



① High St View

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2301 Ingersoll Ave PUD
2301 Ingersoll Ave.
Des Moines, IA

08/03/2016

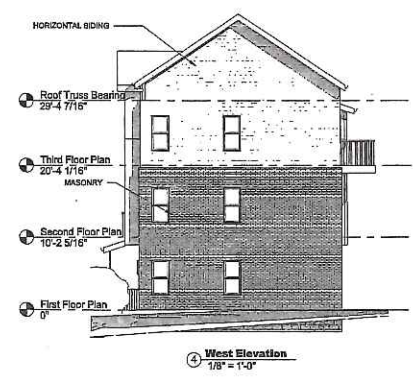
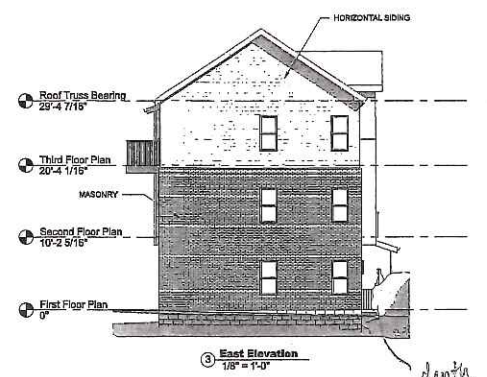
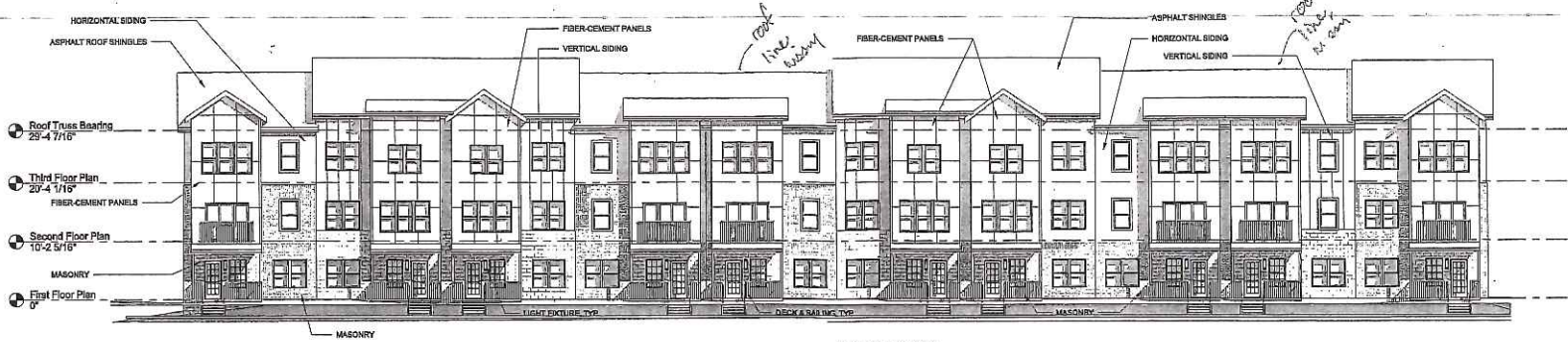
NORTH



@ 11"x17" Sheet
JOB NO.13210A-Flats

simonson

simonson & associates architects LLC
1717 ingersoll avenue suite 117 des moines ia 50309
phn 515 440 5626 www.simonsonassoc.com



depth of porch

NOT FOR CONSTRUCTION

13210A-Plats TIKW-2017.dwg

CONCEPTUAL PLAN

2301 INGERSOLL AVENUE

A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES,
COUNTY OF POLK, STATE OF IOWA
SHEET 2 OF 5

LEGEND

Features	Existing
Spot Elevation	8' 0"
Contour Elevation	7' 0"
Fence (Barbed, Field, Hog)	---
Fence (Chain Link)	---
Fence (Wood)	---
Fence (Slit)	---
Tree (Live)	○
Tree (Stump)	○
Deciduous Tree or Shrub	○
Coniferous Tree or 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	---
Test Hole Location for SUE w/D	---
(*) Denotes the survey quality service level for utilities	
Sanitary Manhole	○
Storm Sewer with Size	12" ST
Storm Manhole	○
Single Storm Sewer Intake	○
Double Storm Sewer Intake	○
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 Appurtenance	○
Fence Post or Guard Post	○
Underground Storage Tank	○
Above Ground Storage Tank	○
Sign	○
Satellite Dish	○
Mailbox	○
Irrigation Control Valve	○
Parking Meter	○

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.

