

PLANNING SUBMITTAL : 12.20.17

LOCATION:

1270 OCEAN AVE

LOT DIMENSIONS:

50'X113'

LOT AREA:

5650 SF

APN:

49146910

ZONING DISTRICT:

RM

OCCUPANCY GROUP:

R3 TOWNHOME

RESIDENTIAL CONSTRUCTION TYPE:

VB

OF STORIES:

1 EXISTING, 2 AND 3 PROPOSED

UNITS:

1 EXISTING, 3 PROPOSED

LOT COVERAGE EXISTING: STRUCTURES

1026 SF / 18%

LOT COVERAGE EXISTING:

1361 SF / 24% PAVING

LOT COVERAGE EXISTING:

42% TOTAL

LOT COVERAGE PROPOSED: STRUCTURES

2814 SF / 49.8%

LOT COVERAGE PROPOSED:

150 SF / 3% PAVING

LOT COVERAGE PROPOSED:

51.9% TOTAL

BUILDING HEIGHT EXISTING:

15'

BUILDING HEIGHT PROPOSED:

30'

PARKING SPACES EXISTING:

2

PARKING SPACES PROPOSED:

3

NOTE: ALL PROPOSED STRUCTURES WILL BE SPRINKLERED


NOTE: EXISTING SINGLE FAMILY HOME WILL BE DEMOLISHED

AREA SCHEDULE - F.A.R. GROSS			
UNIT NUMBER:	AREA:		
UNIT 1	1389SF		
UNIT 2	1907SF		
UNIT 3	1877SF		
GRAND TOTAL: 5173 SF			

OPEN SPACE TABULATION:			
UNIT NUMBER:	FLOOR:	SQUARE FEET:	TOTAL:
UNIT 1	GROUND	100SF	100SF
UNIT 2	03 - BALCONY	240SF	240 SF
UNIT 3	02 - BALCONY	230 SF	432 SF
	03- BALCONY	202 SF	
COMMON	GROUND	168SF	168 SF

BIKE PARKING TABULATION:			VEHICLE PARKING TABULATION:	
UNIT NUMBER:	GARAGE:	SITE:	UNIT NUMBER:	GARAGE:
UNIT 1	2 SPACES	0	UNIT 1	1 SPACE
UNIT 2	2 SPACES	0	UNIT 2	1 SPACE
UNIT 3	2 SPACES	0	UNIT 3	1 SPACE
GUEST	0	4 SPACES		
TOTAL: 3 UNITS : 10 PARKING SPACES			TOTAL: 3 UNITS : 3 GARAGE PARKING SPACES	

VICINITY MAP



UNIT SUMMARY

UNIT 1 (Fronts Ocean Ave):
Stories: 2
Car Parking: 1 garage
Bike Parking: 2 garage
Private Open Space: 100 sf
3 Bedroom, 3 Bathroom
1389 SF

UNIT 2: (Interior Unit)
Stories: 3
Car Parking: 1 garage
Bike Parking: 2 garage
Private Open Space: 240 sf
4 Bedroom, 3 Bathroom
1907 SF

UNIT 3 (Fronts Peabody Ave):
Stories: 3
Car Parking: 1 garage
Bike Parking: 2 garage
Private Open Space: 432 sf
4 Bedroom, 4 Bathroom
1877 SF

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A7.4 Proposed Peabody Street Scape - Rendered

A7.5 Proposed Ocean Street Scape - Rendered

PROJECT CONTACT:

iNDiGO

design group

Kristin Personett, Principal
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f:510.655-3705 : www.indigo-design-group.com

RESIDENTIAL DEVELOPMENT
A PROPOSED CONDOMINIUM PLAN

1270 OCEAN AVE
EMERYVILLE CA

Date:11.06.17

Scale:AS NOTED

Drawn By:KLP
OCEAN VIEW TOWNHOMES

Job:

Sheet:

A0

Attachment 1

EXISTING STRUCTURE PHOTOS



OCEAN STREET VIEW: SUBJECT PROPERTY



FRONT: SUBJECT PROPERTY



PEABODY STREET VIEW: SUBJECT PROPERTY REAR FACADE WITH NEIGHBORING BUILDINGS

STREET CONTEXT PHOTOS



OCEAN X VALLEJO LOOKING SOUTHWEST



VIEW FROM SUBJECT PROPERTY LOOKING EAST ON OCEAN



OCEAN X DOYLE LOOKING EAST



VIEW FROM SUBJECT PROPERTY LOOKING WEST ON OCEAN



VIEW OF PEABODY AT VALLEJO LOOKING WEST

VIEW OF SUBJECT PROPERTY PEABODY AT LOOKING WEST



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Job:	OCEAN VIEW TOWNHOMES

Sheet:

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NEIGHBORHOOD CONTEXT PHOTOS

1254 OCEAN



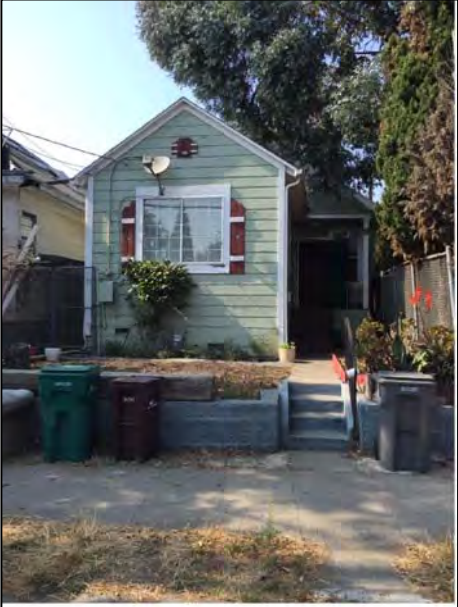
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1258 OCEAN



1262 OCEAN



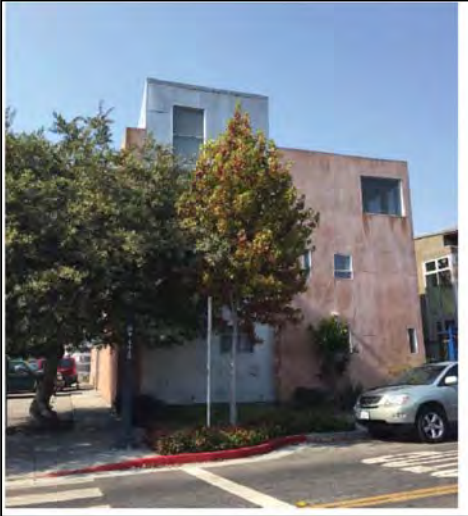
1264 OCEAN



1268 OCEAN



6450, 6460, 6470, 6480, 6490 OCEAN



NO ADDRESS POSTED



1274 OCEAN



1271 OCEAN



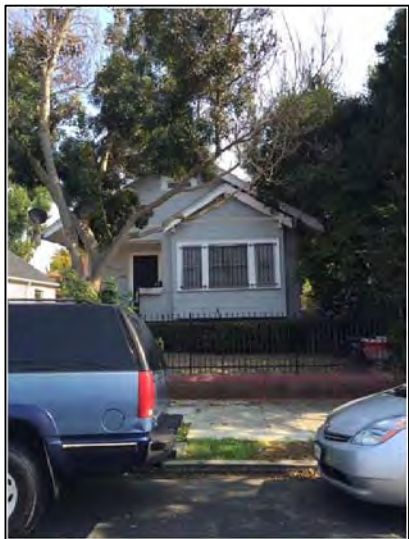
6470 VALLEJO



1269 OCEAN A AND B, C AND D



1275 OCEAN



1259 OCEAN A AND B



LOT BEHIND SUBJECT PROPERTY



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EMERYVILLE CA

Date: 11.06.17

Scale: AS NOTED

Drawn By: KLP

Job: OCEAN VIEW TOWNHOMES

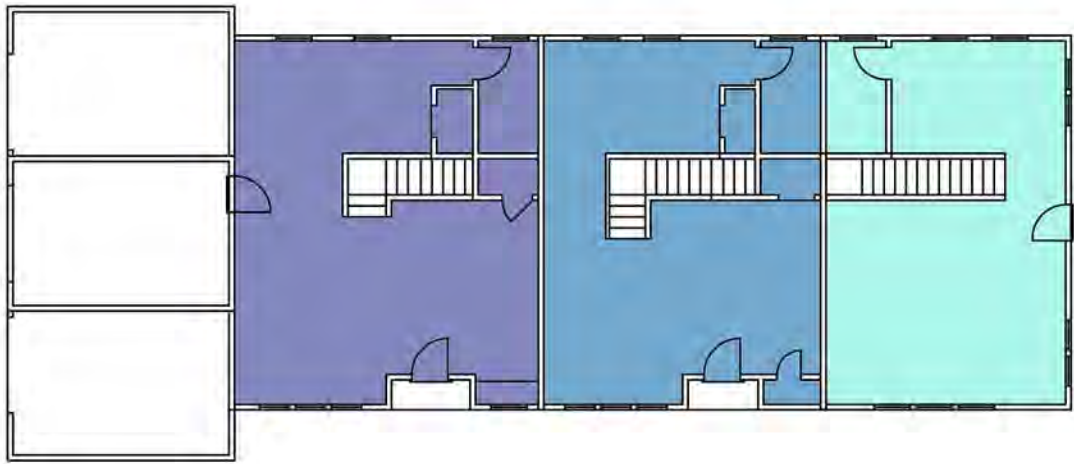
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UNIT DESCRIPTIONS AND AREA TABULATIONS

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



FAR GROSS 1ST LEVEL

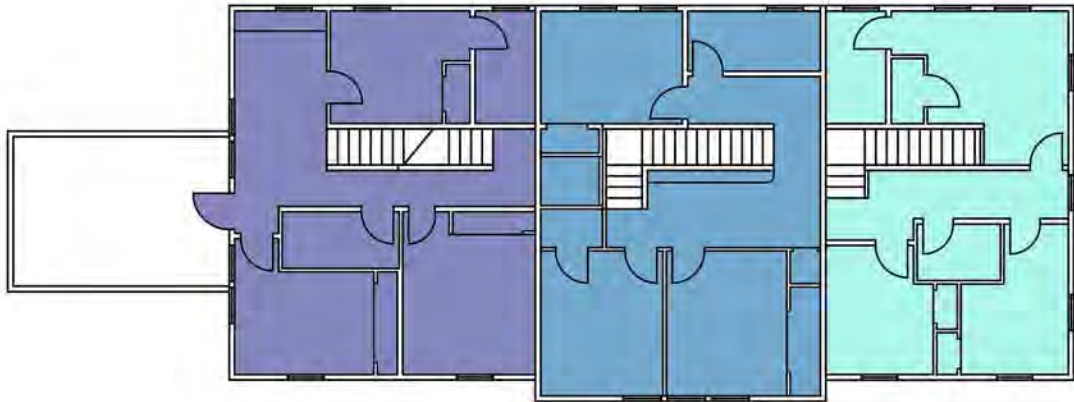
746 SF
644 SF
583 SF

TOTAL : 3 UNITS

AREA SCHEDULE - F.A.R. GROSS		
UNIT NUMBER:	AREA:	COLOR:
UNIT 1	1389SF	
UNIT 2	1907SF	
UNIT 3	1877SF	

GRAND TOTAL: 5173 SF

1ST LEVEL

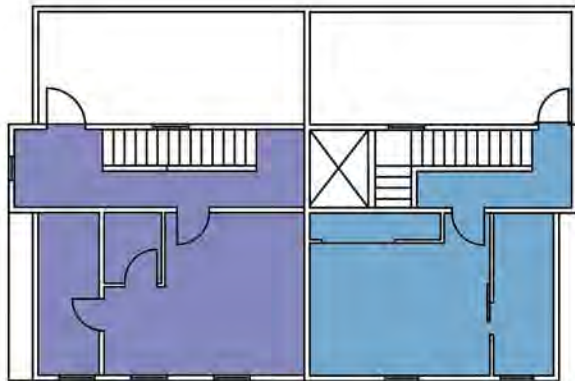


FAR GROSS 2ND LEVEL

643 SF
798 SF
796 SF

TOTAL : 3 UNITS

2ND LEVEL



FAR GROSS 3RD LEVEL

0 SF
465 SF
498 SF

TOTAL : 3 UNITS

3RD LEVEL

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EMERYVILLE CA

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Scale: AS NOTED

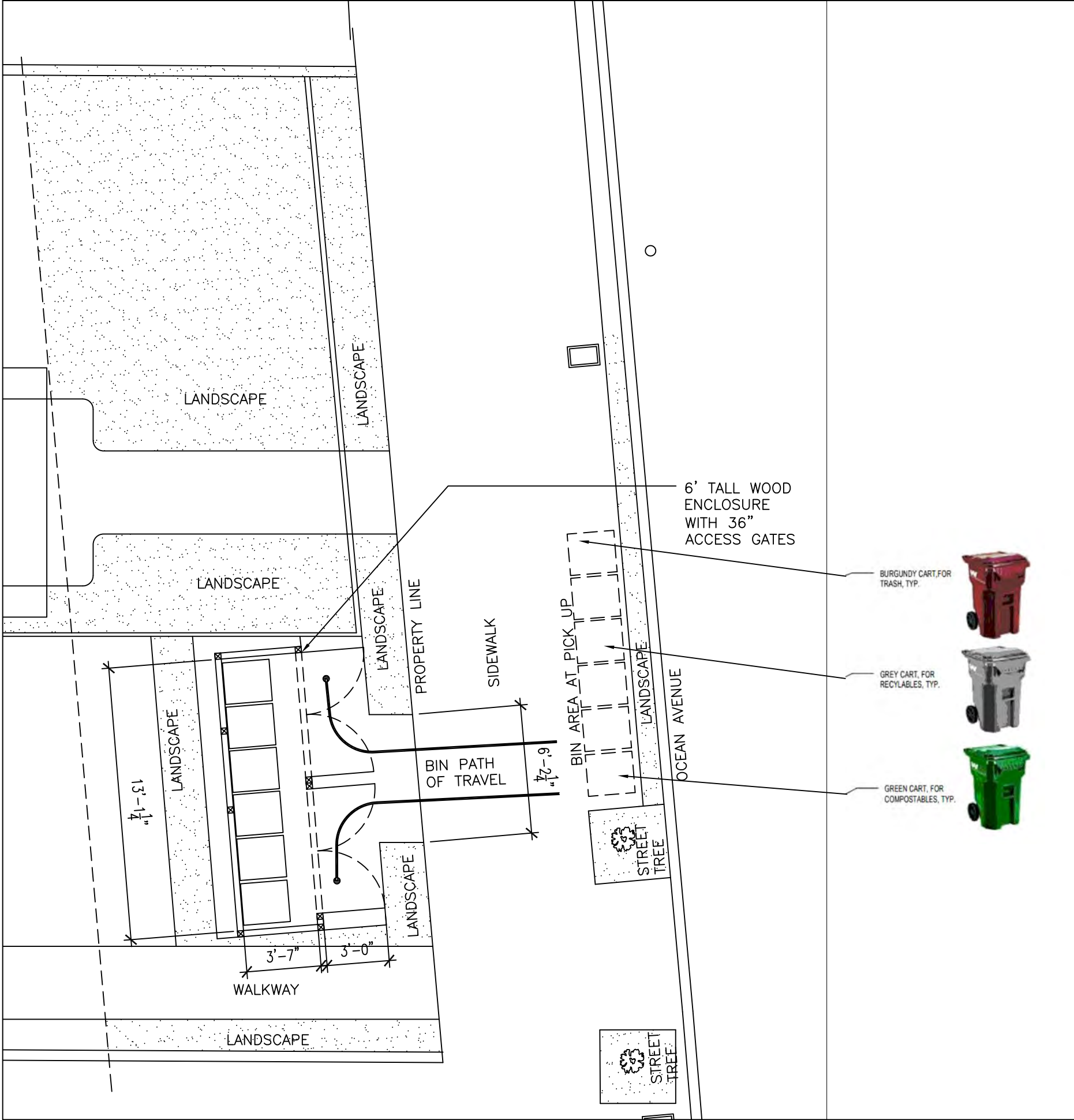
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OCEAN VIEW TOWNHOMES

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WASTE MANAGEMENT PLAN



BURGUNDY CART, FOR TRASH, TYP.



GREY CART, FOR RECYCLABLES, TYP.



GREEN CART, FOR COMPOSTABLES, TYP.



