



ATTACHMENT A

This is submitted for feedback only not a formal or final application for approval

The property is located behind the Checkers Drive-Thru on West Univ. Ave. It is between NW 9th Terrace on the west side and NW 9th St. on the east. On the north side is a stucco house that fronts NW 3rd Ave. Across the street from that house (NW to my property) is a 2-story stucco house. Directly west from my property across 9th Terrace is a 2-story brick apartment building. To the south of the property is a 2-story frame house.

I have been working with Sergio at EDA Civil Engineers and following the City design guidelines concerning setbacks, frontage, glass requirements, etc.

The proposed parking lot with 10 spaces is enclosed and on the north half of the property. Entry is 9th St. east side and exits on 9th Terrace west side, see **Sheets 1 and 2 Site and Ground Floor Plans**. A 6' high masonry wall running E/W is planned for the north and south ends of the building 5' from the property line.

The U6 zoning allows 12-13 units, which led to a design that covered the entire property with a center interior corridor and stairwell running N/S, condos on each side fronting the streets. The exterior elevation was ok but the interior circulation was like a hotel. The building seemed too big for the area. So, the concept changed to this: Reduce the number of units to 10 with front porches and balconies, leave out the middle portion of the building, and place the exterior stairs and covered walkways in the middle.

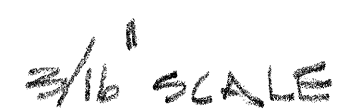
From the parking lot, look south at a 3-story building, one condo on the left one on right, six total, see **Sheet 5 Courtyard South Elevation**. This sheet also shows east and west streetside setbacks of 5'/5'/8'. To the north, there is a 2nd and 3rd story above the parking lot, same plan elevation as the south but without the first floor, four total condos.

There are two buildings, north and south, the ground floor consisting of an inner courtyard with some parking, the stairs, and open area. The courtyard has 12' high stucco walls at the sides, parallel to the streets and with lots of fixed glass. The 2nd and 3rd floors of the condos are connected by covered concrete walkways and stairs with a wrought iron type handrail design (not detailed). From the street the covered center walkways can be seen over the top of the 12' wall, see **Sheet 4 West Elevation**.

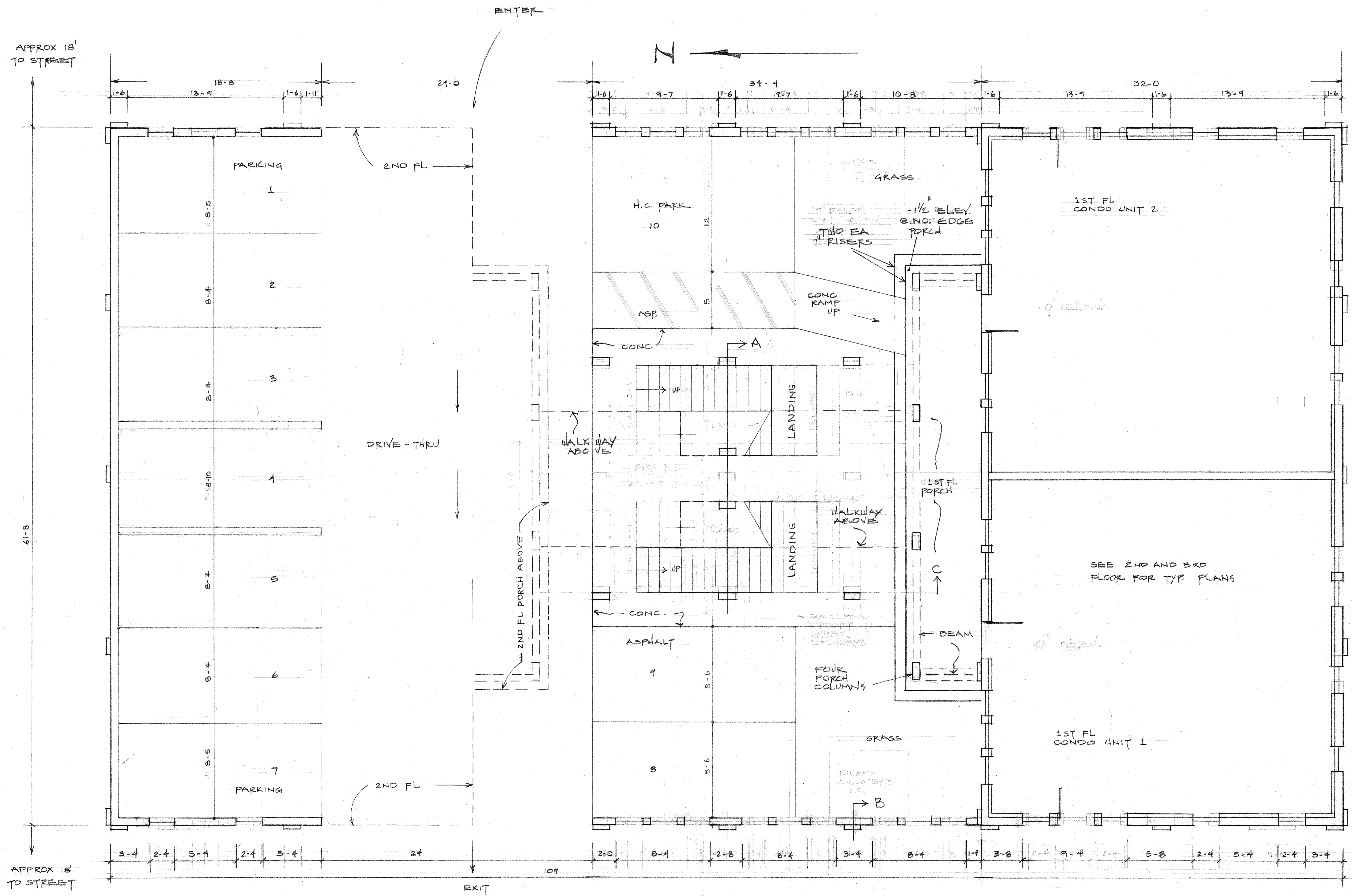
The project will be commercially constructed, masonry and stucco, floors of steel joists, metal deck, and concrete. Interior walls will be metal studs extending to an 8'-8" ceiling, the only wood framing being the roof trusses covered with 24-gauge metal roofing. The door and window heads are at 7'-4". The trim surrounding them is not shown in elevation yet but is on some details, see **sheet 7 Wall Sections**.

