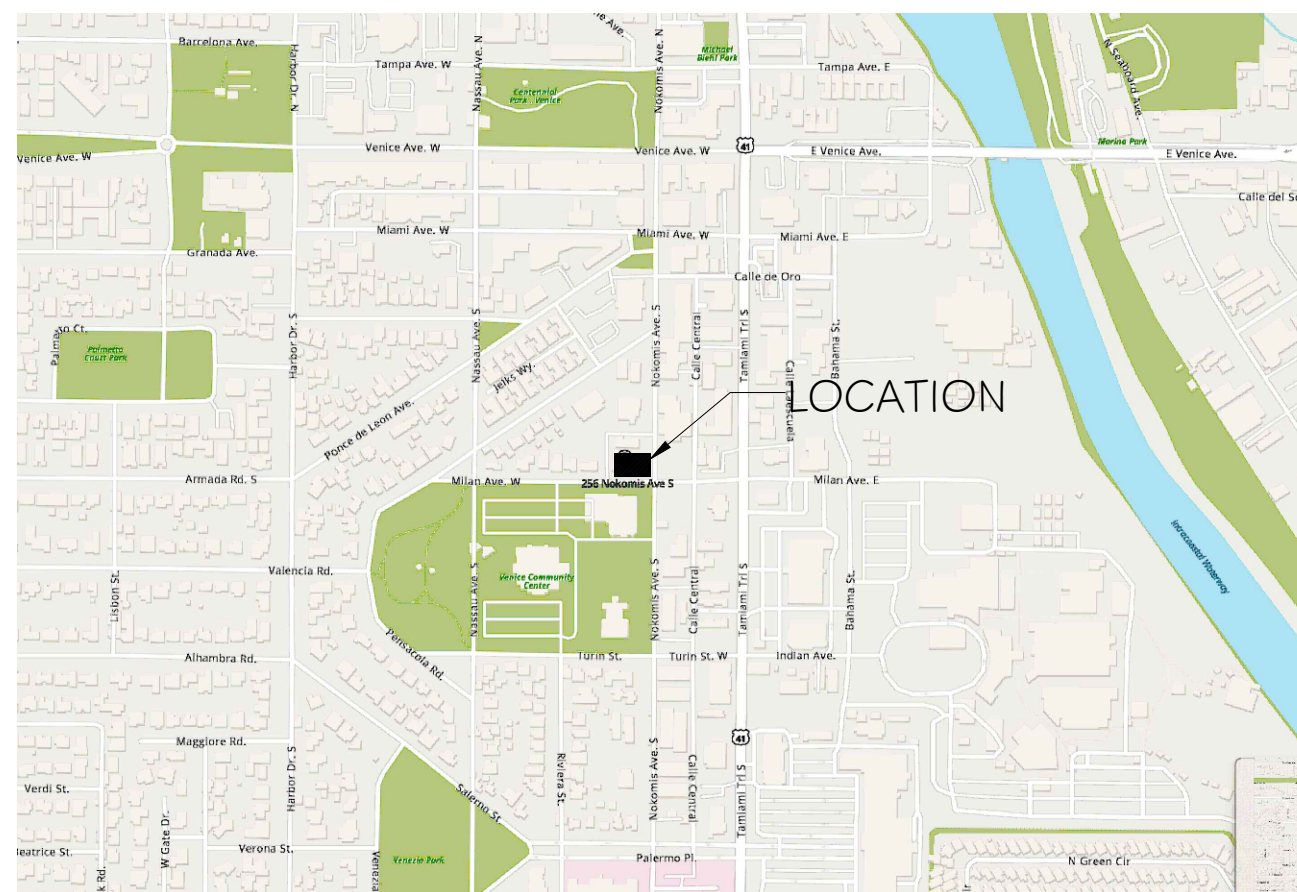
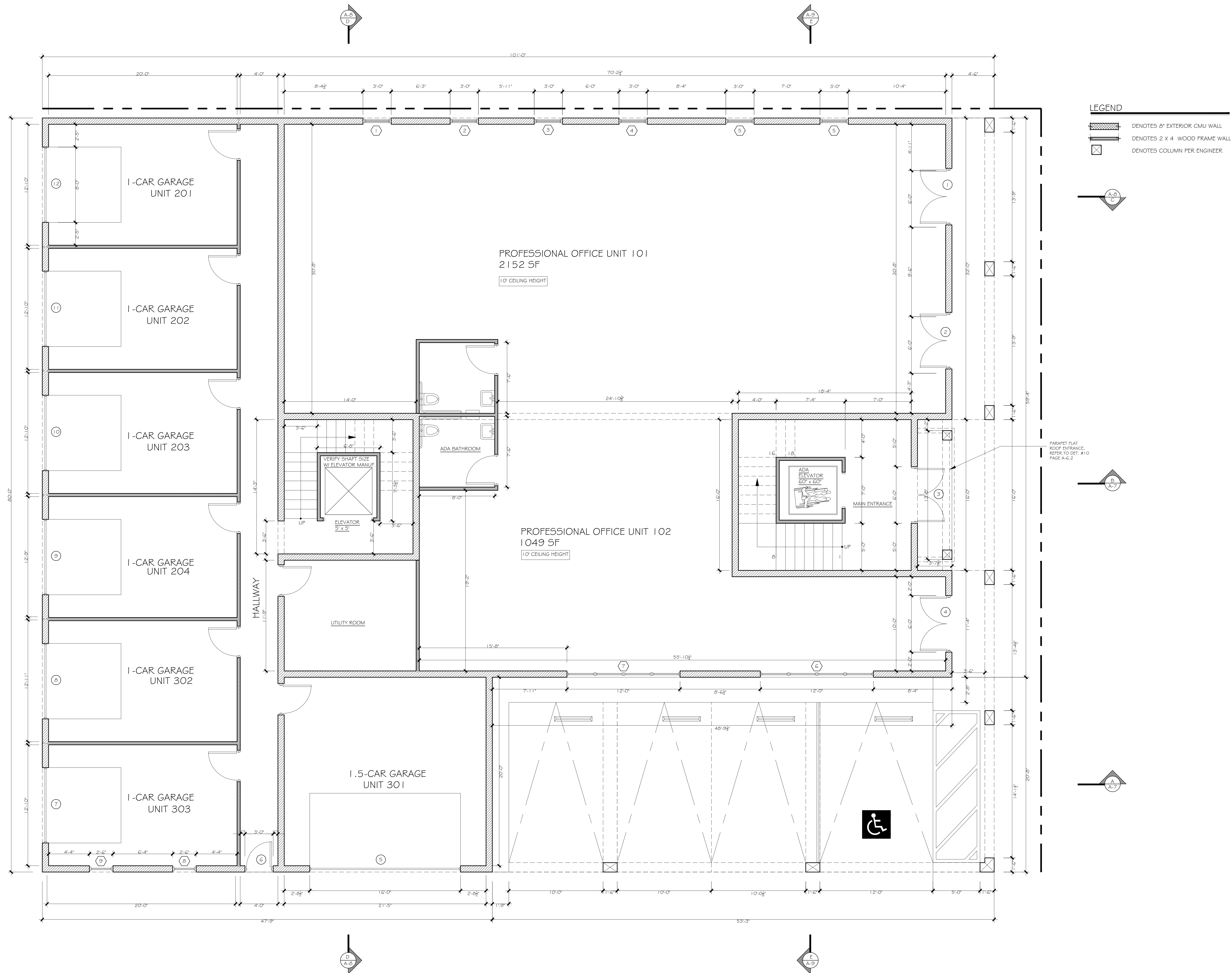
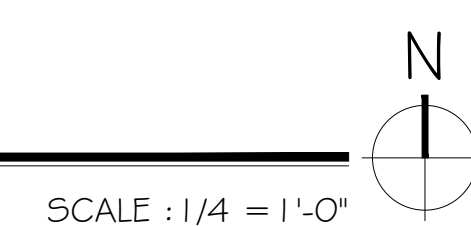




THE PROPOSED PROJECT WILL INCLUDE THE CONSTRUCTION OF A THREE STORY, MULTI-USE BUILDING. THE GROUND FLOOR OF THE BUILDING WILL CONSIST OF TWO COMMERCIAL RETAIL SPACES (2,152 SF AND 1,049 SF) AND GARAGE PARKING SPACES FOR THE RESIDENTIAL TENANTS ON THE SECOND AND THIRD FLOOR. THERE WILL BE A TOTAL OF SEVEN (7) RESIDENTIAL UNITS ON THE SECOND AND THIRD FLOORS RANGING IN SIZE FROM 1,429 SF TO 2,704 SF. THE VENICE HISTORICAL PRECEDENT (VHP) STYLE IS REQUIRED FOR THIS PROJECT. THE PROPOSED BUILDING IS CONSISTENT WITH VHP PRINCIPLES: PASTELS AND LIGHT EARTH TONES COLORS, MULLIONED WINDOWS / DOORS WITH ARCHED TOP PEDIMENT, PROMINENT ARCHED ENTRY, VENETIAN STYLE BALCONY RAILINGS, DESIGN ELEMENTS ALSO INCLUDE A LARGE FOCAL WINDOW AT THE FRONT FACADE, THE APPLICATION OF MOLDINGS TRIMS FOR PARAPET ROOF, QUATREFOILS ELEMENTS AND USE OF SMOOTH STUCCO.



