

# SERENA & LILY

393 BROAD AVENUE S  
NAPLES, FL 34102

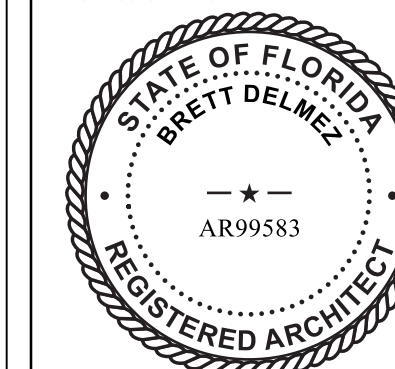
## EXTERIOR SET

ADDRESS  
393 BROAD AVENUE S  
NAPLES, FL 34102

CLIENT  
SERENA & LILY  
10 LIBERTY SHIP WAY, SUITE 350  
SAUSALITO, CA 94965

DESIGN PROFESSIONALS  
EPOCH DESIGN GROUP INC.  
7750 MARYLAND AVENUE  
UNIT 50375  
ST. LOUIS, MO 63105

PROFESSIONAL SEAL



DATE	DWR	APP	FS/SV
04/12/23	AS		

PROJECT NUMBER

23103

COVER SHEET

C1.0

epoch

<p><b>TENANT</b> SERENA &amp; LILY 10 LIBERTY SHIP WAY, SUITE 350 SAUSALITO, CA 94965 CONTACT: ALLYSON McGRATH PH: 415.331.4199</p> <p><b>DESIGN CONSULTANT</b> STUDIO CORBEAU 8440 SANTA MONICA BLVD. FLOOR 2, SUITE 200 WEST HOLLYWOOD, CA 90069 CONTACT: DAVE CORBIN PH: 310.913.0639</p> <p><b>ARCHITECT</b> EPOCH DESIGN GROUP 7750 MARYLAND AVE., UNIT 50375 ST. LOUIS, MO 63105 CONTACT: SHAWN VANCE PH: 314.721.1340 x111 CONTACT: ANN STOLL PH: 314.721.1340 x120</p>	<p><b>CONSTRUCTION ADMINISTRATION</b> STUDIO CORBEAU 8440 SANTA MONICA BLVD. FLOOR 2, SUITE 200 WEST HOLLYWOOD, CA 90069 CONTACT: MIKE SNEARY PH: 949.241.5264</p> <p><b>LANDLORD REPRESENTATIVE</b> HOFFMAN COMMERCIAL REAL ESTATE 825 GREEN BAY ROAD, SUITE 100 WILMETTE, IL 60091 CONTACT: DAN BURNS PH: 312.286.4995</p>	<p><b>SERENA &amp; LILY</b> 393 BROAD AVE S</p>	<p><b>BUILDING CODES:</b></p> <ul style="list-style-type: none"> <li>2023 FLORIDA BUILDING CODE</li> <li>2023 FLORIDA BUILDING CODE - MECHANICAL</li> <li>2023 FLORIDA BUILDING CODE - PLUMBING</li> <li>2020 NATIONAL ELECTRICAL CODE</li> <li>2023 FLORIDA FIRE PREVENTION CODE</li> <li>2023 FLORIDA BUILDING CODE - ENERGY CONSERVATION</li> <li>2023 FLORIDA BUILDING CODE - ACCESSIBILITY</li> </ul> <p><b>USE GROUP CLASSIFICATION:</b></p> <ul style="list-style-type: none"> <li>M - MERCANTILE</li> </ul> <p><b>OCCUPANCY:</b></p> <ul style="list-style-type: none"> <li>MERCANTILE / STORAGE</li> </ul> <p><b>FORMER TENANT OCCUPANCY:</b></p> <ul style="list-style-type: none"> <li>MERCANTILE</li> </ul> <p><b>CONSTRUCTION CLASSIFICATION:</b></p> <ul style="list-style-type: none"> <li>TYPE V-B, UNPROTECTED WOOD FRAME</li> </ul> <p><b>OCCUPANCY SEPARATION:</b></p> <ul style="list-style-type: none"> <li>NON-SEPARATED</li> </ul> <p><b>FIRE SUPPRESSION SYSTEM:</b></p> <ul style="list-style-type: none"> <li>FULLY SPRINKLERED</li> </ul>	<table border="1"> <thead> <tr> <th>SHEET:</th> <th>DESCRIPTION:</th> </tr> </thead> <tbody> <tr> <td>C1.0</td> <td>COVER SHEET</td> </tr> <tr> <td>A1.0</td> <td>SITE PLAN</td> </tr> <tr> <td>A1.1</td> <td>EXISTING CONDITIONS PLAN</td> </tr> <tr> <td>A1.2</td> <td>EXISTING EXTERIOR ELEVATIONS</td> </tr> <tr> <td>A1.3</td> <td>EXISTING EXTERIOR ELEVATIONS</td> </tr> <tr> <td>A1.4</td> <td>FLOOR AND FINISH PLAN</td> </tr> <tr> <td>A1.5</td> <td>EXTERIOR LIGHTING PLAN</td> </tr> <tr> <td>A1.6</td> <td>LANDSCAPE PLAN</td> </tr> <tr> <td>A1.7</td> <td>PROPOSED EXTERIOR ELEVATIONS</td> </tr> <tr> <td>A1.8</td> <td>PROPOSED EXTERIOR ELEVATIONS</td> </tr> <tr> <td>A1.9</td> <td>DETAILS</td> </tr> <tr> <td>A1.10</td> <td>EXISTING SITE PHOTOGRAPHS</td> </tr> <tr> <td>A1.11</td> <td>EXISTING SITE PHOTOGRAPHS</td> </tr> <tr> <td>A1.12</td> <td>RENDERINGS</td> </tr> <tr> <td>A1.13</td> <td>RENDERINGS</td> </tr> </tbody> </table>	SHEET:	DESCRIPTION:	C1.0	COVER SHEET	A1.0	SITE PLAN	A1.1	EXISTING CONDITIONS PLAN	A1.2	EXISTING EXTERIOR ELEVATIONS	A1.3	EXISTING EXTERIOR ELEVATIONS	A1.4	FLOOR AND FINISH PLAN	A1.5	EXTERIOR LIGHTING PLAN	A1.6	LANDSCAPE PLAN	A1.7	PROPOSED EXTERIOR ELEVATIONS	A1.8	PROPOSED EXTERIOR ELEVATIONS	A1.9	DETAILS	A1.10	EXISTING SITE PHOTOGRAPHS	A1.11	EXISTING SITE PHOTOGRAPHS	A1.12	RENDERINGS	A1.13	RENDERINGS
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<p>PROJECTS CONTACTS</p>	<p>VICINITY MAP</p>	<p>BUILDING CODE DATA</p>	<p>INDEX OF DRAWINGS</p>																																	



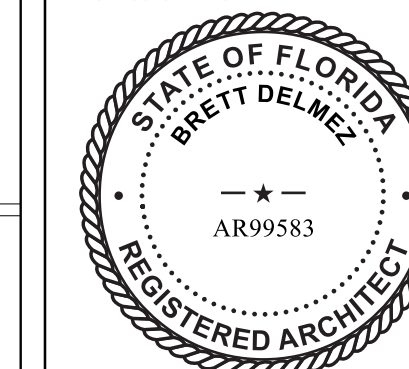


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PROJECT NUMBER

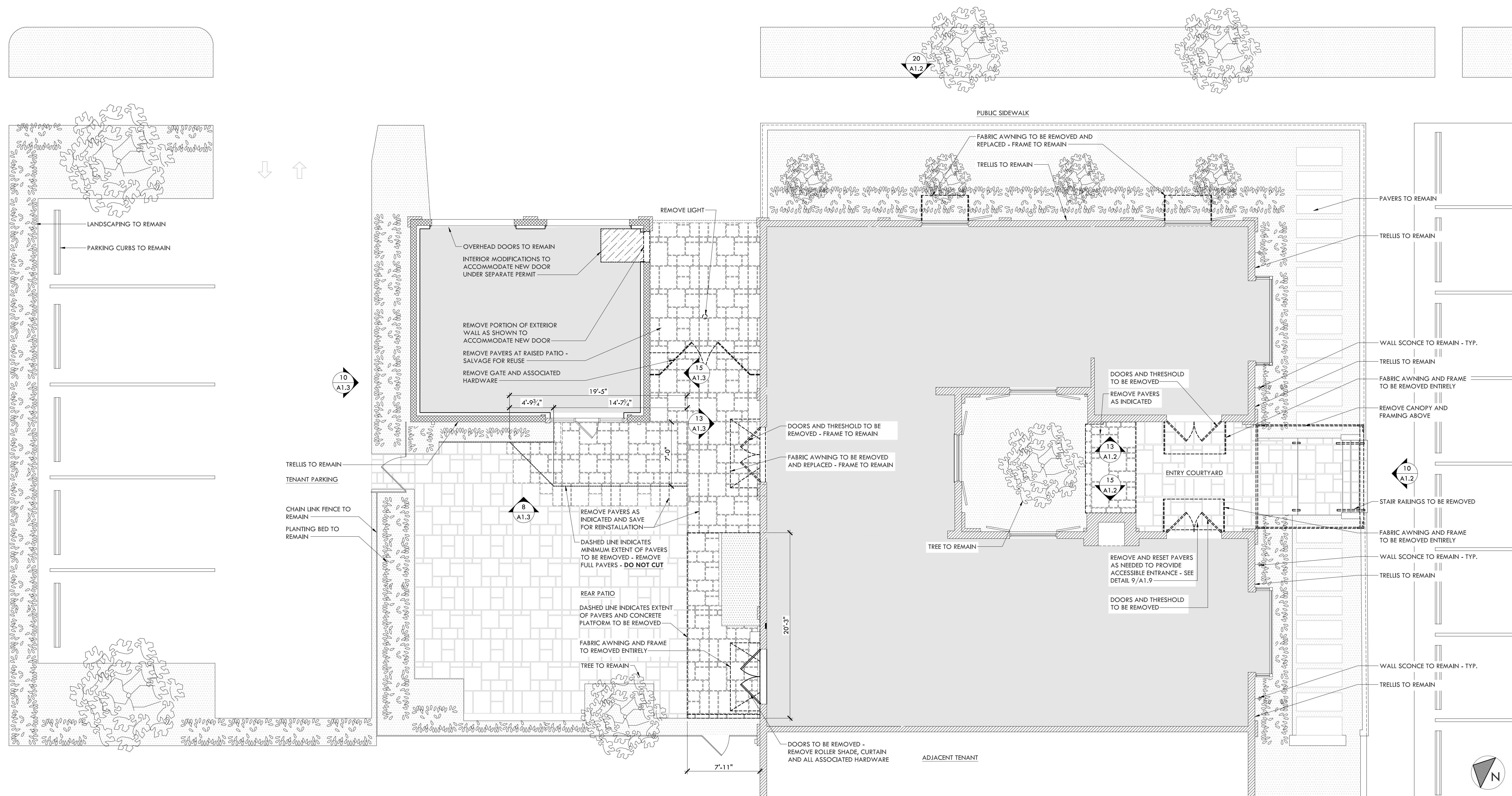
23103

EXISTING  
 CONDITIONS  
 PLAN

## A1.1

epoch

5	-	4	-	3	-	2	-	1	-
SCALE:		SCALE:		SCALE:		SCALE:		SCALE:	



**20 EXTERIOR EXISTING CONDITIONS PLAN**  
 SCALE: 3/16" = 1'-0"

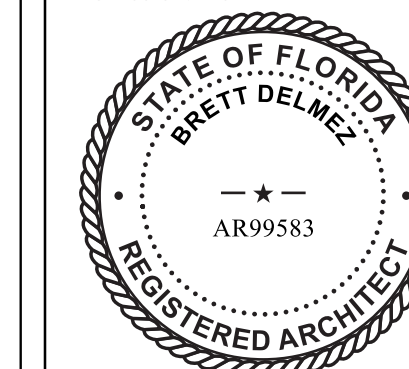


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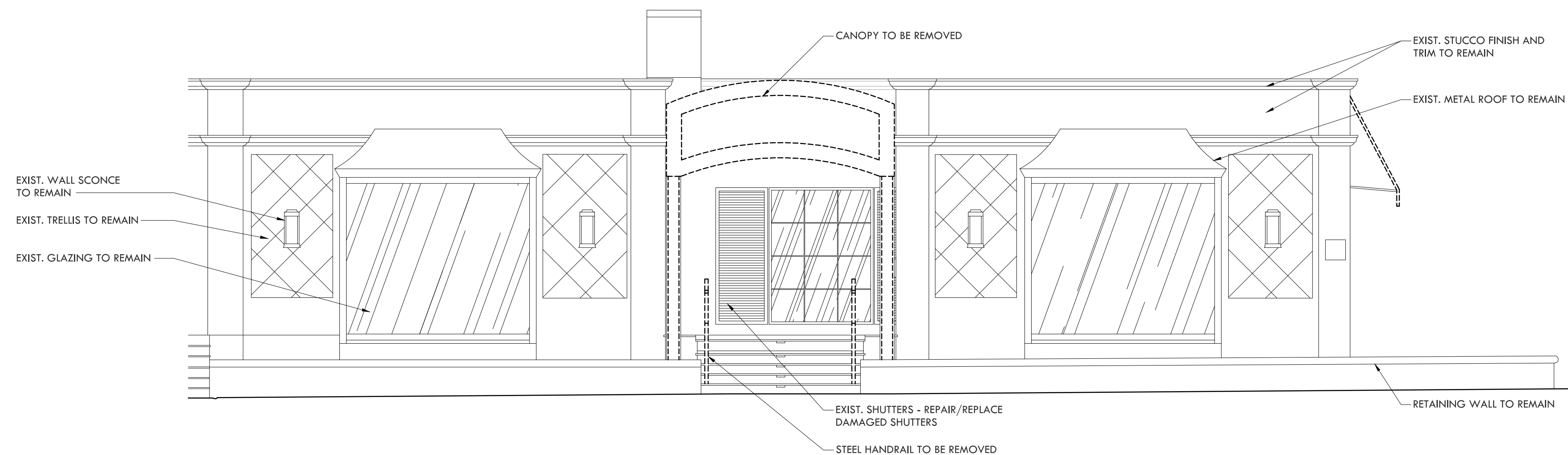
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EXISTING  
 EXTERIOR  
 ELEVATIONS