A covered porch leading to the exterior door of the 1st floor condos isn't drawn (haven't settled on a design). Another door could possibly enter from the streets to the courtyard, replacing one of the pieces of fixed glass of the 12' wall.

NW 9 ST.



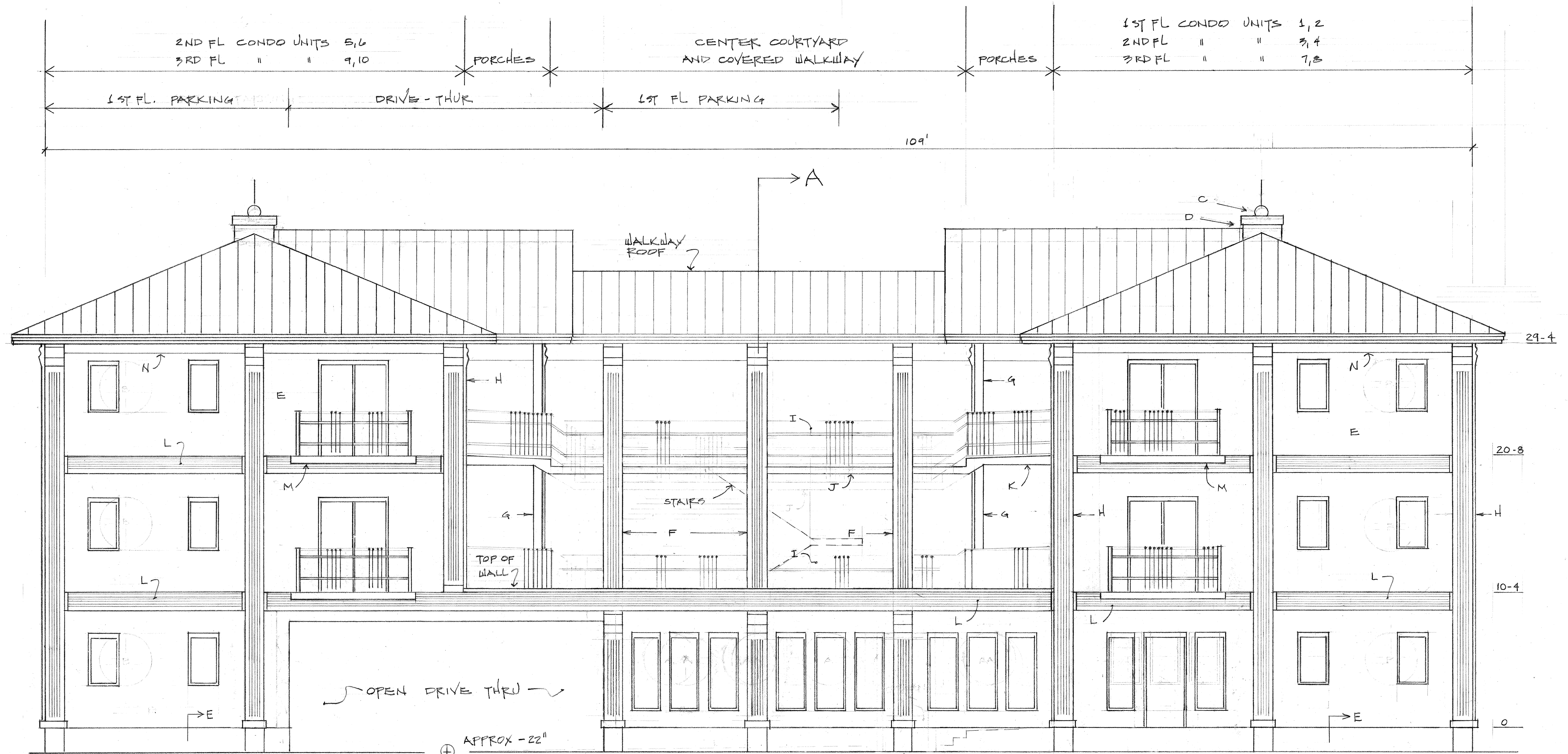
NW 9 TERR.



GROUND FL PLAN 1/4

- J CONC. WALKWAY
- K CONC. PORCH
- L HORIZ. DECORATIVE BAND
- M CONC. BALCONY
- N 1 X 8 CEMENT BOARD

- A 4" DIA. FIXED GLASS IN ALUM. FRAME
- B 4" DIA. RAISED STUCCO
- C SPIRES MADE W/ 12" ROUND CONC. (FLAT BOTTOM) AND 3/4" BLACK STEEL
- D FLASHING
- E STUCCO
- F C.I.P. CONC. CLMNS @ WALKWAY, FLUTED
- G C.I.P. " " PORCHES, FLUTED
- H DECORATIVE CLMNS ON BLOCK, FLUTED
- I STEEL HANDRAIL, BLACK

