



MEMORANDUM Transportation & Development – PZ Memo No. 11-036

DATE: APRIL 11, 2011
TO: PLANNING AND ZONING COMMISSION
THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
 JEFF KURTZ, PLANNING ADMINISTRATOR
 KEVIN MAYO, PLANNING MANAGER *KM J*
FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *JMN*
SUBJECT: ZUP10-0043 WIN BEAUTY HOUSE

Request: Use Permit to allow an existing single-family residence in the SF-8.5 zoning district to be converted to a commercial beauty salon
Location: 284 S. Dobson Road, northwest corner of Frye and Dobson Roads
Applicant: Chen Architects, Ming Chen
Project Info: Approximately a 1,786 square foot home; 1,446 net sq. ft. for use as a beauty salon including reception area, shampoo area, facial room, hair studio, break room, office, and maintain a bedroom

RECOMMENDATION

The application request is for Use Permit approval to allow an existing single-family residence in the Single-Family District (SF-8.5) zoning to be converted to a commercial beauty salon use. Planning Staff, finding consistency with the General Plan, recommends approval subject to conditions.

BACKGROUND

The subject site is located at the northwest corner of Dobson and Frye Roads fronting Dobson Road. The property is adjacent to single-family residences to the north and west as part of the Green Valley Estates subdivision. The intersection of Dobson and Frye Roads includes a medical office complex on the northeast corner, a hospital and associated medical offices on the southeast corner, and a commercial retail and office development on the southwest corner. Surrounding uses include a multi-family apartment development and additional medical offices.

The property has been used as a single-family residence since 1980. The property is approximately 9,335 square feet with an existing 1,786 square foot home. There is City public right-of-way that bounds the property; approximately 10-feet deep on the south and 15-feet deep on the east. The home sat vacant for some time as a bank owned property. The current owner purchased the home in August 2010. This property is not being reviewed under the Residential Conversion Policy "Policy" because the proposed use is not a considerable use under the Policy. The Policy can consider general offices with or without also residing in the home and other uses such as a day-care, private school, studios for dance, music, and drama where the site can provide for appropriate ingress/egress, parking, and any required outdoor activity areas. These uses are considered more intense and may generate additional traffic and on-site parking.

The application request proposes to convert the home to a commercial retail type hair salon which offers hair styling/haircut services and facial care services. The salon owners currently lease a space elsewhere in the Phoenix area and plan to move the salon to this new location. The salon owners are a husband and wife who are the two employees along with an assistant. The application requests no more than three (3) total employees. The salon's business hours are from 10 a.m. to 6 p.m. daily, except Thursdays is by appointment only.

The home will convert the livable space to maintain one bedroom, provide an administrative office, a reception area, a facial room, a shampoo area, and hair studio. One bedroom will be maintained as an employee rest area. The business is designed to accommodate a maximum of two clients at a time for hair services. The facial room accommodates one client at a time. There would be clients coming in for an appointment as others are finishing thus the site's parking is provided to accommodate the overlap.

Parking is based on a parking ratio for personal service uses at 1 space per each 150 square feet of floor area. This is the same parking ratio for retail sales uses. Based on the home's 1,446 net square feet for the salon use, required parking is 10 parking spaces. The property is able to provide for 9 parking spaces which include the existing two carport/garage spaces and an uncovered space adjacent to the garage. New parking spaces will be added including two in front of the home and four in the rear of the lot as part of a new concrete paved parking area. The rear yard will be redeveloped to accommodate a paved parking area. Planning Staff finds 9 parking spaces is sufficient to accommodate this low traffic generating hair salon including maximum number of employees and clients.

The exterior of the home will be renovated to provide for a covered main entrance tower with a new front door. The entrance tower has a gable roof designed with concrete roof tiles. The home's main roof shingles will be replaced with new concrete roof tile too. The home's paint and stucco exterior will be upgraded as well with a sand finish along with a drystack stone veneer wainscot to replace the existing block. The west and north elevations will be upgraded with new paint only and will not be retextured with sand finished stucco. Existing windows and the garage will remain. The garage door intends to be removed providing a carport appearance instead. The carport columns will be accented with stone veneer.

The two existing Mexican Fan Palm trees will remain and all other landscaping will be new including Sissoo Trees and shrubs along Frye Road, a front yard grass area with concrete borders, and shrubs along Dobson Road and within the site. The existing perimeter wall is being removed as it is within the City's public right-of-way and cannot remain. This wall will also be removed along the north property line too. A new 3-foot high masonry screen wall facing Frye Road will be located within the property to screen the rear yard parking area. The existing 6-foot high block wall along the site's rear yard adjacent to the alley will be removed to allow for a 24-foot wide driveway to the parking area. A new 3-foot high wall will be located adjacent to the alley to screen parking spaces.

There is no freestanding monument sign proposed for the site. Business signage is provided only on the building's covered entry tower. The sign is represented as 3-foot by 3-foot non-illuminated wall sign with the business name incorporated into the logo, WIN Beauty House. The sign's materials and colors are not determined at this time. A separate sign permit is required for the sign.

