

PROJECT DESIGN TEAM

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OWNER
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APPLICANT REPRESENTATIVE: RICHARD BECKER

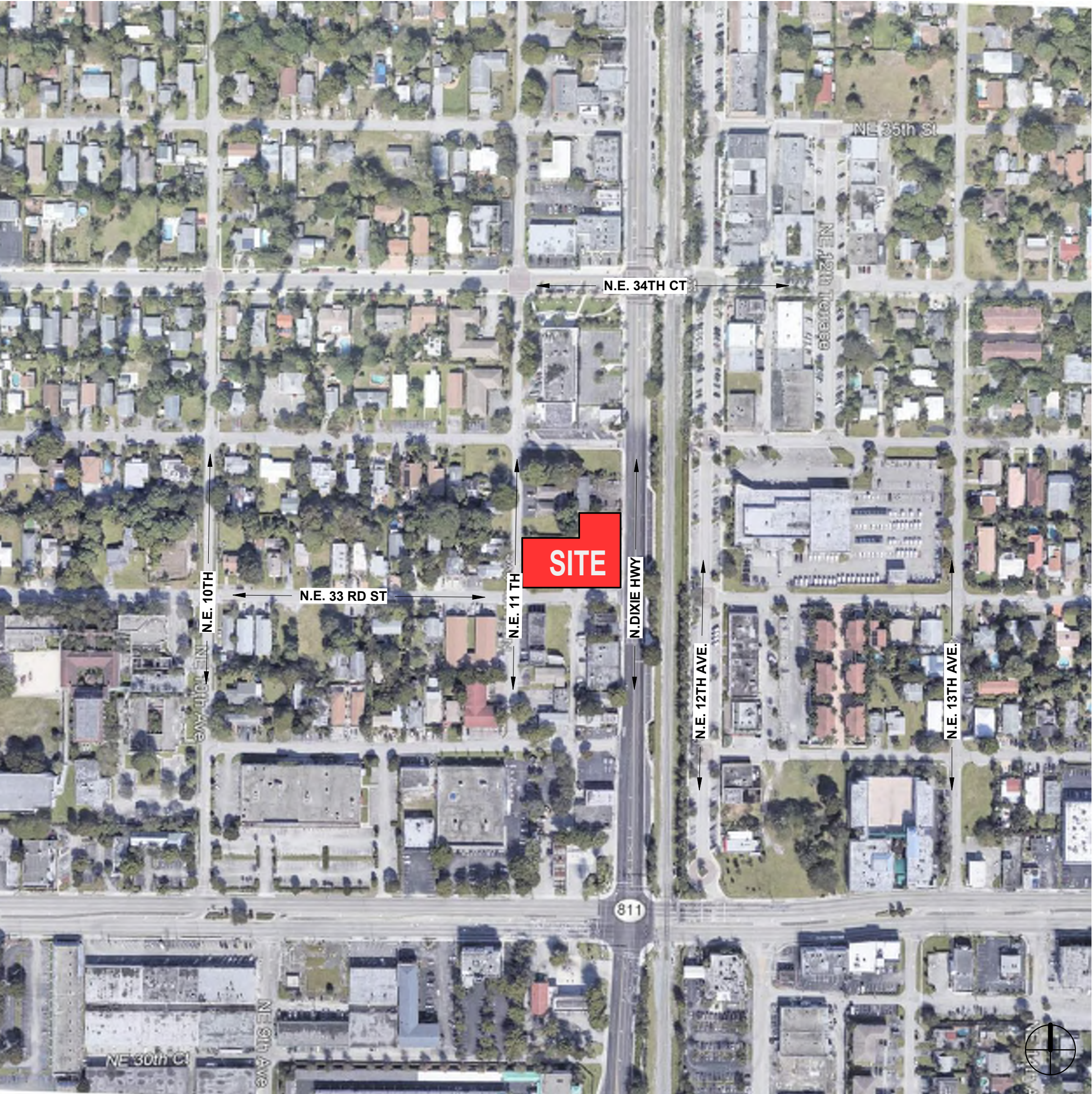
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TOTAL PROJECT AREA AND OCCUPANT LOAD	
NAME	AREA
BALCONY	4,643.66 SF
BIKE STORAGE	95.48 SF
BLDG MANAGMENT OFFICE	288.94 SF
CLUB HOUSE	870.78 SF
CORRIDOR	4,637.02 SF
DOM. WATER	131.19 SF
ELEC.	707.55 SF
ELEV. VEST.	706.58 SF
ELEVATORS	823.93 SF
ENTRY PLAZA	1,871.42 SF
EXTERIOR TERRACE	3,860.89 SF
FIRE PUMP	130.81 SF
FPL	305.31 SF
GENERATOR	227.89 SF
GYM	1,327.63 SF
LANDSCAPE	4,029.35 SF
LIVE WORK	829.15 SF
LIVE WORK UNIT	771.27 SF
LOBBY	1,048.92 SF
MAIL ROOM	61.40 SF
MECH.	616.04 SF
MECHANICAL YARD	1,207.46 SF
OFFICE	101.96 SF
OPEN AIR PARKING	12,771.96 SF
PACKAGE ROOM	62.25 SF
RESTROOM	215.11 SF
ROOF	10,384.25 SF
STAIRS	2,663.73 SF
STORAGE	450.79 SF
TRASH/RECYCLING ROOM	293.94 SF
UNIT	36,774.24 SF
WATER FEATURE	152.55 SF
	93,063.45 SF

True and accurate data and preliminary concepts can only result from a thorough design process involving collaboration with engineers and governmental authorities having jurisdiction over this site. All conceptual plans, elevations, and data are based upon assumptions and unconfirmed preliminary information and are subject to change.

LOCATION MAP NTS



N. DIXIE HWY VIEW



SITE DATA CHART

DEVELOPMENT/ PROJECT NAME	CENTRAL PARK	
DEVELOPMENT/ PROJECT ADDRESS	3328 NE 11 AVE & 3301 N DIXIE HWY, OAKLAND PARK, FL 33334	
LEGAL DESCRIPTION	LOTS 1,2,3,4,5 AND 6,12 AND 13. BLOCK 103, OAKLAND PARK, SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA SAID LAND SITUATE, LYING AND BEING INT HE CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA AND CONTAINING 26,690 SQAURE FEET OR 0.6127 ACRES, MORE OR LESS.	
TAX ID FOLIO NUMBERS (FOR ALL PARCELS IN DEVELOPMENT)	FOLIO #494223056670 (3328 NE 11TH AVE) AND FOLIO # 494223056610 (3301 N DIXIE HWY)	
REQUEST/ DESCRIPTION OF PROJECT	PROPOSED 5 STORY MIX USE APARTMENT BUILDING 1ST FLOOR LOBBY /LIVE WORK/PARKING 2ND TO 4TH FLOOR: RESIDENTIAL UNITS 5TH FLOOR: PENTHOUSE UNIT AND AMENITIES	
BUILDING TYPE	TYPE-1B PROTECTED, FULLY SPRINKLERED WHERE THE STRUCRUTAL FLOORS AND ROOF, AND THEIR SUPPORTS ARE OF NON-COMBUSTABLE CONSTRUCTION WITH A FIRE RATING OF NOT LESS THAN ON ONE HOUR AND THE FRAMING COMPONENTS ARE PROTECTED WITH SPRAYED-FIBERPROOFING.	
BUILDING CODE	PROJECT WILL COMPLY WITH FBC, ACCESSIBILITY SIXTH EDITION (2017) CODE, AND FBC SIXTH EDITION (2017)	
	EXISTING	PROPOSED
LAND USE DESIGNATION	DOWNTOWN MIXED USE	DOWNTOWN MIXED USE
ZONING DESIGNATION	DIXIE- MIXED USE	DIXIE- MIXED USE
USE OF PROPERTY	1-STORY, C.B.S. 1,785 SF COMMERCIAL BLDG AND PARKING	MIX USE
NON-RESIDENTIAL SF (AND TYPE)	LIVE/WORK	
TOTAL BLDG. SF. (INCLUDE STRUCTURED PARKING)	93,063.45 SF	
SITE ADJACENT TO WATERWAY	No	
GROUND FLOOR ELEVATION	0'-0" FINISH FLOOR =7.00 NAVD	

DIMENSIONAL REQUIREMENTS	REQUIRED / PERMITTED		PROPOSED
LOT SIZE (SF/ ACREAGE)	26,290 SF/ 0.6127 ACRES		26,290 SF/ 0.6127 ACRES
LOT DENSITY	45 UNITS PER NET ACRE 0.612 ACRE =45= 28 UNITS 0.612 ACRE * 5= 3 UNITS TOTAL ALLOWABLE DU -- 31 SEC 24-269 ALLOWS A DENSITY BONUS OF UP TO 5 DU P/ACRE		43 UNITS (INCLUDING ONE LIVE-WORK UNIT)
LOT WIDTH			203.42 LF
LOT LENGTH			157.5 LF (n. DIXIE HIGHWAY), 105 LF (NE 11TH AVE)
BUILDING HEIGHT (FEET/ LEVELS)	3 STORIES/ 36'		68'-0" TO TOP OF ROOF SLAB
STRUCTURE WIDTH			175' - 1"
STRUCTURE LENGTH			129'-5"
FLOOR AREA RATIO	N/A	SITE SF 26,290.00 SF	ENCLOSED AREA 54,152.52 SF
LOT COVERAGE	N/A	18,451 SF=70%	
OPEN SPACE	N/A	7,839 SF=30%	
LANDSCAPE AREA	5% OF THE NET AREA		4,761 SF= 18 % (PERVIOUS AREA)
PARKING SPACES	32.9 PARKING SPACES (AFTER 30% REDUCTION)		37 PARKING SPACES (NOT INCLUDING 5 TANDEM SPACES)
PARKING SPACES CALCULATION	SEE CHART BELOW		SEE CHART BELOW
SIDEWALK (L.F.)	N/A		6' WIDE PROPOSED SIDEWALK 95'-6"L.F.

SETBACKS	REQUIRED/ PERMITTED	PROPOSED
FRONT [S]	12'-0"	12'-0"
FRONT [E]	12'-0"	12'-0"
REAR [N]	10'-0"	10'-0"
SIDE [W]	10'-0"	10'-0"

PARKING CALCULATION - REQUIRED					
USE	SPACE PER UNIT	COMMENTS	QUANTITY	TOTAL	30% REDUCTION
LIVE WORK 1 BEDROOM	4	UNITS >1,100 S.F MIN. 2 SPACES PLUS 1 SPACE FOR EVERY ADDITIONAL 250 S.F. (LIVE WORK S.F. PROVIDED= 1,600 S.F.)	1	4	2.8
STUDIO & 1 BEDROOM	1		41	41	28.7
TWO OR MORE BEDROOMS	2		1	2	1.4
GRAND TOTAL				47	32.9

