



ROW HOUSES AT 204 S 1ST AVENUE

JOB #2213

01-11-23

COVER SHEET

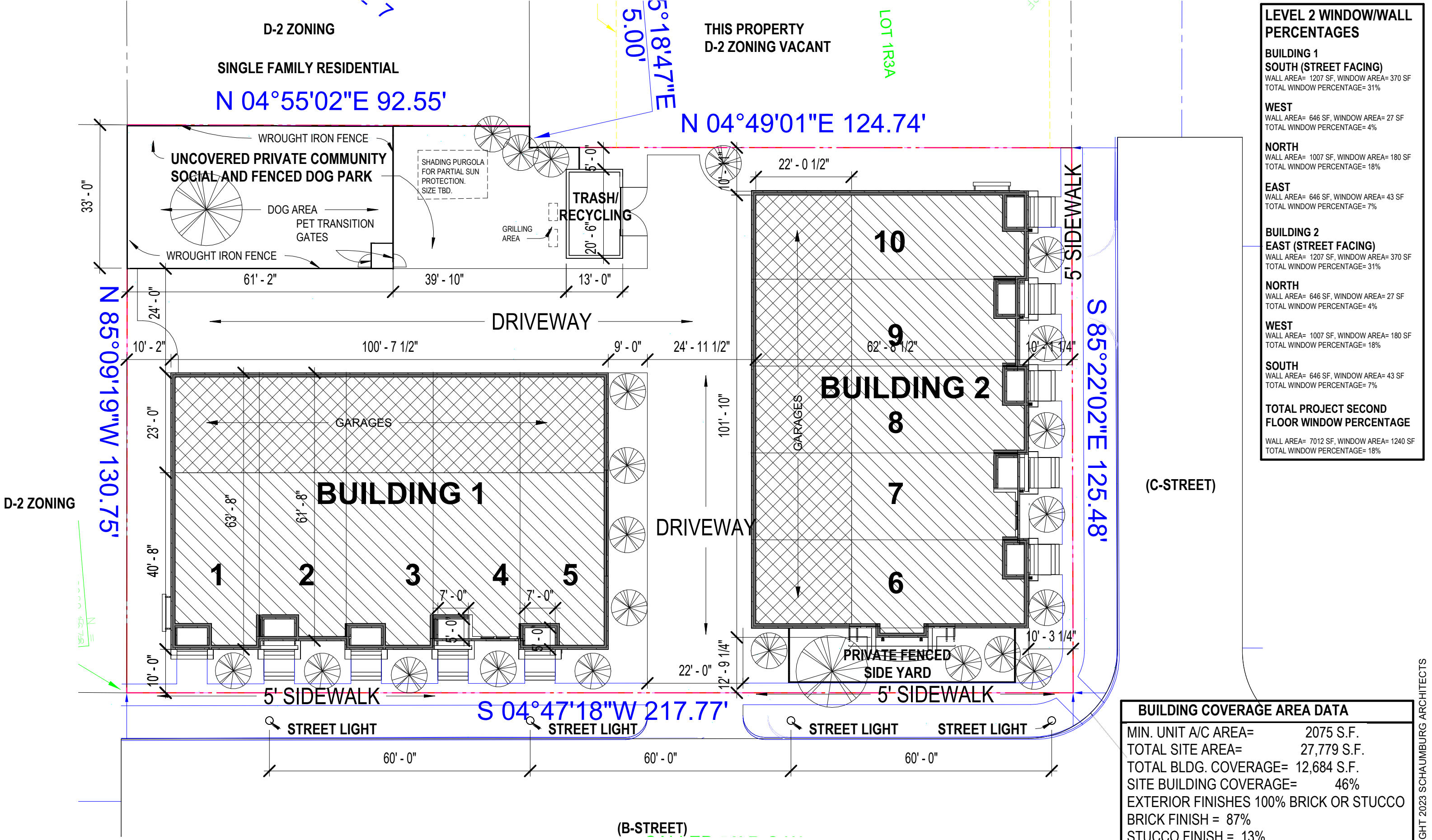
SCALE:

