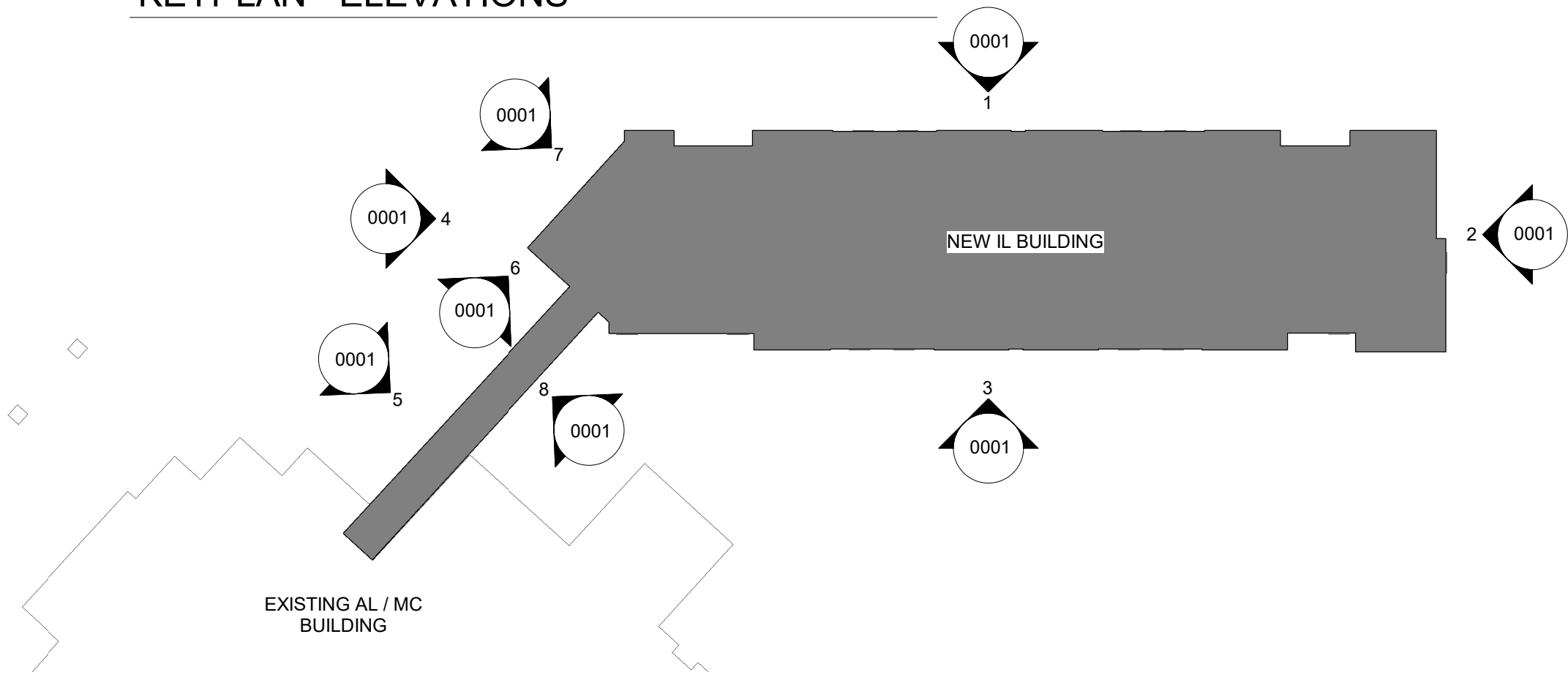


KEYPLAN - ELEVATIONS



BUILDING DESIGN COMPLIANCE  
CATEGORY B

TABLE 15-4 GENERAL DESIGN STANDARDS

PRIMARY FAÇADE:	ALL ELEVATIONS
HORIZONTAL ARTICULATION:	WALL PROJECTION 4" DEEP EVERY 50 FT. (COMPLIES W/ OPTION 1C)
VERTICAL ARTICULATION:	PARAPET HEIGHT OF 4'-0" EVERY 50 FT. (COMPLIES W/ OPTION 2A)
PEDESTRIAN INTEREST:	ARCHITECTURAL DETAILS PROVIDED; 100'-0" OF WOOD SUN SCREENS PROVIDED...
	CHANGE OF MATERIALS
ENTRY ELEMENTS:	ENTRY CANOPY PROVIDED 16'-0" W X 8'-0" L (COMPLIES W. E1)