NOTE:
ALL CARTS ARE 64 GALLON CAPACITY CARTS (42"H X 24"W X 27"D)

NOTE:
ENCLOSURES TO BE LOCKED BY "MASTER" LOCK PROVIDED BY THE HAULER TO RESIDENTS AND HAULER.

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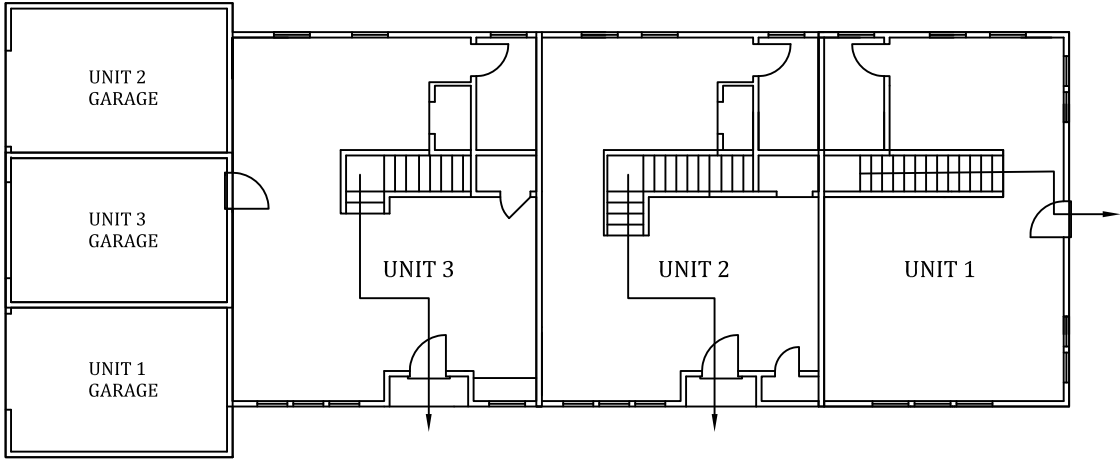
OCEAN VIEW TOWNHOMES

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UNIT DESCRIPTIONS AND ESCAPE ROUTE

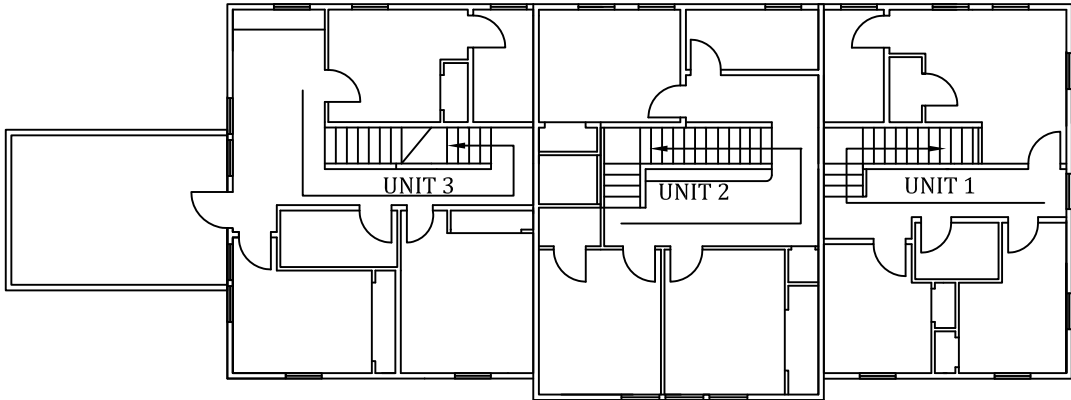
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ESCAPE ROUTE: 1ST LEVEL

- UNIT 1: 12'-9" LF
- UNIT 2: 24'-7" LF
- UNIT 3: 23'-4" LF

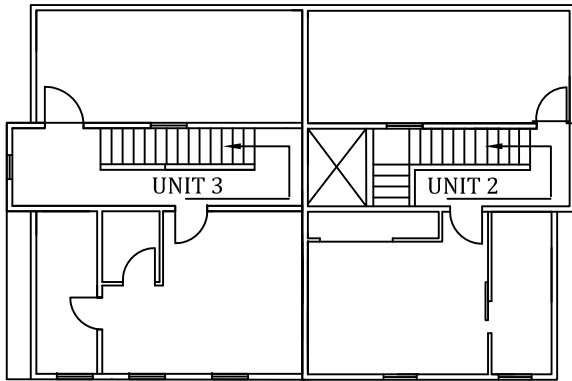
1ST LEVEL



ESCAPE ROUTE: 2ND LEVEL

- UNIT 1: 23'-4" LF
- UNIT 2: 42'-4" LF
- UNIT 3: 36'-8" LF

2ND LEVEL



ESCAPE ROUTE: 3RD LEVEL

- UNIT 1: NA
- UNIT 2: 16'-4" LF
- UNIT 3: 16'-6" LF

3RD LEVEL

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EMERYVILLE CA

11.06.17

Scale: AS NOTED

Drawn By: KLP

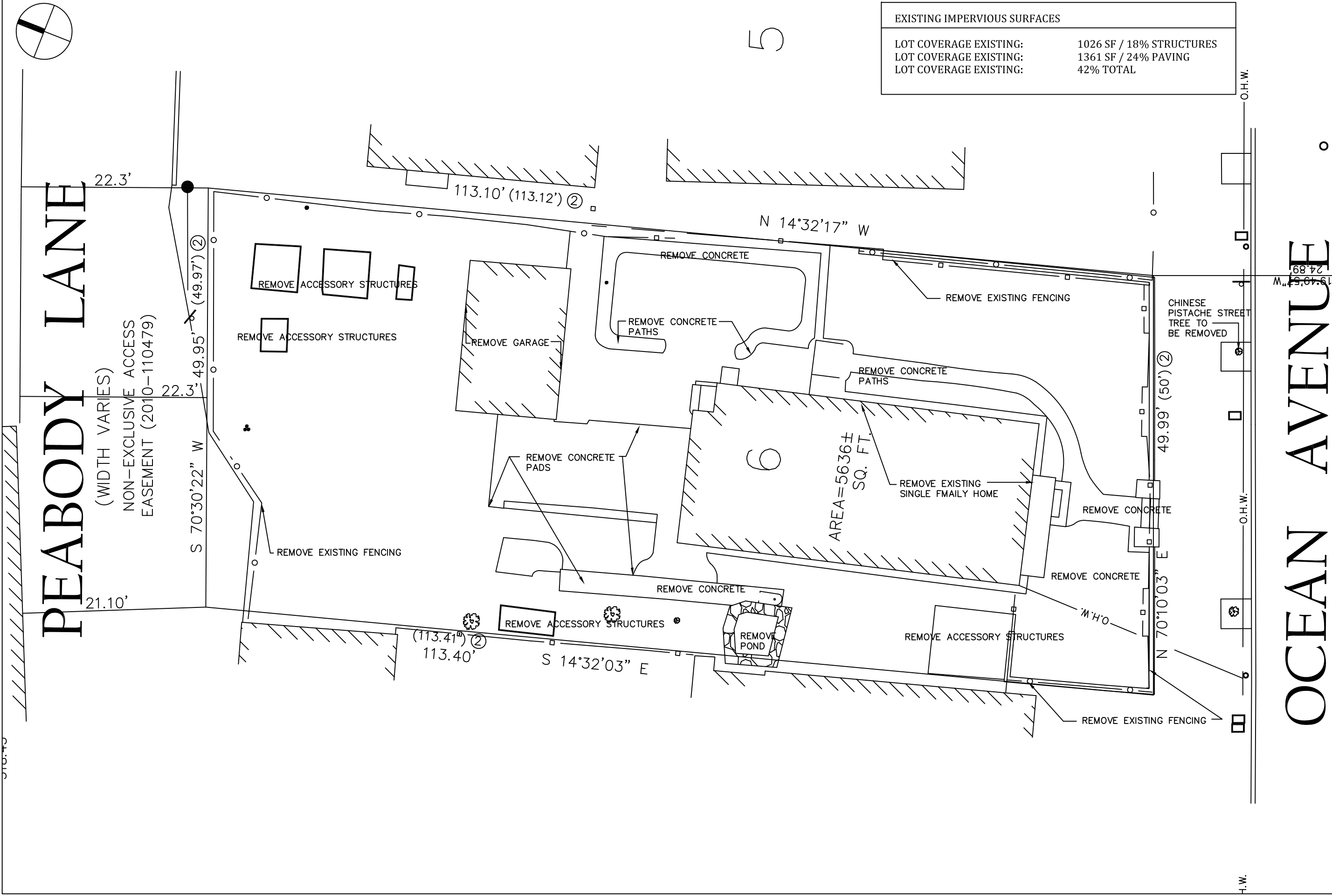
OCEAN VIEW TOWNHOMES

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A0.5

EXISTING STRUCTURES AND CURB CUTS

3/32"=1'-0"



PEABODY LANE

(WIDTH VARIES)
NON-EXCLUSIVE ACCESS
EASEMENT (2010-110479)

OCEAN AVENUE

RESIDENTIAL DEVELOPMENT
A PROPOSED CONDOMINIUM PLAN

1270 OCEAN AVE
EMERYVILLE CA

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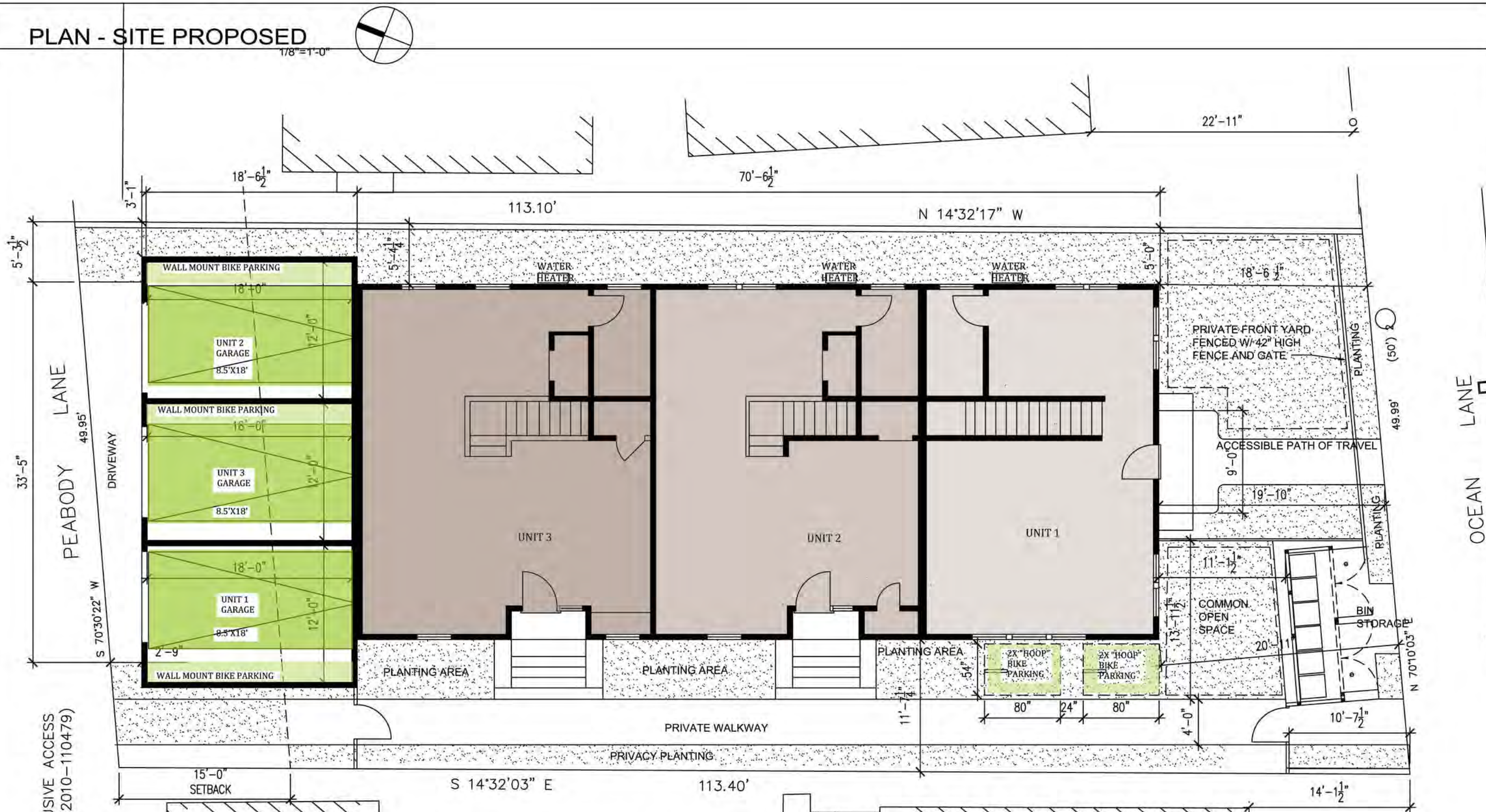
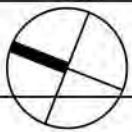
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PLAN - SITE PROPOSED

1/8"=1'-0"



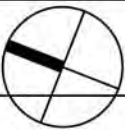
NON-EXCLUSIVE ACCESS
EASEMENT (2010-110479)








BIKE PARKING TABULATION:			VEHICLE PARKING TABULATION:		SETBACK CALCULATION:
UNIT NUMBER:	GARAGE:	SITE:	UNIT NUMBER:	GARAGE:	14.125' + 22.92' / 2 = 18.52'
UNIT 1	2 SPACES	0	UNIT 1	1 SPACE	18.52' FRONT YARD SETBACK
UNIT 2	2 SPACES	0	UNIT 2	1 SPACE	
UNIT 3	2 SPACES	0	UNIT 3	1 SPACE	WEST CORNER OF BUILDING = 20.92' EAST CORNER OF BUILDING = 18.54'
GUEST	0	4 SPACES			
TOTAL: 3 UNITS : 10 PARKING SPACES			TOTAL: 3 UNITS : 3 GARAGE PARKING SPACES		

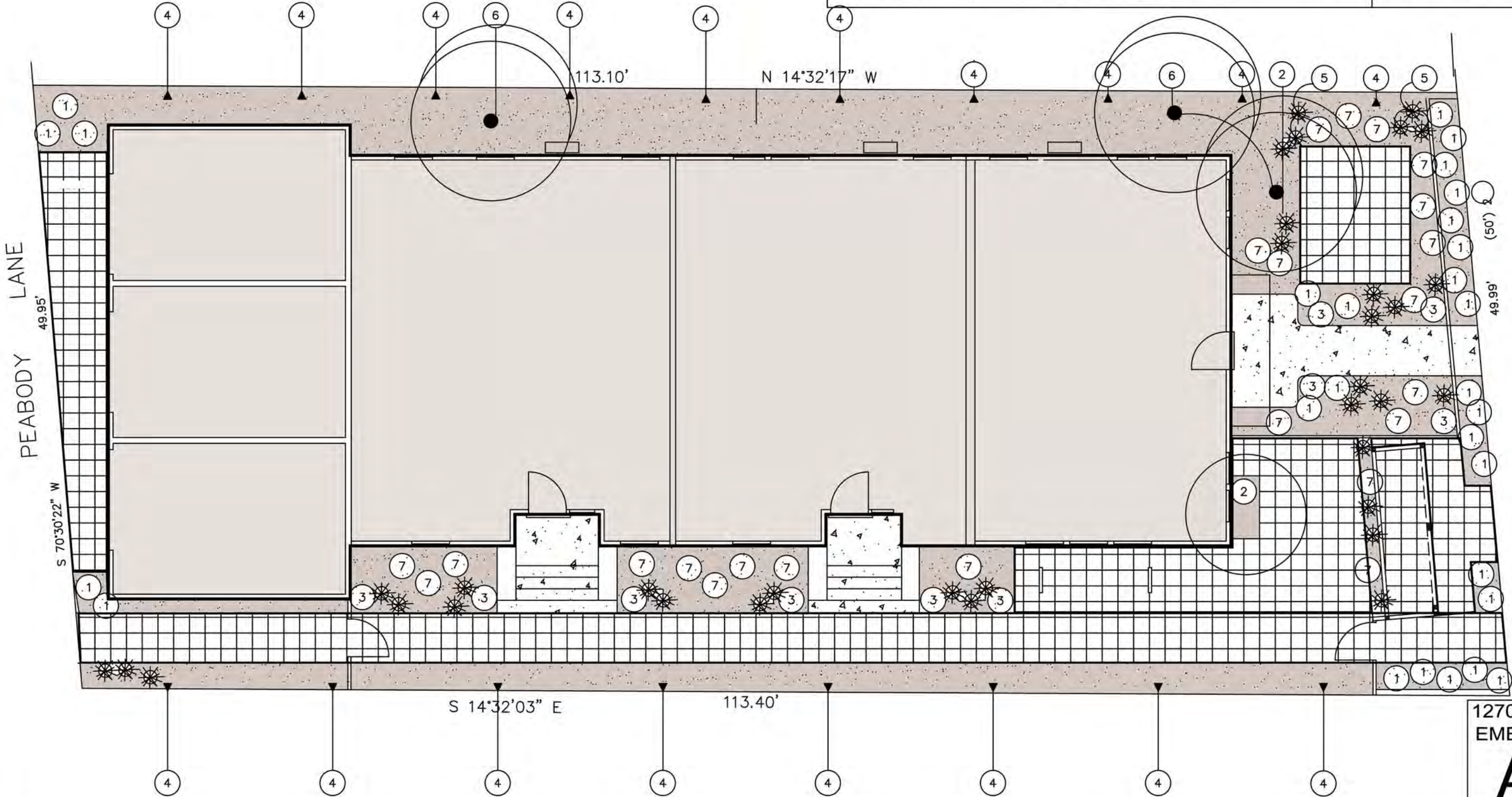
1270 OCEAN AVE
EMERYVILLE CA
A2.0

PLAN - LANDSCAPE PROPOSED

1/8"=1'-0"



