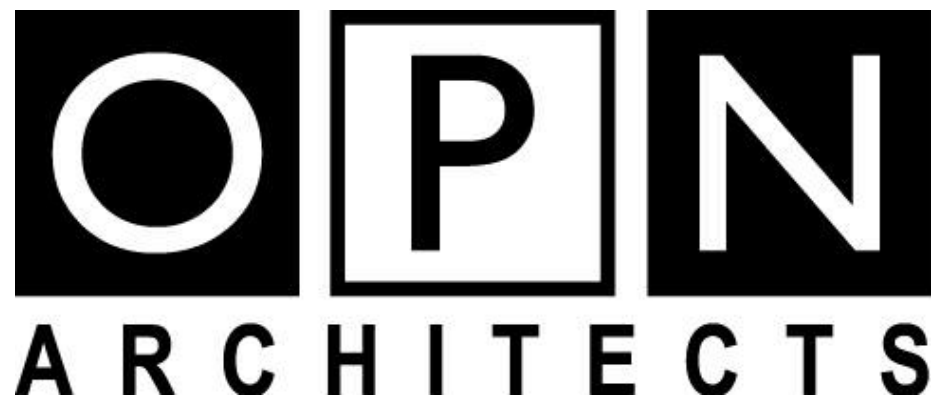




9498.00 DAS TH PARKING LOT RETAINING WALL REPAIRS

2300 GRAND AVE, DES MOINES, IA 50312



100 Court Ave, Suite 100, Des Moines, IA 50309
P: 515-309-0722 F: 515-309-0725 www.opnarchitects.com

ARCHITECTURAL DRAWINGS

NUMBER	NAME
A001	SITE GEOMETRY PLAN
A101	FLOOR PLANS
A201	EXTERIOR ELEVATIONS AND DETAILS
D101	DEMO FLOOR PLANS

	I hereby certify these plans and specifications were prepared by me or under my direct personal supervision and that I am a duly licensed professional architect under the laws of the state of Iowa. Signature: _____ Name: DANIELLE HERMANN, AIA Iowa Registration No: 06034 Renewal Date: 06/30/2028 Sheets covered by this seal: Listed As "Architectural"
	I hereby certify this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed professional engineer under the laws of the state of Iowa. Signature: _____ Name: JOHN RHODES, PE Iowa Registration No: 18297 Renewal Date: 12/31/2026 Sheets covered by this seal: Listed As "Structural"

Note seals are not signed for review

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DES MOINES, IA 50309

STRUCTURAL ENGINEER

RAKER RHODES ENGINEERING
4717 GRAND AVE
DES MOINES, IA 50312

EXISTING SITE SURVEY

CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (AMES-DES MOINES)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

- CP200 N=7486230.48 E=18518036.96 Z=SET CUT "X" ON TOP OF CURB, NORTH SIDE OF GRAND AVENUE, 8+/-' WEST OF CURB DROP AT ADDRESS 2413 GRAND AVENUE. (AS SHOWN ON SURVEY)
- CP201 N=7485099.95 E=18518032.78 Z=137.91
SET CUT "X" ON TOP OF STAIRS, SOUTH SIDE OF GRAND AVENUE, ADDRESS 2500 GRAND AVENUE, +/-15' NORTH OF BUILDING. (AS SHOWN ON SURVEY)
- CP202 N=7486064.23 E=18518242.77 Z=133.54
SET CUT "X" ON TOP OF CURB, WEST SIDE OF FOREST DRIVE, +/-50' SOUTH OF DRIVEWAY, +/-20' NORTH OF 24" TREE. (AS SHOWN ON SURVEY)
- CP203 N=7486166.80 E=18518246.90 Z=124.34
SET CUT "X" ON TOP OF CURB, WEST SIDE OF FOREST DRIVE AT CURB DROP, +/-25' NORTH OF LIGHT POLE. (AS SHOWN ON SURVEY)

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID18)
IARTN DERIVED - US SURVEY FEET

- BM501 ELEV=126.21
ARROW ON HYDRANT, SOUTH SIDE OF GRAND AVENUE, FIRST HYDRANT EAST OF FOREST DRIVE.
- BM1617 ELEV=121.42
FOUND BRASS DISK, SOUTHEAST CORNER OF TRAFFIC SIGNAL BASE, 28TH STREET AND GRAND AVENUE, NORTHWEST QUADRANT.
- BM3659 ELEV=118.70
FOUND CUT TRIANGLE AT SOUTHEAST CORNER OF STORM SEWER STRUCTURE, SOUTH SIDE OF GRAND AVENUE AT HOPKINS AND HUEBEL P.C.

