

9TH EAST MIXED-USE MULTI-FAMILY DEVELOPMENT DESIGN REVIEW APPLICATION

DATE: AUGUST 18, 2020

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PROJECT ADDRESS

410 SOUTH 900 EAST
SALT LAKE CITY
UTAH, 84102

ARCHITECT

THE RICHARDSON
DESIGN PARTNERSHIP
TEL: 801.355.6868
WWW.TRDP.COM



CIVIL ENGINEER

EN SIGN
TEL: 801.255.0529
WWW.EN-
SIGNENG.COM



LANDSCAPE ARCHITECT

LOFTSOXFOUR
TEL: 801.580.3325
WWW.LOFTS-
IXFOUR.COM



OWNER

RD MANAGEMENT
TEL: 212.265.6600
WWW.RDMA-
NAGEMENT.COM



811

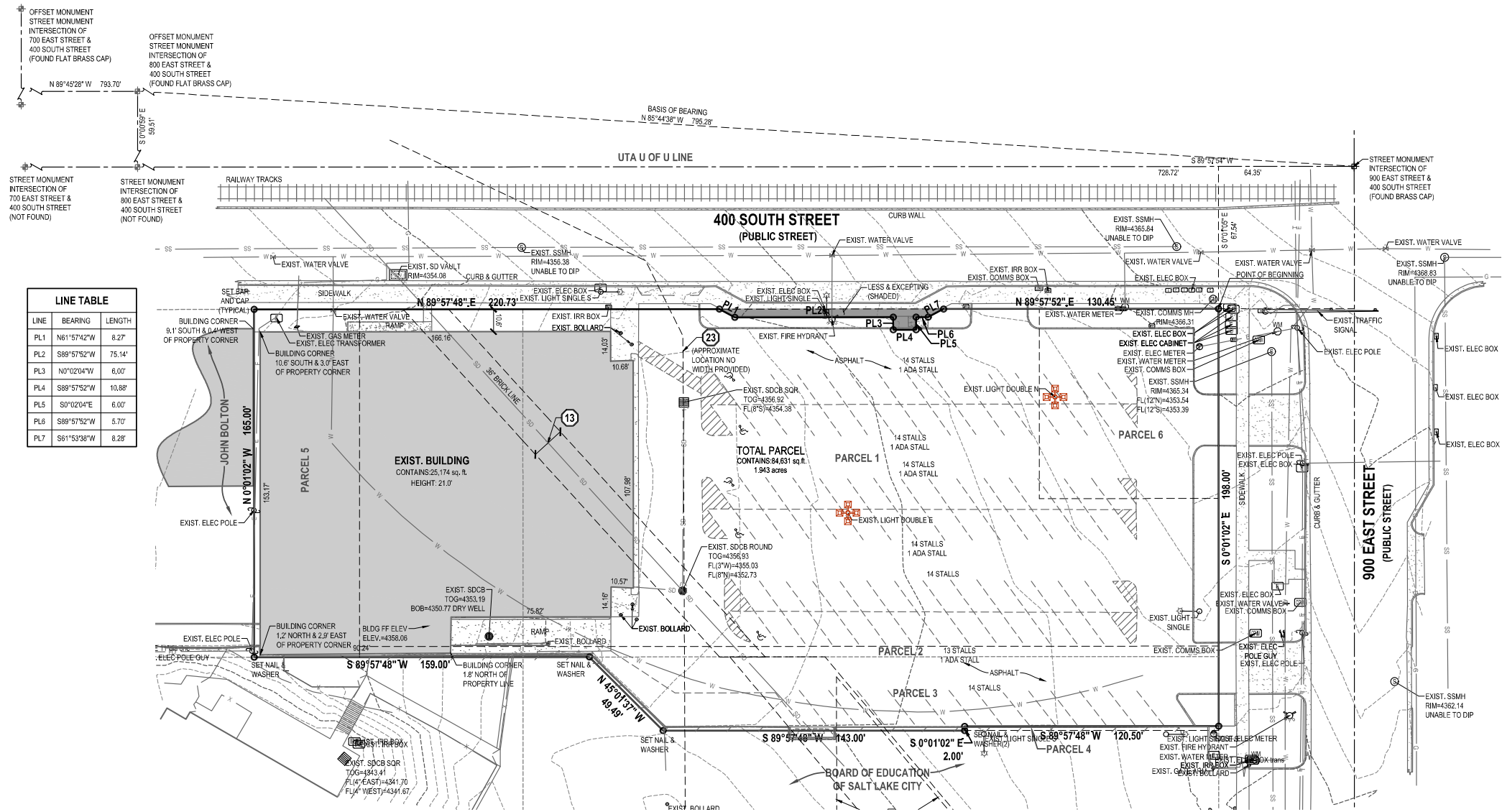
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

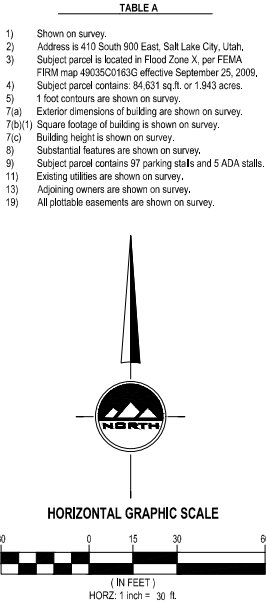
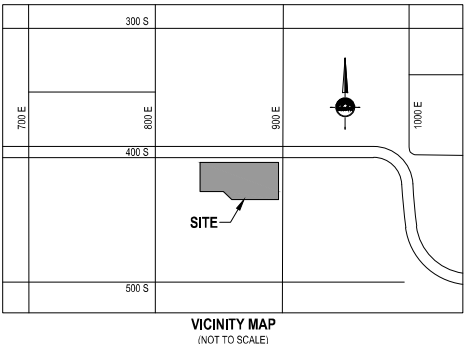
STREET MONUMENT
INTERSECTION OF
900 EAST STREET
400 SOUTH STREET
(FOUND BRASS CAP)
ELEV = 4368.10"

Note to the client, insurer and lender- With regard to Table A, item 11 source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requesters from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or private utility locate request may be necessary.



| LINE TABLE | | |
|------------|--------------|--------|
| LINE | BEARING | LENGTH |
| PL1 | N61°57'42\"W | 8.27' |
| PL2 | S89°57'52\"W | 75.14' |
| PL3 | N0°02'04\"W | 6.00' |
| PL4 | S89°57'52\"W | 10.88' |
| PL5 | S0°02'04\"E | 6.00' |
| PL6 | S89°57'52\"W | 5.70' |
| PL7 | S61°53'38\"W | 8.28' |

| LEGEND | | | |
|--------|--------------------------|--|-------------------------------|
| | SECTION CORNER | | STORM DRAIN CATCH BASIN |
| | MONUMENT | | STORM DRAIN COMBO BOX |
| | EXIST REBAR AND CAP | | STORM DRAIN CULVERT |
| | SET ENSIGN REBAR AND CAP | | SIGN |
| | SET RIVET | | STORM DRAIN CLEAN OUT |
| | WATER METER | | UTILITY MANHOLE |
| | WATER MANHOLE | | UTILITY POLE |
| | WATER VALVE | | GAS METER |
| | FIRE HYDRANT | | TREE |
| | | | OVERHEAD POWER LINE |
| | | | MINOR CONTOURS 1' INCREMENT |
| | | | MAJOR CONTOURS 5' INCREMENT |
| | | | CONCRETE |
| | | | ELECTRIC METER |
| | | | STORM DRAIN CLEAN OUT |
| | | | SANITARY SEWER MANHOLE |
| | | | WATER LINE |
| | | | ADJACENT RIGHT OF WAY |
| | | | RIGHT OF WAY |
| | | | DEED LINE |
| | | | TANGENT LINE |
| | | | EXIST DITCH FLOW LINE |
| | | | FENCE |
| | | | EDGE OF ASPHALT |
| | | | SANITARY SEWER |
| | | | STORM DRAIN LINE |
| | | | GAS LINE |
| | | | BUILDING PRIMARY |
| | | | SCHEDULE B-2 REFERENCE NUMBER |
| | | | SECONDARY WATERLINE |
| | | | IRRIGATION LINE |
| | | | CENTERLINE |
| | | | PROPERTY LINE |
| | | | ADJACENT PROPERTY LINE |
| | | | ELECTRIC POWERLINE |
| | | | TELEPHONE LINE |
| | | | IRRIGATION VALVE |

