



THE
RICHARDSON
DESIGN
PARTNERSHIP
L.L.C.

Salt Lake City Corporation
Planning Division
410 South 900 East
Salt Lake City, UT 84102

April 14, 2023

9th East Mixed-Use Development – Design Review Application

The proposed mixed-use development project is located at the corner of 400 South and 900 East in Salt Lake City, Utah. The site is directly south of the 900 East UTA TRAX stop and is also adjacent to bus stops located on 400 South and 900 East. The existing property is currently in use as a 1-story retail building with a surface parking lot

The redevelopment of the property will create a 6-story, 264 unit multi-family residential and mixed-use retail development. There will be ground floor retail, underground structured parking, along with second level patio deck amenities exclusively for the residential tenants. The site is 1.943 acres (84,631sf) with 264 proposed dwelling units. There are no dwelling units on the ground floor. The proposed building covers the majority of the site. This is a Permitted Use in the TSA-UN-C Zone.

The project will be a new-build, 5-level multi-family, market-rate apartment building of Type III wood construction over 2.5 levels of Type I concrete construction containing underground and ground level parking, retail spaces, and leasing offices. The proposed building is a total of 6 levels above grade with a maximum building height of 83'-6" as measured from the average grade plane to the highest point of the building. The proposed mixed-use development is eligible for an additional story of building height under 21A.26.E2b.

"Projects that achieve a development score that qualifies for administrative review are eligible for an increase in height. The increase shall be limited to one (1) story of habitable space. The height of the additional story shall be equal to or less than the average height of the other stories in the building. This is in addition to the height authorized elsewhere in this title."

According to the TSA Development Guidelines, the current project qualifies for 174 points, exceeding the 125 points required for administrative review, making the project eligible for an additional story of building height. Table 21A.26.078E2 specifies a 75' maximum height for the TSA-UN-C Zone. The overall floor to floor height of the first five levels is 66'-6" with an average floor to floor height of 13'-3 1/2". The resulting maximum zoning height limit is 88'-3 1/2".

A parking structure located on the main and underground levels provides the necessary parking for residents and guests of the development. There will be two entries accessing the parking garage, one located on 900 East and the other at the existing curb cut to remain on



THE
RICHARDSON
DESIGN
PARTNERSHIP
L.L.C.

400 South. The entrance to the parking facilities conforms to the required site triangles (See attached civil engineering exhibit). The parking structure is concealed behind ground level retail and leasing offices facing 400 South and 900 East. Detailed brick walls, storefront, and awnings provide transparency and an engaging visual experience. This is further enhanced by a pedestrian plaza with outdoor dining areas and a variety of landscaping, further contributing to a vibrant and inviting atmosphere for local residents and patrons. The added retail locations will contribute to the ongoing dynamic development along the 400 South corridor.

At the upper levels, the building massing is broken up into three major volumes, at the same time taking advantage of the area between the upper floors for outdoor recreation. These outdoor spaces will be developed for use by the residents and include such amenities as a pool, spa, outdoor fitness, BBQ grilling, and event space.

The building exterior draws inspiration from the historic character of the surrounding area, as well as, the neighboring buildings. The majority of the building exterior is clad in brick all around with fiber cement panel accents, and limited EIFS (Exterior Insulated Finish System) finish along the upper floors. The design of the street facing units includes private balconies to take advantage of less obstructed views, and to enhance the exterior design of the project. The corner of the building at the prominent 400 South and 900 East intersection is visually open to the downtown and surrounding Wasatch Front mountains. Storefront glazing has been applied vertically at the corner of 400 South and 900 East and extends down to the corner retail unit, visually anchoring this prominent corner.

Color renderings have been provided to demonstrate building signage concepts to communicate the pedestrian experience along 400 South. Final signage information will be submitted under a separate permit for the City review.

The current building length zoning ordinance states that *"No street facing building wall may be longer than specified along a street line..."* In the TSA zone the building wall length is limited to 200 feet. The proposed building massing has been designed so that no building wall exceeds the length required by the city ordinance. Variation in building plane are provided ranging from 6' to 106' in depth. The stepping in the building massing provide the visual interest and break in the pedestrian experience intended by the zoning ordinance. In addition to the horizontal stepping of the walls, the ground level façade is also broken up by storefront windows and building entrances providing access to the residential and commercial uses of the development. These building elements have been designed to meet the spirit of the coverage percentage and maximum distances required in the zoning ordinance.

In the context of 900 East TRAX station and 400 South transit corridor, this new development will play a significant role to enhance and revitalize this important area of Salt Lake City. The unique, yet familiar exterior design, the dynamic, inviting street level



THE
RICHARDSON
DESIGN
PARTNERSHIP
L.L.C.

promenade and plaza, along with articulation of form, material and detail, all contribute to the creation of a vibrant and engaging built environment at this location. The visual breaks in the building massing and materiality conform with the intended goal of the zoning ordinance, to establish a walkable pedestrian experience and contribute to the urban character of Salt Lake City.

ARCHITECTURE PLANNING INTERIORS

510 SOUTH 600 EAST, SALT LAKE CITY, UTAH 84102 TELEPHONE: 801.355.6868 FAX: 801.355.6880

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

DATE: APRIL 14, 2023

TABLE OF CONTENTS

SECTION 1

CIVIL

- 02 SURVEY
- 03 SITE PLAN
- 04 ACCESS PLAN
- 05 GRADING AND DRAINAGE PLAN
- 06 TRUCK TURNING ANALYSIS
- 07 UTILITY PLAN

SECTION 2

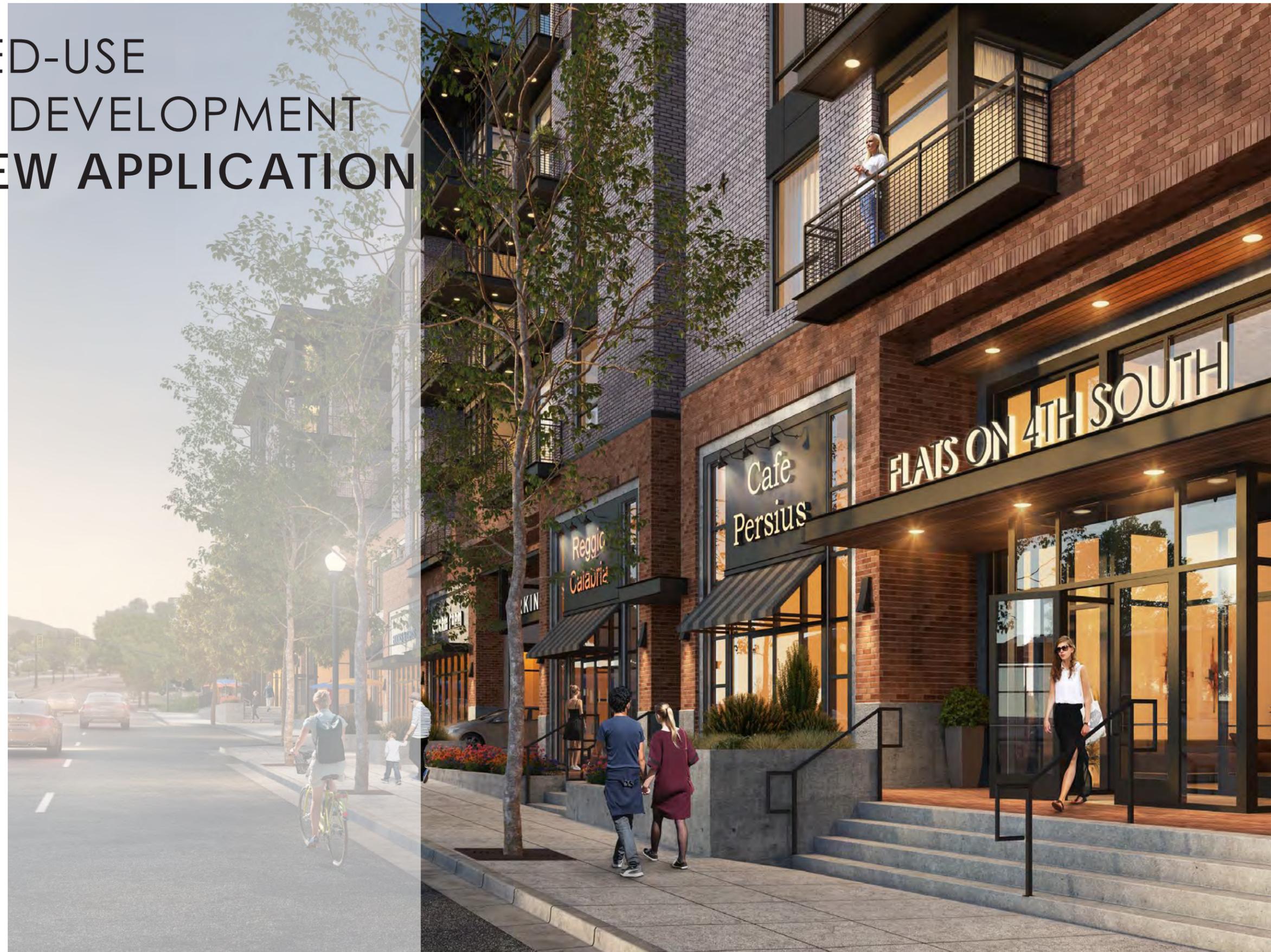
LANDSCAPE

- 08 STREETScape CONCEPT
- 09 STREETScape CONCEPT

SECTION 3

ARCHITECTURAL

- 10 SITE CONTEXT PHOTOGRAPHS
- 11 SITE CONTEXT PHOTOGRAPHS
- 12 SITE CONTEXT PHOTOGRAPHS
- 13 PERSPECTIVE RENDERING
- 14 PERSPECTIVE RENDERING
- 15 PERSPECTIVE RENDERING
- 16 PERSPECTIVE RENDERING
- 17 MAIN LEVEL FLOOR PLAN
- 18 LOWER LEVEL PARKING FLOOR PLAN
- 19 MEZZANINE PARKING
- 20 LEVEL 2 FLOOR PLAN
- 21 TYPICAL LEVEL FLOOR PLAN
- 22 PROJECT MASSING
- 23 PROJECT MASSING
- 24 PROJECT MASSING
- 25 NORTH AND SOUTH COLORED ELEVATIONS
- 26 EAST AND WEST COLORED ELEVATIONS
- 27 NORTH AND SOUTH ELEVATIONS
- 28 EAST AND WEST ELEVATIONS
- 29 BALCONY SECTIONS
- 30 EXTERIOR MATERIAL BOARD



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 S I G N
TEL: 801.255.0529
WWW.EN-SIGN.COM
THE STANDARD IN ENGINEERING



LANDSCAPE ARCHITECT

LOFTS OXF O U R
TEL: 801.580.3325
WWW.LOFTS-
OXFOUR.COM



OWNER

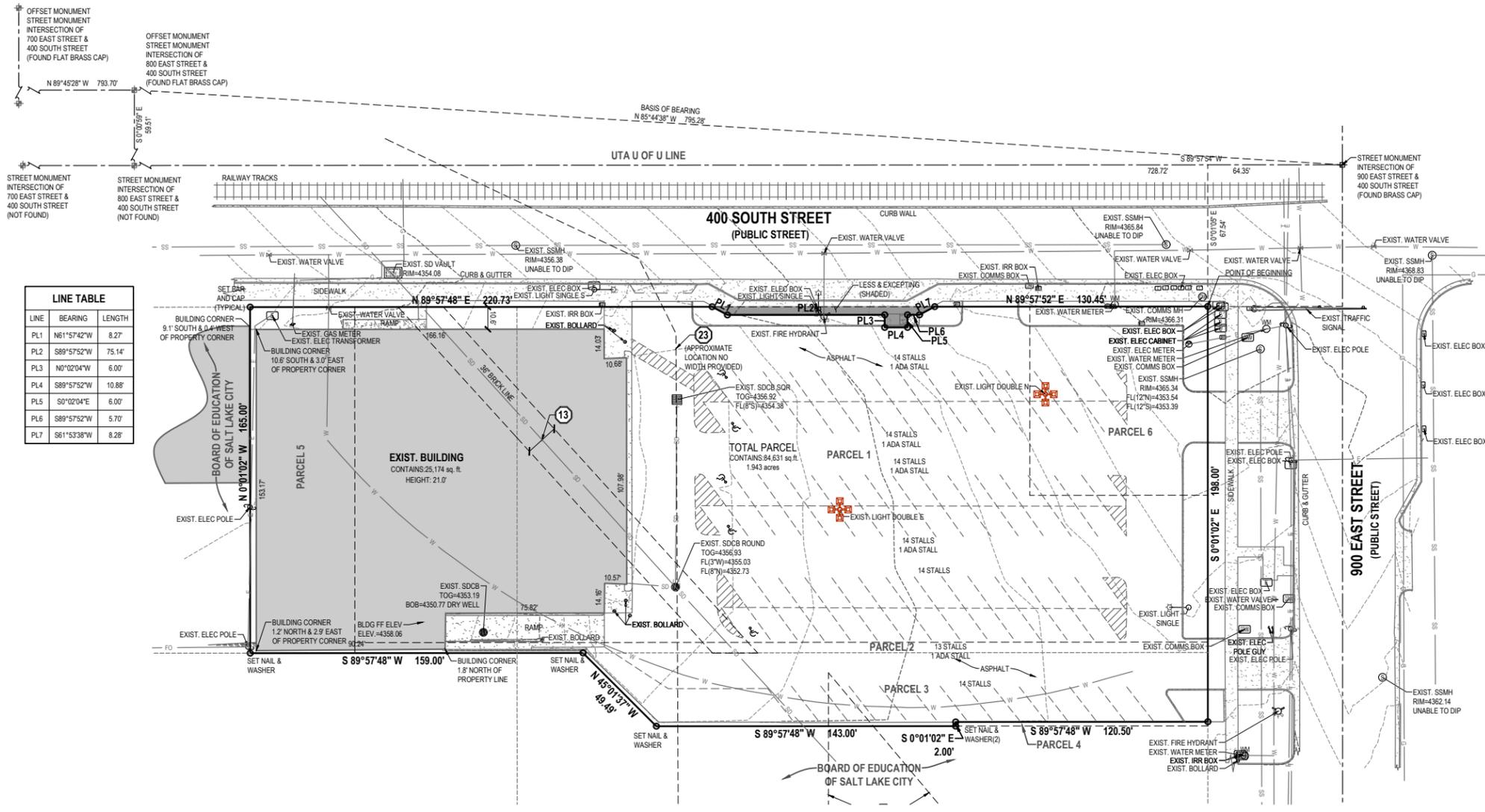
RD MANAGEMENT
TEL: 212.265.6600
WWW.RDMA-
NAGEMENT.COM



811
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

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"E	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

SURVEYOR'S NARRATIVE
I, Patrick M. Harris do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTA/NSPS Land Title Survey for use by the client. The Basis of Bearing is the line between the Street Monument at the Intersection of 900 East Street and 400 South Street and the Offset Monument at the Intersection of 900 East Street and 400 South Street, measuring N 85°44'38" West 795.28 feet.

