

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Thursday, November 12, 2020

Reviewers- Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by end of day Tues, 11/10/2020.

1. 9:30 - 10:30 am SKYPE teleconference

Proposed 11-lot residential subdivision on a 2.15-acre lot located at 1728 Whaley Street.
[ADM20-00066]

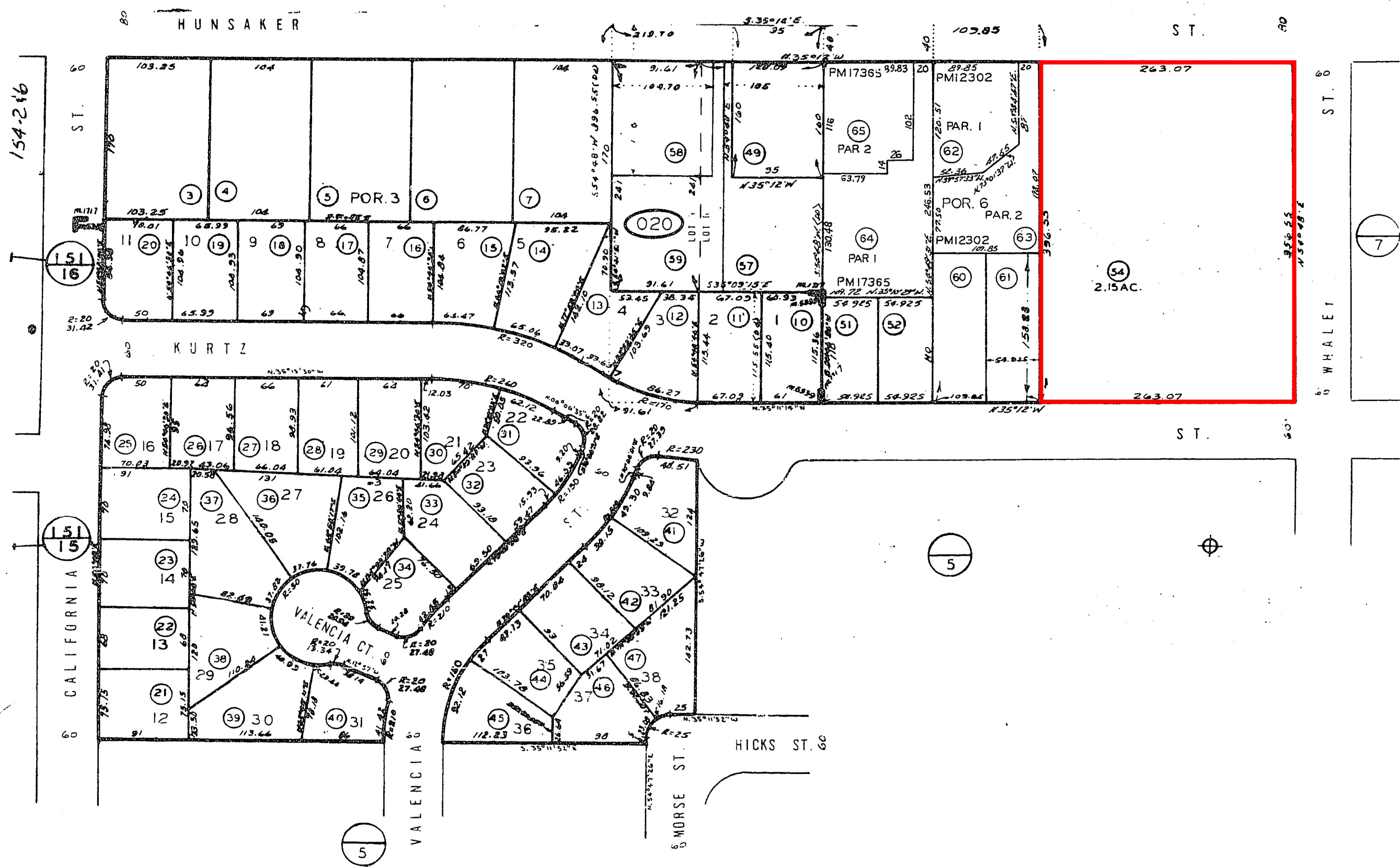
Zoning: RE-B
Land Use: EB-R
Neighborhood Area: Fire Mountain
Assessor Parcel Number(s): 154-020-54
Contact Person: Kirk Moeller
Email: kirk@kmaarchitectsinc.com

2. 10:30 - 11:30 am SKYPE teleconference

Proposed mixed-use development plan consisting of 179 studio apartments and ~1,823 sq. ft. of ground floor commercial/retail space . [ADM20-00067]

Zoning: Downtown (Sub-district D-2)
Land Use: Downtown
Neighborhood Area: Townsite
Assessor Parcel Number(s): 147-193-10 & 147-193-09
Contact Person: Bryan Elsey
Email: bryan@myprimebuilt.com

¹ The Developer's Conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference attendance by the public is at the discretion of the prospective applicant. Interested parties may contact the prospective applicant, whose contact information is included on the conference agenda. Questions and comments can also be addressed to Planning Division staff.



8-2-94 DJI

CHANGES

BLK	OLD	NEW	CUT
020	55	60	61 73 20 97
	56	62	63 83 27 22
	50	64	65 95 11 15

MMS 7-27-69

SAN DIEGO COUNTY ASSESSOR'S MAP BK 154 PG 02

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 5339 - OCEAN VILLA TERRACE - LOTS 1-38
 MAP 1717 - HOTELING LANDS - TCT 53. POR LOTS 3 & 6
 ROS 14080

AUG 31 1994

To be completed by City staff

Project Number: ADM _____



Developer's Conference (Pre-Application) Request Form

Development Services Department, Planning Division
300 N. Coast Hwy, Oceanside, CA 92054, (760) 435-4373

General Information

Project/Property Address: 1728 Whaley California Street, Oceanside, CA 92054

Assessor's Parcel Number: 154-020-54-00 Lot Area (acres or SF): 2.15 acres

Existing Use: Five detached homes on one parcel

Brief Description of Proposal:
Build and design seven new homes and keep four existing homes (see attachments for more info)

Property Owner & Applicant Information

Owner Name: Frauenberger & Brown Family Trust (12-16-03)

Phone Number & E-Mail Address: 760-729-3400 donf76Z@cox.net

Applicant Name: Kirk Moeller

Phone Number & E-Mail Address: 760-803-8006 kirk@kmarchitectsinc.com

9/18/2020

To be completed if the Applicant is not the Property Owner:

I authorize the applicant indicated above to submit the application on my behalf: Don Frauenberger
Signature of Property Owner
(or attach a Letter of Authorization)

DocuSigned by:

Don Frauenberger

38BDAG319F59445

Requested Meeting Date/Time (please provide 2 options) - reference the Developer's Conference calendar for dates

1st choice date: 10/7/20 Time preference: 9:30 am 10:30 am either

2nd choice date: _____ Time preference: 9:30 am 10:30 am either

Requested Divisions to Attend (Planning attends all meetings)

Building Fire Water Engineering Transportation Solid Waste Other _____

Email the following documents in PDF to Tiffany Chen, tchen@oceansideca.org

- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

To be completed by City staff:

Assigned meeting date: _____ Time: _____

Assigned Project Planner: _____

1728 Whaley Street Developer's Conference

APN: 154-020-54

2.15 acres

GP/Zoning: Residential Estate B / RE-B

Project Description

- We are planning a development of 7 single family homes on a private cul-du-sac and subdividing 4 existing homes on Kurtz Street with individual APN's for a total of 11 for-sale homes. 10 of the homes will be market rate and 1 home will be very low income affordable. We are proposing that one of the existing 4 homes be the affordable unit. The architecture will be coastal contemporary. We are planning on 2-3 different floor plans with multiple building elevations and layouts. The 7 new construction homes will be 2500 +/- SF including an attached 500+/- sf ADU. The ADU will have its own entrance and parking, but will also be designed in such a way to connect the ADU to the main residence if a homeowner does not want to use the ADU as a rental (rather for multi-generational living or a comfortable home office workspace—both of these are more important than ever). The existing homes on Kurtz Street are roughly 1,000 SF each, 3 bedroom and 1 to 2 baths and will provide the community very affordable living close the ocean (anticipated pricing in the low \$600K range). As stated above, the affordable home will be one of the existing homes on Kurtz.
- The lot sizes for the new construction homes range from roughly 8,800 SF to over 11,000 SF. The existing homes would maintain their current lot sizes – roughly 4,400 SF. This is the current configuration of these homes and offers a rare opportunity to provide relatively affordable homes (\$600K range) within close proximity to the ocean.

Proposed Density Bonus Summary

- Based on RE-B zoning density (3.5 du/ac), zoning maximum = 7.5 – round up to **8 base units**
- 11% Very Low Income affordable x 8 = .88 – round up to **1 VL affordable unit** required
- 35% density bonus 8 x .35=2.8 - round up to **3 bonus units**
- Total of 8+3=**11 total units** permitted for the site.

Based on conceptual design, waivers will be needed for:

- Minimum Lot Area under 10,000 square feet –Existing home lot sizes average 4,428 SF and the proposed new construction home lot sizes average 9,577 SF
- Minimum Lot Width under 70 feet.
- Rear yard setback proposed to be minimum of 20 feet from property line for new construction homes but homes on Kurtz would be roughly 10 feet.

Based on conceptual design, incentive will be needed for:

- We are requesting to NOT underground the utility poles surround all three sides of the project. Preliminary estimate costs to underground the utility poles are close (if not more) than \$1,000,000. Based upon the value of the property utilizing the current house and existing homes, this would make this project forever unbuildable.
- Based upon the City's requirements for frontage improvements on all sides of the project, applicant may request an incentive for frontage improvements.

