

# City of Northfield

*City Hall  
801 Washington Street  
Northfield, MN 55057  
northfieldmn.gov*



## Meeting Agenda

**Thursday, February 19, 2026**

**6:00 PM**

**Council Chambers**

**Zoning Board of Appeals**

## 6:00 PM - REGULAR AGENDA CALL TO ORDER AND ROLL CALL

### APPROVAL OF AGENDA

### OPEN PUBLIC COMMENT

*Persons may take one opportunity to address the Board/Commission for two (2) minutes (not including interpreter's time) on any topic, even if on the agenda, with the condition that they may not speak on the same item later in the meeting. No notification of the Chair is required. However, speakers are asked to complete a sign up card. Persons wanting a response to a question must submit the question in writing to the recording secretary. Questions must include name and information on how to contact. You may use the back side of the comment cards available in the meeting room. Persons cannot gift their 2 minute speaking time to other members of the public.*

### PUBLIC HEARINGS

*The public will have the opportunity to speak for or against the issue for a maximum of two (2) minutes (not including interpreter's time) per item. The Chair will recognize speaker at podium and conversation will be between the Chair and speaker. Persons must give their name, address, and if representing a business, must give the name of the business or corporation. If an attorney or consultant is representing a client, the client must be identified for the record. Citizens who have material to be handed out shall provide a minimum of 12 copies of the material to City staff. Staff will then pass the information to the appropriate people.*

1.        [BC 26-001](#)                    Public Hearing for a Variance Request at 2150 Declaration St.  
  
      Attachments:            [1 - Public Hearing Notice](#)
  
2.        [ZBA Res.](#)  
          [2026-001](#)                    Consideration of a Variance Request to Exceed the Maximum Height Limit in  
  the C2 District by 4 Feet.  
  
      Attachments:            [1 - Resolution](#)  
  [2 - Renders and Floor Plans](#)  
  [3 - Exterior Elevations](#)

### ADJOURNMENT



Legislation Text

---

**File #:** BC 26-001, **Version:** 1

---

**Zoning Board of Appeals Meeting Date:** February 19, 2026

**To:** Members of the Zoning Board of Appeals

**From:** Mathias Hughey, Associate City Planner

Public Hearing for a Variance Request at 2150 Declaration St.

**Action Requested:**

The Zoning Board of Appeals is asked to conduct a public hearing to gather input on a proposed variance for 2150 Declaration St.

**Summary Report:**

Nexus Outreach, LLC., has applied for a variance to exceed the maximum height limit by 4 feet at 2150 Declaration St. The land development code (LDC) sets the maximum height limit at 50' in the C2-B: Highway Commercial Zoning District.

The property owners within 350 feet of 2150 Declaration St. received a mailed public hearing notice on the variance request, and the public hearing notice was published in the Northfield News on Wednesday, February 4, 2026. A copy of the public hearing mailing and location map are attached.

The following is the procedure of the public hearing per the City Council's adopted Rules of Business:

Public Hearing Procedure:

A Public Hearing is used to solicit the public's comments on various projects or City operation procedures.

- A. The Chair will open the hearing by identifying the subject.
- B. Staff Presentation - staff will give a presentation on the subject.
- C. Applicant's Presentation - if needed.
- D. Public Input - The public will have the opportunity to speak for or against the issue. The public may ask questions, make comments, voice support, agree or disagree with the issue.
  - 1. The Chair will recognize a speaker and comments/conversation will be between the Chair and speaker; and between the Chair and Commissioners.
  - 2. The speaker must give their name, and if representing a business, must give the name of the business or corporation. If an Attorney or consultant is representing a client, the client must be identified for the record.

3. Speakers will be allowed to speak a maximum of two (2) minutes per item (not including interpreter's time).
  
- E. Questions or Clarifications from the Zoning Board of Appeals - After the public input of the public hearing is completed, the Zoning Board of Appeals may request questions or clarifications prior to closing the public hearing. This section will be used when there are questions related to the topic on which the public hearing is being held. Questions should be succinct and avoid being rhetorical or leading in nature. Subsequent actions of the Zoning Board of Appeals provide for opportunities for further questions or clarifications.
  
- F. Any material to be entered into the record shall be noted. Any written communication presented to the Zoning Board of Appeals during a Zoning Board of Appeals meeting shall be read into the record or summarized for the record or simply delivered to the Zoning Board of Appeals, as the Zoning Board of Appeals may determine. They shall then be recorded in the minutes by title and filed with the minutes.
  
- G. Motion to Close Hearing - The Chair will state if there is an extension of time for public input into the hearing. If not, the Zoning Board of Appeals will make a motion, second, and vote on closing the public hearing.

Associate City Planner Mathias Hughey will give a presentation on the application. The relevant background materials and information for this item are included in the agenda item immediately following the public hearing to consider action on the application. There will not be a separate staff presentation for that agenda item and there will not be separate testimony for that for the applicant or public at that time.

**City Plans & Policies Relevance:**

The relevance of the request is addressed in the agenda item immediately following the public hearing to consider action on the application.

**Alternative Options:**

NA

**Financial Impacts:**

NA

**Tentative Timelines:**

NA

## **Zoning Board of Appeals Public Hearing Notice**

- TO:** Property Owners Within 350 feet
- APPLICANT:** City of Northfield
- PURPOSE:** The Zoning Board of Appeals will receive public input on a variance application from Nexus Outreach, LLC, for 2150 Declaration St., Northfield, MN 55057. The applicant is requesting a variance to exceed the maximum height limit of 50 feet by 4 feet, creating a building that is a maximum of 54 feet tall measured from grade.
- LOCATION OF PROPERTY:** 2150 Declaration St., Northfield, MN 55057
- MEETING DATE:** Beginning on or after 6:00 p.m., Thursday, February 19, 2026
- PLACE OF HEARING:** Northfield City Hall – Council Chambers  
801 Washington St. S., Northfield, MN 55057
- HOW TO PARTICIPATE:** Public comment related to the application is welcome. Methods for public input include:
- Providing comment in person during the public hearing.
  - eComment – Residents can comment on agenda items until 12:00 p.m. on the day of the meeting by using the eComment (electronic comment) system. Once the agenda is published, the eComment link will be active. Residents can review agenda item details, indicate their position on an item and leave feedback by clicking on the eComment tab on the meeting’s page:  
<https://northfield.legistar.com/Calendar.aspx>
  - Send an email no later than 12:00 p.m. the day of the meeting to mathias.hughey@northfieldmn.gov noting “Public Hearing Comment” in the subject line and type your comment in the body of the email or attach a document if necessary.