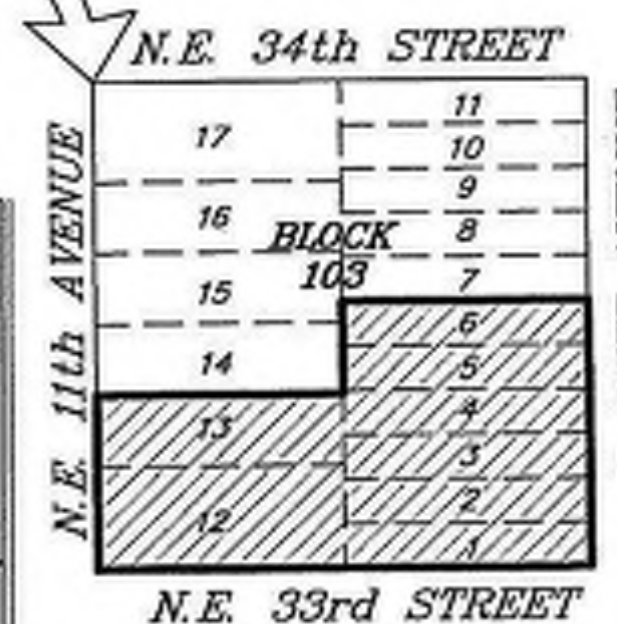
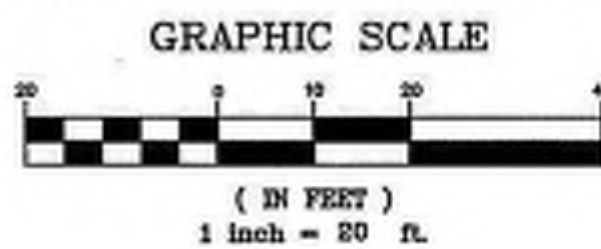
PARKING STALLS - PROVIDED	
TYPE	COUNT
9' x 18' - 90 deg	30
9' x 18' - 90 deg (second tandem space not included)	5
12' x 18' ADA	1
12' x 18' ADA VAN ACCESSIBLE	1
TOTAL	37
INCLUDING THE 5 TANDEM SPACES THE TOTAL PARKING PROVIDED EQUALS 42	

RESIDENTIAL UNITS			
LEVEL	TYPE	COUNT	AREA
Levels 1 & 2	LIVE-WORK	1	1,600 SF
Level 2	RESIDENTIAL	13	10,424 SF
Level 3	RESIDENTIAL	14	12,048 SF
Level 4	RESIDENTIAL	14	11,852 SF
Level 5	RESIDENTIAL	1	2,450 SF
TOTAL		43	38,375 SF
LIVE-WORK AREA HAS TO REMAIN BELOW A TOTAL OF 1,600 SF			



RECORD LAND SURVEY
LOTS 1, 2, 3, 4, 5 and 6, 12 and 13, BLOCK 103,
OAKLAND PARK, SECOND ADDITION,
PLAT BOOK 1, PAGE 39, B.C.R.

THIS SURVEY



Location Sketch
Not To Scale

Legal Description

Lots 1, 2, 3, 4, 5 and 6, 12 and 13,
Block 103, OAKLAND PARK, SECOND
ADDITION, according to the plat thereof,
as recorded in Plat Book 1, Page 39,
of the public records of Broward
County, Florida.

Said land situate, lying and being in the City of Oakland Park, Broward County, Florida and containing 26,690 square feet or 0.6127 acres, more or less.

TITLE NOTES

There are no other Easements, Road Reservations or Right-of-Ways of record affecting this property per American Land Title Association Commitment file number 1710219-04434 dated May 6, 2019 at 8:00am.

- 11) Matters per Plat Book 1, Page 39, of the public Records of Broward County, Florida, affects this property as shown No Easement reflected on Plat.
- 12) Agreement per O.R. Book 40797, Page 39, of the public Records of Broward County, Florida, affects this property nothing plottable

20-2

LEGEND

[illegible]

NOTES:

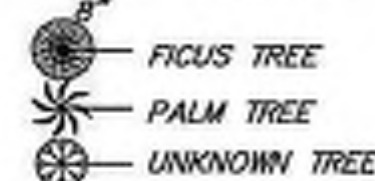
- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an authorized surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) All iron rods 5/8", unless otherwise noted.
- 6) Reference Bench Mark: Broward County Engineering Department, BM # 0580, Elevation = 6.970 (NGVD29) converted to 5.370 (NAVD83). And BM # 0379, Elevation = 7.950 (NGVD29) converted to 6.390 (NAVD83).
- 7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: ∇ , Elev. = 5.14
- 8) This property lies in Flood Zone "X", 0.2% Annual Chance of Flood Hazard Per Flood Insurance Rate Map No. 12011C0367 H, Dated: August 18, 2014. Community Panel No. 120050.
- 9) Underground Utility locations shown hereon, if any, are based upon point marks to the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
- 11) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

FIELD BOOK NO. Print, LB# 385/54
JOB ORDER NO. V-5096

FILE NO.: 20-2-

TREE SYMBOLS

— INDICATES DIAMETER± (D.B.H.)



CERTIFICATION

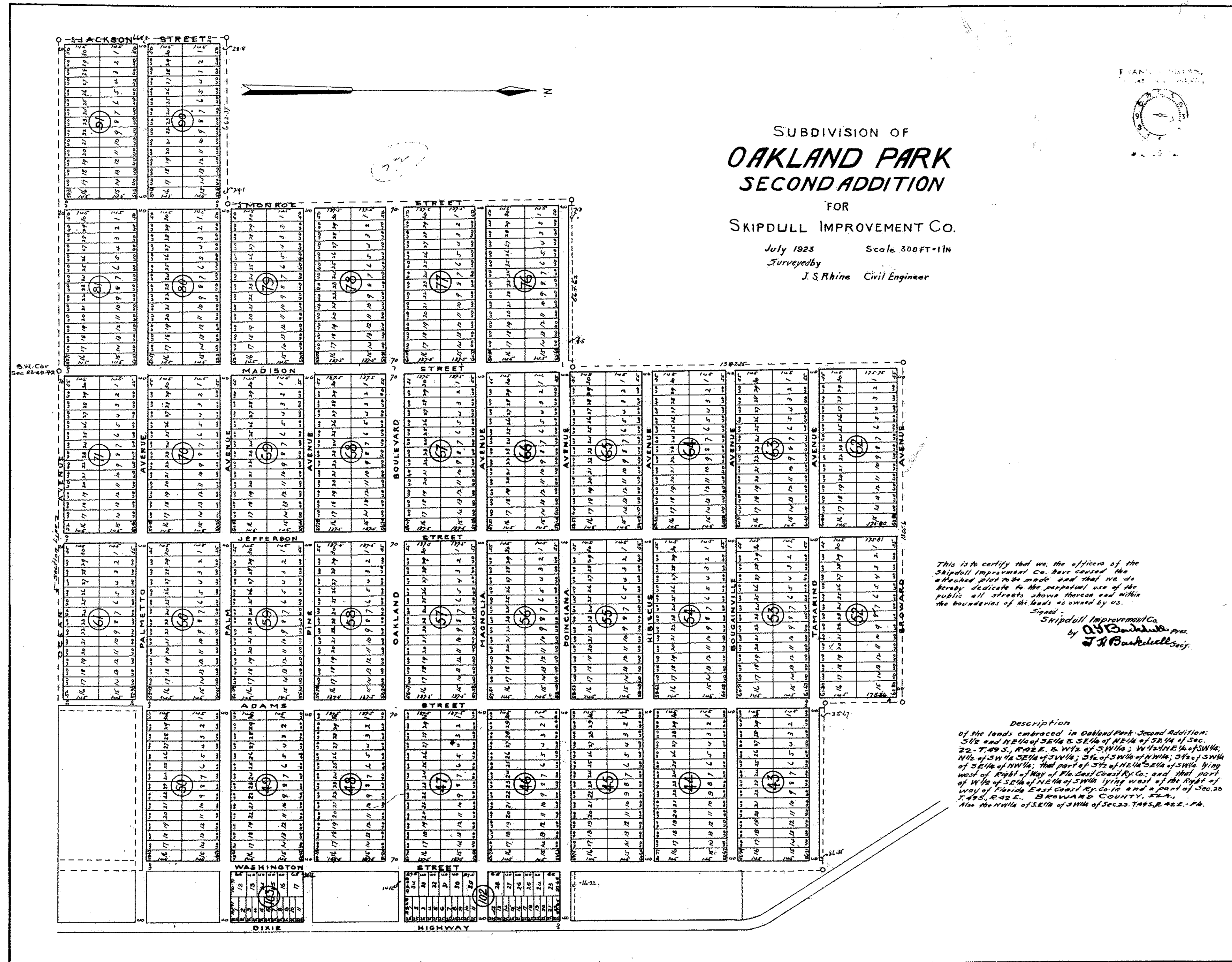
We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 20th day of March, 2020.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida

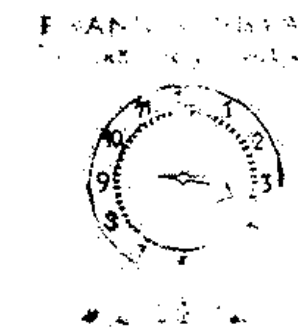
CHECKED BY: _____
DRAWN BY: RDR



SUBDIVISION OF
OAKLAND PARK
SECOND ADDITION

FOR
SKIPDULL IMPROVEMENT CO.

July 1923 Scale 300 FT = 1 IN
Surveyed by
J.S. Rhine Civil Engineer



21959 a

STATE OF FLORIDA,
COUNTY OF BROWARD,
This instrument was filed for record, 18
July 1923, and recorded
in book 1, 39, on page
39. David A. Bryan
Clerk of Circuit Court

This is to certify that we, the officers of the
Skipdull Improvement Co. have caused the
attached plat to be made and that we do
hereby dedicate to the perpetual use of the
public all streets shown thereon and within
the boundaries of the lands as owned by us.

Signed:
Skipdull Improvement Co.
by J.S. Rhine, Pres.
J.H. Burkhead, Secy.

Description
of the lands embraced in Oakland Park Second Addition:
S/2 and NE/4 of Sec. 14 E. 1/2 of NE/4 of Sec. 14 E. 1/2 of
22. T. 29 S. R. 42 E. S. 1/2 of SW/4; W/2 of SW/4;
W/2 of SW/4 S/2 of SW/4; S/2 of SW/4 of NW/4; S/2 of SW/4
of SW/4 of NW/4; that part of S/2 of NE/4 of SW/4 lying
west of Right of Way of Fla. East Coast Ry. Co.; and that part
of W/2 of S/2 of NE/4 of SW/4 lying west of the Right of
Way of Florida East Coast Ry. Co. and a part of Sec. 30
T. 29 S. R. 42 E. BROWARD COUNTY, FLA.
Also the NW/4 of S/2 of SW/4 of Sec. 30 T. 29 S. R. 42 E. - Pk.

STATE OF FLORIDA
COUNTY OF BROWARD
I HEREBY CERTIFY that this is a true
and correct copy of a map or plat as the same
appears of record in Book 1, Page 39
of the public record of Broward County, Florida.
WITNESS my hand and official seal in the City of
Fort Lauderdale, FL this 18 day of July A.D.
1923
J.A. HENDER, County Administrator
By [Signature]



1-39
21959 A
7-18-23

Legend:

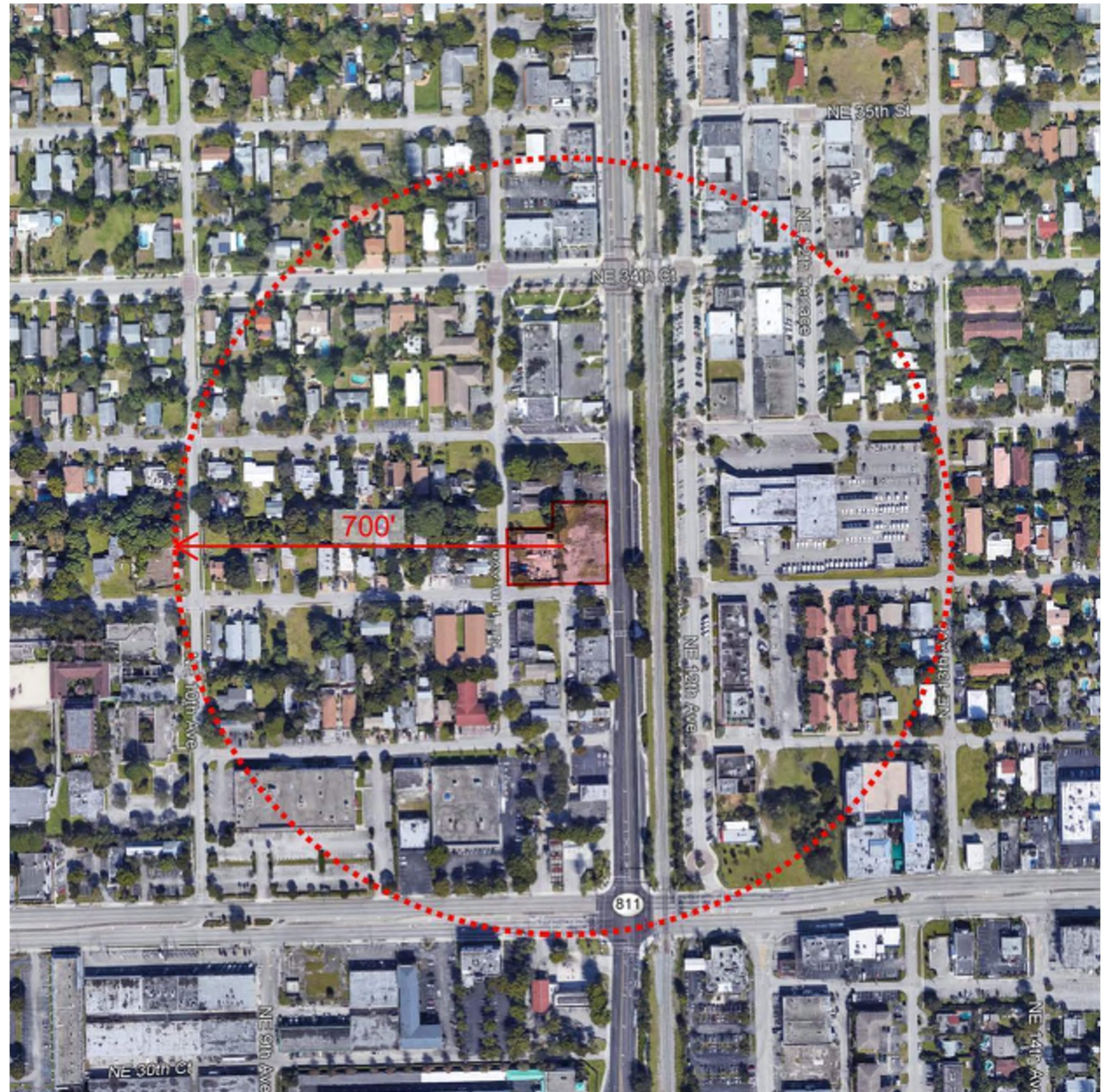
- Neighborhood Development District**
 - North District
 - South District
- Downstream Mixed Use District Sub-Areas**
 - Residential Commercial
 - North End Urban Residential
 - Park Place
 - Civic Area
 - Old Mill Road
 - Residential Office Buffer
 - The Neighborhood
- District Zoning**
 - Urban & Mixed-Use Family Dwellings
 - Multiple Family Dwellings
 - One Family Detached Dwellings
 - One Family Detached Dwellings
 - One Family Detached Dwellings
 - Single Family Residential
 - Two Family Residential
 - Medium Density Multi-Family Residential
 - Neighborhood Density Multi-Family Residential
- Other Land Use**
 - Residential Office
 - Business Parking
 - Commercial Parking
 - Neighborhood Business
 - Community Business
 - General Business
 - Commercial-Industrial
 - Light Industrial
 - Medium-Density Park
 - Recreational Vehicle
 - Community Facilities
 - Other Special Development
 - Conservation
 - Public Utility
 - Transportation
 - Planned Unit Development
 - Regional Office Center
 - Regional Business Center
 - Planned Light Industrial Center
 - Transit Station
 - New Urban Transit District
 - Future Road Zoning District

Legend

Land Use Category

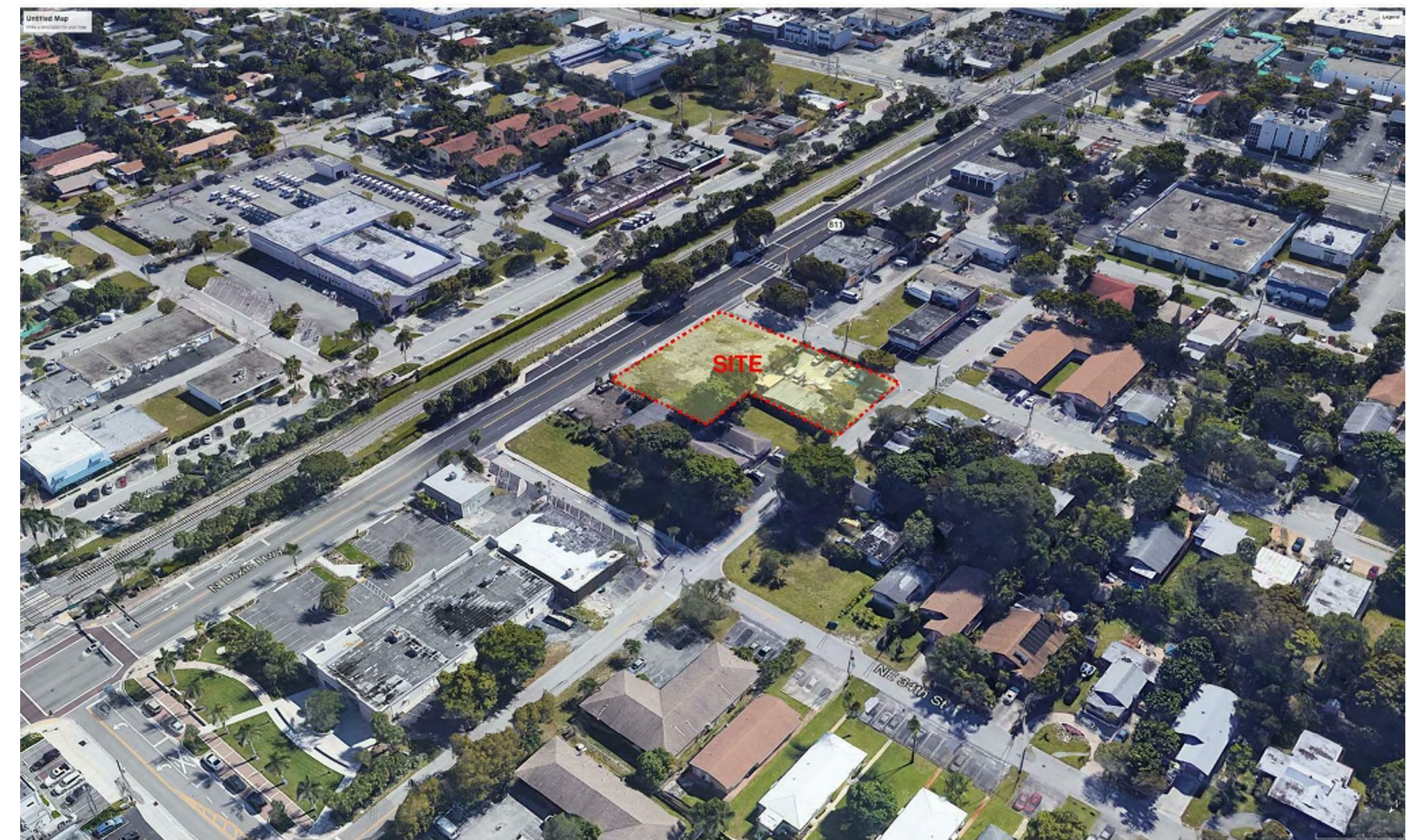
- Low Density Residential (L5) (up to 20 DU/AC)
- Low/Medium Density Residential (LM) (up to 10 DU/AC)
- Medium Density Residential (M) (up to 16 DU/AC)
- Medium/High Density Residential (MH) (up to 25 DU/AC)
- Commercial (C)
- Industrial (I)
- Utilities (U)
- Community Facilities (CF)
- Parks/Recreation (PR)
- Conservation (CC)
- Water (W)
- Transportation (T)
- Local Activity Center (LAC)
- Community Redevelopment Area (CRA)
- Unplanned Density
- City Boundary

Source: Jacksonville Planning Department. Map design and layout by Jacksonville Planning Department. All rights reserved. No part of this map may be reproduced without written permission from the Jacksonville Planning Department.

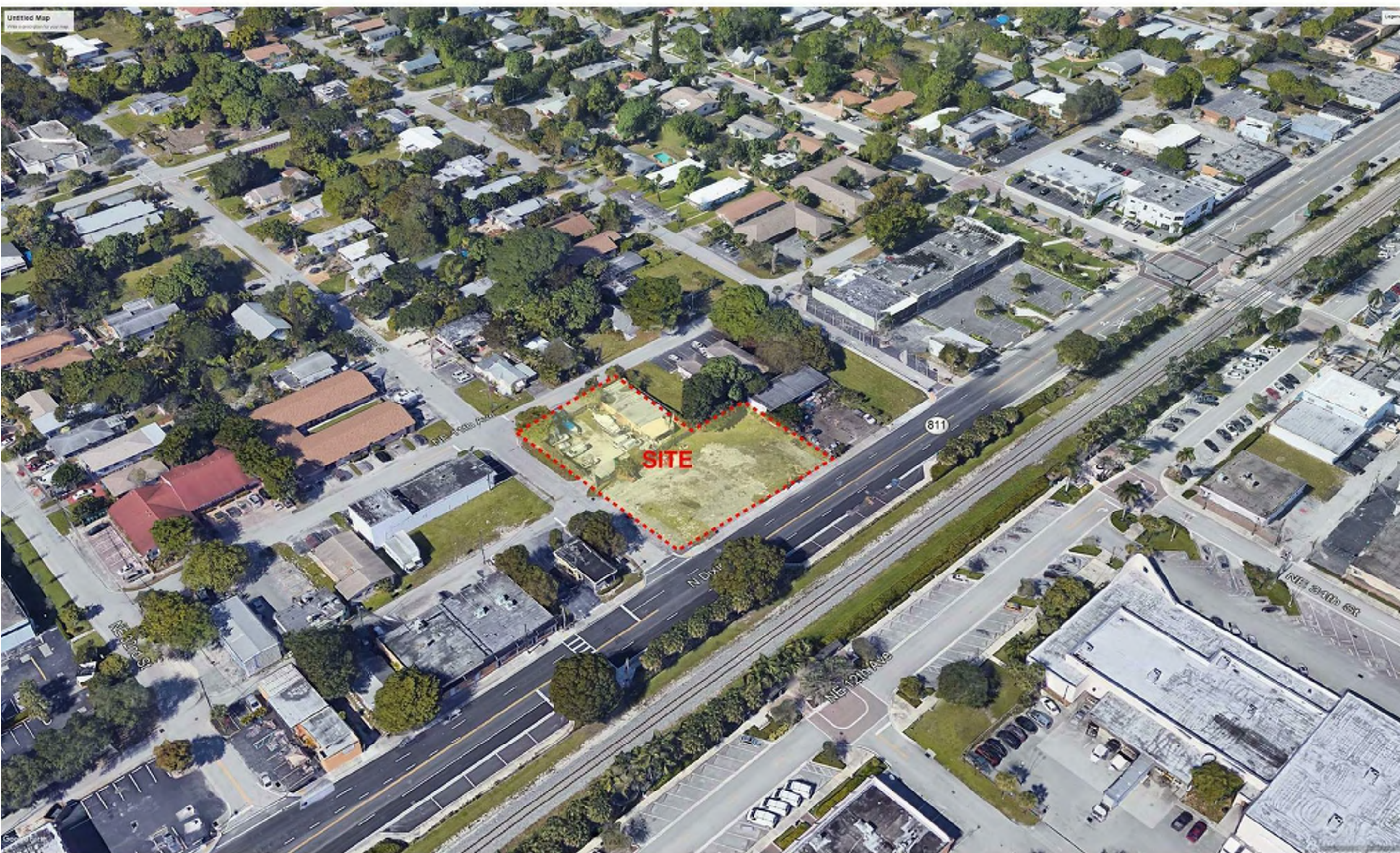




1 | North-East Aerial View
NTS



2 | North-West Aerial view
NTS



3 | South-East Aerial View
NTS



4 | South-West Aerial View
NTS



NORTH-EAST



SOUTH-EAST



NORTH-WEST



SOUTH-WEST

AREA LEGEND

- BIKE STORAGE
- DOMESTIC WATER
- EXT. AMENITIES
- GENERATOR
- LANDSCAPE
- LIVEWORK
- LOBBY
- MAIL ROOM
- MEP
- OFFICE
- PARKING
- PUMP ROOM
- RESID. EXT.
- STORAGE
- VERT. CIRCULATION
- WATER FEATURE

THE SITE WILL BE EQUIPPED WITH A COMPREHENSIVE CCTV SYSTEM THAT IS CAPABLE OF RETRIEVING AN IDENTIFIABLE IMAGE OF AN INDIVIDUAL ON-SITE. THE SYSTEM SHOULD COVER ALL ENTRY-EXIT POINTS, PARKING AREA, COMMON AREAS, STORAGE AREAS AND ANY OTHER AREA OF CONCERN ON SITE. ELEVATOR ACCESS FROM PARKING WILL BE CARD CONTROLLED. ENTRY DOORS WILL BE SOLID, IMPACT RESISTANT OR METAL. ALL GLAZING SHOULD BE IMPACT RESISTANT. LIGHTING AND LANDSCAPING WILL FOLLOW C.P.T.E.D. GUIDELINES.

