



FRONT (AUBURN ROAD) ELEVATION
1/8" = 1'-0"

GENERAL NOTES:

- ALL NEW SIGNAGE MUST MEET CHAPTER 134 OF THE CITY CODE OF ORDINANCES AND BE APPROVED UNDER A SEPARATE PERMIT ISSUED BY THE BUILDING DEPARTMENT.

FACADE TRANSPARENCY NOTES:

- WINDOW GLAZING SHALL BE CLEAR WITH A VISIBLE LIGHT TRANSMITTANCE OF NOT LESS THAN 65% (0.65) ON GROUND FLOOR, PER GLASS MANUFACTURER SPECIFICATIONS.
- PROPOSED FACADE TRANSPARENCY AT GROUND FLOOR RETAIL USE (NON-RESIDENTIAL), ON AUBURN ROAD AND GERALD AVENUE, MEASURED BETWEEN 2 FEET AND 8 FEET ABOVE GARDE IS 85.7% (MINIMUM 70% REQUIRED).
- WINDOW GLAZING SHALL BE CLEAR WITH A VISIBLE LIGHT TRANSMITTANCE OF NOT LESS THAN 45% (0.45) ON SECOND AND THIRD FLOORS, PER GLASS MANUFACTURER SPECIFICATIONS.
- PROPOSED FACADE TRANSPARENCY AT SECOND FLOOR RESIDENTIAL USE, ON AUBURN ROAD AND GERALD AVENUE, MEASURED FROM FLOOR TO FLOOR IS 34% (MINIMUM 20% REQUIRED).
- PROPOSED FACADE TRANSPARENCY AT THIRD FLOOR RESIDENTIAL USE, ON AUBURN ROAD AND GERALD AVENUE, MEASURED FROM FLOOR TO FLOOR IS 27% (MINIMUM 20% REQUIRED).

BUILDING MATERIAL NOTES:

- STORE FRONT WINDOWS AT GROUND FLOOR RETAIL SPACES.
 - STONE VENEER TOPPED WITH LIME STONE CAP.
 - BRICK VENEER.
 - COMPOSITE PANEL SYSTEM.
 - METAL ROOFING.
 - METAL PANEL SYSTEM.
- COVERAGE PERCENTAGE OF BUILDING FACADE MATERIALS AT AUBURN ROAD AND GERALD AVENUE COMBINED, BASED ON EXTERIOR WALL SURFACE AREA, EXCLUDING WINDOWS AND DOORS, ARE:
- PRIMARY BUILDING MATERIALS (BRICK VENEER, STONE VENEER AND COMPOSITE PANEL SYSTEM) ARE COVERING 65% OF THE EXTERIOR WALL SURFACE AREA. (REQUIRED MINIMUM OF 60%).
 - ACCENT BUILDING MATERIALS (METAL PANEL SYSTEM AND METAL ROOFING) ARE COVERING 35% OF THE EXTERIOR WALL SURFACE AREA. (REQUIRED MAXIMUM OF 40%)



Color Options

NW02 Elegant Oak	NW08 Italian Walnut	NW30 Tropical Ipe	NW04 Pacific Board	NW24 Greyed Cedar
NW17 Milano Grigio	NW22 Slate Wood	NW13 Country Wood	NW10 English Cherry	NW28 Halmstad
NW06 Montreux Amber	P03.4.0 Silver Grey	P05.5.0 Quartz Grey	P25.8.1 Anthracite Grey	P12.6.3 Wine Red
A12.3.7 Carmine Red	P05.0.0 Pure White	P03.0.0 White	P04.0.2 Pale Yellow	P28.2.1 Aquamarine

COMPOSITE PANEL SYSTEM COLOR OPTIONS

PLANNING COMMISSION	02/01/2021
PLANNING COMMISSION	01/05/2021
SITE PLAN COMMENTS -2	11/03/2020
SITE PLAN COMMENTS	10/12/2020
SITE PLAN APPLICATION	08/06/2020
CONCEPT MEETING	06/08/2020
OWNER REVIEW	05/25/2020
ISSUED FOR	DATE

BUILDING ELEVATIONS MATERIAL BOARD A-07

ZEENAT PLAZA
CITY FILE #20-022, SECTION 36

LOT # 1545 - 1548 AUBURN ROAD
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