

Date July 13, 2020

RESOLUTION HOLDING HEARING ON REQUEST FROM AIRPORT DEVELOPMENT, LC FOR APPROVAL OF PUD FINAL DEVELOPMENT PLAN FOR "FLEX WAREHOUSE ON PARK AVENUE" FOR PROPERTY AT 6000 PARK AVENUE

WHEREAS, on June 22, 2020, by Roll Call No. 20-1008, the City Council received a communication from the City Plan and Zoning Commission advising that at a public hearing held on June 4, 2020, its members voted 13-0 to APPROVE a request from Airport Development, LC (owner), represented by Aimee Staudt (officer), to approve the PUD Final Development Plan for "Flex Warehouse on Park Avenue" on property located at 6000 Park Avenue ("Property") to allow development of a 6.53-acre site for a 57,720 square foot flex/warehouse building in accordance with the Airport Commerce Park West PUD Conceptual Plan requirements, subject to compliance with all administrative review requirements; and

WHEREAS, the Property is legally described as follows:

A PARCEL OF LAND IN PARCEL 'C' OF LOTS 2 & 3, AN OFFICIAL PARCEL RECORDED IN BOOK 12271, PAGE 634 AT THE POLK COUNTY RECORDER'S OFFICE, AND ALL OF LOT 4 AND PART OF LOT 5, AIRPORT COMMERCE PARK WEST PLAT 2, AND OFFICIAL PLAT RECORDED IN BOOK 8078, PAGE 223-2249 POLK COUNTY RECORDER'S OFFICE, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 'C'; THENCE S89°29'24"E, 834.64 FEET ALONG THE NORTH LINE OF SAID PARCEL 'C', LOT 4 AND 5 OF SAID AIRPORT COMMERCE PARK WEST PLAT 2, SAID NORTH LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF PARK AVENUE AS IT IS PRESENTLY ESTABLISHED, TO A POINT ON SAID NORTH LINE OF SAID LOT 5; THENCE S00°32'39"W, 354.77 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 5; THENCE N89°29'52"W, 434.46 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 4; SAID POINT ALSO BEING THE EAST LINE OF SAID PARCEL 'C'; THENCE N00°32'39"E, 28.99 FEET TO A POINT; THENCE N89°29'24", 398.62 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 'C', SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST 61ST STREET; THENCE N00°16'19"E, 325.84 FEET ALONG SAID WEST LINE TO POINT OF BEGINNING AND CONTAINING 6.53 ACRES MORE OR LESS; and

WHEREAS, on June 22, 2020, by Roll Call No. 20-1008, it was duly resolved by the City Council that the request for approval of the PUD Final Development Plan be set down for hearing on July 13, 2020 at 5:00 p.m., by electronic means to encourage and maintain social distancing to curb the spread of COVID19 in the community; and

WHEREAS, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposed PUD Final Development Plan; and

Date July 13, 2020

WHEREAS, in accordance with said notice, those interested in said proposed PUD Final Development Plan, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed PUD Final Development Plan "Flex Warehouse on Park Avenue" are hereby overruled, and the hearing is closed.
2. The proposed PUD Final Development Plan "Flex Warehouse on Park Avenue", as on file in the Community Development Department, is hereby found to be in conformance with PlanDSM: Creating Our Tomorrow Plan and is hereby approved, subject to revision and conditions stated above.

MOVED BY _____ TO ADOPT.

FORM APPROVED:

/s/ Glenna K. Frank
Glenna K. Frank, Assistant City Attorney

(10-2020-7.109)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

CERTIFICATE

I, P. KAY CMELIK, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Mayor

City Clerk

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Date 7-13-20
Agenda Item _____
Roll Call # _____

June 16, 2020

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their June 4, 2020 meeting, the following action was taken regarding a request from Airport Development, LC (owner) represented by Aimee Staudt (officer) for review and approval of a PUD Final Development Plan "Flex Warehouse on Park Avenue" for property located at 6000 Park Avenue, to allow development of a 6.53-acre site for a 57,720-square foot flex/warehouse building in accordance with the Airport Commerce Park West PUD Conceptual Plan requirements.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 13-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
Abby Chungath	X			
Jacqueline Easley	X			
Jann Freed	X			
John "Jack" Hilmes	X			
Lisa Howard				X
Carolyn Jenison	X			
Greg Jones	X			
William Page	X			
Rocky Sposato	X			
Steve Wallace	X			
Greg Wattier	X			
Emily Webb	X			

APPROVAL of the proposed PUD Final Development Plan subject to compliance with all administrative review requirements. (10-2020-7.109)

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the proposed PUD Final Development Plan subject to compliance with all administrative review requirements.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

