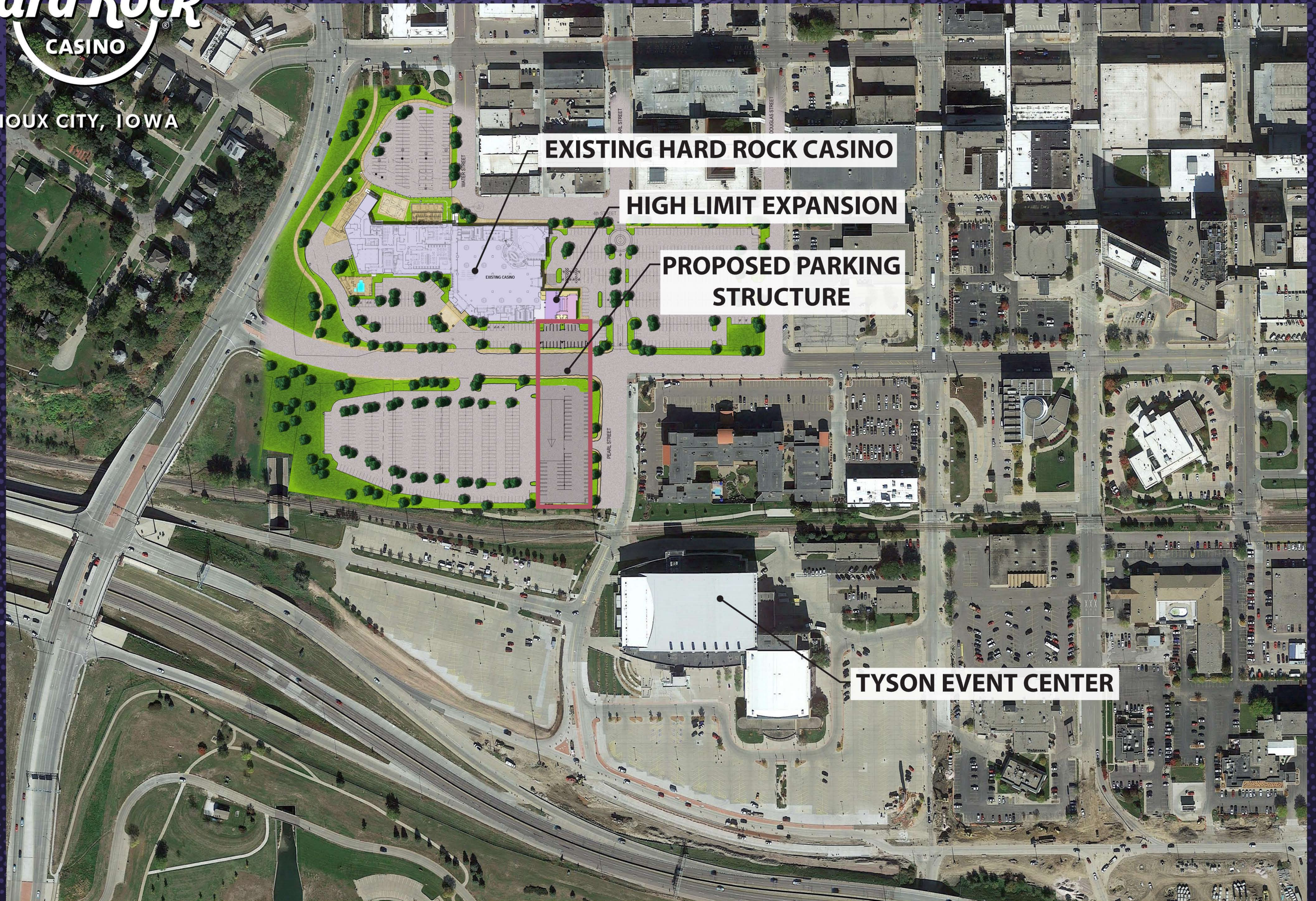




SIoux CITY, IOWA





SIoux CITY, IOWA





EXISTING ZONING (S OF 3RD) Downtown Commercial (DC)

PROPOSED ZONING Casino Entertainment (CE)

1. FRONTAGE: 200 FT
2. LOT AREA: 2 ACRES
3. FRONT SETBACK, SIDE, REAR SETBACKS: 0 FEET.

DO NOT MEET LOT AREA UNLESS AREA TO NORTH (CONNECTED) IS CONSIDERED. LOT AREA SOUTH OF THIRD AND WEST OF PEARL IS 1.09 ACRES.

AREAS (ALL IN SQUARE FEET) CONSIDERED GARAGE LOT SOUTH OF THIRD AND DISTURBED AREA IMMEDIATELY WEST OF GARAGE

1. TOTAL LOT: 58,719
2. GARAGE: 40,897 (70%)
3. SIDEWALK/PAVING: 7,216 (12%)
4. VEGETATION: 10,606 (18%)

CALL OUT NOTES

1. ENTRANCE/EXIT FOR SECOND AND ABOVE LEVELS.)
2. ENTRANCE FOR FIRST LEVEL ONLY.
3. EXIT FOR FIRST LEVEL ONLY
4. SANITARY SEWER ENTRANCE. 32 LF OF 6" VCP @ 2%. IE AT MH 1090.0 . R/R 475 SF OF 8" PCC PAVING AS SHOWN.
5. WATER MAIN ENTRANCE. SEE DETAIL ELSEWHERE. CUT IN 8" SLEEVE/TEE ON 8" MAIN AND CONSTRUCT AS SHOWN.R/R 650 SF OF 8" PCC PAVING AS SHOWN.
6. STORM SEWER ENTRANCE. 24" RCP. SEE DETAIL OTHER SHEETS. R/R 475

7. SF OF 8" PCC PAVING AS SHOWN.
8. PROPOSED 5" PCC SIDEWALK (SHADED GREY)
9. PROPOSED 6" PCC PAVING (CONCRETE HATCH)
10. PROPOSED 15x15 TRANSFORMER AREA
11. LOADING DOCK ENTRANCE
12. TRASH ENCLOSURE
13. PROPOSED 4-INCH HDPE TYPE X SUBDRAIN. UTILIZE SOCK-WRAPPED PIPING.CONNECT AS SHOWN TO STORM SEWER UTILIZING X" RCP PIPING.
14. SW512: RIM 1103.1, IE 1101.0. 200 LF 12" HDPE STORM DRAIN AT 0.1%. CONNECT TO EX INTAKE ON 3RD AS SHOWN.
15. 40 LF OF 15" RCP STORM SEWER @ 0.1%. COORDINATE WITH ME PLANS FOR

- DOWNSPOUT. CONNECT TO EX INTAKE AS SHOWN.
15. ENTRANCE RECONFIGURATION. SEE DETAIL ELSEWHERE
16. SURFACE MOUNTED SIGN. SEE DETAIL THIS SHEET. MOUNT 60" ABOVE GRADE TO BOTTOM OF SIGN.
17. FURNISH/INSTALL FG 300 POSTS AS MANUFACTURED BY PEXCO OR APPROVED EQUAL. SPACE NOMINALLY 10-FT ON CENTER. PAINTED PAVEMENT MARKINGS TO DELINEATE TRAFFIC AS SHOWN.
18. 250 LF OF PRIMARY ELECTRICAL CONDUIT. ROUTING ONLY, SEE ELECTRICAL SHEET E401 FOR MORE INFORMATION.
19. SEE DETAIL ELSEWHERE THIS AREA
20. RESTRIPE YELLOW MARKINGS AT COMPLETION OF CONSTRUCTION.

