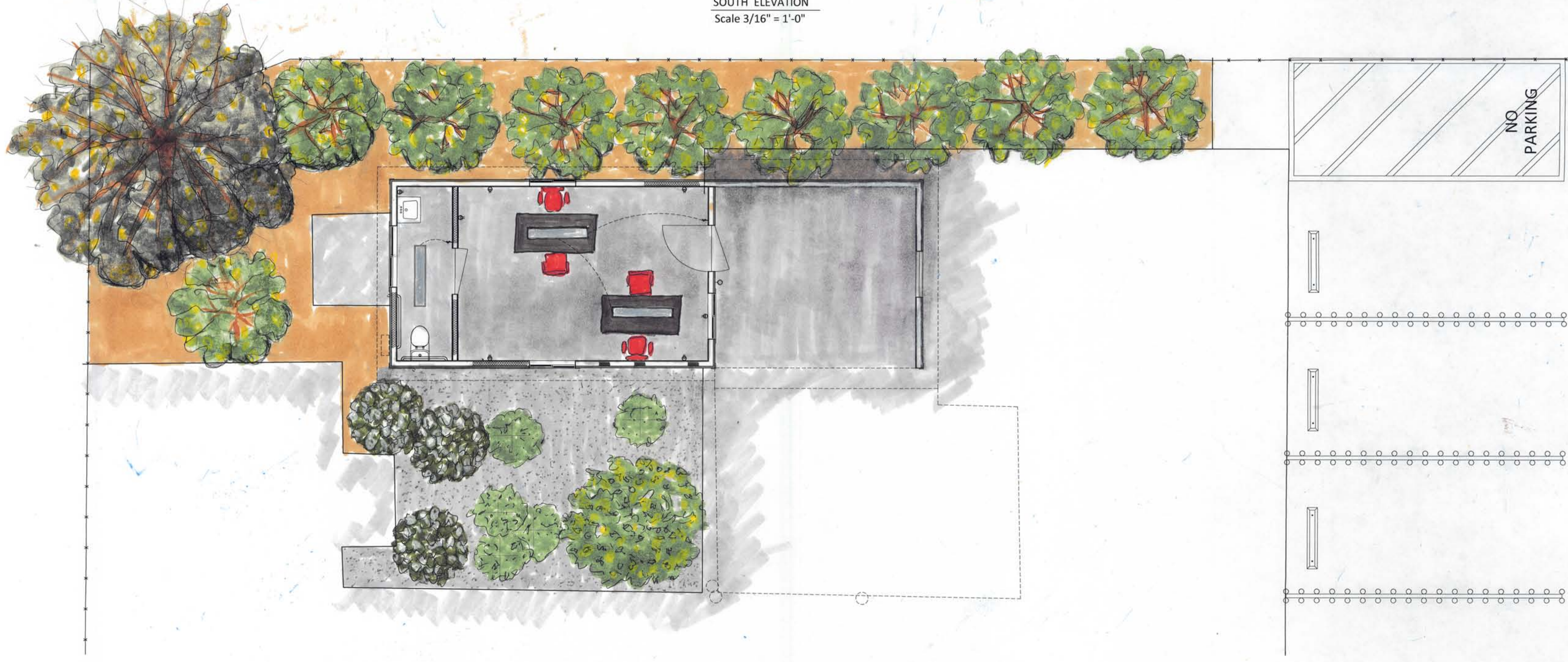




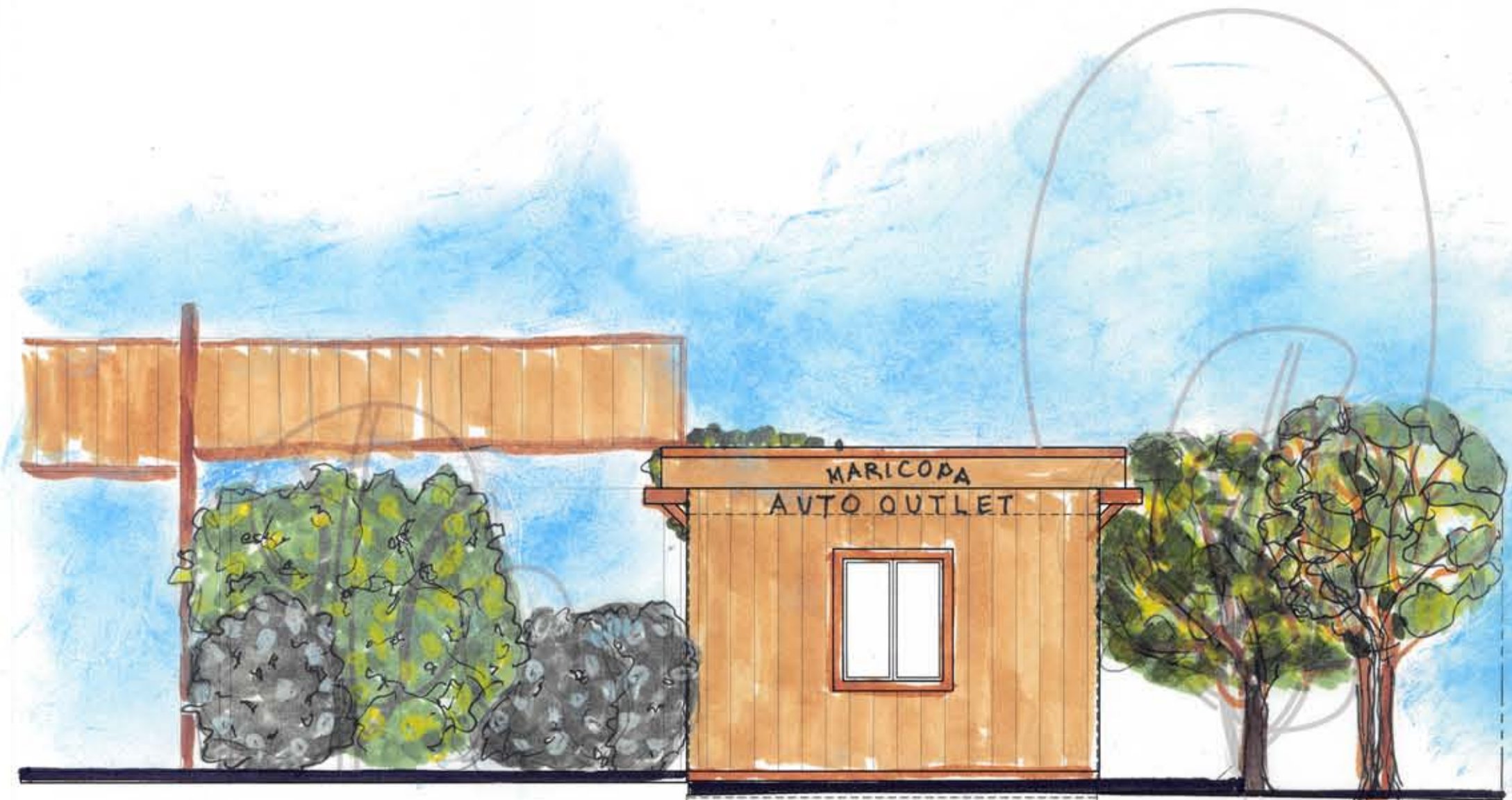
SOUTH ELEVATION
Scale 3/16" = 1'-0"



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



PARTIAL SITE PLAN
Scale 1/4" = 1'-0"



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



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

REVISIONS	DATE
PRE-APPLICATION REVIEW	05/21/14
PLANNING REVIEW	07/28/14


Jose M. Fonseca
 Architect
 2236 BEVERLY BLVD.
 LOS ANGELES, CA 90057
 Tel. 310-853-0083
 WWW. ATELIERLA.COM

