



Front Elevation (North)
 1/4" SC

ARCHITECTURAL STANDARDS - PER LDR 4.4.13.F(1-10)

LDR 4.4.13.F.2: FACADE COMPOSITION
 REFER TO FACADE ARTICULATION PROPORTIONS & TRI-PARTITE COMPOSITION DIAGRAMS ON SHEETS A7 & A8 FOR COMPLIANCE OF FACADE DESIGN/COMPOSITION REQUIREMENTS. ALL FACADES UTILIZE CONSISTENT BUILDING MATERIALS, ARTICULATION AND FENESTRATION PATTERNS TO ESTABLISH AN ATTRACTIVE FACADE SCREENING. LOCATION OF COURTYARDS, DOORS, WINDOWS, STONE VENEER PLASTERS, PLANTERS, STUCCO BANDS AND OVERHANGS PROVIDE ARTICULATION TO AVOID ANY LARGE BLANK WALLS. THE CHANGES IN HEIGHTS AT THE ROOF LINES, THE PROTRUDING OVERHANGS, THE STONE VENEER AND THE HORIZONTAL LINED PATTERN WITH WARM BROWN COLOR OF THE FIBER CEMENT WALL CLADDING MATERIAL ON THE SIDES, FRONT AND BACK FACADES, PROVIDE THE DESIRED FACADE ARTICULATION

LDR 4.4.13.F.3: BUILDING ARCHITECTURAL STYLE:
 MASONRY MODERN

LDR 4.4.13.F.4: WALLS:
 THE PROPOSED BUILDING FACADE WALLS INCLUDE MATERIALS APPROPRIATE TO THE ARCHITECTURAL STYLE AND ARE CONSISTENT ON ALL SIDES OF THE BUILDING. BLANK WALLS ARE NOT PRESENT, AS REQUIRED SINCE SETBACKS, PROJECTIONS, INDENTATIONS, GREEN WALLS AND CHANGES IN MATERIALS ARE USED THROUGHOUT TO BREAK UP ALL FACADES.

LDR 4.4.13.F.5: OPENINGS:
 GLASS DOORS AND WINDOWS ARE PROVIDED ON ALL FACADES FACING THE STREETS AND OVERHEAD GARAGE DOORS ARE PLACED FACING THE REAR OF THE BUILDING, NOT FACING A RESIDENTIALLY ZONED PROPERTY.

LDR 4.4.13.F.6: ROOFS:
 THE PROPOSED BUILDING'S ROOF TYPE AND ROOFING MATERIALS ARE CONSISTENT WITH ARCHITECTURAL STYLE OF THE BUILDING. FLAT ROOFS AND ROOF MOUNTED EQUIPMENT ARE SCREENED FROM ADJACENT PROPERTIES AND STREETS WITH MASONRY MODERN TYPE PARAPETS.

LDR 4.4.13.F.7: ELEMENTS:
 THE PROPOSED BUILDING FACADE INCLUDES COURTYARDS, PLANTERS, STOOPS, STEPS, RAILINGS AND PROTRUDING OVERHANGS ON THE GROUND FLOOR. ONE BASE COLOR AND 2 TRIM COLORS ARE USED. MECHANICAL EQUIPMENT HAS BEEN DESIGNED TO BE INTEGRAL PARTS OF THE OVERALL BUILDING DESIGN, PROVIDING A GRACEFUL SILHOUETTE, AS REQUIRED.

LDR 4.4.13.F.8: PARKING GARAGES: NOT APPLICABLE

LDR 4.4.13.F.9: REDUCTION OF URBAN HEAT ISLANDS:
 ROOF MATERIAL IS ENERGY STAR ROOF-COMPLIANT, HIGH REFLECTANCE AND HIGH EMISSIVITY ROOFING (INITIAL REFLECTANCE OF AT LEAST 0.65 AND 3-YEAR AGED REFLECTANCE OF AT LEAST 0.5 WHEN TESTED IN ACCORDANCE WITH ASTM E903 AND EMISSIVITY OF AT LEAST 0.9 WHEN TESTED IN ACCORDANCE WITH ASTM 4080)