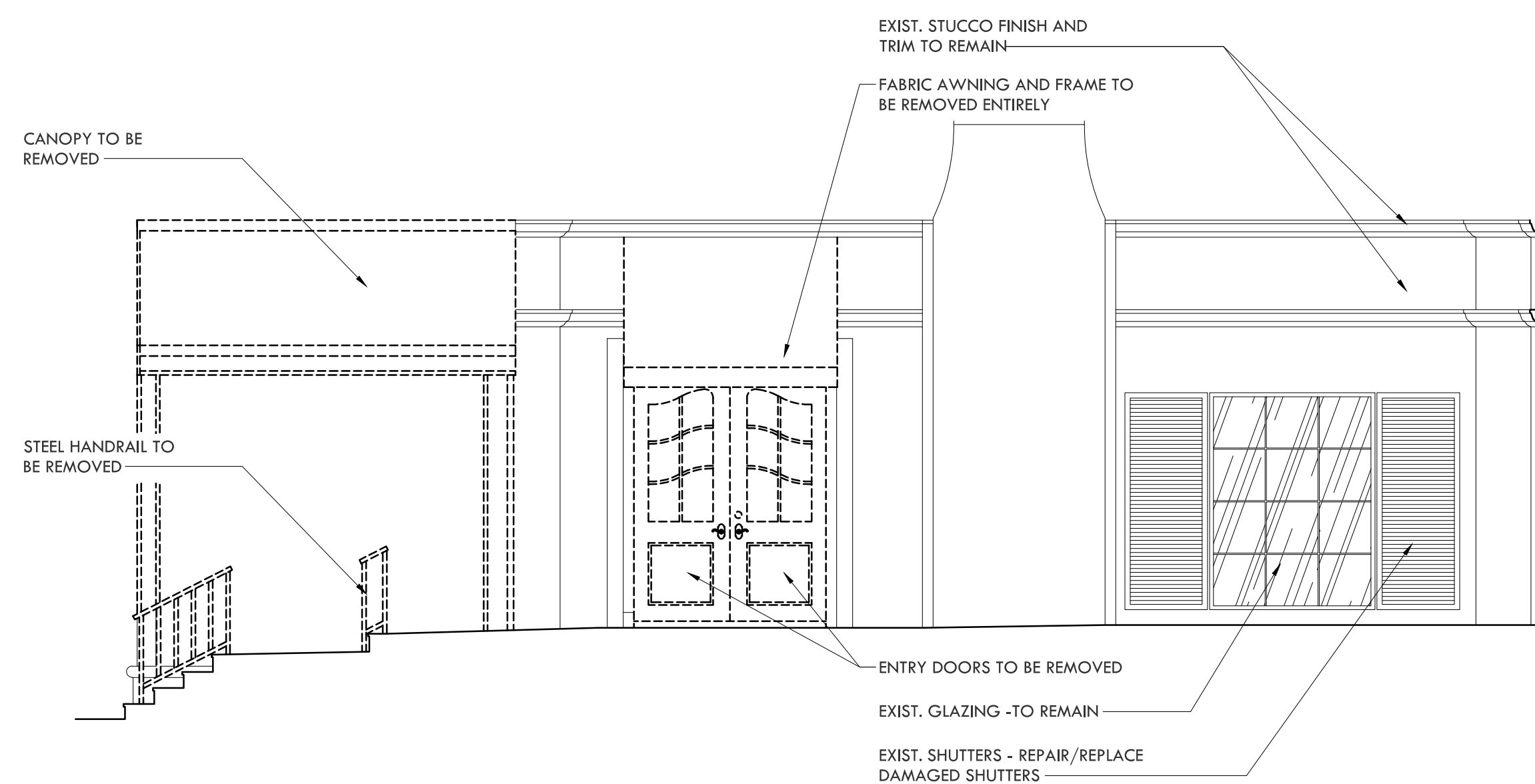
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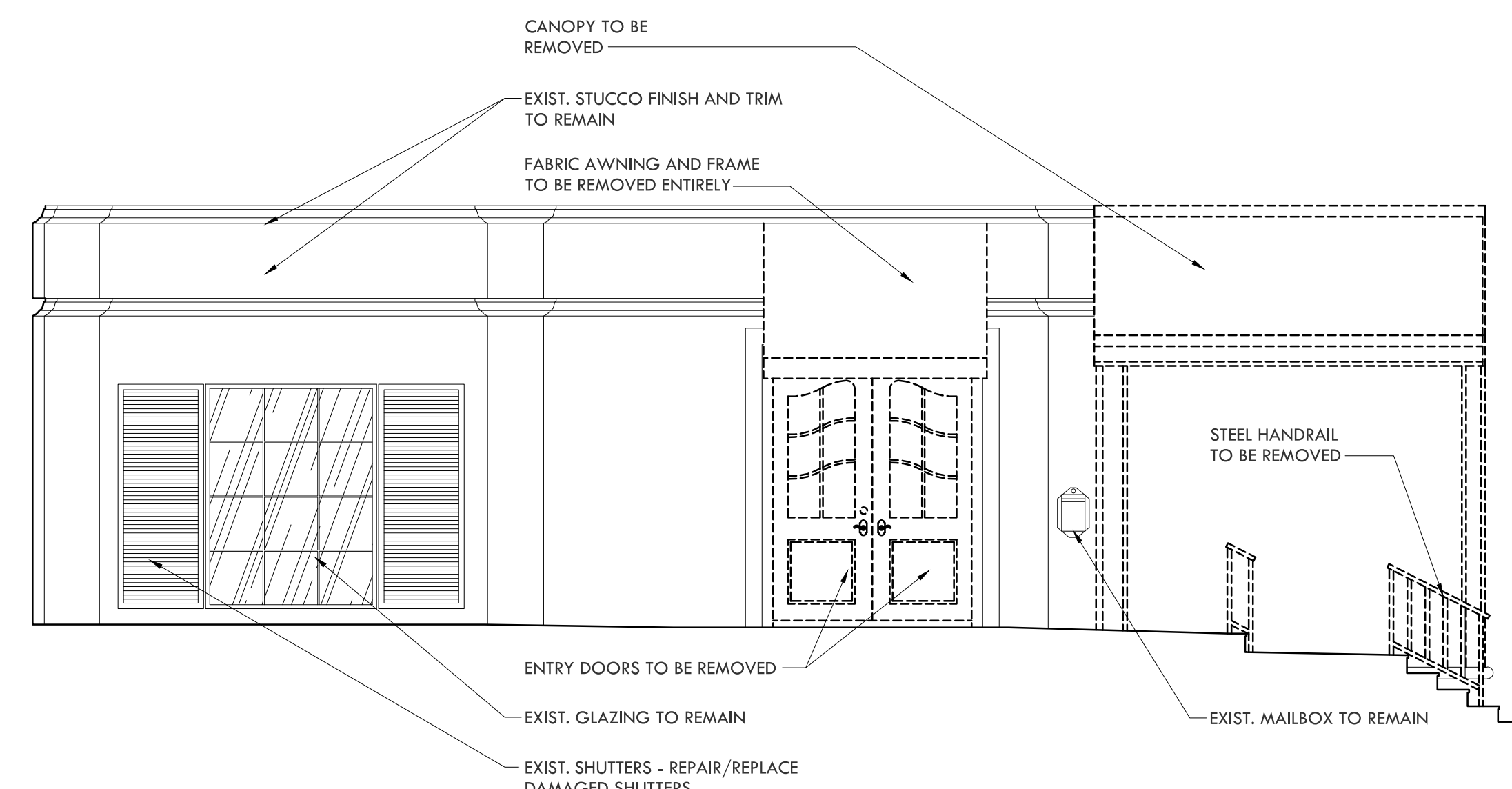
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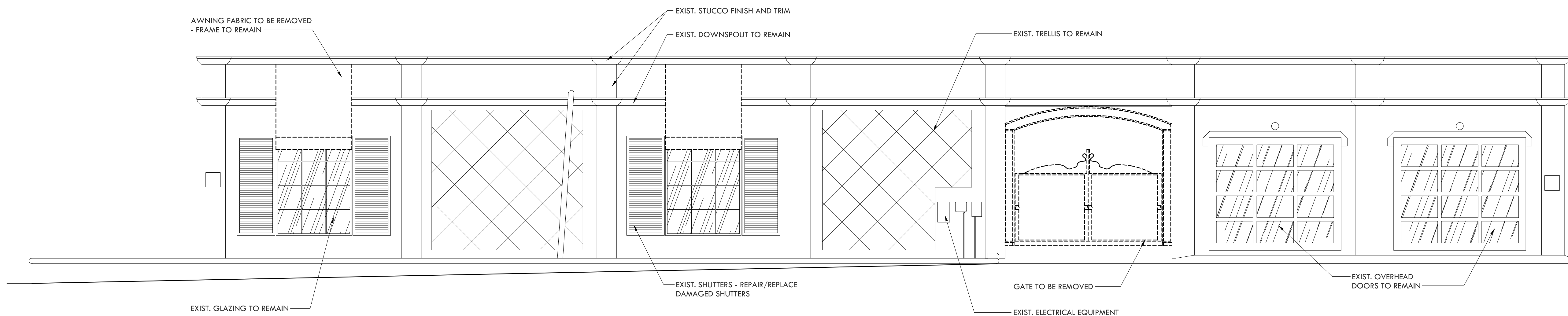
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SCALE: 1/4" = 1'-0"



## 13 EXTERIOR ELEVATION

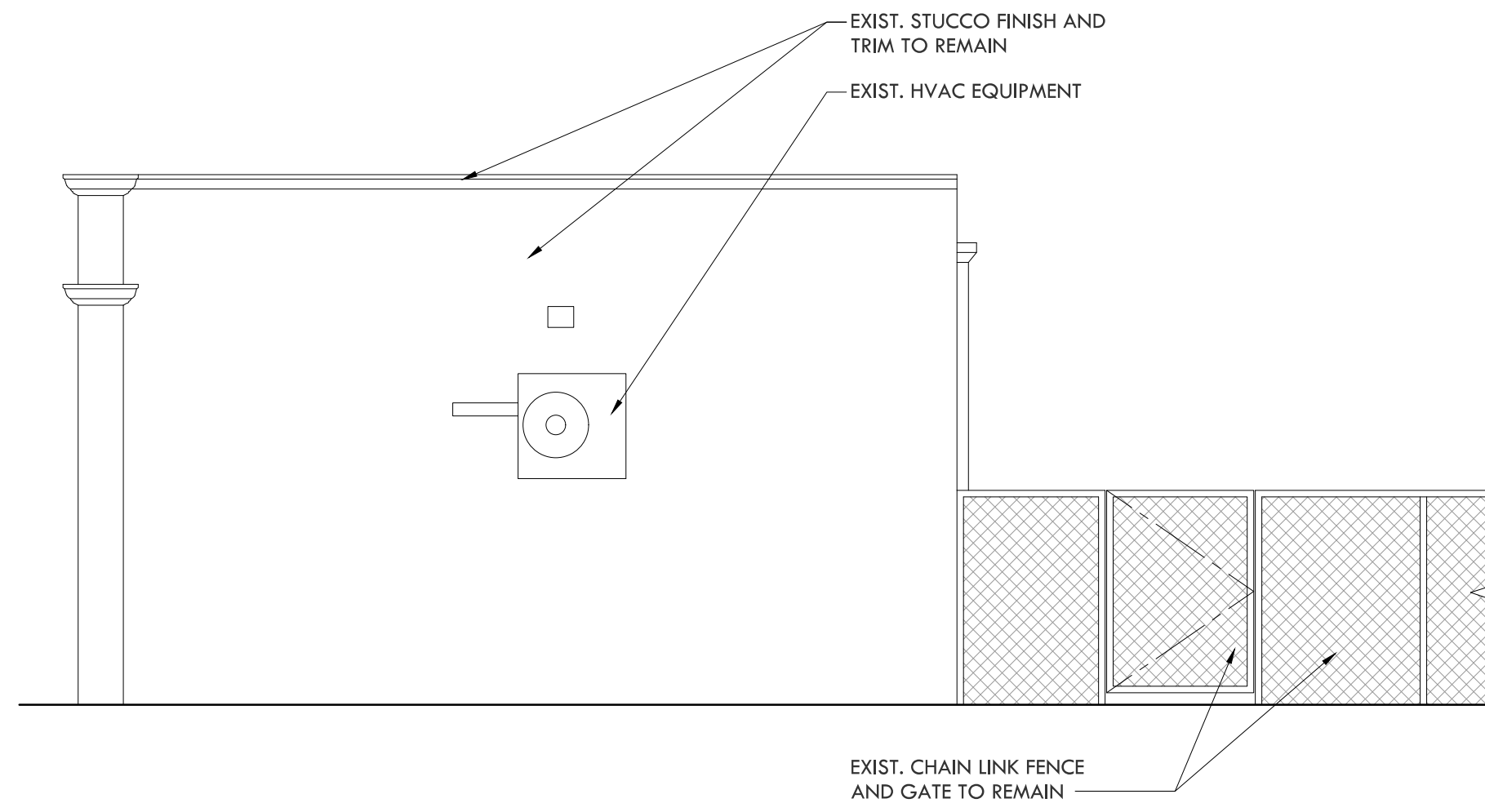
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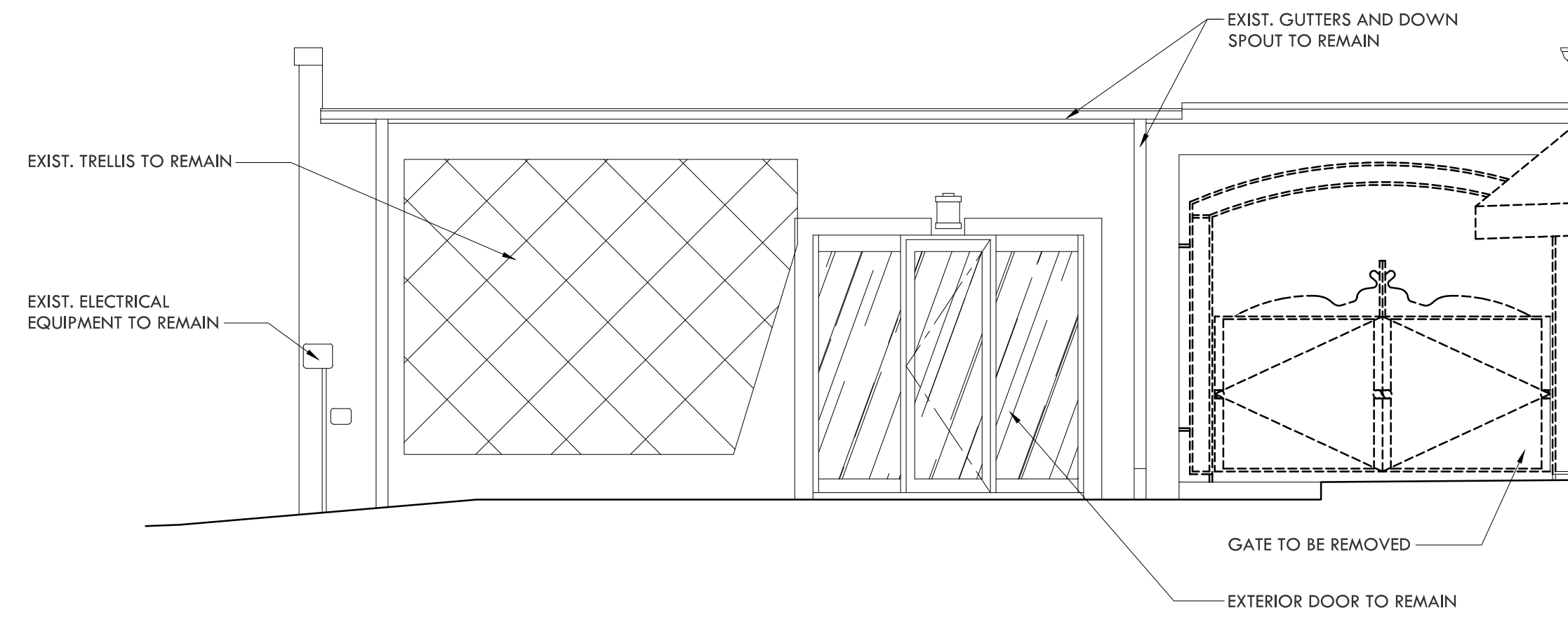
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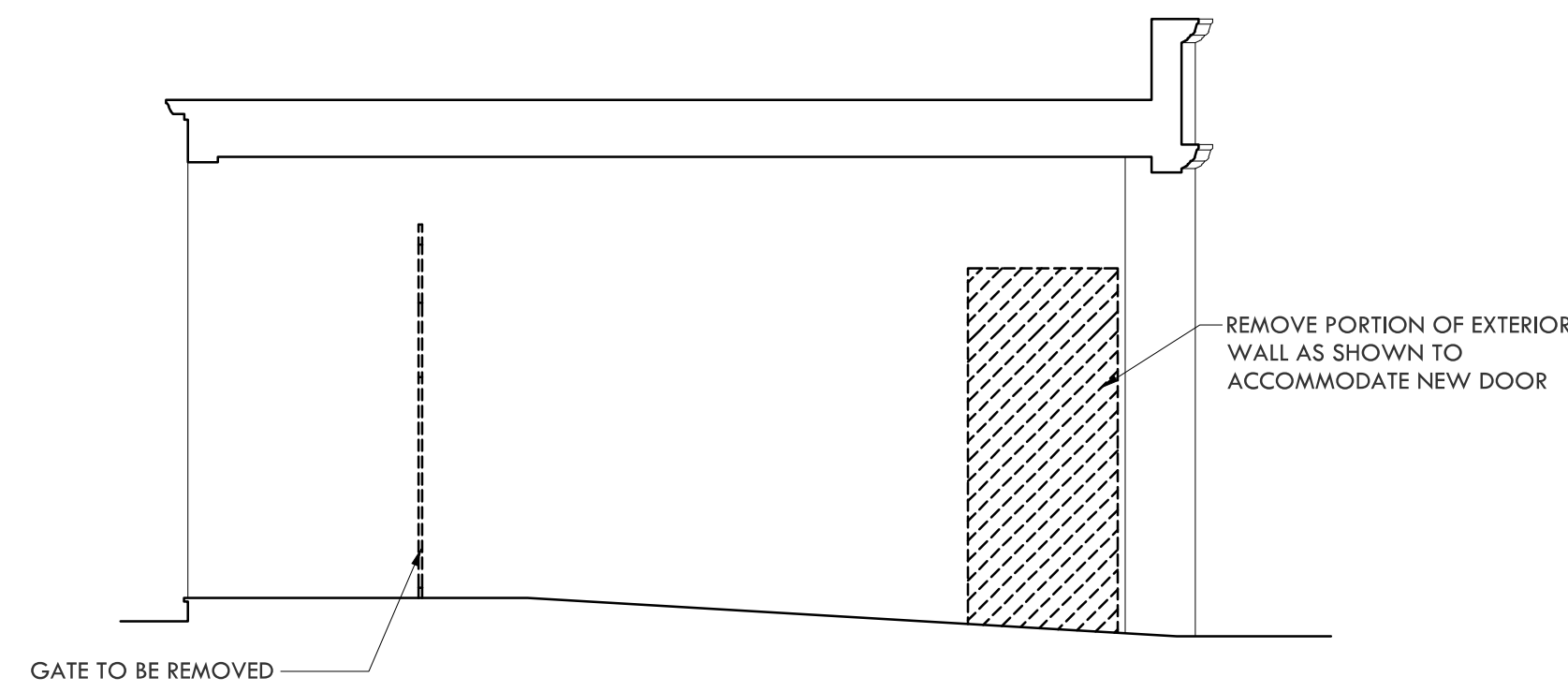




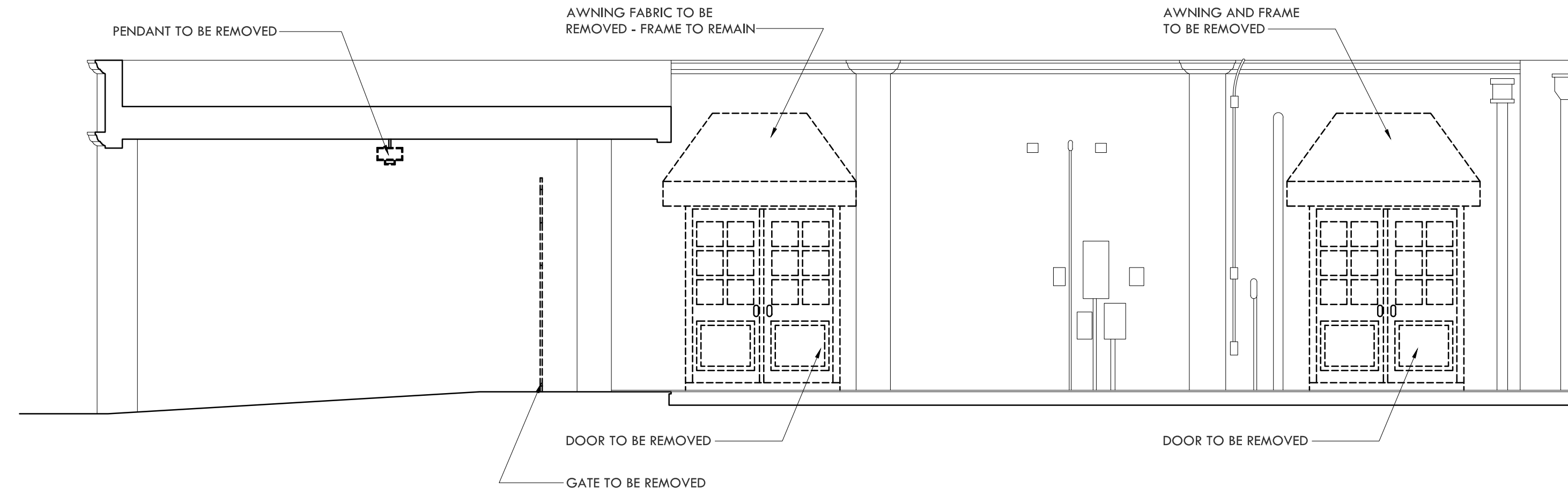
**10** EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



**8** EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



**15** EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



**13** EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"

**20** -  
SCALE:

**19** -  
SCALE:

**18** -  
SCALE:

**17** -  
SCALE:

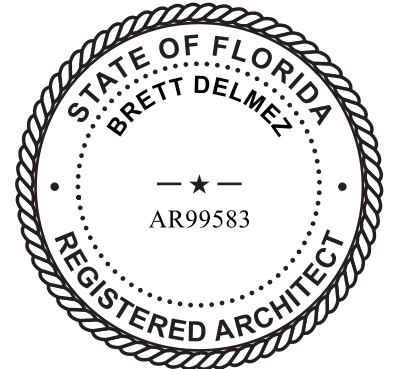
**16** -  
SCALE:

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DESCRIPTION ORIGINAL ISSUANCE  
DATE 04/17/23 AS FS/SV  
DWR APP

PROJECT NUMBER

23103

EXISTING  
EXTERIOR  
ELEVATIONS

**A1.3**

epoch



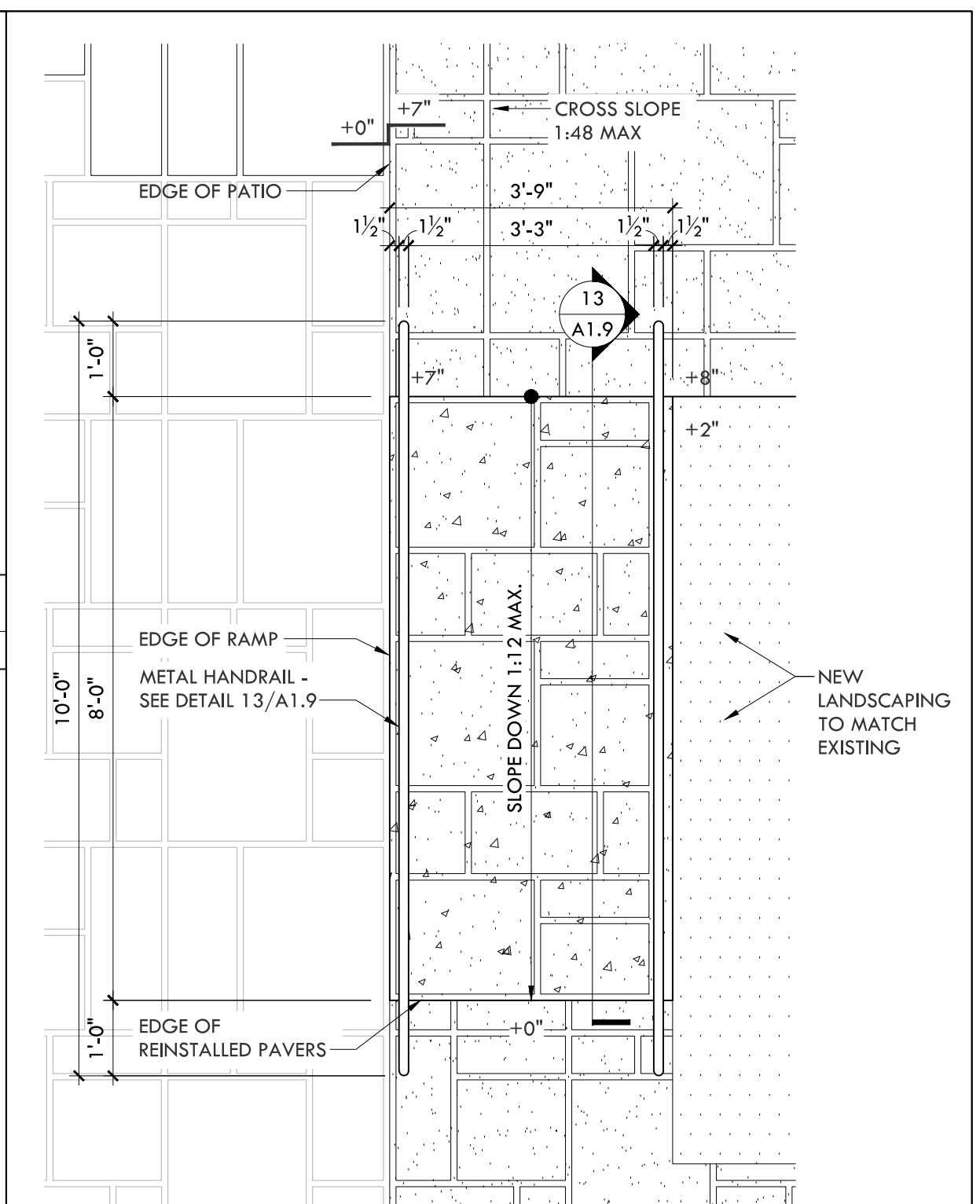
DOOR					FRAME			HDWE.	REMARKS
NUMBER	LOCATION	DOOR SIZE	MATERIAL	FINISH	MATERIAL	FINISH	GROUP		
1	STOREFRONT ENTRY	PR. 3'-0" X 7'-9" ± X 2 1/4"	ALUM./GLASS	PT1	EXIST.	PT1	1/A1.9	1	MARVIN ULTIMATE FRENCH DOORS W/ADA COMPLIANT BOTTOM RAIL
4	REAR PATIO ENTRY	PR. 3'-0" X 7'-0" ± X 2 1/4"	ALUM./GLASS	PT1	EXIST.	PT1	2/A1.9	1	MARVIN ULTIMATE FRENCH DOORS W/ADA COMPLIANT BOTTOM RAIL
7	STOREFRONT ENTRY	PR. 3'-0" X 7'-9" ± X 2 1/4"	ALUM./GLASS	PT1	EXIST.	PT1	1/A1.9	1	MARVIN ULTIMATE FRENCH DOORS W/ADA COMPLIANT BOTTOM RAIL
8	DESIGN STUDIO	3'-0" X 7'-4" ± X 1 3/4"	ALUM./GLASS	MATCH EXIST.	ALUM.	MATCH EXIST.	4/A1.9 10/A1.9	6	US ALUMINUM SERIES 375TC DOOR W/ 10" BOTTOM RAIL
9	DESIGN STUDIO	EXIST. 3'-0" X 7'-6" X 1 3/4"	EXIST.	EXIST.	EXIST.	EXIST.	3/A1.9	5	

GROUP 1	GROUP 6
2 EA. LEVERSET - BALDWIN - SANTA CRUZ - SATIN BLACK - DUMMY FUNCTION - SQUARE LEVER - MOUNT WITH BOTTOM AT 34" A.F.F. 1 EA. TWO POINT DEADLOCK - ADAMS RITE MS1837 - 335 FINISH 1 EA. KEYED CYLINDER W/ REMOVABLE 7-PIN CORE - BEST LOCKS 1 EA. THUMB TURN - ADAMS RITE - 1004 - 119 FINISH 1 EA. EXIT INDICATOR - ADAMS RITE - 4089 - 119 FINISH 4 PR. HINGES - HAGER 881279 NRP - 5" X 5" 1 EA. THRESHOLD - NGP 425DK8 1 SET WEATHERSTRIPPING - NGP 133NDK8 2 EA. KICK PLATE - BALDWIN #2000.190 - 8" X 34"	1 EA. LEVERSET - BALDWIN - SANTA CRUZ - SATIN BLACK - DUMMY FUNCTION - SQUARE LEVER - MOUNT WITH BOTTOM AT 34" A.F.F. 1 EA. DEADLOCK - ADAMS RITE MS18505N - 335 FINISH 1 EA. KEYED CYLINDER W/ REMOVABLE 7-PIN CORE - BEST LOCKS 1 EA. THUMB TURN - ADAMS RITE - 1004 - 119 FINISH 1 EA. THUMB TURN - ADAMS RITE - 1004 - 119 FINISH 1 EA. EXIT INDICATOR - ADAMS RITE - 4089 - 119 FINISH 1 EA. CLOSER - DORMA 8616 PT86H - 693 FINISH 1 EA. THRESHOLD - NGP 350DK8 1 SET WEATHERSTRIPPING - NGP 133NDK8 1 EA. SWEEP - NGP 102V DK8

**DOOR SCHEDULE**

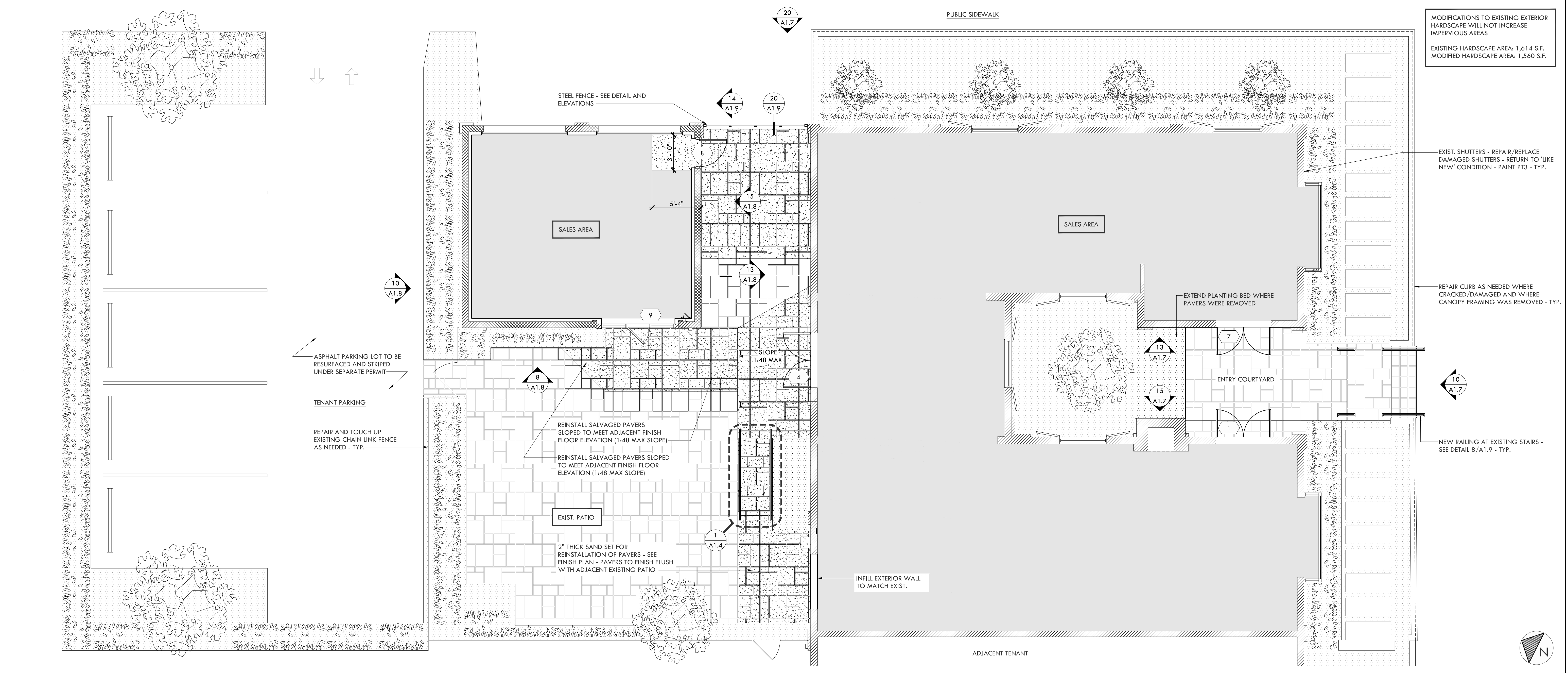
PLAN MARK	DESCRIPTION	FINISH	MANUFACTURER
PT1	PAINT	SIMPLY WHITE - OC117	BENJAMIN MOORE
PT2	PAINT	OFF BLACK - 57	FARROW AND BALL
PT3	PAINT	PARMA GRAY - 27	FARROW AND BALL

**DOOR HARDWARE GROUP**



**FINISH SCHEDULE**

**1 ENLARGED RAMP PLAN**  
SCALE: 1/2" = 1'-0"



**20 FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

**SERENA & LILY**

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**EPOCH DESIGN GROUP INC.**  
7750 MARYLAND AVENUE  
UNIT 50375  
ST. LOUIS, MO 63105

PROFESSIONAL SEAL  
STATE OF FLORIDA  
BRETT DELMEZ  
AR99583  
REGISTERED ARCHITECT

DATE: 04/17/23 AS FS/SV  
DWR APP  
DESCRIPTION: ORIGINAL ISSUANCE

PROJECT NUMBER: 23103  
**FLOOR AND FINISH PLAN**

**A1.4**  
epoch



5

- SCALE:

4

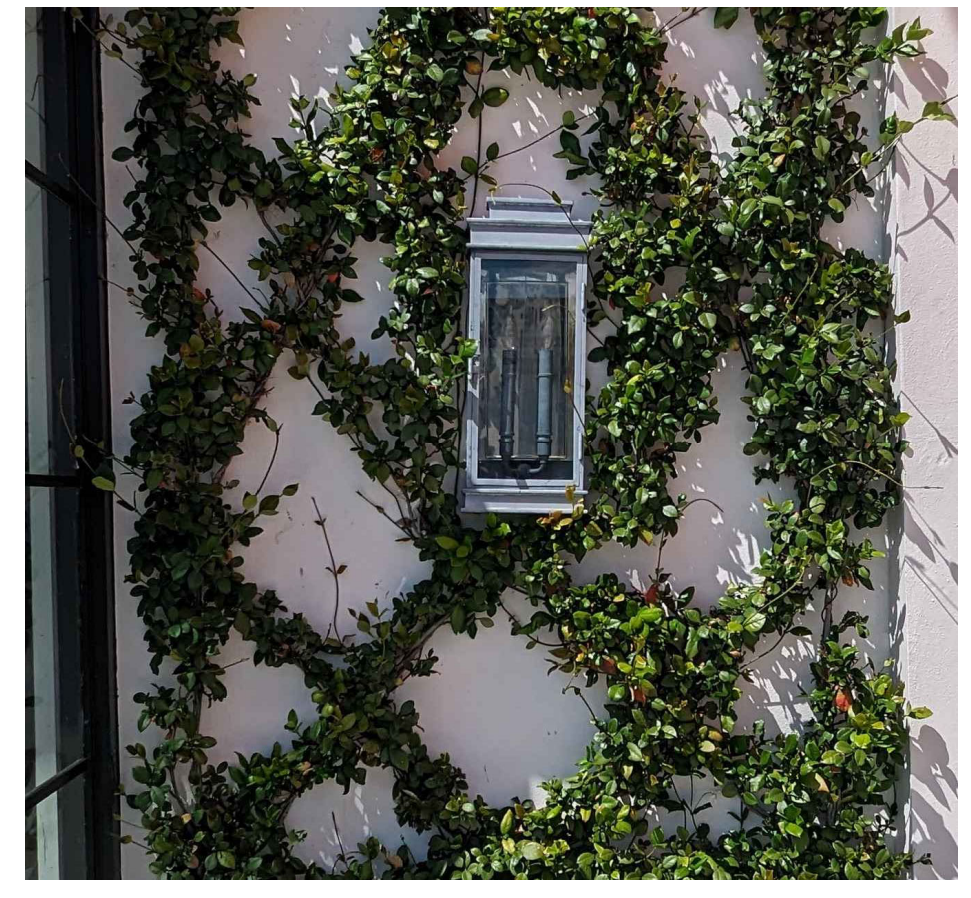
- SCALE:

3

- SCALE:

STEM MOUNTED SIGN LIGHTS

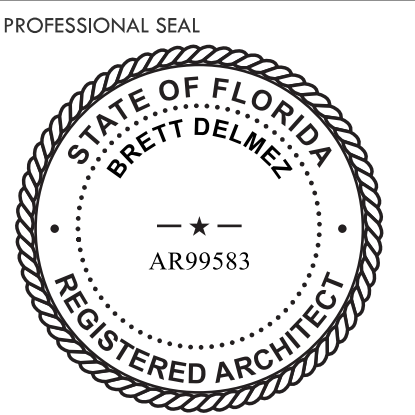
EXISTING EXTERIOR SCONCE



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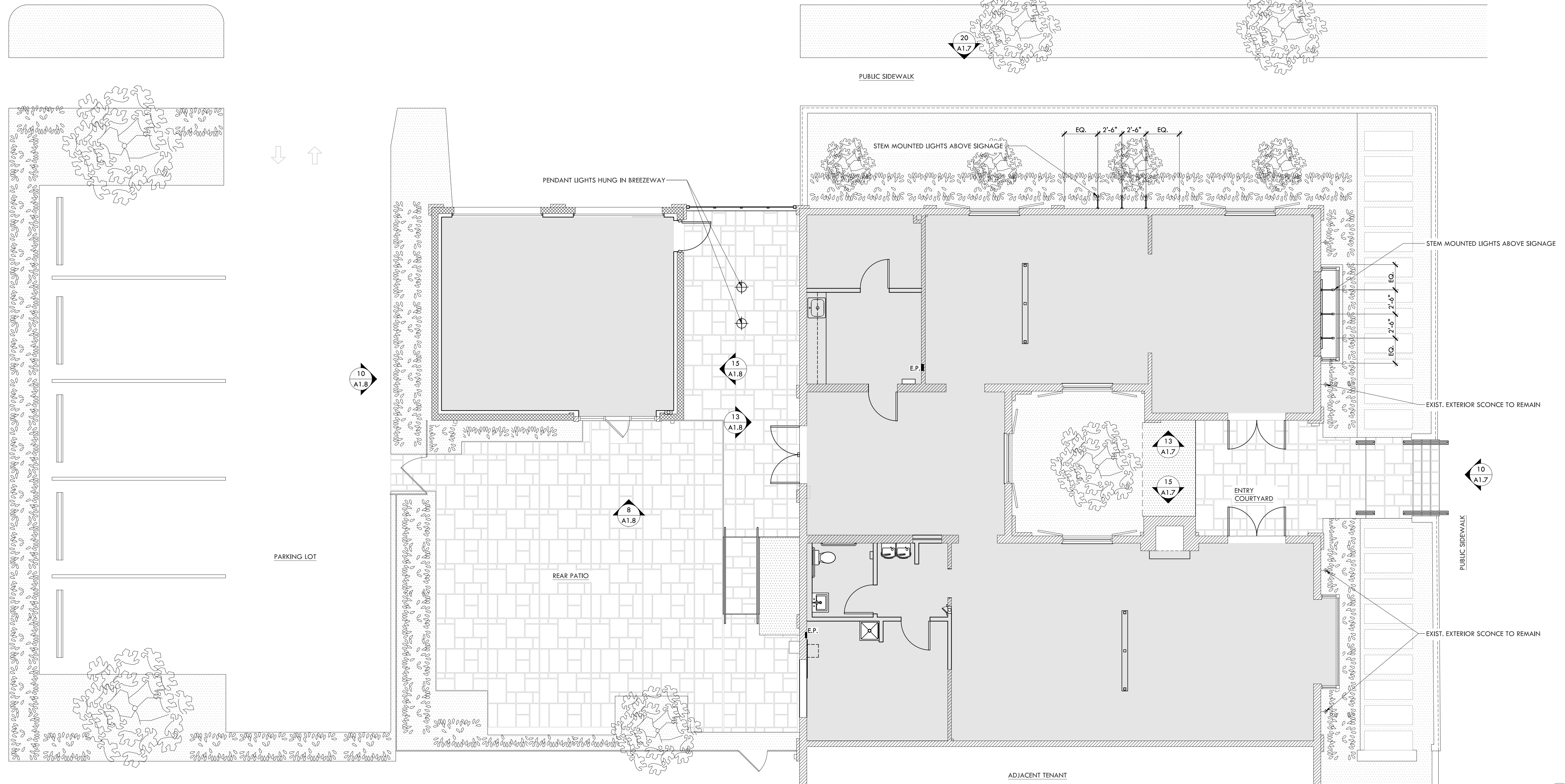
DESCRIPTION	DATE	DWR	APP
ORIGINAL ISSUANCE	04/17/23	AS	FS/SV

