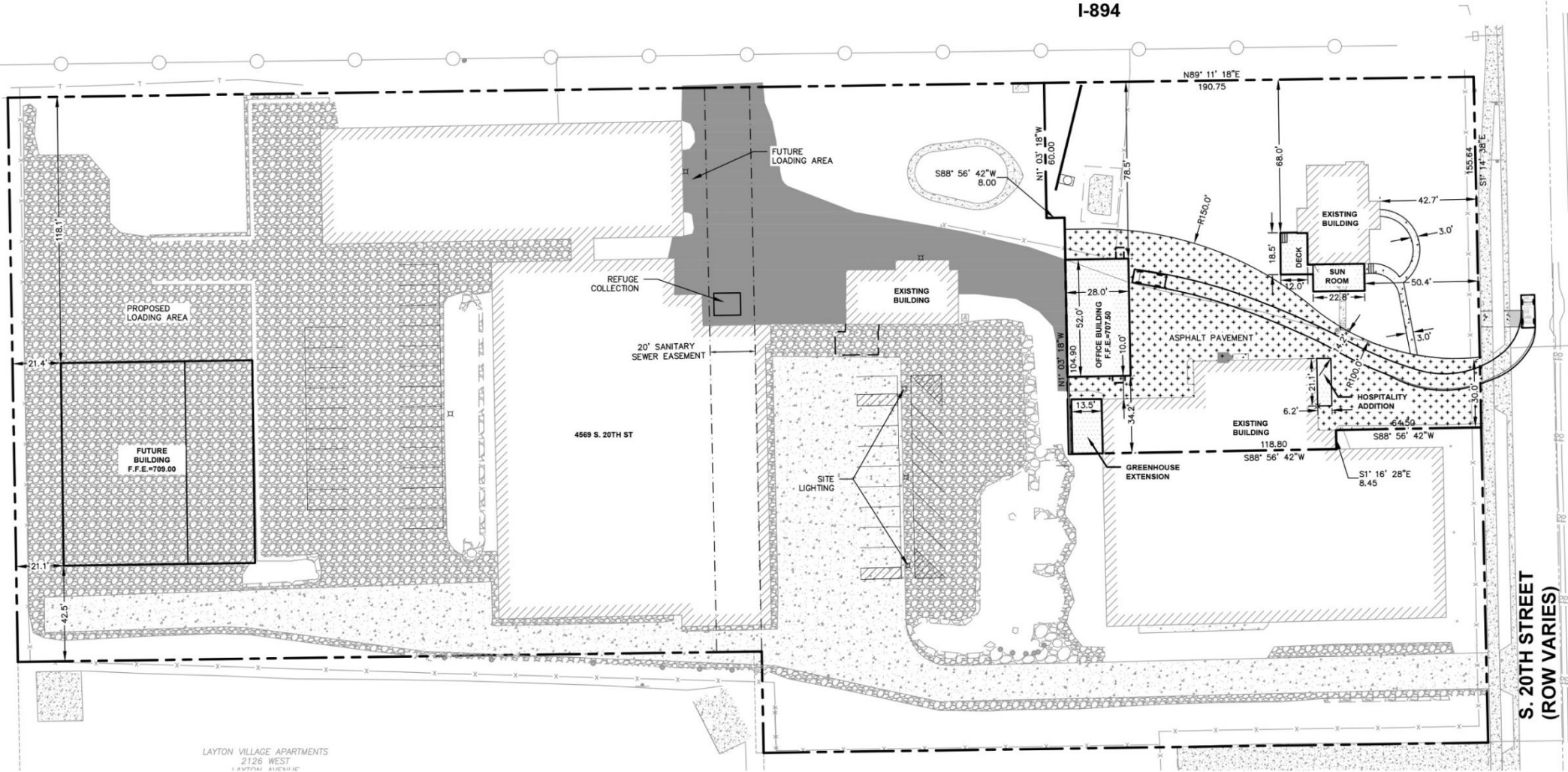


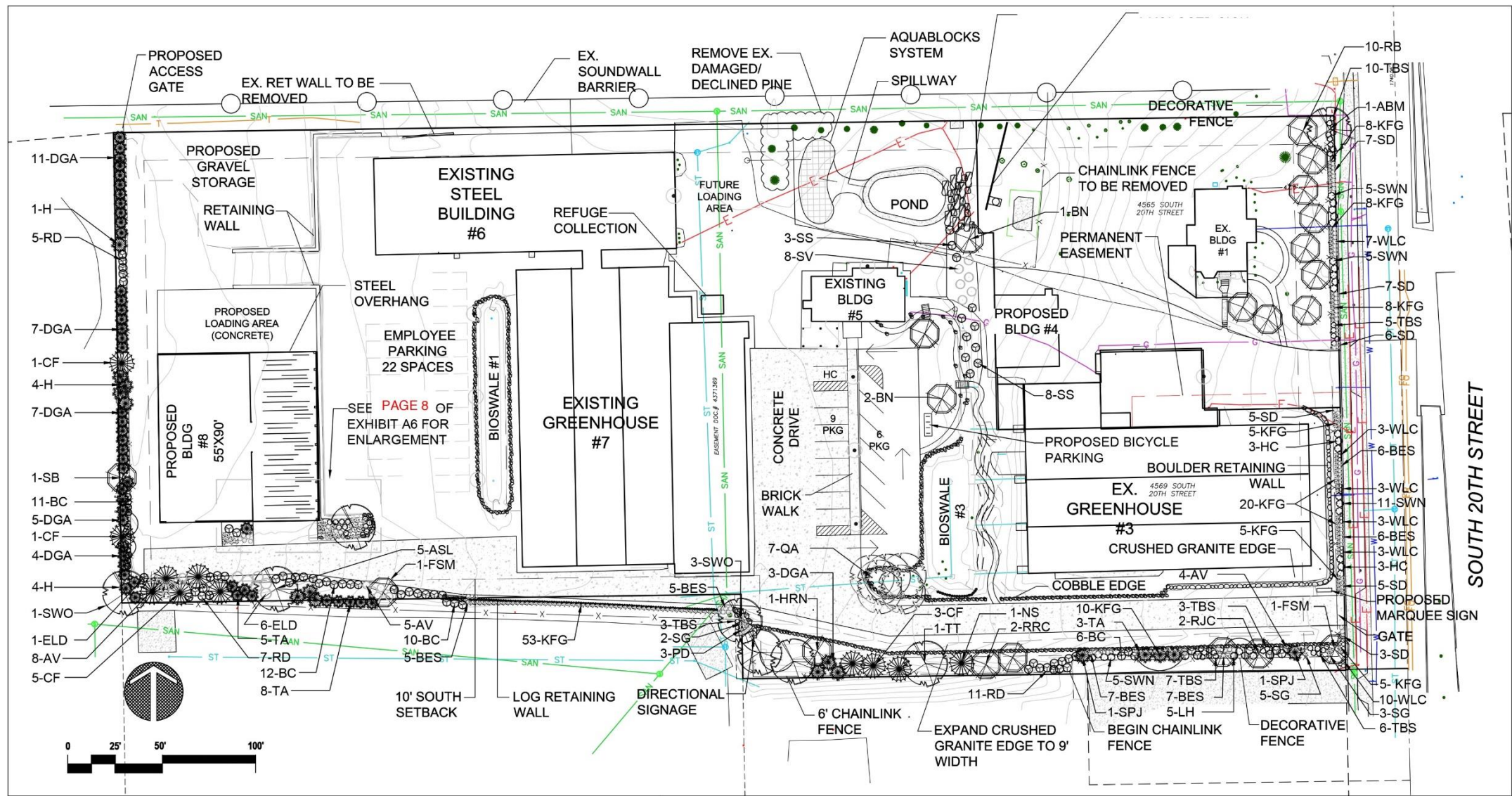
I-894



LAYTON VILLAGE APARTMENTS
2126 WEST
LAYTON, UTAH 84040

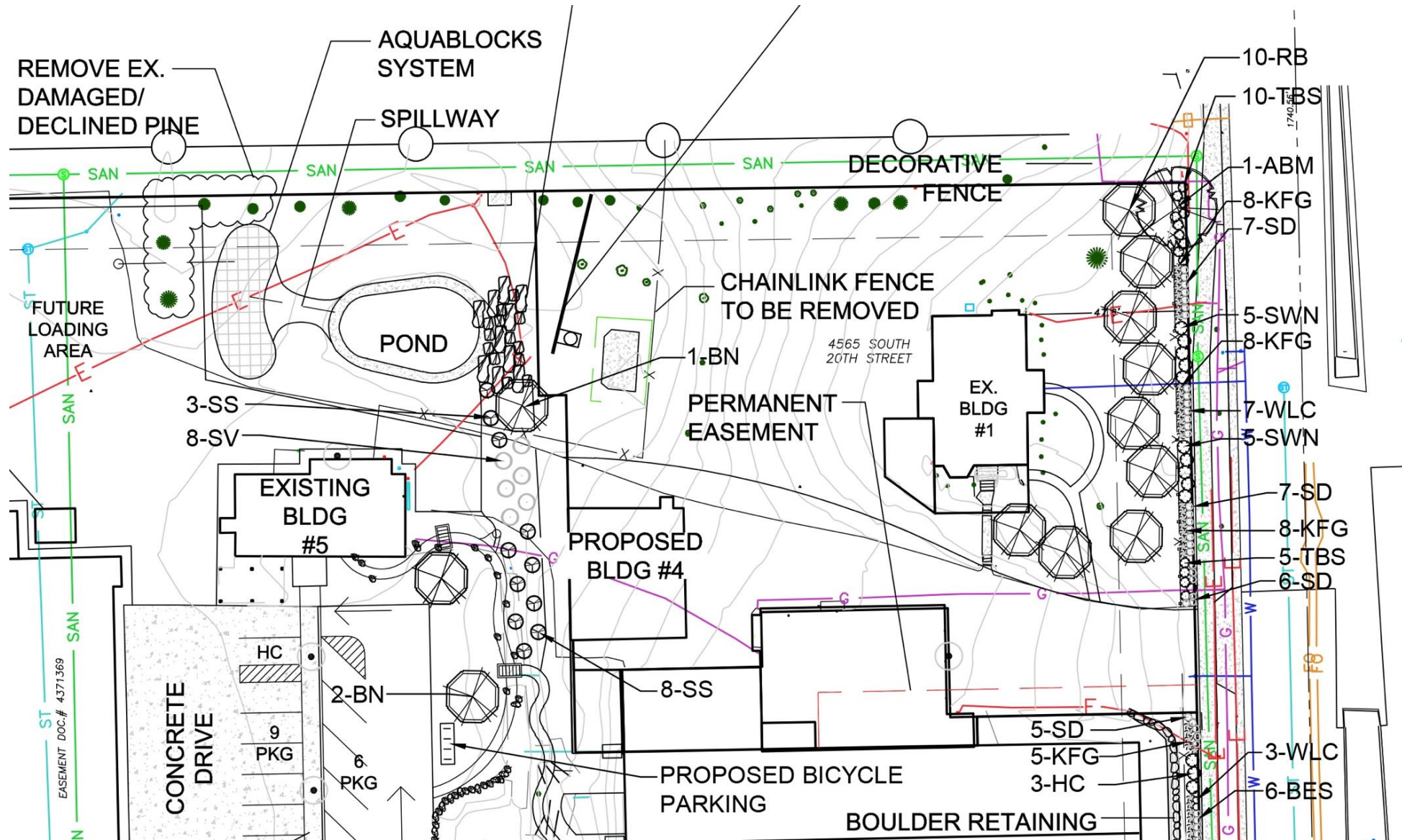
OVERALL SITE PLAN

OVERALL LANDSCAPE PLAN

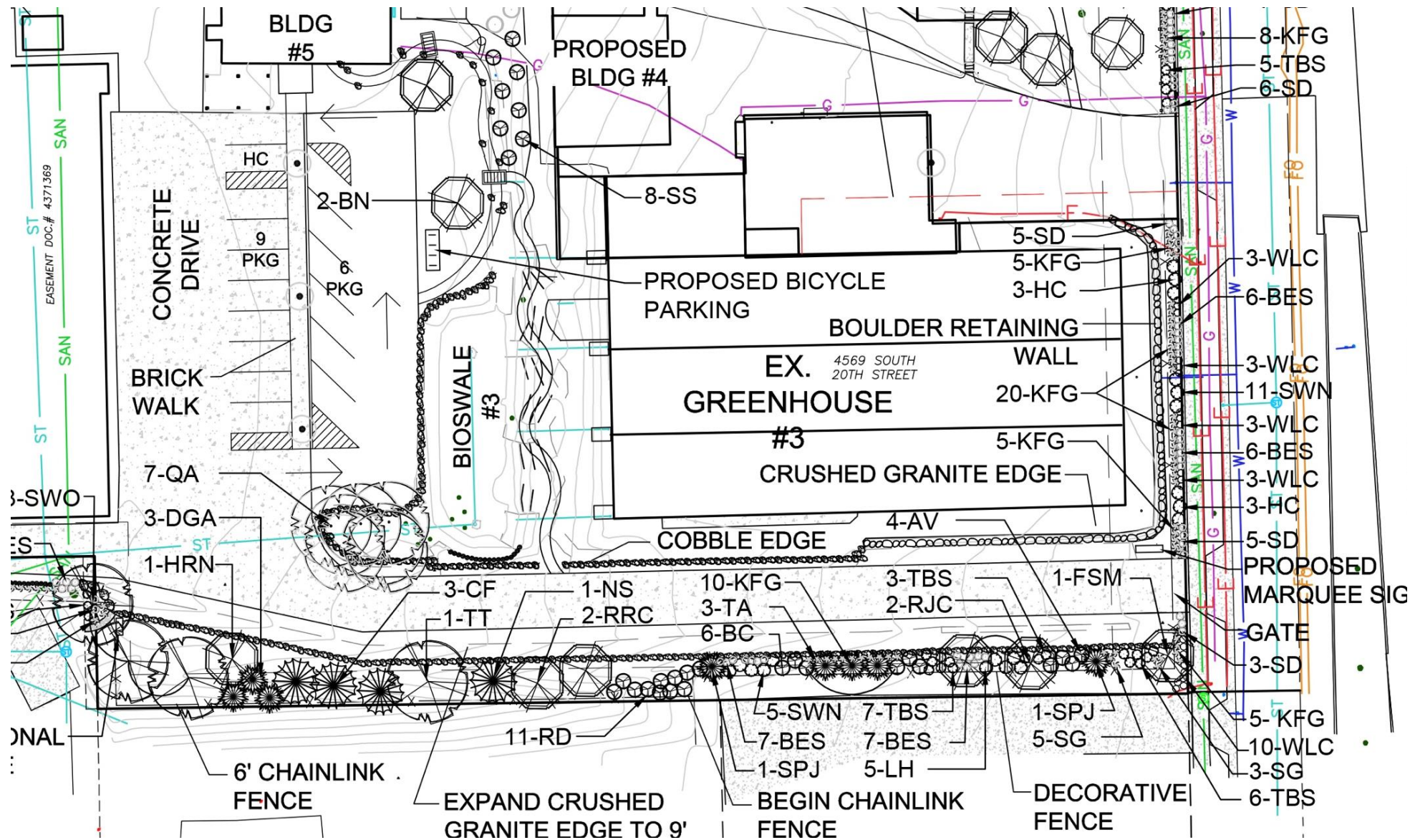


DEVELOPMENT @ 4525-69 S. 20TH ST

EXHIBIT A6 - LANDSCAPE PLAN



SITE DETAILS



SITE DETAILS

- Health and sustainability business focus, carried to exterior landscape
- Plantings along East and North side of existing house
- Entry business signage celebrates Garden District
- 16 new trees: Red Bud & Flowering Crab at front and side yards
- New recirculating stream: Varied depth/flow to accommodate area wildlife
- New sidewalk with small bridge over stream
- Covered seating @ west end of property near stream
- Compost area near the north property line
- Butterfly and firefly habitat @ north end of property with lattice for wind protection
- New 8-bike rack added @ front of existing garage