Exhibit B- Development Plan

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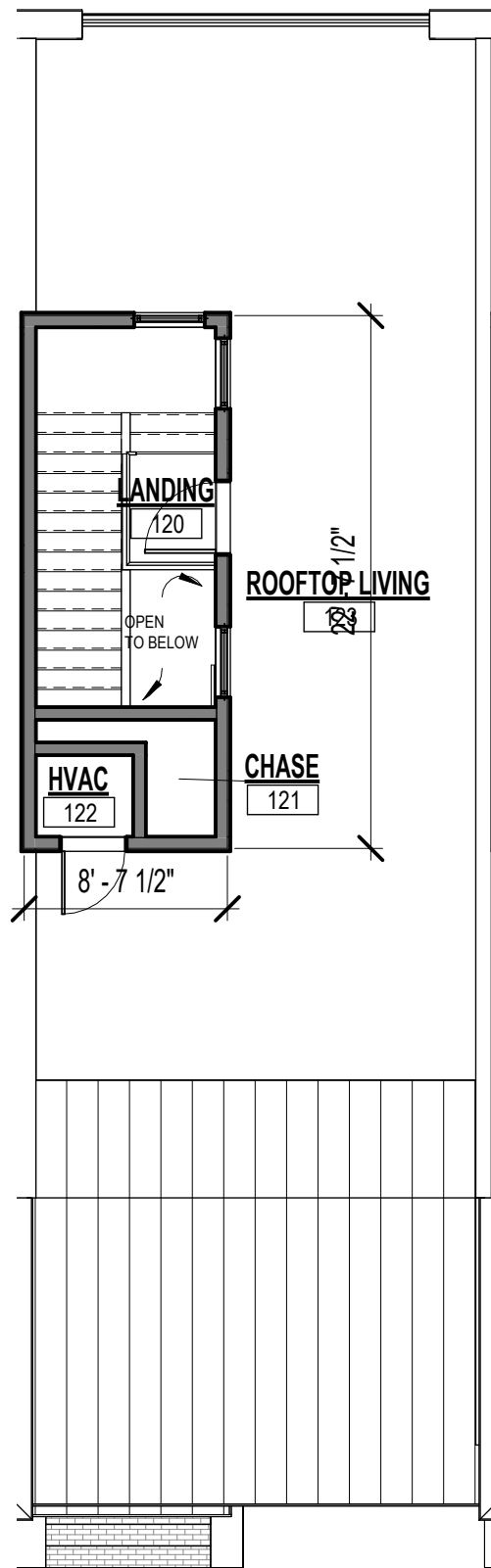
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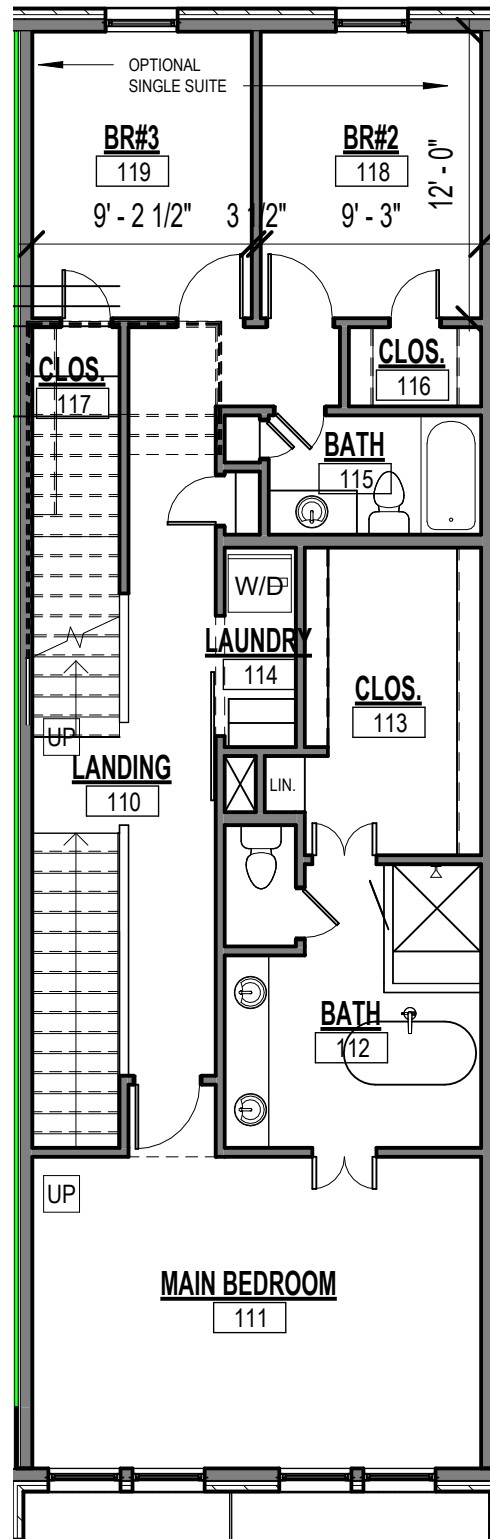


LEVEL 2 WINDOW/WALL PERCENTAGES	
BUILDING 1	
SOUTH (STREET FACING)	
WALL AREA=	1207 SF, WINDOW AREA= 370 SF
TOTAL WINDOW PERCENTAGE=	31%
WEST	
WALL AREA=	646 SF, WINDOW AREA= 27 SF
TOTAL WINDOW PERCENTAGE=	4%
NORTH	
WALL AREA=	1007 SF, WINDOW AREA= 180 SF
TOTAL WINDOW PERCENTAGE=	18%
EAST	
WALL AREA=	646 SF, WINDOW AREA= 43 SF
TOTAL WINDOW PERCENTAGE=	7%
BUILDING 2	
EAST (STREET FACING)	
WALL AREA=	1207 SF, WINDOW AREA= 370 SF
TOTAL WINDOW PERCENTAGE=	31%
NORTH	
WALL AREA=	646 SF, WINDOW AREA= 27 SF
TOTAL WINDOW PERCENTAGE=	4%
WEST	
WALL AREA=	1007 SF, WINDOW AREA= 180 SF
TOTAL WINDOW PERCENTAGE=	18%
SOUTH	
WALL AREA=	646 SF, WINDOW AREA= 43 SF
TOTAL WINDOW PERCENTAGE=	7%
TOTAL PROJECT SECOND FLOOR WINDOW PERCENTAGE	
WALL AREA=	7012 SF, WINDOW AREA= 1240 SF
TOTAL WINDOW PERCENTAGE=	18%

