



## **Appendix A**

Conceptual Architectural Site Plans





## PROJECT DATA

Project Address:	201-205 S. San Gabriel Blvd. San Gabriel, CA 91776	Existing Grades:	Northwest Corner = 423.00' Northeast Corner = 422.47' Southeast Corner = 413.88' Southwest Corner = 420.58' Avg. Grade Plane = 419.98'
Tentative Tract No.	73153	Occupancy Type:	Apartments & Accessory Uses (R-2) Parking Garage (S-2) Restaurant (A2) Retail (M)
Assessor's ID No.	5367-019-024	Building Type:	Type VA - 1HR w/ Fully Sprinklered (R-2) Type I - 3HR w/ Fully Sprinklered (S-2)
Zoning District:	Mixed-Use PD (Planned Development Overlay)	Separation Requirements:	R-2 to S-2 = 3-Hour Rated R-2 to M/A2 = 3-Hour Rated S-2 to M/A2 = 1-Hour Rated
Setback Requirements:	Mix-Use Front Yard - 0' Mix-Use Street Side - 0' Mix-Use Rear Yard - 15' Side Yard For All Other Lots - 5' Rear Yard Abutting Residential Zone - 10'	Maximum Height:	70'-7" T.O. Roof Joist (77'-2" Feature Tower Roof)
Existing Use:	Commercial Building & Surface Parking	Maximum Stories:	6 Stories
Proposed Use:	Residential Units w/ Retail & Restaurants	Max. Stories w/ Sprinklers:	6 Stories
Lot Size:	125,852 SF (Net, Excluding Rubio Wash)	Avg. Grade Plane to Mid-Roof Height:	69'-11 3/4" (For Building Dept. Purposes)
Building Coverage:	86,274 / 125,852 = 0.686		
F.A.R.			
Residential	191,453 / 125,852 = 1.52		
Commercial	13,449 / 125,852 = 0.11		
Parking Above Ground	101,891 / 125,852 = 0.81		
Total	306,241 / 125,852 = 2.44		

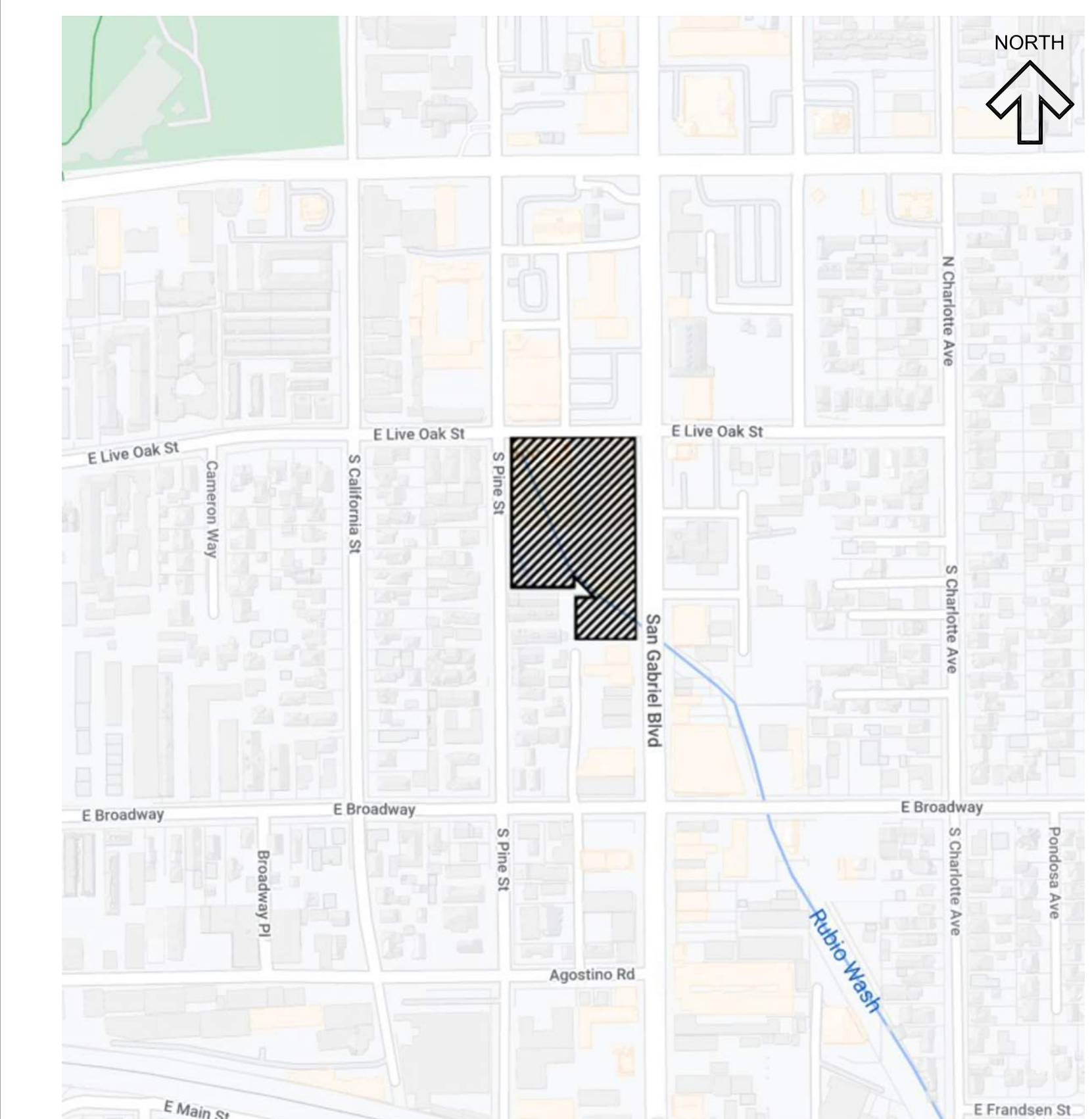
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For reference only	

## PROJECT SUMMARY

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## VICINITY MAP



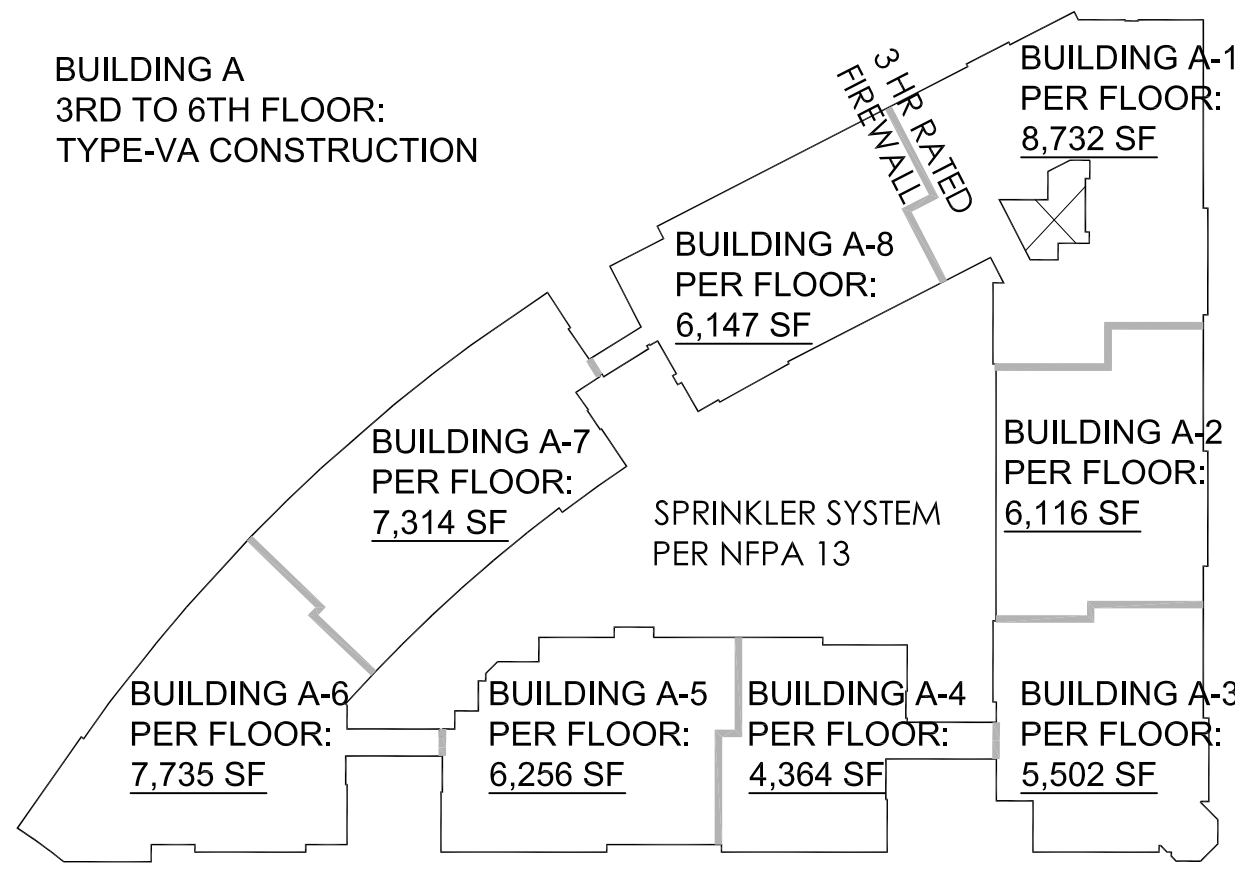
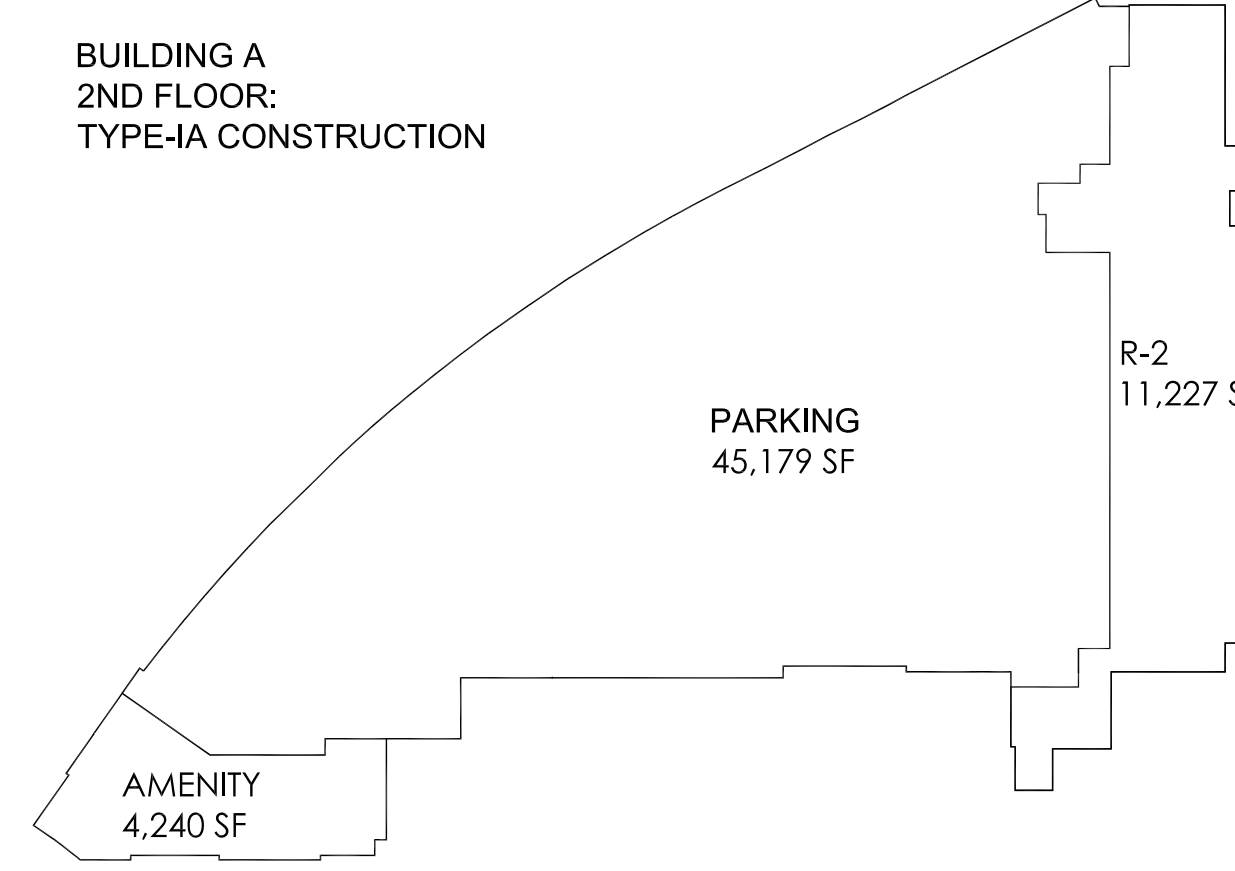
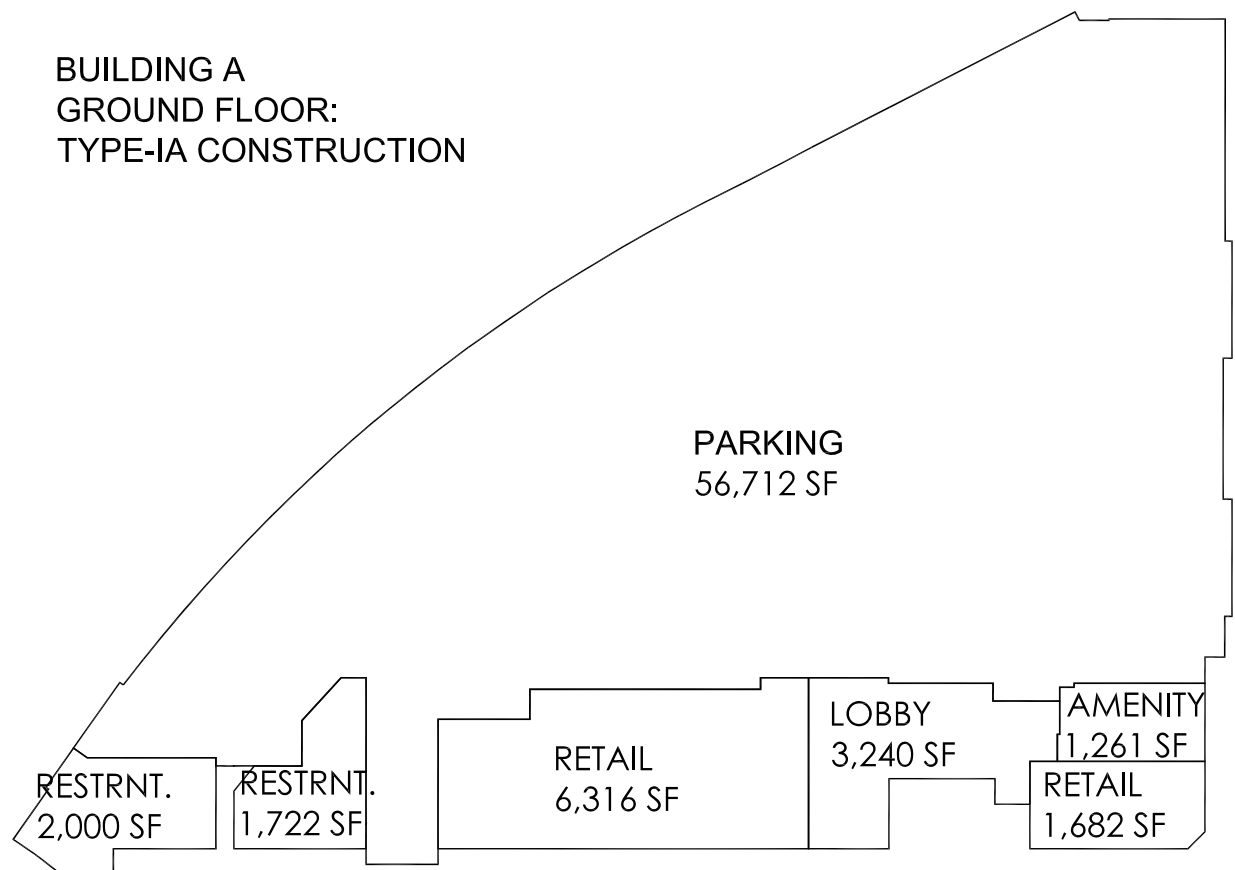
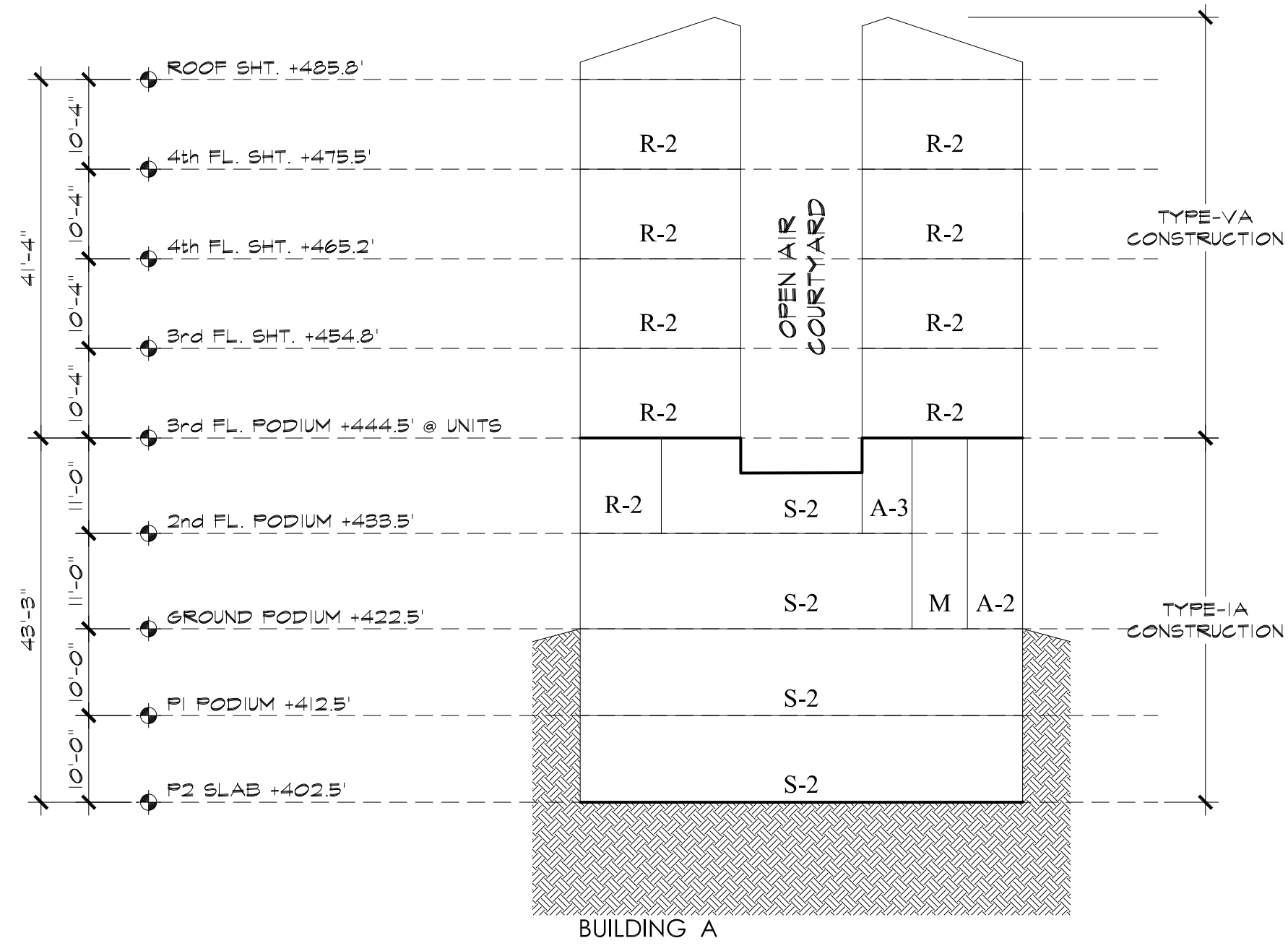