UTILITY QUALITY SERVICE LEVELS

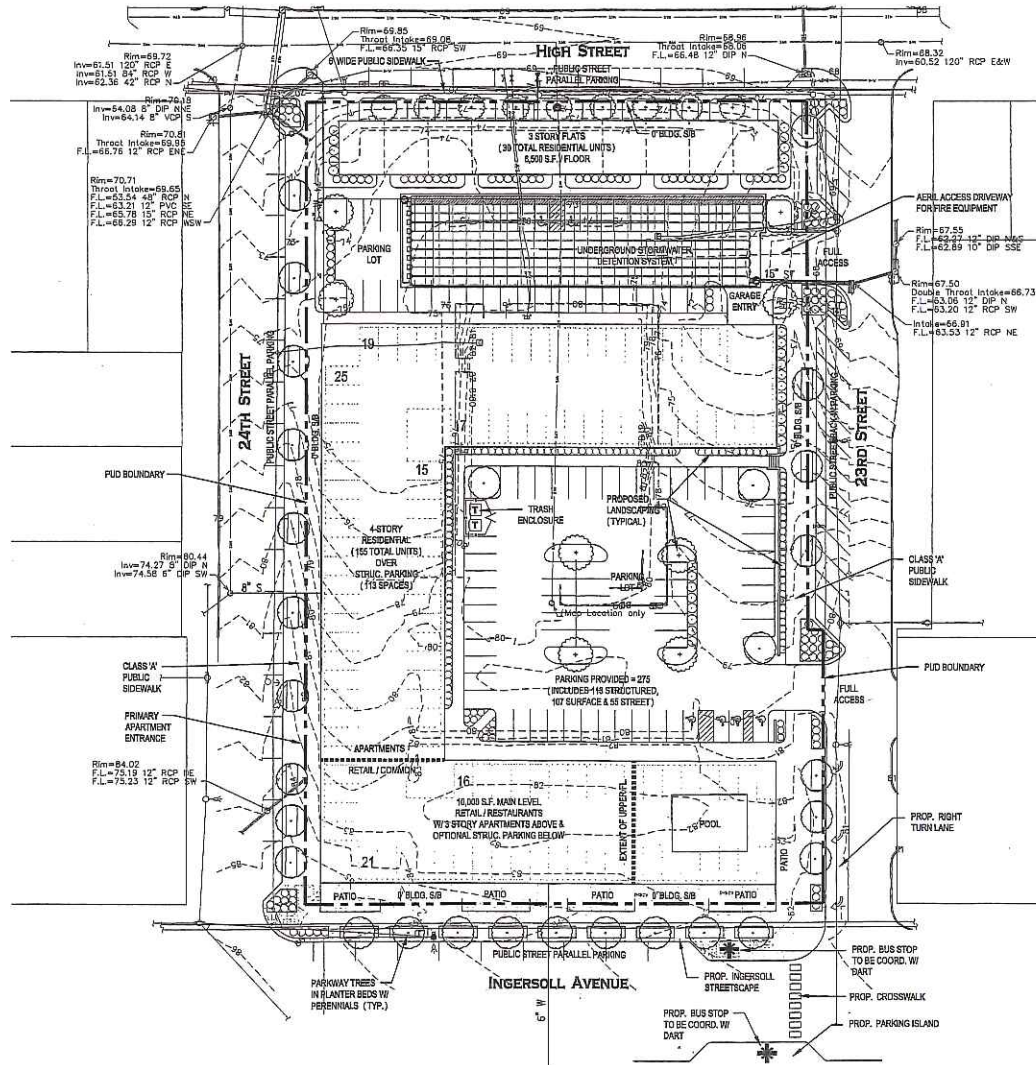
QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CITY OF DES MOINES STANDARD.

