

VICINITY MAP



ARCHITECTURAL DESIGN PLAN NARRATIVE

The applicant has submitted architectural plans as part of this submittal, which address the architectural design for Phase 1B & 2 of the project. This phase consists of six apartment buildings, 28 townhome units, clubhouse, maintenance building, carports, and trash enclosures. The design is consistent with the guidelines established in the PUD Guide, which emphasize the need for an Architectural Design Plan in alignment with Section 4.07.040 of the Town Code, as modified by the approved PUD Guide.

The architectural plans for Phase 1B & 2 are designed to meet the standards and policies outlined in the Eagle Area Community Plan, specifically focusing on visual quality and integrating well with the surrounding residential context. The architecture of the apartment buildings, townhome units, and clubhouse aligns with the requirement to create a cohesive aesthetic that emphasizes sloping roof forms, in harmony with the surrounding residential area.

Building materials will include a mix of stone, wood elements, and cementitious versions of wood to enhance the visual appeal and durability of the structures. These materials are selected to ensure a high-quality finish that respects the local vernacular, while imitation stucco and low-quality materials such as vinyl siding are strictly prohibited. Consistent with the design directives, flat roofs are avoided in favor of sloping roof forms, further blending the buildings into the natural topography of the area.

Overall, Phase 1b & 2 of the development, with its six apartment buildings, 28 townhome units, clubhouse, maintenance, carports, and trash enclosures not only complies with the architectural standards set forth in the PUD Guide but also contributes to the creation of a visually appealing and well-integrated residential community.

UPDATED NARRATIVE PER 12/31/2024
TOWN OF EAGLE DRAFT REVIEW
COMMENTS

RESERVE AT HOCKETT GULCH

EAGLE, COLORADO



General Architectural Standards for Phase 2:

Building Design and Aesthetic

Visual Quality: The design of the buildings in Phase 1B & 2 is consistent with the architectural vision of the Eagle Area Community Plan, reflecting the character of a Western Slope Colorado mountain town. The structures are designed to blend harmoniously with the surrounding environment, providing a high level of visual quality that complements the natural landscape.

Roof Design: All buildings feature sloping rooflines, including gable, hip, and shed roof designs, in accordance with the PUD guidelines. Asymmetrical roof slopes at entry points emphasize architectural interest, while material and color variations enhance the aesthetic quality of the building facades.

Wood Accents: Natural wood accents are incorporated in key architectural elements such as canopy structures at entryways, window features, and balconies, adding warmth and texture to the design.

Materials

Exterior Materials: The material palette includes high-quality, durable materials such as natural stone or faux stone, wood or imitation wood siding, and a three-coat real stucco system. Architectural-grade asphalt shingles and metal roofing accents contribute to both the functionality and aesthetic appeal of the buildings.

Material Consistency: All materials are selected to ensure consistency with the architectural language of the community, avoiding low-quality options like vinyl siding. The use of natural and locally inspired materials further integrates the buildings into the regional context.

Building Orientation and Integration

Topography and Sunlight: The site layout maximizes natural light and scenic views, with buildings generally oriented in an east/west direction. This orientation not only optimizes sun exposure for residents but also responds to the site's natural topography and prevailing wind patterns.

Site Integration: The buildings are carefully integrated into the natural contours of the site, respecting the existing topography. This design approach ensures minimal disturbance to the natural landscape and maximizes the use of outdoor spaces for residents.

Shading and Wind Response: Shadows are cast to the north of the buildings, where adequate setbacks from parking areas are provided. The building orientation also accounts for prevailing wind patterns, with protection from easterly and westerly winds considered in the design.

Landscaping and Open Space

Snow Management: Landscape areas are thoughtfully placed around the perimeter of the buildings to handle snow shedding from roof areas, ensuring safety and usability during winter months.

Vegetation and Open Space: Existing landscaping is preserved as much as possible, with limited disturbance to native grasses and vegetation. Adequate open spaces are provided throughout the site, creating an inviting and ventilated environment for residents.

Scale and Context

Scale Consistency: The scale of the apartment buildings, townhome units, and clubhouse is consistent with the PUD guidelines approved for the project. This ensures that the development remains in harmony with the surrounding area, both in terms of size and massing.

Community Integration: The overall development of Phase 2 is designed to be sympathetic to the surrounding residential uses, integrating well with both the natural and built environments, creating a cohesive and attractive community for its residents.

Architectural Detail:

All building entrances are visible from the parking areas within the PUD. Entry points are identified by a sloped canopy element at ground level consisting of a solid stone base with stone cap at a seat height, exposed cedar columns and roof structure. Portions of the building that contain the entries are sided with white and wood look lap siding and a stone base on the ground floor. Window canopy elements cover windows above the entry point for each specific pod of units. Between the entries where balconies and apartment unit living spaces are located normally has blue lap siding. Balcony elements contain similar exposed wood columns and roof structure as the entry canopy. Railings on the balconies are metal. All mechanical equipment is adequately screened from public view.

Storage Unit/Bike Storage Summary					
Direct MF Building, 396 bedrooms, results in 198 long term and short term storage units +2 = 200 long term spots					
Long Term Bike Storage Unit					
	Exterior Building Storage	Interior Building Storage	Unit Balcony	Unit Patio	Total
Building 6	2	24	24	12	62
Building 7	1	6	12	6	25
Building 8	0	11	12	6	29
Building 9	4	24	24	12	64
Building 10	4	18	18	9	49
Building 11	0	0	12	6	18
Total	11	83	102	51	247

Garage Units (Townhomes) exempt from calculation

NOTE: STORAGE CLOSETS ARE LOCATED WITHIN THE INTERIOR OF THE BUILDINGS ADJACENT TO THE UNIT ENTRY DOORS AND ON THE GROUND FLOOR AT THE END OF BUILDINGS 6, 9, AND 10. SEE MDP 2.09 FOR LAYOUTS

Building Height:

The building building height is regulated by the PUD Guide and all buildings comply with the building height maximum of 45' for the apartment and 35' for the 28 for townhome units, & 35' the maintenance and clubhouse buildings.

Building Mass and Orientation:

The building mass is broken up to add interest to the facade with depth and color differences. The roof line shifts to create interest in form and break up long single slopes. All buildings have sloping roof forms of gable, hip, or shed with different pitches for variation.

Building Materials:

The building materials comply with the list of acceptable materials are provided in the PUD Guide. The roofs will have architectural asphalt shingles and metal accent roofing. Facades will have stone and fiber cement siding with fiber cement accent trim. The clubhouse is a mix of stone, fiber cement lap siding, and fiber cement trim. Railings will be painted metal or pre-finished aluminum. A variety of colors and finishes are provided in order to have a variety on each building and throughout the PUD. All colors are subtle and in earth tone colors. No high intensity colors are proposed.

Plastics:

No plastic materials are proposed.

Utility Connections:

All utilities are provided below grade and connections are made in accordance with the utility company requirements.

Trash Receptacles:

Trash and recycling facilities have been provided throughout the property. All of the facilities are bear proof and enclosed. The design and intent of the trash enclosures is carried over from Phase 1 to ensure consistency across the site.

Screening:

A natural wood fence with black posts is provided to conceal all HVAC equipment. Keeping the natural earthtones of the project while minimizing exposure to the tenants visual sight lines. See Plans and Elevations for locations. Electrical equipment, transformers, and similar facilities to be screened from public view per methods as indicated within the ADP.

ARCHITECTURAL DESIGN PLAN NARRATIVE

HOCKETT GULCH APTS. (PHASE 1B & 2)

DATE: 02/07/2025

PROJECT No: 5962

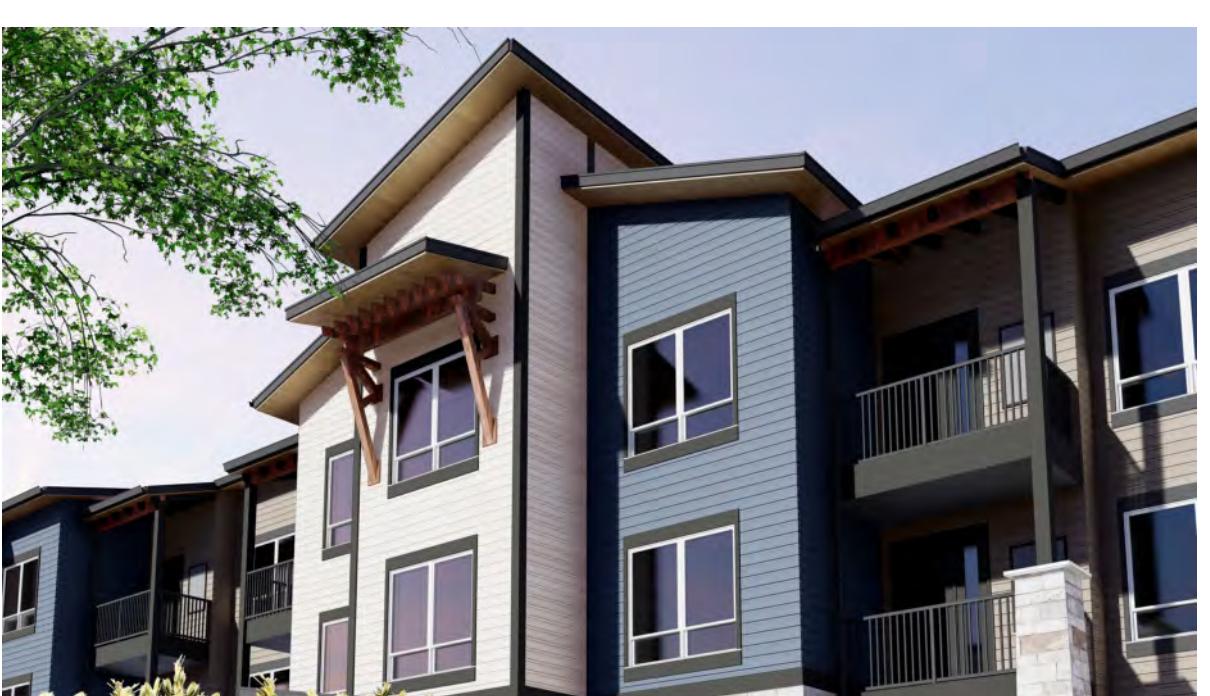
MDP-0.00



DRAWING INDEX

MDP	
MDP-0.00	ARCHITECTURAL DESIGN PLAN NARRATIVE
MDP-0.01	DRAWING INDEX
MDP-0.02	PREVAILING WINDS & VIEWS
MDP-0.03	SOLAR STUDY
MDP-1.01	SITE PLAN
MDP-1.02	ENLARGED SITE PLAN
MDP-2.01	BUILDING #6 FLOOR PLANS
MDP-2.02	BUILDING #7 FLOOR PLANS
MDP-2.03	BUILDING #8 FLOOR PLANS
MDP-2.04	BUILDING #9 FLOOR PLANS
MDP-2.05	BUILDING #10 FLOOR PLANS
MDP-2.06	BUILDING #11 FLOOR PLANS
MDP-2.07	BUILDINGS #12-14 FLOOR PLANS
MDP-2.08	BUILDING #15 FLOOR PLANS
MDP-2.09	STORAGE PLANS
MDP-2.10	CLUBHOUSE FLOOR PLAN
MDP-2.11	CLUBHOUSE BREEZE BLOCK WALL
MDP-3.01	UNIT S1
MDP-3.02	UNIT A1
MDP-3.03	UNIT A2
MDP-3.04	UNIT A3
MDP-3.05	UNIT B1
MDP-3.06	UNIT B2
MDP-3.07	UNIT D1
MDP-3.08A	TOWNHOME UNITS
MDP-3.08B	TOWNHOME UNITS
MDP-4.00A	MATERIAL AND COLOR LEGEND - APARTMENTS
MDP-4.00B	MATERIAL AND COLOR LEGEND - TH UNITS
MDP-4.00C	MATERIAL AND COLOR LEGEND - CLUBHOUSE
MDP-4.00D	MATERIAL & COLOR - MAINTENANCE BUILDING
MDP-4.00E	MATERIAL & COLOR - TRASH ENCLOSURE
MDP-4.01A	BUILDING #6 ELEVATIONS
MDP-4.01B	BUILDING #6 ELEVATIONS
MDP-4.02A	BUILDING #7 ELEVATIONS
MDP-4.02B	BUILDING #7 ELEVATIONS
MDP-4.03A	BUILDING #8 ELEVATIONS
MDP-4.03B	BUILDING #8 ELEVATIONS
MDP-4.04A	BUILDING #9 ELEVATIONS
MDP-4.04B	BUILDING #9 ELEVATIONS
MDP-4.05A	BUILDING #10 ELEVATIONS
MDP-4.05B	BUILDING #10 ELEVATIONS
MDP-4.06A	BUILDING #11 ELEVATIONS
MDP-4.06B	BUILDING #11 ELEVATIONS
MDP-4.07A	BUILDING #12 ELEVATIONS
MDP-4.07B	BUILDING #13 ELEVATIONS
MDP-4.07C	BUILDING #14 ELEVATIONS
MDP-4.08A	BUILDING #15 ELEVATIONS
MDP-4.10A	CLUBHOUSE ELEVATIONS
MDP-4.10B	CLUBHOUSE ELEVATIONS
MDP-4.15	MAINTENANCE BUILDING ELEVATIONS
MDP-4.16	CARPORT PLAN AND ELEVATIONS
MDP-E1.03	DEFERRED SUBMITTAL - SITE PLAN PHOTOMETRICS
MDP-E1.04	DEFERRED SUBMITTAL - SITE FIXTURE CUTSHEETS
MDP-E12.01	OMITTED SHEET
Grand total: 54	

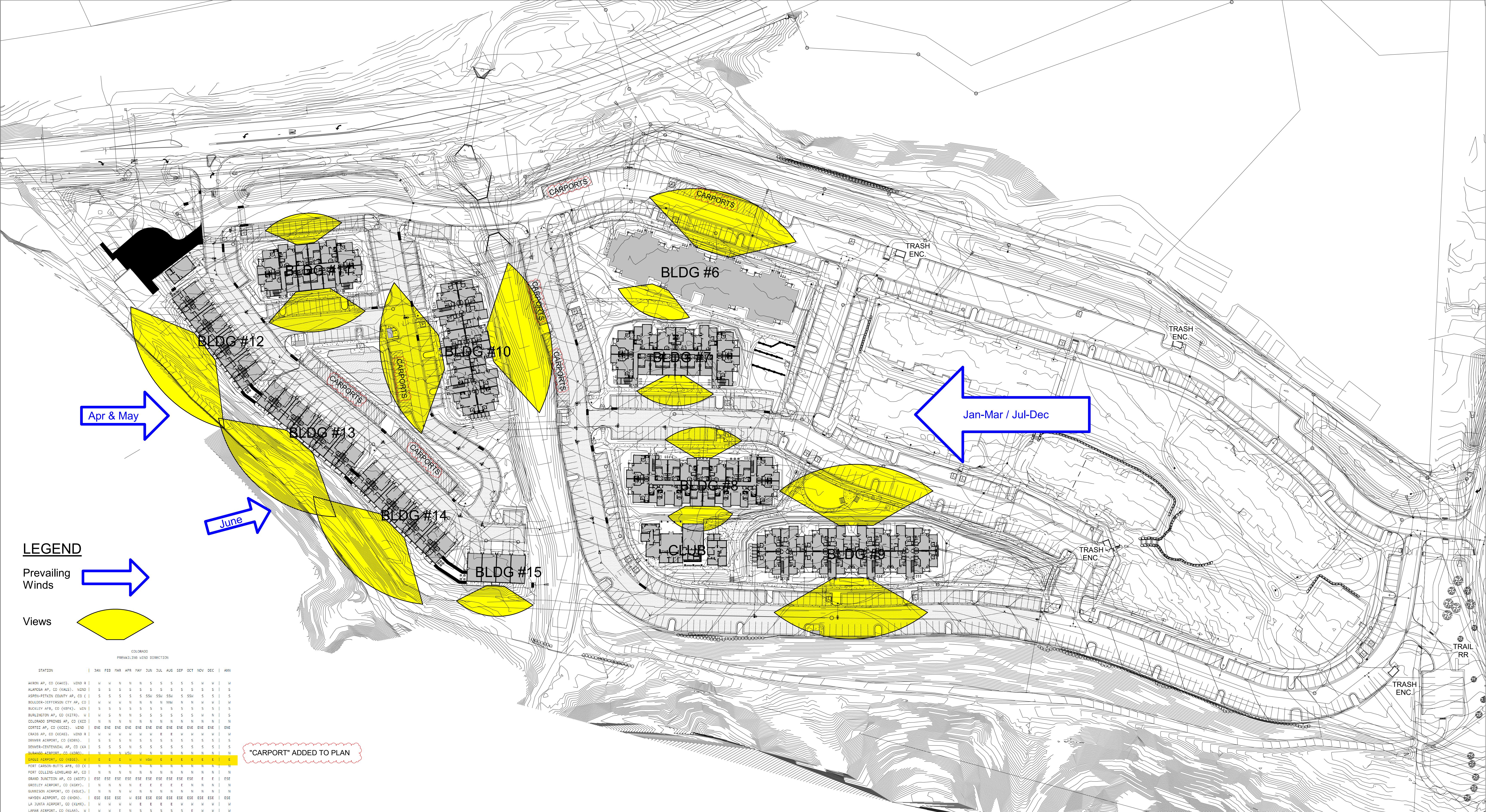
ARCHITECTURAL DESIGN PLANS



DRAWING INDEX HOCKETT GULCH APTS. (PHASE 1B & 2)

DATE: 02/07/2025 PROJECT No: 5962

MDP-0.01



PREVAILING WINDS & VIEWS HOCKETT GULCH APTS. (PHASE 1B & 2)

DATE: 02/07/2025 | PROJECT No: 5962



WINTER SOLSTICE AT 8AM

1" = 100'-0"



WINTER SOLSTICE AT 11AM

1" = 100'-0"



WINTER SOLSTICE AT 4PM

1" = 100'-0"



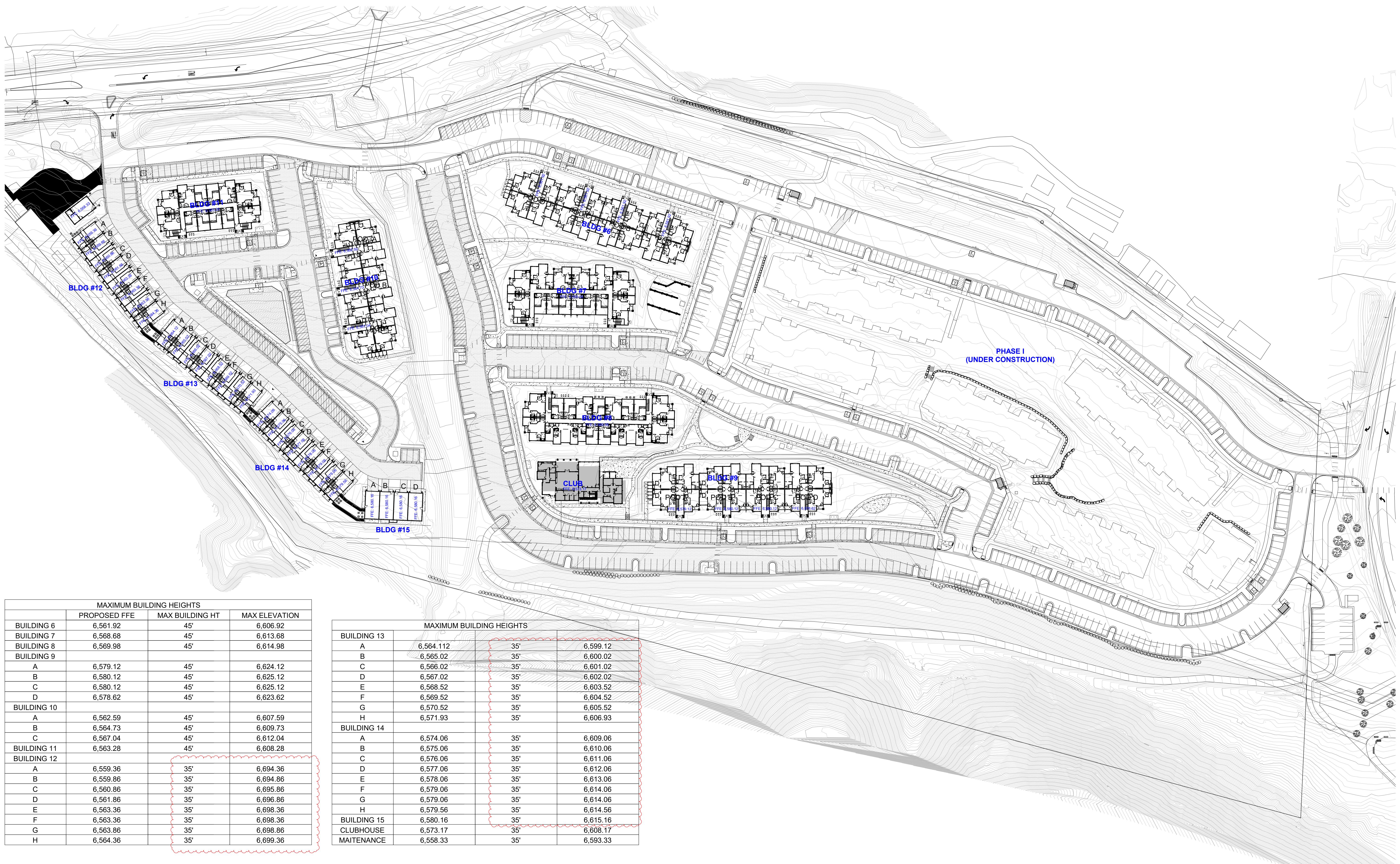
WINTER SOLSTICE AT 1PM

1" = 100'-0"

SOLAR STUDY | HOCKETT GULCH APTS. (PHASE 1B & 2)

DATE: 02/07/2025 | PROJECT No: 5962

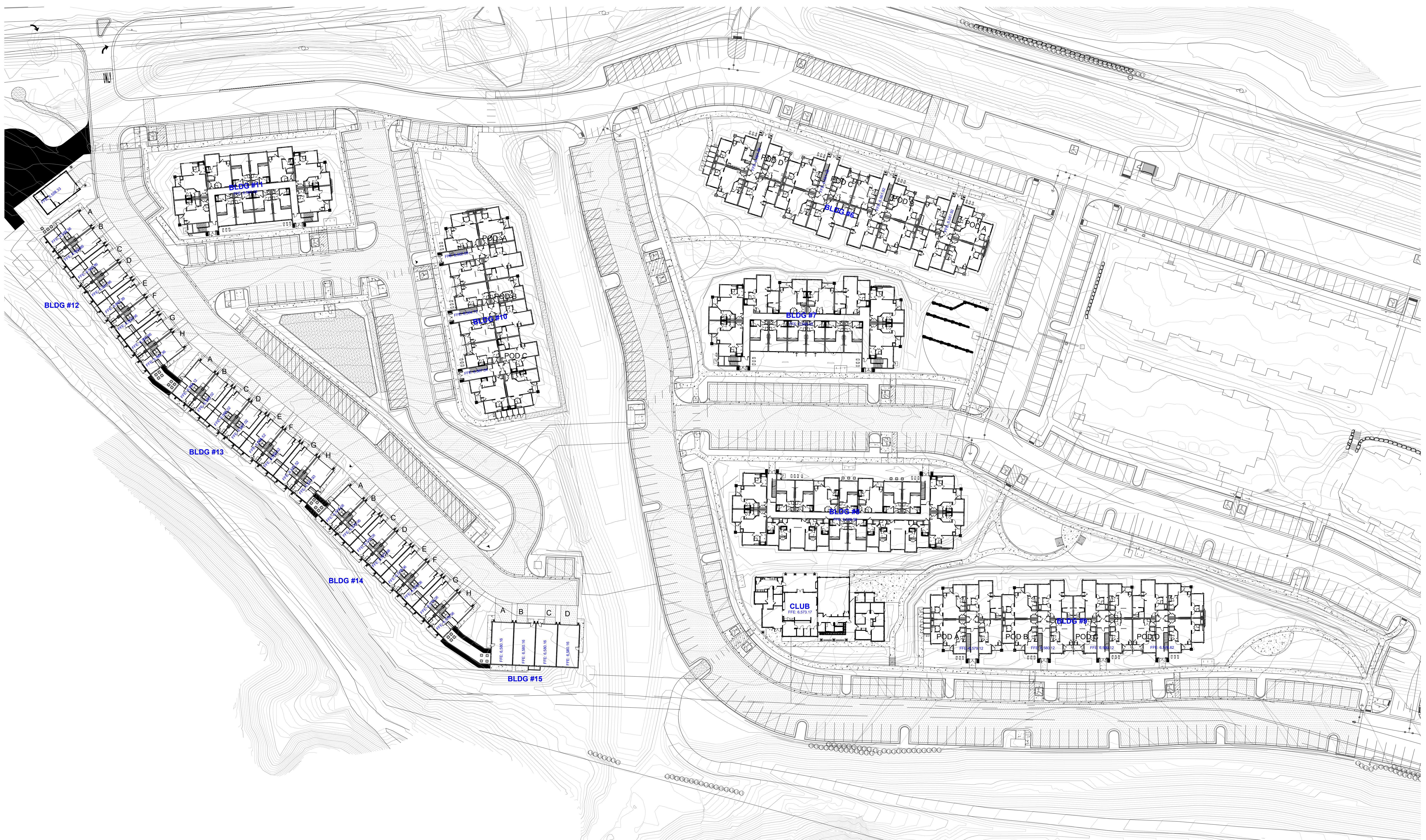
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SITE PLAN | HOCKETT GULCH APTS. (PHASE 1B & 2)

DATE: 02/07/2025

MDP-1.01



BUILDING 6				
Address#	Street Name	Unit Type	Description	Net Rentable Area
6101	Mt. Powell Road	B1-Alt ANSI	2 Bed / 2 Bath - ANSI Type A	958 SF
6102	Mt. Powell Road	B1-Alt	2 Bed / 2 Bath	958 SF
6103	Mt. Powell Road	A1	1 Bed / 1 Bath	677 SF
6104	Mt. Powell Road	B2	2 Bed / 2 Bath	1,010 SF
6105	Mt. Powell Road	B1-Alt	2 Bed / 2 Bath	958 SF
6106	Mt. Powell Road	B1-Alt	2 Bed / 2 Bath	958 SF
6107	Mt. Powell Road	A1	1 Bed / 1 Bath	677 SF
6108	Mt. Powell Road	B2	2 Bed / 2 Bath	1,010 SF
6109	Mt. Powell Road	A1	1 Bed / 1 Bath	677 SF
6110	Mt. Powell Road	B2	2 Bed / 2 Bath	1,010 SF
6111	Mt. Powell Road	B1-Alt	2 Bed / 2 Bath	958 SF
6112	Mt. Powell Road	B1-Alt	2 Bed / 2 Bath	958 SF
6113	Mt. Powell Road	A1	1 Bed / 1 Bath	677 SF
6114	Mt. Powell Road	B2	2 Bed / 2 Bath	1,010 SF
6115	Mt. Powell Road	B1-Alt	2 Bed / 2 Bath	958 SF
6116	Mt. Powell Road	B1-Alt	2 Bed / 2 Bath	958 SF
6201	Mt. Powell Road	B1-Alt	2 Bed / 2 Bath	958 SF
6202	Mt. Powell Road	B1-Alt	2 Bed / 2 Bath	958 SF
6203	Mt. Powell Road	A1	1 Bed / 1 Bath	677 SF
6204	Mt. Powell Road	B2	2 Bed / 2 Bath	1,010 SF
6205	Mt. Powell Road	B1-Alt	2 Bed / 2 Bath	958 SF
6206	Mt. Powell Road	B1-Alt	2 Bed / 2 Bath	958 SF
6207	Mt. Powell Road	A1	1 Bed / 1 Bath	677 SF
6208	Mt. Powell Road	B2	2 Bed / 2 Bath	1,010 SF
6209	Mt. Powell Road	A1	1 Bed / 1 Bath	677 SF
6210	Mt. Powell Road	B2	2 Bed / 2 Bath	1,010 SF
6211	Mt. Powell Road	B1-Alt	2 Bed / 2 Bath	958 SF
6212	Mt. Powell Road	B1-Alt	2 Bed / 2 Bath	958 SF
6213	Mt. Powell Road	A1	1 Bed / 1 Bath	677 SF
6214	Mt. Powell Road	B2	2 Bed / 2 Bath	1,010 SF
6215	Mt. Powell Road	B1-Alt	2 Bed / 2 Bath	958 SF
6216	Mt. Powell Road	B1-Alt	2 Bed / 2 Bath	958 SF
6301	Mt. Powell Road	B1-Alt	2 Bed / 2 Bath	958 SF
6302	Mt. Powell Road	B1-Alt	2 Bed / 2 Bath	958 SF
6303	Mt. Powell Road	A1	1 Bed / 1 Bath	677 SF
6304	Mt. Powell Road	B2	2 Bed / 2 Bath	1,010 SF
6305	Mt. Powell Road	B1-Alt	2 Bed / 2 Bath	958 SF
6306	Mt. Powell Road	B1-Alt	2 Bed / 2 Bath	958 SF
6307	Mt. Powell Road	A1	1 Bed / 1 Bath	677 SF
6308	Mt. Powell Road	B2	2 Bed / 2 Bath	1,010 SF
6309	Mt. Powell Road	A1	1 Bed / 1 Bath	677 SF
6310	Mt. Powell Road	B2	2 Bed / 2 Bath	1,010 SF
6311	Mt. Powell Road	B1-Alt	2 Bed / 2 Bath	958 SF
6312	Mt. Powell Road	B1-Alt	2 Bed / 2 Bath	958 SF
6313	Mt. Powell Road	A1	1 Bed / 1 Bath	677 SF
6314	Mt. Powell Road	B2	2 Bed / 2 Bath	1,010 SF
6315	Mt. Powell Road	B1-Alt	2 Bed / 2 Bath	958 SF
6316	Mt. Powell Road	B1-Alt	2 Bed / 2 Bath	958 SF

BUILDING #6

ADP GROSS BUILDING AREA SCHEDULE - (APARTMENTS) -...

FLOOR LEVEL AREA NAME AREA S.F.

BUILDING #6		
GROUND LEVEL	BALCONY	621 SF
GROUND LEVEL	CORRIDOR	591 SF
GROUND LEVEL	COVERED ENTRY	194 SF
GROUND LEVEL	STAIRS	1,341 SF
GROUND LEVEL	STORAGES	317 SF
GROUND LEVEL	UNITS	14,399 SF
		17,463 SF

LEVEL 2	BALCONY	604 SF
LEVEL 2	CORRIDOR	591 SF
LEVEL 2	STAIRS	1,341 SF
LEVEL 2	STORAGES	127 SF
LEVEL 2	UNITS	14,399 SF
		17,061 SF

LEVEL 3	BALCONY	604 SF
LEVEL 3	CORRIDOR	591 SF
LEVEL 3	STAIRS	228 SF
LEVEL 3	STORAGES	127 SF
LEVEL 3	UNITS	14,399 SF
		15,949 SF
		50,473 SF

0' 5' 10' 20' 30' 60' 90'
SCALE: 1/16" = 1'

BUILDING 6	STUDIO - 5	1 BED - A1	1 BED - A2	1 BED - A3	1 Bed - A3 ANSI TYPE A	3 Bed - A3	2 Bed - B1	2 Bed - B1 Alt	2 Bed - B2	4 BED - CO- LIVING - D1 ANSI TYPE A	4 BED END TOWNHOME - TH2	UNIT TOTALS	BUILDING 6	GROSS BUILDING AREA	
LEVEL 1	-	4	-	-	-	-	-	7	1	4	-	-	18	LEVEL 1	37,463
LEVEL 2	-	4	-	-	-	-	-	8	4	-	-	-	15	LEVEL 2	37,063
LEVEL 3	-	4	-	-	-	-	-	8	4	-	-	-	15	LEVEL 3	15,949
UNITS PER BUILDING	-	12	-	-	-	-	-	23	1	12	-	-	48	UNITS PER BUILDING	
BUILDING UNIT GSF	-	8,724	-	-	-	-	-	23.94	1,008	12,120	-	-	45,696	BUILDING UNIT GSF	50,473

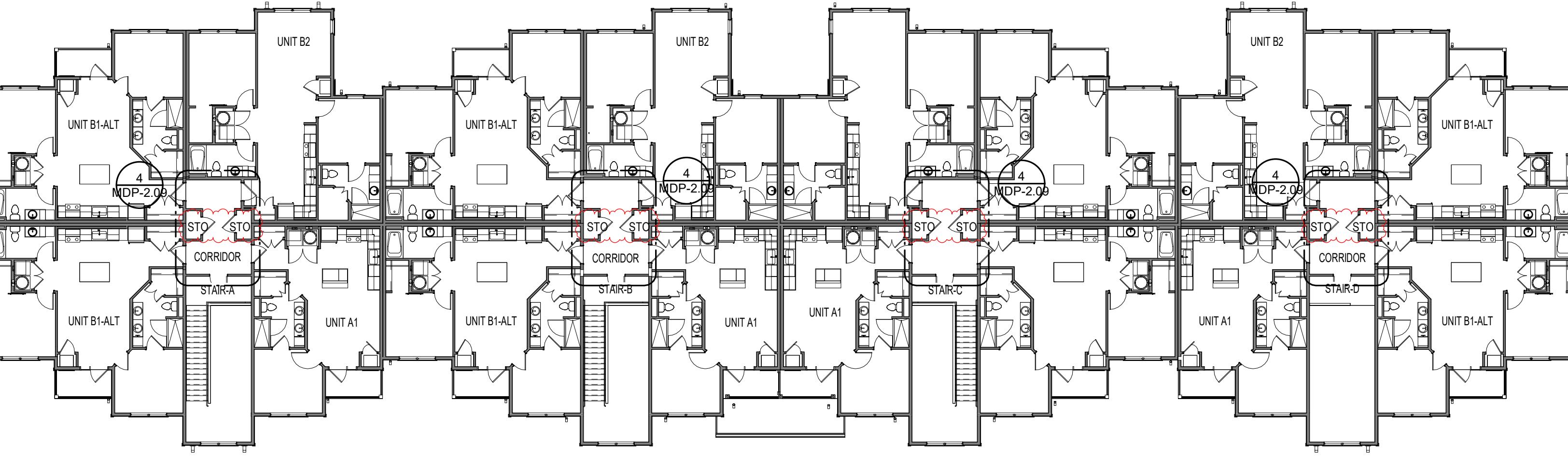
MAXIMUM BUILDING HEIGHTS			
PROPOSED FFE	MAX BUILDING HT	MAX ELEVATION	
BUILDING 6	6,561.92	45'	6,606.92

NOTE: BUILDING 6 IS BROKEN INTO 4 PODS, BUT EACH POD IS AT THE SAME FFE

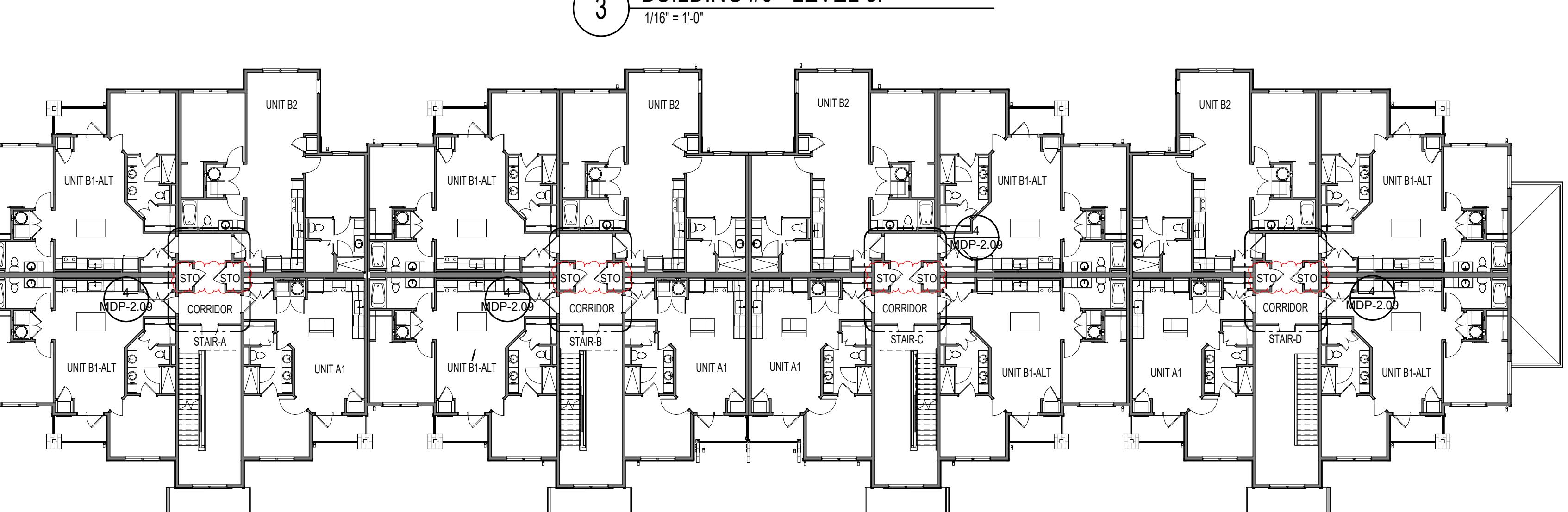
Storage Unit/Bike Storage Summary					
Direct MF Building, 396 bedrooms, results in 198 long term and short term storage units +2 = 200 long term spots					
Long Term Bike Storage Unit					
Exterior Building Storage	Interior Building Storage	Unit Balcony	Unit Patio	Total	
Building 6	2	24	24	12	62
Building 7	1	6	12	6	25
Building 8	0	11	12	6	29
Building 9	4	24	24	12	64
Building 10	4	18	18	9	49
Building 11	0	0	12	6	18
Total	11	83	102	51	247

* Garage Units (Townhomes) exempt from calculation

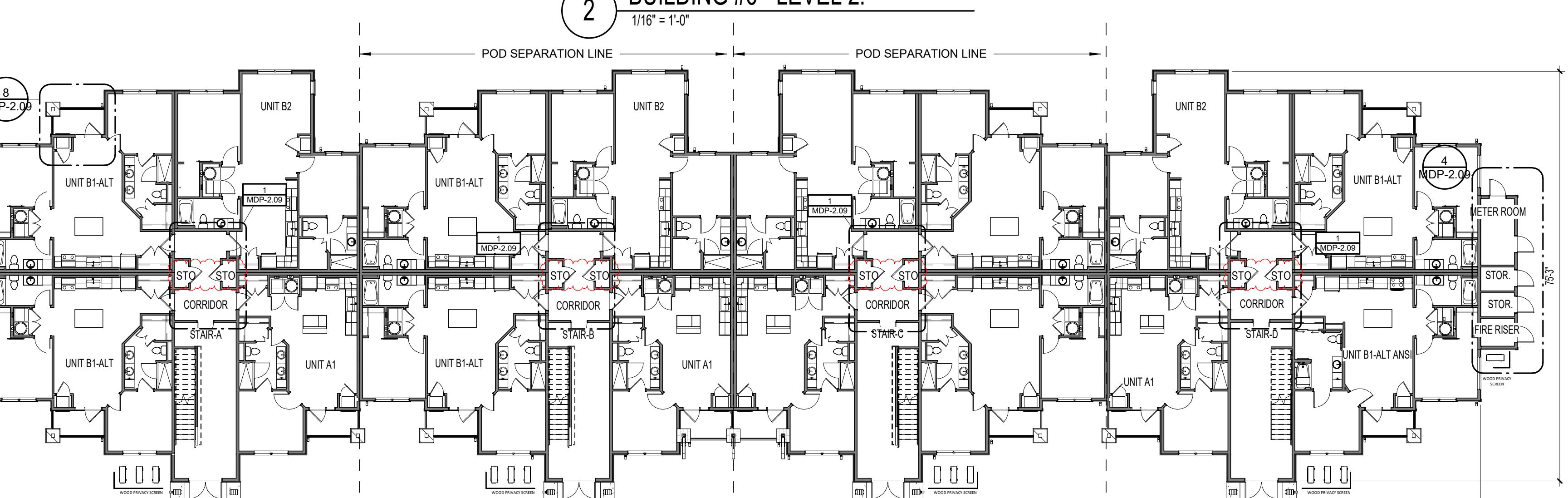
NOTE: STORAGE CLOSETS ARE LOCATED WITHIN THE INTERIOR OF THE BUILDINGS ADJACENT TO THE UNIT ENTRY DOORS AND ON THE GROUND FLOOR AT THE END OF BUILDINGS 6, 9, AND 10. SEE MDP2.09 FOR LAYOUTS



3 BUILDING #6 - LEVEL 3.



2 BUILDING #6 - LEVEL 2.



1 BUILDING #6 - GROUND LEVEL.

BUILDING 7				
Address#	Street Name	Unit Type	Description	Net Rentable Area
7101	Mt. Thomas Road	B1	2 Bed / 2 Bath	958 SF
7102	Mt. Thomas Road	B1	2 Bed / 2 Bath	958 SF
7103	Mt. Thomas Road	S1	Studio	551 SF
7104	Mt. Thomas Road	B2	2 Bed / 2 Bath	1,010 SF
7105	Mt. Thomas Road	S1	Studio	551 SF
7106	Mt. Thomas Road	A3	1 Bed / 1 Bath	784 SF
7107	Mt. Thomas Road	S1	Studio	551 SF
7108	Mt. Thomas Road	A3 ANSI	1 Bed / 1 Bath - ANSI Type A	784 SF
7109	Mt. Thomas Road	S1	Studio	551 SF
7110	Mt. Thomas Road	B2	2 Bed / 2 Bath	1,010 SF
7111	Mt. Thomas Road	S1	Studio	551 SF
7112	Mt. Thomas Road	B1	2 Bed / 2 Bath	958 SF
7113	Mt. Thomas Road	S1	Studio	551 SF
7114	Mt. Thomas Road	B1	2 Bed / 2 Bath	958 SF
Ground Floor				
7201	Mt. Thomas Road	B1	2 Bed / 2 Bath	958 SF
7202	Mt. Thomas Road	B1	2 Bed / 2 Bath	958 SF
7203	Mt. Thomas Road	S1	Studio	551 SF
7204	Mt. Thomas Road	B2	2 Bed / 2 Bath	1,010 SF
7205	Mt. Thomas Road	S1	Studio	551 SF
7206	Mt. Thomas Road	A3	1 Bed / 1 Bath	784 SF
7207	Mt. Thomas Road	S1	Studio	551 SF
7208	Mt. Thomas Road	A3	1 Bed / 1 Bath	784 SF
7209	Mt. Thomas Road	S1	Studio	551 SF
7210	Mt. Thomas Road	B2	2 Bed / 2 Bath	1,010 SF
7211	Mt. Thomas Road	S1	Studio	551 SF
7212	Mt. Thomas Road	B1	2 Bed / 2 Bath	958 SF
7213	Mt. Thomas Road	S1	Studio	551 SF
7214	Mt. Thomas Road	B1	2 Bed / 2 Bath	958 SF
2nd Floor				
7301	Mt. Thomas Road	B1	2 Bed / 2 Bath	958 SF
7302	Mt. Thomas Road	B1	2 Bed / 2 Bath	958 SF
7303	Mt. Thomas Road	S1	Studio	551 SF
7304	Mt. Thomas Road	B2	2 Bed / 2 Bath	1,010 SF
7305	Mt. Thomas Road	S1	Studio	551 SF
7306	Mt. Thomas Road	A3	1 Bed / 1 Bath	784 SF
7307	Mt. Thomas Road	S1	Studio	551 SF
7308	Mt. Thomas Road	A3	1 Bed / 1 Bath	784 SF
7309	Mt. Thomas Road	S1	Studio	551 SF
7310	Mt. Thomas Road	B2	2 Bed / 2 Bath	1,010 SF
7311	Mt. Thomas Road	S1	Studio	551 SF
7312	Mt. Thomas Road	B1	2 Bed / 2 Bath	958 SF
7313	Mt. Thomas Road	S1	Studio	551 SF
7314	Mt. Thomas Road	B1	2 Bed / 2 Bath	958 SF
3rd Floor				

BUILDING #7		
ADP GROSS BUILDING AREA SCHEDULE - (APARTMENTS) -...		
FLOOR LEVEL	AREA NAME	AREA S.F.
BUILDING #7		
GROUND LEVEL	BALCONY	324 SF
GROUND LEVEL	CORRIDOR	1,359 SF
GROUND LEVEL	COVERED ENTRY	143 SF
GROUND LEVEL	STAIRS	447 SF
GROUND LEVEL	STORAGES	98 SF
GROUND LEVEL	UNITS	10,715 SF
LEVEL 2	BALCONY	324 SF
LEVEL 2	CORRIDOR	1,359 SF
LEVEL 2	STAIRS	447 SF
LEVEL 2	UNITS	10,715 SF
LEVEL 3	BALCONY	324 SF
LEVEL 3	CORRIDOR	1,359 SF
LEVEL 3	STAIRS	447 SF
LEVEL 3	UNITS	10,715 SF
12,845 SF		
38,777 SF		
SCALE: 1/16" = 1'		

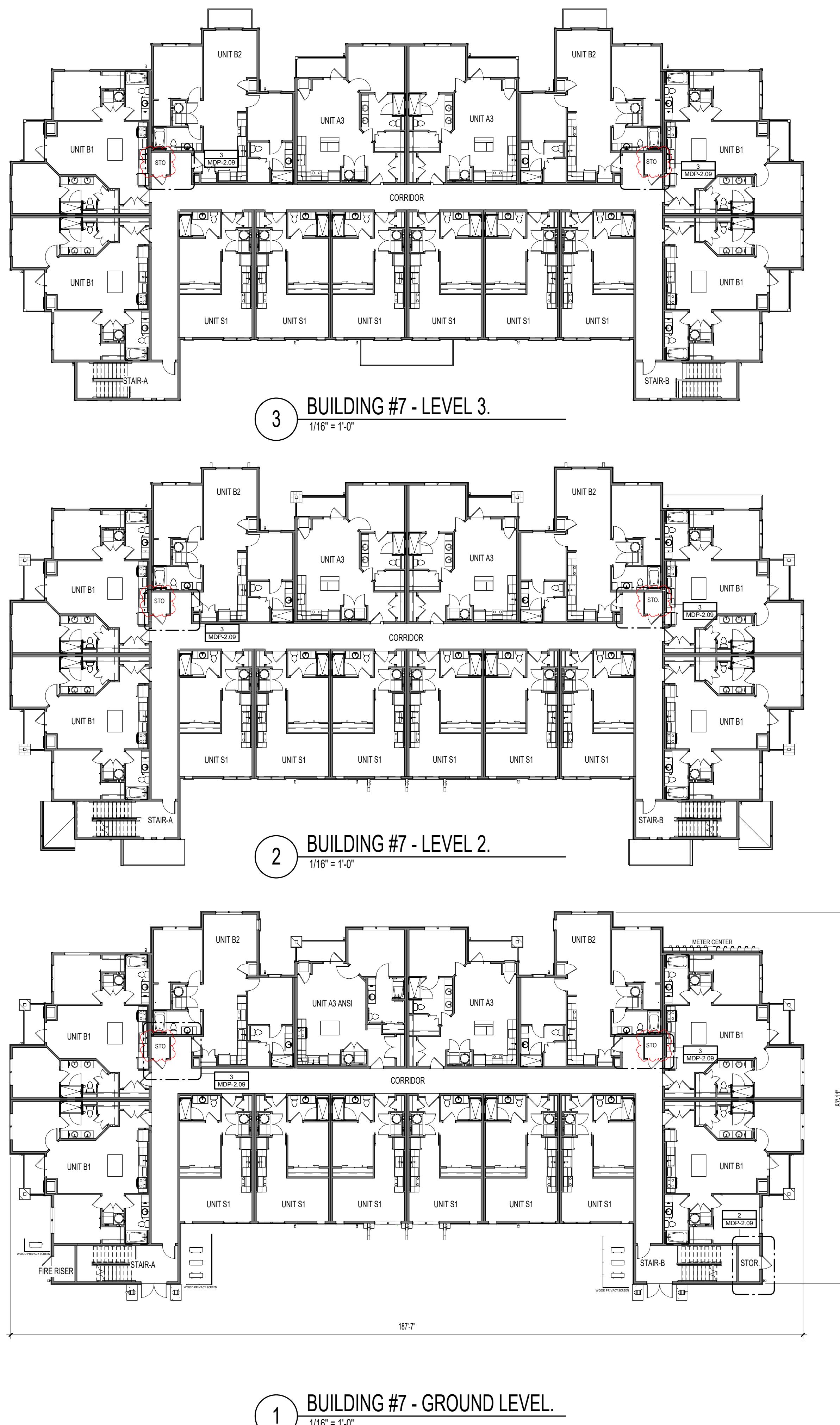
BUILDING 7 - W/ STUDIOS	STUDIO - S	1 BED - A1	1 BED - A2	1 BED - A2 ANSI	1 Bed - A3	1 Bed - A3 ANSI	2 Bed - B1	2 Bed - B1 Alt	2 Bed - B2	2 Bed - B2 Alt	4 BED - CO- LIVING - 01	4 BED MIDDLE	4 BED END	UNIT TOTALS	BUILDING 7 - W/ STUDIOS	GROSS BUILDING AREA	
	STUDIOS	1 BED - A1	1 BED - A2	1 BED - A2 ANSI	1 Bed - A3	1 Bed - A3 ANSI	2 Bed - B1	2 Bed - B1 Alt	2 Bed - B2	2 Bed - B2 Alt	4 BED - CO- LIVING - 01 ANSI TYPE A	UNIT TOWNSOME - TH1	UNIT TOWNSOME - TH2		LEVEL 1	LEVEL 2	LEVEL 3
LEVEL 1	6	-	-	-	1	1	4	-	2	-	-	-	-	54	LEVEL 1	13,007	
LEVEL 2	6	-	-	-	2	2	4	-	2	-	-	-	-	54	LEVEL 2	13,045	
LEVEL 3	6	-	-	-	2	2	4	-	2	-	-	-	-	54	LEVEL 3	13,045	
UNITS PER BUILDING	18	-	-	-	5	1	12	-	6	-	-	-	-	42	UNITS PER BUILDINGS		
BUILDING UNIT GSF	9,508	-	-	-	4,170	854	12,006	-	6,000	-	-	-	-	39,078	BUILDING UNIT GSF	38,777	

MAXIMUM BUILDING HEIGHTS			
BUILDING 7	PROPOSED FFE	MAX BUILDING HT	MAX ELEVATION
BUILDING 7	6,568.68	45'	6,613.68

Storage Unit/Bike Storage Summary				
Direct 1 MF Building, 396 bedrooms, results in 198 long term and short term storage units +2 = 200 long term spots				
Long Term Bike Storage Unit				
Exterior Building Storage	Interior Building Storage	Unit Balcony	Unit Patio	Total
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Building 10	4	18	18	9
Building 11	0	0	12	6
Total	11	83	102	247

* Garage Units (Townhomes) exempt from calculation

NOTE: STORAGE CLOSETS ARE LOCATED WITHIN THE INTERIOR OF THE BUILDINGS ADJACENT TO THE UNIT ENTRY DOORS AND ON THE GROUND FLOOR AT THE END OF BUILDINGS 6, 9, AND 10. SEE MDP2.09 FOR LAYOUTS



BUILDING 8				
Address#	Street Name	Unit Type	Description	Net Rentable Area
8101	Mt. Thomas Road	B1	2 Bed / 2 Bath	958 SF
8102	Mt. Thomas Road	B1	2 Bed / 2 Bath	958 SF
8103	Mt. Thomas Road	S1	Studio	551 SF
8104	Mt. Thomas Road	D1	4 Bed / 4 Bath Co-Living Unit	1,680 SF
8105	Mt. Thomas Road	S1	Studio	551 SF
8106	Mt. Thomas Road	S1	Studio	551 SF
8107	Mt. Thomas Road	A2	1 Bed / 1 Bath	729 SF
8108	Mt. Thomas Road	S1	Studio	551 SF
8109	Mt. Thomas Road	S1	Studio	551 SF
8110	Mt. Thomas Road	D1 ANSI	4 Bed / 4 Bath Co-Living Unit -	1,680 SF
8111	Mt. Thomas Road	A2	1 Bed / 1 Bath	729 SF
8112	Mt. Thomas Road	B1	2 Bed / 2 Bath	958 SF
8113	Mt. Thomas Road	S1	Studio	551 SF
8114	Mt. Thomas Road	B1	2 Bed / 2 Bath	958 SF
8115	Mt. Thomas Road	S1	Studio	551 SF
Ground Floor				
8201	Mt. Thomas Road	B1	2 Bed / 2 Bath	958 SF
8202	Mt. Thomas Road	B1	2 Bed / 2 Bath	958 SF
8203	Mt. Thomas Road	S1	Studio	551 SF
8204	Mt. Thomas Road	D1	4 Bed / 4 Bath Co-Living Unit	1,680 SF
8205	Mt. Thomas Road	S1	Studio	551 SF
8206	Mt. Thomas Road	S1	Studio	551 SF
8207	Mt. Thomas Road	A2	1 Bed / 1 Bath	729 SF
8208	Mt. Thomas Road	S1	Studio	551 SF
8209	Mt. Thomas Road	S1	Studio	551 SF
8210	Mt. Thomas Road	D1	4 Bed / 4 Bath Co-Living Unit	1,680 SF
8211	Mt. Thomas Road	A2	1 Bed / 1 Bath	729 SF
8212	Mt. Thomas Road	B1	2 Bed / 2 Bath	958 SF
8213	Mt. Thomas Road	S1	Studio	551 SF
8214	Mt. Thomas Road	B1	2 Bed / 2 Bath	958 SF
8215	Mt. Thomas Road	S1	Studio	551 SF
2nd Floor				
8301	Mt. Thomas Road	B1	2 Bed / 2 Bath	958 SF
8302	Mt. Thomas Road	B1	2 Bed / 2 Bath	958 SF
8303	Mt. Thomas Road	S1	Studio	551 SF
8304	Mt. Thomas Road	D1	4 Bed / 4 Bath Co-Living Unit	1,680 SF
8305	Mt. Thomas Road	S1	Studio	551 SF
8306	Mt. Thomas Road	S1	Studio	551 SF
8307	Mt. Thomas Road	A2	1 Bed / 1 Bath	729 SF
8308	Mt. Thomas Road	S1	Studio	551 SF
8309	Mt. Thomas Road	S1	Studio	551 SF
8310	Mt. Thomas Road	D1	4 Bed / 4 Bath Co-Living Unit	1,680 SF
8311	Mt. Thomas Road	A2	1 Bed / 1 Bath	729 SF
8312	Mt. Thomas Road	B1	2 Bed / 2 Bath	958 SF
8313	Mt. Thomas Road	S1	Studio	551 SF
8314	Mt. Thomas Road	B1	2 Bed / 2 Bath	958 SF
8315	Mt. Thomas Road	S1	Studio	551 SF
3rd Floor				

BUILDING #8
ADP GROSS BUILDING AREA SCHEDULE - (APARTMENTS) -...

FLOOR LEVEL AREA NAME AREA S.F.