- Send a letter containing your input to:
  - Mathias Hughey, City of Northfield, 801 Washington St. S., Northfield, MN 55057
  - Letters must be received prior to the meeting.

LIVESTREAM:

The meeting is livestreamed and can be viewed via the link:  
<https://northfield.legistar.com/Calendar.aspx>.

Videos of meetings are typically available on this page the day following the meeting.

QUESTIONS?:

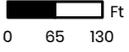
Contact Mathias Hughey, by e-mail at mathias.hughey@northfieldmn.gov or by phone at 507-645-3041.

**NOTE: If your property is occupied wholly or in part by renters, it is up to you to decide whether to pass this notice on to them.**

# 350' Mailing

 PID: 2211180004 2150 Declaration St.

 Notified Parcels





Legislation Text

---

**File #:** ZBA Res. 2026-001, **Version:** 1

---

**Zoning Board of Appeals Meeting Date:** February 19, 2026

**To:** Members of the Zoning Board of Appeals

**From:** Mathias Hughey, Associate City Planner

Consideration of a Variance Request to Exceed the Maximum Height Limit in the C2 District by 4 Feet.

**Action Requested:**

The Zoning Board of Appeals will consider the variance request to exceed the maximum height limit in the C2 district by 4 feet.

**Summary Report:**

The applicant, Nexus Outreach, LLC. is seeking to build a multi-family apartment building at 2150 Declaration St., a site zoned C2: Highway Commercial.

The Land Development Code (LDC) establishes a maximum height in the C2 district of 50 feet and directs that height is measured as “the vertical distance from the natural grade of the site to an imaginary plane located at the maximum number of feet above and parallel to the grade.” The existing grade of the site is reinforced by existing streets on all 4 sides of the parcel, and the elevation changes by approximately 11 feet across the site.

The variance request is based upon the requirements and elements necessary for this type of permitted use on this site to be functional.

A draft resolution, including required findings, is attached. Due to the potential impact on the pedestrian experience, and the emphasis on a walkability in the LDC and Comp Plan, staff are recommending 3 conditions to the variance approval intended to mitigate the impacts of the additional height on the pedestrian experience. These are detailed in the draft resolution.

Staff Recommendation:

Staff recommends approval of the variance in accordance with the attached draft resolution.

**City Plans & Policies Relevance:**

Community engagement for the 2045 Comprehensive Plan revealed a strong desire within the community to provide affordable places to live in walkable areas with access to services like groceries. It also revealed that Northfield residents care deeply about protecting the environment, preserving open space, and developing a fiscally responsible manner.

These community desires were translated into series of strategies and actions. Specific strategies addressed by the proposed project and variance request are addressed in Criterion (b) of the required findings incorporated in the attached draft resolution.

The proposed project and requested variance addresses at least 5 Comprehensive Plan strategies.

**Alternative Options:**

The ZBA may deny the request or approve a modified resolution for a variance. The ZBA is required to make findings that support their action.

**Financial Impacts:**

NA

**Tentative Timelines:**

February 4, 2026 - Public Hearing Notice mailed to properties within 350 ft.

February 4, 2026 - Public Hearing Notice published in the Northfield News

February 19, 2026 - Public Hearing and Decision at ZBA

*(reserved for recording information)*

CITY OF NORTHFIELD, MINNESOTA  
ZONING BOARD OF APPEALS RESOLUTION ZBA #2026-001

A RESOLUTION BY THE ZONING BOARD OF APPEALS OF THE CITY OF NORTHFIELD, MINNESOTA, APPROVING A VARIANCE REQUEST AT 2150 DECLARATION ST.

- WHEREAS, Nexus Outreach LLC (the “Applicant”) are the owners of a parcel of land located at 2150 Declaration St. in the City of Northfield; and
- WHEREAS, the above-referenced property is legally described on Exhibit A, which is attached hereto and incorporated herein by reference (the “Property”); and
- WHEREAS, Northfield City Code, Chapter 34, Section 3.2, Table 3.2-7: Dimensional Standards for the C2 District, of the Land Development Code (“LDC”), sets the maximum building height at 50 feet; and
- WHEREAS, Northfield City Code, Chapter 34, Section 3.1, Subsection 3.1.6 Height Measurement, Limits, and Exceptions, of the LDC establishes that the maximum allowable height shall be measured as the vertical distance from the natural grade of the site to an imaginary plane located at the maximum allowed number of feet above and parallel to the grade; and
- WHEREAS, the Applicant desires to and has requested a variance to construct a multi-family apartment building, portions of which exceed the 50-foot maximum height limit by up to 4 feet; and
- WHEREAS, Minnesota Statutes, section 462.357, and Northfield City Code, section 8.5.15, establish the procedures and criteria for consideration by the Zoning Board of Appeals of a requested variance to the LDC and shall be subject to the Type 6 review procedure as established in Northfield City Code, section 8.4.9, Type 6

Review Procedure (Quasi-Judicial Decision by the Zoning Board of Appeals);  
and

WHEREAS, pursuant to Minnesota Statutes, section 462.357, subd. 6, and Northfield City Code, section 8.5.16, the Zoning Board of Appeals may only grant applications for variances where practical difficulties in complying with the LDC exist and each of the following criteria are satisfied:

- (a) The variance is in harmony with the general purposes and intent of this LDC;
- (b) The variance is consistent with the Comprehensive Plan;
- (c) The property owner proposes to use the property in a reasonable manner not permitted by this LDC;
- (d) The plight of the landowner is due to circumstances unique to the property not created by the landowner; and
- (e) The variance, if granted, will not alter the essential character of the locality; and

WHEREAS, the Zoning Board of Appeals held a public hearing, following required public notice thereof, on February 19, 2026, and has reviewed the requested variance and has considered the required statutory variance criteria identified in the Staff report and proposed findings with respect to such criteria.

