







CLAY APARTMENTS
11TH AND CLAY



TIFFANY APARTMENTS
11TH AND CLAY



HELEN GORDON CHILD DEVELOPMENT CENTER
12TH AND MARKET



GRACE BIBLE CHURCH
12TH AND CLAY



THE OLD CHURCH
11TH AND CLAY



BENSON TOWER
11TH AND CLAY



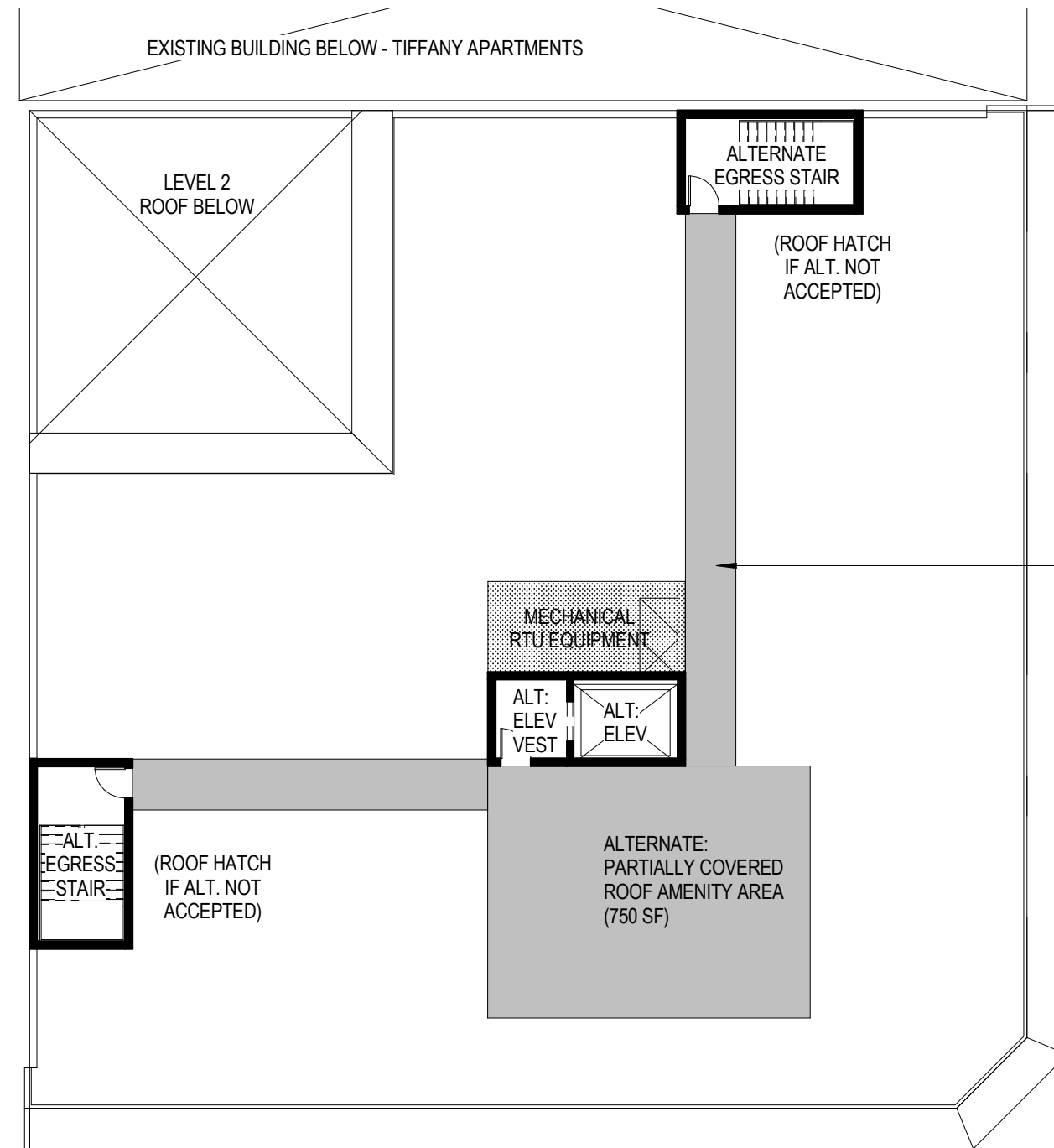


EXISTING BUILDING - TIFFANY APARTMENTS

STORMWATER PLANTER
PATIOS W/ PAVERS AND
PRIVACY FENCES (4)





