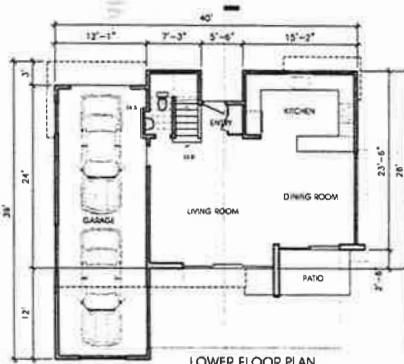




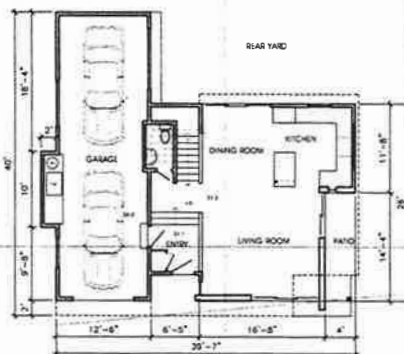
UPPER FLOOR PLAN
PEABODY UNIT
1083 SF



LOWER FLOOR PLAN
PEABODY UNIT
672 SF
450 SF GARAGE



UPPER FLOOR PLAN
OCEAN UNIT
1087 SF



LOWER FLOOR PLAN
OCEAN UNIT
801 SF
450 SF GARAGE

PROJECT DATA

PROJECT ADDRESS: 1258 OCEAN AVENUE
ZONE: R-M MEDIUM DENSITY RESIDENTIAL

SQUARE FOOTAGE CALCS PER UNIT:

	OCEAN UNIT	PEABODY UNIT
LOWER FLOOR		
-LIVING AREA	621 SQ FT	672 SQ FT
-GARAGE AREA	495 SQ FT	450 SQ FT
UPPER FLOOR		
-LIVING AREA	1087 SQ FT	1053 SQ FT
-DECK AREA	128 SQ FT	204 SQ FT