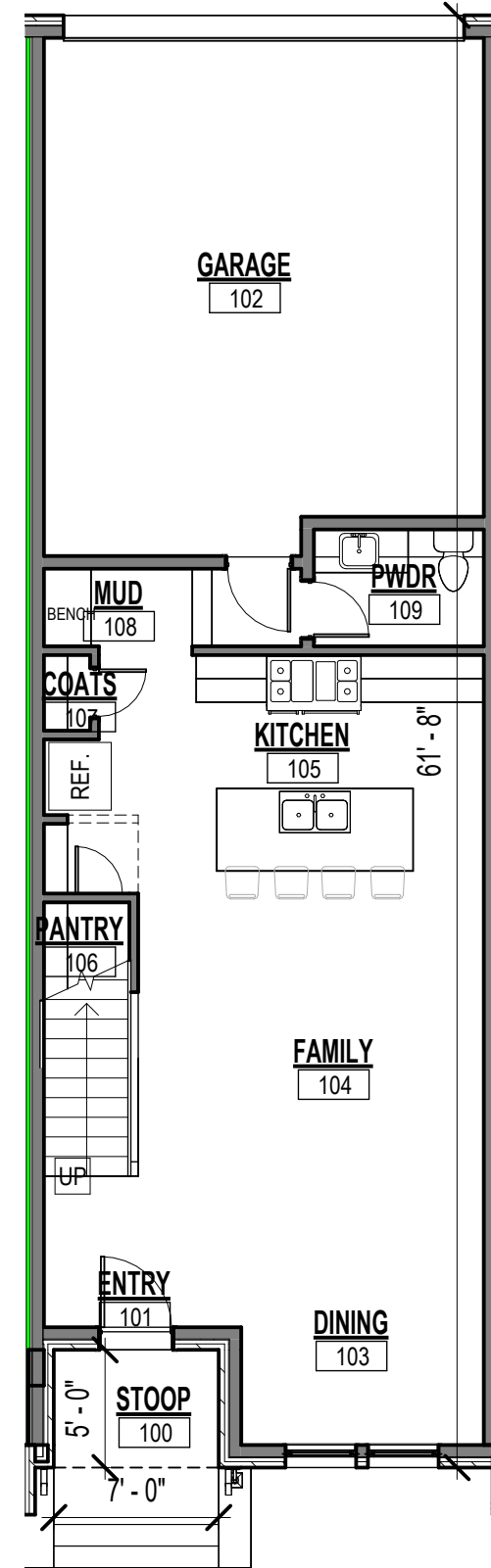
BUILDING COVERAGE AREA DATA	
MIN. UNIT A/C AREA=	2075 S.F.
TOTAL SITE AREA=	27,779 S.F.
TOTAL BLDG. COVERAGE=	12,684 S.F.
SITE BUILDING COVERAGE=	46%
EXTERIOR FINISHES 100% BRICK OR STUCCO	
BRICK FINISH =	87%
STUCCO FINISH =	13%



③ **Cupola Plan**
1/8" = 1'-0"



② **Level 2 Floor Plan**
1/8" = 1'-0"



① **Level 1 Floor Plan**
1/8" = 1'-0"

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FLOOR PLAN

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

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3D EXTERIORS

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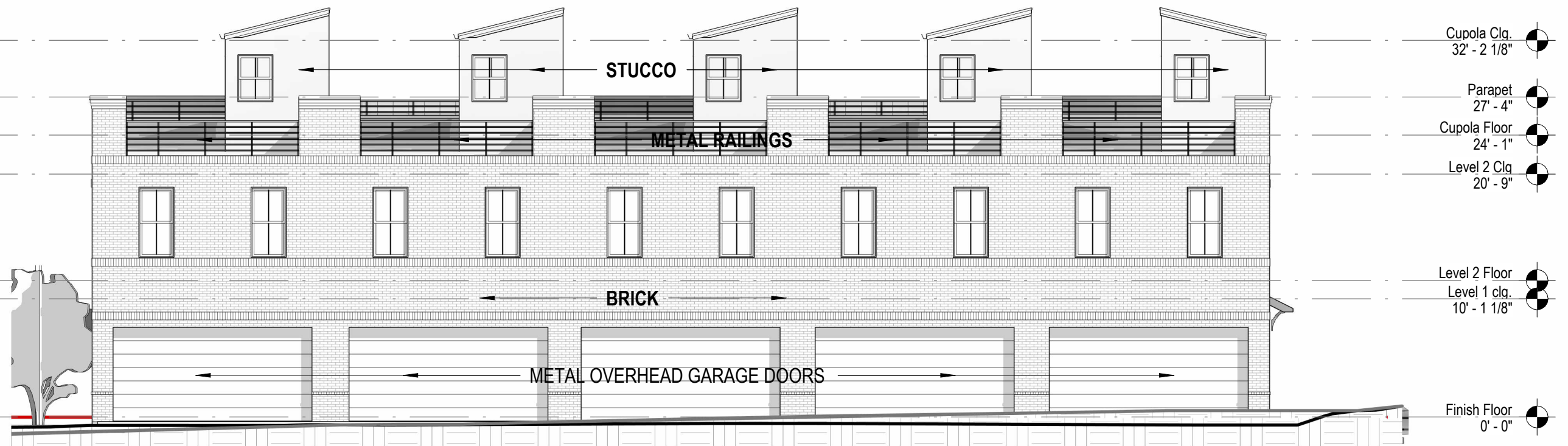
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SCALE:

