REGULAR MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD

Thursday, June 27, 2019 – 5:30 p.m.
Permit Center Conference Room
1950 Parkside Drive

Design Review Board Members
Jack Moore, Chair                  Kirk Shelby
Ross Wells, Vice Chair             Ray Barbour – Planning Commission Liaison
Suzanne Alaksa

AGENDA

PUBLIC COMMENT PERIOD

REORGANIZATION OF DESIGN REVIEW BOARD


ADDITIONS/CONTINUANCES/WITHDRAWALS

CONSENT CALENDAR

A. 5/23/19 Meeting Minutes

STAFF REPORTS

HEARINGS

1. Dialysis Center (PL19072 – DR) – Preliminary Design Review for a 17,268 square foot dialysis center and associated site improvements on a 1.36-acre parcel located at 1225 Willow Pass Road. The General Plan designation is West Concord Mixed Use; Zoning Classification is WMX (West Concord Mixed Use); APN 126-421-002.  Project Planner: Sarah Yuwiler @ (925) 671-3465

STUDY SESSION

1. Abdelnor Family Duplexes (PL17502 – PA) – Study Session for two duplex buildings on a 7,600 square foot parcel located at 1985 North 3rd Street. The General Plan Designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN: 111-230-021. Project Planner: Lorna Villa @ (925) 671-3176
NOTICE TO PUBLIC

No item will be considered for hearing after 9 P.M. Items remaining on the agenda will be rescheduled.

At the beginning of the meeting any items to be held over will be announced. The staff may bring up following this, any items on the agenda that are of a routine and non-controversial nature, and the chairperson may call for action on these items without further discussion if there is no opposition present at the meeting. Normal hearings will then proceed for the remainder of the agenda.

Staff will not provide written summaries of the Board’s discussions on preliminary review or continued agenda items. Applicants should be prepared to take all necessary notes regarding the Board’s comments, suggestions, and directions on projects, or schedule an appointment to review tape recordings of the meetings. For items resulting in a final action by the Board, action letters will be prepared by staff and distributed to the applicant.

Correspondence and writings received that constitutes a public record under the Public Records Act concerning any matter on this agenda are available for inspection during normal business hours by contacting the Planning Division, located at 1950 Parkside Drive, Wing D, Concord, CA. For additional information contact (925) 671-3152.

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3021, at least five (5) days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

NEXT REGULARLY SCHEDULED DESIGN REVIEW BOARD MEETINGS:

July 11, 2019
July 25, 2019
REGULAR MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD

Thursday, May 23, 2019 – 5:30 p.m.
Permit Center Conference Room
1950 Parkside Drive

Board Members Present: J. Moore, R. Wells, S. Alaksa, R. Barbour, K. Shelby
Board Members Absent: None
Staff Present: R. Lenhardt, J. Ryan, L. Villa
Audience Attendance: 14

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD: None

ADDITIONS/CONTINUANCES/WITHDRAWALS: Staff asked the Board to continue hearing item #2 to a date uncertain. Staff also asked the Board to hear staff announcements before the consent calendar.

CONSENT CALENDAR

A. 4/25/19 Meeting Minutes

ACTION: Approved, 4-0-1-0. (Shelby motioned, Barbour seconded, Alaksa abstained)

B. 5/9/19 Meeting Minutes

ACTION: Approved with changes, 4-0-1-0. (Wells motioned, Shelby seconded, Alaksa abstained)

STAFF REPORTS

1. 1950 Concord Ave. Commercial Building – Project Planner: Joan Ryan @ (925) 671-3370

ACTION: The Board provided the applicant with input regarding the applicant’s proposed replacement of the windows on the facade with a different type, with the Board sharing the following comments: 1) requested revised plans that are internally consistent and more in keeping with the original design; 2) suggested a number of options including fixed doors with mullion down middle to accommodate the utility rooms; 3) noted the appearance of the consistency of the door treatment on the facade was appealing during their first review; 4) indicated solid louvered door was suggested as possibility for equipment room; 5) voiced concern overall with a mish mash of window/door types across the ground level; 6) noted that
the ground level can include doors and windows but appearance needs to be consistent, providing the rhythm along the façade.

ACTION: Continued to a date uncertain.

