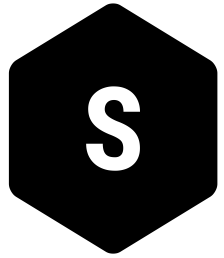




Existing Site View from Palma Plaza, south corner of site looking northwest



Existing Site View from Palma Plaza, east corner of site looking northwest



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Design Development

August 5, 2022

Drawn by: CC, XH
Checked by: CC
Revisions:

Existing Site Photos

G1.03



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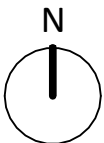
Design Development

August 5, 2022

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Checked by: CC
Revisions:

Project Rendering

G1.04



Site Plan - Garage Level
1" = 10'-0"

	Property Line		Existing Asphalt
	Limit of Construction		Impervious Cover
	Existing Fence		New stone paving
	Area to be demolished		New concrete
	Existing Buildings		Vegetation
	Existing Concrete		
	Existing trees to be removed.		
	Existing Trees to remain.		

Construction Type:	V-B
Occupancy Type:	R-3 + U Private Garage
Total Gross Floor Area:	10,112 SF
<u>UNIT A</u>	
# Bedrooms:	3 Bedroom
Gross Floor Area:	3,293 SF
Building Fire Area:	3,905 SF
Grade Plane:	558.51'
Lvl 1 (first story above grade):	564.00'
Lvl 1 height above grade plane:	5.49 FT
Building Height:	40 FT

UNIT B	
# Bedrooms:	3 Bedroom
Gross Floor Area:	3,251 SF
Building Fire Area:	3,810 SF
Grade Plane:	560.31'
Lvl 1 (first story above grade):	565.92'
Lvl 1 height above grade plane:	5.61 FT
Building Height:	40 FT

<u>UNIT C</u>	
# Bedrooms:	4 Bedroom
Gross Floor Area:	3,568 SF
Building Fire Area:	4,104 SF
Grade Plane:	559.56'
Lvl 1 (first story above grade):	564.92'
Lvl 1 height above grade plane:	5.36 FT
Building Height:	40 FT

KEYNOTES

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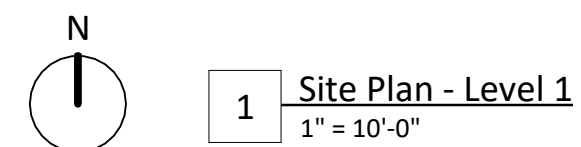
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August 5, 2022

Drawn by: CC, XH
Checked by: CC
Revisions:

Architectural
Reference Site Plan -
Garage Level

G1.10

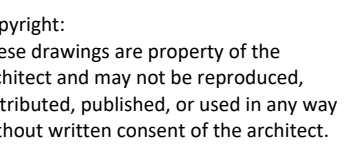


- - -	Property Line		Existing Asphalt
— — —	Limit of Construction		Impervious Cover
	Existing Fence		New stone paving
	Area to be demolished		New concrete
	Existing Buildings		Vegetation
	Existing Concrete		
	Existing trees to be removed.		
	Existing Trees to remain.		

Construction Type:	V-B
Occupancy Type:	R-3 + U Private Garage
Total Gross Floor Area:	10,112 SF
UNIT A	
# Bedrooms:	3 Bedroom
Gross Floor Area:	3,293 SF
Building Fire Area:	3,905 SF
Grade Plane:	558.51'
Lvl 1 (first story above grade):	564.00'
Lvl 1 height above grade plane:	5.49 FT
Building Height:	40 FT

<u>UNIT B</u>	
# Bedrooms:	3 Bedroom
Gross Floor Area:	3,251 SF
Building Fire Area:	3,810 SF
Grade Plane:	560.31'
Lvl 1 (first story above grade):	565.92'
Lvl 1 height above grade plane:	5.61 FT
Building Height:	40 FT

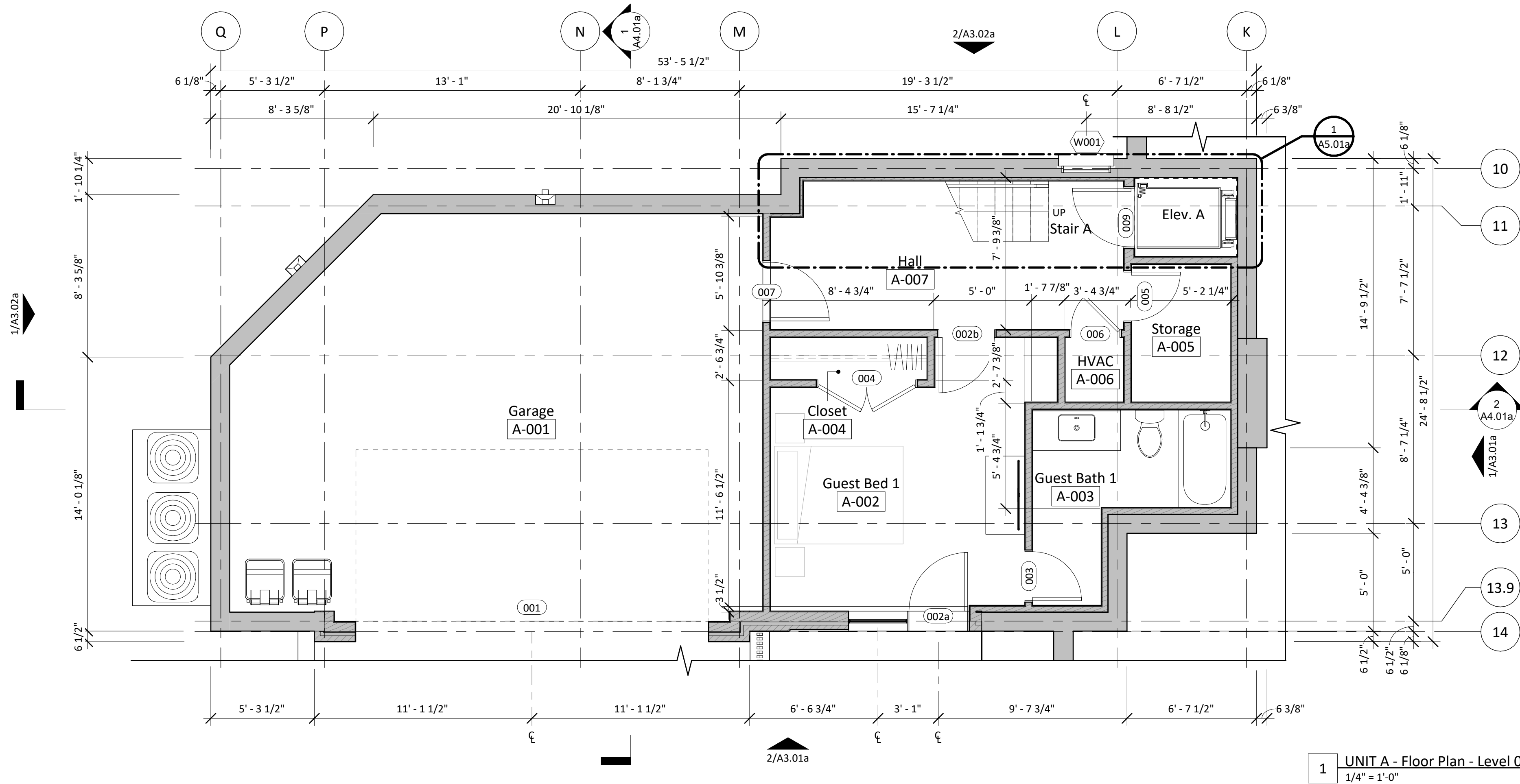
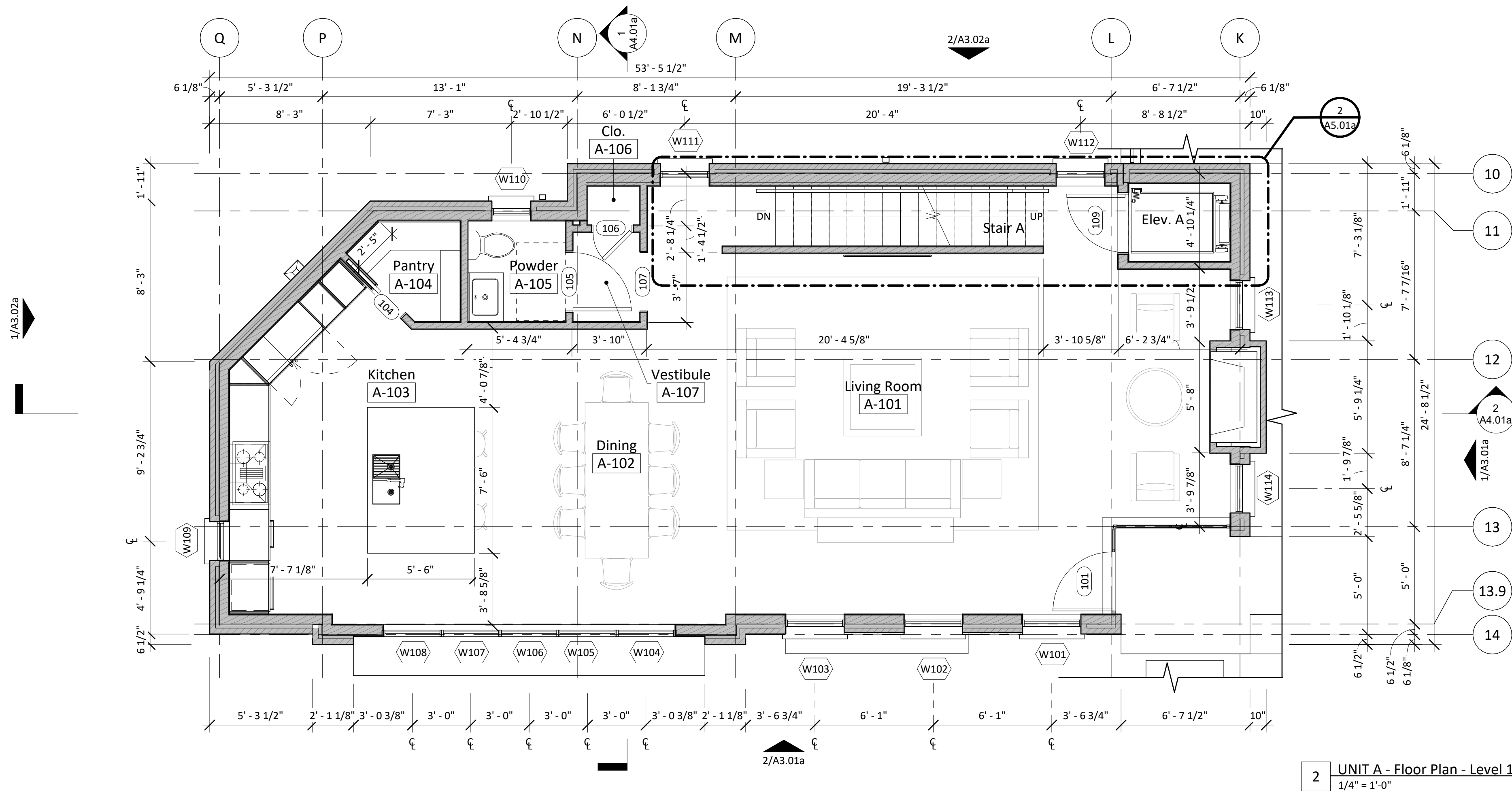
<u>UNIT C</u>	
# Bedrooms:	4 Bedroom
Gross Floor Area:	3,568 SF
Building Fire Area:	4,104 SF
Grade Plane:	559.56'
Lvl 1 (first story above grade):	564.92'
Lvl 1 height above grade plane:	5.36 FT
Building Height:	40 FT



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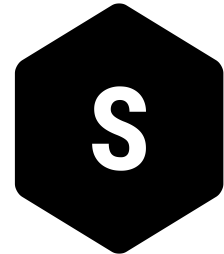
G1.11



KEYNOTES

FLOOR PLAN NOTES

1. Refer to sheet G2.1 for wall types and partition types.
2. Refer to G2.4, G2.6, G2.7, G2.8 for window types and schedule.
3. Refer to sheet 2.4 and G2.5 for door and frame types and schedules.
4. Refer to Sheet G2.2, G2.3 for finish schedule, appliance schedule, plumbing fixture schedule, bath accessory schedule.



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Drawn by: CC, XH
Checked by: CC
Revisions:

Floor Plans - Unit A -
Garage & Level 1

A1.01a

1. Refer to sheet G2.01 for wall types and partition types.
2. Refer to G2.X for window types and schedule.
3. Refer to sheet 2.X for door and frame types and schedules.
4. Refer to Sheet G2.X for finish schedule, appliance schedule, plumbing fixture schedule, bath accessory schedule.



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Revisions:

A1.01b



KEYNOTES

FLOOR PLAN NOTES

1.

Refer to sheet G2.1 for wall types and partition types.

2.

Refer to G2.4, G2.6, G2.7, G2.8 for window types and schedule.

3.

Refer to sheet 2.4 and G2.5 for door and frame types and schedules.

4.

Refer to Sheet G2.2, G2.3 for finish schedule, appliance schedule, plumbing fixture schedule, bath accessory schedule.