BUILDINGS 3 & 1 – looking north from sidewalk along property line



BUILDINGS 7, 6, 5, & 3 – looking north from center of south property line



BUILDING 3 – looking west from sidewalk along property line



BUILDINGS 7, 6, & 5 – looking northwest from center of south property line



BUILDINGS 7, 6, 5, & 3 – looking north from center of south property line



BUILDINGS 7, 6, & 5 – looking northwest from center of south property line



EXISTING CONDITIONS

EXISTING CONDITIONS



BUILDING 3 – looking northeast from center of south property line



BUILDINGS 1 & 5 – looking east from center of north property line



BUILDING 8 (future) – looking west from center of south property line



BUILDINGS 1 & 5 – looking east from center of north property line – includes pond (10)



BUILDINGS 4 (future), 6, & 7 – looking north from southwest corner of property



BUILDINGS 5, 1, 2, & 3 – looking east from center of property



BUILDINGS 8 (future), 6, & 7 – looking east along north property line



BUILDINGS 2 & 3 – looking east from center of property

EXISTING CONDITIONS



OVERALL SITE IMAGES



OVERALL SITE IMAGES



OVERALL SITE IMAGES



OVERALL SITE IMAGES



OVERALL SITE IMAGES

SITE DETAILS

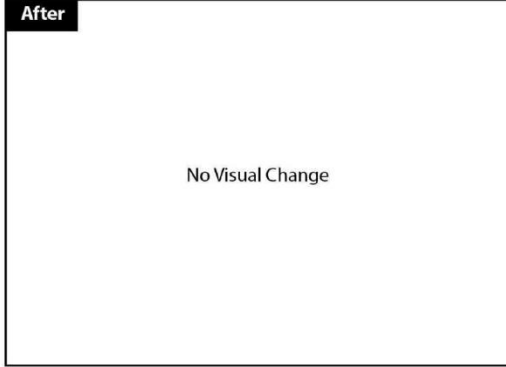


North Elevation



Before

Window replaced with energy efficient version. Same size and color trim.



After

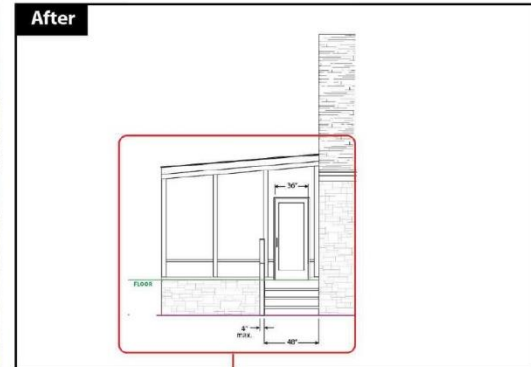
No Visual Change

East Elevation



Before

Bay window removed on south side. Not visible in this photo.



After

Solarium
Material: Metal/glass
Frame Color: TBD
Facade: Brick

Stairs/railing
Material: Wood



South Elevation



Before

Bay window removed.
Stairs removed.



After

Deck
Material: Wood

Solarium
Material: Metal / glass
Metal Color: TBD
Facade: Brick (same as house)

Siding
Wood

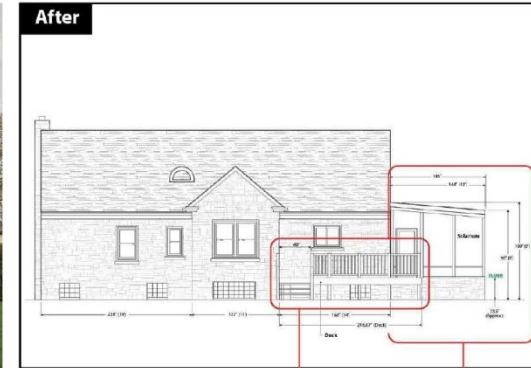


West Elevation



Before

Bay window removed on south side.



After

Deck
Material: Wood

Solarium
Material: Metal/glass
Color: TBD
Facade: Brick



East Elevation



Existing garage doors removed, 6' addition added in front.

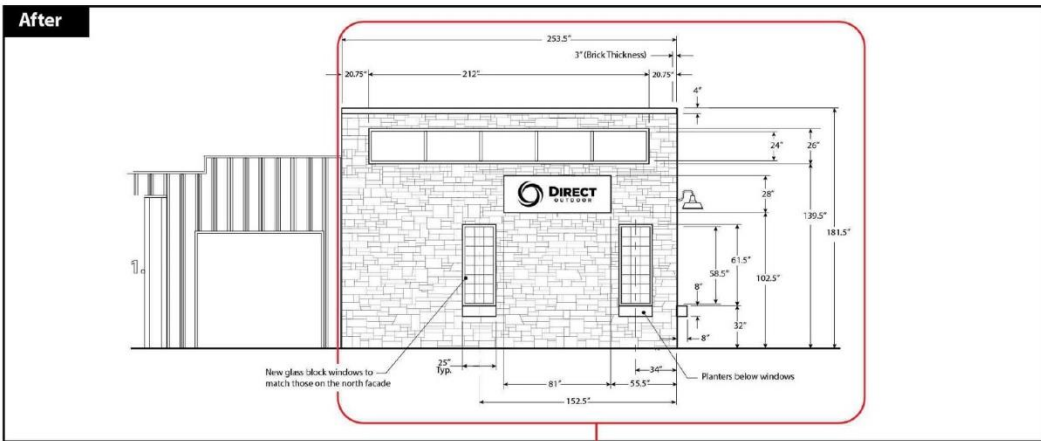
North Elevation



New addition

Window removed Door removed

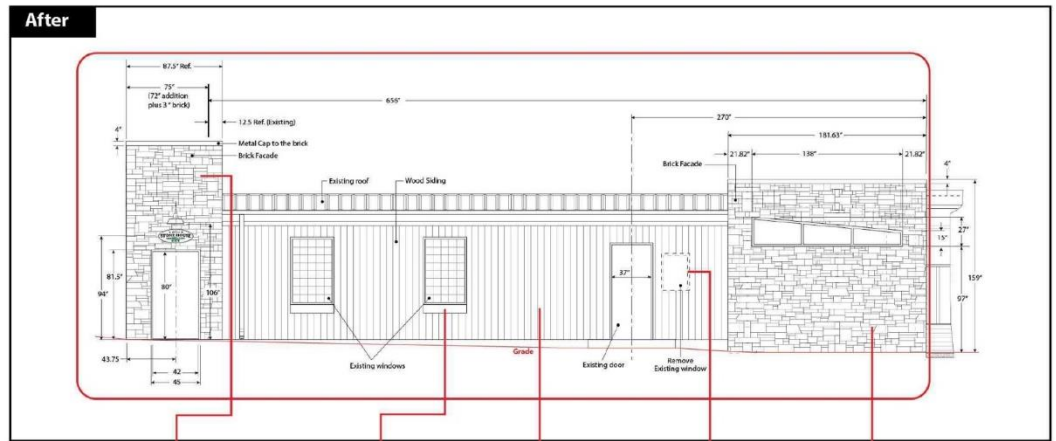
East Elevation



Facade

- Material: Brick (same as house)
- New: 2 - Glass block windows with wood planters
- New: 1 Custom window (top) Frame color TBD
- New: Direct Outdoor sign

North Elevation



Facade

- Material: Brick (same as house)
- New: Door - Color TBD
- New: Direct Outdoor sign
- New: Exterior Light

Planter Boxes (both windows)