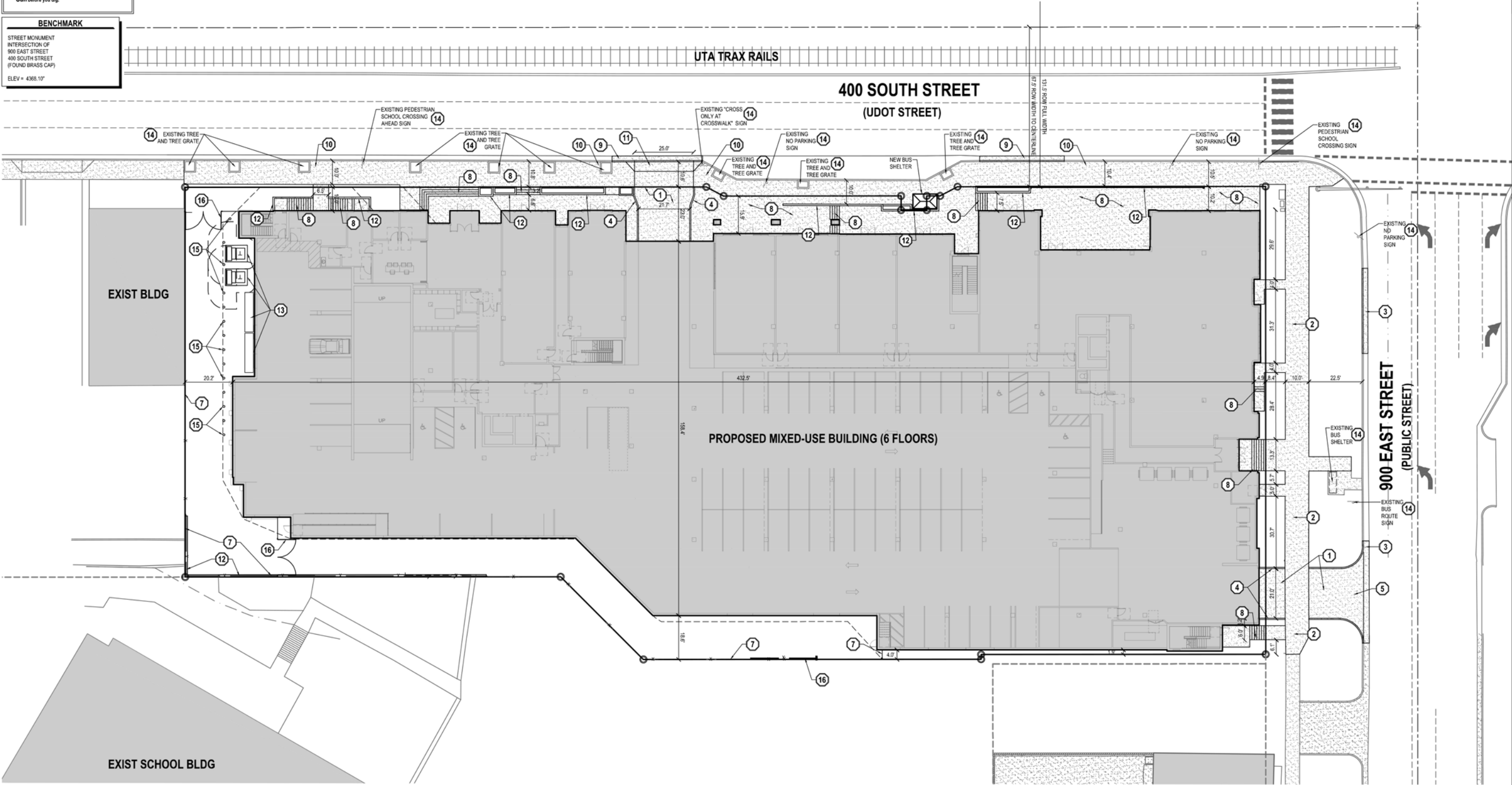


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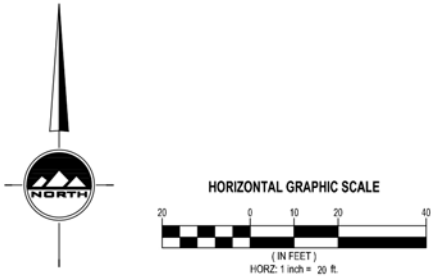
BENCHMARK

STREET MONUMENT
INTERSECTION OF
900 EAST STREET
400 SOUTH STREET
(FOUND BRASS CAP)
ELEV = 4368.10'



- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SO, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- CONCRETE PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL X/C-XXX.
 - 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231.
 - 30" TYPE "A" CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.
 - 6" TYPE "P" CURB WALL PER APWA STANDARD PLAN NO. 209.
 - OPEN DRIVEWAY APPROACH PER APWA STANDARD PLAN NO. 225.
 - SIDEWALK PER APWA STANDARD PLAN NO. 231.
 - 6' CHAIN LINK FENCE PER APWA PLAN 831.
 - STAIRS AND PATIO. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
 - UDOT TYPE B1 CURB AND GUTTER PER UDOT DRAWING GW 2A.
 - SIDEWALK PER UDOT DRAWING PA 3.
 - DRIVEWAY APPROACH PER UDOT DRAWING GW 3A.
 - RETAINING WALL PER DETAIL X/C-XXX. SEE GRADING PLAN FOR ELEVATION INFORMATION.
 - ELECTRICAL EQUIPMENT. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
 - EXISTING IMPROVEMENTS TO BE PROTECTED IN PLACE.
 - 6" CONCRETE BOLLARD.
 - GATE. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.



EN SIGN

THE STANDARD IN ENGINEERING

SALT LAKE CITY

45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
RD MANAGEMENT, LLC
815 SEVENTH AVENUE, 10TH FLOOR
NEW YORK, NY 10019
CONTACT:
ERIC MORAN
PHONE:

9TH EAST MIXED USE

410 SOUTH 900 EAST
SALT LAKE CITY, UTAH

SITE PLAN

PROJECT NUMBER
9098

PRINT DATE
8/14/20

DRAWN BY
M. BUDGE

CHECKED BY
B. MORRIS

PROJECT MANAGER
B. MORRIS

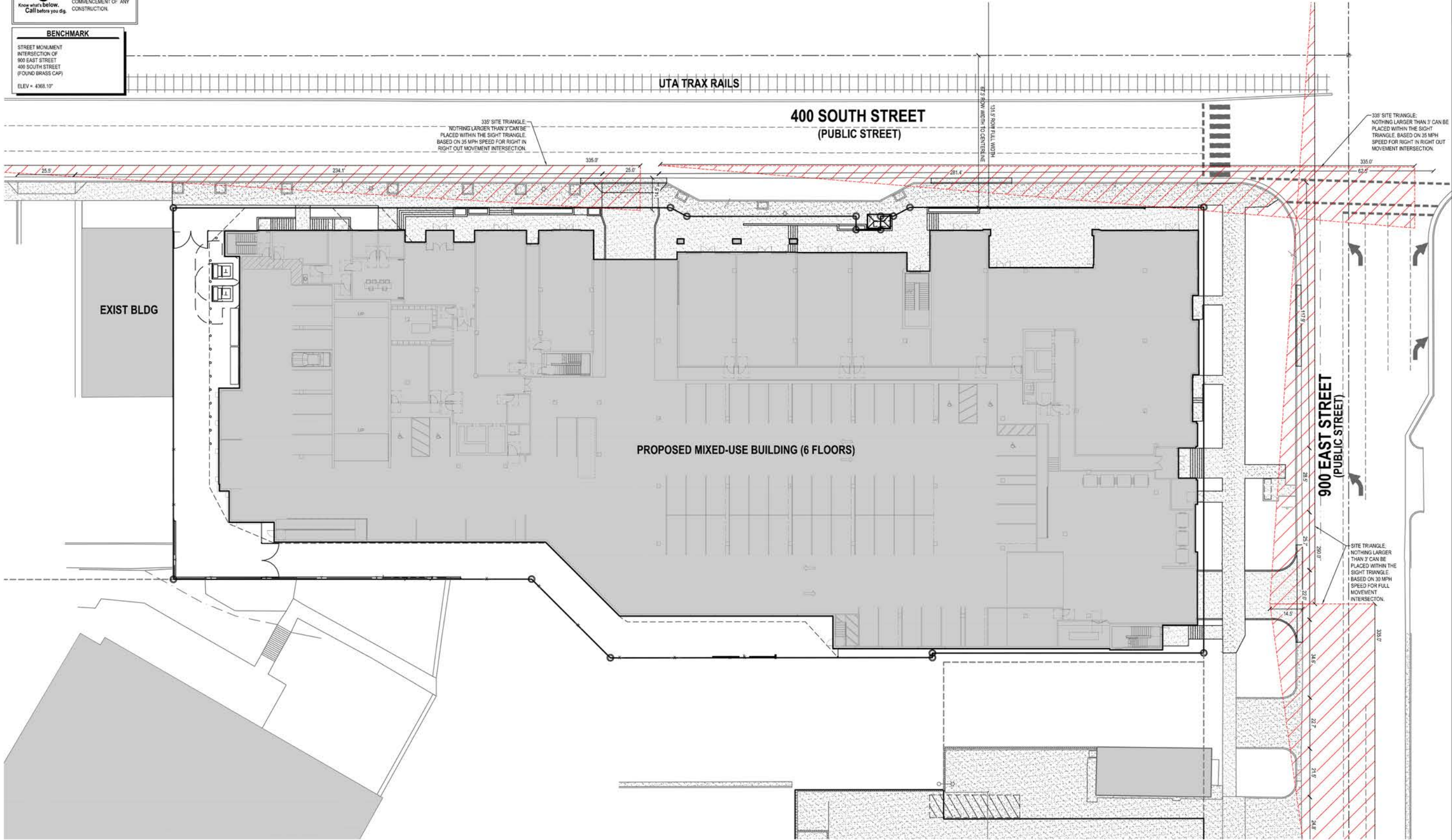
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NEW YORK, NY 10019
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9TH EAST MIXED USE

410 SOUTH 900 EAST
SALT LAKE CITY, UTAH

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 30

(IN FEET)

HORZ. 1 inch = 20 ft.

