SPECIAL USE PERMIT (SUP)

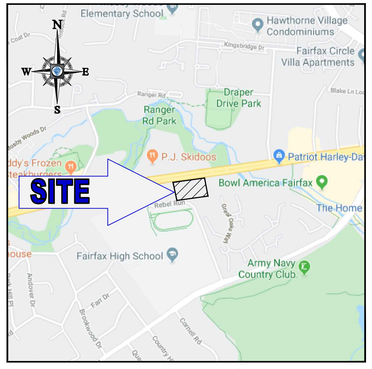
FOR

CA SENIOR LIVING

ANTHOLOGY OF FAIRFAX

9865 FAIRFAX BOULEVARD

CITY OF FAIRFAX,VA



LOCATION MAP

SCALE: 1"=1000'

PLAN REFERENCE: GOOGLE MAPS 2018

OWNER

LEE HIGH INN, LLC

9865 FAIRFAX BLVD

FAIRFAX, VA 22030

APPLICANT

CA SENIOR LIVING

130 EAST RANDOLPH STREET; SUITE 2100

CHICAGO, IL 60601

CONTACT: CHRIS RUSS, PE

LAND USE ATTORNEY

BEAN KINNEY & KORMAN

2311 WILSON BOULEVARD; SUITE 500

ARLINGTON, VA 22201

(703) 525-4000

CONTACT: DAVID S. HOUSTON

CIVIL ENGINEER & LANDSCAPE ARCHITECT

BOHLER

12825 WORLDGATE DRIVE; SUITE 700

HERNDON, VA 20170

(703) 709-9500

CONTACT: TRAVIS D'AMICO, PE

CONTACT: NICK GEORGAS, PLA

ARCHITECT

BKV GROUP

222 NORTH 2ND STREET SUITE 101

MINNEAPOLIS, MN 55401

(612) 598-8808

CONTACT: CHRIS PALKOWITSCH, AIA

TRANSPORTATION ENGINEER

WELLS + ASSOCIATES

1420 SPRING HILL ROAD; SUITE 610

TYSONS, VA 22102

(703) 676-3643

CONTACT: CHRISTOPHER TURNBULL

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-1
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SPECIAL USE PERMIT	C-3
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BULK PLANE	A011
LEVEL 1 - OVERALL PLAN AND ROOF PLAN	A101
OVERALL PLANS - LEVELS 2-5	A102
EXTERIOR ELEVATIONS	A401 - A402

SPECIAL EXCEPTIONS REQUESTED WITH THIS APPLICATION

1. A SPECIAL EXCEPTION OF SECTION 1.5.12.E IS REQUESTED TO ALLOW A DRIVE WAY TO EXTEND ACROSS A FRONT YARD SETBACK.
2. A SPECIAL EXCEPTION OF SECTION 3.6.2 IS REQUESTED TO ALLOW A PORTION OF THE UPPER LEVEL TO EXCEED THE 45° BULK PLANE REQUIREMENT DUE TO THE EXISTING STEEP TOPOGRAPHY OF THE PROPERTY.
3. A SPECIAL EXCEPTION OF SECTION 3.6.2 IS REQUESTED TO ALLOW LOT COVERAGE TO EXCEED 60% WITH THE PROVISION OF ±8,975 SF OF OPEN SPACE WITHIN THE BUILDING FOOTPRINT.
4. A SPECIAL EXCEPTION OF SECTION 4.5.5 IS REQUESTED TO ELIMINATE THE SETBACK DISTANCE REQUIREMENT, AND PLANTING REQUIREMENT OF THE TRANSITIONAL YARDS REQUIRED ALONG THE SOUTHERN PROPERTY LINE

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PROJECT No.:	S192090
DRAWN BY:	CM
CHECKED BY:	NTG
DATE:	04/13/20
CAD I.D.:	SD0

PROJECT:

SPECIAL USE PERMIT

FOR

CA SENIOR LIVING

ANTHOLOGY OF FAIRFAX

9865 FAIRFAX BOULEVARD
CITY OF FAIRFAX, VA

BOHLER

12825 WORLDGATE DR. SUITE 700
HERNDON, VIRGINIA 20170
Phone: (703) 709-9500
Fax: (703) 709-9501
VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA
TRAVIS W. D'AMICO
Lic. No. 048497
04/13/20
PROFESSIONAL ENGINEER

SHEET TITLE:

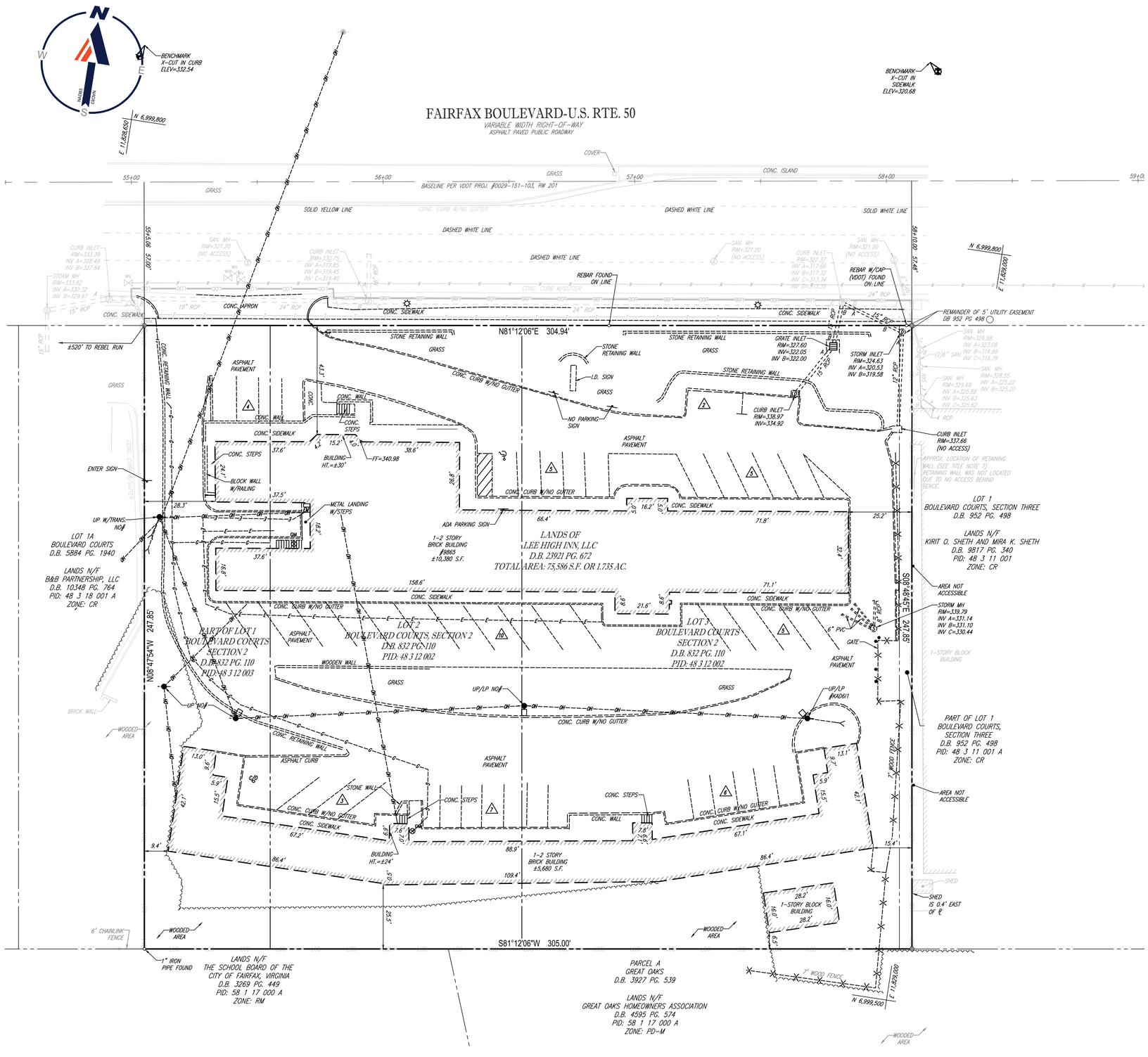
COVER SHEET

SHEET NUMBER:

C-1

ORG. DATE - 04/13/20

J:\S:\S192090\DRAWINGS\PLAN SET\SPECIAL USE PERMIT\S192090 - SDP - B - - - LAYOUT C-1 COVER SHEET



City of Fairfax – Community Development and Planning
10455 Armstrong Street #207A Fairfax, VA 22030
Phone: 703-385-7820

Application #: _____
Receipt #: _____

APPLICANT AUTHORIZATION LETTER
(Signed by property owner/s)

To Whom IT May Concern:
I/We, Lee High Inn, LLC, the undersigned title owner(s) of the property identified below do hereby authorize Bethany Crispin of CA Senior Living Holdings, LLC, as contract purchaser, and its Agent, David S. Houston of Bean Kinney & Korman, P.C., to act on my/our behalf in the furtherance of an application for a Special Use Permit and Special Exceptions on my/our property located at: 9865 Fairfax Boulevard

Tax Map No: 48-3-11-001A; 48-3-12-002 and 003

Thank you in advance for your cooperation.

