

**¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE**

Wednesday, December 9, 2020

Reviewers- Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by end of day Tues, 12/8/2020.

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

Proposed conversion of an existing 106-room hotel, located at 3240 Mission Avenue, to a Single Room Occupancy (SRO) Hotel. [ADM20-00070]

Zoning: CG
Land Use: GC
Neighborhood Area: Airport
Assessor Parcel Number(s): 160-271-37 & 160-271-38
Contact Person: Patrick Zabrocki
Email: pzabrocki@hwl-pe.com

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

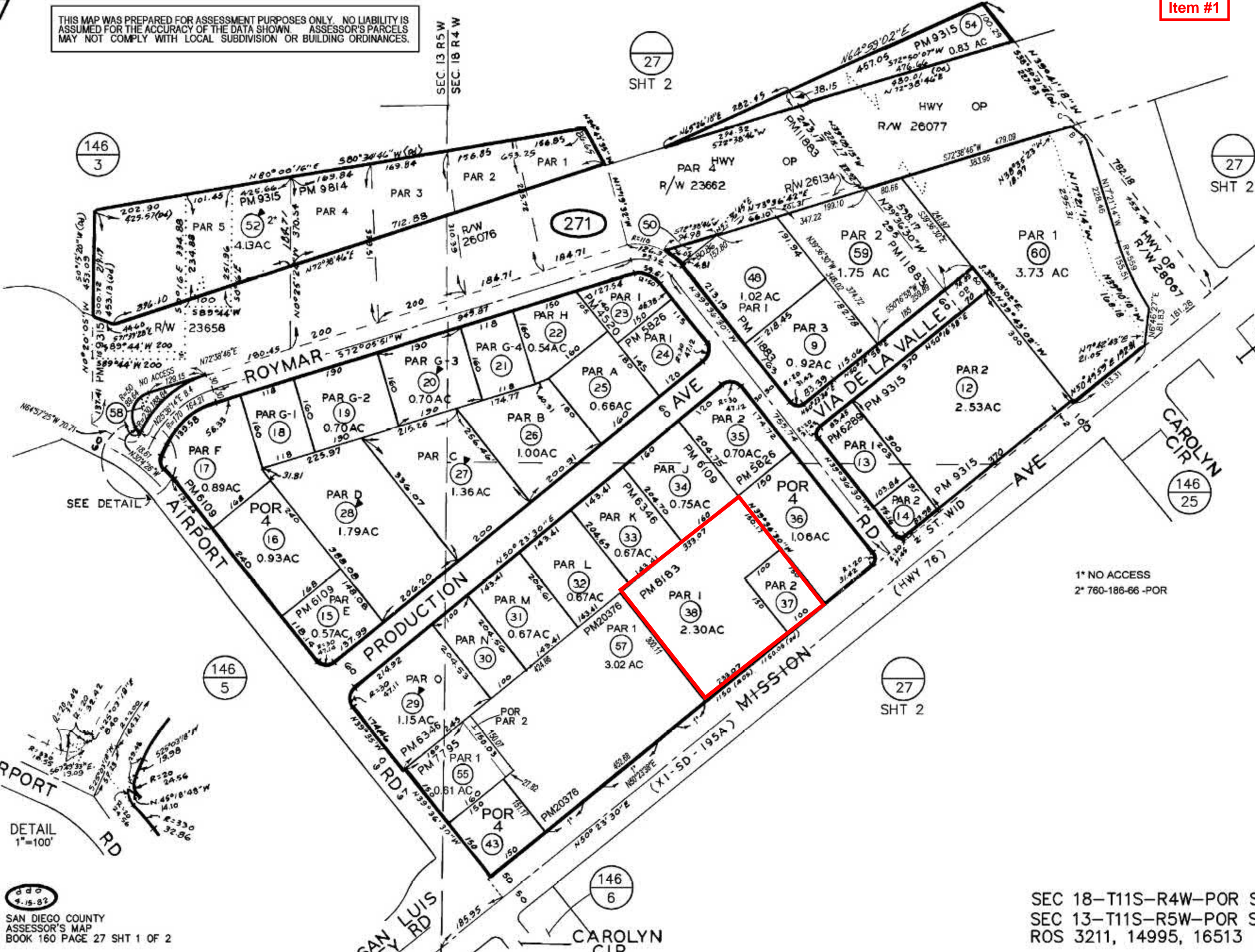
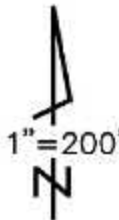
Proposed redevelopment of 219 S Ditmar Street with four (4) dwelling units and associated garages. [ADM20-00071]

Zoning: RH-U
Land Use: UHD-R
Neighborhood Area: Townsite
Assessor Parcel Number(s): 150-052-15
Contact Person: David Ashcroft
Email: daa@ecgnet.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.*

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.

