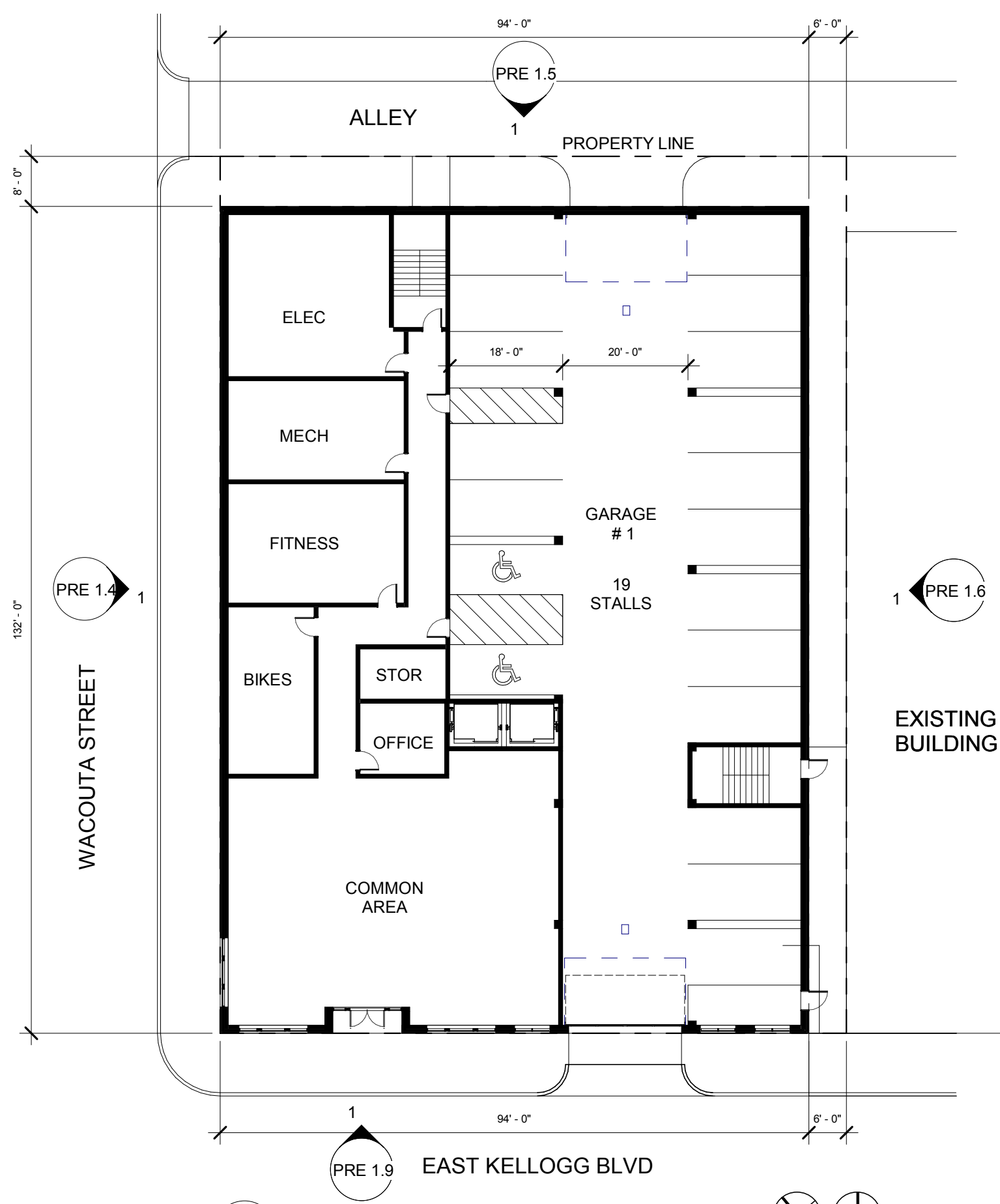
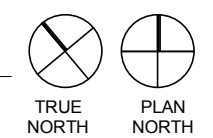