HEARINGS

1. Clayton Road Townhomes (PL19063 – DR) – Preliminary Design Review for 70 townhomes on a 3.86-acre site at 3512 Clayton Road and 105 Roslyn Drive. The General Plan designations are Medium Density Residential and Commercial Mixed Use; Zoning classifications are RM (Residential, Medium Density) and CMX (Commercial Mixed Use); APN’s 105-092-008, -020. Project Planner: Lorna Villa @ (925) 671-3176

ACTION: The Board provided staff with the following comments: 1) Reduce the height of Plan 4, Units 21 and 30 that are adjacent to the single family homes along the east property line; 2) remove the small shutters and increase the widow size of the small window on third floor elevation; 3) provide stamped concrete at the driveway entrance; 4) add more trees along the internal streets; 5) include a landscape strip between the sidewalk and the curb along Clayton Road; 6) upsize the 15-gallon trees to 24-inch box; 6) include the quantity of plant material on the landscape plan; 7) show the driveway visibility triangle on the landscape plan; 8) provide a fence plan that identifies fence height and material as measured from the side with the lowest grade.

2. Resources for Community Development (RCD) Multifamily Affordable Housing Development (PL19066 – DR) – Preliminary Design Review for 64 apartments on a 0.53-acre site at 1313 and 1321 Galindo Street. The General Plan land use designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN’s 126-164-051, -054. Project Planner: Coleman Frick @ (925) 671-3281

ACTION: Continued to a date uncertain.

BOARD CONSIDERATIONS/ANNOUNCEMENTS: Board Member Shelby expressed his frustration that the City’s codes allow three story buildings adjacent to single-story homes and feels that the transitional setback standards should be reexamined.

STAFF ANNOUNCEMENTS: Staff introduced Suzanne Alaksa as the newest member of the Design Review Board. Staff asked for a headcount for the DRB spring tour of projects on May 31. Staff confirmed the agenda will include review of Golden Corral, Goodwill, Autumn Brook, and Shops at Todos Santos.

ADJOURNMENT: 7:37 p.m. (5-0-0, Shelby motioned, Wells seconded)

NEXT REGULARLY SCHEDULED DESIGN REVIEW BOARD MEETINGS:

June 13, 2019
June 27, 2019
I. GENERAL INFORMATION

Project Name: Dialysis Center (PL19072 – DR)

Review Status: Preliminary Design Review

Location: 1225 Willow Pass Road

Parcel Numbers: 126-421-001

General Plan: West Concord Mixed Use

Zoning: WMX (West Concord Mixed Use)

Applicant: Red Mountain Group
Graham Allchorn
1234 E. 17th Street
Santa Ana, CA 92701
714-460-1560

Vicinity Map:
II. PROJECT BACKGROUND

On May 1, 2019, Graham Allchorn, on behalf of Red Mountain Group, filed applications for an Administrative Permit to establish a dialysis center at 1225 Willow Pass Road and Design and Site Review to develop the site with a new 27,268 square foot building and related improvements.

On May 14, 2019, the Development Advisory Committee (DAC) conducted a completeness review of the applications and requested additional information to properly evaluate the project. The application was deemed incomplete on May 31, 2019.

Staff requests the Board conduct a Preliminary Design Review for the project. The Board’s comments will be incorporated into revised plans and will subsequently return to the Board for Final Design and Site Review.

III. PROJECT DESCRIPTION AND DISCUSSION

The proposed project consists of demolishing a vacant 9,578 square foot building, formerly occupied by the Elephant Bar restaurant and parking lot to construct a new 27,268 square foot building for a proposed 48-station dialysis center, surface-level parking lot, and landscaping. Staff is in the process of reviewing the existing trees to determine if they are considered to be protected. If any of the trees are determined to be protected, the applicant will be required to submit an application for a Tree Removal Permit. Associated site improvements such as bioretention facilities, a new trash enclosure, and perimeter site fencing is also proposed for the new development. The project is located on the corner of Willow Pass Road and Diamond Boulevard at 1225 Willow Pass Road (Exhibits A and B).

A. Site Plan/Circulation

The 1.51-acre site consists of a triangular-shaped parcel with the primary frontage located on Willow Pass Road with an elongated secondary access to the site provided via a drive aisle connecting and providing access to Diamond Boulevard. The Walnut Creek drainage canal is located northwest of the parcel, adjacent to and running parallel with the rear property line. Existing site improvements, which are proposed to be demolished, consist of a 9,578 square foot building, parking lot, landscaping, and trash enclosure.