DISCUSSION

Planning Staff finds the proposed reuse of this property from single-family residential to commercial for a hair studio is a transitional use from the commercially developed intersection of Dobson and Frye Roads to the existing single-family residential properties in Green Valley Estates. Converting this property to a commercial use is compatible with the existing commercial developments at this intersection. The hair studio's low number of employees and salon chairs further keeps this a low traffic generating business. This site is constrained primarily by access off of Dobson Road. Due to road widening and improvement projects over the years, this property has difficult ingress/egress off of Dobson Road especially during peak traffic times. The site has been designed to provide the main parking at the rear of the property which helps maintain a residential look along Dobson and Frye Roads while adding a commercial appearance with a covered front entrance. Building materials to upgrade the home's exterior are different from adjacent residential homes but offer a unique look to the site that seems to fit well with the surroundings.

A two-year time limit approval is recommended for this Use Permit to allow the property owner time to complete site and building improvements. The City will be able to re-evaluate the conversion in two years upon City Council approval.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on March 7, 2011 at the property. Three area neighbors attended in support.
- As of the writing of this memo, Staff has received no calls or letters of opposition to the request. A petition in support of this request is attached.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of the Use Permit subject to the following conditions:

1. The Use Permit shall be effective for two (2) years from the date of Council approval. Use Permit extensions, for similar or greater time periods, shall be subject to re-application to and approval by the City of Chandler.
2. Expansion or modification beyond the approved exhibits (site plan, floor plan, building elevations, narrative) shall void the Use Permit and require new Use Permit application and approval by the City of Chandler.
3. The Use Permit is non-transferable to any other property.
4. Increases in on-site employment over that represented which is three (3) shall require new Use Permit application and approval by the City of Chandler.
5. The property shall be maintained in a clean and orderly manner.
6. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
7. Use Permit approval does not constitute Final Development Plan approval such as building plan review and permits for the residential conversion; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.
8. A freestanding monument sign shall require a new Use Permit application and approval by the City of Chandler. Building wall signage is limited to that represented. The materials and color to be reviewed by Planning Staff at time of sign permit application.
9. Any site improvements must occur within the property and not within the City's public right-of-way. Any existing walls and plantings within the City's public right-of-way shall be removed.

PROPOSED MOTION

Motion to recommend approval of Use Permit ZUP10-0043 WIN BEAUTY HOUSE, subject to the conditions recommended by Planning Staff.

Attachments

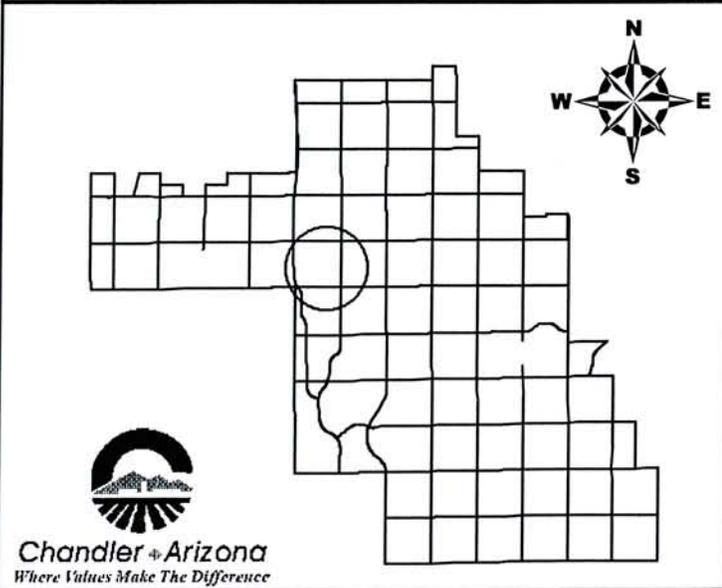
1. Vicinity Maps
2. Narrative
3. Site Plan with floor plan and elevations
4. Enlarged sections of Site Plan
5. Petition in Support

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6. Photos
7. Colored Building Elevation
8. Color/Materials Board