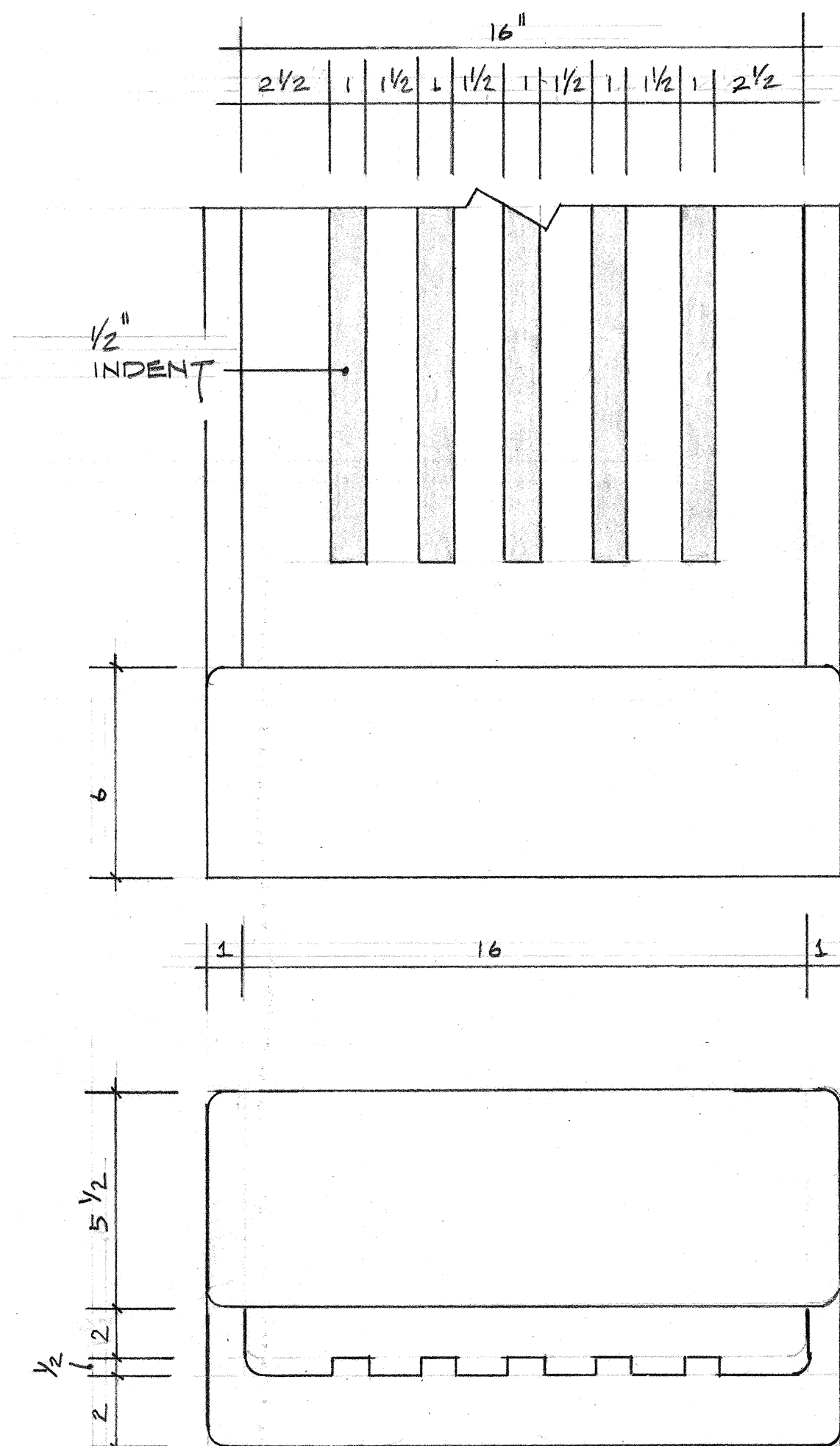
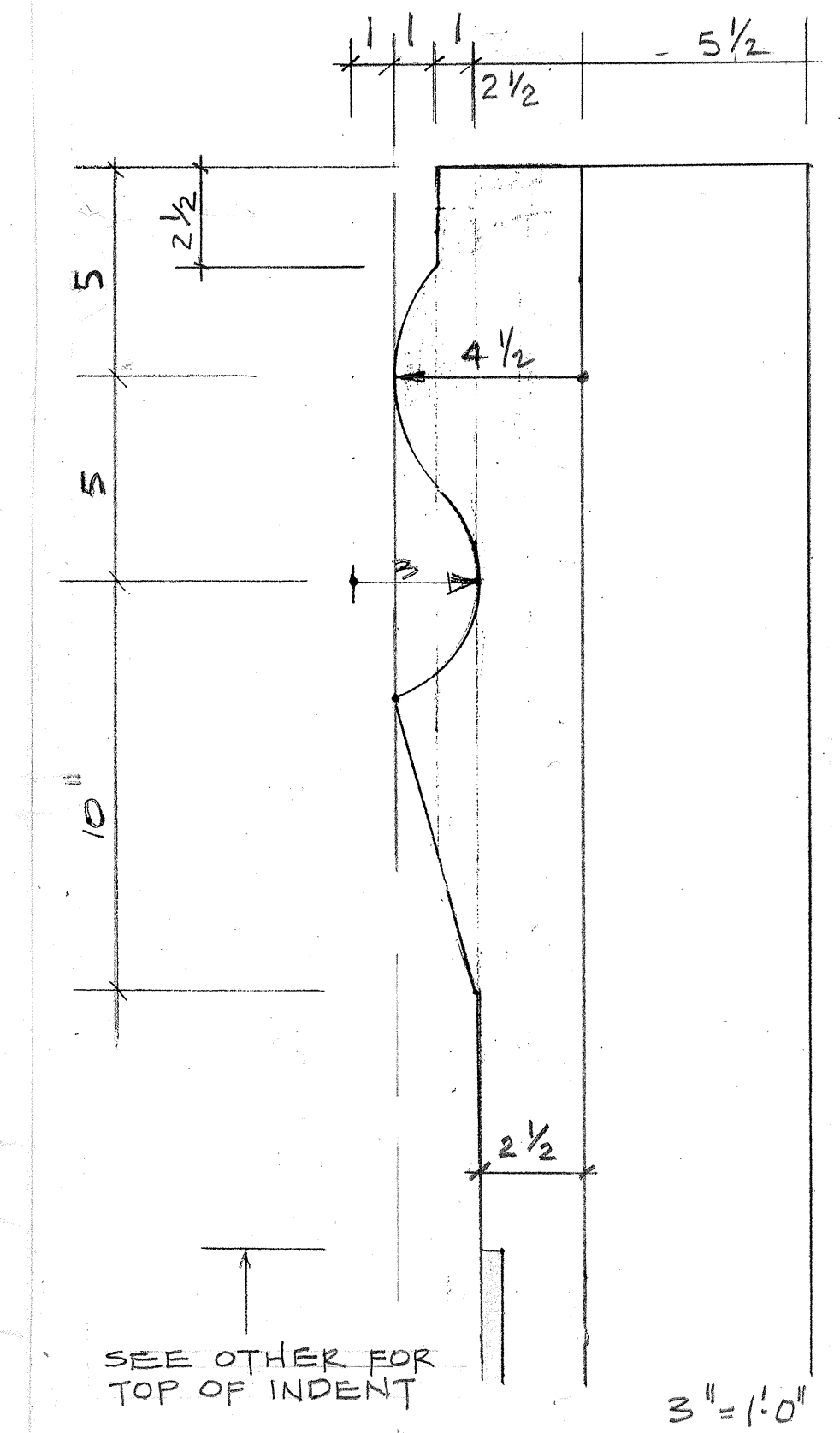