DATE OF SURVEY

DECEMBER 23, 2025

- ### LEGEND
- #### FEATURES EXISTING
- Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Silt)
Tree Line
Tree Stump
- Deciduous Tree \ Shrub
Coniferous Tree \ Shrub
- Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Duct Bank
Sanitary Sewer with Size
Sanitary Manhole
Storm Sewer with Size
Storm Manhole
Single Storm Sewer Intake
Double Storm Sewer Intake

(*) Denotes the survey quality service level for utilities

- Fire Hydrant
Fire Hydrant on Building
Water Main Valve
Water Service Valve
Well
Utility Pole
Guy Anchor
Utility Pole with Light
Utility Pole with Transformer
Street Light
Yard Light
Electric Box
Electric Transformer
Traffic Sign
Communication Pedestal
Communication Manhole
Communication Handhole
Fiber Optic Manhole
Fiber Optic Handhole
Gas Valve
Gas Manhole
Gas Apparatus
Fence Post or Guard Post
Underground Storage Tank
Above Ground Storage Tank
Sign
Satellite Dish
Mailbox
Sprinkler Head
Irrigation Control Valve
Test Hole Location for SUE w/ID

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.
QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

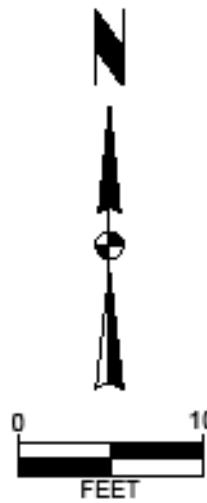
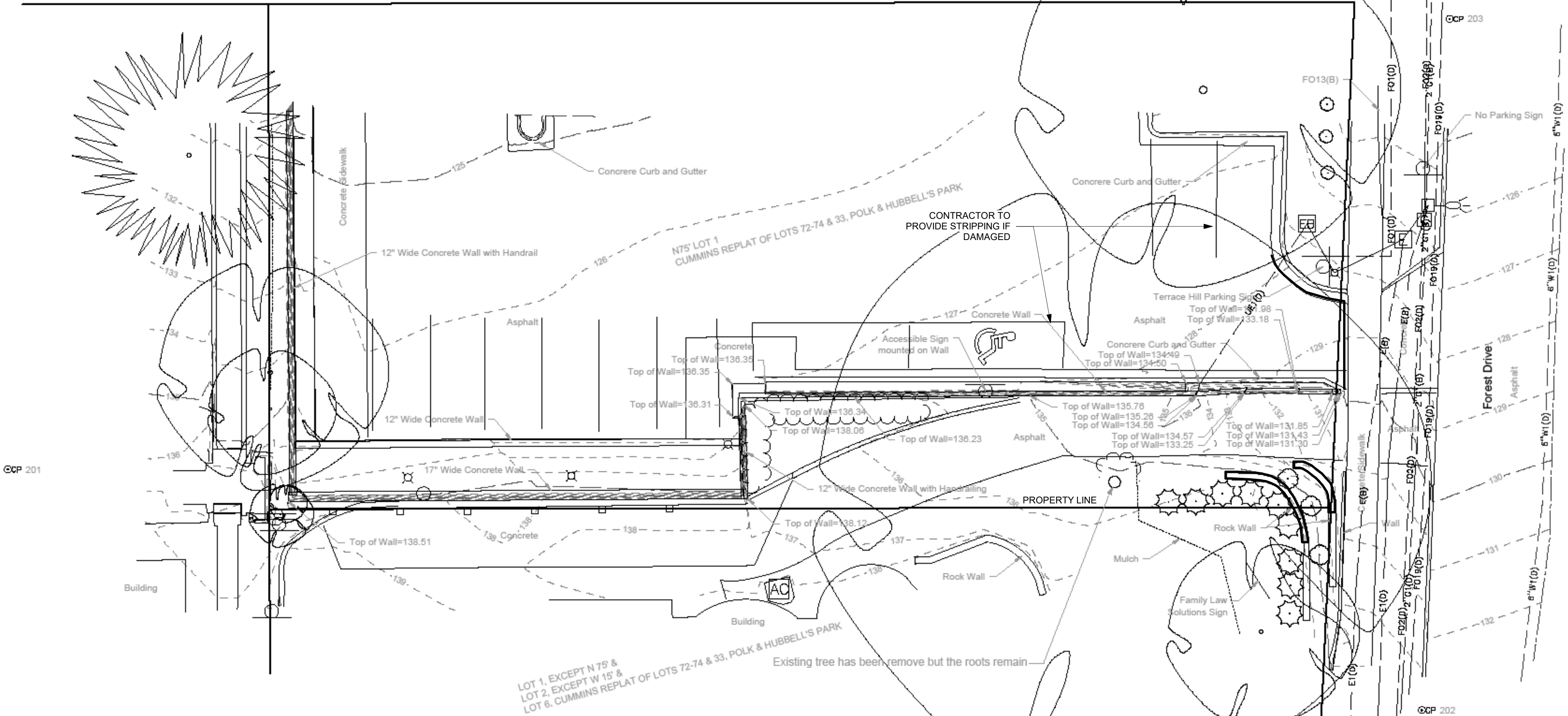
NOTES

- BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
- FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
- FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
- UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DESIGNATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
- UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.
- BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND ENABLE CREATION OF SAID CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT BE SET.

UTILITY CONTACT INFORMATION

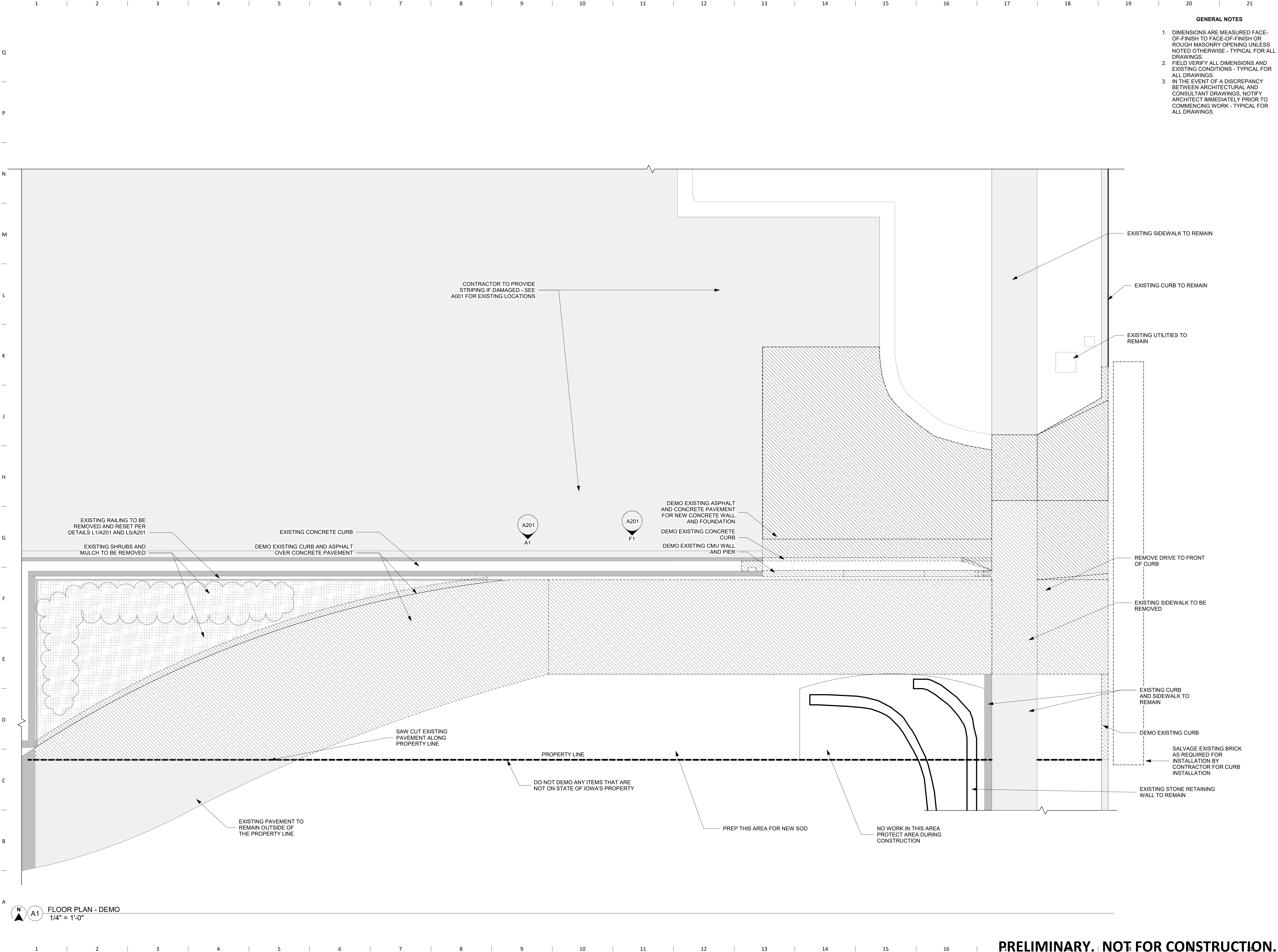
UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552600014.