The site is proposed to be redeveloped with the following improvements:

- A new 27,268 square foot building
- 109 space at-grade parking lot
- Parking lot lighting
- Landscaping
- Bioretention
The building is proposed to be located on the western portion of the parcel with the parking, associated landscaping, and bioretention facilities on the eastern portion. The building is oriented at the front corner of the property, closest to Willow Pass Road, with the entrance facing the parking lot. The remainder of the site will include 109 parking stalls for employee and patient vehicles.

Vehicle parking areas are proposed to be asphalt concrete with stormwater runoff to be treated on site through bioretention facilities located at the rear of the building and in various locations throughout the parking lot, prior to discharging to the adjacent public storm drain system.

There are two points of ingress/egress access to serve the three corner properties (which includes the subject site). The primary access is a 30-foot driveway from Willow Pass Road and the other point of ingress/egress provides access to the site via Diamond Boulevard.

The subject property abuts two additional properties to the east. A small, currently vacant retail center, under the same ownership as the subject property, abuts the site to the northeast, and a dental office is located to the southeast at the corner of Willow Pass Road and Diamond Boulevard.

Staff has the following recommendations regarding the site plan:

- Install a wrought iron fence along the length of the northern property line, abutting the Walnut Creek, extending from Willow Pass Road to Diamond Boulevard to discourage trespassing and loitering.

**B. Building Architecture**

The proposed building design is a predominately linear, stucco, single-story building measuring 27,268 square feet. The architectural design features consist of small projections to add depth to the building, an internment belly band, metal canopies located above the windows and doors, and a cast stone wainscot. The interior floor plan includes 48 dialysis stations, a waiting room, conference room, associated offices, a storage room, and a water treatment area.

The City desires a signature development at this prominent gateway location and recommends the applicant provide an alternative design with four-sided architecture. Example designs of similar medical-related facilities staff finds appropriate for this location are attached for the Board’s consideration (Exhibit C).

Staff recommends the building’s design incorporate the following design features:

- Provision of plane breaks and movement at the roofline, especially on the northeast elevation, similar to the example designs provided in Exhibit C.
- Design a centralized entry feature - including an overhang or trellis concept at the
front of the building to facilitate a pickup/drop off area - to the building to provide an element of enhanced design and a focal point for the project such as illustrated in design examples #2, 3, 7, and 9.

- Utilize a combination of high quality and durable materials for the building’s exterior such as design examples #5, 7, 8, 9, 10.
- Consider a penthouse design to screen the rooftop equipment from views of Interstate 680.

C. **Landscaping**

Low-lying shrubs, weeds and few trees make up the existing landscaping. The existing landscaping is proposed to be removed, including the existing palm trees due to the reconfiguration of site. Further, staff is in the process of determining if the existing trees are protected because of a previous City approval or because of their size. Upon preliminary review, it appears the existing landscaping was installed without City review or approval and staff has requested an arborist report, to determine the size of the trees. The existing street trees are proposed to remain with the addition of five 24-inch box London Plane trees to be added along Willow Pass Road. A variety of shade trees are proposed throughout the parking lot including Arbutus Standard, Coast Live Oak, and Chinese Elm.

Bioretention facilities consisting mostly of shrubs and grasses such as San Diego Sedge, Large Cape Rush, and Deer Grass are located along the rear of the building and within the parking lot islands. A variety of groundcover is proposed to be dispersed thought the parking lot landscaping.

Staff has the following recommendations on landscaping:

- Evaluate whether the landscape design is sufficient to screen the mechanical/utility equipment and if the plant types are appropriate for the bioretention areas.
- Provide tree wells along the row of accessible parking spaces adjacent to the building and near the main entrance to reduce the amount of proposed hardscape and to add shade.

D. **Lighting**

Pole mounted parking lot light standards with an overall height of 20 feet are proposed throughout the parking lot in addition to up/downlights along the perimeter of the front and side of the building.

Staff has the following recommendations on lighting:

- Provide lighting to enhance safety and nighttime visibility along the rear of the building.
IV. **RECOMMENDATION**

Staff recommends the Board review the plans, consider the recommendations discussed in this report, identify any additional issues, and provide the applicant with comments for incorporation into a revised set of plans.

