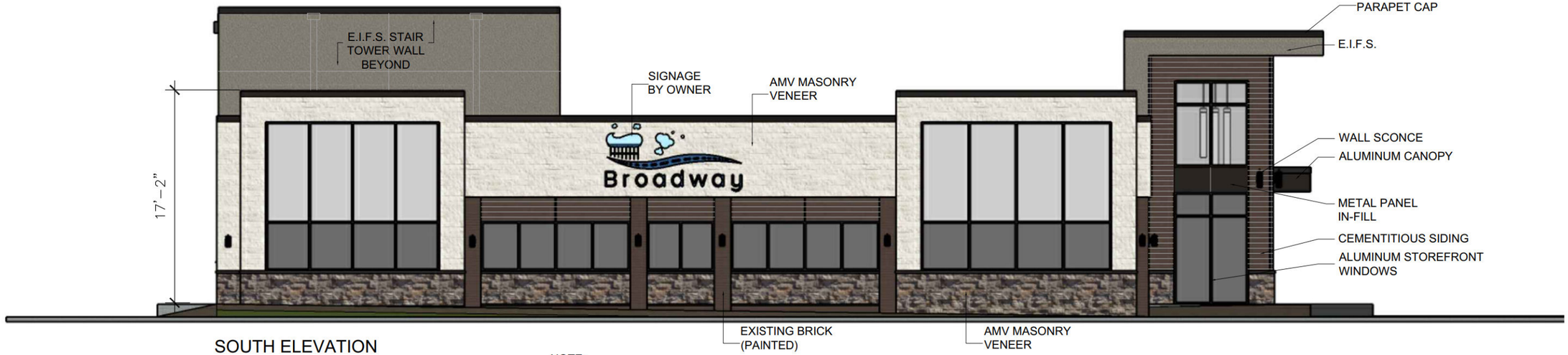
Attachment 'E'

1,527 S.F.	100%	TOTAL AREA		MATERIAL TYPE
610 S.F.	40%	GLASS	CLEAR GLASS IN DARK BRONZE ALUMINUM FRAMES	DURABLE
741 S.F.	49%	MASONRY	APPLIED MASONRY VENEER	DURABLE
140 S.F.	9%	SIDING	CEMENTITIOUS WOOD LOOK PANEL (NICHIHA)	COMPLEMENTARY
36 S.F.	2%	EIFS	EXTERIOR INSULATION FINISH SYSTEM	COMPLEMENTARY

% DURABLE = 89%
% COMPLEMENTARY = 11%



SOUTH ELEVATION
NO SCALE

NOTE:
THESE ELEVATIONS HAVE BEEN DESIGNED ACCORDING TO THE ARCHITECTURAL DESIGN STANDARDS OF THE CITY OF COUNCIL BLUFFS. ONCE APPROVED BY THE PLANNING COMMISSION AND CITY COUNCIL, CHANGES SHALL NOT BE MADE TO THESE ELEVATIONS UNLESS APPROVED BY THE CITY OF COUNCIL BLUFFS.

1,262 S.F.	100%	TOTAL AREA		MATERIAL TYPE
405 S.F.	32%	GLASS	CLEAR GLASS IN DARK BRONZE ALUMINUM FRAMES	DURABLE
625 S.F.	49%	MASONRY	APPLIED MASONRY VENEER	DURABLE
174 S.F.	14%	SIDING	CEMENTITIOUS WOOD LOOK PANEL (NICHIHA)	COMPLEMENTARY
58 S.F.	5%	EIFS	EXTERIOR INSULATION FINISH SYSTEM	COMPLEMENTARY