\*GRAPHIC REPRESENTATION

OCCUPANCY SEPARATION

MINIMUM 1 HOUR SEPARATION OF OCCUPANCIES REQUIRED PER TABLE 508.4

3 HOUR SEPARATION PROVIDED VIA TYPE IA CONSTRUCTION



AREA EQUATION 5-2 (SPRINKLER SYSTEM PER NFPA 13)  
PER 506.2.3 SINGLE OCCUPANCY, MULTI-STORY BUILDINGS

$$A_{01} = [A_v + (NS \times I)] \times S_0$$

$$A_{01} = [18,000 + (12,000 \times 0.0)] \times 2$$

$$A_{01} = [18,000] \times 2$$

$$A_{01} = 36,000 = \text{MAX TOTAL BLDG. AREA ALLOWED}$$

$$A_{02} = [A_v + (NS \times I)] \times S_0$$

$$A_{02} = [18,000 + (12,000 \times 0.0)] \times 1$$

$$A_{02} = [18,000] \times 1$$

$$A_{02} = 18,000 = \text{MAX STORY AREA ALLOWED PER BLDG}$$

BLDG A-1  
TOTAL BLDG AREA = [8,732 x 4 STORIES] = 34,928 SF

BLDG A-2  
TOTAL BLDG AREA = [6,116 x 4 STORIES] = 24,464 SF

BLDG A-3  
TOTAL BLDG AREA = [5,502 x 4 STORIES] = 22,008 SF

BLDG A-4  
TOTAL BLDG AREA = [4,364 x 4 STORIES] = 17,456 SF

BLDG A-5  
TOTAL BLDG AREA = [6,256 x 4 STORIES] = 25,024 SF

BLDG A-6  
TOTAL BLDG AREA = [7,735 x 4 STORIES] = 29,456 SF

BLDG A-7  
TOTAL BLDG AREA = [7,314 x 4 STORIES] = 29,456 SF

BLDG A-8  
TOTAL BLDG AREA = [6,147 x 4 STORIES] = 24,588 SF

RUBIO VILLAGE MIXED-USE Approved Project Project Summary May 15, 2023			
<b>Commercial</b>			
Restaurant - Space 1		1,815	
Restaurant - Space 2		2,044	
Restaurant - Space 3		2,097	
Retail - Space 4		6,316	
Retail - Space 5		1,722	
<b>Total Commercial</b>		<b>13,994</b>	
<b>Residential</b>			
<b>Building A</b>			
Units	Number	Area	
Plan A.1 - 1 Bedroom	9	725	6,525
Plan A.2 - 1 Bedroom	21	789	16,569
Plan A.3 - 1 Bedroom	3	794	2,382
Plan B.1 - 1 Bedroom	2	737	1,474
Plan B.2 - 1 Bedroom	9	734	6,606
Plan B.3 - 1 Bedroom	27	821	22,167
Plan C.1 - 2 Bedroom	1	976	976
Plan C.2 - 2 Bedroom	6	963	5,778
Plan C.3 - 2 Bedroom	5	1055	5,275
Plan D.1 - 2 Bedroom	3	1090	3,270
Plan E.1 - 2 Bedroom	30	1098	32,940
Plan E.2 - 2 Bedroom	11	1111	12,221
Plan F.1 - 2 Bedroom	1	890	890
Plan F.2 - 1 Bedroom	3	655	1,965
Plan G.1 - 1 Bedroom	3	767	2,301
Plan H.1 - 1 Bedroom	3	723	2,169
Plan J.1 - 1 Bedroom	3	706	2,118
Plan K.1 - 1 Bedroom	7	775	5,425
Plan L.1 - Studio	3	440	1,320
Plan M.1 - Studio	3	481	1,443
Plan N.1 - Studio	3	481	1,443
Plan P.1 - 1 Bedroom	3	621	1,863
Plan Q.1 - 1 Bedroom	1	780	780
<b>Subtotal</b>		<b>160</b>	
<b>Building C</b>			
Plan A - 1 Bedroom	2	635	1,270
Plan B - 1 Bedroom	4	646	2,584
Plan C - 1 Bedroom	4	718	2,872
Plan D - 1 Bedroom	2	734	1,468
Plan E - 1 Bedroom	4	836	3,344
<b>Subtotal</b>		<b>16</b>	
<b>Building B</b>			
Plan TH.1 - 3 Bedroom	1	2,115	2,115
Plan TH.2 - 3 Bedroom	1	2,167	2,167
Plan TH.3 - 3 Bedroom	1	2,483	2,483
<b>Subtotal</b>		<b>3</b>	
<b>Total Residential</b>	<b>179</b>		<b>156,203</b>
<b>Amenity</b>			<b>1,276</b>
<b>Total Project</b>			<b>171,473</b>
<b>Project Breakdown</b>			
Studios	9		
1 Bedroom Flats	110		
2 Bedroom Flats	57		
3 Bedroom Townhomes	3		
<b>Total number of Bedrooms</b>	<b>242</b>		
<b>Parking</b>			
<b>Required</b>			
Restaurant	60 spaces	(1/300sf)	
Retail	27 spaces	(1/100sf)	
Residential			
Studio	9 spaces	(1 space/bedroom)	
1 Bedroom	110 spaces	(1 space/bedroom)	
2 Bedroom	114 spaces	(1 space/bedroom)	
3 Bedroom	9 spaces	(1 space/bedroom)	
Guest	60 spaces	(1 space/3 units)	
<b>Total Residential</b>	<b>302 spaces</b>		
<b>Total Parking Required</b>	<b>389 spaces</b>		
<b>Provided</b>			
<b>Ground Floor</b>			
Commercial - Standard	55 spaces		
Commercial - Compact	24 spaces		
<b>P-1</b>			
Commercial - Standard	35 spaces		
Commercial - Compact	8 spaces		
Residential - Standard	100 spaces		
Residential - Compact	25 spaces		
<b>P-2</b>			
Residential - Standard	150 spaces		
Residential - Compact	42 spaces		
<b>Building B</b>			
Private Garages	6 spaces		
<b>Total Parking Provided</b>	<b>445 spaces</b>		

RUBIO VILLAGE MIXED-USE Proposed Project Project Summary May 15, 2023			
<b>Commercial</b>			
Restaurant - Space 1		1,729	
Restaurant - Space 2		2,000	
Restaurant - Space 3		1,722	
Retail - Space 4		6,316	
Retail - Space 5		1,682	
<b>Total Commercial</b>		<b>13,449</b>	
<b>Residential</b>			
<b>Building A</b>			
Units	Number	Area	
Plan 1 - Studio	4	407	1,628
Plan 2 - Studio	4	421	1,684
Plan 3 - Studio	4	485	1,940
Plan 4 - 1 Bedroom	4	660	2,640
Plan 5 - 1 Bedroom	20	719	14,380
Plan 6 - 1 Bedroom	4	731	2,924
Plan 7 - 1 Bedroom	24	732	17,568
Plan 8 - 1 Bedroom	4	764	3,056
Plan 9 - 1 Bedroom	4	788	3,152
Plan 10 - 1 Bedroom	24	788	18,912
Plan 11 - 1 Bedroom	71	818	58,078
Plan 12 - 1 Bedroom	4	850	3,400
Plan 13 - 1 Bedroom	4	855	3,420
Plan 14 - 2 Bedroom	12	1099	13,188
Plan 15 - 2 Bedroom	15	1100	16,500
Plan 16 - 2 Bedroom	4	1291	5,164
<b>Subtotal</b>		<b>206</b>	
<b>Building C</b>			
Plan A - 1 Bedroom	2	635	1,270
Plan B - 1 Bedroom	4	646	2,584
Plan C - 1 Bedroom	4	718	2,872
Plan D - 1 Bedroom	2	734	1,468
Plan E - 1 Bedroom	4	836	3,344
<b>Subtotal</b>		<b>16</b>	
<b>Building B</b>			
Plan TH.1 - 3 Bedroom	1	2,115	2,115
Plan TH.2 - 3 Bedroom	1	2,167	2,167
Plan TH.3 - 3 Bedroom	1	2,483	2,483
<b>Subtotal</b>		<b>3</b>	
<b>Subtotal Residential</b>	<b>225</b>		<b>185,937</b>
<b>Amenities (1,276 + 4,240)</b>			<b>5,516</b>
<b>Total Residential</b>			<b>191,453</b>
<b>Parking Above Ground</b>			
Ground Floor			56,712
Second Floor			45,179
<b>Total Parking Above Ground</b>			<b>101,891</b>
<b>Total Project</b>			<b>306,793</b>
<b>Project Breakdown</b>			
Studios	12		
1 Bedroom Flats	179		
2 Bedroom Flats	31		
3 Bedroom Townhomes	3		
<b>Total number of Bedrooms</b>	<b>262</b>		
<b>Parking</b>			
<b>Required</b>			
Restaurant	55 spaces	(1/100sf) x 5,451	
Retail	32 spaces	(1/250sf) x 7,998	
Residential			
Studio	12 spaces	(1 space/bedroom)	
1 Bedroom	179 spaces	(1 space/bedroom)	
2 Bedroom	62 spaces	(1 space/bedroom)	
3 Bedroom	9 spaces	(1 space/bedroom)	
Guest	75 spaces	(1 space/3 units)	
<b>Total Residential</b>	<b>337 spaces</b>		
<b>Total Parking Required</b>	<b>424 spaces</b>		
<b>Proposed</b>			
<b>2nd Floor</b>			
Residential - Standard	83 spaces		<b>102</b>
Residential - Compact	19 spaces		
<b>Ground Floor</b>			
Commercial - Standard	59 spaces		<b>113</b>
Commercial - Compact	28 spaces		
Residential - Standard	16 spaces		
Residential - Compact	10 spaces		
<b>P-1</b>			<b>134</b>
Residential - Standard	94 spaces		
Residential - Compact	18 spaces		
Residential - Tandem	22 spaces		
<b>P-2</b>			<b>83</b>
Residential - Standard	52 spaces		
Residential - Compact	22 spaces		
Residential - Tandem	9 spaces		
<b>Building B</b>			
Private Garages	6 spaces		<b>6</b>
<b>Total Parking Proposed</b>	<b>438 spaces</b>		
<b>Bicycle</b>			
<b>Long-term</b>			
Residential	56 spaces		
Commercial	4 spaces		
<b>Short-term</b>			
Guest	8 spaces		
Commercial	8 spaces		
<b>Total Bicycle Parking Proposed</b>	<b>76 spaces</b>		

PROPOSED BUILDING OCCUPANCY TYPE SEPARATION

SCALE: REF: 1

# RUBIO VILLAGE MIXED-USE

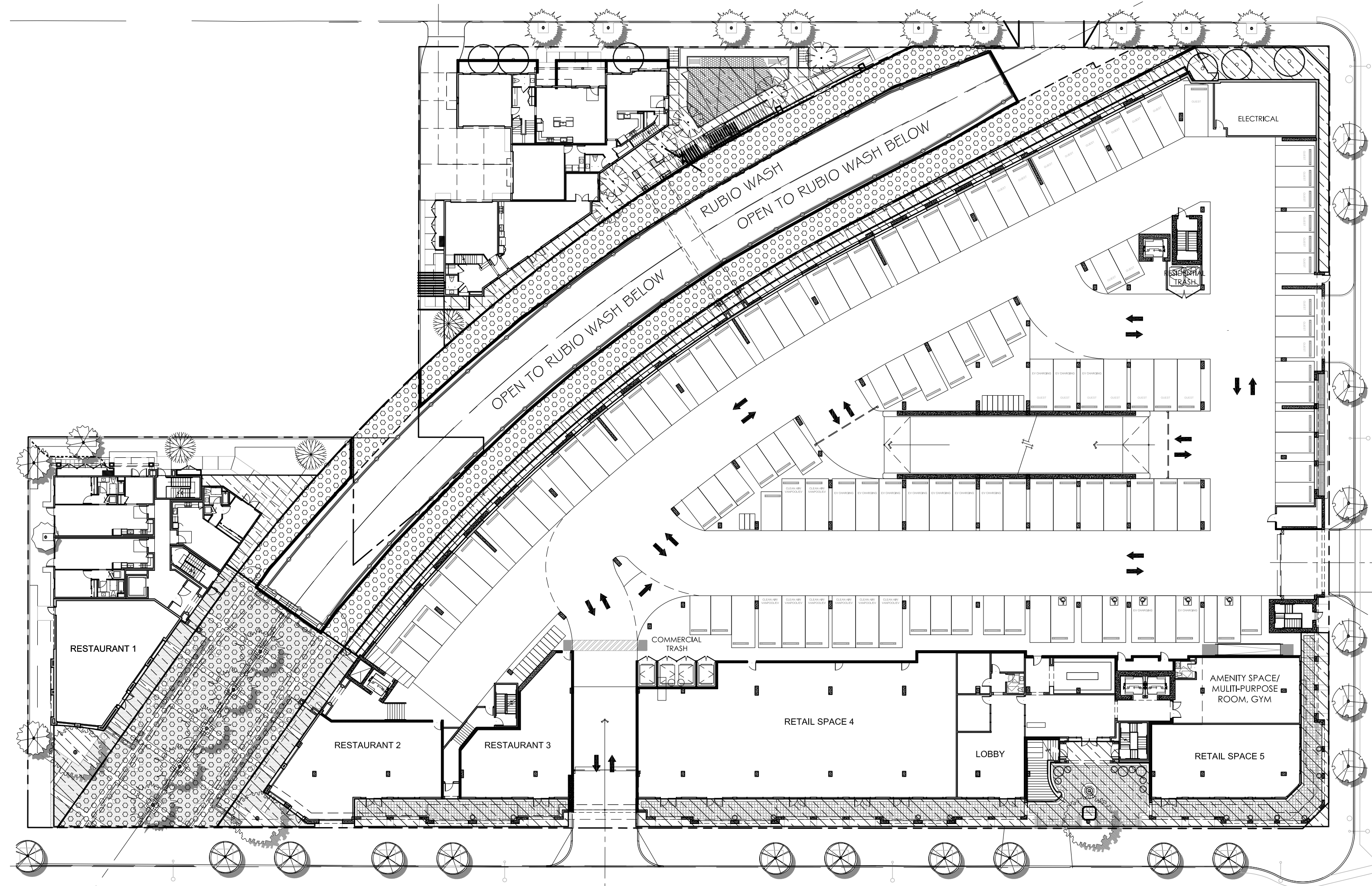
PANKU INC. /201-205 SOUTH SAN GABRIEL BLVD., SAN GABRIEL, CA 91776

May 15, 2023

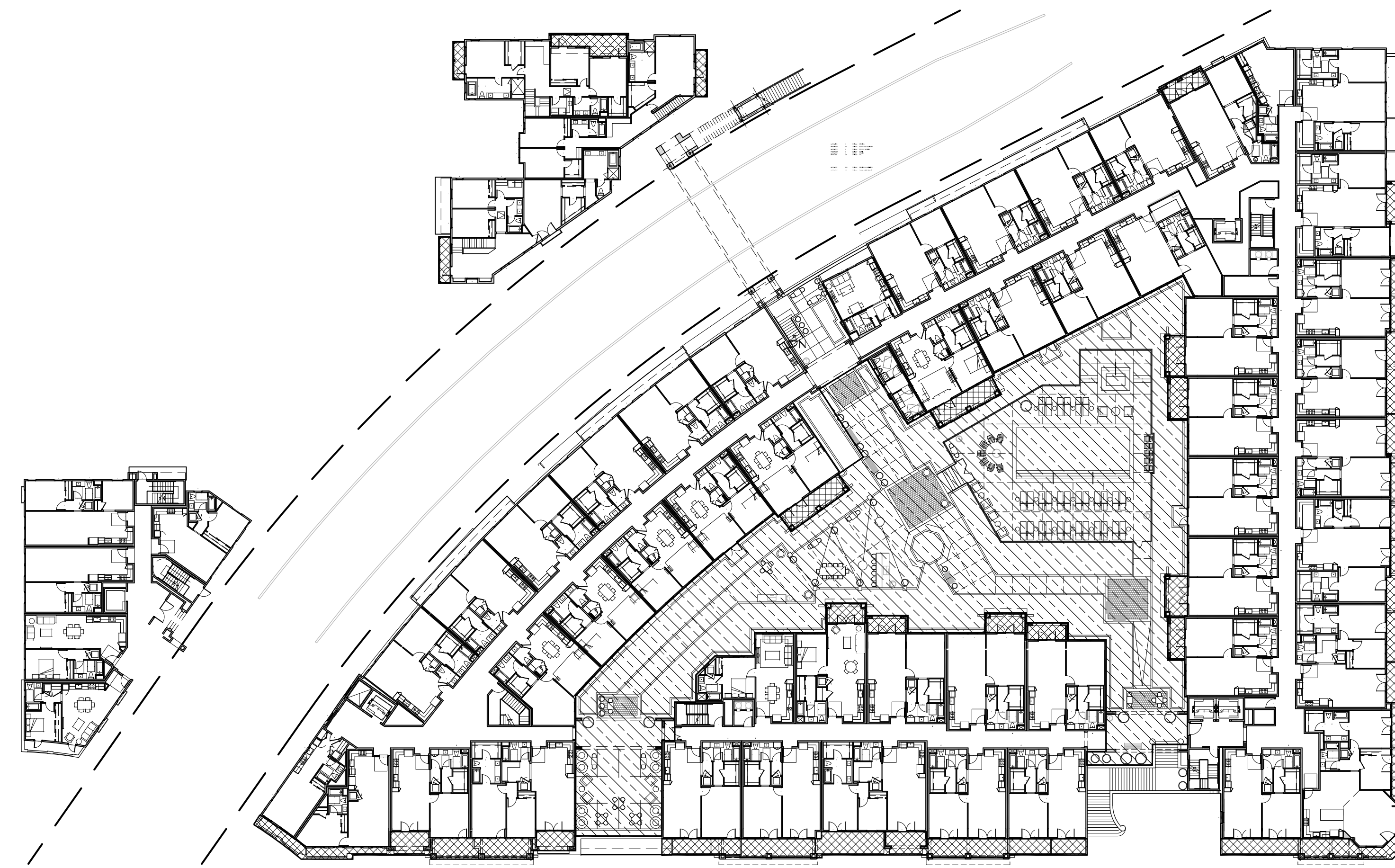
# APPROVED & PROPOSED PROJECT DATA AG-1.1



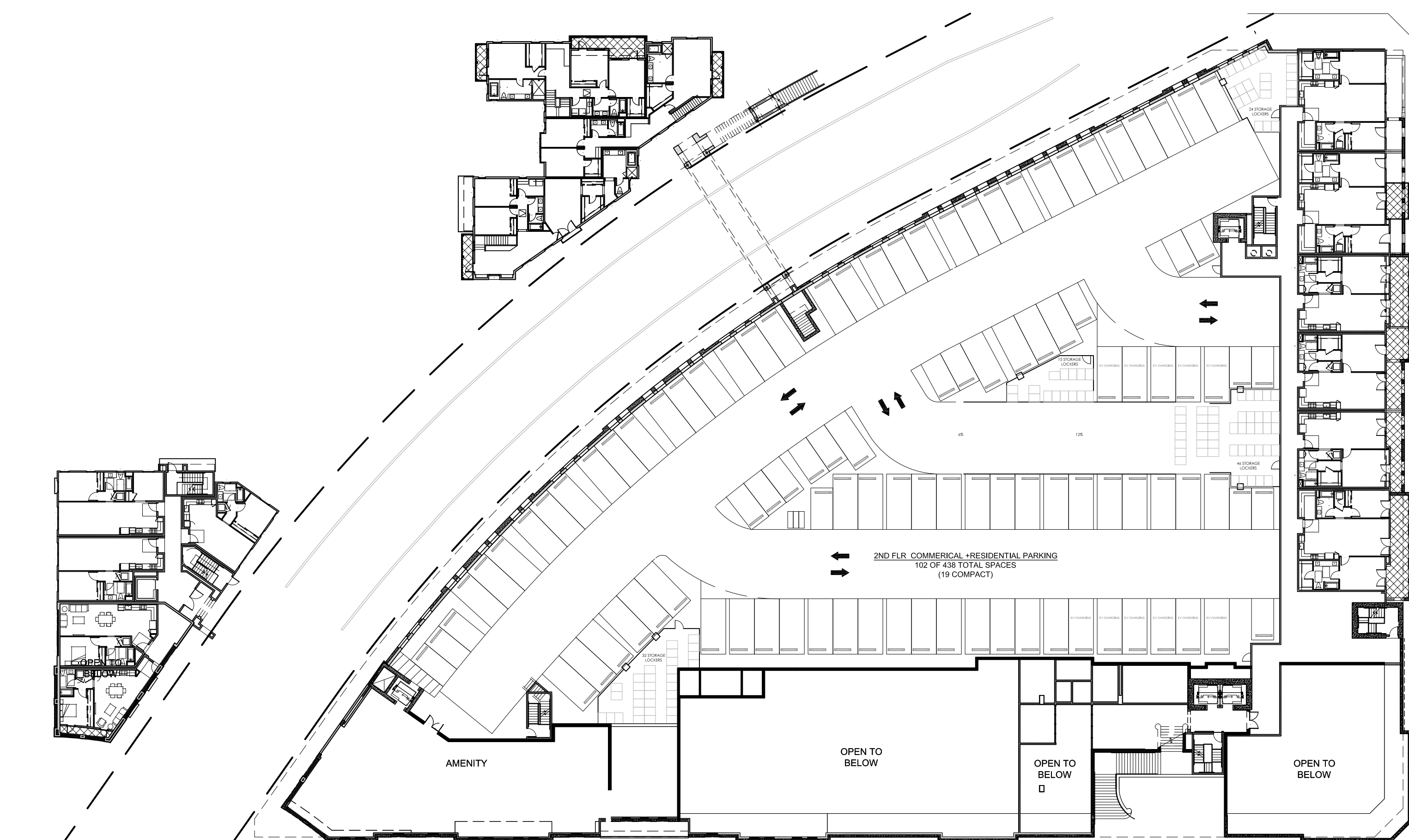




GROUND FLOOR OPEN SPACE



3RD FLOOR OPEN SPACE



2ND FLOOR OPEN SPACE



ADJACENCY VIEW

PROPOSED OPEN SPACE	
MIN. TOTAL OPEN AREA REQ'D: 225 UNITS X 100 SF =	22,500 SF
GROUND FLOOR OPEN AREA: (EXCLUDING EASEMENT)	13,898 SF
GROUND FLOOR OPEN AREA: (WITHIN EASEMENT)	13,150 SF
3RD FLOOR OPEN AREA: (COURTYARD)	16,762 SF
TOTAL OPEN AREA PROVIDED:	43,810 SF
MAX. PRIVATE OPEN AREA: (33.3% OF 43,000 SF ALLOWED)	14,603 SF
PRIVATE OPEN AREA PROVIDED:	10,667 SF
TOTAL OPEN AREA PROVIDED:	54,477 SF