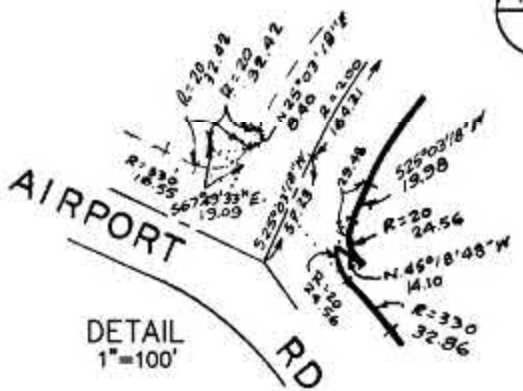
Item #1



01/17/2018 JGD

CHANGES				
BLK	OLD	NEW YR	CUT	
271	146-030 VARIOUS			
	160-210 VARIOUS	11-44	82	10109
	7	HWY OP	85	1641 CANC
	12	SAME MID	86	4748
	11	SAME ST. OP	86	4787
	11	45&46	92	1113 CANC
	45	HWY OP	93	1006 CANC
	1-6	KILL	93	1295
	8&10	48-49 HWY OP	93	1296 CANC
	PICK-UP	50	96	1558
	47	57 & HWY OP	97	1267
	PICK-UP	52	97	1419
	PICK-UP	53	97	1420
	15	SAME & B/L CHG	98	5536
	46&53	54	99	1951
	41&44	55&56	05	1066 CANC
	39,40,42 & 56	57	08	1378
	PICK-UP	58	15	1388
	49&51	59&60	18	1381

1* NO ACCESS
2* 760-186-66 -POR



SEC 18-T11S-R4W-POR SW 1/4
SEC 13-T11S-R5W-POR SE 1/4
ROS 3211, 14995, 16513



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: 3240 Mission Avenue, Oceanside, CA 92058

Assessor's Parcel Number: 160-271-38-00

Lot Area (acres or SF): 2.3 acres

Existing Use: Hotel

Brief Description of Proposal:

Use Permit to allow existing hotel to be designated as a Single Room Occupancy Hotel

Property Owner & Applicant Information

Owner Name: Sarodia Oceanside LLC

Phone Number & E-Mail Address: 619-335-3244

SARODIA@hotmail.com

Applicant Name: Patrick Zabrocki

Phone Number & E-Mail Address: 858-245-2473

pzabrocki@hwl-pe.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)

1st choice date: 12/09/2020 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: 12/9/2020

Time: 9:30 AM

Assigned Project Planner: Patty Anders, Planning Consultant



Developer's Conference – Project Description

PROJECT NAME: Marty's Valley Inn - Single Room Occupancy (SRO)

ADDRESS: 3240 Mission Avenue, Oceanside CA 92058

LOT SIZE: 2.3 Acres

BUILDING SIZE: 49,420 square feet

ROOMS: 106

APN: 160-27-138-00

LAND USE/ZONING DESIGNATION: Commercial (GC/CG)

CURRENT USE: Commercial / Hotel

PROPOSED USE: Single Room Occupancy Hotel

PROPOSED PROJECT: There is no development being proposed as a part of this project. In accordance with Section 1120 of the Oceanside Zoning Code, a Single Room Occupancy (SRO) Hotel can be allowed with the approval of a Conditional Use Permit (CUP). The proposed project seeks to obtain a CUP to operate the existing Marty's Village Inn located at 3234 Mission Avenue as an SRO Hotel.

The overall purpose of an SRO designation is to provide a community additional affordable multi-family housing opportunities by allowing existing, and usually degraded, hotels and motels to be operated as an apartment complex. SRO properties can provide residents of the community that are transitioning out of homelessness, or are struggling to keep from becoming homeless, an opportunity to live in an affordable and stable long-term rental situation.

