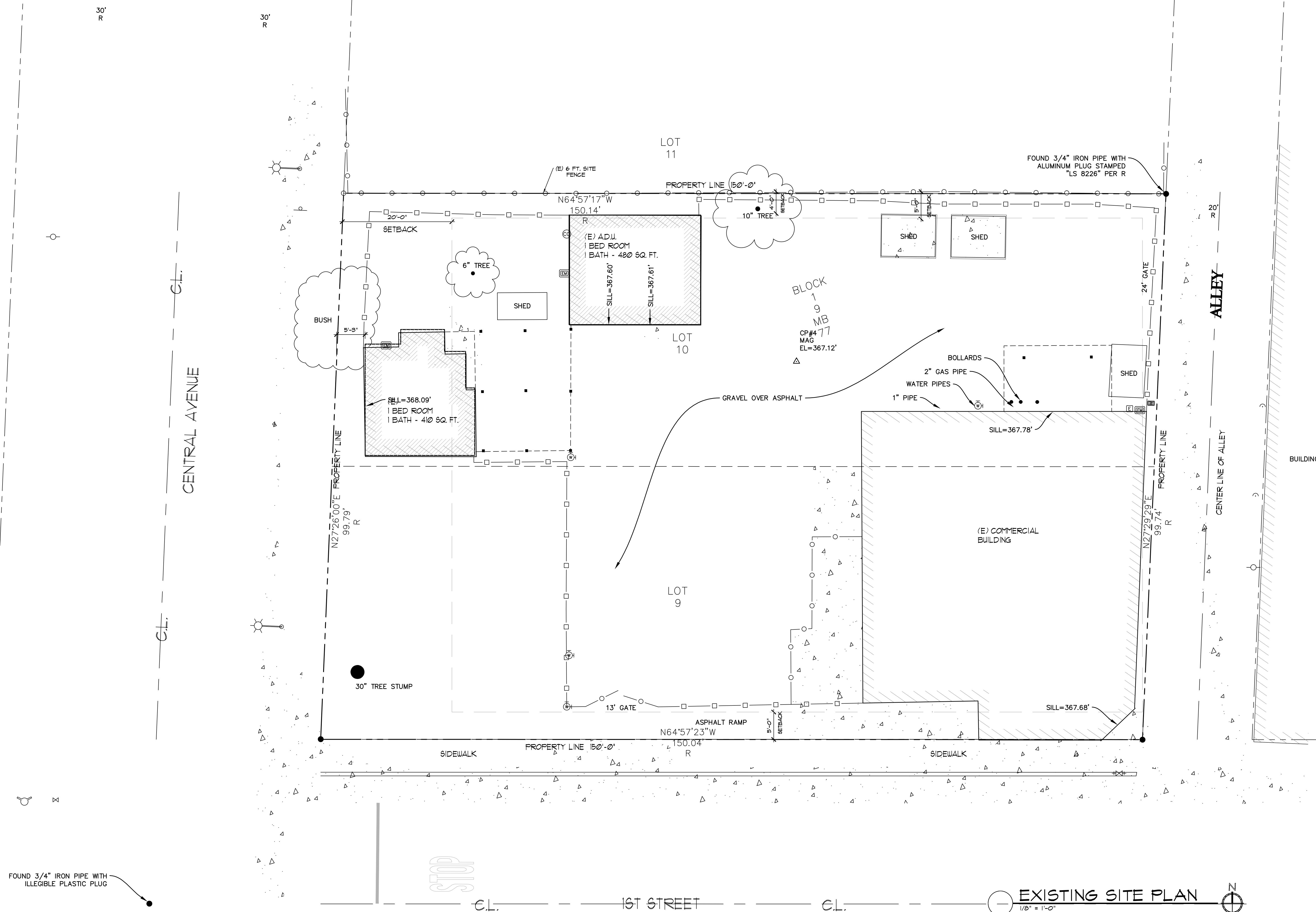




PHASE I SITE AREA STATISTICS:

UNIT A = 1346 SQ.FT. (ADDITION PROPOSED)
UNIT B = 480 SQ.FT. (EXISTING)

PHASE I SITE PARKING STATISTICS:

EXISTING ON SITE PARKING = 0
REQUIRED ON SITE PER MIXED USE OVERLAY OF RM-14 ZONING
REQUIRED FOR COMMERCIAL = OFFICE SPACE = 1 PER EVERY 300 SF.
REQUIRED FOR RESIDENTIAL = MULTIPLE WELLING UNITS = 1 SPACE PER UNIT

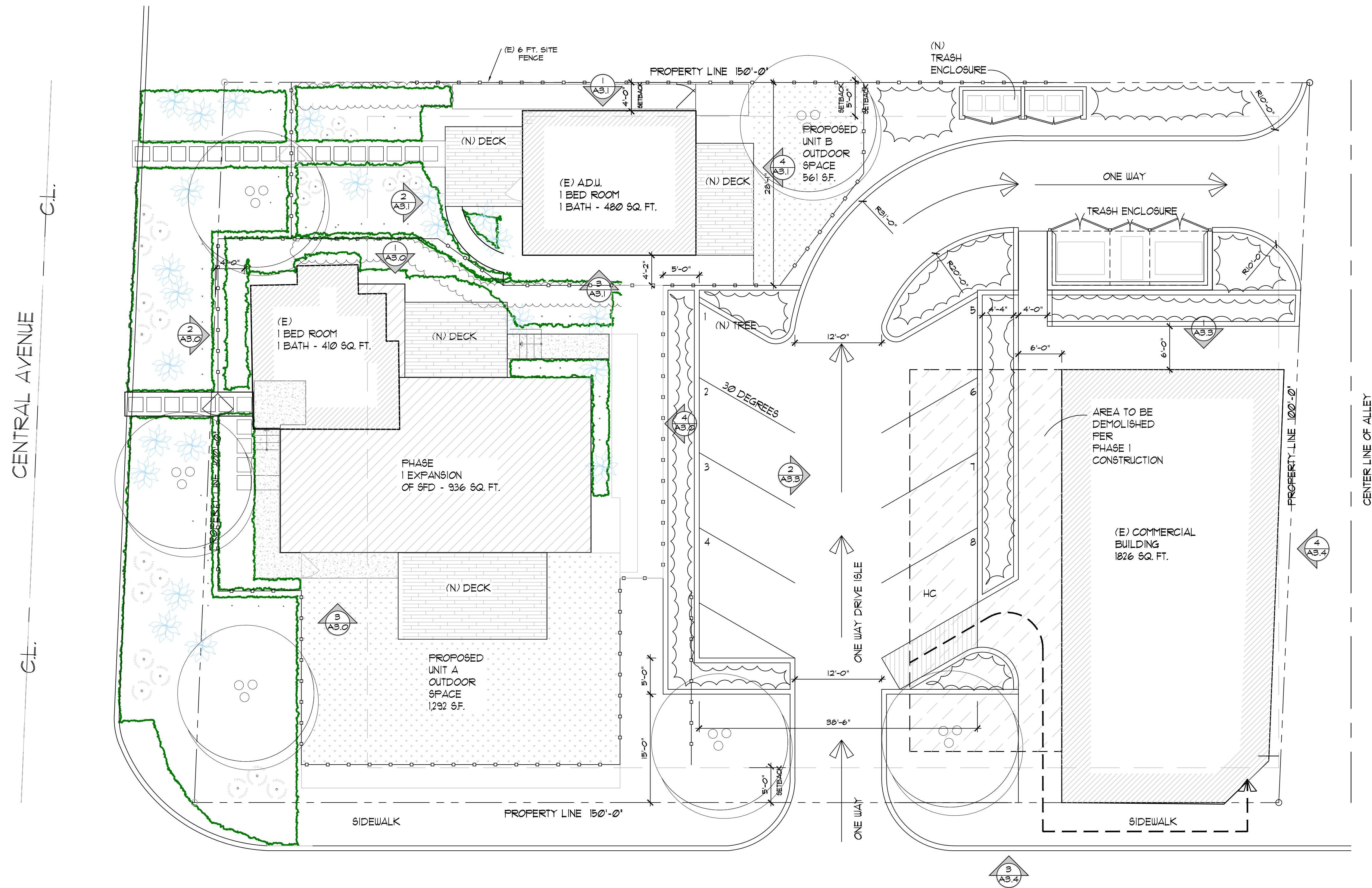
PHASE I COMMERCIAL SQ.FT. = 1826 / 300 = 6 REQUIRED SPACES
PHASE I RESIDENTIAL UNIT COUNT = 4 = 4 REQUIRED SPACES