- Material: Wood

Facade

- Material: Wood
- Gutters: Color TBD

Window

- New: Remove

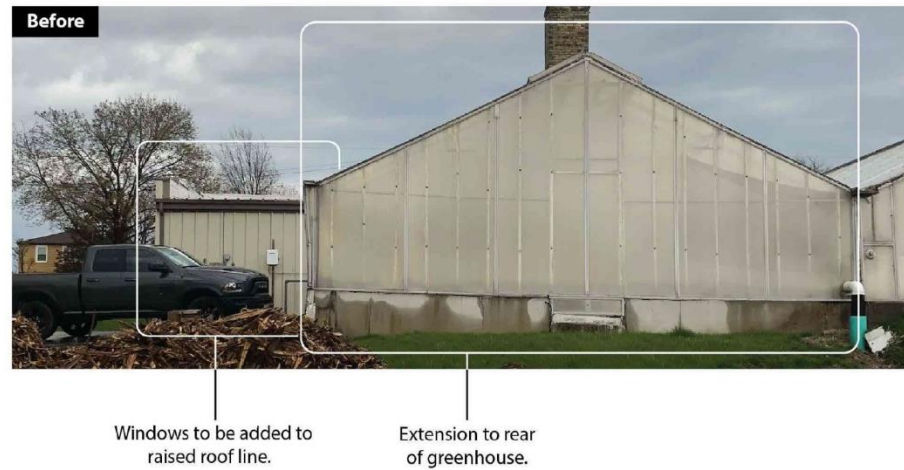
Facade

- Material: Brick
- New: Custom window
- Frame color: TBD

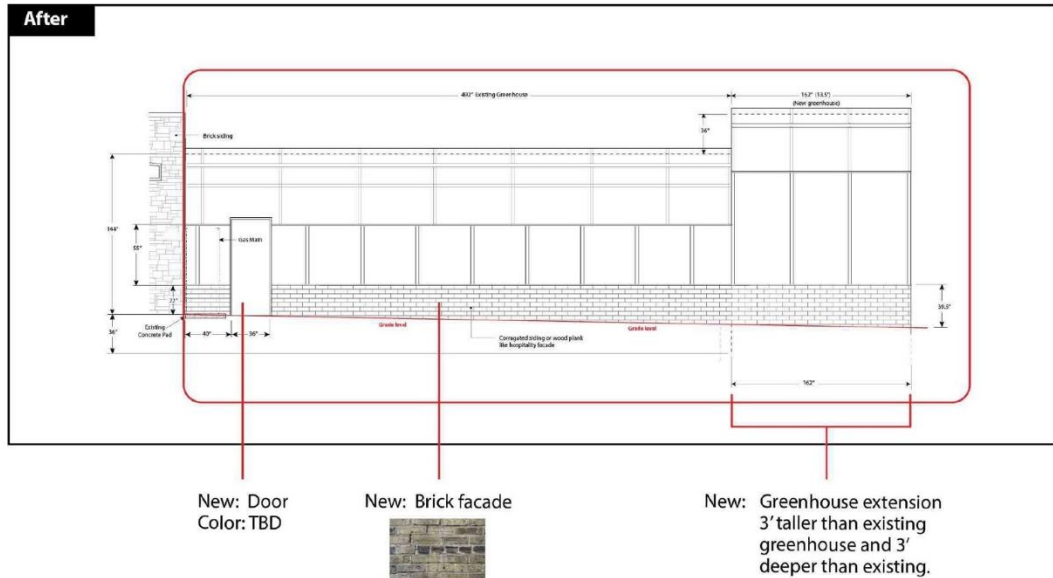
North Elevation



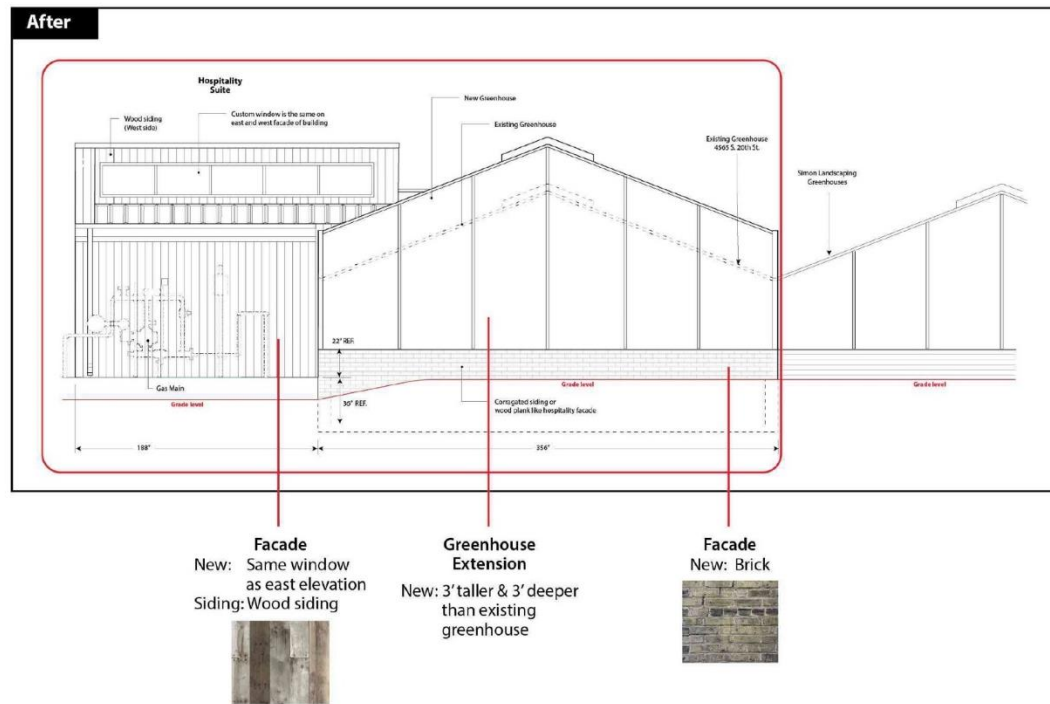
West Elevation



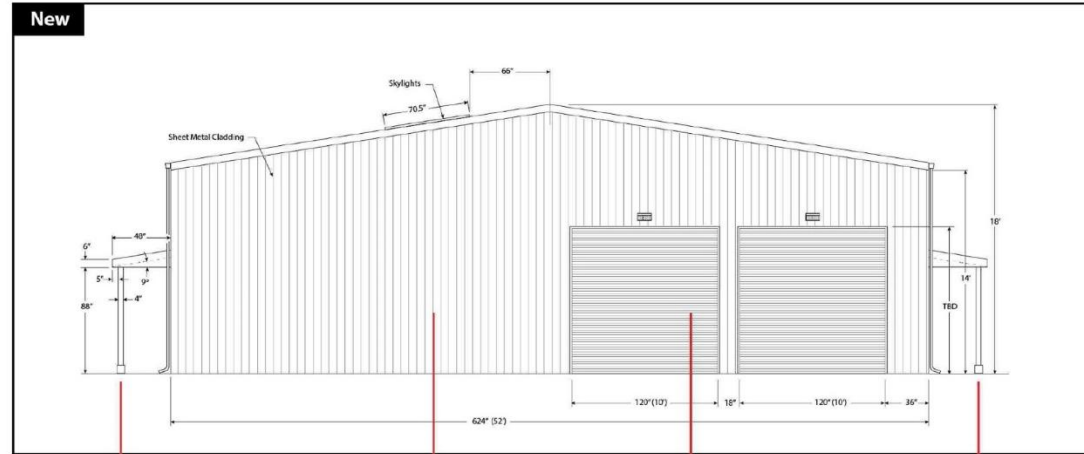
North Elevation



West Elevation



East Elevation



Awning
Material: Wood
Color: Tan

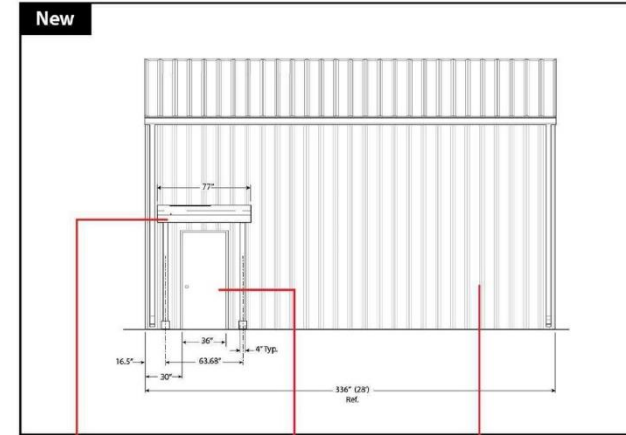
Facade
Siding: Wood



2 Garage Doors
Material: Metal
Color: Brown

Awning
Material: Wood
Color: Tan

North Elevation

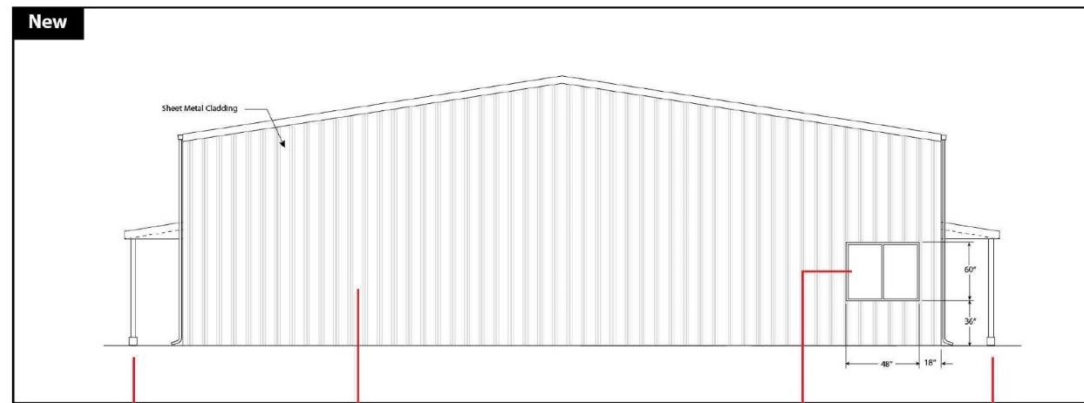


Awning
Material: Wood
Color: Tan

Door
Material: Metal
Color: Tan

Facade
Siding: Corrugated
sheet metal
Color: Tan

West Elevation



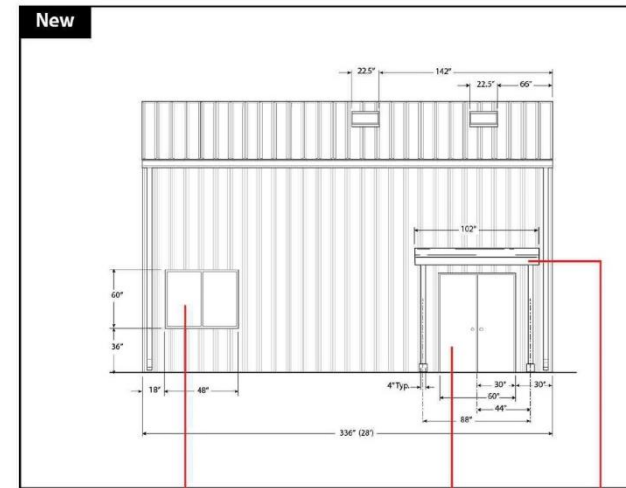
Awning
Material: Wood
Color: Tan

Facade
Siding: Corrugated
sheet metal
Color: Tan

Window
Material: Metal/glass
Frame Color: TBD

Awning
Material: Wood
Color: Tan

South Elevation



Window
Material: Metal/glass
Frame Color: TBD

Door
Material: Metal
Color: Tan

Awning
Material: Wood
Color: Tan



ALL AMERICAN MADE BUILDINGS

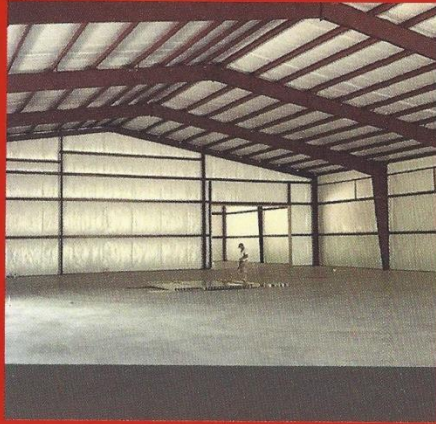
"A Steel Building Company You Can Trust!"

AAMB Color Chart



How Steel Structures work

There are five main types of structural components that make up a steel frame—*tension members, compression members, bending members, combined force members and their connections*. Tension members are usually found as web and chord members in trusses and open web steel joists. Ideally tension members carry tensile forces, or pulling forces, only and its end connections are assumed to be pinned. Pin connections prevent any moment (rotation) or shear forces from being applied to the member.