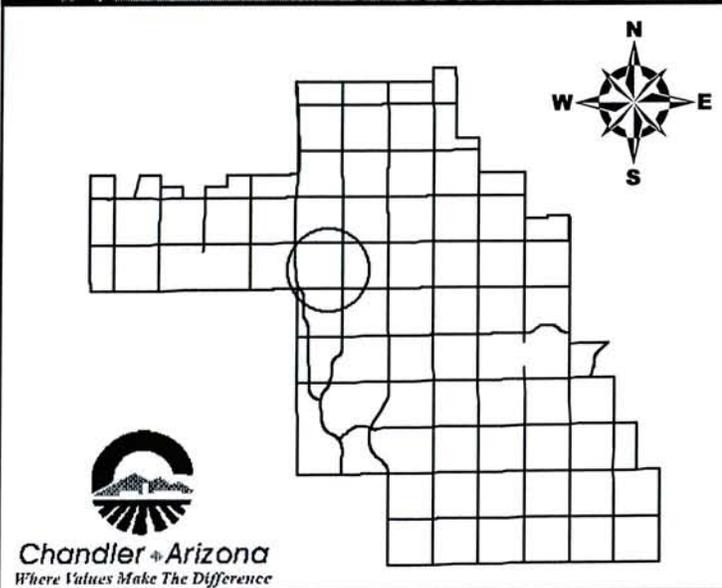
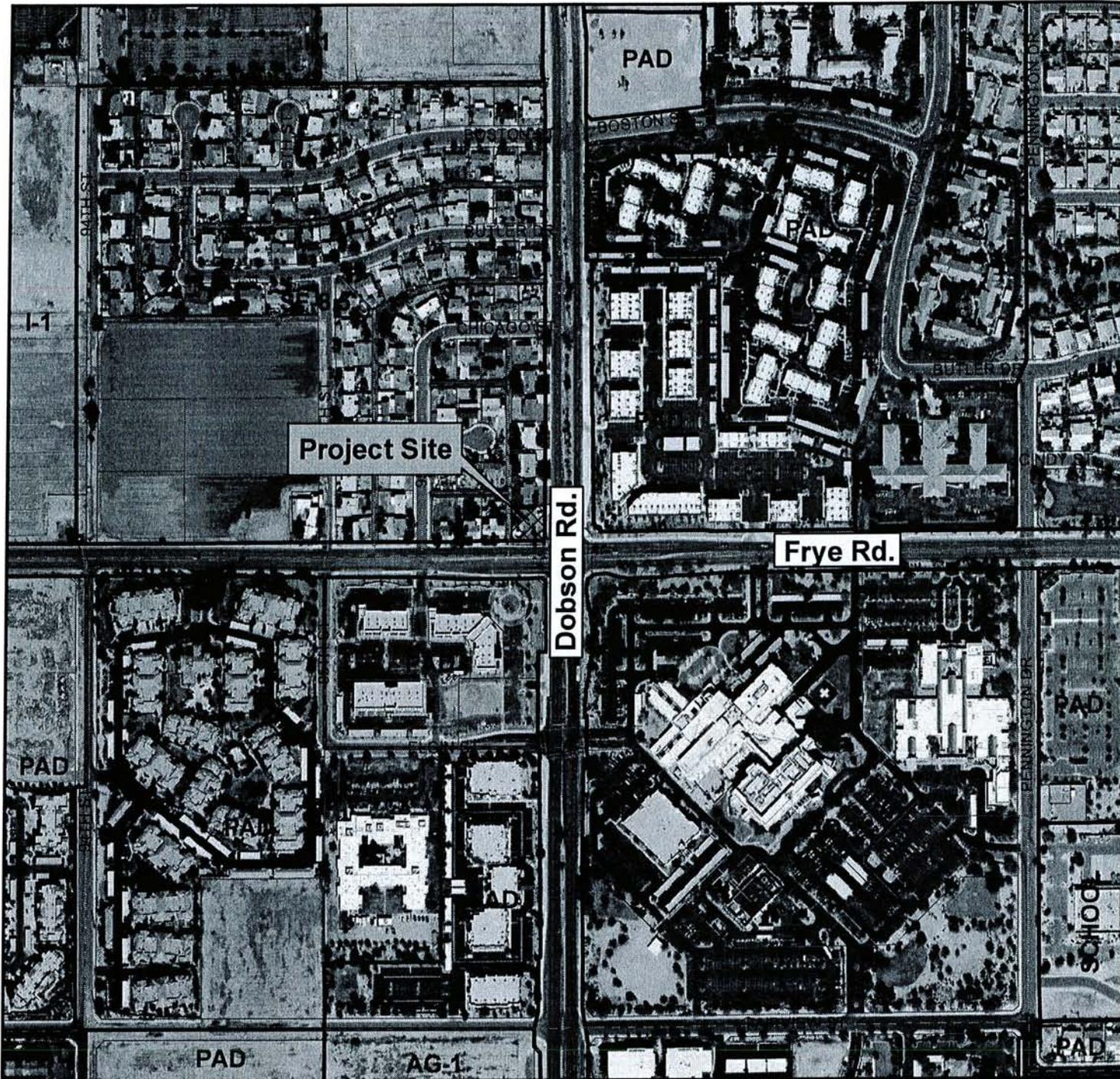