25% REDUCTION IN PARKING DUE TO CITY PARKING LOT WITHIN 500 FT RADIUS
OF PROJECT LOCATION.

TOTAL PARKING REQUIRED = 10

10 SPACES - 3 (25%) = 7 TOTAL SPACES REQUIRED FOR PHASE I
SPACES PROVIDED = 9

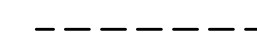
RESIDENTIAL TOTAL SQ.FT. = 1826 SQ.FT.
COMMERCIAL TOTAL SQ.FT. = 1826 SQ.FT.



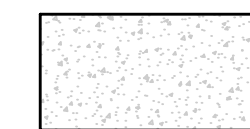
NEW RESIDENTIAL SQ. FT.



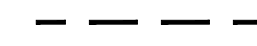
NEW COMMERCIAL & RESIDENTIAL OPEN SPACE SQ. FT.
(PERVIOUS PAVERS & NATIVE PLANTINGS PER LANDSCAPE
ARCHITECT



TO BE REMOVED

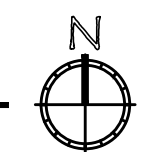


NEW IMPERVIOUS PAVERS / CONC. WALKWAYS



ADA PATH OF TRAVEL

PROPOSED SITE PLAN
1/8" = 1'-0"





VIEW OF ON SITE PARKING



VIEW FROM THE CORNER OF CENTRAL & 1ST ST.



VIEW FROM 1ST ST.