FIRST FLOOR PLAN



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SHT TITLE: FIRST FLOOR PLAN

PROJECT:

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SYM. DATE
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SHEET

A-1



- LEGEND
- DENOTES EXTERIOR WALL
 - DENOTES 2 X 4 WOOD FRAME WALL
 - DENOTES COLUMN PER ENGINEER

SECOND FLOOR PLAN

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

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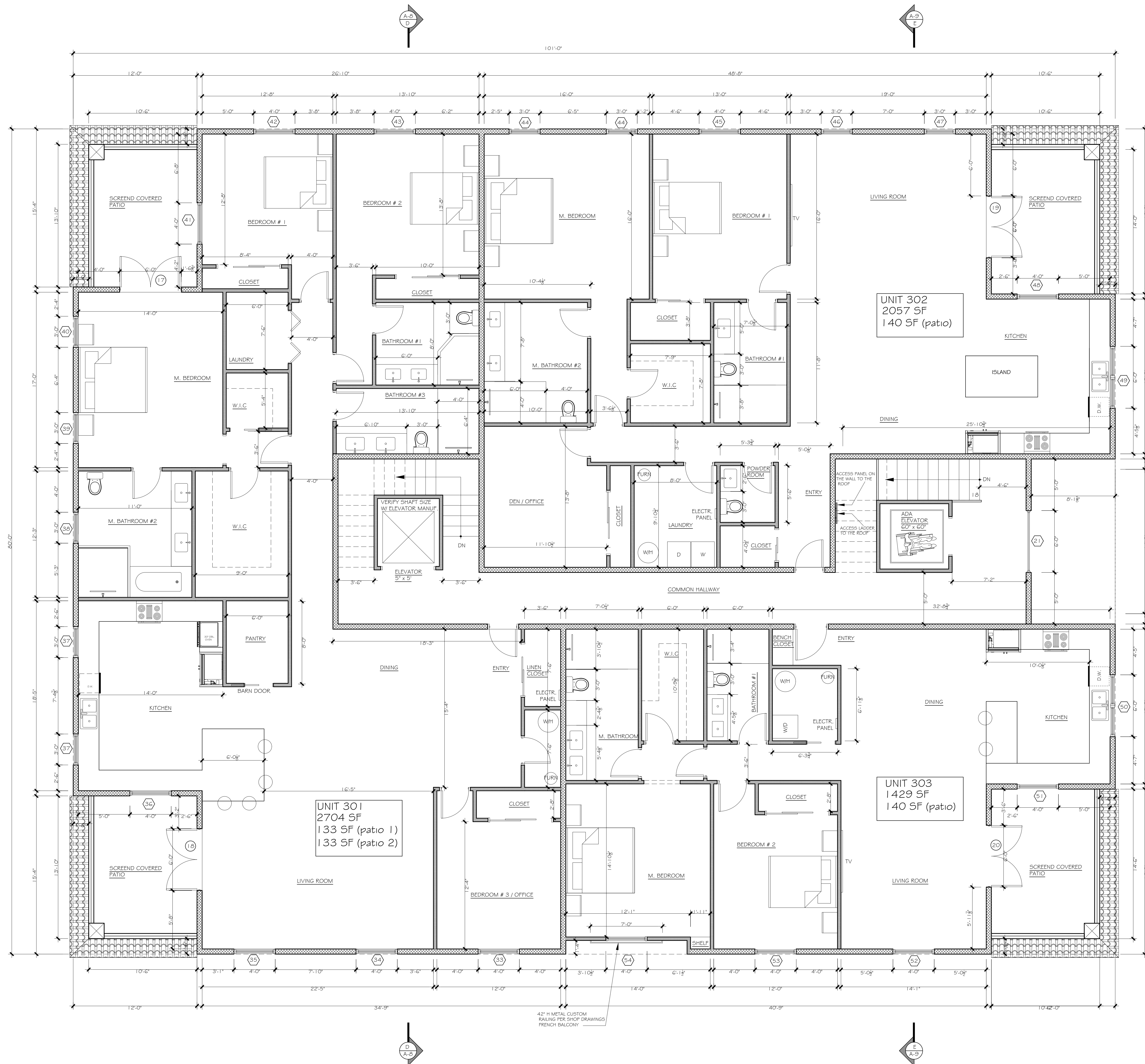
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A-2



THIRD FLOOR PLAN

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

LEGEND

- DENOTES EXTERIOR WALL
- DENOTES 2 X 4 WOOD FRAME WALL
- DENOTES COLUMN PER ENGINEER

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A-3



FRONT EAST ELEVATION

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

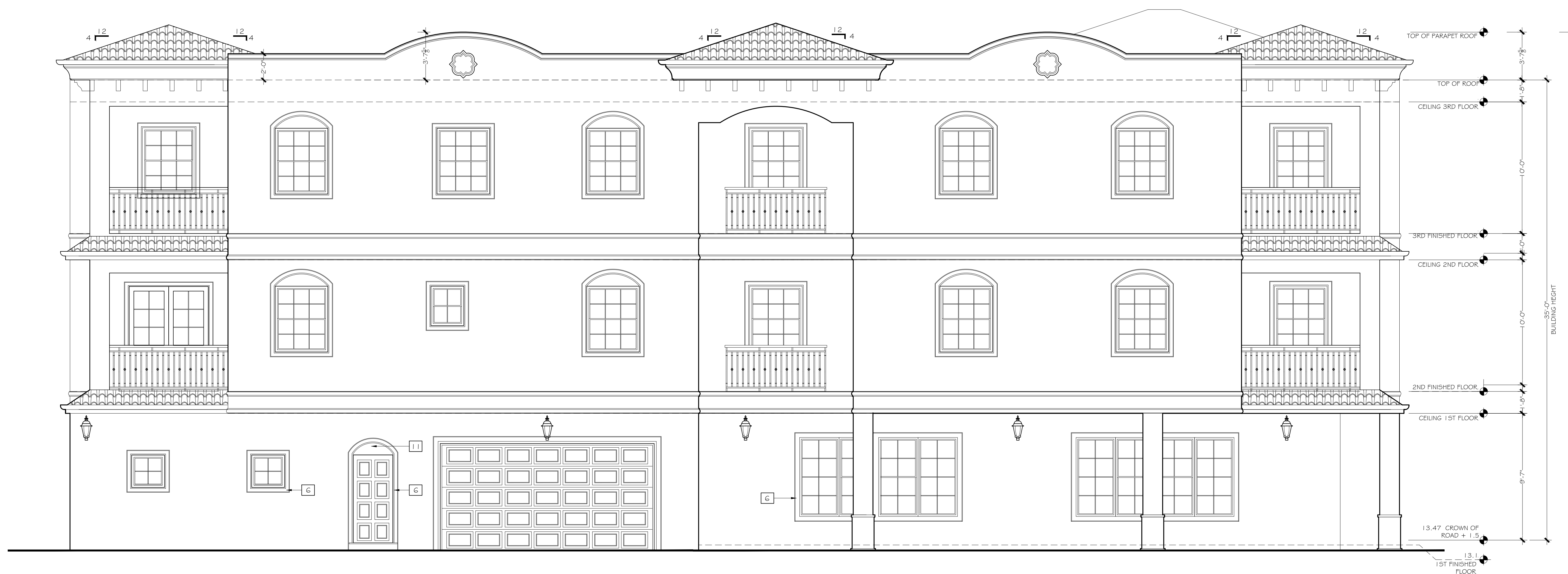
REQUIRED HEIGHT CALCULATIONS

METHOD
AVERAGE CROWN OF ROAD HEIGHT = 11.97'
CROWN OF ROAD PLUS 1.5' = 13.47'

NOTES:

- 1 SMOOTH STUCCO FINISH COLOR #1
- 2 SMOOTH STUCCO FINISH COLOR #2
- 3 BARREL TILE STEEL ROOF MANUFACTURED BY UNIFIED STEEL STONE COATING ROOFING
- 4 METAL CUSTOM RAILING PER SHOP DRAWINGS PAINTED BROWN COLOR
- 5 DECORATIVE EXTERIOR SHIELDED LIGHT, DARK BROWN METAL
- 6 MOLDING PAINTED COLOR #3, SEE DET #3, PAGE A-6.1
- 7 TENANT SIGN LED ILLUMINATED
- 8 GARAGE DOOR DARK BROWN / BRONZE COLOR
- 9 DOOR / WINDOWS DARK BROWN / BRONZE COLOR FRAME
- 10 CORBEL PAINTED DARK BROWN COLOR, SEE DET. #2 PAGE A -6.1
- 11 SMOOTH STUCCO FINISH COLOR #3
- 12 COLUMN BASE PAINTED COLOR #3, SEE DET #5, PAGE A-6.1
- 13 QUATREFOIL MEDALLION
- 14 BRONZE / METAL LETTERS SIGNAGE
- 15 ARCHED FIXED WINDOW, CONSISTS OF MULTIPLY PANELS PER MANUFACTURE, DARK BROWN / BRONZE COLOR FRAME
- 16 ROOF EAVE MOLDING PAINTED COLOR #3, SEE DET. #1 PAGE A -6.1
- 17 MOLDING PAINTED COLOR #3, SEE DET #4, PAGE A-6.1

FOR COLOR SHADES REFER TO COLOR ELEVATIONS PAGES



SOUTH SIDE ELEVATION

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

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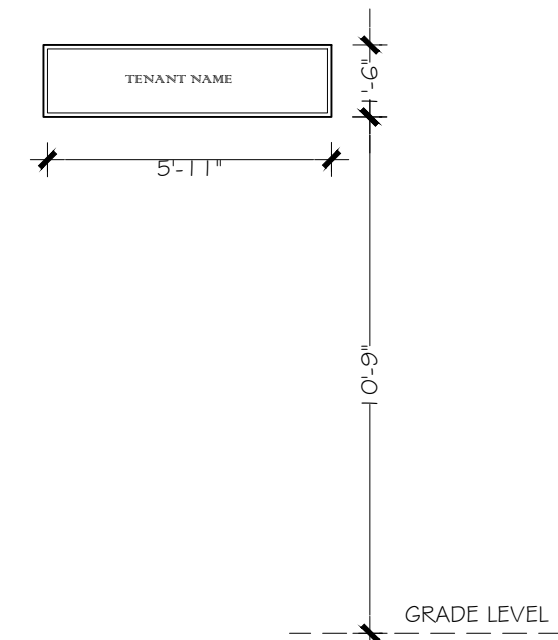
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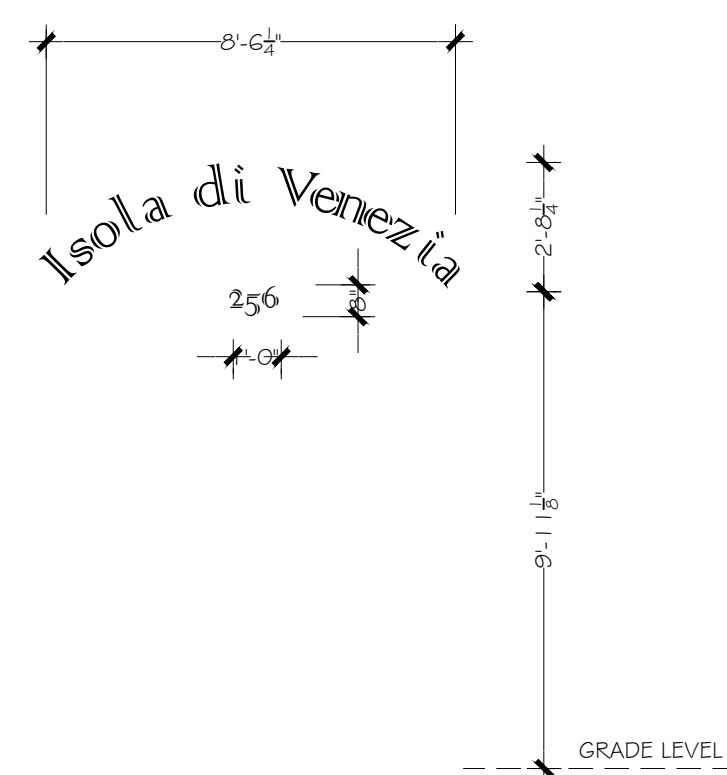
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A-4