- 5" PCC SIDEWALK (MAX 2% CROSS SLOPE)
- 6" PCC PAVING
- GRASS LANDSCAPING
- 8" PCC PAVING R/R
- PROPOSED ELECTRIC EASEMENT

PROPOSED CONTOURS SHOWN ON 0.5 FT INTERVALS
CONTOURS TO PROPOSED FINISHED SURFACE REGARDLESS OF TYPE (GRASS, CONCRETE, ETC)
FINISHED FLOOR AROUND PERIMETER (AT EXITS) OF GARAGE ASSUMED TO BE 1104.0

DRAWING WILL PLOT TO SCALE
BELOW ON 30x42 SHEET SIZE
SCALE 1" = 20'



PROJECT NEW PARKING STRUCTURE SIOUX CITY HARD ROCK CASINO			
TITLE PROPOSED SITE PLAN			
DESIGN (H/C/L)	040918	FILE NO./REV	03-13
CHECK (H/C/L)	040918	SCALE	AS SHOWN
PROJECT NO.	17449	REV.	2
DRAWING: P and Z			

EXPIRES 12/31/2019

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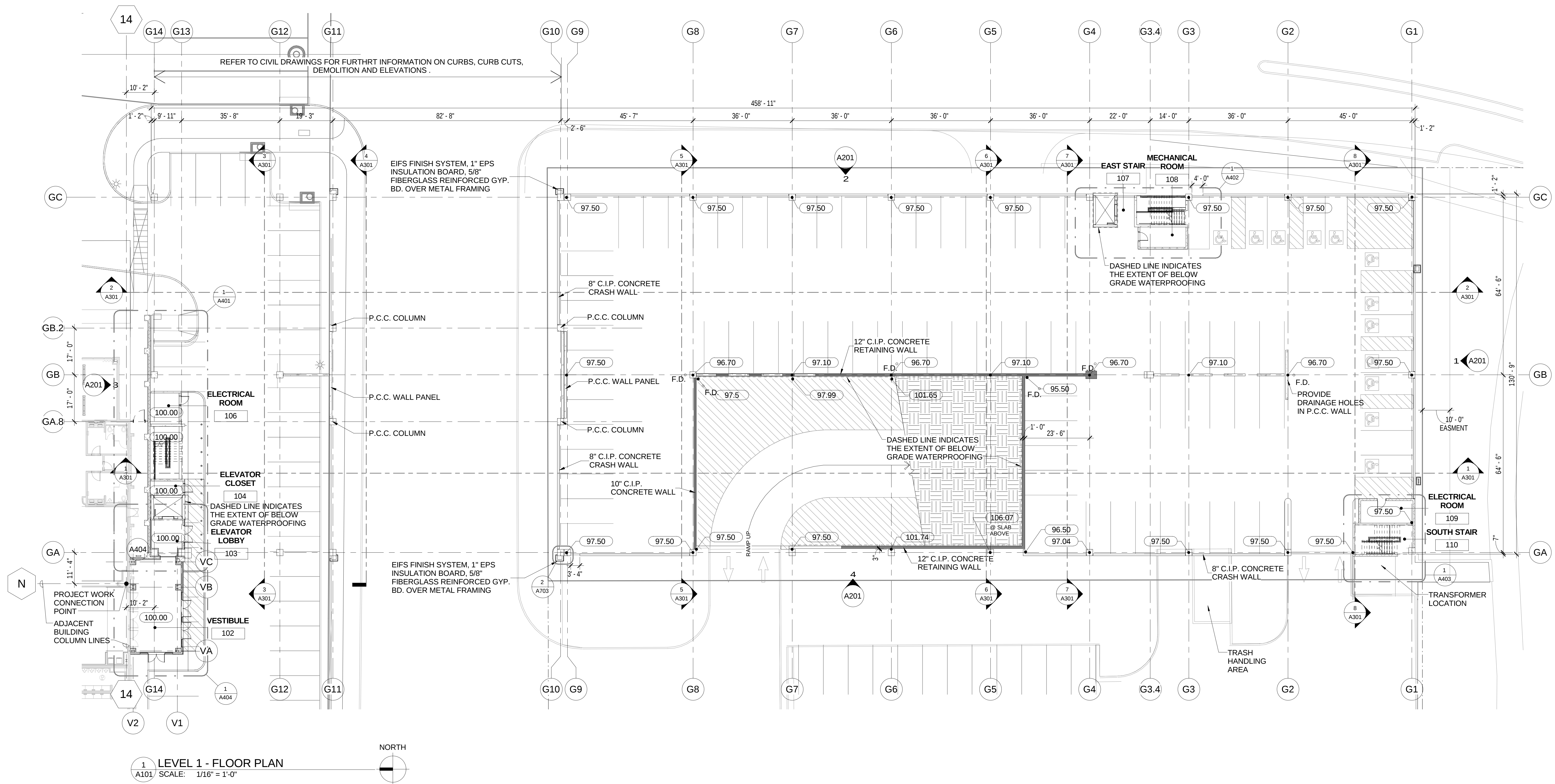
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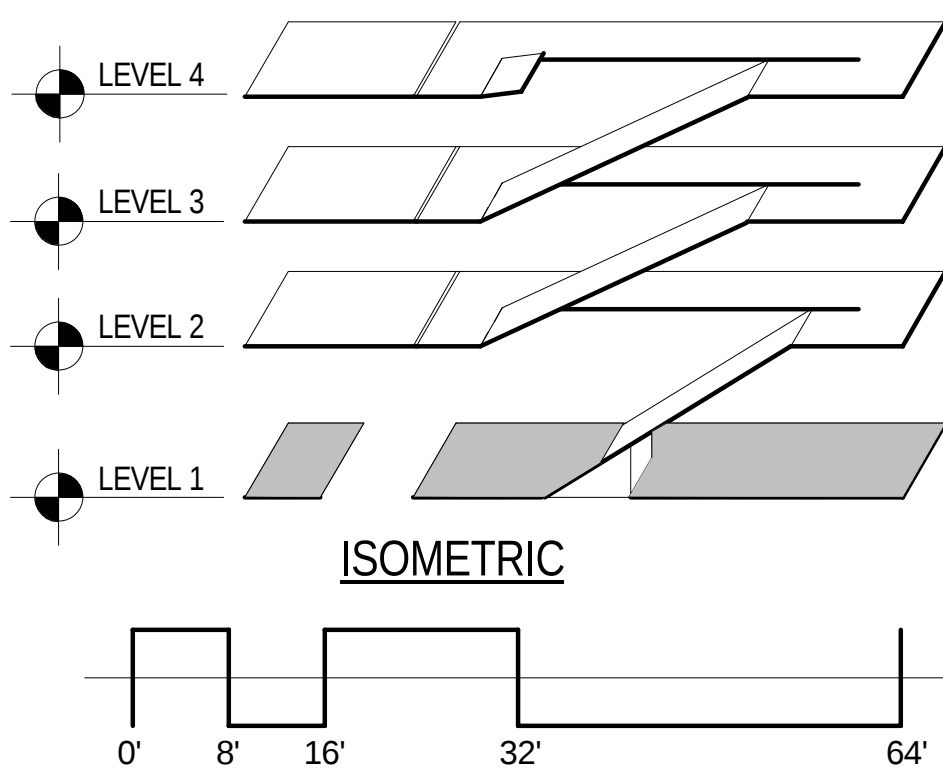
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PLAN NOTES