Additional Questions

1. Does the City have any issue with applicant utilizing an incentive to not underground the utility poles on sides of the project?
2. Does the City have any issue with applicant utilizing one of the existing homes on Kurtz as an affordable unit?
 - a. Will the City require us to do any improvements to the existing affordable unit on Kurtz?
3. Front yard setback of 25' measured from edge of public street pavement. Our sidewalks will be within this front yard area with an easement. Does this meet front yard requirements, or would it need a waiver?
4. Can the project utilize a 40' wide private street with parking on one side?
5. Are there any other code compliance items with the proposed design that may need waivers?
6. Will the city require a Phase I Environmental Assessment as part of the application?
7. Can you speak to whether this property would qualify for an Infill Exemption as it relates to EIR?
8. What frontage improvements will be required along Hunsaker, Whaley and Kurtz Street?
9. Does the City have any issue with applicant utilizing an incentive for frontage improvements?
10. Will a 3' right-of-way dedication to the City of Oceanside be required along Hunsaker, Whaley and Kurtz?
11. Can any proposed curb, gutter, and sidewalk improvements in the right-of-way be considered removal / replacement and maintenance to be exempt from storm water treatment requirements?
12. Can maintenance of the slopes within rear yards be maintained by individual homeowners, or would some or all of these slopes need to be HOA-maintained?
13. Will a biological survey be required for this project?
14. Does Staff believe there is a high likelihood this project will be appealed to City Council?

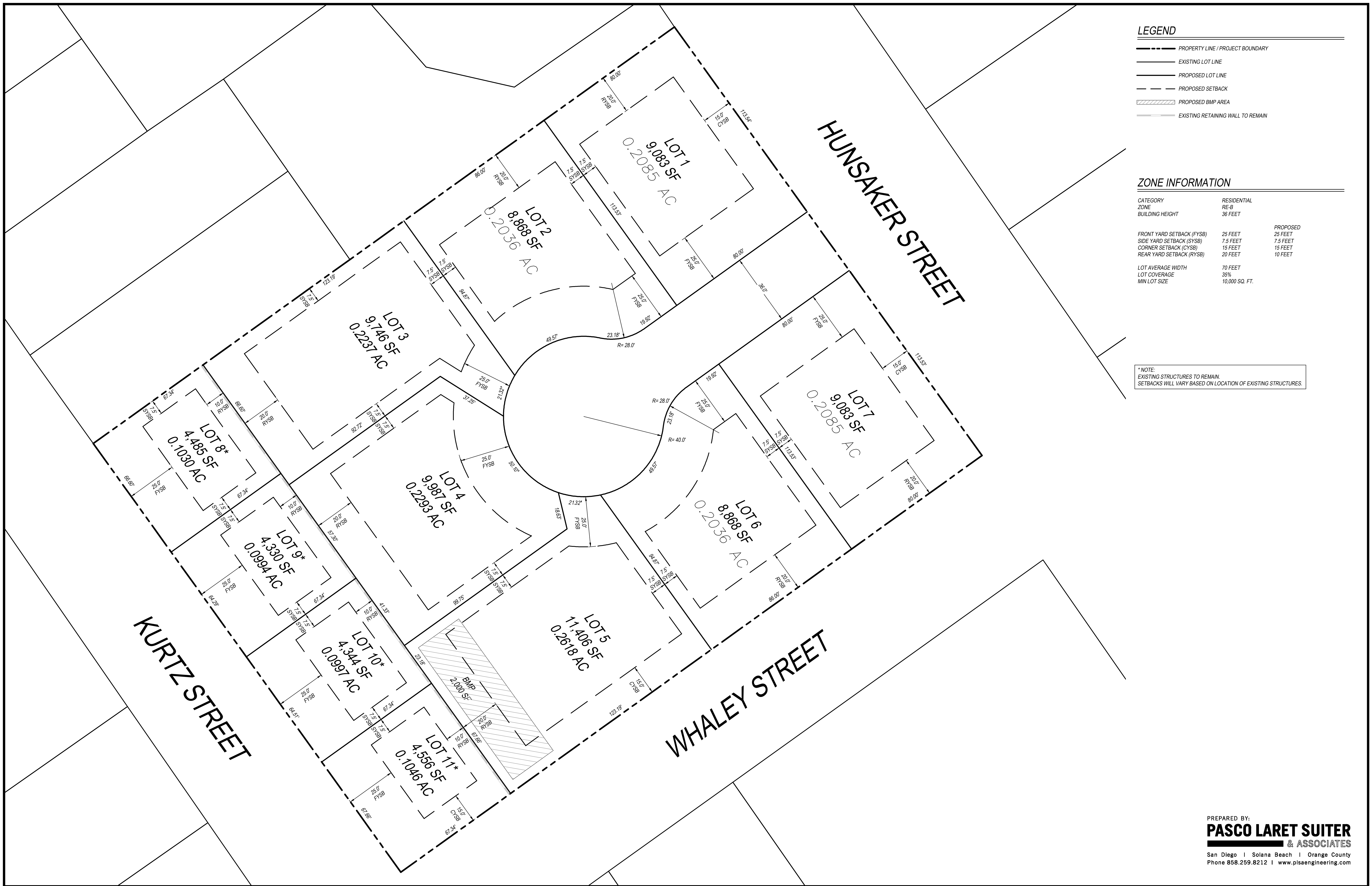
LEGEND

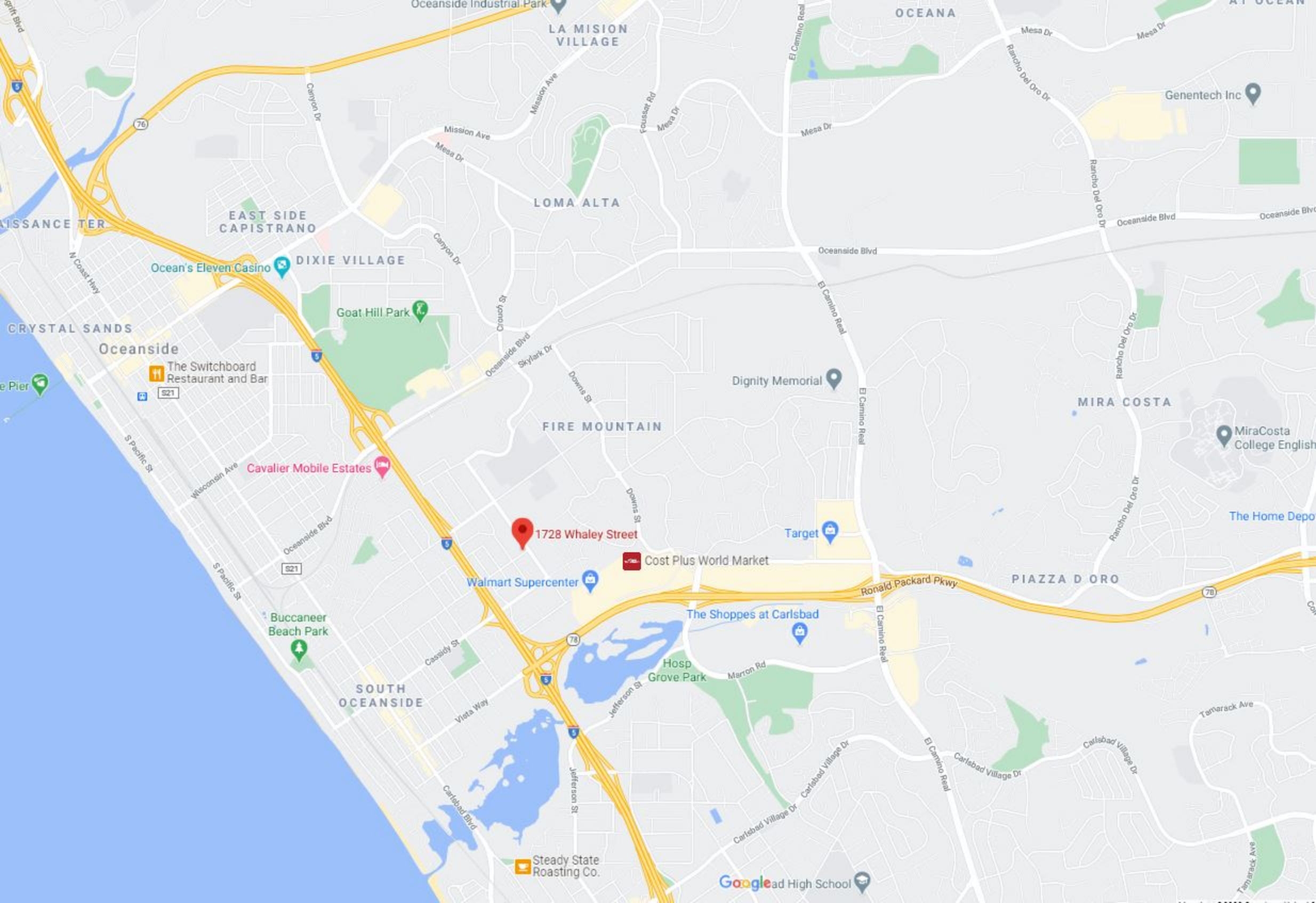
- PROPERTY LINE / PROJECT BOUNDARY
- EXISTING LOT LINE
- - - PROPOSED LOT LINE
- - - PROPOSED SETBACK
- ▨ PROPOSED BMP AREA
- EXISTING RETAINING WALL TO REMAIN

ZONE INFORMATION

CATEGORY	RESIDENTIAL	PROPOSED
ZONE	RE-B	RE-B
BUILDING HEIGHT	36 FEET	36 FEET
FRONT YARD SETBACK (FYSB)	25 FEET	25 FEET
SIDE YARD SETBACK (SYSB)	7.5 FEET	7.5 FEET
CORNER SETBACK (CYSB)	15 FEET	15 FEET
REAR YARD SETBACK (RYSB)	20 FEET	10 FEET
LOT AVERAGE WIDTH	70 FEET	70 FEET
LOT COVERAGE	35%	35%
MIN LOT SIZE	10,000 SQ. FT.	10,000 SQ. FT.

*NOTE:
EXISTING STRUCTURES TO REMAIN.
SETBACKS WILL VARY BASED ON LOCATION OF EXISTING STRUCTURES.





LA MISION VILLAGE

OCEANA

Genentech Inc

LOMA ALTA

EAST SIDE CAPISTRANO

DIXIE VILLAGE

Ocean's Eleven Casino

Goat Hill Park

CRYSTAL SANDS

Oceanside

The Switchboard Restaurant and Bar

Dignity Memorial

MIRA COSTA

MiraCosta College English

FIRE MOUNTAIN

Cavalier Mobile Estates

1728 Whaley Street

Cost Plus World Market

Target

The Home Depot

Walmart Supercenter

The Shoppes at Carlsbad

PIAZZA D ORO

Buccaneer Beach Park

SOUTH OCEANSIDE

Hosp Grove Park

Steady State Roasting Co.