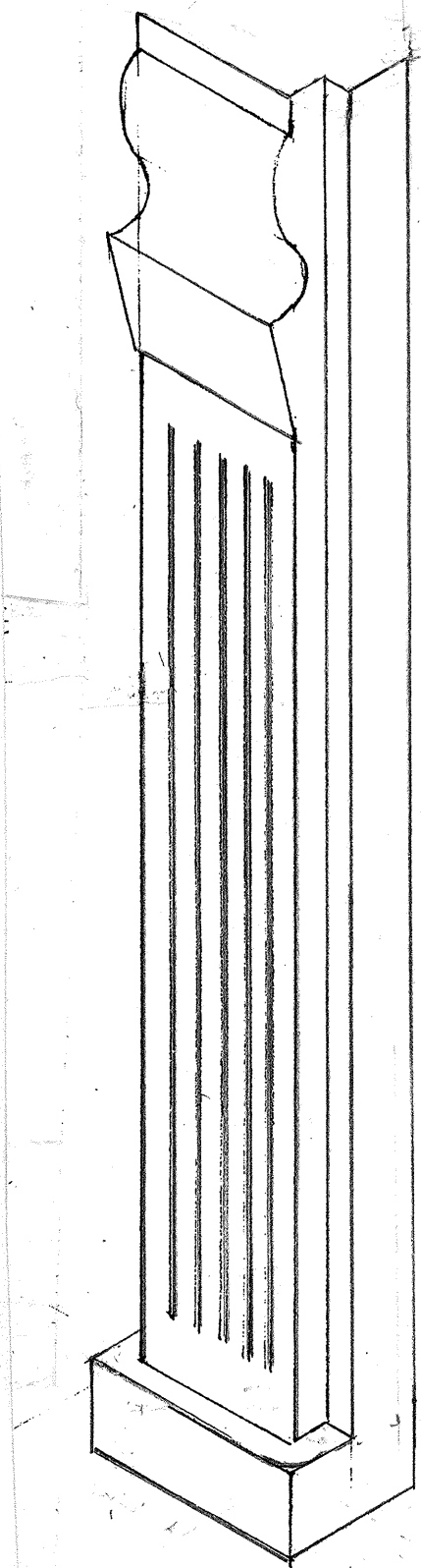
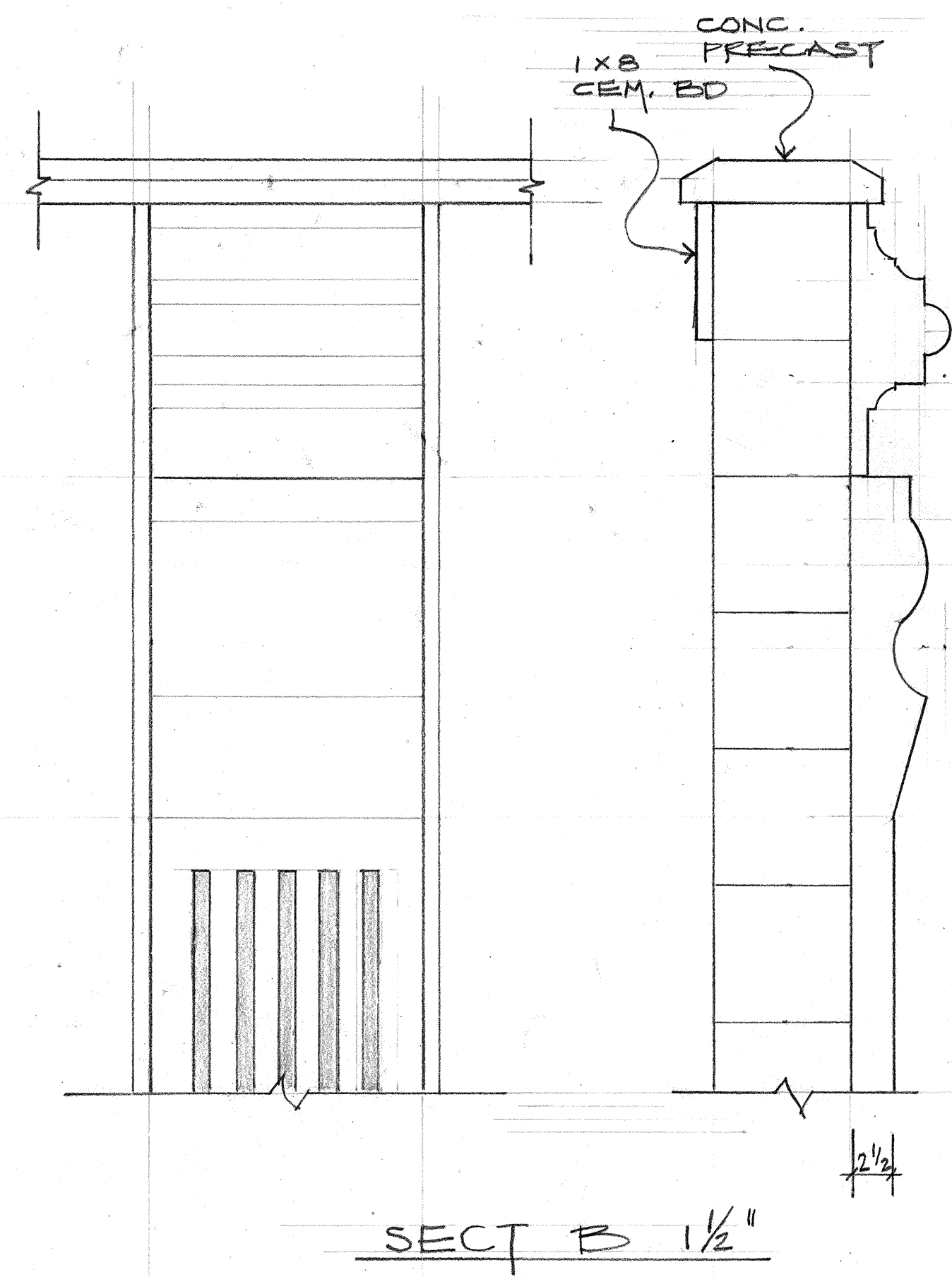