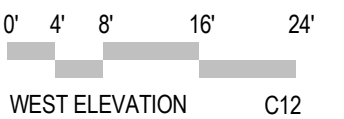
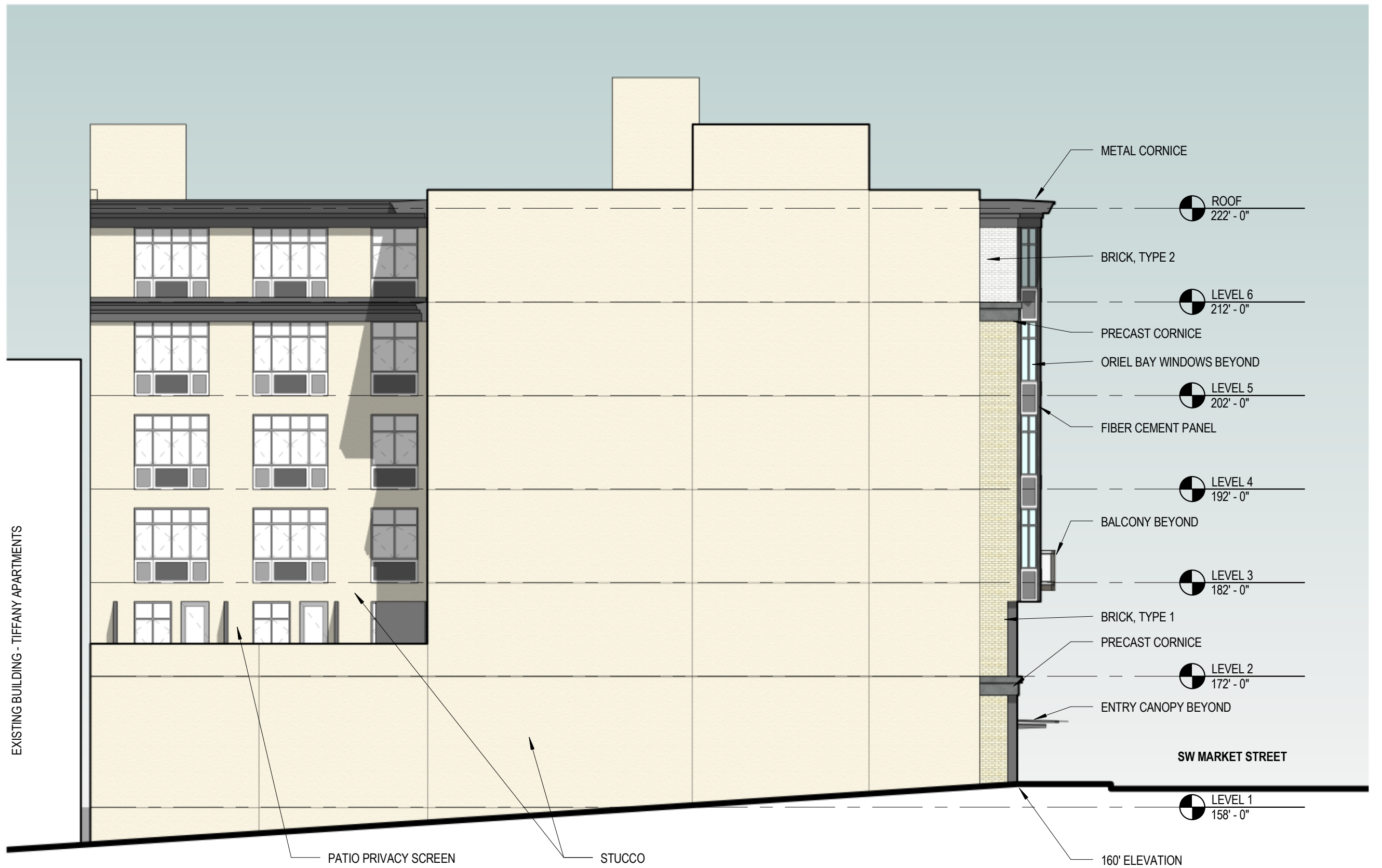


