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KELLOGG BOWL BUILDING



LOOKING EAST FROM MAIN ST.



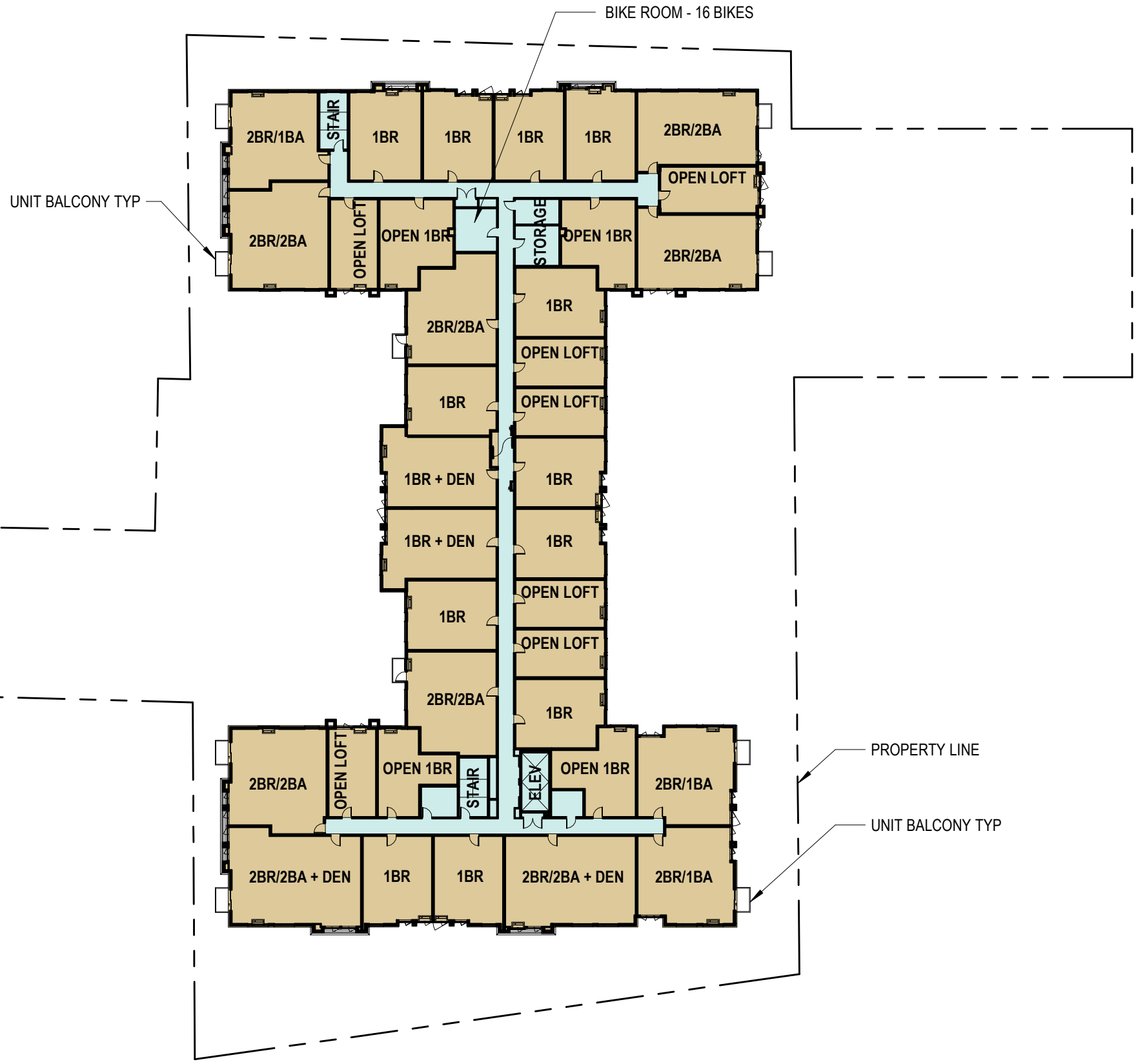
LOOKING WEST TO MAIN ST.

