



GROWTH MANAGEMENT DEPARTMENT STAFF REPORT
VILANO BEACH TOWN CENTER OVERLAY DISTRICT
August 9, 2023 Public Meeting
VBTCDR 2023-02 The Vilano at Haley's Court

To: North Coastal Design Review Board
Staff: Sloane Stephens, Planner
Date: August 2, 2023

Applicant: Damon Lee
161 Lawn Ave.
St. Augustine, FL 32084

Location: 150 Vilano Road
FLUM: TCMUD
Zoning: TCMU

Applicable Land Development Code Standards: [Section 3.10](#) – Vilano Beach Town Center Overlay District.

Summary of Request: Applicant is requesting design approval for improvements to the property located at 150 Vilano Road, known as Haley's Court. They are proposing changes in the building/accent colors, windows, doors, awnings, railings, and fencing.

Staff Review

Planning Division: Overall it appears the proposed aspects of the project comply with the purpose and intent of the Vilano Beach Town Center Overlay District. The current character of the property is a staple of the Town Center area, and it appears the character will be maintained through these proposed changes. All proposed changes can be seen in the attached documents.

Color Options

The Applicant has provided two color options for DRB approval. Each color palette option consists of three colors: one for the main body & door frames, one for the doors, and one for the inner window trim & ceiling of the covered patio. The two proposed color palette options appear to be consistent with the Art Deco style of pastel tropical colors.

Windows

The white vinyl single hung impact glass windows appear to comply with the standards of Section 3.10. Staff is unsure if the proposed fixed windows that are being considered for the east side of the building comply. The DRB may ask the Applicant to clarify if those windows are fully operable as is required in LDC Section 3.10.05.G.16. Otherwise, it does appear the style of the windows fits with the Art Deco style of the building and surrounding area. *After speaking with Fire Services, the Applicant has informed Staff they are open to removing the fixed window option, to be in compliance with applicable LDC Section.*

Railings

The 4-foot white railings proposed for between the beams of the overhang areas appear to be in compliance with the design standards of the Vilano Beach Town Center and in character with the rest of the site.

Doors

The east side of the building used to have doors opening to the street. The doors are currently covered and appear nonexistent from the outside of the building. The Applicant is proposing to restore the original doorways to allow for a private patio area for each living space. Staff does not see a problem with this because the doorways were previously existing, and the proposed doors appear to match the character and design of the building and other materials submitted within this application.

Exterior Fence

There does not appear to be specific design criteria for fences within LDC Section. The proposed fencing for the east side of the building would match the doors on that side of the building, the windows, as well as the beams and railings within the overhang areas of the site.

Awnings

It appears the regulations applying to awnings for the Town Center are intended for cloth cover awnings that run across the entirety of a building façade. The DRB may prefer that the Applicant install cloth cover awnings over each door that better match the descriptions in LDC Sections 3.10.05.G.18 and 19 as are outlined below.

Applicable Code Sections:

LDC Section 3.10.04.A - General Standards (provided in part)

10. Chain link, barbed wire and similar fencing materials shall not be allowed within the District. *Proposed fencing complies with this standard.*

11. Exterior lighting shall be downward facing and designed to encourage outdoor activity during evening hours, although exterior lighting of parking areas shall be kept to a minimum consistent with reasonable safety requirements of the particular business or Structure. Lighting shall not be directly seen at ground level more than one hundred (100) yards from the light location. See additional lighting criteria in 3.06.13. Lighting criteria for the protection of marine turtles and their hatchlings defined in Section 4.01.09 shall be followed accordingly. The use of solar power should be explored to supply electricity to fixtures. *Informational; there is no lighting proposed at this time.*

14. Balconies and or porches are intended as outdoor extensions of living space or commercial space for seating and shall not be utilized for storage. *Informational regarding proposed fenced-in living space extension on east side of building.*

LDC Section 3.10.05.G - Architectural Standards

1. The architectural styles of new buildings within the VBTC shall be authentic representations of one of three styles: Art Deco, Art Moderne, or "Florida Vernacular", also known as, "Old Florida Beach". The proposed architectural style of all new buildings and renovations to existing buildings must be approved by the Design Review Board. The Design Review Board shall base its determination of conformance to accepted style standards on: 1.) expert testimony regarding the authenticity of the proposed architectural design, 2.) documented patterns for Art Deco, Art Moderne or Florida Vernacular, 3.) the aesthetics of the proposed building or renovation, and 4.) its contribution to the objectives of the VBTC Overlay District.

2. Additions or expansions to existing buildings which are of a Spanish/Mediterranean architectural style will not be required to be reflective of Art Deco, Art Moderne or Florida Vernacular, but must be architecturally compatible with the existing building style, be authentic representations of the documented Spanish/Mediterranean architectural style and be approved by the Design Review Board. *Proposed changes appear to be architecturally compatible with the existing building style.*

5. Exterior finish materials shall be appropriate for the style of the building, and shall be limited to light colored, stone, brick, stucco, pre-cast concrete, clear glass, clapboard siding, or wood shingles. Walls shall be of no more than two materials, and shall change material along a horizontal line, with the heavier material below the lighter material. *Both color options appear to comply.*

6. Building finishes, design and architectural detailing shall be consistent and of the same quality for all sides of the building, whereby all outside walls of the building shall be finished with the same materials and chosen style as the front. *Proposed changes are to take place on the entirety of the building.*

7. The void to solid ratio of the frontage includes fenestration (windows, porches, arcades, loggias and balconies). The minimum requirement for fenestration on facades shall be 25 percent. *Informational; replacement of existing windows as the building currently exists is OK.*

12. Windows shall be recessed a minimum of two (2) inches and shall be vertical or square in proportions. *Proposed windows appear to comply. Applicant may need to confirm how recessed they will be.*

15. If shutters are used, they must be operable, sized to match the opening, and provided for all windows on a given wall. *Informational; there are no shutters proposed at this time.*

16. All exterior doors, except garage doors, shall be hinged. All windows, except storefront windows shall be operable. *It appears that the proposed white vinyl single hung impact glass windows comply, but the fixed windows for the east side of the buildings on rooms with patios may not.*

18. All awnings shall be sympathetic to the buildings architecture and designed as an integral component of the overall signage package. All awnings on the street level shall project a minimum of four (4) feet from the building façade. All awnings on stories above the first floor shall project a minimum of three (3) feet from the building façade. Variances may be granted administratively in the event that existing site features, such as, but not limited to, narrow sidewalks, utility line poles, and street trees restrict the applicant from full compliance with these regulations. All awnings shall be sloped 30 degrees from horizontal and shed awnings shall have both ends open. *Staff feels that the intent of this regulation is for awnings that run along a majority of the façade of the building for signage purposes and public use. In this case, the proposed "awnings" are limited to being above the private doors on the east side of the building facing the road. They appear to be for functional use of the doors, and not for signage purposes. Staff feels that this Code section does not fully apply to what is being proposed; the enforcement of this regulation would result in disproportion and not be cohesive with the character of the existing building.*

19. All awnings at street level shall have an eight (8) inch vertical valance along the front of the awning. The valance must be provided with concealed weight to prevent excessive movement in high winds. Internally illuminated or vinyl awnings are prohibited. *It appears the intention of this regulation is for awnings of a cloth material that project further than is proposed off of the building façade. Staff does not see this as necessary, however, a valance may be requested if that is preferred by the DRB for architectural purposes.*

Staff review shows there are no open comments on this application. A Pre-application Meeting was not held with the Planning Division. Attached for consideration are:

- Application
- Survey
- Proposed Changes

CORRESPONDENCE

Staff has not received any phone calls or letters regarding the proposal as of the writing of this Staff Report.

SUGGESTED ACTION TO APPROVE

The Design Review Board may consider a motion to approve **VBTCDR 2023-02 The Vilano at Haley's Court**, as described within the application, provided:

1. The request complies with Section 3.10 of the St. Johns County Land Development Code, and is consistent with the intent and purpose of the Overlay District.

SUGGESTED ACTION TO DENY

The Design Review Board may consider a motion to deny **VBTCDR 2023-02 The Vilano at Haley's Court**, provided:

1. The request does not comply with Section 3.10 of the St. Johns County Land Development Code.



Application for Overlay District Review
Growth Management Department
Planning and Zoning Section
4040 Lewis Speedway, St. Augustine, FL 32084
Phone: 904.209.0675; Fax: 904.209-0576

Date 07/11/23 Overlay District Vilano Beach Town Center Property ID No (Strap) 1482000000

Applicant Damon Lee Phone Number (904)377-4782

Address 161 Lawn ave Fax Number

City Saint Augustine State fl Zip Code 32084 E-mail Damon.a.lee@gmail.com

Project Name The Vilano at Haley's Court

Project Address & Location 150 Vilano rd

Type of Review Commercial Use Multi-family Use Other:

The Project Involves New Building Changes to an existing Building Exterior Repainting Signage (Individual) Unified Sign Plan Fences / Walls Parking / Lighting Landscaping / Buffers Other:

Describe Project and work proposed to be done (Provide additional information by attachment as needed)

We would like to repaint all parts of the building including the Body, Doors, Trim, Soffit, walkways. We would also like to do all new single hung vinyl windows and add the doors back to the east side of the exterior of the east building, add awnings over each of these doors, and add a fence for privacy for these units (See Slide 13) These doors are still attached to the building but had been covered over by a previous owner. We would also like to add railings to the front of the units between the posts. (See slide 12).

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:
Signature of owner or person authorized to represent this application:

Signed By Damon Lee dotloop verified 07/11/23 2:41 PM EDT DL7S-6ZAY-NQWJ-Z3QD

Printed or typed name(s) Damon Lee

Contact Information of person to receive all correspondence if different than applicant:

Phone Number Fax Number E-mail Postal Address Name City State Zip Code

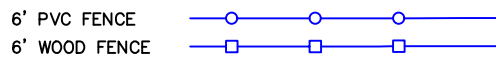
Please notify the Planning and Zoning Section at 904.209.0675 if you need any special assistance or accommodations to attend the meeting or if you have any questions concerning this application.