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 NARRATIVE

STORM WATER MANAGEMENT:

THE STORM WATER MANAGEMENT PLAN FOR THE 2301 INGERSOLL AVENUE PROJECT WILL CONSIST OF GRADING THE SITE TO ALLOW FOR SURFACE DRAINAGE TO BE COLLECTED BY A NEW STORM SEWER SYSTEM TO BE DIRECTED TO A NEW SUB-SURFACE DETENTION SYSTEM INSTALLED IN THE NORTHEAST PORTION OF THE SITE THAT WILL CONNECT TO THE EXISTING PUBLIC STORM SEWER INTAKE ALONG THE WEST SIDE OF 23RD STREET AT THE NORTHEAST CORNER OF THE PROPERTY. BASED UPON PRELIMINARY CALCULATIONS FOR THE DETENTION SYSTEM, THE FOLLOWING WILL BE REQUIRED FOR THIS SITE:

- WQ = 0.700 CF
- 100 YR. Volume = 18,000 CF

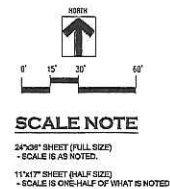
THE SITE CURRENTLY CONSISTS OF AN EXISTING BUILDING WITH ASSOCIATED PARKING THAT DRAINS TO THE NORTHWEST CORNER OF THE PROPERTY. THE PROPOSED SITE WILL HAVE SIMILAR SURFACE CHARACTERISTICS AND WILL MAINTAIN THE EXISTING RUN-OFF DISCHARGE POINT FOR THE PROPERTY. ALL STORM WATER CALCULATIONS AND DESIGNS WILL BE SUBMITTED AND REVIEWED BY THE CITY OF DES MOINES DURING THE PRELIMINARY PLAN, CONSTRUCTION DRAWINGS, AND SITE PLAN APPROVAL PROCESS.

A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PREPARED AND AVAILABLE ON THE SITE DURING CONSTRUCTION. THE DEVELOPER IS RESPONSIBLE FOR KEEPING THE PLAN UP TO DATE AND ADHERING TO THE PLAN. A NPDES GENERAL PERMIT NO. 2 FOR THE STORM WATER DISCHARGE WILL BE OBTAINED FROM THE IOWA DNR AND A GRADING PERMIT FROM THE CITY OF DES MOINES.

SANITARY SEWER AND WATER SERVICES:

THE SANITARY SEWER FOR THE FOUR(4) STORY RESIDENTIAL/RETAIL BUILDING WILL BE COLLECTED INTERNALLY AND CONNECT TO THE EXISTING PUBLIC SANITARY MANHOLE LOCATED IN 24TH STREET NEAR THE MID-POINT OF THE WEST PROPERTY LINE WITH A 6" SANITARY SEWER SERVICE. THE SANITARY SEWER SERVICE FOR THE THREE(3) STORY FLATS WILL BE SERVED BY THE EXISTING 10" PRIVATE SANITARY SEWER SERVICE THAT CONNECTS TO THE EXISTING 120" PUBLIC SANITARY SEWER MAIN IN HIGH STREET NEAR THE MID-POINT OF THE NORTH PROPERTY LINE.

WATER SERVICES FOR THE FOUR(4) STORY RESIDENTIAL/RETAIL BUILDING WILL CONSIST OF A 6" WATER SERVICE TO CONNECT FROM THE NORTHWEST CORNER OF THE BUILDING TO THE EXISTING 6" PUBLIC WATER MAIN LOCATED ON THE SOUTH SIDE OF HIGH STREET AND 6" WATER SERVICE FROM THE SOUTH MID POINT OF THE BUILDING TO THE EXISTING 6" PUBLIC WATER MAIN LOCATED ON THE SIDE OF INGERSOLL AVENUE. THE THREE(3) STORY FLATS WILL BE PROVIDED BY THE EXISTING 6" PUBLIC WATER MAIN LOCATED ON THE SOUTH SIDE OF HIGH STREET.