BIRDS EYE VIEW FROM 1ST STREET



VIEW FROM CENTRAL AVENUE



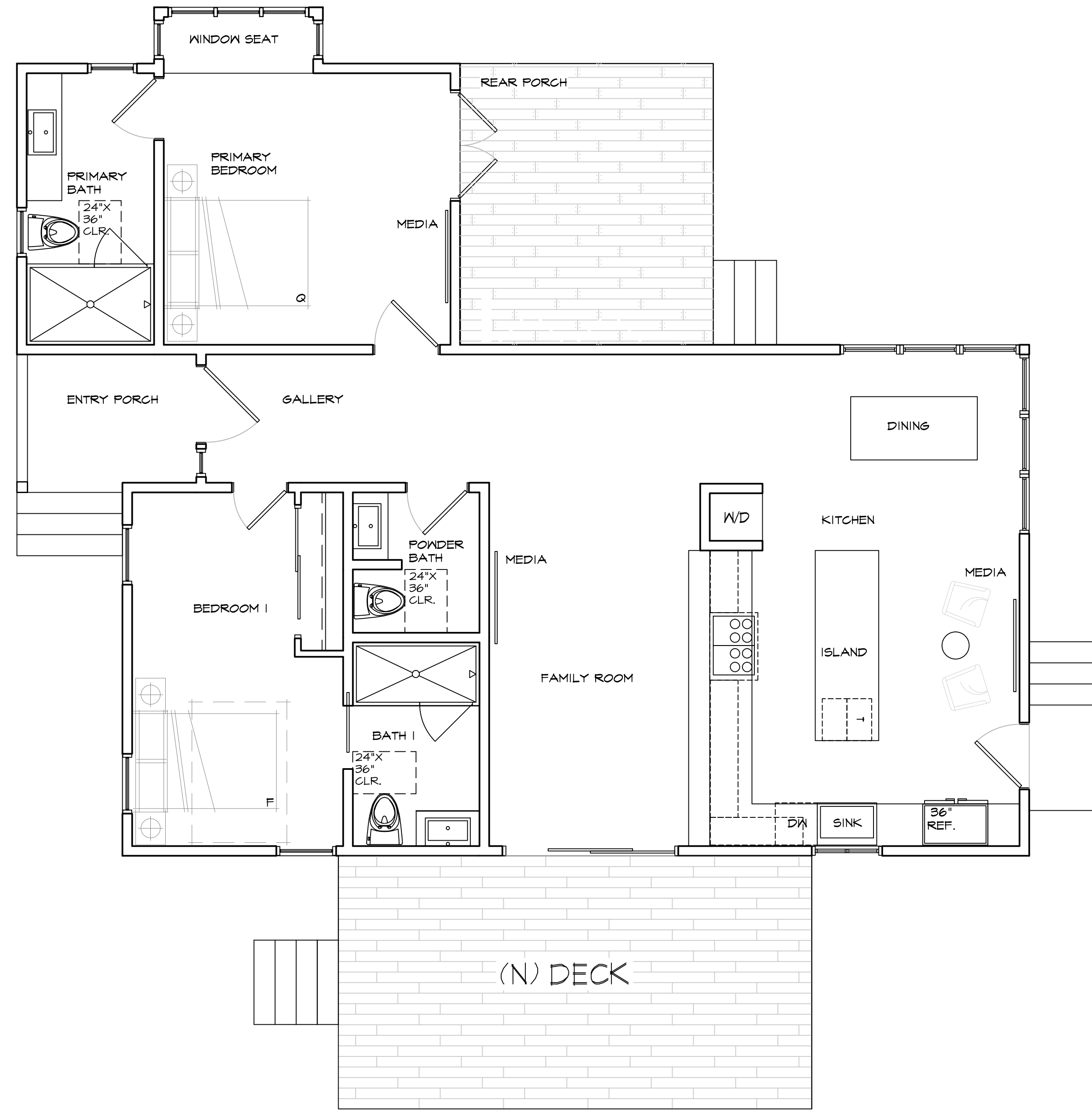
VIEW FROM THE CORNER OF 1ST ST. & ALLEY



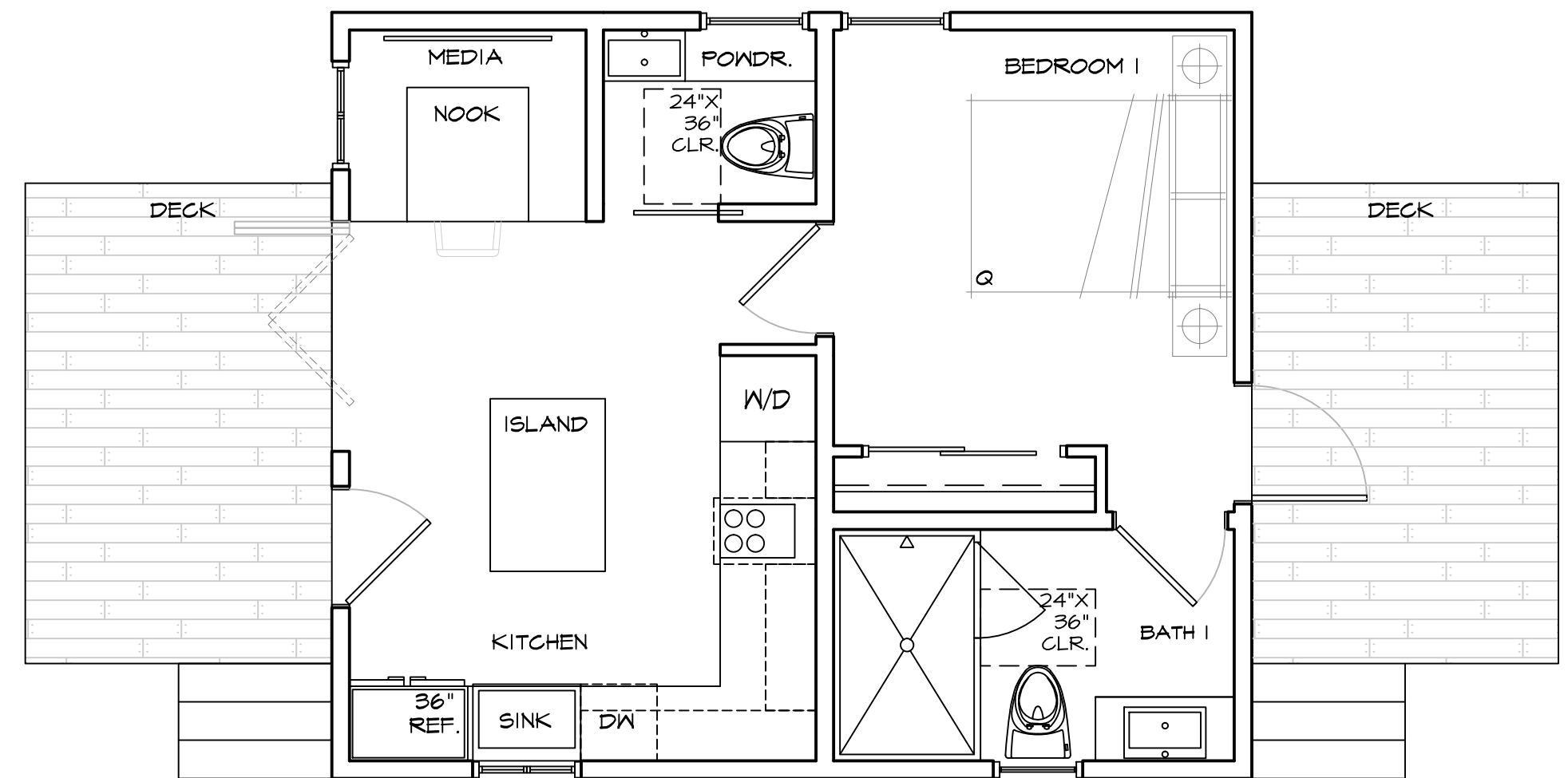
VIEW FROM NORTH WEST ALONG CENTRAL AVE.



BIRD'S EYE VIEW @CORNER OF CENTRAL
AVENUE & 1ST ST.

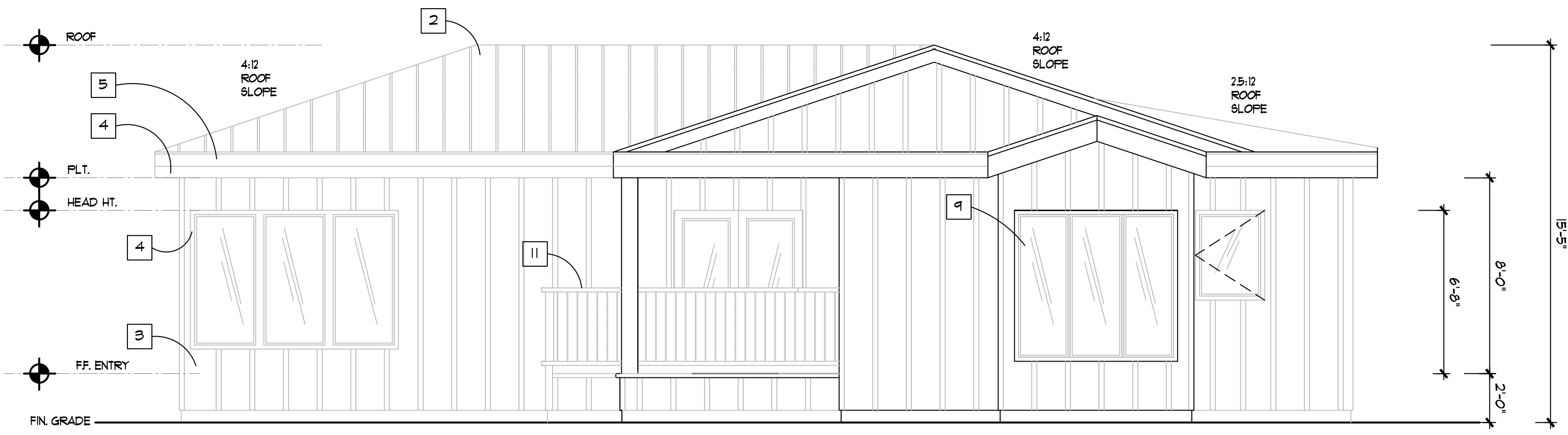


UNIT A FLOOR PLAN
SCALE: 1/4" = 1'-0"



UNIT B FLOOR PLAN
1/4" = 1'-0"

