



BURNSIDE

SE 10TH

SE ANKENY

SE 11TH

SANDY

AERIAL



WEST



SW



SOUTH



NORTH

NEIGHBORS



TRANSITION



LEVEL 1



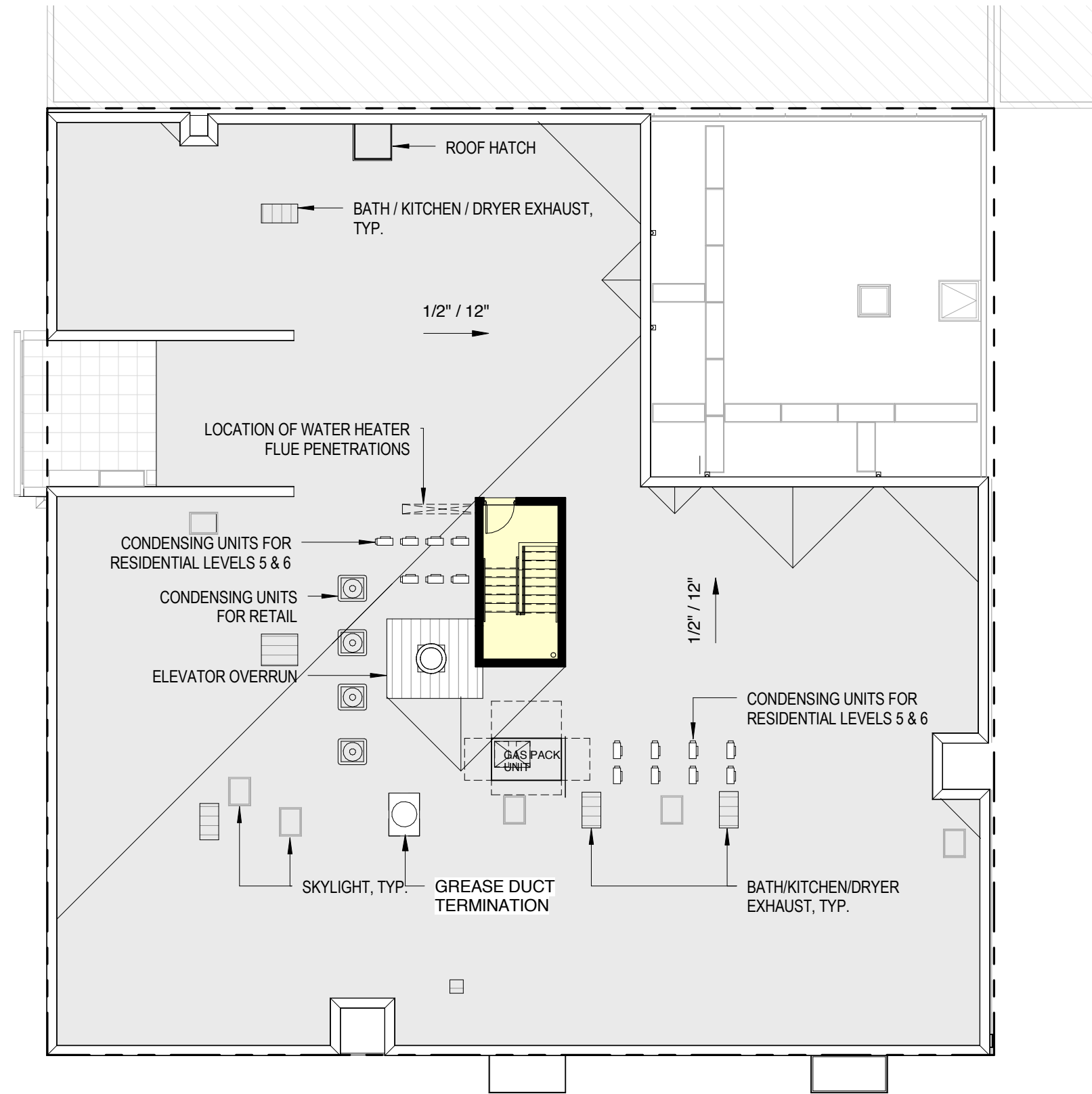
LEVEL 2