BUILDING #8

GROUND LEVEL BALCONY 303 SF

GROUND LEVEL CORRIDOR 1,114 SF

GROUND LEVEL COVERED ENTRY 145 SF

GROUND LEVEL STAIRS 476 SF

GROUND LEVEL STORAGES 58 SF

GROUND LEVEL UNITS 12,537 SF

LEVEL 2 BALCONY 303 SF

LEVEL 2 CORRIDOR 1,114 SF

LEVEL 2 STAIRS 476 SF

LEVEL 2 STORAGES 77 SF

LEVEL 2 UNITS 12,517 SF

LEVEL 3 BALCONY 303 SF

LEVEL 3 CORRIDOR 1,114 SF

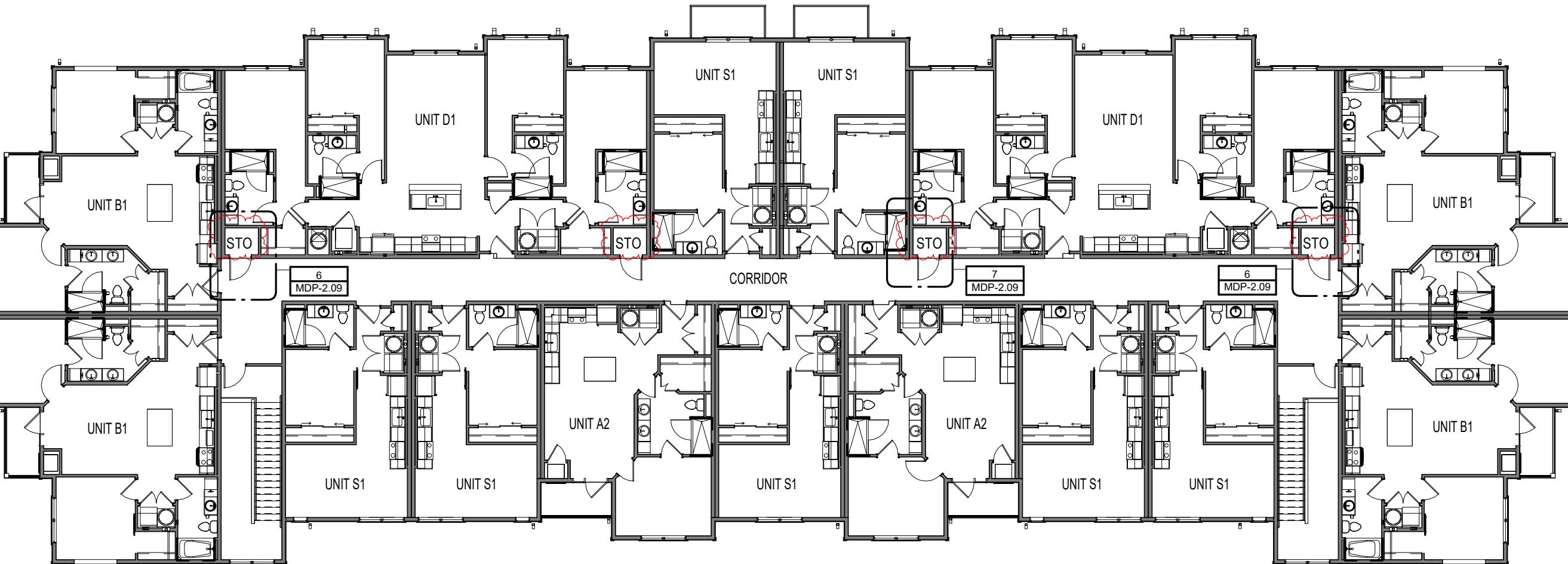
LEVEL 3 STAIRS 476 SF

LEVEL 3 STORAGES 77 SF

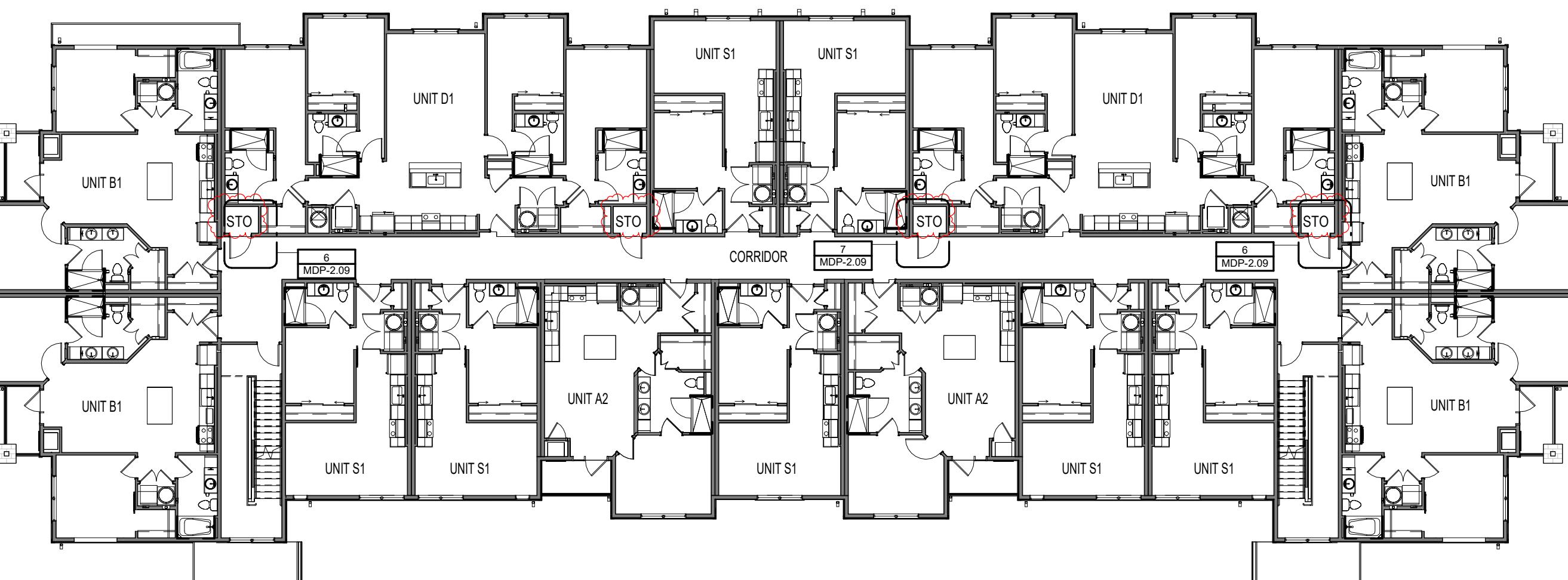
LEVEL 3 UNITS 12,517 SF

14,488 SF
43,609 SF

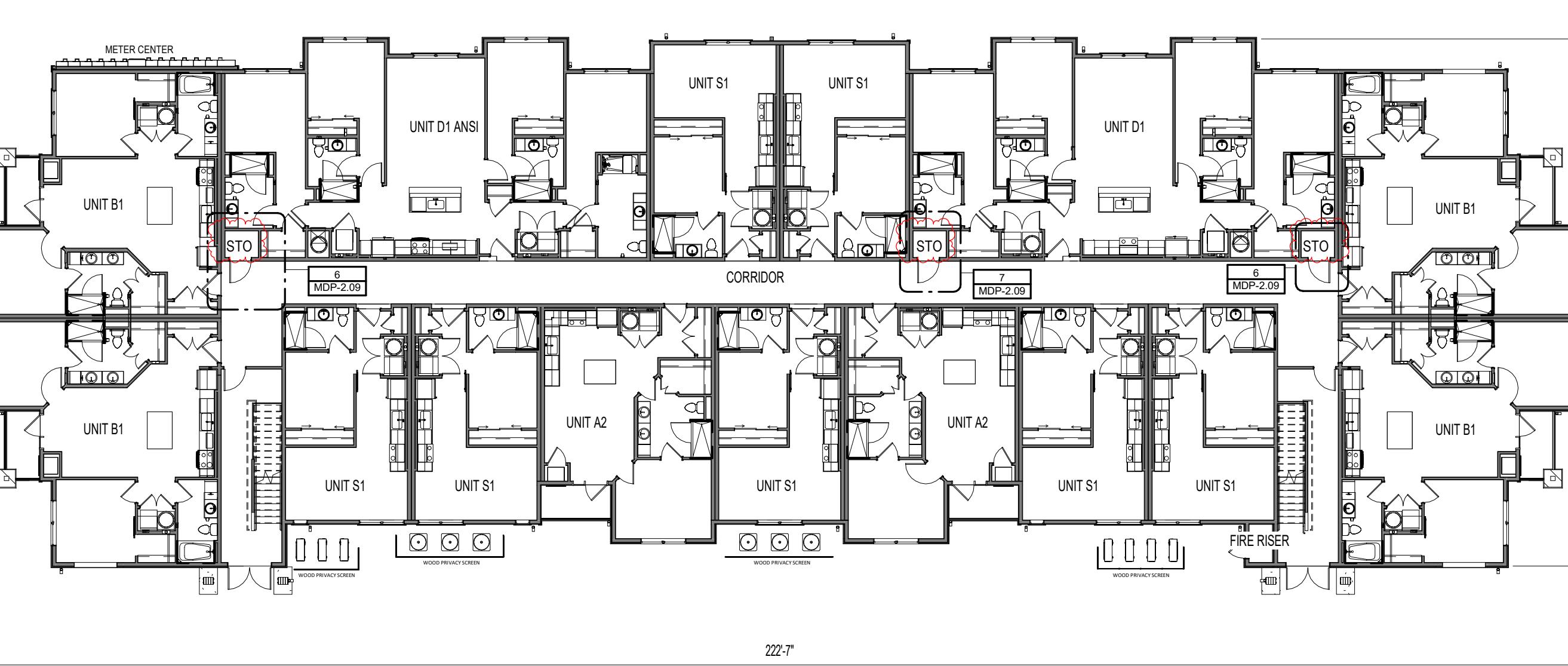
0' 5' 10' 20' 30' 60' 90'
SCALE: 1/16" = 1'



3
1/16" = 1'-0"



2
1/16" = 1'-0"



1
1/16" = 1'-0"

BUILDING 8 W/ CO-WORKING & STUDIOS	STUDIO - 5	1 BED - A1	1 BED - A2	1 BED - A3	1 BED - A3 ANSI	1 Bed - A3 Type A	2 Bed - B1	2 Bed - B1 Alt	2 Bed - B2	2 Bed - B2 Alt	4 BED - CO-LIVING - DS	4 BED MIDDLE	4 BED END	UNIT TOTALS	BUILDING 8 W/ CO-WORKING & STUDIOS	GROSS BUILDING AREA
	11,571	4574	-	-	-	-	4	-	-	-	4	1	-	-	45	45
LEVEL 1	7	-	3	-	-	-	4	-	-	-	4	1	-	-	45	14,488
LEVEL 2	7	-	2	-	-	-	4	-	-	-	2	-	-	-	15	14,488
LEVEL 3	7	-	2	-	-	-	4	-	-	-	2	-	-	-	15	14,488
UNITS PER BUILDING	21	-	6	-	-	-	12	-	-	-	5	1	-	-	45	43,609
BUILDING UNIT GSF	11,571	-	4574	-	-	-	12,006	-	-	-	8,400	1,680	-	-	36,432	43,609

MAXIMUM BUILDING HEIGHTS			
	PROPOSED FFE	MAX BUILDING HT	MAX ELEVATION
BUILDING 8	6,569.98	45'	6,614.98

Storage Unit/Bike Storage Summary					
Direct MF Building, 396 bedrooms, results in 198 long term and short term storage units +2 = 200 long term spots					
Long Term Bike Storage Unit					
Building 6	2	24	24	12	62
Building 7	1	6	12	6	25
Building 8	0	11	12	6	29
Building 9	4	24	24	12	64
Building 10	4	18	18	9	49
Building 11	0	0	12	6	18
Total	11	83	102	51	247

* Garage Units (Townhomes) exempt from calculation

NOTE: STORAGE CLOSETS ARE LOCATED WITHIN THE INTERIOR OF THE BUILDINGS ADJACENT TO THE UNIT ENTRY DOORS AND ON THE GROUND FLOOR AT THE END OF BUILDINGS 6, 9, AND 10. SEE MDP2.09 FOR LAYOUTS

BUILDING #8 FLOOR PLANS | HOCKETT GULCH APTS. (PHASE 1B & 2)

DATE: 02/07/2025 | PROJECT No: 5962

MDP-2.03

BUILDING 9				
Address#	Street Name	Unit Type	Description	Net Rentable Area
9101	Mt. Eve Road	B1-Alt ANSI	2 Bed / 2 Bath - ANSI Type A	958 SF
9102	Mt. Eve Road	B1-Alt	2 Bed / 2 Bath	958 SF
9103	Mt. Eve Road	A1	1 Bed / 1 Bath	677 SF
9104	Mt. Eve Road	B2	2 Bed / 2 Bath	1,010 SF
9105	Mt. Eve Road	A1	1 Bed / 1 Bath	677 SF
9106	Mt. Eve Road	A1	1 Bed / 1 Bath	677 SF
9107	Mt. Eve Road	A1	1 Bed / 1 Bath	677 SF
9108	Mt. Eve Road	B2	2 Bed / 2 Bath	1,010 SF
9109	Mt. Eve Road	A1	1 Bed / 1 Bath	677 SF
9110	Mt. Eve Road	B2	2 Bed / 2 Bath	1,010 SF
9111	Mt. Eve Road	B1-Alt	2 Bed / 2 Bath	958 SF
9112	Mt. Eve Road	B1-Alt	2 Bed / 2 Bath	958 SF
9113	Mt. Eve Road	A1	1 Bed / 1 Bath	677 SF
9114	Mt. Eve Road	B2	2 Bed / 2 Bath	1,010 SF
9115	Mt. Eve Road	B1-Alt	2 Bed / 2 Bath	958 SF
9116	Mt. Eve Road	B1-Alt	2 Bed / 2 Bath	958 SF
9201	Mt. Eve Road	B1-Alt	2 Bed / 2 Bath	958 SF
9202	Mt. Eve Road	B1-Alt	2 Bed / 2 Bath	958 SF
9203	Mt. Eve Road	A1	1 Bed / 1 Bath	677 SF
9204	Mt. Eve Road	B2	2 Bed / 2 Bath	1,010 SF
9205	Mt. Eve Road	A1	1 Bed / 1 Bath	677 SF
9206	Mt. Eve Road	A1	1 Bed / 1 Bath	677 SF
9207	Mt. Eve Road	A1	1 Bed / 1 Bath	677 SF
9208	Mt. Eve Road	B2	2 Bed / 2 Bath	1,010 SF
9209	Mt. Eve Road	A1	1 Bed / 1 Bath	677 SF
9210	Mt. Eve Road	B2	2 Bed / 2 Bath	1,010 SF
9211	Mt. Eve Road	B1-Alt	2 Bed / 2 Bath	958 SF
9212	Mt. Eve Road	B1-Alt	2 Bed / 2 Bath	958 SF
9213	Mt. Eve Road	A1	1 Bed / 1 Bath	677 SF
9214	Mt. Eve Road	B2	2 Bed / 2 Bath	1,010 SF
9215	Mt. Eve Road	B1-Alt	2 Bed / 2 Bath	958 SF
9216	Mt. Eve Road	B1-Alt	2 Bed / 2 Bath	958 SF
9301	Mt. Eve Road	B1-Alt	2 Bed / 2 Bath	958 SF
9302	Mt. Eve Road	B1-Alt	2 Bed / 2 Bath	958 SF
9303	Mt. Eve Road	A1	1 Bed / 1 Bath	677 SF
9304	Mt. Eve Road	B2	2 Bed / 2 Bath	1,010 SF
9305	Mt. Eve Road	A1	1 Bed / 1 Bath	677 SF
9306	Mt. Eve Road	A1	1 Bed / 1 Bath	677 SF
9307	Mt. Eve Road	A1	1 Bed / 1 Bath	677 SF
9308	Mt. Eve Road	B2	2 Bed / 2 Bath	1,010 SF
9309	Mt. Eve Road	A1	1 Bed / 1 Bath	677 SF
9310	Mt. Eve Road	B2	2 Bed / 2 Bath	1,010 SF
9311	Mt. Eve Road	B1-Alt	2 Bed / 2 Bath	958 SF
9312	Mt. Eve Road	B1-Alt	2 Bed / 2 Bath	958 SF
9313	Mt. Eve Road	A1	1 Bed / 1 Bath	677 SF
9314	Mt. Eve Road	B2	2 Bed / 2 Bath	1,010 SF
9315	Mt. Eve Road	B1-Alt	2 Bed / 2 Bath	958 SF
9316	Mt. Eve Road	B1-Alt	2 Bed / 2 Bath	958 SF

BUILDING #9
ADP GROSS BUILDING AREA SCHEDULE - (APARTMENTS) -...

FLOOR LEVEL AREA NAME AREA S.F.

BUILDING #9		
GROUND LEVEL	BALCONY	621 SF
GROUND LEVEL	CORRIDOR	591 SF
GROUND LEVEL	COVERED ENTRY	194 SF
GROUND LEVEL	STAIRS	1,341 SF
GROUND LEVEL	STORAGES	297 SF
GROUND LEVEL	UNITS	13,838 SF
		16,882 SF

LEVEL 2		
BALCONY	621 SF	
CORRIDOR	591 SF	
STAIRS	1,341 SF	
STORAGES	127 SF	
UNITS	13,838 SF	
	16,518 SF	

LEVEL 3		
BALCONY	621 SF	
CORRIDOR	591 SF	
STAIRS	228 SF	
STORAGES	127 SF	
UNITS	13,838 SF	
	15,406 SF	
	48,806 SF	

0' 5' 10' 20' 30' 60' 90'
SCALE: 1/16" = 1'

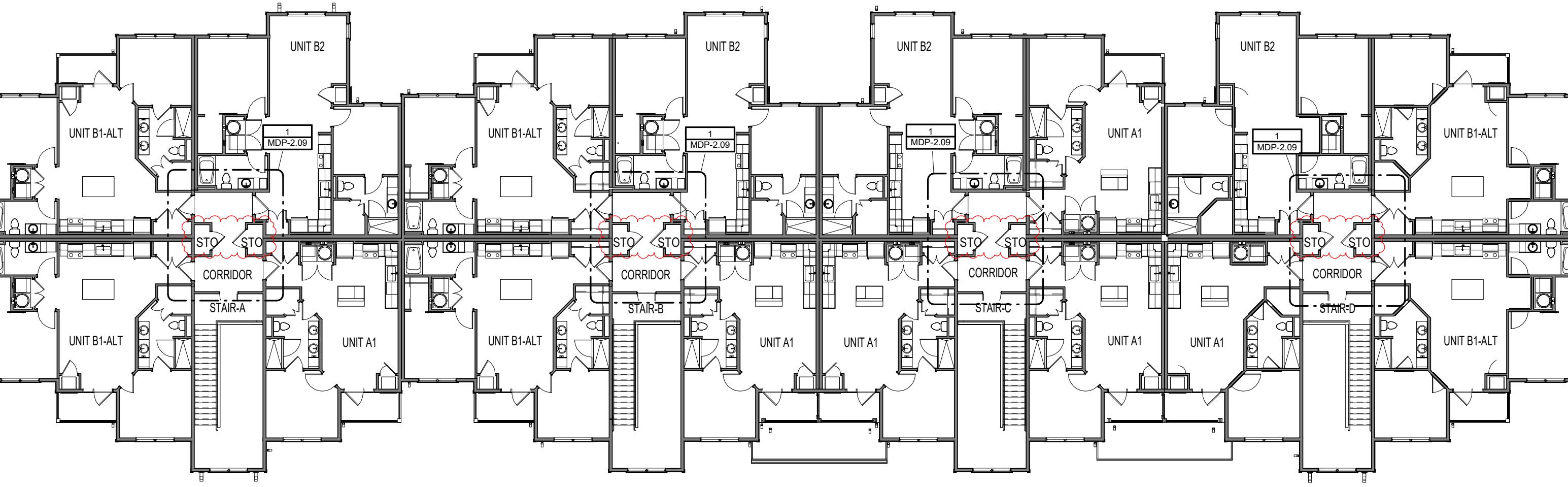
BUILDING 9	STUDIO - 5	1 BED - A1	1 BED - A2	1 BED - A3	1 Bed - A3 ANSI	1 Bed - A3	2 Bed - B1	2 Bed - B1 Alt	2 Bed - B2	2 Bed - B2	4 BED - CO- LIVING - 01	4 BED - CO- LIVING - 01 ANSI TYPE A	4 BED MIDDLE	4 BED END	UNIT TOTALS	BUILDING 9	GROSS BUILDING AREA
LEVEL 1	-	6	-	-	-	-	-	-	5	1	4	-	-	-	-	LEVEL 1	16,882
LEVEL 2	-	6	-	-	-	-	-	-	6	4	-	-	-	-	-	LEVEL 2	16,518
LEVEL 3	-	6	-	-	-	-	-	-	6	4	-	-	-	-	-	LEVEL 3	15,406
UNITS PER BUILDING	-	18	-	-	-	-	-	-	37	1	12	-	-	-	-	48 UNITS PER BUILDING	48,806
BUILDING UNIT GSF	-	13,085	-	-	-	-	-	-	17,386	1,008	12,120	-	-	-	-	48,806 BUILDING UNIT GSF	48,806

MAXIMUM BUILDING HEIGHTS			
BUILDING 9	PROPOSED FFE	MAX BUILDING HT	MAX ELEVATION
POD A	6,579.12	45'	6,624.12
POD B	6,580.12	45'	6,625.12
POD C	6,580.12	45'	6,625.12
POD D	6,578.62	45'	6,623.62

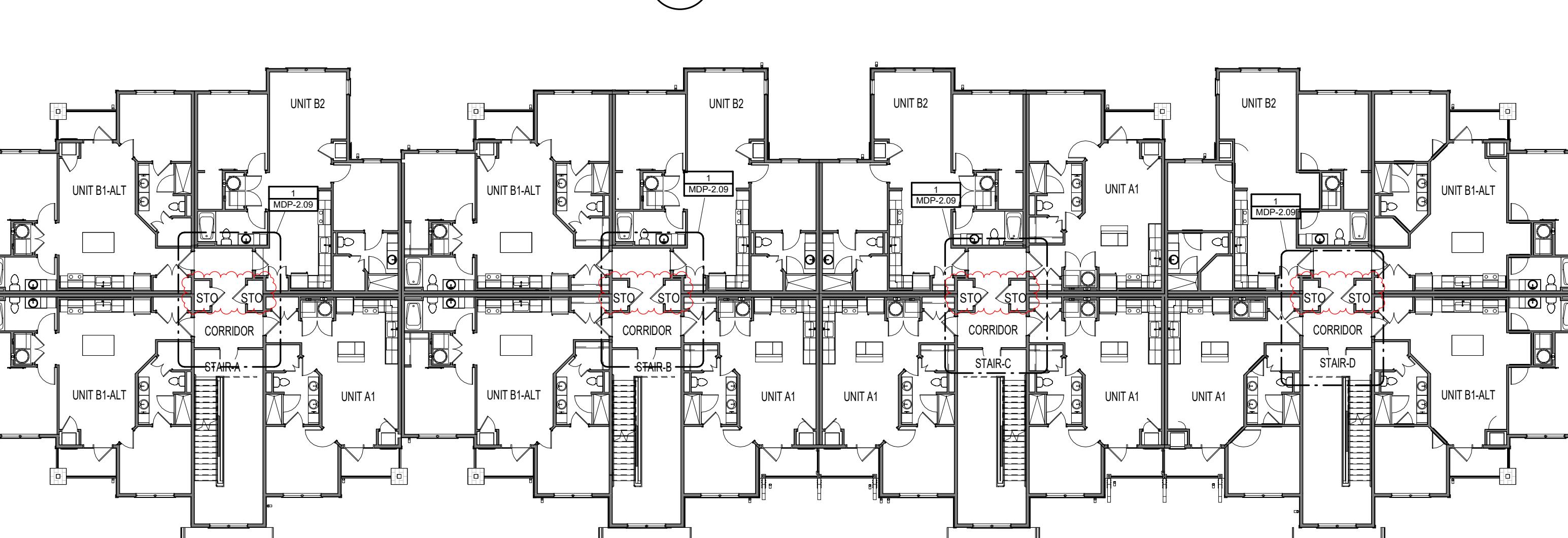
Storage Unit/Bike Storage Summary				
Direct MF Building, 396 bedrooms, results in 198 long term and short term storage units +2 = 200 long term spots				
Long Term Bike Storage Unit				
Exterior Building Storage	Interior Building Storage	Unit Balcony	Unit Patio	Total
Building 6	2	24	24	12
Building 7	1	6	12	6
Building 8	0	11	12	6
Building 9	4	24	24	12
Building 10	4	18	18	9
Building 11	0	0	12	6
Total	11	83	102	51
				247

* Garage Units (townhomes) exempt from calculation

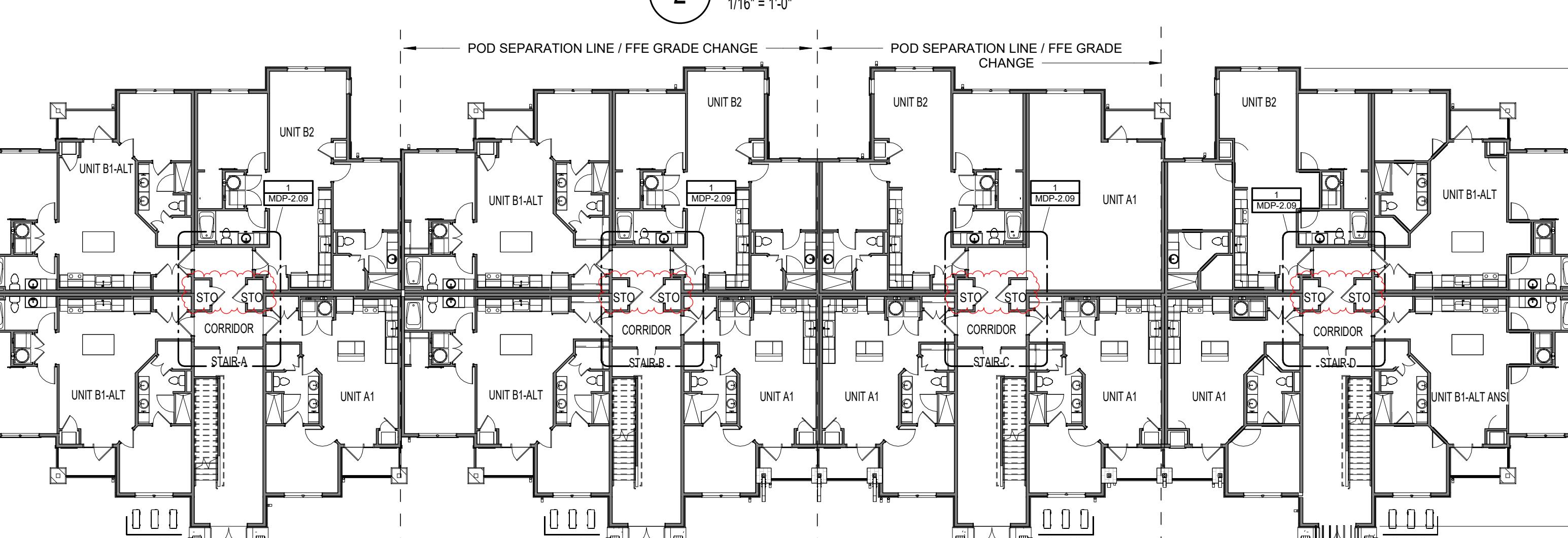
NOTE: STORAGE CLOSETS ARE LOCATED WITHIN THE INTERIOR OF THE BUILDINGS ADJACENT TO THE UNIT ENTRY DOORS AND ON THE GROUND FLOOR AT THE END OF BUILDINGS 6, 9, AND 10. SEE MDP.2.09 FOR LAYOUTS



3 1/16" = 1'0"



2 1/16" = 1'0"



1 1/16" = 1'0"

BUILDING #9 FLOOR PLANS | HOCKETT GULCH APTS. (PHASE 1B & 2)</p

BUILDING 10				
Address#	Street Name	Unit Type	Description	Net Rentable Area
10101	Middle Mountain Road	B1-Alt	2 Bed / 2 Bath	958 SF
10102	Middle Mountain Road	B1-Alt	2 Bed / 2 Bath	958 SF
10103	Middle Mountain Road	A1	1 Bed / 1 Bath	677 SF
10104	Middle Mountain Road	B2	2 Bed / 2 Bath	1,010 SF
10105	Middle Mountain Road	A1	1 Bed / 1 Bath	677 SF
10106	Middle Mountain Road	B2	2 Bed / 2 Bath	1,010 SF
10107	Middle Mountain Road	A1	1 Bed / 1 Bath	677 SF
10108	Middle Mountain Road	A1	1 Bed / 1 Bath	677 SF
10109	Middle Mountain Road	A1	1 Bed / 1 Bath	677 SF
10110	Middle Mountain Road	B2	2 Bed / 2 Bath - ANSI Type A	1,010 SF
10111	Middle Mountain Road	B1-Alt ANSI	2 Bed / 2 Bath - ANSI Type A	958 SF
10112	Middle Mountain Road	B1-Alt	2 Bed / 2 Bath	958 SF
10201	Middle Mountain Road	B1-Alt	2 Bed / 2 Bath	958 SF
10202	Middle Mountain Road	B1-Alt	2 Bed / 2 Bath	958 SF
10203	Middle Mountain Road	A1	1 Bed / 1 Bath	677 SF
10204	Middle Mountain Road	B2	2 Bed / 2 Bath	1,010 SF
10205	Middle Mountain Road	A1	1 Bed / 1 Bath	677 SF
10206	Middle Mountain Road	B2	2 Bed / 2 Bath	1,010 SF
10207	Middle Mountain Road	A1	1 Bed / 1 Bath	677 SF
10208	Middle Mountain Road	A1	1 Bed / 1 Bath	677 SF
10209	Middle Mountain Road	A1	1 Bed / 1 Bath	677 SF
10210	Middle Mountain Road	B2	2 Bed / 2 Bath	1,010 SF
10211	Middle Mountain Road	B1-Alt	2 Bed / 2 Bath	958 SF
10212	Middle Mountain Road	B1-Alt	2 Bed / 2 Bath	958 SF
10301	Middle Mountain Road	B1-Alt	2 Bed / 2 Bath	958 SF
10302	Middle Mountain Road	B1-Alt	2 Bed / 2 Bath	958 SF
10303	Middle Mountain Road	A1	1 Bed / 1 Bath	677 SF
10304	Middle Mountain Road	B2	2 Bed / 2 Bath	1,010 SF
10305	Middle Mountain Road	A1	1 Bed / 1 Bath	677 SF
10306	Middle Mountain Road	B2	2 Bed / 2 Bath	1,010 SF
10307	Middle Mountain Road	A1	1 Bed / 1 Bath	677 SF
10308	Middle Mountain Road	A1	1 Bed / 1 Bath	677 SF
10309	Middle Mountain Road	A1	1 Bed / 1 Bath	677 SF
10310	Middle Mountain Road	B2	2 Bed / 2 Bath	1,010 SF
10311	Middle Mountain Road	B1-Alt	2 Bed / 2 Bath	958 SF
10312	Middle Mountain Road	B1-Alt	2 Bed / 2 Bath	958 SF

BUILDING #10		
ADP GROSS BUILDING AREA SCHEDULE - (APARTMENTS) -...		
FLOOR LEVEL	AREA NAME	AREA S.F.

BUILDING #10		
GROUND LEVEL	BALCONY	479 SF
GROUND LEVEL	CORRIDOR	443 SF
GROUND LEVEL	COVERED ENTRY	146 SF
GROUND LEVEL	STAIRS	1,005 SF
GROUND LEVEL	STORAGES	273 SF
GROUND LEVEL	UNITS	10,237 SF
LEVEL 2	BALCONY	462 SF
LEVEL 2	CORRIDOR	443 SF
LEVEL 2	STAIRS	1,005 SF
LEVEL 2	STORAGES	95 SF
LEVEL 2	UNITS	10,237 SF
LEVEL 3	BALCONY	462 SF
LEVEL 3	CORRIDOR	443 SF
LEVEL 3	STAIRS	172 SF
LEVEL 3	STORAGES	95 SF
LEVEL 3	UNITS	10,237 SF
11,410 SF		36,238 SF

0' 5' 10' 20' 30' 60' 90'
SCALE: 1/16" = 1'

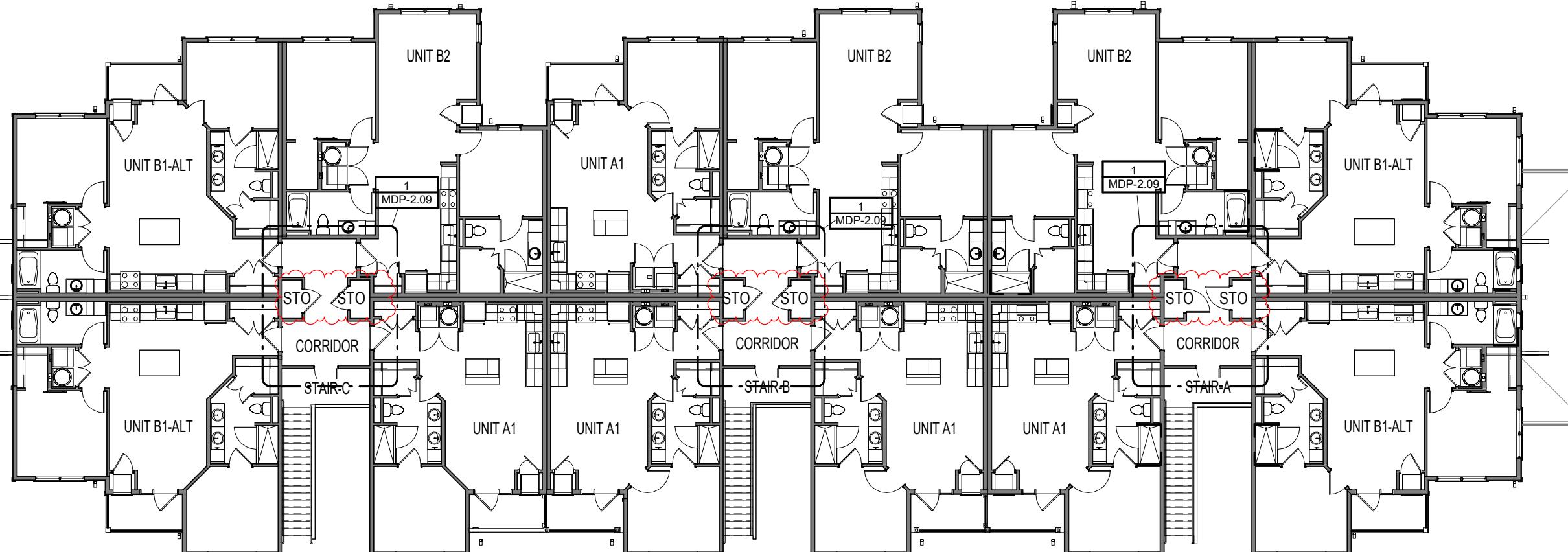
BUILDING 10	STUDIO - 5	1 BED - A1	1 BED - A2	1 BED - A2 ANSI TYPE A	3 Bed - A3	1 Bed - A3 ANSI Type A	2 Bed - B1	2 Bed - B1 Alt ANSI TYPE A	2 Bed - B2	4 BED - CO-LIVING - 01 ANSI TYPE A	4 BED - CO-LIVING - 01 TOWNHOME	4 BED END UNIT TOWNHOME	UNIT TOTALS	BUILDING 10 GROSS BUILDING AREA
LEVEL 1	-	5	-	-	-	-	3	1	8	-	-	-	12	LEVEL 1 32,584
LEVEL 2	-	5	-	-	-	-	4	5	8	-	-	-	12	LEVEL 2 32,245
LEVEL 3	-	5	-	-	-	-	4	5	8	-	-	-	12	LEVEL 3 31,410
UNITS PER BUILDING	-	15	-	-	-	-	11	1	9	-	-	-	36	UNITS PER BUILDING 36,238
BUILDING UNIT GSF	-	10,905	-	-	-	-	11,688	1,008	9,090	-	-	-	32,691	BUILDING UNIT GSF 36,238

MAXIMUM BUILDING HEIGHTS			
	PROPOSED FFE	MAX BUILDING HT	MAX ELEVATION
BUILDING 10			
POD A	6,562.59	45'	6,607.59
POD B	6,564.73	45'	6,609.73
POD C	6,567.04	45'	6,612.04

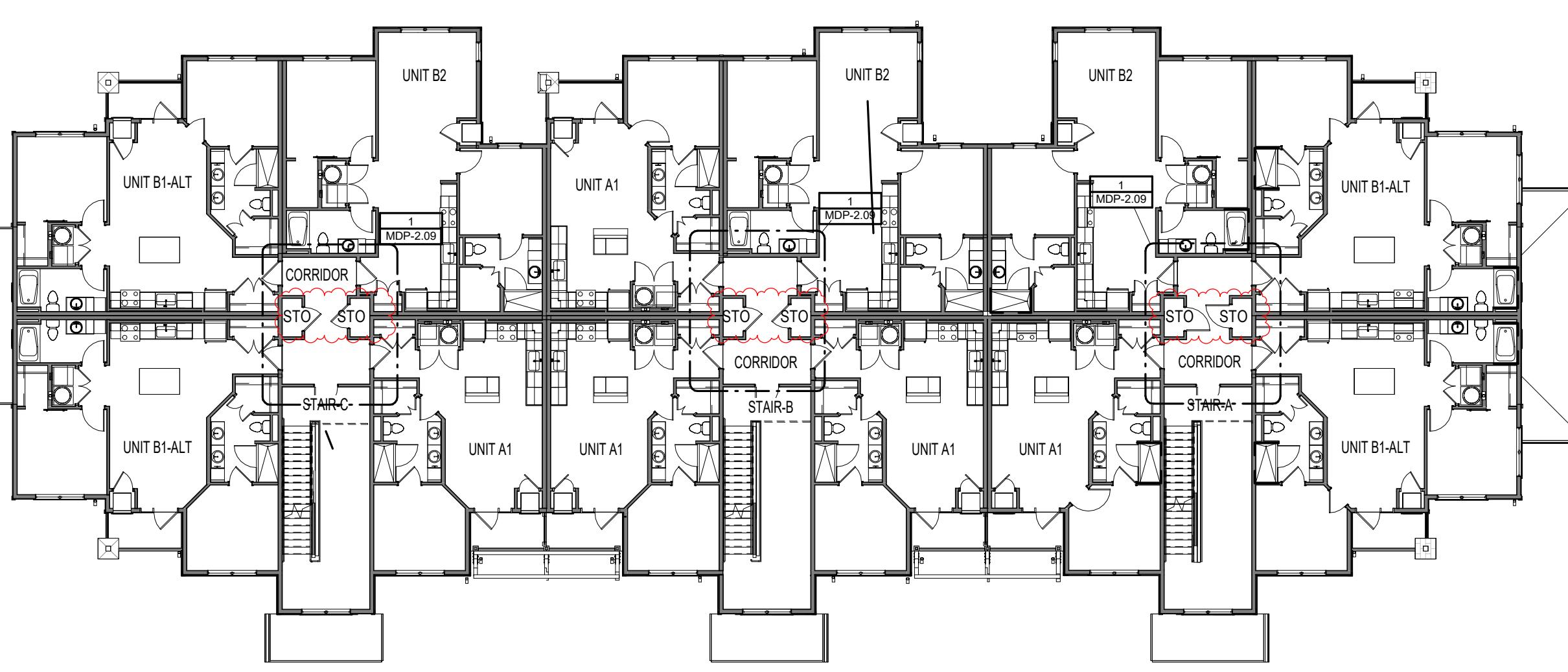
Storage Unit/Bike Storage Summary					
Direct MF Building, 396 bedrooms, results in 198 long term and short term storage units +2 = 200 long term spots					
Long Term Bike Storage Unit					
Building 6	2	24	24	12	62
Building 7	1	6	12	6	25
Building 8	0	11	12	6	29
Building 9	4	24	24	12	64
Building 10	4	18	18	9	49
Building 11	0	0	12	6	18
Total	11	83	102	51	247

* Garage Units (Townhomes) exempt from calculation

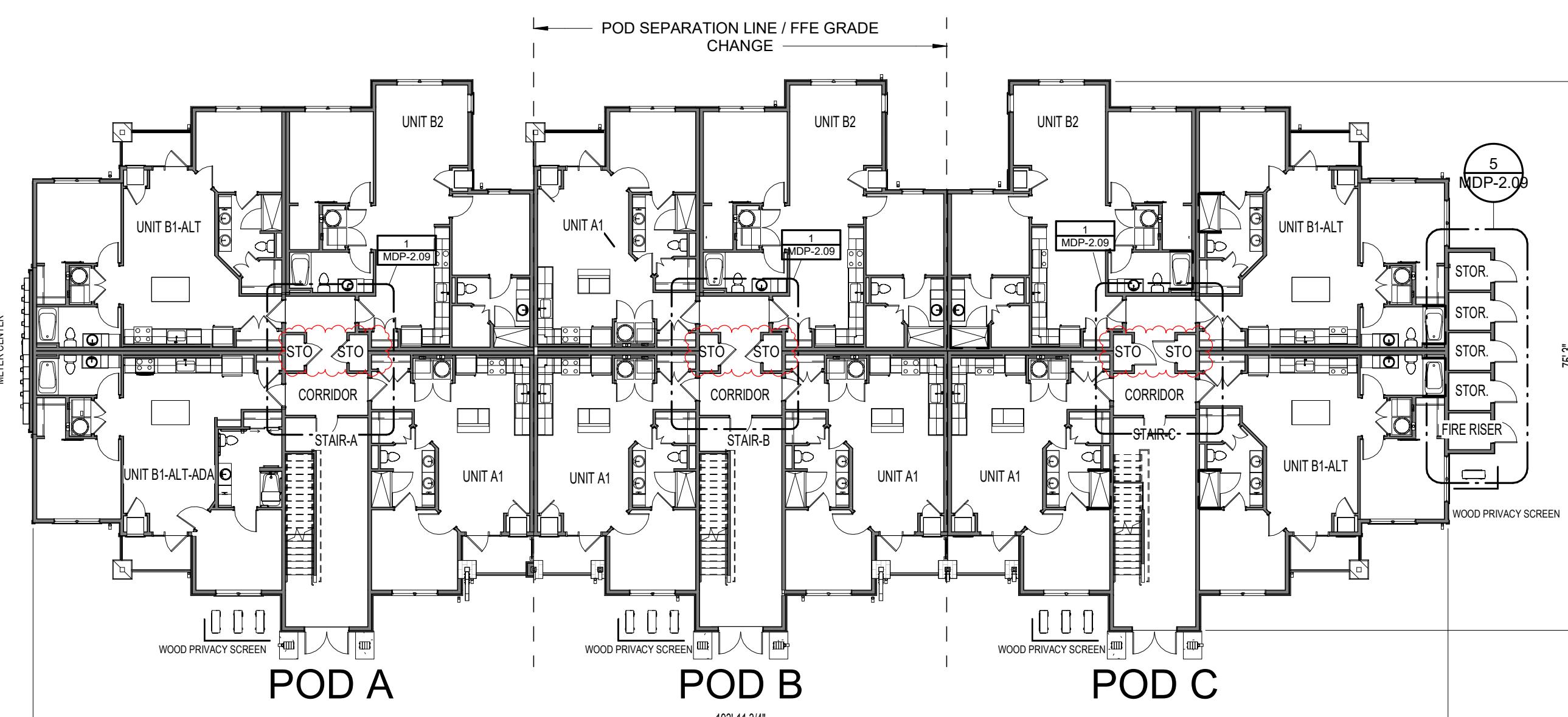
NOTE: STORAGE CLOSETS ARE LOCATED WITHIN THE INTERIOR OF THE BUILDINGS ADJACENT TO THE UNIT ENTRY DOORS AND ON THE GROUND FLOOR AT THE END OF BUILDINGS 6, 9, AND 10. SEE MDP2.09 FOR LAYOUTS



3 BUILDING #10 - LEVEL 3.



2 BUILDING #10 - LEVEL 2.



1 BUILDING #10 - GROUND LEVEL.

BUILDING #10 FLOOR PLANS | HOCKETT GULCH APTS. (PHASE 1B & 2)

MDP-2.05

DATE: 02/07/2025 | PROJECT No: 5962

BUILDING 11				
Address#	Street Name	Unit Type	Description	Net Rentable Area
11101	Winter Ridge Spur	A2 ANSI	1 Bed / 1 Bath - ANSI Type A	729 SF
11102	Winter Ridge Spur	B1	2 Bed / 2 Bath	958 SF
11103	Winter Ridge Spur	S1	Studio	551 SF
11104	Winter Ridge Spur	A2	1 Bed / 1 Bath	729 SF
11105	Winter Ridge Spur	S1	Studio	551 SF
11106	Winter Ridge Spur	S1	Studio	551 SF
11107	Winter Ridge Spur	S1	Studio	551 SF
11108	Winter Ridge Spur	S1	Studio	551 SF
11109	Winter Ridge Spur	S1	Studio	551 SF
11110	Winter Ridge Spur	A2	1 Bed / 1 Bath	729 SF
11111	Winter Ridge Spur	A2	1 Bed / 1 Bath	729 SF
11112	Winter Ridge Spur	B1	2 Bed / 2 Bath	958 SF
11201	Winter Ridge Spur	A2	1 Bed / 1 Bath	729 SF
11202	Winter Ridge Spur	B1	2 Bed / 2 Bath	958 SF
11203	Winter Ridge Spur	S1	Studio	551 SF
11204	Winter Ridge Spur	A2	1 Bed / 1 Bath	729 SF
11205	Winter Ridge Spur	S1	Studio	551 SF
11206	Winter Ridge Spur	S1	Studio	551 SF
11207	Winter Ridge Spur	S1	Studio	551 SF
11208	Winter Ridge Spur	S1	Studio	551 SF
11209	Winter Ridge Spur	S1	Studio	551 SF
11210	Winter Ridge Spur	A2	1 Bed / 1 Bath	729 SF
11211	Winter Ridge Spur	A2	1 Bed / 1 Bath	729 SF
11212	Winter Ridge Spur	B1	2 Bed / 2 Bath	958 SF
11301	Winter Ridge Spur	A2	1 Bed / 1 Bath	729 SF
11302	Winter Ridge Spur	B1	2 Bed / 2 Bath	958 SF
11303	Winter Ridge Spur	S1	Studio	551 SF
11304	Winter Ridge Spur	A2	1 Bed / 1 Bath	729 SF
11305	Winter Ridge Spur	S1	Studio	551 SF
11306	Winter Ridge Spur	S1	Studio	551 SF
11307	Winter Ridge Spur	S1	Studio	551 SF
11308	Winter Ridge Spur	S1	Studio	551 SF
11309	Winter Ridge Spur	S1	Studio	551 SF
11310	Winter Ridge Spur	A2	1 Bed / 1 Bath	729 SF
11311	Winter Ridge Spur	A2	1 Bed / 1 Bath	729 SF
11312	Winter Ridge Spur	B1	2 Bed / 2 Bath	958 SF

Ground Floor

2nd Floor

3rd Floor

BUILDING #11

ADP GROSS BUILDING AREA SCHEDULE - (APARTMENTS) -...

FLOOR LEVEL AREA NAME AREA S.F.

BUILDING #11

GROUND LEVEL	BALCONY	303 SF
GROUND LEVEL	CORRIDOR	857 SF
GROUND LEVEL	COVERED ENTRY	121 SF
GROUND LEVEL	STAIRS	442 SF
GROUND LEVEL	STORAGES	41 SF
GROUND LEVEL	UNITS	8,131 SF
GROUND LEVEL		9,896 SF
LEVEL 2	BALCONY	303 SF
LEVEL 2	CORRIDOR	857 SF
LEVEL 2	STAIRS	442 SF
LEVEL 2	UNITS	8,131 SF
LEVEL 2		9,734 SF
LEVEL 3	BALCONY	303 SF
LEVEL 3	CORRIDOR	857 SF
LEVEL 3	STAIRS	184 SF
LEVEL 3	UNITS	8,131 SF
LEVEL 3		9,475 SF
		29,104 SF

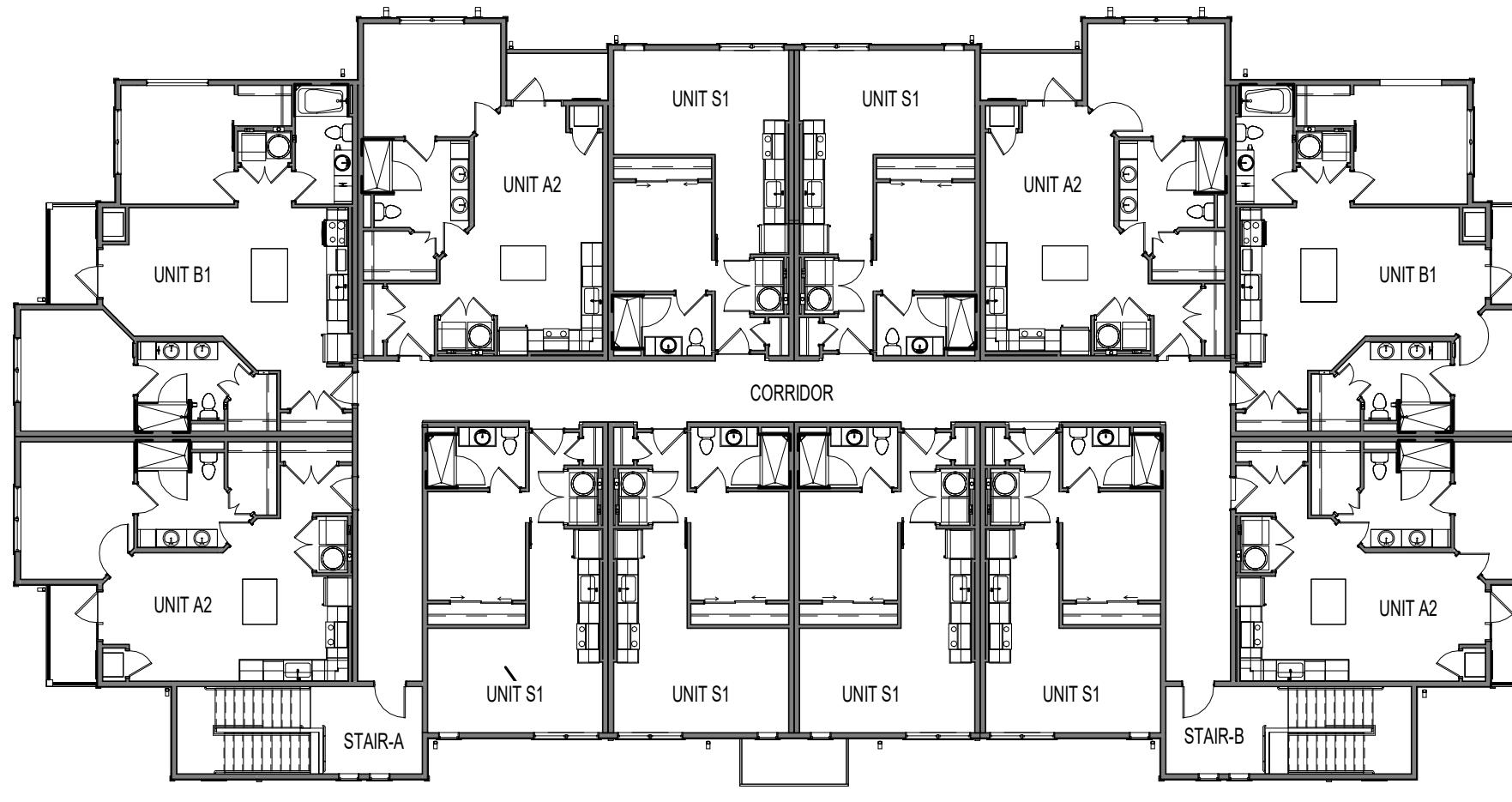
0' 5' 10' 20' 30' 60' 90'
SCALE: 1/16" = 1'

BUILDING 11-W/ STUDIOS	STUDIO - S	1 BED - A1	1 BED - A2	1 BED - A2 ANSI TYPE A	1 Bed - A3	1 Bed - A3 ANSI Type A	2 Bed - B1	2 Bed - B1 Alt	2 Bed - B2	2 Bed - B2 ANSI TYPE A	4 BED - CO- LIVING - 01 ANSI TYPE A	4 BED MIDDLE	4 BED END	UNIT TOTALS	BUILDING 11-W/ STUDIOS	GROSS BUILDING AREA
LEVEL 1	6	-	3	1	-	-	2	-	-	-	-	-	-	32	LEVEL 1	8,095
LEVEL 2	6	-	4	-	-	-	2	-	-	-	-	-	-	32	LEVEL 2	9,724
LEVEL 3	6	-	4	-	-	-	2	-	-	-	-	-	-	32	LEVEL 3	9,475
UNITS PER BUILDING	18	-	11	1	-	-	6	-	-	-	-	-	-	36	UNITS PER BUILDING	
BUILDING UNIT GSF	9,508	-	4,569	779	-	-	6,048	-	-	-	-	-	-	25,214	BUILDING UNIT GSF	25,175

MAXIMUM BUILDING HEIGHTS			
	PROPOSED FFE	MAX BUILDING HT	MAX ELEVATION
BUILDING 11	6,563.28	45'	6,608.28

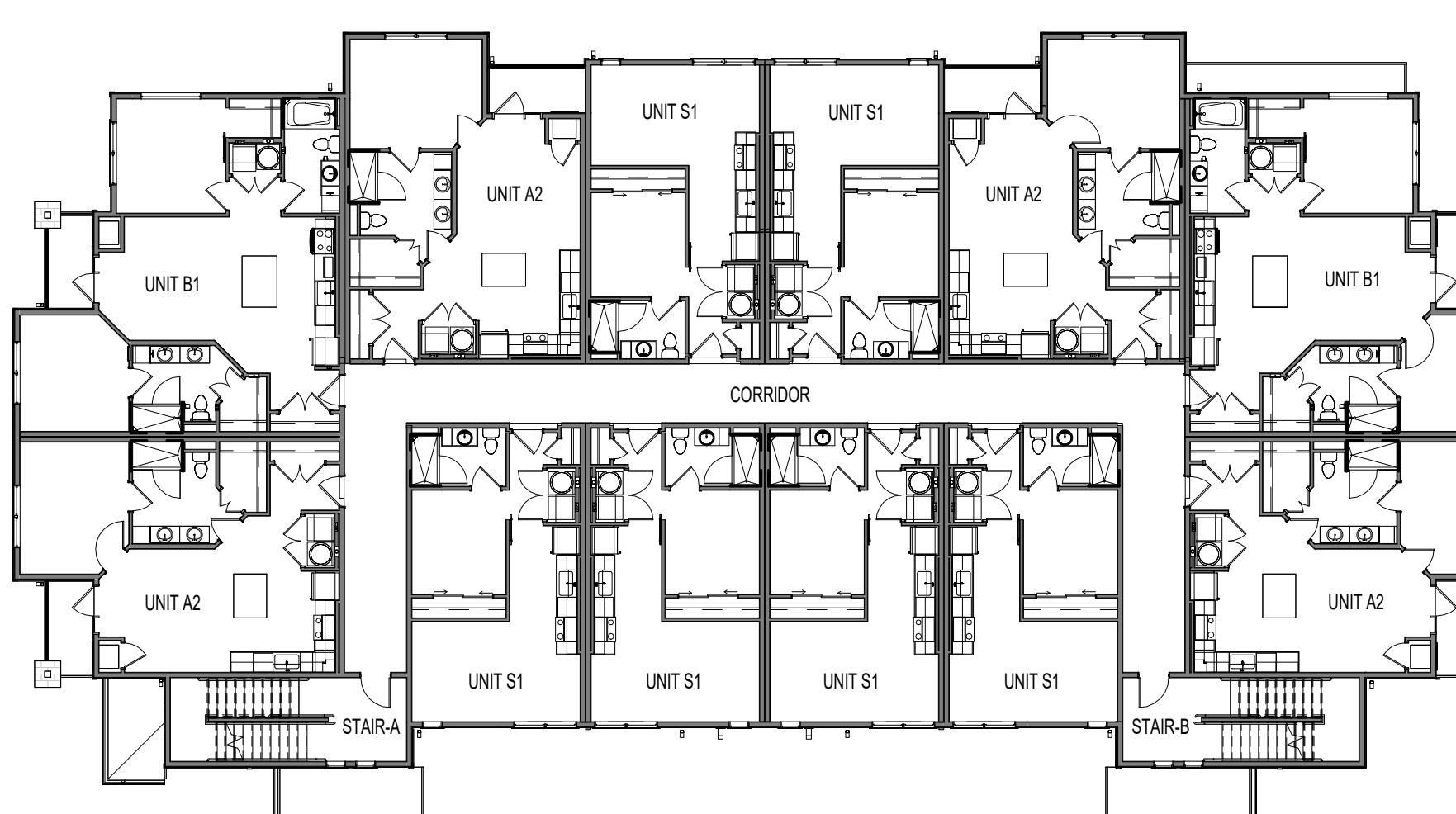
Storage Unit/Bike Storage Summary					
Direct MF Building, 396 bedrooms, results in 198 long term and short term storage units +2 = 200 long term spots					
Long Term Bike Storage Unit					
	Exterior Building Storage	Interior Building Storage	Unit Balcony	Unit Patio	Total
Building 6	2	24	24	12	62
Building 7	1	6	12	6	25
Building 8	0	11	12	6	29
Building 9	4	24	24	12	64
Building 10	4	18	18	9	49
Building 11	0	0	12	6	18
Total	11	83	102	51	247

* Garage Units (Townhomes) exempt from calculation
NOTE: STORAGE CLOSETS ARE LOCATED WITHIN THE INTERIOR OF THE BUILDINGS ADJACENT TO THE UNIT ENTRY DOORS AND ON THE GROUND FLOOR AT THE END OF BUILDINGS 6, 9, AND 10. SEE MDP2.09 FOR LAYOUTS



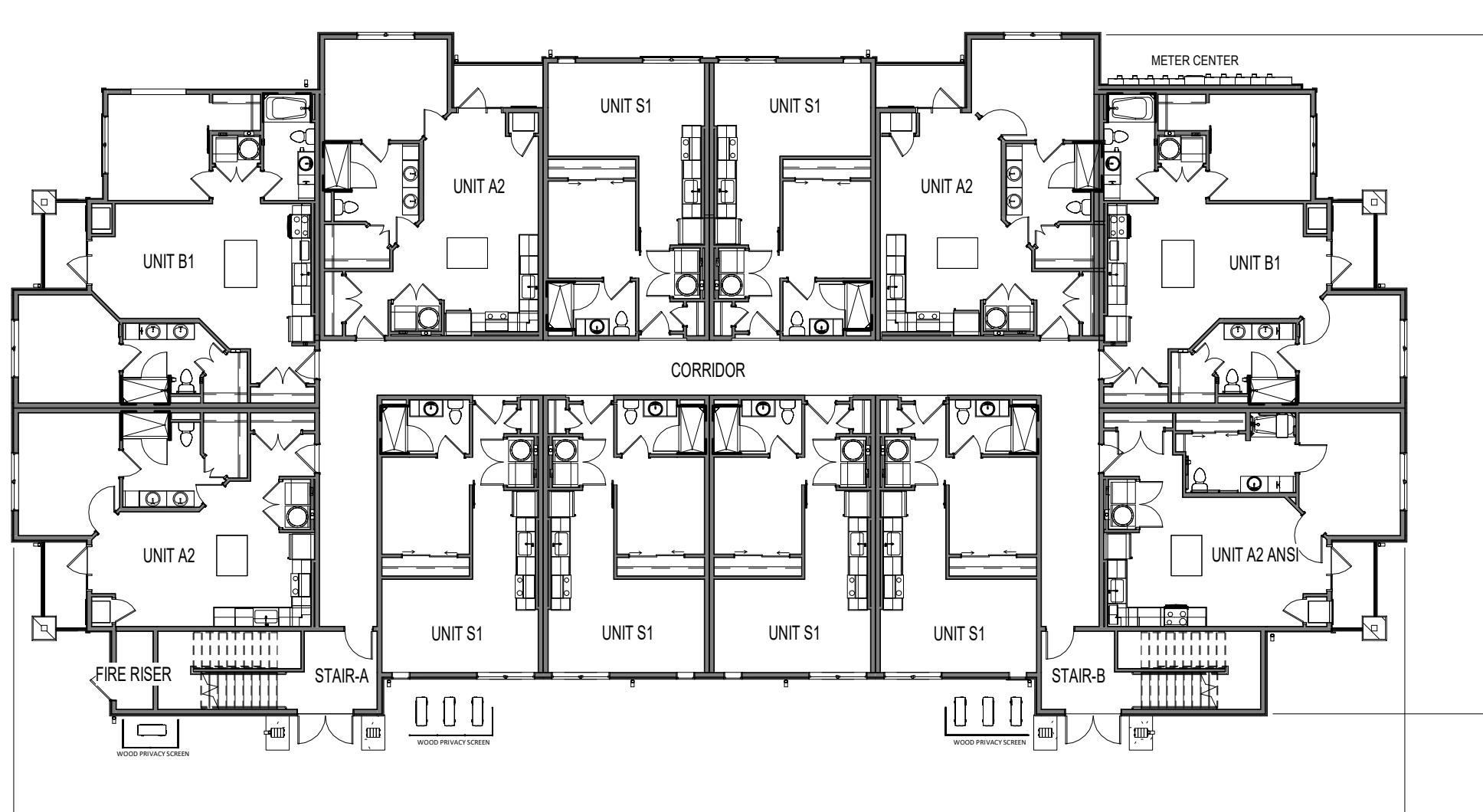
3 BUILDING #11 - LEVEL 3.

