSUE INFORMATION:
ISSUE DATE : 5/6/08

05-06-08	SPECIFIC PLAN SUBMITTAL
07-09-08	SPECIFIC PLAN RE-SUBMITTAL

MARK DATE DESCRIPTION

MANAGEMENT INFORMATION:
PROJECT NO: 07023

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PRINCIPAL IN CHARGE: PROJECT ARCHITECT:
DRAWN BY: CHECKED BY:

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**WEST DES MOINES
TOWN CENTER OVERLAY
DISTRICT SPECIFIC PLAN**

SHEET TITLE:
ENTRY COURT

SHEET TITLE:
A02





AVIVA

OWNER
 AVIVA USA
 800 WALNUT STREET, SUITE 1000, CICH MOINES, IA 50309
 Tel. 515 281 3000 Fax 515 281 3000

ARCHITECT OF RECORD
 SVPA ARCHITECTS INC.
 1406 28TH STREET, SUITE 200, WEST DES MOINES, IA 50309
 Tel. 515 287 9991 Fax 515 287 9991

DESIGN ARCHITECT
 HKS, INC.
 1919 MCJINNEY AVENUE, DALLAS, TX 75201
 Tel. 214 754 4326 Fax. 214 421 8073

LANDSCAPE ARCHITECT
 BRIAN CLARK & ASSOCIATES
 1300 WALNUT STREET, SUITE 200 DES MOINES, IA 50309
 Tel. 515 266 4675 Fax. 515 266 8309

CIVIL ENGINEER
 COOPER CRAWFORD ASSOCIATES
 2167 GRAND AVENUE, WEST DES MOINES, IA 50305
 Tel. 515 224 1344 Fax. 515 224 1345

STRUCTURAL ENGINEER
 CHARLES SAUL ENGINEERING
 4308 UNIVERSITY AVENUE, DES MOINES, IOWA 50311
 Tel. 515 279 3800 Fax. 515 279 5233

MECHANICAL-ELECTRICAL ENGINEER
 KJWW ENGINEERING CONSULTANTS
 2822 106th STREET, SUITE 100, URBANDALE, IA 50322
 Tel. 515 334 8006 Fax. 515 334 8908

PROJECT NAME:
AVIVA USA
 WEST DES MOINES, IOWA

DRAWING ISSUE INFORMATION:

ISSUE DATE : 5/8/08

05-06-08	SPECIFIC PLAN SUBMITTAL
07-09-08	SPECIFIC PLAN RE-SUBMITTAL

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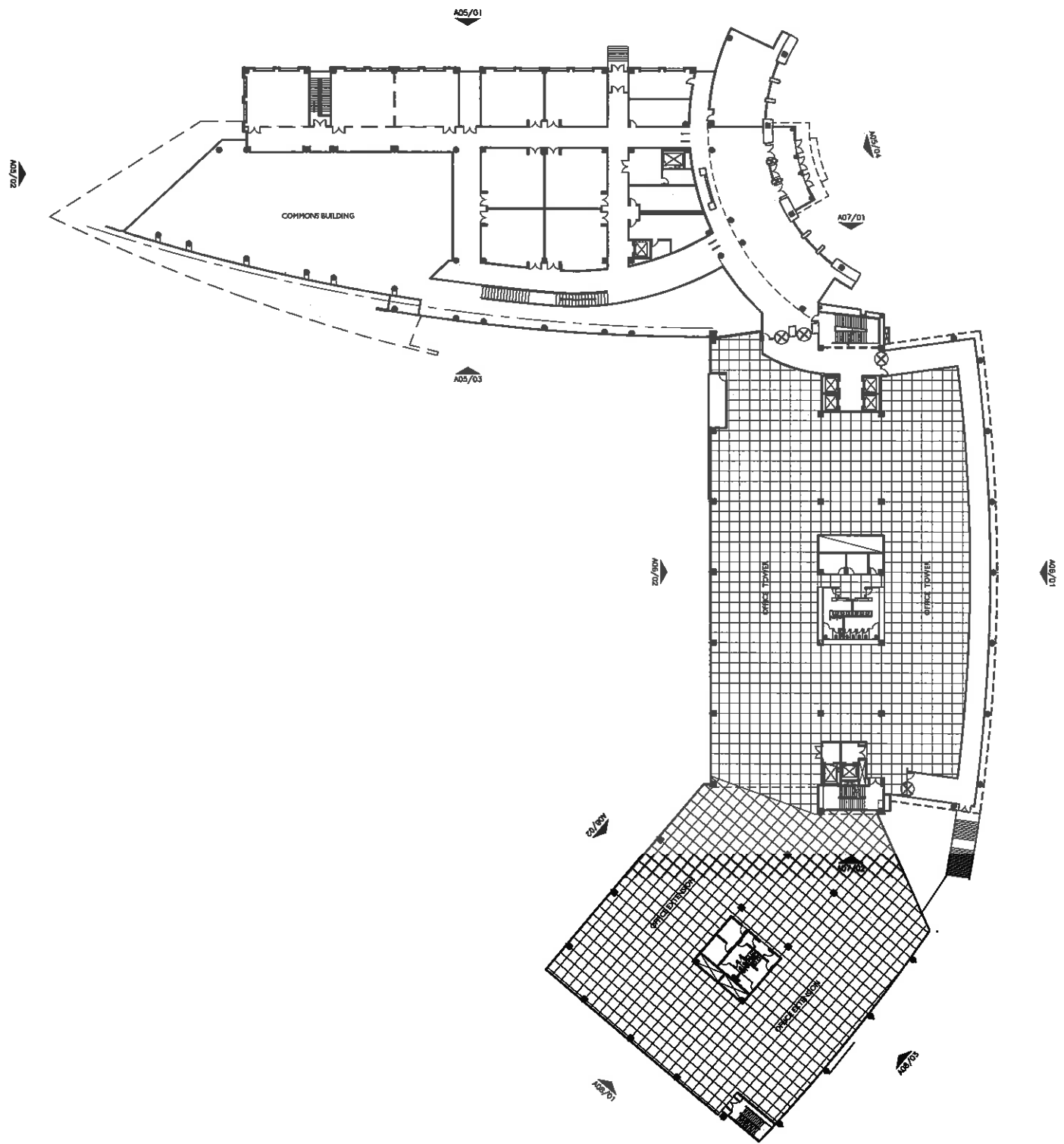
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**WEST DES MOINES
 TOWN CENTER OVERLAY
 DISTRICT SPECIFIC PLAN**

SHEET TITLE:
DINNING DECK
SHEET TITLE:
A03



OWNER
 AVIVA USA
 699 WALNUT STREET, SUITE 1316, DES MOINES, IA 50309
 Tel. 515 382 3633 Fax 515 382 3632

ARCHITECT OF RECORD
 SVPA ARCHITECTS INC.
 1466 28TH STREET, SUITE 200, WEST DES MOINES, IA 50266
 Tel. 515 327 5990 Fax 515 327 5991

DESIGN ARCHITECT
 HKS, INC.
 1918 MCINNEY AVENUE, DALLAS, TX 75201
 Tel. 314 754 4368 Fax. 314 421 6073

LANDSCAPE ARCHITECT
 BRIAN CLARK & ASSOCIATES
 1300 WALNUT STREET, SUITE 200 DES MOINES, IA 50309
 Tel. 515 286 4676 Fax. 515 286 6363

CIVIL ENGINEER
 COOPER CRAWFORD ASSOCIATES
 2187 GRAND AVENUE, WEST DES MOINES, IA 50265
 Tel. 515 224 1344 Fax. 515 224 1346

STRUCTURAL ENGINEER
 CHARLES SAUL ENGINEERING
 4308 UNIVERSITY AVENUE, DES MOINES, IOWA 50311
 Tel. 515 278 3000 Fax. 515 278 5333

MECHANICAL-ELECTRICAL ENGINEER
 KJWW ENGINEERING CONSULTANTS
 2302 109th STREET, SUITE 100, URBANDALE, IA 50322
 Tel. 515 334 8600 Fax. 515 334 0009

PROJECT NAME.
AVIVA USA
 WEST DES MOINES, IOWA

DRAWING ISSUE INFORMATION.

