

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, August 6, 2013, 9:00 a.m.
Guajome Conference Room

1. 9:00 a.m. - 10:00 a.m. Discussion of a mix use residential/commercial project on an 11 acre parcel located west of the intersection of Rancho del Oro and Ocean Ranch Road.

Zoning: PD-1 (Planned Development RDO), IL (Limited Industrial)
Land Use: RDO S-1-84, LI (Light Industrial)
Neighborhood Area: Ivey Ranch/Rancho Del Oro
Assessor Parcel Number: 160-572-10
Contact Person: Bryce Bunker
Tel.: 949-330-4166
Email: Bryce.bunker@rbf.com

2. 10:00 a.m. - 11:00 a.m. Discussion of a ten unit multi-family development located at 307 West Street.

Zoning: R-3 (Medium Density, Residential)
Land Use: High Density
Neighborhood Area: Townsite
Assessor Parcel Number: 152-012-13, 14
Contact Person: Joseph Lucido
Tel.: 818-395-5589
Email: joseph@slarx.com

Attachments:

1. Maps
2. Project Description Letter
3. Proposed Elevations



**Parcel Map P13-00001 (Ocean Ranch Lot 13)
Proposed Residential Development
Project Description**

Project Location

Regionally, the project site is located in the central portion of the City of Oceanside, approximately three miles southeast of Camp Pendleton Marine Corps Base and one mile northwest of the City of Vista. The project site is approximately one mile south of the San Luis Rey Mission Expressway (State Route 76) and approximately two miles north of the Ronald Packard Parkway (State Route 78). In addition, the project site is approximately one-quarter mile north of the Rancho Del Oro Sprinter station, located at the southwest corner of Oceanside Boulevard and Rancho Del Oro Road.

Locally, the project site is located west of the intersection of Rancho Del Oro Road and Ocean Ranch Road.



Exhibit 1, Local Vicinity

Existing Assessor Parcel Map Number
160-572-10

Existing Zoning and General Plan

The City of Oceanside General Plan Land Use Map designates the project site as El Corazon Specific Plan (SP-1-09). The project site is zoned Hotel (H) and Village Commercial (VC) per the El Corazon Specific Plan.

Project Description

The project site is comprised of three parcels totaling approximately 11 acres, based on Tentative Parcel Map 13-00001. This land is currently owned by Ivey Ranch Development Company (Stirling Development), and was acquired through a negotiation and agreement with the City of Oceanside (Document No. 11-D0535-1, dated July 6, 2011). Development is proposed on two parcels – the northern parcel and the southern parcel. The third parcel would be developed with roadways and utility infrastructure to support the proposed development, and the remainder of the El Corazon Specific Plan Area.

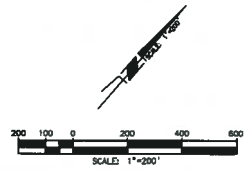
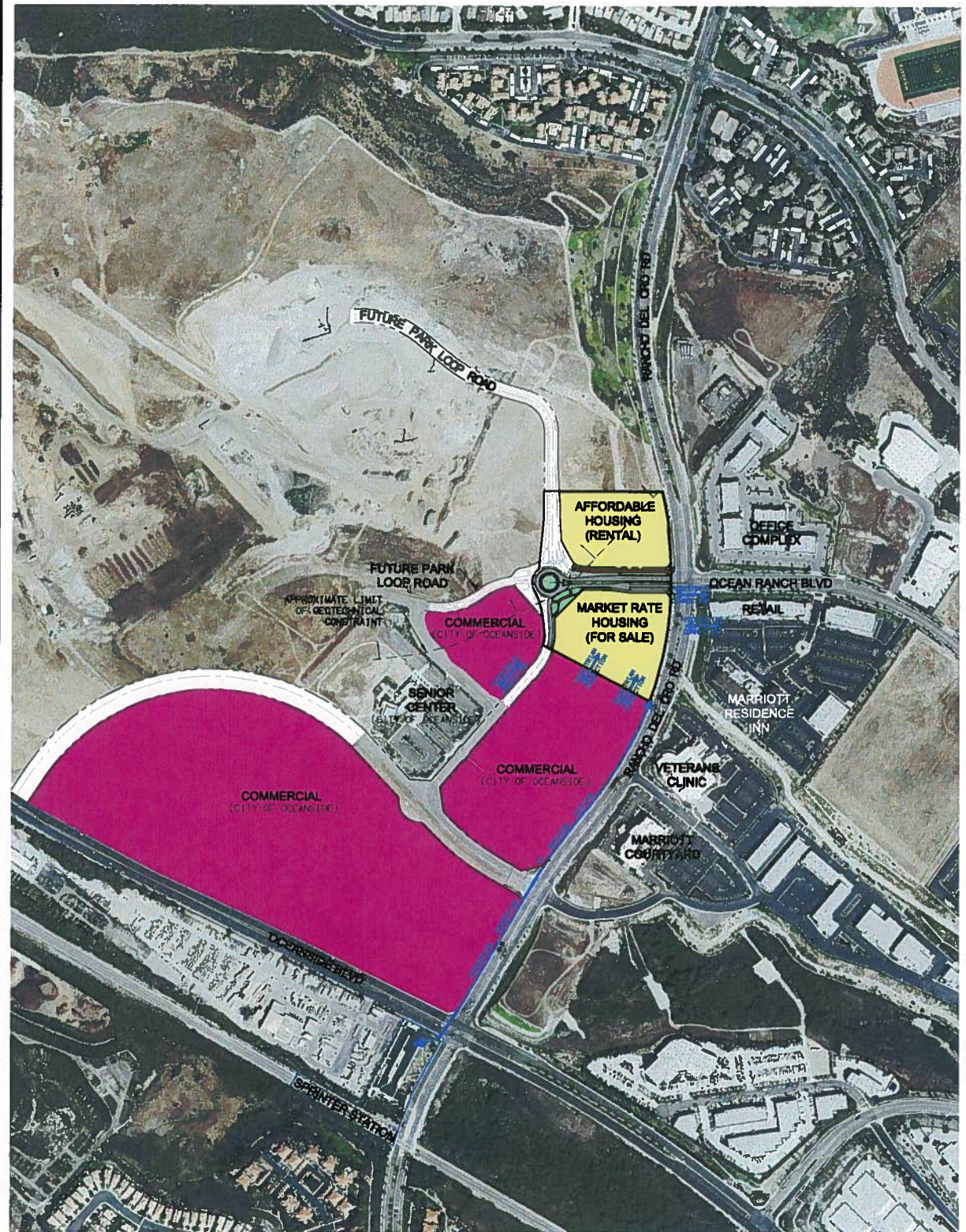
For the northern parcel, a range of 100 to 120 multi-family dwelling units are proposed. The units are anticipated to be affordable rental units.