Please list any applications currently under review or recently approved which may assist in the review of this application including the name of the PUD/PRD:

LEGEND

- ⊙ = SANITARY SEWER MANHOLE
- ⊕ = FIRE HYDRANT
- ⊠ = CABLE/INTERNET UTILITIES BOX
- ⊡ = POWER POLE
- ⊞ = WATER METER
- ⊚ = SEWER VALVE
- ⊗ = WELL
- ⊗ = UNNUMBERED X-CUT IN CONCRETE FOUND
- ▲ = FOUND NAIL/DISC
- ⊙ = SET NAIL AND DISC LB#8139
- ⊙ = SET 1/2" IRON ROD LB#8139 AT PROPERTY CORNER
- ⊙ = FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION

- A/C = AIR CONDITIONER ON PAD
- BRL = BUILDING RESTRICTION LINE (SETBACK) LINE
- CB = CHORD BEARING
- CH = CHORD DISTANCE
- DB = DEED BOOK
- LB = LICENSED SURVEY BUSINESS
- LS = LICENSED SURVEYOR
- OHW = OVERHEAD WIRE/LINE
- ORB = OFFICIAL RECORDS BOOK
- FFE = FINISHED FLOOR ELEVATION
- MH = MANHOLE
- PC = POINT OF CURVATURE
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- R = RADIUS
- RBL = REFERENCE BEARING LINE
- R/W = RIGHT-OF-WAY LINE
- STY = STORY
- TYP = TYPICAL
- UG = UNDER GROUND
- WM = WATER METER
- WV = WATER VALVE
- (P) = PLAT CALL
- (M) = FIELD MEASURED VALUE
- (D) = DEED CALL
- (C) = CALCULATED VALUE, FROM FIELD MEASUREMENTS
- (R) = RECORD VALUE

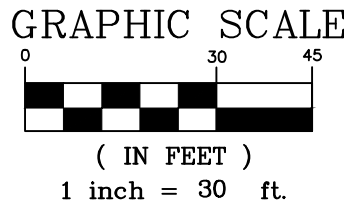
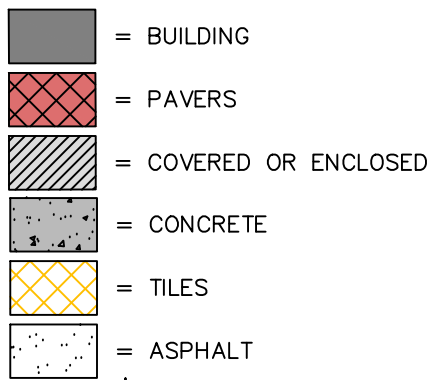


POINT OF INTEREST: **(A)** AREA ONLY ACCESSIBLE THROUGH UNITS, SURVEYOR WAS NOT ABLE TO ACCESS AT TIME OF SURVEY

POINT OF INTEREST: **(B)** FENCE EXTENDS OFF PROPERTY

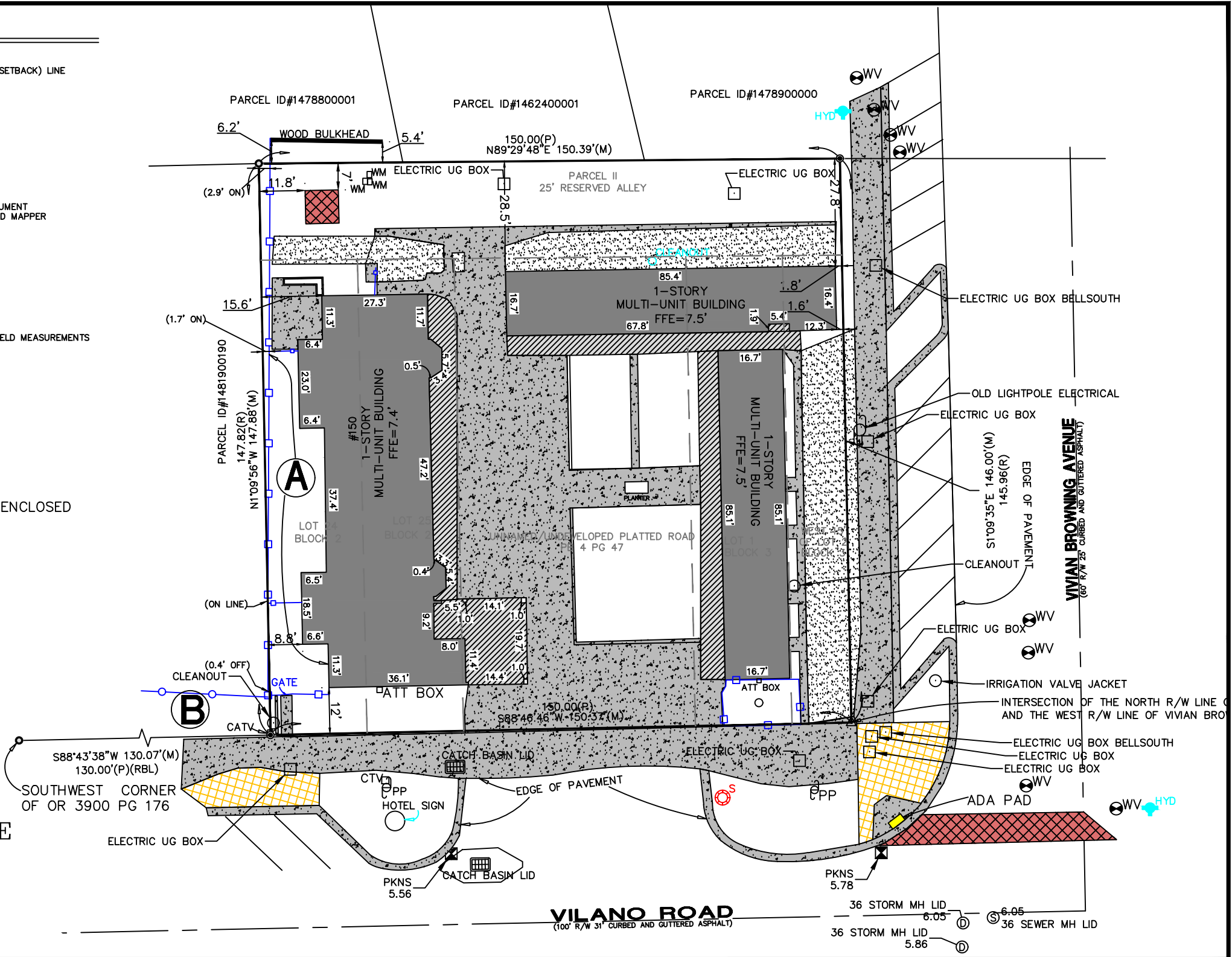
SURVEYOR'S NOTES:

1. LEGAL DESCRIPTION HAS BEEN FURNISHED BY CLIENT AND/OR HIS/HER AGENTS.
2. NO TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING THE TITLE OR BOUNDARY TO THE SUBJECT PROPERTY HAVE BEEN PROVIDED. IT IS POSSIBLE THAT THERE COULD EXIST DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS (ESPECIALLY ANY EASEMENTS/DOCUMENTS RECORDED AFTER PLAT RECORDATION) OR OTHER INSTRUMENTS THAT COULD AFFECT THIS PROPERTY.
3. MEASUREMENTS HEREON ARE IN ACCORDANCE WITH U.S. STANDARD FEET, DATA ACQUIRED WITH THEODOLITE AND STEEL TAPE, OR WITH TECHNOLOGICALLY SUPERIOR EQUIPMENT UTILIZING REDUNDANT TECHNIQUES.
4. MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "PEDR" WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIA GCX3 GPS RECEIVER WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN), COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).
5. CONTIGUOUS LOTS LIE IN SAME BLOCK, UNIT, PHASE, SECTION ETC. UNLESS NOTED.
6. TYPE OF SURVEY: BOUNDARY SURVEY
7. STATED LEGAL PURPOSE OF SURVEY: ACQUISITION, SALE, MORTGAGE, PERMITS, PLANNING.
8. NO FLOOD ZONE DETERMINATION HAS BEEN MADE OR REQUESTED FOR THIS PROPERTY DURING THE COURSE OF THIS SURVEY.
9. THIS SURVEY IS NOT INTENDED TO LOCATE ANY SUBSURFACE/UNDERGROUND OBJECTS, IMPROVEMENTS, FOUNDATIONS OR ENCROACHMENTS. SURVEY REFLECTS ABOVE-GROUND FEATURES AND IMPROVEMENTS ONLY.
10. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP OF LAND OR FENCES.
11. THIS SURVEY IS NOT INSURED FOR MULTIPLE USES. FIDUCIARY AND ALL OTHER OBLIGATIONS ARE LIMITED TO CERTIFICATEES LISTED HEREON UTILIZING SURVEY FOR PURPOSES LISTED IN ITEM 7 ABOVE. SEE NOTE ABOVE SIGNATURE BLOCK.
12. CONSTRUCT IMPROVEMENTS TO IRON MARKERS AS DESCRIBED ONLY. WOODEN STAKES/WIRE FLAGS ARE NOT PROPERTY CORNERS.
13. ALL ABOVE-GROUND EVIDENCES OF UTILITIES LIE WITHIN THEIR RESPECTIVE EASEMENTS UNLESS NOTED.
14. STREET (S) HEREON ARE CENTERED IN R/W UNLESS NOTED.
15. BUILDING DIMENSIONS AND THEIR TIES TO ADJACENT PROPERTY OR OTHER LINES ARE MADE FROM EXTERIOR LOAD-BEARING WALLS, IGNORING OVERHANGS AND ANCILLARY ATTACHMENTS UNLESS NOTED. TIES TO STRUCTURES ARE MADE BY PERPENDICULAR MEASUREMENT FROM NEAREST PROPERTY OR OTHER LINE.
16. THE LINEAR CLOSURE OF THIS SURVEY EXCEEDS 1:10,000.
17. ELEVATIONS IF SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.



Special Note - Liability Notice

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #11 HEREON.



Surveyor's Certification

REPRODUCTIONS OF THIS SKETCH OF SURVEY ARE NOT VALID UNLESS DEALED WITH THE EMBOSSED SEAL OF THE SIGNING SURVEYOR. THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 461-17 (FORMERLY 461-11), PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AND WAS DONE UNDER MY SUPERVISION.

Brandon Shugart
 Brandon D. Shugart
 STATE OF FLORIDA Professional Surveyor and Mapper
 License No. 7009
 Signature Date 05/17/2023
 Surveying@imecivil.com

LEGAL DESCRIPTION

PARCEL I: LOTS 24 & 25, BLOCK 2 AND LOT 1 AND THE WEST 15 FEET OF LOT 2, BLOCK 3, TOGETHER WITH THAT CERTAIN UN-NAMED STREET LYING BETWEEN SAID BLOCKS 2 & 3, ALL OF VILANO BEACH, UNIT A, ACCORDING TO THE MAP THEREOF RECORDED IN MAP BOOK 4, PAGE 47, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH ALL PERSONAL PROPERTY SITUATE THEREON AND USED IN CONNECTION WITH THE BUSINESS KNOWN AS THE CASA DE VILANO MOTEL, INCLUDING BUT NOT LIMITED TO: ALL FURNITURE AND FIXTURES, APPLIANCES, EQUIPMENT, GOODWILL, AND THE RIGHT TO USE THE NAME "CASA DE VILANO MOTEL".

THE FOLLOWING ADDITIONAL PROPERTY, WITHOUT WARRANTY OR GUARANTEE:

PARCEL II: TOGETHER WITH A 25 FOOT STRIP OF LAND ADJOINING THE ABOVE DESCRIBED PROPERTY, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE WEST 15 FEET OF THE SAID LOT 2, BLOCK 3, AS ABOVE DESCRIBED; THENCE NORTH 25 FEET; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF THE ABOVE DESCRIBED PROPERTY 150 FEET TO A POINT SITUATED NORTH OF THE NORTHWEST CORNER OF THE ABOVE DESCRIBED LAND; THENCE SOUTH 25 FEET TO THE NORTHWEST CORNER OF THE SAID LOT 24, BLOCK 2, AS ABOVE DESCRIBED; THENCE EAST 150 FEET TO THE POINT OF BEGINNING.

IME CIVIL & SURVEYING, LLC
 311 STATE ROAD 16
 ST AUGUSTINE, FLORIDA 32084
 WWW.IMECIVIL.COM
 904-429-7764
 Licensed Survey Business #8139
 Certificate of Authorization #33025
 Copyright © Do not copy or reproduce without permission.