WALL SIGN AREA 9 SF

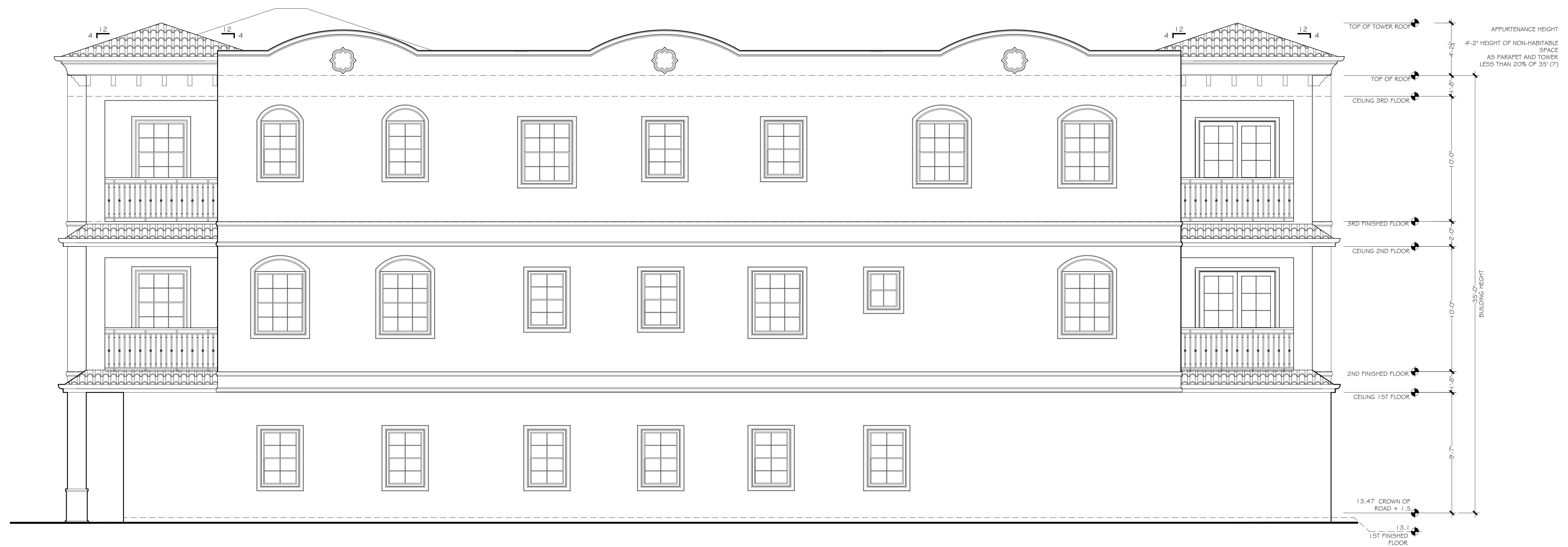


BRONZE / METAL LETTERS SIGNAGE



REAR WEST ELEVATION

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



NORTH SIDE ELEVATION

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

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A-5

COLOR PALETTE AND PERCENTAGE COVERAGE

- MAIN BODY, 75%
COLOR #1 SHERWIN-WILLIAMS 7064 PASSIVE
- SECONDARY BODY - ARCHES, 20%
COLOR #2 SHERWIN-WILLIAMS 9582 WHITE SAND
- ACCENT MOLDING BANDS, WINDOW AND DOORS TRIMS, 5%
COLOR #3 SHERWIN-WILLIAMS 7757 HIGH REFLECTIVE WHITE

COLORS MAY INCLUDE PASTELS AND LIGHT EARTH TONES WITH ALLOWANCE FOR DARKER OR VIBRANT COLORS TO BE USED AS DECORATIVE TRIM OR ACCENTS. CHOSEN COLORS ARE VERY SIMILAR TO THE PRE-APPROVED PALETTE.
PER CHAPTER 87 SECTION 7.10.4.2



FRONT EAST ELEVATION



SOUTH SIDE ELEVATION

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SHEET

A-5.1

COLOR PALETTE AND PERCENTAGE COVERAGE

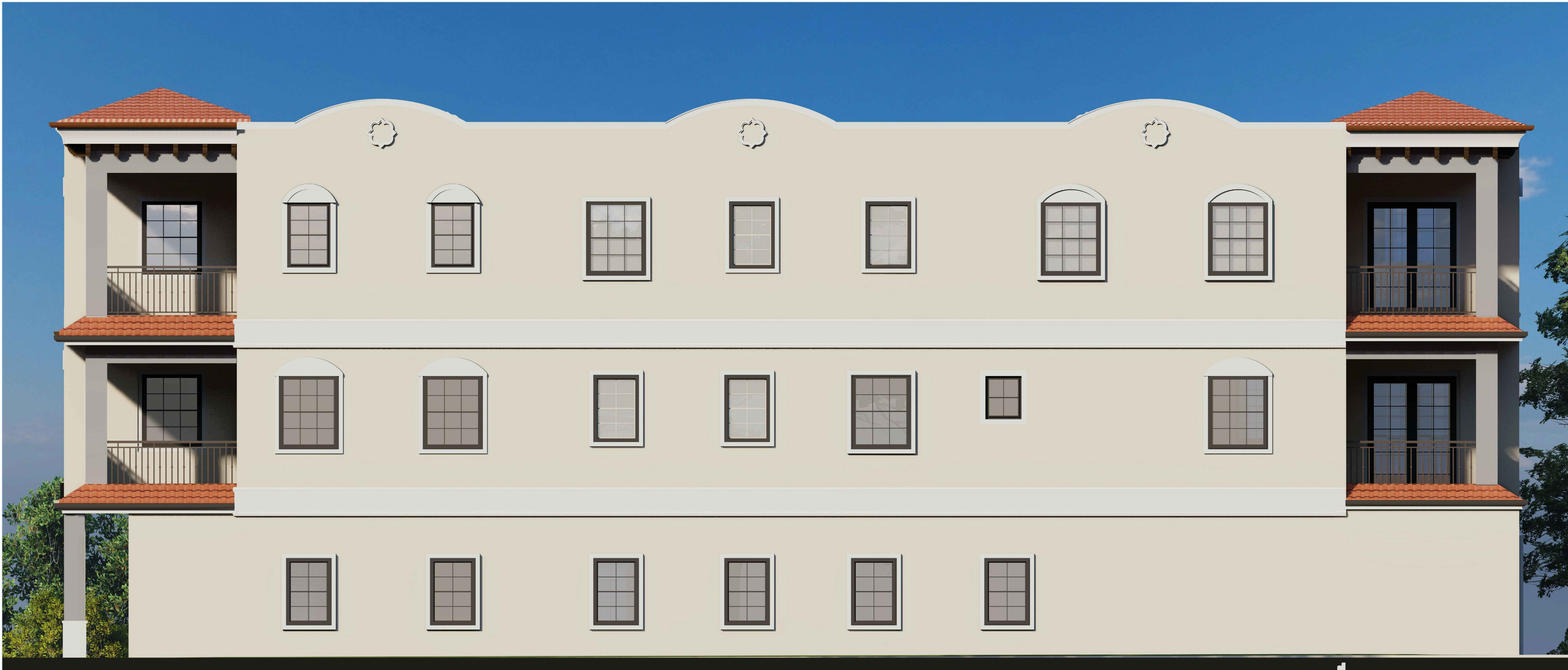
- MAIN BODY, 75%
COLOR #1 SHERWIN-WILLIAMS 7064 PASSIVE
- SECONDARY BODY - ARCHES, 20%
COLOR #2 SHERWIN-WILLIAMS 9582 WHITE SAND
- ACCENT MOLDING BANDS, WINDOW AND DOORS TRIMS, 5%
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PER CHAPTER 87 SECTION 7.10.4.2