The City of Oceanside's Housing Element identifies SRO's as:

"Single-room-occupancy (SRO) facilities are small studio-type units intended for one or two persons. SROs can provide an affordable housing option for small households with very-low or extremely-low incomes. In the City of Oceanside SROs are referred to as *Single Room Occupancy Residential Hotels*. The 1992 Zoning Code defines single room occupancy hotels as: *"Buildings with six or more guest rooms without kitchen facilities in individual rooms, or kitchen facilities for the exclusive use of guests, and which are also the primary residences of the hotel guests."*

Additionally, the Housing Element includes Program 21: Removal of Governmental Constraints, in which the following recommendation is made, "The City will amend zoning regulations to establish a definition and development standards that encourage and facilitate SRO housing.". Although it is unclear if those development standards have been established, the Applicant is willing to work with the City to create project-specific standards to ensure a quality project.

The Applicant, Vista Group Inc., has recently approved and is currently operating three SRO hotels in El Cajon and is seeking to replicate the success of those locations in Oceanside. As a

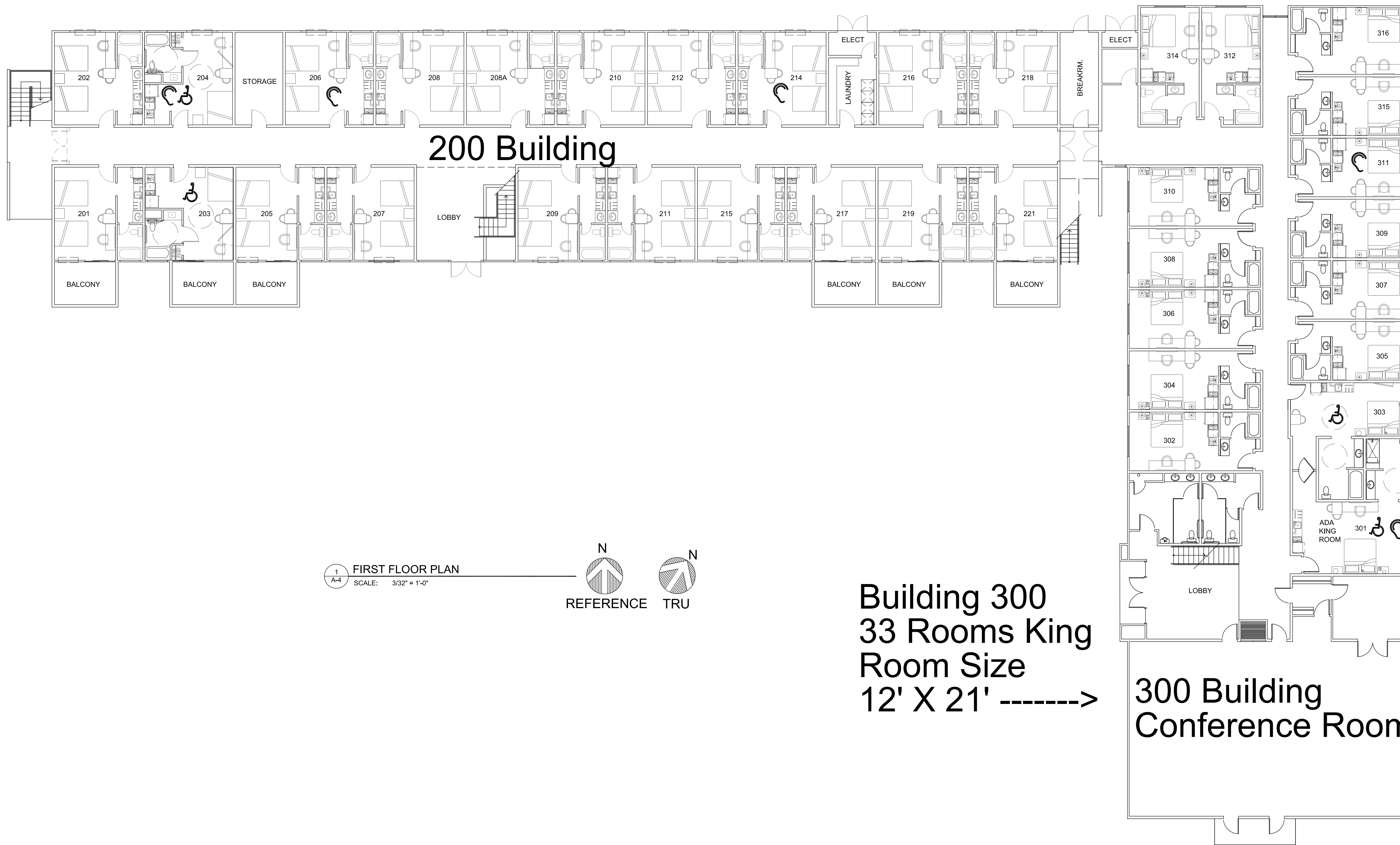


part of the proposed project, the Applicant would upgrade rooms into exceptional living quarters and renovate them with new flooring, countertops, paint, appliances, as necessary, and would include the standards required by the California Building Code to bring them into a desirable place to call home. Additionally, the Applicant would make exterior building and landscape improvements to improve the aesthetics of the property and ultimately the neighborhood.

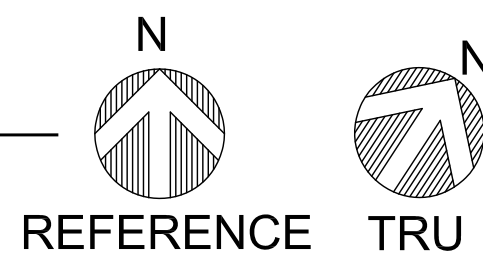