LEGEND	
	COMMON OPEN SPACE EXCLUDING LADPW FLOOD CONTROL EASEMENT
	COMMON OPEN SPACE WITHIN LADPW FLOOD CONTROL EASEMENT
	PRIVATE OPEN SPACE (MAX. 33.3% OF TOTAL COMMON OPEN SPACE)

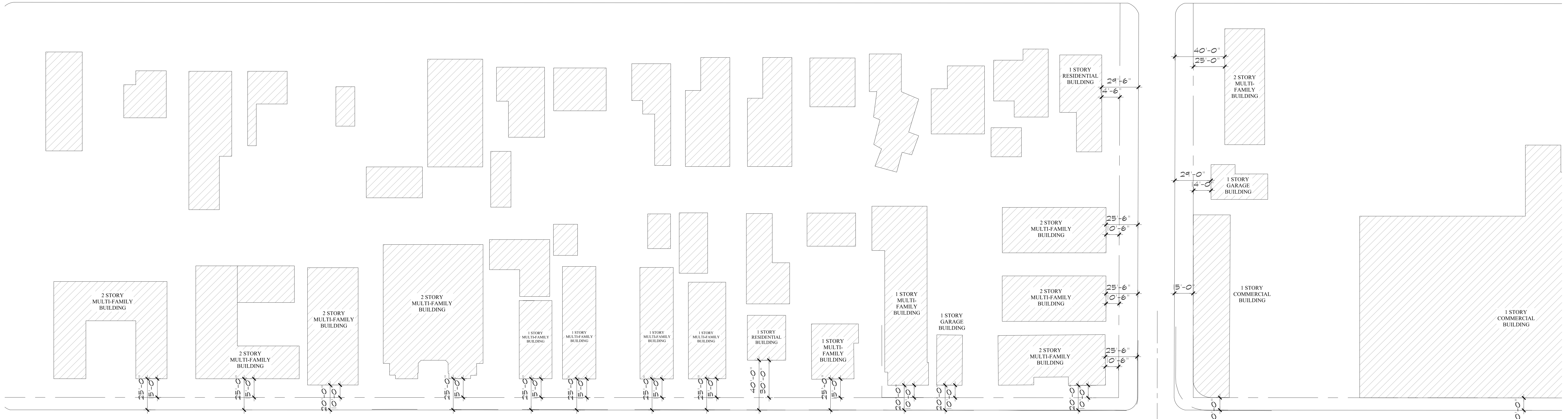
# RUBIO VILLAGE MIXED-USE

PANKU INC. /201-205 SOUTH SAN GABRIEL BLVD., SAN GABRIEL, CA 91776

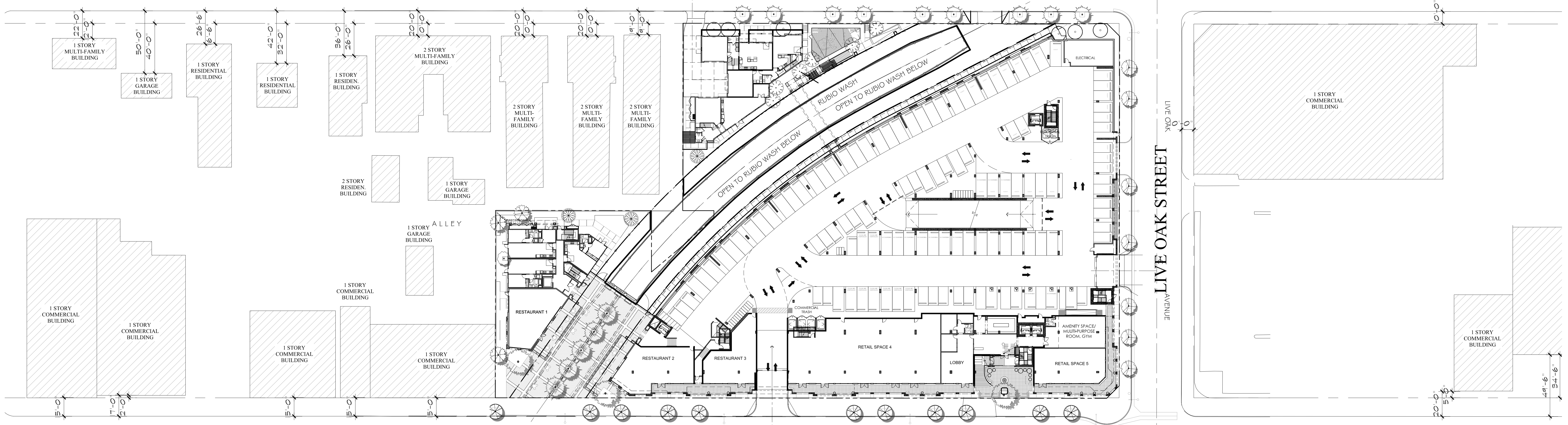
# PROPOSED ADJACENCY & OPEN SPACE DIAGRAMS AG-1.2



CALIFORNIA STREET



PINE STREET



SAN GABRIEL BOULEVARD

LIVE OAK STREET










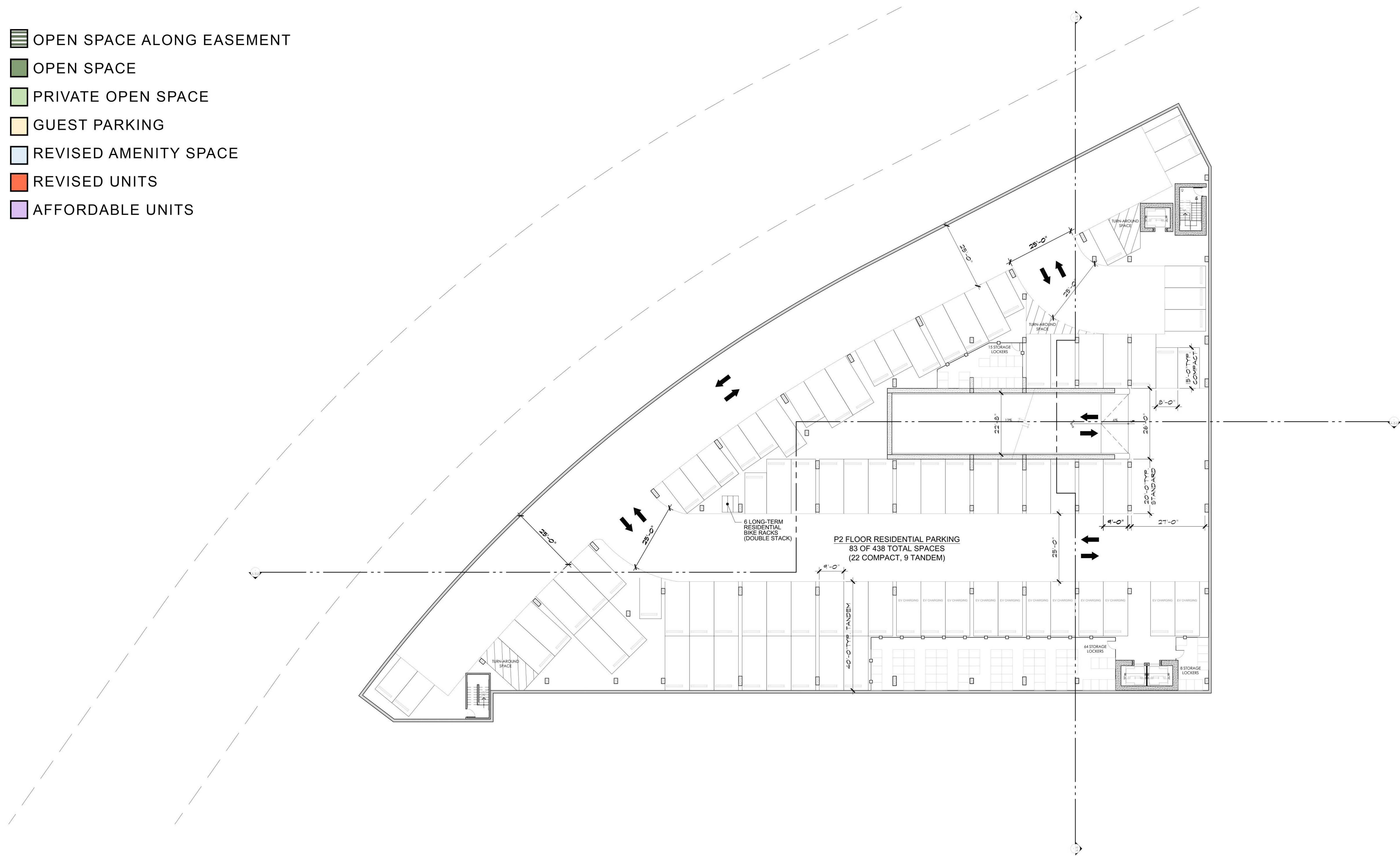
RUBIO VILLAGE MIXED-USE

PANKU INC. /201-205 SOUTH SAN GABRIEL BLVD., SAN GABRIEL, CA 91776

PROPOSED CONCEPTUAL SITE PLAN A-0.0



-  OPEN SPACE ALONG EASEMENT
-  OPEN SPACE
-  PRIVATE OPEN SPACE
-  GUEST PARKING
-  REVISED AMENITY SPACE
-  REVISED UNITS
-  AFFORDABLE UNITS










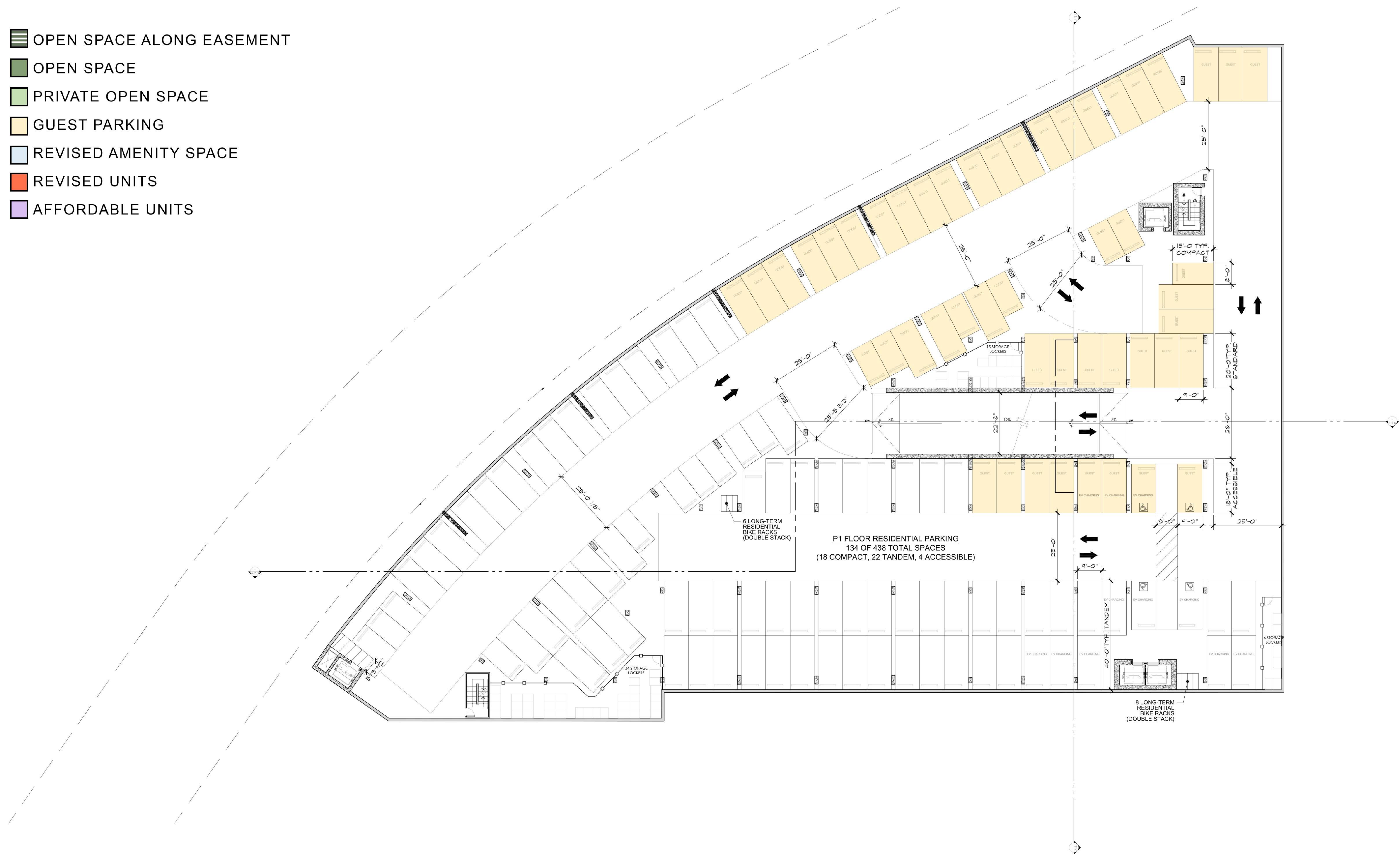
Proposed Revised Floor Plan

SCALE: 1/16" = 1'-0"





-  OPEN SPACE ALONG EASEMENT
-  OPEN SPACE
-  PRIVATE OPEN SPACE
-  GUEST PARKING
-  REVISED AMENITY SPACE
-  REVISED UNITS
-  AFFORDABLE UNITS



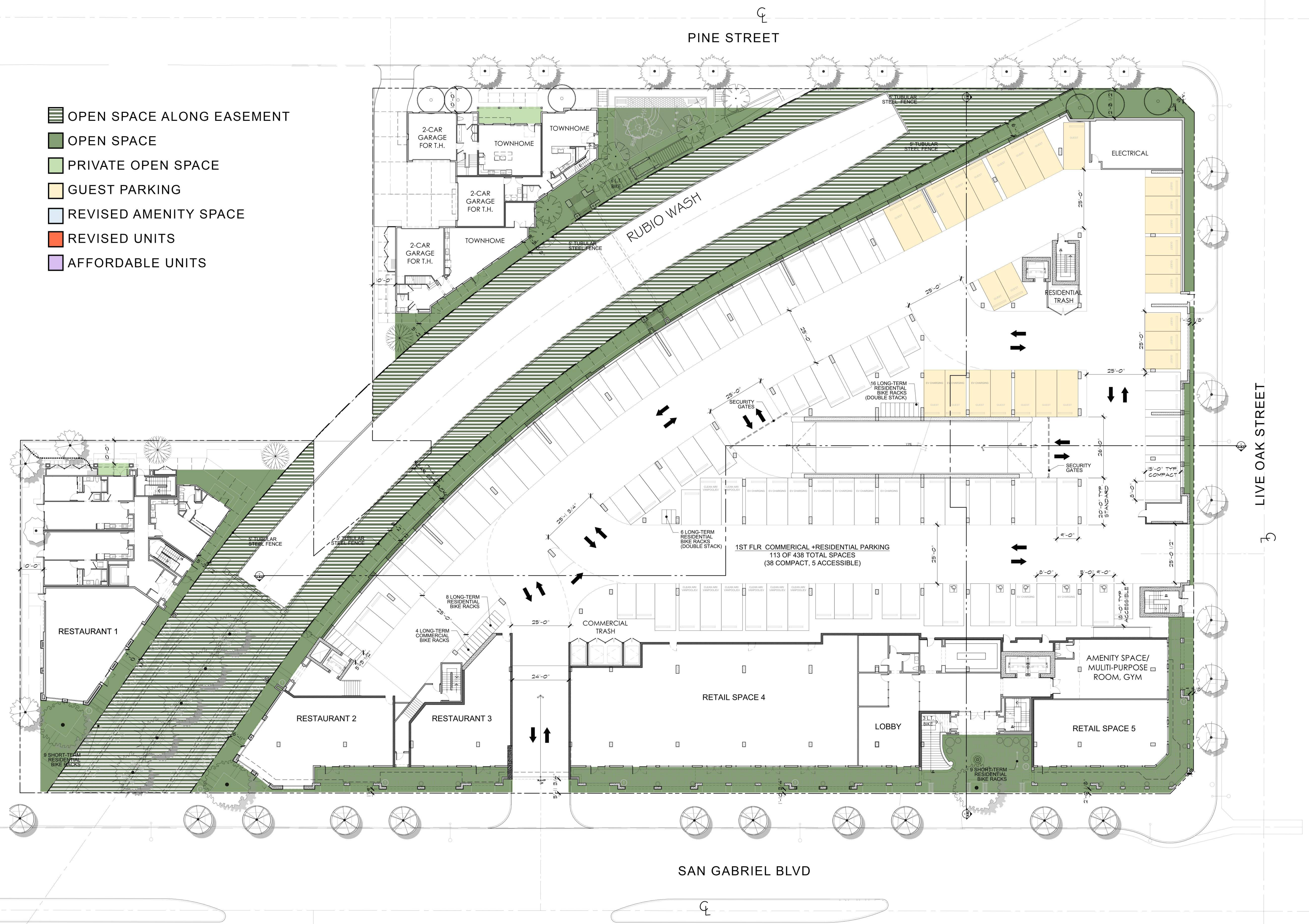
Proposed Revised Floor Plan

SCALE: 1/16" = 1'-0"






-  OPEN SPACE ALONG EASEMENT
-  OPEN SPACE
-  PRIVATE OPEN SPACE
-  GUEST PARKING
-  REVISED AMENITY SPACE
-  REVISED UNITS
-  AFFORDABLE UNITS



Proposed Revised Floor Plan

SCALE: 1/16" = 1'-0"  
 NORTH

# RUBIO VILLAGE MIXED-USE








PANKU INC. /201-205 SOUTH SAN GABRIEL BLVD., SAN GABRIEL, CA 91776

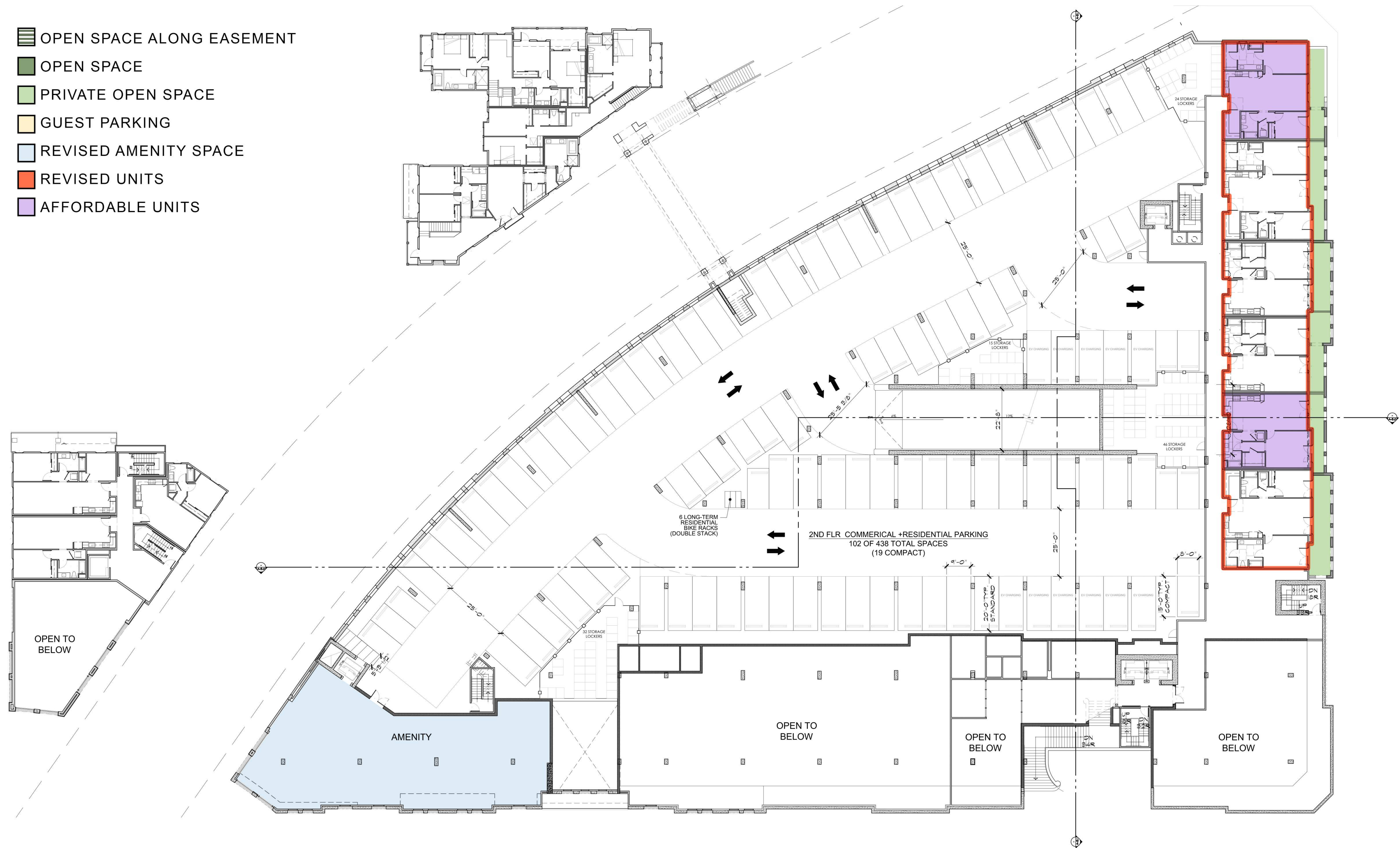
# GROUND FLOOR PLAN A-1.2

May 15, 2023



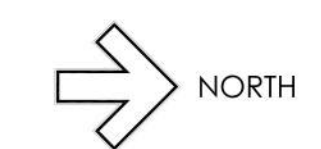


-  OPEN SPACE ALONG EASEMENT
-  OPEN SPACE
-  PRIVATE OPEN SPACE
-  GUEST PARKING
-  REVISED AMENITY SPACE
-  REVISED UNITS
-  AFFORDABLE UNITS