Date: 3/13/2020 By: [signature]

COMMONWEALTH/STATE OF: VA

CITY/COUNTY: FAIRFAX, TO WIT:

The forgoing instrument was acknowledged before me this 13TH day of MARCH, 20 20, by Jue Wang, Member of Lee High Inn, LLC.

[signature]
Notary Public (Signature)

AFFIX NOTARY SEAL/STAMP

Notary Registration No: 7800676

My Commission Expires: JAN 31 ST 2020

JAWAD SALEEM
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JAN. 31, 2022
COMMISSION # 7800676

ALL TITLE OWNERS MUST SIGN IN PRESENCE OF NOTARY. IF THERE IS MORE THAN ONE TITLE OWNER, FILL OUT MULTIPLE APPLICATIONS.

rev. 01132017

City of Fairfax – Community Development and Planning
10455 Armstrong Street #207A Fairfax, VA 22030
Phone: 703-385-7820

Application #: _____
Receipt #: _____

AGENT AUTHORIZATION LETTER
(Signed by applicant)

To Whom IT May Concern:
I/We, Bethany Crispin of CA Senior Living Holdings, LLC, the undersigned authorized applicant(s) of the property identified below do hereby authorize David S. Houston of Bean Kinney & Korman, P.C., to act as my/our agent(s) in the furtherance of an application for a Special Use Permit and Special Exceptions on my/our property located at: 9865 Fairfax Boulevard

Tax Map No: 48-3-11-001A; 48-3-12-002 and 003

Thank you in advance for your cooperation.

Date: _____ By: Bethany J Crispin

COMMONWEALTH/STATE OF: Illinois

CITY/COUNTY: Lemont Cook, TO WIT:

The forgoing instrument was acknowledged before me this 17th day of March, 20 20, by Bethany Crispin of CA Senior Living Holdings, LLC.

Claudia C Rocio
Notary Public (Signature)

AFFIX NOTARY SEAL/STAMP

"OFFICIAL SEAL"
CLAUDIA C ROCIO
Notary Public, State of Illinois
My Commission Expires 11/30/2022

Notary Registration No: 8696620

My Commission Expires: 11/30/2022

ALL AUTHORIZED APPLICANTS MUST SIGN IN PRESENCE OF NOTARY. IF THERE IS MORE THAN ONE AUTHORIZED APPLICANT, FILL OUT MULTIPLE APPLICATIONS.

rev. 01132017

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CHECKED BY:	NTG
DATE:	04/13/20
CAD I.D.:	SE0

PROJECT:

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CITY OF FAIRFAX, VA

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VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA
TRAVIS W. D'AMICO
Lic. No. 048497
04/13/20
PROFESSIONAL ENGINEER

SHEET TITLE:

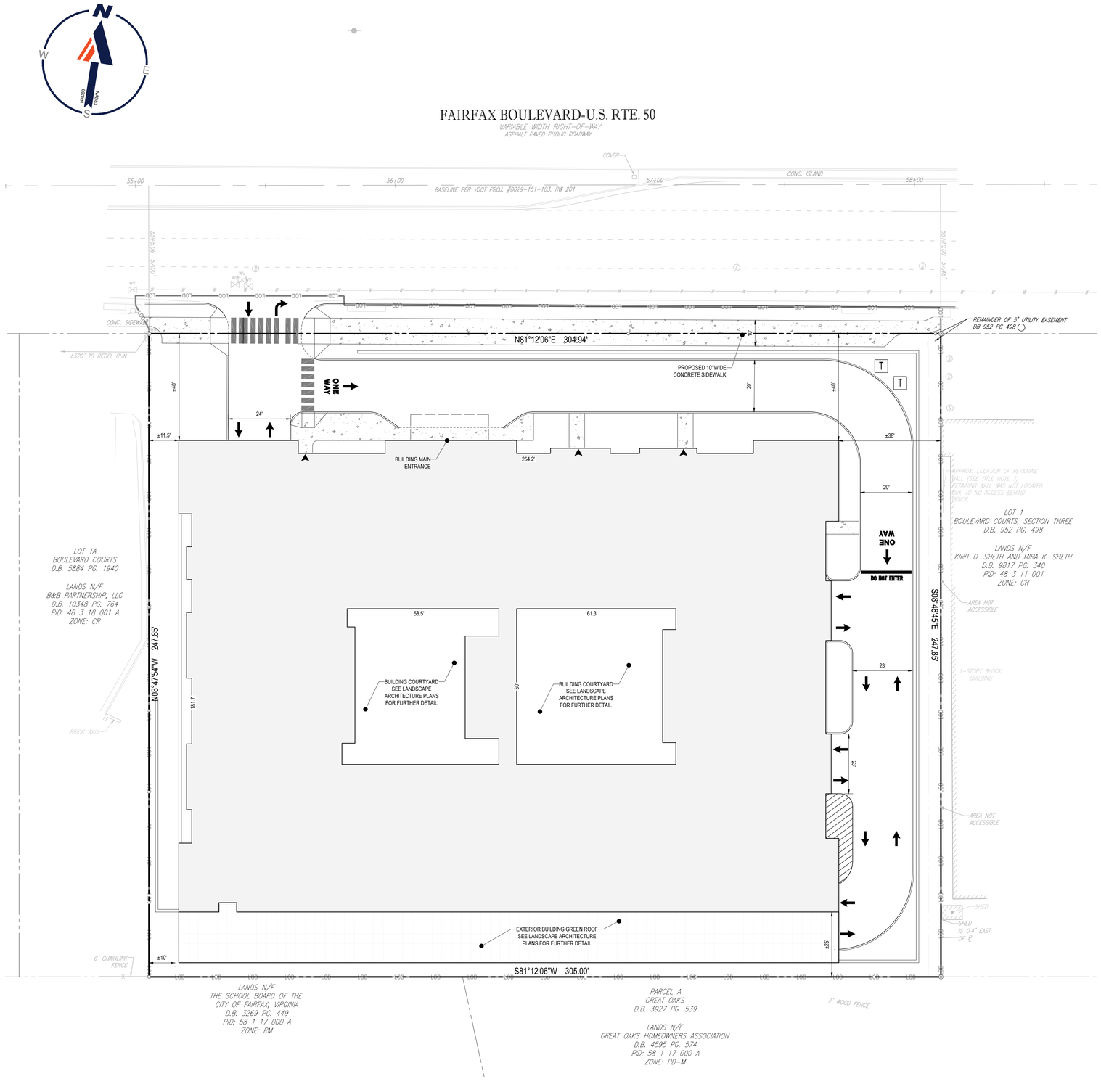
EXISTING CONDITIONS

SHEET NUMBER:

C-2

ORG. DATE - 04/13/20

C:\USERS\NICHOLAS.GEORGAS\APPDATA\LOCAL\TEMP\ACPUBLISH_3808\192090_SEP_0-----LAYOUT C-2 EXISTING CONDITIONS



SPECIAL USE PERMIT GENERAL NOTES

1. THIS PLAN IS BASED ON A BOUNDARY & TOPOGRAPHICAL/ ALTA SURVEY BY BOHLER.
2. TOPOGRAPHY IS FIELD RUN AND SHOWN AS 1' CONTOURS.
3. PARCEL DATA: 48 3 12 003, 48 3 12 002, AND 48 3 11 001 A
4. ZONE: CR (COMMERCIAL RETAIL)
5. NO KNOWN BURIAL GROUNDS EXIST WITHIN THE LIMITS OF THE SUBJECT PROPERTY AREA.
6. THE PROPERTY IS NOT LOCATED IN A FLOODPLAIN.
7. UTILITY EASEMENTS WITH A WIDTH OF 25' OR MORE HAVE BEEN SHOWN.
8. NO RESOURCE PROTECTION AREA EXISTS ON THIS SITE.
9. THE PROPERTY WILL BE SERVED BY PUBLIC WATER AND SEWER.
10. PROPOSED BUILDING LOCATION AND FEATURES, UTILITY LOCATIONS, LANDSCAPING AND PARKING LOT CONFIGURATIONS ARE SUBJECT TO FINAL ENGINEERING.
11. SITE LIGHTING WILL CONFORM TO APPLICABLE ZONING ORDINANCE STANDARDS.
12. ALL PAVEMENT STRIPING AND MARKINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
13. ALL REQUIRED FIRE PROTECTION DEVICES, SIGNAGE, AND STRIPING WILL BE PROVIDED PER THE STATEWIDE BUILDING CODE, CITY OF FAIRFAX CODE, AND STATEWIDE FIRE PREVENTION CODE.
14. THE PROPOSED DEVELOPMENT SHALL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, WITH THE EXCEPTION OF THE SPECIAL EXCEPTIONS REQUESTED HERE IN.
15. THE PROPOSED DEVELOPMENT OF THE PROPERTY WILL COMMENCE AS SOON AS REQUISITE PLANS AND PERMITS ARE APPROVED AND SUBJECT TO MARKET CONDITIONS.
16. THE DEVELOPMENT OF THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECTS ON ADJACENT OR NEIGHBORING PROPERTIES.
17. THE EXISTING BUILDINGS, ASSOCIATED PARKING LOTS, AND UTILITIES WILL BE ENTIRELY DEMOLISHED.
18. TO THE BEST OF OUR KNOWLEDGE THERE IS NO CONTAMINATION FROM EXISTING HAZARDOUS MATERIALS STORED ONSITE.
19. THE APPLICANT RESERVES THE RIGHT TO SECURE ONSITE AND OR OFFSITE GRADING RIGHTS IN AN EFFORT TO REDUCE OR ELIMINATE RETAINING WALLS SHOWN ON THIS PLAN. FINAL GRADING SUBJECT TO CHANGE WITH FINAL ENGINEERING AT SITE PLAN.

		ALLOWED/REQUIRED	PROVIDED	NOTES
LOT AREA; MINIMUM		20,000 SF	75,586 SF	
YARD REQUIREMENTS				
	FRONT SETBACK; STREET (FAIRFAX BOULEVARD)	93' MAXIMUM 20' MINIMUM	±40' (BUILDING WALL) ±25' (DROP OFF CANOPY)	A SPECIAL EXCEPTION OF SECTION 1.5.12.E IS REQUESTED TO ALLOW A DRIVE WAY TO EXTEND ACROSS A FRONT YARD SETBACK.
	SIDE SETBACK; INTERIOR (EAST PROPERTY LINE)	10'	10'	
	SIDE SETBACK; INTERIOR (WEST PROPERTY LINE)	10'	11.5'	
	REAR SETBACK; INTERIOR (SOUTH PROPERTY LINE)	25'	5' TO BUILDING WALL BELOW GRADE 25' TO BUILDING WALL ABOVE GRADE	
BULK PLANE REQUIREMENTS		NO REQUIREMENT	N/A	
	REAR SETBACK; INTERIOR (SOUTH PROPERTY LINE)	45° ANGLE OF BULK PLANE	65° ANGLE OF BULK PLANE (PORTION)	A SPECIAL EXCEPTION OF SECTION 3.6.2 IS REQUESTED TO ALLOW A PORTION OF THE UPPER LEVEL TO EXCEED THE 45° BULK PLANE REQUIREMENT DUE TO THE EXISTING STEEP TOPOGRAPHY OF THE PROPERTY.
LOT WIDTH; MINIMUM		NO REQUIREMENT	N/A	
BUILDING HEIGHT; MAXIMUM		60'	60' MAXIMUM	
BUILDING COVERAGE; MAXIMUM		60% (45,352 SF)	WITHOUT COURTYARDS: ±66.2% (50,085 SF) WITH COURTYARDS: ±54.4% (41,110 SF)	A SPECIAL EXCEPTION OF SECTION 3.6.2 IS REQUESTED TO ALLOW LOT COVERAGE TO EXCEED 60% WITH THE PROVISION OF ±8,975 SF OF OPEN SPACE WITHIN THE BUILDING FOOTPRINT.
LOT COVERAGE; MAXIMUM		85% (64,248 SF)	WITHOUT COURTYARDS: ±84.5% (63,837 SF) WITH COURTYARDS: ±71.2% (53,786 SF)	
FLOOR AREA, MAXIMUM		NO REQUIREMENT	±150,967 GSF	
PARKING REQUIREMENTS				
	PARKING MEMORY CARE AND ASSISTED LIVING 1 SPACE / 4 BEDS 94 TOTAL BEDS / 4 = 24 SPACES CONGREGATE LIVING 1.5 SPACES PER UNIT 56 TOTAL UNITS X 1.5 = 84 SPACES	108 SPACES ARE REQUIRED	109 SPACES ARE PROVIDED	
TRANSITIONAL YARDS				
	4.5.5(C) (1) DISTRICT BOUNDARY TRANSITIONAL YARDS PORTION OF SOUTHERN PROPERTY LINE SUBJECT PROPERTY ZONE: CR ADJACENT PROPERTY ZONE: RM	REQUIRED TRANSITIONAL YARD: 10' WIDE TY2	5' TO GREEN ROOF 25' TO BUILDING FACADE	A SPECIAL EXCEPTION OF SECTION 4.5.5 IS REQUESTED TO ELIMINATE THE SETBACK DISTANCE REQUIREMENT, AND PLANTING REQUIREMENT OF THE TRANSITIONAL YARDS REQUIRED ALONG THE SOUTHERN PROPERTY LINE
	4.5.5 (C) (3) USE BOUNDARY TRANSITIONAL YARDS PORTION OF SOUTHERN PROPERTY LINE SUBJECT PROPERTY USE: COMMERCIAL ADJACENT PROPERTY USE: SINGLE FAMILY ATTACHED	REQUIRED TRANSITIONAL YARD: 15' WIDE TY3	5' TO GREEN ROOF 25' TO BUILDING FACADE	

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ANTHOLOGY OF FAIRFAX

9865 FAIRFAX BOULEVARD
CITY OF FAIRFAX, VA

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12825 WORLDGATE DR. SUITE 700
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Fax: (703) 709-9501
VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA
TRAVIS W. D'AMICO
Lic. No. 048497
04/13/20
PROFESSIONAL ENGINEER

SHEET TITLE:

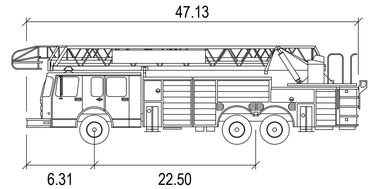
SPECIAL USE PERMIT

SHEET NUMBER:

C-3

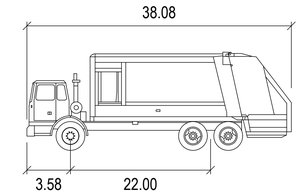
ORG. DATE - 04/13/20

C:\USERS\NICHOLAS.GEORGAS\APPDATA\LOCAL\TEMP\ACPUBLISH_3088\192090 - SEP 0---->LAYOUT: C-3 SPECIAL USE PERMIT



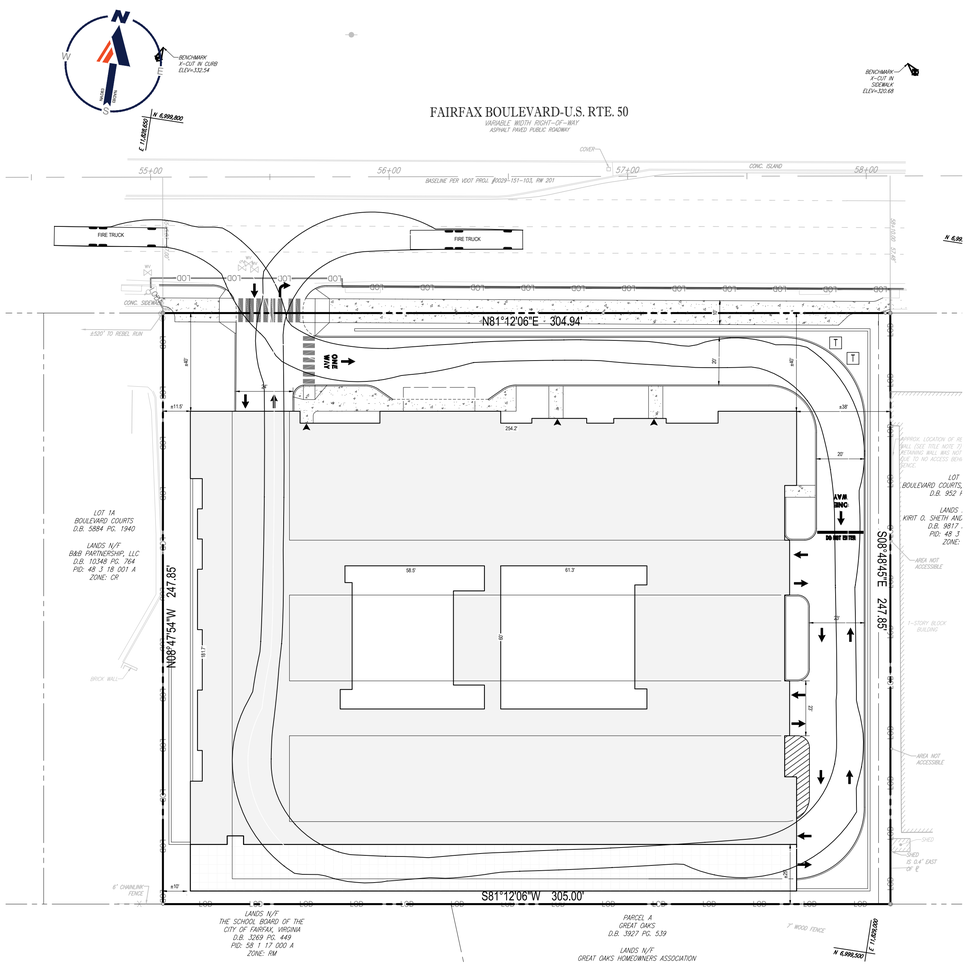
Aerial Fire Truck

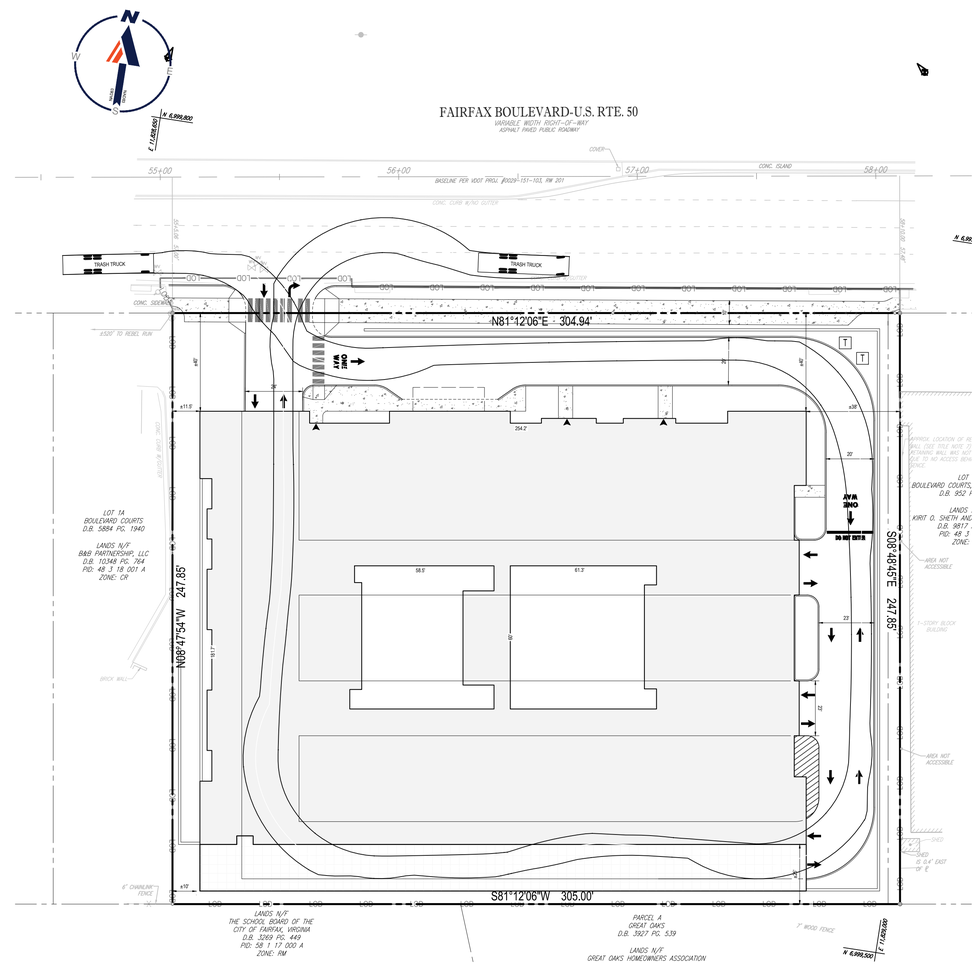
		feet
Width	:	8.00
Track	:	8.00
Lock to Lock Time	:	6.0
Steering Angle	:	28.6



Garbage Truck

		feet
Width	:	8.00
Track	:	8.00
Lock to Lock Time	:	6.0
Steering Angle	:	27.4





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COMMONWEALTH OF VIRGINIA
TRAVIS W. D'AMICO
Lic. No. 048497
04/13/20
PROFESSIONAL ENGINEER

SHEET TITLE:

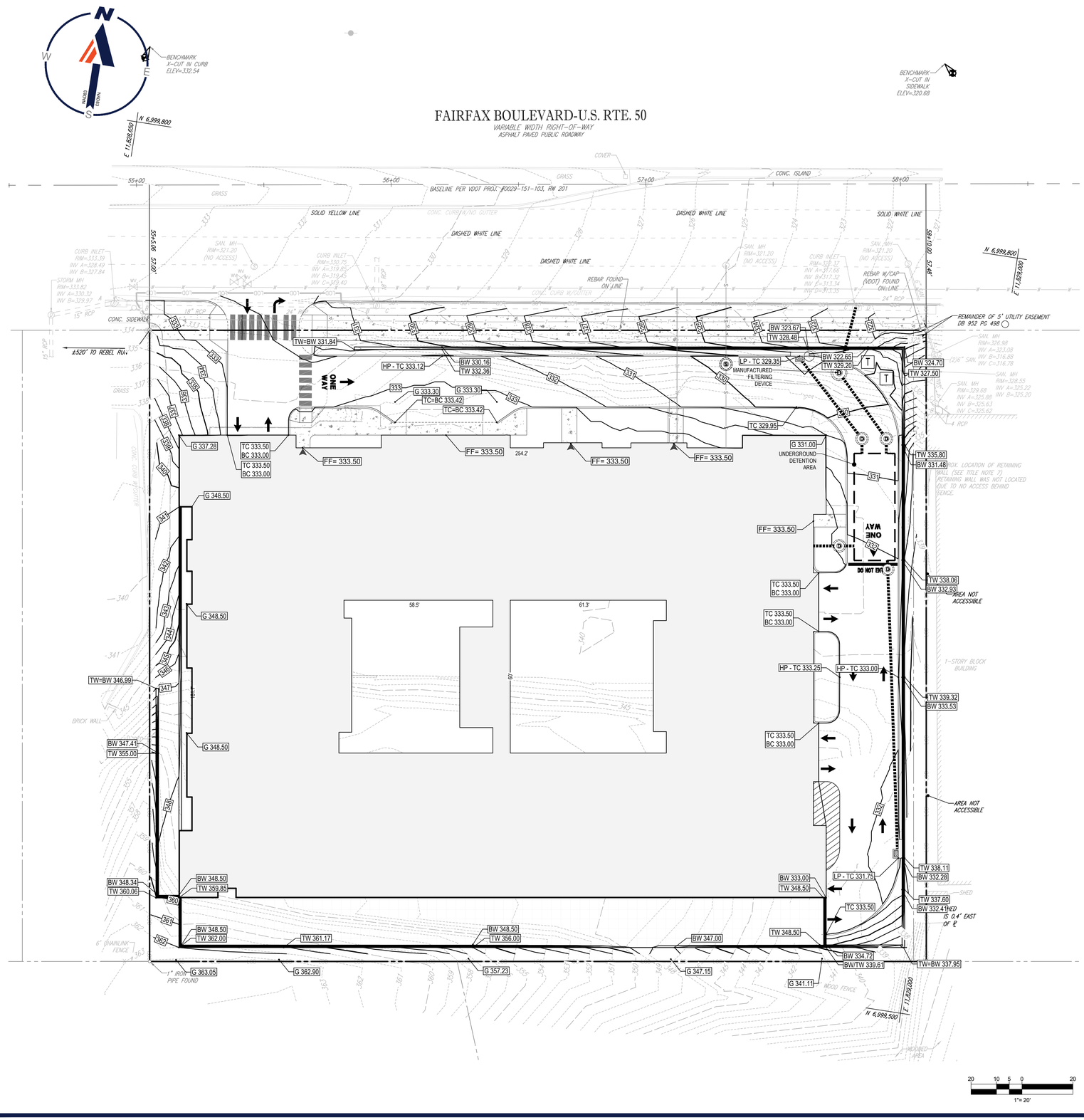
VEHICULAR CIRCULATION PLAN

SHEET NUMBER:

C-4

ORG. DATE - 04/13/20

C:\USERS\NICHOLAS.GEORGAS\APPDATA\LOCAL\TEMP\ACPUBLISH_30853\192090_SEP - 0---->LAYOUT: C-4 - VEHICLE CIRCULATION PLAN (2)



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COMMONWEALTH OF VIRGINIA
TRAVIS W. D'AMICO
Lic. No. 048497
04/13/20
PROFESSIONAL ENGINEER

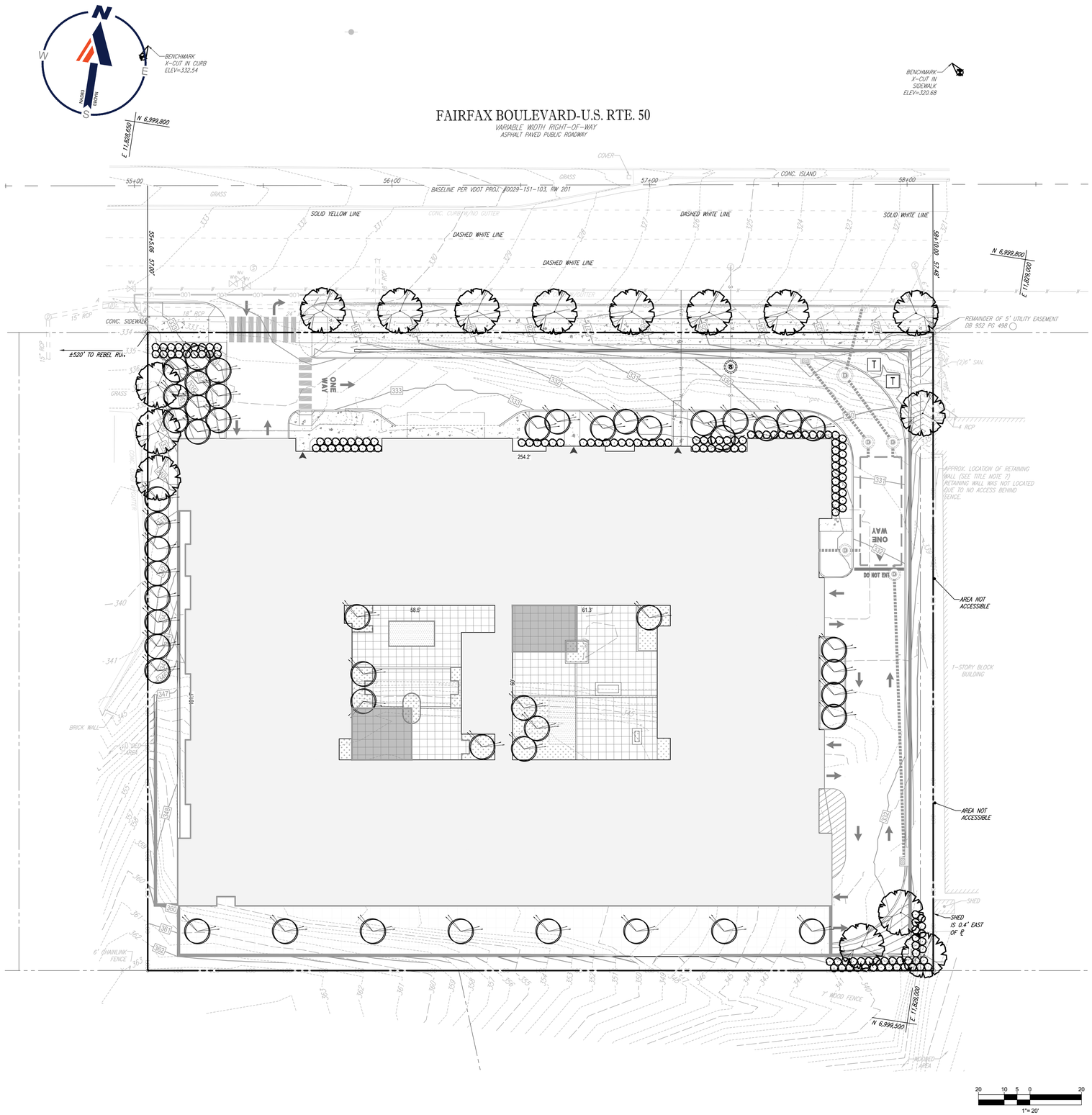
SHEET TITLE:

PRELIMINARY GRADING PLAN

SHEET NUMBER:

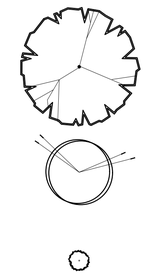
C-5

ORG. DATE - 04/13/20



STREET TREES - 4.5.6.B				
BOUNDARY	LENGTH	SPACING	REQUIRED TREES	PROVIDED TREES
NORTH (FAIRFAX BLVD - RT. 50)	305 LF	1 / 40 LF	8	8 TREES

TREE CANOPY CALCULATIONS - 4.5.6.A	
SITE AREA	75,586 SF SF
TREE CANOPY REQUIRED (10%)	7,559 SF
TREE CANOPY PROVIDED (10.42%)	7,875 SF



(7) SHADE TREES @ 250 SF EACH = 1,750 SF
ZELKOVA SERRATA - ZELKOVA
QUERCUS PHELLOS - WILLOW OAK
TILIA CORDATA - LINDEN
PLATANUS OCCIDENTALIS - AMERICAN SYCAMORE
FAGUS AMERICANA - AMERICAN BEECH

(49) ORNAMENTAL TREES @ 1250 SF EACH = 6,125 SF
AMELANCHIER CANADENSIS - SERVICEBERRY
CERCIS CANADENSIS - EASTERN REDBUD
CORNUS KOUSA - KOUSA DOGWOOD
MAGNOLIA VIRGINIANA - SWEETBAY MAGNOLIA
OSTRYA VIRGINIANA - EASTERN HOPHORNBEAM

SHRUBS
CORNUS SIBIRICA - TATARIAN DOGWOOD
ITEA VIRGINICA - VIRGINIA SWEETSPIRE
CLETHRA ALNIFOLIA - SWEET PEPPERBUSH
PJM RHODODENDRON - RHODODENDRON
ILEX GLABRA - INKBERRY

NOTES:

1. DETAILED LANDSCAPE PLANTINGS, HARDSCAPE DESIGN AND LIGHTING INFORMATION WILL BE PROVIDED AT THE TIME OF SITE PLAN.
2. TRANSFORMER WILL BE SCREENED IN ACCORDANCE WITH SECTION 4.5.8.C OF THE ZONING ORDINANCE. FINAL DESIGN TO BE DETERMINED AT THE TIME OF SITE.
3. NO INTERIOR PARKING LOT LANDSCAPING HAS BEEN PROPOSED BECAUSE ALL OF THE ON SITE PARKING IS LOCATED UNDER THE STRUCTURE.