LANDSCAPE PROVIDED :
4,920 S.F = 18%

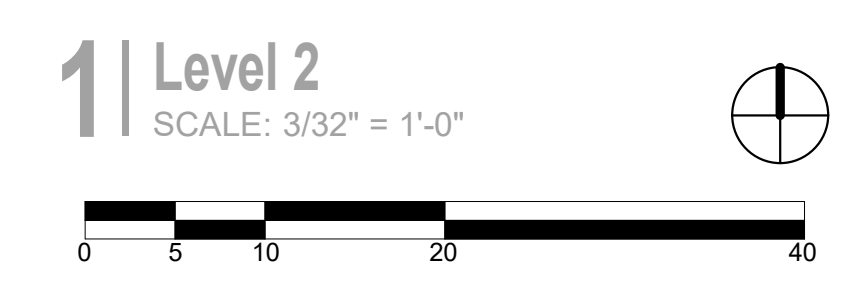


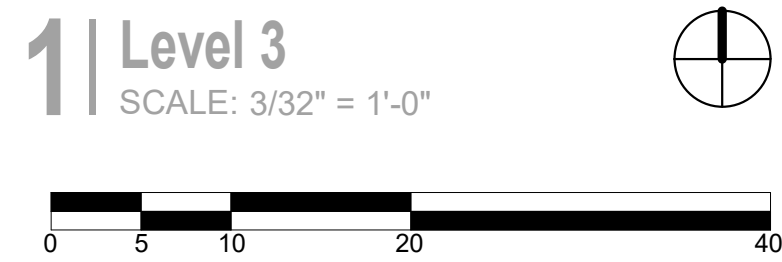
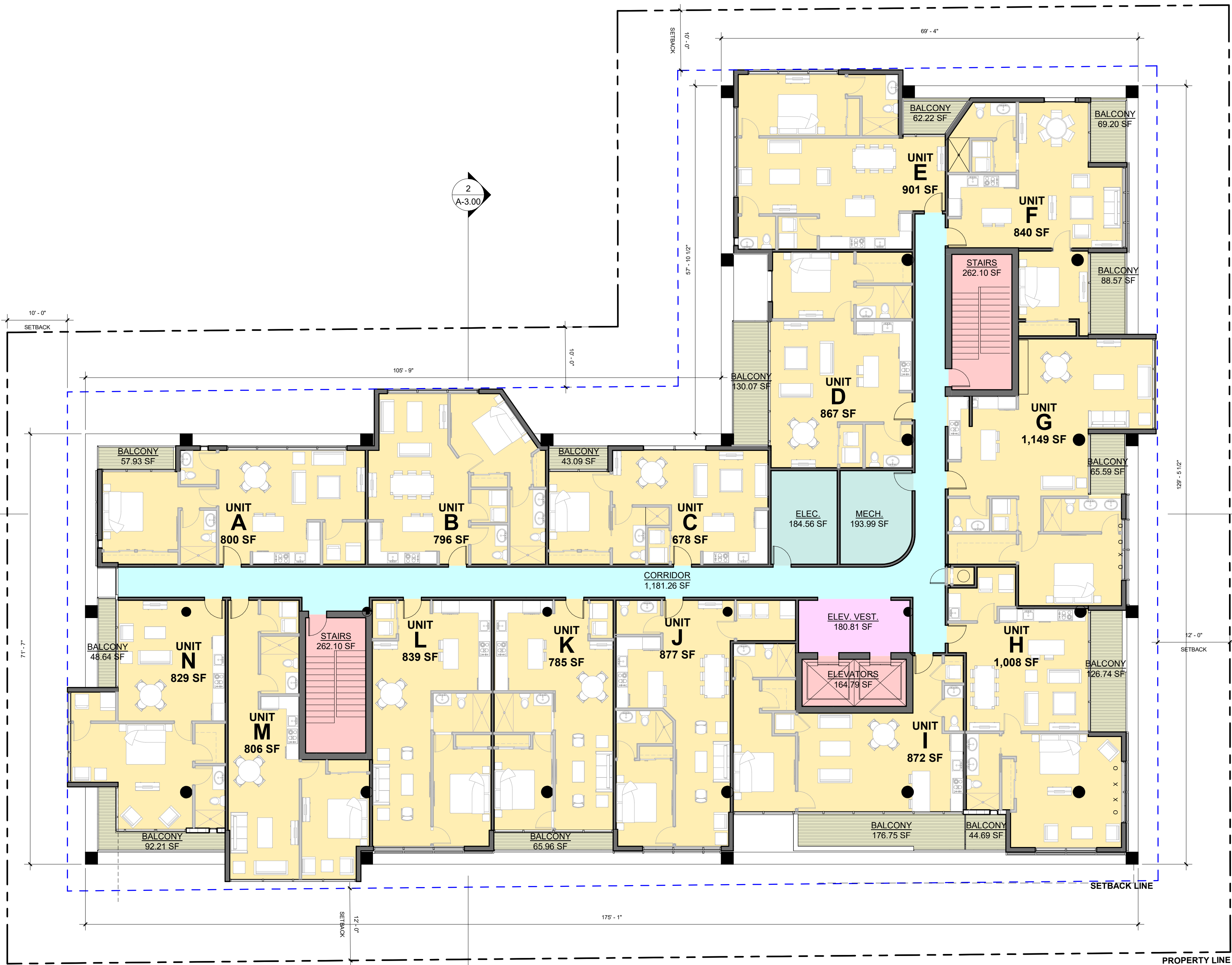
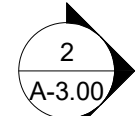
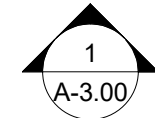
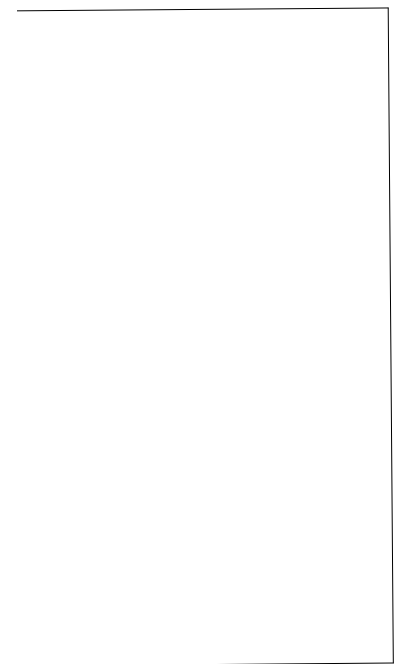
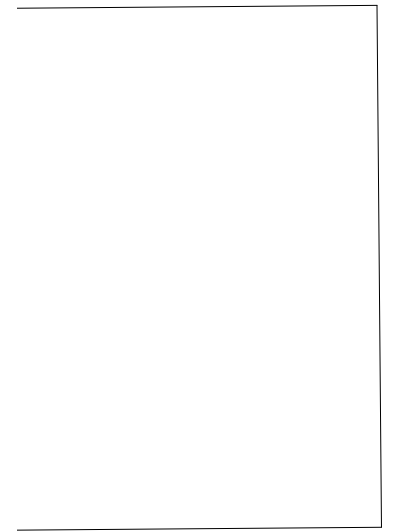


AREA LEGEND

- CIRCULATION
- LIVEWORK
- LOBBY
- MEP
- RESID. EXT.
- RESIDENTIAL
- STORAGE
- VERT. CIRCULATION

2ND FLOOR UNIT MATRIX		
DESCRIPTION		AREA
A		
1 BED		805 SF
BALCONY		57 SF
		863 SF
B		
1 BED		796 SF
		796 SF
C		
1 BED		677 SF
BALCONY		43 SF
		720 SF
D		
1 BED		871 SF
BALCONY		132 SF
		1,002 SF
E		
1 BED		901 SF
		62 SF
		962 SF
F		
1 BED		760 SF
BALCONY		247 SF
		1,007 SF
H		
1 BED		813 SF
BALCONY		378 SF
		1,191 SF
I		
1 BED		874 SF
BALCONY		179 SF
		1,053 SF
J		
1 BED		897 SF
		897 SF
K		
1 BED		785 SF
BALCONY		66 SF
		852 SF
L		
1 BED		789 SF
BALCONY		65 SF
		854 SF
M		
1 BED		698 SF
		698 SF
N		
1 BED		758 SF
BALCONY		148 SF
		906 SF