- 1. **Purpose of Request:** The applicant is proposing to develop a 57,720-square foot flex/warehouse building within the Airport Commerce Park West PUD. The site is located on the southeast corner of the Park Avenue and SW 61st Street intersection.
- 2. **Size of Site:** 284,285 square feet (6.53 acres). The overall PUD measures approximately 110 acres.
- 3. **Existing Zoning (site):** Legacy “PUD” Planned Unit Development.
- 4. **Existing Land Use (site):** Undeveloped land.
- 5. **Adjacent Land Use and Zoning:**
 - North** – “EX”; Uses are light industrial.
 - South** – “PUD”; Uses are light industrial and undeveloped land.
 - East** – “PUD”; Uses are light industrial and undeveloped land.
 - West** – “PUD”; Uses are light industrial.
- 6. **General Neighborhood/Area Land Uses:** The site is located within a business park that is generally bound by Park Avenue to the north and 63rd Street to the west. The area includes a mix of commercial and light industrial uses.
- 7. **Applicable Recognized Neighborhood(s):** The subject property is in the Southwestern Hills Neighborhood. The neighborhood association was notified of the meeting by mailing of the Preliminary Agenda to all recognized neighborhood associations on May 15, 2020. Additionally, separate notifications of the hearing for this specific item were mailed on May 25, 2020 (10 days prior to the original public hearing) to the neighborhood association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division at the time of the mailing. The Southwestern Hills Neighborhood Association notices were mailed to George Davis, 3124 SW 29th Street, Des Moines, IA 50321.

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8. **Relevant Zoning History:** The Airport Commerce Park West PUD Conceptual Plan was approved in 1997 incorporating undeveloped land from the previously approved Airport Industrial Park PBP.

9. **PlanDSM Future Land Use Plan Designation:** Business Park.

10. **Applicable Regulations:** Considering the criteria set forth in Chapter 18B of the Iowa Code, and based on the provisions of Chapter 134 Section 134-2.2.9.C, all PUD Final Development Plans must be reviewed and approved by the City Council after review and recommendation by the Plan and Zoning Commission.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Drainage & Grading:** All grading is subject to an approved grading permit and soil erosion control plan. The applicant is required to demonstrate compliance with the City's Stormwater Management requirements to the satisfaction of the City's Permit and Development Center. Storm water detention basins are proposed along the east and west perimeters of the property.

2. **Access & Parking:** The site is bound by Park Avenue to the north and SW 61st Street to the west. The Development Plan includes a single driveway to each street. The proposed flex building requires 92 off-street parking spaces. A total of 106 spaces are proposed.

3. **Urban Design:** The proposed building would front Park Avenue with a parking lot between the building and the front property line. The rear of the building would have truck access and overhead doors. The building would have precast panel walls with some metal accents on the front facades. Each potential tenant bay would have a glass storefront. The west side façade that faces SW 61st Street would have windows.

SUMMARY OF DISCUSSION

Jann Freed asked if any member of the public or the commission desired to speak on the item. None requested to speak.

COMMISSION ACTION:

John "Jack" Hilmes made a motion for approval of the proposed PUD Final Development Plan subject to compliance with all administrative review requirements.

Motion passed: 13-0

Respectfully submitted,



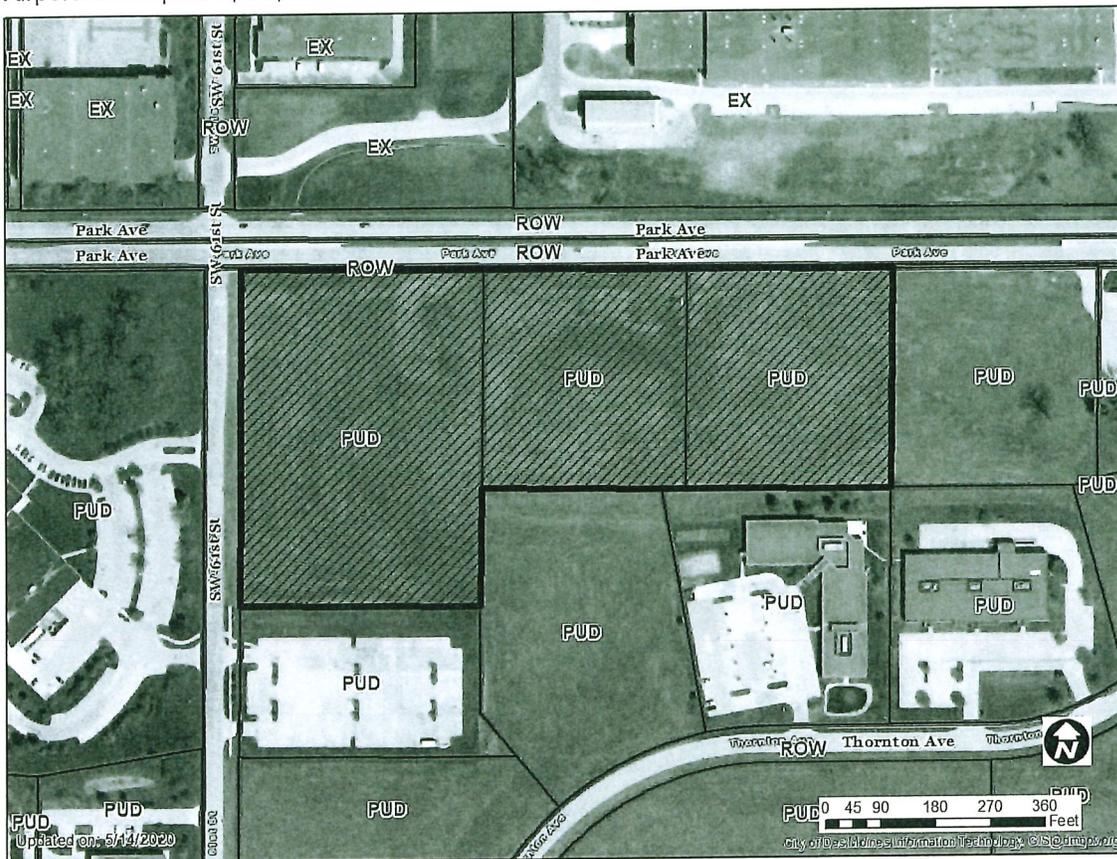
Michael Ludwig, AICP
Planning Administrator