1. (XX.XX) DENOTES NOMINAL SPOT ELEVATION IN BUILDING DATUM OF TOP OF STRUCTURAL SLAB EXCLUSIVE OF ALL CANTS, CURBS, WASHES AND FLOWLINES.
2. BUILDING DATUM +100.00' EQUALS C.C.D. +1106.50' UNLESS NOTED OTHERWISE, TOP OF PERIMETER SPANDREL WALLS SHALL BE 3'-8" ABOVE NOMINAL SPOT ELEVATIONS INDICATED.
3. PROVIDE 1/2" PRE-MOLDED JOINT FILLER AT SLAB TO WALL JOINT, U.N.O.
4. ALL JOINTS AND PENETRATIONS IN FIRE RATED ASSEMBLIES TO BE COMPATIBLE SYSTEMS WITH EQUAL OR GREATER FIRE RATINGS.
5. ALL PARKING AREA SLAB SLOPES TO DRAINS MIN. 1/8" PER FOOT U.N.O.
6. NO PARKING AREA SLAB SLOPES TO EXCEED 2.08% AT ACCESSIBLE PARKING STALLS AND ACCESS ISLES. (INCLUSIVE OF ALL CONSTRUCTION TOLERANCES)
7. ALL PARKING AREAS TO RECEIVE BROOM FINISH.
8. ALL LIGHT GAUGE METAL FRAMING SYSTEMS TO BE BID AND DESIGNED AS A DELEGATED DESIGN ITEM.
9. PERFORATED METAL SCREEN CLADDING SYSTEM TO BE BID AND DESIGNED AS A DELEGATED DESIGN ITEM.
- 10.



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DESIGN MANAGEMENT
ARCHITECTURE INTERIOR DESIGN / FINISHING STUDIOS
SPECIALIZING IN MULTIPLE PROJECTS
10000 S. 100TH AVE. SUITE 100, EDEN PRAIRIE, MN 55324
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Δ	Date	Description
1	04/11/18	PERMIT ISSUE

PROJECT NAME
NEW PARKING STRUCTURE
SIOUX CITY HARD ROCK CASINO GARAGE
SIOUX CITY, IA

KEY PLAN
DRAWN BY
DESIGN MANAGEMENT
CHECKED BY
HOSHI ENGINEER
ISSUE DATE
APRIL 11, 2018
JOB NUMBER
60-17117-1
SHEET NAME
LEVEL 1 FLOOR PLAN
SHEET NUMBER
A101

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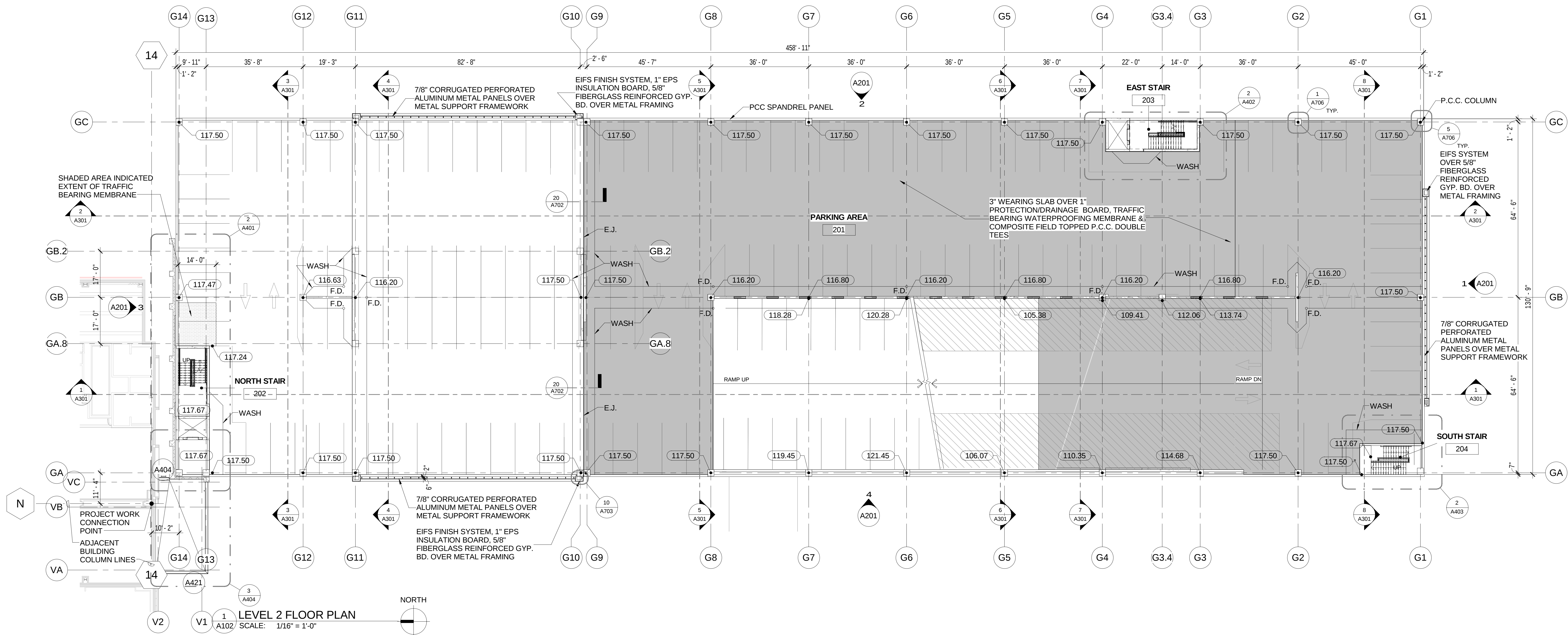
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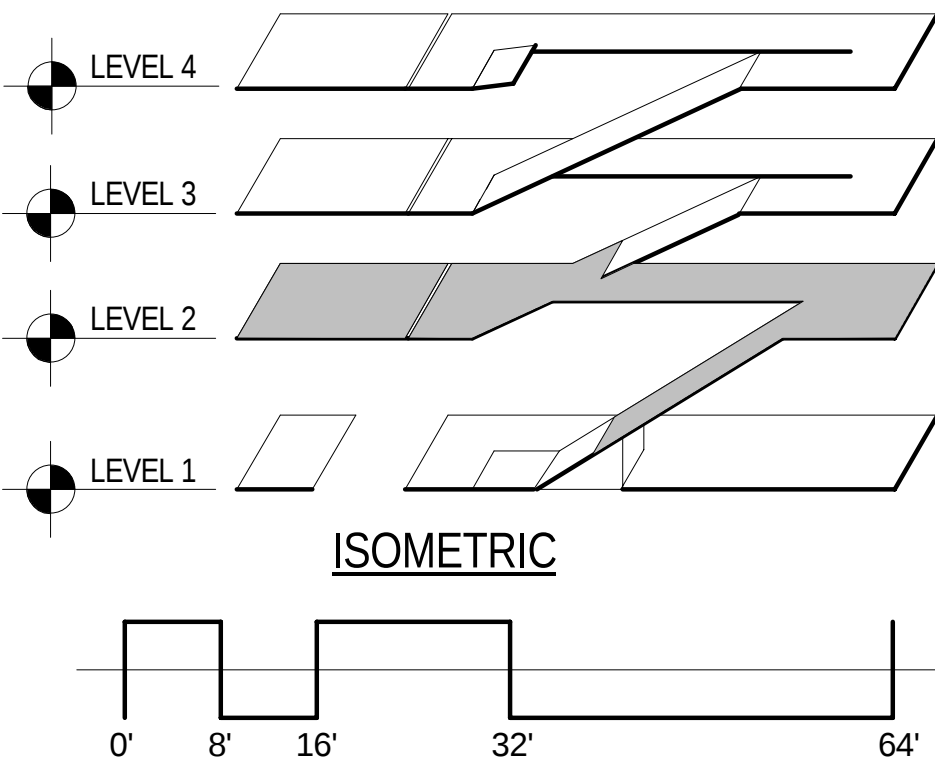
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DESIGN MANAGEMENT
DESIGN MANAGEMENT
ARCHITECTURE / INTERIOR DESIGN / FINANCIAL SERVICES
SPECIALIZING IN MULTIDISCIPLINARY PROJECTS
1000 WEST 10TH STREET, SUITE 100, SIOUX CITY, IA 50201
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WWW.DESMAN.COM