LDR 4.4.13.F.10: GREEN BUILDING PRACTICES:
 SEE SHEET A3 FOR LIST OF SUSTAINABLE DESIGN FEATURES INCLUDED IN PROJECT

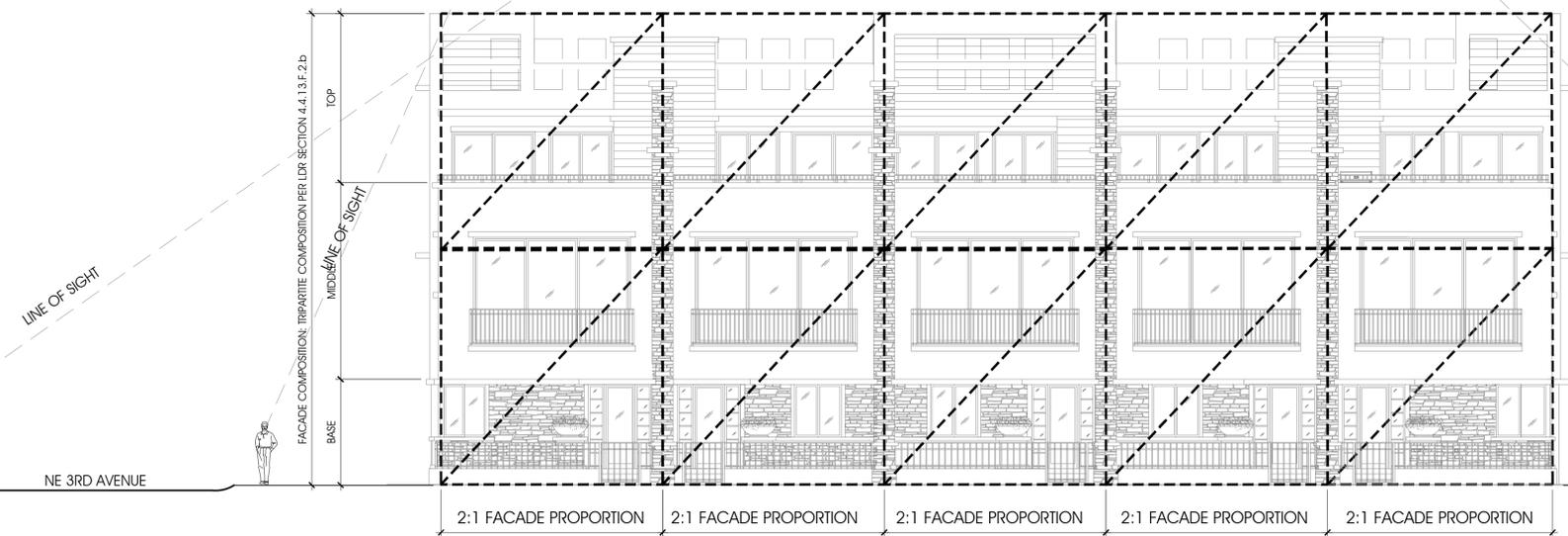
PAINT COLOR LEGEND

C-1	Color 1/ Base (Stucco)
	Benjamin Moore OC-66 Snow White
C-2	Color 2/ Accent (Trim)
	Benjamin Moore OC-66 Snow White
C-3	Color 3/ Accent (Railing)
	Benjamin Moore 2125-30 Gray Shower Powder coated

FINISH NOTES

- 1 (2) coat 5/8" thick stucco (sand fin.)
- 2 6" high eyebrow with stucco finish
- 3 Standing seam metal roof (Galvalume Finish)
- 4 6" H x 4" raised stucco band (hard coat over high density) "Stone-Cast" molding
- 5 Hurricane Impact rated window/door system with mill finish and tinted (grey) glass
- 6 Decorative aluminum rail /safetyguard 42" A.F.F. w type 1 handrail per 1012 / 1618 FBC
- 7 12" H x 2" raised stucco HDR
- 8 Living Green wall cable trellis system by Jakob or equal
- 9 Decorative aluminum fence
- 10 42" wide x 48" high Decorative Alum. gate with self latching/locking per CH. 45 FBC
- 11 4"H x 2" raised stucco sill or band
- 12 3" x 3" painted metal drip over 1" x 3" P.T. drip on 2" x 8" painted fascia
- 13 Nichiha Vintage Wood fiber cement wall cladding, AWP 3030 Color: Cedar
- 14 Culture Stone veneer on CMU, Pro-Fit ledgestone by Boral, color Platinum
- 15 18" x 8" impact-rated metal garage door
- 16 8" x 8" Scupper
- 17 Rooftop equipment (air conditioning)

Issued
 :Permit Set
 2/8/18:SPRAB Submittal
 9/24/18:SPRAB Comm.
 11/15/18:SPRAB Comm.
 2/18/19:SPRAB Comm.