MGL:tjh

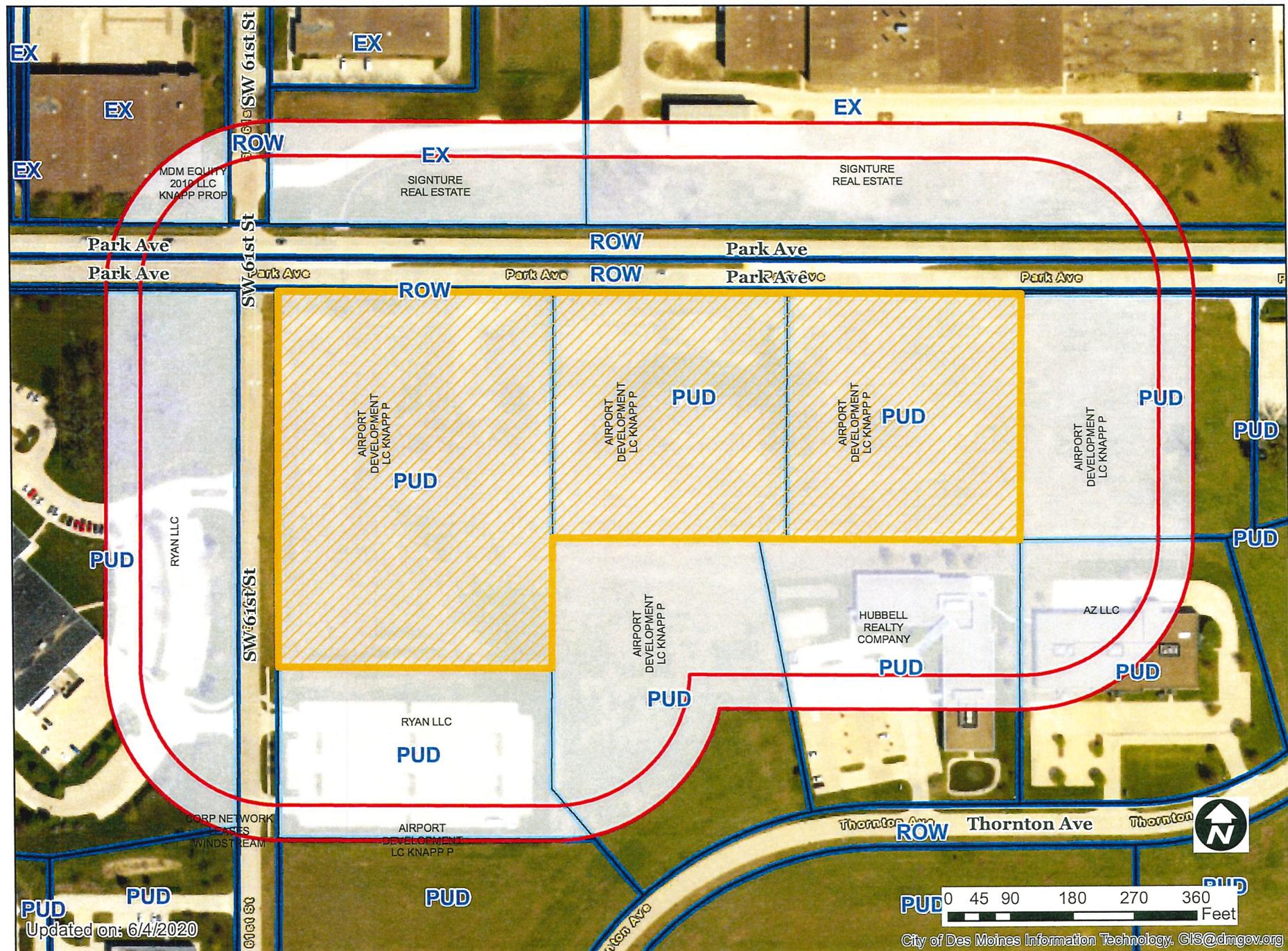
Airport Development, LC (owner) represented by Aimee Staudt (officer) for property located at 6000 Park Avenue.				File #	
				10-2020-7.109	
Description of Action		Review and approval of a PUD Final Development Plan "Flex Warehouse on Park Avenue", to allow development of a 6.53-acre site for a 57,720-square foot flex/warehouse building in accordance with the Airport Commerce Park West PUD Conceptual Plan requirements.			
PlanDSM Future Land Use		Current: Business Park. Proposed: N/A.			
Mobilizing Tomorrow Transportation Plan		No planned improvements.			
Current Zoning District		Legacy "PUD" Planned Unit Development.			
Proposed Zoning District		N/A.			
Consent Card Responses		In Favor	Not In Favor	Undetermined	% Opposition
Outside Area (200 feet)		0	0		
Within Subject Property					
Plan and Zoning Commission Action		Approval	X	Required 6/7 Vote of the City Council	
		Denial		Yes	
				No	X