NOW THEREFORE BE IT RESOLVED BY THE ZONING BOARD OF APPEALS OF THE CITY OF NORTHFIELD, MINNESOTA, that the Northfield Zoning Board of Appeals has duly considered the required criteria contained in state law and the LDC as applicable to the above-requested variance regarding the property legally described in Exhibit A, and hereby adopts the findings of fact contained in the staff report regarding the same, which is attached hereto and incorporated herein by reference as Exhibit B.

BE IT FURTHER RESOLVED that the requested variance is hereby approved and granted, based upon the above-referenced adopted findings, to allow portions of the multi-family apartment building to exceed the maximum height limit by up to 4 feet, subject to the following conditions.

1. The pedestrian and bicycle entrance on the south façade of the building shall receive additional architectural treatments, including but not limited to glazing, protective roofing, and other elements as approved by the City Planner to emphasize the entrance.
2. Additional landscaping shall be installed in the setback areas between the building and sidewalks along Jefferson Road and Heritage Drive to mitigate the visual impact of the exposed wall of the underground parking.
  - a. The landscaping shall have a mixture of shrubs with a minimum height of 36 inches, perennials, and columnar or ornamental trees where feasible and be designed and maintained to screen the wall from view of the street.
  - b. Additional features or furnishings like benches, boulders, and stone blocks shall be included to improve the pedestrian experience along those facades, subject to the City Planner's discretion.

3. Enhanced materials or materials varying in color, texture, pattern, or relief will be used along the exposed wall of the underground parking level where it faces the public right of way to add visual interest and mitigate the impact of the expanse of unadorned wall.

PASSED by the Zoning Board of Appeals of the City of Northfield this 19<sup>th</sup> day of February, 2026.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Member

VOTE:     \_\_\_ KUHLMANN   \_\_\_ SCHROEER     \_\_\_ BUCKHEIT  
          \_\_\_ HOLLERAN   \_\_\_ HOLMES       \_\_\_ NOWAK       \_\_\_ SCHMIDT

**EXHIBIT A**

**PROPERTY LEGAL DESCRIPTION**

Lot 1, Block 2, Locust Development, Second Addition, as per the recorded plat thereof, Rice County, Minnesota.

## **EXHIBIT B**

### **FINDINGS OF FACT**

#### **Findings of Fact:**

Northfield Land Development Code Table 3.2-7: Dimensional Standards for the C2 District, of the Land Development Code (“LDC”), sets the maximum building height at 50 feet, and Section 3.1, Subsection 3.1.6 Height Measurement, Limits, and Exceptions, of the LDC establishes that the maximum allowable height shall be measured as the vertical distance from the natural grade of the site to an imaginary plane located at the maximum allowed number of feet above and parallel to the grade. The applicant requests a variance to exceed the maximum height from grade by 4 feet, creating a building 54 feet tall measured from grade. Analysis of the variance request is addressed below.

Criterion (a) The variance is in harmony with the general purposes and intent of the LDC.

#### **Finding:**

The proposed project is consistent with the following general purposes of the LDC:

1.1.3 Encourage growth in infill location as the desired location of development with expansion on the edge of the city a secondary priority

1.1.4 Create residential community areas with strong neighborhood qualities including pedestrian-friendly streets, community gathering spaces, and basic commercial needs within walking distance.

1.1.5 Encourage the development of neighborhoods that incorporate a variety of housing types to serve the needs of a diverse population.

1.1.6 Allow for places with a mixture of uses that are distinctive and contribute to the city’s overall vitality.

1.1.9 Promote an ethic of sustainability in all activities to ensure that proposed development and redevelopment will, at a minimum, conserve energy and natural resources.

1.1.11 Ensure that proposed development is of human scale, primarily pedestrian-oriented to the extent appropriate, and designed to create exceptional streetscapes and pedestrian spaces.

1.1.12 Minimize vehicle traffic by providing for a mixture of land uses, pedestrian-oriented development, compact community form, safe and effective multi-modal traffic circulation (e.g., pedestrian, bicycle, and vehicular), and adequate on- and off-street parking facilities.

The proposal is not in conflict with any LDC general purposes. The proposed multi-family project reduces surface parking by including underground parking. Reducing the amount of land dedicated to surface parking has a positive impact on the pedestrian experience, reduces stormwater, urban heating, and other environmental impacts. The project utilizes an infill site that has remained vacant since it was platted in 2008 and therefore makes efficient use of existing city infrastructure and services.

The project is located within walking distance of multiple commercial services, including daily needs, and will therefore contribute to the vitality of the area. The proposed structure includes additional pedestrian and bicycle entrances opposite the parking lot and oriented towards the nearby commercial uses, encouraging walking and biking for transportation and therefore promoting an ethic of sustainability.

A proposed patio/outdoor community space is located on the prominent corner of the structure at the intersection of Heritage Drive and Jefferson Road providing a transition between the public and private realms.

Multi-family housing reduces per-capita energy consumption compared to single-family housing, and makes more efficient use of land, and public infrastructure, and therefore promotes an ethic of environmental and fiscal sustainability.

The project is located between commercial uses to the west, and smaller multi-family uses to the east, which serves to transition between the larger proposed structure and the single-family homes further east.

To promote walkability consistent with the goals and objectives of the Comprehensive Plan and LDC, additional architectural and landscape treatments can be employed to mitigate the impact of the increased scale of the building and the exposed wall of the sub-surface parking level by providing transition, buffering, and visual interest.

Criterion (b) The variance is consistent with the Comprehensive Plan.

Finding:

The variance is consistent with the Vision Statement of the Comprehensive Plan, “Northfield is a welcoming city, providing equitable access to a high quality of life.” Additional housing with a diverse configuration of units will provide more people with access to Northfield’s high quality of life.