COMMITMENT DESCRIPTIONS

PARCEL 1:
THE NORTH 160 FEET OF LOT 6, EXCEPT THE NORTH 90 FEET OF THE EAST 85 FEET THEREOF, AND THE NORTH 160 FEET OF THE EAST 77.5 FEET OF LOT 5, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY IN THE CITY AND COUNTY OF SALT LAKE, STATE OF UTAH.

LESS AND EXCEPTING FROM PARCEL 1 THAT PORTION OF SUBJECT PROPERTY CONVEYED TO UTAH TRANSIT AUTHORITY, A PUBLIC TRANSIT DISTRICT, BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED DECEMBER 21, 2001 AS ENTRY NO. 8099008 IN BOOK 8544 AT PAGE 6764 OF OFFICIAL RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF LOT 6, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY, SAID POINT BEING SOUTH 89° 58' 06" WEST 130.45 FEET FROM THE NORTHEAST CORNER OF SAID LOT 6 AND RUNNING SOUTH 61° 53' 52" WEST 8.28 FEET, THENCE SOUTH 89° 58' 06" WEST 5.70 FEET, THENCE SOUTH 0° 01' 50" EAST 6.00 FEET, THENCE SOUTH 89° 58' 06" WEST 10.88 FEET, THENCE NORTH 0° 01' 50" WEST 6.00 FEET, THENCE SOUTH 89° 58' 06" WEST 75.14 FEET, THENCE NORTH 61° 57' 28" WEST 8.27 FEET TO THE NORTH LINE OF LOT 6, THENCE NORTH 89° 58' 06" EAST 106.32 FEET ALONG THE NORTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING.

PARCEL 2:
THE SOUTH 5 FEET OF LOT 6 AND THE SOUTH 5 FEET OF THE EAST 77.5 FEET OF LOT 5, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY IN THE CITY AND COUNTY OF SALT LAKE, STATE OF UTAH.

PARCEL 3:
BEGINNING AT THE NORTHEAST CORNER OF LOT 7, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 33 FEET, THENCE WEST 120.5 FEET, THENCE SOUTH 2 FEET, THENCE WEST 143 FEET, THENCE NORTH 45° WEST 49.5 FEET, THENCE EAST 298.5 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
A RIGHT OF WAY FOR RETAINING WALL FOOTINGS OVER, ACROSS OR UNDER THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT A POINT 33 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 7, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 2 FEET, THENCE WEST 120.5 FEET, THENCE NORTH 2 FEET, THENCE EAST 120.5 FEET TO THE POINT OF BEGINNING.

PARCEL 5:
THE WEST 50 FEET OF THE EAST 127.5 FEET OF LOT 5, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, STATE OF UTAH.

PARCEL 6 (PARKING LOT):
THE NORTH 90 FEET OF THE EAST 85 FEET OF LOT 6, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY IN THE CITY AND COUNTY OF SALT LAKE, STATE OF UTAH.

AS-SURVEYED DESCRIPTION
A parcel of land situate in the Southwest Quarter of Section 5, Township 1 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:
Beginning at the Northeast Corner of Lot 6, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY, said point being on the Westerly Right-of-Way of 900 East Street, said point also being South 89°57'54" West 64.35 feet and South 0°01'05" East 67.56 feet from the Street Monument at the Intersection of 400 South Street and 900 East Street, and running:
thence South 00°01'02" East 198.00 feet along said Westerly Right-of-Way,
thence South 89°57'48" West 120.50 feet,
thence South 00°01'02" East 2.00 feet,
thence South 89°57'48" West 143.00 feet,
thence North 45°01'37" West 49.49 feet,
thence South 89°57'48" West 159.00 feet,
thence North 00°01'02" West 165.00 feet to a point on the Southerly Right-of-Way of 400 South Street;
thence along said Southerly Right-of-Way the following (9) nine courses: 1) North 89°57'48" East 220.73 feet, 2) South 61°53'42" East 8.27 feet, 3) North 89°57'52" East 75.14 feet, 4) South 0°02'04" East 6.00 feet, 5) North 89°57'52" East 10.88 feet, 6) North 0°02'04" West 6.00 feet, 7) North 89°57'52" East 5.70 feet, 8) North 61°53'38" East 8.28 feet, 9) North 89°57'52" East 130.45 feet to the point of beginning.

Contains 84,631 square feet or 1.943 acres.

To: (i)MFJF Salt Lake LLC; (ii)Lay Furman; and (iii)First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 7(b), 7(c), 8, 9, 11, 13, 16, 17, 18 and 19 of Table A hereof.

The field work was completed on June 3, 2019.

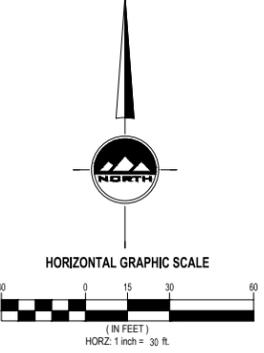
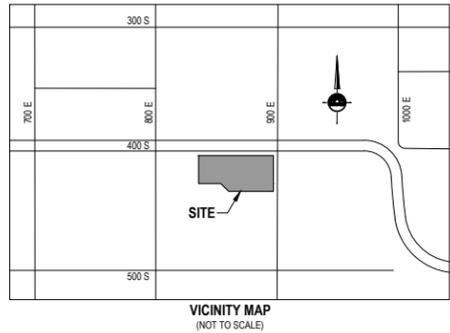
Date of Plat or Map: June 26, 2019.

TABLE A

1) Shown on survey.	18) Collateral Assignment of Rents and Leases recorded December 16, 1987 as Entry No. 4563969 in Book 5989 at Page 69 of Official Records, wherein Jay Furman assigns all rents, leases, income and profits accruing from the land to Israel Discount Bank of New York, a New York banking corporation. (Non-survey related)
2) Address is 410 South 900 East, Salt Lake City, Utah.	19) Terms and Conditions of Abstract of Findings and Order recorded February 21, 1991 as Entry No. 4883678 in Book 6199 at Page 1240 of Official Records. (Blanket in nature)
3) Subject parcel is located in Flood Zone X, per FEMA FIRM map 49033C0163G effective September 25, 2009.	20) Terms and Conditions of Abstract of Findings and Order recorded August 22, 1991 as Entry No. 5115544 in Book 6348 at Page 2307 of Official Records. (Blanket in nature)
4) Does not affect subject parcels	21) Notice of commencement of construction wherein Intercommunity C.N.S., L.L.C., as recording agent for Big-D Construction Corporation gives notice of the commencement of the project named "Tesoro # 55 Car Wash", recorded January 03, 2002 as Entry No. 8110093 in Book 8550 at Page 6020 of Official Records. (Blanket in nature)
5) 1 foot contours are shown on survey.	22) An Ordinance adopting "The Central Community Master Plan" recorded November 22, 2005 as Entry No. 9560336 in Book 9220 at Page 4101 of Official Records. (Blanket in nature)
7(a) Exterior dimensions of building are shown on survey.	23) Easements and rights of way associated with a canal running over and across or adjacent to the subject property. (Approximate location is shown on survey)
7(b) Square footage of building is shown on survey.	
7(c) Building height is shown on survey.	
8) Substantial features are shown on survey.	
9) Subject parcel contains 97 parking stalls and 5 ADA stalls.	
10) Existing utilities are shown on survey.	
11) Adjoining owners are shown on survey.	
12) All plottable easements are shown on survey.	
13) An easement for sewer lines and water pipes and incidental purposes as reserved by Salt Lake City, a municipal corporation of the State of Utah in that certain Deed, recorded September 30, 1950 as Entry No. 1218081 in Book 803 at Page 7 of Official Records. (Shown on survey)	
14) An easement for sewer lines and incidental purposes as reserved by Salt Lake City, a municipal corporation of the State of Utah in that certain Deed, recorded September 30, 1950 as Entry No. 1218081 in Book 803 at Page 7 of Official Records. (Shown on survey)	
15) Terms and Conditions of Abstract of Findings and Order recorded December 30, 1970 as Entry No. 2364675 in Book 2926 at Page 5 of Official Records. (Blanket in nature)	
16) An unrecorded Lease executed by Thirteenth Castle Dale Corp., as Lessor, and SEG Stores, Inc., a Delaware corporation, as Lessee, as disclosed by Short Form Memorandum of Lease recorded October 20, 1987 as Entry No. 4539403 in Book 5972 at Page 1460 of Official Records. (Non-survey related)	
17) Mortgage and Assignment of Leases and Rents and Security Agreement dated December 01, 1987 by and between Jay Furman as Mortgagor and Israel Discount Bank of New York, a New York banking corporation as Mortgagee given to secure an original principal indebtedness of \$6,500,000.00 and any other	

LEGEND

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



ENSIGN
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: 435.843.3950

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
RD MANAGEMENT, LLC
810 SEVENTH AVENUE, 10TH FLOOR
NEW YORK, NY 10019

CONTACT:
ERIC MORAN
PHONE:

9TH EAST MIXED USE
ALTA-NSPS LAND TITLE & TOPOGRAPHY SURVEY
410 SOUTH 900 EAST
SALT LAKE CITY, UTAH



ALTA-NSPS LAND TITLE & TOPOGRAPHY SURVEY

PROJECT NUMBER: 9298
PRINT DATE: 6/26/19

DRAWN BY: B. HANEL
CHECKED BY: P. HARRIS

PROJECT MANAGER: P. HARRIS

1 OF 1

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 TOWNSHIP 1 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN SALT LAKE COUNTY SALT LAKE CITY, UTAH



CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK

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



ENSIGN
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

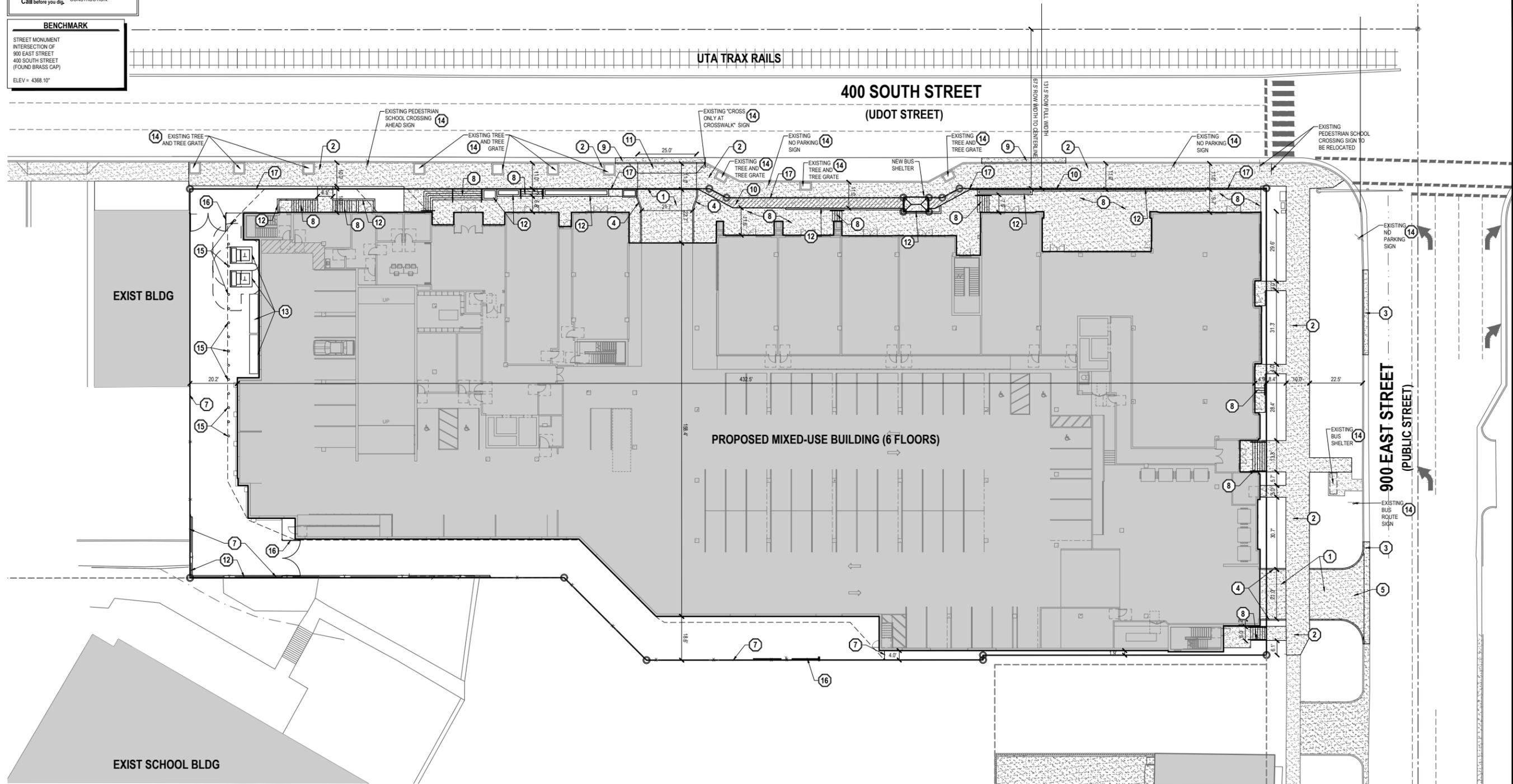
TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