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RENDERED DRAWING

DRAWN
JMF

DATE
05/07/2014

SCALE
AS SHOWN

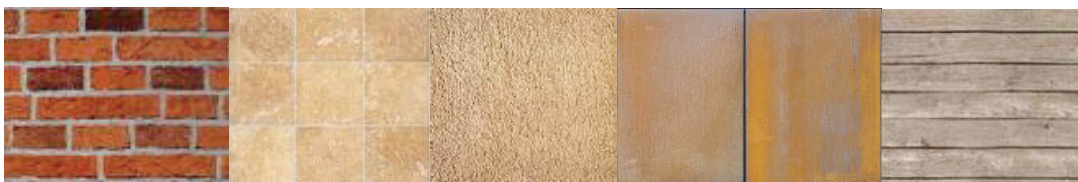
JOB No
JMF-P-AZ-2014-05

SHEET

A7

Building Façade Guidelines

- Buildings should relate to the historic height and proportions. The Heritage District envisions buildings designed to respond to the harsh southwest climate and oriented to recognize the value of appropriate landscaping and cooling requirements in harmony with the environment. Human scale massing and proportions should compliment the buildings' functions and the design should be harmonious with adjoining developments.
- Development shall consider historic style flat and angled awnings to be used for shade.
- Canopies, arcades, and overhangs are encouraged to be designed to create places of refuge for pedestrians and to create interest within the building design.
- Developments should consider architectural features that appear as an integral part of the overall design, and building masses should be part of a strong design concept. Distinct masses should be visible in each elevation and each mass should be distinguished by vertical and horizontal offsets where functionally allowed.
- Deep shaded overhangs, open rafters, deep-set fenestration, and rich texturing of façade materials are encouraged. Building masses are to be simple in form and strong in geometry.
- Developments shall consider façade components that express human scale building design. Compositions that emphasize floor lines or express a rhythm/pattern of openings are encouraged. Pattern of doors and windows consistent with historical reference is also encouraged.
- Building materials that reflect the historical interpretation of the images of Western and Agrarian/Railroad design themes to enhance the architectural image are recommended. Use a minimum of three different materials to enhance visual interest as well as a mix of textured surfaces and matte finishes. No one material should cover more that 60% of the façade of a building. The following building materials are recommended within the Heritage District.
 - Brick, concrete block (textured, split-face, ground-face or sandblasted), natural stone, cultured stone, and colored tile.
 - Stucco, Dryvit, EIFS, and thick adobe are the major materials for exterior treatments. Systems patterned with reveals to break up large expansive surfaces.
 - Metals and similar materials are encouraged as an accent material.
 - Heavy timber and wood.
 - Clay and concrete roof tiles.



Materials from left: brick, colored tile, stucco, steel, and wood.

- High Performance Low-E and tinted glass is encouraged. Reflective glass is limited to an outside daylight reflective factor of 30 percent or less. Highly reflective or mirror glass is highly discouraged.
- All elevations of a building are encouraged to incorporate similar related materials, textures, details and colors. It is recommended that a maximum of three primary building colors and three accent colors be incorporated into each building design. Please see recommended color palate below:



- Rooftops are considered important design elements as viewed from a variety of vantage points (at grade, from other buildings and adjacent properties).
- Hipped, gable and shed roof forms are permitted to create a variety in the skyline and building scale. Offsets or change of roof planes are recommended to provide visual relief. A mix of slope roof and flat roof forms are encouraged.
- Flat roofs are to be considered with tones that complement the buildings' color pallet. Foam with protective/reflective coating is acceptable on flat roofs. Standing seam metal roofs shall be incorporated into slope roofs.
- Mechanical and electrical equipment shall be concealed in a method that the enclosure is an integral part of the total building design.
- Loading, storage, and trash areas shall be similarly enclosed or screened from public view.

- All outdoor enclosures shall be made of similar materials that are complementary in finish and color to the adjacent main building(s).
- Repair or maintenance of building vernacular material should use like material compared to the original structure and surrounding buildings.
- Roof ladders shall be designed to be accessed internally of the building.