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2 **Rear Elevation Building 1**

1" = 10'-0"

WINDOW NOTE:
WINDOWS TO BE SEPERATED BY MINIMUM OF 6", MASONRY FINISH



1 **FRONT ELEVATION BUILDING 1**

1" = 10'-0"

ROW HOUSES AT 204 S 1ST AVENUE BUILDING 1 EXTERIOR ELEVATIONS

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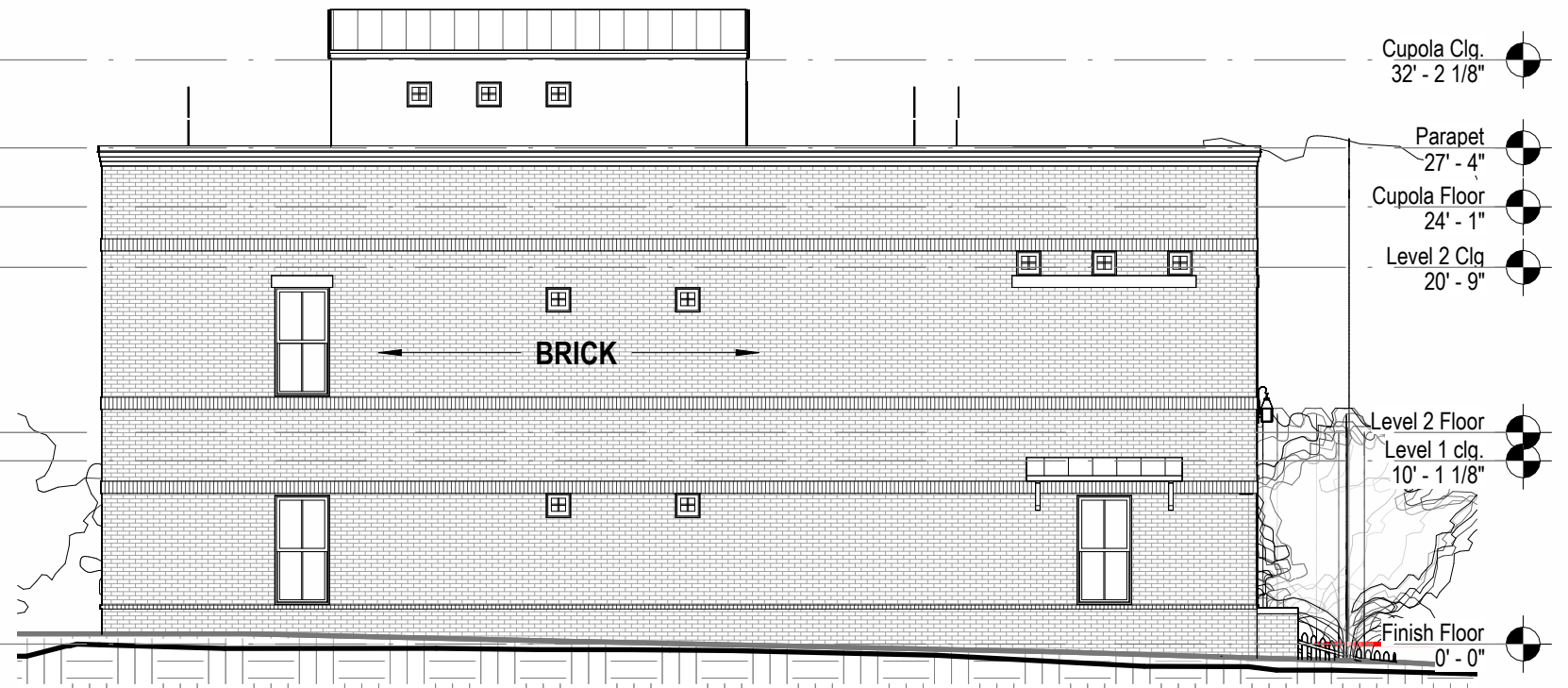
SCALE: 1" = 10'-0"