PROJECT NUMBER  
**23103**

**EXTERIOR LIGHTING PLAN**

**A1.5**

epoch



**20 EXTERIOR LIGHTING PLAN**

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







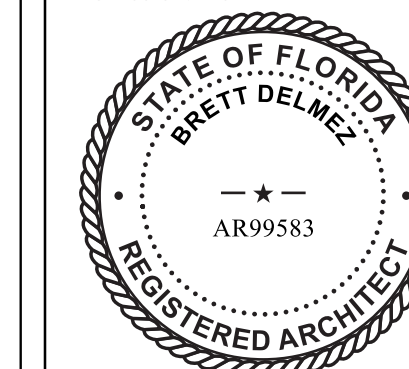


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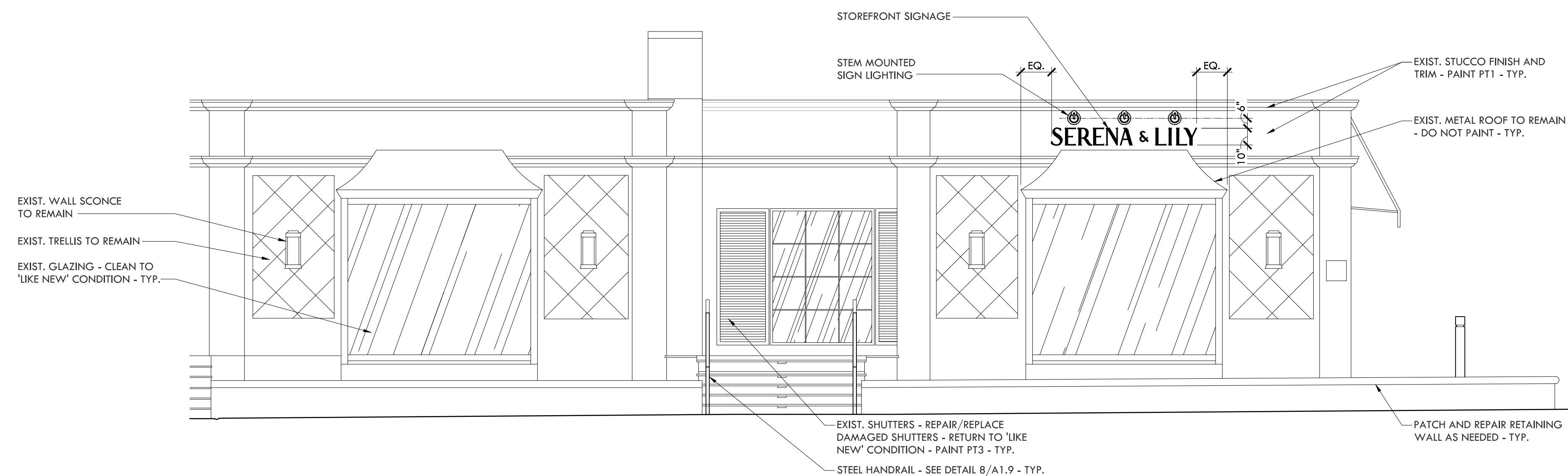
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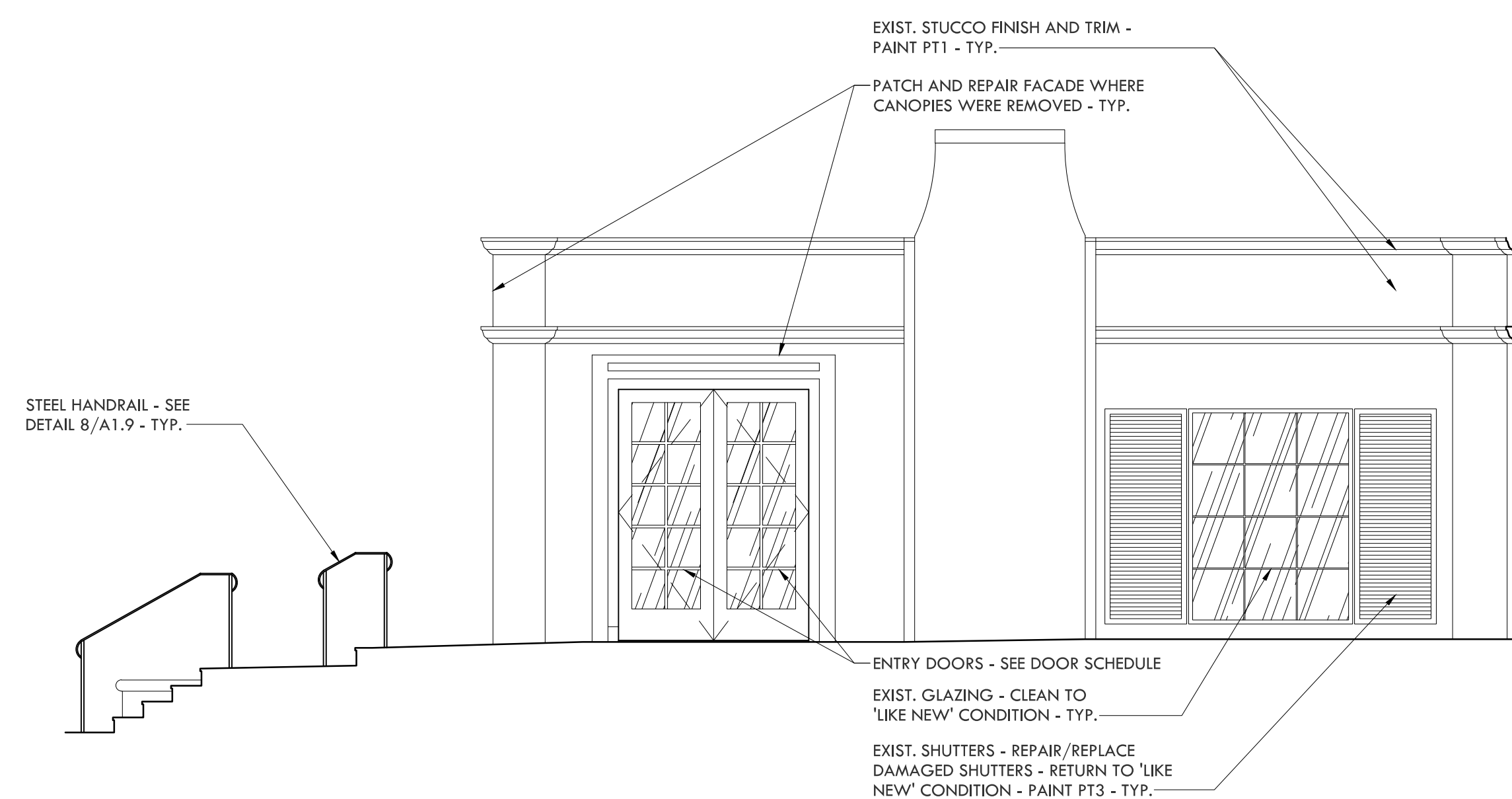
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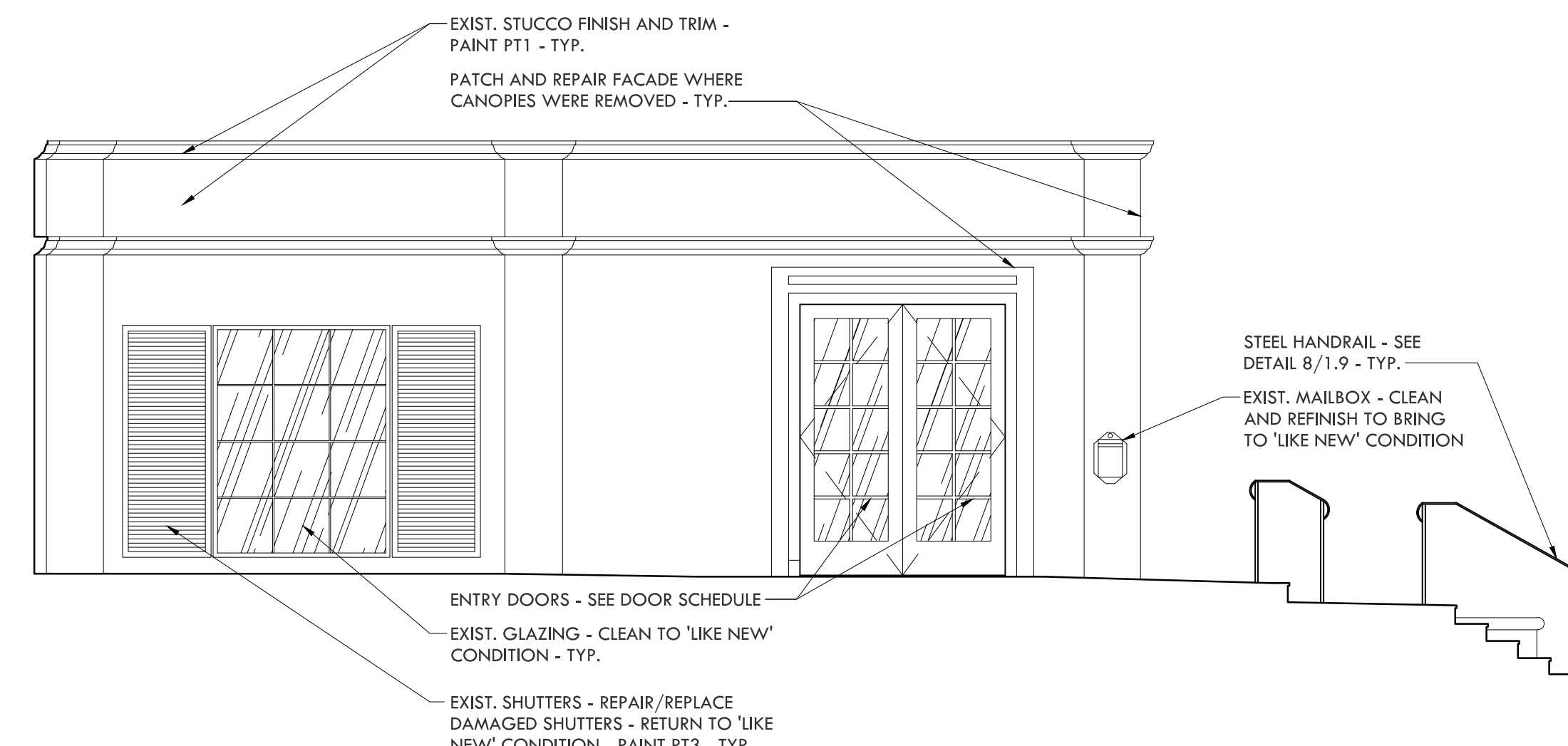
**10 EXTERIOR ELEVATION**

SCALE: 1/4" = 1'-0"



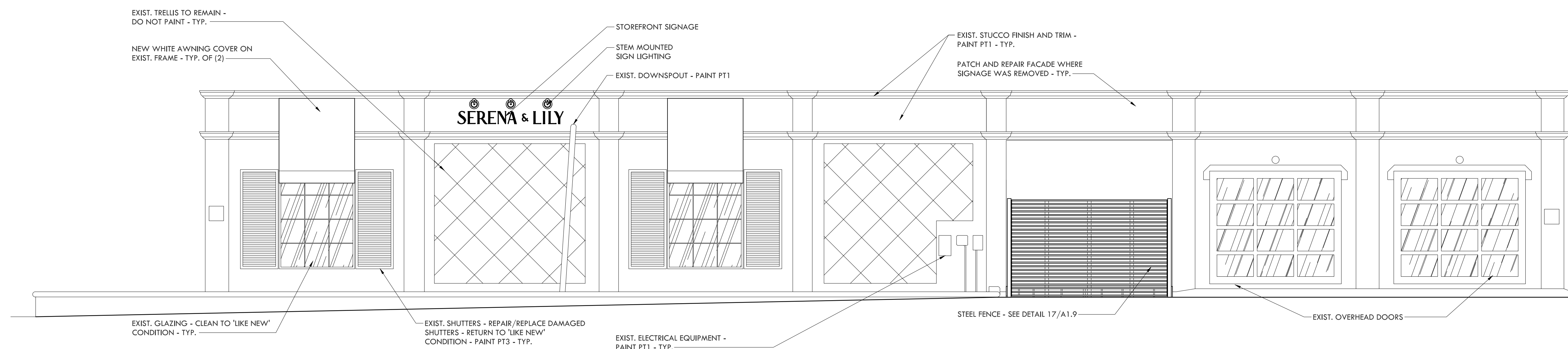
**15 EXTERIOR ELEVATION**

SCALE: 1/4" = 1'-0"



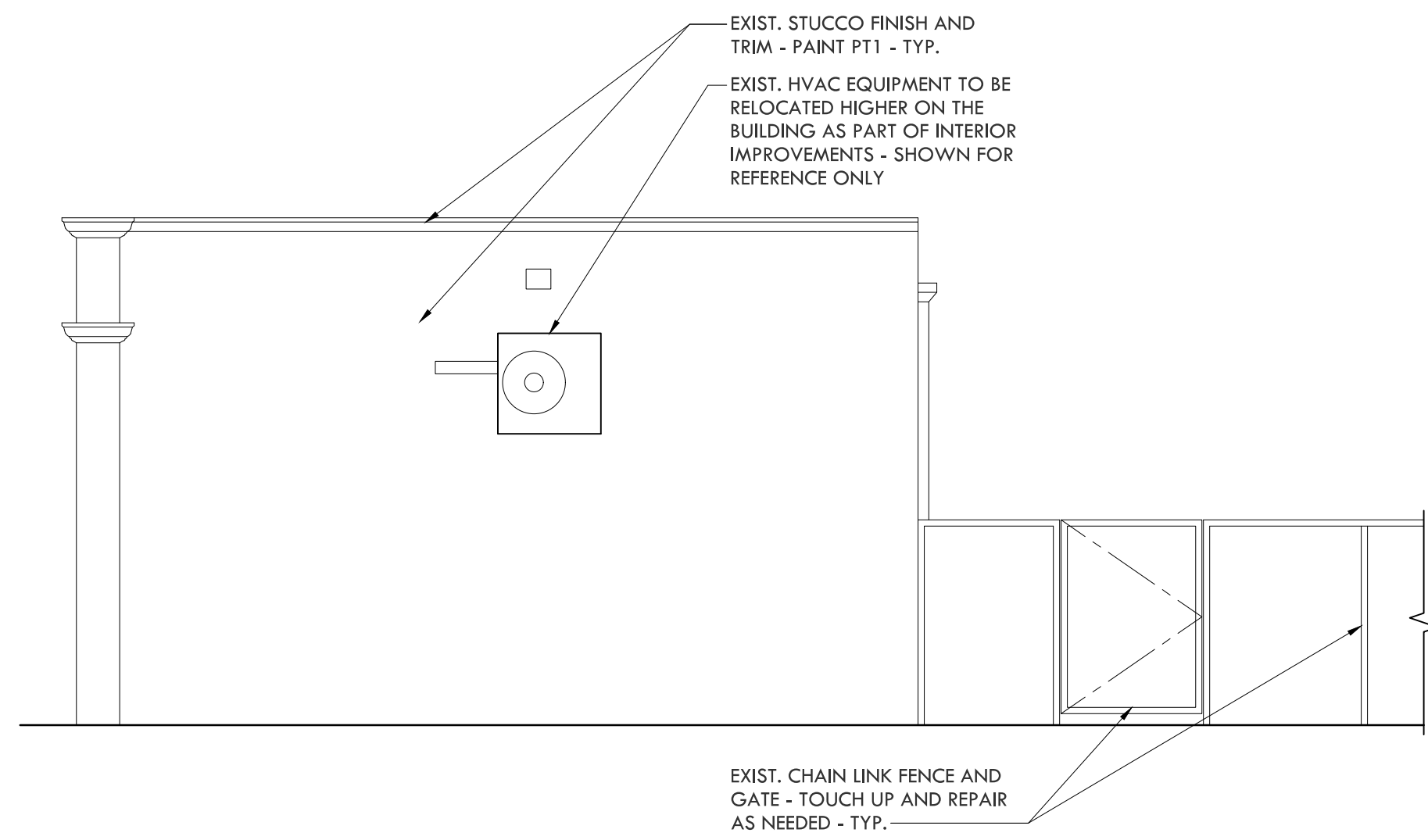
**13 EXTERIOR ELEVATION**

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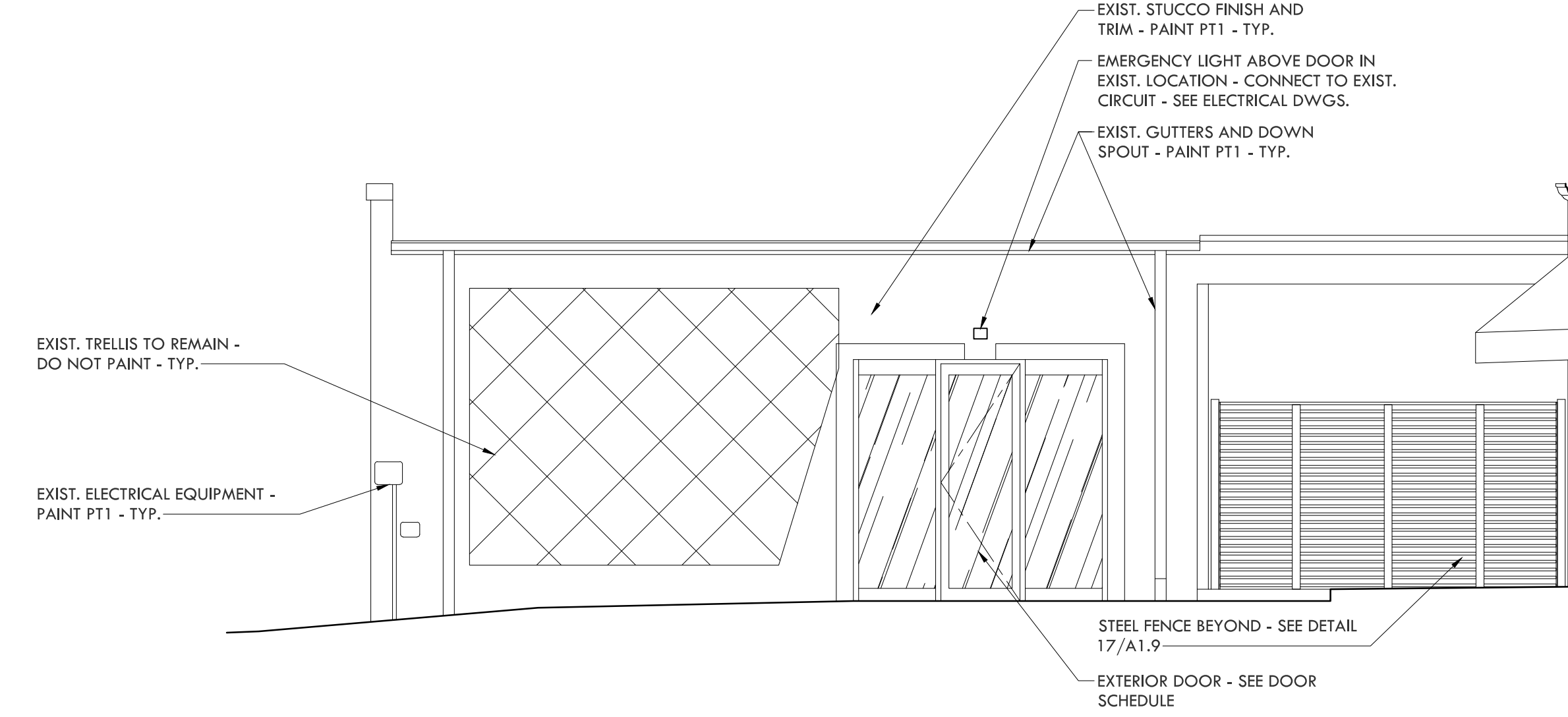