Approving the SRO designation for the Project would permit the hotel to operate as an entry level residential property offering an affordable and stable long-term living situation thereby allowing for a greater variety of housing availability for all economic segments of the community. In addition, the proposed physical improvements and changes to the management operations will result in an enhancement for tenants and have a positive influence on the surrounding community.

As a part of the approval process, the Applicant is seeking City feedback through the Developer's Conference to obtain feedback about the specific requirements from each reviewing department, potential conditions, and overall City support for the issuance of a CUP to allow an SRO Hotel to be operated at 3240 Mission Avenue.

Building 200 40 Rooms -38 Double room+ 2 ADA 1Bed Room size 17' X 18'



1 FIRST FLOOR PLAN
A-4 SCALE: 3/32" = 1'-0"



Building 300
33 Rooms King
Room Size
12' X 21' ----->

300 Building
Conference Room

KEYED NOTES

1. FIRE EXTINGUISHER AND CABINET, MOUNT 3'-0" CENTER LINE A, F. F. .
2. FIRE DEPARTMENT WET STAND PIPE.
3. KNOX KEY BOX, MOUNT 5'-0" A.F.F.
4. LAUNDRY CHUTE - 2 HR. FIRE RATED.
5. NOT USED
6. EXTERIOR BEARING WALL BELOW.
7. DOWNSPOUT/ SPLASH BLOCK.
8. FLOOR DRAIN .
9. ROOF HATCH.
10. 3500 LB HYDRAULIC ELEVATOR WITH 125 FPM SPEED.
11. 2500 LB HYDRAULIC ELEVATOR WITH 125 FPM SPEED.
12. MAGNETIC HOLD.

GENERAL NOTES

- A. PROVIDE SMOKE DETECTOR IN EACH GUESTROOM, HARDWIRED INCLUDING BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS.
- B. ALL WALLS BETWEEN GUESTROOMS GO UP TO THE UNDERSIDE OF DECK.

PARTITION TYPE

- ALL CORRIDOR PARTITIONS ARE TYPE P-5 UNLESS NOTED OTHERWISE.
- ALL PARTITIONS BETWEEN GUEST BATHROOMS ARE TYPE P-7 UNLESS NOTED OTHERWISE.
- ALL PARTITIONS BETWEEN GUEST ROOM & GUEST BATHROOMS ARE TYPE P-2A (ALL INSIDE LAYERS OF GYP. BD. WITHIN EACH BATHROOM SHALL BE EXTERIOR GRADE GYP. BD.).
- ALL PARTITIONS BETWEEN GUEST ROOMS ARE TYPE P-1.
- ALL OTHER PARTITIONS WITHIN GUEST ROOMS ARE TYPE P-2.