Vicinity Map

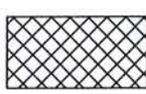


ZUP10-0043

Win Beauty House



Vicinity Map

 ZUP10-0043

Win Beauty House





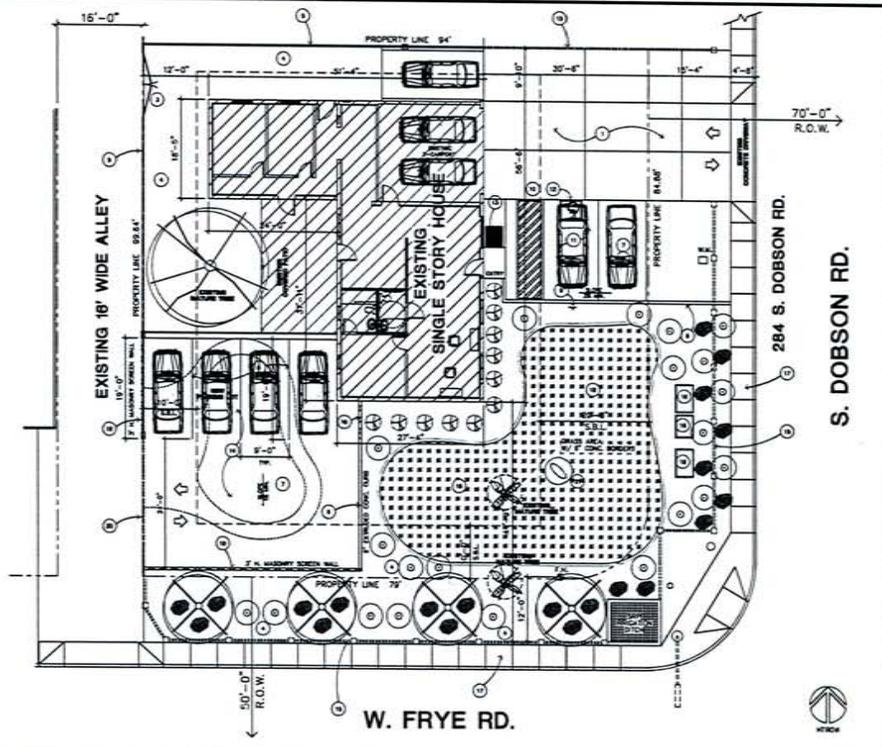
DESIGN NARRATIVE

Use Permit Number: ZUP10-0043

Date: April 12, 2011

- Project Name:** WIN Beauty House
- Project Address:** 284 S. Dobson Rd., Chandler, Arizona 85224
- Floor Area:** 1,446 s.f. (existing, no addition)
- Property Eligibility:** The existing single family home has the only frontage to Dobson Road, an arterial road in Chandler.
- Project Objectives:**
1. To convert an existing single story house building to accommodate a professional beauty studio.
 2. To re-develop this 35-year-old property for a new harmonious neighborhood hair care studio.
- Office Operations:** To offer customers hair cut & facial care services.
Hair cut services: hair cut & related hair care services.
Facial Care: Facial Care & related services.
- Business History:**
1. The property owners, husband & wife have leased retail suite for the subject services in the area for years.
 2. The subject property was purchased by the couple in 2010. Their existing customers will continue to patron at this location.
- Project Concept:**
1. Studio Hours – Open 10:00am to 6:00pm daily, except Thursdays, by appointment only.
 2. Number of Employee - Two owners & an assistant (3 employees).
 3. Space Plan – See the attached plans.
 - Living room to be reception area or lobby;
 - Enclosed two-car garage to be restored to 2-carport;
 - Front bedrooms to be an open hair studio;
 - Kitchen to be a shampoo room.
 - One restroom to be an accessible.
 4. Parking Spaces –
Total of provided parkings: 9 spaces, including an accessible space in front, 2 in existing carport, 2 in front of house & 4 spaces in rear lot.
Total of required parkings: 10 (1,446 s.f./ 150 s.f.)
 5. Environment impact – No noise or traffic will be generated in the premises. After 6:00pm, no activity is in the property. Studio activities will not interfere neighbors' nightlife.
 6. Landscaping – More canopy trees, shrubs & ground covers will be planted to enhance the hard corner of the street intersection.

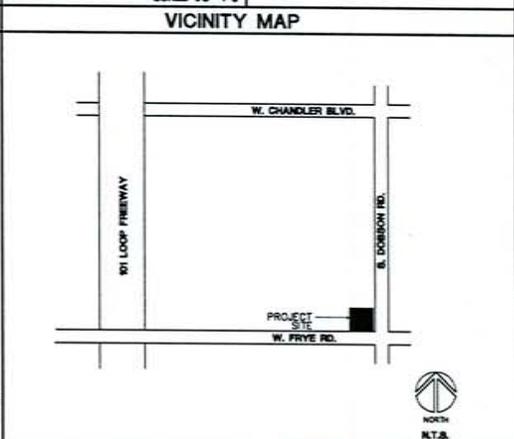
LEGENDS	
	EXISTING WALL TO REMAIN
	KEYNOTE NUMBER
	DIRECTION OF TRAFFIC
	SITE DRAINAGE DIRECTION
	EXISTING FIRE HYDRANT
	EXISTING STREET SIGNAL LIGHTS
LANDSCAPE LEGENDS	
	EXISTING TREE TO REMAIN
	EXISTING MEXICAN FAN PALM
	NEW 5000 CANOPY TREE
	NEW SHRUB
	NEW SHRUB
	LANTANA MONTEVIDEOS PURPLE & GOLD (HALF & HALF) 1 GALLON
NOTE: GROUND TOPPING 2" DECOMPOSED GRANITE IN ALL LANDSCAPE AREAS	



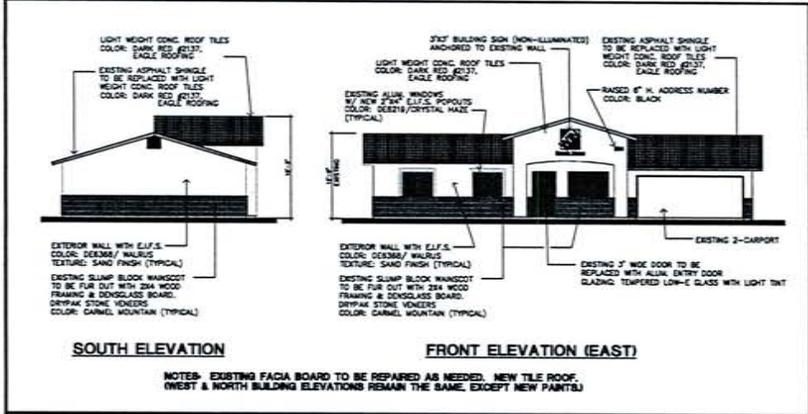
PROPOSED SITE PLAN SCALE 1/8" = 1'-0"