Googlead High School



Valencia St

Kurz St

Hunsaker St

Woodbine Pt

Kurz St

Hunsaker St

1728 Whaley Street

Whaley St

Bronzed Body SD

Loancor

Whaley St

Kurz St

Hunsaker St

Hicke St

Whaley St

Google

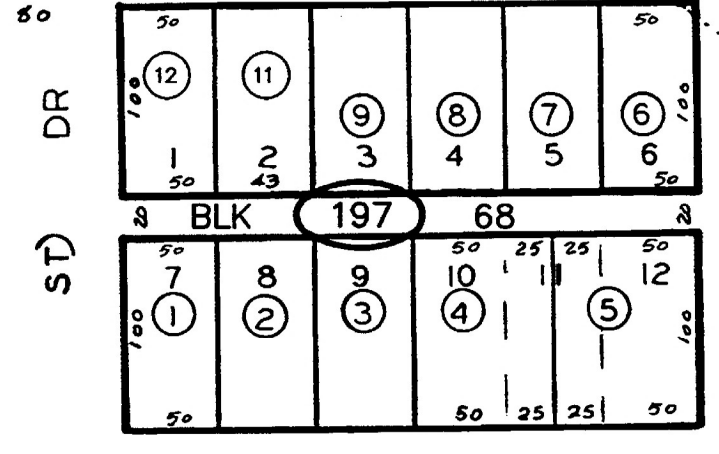
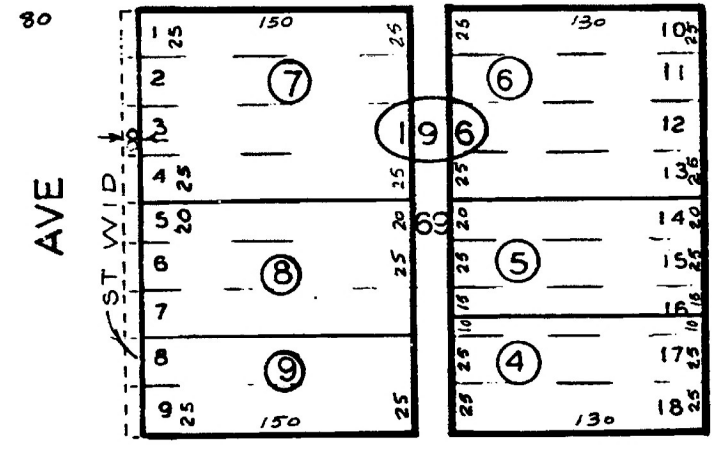
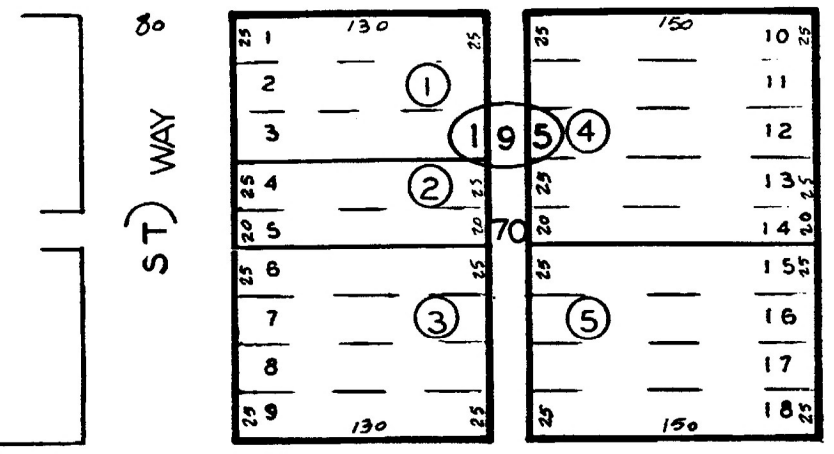
147-19,20,29

147-19

1"=100'

23
SHT 2
HORNE

34



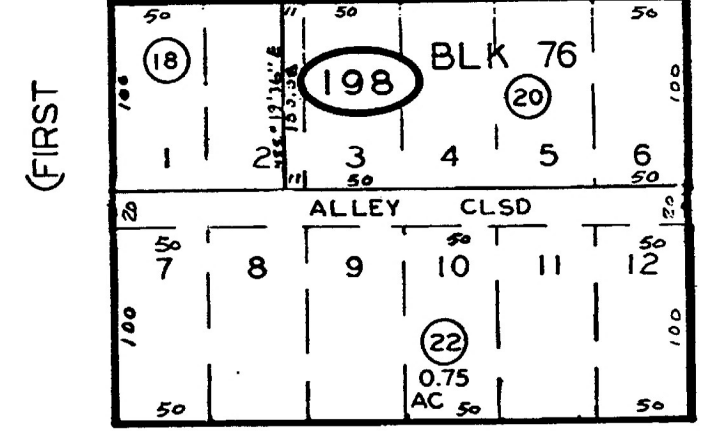
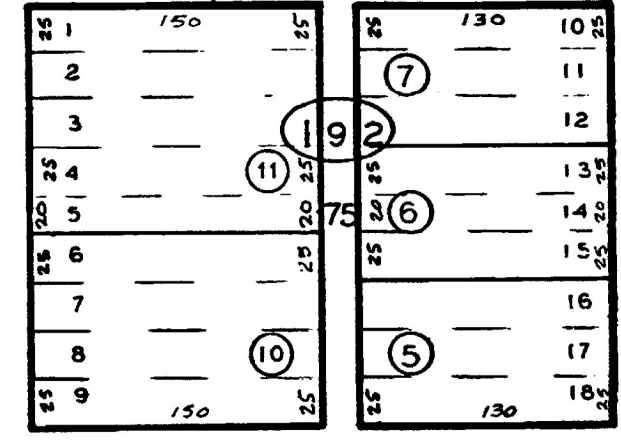
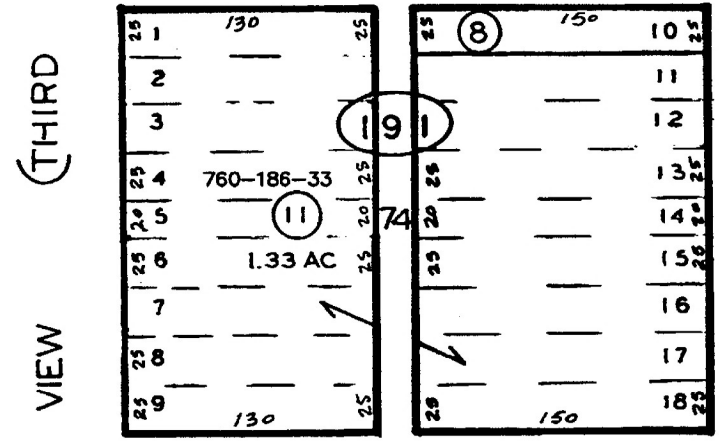
MAP 272
MAP 323
MAP 915

6/05/2002 RMM

CHANGES				
BLK	OLD	NEW	YR	CUT
196	1,2,3	7,8,9	70	327
194	7&10	13	71	4458
198	10-11	12-13	71	4517
198	7-9	14	72	1840
191	1-4	10	72	2818
192	2&8	9-10	73	2877
192	1&9	11	74	1712
191	7,9,10	11	77	
194	9&11	14	77	3446
194	12,13,14	SAME	81	5623
194	12-14	15	82	1328
198	4&14	15	82	1329
193	7	RED TO BLACK	83	5921
198	15	16&17	94	1995
198	12,15	SAME	95	5507
198	12,16	18-21	95	1084
	21	22	95	2019
197	10	11&12	03	1109

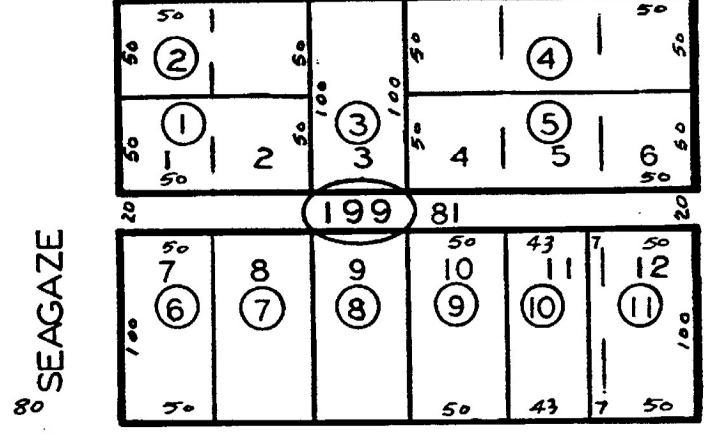
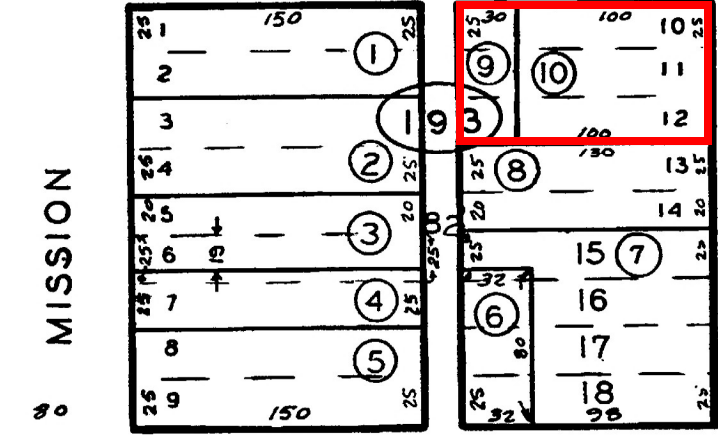
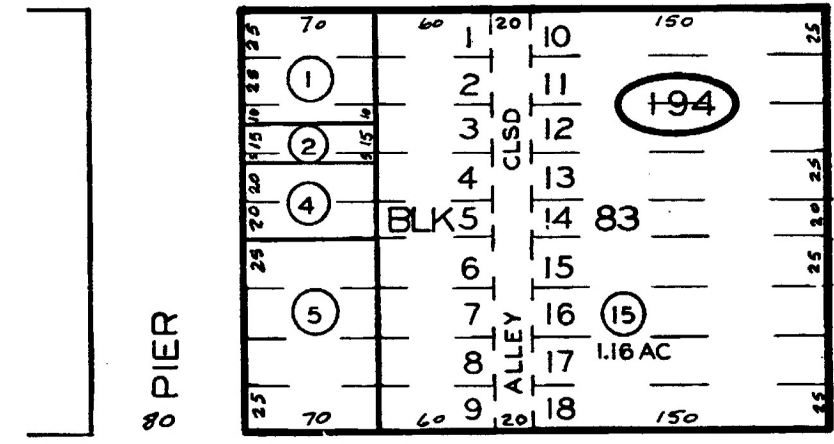
10