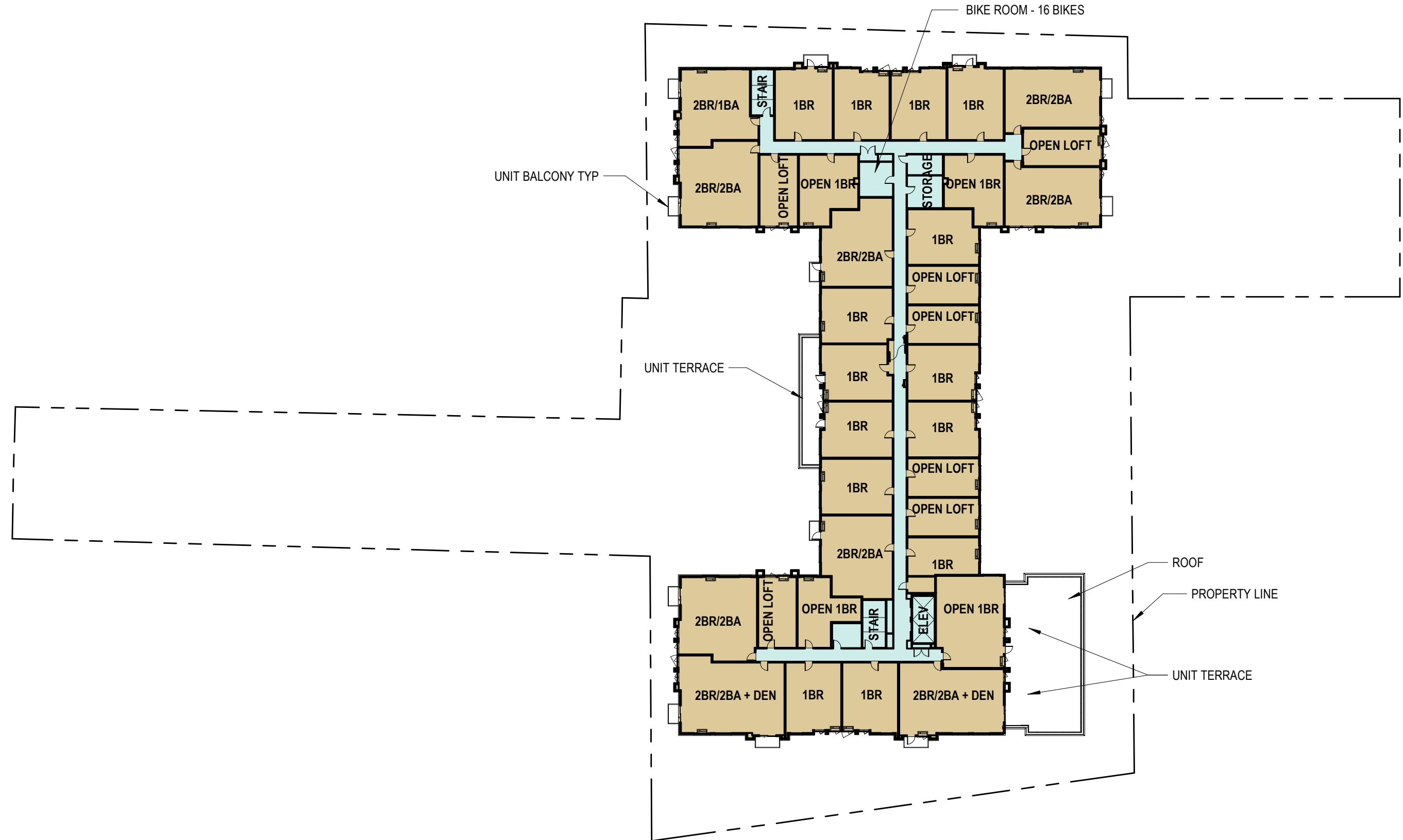


LOOKING SOUTH TOWARDS SCOTT PARK

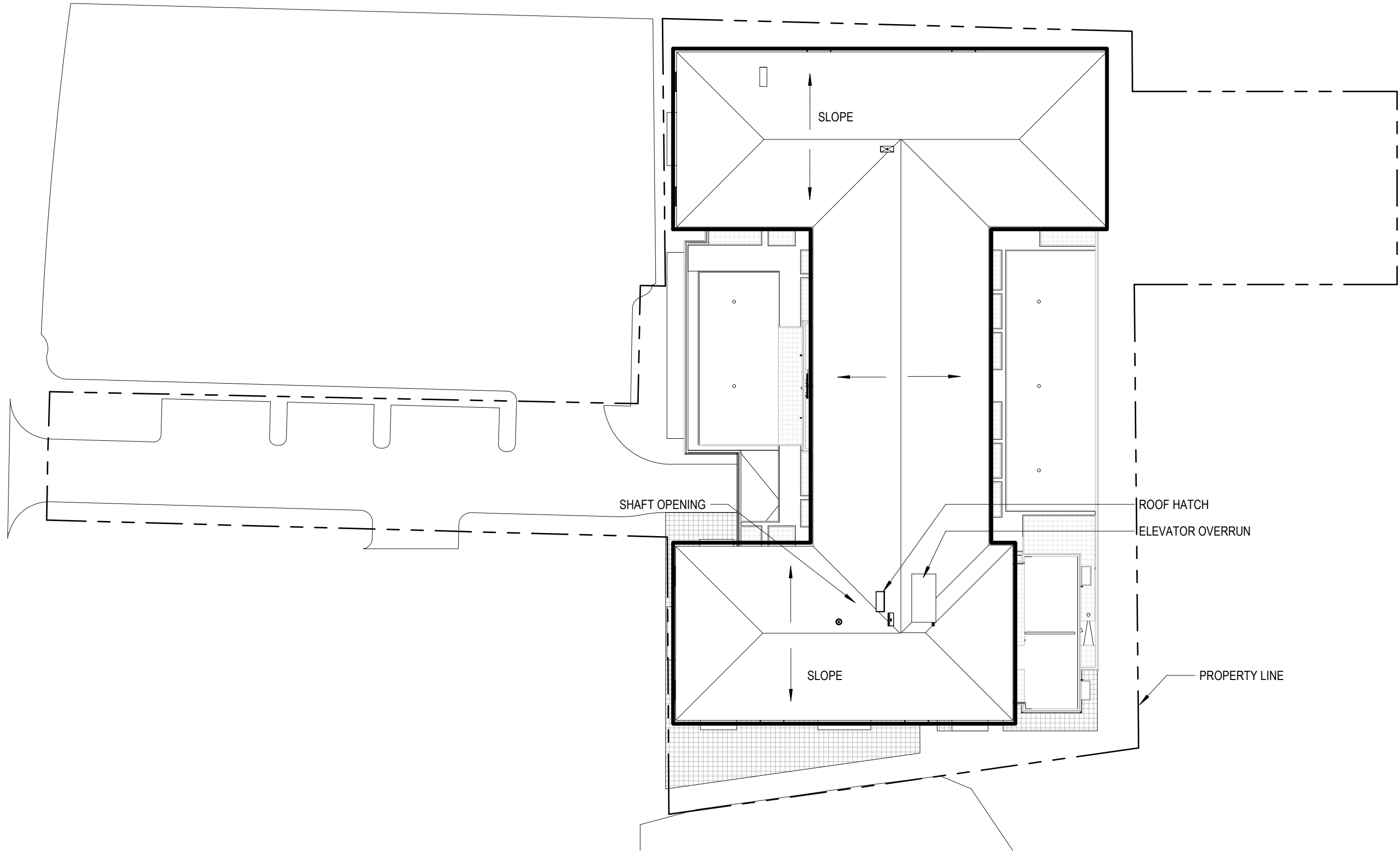














FIBER CEMENT PANELS

CORNICE OVERHANG

FIBER CEMENT LAP SIDING

5TH FLOOR PRIVATE TERRACE

VINYL WINDOWS

STEEL BALCONY

6'-8"

