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# PROJECT NARRATIVE

The proposed project, to be located on tax lot 16900, is a mixed-use two-story building consisting of (2) retail spaces on the ground floor and (2) dwelling units on the second floor. Retail space 1 will have approximately 850 usable square feet and a collapsible bi fold door leading to an outdoor patio area. Retail Space 2 will have approximately 175 usable square feet. Both ground floor retail spaces will have access to an ADA accessible bathroom located in the NW corner of the building. The (2) second story dwelling units are comparable in size (approximately 658 – 668 usable square feet) and will each have (1) bedroom, (1) full bathroom, (1) kitchen, and (1) living area with large operable windows. Exterior finishes include cedar shingles for the main massing with cedar tongue and groove plank accents. Copper roof, gutters and trim will be utilized throughout the building with a focus on the 2nd story large collapsible accordion windows.

The proposed site work will consist of maintaining the existing access easement/driveway while adding 3 new parking spaces in addition to the existing ADA accessible parking space. There will be an accessible concrete walkway from the parking lot to the various building entry points on site. Retail Space 1 will have access to an outdoor patio seating area with a retractable awning. 50% of the required landscaped area will be composed of living plant material primarily located on the street fronts of N. 3rd and Laneda Ave.

Proposed stormwater management will consist of infiltration chambers and permeable pavers located at the new parking area front patio.

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**MANZANITA**  
3RD STREET AND LANEDA AVENUE

REVISIONS:


DESIGN REVIEW

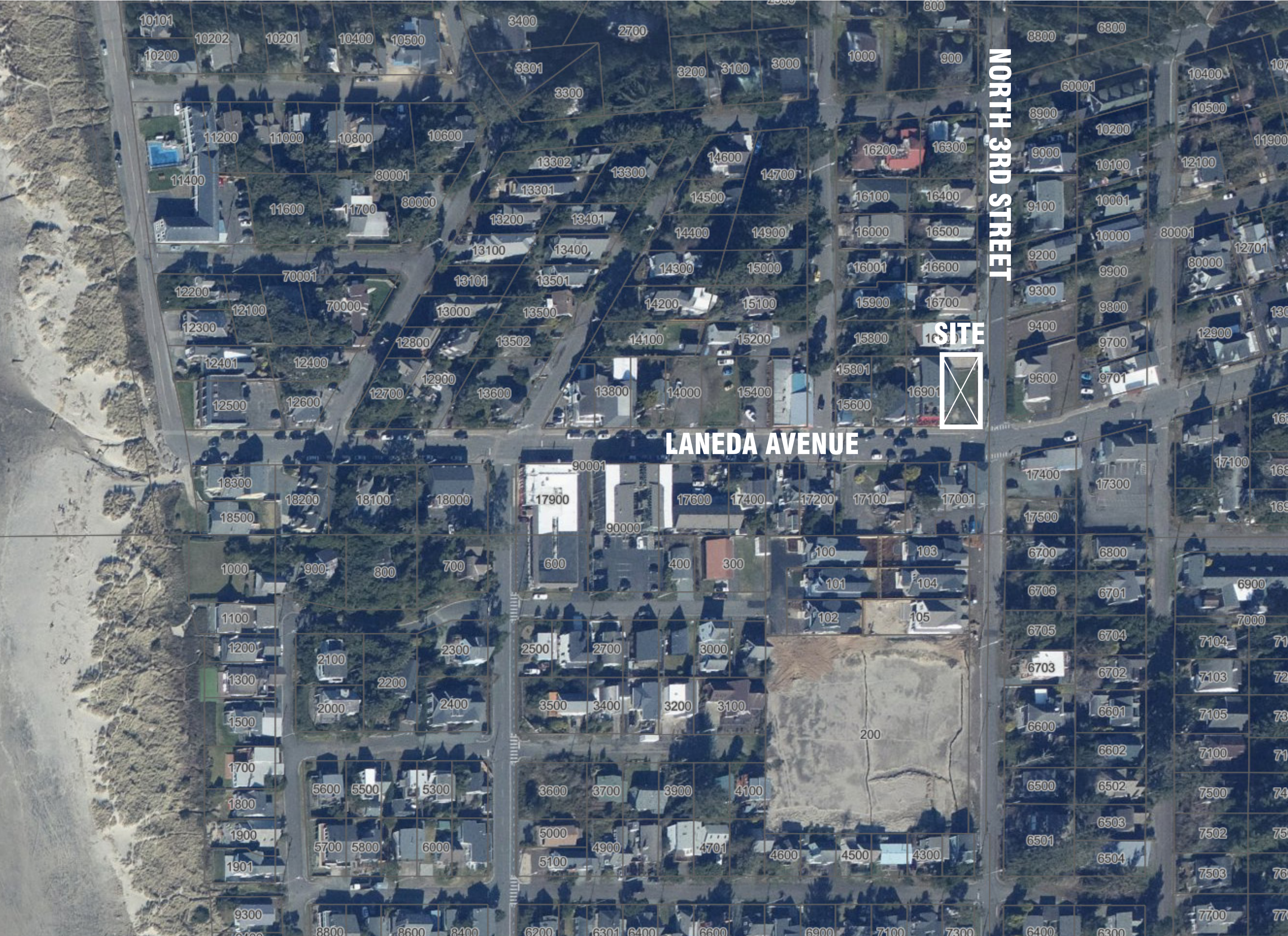
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DRAWING TITLE:

TABLE OF CONTENTS  
+  
NARRATIVE

DATE: 12/08/2023

A0.01



NORTH 3RD STREET

LANEDA AVENUE



SITE

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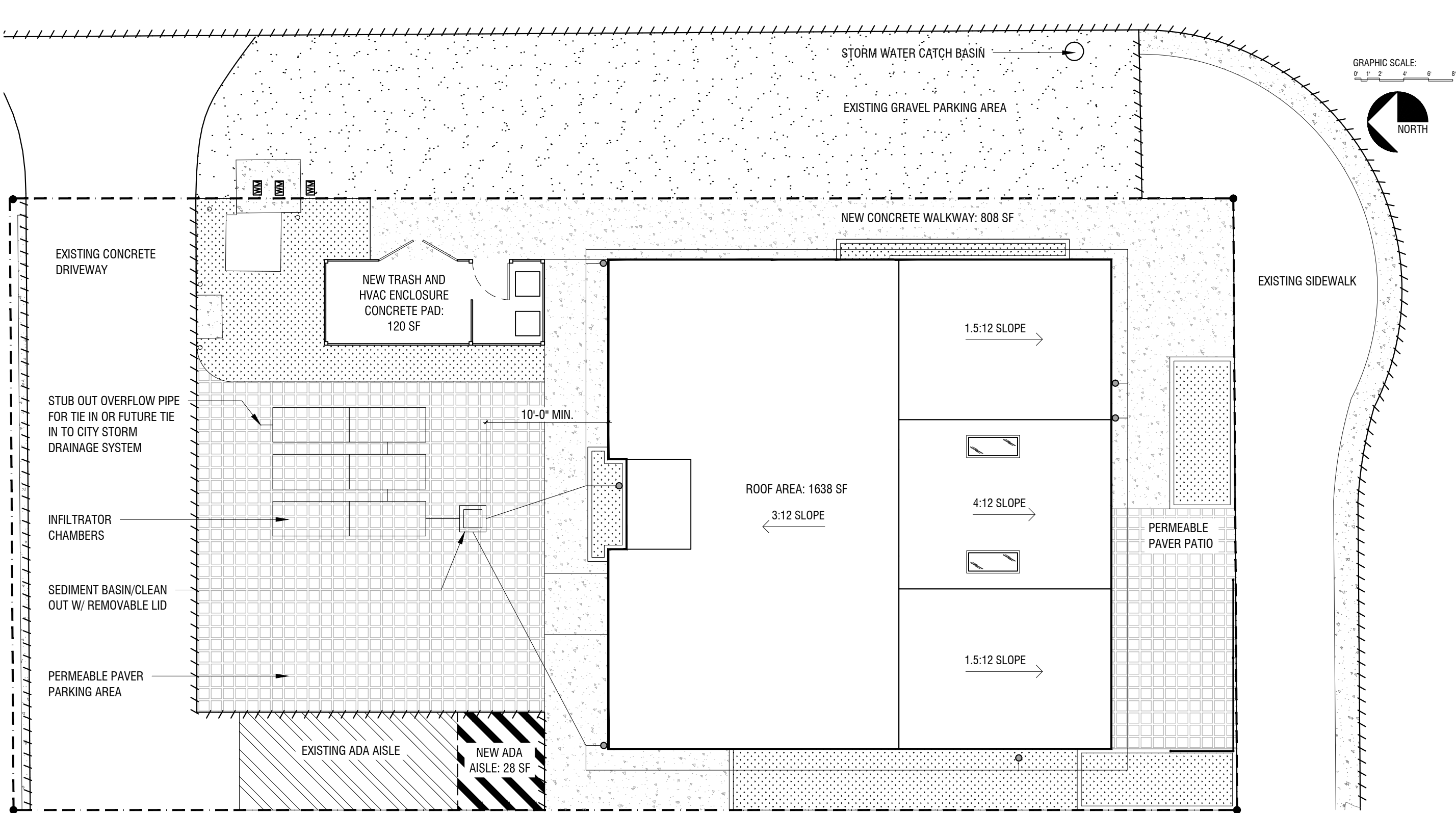
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VICINITY MAP

DATE: 04/05/2023

A0.02





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STORM WATER  
 RETENTION PLAN

DATE: 12/08/2023

**A1.01**

**1 STORM WATER RETENTION PLAN**  
 1/8" = 1'-0"

NEW IMPERVIOUS SURFACES	
NEW ROOF AREA	1638 SF
NEW CONCRETE WALKWAY AREA	808 SF
NEW TRASH RECEPTACLE CONCRETE PAD	120 SF
NEW PAVED ADA AISLE	56 SF
<b>NEW IMPERVIOUS SURFACE TOTAL</b>	<b>2622 SF</b>

STORM WATER STORAGE CAPACITY: FOR TRAFFIC INSTALLATION, INSTALL ONE INFILTRATOR CHAMBER FOR EVERY 500 SF OF IMPERVIOUS SURFACE

2622/500 = 5.24 = 6 INFILTRATION CHAMBERS REQUIRED

**LEGEND**

	NEW CONCRETE PATH AND PATIO
	NEW LANDSCAPED AREA
	NEW PERMEABLE PAVERS
	LOT LINE
	NEW DOWNSPOUT

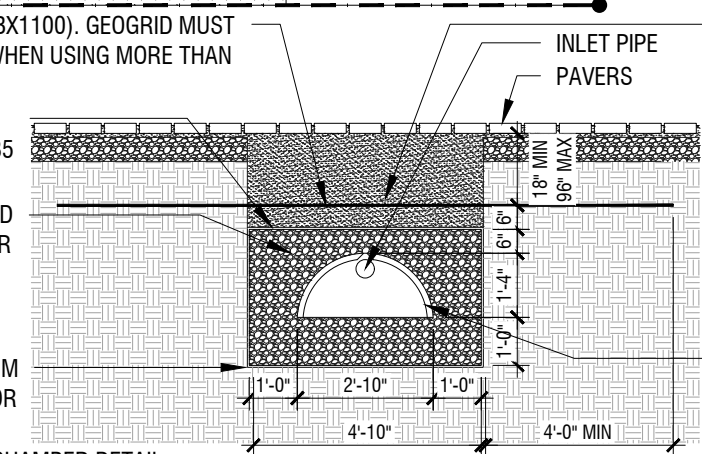
GEOGRID (ISI 14,000 OR TENSAR BX1100). GEOGRID MUST OVERLAP ITSELF AT LEAST 2'-0" WHEN USING MORE THAN ONE ROLL

PERMEABLE GEOTEXTILE DRAIN FABRIC, MIRAFY 140S AMOCO 4535 OR APPROVED EQUAL

DRAIN ROCK. 2"-3" CLEAN WASHED CRUSHED STONE OR ROUND RIVER ROCK. NO FINES, WRAPPED IN PERMEABLE GEOTEXTILE DRAIN FABRIC,