ACCESS PLAN

PROJECT NUMBER
9098

PRINT DATE
8/14/20

DRAWN BY
M. BUDGE

CHECKED BY
B. MORRIS

PROJECT MANAGER
B. MORRIS

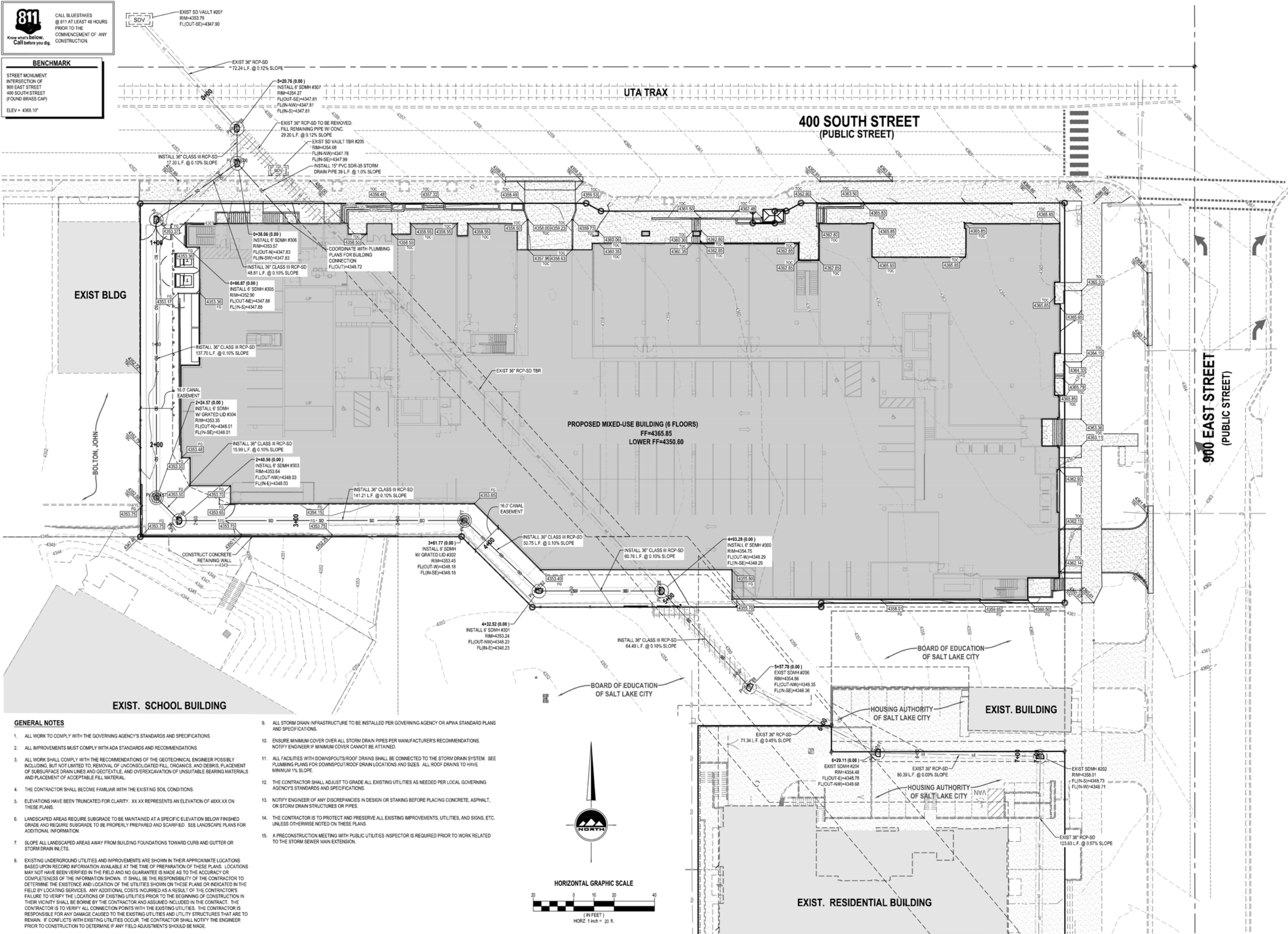
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WWW.ENSGNENG.COM

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810 SEVENTH AVENUE, 10TH FLOOR
NEW YORK, NY 10019
CONTACT:
ERIC MORAN
PHONE:

9TH EAST MIXED USE

410 SOUTH 900 EAST
SALT LAKE CITY, UTAH

GRADING AND DRAINAGE
PLAN

PROJECT NUMBER
9098

PRINT DATE
8/14/20

DRAWN BY
M. BUDGE

CHECKED BY
B. MORRIS

PROJECT MANAGER
B. MORRIS

C-300

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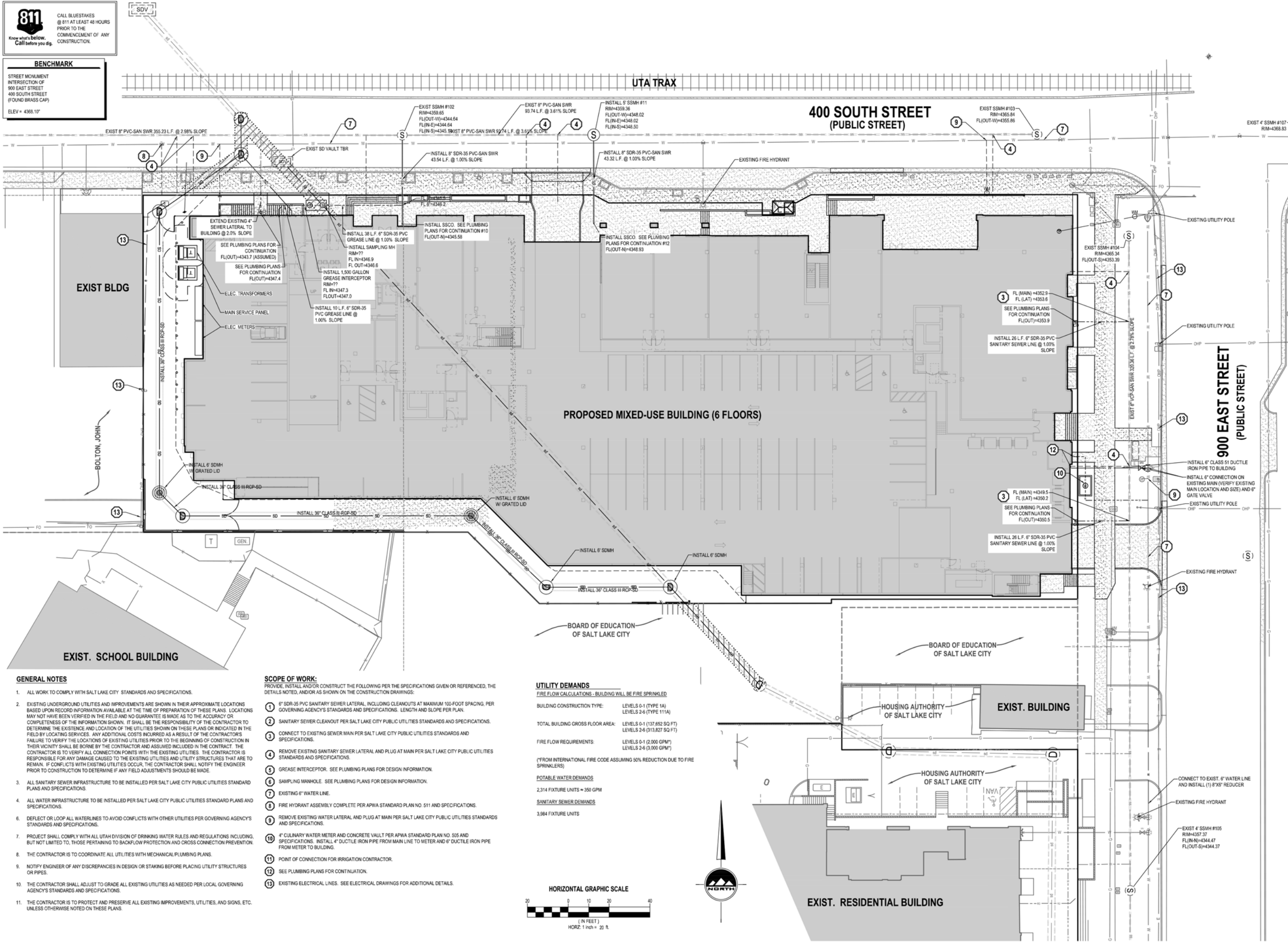
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- GENERAL NOTES
1.