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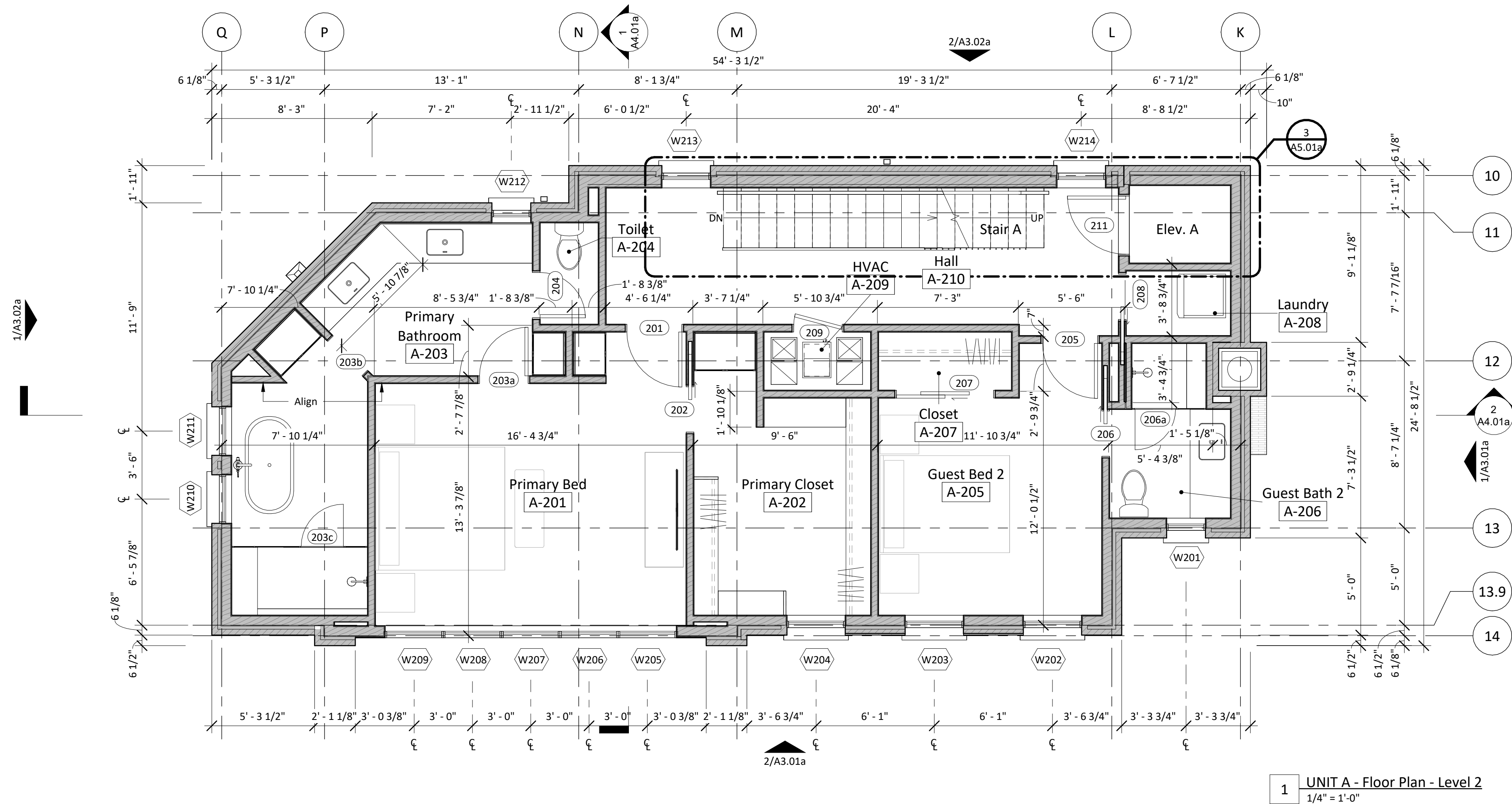
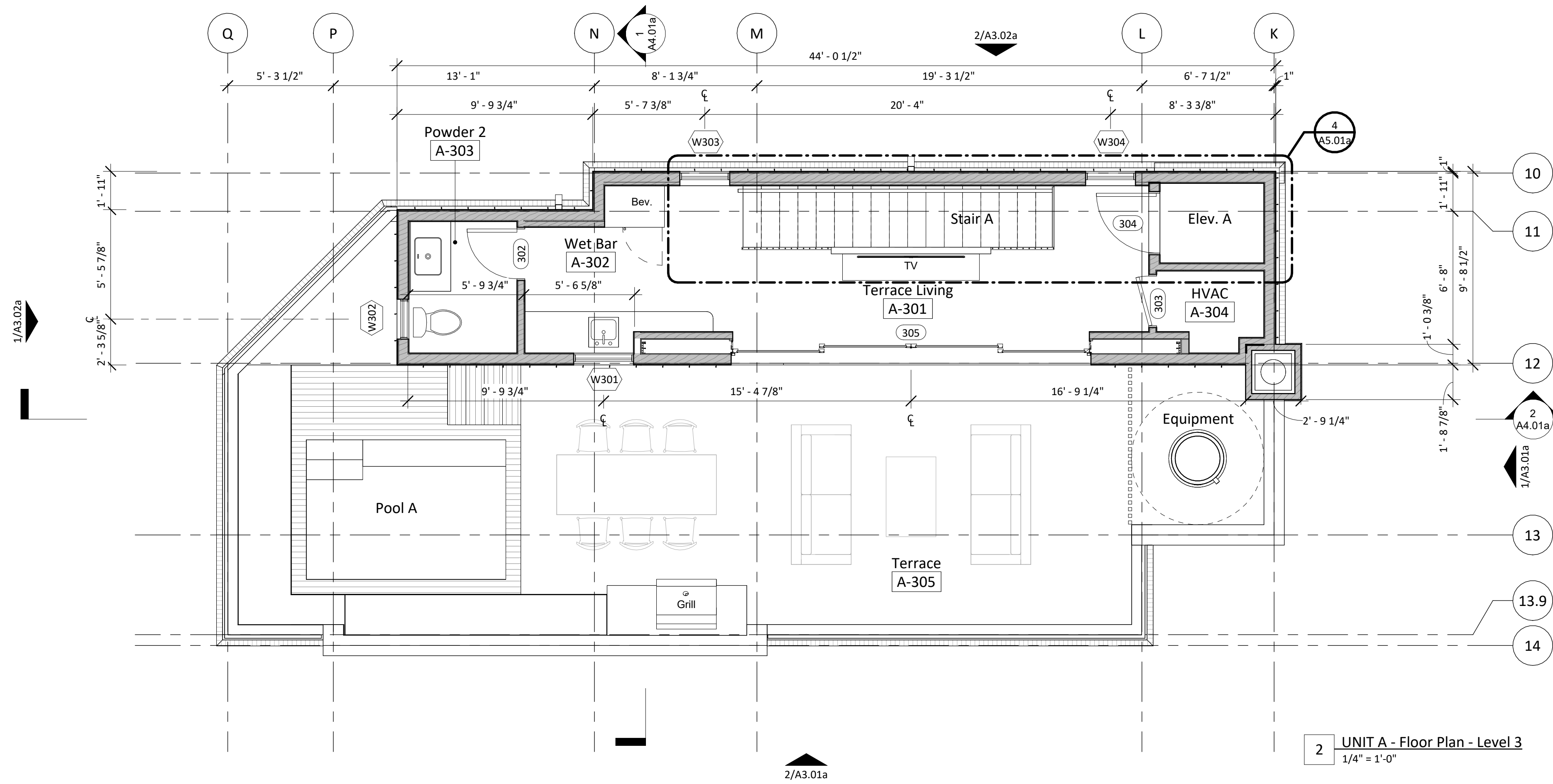
Revisions:

Floor Plans - Unit C -
Garage & Level 1

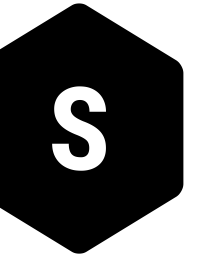
A1.01c

2 UNIT C - Floor Plan - Level 1
1/4" = 1'-0"

1 UNIT C - Floor Plan - Level 0
1/4" = 1'-0"



KEYNOTES



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Checked by: CC

Revisions:

FLOOR PLAN NOTES

- Refer to sheet G2.1 for wall types and partition types.
- Refer to G2.4, G2.6, G2.7, G2.8 for window types and schedule.
- Refer to sheet 2.4 and G2.5 for door and frame types and schedules.
- Refer to Sheet G2.2, G2.3 for finish schedule, appliance schedule, plumbing fixture schedule, bath accessory schedule.

Floor Plan - Unit A -
Levels 2 & 3

A1.02a



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Revisions:

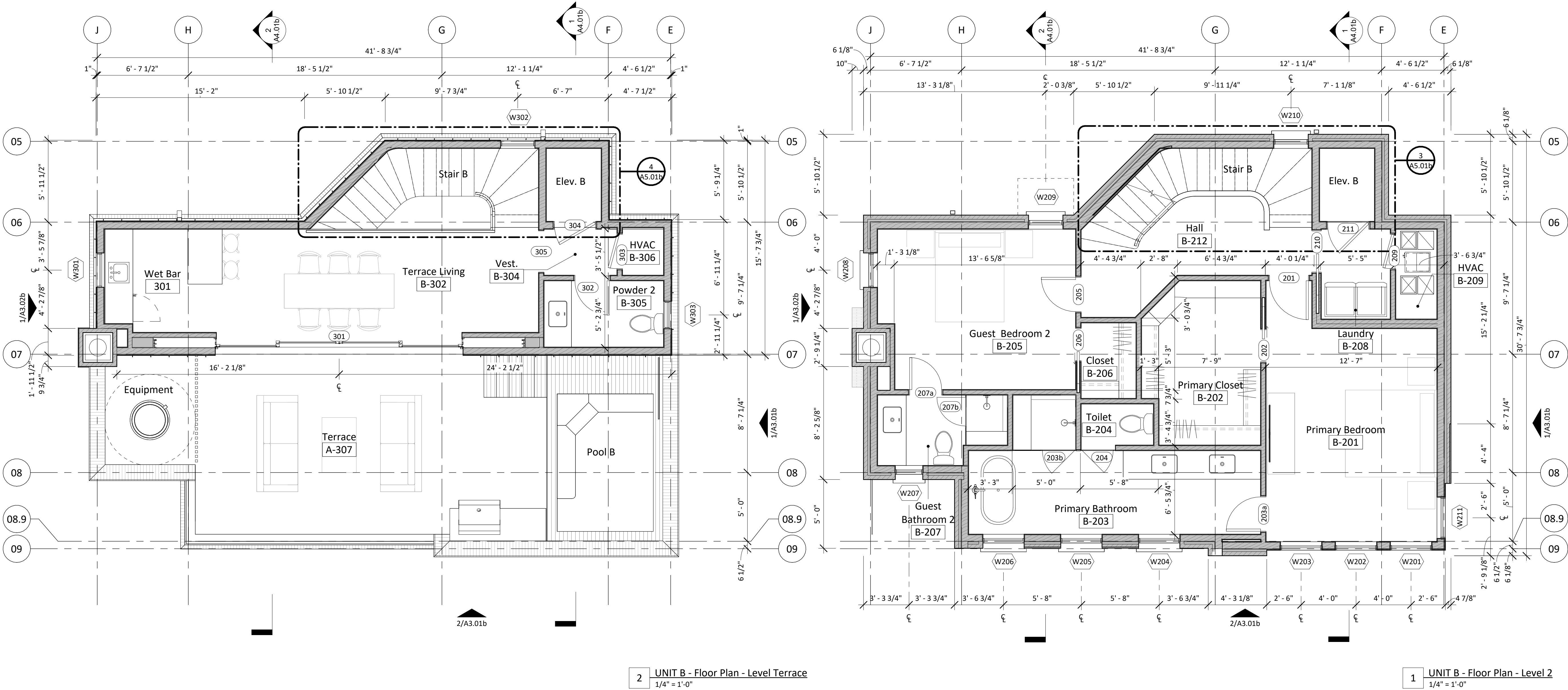
Floor Plans - Unit B -
Levels 2 & 3

A1.02b

KEYNOTES

FLOOR PLAN NOTES

1. Refer to sheet G2.01 for wall types and partition types.
2. Refer to G2.X for window types and schedule.
3. Refer to sheet 2.X for door and frame types and schedules.
4. Refer to Sheet G2.X for finish schedule, appliance schedule, plumbing fixture schedule, bath accessory schedule.



KEYNOTES

FLOOR PLAN NOTES

1.

Refer to sheet G2.1 for wall types and partition types.

2.

Refer to G2.4, G2.6, G2.7, G2.8 for window types and schedule.

3.

Refer to sheet 2.4 and G2.5 for door and frame types and schedules.

4.

Refer to Sheet G2.2, G2.3 for finish schedule, appliance schedule, plumbing fixture schedule, bath accessory schedule.