PLANTING SCHEDULE:					W.E.L.O.		
BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COUNT	TYPE	WATER USE	SYMBOL
1. Lavandula angustifolia	English Lavender	1 gal	2'-6"	26	S	Low	
2. Citrus x meyeri	Meyer Lemon	24" box	as noted	1	T	Moderate	
3. Carex Tunulicola	Berkeley Sedge	1 gal	2'-0"	10	P	Low	
4. Jasminum Polyanthum	Pink Jasmine	2 gal	3'-0"	16	SV	Moderate	
5. Festuca Ovina var Glauca	Blue Fescue	1 gal	2'-0"	30	G	Low	
6. Olea Europaea, Sterile	Olive Tree, Single stem	10 gal	as noted	3	T	Very Low	
7. Heuchera "U.C. Berkeley"	U.C. Berkeley Coral Bells	1 gal	3'-0"	22	PNA	Moderate	

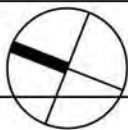


1270 OCEAN AVE
EMERYVILLE CA

A2.1

PLAN - WELO

1/8"=1'-0"



SOFTSCAPE:
MIDNIGHT SHREDDED
REDWOOD MULCH



PERVIOUS HARDSCAPE:
PERVIOUS "SNOWCRETE" PAVERS

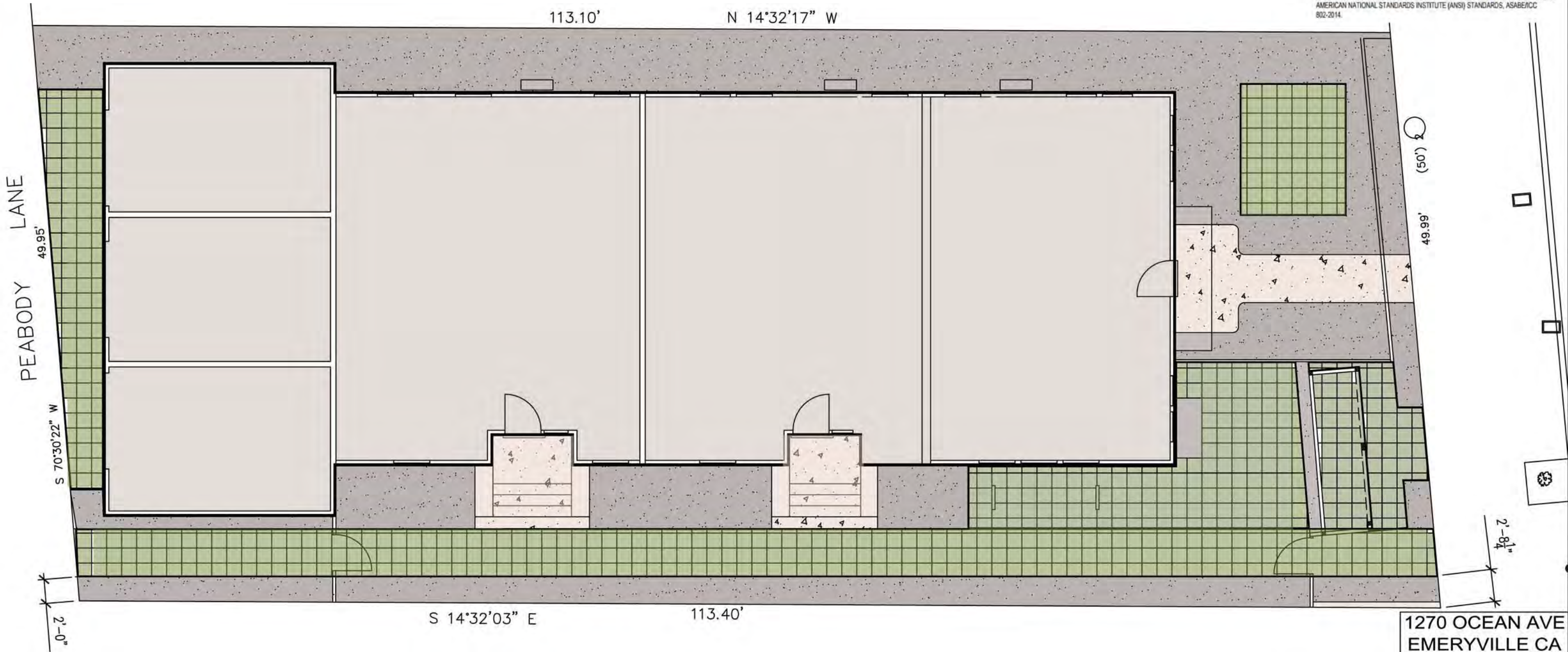


IMPERVIOUS HARDSCAPE:
CONCRETE WALKWAY / STAIR

LANDSCAPE SCHEDULE

PATTERN:	LANDSCAPE TYPE:	AREA:	PERCENTAGE OF GROUND AREA
	SOFTSCAPE	920 SF	920SF/5650 SF = 16.28%
	PERVIOUS HARDSCAPE	1036 SF	1036SF / 5650 SF = 18.33%
	IMPERVIOUS HARDSCAPE	96 SF	96 SF / 5650 SF = 1.7%

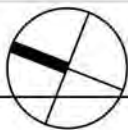
- WELO (WATER EFFICIENT LANDSCAPING ORDINANCE):**
- PER SECTION 9-4.602 OF THE EMERYVILLE MUNICIPAL CODE, NEW LANDSCAPING FROM 500 SF UP TO 2500 SF SHALL COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS FOR SMALLER LANDSCAPES.
- 1.SELECTED CLIMATE ADAPTED PLANTS REQUIRE AVERAGE WUCOLS PLANT FACTOR OF 0.3 (OCCASIONAL,LITTLE OR NO SUMMER WATER REQUIRED). (SEE A2.1)
 2. AT LEAST 6 CUBIC YARDS OF COMPOST PER 1000 SF SHALL BE INCORPORATED IN THE TOP 6 INCHES OF SOIL.
 - 3.REQUIRED TREES SHALL HAVE ADEQUATE ROOTABLE SOIL VOLUME.
 4. THE PROPOSED PLANTING SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM THAT USES EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA. THE SYSTEM SHALL UTILIZE A RAIN SENSOR.
 5. IRRIGATION CONTROLLERS SHALL BE A TYPE WHICH DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED.
 - 6.PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM.
 - 7.MANUAL SHUT-OFF VALVES SHALL BE INSTALLED CLOSE TO THE WATER SUPPLY.
 - 8.ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARDS, ASABE/ACC 802-2014.



1270 OCEAN AVE
EMERYVILLE CA
A2.2

PLAN - PARKING PROPOSED

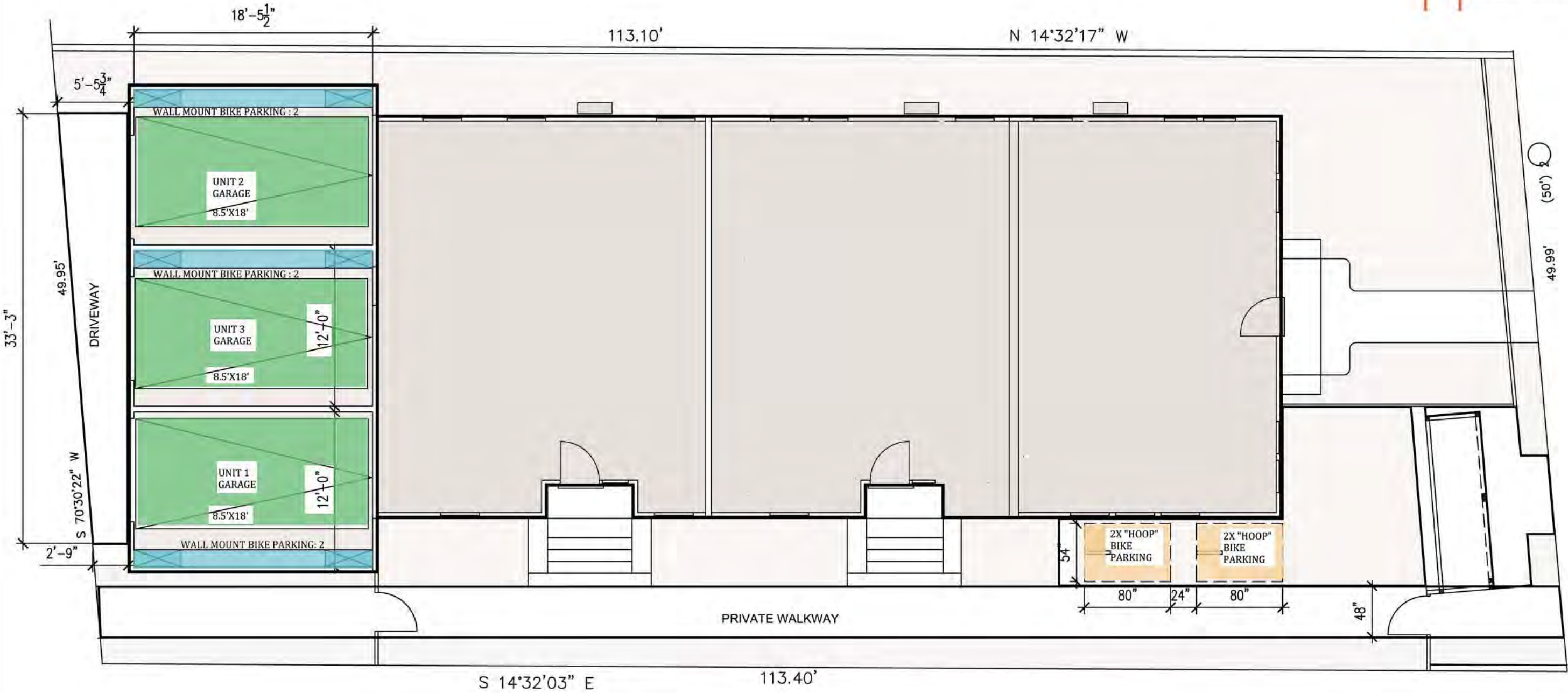
1/8"=1'-0"



BIKE PARKING TABULATION:		
UNIT NUMBER:	GARAGE:	SITE:
UNIT 1	2 SPACES	0
UNIT 2	2 SPACES	0
UNIT 3	2 SPACES	0
GUEST	0	4 SPACES
TOTAL: 3 UNITS : 10 PARKING SPACES		

- DESIGNATED PARKING SPACE PER UNIT
- DESIGNATED VERTICAL BICYCLE PARKING
- DESIGNATED HORIZONTAL BICYCLE PARKING

- BIKE RACK TYPES:
- BIKE HOOK SOLO
BY "DERO". DERO.COM
REQUIRED CLEARANCE: 16"W X 44"
 - HOOP RACK
BY "DERO". DERO.COM
REQUIRED CLEARANCE DETERMINED BY CODE