ALL WORK TO COMPLY WITH SALT LAKE CITY STANDARDS AND SPECIFICATIONS.
2.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3.

ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER SALT LAKE CITY PUBLIC UTILITIES STANDARD PLANS AND SPECIFICATIONS.
4.

ALL WATER INFRASTRUCTURE TO BE INSTALLED PER SALT LAKE CITY PUBLIC UTILITIES STANDARD PLANS AND SPECIFICATIONS.
5.

DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
6.

PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
7.

THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
8.

NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
9.

THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10.

THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1.

6\" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING, PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
2.

SANITARY SEWER CLEANOUT PER SALT LAKE CITY PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS.
3.

CONNECT TO EXISTING SEWER MAIN PER SALT LAKE CITY PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS.
4.

REMOVE EXISTING SANITARY SEWER LATERAL AND PLUG AT MAIN PER SALT LAKE CITY PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS.
5.

GREASE INTERCEPTOR. SEE PLUMBING PLANS FOR DESIGN INFORMATION.
6.

SAMPLING MANHOLE. SEE PLUMBING PLANS FOR DESIGN INFORMATION.
7.

EXISTING 6\" WATER LINE.
8.

FIRE HYDRANT ASSEMBLY COMPLETE PER APWA STANDARD PLAN NO. 511 AND SPECIFICATIONS.
9.

REMOVE EXISTING WATER LATERAL AND PLUG AT MAIN PER SALT LAKE CITY PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS.
10.

4\" CULINARY WATER METER AND CONCRETE VAULT PER APWA STANDARD PLAN NO. 505 AND SPECIFICATIONS. INSTALL 4\" DUCTILE IRON PIPE FROM MAIN LINE TO METER AND 6\" DUCTILE IRON PIPE FROM METER TO BUILDING.
11.

POINT OF CONNECTION FOR IRRIGATION CONTRACTOR.
12.

SEE PLUMBING PLANS FOR CONTINUATION.
13.

EXISTING ELECTRICAL LINES. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL DETAILS.

UTILITY DEMANDS

FIRE FLOW CALCULATIONS - BUILDING WILL BE FIRE SPRINKLED

| | |
|----------------------------------|--|
| BUILDING CONSTRUCTION TYPE: | LEVELS 0-1 (TYPE 1A) LEVELS 2-6 (TYPE 11A) |
| TOTAL BUILDING GROSS FLOOR AREA: | LEVELS 0-1 (137,652 SQ FT) LEVELS 2-6 (313,827 SQ FT) |
| FIRE FLOW REQUIREMENTS: | LEVELS 0-1 (2,000 GPM) LEVELS 2-6 (3,000 GPM) |

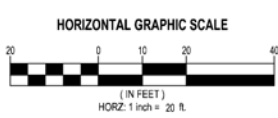
(FROM INTERNATIONAL FIRE CODE ASSUMING 50% REDUCTION DUE TO FIRE SPRINKLERS)

POTABLE WATER DEMANDS

2,314 FIXTURE UNITS = 350 GPM

SANITARY SEWER DEMANDS

3,984 FIXTURE UNITS



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LAYTON

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Phone: 435.843.3590

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FOR:

RD MANAGEMENT, LLC
810 SEVENTH AVENUE, 10TH FLOOR
NEW YORK, NY 10019
CONTACT:
ERIC MORAN
PHONE:

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UTILITY PLAN

PROJECT NUMBER
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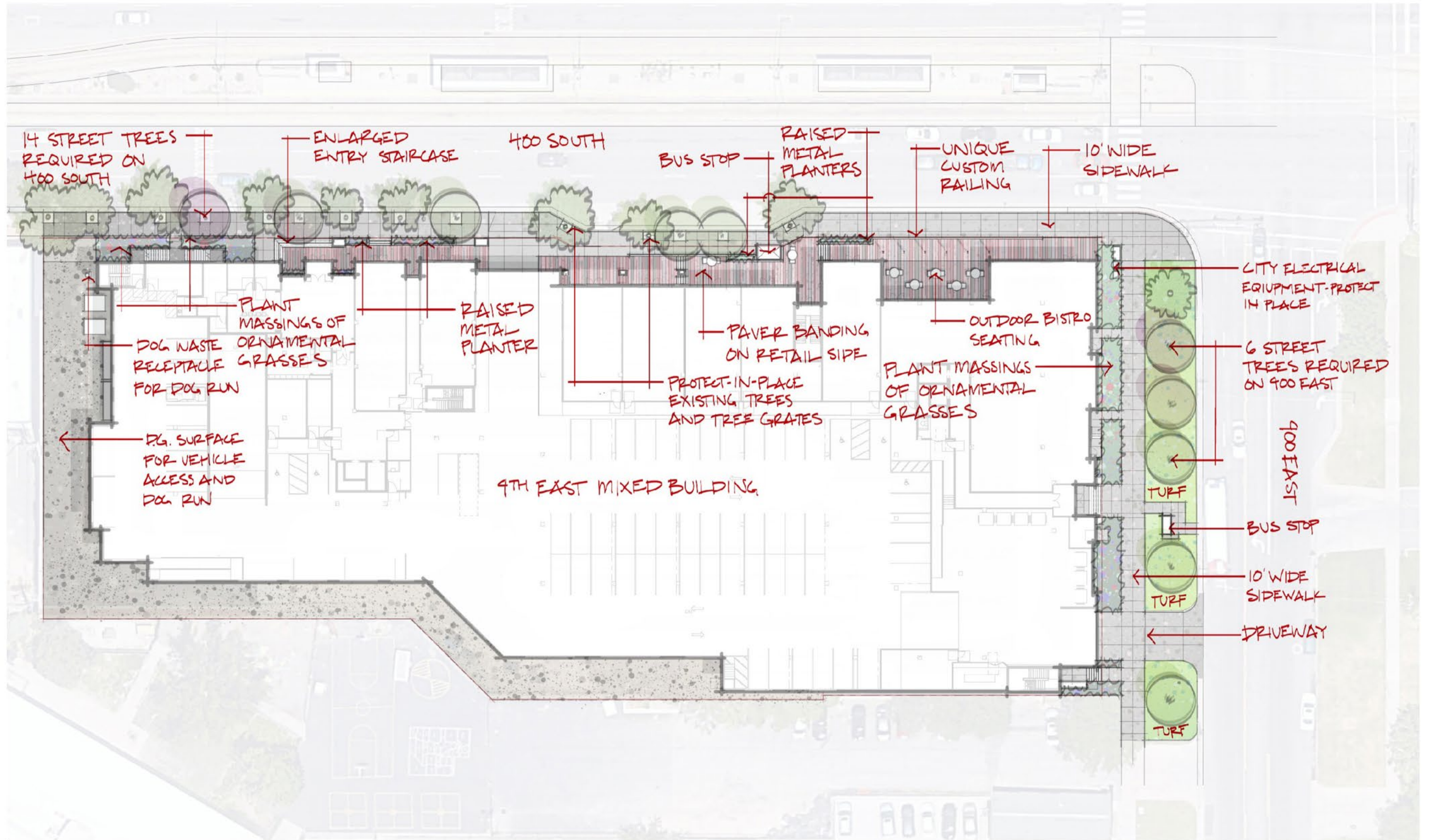
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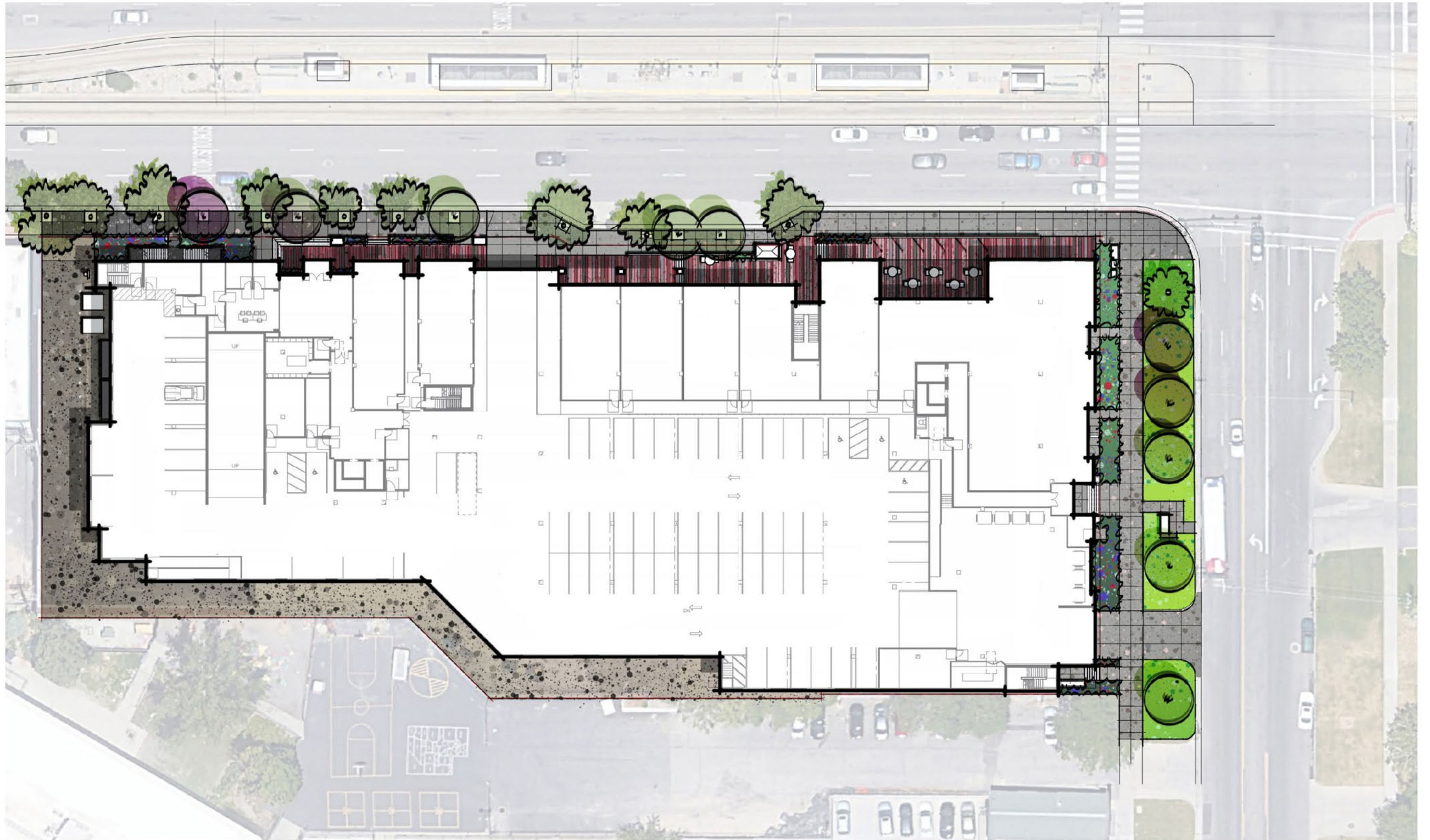
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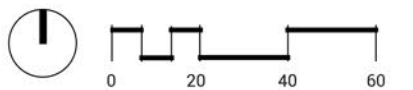