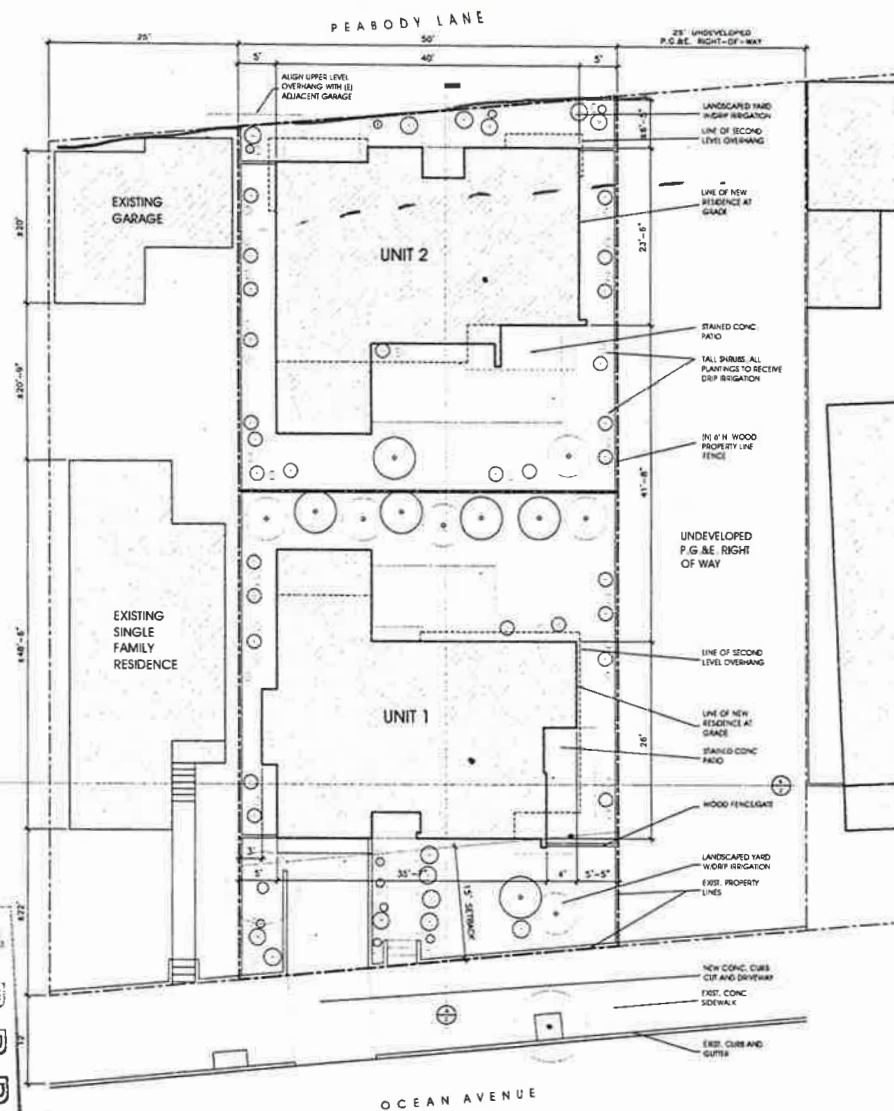
TOTAL CONDITIONED FLOOR AREA

OCEAN UNIT	= 1708 SQ FT
PEABODY UNIT	= 1725 SQ FT
TOTAL	= 3433 SQ FT

LOT SIZE: 50' X 112'
LOT AREA: 5600
FAR: .61

PARKING SPACES REQUIRED: 1.5 PER UNIT = 3
PARKING SPACES PROVIDED: 2 PER UNIT = 4

APR 17 2007
CITY OF EMERYVILLE
PLANNING DEPARTMENT
by City Council



SITE PLAN



OWNER: ALI ISLAMI 510-774-8397
DESIGNER: JIM TREMAN 415-806-7401

1258 OCEAN AVE
EMERYVILLE - CA - 94608

SITE & FLOOR PLANS
DESIGN REVIEW SUBMITTAL: 01-08-07



NORTH ELEVATION
OCEAN UNIT



EAST ELEVATION



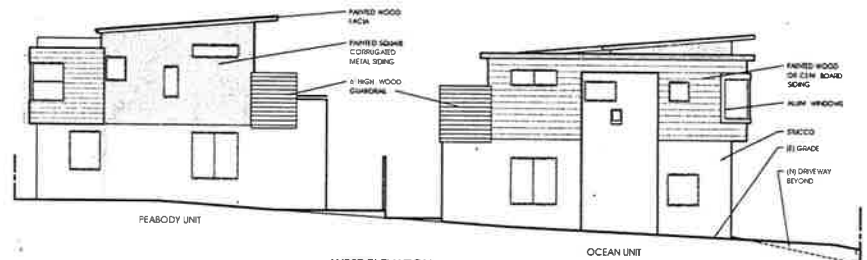
NORTH / PEABODY LANE ELEVATION



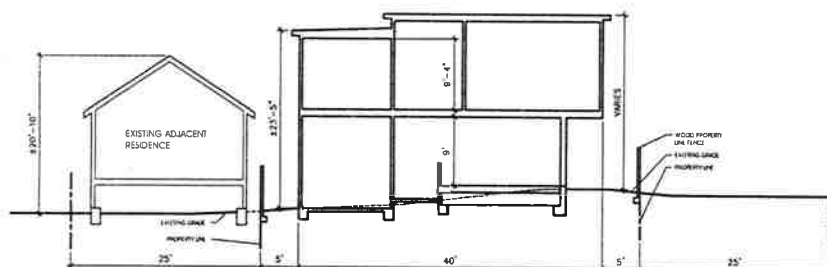
SOUTH / OCEAN AVENUE ELEVATION



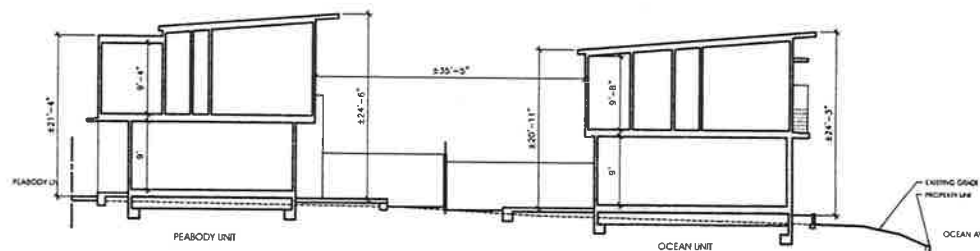
SOUTH ELEVATION
PEABODY UNIT



WEST ELEVATION



WEST - EAST SITE SECTION 'B'
LOOKING NORTH



NORTH - SOUTH SITE SECTION 'A'
LOOKING EAST
1/8\"/>



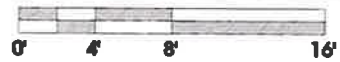
OCEAN UNIT

PEABODY UNIT

EAST ELEVATION



NORTH / PEABODY LANE ELEVATION





PEABODY UNIT

OCEAN UNIT

WEST ELEVATION