REAR WEST ELEVATION



NORTH SIDE ELEVATION

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PROJECT: NEW MULTI USE BUILDING
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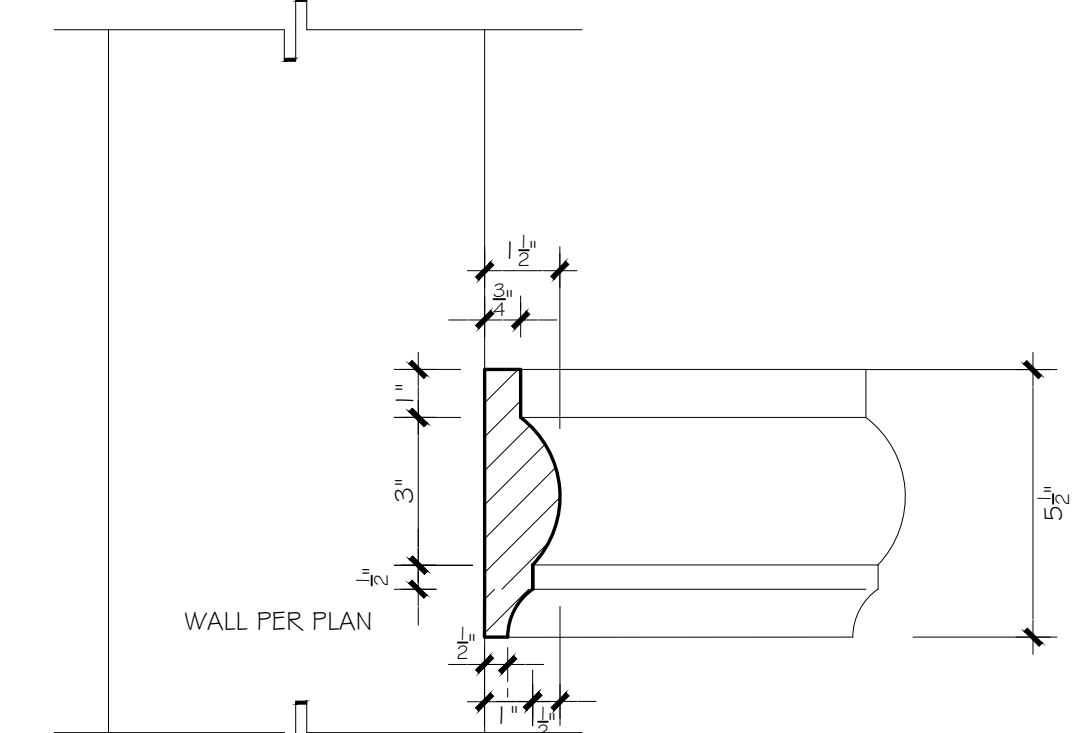
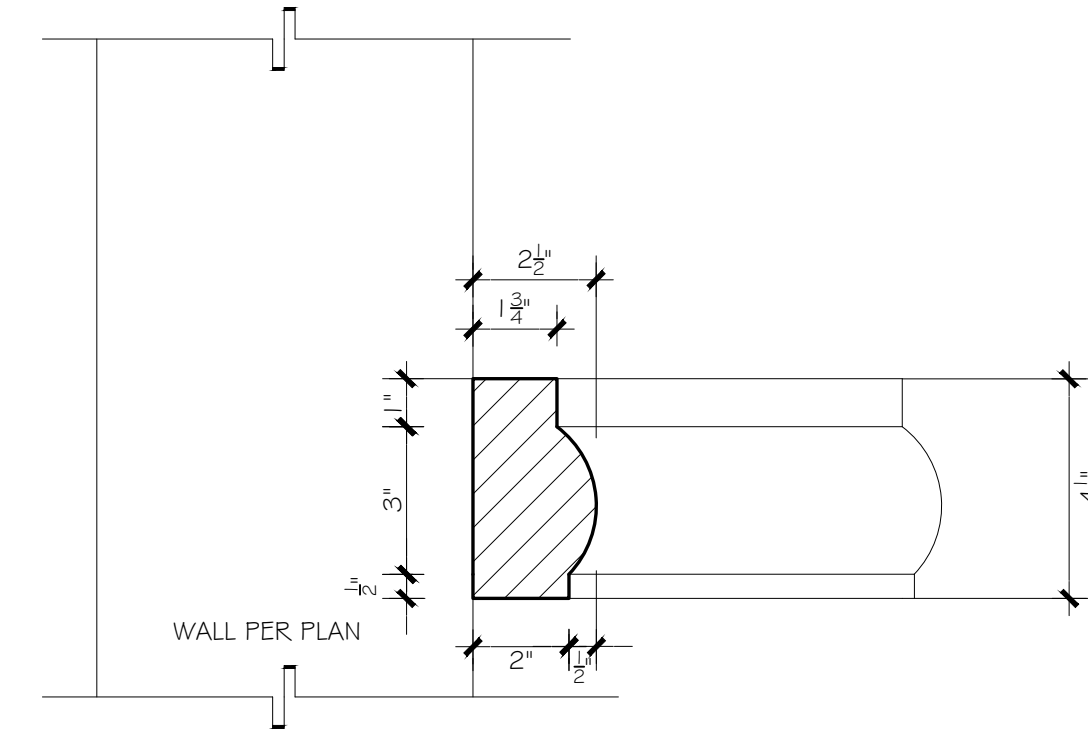
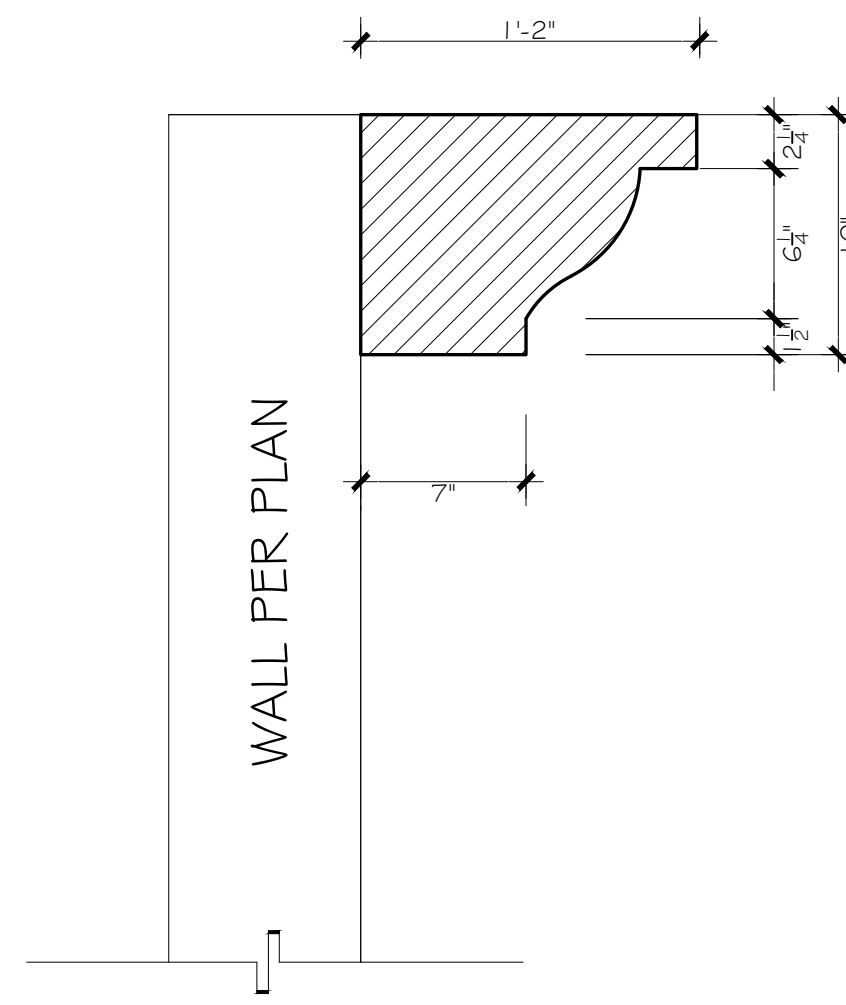
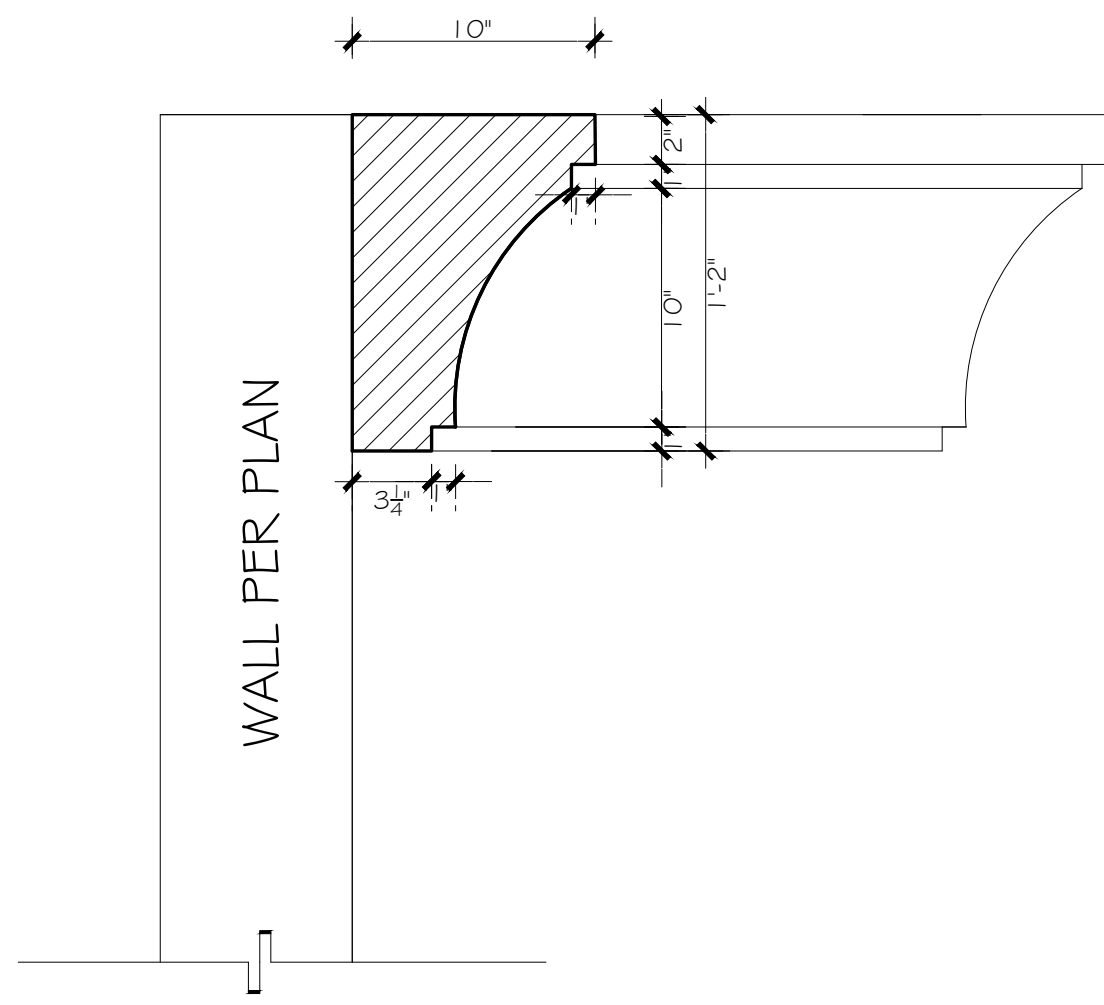
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A-5.2