WEST ELEVATION

BRICK MASONRY

2ND FLOOR COMMON TERRACE

ALUMINUM STOREFRONT

COILING GARAGE DOOR

STEEL CANOPY





FIBER CEMENT PANELS
 VINYL WINDOW
 STEEL BALCONY
 CORNICE OVERHANG
 FIBER CEMENT LAP SIDING

7' SETBACK

PROPERTY LINE

SOUTH ELEVATION

BRICK MASONRY
 STEEL CANOPY
 ALUMINUM STOREFRONT



HENLEY PLACE LAND USE APPLICATION | 28 JUNE 2021



SOUTH ELEVATION C17





VINYL WINDOW

STEEL BALCONY

CORNICE OVERHANG

FIBER CEMENT LAP SIDING

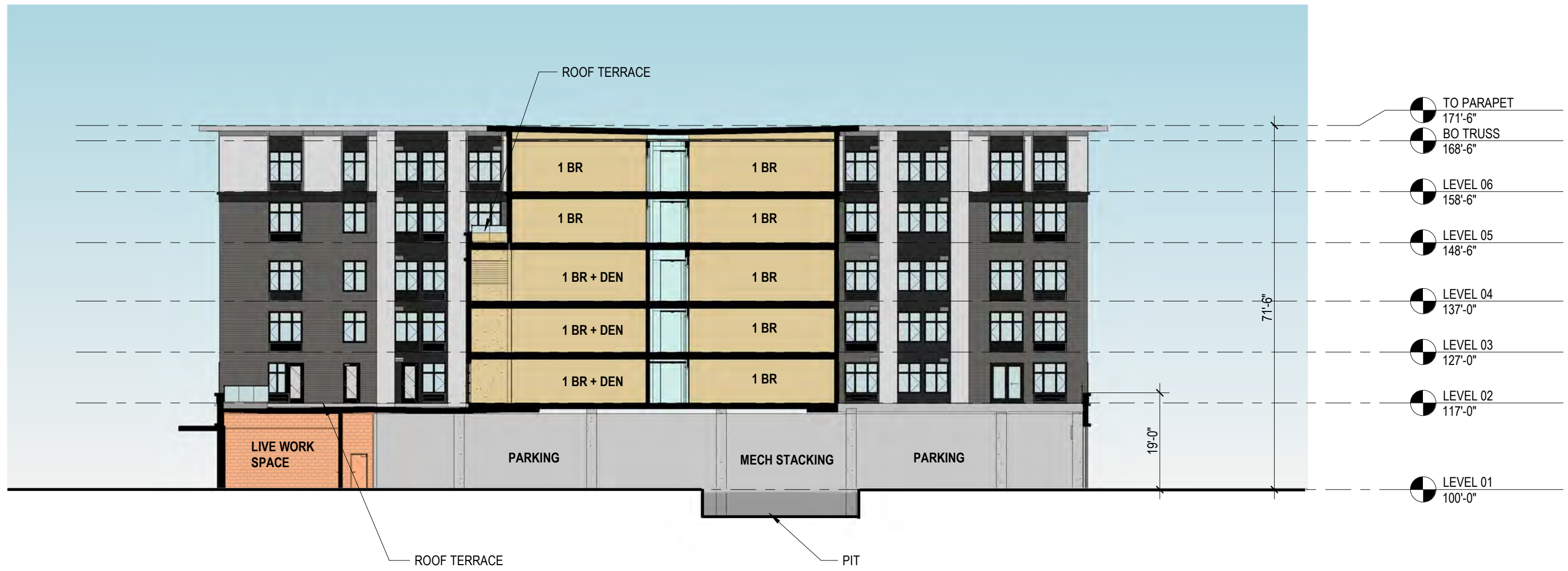
NORTH ELEVATION

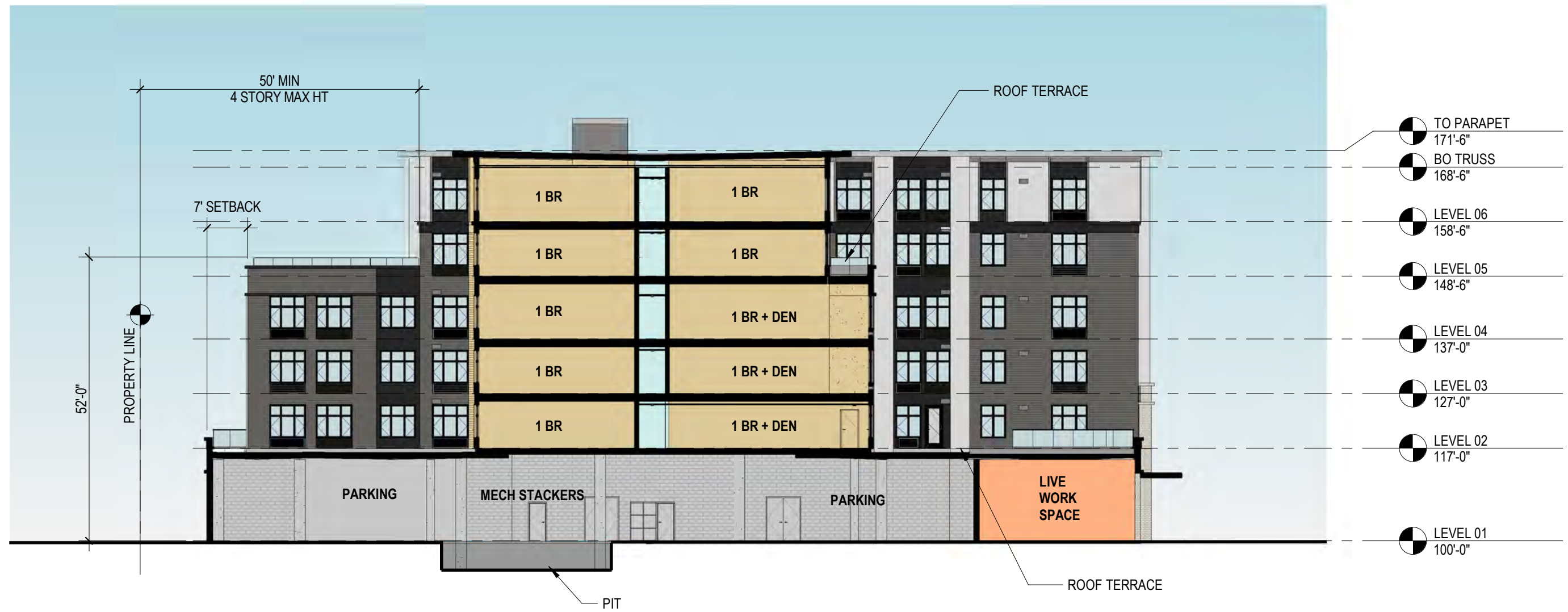
FIBER CEMENT PANEL

OPEN METAL GRILLE

BRICK MASONRY



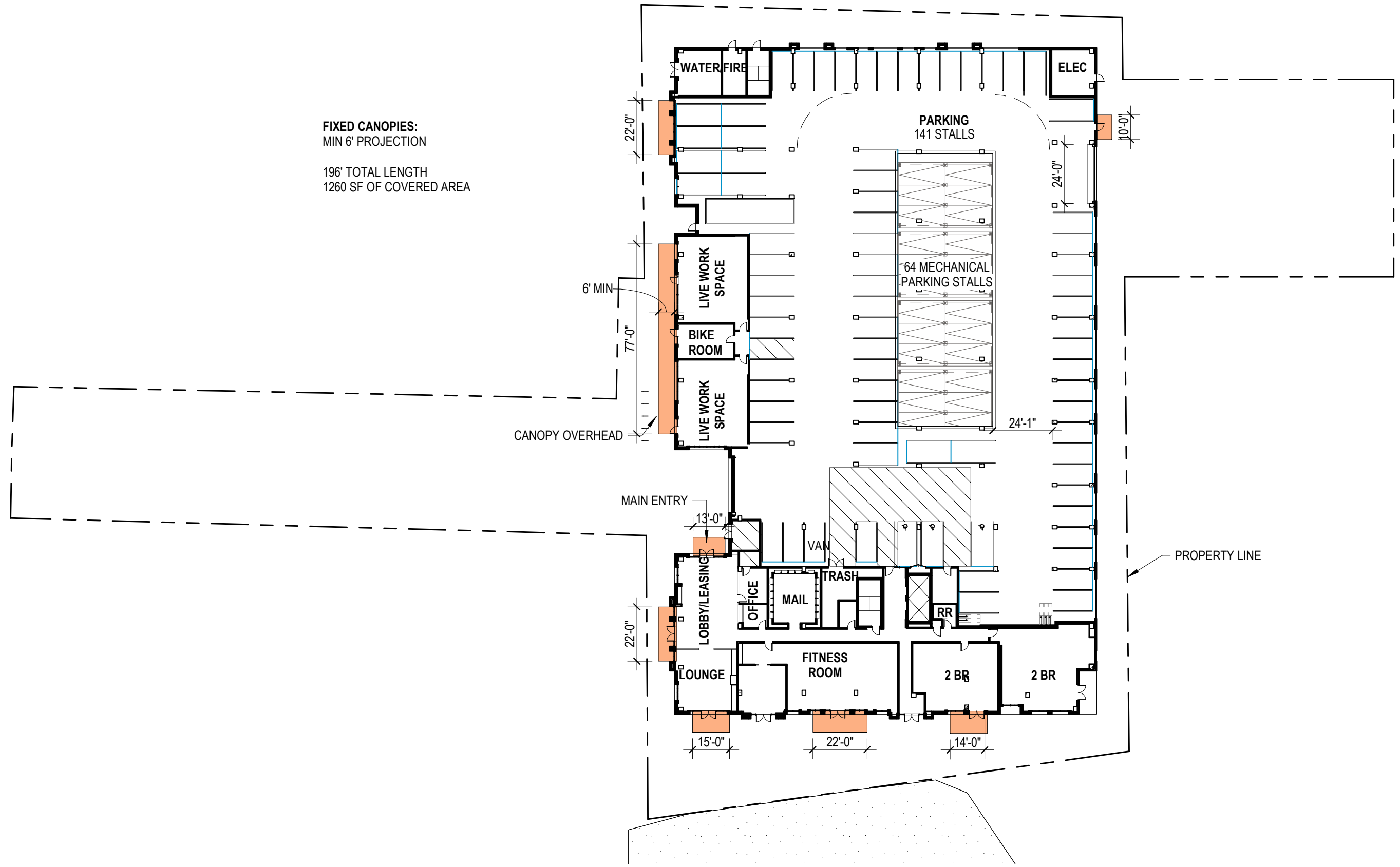








FIXED CANOPIES:
 MIN 6' PROJECTION
 196' TOTAL LENGTH
 1260 SF OF COVERED AREA



UPPER LEVEL WINDOWS

A	39 SF X 46 = 1,794 SF
B	24 SF X 24 = 576 SF
C	28 SF X 24 = 672 SF
D	52 SF X 24 = 1,248 SF
E	32 SF X 6 = 192 SF
F	36 SF X 4 = 144 SF
G	80 SF X 1 = 80 SF