For the southern parcel, a range of 70 to 90 multi-family dwelling units are proposed. The units are anticipated to be for-sale market rate units.

For both products, the proposed architecture will be Spanish **Progressive – Irving Gill Inspired**. The Spanish Progressive architectural character draws from a blend of historical and modern forms and details that are regionally appropriate for southern California. This simplistic style focuses on the main identifying features of traditional Spanish architecture, such as arcades, deeply recessed windows, wooden trellis work, and wrought iron details. The traditional elements are presented in a fresh, modern look characterized by flat roofs with no eaves, horizontal window openings, light exterior colors, and horizontal massing. Archways and arcades connect back to California missions and haciendas. The architect Irving Gill developed many fine examples of this style, and his work is reflected in several buildings in the area, including City Hall and the La Jolla Women’s Club, among others.

Anticipated Approvals

- Specific Plan Amendment:
 - To create a High Density Residential category within the El Corazon Specific Plan, and to update land use maps/etc.
- Site Development Permit:
 - To obtain site plan approval of for both the Northern and Southern Parcels
- CEQA Compliance

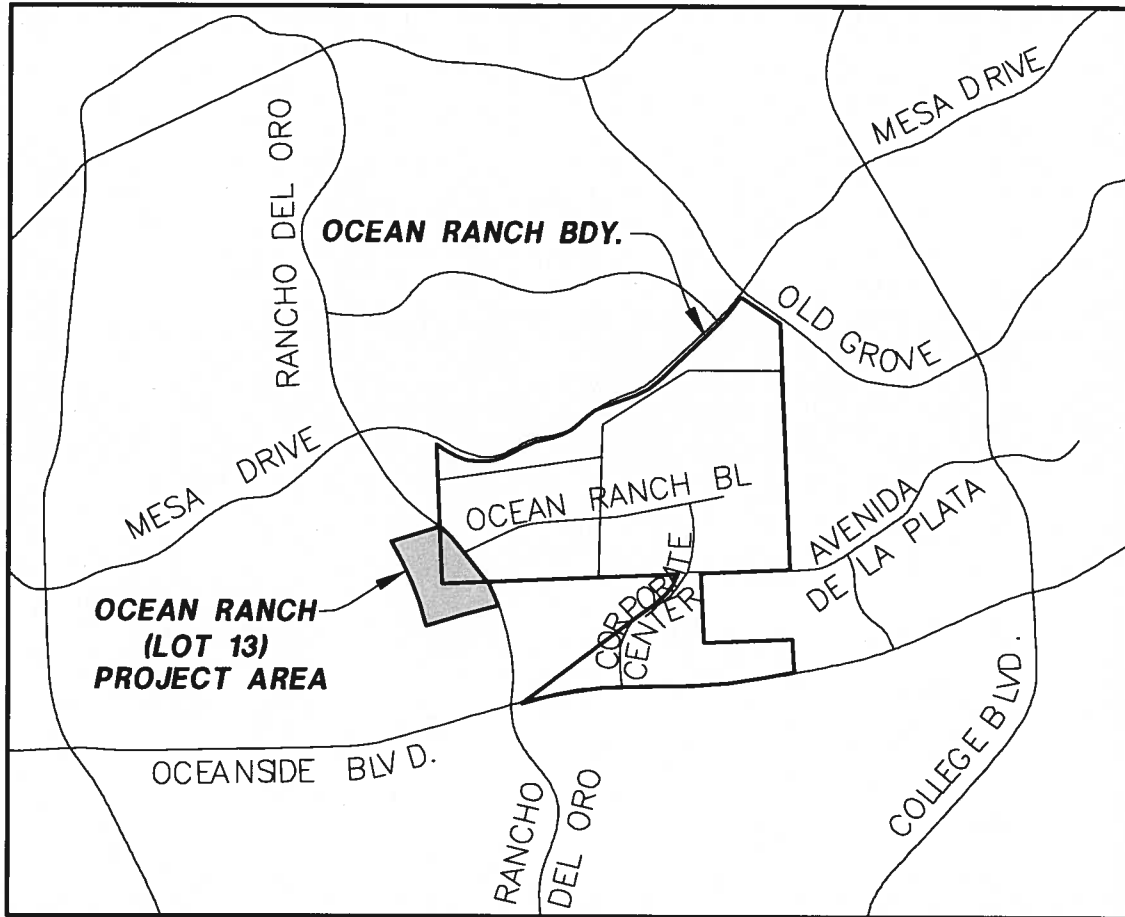


**PARCEL MAP 13-00001
CONTEXTUAL LAND PLAN**

RBF CONSULTING **STIRLING**

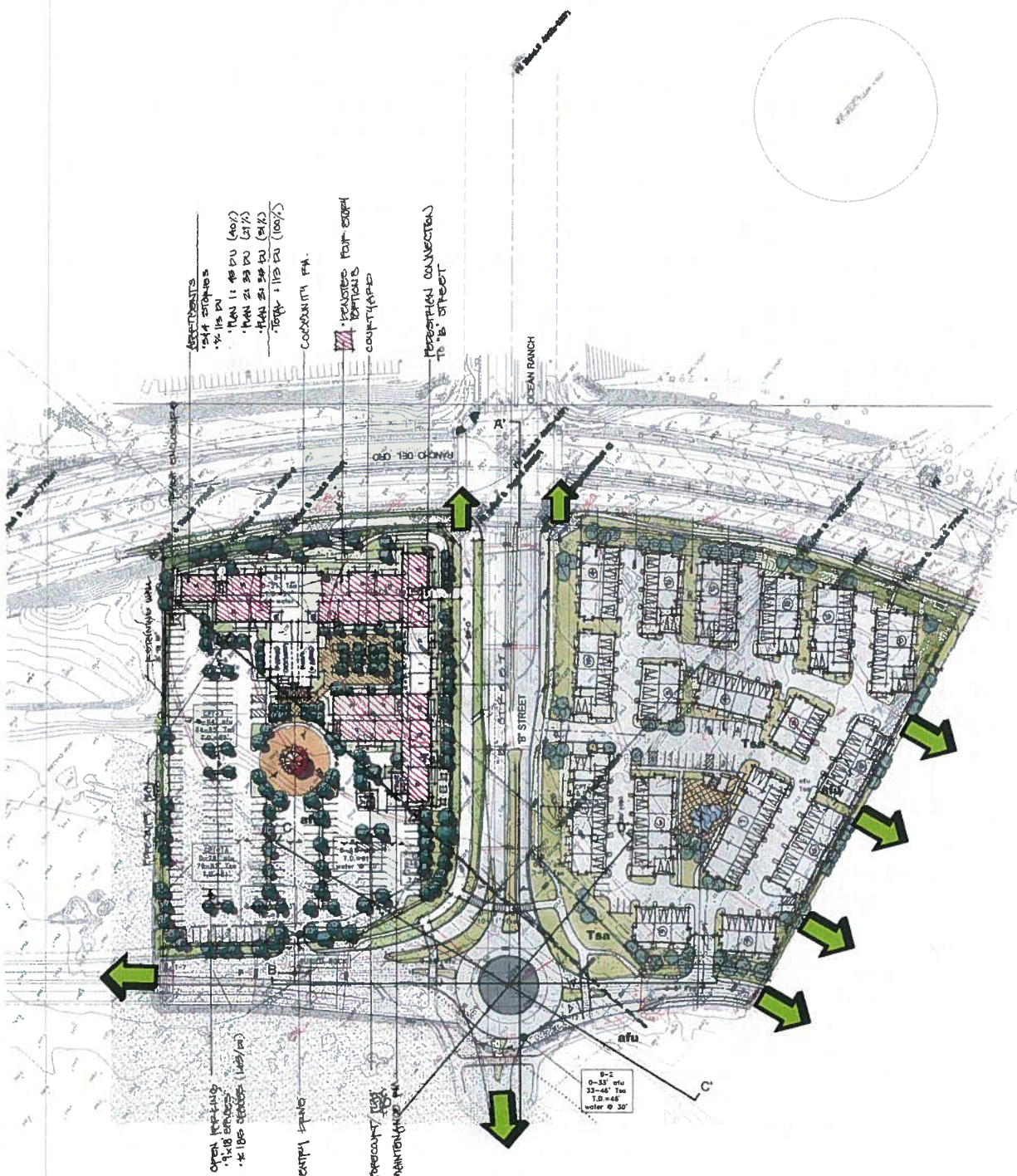
July 25, 2013

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LOCATOR MAP

NTS



DRAFT CONCEPTUAL SITE PLAN
OCEAN RANCH
 OCEANSIDE, CA

J Z M K
 PARTNERS
 RESIDENTIAL PLANNING ARCHITECTURE
 13046
 07/25/13

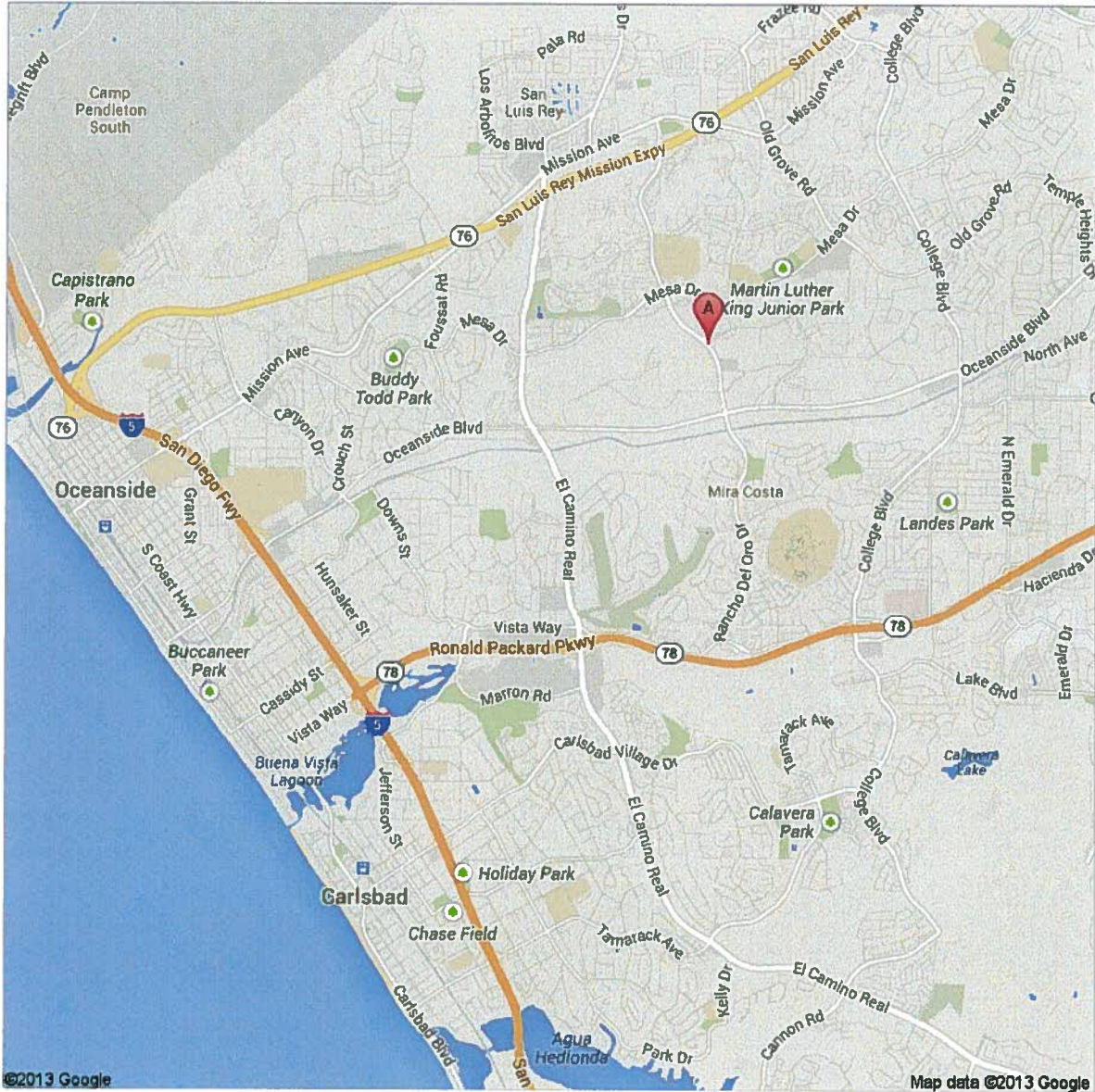



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Address **Rancho Del Oro Dr & Ocean Ranch Blvd**
Rancho Del Oro Dr & Ocean Ranch Blvd
Oceanside, CA 92056

