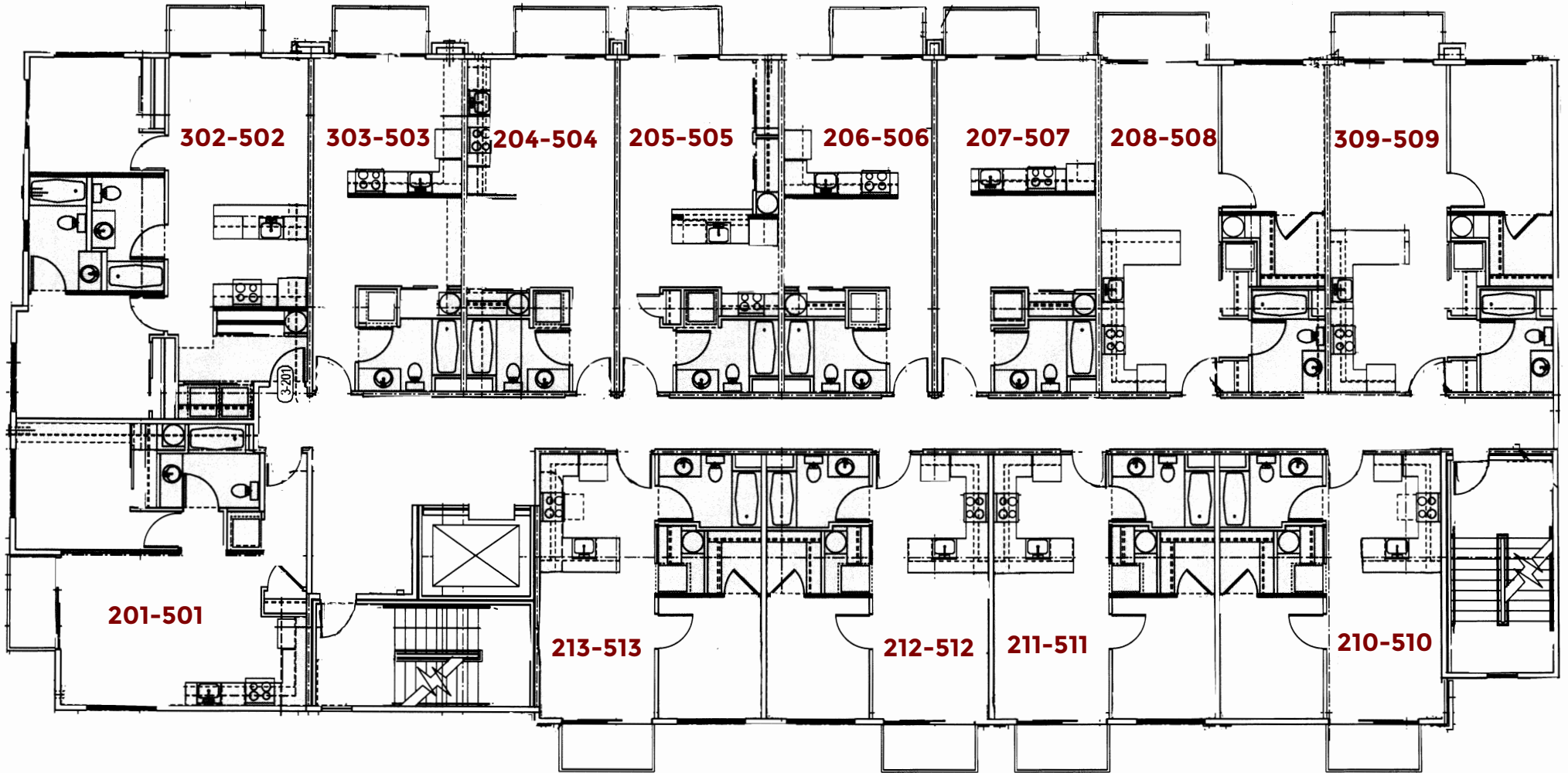


Railroad Avenue



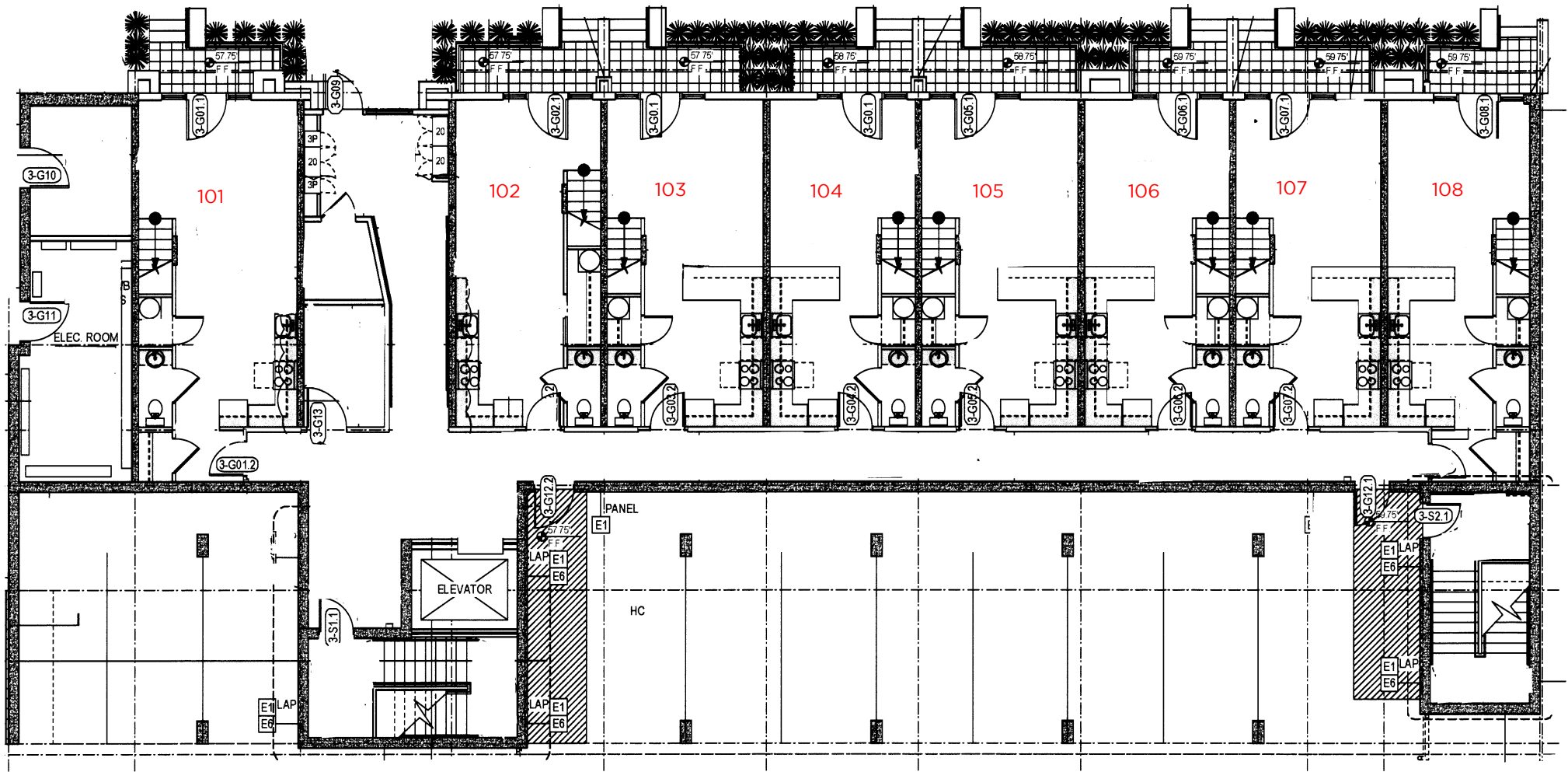
Parking Garage

1 Typical Apartment Level Plan

The Sandpiper

The Sandpiper Loft Units - Ground Level

Railroad Ave



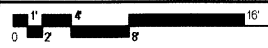
Parking Area

PROJECT
NORTH



1

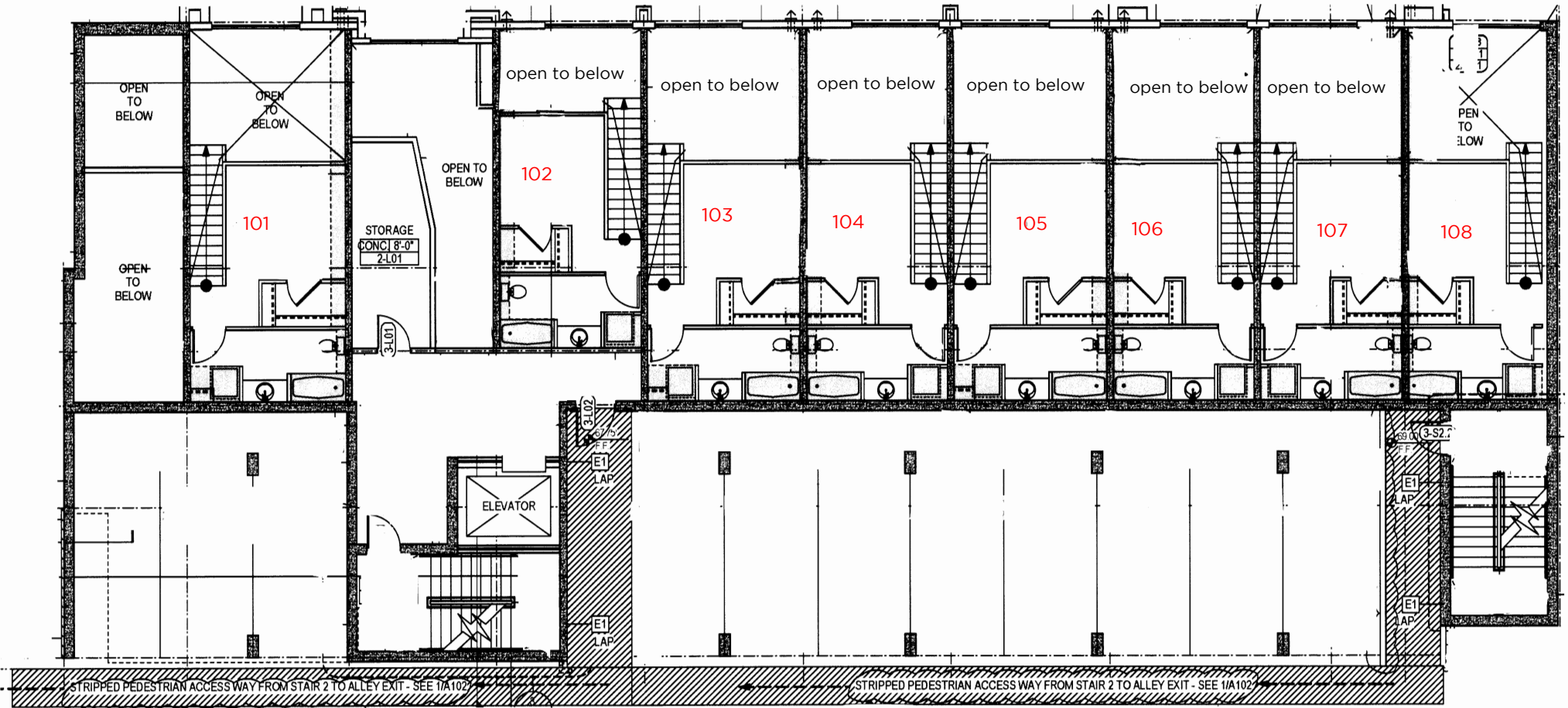
Basement Plan



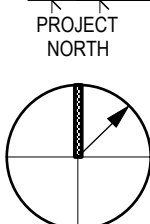
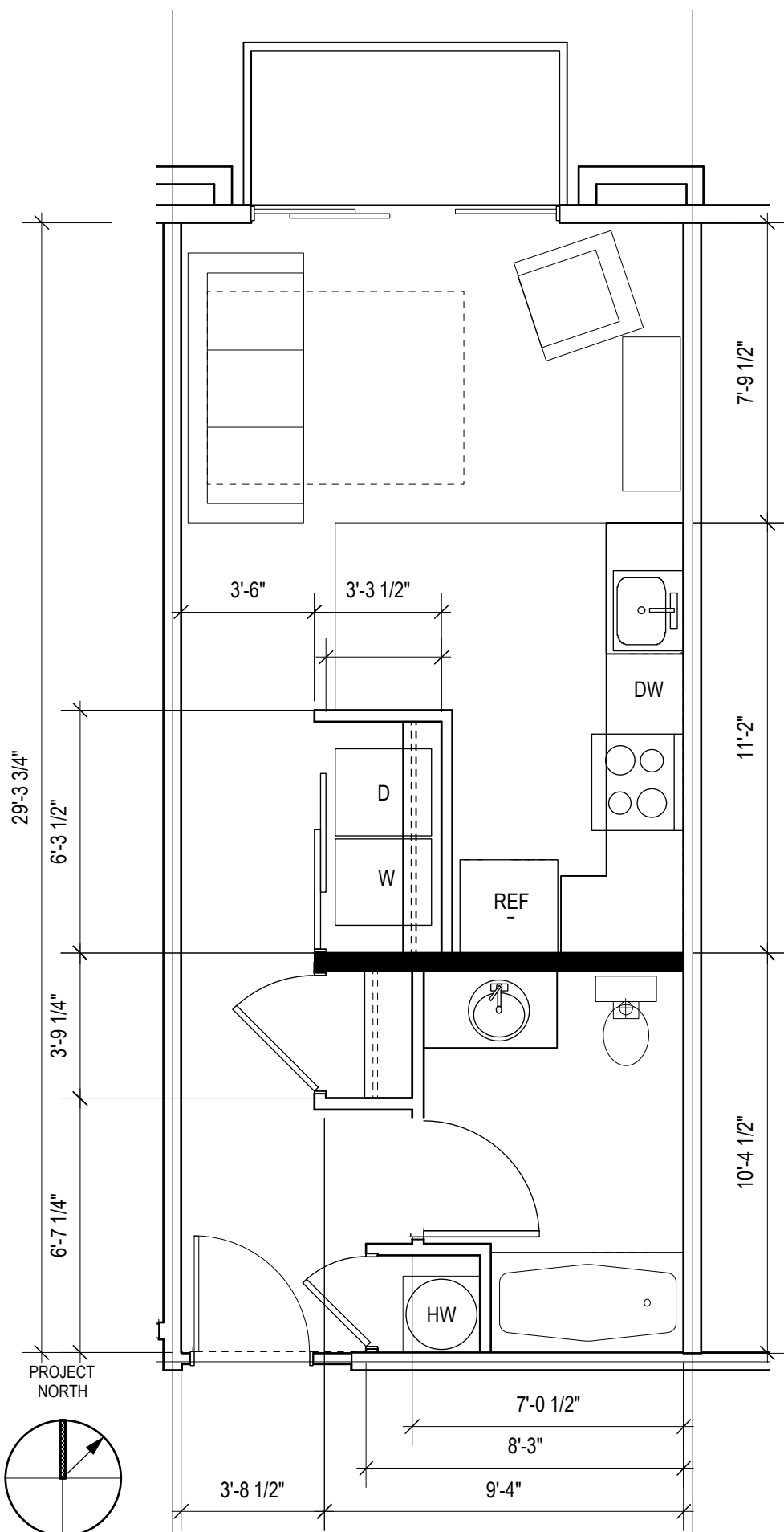