LEGEND

- P-1 PARTITION TYPES - REFER TO SHEET A-16
- A WINDOW TYPE - REFER TO SHEET A-14
- 120 DOOR TYPE - REFER TO SHEET A-12
- ROOM NUMBER
- ACCESSIBLE GUESTROOM
- HEARING IMPAIRED GUESTROOM

FIRST FLOOR PLAN

Afro Construction & Design 2501 Yale Blvd SE Suite 102 Albuquerque, New Mexico 87106 Tel 505.242.1745 Fax 505.242.1737			
STUDIO - 6 Oceanside, CA 92058			
REV	DATE	DESCRIPTION	APVD
			A-4 09/21/2020

KEYED NOTES

1. FIRE EXTINGUISHER AND CABINET. MOUNT 3'-0" CENTER LINE A. F. F. .
2. FIRE DEPARTMENT WET STAND PIPE.
3. NOT USED.
4. LAUNDRY CHUTE - 2 HR. FIRE RATED.
5. NOT USED
6. EXTERIOR BEARING WALL BELOW.
7. DOWNSPOUT/ SPLASH BLOCK.
8. FLOOR DRAIN .
9. ROOF HATCH.
10. MAGNETIC HOLD.

GENERAL NOTES

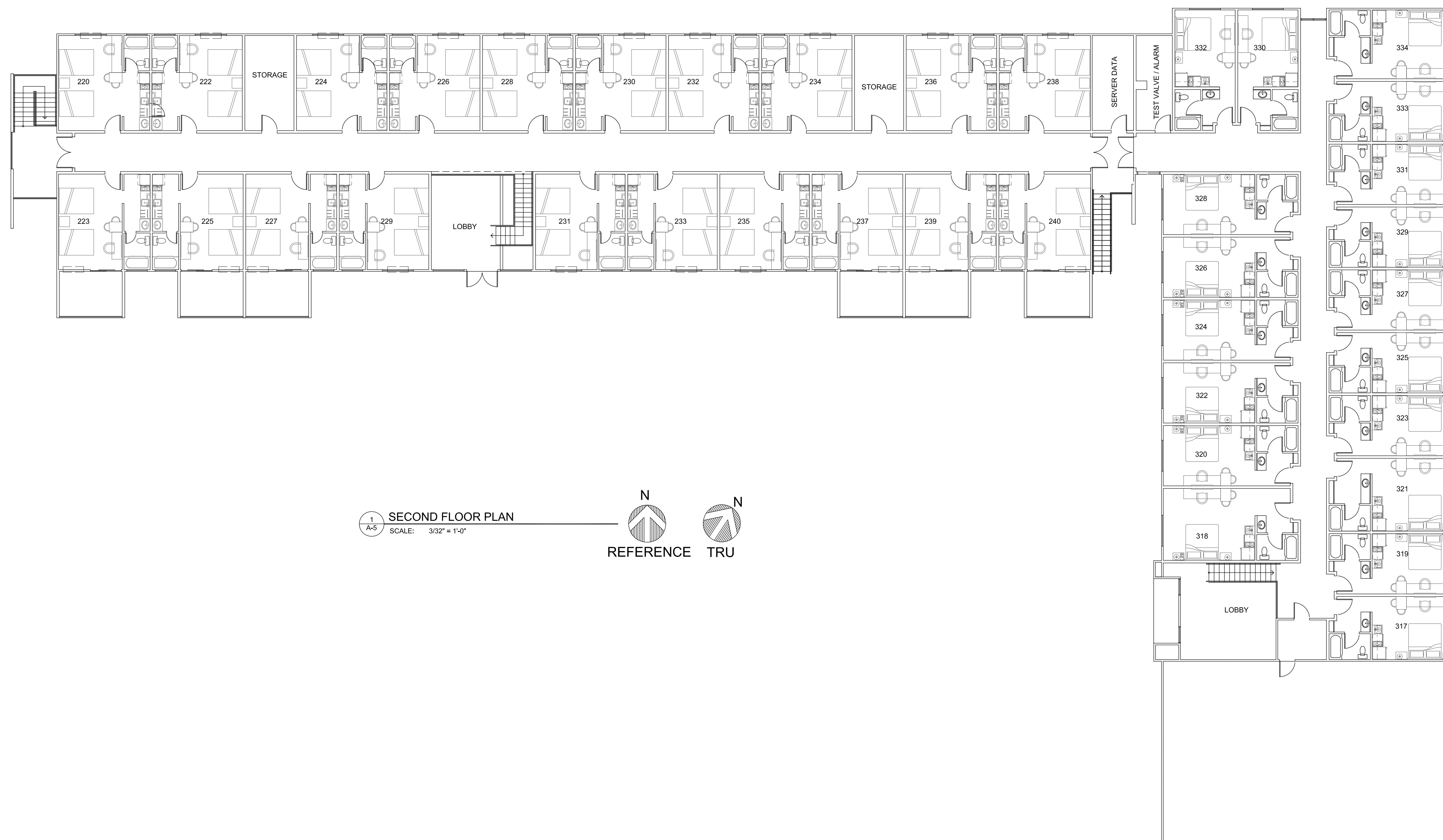
- A. PROVIDE SMOKE DETECTOR IN EACH GUESTROOM. HARDWIRED INCLUDING BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS.
- B. ALL WALLS BETWEEN GUESTROOMS GO UP TO THE UNDERSIDE OF DECK.

