



ALL LANDSCAPING SHOWN IS CONCEPTUAL AND FOR PRESENTATION PURPOSE ONLY

PROJECT NAME: CEDAR RIDGE	
PROJECT LOCATION: 450 & 460 GAINES SCHOOL RD	
ISSUE: PRELIM PD	
DATE: 11.27.2024	
REVISION	DATE
DRAWING: 3D VIEWS	
SHEET NO.	

PD.01





ALL LANDSCAPING SHOWN IS CONCEPTUAL AND FOR PRESENTATION PURPOSE ONLY

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DRAWING:
3D VIEWS

SHEET NO.
PD.03

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3D VIEWS

COMMERCIAL BUILDING

UNIT TYPES

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- 3 UNIT A1 - FLOOR PLAN & SECTION
GABLE ROOF AND SHORT PORCH - ELEVATION & PERSPECTIVE
- 4 UNIT A3 - FLOOR PLAN & SECTION
GABLE ROOF AND SHORT PORCH - ELEVATION & PERSPECTIVE
- 4 UNIT A2 - GABLE ROOF AND EXTENDED PORCH - ELEVATION & PERSPECTIVE
- 4 UNIT A4, A5 - HIPPED ROOF AND SHORT PORCH - ELEVATION & PERSPECTIVE
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3 STORY UNIT TYPES:

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GABLE ROOF AND SHORT PORCH - ELEVATION & PERSPECTIVE
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1 STORY ADU UNIT TYPES:

- 3 UNIT ADU 1, ADU 3 - GABLE ROOF - PLAN, SECTION, ELEVATION & PERSPECTIVE
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TRANSPARENCY + FACADE CALCULATION . Section 9-25-8



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PD.04

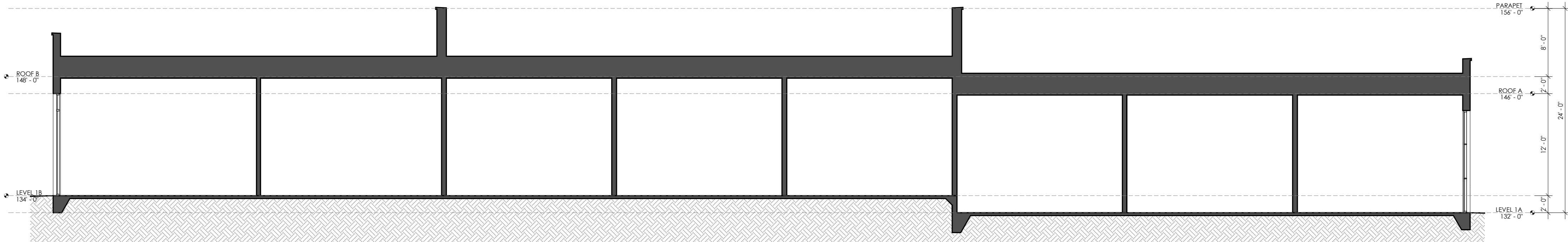
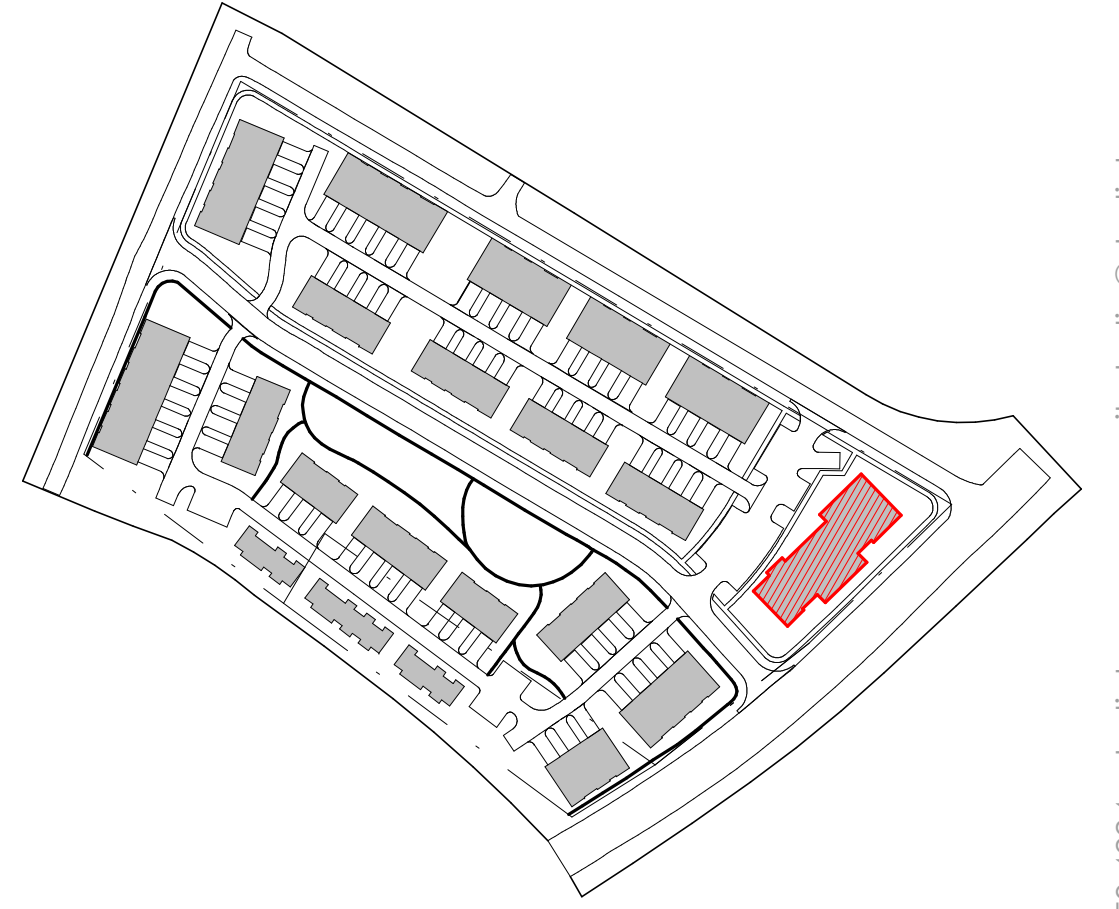
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7 EAST PERFECTIVE



