

OPTION A



OPTION B



712 Lincoln Ave
New Building



Kwan Design
Architects

490 POST STREET, SUITE 1543
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Print Record	
Date	Issued
08/20/2014	PLANNING APPLICATION
11/26/2014	REVISED PER PLANNING
03/21/2016	REVISED PER PLANNING

THE CONTRACTOR SHALL PERFORM THE WORK
IN ACCORDANCE WITH ALL LAWS, ORDINANCES,
RULES, AND REGULATIONS OF ALL GOVERNING
AGENCIES.

PERSPECTIVE
STUDIES

A0.0

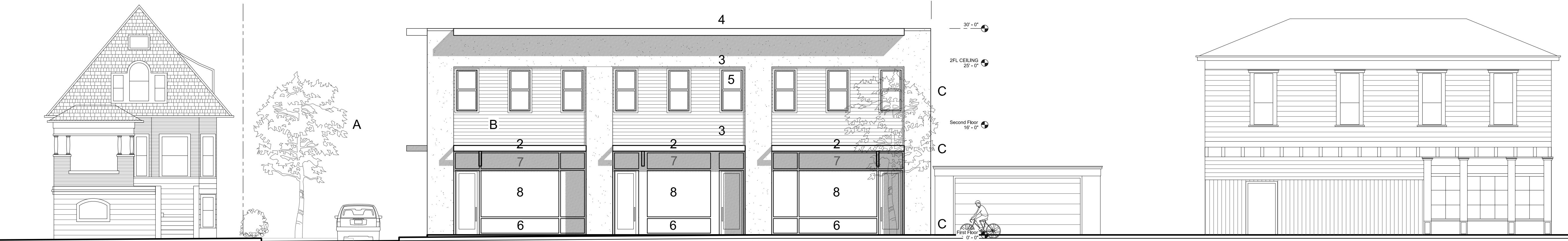


PHOTOS ACROSS FROM SUBJECT LOT

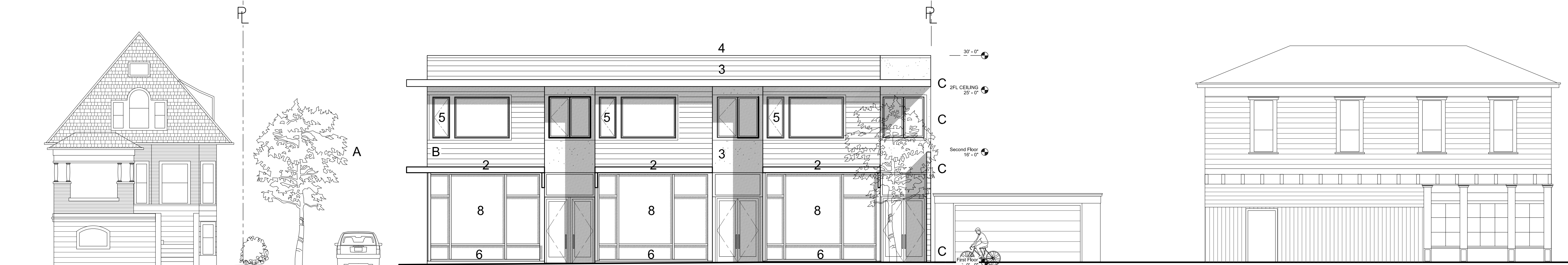


SUBJECT LOT PHOTOS

712 Lincoln Ave
New Building



PROPOSED STREETSCAPE, **OPTION B**



PROPOSED STREETSCAPE, **OPTION A**

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REFERENCE NUMBER	GENERAL DESIGN STRATEGY	REFERENCE NUMBER	DESIGN ELEMENTS	DESIGN ELEMENTS RESPONSE TO THE FOLLOWING DESIGN MANUALS:	
				CITYWIDE DESIGN REVIEW MANUAL	WEBSTER STREET DESIGN MANUAL
A	DRIVEWAY AS A TRANSITION SPACE BETWEEN RESIDENTIAL AND COMMERCIAL	1	ALTERNATING SIMPLE VOLUMES WITH RECESSES	page 82, massing, items 1 & 2 page 84, entries, item 1	page 9, section 1.4 page 14, section 4.1.a & b page 22, section 6.4 & 6.5
B	WOOD SIDING SIMILAR TO ADJACENT BUILDINGS TO TRANSITION COMMERCIAL TO RESIDENTIAL	2	OVERHANG AT 1ST FLOOR	page 82, massing, items 3	page 15, section 4.2
C	THE POSITIONING OF BULKHEAD, 1ST FLOOR SIGN OVERHANG & 2ND FLOOR WINDOWS ARE IN ALIGNMENT WITH THE EXISTING COMMERCIAL BUILDING. THE 2ND FLOOR OVERHANG IS IN ALIGNMENT WITH THE COMMERCIAL BUILDING CORNICE.	3	FIBER CEMENT SIDING & STUCCO	page 83, walls, items 1, 2 & 3	page 12, section 3.1.a
		4	2 STORY FLAT ROOF	page 83, roof treatment, items 1, 6 & 7	page 9, section 1.5 page 11, section 2.5 page 13, section 3.4 page 15, section 4.2
		5	RECESSED WINDOWS & POSITIONING	page 83, windows, items 1, 2, 3, 4, 5, 7	page 25, section 6.16, 6.17
		6	SPANDREL GLASS / BULKHEAD	page 83, base, item 1 & 2 page 84, storefront treatment, items 1, 2 & 3	
		7	TRANSOM	page 84, entries, item 2	
		8	LARGE STOREFRONT		page 22, item 6.6; page 23, item 6.8; page 24, item 6.11b
		9	DIFFERENTIATE GROUND FLOOR FROM UPPER FLOOR		page 10, section 1.6 & 1.7
		10	COLOR PALETTE SIMILAR TO SURROUNDING. SEE SHEETS A3.1, A3.2 & A3.4	page 84, colors, item 2	page 30, section 9.2

**STREETSCAPE &
DESIGN NOTES**

A0.2