LOFTSIXFOUR

9th East Mixed Use Salt Lake City

STREETSCAPE CONCEPT





ADJACENT DEVELOPMENTS

- 01 SALT LAKE ROASTING CO.
820 E 400 S, SALT LAKE CITY, UT 84102
- 02 JIFFY LUBE
804 E 400 S, SALT LAKE CITY, UT 84102
- 03 GOODLY COOKIES
432 S 900 E, SALT LAKE CITY, UT 84102
- 04 9TH EAST LOFTS AT BENNION PLAZA
444 S 900 E, SALT LAKE CITY, UT 84102



LEGEND MAP





(1) EXISTING TREES AT SOUTHEAST CORNER OF PROPERTY



(2) SITE CHARACTER ALONG 400 S



(3) EXISTING TREES AT 400 S BUS STOP



(4) SITE CHARACTER AT 900 E AND 400 S INTERSECTION



(5) EXISTING TREES ALONG 400 S



(6) SITE CHARACTER ALONG 900 E





VIEWS

- 01 UTA TRAX
FROM 900 E STATION LOOKING SOUTHWEST
- 02 900 E
FROM 900 E LOOKING NORTHWEST
- 03 900 E
FROM 900 E LOOKING SOUTHWEST



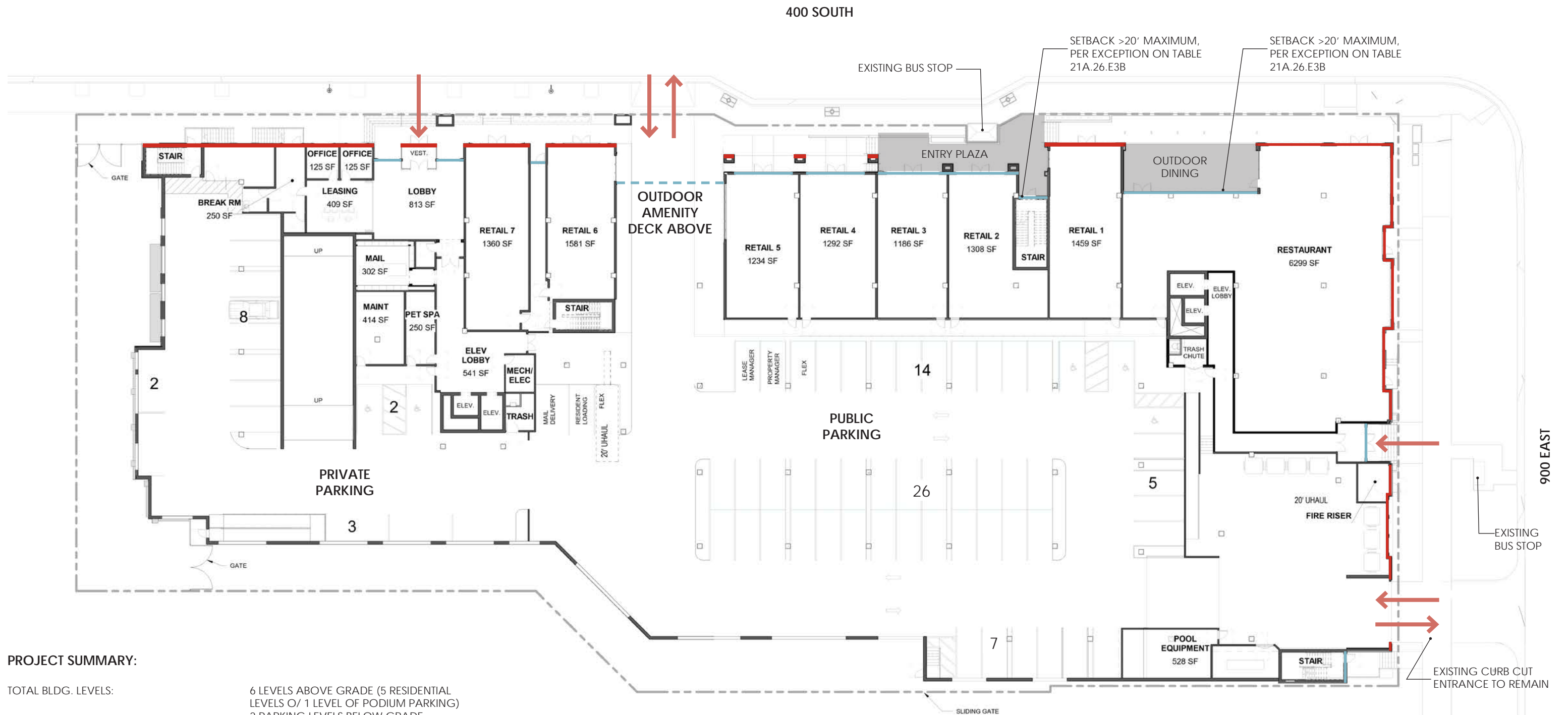
LEGEND MAP











PROJECT SUMMARY:

TOTAL BLDG. LEVELS: 6 LEVELS ABOVE GRADE (5 RESIDENTIAL LEVELS O/ 1 LEVEL OF PODIUM PARKING)
2 PARKING LEVELS BELOW GRADE

TOTAL UNITS: 264 UNITS
TOTAL RETAIL: 16,025 SQ.FT.

PARKING SUMMARY:

MIN. REQUIRED PARKING: NO PARKING REQUIRED

MAX. REQUIRED PARKING:
RESIDENTIAL: 1 STALL/ UNIT
NON - RESIDENTIAL: 3 STALLS/ 1,000 SQ.FT.

TOTAL RETAIL PARKING PROVIDED: 48 STALLS (3 STALLS/ 1000 SQ.FT.)