ADDRESS OF PROPERTY SHOWN HEREON:
 FOR: **CASA DE VILANO MOTEL INC**
 AT: 150 VILANO ROAD
 SAINT AUGUSTINE, FL 32084

Drawn By: BDS/DP
 Field Survey Date: 05/05/2023
 Scale 1" = 30 Feet
 Drawing/File #: 042623.2
 FB/PG: 14/114

Additional Information/Certifications:
 Casa DE Vilano Motel Inc
 Damon Lee

MAP OF BOUNDARY SURVEY

The Vilano

At Haley's Court

Owners: Valerie Lee, Damon Lee & Stephanie Ayres

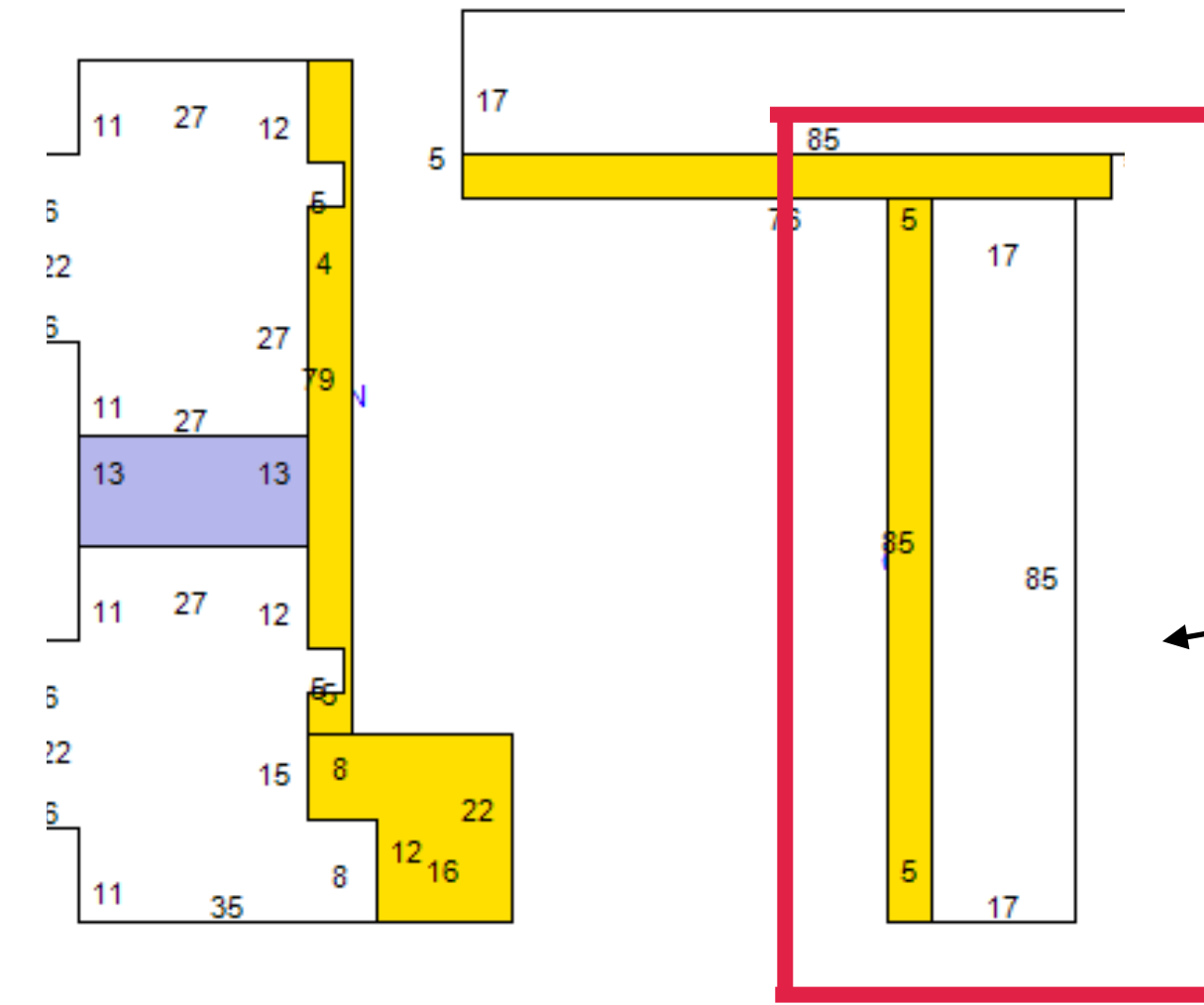
Windows



**White Vinyl
Single Hung
Impact Glass**



Considering a FIXED window on EAST end of the buildings with patios only.