SCALE: 1/8" = 1'-0"

The Sandpiper Loft Units - Upper Level

Railroad Ave

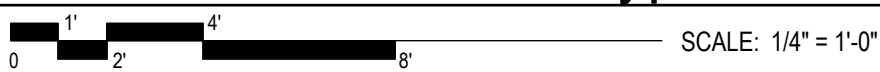


Parking Area

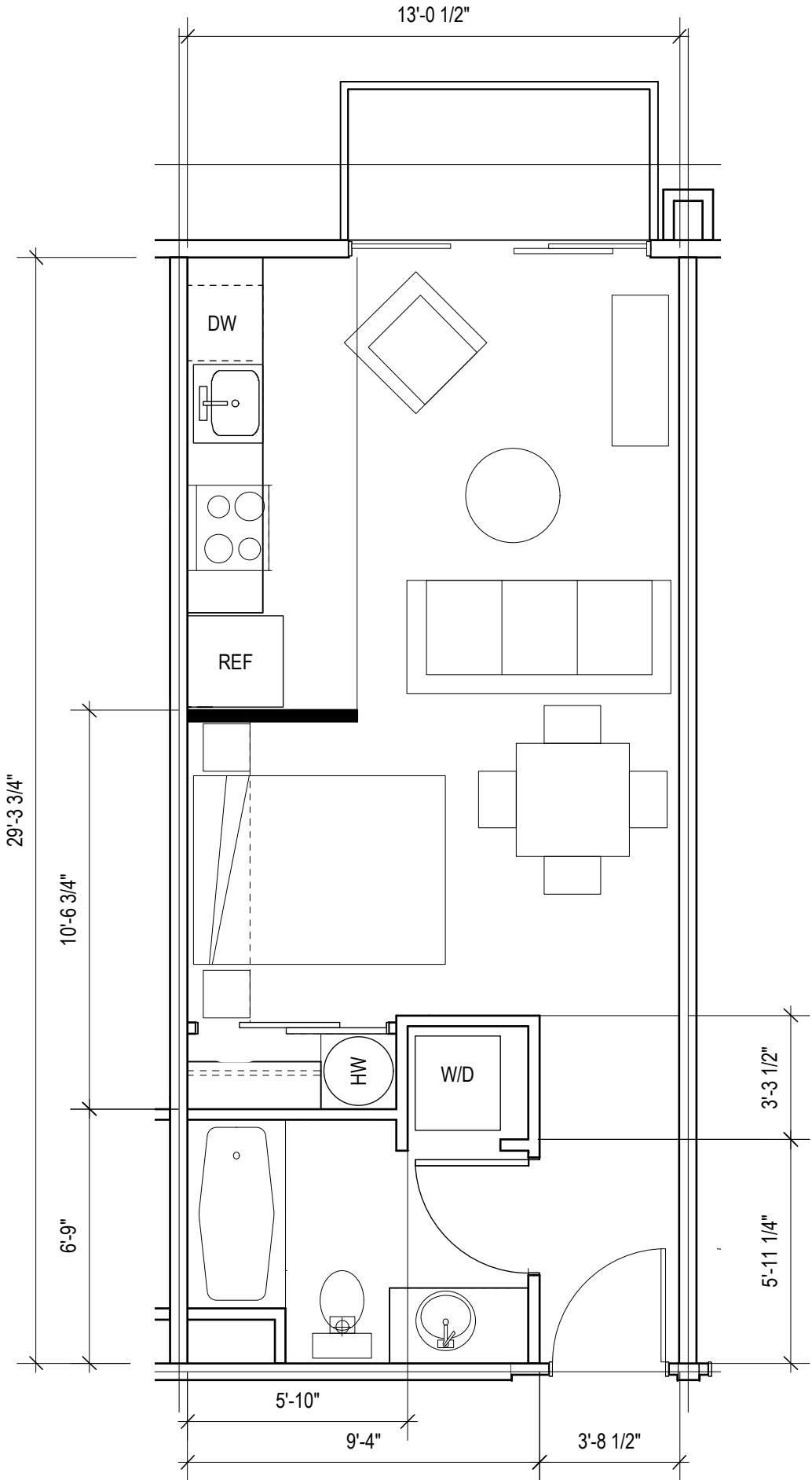


3

Studio Unit S.5 ADA Type A Plan



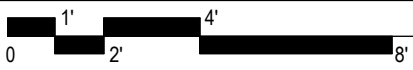
382 SF Unit: 3-103 Unit 203 ADA



PROJECT
NORTH

2

Studio Unit S.2 Type 1 Plan

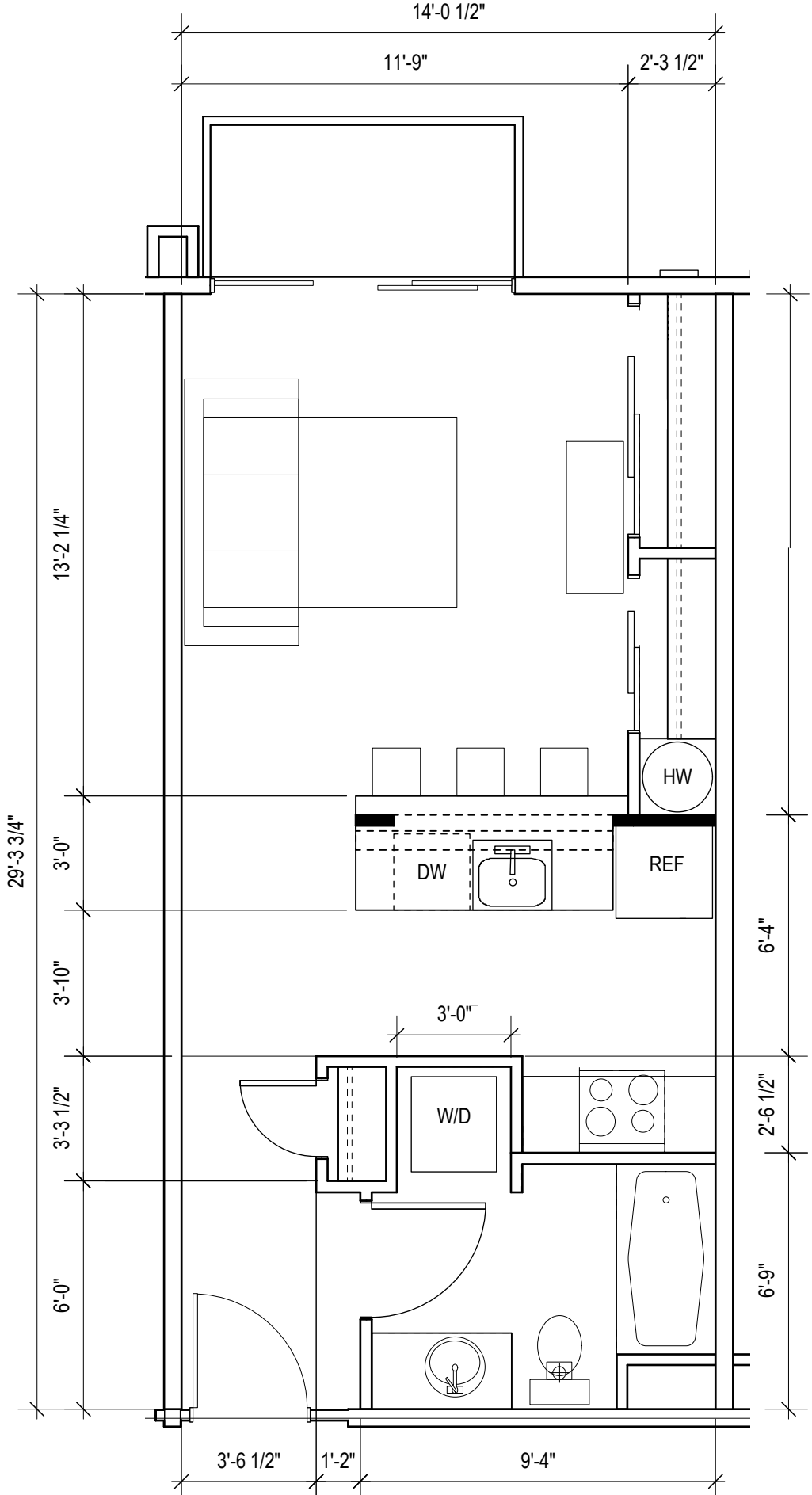


SCALE: 1/4" = 1'-0"

