


Welcome to the July 21, 2021 West Des Moines Board of Adjustment Meeting

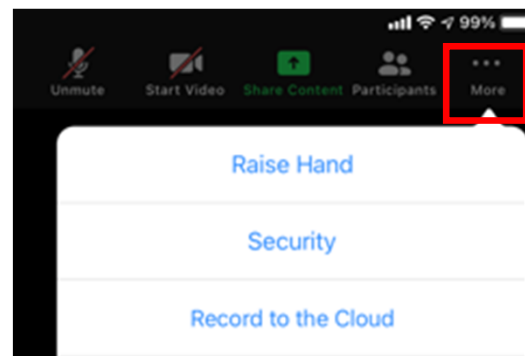
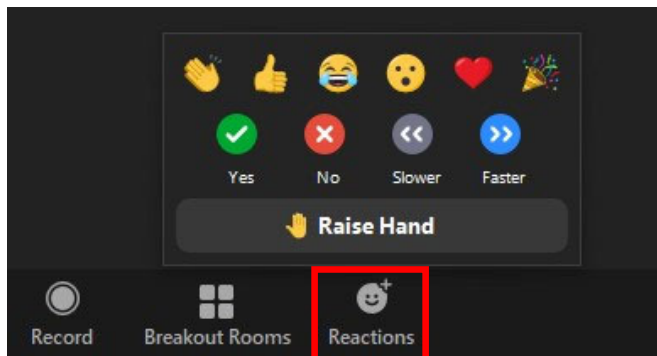
Here are a few housekeeping items before we get started:

- You will be muted by default when joining the meeting. The Board Chair will first ask for the applicant's and then staff's presentation on an agenda item. After the applicant and staff have presented, the Chair will ask for public comment. At this point, please raise your hand to indicate you wish to speak. The Chair will then call on you and you will be unmuted.
- **If you are participating by phone, dial *9 to raise or lower your hand, dial *6 to mute/unmute**

 Raise Hand:
Location - Click participants in your Zoom toolbar, you will see a box pop up with this at the bottom of the participants' window:



Raise Hand can also be found in the Reactions or the More (...) button on the Zoom toolbar:

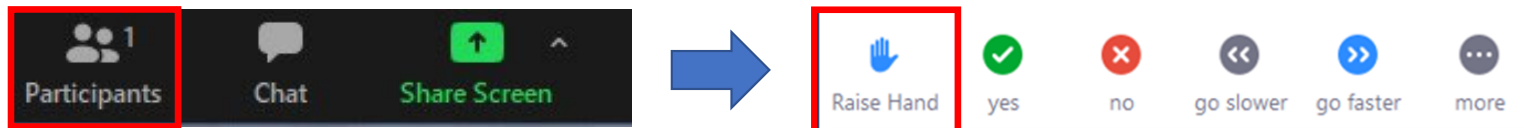


Item 3a – Element Hotel – 575 S. Prairie View Drive – Permitted Conditional Use for a Daycare

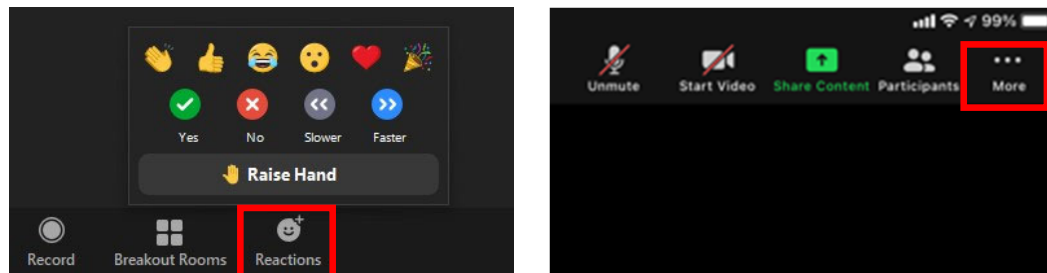
To participate on this item:

- The Chair will first have the applicant present on the agenda item and will then ask for public comment on the item.
- Please "raise your hand" to indicate that you wish to speak.
- The Chair will then call on you and you will be unmuted.
- **If you are participating by phone, dial *9 to raise or lower your hand, dial *6 to mute/unmute**
- Please note, it is entirely at the Chair's discretion to limit the length of time that individuals may speak, as well as whether to allow individuals to speak a second time.
- When a motion is made and a vote is called for, ONLY the Board members vote.