150
6



NEVADA

ST



TOPEKA

150
5

DITMAR

ST

WM
7-16-69
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 147 PAGE 19

9

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

28

MAP 272 - BROOKS ADD - BLK 68 & MAP 323 - HORNES ADD & MAP 613 - HORNES ADD AMENDED

ROS 14649

JUL 17 2002



Developer's Conference (Pre-Application) Request Form

Development Services Department, Planning Division
300 N. Coast Hwy, Oceanside, CA 92054, (760) 435-4373

General Information

Project/Property Address: 716 SEAGAZE DR, 712 SEAGAZE DR

Assessor's Parcel Number: 1471930800, 1471931000 Lot Area (acres or SF): 15,245

Existing Use: Parking Lot

Brief Description of Proposal:
Mixed Use development utilizing Downtown Redevelopment Plan consisting of 9 story building

Property Owner & Applicant Information


Owner Name: MARK BENJAMIN

Phone Number & E-Mail Address: (858) 699-6272 MARK @ ARCHIPELAGO DEV. COM

Applicant Name: Bryan Elsey

Phone Number & E-Mail Address: 785-317-9352 bryan@myprimebuilt.com

To be completed if the Applicant is not the Property Owner:

I authorize the applicant indicated above to submit the application on my behalf: 
Signature of Property Owner
(or attach a Letter of Authorization)

Requested Meeting Date/Time (please provide 2 options) - reference the Developer's Conference calendar for dates

1st choice date: Nov 12, 2020 Time preference: 9:30 am 10:30 am either

2nd choice date: Dec 9, 2020 Time preference: 9:30 am 10:30 am either

Requested Divisions to Attend (Planning attends all meetings)

Building Fire Water Engineering Transportation Solid Waste Other _____

Email the following documents in PDF to Tiffany Chen, tchen@oceansideca.org

- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

To be completed by City staff:

Assigned meeting date: _____ Time: _____

Assigned Project Planner: _____

712 SEAGAZE MIXED-USE DEVELOPMENT



A RENDERED PERSPECTIVE FROM SE
NOT TO SCALE

PROJECT DATA

PROPERTY ADDRESS 712 SEAGAZE DR.
OCEANSIDE, CA 92054

OWNER ELSEY HOLDINGS, LLC
1532 COLLEGE AVE. F19
MANHATTAN, KS 66502

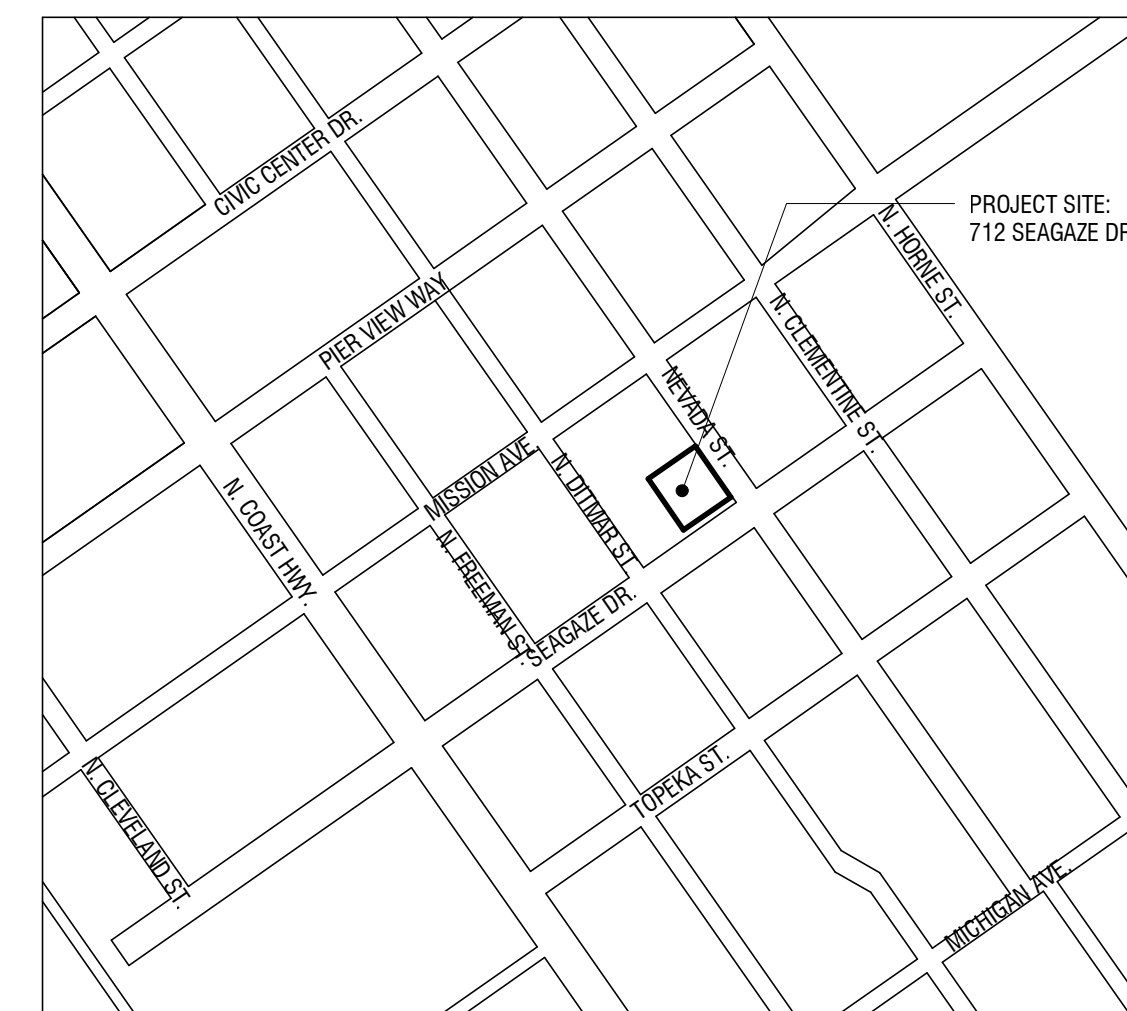
APPLICANT BRYAN ELSEY
1532 COLLEGE AVE. F19
MANHATTAN, KS 66502

ARCHITECT PRIME DESIGN, LLC
1532 COLLEGE AVE. F19
MANHATTAN, KS 66502

LEGAL DESCRIPTION
APN 147-193-08, -09, -10

LOTS 10, 11, 12, 13, AND 14 IN BLOCK 82 OF HORNE'S ADDITION TO OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 323, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 3, 1886.

VICINITY MAP

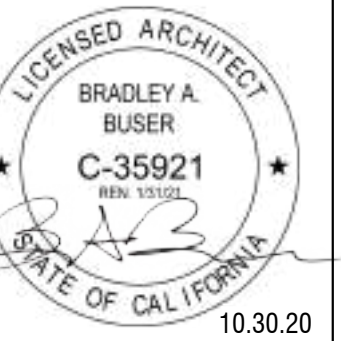


SHEET INDEX

SHEET NUMBER	SHEET NAME
---	COVER
---	SURVEY
V01	SURVEY
ARCHITECTURAL SITE PLAN	
AS01	ARCHITECTURAL SITE PLAN
ARCHITECTURAL	
A01	BASEMENT LEVEL 3 FLOOR PLAN
A02	BASEMENT LEVEL 2 FLOOR PLAN
A03	BASEMENT LEVEL 1 FLOOR PLAN
A04	FIRST FLOOR PLAN
A05	SECOND FLOOR PLAN
A06	THIRD FLOOR PLAN
A07	FOURTH FLOOR PLAN
A08	FIFTH - EIGHTH FLOOR PLAN
A09	BUILDING ELEVATIONS
A10	BUILDING ELEVATIONS
A11	BUILDING SECTION
A12	RENDERINGS