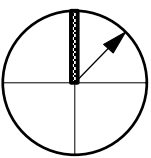
383 SF

Units 204-504

Units: 3-104 to 3-409



PROJECT
NORTH



3

Studio Unit S.3 Type 1 Plan

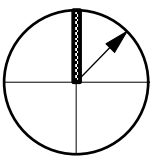
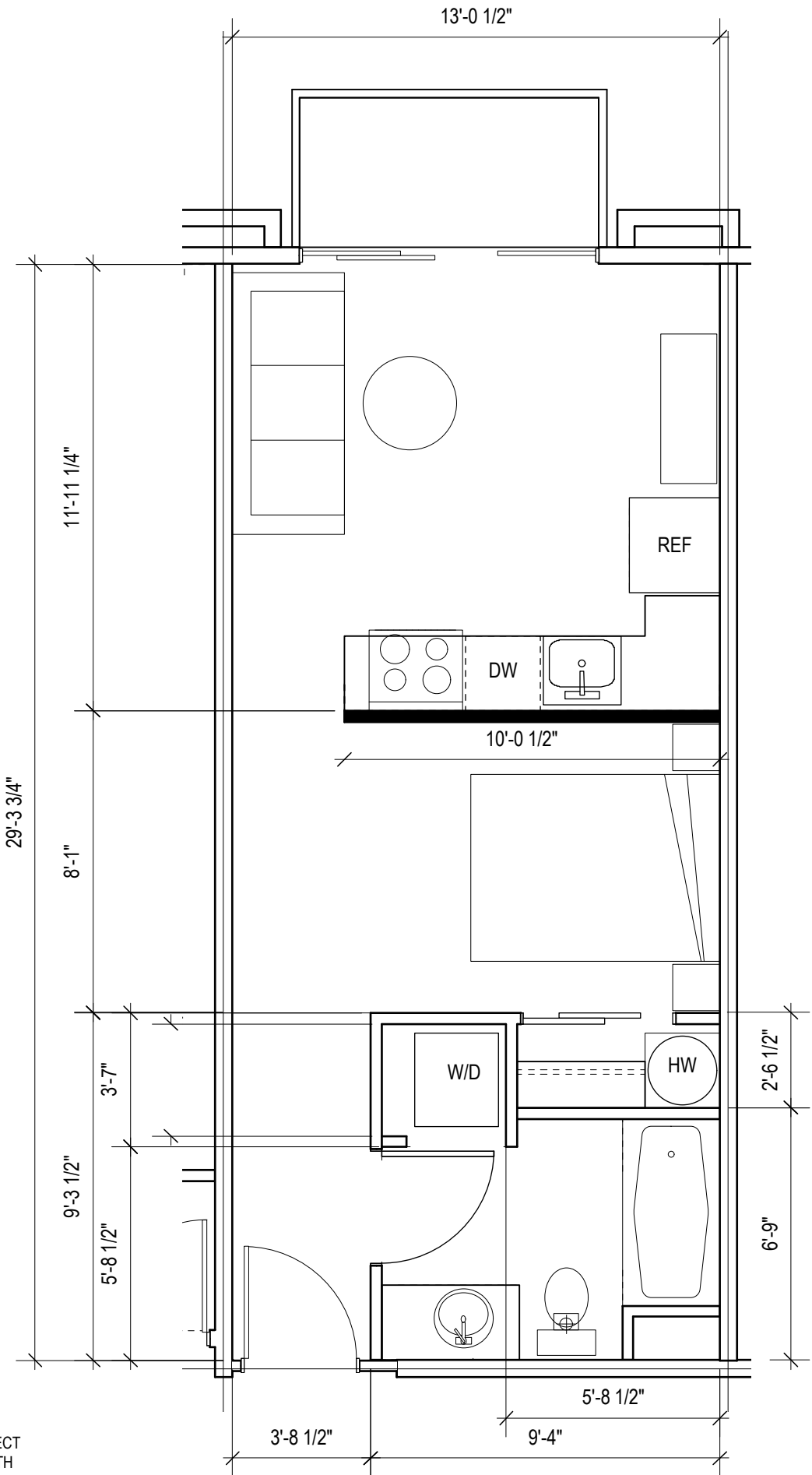


SCALE: 1/4" = 1'-0"

412 SF

Units: 3-105 to 3-405

Units 205-505



4

Studio Unit S.4 Type 1 Plan

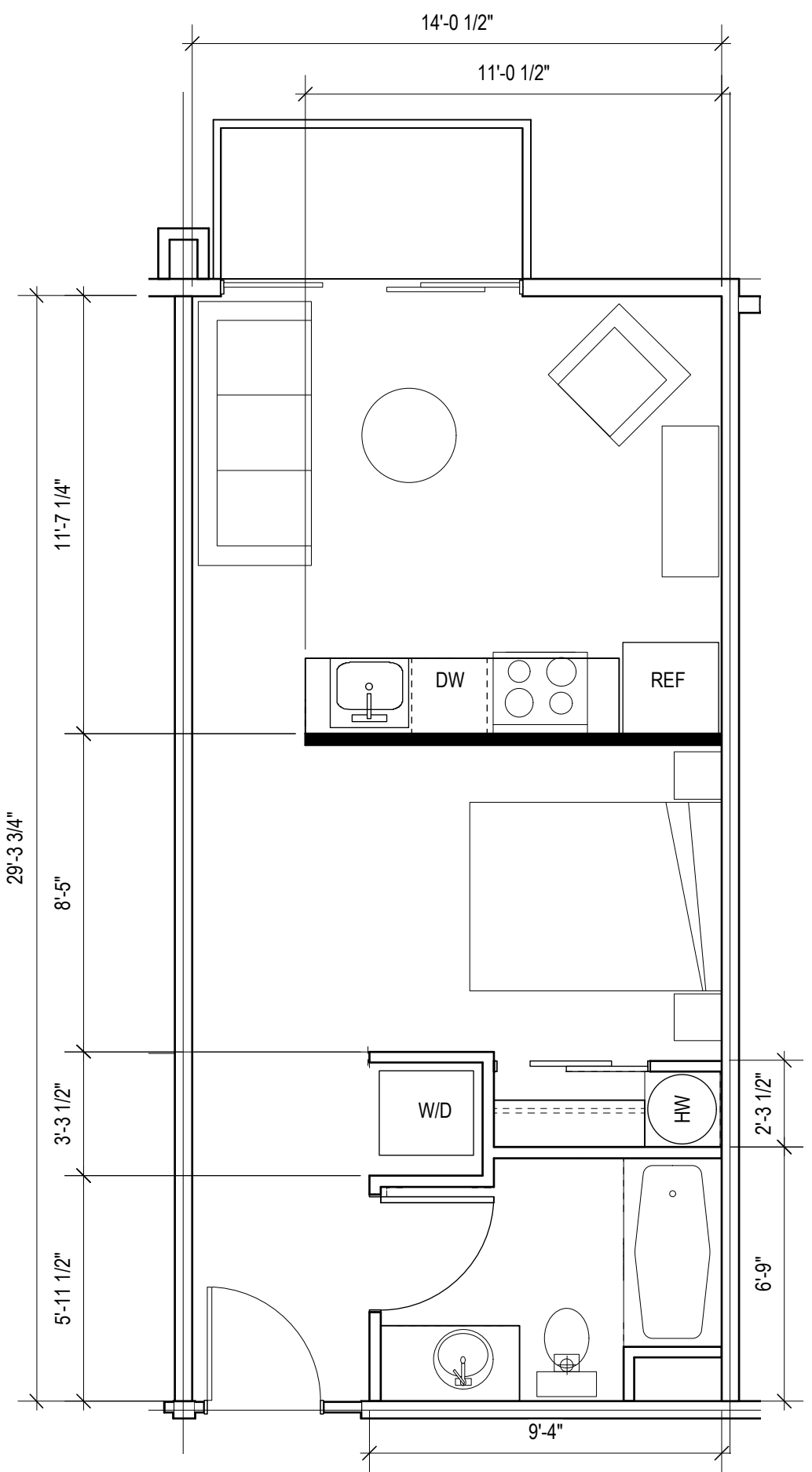
0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

383 SF

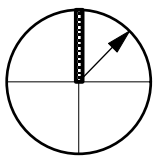
Units 303-503, 206-506 OPP

Unit: 3-203 TO 3-403 3-107 (OPP.) to 3-407 (OPP.)

14'-0 1/2"

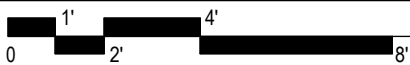


PROJECT
NORTH



1

Studio Unit S.1 Type 1 Plan

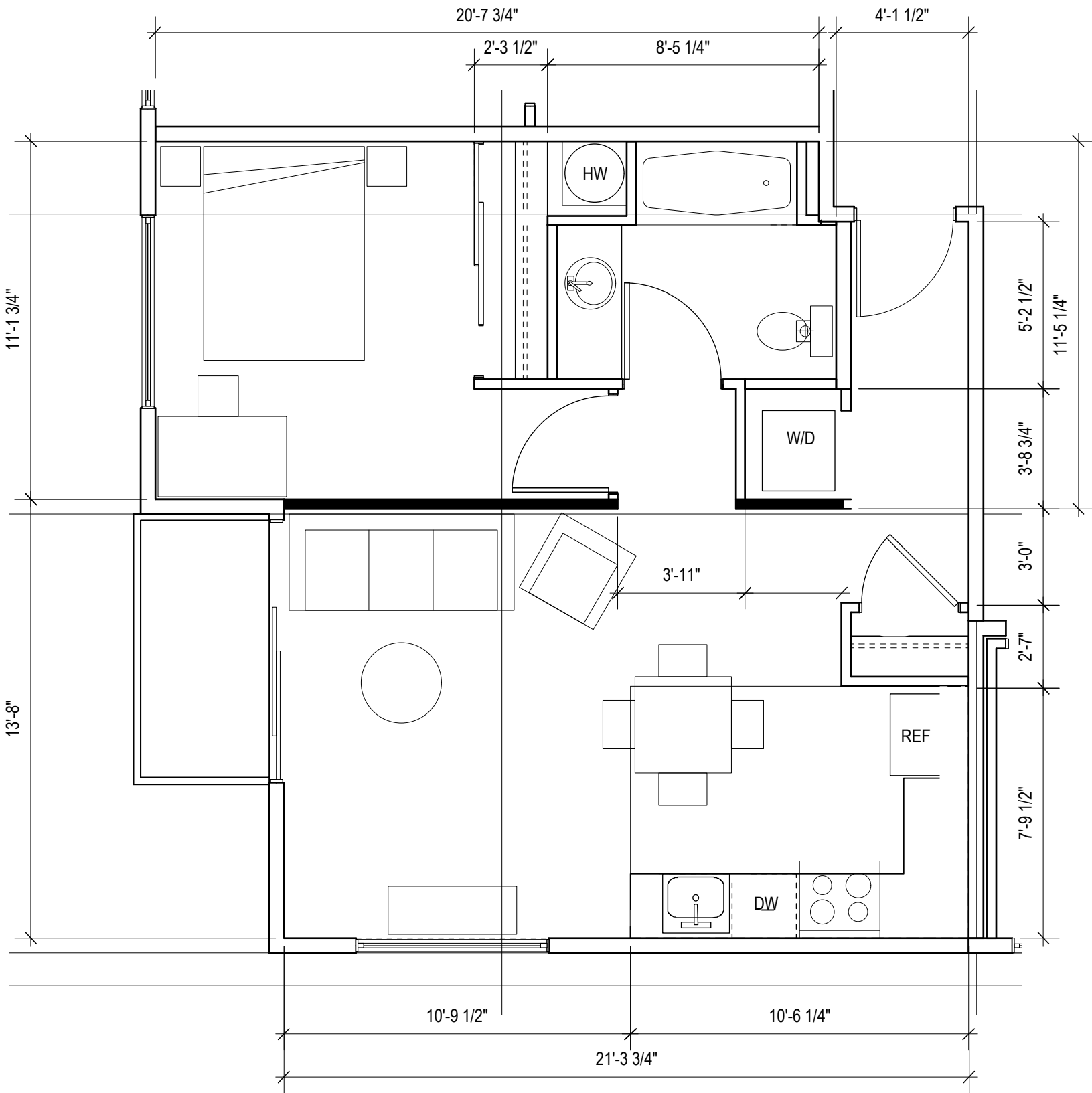


SCALE: 1/4" = 1'-0"