TOTAL 129 = 4,706 SF
WINDOWS

UPPER LEVEL WALL AREA = 14,000 SF
UPPER LEVEL GLAZING = 4,706 SF (=33% GLAZING) - MIN 30% GLAZING REQUIRED

GROUND FLOOR OPENINGS

H	81 SF X 8 = 648 SF
I	50 SF X 4 = 200 SF
J	125 SF X 2 = 250 SF
K	200 SF X 2 = 400 SF
L	24 SF X 1 = 24 SF
M	288 SF X 1 = 288 SF

TOTAL 10 = 1,810 SF
OPENINGS

GROUND FLOOR WALL AREA = 3240 SF
GROUND FLOOR OPENINGS = 1810 SF (=56%) - MIN 50% OPENINGS REQUIRED



UPPER LEVEL WINDOWS

A	38 SF X 27 = 1,026 SF
B	52 SF X 13 = 676 SF
C	24 SF X 30 = 720 SF
D	28 SF X 70 = 1,960 SF

TOTAL 140 = 4,382 SF
WINDOWS

UPPER LEVEL WALL AREA = 14,000 SF
UPPER LEVEL GLAZING = 4,382 SF (=31% GLAZING) - MIN 30% GLAZING REQUIRED

GROUND FLOOR OPENINGS

E	81 SF X 1 = 81 SF
F	50 SF X 1 = 50 SF
G	187 SF X 4 = 748 SF
H	136 SF X 4 = 544 SF
I	220 SF X 1 = 220 SF
J	24 SF X 2 = 48 SF

TOTAL 13 = 1,691 SF
OPENINGS

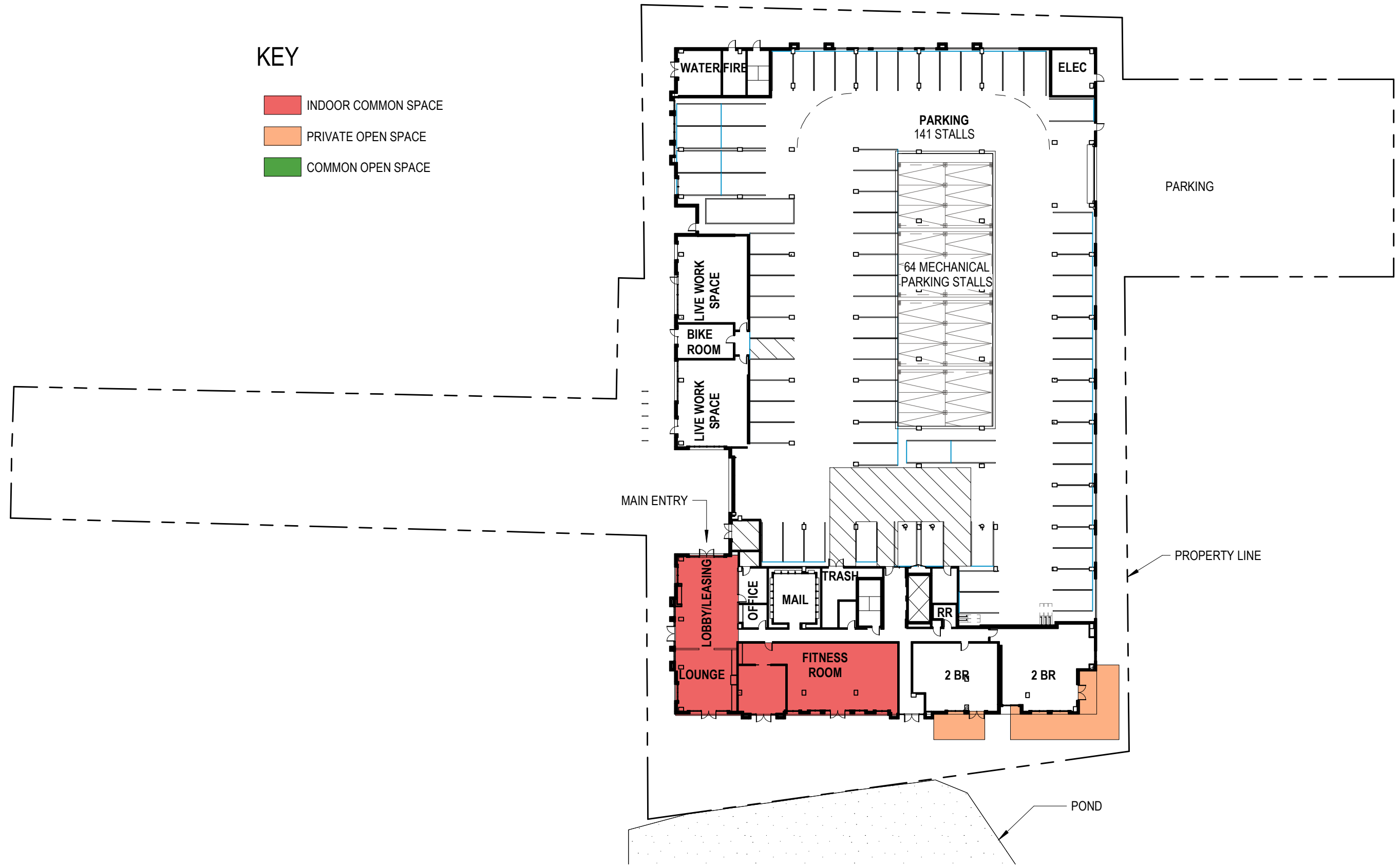
GROUND FLOOR WALL AREA = 3240 SF
GROUND FLOOR OPENINGS = 1691 SF (=52%) - MIN 40% OPENINGS REQUIRED