Stamp

Δ	Date	Description
	04/11/18	PERMIT ISSUE

PROJECT NAME
NEW PARKING STRUCTURE
SIOUX CITY HARD ROCK CASINO GARAGE
SIOUX CITY, IA

KEY PLAN

DRAWN BY
DESIGN MANAGEMENT
CHECKED BY
HOSHI ENGINEER
ISSUE DATE
APRIL 11, 2018
JOB NUMBER
60-17117-1
SHEET NAME
LEVEL 3 FLOOR PLAN

SHEET NUMBER
A103

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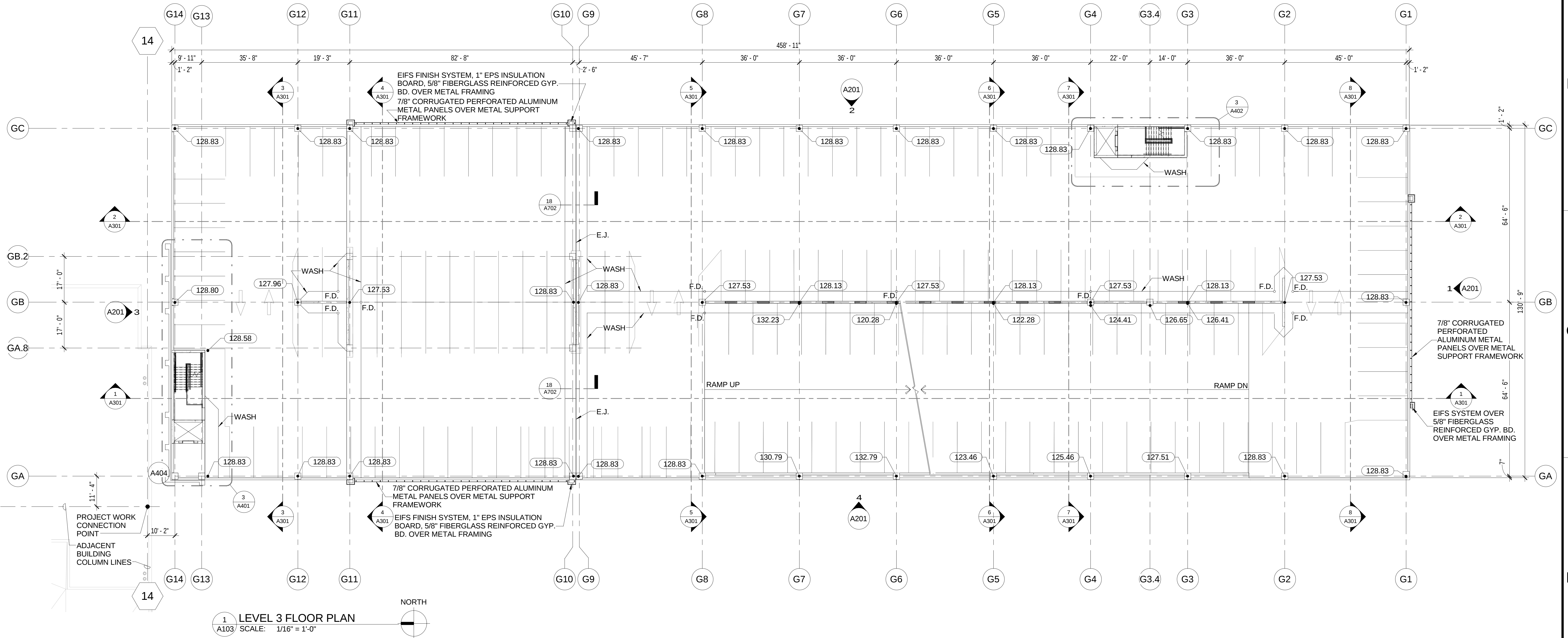
