LOT 104

320' UNITS X 4% = 1 UNIT

NOTE: WATER VALVE

LOT 105

13 UNITS X 10% = 2 UNITS

VOLT MANHOLE

42 UNITS

2,495 S.F.

FUTURE ROAD

37,000 S.F.

24 UNITS

UTILITY CLOSET

627 S.F.

24 STALLS

24 UNITS X 10% = 3 UNITS

SEWER MANHOLE

617 S.F.

22 STALLS

24 UNITS X 10% = 2 UNITS

COMMON AREA/ PUBLIC SPACE:

FIRST FLOOR COURTYARD:

COMMUNITY ROOM:

2ND FLOOR COURTYARD:

Total Proposed dwelling units:

STUDIO-BEDROOM/1 BATH

1 UNIT

TOTAL: 42 UNITS

STUDIO-BEDROOM

2 UNITS

COMMERCIAL BICYCLE PARKING

1 STALL / 5,000 S.F. / 2 MINIMUM

TOTAL: 8 STALLS

COMMERCIAL BICYCLE PARKING

1 STALL / 12,000 S.F. / 2 MINIMUM

TOTAL: 30 STALLS

COMMERCIAL BICYCLE PARKING

1 STALL / 24,000 S.F. / 2 MINIMUM

TOTAL: 42 STALLS

LANDSCAPE ARCHITECT

GONZALEZ|GOODALE ARCHITECTS

617 S.F.

22 STALLS

24 UNITS X 10% = 3 UNITS

SEWER MANHOLE

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22 STALLS

24 UNITS X 10% = 3 UNITS

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The ideas and designs represented herein and this drawing, all prepared by GONZALEZ|GOODALE Architects, are for the use solely with respect to this project and GONZALEZ|GOODALE Architects shall retain all common law, statutory and other reserved rights including copyright and they shall not be used by others for any other purpose without written permission of GONZALEZ|GOODALE Architects.
The sun shadow analysis indicates daylight conditions during the four seasons in this urban environment within a typical three interval daily time period. Seasonal daylight is maximum during the summer solstice and minimum during the winter solstice while fall and winter equinoxes received similar average daylight.

DAILY MAXIMUM SUN LIGHT EXPOSURE OCCURS DURING 12 NOON WITH ADEQUATE EXPOSURE AT 9:00AM AND MINIMUM EXPOSURE DURING 6:00PM SUNSET PERIOD.

WITH MAJORITY YEAR ROUND SUFFICIENT DAYLIGHTS, SHADOWS FROM THIS PROJECT ARE MINIMALLY CASTED ONTO NEIGHBORING RESIDENCES EXCEPT FOR NORMAL WINTER SOLSTICE WITH LOW SUN ANGLE BETWEEN 9:00AM TO 6:00PM SUNSET. DURING WINTER SOLSTICE, WEST NEIGHBORING RESIDENCES RECEIVE AVERAGE OF 6 HOURS OF DAILYLIGHTS FROM 12 NOON - 6PM.

THEREFORE, NEIGHBORING RESIDENTS AND THIS PROJECT RECEIVE SUFFICIENT DAYLIGHT DURING MAJORITY OF THE YEAR ROUND.

SUN SHADOW ANALYSIS SUMMARY

THE SUN SHADOW ANALYSIS INDICATES DAYLIGHT CONDITIONS DURING THE FOUR SEASONS IN THIS URBAN ENVIRONMENT WITHIN A TYPICAL THREE INTERVAL DAILY TIME PERIOD. SEASONAL DAYLIGHT IS MAXIMUM DURING THE SUMMER SOLSTICE AND MINIMUM DURING THE WINTER SOLSTICE WHILE FALL AND WINTER EQUINOXES RECEIVED SIMILAR AVERAGE DAYLIGHT. DAILY MAXIMUM SUN LIGHT EXPOSURE OCCURS DURING 12 NOON WITH ADEQUATE EXPOSURE AT 9:00AM AND MINIMUM EXPOSURE DURING 6:00PM SUNSET PERIOD.

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PARAPET HEIGHT
39'-4"
3'-1" DIFFERENCE

FAÇADE ACCENTED
6" PROJECTION

PARAPET HEIGHT
36'-3"
3'-0" DIFFERENCE

HORIZONTAL SHADE
2'-0" PROJECTION
TYP.

STAIR TOWER
PARAPET HEIGHT
43'-3"

HORIZONTAL SHADE
5'-0" PROJECTION
TYP.

BALCONY
2'-0" PROJECTION
TYP.

PLANTER BOX
3'-0" HIGH - TYP.
3'-0" DIFFERENCE

PARAPET HEIGHT
36'-3"

HORIZONTAL SHADE
2'-6" PROJECTION

HORIZONTAL SHADE
2'-6" PROJECTION

PARAPET HEIGHT
39'-4"
3'-1" DIFFERENCE

HORIZONTAL SHADE
& BALCONY
2'-0" PROJECTION
TYP.

PARAPET HEIGHT
36'-3"
If this sheet is smaller than 30" high by 42" wide then it has been reduced.

NORTH ELEVATION

1/8" = 1'-0"

BUILDING HEIGHT TO MECH. SCREEN

38' - 4"

BUILDING HEIGHT TO STAIR TOWER

33' - 10"

BUILDING HEIGHT TO PARAPET

40' - 0"

C3 ZONE BUILDING HEIGHT ALLOWABLE

FINISHED GRADE AT PARKING

NATURAL GRADE

FINISHED GRADE AT PARKING

NATURAL GRADE

ST-3

ST-6

ST-8

ST-1

ST-5

ST-11

ST-12

ST-13

ST-14

ST-15

FRACTIONAL SCALE: 1/8" = 1'-0"

1/8" = 1'-0"

MATERIAL LEGEND

1. SMOOTH FINISH EXTERNAL COLOR

2. CEMENT BOARD EXTERIOR SMOOTH FINISH

3. MATERIALS TO BE SELECTED BY ARCHITECT & APPLIED AS WITHIN PROJECT SPECIFICATIONS.

4. CORRUGATED ALUMINUM PANEL - 24" X 96" ERGONOMIC 300/METAL FINISH

5. METAL FRAMING & PVDF FINISH & COLOR TO BE SELECTED BY ARCHITECT

6. FRAMED STEEL PLATE SIGNS W/ FONT & COLOR TO BE SELECTED BY ARCHITECT

7. STEEL FRAME TRELLIS W/ PVDF FINISH & COLOR TO BE SELECTED BY ARCHITECT

8. TENSIONED WIRES.

9. VINYL FRAME EXTERIOR DOOR - PVC FRAMING & LOW-E GLAZING.

10. VINYL FRAME SLIDING WINDOW W/ DUAL Pane & LOW-E GLAZING.

11. VINYL FRAME FIXED WINDOW W/ DUAL Pane & LOW-E GLAZING.

12. FRAMED STEEL WIRE MESH SCREEN W/ COLOR TO BE SELECTED BY ARCHITECT

13. METAL POST GATE W/ PVDF PAINT FINISH & THICKNESS W/ PVDF SILVER METALLIC FINISH.

14. CORRUGATE ALUMINUM PANEL 3/4" RESISTIVE BARRIER (2) COLOR VARIATIONS TO BE SELECTED

15. CEMENT FIBER BOARD SMOOTH FINISH WITH PLASTER.

16. SMOOTH FINISH INTEGRAL COLOR

17. RESIN FRAMED GLASS DECK RAILINGS.

18. INTERIOR BRICKWORK W/ CONCRETE FINISH.

19. GLASS PANELS W/ PVDF GLAZING.

20. MASONRY FINISH.