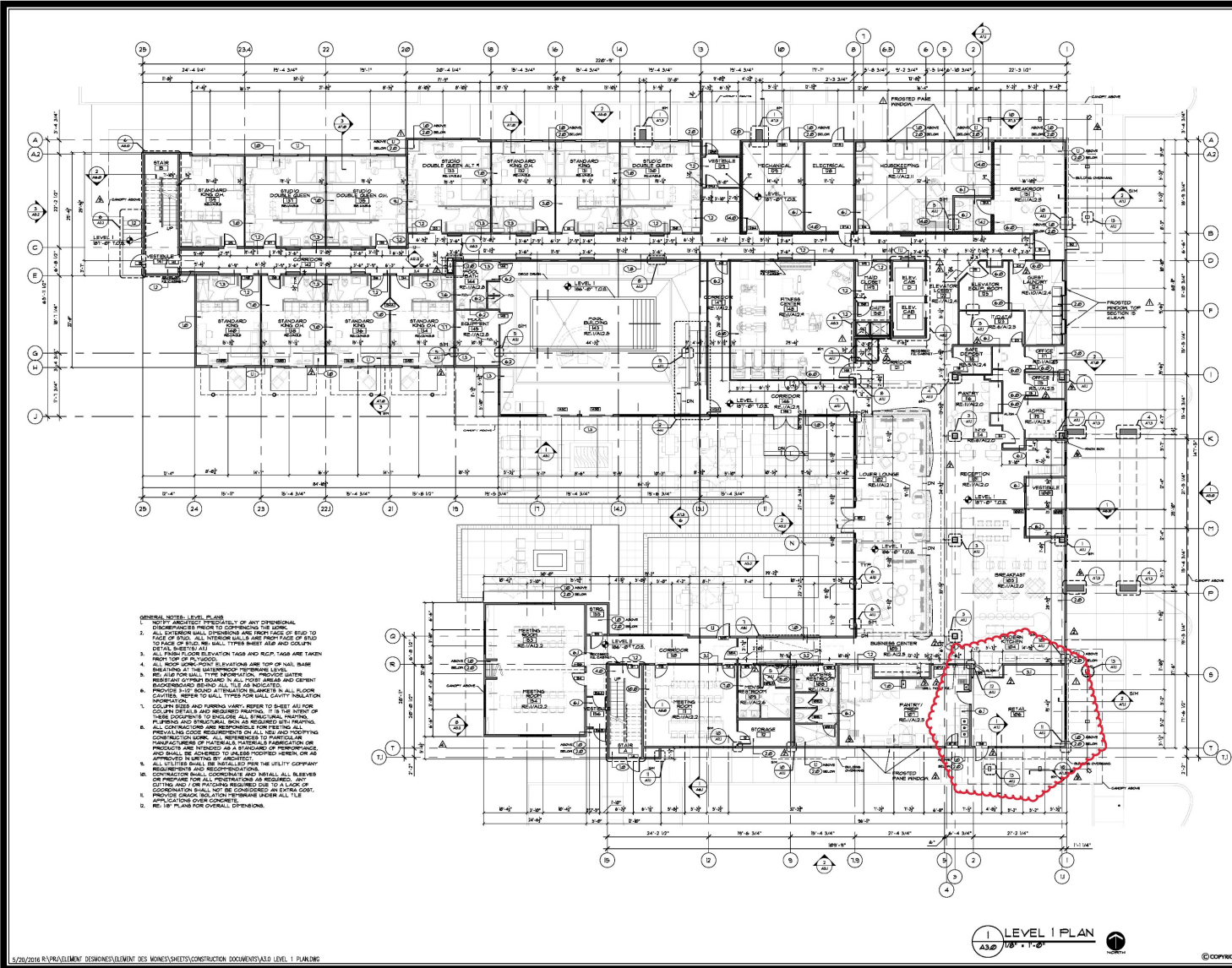
When you are unmuted – please state your name and address for the record before you make your comments.