ISSUE DATE : 5/8/08

MARK	DATE	DESCRIPTION
05-08-08		SPECIFIC PLAN SUBMITTAL
07-09-08		SPECIFIC PLAN RE-SUBMITTAL

MANAGEMENT INFORMATION.

PROJECT NO : 07023

CAD DWG FILE :

PRINCIPAL IN CHARGE : PROJECT ARCHITECT :

DRAWN BY : CHECKED BY :

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WEST DES MOINES TOWN CENTER OVERLAY DISTRICT SPECIFIC PLAN

01 ENTRY LEVEL FLOOR PLAN
 1/32" = 1'-0"

SHEET TITLE.
ENTRY LEVEL FLOOR PLAN
SHEET TITLE.
A04



OWNER
 AVIVA USA
 888 WALNUT STREET, SUITE 1315, DES MOINES, IA 50300
 Tel. 515 327 3823 Fax 515 327 3652

ARCHITECT OF RECORD
 SVPA ARCHITECTS INC.
 1486 28TH STREET, SUITE 200, WEST DES MOINES, IA 50268
 Tel. 515 327 6990 Fax 515 327 6991

DESIGN ARCHITECT
 HKS, INC.
 1910 MCKINNEY AVENUE, DALLAS, TX 75201
 Tel. 314 754 4356 Fax. 314 421 6072

LANDSCAPE ARCHITECT
 BRIAN CLARK & ASSOCIATES
 1300 WALNUT STREET, SUITE 200 DES MOINES, IA 50309
 Tel. 515 286 4875 Fax. 515 286 8359

CIVIL ENGINEER
 COOPER CRAWFORD ASSOCIATES
 2167 GRAND AVENUE, WEST DES MOINES, IA 50265
 Tel. 515 224 1344 Fax. 515 224 1345

STRUCTURAL ENGINEER
 CHARLES SAUL ENGINEERING
 4306 UNIVERSITY AVENUE, DES MOINES, IOWA 50311
 Tel. 515 278 5800 Fax. 515 279 6233

MECHANICAL-ELECTRICAL ENGINEER
 KJWW ENGINEERING CONSULTANTS
 2882 108th STREET, SUITE 100, URGRANDALE, IA 50222
 Tel. 515 324 8008 Fax. 515 324 8888

PROJECT NAME:
 AVIVA USA
 WEST DES MOINES, IOWA

DRAWING ISSUE INFORMATION:

ISSUE DATE :	DESCRIPTION
05-06-08	SPECIFIC PLAN SUBMITTAL
07-08-08	SPECIFIC PLAN RE-SUBMITTAL

MARK DATE DESCRIPTION

MANAGEMENT INFORMATION:

PROJECT NO: 07023

CAD DWG FILE:

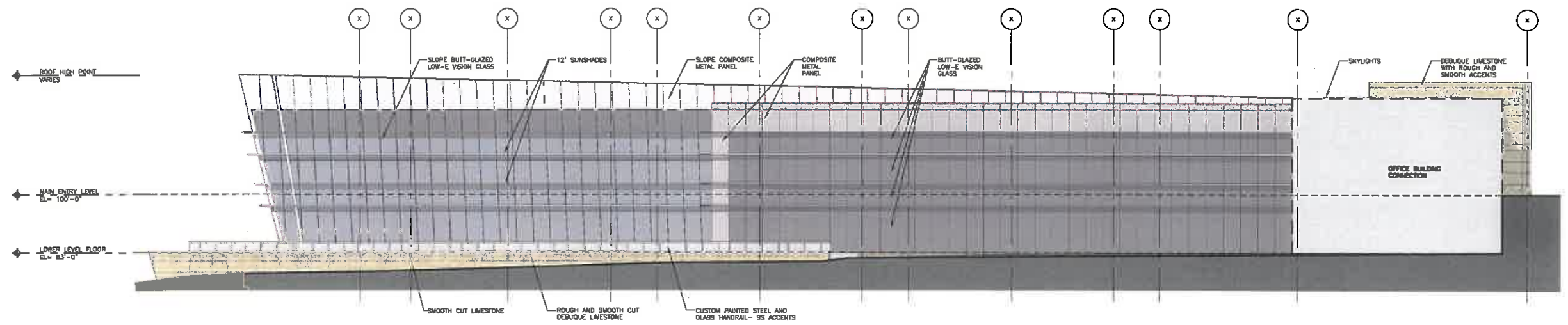
PRINCIPAL IN CHARGE: PROJECT ARCHITECT:

DRAWN BY: CHECKED BY:

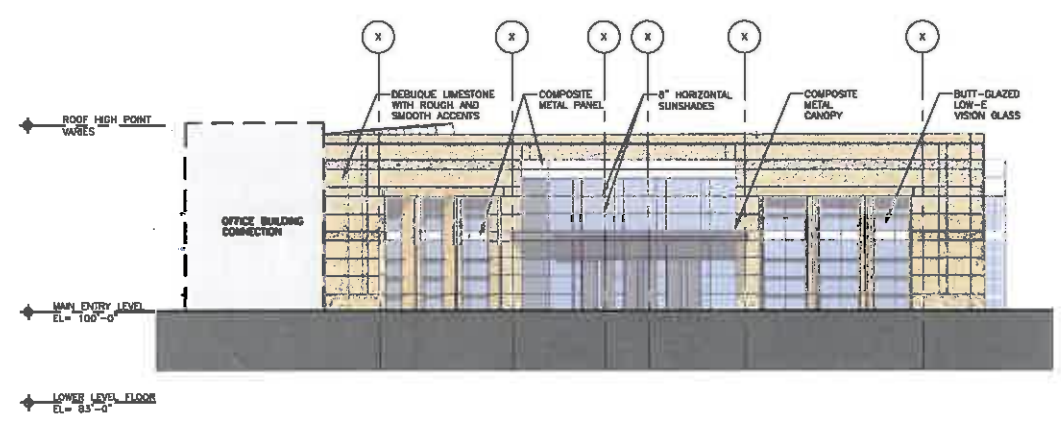
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WEST DES MOINES TOWN CENTER OVERLAY DISTRICT SPECIFIC PLAN