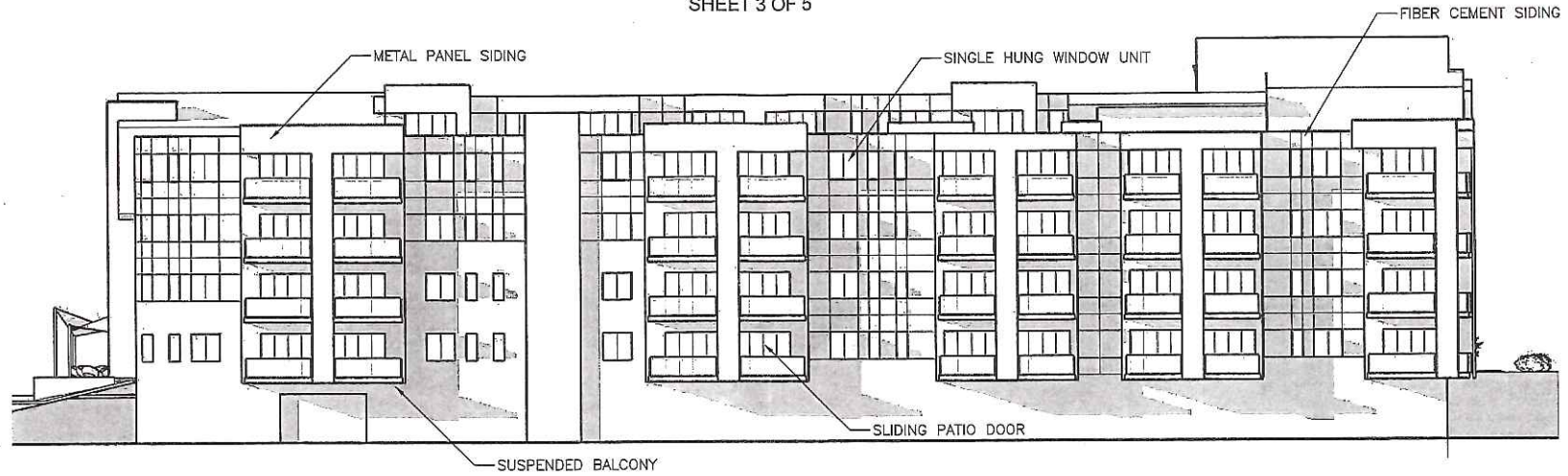


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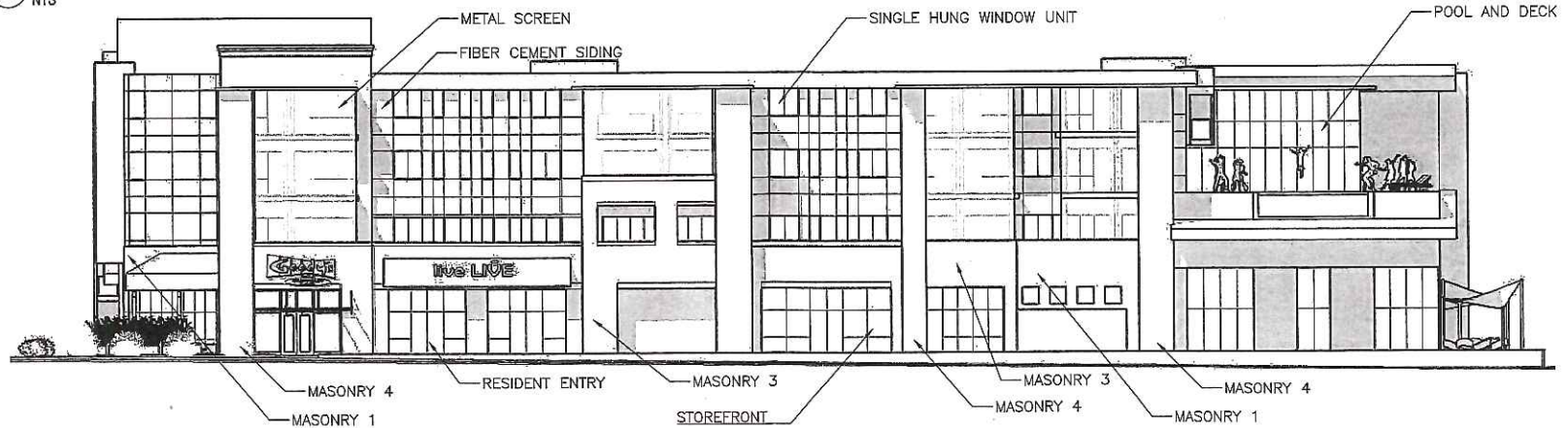
2301 INGERSOLL
 CONCEPTUAL PLAN
 DES MOINES, IOWA

Date: 08-08-2016
 Sheet No.: 13210A
 Project: PUD CONCEPT PLAN
 Job No.: 13210A
 Scale: AVG
 Sheet No.: 2 of 5

CONCEPTUAL PLAN
2301 INGERSOLL AVENUE
 A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES,
 COUNTY OF POLK, STATE OF IOWA
 SHEET 3 OF 5