Get Google Maps on your phone
Text the word "GMAPS" to 466453



©2013 Google

Map data ©2013 Google



SHIRLING



SPANISH PROGRESSIVE - IRVING GILL INSPIRED
CHARACTER IMAGERY
OCEAN RANCH
OCEANSIDE, CALIFORNIA

JZMK
PARTNERS
13349 561-0730

PARCEL MAP NO.

PARCEL MAP NO. P13-00001

IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. PLA-10-00002 RECORDED AS DOCUMENT NO. 2011-0557225, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

PARCEL MAP GUARANTEED BY FIDELITY NATIONAL TITLE COMPANY AS ORDER NO. 008-23066306-C-TCT DATED _____ 2011

3 PARCELS
11.724 ACRES

SHEET 1 OF 2 SHEETS

T.M. NO. P13-00001

SURVEYOR'S STATEMENT:

I, GREGORY A. HELMER HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA. THIS PARCEL MAP, CONSISTING OF 2 SHEETS, WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY AND IS TRUE AND COMPLETE IN CONFORMANCE WITH THE SURVEYING MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF THE RANCH DEVELOPER, IN JANUARY OF 2011.

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, OR ANY APPROVED ALTERATIONS / EXTENSIONS, IF ANY.

ALL MONUMENTS OF THE CHANGED AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN THIRTY FOUR MONTHS FROM THE FILING DATE OF THIS MAP. SAID MONUMENTS ARE SUFFICIENT TO UNABLE THE SUBJECT TO BE RETAINED.



GREGORY A. HELMER
DATE: _____
LS 5134

CITY ENGINEER'S STATEMENT:

I, SCOTT O. SMITH, HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP AND FIND THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS / EXTENSIONS THEREOF. THAT ALL PROVISIONS OF THE STATE SUBDIVISION MAP ACT AND CITY OF OCEANSIDE MAP OR ANY EXTENSIONS/ALTERATIONS OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

SCOTT O. SMITH, P.E. S. 8020
CITY ENGINEER, CITY OF OCEANSIDE

DATE: _____
I, PAUL E. GOEBEL, HEREBY STATE THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT

PAUL E. GOEBEL, P.E. WA9E
CITY OF OCEANSIDE LAND SURVEY CONSULTANT

DATE: _____