PRIME DESIGN

1532 COLLEGE AVE. F19
MANHATTAN, KS 66502
785.317.5725



10.30.20

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE ARCHITECT

CLIENT:
ELSEY PARTNERS
1532 COLLEGE AVE. F19
MANHATTAN, KS 66502

ARCHITECT:
PRIME DESIGN
1532 COLLEGE AVE. F19
MANHATTAN, KS 66502
785.317.5725

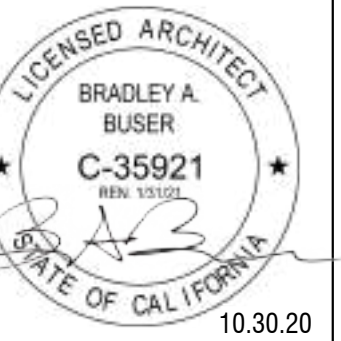
DATE ISSUED:
10/29/20

REVISIONS

OCEANSIDE APARTMENTS
712 SEAGAZE DR
OCEANSIDE, CA 92054

JOB NO.:
2020-3

SHEET:
COVER



THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE ARCHITECT

CLIENT:
ELSEY PARTNERS
1532 COLLEGE AVE. F19
MANHATTAN, KS 66502
785.317.5725

ARCHITECT:
PRIME DESIGN
1532 COLLEGE AVE. F19
MANHATTAN, KS 66502
785.317.5725

DATE ISSUED:
10/30/20

REVISIONS

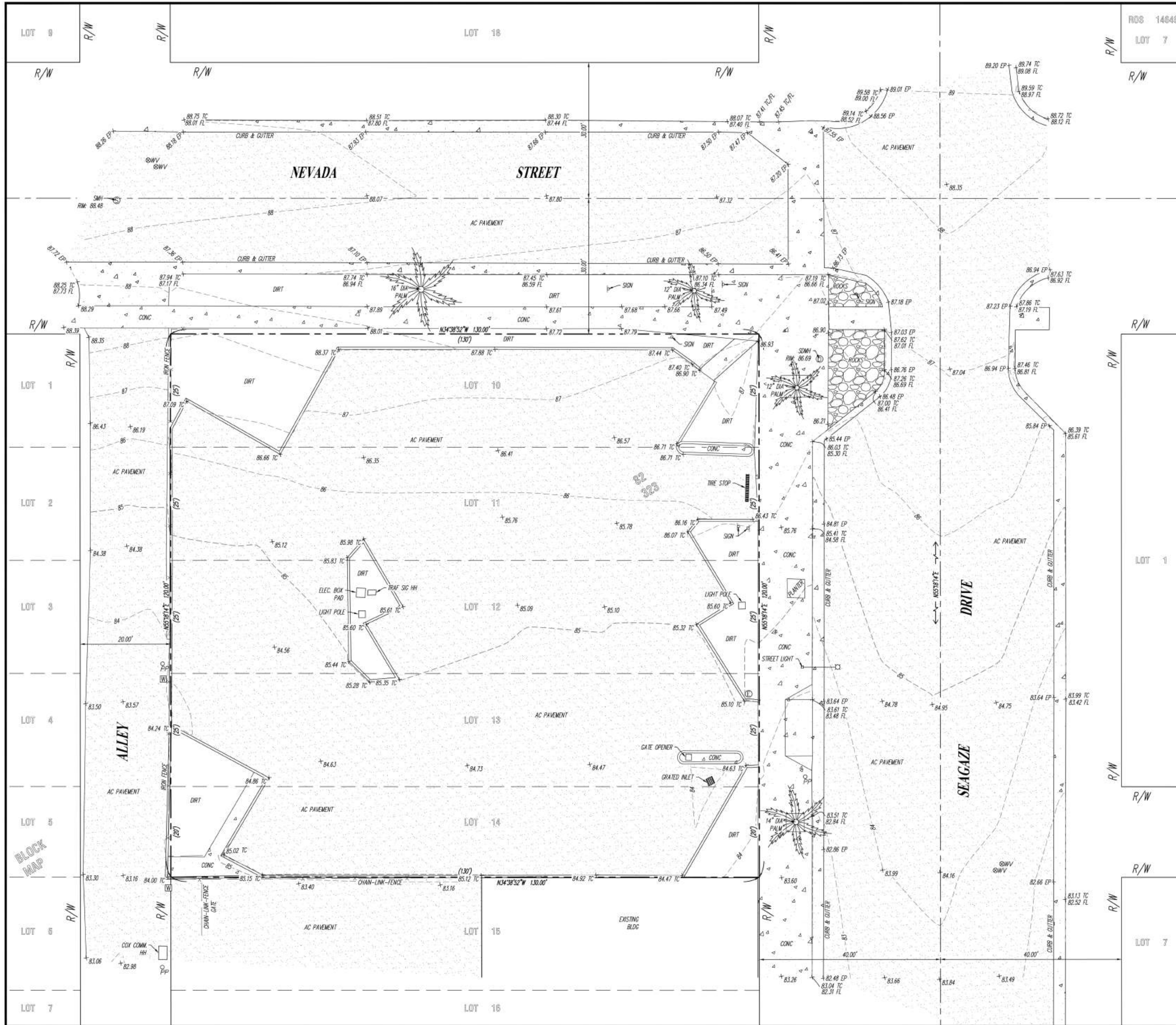
OCEANSIDE APARTMENTS
712 SEAGAZE DR
OCEANSIDE, CA 92054

JOB NO.:
2020-3
SHEET:
SURVEY

V01

TOPOGRAPHIC PLAT

R/O# 14649
LOT 7



OWNER: MARK BENJAMIN
SITE ADDRESS: 712-716 SEAGAZE DRIVE
OCEANSIDE, CA 92054
ASSESSOR'S PARCEL NO.: 147-193-08, -09, -10.
DATE OF SURVEY: 04-01-19

LEGAL DESCRIPTION: LOTS 10, 11, 12, 13 AND 14 IN BLOCK 82 OF HORNE'S ADDITION TO OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 323, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 3, 1886.

VERTICAL BENCHMARK: FND 1.5" BRASS DISK IN MONUMENT WELL STAMPED LS 7959 (POINTS # 1004 PER CONTROL SURVEY MONUMENT DATA AND RECOVERY SHEET CITY OF OCEANSIDE GEODETIC CONTROL NETWORK) MONUMENT WELL AT INTERSECTION OF SEAGAZE DRIVE AND HORNE STREET.

DATUM: NAVD88 ELEVATION: 120.59'

BASES OF BEARINGS: THE BASES OF BEARINGS FOR THIS SURVEY IS THE CITY OF CALIFORNIA COORDINATED SYSTEM CCS83, ZONE 6, EPOCH 2011, BETWEEN POINTS 1004 AND 1005 AS SHOWN ON THE CITY OF OCEANSIDE CONTROL SURVEY MONUMENT DATA AND RECOVERY SHEET. (i.e. N55°18'14"E)

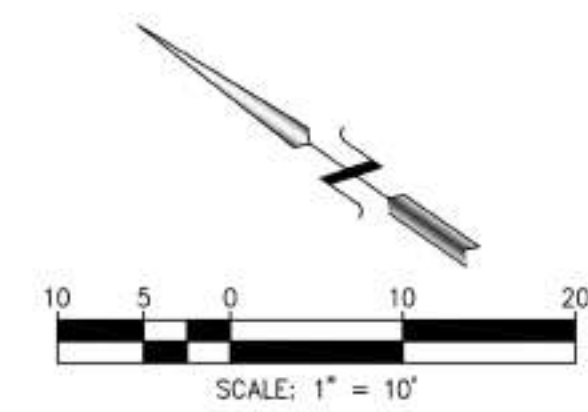
NOTES:

- PROPERTY LINE DISTANCES SHOWN HEREON PER MAP NO. 323 AND GRANT DEED RECORDED JUNE 13, 2019 AS DOC# 2018-0239549, OF OFFICIAL RECORDS. BEARINGS SHOWN HEREON CALCULATED PER ROS 14649 AN ROTATED INTO PIS 1004-1005. A BOUNDARY SURVEY OF THE PROPERTY IS CURRENTLY IN PROCESS AND THE BOUNDARIES SHOWN HEREON WILL BE UPDATED TO REFLECT THE MAPPED BOUNDARY UPON COMPLETION OF THE WORK.
- PRELIMINARY TITLE REPORT WAS NOT MADE AVAILABLE AT THE TIME OF THIS SURVEY THEREFORE EXISTING EASEMENTS, IF ANY, HAVE NOT BEEN PLOTTED HEREON.

LEGEND:	SYMBOL:
PROPERTY BOUNDARY	---
PROPERTY LINE	---
EXISTING CONTOUR	-150-
EXISTING ELEVATION	X 150.5

ABBREVIATIONS:

AC	ASPHALT CONCRETE
BLOC	BUILDING
CONC	CONCRETE
F	ELECTRIC HANDHOLE
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FS	FINISH GRADE
FL	FLOW LINE
G	GAS METER
GF	GARAGE FLOOR
PP	POWER POLE
R/W	RIGHT-OF-WAY
SMH	STORM DRAIN MANHOLE
SM	STORM MANHOLE
TC	TOP OF CURB
W	WATER METER
WV	WATER VALVE



DATE: 4/24/2019 - ELLI AMBLE, R. V. 19-120, Benjamin - Seagaze Dr - Nevada St - 200 - Bero, Justin - 10000000



EXISTING VIEW FROM SOUTH



EXISTING VIEW FROM NE



EXISTING VIEW FROM NORTH



EXISTING VIEW FROM NW

PROJECT NARRATIVE

THE PROJECT IS A PROPOSED MIXED USE DEVELOPMENT COMPRISED OF 6 STORIES OF RESIDENTIAL APARTMENTS OVER 5 STORES OF STRUCTURED PARKING GARAGES AND FIRST FLOOR COMMERCIAL SPACES. AS THE PROJECT IS WITHIN CLOSE PROXIMITY OF THE OCEANSIDE TRANSIT CENTER, THE PROJECT INTENDES TO MEET THE GOALS OF A TRANSIT ORIENTED DEVELOPMENT.

THE STRUCTURE IS COMPRISED OF A 5 STORY, R-2 APARTMENT BUILDING OF TYPE 3A CONSTRUCTION, PLACED ON TOP OF A 3 STORY TYPE 1A MULTIPLE OCCUPANCY BUILDING WITH 3 BASEMENT LEVELS. THIS BUILDING CONSISTS OF R-2, S-2, B, AND M USES.

BUILDING AREA SUMMARY		
LEVEL	OCCUPANCY GROUP	AREA
BUILDING 1		
THIRD FLOOR	A-3	2,722 SF
THIRD FLOOR	B	604 SF
THIRD FLOOR	R-2	8,989 SF
SECOND FLOOR	S-2	14,171 SF
FIRST FLOOR	B	2,322 SF
FIRST FLOOR	S-2	11,849 SF
BASEMENT 1	S-2	14,678 SF
BASEMENT 2	S-2	14,678 SF
BASEMENT 3	S-2	14,678 SF
		84,691 SF
BUILDING 2		
EIGHTH FLOOR	R-2	12,205 SF
SEVENTH FLOOR	R-2	12,205 SF
SIXTH FLOOR	R-2	12,205 SF
FIFTH FLOOR	R-2	12,205 SF
FOURTH FLOOR	R-2	12,205 SF
		61,025 SF
GRAND TOTAL		145,717 SF

PROJECT DATA

ZONING

DOWNTOWN SUBDISTRICT 2, (D-2)
COMMERCIAL USES PERMITTED BY RIGHT
RESIDENTIAL USES PERMITTED WITH CONDITIONAL USE PERMIT AND APPROVED MIXED-USE PLAN

TRANSIT ORIENTED DEVELOPMENT

SITE IS LESS THAN 0.5 MILES FROM OCEANSIDE TRANSIT CENTER. MIXED-USE PROJECTS IN THE TOD AREA REQUIRE A MIXED-USE DEVELOPMENT PLAN THAT WILL INCORPORATE DEVELOPMENT STANDARD MODIFICATIONS