Proposed Revised Floor Plan

SCALE: 1/16" = 1'-0"










# RUBIO VILLAGE MIXED-USE

PANKU INC. /201-205 SOUTH SAN GABRIEL BLVD., SAN GABRIEL, CA 91776

# SECOND FLOOR PLAN A-1.3



-  OPEN SPACE ALONG EASEMENT
-  OPEN SPACE
-  PRIVATE OPEN SPACE
-  GUEST PARKING
-  REVISED AMENITY SPACE
-  REVISED UNITS
-  AFFORDABLE UNITS



Proposed Revised Floor Plan

SCALE: 1/16" = 1'-0"










# RUBIO VILLAGE MIXED-USE

PANKU INC. /201-205 SOUTH SAN GABRIEL BLVD., SAN GABRIEL, CA 91776

THIRD FLOOR PLAN A-1.4



-  OPEN SPACE ALONG EASEMENT
-  OPEN SPACE
-  PRIVATE OPEN SPACE
-  GUEST PARKING
-  REVISED AMENITY SPACE
-  REVISED UNITS
-  AFFORDABLE UNITS



Proposed Revised Floor Plan

SCALE: 1/16" = 1'-0"










# RUBIO VILLAGE MIXED-USE

PANKU INC. /201-205 SOUTH SAN GABRIEL BLVD., SAN GABRIEL, CA 91776

# FOURTH FLOOR PLAN A-1.5



-  OPEN SPACE ALONG EASEMENT
-  OPEN SPACE
-  PRIVATE OPEN SPACE
-  GUEST PARKING
-  REVISED AMENITY SPACE
-  REVISED UNITS
-  AFFORDABLE UNITS



Proposed Revised Floor Plan

SCALE: 1/16" = 1'-0"










# RUBIO VILLAGE MIXED-USE

PANKU INC. /201-205 SOUTH SAN GABRIEL BLVD., SAN GABRIEL, CA 91776

FIFTH FLOOR PLAN A-1.6



-  OPEN SPACE ALONG EASEMENT
-  OPEN SPACE
-  PRIVATE OPEN SPACE
-  GUEST PARKING
-  REVISED AMENITY SPACE
-  REVISED UNITS
-  AFFORDABLE UNITS



Proposed Revised Floor Plan

SCALE: 1/16" = 1'-0"



# RUBIO VILLAGE MIXED-USE

PANKU INC. /201-205 SOUTH SAN GABRIEL BLVD., SAN GABRIEL, CA 91776

SIXTH FLOOR PLAN A-1.7





SAN GABRIEL BOULEVARD ELEVATION



LIVE OAK AVENUE ELEVATION



PINE STREET ELEVATION





Planning Approved Design Elevation

SAN GABRIEL BOULEVARD EAST ELEVATION  
SCALE: 3/32" = 1'-0"



Proposed Revised Elevation

SAN GABRIEL BOULEVARD EAST ELEVATION  
SCALE: 3/32" = 1'-0"

# RUBIO VILLAGE MIXED-USE

PANKU INC. /201-205 SOUTH SAN GABRIEL BLVD., SAN GABRIEL, CA 91776

May 15, 2023

# EXTERIOR ELEVATION COMPARISONS A-2.1







Planning Approved Design Elevation

LIVE OAK AVENUE NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



Proposed Revised Elevation

LIVE OAK AVENUE NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

# RUBIO VILLAGE MIXED-USE

PANKU INC. / 201-205 SOUTH SAN GABRIEL BLVD., SAN GABRIEL, CA 91776

# EXTERIOR ELEVATION COMPARISONS A-2.2





Planning Approved Design Elevation

RUBIO WASH SOUTH-WEST ELEVATION  
SCALE: 3/32" = 1'-0"



Proposed Revised Elevation

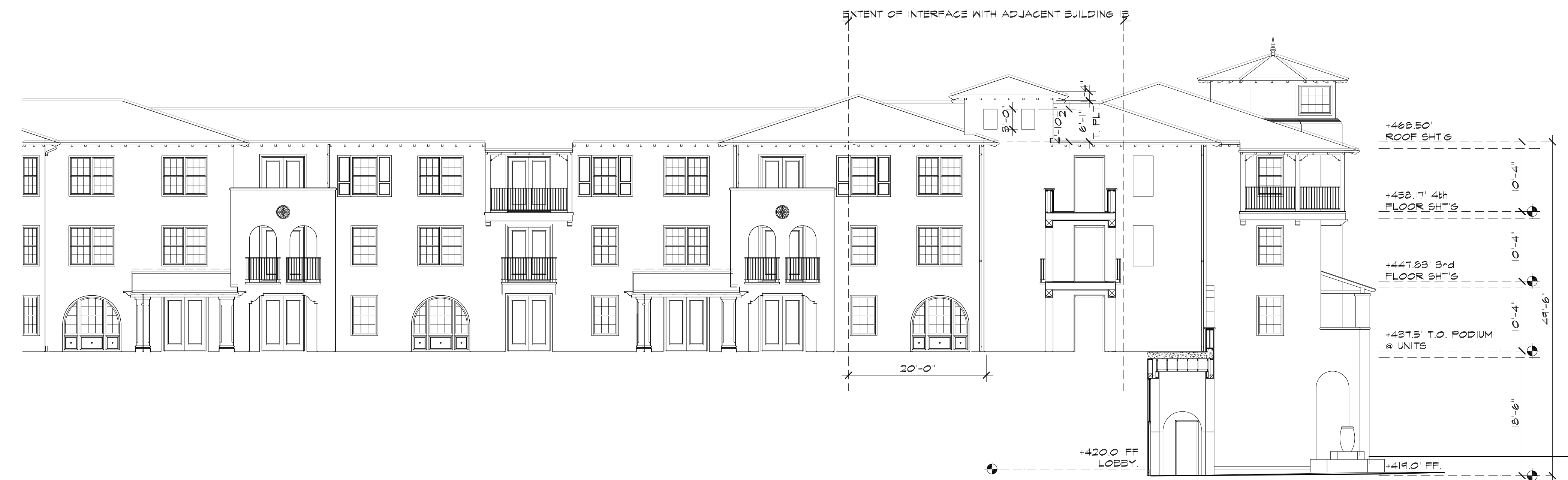
RUBIO WASH SOUTH-WEST ELEVATION  
SCALE: 3/32" = 1'-0"

# RUBIO VILLAGE MIXED-USE

PANKU INC. /201-205 SOUTH SAN GABRIEL BLVD., SAN GABRIEL, CA 91776

# EXTERIOR ELEVATION COMPARISONS A-2.3





COURTYARD SOUTH ELEVATION

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



COURTYARD SOUTH ELEVATION

Modified Elevation Comparison  
SCALE: 1/8" = 1'-0"





COURTYARD WEST ELEVATION

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



COURTYARD WEST ELEVATION

Modified Elevation Comparison  
SCALE: 1/8" = 1'-0"





COURTYARD NORTH-EAST ELEVATION

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



COURTYARD NORTH-EAST ELEVATION

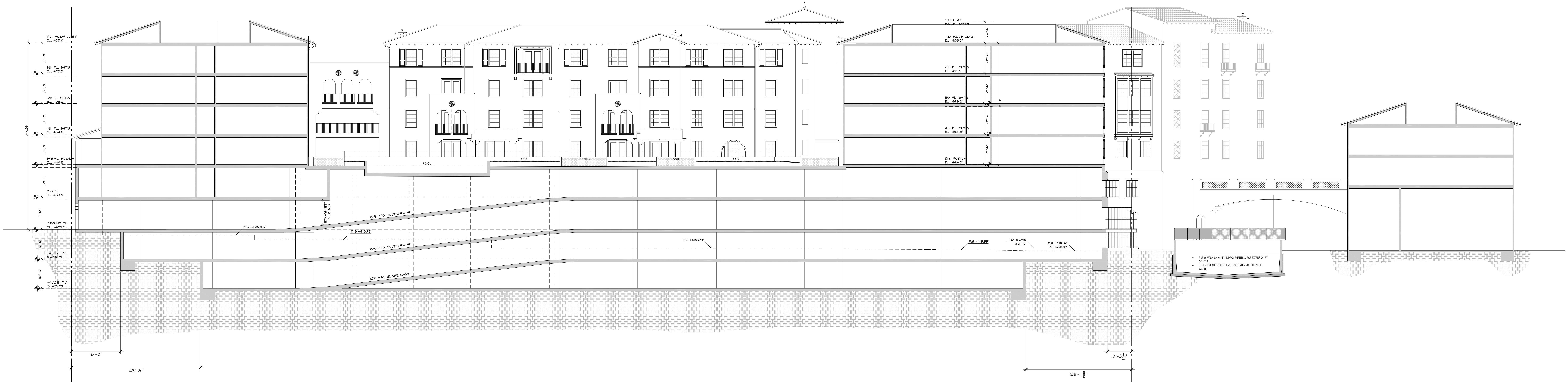
Modified Elevation Comparison  
SCALE: 1/8" = 1'-0"





Planning Approved Design Section

BUILDING A NORTH SOUTH SECTION  
SCALE: 3/32" = 1'-0"



Proposed Revised Section

BUILDING A NORTH SOUTH SECTION  
SCALE: 3/32" = 1'-0"

# RUBIO VILLAGE MIXED-USE

PANKU INC. /201-205 SOUTH SAN GABRIEL BLVD., SAN GABRIEL, CA 91776

May 15, 2023

# BUILDING SECTION COMPARISONS A-3.0







Planning Approved Design Section

BUILDING A NORTH SOUTH SECTION  
SCALE: 1/8" = 1'-0"



Proposed Revised Section

BUILDING A NORTH SOUTH SECTION  
SCALE: 1/8" = 1'-0"

# RUBIO VILLAGE MIXED-USE

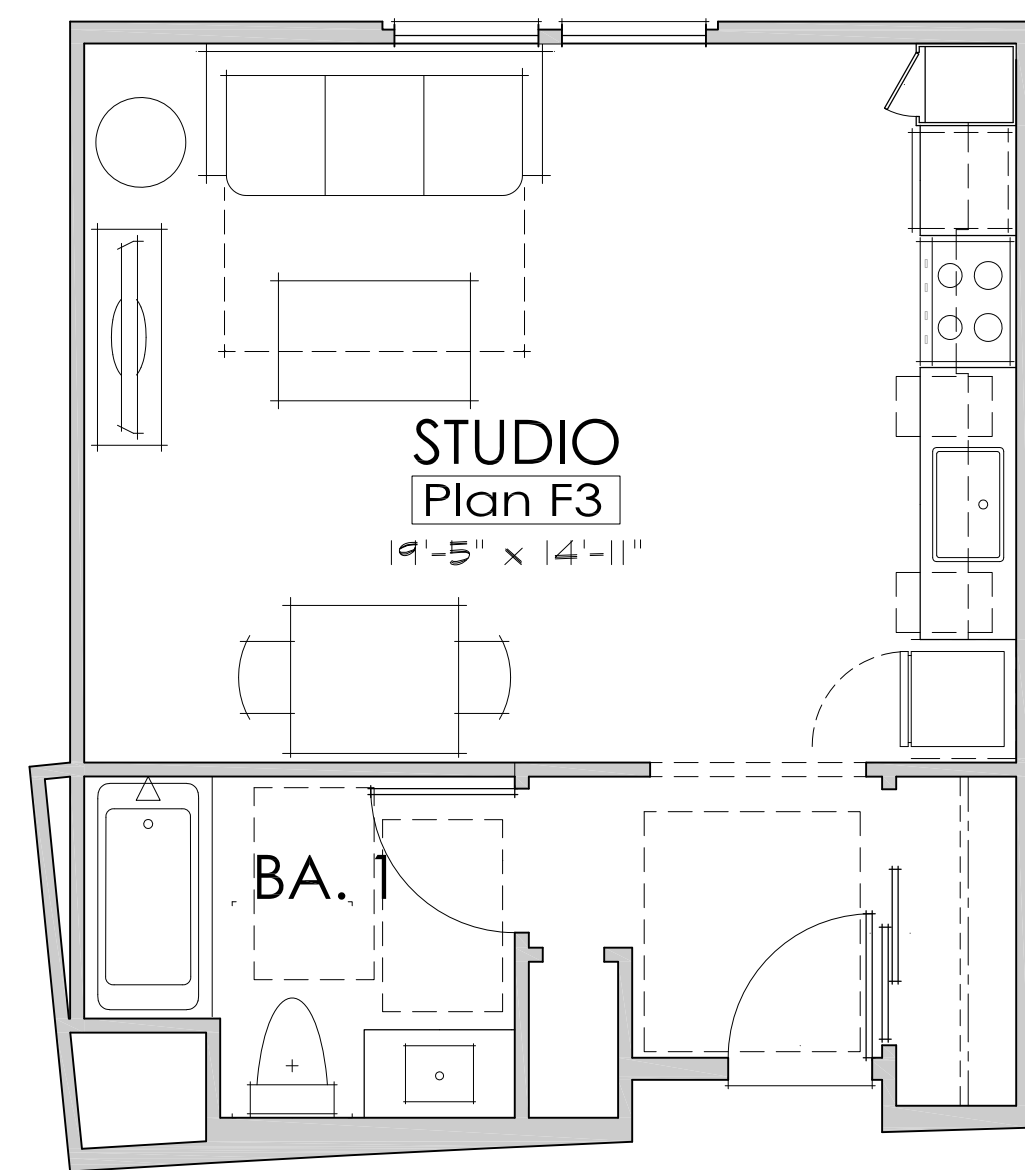
PANKU INC. / 201-205 SOUTH SAN GABRIEL BLVD., SAN GABRIEL, CA 91776

May 15, 2023

# BUILDING SECTION COMPARISONS A-3.1

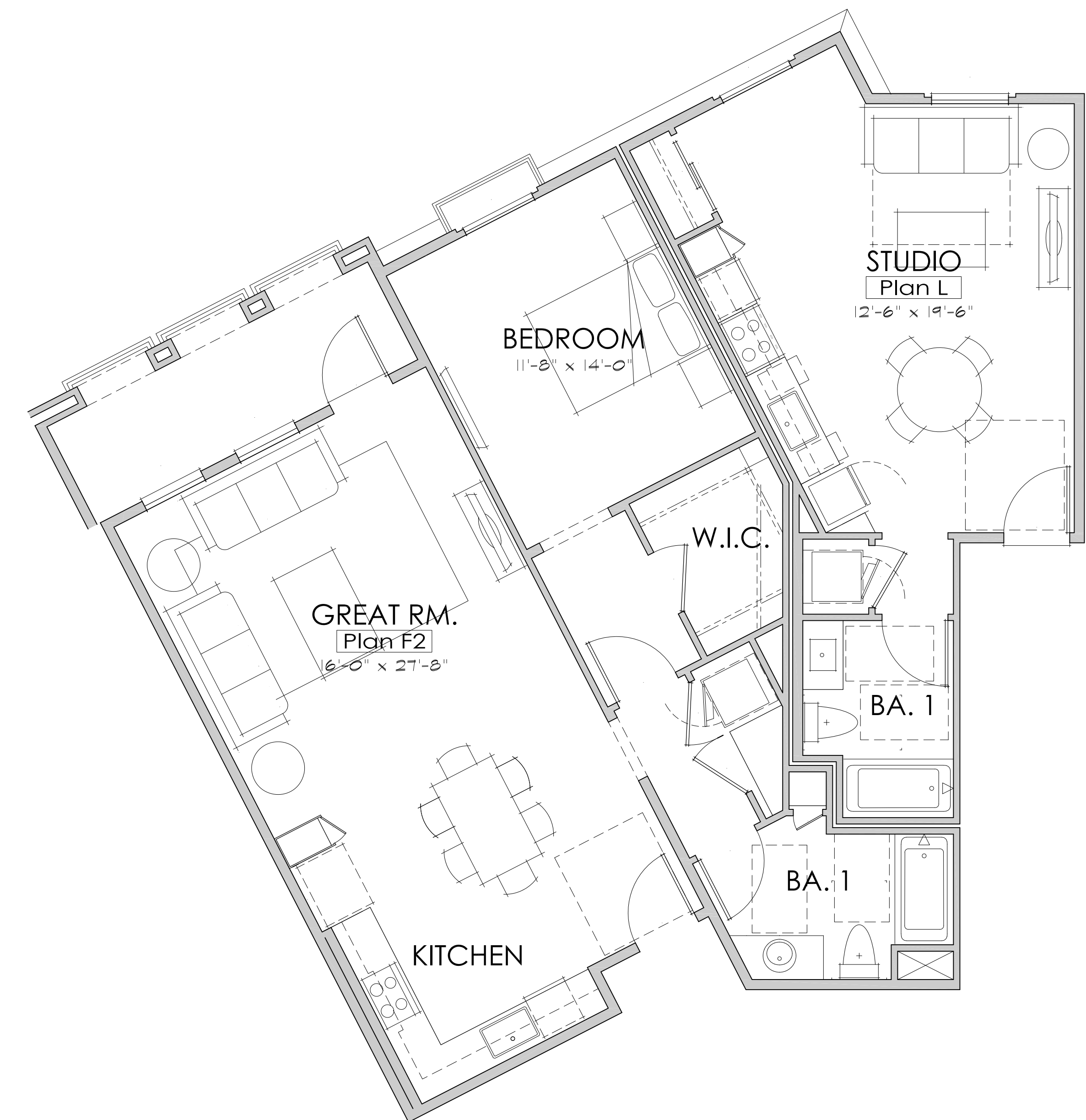






BUILDING A PLAN F3 (NEW)

Rubio Village  
SCALE: 1/4" = 1'-0"



BUILDING A UNITS F2 (NEW):

Rubio Village  
SCALE: 1/4" = 1'-0"

# RUBIO VILLAGE MIXED-USE

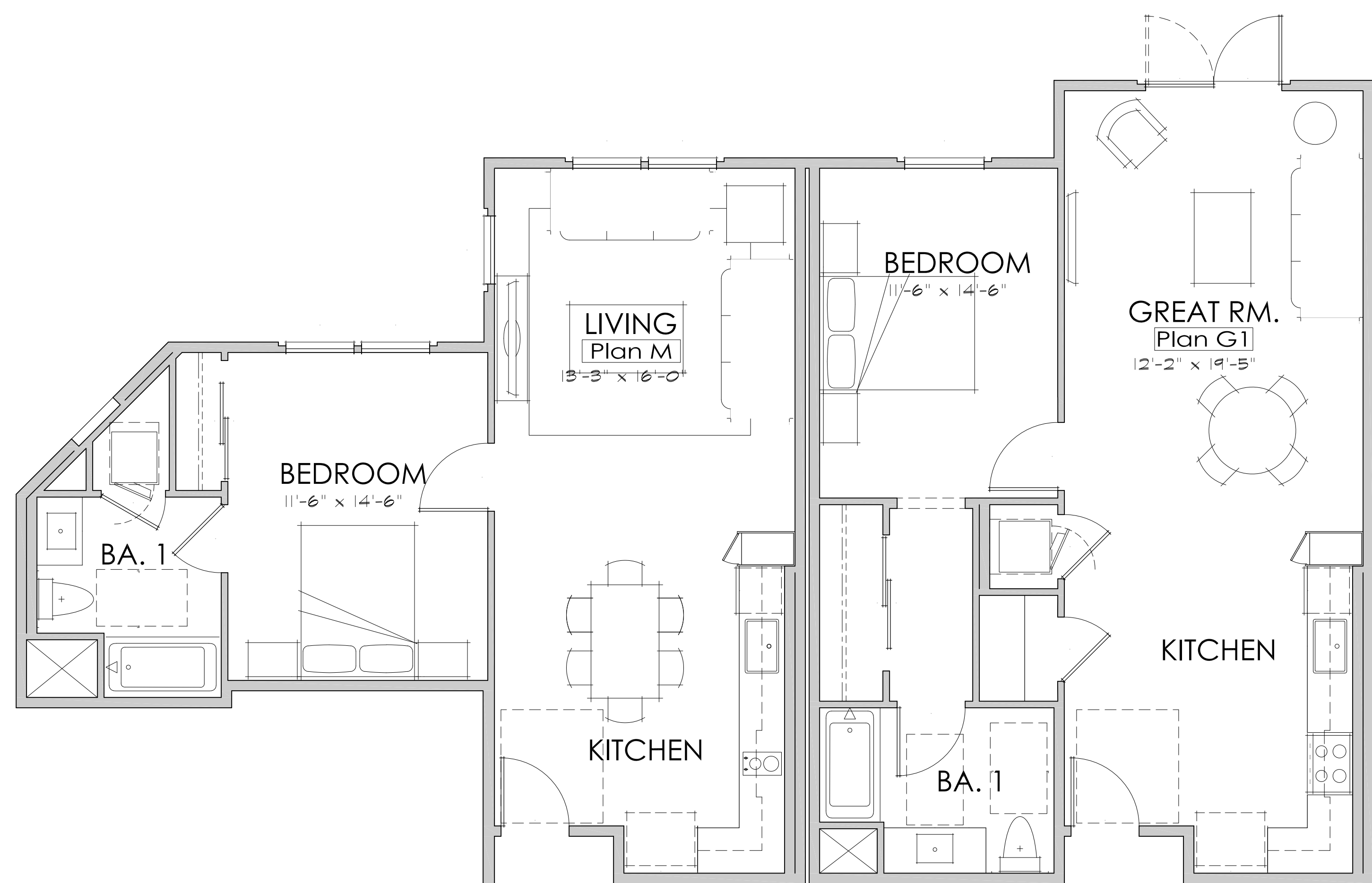
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May 15, 2023