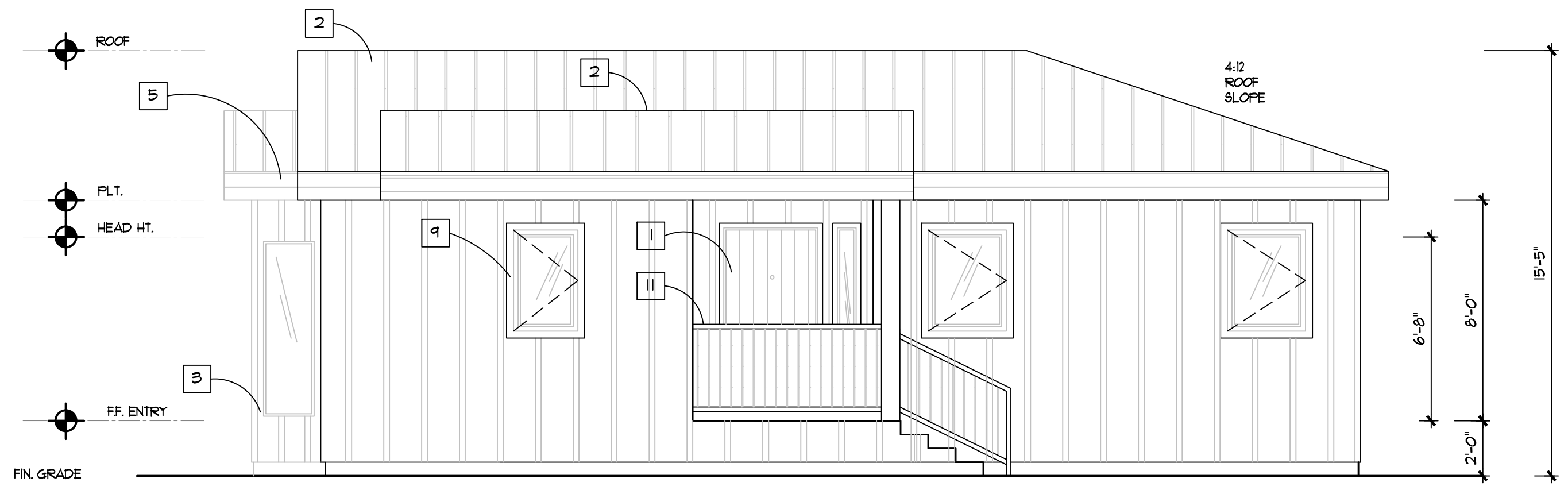




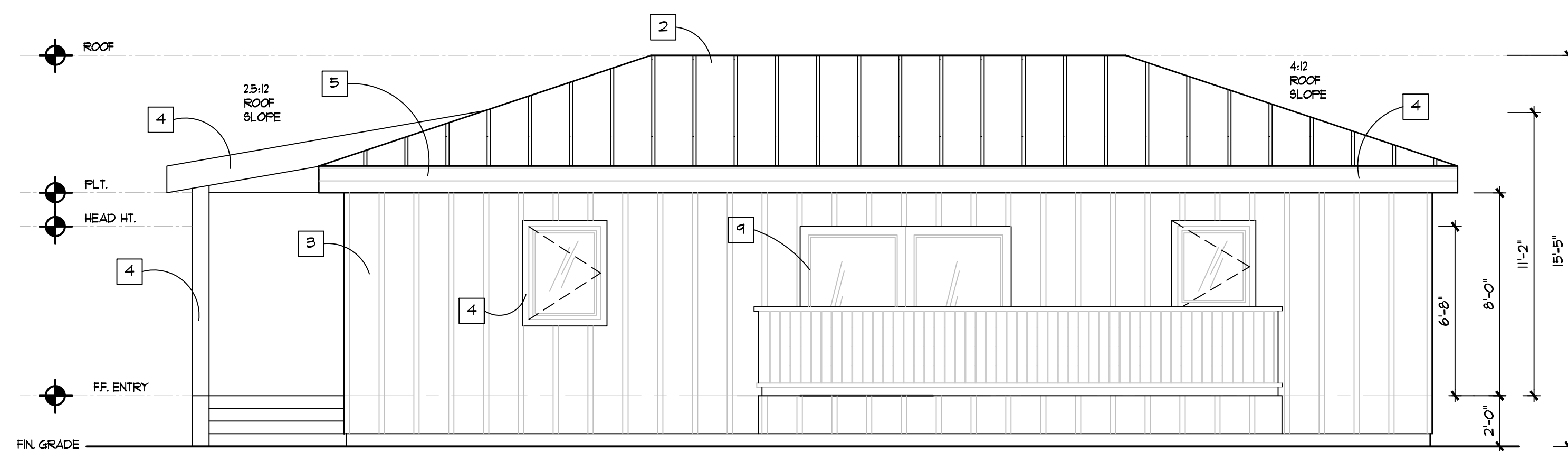
① UNIT A - NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES: #

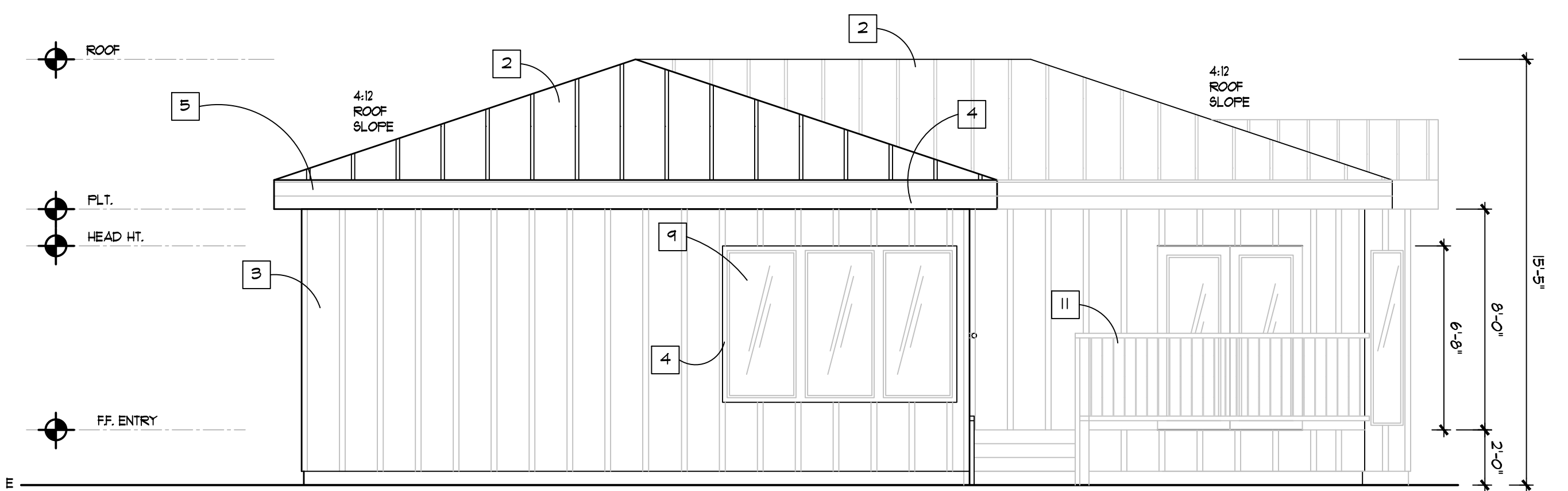
1. EXTERIOR SOLID CORE ENTRY DOOR - WIDE BOARD T&G W/ PEEP
2. STANDING SEAM METAL ROOF - AEP SPAN COOL COLONIAL RED
3. HARDIE PANEL EXTERIOR BOARD & BATT PANEL SIDING - ARCTIC WHITE
4. EXTERIOR FASCIA, DOOR & WINDOW TRIM - SHERVIN WILLIAMS - CLARY SAGE
5. ROOF & GUTTER DOWNSPOUT COLORS - BLACK
6. EXTERIOR DOORS - SHERVIN WILLIAMS 'GREEN BLACK' - #SW6994
7. 3 COAT STUCCO FINISH - BODY - LAHABRA COLOR - T9 MIST
8. 3 COAT STUCCO - TRIM BAND - LAHABRA - COLOR - X-215 MESA VERDE
9. METAL / SIMULATED STEEL DOORS & WINDOWS - DARK OIL RUBBED BRONZE
10. STEEL AWNINGS - BLACK EXTERIOR PAINTED
11. BALCONY RAILINGS - BLACK EXTERIOR PAINTED