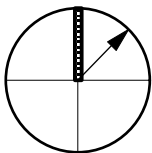
412 SF

Units- 3-109 to 3-409

Units 207-507



PROJECT
NORTH



6

One Bed Unit 1.2 Type 1 Plan

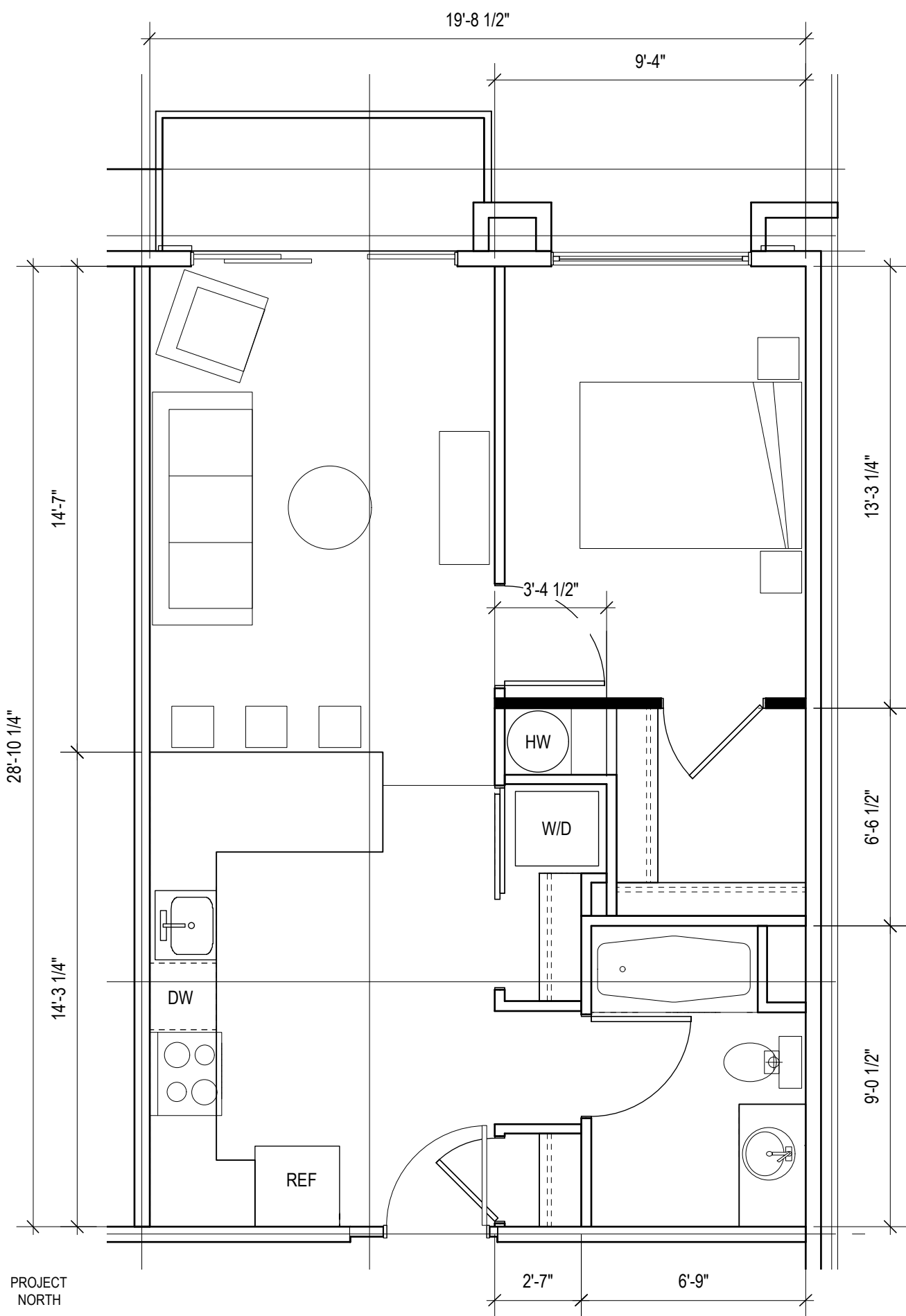
0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

560 SF

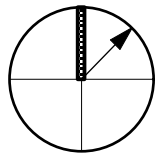
Units 201-501

Units: 3-102 TO 3-402

19'-8 1/2"



PROJECT
NORTH



5

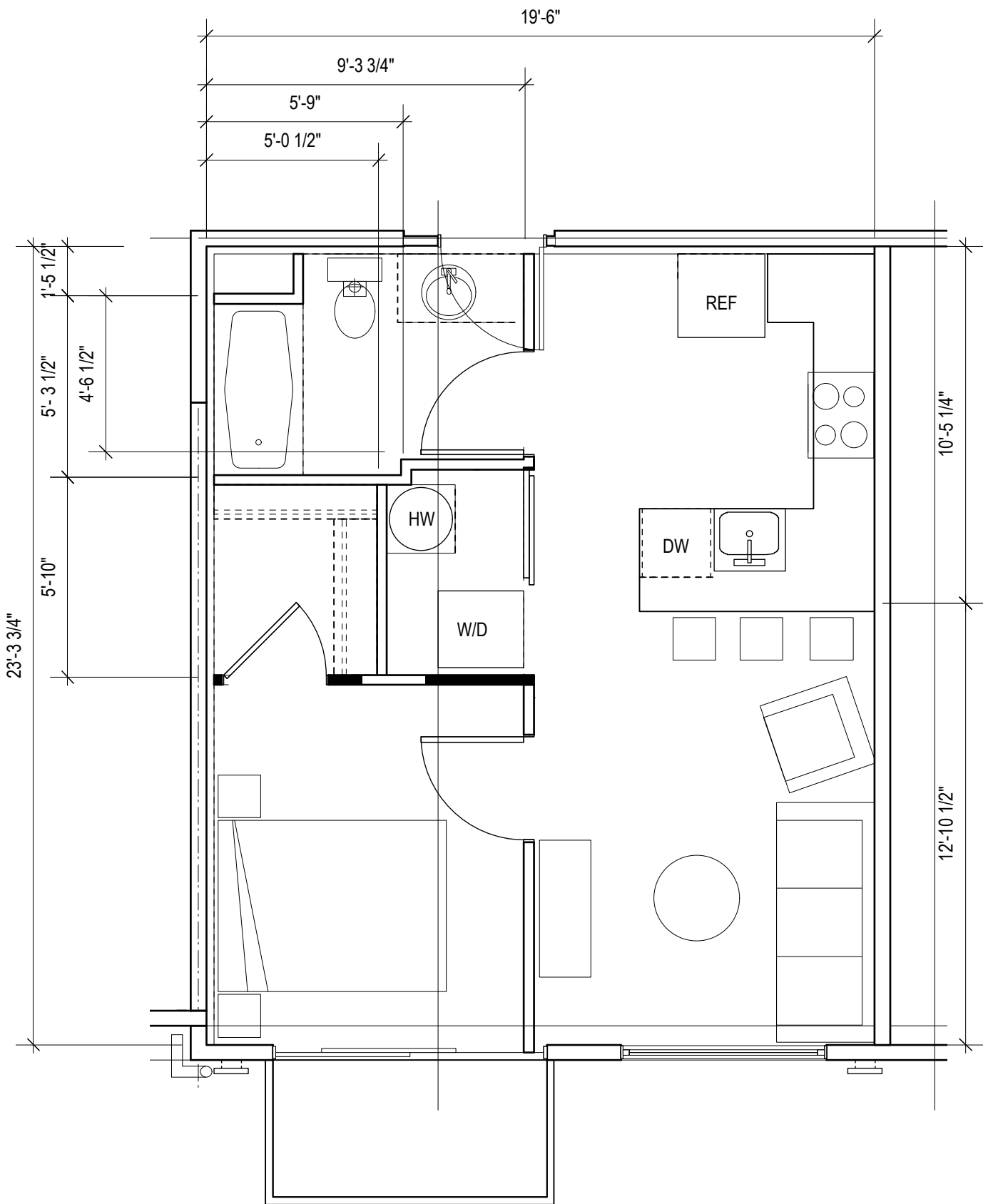
One Bed Unit 1.1 Type 1 Plan

0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

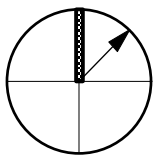
569 SF

Unit: 3-111 (OPP.) TO 3-411 (OPP.) 3-113 TO 3-413

Units 208-508 and 309-509



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NORTH



7

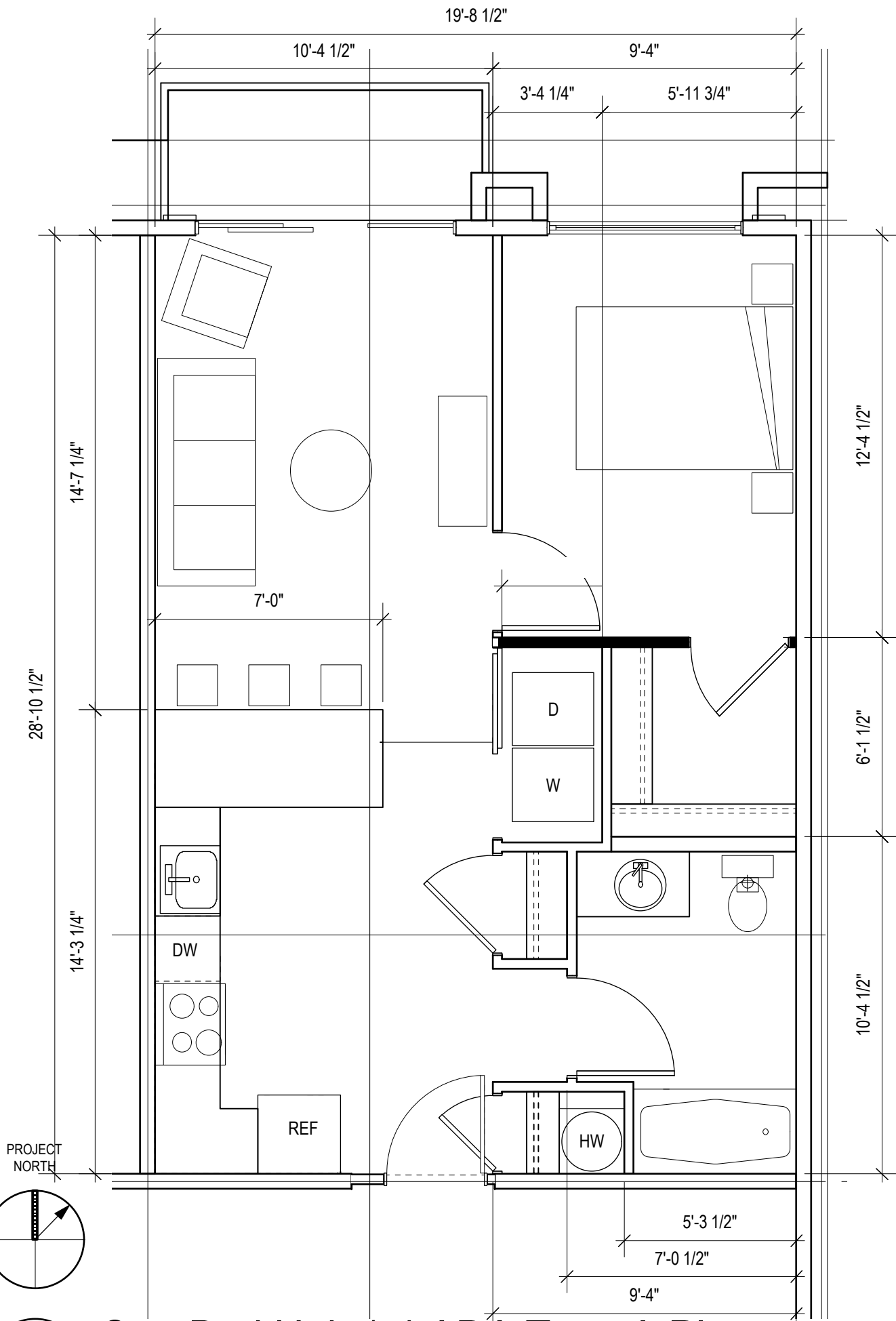
One Bed Unit 1.3 Type 1 Plan

0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

455 SF

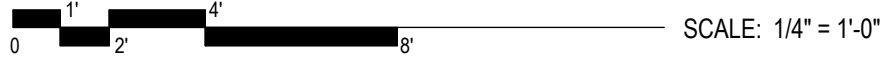
Units: 3-106 TO 3-406 3-108 (OPP.) TO 3-408 (OPP.)
3-110 TO 3-410 3-112 (OPP.) TO 3-412 (OPP.)