The variance does not conflict with any strategies or outcomes identified in Chapter 3 - Access, Chapter 4 – Sustainable Economic Future, or Chapter 5 – Resilient Infrastructure. The property is at the edge of an area identified as Mixed Use Residential Neighborhood by the Future Land Use Map, and identified as Transform by the Interventions Framework Map. Transform areas will allow for diverse and abundant housing options, this area is specifically identified for transformation into a denser, walkable, mixed-use area where residential development includes a variety of medium-to-high density housing types.

Specific Comprehensive Plan Strategies supported include the following:

Chapter 3 Access:

- Strategy 2: Develop in a compact, sustainable, and fiscally responsible pattern

Chapter 4 Sustainable Economic Future:

- Strategy 4: Support the local workforce
- Strategy 5: Diversify Northfield’s tax base
- Strategy 6: Grow in a compact, sustainable development pattern
- Strategy 8: Build more housing

The additional height requested by the applicant enables the development of underground parking and/or additional units - two elements of the project that contribute to meeting the intent and goals of the Comprehensive Plan.

Criterion (c) Property Owner proposes to use the property in a reasonable manner not permitted by the LDC.

Finding:

The requested variance will result in a reasonable use of the property. Where the natural grade of the site is higher, and the underground parking level is not exposed, the building is approximately 42 feet tall, well below the limit. In the areas where the building exceeds the maximum height limit, the excess height is less than the height of an additional story.

It is also a common, but not universal, practice to measure the height of a building from the average grade of a site. The Minnesota Building Code uses this method, and it can be accepted as a reasonable alternative method. If this alternative approach were applied, the building would conform to the existing height limit.

The scale of the building is consistent with others in the neighborhood. The bank and office building to the west is 46 feet tall, and the apartment building to the east is approximately 44 feet tall.

The rights-of-way adjacent to the facades that are proposed to exceed the height limit are approximately 80 feet wide. The Sustainable Urban Design Handbook by Nico Larco and Kaarin Knudson, published in 2024, recommends a Street Aspect (H/W ratio) of 1:1 to 1:3, with ratios above 1:2 being characteristic of pedestrian friendly streets. The U.S. Green Building Council requires a minimum H/W ratio of 1:3 for walkable streets. The proposed height of 54 feet results in a H/W ratio of approximately 1:1.5 which is consistent with best practices, and the intent of the LDC and Comprehensive Plan, and may therefore be considered reasonable.

Criterion (d) The plight of the landowner is due to circumstances unique to the property not created by the landowner.

Finding:

The plight of the landowner is due to grade changes on the site, which are reinforced by the presence of existing streets and other infrastructure. The LDC directs parking to be located at the rear of the property, directs corner buildings to be placed near the corner, and directs buildings along Jefferson Road and Heritage Drive to “be located in close proximity to the street.” In order to provide an accessible, at-grade entrance from the

surface parking area while grading to drain stormwater away from the building, the building's first floor elevation is restricted. Due to the natural grade changes on the site, the established streets, and the directions of the LDC, the level of underground parking is exposed along the east and south-east end of the building. The property owner has used the exposure as an opportunity to further comply with the LDC by adding an at-grade pedestrian and bicycle entrance to the south façade.

Criterion (e) The variance, if granted, will not alter the essential character of the locality.

Finding:

Granting the variance will not alter the essential character of the locality. The lot is currently vacant, as are the lots to the east and south. The area is therefore without a defined essential character; the proposed building will contribute to defining the area's essential character. Within a quarter mile of the site there is a mix of big-box retail, industrial, auto-oriented small-scale commercial, churches, and multi-family and single family housing, and the proposed building will help create a greater sense of walkability while providing future residents with housing near commercial services.

# TS Turna - Northfield Apts.

11.12.2025



# PROJECT TEAM

## DEVELOPMENT

Nexus Outreach LLC  
2510 Declaration St.  
Northfield, MN 55057  
(612) 599-0017  
MosaicNfldManagement@gmail.com

## ARCHITECT

Kaas Wilson Architects  
1301 American Blvd E, Suite 100  
Bloomington, MN 55425  
(612) 879-6000

## CIVIL/LANDSCAPE

Measure Group  
PO Box 10  
Wayzata, MN 55391  
(612) 440-0934



### GROSS AREA - TOTAL

Level	Area
Level 4	36,651 ft <sup>2</sup>
Level 3	36,651 ft <sup>2</sup>
Level 2	36,651 ft <sup>2</sup>
Level 1	36,651 ft <sup>2</sup>
Level -1	37,195 ft <sup>2</sup>
Grand total	183,800 ft <sup>2</sup>