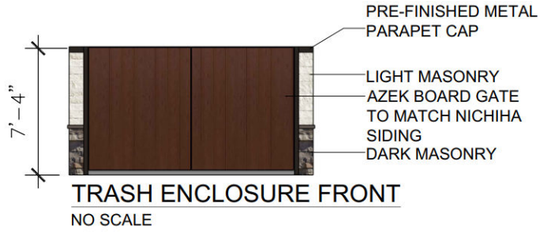
% DURABLE = 81%
% COMPLEMENTARY = 19%



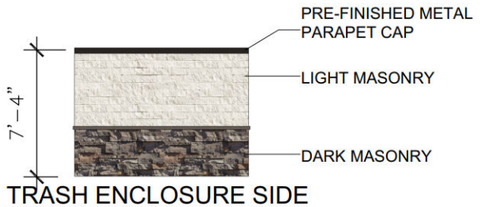
EAST ELEVATION
NO SCALE

NOTE:
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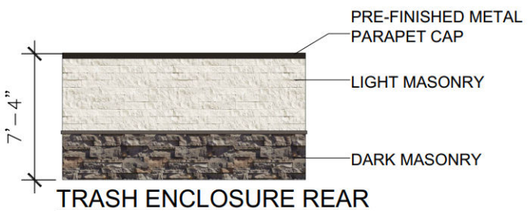
EAST SIDE NOTE:
- THE EAST SIDE OF THE BUILDING WILL FALL SHORT OF THE WEST BROADWAY CDO BUT NOT FOR LACK OF EFFORT. WE HAVE PLACED A 22' ENTRY TOWER WITH GLASS FULL HEIGHT ON THREE SIDES. THE ONLY PART OF THE EAST SIDE WITHOUT WINDOWS IS THE RESTROOM WHICH FOR OBVIOUS REASONS CAN'T HAVE CLEAR GLASS.



TRASH ENCLOSURE FRONT
NO SCALE



TRASH ENCLOSURE SIDE
NO SCALE



TRASH ENCLOSURE REAR
NO SCALE

PRIMUS COMPANIES
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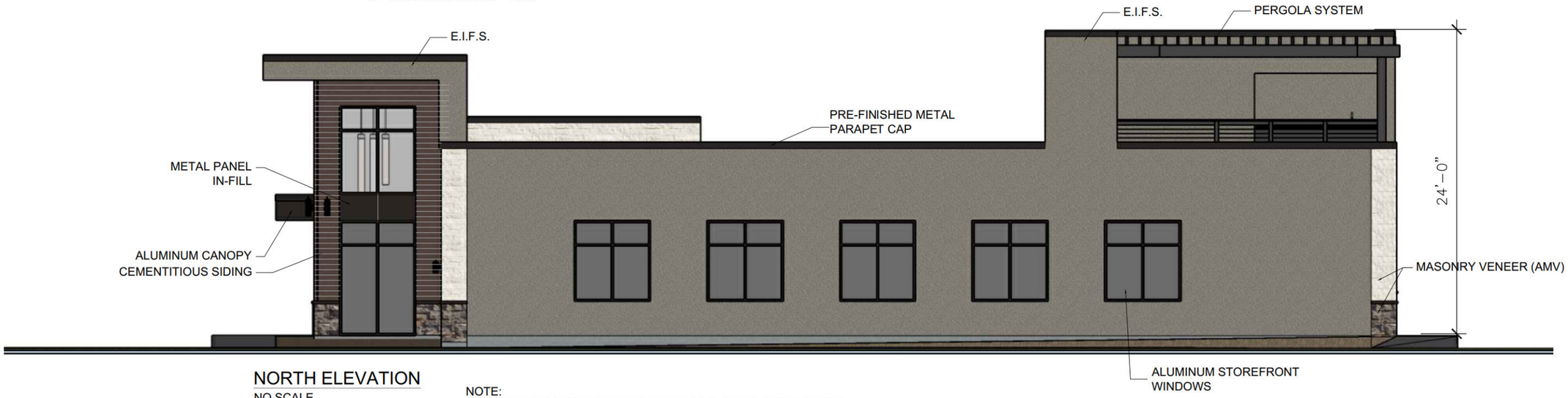
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COLOR ELEVATIONS
RM
22049
07.10.2023

AC001

1,476 S.F.	100%	TOTAL AREA	(DOES NOT FACE A PUBLIC WAY)	MATERIAL TYPE
190 S.F.	13%	GLASS	CLEAR GLASS IN DARK BRONZE ALUMINUM FRAMES	DURABLE
75 S.F.	5%	MASONRY	APPLIED MASONRY VENEER	DURABLE
85 S.F.	6%	SIDING	CEMENTITIOUS WOOD LOOK PANEL (NICHIHA)	COMPLEMENTARY
1,126 S.F.	76%	EIFS	EXTERIOR INSULATION FINISH SYSTEM	COMPLEMENTARY