8 WEST PERSPECTIVE



6 BUILDING SECTION B
1/8" = 1'-0"



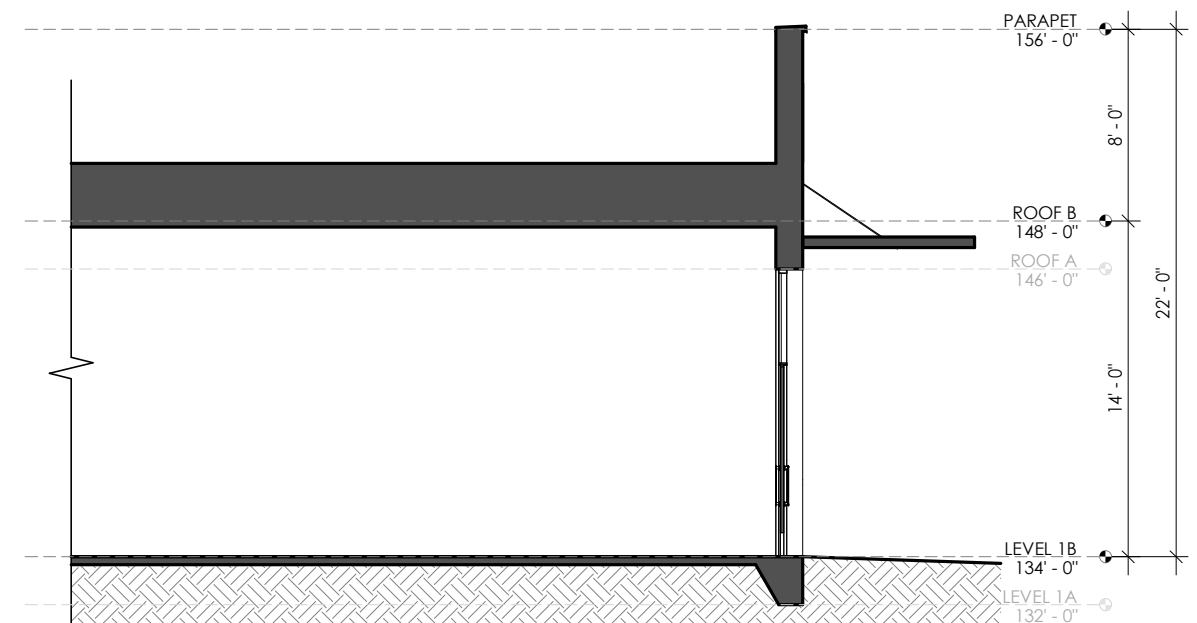
FENESTRATION CALCS:
TOTAL TRANSPARENCY AREA: 360 SF, TOTAL WALL AREA: 991 SF; (360/991) X 100 = 36%
(MIN %25 REQUIRED PER SEC. 9-25-8.)

3 WEST ELEVATION
1/8" = 1'-0"



FENESTRATION CALCS:
TOTAL TRANSPARENCY AREA: 360 SF, TOTAL WALL AREA: 1103 SF; (360/1103) X 100 = 33%
(MIN %25 REQUIRED PER SEC. 9-25-8.)

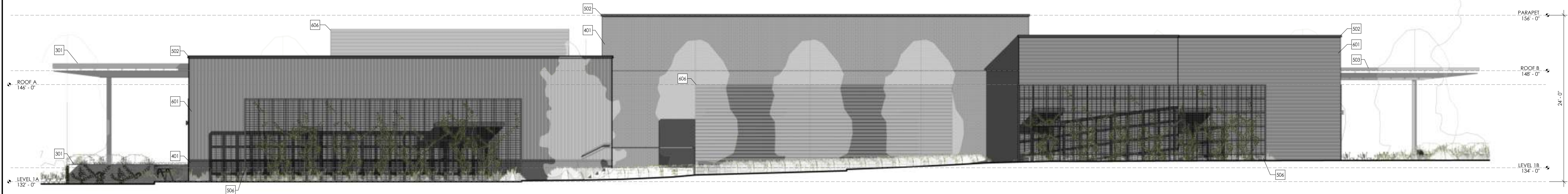
4 EAST ELEVATION
1/8" = 1'-0"



5 BUILDING SECTION A
1/8" = 1'-0"

KEYED NOTES

- 301 BOARD FORMED CONCRETE WALL
- 401 RUNNING BOND BRICK
- 502 PRE-FINISHED METAL CAP
- 503 STRUCTURAL STEEL CANOPY WITH WOOD TRELLIS
- 504 METAL CANOPY ABOVE DOORWAY
- 505 STEEL PLANTER
- 506 SCREEN WALL
- 601 FIBERCEMENT LAP SIDING
- 606 WOOD SLAT WALL



2 REAR ELEVATION
1/8" = 1'-0"



FENESTRATION CALCS:
TOTAL TRANSPARENCY AREA: 1246 SF, TOTAL WALL AREA: 3283 SF; (1246/3283) X 100 = 38%
(MIN %25 REQUIRED PER SEC. 9-25-8.)