Units 210-510 OPP, 211-511, 212-512 OPP, 213-513

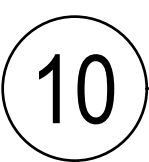
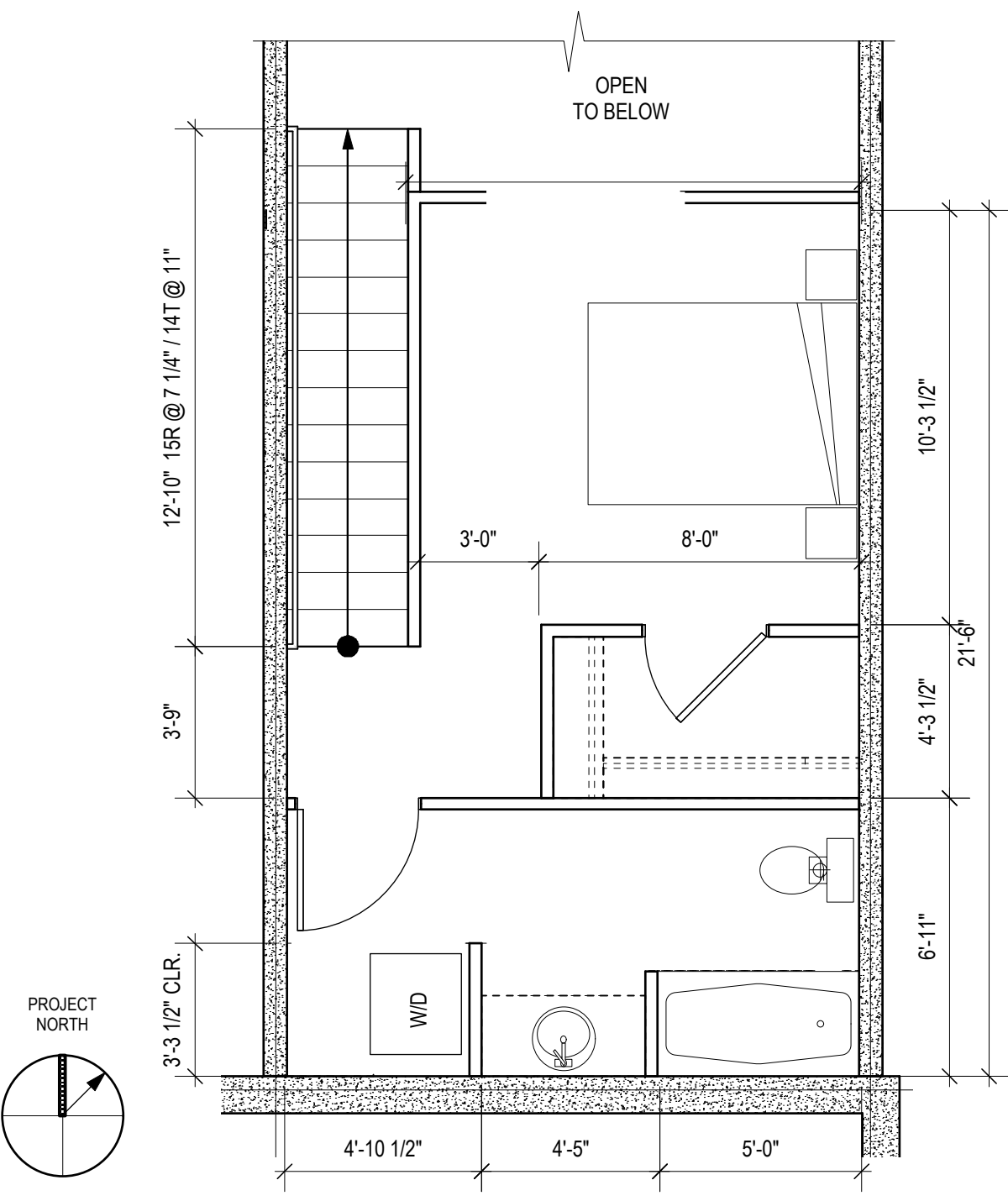


2

One Bed Unit 1.4 ADA Type A Plan



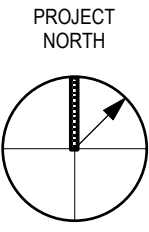
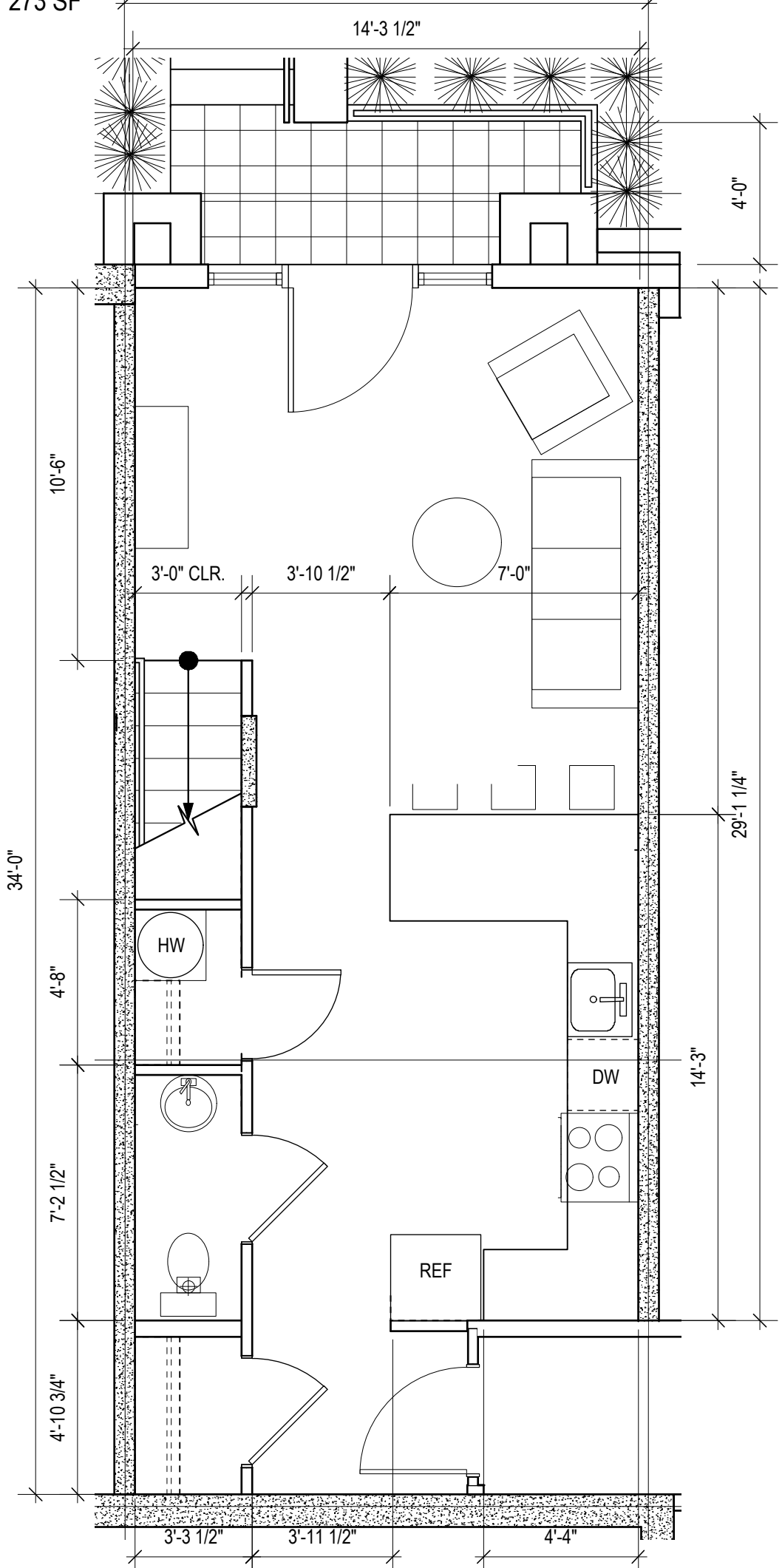
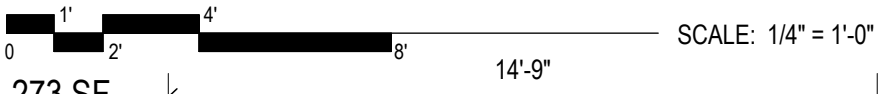
569 SF Unit: 3-113 Unit 209 ADA