Prepared by:    
Sarah Yuwiler  
Assistant Planner  
(925) 671-3465  
Sarah.yuwiler@cityofconcord.org

Exhibits:
A - Applicant’s written statement date stamp received May 1, 2019
B - Project plans date stamp received May 1, 2019
C - Design Examples
Application for
Zoning Compliance Fact Sheet

The completed project will consist of a new ground up 17,268 square foot Medical Office Building (MOB) providing dialysis services with 48 treatment stations as a service to the community. The site has another existing structure that is vacant and contains approximately 4,600 square feet. It is anticipated this building will be retail in nature.

A dialysis use is not like a typical medical office building with a much higher traffic and patient turn-over. The patients for dialysis are all repeat patients with each receiving treatment three times per week for three to four hours at each treatment. The number of patients in the dialysis facility is limited to the number of dialysis stations in the building thus making it a very low impact use for parking.

This facility would not be at full capacity when it opens to the public and typically takes a few years to reach capacity. At peak operating time there will be 50 occupants in the MOB, including patients and team member (employees). Of the 50 occupants, 25 will be patients of which 35% of the patients being dropped off by family members or ambulatory services. The retail building will probably have no more than 10 to 15 people, customers and employees, at peak times.

The hours of operation are from 7:00 AM to 7 PM, Monday through Saturday although some staff will arrive one hour earlier to setup for the first treatment or stay one hour later to close. Most patients will be scheduled between 8:00 AM and 5:00 PM, with occasional early or late service for patients who still work and require dialysis early or late in the day.

Some other characteristics of dialysis treat to be noted, patients are capable of unassisted self-preservation – during an emergency evacuation, the patients are able to suspend their treatment and actively participate in the evacuation. There is no anesthesia used and no urgent care is provided in this facility.

RECEIVED
MAY 9, 2019
PLANNING
PRELIMINARY PLANS
FOR
MEDICAL OFFICE BUILDING
1225 WILLOW PASS ROAD
CITY OF CONCORD, CA 94520
CONTRA COSTA COUNTY

ASSESSOR’S PARCEL NUMBER:
12-41-032

BASE OF BEARINGS:

BENCHMARK:
NORTH CAPITOL STREET, BONITA BEACH HOUSE
FLOOD ZONE:
C1.0 - TITLE SHEET
L1.0 - PRELIMINARY LANDSCAPE PLAN
Concord Medical Office Building
1225 Willow Pass Road
Concord, CA, 94520
**EXISTING CONDITIONS**

**PROPOSED**

Concord Medical Office Building

1225 Willow Pass Road
Concord, CA. 94520
Design Examples

Example #1

Example #2
PROJECT NAME: Abdelnor Family Duplexes (PL17502 – PA)

REVIEW STATUS: Study Session

LOCATION: 1985 N. Third Street

PARCEL NUMBER: 111-230-021

GENERAL PLAN: Commercial Mixed Use

ZONING: CMX (Commercial Mixed Use)

APPLICANT: Wassin Naguib
Win Structural Consulting
218 Ray Street
Pleasanton, CA 94566

VICINITY MAP:
II. PROJECT BACKGROUND


On November 14, 2017, the Development Advisory Committee (DAC) conducted a meeting and provided the applicant with comments regarding development standards, building design, parking, and frontage improvements.

On December 18, 2017, staff and the applicant conducted a neighborhood meeting. Five neighbors attended and expressed concerns about setbacks, building height, street lightings, and the building design.

On January 26, 2018 and January 31, 2018, the applicant submitted a material and color board and revised plans that increased the height of the buildings from two to three stories.

On March 22, 2018, the Design Review Board conducted Conceptual Design Review of the project. The Board provided staff with comments regarding ways to reduce the mass of the building with relief, projections, breaks in the building plane, and color and materials. The Board requested the revised design return as a study session.

On May 14, 2019, Wassim Naguib of WIN Structural Consulting Group, on behalf of the property owner submitted revised elevations to address the Board’s comments regarding the building design.

The purpose of this Study Session is to provide feedback on the revised project design and to provide design guidance prior to a formal application. The applicant will respond to the Board’s comments as part of their formal application.

III. DISCUSSION

The March 22, 2018, meeting minutes are italicized below followed by the applicant’s response in bold and then staff’s comments and recommendation when applicable.