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



GENERAL NOTES

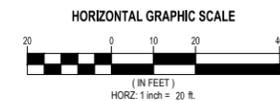
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
- ALL PAVEMENT MARKINGS SHALL CONFORM TO 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, SOD, 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:

- 6" THICK CONCRETE PAVEMENT OVER 6" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT AND DETAIL XIC-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 B31.
- STAIRS AND PATIO. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- UDOT TYPE B1 CURB AND GUTTER PER UDOT DRAWING GW 2A.
- PROPOSED ROAD DEDICATION AREA (CROSS HATCHED).
- DRIVEWAY APPROACH PER UDOT DRAWING GW 3A.
- RETAINING WALL WITH PROPERTY LINE FOOTING PER DETAIL XIC-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. BOLLARD TO BE REMOVABLE WHERE LOCATED IN CLEAR ZONE IN FRONT OF TRANSFORMER.
- GATE. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- UDOT ROW BOUNDARY.



9TH EAST MIXED USE

**410 SOUTH 900 EAST
SALT LAKE CITY, UTAH**

SITE PLAN

PROJECT NUMBER: 9098
PRINT DATE: 12/2/20
DRAWN BY: M. BUDGE
CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

C-200

811
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

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



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

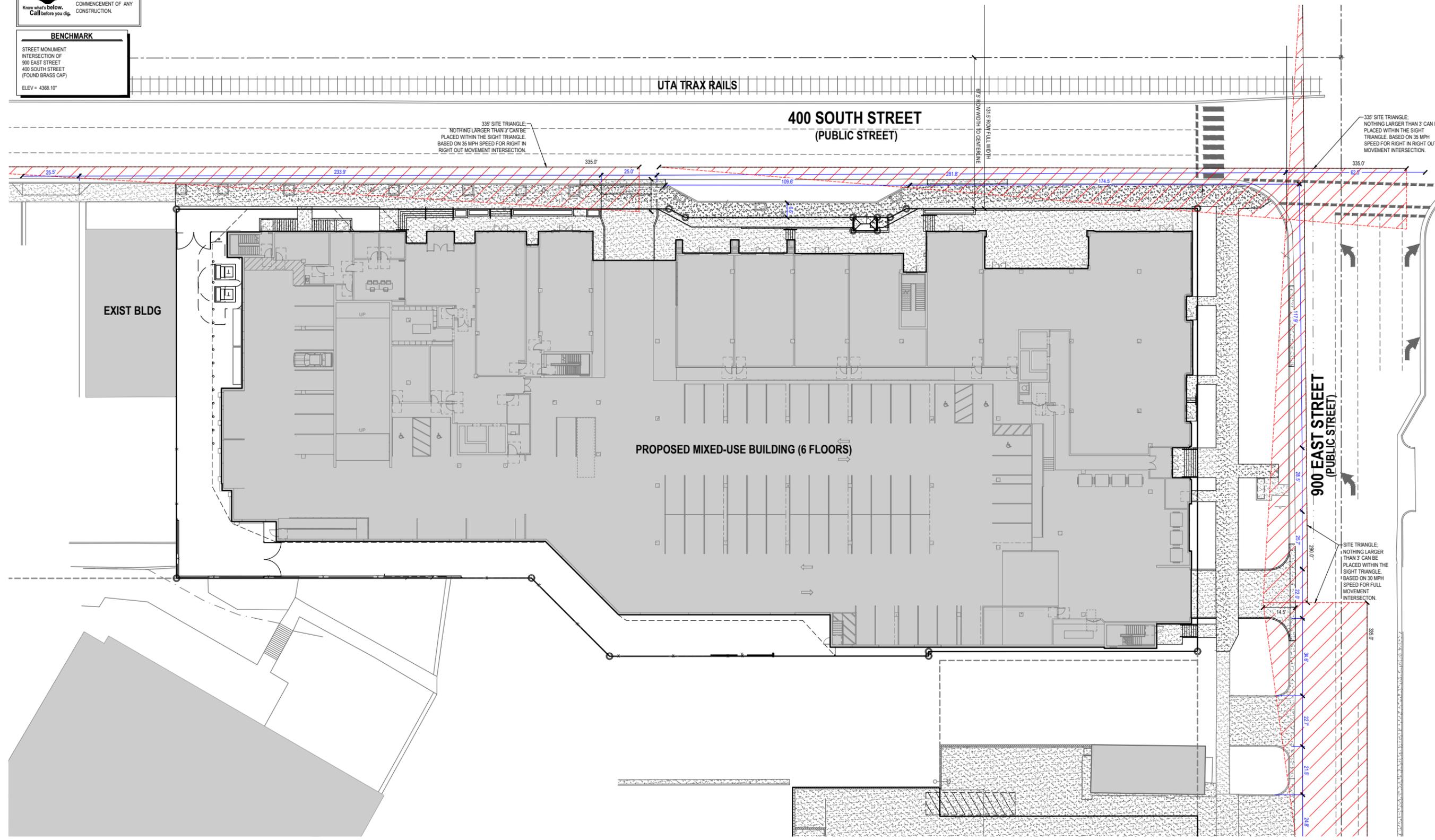
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
RD MANAGEMENT, LLC
810 SE TENTH AVENUE, 10TH FLOOR
NEW YORK, NY 10019

CONTACT:
ERIC MORAN
PHONE:



9TH EAST MIXED USE

410 SOUTH 900 EAST
SALT LAKE CITY, UTAH

ACCESS PLAN

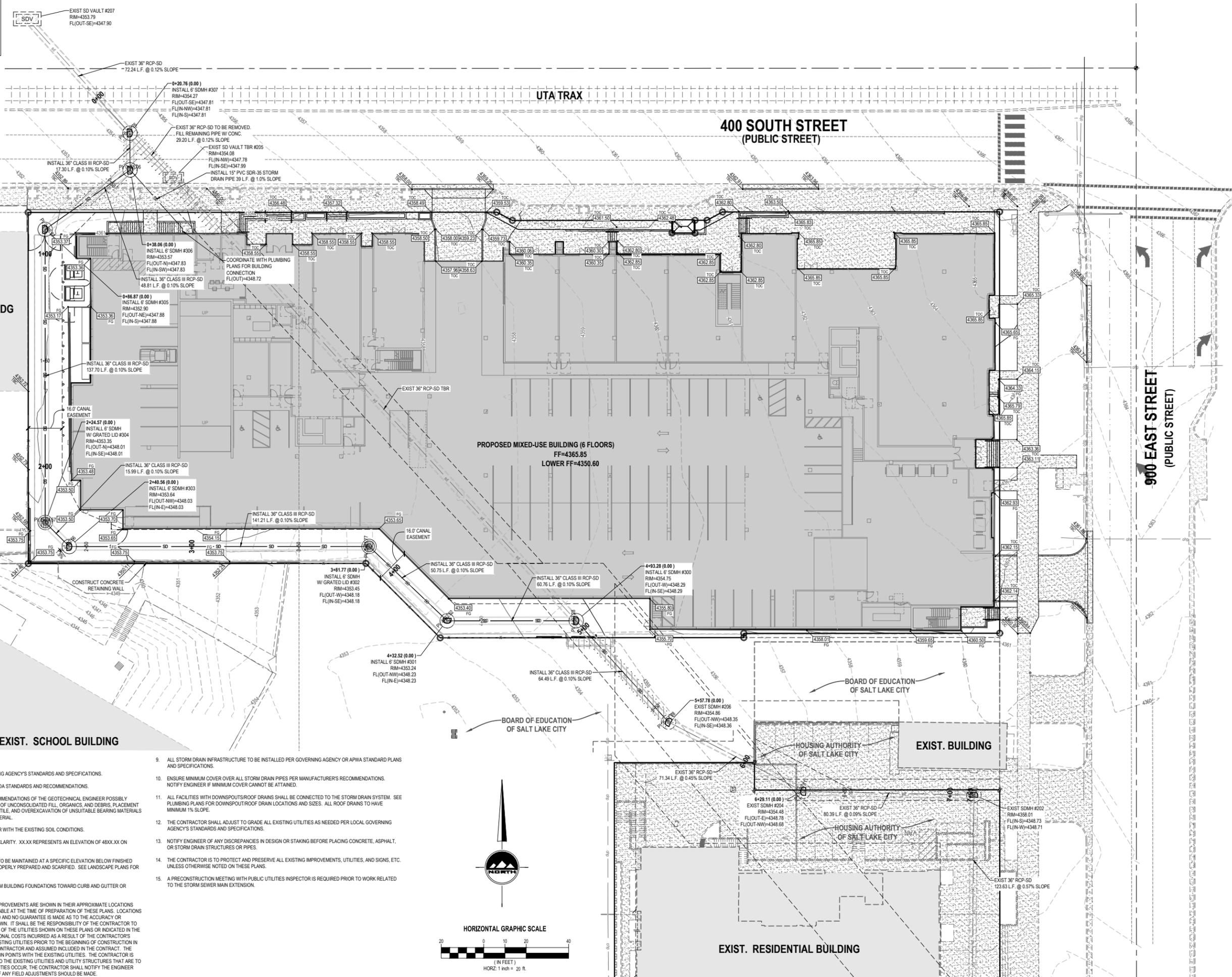
PROJECT NUMBER: 9098
DRAWN BY: M. BUDGE
PROJECT MANAGER: B. MORRIS

PRINT DATE: 11/30/20
CHECKED BY: B. MORRIS

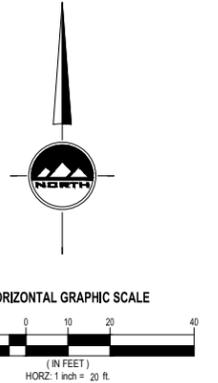
C-201

811
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

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.
 - ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS. PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
 - THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
 - ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 48XX.XX ON THESE PLANS.
 - LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
 - SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
 - 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.
 - ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 - ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
 - ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
 - THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
 - A PRECONSTRUCTION MEETING WITH PUBLIC UTILITIES INSPECTOR IS REQUIRED PRIOR TO WORK RELATED TO THE STORM SEWER MAIN EXTENSION.