PROJECT NORTH

10

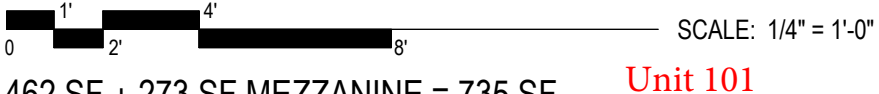
Loft Unit L.5 Type 1 Upstairs Plan



PROJECT NORTH

9

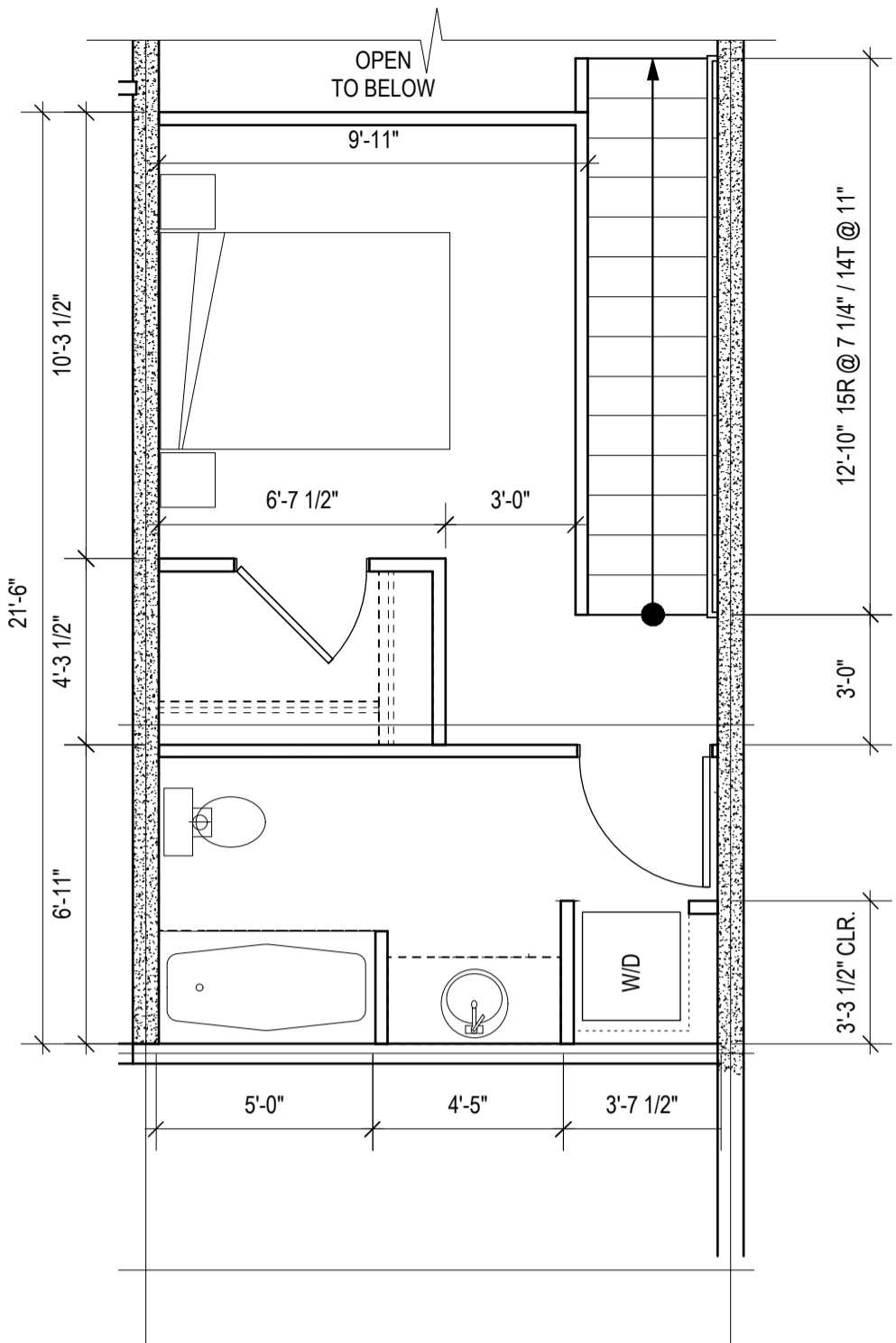
Loft Unit L.5 Type 1 First Floor Plan



462 SF + 273 SF MEZZANINE = 735 SF

Unit 101

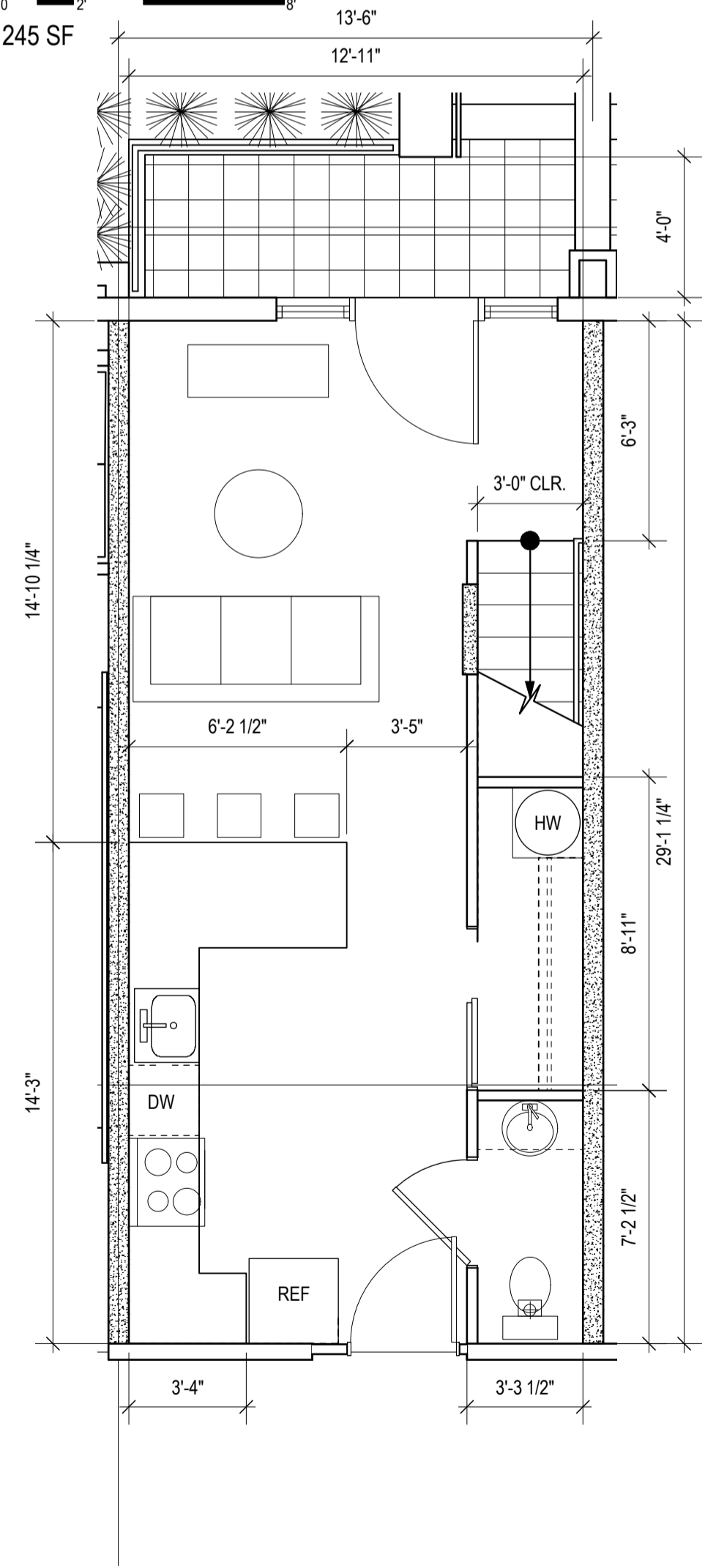
Unit: 3-G01



8

Loft Unit L.4 Type 1 Upstairs Plan

SCALE: 1/4" = 1'-0"



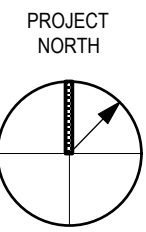
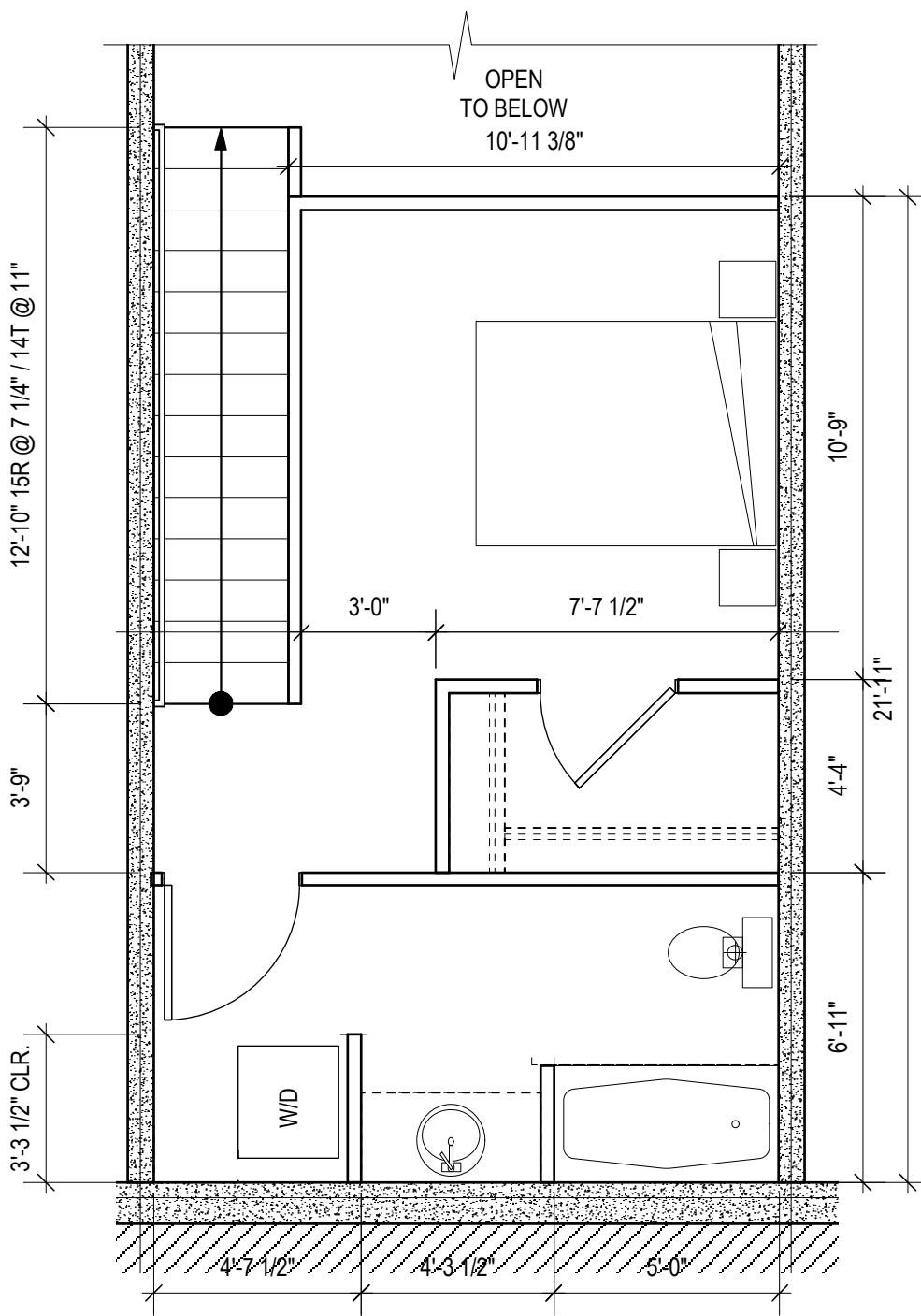
7

Loft Unit L.4 Type 1 First Floor Plan

SCALE: 1/4" = 1'-0"