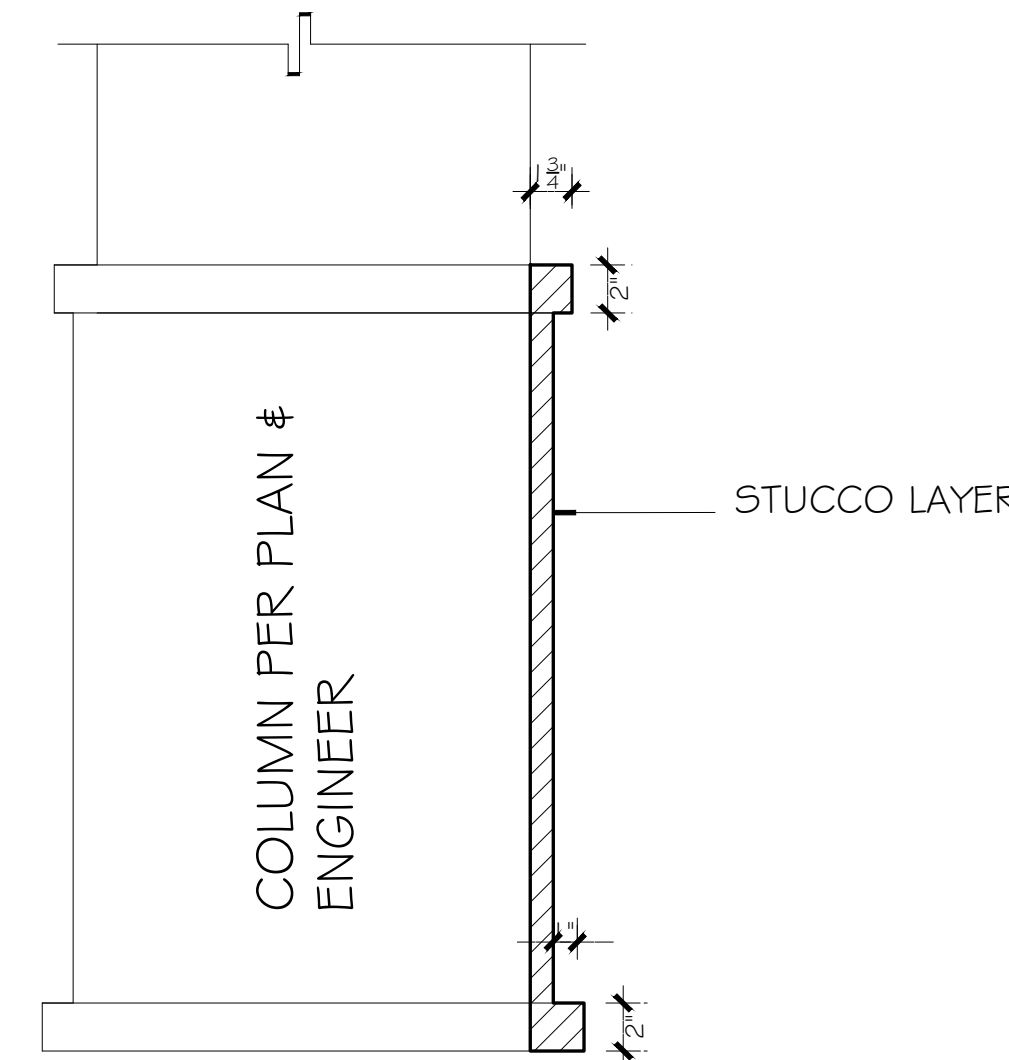


3 4" STUCCO MOLDING TRIM
SCALE : 3" = 1'-0"