**20 EXTERIOR ELEVATION**

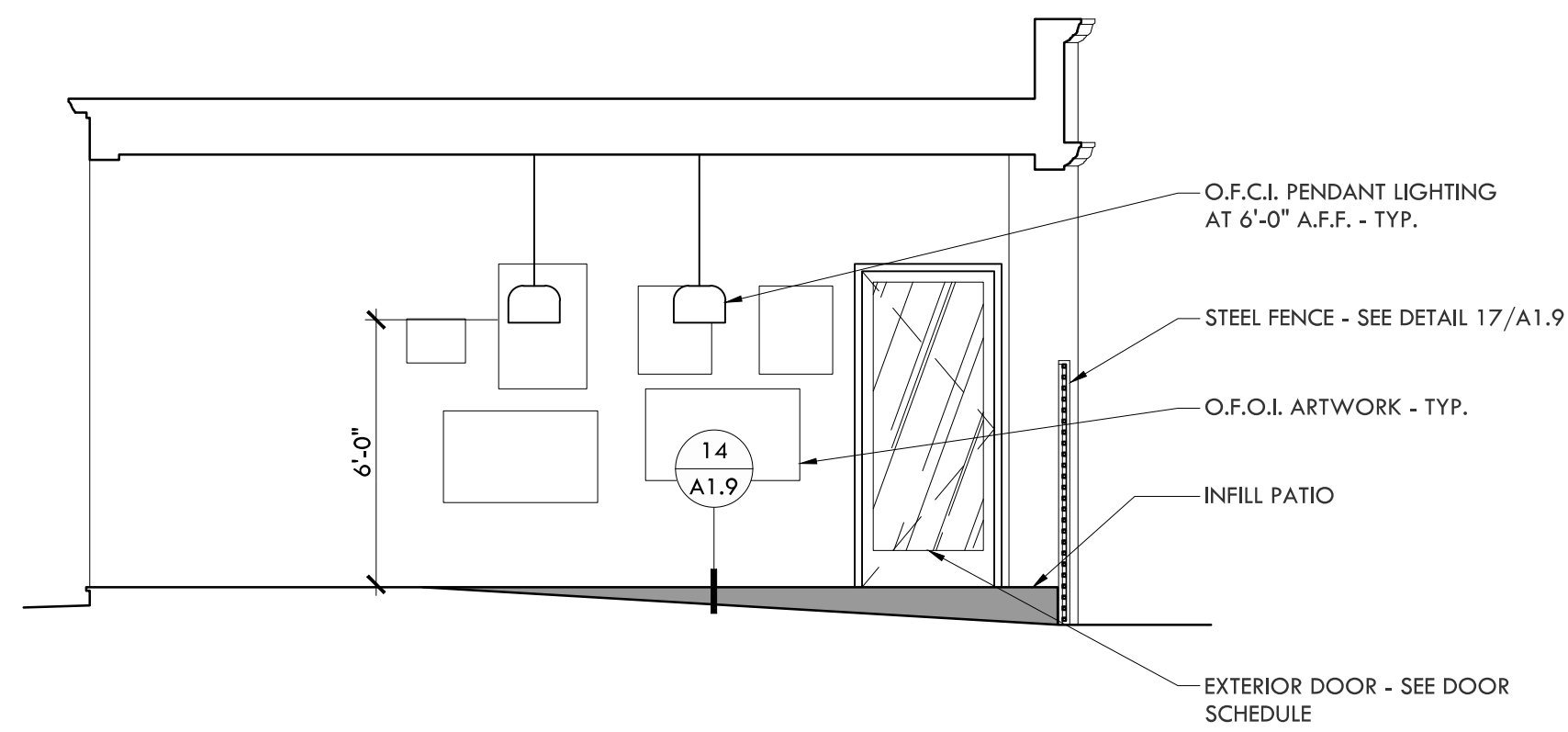
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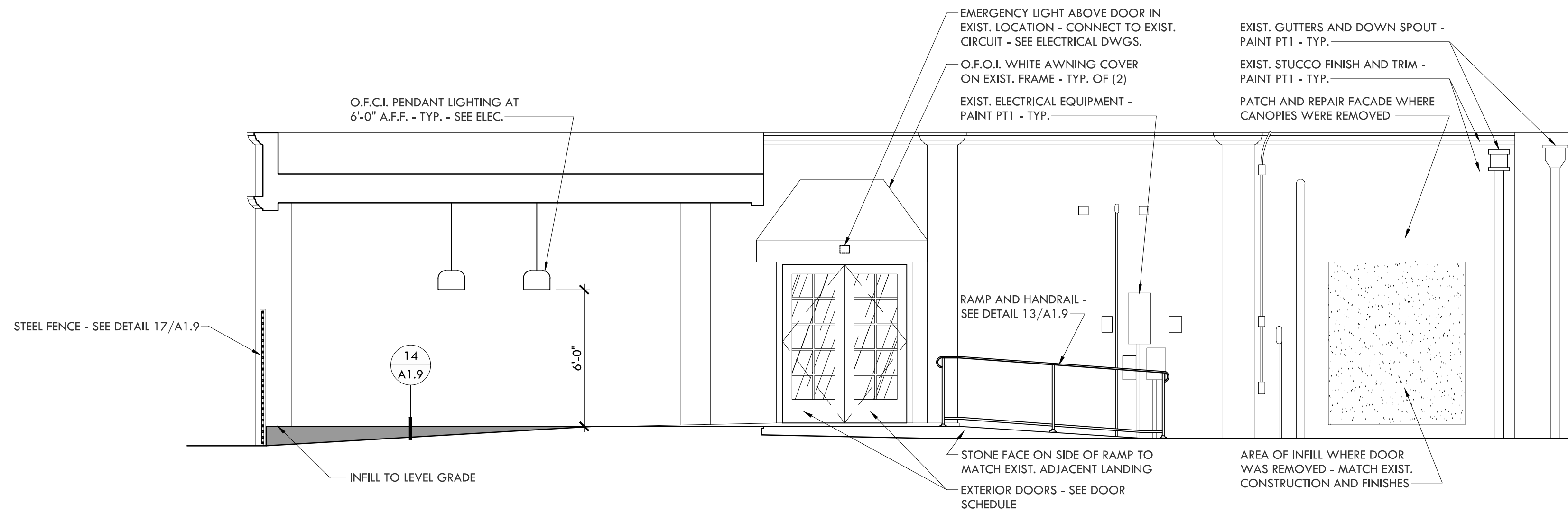
**10** EXTERIOR ELEVATION  
 SCALE: 1/4" = 1'-0"



**8** EXTERIOR ELEVATION  
 SCALE: 1/4" = 1'-0"



**15** EXTERIOR ELEVATION  
 SCALE: 1/4" = 1'-0"



**13** EXTERIOR ELEVATION  
 SCALE: 1/4" = 1'-0"

**20** -  
 SCALE:

**19** -  
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 SCALE:

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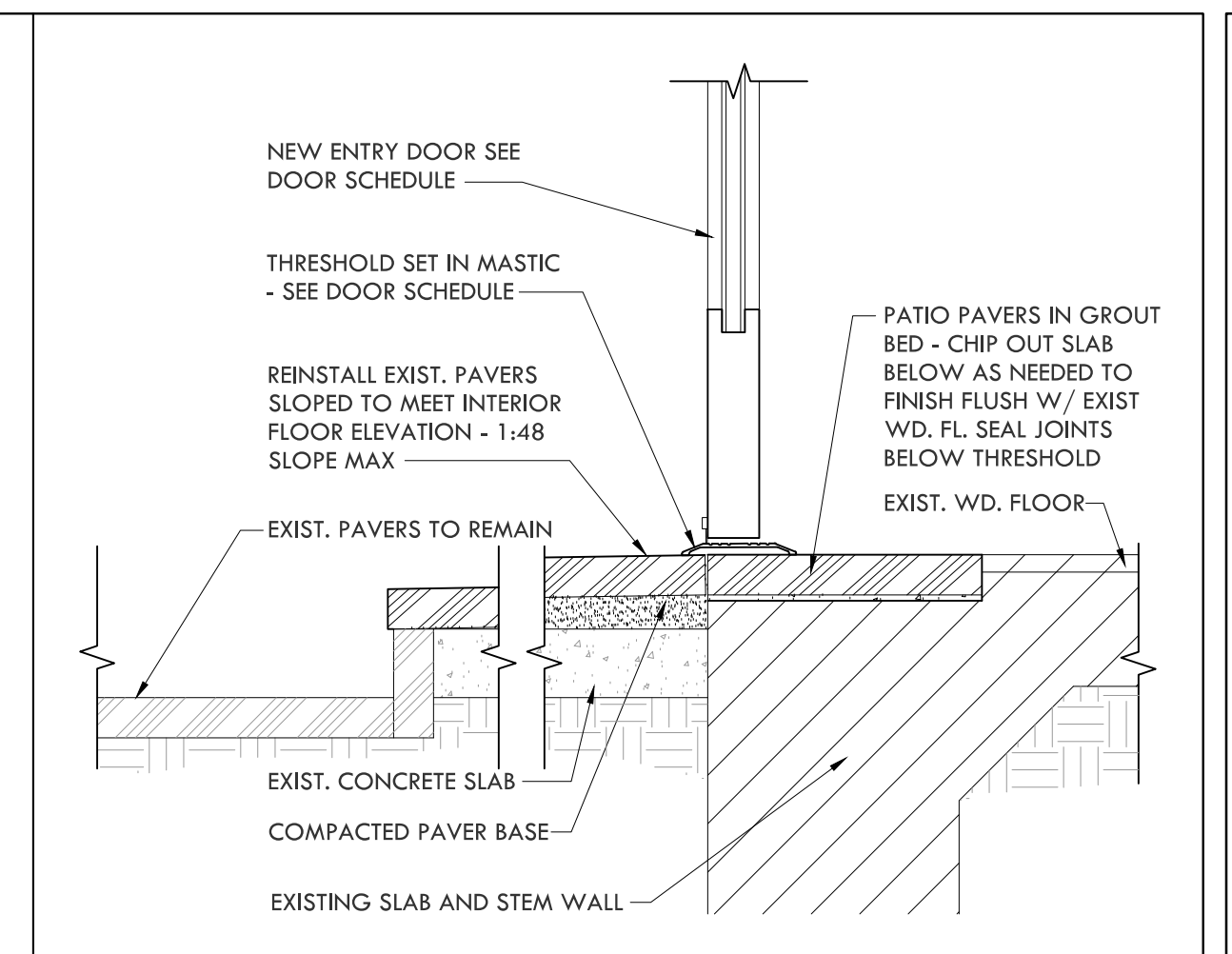
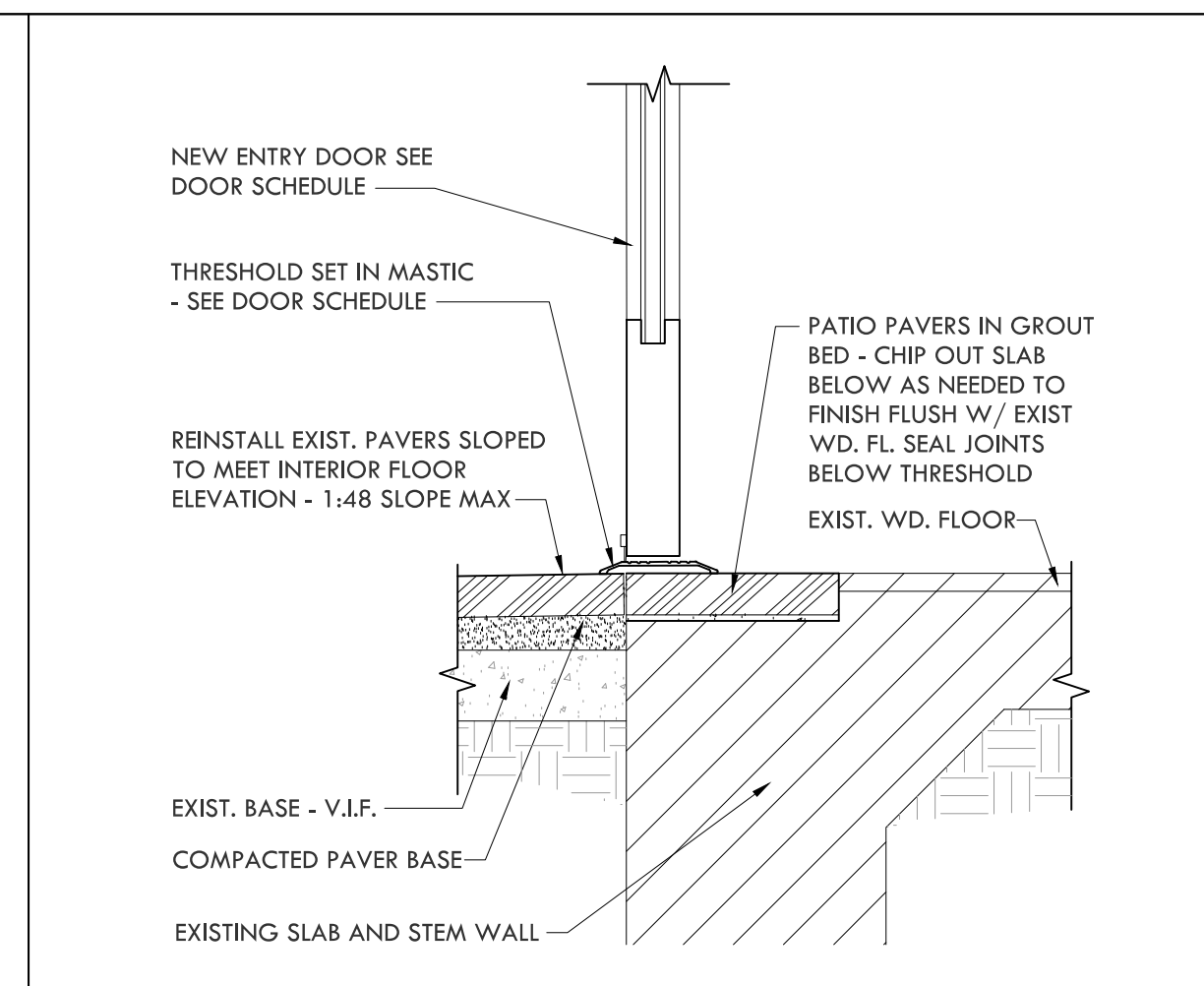
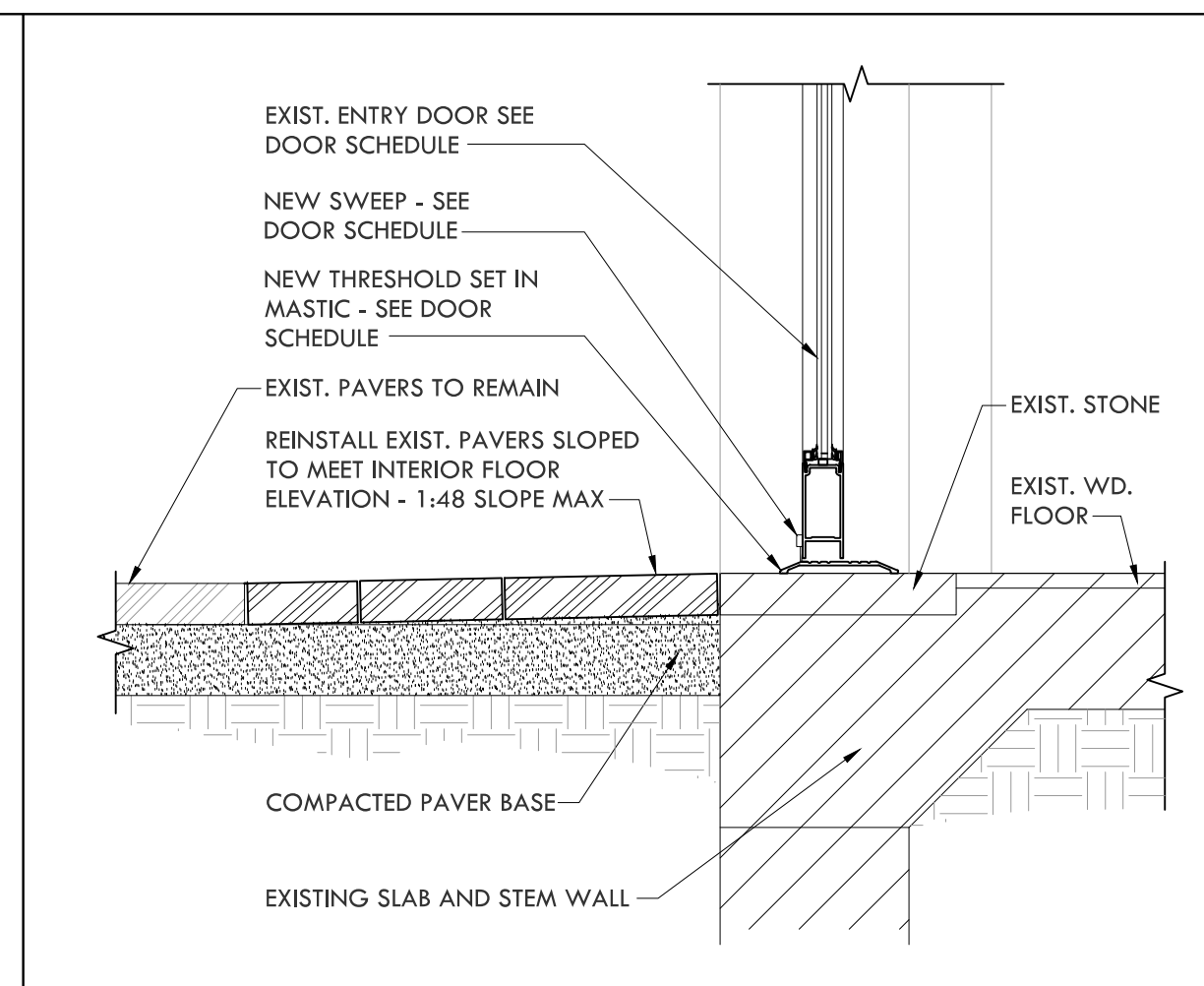
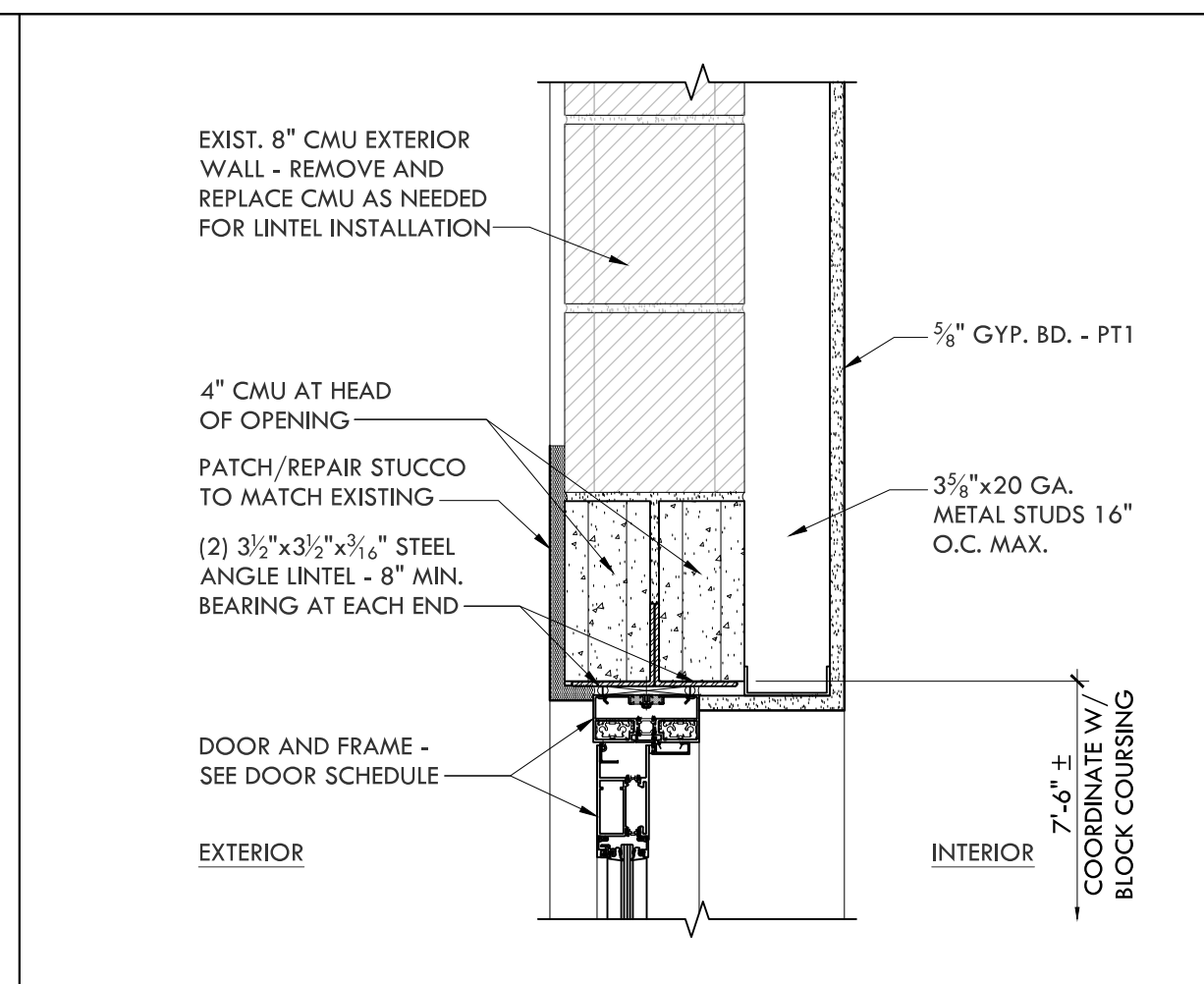
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PROPOSED  
 EXTERIOR  
 ELEVATIONS