- ### KEYNOTES
- EXISTING CONCRETE DRIVEWAY TO REMAIN.
 - DESERT PLANTING AREA WITH SPRINKLER DRIP SYSTEM.
 - EXISTING 12" W. WROUGHT IRON GATES TO REMAIN.
 - DECOMPOSED GRANITE GRAVEL ON GROUND.
 - EXISTING 8" H. MASONRY FENCE TO REMAIN.
 - EXISTING 8" EXTRUDED CONCRETE CURB.
 - NEW CONCRETE DRIVEWAY/ PARKING LOT.
 - WHITE PARKING STRIPPING.
 - ACCESSIBLE PARKING SIGN WITH METAL POST.
 - 5' WIDE ACCESSIBLE ISLE WITH YELLOW STRIPES ON PARKING.
 - 10'x14' ACCESSIBLE PARKING SPACE.
 - 4'x4' HANDICAP SYMBOL PAINTED ON PARKING IN YELLOW COLOR.
 - 1:12 ACCESSIBLE CONC. RAMP WITH BLIND LINES.
 - EXISTING SWIMMING POOL TO BE DEMOLISHED, AND BACK FILLED WITH SLURRY & CLEAN, DIRT, COMPACT.
 - EXISTING 2" H. MASONRY SCREEN WALL TO BE REMOVED.
 - EXISTING UNDERGROUND STREET LIGHT BOXES TO REMAIN.
 - EXISTING CONC. STREET SIDEWALK TO REMAIN.
 - GRASS AREA WITH AUTO IRRIGATION SPRINK.
 - NEW 2" H. MASONRY FENCE. SEE ELEVATION BELOW.
 - EXIST. 8" H. MASONRY SCREEN WALL TO BE REMOVED. FOR NEW 24" WIDE DRIVEWAY.
 - NEW 4" H. C.L.F.S. ART PIECE SCULPTURE ON 10" DIA. CONC. BASE.

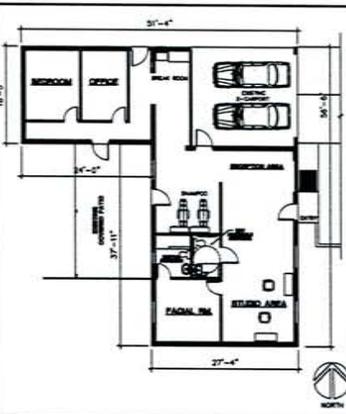
PROJECT DATA	
ZONING:	SF-B5 (EXISTING)
PARCEL:	303-24-028
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY:	B (PROPOSED BEAUTY STUDIO)
GROSS LOT AREA:	18,211 SQ. FT. (0.44 AC.)
NET LOT AREA:	8,319 SQ. FT. (0.21 AC.)
GROSS FLOOR AREA:	1,448 SQ. FT. (EXISTING HOUSE)
COVERED PATIO AREA:	308 SQ. FT. (EXISTING)
GROSS PARKING REQUIRED:	10 (1,448 S.F. / 150 = 10)
PARKING PROVIDED:	9 (1 ACCESS + 8 STANDARDS)
CODES:	2008 I.B.C. WITH CHANDLER'S AMENDMENTS 2008 L.A.C. 2008 I.P.C. 2008 M.C.C. 2008 U.F.C.C.
GENERAL NOTES	
<ol style="list-style-type: none"> THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD. IF DIMENSIONAL DISCREPANCIES OR CONDITIONS NOT COVERED IN DRAWINGS IS ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR OWNER BEFORE COMMENCING THAT PORTION OF THE WORK. THE OWNER TO SELECT FINAL FINISHES, COLORS AND SIZES OF INTERIOR BUILDING MATERIALS. ALL DIMENSIONAL MEASUREMENTS ARE TO FACE OF CURB/PAVEMENT, UNLESS OTHERWISE NOTED. 	
DRAWING INDEX	
A-1 SITE PLAN/FLOOR PLANS, PROJECT DATA AND NOTES	
OWNERSHIP	
WIN SALON, LLC 2862 E. VERNON CT. GILBERT, AZ 85296 TEL: 480-862-3333	



VICINITY MAP SCALE 1/8" = 1'-0"



PROPOSED BUILDING ELEVATIONS SCALE 1/8" = 1'-0"



PROPOSED FLOOR PLAN SCALE 1/8" = 1'-0"

CASE ZUP10-0043

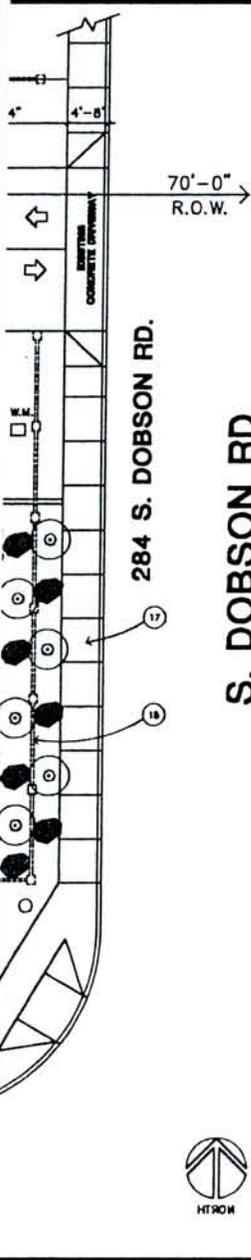
USE PERMIT FOR:
WIN Beauty House
 PROFESSIONAL HAIR & FACIAL CARES
 284 S. Dobson Rd.
 Chandler, Arizona