OR







- GENERAL NOTES - LEVEL PLANS
1. VERIFY ARCHITECT PROVIDED LEVELS OF ANY CONDITIONS DISCREPANCIES PRIOR TO CONSTRUCTION OF WORK.
 2. ALL EXTERIOR WALL CONDITIONS AND FOOTING TO BE SET TO FACE OF STUD. ALL INTERIOR WALLS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE. SHALL TYPES MEET ASB AND COLUMN DETAIL REQUIREMENTS.
 3. ALL FLOOR-FLOOR ELEVATION TAGS AND R.C.P. TAGS ARE TAKEN FROM TOP OF FINISH FLOOR.
 4. ALL ROOM ELEVATIONS ARE TOP OF WALL BASE EXCEPT AT THE WATERPROOF TERMINAL ELEVATION. RESISTANT CURB BOARD IN ALL POCKET AREAS AND GEMENT BOUNDARY BOARD ATTENTION NUMBER IS ALL FLOOR FINISHES. REFER TO WALL TYPES FOR SMALL CAVITY INDICATION CORRECTED.
 5. COLUMN DECS AND FINISHES VARY. REFER TO SHEET A11 FOR COLUMN DETAILS AND REQUIREMENTS. IT IS THE INTENT OF THESE CONDITIONS TO INCLUDE ALL STRUCTURAL FINISHES AND STRUCTURAL WORK AS REQUIRED WITH FINISHES. ALL CONTRACTORS ARE RESPONSIBLE FOR FINISHES ALL PREVALING CODE REQUIREMENTS ON ALL NEW AND MODIFIED CONSTRUCTION WORK. ALL WORKMEN TO PARTICULAR CONTRACTORS OF THE TRADE SHALL BE RESPONSIBLE FOR THE PROGRESS AND ATTENTION AS A STANDARD OF PERFORMANCE AND SHALL BE CREDITED TO CLASSIFIED HEREIN OR AS OTHERWISE INDICATED BY ARCHITECT.
 6. ALL UTILITIES SHALL BE INSTALLED PER THE UTILITY COMPANY REQUIREMENTS AND REQUIREMENTS ONLY.
 7. CONTRACTOR SHALL COORDINATE AND INSTALL ALL BLEEBS OR PIPES FOR ALL UTILITIES AS REQUIRED. ANY COORDINATION SHALL NOT BE CONSIDERED AN EXTRA COST. PROVIDE CHECK NOTATION THEREIN UNDER ALL T.I.E. APPLICATIONS OVER CONCRETE.
 8. SEE T.I.E. PLANS FOR GENERAL CONDITIONS.

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Tel: 570.668.1133
Fax: 570.668.2316
www.obparch.com



ELEMENT HOTEL BY WESTIN
VILLAGE OF PONDEROSA
WEST DES MOINES, IOWA



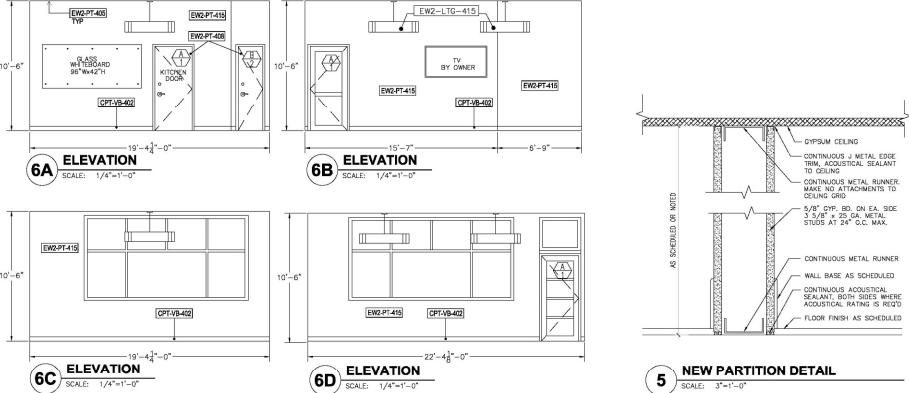
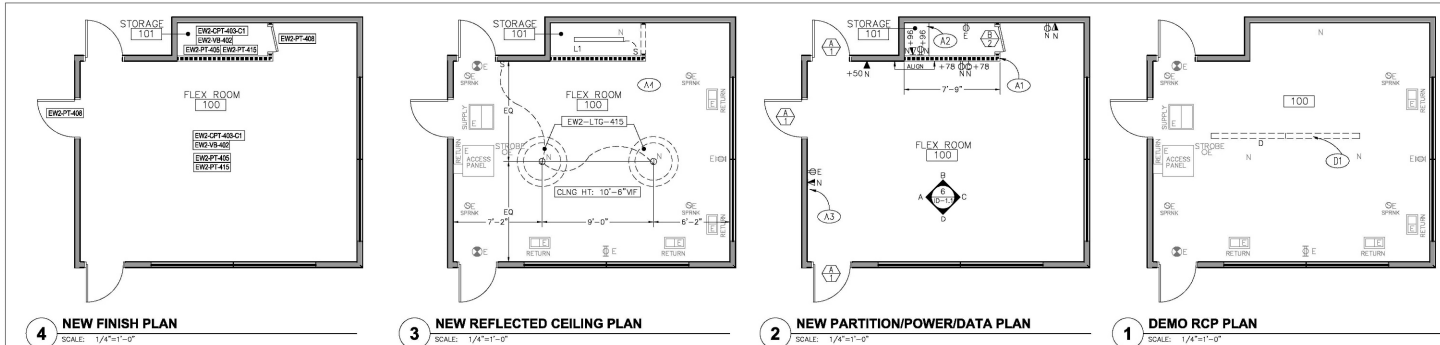
- Revisions:
- 1. CORRECT FOR CONSTRUCTION ERROR
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Date: 05/20/2016
Project No: 26-0100
Drawn by: EDT
Checked by: K/C