2 **SITE PLAN / FLOOR PLAN - LEVEL 2**  
1" = 20'-0"



1 **SITE PLAN / FLOOR PLAN - LEVEL 1**  
1" = 20'-0"





**SAT image - site context plan**  
NTS

**421 KELLOGG BLVD E. BUILDING RECAP**

**ZONING RECAP**

CURRENT PRIMARY ZONING: B5 - CENTRAL BUSINESS DISTRICT

**SITE\***

TOTAL AREA 14,000 SF  
\*BASED ON ST. PAUL GIS MAP. VERIFY W/ SURVEY

**FAR**

FAR ALLOWED: 5  
70,000 SF  
PROPOSED: 71,889 / 5.13

**PARKING**

PARKING PROVIDED 35 STALLS  
(LEVEL 1 - 19 STALLS, LEVEL 2 - 16 STALLS)

**BUILDING HEIGHT**

PROPOSED 7 STORIES - 75'-0"

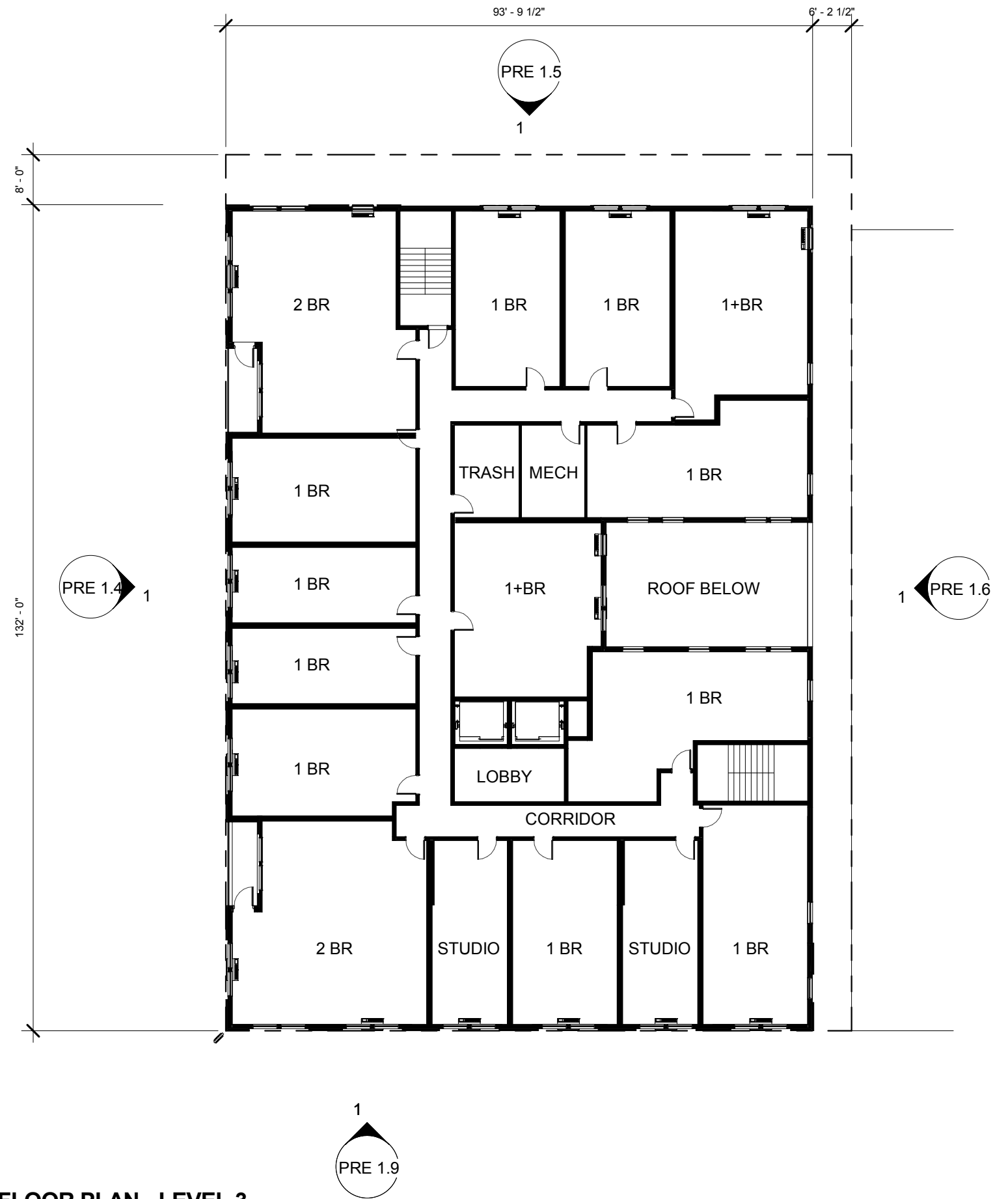