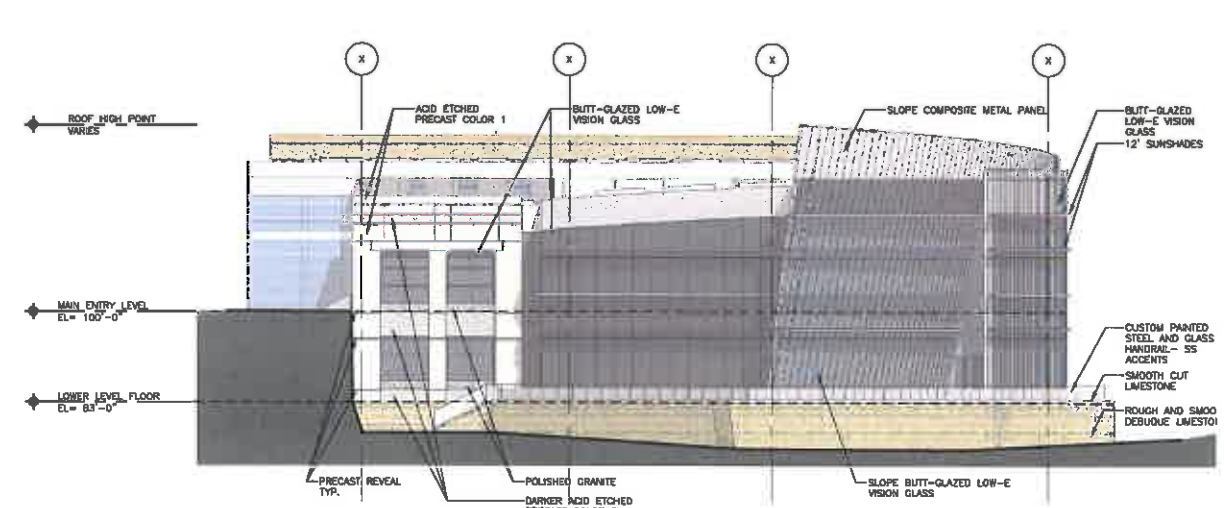
SHEET TITLE:
 COMMONS BUILDING ELEVATIONS
 SHEET TITLE:
A05



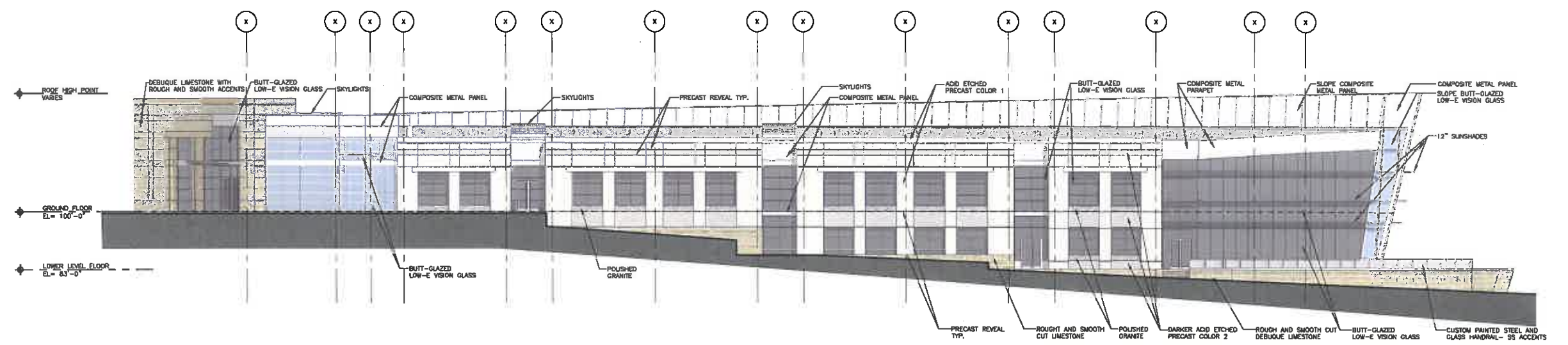
03 SOUTH COMMONS BUILDING ELEVATION
 1/16" = 1'-0"



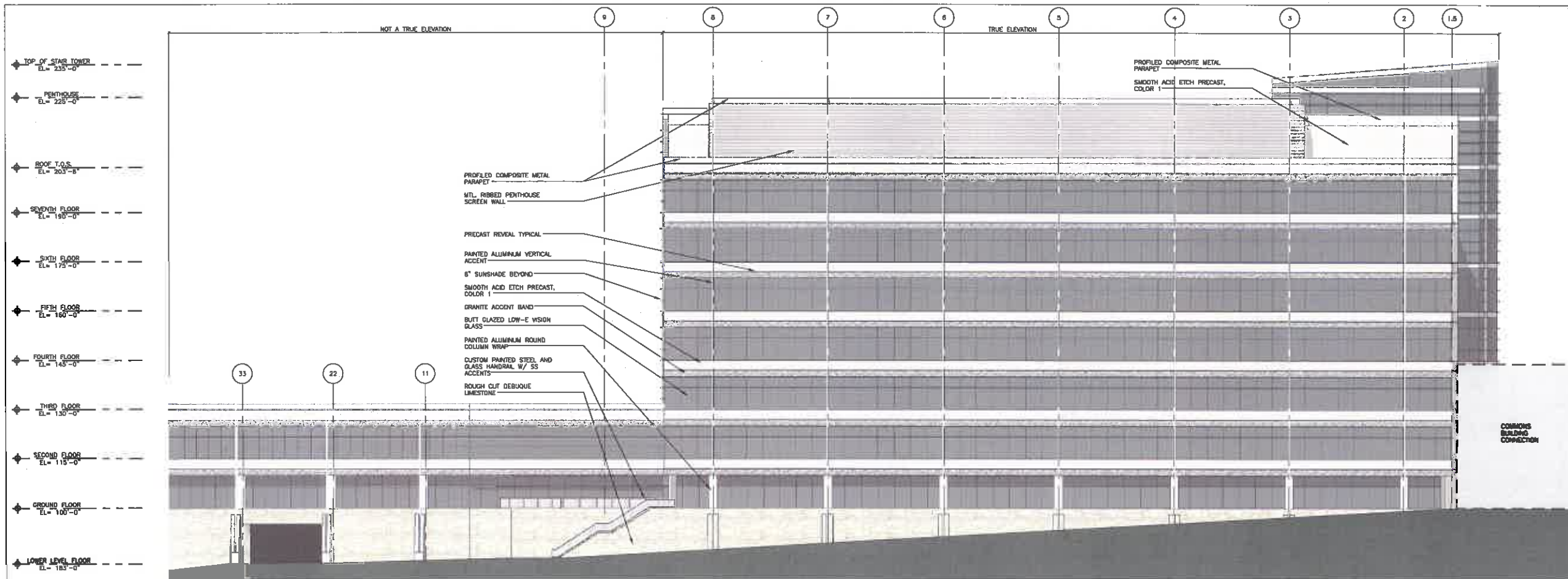
04 MAIN ENTRY ELEVATION
 1/16" = 1'-0"



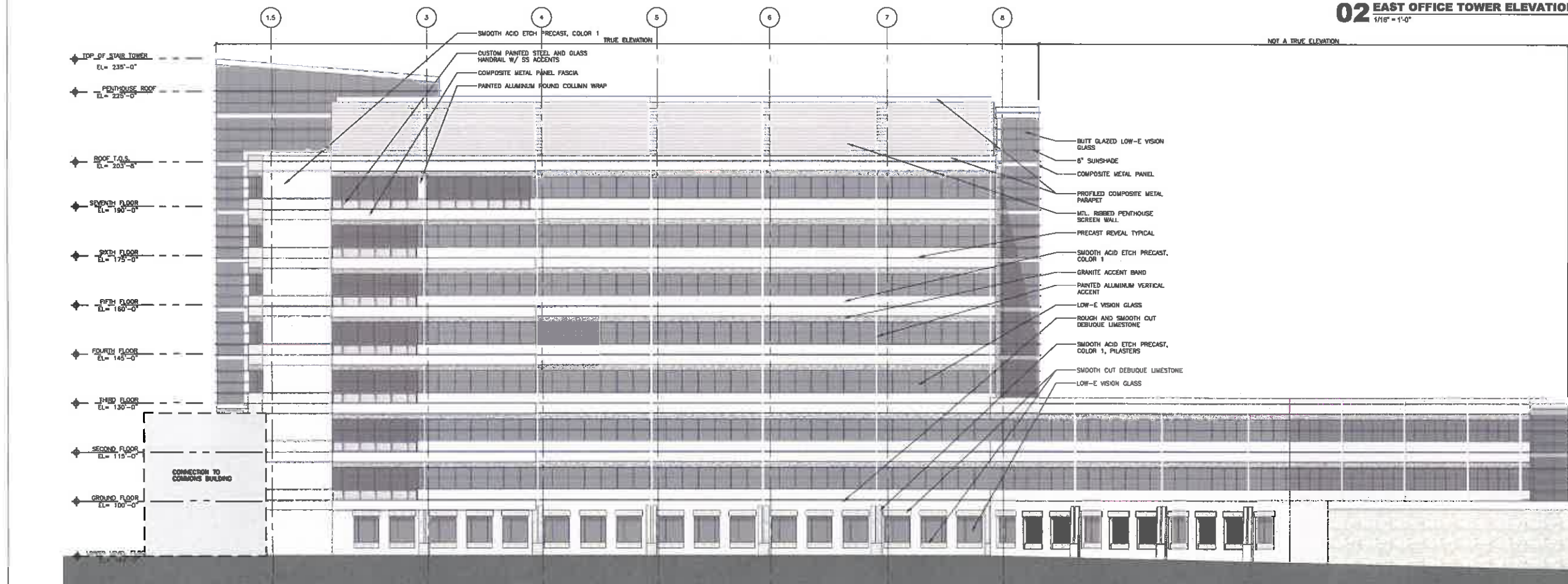
02 WEST COMMONS BUILDING ELEVATION
 1/16" = 1'-0"