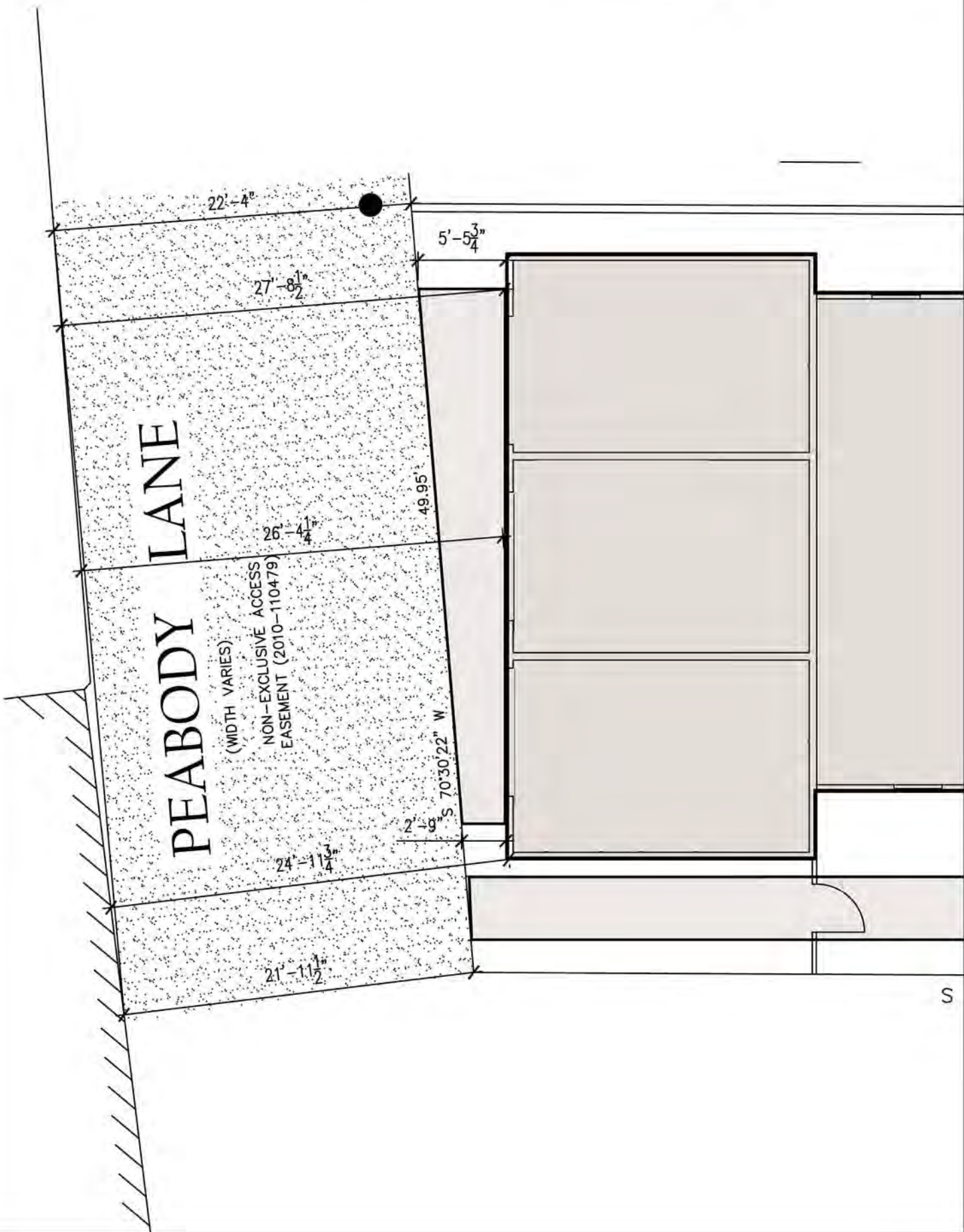


1270 OCEAN AVE
EMERYVILLE CA

A2.3

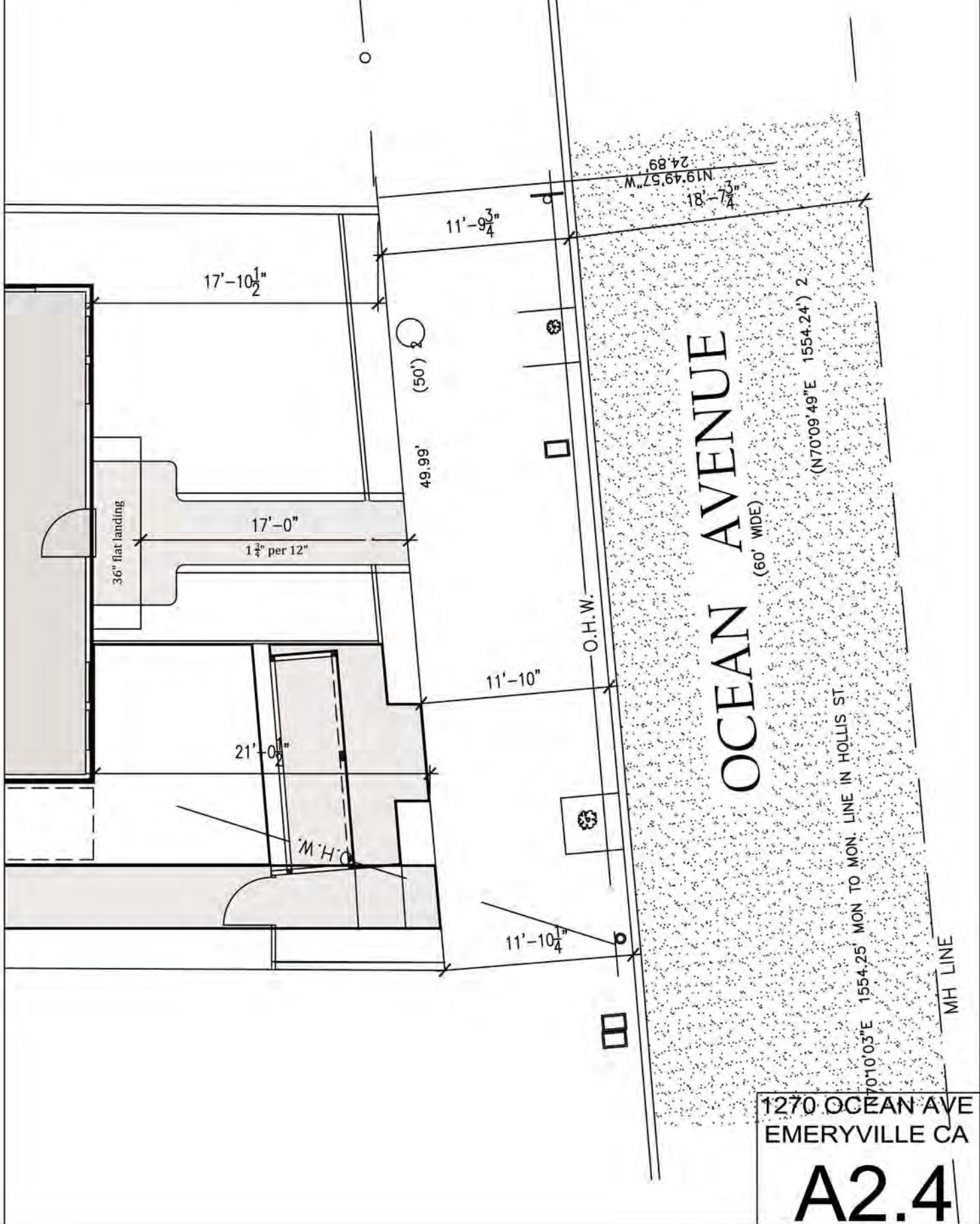
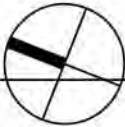
PLAN - SITE ACCESS FROM PEABODY

1/8"=1'-0"



PLAN - SITE ACCESS FROM OCEAN

1/8"=1'-0"



1270 OCEAN AVE
EMERYVILLE CA

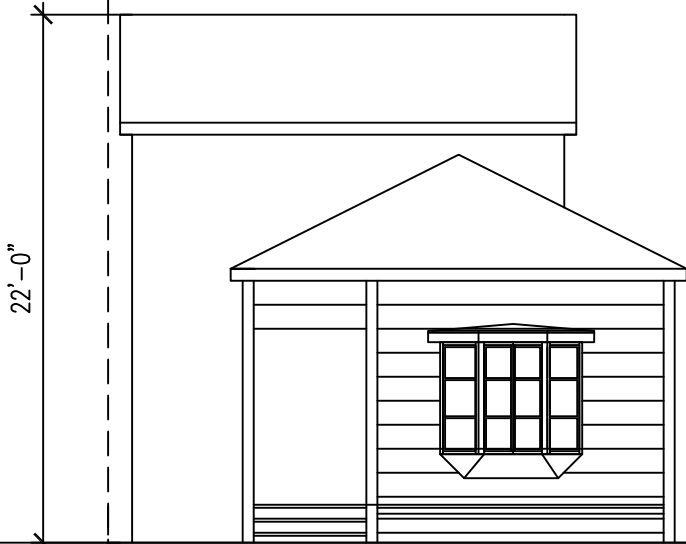
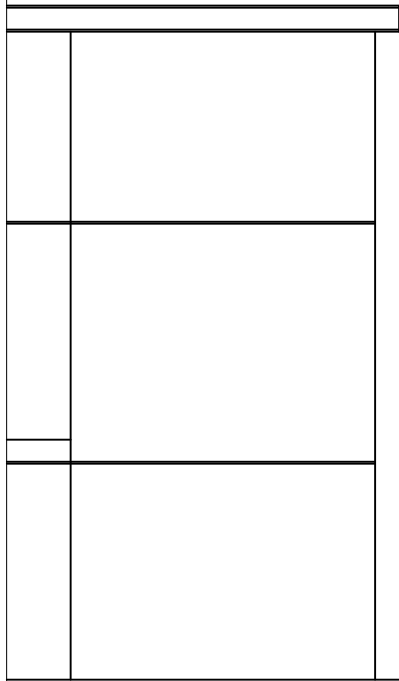
A2.4

OCEAN SITE ELEVATION

1/8"=1'-0"



EXISTING STREET SCAPE



22'-0"

Parcel #: 049
146901300

1276 OCEAN
6 UNITS
4434 SF
2 + STORIES

1274 OCEAN
2 BUILDINGS, 1 LOT
4 BED / 2 BATH
1474 SF
2 STORIES



30'-0"

20'-3 1/4"

24'-3 1/2"

SUBJECT PROPERTY



28'-1 1/2"

1269 PEABODY LANE
2 BUILDINGS, 1 LOT
8 BEDS / 4 BATHS
3030 SF
2 STORIES

PROPOSED STREET SCAPE

PEABODY SITE ELEVATION

1/8"=1'-0"



EXISTING STREET SCAPE



PROPOSED STREET SCAPE

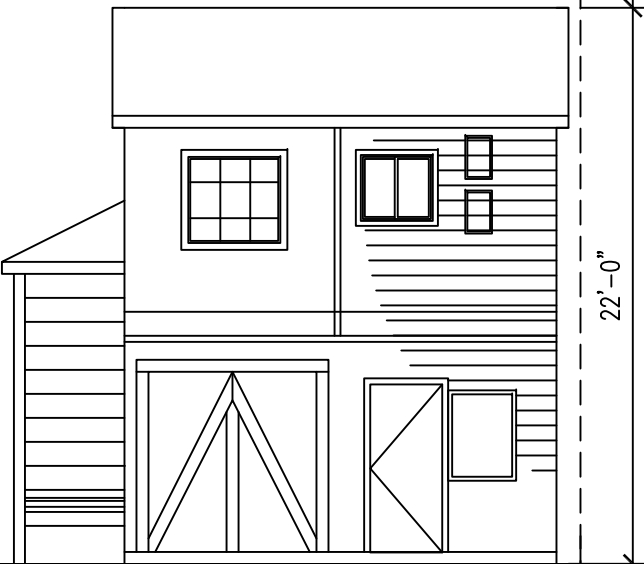
1269 PEABODY LANE
2 BUILDINGS, 1 LOT
8 BEDS / 4 BATHS
3030 SF

37'-6"



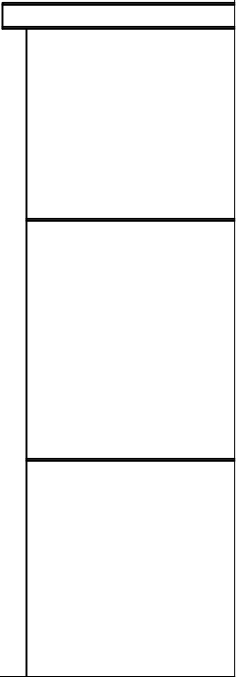
SUBJECT PROPERTY

50'-0"



1274 OCEAN
2 BUILDINGS, 1 LOT
4 BED / 2 BATH
1474 SF
2 STORIES

25'-0"