EAST ELEVATION

KEY

- INDOOR COMMON SPACE
- PRIVATE OPEN SPACE
- COMMON OPEN SPACE






KEY

- INDOOR COMMON SPACE
- PRIVATE OPEN SPACE
- COMMON OPEN SPACE



KEY

-  INDOOR COMMON SPACE
-  PRIVATE OPEN SPACE
-  COMMON OPEN SPACE



KEY

- INDOOR COMMON SPACE
- PRIVATE OPEN SPACE
- COMMON OPEN SPACE



KEY

- INDOOR COMMON SPACE
- PRIVATE OPEN SPACE
- COMMON OPEN SPACE



SUMMARY

REQUIRED - 50 SQFT PER UNIT
178 UNITS 8,900 SF MIN

OUTDOOR OPEN SPACE

UNIT TERRACES (PRIVATE)	4,543 SF
UNIT BALCONIES (PRIVATE)	1,440 SF
COMMON TERRACES (ROOF)	3,440 SF
TOTAL	9,423 SF

NOT COUNTED IN TOTAL REQUIRED SQ FT

COMMON TERRACES (GROUND)	2,598 SF
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INDOOR OPEN SPACE

FITNESS	1,900 SF
CLUB ROOM LEVEL 1	625 SF
CLUB ROOM LEVEL 2	1,300 SF
LOBBY	900 SF