ALTERNATE:
ACCESSIBLE PATHS TO ROOFTOP DECK











153' ELEVATION

SW 11TH AVENUE

MECHANICALLY STACKED PARKING - 2 CARS ABOVE SLAB, 1 CAR BELOW

ROOF
222' - 0"

LEVEL 6
212' - 0"

LEVEL 5
202' - 0"

LEVEL 4
192' - 0"

LEVEL 3
182' - 0"

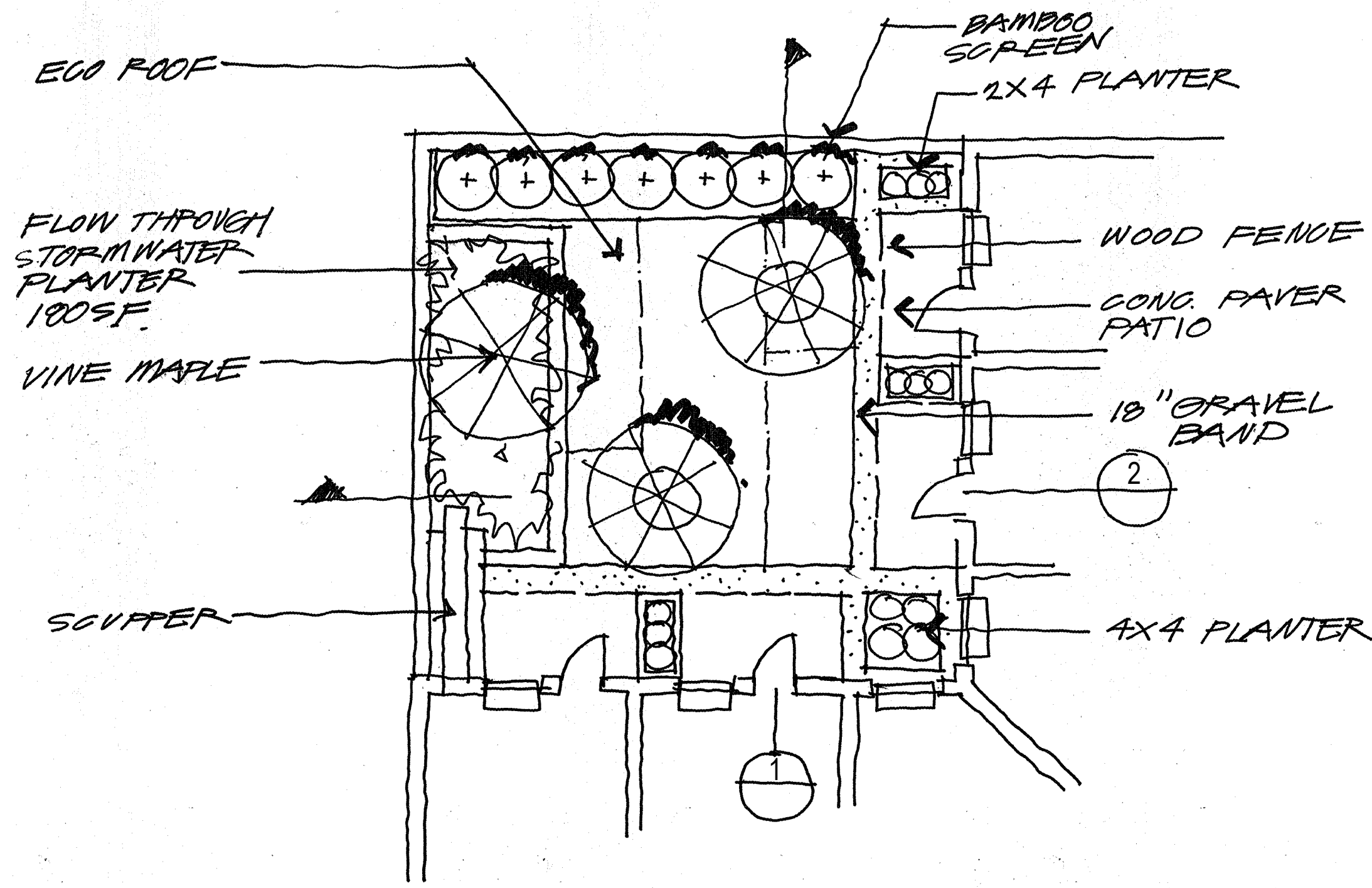
LEVEL 2
172' - 0"