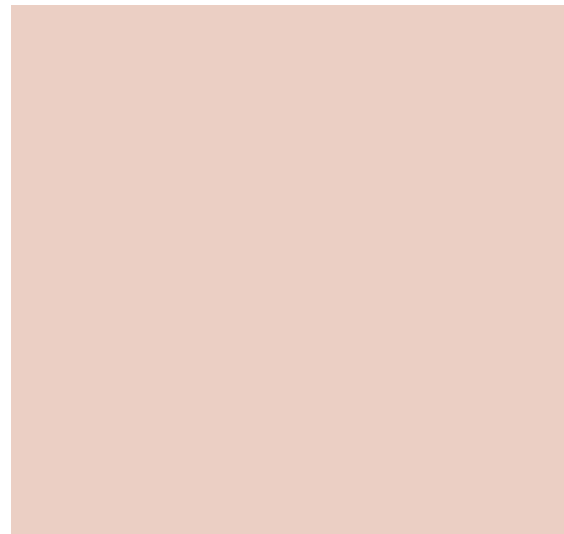


EAST side of building

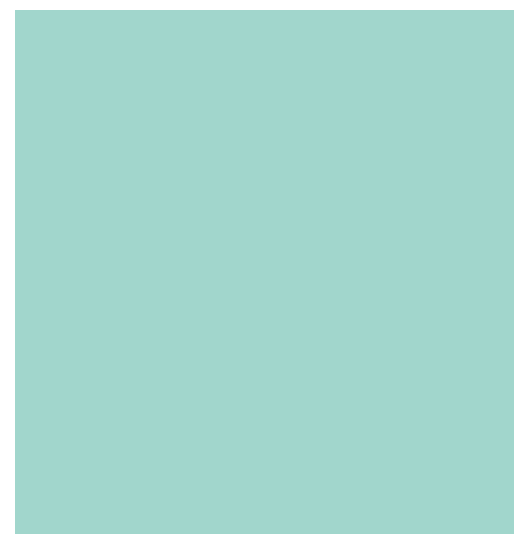


OPTION 1
Exterior Paint Colors:
breakdown on next slides

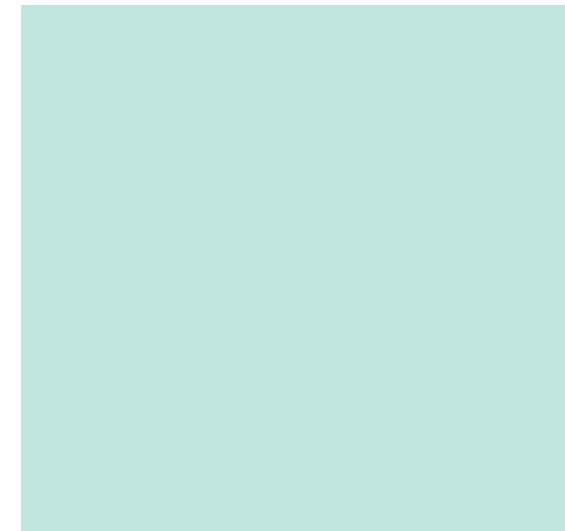
Main Body & Door Frames
SW 6323 Romance



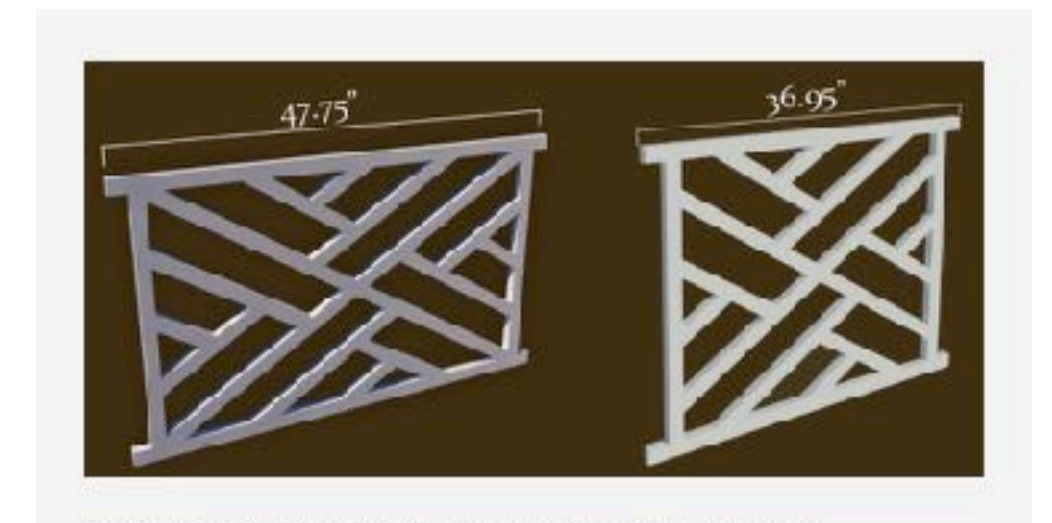
Doors
SW 6758 Aqueduct



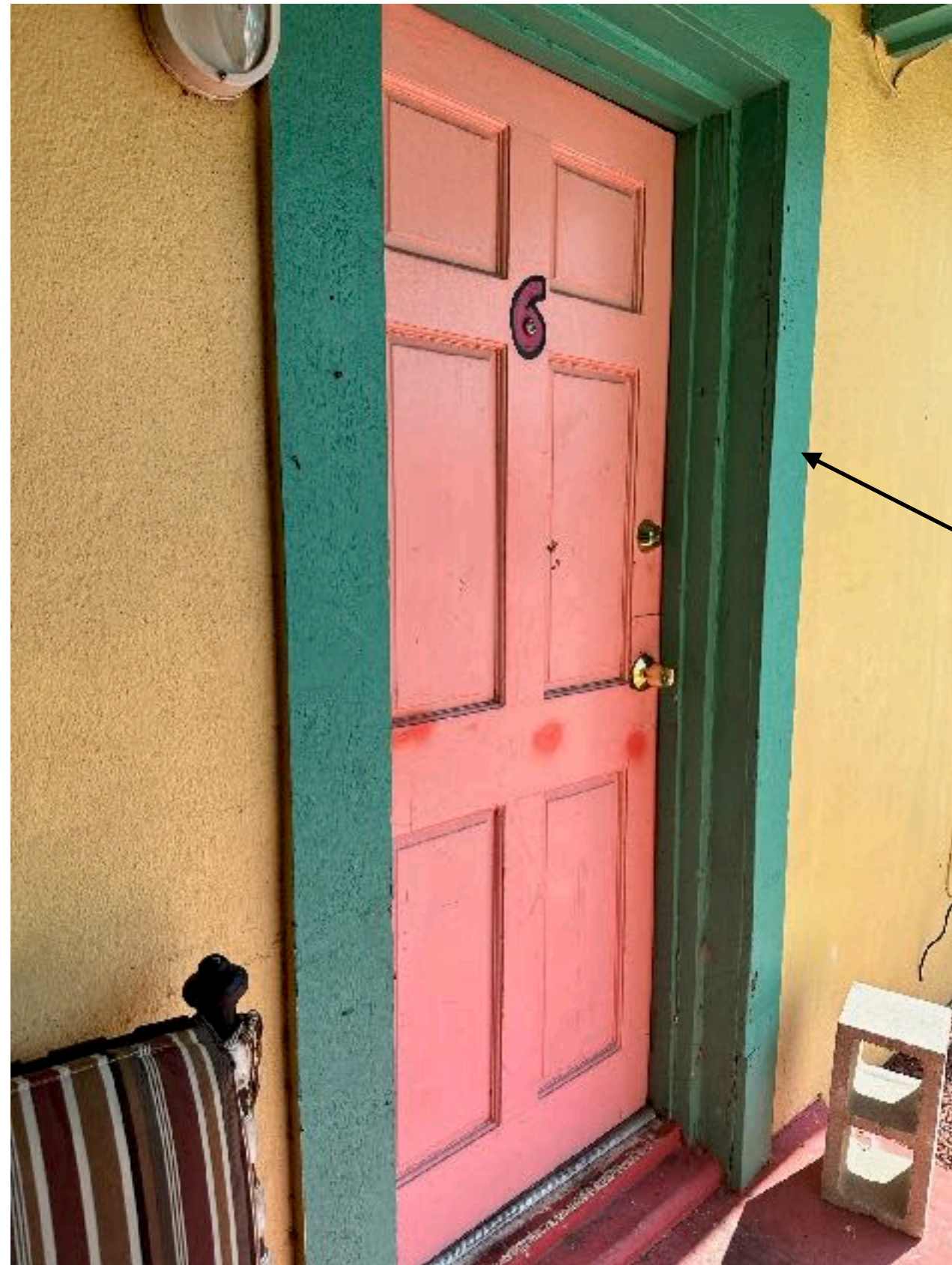
Inner Window Trim &
Ceiling of Covered Patio
SW 6757 Tame Teal



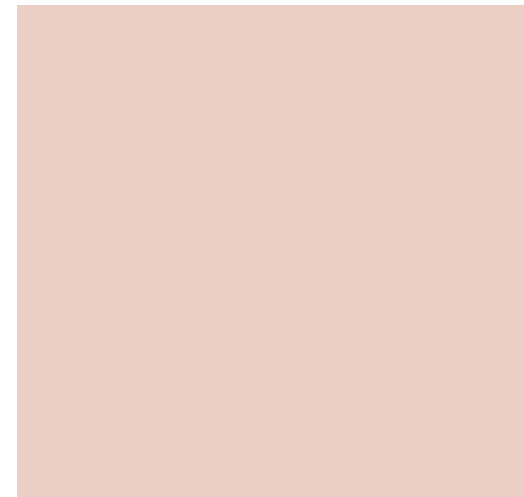
Soffit and Beams
White to match railings



DOOR FRAMES



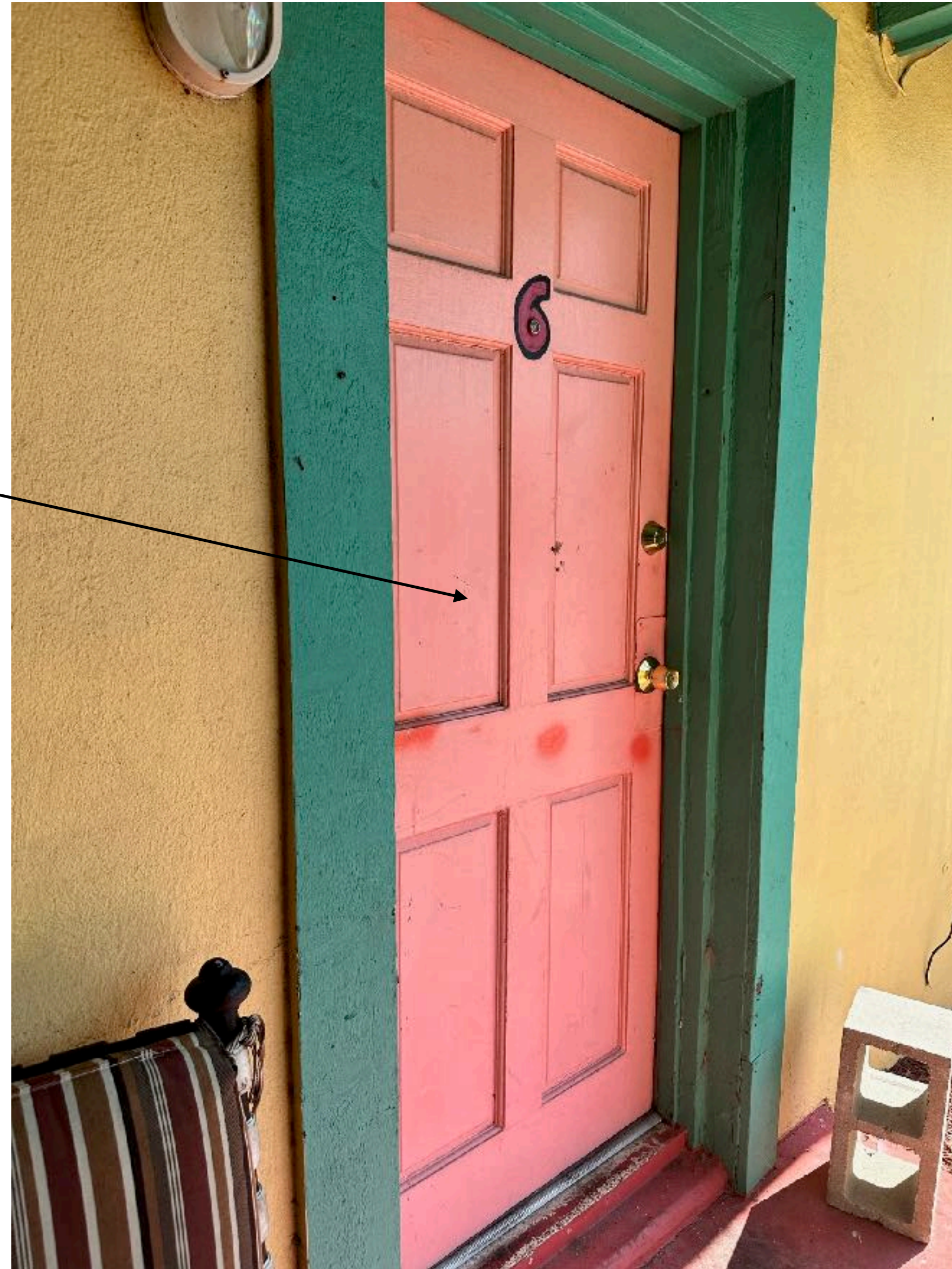
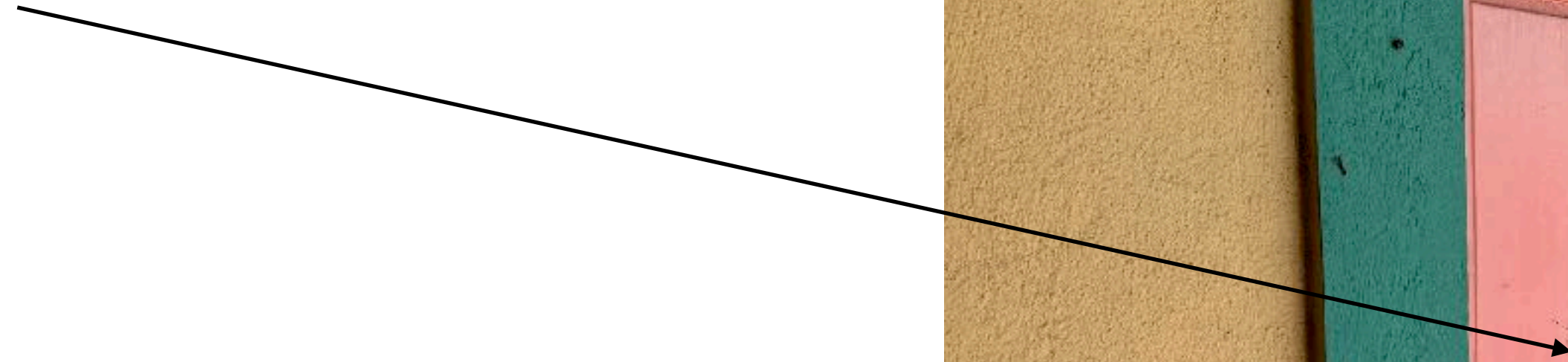
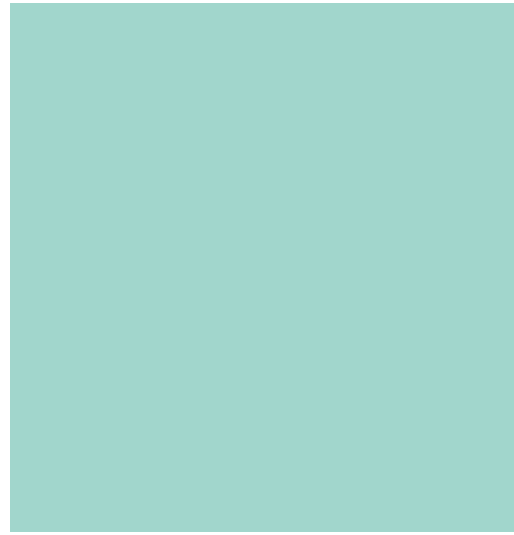
Main Body & Door Frames
SW 6323 Romance