ENSIGN
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
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

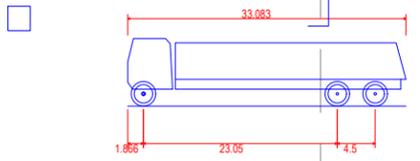
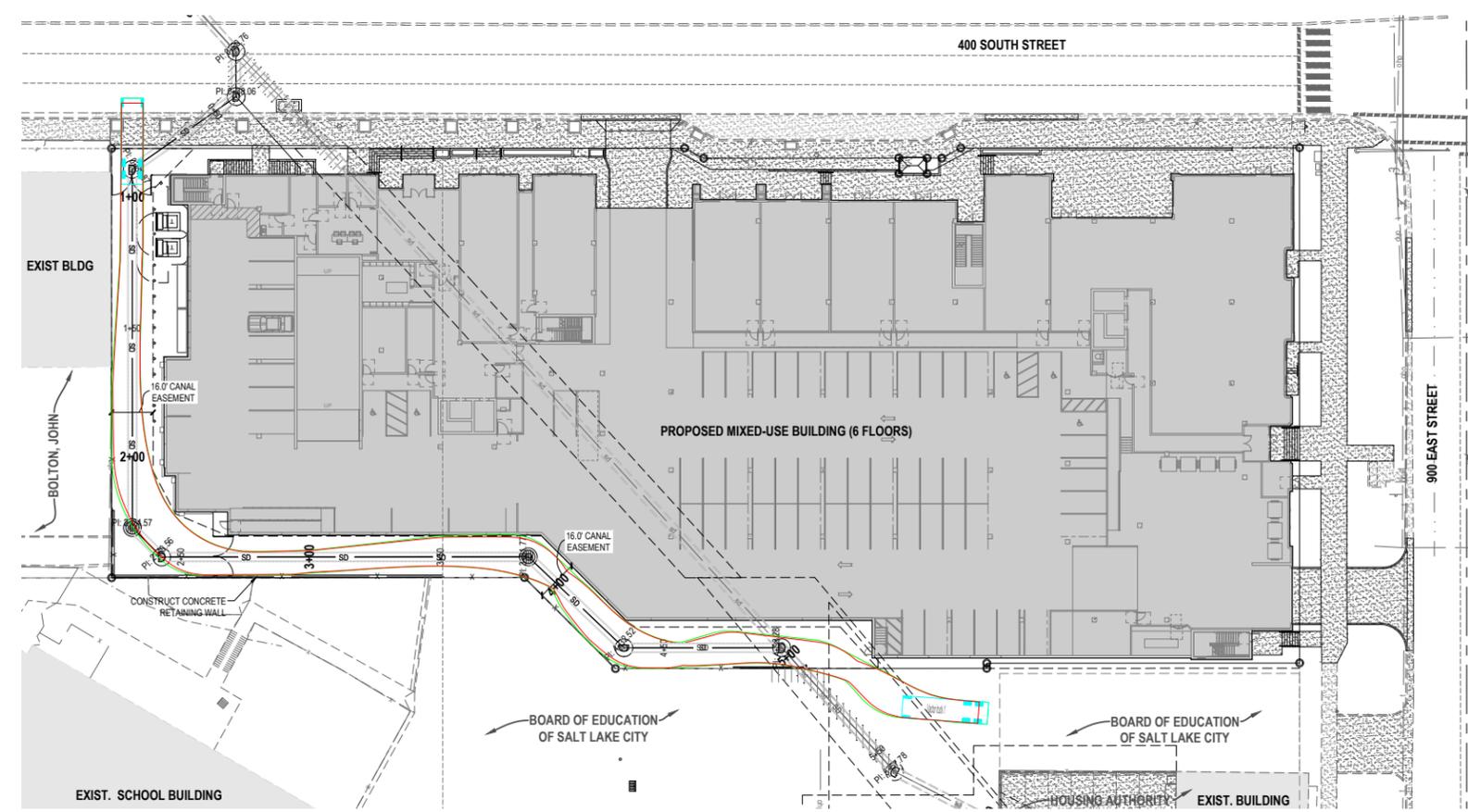
GRADING AND DRAINAGE PLAN

PROJECT NUMBER: 9098 PRINT DATE: 11/30/20
DRAWN BY: M. BUDGE CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

C-300

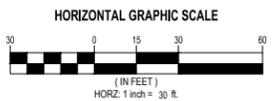
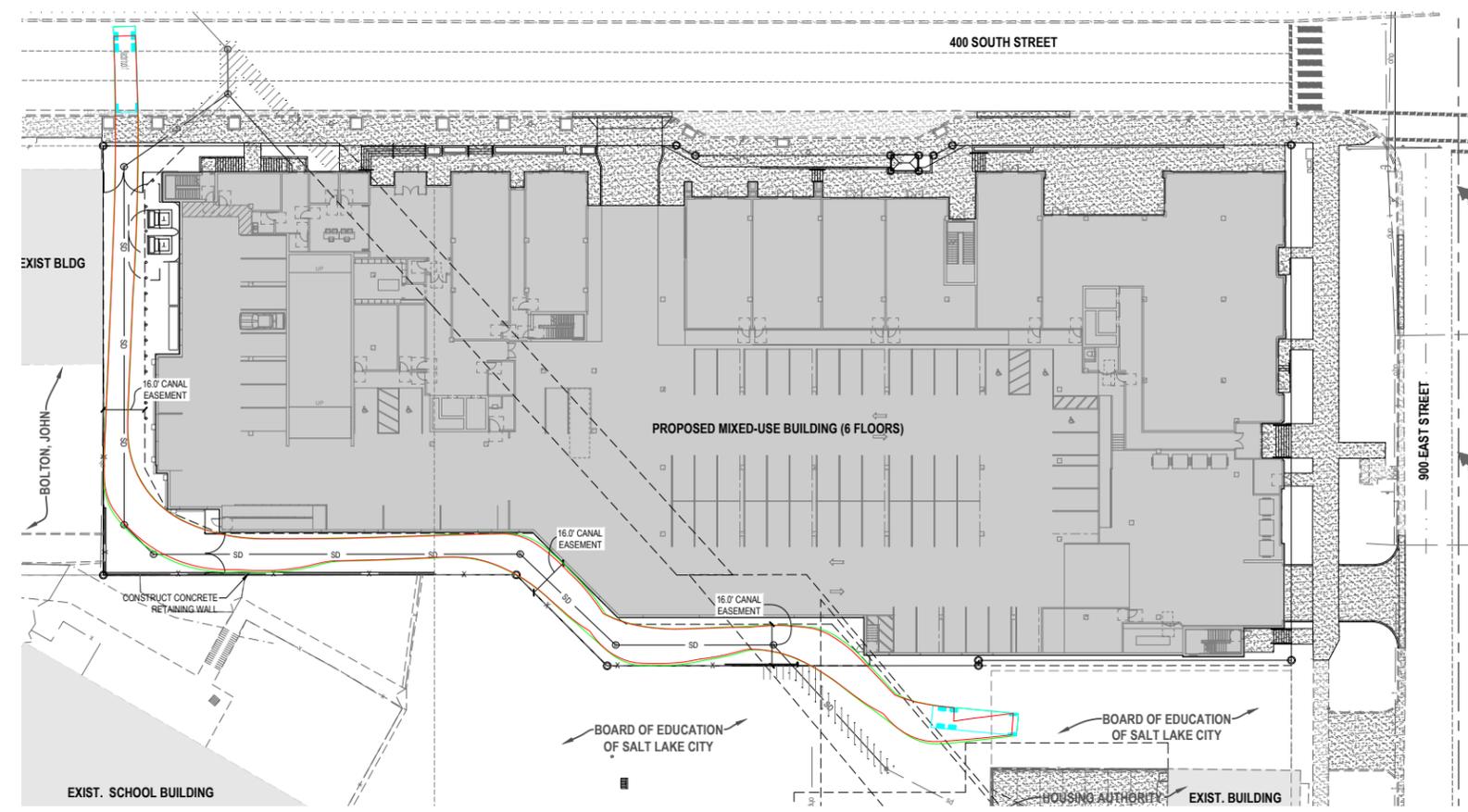
811 CALL BLUESTAKES
 @ 811 AT LEAST 48 HOURS
 PRIOR TO THE
 COMMENCEMENT OF ANY
 CONSTRUCTION.
 Know what's below.
 Call before you dig.

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



Vector truck 1
 Overall Length
 Overall Width
 Overall Body Height
 Min Body Ground Clearance
 Track Width
 Lock-to-lock time
 Curb to Curb Turning Radius

33.0
 8.5
 8.0
 2.0
 8.3
 4.0
 52.8



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
 810 SE TENTH AVENUE, 10TH FLOOR
 NEW YORK, NY 10019

CONTACT:
 ERIC MORAN
 PHONE:

9TH EAST MIXED USE

410 SOUTH 900 EAST
 SALT LAKE CITY, UTAH

TRUCK TURNING ANALYSIS

PROJECT NUMBER: 9098
 PRINT DATE: 11/30/20

DRAWN BY: M. BUDGE
 CHECKED BY: B. MORRIS

PROJECT MANAGER:
 B. MORRIS

C-302

811
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

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

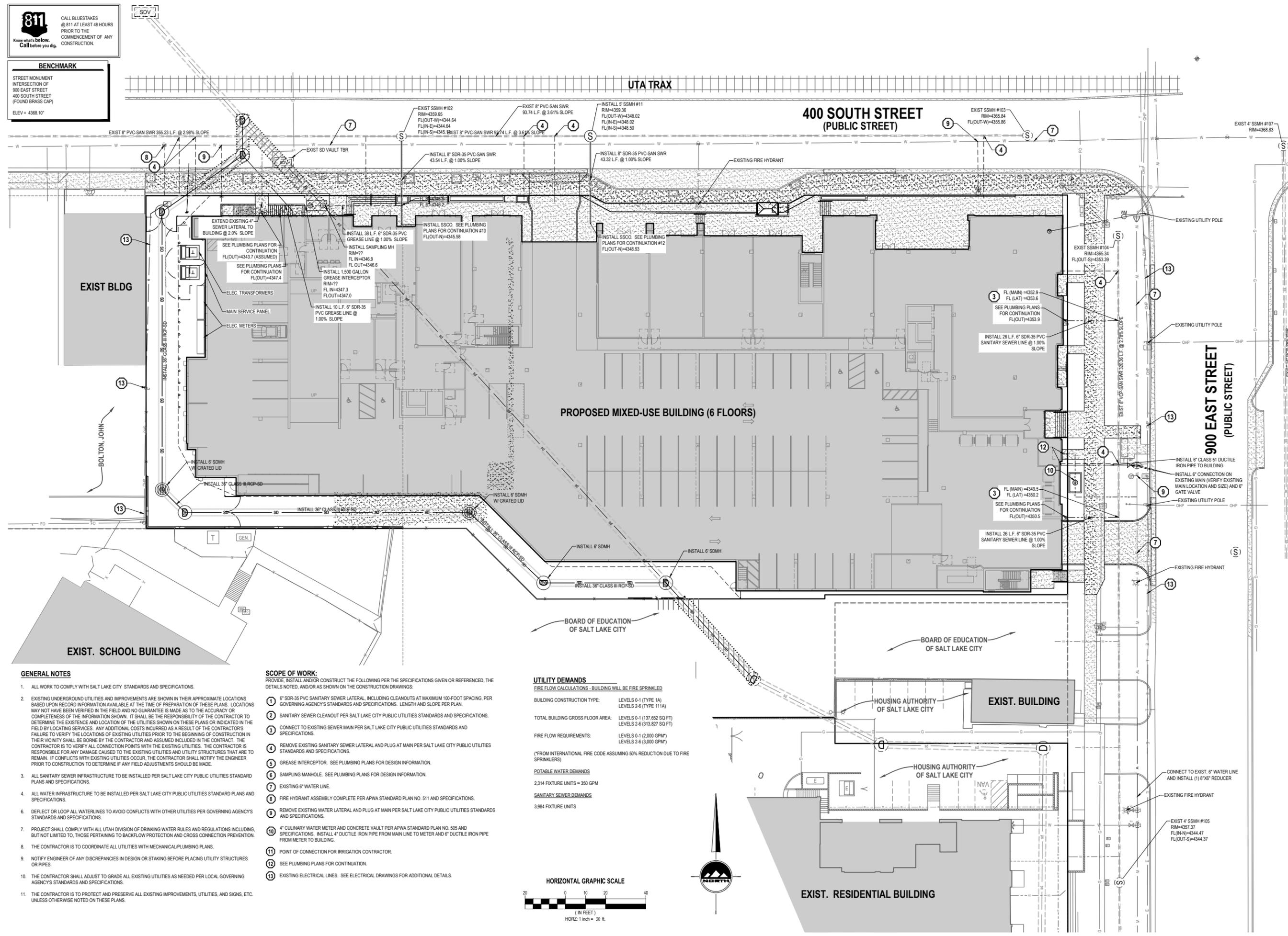
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

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
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



- GENERAL NOTES**
- ALL WORK TO COMPLY WITH SALT LAKE CITY STANDARDS AND SPECIFICATIONS.
 - 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.
 - ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER SALT LAKE CITY PUBLIC UTILITIES STANDARD PLANS AND SPECIFICATIONS.
 - ALL WATER INFRASTRUCTURE TO BE INSTALLED PER SALT LAKE CITY PUBLIC UTILITIES STANDARD PLANS AND SPECIFICATIONS.
 - DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - 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.
 - THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
 - THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - 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.
- 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.
 - SANITARY SEWER CLEANOUT PER SALT LAKE CITY PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS.
 - CONNECT TO EXISTING SEWER MAIN PER SALT LAKE CITY PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS.
 - REMOVE EXISTING SANITARY SEWER LATERAL AND PLUG AT MAIN PER SALT LAKE CITY PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS.
 - GREASE INTERCEPTOR. SEE PLUMBING PLANS FOR DESIGN INFORMATION.
 - SAMPLING MANHOLE. SEE PLUMBING PLANS FOR DESIGN INFORMATION.
 - EXISTING 6" WATER LINE.
 - FIRE HYDRANT ASSEMBLY COMPLETE PER APWA STANDARD PLAN NO. 511 AND SPECIFICATIONS.
 - REMOVE EXISTING WATER LATERAL AND PLUG AT MAIN PER SALT LAKE CITY PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS.
 - 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.
 - POINT OF CONNECTION FOR IRRIGATION CONTRACTOR.
 - SEE PLUMBING PLANS FOR CONTINUATION.
 - EXISTING ELECTRICAL LINES. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL DETAILS.