COMPACT THE BASE TO A MINIMUM OF 95% OF THE MODIFIED PROCTOR DENSITY

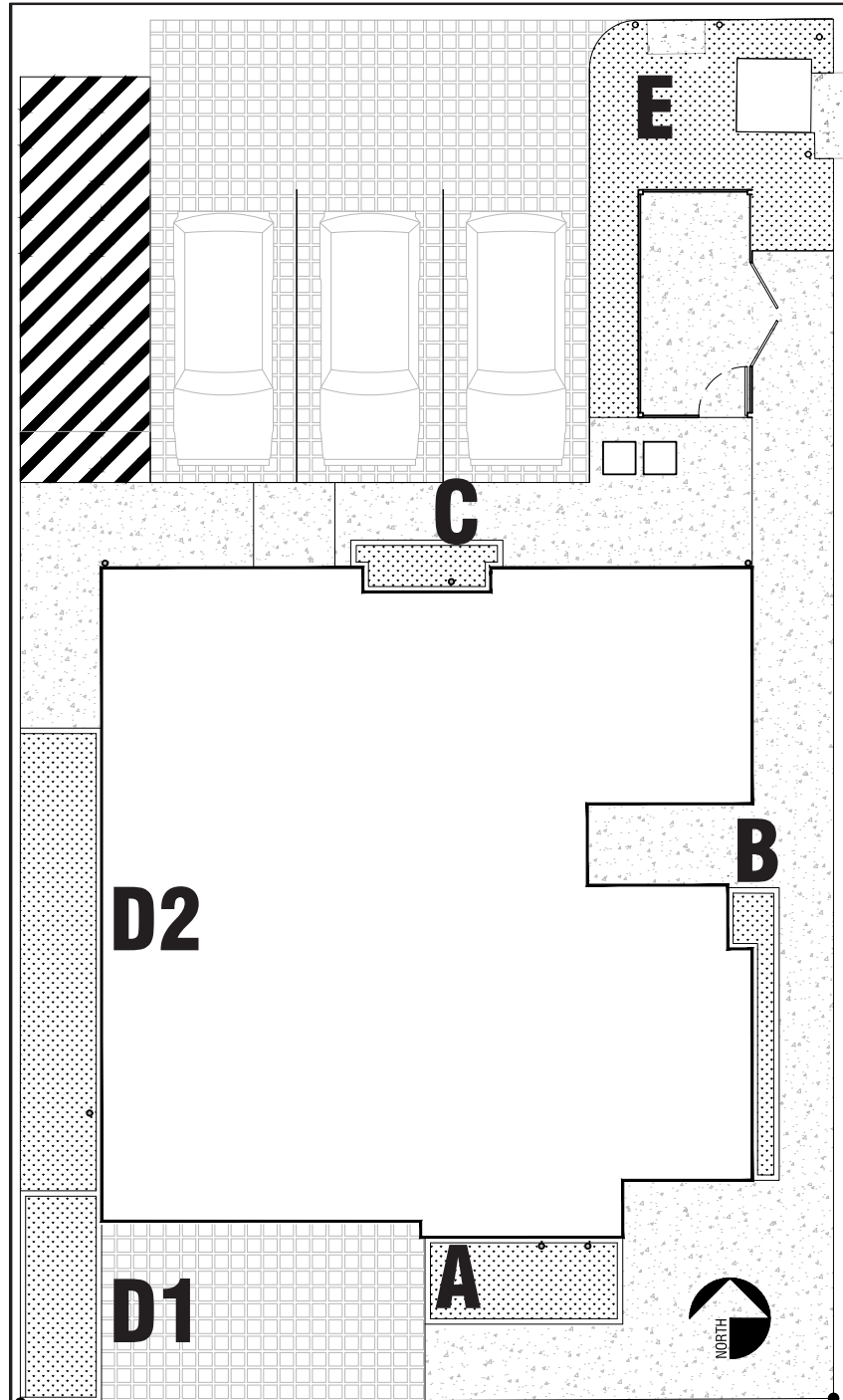
**2 TYPICAL INFILTRATION CHAMBER DETAIL**  
 1/4" = 1'-0"



COMPACTED, WELL GRADED GRANULAR BACKFILL (PER INFILTRATOR SYSTEM REQUIREMENTS) WHICH CONTAINS AN EVEN DISTRIBUTION OF A PARTICLE SIZES WITH NO MORE THAN 10% FINES (PARTICLES PASSING THE 200 SIEVE) RANGING FROM SILT THROUGH SAND TO GRAVEL (MIN 95% OF THE MODIFIED PROCTOR DENSITY)

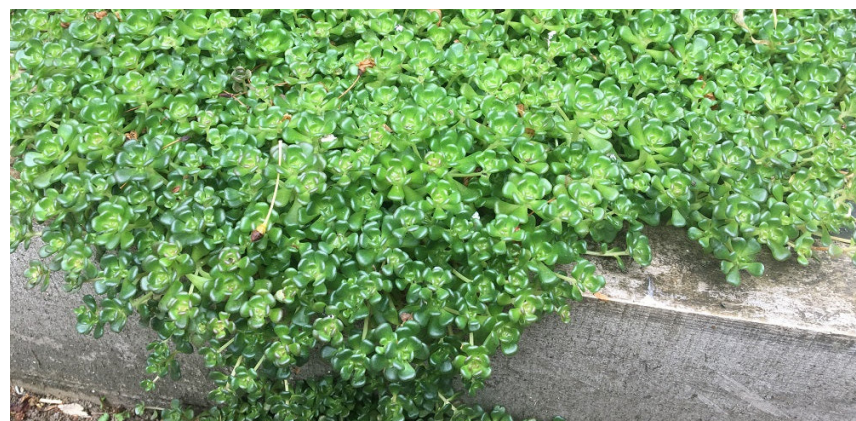
HIGH CAPACITY H-20 INFILTRATOR CHAMBER OR APPROVED EQUAL. W=34" H=16" L=75" EACH CHAMBER

**KEY PLAN**



**GROUND COVER**

Stonecrop, broadleaf (spoonleaf stonecrop) *Sedum spathulifolium*



**PLANTER A**

STONECROP BROADLEAF - GROUND COVER INFILL  
ENGLISH LAVENDER - APPROX. 10 PLANTS

**PLANTER B**

ENGLISH LAVENDER - APPROX. 8 PLANS  
BLUEBLOSSOM - APPROX. 1 PLANT

**PLANTER C**

ENGLISH LAVENDER - APPROX. 8 PLANTS

**PLANTER D1**

STONECROP BROADLEAF - GROUND COVER INFILL  
ENGLISH LAVENDER - APPROX. 10 PLANTS

**PLANTER D2**

STONECROP BROADLEAF - GROUND COVER

**PLANTER E**

BLUEBLOSSOM - APPROX 14 PLANTS

**NOTE: SEE RENDERINGS ON A2.20 THRU A2.25 FOR SCALED REPRESENTATIONS OF PROPOSED PLANT MATERIALS IN RELATIONSHIP TO PROPOSED BUILDING AND SITE.**