CITY TREASURER'S CERTIFICATE:

I, GARY ERNST, CITY TREASURER OF THE CITY OF OCEANSIDE, CALIFORNIA, HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS AGAINST THE SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE. I HEREBY CERTIFY THAT THE SUBDIVISION MAP AND ANY EXTENSIONS/ALTERATIONS THEREOF HAS BEEN DEPOSITED WITH THE CLERK OF THE COUNTY BOARD OF SUPERVISORS.

IN WITNESS WHEREOF, I HAVE HERETOFORE SET MY HAND THIS _____ DAY OF _____ 2011.

GARY ERNST
CITY TREASURER, CITY OF OCEANSIDE

COUNTY RECORDER'S CERTIFICATE:

FILE NO. _____

FILED THIS _____ DAY OF _____, 2011, AT _____ M. IN BOOK OF PARCEL MAPS AT PAGE _____ AT THE REQUEST OF GREGORY A. HELMER.
GREGORY A. HELMER, JR.
COUNTY RECORDER

BY: _____ FEE: _____
DEPUTY COUNTY RECORDER

CITY CLERK CERTIFICATE:

THIS IS TO CERTIFY THAT THE DEDICATION OF PARCEL 3, AS A DEDICATED PUBLIC STREET EASEMENT AND ALL RIGHTS OF DIRECT VEHICULAR INGRESS AND EGRESS FROM ADJUTING PARCELS TO PARCEL 3 AS SHOWN ON THIS MAP ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF OCEANSIDE PURSUANT TO RESOLUTION NO. 81-172 OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE, ADOPTED ON THE 27TH DAY OF MAY, 1987.

BY: JACK BECK
CITY CLERK, CITY OF OCEANSIDE

DATE: _____

NOTES:

1. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT FOR PARCEL 1 OR PARCEL 2, AND NO LATER THAN OCTOBER 24, 2016, THE DEVELOPER/OWNER SHALL CONSTRUCT PUBLIC STREET IMPROVEMENT BENEFITTING BOTH PARCEL 1 AND PARCEL 2 PER THE PROPERTY IMPROVEMENT AGREEMENT ENTERED INTO BY THE CITY OF OCEANSIDE AND THE DEVELOPER/OWNER ON OCTOBER 16, 2011 (DOCUMENT NO. 11-00835-1), TO THE SATISFACTION OF THE CITY ENGINEER.

2. A COVENANT PROVIDING THE SUBJECT PROPERTY IS SUBJECT TO CONDITIONS OF APPROVAL REQUIRED BY THE CITY OF OCEANSIDE PLANNING COMMISSION RESOLUTION NO. 2013-P17 APPROVING TENTATIVE MAP P13-0001 HAS BEEN RECORDED IN THE OFFICE OF THE COUNTY RECORDER AS DOC. NO. _____ ON _____ 2011.