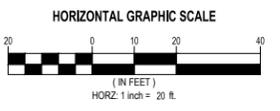
UTILITY DEMANDS
FIRE FLOW CALCULATIONS - BUILDING WILL BE FIRE SPRINKLED

BUILDING CONSTRUCTION TYPE:	LEVELS 0-1 (TYPE 1A) LEVELS 2-6 (TYPE 111A)
TOTAL BUILDING GROSS FLOOR AREA:	LEVELS 0-1 (137,662 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

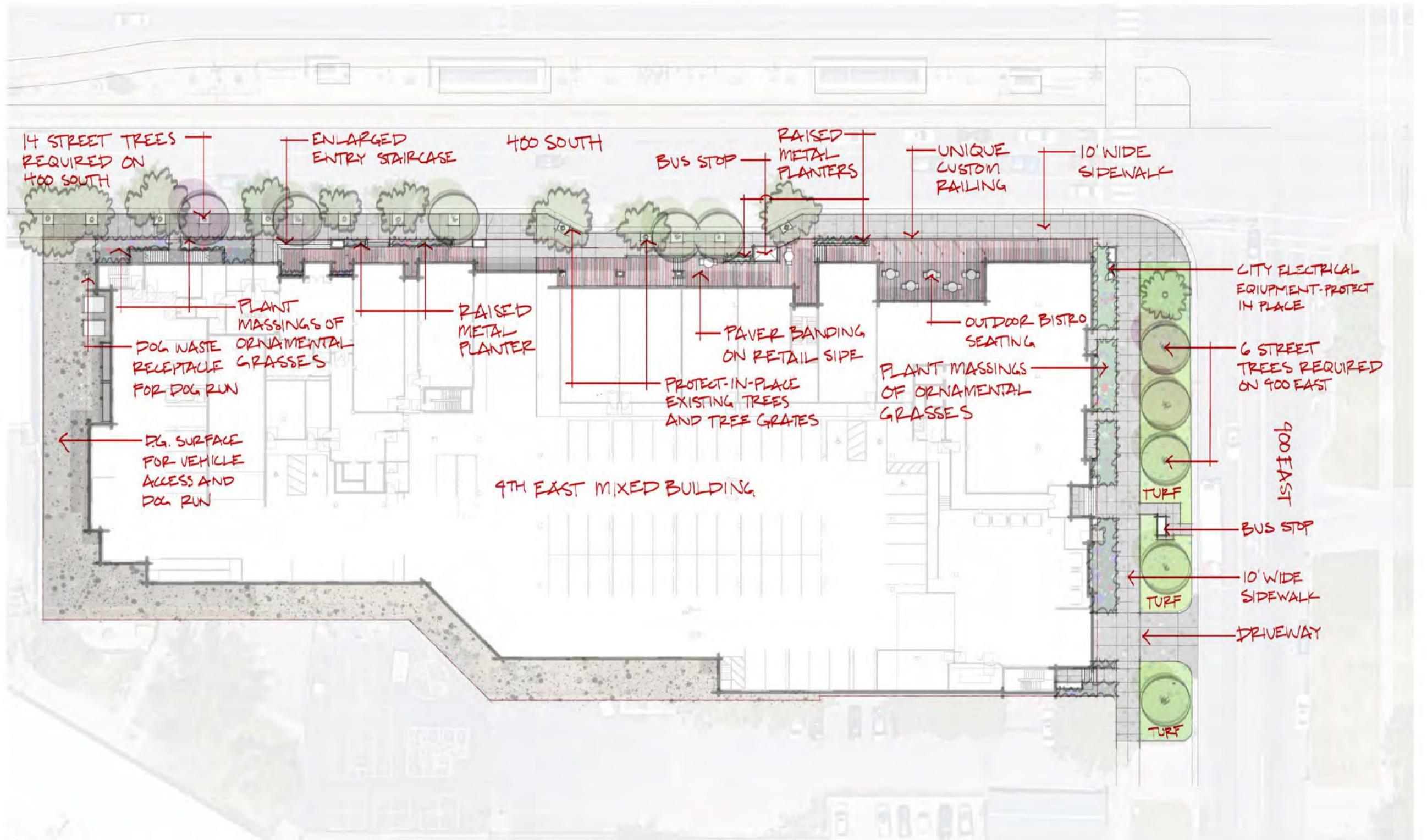
SANITARY SEWER DEMANDS
3.984 FIXTURE UNITS



UTILITY PLAN

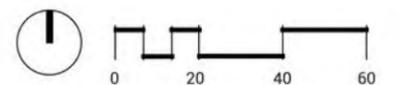
PROJECT NUMBER: 9098
PRINT DATE: 11/30/20
DRAWN BY: M. BUDGE
CHECKED BY: B. MORRIS
PROJECT MANAGER: B. MORRIS

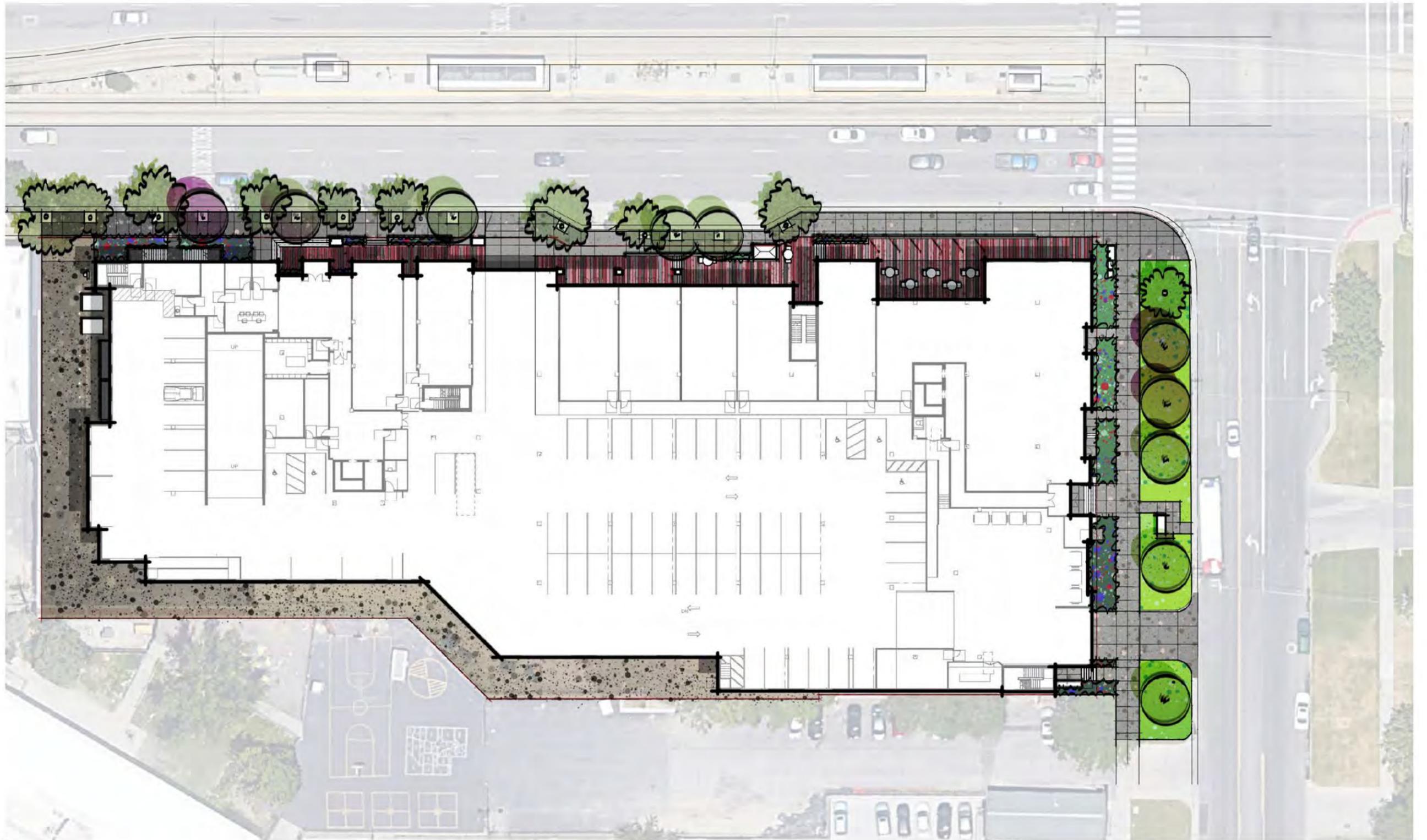
C-400



9th East Mixed Use Salt Lake City

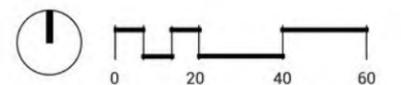
STREETScape CONCEPT WITH NOTES





9th East Mixed Use Salt Lake City

STREETScape CONCEPT



6/4

LOFTSIXFOUR



2



1



3

ADJACENT DEVELOPMENTS

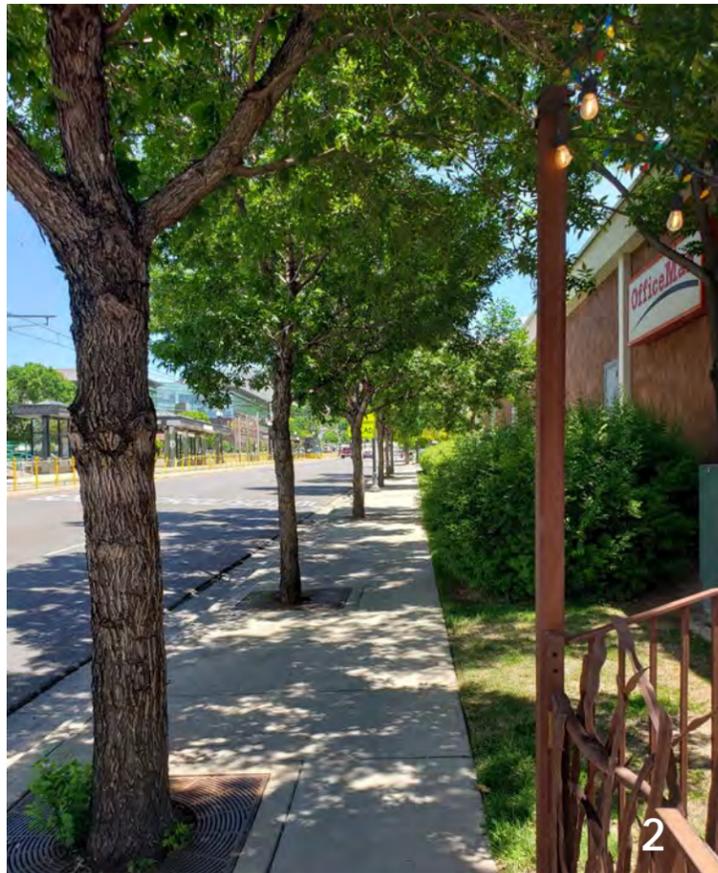
- 01 SALT LAKE ROASTING CO.
820 E 400 S, SALT LAKE CITY, UT 84102
- 02 JIFFY LUBE
804 E 400 S, SALT LAKE CITY, UT 84102
- 03 GOODLY COOKIES
432 S 900 E, SALT LAKE CITY, UT 84102
- 04 9TH EAST LOFTS AT BENNION PLAZA
444 S 900 E, SALT LAKE CITY, UT 84102



