

Incentive #2
One Additional Story
up to 11 feet

+38'-8"
Roof

+29'-6"
4th Floor

+20'-4"
3rd Floor

+11'-2"
2nd Floor

±0"
Ground Floor

Top of Elevator & Stairs
+47'-10"

Allowable Height /
Top of Parapet
+47'

+38'-8"
Roof

+29'-6"
4th Floor

+20'-4"
3rd Floor

+11'-2"
2nd Floor

±0"
Ground Floor

Exterior Finishes

- Smooth Stucco**
A = Grey
B = Black
C = Orange
- Aluminium Trim**
Dark Bronze Anodized
to match windows
- Concrete**
- Perforated Metal**
A = Natural Anodized
B = Orange
- 42" Glass Guardrail**
- 42" Metal Panel Guardrail**
- 42" Metal Rods Guardrail**
Black

2 South Elevation

SCALE: 3/16" = 1'-0"

0 4' 8' 12'



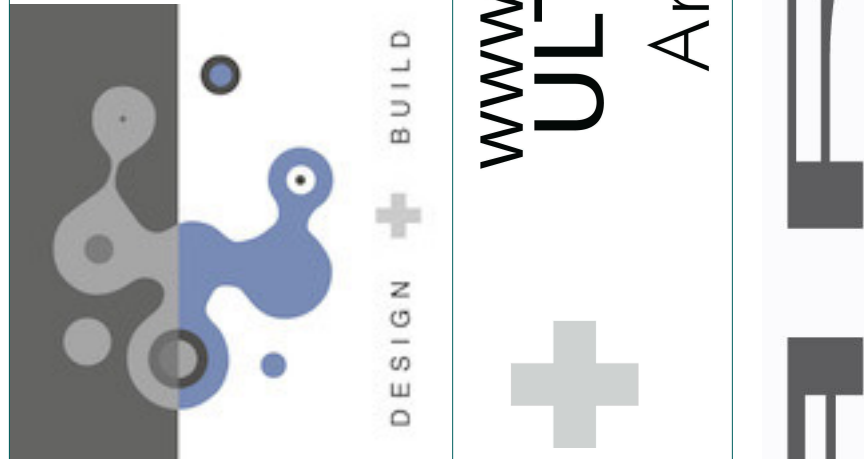
1 West Elevation

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

SCOPE DOCUMENT

THIS PRELIMINARY DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT. THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL, ELECTRICAL SYSTEMS, AS SCOPE DOCUMENTS THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORM AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE TERMS OF THE GENERAL SCOPE INDICATED OR DESCRIBED THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION ALL COMPLETION OF THE WORK. DECISIONS OF THE DESIGNER AS THE TERMS OF THE WORK INCLUDED WITHIN THE SCOPE OF THE DOCUMENTS SHALL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER. ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER AND THE SAME MAY NOT BE DUPLICATED USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.



DCP Set

Friday, April 12, 2019

Erwin

14629 & 14631 W Erwin Street
Van Nuys, CA 91411

M I N A R C			
TRYGGVI THORSTEINSSON ASSOC. AIA			
ERLA DÖGG INGJALDSDÓTTIR ASSOC. AIA			
2324 MICHIGAN AVENUE SANTA MONICA CA 90404	MARK	DATE	DESCRIPTION
310 998 8899 TEL 310 998 8894 FAX info@minarc.com	PROJECT NO:		
	DRAWN BY:		
	CHKD BY:		
	SCALE:		

SHEET TITLE	SHEET#
Elevations	A3.0

Incentive #2
One Additional Story
up to 11 feet

+38'-8"
Roof

+29'-6"
4th Floor

+20'-4"
3rd Floor

+11'-2"
2nd Floor

±0"
Ground Floor

Allowable Height /
Top of Parapet
+41'

Top of Elevator & Stairs
+47'-10"

+38'-8"
Roof

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4th Floor

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Ground Floor

Exterior Finishes

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A = Grey
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- Aluminium Trim**
Dark Bronze Anodized
to match windows
- Concrete**
- Perforated Metal**
A = Natural Anodized
B = Orange
- 42" Glass Guardrail**
- 42" Metal Panel Guardrail**
- 42" Metal Rods Guardrail**
Black

2 North Elevation

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

+38'-8"
Roof

+29'-6"
4th Floor

+20'-4"
3rd Floor

+11'-2"
2nd Floor

±0"
Ground Floor

+38'-8"
Roof

+29'-6"
4th Floor

+20'-4"
3rd Floor

+11'-2"
2nd Floor

±0"
Ground Floor

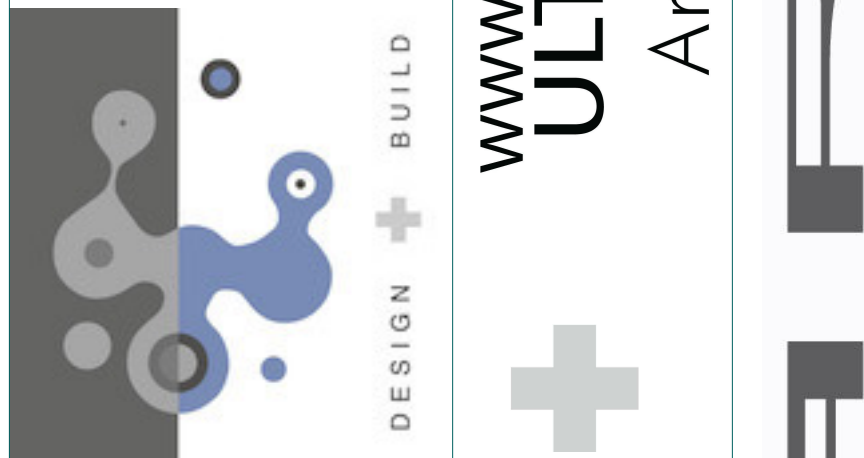
1 East Elevation

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

SCOPE DOCUMENT

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	DRAWN BY:		
	CHK'D BY:		
	SCALE:		

SHEET TITLE	SHEET#
Elevations	A3.1