

FRONT ELEVATION



BACK ELEVATION (*NOT VISIBLE FROM RIGHT-OF-WAY*)



LEFT SIDE ELEVATION (NOT VISIBLE FROM RIGHT-OF-WAY)

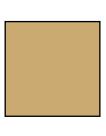


RIGHT SIDE ELEVATION





06.23.17



<u>Paint</u>

SW9024 VINTAGE GOLD

<u>Paint</u>

SW7558 Medici Ivory

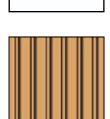
SW7041 VAN DYKE BROWN



<u>Paint</u>



<u>Paint</u>



<u>Metal</u> Standing Seam Roof Pac-Clad Copper Penny



entrances which shall include the following:

<u>Stone</u> BORAL CORAL STONE VENEER Fossil Reef

ENCLOSED LOADING DOCK



3

4

Benches or other seating components; and one of the following: A.) Decorative landscape planters or wing walls that incorporate landscaped areas; B.) Entry doors shall be a minimum of ten feet from parking or drive areas. C.) Structural or vegetative shading.

ENTRYWAYS: Entryway design elements and variations are intended to give protection from the sun and adverse weather conditions. These elements are to be integrated into a comprehensive design style for the project, and extend outward from the building a minimum of six feet. All buildings shall have clearly defined, highly visible customer

FENESTRATION STANDARDS: (The design and disposition of windows and other exterior openings of a building.) Front facades on a ground floor shall have either windows or doors along no less than 40 percent and no more than 75 percent of their horizontal length.

For structures 12,500 square feet and over, no horizontal length or uninterrupted curve of the building facade viewed from a right-of-way or navigable waterway shall exceed 50 linear feet without a projection or recess. For arcaded facades, no horizontal length or uninterrupted curve of the arcaded facade shall exceed 65 feet without a projection or recess, (varied lengths are desirable). Projections and recesses shall have a minimum depth of three feet.

Roof edge and parapet treatment: At a minimum of two locations, the roof edge and/ or parapet shall have a vertical change from the dominant roof condition. At least one such change shall be located on a primary facade adjacent to a street right-of-way. (See illustration 4.7.1, on file in the office of the city clerk.) Roofs shall meet the following standards:

A.) Parapets in association with flat roofs or low slope roofs shall be used to conceal mechanical equipment. Parapets shall be used as part of the wall below or as a part of a colonnade, however shall not exceed four feet above the flat roof. B.) Primary roof pitches shall be between 3:12 and 12:12.

C.) Roof overhangs shall be a minimum of three feet zero inches, or when less than three feet zero inches shall provide a cornice or banding (minimum eight inches) under the fascia.

D.) The minimum allowed fascia is six inches.

