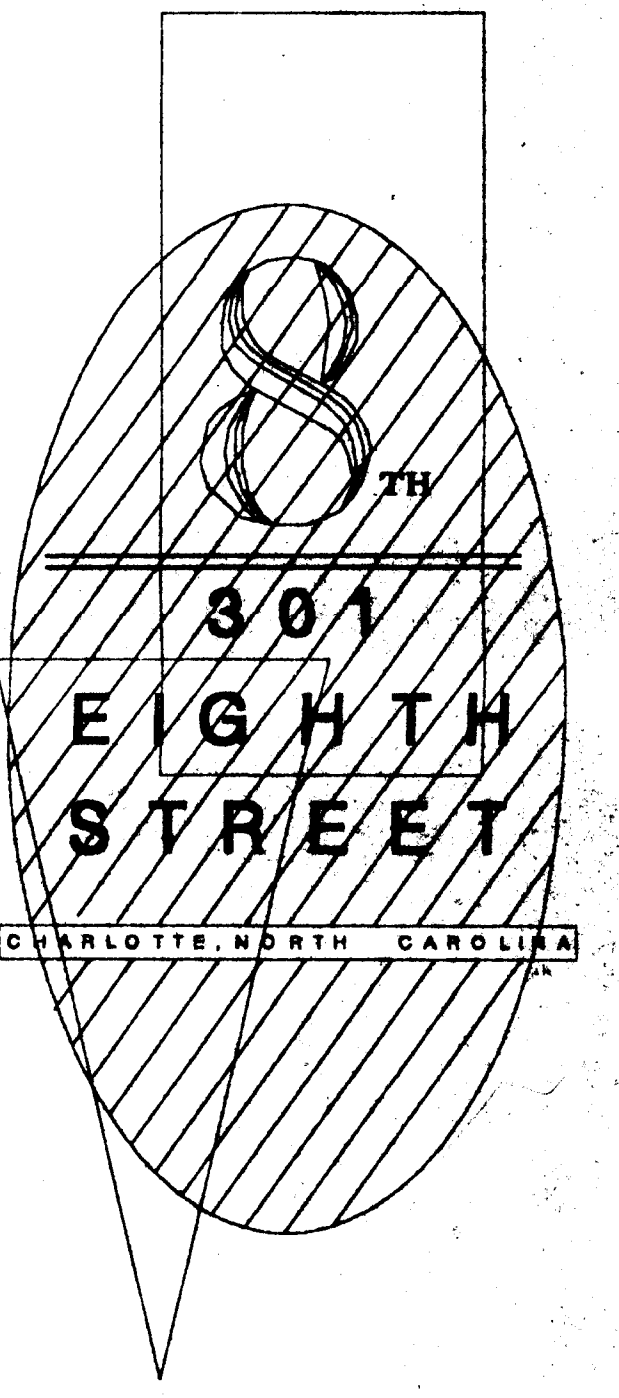


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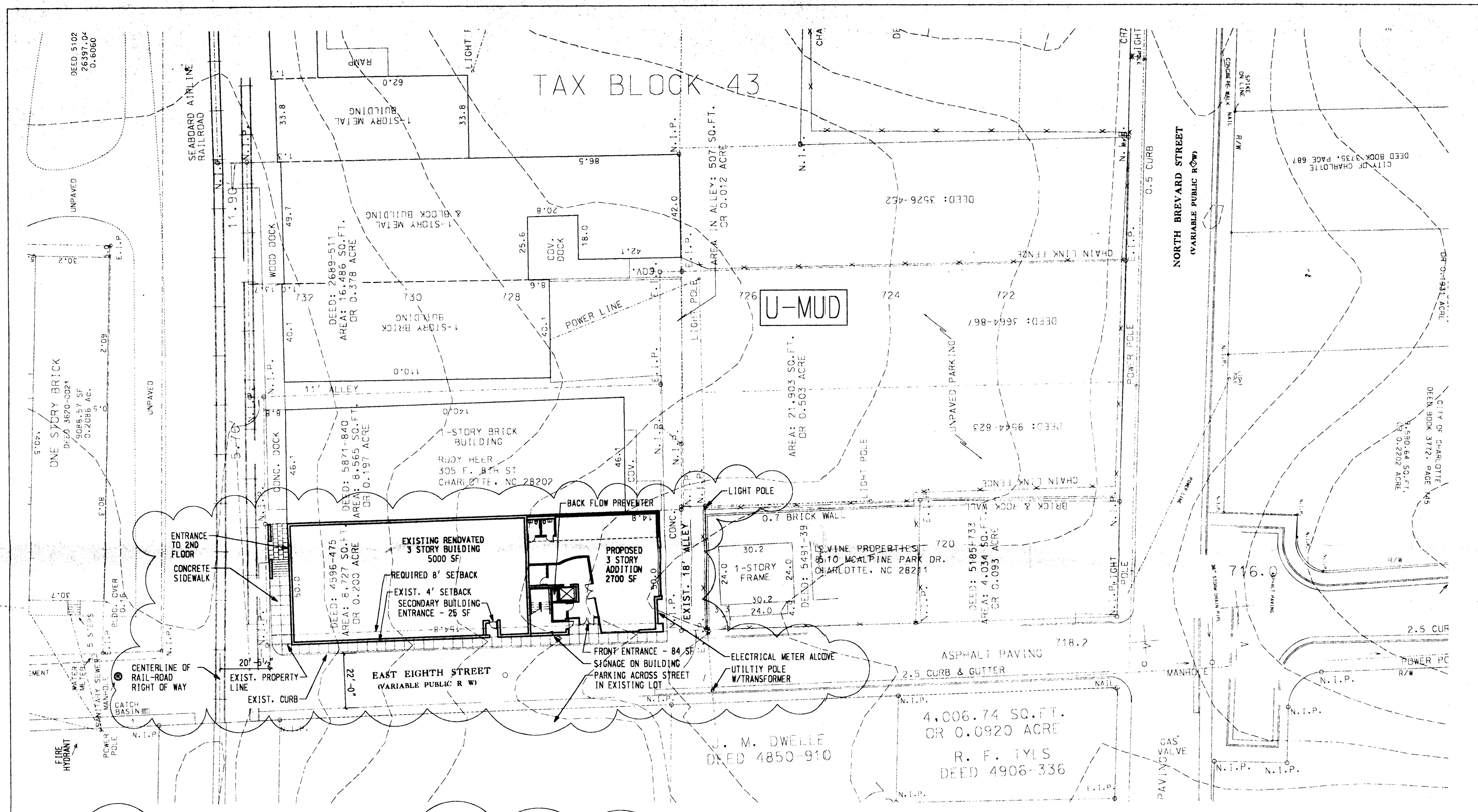
DATE	8-1-97
REVISION	
▷ SUBMITTAL REVISION	11-14-97
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FOR PUBLIC HEARING  
PETITION # 97-104