TOTAL MANAGEMENT & GUEST PARKING: 10 STALLS

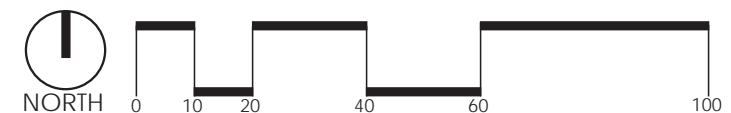
TOTAL RESIDENTIAL PARKING PROVIDED: 264 STALLS (1 STALL/ UNIT)

BUILDING SETBACKS:

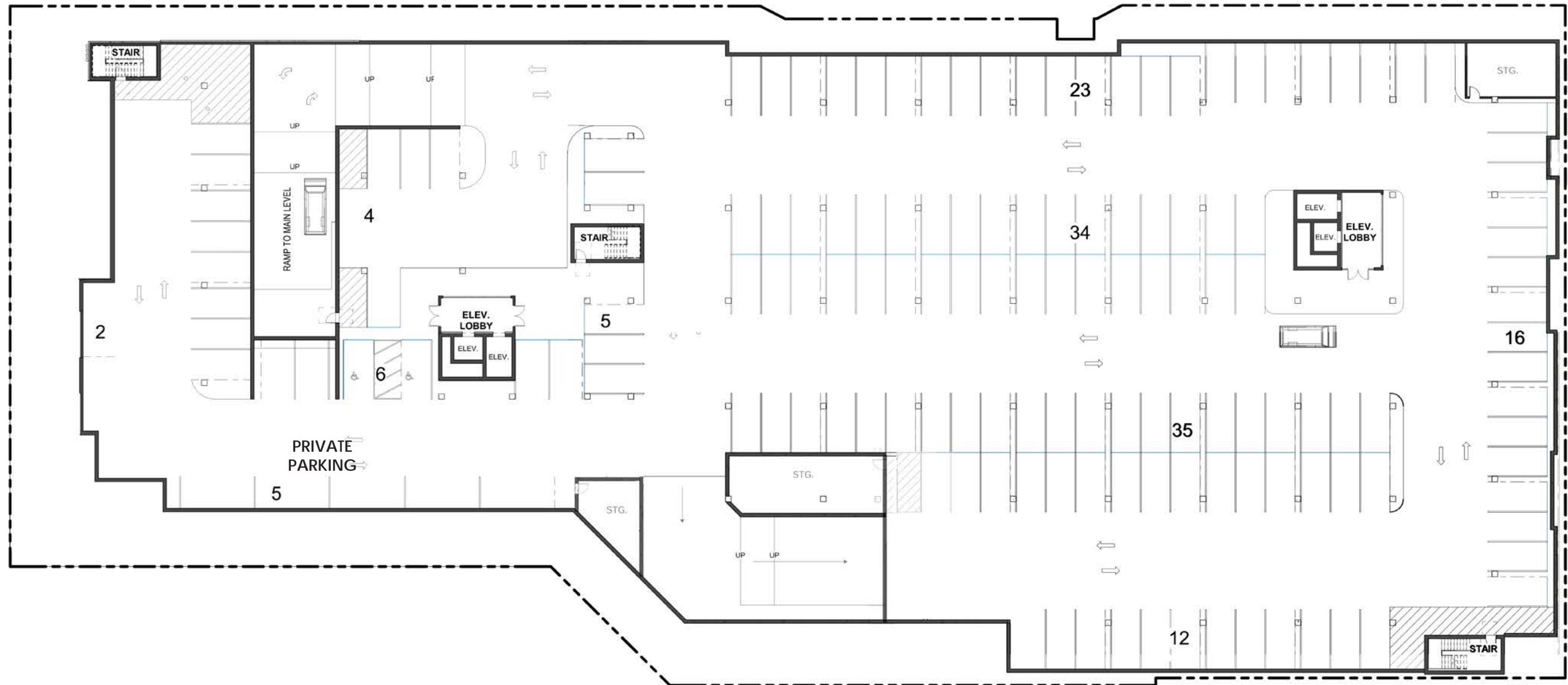
BUILDING SETBACK TO BE 50% MIN. AT 10' WITH 20' MAX.
ALONG 400 S AND WITHIN 5' ALONG 900 E.

*SEE TABLE 21A.26.078E3B

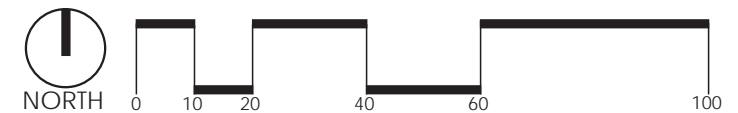
| 400 S | 900 E |
|---------------------------|------------------------------|
| 275' = 60% AT 10' SETBACK | 142' = 86% WITHIN 5' SETBACK |
| 160' = 30% >10' | 24' = 14% >5' |



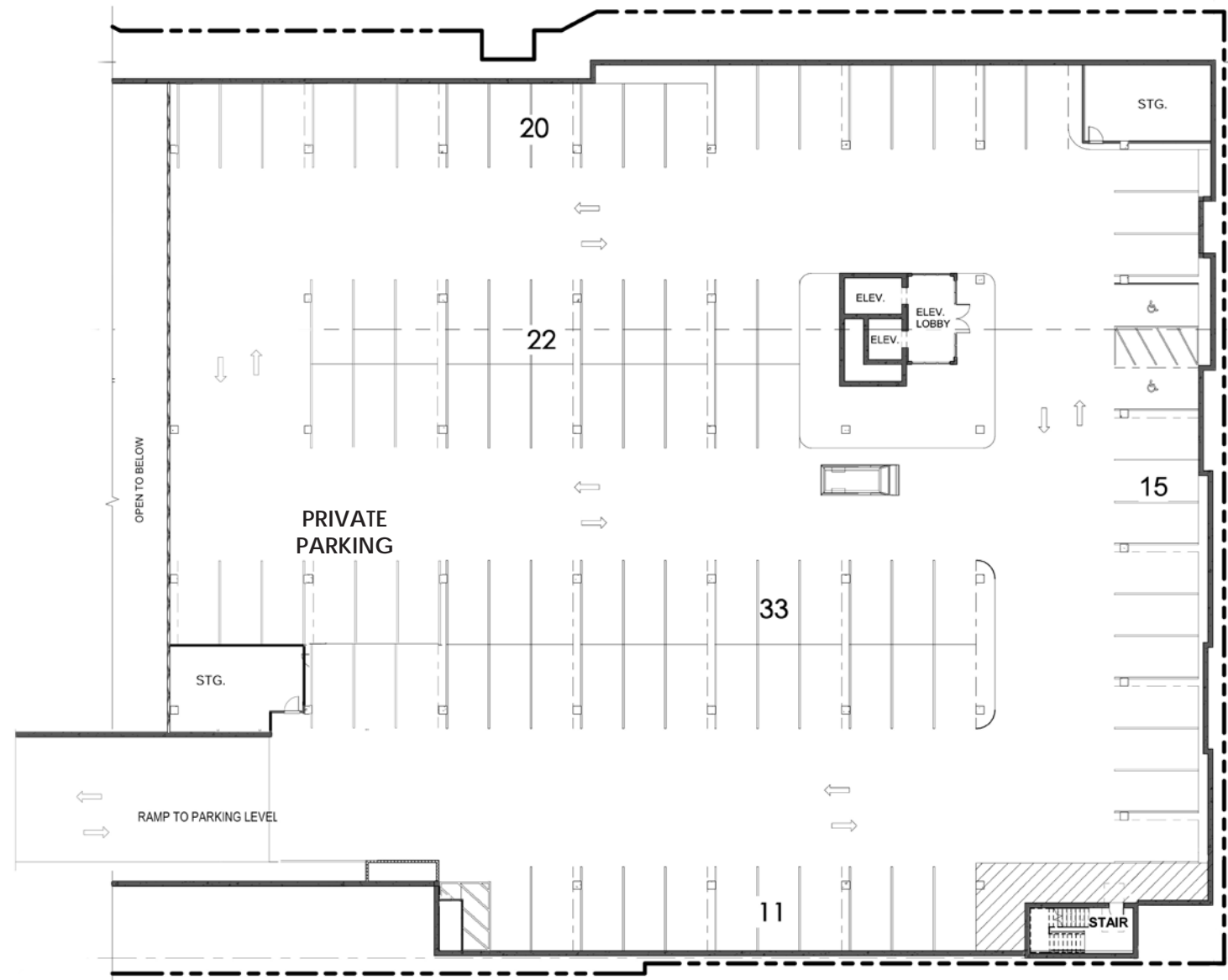
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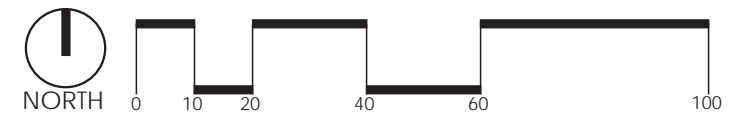
LOWER LEVEL PARKING - 151 STALLS