01 NORTH COMMONS BUILDING ELEVATION
 1/16" = 1'-0"



02 EAST OFFICE TOWER ELEVATION
1/8" = 1'-0"



01 WEST OFFICE TOWER ELEVATION
1/8" = 1'-0"



OWNER
AVIVA USA
699 WALNUT STREET, SUITE 1316, DES MOINES, IA 50309
Tel. 515 282 3633 Fax 515 282 3852

ARCHITECT OF RECORD
SVPA ARCHITECTS INC.
1498 28TH STREET, SUITE 200, WEST DES MOINES, IA 50328
Tel. 515 277 5990 Fax 515 277 5981

DESIGN ARCHITECT
HKS, INC.
1918 McJANNET AVENUE, DALLAS, TX 75201
Tel. 314 764 4366 Fax 314 421 8075

LANDSCAPE ARCHITECT
BRIAN CLARK & ASSOCIATES
1300 WALNUT STREET, SUITE 200 DES MOINES, IA 50308
Tel. 515 268 4876 Fax 515 268 8369

CIVIL ENGINEER
COOPER CRAWFORD ASSOCIATES
2187 GRAND AVENUE, WEST DES MOINES, IA 50265
Tel. 515 224 1341 Fax 515 224 1346

STRUCTURAL ENGINEER
CHARLES SAUL ENGINEERING
4308 UNIVERSITY AVENUE, DES MOINES, IOWA 50311
Tel. 515 279 3800 Fax 515 279 5233

MECHANICAL-ELECTRICAL ENGINEER
KJWW ENGINEERING CONSULTANTS
2882 1900 STREET, SUITE 100 URBANDALE, IA 50322
Tel. 515 234 8800 Fax 515 234 1900

PROJECT NAME:
AVIVA USA
WEST DES MOINES, IOWA

DRAWING ISSUE INFORMATION:

ISSUE DATE	DESCRIPTION
05-08-08	SPECIFIC PLAN SUBMITTAL
07-09-08	SPECIFIC PLAN RE-SUBMITTAL

MANAGEMENT INFORMATION:

PROJECT NO: 07023

CAD DWG FILE:

PRINCIPAL IN CHARGE: PROJECT ARCHITECT:

DRAWN BY: CHECKED BY:

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WEST DES MOINES TOWN CENTER OVERLAY DISTRICT SPECIFIC PLAN

SHEET TITLE:
OFFICE TOWER ELEVATIONS
SHEET TITLE:
A06



AVIVA

OWNER
AVIVA USA
699 WALNUT STREET, SUITE 1315, DES MOINES, IA 50308
Tel. 515 362 3633 Fax 515 362 3652

ARCHITECT OF RECORD
SVPA ARCHITECTS INC.
1400 28TH STREET, SUITE 200, WEST DES MOINES, IA 50266
Tel. 515 327 5890 Fax 515 327 5891

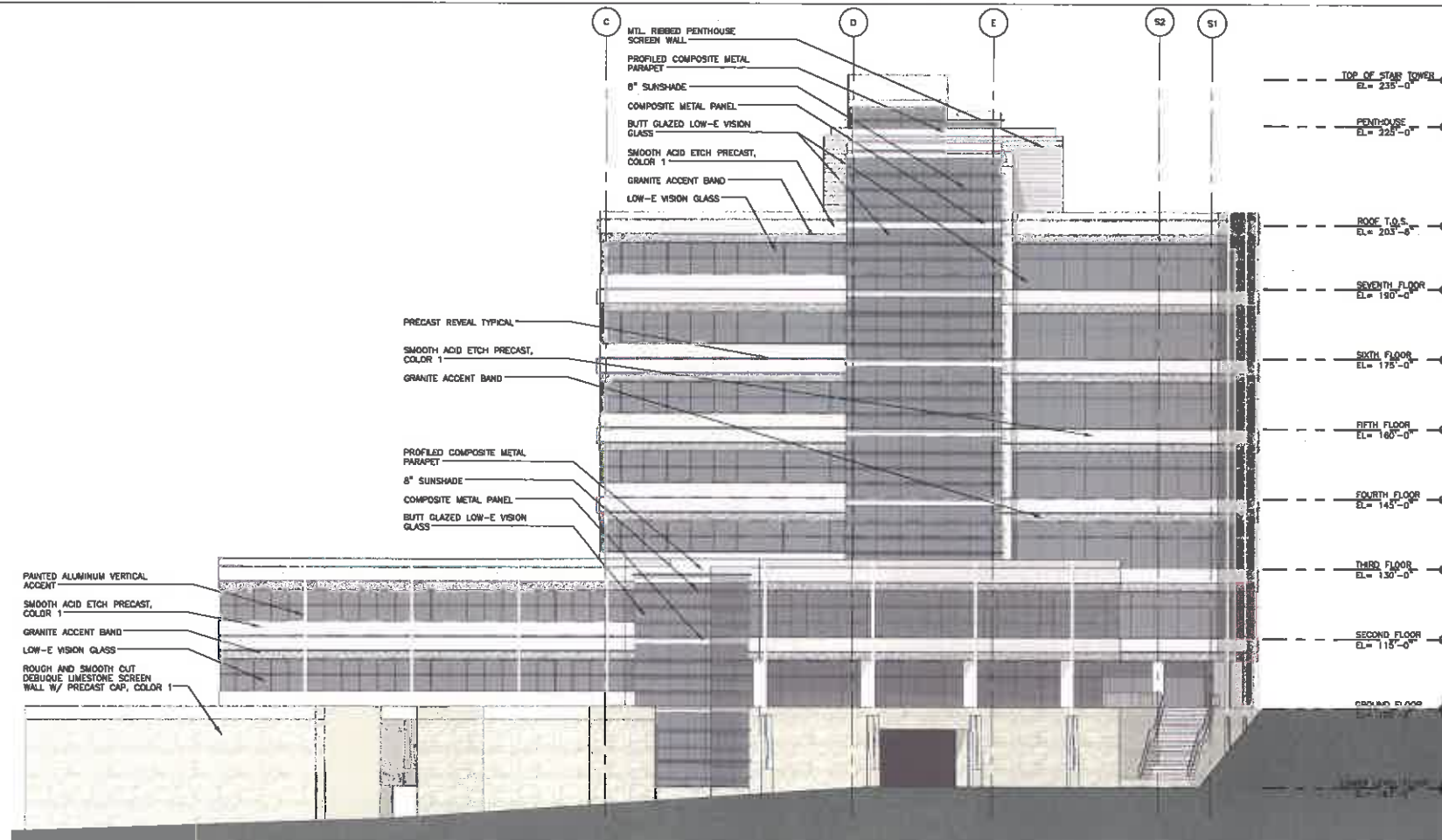
DESIGN ARCHITECT
HKS, INC.
1919 MCKINNEY AVENUE, DALLAS, TX 75201
Tel. 314 764 4366 Fax. 314 421 6073

LANDSCAPE ARCHITECT
BRIAN CLARK & ASSOCIATES
1300 WALNUT STREET, SUITE 200 DES MOINES, IA 50309
Tel. 515 286 4876 Fax. 515 286 0399