APPROVED BY CITY COUNCIL  
DATE 1/26/98

SITE  
PLAN  
PROJECT NUMBER 98-130  
SHEET NUMBER

A001

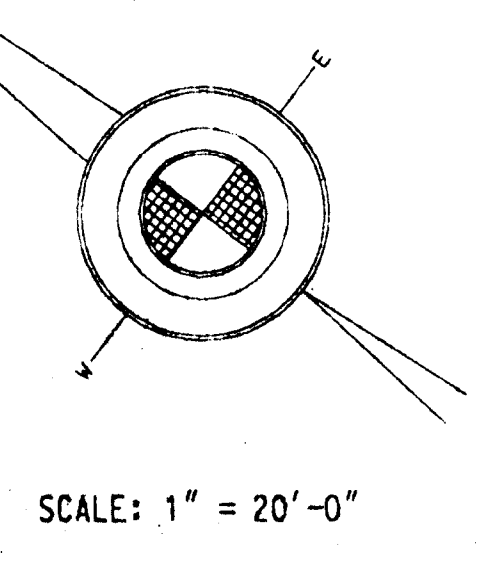
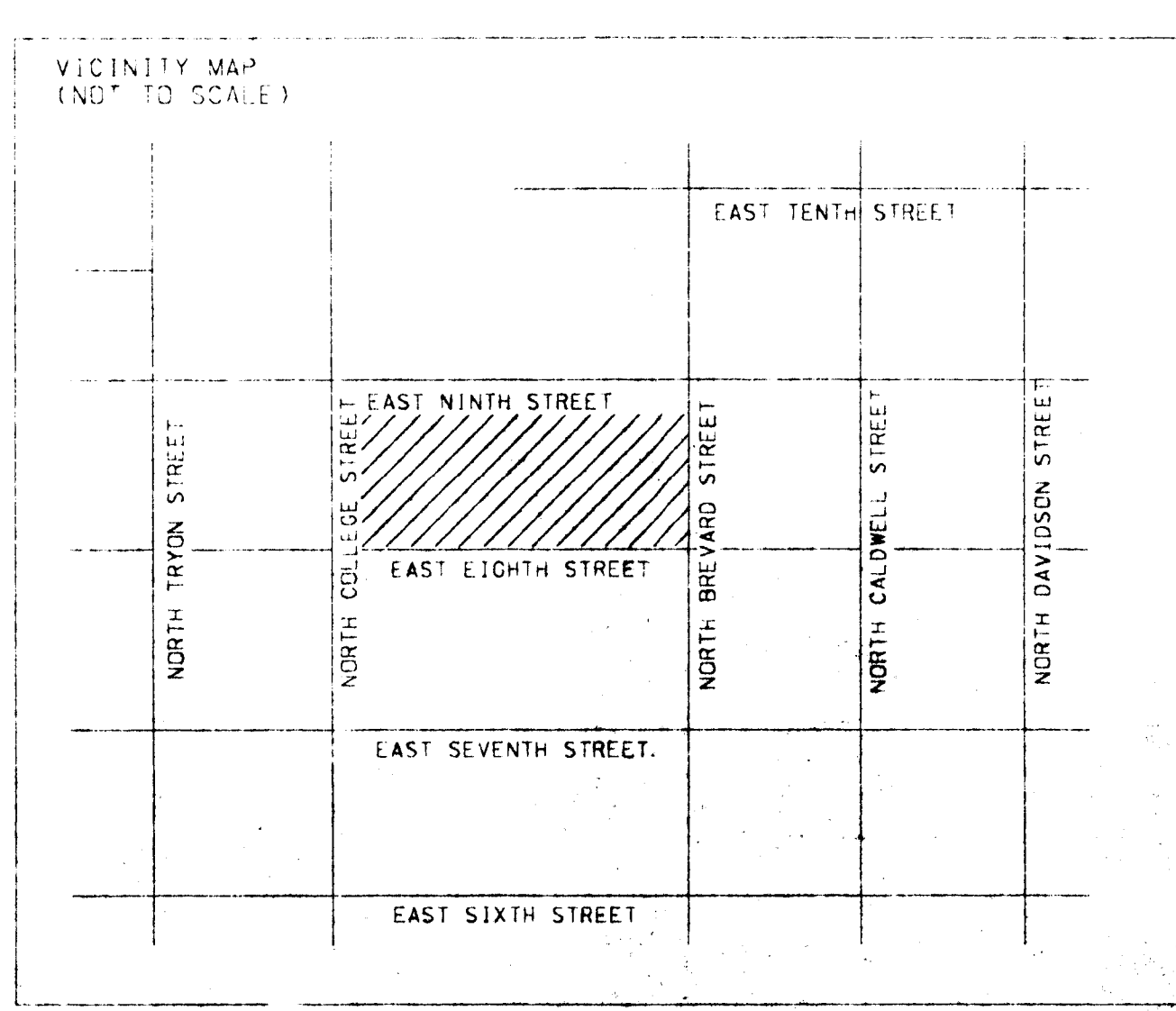


**GENERAL INFORMATION**  
PROJECT TO CONSIST OF RENOVATION OF EXISTING SHELL BUILDING FOR BUSINESS USE. A ONE STORY PORTION OF THE EXISTING BUILDING WILL BE DEMOLISHED AND A NEW THREE STORY ADDITION WILL BE ERRECTED IN THE SAME FOOTPRINT. PROPOSED BUILDING DESIGN APPROXIMATELY 48 FEET TALL AT HIGHEST POINT, CONSISTING OF THREE FLOORS WITH A FOOTPRINT OF APPROXIMATELY 7700 S.F. APPROXIMATE 6 MONTH CONSTRUCTION TIME PERIOD.