Airport Development, LC, 6000 Park Avenue

10-2020-7.109



1 inch = 185 feet



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SITE PLAN FLEX WAREHOUSE ON PARK AVENUE DES MOINES, IA 50321



VICINITY MAP
1" = 500'

UTILITY CONTACTS

DES MOINES WATER WORKS PH: 515-281-8021
JANA HODGES JHODGES@DWW.COM
CHRIS MUTHARIC CMUTHARIC@DWW.COM
MIDAMERICAN ELEC & GAS PH: 515-252-6431
NORTH TOWN SQUARE NETWORKS@MIDAMERICAN.COM
MEDIACOM COMM CORP. PH: 515-246-2382
PAUL HAY PHAY@MEDIACOM.COM
CENTRIUM LOCAL NETWORK PH: 503-684-8090
THOMAS BURBER THOMAS.BURBER@CENTRIUM.COM

LAND USE

WAREHOUSE SPACE & COMMERCIAL SPACE

ZONING

M/D

BULK REGULATIONS

M/D

BUILDING SETBACKS
FRONT YARD, 50 FEET
SIDE YARD, 20 FEET
REAR YARD, 20 FEET TOTAL
5 FEET MINIMUM ONE SIDE

PARKING SETBACKS
FRONT YARD, 15 FEET
REAR & SIDE YARD, 5 FEET

ZONING NOTES

- ALLOWED USES
- LANDSCAPING: M/I LIGHT INDUSTRIAL USES. PERIMETER PARKING LOT AND OPEN SPACE LANDSCAPING SHALL BE IN ACCORDANCE WITH G-3 LANDSCAPING REQUIREMENTS.
- WATER QUALITY: STORM WATER DETENTION SHALL BE ON SITE AS SHOWN.
- SIGNAGE: SIGNAGE SHALL BE PER M/I DISTRICT AND PRESTAMPING SIGN OVERLAY DISTRICT ALLOWANCES AND REQUIREMENTS.
- OUTDOOR STORAGE: OUTDOOR STORAGE AREAS SHALL BE PAVED WITH ASPHALT, CONCRETE OR PORTLAND CEMENT OR OTHER SURFACE THAT PROVIDES A DURABLE AND DUSTLESS SURFACE THAT THE CITY ENGINEERING DEPARTMENT APPROVES.

TOTAL LAND AREA

24,229 SQ. FT. / 0.55 ACRES

BUILDING AREA

BUILDING AREA: 97,120 SQ. FT.
BUILDING HEIGHT: 20 FEET SINGLE STORY

FLOOR AREA RATIO

97,120 SF / 24,229 SF = 0.203

IMPERVIOUS AREAS (WITHIN PROJECT AREA)

	EXISTING	PROPOSED
BUILDING	0 SF	97,120 SF
PAVEMENT	0 SF	132,214 SF
TOTAL	0 SF	229,334 SF

OPEN SPACE

	EXISTING	PROPOSED
TOTAL OPEN SPACE REQUIRED - 25%	6,057 SQ. FT.	58,285 SQ. FT.
TOTAL PAVED (IMPERVIOUS) AREA	0 SQ. FT.	229,334 SQ. FT.
TOTAL OPEN SPACE	24,229 SQ. FT.	100%

BULK STANDARDS

SETBACKS	FRONT YARD - 20'
	SIDE YARD - 20'
	REAR YARD - 20'
	MAX. BUILDING HEIGHT - 20'
	MAX. BUILDING STOREYS - 3

GENERAL USE

OFFICE / WAREHOUSE - MULTIPLE USER

UTILITIES

WATER SUPPLY: DES MOINES WATER WORKS.
SANITARY SEWER: CITY OF DES MOINES.
STORM SEWER: CITY OF DES MOINES.

GENERAL LEGEND

- PROPOSED**
- FLAT BOUNDARY
 - SECTION LINE
 - LOT LINE
 - CENTELINE
 - EASEMENT LINE
 - FLARED END SECTION
 - DRAIN BASIN OR SEDIMENT RISER
 - DRAIN BASIN WITH SOLID GRATE
 - WATER VALVE
 - FIRE HYDRANT ASSEMBLY
 - BLOW-OFF HYDRANT
 - SCOUR STOP MAT
 - TURF REINFORCEMENT MAT
 - STORM SEWER WITH SIZE
 - WATER SERVICE
 - PROPOSED CONTOUR
 - SILT FENCE
 - ADDRESS
 - RIPRAP