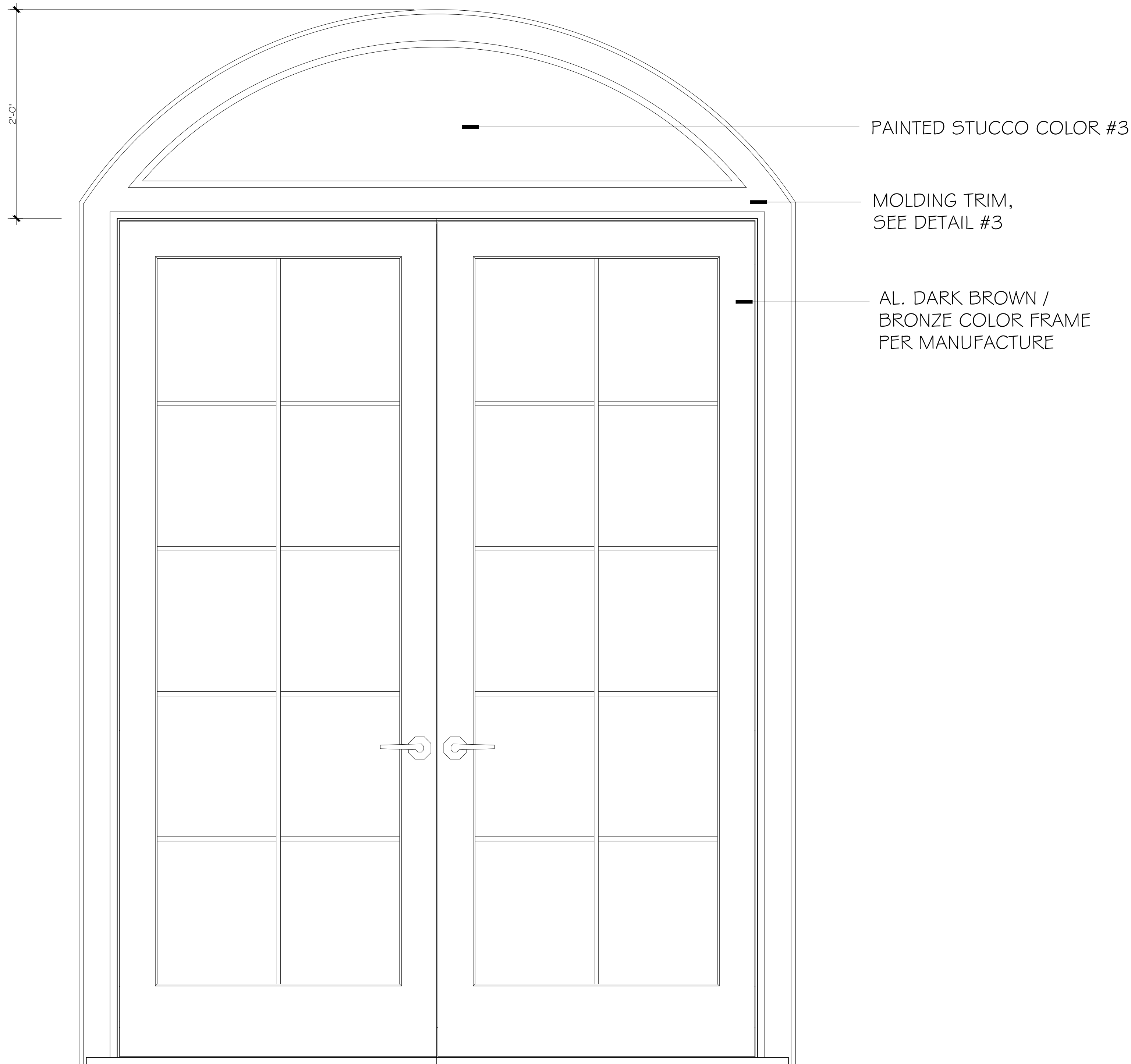
4 STUCCO MOLDING TRIM

1 ROOF EAVE MOLDING DETAIL
PRECAST
FOAM MOLDING
SCALE : 1 1/2" = 1'-0"

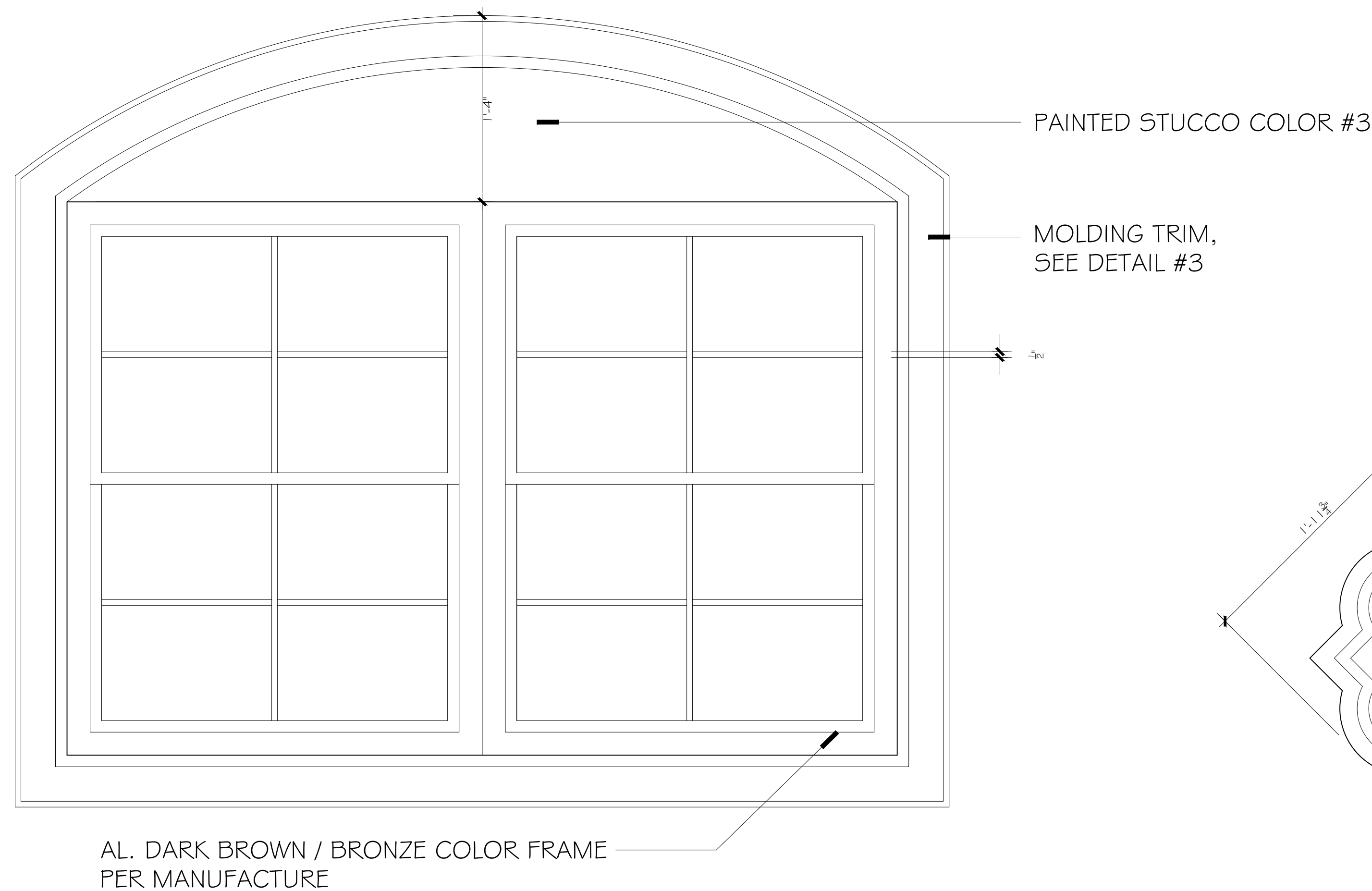
2 CORBEL DETAIL
SCALE : 1 1/2" = 1'-0"



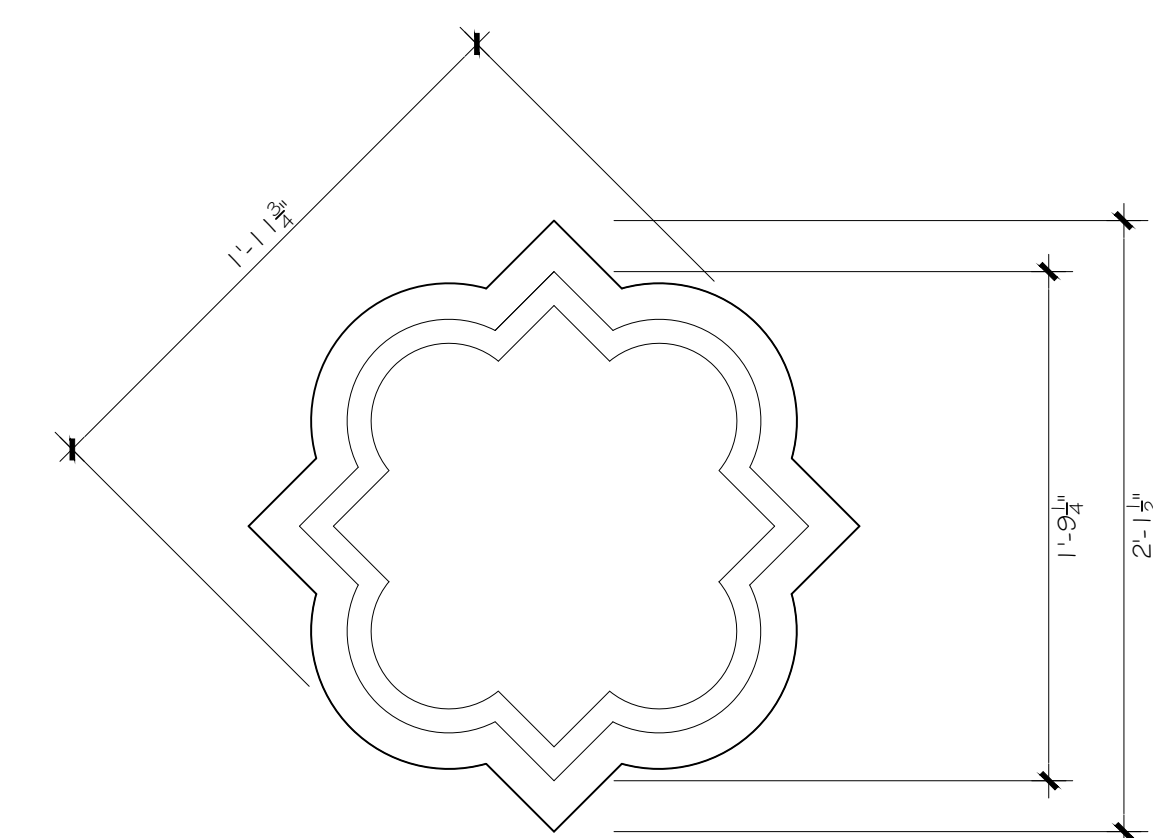
5 COLUMN BASE TRIM DETAIL
SCALE : 1 1/2" = 1'-0"



6 FRENCH DOOR DETAIL
ALL GLAZING SHALL BE CLEAR OR
LIGHTLY TINTED NEUTRAL GRAY CONSISTENT WITH VHP
SCALE : 1 1/2" = 1'-0"



7 WINDOW DETAIL
ALL GLAZING SHALL BE CLEAR OR
LIGHTLY TINTED NEUTRAL GRAY CONSISTENT WITH VHP
SCALE : 1 1/2" = 1'-0"



8 QUATREFOIL DETAIL
PRECAST
FOAM MOLDING
SCALE : 1 1/2" = 1'-0"

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SHT TITLE: ARCHITECTURAL DETAILS

PROJECT:

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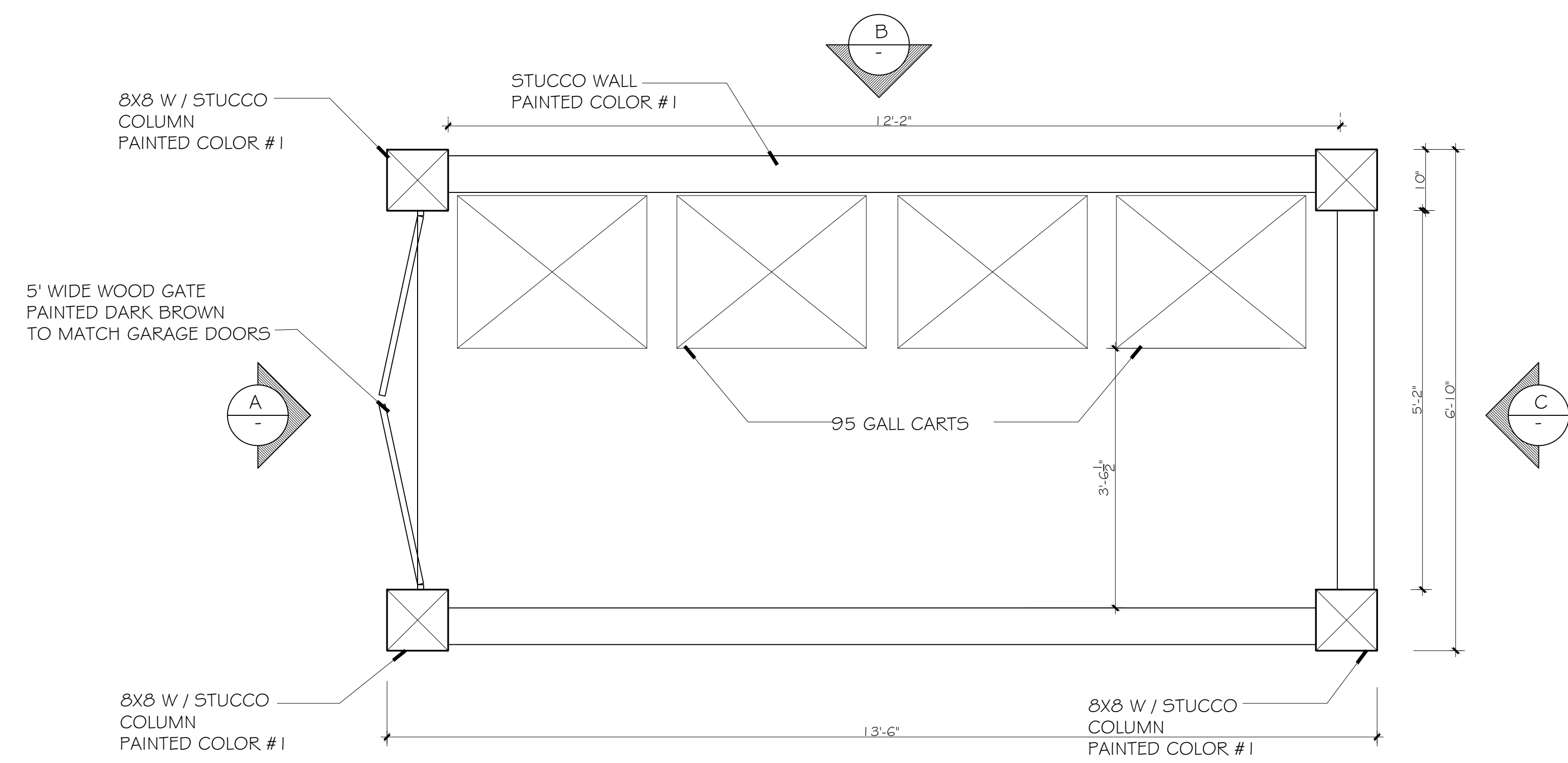
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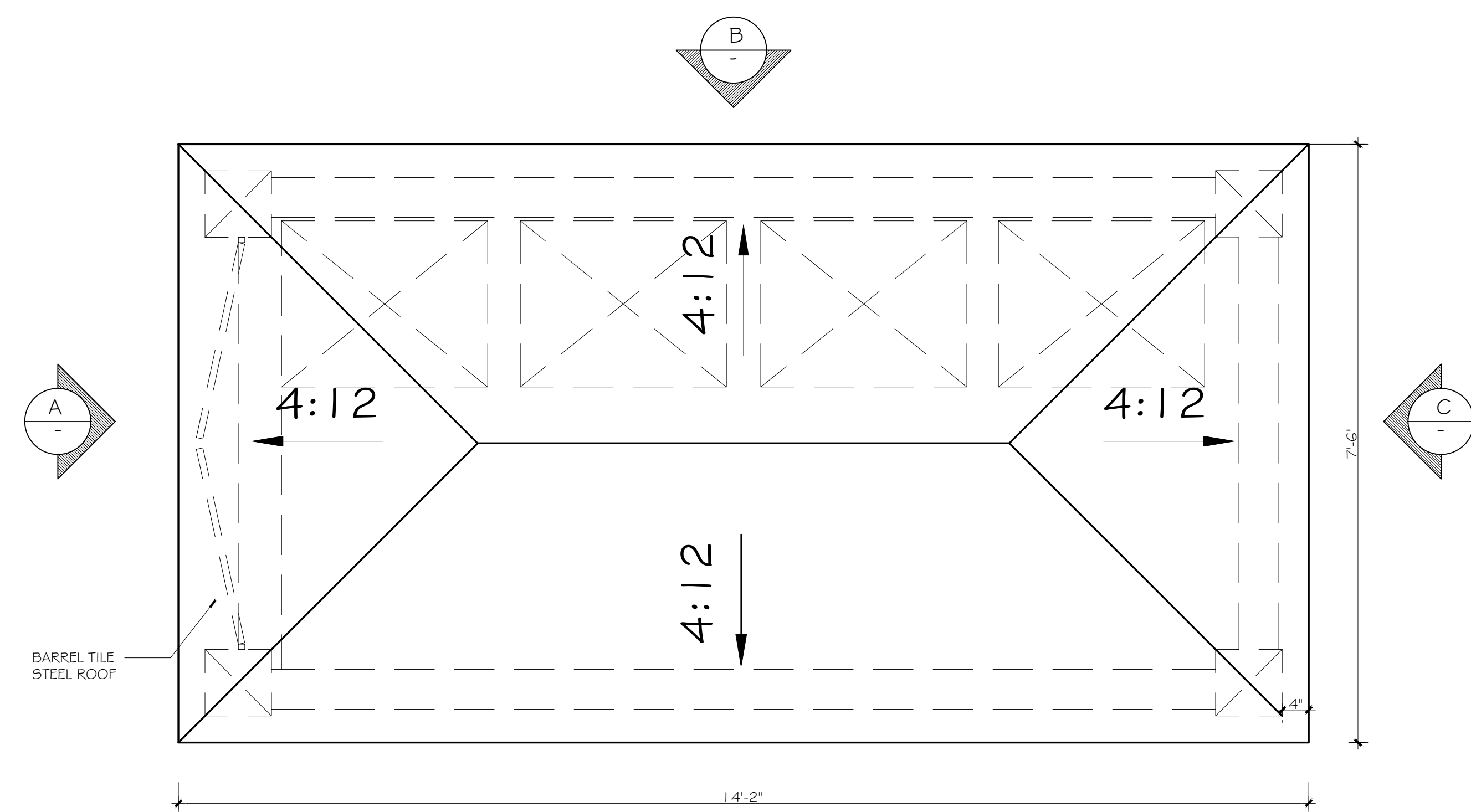
A-6.2