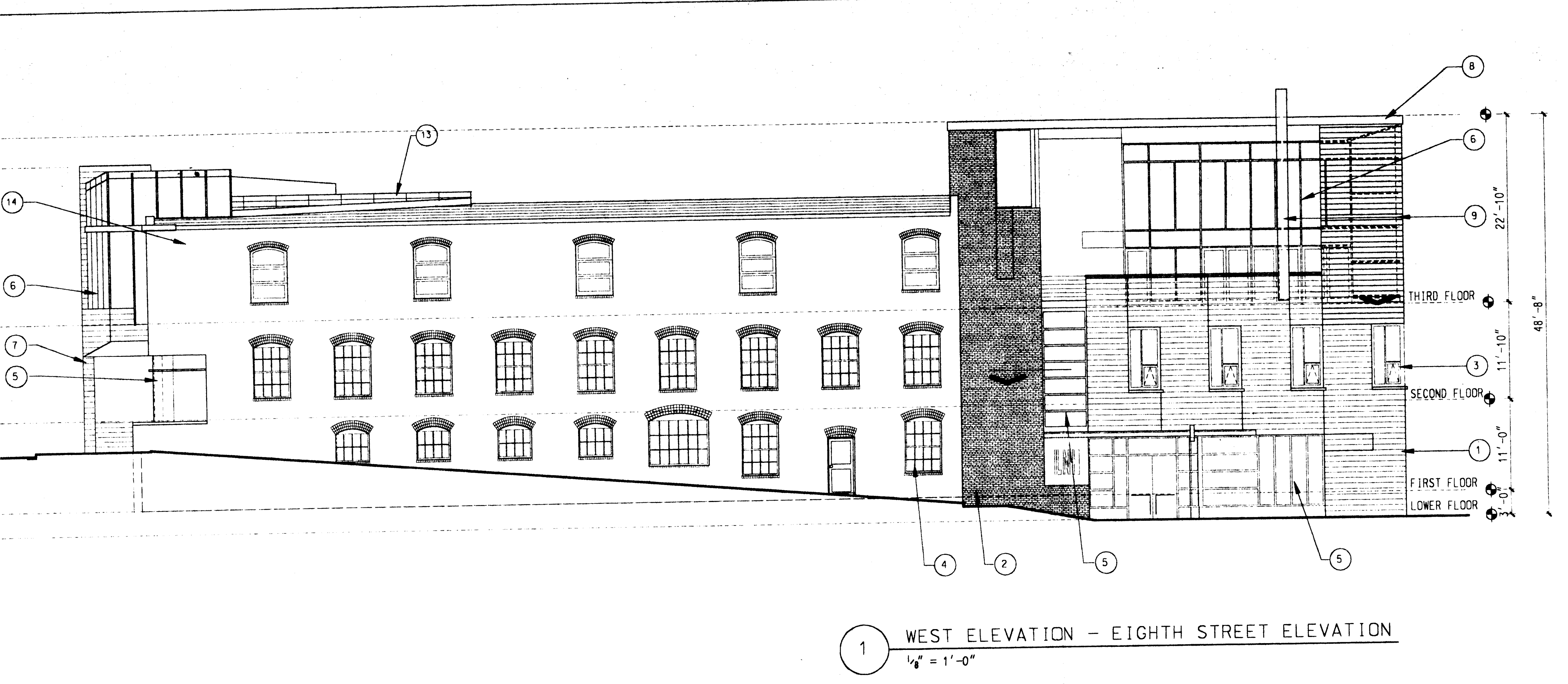
**RAIL-ROAD RIGHT OF WAY CLEARANCE:**  
THE THREE STORY EXISTING BUILDING PORTION OF THIS PROJECT IS APPROXIMATELY 20 FEET FROM THE RAIL-ROAD RIGHT OF WAY CENTERLINE. THIS CLEARANCE WILL BE MAINTAINED.

**UPTOWN MIXED USE DISTRICT OPTIONAL APPLICATION. (REQUESTED VARIANCES)**  
SECTION 9.905, PARAGRAPH (2)  
**MINIMUM SETBACK:**  
ZONING REGULATIONS STIPULATE AN EIGHT FOOT SETBACK FROM THE BACK OF CURB FOR ANY NEW STRUCTURE. WE ARE REQUESTING THAT THE EXISTING FOUR FOOT SETBACK BE ALLOWED TO REMAIN.

**SECTION 9.906, PARAGRAPH (2), ITEM G**  
**STREET TREES:**  
ZONING REGULATIONS STIPULATE THAT A MINIMUM OF ONE TREE BE PLANTED ALONGSIDE THE PUBLIC STREET RIGHT-OF-WAY FOR ANY DISTANCE UP TO 35 FEET. WE ARE REQUESTING THAT THIS REQUIREMENT BE WAIVED DUE TO A LACK OF AVAILABLE SPACE ON THE PROPERTY IN QUESTION BECAUSE OF EXISTING CONDITIONS.