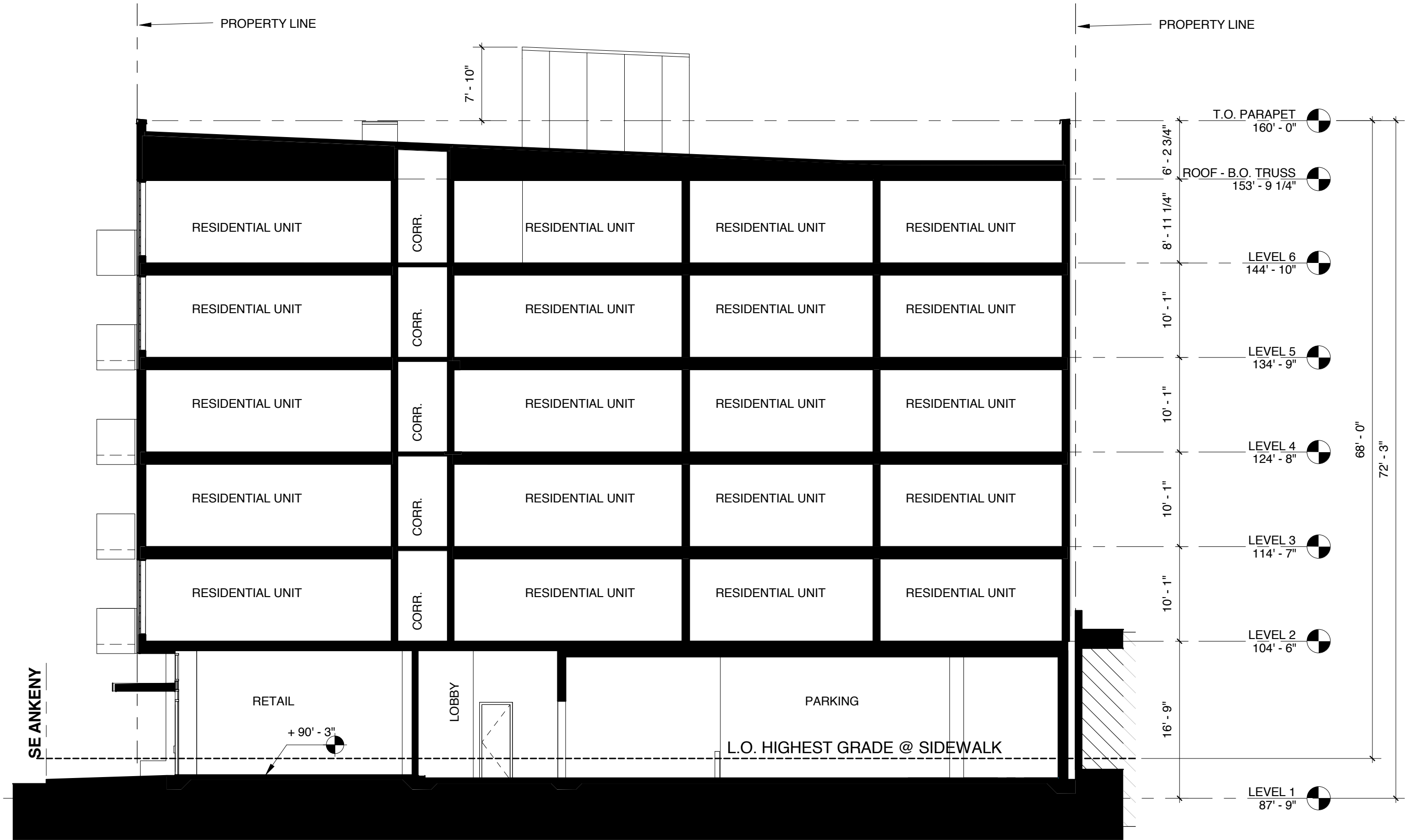
LEVELS 3-5



LEVEL 6



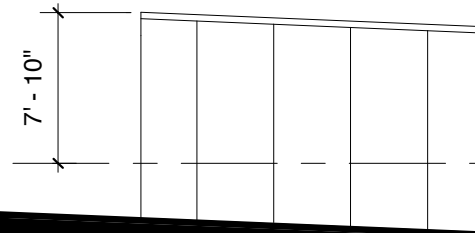
ROOF PLAN



SE ANKENY

PROPERTY LINE

PROPERTY LINE



7'-10"

RESIDENTIAL UNIT

CORR.