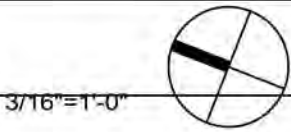


1276 OCEAN
6 UNITS
4434 SF
2 + STORIES

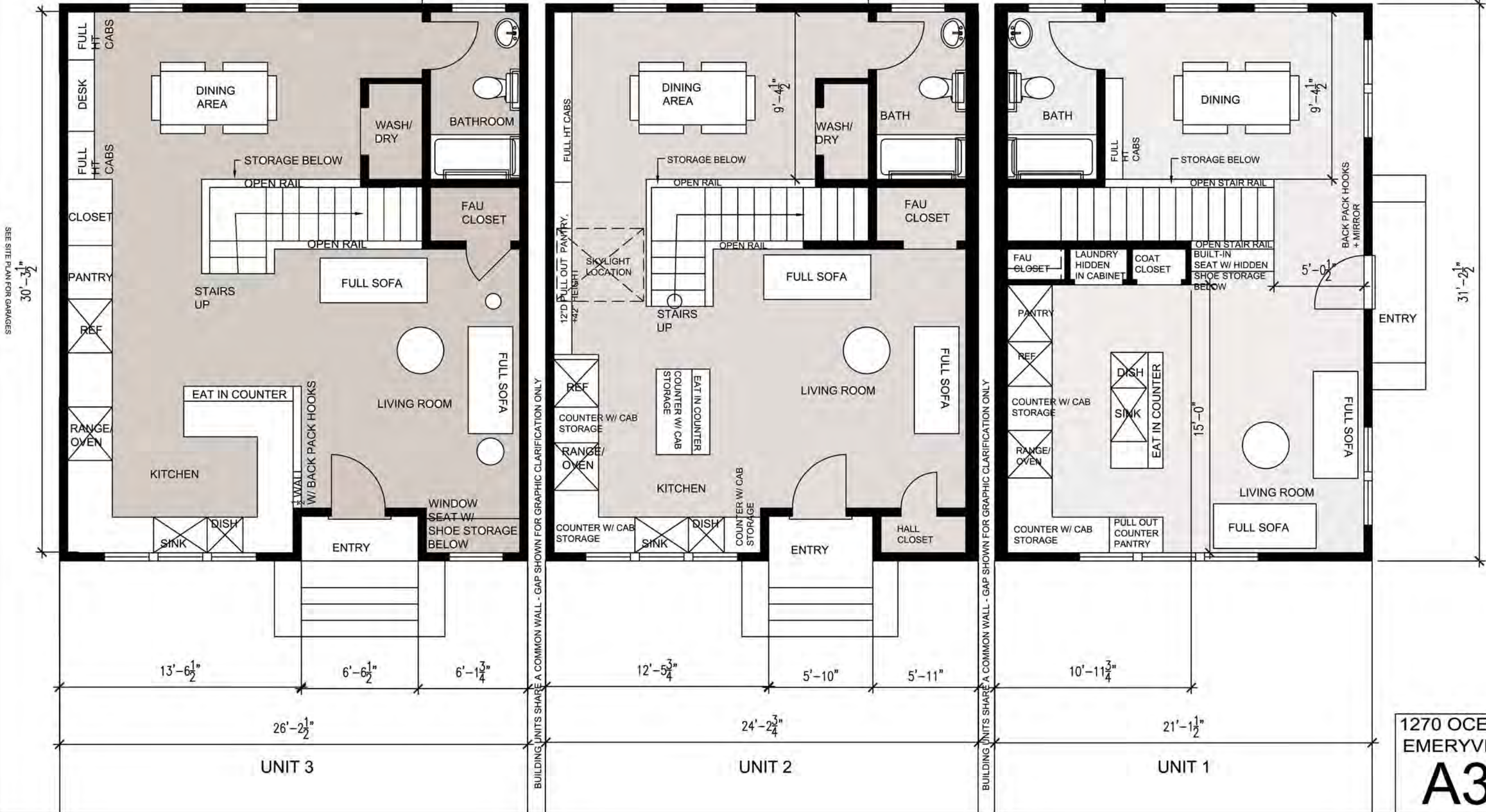
1270 OCEAN AVE
EMERYVILLE CA

A2.6

PLAN - FIRST FLOOR



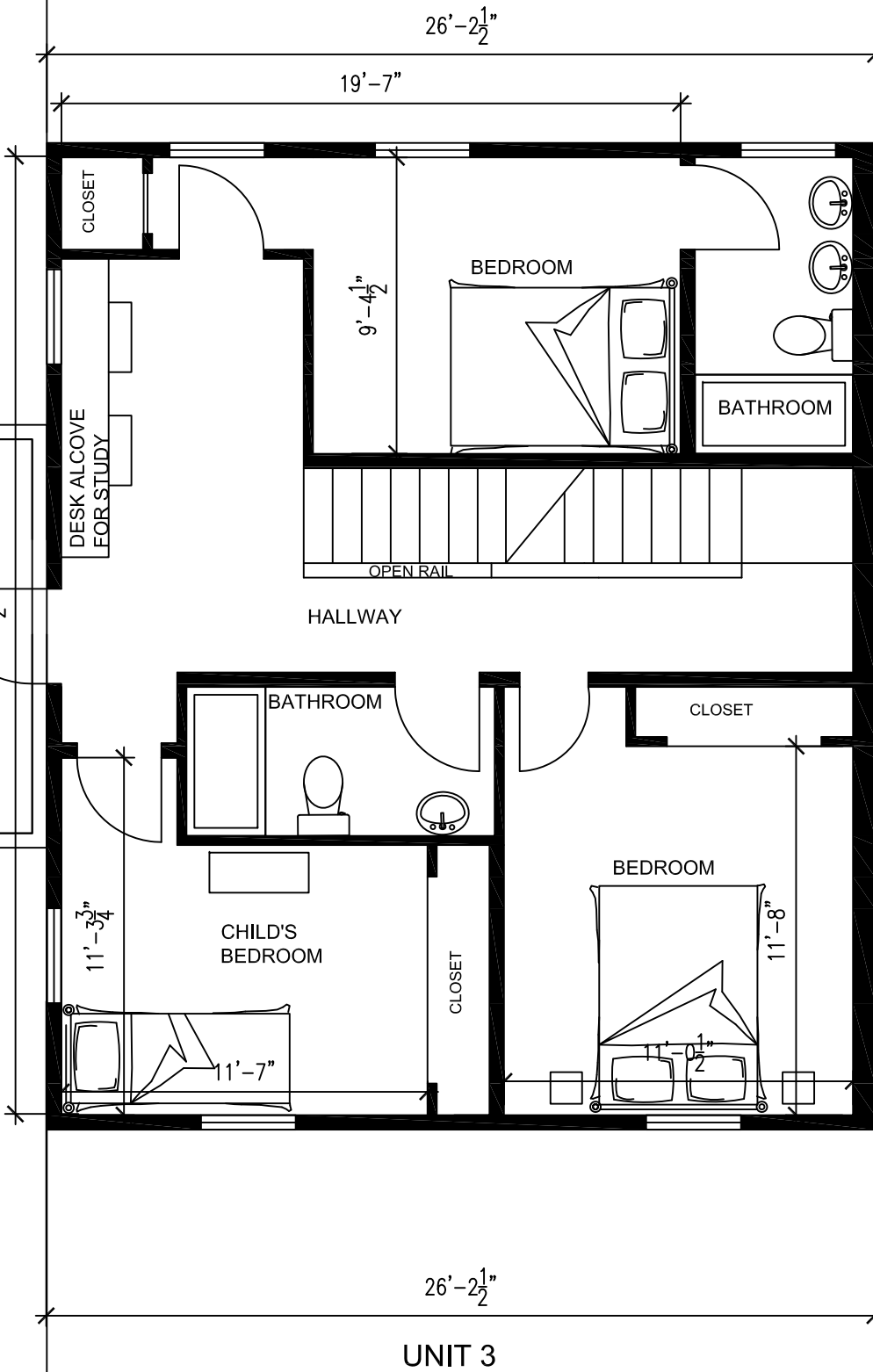
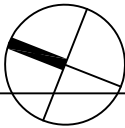
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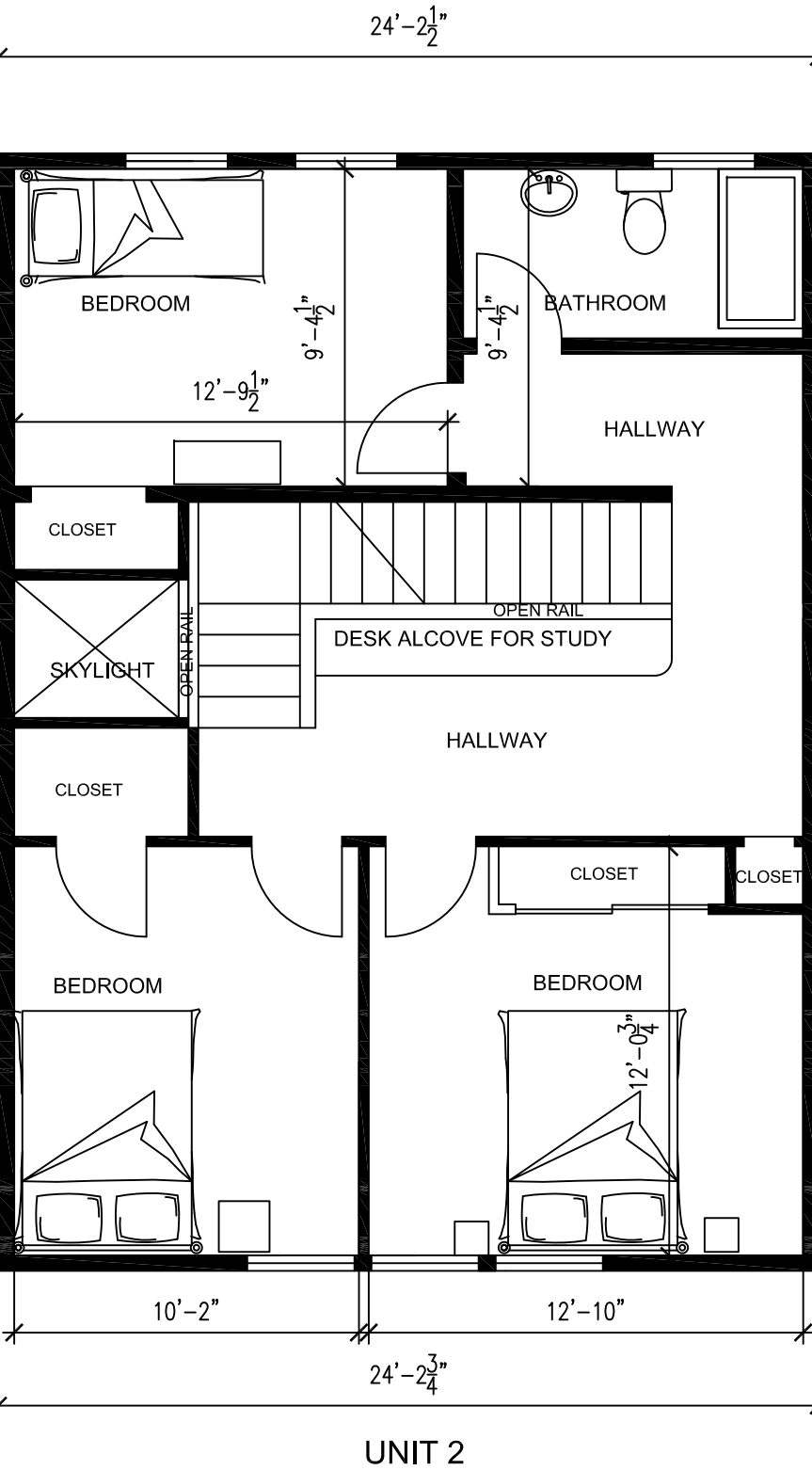
1270 OCEAN AVE
EMERYVILLE CA
A3.0

PLAN - SECOND FLOOR

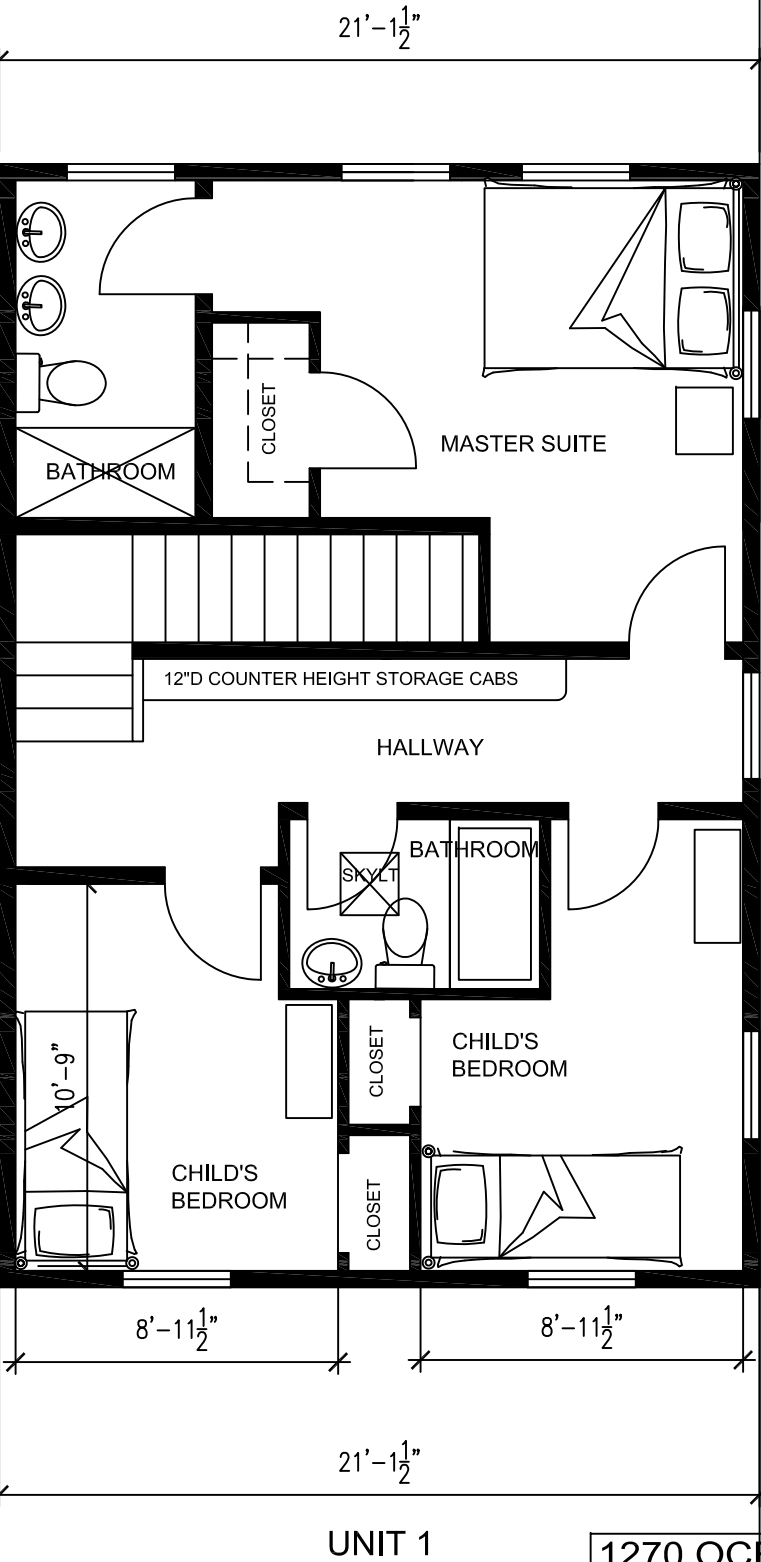
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UNIT 3



UNIT 2

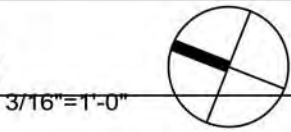


UNIT 1

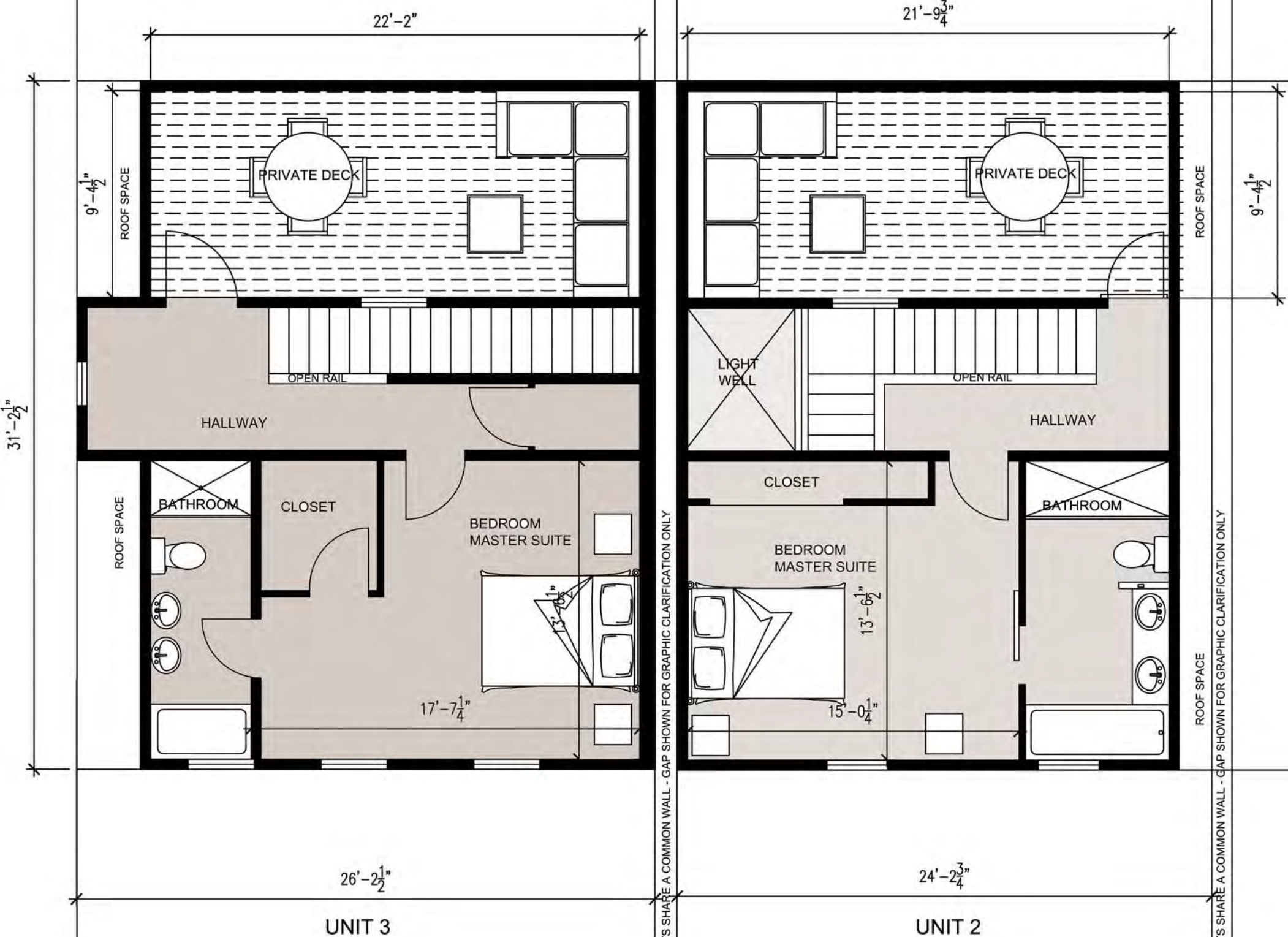
BUILDING UNITS SHARE A COMMON WALL - GAP SHOWN FOR GRAPHIC CLARIFICATION ONLY

BUILDING UNITS SHARE A COMMON WALL - GAP SHOWN FOR GRAPHIC CLARIFICATION ONLY

PLAN - THIRD FLOOR



3/16"=1'-0"



BUILDING UNITS SHARE A COMMON WALL - GAP SHOWN FOR GRAPHIC CLARIFICATION ONLY

BUILDING UNITS SHARE A COMMON WALL - GAP SHOWN FOR GRAPHIC CLARIFICATION ONLY

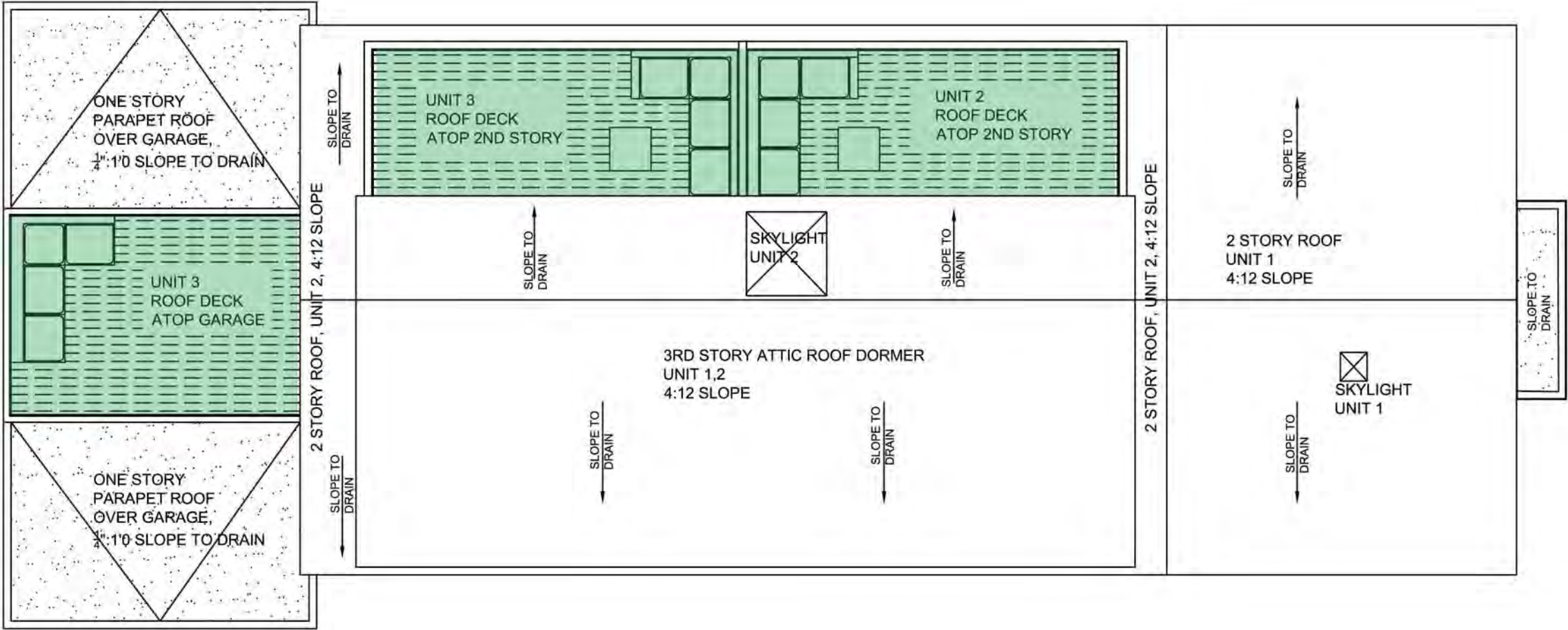
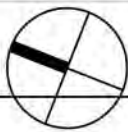


PHOTO EXAMPLE OF MATERIALS AND ROF HEIGHT CHANGES IN MASTER SUITES

ROOF BELOW

PLAN - ROOF

1/8"=1'-0"