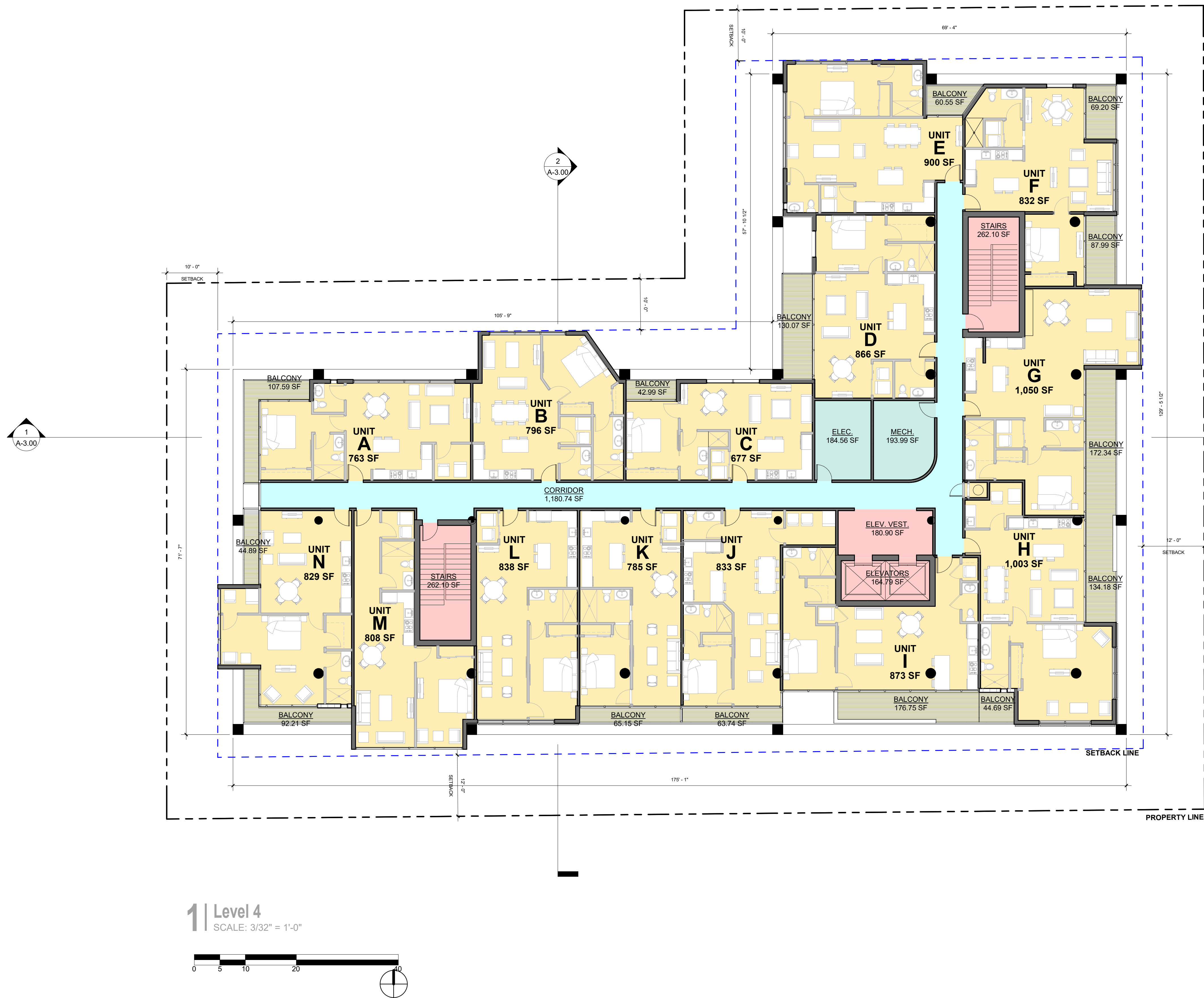




AREA LEGEND

- CIRCULATION
- LOBBY
- MEP
- RESID. EXT.
- RESIDENTIAL
- VERT. CIRCULATION

3RD FLOOR UNIT MATRIX		
DESCRIPTION		AREA
A	1 BED	800 SF
		58 SF
		858 SF
B		796 SF
		796 SF
C		678 SF
		43 SF
		721 SF
D		867 SF
		130 SF
		997 SF
E		901 SF
		62 SF
		963 SF
F		840 SF
		158 SF
		997 SF
G		1,149 SF
		66 SF
		1,215 SF
H		1,008 SF
		171 SF
		1,179 SF
I		872 SF
		177 SF
		1,049 SF
J		877 SF
		877 SF
K		785 SF
		66 SF
		851 SF
L		839 SF
		839 SF
M		806 SF
		806 SF
N		829 SF
		141 SF
		970 SF

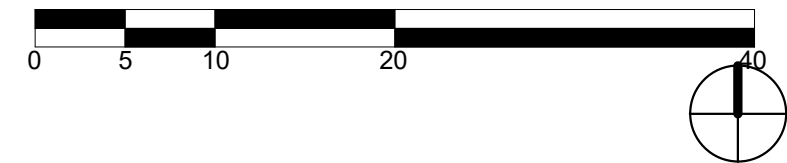


AREA LEGEND

- CIRCULATION
- MEP
- RESID. EXT.
- RESIDENTIAL
- VERT. CIRCULATION

4TH FLOOR UNIT MATRIX		
DESCRIPTION		AREA
A		
1 BED		763 SF
BALCONY		108 SF
		870 SF
B		
1 BED		796 SF
		796 SF
C		
1 BED		677 SF
BALCONY		43 SF
		720 SF
D		
1 BED		866 SF
BALCONY		130 SF
		996 SF
E		
1 BED		900 SF
BALCONY		61 SF
		960 SF
F		
1 BED		832 SF
BALCONY		157 SF
		989 SF
G		
1 BED		1,050 SF
BALCONY		172 SF
		1,223 SF
H		
1 BED		1,003 SF
BALCONY		179 SF
		1,182 SF
I		
1 BED		873 SF
BALCONY		177 SF
		1,050 SF
J		
1 BED		833 SF
BALCONY		64 SF
		896 SF
K		
1 BED		785 SF
BALCONY		65 SF
		851 SF
L		
1 BED		838 SF
		838 SF
M		
1 BED		808 SF
		808 SF
N		
1 BED		829 SF
BALCONY		137 SF
		966 SF

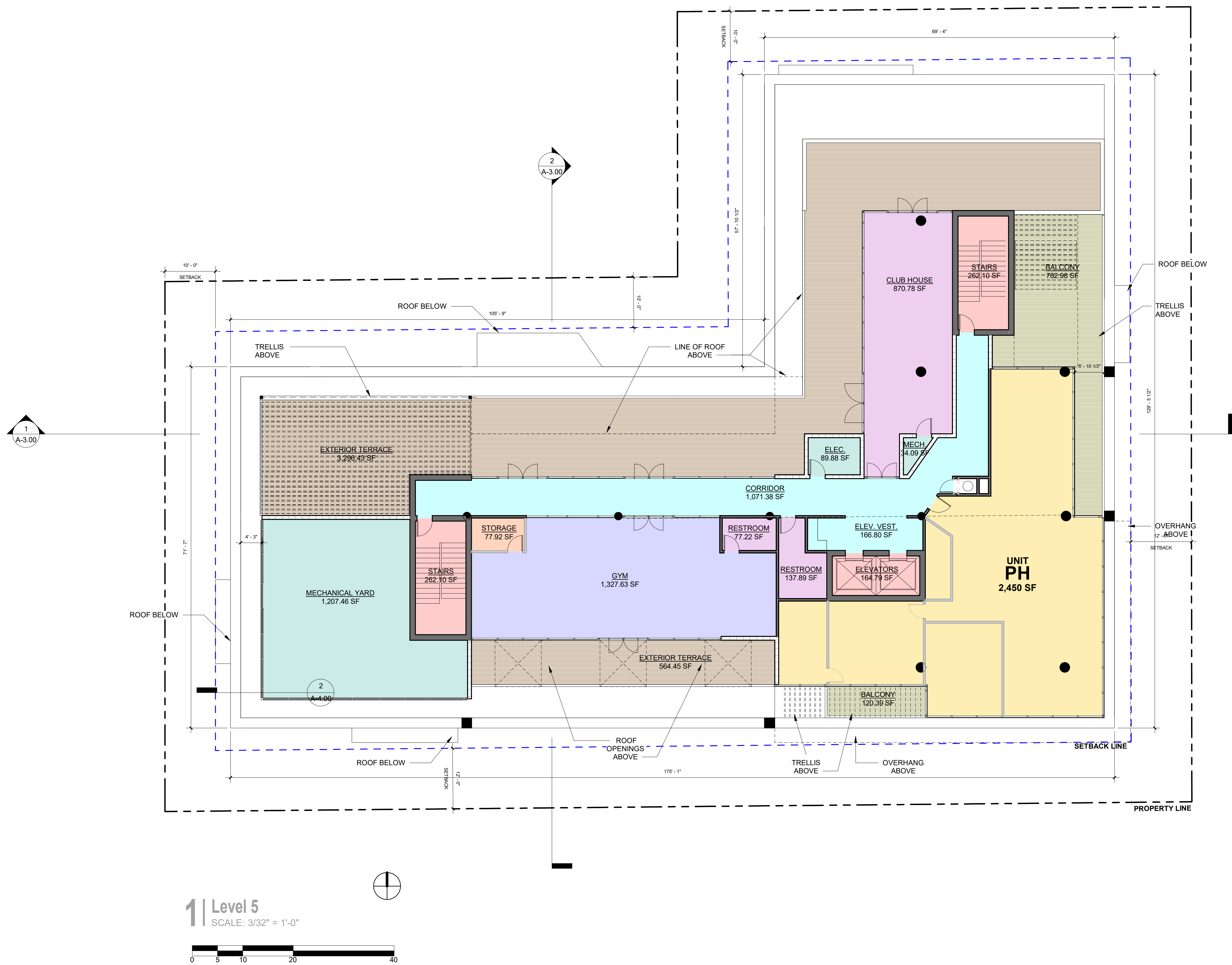
1 | Level 4
SCALE: 3/32" = 1'-0"

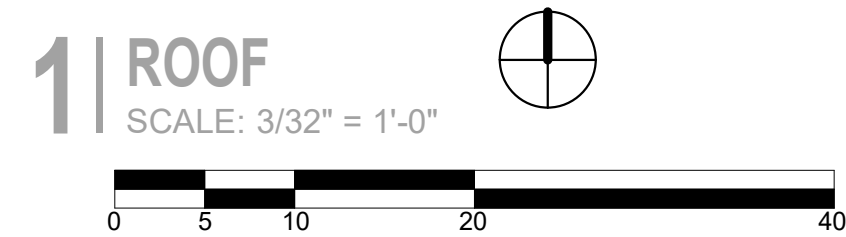


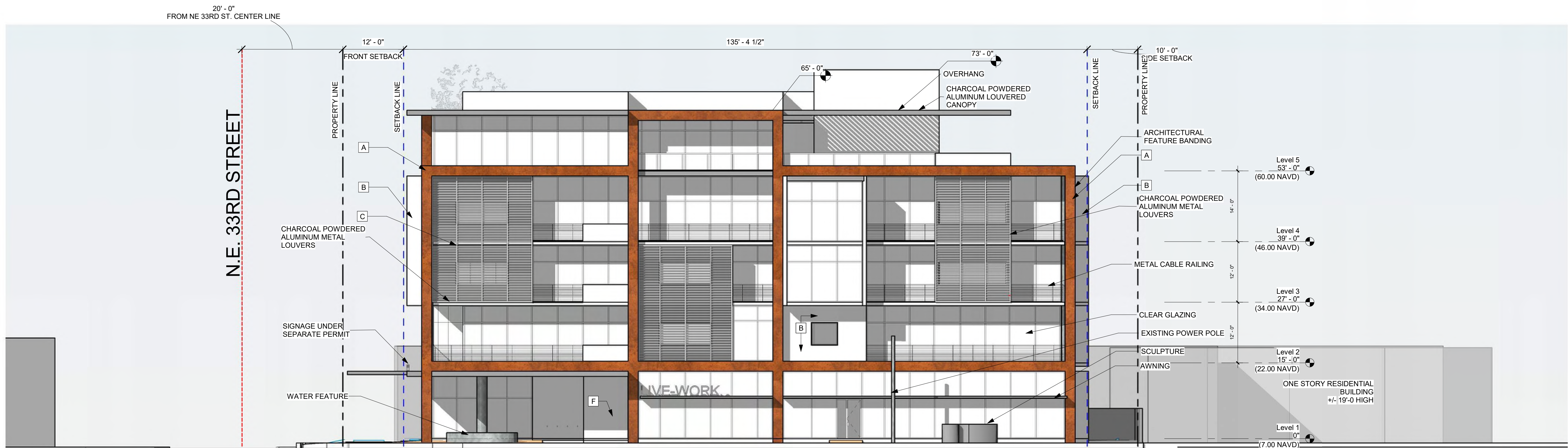
AREA LEGEND

- AMENITIES
- CIRCULATION
- EXT. AMENITIES
- INT. AMENITIES
- MEP
- RESID. EXT.
- RESIDENTIAL
- STORAGE
- VERT. CIRCULATION