**NON-COMPLIANCE**  
PEDESTRIAN ORIENTATION OF RESIDENTIAL FINISHED FLOOR ELEVATION ABOVE SIDEWALK 18 INCHES  
  
PRIMARY FAÇADE TRANSPARENT GLASS REQUIREMENT OF 25%



1 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

<b>NORTH ELEVATION MATERIALS</b>				
TOTAL SF		13,661 SF		
	<u>REQUIRED</u>	<u>ACTUAL</u>	<u>%</u>	
CATEGORY 1 MATERIAL (GLAZING)	3,415 SF	2,736 SF	20% SF	
CATEGORY 1 MATERIAL (MASONRY)	9,563 SF	8,470 SF	62% SF	
CATEGORY 2 MATERIAL (OTHER)	4,098 SF	2,455 SF	18% SF	
TOTAL CATEGORY 1 MATERIAL (GLAZING + MASONRY)			82% SF	



3 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

<b>SOUTH ELEVATION MATERIALS</b>				
TOTAL SF		13,175 SF		
	<u>REQUIRED</u>	<u>ACTUAL</u>	<u>%</u>	
CATEGORY 1 MATERIAL (GLAZING)	3,294 SF	2,430 SF	18% SF	
CATEGORY 1 MATERIAL (MASONRY)	9,223 SF	8,254 SF	63% SF	
CATEGORY 2 MATERIAL (OTHER)	3,953 SF	2,533 SF	19% SF	
TOTAL CATEGORY 1 MATERIAL (GLAZING + MASONRY)			81% SF	



2 EAST ELEVATION

SCALE: 1/16" = 1'-0"

<b>EAST ELEVATION MATERIALS</b>				
TOTAL SF		2,382 SF		
	<u>REQUIRED</u>	<u>ACTUAL</u>	<u>%</u>	
CATEGORY 1 MATERIAL (GLAZING)	596 SF	480 SF	20% SF	
CATEGORY 1 MATERIAL (MASONRY)	1,667 SF	1,662 SF	70% SF	
CATEGORY 2 MATERIAL (OTHER)	715 SF	240 SF	10% SF	
TOTAL CATEGORY 1 MATERIAL (GLAZING + MASONRY)			90% SF	



4 WEST ELEVATION

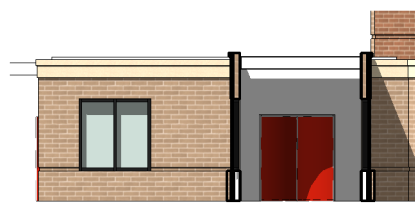
SCALE: 1/16" = 1'-0"

<b>WEST ELEVATION MATERIALS</b>				
TOTAL SF		2,793 SF		
	<u>REQUIRED</u>	<u>ACTUAL</u>	<u>%</u>	
CATEGORY 1 MATERIAL (GLAZING)	698 SF	270 SF	10% SF	
CATEGORY 1 MATERIAL (MASONRY)	1,955 SF	2,388 SF	85% SF	
CATEGORY 2 MATERIAL (OTHER)	838 SF	135 SF	5% SF	
TOTAL CATEGORY 1 MATERIAL (GLAZING + MASONRY)			95% SF	



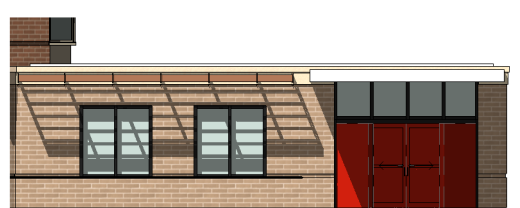
5 NORTH WEST ELEVATION - CONNECTOR

SCALE: 1/16" = 1'-0"



6 SOUTH WEST ELEVATION - CONNECTOR

SCALE: 1/16" = 1'-0"



7 NORTH WEST ELEVATION - ENTRY

SCALE: 1/16" = 1'-0"



8 SOUTH EAST ELEVATION - CONNECTOR

SCALE: 1/16" = 1'-0"