% DURABLE = 18%
% COMPLEMENTARY = 82%

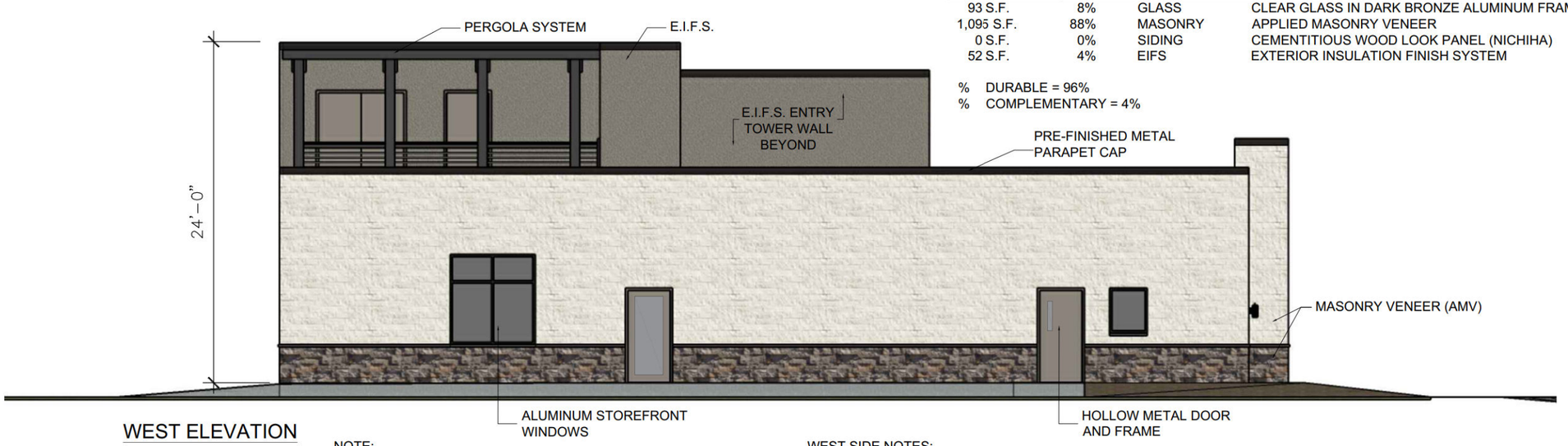


NORTH ELEVATION
NO SCALE

NOTE:
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1,240 S.F.	100%	TOTAL AREA		MATERIAL TYPE
93 S.F.	8%	GLASS	CLEAR GLASS IN DARK BRONZE ALUMINUM FRAMES	DURABLE
1,095 S.F.	88%	MASONRY	APPLIED MASONRY VENEER	DURABLE
0 S.F.	0%	SIDING	CEMENTITIOUS WOOD LOOK PANEL (NICHIHA)	COMPLEMENTARY
52 S.F.	4%	EIFS	EXTERIOR INSULATION FINISH SYSTEM	COMPLEMENTARY

% DURABLE = 96%
% COMPLEMENTARY = 4%



WEST ELEVATION
NO SCALE

NOTE:
THESE ELEVATIONS HAVE BEEN DESIGNED ACCORDING TO THE ARCHITECTURAL DESIGN STANDARDS OF THE CITY OF COUNCIL BLUFFS. ONCE APPROVED BY THE PLANNING COMMISSION AND CITY COUNCIL, CHANGES SHALL NOT BE MADE TO THESE ELEVATIONS UNLESS APPROVED BY THE CITY OF COUNCIL BLUFFS.

WEST SIDE NOTES:
- THE WEST SIDE OF THE BUILDING WILL NOT BE ABLE TO MEET THE WEST BROADWAY CDO DUE TO THE FACT THAT THE BUILDING IS TOO CLOSE TO THE PROPERTY LINE AND IS NOT ALLOWED BY THE BUILDING CODE TO HAVE THE OPENINGS NECESSARY TO MEET THE ORDINANCE.
- HOWEVER PLEASE NOT THAT THE ENTIRE WEST ELEVATION WILL BE COVERED IN STONE, DEFINED AS A DURABLE MATERIAL BY THE ORDINANCE.
- PLEASE NOTE THAT THE ROOMS ALONG THE WEST SIDE OF THE BUILDING ARE A RESTROOM, A MECHANICAL ROOM, A STAIR, AND A STORAGE ROOM. IT WOULD BE IMPOSSIBLE TO PLACE WINDOWS WITH CLEAR GLASS INTO ANY OF THESE ROOMS.

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VIEW FROM SOUTHEAST
NO SCALE

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