1 NORTH ELEVATION
 NTS



2 SOUTH ELEVATION
 NTS

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 Planning and Zoning Department
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 Des Moines, IA 50319
 515 281-4400

2301 Ingersoll
 CONCEPTUAL PLAN
 DES MOINES, IOWA

Date	Revision
10-08-2016	1
	2
	3
	4
	5
	6
	7
	8
	9
	10

Issue / Revision
 FIRST SUBMITTAL

JHJ No. 13210c PPG, Mjt. AVG
 6/20/16
 ELEV
 Sheet No. 3 of 5

CONCEPTUAL PLAN

2301 INGERSOLL AVENUE

A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES,
COUNTY OF POLK, STATE OF IOWA

SHEET 1 OF 5

LEGAL DESCRIPTION

ALL OF THE FOLLOWING REAL PROPERTY SITUATED IN THE CITY OF DES MOINES, POLK COUNTY, IOWA, TO WIT:

ALL THAT PART OF LOT TWENTY-ONE (21) IN BLOCK "C" IN WOODLAND PARK, LYING NORTH OF LOTS ONE (1), TWO (2), THREE (3), AND FOUR (4) IN OFFICIAL PLAT OF LOT THIRTEEN (13) OF OFFICIAL PLAT OF SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTY-EIGHT (78), RANGE TWENTY-FOUR (24), WEST OF THE 5TH P.M., BEING A STRIP FIVE (5) FEET NORTH AND SOUTH, EXCEPT THE WEST THIRTY-THREE (33) FEET OF LOT TWENTY-ONE(21) IN BLOCK "C", WOODLAND PARK LYING WITHIN 24TH STREET, ALSO THE NORTH 84.88 FEET OF LOT FOUR (4) OFFICIAL PLAT OF LOT THIRTEEN (13) OF OFFICIAL PLAT OF SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTY-EIGHT (78), RANGE TWENTY-FOUR (24), ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA; AND

THE SOUTH 14 (S 14) FEET OF LOT SIX (6), ALL OF LOT SEVEN (7), AND THE NORTH FORTY-SIX (N 46) FEET OF LOT EIGHT (8) IN BLOCK "C" IN WOODLAND PARK, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA; AND

THE SOUTH FOURTEEN (S 14) FEET OF LOT EIGHT (8) AND ALL OF LOTS NINE (9), TEN (10), ELEVEN (11), TWELVE (12), THIRTEEN (13), AND VACATED PORTION OF LINDEN STREET BETWEEN WEST LINE OF 23RD STREET AND EAST LINE OF 24TH STREET, AND VACATED ALLEYWAY RUNNING NORTH AND SOUTH FROM SOUTH SIDE OF HIGH STREET TO NORTH SIDE OF LINDEN STREET BETWEEN 23RD AND 24TH STREET, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA SUBJECT TO WARRANTY DEED RECORDED IN BOOK 6280, PAGE 564; AND

LOT FOURTEEN (14) AND SOUTH FOURTEEN (S 14) FEET OF LOT FIFTEEN (15) IN BLOCK "C" IN WOODLAND PARK, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA SUBJECT TO WARRANTY DEED RECORDED IN BOOK 6280, PAGE 564; AND

LOT ONE (1) (EXCEPT WEST THIRTY-THREE (W 33) FEET, IN OFFICIAL PLAT OF LOT THIRTEEN (13) OF OFFICIAL PLAT OF SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTY-EIGHT (78), RANGE TWENTY-FOUR (24), WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA, SUBJECT TO WARRANTY DEED RECORDED IN BOOK 6280, PAGE 564; AND

LOT TWO (2) OF OFFICIAL PLAT OF LOT THIRTEEN (13) OF OFFICIAL PLAT OF SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTY-EIGHT (78), RANGE TWENTY-FOUR (24), WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA; AND

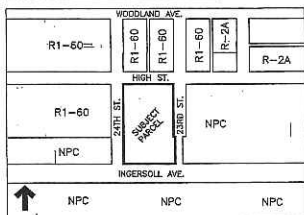
LOT THREE (3) OF OFFICIAL PLAT OF LOT THIRTEEN (13) OF OFFICIAL PLAT OF SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTY-EIGHT (78), RANGE TWENTY-FOUR (24), WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA; AND