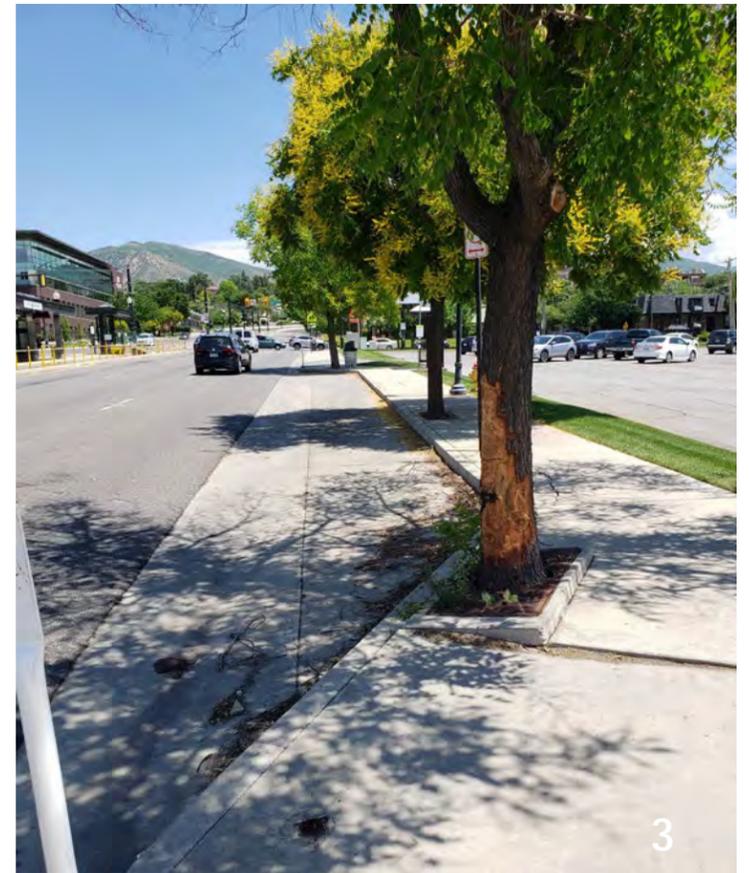
LEGEND MAP



(1) EXISTING TREES AT SOUTHEAST CORNER OF PROPERTY



(2) SITE CHARACTER ALONG 400 S



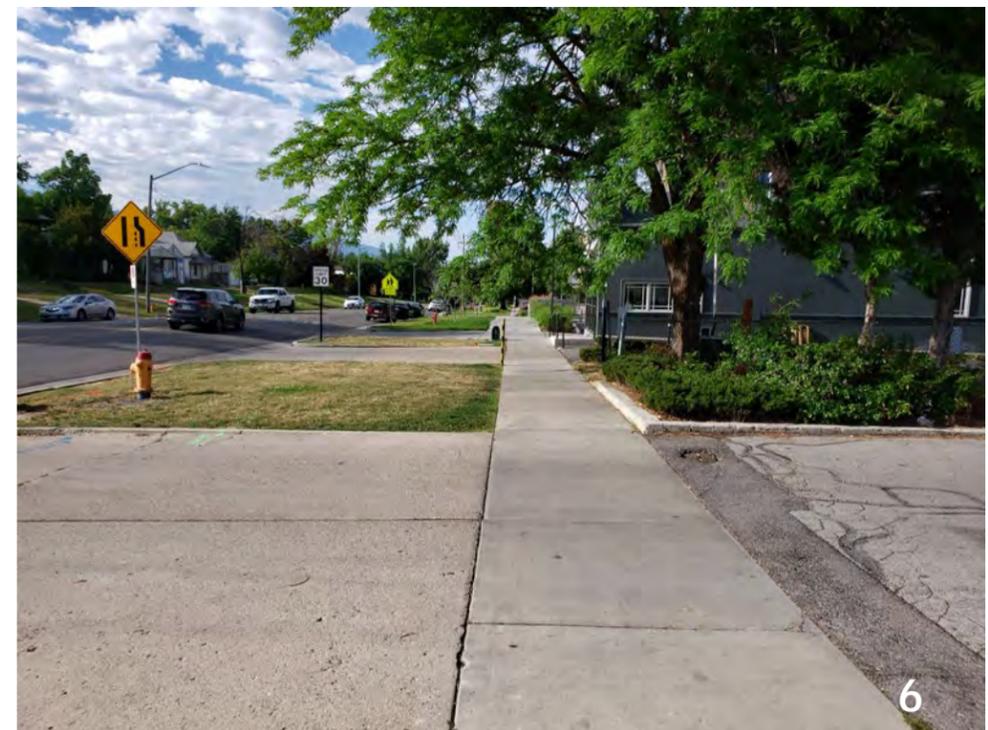
(3) EXISTING TREES AT 400 S BUS STOP



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



(5) EXISTING TREES ALONG 400 S



(6) SITE CHARACTER ALONG 900 E



2



1



3

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

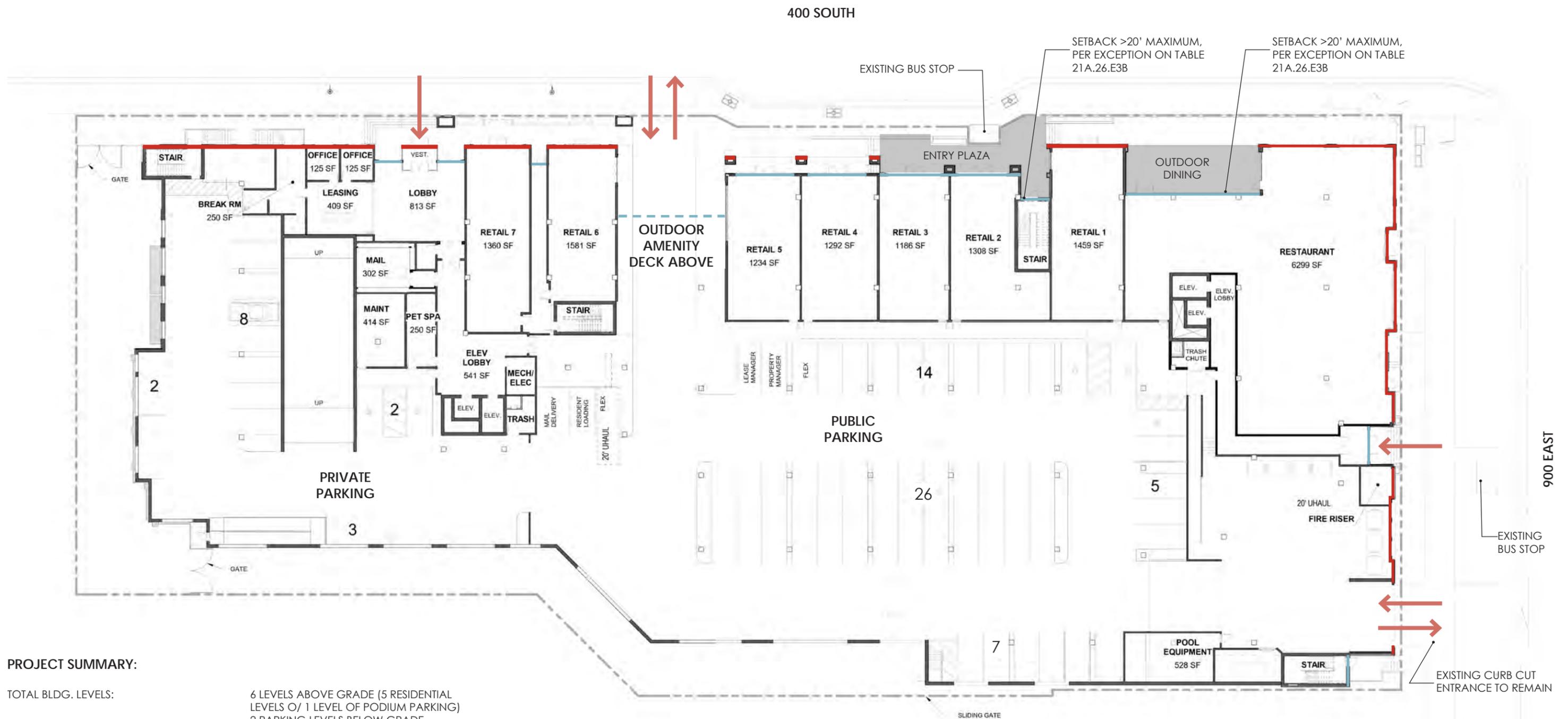




14 | **9TH EAST MIXED-USE MULTI-FAMILY, SALT LAKE CITY, UT**
EXTERIOR RENDERING LOOKING SOUTHEAST FROM 400 SOUTH STREET







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:

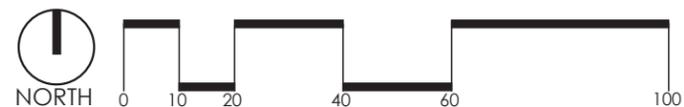
MIN. REQUIRED PARKING: NO PARKING REQUIRED

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

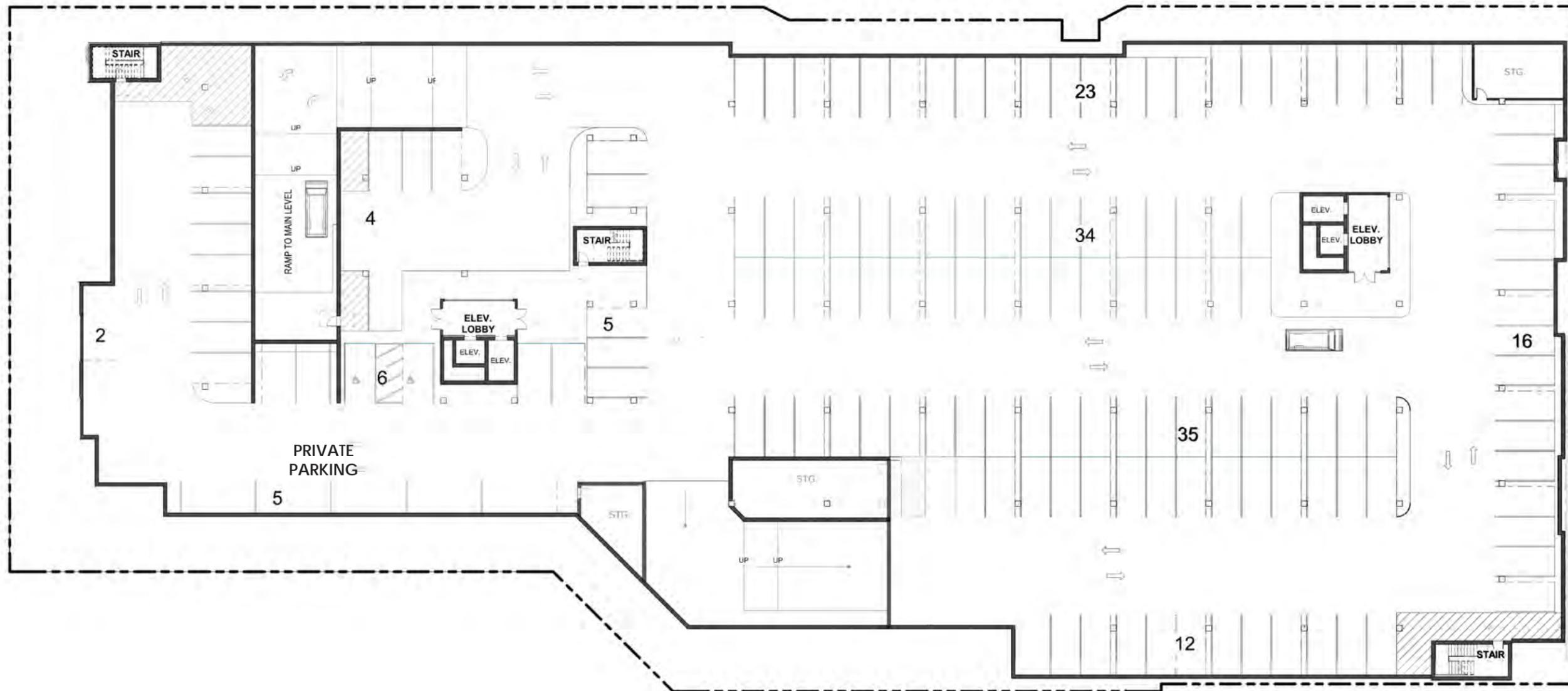
TOTAL RETAIL PARKING PROVIDED: 48 STALLS (3 STALLS/ 1000 SQ.FT.)
TOTAL MANAGEMENT & GUEST PARKING: 10 STALLS
TOTAL RESIDENTIAL PARKING PROVIDED: 264 STALLS (1 STALL/ UNIT)

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'