**UNIT RECAP**

| UNIT TYPE     | 1ST      | 2ND       | 3RD - 7TH | TOTAL           |
|---------------|----------|-----------|-----------|-----------------|
| STUDIO        | 0        | 2         | 2         | 12              |
| 1 BDRM        | 0        | 6         | 10        | 56              |
| 1+ BDRM       | 0        | 0         | 2         | 10              |
| 2 BDRM        | 0        | 2         | 2         | 12              |
| <b>TOTAL:</b> | <b>0</b> | <b>10</b> | <b>16</b> | <b>90 UNITS</b> |

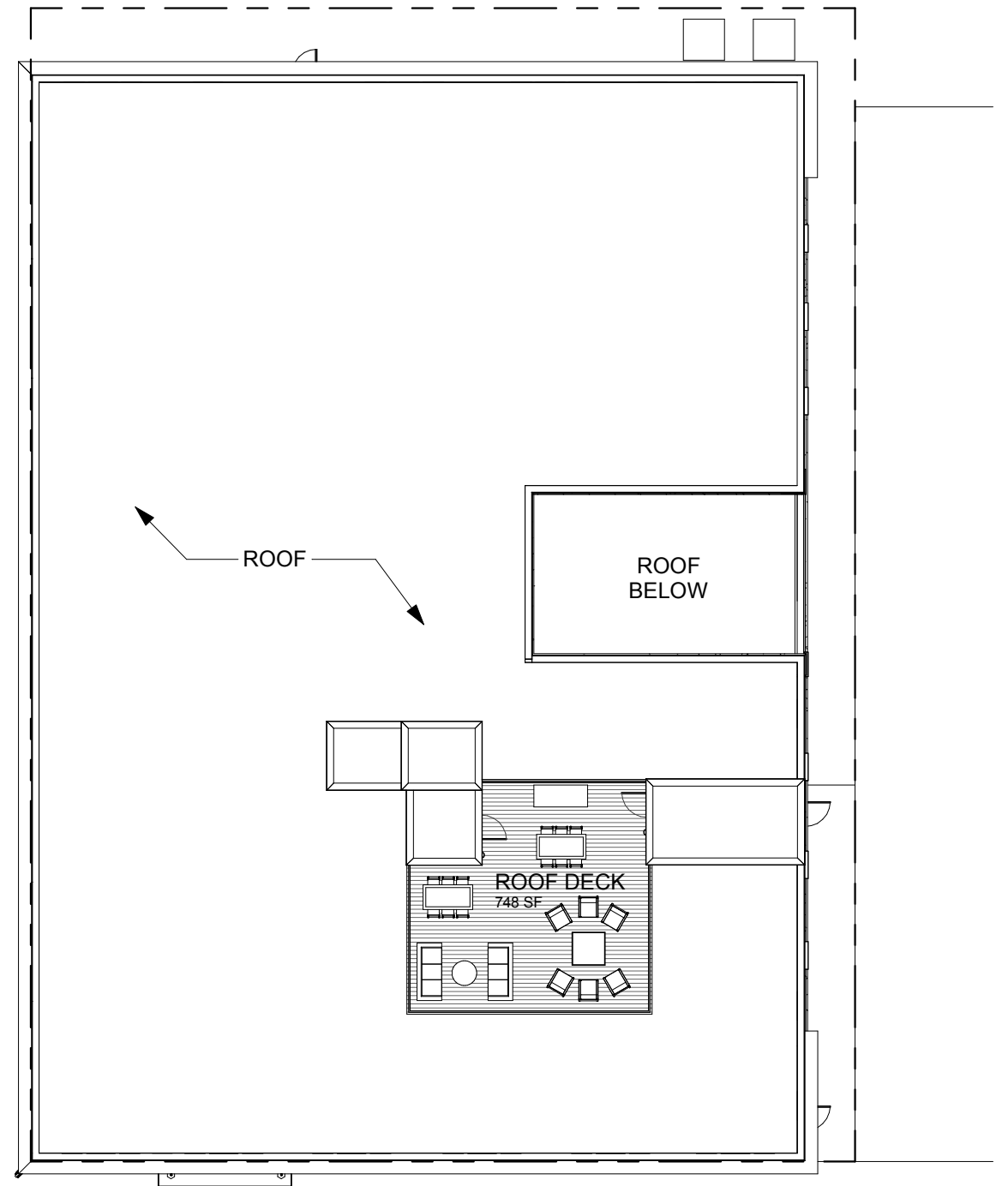
BEDROOMS PER FLOOR = 2nd: 11 bdrms, 3rd-7th: 18 bdrms