RESIDENTIAL UNIT

RESIDENTIAL UNIT

RESIDENTIAL UNIT

RESIDENTIAL UNIT

CORR.

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RESIDENTIAL UNIT

CORR.

RESIDENTIAL UNIT

RESIDENTIAL UNIT

RESIDENTIAL UNIT

RETAIL

LOBBY

PARKING

L.O. HIGHEST GRADE @ SIDEWALK

+ 90' - 3"

T.O. PARAPET
160' - 0"

ROOF - B.O. TRUSS
153' - 9 1/4"

LEVEL 6
144' - 10"

LEVEL 5
134' - 9"

LEVEL 4
124' - 8"

LEVEL 3
114' - 7"

LEVEL 2
104' - 6"

LEVEL 1
87' - 9"

6' - 2 3/4"

8' - 11 1/4"

10' - 1"

10' - 1"

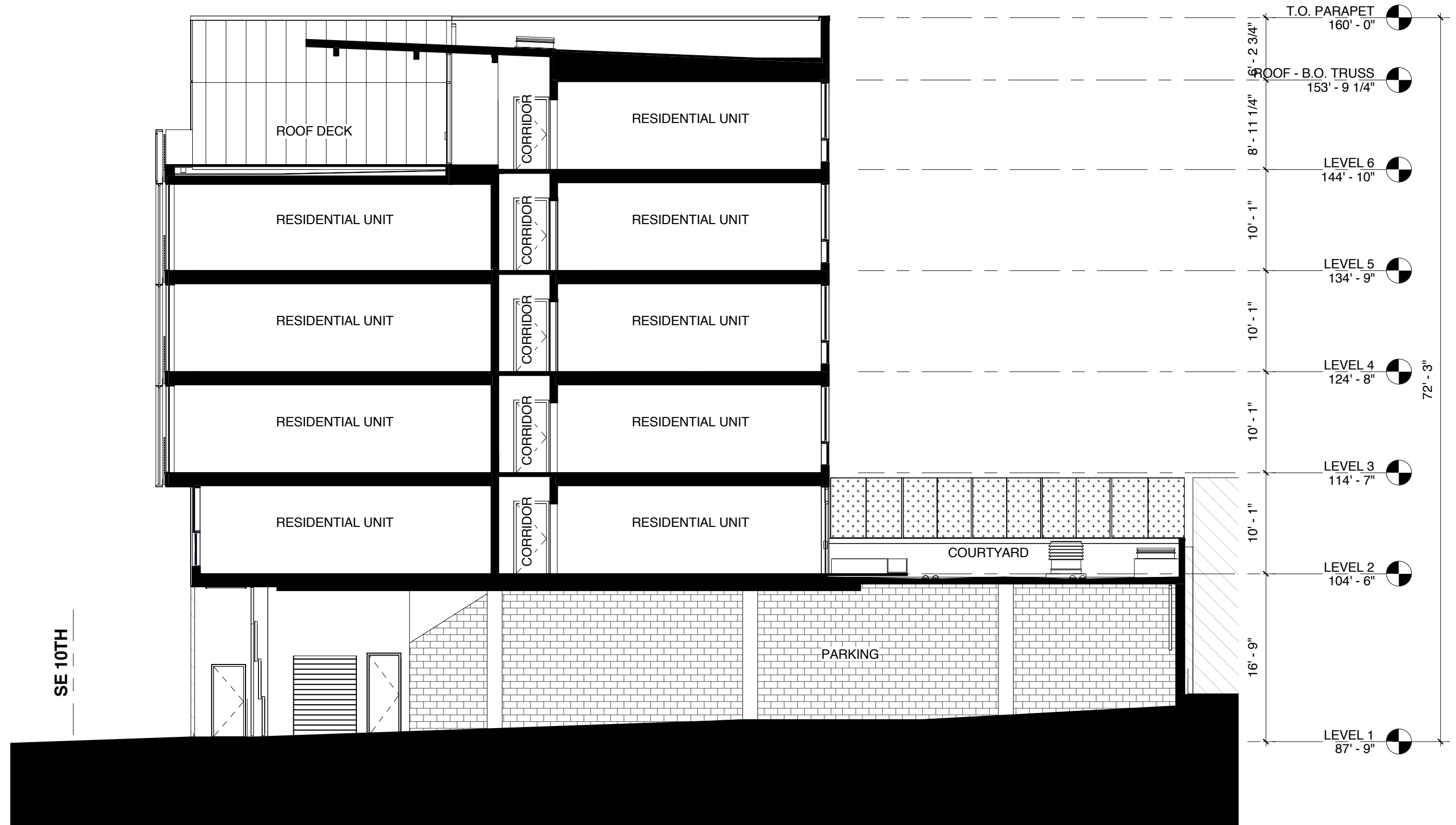
10' - 1"