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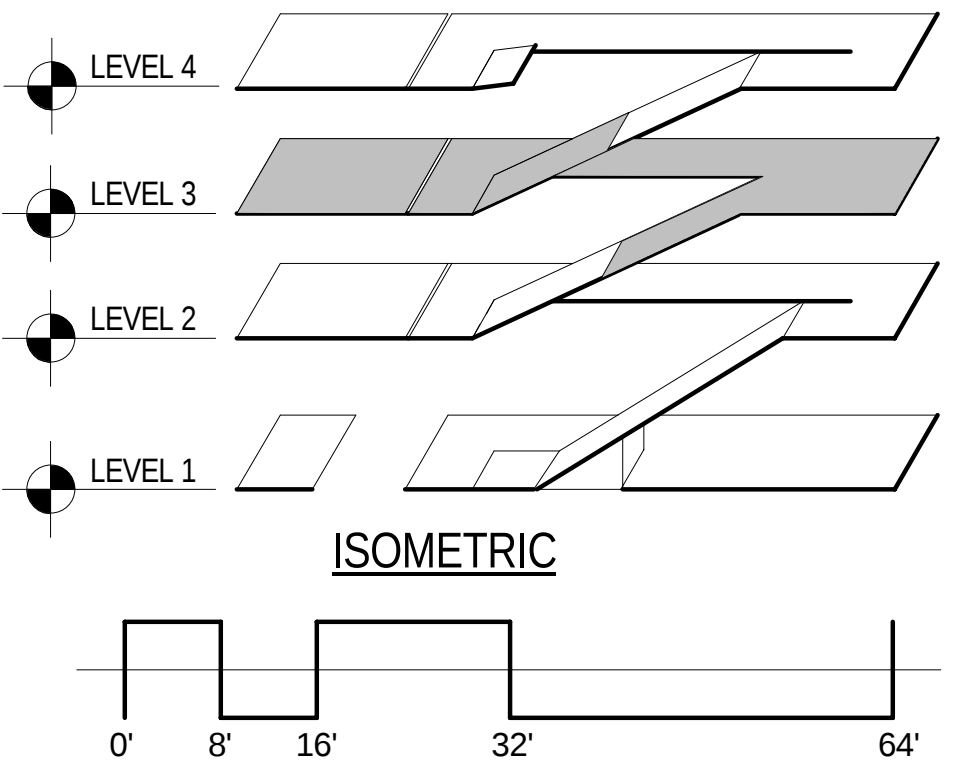
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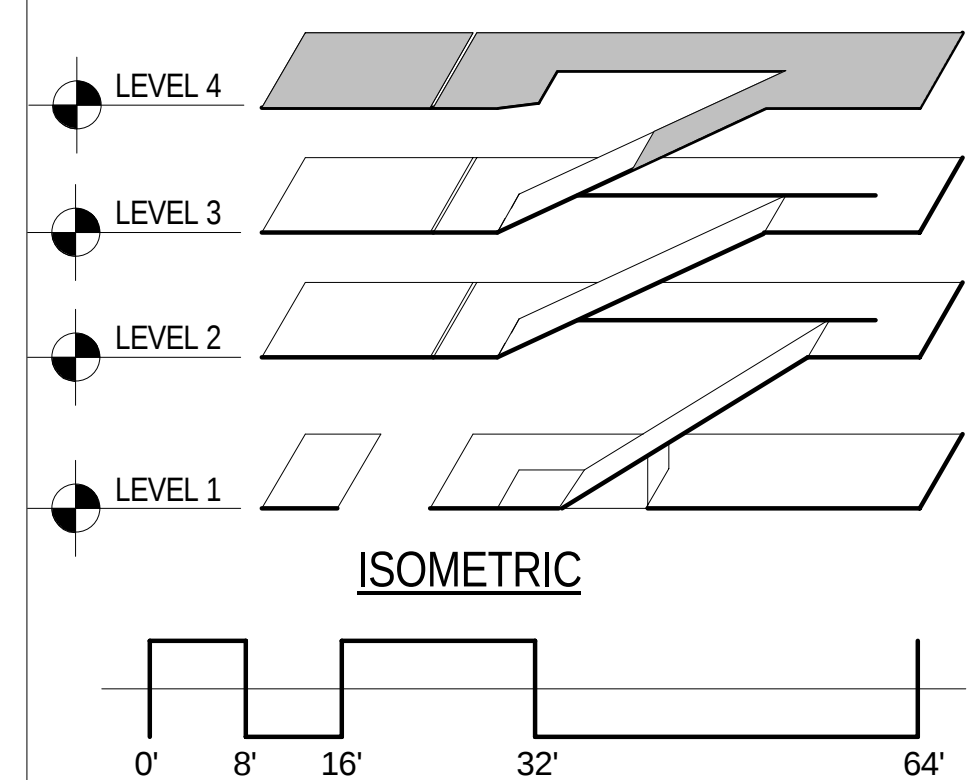
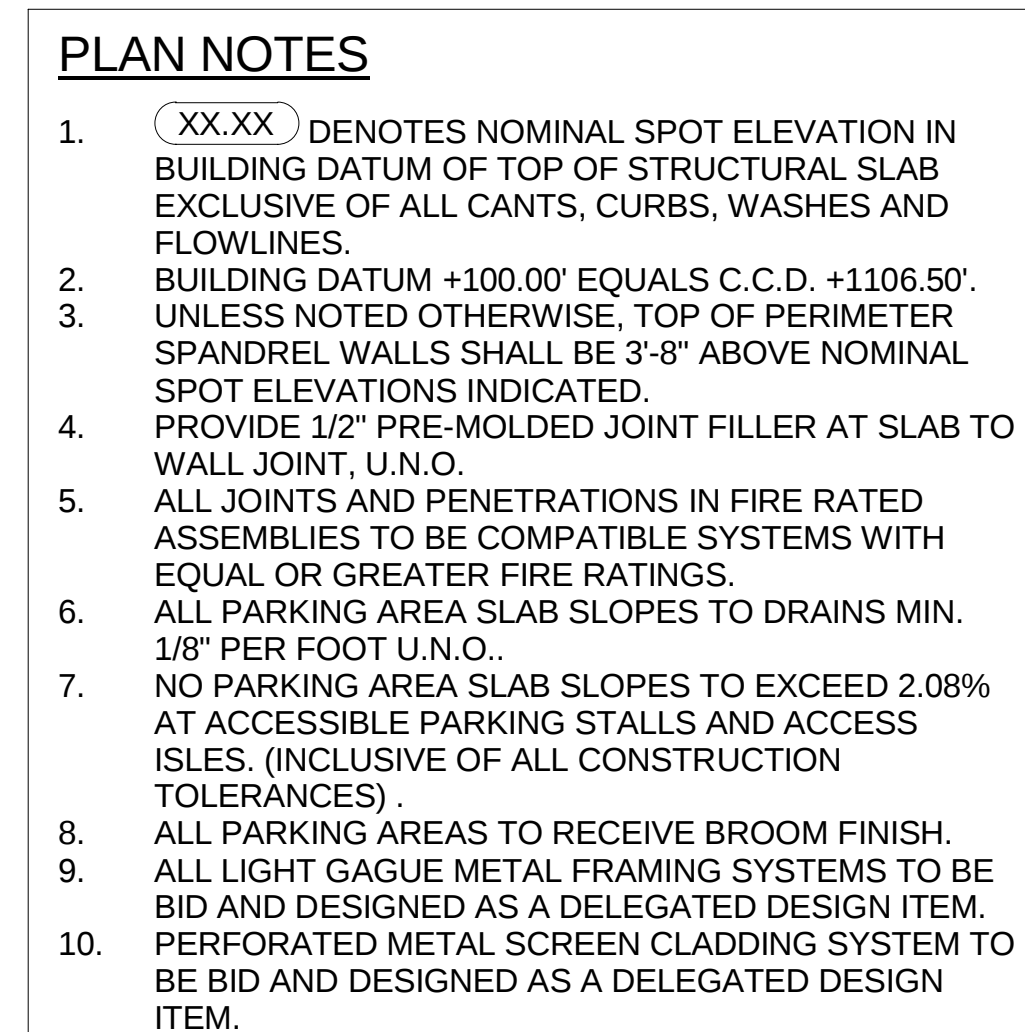
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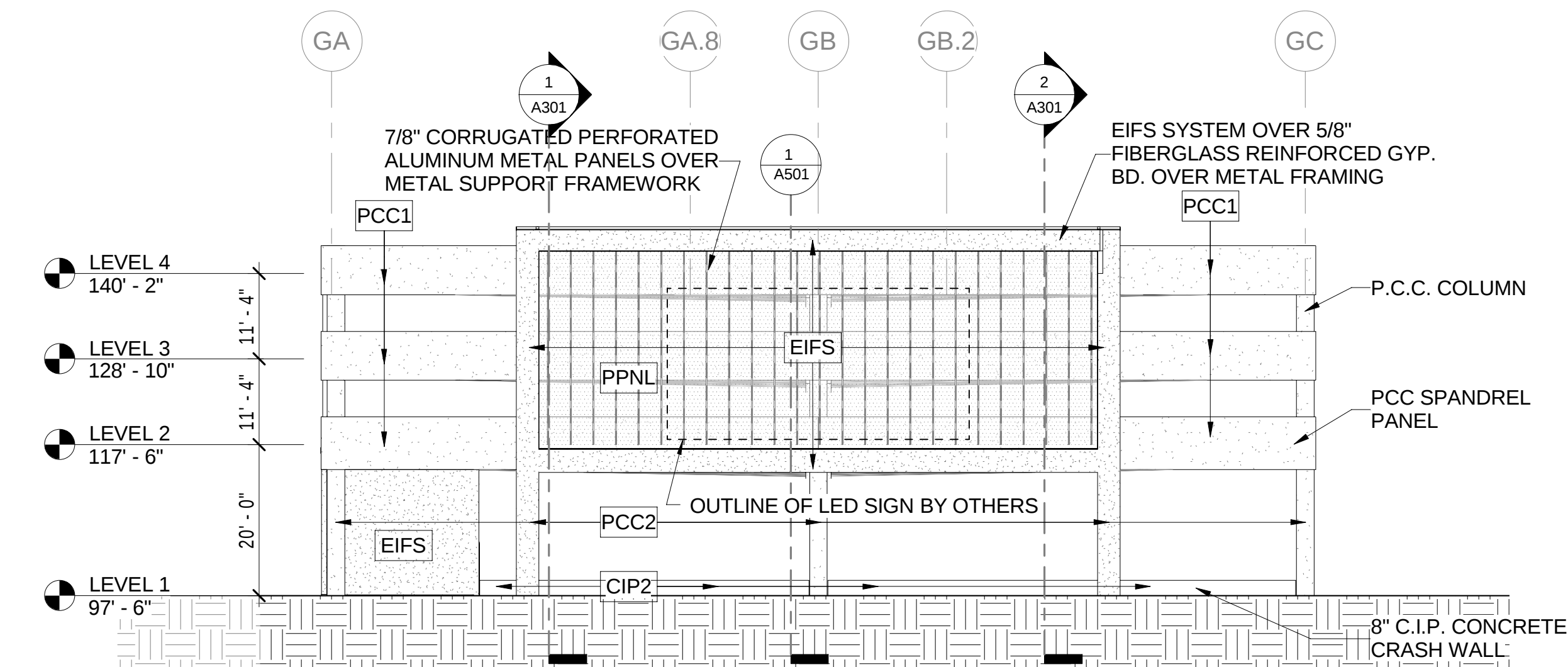