1/16" = 1'-0"



2 BUILDING #11 - LEVEL 2.

1/16" = 1'-0"



1 BUILDING #11 - GROUND LEVEL.

1/16" = 1'-0"

BUILDING #11 FLOOR PLANS | HOCKETT GULCH APTS. (PHASE 1B & 2)

DATE: 02/07/2025 | PROJECT No: 5962

MDP-2.06

BUILDING 12				
Address#	Street Name	Unit Type	Description	Net Rentable Area
12101	Winter Ridge Road	TH-2	4 Bed 3 Bath End Unit Townhome	2,137 SF
12102	Winter Ridge Road	TH-1	4 Bed 3 Bath Middle Unit Townhome	2,256 SF
12103	Winter Ridge Road	TH-1	4 Bed 3 Bath Middle Unit Townhome	2,256 SF
12104	Winter Ridge Road	TH-1	4 Bed 3 Bath Middle Unit Townhome	2,256 SF
12105	Winter Ridge Road	TH-1	4 Bed 3 Bath Middle Unit Townhome	2,256 SF
12106	Winter Ridge Road	TH-1	4 Bed 3 Bath Middle Unit Townhome	2,256 SF
12107	Winter Ridge Road	TH-1	4 Bed 3 Bath Middle Unit Townhome	2,256 SF
12108	Winter Ridge Road	TH-2	4 Bed 3 Bath End Unit Townhome	2,137 SF

BUILDING 13				
Address#	Street Name	Unit Type	Description	Net Rentable Area
13101	Winter Ridge Road	TH-2	4 Bed 3 Bath End Unit Townhome	2,137 SF
13102	Winter Ridge Road	TH-1	4 Bed 3 Bath Middle Unit Townhome	2,256 SF
13103	Winter Ridge Road	TH-1	4 Bed 3 Bath Middle Unit Townhome	2,256 SF
13104	Winter Ridge Road	TH-1	4 Bed 3 Bath Middle Unit Townhome	2,256 SF
13105	Winter Ridge Road	TH-1	4 Bed 3 Bath Middle Unit Townhome	2,256 SF
13106	Winter Ridge Road	TH-1	4 Bed 3 Bath Middle Unit Townhome	2,256 SF
13107	Winter Ridge Road	TH-1	4 Bed 3 Bath Middle Unit Townhome	2,256 SF
13108	Winter Ridge Road	TH-2	4 Bed 3 Bath End Unit Townhome	2,137 SF

BUILDING 14				
Address#	Street Name	Unit Type	Description	Net Rentable Area
14101	Winter Ridge Road	TH-2	4 Bed 3 Bath End Unit Townhome	2,137 SF
14102	Winter Ridge Road	TH-1	4 Bed 3 Bath Middle Unit Townhome	2,256 SF
14103	Winter Ridge Road	TH-1	4 Bed 3 Bath Middle Unit Townhome	2,256 SF
14104	Winter Ridge Road	TH-1	4 Bed 3 Bath Middle Unit Townhome	2,256 SF
14105	Winter Ridge Road	TH-1	4 Bed 3 Bath Middle Unit Townhome	2,256 SF
14106	Winter Ridge Road	TH-1	4 Bed 3 Bath Middle Unit Townhome	2,256 SF
14107	Winter Ridge Road	TH-1	4 Bed 3 Bath Middle Unit Townhome	2,256 SF
14108	Winter Ridge Road	TH-2	4 Bed 3 Bath End Unit Townhome	2,137 SF

BUILDING - 12														BUILDING - 12		GROSS BUILDING AREA	
STUDIO - S	1 BED - A1	1 BED - A2	1 BED - A2 ANSI TYPE A	1 Bed - A3	1 Bed - A3 ANSI Type A	2 Bed - B1	2 Bed - B1 Alt	2 Bed - B1 Alt ANSI TYPE A	2 Bed - B2	4 BED - CO LIVING - D1	4 BED MIDDLE UNIT TOWNHOME - TH1	4 BED DUO UNIT TOWNHOME - TH2	UNIT TOTALS				
-	-	-	-	-	-	-	-	-	-	-	6	2	8	2/3 Stories	-	-	-
UNITS PER BUILDING	-	-	-	-	-	-	-	-	-	-	6	2	8	UNITS PER BUILDING	-	-	-

BUILDING - 13														BUILDING - 13		GROSS BUILDING AREA	
STUDIO - S	1 BED - A1	1 BED - A2	1 BED - A2 ANSI TYPE A	1 Bed - A3	1 Bed - A3 ANSI Type A	2 Bed - B1	2 Bed - B1 Alt	2 Bed - B1 Alt ANSI TYPE A	2 Bed - B2	4 BED - CO LIVING - D1	4 BED MIDDLE UNIT TOWNHOME - TH1	4 BED DUO UNIT TOWNHOME - TH2	UNIT TOTALS				
-	-	-	-	-	-	-	-	-	-	-	6	2	8	2/3 Stories	-	-	-
UNITS PER BUILDING	-	-	-	-	-	-	-	-	-	-	6	2	8	UNITS PER BUILDING	-	-	-

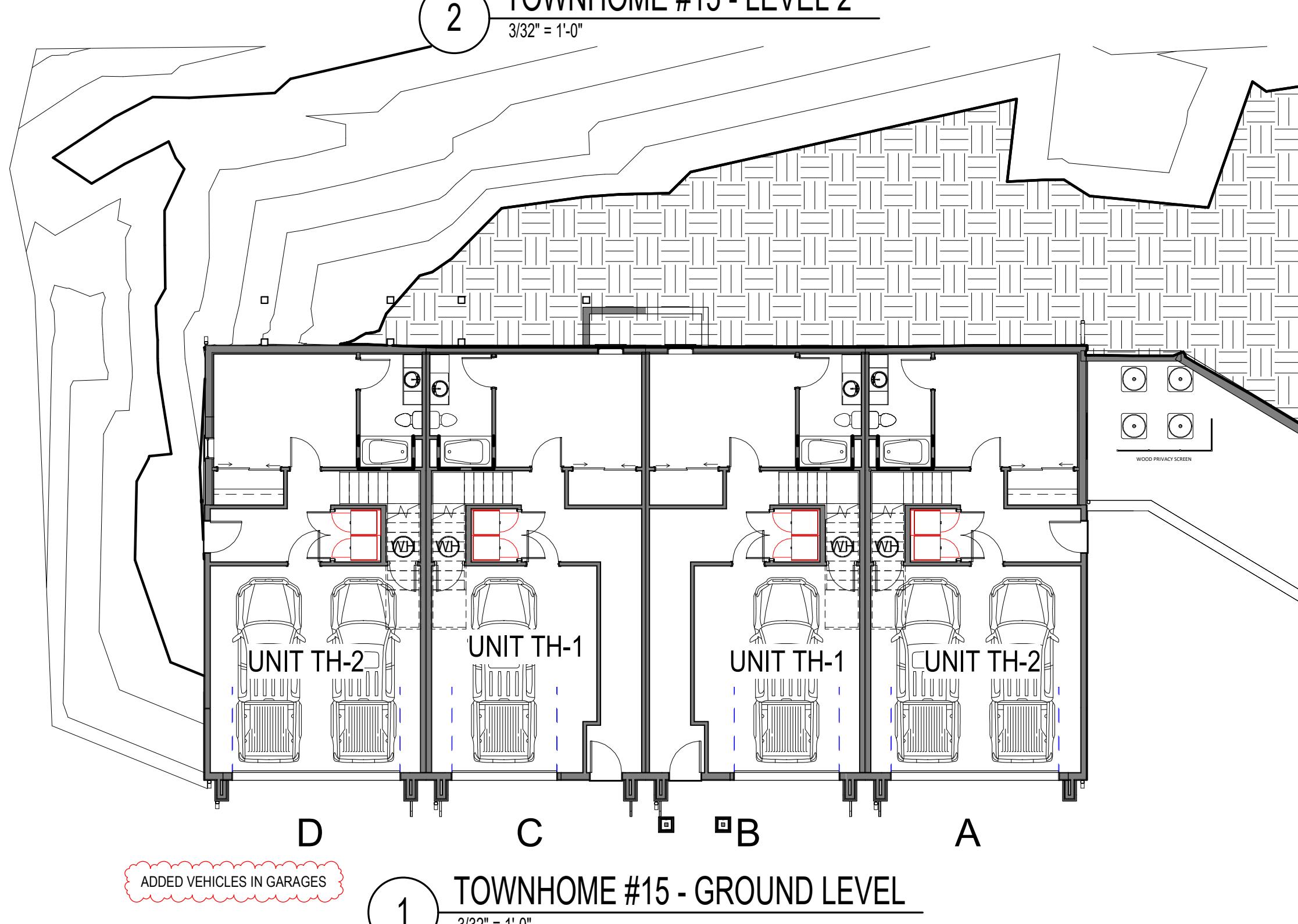
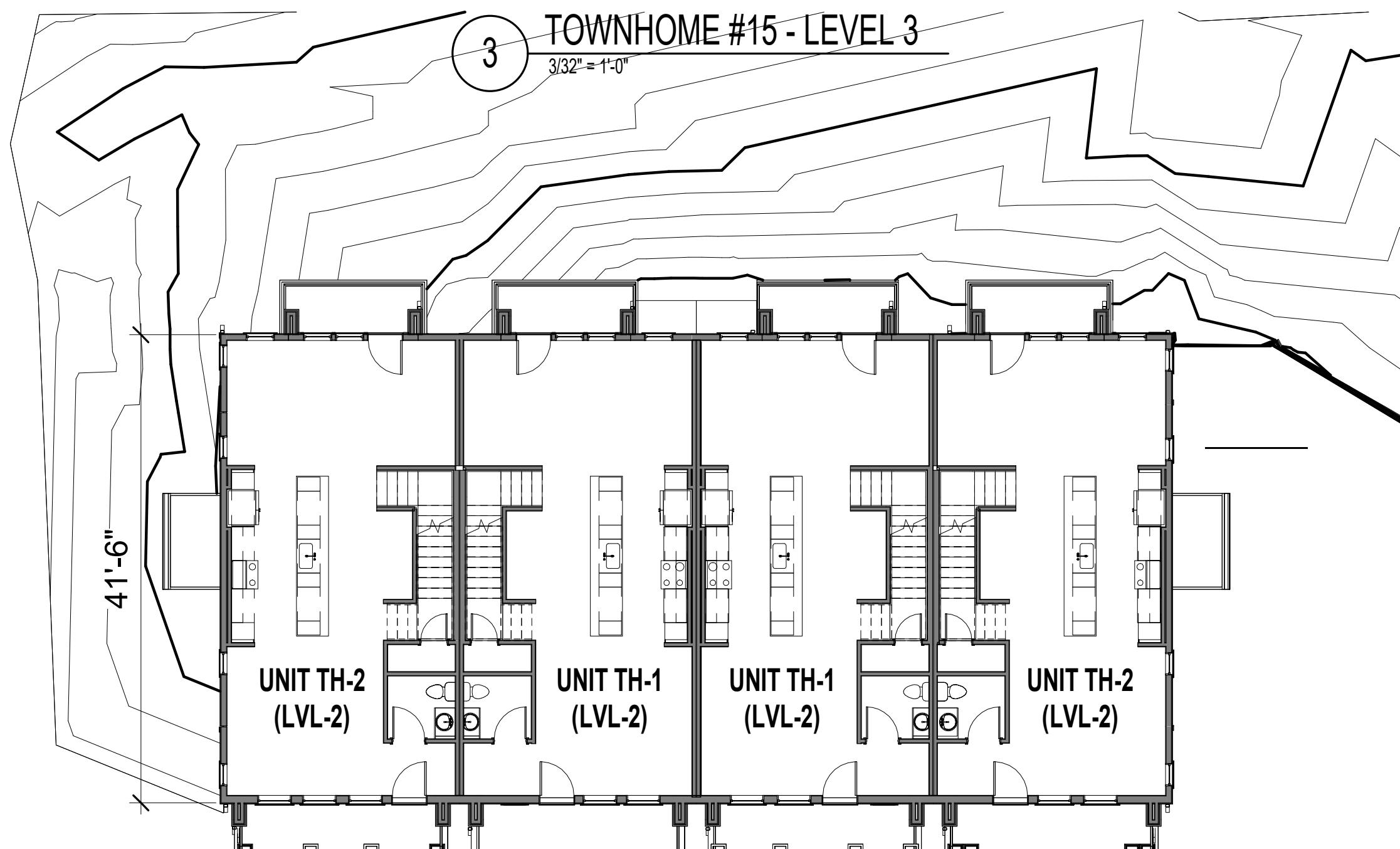
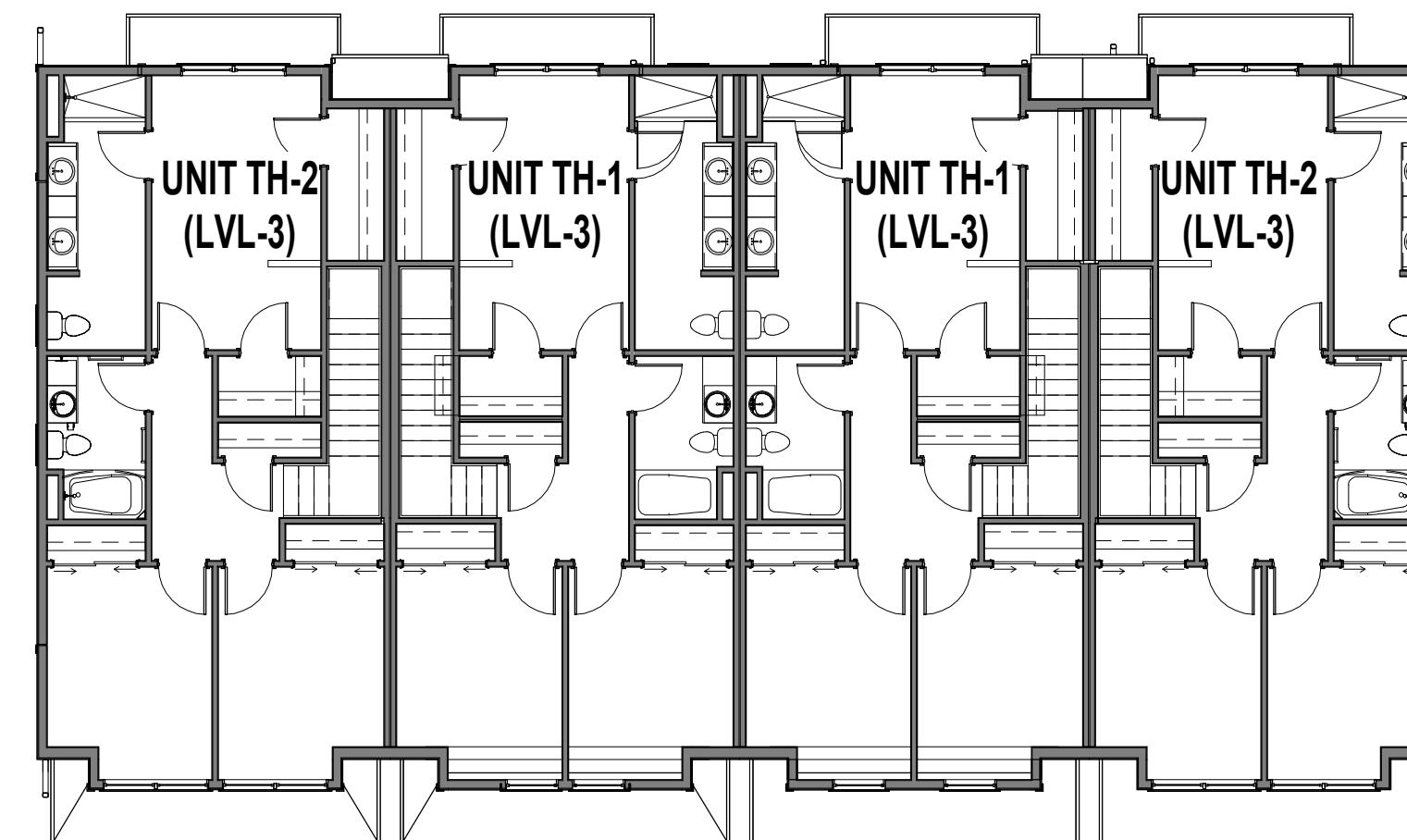
BUILDING - 14														BUILDING - 14		GROSS BUILDING AREA	
STUDIO - S	1 BED - A1	1 BED - A2	1 BED - A2 ANSI TYPE A	1 Bed - A3	1 Bed - A3 ANSI Type A	2 Bed - B1	2 Bed - B1 Alt	2 Bed - B1 Alt ANSI TYPE A	2 Bed - B2	4 BED - CO LIVING - D1	4 BED MIDDLE UNIT TOWNHOME - TH1	4 BED DUO UNIT TOWNHOME - TH2	UNIT TOTALS				
-	-	-	-	-	-	-	-	-	-	-	6	2	8	2/3 Stories	-	-	-
UNITS PER BUILDING	-	-	-	-	-	-	-	-	-	-	6	2	8	UNITS PER BUILDING	-	-	-

MAXIMUM BUILDING HEIGHTS														PROPOSED FFE		MAX BUILDING HT		MAX ELEVATION	
BUILDING 12														PROPOSED FFE		MAX BUILDING HT		MAX ELEVATION	
A	6,559.36										35'					6,694.36			
B	6,559.86										35'					6,694.86			
C	6,560.86										35'					6,695.86			
D	6,561.86										35'					6,696.86			
E	6,563.36										35'					6,698.36			
F	6,563.36										35'					6,698.36			
G	6,563.86										35'					6,698.86			
H	6,564.36										35'					6,699.36			

MAXIMUM BUILDING HEIGHTS														PROPOSED FFE		MAX BUILDING HT		MAX ELEVATION	

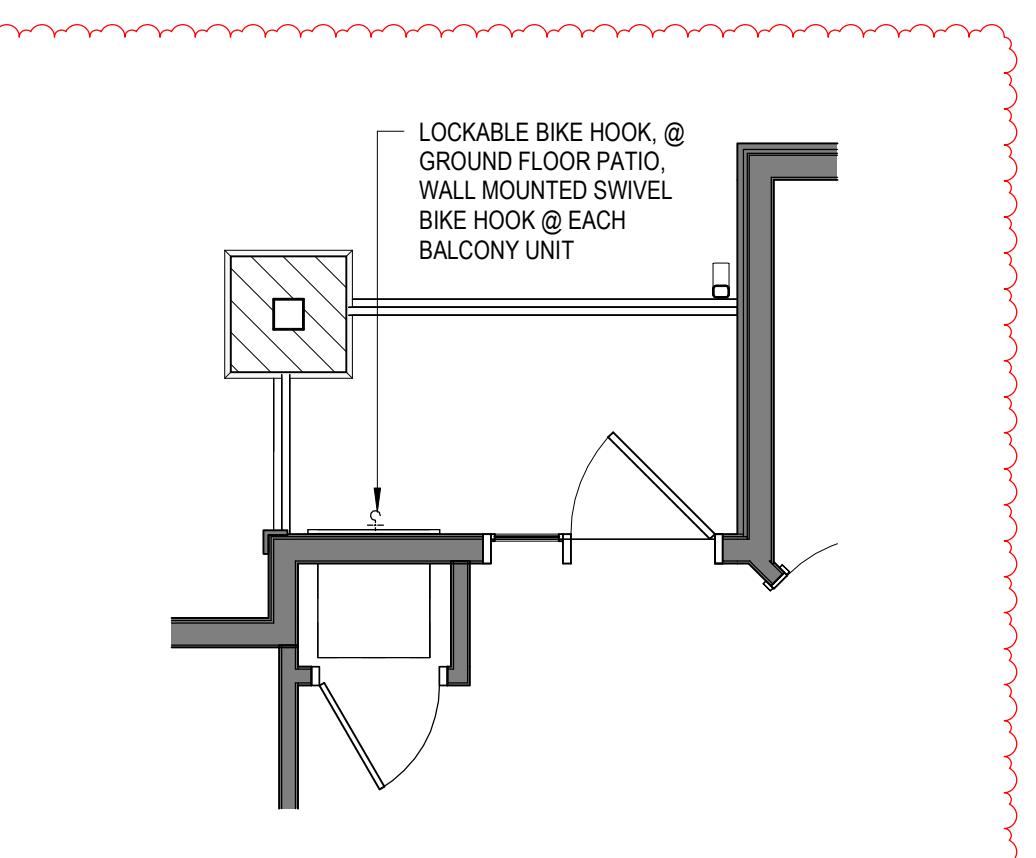
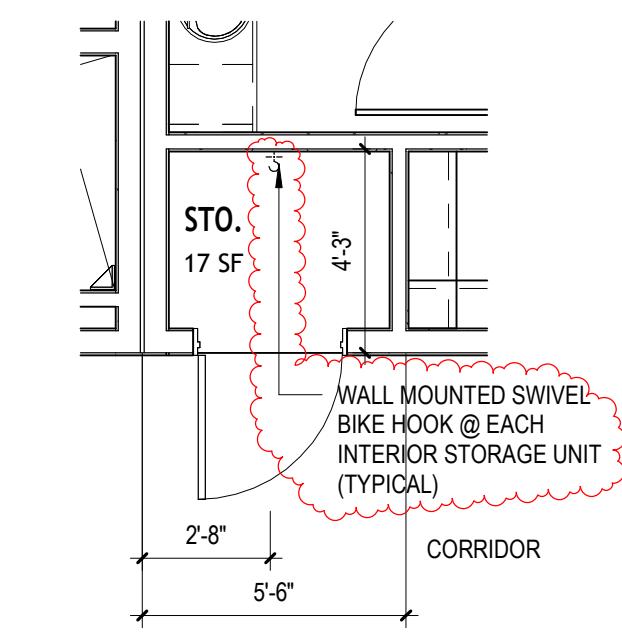
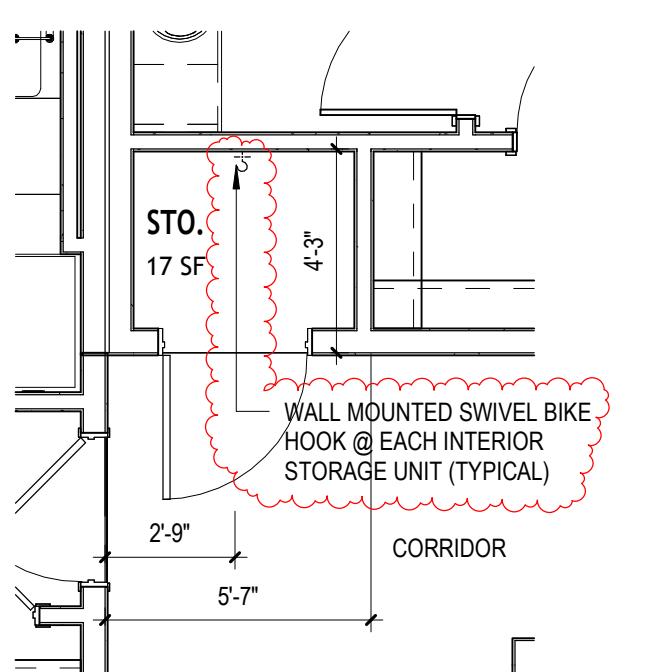
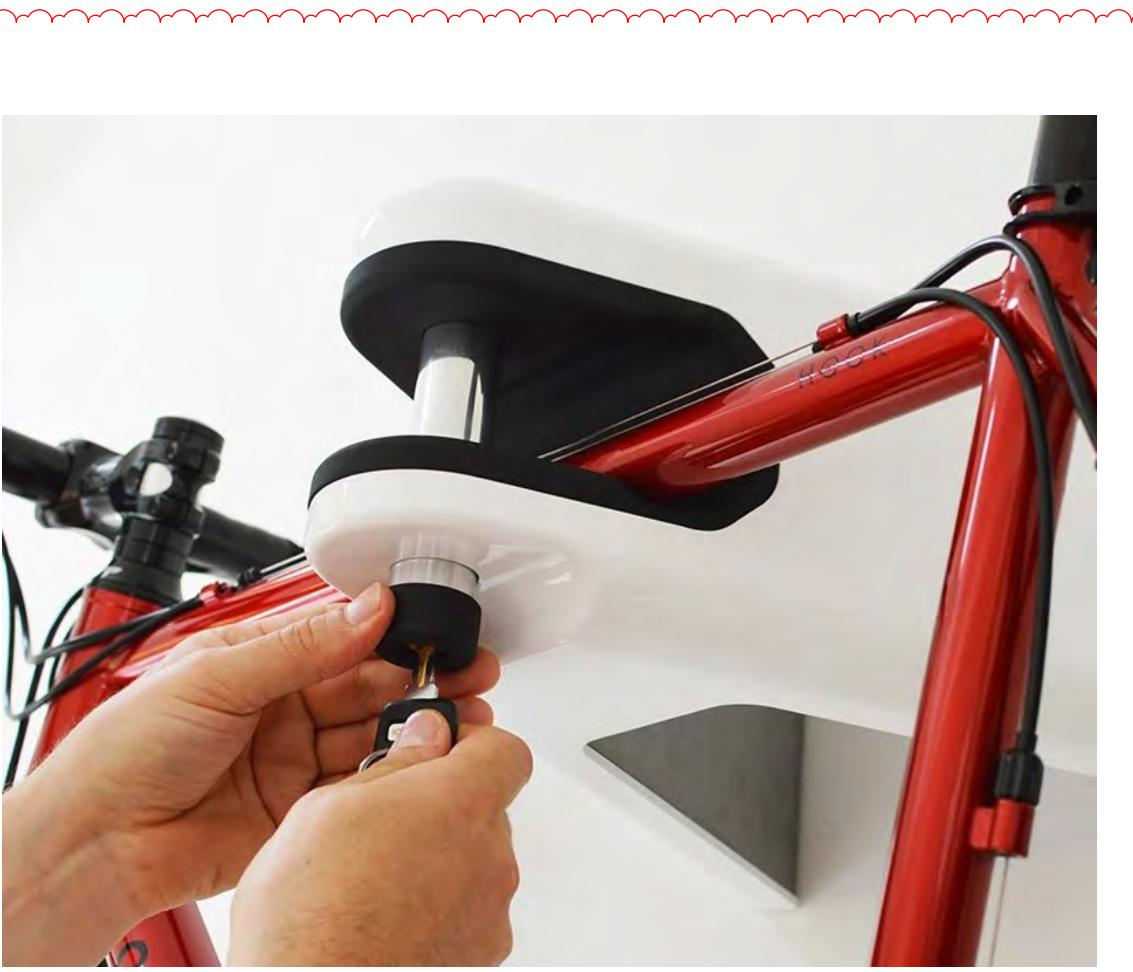
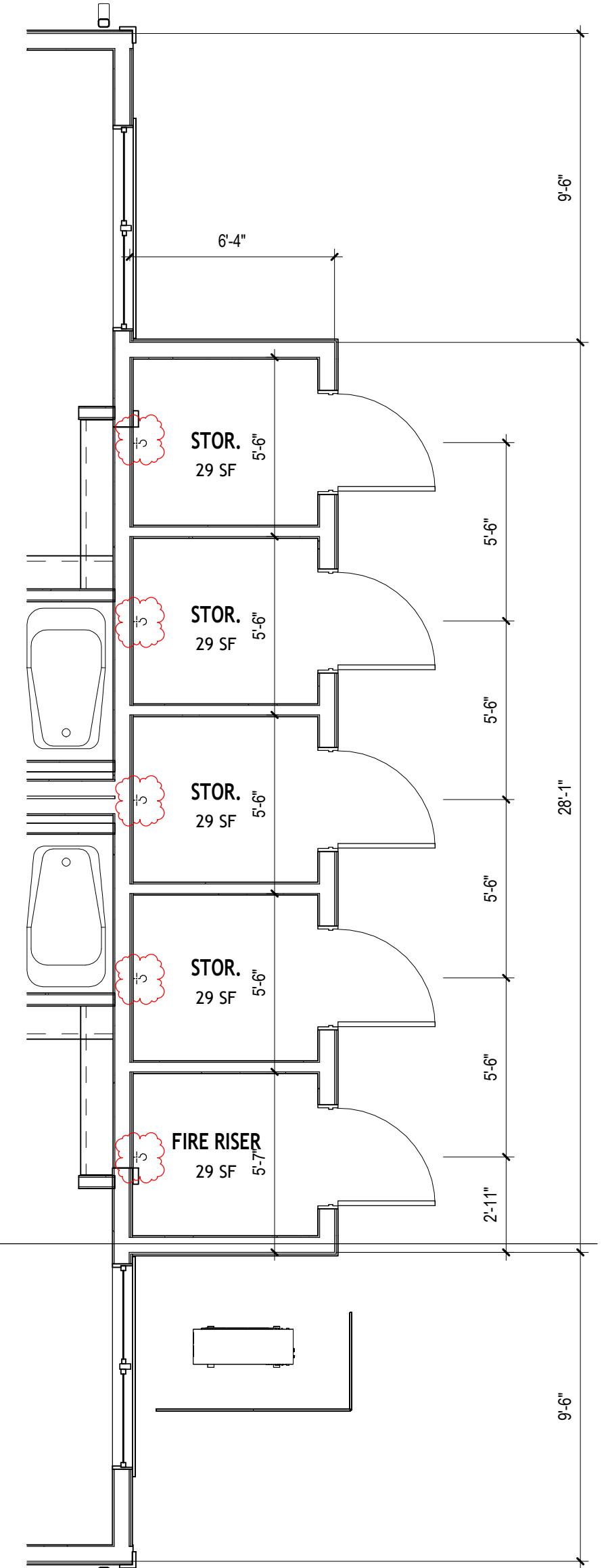
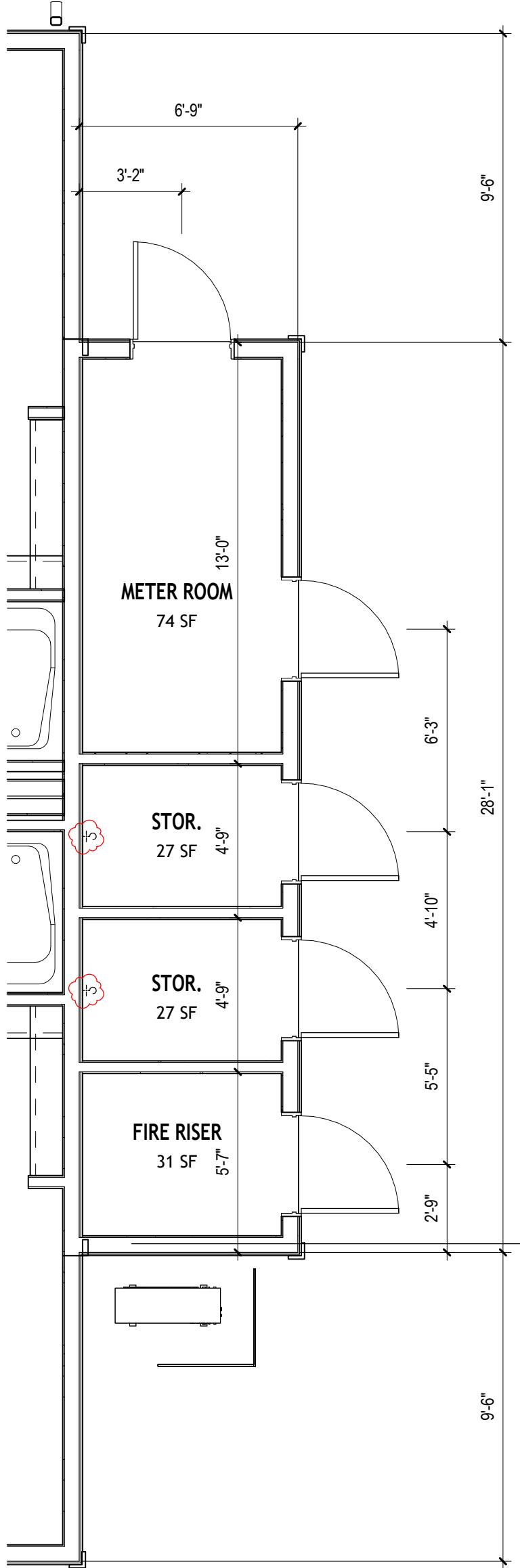
BUILDING 15				
Address#	Street Name	Unit Type	Description	Net Rentable Area
15101	Winter Ridge Road	TH-2	4 Bed 3 Bath End Unit Townhome	2,137 SF
15102	Winter Ridge Road	TH-1	4 Bed 3 Bath Middle Unit Townhome	2,256 SF
15103	Winter Ridge Road	TH-1	4 Bed 3 Bath Middle Unit Townhome	2,256 SF
15104	Winter Ridge Road	TH-2	4 Bed 3 Bath End Unit Townhome	2,137 SF

BUILDING #15		
GROSS BUILDING AREA SCHEDULE - (TOWNHOME BUILDING #15)		
FLOOR LEVEL	AREA NAME	AREA S.F.
BUILDING #15		
GROUND LEVEL	GARAGE	1,541 SF
GROUND LEVEL	TOWNHOME	2,011 SF
		3,553 SF
LEVEL 2	BALCONIES	366 SF
LEVEL 2	COVERED PATIO	251 SF
LEVEL 2	TOWNHOME	3,509 SF
		4,125 SF
LEVEL 3	TOWNHOME	3,578 SF
		3,578 SF
		11,256 SF
BUILDING GROSS S.F.		11,256 SF



BUILDING - 15	STUDIO - S	1 BED - A1	1 BED - A2	1 BED - A2 ANSI TYPE A	1 Bed - A3	1 Bed - A3 ANSI Type A	2 Bed - B1	2 Bed - B1 Alt	2 Bed - B1 Alt ANSI TYPE A	2 Bed - B2	4 BED - CO- LIVING - D1 ANSI TYPE A	4 BED MIDDLE	4 BED END TOWNHOME TH1	UNIT TOWNHOME TH2	UNIT TOTALS	BUILDING - 15	GROSS BUILDING AREA
2/2 Stories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	2/2 Stories	4,125 SF
UNITS PER BUILDING	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	UNITS PER BUILDING	11,256 SF
BUILDING UNIT GSF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,508	BUILDING UNIT GSF	11,256 SF

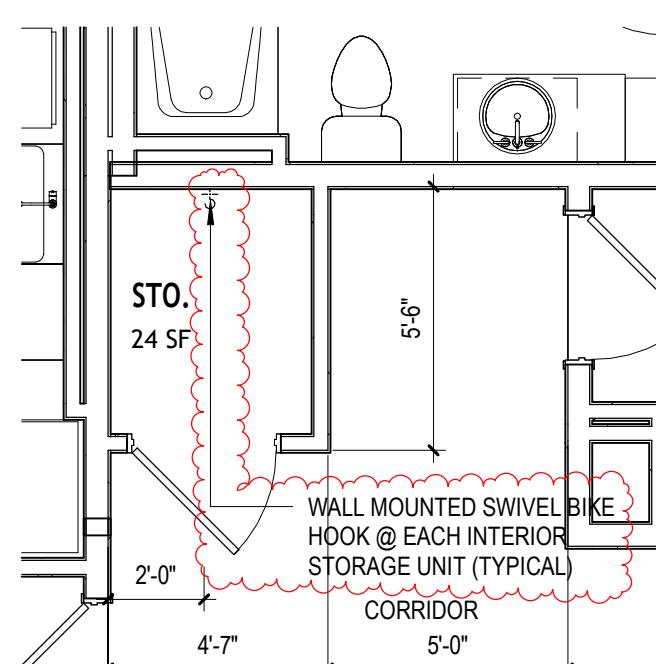
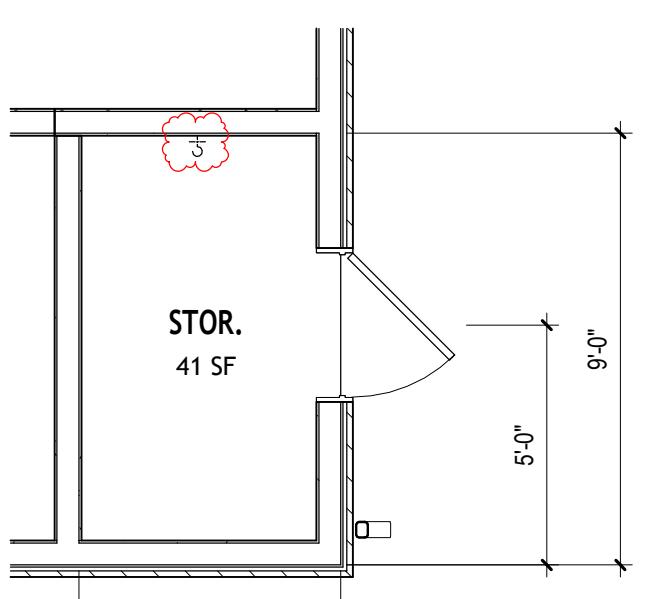
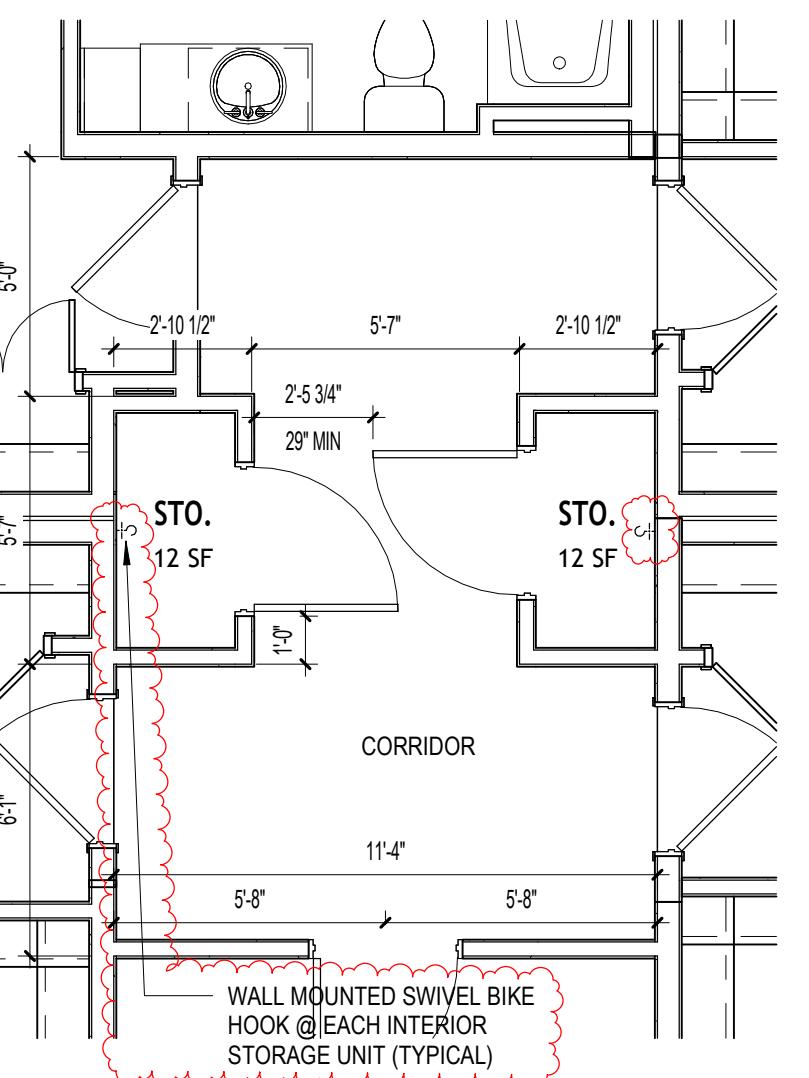
MAXIMUM BUILDING HEIGHTS			
	PROPOSED FFE	MAX BUILDING HT	MAX ELEVATION
BUILDING 15	6,580.16	35'	6,615.16



6 STORAGE 01 - BLDG. #8 - ALL LVLs
1/4" = 1'-0"

7 STORAGE 02- BLDG. #8 - ALL LVLs
1/4" = 1'-0"

8 UNIT PATIO TYP. - BIKE STORAGE
1/4" = 1'-0"



1 STORAGE - BLDGS. #6, 9 & 10 - ALL LVLs
1/4" = 1'-0"

2 EX. STORAGE - BLDGS. #7 - GROUND LVL.
1/4" = 1'-0"

3 INT. STORAGE - BLDGS. #7 - ALL LVLs.
1/4" = 1'-0"

Storage Unit/Bike Storage Summary					
Direct MF Building, 396 bedrooms, results in 198 long term and short term storage units +2 = 200 long term spots					
Long Term Bike Storage Unit					
	Exterior Building Storage	Interior Building Storage	Unit Balcony	Unit Patio	Total
Building 6	2	24	24	12	62
Building 7	1	6	12	6	25
Building 8	0	11	12	6	29
Building 9	4	24	24	12	64
Building 10	4	18	18	9	49
Building 11	0	0	12	6	18
Total	11	83	102	51	247

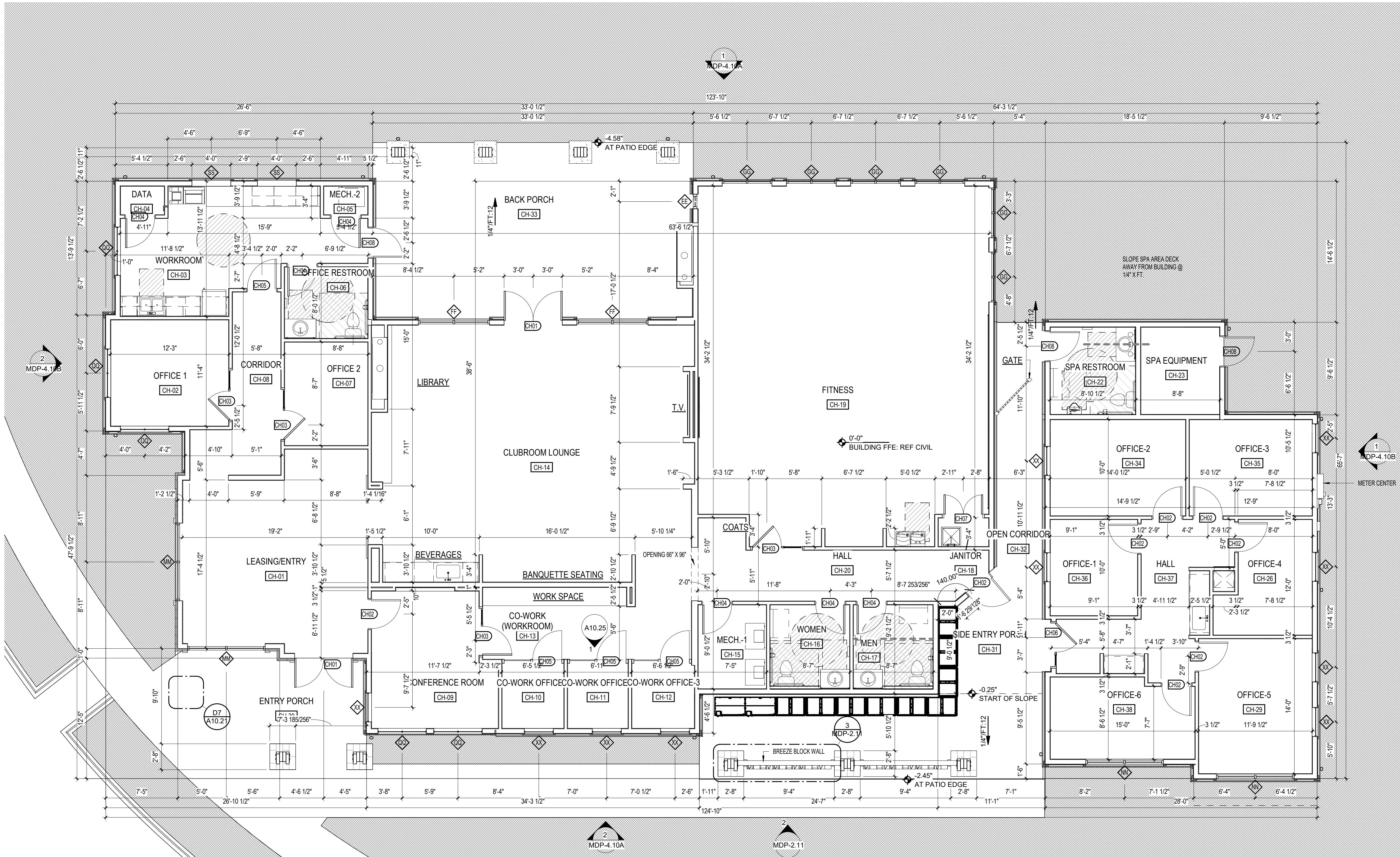
* Garage Units (Townhomes) exempt from calculation

NOTE: STORAGE CLOSETS ARE LOCATED WITHIN THE INTERIOR OF THE BUILDINGS ADJACENT TO THE UNIT ENTRY DOORS AND ON THE GROUND FLOOR AT THE END OF BUILDINGS 6, 9, AND 10. SEE MDP2.09 FOR LAYOUTS

STORAGE PLANS HOCKETT GULCH APTS. (PHASE 1B & 2)