10' - 1"

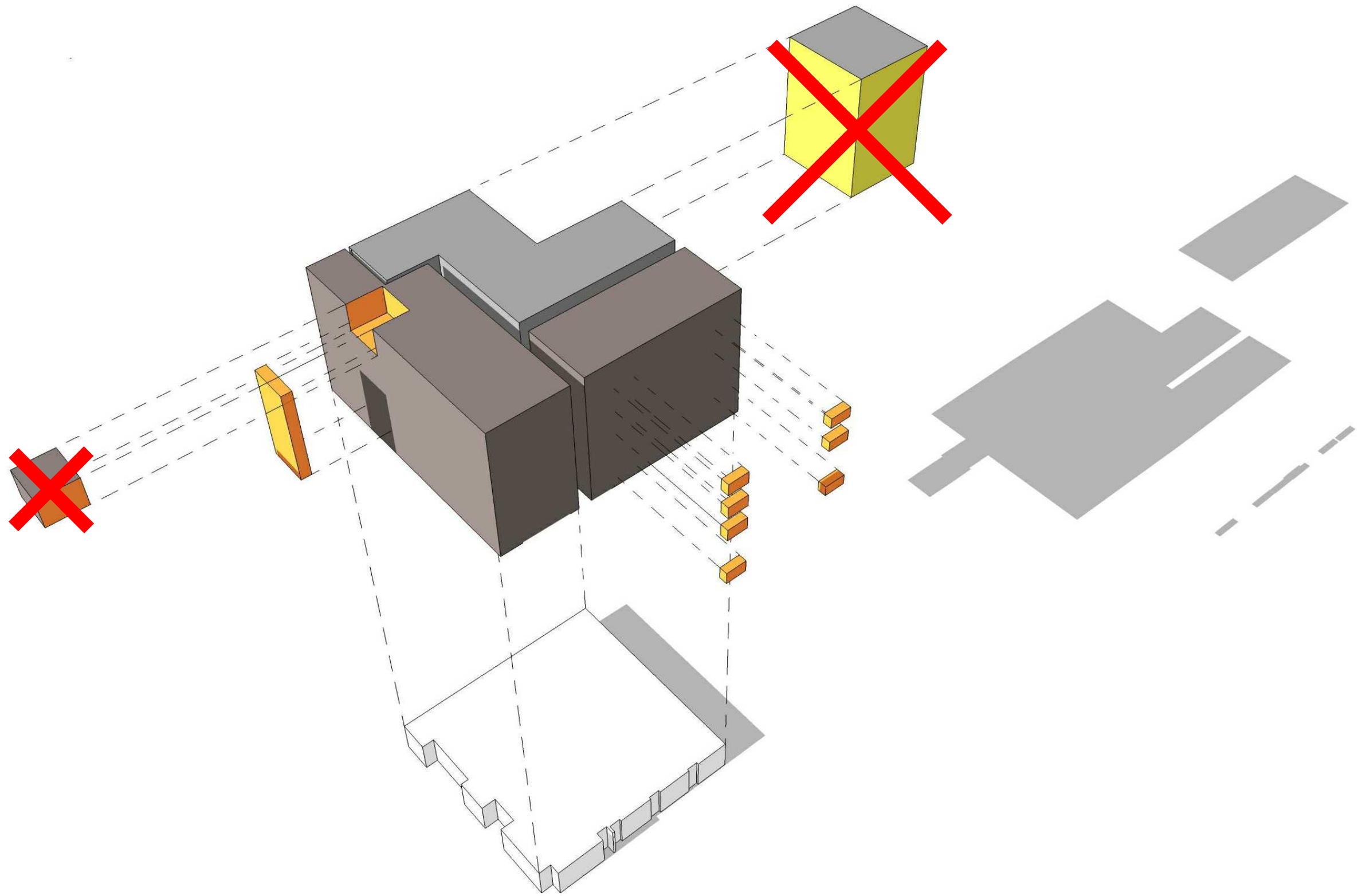
16' - 9"