G1-GAS MAIN	WINDSTREAM ENTERPRISE CLEC LOCATE DESK 800-941-3430 wcl.clec.locate@windstream.com	CLEAR PER MAP RECEIVED	AUREON NETWORK SERVICES Jeff Klocko 515-830-0445 jeff.klocko@aureon.com
FO1-FIBER OPTIC	LUMEN/CENTURYLINK SADIE HULL 918-547-0147 sadie.hull@lumen.com	G1-GAS MAIN UE-UNDERGROUND ELECTRIC	MIDAMERICAN ENERGY Jaime Neer 515-252-8972 MECDSDesignLocates@midamerican.com
CLEAR PER MAPPING RECEIVED	CITY OF DES MOINES SEWER Steve Johnson 515-237-1359 sejohnson@dmgov.org	FO13-FIBER OPTIC	VERIZON INVESTIGATIONS 468-886-4090 INVESTIGATIONS@VERIZON.COM
CLEAR PER MAP RECEIVED	CITY OF DES MOINES NET DAVE AUGSPURGER 515-726-4804 iconoutsidelantowareneall@iowa.gov	CLEAR PER EMAIL RECEIVED	METRO FIBERNET, LLC LORI KEMPER 812-213-1050 811design@metronet.com
W1-WATER MAIN	DES MOINES WATER WORKS DMWW Design Requests 515-323-6244 onecallmaps@dmww.com	FO2-FIBER OPTIC	MEDIACOM DAVE MEYERS 515-961-7388 DMEYERS2@MEDIACOMCC.COM
FO19-FIBER OPTIC	GOOGLE FIBER INC MICHAEL KAISER 650-602-2322 dsm-gfiber-uc@google.com	FO13-FIBER OPTIC	VERIZON WIRELESS RYAN SCHAFFER 515-201-6382 ryan.schaffer@verizonwireless.com



Project No: 125.1476.01

Sheet 1 of 1



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PO BOX 1159
ANKENY, IA
P. 515-964-2020

Key Plan

Revision	Description	Date
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OPN Project No.
24853006

Sheet Issue Date
BID SET 07/02/2026

Sheet Name
DEMO FLOOR PLANS

Sheet Number

PRELIMINARY. NOT FOR CONSTRUCTION.

D101