About Us

AAMB will design the custom building solution you need. Whether is an agricultural steel building, residential steel building, commercial steel building, warehouse and mini storage or marijuana steel building AAMB is committed with detailed engineering and quality to give you a lifetime product.

We use only the highest quality, heavy-grade steel, backed by a 25-year mill warranty. Every Metal Buildings we ship is prefabricated, pre-cut, pre-drilled, pre-welded and pre-engineered for the simplest and fastest metal building erection in the industry. All American Made Buildings, has been the leading full-service manufacturer of custom-designed steel buildings and mini storage units for 35 years. AAMB offers a variety of custom-designed metal building kits for a multitude of end-use applications. When you choose to do business with AAMB, you are making the choice of not only receiving a superior product, but also gaining the experience of outstanding customer service. Our Straight Wall or I Beam Division delivers the finest, most advanced system available in the world today. Our all steel rigid-frames are manufactured at more than 25 high-tech factories. We use only the highest quality, heavy-grade steel available anywhere, and our straight-wall are all backed by a mill warranty.

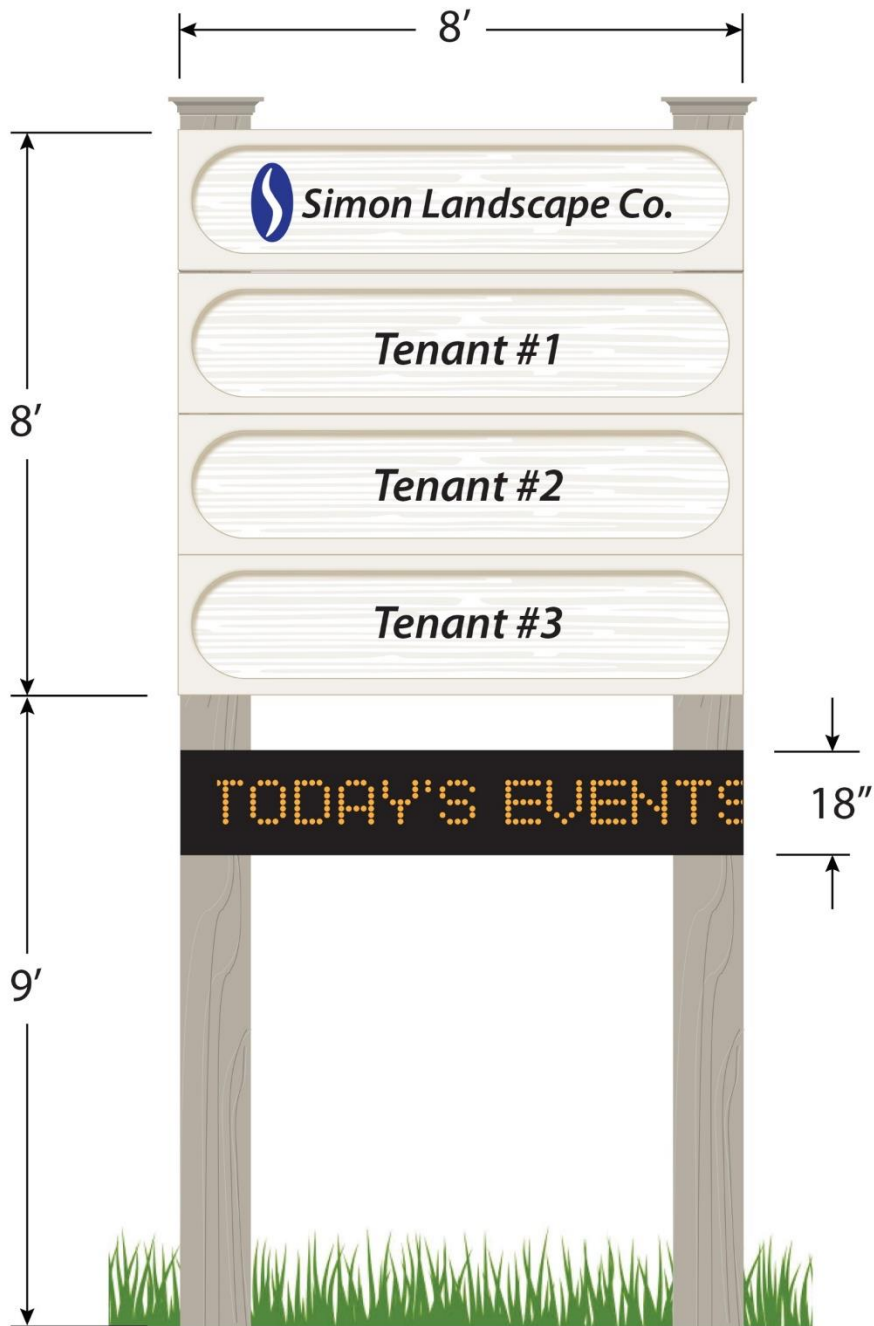


Welcome to the Family!