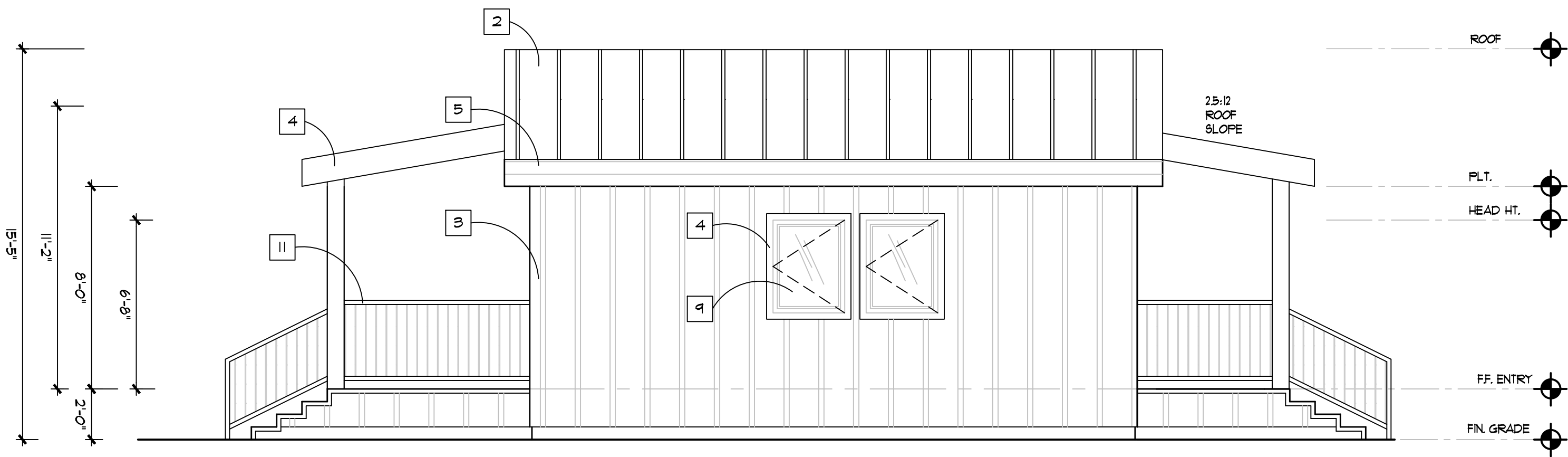
② UNIT A - WEST ELEVATION
SCALE: 1/4" = 1'-0"



③ UNIT A - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



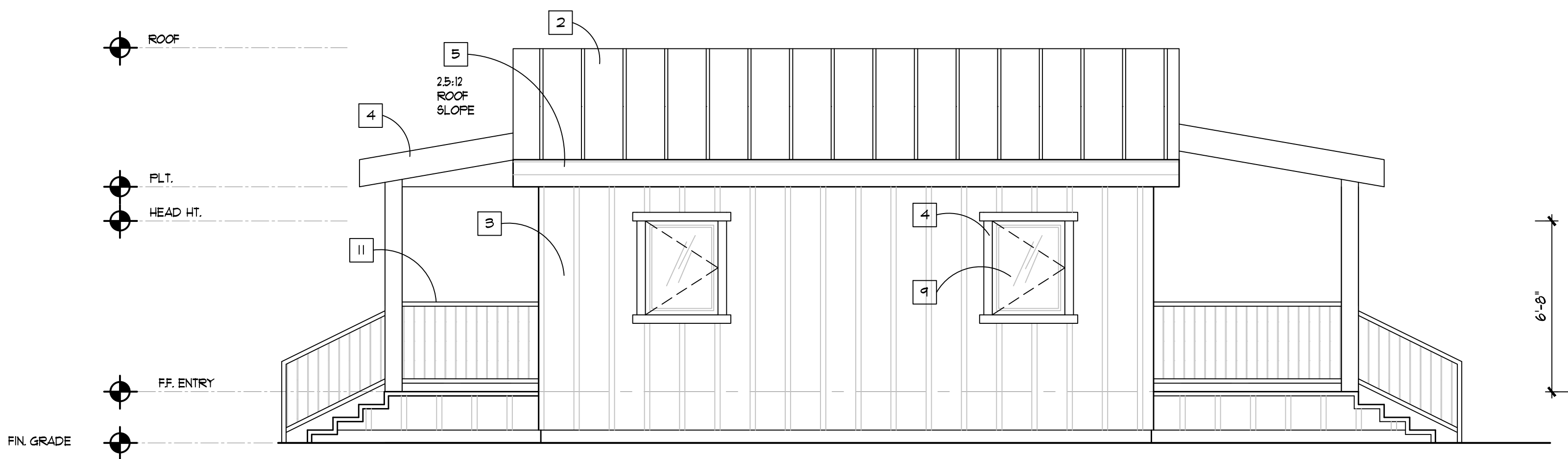
④ UNIT A - EAST ELEVATION
SCALE: 1/4" = 1'-0"



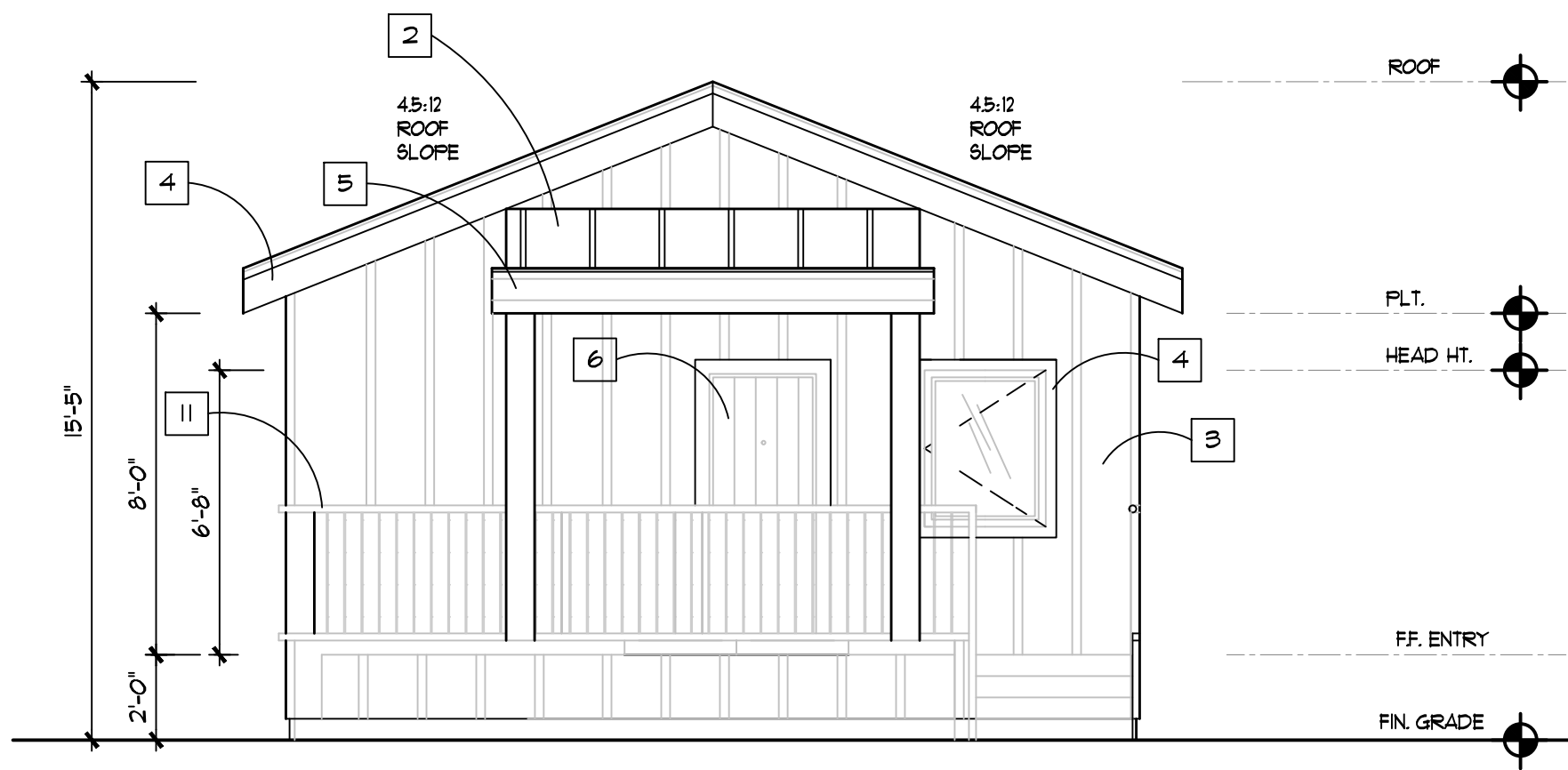
① UNIT B - NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES: [1]