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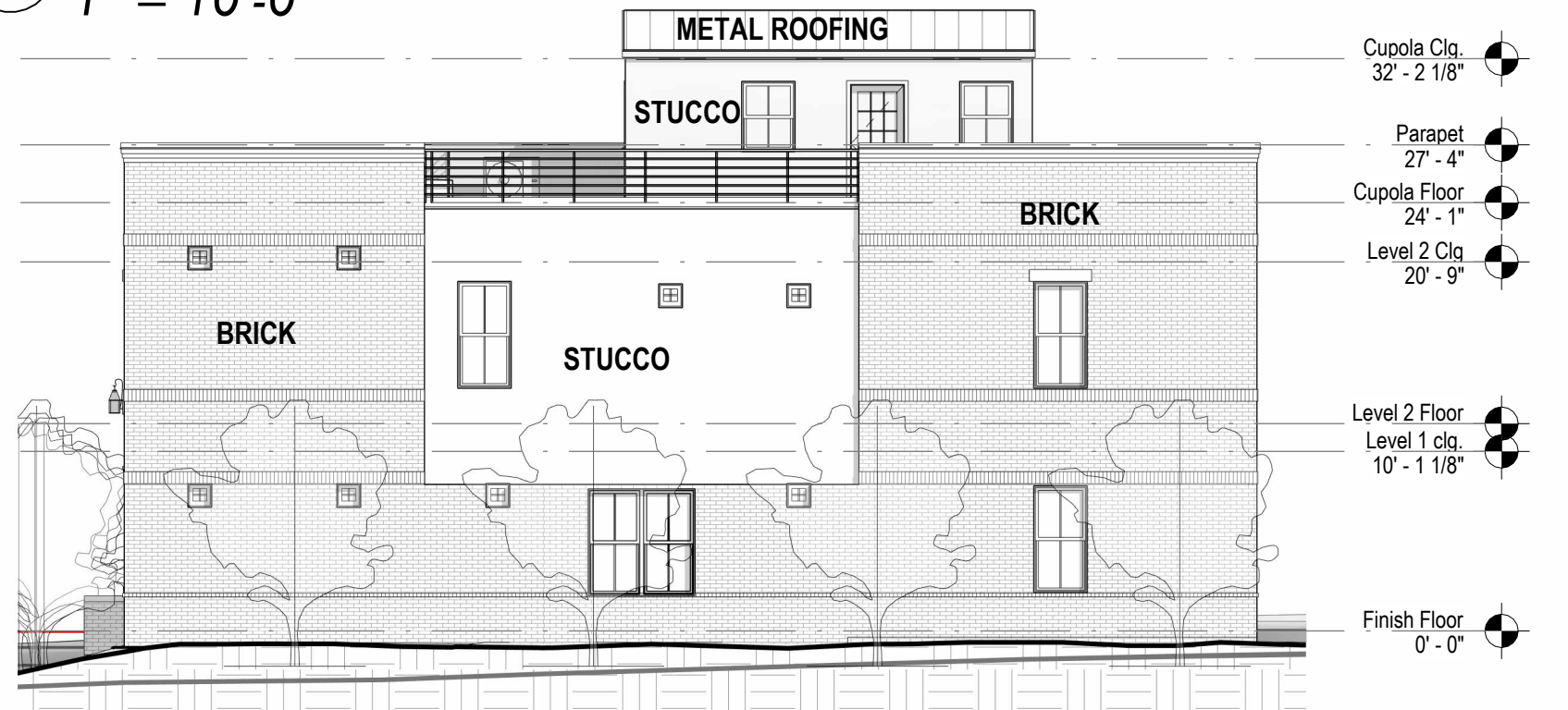
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2 **LEFT ELEVATION BUILDING 1**
1" = 10'-0"



1 **RIGHT ELEVATION BUILDING 1**
1" = 10'-0"

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BUILDING 1 ELEVATIONS

SCALE: 1" = 10'-0"

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Cupola Clg.
32' - 2 1/8"

Parapet
27' - 4"

Cupola Floor
24' - 1"

Level 2 Clg.
20' - 9"

Level 2 Floor
Level 1 clg.
10' - 1 1/8"

Finish Floor
0' - 0"

2 REAR ELEVATION BUILDING 2

1" = 10'-0"

100' - 7 1/2"



Cupola Clg.
32' - 2 1/8"

Parapet
27' - 4"

Cupola Floor
24' - 1"

Level 2 Clg.
20' - 9"

Level 2 Floor
Level 1 clg.
10' - 1 1/8"

Finish Floor
0' - 0"

1 FRONT ELEVATION BUILDING 2

1" = 10'-0"