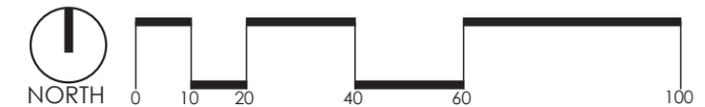


400 SOUTH

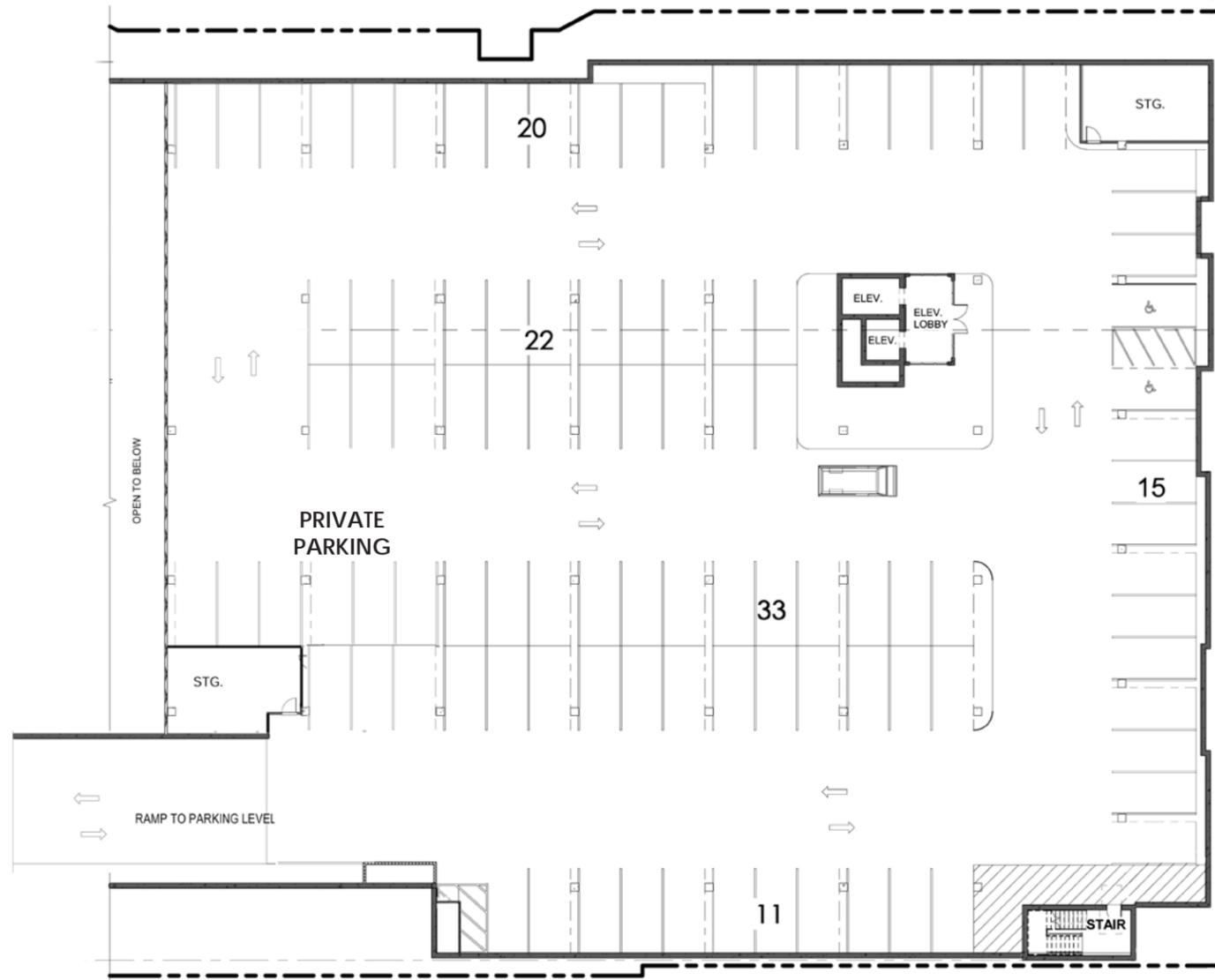


900 EAST

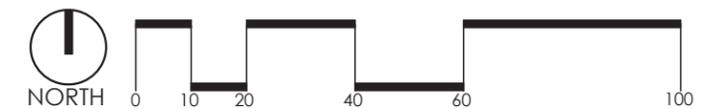
LOWER LEVEL PARKING - 151 STALLS

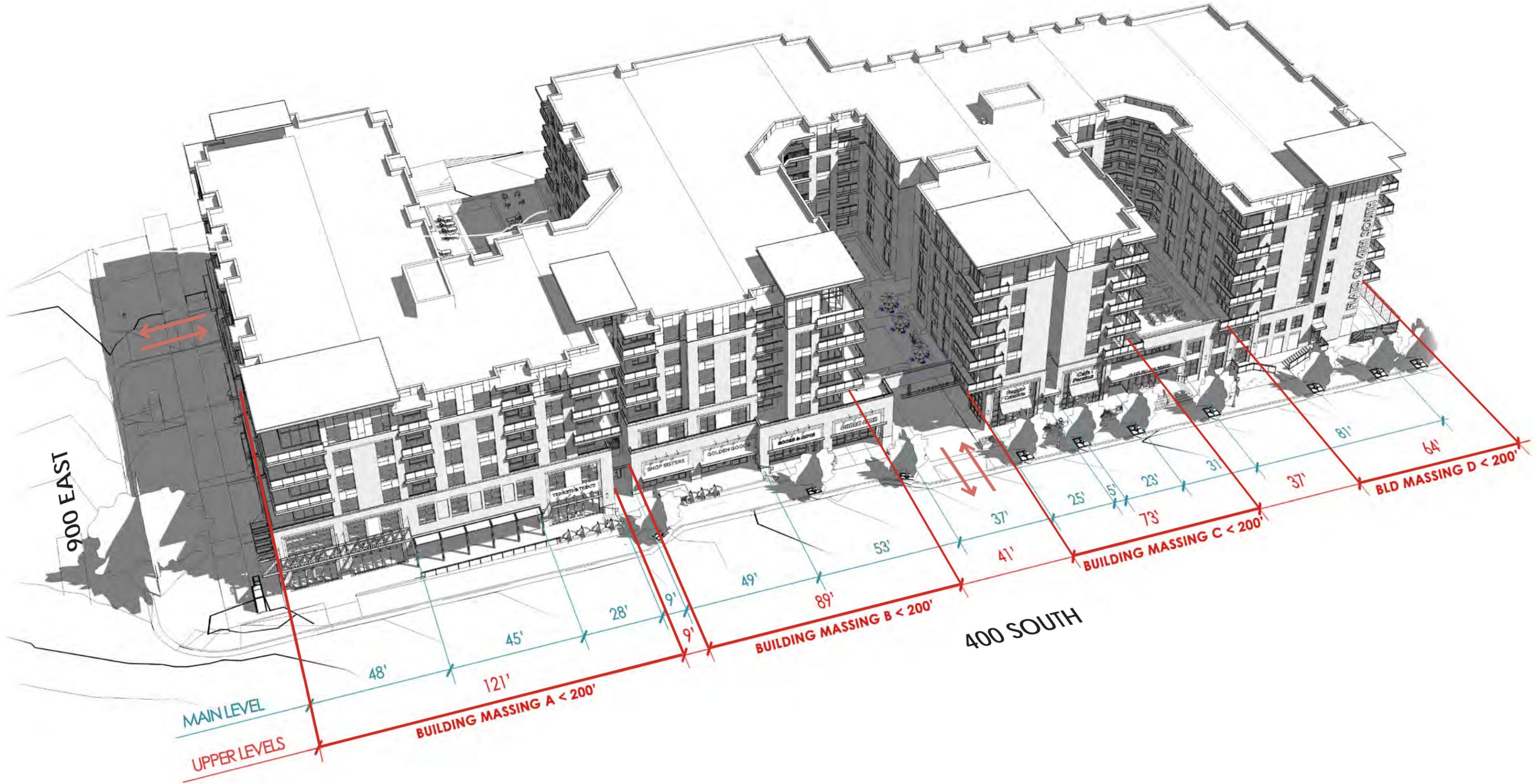


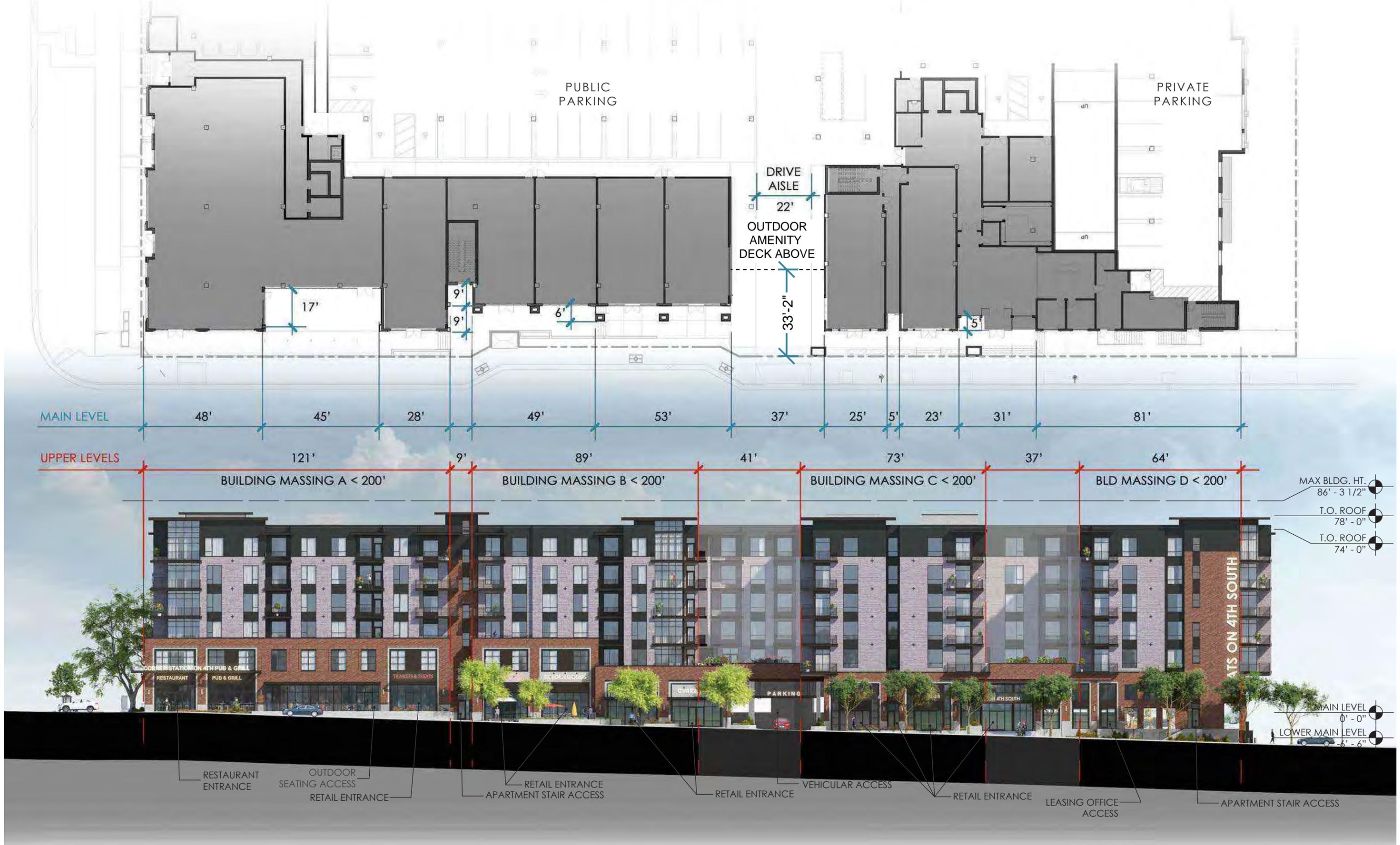
400 SOUTH



MEZZANINE PARKING - 101 STALLS







23 **9TH EAST MIXED-USE MULTI-FAMILY, SALT LAKE CITY, UT**
 OVERALL PROPOSED BUILDING MASSING - NORTH ELEVATION AND MAIN LEVEL



24 **9TH EAST MIXED-USE MULTI-FAMILY, SALT LAKE CITY, UT**
 OVERALL PROPOSED BUILDING MASSING - NORTH ELEVATION AND UPPER LEVELS



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



EXISTING BUILDING TO THE WEST
 ELECTRICAL PANELS
 UTILITY EASEMENT

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"

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

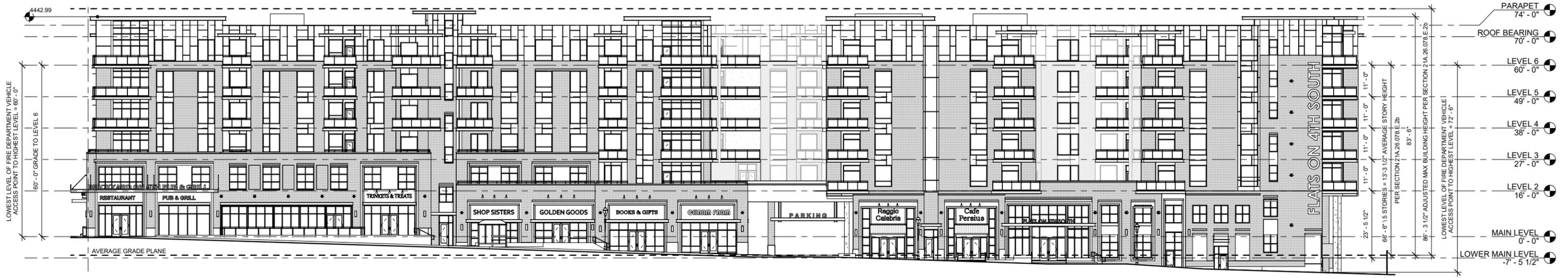
EAST ELEVATION



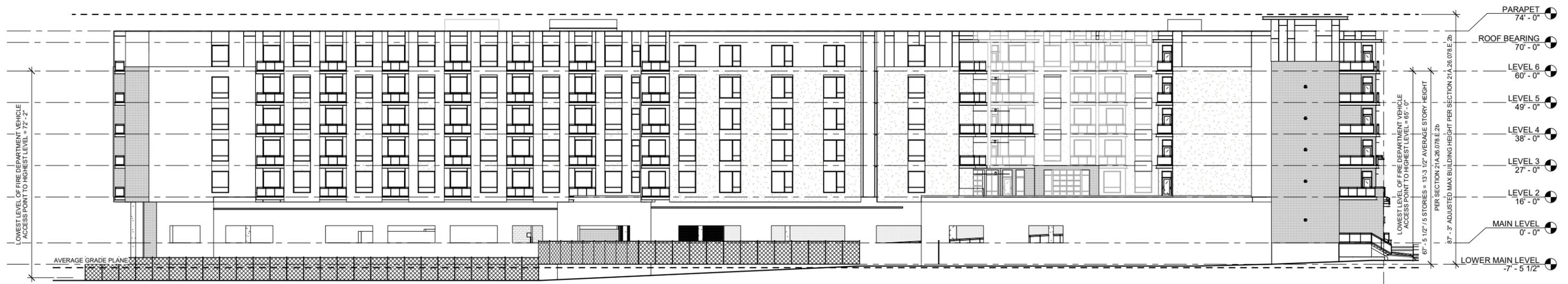
VEHICULAR ACCESS
 BUS STOP
 APARTMENT ENTRY
 RESTAURANT ACCESS

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"