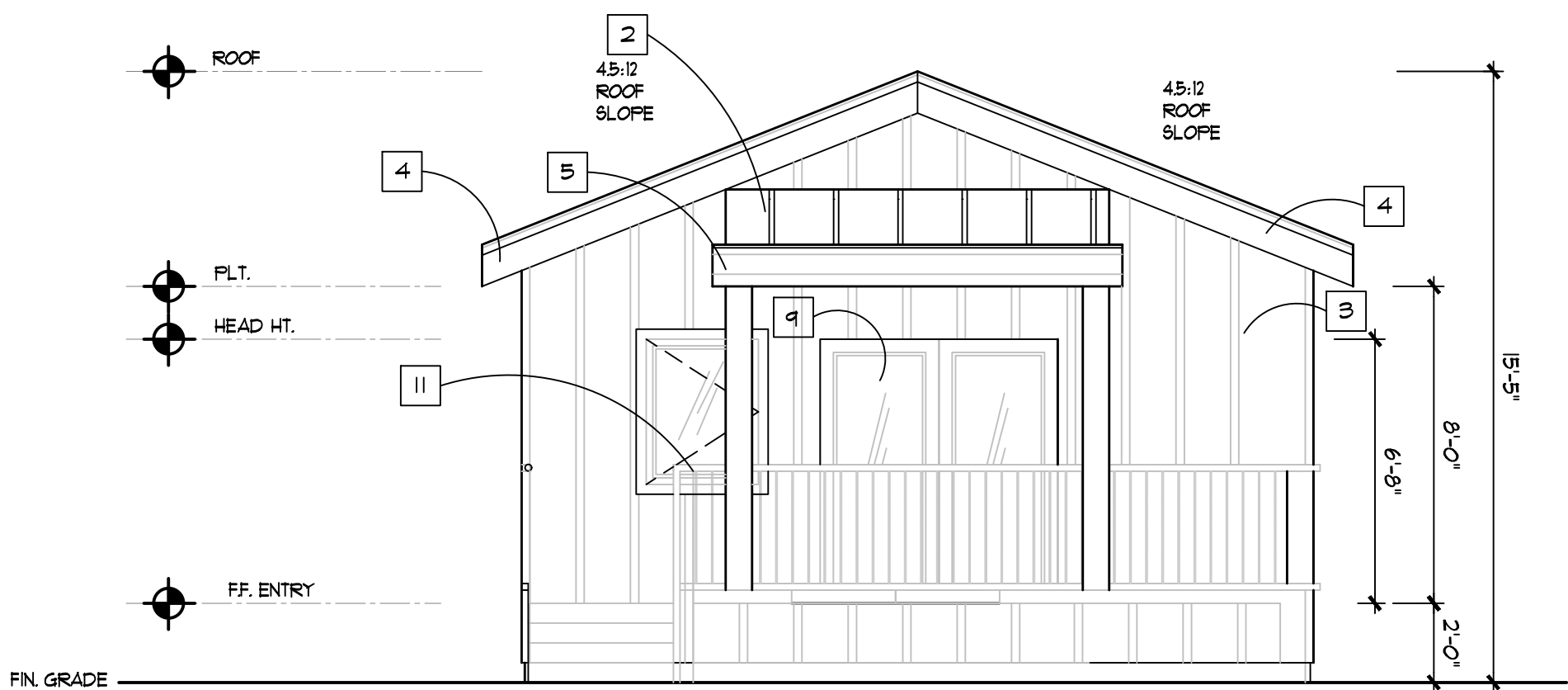
1. EXTERIOR SOLID CORE ENTRY DOOR - WIDE BOARD T&G IV PEEP
2. STANDING SEAM METAL ROOF - AEP SPAN COOL COLONIAL RED
3. HARDIE PANEL EXTERIOR BOARD & BATT PANEL SIDING - ARCTIC WHITE
4. EXTERIOR FASCIA, DOOR & WINDOW TRIM - SHERWIN WILLIAMS - CLARY SAGE
5. ROOF & GUTTER DOWNSPOUT COLORS - BLACK
6. EXTERIOR DOORS - SHERWIN WILLIAMS 'GREEN BLACK' - #5W6994
7. 3 COAT STUCCO FINISH - BODY - LAHABRA COLOR - 79 MIST
8. 3 COAT STUCCO - TRIM BAND - LAHABRA - COLOR - X-215 MESA VERDE
9. METAL / SIMULATED STEEL DOORS & WINDOWS - DARK OIL RUBBED BRONZE
10. STEEL AWNINGS - BLACK EXTERIOR PAINTED
11. BALCONY RAILINGS - BLACK EXTERIOR PAINTED



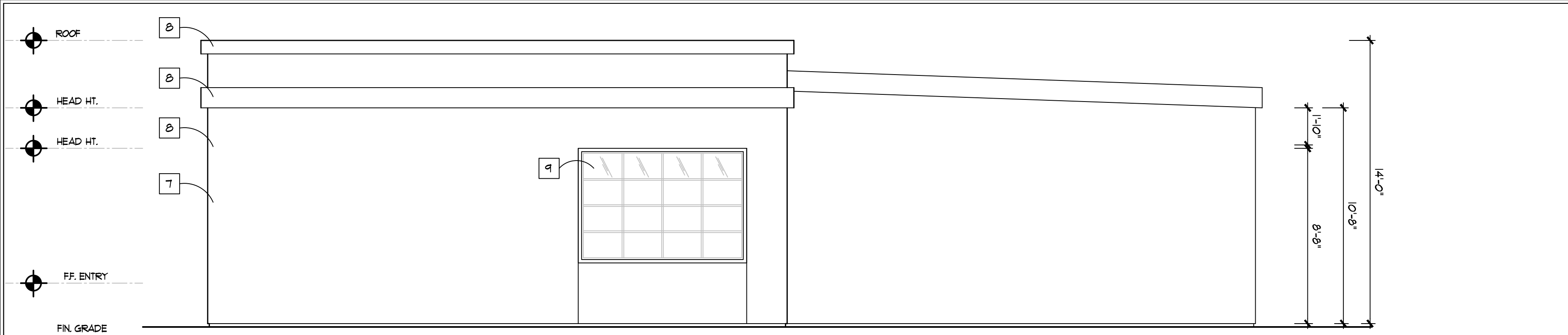
③ UNIT B - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