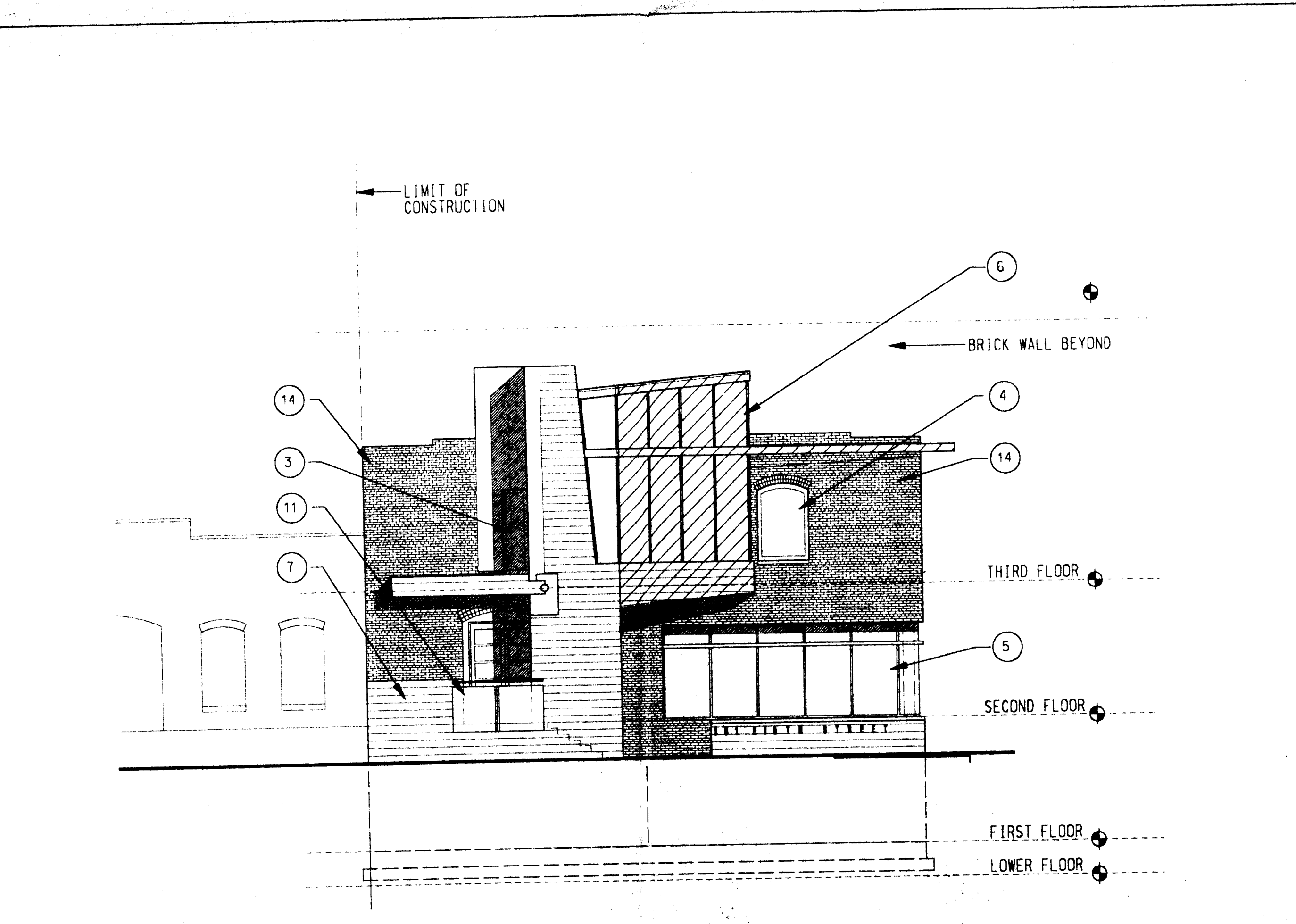


SCALE: 1" = 20'-0"