MAIN BODY

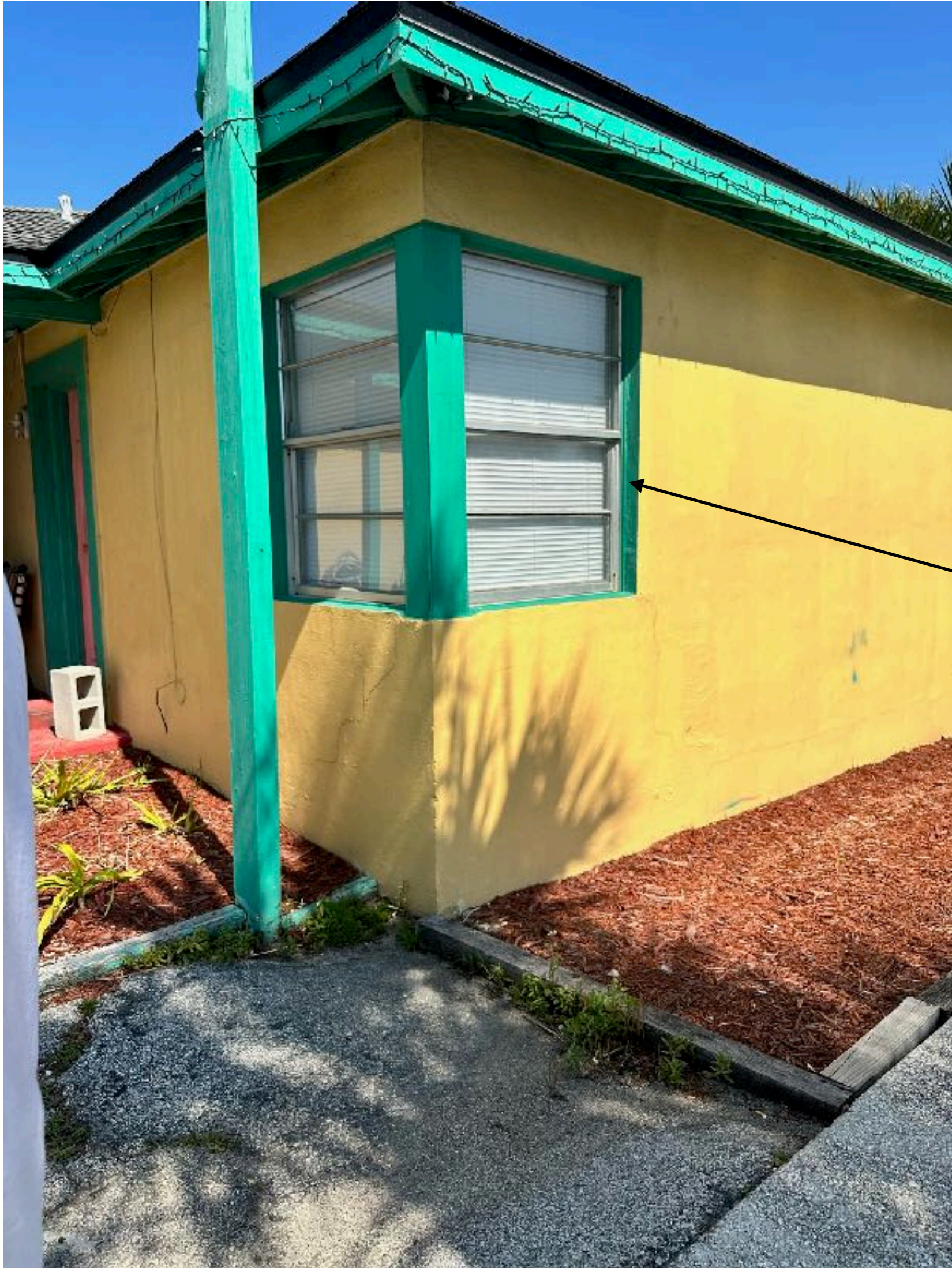


Doors
SW 6758 Aqueduct

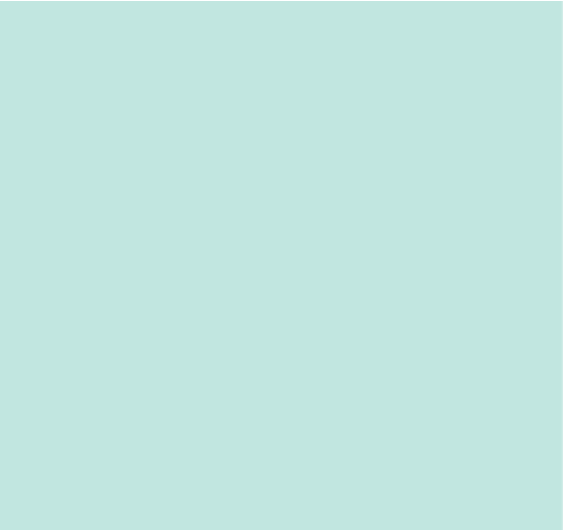


DOOR ONLY

INNER WINDOW TRIM



Inner Window Trim & Ceiling of Covered Patio
SW 6757 Tame Teal



CEILING ONLY



OPTION 2
Exterior Paint Colors:
breakdown on next slides

Main Body & Door Frames
SW 6324 Mellow Coral



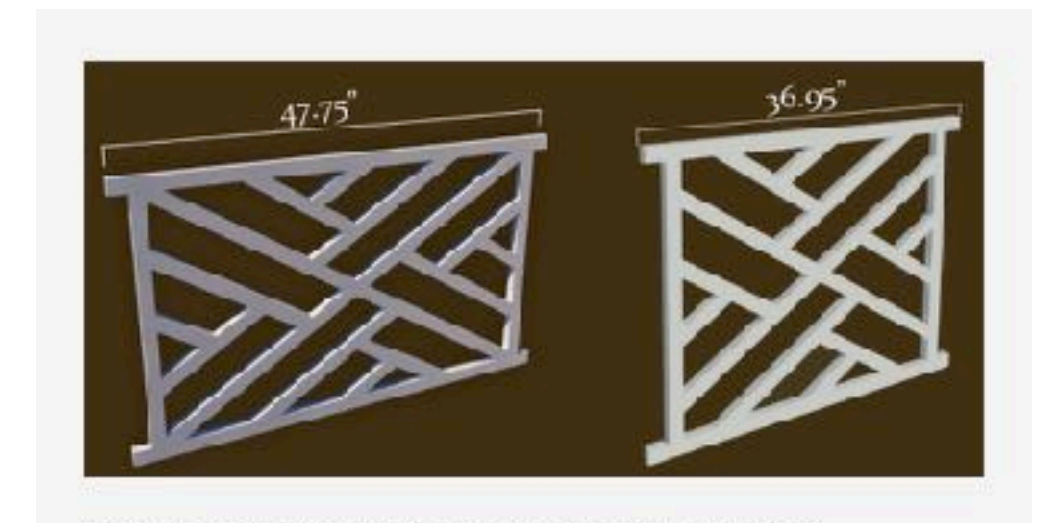
Doors
SW 6635 Determined Orange



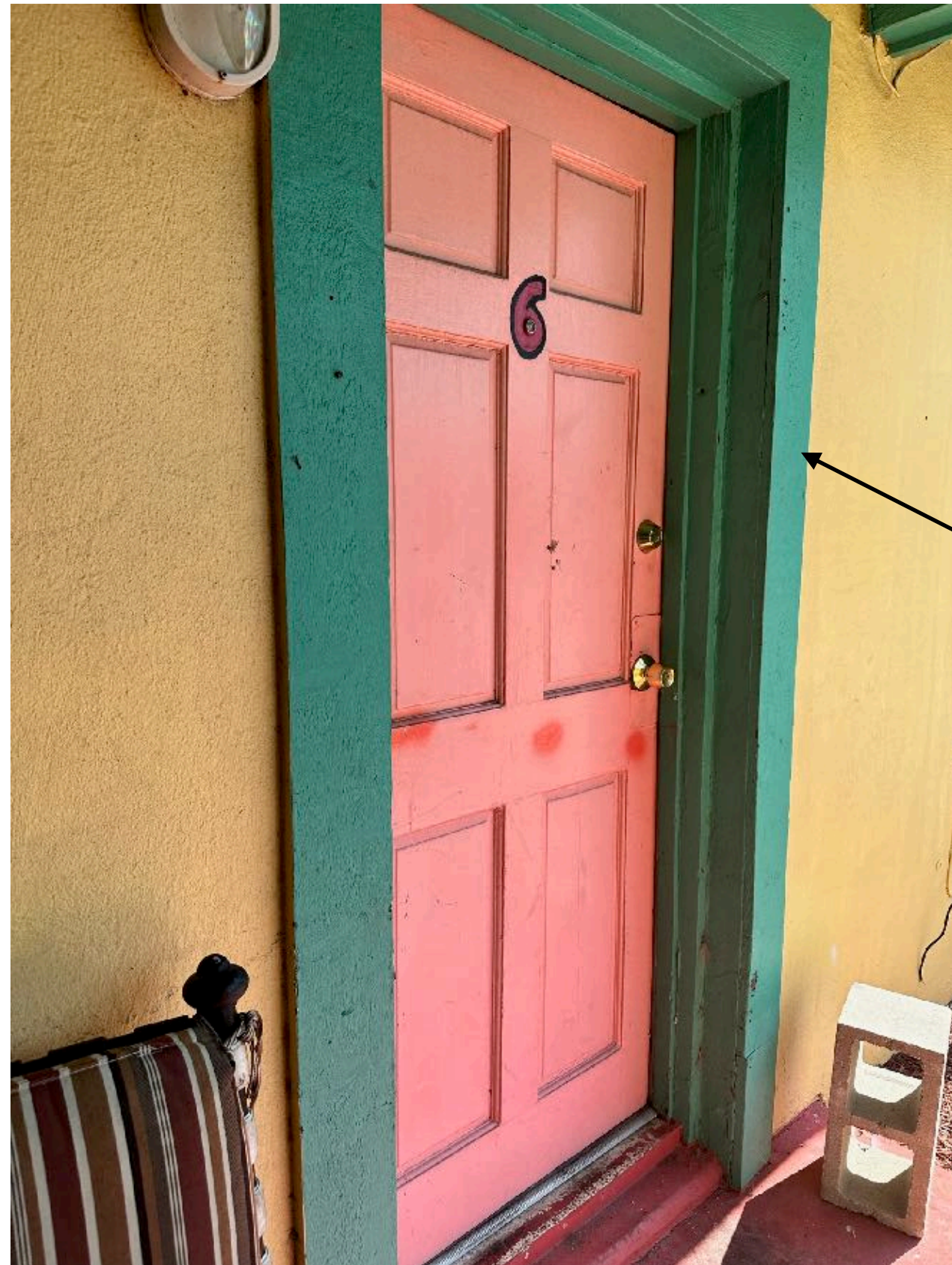
Inner Window Trim &
Ceiling of Covered Patio
SW 6758 Aqueduct