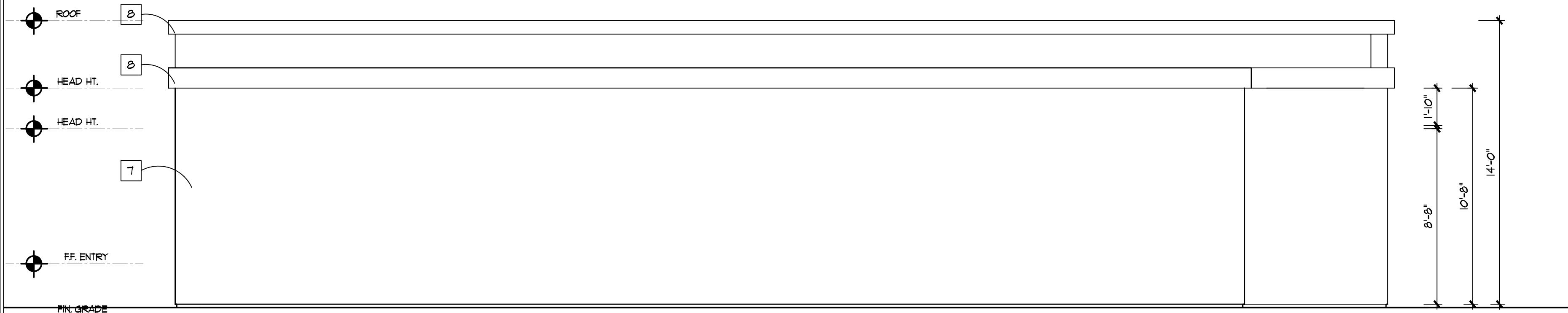
② UNIT B - WEST ELEVATION
SCALE: 1/4" = 1'-0"



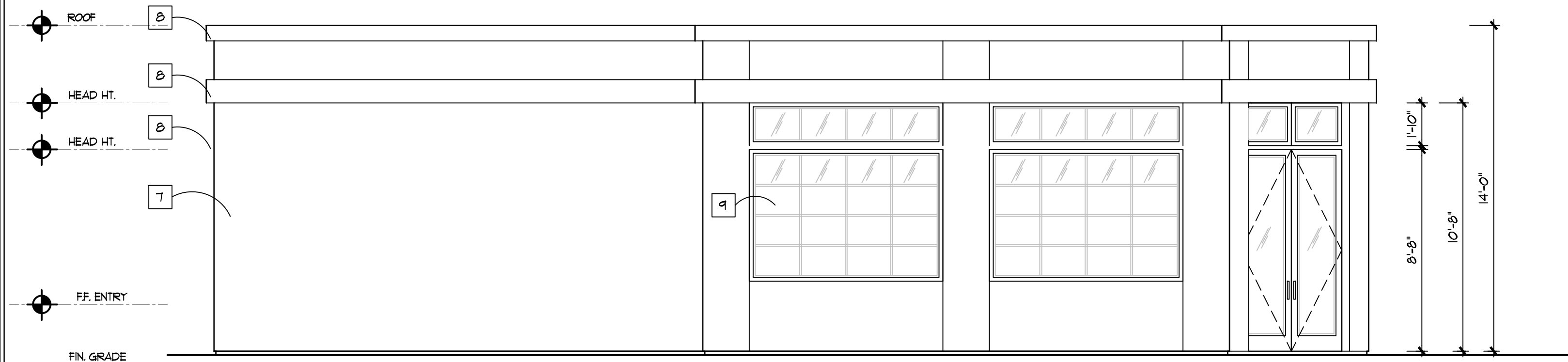
③ UNIT B - EAST ELEVATION
SCALE: 1/4" = 1'-0"



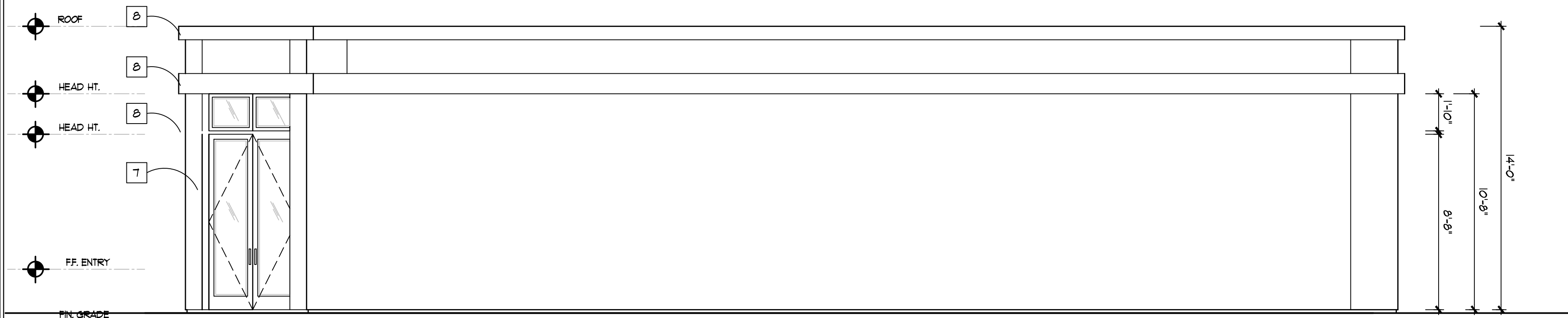
1 PHASE I COMMERCIAL NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PHASE I COMMERCIAL WEST ELEVATION
SCALE: 1/4" = 1'-0"

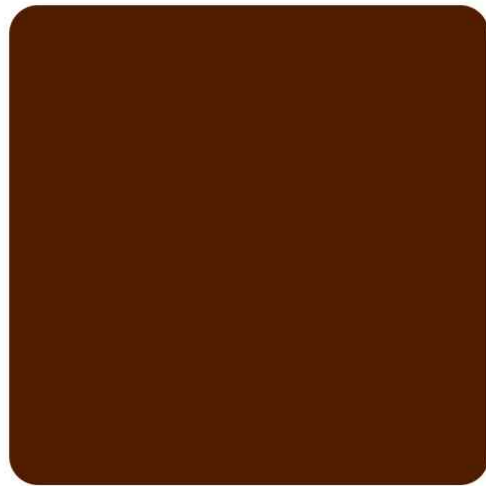


3 PHASE I COMMERCIAL SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 PHASE I COMMERCIAL EAST ELEVATION
SCALE: 1/4" = 1'-0"