**SMALL PLANTS 2FT TALL**

English Lavender *Lavandula angustifolia*



**SHRUBS 4FT-9FT TALL**

Blueblossom (California lilac, mountain lilac) *Ceanothus thyriflorus*



REVISIONS:


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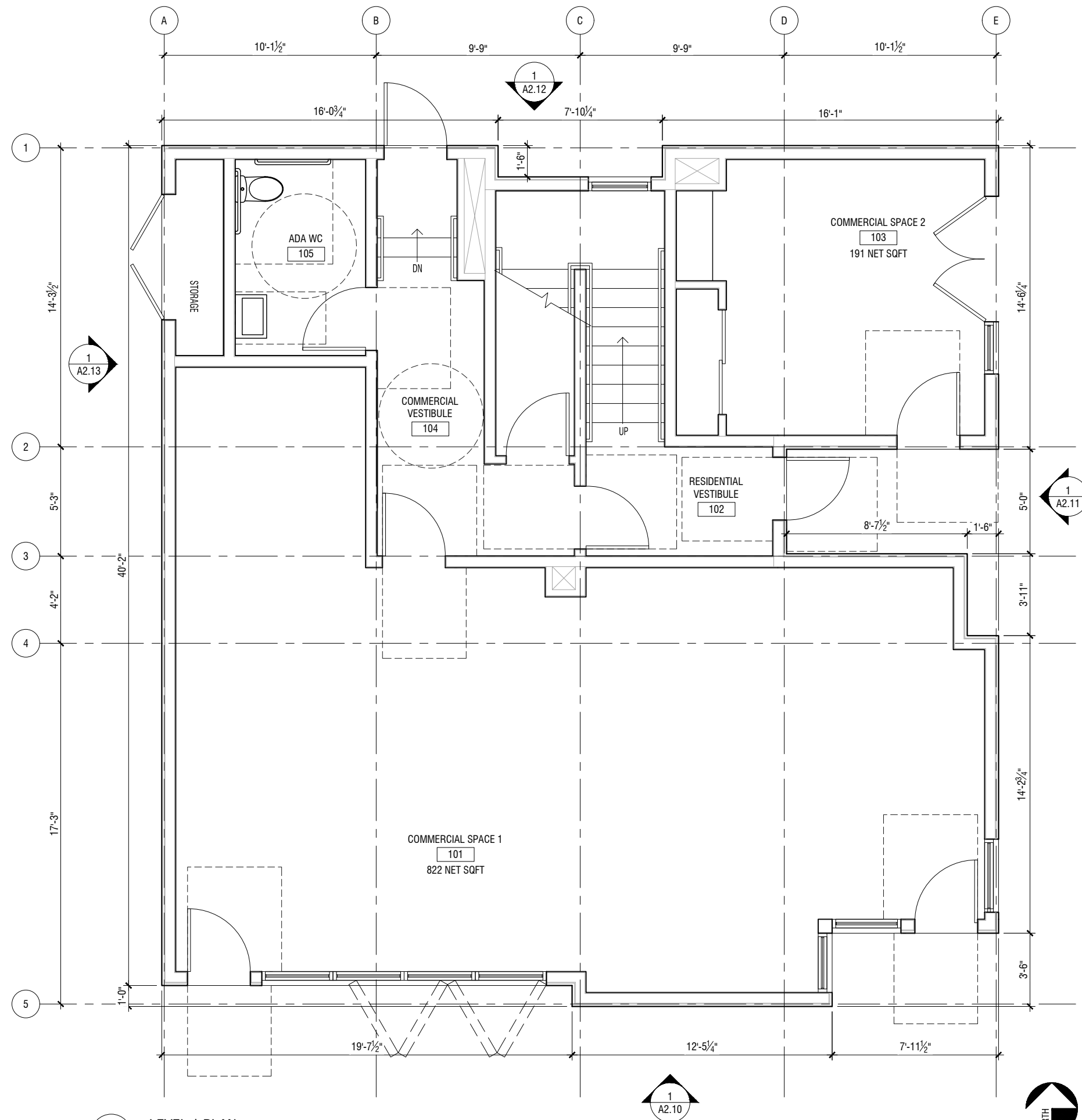
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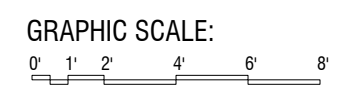
PLANTING MATERIAL

DATE: 12/08/2023

**A1.02**



1 LEVEL 1 PLAN  
 3/16" = 1'-0" GROSS AREA: 1615 SF



REVISIONS:


DESIGN REVIEW

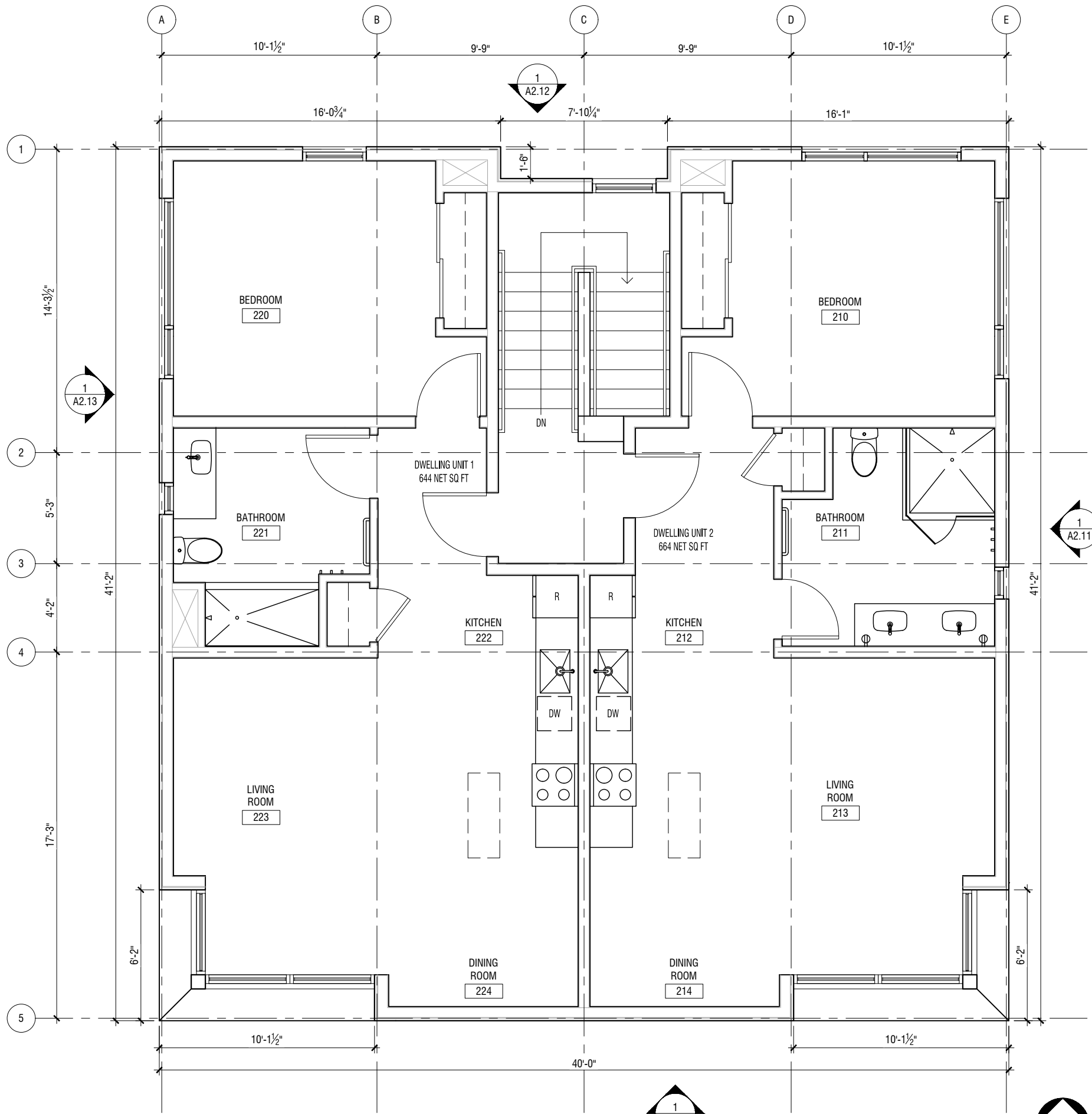
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LEVEL 1 PLAN

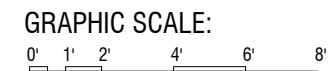
DATE: 12/08/2023

A1.11



1 LEVEL 2 PLAN  
3/16" = 1'-0"

GROSS AREA: 1591 SF



REVISIONS:


DESIGN REVIEW

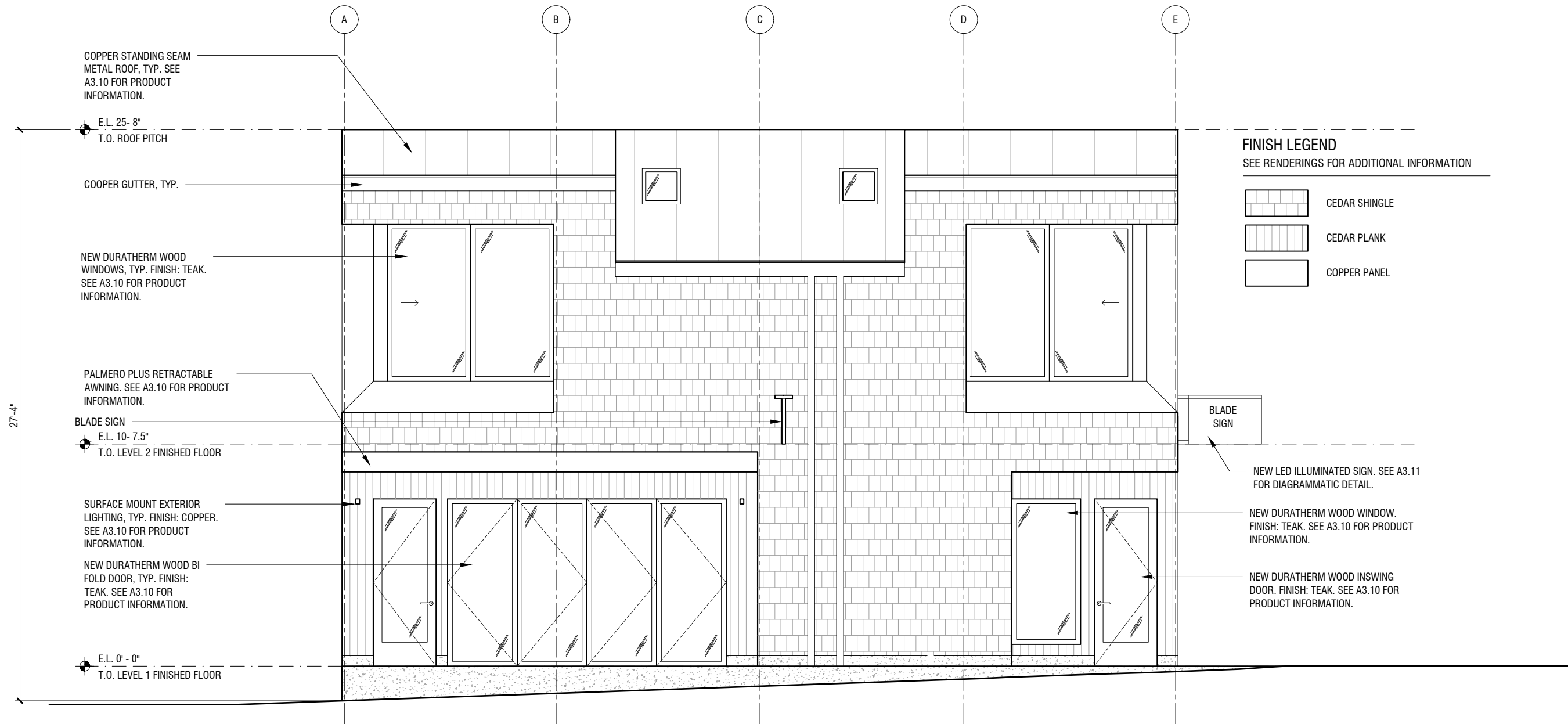
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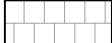

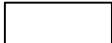
LEVEL 2 PLAN

DATE: 12/08/2023

A1.12



**FINISH LEGEND**  
 SEE RENDERINGS FOR ADDITIONAL INFORMATION

-  CEDAR SHINGLE
-  CEDAR PLANK
-  COPPER PANEL

REVISIONS:

NO.	DESCRIPTION

DESIGN REVIEW

NOT FOR CONSTRUCTION

DRAWING TITLE:

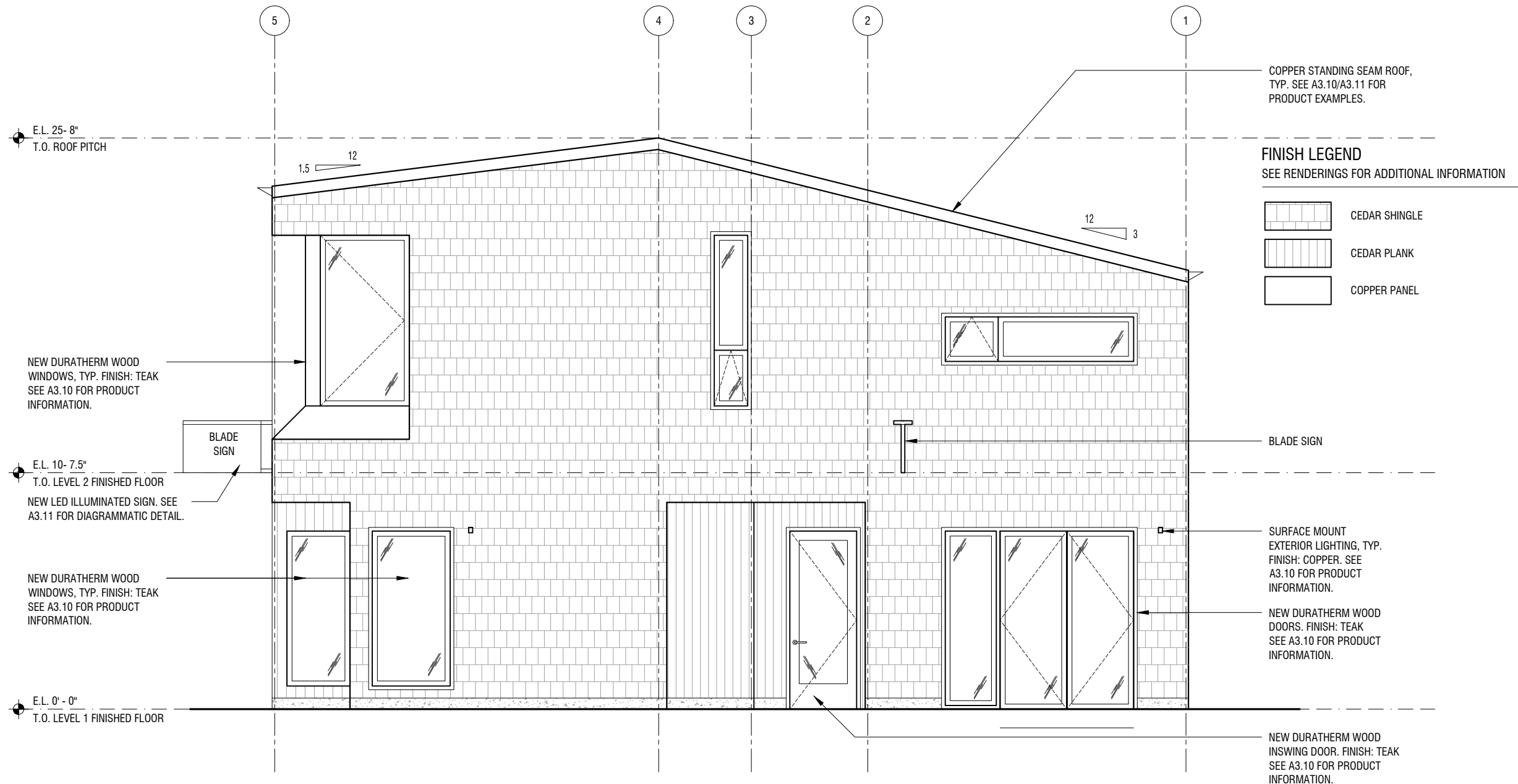
SOUTH ELEVATION

DATE: 12/08/2023

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

A2.10





**1 EAST ELEVATION**  
 3/16" = 1'-0"

REVISIONS:

DESIGN REVIEW

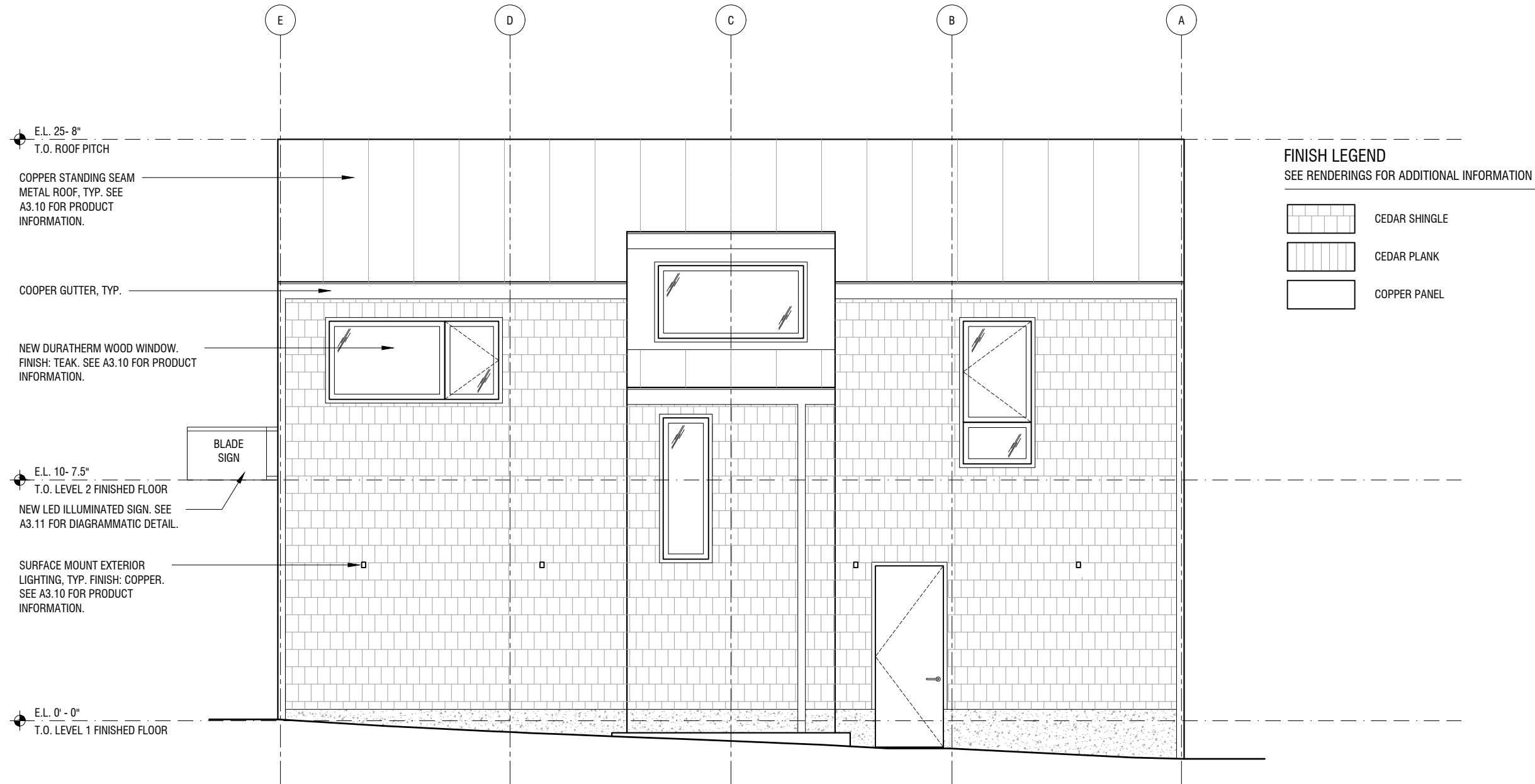
NOT FOR CONSTRUCTION

DRAWING TITLE:

EAST ELEVATION

DATE: 12/08/2023

**A2.11**



**1 NORTH ELEVATION**  
 3/16" = 1'-0"

REVISIONS:


DESIGN REVIEW

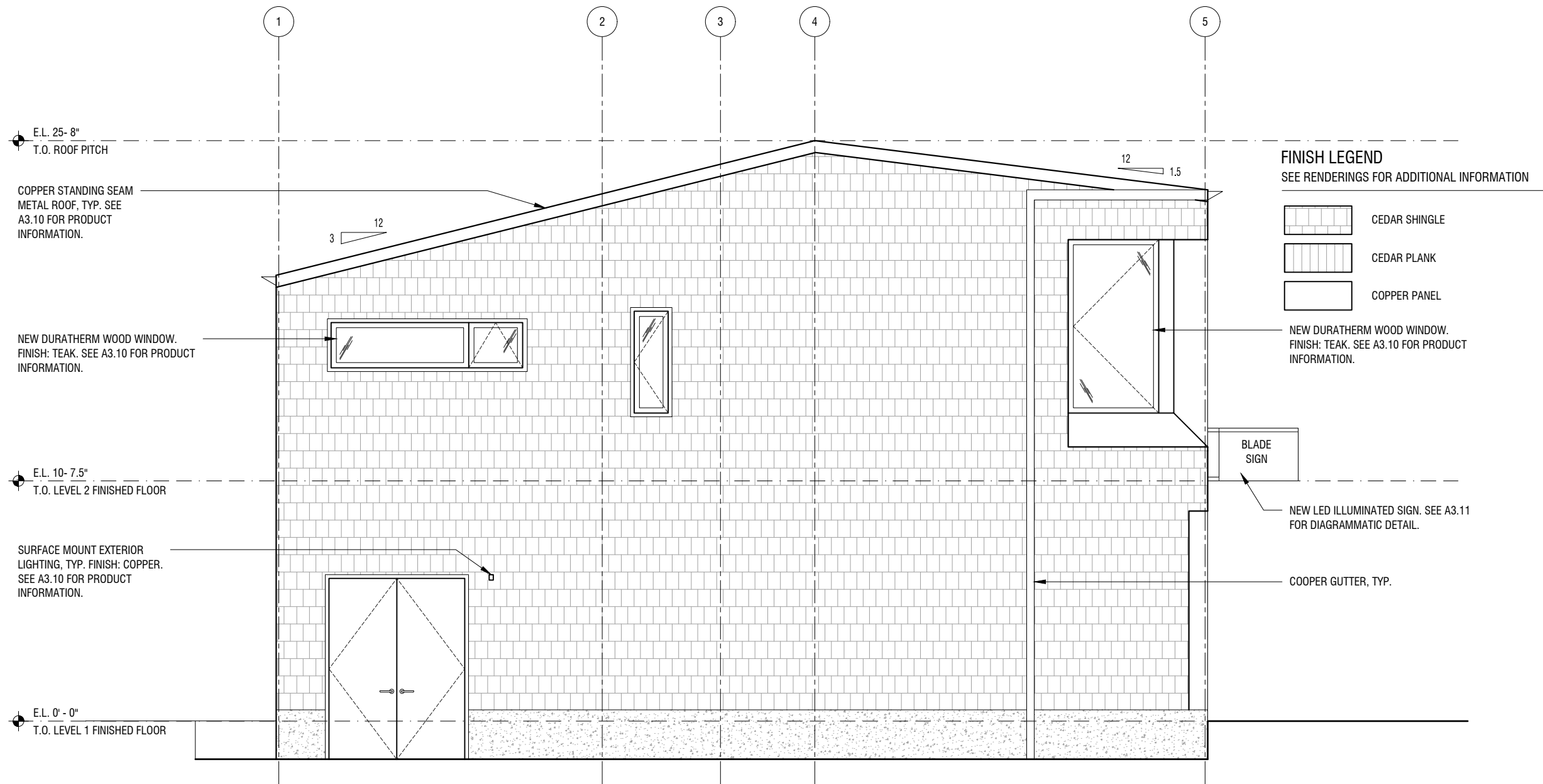
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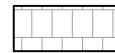


NORTH ELEVATION

DATE: 12/08/2023

**A2.12**



**FINISH LEGEND**  
 SEE RENDERINGS FOR ADDITIONAL INFORMATION

-  CEDAR SHINGLE
-  CEDAR PLANK
-  COPPER PANEL

BLADE SIGN

NEW LED ILLUMINATED SIGN. SEE A3.11 FOR DIAGRAMMATIC DETAIL.

COOPER GUTTER, TYP.