400 SOUTH

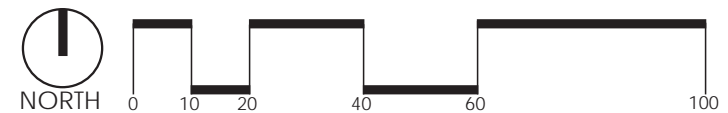


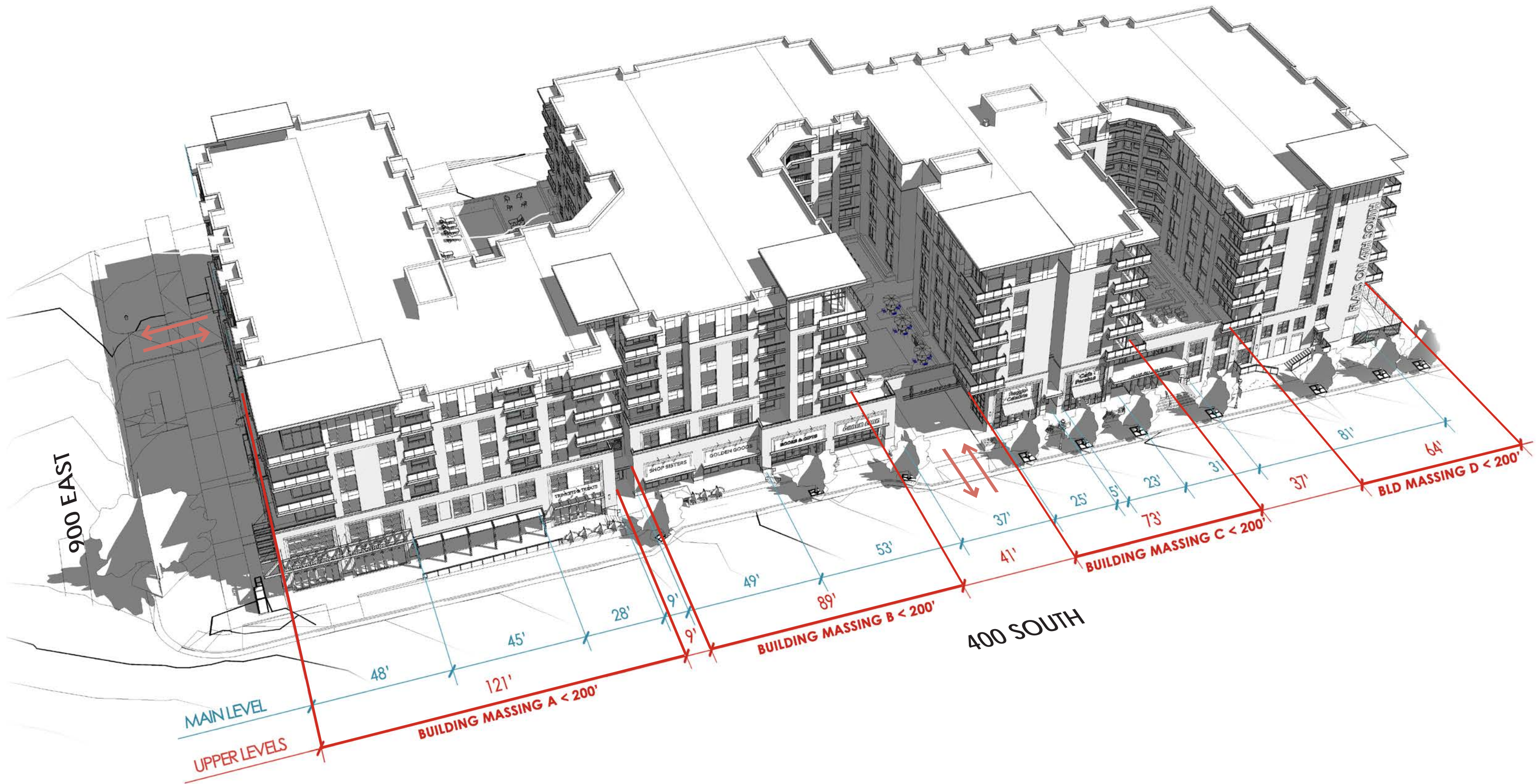
MEZZANINE PARKING - 101 STALLS



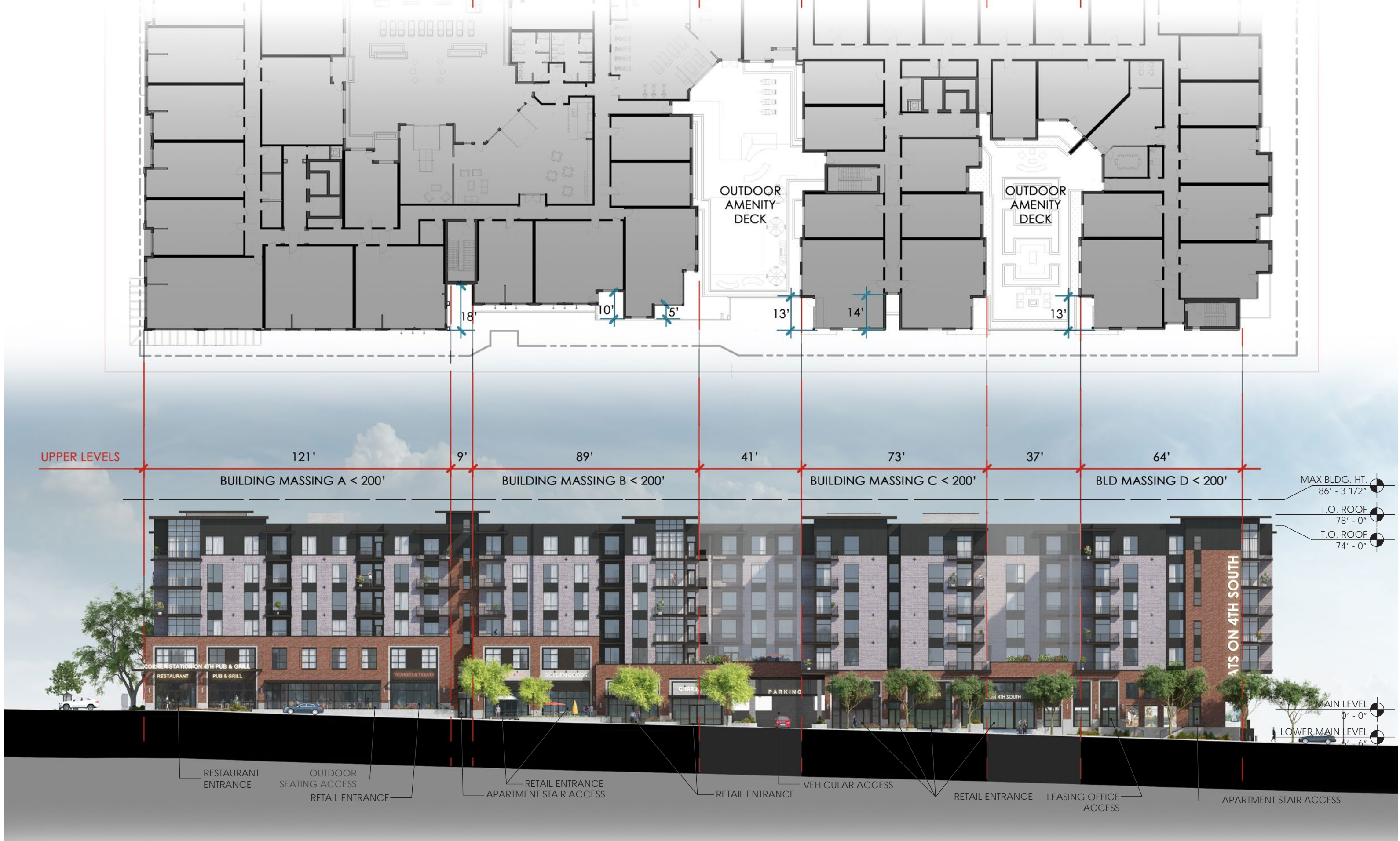


LEVELS 3-6 - 54 UNITS/ LEVEL











ALUMINUM COMPOSITE PANEL - ANODIZED -
DARK BRONZE IRON ORE

SENERGY METALIC EFFECTS, DRYVIT
REFLECTIT OR EQUAL - SW 7069

INTERSTATE BRICK - MONTEREY - 80 %,
INTERSTATE BRICK - IRONSTONE - 20 %

GLEN GERY - SIOUX BRICK - SILVERSTONE

PRECAST ARCHITECTURAL CONCRETE BASE

WEST ELEVATION



MAX BLDG. HT.
86' - 3 1/2"

T.O. ROOF
79' - 0"

T.O. ROOF
74' - 0"

FIRST 5 STORIES - 66'-6"
÷ 5 STORIES = 13'-3 1/2"
AVERAGE STORY HEIGHT

83'-6" =
TOTAL BUILDING HEIGHT

86'-3 1/2" =
ADJUSTED MAX BUILDING
HEIGHT
* SEE 21A.26.078E2

MAIN LEVEL
0' - 0"

LOWER MAIN LEVEL
-6' - 6"