PARTITION TYPE

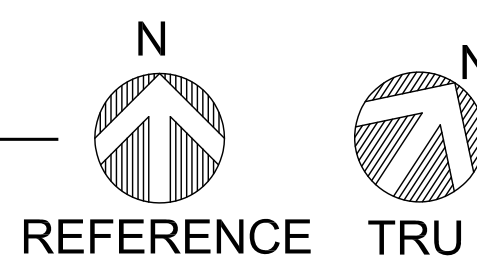
- ALL CORRIDOR PARTITIONS ARE TYPE P-5 UNLESS NOTED OTHERWISE.
- ALL PARTITIONS BETWEEN GUEST BATHROOMS ARE TYPE P-7 UNLESS NOTED OTHERWISE.
- ALL PARTITIONS BETWEEN GUEST ROOM & GUEST BATHROOMS ARE TYPE P-2A (ALL INSIDE LAYERS OF GYP. BD. WITHIN EACH BATHROOM SHALL BE EXTERIOR GRADE GYP. BD.).
- ALL PARTITIONS BETWEEN GUEST ROOMS ARE TYPE P-1.
- ALL OTHER PARTITIONS WITHIN GUEST ROOMS ARE TYPE P-2.

LEGEND

- P-1 PARTITION TYPES - REFER TO SHEET A-16
- (A) WINDOW TYPE - REFER TO SHEET A-14
- (100) DOOR TYPE - REFER TO SHEET A-12
- 120 ROOM NUMBER
- (A) ACCESSIBLE GUESTROOM
- (H) HEARING IMPAIRED GUESTROOM