1 FRONT ELEVATION
1/8" = 1'-0"

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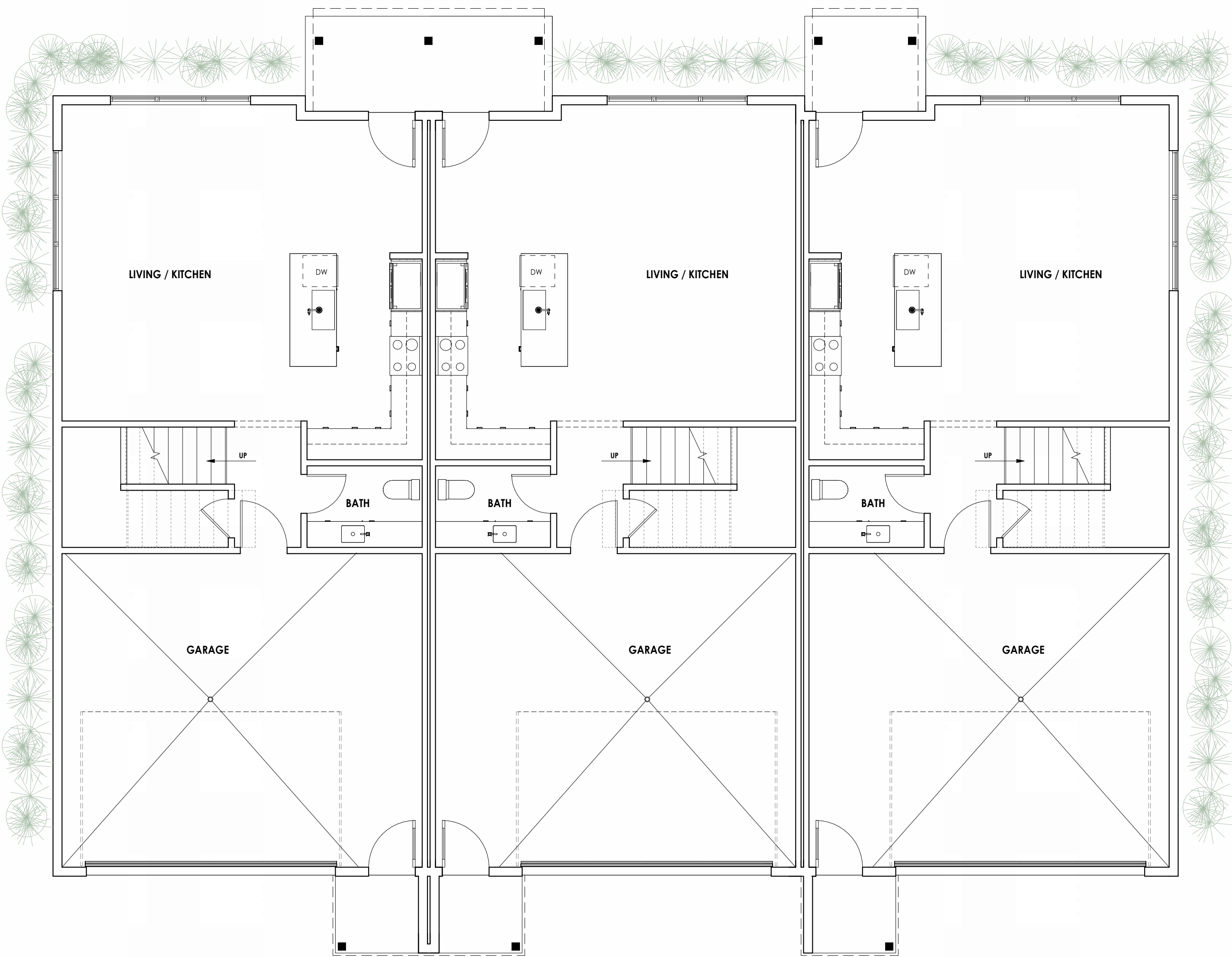
DRAWING:
COMMERCIAL BUILDING
ELEVATIONS & SECTIONS

SHEET NO.