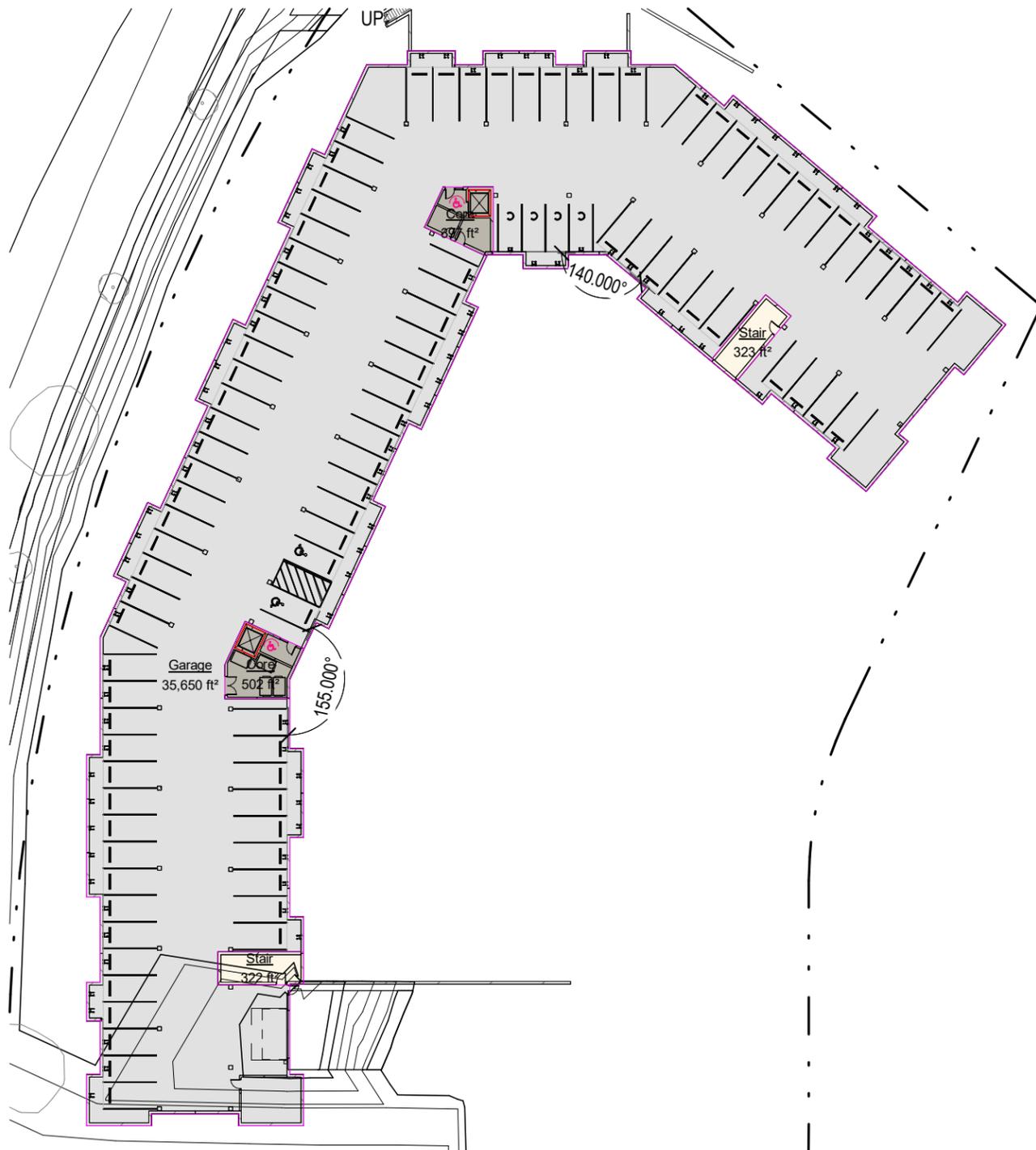
### PARKING

Level	Type	Count
Level -1	Garage	97

### UNIT MIX - GROSS AREA

Name	Count	Unit Gross Area	Total Area	%
		Main Floor		
<b>0 BR (Studio)</b>				
Unit 0-0	24	594 ft <sup>2</sup>	14,262 ft <sup>2</sup>	17%
	24		14,262 ft <sup>2</sup>	17%
<b>1 BR</b>				
Unit 1-0	35	680 ft <sup>2</sup>	23,807 ft <sup>2</sup>	25%
Unit 1-2	4	706 ft <sup>2</sup>	2,826 ft <sup>2</sup>	3%
	39		26,632 ft <sup>2</sup>	28%
<b>1BR +D</b>				
Unit 1-1 Den	24	980 ft <sup>2</sup>	23,521 ft <sup>2</sup>	17%
Unit 1-3	4	1,061 ft <sup>2</sup>	4,244 ft <sup>2</sup>	3%
Unit 1-4	8	1,114 ft <sup>2</sup>	8,915 ft <sup>2</sup>	6%
	36		36,681 ft <sup>2</sup>	26%
<b>2BR</b>				
Unit 2-0	24	1,037 ft <sup>2</sup>	24,881 ft <sup>2</sup>	17%
Unit 2-2	3	1,093 ft <sup>2</sup>	3,279 ft <sup>2</sup>	2%
Unit 2-3	4	1,224 ft <sup>2</sup>	4,898 ft <sup>2</sup>	3%
Unit 2-5	3	982 ft <sup>2</sup>	2,946 ft <sup>2</sup>	2%
	34		36,004 ft <sup>2</sup>	25%
<b>3BR</b>				
Unit 3-1	1	1,371 ft <sup>2</sup>	1,371 ft <sup>2</sup>	1%
Unit 3-4	4	1,458 ft <sup>2</sup>	5,831 ft <sup>2</sup>	3%
	5		7,201 ft <sup>2</sup>	4%
Grand total	138		120,780 ft <sup>2</sup>	100%