380 SF + 245 SF MEZZANINE = 625 SF
 Unit: 3-G02

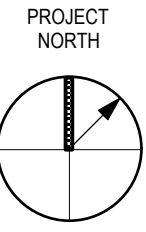
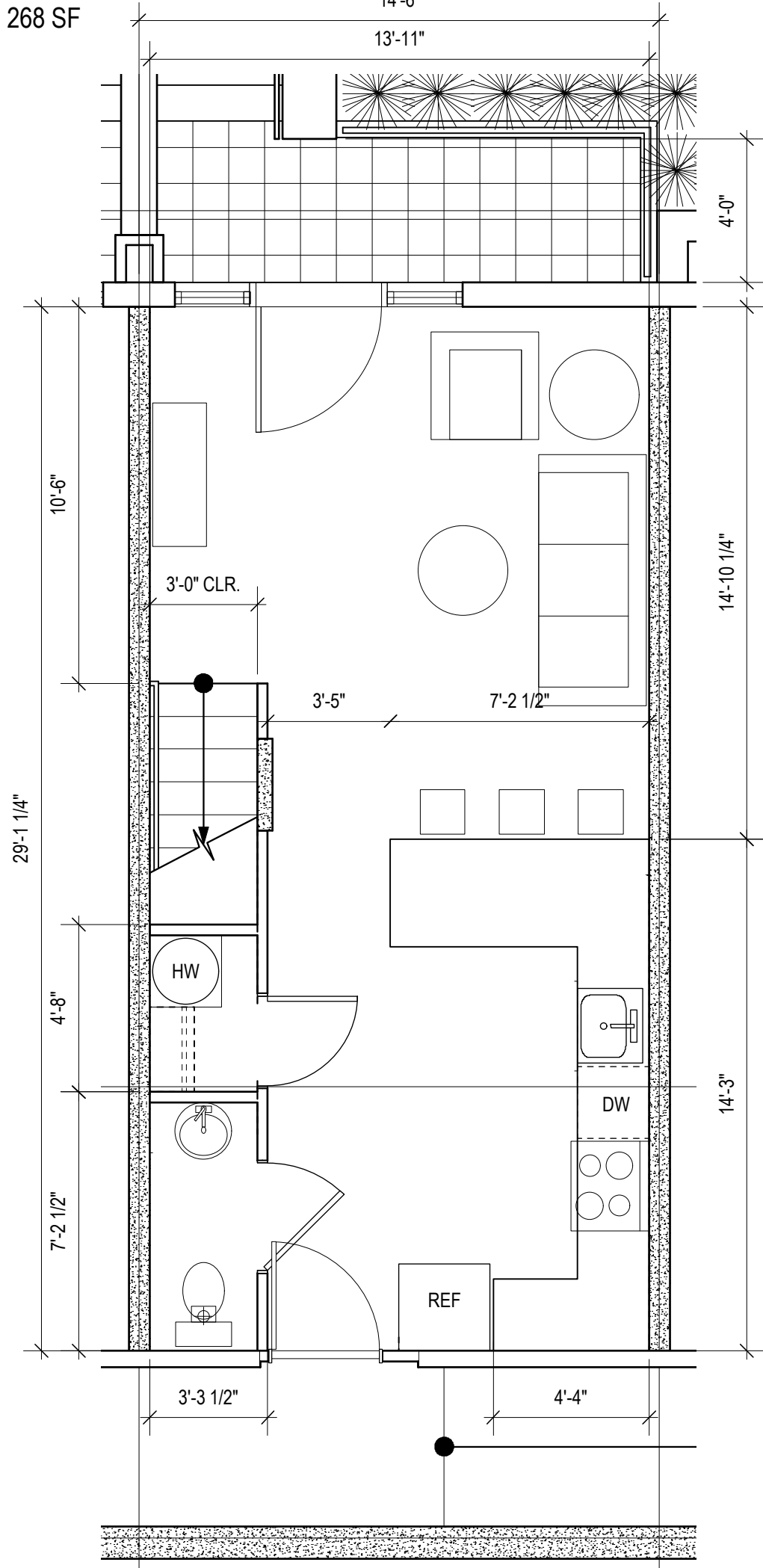
Unit 102



6

Loft Unit L.3 Type 1 Upstairs Plan

0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"



5

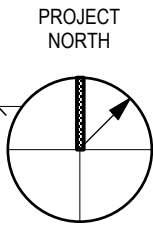
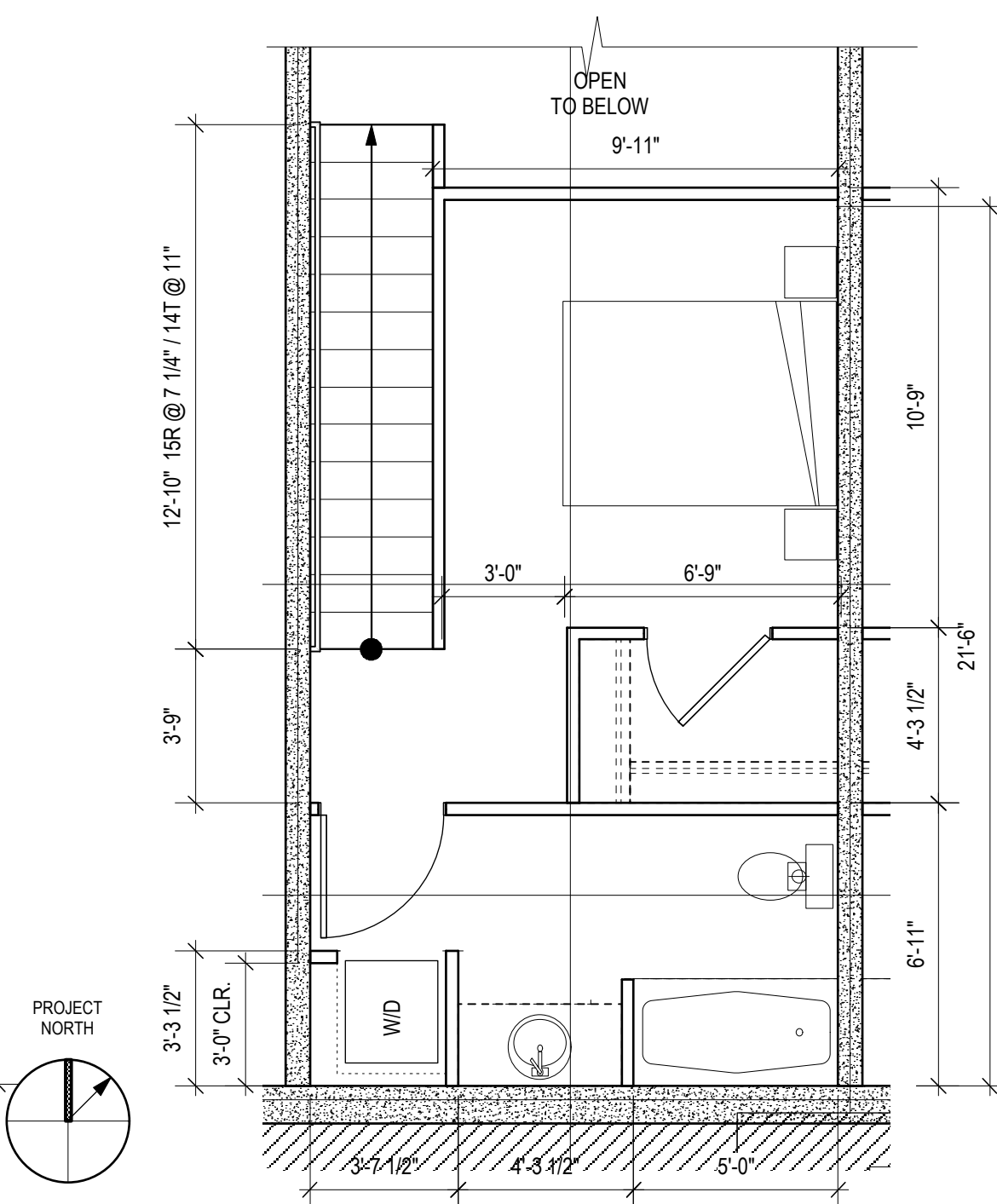
Loft Unit L.3 Type 1 First Floor Plan

0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

408 SF + 268 SF MEZZANINE = 676 SF

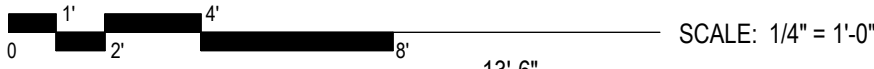
Units: 3-G03 3-G05

Units 103 and 105

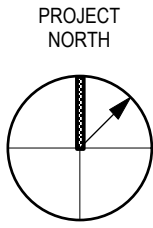
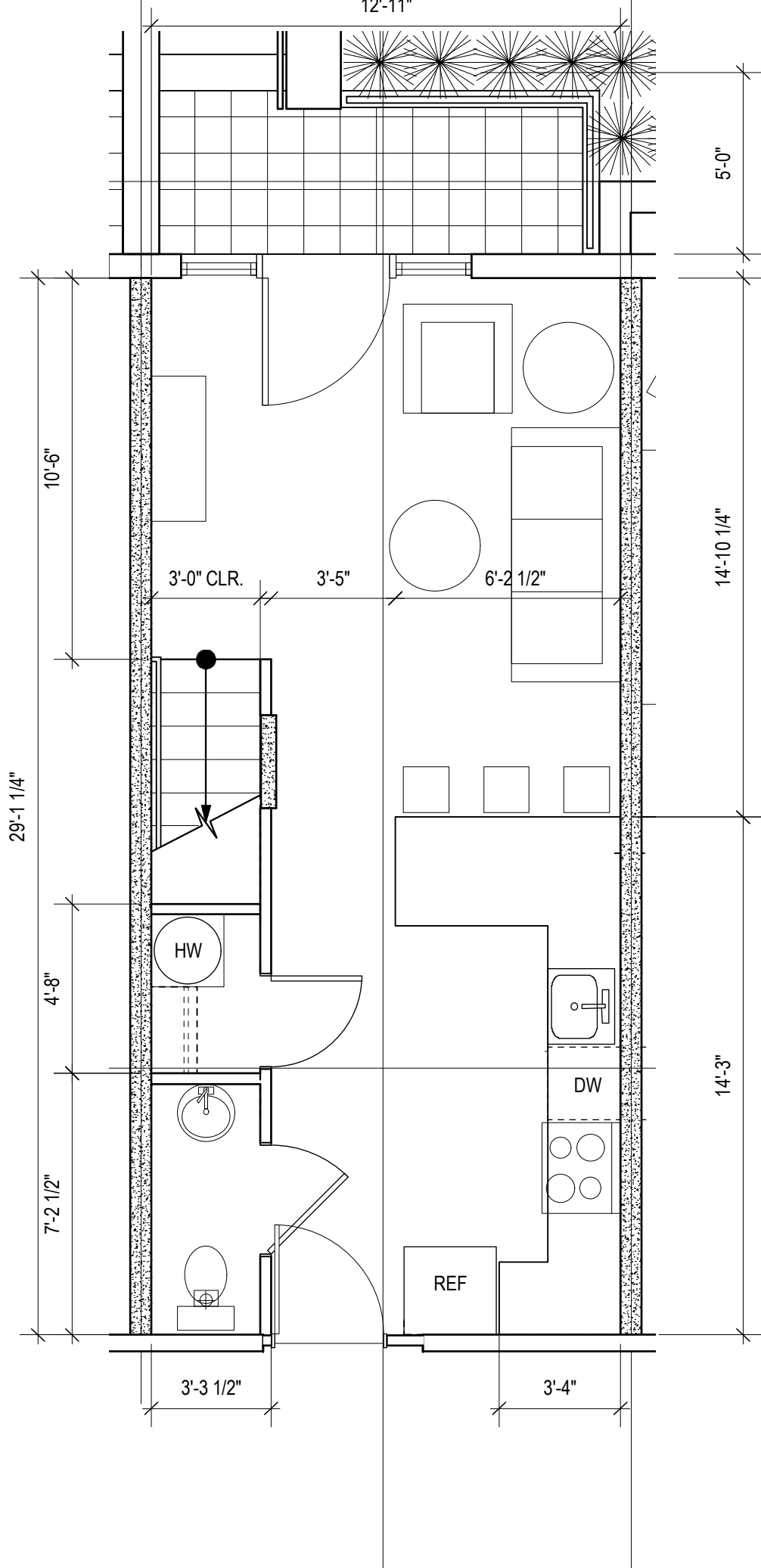