Soffit and Beams
White to match railings



DOOR FRAMES



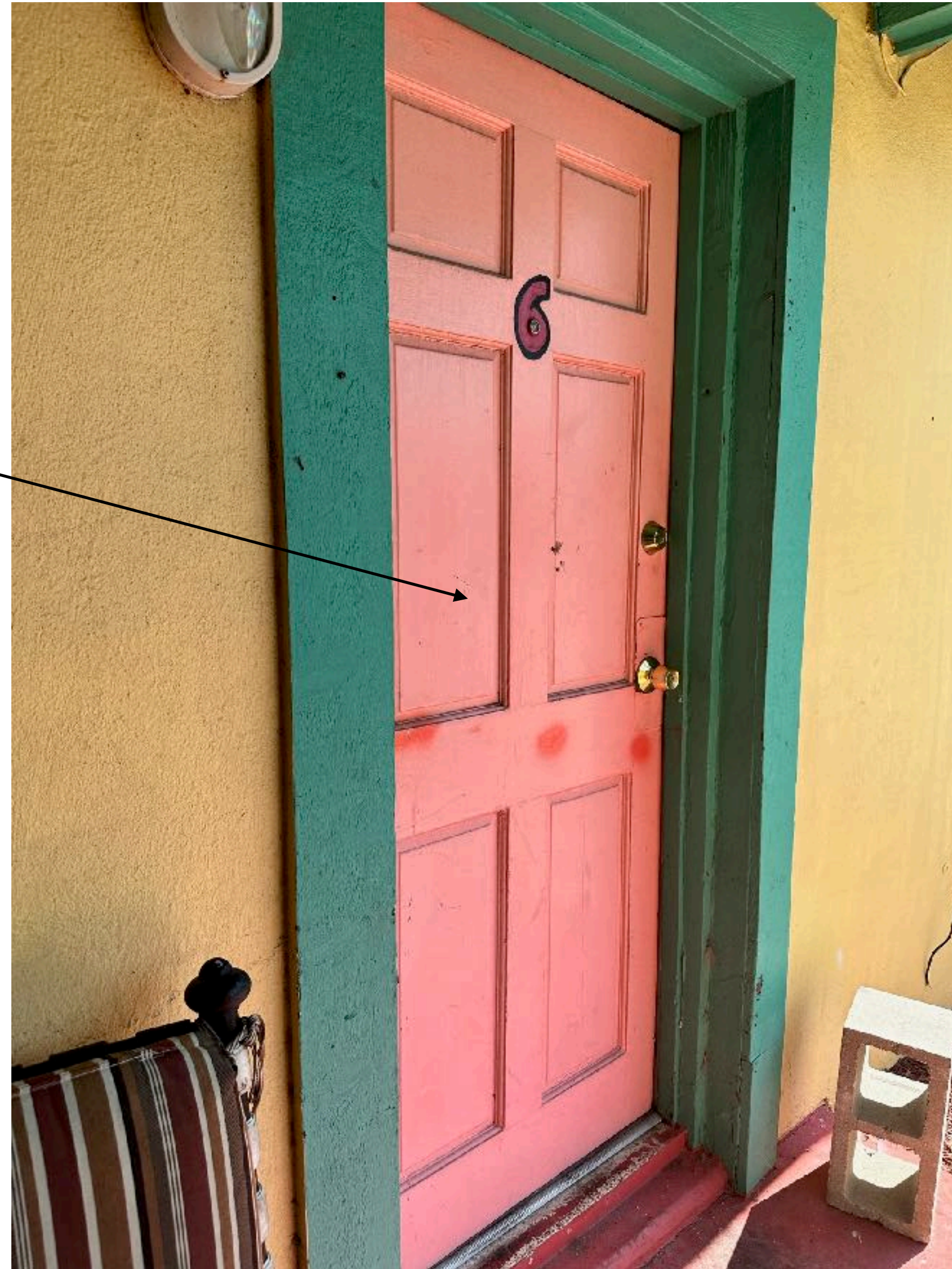
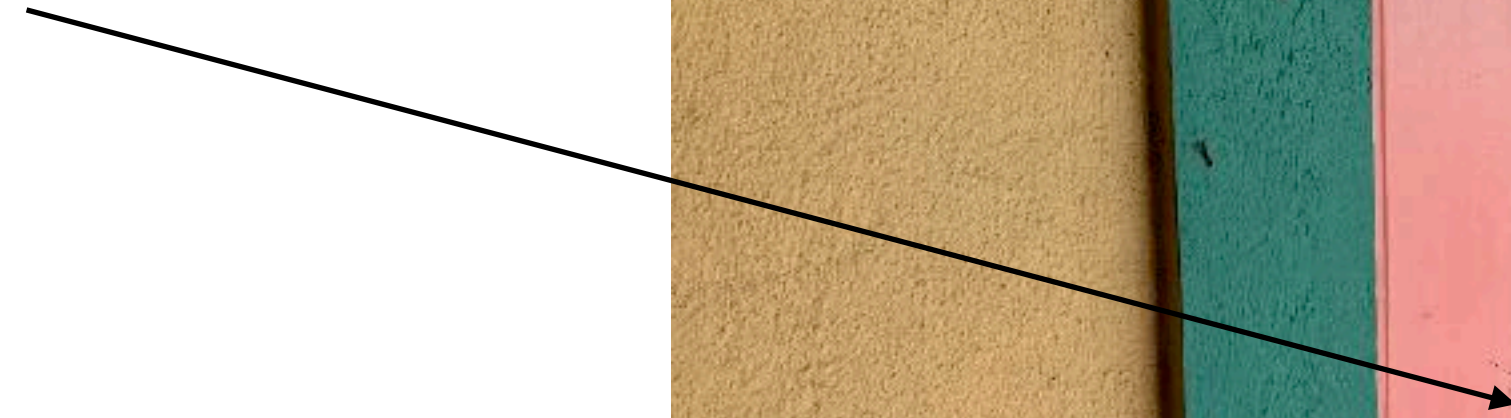
Main Body & Door Frames
SW 6324 Mellow Coral



MAIN BODY



Doors
SW 6635 Determined Orange



DOOR ONLY

INNER WINDOW TRIM



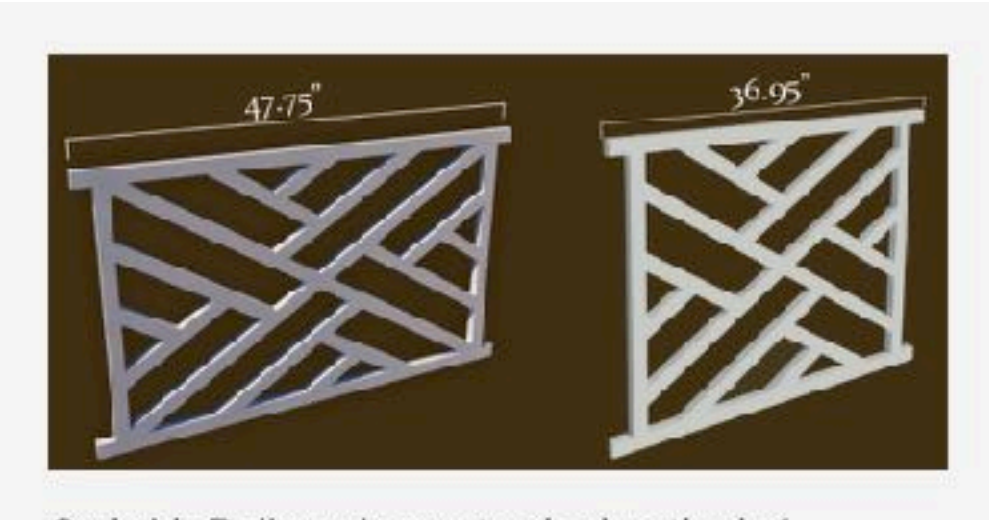
Inner Window Trim & Ceiling of Covered Patio
SW 6758 Aqueduct



CEILING ONLY



Soffit and Beams
White to match railings



See next page for layout with dimensions.

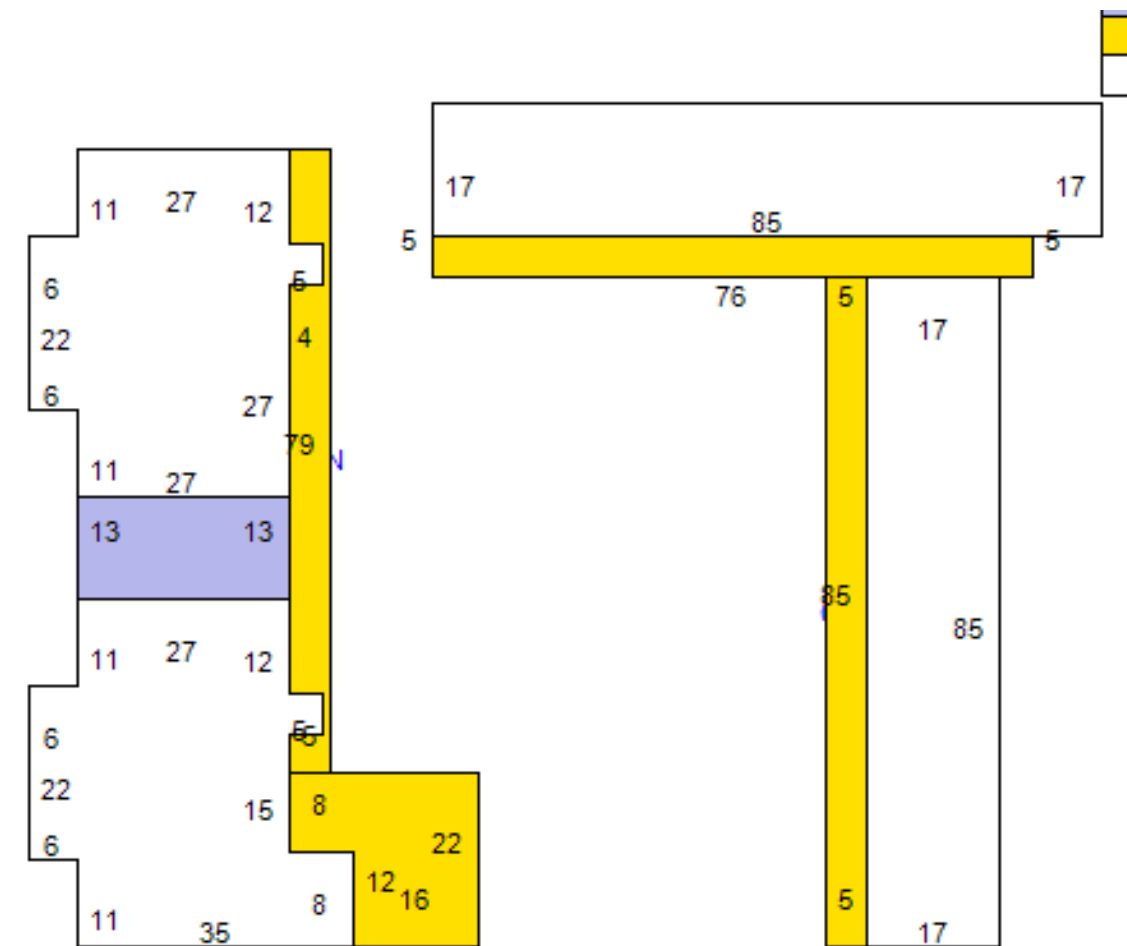
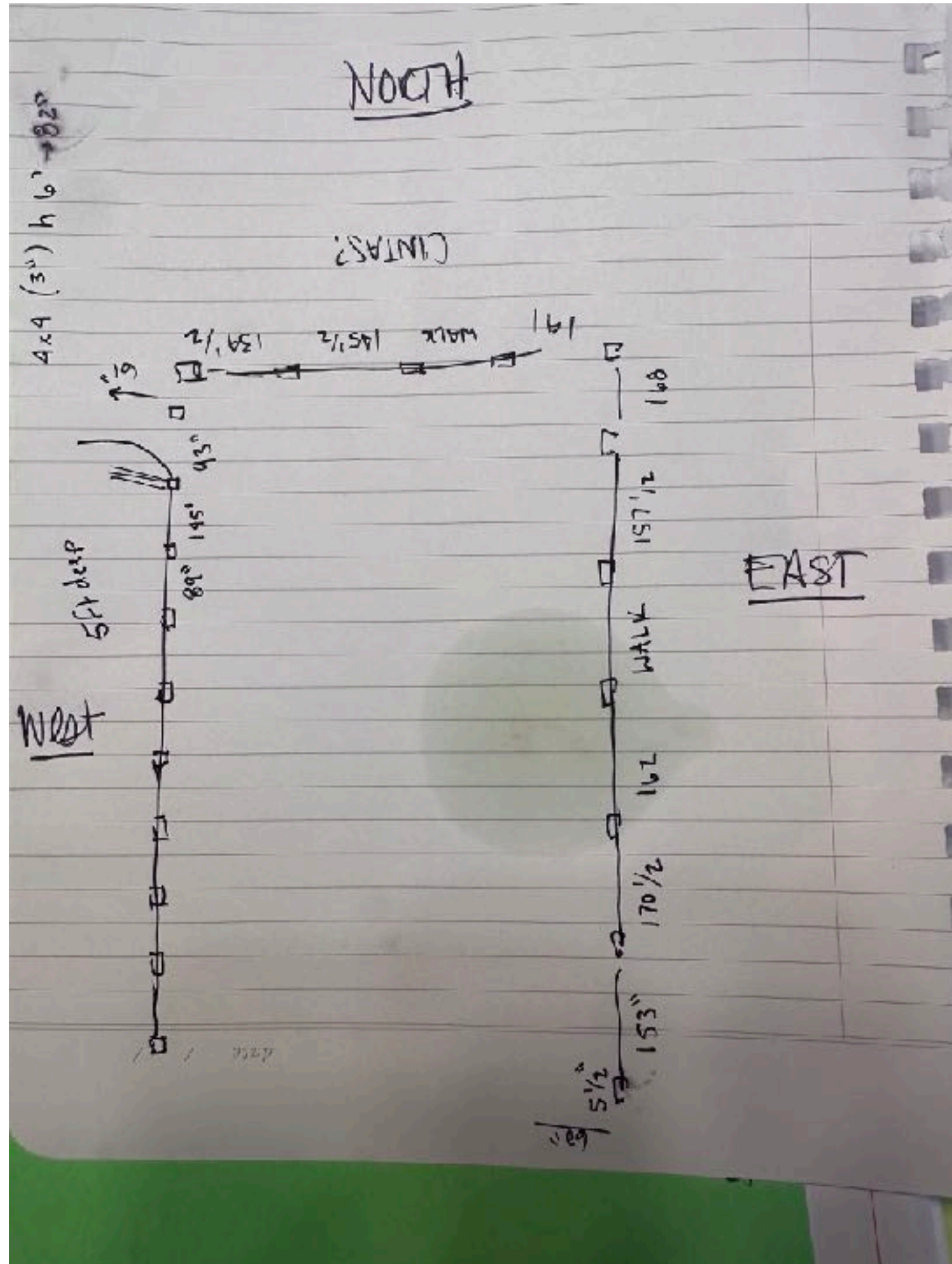