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BUILDING 2 ELEVATIONS

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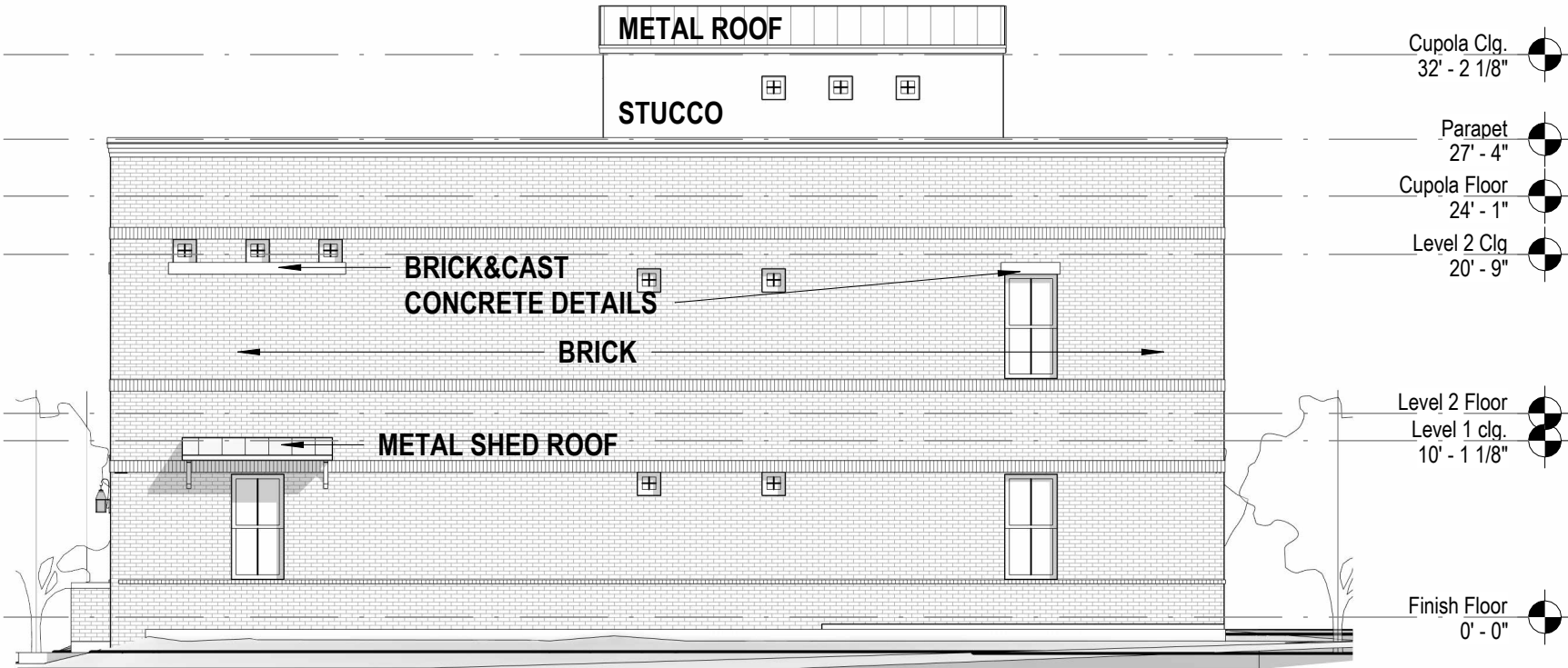
SCALE: 1" = 10'-0"

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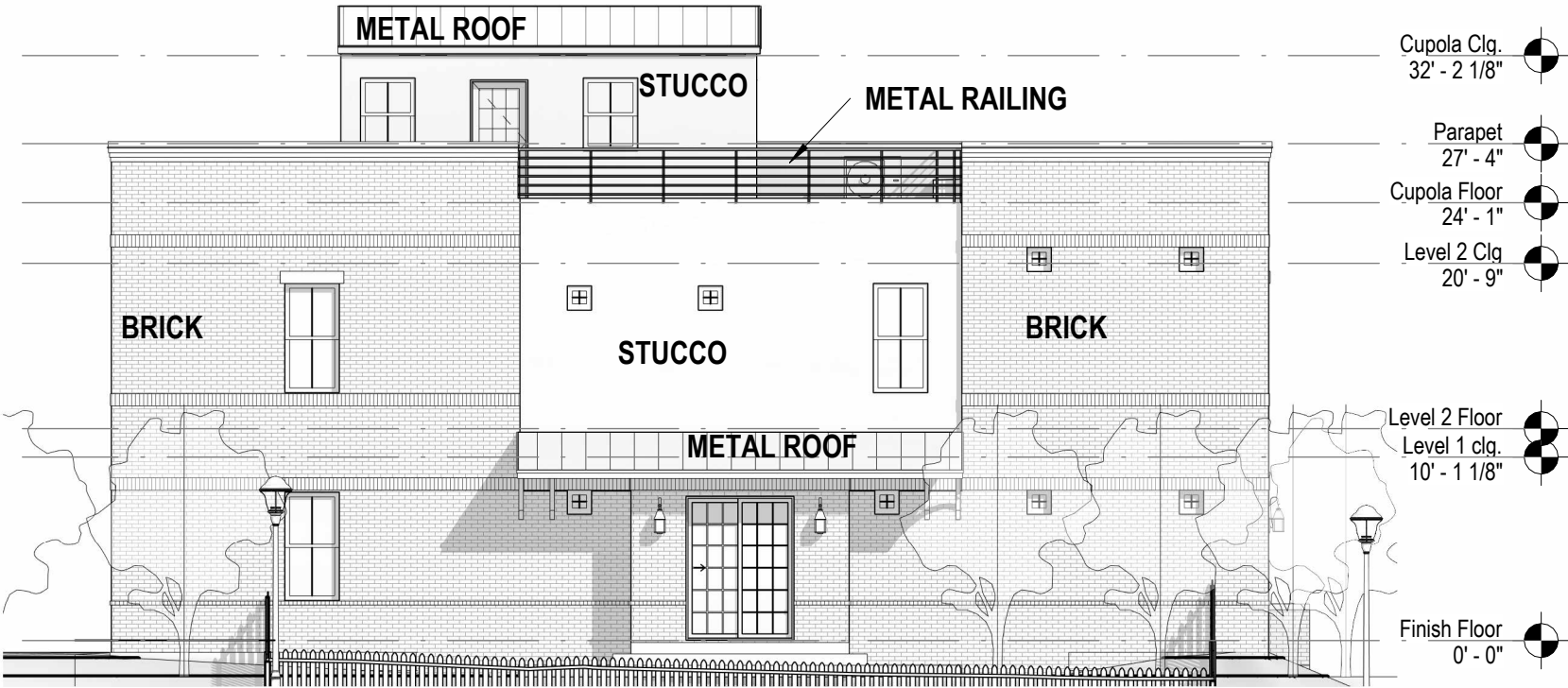
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2 **RIGHT ELEVATION BUILDING 2**
1" = 10'-0"