TOTAL	4,725 SF

TOTAL ALL OPEN SPACE 14,148 SF

PARKING

8 TANDEM STALLS	GARAGE
64 MECH. PARKING STALLS	GARAGE
31 STD. STALLS	EXTERIOR
69 STD. STALLS	GARAGE
TOTAL	172 STALLS

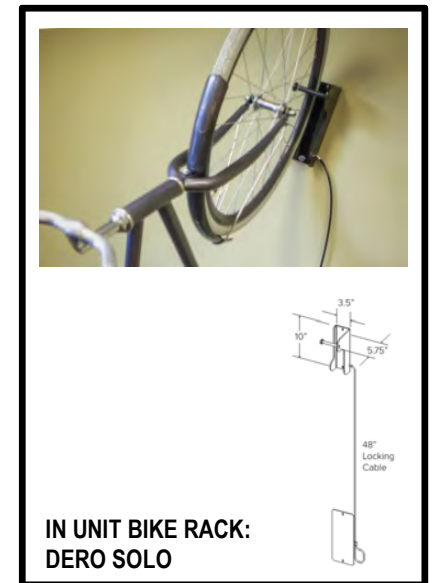
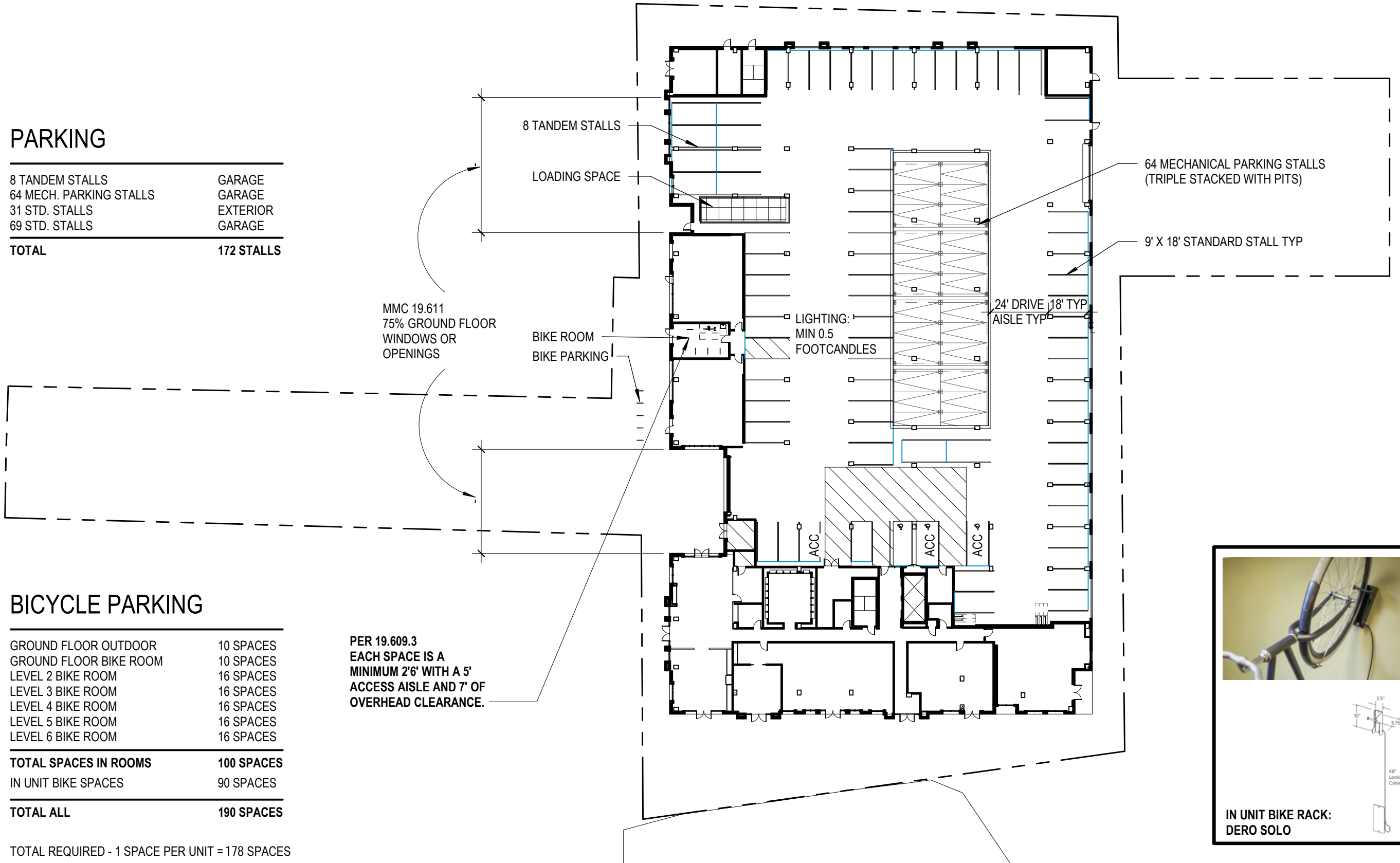
BICYCLE PARKING

GROUND FLOOR OUTDOOR	10 SPACES
GROUND FLOOR BIKE ROOM	10 SPACES
LEVEL 2 BIKE ROOM	16 SPACES
LEVEL 3 BIKE ROOM	16 SPACES
LEVEL 4 BIKE ROOM	16 SPACES
LEVEL 5 BIKE ROOM	16 SPACES
LEVEL 6 BIKE ROOM	16 SPACES

TOTAL SPACES IN ROOMS	100 SPACES
IN UNIT BIKE SPACES	90 SPACES
TOTAL ALL	190 SPACES

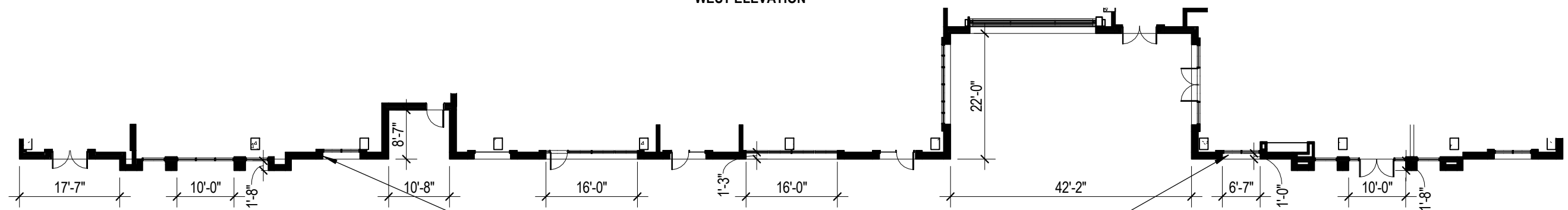
TOTAL REQUIRED - 1 SPACE PER UNIT = 178 SPACES

PER 19.609.3
EACH SPACE IS A
MINIMUM 2'6" WITH A 5'
ACCESS AISLE AND 7' OF
OVERHEAD CLEARANCE.





WEST ELEVATION



MINIMUM 12" OFFSET
EVERY 40' OF FACADE