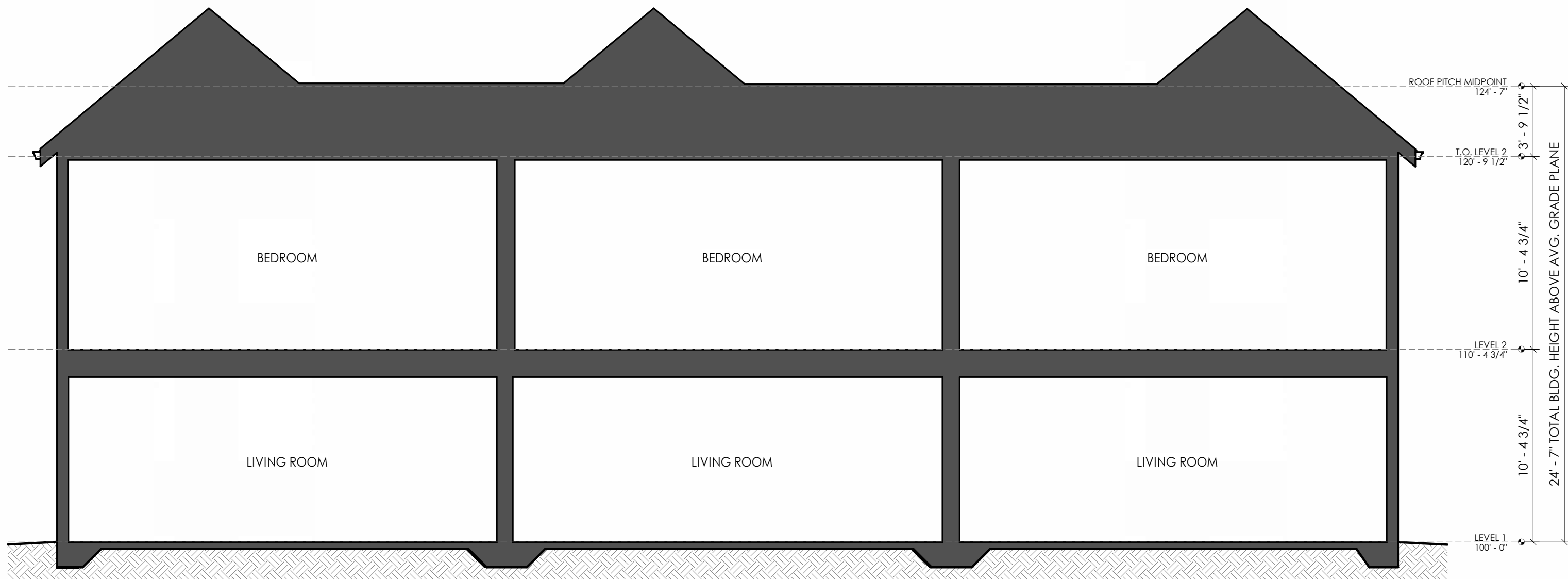
PD.06

2 STORY UNIT TYPE (A1) - 3 UNIT, GABLE ROOF AND SHORT PORCH

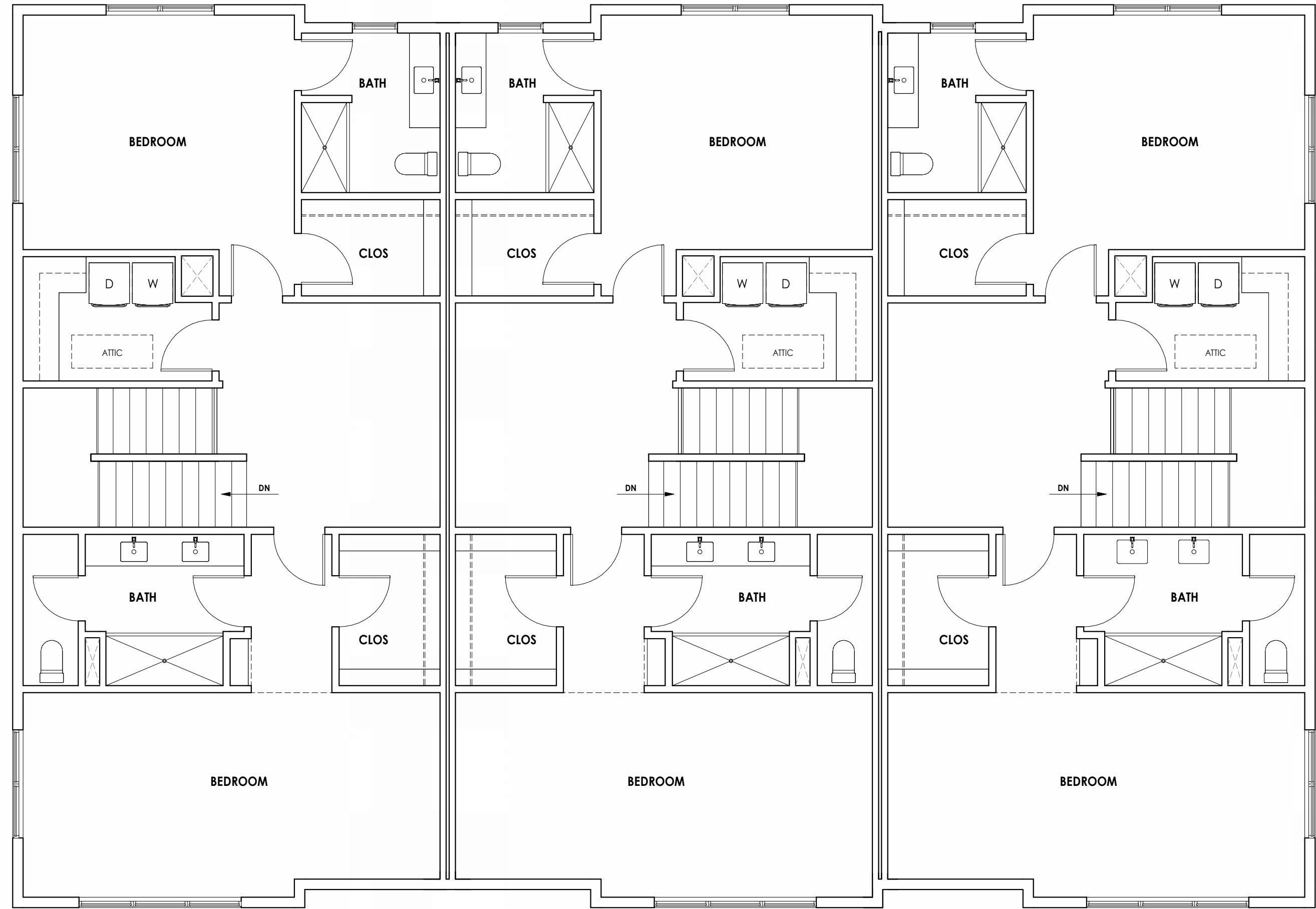
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3 3 UNIT - GROUND LEVEL
3/16" = 1'-0"