Sheet Of
A3.0
LEVEL I PLAN





ELEMENT BY WESTIN, WEST DEMOINES, IA
575 S. PRARIE VIEW DRIVE, WEST DES MOINES, IA 50266
NEW FLEX ROOM

29 APRIL 2019

| FINISH SCHEDULE | DOOR SCHEDULE | POWER/SIGNAL LEGEND | GENERAL NOTES | KEYED NOTES |
|--|--|---|---|--|
| <p>[EW2-PT-400-CT] 12x12 CARPET TILE IN ATTACHED PAD MAN: TANUS-CENTIVA PATTERN: SQUARE 18" W/18" COLOR: SALTED CARAMEL V.1818 LOCATION: LARGE INTO ROOM</p> <p>[CPT-1B-400] VINYL WALL BASE - CHECK ATTC STOCK MAN: JOHNSONITE STYLE: HOLLOW CORE CUSTOM OBLIQUE COLOR: 188 THUNDER ENGINEERING: 1/2" THICK NOTE: CHECK ATTC STOCK FOR THIS ITEM, SINCE THIS IS A CUSTOM ITEM MAY NOT BE ABLE TO GET AGAIN WITHOUT LARGE QUANTITY. SEE SPEC SHEET FOR ALTERNATES</p> <p>[EW2-PT-400] ACCENT CEILING MAN: BENJAMIN MOORE STYLE: INTERIOR FLAT FINISH 547 (2 COATS) COLOR: HORIZON 00-83 LOCATION: FLEX RM CEILING</p> <p>[EW2-PT-400] DOOR FRAMES MAN: BENJAMIN MOORE STYLE: INTERIOR SEMI-GLOSS FINISH 661 (2 COATS) COLOR: OC-118 BROWN/ALL WHITE LOCATION: NEW DOOR EYEWALL DOORS & EXISTING DOOR TO KITCHEN NOTE: GLASS STOREFRONT DOORS TO REMAIN AS IS</p> <p>[EW2-PT-415] WALLS MAN: BENJAMIN MOORE STYLE: PEARL FINISH 661 (2 COATS) COLOR: HARBOR HAZE 2150-40 LOCATION: ALL WALLS</p> | <p>DOOR TYPE</p> <p>EXISTING DOOR AND HOLLOW METAL FRAME TO REMAIN IN CURRENT POSITION</p> <p>[A] NEW 7'-0" W X 7'-0" (NF) NON-RATED DOOR IN HOLLOW METAL FRAME, PAINTED TO MATCH EXISTING KITCHEN DOOR FOR RL</p> <p>HARDWARE SCHEDULE TYPE</p> <p>EXISTING HARDWARE</p> <p>[L] NON COMPLIANT LEVER HARDWARE WITH LOCK SET TO MATCH EXISTING CONTRACTOR TO COORDINATE KITCHEN WITH EXISTING MANAGER</p> <p>PARTITION TYPE SYMBOLS</p> <p>EXISTING PARTITION TO REMAIN [E] - WALL TYPE SYMBOL</p> <p>A NUMBER OF EXISTING CEILING RE: DETAIL 3-10-11</p> <p>3 5/8" 25 GA METAL STUD @ 16" O.C. 1 LAYER OF 5/8" GIB ON EACH SIDE</p> | <p>[O] WALL MOUNTED DUPLEX OUTLET</p> <p>[220V] 220 VOLT WALL MOUNTED DEDICATED OUTLET</p> <p>[W] WALL MOUNTED QUAD OUTLET</p> <p>[T] WALL MOUNTED TELEPHONE OUTLET</p> <p>[D] WALL MOUNTED TELEPHONE/DATA OUTLET</p> <p>[C] COAX CABLE FOR TELEVISION</p> <p>[I] I-BOX</p> <p>POWER/SIGNAL ANNOTATION</p> <p>[H] 40" WALL MOUNTED DUPLEX OUTLET HEIGHT AFF. AS INDICATED</p> <p>[H] 90' SHROUD FAULT INTERRUPT</p> <p>[H] 