BUILDING HEIGHT

PER ADDITIONAL REGULATION SECTION N(d), BASE ZONING HEIGHT IS PERMITTED TO BE 65 FEET AND HEIGHT INCREASE TO 90'-0" PERMITTED WITH APPROVED CONDITIONAL USE PERMIT

89'-9" FEET PROPOSED

SETBACKS

PER 1232 D DISTRICT: ADDITIONAL DEVELOPMENT REGULATIONS, SECTION L, ELIMINATION OF SETBACKS WILL BE INCLUDED IN MIXED-USE DEVELOPMENT PLAN

DENSITY

PER THE PROVISIONS OF SECTION KK OF THE D DISTRICT ADDITIONAL DEVELOPMENT STANDARDS, PROJECTS WITH AN APPROVED MIXED-USE DEVELOPMENT PLAN HAVE NO MAXIMUM DENSITY

179 STUDIO APARTMENTS ARE PROPOSED

VEHICLE PARKING

ON-SITE PARKING

149 STALLS ARE PROVIDED ON-SITE, OF WHICH 15 ARE EV EQUIPPED
5 ACCESSIBLE STALLS (1 VAN, 4 STANDARD), OF WHICH 1 IS EV EQUIPPED

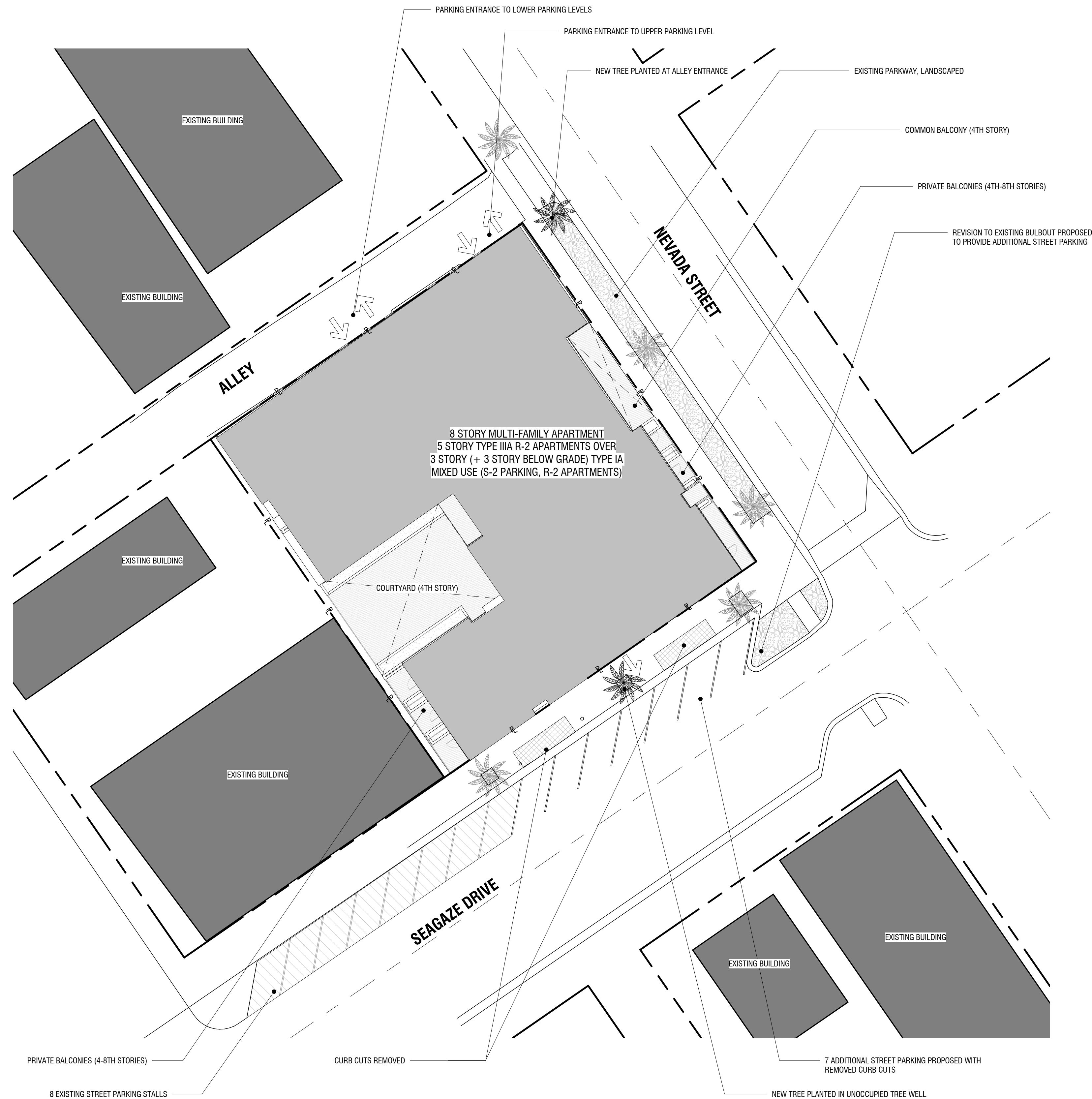
OFF-SITE STREET PARKING

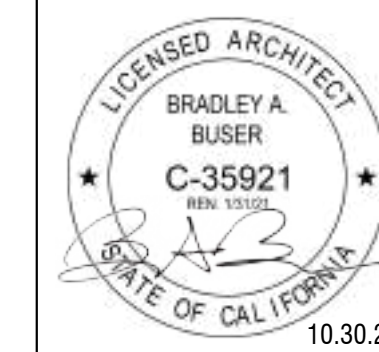
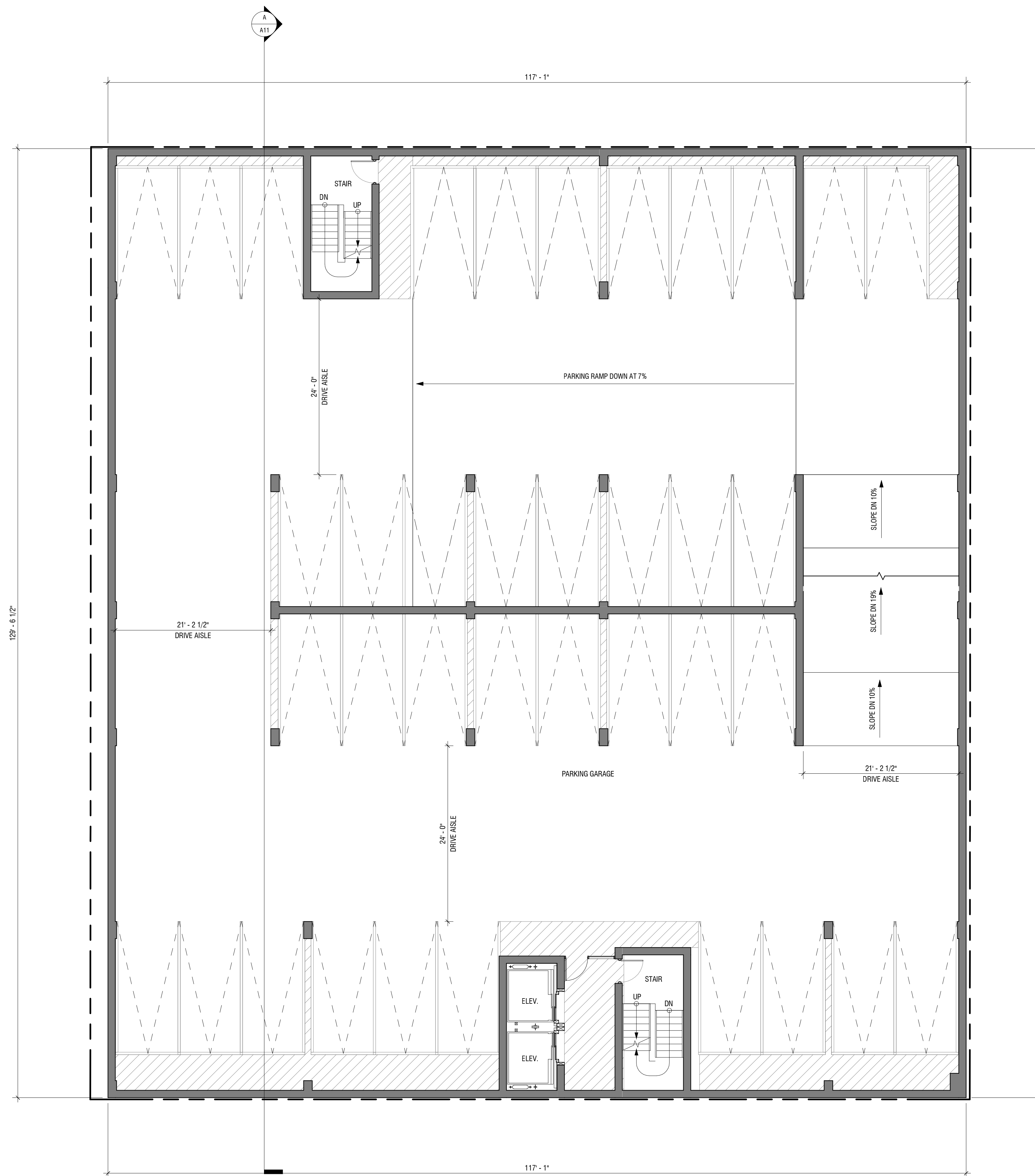
7 NEW STALLS ARE PROPOSED ALONG SEAGAZE (SEE SITE PLAN)

TOTAL STALLS PROVIDED = 161 STALLS

LANDSCAPING

25% OF SITE AREA AT GRADE REQ'D TO BE LANDSCAPED, REDUCTION AND MODIFICATION REQUESTED TO PERMIT THE INSTALLATION OF LANDSCAPING ABOVE GRADE.