NOTARY ACKNOWLEDGMENT:

I, _____, A NOTARY PUBLIC, PERSONALLY APPEARED TO _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE INSTRUMENT WAS SIGNED BY HIS/HER/THEIR AUTHORIZED CAPACITIE(S). EXCEPT THAT BY THE SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND: _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

NOTARY ACKNOWLEDGMENT:

I, _____, A NOTARY PUBLIC, PERSONALLY APPEARED TO _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE INSTRUMENT WAS SIGNED BY HIS/HER/THEIR AUTHORIZED CAPACITIE(S). EXCEPT THAT BY THE SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND: _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF THIS MAP AND SUBDIVISION.

WE HEREBY AUTHORIZE TO THE PUBLIC USE, SUBJECT TO IMPROVEMENT, THE REAL PROPERTY DESCRIBED BELOW AS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES THE STREETS SHOWN HEREON AS PARCEL 3.

WE HEREBY ABANDON ALL RIGHTS OF DIRECT VEHICULAR INGRESS AND EGRESS FROM PARCELS 1 AND 2 IN AND TO RAMON DEL ORO DRIVE, IF ANY PORTION OF SAID STREET WITHIN OR ADJACENT TO THIS SUBDIVISION ARE WACKED, SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART WACKED.

IVY RANCH, INC., A CALIFORNIA CORPORATION

BY: _____
ITS: _____
THE CITY OF OCEANSIDE, A PUBLIC BODY
HERETOFOR KNOWN AS TRUST RECORDED FEBRUARY 23, 2007 AS INSTRUMENT NO. 2007-0103817, O.R.

BY: _____
ITS: _____

DRAINAGE FEE DEFERMENT

PAYMENT OF DRAINAGE FEES AS REQUIRED BY CITY OF OCEANSIDE ORDINANCE 85-23 IS HEREBY DEFERRED FOR EACH PARCEL CREATED HEREON UNTIL APPROVAL OF A BUILDING PERMIT OR DEFERRED FOR ISSUANCE OF A BUILDING PERMIT. ON ANY SUCH PARCEL, HOWEVER, THE AMOUNT OF THE DEFERRED DRAINAGE FEE SHALL BE BASED UPON THE ESTABLISHED RATE AT THE TIME THE FEE IS PAID.

THOROUGHFARE FEE DEFERMENT

PAYMENT OF THOROUGHFARE FEES AS REQUIRED BY CITY OF OCEANSIDE ORDINANCE NO. 80-30 IS HEREBY DEFERRED FOR EACH PARCEL CREATED HEREON UNTIL APPROVAL OF A BUILDING PERMIT OR DEFERRED FOR ISSUANCE OF A BUILDING PERMIT. THE AMOUNT SHALL BE BASED UPON THE ESTABLISHED RATE AT THE TIME THE FEE IS PAID.

TRAFFIC SIGNAL FEE DEFERMENT

PAYMENT OF TRAFFIC SIGNAL FEE AS REQUIRED BY CITY OF OCEANSIDE ORDINANCE NO. 87-19 IS HEREBY DEFERRED FOR EACH PARCEL CREATED HEREON UNTIL APPROVAL OF A BUILDING PERMIT OR DEFERRED FOR ISSUANCE OF A BUILDING PERMIT. THE AMOUNT SHALL BE BASED UPON THE ESTABLISHED RATE AT THE TIME THE FEE IS PAID.

COVENANTS

A COVENANT AS REQUIRED BY CITY OF OCEANSIDE PLANNING COMMISSION RESOLUTION NO. 2013-P17 APPROVING TENTATIVE MAP NO. P13-0001 HAS BEEN RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON _____ AS DOCUMENT NO. _____



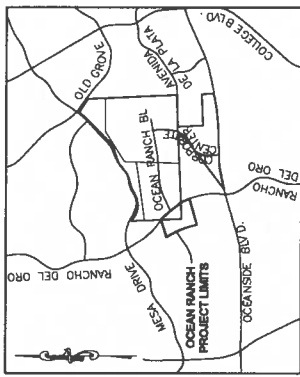
CONSULTING REAL ESTATE BUSINESS CONSULTANTS AN 10-105945 (128878)