DATE: 02/07/2025 PROJECT No: 5962

MDP-2.09



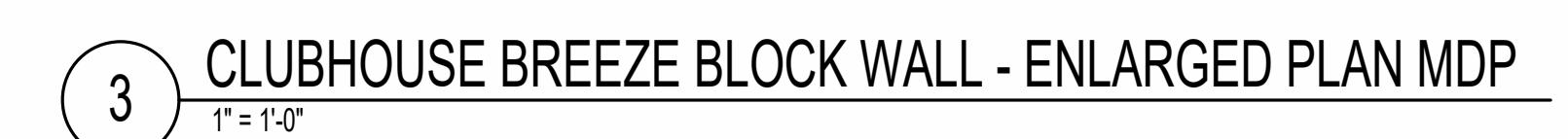
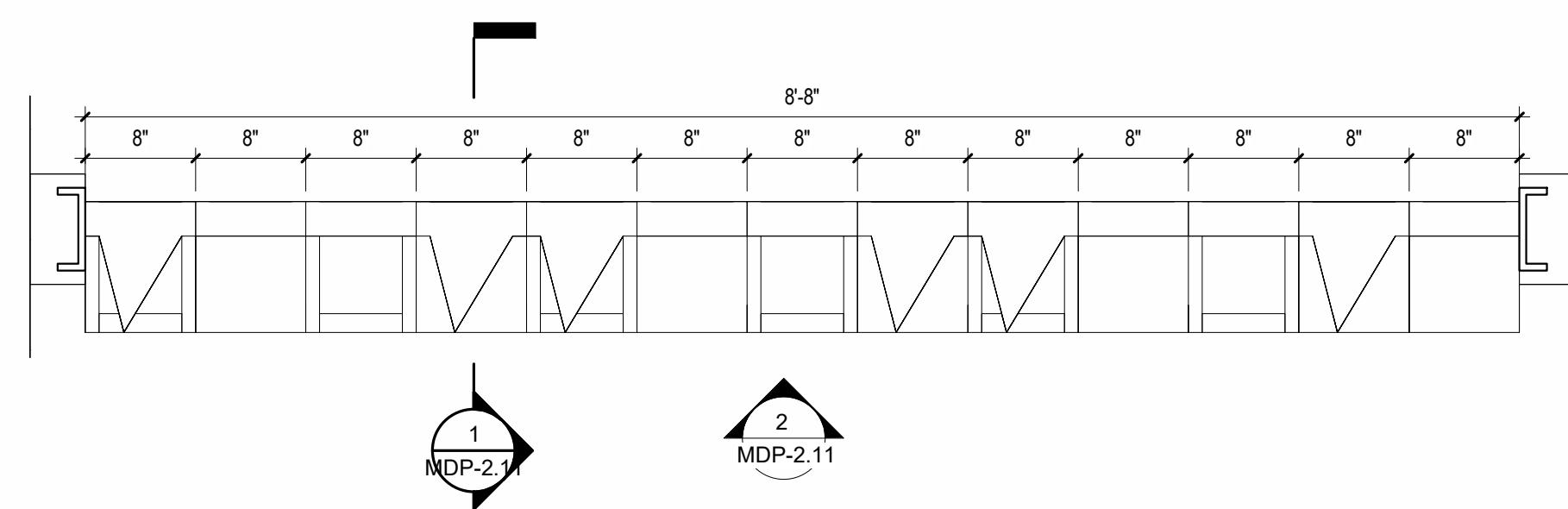
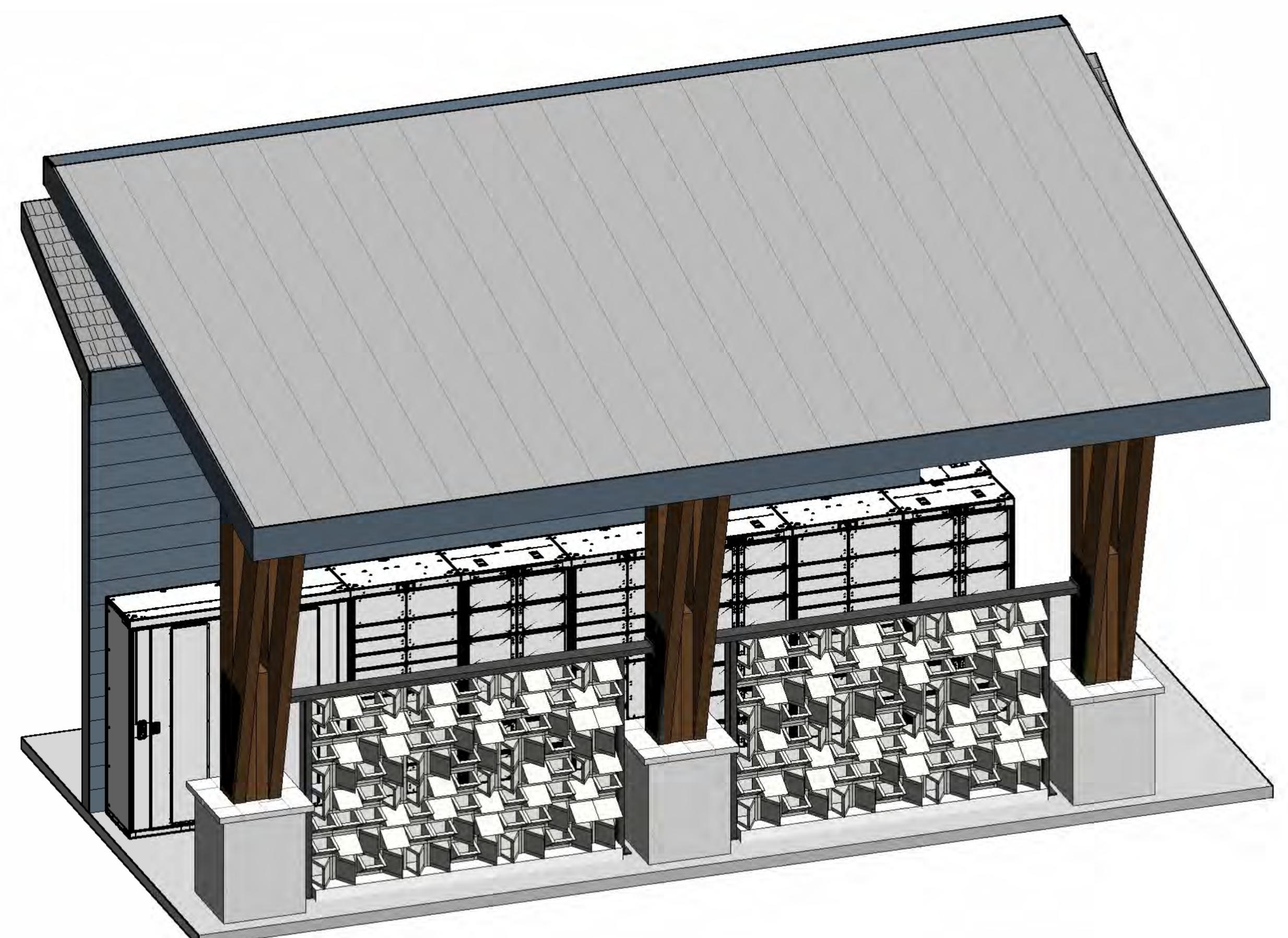
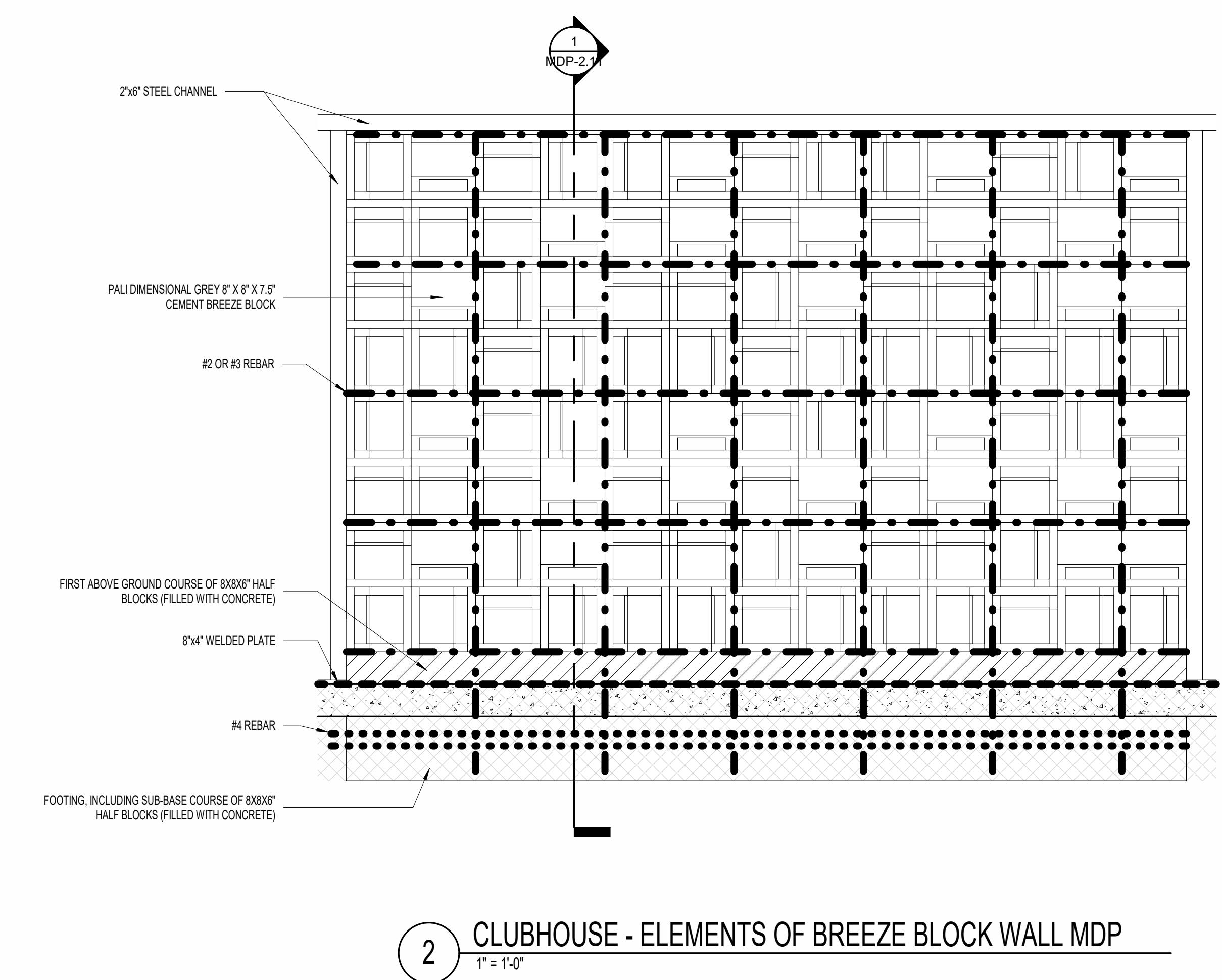
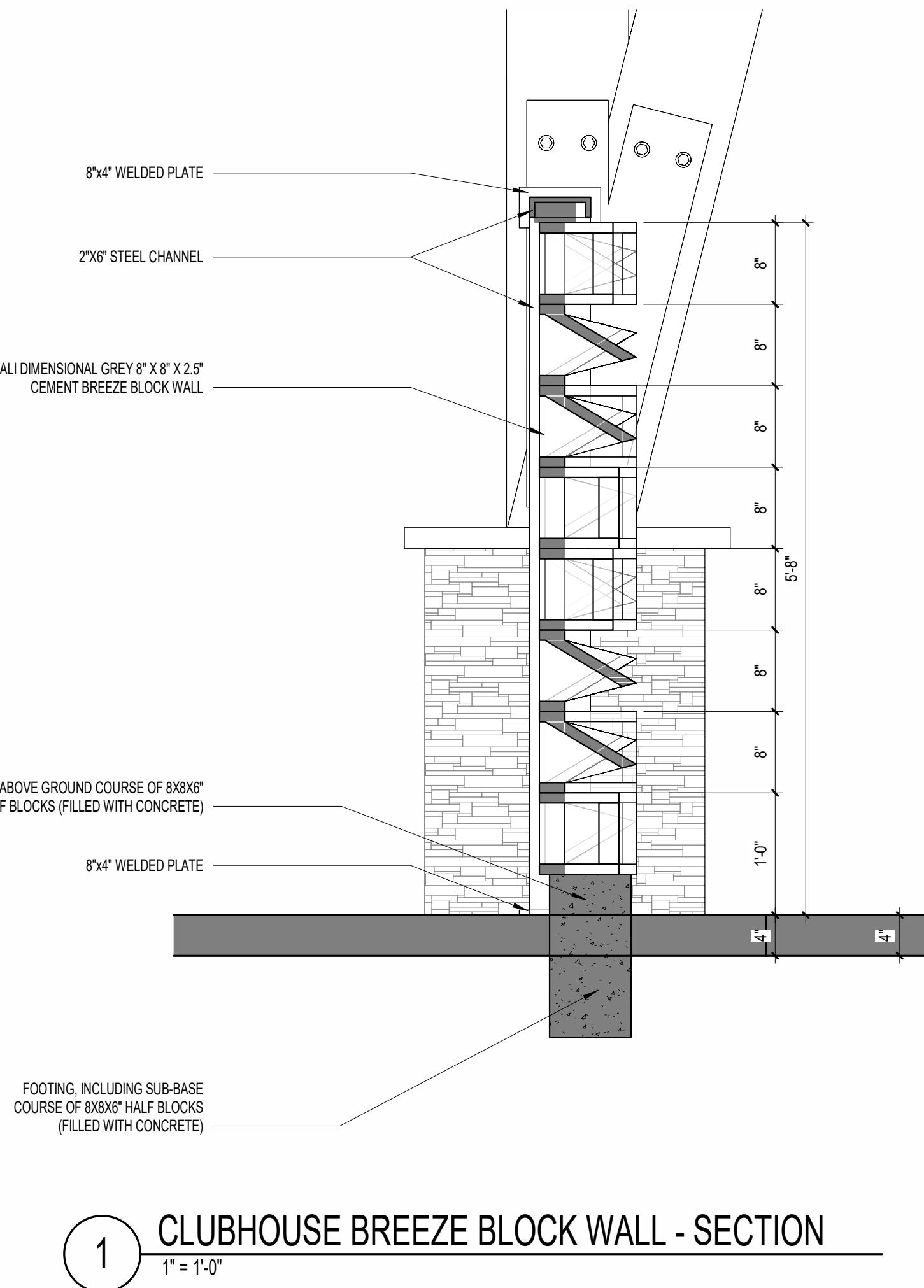
2 CLUBHOUSE - GROUND LEVEL - REFERENCE PLAN-A - MDP
3/16" = 1'-0"

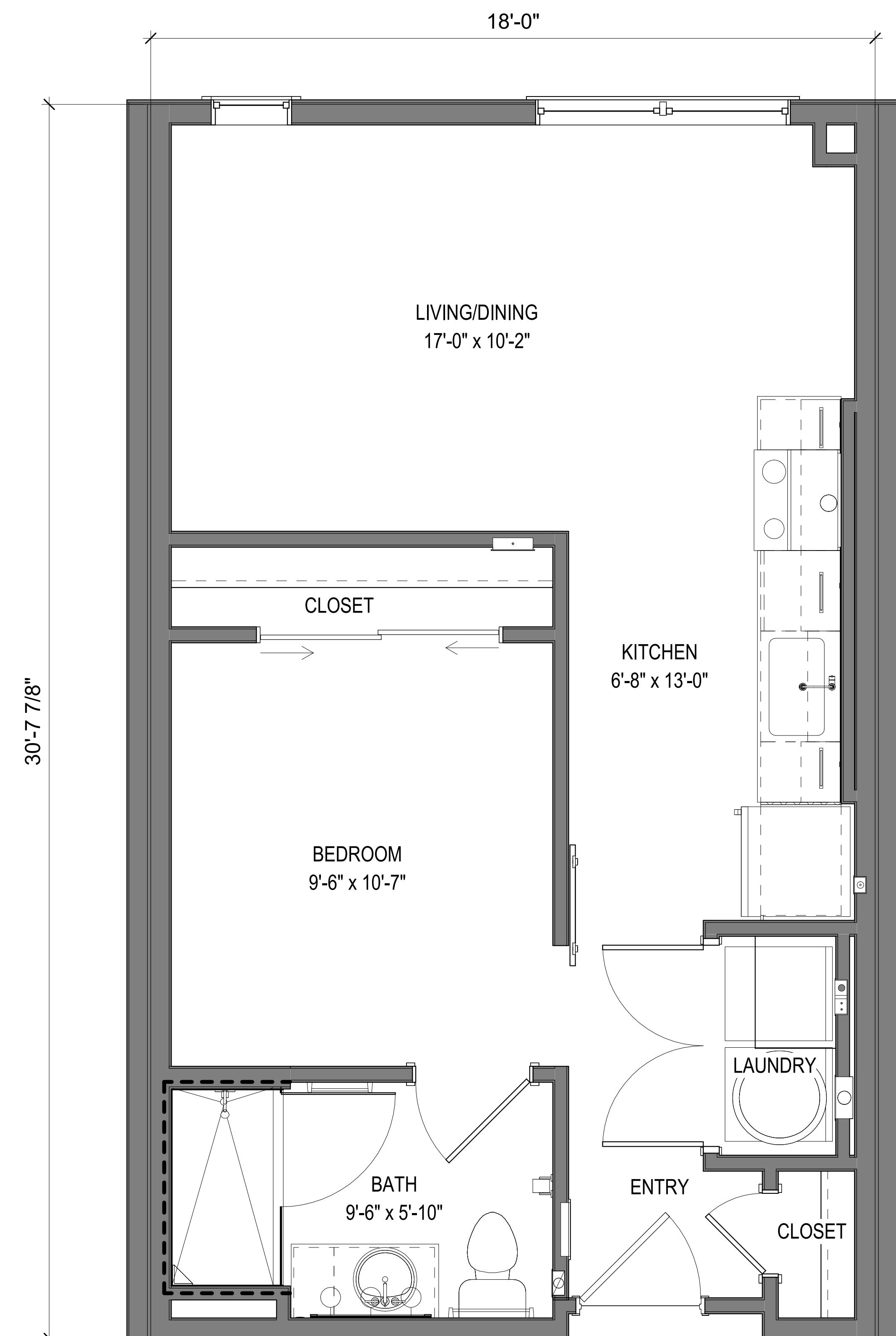
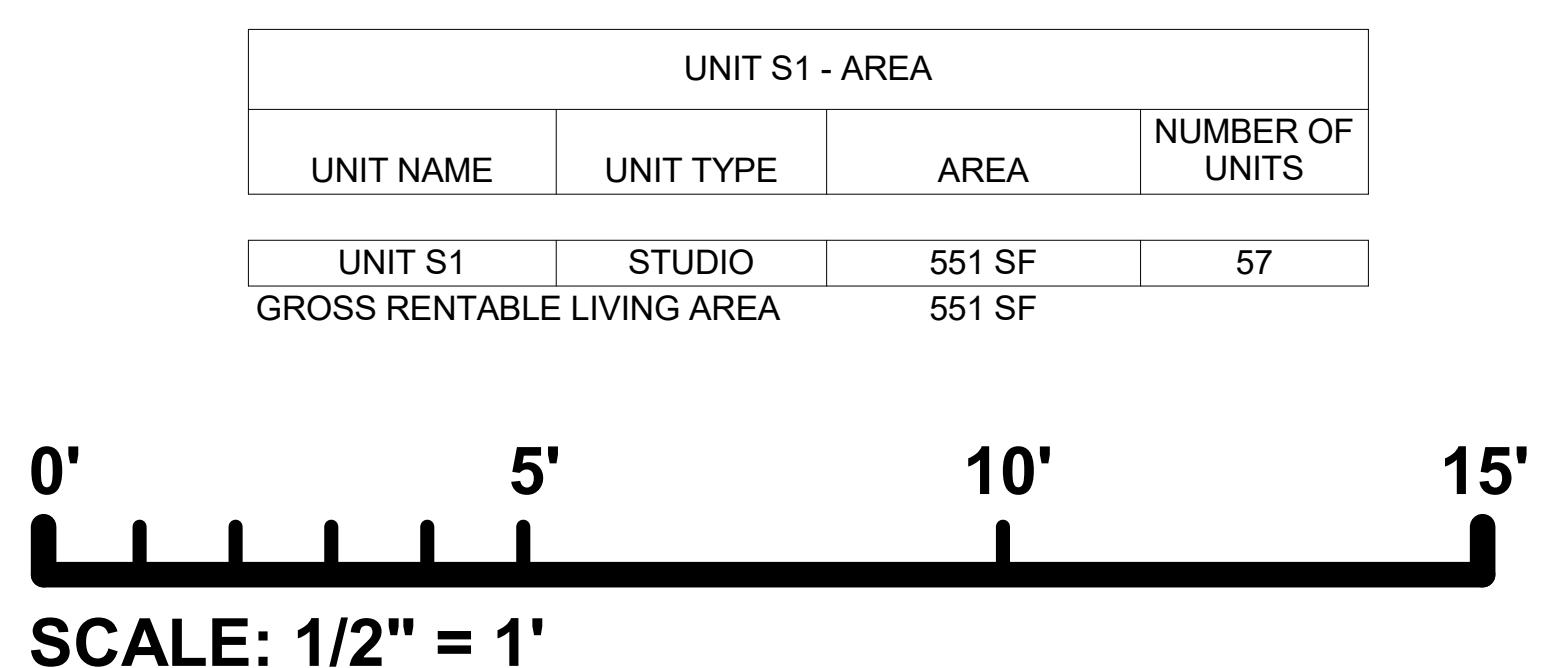
CLUBHOUSE GROSS BUILDING AREA	
BUILDING AREA	AREA COUNT
BACK PORCH	606 SF
CLUBHOUSE	5,328 SF
ENTRY PORCH	141 SF
SIDE ENTRANCE & CORRIDOR	519 SF
CLUBHOUSE GROSS AREA	6,595 SF

CLUBHOUSE FLOOR PLAN HOCKETT GULCH APTS. (PHASE 1B & 2)

DATE: 02/07/2025 PROJECT No: 5962

MDP-2.10



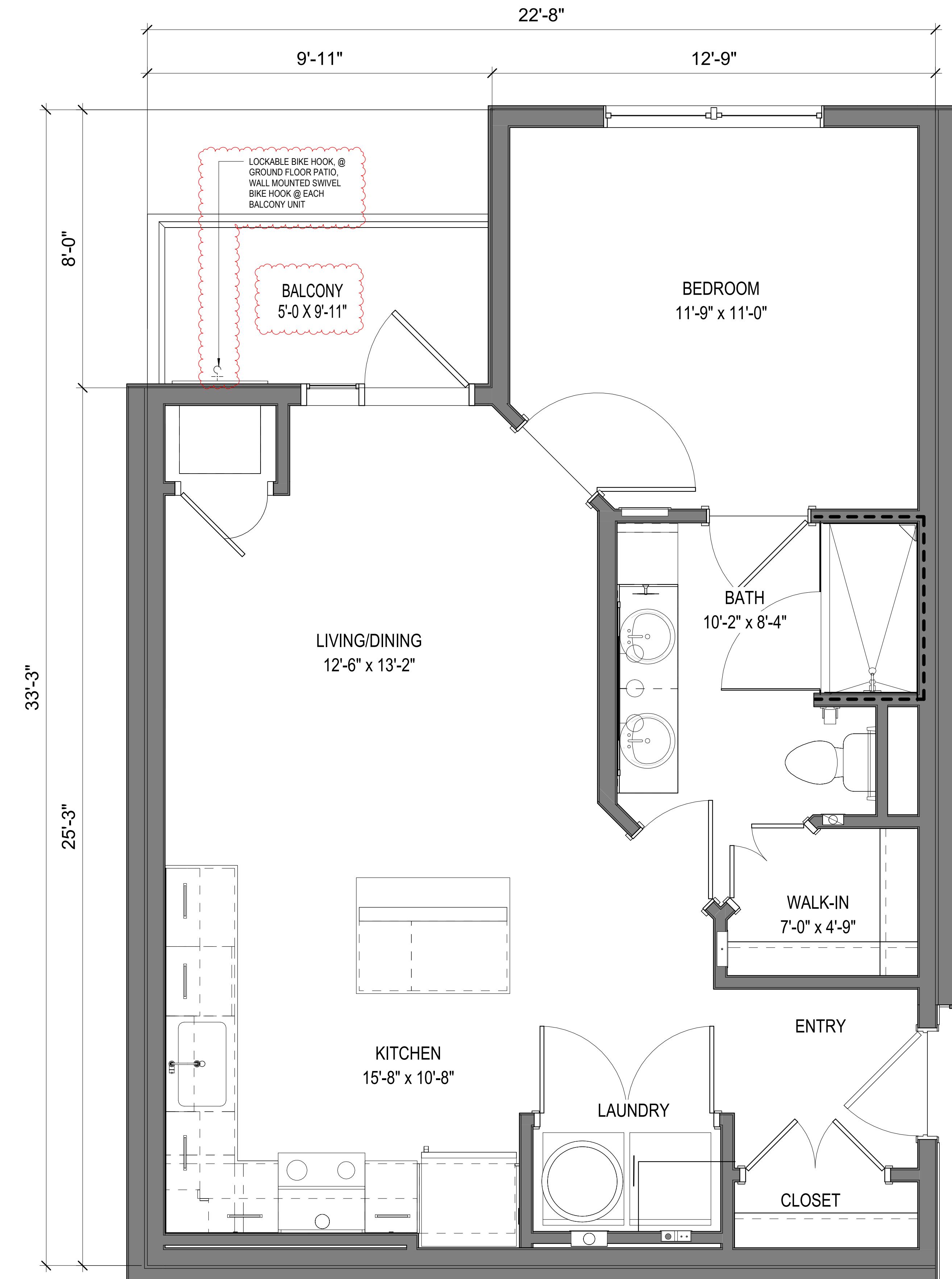
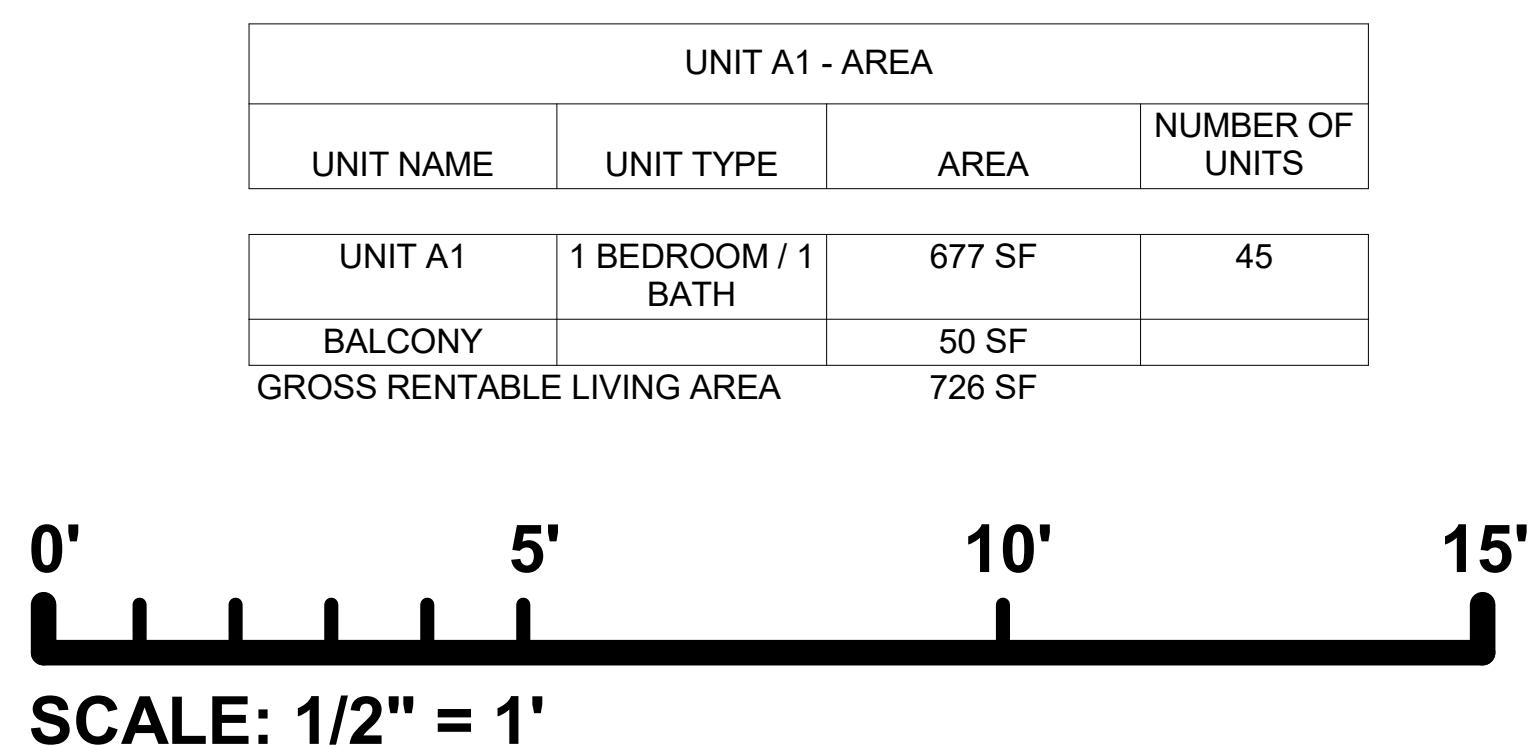


**UNIT S1
STUDIO UNIT**

UNIT S1 HOCKETT GULCH APTS. (PHASE 1B & 2)

DATE: 02/07/2025 PROJECT No: 5962

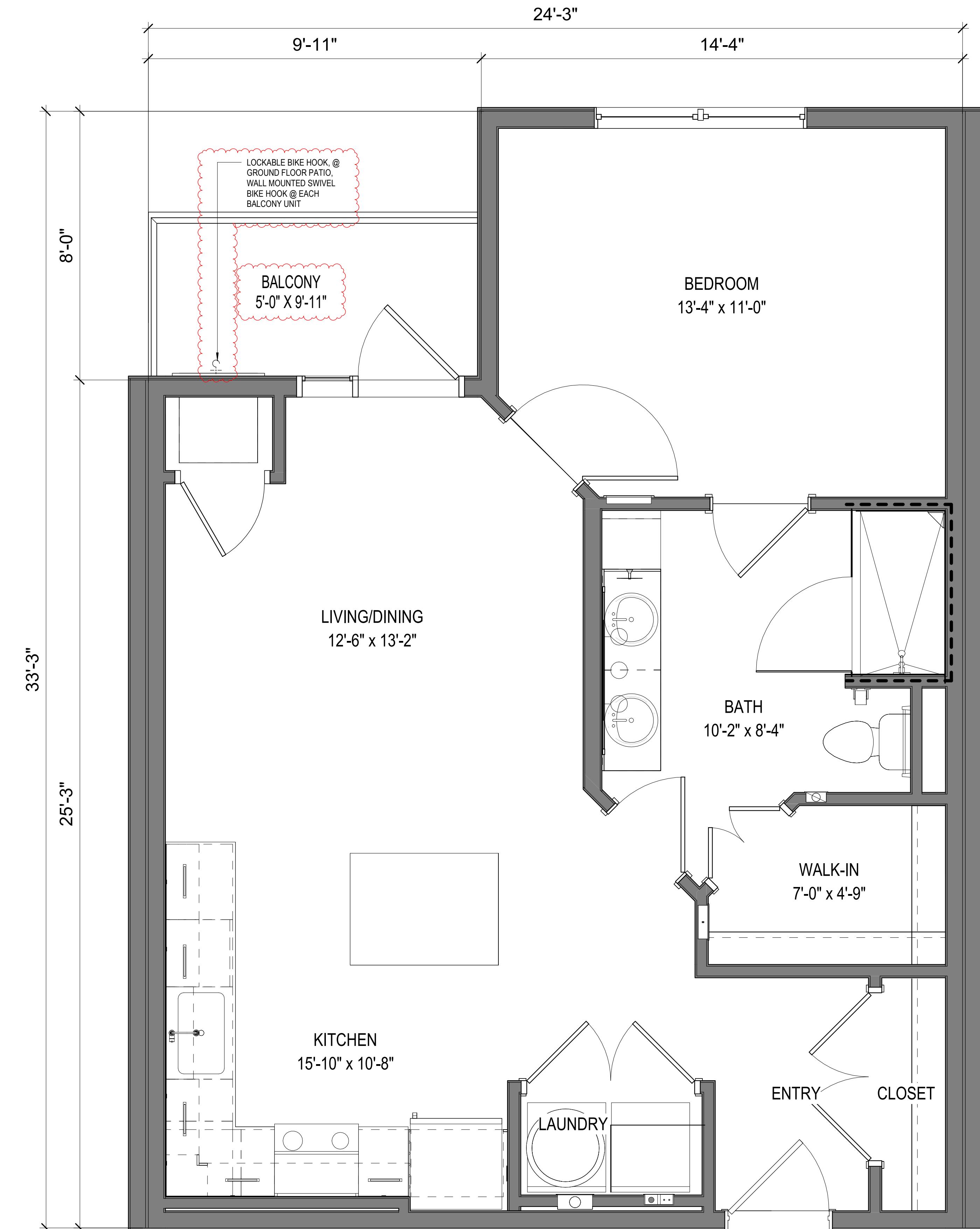
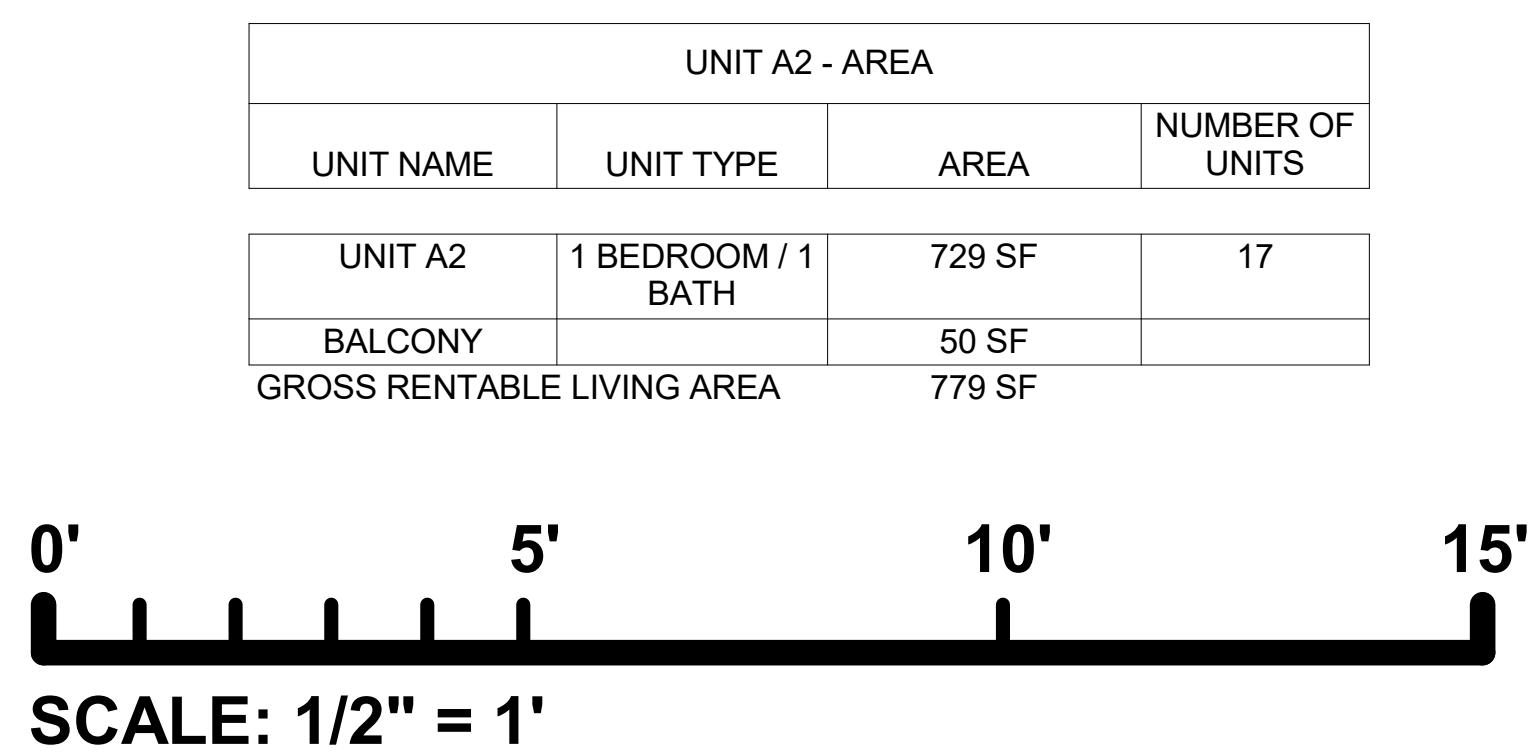
MDP-3.01



UNIT A1
ONE BEDROOM UNIT

UNIT A1 HOCKETT GULCH APTS. (PHASE 1B & 2)

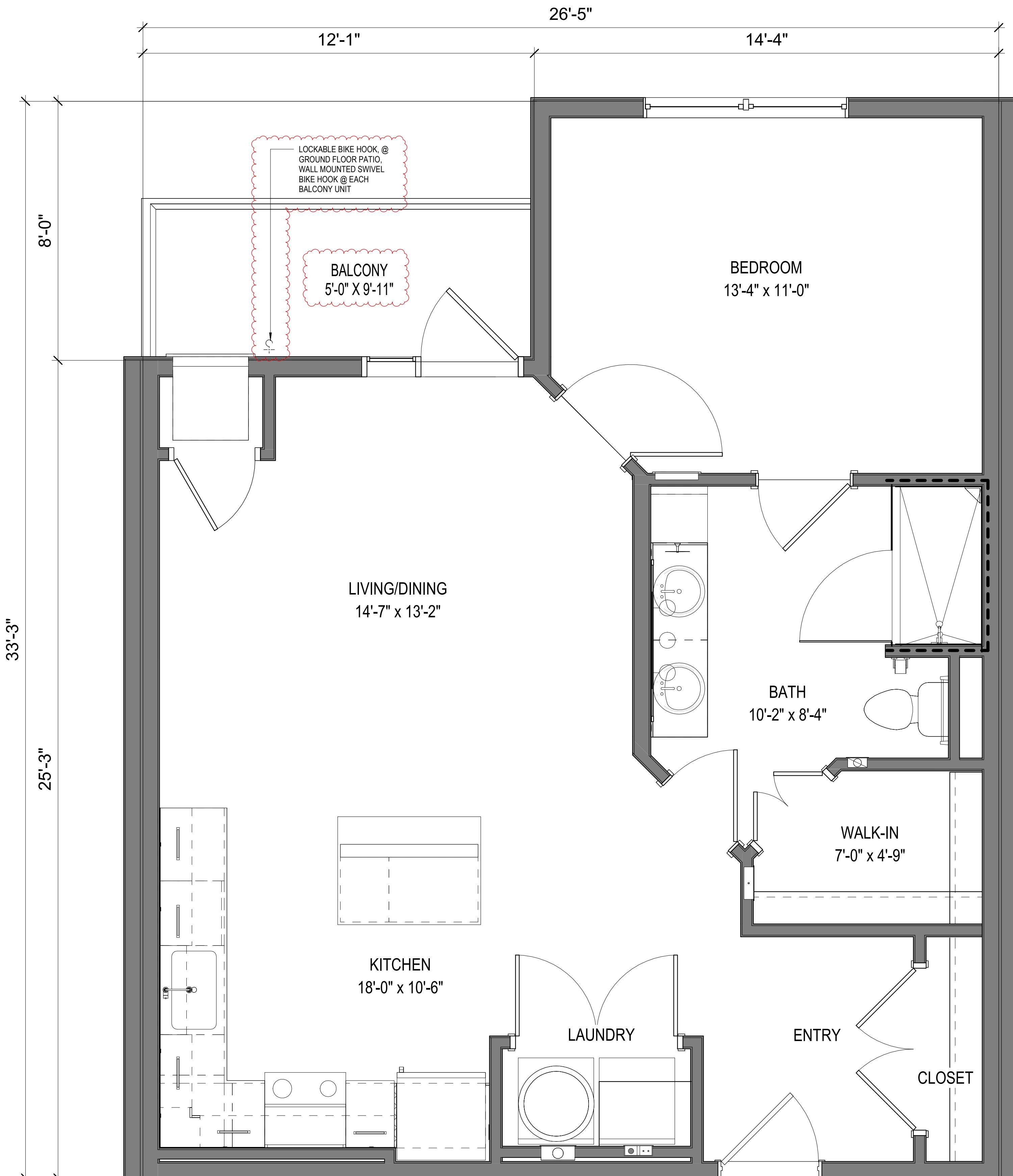
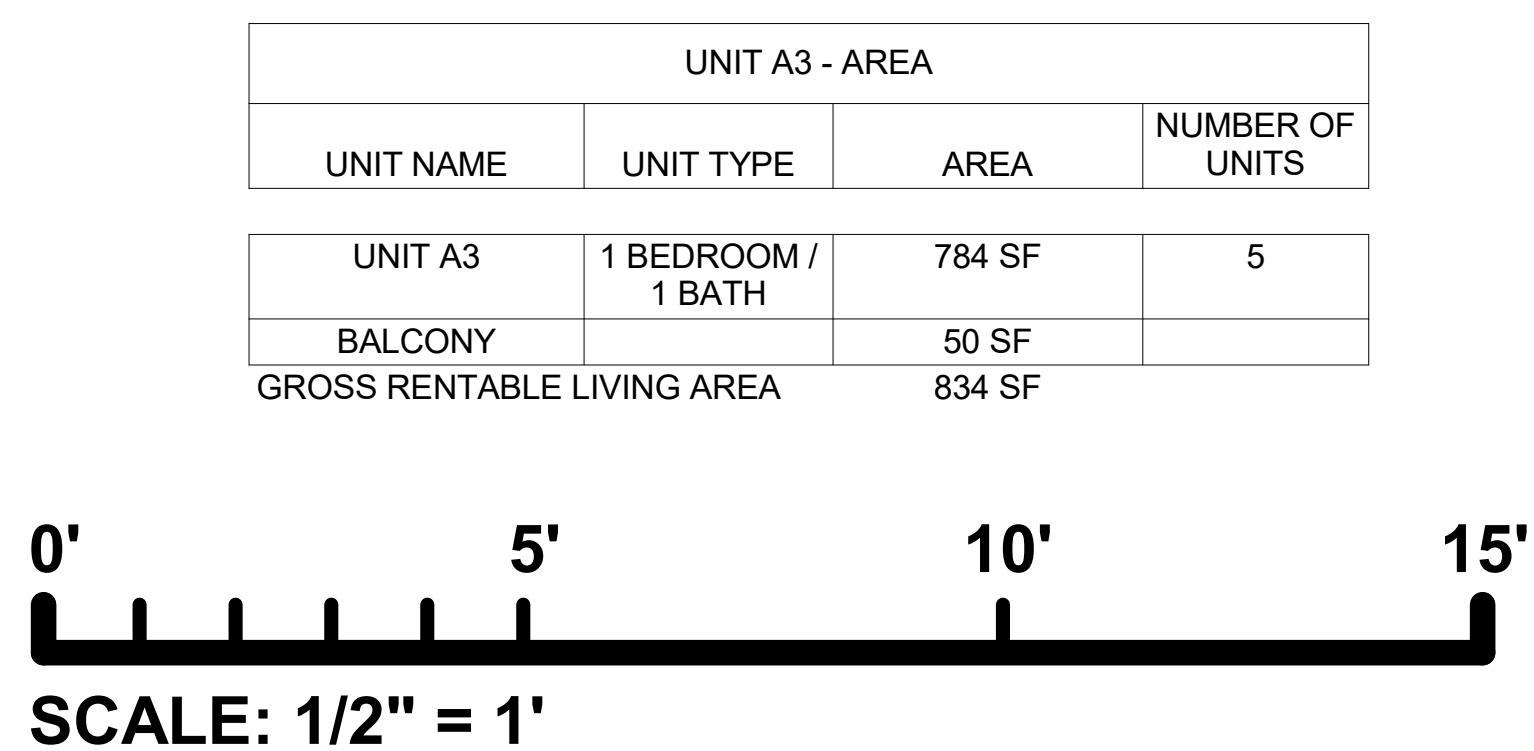
MDP-3.02



UNIT A2
ONE BEDROOM UNIT

UNIT A2 HOCKETT GULCH APTS. (PHASE 1B & 2)

MDP-3.03



UNIT A3
ONE BEDROOM UNIT

UNIT A3 HOCKETT GULCH APTS. (PHASE 1B & 2)

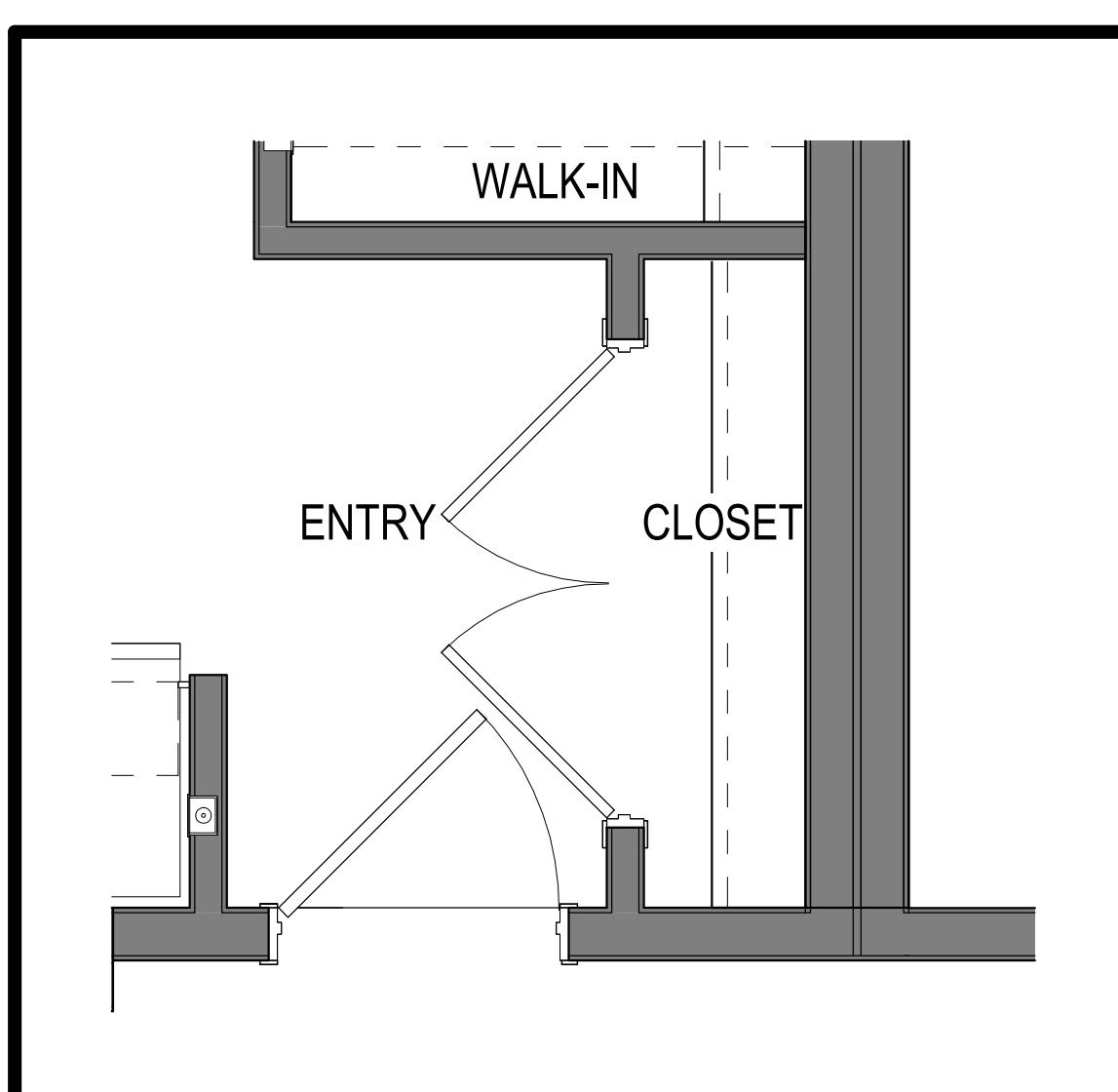
MDP-3.04

UNIT B1 - AREA			
UNIT NAME	UNIT TYPE	AREA	NUMBER OF UNITS
UNIT B1	2 BEDROOM	958 SF	30
BALCONY		50 SF	
GROSS RENTABLE LIVING AREA			
		1,007 SF	

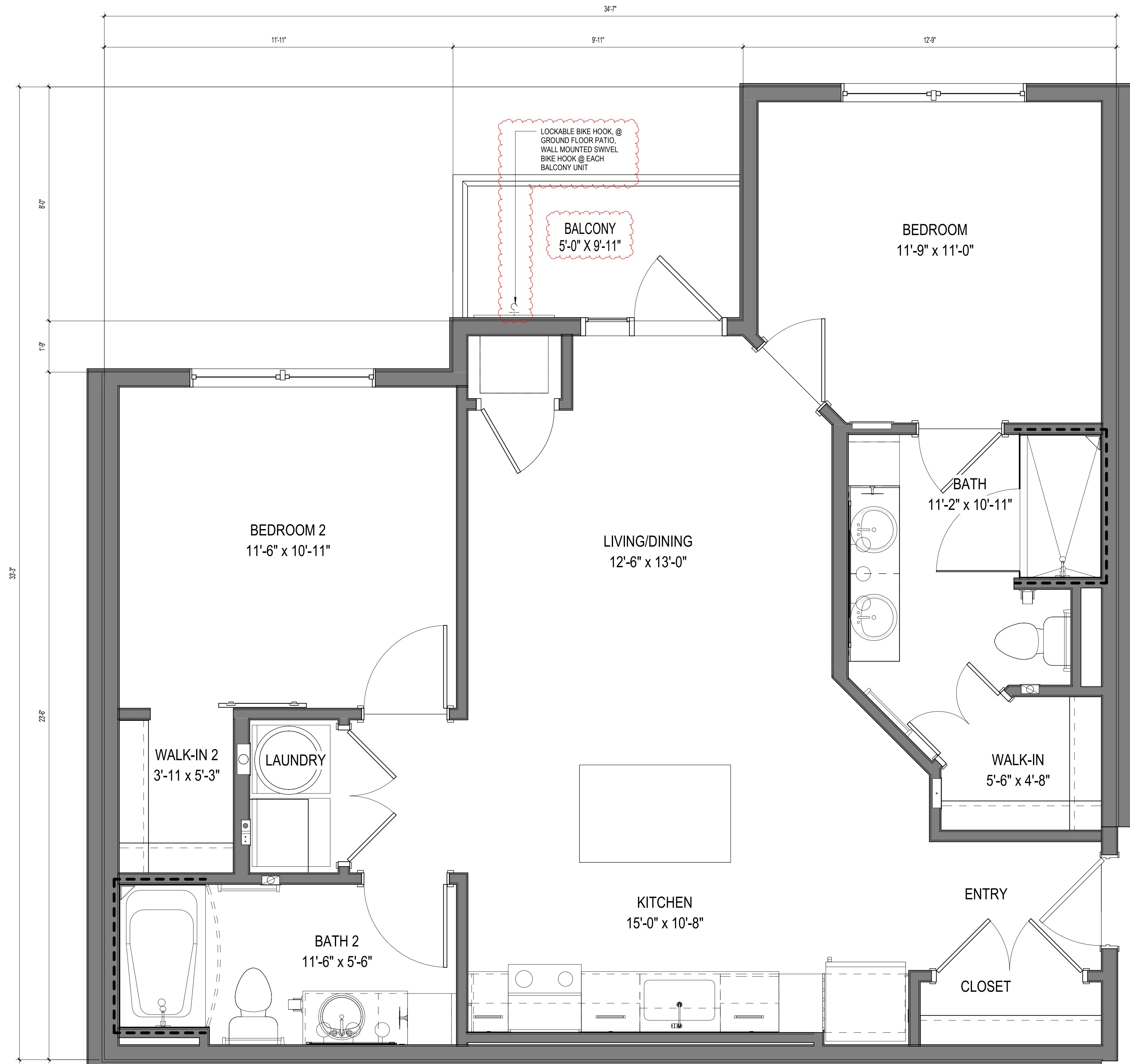
UNIT B1 ALT - AREA			
UNIT NAME	UNIT TYPE	AREA	NUMBER OF UNITS
UNIT B1-ALT	2 BEDROOM / 2 BATH	958 SF	51
BALCONY		50 SF	
GROSS RENTABLE LIVING AREA			
		1,007 SF	

0' 5' 10' 15'
SCALE: 1/2" = 1'

TYPICAL ENTRY



UNIT B1 (ENTRY)



**UNIT B1 ALT
TWO BEDROOM UNIT**

UNIT B1 HOCKETT GULCH APTS. (PHASE 1B & 2)

MDP-3.05

DATE: 02/07/2025 PROJECT No: 5962

UNIT B2 - AREA			
UNIT NAME	UNIT TYPE	AREA	NUMBER OF UNITS
UNIT B2	2 BEDROOM / 2 BATH	1,010 SF	39
GROSS RENTABLE LIVING AREA			1,010 SF

0' 5' 10' 15'

SCALE: 1/2" = 1'

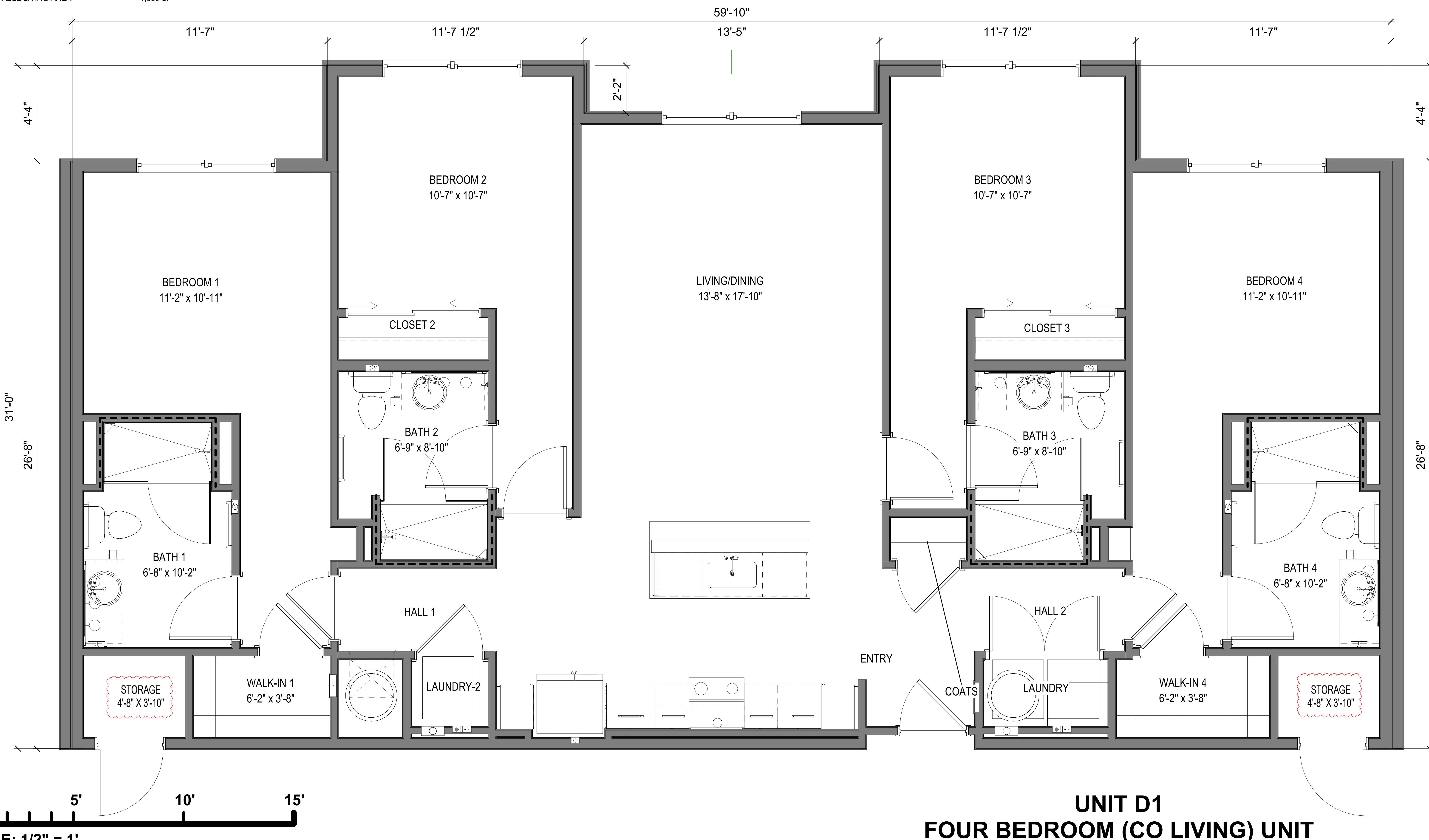


UNIT B2 TWO BEDROOM UNIT

UNIT B2 HOCKETT GULCH APTS. (PHASE 1B & 2)

MDP-3.06

UNIT D1 (CO-LIVING) - AREA			
UNIT NAME	UNIT TYPE	AREA	NUMBER OF UNITS
UNIT D1	4 BEDROOM / 4 BATH	1,680 SF	5
GROSS RENTABLE LIVING AREA 1,680 SF			