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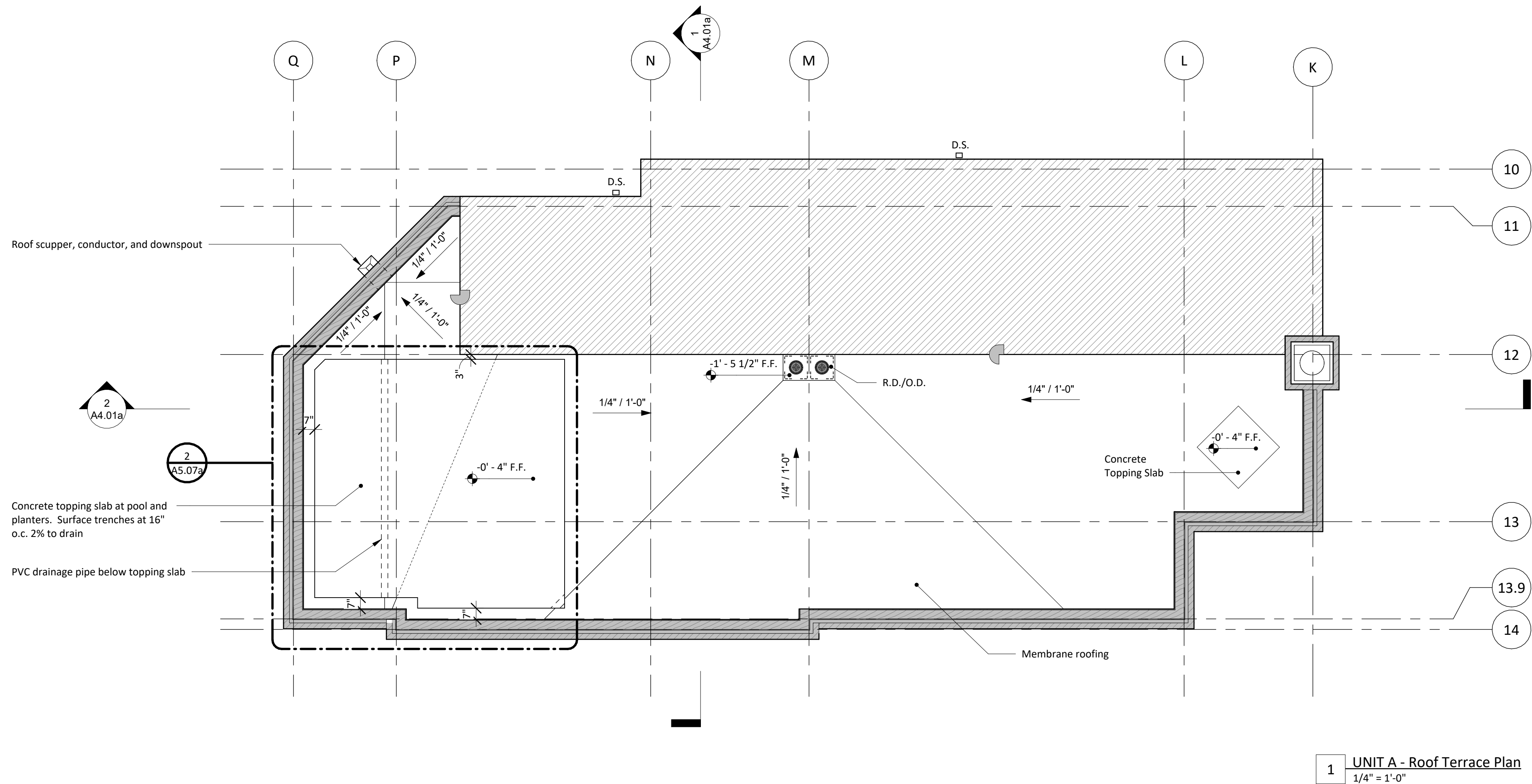
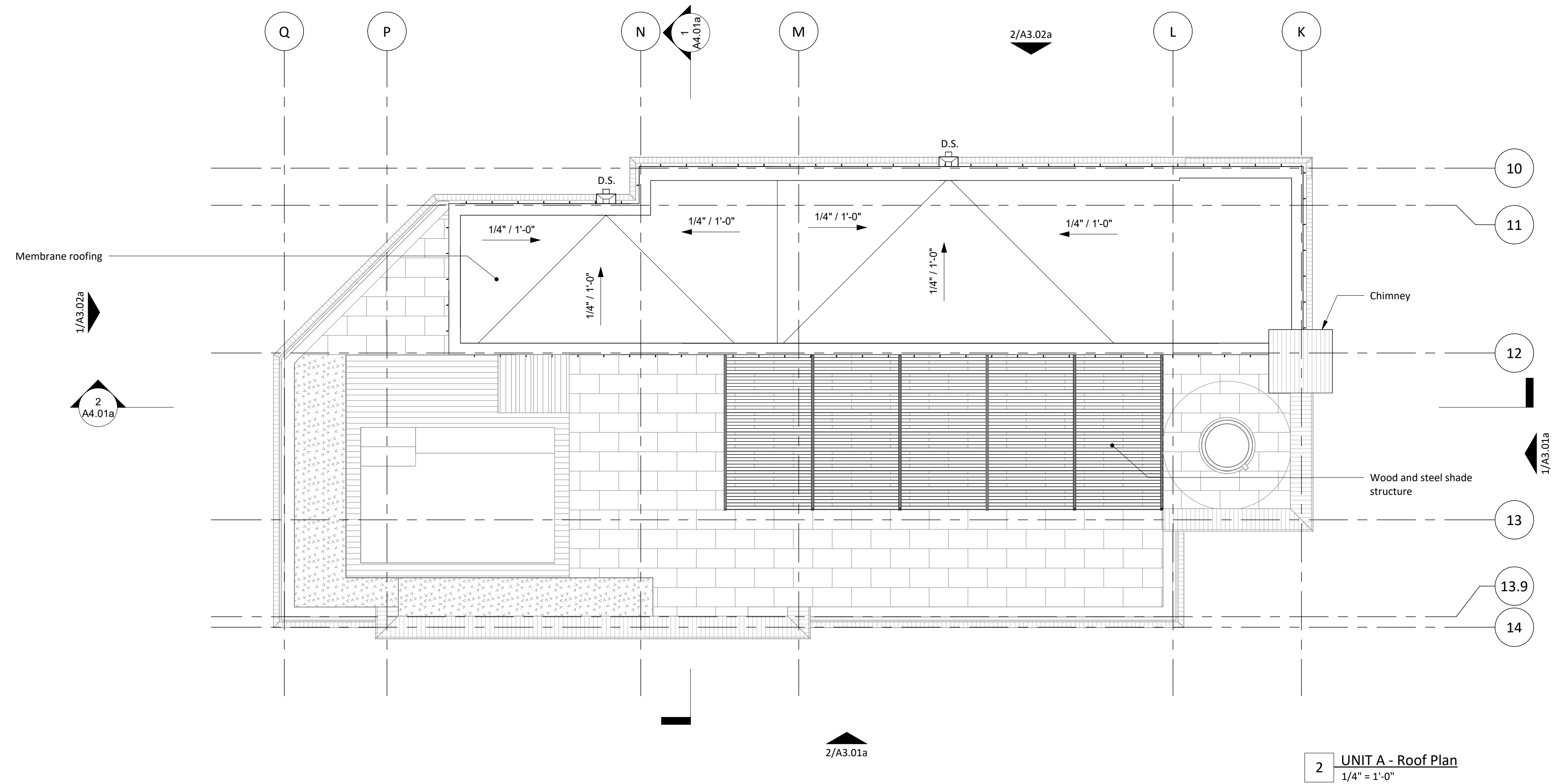
Revisions:

Floor Plans - Unit C -
Levels 2 & 3

A1.02c

2 UNIT C - Floor Plan - Level Terrace
1/4" = 1'-0"

1 UNIT C - Floor Plan - Level 2
1/4" = 1'-0"



KEYNOTES



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ROOF PLAN NOTES

1. Refer to sheet G2.01 for wall types and partition types.
2. Refer to G2.X for window types and schedule.
3. Refer to sheet G2.X for door and frame types and schedules.
4. Refer to Sheet G2.X for finish schedule, appliance schedule, plumbing fixture schedule, bath accessory schedule.

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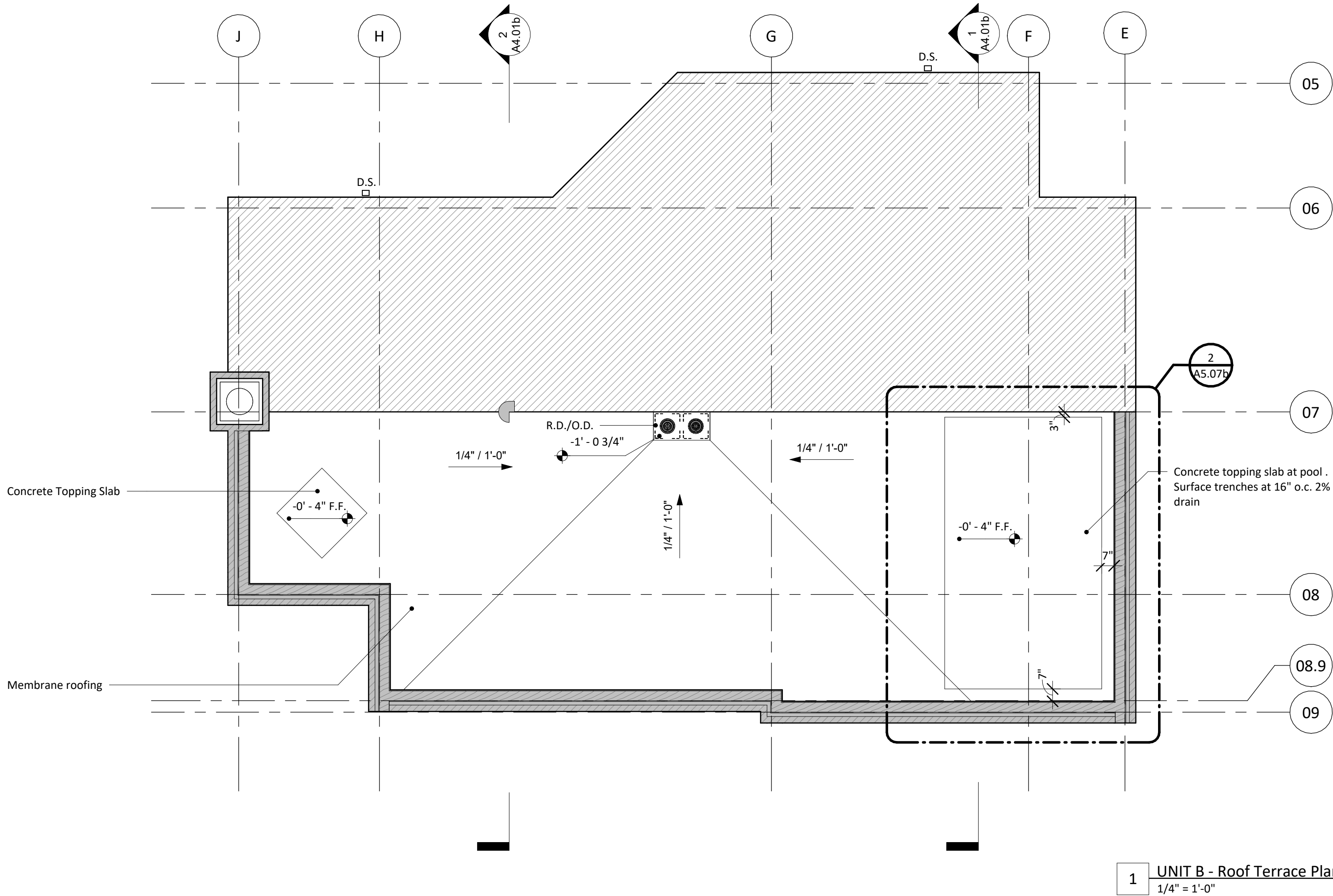
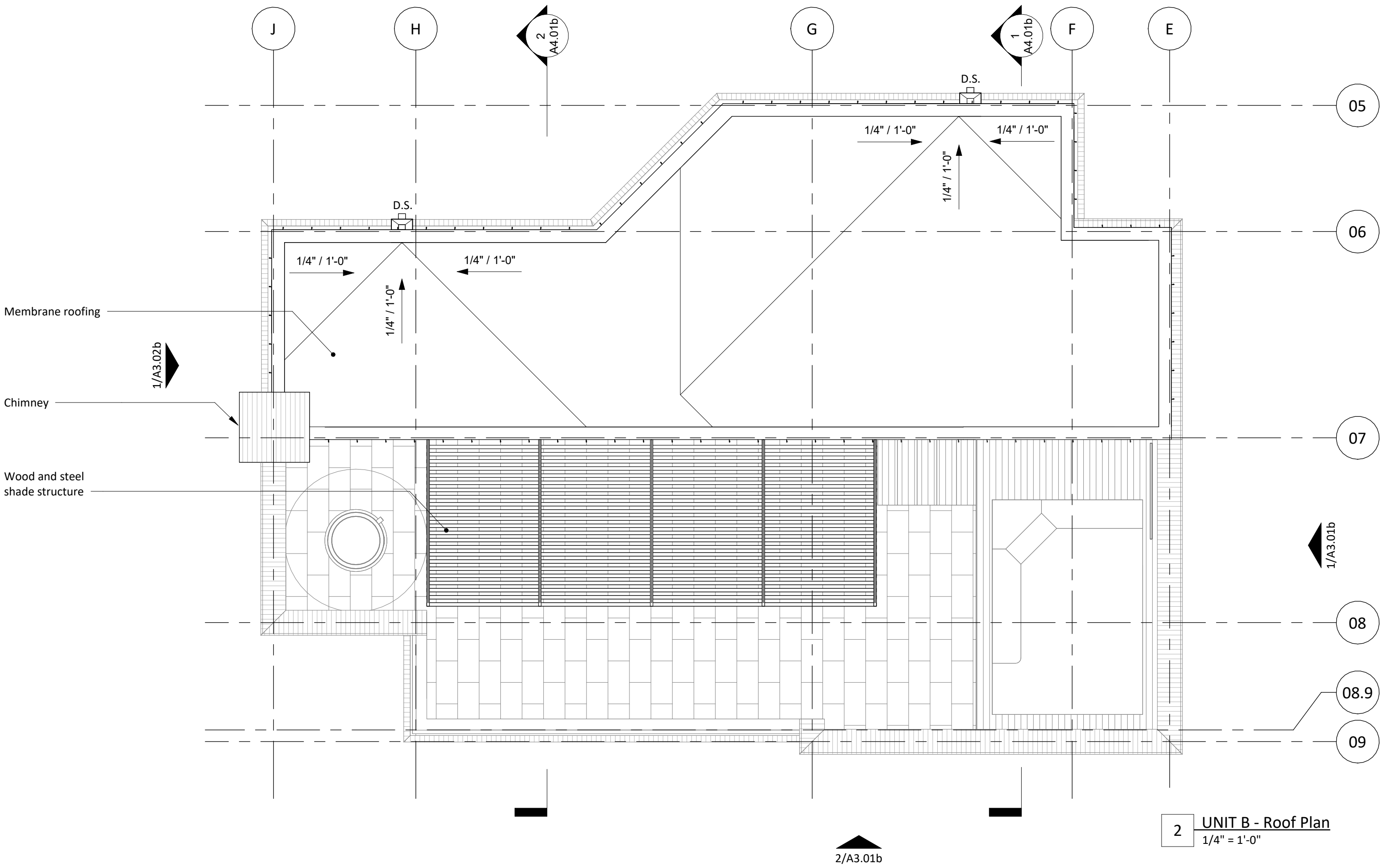
Drawn by: CC, XH