68' - 0"
72' - 3"

N/S
SECTION



**E/W
SECTION**



MASSING
DIAGRAM



KAFFEE

SW CORNER



SW
CORNER

30 se 10th avenue

GARAGE



GARAGE/LOBBY



WEST PERSPECTIVE



SOUTH PERSPECTIVE



LOWER BURNSIDE LOFTS

OLD TOWN MUSIC

Guitar Repair and Amp Here

PARKING LOT
For Old Town Music Customers



SE CORNER



OLD TOWN MUSIC

Guitar Repair
and Amp Here

PARKING
LOT

OPEN

OLD TOWN MUSIC
OPEN
We Buy, Sell & Trade
• Guitars
• Amplifiers
• Bases
• Effects

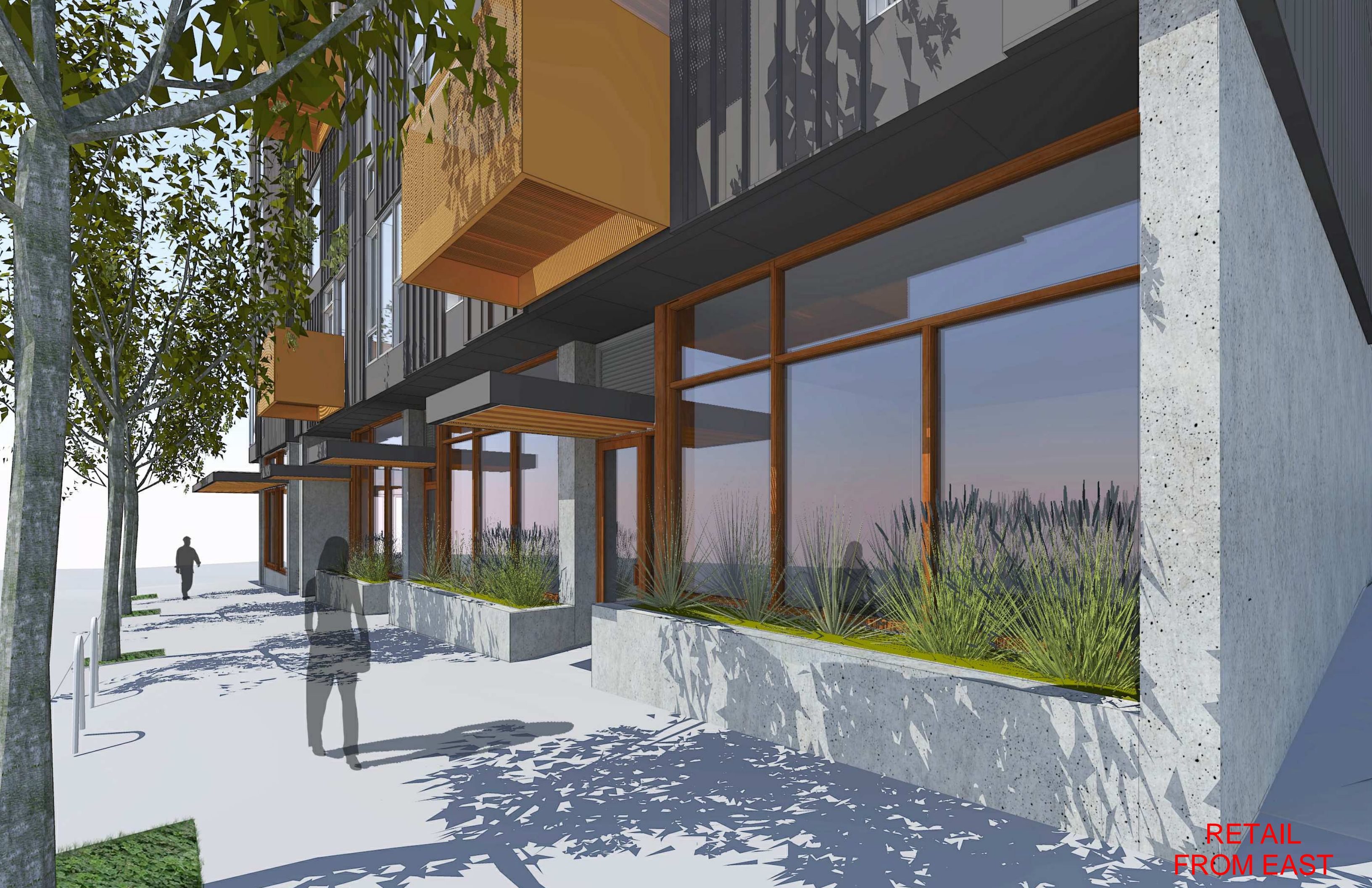
VIEW FROM SE



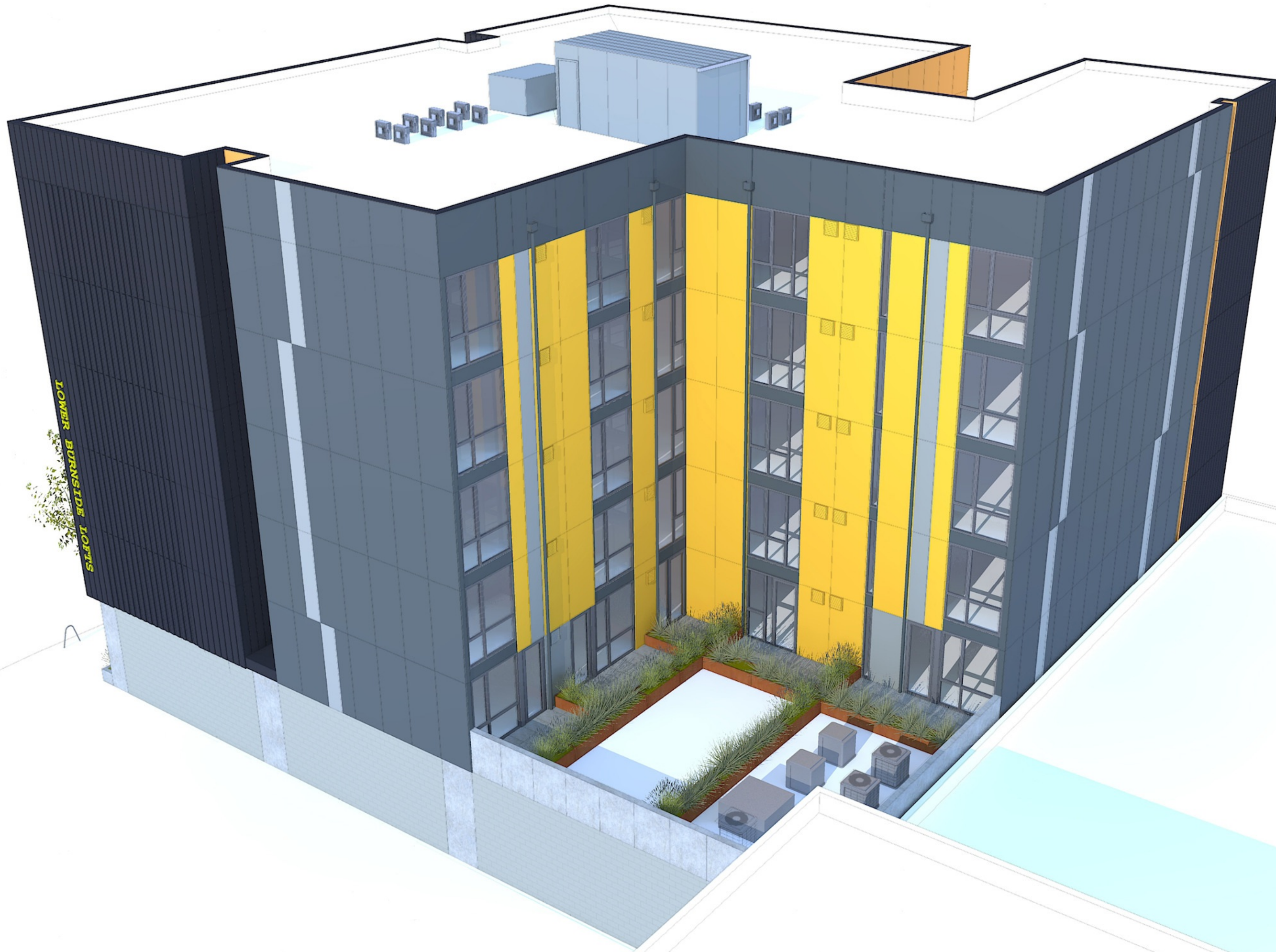
RETAIL FROM EAST



RETAIL
FROM EAST



RETAIL
FROM EAST



LOWER BURNSIDE LOFTS



NE CORNER



ONE WAY
←