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CHECKED BY:	NTG
DATE:	04/13/20
CAD I.D.:	GDP-0

PROJECT:

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FOR

CA
SENIOR
LIVING

ANTHOLOGY OF FAIRFAX

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CITY OF FAIRFAX, VA

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PROFESSIONAL ENGINEER

SHEET TITLE:

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER:

L-1

ORG. DATE - 04/13/20

H:\192092\DRAWINGS\PLAN SETS\SPECIAL USE PERMIT\S192090 LSP - 0----LAYOUT L-1 PRELIMINARY LANDSCAPE PLAN

VIEW FROM FAIRFAX BLVD NORTHWEST - NORTH ELEVATION

BIRD'S EYE - VIEW FROM NORTHWEST

BUILDING SUMMARY	
GROSS AREAS:	
5TH LEVEL:	**31,968 SF**
4TH LEVEL:	**37,175 SF**
3RD LEVEL:	**37,148 SF**
2ND LEVEL:	**38,044 SF**
1ST LEVEL:	**6,632 SF**

UNITS SUMMARY			
MEMORY CARE	**32**	**STUDIOS**	**32 TOTAL MC UNITS**
ASSISTED LIVING	**7**	**STUDIOS**	
	32	**1 BEDROOM**	
	17	**2 BEDROOM**	**56 TOTAL AL UNITS**
INDEPENDENT LIVING	**3**	**STUDIOS**	
	39	**1 BEDROOM**	
	20	**2 BEDROOM**	**62 TOTAL IL UNITS**
			150 TOTAL UNITS

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EXTERIOR PERSPECTIVES

SHEET NUMBER

A001

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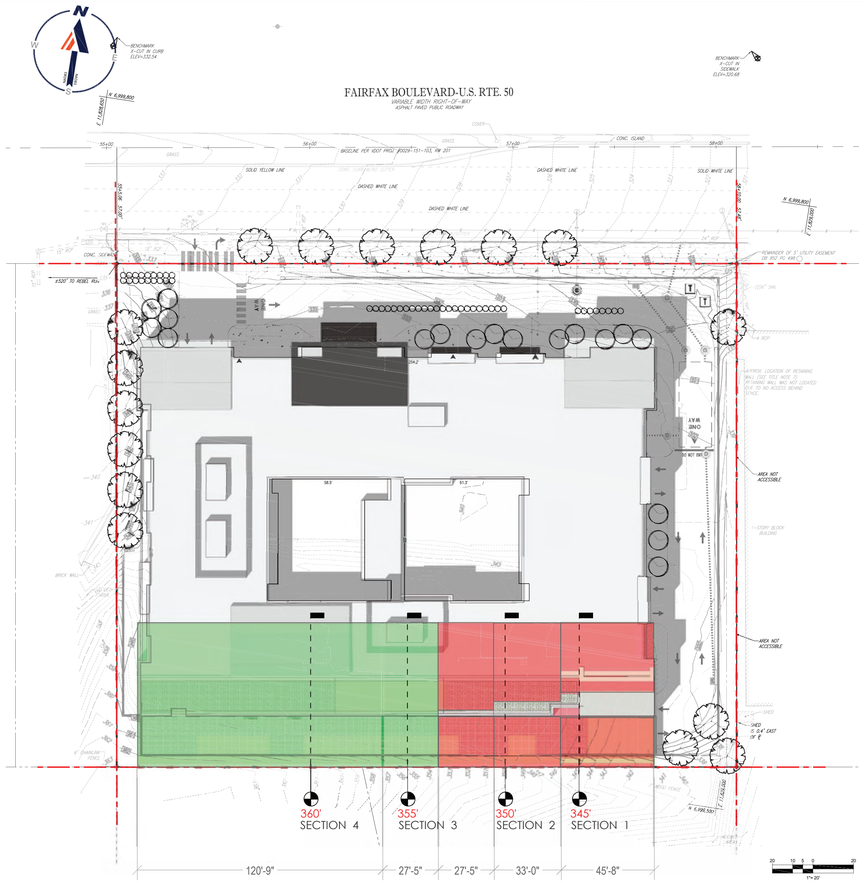
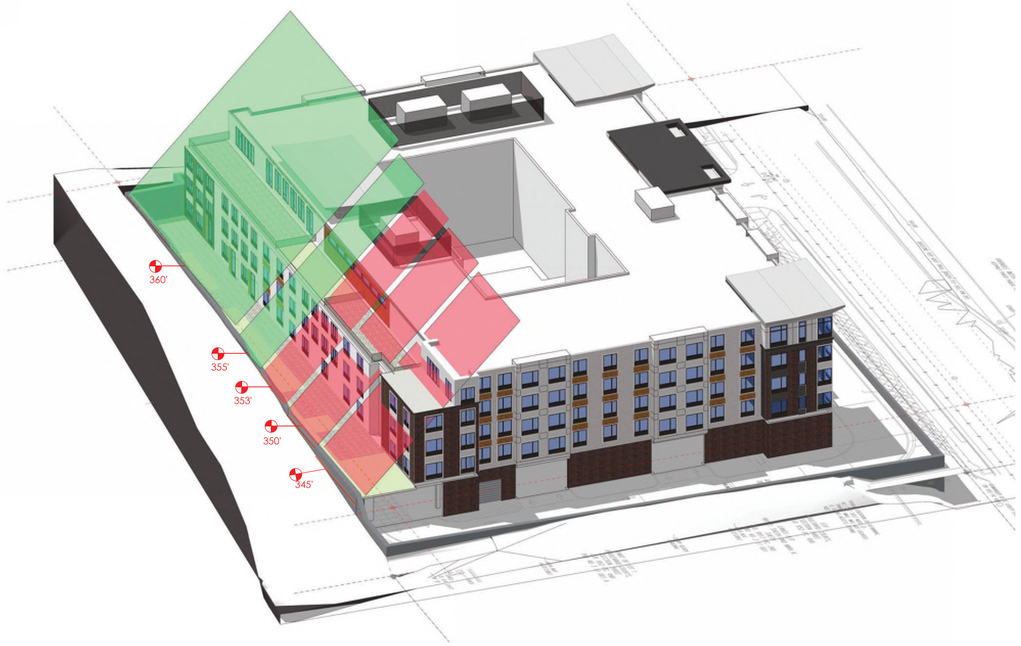
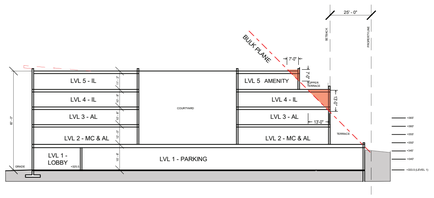