UNIT MATRIX_PH	
DESCRIPTION	AREA
PH	
2 BEDS	2,450 SF
BALCONY	903 SF
	3,353 SF



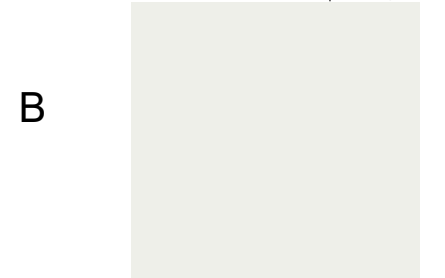
 ROOF



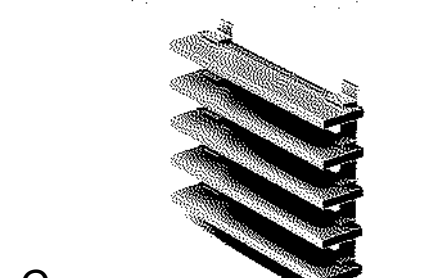
ELEVATION MATERIAL LEGEND



A
ALUCOBOND CLADDING
RUSTIC METAL



B
SW 7005 EXTRA WHITE



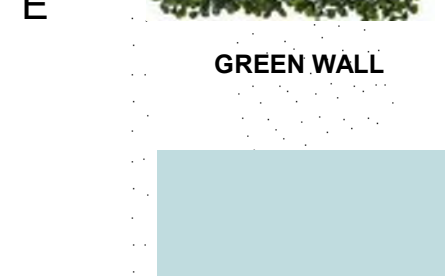
C
ALUMINUM LOUVER



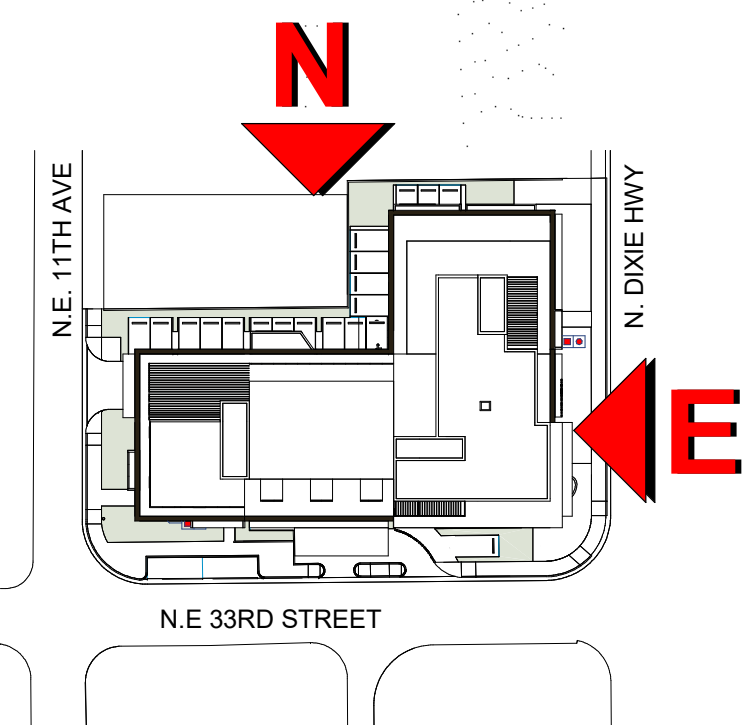
D
CHARCOAL POWDER
COATING/ PAINTED
STUCCO



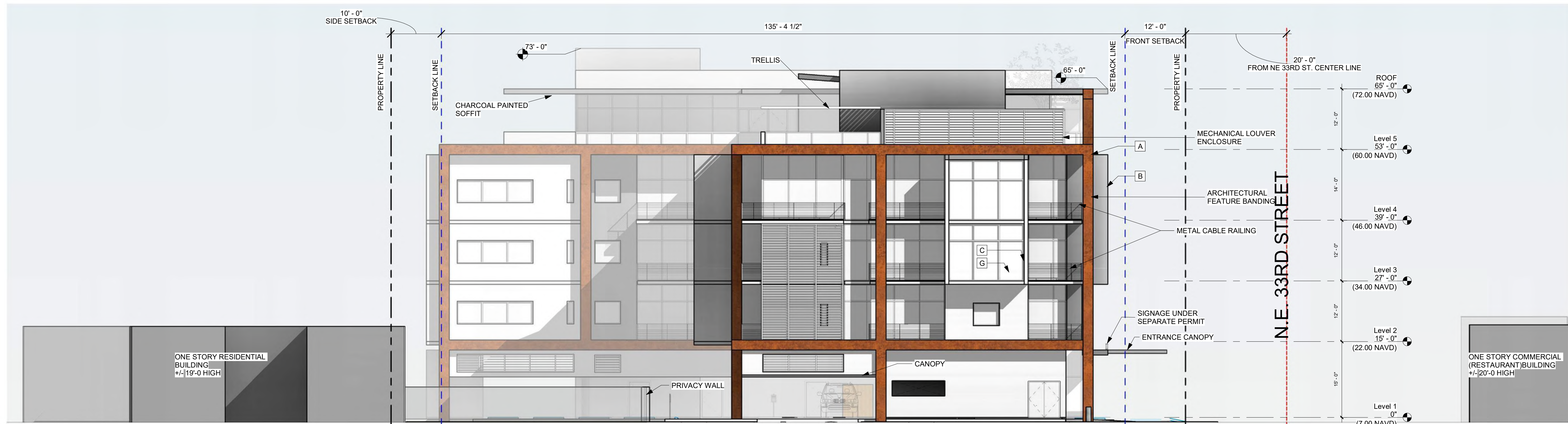
E
GREEN WALL



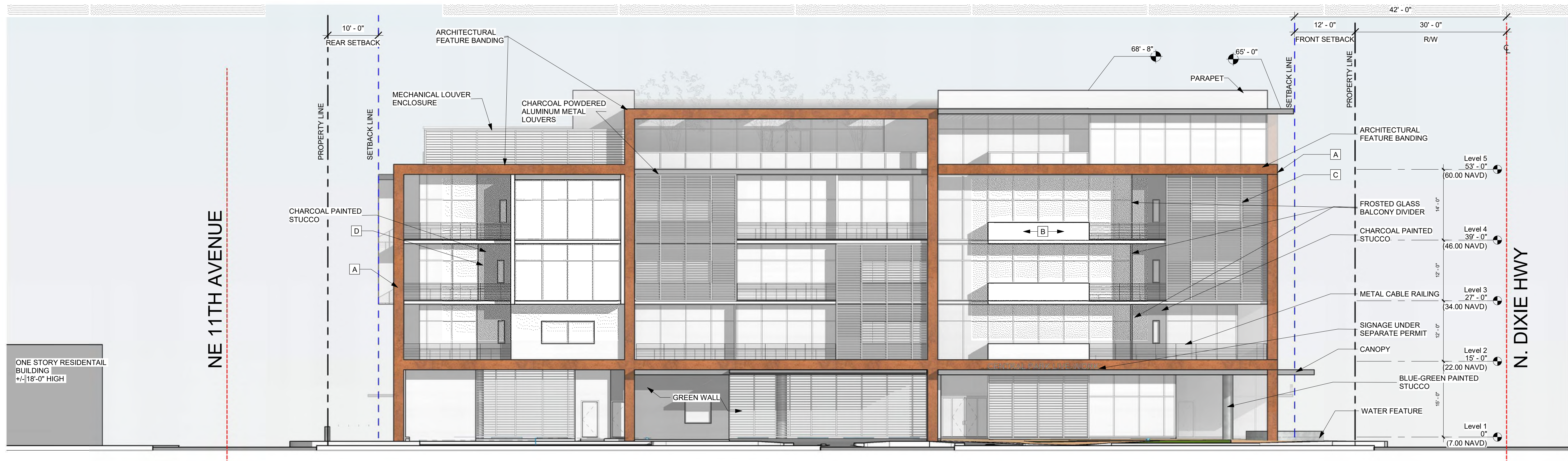
D
SW 6505
ATMOSPHERIC BLUE-
GREEN



2 | East
SCALE: 3/32" = 1'-0"

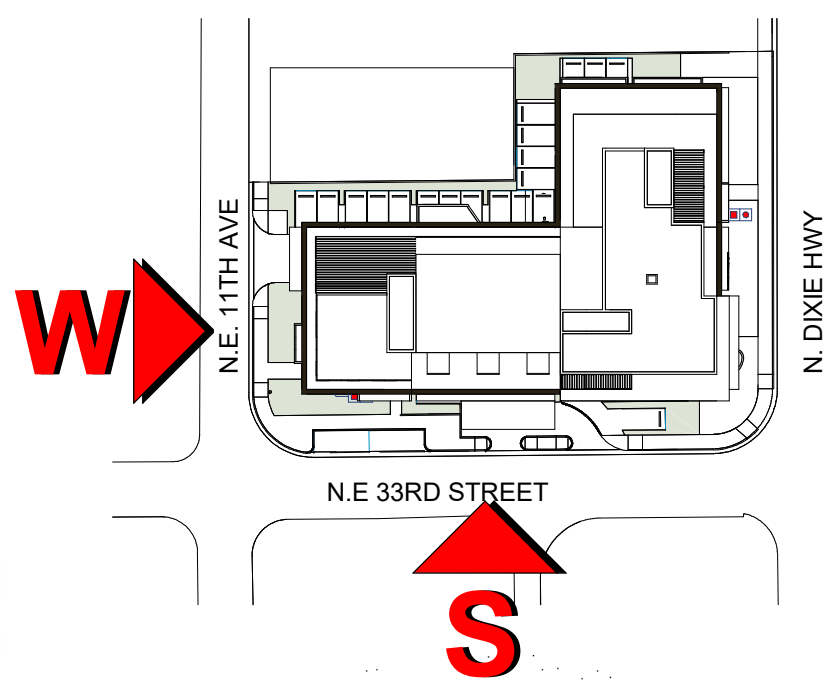
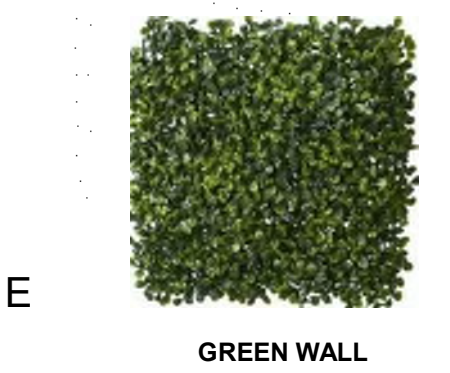
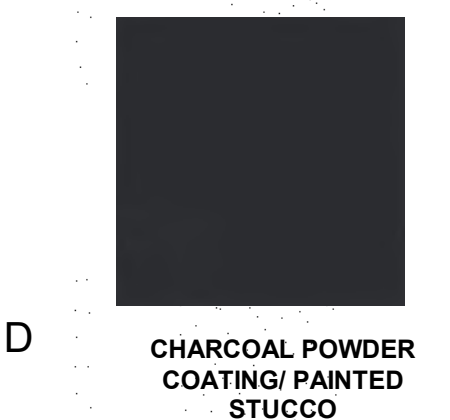
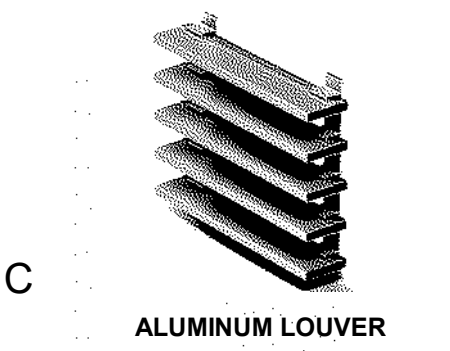