1 **LEFT ELEVATION BUILDING 2**
1" = 10'-0"

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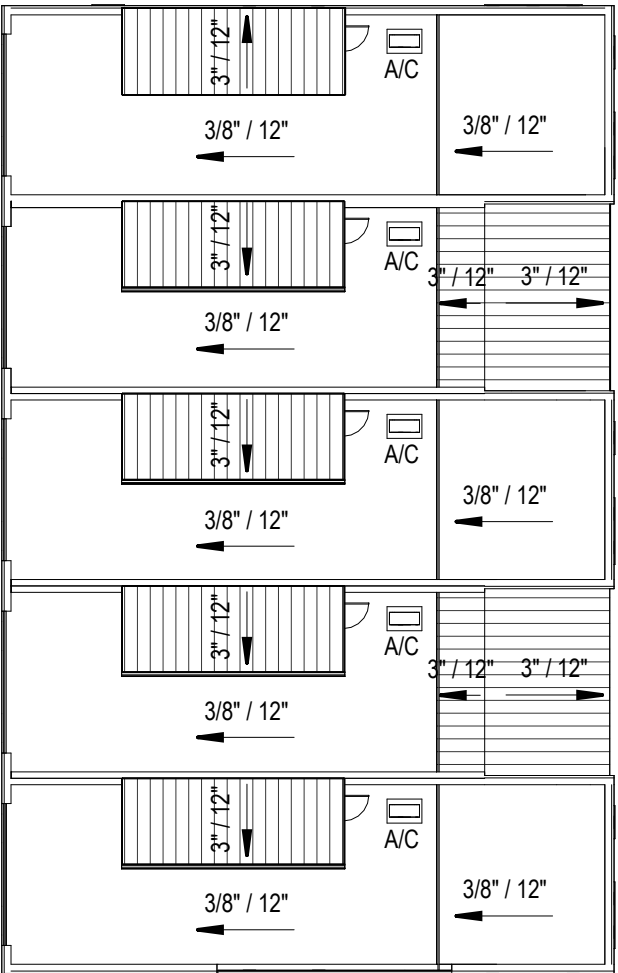
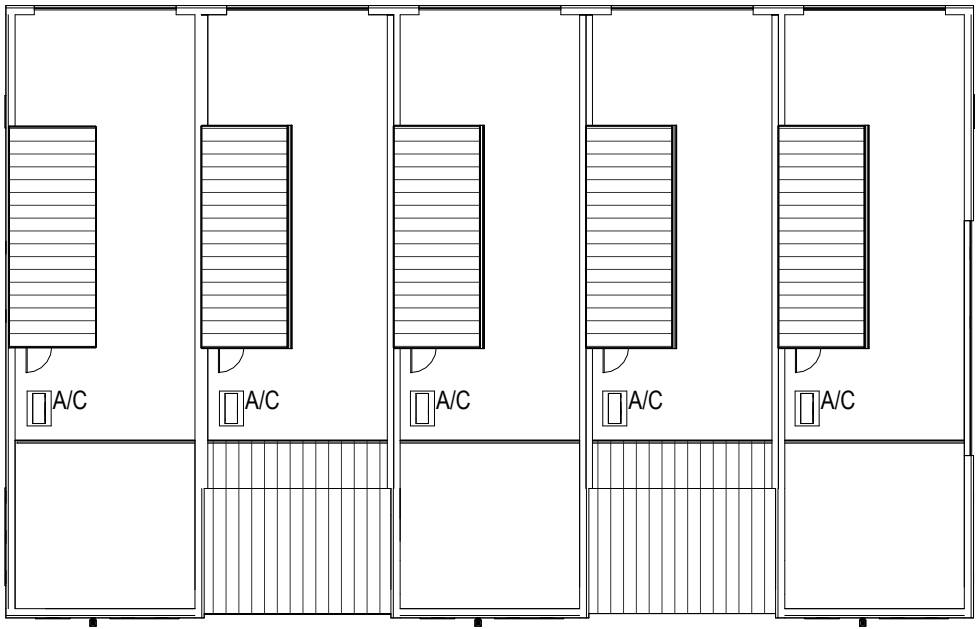
BUILDING 2 ELEVATIONS