SOLID WASTE ENCLOSURE 6' H PLAN

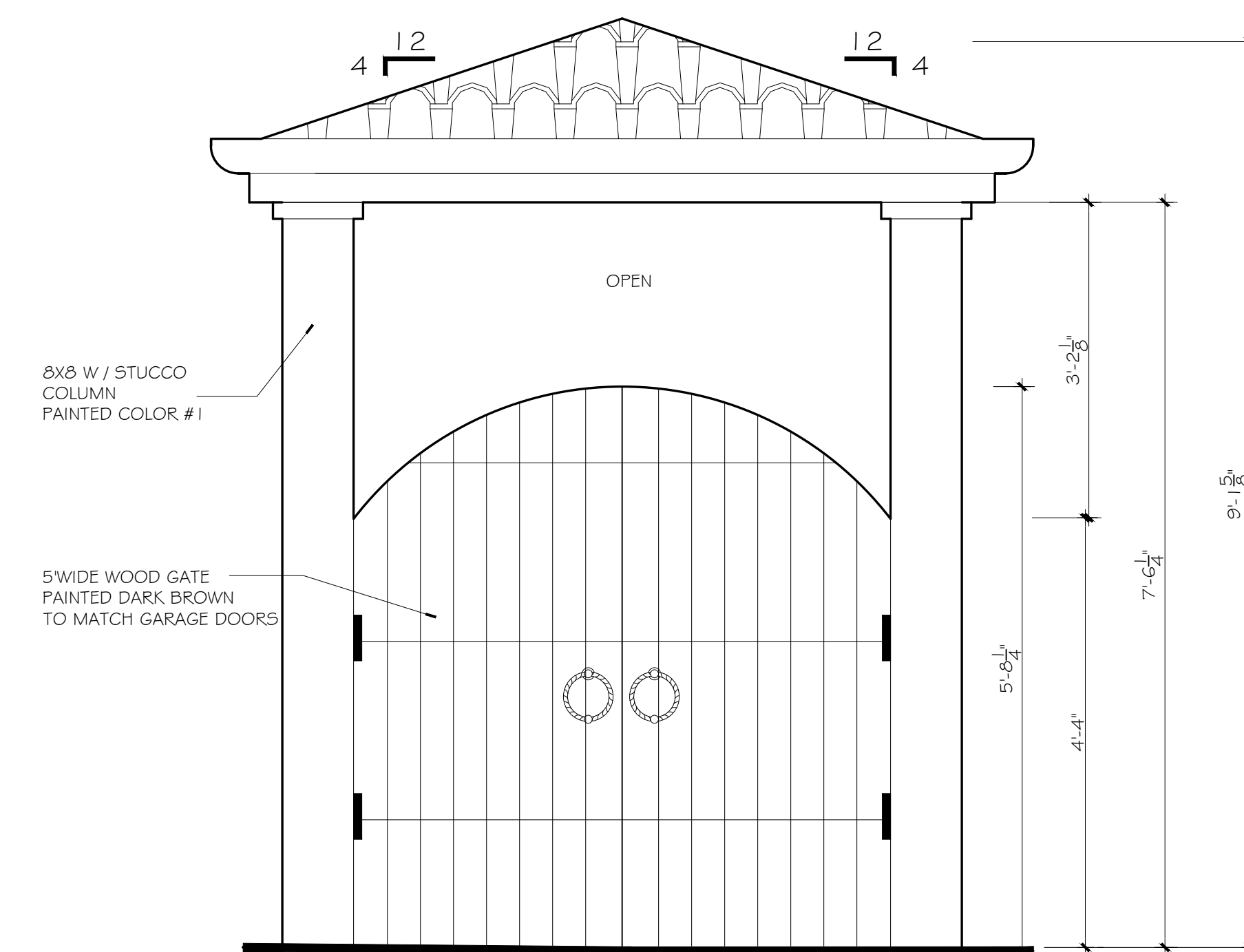
FOR 95 GALL CARTS (PROFESSIONAL OFFICES)
ROLL OUT CART CURBSIDE
AT THE COLLECTION DAY

SCALE :3/4" = 1'-0"



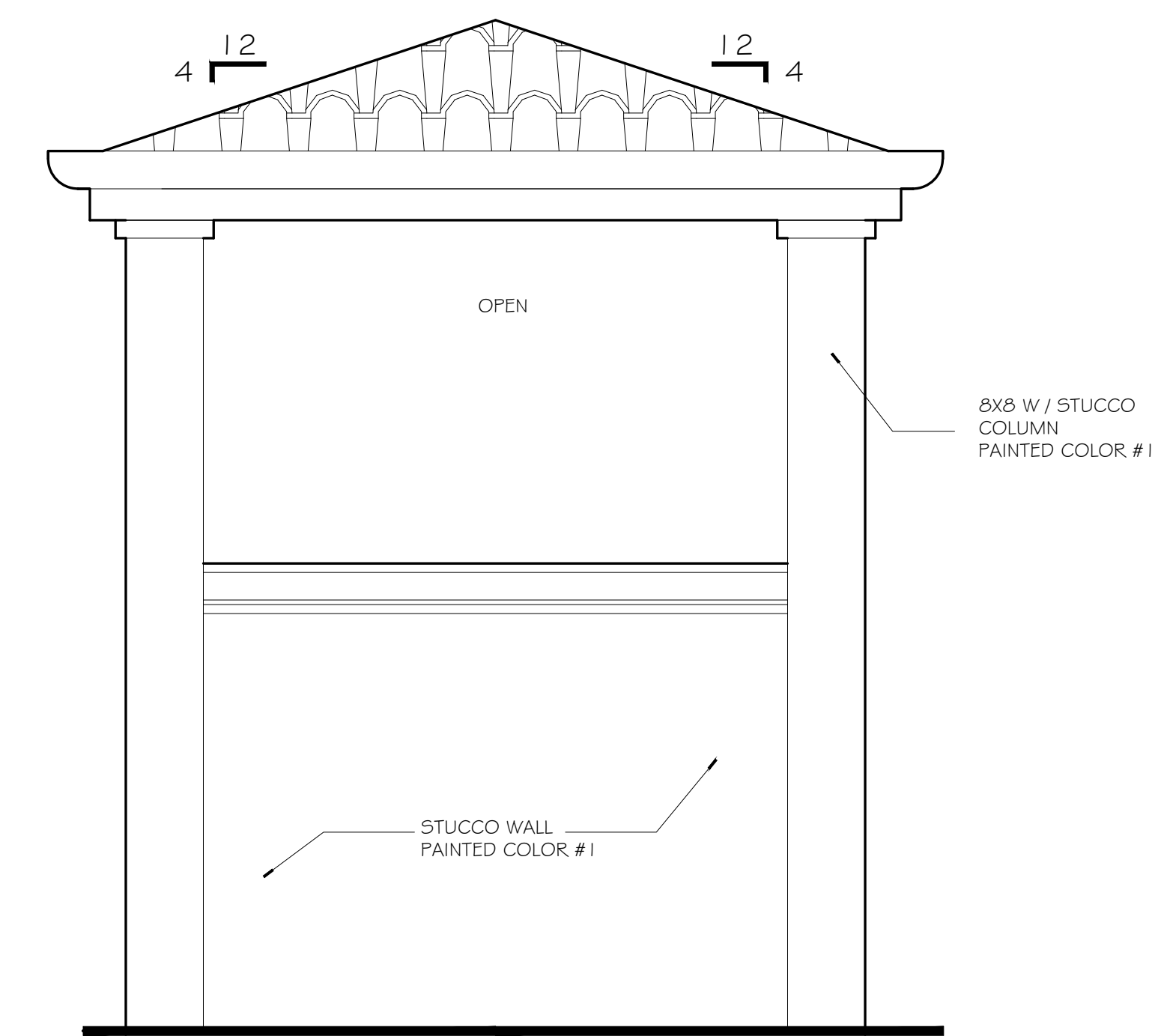
SOLID WASTE ENCLOSURE ROOF

SCALE :3/4" = 1'-0"