**A1.8**





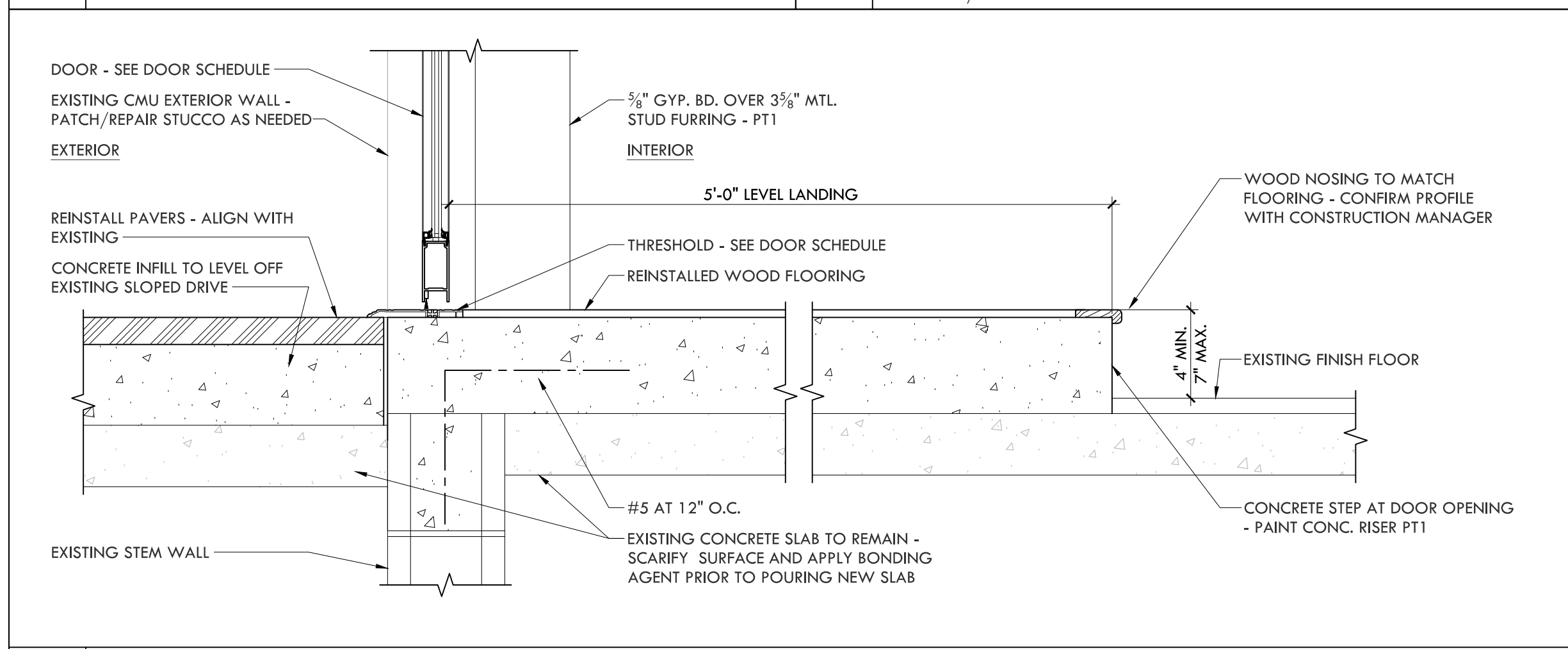
**5** -  
SCALE:

**4** LINTEL DETAIL  
SCALE: 1 1/2" = 1'-0"

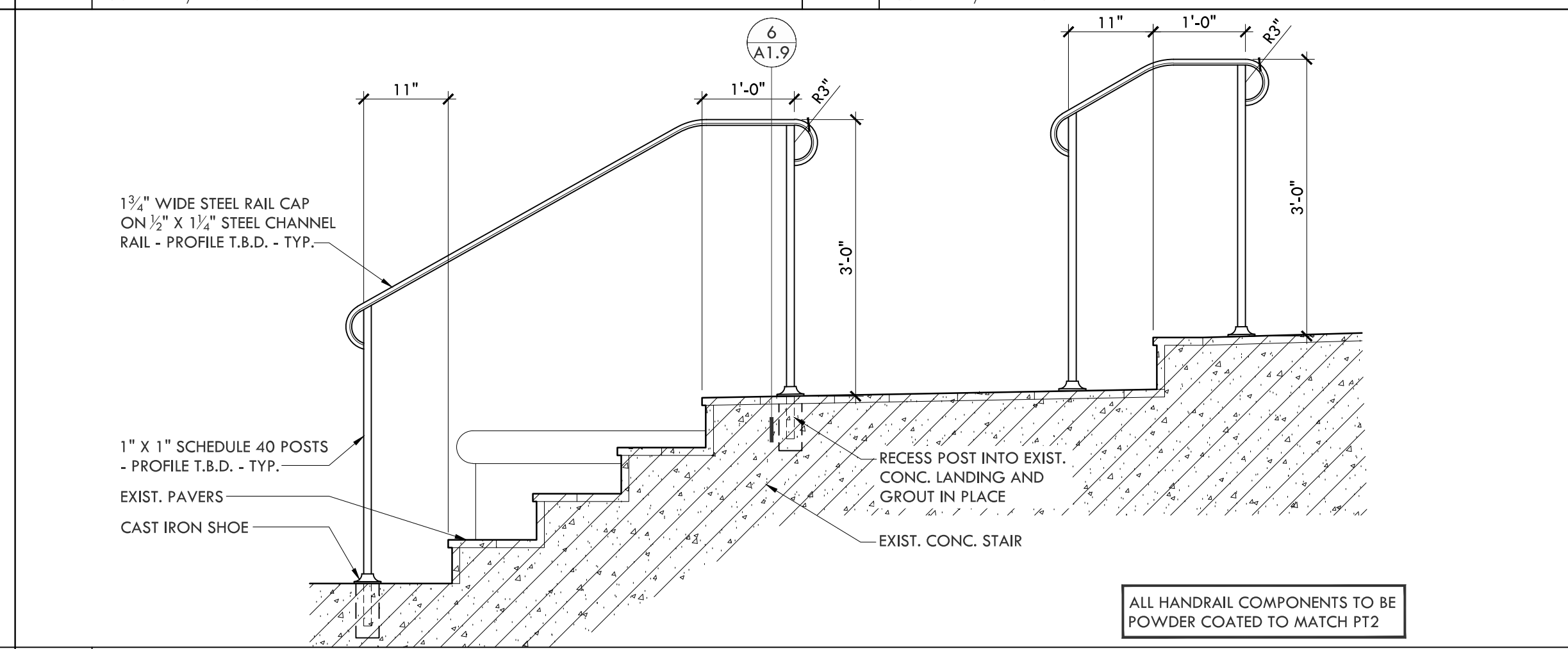
**3** DOOR SILL DETAIL  
SCALE: 1 1/2" = 1'-0"

**2** DOOR SILL DETAIL  
SCALE: 1 1/2" = 1'-0"

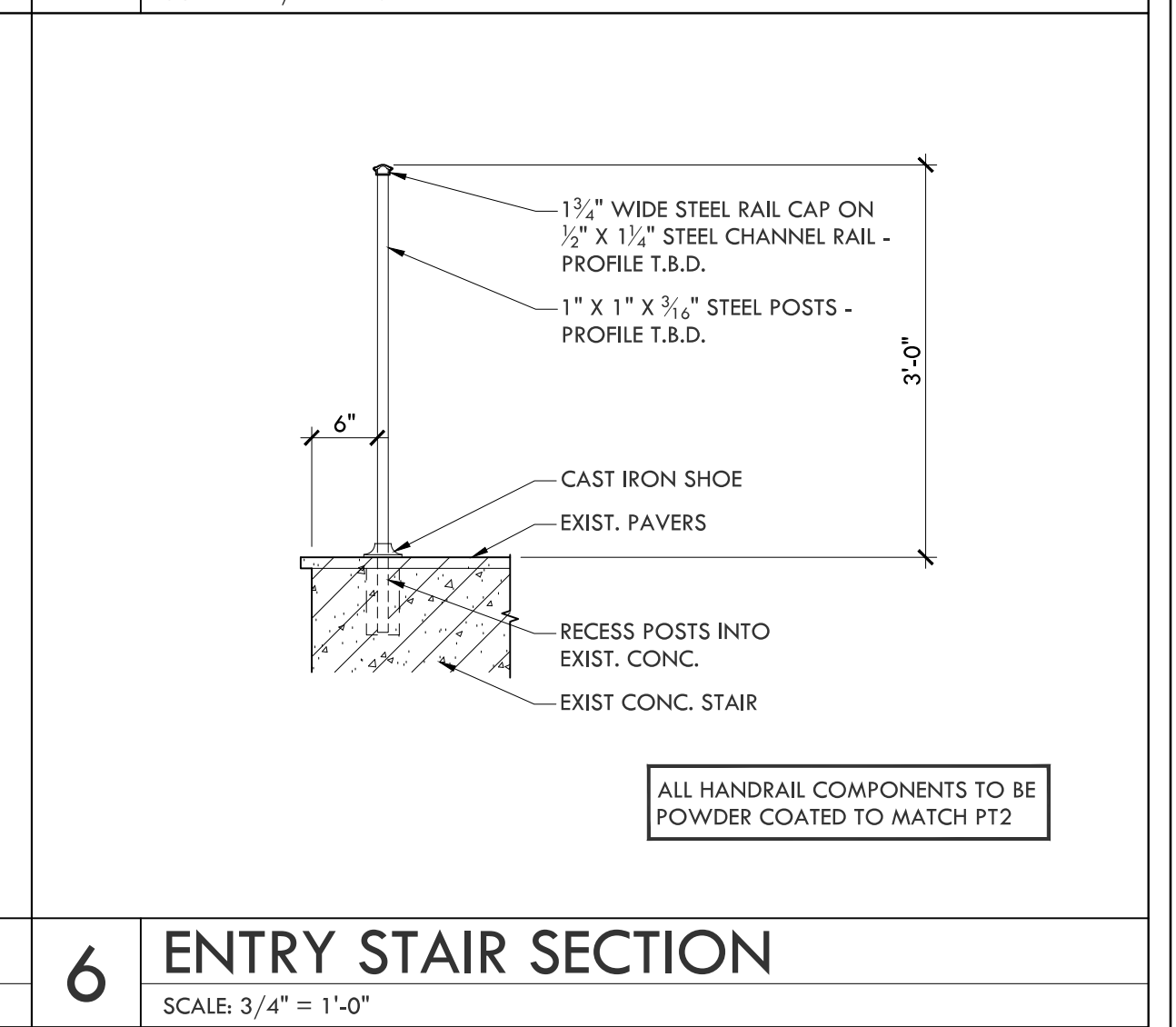
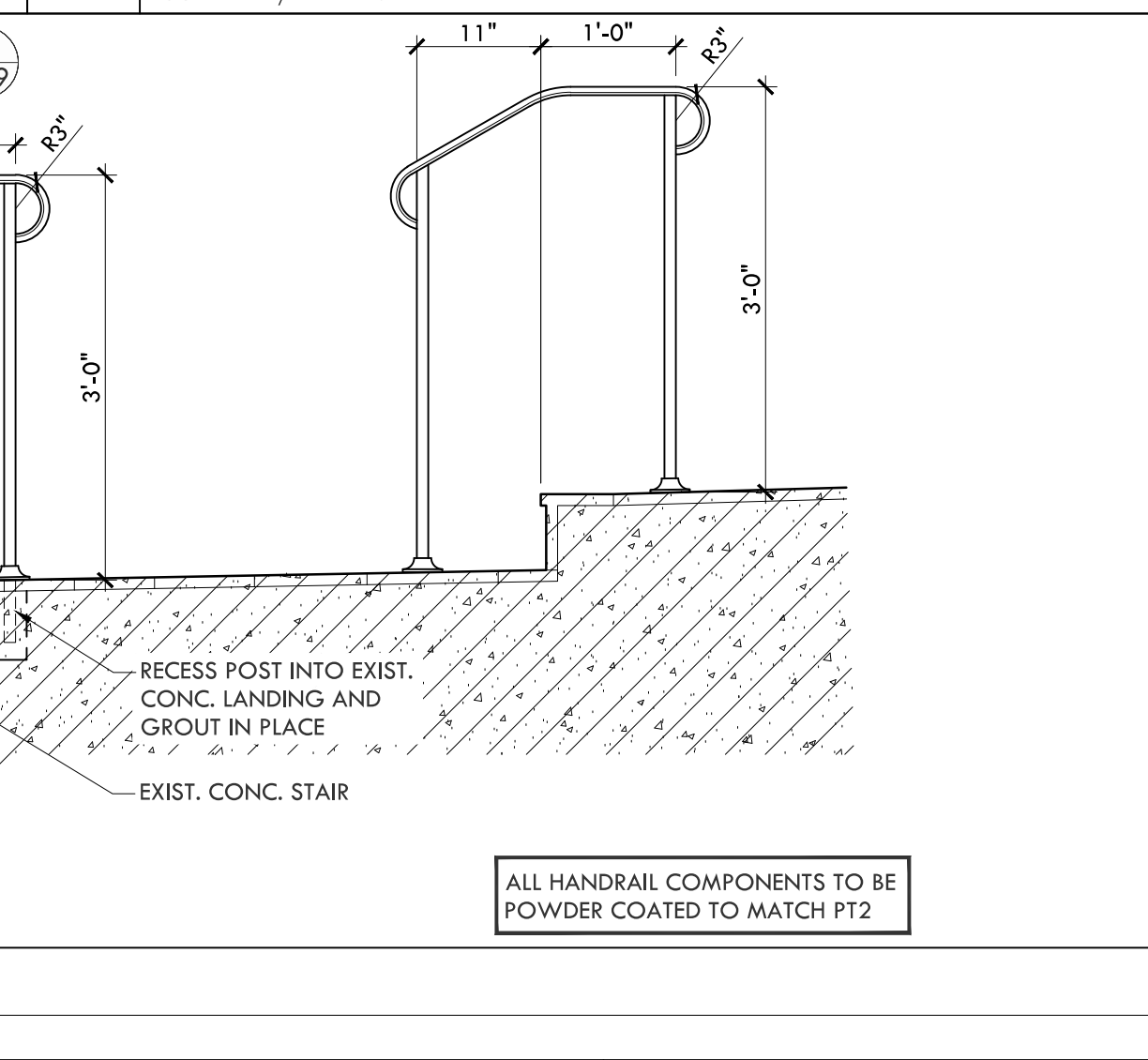
**1** DOOR SILL DETAIL  
SCALE: 1 1/2" = 1'-0"