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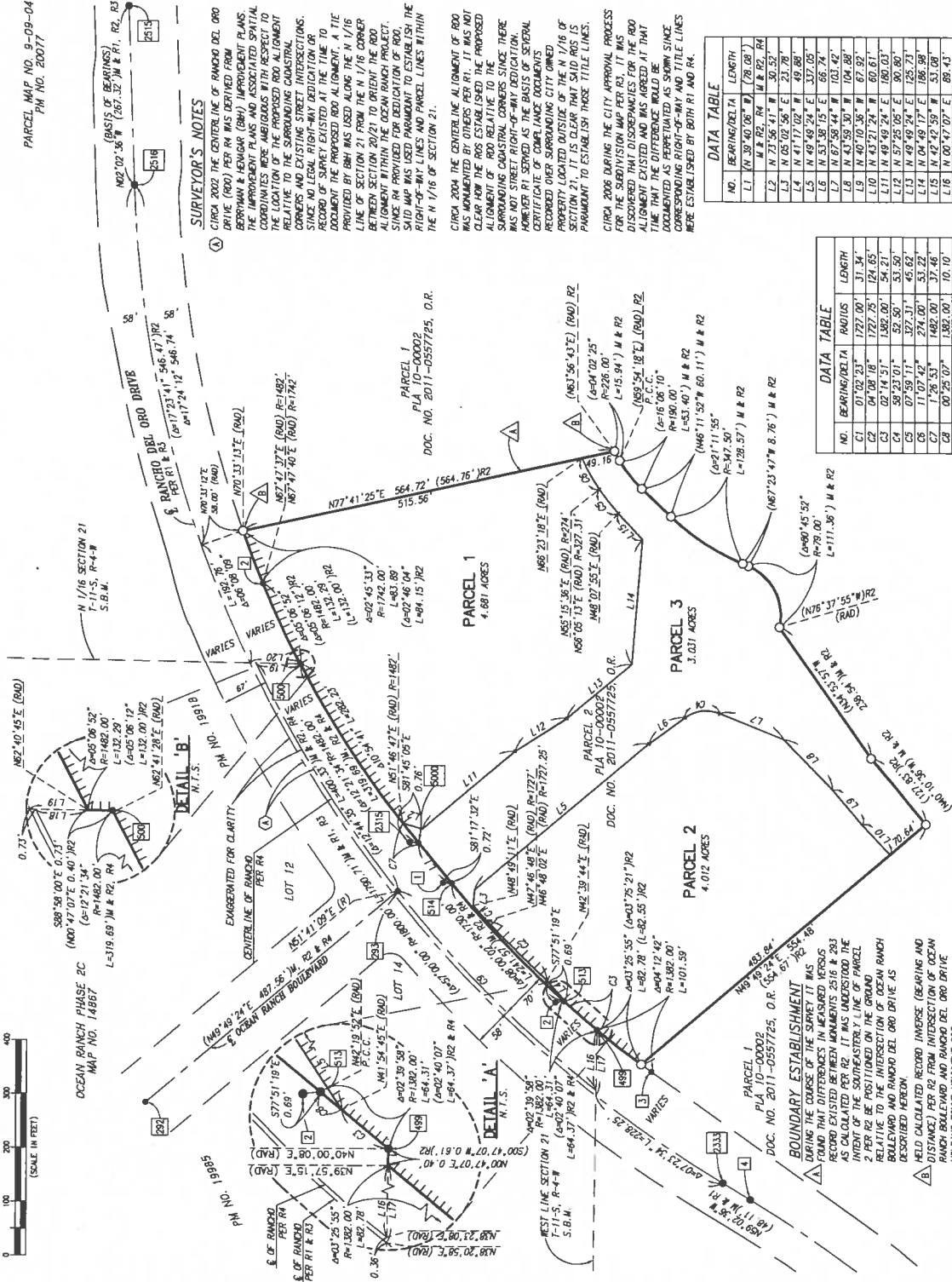
PARCEL MAP NO. P13-00001

IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

SHEET 2 OF 2 SHEETS
T.M. NO. P-13-00001



PARCEL MAP NO. 9-09-04
T.M. NO. 20077



SURVEYOR'S NOTES

1. CIRCA 2002 THE CENTERLINE OF RANCHO DEL ORO DRIVE (R00) PER RA WAS DERIVED FROM BERRYMAN & HENIGER (B&H) IMPROVEMENT PLANS. THE IMPROVEMENT PLANS AND ASSOCIATED SPATIAL COORDINATES WERE AMBIGUOUS WITH RESPECT TO THE LOCATION OF THE PROPOSED ROO ALIGNMENT RELATIVE TO THE SURROUNDING CONADRAL CORNERS AND EXISTING STREET INTERSECTIONS. RECORD OF SURVEY EXISTED AT THE TIME TO DOCUMENT THE PROPOSED ROO ALIGNMENT. A TIE PROVIDED BY B&H WAS USED ALONG THE N 1/16 CORNER LINE OF SECTION 21 FROM THE N 1/16 CORNER ALIGNMENT WITHIN THE OCEAN RANCH PROJECT. SINCE RA PROVIDED FOR DEDICATION OF ROO, PARCEL MAP NO. 9-09-04 WAS PROMOTED TO ESTABLISH THE PROPOSED PARCEL LINES WITHIN THE N 1/16 OF SECTION 21.

2. CIRCA 2004 THE CENTERLINE ALIGNMENT OF ROO WAS MONUMENTED BY OTHERS PER RA. IT WAS NOT CLEAR HOW THE ROO ESTABLISHED IN THE PROPOSED ALIGNMENT OF ROO RELATIVE TO THE SURROUNDING CONADRAL CORNERS. THERE WAS NOT SURVEY RIGHT-OF-WAY DEDICATION HOWEVER RA SERVED AS THE BASIS OF SEVERAL CERTIFICATE OF COMPLIANCE DOCUMENTS RECORDED OVER SURROUNDING CITY OWNED PROPERTY LOCATED OUTSIDE THE N 1/16 OF SECTION 21. IT IS CLEAR THAT SAID ROO IS PROMOTED TO ESTABLISH THOSE TIE LINES.

3. CIRCA 2006 DURING THE CITY APPROVAL PROCESS FOR THE SUBDIVISION MAP PER RA, IT WAS DISCOVERED THAT DISCREPANCIES FOR THE ROO ALIGNMENT EXISTED AND WAS AGREED AT THAT TIME THAT THE DIFFERENCE WOULD BE CORRECTED AS PROMOTED AS SHOWN SINCE MONUMENTS WERE ESTABLISHED BY BOTH RA AND RA.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING OF RANCHO DEL ORO DRIVE BEING N 02° 02' 36" # PER RA

LEGEND

||||| INDICATES RIGHT OF DIRECT VEHICULAR IMPRESS AND EGRESS RELINQUISHED HEREON

MONUMENT AND RECORD NOTES

- = INDICATES SET 2" IRON PIPE WITH TAG STAMPED "LS 5134"
- = INDICATES FOUND MONUMENT AS NOTED AND MONUMENTED BY OTHERS PER RA
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- (J2) = DENOTES RECORD DATA PER DOC LLA 2011-055725,
- (J3) = DENOTES RECORD DATA PER PARCEL MAP NO. 20077,
- (J4) = DENOTES RECORD DATA PER PARCEL MAP NO. 14867,
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C2	04° 00' 18"	1727.75'	24.05'
C3	02° 33' 31"	1850.00'	24.21'
C4	07° 59' 11"	1971.31'	45.62'
C5	11° 07' 42"	274.00'	53.22'
C6	1° 06' 53"	1482.00'	37.46'
C7	00° 25' 07"	1382.00'	10.10'
C8	13° 18' 01"	1800.00'	417.84'
C9	13° 18' 09"	1800.00'	417.91'
M, R2, R4	M, R2, R4	M, R2, R4	M, R2, R4

NOTES: 1. ALL BEARINGS AND DISTANCES ARE AS SHOWN UNLESS OTHERWISE NOTED.

2. ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED.

3. ALL MONUMENTS ARE AS SHOWN UNLESS OTHERWISE NOTED.

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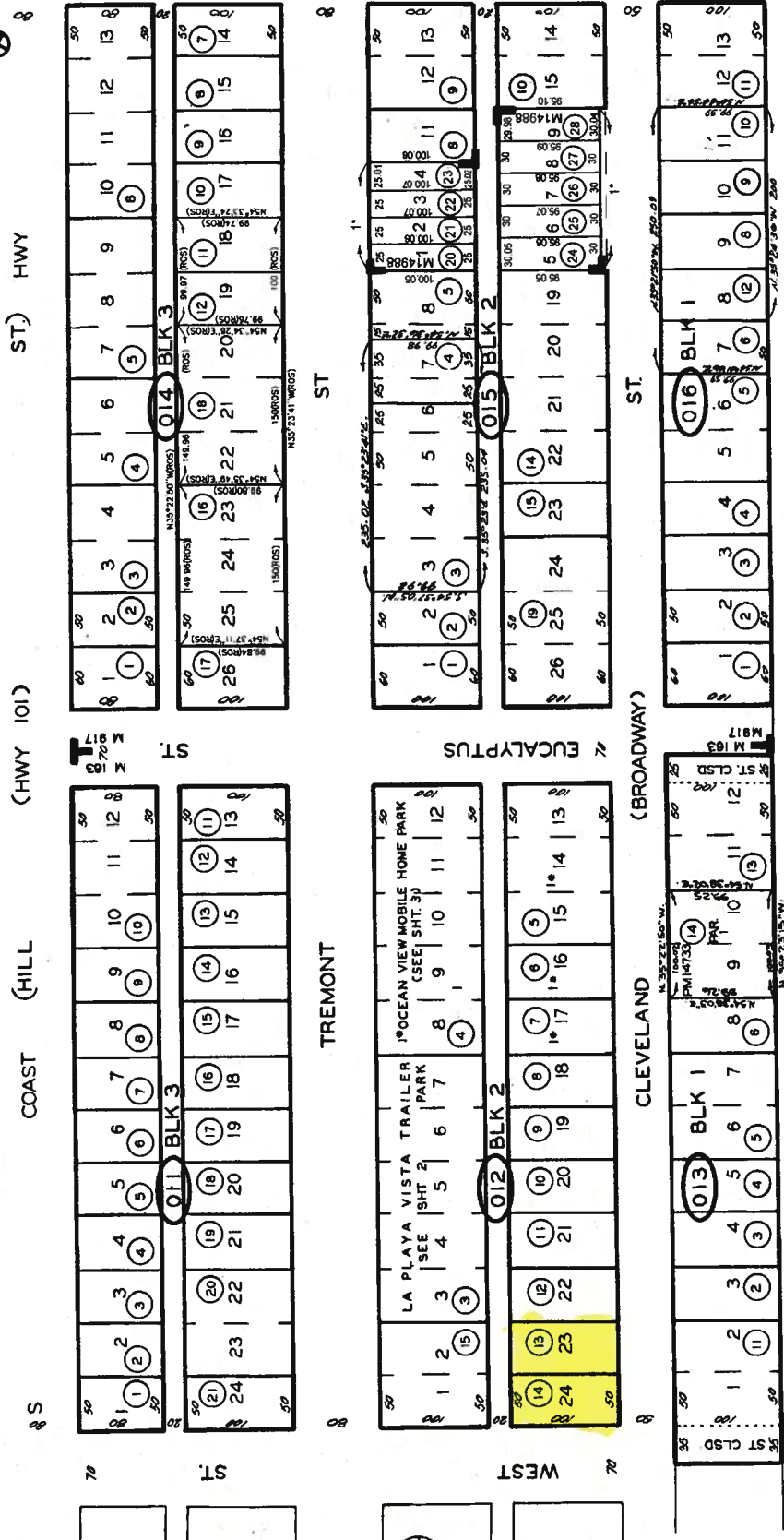
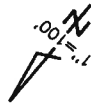
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THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR ANY ERRORS OR OMISSIONS. THE ASSessor'S OFFICE SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE ASSessor'S OFFICE SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

STANLEY ST

2

152-01
SHT 1 OF 3



CHANGES

BLK 01 D NEW VRCUT	013	1/12/15	13	69	5961
	012	1/12/15	15	70	8085
	016	1/12/15	19	81	8557
	015	1/12/15	19	81	8557
	015	1/12/15	19	81	8557
	013	7/8	14	88	1211
	014	13-15	18	01	1702
	015	13-15	18	01	1702
	015	13-15	18	01	1702

5/505 JGRO

150
35

11* NO ACCESS

MAP 14988-TM T-1-03
MAP 917 - ENLOE'S ADD
MAP 163 - JARVIS ADD
ROS 14026, 5021, 16910

ITEM #2

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 152 PAGE 01 SHT 1 OF 3



WEST ST. LOFTS

WEST ST. LOFTS - 7/23/2013

307 WEST STREET OCEANSIDE, CA

10 UNIT Multifamily



Address: 307 WEST STREET OCEANSIDE, CA

APN: 152-012-13-00/ 152-012-14-00

Lot size: 10,000 sf

Existing Bldg: Existing Commercial Building- 5,032 SF

Project Scope: A 10 unit multifamily development. The project will consist of ten, one bedroom lofts. Per the 1986 Coastal Zoning Map and Zoning Section 703.