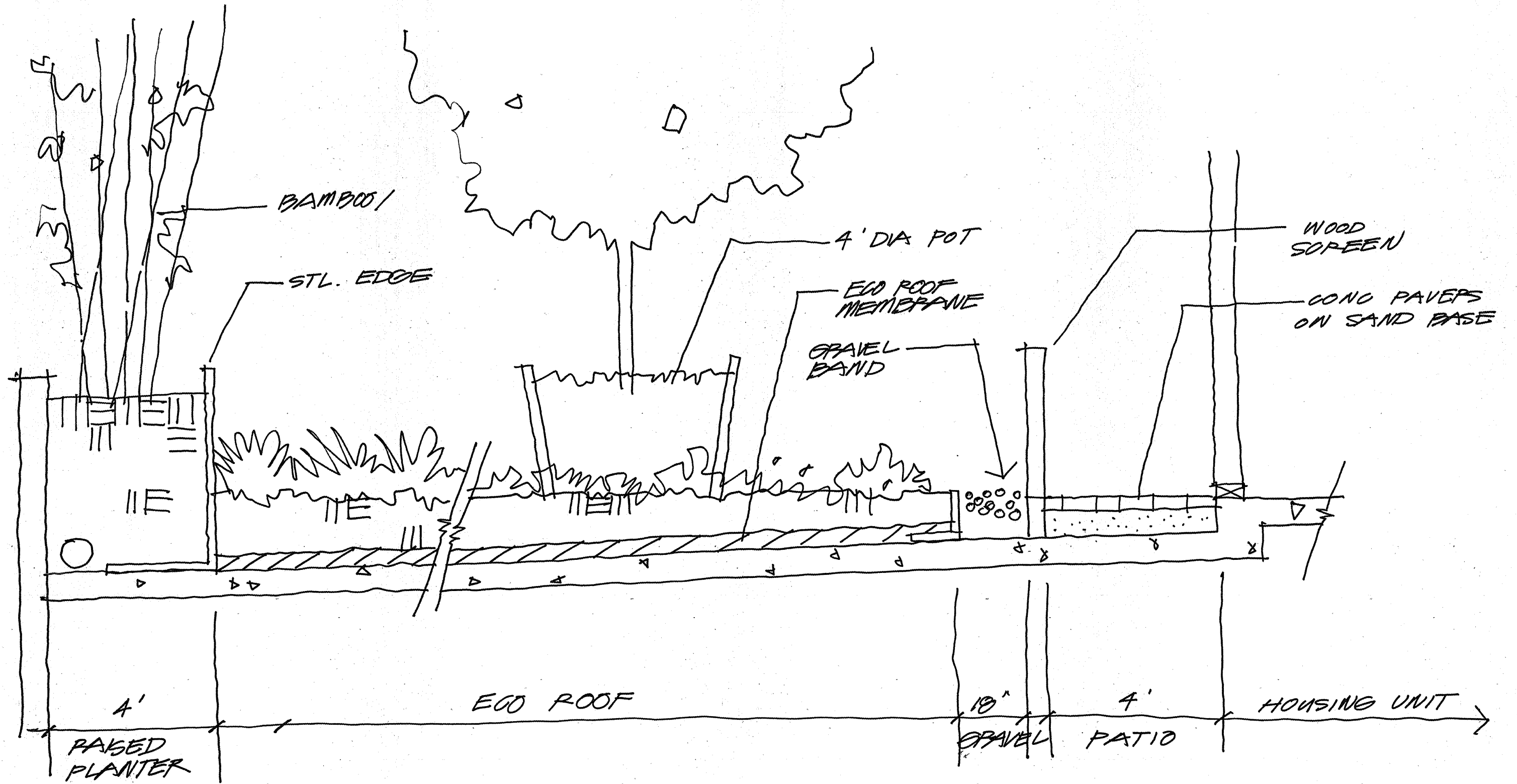
LEVEL 1
158' - 0"

0' 4' 8' 16' 24'