Checked by: CC

Revisions:

Roof Plan - Unit A

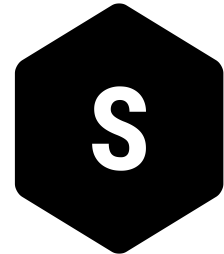
A1.03a



KEYNOTES

ROOF PLAN NOTES

1. Refer to sheet G2.01 for wall types and partition types.
2. Refer to G2.X for window types and schedule.
3. Refer to sheet G2.X for door and frame types and schedules.
4. Refer to Sheet G2.X for finish schedule, appliance schedule, plumbing fixture schedule, bath accessory schedule.



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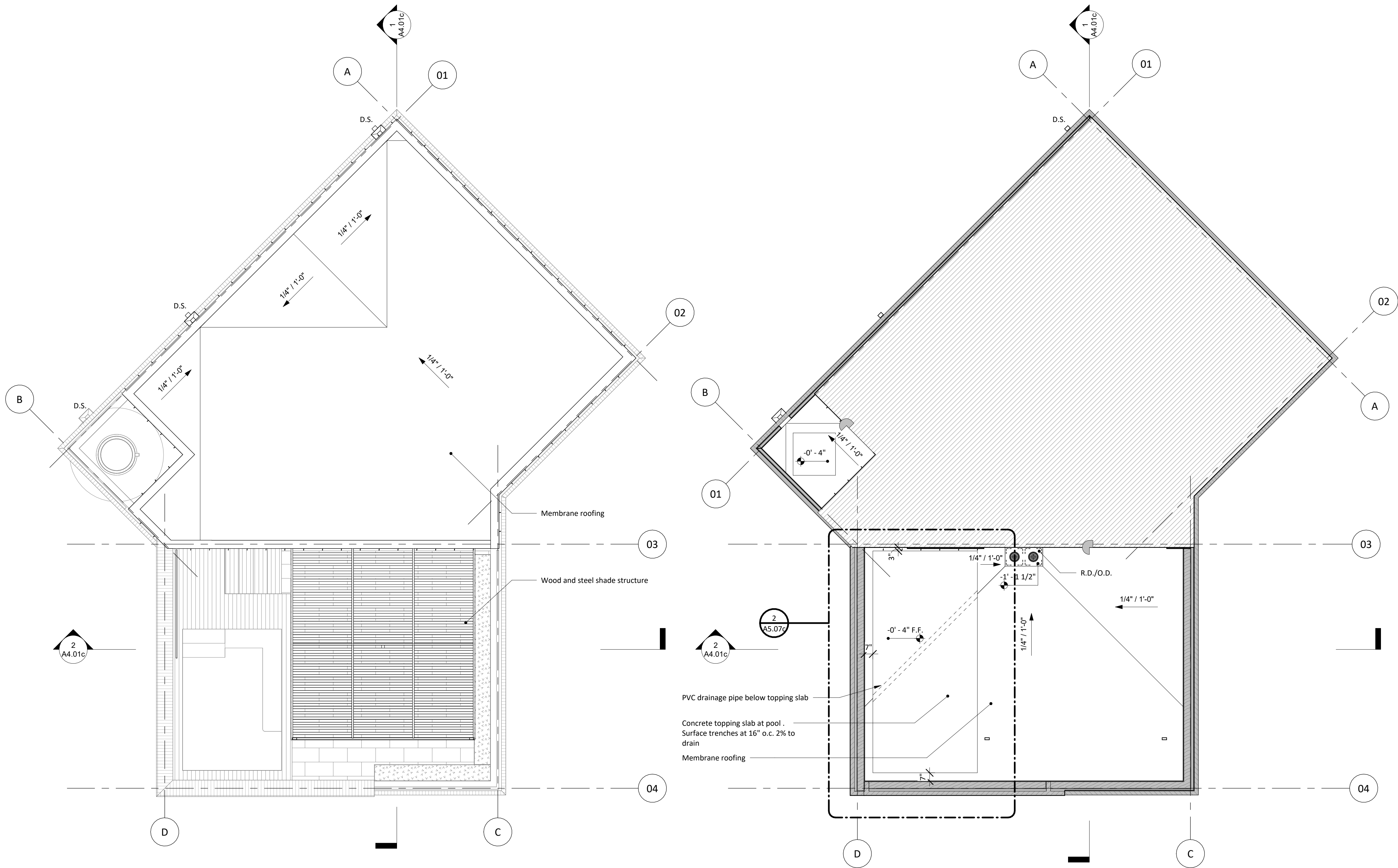
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Drawn by: CC, XH
Checked by: CC
Revisions:

Roof Plan - Unit B

A1.03b



2 UNIT C - Roof Plan
1/4" = 1'-0"

1 UNIT C - Roof Terrace Plan
1/4" = 1'-0"

KEYNOTES

ROOF PLAN NOTES

1. Refer to sheet G2.01 for wall types and partition types.
2. Refer to G2.X for window types and schedule.
3. Refer to sheet G2.X for door and frame types and schedules.
4. Refer to Sheet G2.X for finish schedule, appliance schedule, plumbing fixture schedule, bath accessory schedule.



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Checked by: CC
Revisions:

Roof Plan - Unit C

A1.03c



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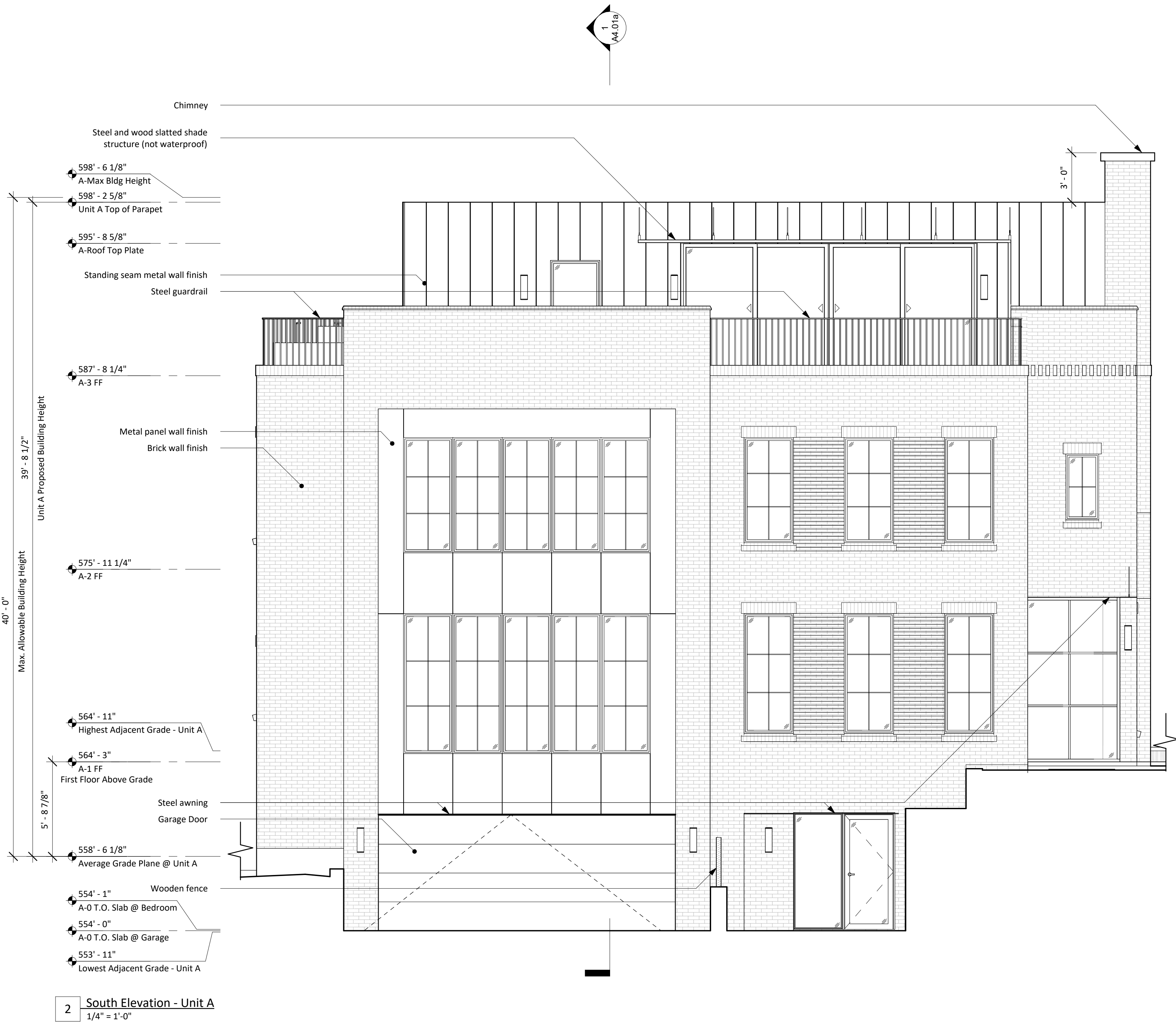
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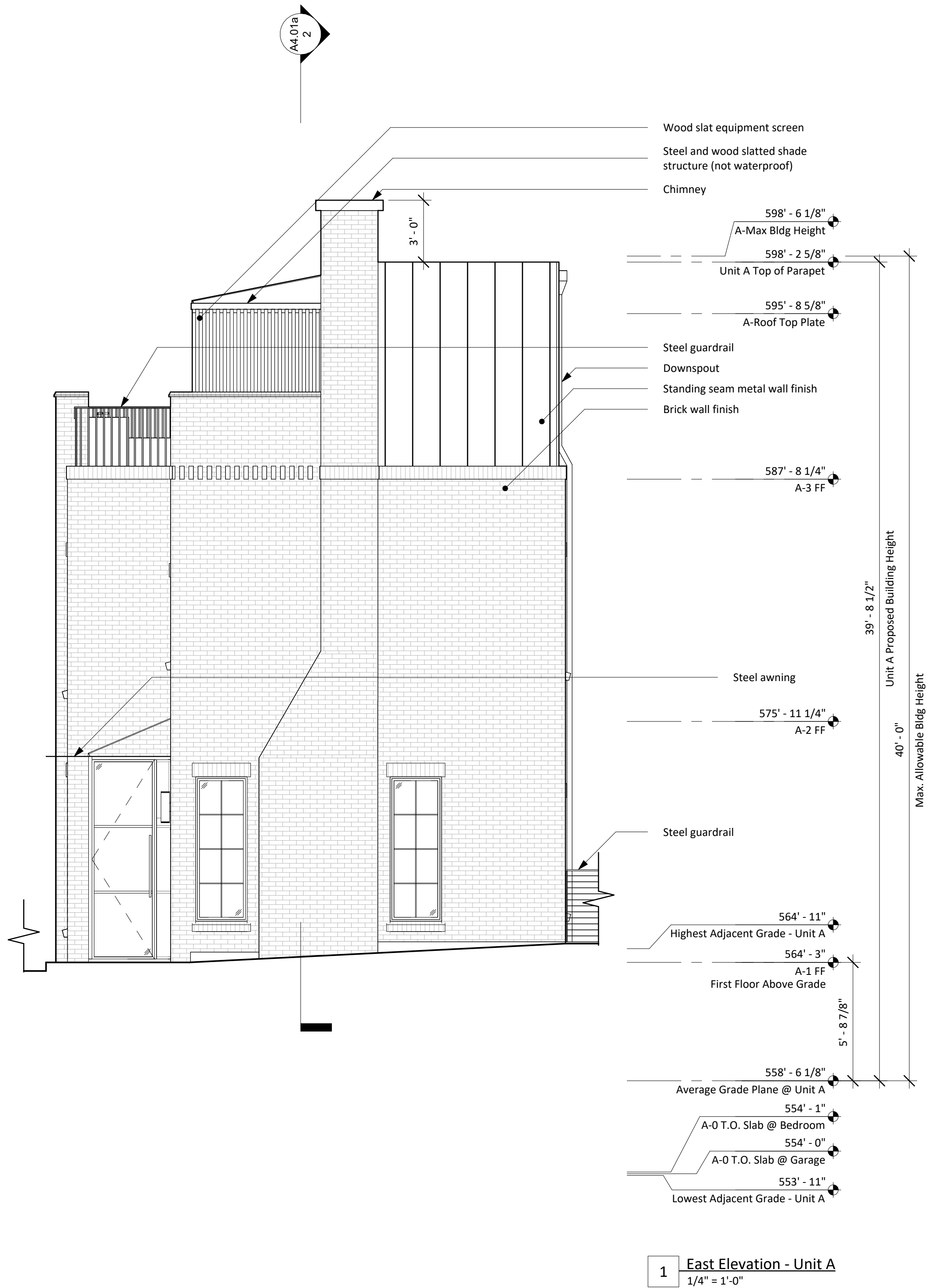
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Revisions:

Exterior Elevations -
Unit A - South & East

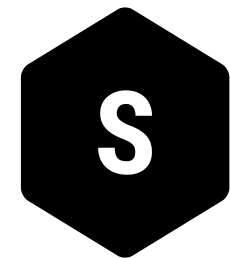
A3.01a



2 South Elevation - Unit A
1/4" = 1'-0"



1 East Elevation - Unit A
1/4" = 1'-0"



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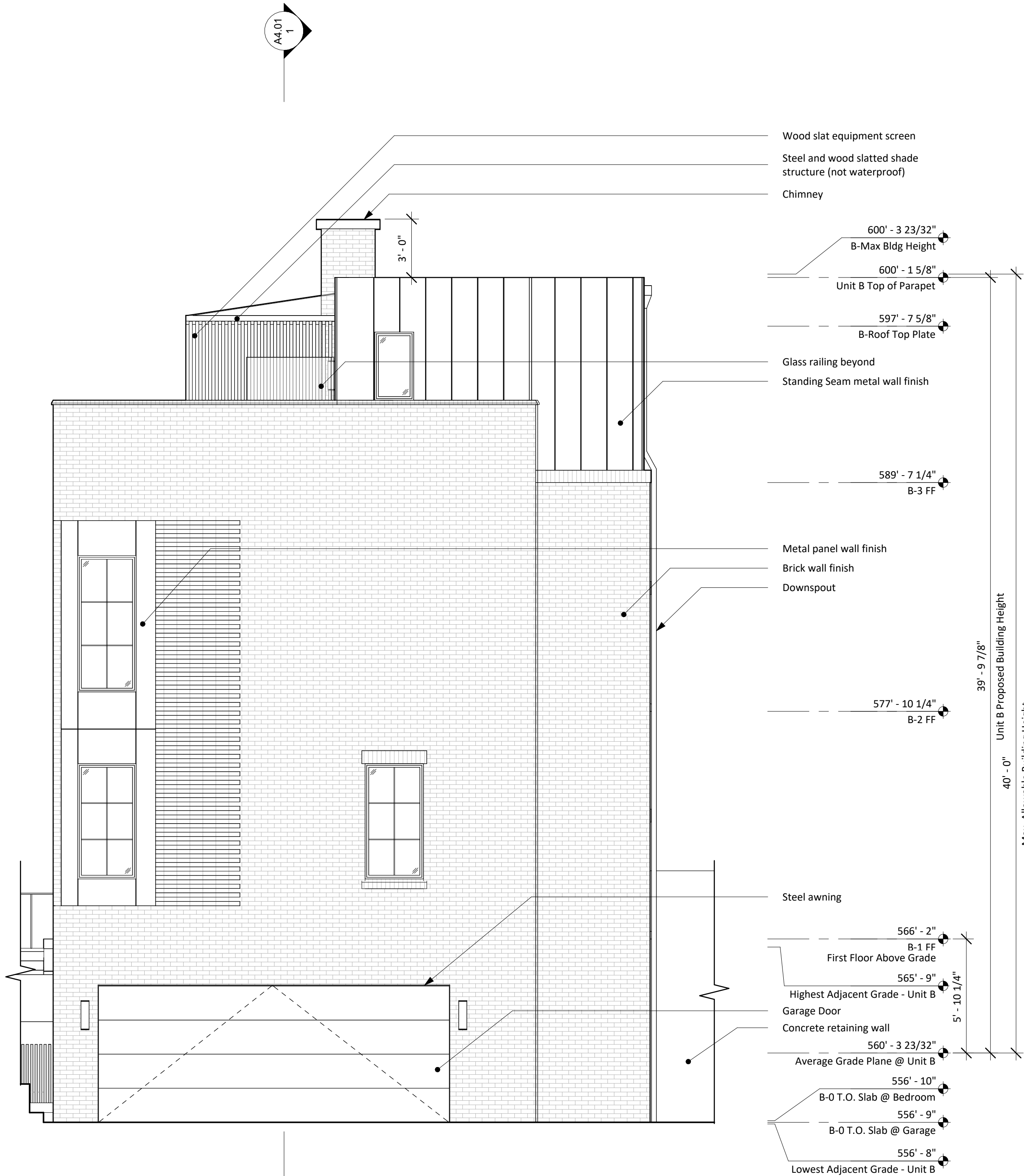
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Revisions:

Exterior Elevations -
Unit B - South & East

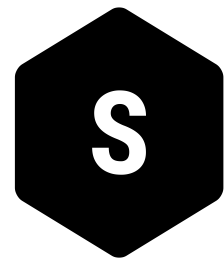
A3.01b



2 South Elevation - Unit B
1/4" = 1'-0"



1 East Elevation - Unit B
1/4" = 1'-0"



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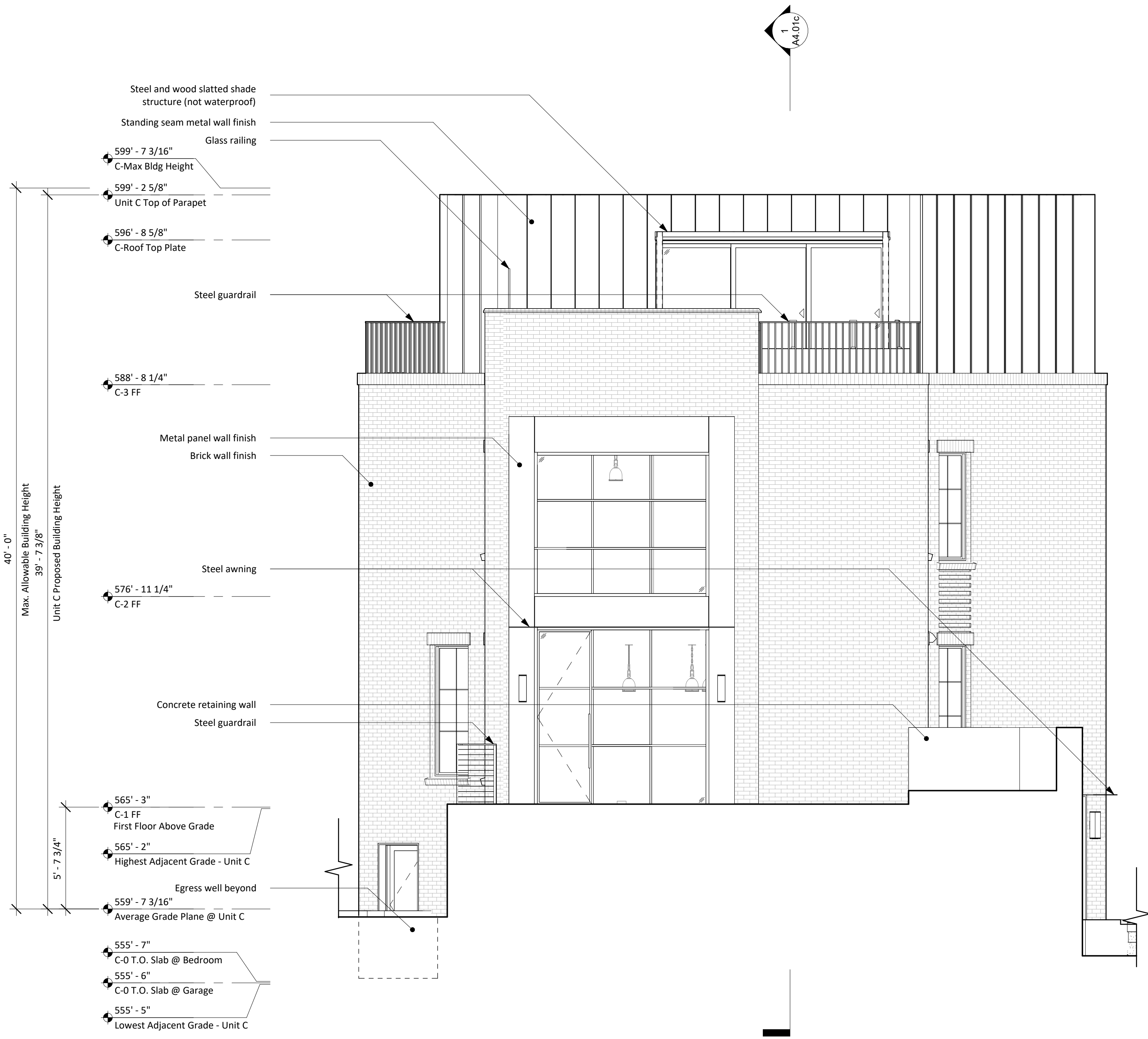
Design Development

August 5, 2022

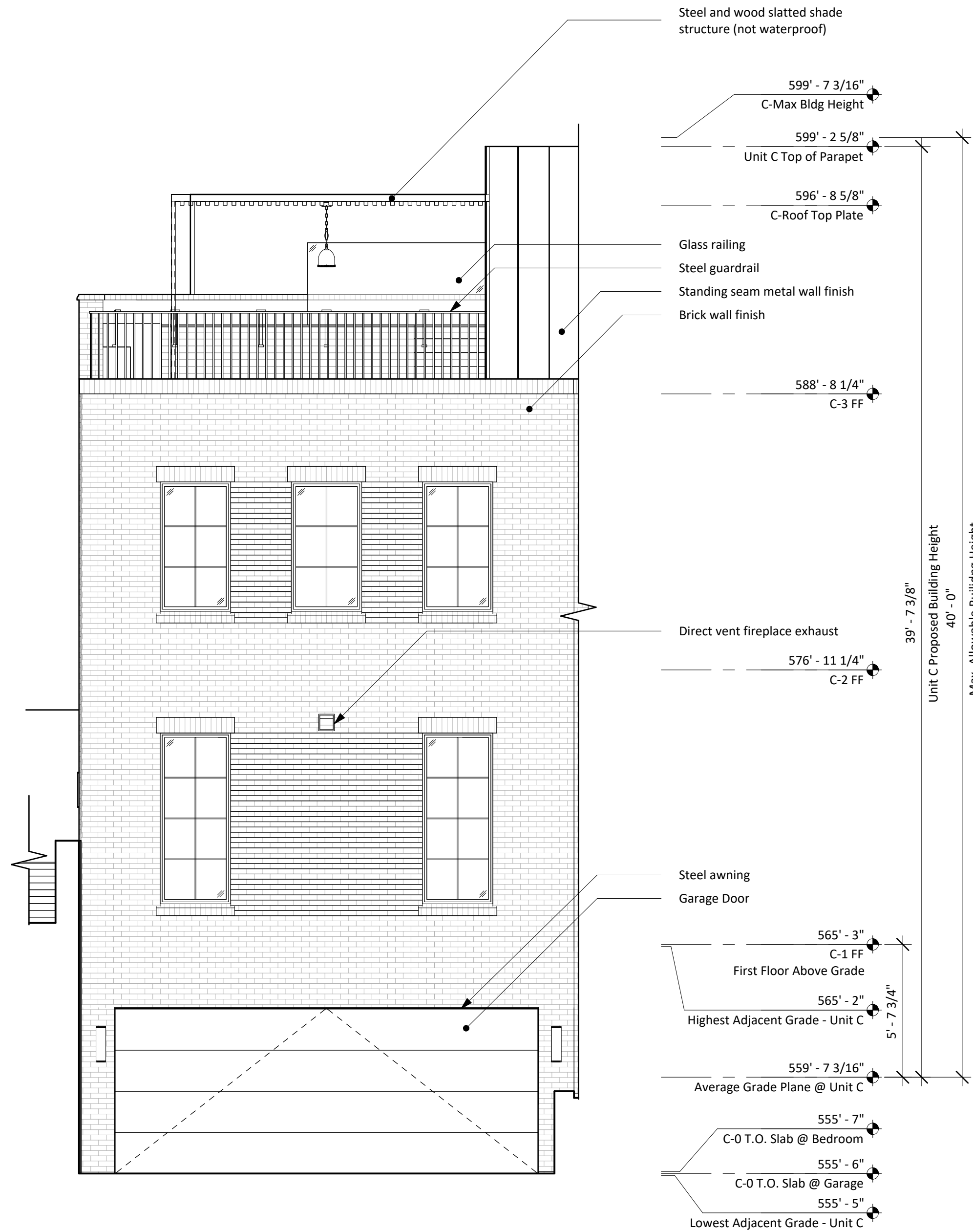
Drawn by: CC, XH
Checked by: CC
Revisions:

Exterior Elevations -
Unit C - South & East

A3.01c



2 South Elevation - Unit C
1/4" = 1'-0"



1 East Elevation - Unit C
1/4" = 1'-0"



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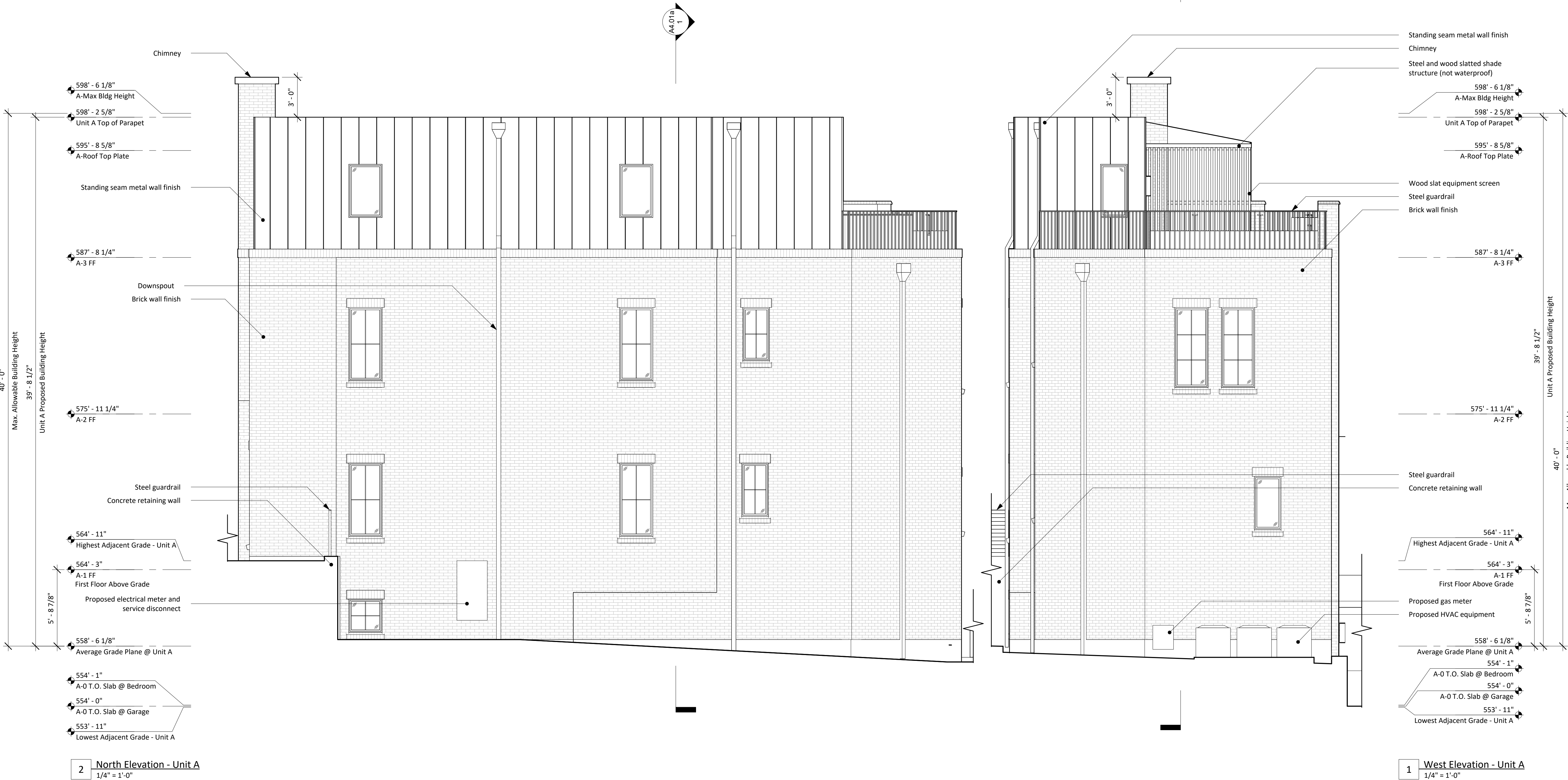
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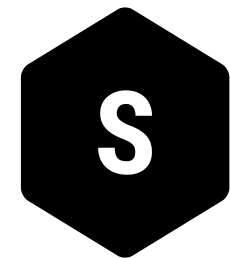
August 5, 2022

Drawn by: CC, XH
Checked by: CC
Revisions:

Exterior Elevations -
Unit A - North & West

A3.02a





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Drawn by: CC, XH
Checked by: CC
Revisions:

Exterior Elevations -
Unit B - North & West

A3.02b





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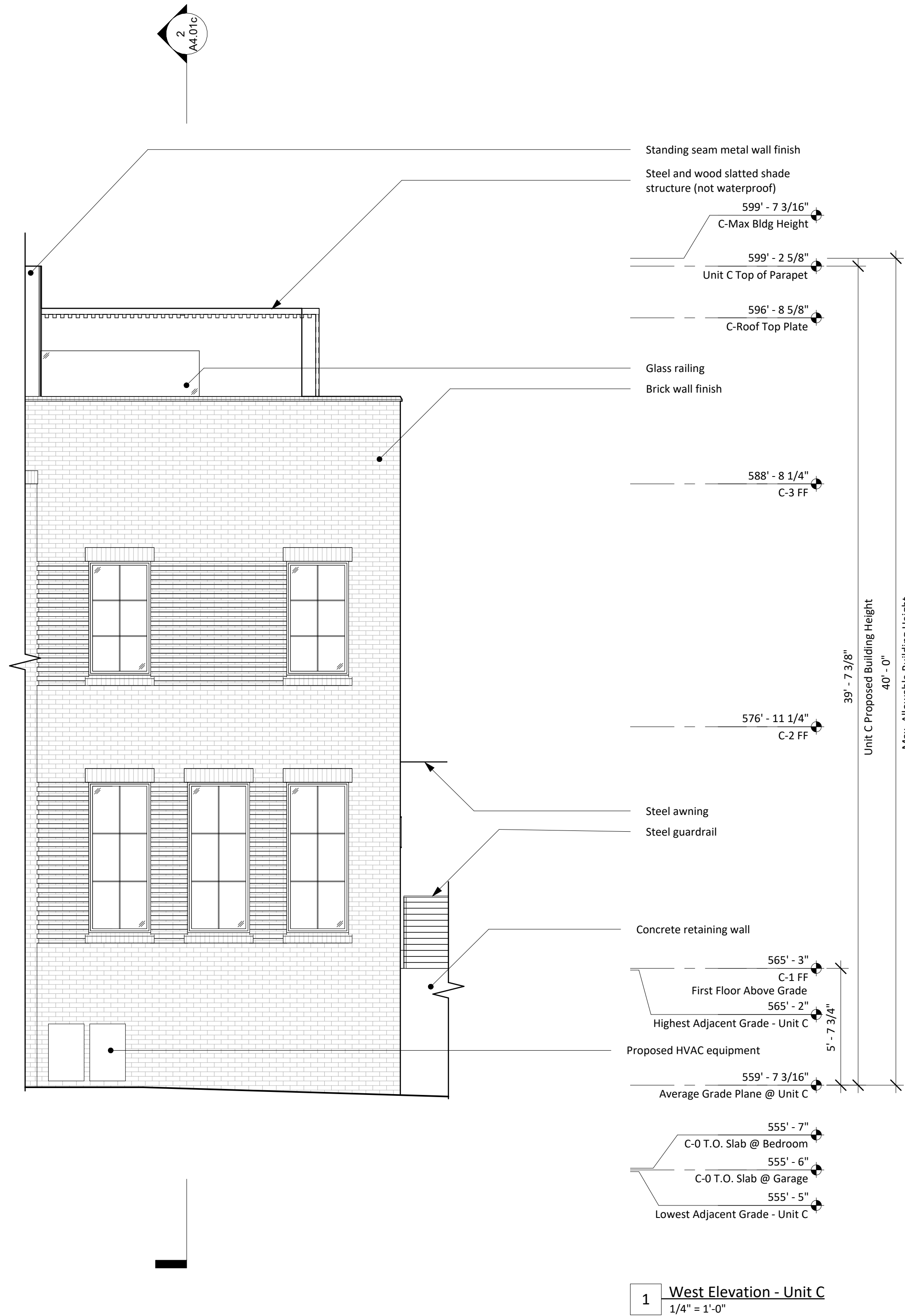
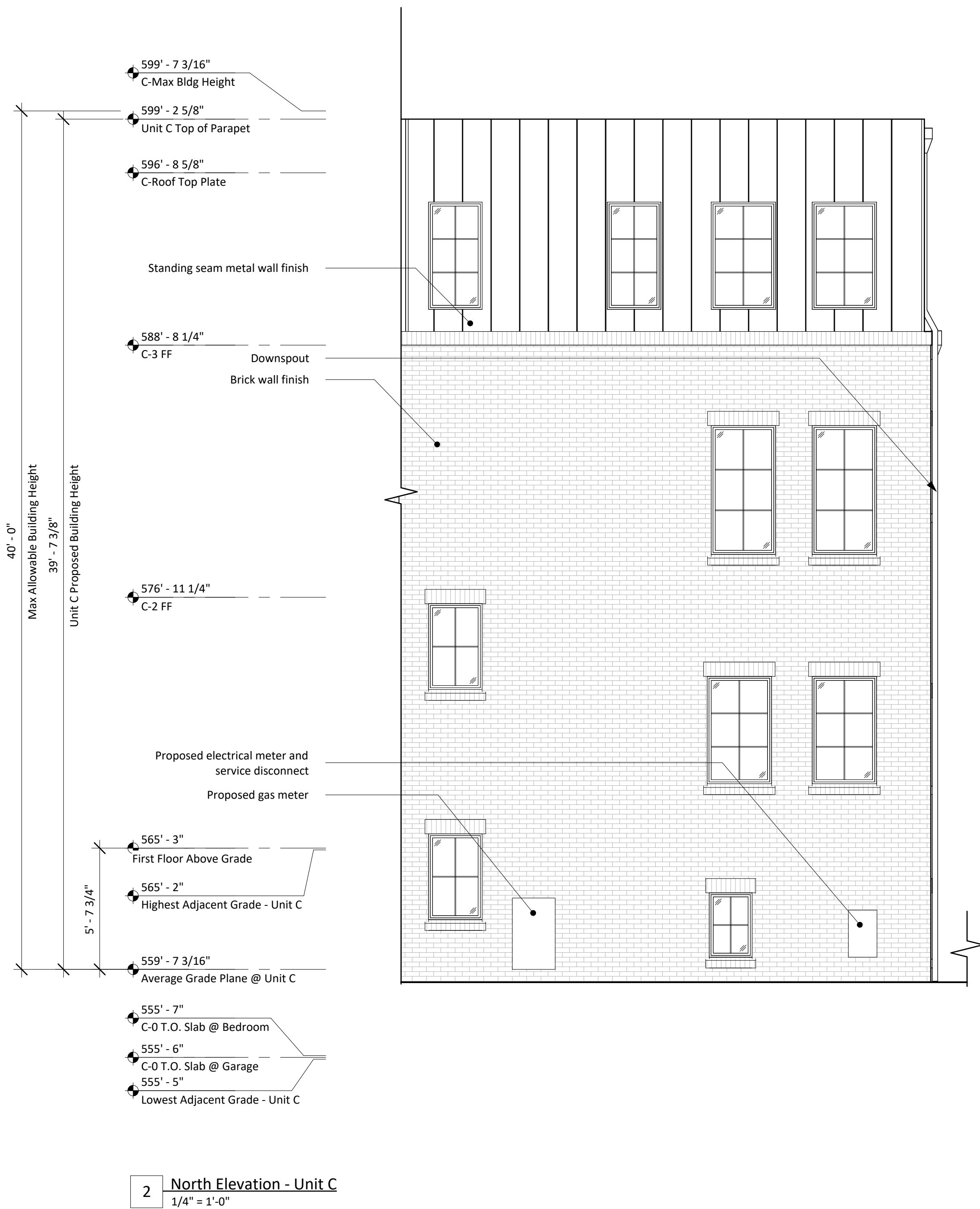
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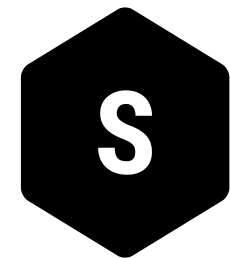
August 5, 2022

Drawn by: CC, XH
Checked by: CC
Revisions:

Exterior Elevations -
Unit C - North & West

A3.02c





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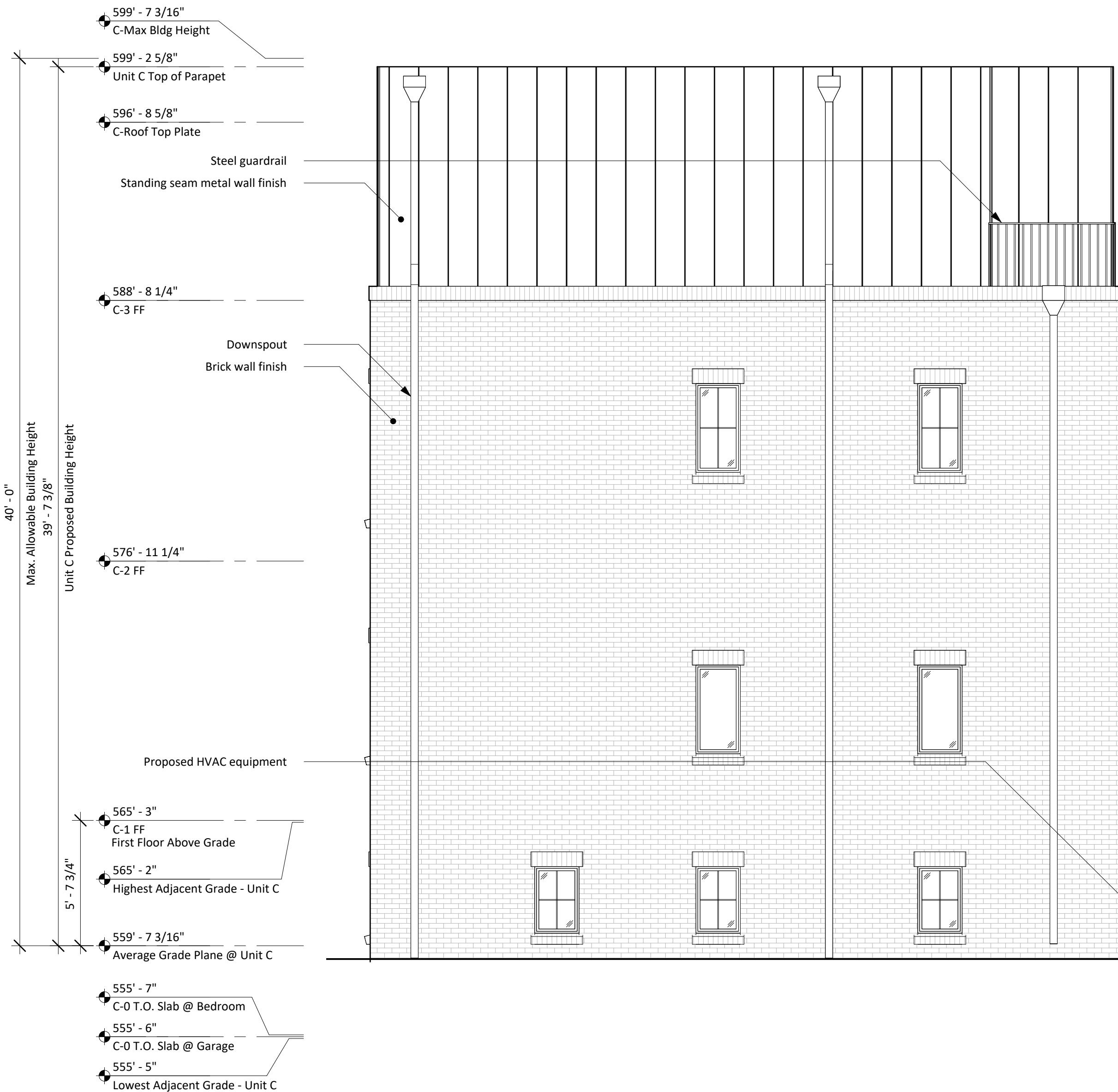
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August 5, 2022

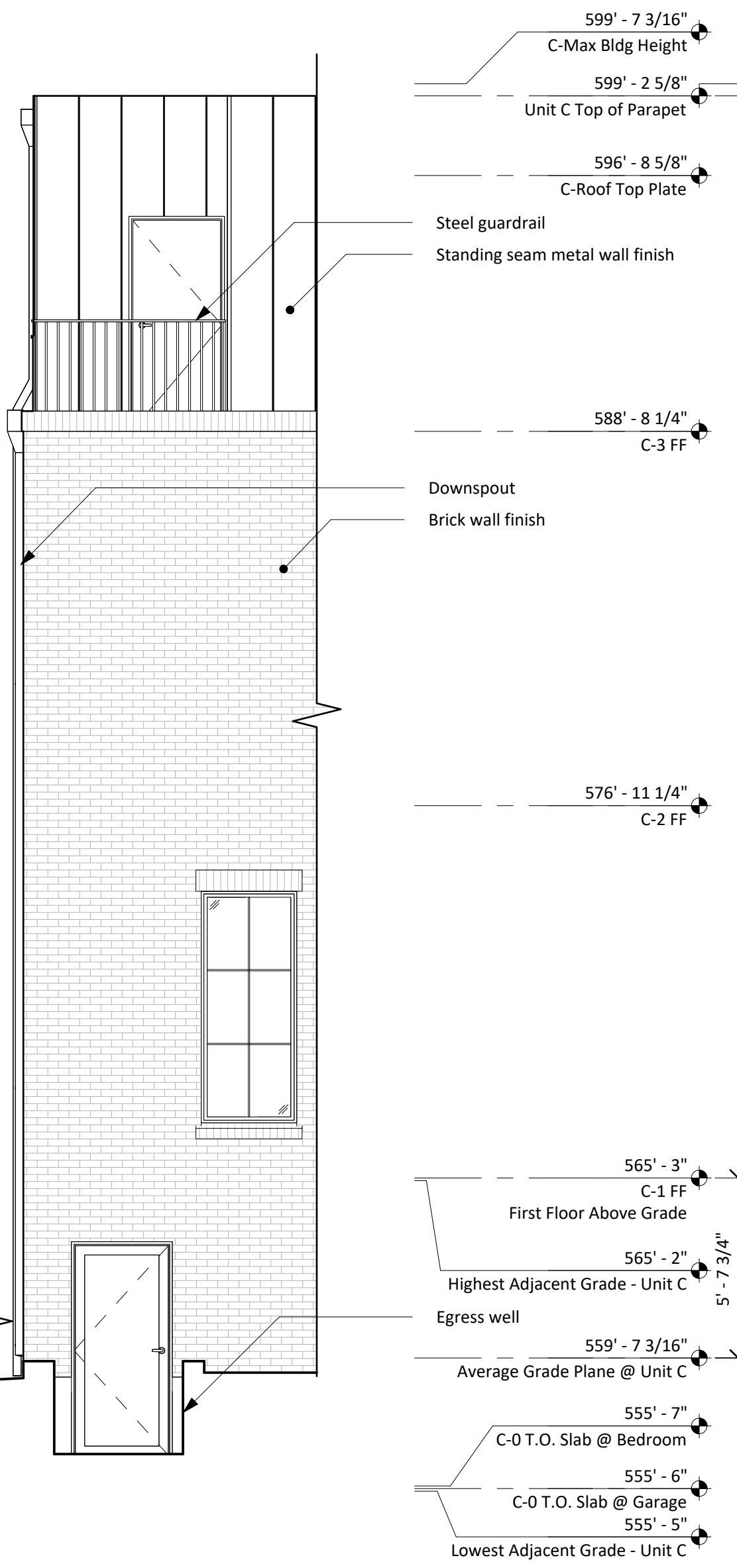
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Checked by: CC
Revisions:

Exterior Elevations -
Unit C

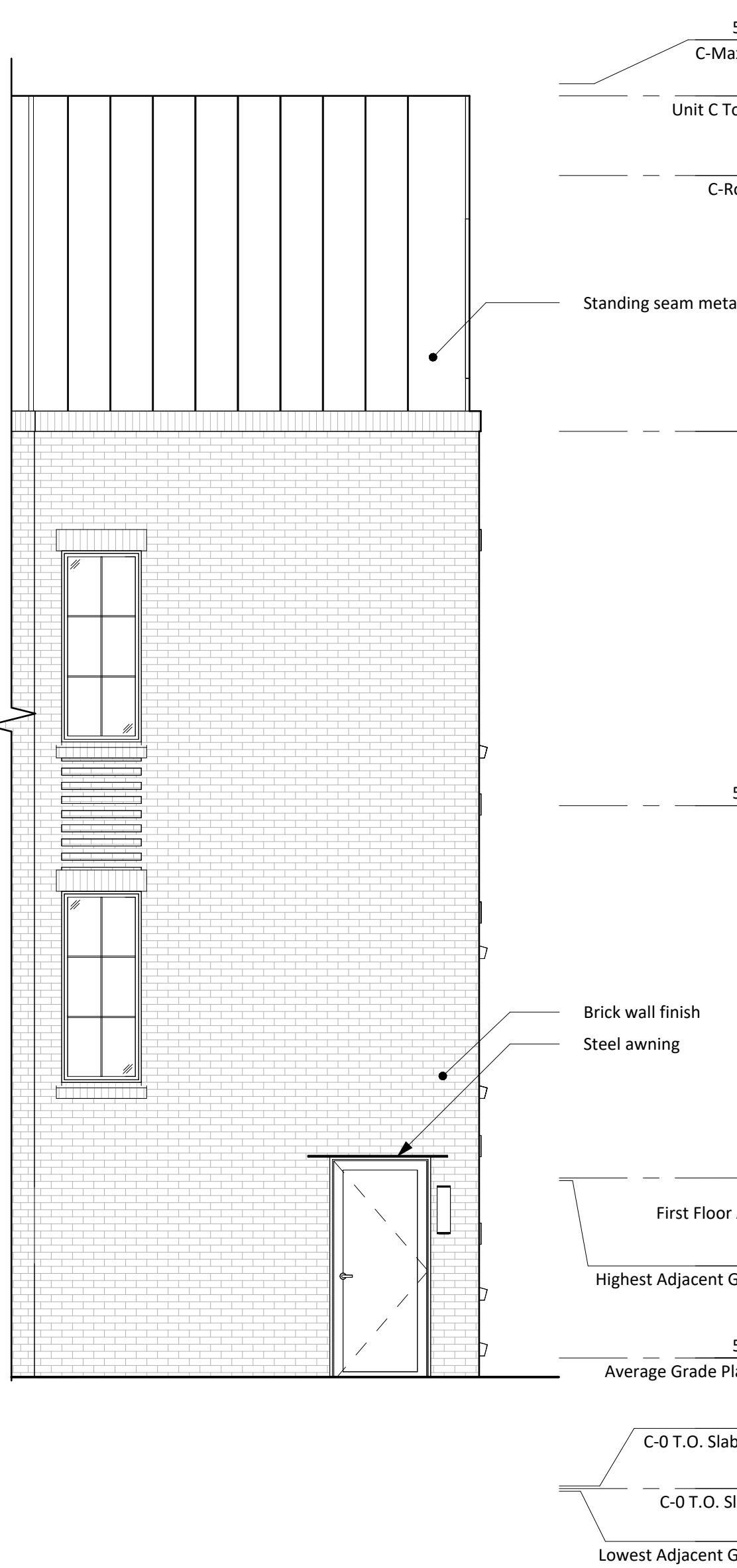
A3.03c



3 North-west Elevation - Unit C
1/4" = 1'-0"



2 South-west Elevation - Unit C
1/4" = 1'-0"



1 South-east Elevation - Unit C
1/4" = 1'-0"



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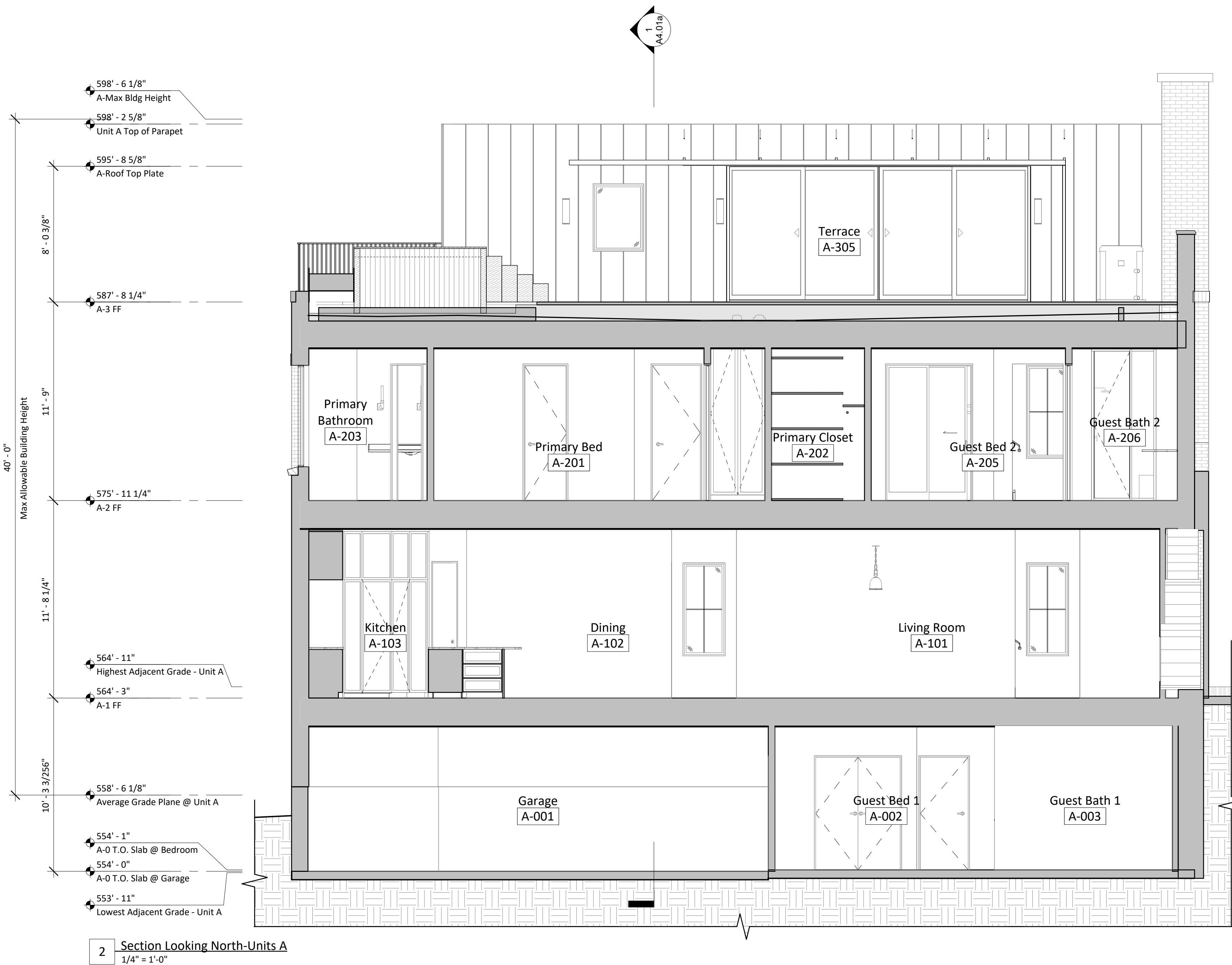
Design Development