PRELIMINARY			
Date	3-9-18		
App. No.	Ca 10011		
Project No.	025		
Drawn By	CHD		
Checked By	RCJ		
No.	Revision	Date	

CHEN
 Architects
 International
 877 N. Alma School Rd.
 Chandler, Arizona 85224-3862
 (480)792-1200 TEL.
 (480)792-1288 FAX



A-1



- KEYNOTES**
- EXISTING CONCRETE DRIVEWAY TO REMAIN.
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PROJECT DATA

ZONING: SF-8.5 (EXISTING)

PARCEL: 303-24-028

TYPE OF CONSTRUCTION: V-B

OCCUPANCY: B (PROPOSED BEAUTY STUDIO)

GROSS LOT AREA: 19,211 SQ. FT. (0.44 AC.)

NET LOT AREA: 9,319 SQ. FT. (0.21 AC.)

GROSS FLOOR AREA: 1,446 SQ. FT. (EXISTING HOUSE)

COVERED PATIO AREA: 356 SQ. FT. (EXISTING)

GROSS PARKING REQUIRED: 10 (1,446 S.F. / 150 = 10)

PARKING PROVIDED: 9 (1 ACCESS + 8 STANDARD)

CODES: 2008 L.B.C. WITH CHANDLER'S AMENDMENTS
2008 I.M.C.
2008 L.P.C. WITH CHANDLER'S AMENDMENTS
2008 N.E.C.
2008 L.F.C., L.F.G.C.

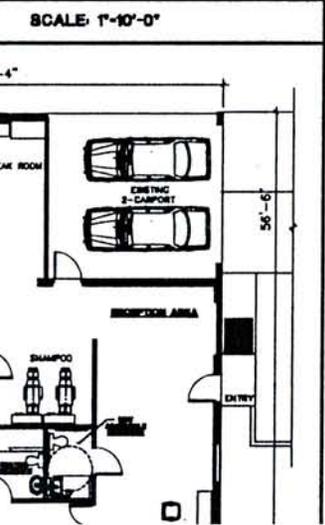
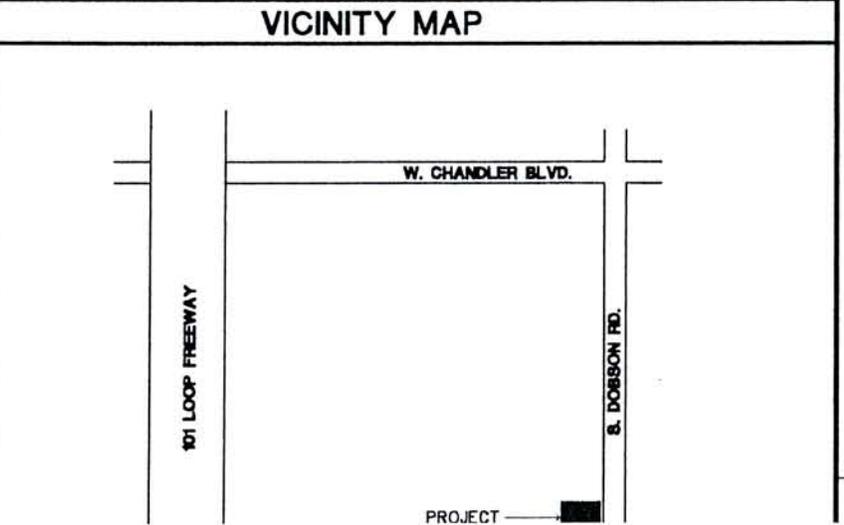
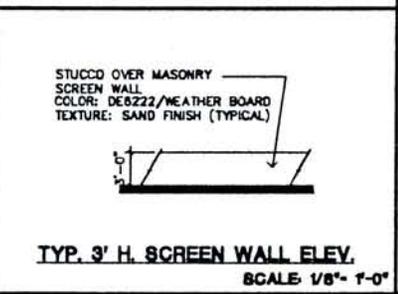
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 - THE OWNER TO SELECT FINAL FINISHES, COLORS AND SIZES OF INTERIOR BUILDING MATERIALS.
 - ALL DIMENSIONS MEASUREMENTS ARE TO FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.

DRAWING INDEX

A-1 SITE PLAN/FLOOR PLANS, PROJECT DATA AND NOTES

OWNERSHIP

WN SALON, LLC
2682 E. VERMONT CT.
GILBERT, AZ 85295
TEL: 480-862-2233



USE PERMIT FOR:
WIN Beauty House
 PROFESSIONAL HAIR & FACIAL CARES
 284 S. Dobson Rd.
 Chandler, Arizona