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RESIDENTIAL DEVELOPMENT
A PROPOSED CONDOMINIUM PLAN

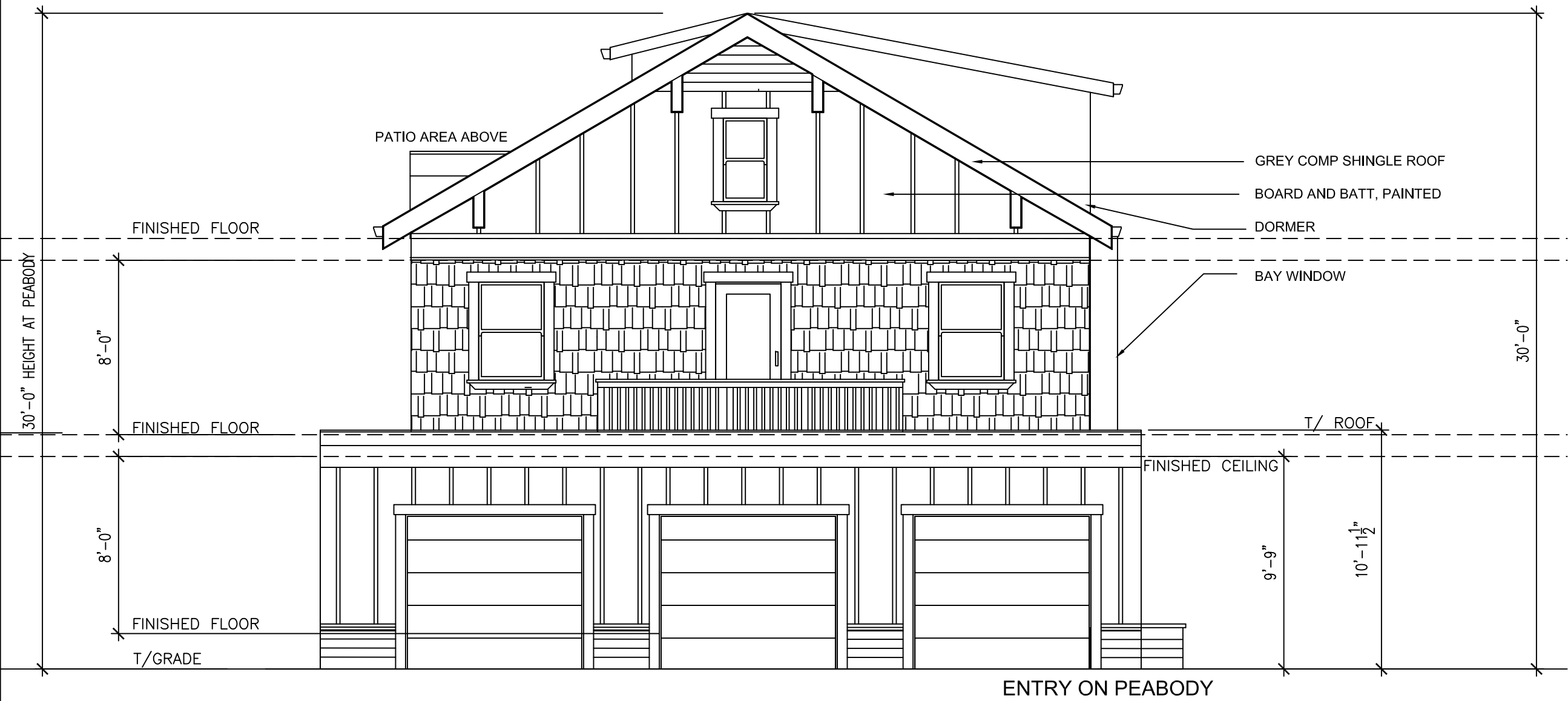
1270 OCEAN AVE
EMERYVILLE CA

Date:	01.18.17 04.01.16
Scale:	AS NOTED
Drawn By:	KLP
Job:	OCEAN VIEW TOWNHOMES

A3.3

PEABODY ELEVATION

3/16"=1'-0"



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Date: 01.18.17 ~~04.01.16~~

Scale: AS NOTED

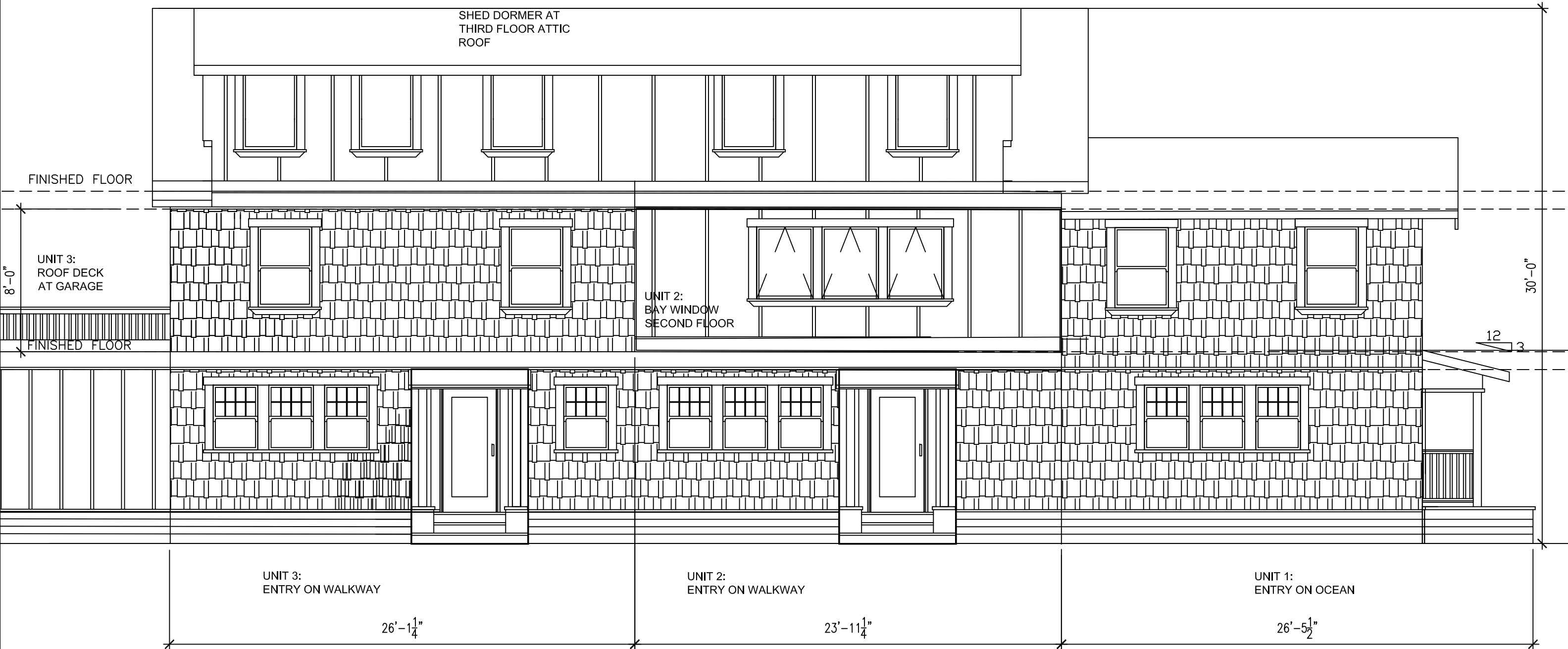
Drawn By: KLP

Job: OCEAN VIEW TOWNHOMES

A4.0

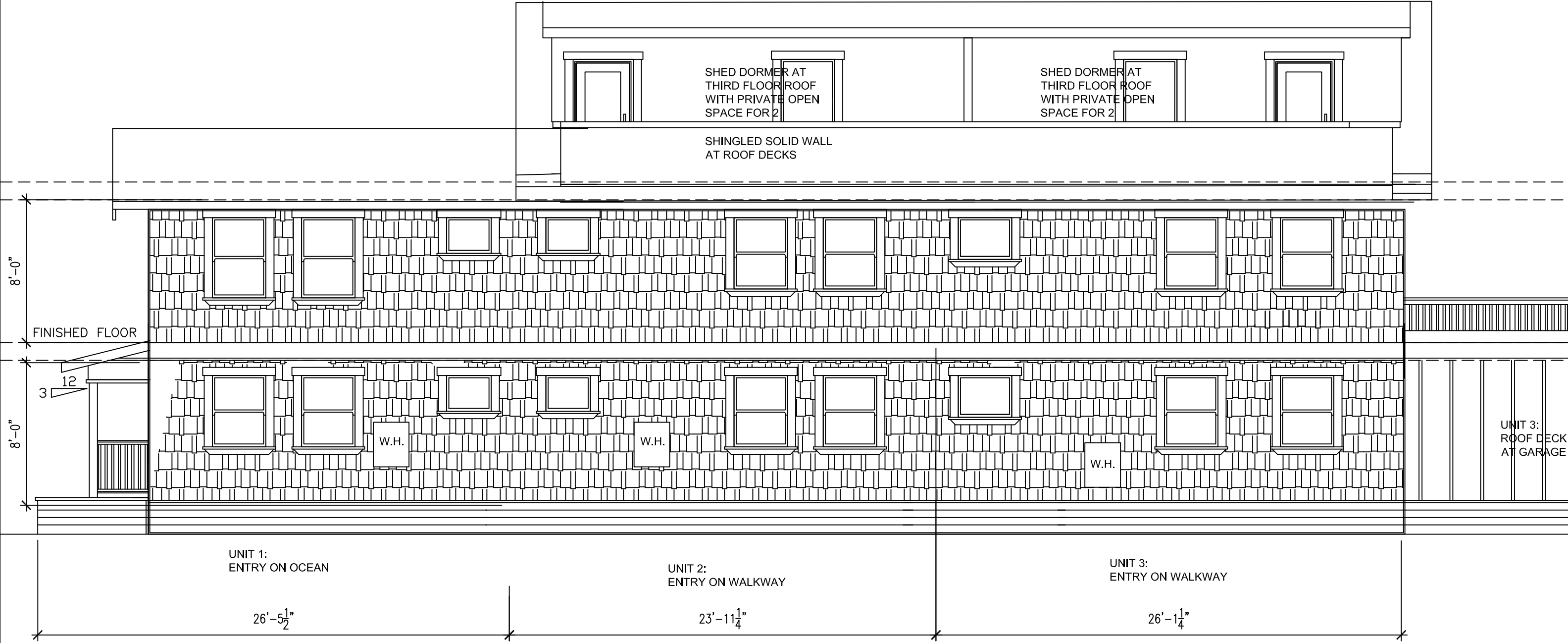
WEST ELEVATION

3/16"=1'-0"



EAST ELEVATION

3/16"=1'-0"



OCEAN ELEVATION

3/16"=1'-0"



UNIT 1: 2 STORY UNIT
ENTRY ON OCEAN

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1270 OCEAN AVE
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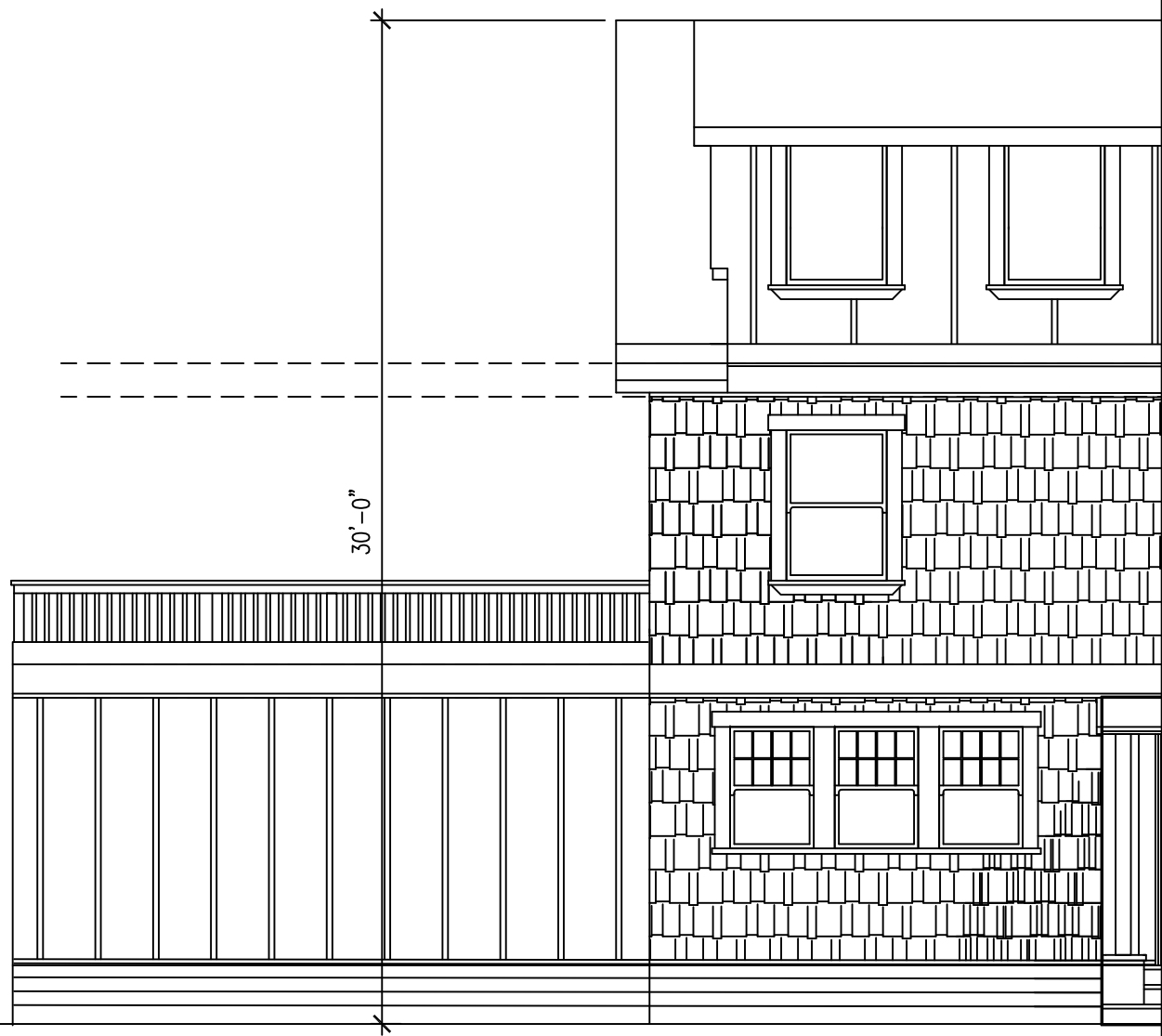
Drawn By: KLP

Job: OCEAN VIEW TOWNHOMES

A4.3

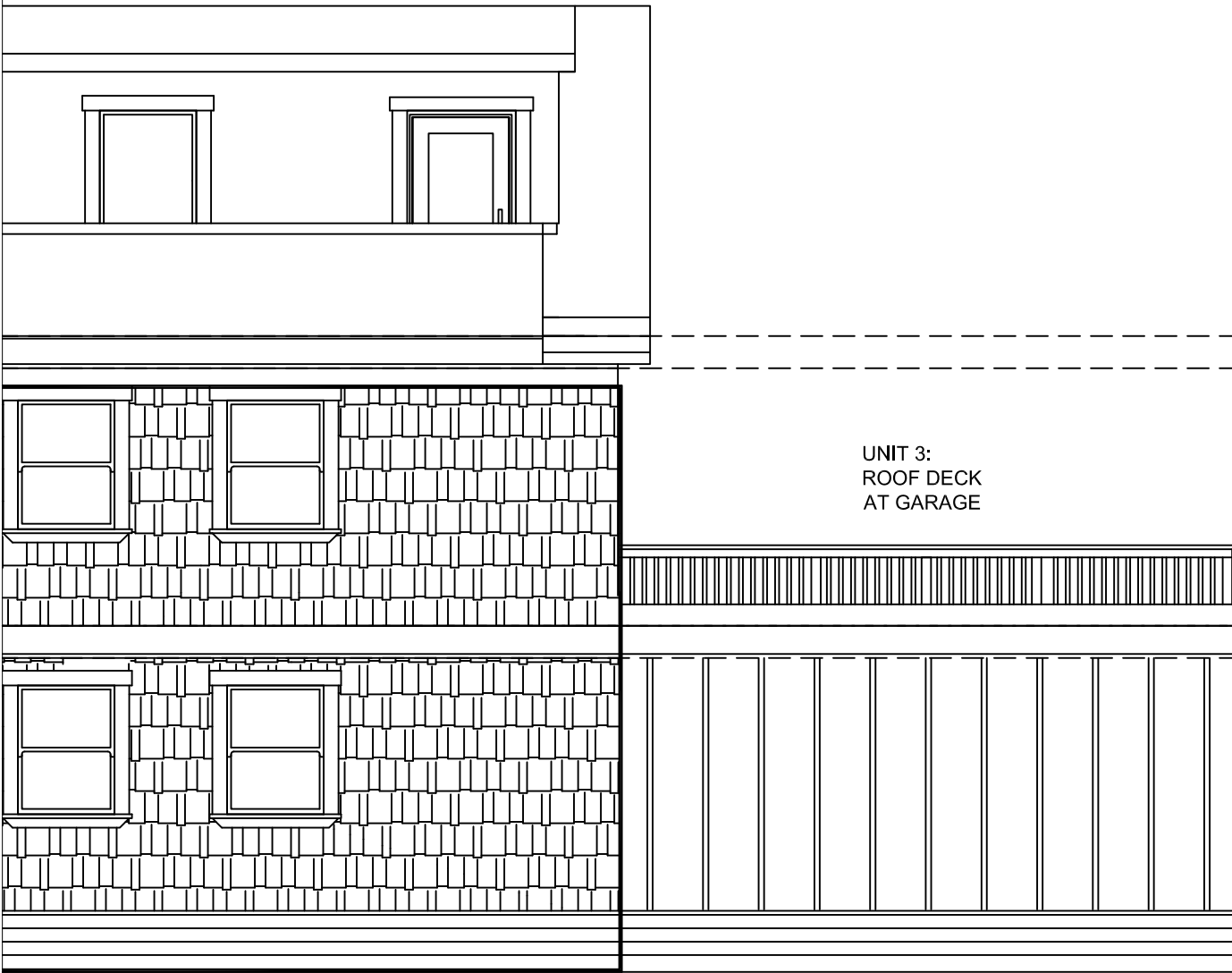
WEST ELEVATION OF GARAGES

3/16"=1'-0"