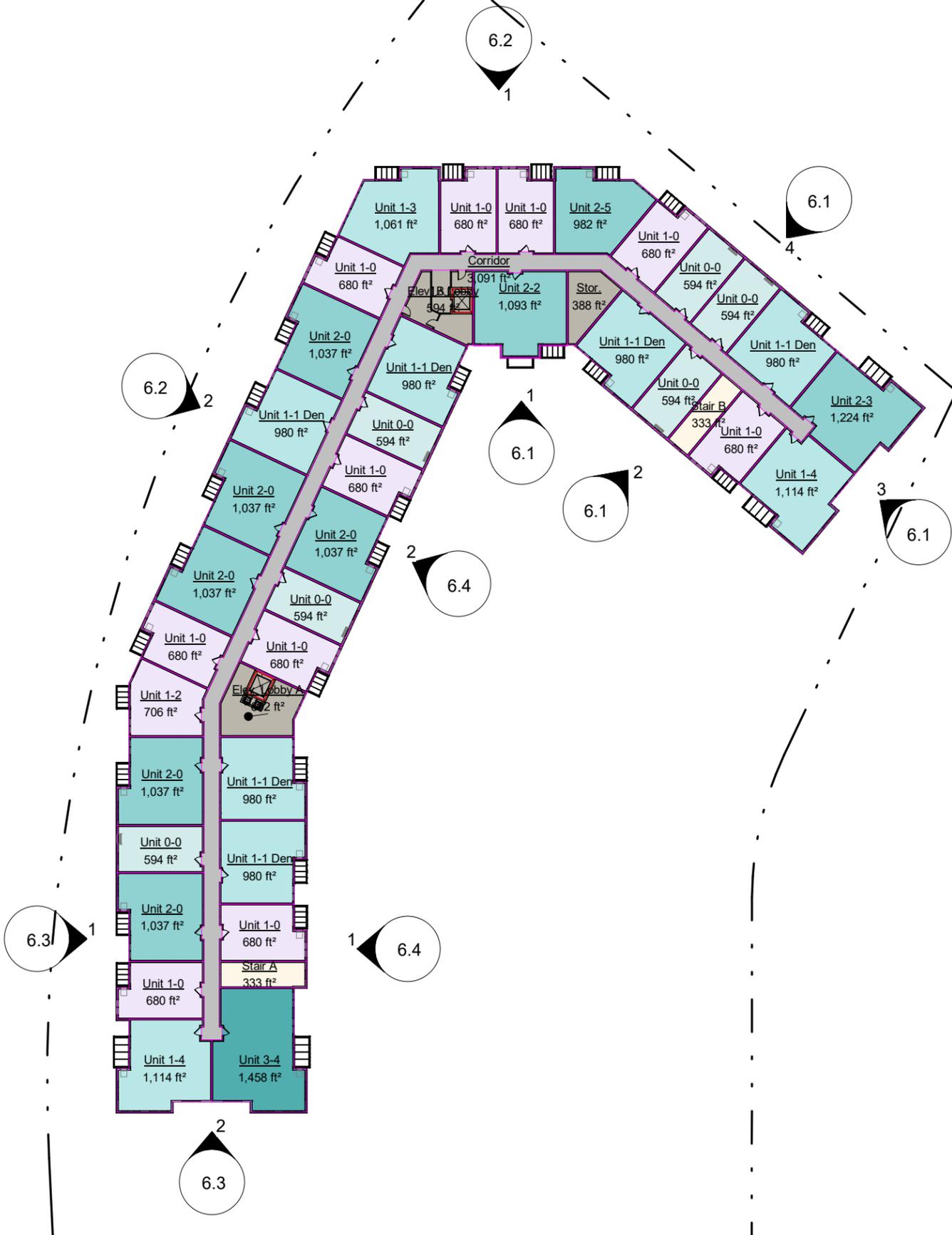
301 PARKING STALLS



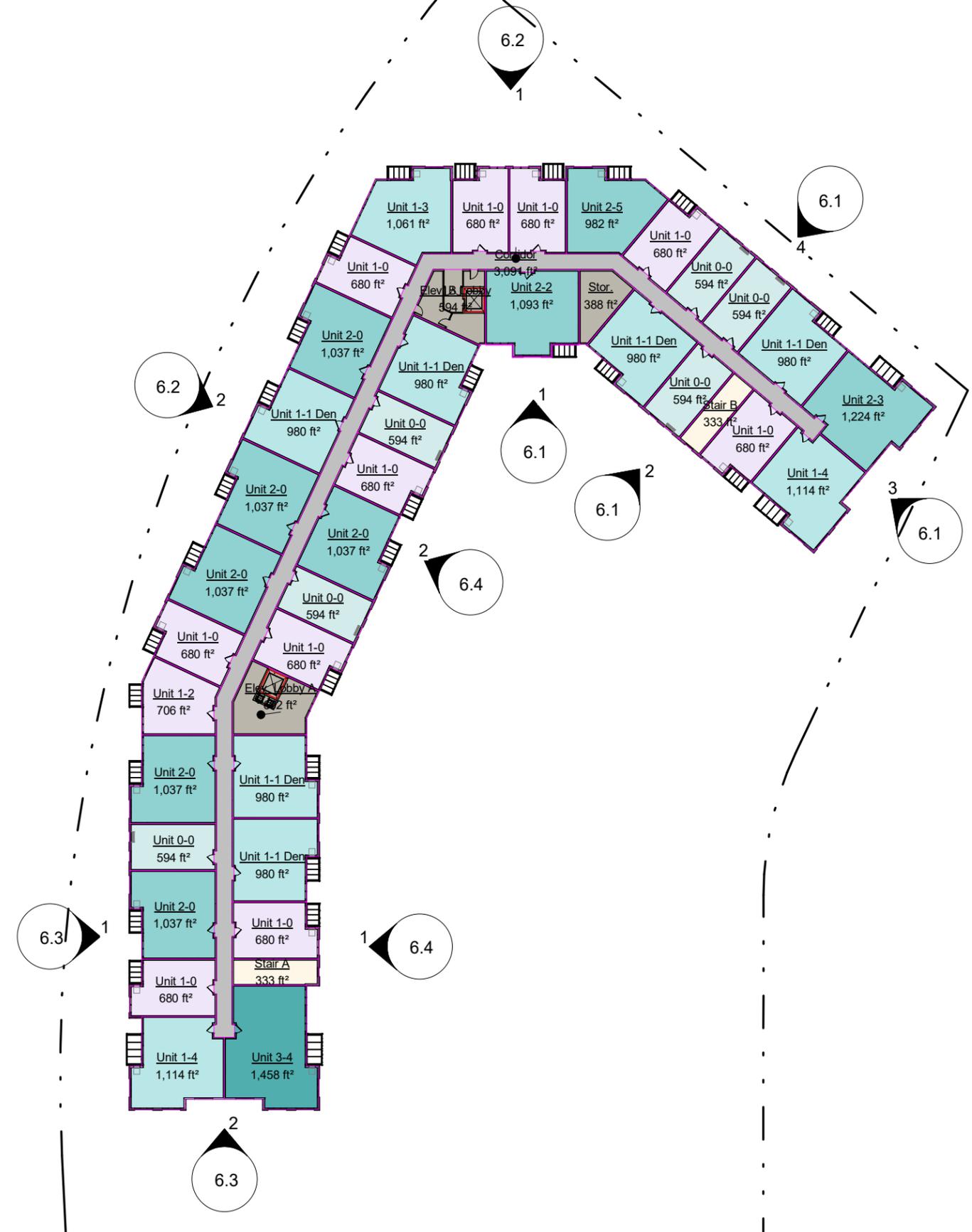
① Level -1  
1" = 50'-0"