EXISTING BUILDING
TO THE WEST

ELECTRICAL PANELS

UTILITY EASEMENT

ALUMINUM COMPOSITE PANEL - ANODIZED -
DARK BRONZE IRON ORE

SENERGY METALIC EFFECTS, DRYVIT
REFLECTIT OR EQUAL - SW 7069

INTERSTATE BRICK - MONTEREY - 80 %,
INTERSTATE BRICK - IRONSTONE - 20 %

GLEN GERY - SIOUX BRICK - SILVERSTONE

PRECAST ARCHITECTURAL CONCRETE BASE

EAST ELEVATION



MAX BLDG. HT.
86' - 3 1/2"

T.O. ROOF
79' - 0"

T.O. ROOF
74' - 0"

FIRST 5 STORIES - 66'-6"
÷ 5 STORIES = 13'-3 1/2"
AVERAGE STORY HEIGHT

83'-6" =
TOTAL BUILDING HEIGHT

86'-3 1/2" =
ADJUSTED MAX BUILDING
HEIGHT
* SEE 21A.26.078E2

MAIN LEVEL
0' - 0"

VEHICULAR ACCESS

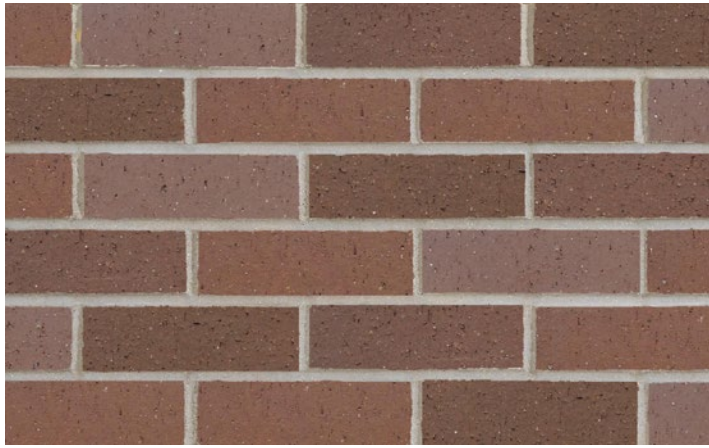
BUS STOP

APARTMENT ENTRY

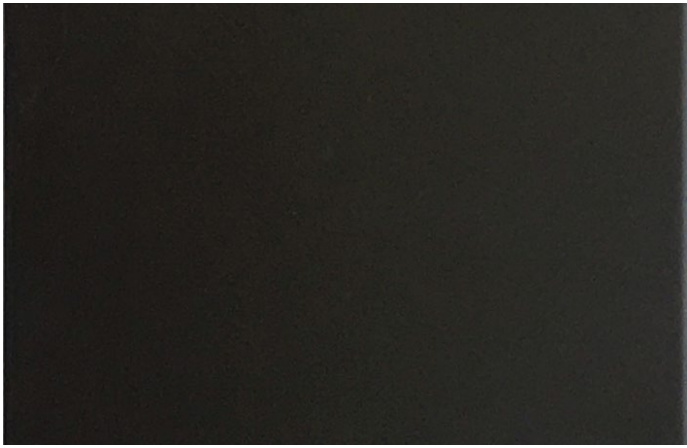
ALPOLIC ALUMINUM COMPOSITE PANEL -
ANODIZED - DARK BRONZE IRON ORE

RESTAURANT ACCESS





(BR1) INTERSTATE BRICK - MONTEREY - 80 %



(MT1) ALPOLIC ALUMINUM COMPOSITE
 PANEL - ANODIZED - DARK BRONZE



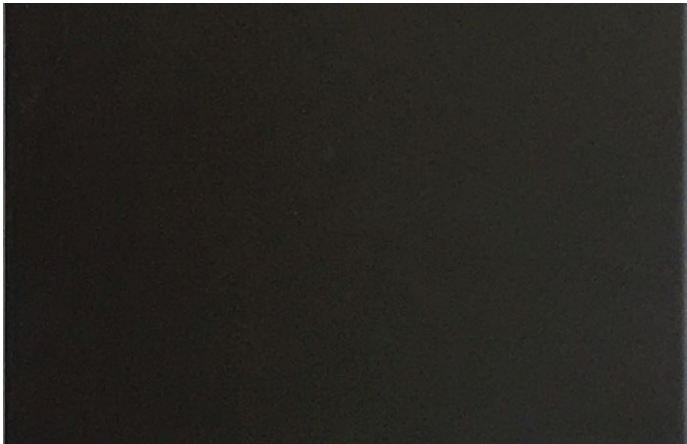
(ST1) SENERGY METALIC EFFECTS, DRYVIT
 REFLECTIT OR EQUAL - SW 7069 IRON ORE



(CW1) PRECAST ARCHITECTURAL CONCRETE
 BASE



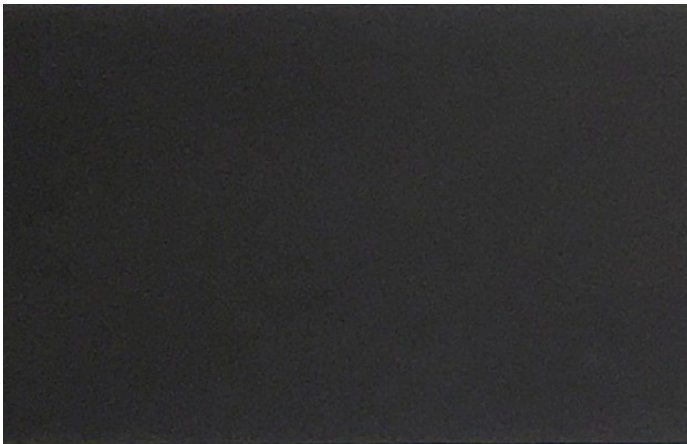
(BR1) INTERSTATE BRICK - IRONSTONE - 20 %



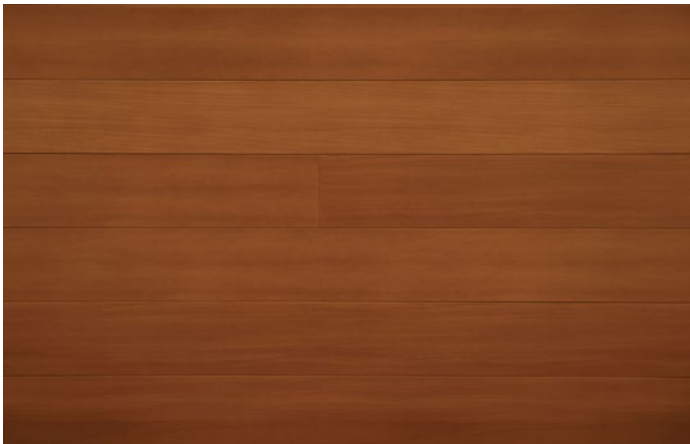
(MT2) ALUMINUM COMPOSITE PANEL -
 ANODIZED - DARK BRONZE



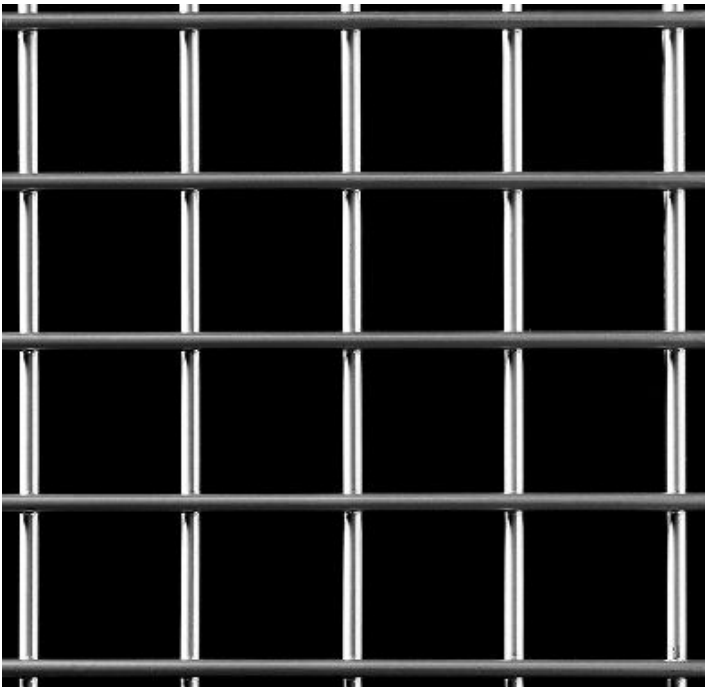
(BR2) GLEN GERY - SIOUX BRICK - SILVERSTONE



STOREFRONT - KAWNEER
 ANODIZED FINISH - DARK BRONZE



SOFFITS - MAC - HARRYWOOD PROFILE -
 CEDAR



RAILING WITH WIRE MESH PANELS

END PRESENTATION