EAST ELEVATION OF GARAGES

3/16"=1'-0"



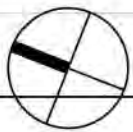
UNIT 3:
ROOF DECK
AT GARAGE

1270 OCEAN AVE
EMERYVILLE CA

A4.4

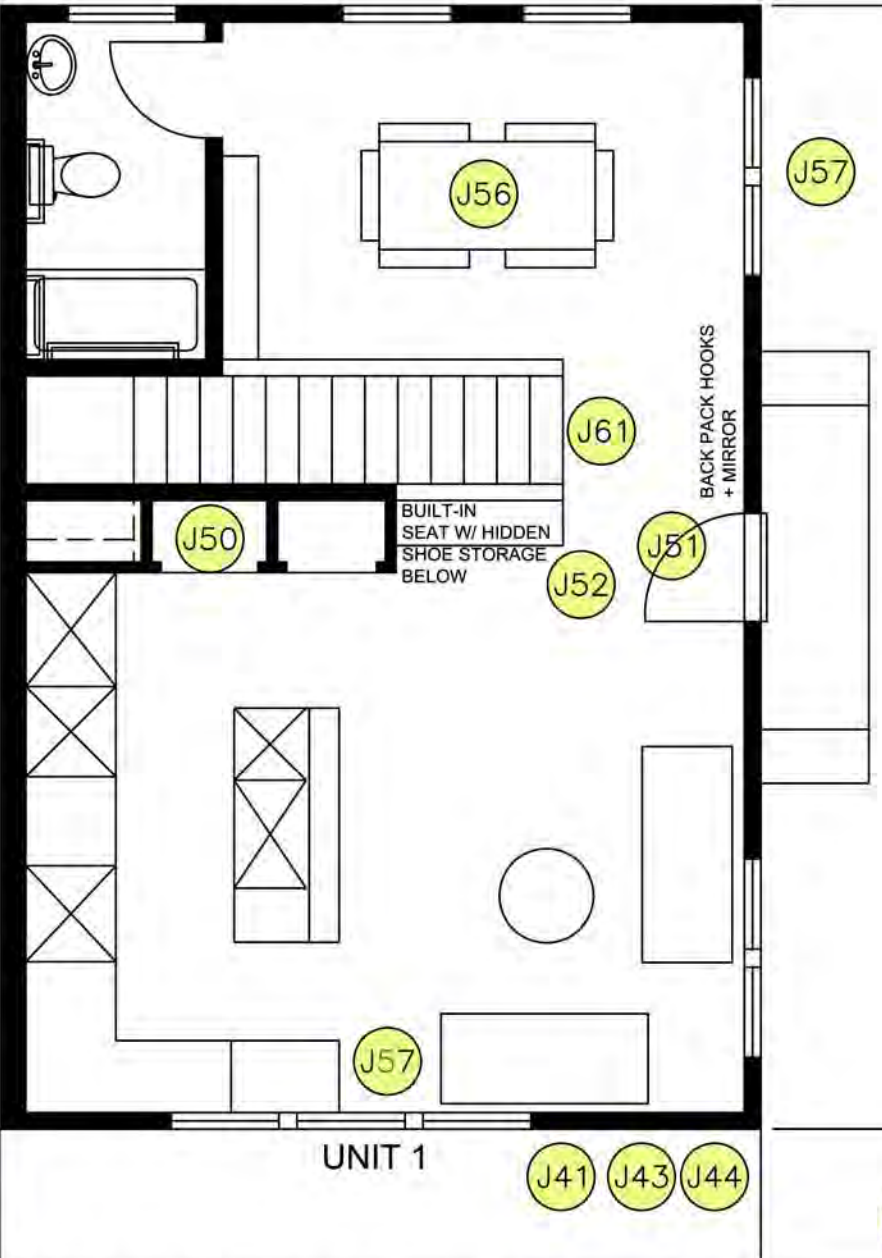
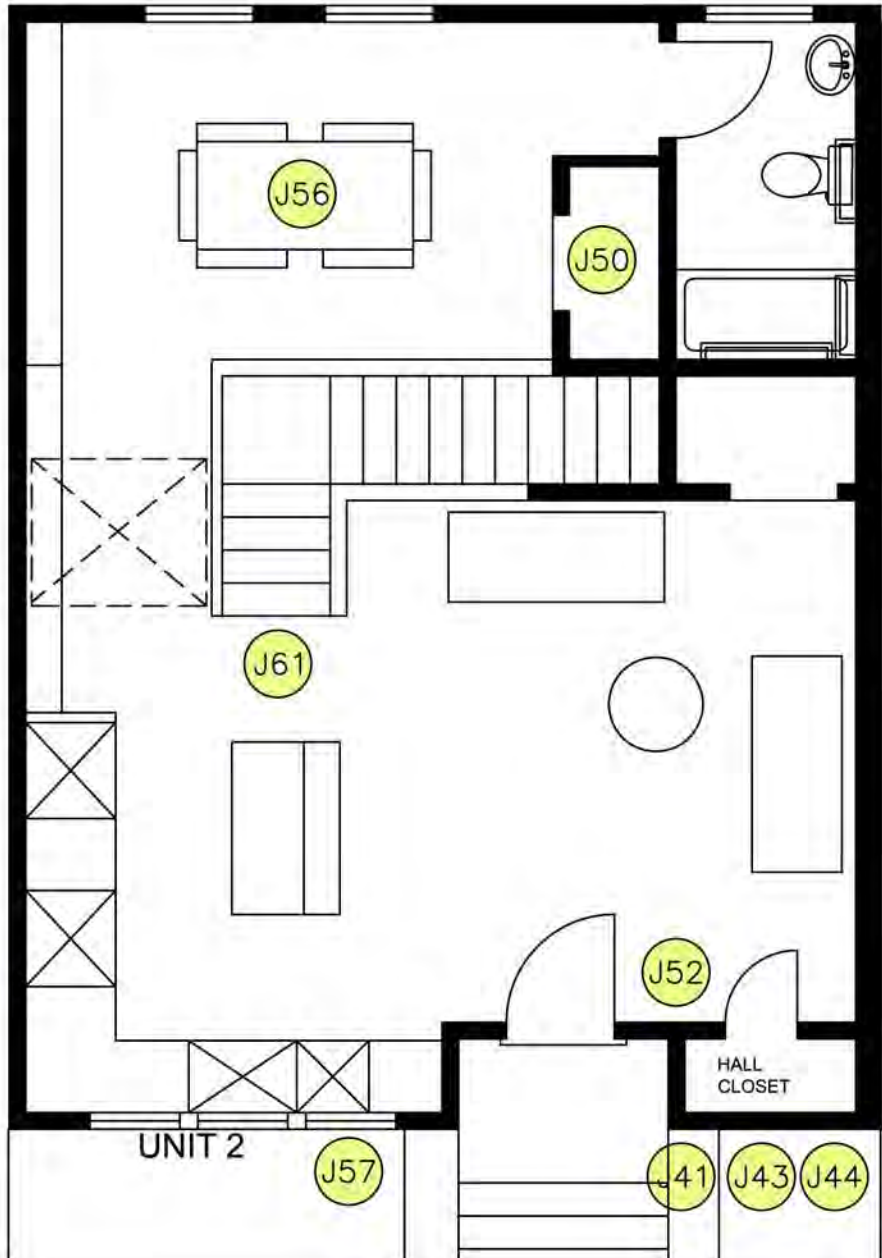
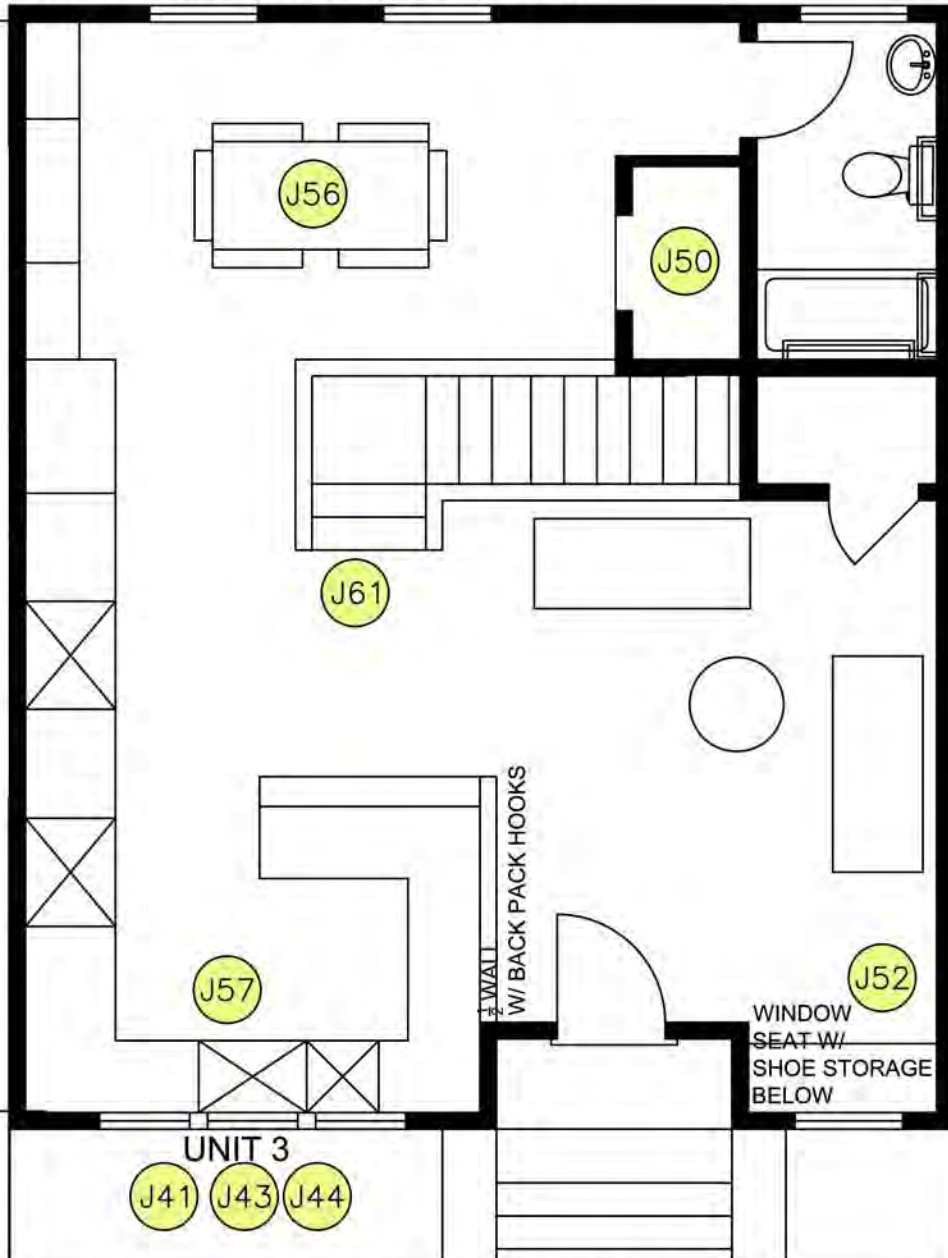
PLAN - FIRST FLOOR
FAMILY FRIENDLY DESIGN

3/16"=1'-0"



SEE SITE PLAN FOR GARAGES

30'-3 1/2"



31'-2 1/2"

J49 SEE A2.3 FOR BIKE PARKING

FAMILY FRIENDLY GUIDELINES MET IN PROJECT

J-41 Provide units with two, three or more bedrooms.

J-43 Place and configure units to relate well to quiet and noisy streets, on-site open space and each other, as shown in the Unit Adjacency Diagram.

J-44 Situate as many family-oriented units as possible adjacent to open spaces designed and landscaped to create active play areas and opportunities for gathering and quiet respite.

J-49 Provide more bicycle parking than the code requires, with space for longer family bicycles and trailers.

J-50 Provide ample in-unit or common laundry areas. Common laundry areas should have convenient access, and be located on each floor, or near common gathering space. In unit laundry facilities are preferred in units with three or more bedrooms..

J-51 Front doors should not enter directly into a room, but rather should enter into a transitional space, which could be an enclosed foyer.

J-52 Provide indoor space near the entry for tricycles, strollers, outdoor toys, etc., where parked items will not obstruct circulation.

J-54 Separate sleeping areas from living areas. In two-level units, place bedrooms on a separate floor from living areas, except where a den or study on the living area floor could also function as a bedroom.

J-55 Provide each bedroom with access to a full bathroom without going through the living room, dining room or kitchen. Provide a bathtub in the unit. In multi-level units, provide at least a half bath on the floor with the living room, dining room and kitchen.

J-56 The dining area should have enough room for a family-sized dining table with all household members seated around it, plus circulation. The living area should also have enough room for seating for all household members plus other furniture and circulation.

J-57 In units near play areas, provide windows that allow for supervision of children outdoors.