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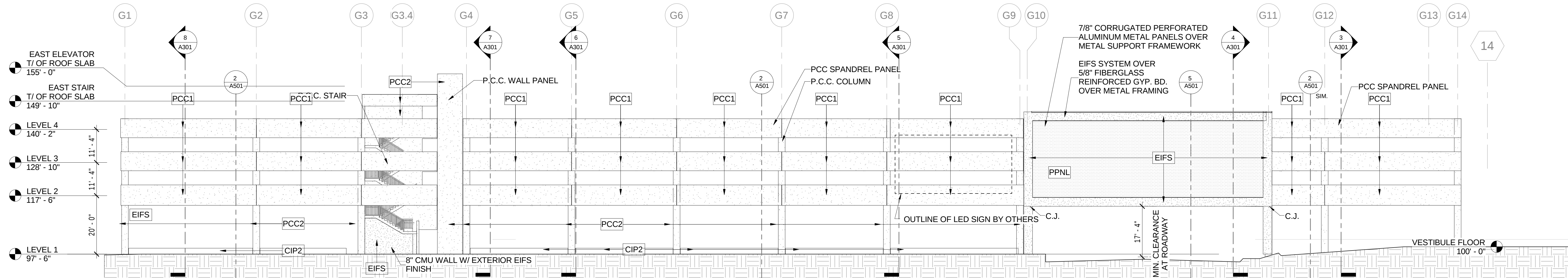
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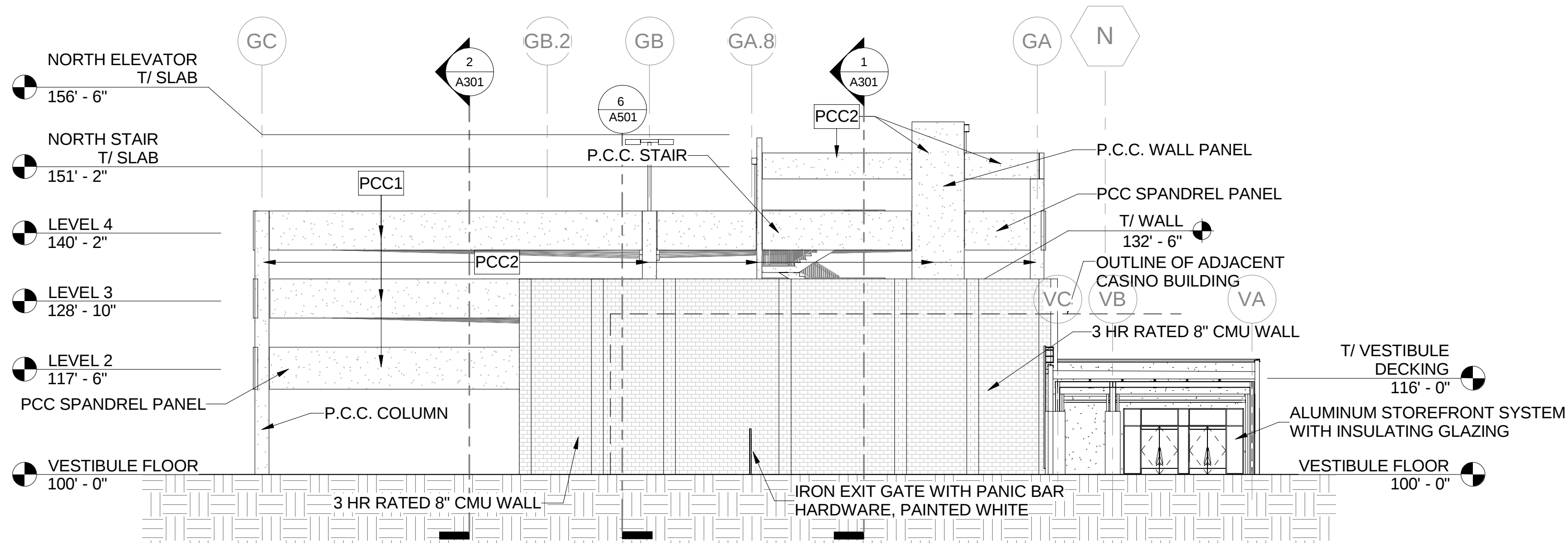
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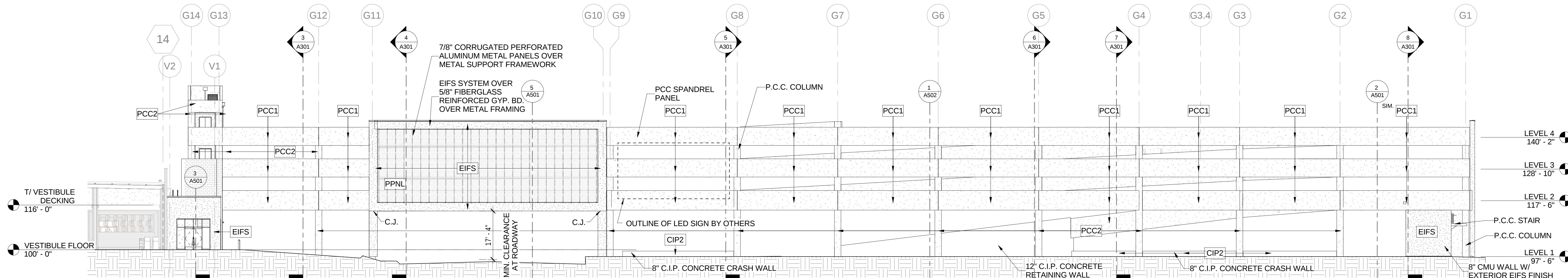
1 SOUTH BUILDING ELEVATION
A201 SCALE: 1/16" = 1'-0"