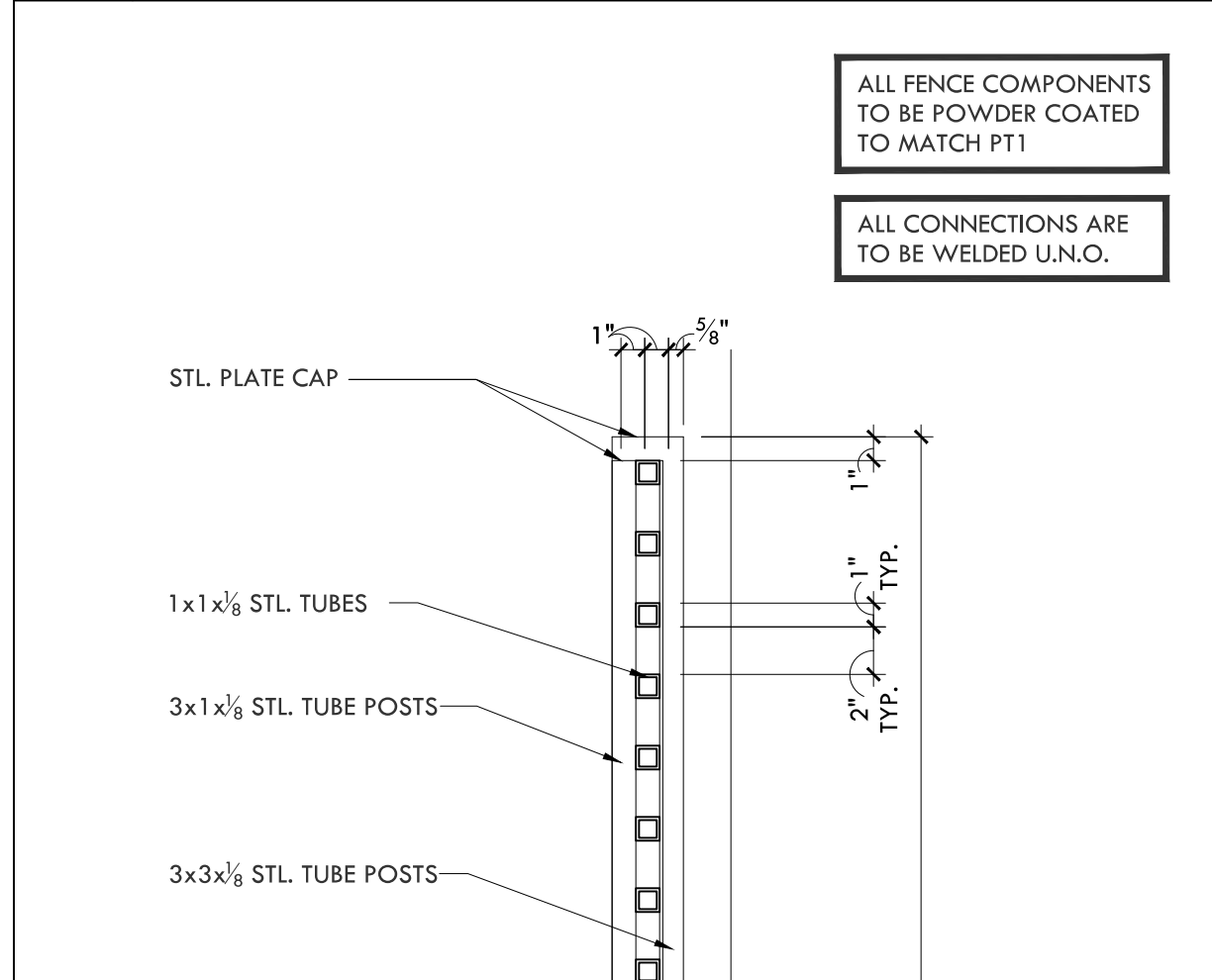
**10** DOOR SILL DETAIL  
SCALE: 1 1/2" = 1'-0"



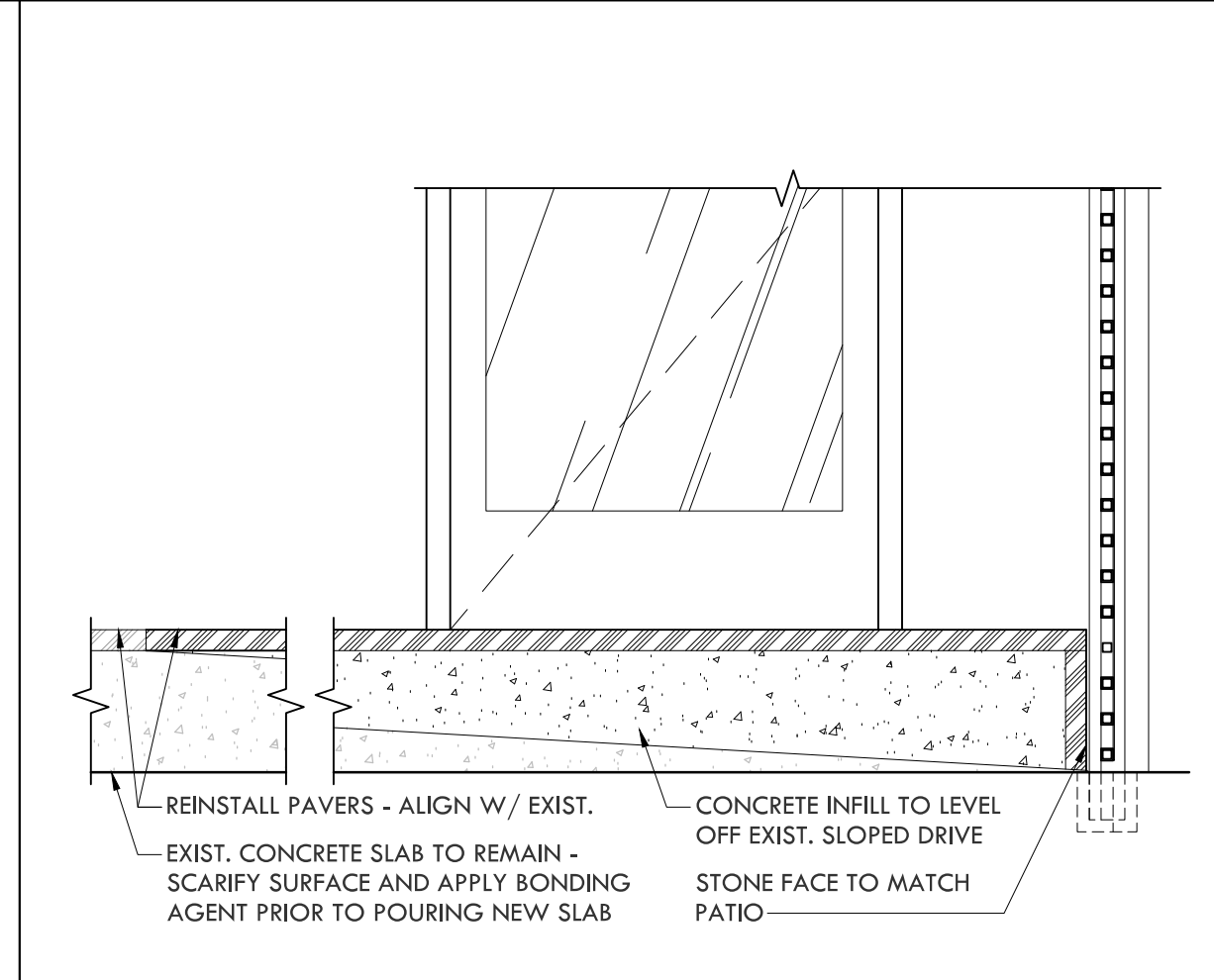
**8** ENTRY STAIR SECTION  
SCALE: 3/4" = 1'-0"



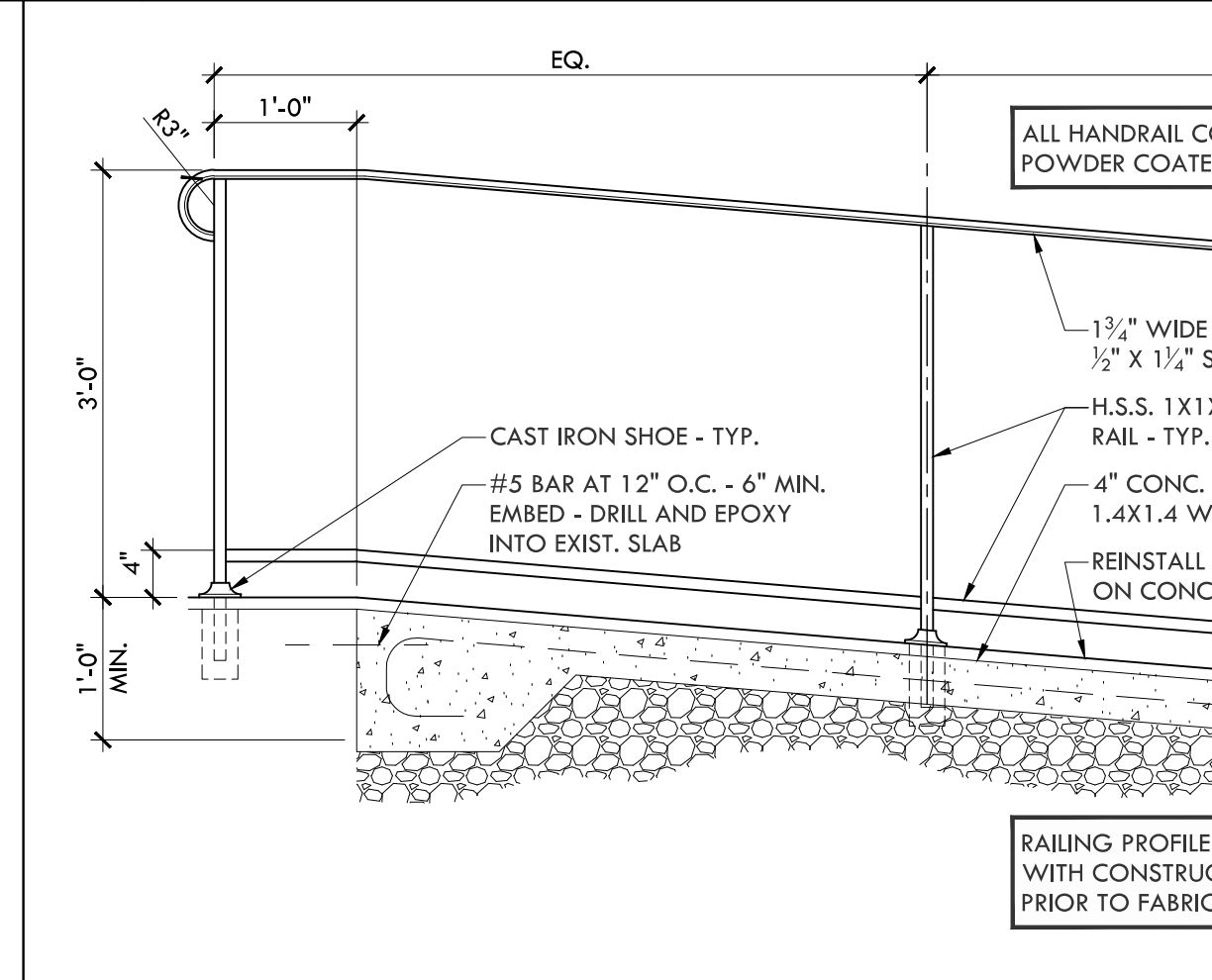
**6** ENTRY STAIR SECTION  
SCALE: 3/4" = 1'-0"



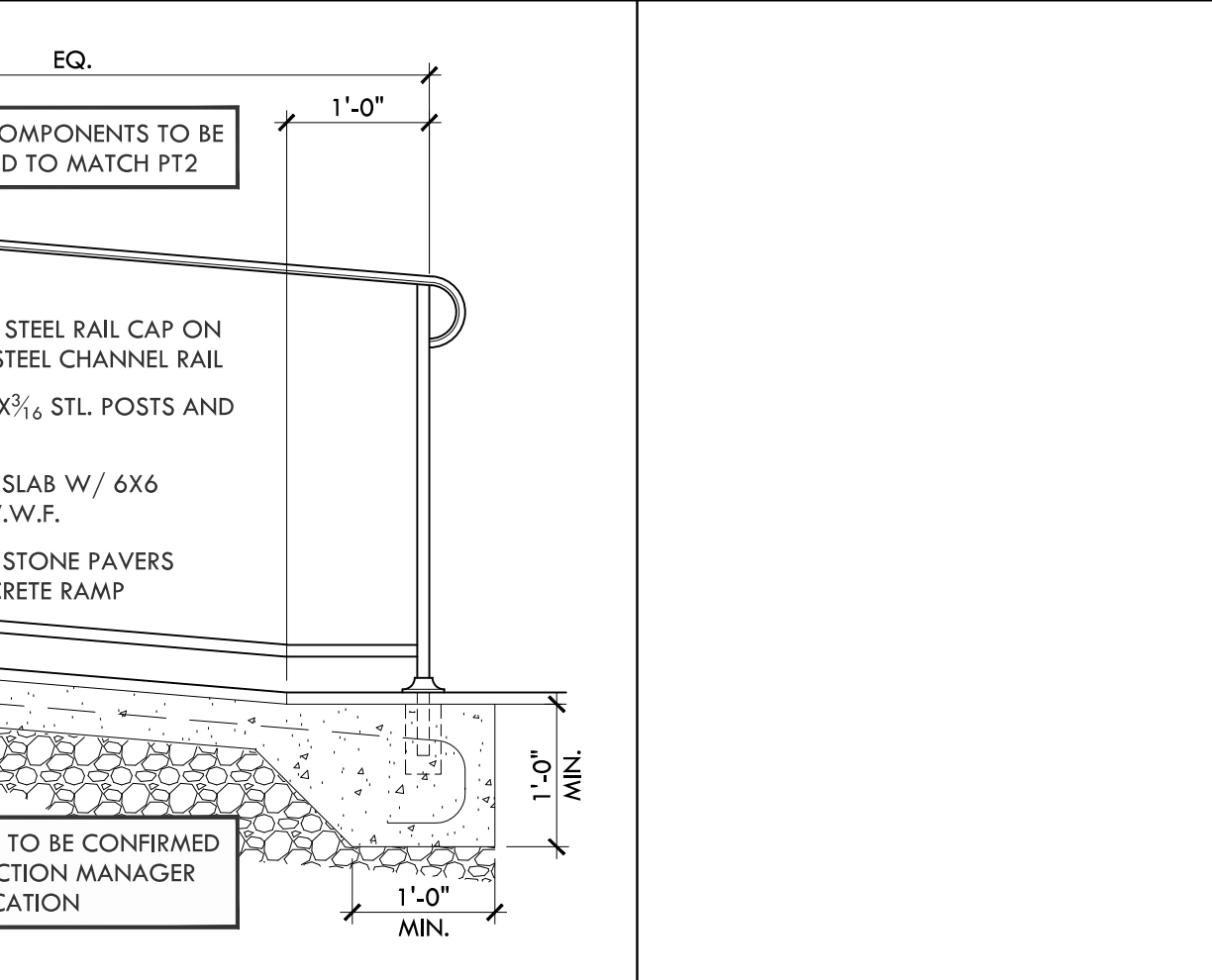
**20** FENCE SECTION  
SCALE: 1 1/2" = 1'-0"



**14** CONCRETE INFILL DETAIL  
SCALE: 3/4" = 1'-0"



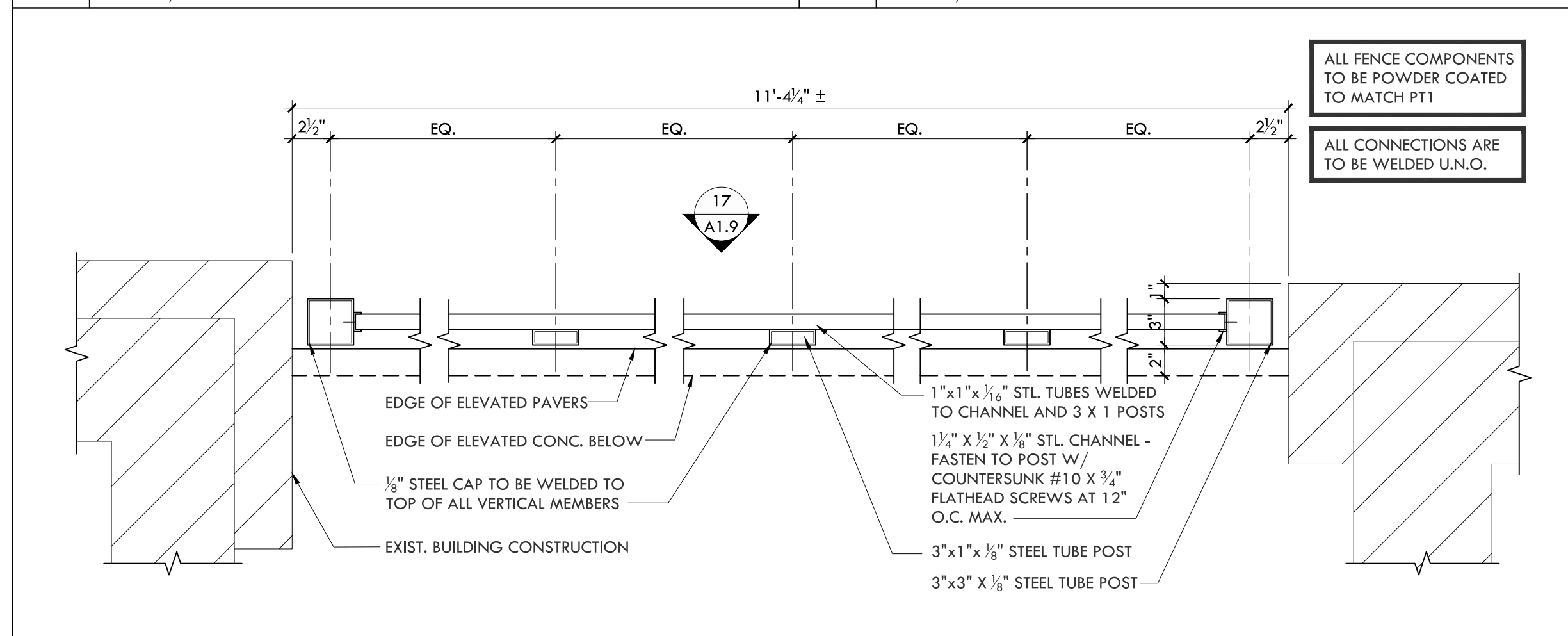
**13** RAMP DETAIL  
SCALE: 3/4" = 1'-0"