Density:

43 dwelling units per acres - 1 per 1,000

$10,000 \text{ sf lot} / 1,000 = 10 \text{ units}$

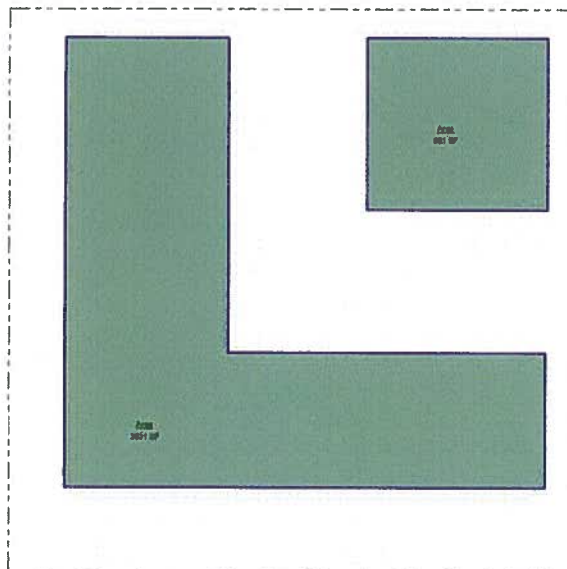
10 Units Proposed

60% Lot Coverage:

$10,000 \text{ sf Lot} * .60 = 6,000 \text{ Max. Coverage}$

$981 \text{ sf} + 3631 \text{ sf} = 4,621 \text{ sf Proposed Lot Coverage}$

$4,621 \text{ sf} > 6,000 \text{ sf}$



Parking Calculation:

1.5 cars per 1Bedroom Unit - Covered
10 Units Proposed * 1.5 = 15 required
15 Cars Provided

Stall sizes required - 9'X20' with Access Provided Solely off alley

Setbacks:

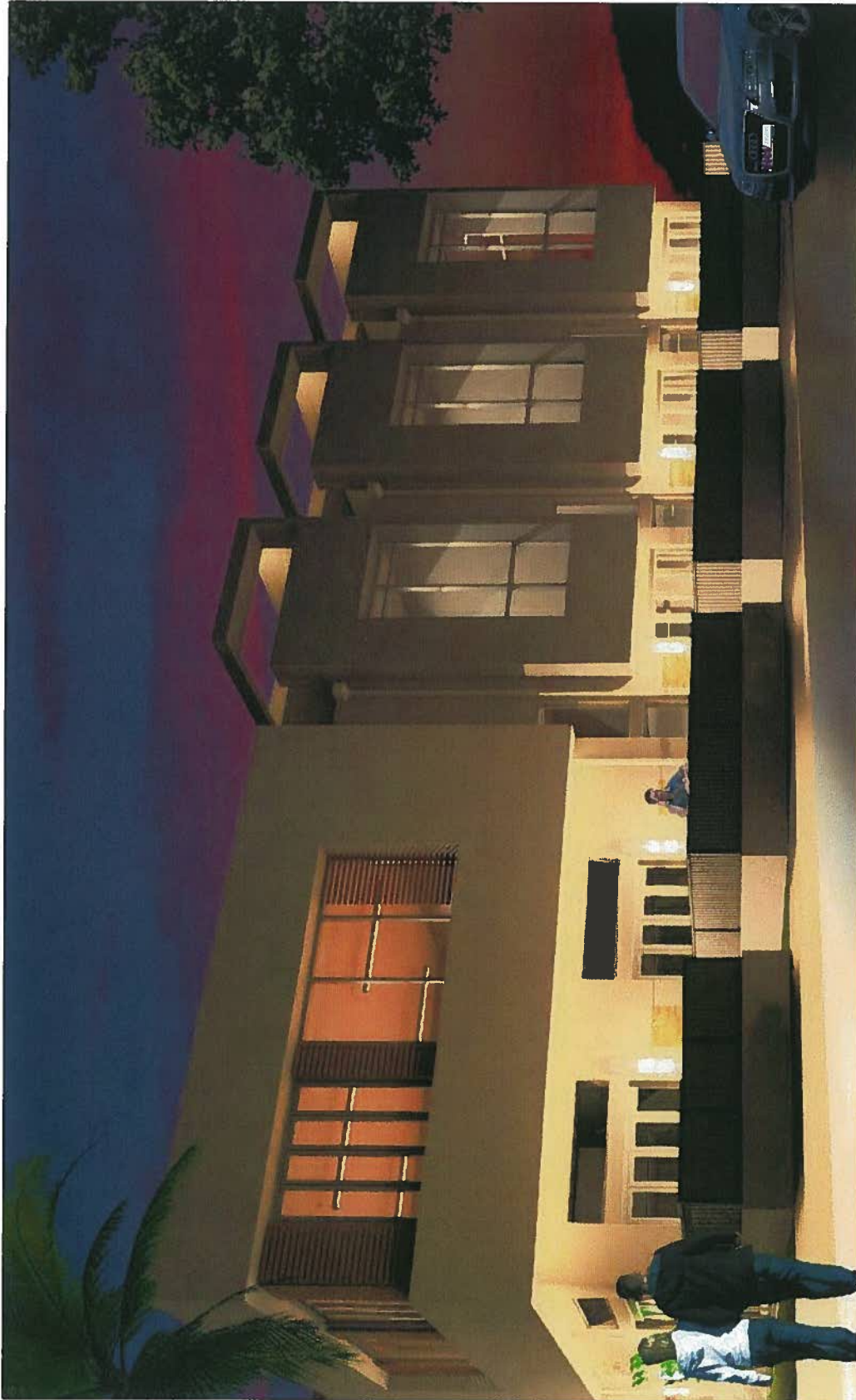
10' off corner

5' alley

5' interior yard

15' front yard

35' Max. Hgt.



SCHEMATIC DESIGN

A000

PROJECT STATUS: Project Status

PROJECT NUMBER:
 PROJECT NAME:
 PROJECT TYPE:
 SHEET NUMBER:

NO.	REVISIONS	DATE
1		
2		
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8		
9		
10		

COVER

Owner

307 WEST ST
 Enter address here

A103

PROJECT STATUS: Project Status

NO.	DATE	DESCRIPTION
1		
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307 WEST ST
 Enter address here
 Owner

Department Legend

- UNIT 1
- UNIT 2
- UNIT 3
- UNIT 4
- UNIT 6
- UNIT 7
- UNIT 8
- UNIT 9
- UNIT 10



1/8" = 1'-0"

A101

OCEAN VIEW

CITY VIEW

A105

A104

PROJECT STATUS: Project Status

A105

LEVEL 6

307 WEST ST
Enter address here

Owner

DATE	
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