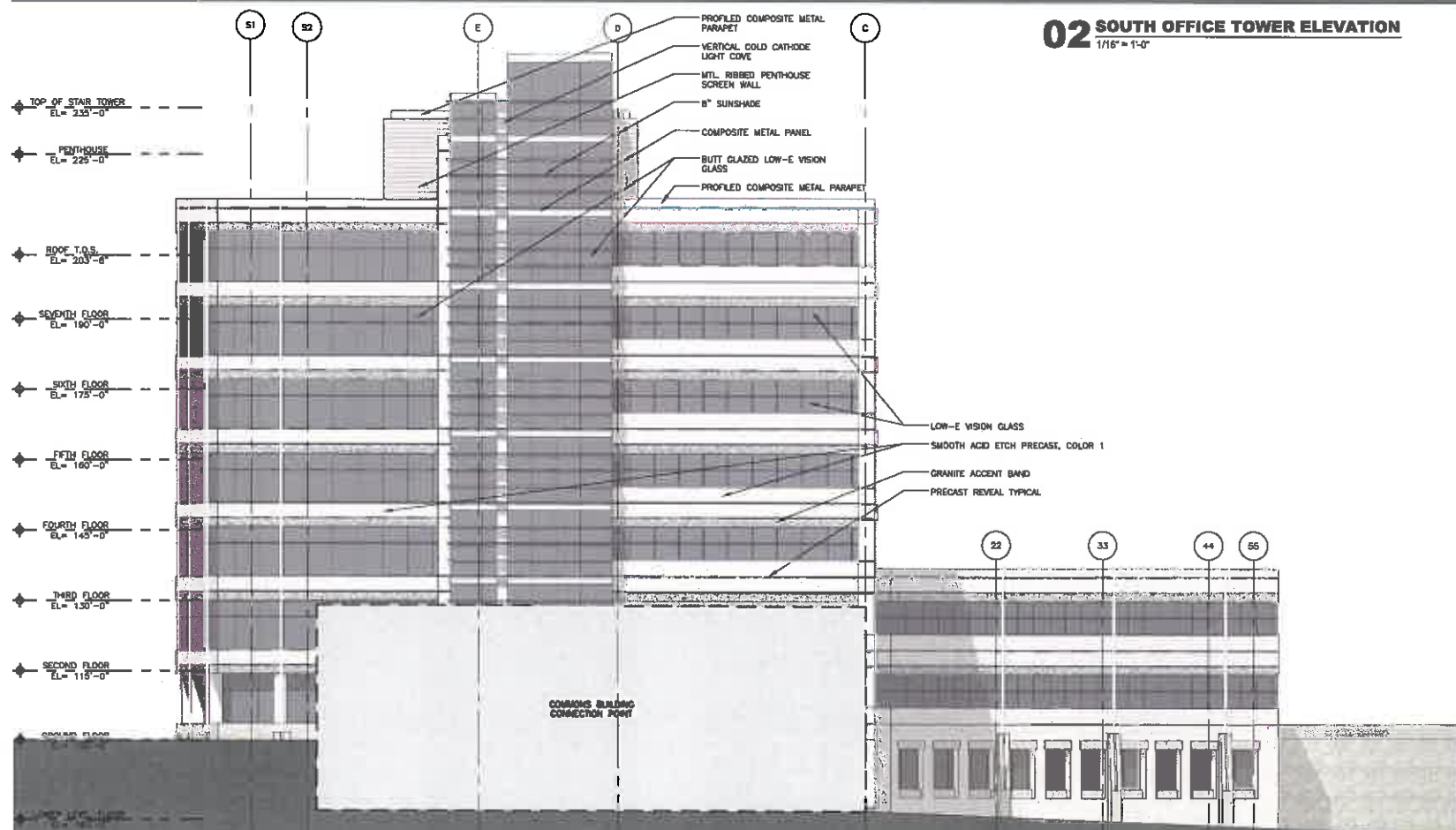
CIVIL ENGINEER
COOPER CRAWFORD ASSOCIATES
2187 GRAND AVENUE, WEST DES MOINES, IA 50265
Tel. 515 224 1344 Fax. 515 224 1345

STRUCTURAL ENGINEER
CHARLES SAUL ENGINEERING
4508 UNIVERSITY AVENUE, DES MOINES, IOWA 50311
Tel. 515 278 3000 Fax. 515 279 6233

MECHANICAL-ELECTRICAL ENGINEER
KJWW ENGINEERING CONSULTANTS
2852 108th STREET, SUITE 108, URBANDALE, IA 50222
Tel. 515 334 9000 Fax. 515 334 9005



02 SOUTH OFFICE TOWER ELEVATION
1/16" = 1'-0"



01 NORTH OFFICE TOWER ELEVATION
1/16" = 1'-0"

PROJECT NAME:

AVIVA USA

WEST DES MOINES, IOWA

DRAWING ISSUE INFORMATION:

ISSUE DATE : 5/6/08	
05-06-08	SPECIFIC PLAN SUBMITTAL
07-09-08	SPECIFIC PLAN RE-SUBMITTAL

MARK DATE DESCRIPTION

MANAGEMENT INFORMATION:

PROJECT NO: 07023

CAD DWG FILE: _____

PRINCIPAL IN CHARGE: _____ PROJECT ARCHITECT: _____

DRAWN BY: _____ CHECKED BY: _____

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**WEST DES MOINES
 TOWN CENTER OVERLAY
 DISTRICT SPECIFIC PLAN**

SHEET TITLE:
**OFFICE TOWER
 ELEVATIONS**
 SHEET TITLE:
A07



OWNER
 AVIVA USA
 828 WALNUT STREET, SUITE 1315, DES MOINES, IA 50309
 Tel: 515 281 3033 Fax: 515 282 7857

ARCHITECT OF RECORD
 SVPA ARCHITECTS INC.
 1988 50TH STREET, SUITE 200, WEST DES MOINES, IA 50305
 Tel: 515 227 5500 Fax: 515 227 5501

DESIGN ARCHITECT
 HKS, INC.
 1818 MCKINNEY AVENUE, DALLAS, TX 75201
 Tel: 214 754 4300 Fax: 214 421 8073

LANDSCAPE ARCHITECT
 BRIAN CLARK & ASSOCIATES
 1309 WALNUT STREET, SUITE 200 DES MOINES, IA 50309
 Tel: 515 289 4976 Fax: 515 288 6369

CIVIL ENGINEER
 COOPER CRAWFORD ASSOCIATES
 2197 GRAND AVENUE, WEST DES MOINES, IA 50266
 Tel: 515 224 1344 Fax: 515 224 1345

STRUCTURAL ENGINEER
 CHARLES SAUL ENGINEERING
 4308 UNIVERSITY AVENUE, DES MOINES, IOWA 50311
 Tel: 515 279 3900 Fax: 515 279 5233

MECHANICAL-ELECTRICAL ENGINEER
 KJWW ENGINEERING CONSULTANTS
 2842 126th STREET, SUITE 100, URBANDALE, IA 50228
 Tel: 515 334 9836 Fax: 515 334 9808

PROJECT NAME
 AVIVA USA

WEST DES MOINES, IOWA

DRAWING ISSUE INFORMATION

ISSUE DATE : 5/5/08

05-05-08	SPECIFIC PLAN SUBMITTAL
07-09-08	SPECIFIC PLAN RE-SUBMITTAL

MARK	DATE	DESCRIPTION

MANAGEMENT INFORMATION

PROJECT NO: 07023

CAD DWG FILE:

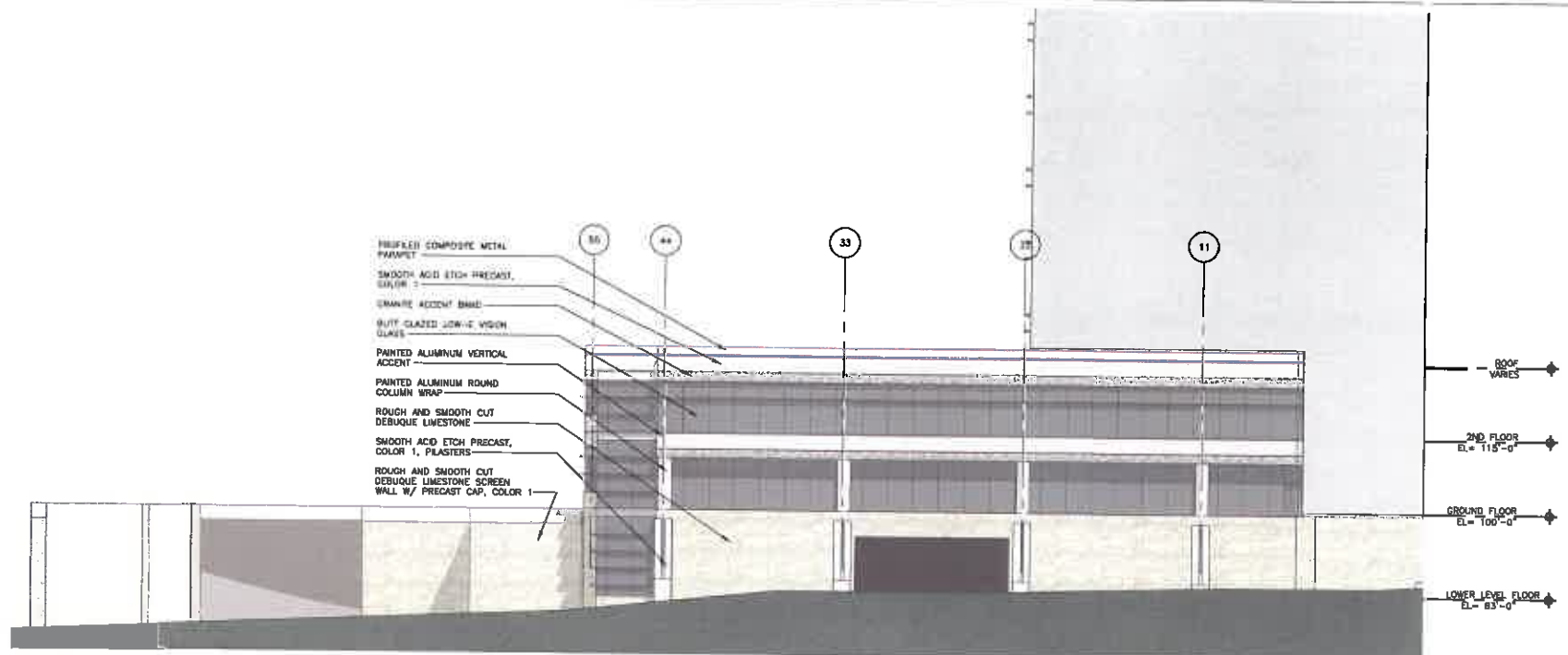
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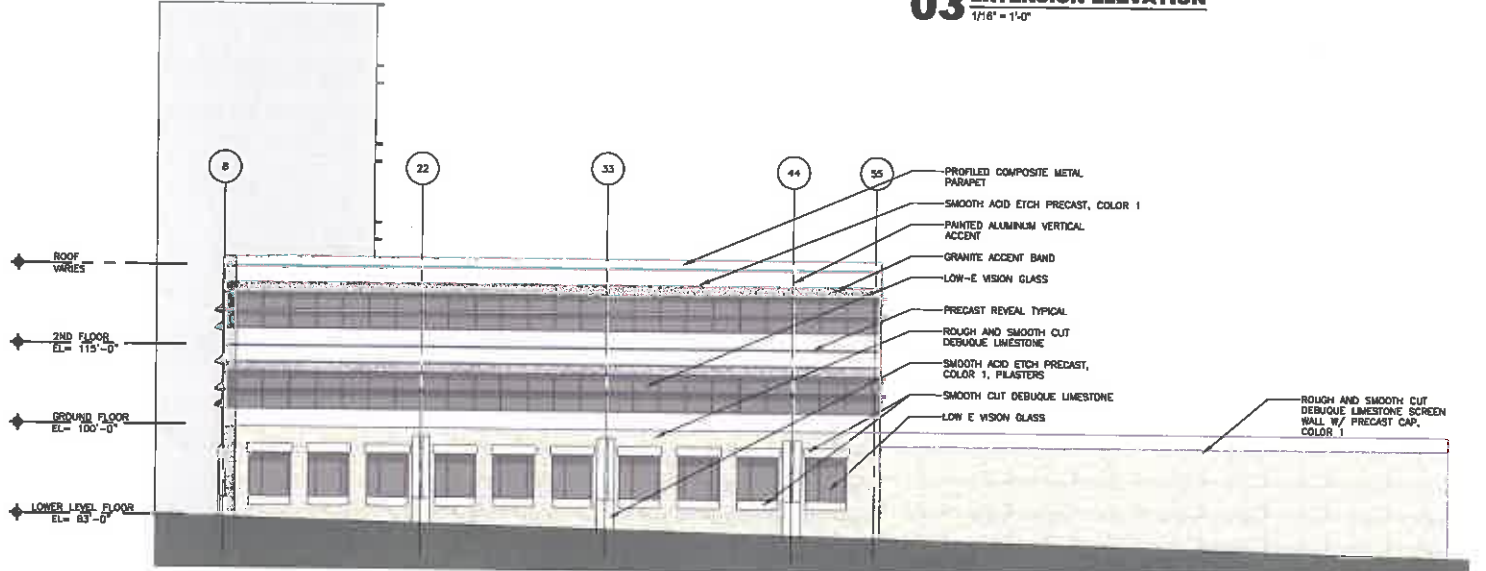
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WEST DES MOINES TOWN CENTER OVERLAY DISTRICT SPECIFIC PLAN

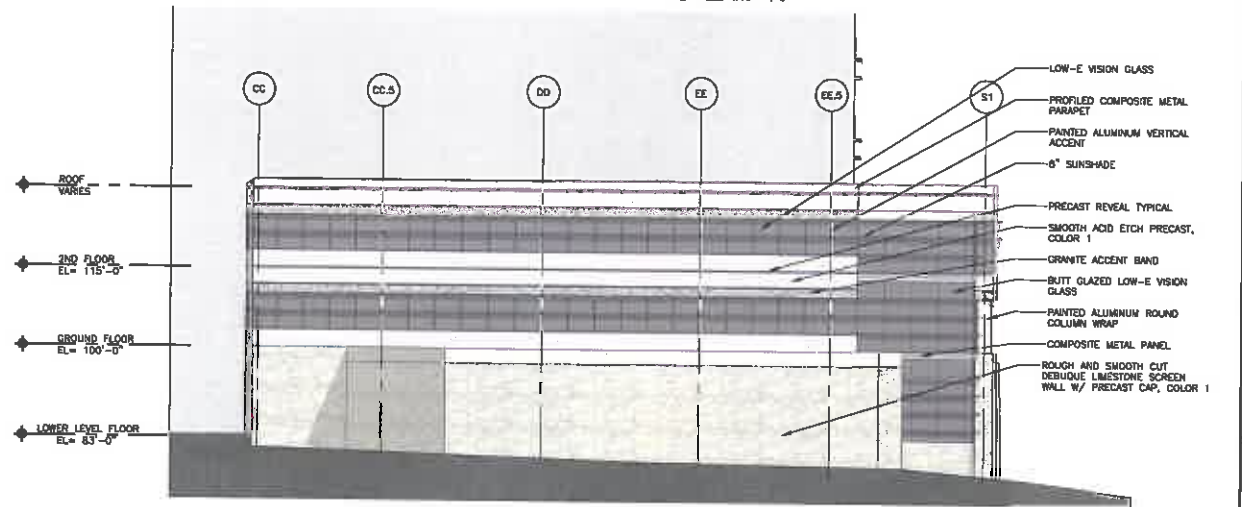
SHEET TITLE
 OFFICE EXTENSION ELEVATIONS
 SHEET TITLE
A08



03 EAST OFFICE EXTENSION ELEVATION
 1/16" = 1'-0"



02 WEST OFFICE EXTENSION ELEVATION
 1/16" = 1'-0"



01 SOUTH OFFICE EXTENSION ELEVATION
 1/16" = 1'-0"



AVIVA
Forward thinking

Mills Civic Parkway &
Jordan Creek Parkway
West Des Moines, Iowa

ATTACHMENT E

Revisions: 11/02/09

Must be submitted
prior to production

SCALE: NTS

Drawing in scale noted when
printed on 11x17 inch page.