Railing located between beams
with gaps for entry.

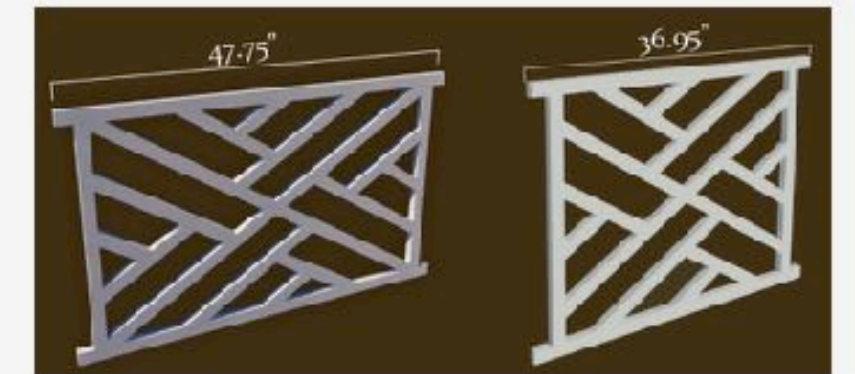
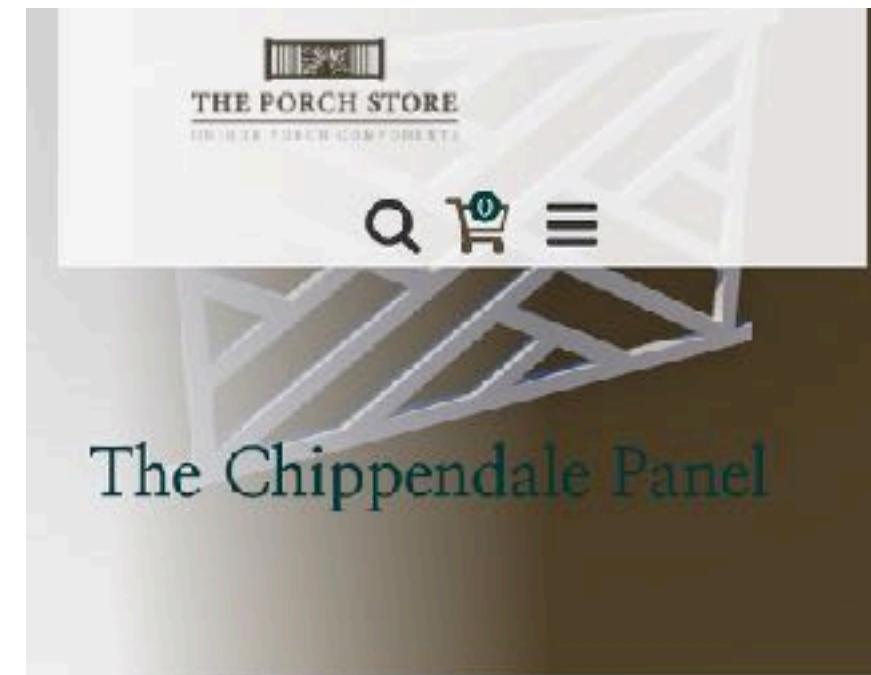
**BEAMS WILL BE PAINTED
WHITE TO MATCH RAILINGS**

Railing Options

Location of railings



Chippendale Panel
 4 feet height
 Material: Vinyl or Aluminum
 Color: White
 Location: railing



Curbside Delivery is our standard method of shipment. You are required to meet the semi-truck in front of your home or at the closest point of access to your home, and you are responsible for receiving the product from the truck. Alternatively, the panels may be picked up by the client at the shipper's local terminal.

Need a Sample of the material? [Order a sample](#)

Item dimensions below are listed height x width

- Item Dimensions
- Color
- Thickness
- Mill Down Edges to Fit
- Timber tech Rails?

East Side Fence / Private Patio



This is an image of the existing door that leads outside on the inside of the EAST building rooms. It is currently covered and inaccessible. We want to restore the original doorways to allow for a private patio with fence and awning described in the next slide.

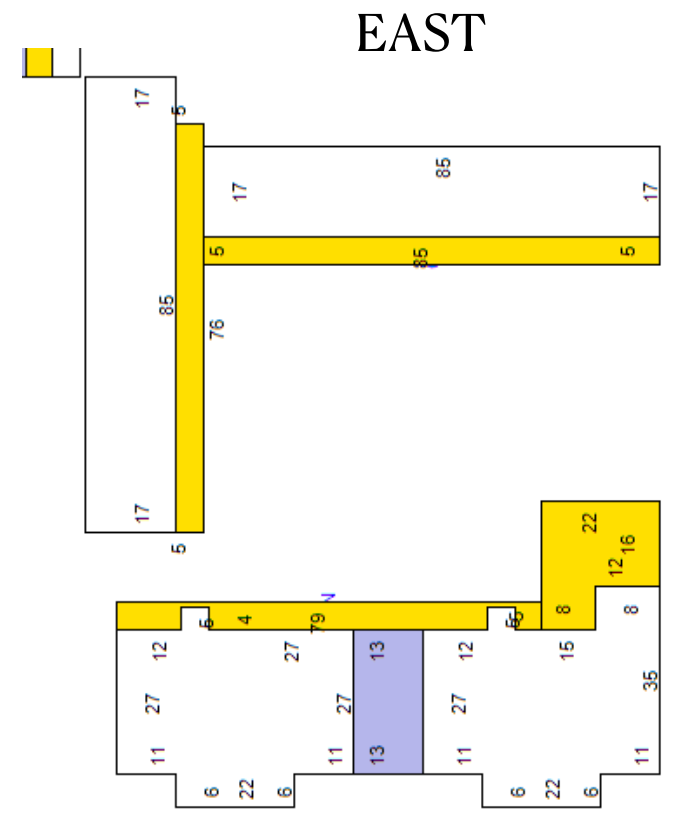
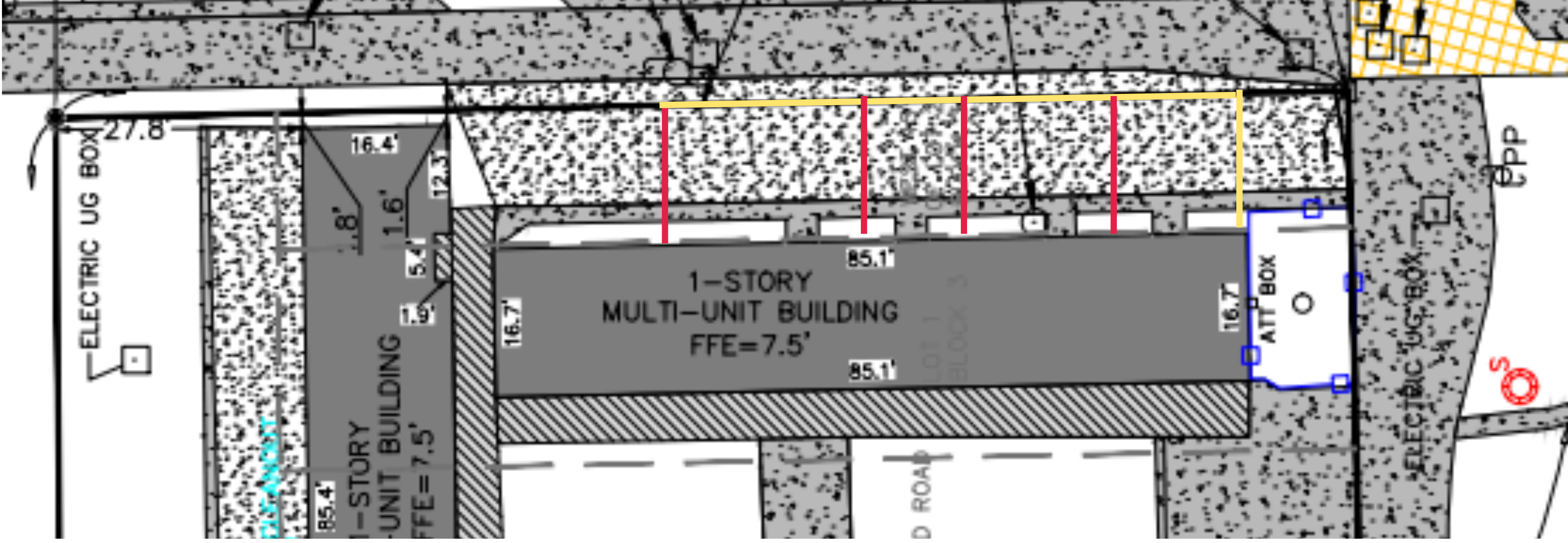
There are 4 previous doors here.

Original doors will be used if they are in good shape, otherwise they will be replaced with solid exterior doors as seen below.