1 LONGITUDINAL SECTION
3/16" = 1'-0"



4 3 UNIT - LEVEL 2
3/16" = 1'-0"



2 FRONT PERSPECTIVE



2 STORY UNIT TYPE (A1) - 3 UNIT, GABLE ROOF AND SHORT PORCH

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TRANSPARENCY + FACADE CALCULATION . Section 9-25-8

STREET FACADE 29.0% (25% required)

KEYED NOTES

- 501 K-SYLE GUTTERS AND DOWNSPOUTS
- 601 FIBERCEMENT LAP SIDING
- 602 FIBERCEMENT BOARD AND BATTEN SIDING
- 603 FIBERCEMENT TRIM BOARD
- 604 FIBERCEMENT WINDOW CASING
- 605 WOOD POST
- 701 ASPHALT SHINGLE ROOF
- 702 ASPHALT SHINGLE PORCH ROOF



3 REAR ELEVATION
3/16" = 1'-0"



4 SIDE ELEVATION
3/16" = 1'-0"

OPPOSITE SIDE IS MIRRORED



1 FRONT ELEVATION
3/16" = 1'-0"



2 REAR PERSPECTIVE

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DRAWING:
2 STORY UNIT

SHEET NO.

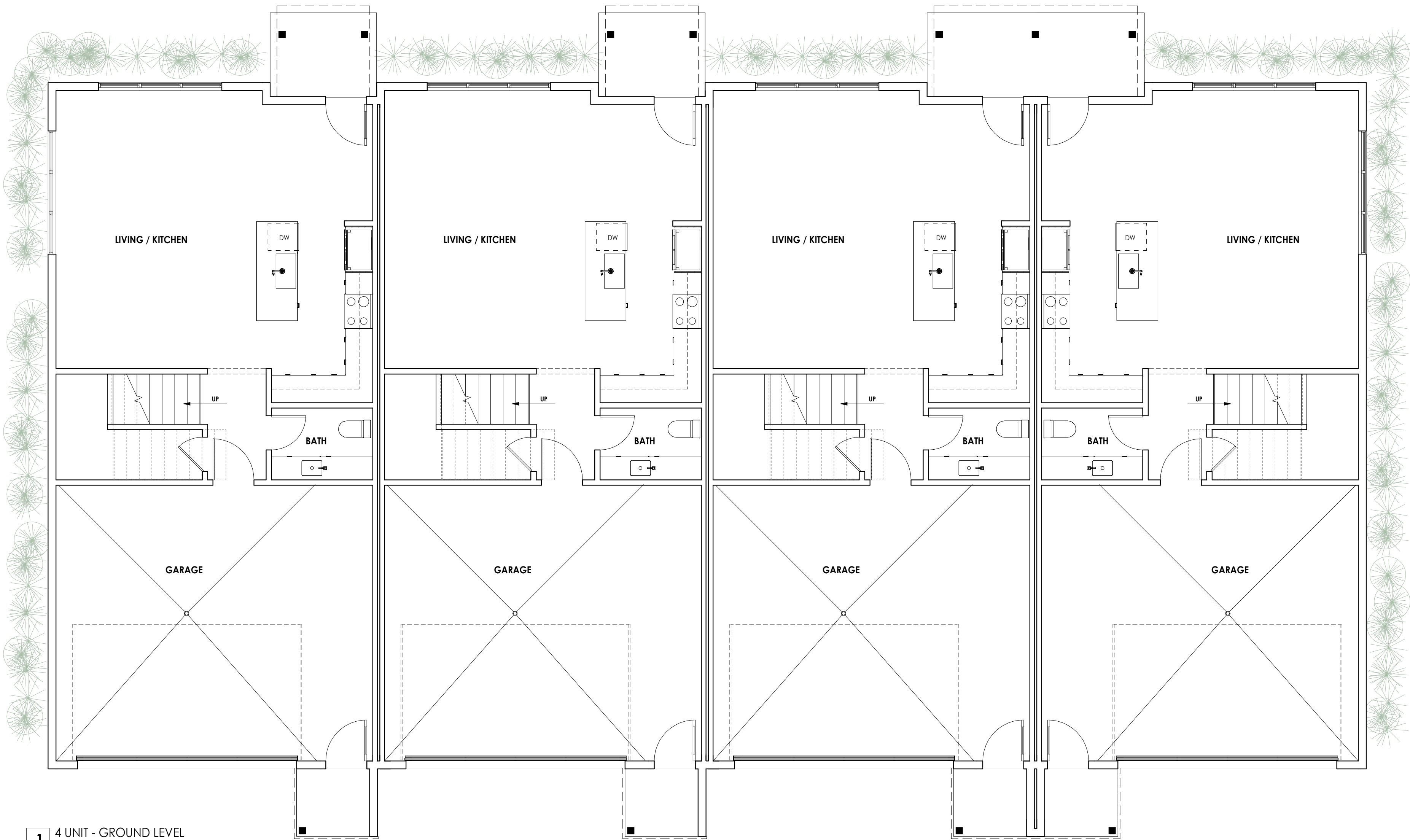
PD.08

2 STORY UNIT TYPE (A2,A3,A4,A5) - 4 UNIT

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2 4 UNIT - LEVEL 2
3/16" = 1'-0"



1 4 UNIT - GROUND LEVEL
3/16" = 1'-0"



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DRAWING:
2 STORY UNIT

SHEET NO.

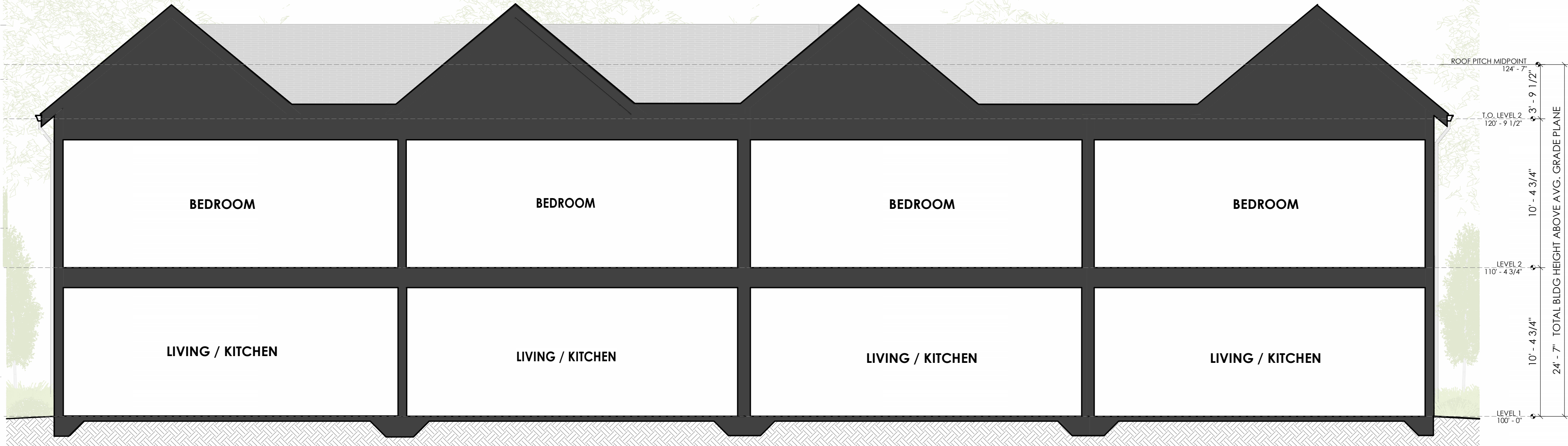
PD.09

2 STORY UNIT TYPE (A3) - 4 UNIT, GABLE ROOF AND SHORT PORCH