# PROPOSED DESIGN UNIT PLANS F2 & F3 A-4.0

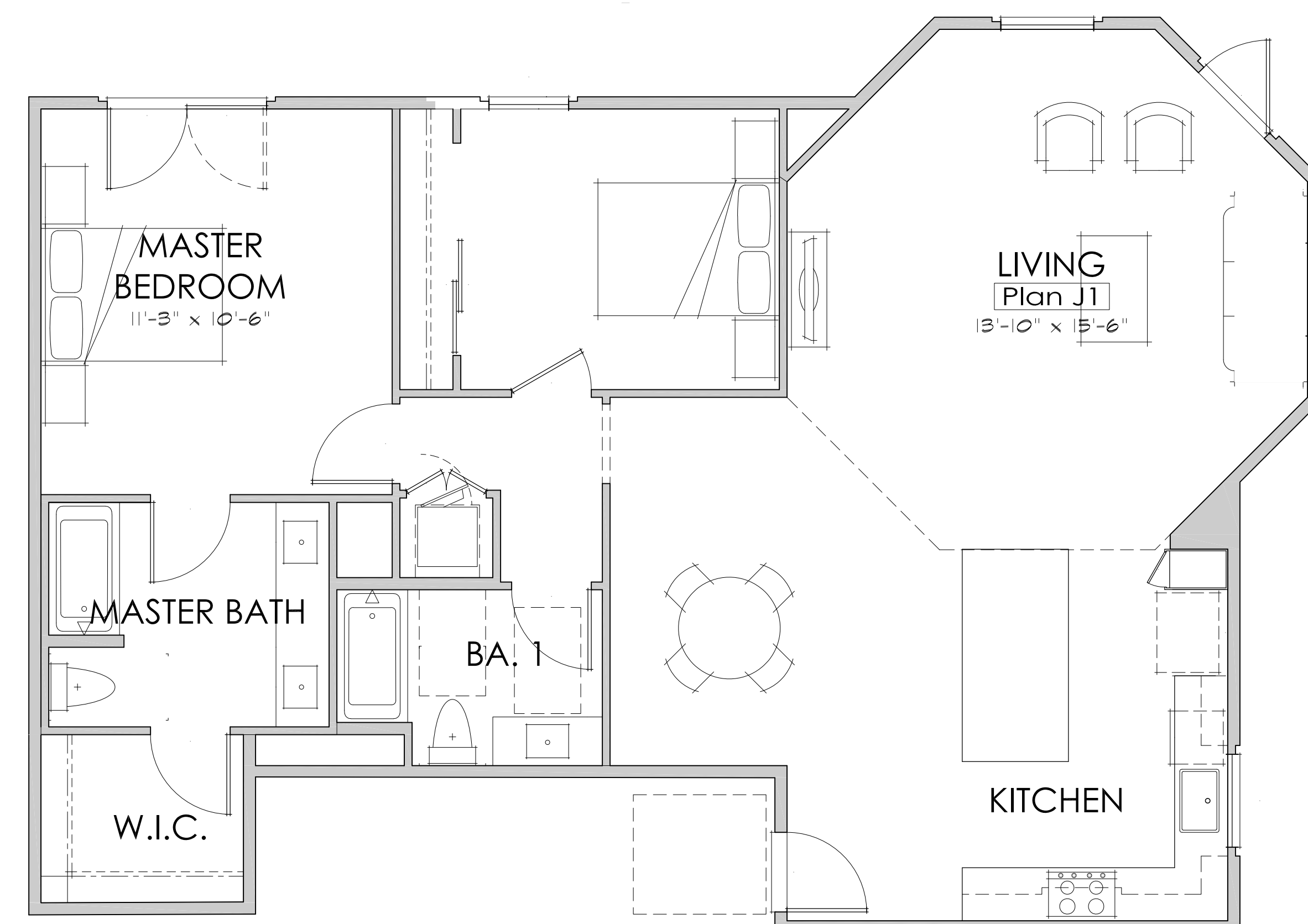






BUILDING A PLAN G1 (NEW):

Rubio Village  
SCALE: 1/4" = 1'-0"



BUILDING A PLAN J1 (NEW):

Rubio Village  
SCALE: 1/4" = 1'-0"

# RUBIO VILLAGE MIXED-USE

PANKU INC. /201-205 SOUTH SAN GABRIEL BLVD., SAN GABRIEL, CA 91776

May 15, 2023

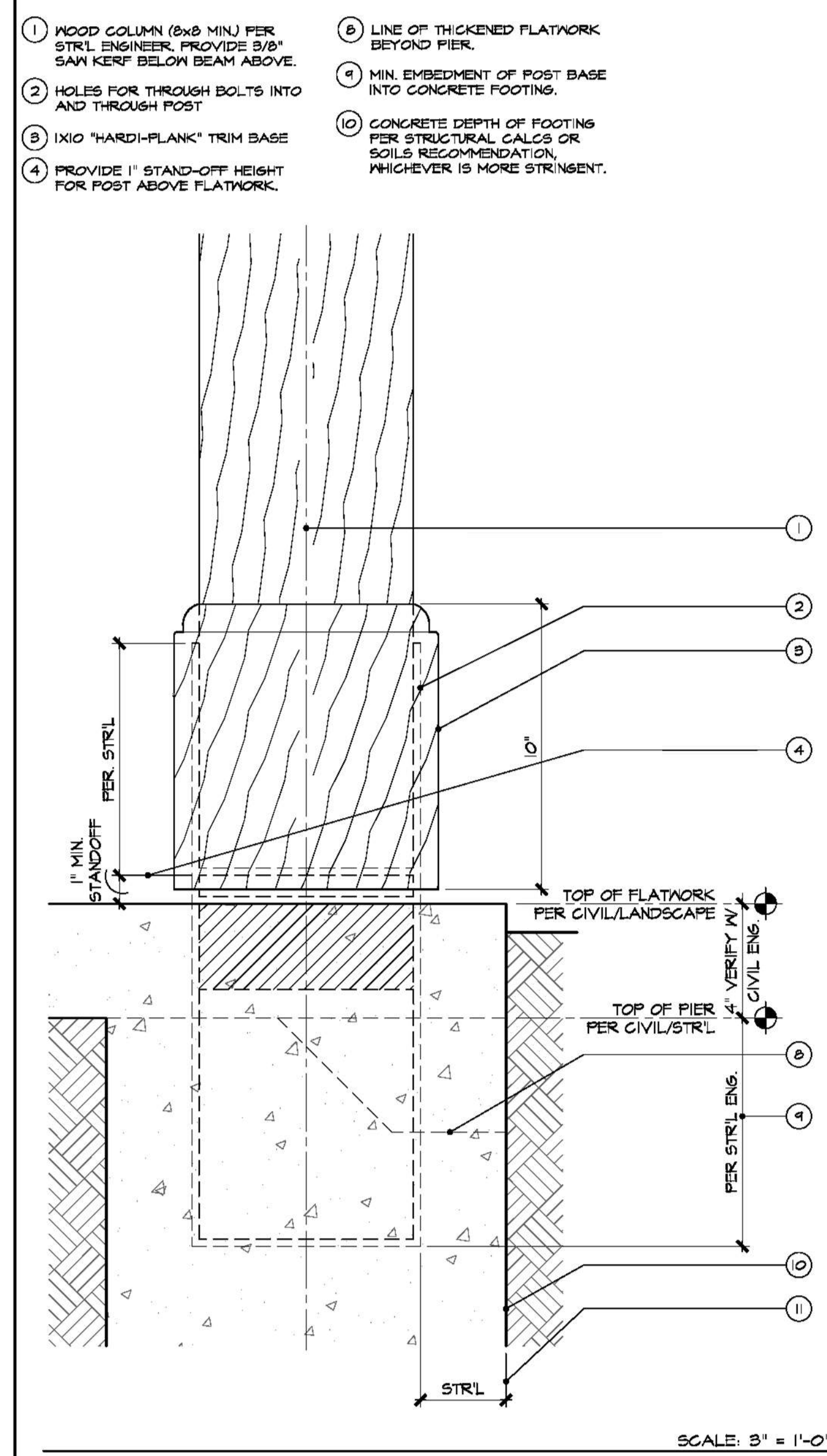
# PROPOSED DESIGN UNIT PLANS G1 & J1 A-4.1



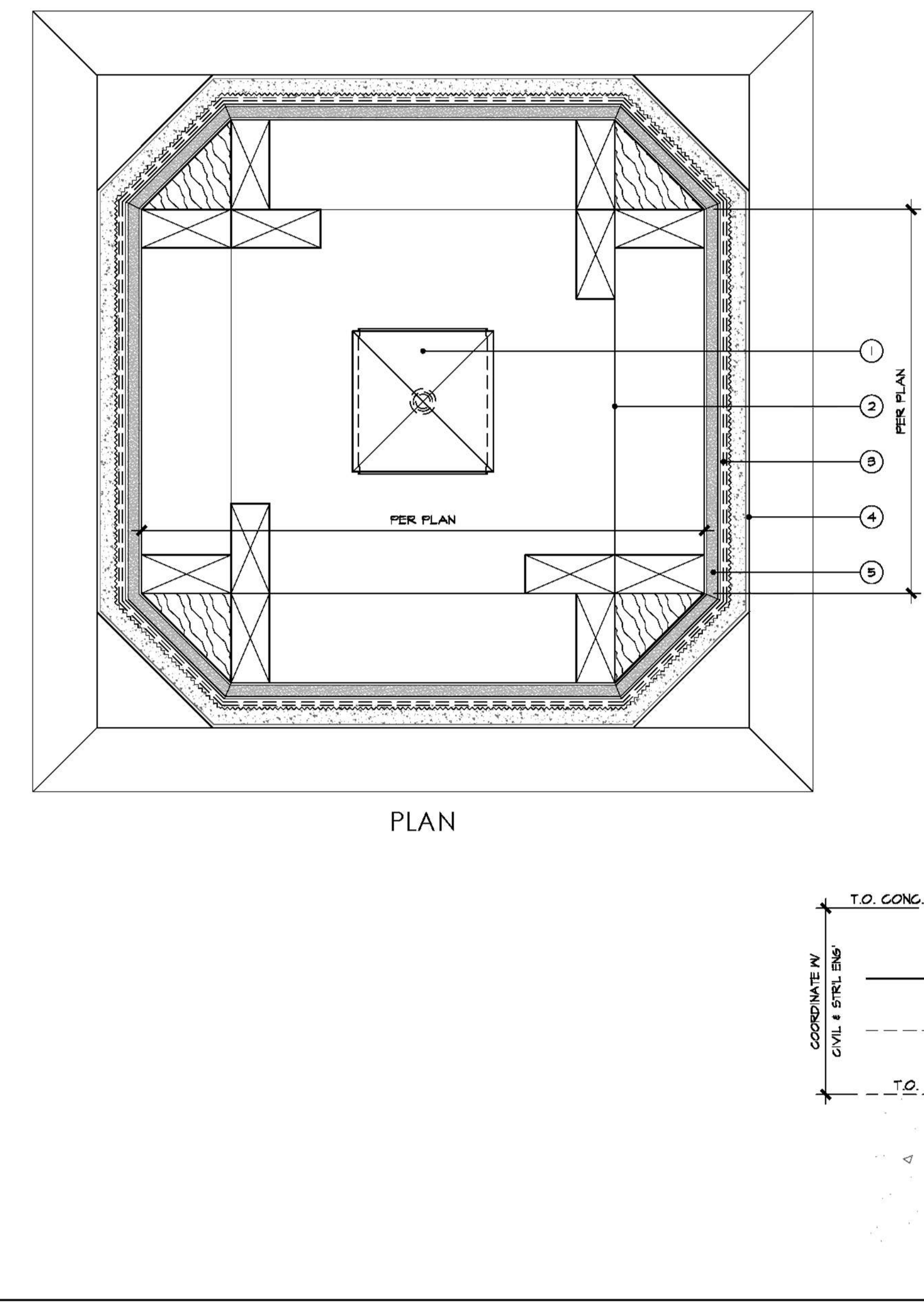




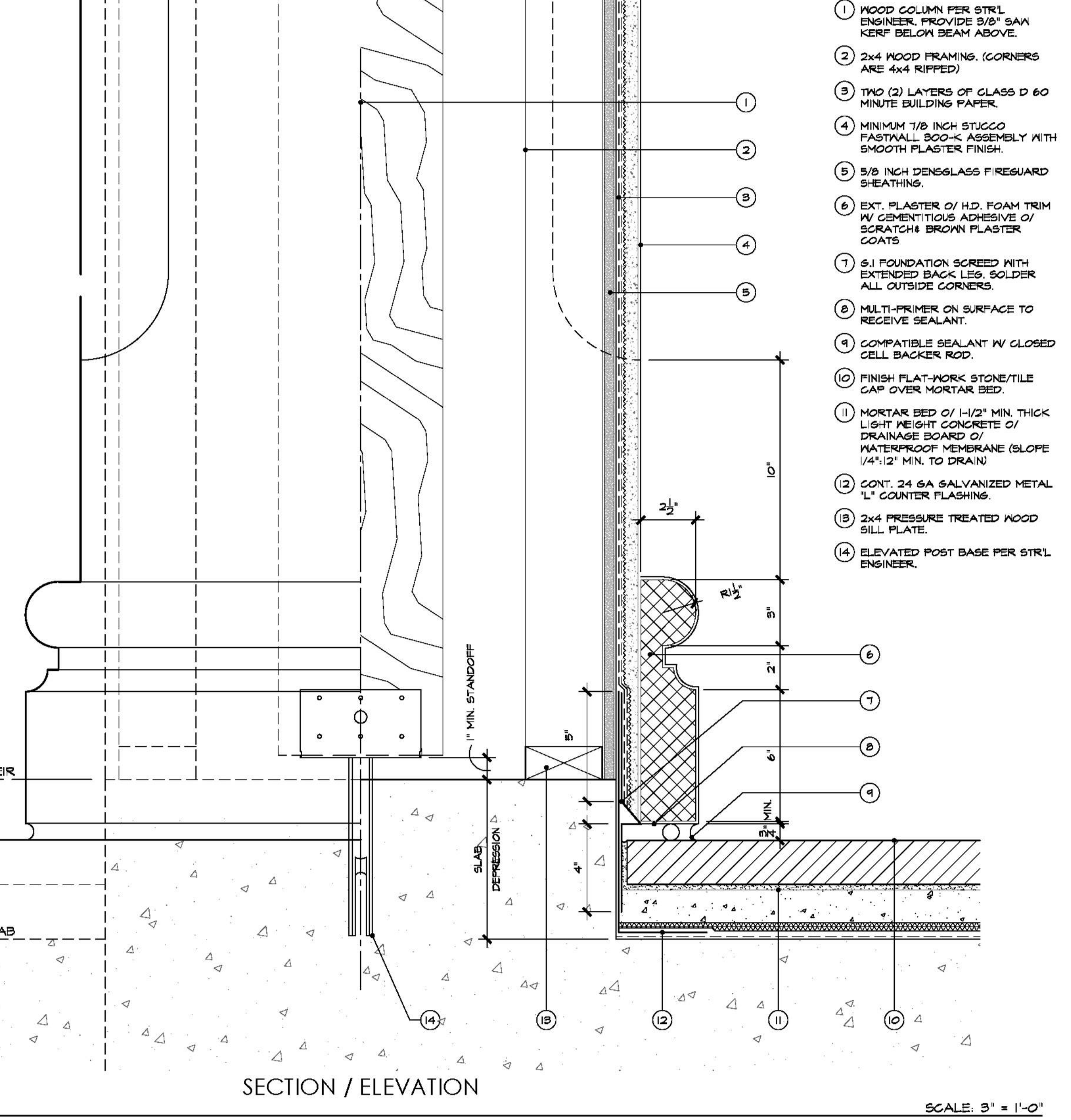




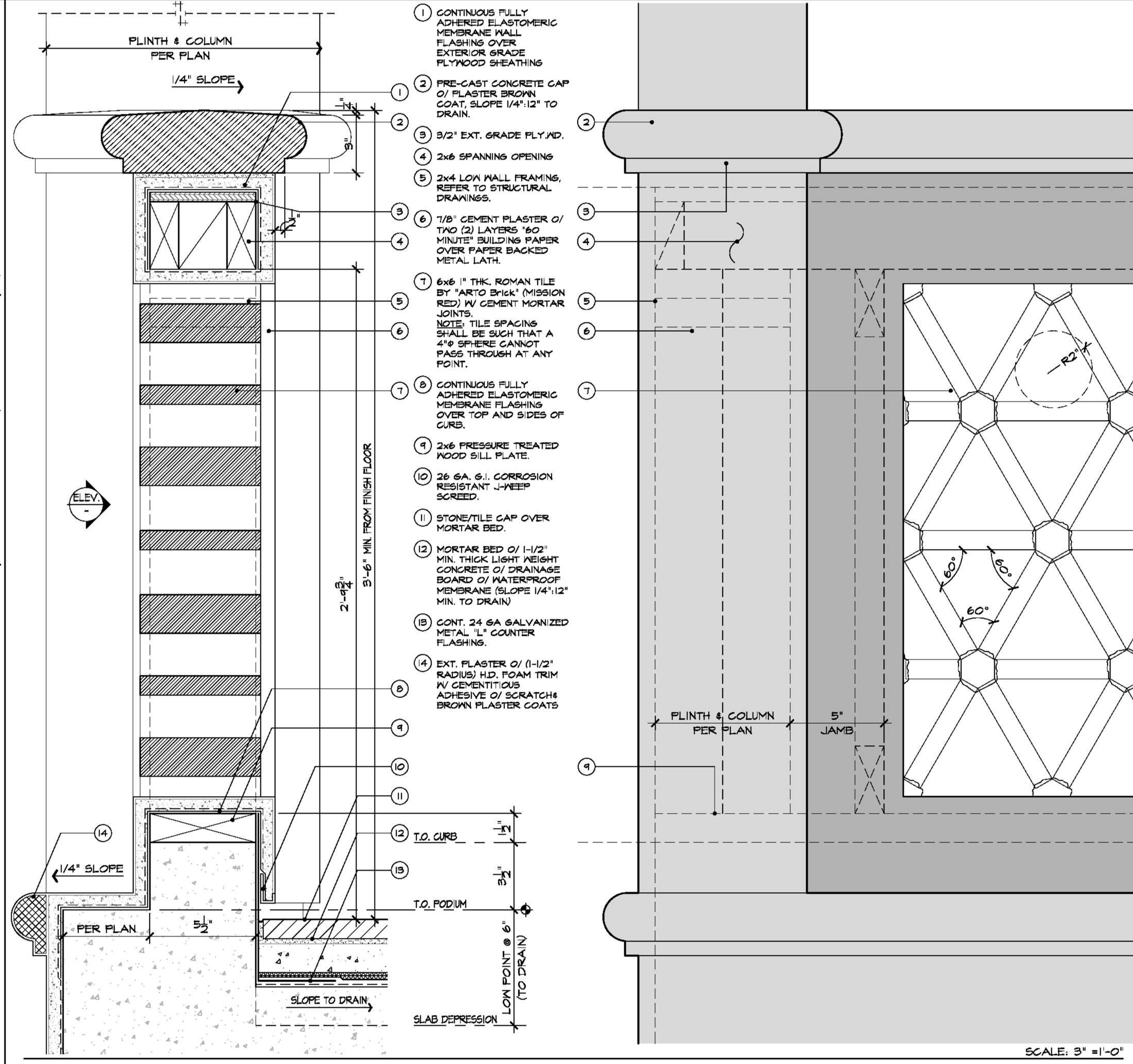
WOOD COLUMN BASE 14 SCALE: 3" = 1'-0"