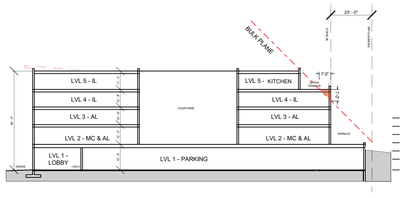
BIRDSEYE VIEW



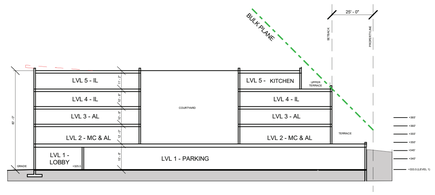
SECTIONS



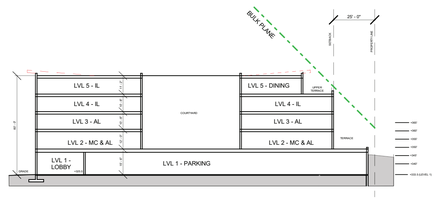
BULDING SECTION 1 - N-S @ 345'



BULDING SECTION 2 - N-S @ 350'



BULDING SECTION 3 - N-S @ 355'



BULDING SECTION 1 - N-S @ 360'

REAR/SIDE VIEW - GREAT OAKS WAY HOME

REAR VIEW - OAK HILL WAY HOME

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SHEET TITLE

BULK PLANE

SHEET NUMBER

A011

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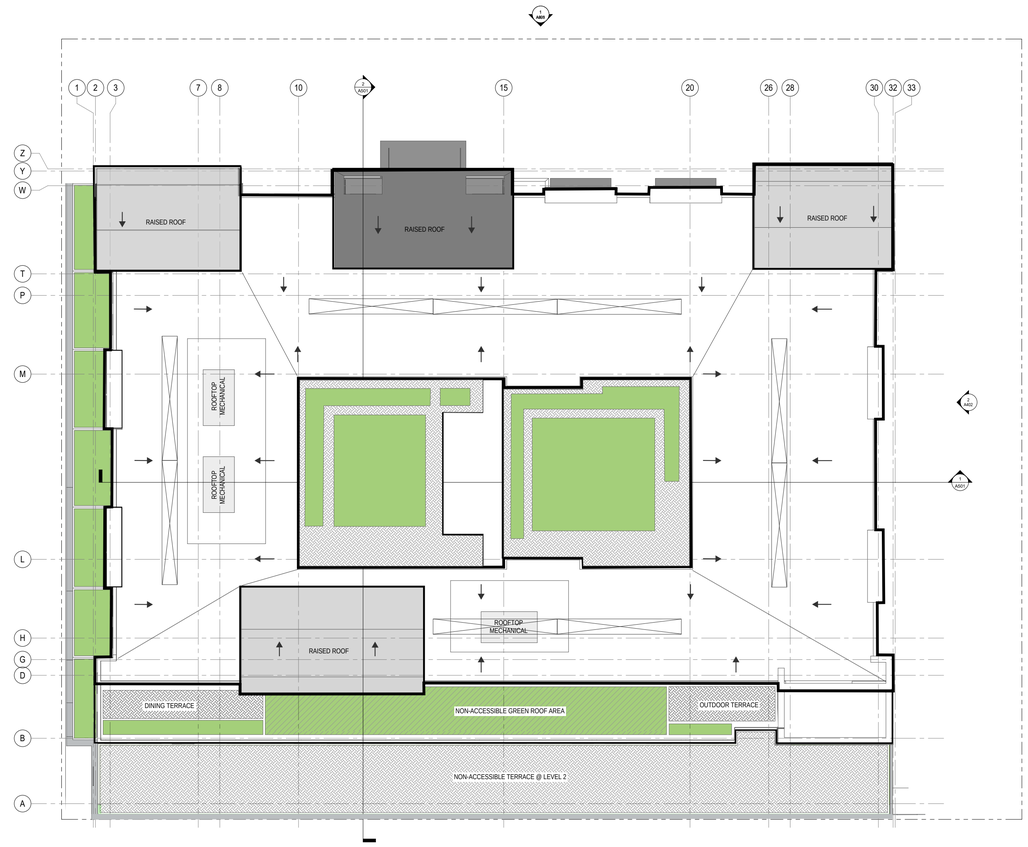
1 LEVEL 1
1/32" = 1'-0"