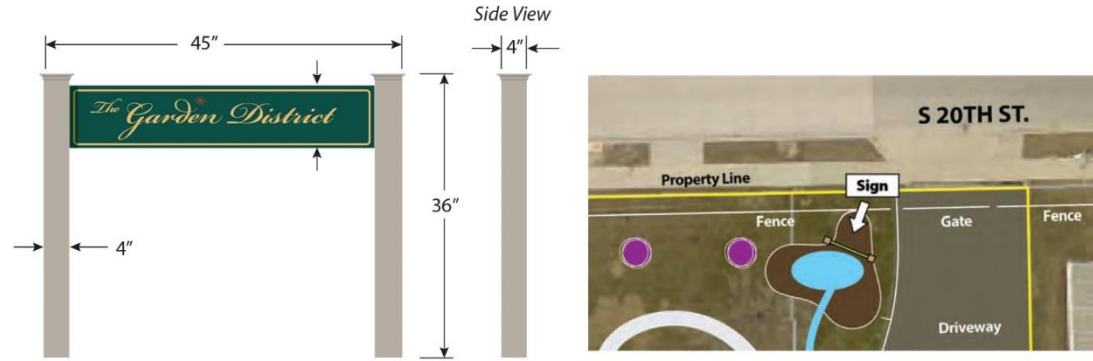
Customer Service I-888-698-2688

Advantages

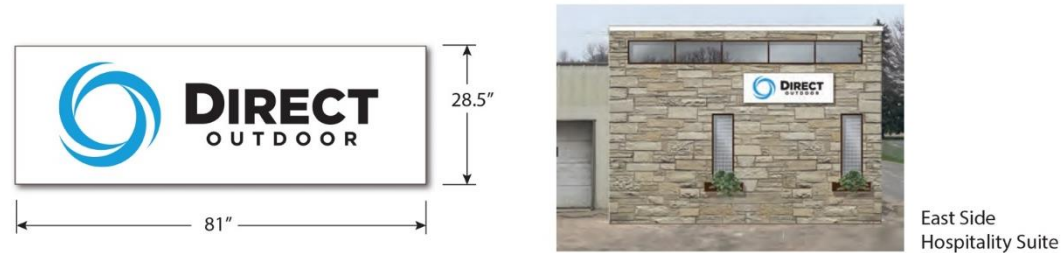
- Fully customizable to meet your exact business needs – from choosing the size, floorplan, color, and more. You can design your building exactly the way you want it.
- The construction process of steel buildings is much faster to design and erect than traditional buildings.
- Excellent Resale Value – High-quality steel buildings are almost ageless. Steel structures can be taken apart, moved, and/or sold easily.
- It requires little to no maintenance – Steel is a highly durable material, needing much less maintenance and lasting much longer than any other building material.
- Steel buildings save energy – Did you know that buildings consume one-third of all energy in the United States? Energy soars out windows, doors, joints, and roofs of poorly constructed industrial buildings. Aging wood structures are particularly susceptible to air leaks. Steel buildings do not have these problems.
- Steel is Eco friendly – it is 100% recyclable, unlike the conventional construction materials.



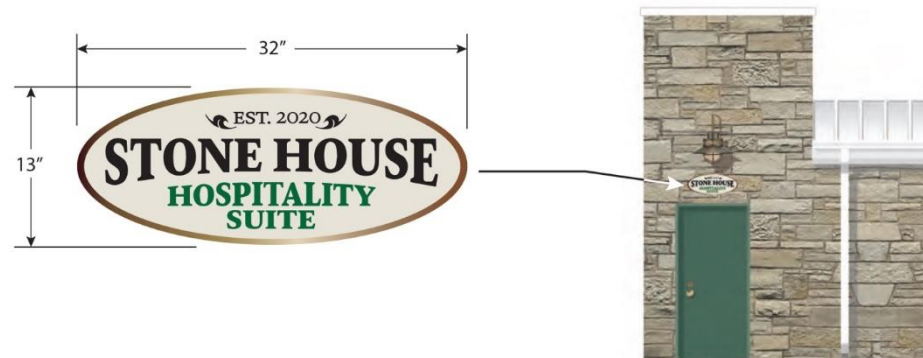
1) This sign will be located on the east entrance of the property, just inside the fenced area. This sign will have "The Garden District" logo to indicate that 4564 S. 20th is part of the Garden District property. The dimensions are 45" X 36" X 4". The material will be 2 - 4" x 4" wood posts with a painted, machined urethane foam sign between.



2) This sign will indicate the name of the company at this location. It will be mounted on the east side of the "Hospitality Suite". The size is 81" (L) X 28.5" (H) X 2" (W). The material will be painted, machined urethane foam.



3) The third and final sign will be on the north side of the "Hospitality Suite". The dimensions are 32" X 13" X 2". It also will be painted, machined urethane foam.



- New LED billboard designed and located to be fully compatible with City of Milwaukee codes
- Double sided sign not considered due to neighbors east of 20th St
- Located 190 feet west behind existing 80 foot trees, fully shielding view from 20th St
- Illuminated side faces freeway and away from neighbors
- Full-flag design w/ minimal footing width selected to minimize impact on existing tree roots
- Column and footing 45 feet from nearby mature trees
- Critical project component which will be used in part to promote upcoming hosted green events



20TH STREET P.U.D. PLAN

LOOKING WEST

The billboard is several hundred feet to the west (behind the existing trees.) The billboard cannot be seen from 20th Street. This tree will not be removed.

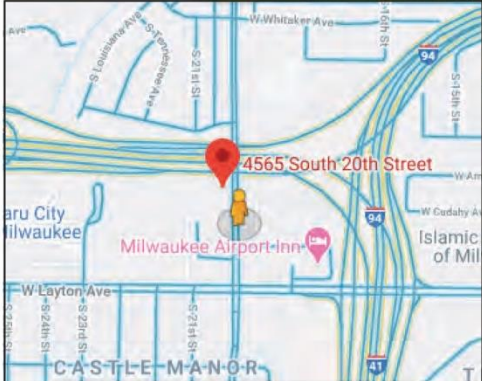


20TH STREET

BILLBOARD

4565 S. 20th Street Billboard Proposal: Going North

This billboard cannot be seen as it is behind 80 foot trees & 200 feet from 20th St.