1' EXISTING</p> <p>[H] 8' RELOCATED</p> <p>RCP</p> <p>NOTE: CEILING HEIGHT 10'-0" UNLESS NOTED OTHERWISE NOTE: GC TO MATCH EXISTING CEILING TILE AND GRID</p> <p>1/4" 1/8" SQUARE METERS 100#</p> | <p>1. ALL EXISTING CONDITIONS ARE TO BE VERIFIED BY GENERAL CONTRACTOR AND/OR SUBCONTRACTORS PRIOR TO SUBMITTING PROPOSAL OR IMPROVING ANY WORK. ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD REPERATIONS TO BE COMMUNICATED TO J-SQUARED PLANNING & DESIGN, LLC.</p> <p>2. MEP AND FIRE PENETRATIONS TO BE PROVIDED BY GENERAL CONTRACTOR ON A DESIGN-BUILD BASIS</p> <p>3. WEDGE FINISHES PARTITIONS EXCEED MAXIMUM HT. BRACE TO ADJACENT STRUCTURE.</p> <p>4. PROVIDE BLOCKING AS REQUIRED AT LOCATIONS INCLUDING BUT NOT LIMITED TO: STORAGE ROOM SHELVING, TELEVISION, GLASS MUSIC STOPS, ETC.</p> <p>5. RE: WALL POOR FOR WALL TYPES</p> <p>6. ALL ELECTRICAL DEVICES TO MATCH EXISTING CONDITIONS.</p> <p>7. GC TO REPAIR CYP BOARD AT WALLS AND CEILING TO MATCH ADJACENT FINISH AS REQUIRED BY BUILDING SETTING, DEMO OF EXISTING LIGHT FIXTURES/SPRINKLERS, FIRE STORES, ELECTRICAL OUTLETS, SWITCHES, THERMOSTATS, ETC.</p> <p>EXCLUSIONS</p> <p>NOTE: ITEMS EXCLUDED FROM THE SCOPE OF WORK INCLUDE FURNITURE AND EQUIPMENT. NOTE TO CLIENT, I.C. TO COORDINATE WITH TENANT AS REQUIRED.</p> | <p>[C] DEMO EXISTING SURFACE MOUNTED LIGHT FIXTURE. RELOCATE FIXTURE TO NEW LOCATION AND REPAIR SYMBOL TO MATCH ADJACENT SURFACE.</p> <p>[A] PROVIDE NEW PARTITION AND DOOR. RE: DOOR AND PARTITION SCHEDULE.</p> <p>[A] PROVIDE (S) 24"x 3" - 32" ADJUSTABLE MSF SHELVES ON HEAVY DUTY WALL STANDAIDS. G.C. TO PROVIDE BLOCKING</p> <p>[A] GC TO PROVIDE 80" W X 42" H X 1/2" THICK, TYPED, FINISHED GLASS WITH FINISHED EDGE (ALL SIDES) AND 1" SPACER X 1/2" DEEP STAINLESS STEEL STAND-OFFS. THE NUMBER OF STAND-OFFS TO BE DETERMINED BASED ON THE WEIGHT OF THE GLASS. GC TO COORDINATE WALL BLOCKING TO SUPPORT HARDWARE AND GLASS.</p> <p>[A] PROVIDE (S) 1/8" X 1/8" X 1/8" FOR NEW LIGHT FIXTURES GC TO PROVIDE 1/2" LED FIXTURE IN STORAGE ROOM. OWNER TO PROVIDE (E) PENDANTS FOR ELECTRONICS TO INSTALL IN FLEX ROOM. RE: SPEC SHEET</p> |

ISSUED PLAN
06.06.2019

06.06.2019

Check: _____ Date: _____

Owner/Approver: _____

Scale: _____

FLEX ROOM DEMO, NEW PLANS & DETAILS
ID-1.1