- EXISTING**
- SANITARY/STORM MANHOLE
 - WATER VALVE
 - FIRE HYDRANT
 - STORM SEWER SINGLE INTAKE
 - STORM SEWER DOUBLE INTAKE
 - STORM SEWER ROUND INTAKE
 - FLARED END SECTION
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - SHRUB
 - POWER POLE
 - STREET LIGHT
 - GUY ANCHOR
 - ELECTRIC TRANSFORMER
 - GAS METER
 - TELEPHONE RISER
 - SIGN
 - UNDERGROUND TELEVISION
 - UNDERGROUND ELECTRIC
 - UNDERGROUND GAS
 - UNDERGROUND FIBER OPTIC
 - UNDERGROUND TELEPHONE
 - OVERHEAD ELECTRIC
 - SANITARY SEWER WITH SIZE
 - STORM SEWER WITH SIZE
 - WATER MAIN WITH SIZE
 - EXISTING CONTOUR
 - TREELINE
 - BUILDINGS SETBACK LINE
 - PUBLIC UTILITY BASEMENT
 - MINIMUM OPENINGS ELEVATION

Sheet Number	Sheet Title
01	SITE PLAN COVER
02	NOTES & GENERAL INFORMATION
03	DETAILS
04	GEOMETRIC PLAN
05	DIMENSION PLAN
06	UTILITY PLAN - SANITARY SEWER & WATER PLAN
07	UTILITY PLAN - STORM SEWER
08	GRADING PLAN
09	PAVING DETAILS
10	LANDSCAPING & LIGHTING PLAN

PARKING REQUIREMENTS

WAREHOUSE: 1 SPACE PER 5000 SF.
OFFICE: 1 SPACE PER 400 SF.

ASUME WAREHOUSE 408, 07120 * A15000 + 4.8 STALLS
ASUME OFFICE 108, 07120 * A15000 + 0.6 STALLS
TOTAL REQUIRED SPACES: 10
TOTAL SPACES PROVIDED: 10

LOADING

LOADING BERTHS: 10,000 SF / 10,000 (OVER 10,000)
REQUIRED (ASUMES 100% WAREHOUSE) = 4 STALLS
PROVIDED = 4 STALLS

NUMBER OF EMPLOYEES

REGULATIVE SPACE QUANTITY OF EMPLOYEES
INDETERMINATE.

DEVELOPMENT SCHEDULE

SITE GRADING	JULY, 2020
BUILDING FOUNDATION	SEPTEMBER, 2020
SITE UTILITIES	SEPTEMBER, 2020
SITE PAVING	APRIL, 2021
LANDSCAPING	SEPTEMBER, 2021
BUILDING COMPLETE	SEPTEMBER, 2021

FLOOD ZONE CLASSIFICATION

ZONE "A" ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS.
COMPLAN-PANEL NUMBER 18550840P
MAP REVISED: 2/2/2014

BENCHMARKS

- CITY OF DES MOINES BENCHMARK #4412
BRASS TABLET ON SW CORNER TRAFFIC SIGNAL BASE AT THE CORNER OF PARK AVENUE & 5th STREET
ELEVATION: (CITY OF DES MOINES DATUM) 57320 FT
- CITY OF DES MOINES BENCHMARK #4416
BRASS TABLET ON NE CORNER TRAFFIC SIGNAL BASE AT 5501 PARK AVENUE (NORTH SIDE)
ELEVATION: (CITY OF DES MOINES DATUM) 45650 FT

CERTIFICATIONS

*** THIS LAND SURVEYORS CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, MINIMUM OPENINGS ELEVATIONS, MINIMUM BASEMENT ELEVATIONS, DETENTION BASIN & STORM WATER PUMP ELEVATIONS, OR ANY OTHER ITEMS THAT MAY BE REQUIRED FOR THE PRACTICE OF A PROFESSIONAL CIVIL ENGINEER. ***

SUBMITTAL DATE	SUBMITTAL NOTES
APRIL 09, 2020	INITIAL SUBMITTAL
XXXX	
XXXXX	
XXXXXX	
XXXXXXX	
XXXXXXXX	

PROPERTY OWNER / APPLICANT:

AIRPORT DEVELOPMENT LLC
SHAW PROPERTIES
2400 PARK AVENUE
WEST DES MOINES, IA 50326-9421
CONTACT PERSON: TOM HATHMAN
EMAIL: TOMHATHMAN@SHAWPROPERTIES.COM
CONTACT PH: 515-252-4000

PROJECT ADDRESS

2400 PARK AVENUE
DES MOINES, IOWA 50321

PROJECT MANAGER:

PAUL CLAUSEN, P.E.
CIVIL ENGINEERING CONSULTANTS
2400 56TH STREET, #12
DES MOINES, IOWA 50323
PH: 515-278-4844 EXT. 228
EMAIL: CLAUSEN@CEC24.COM

PROFESSIONAL LAND SURVEYOR:

CIVIL ENGINEERING CONSULTANTS, INC.
PH: JEFFREY A. GAUGER, P.L.S.
2400 56TH STREET, SUITE 12
DES MOINES, IA 50322
PH: 515-278-4844 EXT. 228
EMAIL: GAUGER@CEC24.COM

MUNICIPALITY PLANNER:

JILLIAN SOMMER
FRONT END DEVELOPMENT CENTER
SITE PLANNING REVIEW
PH: 515-281-5558
EMAIL: JLSommer@dmrgov.org

LEGAL DESCRIPTION - PARCEL 2020-42

A PARCEL OF LAND IN PARCEL "C" OF LOTS 2 & 3, AN OFFICIAL PARCEL, RECORDED IN BOOK 1221, PAGE 684 AT THE POLK COUNTY RECORDERS OFFICE, AND ALL OF LOT 4 AND PART OF LOT 5, AIRPORT COMMERCE PARK, WEST PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 1076, PAGE 233-241 POLK COUNTY RECORDERS OFFICE, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID PARCEL "C", THENCE 604°29'24"E, 034.64 FEET ALONG THE NORTH LINE OF SAID PARCEL "C", LOT 4 AND LOT 5 OF SAID AIRPORT COMMERCE PARK, WEST PLAT 2, SAID NORTH LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF PARK AVENUE AS IT IS PRESENTLY ESTABLISHED; TO A POINT ON SAID NORTH LINE OF SAID LOT 5, THENCE S00°32'59"W, 354.11 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 5, THENCE N04°29'57"W, 434.46 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 4, SAID POINT ALSO BEING THE EAST LINE OF SAID PARCEL "C", THENCE N00°32'59"E, 25.8 FEET TO A POINT, THENCE N04°29'24"E, 95.62 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "C", SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF 5th STREET, THENCE N00°36'16"E, 525.84 FEET ALONG SAID WEST LINE TO POINT OF BEGINNING AND CONTAINING 6.50 ACRES MORE OR LESS.

Civil Engineering Consultants, Inc.
2400 56th Street, Unit 12, Des Moines, Iowa 50322
515.276.4844, Fax: 515.276.7084, mail@cecinc.com



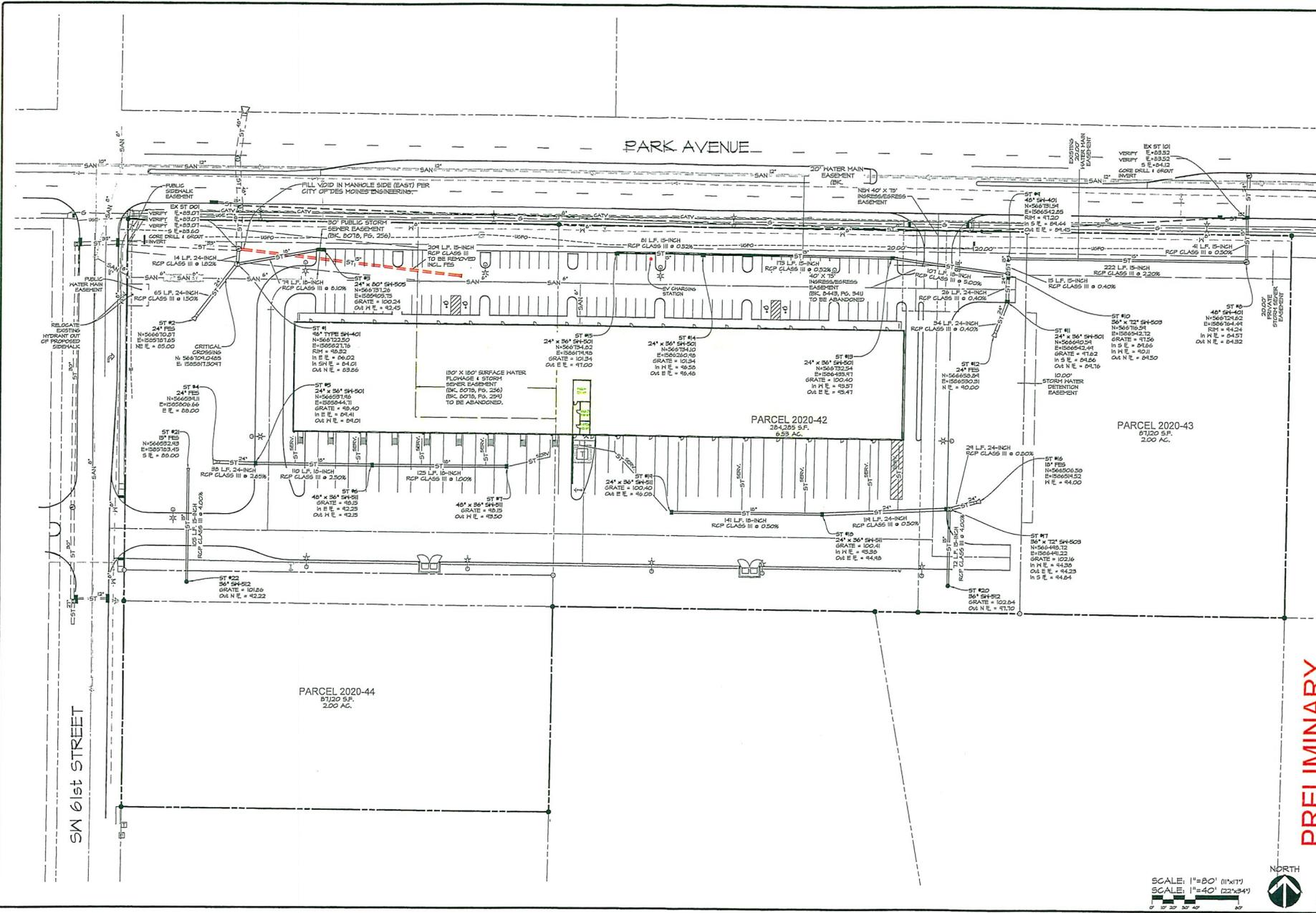
PUBLISH DATE: April 6, 2020	DATE OF SURVEY: MARCH 28, 2020
DESIGNED BY: JAC	DRAWN BY: JAC