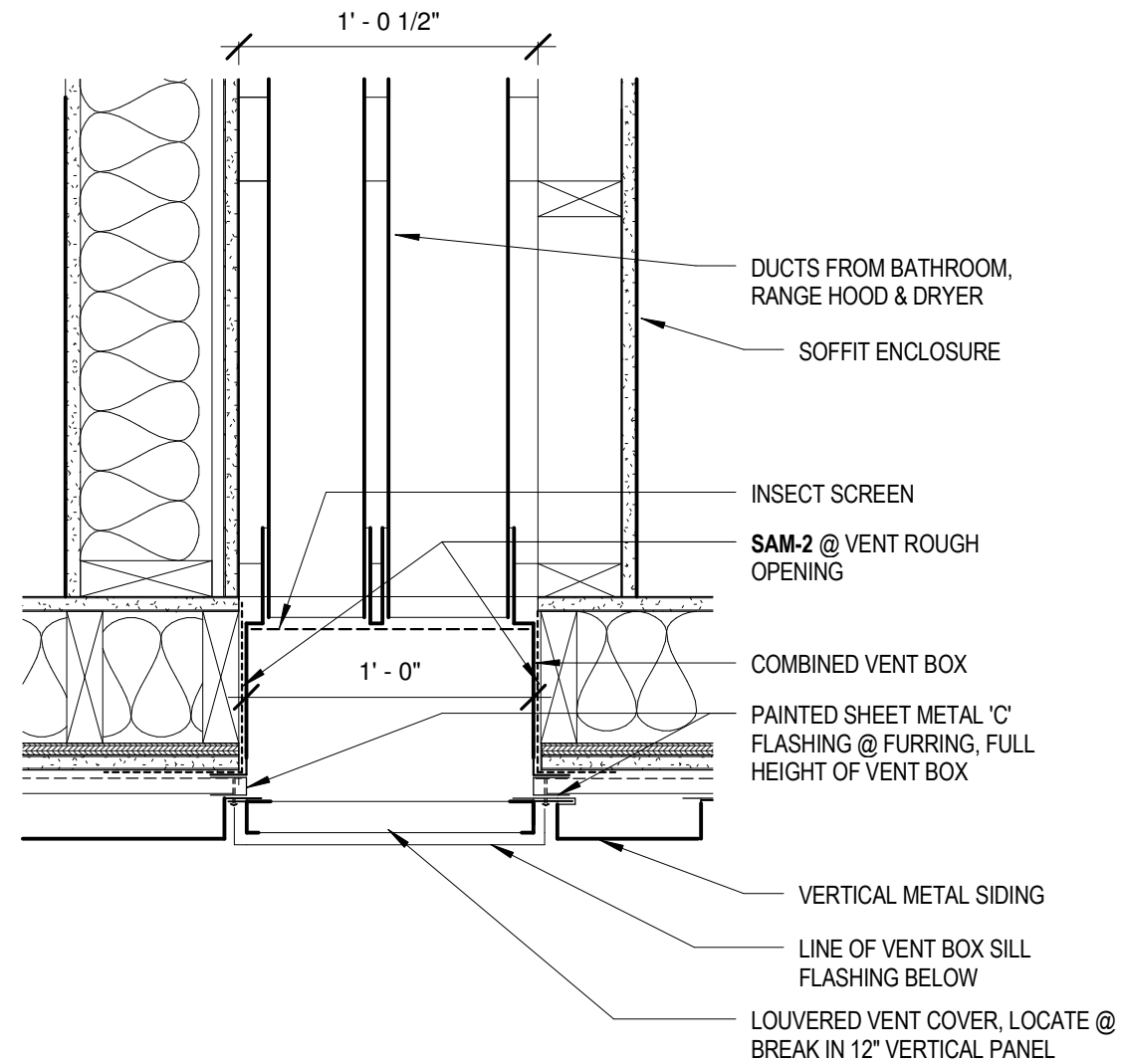
NW CORNER



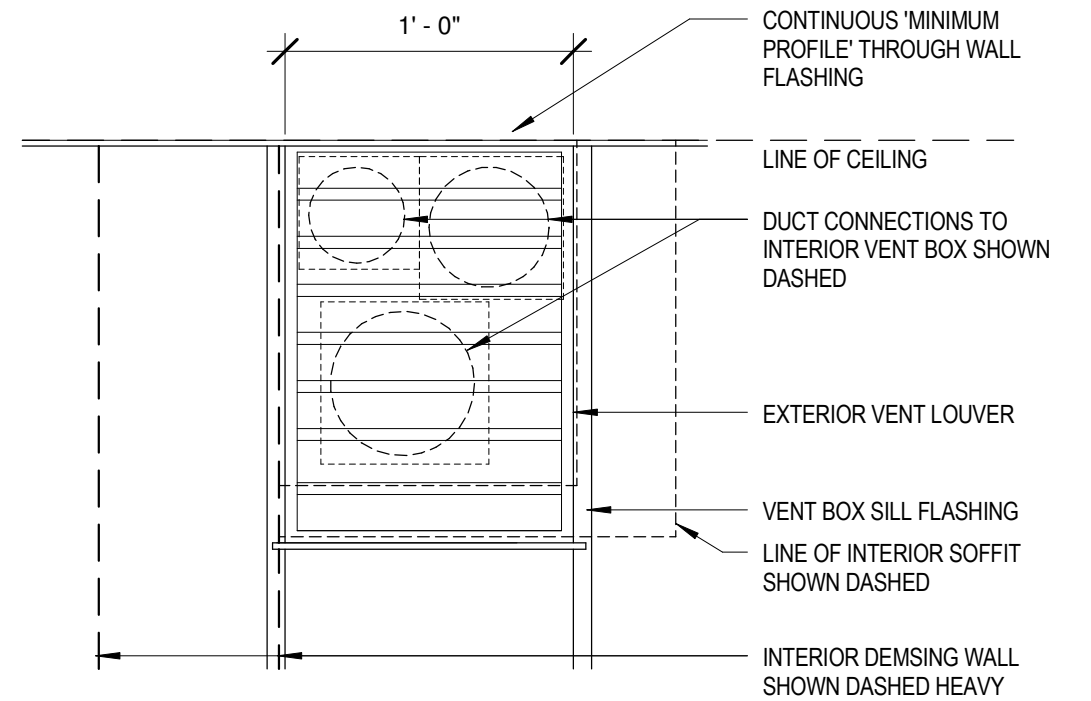
NW
CORNER



MATERIALS



SECTION- RESIDENTIAL EXHAUST VENT



ELEVATION- RESIDENTIAL EXHAUST VENT

**VENT
DETAILS**



SW
CORNER