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TRANSPARENCY + FACADE CALCULATION . Section 9-25-8

STREET FACADE 29.0% (25% required)



5 SECTION
3/16" = 1'-0"



3 REAR ELEVATION
3/16" = 1'-0"



4 SIDE ELEVATION
3/16" = 1'-0"

OPPOSITE SIDE IS MIRRORED



1 FRONT ELEVATION
3/16" = 1'-0"



2 FRONT PERSPECTIVE



KEYED NOTES

- 501 K-STYLE GUTTERS AND DOWNSPOUTS
- 502 PRE-FINISHED METAL CAP
- 601 FIBERCEMENT LAP SIDING
- 602 FIBERCEMENT BOARD AND BATTEN SIDING
- 603 FIBERCEMENT TRIM BOARD
- 604 FIBERCEMENT WINDOW CASING
- 605 WOOD POST
- 701 ASPHALT SHINGLE ROOF
- 702 ASPHALT SHINGLE PORCH ROOF

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DRAWING:
2 STORY UNIT

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PD.10

2 STORY UNIT TYPE (A2) - 4 UNIT, GABLE ROOF AND EXTENDED PORCH

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TRANSPARENCY + FACADE CALCULATION . Section 9-25-8

STREET FACADE	FRONT	41.0%	(25% required)
STREET FACADE	SIDE	12.0%	(25% required)

KEYED NOTES

- 501 K-SYCLE GUTTERS AND DOWNSPOUTS
- 601 FIBERCEMENT LAP SIDING
- 602 FIBERCEMENT BOARD AND BATTEN SIDING
- 603 FIBERCEMENT TRIM BOARD
- 604 FIBERCEMENT WINDOW CASING
- 605 WOOD POST
- 701 ASPHALT SHINGLE ROOF
- 702 ASPHALT SHINGLE PORCH ROOF