4

Loft Unit L.2 Type 1 Upstairs Plan

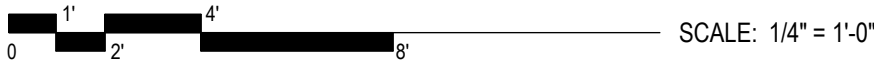


246 SF



3

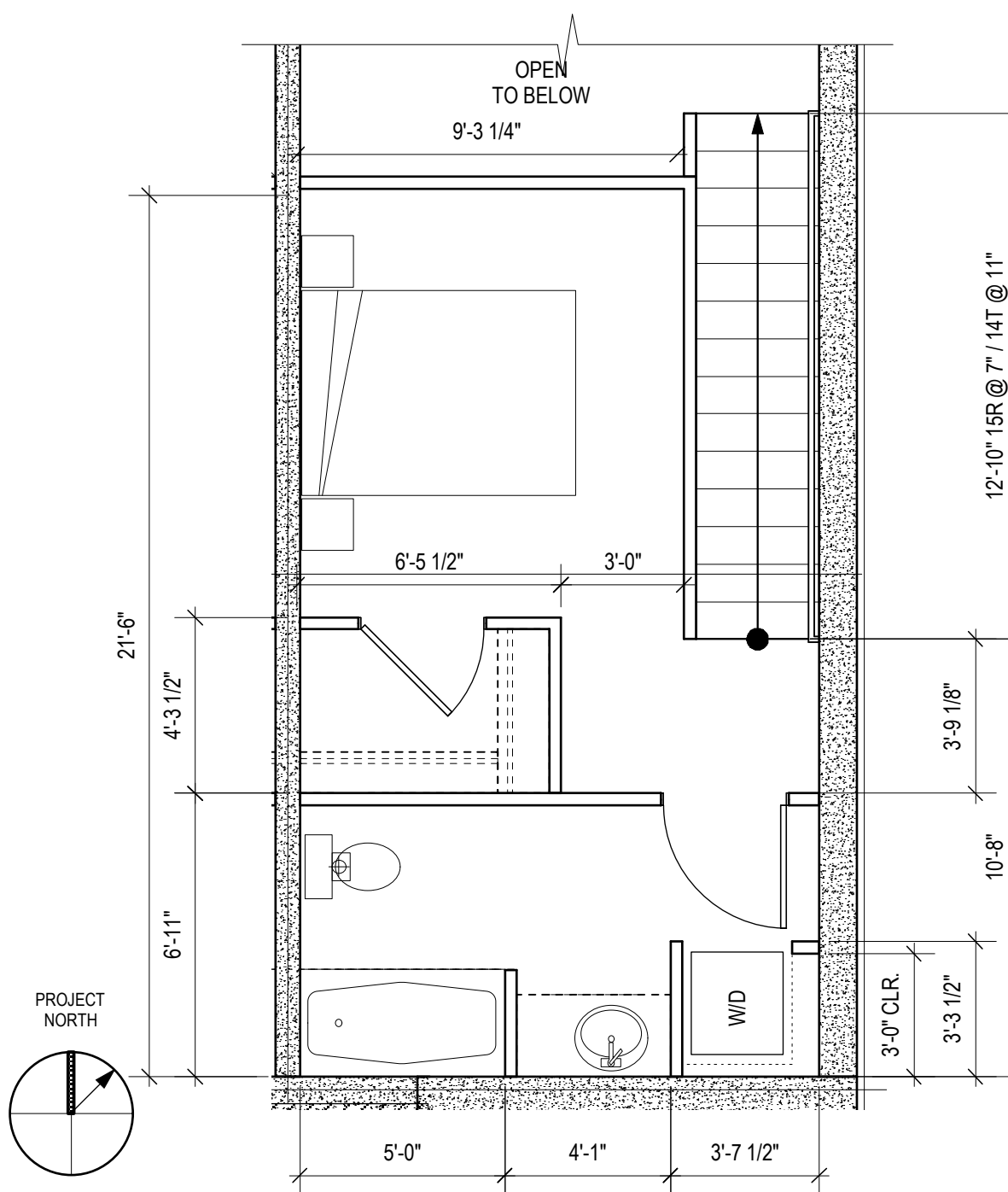
Loft Unit L.2 Type 1 First Floor Plan



380 SF + 246 SF MEZZANINE = 626 SF

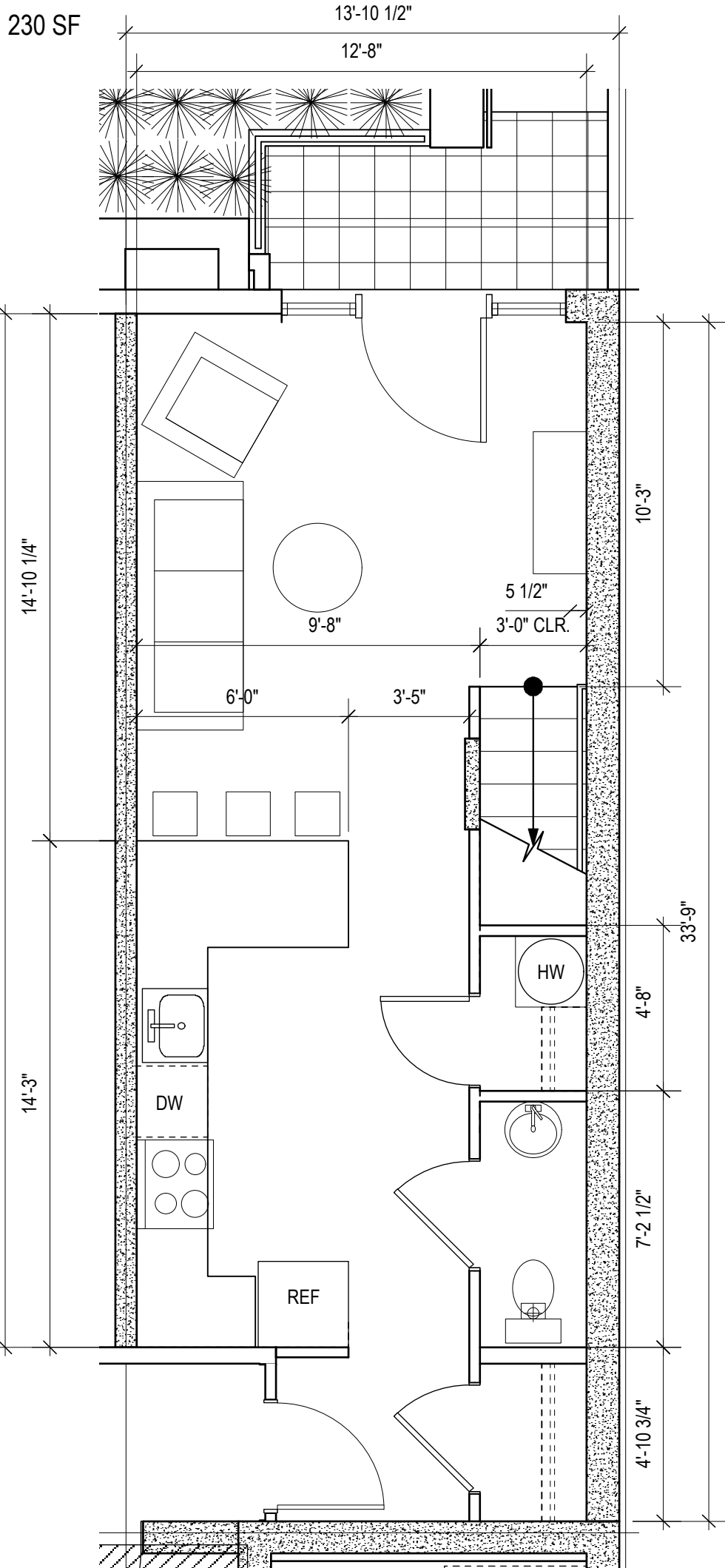
Units: 3-G04 (OPP.) 3-G06 (OPP.) 3-G07

Unit 104 OPP, 106 OPP, 107



2 Loft Unit L.1 Type 1 Upstairs Plan

0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"



1 Loft Unit L.1 Type 1 First Floor Plan

0 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

397 + 230 SF MEZZANINE = 627 SF **Unit 108**
 Unit: 3-G08

24'-3 3/4"

11'-9 3/4"

12'-6"

1'-6"

5'-3 1/2"

10'-2 1/4"

10'-4 3/4"

11'-2 1/2"

12'-11 1/4"

9'-0"

2'-3 1/2"

1'-3 1/2"

3'-0" CLR.
3'-3 1/2"

3'-9"

34" H
WORK-
SURFACE

DW

REF

HW

D

W

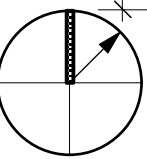
9'-3"

4'-6 1/2"

6'-10"

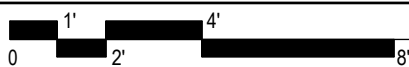
6'-3"

PROJECT
NORTH



4

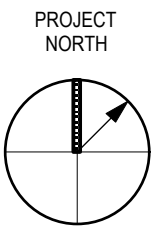
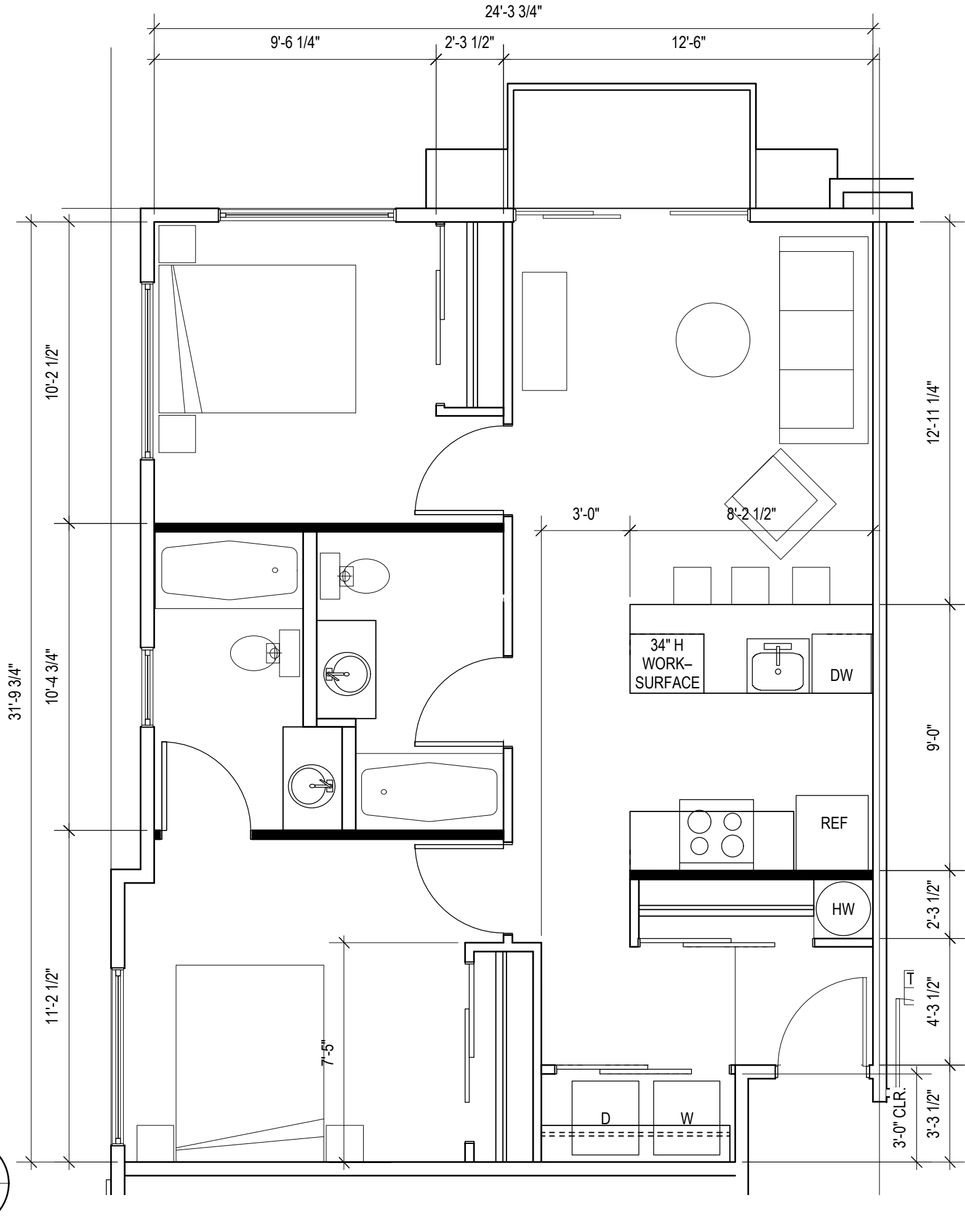
Two Bed Unit 2.2 ADA Type A Plan



SCALE: 1/4" = 1'-0"
13'-0 1/2"

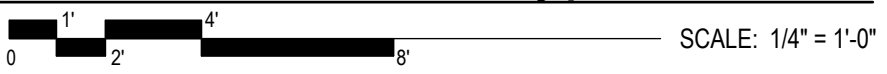
Unit 202 ADA

768 SF Unit: 3-101



1

Two Bed Unit 2.1 Type 1 Plan



768 SF Units: 3-201 TO 3-401

Units 302-502