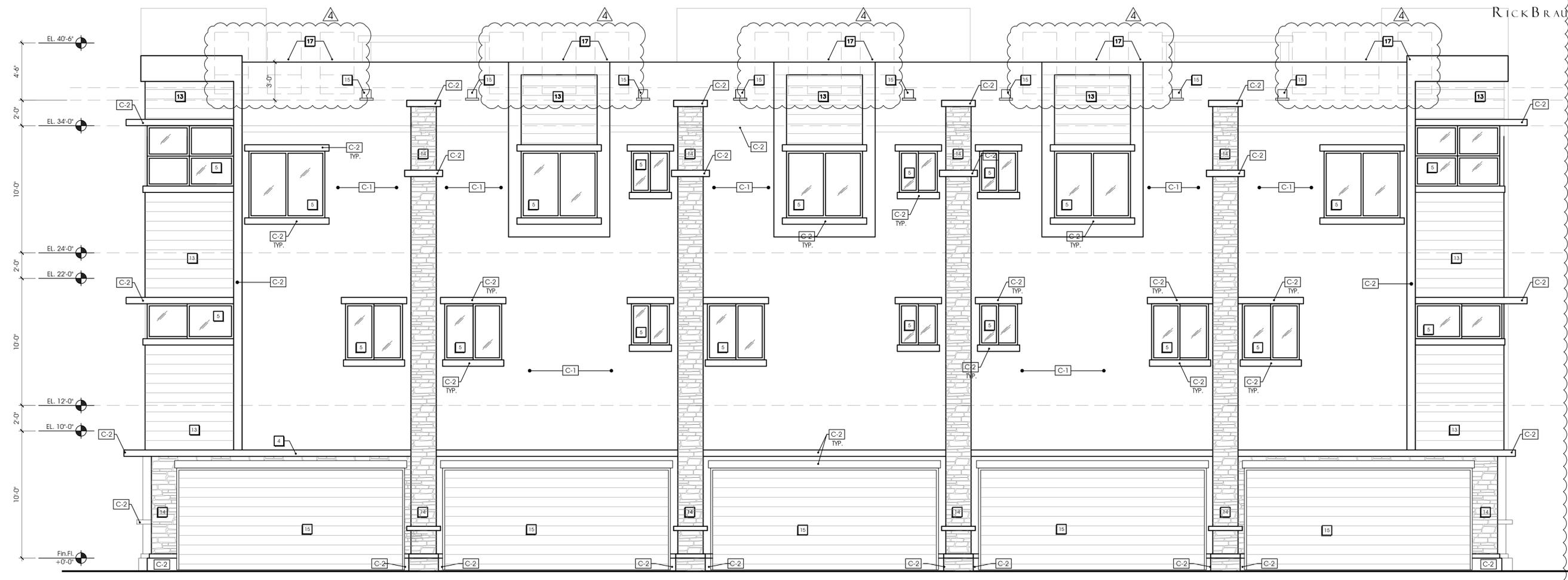


Front Elevation - Facade Articulation Proportions & Tri-partite Composition Diagram
 1/8" SC

Proposed Front Elevation
 1/4" Sc

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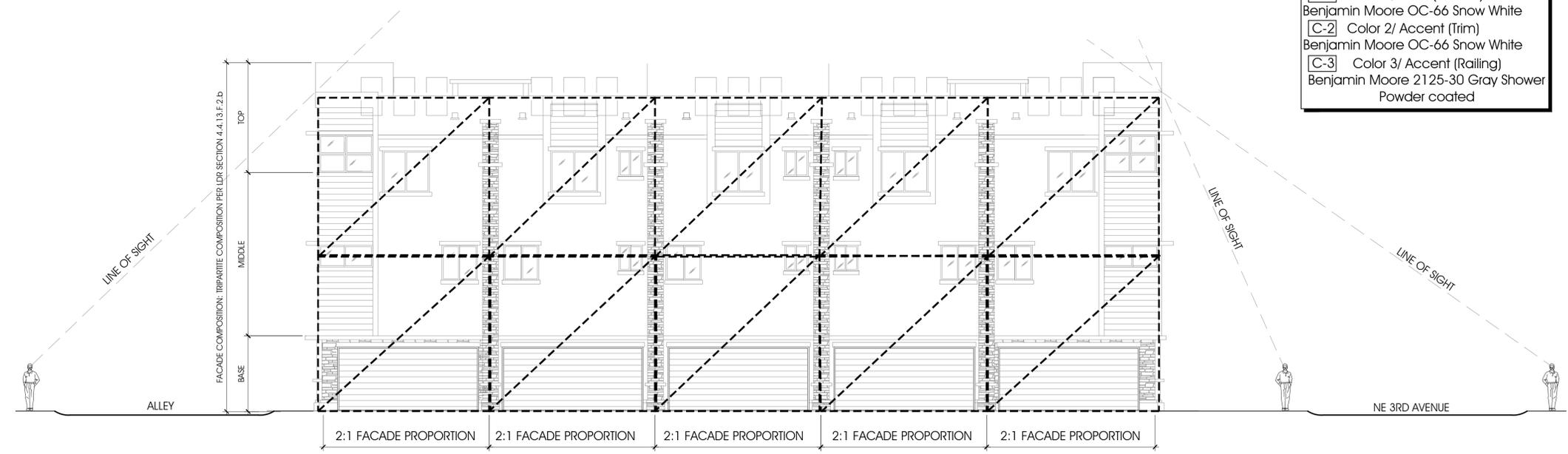