WEST ELEVATION (from NW 9th TERR.) 1/4"
EAST SIMILAR

DESIGN BUILD
BY
ANGLIN CONSTRUCTION

- C SPIRES MADE W/ 12" ROUND CONC (flat bottom) AND 3/4" BLACK STEEL.
- D FLASHING.
- E STUCCO.
- G C.I.P. CONC. CLMNS @ PORCHES.
- H DECORATIVE CLMNS ON BLK.
- I STEEL HANDRAILS, BLACK.
- K CONC PORCH
- L HORIZ DECORATIVE BAND.
- M CONC. BALCONY.
- N 1 X 8 CEMENT BD.
- O WALKWAY ROOF

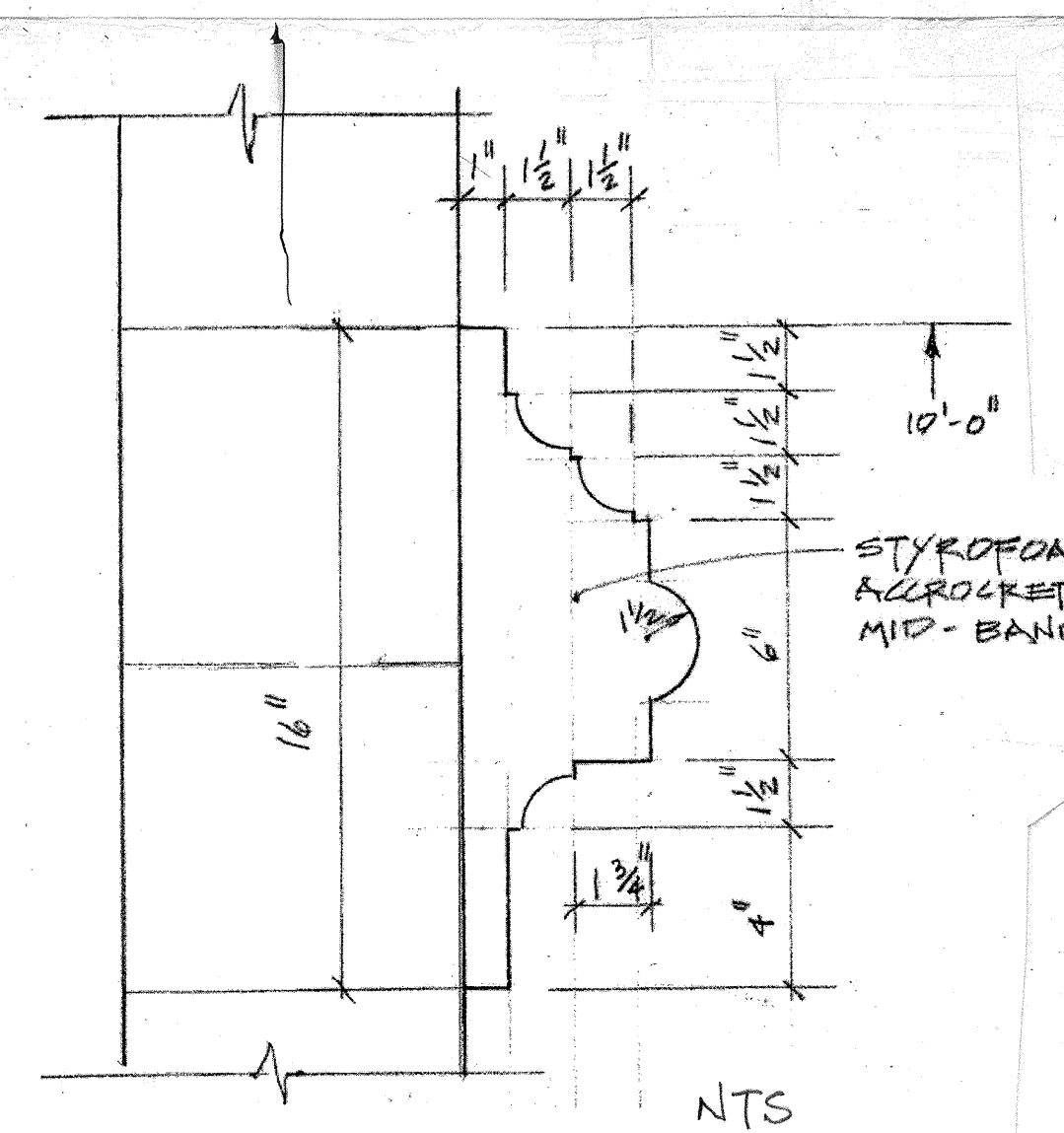
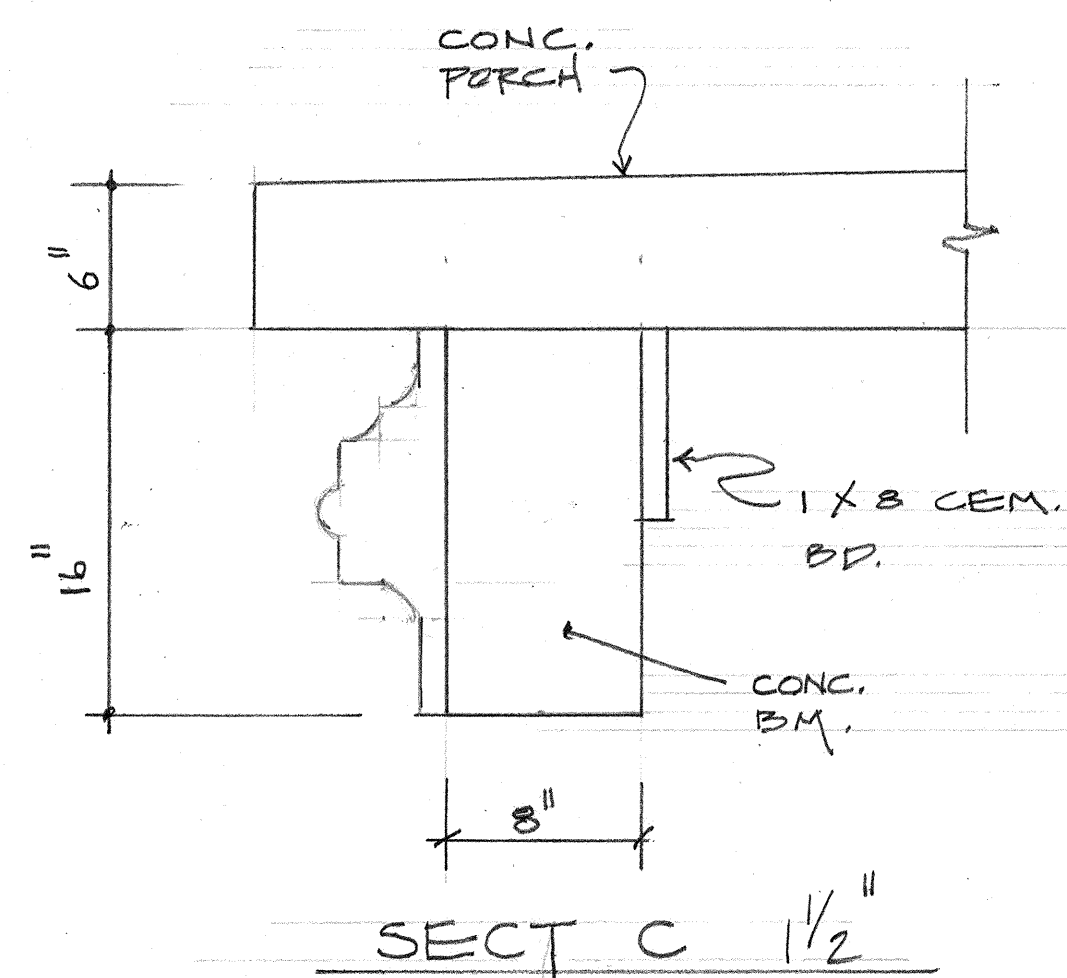
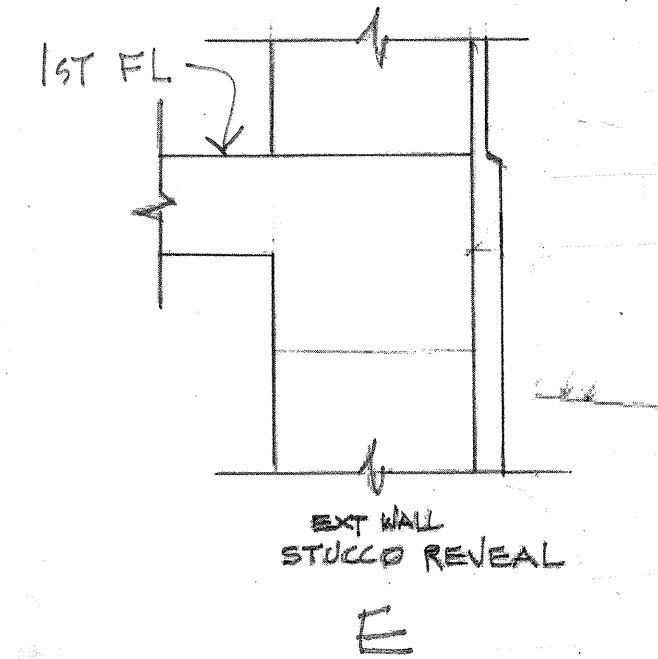