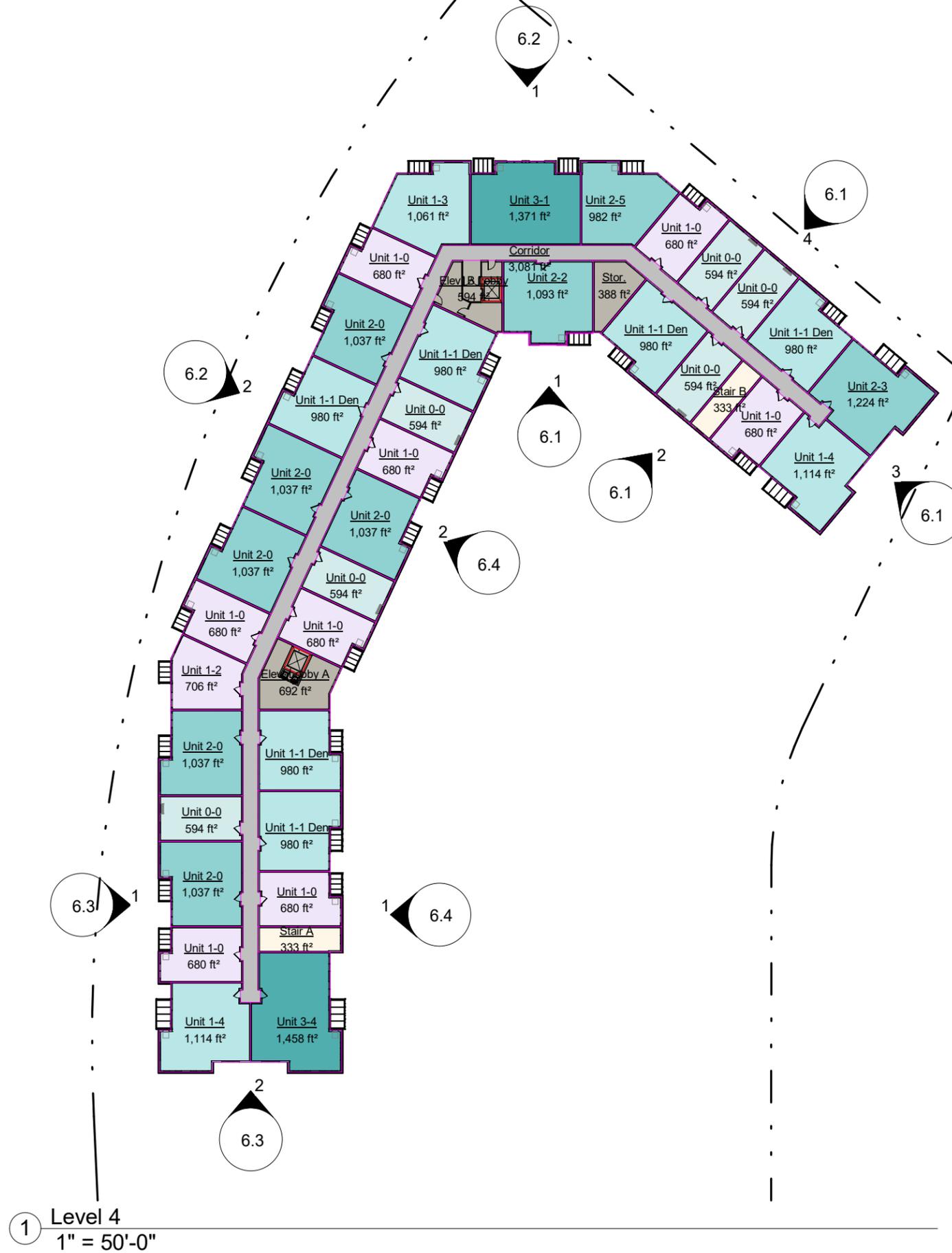
② Level 1  
1" = 50'-0"



① Level 2  
1" = 50'-0"



② Level 3  
1" = 50'-0"



① Level 4  
1" = 50'-0"



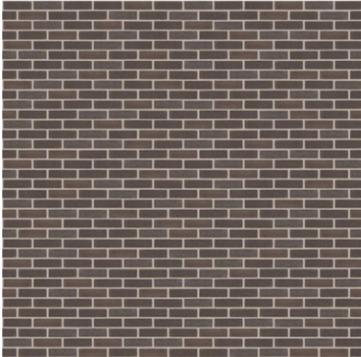
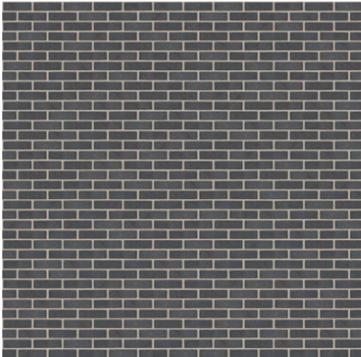








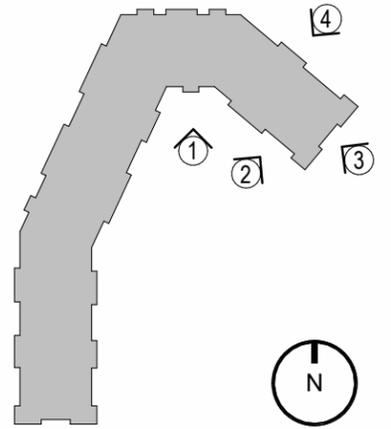
# EXTERIOR MATERIALS

Material Mark	Description	Image
4.0	Brick - Size: Utility - Color: Black Hills Velour	
4.1	Brick - Size: Utility - Color: Vintage Black Velour	
4.3	Concrete Masonry Units - Rockface - Color: Khaki	

# EXTERIOR MATERIALS

Material Mark	Description	Image
5.0	Firestone - Standing Seam Metal Siding - Color: Sandstone	
7.0	Fiber Cement Siding - Lap: Alternating 4", 4", 8" Exposure - Color: Aged Pewter	
7.1	Fiber Cement Siding - Panel (Stucco Texture) - Color: CobbleStone	
7.2	Fiber Cement Siding - Lap: 6" Exposure - Color: Woodtone Mountain Cedar	