Rear Elevation (South) 1/4" SC

PAINT COLOR LEGEND	
[C-1]	Color 1/ Base (Stucco) Benjamin Moore OC-66 Snow White
[C-2]	Color 2/ Accent (Trim) Benjamin Moore OC-66 Snow White
[C-3]	Color 3/ Accent (Railing) Benjamin Moore 2125-30 Gray Shower Powder coated

FINISH NOTES

- 1 (2) coat 5/8" thick stucco (sand fin.)
- 2 6" high eyebrow with stucco finish
- 3 Standing seam metal roof (Galvalume Finish)
- 4 6" H x 4" raised stucco band (hard coat over high density "Stone-Cast" molding)
- 5 Hurricane impact rated window/door system with mill finish and tinted (grey) glass
- 6 Decorative aluminum rail/safeguard 42" A.F.F. w type 1 handrail per 1012 / 1618 FBC
- 7 12" H x 2" raised stucco HDR
- 8 Living Green wall cable trellis system by Jakob or equal
- 9 Decorative aluminum fence
- 10 42" wide x 48" high Decorative Alum. gate with self latching/locking per CH. 45 FBC
- 11 4" H x 2" raised stucco sill or band
- 12 3" x 3" painted metal drip over 1" x 3" P.T. drip on 2" x 8" painted fascia
- 13 Nichiha Vintage Wood fiber cement wall cladding, AWP 3030 Color: Cedar
- 14 Culture Stone veneer on CMU, Pro-Fit ledgestone by Boral, color Platinum
- 15 18' x 8' impact-rated metal garage door
- 16 8" x 8" Scupper
- 17 Rooftop equipment (air conditioning)



Rear Elevation - Facade Articulation Proportions & Tri-partite Composition Diagram 1/8" SC

Proposed Rear Elevation 1/4" Sc

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 3. NO MATERIALS OR SYSTEMS ARE TO BE FABRICATED UNLESS ALL DIMENSIONS HAVE BEEN VERIFIED BY CONTRACTOR BY SHOP DRAWINGS HAVE BEEN REVIEWED AND ACCEPTED BY THE ARCHITECT



Side Elevation (West)
 1/4" SC



- FINISH NOTES**
- 1 (2) coat 5/8" thick stucco (sand fin.)
 - 2 6" high eyebrow with stucco finish
 - 3 Standing seam metal roof (Galvalume Finish)
 - 4 6" H x 4" raised stucco band (hard coat over high density) "Stone-Cast" molding
 - 5 Hurricane impact rated window/door system with mill finish and tinted (grey) glass
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PAINT COLOR LEGEND

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	Benjamin Moore OC-66 Snow White
C-3	Color 3/ Accent (Railing)
	Benjamin Moore 2125-30 Gray Shower Powder coated

Proposed West Side Elevation
 1/4" Sc

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Side Elevation (East)
 1/4" SC

FINISH NOTES

- 1 (2) coat 5/8" thick stucco (sand fin.)
- 2 6" high eyebrow with stucco finish
- 3 Standing seam metal roof (Galvalume Finish)
- 4 6" H x 4" raised stucco band (hard coat over high density "Stone-Cast" molding)
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PAINT COLOR LEGEND	
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C-3	Color 3/ Accent (Railing) Benjamin Moore 2125-30 Gray Shower Powder coated

Proposed East Side Elevation
 1/4" Sc

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