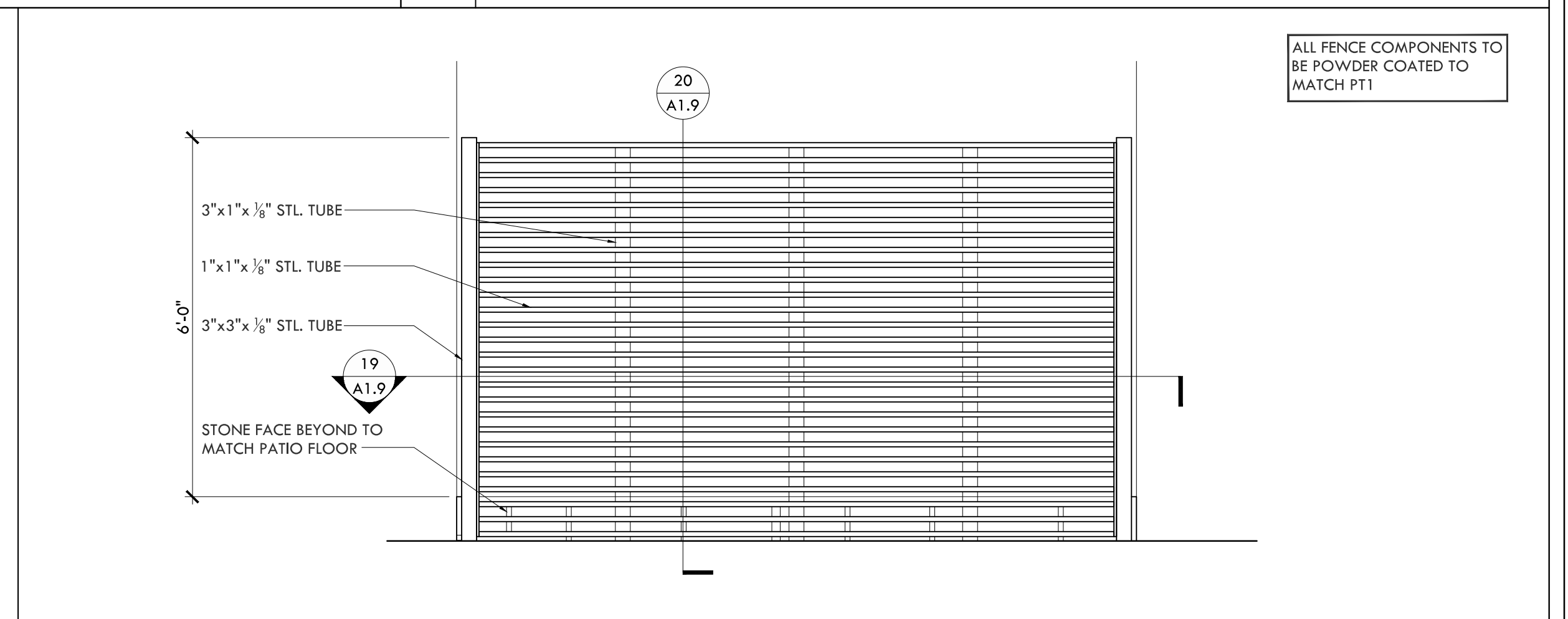
**12** -  
SCALE:



**17** FENCE ELEVATION  
SCALE: 1/2" = 1'-0"



**19** FENCE PLAN DETAIL  
SCALE: 1 1/2" = 1'-0"

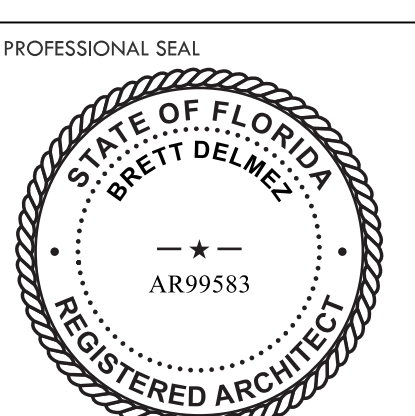


**17** FENCE ELEVATION  
SCALE: 1/2" = 1'-0"

ADDRESS  
**393 BROAD AVENUE S  
NAPLES, FL 34102**

CLIENT  
**SERENA & LILY  
10 LIBERTY SHIP WAY, SUITE 350  
SAUSALITO, CA 94965**

DESIGN PROFESSIONALS  
**EPOCH DESIGN GROUP INC.  
7750 MARYLAND AVENUE  
UNIT 50375  
ST. LOUIS, MO 63105**



DATE	DWGR	APP
06/17/23	AS	FS/SV
DESCRIPTION	ORIGINAL ISSUANCE	
PROJECT NUMBER	23103	











FRONT ELEVATION



SIDE ELEVATION



ENTRY COURTYARD

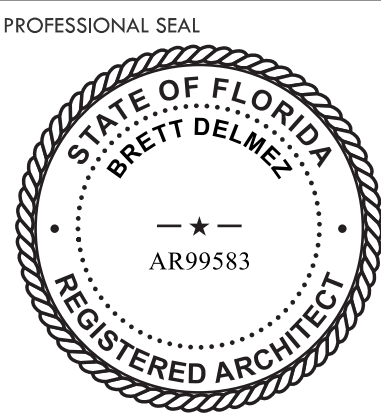


# SERENA & LILY

ADDRESS  
393 BROAD AVENUE S  
NAPLES, FL 34102

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SERENA & LILY  
10 LIBERTY SHIP WAY, SUITE 330  
SAUSALITO, CA 94965

DESIGN PROFESSIONALS  
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7750 MARYLAND AVENUE  
UNIT 50375  
ST. LOUIS, MO 63105



DATE 06/17/23  
APP AS  
DWR FS/SV

DESCRIPTION  
ORIGINAL ISSUANCE

PROJECT NUMBER

23103

RENDERINGS

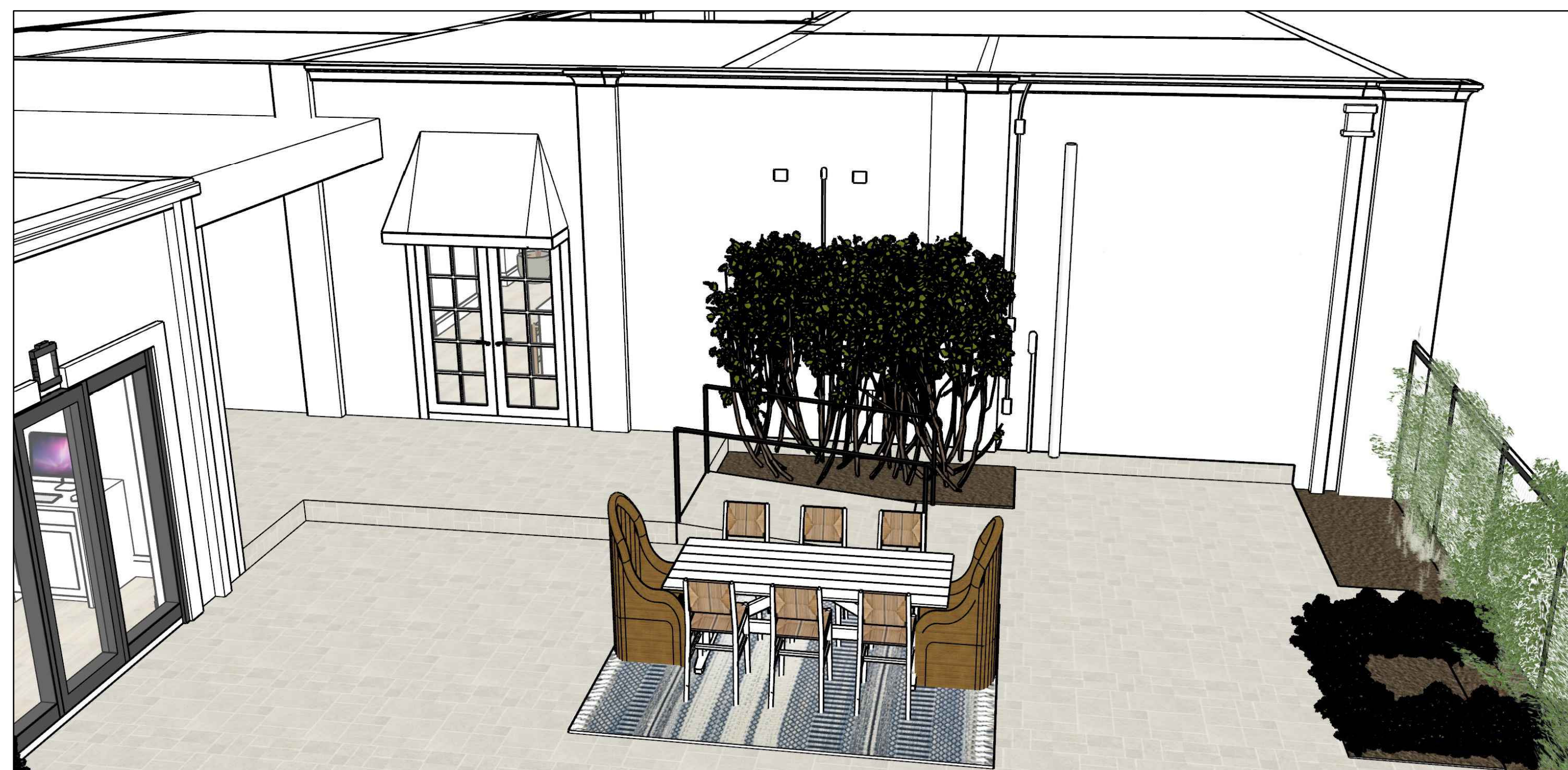
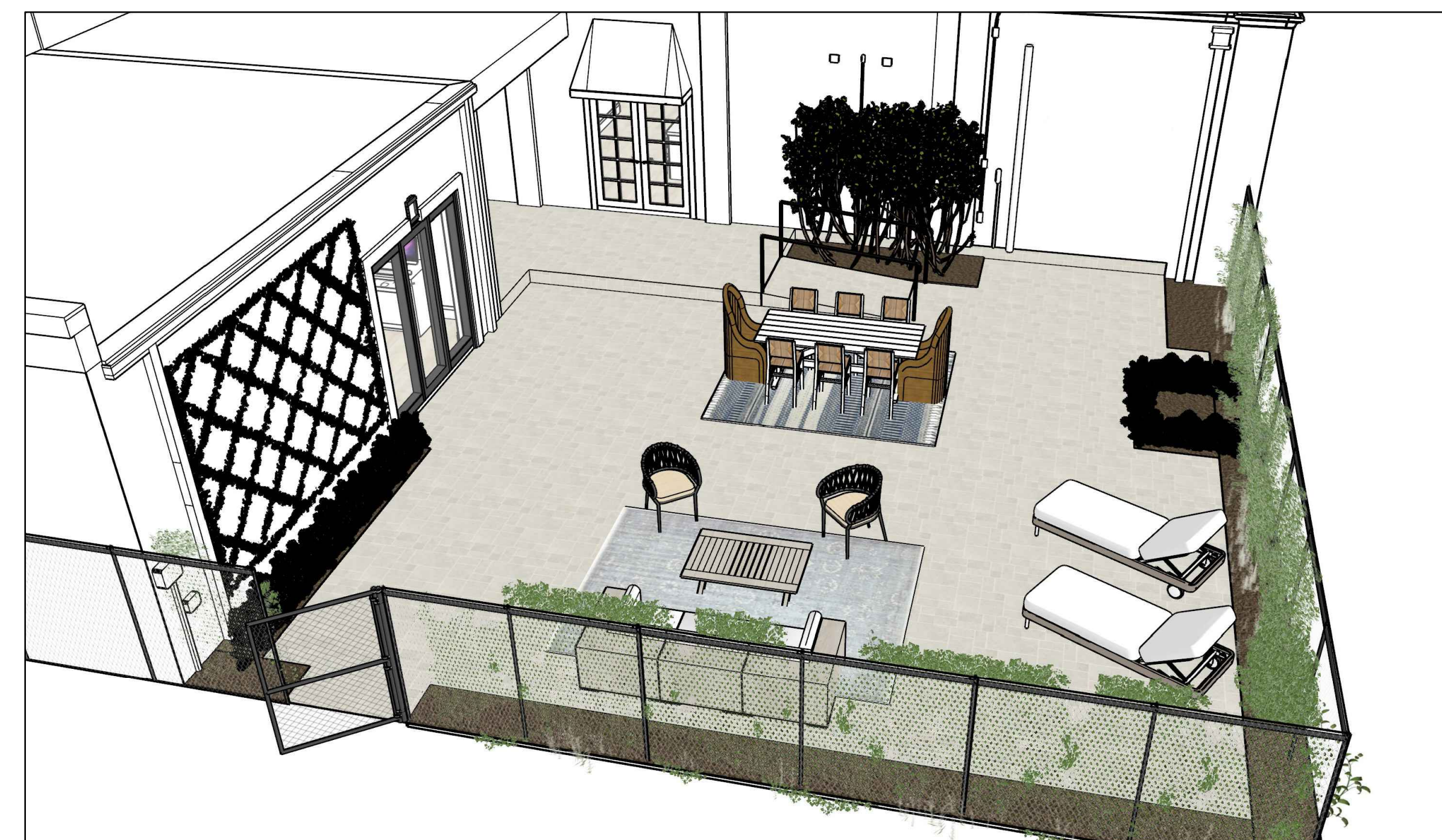
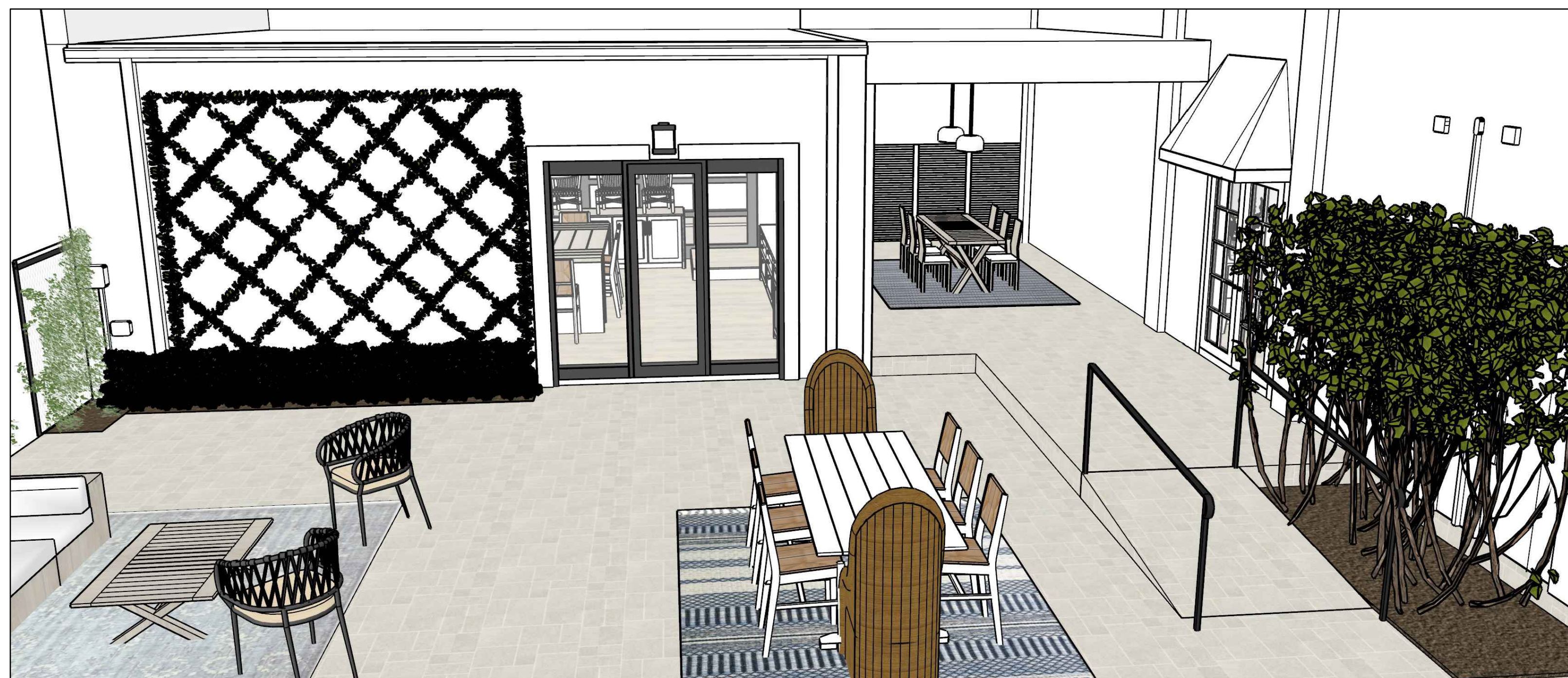


ADDRESS  
393 BROAD AVENUE S  
NAPLES, FL 34102

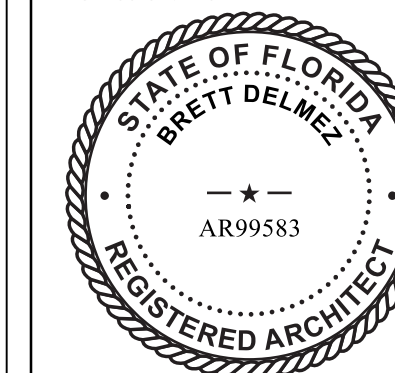
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REAR PATIO



PROFESSIONAL SEAL



DATE  
04/17/23

DWR  
AS

APP  
FS/SV

DESCRIPTION  
ORIGINAL ISSUANCE

PROJECT NUMBER

23103

RENDERINGS

A1.13

epoch