THE SOUTH 85.32 FEET OF LOT FOUR (4) OF OFFICIAL PLAT OF LOT THIRTEEN (13) OF OFFICIAL PLAT OF SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTY-EIGHT (78), RANGE TWENTY-FOUR (24), WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA,

EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PROPERTY INCLUDED IN THAT LAND CONVEYED TO THE CITY OF DES MOINES, IOWA, BY JOHN E. SPENCE, SR. AND HELEN SPENCE, HUSBAND AND WIFE, BY WARRANTY DEED DATED JULY 30, 1983, FILED AUGUST 25, 1983, AND RECORDED IN BOOK 6280, PAGE 564 REFERENCE TO WHICH DEED IS HERE MADE FOR ALL PURPOSES

VICINITY & ZONING MAP

SCALE: 1" = 300'



ZONING

Existing: NPC - Neighborhood Pedestrian Commercial
Proposed: PUD - Planned Unit Development

PERMITTED LAND USES

Only uses described in these PUD documents shall be allowed. Proposed uses include multi-family residential and general commercial.

BULK REGULATIONS

Building Setbacks	
Ingersoll Avenue:	0 feet
23rd Street:	0 feet
24th Street:	0 feet
High Street:	0 feet
Maximum height:	70 feet above main level FFE
Density:	600 s.f. land area per unit

DEVELOPMENT SUMMARY

Existing property area: 113,136 s.f. / 2,597 ac.
Proposed residential units: 189 total
Proposed density: 72.8 units / ac.

A 4-story mixed-use building is shown on the southern portions of the site. One level of garage parking is proposed under north and west wings of the building and optional under the south retail wing. The garage will be accessed from the northeastern corner of the building. 159 total residential units and 10,000 s.f. of retail / restaurant is proposed. Patio areas adjacent to the commercial uses are included.

One, 3-story residential "flats" style building is shown on the northern portion of the property & adjacent to High Street. 30 total units are proposed in this building.

DEVELOPMENT SCHEDULE

Commercial (two south buildings): Fall 2016
Multi-family (north & middle buildings): Fall 2016

GENERAL NOTES

- A pre-application meeting was held on May 24th, 2016.
- The "Des Moines 2020 Community Character Plan" designates the property as "Community Mixed Use".
- Tree removal shall be in accordance with chapter 42, article 10 of the city code.
- All mechanical equipment, including rooftop mechanical or air conditioner units not recessed in the building, shall be screened from view.
- Transformers, junction boxes, air conditioner units, or other mechanical equipment over 3 feet in height cannot be located within a required setback.
- A neighborhood meeting was held on June 7th, 2016 at Noah's restaurant on Ingersoll.
- A stakeholders meeting (Chamber, SMID, Restoration Ingersoll) was held on June 7th at Des Moines University.
- Utility meters placed on new building facades shall not face parking lots or public streets.
- Trash containers will be screened by enclosures constructed with masonry walls and steel gates to match the primary structures.
- Lighting must be low-glare, cut off type fixtures to reduce glare.
- Signage shall be monument or directory, but in no case shall be pole signage.

TRAFFIC NARRATIVE

The 2301 Ingersoll Ave Development consists of 30 flats, 127 apartments, and 2-2-story commercial buildings totaling 14,950 SF. The ITE Trip Generation Manual, 9th Edition, was used for estimating expected traffic to/from this site. Land use was considered Residential Condo/Townhouse (230) for the 30 flats, Apartment (220) for the 127 apartments, and High-Turnover Restaurant (932) for the 2 commercial buildings. From this information, it is estimated that 5,873 trips per day will be generated by this site (both entering and exiting). During peak traffic hours, this site is likely to generate approximately 80 trips in the morning (64 of those exiting) and 320 trips in the evening (197 of those entering). Due to nearby bicycle lanes and bus routes these trip estimates may be reduced by approximately 10%. The previous land use likely experienced about 147 trips in the evening (68 of those entering) based on the methods used above.

ARCHITECTURAL GUIDELINES

- Buildings should frame the street and maintain a minimal setback from the street.
- The front facade of the first floor of the building on the primary commercial street should have a ratio of a least 40 percent window and window display area to total street facade.
- The front entrance should be oriented to the street. On a corner lot, the building should have a well-defined entrance on the primary commercial street.
- Materials should be masonry, metal panels, fiber cement siding, or similar. No vinyl siding shall be allowed. Two-story buildings are encouraged.
- Building frontage should occupy at least 50 percent of the primary street frontage.