SCALE: 1" = 10'-0"

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1 **OVERALL ROOF PLAN**
1" = 20'-0"

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ROOF PLAN

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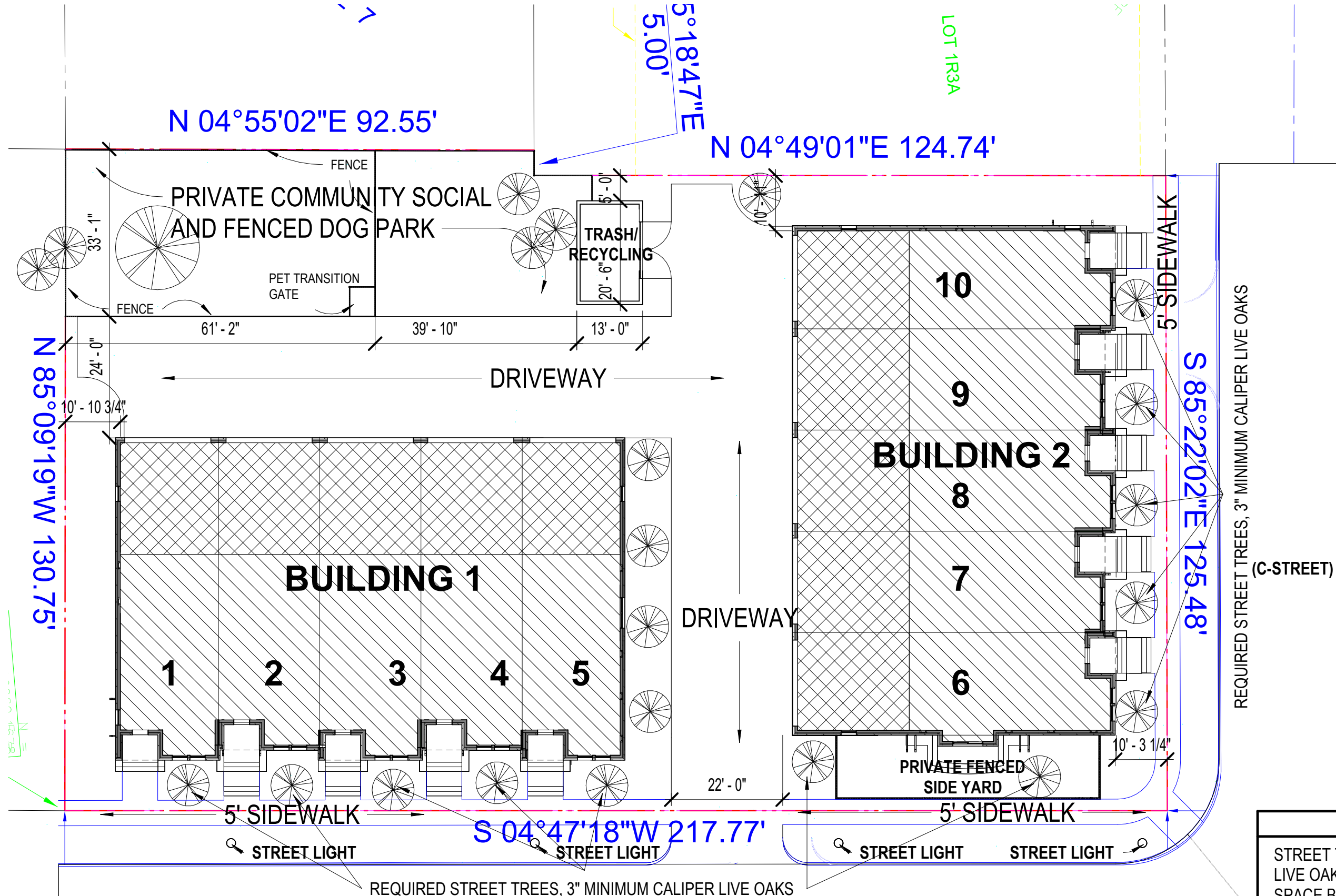
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SCALE: 1" = 20'-0"

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LANDSCAPE NOTES
STREET TREES TO BE 3" CALIPER LIVE OAK AND PLACED IN FRONT YARD SPACE BETWEEN SIDEWALK AND HOME.