2 EAST BUILDING ELEVATION
A201 SCALE: 1/16" = 1'-0"



3 NORTH BUILDING ELEVATION
A201 SCALE: 1/16" = 1'-0"



4 WEST BUILDING ELEVATION
A201 SCALE: 1/16" = 1'-0"

EXTERIOR FINISH LEGEND	
PCC1	PRECAST CONCRETE SPANDREL, FIELD PAINTED - COLOR 1
PCC2	PRECAST CONCRETE PANEL OR COLUMN, FIELD PAINTED - COLOR 2
CIP2	CIP CONCRETE WALL, FIELD PAINTED - COLOR 2
STFT	ALUMINUM STOREFRONT SYSTEM WITH INSULATIVE GLAZING
EIFS	EIFS FINISH SYSTEM - COLOR 2
PPNL	7/8" ALUMINUM CORRUGATED PERFORATED PANELS WITH 40% OPEN AREA, 3/8" DIAMETER AT 9/16" SPACING. PANELS TO BE SUPPORTED BY STEEL FRAMING MEMBERS SPANNING VERTICALLY BETWEEN SPANDRELS. GRAVITY LOAD TO BE TRANSFERRED TO LEVEL 2. REMAINING LEVELS TO PROVIDE LATERAL SUPPORT ONLY.
NOTES: 1. ALL COLOR SELECTIONS TO BE COORDINATED WITH DESIGN ARCHITECT, FRIEDMUTTER GROUP 2. COLOR 1 = SHERWIN WILLIAMS - SW7008 ALABASTER COLOR 2 = TO BE SELECTED IN FIELD BY DESIGN ARCHITECT TO MATCH EXISTING BRICK COLOR RANGE.	

FRIEDMUTTER GROUP
ARCHITECTS IN MULTIPLE PROJECTS
SPECIALIZING IN ARCHITECTURAL DESIGN
1000 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202
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WWW.FRIEDMUTTERGROUP.COM

Δ	Date	Description
1	04/11/18	PERMIT ISSUE

PROJECT NAME
NEW PARKING STRUCTURE
SIOUX CITY HARD ROCK CASINO GARAGE
SIOUX CITY, IA

KEY PLAN

DRAWN BY
DESMAN INC.
DESIGNED BY
HOSHI ENGINEER
ISSUE DATE
APRIL 11, 2018
JOB NUMBER
60-17117-1
SHEET NAME
BUILDING ELEVATIONS

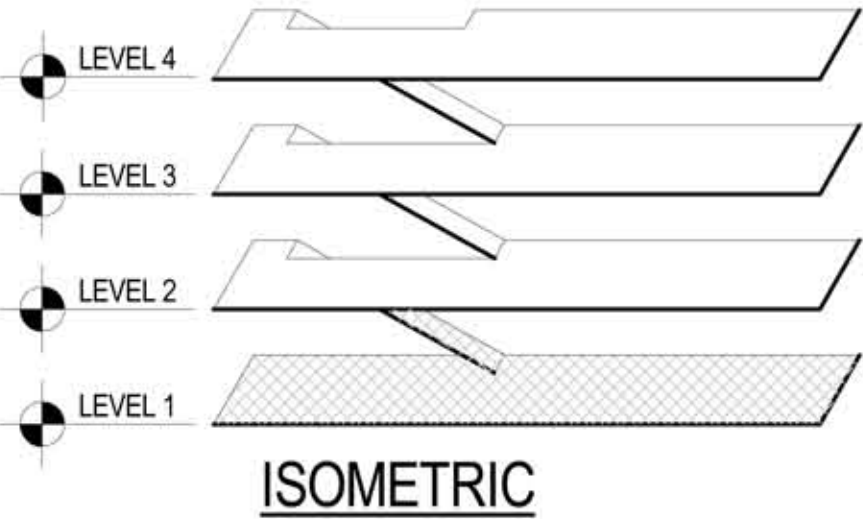
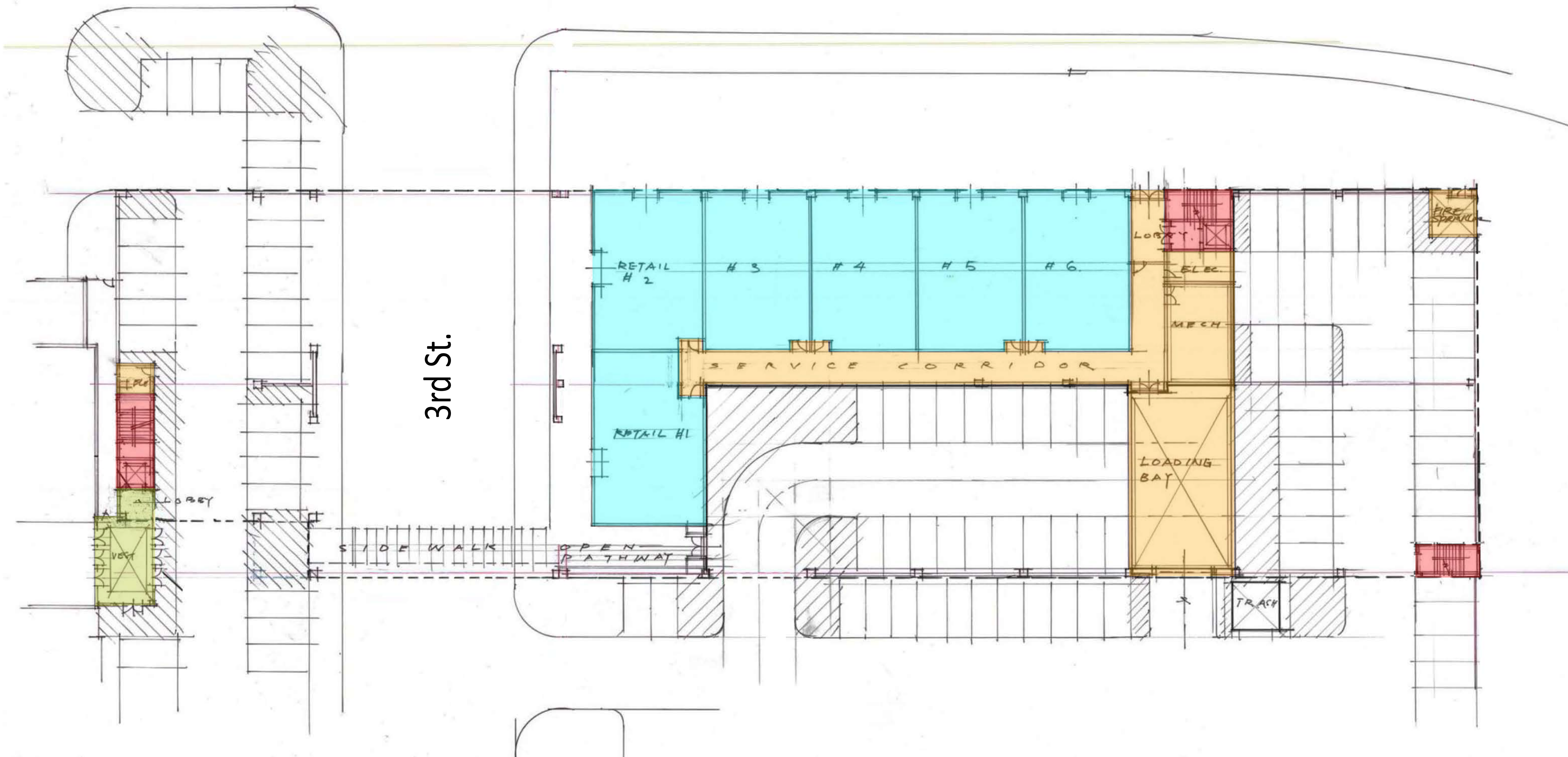
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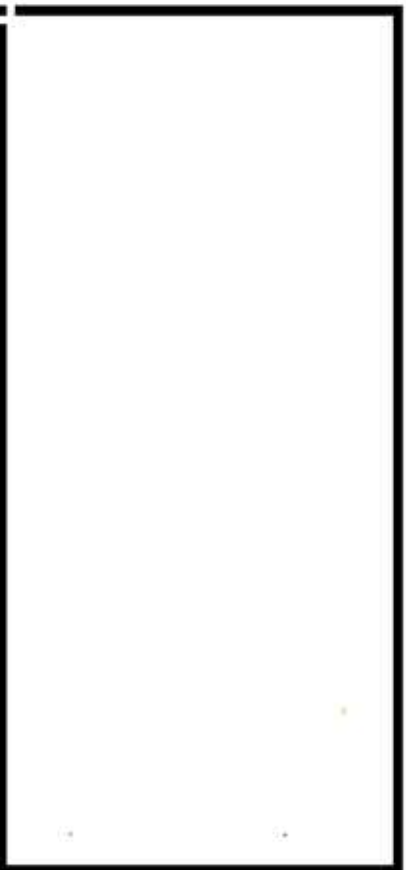
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3rd St.