TOWNHOME UNIT TH-1 GROSS RENTABLE AREA

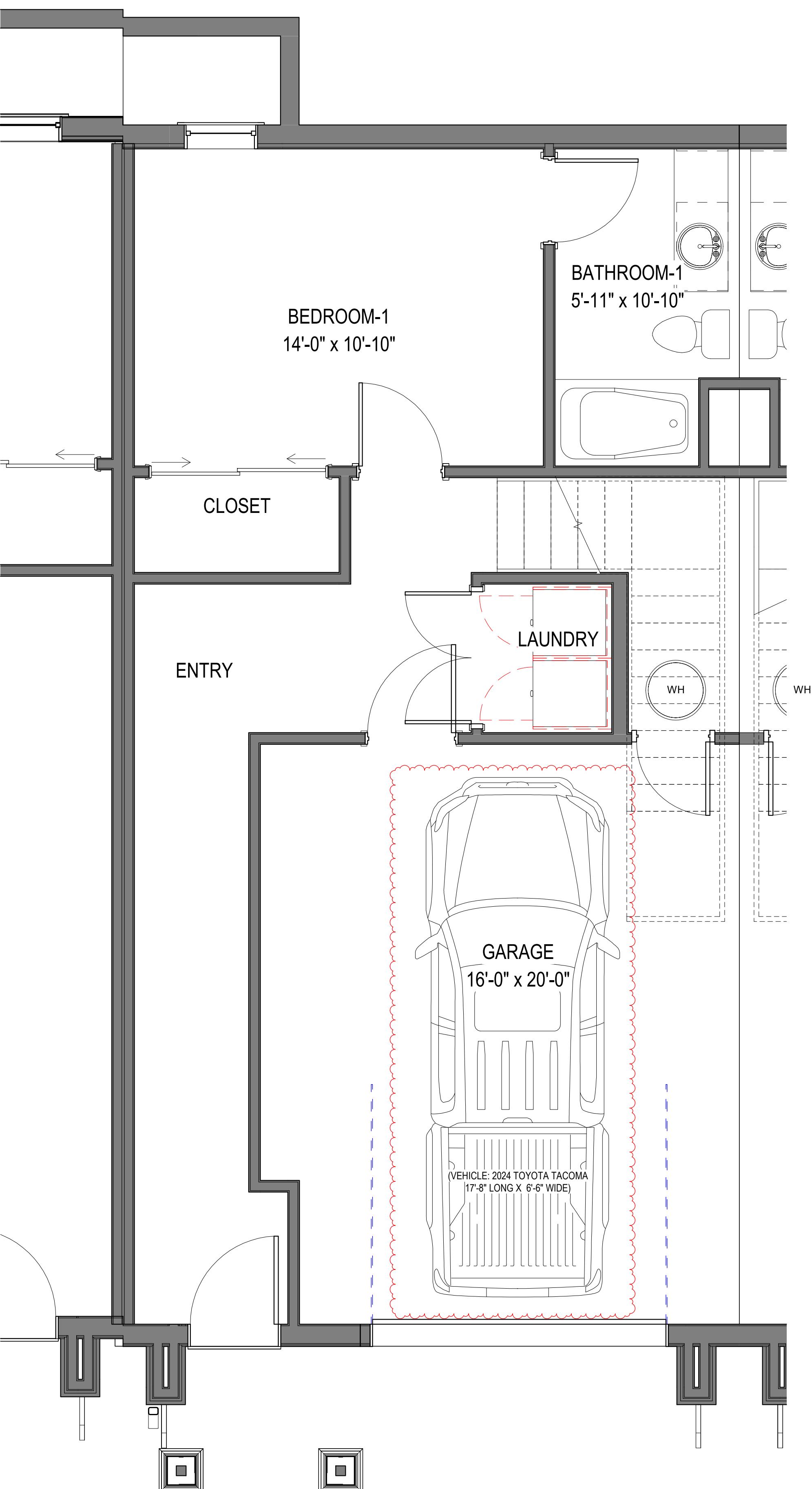
UNIT SPACE	CONDITIONED SPACES	NON CONDITIONED SPACES	GROSS LIVING AREA (IBC)
GROUND LEVEL			
GARAGE	0 SF	330 SF	330 SF
GROUND LEVEL			330 SF
LEVEL 2			
BALCONY	0 SF	114 SF	114 SF
COVERED PATIO	0 SF	55 SF	55 SF
TOWNHOME	807 SF	0 SF	807 SF
LEVEL 2			976 SF
GROSS RENTABLE AREA			1,306 SF

NUMBER OF UNITS IN PROJECT: 20

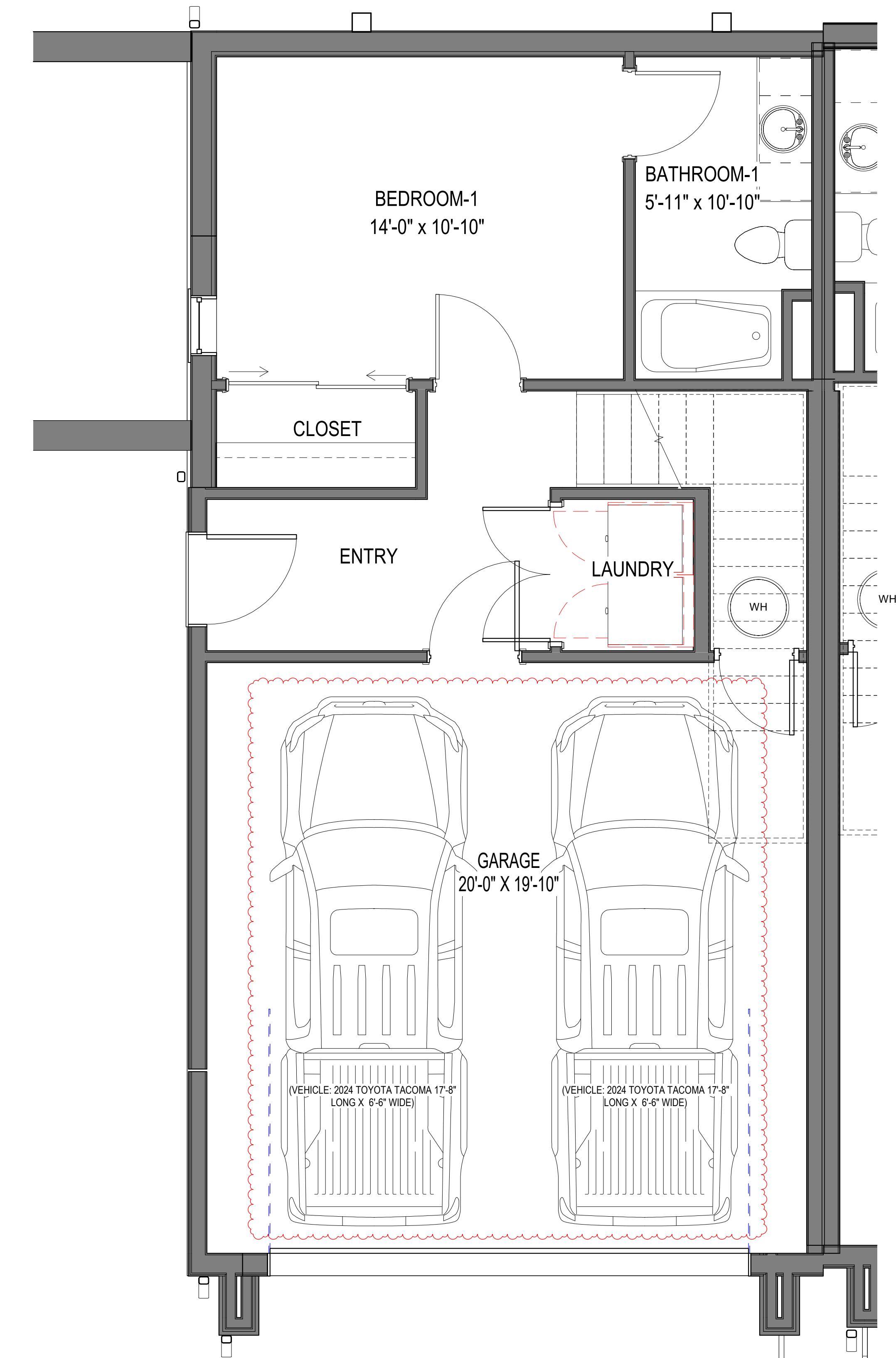
DIRECT ENTRY UNIT DE-2 GROSS RENTABLE AREA

UNIT SPACE	CONDITIONED SPACES	NON CONDITIONED SPACES	GROSS LIVING AREA (IBC)
GROUND LEVEL			
GARAGE	0 SF	432 SF	432 SF
GROUND LEVEL			432 SF
LEVEL 2			
BALCONY	0 SF	114 SF	114 SF
COVERED PATIO	0 SF	59 SF	59 SF
TOWNHOME	807 SF	0 SF	807 SF
LEVEL 2			979 SF
GROSS RENTABLE AREA			1,412 SF

NUMBER OF UNITS IN PROJECT: 8



**UNIT TH-1 GROUND FLOOR
FOUR BEDROOM TOWNHOME UNIT**

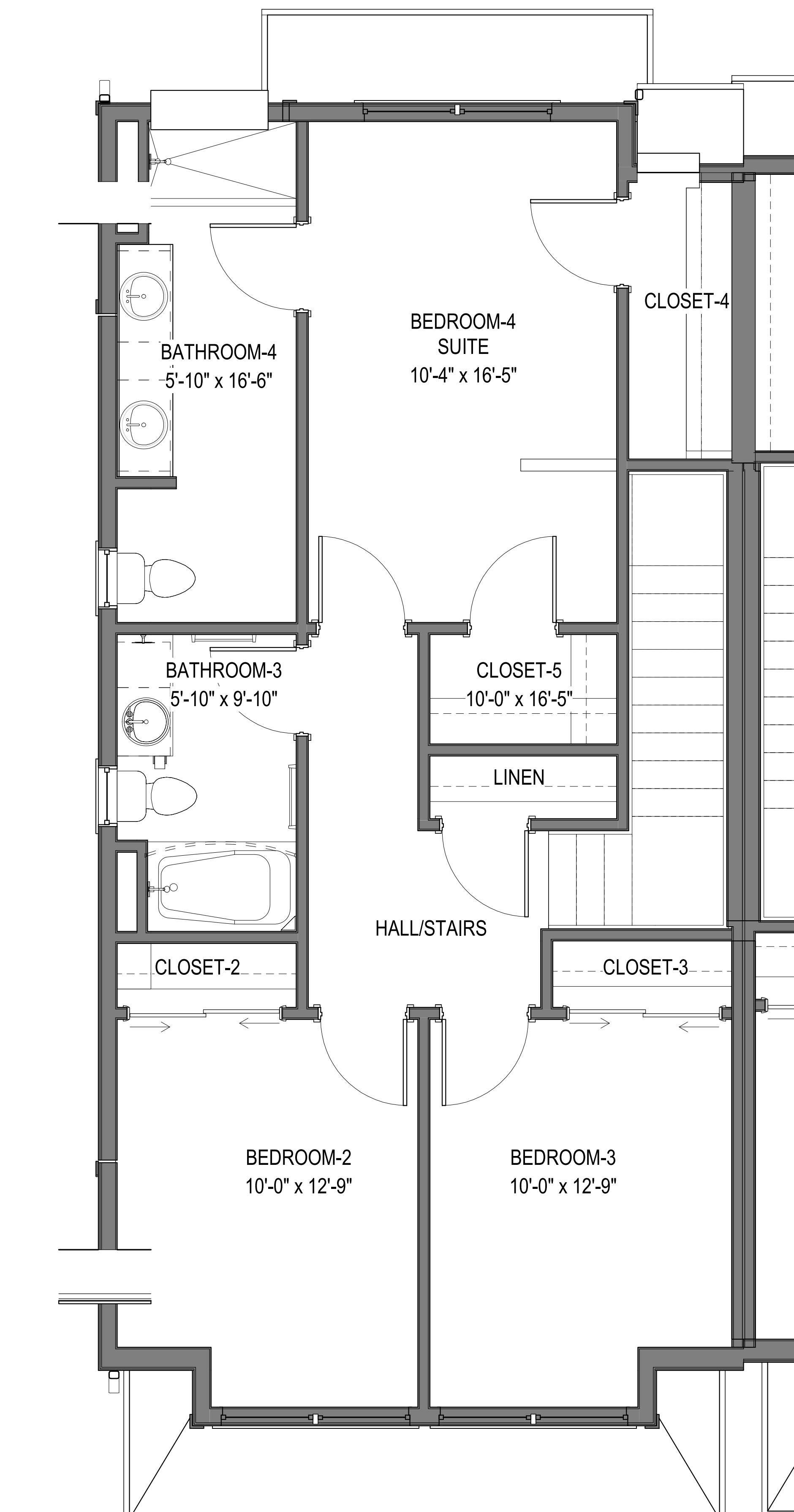
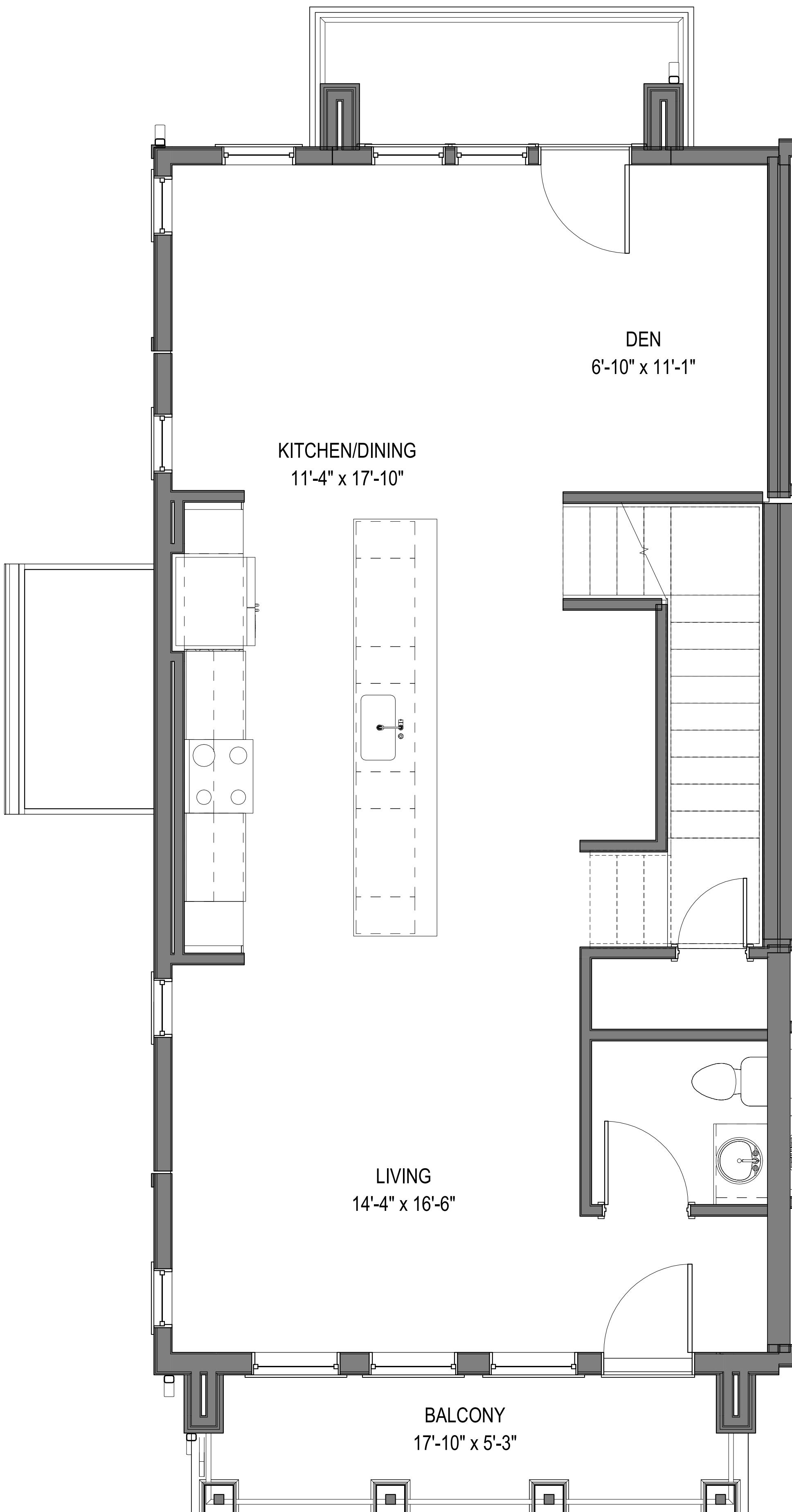


**UNIT TH-2 GROUND FLOOR
FOUR BEDROOM TOWNHOME UNIT**

TOWNHOME UNITS | HOCKETT GULCH APTS. (PHASE 1B & 2)

MDP-3.08A

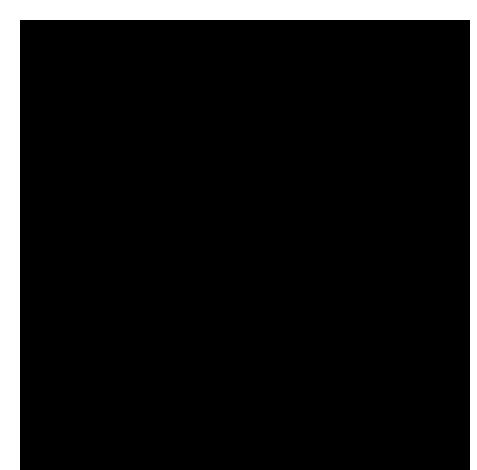
DATE: 02/07/2025 | PROJECT No: 5962



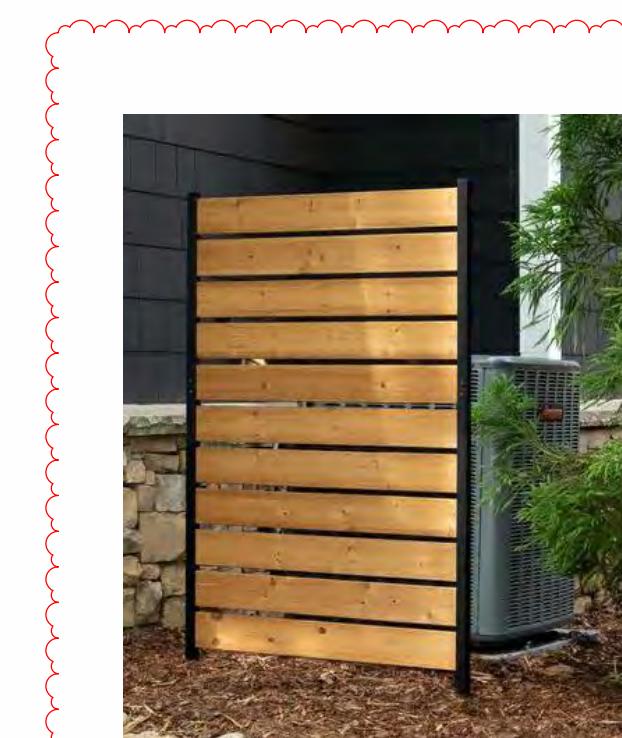
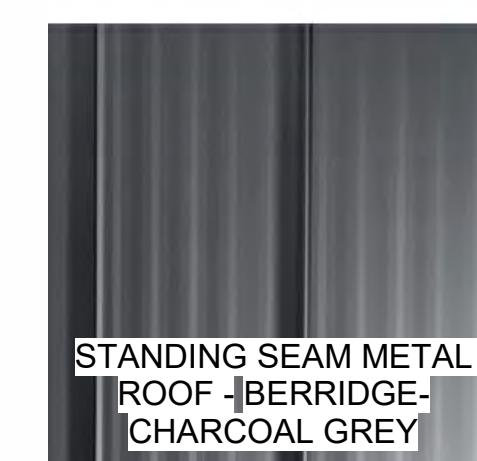


ENLARGED ELEVATION - APARTMENTS

COLOR PALETTE



ARCHITECTURAL MATERIALS



PAINT COLORS WATERLOO, WINDFRESH WHITE, AND FAWN BRIDLE OCCUR ON LAP SIDING OF THE APARTMENT BUILDINGS AS NOTED.

WINDOW TRIM PAINTED TO MATCH ADJACENT PAINT COLOR.

BLACK FOX IS THE COLOR OF ALL DOWNSPOUTS, ROOF FASCIA, AND RAILINGS

STONE VENEER, METAL SEAM ROOFS, AND ARCHITECTURAL ASPHALT SHINGLES INCLUDED ON ALL APARTMENT BUILDINGS

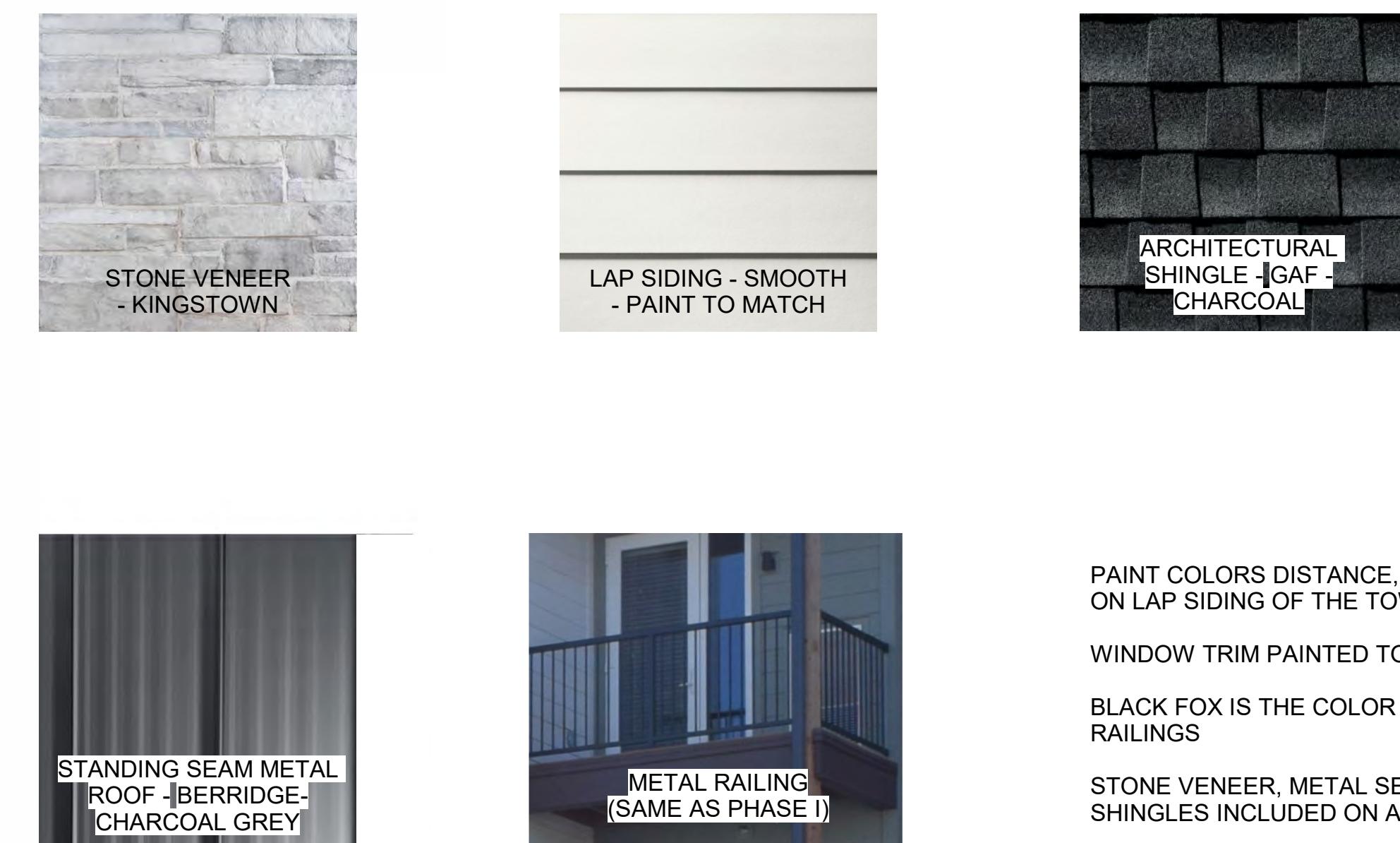


ENLARGED ELEVATION - TOWNHOME UNITS

COLOR PALETTE



ARCHITECTURAL MATERIALS

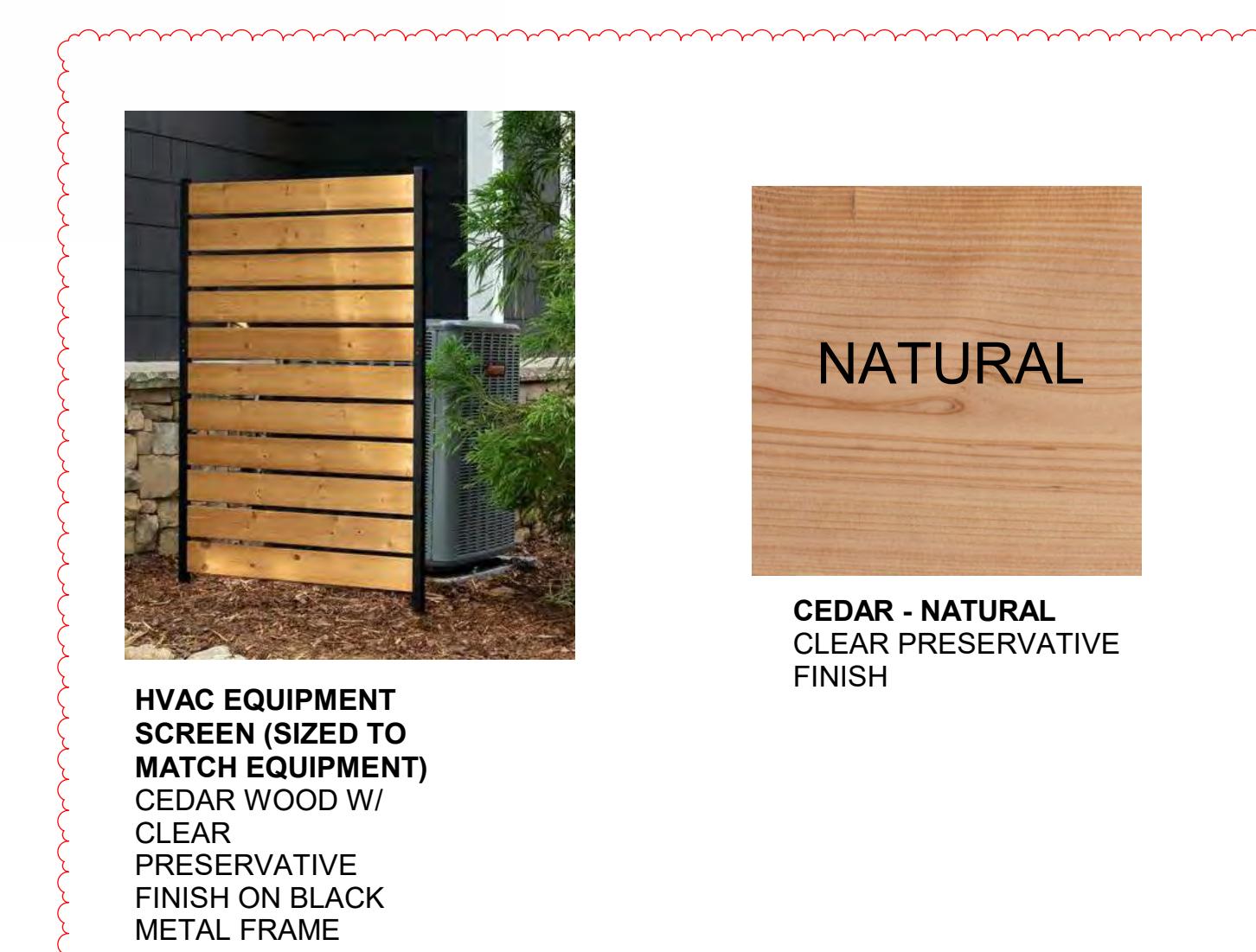


PAINT COLORS DISTANCE, SNOWBOUND, AND FAWN BRINDE OCCUR ON LAP SIDING OF THE TOWNHOME UNIT BUILDINGS AS NOTED.

WINDOW TRIM PAINTED TO MATCH ADJACENT PAINT COLOR.

BLACK FOX IS THE COLOR OF ALL DOWNSPOUTS, ROOF FASCIA, AND RAILINGS

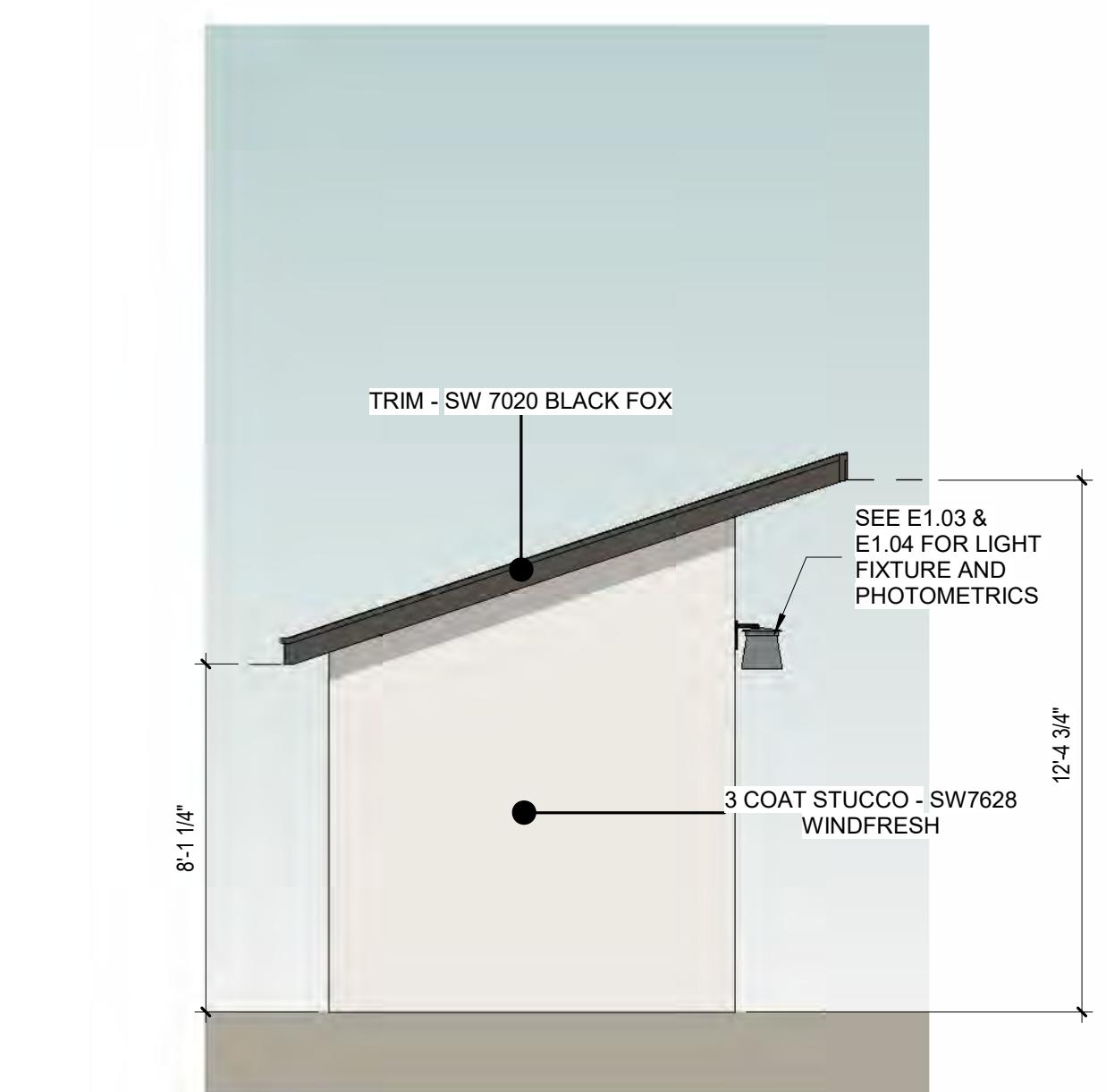
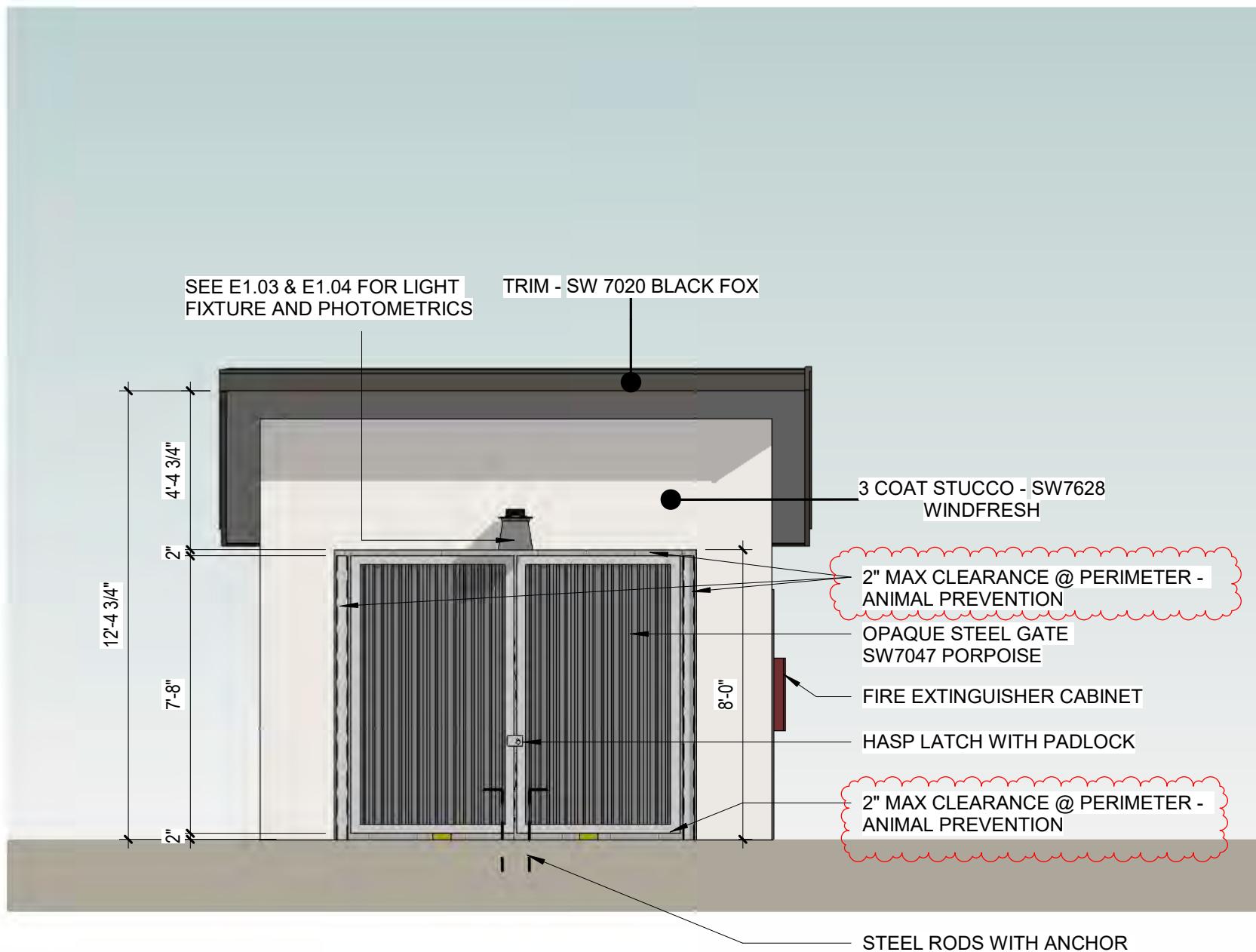
STONE VENEER, METAL SEAM ROOFS, AND ARCHITECTURAL ASPHALT SHINGLES INCLUDED ON ALL TOWNHOME UNIT BUILDINGS



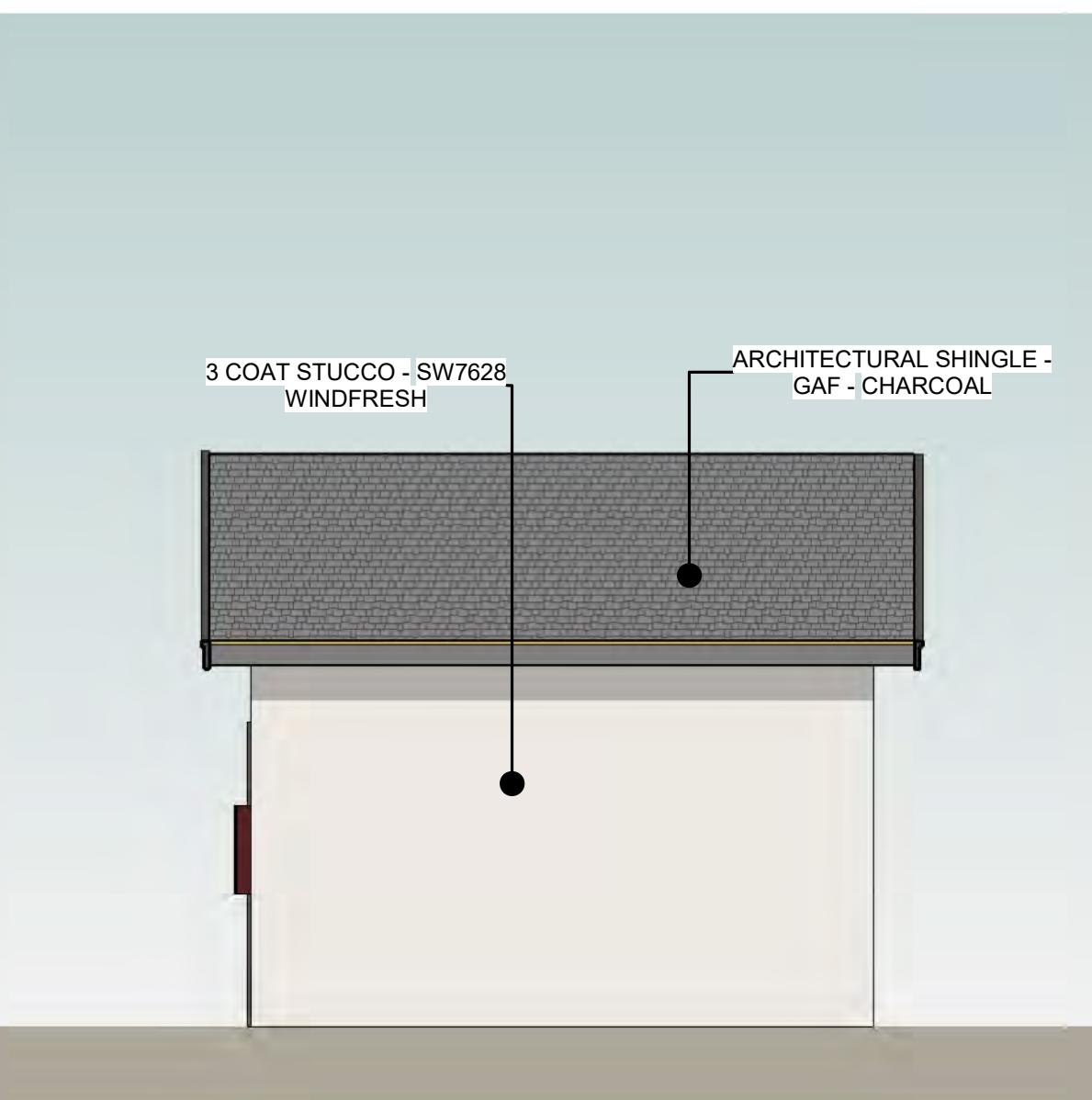
MATERIAL AND COLOR LEGEND - TH UNITS HOCKETT GULCH APTS. (PHASE 1B & 2)

DATE: 02/07/2025 PROJECT No: 5962

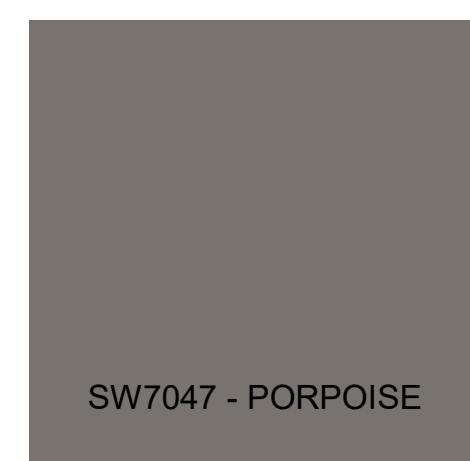
MDP-4.00B



ENLARGED ELEVATION - TRASH ENCLOSURE



COLOR PALETTE

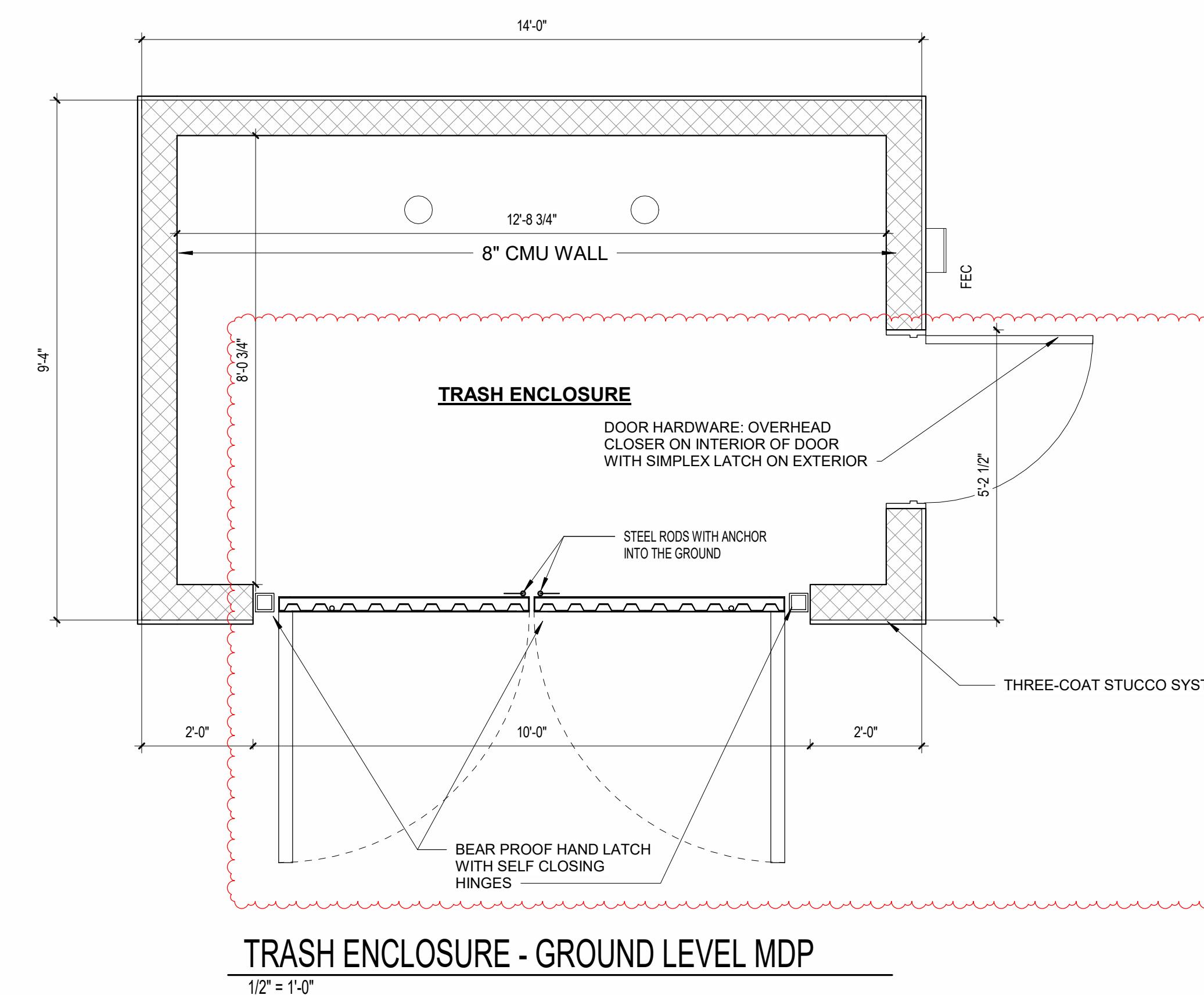
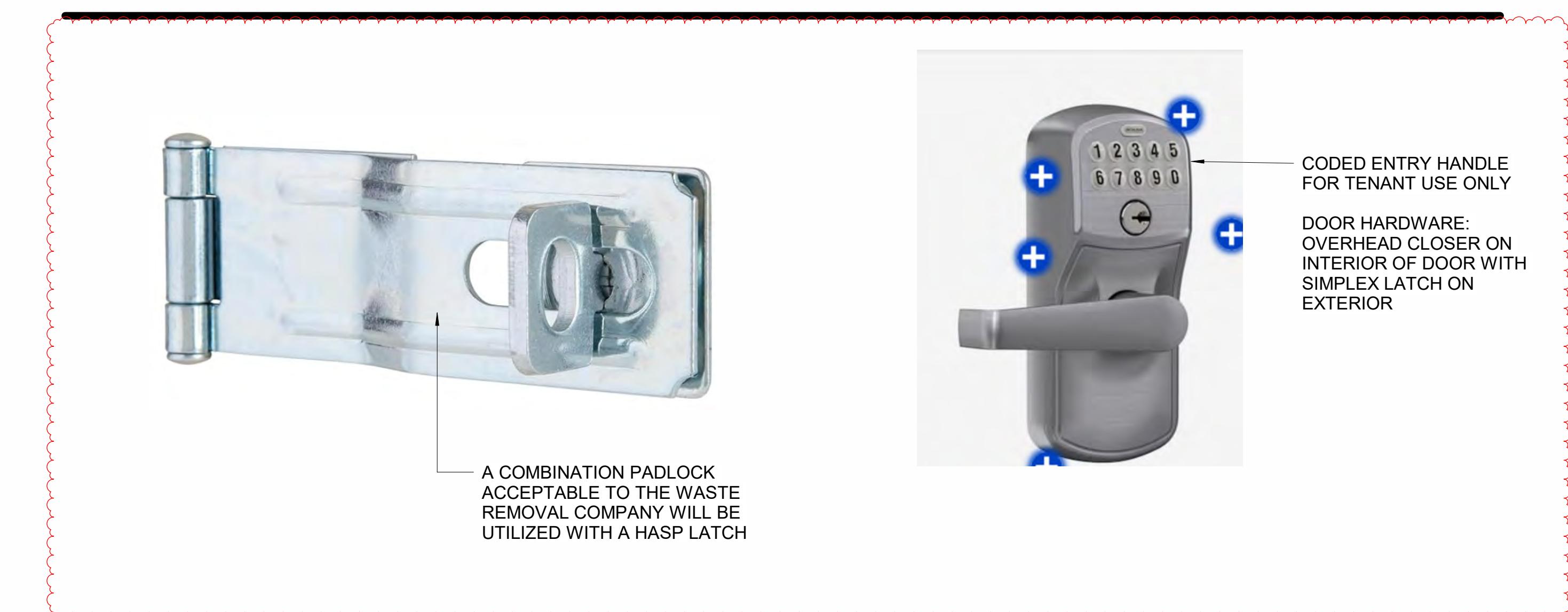


ARCHITECTURAL MATERIALS



BLACK FOX IS THE COLOR OF ALL DOWNSPOUTS & ROOF FASCIA

STUCCO (THREE-COAT SYSTEM) PAINTED WINDFRESH WHITE AS NOTED.



TRASH ENCLOSURE - GROUND LEVEL MDP



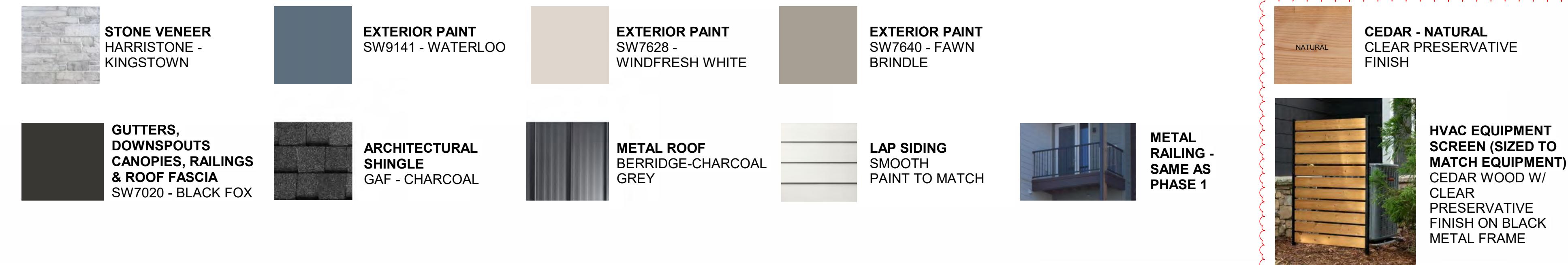
1 BUILDING TYPE 6 - FRONT ELEVATION (COLOR) MDP
3/32" = 1'-0"

BUILDING #6

MATERIAL PALETTE

MAXIMUM BUILDING HEIGHTS			
	PROPOSED FFE	MAX BUILDING HT	MAX ELEVATION
BUILDING 6	6,561.92	45'	6,606.92

NOTE: BUILDING 6 IS BROKEN INTO 4 PODS, BUT EACH POD IS AT THE SAME FFE



2 BUILDING TYPE 6 - BACK ELEVATION (COLOR) MDP
3/32" = 1'-0"

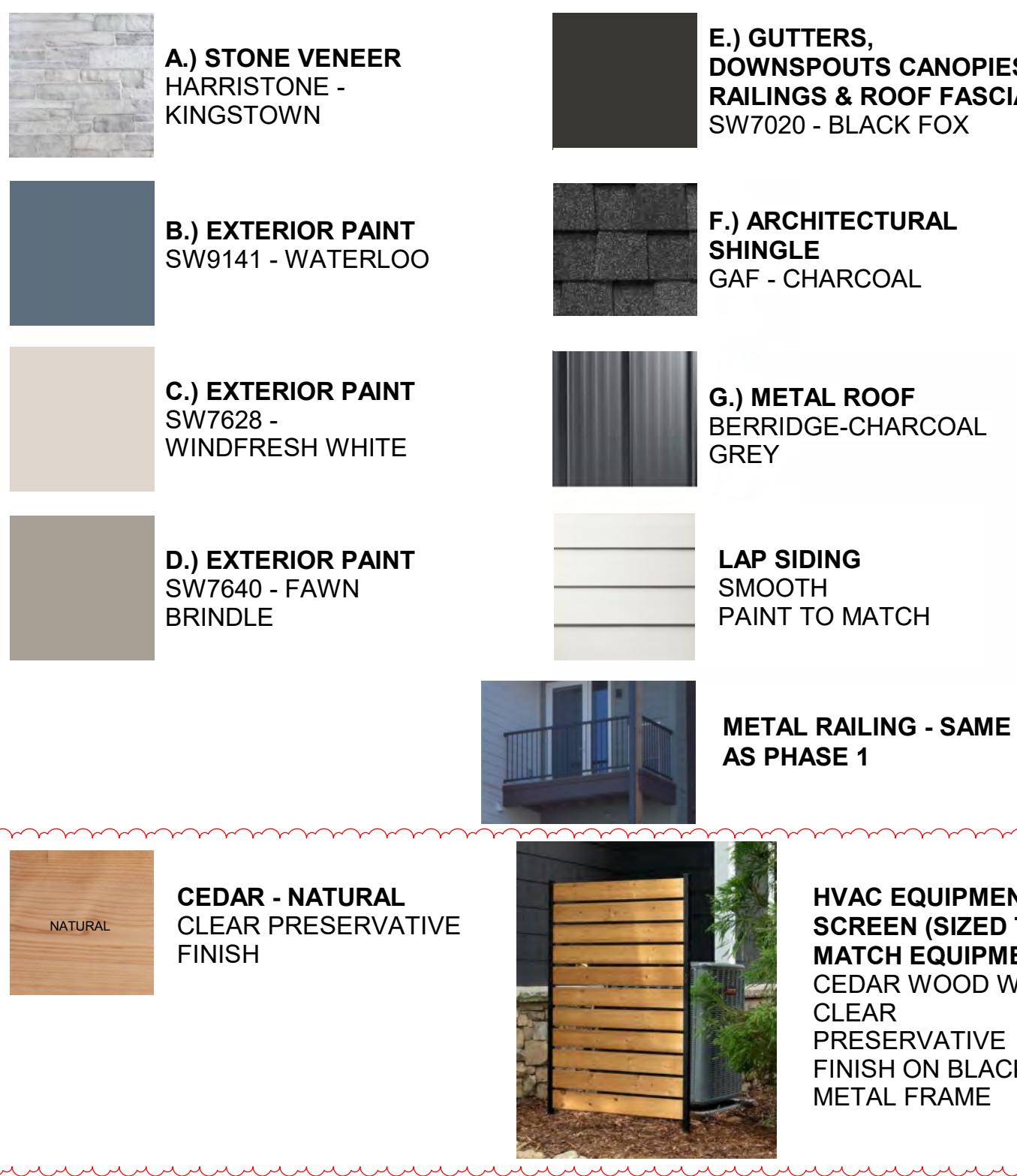
PROPOSED GRADE IS LOWER THAN EXISTING GRADE AT EVERY ROOF PEAK.
PROPOSED GRADE IS MORE RESTRICTIVE AND UTILIZED FOR THE HEIGHT MEASUREMENT ON EVERY BUILDING.