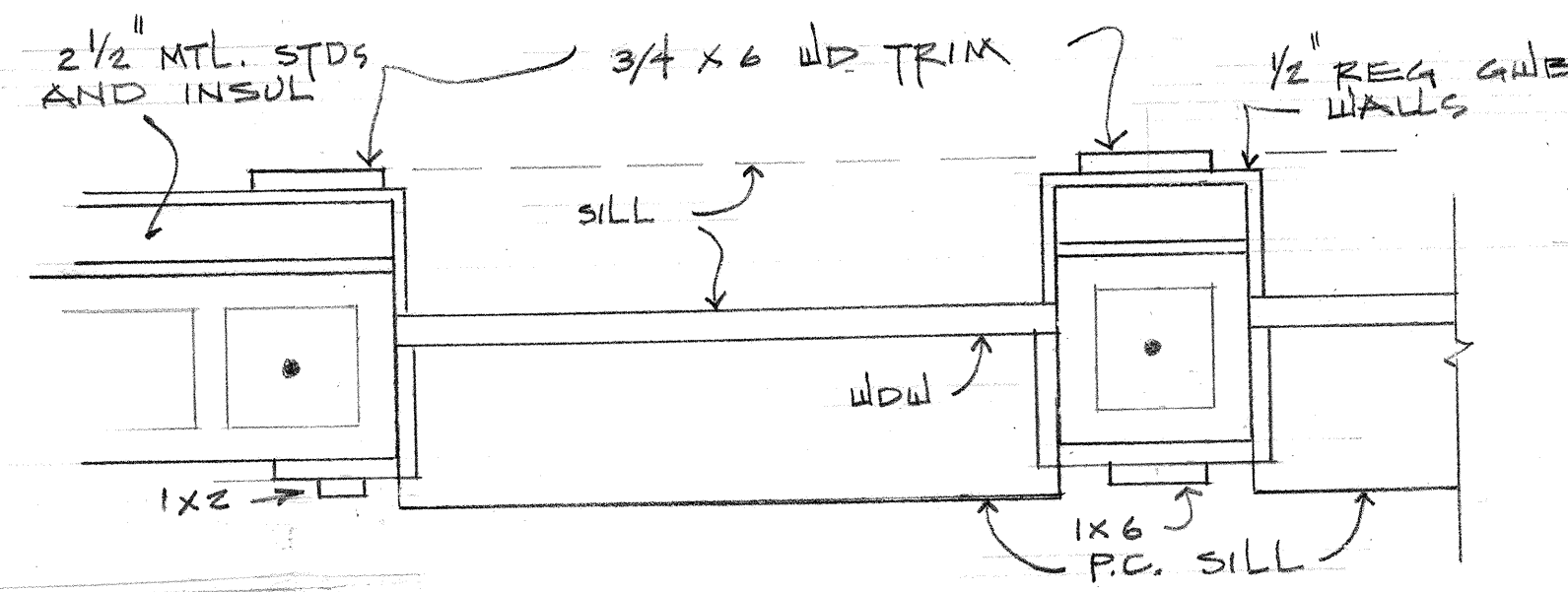
DECORATIVE COL.

STRUCTURAL COL.

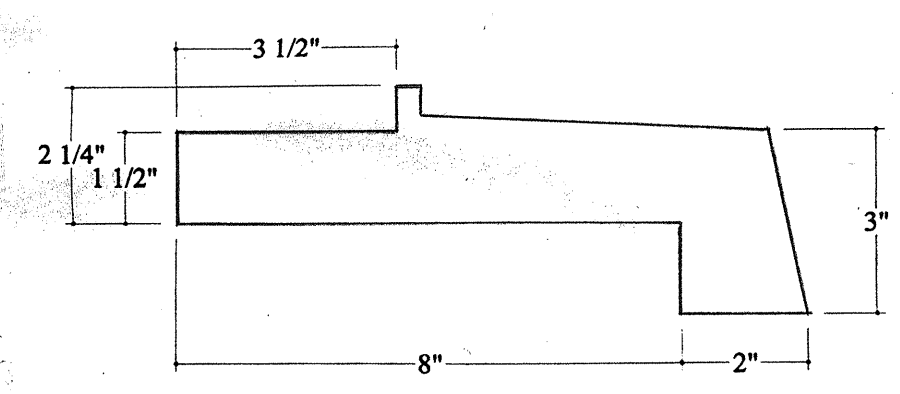
FLUTED COLUMN DETAILS
3" = 1'