# KEY PLAN

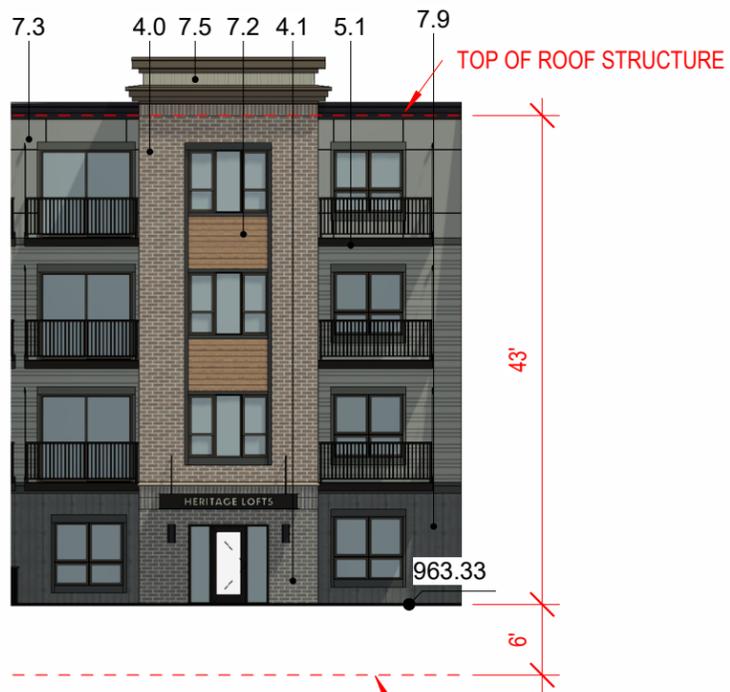


ELEVATION: Courtyard Entry  
 EXTERIOR WALL AREA: 1,773 sf  
 WINDOW OPENING AREA: 511 sf (28.8%)

ELEVATION: Courtyard South  
 EXTERIOR WALL AREA: 5,279 sf  
 WINDOW OPENING AREA: 1,463 sf (27.7%)

ELEVATION: East End (North)  
 EXTERIOR WALL AREA: 3,418 sf  
 WINDOW OPENING AREA: 616 sf (18.0%)

ELEVATION: North 1  
 EXTERIOR WALL AREA: 7,162 sf  
 WINDOW OPENING AREA: 1,720 sf (24.0%)



① Elevation - Courtyard Entry  
 1/16" = 1'-0"

② Elevation - Courtyard South  
 1/16" = 1'-0"

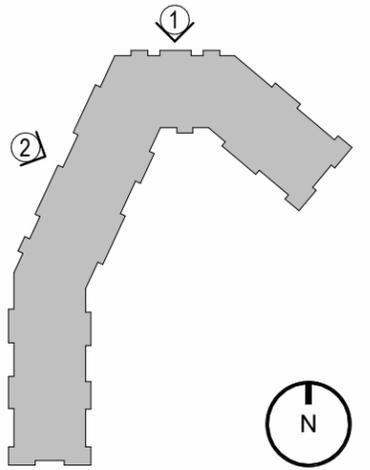


③ Elevation - East End (North)  
 1/16" = 1'-0"

④ Elevation - North 1  
 1/16" = 1'-0"

2/11/2026 11:08:54 AM

# KEY PLAN



ELEVATION: North 2  
 EXTERIOR WALL AREA: 5,899 sf  
 WINDOW OPENING AREA: 1,406 sf (23.8%)

ELEVATION: West 1  
 EXTERIOR WALL AREA: 11,937 sf  
 WINDOW OPENING AREA: 3,175 sf (26.6%)

2/11/2026 11:08:56 AM

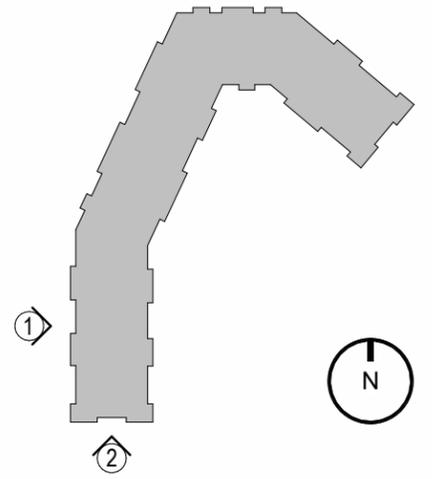


① Elevation - North 2  
 1/16" = 1'-0"



② Elevation - West 1  
 1/16" = 1'-0"

# KEY PLAN



ELEVATION: West 2  
 EXTERIOR WALL AREA: 9,308 sf  
 WINDOW OPENING AREA: 2,057 sf (22.1%)

ELEVATION: South End  
 EXTERIOR WALL AREA: 4,141 sf  
 WINDOW OPENING AREA: 660 sf (15.9%)

7.01 7.3 7.9 4.5 7.1 7.5 4.0 7.2



2 Elevation - West 2

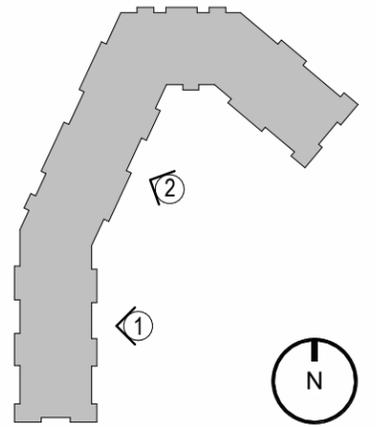
1/16" = 1'-0"



1 Elevation - South End

1/16" = 1'-0"

# KEY PLAN



ELEVATION: Courtyard East 1  
 EXTERIOR WALL AREA: 7,158 sf  
 WINDOW OPENING AREA: 1,881 sf (26.3%)

ELEVATION: Courtyard East 2  
 EXTERIOR WALL AREA: 7,094 sf  
 WINDOW OPENING AREA: 2,089 sf (29.4%)



1 Elevation - Courtyard East 1

1/16" = 1'-0"



2 Elevation - Courtyard East 2

1/16" = 1'-0"