UNITS PER FLOOR = 2nd: 10 units, 3rd -7th: 16 units

TOTAL BEDROOMS = 101



**FLOOR PLAN - LEVEL 3**  
1" = 20'-0"



1 HPC - LEVEL 8 - ROOF DECK  
1" = 20'-0"



T.O. ELEV PARAPET  
189' - 10 3/8"

T.O. STAIR TOWER  
186' - 4 3/8"

T.O. PARAPET  
175' - 0"

T.O. ROOF  
174' - 4 3/8"

TRUSS BEARING  
172' - 8 5/8"

9' - 1 1/8"

LEVEL 7  
163' - 7 1/2"

10' - 7 7/8"

LEVEL 6  
152' - 11 5/8"

10' - 7 7/8"

LEVEL 5  
142' - 3 3/4"

10' - 7 7/8"

LEVEL 4  
131' - 7 7/8"

10' - 7 7/8"

LEVEL 3  
121' - 0"

10' - 0"

LEVEL 2  
111' - 0"

11' - 0"

LEVEL 1  
100' - 0"



EXISTING ADJACENT BUILDING

METAL CAP FLASHING

METAL CAP FLASHING

CEMENTITIOUS OR METAL PANEL

METAL CAP FLASHING

BRICK

DECORATIVE LIGHTING

CEMENTITIOUS OR METAL PANEL

BRICK

CAST STONE BAND

ALUMINUM STOREFRONT WINDOWS

DECORATIVE LIGHTING

CAST STONE BASE

**SOUTH EXTERIOR ELEVATION**  
3/32" = 1'-0"







**NORTH EXTERIOR ELEVATION**

3/32" = 1'-0"

T.O. ELEV PARAPET  
 189' - 10 3/8"  
 T.O. STAIR TOWER  
 186' - 4 3/8"  
 T.O. PARAPET  
 175' - 0"  
 T.O. ROOF  
 174' - 4 3/8" ARING  
 172' - 8 5/8"  
 LEVEL 7  
 163' - 7 1/2"  
 LEVEL 6  
 152' - 11 5/8"  
 LEVEL 5  
 142' - 3 3/4"  
 LEVEL 4  
 131' - 7 7/8"  
 LEVEL 3  
 121' - 0"  
 LEVEL 2  
 111' - 0"  
 LEVEL 1  
 100' - 0"

METAL CAP FLASHING  
 CEMENTITIOUS OR METAL PANEL  
 CEMENTITIOUS OR METAL PANEL  
 BRICK  
 CMU

**EAST EXTERIOR ELEVATION**  
 3/32" = 1'-0"