ALPOLIC ALUMINUM COMPOSITE PANEL - ANODIZED - DARK BRONZE IRON ORE



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



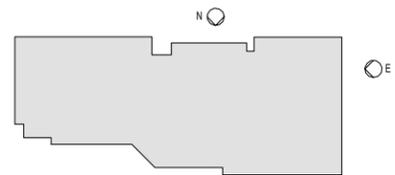
WEST ELEVATION



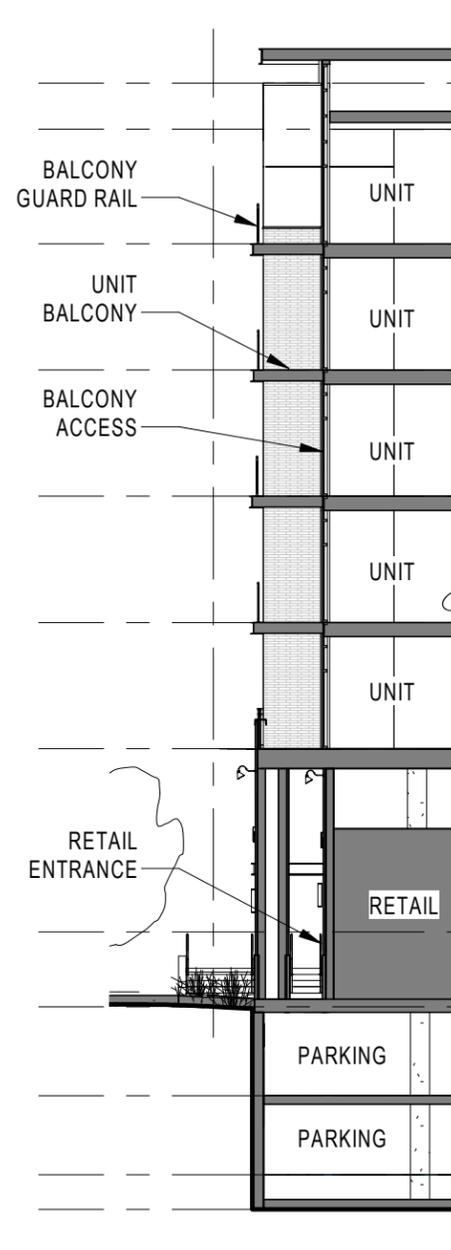
NORTH ELEVATION



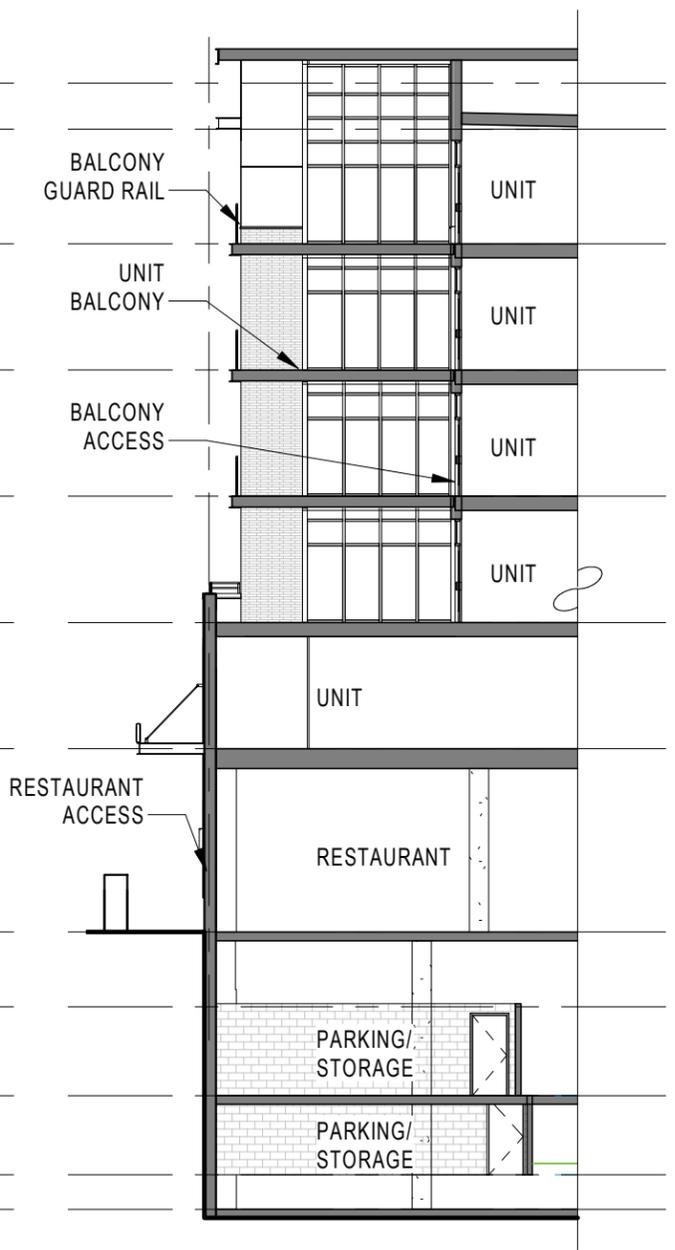
EAST ELEVATION



① ELEVATION KEY PLAN

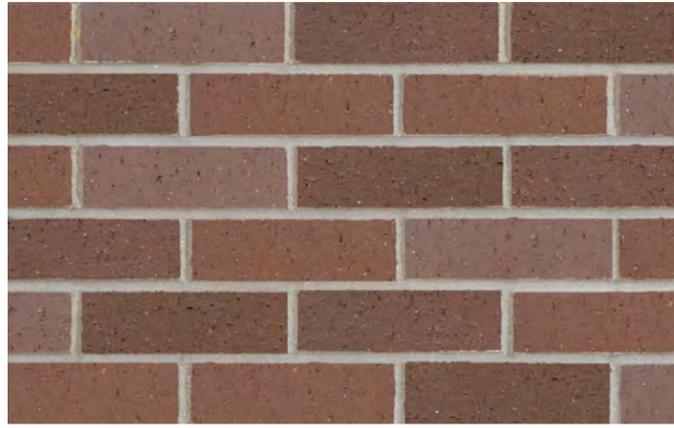


BALCONY SECTION - A

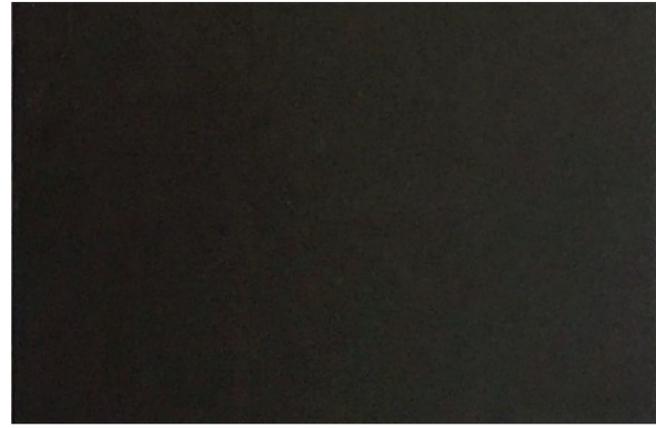


BALCONY SECTION - B

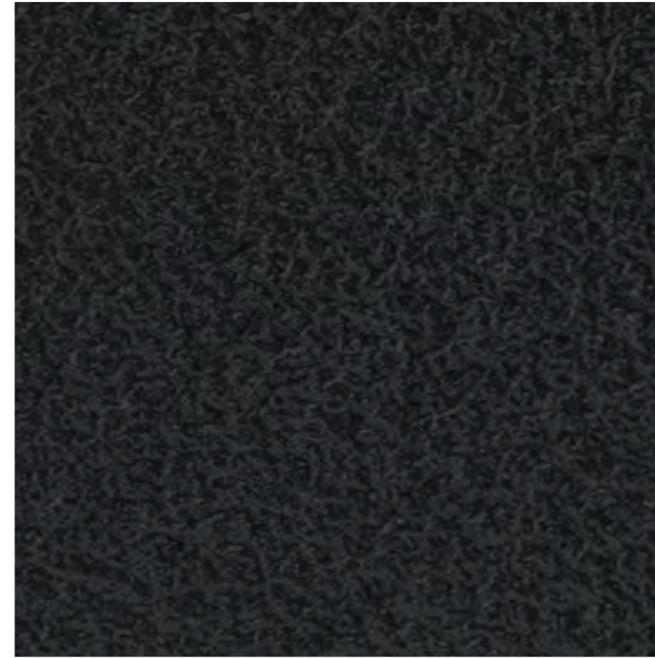




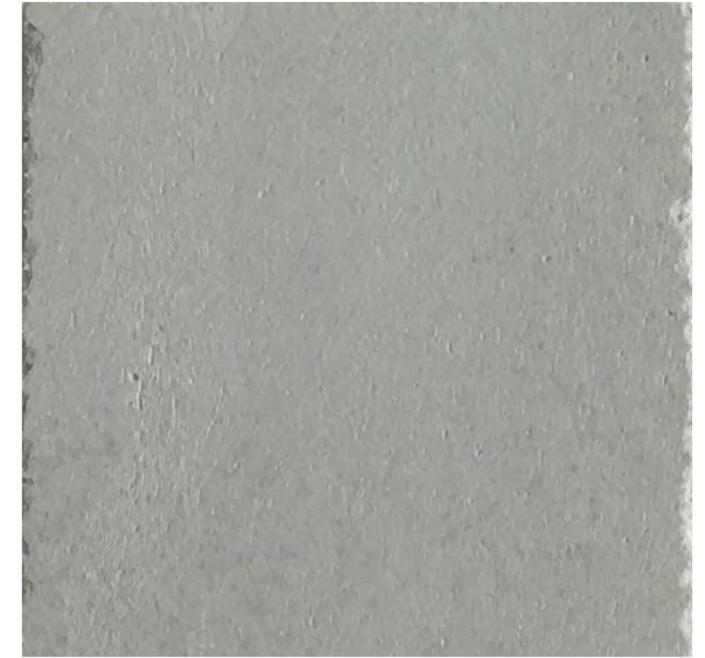
(BR1) INTERSTATE BRICK - MONTEREY - 80 %



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



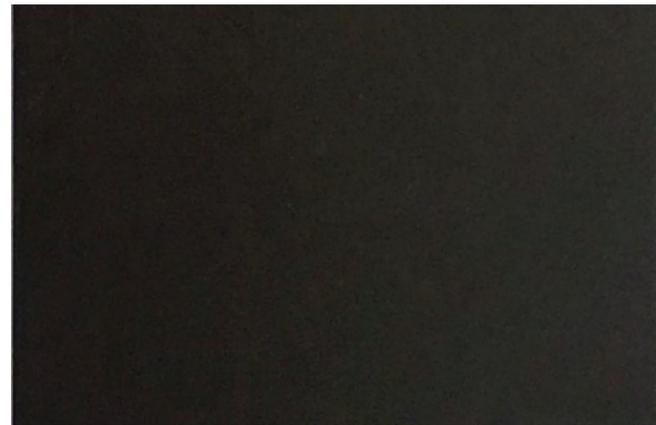
(ST1) SENERGY METALIC EFFECTS, DRYVIT REFLECTIT OR EQUAL - SW 7069 IRON ORE



(CW1) PRECAST ARCHITECTURAL CONCRETE BASE



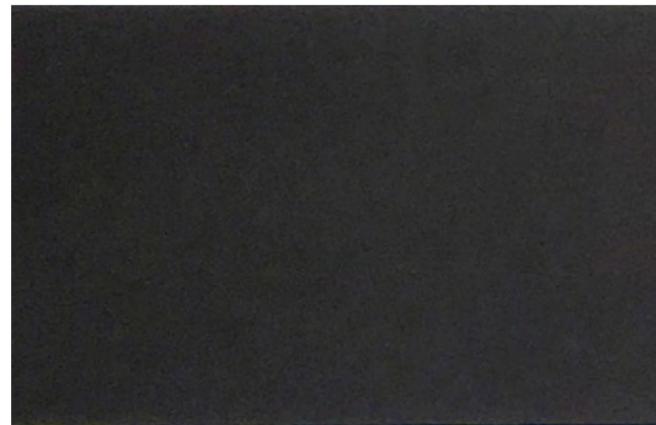
(BR1) INTERSTATE BRICK - IRONSTONE - 20 %



(MT2) ALUMINUM COMPOSITE PANEL - ANODIZED - DARK BRONZE



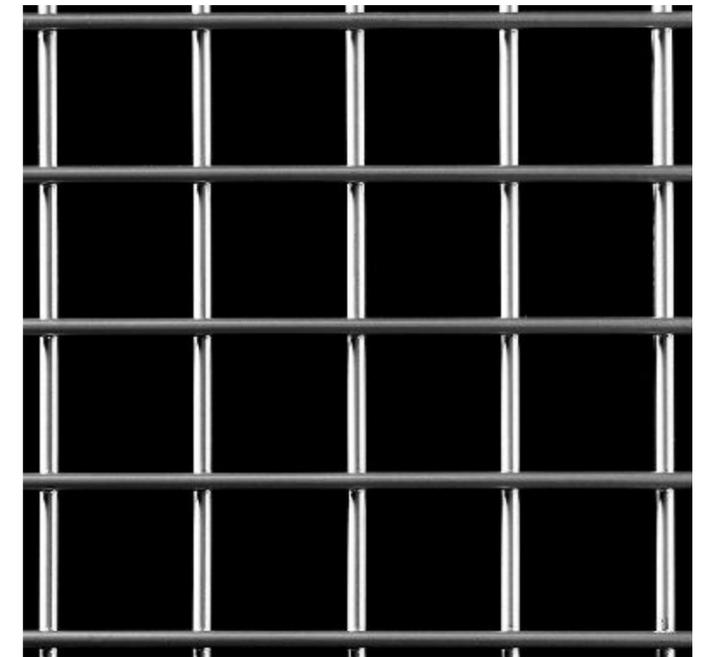
(BR2) GLEN GERY - SIOUX BRICK - SILVERSTONE



STOREFRONT - KAWNEER ANODIZED FINISH - DARK BRONZE



SOFFITS - MAC - HARRYWOOD PROFILE - CEDAR



RAILING WITH WIRE MESH PANELS