1 ROOF
1/32" = 1'-0"

TRUE NORTH PLAN NORTH

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SHEET TITLE

LEVEL 1 - OVERALL PLAN & ROOF PLAN

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A101

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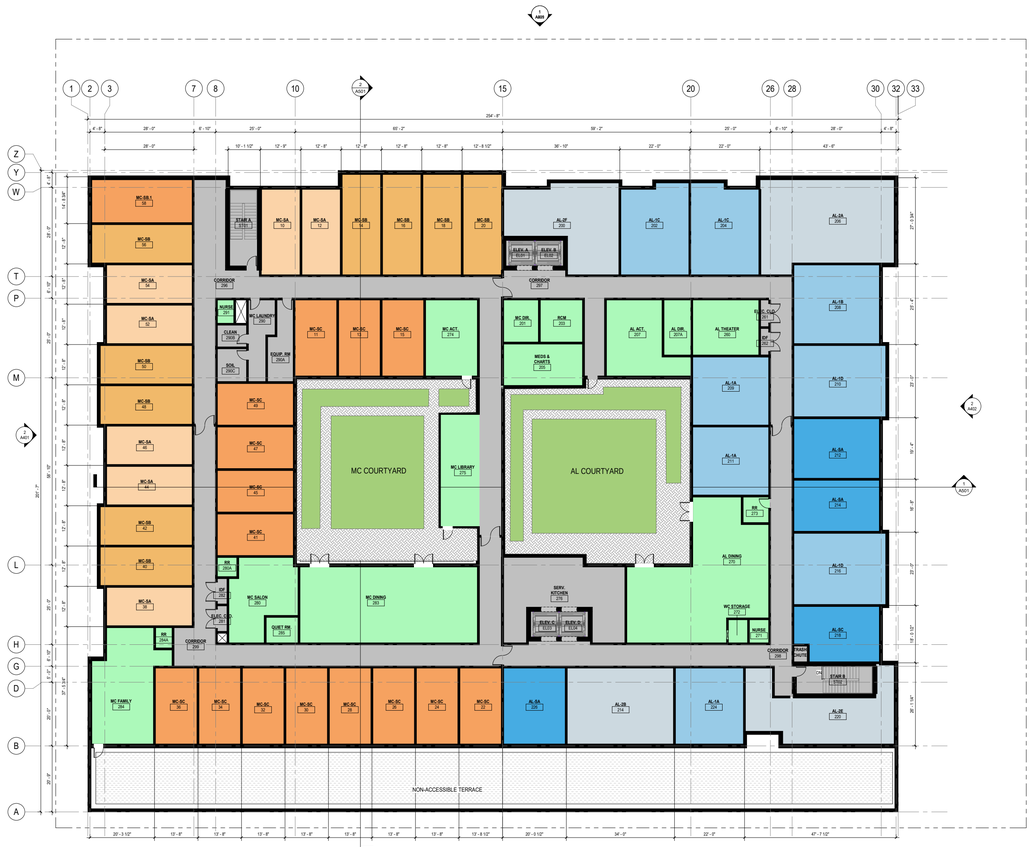
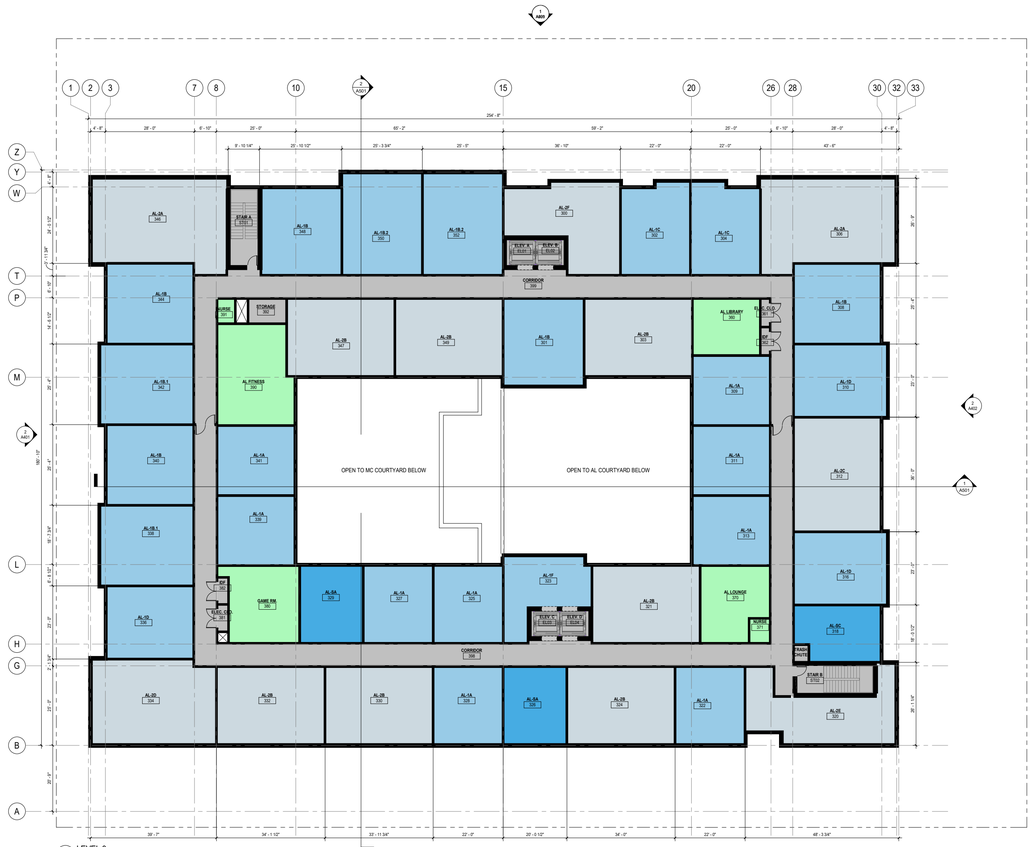
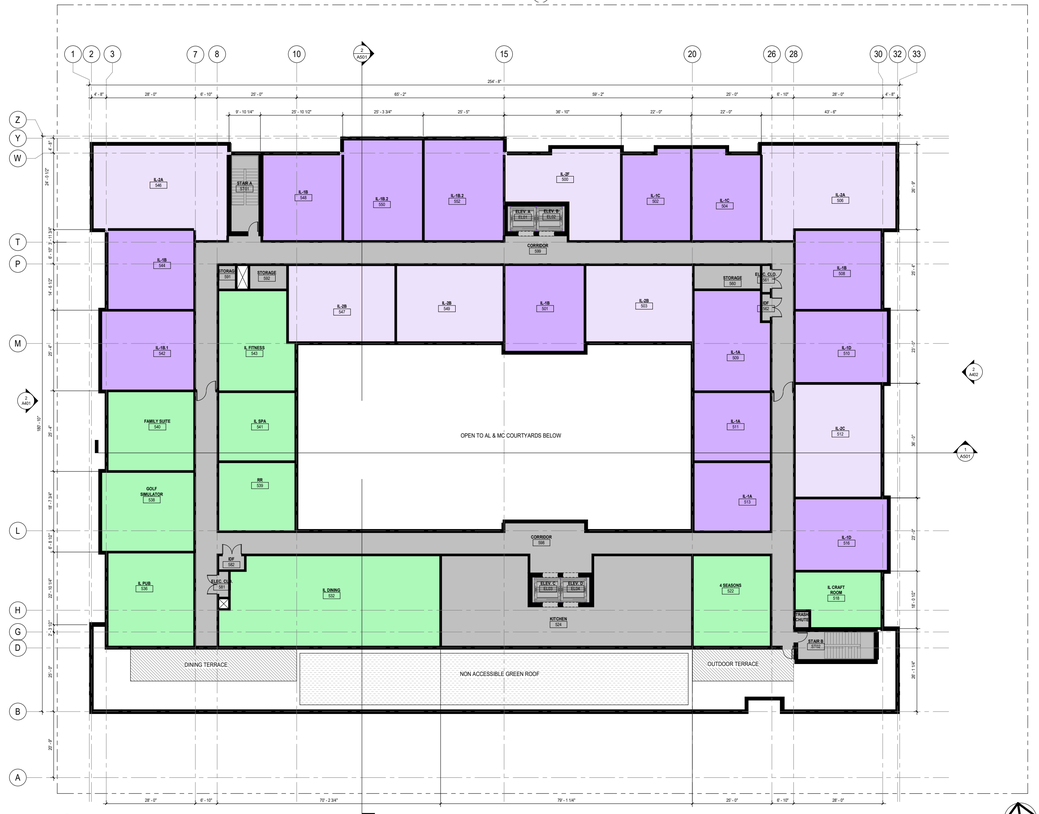


1 LEVEL 2
A102 3/32" = 1'-0"



1 LEVEL 3
A102 3/32" = 1'-0"

1 LEVEL 4
A104 3/32" = 1'-0"



1 LEVEL 5
A105 3/32" = 1'-0"

TRUE NORTH PLAN NORTH

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SHEET TITLE

OVERALL PLANS - LEVELS 2-5

SHEET NUMBER

A102

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2 A401 WEST ELEVATION
1/8" = 1'-0"

1 A401 NORTH ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

FB-1	Utility Brick, Running, Dark Blend
FB-2	Closure Brick, Soldier, Black Blend
MTL-1	METAL PREFAB PANEL WITH WOOD FINISH
FSDG-1	FIBER CEMENT LAP SIDING - SMOOTH
FSDG-2	FIBER CEMENT SMOOTH VERTICAL PANEL
FSDG-3	FIBER CEMENT - VERTICAL PANEL SMOOTH
	RETAINING WALL
	BUILDING STRUCTURE
	GRADE SECTION

EXTERIOR ELEVATION KEYNOTES

AE01	FSDG-1 FIBER CEMENT LAP SIDING, ARCTIC WHITE
AE02	FSDG-2 FIBER CEMENT VERTICAL PANEL, ARCTIC WHITE
AE03	FSDG-3 FIBER CEMENT VERTICAL PANEL, IRON GRAY
AE05	BRICK (FB-1), DARK BROWN BLEND, 4"X12"
AE06	BRICK (FB-2), BLACK VELOUR, 4"X8"
AE11	METAL PANEL, WOOD FINISH, LIGHT CHERRY
AE12	METAL PANEL, DECORATIVE LOUVRE
AE13	METAL BALCONY, GLASS RAILING
AE17	METAL PANEL FASCIA
AE18	FSDT-1 FIBER CEMENT TRIM, ARCTIC WHITE
AE24	COVERED ENTRY PORTE/COCHERE
AE31	MECH. ROOFTOP SCREENING
AE67	VINYL WINDOW, BLACK FINISH, WITH INTEGRATED PTAC LOUVER

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EXTERIOR ELEVATIONS

SHEET NUMBER

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2 A402 EAST ELEVATION
1/8" = 1'-0"

1 A402 SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

FB-1	Utility Brick, Running, Dark Blend
FB-2	Closure Brick, Soldier, Black Blend
MTL-1	METAL PREFAB PANEL WITH WOOD FINISH
FSDG-1	FIBER CEMENT LAP SIDING - SMOOTH
FSDG-2	FIBER CEMENT SMOOTH VERTICAL PANEL
FSDG-3	FIBER CEMENT - VERTICAL PANEL SMOOTH

RETAINING WALL

BUILDING STRUCTURE

GRADE SECTION

EXTERIOR ELEVATION KEYNOTES

AE01	FSDG-1 FIBER CEMENT LAP SIDING, ARCTIC WHITE
AE02	FSDG-2 FIBER CEMENT VERTICAL PANEL, ARCTIC WHITE
AE03	FSDG-3 FIBER CEMENT VERTICAL PANEL, IRON GRAY
AE05	BRICK (FB-1), DARK BROWN BLEND, 4"X12"
AE06	BRICK (FB-2), BLACK VELOUR, 4"X8"
AE11	METAL PANEL, WOOD FINISH, LIGHT CHERRY
AE12	METAL PANEL, DECORATIVE LOUVRE
AE13	METAL BALCONY, GLASS RAILING
AE17	METAL PANEL FASCIA
AE31	MECH. ROOFTOP SCREENING
AE67	VINYL WINDOW, BLACK FINISH, WITH INTEGRATED PTAC LOUVER

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EXTERIOR ELEVATIONS

SHEET NUMBER

A402

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