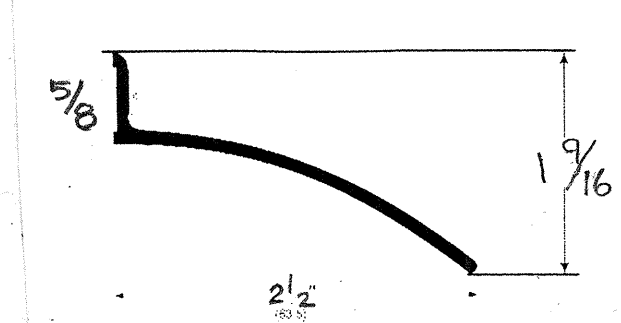
HORIZ. BAND EXT. WALL
@ 2ND AND 3RD FLOOR LEVEL



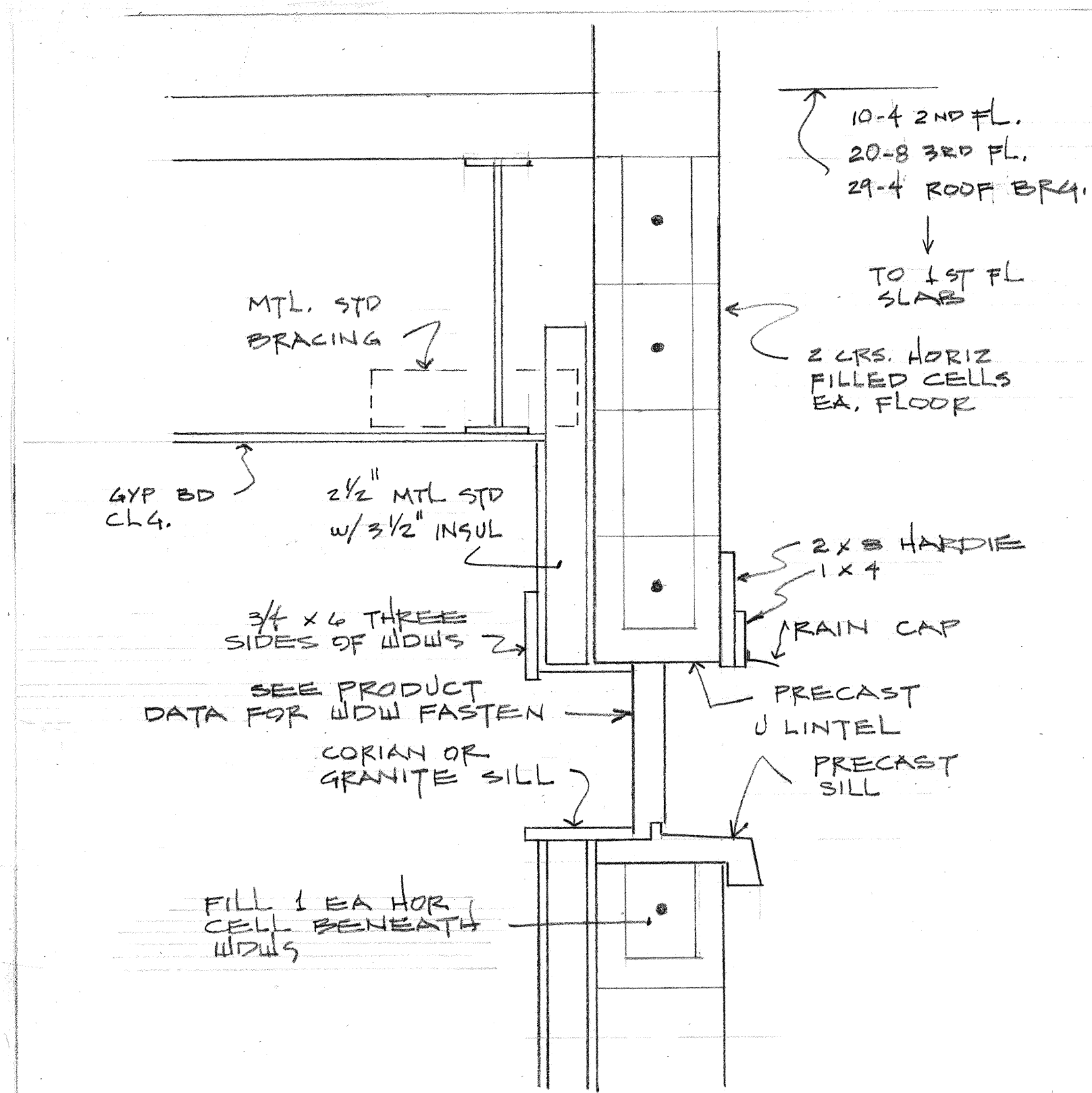
TYPICAL EXT WALL
PLAN 1-1/2" = 1'