BUILDING #6 ELEVATIONS | HOCKETT GULCH APTS. (PHASE 1B & 2)

DATE: 02/07/2025 | PROJECT No: 5962

MDP-4.01A

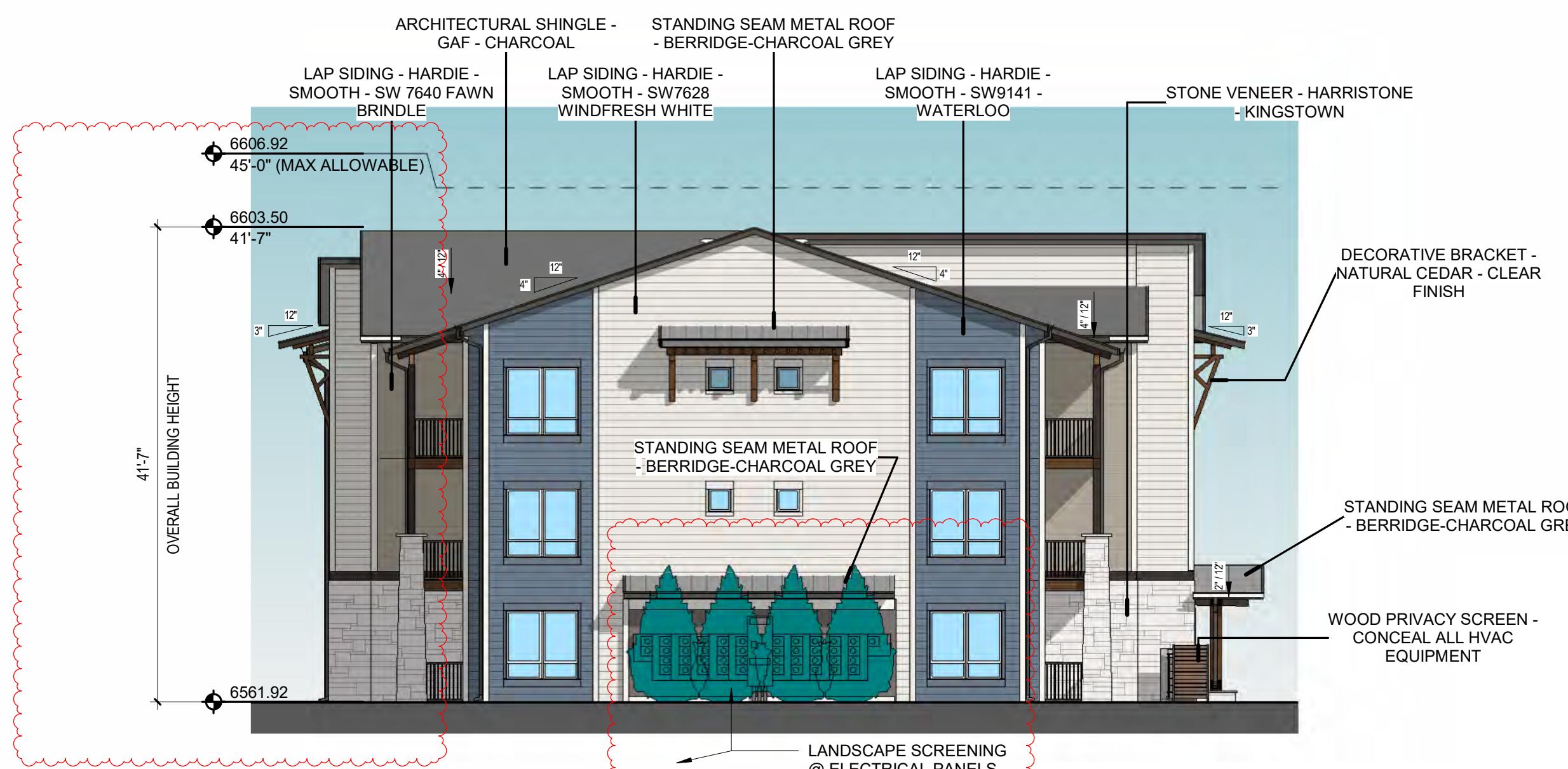
MATERIAL PALETTE



MAXIMUM BUILDING HEIGHTS			
	PROPOSED FFE	MAX BUILDING HT	MAX ELEVATION
BUILDING 6	6,561.92	45'	6,606.92

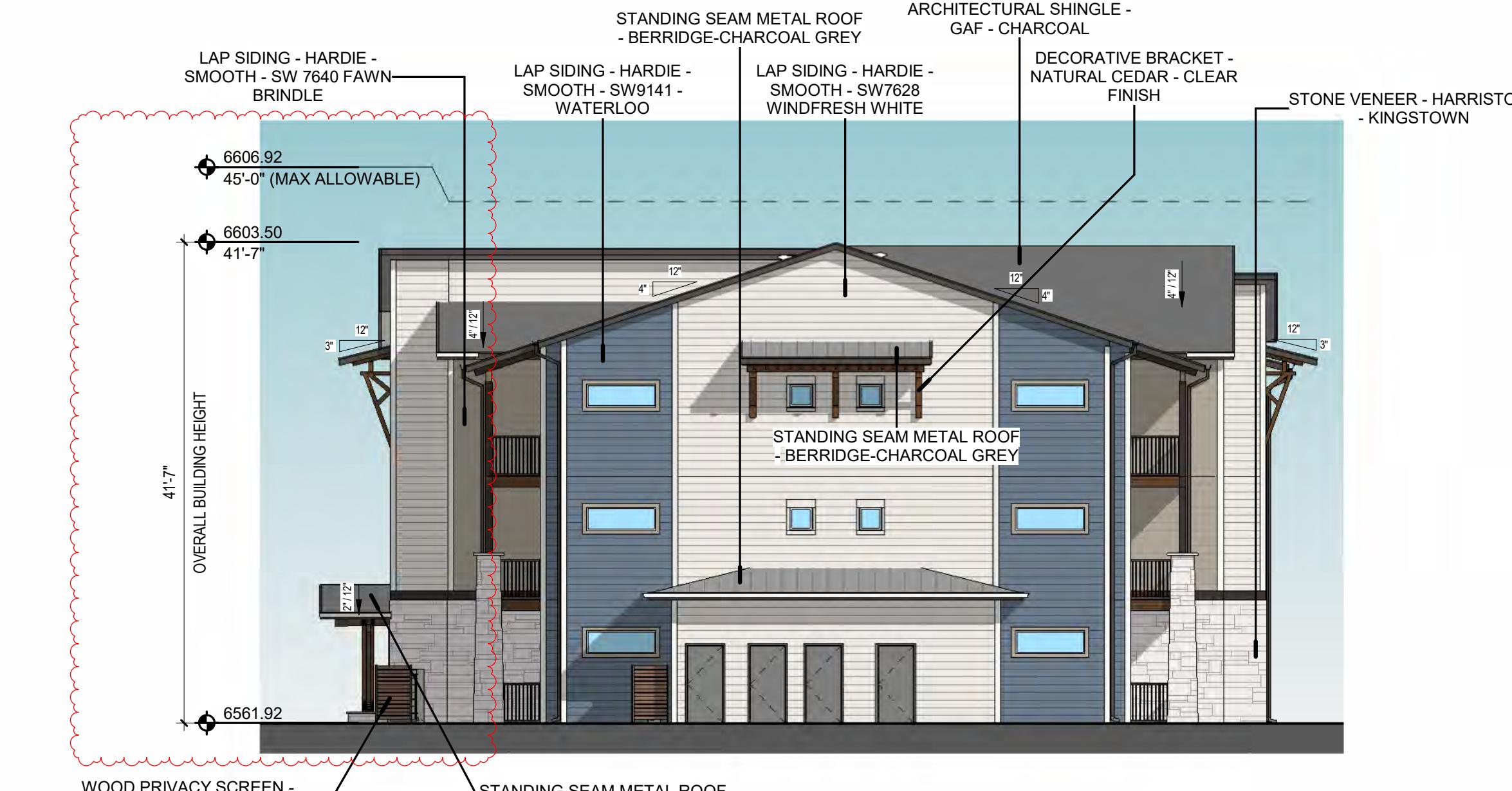
NOTE: BUILDING 6 IS BROKEN INTO 4 PODS, BUT EACH POD IS AT THE SAME FFE

BUILDING #6



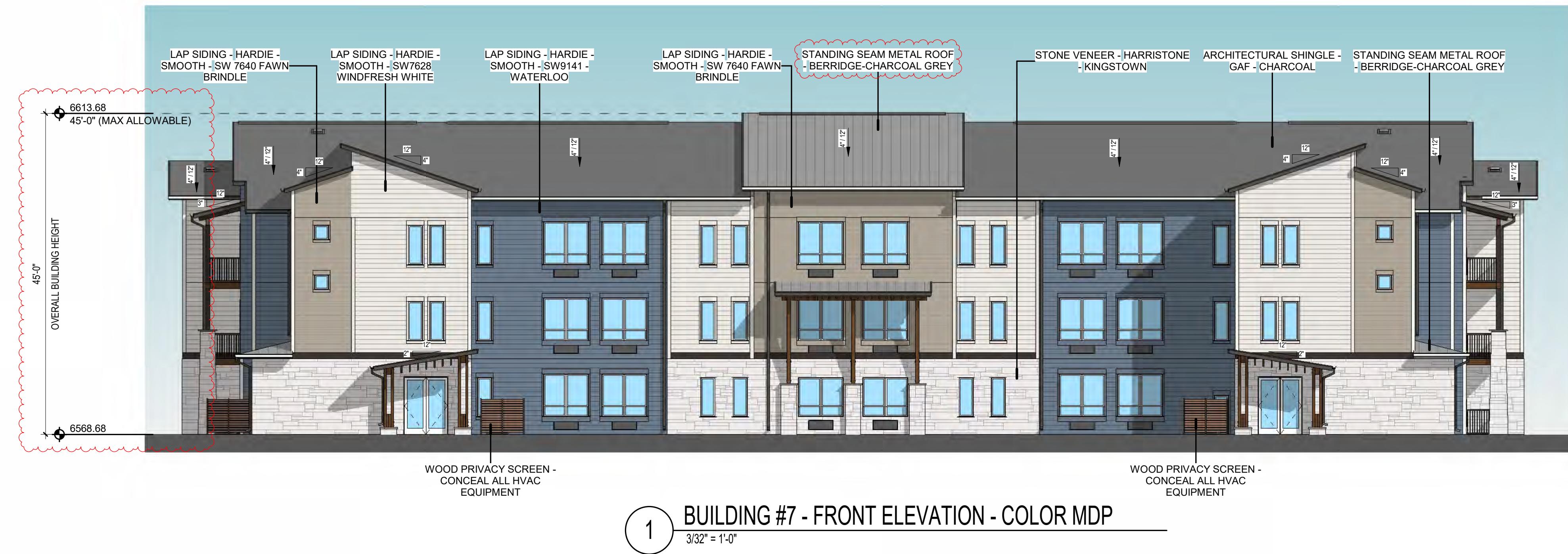
3 BUILDING TYPE 6 - LEFT ELEVATION (COLOR) MDP

ALL ELECTRICAL METER CENTERS WILL BE SCREENED WITH LANDSCAPING, SEE LANDSCAPE PLANS FOR DETAILS.



4 BUILDING TYPE 6 - RIGHT ELEVATION (COLOR) MDP

PROPOSED GRADE IS LOWER THAN EXISTING GRADE AT EVERY ROOF PEAK.
PROPOSED GRADE IS MORE RESTRICTIVE AND UTILIZED FOR THE HEIGHT MEASUREMENT ON EVERY BUILDING.

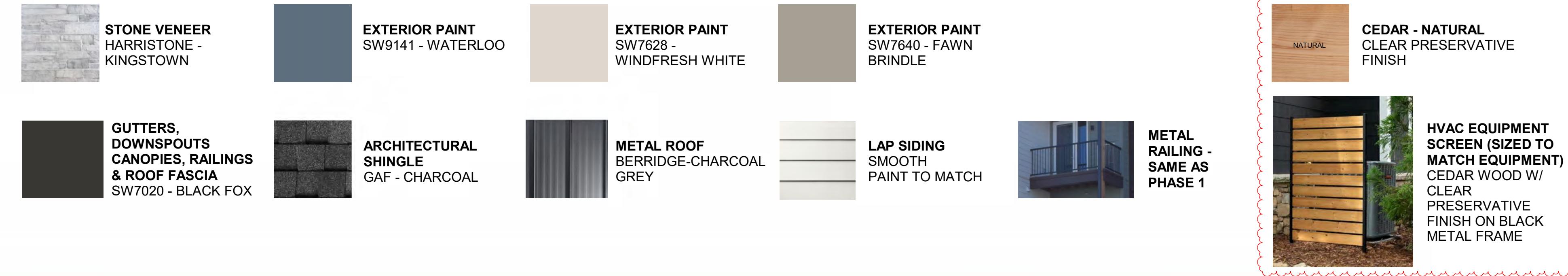


1 BUILDING #7 - FRONT ELEVATION - COLOR MDP
3/32" = 1'-0"

BUILDING #7

MATERIAL PALETTE

MAXIMUM BUILDING HEIGHTS			
	PROPOSED FFE	MAX BUILDING HT	MAX ELEVATION
BUILDING 7	6,568.68	45'	6,613.68



2 BUILDING #7 - BACK ELEVATION - COLOR MDP
3/32" = 1'-0"

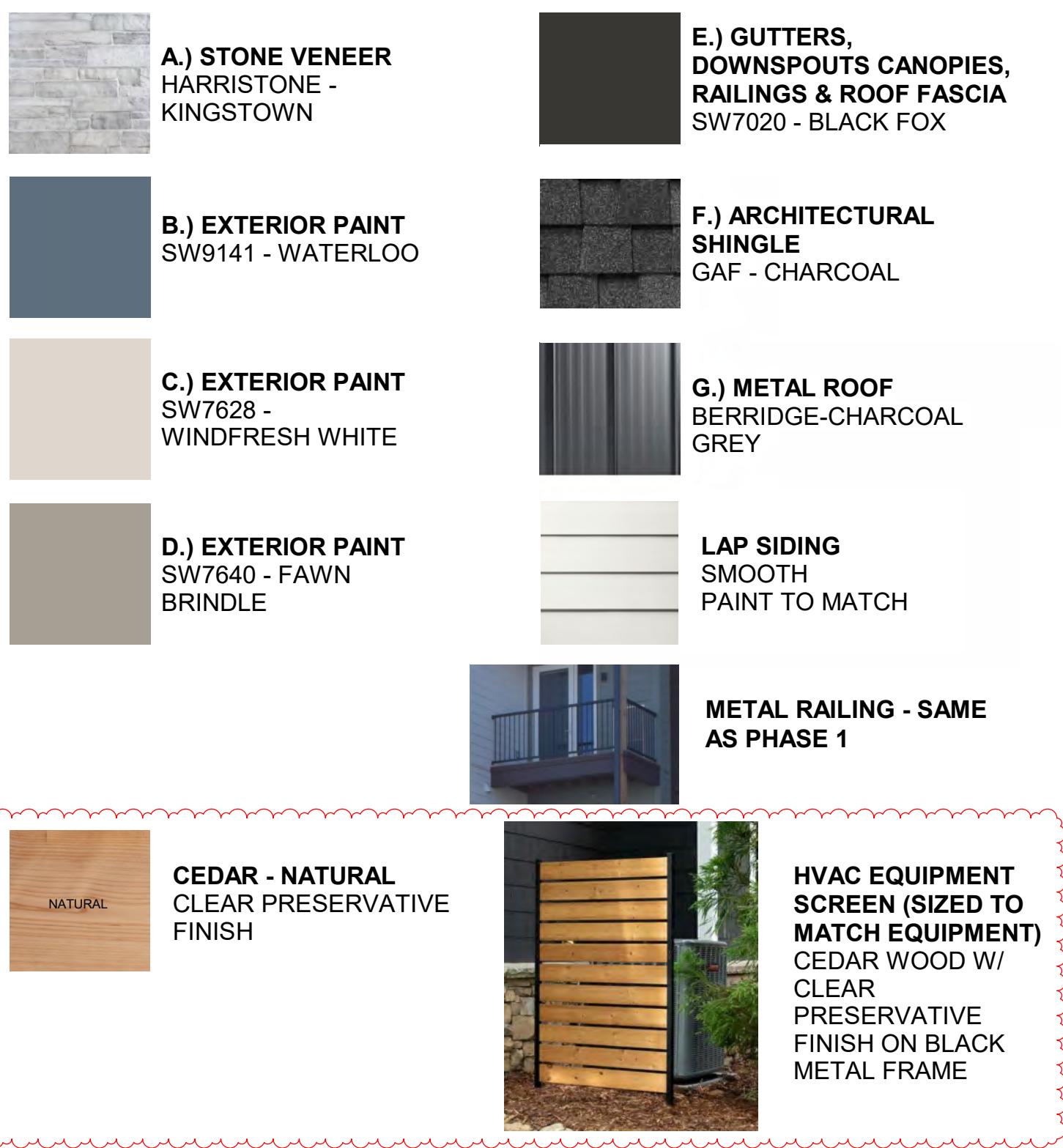
PROPOSED GRADE IS LOWER THAN EXISTING GRADE AT EVERY ROOF PEAK.
PROPOSED GRADE IS MORE RESTRICTIVE AND UTILIZED FOR THE HEIGHT MEASUREMENT ON EVERY BUILDING.

BUILDING #7 ELEVATIONS | HOCKETT GULCH APTS. (PHASE 1B & 2)

DATE: 02/07/2025 | PROJECT No: 5962

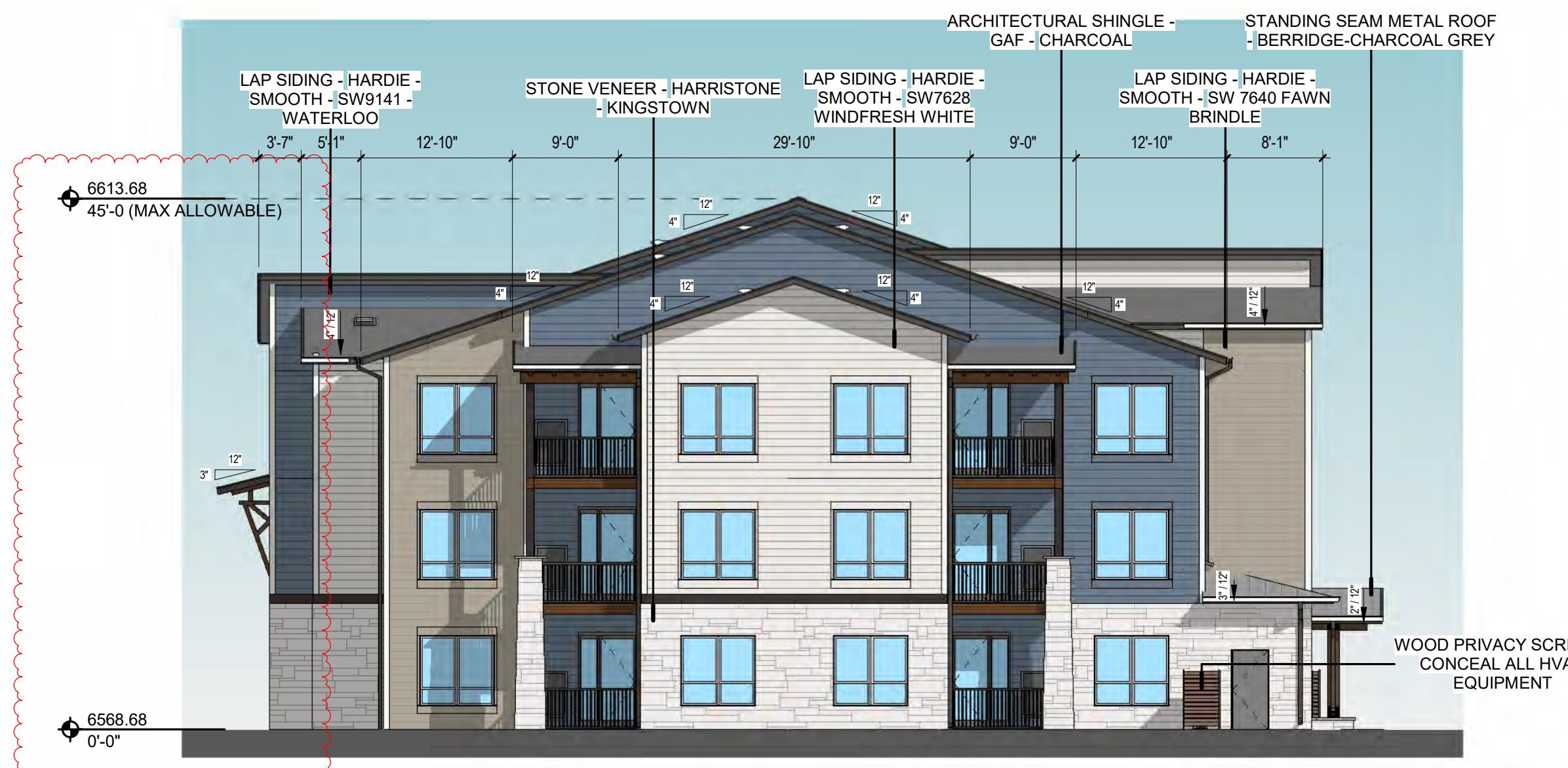
MDP-4.02A

MATERIAL PALETTE

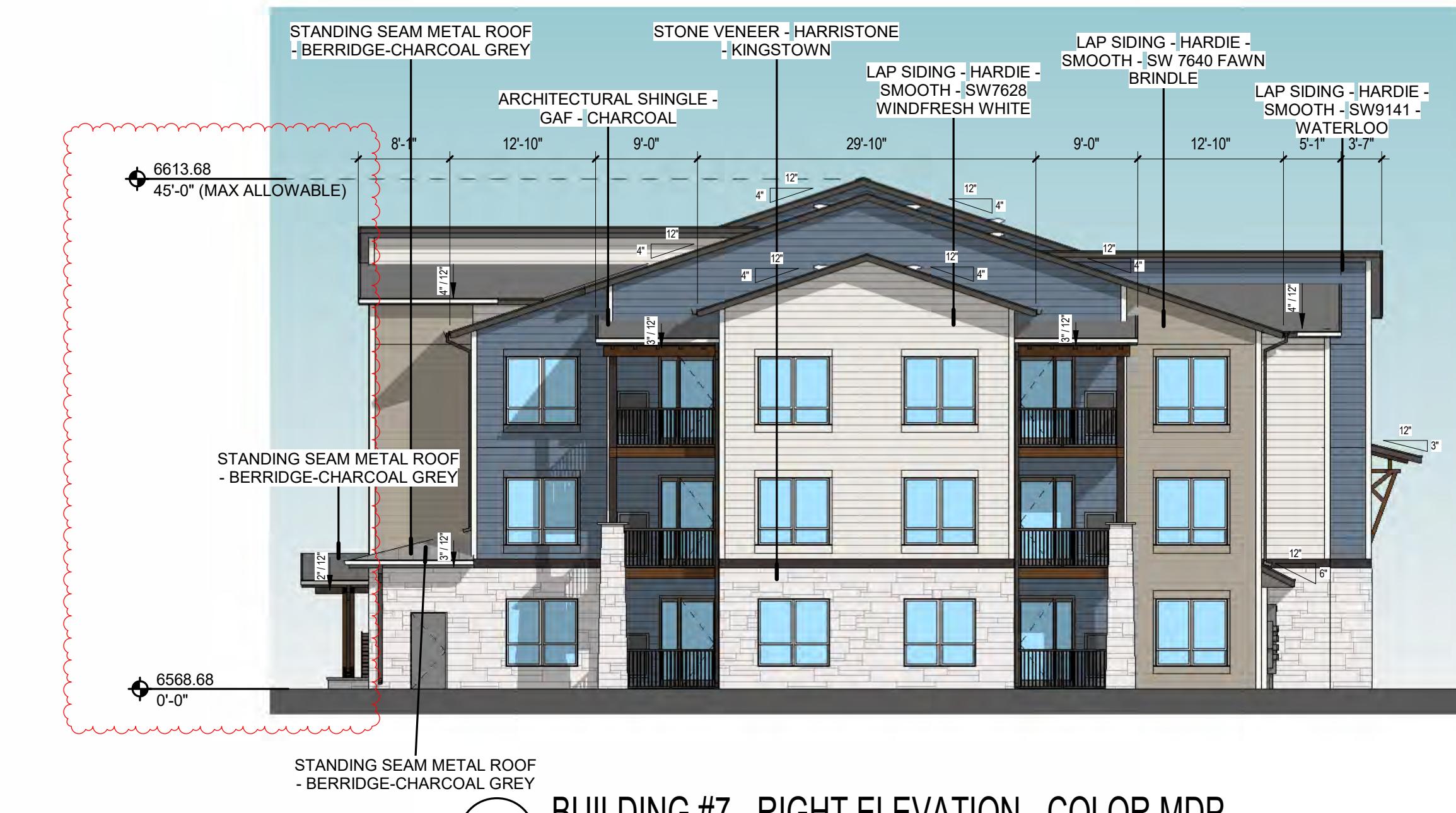


MAXIMUM BUILDING HEIGHTS			
PROPOSED FFE	MAX BUILDING HT	MAX ELEVATION	
BUILDING 7 6,568.68	45'	6,613.68	

BUILDING #7



3 BUILDING #7 - LEFT ELEVATION - COLOR MDP



4 BUILDING #7 - RIGHT ELEVATION - COLOR MDP

PROPOSED GRADE IS LOWER THAN EXISTING GRADE AT EVERY ROOF PEAK.
PROPOSED GRADE IS MORE RESTRICTIVE AND UTILIZED FOR THE HEIGHT MEASUREMENT ON EVERY BUILDING

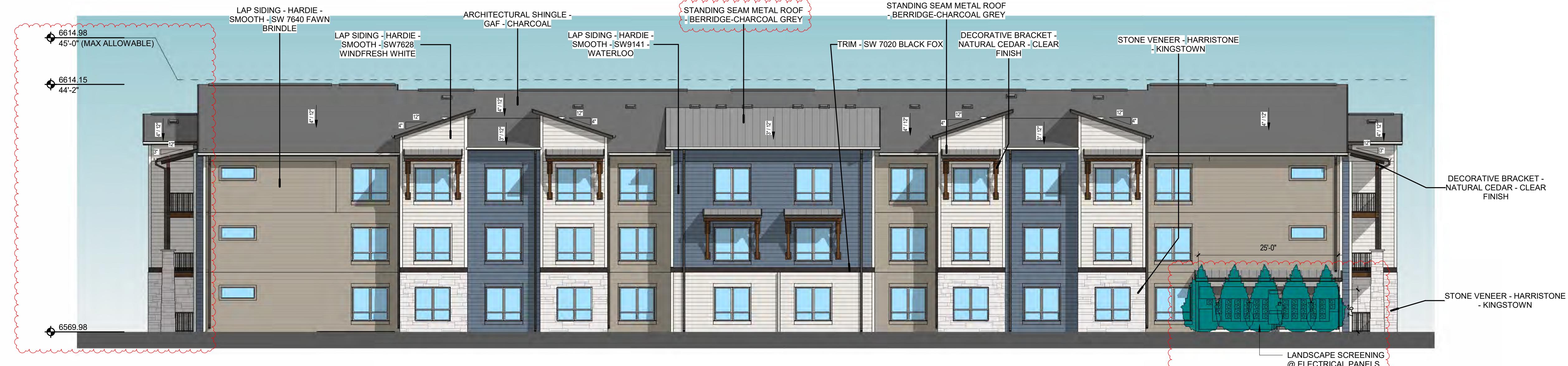
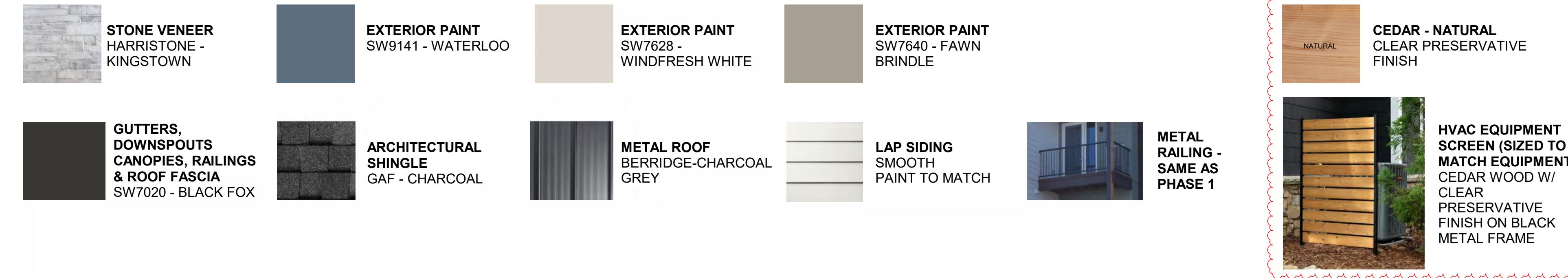


1 BUILDING #8 - FRONT ELEVATION - COLOR MDP
3/32" = 1'-0"

BUILDING #8

MATERIAL PALETTE

MAXIMUM BUILDING HEIGHTS			
	PROPOSED FFE	MAX BUILDING HT	MAX ELEVATION
BUILDING 8	6,569.98	45'	6,614.98



2 BUILDING #8 - BACK ELEVATION - COLOR MDP
3/32" = 1'-0"

ALL ELECTRICAL METER CENTERS WILL BE SCREENED WITH LANDSCAPING, SEE LANDSCAPE PLANS FOR DETAILS

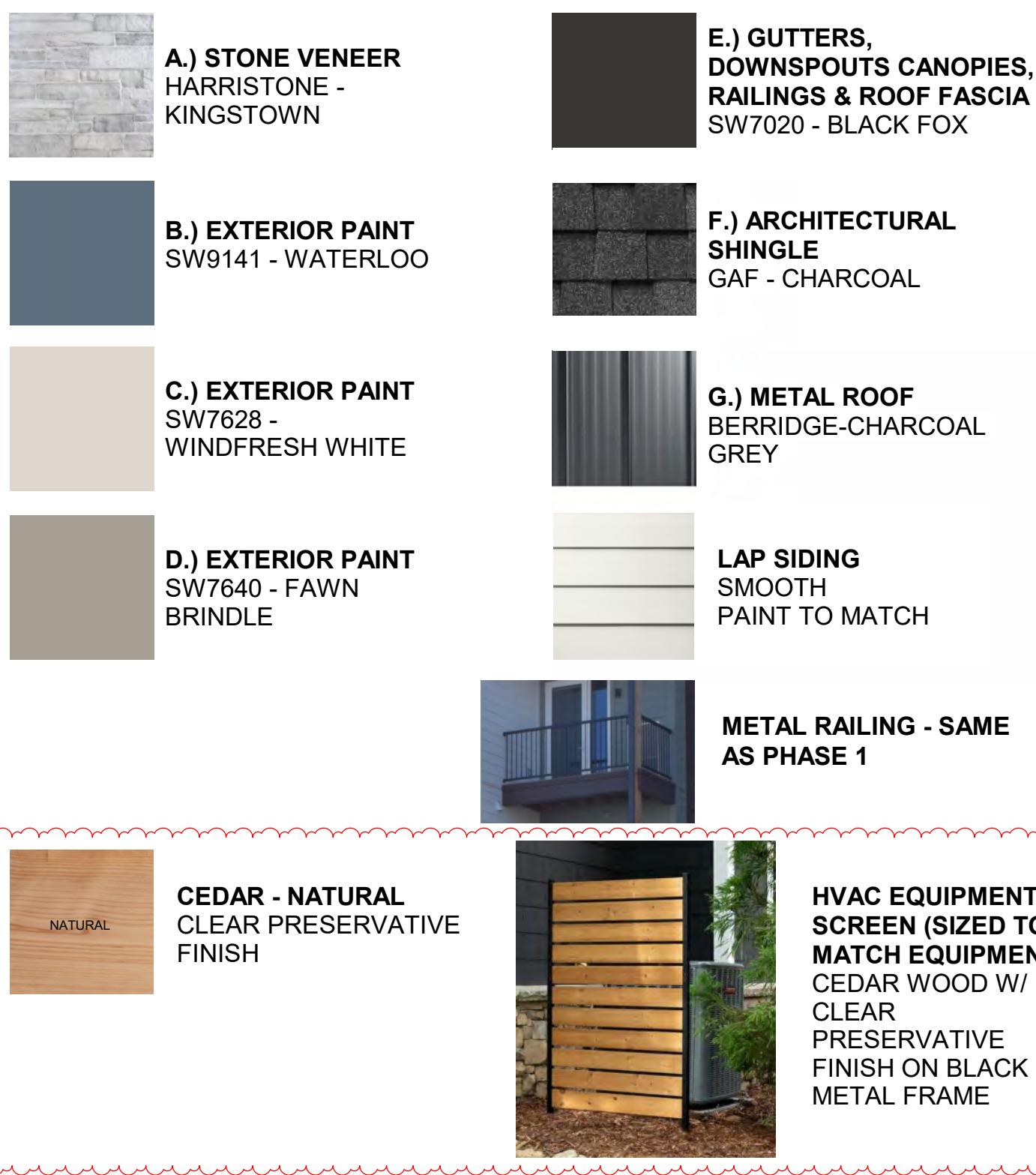
PROPOSED GRADE IS LOWER THAN EXISTING GRADE AT EVERY ROOF PEAK.
PROPOSED GRADE IS MORE RESTRICTIVE AND UTILIZED FOR THE HEIGHT MEASUREMENT ON EVERY BUILDING

BUILDING #8 ELEVATIONS | HOCKETT GULCH APTS. (PHASE 1B & 2)

DATE: 02/07/2025 | PROJECT No: 5962

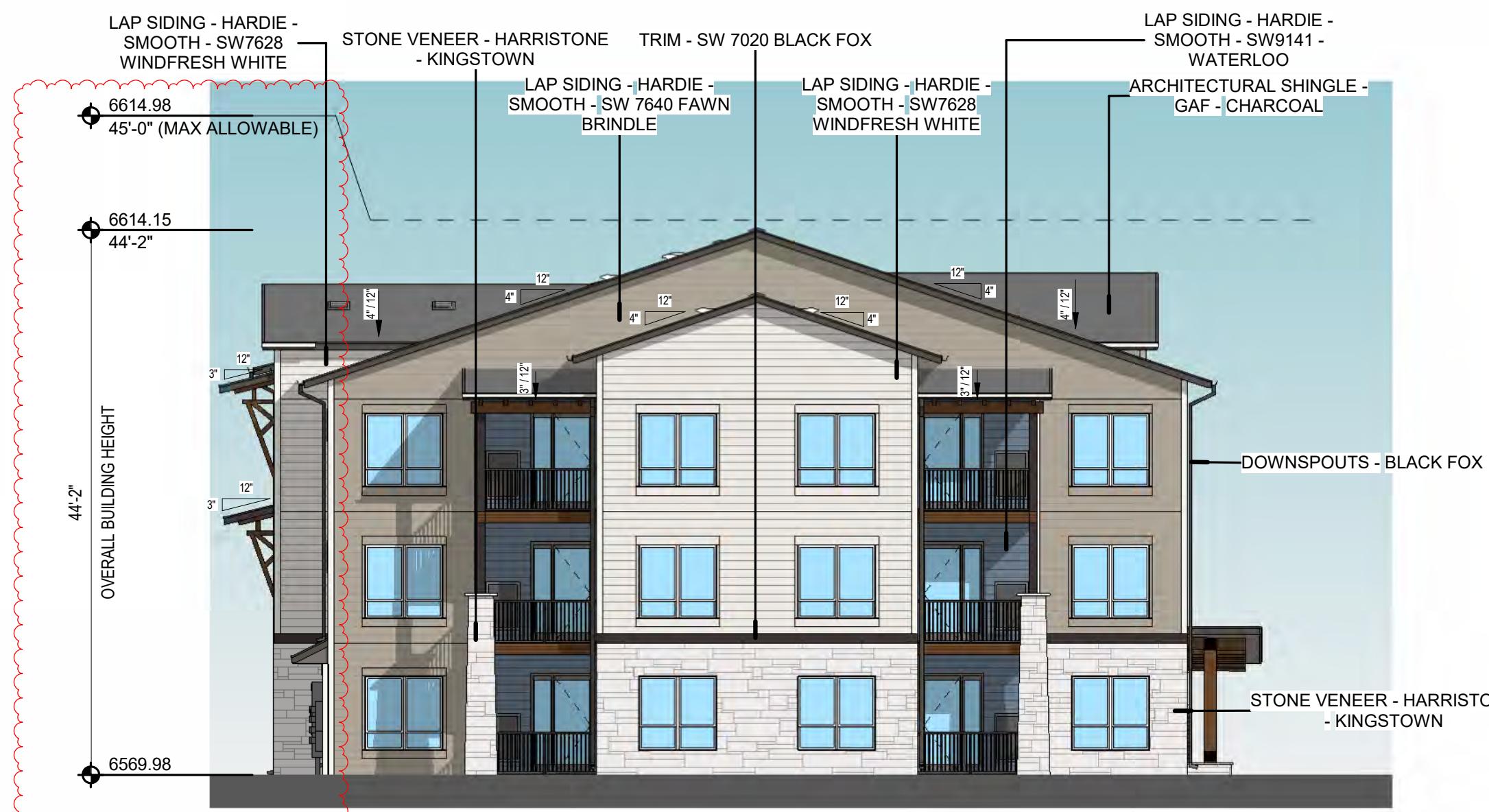
MDP-4.03A

MATERIAL PALETTE

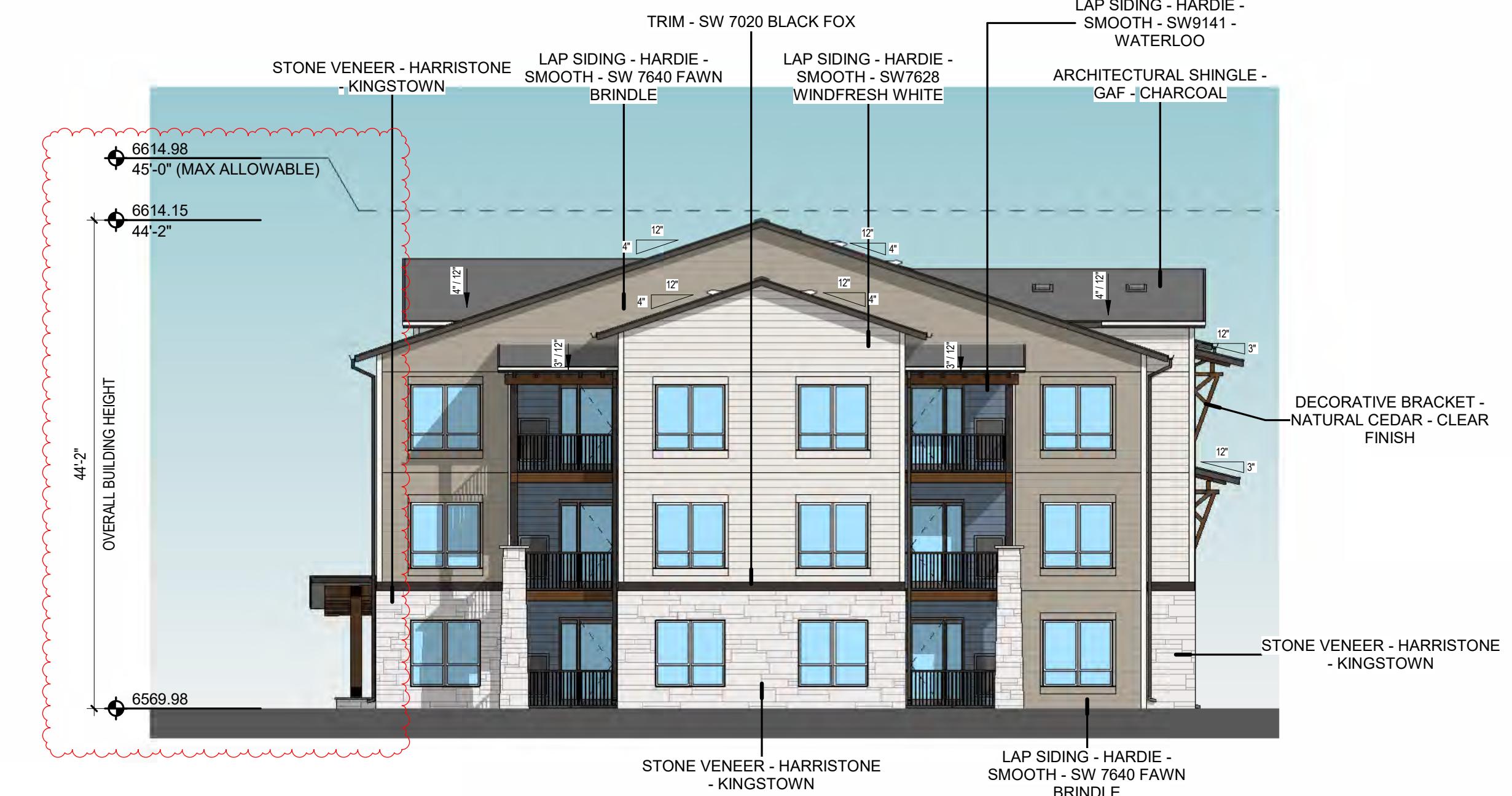


MAXIMUM BUILDING HEIGHTS			
	PROPOSED FFE	MAX BUILDING HT	MAX ELEVATION
BUILDING 8	6,569.98	45'	6,614.98

BUILDING #8

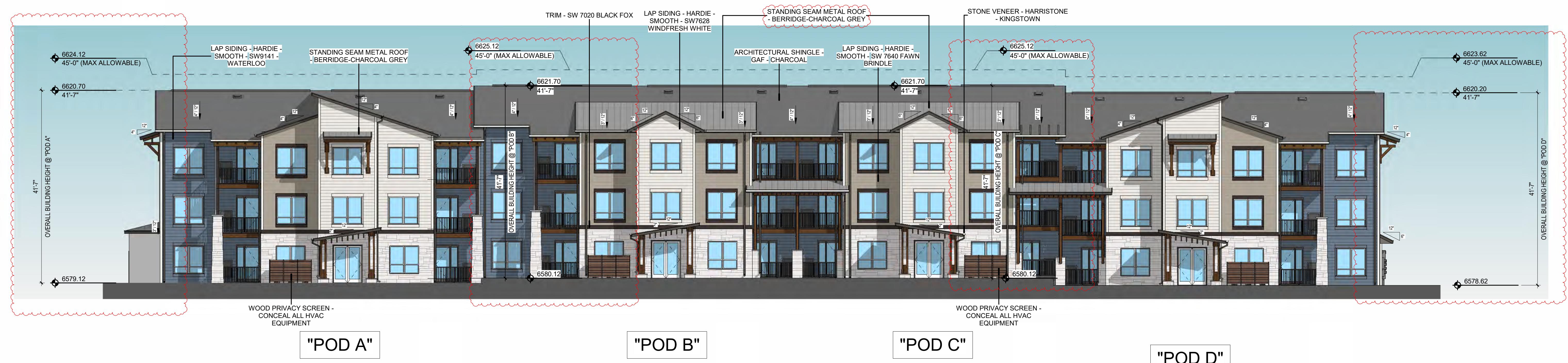


2 BUILDING #8 - LEFT ELEVATION - COLOR MDP



4 BUILDING #8 - RIGHT ELEVATION - COLOR MDP

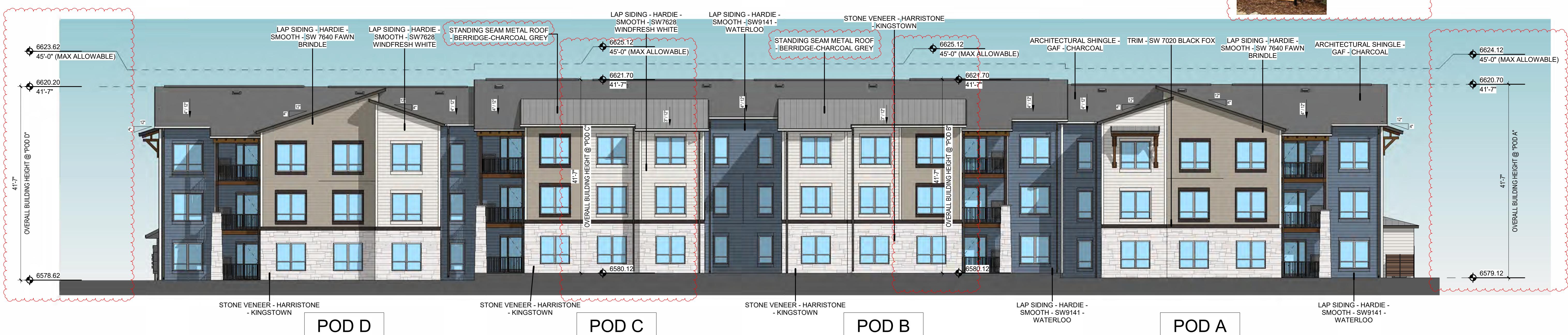
PROPOSED GRADE IS LOWER THAN EXISTING GRADE AT EVERY ROOF PEAK.
PROPOSED GRADE IS MORE RESTRICTIVE AND UTILIZED FOR THE HEIGHT MEASUREMENT ON EVERY BUILDING



BUILDING #9

MATERIAL PALETTE

MAXIMUM BUILDING HEIGHTS			
	PROPOSED FFE	MAX BUILDING HT	MAX ELEVATION
BUILDING 9			
POD A	6,579.12	45'	6,624.12
POD B	6,580.12	45'	6,625.12
POD C	6,580.12	45'	6,625.12
POD D	6,578.62	45'	6,623.62



BUILDING #9 - BACK ELEVATION - COLOR MDP

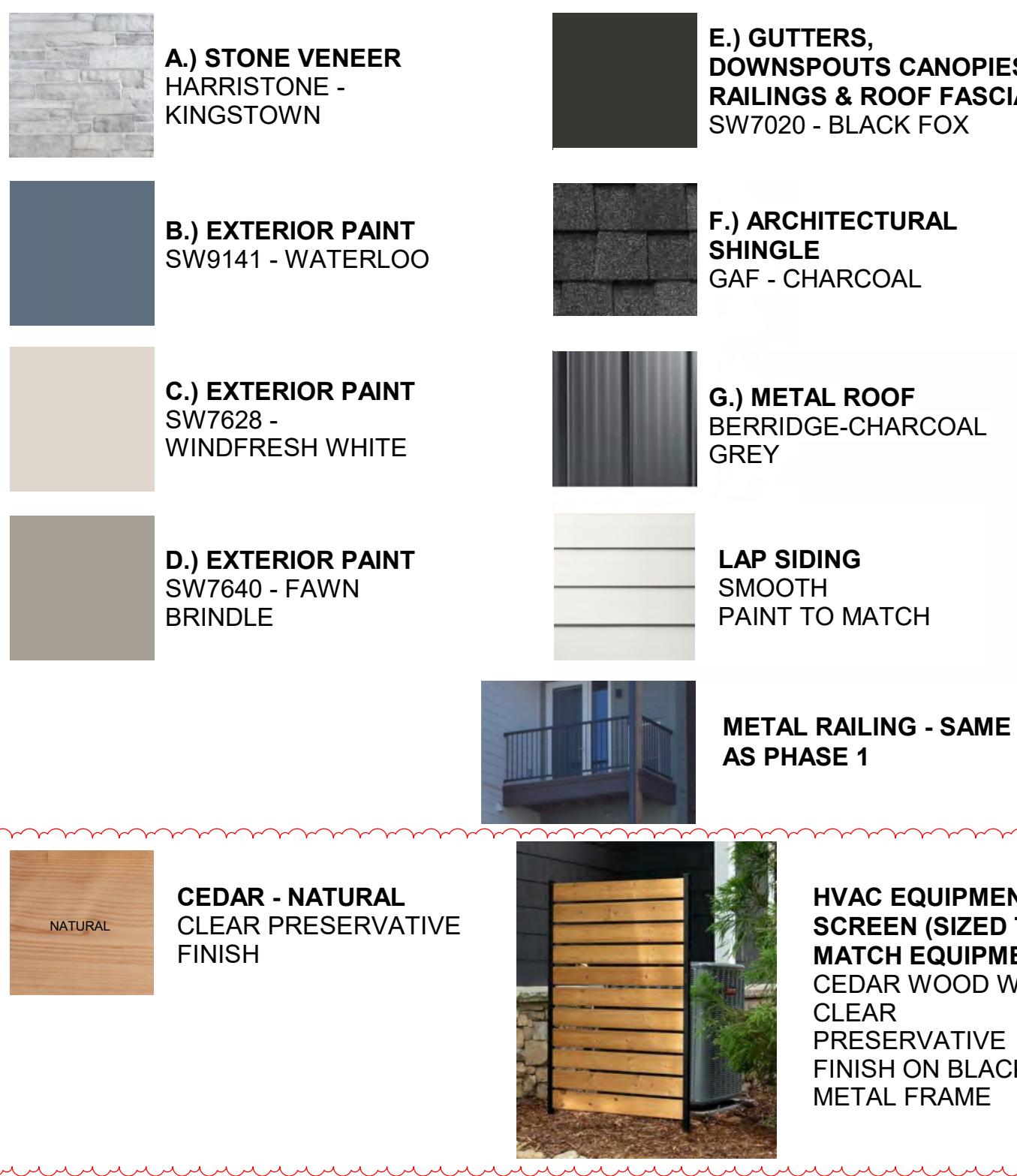
- PROPOSED GRADE IS LOWER THAN EXISTING GRADE AT EVERY ROOF PEAK.
- PROPOSED GRADE IS MORE RESTRICTIVE AND UTILIZED FOR THE HEIGHT MEASUREMENT ON EVERY BUILDING.

BUILDING #9 ELEVATIONS | HOCKETT GULCH APTS. (PHASE 1B & 2)

DATE: 02/07/2025

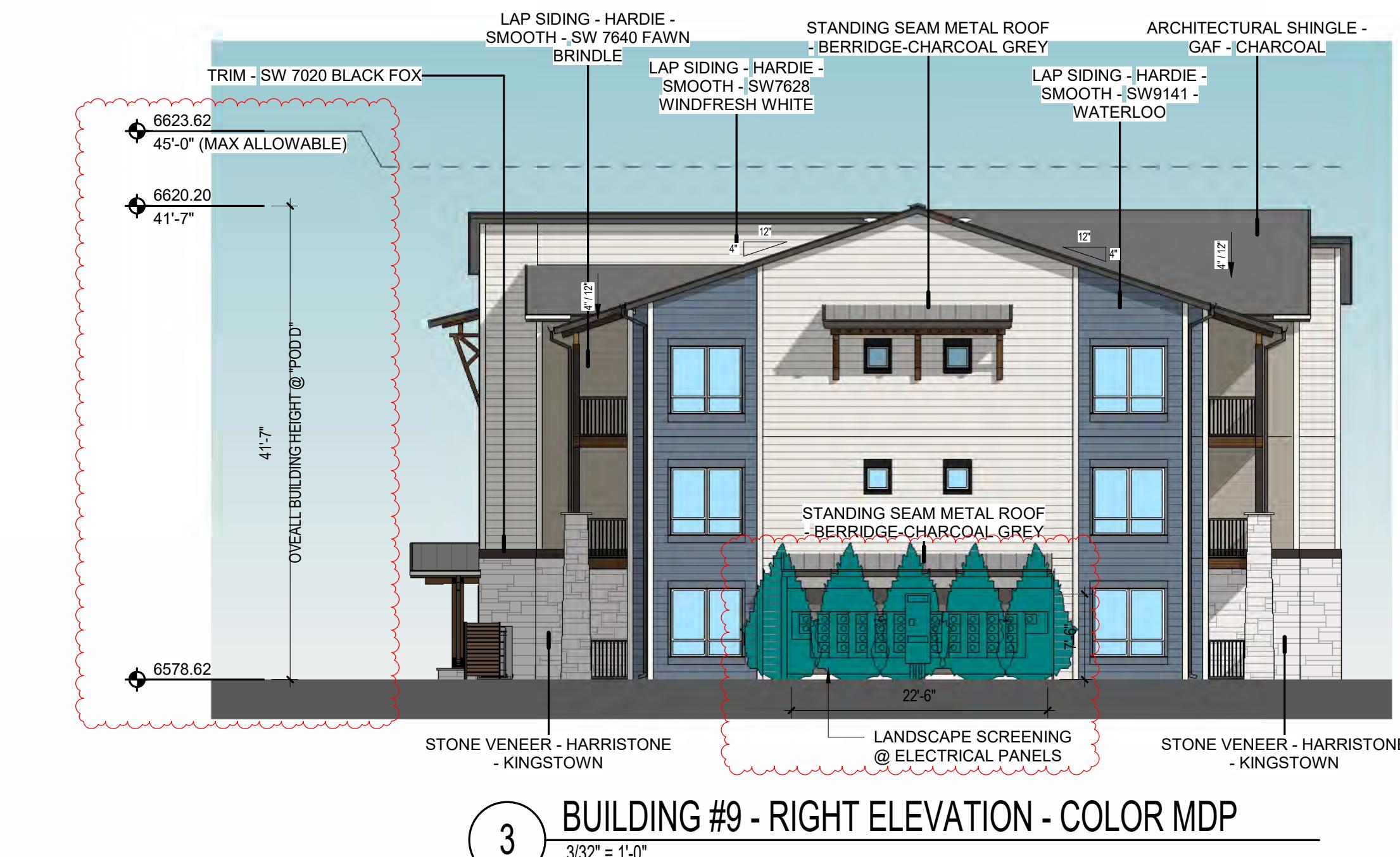
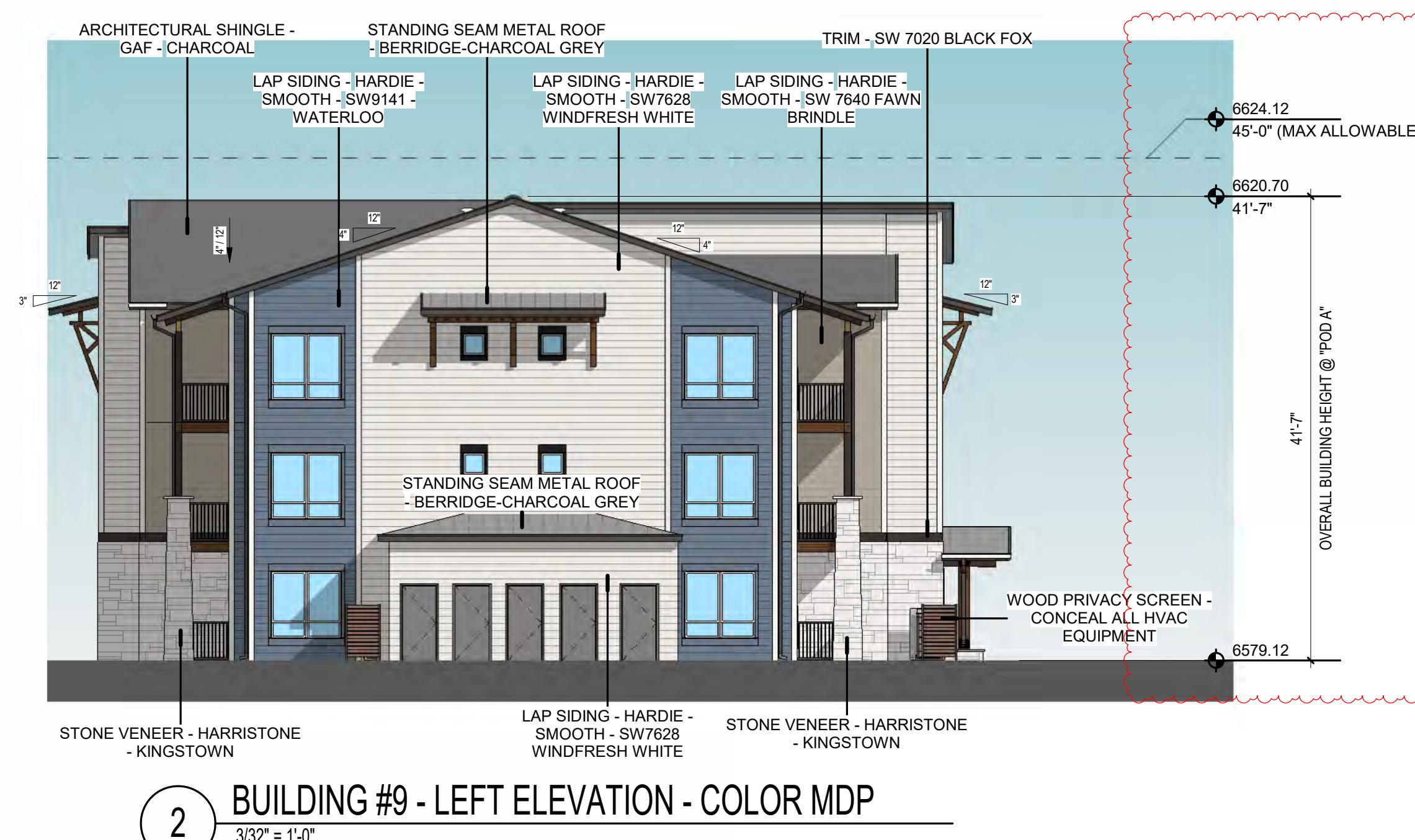
DATE: 02/07/2023 | PROJECT NO. 5982

MATERIAL PALETTE



MAXIMUM BUILDING HEIGHTS			
	PROPOSED FFE	MAX BUILDING HT	MAX ELEVATION
BUILDING 9			
POD A	6,579.12	45'	6,624.12
POD B	6,580.12	45'	6,625.12
POD C	6,580.12	45'	6,625.12
POD D	6,578.62	45'	6,623.62

BUILDING #9



ALL ELECTRICAL METER CENTERS WILL BE SCREENED WITH LANDSCAPING. SEE LANDSCAPE PLANS FOR DETAILS

PROPOSED GRADE IS LOWER THAN EXISTING GRADE AT EVERY ROOF PEAK.
PROPOSED GRADE IS MORE RESTRICTIVE AND UTILIZED FOR THE HEIGHT MEASUREMENT ON EVERY BUILDING



POD A

POD B

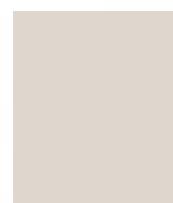
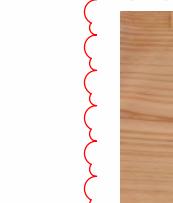
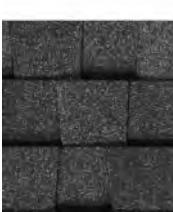
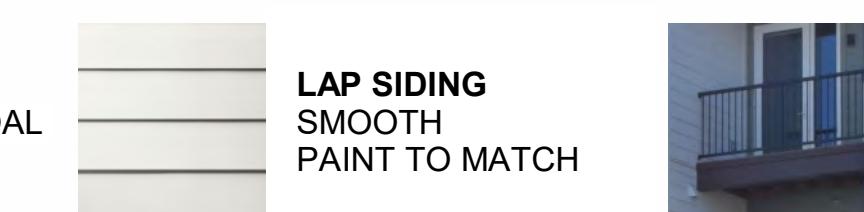
POD C

1 BUILDING #10 - FRONT ELEVATION (COLOR) MDP
3/32" = 1'-0"

BUILDING #10

MAXIMUM BUILDING HEIGHTS			
	PROPOSED FFE	MAX BUILDING HT	MAX ELEVATION
BUILDING 10			
POD A	6,562.59	45'	6,607.59
POD B	6,564.73	45'	6,609.73
POD C	6,567.04	45'	6,612.04

MATERIAL PALETTE

STONE VENEER
HARRISTONE -
KINGSTOWNEXTERIOR PAINT
SW9141 - WATERLOOEXTERIOR PAINT
SW7628 -
WINDFRESH WHITEEXTERIOR PAINT
SW7640 - FAWN
BRINDLECEDAR - NATURAL
CLEAR PRESERVATIVE
FINISHGUTTERS,
DOWNSPOUTS
CANOPIES, RAILINGS
& ROOF FASCIA
SW7020 - BLACK FOXARCHITECTURAL
SHINGLE
GAF - CHARCOALMETAL ROOF
BERRIDGE-CHARCOAL
GREYLAP SIDING
SMOOTH
PAINT TO MATCHMETAL
RAILING -
SAME AS
PHASE 1HVAC EQUIPMENT
SCREEN (SIZED TO
MATCH EQUIPMENT)
CEDAR WOOD W/
CLEAR
PRESERVATIVE
FINISH ON BLACK
METAL FRAME

POD C

POD B

POD A

2 BUILDING #10 - BACK ELEVATION (COLOR) MDP
3/32" = 1'-0"

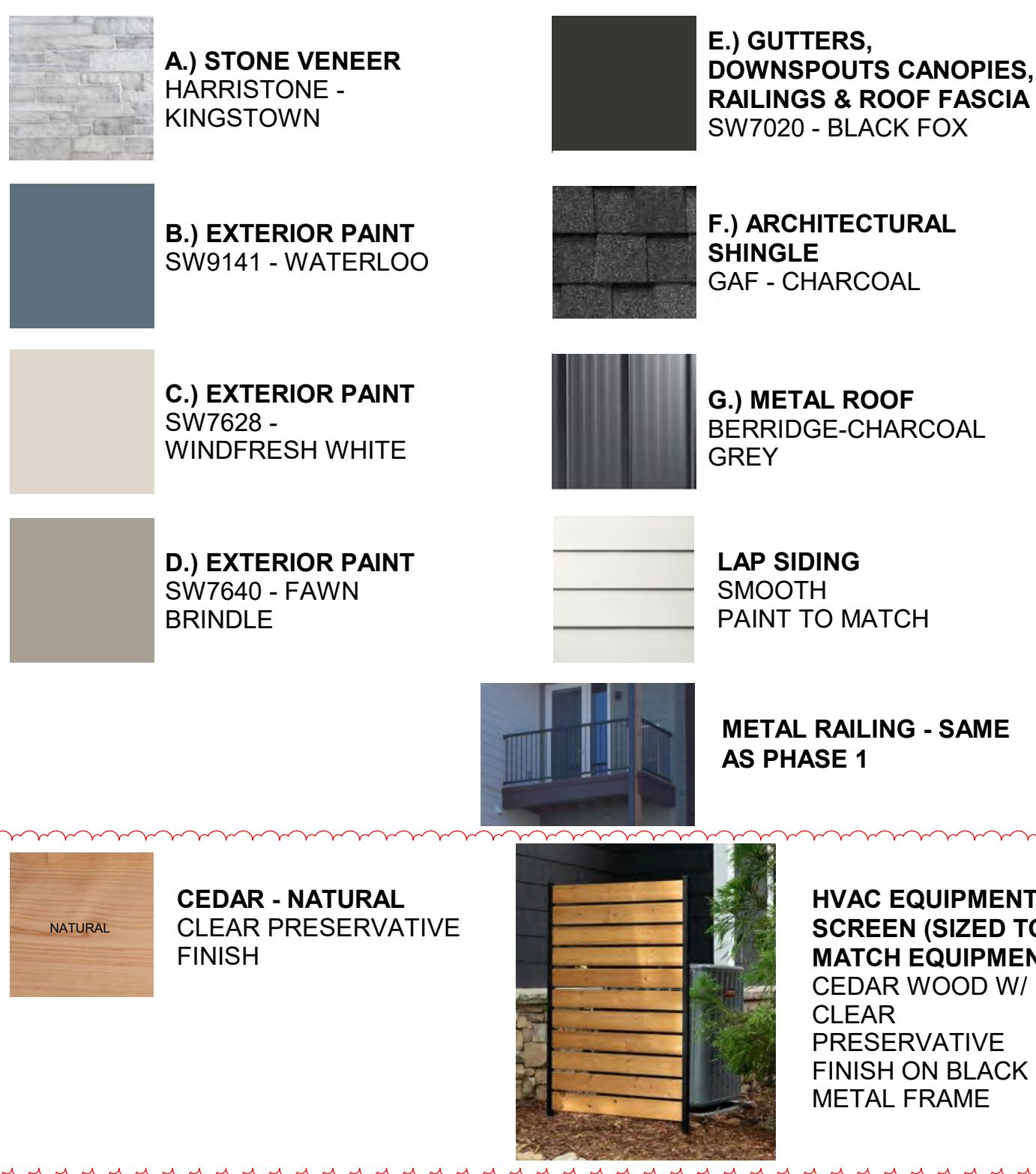
PROPOSED GRADE IS LOWER THAN EXISTING GRADE AT EVERY ROOF PEAK.
PROPOSED GRADE IS MORE RESTRICTIVE AND UTILIZED FOR THE HEIGHT
MEASUREMENT ON EVERY BUILDING.