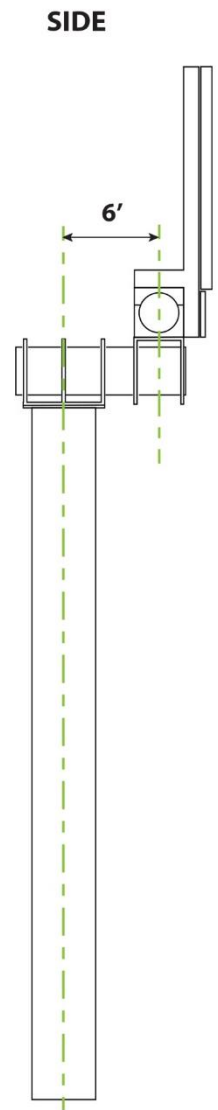
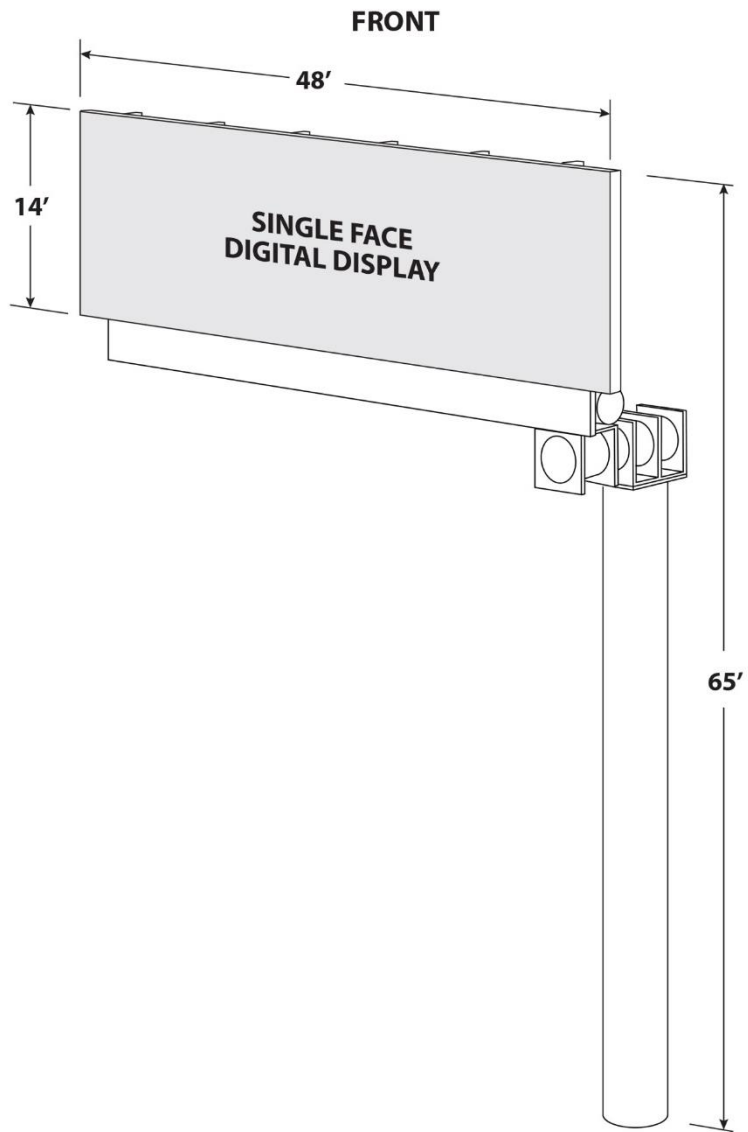


BILLBOARD





20th STREET BILLBOARD PROPOSAL



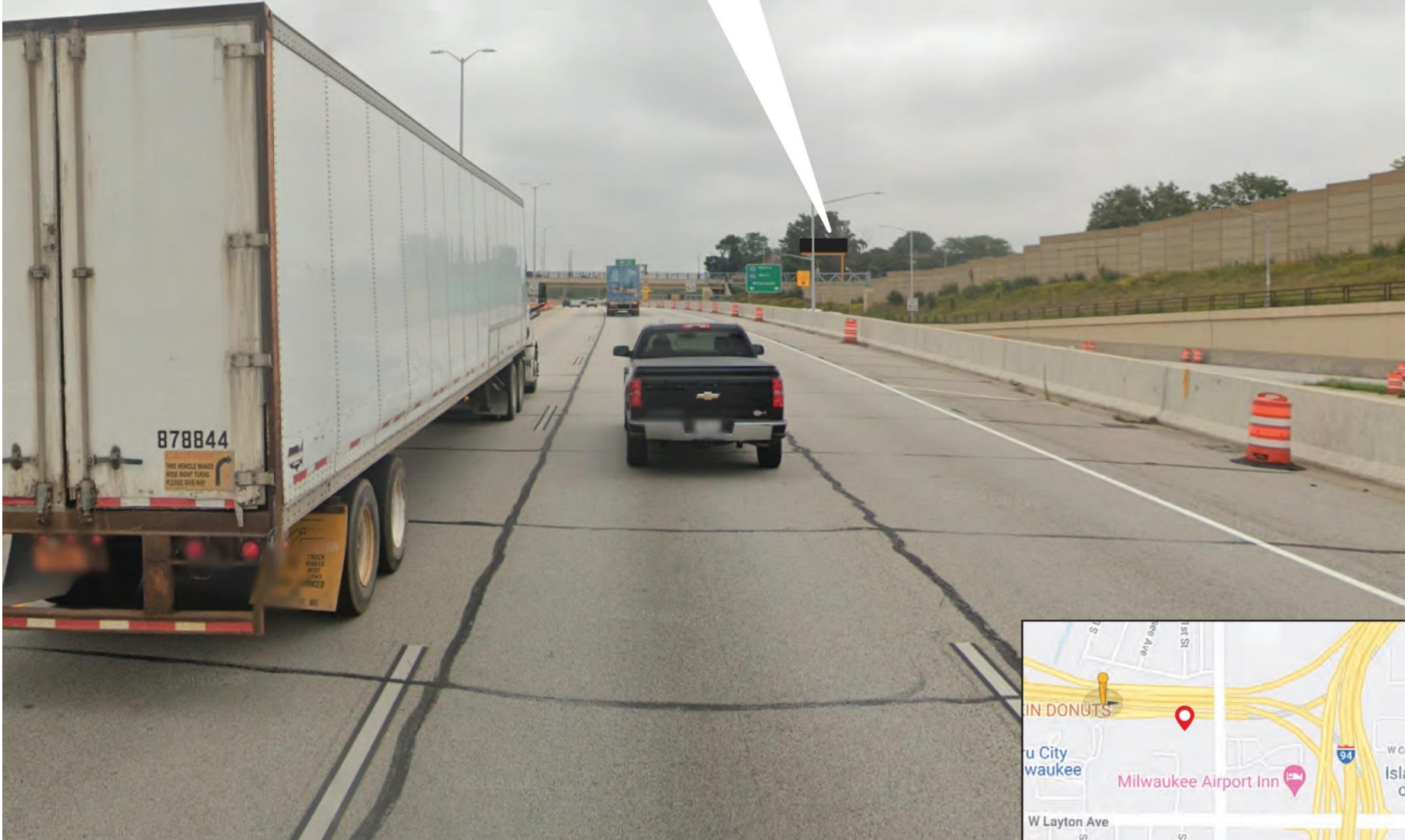
BILLBOARD



- * No other billboards in this zone
- * Code only requires that no other billboard be within 1,000' to the west of the proposed billboard

GOING EAST ON 894

**Proposed billboard
view - approx. 925'**



BILLBOARD

GOING WEST ON 894

Billboard can't be seen as it is behind these trees, as it is not oriented or facing westbound 894 traffic.



BILLBOARD

GOING WEST ON 894

Billboard can't be seen as it is behind these trees, as it is not oriented or facing westbound 894 traffic.