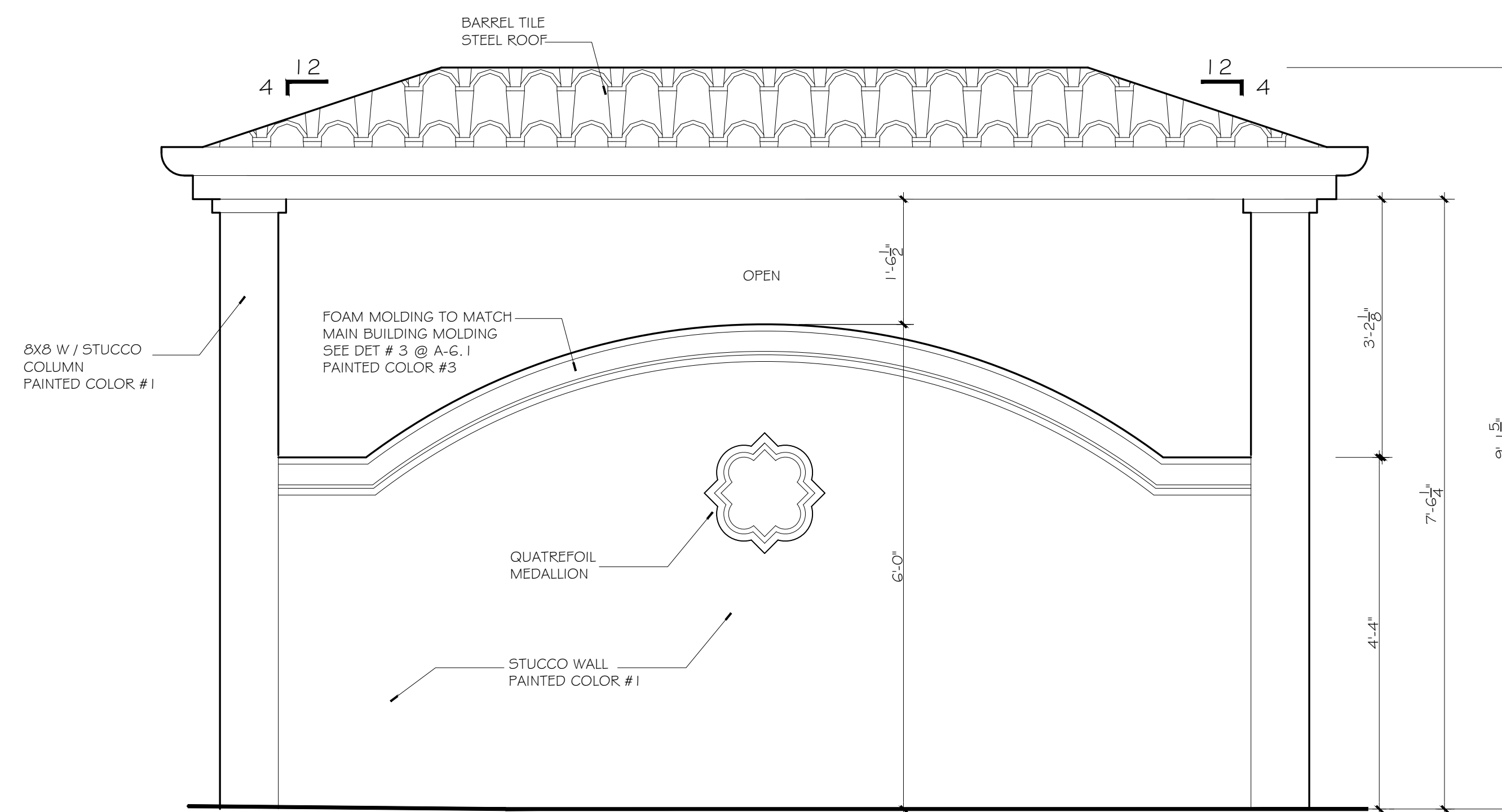
SOLID WASTE ENCLOSURE ELEVATION A

SCALE :3/4" = 1'-0"



SOLID WASTE ENCLOSURE ELEVATION C

SCALE :3/4" = 1'-0"



SOLID WASTE ENCLOSURE ELEVATION B

SCALE :3/4" = 1'-0"

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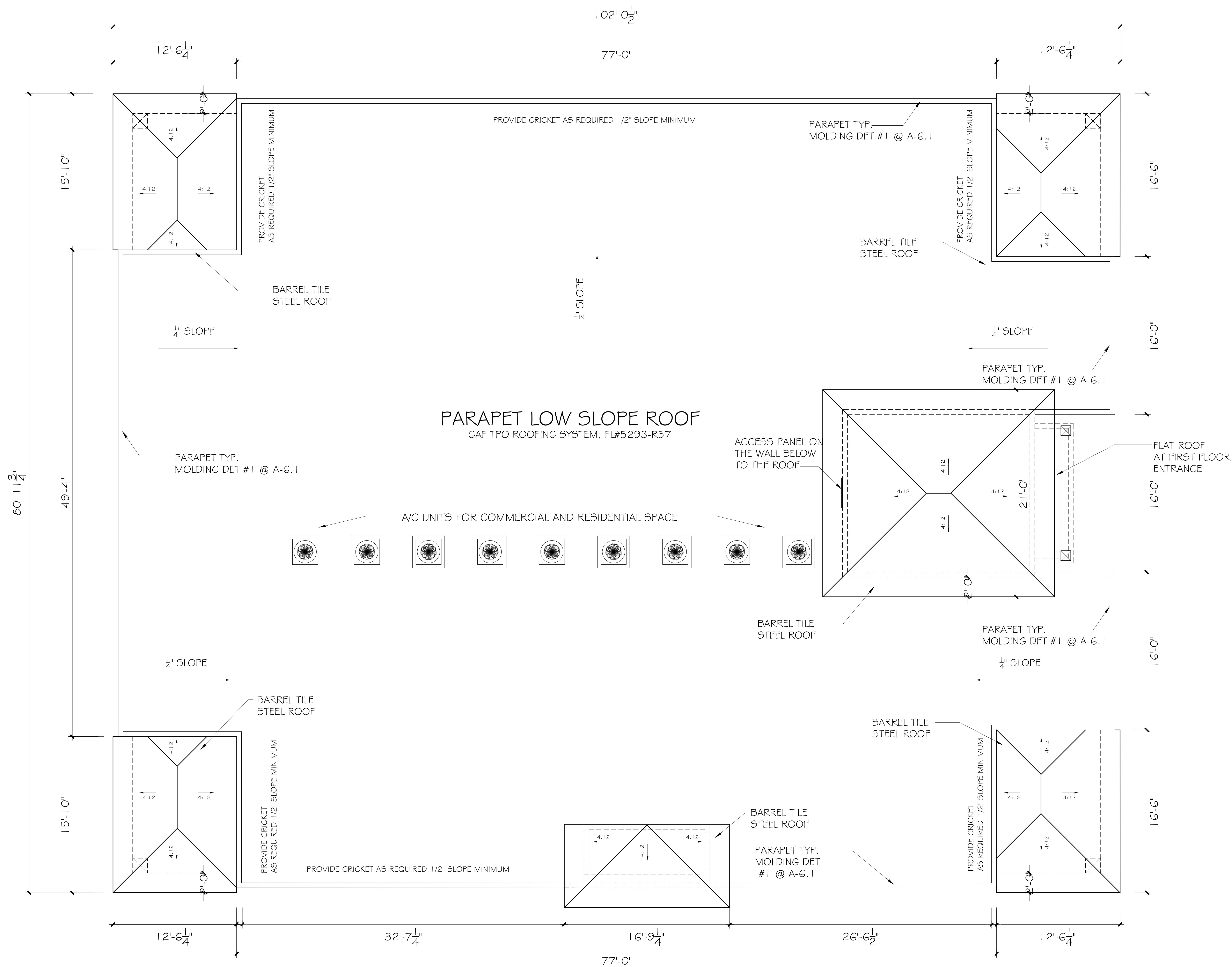
SHT TITLE: ARCHITECTURAL DETAILS / SOLID WASTE ENCLOSURE

PROJECT:

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A-6.3



ROOF PLAN

NOTE: MECHANICAL EQUIPMENT SUCH AS AC UNITS IS SCREENED BY ROOF PARAPET WALL AND ARE NOT VISIBLE OUTSIDE.
WATER HEATER ARE LOCATED IN THE UTILITY ROOM AT THE 1ST FLOOR AND AT THE LAUNDRY ROOM 2ND AND 3RD FLOORS.

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

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SHT TITLE: CONCEPT 3D VISUALIZATION RENDERINGS

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