EXTERIOR FENCE EAST SIDE OF BUILDING

EAST

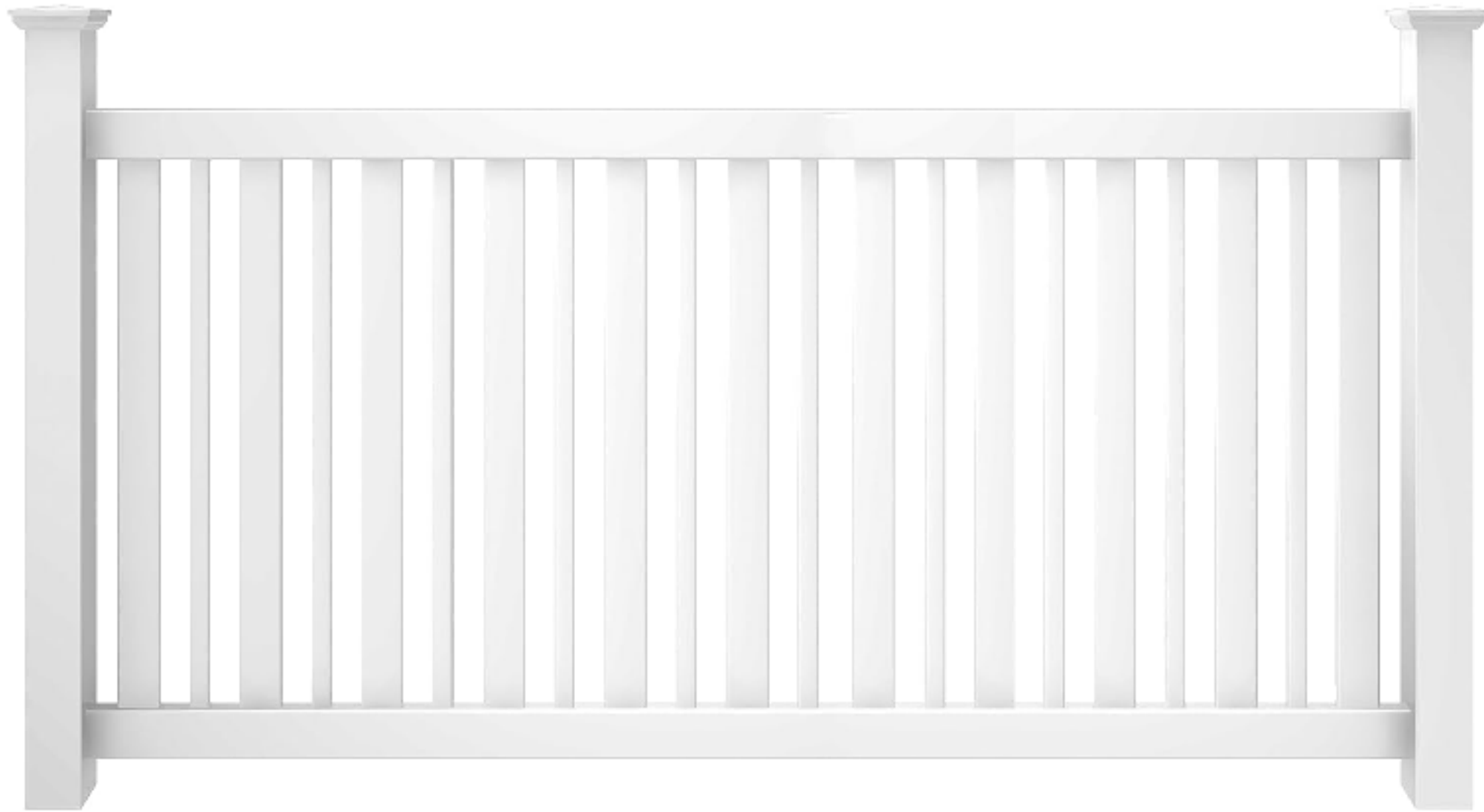


RED LINE = East-West privacy fences will extend to the edge of the property line. (The length of each leg is approx 16')

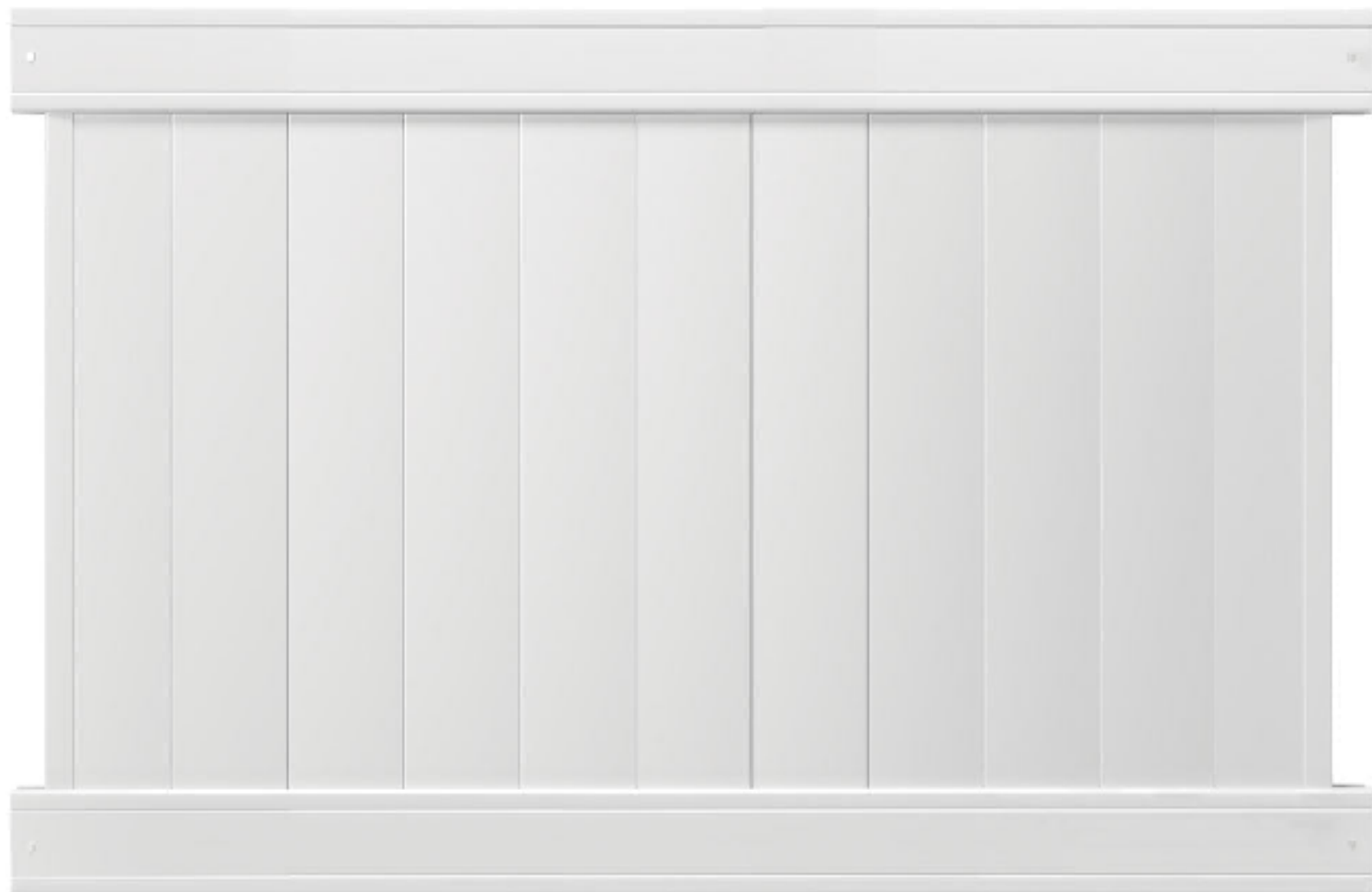


YELLOW LINE = North - South picket fence will be 62 ft along the property line and 16 ft fence along the South side of the building.

East Side Fence / Private Patio



Spaced picket fence
4 ft height
Material: Vinyl
Color: White
Location: All exterior
facing patio fences
(**YELLOW** on previous
slide)



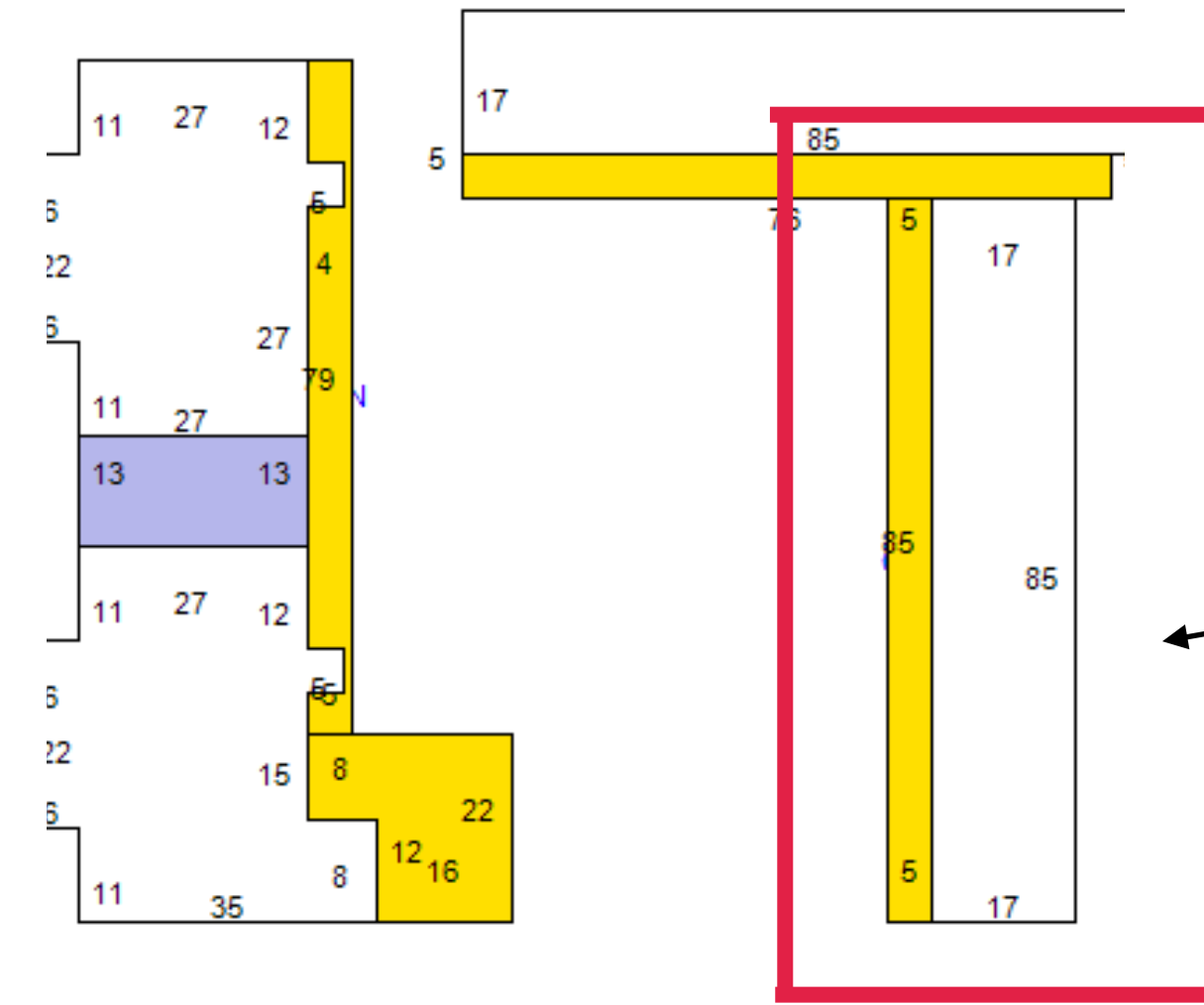
Privacy Fence
4 ft height
Material: Vinyl
Color: White
Location: Interior
fences between the
units
(**RED** on previous slide)



Awning shape over back doors on east side.
The color will be black to match the current shingle roof.
Standard depth, width to cover the door only
Material: Metal



Considering a FIXED window on EAST end of the buildings with patios only.



Fixed windows on EAST side the east building only

EAST side of building