**1 WEST ELEVATION**  
 3/16" = 1'-0"

REVISIONS:

DESIGN REVIEW

NOT FOR CONSTRUCTION

DRAWING TITLE:

WEST ELEVATION

DATE: 12/08/2023

**A2.13**



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DRAWING TITLE:

SOUTH WEST  
VIEW

DATE: 12/08/2023

A2.20



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REVISIONS:

NO.	DESCRIPTION

DESIGN REVIEW

NOT FOR CONSTRUCTION

DRAWING TITLE:

SOUTH VIEW

DATE: 12/08/2023

A2.21



REVISIONS:


DESIGN REVIEW

NOT FOR CONSTRUCTION

DRAWING TITLE:

SOUTH EAST  
 VIEW

DATE: 12/08/2023

A2.22



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REVISIONS:

NO.	DESCRIPTION

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DRAWING TITLE:

EAST VIEW

DATE: 12/08/2023

A2.23



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DRAWING TITLE:

NORTH EAST  
VIEW

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A2.24





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3RD STREET AND LANEDA AVENUE

REVISIONS:


DESIGN REVIEW

NOT FOR CONSTRUCTION

DRAWING TITLE:

NORTH VIEW

DATE: 12/08/2023

A2.25

**RETRACTABLE AWNING - PALERMO PLUS**



- **TRADITIONAL ITALIAN DESIGN**
- **COMMERCIAL GRADE**
- **POWDER COATED NON RUSTING 6063 ALUMINUM FRAME**
- **ADJUSTABLE PITCH FOR SUN PROTECTION**
- **RESILIENT SOLUTION DYED ACRYLIC FABRIC**

**WESTERN LOCK STANDING SEAM COPPER ROOF**



- **LIGHTWEIGHT AND STRONG**
- **HIGHLY RESISTANT TO CORROSION, FIRE, HAIL AND MILDEW**
- **ENERGY REDUCTION BENEFITS**

**PERMEABLE PAVERS - WESTERN INTERLOCK V5 DRAIN PAVE**



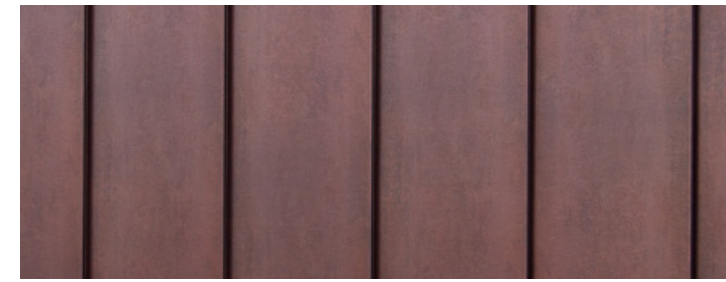
- **PASSES 2X MORE WATER THAN A STANDARD PAVER**
- **GUARANTEES STABILITY WILE ALLOWING FOR PENETRATION OF RAIN AND STORM WATER**
- **COMMERCIAL GRADE**

**PAMRICK SURFACE MOUNT LIGHT**



- **COPPER HOUSING WITH INTEGRATED LED LIGHT**
- **125 LUMENS**
- **2700K COLOR TEMPERATURE**
- **FOCUSED DOWNWARD LIGHT**

**AGED COPPER PANEL EXAMPLE**



**DURATHERM SOLID WOOD WINDOWS AND DOORS**



- **NFRC CERTIFIED**
- **FINISH: TEAK**
- **COMMERCIAL GRADE**
- **EFFICIENT: LOW U VALUES AND LOW AIR INFILTRATION**

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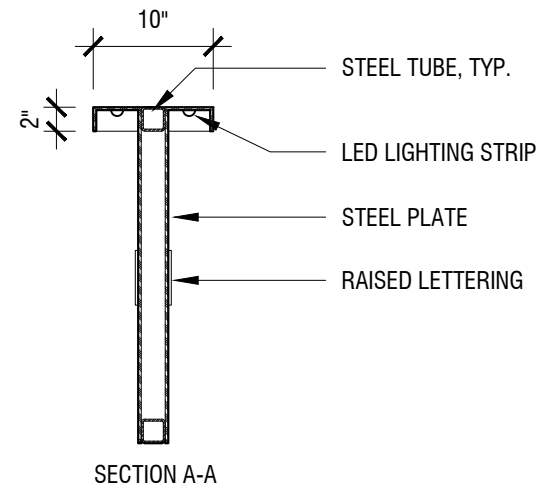
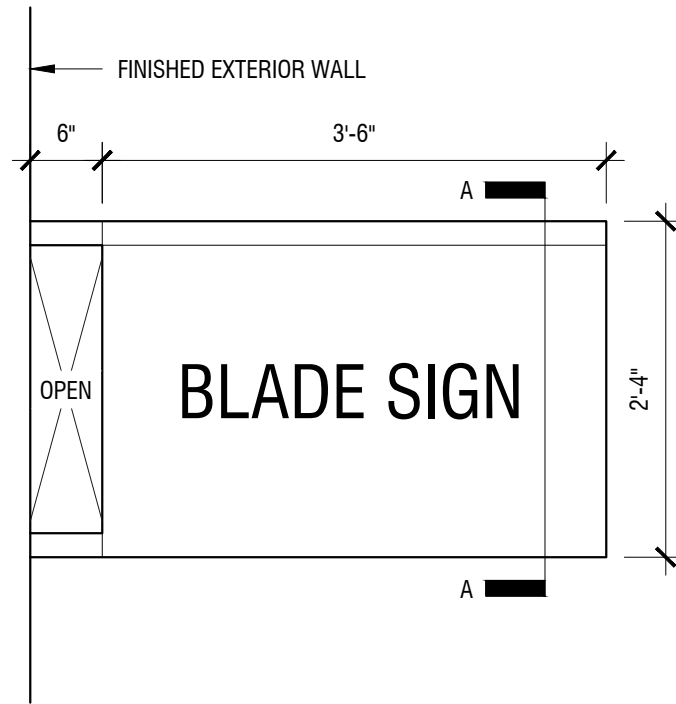
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DRAWING TITLE:

PROPOSED PRODUCTS

DATE: 12/08/2023

A3.10



1 BLADE SIGN DETAILS  
3/4" = 1'-0"

REVISIONS:


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DRAWING TITLE:

ILLUMINATED SIGN  
DETAIL

DATE: 12/08/2023

A3.11