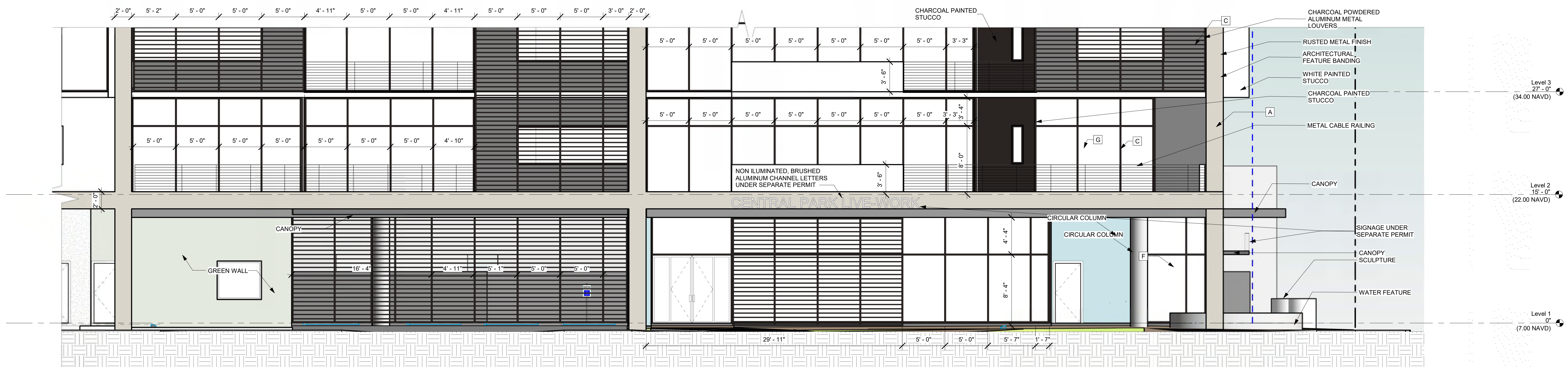
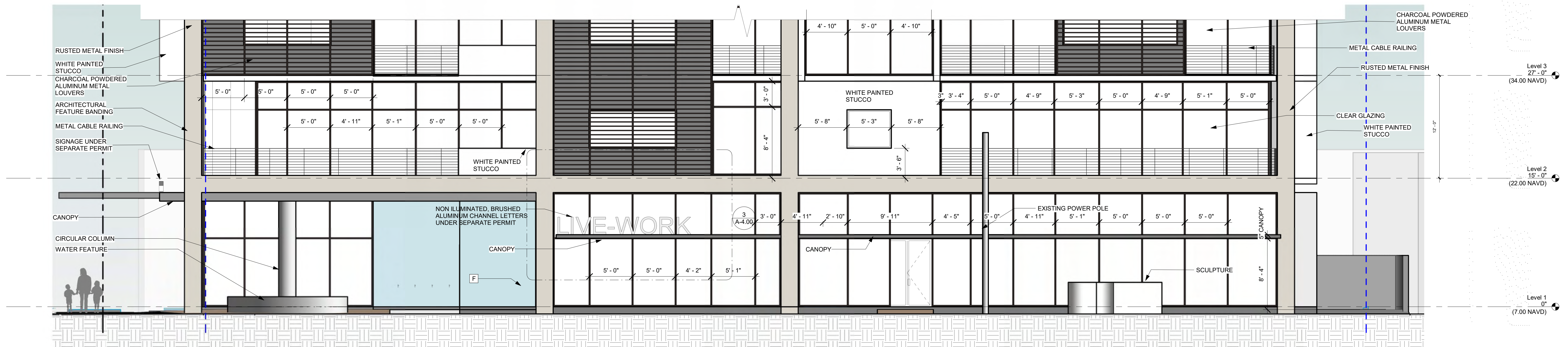
1 | West
SCALE: 3/32" = 1'-0"

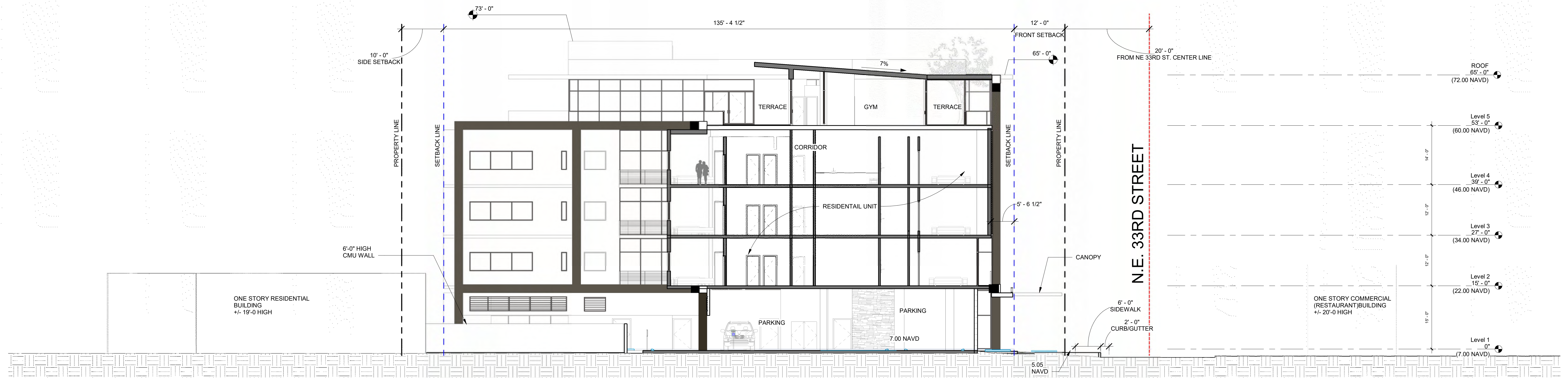
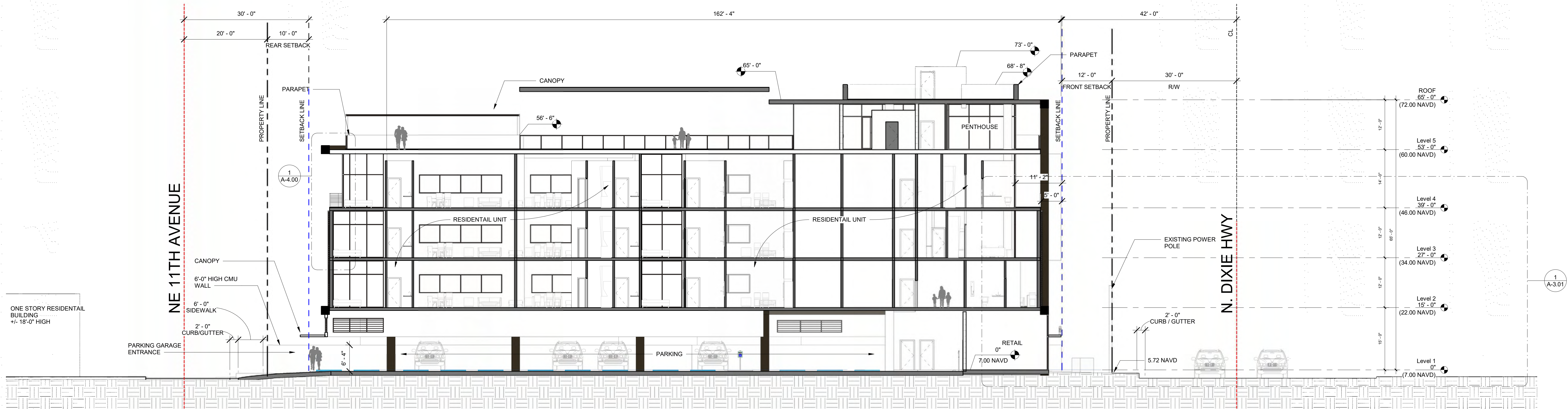


2 | South
SCALE: 3/32" = 1'-0"