DRAWN BY:

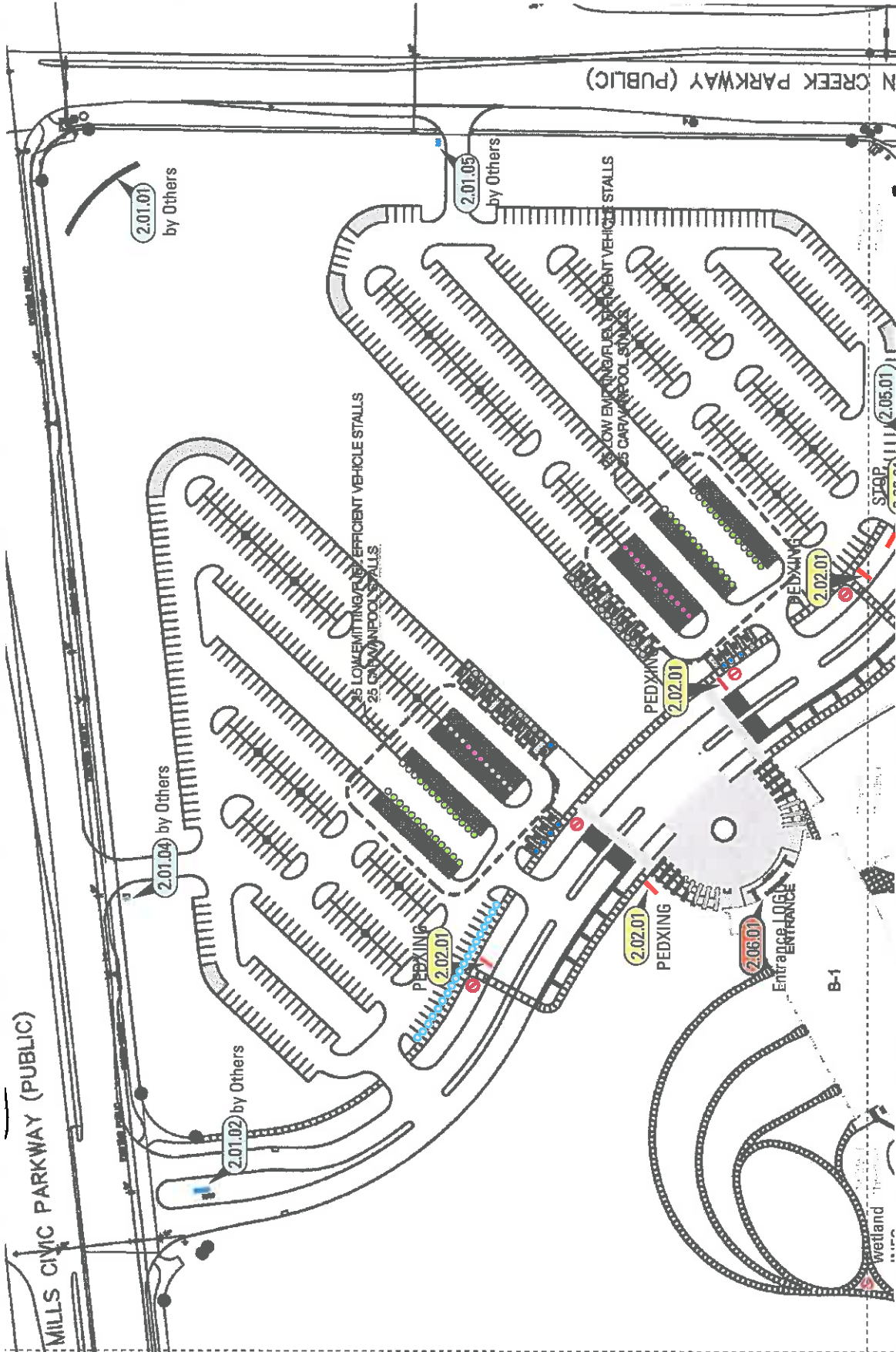
Location Plan

Scale of: 0.00.00

CD-4

09/04/2009

RY/CW



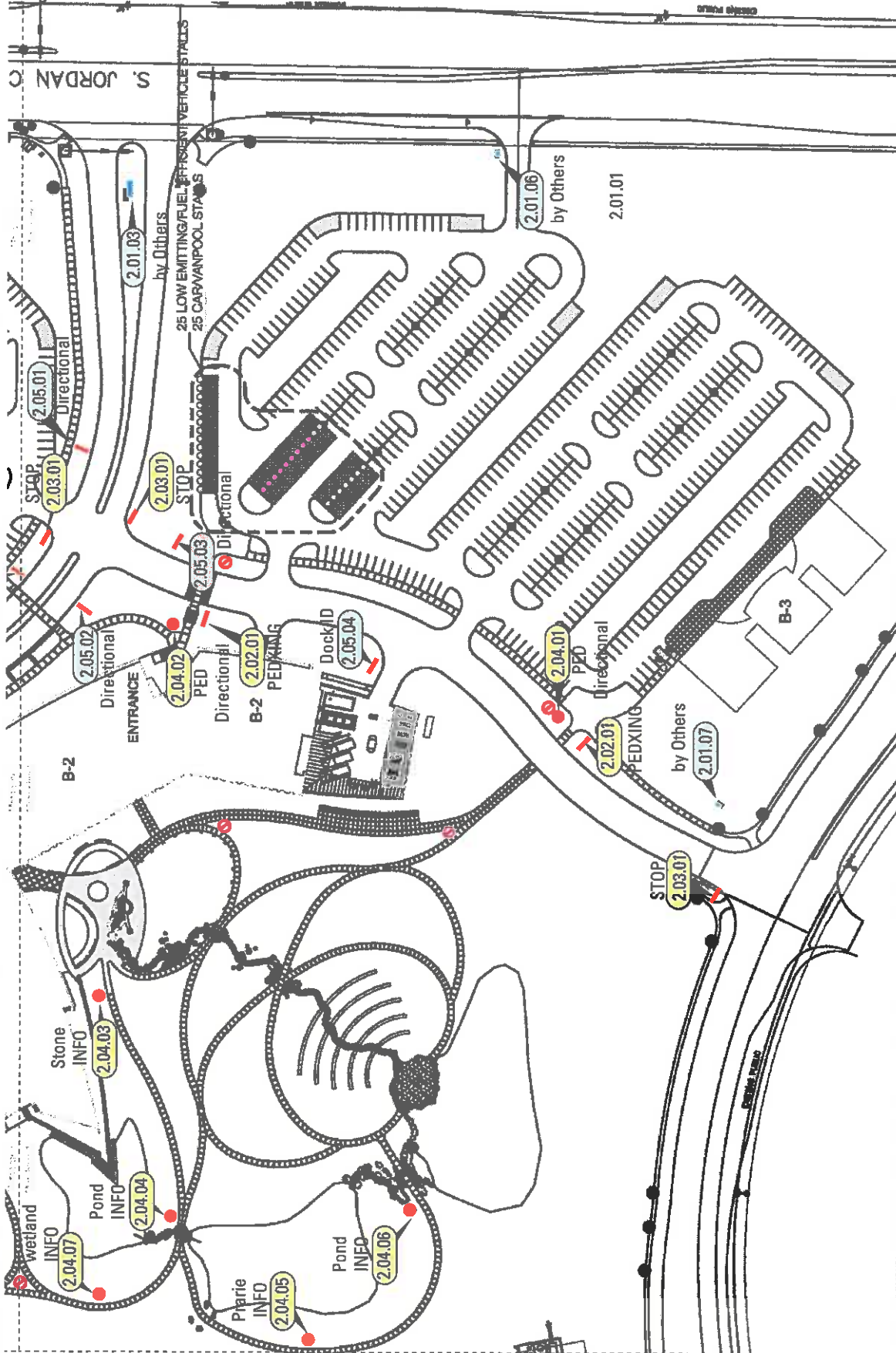
Location Plan

FORCADE ASSOCIATES
1030 PAYNE STREET, EVANSTON, ILLINOIS 60201
847.424.1610 V 847.424.1911 F



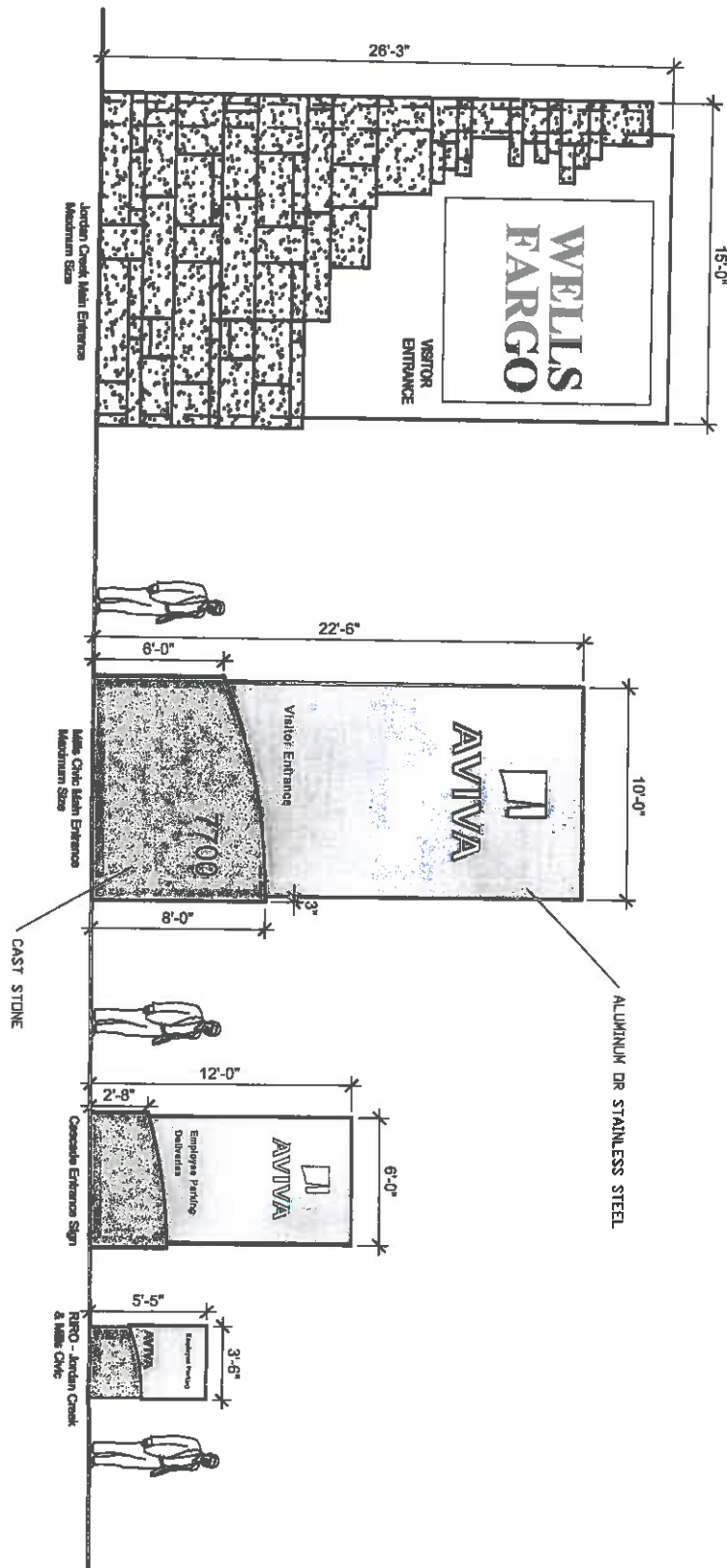
Professional Engineer
No. 000000000
with the State of Illinois
Exp. 12/31/2010

Project: 090000000



Location Plan





PROJECT NUMBER: 07023

DATE: 11.24.09

SCALE: NOT TO SCALE

PROPOSED SIGNAGE

CONFLUENCE

1300 WALNUT STREET • SUITE 800 • DES MOINES • IOWA • 50309
 TEL 515.281.4673 • FAX 515.281.3339 • WWW.CONFLUENCE.COM

**AVIVA USA
 OPERATIONS HEADQUARTERS**

ATTACHMENT G

Revisions 11/02/09

Must be submitted
prior to production

C... NTS