3 SIDE ELEVATION
3/16" = 1'-0"

OPPOSITE SIDE IS MIRRORED



2 REAR ELEVATION
3/16" = 1'-0"



4 FRONT PERSPECTIVE



1 FRONT ELEVATION
3/16" = 1'-0"

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2 STORY UNIT

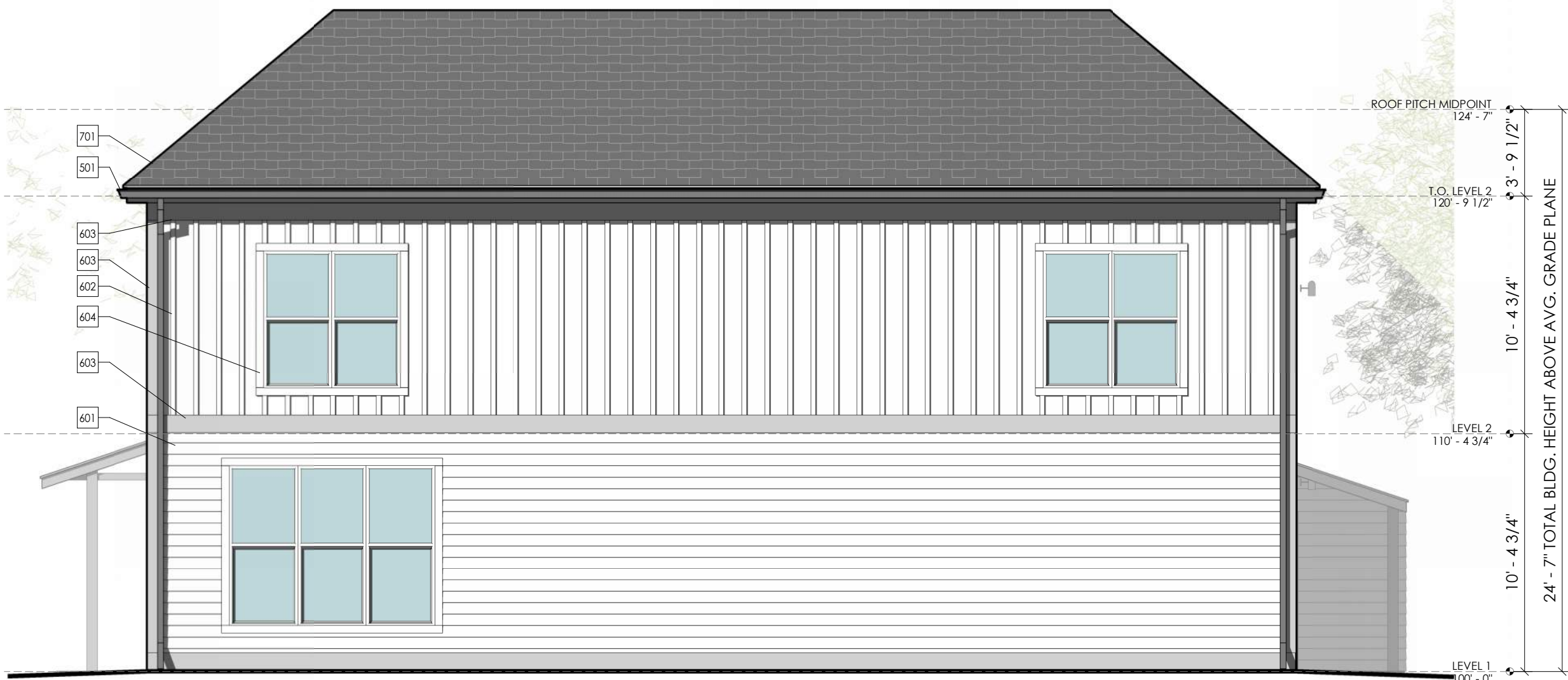
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2 STORY UNIT TYPE (A4,A5) - 4 UNIT, HIPPED ROOF AND SHORT PORCH

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TRANSPARENCY + FACADE CALCULATION . Section 9-25-8

STREET FACADE 34.0% (25% required)



3 SIDE ELEVATION
3/16" = 1'-0"

OPPOSITE SIDE IS MIRRORED



4 FRONT PERSPECTIVE



2 REAR ELEVATION
3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"



KEYED NOTES

- 501 K-SYBLE GUTTERS AND DOWNSPOUTS
- 601 FIBERCEMENT LAP SIDING
- 602 FIBERCEMENT BOARD AND BATTEN SIDING
- 603 FIBERCEMENT TRIM BOARD
- 604 FIBERCEMENT WINDOW CASING
- 605 WOOD POST
- 701 ASPHALT SHINGLE ROOF
- 702 ASPHALT SHINGLE PORCH ROOF

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2 STORY UNIT

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PD.12

2 STORY UNIT TYPE (A6,A7) - 5 UNIT

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2 5 UNIT - LEVEL 2
3/16" = 1'-0"



1 5 UNIT - GROUND LEVEL
3/16" = 1'-0"



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DRAWING:
2 STORY UNIT

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PD.13

2 STORY UNIT TYPE (A6) - 5 UNIT, GABLE ROOF AND EXTENDED PORCH

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TRANSPARENCY + FACADE CALCULATION . Section 9-25-8