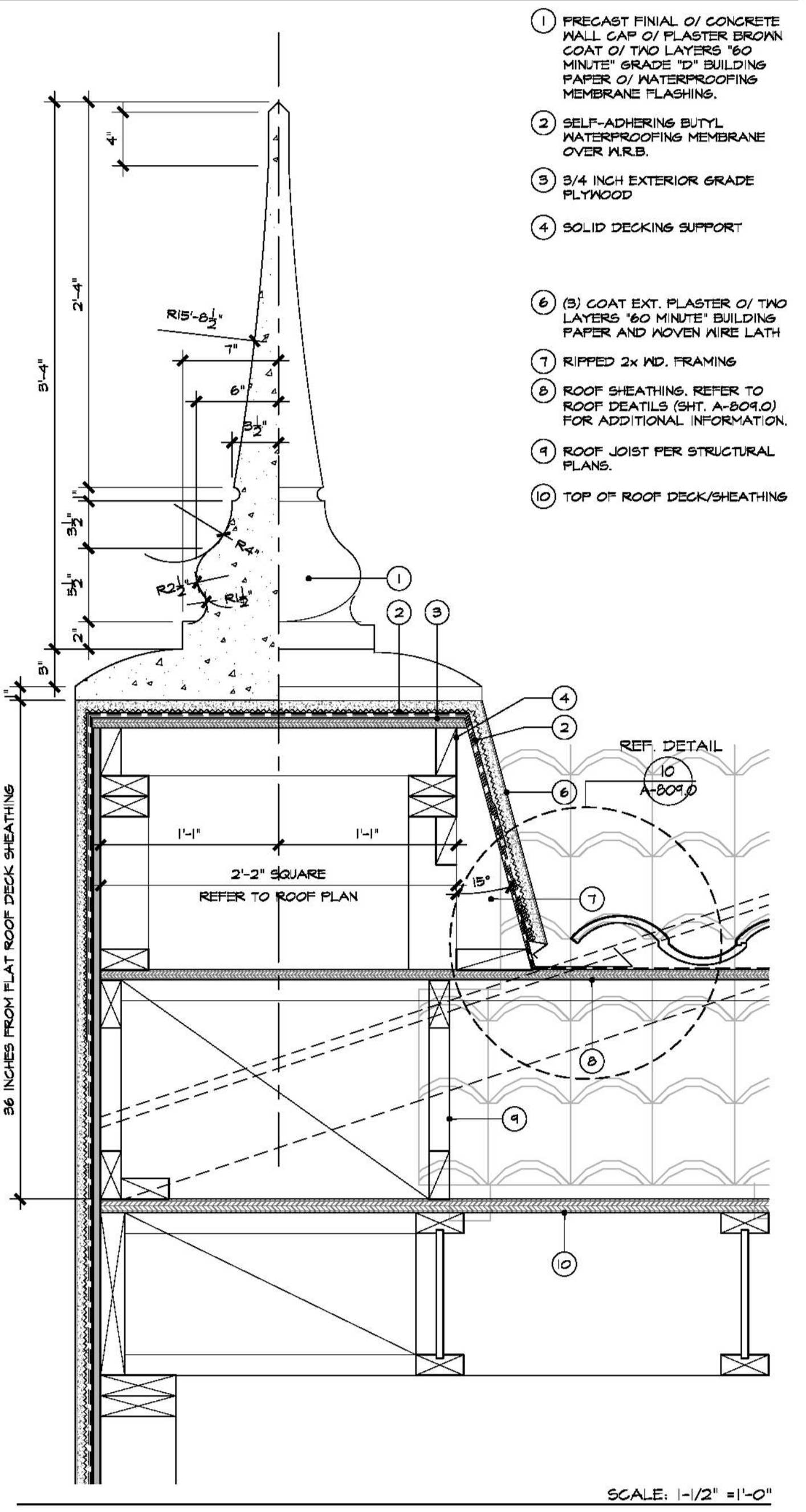
COLUMN AT PODIUM LEVEL PORCH 15 SCALE: 3" = 1'-0"



SECTION / ELEVATION 16 SCALE: 3" = 1'-0"



DECORATIVE LOW WALL WITH TILE 8 SCALE: 3" = 1'-0"

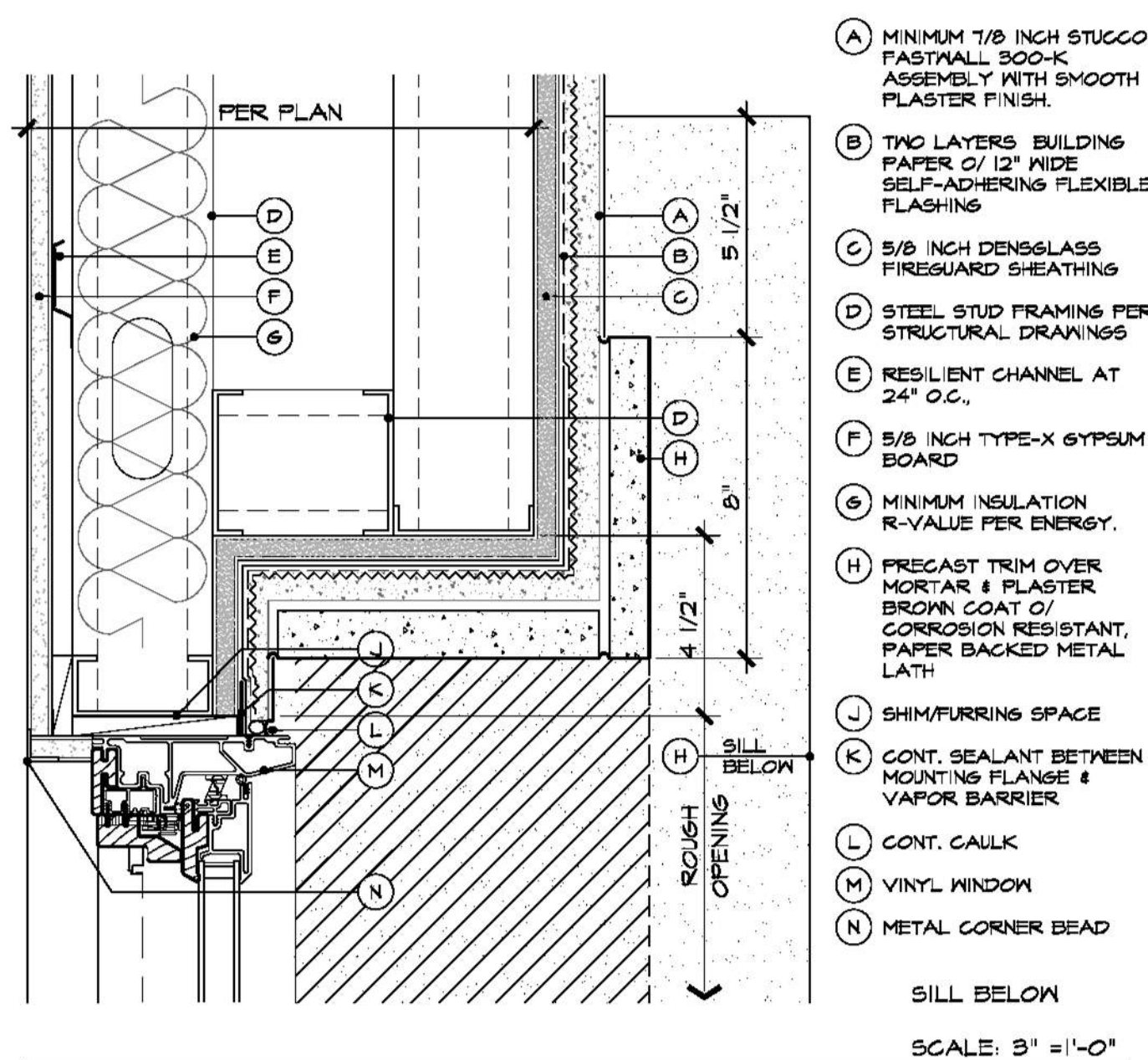


PRECAST CONCRETE FINIAL 4 SCALE: 1 1/2" = 1'-0"