1. Explore other design options and consider a “U-shaped” building.

   A U-shaped building is not an option as there are requirements for a trash bin space, bike parking, and one guest surface parking. Also, a continuous U-building entails more design items such as possible fire exits, stairs at or near corners. Therefore, this will defeat the purpose of doing another leg segment to connect the buildings as the added leg and its area will be lost to fulfill other code requirements due to site width constrains. Other design options will eliminate many of the suggested landscape areas. In summary, two separate buildings is the optimum solution for this site

   Staff does not object to two separate buildings provided the duplexes are well designed.
2. *Utilize projections, wall breaks, color and materials to create a dynamic project.*

Wall breaks are now included and utilized. This creates breaks and roof renderings completely different than what was previously submitted. The revised plans provide new window reading nooks.

Staff recommends the use of stucco and wood siding for the exterior of the buildings to add variety and compatibility to the neighborhood. Also building massing should be varied on all elevations.

3. *Consider bump-outs and trellis features that come out from the building along the driveway elevation.*

There is a big parole office right across the street from this lot. Though we can add a trellis on the alley way and more features and use expensive materials but the construction costs will be very high given the surroundings. However, if this is a must, we can add trellises at the open balconies.

The revised plans show projections on the second and third stories along the interior driveway elevations. Staff recommends carrying these features to the other elevations.

4. *Consider replacing the rear door with a window.*

See A05 for all profiles and elevations showing doors and windows. Design has changed dramatically from any previous submittal.

The revised plans show that the door has been replaced with a window on the rear elevation. Staff recommends modifications to the building’s massing along the rear and side elevations with upper story setbacks or partial relief on all sides of the buildings.

5. *Consider providing uncovered patios.*

See A01-A for 3-D rendering showing this feature.

Staff recommends maintaining the uncovered patios and incorporating architectural features that create an inviting façade with the use of an entry porch and base treatment that extends around the sides of the buildings.

IV. **RECOMMENDED ACTION**

Staff recommends the Board review the revised plans, consider the recommendations discussed in this report, identify any additional issues, and provide the applicant with comments for incorporation into the formal application.
Prepared by: Lorna Villa
Associate Planner
(925) 671-3176
Lorna.villa@cityofconcord.org

Exhibits:
A – Written Statement date stamp received May 30, 2019
B – Revised plans date stamped received May 14, 2019
C – Original plans date stamped received November 3, 2017
Date: May 29th, 2019

To: Planning and Building Department,
City of Concord,
1950 Parkside Dr,
Concord, CA 94519

Response to Plan Review Comments for: Multi Family Residence
Project Address: 1985, North 3rd Street, Concord, CA
Permit No: PL17502-PA

Response to Design Review Board suggestions are listed on the following pages.

Sincerely,

wassim naguib

Wassim Naguib, SE,
Principal,
WIN Structural Consulting Group, Inc.
C: 415.652.4511
winaguib@winstructural.com
**DRB Comments**

"Abdelnor Family Duplexes (PL17502 – PA) – Conceptual Review for two duplex buildings on a 7,600 square foot parcel located at 1985 North 3rd Street. The General Plan Designation is Commercial Mixed Use; Zoning classification is CMX (Commercial Mixed Use); APN: 111-230-021. Project Planner: Lorna Villa @ (925) 671-3176

**ACTION:** The Board provided staff with the following comments: 1) Explore other design options; 2) return revised design to Board as a study session; 3) utilize projections, wall breaks, color and materials to create a dynamic project; 4) consider a “U-shaped” building; 5) consider bump-outs and trellis features that come out from the building along the driveway elevation; 6) consider replacing the rear door with a window; and 7) consider providing uncovered patios."

**RESPONSE to the comments by DRB on April 2018:**

1- Explored other design options such as U-shape. However, this will eliminate many of the suggested landscaping areas. Also, a continuous U- building entails more design items such as possibly fire exits stairs at or near the corners. Therefore, this will defeat the purpose of doing another leg segment to connect the buildings as the added leg and its areas will be lost to fulfill other code requirements due to site width constraints. In summary, 2 separate building is the optimum solution for this site.

2- Design board with materials that will be used in construction will be presented for the DRB members on the day of review.

3- Walls breaks are now included and utilized. This create breaks and roof renderings completely different than what was previously submitted. Creating new window reading nooks.