STREET FACADE 42.0% (25% required)



3 SIDE ELEVATION
3/16" = 1'-0"



4 FRONT PERSPECTIVE



2 REAR ELEVATION
3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"



KEYED NOTES

- 501 K-STYLE GUTTERS AND DOWNSPOUTS
- 601 FIBERCEMENT LAP SIDING
- 602 FIBERCEMENT BOARD AND BATTEN SIDING
- 603 FIBERCEMENT TRIM BOARD
- 604 FIBERCEMENT WINDOW CASING
- 605 WOOD POST
- 701 ASPHALT SHINGLE ROOF
- 702 ASPHALT SHINGLE PORCH ROOF

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DRAWING:
2 STORY UNIT

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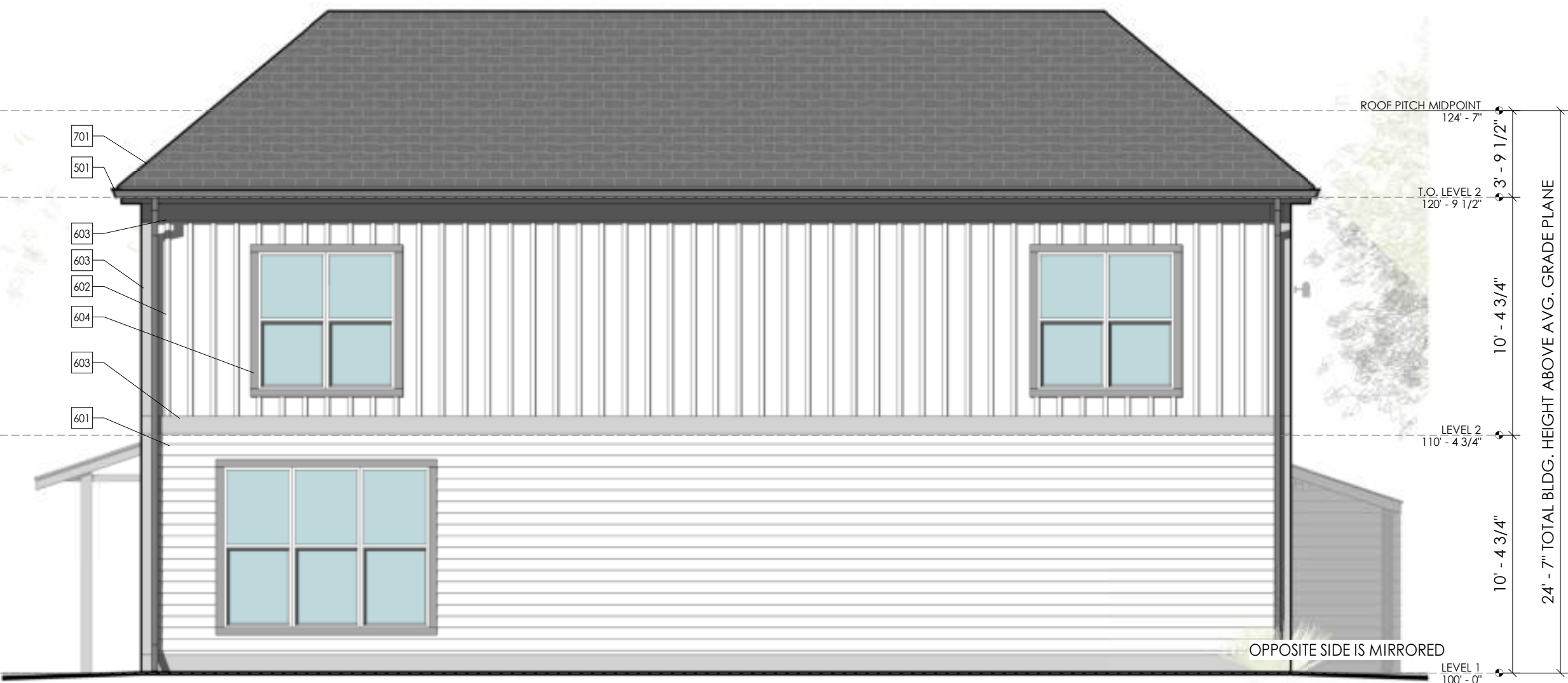
PD.14

2 STORY UNIT TYPE (A7) - 5 UNIT, HIPPED ROOF AND SHORT PORCH

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TRANSPARENCY + FACADE CALCULATION . Section 9-25-8

STREET FACADE	FRONT	34.0%	(25% required)
STREET FACADE	SIDES	12.0%	(25% required)



3 SIDE ELEVATION
3/16\"/>



4 FRONT PERSPECTIVE



2 REAR ELEVATION
3/16\"/>



1 FRONT ELEVATION
3/16\"/>



KEYED NOTES

- 501 K-STYLE GUTTERS AND DOWNSPOUTS
- 601 FIBERCEMENT LAP SIDING
- 602 FIBERCEMENT BOARD AND BATTEN SIDING
- 603 FIBERCEMENT TRIM BOARD
- 604 FIBERCEMENT WINDOW CASING
- 605 WOOD POST
- 701 ASPHALT SHINGLE ROOF
- 702 ASPHALT SHINGLE PORCH ROOF

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DRAWING:
2 STORY UNIT

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PD.15