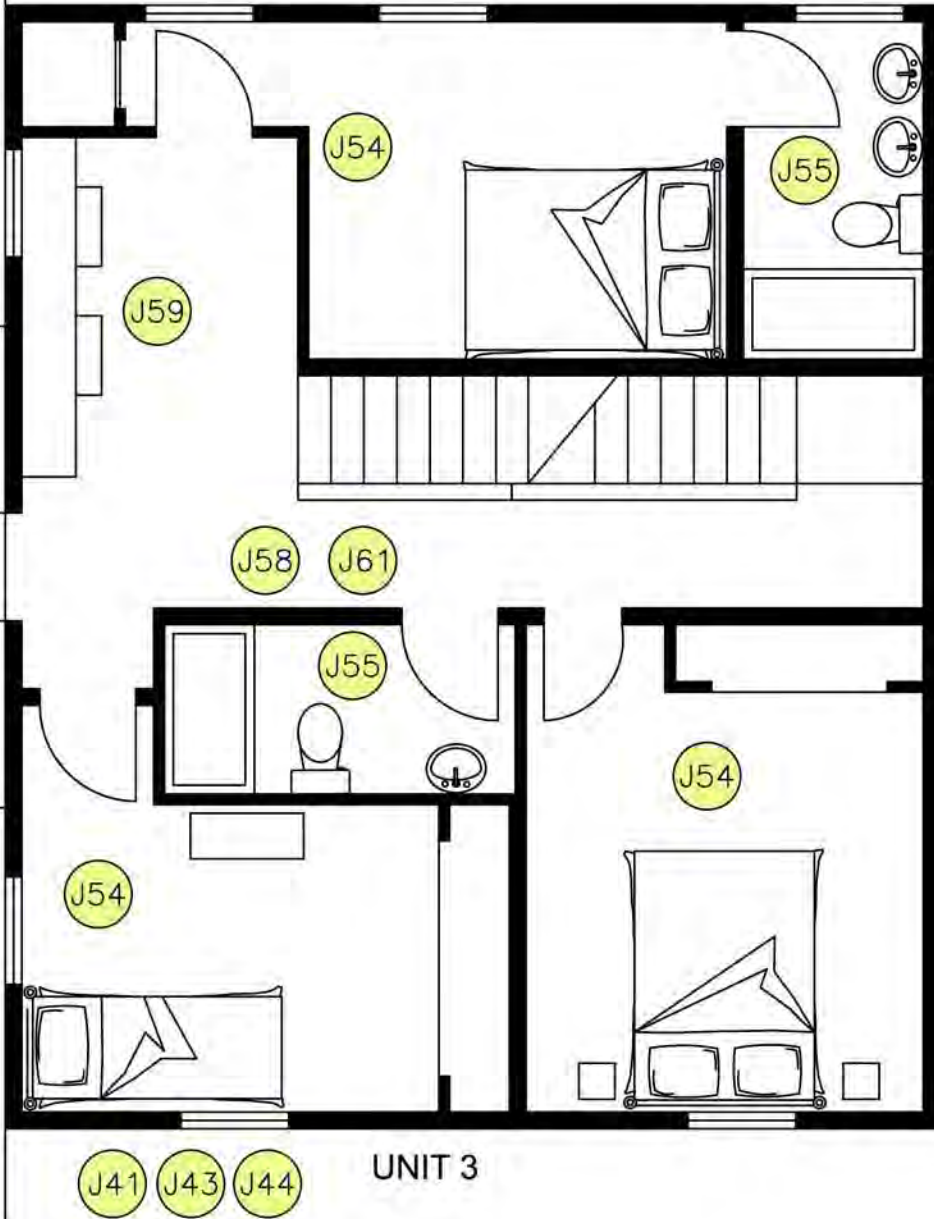
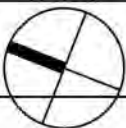
J-58 Hallways in units should be well lighted and wide enough for children to play in.

J-59 Provide space that can change use as children grow, such as from toddler play to homework to music making to gathering.

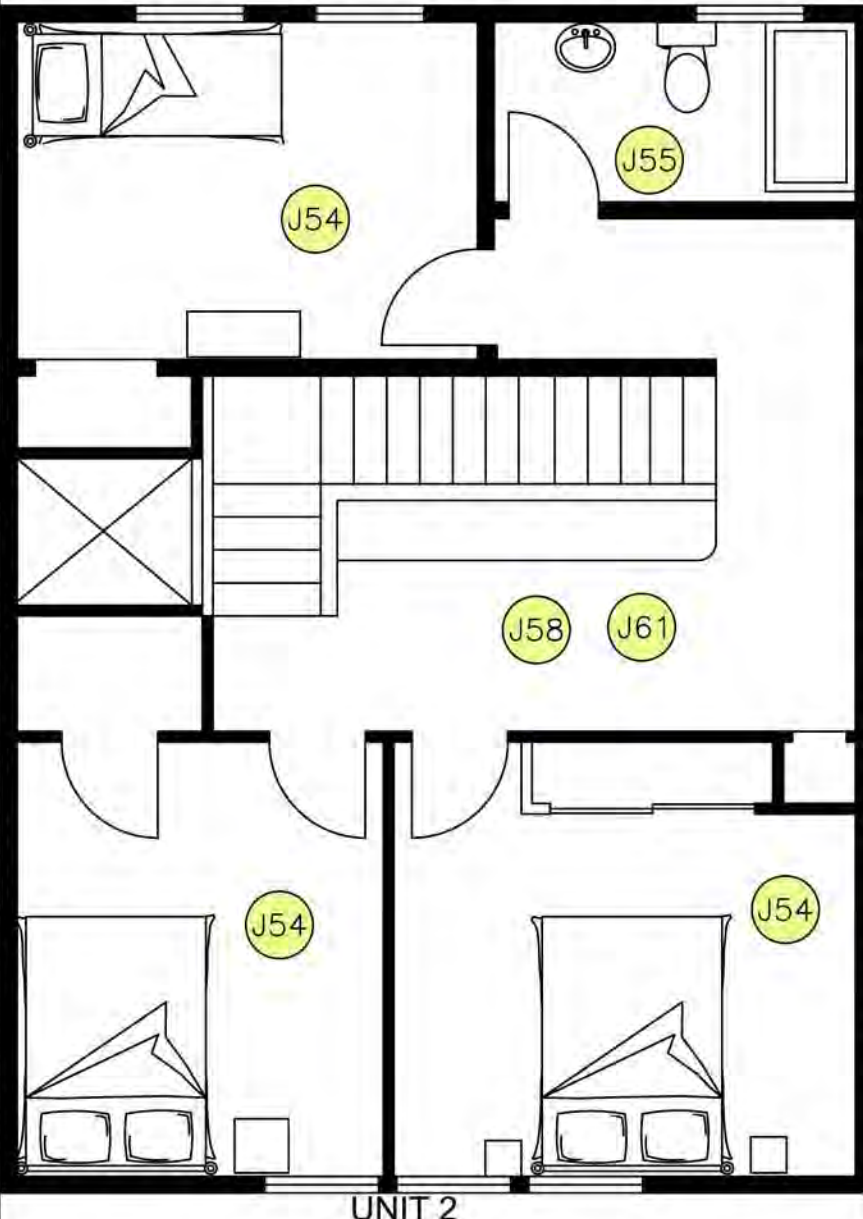
J-61 Design units with infant and toddler safety in mind (e.g. stairs that easily accept toddler gates, no glass room dividers, and ability to add child safety devices or window locks to prevent toddlers from climbing out of windows).

PLAN - SECOND FLOOR
FAMILY FRIENDLY DESIGN

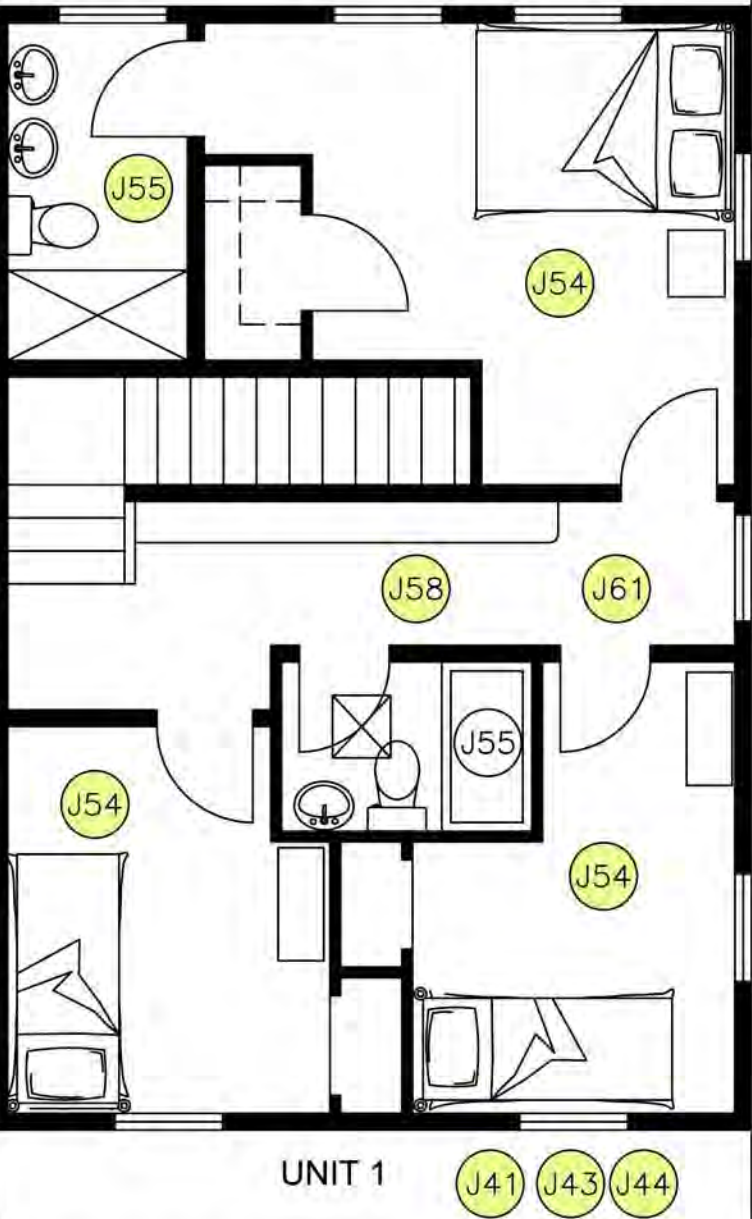
3/16"=1'-0"



BUILDING UNITS SHARE A COMMON WALL - GAP SHOWN FOR GRAPHIC CLARIFICATION ONLY



BUILDING UNITS SHARE A COMMON WALL - GAP SHOWN FOR GRAPHIC CLARIFICATION ONLY



FAMILY FRIENDLY GUIDELINES MET IN PROJECT

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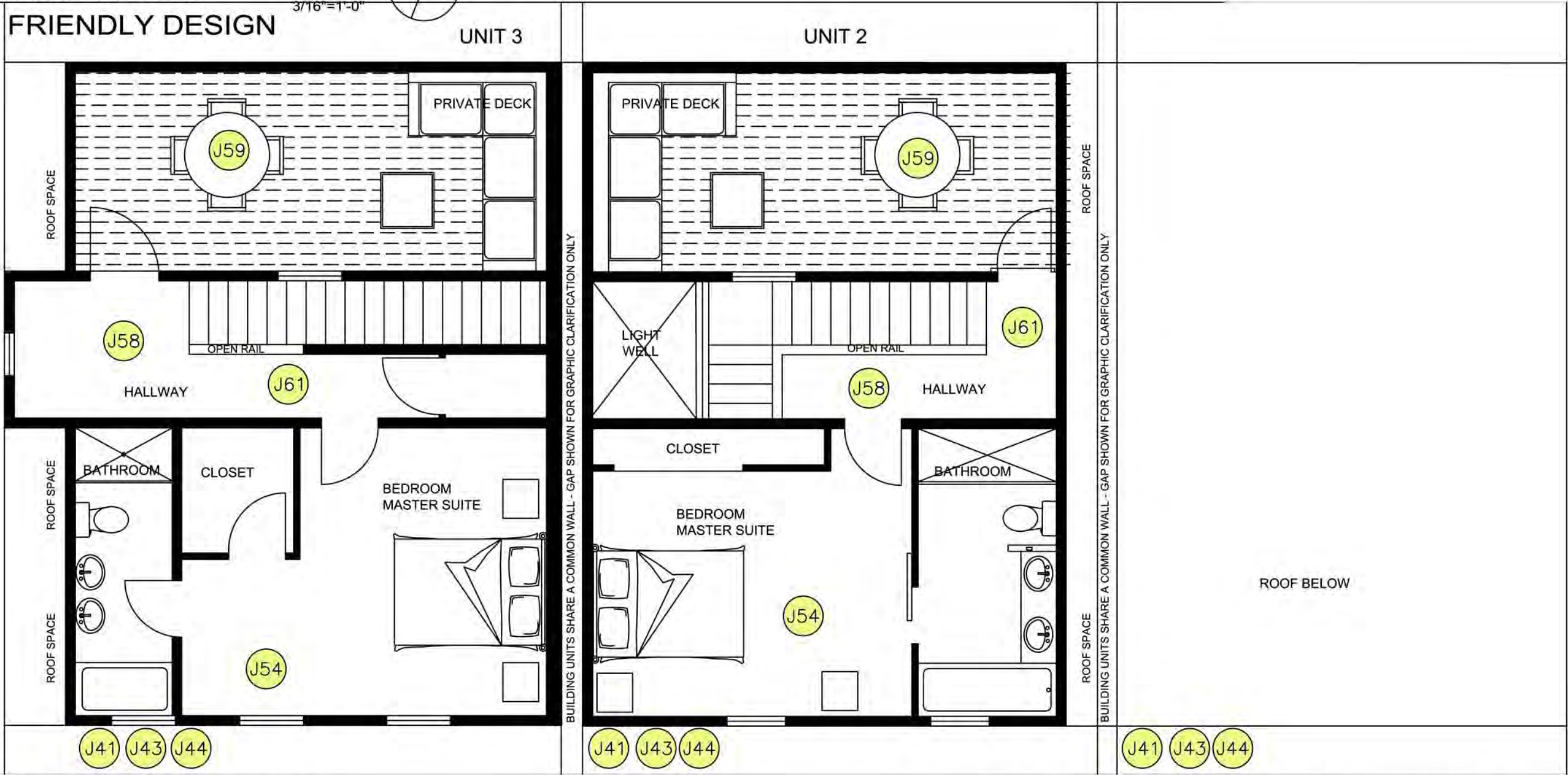
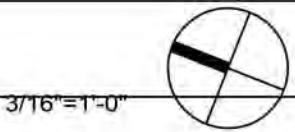
J-57 In units near play areas, provide windows that allow for supervision of children outdoors.

J-58 Hallways in units should be well lighted and wide enough for children to play in.

J-59 Provide space that can change use as children grow, such as from toddler play to homework to music making to gathering.

J-61 Design units with infant and toddler safety in mind (e.g. stairs that easily accept toddler gates, no glass room dividers, and ability to add child safety devices or window locks to prevent toddlers from climbing out of windows).

PLAN - THIRD FLOOR
FAMILY FRIENDLY DESIGN



FAMILY FRIENDLY GUIDELINES MET IN PROJECT

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- J-44** Situate as many family-oriented units as possible adjacent to open spaces designed and landscaped to create active play areas and opportunities for gathering and quiet respite.
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- J-61** Design units with infant and toddler safety in mind (e.g. stairs that easily accept toddler gates, no glass room dividers, and ability to add child safety devices or window locks to prevent toddlers from climbing out of windows).

49.95'

49.95'

S 70°30'22" W

The diagram shows three units arranged vertically. Unit 2 is at the top, labeled "UNIT 2 GARAGE ROOF". Unit 3 is in the middle, labeled "UNIT 3 BALCONY ON SECOND FLOOR BELOW", and contains a circular table with four chairs and a small rectangular table with two chairs. Unit 1 is at the bottom, labeled "UNIT 1 GARAGE ROOF".

UNIT 3
BALCONY
ON SECOND FLOOR BELOW

UNIT 1
GARAGE ROOF

UNIT 3
BALCONY
ON THIRD FLOOR

UNIT 3
BALCONY
ON THIRD FLOOR

UNIT 3

UNIT 2
BALCONY
ON THIRD FLOOR

UNIT 2
BALCONY
ON THIRD FLOOR

UNIT 2

UNIT 1

113.40'

A6.0

MATERIAL RENDERING - PEABODY

SCALE: NTS



PROJECT CONTACT:

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RESIDENTIAL DEVELOPMENT
A PROPOSED CONDOMINIUM PLAN

1270 OCEAN AVE
EMERYVILLE CA

11.06.17

Scale: AS NOTED

Drawn By: KLP

OCEAN VIEW TOWNHOMES

Sheet:

A7.0

MATERIAL RENDERING - SIDE FACADE

SCALE: NTS



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11.06.17

Scale: AS NOTED

Drawn By: KLP

OCEAN VIEW TOWNHOMES

Sheet:

A7.1

MATERIAL RENDERING - SIDE FACADE

SCALE: NTS



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RESIDENTIAL DEVELOPMENT
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EMERYVILLE CA

11.06.17

Scale: AS NOTED

Drawn By: KLP

OCEAN VIEW TOWNHOMES

Sheet:

A7.2

MATERIAL RENDERING - OCEAN

SCALE: NTS



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RESIDENTIAL DEVELOPMENT
A PROPOSED CONDOMINIUM PLAN

1270 OCEAN AVE
EMERYVILLE CA

11.06.17

Scale: AS NOTED

Drawn By: KLP

OCEAN VIEW TOWNHOMES

Sheet:

A7.3

STREET RENDERING - PEABODY

SCALE: NTS



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RESIDENTIAL DEVELOPMENT
A PROPOSED CONDOMINIUM PLAN

1270 OCEAN AVE
EMERYVILLE CA

11.06.17

Scale: AS NOTED

Drawn By: KLP

OCEAN VIEW TOWNHOMES

Sheet:

A7.4

STREET RENDERING - OCEAN

SCALE: NTS

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EMERYVILLE CA

11.06.17

Scale: AS NOTED

Drawn By: KLP

OCEAN VIEW TOWNHOMES

Sheet:

A7.5