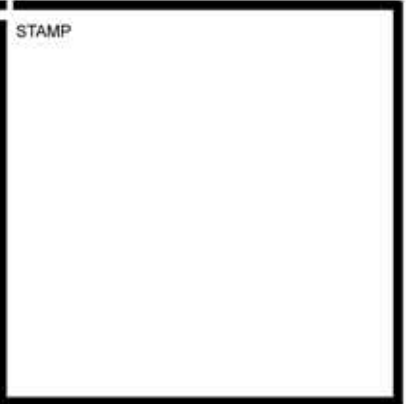
FUTURE RETAIL BUILDOUT



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PERFECTMUTTER GROUP
ARCHITECTURE / INTERIOR DESIGN / PLANNING STUDIOS
SPECIALIZING IN MULTIPLE PROJECTS
1000 S. G. HWY. SUITE 100, CHANDLER, AZ 85226-1000
PH: 480.385.0044 FAX: 480.385.0044
WWW.PERFECTMUTTER.COM



Δ	Date	Description
	01/17/18	PROGRESS SET

PROJECT NAME
NEW PARKING STRUCTURE
SIOUX CITY HARD ROCK CASINO GARAGE
SIOUX CITY, IA



DRAWN BY
DESMAN INC.
CHECKED BY
HOSHI ENGINEER
ISSUE DATE
JANUARY 17, 2018
JOB NUMBER
60-17111-1
SHEET NAME
LEVEL 1 FLOOR PLAN
SHEET NUMBER
A101

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NORTHWEST GARAGE VIEW



GARAGE / CASINO VESTIBULE

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A	Date	Description

FRIEDMUTTER GROUP
ARCHITECTURE INTERIOR DESIGN / PLANNING STUDIOS
SPECIALIZING IN MULTI-USE PROJECTS
1000 S. G. HWY. SUITE 1000, CHICAGO, IL 60605
TEL: 312.281.1100 FAX: 312.281.1101
WWW.FRIEDMUTTERGROUP.COM

STAMP

CONSULTANT

PROJECT NAME
NEW PARKING STRUCTURE
SIOUX CITY HARD ROCK HOTEL AND CASINO
SIOUX CITY, IA

KEY PLAN

DRAWN BY
FRIEDMUTTER GROUP
DESIGNED BY
BRAD FRIEDMUTTER
ISSUE DATE
05-21-2016
JOB NUMBER
399C003
SHEET NAME
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SHEET NUMBER
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WEST ELEVATION



WEST ELEVATION TOWARDS PEARL ST.

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NORTHEAST GARAGE VIEWS

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A	Date	Description

FRIEDMUTTER GROUP
ARCHITECTURE INTERIOR DESIGN / PLANNING STUDIOS
SPECIALIZING IN MULTI-USE PROJECTS
1000 WEST 10TH AVENUE, SUITE 200, DENVER, CO 80202
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STAMP

CONSULTANT

PROJECT NAME
NEW PARKING STRUCTURE
SIoux CITY HARD ROCK HOTEL AND CASINO
SIoux CITY, IA

KEY PLAN

DRAWN BY
FRIEDMUTTER GROUP
DESIGNED BY
BRAD FRIEDMUTTER
ISSUE DATE
05-21-2016
JOB NUMBER
399C003
SHEET NAME
Unnamed

SHEET NUMBER
M102



SOUTHWEST GARAGE VIEWS



A	Date	Description

FRIEDMUTTER GROUP
ARCHITECTURE INTERIOR DESIGN / PLANNING STUDIOS
SPECIALIZING IN MULTI-USE PROJECTS
1000 WEST 10TH AVENUE, SUITE 1000, DENVER, CO 80202-3875
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STAMP

CONSULTANT

PROJECT NAME
NEW PARKING STRUCTURE
SIoux CITY HARD ROCK HOTEL AND CASINO
SIoux CITY, IA

KEY PLAN

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DESIGNED BY
BRAD FRIEDMUTTER
ISSUE DATE
05-21-2016
JOB NUMBER
399C003
SHEET NAME
Unnamed

SHEET NUMBER
M103