BUILDING #10 ELEVATIONS | HOCKETT GULCH APTS. (PHASE 1B & 2)

MDP-4.05A

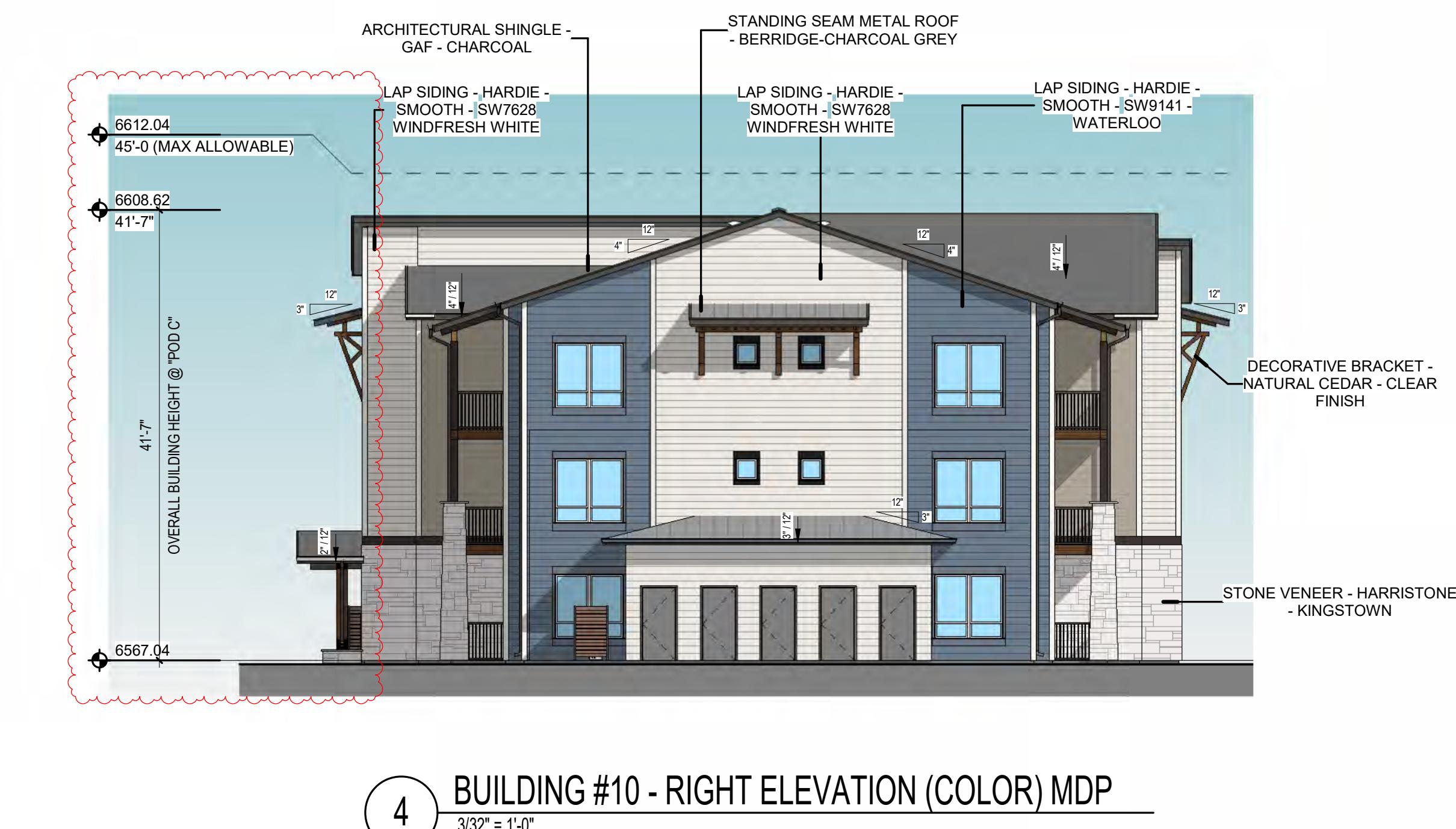
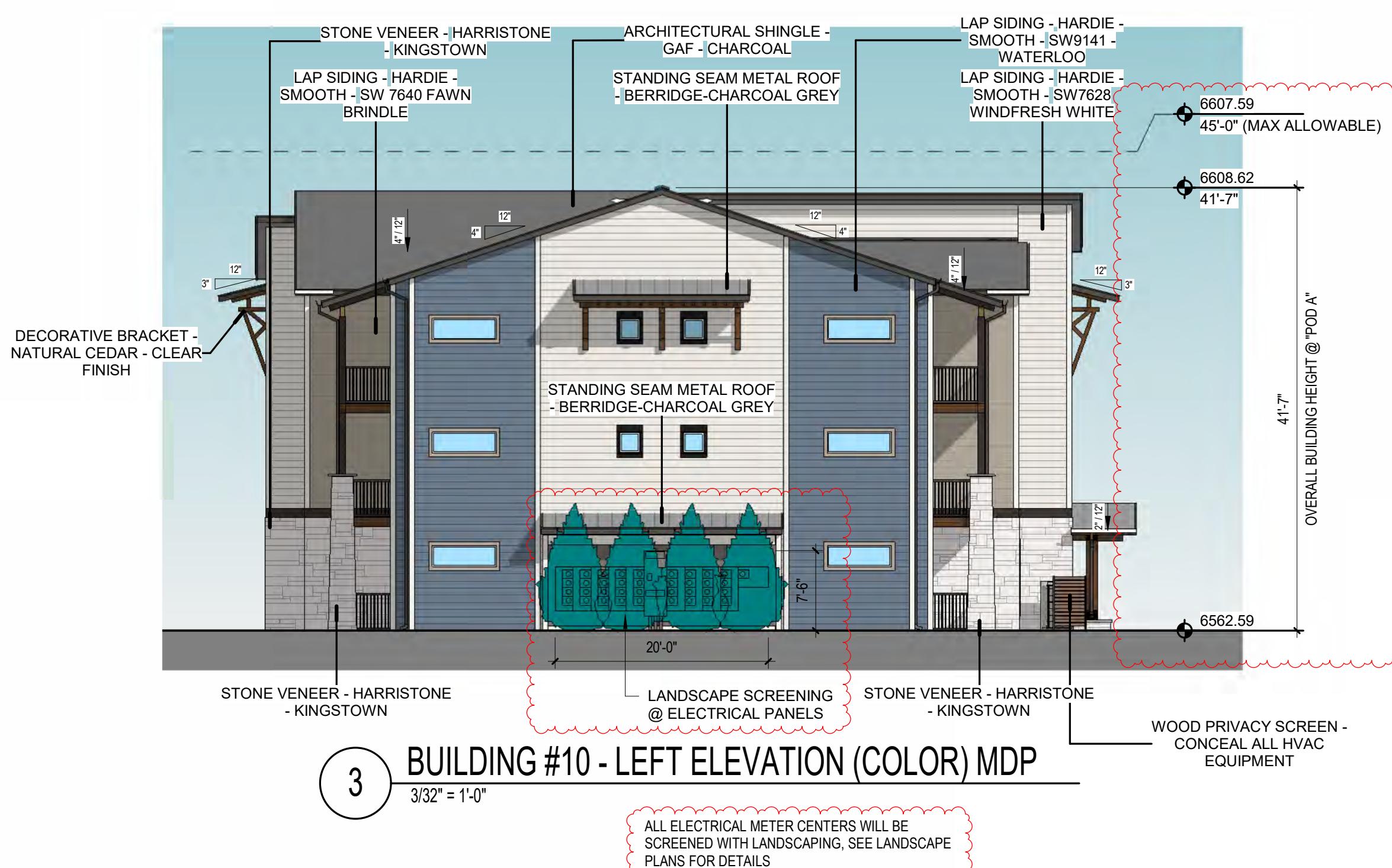
DATE: 02/07/2025 | PROJECT No: 5962

MATERIAL PALETTE



MAXIMUM BUILDING HEIGHTS			
	PROPOSED FFE	MAX BUILDING HT	MAX ELEVATION
BUILDING 10			
POD A	6,562.59	45'	6,607.59
POD B	6,564.73	45'	6,609.73
POD C	6,567.04	45'	6,612.04

BUILDING #10

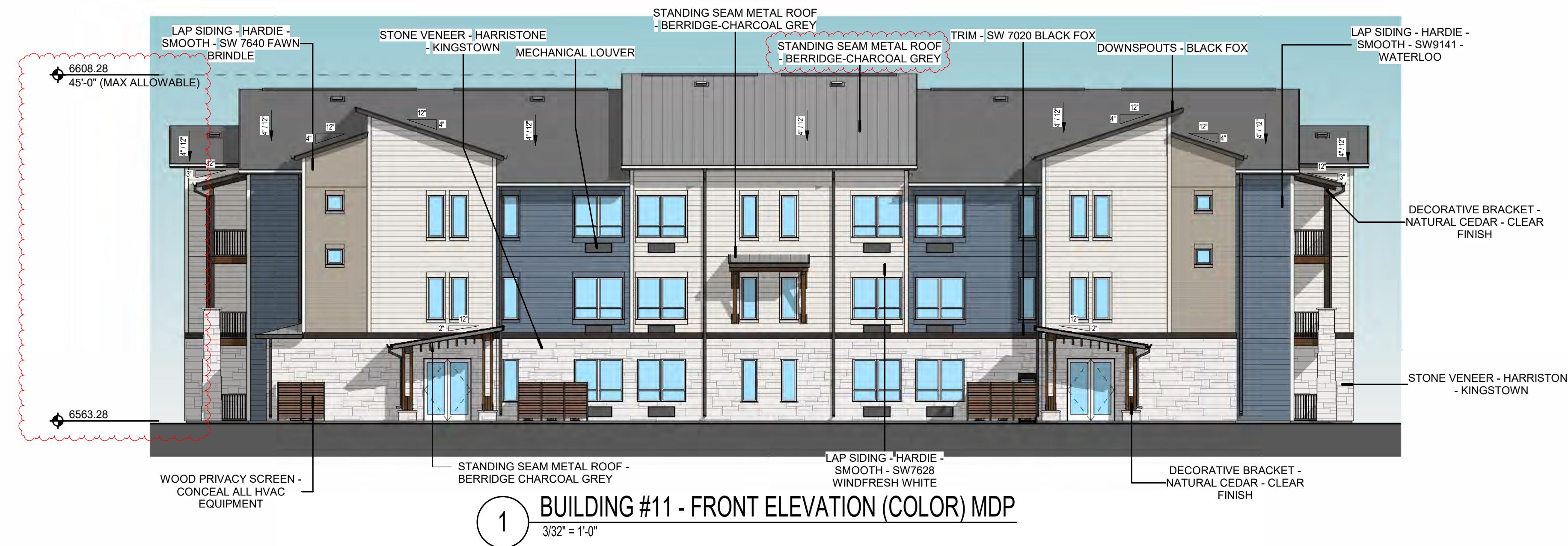


PROPOSED GRADE IS LOWER THAN EXISTING GRADE AT EVERY ROOF PEAK.
PROPOSED GRADE IS MORE RESTRICTIVE AND UTILIZED FOR THE HEIGHT MEASUREMENT ON EVERY BUILDING

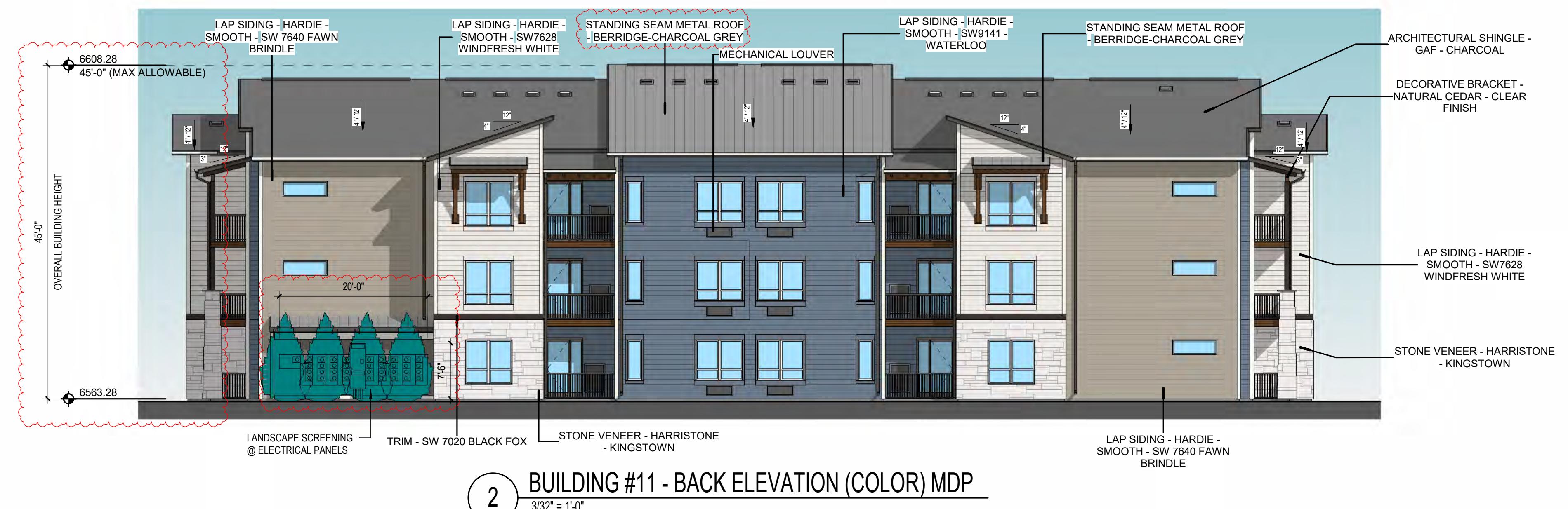
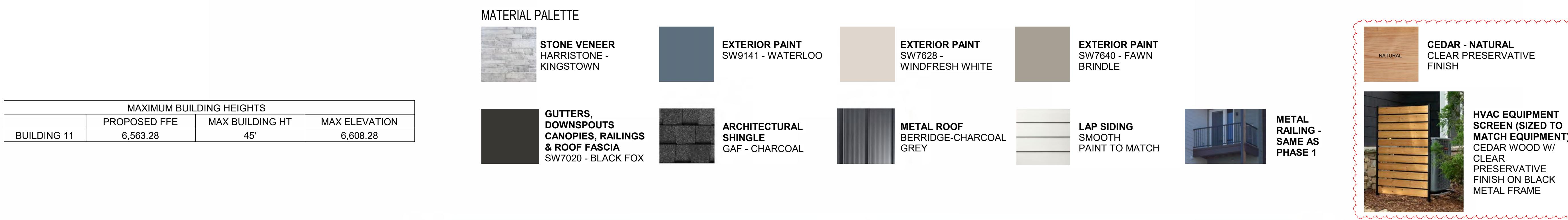
BUILDING #10 ELEVATIONS | HOCKETT GULCH APTS. (PHASE 1B & 2)

MDP-4.05B

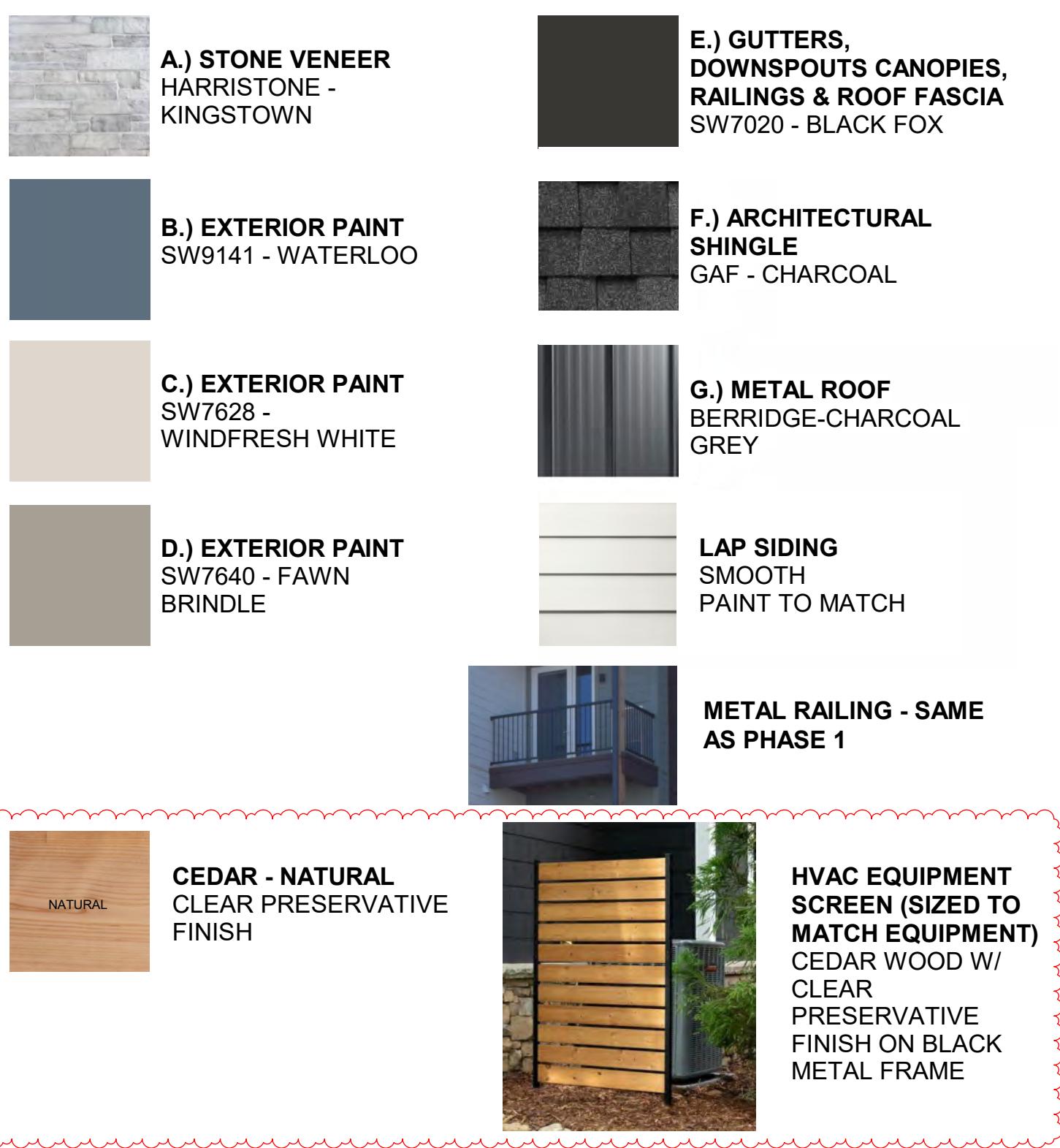
DATE: 02/07/2025 | PROJECT No: 5962



BUILDING #11

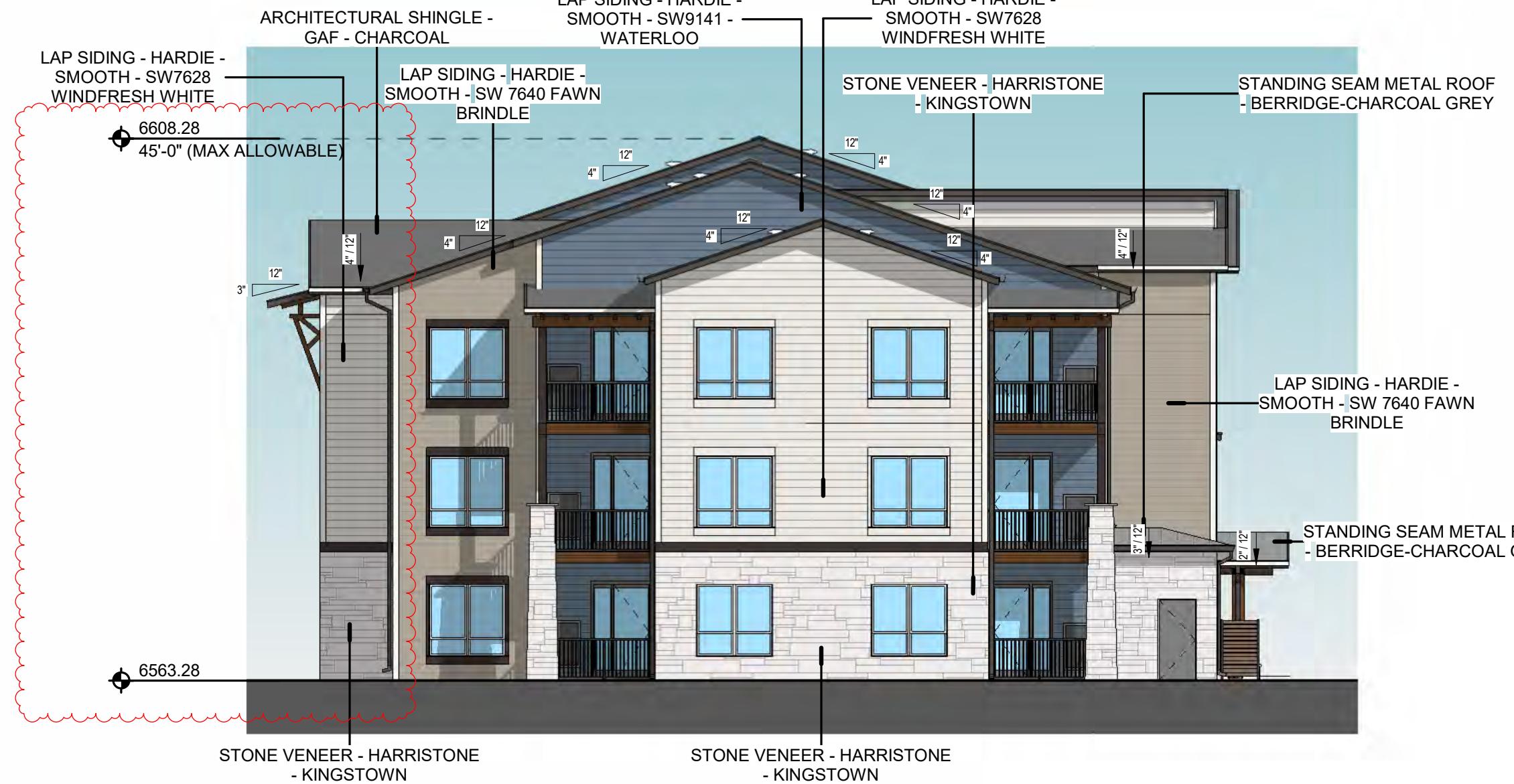


MATERIAL PALETTE



MAXIMUM BUILDING HEIGHTS			
	PROPOSED FFE	MAX BUILDING HT	MAX ELEVATION
BUILDING 11	6,563.28	45'	6,608.28

BUILDING #1



3 BUILDING #11 - LEFT ELEVATION (COLOR) MDP
3/32" = 1'-0"



4 BUILDING #11 - RIGHT ELEVATION (COLOR) MDP
3/32" = 1'-0"

ALL ELECTRICAL METER CENTERS WILL BE
SCREENED WITH LANDSCAPING, SEE LANDSCAPE
PLANS FOR DETAILS

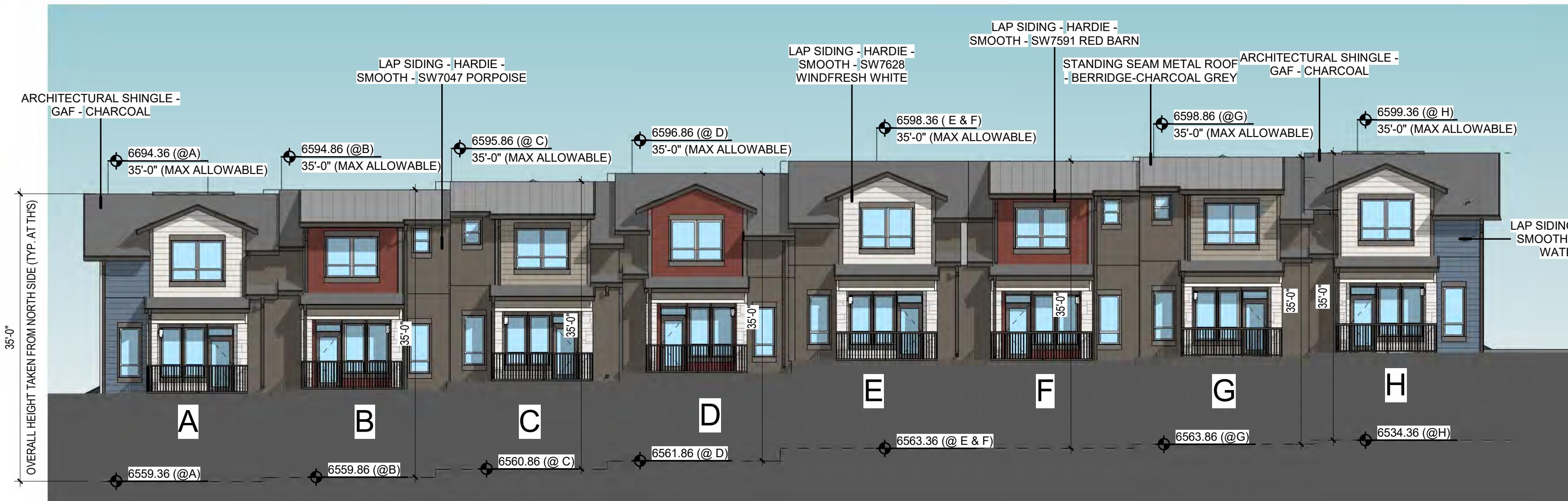
POSED GRADE IS LOWER THAN EXISTING GRADE AT EVERY ROOF PEAK.
POSED GRADE IS MORE RESTRICTIVE AND UTILIZED FOR THE HEIGHT
INCREMENT ON ELEVATED BUILDINGS.

BUILDING #11 ELEVATIONS | HOCKETT GULCH APTS. (PHASE 1B & 2)

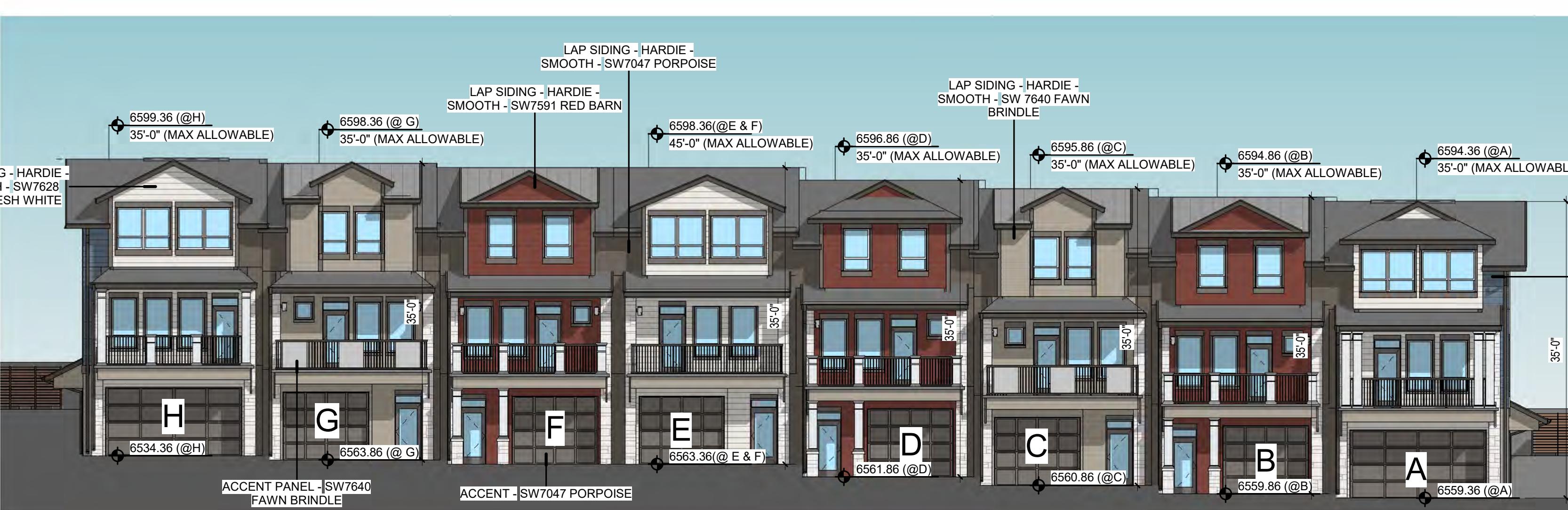
DATE: 02/07/2025

'2025 PROJECT No. 59

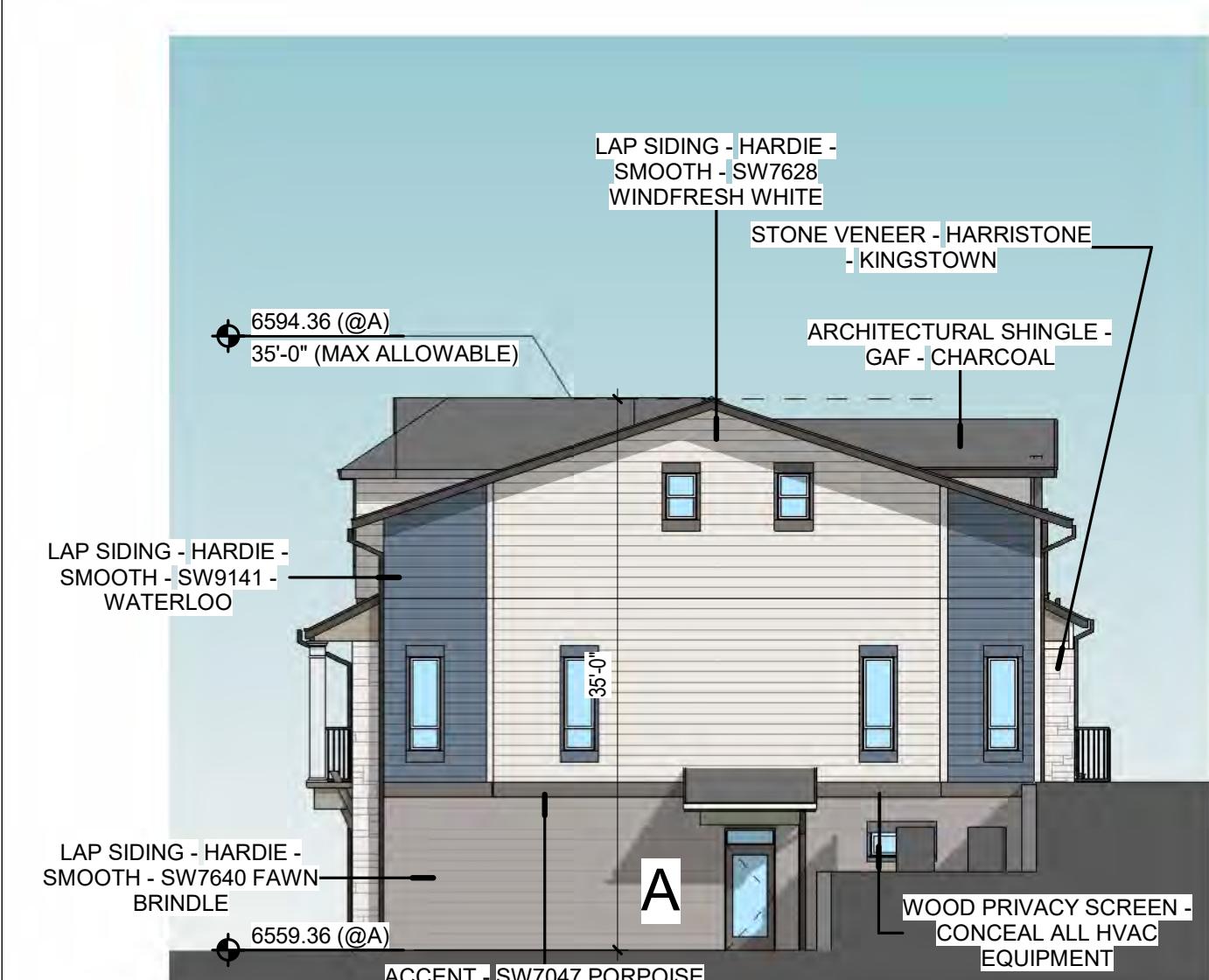
MDP-4.06B



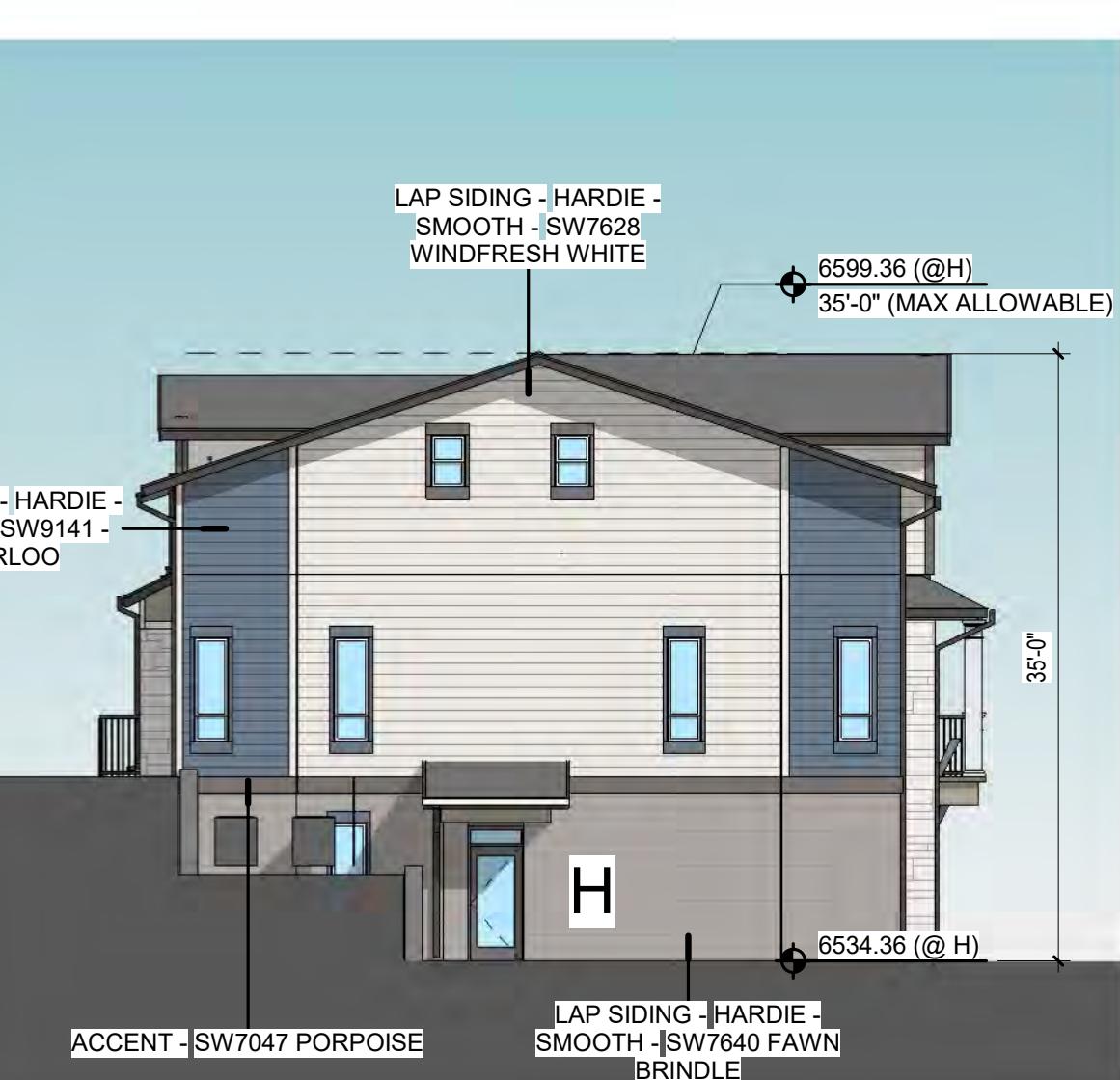
1 SOUTH ELEVATION - TOWNHOME #12



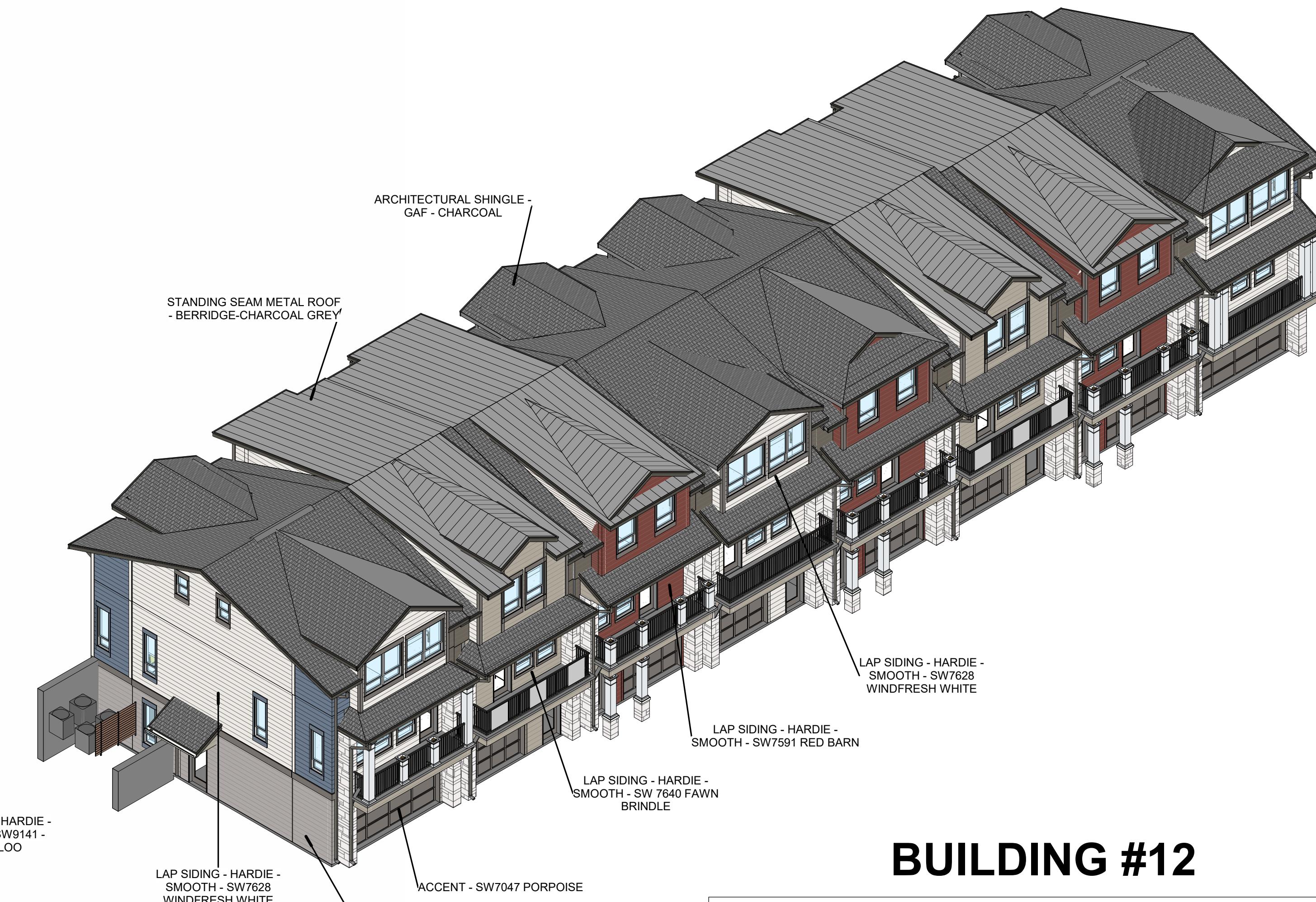
2 NORTH ELEVATION - TOWNHOME #12



3 EAST ELEVATION - TOWNHOME #12



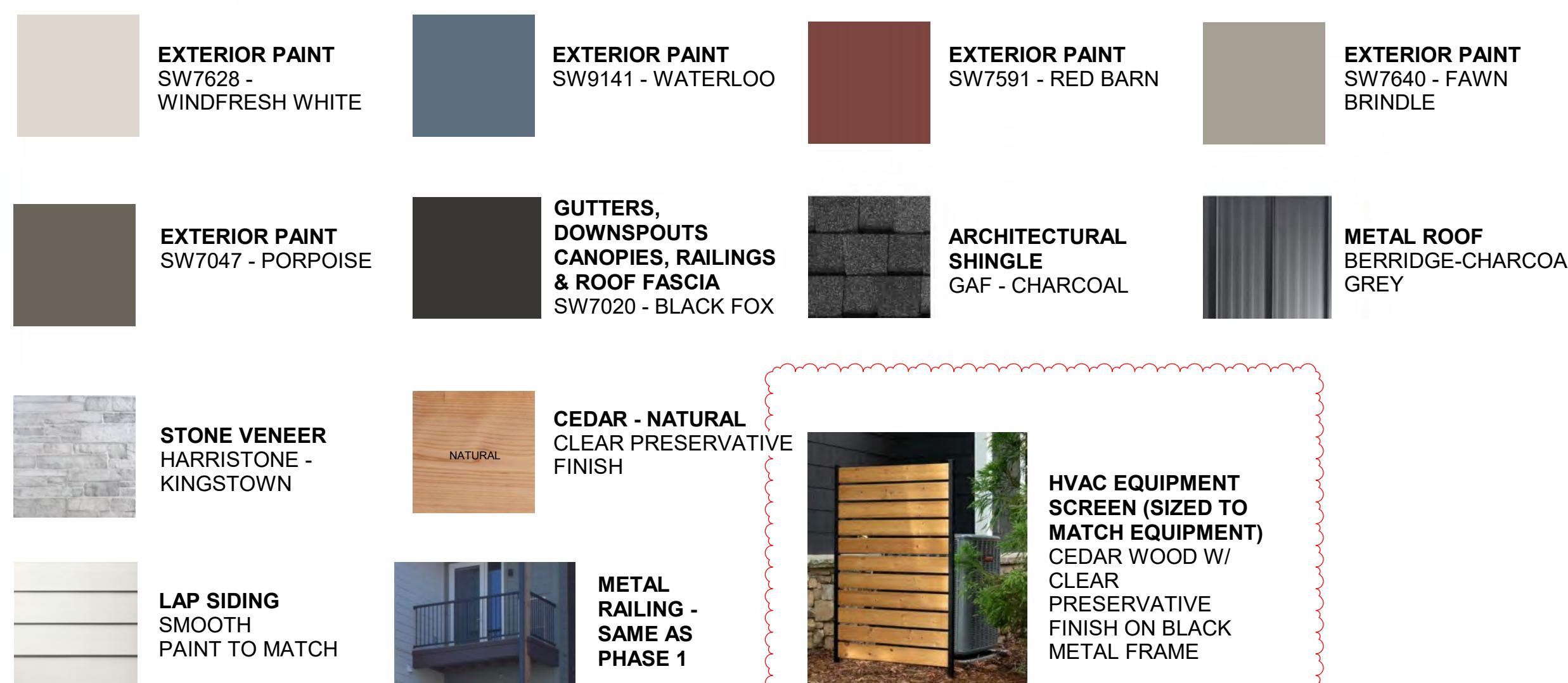
4 WEST ELEVATION - TOWNHOME #12



BUILDING #12

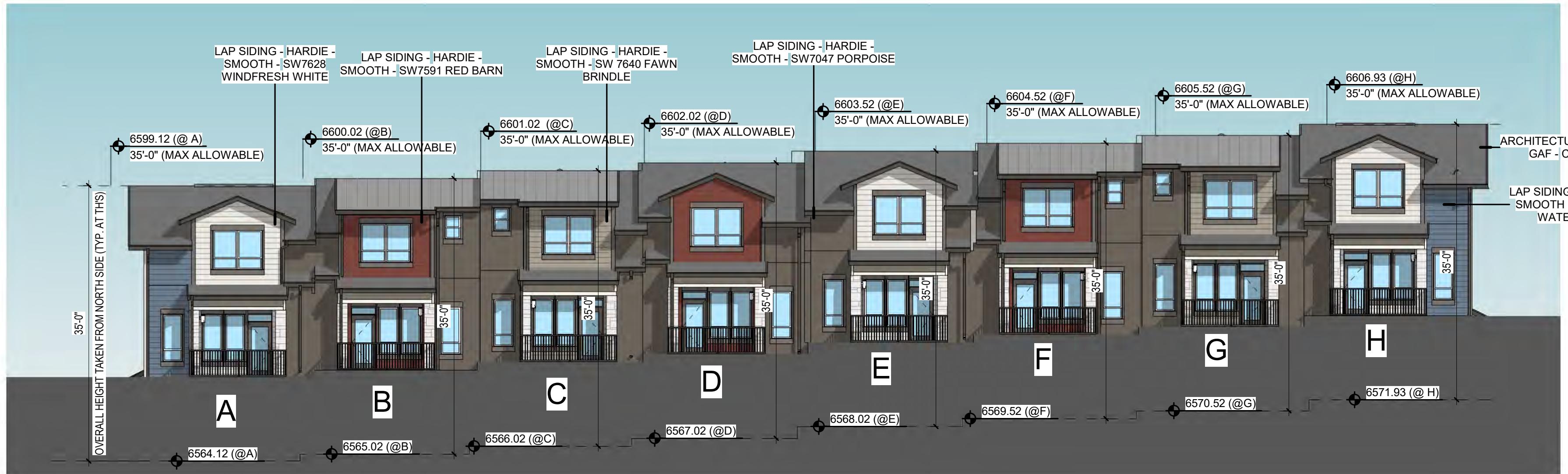
BUILDING 12	MAXIMUM BUILDING HEIGHTS		
	PROPOSED FFE	MAX BUILDING HT	MAX ELEVATION
A	6,559.36	35'	6,694.36
B	6,559.86	35'	6,694.86
C	6,560.86	35'	6,695.86
D	6,561.86	35'	6,696.86
E	6,563.36	35'	6,698.36
F	6,563.36	35'	6,698.36
G	6,563.86	35'	6,698.86
H	6,564.36	35'	6,699.36

MATERIAL PALETTE



PROPOSED GRADE IS LOWER THAN EXISTING GRADE AT EVERY ROOF PEAK.
PROPOSED GRADE IS MORE RESTRICTIVE AND UTILIZED FOR THE HEIGHT MEASUREMENT ON EVERY BUILDING.