4- U-shaped building is not an option as there are requirements for a trash bin space, bikes parking and one guest surface parking. A U-shape bldg. will eat up the available space and eliminate the possibility to satisfy any of these requirements.

5- There is a big site correctional facility right across the street from this lot. Though we can add trellis on the alley way and more features and use expensive materials but the construction cost will be very high given the surroundings. However, if this is a must, we can add trellis at the open balconies.

6- See A05 for all profiles and elevations showing doors and windows. Design has changed dramatically from any previous submittal.

7- Provided uncovered patios, see A01-A for 3D rendering showing this feature.
NEW 4 - PLEX APARTMENT BUILDING
1985 3RD NORTH
CONCORD, CA
NEW 4 - PLEX APARTMENT BUILDING
1985 3RD NORTH STREET
CONCORD, CA
PROJECT INFORMATION:

PROJECT TYPE: MULTI-FAMILY 4-PLEX APARTMENT BUILDING.
PROJECT ADDRESS: 1985 NORTH 3RD STREET, CONCORD, CA
PROJECT SCOPE: MULTI-FAMILY RESIDENCE.
APN: 111-230-021
ZONING: MIX COMMERCIAL MIXED USE.
LOT SIZE: 7,500 SF

TOTAL FOR BUILDING: 1 BUILDING

BUILDING 1
- UNIT 1 & 2
- UNIT 3 & 4
- GARAGE

BUILDING 2
- UNIT 1 & 2
- UNIT 3 & 4
- GARAGE

BUILDING AREAS:
- LIVING AREAS (HALLWAYS BALCONIES)
- BALCONIES
- GARAGE

TOTAL SQUARE FOOTAGE:
- 2,821 SF
- 2,842 SF
- 6,663 SF
- 11,326 SF

FLOOR AREA RATIO: 1.10

CONSTRUCTION TYPE: TYPE V, WOOD FRAME CONSTRUCTION, FULLY FIRE SPRINKLERED.

ROAD CROSS SECTION:
- 960 NORTH 3RD ST, CONCORD, CA
- ROAD CROSS SECTION

PROPOSED SITE PLAN:
- PROPOSED SITE PLAN
- Scale: 1/8" = 1'-0"
NEW 4-PLEX APARTMENT BUILDING
1985 NORTH STREET
CONCORD CA
PARCEL No: 111-230-021

GENERAL NOTES:
1. The graphic symbols of all approved plans and site plans are shown for reference only. Actual construction and layout shall be to the general specifications and drawings attached.
2. The City reserves the right to reject the plans and specifications in whole or in part, if it is in the City's best interest. The City shall have the right to require changes in the plans and specifications prior to issuance of all permits and construction.
3. Prior to the approval of any project, a Certificate of Insurance with limits not less than $1,000,000 per occurrence and a Surety Bond in the amount of $1,000,000 shall be furnished to the City.
4. The developer is responsible for the completion of the work. The City shall not be responsible for any claims or damages arising out of the work.
5. The City reserves the right to require additional on-site stormwater treatment controls if it is determined that the proposed project will have a significant impact on the stormwater system.
6. Any deficiencies in the proposed project that the City deems necessary to be corrected by the developer shall be done at the developer's expense.

THE ABOVE INFORMATION WAS REVIEWED AND IS ACCEPTABLE.

RECEIVED
NOV 03 2017
PLANNING

A0.1

UNIT 1
2 FLOORS
24 FEET MAX ROOF RIDGE HEIGHT

UNIT 2
2 FLOORS
24 FEET MAX ROOF RIDGE HEIGHT

UNIT 3
2 FLOORS
24 FEET MAX ROOF RIDGE HEIGHT

UNIT 4
2 FLOORS
24 FEET MAX ROOF RIDGE HEIGHT

PROPERTY LINE = 80'-0"

VISITORS PARKING SPACES

(N) FRONT ENTRY PAVERS

(N) PLANTERS

PROPERTY LINE = 80'-0"

SCALE 1/8" = 1'-0"

NORTH 3RD STREET

(N) FRONT ENTRY PAVERS

(N) WOOD FENCE

SHARED DRIVEWAY

2) VISITORS PARKING SPACES

NEIGHBOR PROPERTY

SCALE 1/8" = 1'-0"

SITE PLAN
PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"