PRELIMINARY

Date: 8-9-11

Job No: CA 10011
Project Mgr: MGC
Drawn By: CAD0
Checked By: MGC

No.	Revision	Date

CHEN Architects International

877 N. Alma School Rd.
Chandler, Arizona 85224-3662

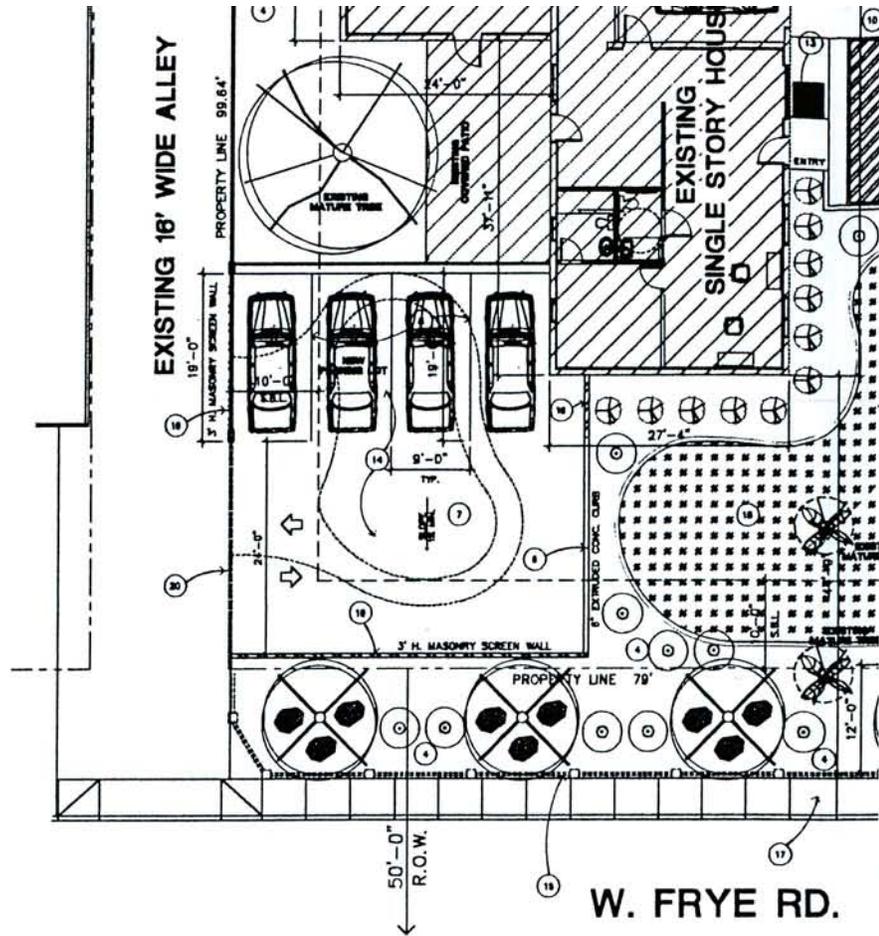
(480)792-1200 TEL
(480)792-1288 FAX

EXISTING STREET SIGNAL LIGHTS

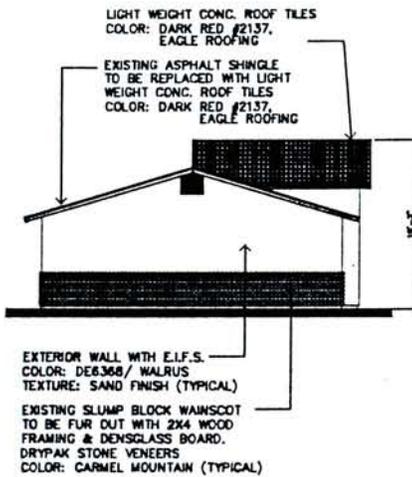
LANDSCAPE LEGENDS

-  EXISTING TREE TO REMAIN
-  EXISTING MEXICAN FAN PALM
-  NEW SISOO CANOPY TREE
-  NEW SHRUB
-  NEW SHRUB
-  LANTANA MONTEVIDENSIS PURPLE & GOLD (HALF & HALF) 1 GALLON

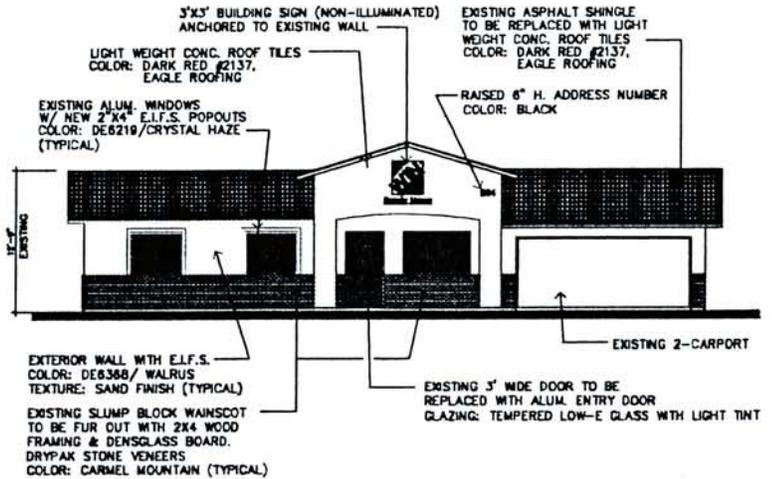
NOTE: GROUND TOPPING 2" DECOMPOSED GRANITE IN ALL LANDSCAPE AREAS



PROPOSED SITE PLAN



SOUTH ELEVATION



FRONT ELEVATION (EAST)

NOTE: EXISTING FACIA BOARD TO BE REPAIRED AS NEEDED. NEW TILE ROOF.
(WEST & NORTH BUILDING ELEVATIONS REMAIN THE SAME, EXCEPT NEW PAINTS.)

