



August 12, 2019

Project: 505 W. Bannock

This project is a small in-fill project at 505 W. Bannock St., the old Wells Fargo branch building. The main floor will be a bar/lounge located along Bannock Street, with delivery services provided in the rear at the alley. The second floor will be a restaurant with a small outdoor dining area at the back of the building. The upper floor will be an office space with an outdoor patio area, in the future this office space may possibly be renovated into a residence for the building owner.

The exterior of the building will have a dark colored base giving it a solid footing, with a light-colored upper portion. The front base of the building will be a painted wood, so that it can be highly detailed at the pedestrian level of the building. A large two-story entry helps the public understand where to enter the building. There will be a recessed outdoor seating area along the sidewalk at the first level. This will allow for a feel of sidewalk seating without impeding the width of the public sidewalk. Large window/doors will open from the bar onto this outdoor seating area.

The second floor will have similar large window/doors with a railing across them. These large windows will allow for the chance to open the restaurant onto the outside without the overhangs of balconies. There will be a large outdoor patio at the rear of the building that will be accessed from a main entry or a private dining glass wall.

The top or third floor will be an office space, with a balcony over-looking Bannock & an outdoor patio at the rear overlooking the restaurant below. There will be a center massing element at the center of the building to give it some height and to also allow for tall ceilings at the center of the office area.

As there is a parking lot along the east side of the building, the lower floor will be painted CMU block to extend the dark base around the building. The upper portion of the east wall will be CMU on the second floor and stucco on the third floor. There will be a few fire-lite windows provided on the east wall to help provide daylight into the interior of the building.

The west side of the building will be a painted CMU as there is an existing building along most of this side of the building. A few windows will also be provided on this side of the building for daylighting.

At the rear of the building will be open at the main floor for deliveries. The patios on the second and third floors will have some planters along the rear to soften the back of the building. There is an egress stair running along the east side of the rear of the building from the third floor down to the main floor. This stair will be a painted metal & will also be hidden from the east view with a stepped CMU wall. There is a trash enclosure located at the rear of the building along with 3 deep private parking stalls.

Sincerely,

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