Drawing in scale noted when
printed on 11x17 inch page.

DRAWING

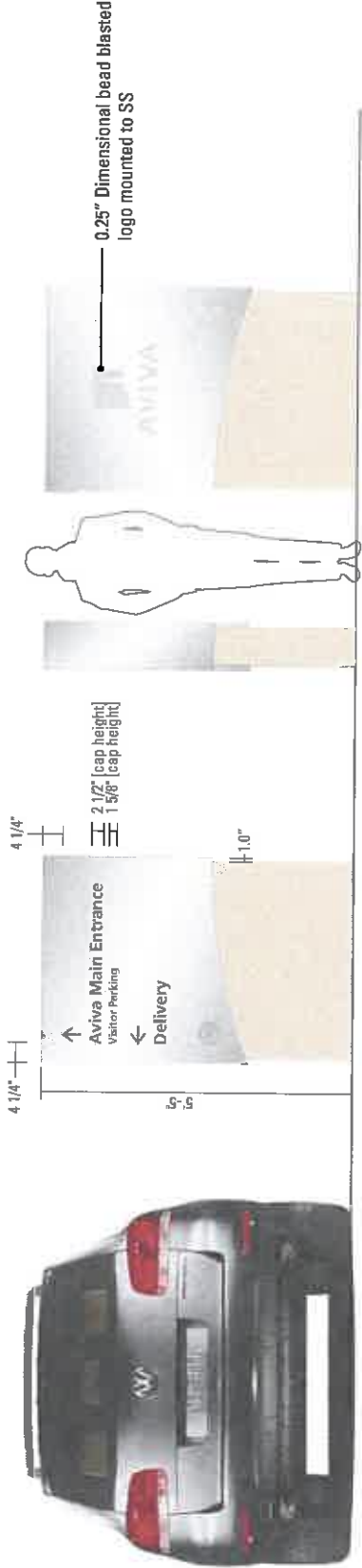
**Vehicular
Directional**

2.05.01-2.05.03

CD-8

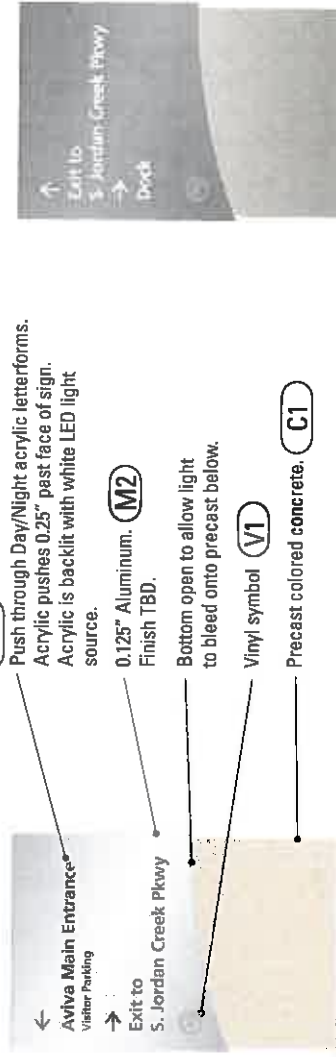
08/04/2009

JAI
DRAWN BY RT / CW



Directional 2.05.01
scale 1/2"=1.0'

- A1** Push through Day/Night acrylic letterforms. Acrylic pushes 0.25" past face of sign. Acrylic is backlit with white LED light source.
- M2** 0.125" Aluminum. Finish TBD.
- Bottom open to allow light to bleed onto precast below.
- Vinyl symbol **V1**
- Precast colored concrete. **C1**



Directional 2.05.03
scale 1/2"=1.0'

Directional 2.05.02
scale 1/2"=1.0'

Freestanding Vehicular Directional

FORADE ASSOCIATES
5828 PAYNE STREET EVANSTON, ILLINOIS 60001
847.424.4040 V 847.424.1011 F