PROPOSED BUILDING ELEVATIONS

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

WIN Beauty House

Use Permit Number: ZUP10-0043

Neighborhood Meeting Date: March 7, 2011

Project Name: WIN Beauty House

Project Address: 284 S. Dobson Rd., Chandler, Arizona 85224

List of Neighbors' Support

Note: - By signing my name below, I hereby support the proposed project as submitted.

<u>Name</u>	<u>Address</u>	<u>Tel</u>
Kelly Han m.d. KELLY HSU, m.d.	875. S. DOBSON Rd.	480-899-9400
XinXin Wang OMD	875 S. Dobson Rd.	480 899 9800
YATIN PATEL MD Yatin R. Patel	875 S. Dobson Rd.	480-899-9800
Jessica J. Jaily	875 S. Dobson Rd	480 363-6046
Richard Peterson	875 S. Dobson Rd	480-855-2036
Mary Ruff	875. S. Dobson Rd	480-205-6134
[Signature]	875 S. Dobson Rd	480-855-2027
Joy Weisman	875 S. Dobson Rd	480-899-9800
Kari Ford	875 S. Dobson Rd	480-899-9800
Lee Moore	875 S. Dobson Rd.	480-899-9800
Patty Papp	875 S. Dobson Rd	(480) 855-2021
Crystal Mitchell	875. S. Dobson Rd	480 818 3115
Dorothy Blue	875. S. Dobson Rd.	480 819 9800
Kelsie Harris	875 S. Dobson Rd	480.899.9800
[Signature] Lei Xie	200 S Dobson Rd	480-236-7205

WIN Beauty House

Use Permit Number: ZUP10-0043

Neighborhood Meeting Date: March 7, 2011

Project Name: WIN Beauty House

Project Address: 284 S. Dobson Rd., Chandler, Arizona 85224

List of Neighbors' Support

Note: By signing my name below, I hereby support the proposed project as submitted.

<u>Name</u>	<u>Address</u>	<u>Tel</u>
Jason Zhang	200 S. Dobson Rd.	602-526-1129
* Jim Pitts	2219 W. Boston St	480 963-1388
* Rebecca Lebio	935. 95th St Chandler A	480-201-2292
* Pilar Rosas	2237 W. Boston St Chandler A	480-782-1111

* DENOTES THE PERSON WHO CAME TO THE NEIGHBORHOOD MEETING.





LIGHT WEIGHT CONC. ROOF TILES
COLOR: DARK RED #2137,
EAGLE ROOFING

EXISTING ASPHALT SHINGLE
TO BE REPLACED WITH LIGHT
WEIGHT CONC. ROOF TILES
COLOR: DARK RED #2137,
EAGLE ROOFING

EXTERIOR WALL WITH E.I.F.S.
COLOR: DE6368/ WALRUS
TEXTURE: SAND FINISH (TYPICAL)

EXISTING SLUMP BLOCK WAINSCOT
TO BE FUR OUT WITH 2X4 WOOD
FRAMING & DENSGLOSS BOARD.
DRYPAK STONE VENEERS
COLOR: CARMEL MOUNTAIN (TYPICAL)

SOUTH ELEVATION



3'X3' BUILDING SIGN (NON-ILLUMINATED)
ANCHORED TO EXISTING WALL

LIGHT WEIGHT CONC. ROOF TILES
COLOR: DARK RED #2137,
EAGLE ROOFING

EXISTING ALUM. WINDOWS
W/ NEW 2"X4" E.I.F.S. POPOUTS
COLOR: DE6219/CRYSTAL HAZE
(TYPICAL)

EXISTING ASPHALT SHINGLE
TO BE REPLACED WITH LIGHT
WEIGHT CONC. ROOF TILES
COLOR: DARK RED #2137,
EAGLE ROOFING

RAISED 6" H. ADDRESS NUMBER
COLOR: BLACK

12'-0"
EXISTING

EXTERIOR WALL WITH E.I.F.S.
COLOR: DE6368/ WALRUS
TEXTURE: SAND FINISH (TYPICAL)

EXISTING SLUMP BLOCK WAINSCOT
TO BE FUR OUT WITH 2X4 WOOD
FRAMING & DENSGLOSS BOARD.
DRYPAK STONE VENEERS
COLOR: CARMEL MOUNTAIN (TYPICAL)

EXISTING 3' WIDE DOOR TO BE
REPLACED WITH ALUM. ENTRY DOOR
GLAZING: TEMPERED LOW-E GLASS WITH LIGHT TINT

EXISTING 2-CARPORT

FRONT ELEVATION (EAST)

NOTES: EXISTING FACIA BOARD TO BE REPAIRED AS NEEDED. NEW TILE ROOF.
(WEST & NORTH BUILDING ELEVATIONS REMAIN THE SAME, EXCEPT NEW PAINTS.)

PROPOSED BUILDING ELEVATIONS

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

TILE ROOF:

E.I.E.F. / WALLS



COLOR:
DE 6368
WALLS



WAINSCOT:
DRystack
STONE VENEERS

Joints: Drystack



Quick Stack

Color: Carmel Mountain