August 5, 2022

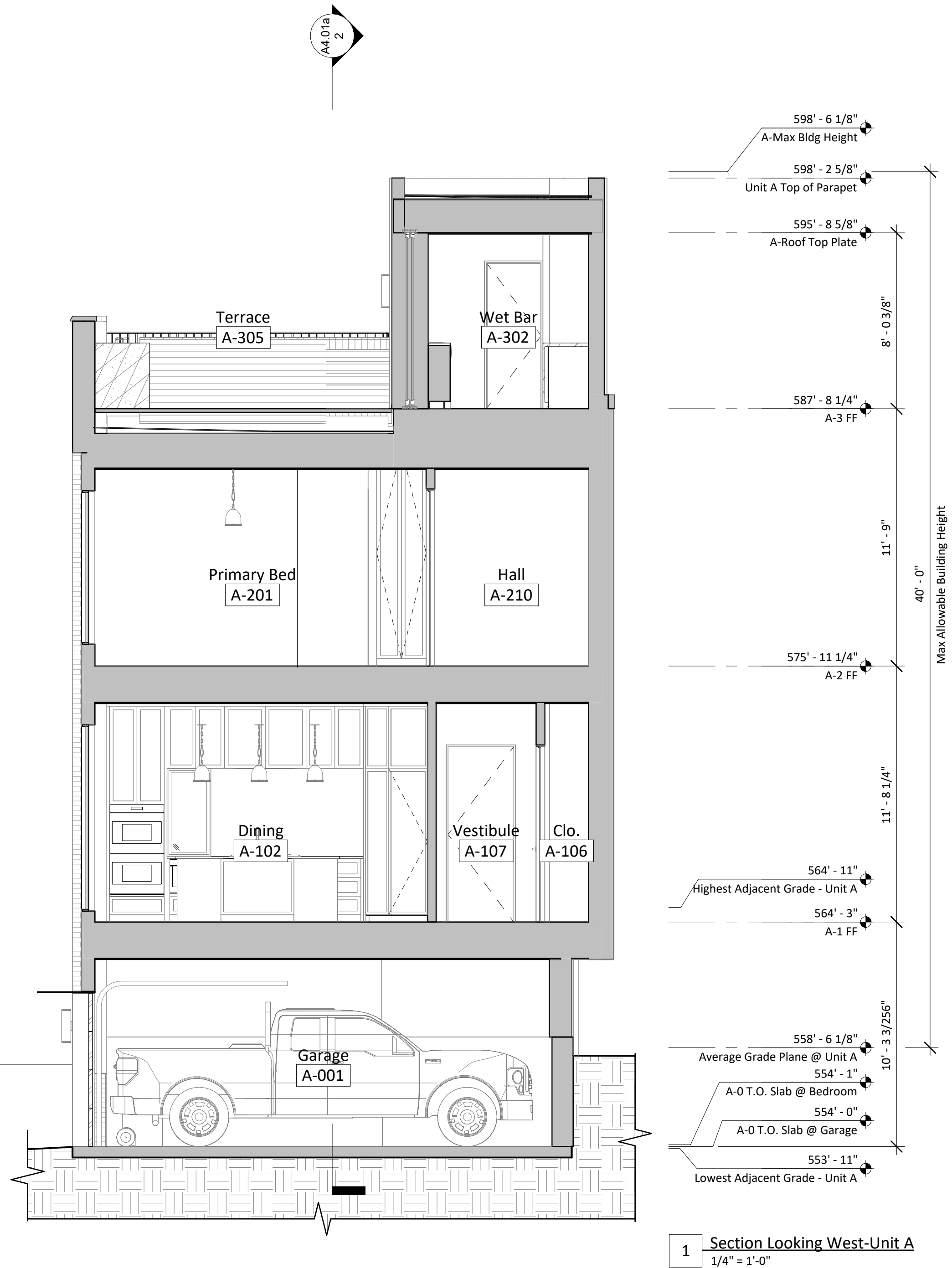
Drawn by: CC, XH
Checked by: CC
Revisions:

Building Sections -
Unit A

A4.01a



2 Section Looking North-Units A
1/4" = 1'-0"



1 Section Looking West-Unit A
1/4" = 1'-0"



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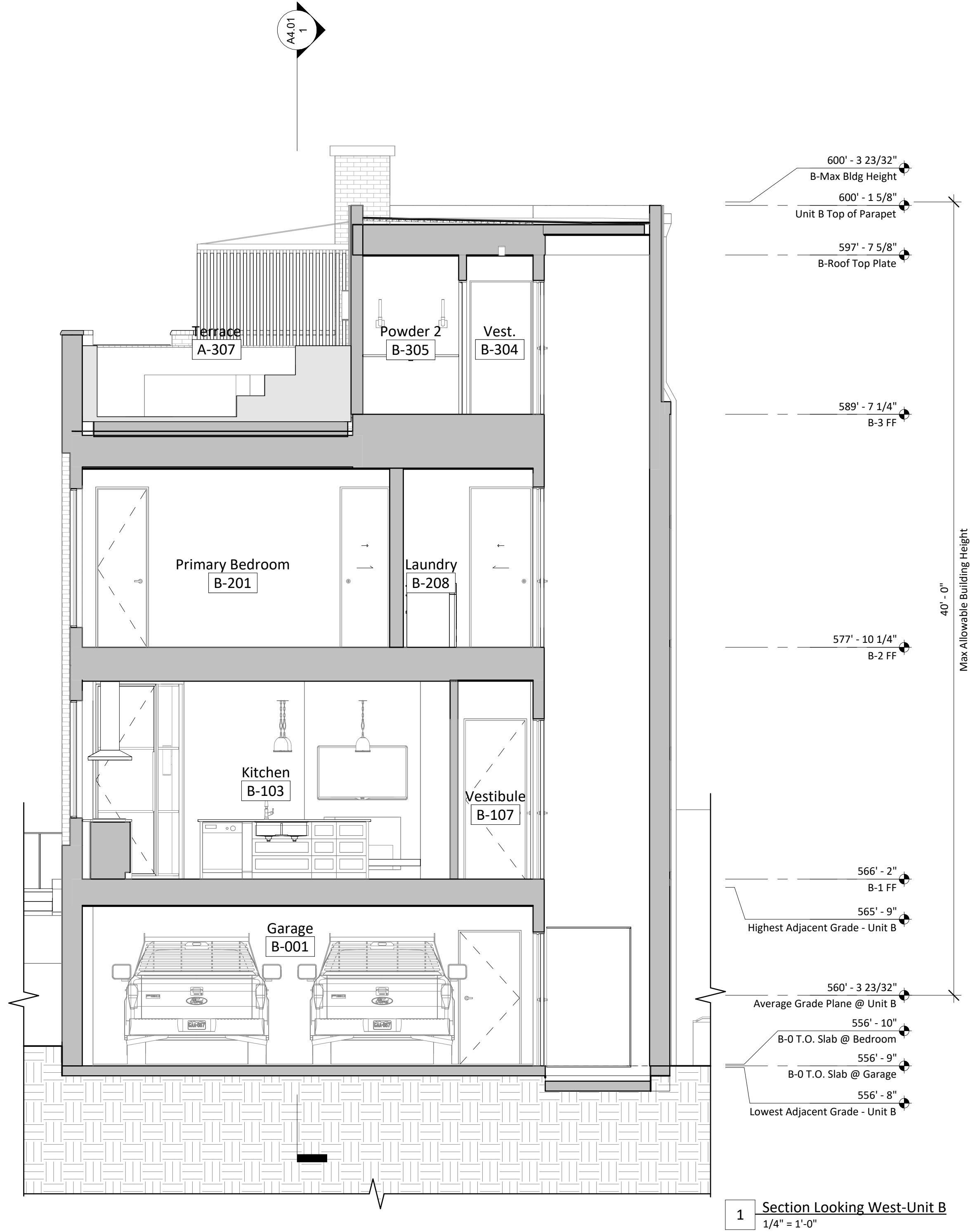
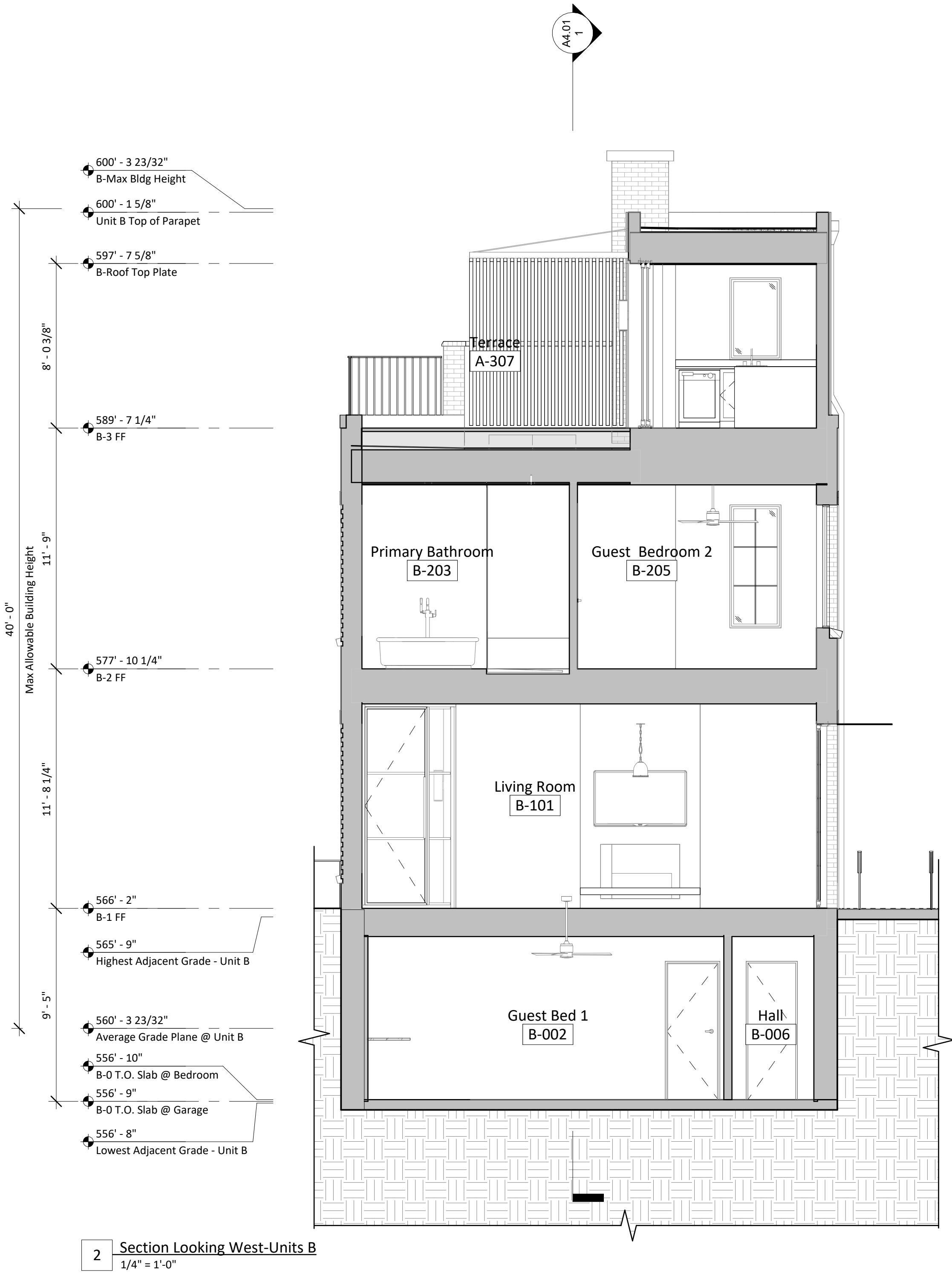
Design Development

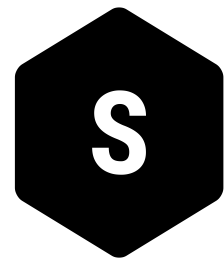
August 5, 2022

Drawn by: CC, XH
Checked by: CC
Revisions:

Building Sections -
Unit B

A4.01b





SANDERS ARCHITECTURE

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Building Sections -
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A4.01c