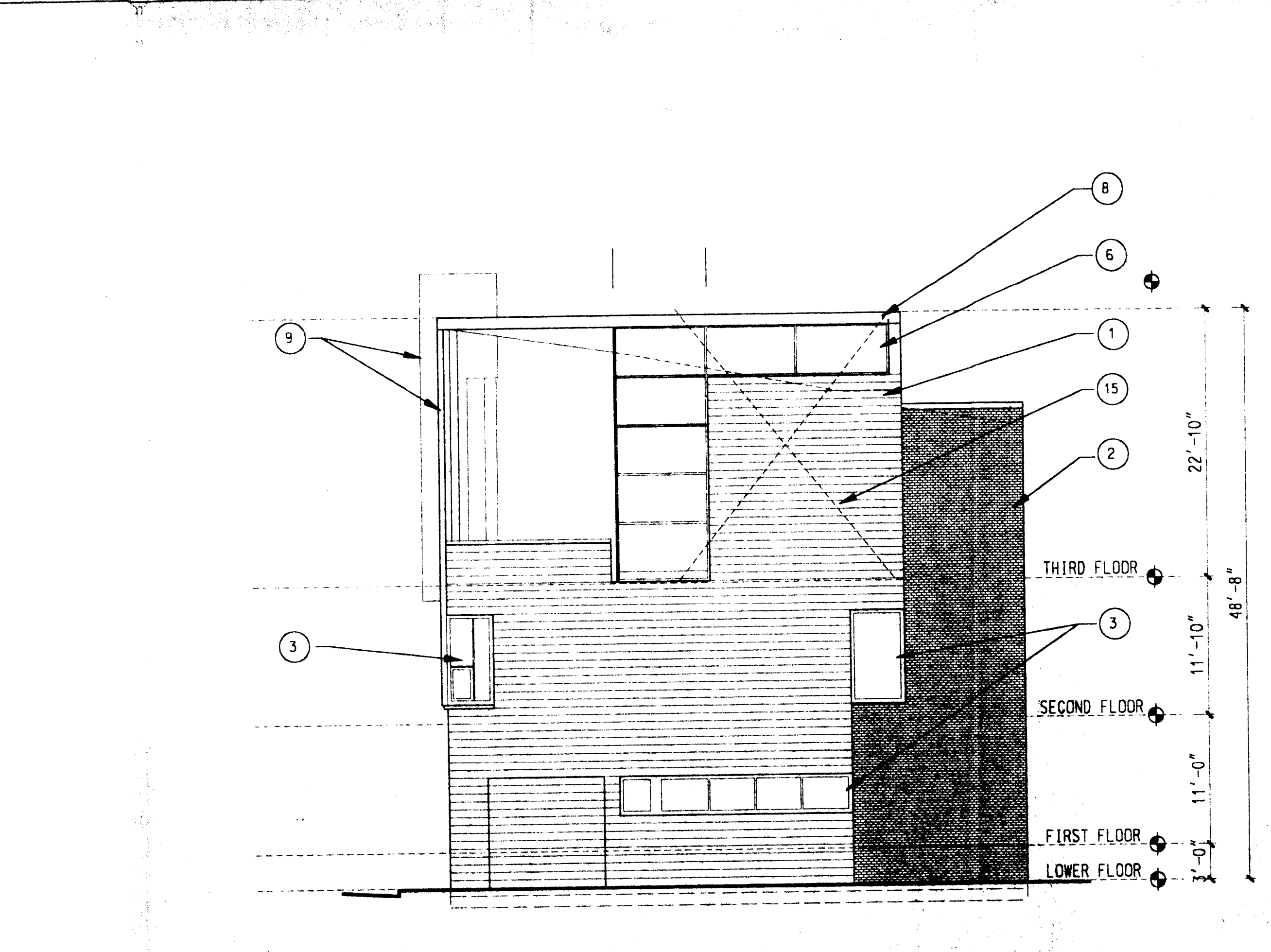


1 WEST ELEVATION - EIGHTH STREET ELEVATION  
1/4" = 1'-0"

MATERIAL LEGEND	
1	4" CMU VENEER (GROUND FACE)
2	4" BRICK VENEER
3	ALUM. WINDOW ASSEMBLY
4	WOOD WINDOW ASSEMBLY
5	ALUM. STOREFRONT
6	ALUM. CURTAIN WALL ASSEMBLY
7	8" CMU
8	12" STEEL CHANNEL
9	METAL WALL PANEL
10	STEEL MEMBER
11	SAND BLASTED GLASS
12	EXIST. 12" CMU WALL
13	SKYLIGHT
14	EXIST. BRICK
15	STRUCTURAL X-BRACING



3 NORTH ELEVATION - RAIL-ROAD ELEVATION  
1/4" = 1'-0"



2 SOUTH ELEVATION - ALLEY ELEVATION  
1/4" = 1'-0"

DATE	
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▷	
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BUILDING  
EXTERIOR ELEVATIONS  
PROJECT NUMBER 98-130  
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A201

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BUILDING  
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A201