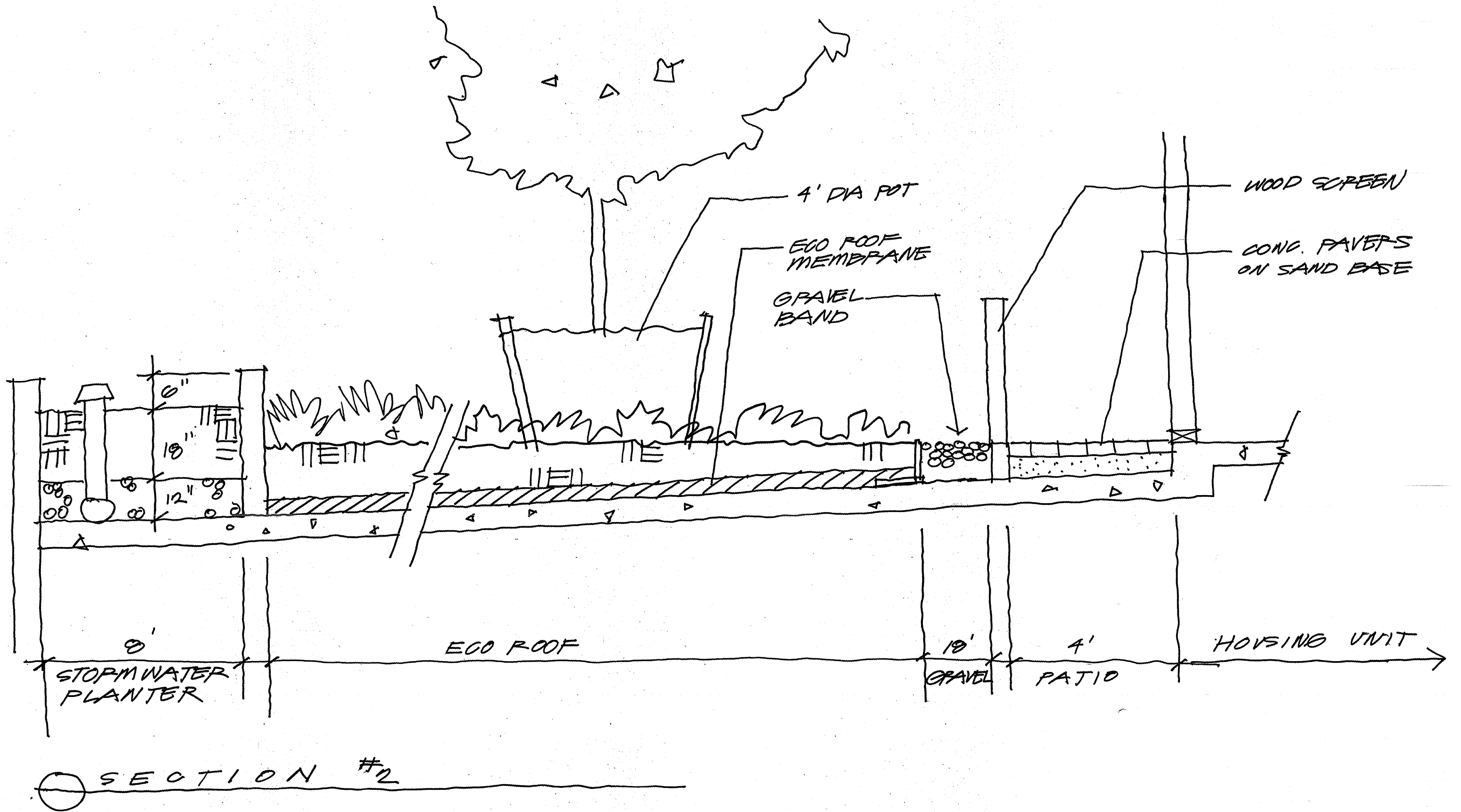
E-W SECTION THROUGH GARAGE C13

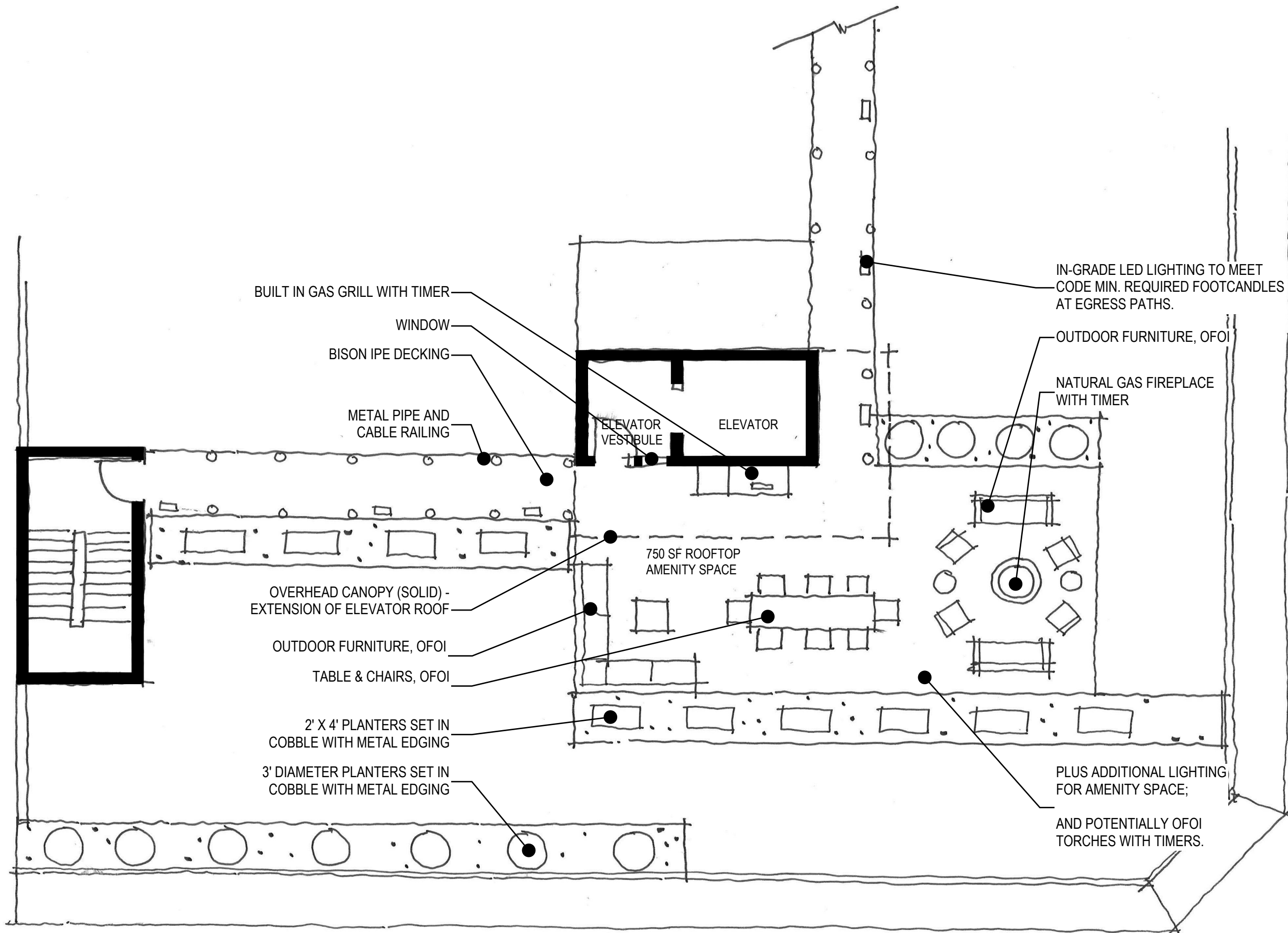






SECTION #1





BUILT IN GAS GRILL WITH TIMER

WINDOW

BISON IPE DECKING

METAL PIPE AND
CABLE RAILING

ELEVATOR
VESTIBULE

ELEVATOR

IN-GRADE LED LIGHTING TO MEET
CODE MIN. REQUIRED FOOTCANDLES
AT EGRESS PATHS.

OUTDOOR FURNITURE, OFOI

NATURAL GAS FIREPLACE
WITH TIMER

750 SF ROOFTOP
AMENITY SPACE

OVERHEAD CANOPY (SOLID) -
EXTENSION OF ELEVATOR ROOF

OUTDOOR FURNITURE, OFOI

TABLE & CHAIRS, OFOI

2' X 4' PLANTERS SET IN
COBBLE WITH METAL EDGING

3' DIAMETER PLANTERS SET IN
COBBLE WITH METAL EDGING

PLUS ADDITIONAL LIGHTING
FOR AMENITY SPACE;

AND POTENTIALLY OFOI
TORCHES WITH TIMERS.