- EXTERIOR ELEVATION NOTES: [#]
- 1. EXTERIOR SOLID CORE ENTRY DOOR - WIDE BOARD T&G IV/ PEEP
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 - 3. HARDIE PANEL EXTERIOR BOARD & BATT PANEL SIDING - ARCTIC WHITE
 - 4. EXTERIOR FASCIA, DOOR & WINDOW TRIM - SHERWIN WILLIAMS - CLARY SAGE
 - 5. ROOF & GUTTER DOWNSPOUT COLORS - BLACK
 - 6. EXTERIOR DOORS - SHERWIN WILLIAMS 'GREEN BLACK' - #5W6994
 - 7. 3 COAT STUCCO FINISH - BODY - LAHABRA COLOR - T9 MIST
 - 8. 3 COAT STUCCO - TRIM BAND - LAHABRA - COLOR - X-215 MESA VERDE
 - 9. METAL / SIMULATED STEEL DOORS & WINDOWS - DARK OIL RUBBED BRONZE
 - 10. STEEL AWNINGS - BLACK EXTERIOR PAINTED
 - 11. BALCONY RAILINGS - BLACK EXTERIOR PAINTED



2 STANDING SEAM ROOFING

Cool Colonial Red

SRI: 35 • LRV: 9
Color Performance Data: [Chart](#)
Paint System: Dura Tech 5000 (PVDF)
RGB Code: 112, 59, 59
Gauge: 24 & 22
Warranty: [40 Year Limited](#)



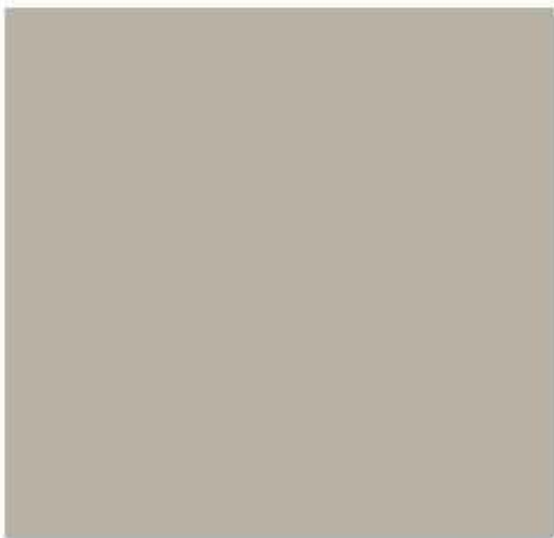
3 HARDIE PANEL BOARD & BATT SIDING



4 - CLARY SAGE GREEN ACCENT COLOR



7 - STUCCO COLOR - LAHABRA - T9 - MIST

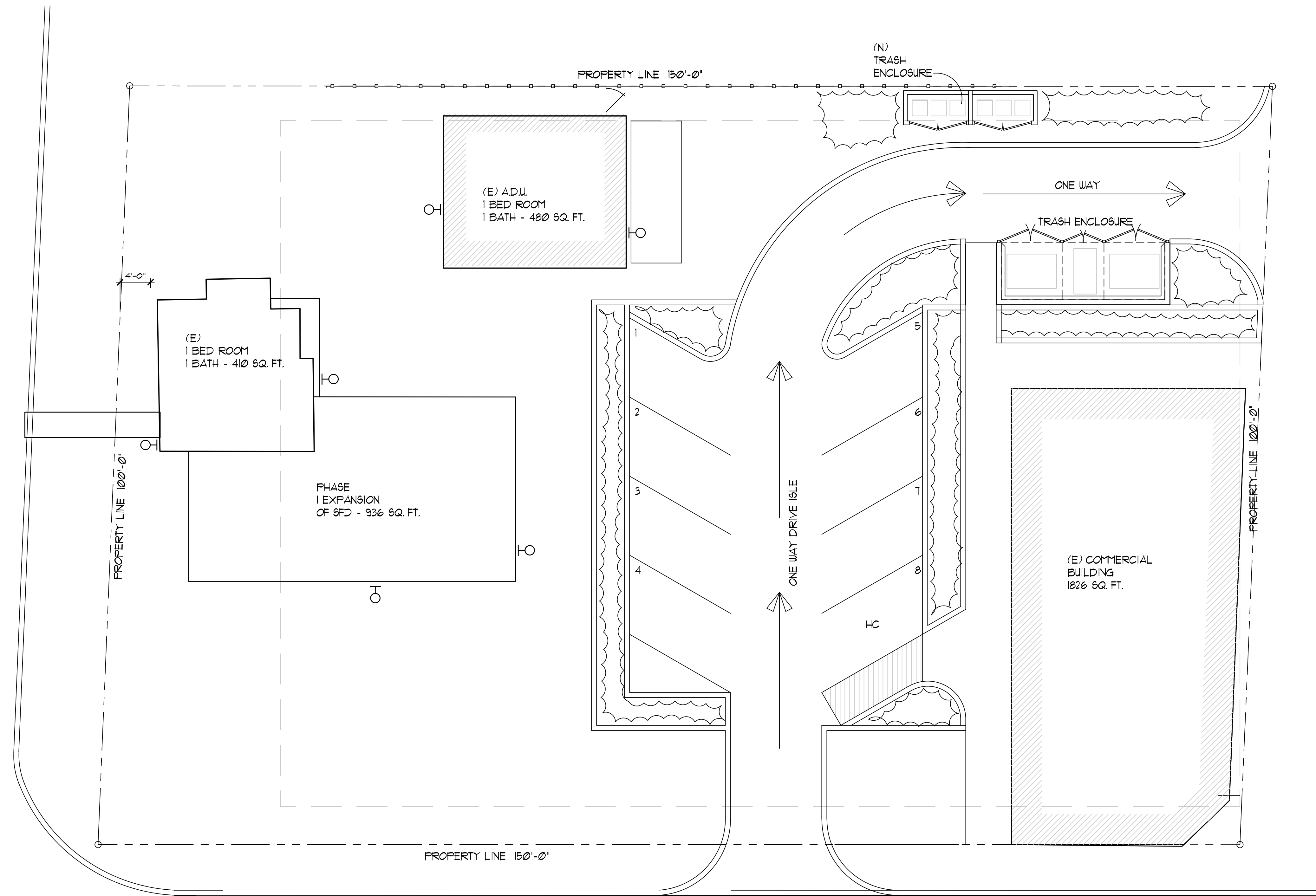


X-215 MESA VERDE
Base 200

8 - STUCCO COLOR - LAHABRA - X-215 MESA VERDE

EXTERIOR ELEVATION NOTES: ■

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11. BALCONY RAILINGS - BLACK EXTERIOR PAINTED



LIGHTING LEGEND

- WALL MOUNTED LIGHT / FIXTURE
(ALL LIGHTING HIGH EFFICACY)
- ⊕ RECESSED CAN LIGHT @ CEILING SOFFIT
(ALL LIGHTING HIGH EFFICACY)

EXTERIOR LIGHTING REQUIREMENTS & SPECIFICATIONS:

1. OUTDOOR LIGHTING FIXTURES TO COMPLY WITH LUDC SUBSECTION 99.90.120
2. OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING SHALL BE HIGH EFFICACY AND EQUIPPED WITH A PHOTOCELL AND A MOTION SENSOR PER ELECTRICAL KEY NOTE 2.
3. PROVIDE BRAND: _____ DOWNWARD BEAM FULLY SHIELDED / FULL CUTOFF BULB TYPE: INTEGRATED LED - 3000K MAX. ILLUMINATION: LUMENS: 900; OUTPUT TYPE : 60 WATTS

1 EXTERIOR LIGHTING PLAN
SCALE: 1/8" = 1'-0"