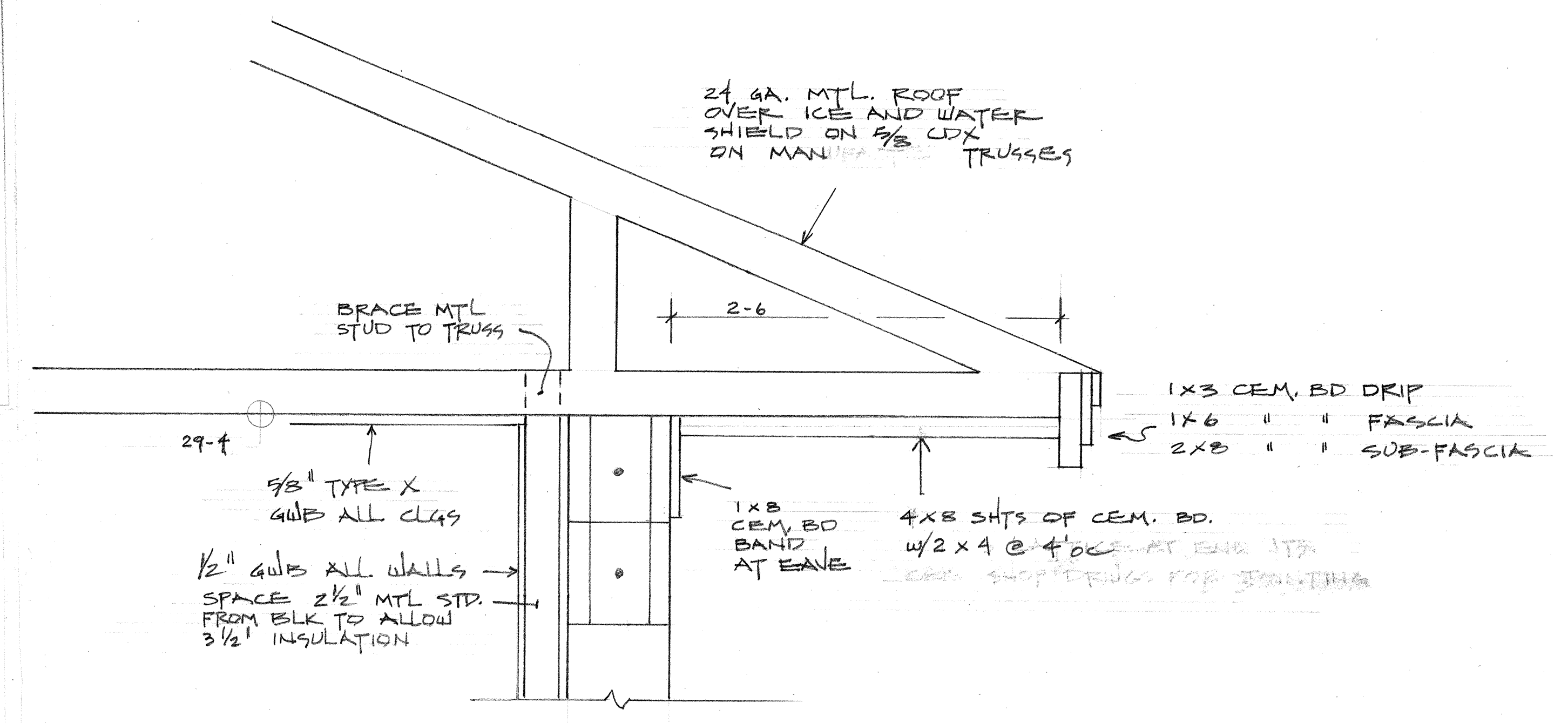
PRECAST SILL by
CEMENT PRECAST - Gainesville



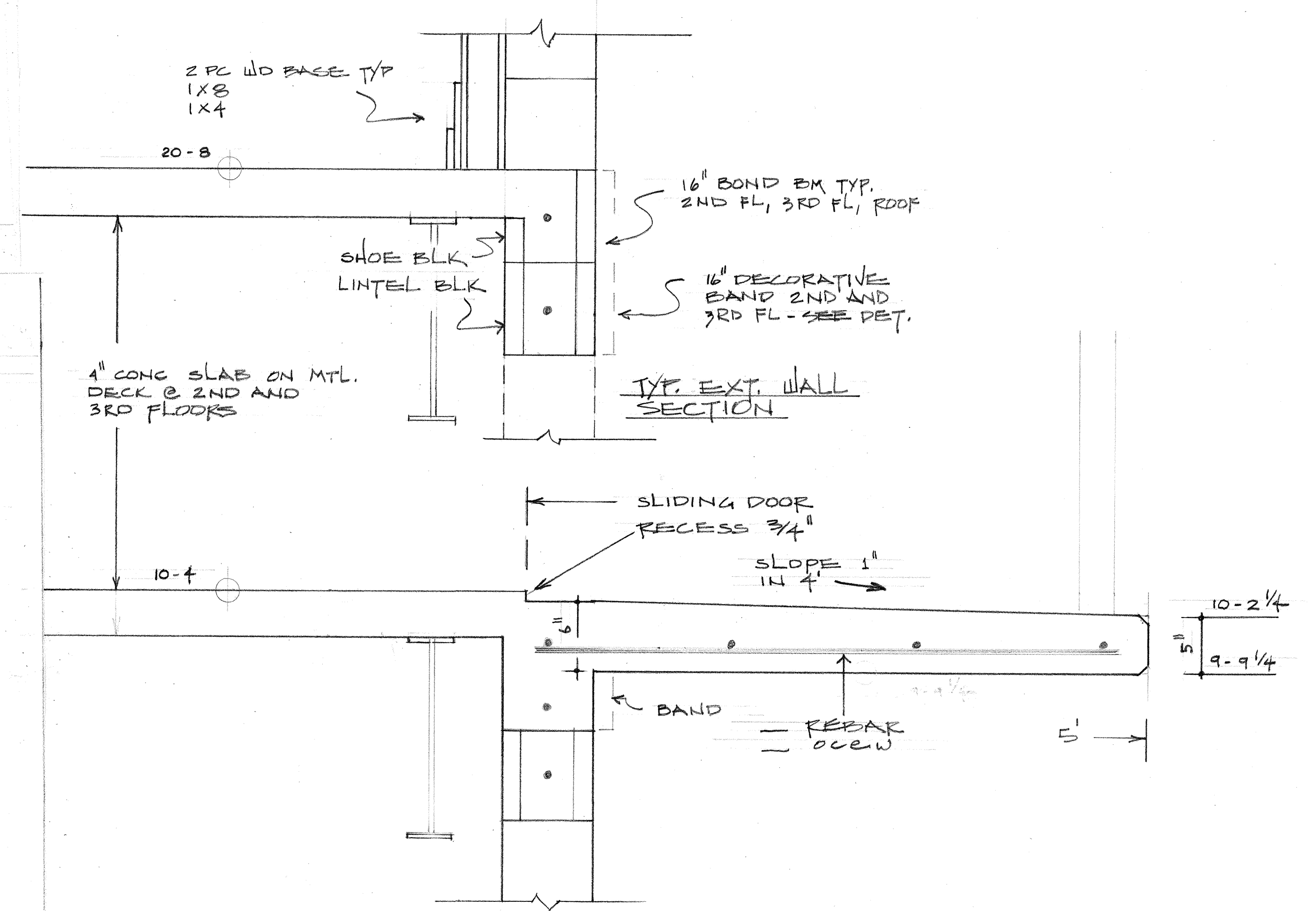
PEMCO #346 ALUM.
RAIN DRIP



TYPICAL EXT. WALL
SECTION 1-1/2" = 1'
D



TYP. EXT. WALL
SECTION



EXT. WALL SECTION
THRU BALCONY 1/2