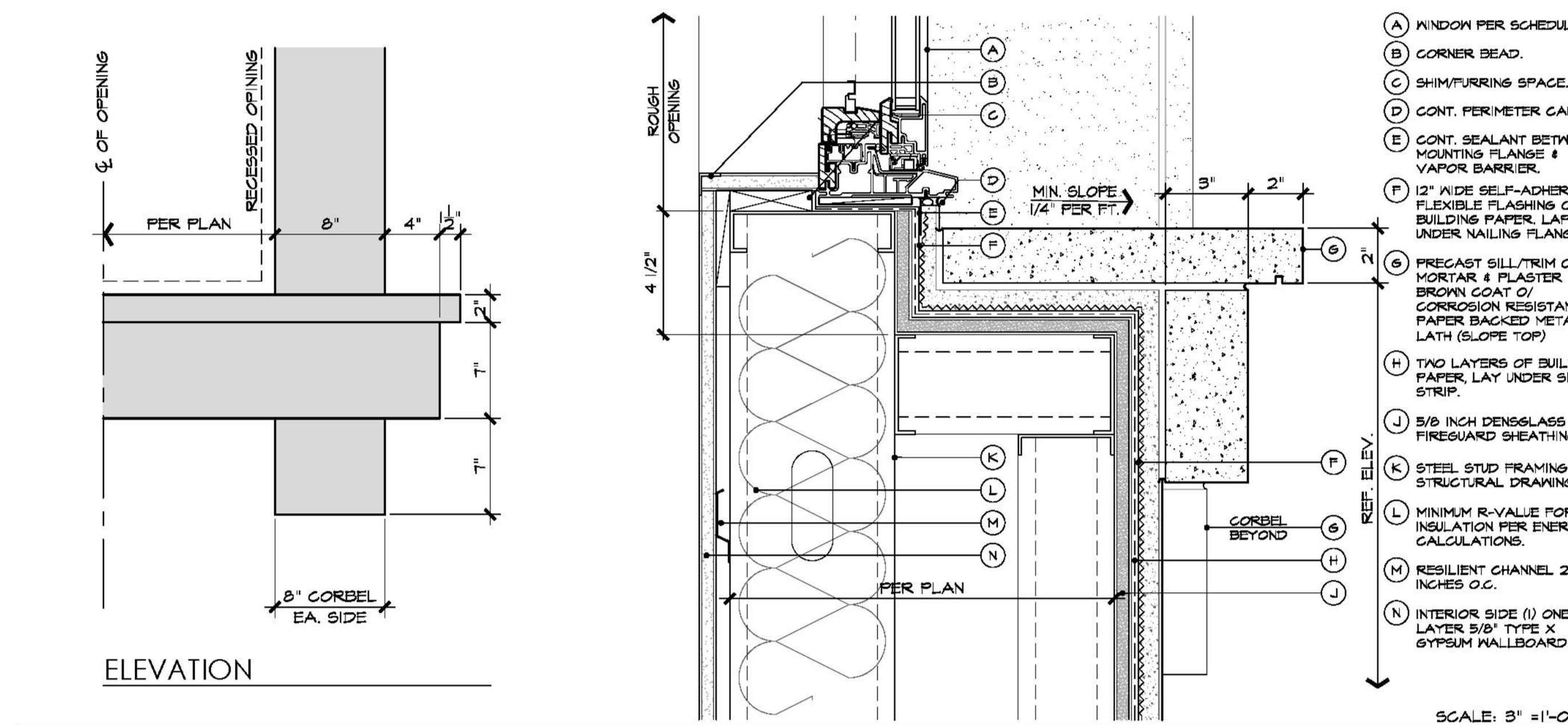
# RUBIO VILLAGE

PANKU INC. /201-205 SOUTH SAN GABRIEL BLVD., SAN GABRIEL, CA 91776

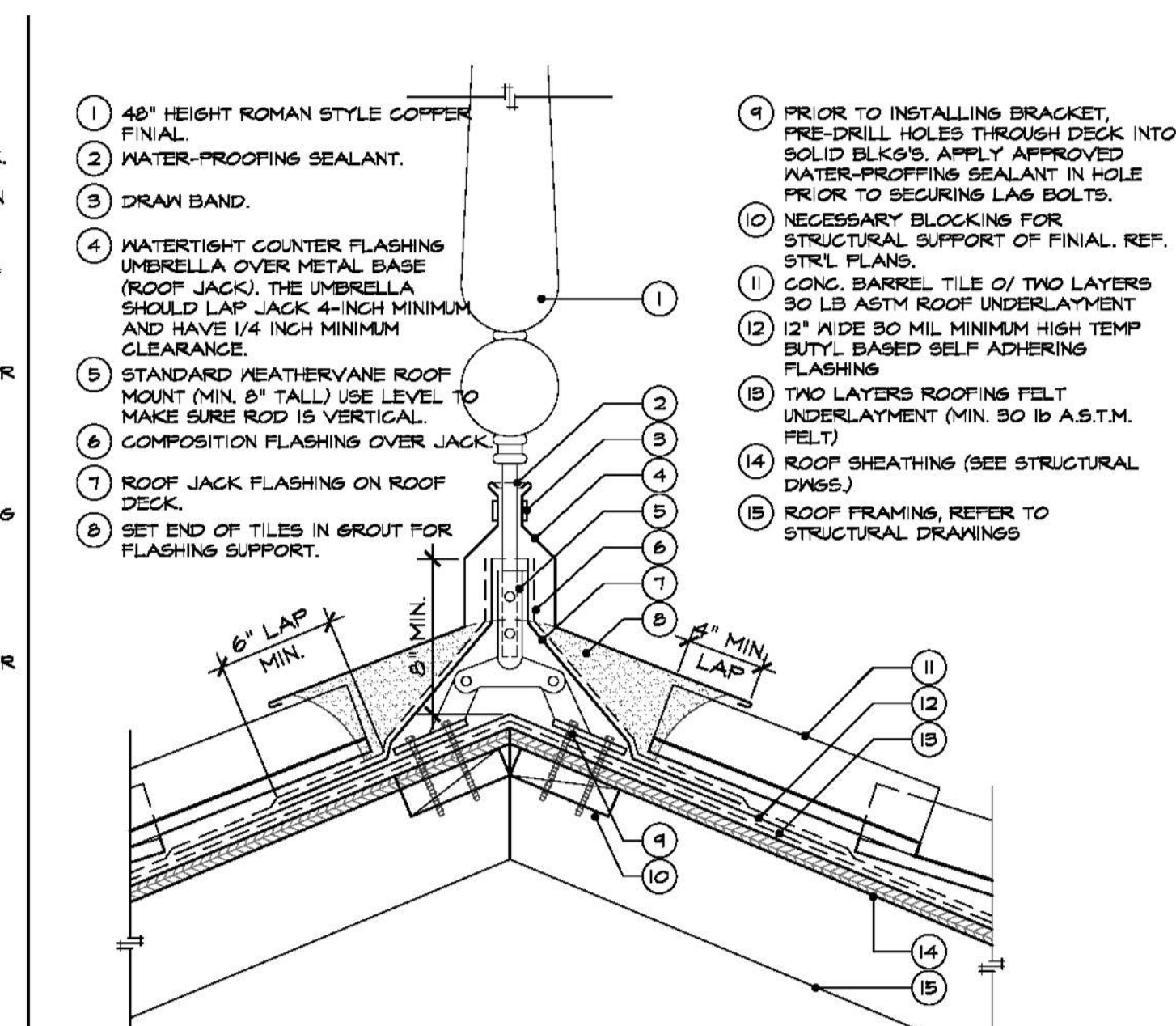




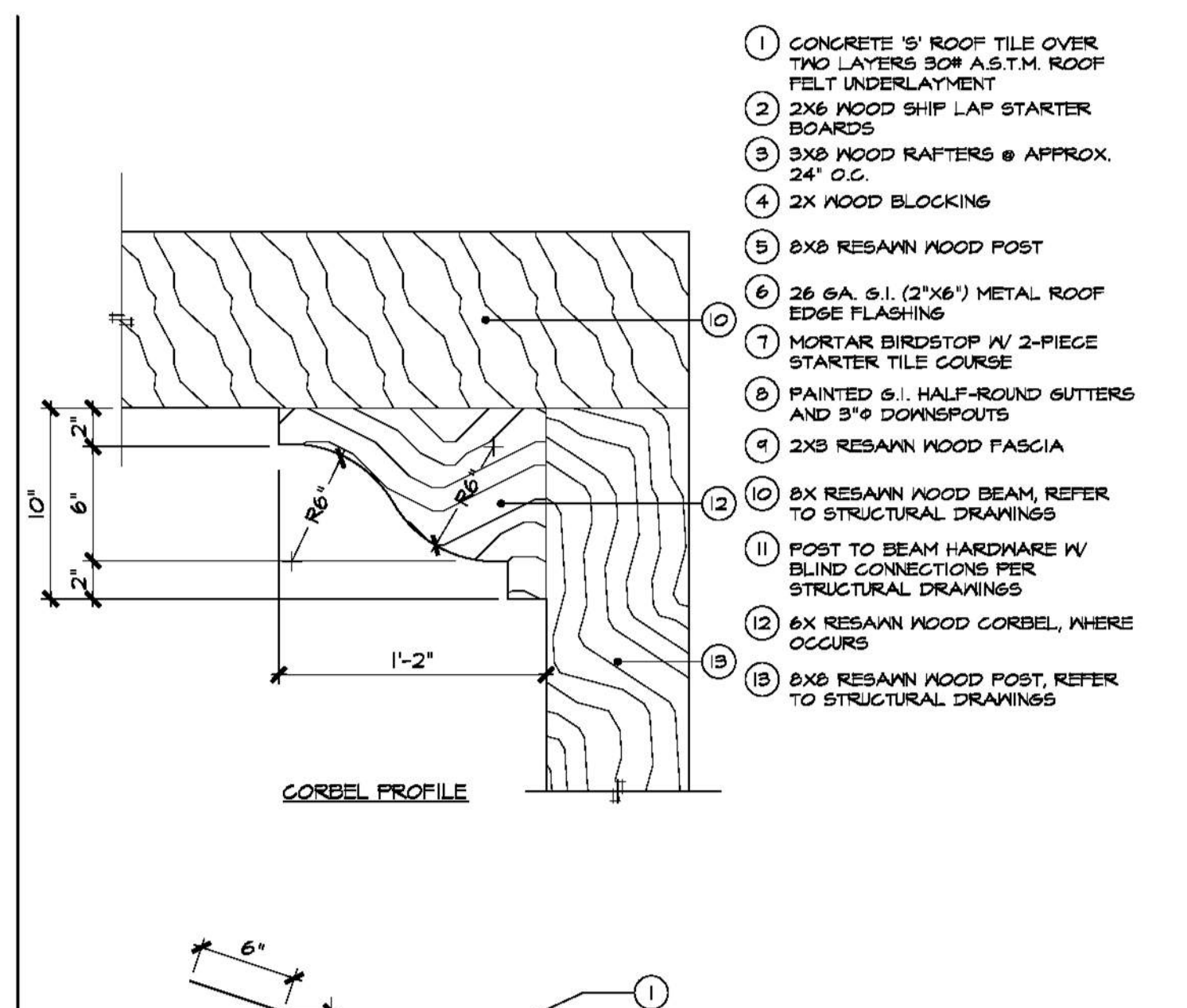
PRECAST WINDOW JAMB 17



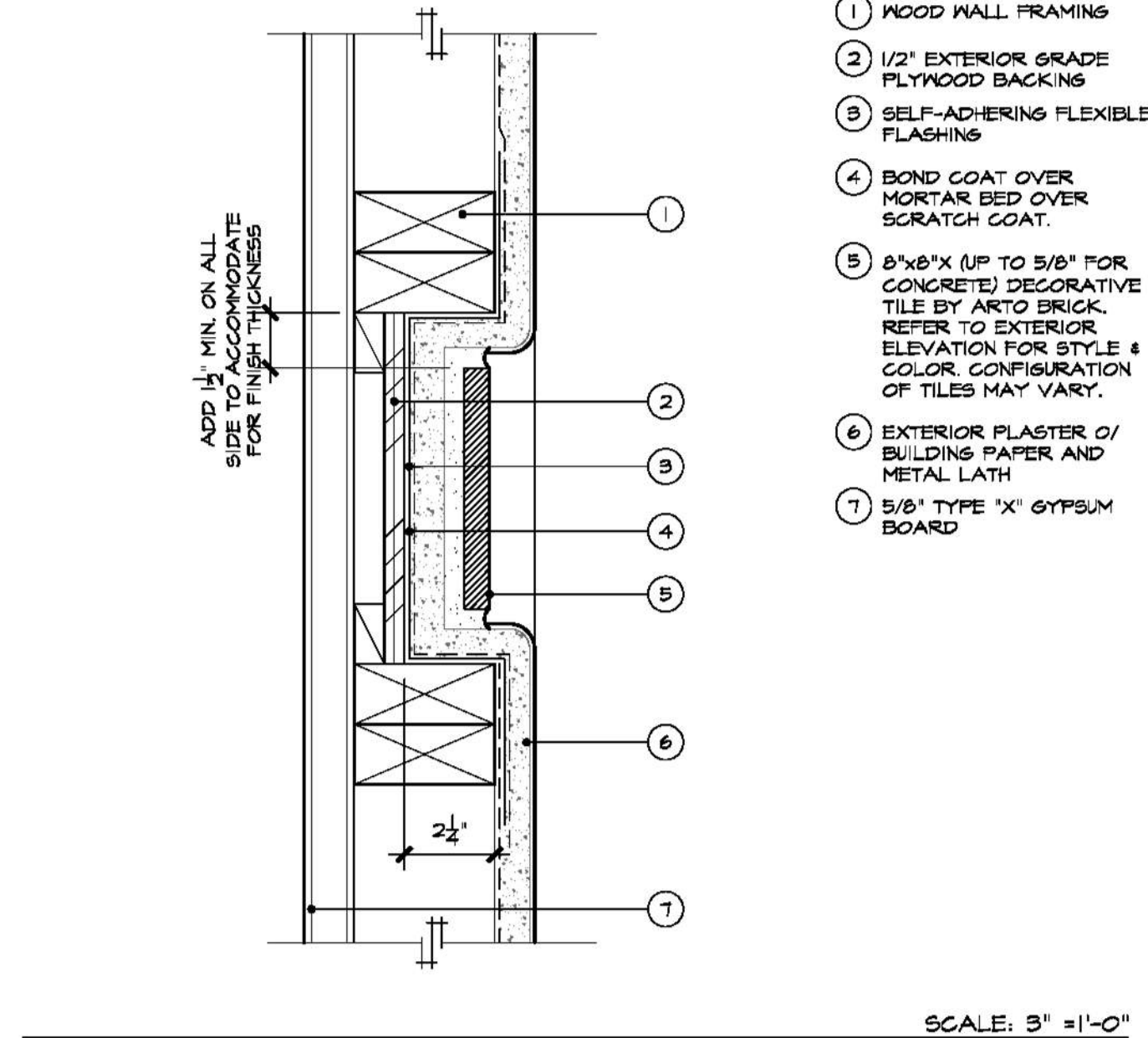
PRECAST WINDOW SILL 9



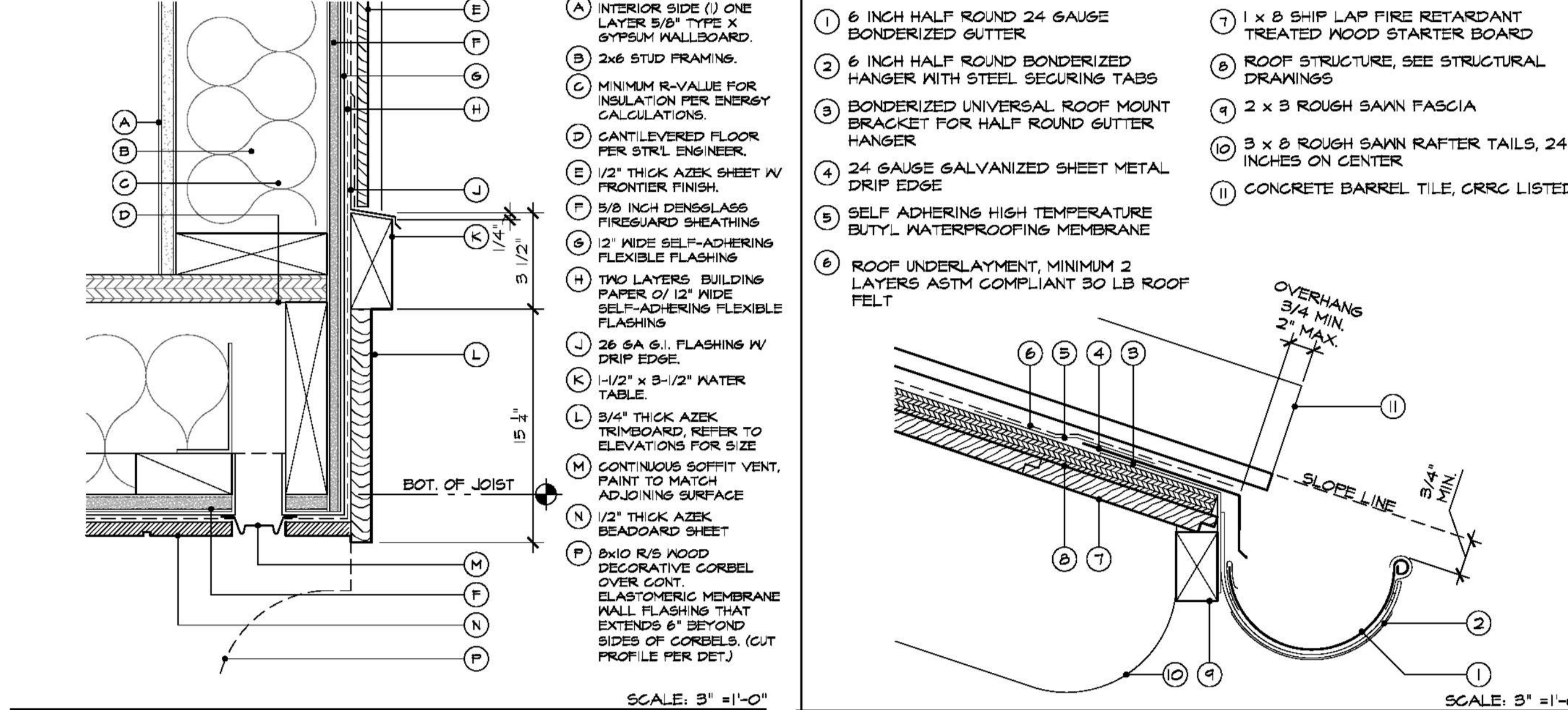
ROOF MOUNT FINIAL 4



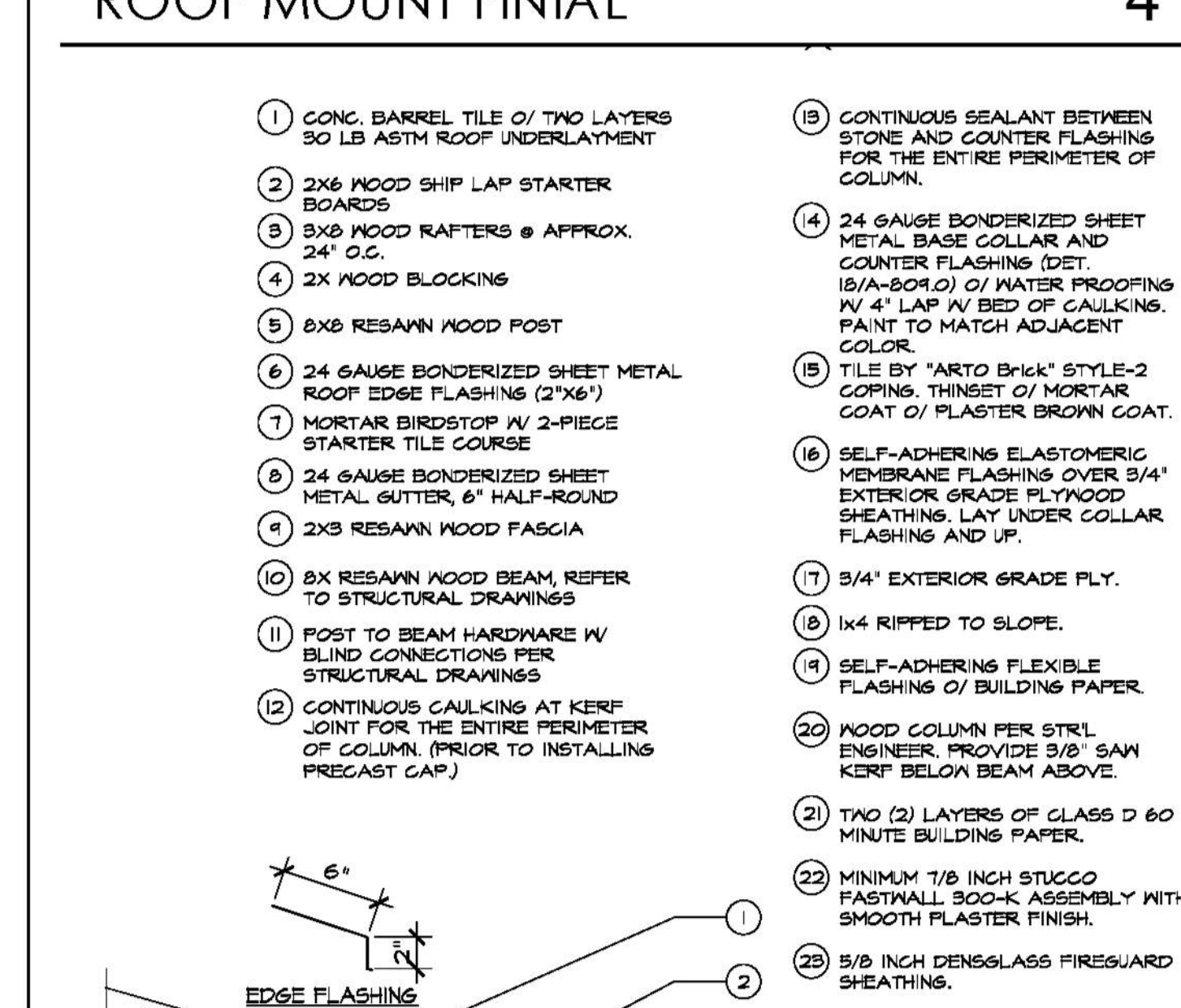
DECORATIVE RECESSED TILE 18



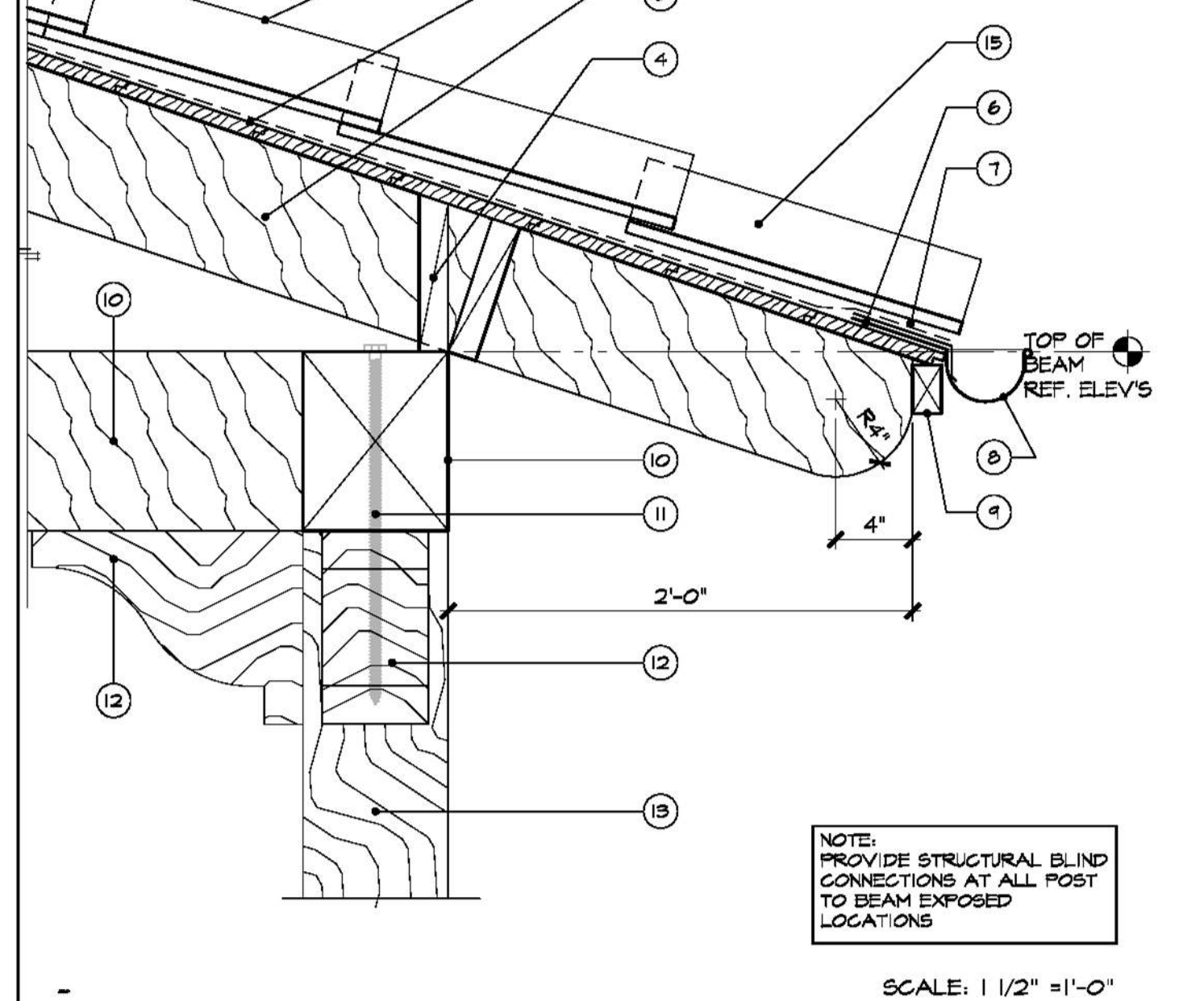
DECORATIVE RECESSED MEDALLION 15



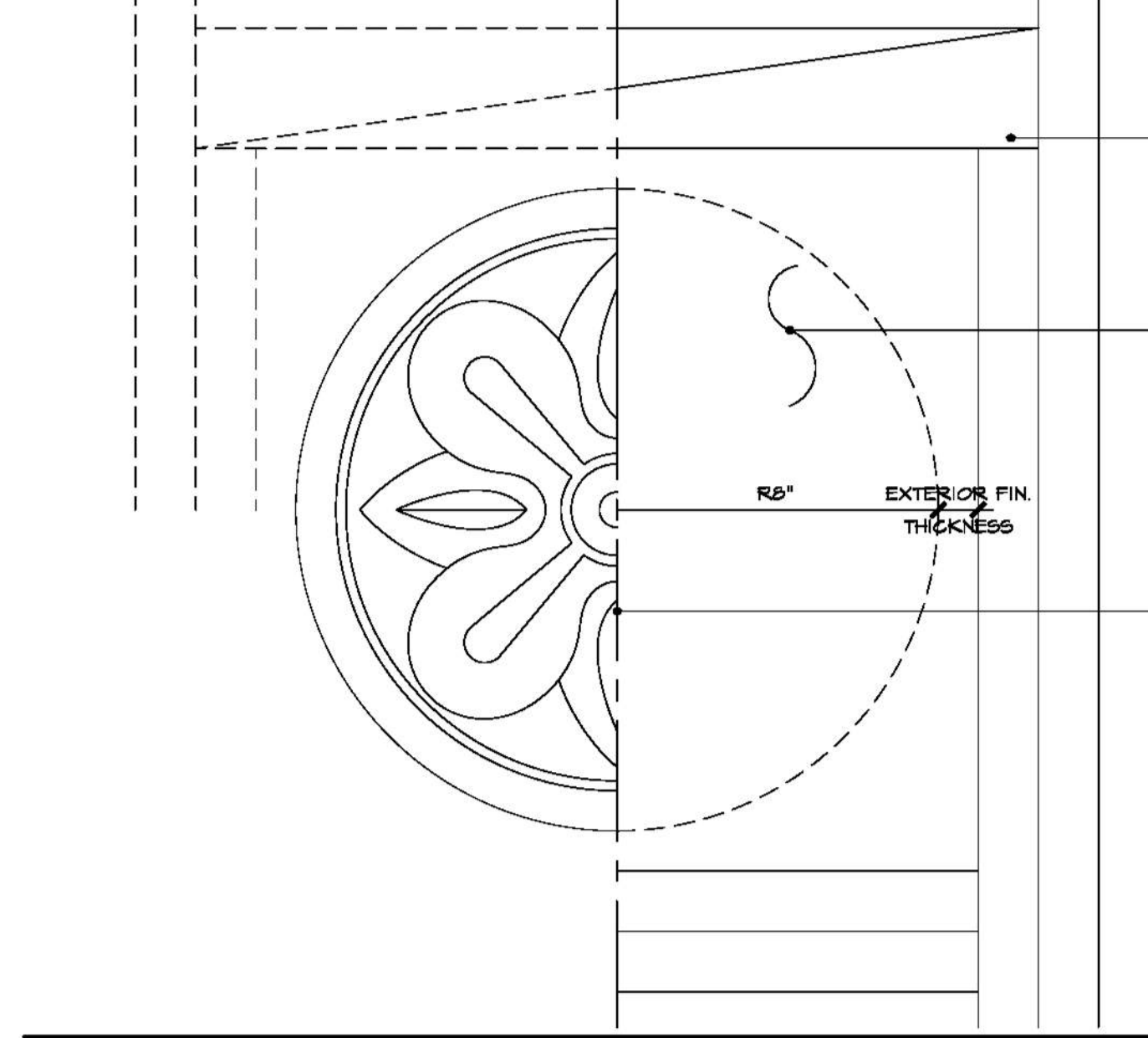
CANTILEVERED BAY WINDOW 14



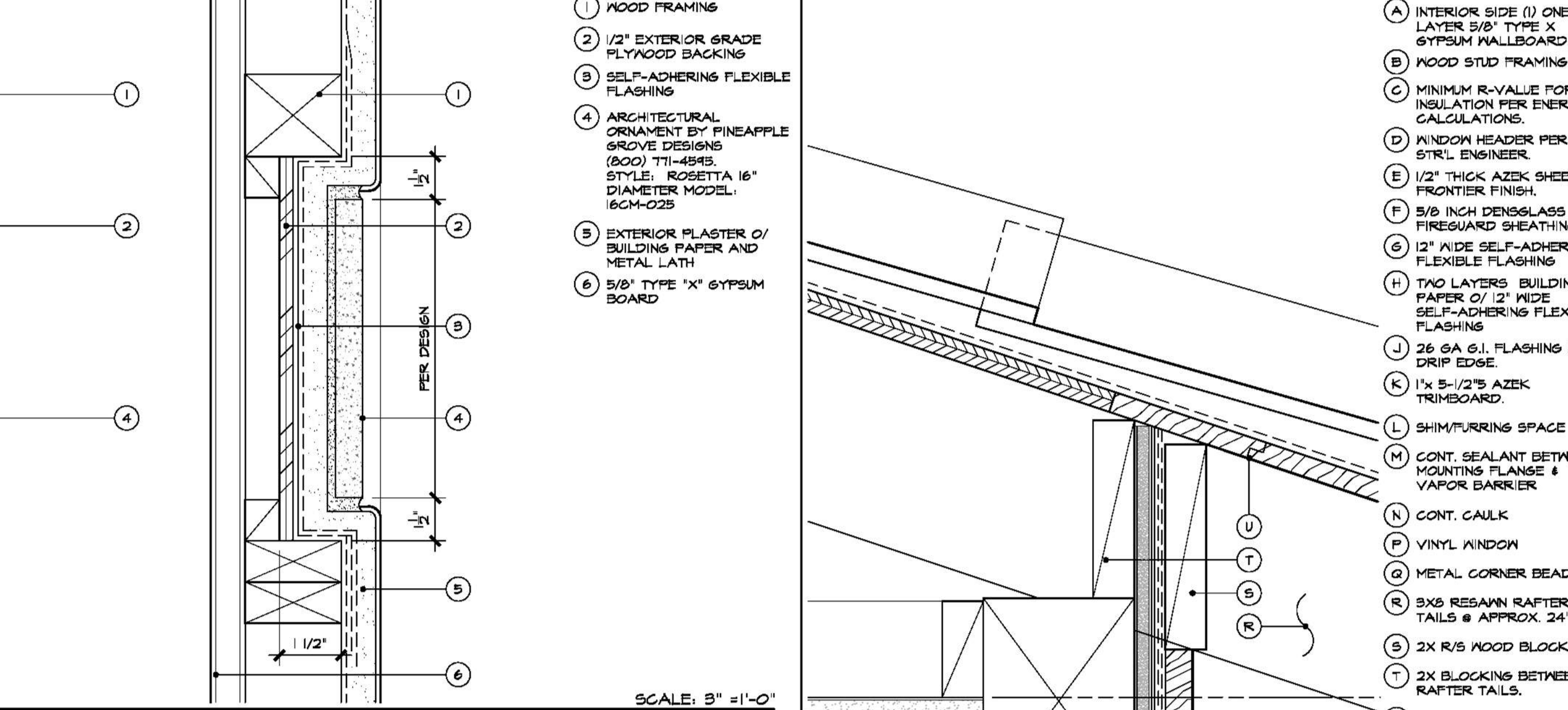
GUTTER DETAIL, TYPICAL 10



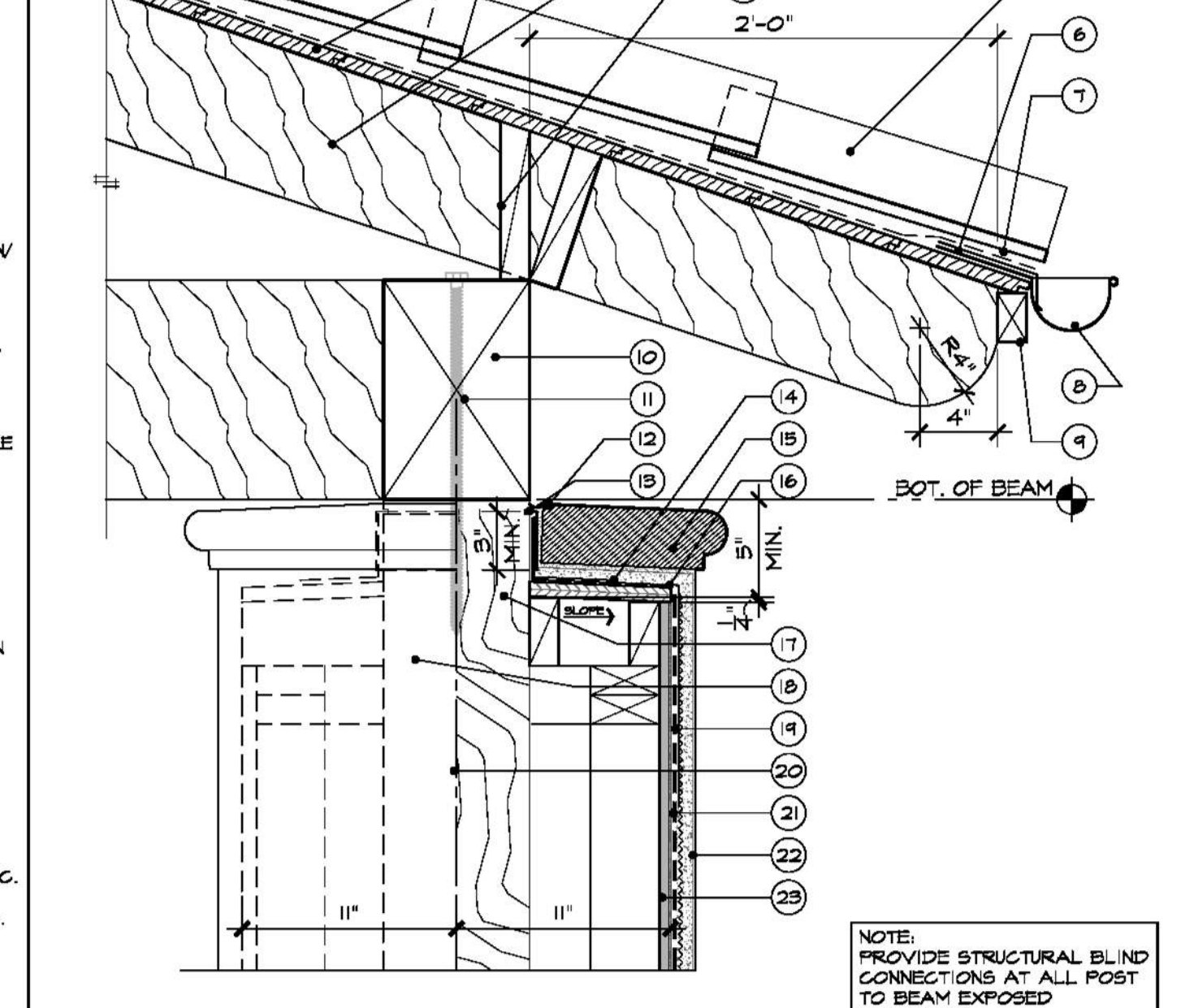
EAVE DETAIL - "SPANISH" 2



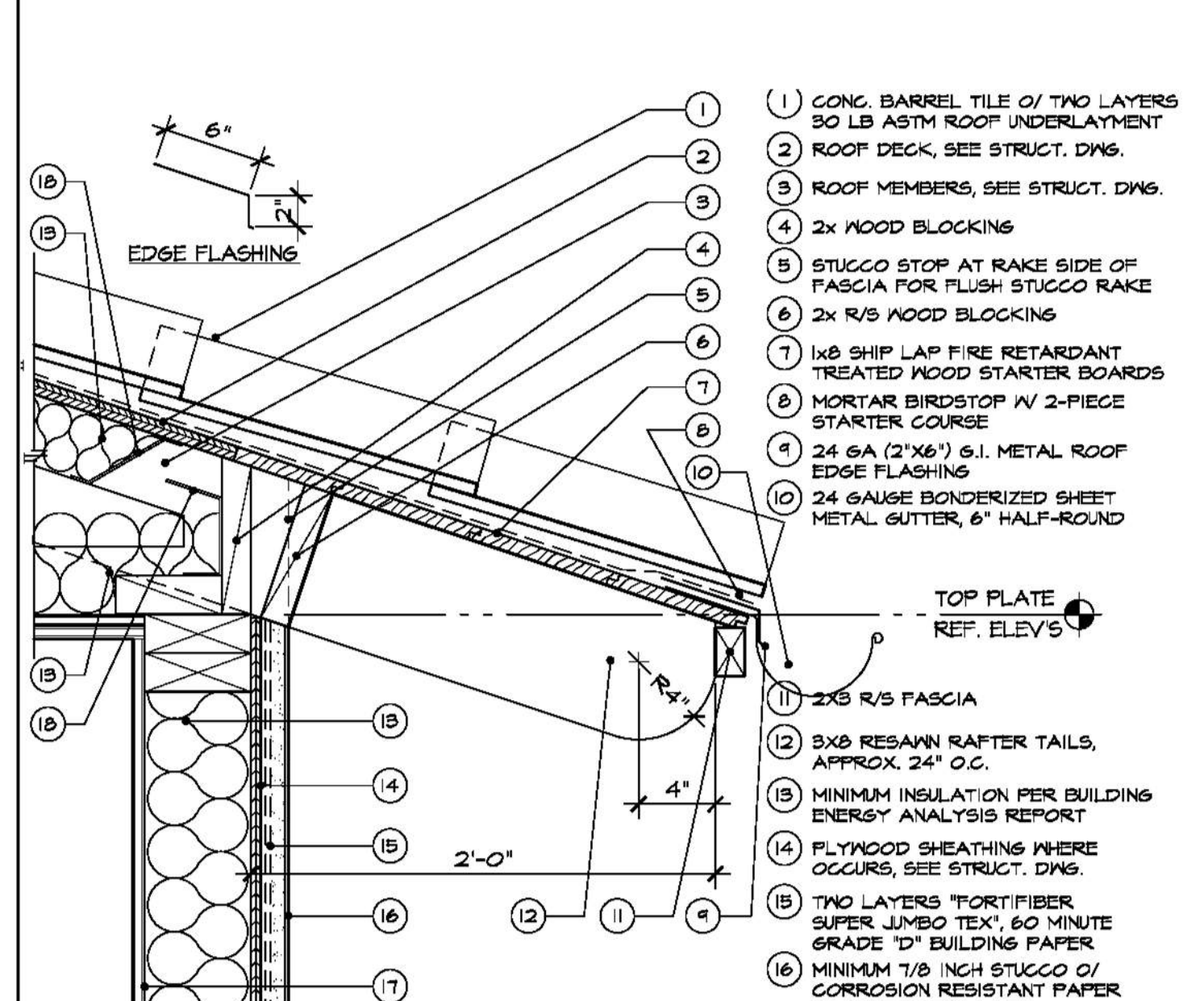
DECORATIVE RECESSED MEDALLION 15



LOW WALL W/ PRE-CAST CAP 16