PRELIMINARY
 FLEX WAREHOUSE ON PARK AVENUE
 2400 PARK AVENUE, DES MOINES, IA 50321
 SHEET 01
 OF 01
 SITE PLAN COVER

E-0312

PARK AVENUE

SW 61st STREET



SCALE: 1"=80' (11"x17")
SCALE: 1"=40' (22"x34")



PRELIMINARY
FLEX WAREHOUSE ON PARK AVENUE
6000 PARK AVENUE, DES MOINES, IA 50321
UTILITY PLAN - STORM SEWER

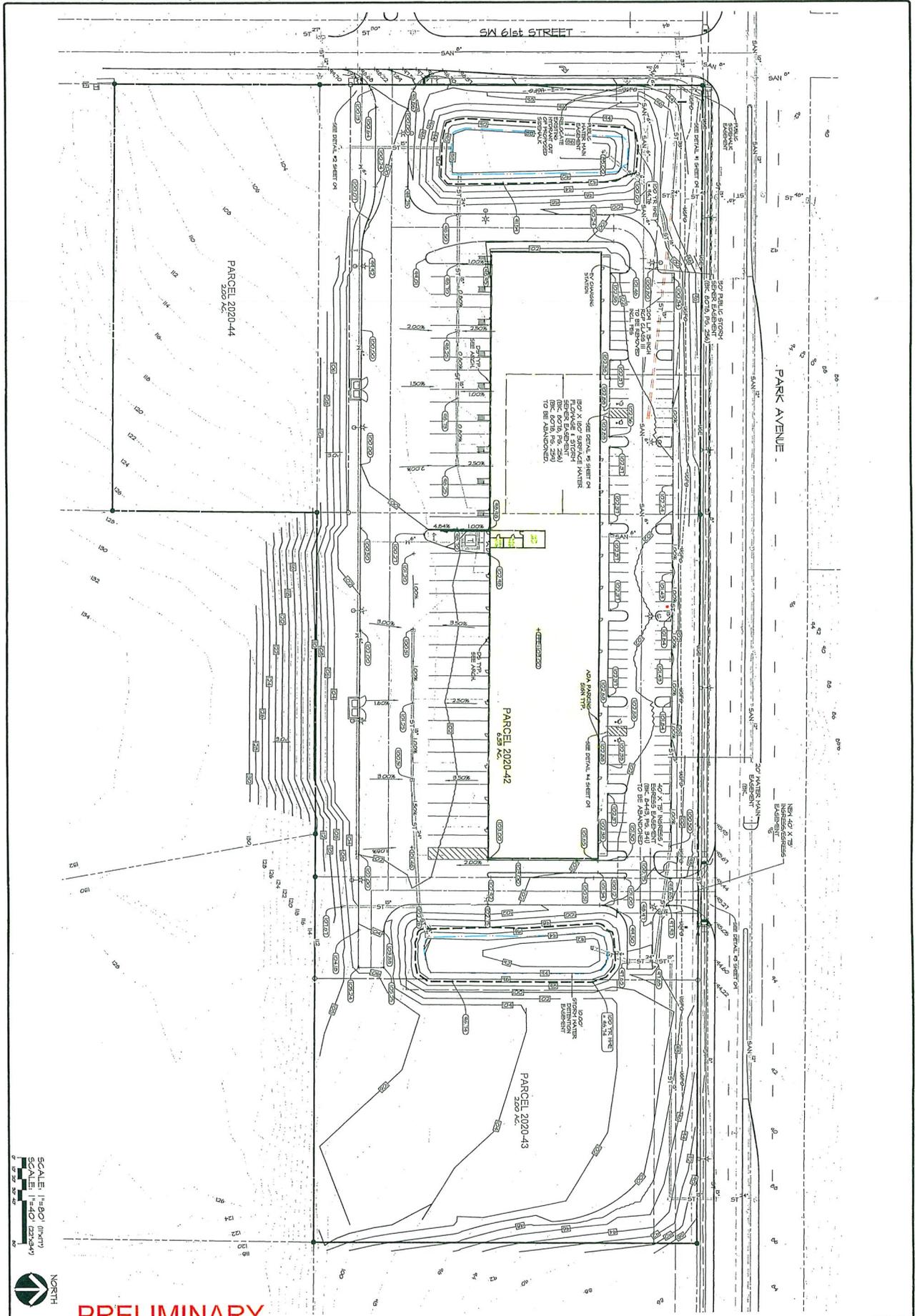
SHEET
07
of
10

Civil Engineering Consultants, Inc.
5080 85th Street, Unit 15 Des Moines, Iowa 50322
515.276.6844 Fax: 515.276.7616 Email: info@cec.com



DATE OF PREPARED: 11/08/2020
DESIGNED BY: JAC
DRAWN BY: JAC

DATE PLOTTED: 11/10/2020 10:00:00 AM PLOT SCALE: 1"=40'