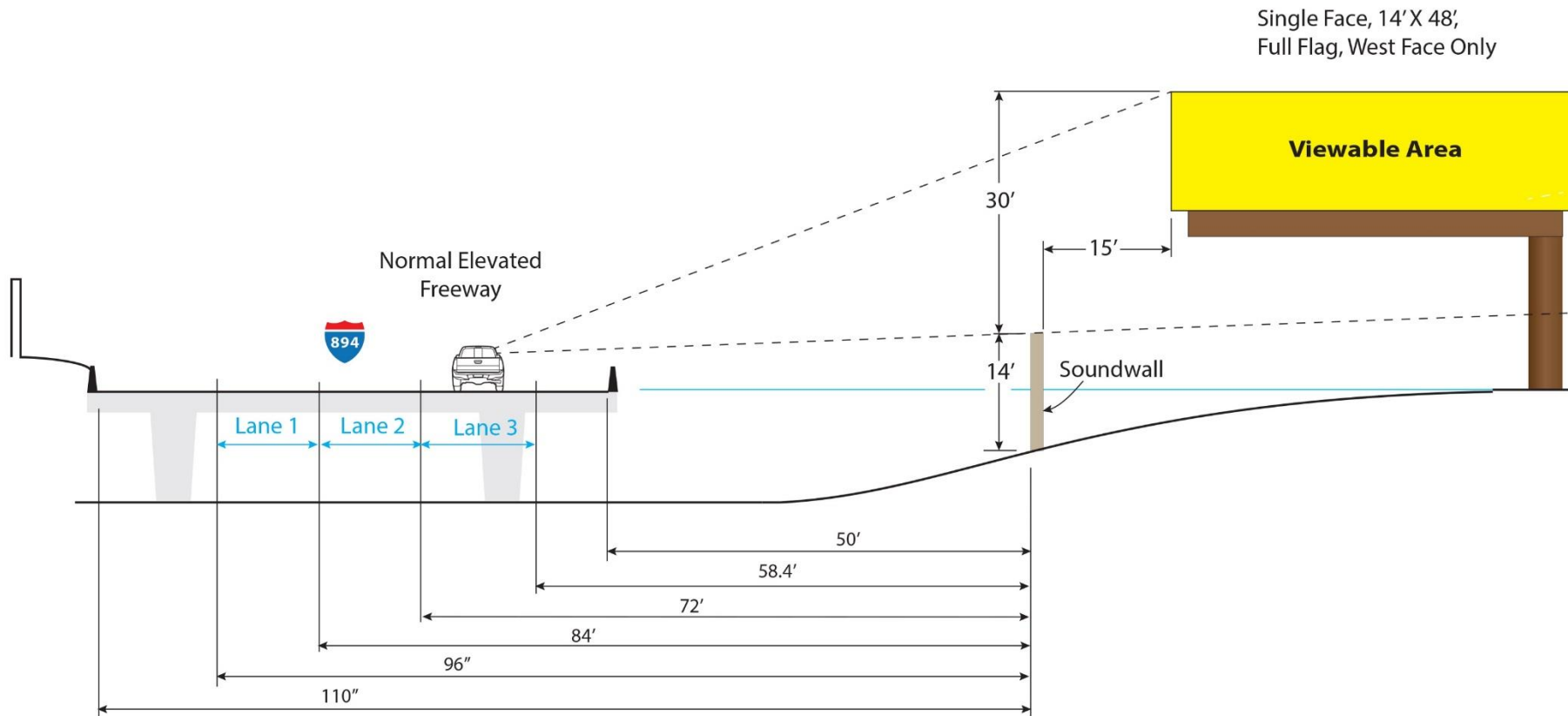


BILLBOARD

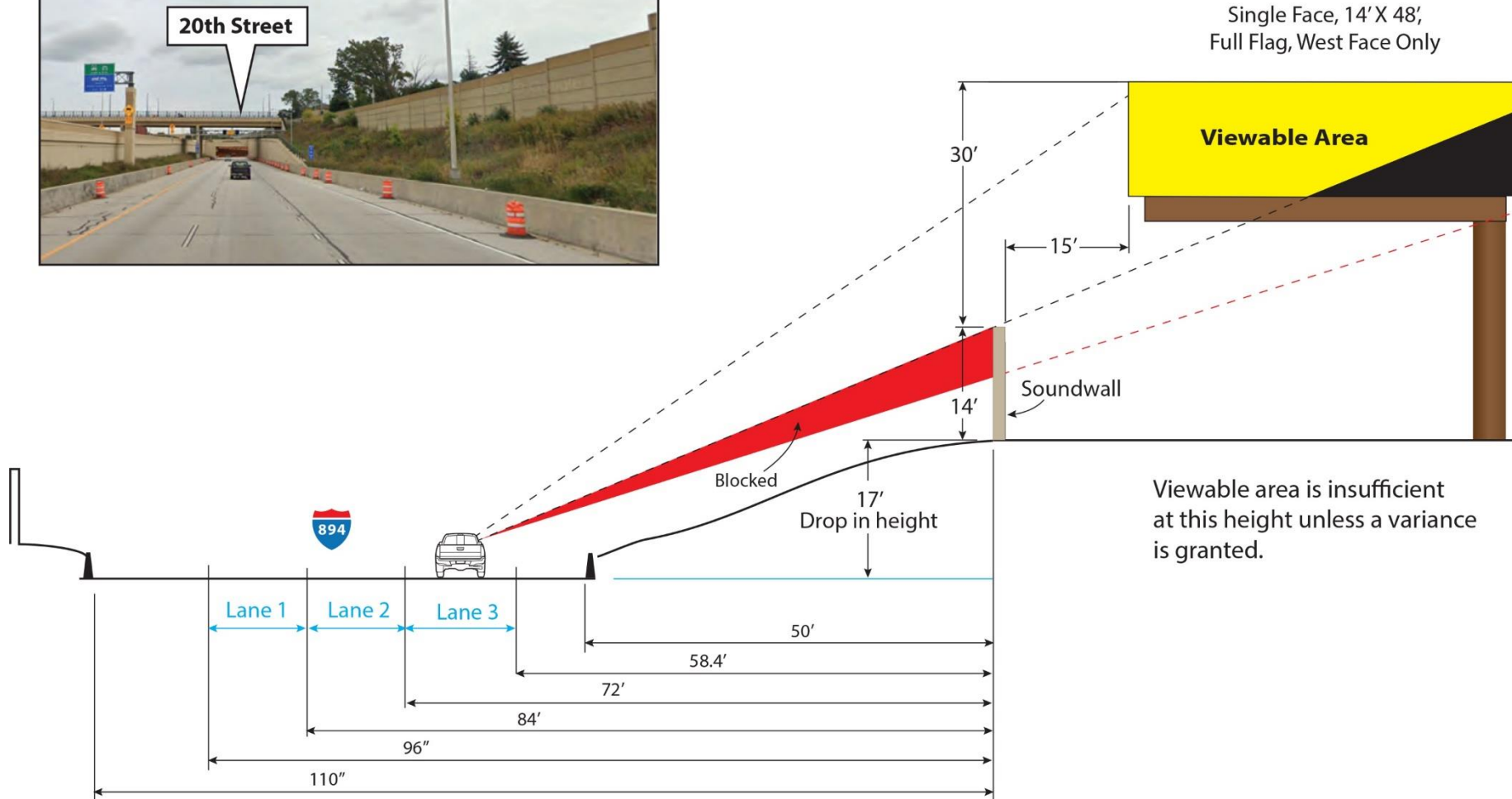


BILLBOARD

4565 S. 20TH ST. PROPOSAL: Standard Viewing Angle / Billboard on a Freeway



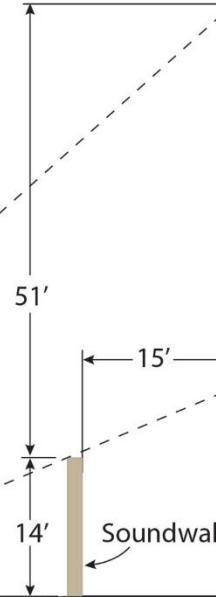
4565 S. 20TH ST. PROPOSAL: Billboard 30' Above Soundwall



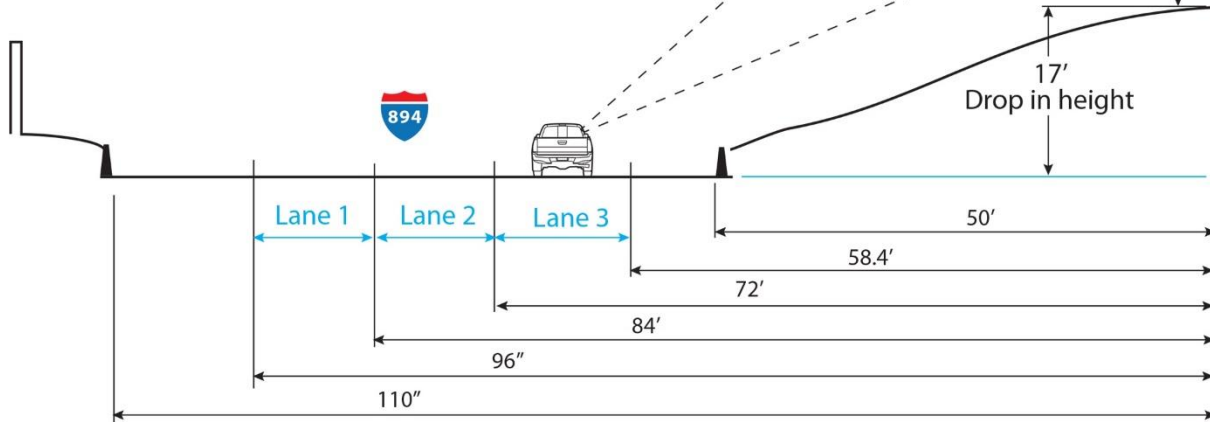
4565 S. 20TH ST. PROPOSAL: Billboard 51' Above Soundwall



Single Face, 14' X 48',
Full Flag, West Face Only



15'



In this case, an increased height is necessary to acquire the same viewing if the freeway was not lowered by 17'.