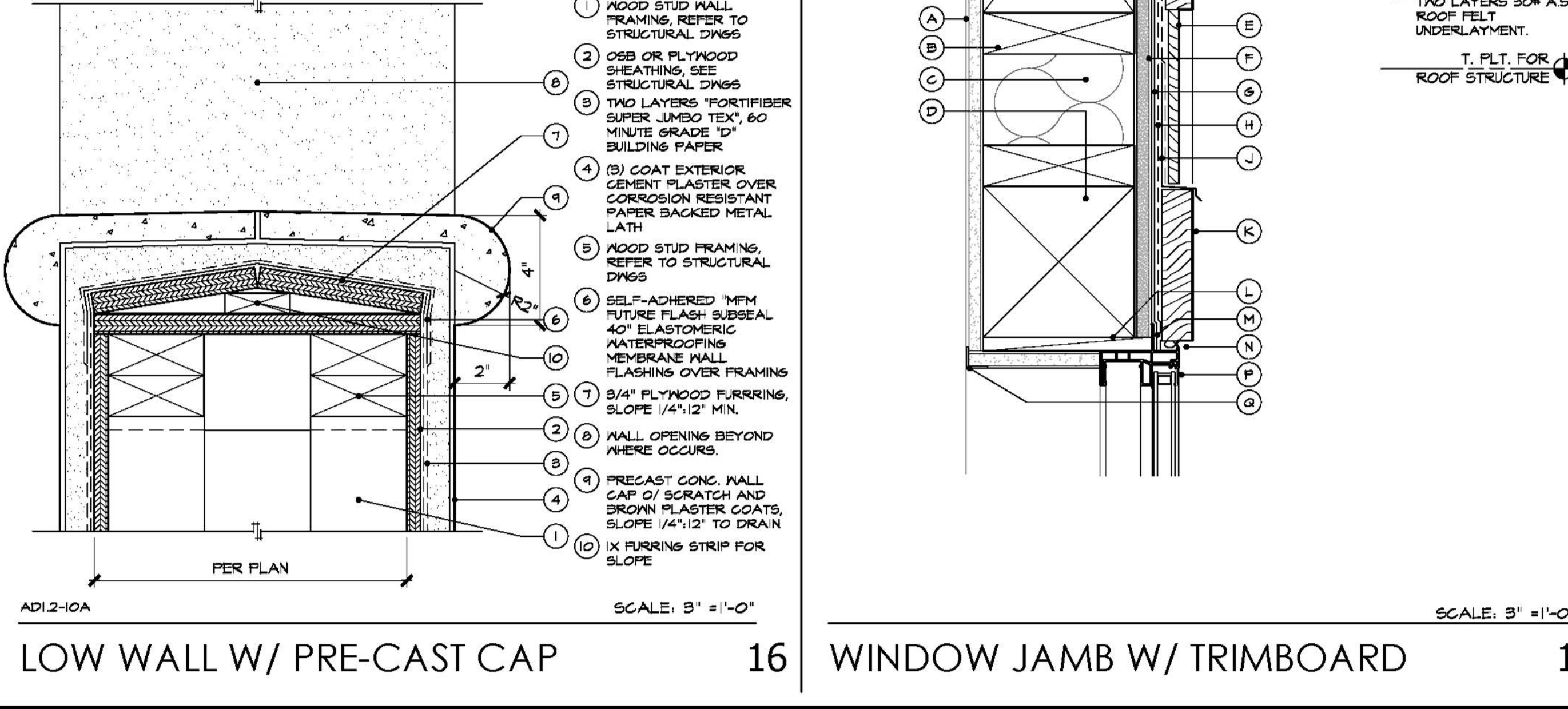
COLUMN AT ROOF EAVE 5



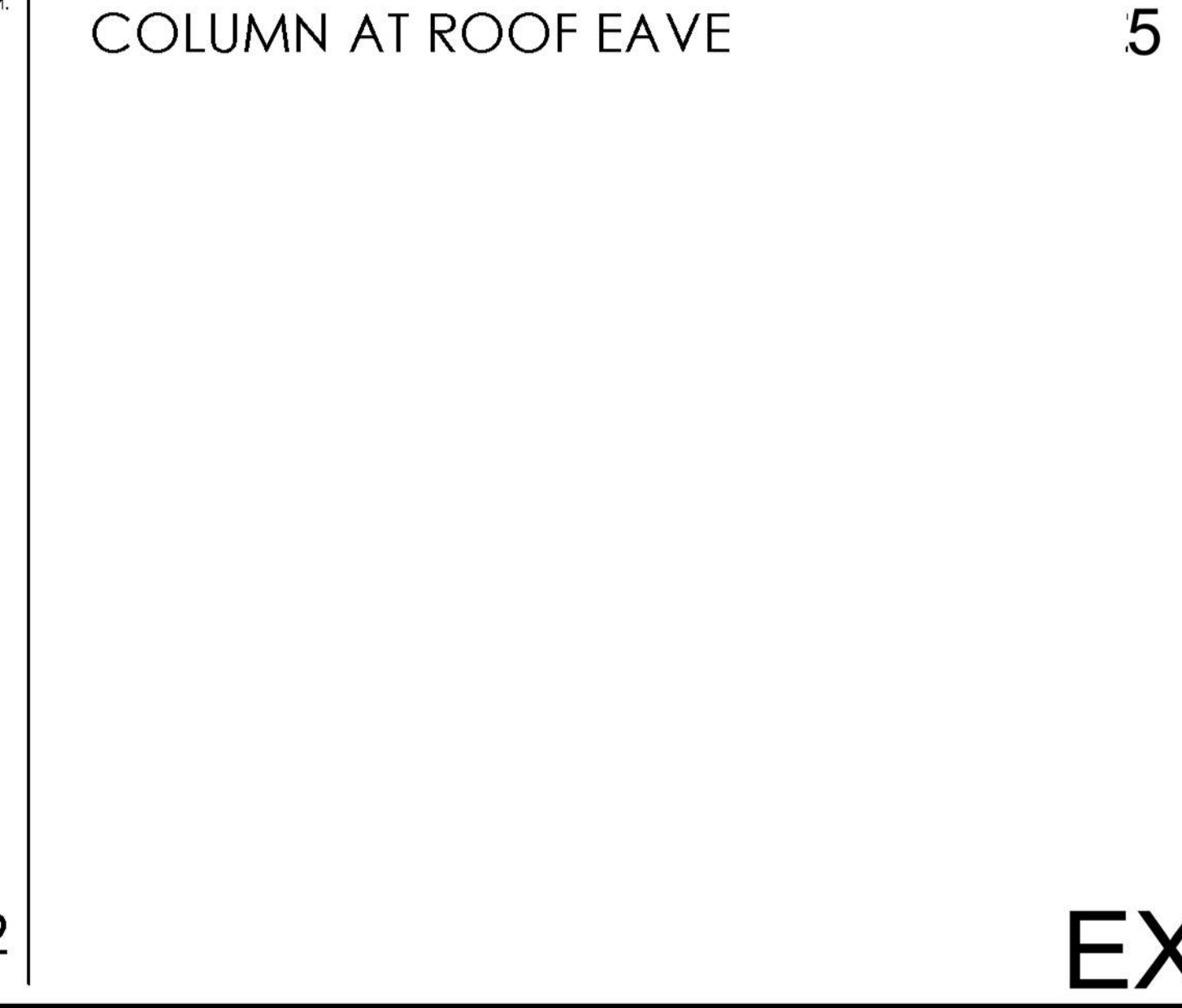
EAVE DETAIL - "SPANISH" 3



LOW WALL W/ PRE-CAST CAP 16



WINDOW JAMB W/ TRIMBOARD 12

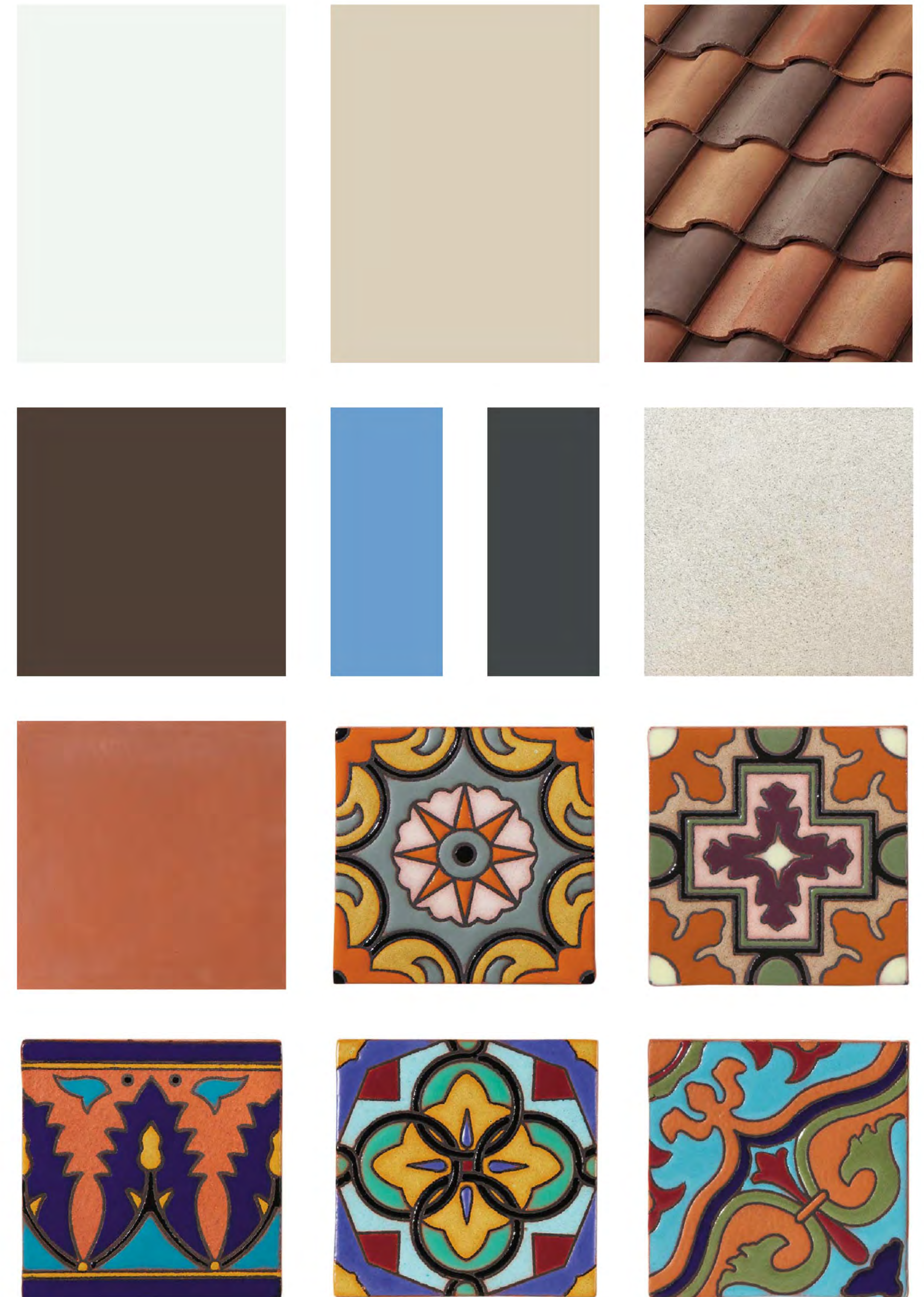
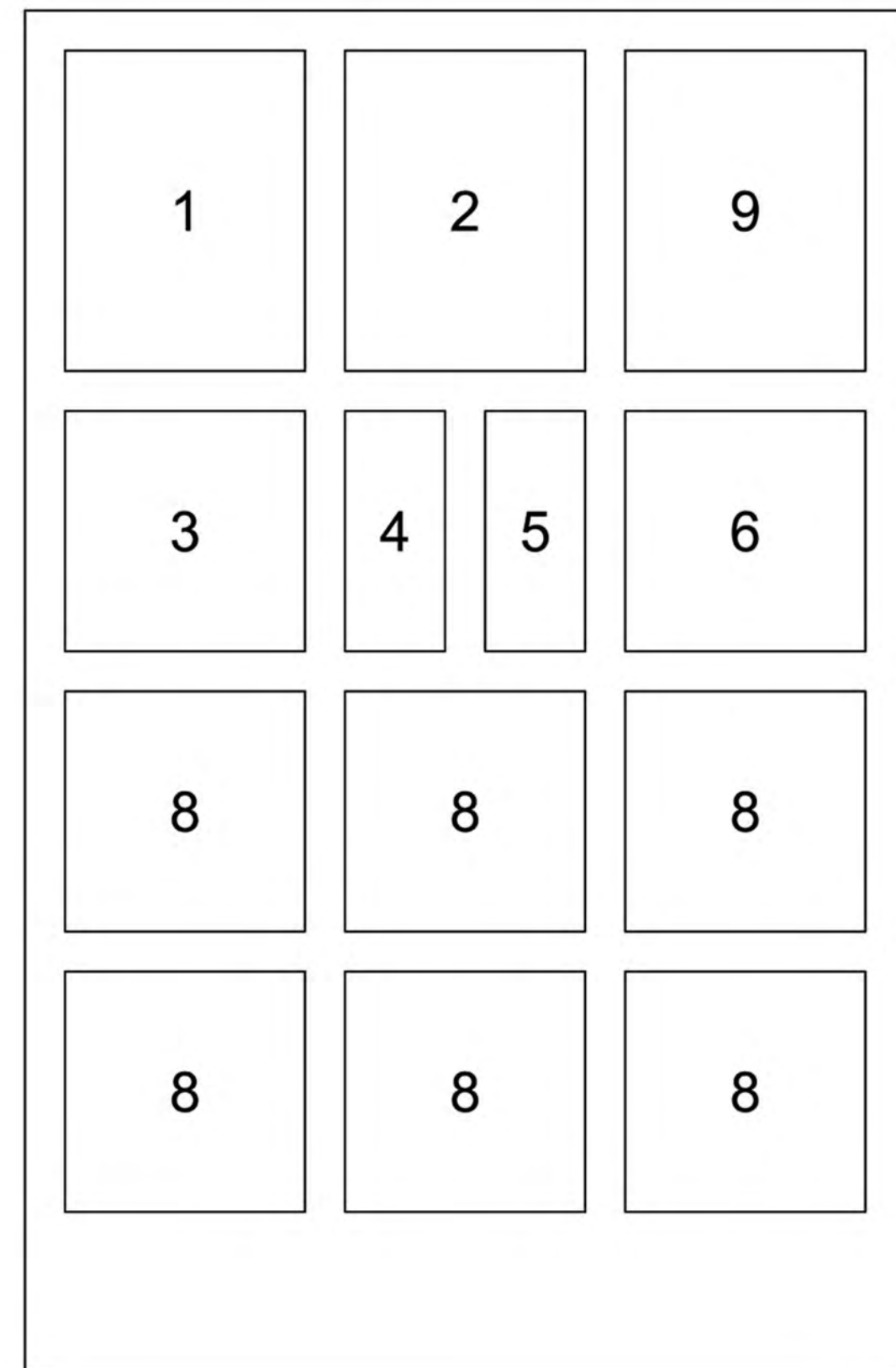


COLUMN AT ROOF EAVE 5



EAVE DETAIL - "SPANISH" 3





**LEGEND**

- 1 EXTERIOR PLASTER W/ LIGHT SAND FINISH - BENJAMIN MOORE OC-67, ICE MIST
- 2 EXTERIOR PLASTER W/ LIGHT SAND FINISH - BENJAMIN MOORE OC-11, CLAY BEIGE
- 3 WOOD TRIM - BENJAMIN MOORE 2112-10, MINK
- 4 WINDOW SHUTTER - BENJAMIN MOORE 817, BRAZILIAN BLUE
- 5 WROUGHT IRON - BENJAMIN MOORE 1603, GRAPHITE
- 6 PRECAST TRIM - LIMESTONE
- 7 VINYL DOORS & WINDOWS - MILGARD, ESPRESSO
- 8 GLAZED CLAY ACCENT TILES - ARTO BRICK
- 9 BARREL CONCRETE ROOF TILES - BORAL ROOFING, TESORO BLEND 32-1BCCS3270