ELEVATION MATERIAL LEGEND

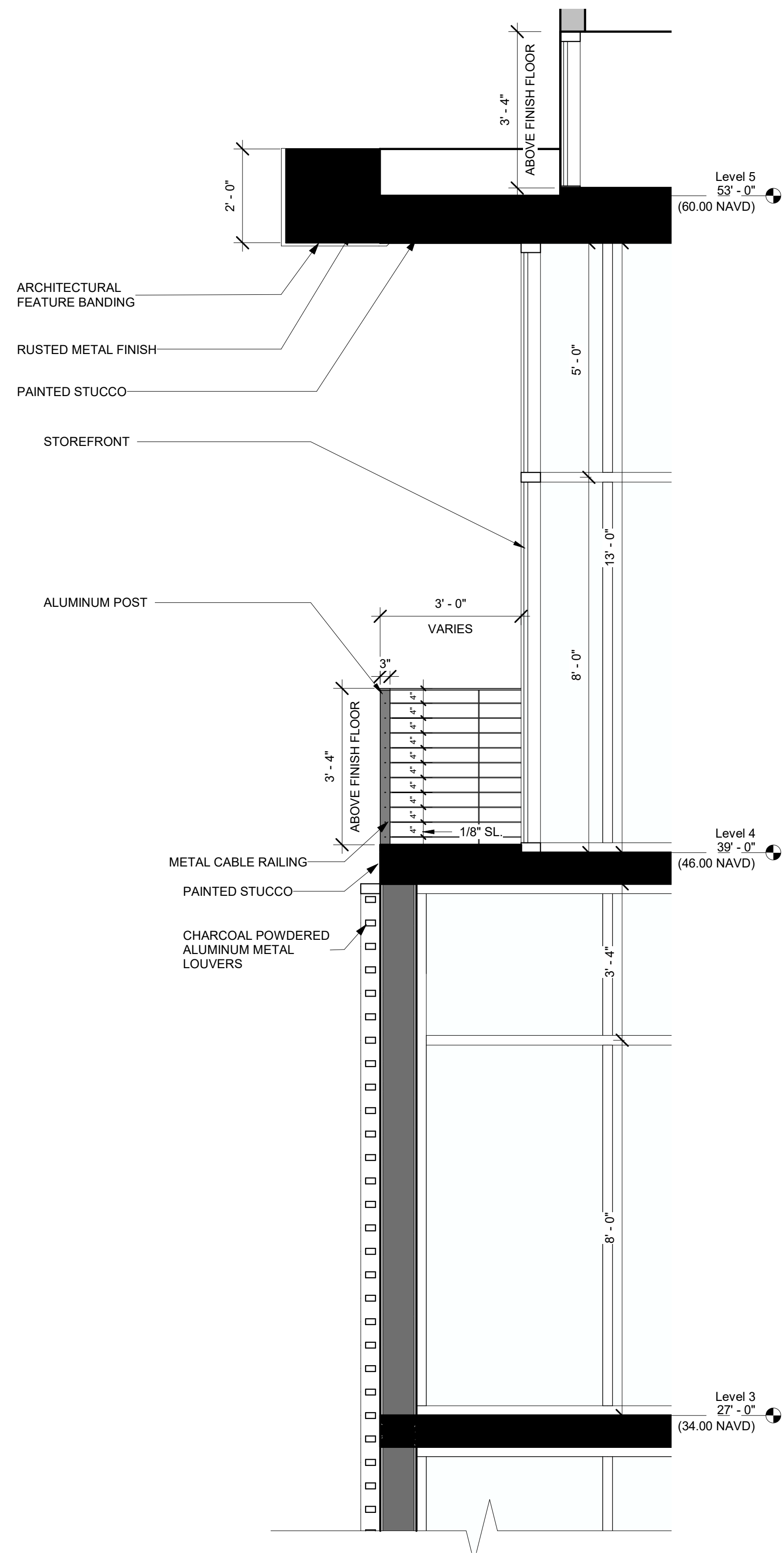




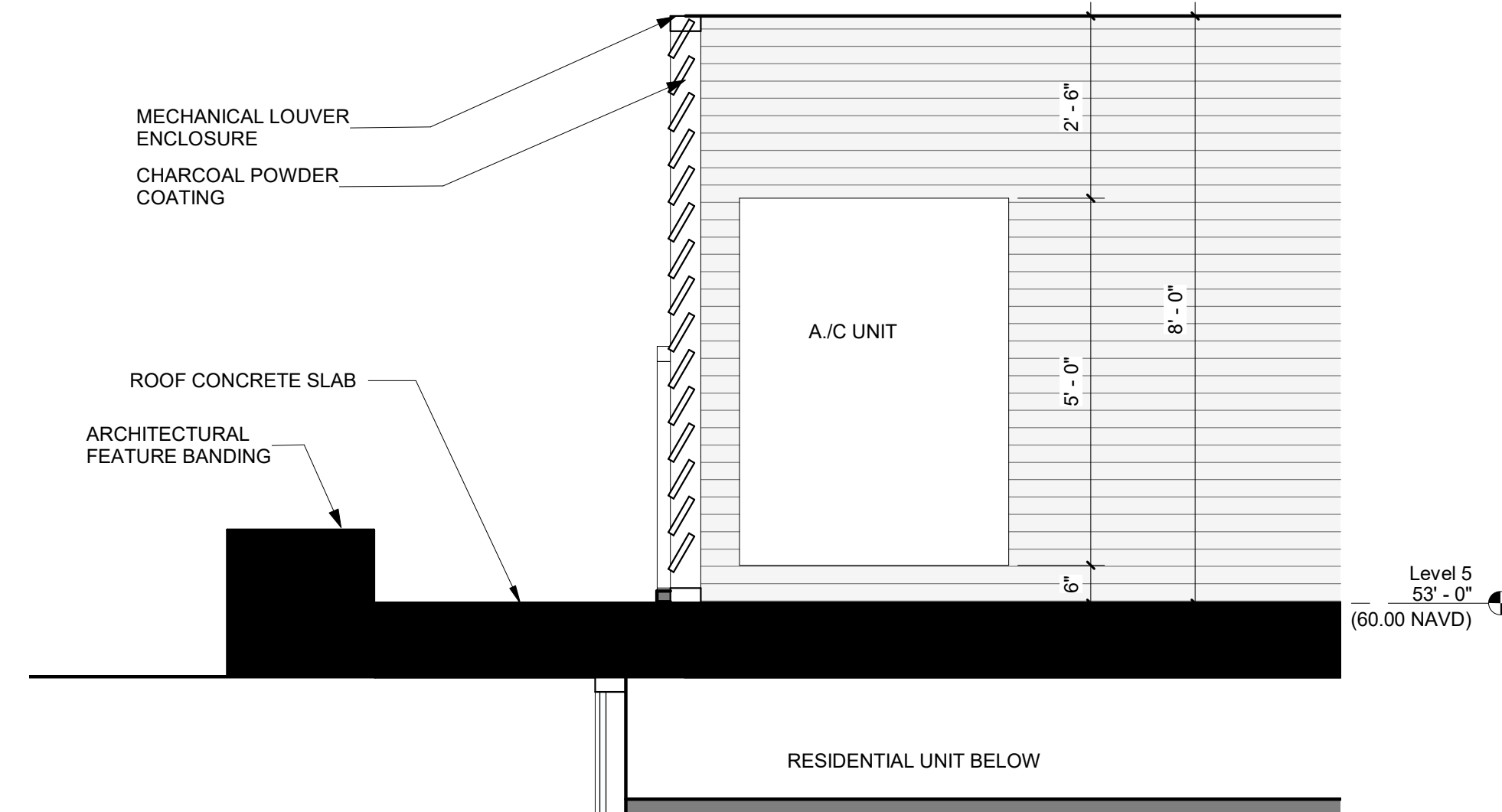




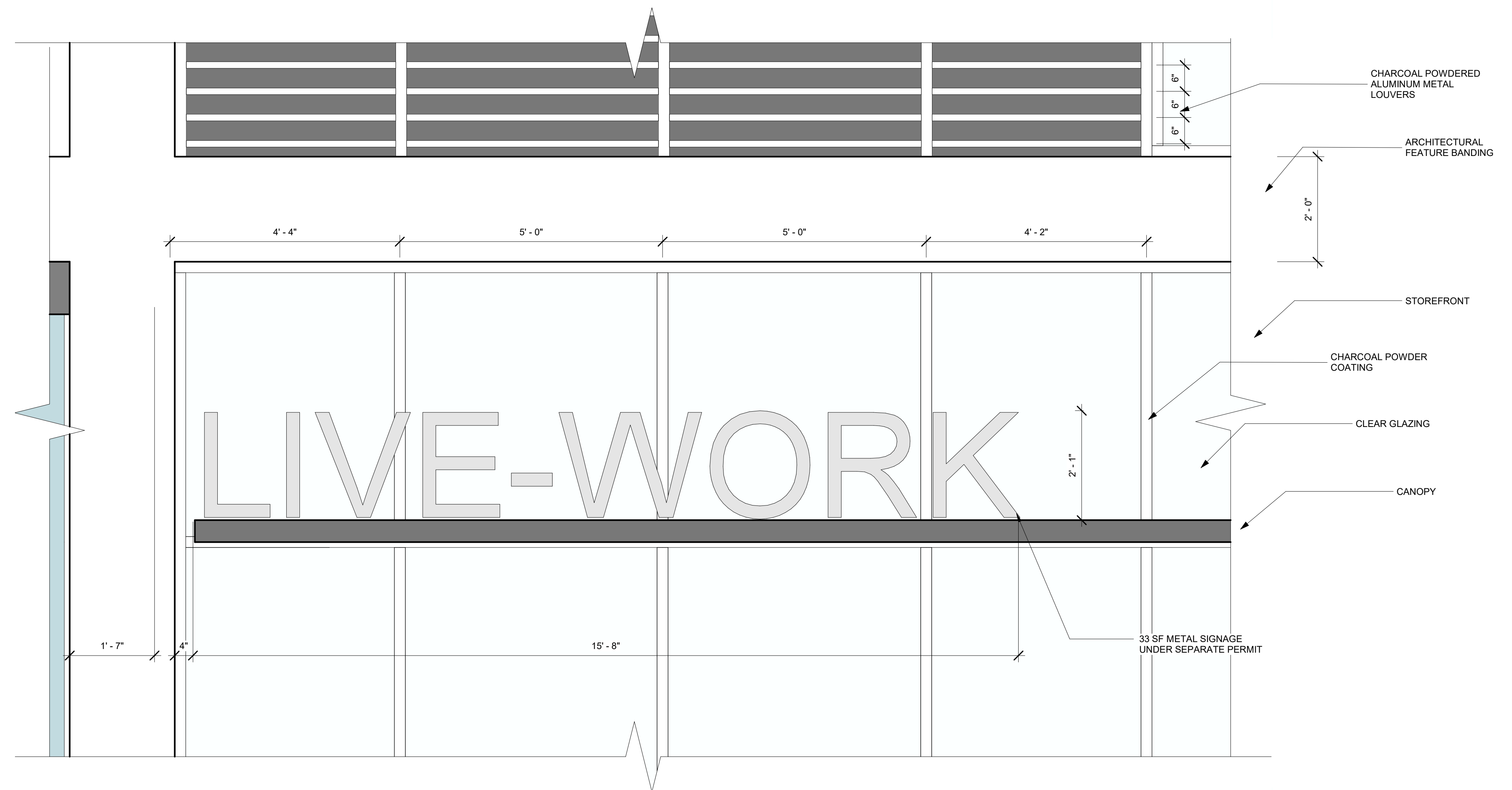
1 | STREET SECTION
SCALE: 1/4" = 1'-0"



1 | TYPICAL BALCONY DETAIL
SCALE: 1/2" = 1'-0"



2 | MECHANICAL LOUVER DETAIL
SCALE: 1/2" = 1'-0"



3 | SIGN UNDER SEPARATE PERMIT
SCALE: 3/4" = 1'-0"





SOUTH-WEST VIEW



SOUTH-EAST VIEW



NORTH-WEST VIEW



NORTH-EAST VIEW



SOUTH-WEST VIEW



SOUTH-EAST VIEW



NORTH-WEST VIEW



NORTH-EAST VIEW

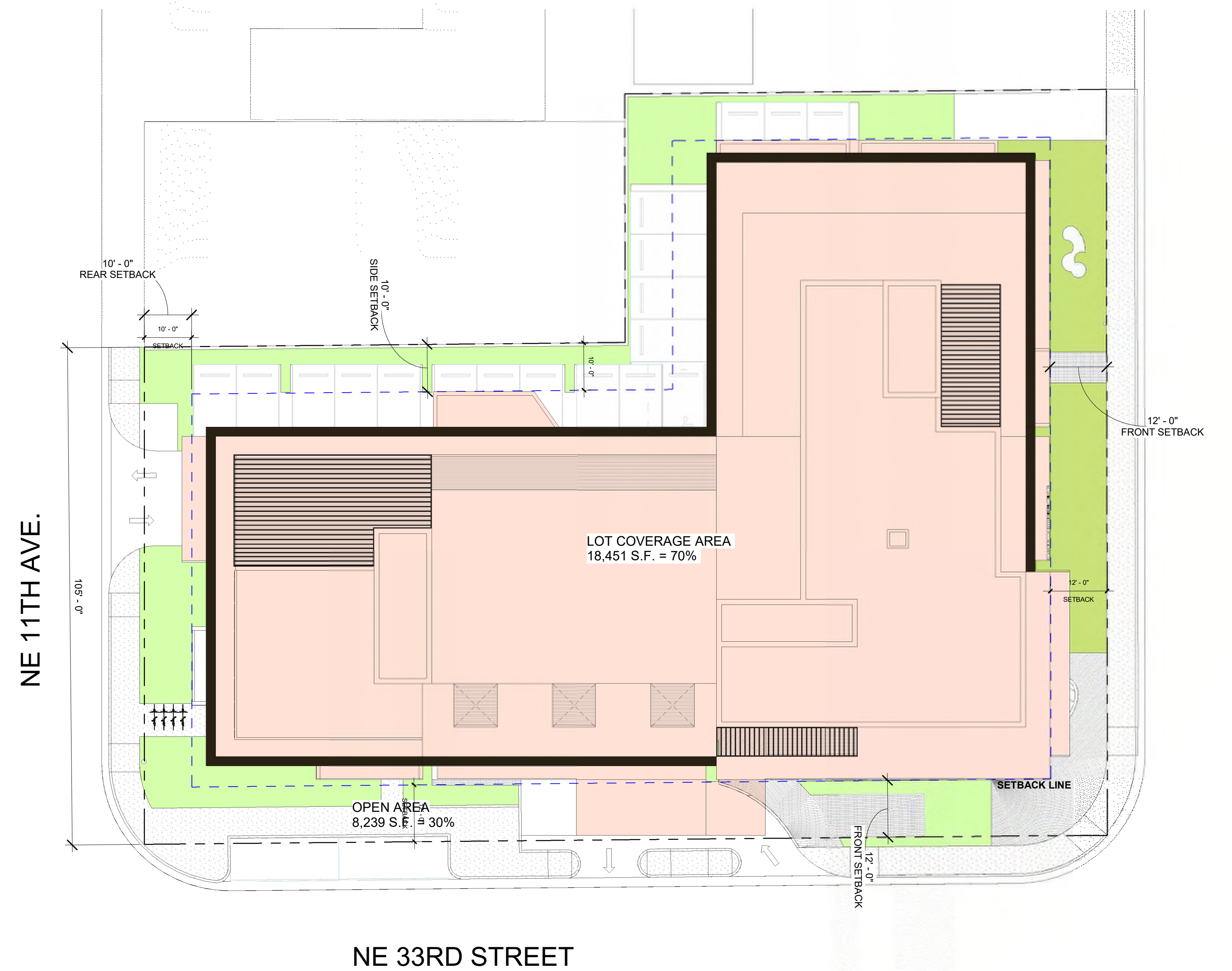


Pervious/Impervious

LANDSCAPE

LANDSCAPE/PERVIOUS AREA		
NAME	AREA	PERC CALC
LANDSCAPE	4,619.03 SF	18%

2 | Level 1
SCALE: 1/16" = 1'-0"



1 | Site-Lot Coverage Area
SCALE: 1/16" = 1'-0"