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ARCHITECT:
PRIME DESIGN
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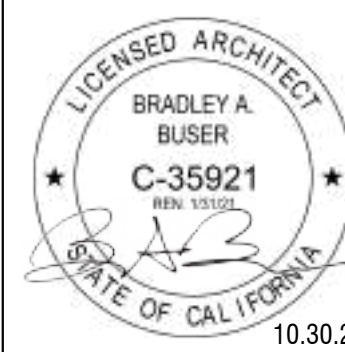
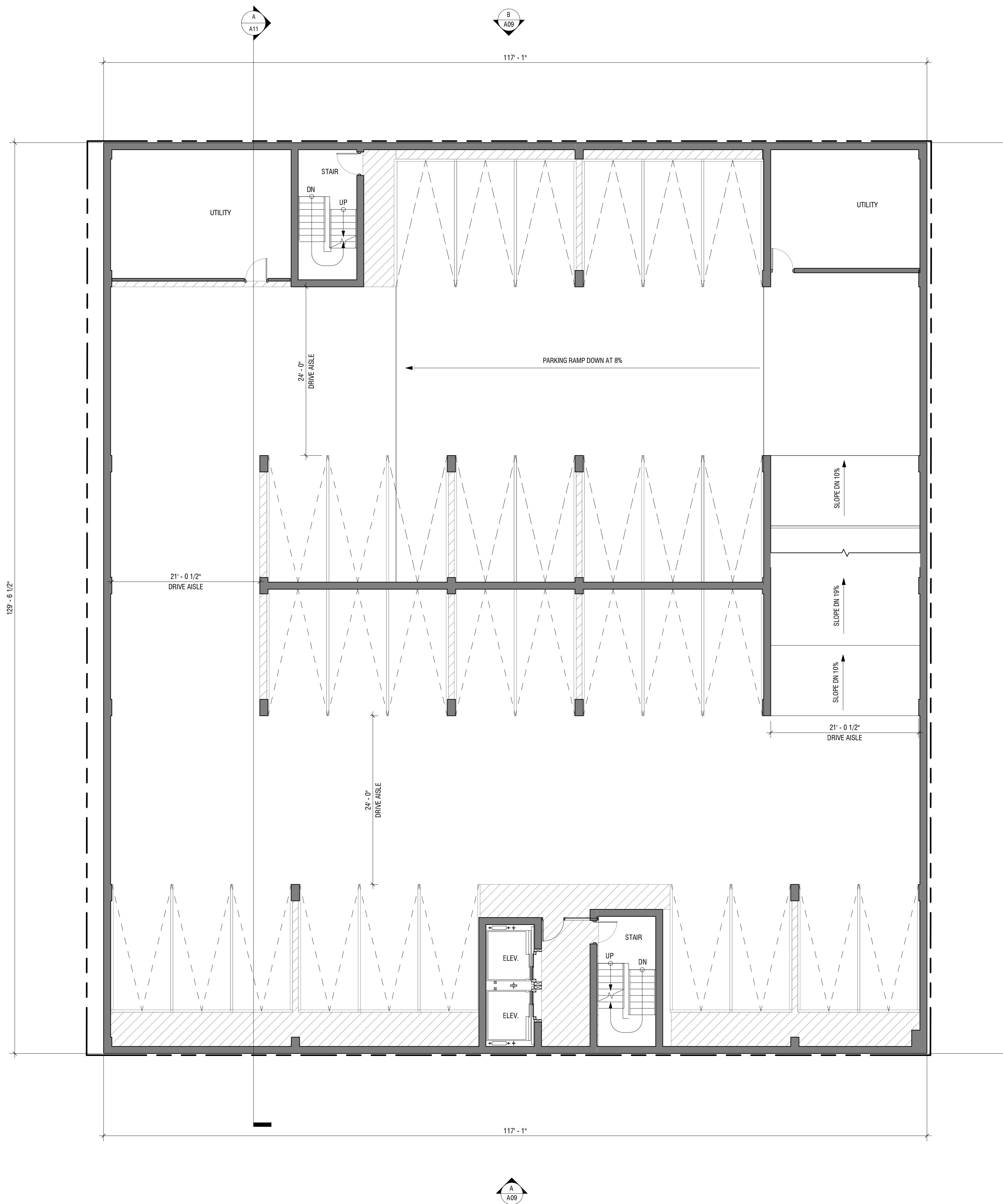
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JOB NO.:
2020-3

SHEET:
BASEMENT LEVEL 2
FLOOR PLAN



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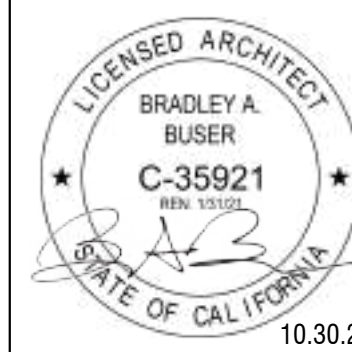
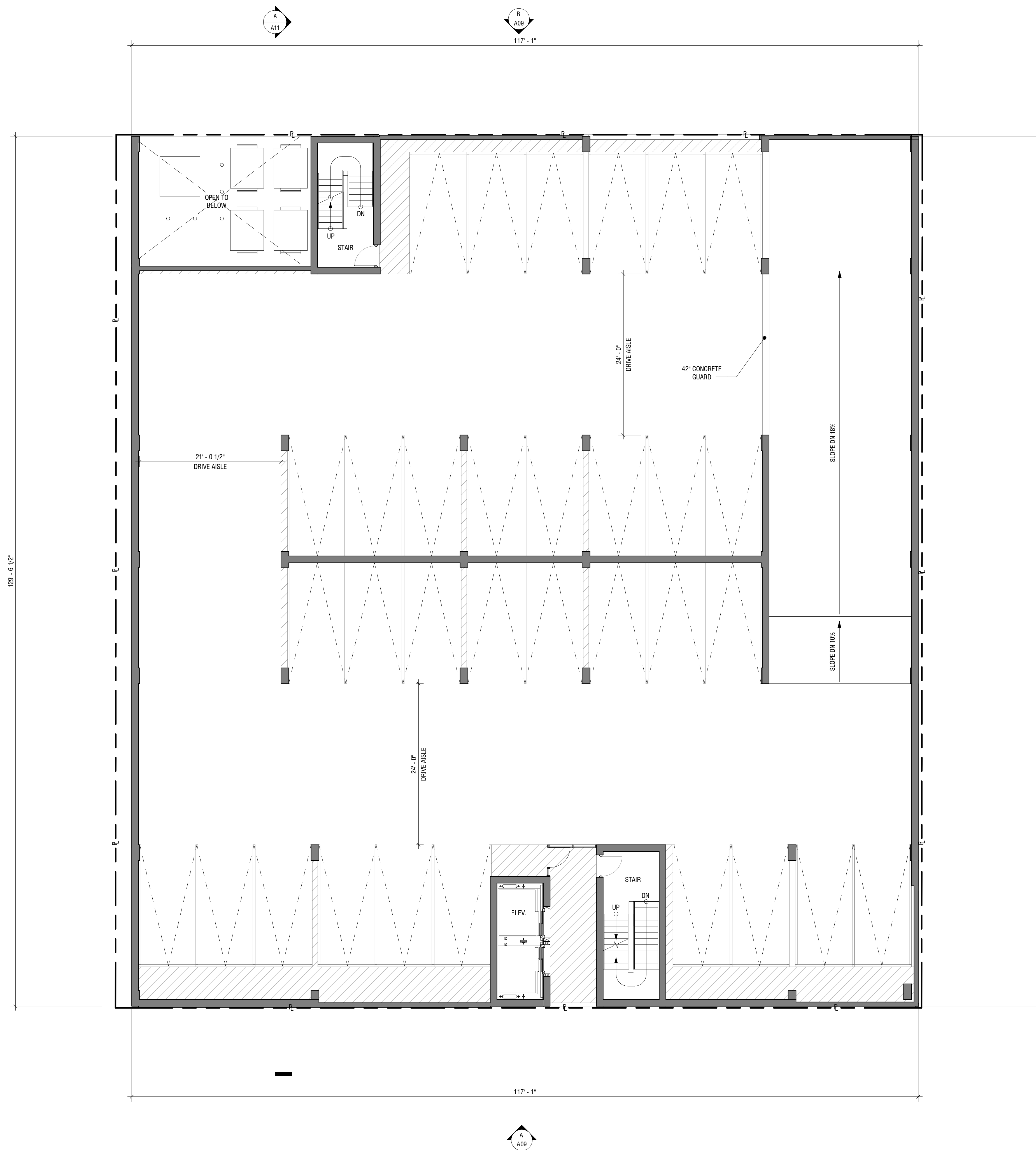
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FLOOR PLAN



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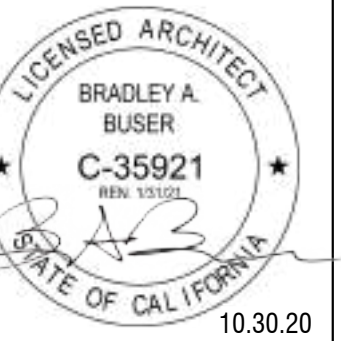
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SECOND FLOOR PLAN