SCALE: 1"=20' (H/M)
 SCALE: 1"=40' (V/M)
 NORTH



PRELIMINARY

FLEX WAREHOUSE ON PARK AVENUE
 6000 PARK AVENUE, DES MOINES, IA 50321

GRADING PLAN

SHEET
 08
 OF 10
 E-2020

DATE OF SURVEY:	MARCH 23, 2020
DESIGNED BY:	PC
DRAWN BY:	HEH



Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12 • Des Moines, Iowa 50322
 515.276.4884 • Fax: 515.276.7084 • mail@cecinc.com



Farnsworth GROUP

14225 UNIVERSITY AVENUE, SUITE 110
WALKER, IOWA 50243
(515) 225-3469 / info@fng.com

www.fng.com
Engineers | Architects | Surveyors | Scientists

DATE: DESCRIPTION:

Project Status
NOT FOR CONSTRUCTION

Project:
Knapp Properties

Park Avenue Flex
Space Building

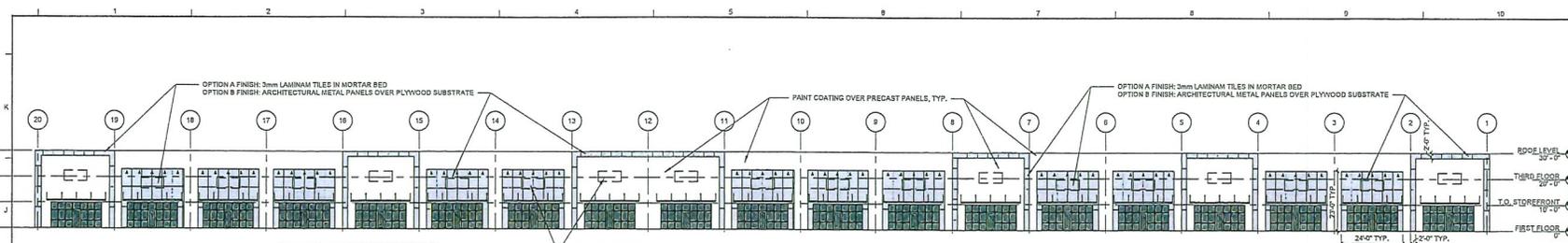
Enter address here

DATE: MM/DD/YYYY
DESIGNED: Designer
DRAWN: Author
REVIEWED: Approver

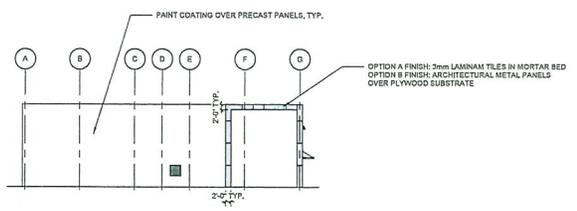
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EXTERIOR ELEVATIONS

SHEET NUMBER:

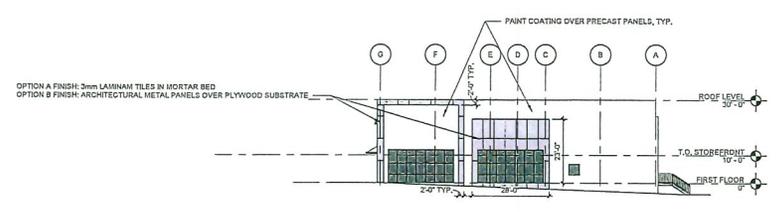
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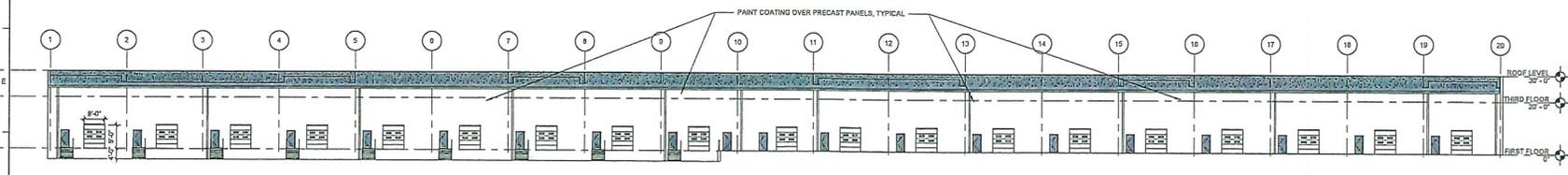
4 NORTH ELEVATION
SCALE: 1" = 20'-0"



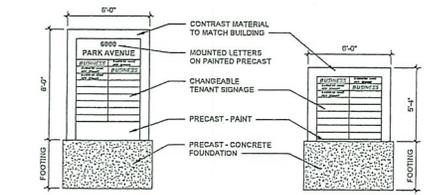
2 EAST ELEVATION
SCALE: 1" = 20'-0"



3 WEST ELEVATION
SCALE: 1" = 20'-0"



1 SOUTH ELEVATION
SCALE: 1" = 20'-0"



5 MONUMENT SIGNAGE
SCALE: 1/4" = 1'-0"

05/20/2018 10:14:38 AM