REVISED TH ELEVATIONS
2025-02-07



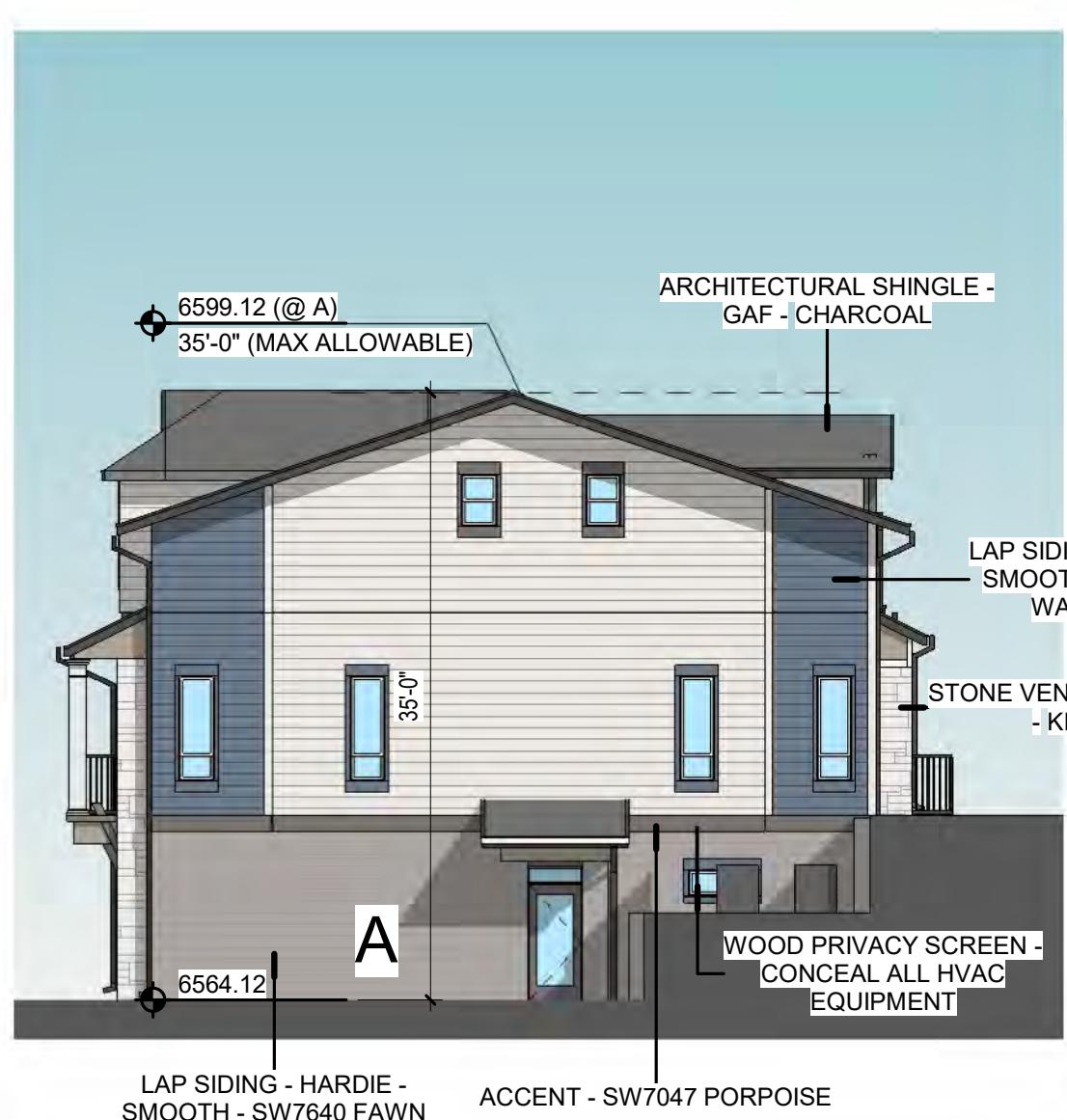
1 SOUTH ELEVATION - TOWNHOME #13
3/32" = 1'-0"



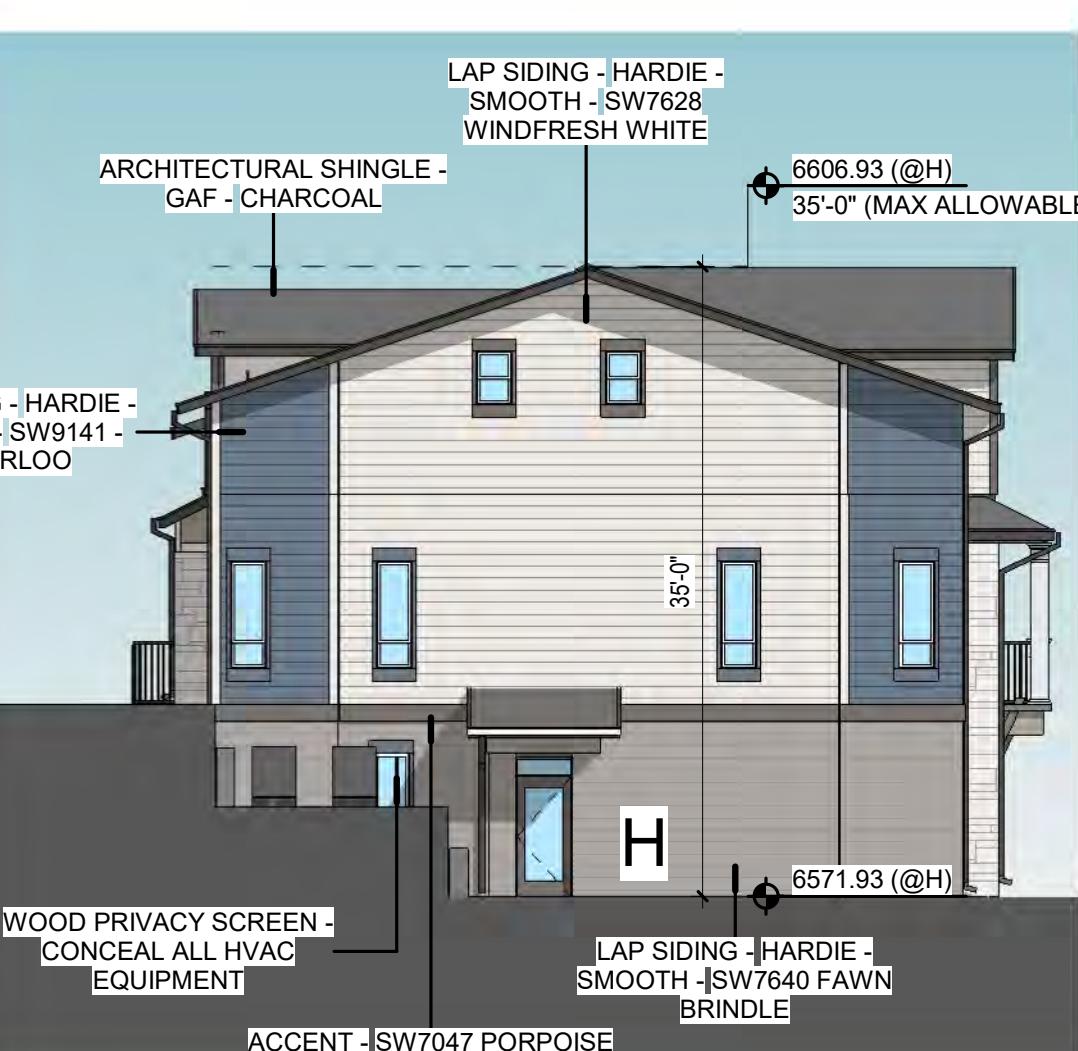
BUILDING #13

BUILDING 13	MAXIMUM BUILDING HEIGHTS		
	PROPOSED FFE	MAX BUILDING HT	MAX ELEVATION
A	6,564.12	35'	6,599.12
B	6,565.02	35'	6,600.02
C	6,566.02	35'	6,601.02
D	6,567.02	35'	6,602.02
E	6,568.02	35'	6,603.52
F	6,569.52	35'	6,604.52
G	6,570.52	35'	6,605.52
H	6,571.93	35'	6,606.93

2 NORTH ELEVATION - TOWNHOME #13
3/32" = 1'-0"

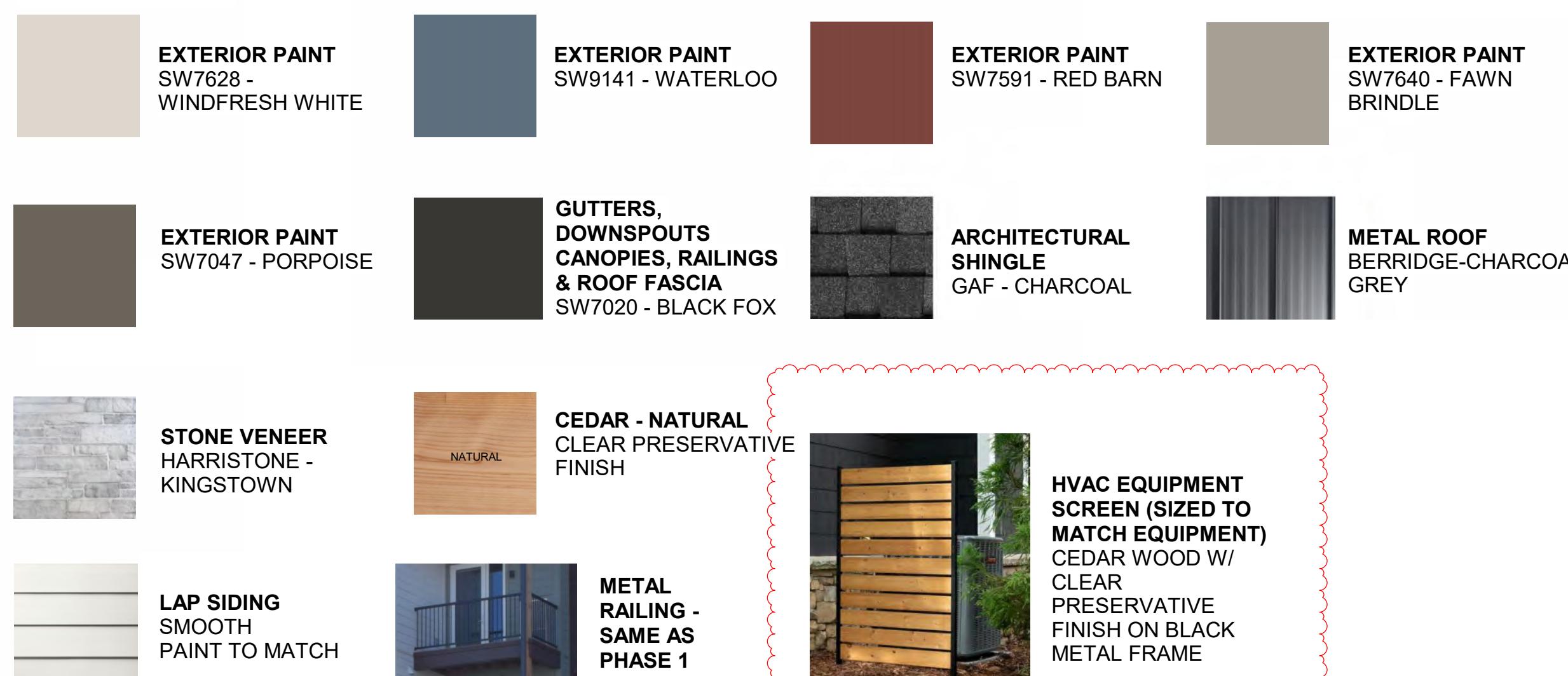


3 EAST ELEVATION - TOWNHOME #13
3/32" = 1'-0"



4 WEST ELEVATION - TOWNHOME #13
3/32" = 1'-0"

MATERIAL PALETTE



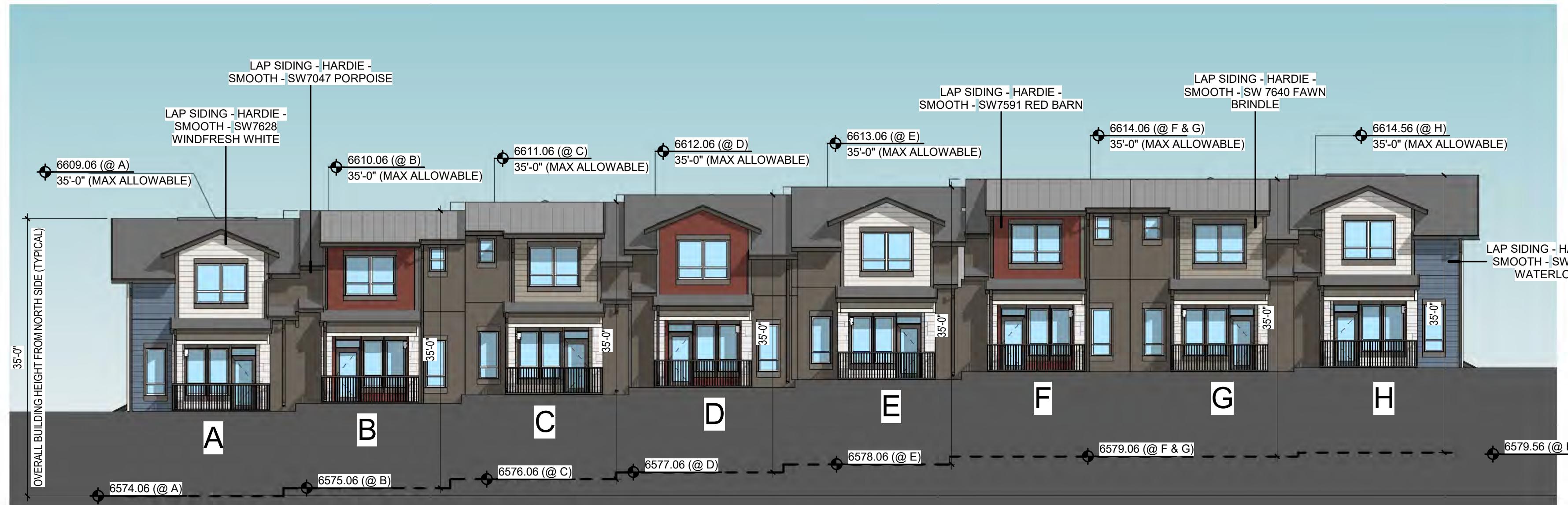
PROPOSED GRADE IS LOWER THAN EXISTING GRADE AT EVERY ROOF PEAK.
PROPOSED GRADE IS MORE RESTRICTIVE AND UTILIZED FOR THE HEIGHT MEASUREMENT ON EVERY BUILDING.

REVISED TH ELEVATIONS
2025-02-07

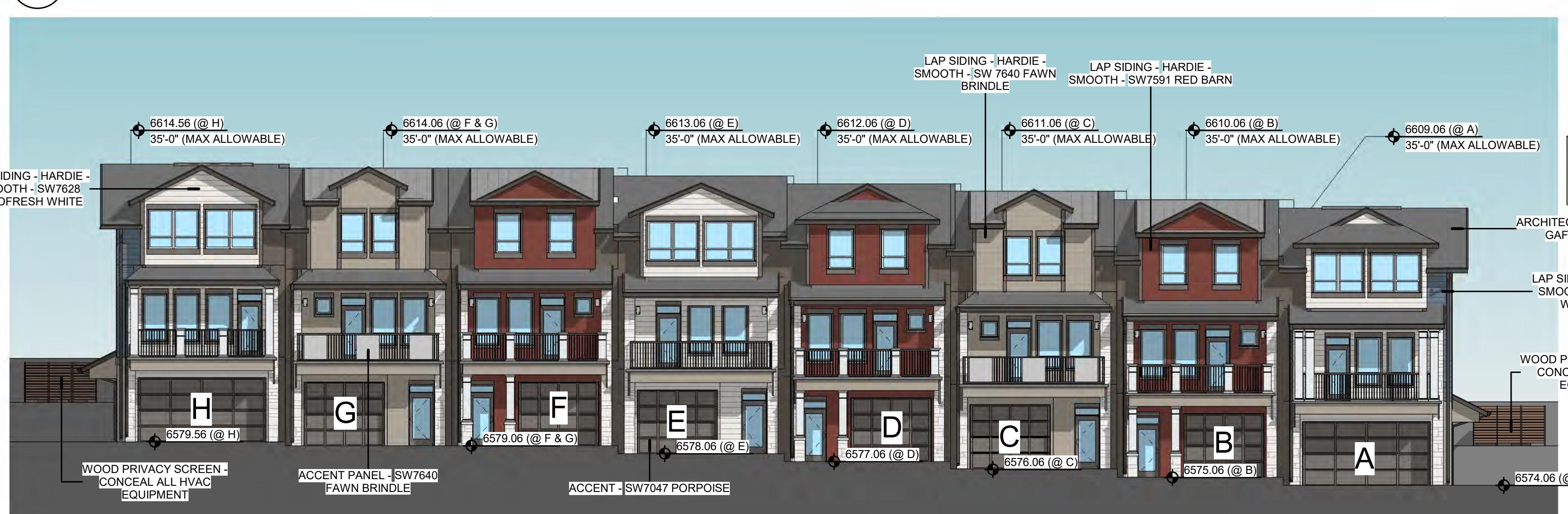
BUILDING #13 ELEVATIONS HOCKETT GULCH APTS. (PHASE 1B & 2)

DATE: 02/07/2025 PROJECT No: 5962

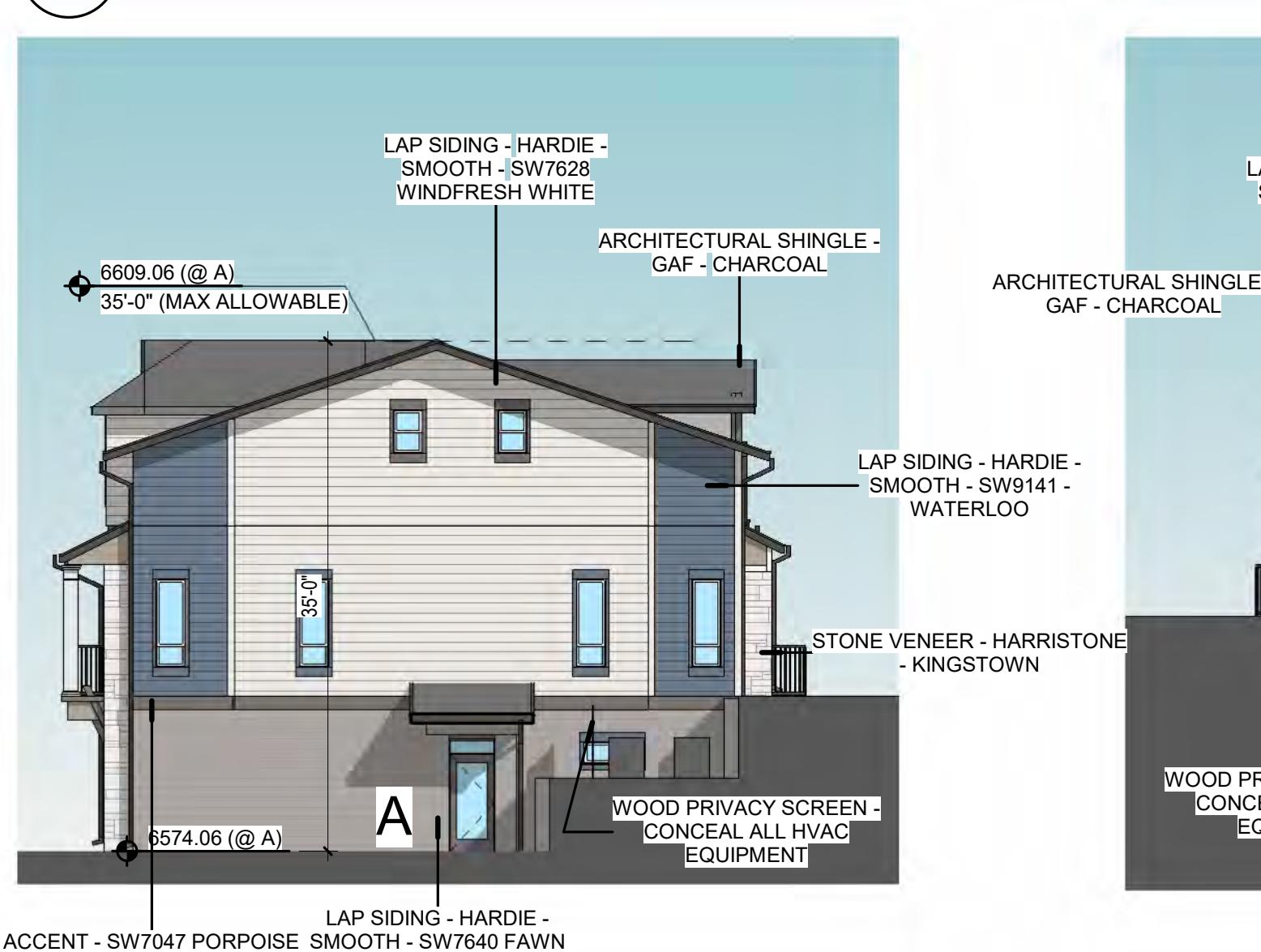
MDP-4.07B



1 SOUTH ELEVATION - TOWNHOME #14

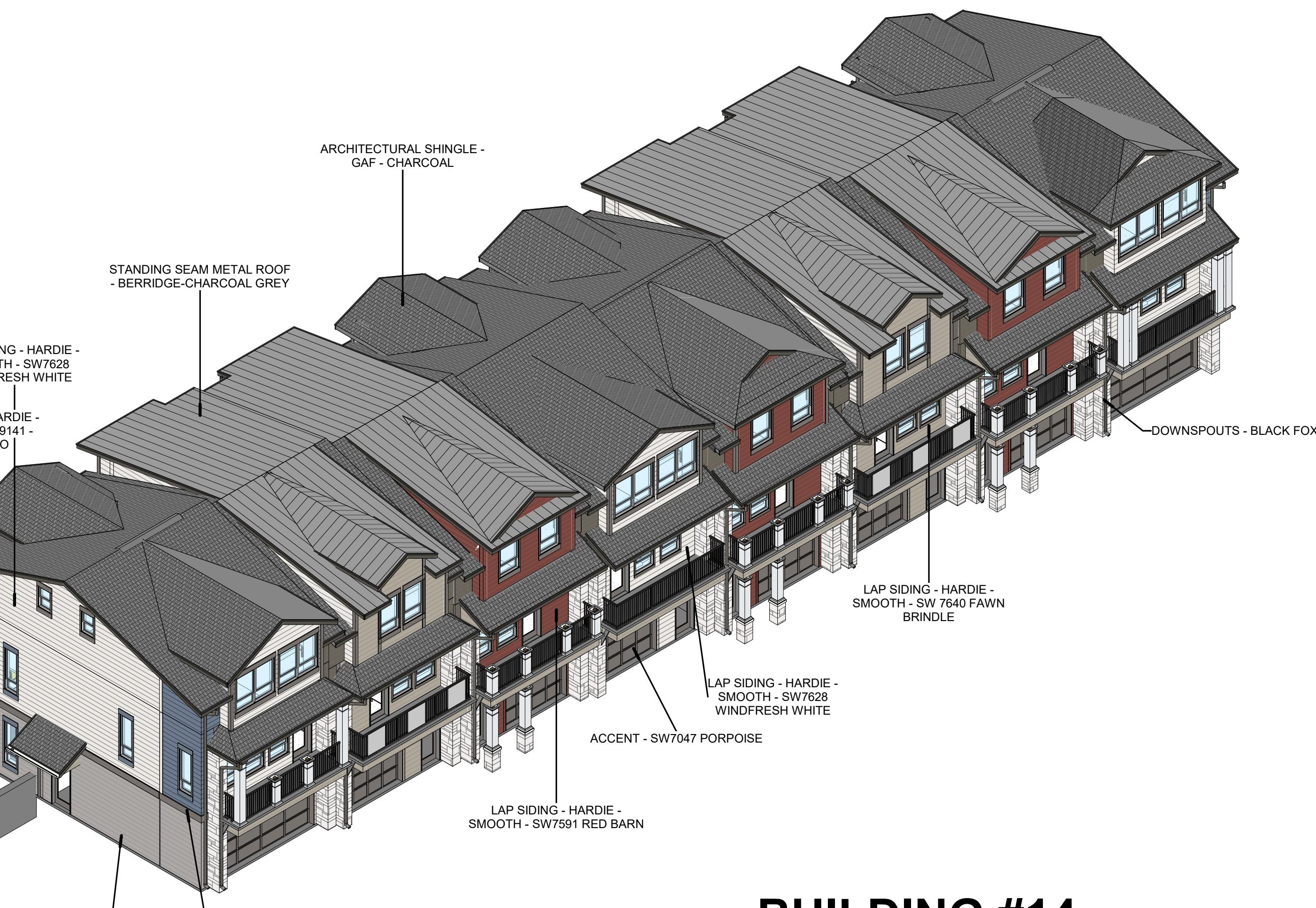


2 NORTH ELEVATION - TOWNHOME #14



3 EAST ELEVATION - TOWNHOME #14

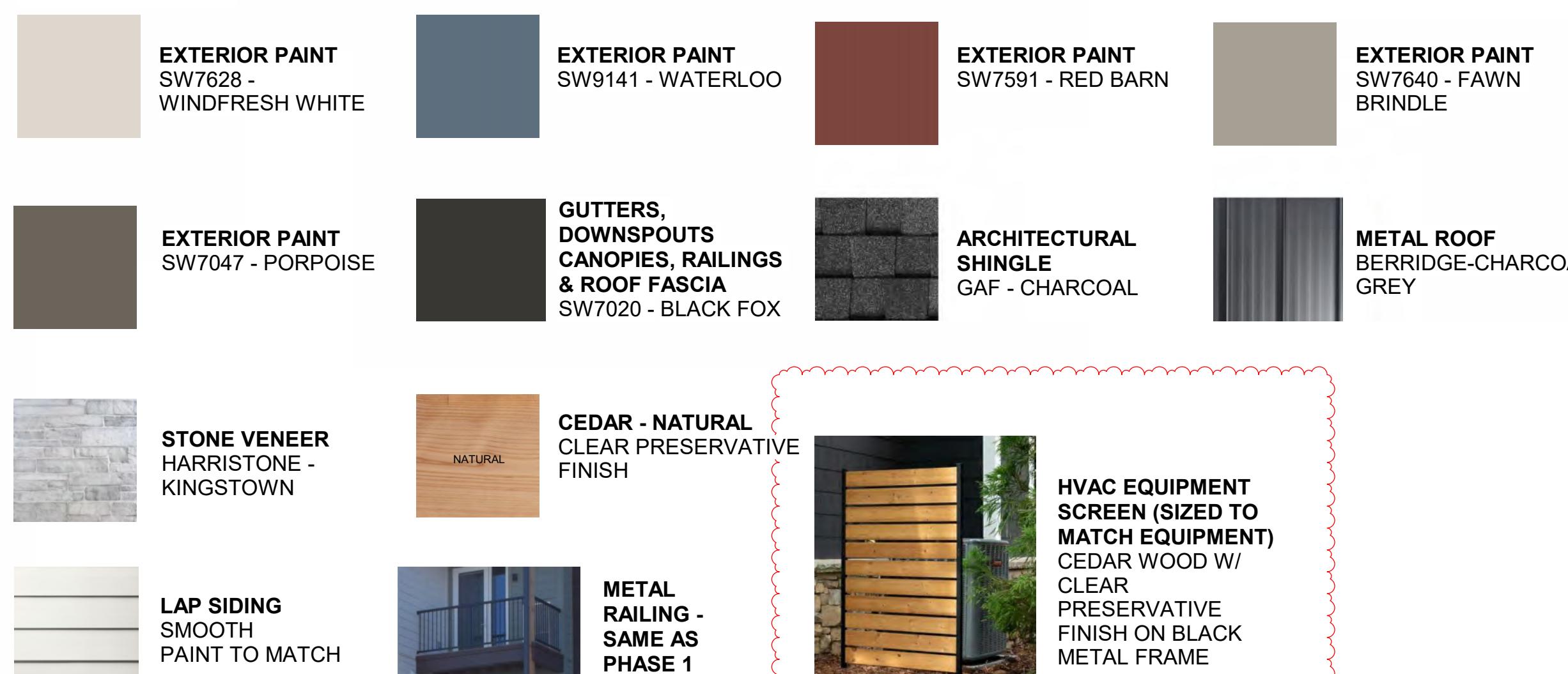
4 WEST ELEVATION - TOWNHOME #14



BUILDING #14

BUILDING 14	MAXIMUM BUILDING HEIGHTS		
	PROPOSED FFE	MAX BUILDING HT	MAX ELEVATION
A	6,574.06	35'	6,609.06
B	6,575.06	35'	6,610.06
C	6,576.06	35'	6,611.06
D	6,577.06	35'	6,612.06
E	6,578.06	35'	6,613.06
F	6,579.06	35'	6,614.06
G	6,579.06	35'	6,614.06
H	6,579.56	35'	6,614.56

MATERIAL PALETTE



PROPOSED GRADE IS LOWER THAN EXISTING GRADE AT EVERY ROOF PEAK.
PROPOSED GRADE IS MORE RESTRICTIVE AND UTILIZED FOR THE HEIGHT MEASUREMENT ON EVERY BUILDING.

REVISED TH ELEVATIONS
2025-02-07

BUILDING #14 ELEVATIONS HOCKETT GULCH APTS. (PHASE 1B & 2)

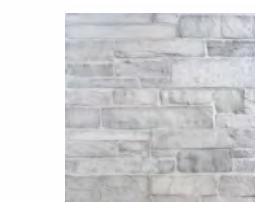
DATE: 02/07/2025 PROJECT No: 5962



2 CLUBHOUSE - FRONT ELEVATION

1/4" = 1'-0"

MATERIAL PALETTE



STONE VENEER
HARRISTONE -
KINGSTOWN



EXTERIOR PAINT
SW9141 - WATERLOO



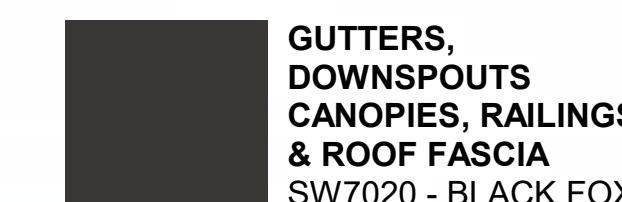
EXTERIOR PAINT
SW9141 - WATERLOO



CEDAR - NATURAL
CLEAR FINISH



I.) CEMENT BREEZE BLOCKS
PALI DIMENSIONAL



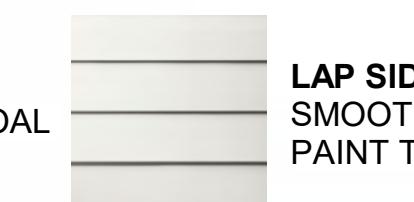
GUTTERS,
DOWNSPOUTS
CANOPIES, RAILINGS
& ROOF FASCIA
SW7020 - BLACK FOX



ARCHITECTURAL
SHINGLE
GAF - CHARCOAL



METAL ROOF
BERRIDGE-CHARCOAL
GREY



LAP SIDING
SMOOTH
PAINT TO MATCH



1 CLUBHOUSE - REAR ELEVATION

1/4" = 1'-0"

CLUBHOUSE ELEVATIONS HOCKETT GULCH APTS. (PHASE 1B & 2)

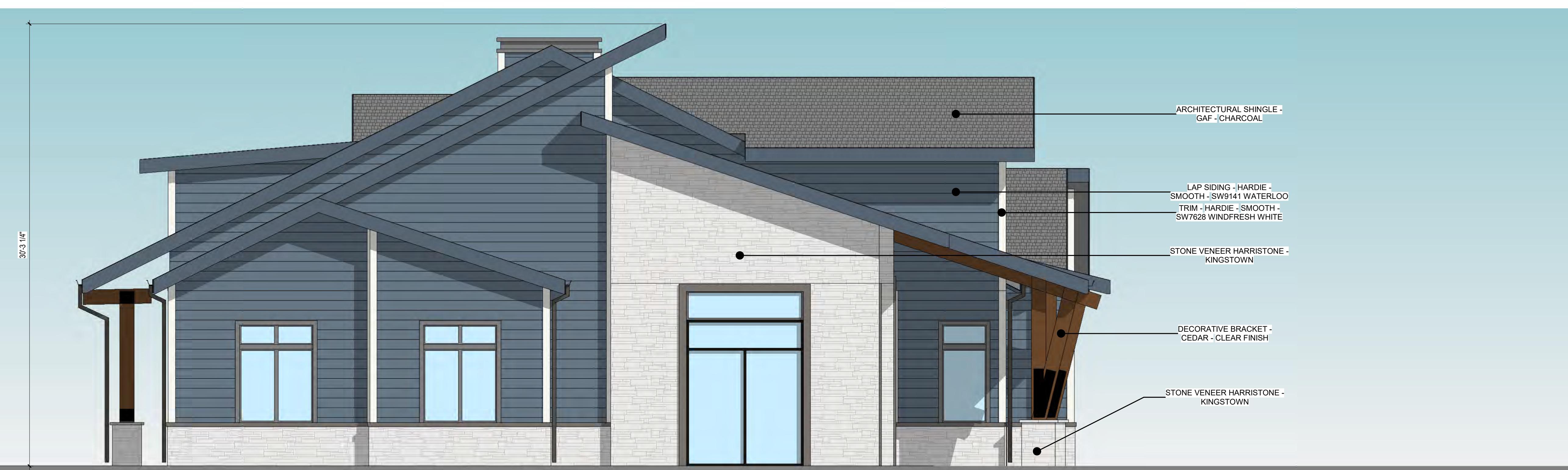
MDP-4.10A

DATE: 02/07/2025 PROJECT No: 5962



1 RIGHT ELEVATION
1/4" = 1'-0"

MATERIAL PALETTE

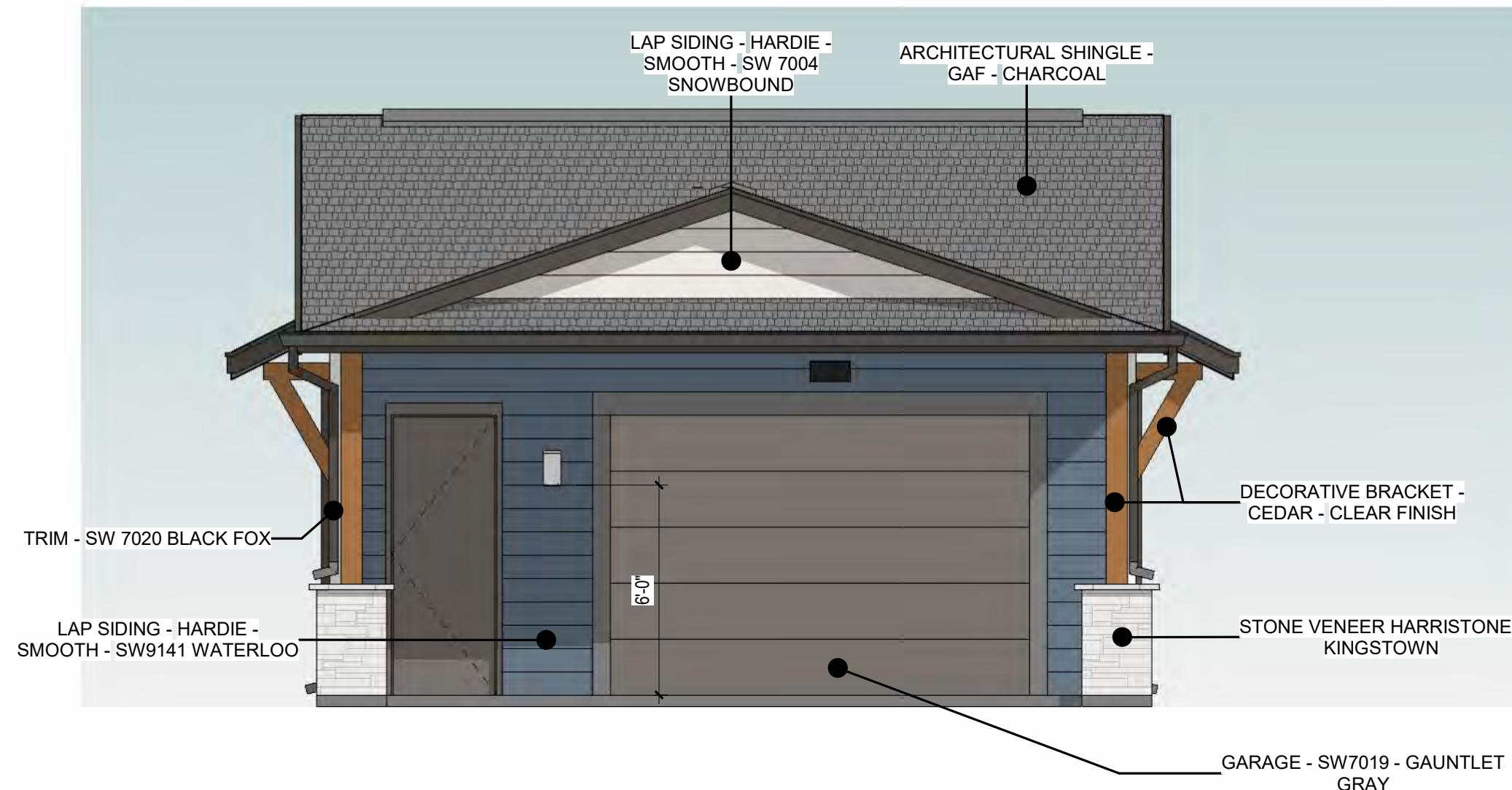


2 LEFT ELEVATION
1/4" = 1'-0"

CLUBHOUSE ELEVATIONS | HOCKETT GULCH APTS. (PHASE 1B & 2)

DATE: 02/07/2025 | PROJECT No: 5962

MDP-4.10B

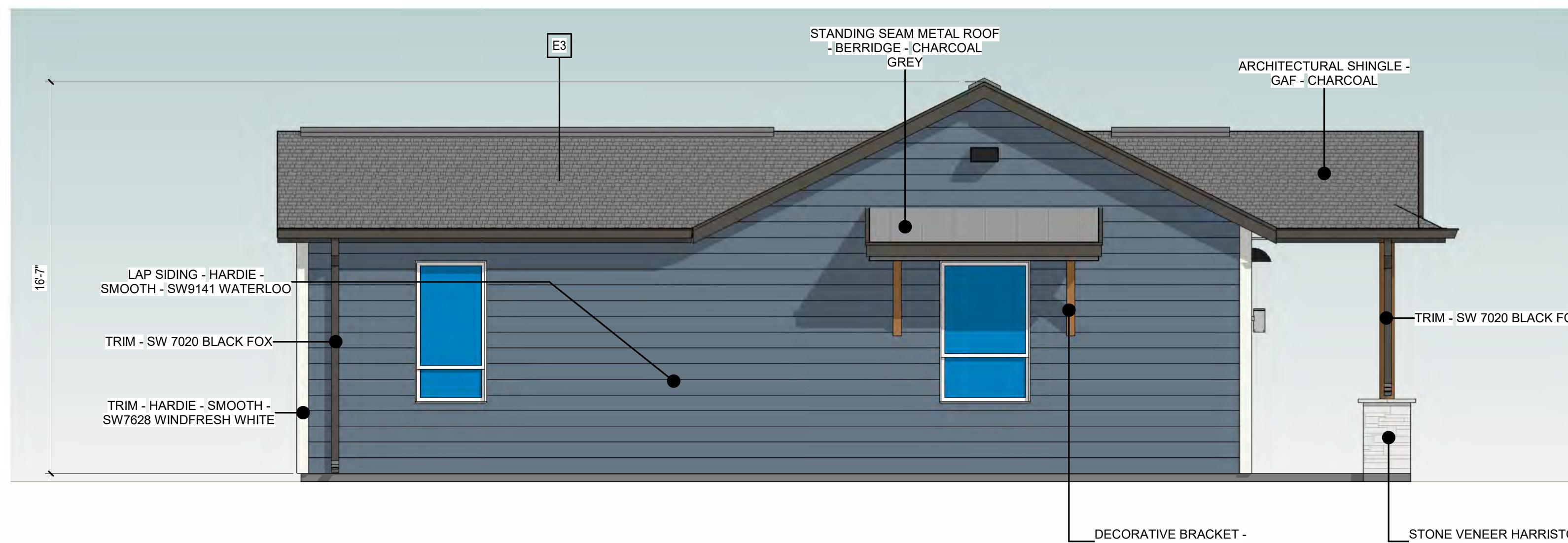


1 MAINTENANCE BUILDING - FRONT
1/4" = 1'-0"

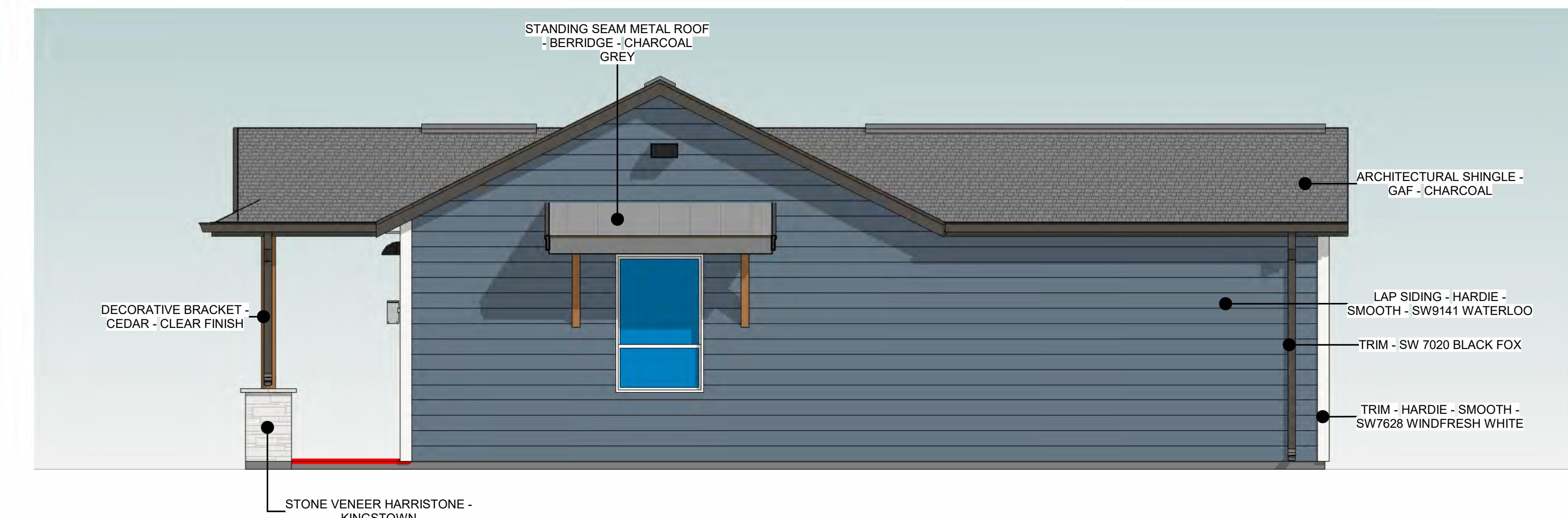


2 MAINTENANCE BUILDING - BACK
1/4" = 1'-0"

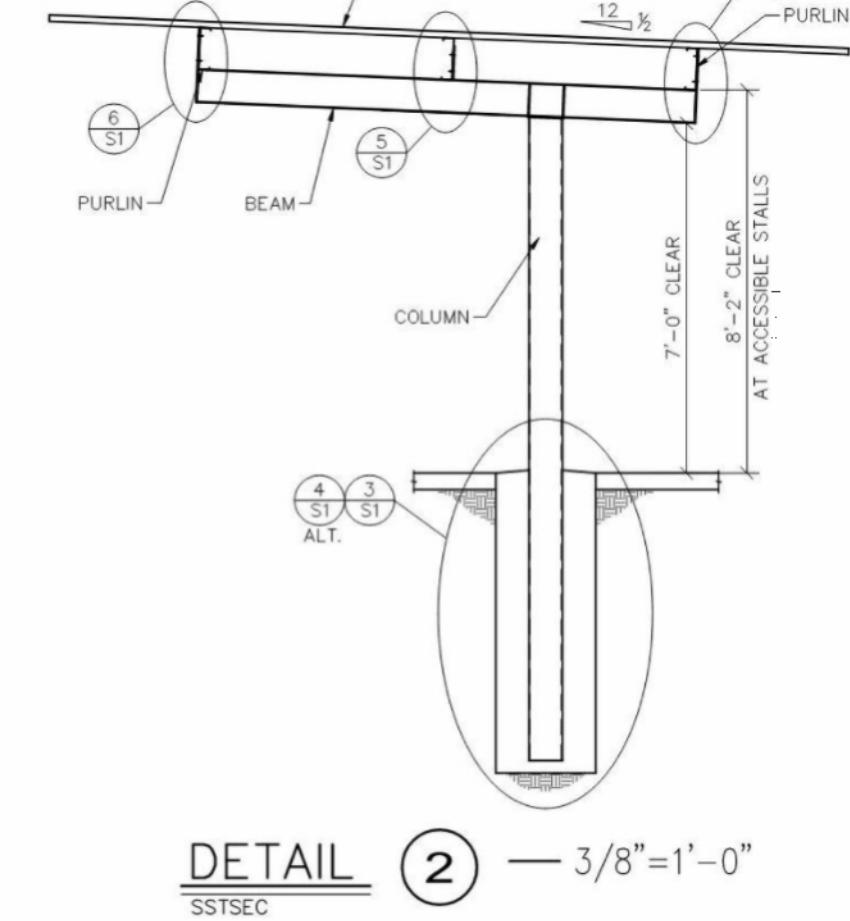
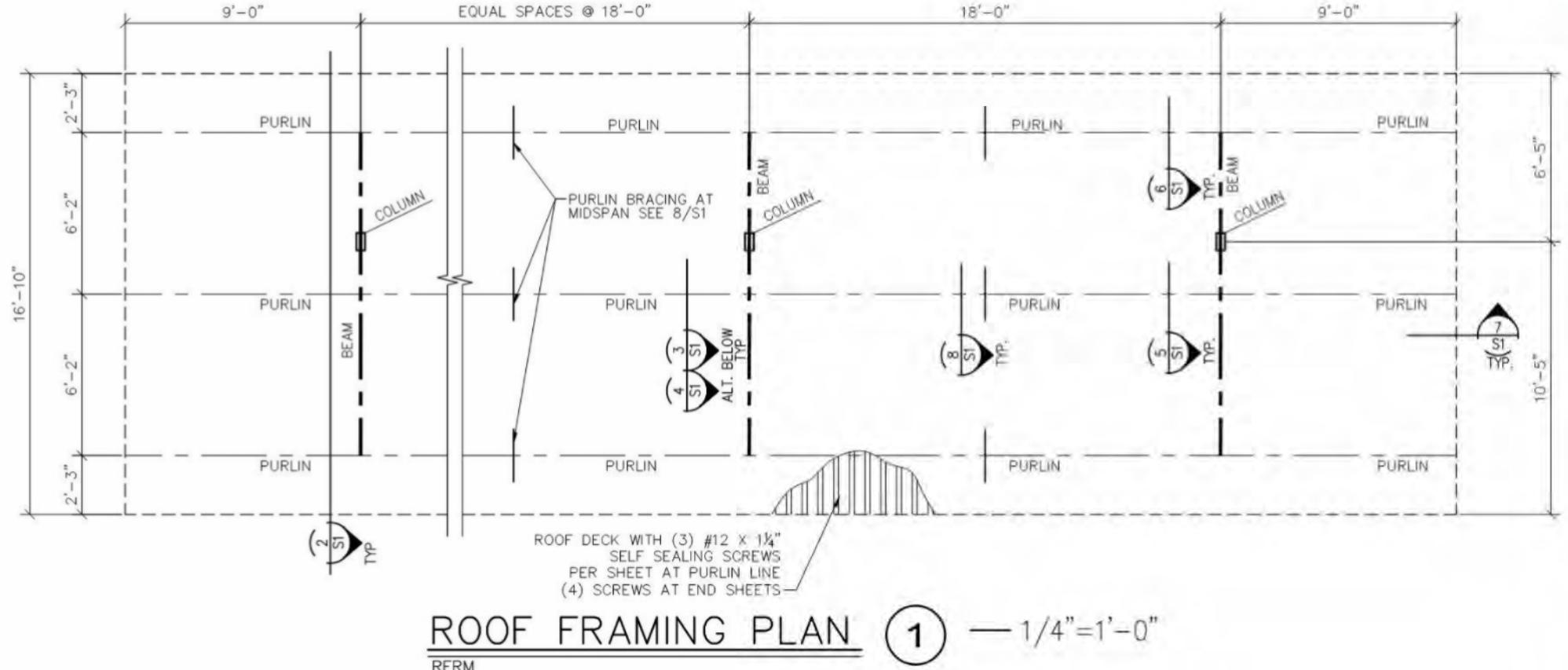
MATERIAL PALETTE



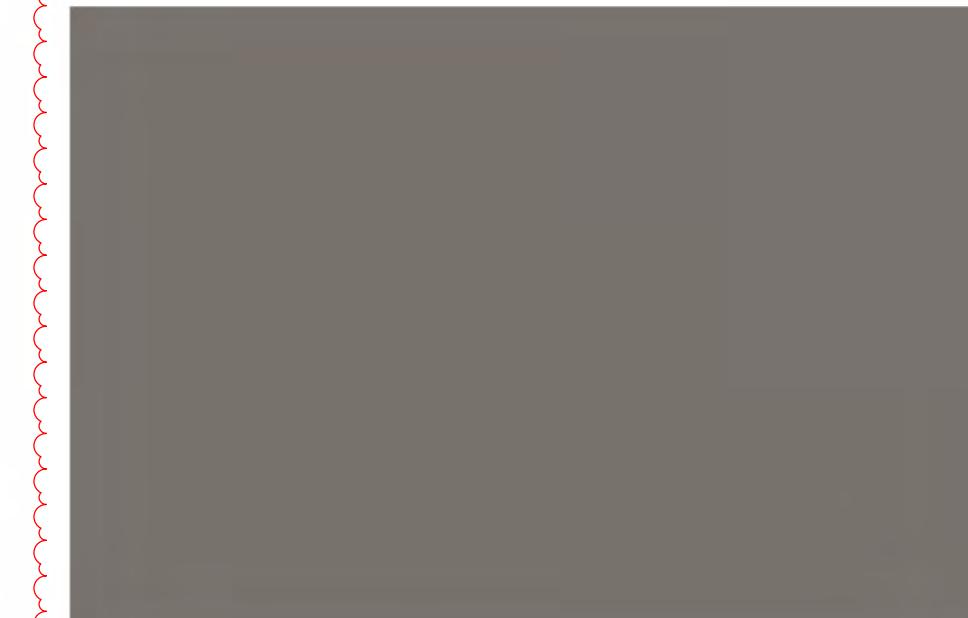
3 MAINTENANCE BUILDING - LEFT SIDE
1/4" = 1'-0"



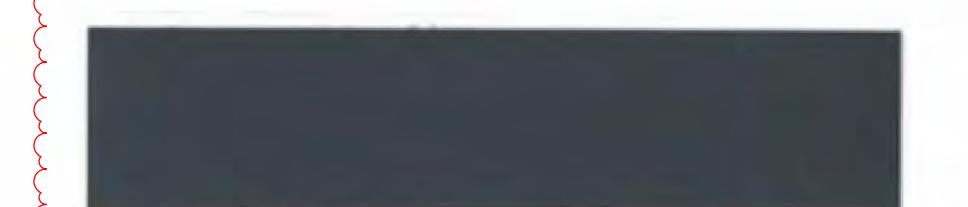
4 MAINTENANCE BUILDING - RIGHT SIDE
1/4" = 1'-0"



THE CARPORTS FOR PHASE II ARE THE SAME AS PHASE I



COLOR: GAUNTLET GREY FOR STEEL BEAMS AND COLUMNS - SAME AS PHASE I



COLOR: CHARCOAL FOR ROOFING - SAME AS PHASE I



PBR PANEL

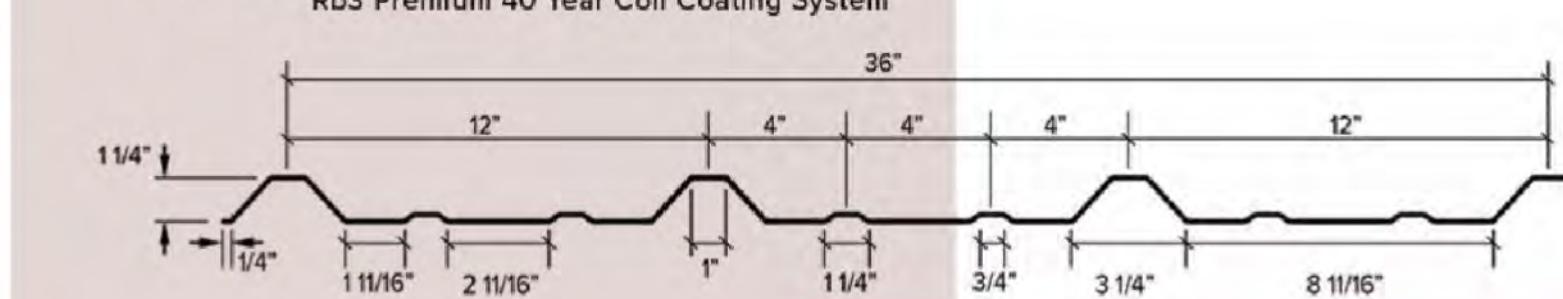
Features and Benefits

- Safety Standard Ratings:
 - UL 580, Determines the Uplift Resistance of Roof Assemblies
 - UL 2218, Determines Impact Resistance of Prepared Roof Covering Materials
 - UL 790, Standard Test Methods for Fire Tests of Roof Coverings
- 26 Ga - ASTM A792, SS or HSLA Grade 80 Class 1 or 2
- 24 Ga - ASTM A792, SS or HSLA Grade 50 Class 1



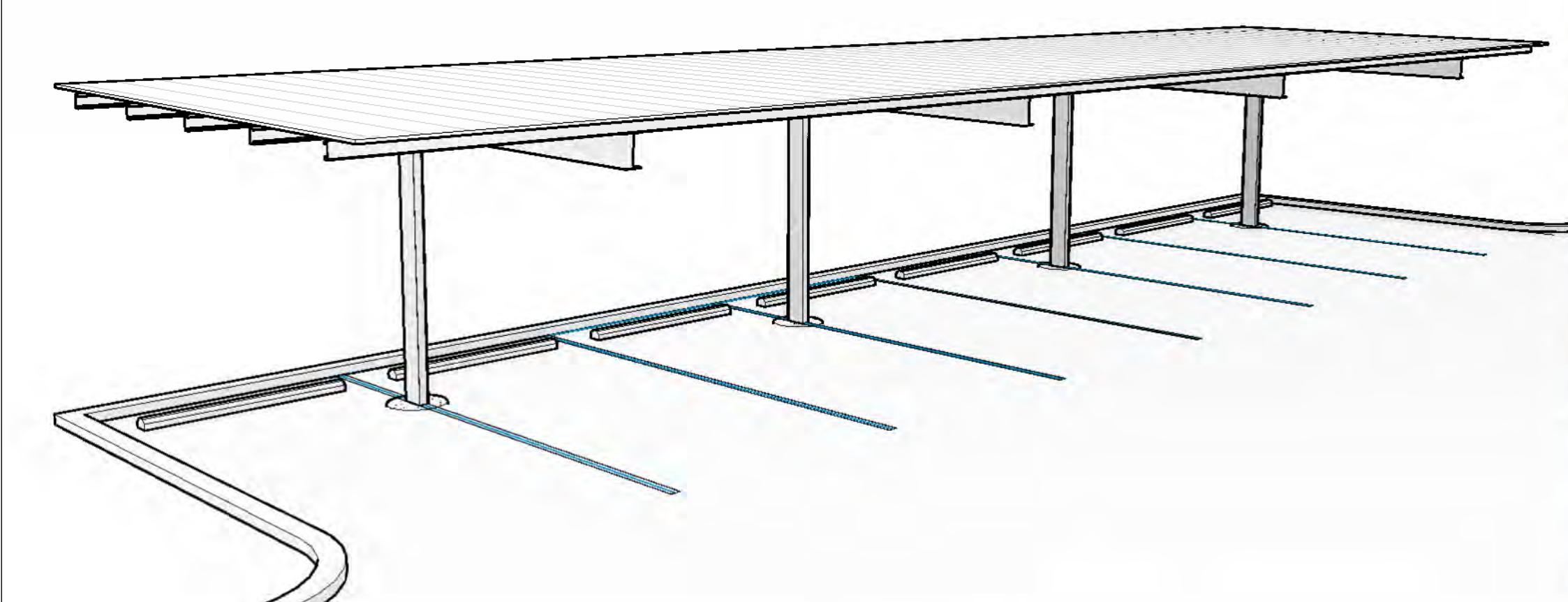
Product Specifications

- Applications: Roof and Wall
- Coverage Width: 36"
- Rib Spacing: 12" on center
- Rib Height: 1-1/4"
- Minimum Slope: 1/2 : 12
- Panel Attachment: Exposed Fastening System
- Gauges: 26 (Standard), 24 (Optional)
- Finishes: Smooth
- Coatings: Galvalume AZ55 with Resin Rb3 Premium 40 Year Coil Coating System



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CARPORTS HOCKETT GULCH APTS. (PHASE 1B & 2)

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