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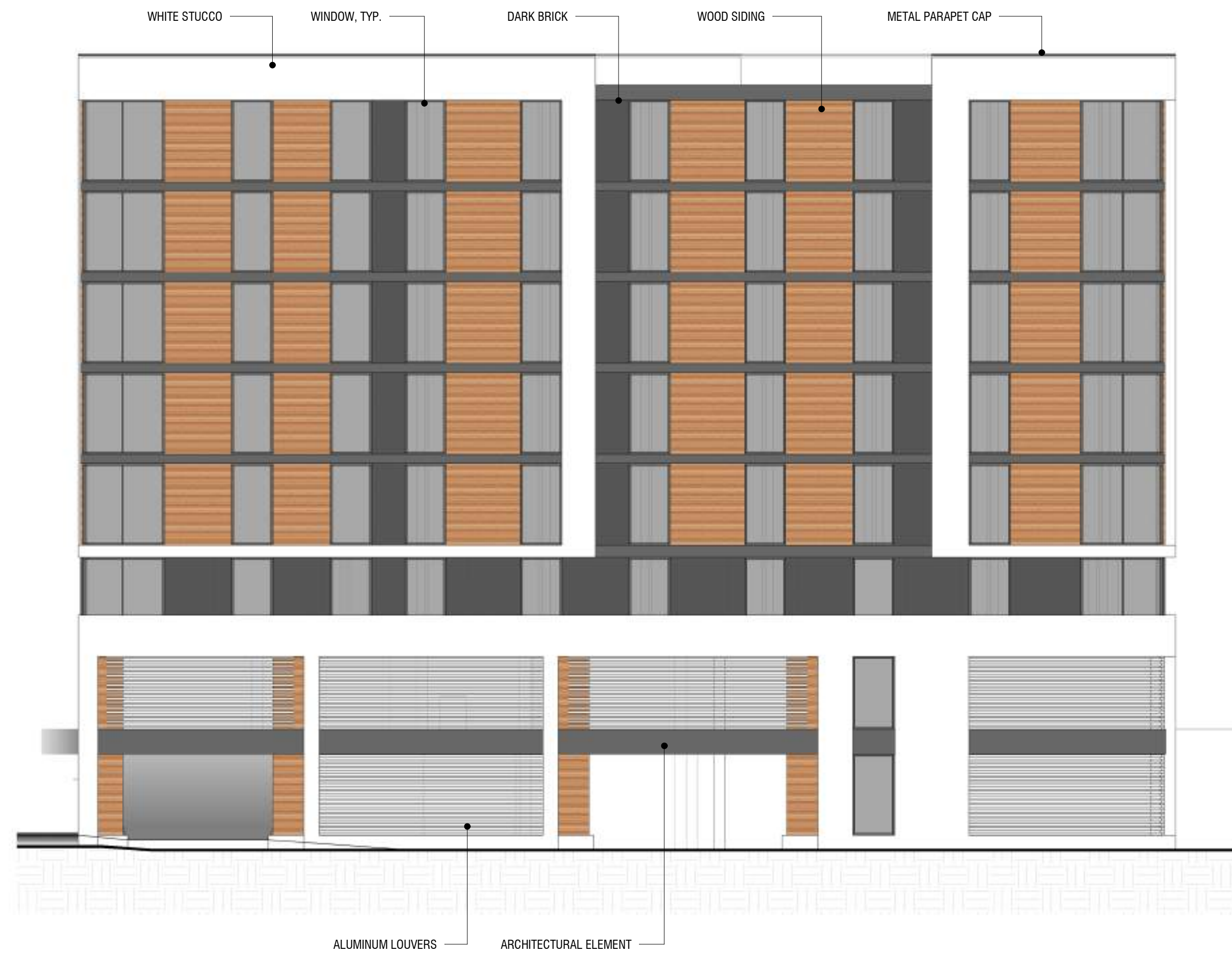
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SHEET:
THIRD FLOOR PLAN



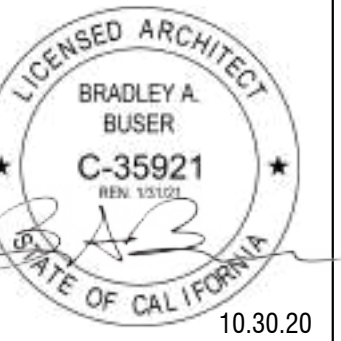
- T.O. ELEV. PENT.
T.O. $89' - 7 \frac{3}{4}''$
 $87' - 7 \frac{5}{8}''$
- EIGHTH FLOOR
 $74' - 7 \frac{3}{4}''$
- SEVENTH FLOOR
 $64' - 8 \frac{5}{8}''$
- SIXTH FLOOR
 $54' - 9 \frac{1}{2}''$
- FIFTH FLOOR
 $44' - 10 \frac{3}{8}''$
- FOURTH FLOOR
 $34' - 10''$
- THIRD FLOOR
 $24' - 2''$
- SECOND FLOOR
 $12' - 6''$
- FIRST FLOOR
 $0' - 0''$
- TRASH
 $-1' - 6''$

B NORTH BUILDING ELEVATION
A09 $3/32" = 1'-0"$



- T.O. ELEV. PENT.
T.O. $89' - 7 \frac{3}{4}''$
 $87' - 7 \frac{5}{8}''$
- EIGHTH FLOOR
 $74' - 7 \frac{3}{4}''$
- SEVENTH FLOOR
 $64' - 8 \frac{5}{8}''$
- SIXTH FLOOR
 $54' - 9 \frac{1}{2}''$
- FIFTH FLOOR
 $44' - 10 \frac{3}{8}''$
- FOURTH FLOOR
 $34' - 10''$
- THIRD FLOOR
 $24' - 2''$
- SECOND FLOOR
 $12' - 6''$
- NE COMMERCIAL
 $1' - 6''$
- ENTRY VESTIBULE
 $35' - 6''$
- SE COMMERCIAL
 $-1' - 0''$

A SOUTH BUILDING ELEVATION
A09 $3/32" = 1'-0"$



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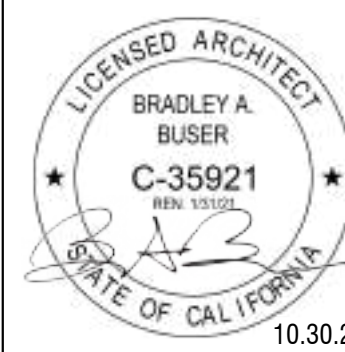
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SHEET:
BUILDING ELEVATIONS



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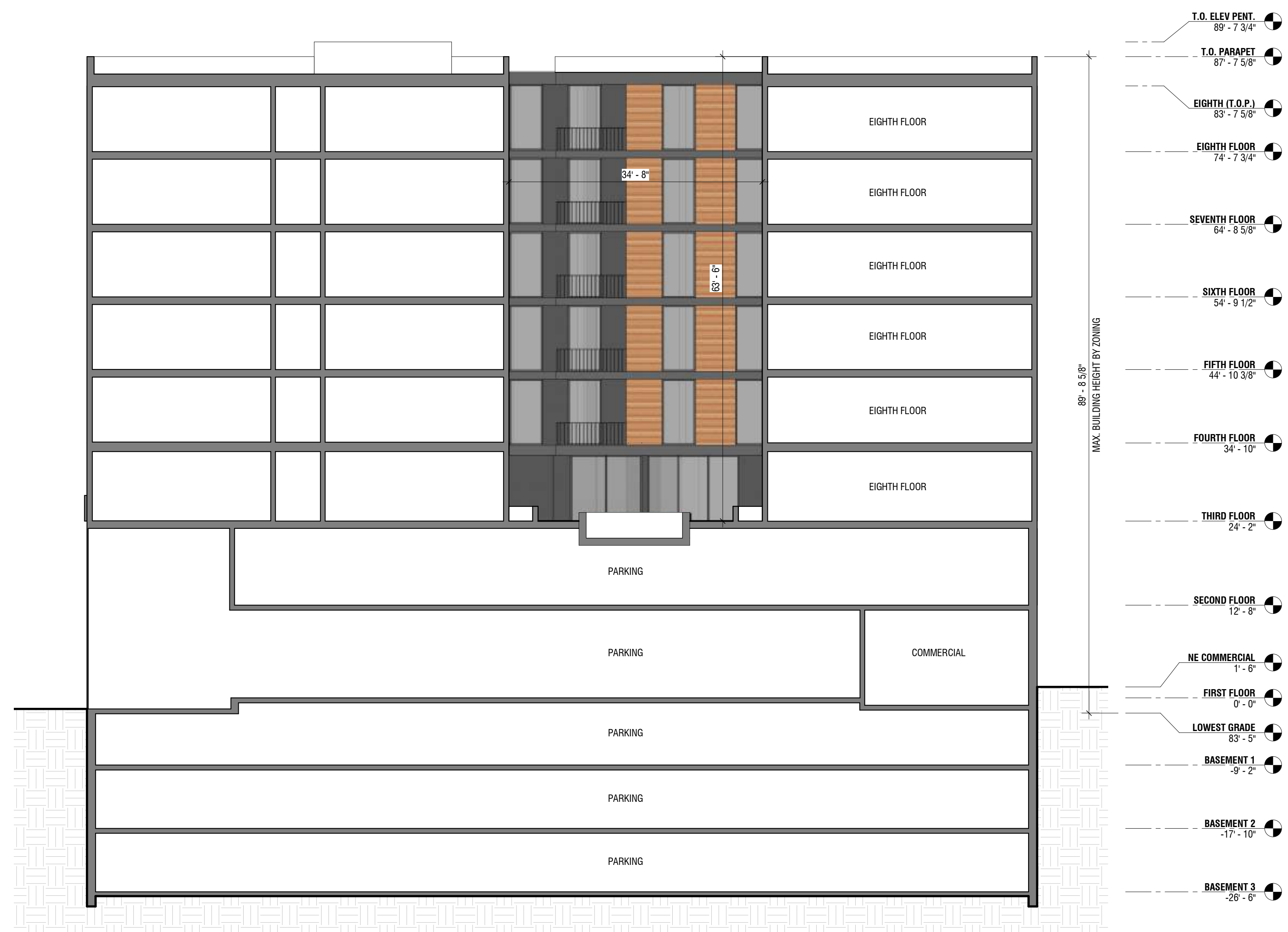
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SHEET:
BUILDING SECTION

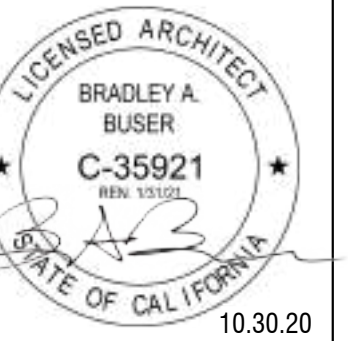


- T.O. ELEV. PENT. 89' - 7 3/4"
- T.O. PARAPET 87' - 7 5/8"
- EIGHTH (T.O.P.) 83' - 7 5/8"
- EIGHTH FLOOR 74' - 7 3/4"
- SEVENTH FLOOR 64' - 8 5/8"
- SIXTH FLOOR 54' - 9 1/2"
- FIFTH FLOOR 44' - 10 3/8"
- FOURTH FLOOR 34' - 10"
- THIRD FLOOR 24' - 2"
- SECOND FLOOR 12' - 8"
- NE COMMERCIAL 1' - 6"
- FIRST FLOOR 0' - 0"
- LOWEST GRADE 8' - 5"
- BASEMENT 1 -9' - 2"
- BASEMENT 2 -17' - 10"
- BASEMENT 3 -26' - 6"

A
A11 DIAGRAMMATIC SECTION
3/32" = 1'-0"



A
A12 RENDERED PERSPECTIVE OF COURTYARD
NOT TO SCALE



10.30.20
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SHEET:
RENDERINGS