LANDSCAPE GUIDELINES

Landscape shall conform to the policies as set forth in Landscape Policies for C-2 zoned properties. Landscaping shall be installed in accordance with the Parking Lot Perimeter, Interior Parking Lot, and Parkway Plantings section of the City of Des Moines Landscape Policies Handbook.

Parking Lot Perimeter:	1 overstory tree & 3 shrubs per 50 l.f. of paved parking area, less access drives.
Interior Parking Lot:	1 overstory tree & 3 shrubs per 20 spaces.
Parkway Plantings:	1 tree per 30 l.f. of frontage.

SIGNAGE GUIDELINES

Signage shall comply with city requirements.

PARKING SUMMARY

Parking required shall be 60% of the number of spaces otherwise required by subsection 134-1377(a).

On-street parking directly adjacent to the occupant frontage shall count toward the minimum off-street parking requirement. Elimination of such on-street parking by the city shall have no effect on an approved site plan.

Proposed surface parking:	107 stalls
Proposed structured parking:	113 stalls
Proposed public street parking:	55 stalls
Total proposed parking:	275 stalls

INGERSOLL STREETScape

Full conformance to the Ingersoll Avenue streetscape shall be provided to include: "Class A" sidewalk (scored in the appropriate pattern), new planter beds, plant material, street trees, street fixtures and upgraded street / pedestrian light poles.

INDEX OF DRAWINGS

Sheet #1	Cover Sheet
Sheet #2	Site Plan
Sheet #3	4-Story Elevations
Sheet #4	4-Story Elevations
Sheet #5	Flats Elevations

OWNER CONTACT

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City of Des Moines
Permit & Development Center
Armory Building
600 Robert D. Ray Drive
Des Moines, IA 50309
(515) 283-4200

CERTIFICATIONS

<input type="checkbox"/> SITE PLAN	<input type="checkbox"/> APPROVED WITH CONDITION
<input type="checkbox"/> APPROVED	SEE COVER "X" WITHHOLD REVISIONS
IN ACCORDANCE WITH SECTION 60-207(3) 2008 DES MOINES CITY CODE, AS AMENDED.	
I/WE CONSENT TO THIS PLAN UNLESS APPROVED BY NOTING FROM THE PLANNING DIRECTOR OF NEW AMENDED DATED PLAN.	
DATE:	PLANNING DIRECTOR:

	I HEREBY CERTIFY THAT THE SITE PLAN HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF IOWA.
	DATE: 7/10/17 SCALE: AS SHOWN ON THE PLAN, 1"=30'

SCALE NOTE

- 24"x36" SHEET (FULL SIZE)
- SCALE IS AS NOTED.
- 11"x17" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED.

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Project: 2301 Ingersoll Ave
Drawing No: 2301-001-01
Date: 7/10/17
Scale: As Shown
Sheet No: 1 of 5

2301 INGERSOLL
CONCEPTUAL PLAN
DES MOINES, IOWA

Job No: 13210A
Project: 2301 Ingersoll Ave
Drawing No: 2301-001-01
Date: 7/10/17
Scale: As Shown
Sheet No: 1 of 5

Job No: 13210A
Project: 2301 Ingersoll Ave
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Scale: As Shown
Sheet No: 1 of 5

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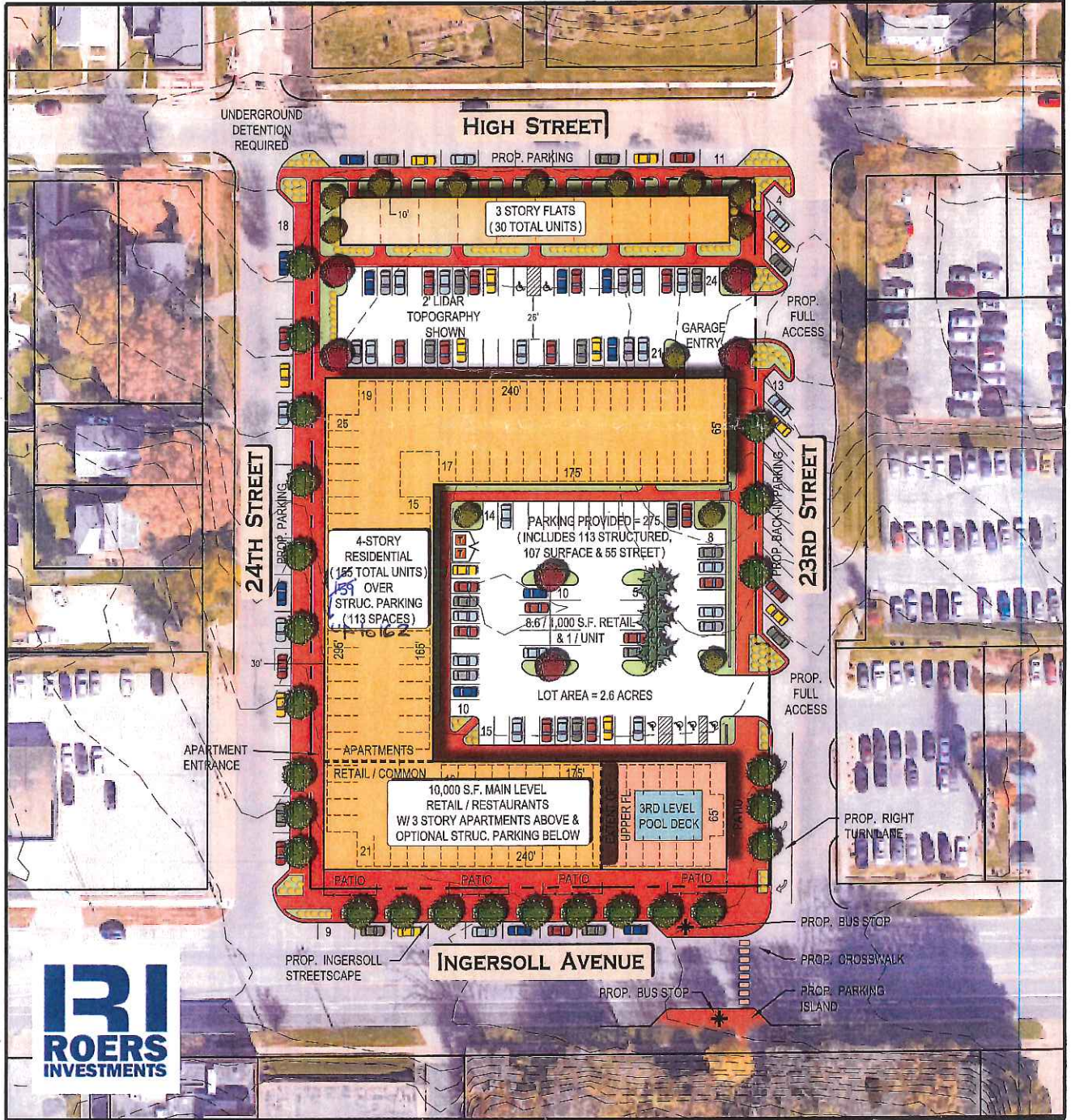
2301 INGERSOLL AVENUE, DES MOINES, IOWA

DEVELOPMENT SUMMARY

GROSS SITE AREA:	113,136 S.F. / 2.6 ACRES
EXISTING ZONING:	NPC (NEIGHBORHOOD PEDESTRIAN COMMERCIAL)
PROPOSED ZONING:	PUD (PLANNED UNIT DEVELOPMENT)
EXISTING USE:	RESTAURANT
PROPOSED USE:	COMMERCIAL & MULTI-FAMILY RESIDENTIAL
TOTAL COMMERCIAL AREA:	10,000 S.F.
TOTAL APARTMENTS:	159 UNITS
TOTAL FLAT UNITS:	30 UNITS
TOTAL RESIDENTIAL:	189 UNITS (72.8 UNITS / ACRE)

PARKING SUMMARY

STRUCTURED SPACES:	113 (41% OF TOTAL)
ON-SITE SURFACE SPACES:	107 (39% OF TOTAL)
PUBLIC STREET SPACES:	55 (20% OF TOTAL)
TOTAL PARKING PROVIDED:	275



NORTH
 1" = 60'-0" @
 11"x17" Sheet
 SNAF 13210
 DRAWN BY: AVG

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2301 Ingersoll Avenue Site Concept #12 Des Moines, Iowa

August 05, 2016



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