1 SECOND FLOOR PLAN
A-5 SCALE: 3/32" = 1'-0"



SECOND FLOOR PLAN

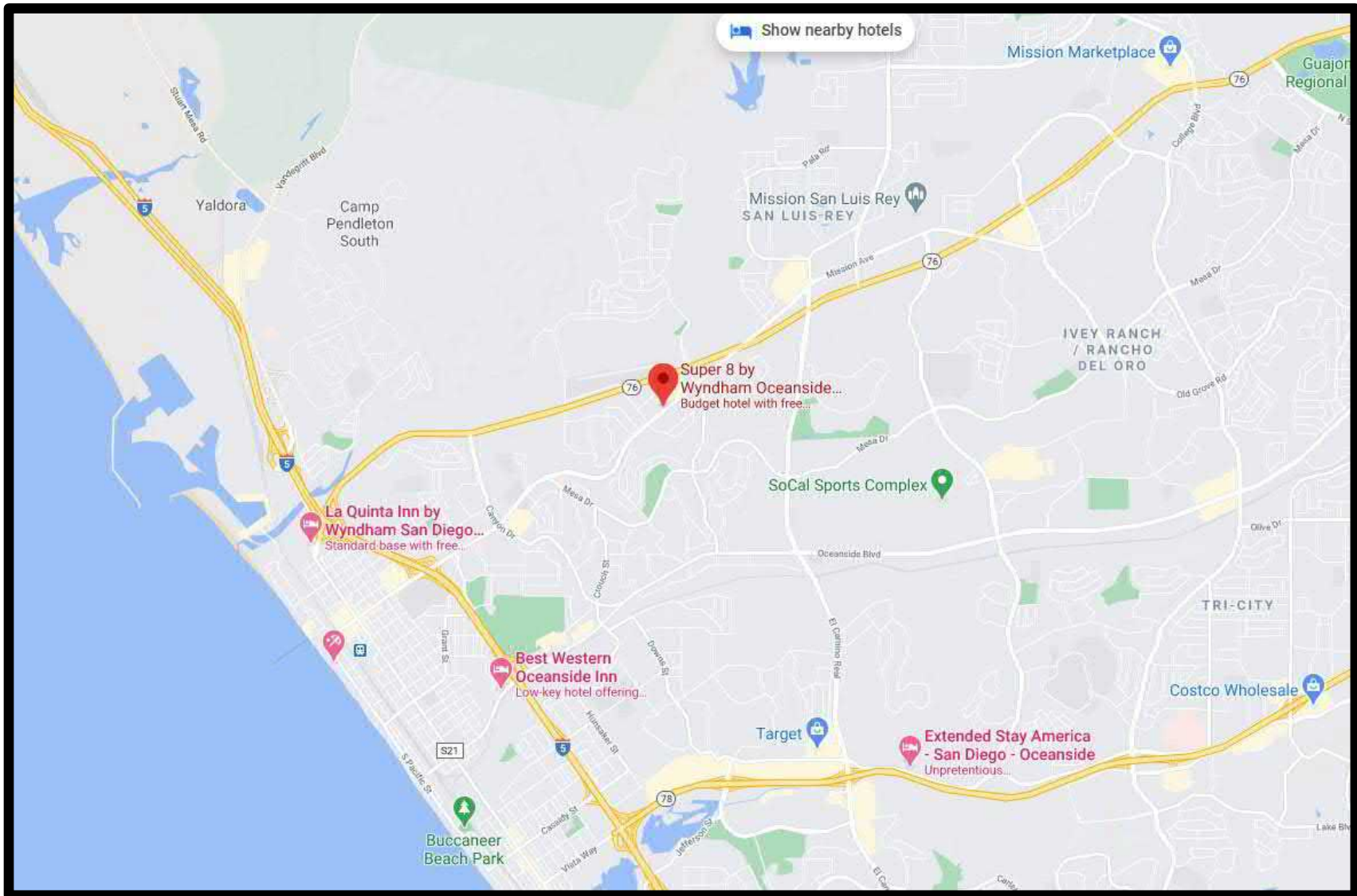
Afro Construction & Design
2501 Yale Blvd SE Suite 102
Albuquerque, New Mexico 87106
Tel 505.242.1745
Fax 505.242.1737

STUDIO - 6
Oceanside, CA 92058

REV	DATE	DESCRIPTION	APVD
			A-5
			10/01/2020

ELEVATION PHOTOGRAPHS





SOURCES: Google Earth, November, 2020; Howes, Weiler and Associates, July, 2020



Note: Not to scale.

FIGURE 1

REGIONAL MAP

Marty's Village Inn Single Room Occupancy
3240 Mission Avenue, Oceanside



SOURCES: Google Earth, November, 2020; Howes, Weiler and Associates, July, 2020



Site Boundary

Note: Not to scale.



FIGURE 2
Vicinity MAP

Marty's Village Inn Single Room Occupancy
3240 Mission Avenue, Oceanside

To be completed by City staff

Project Number: ADM

20-00071



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: 219 S. Ditmar Street

Assessor's Parcel Number: 150-052-15-00

Lot Area (acres or SF): 4052 SF

Existing Use: Single Family Residence

Brief Description of Proposal:

Redevelop parcel with four dwelling units each 1000+ SF and each unit having a large one car garage

Property Owner & Applicant Information

Owner Name: Subhash Katbamna

Phone Number & E-Mail Address:

suraka@sbcglobal.net

Applicant Name: David Ashcroft

Phone Number & E-Mail Address: 619-857-5216

daa@ecgnet.com

11/18/2020

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

I authorize the applicant indicated above to submit the application on my behalf:

DocuSigned by:

Subhash Katbamna

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: 12/9/2020 Time preference: 9:30 am 10:30 am either

2nd choice date: 12/23/2020 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: 12/9/2020

Time: 10:30

Assigned Project Planner: _____

18 November, 2020

Tiffany Chen
Planner II
CITY OF OCEANSIDE
300 N Coast Hwy
Oceanside, CA 92054

190908 / 219 S. Ditmar – Project Description

The project is located at 219. S. Ditmar Street, Oceanside, CA and has an assessor's parcel number of 150-052-15-00. The existing site has a single-family residence fronting Ditmar Street and a detached garage adjacent to the alley at the rear of the project site. The structures were constructed circa 1948. The lot is 4,052-sf and does not conform to the 10,000-sf lot min per code (Art. 10).

In considering the existing single-family residence, the westerly side yard setback is 4 ft. and the front yard setback is 11 ft. which is intended to be maintained in the proposed redevelopment without any adverse consequences. We would like to discuss in our meeting any implications of this decision.

The proposed project will remodel the existing structure and incorporate it into a multifamily dwelling unit (MUS) totaling four dwelling units (DU). The structures will be a two and three story's and each unit will have a separate garage structure. We have complied with the base maximum height for the RH-U zone. We would like to discuss in our meeting the potential likelihood of obtaining additional height limits using a CUP per code 1050 (S).

The existing garage will be demolished and replaced by a garage structure with zero alley setback and zero side yard setback per code (Art. 10). Each proposed garage is roughly 248 sf. Each proposed dwelling unit is 1000+ sf. The density in our design has exceeded the base but not exceeded the maximum. We would like to discuss this aspect of our design and all potential implications per code 1050 (JJ).

We have herewith provided the following documents for consideration during our developer's conference.

Item	Comments
P-1-D.pdf	Vicinity map with project location, record map information and project zoning data table.
Regional.pdf	Regional Map with project location.
Predesign-219-S-Ditmar.pdf	Conceptual schematic design. This plan set includes and existing site plan, Floor plans with property lines and setback lines, N-S-E-W elevations, and sections.
Alternate-219-S-Ditmar.pdf	Alternative conceptual schematic design. This plan set includes and existing site plan, Floor plans with property lines and setback lines, N-S-E-W elevations and sections.

At this time, we are leaning in favor of our alternative conceptual design. We look forward to our developer's conference and meeting you and the other staff members working on this project.

We would be pleased to discuss or answer any comments or questions

ENGINEERING CONSULTING GROUP

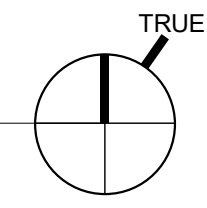


David Ashcroft PE
encl.
Per document text

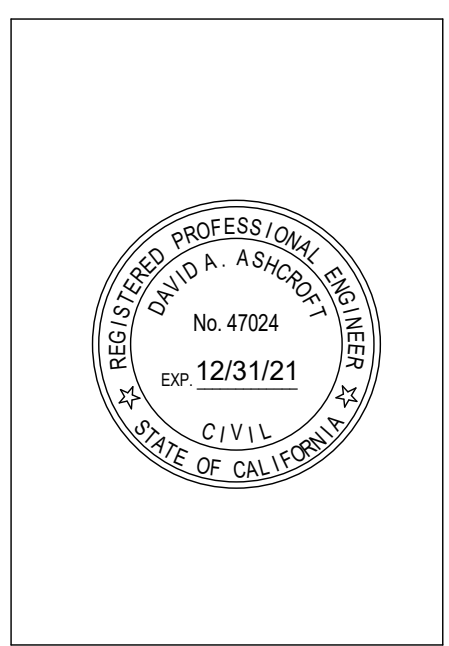
Cc
Mike Crain, Realty Incorporated
Frank Chavez, Realty Incorporated
Subhash Katbamna, Owner



1 Existing Site Plan
 1" = 10'-0"



REVISIONS		
#	Description	Date



ENGINEERING CONSULTING GROUP

6141 North Janss Ave., Suite 100, Oceanside, CA 92054
 PASADENA, CA 91761 | PHONE: 760.439.5732 | WWW.ECGROUP.COM

Multifamily Redevelopment

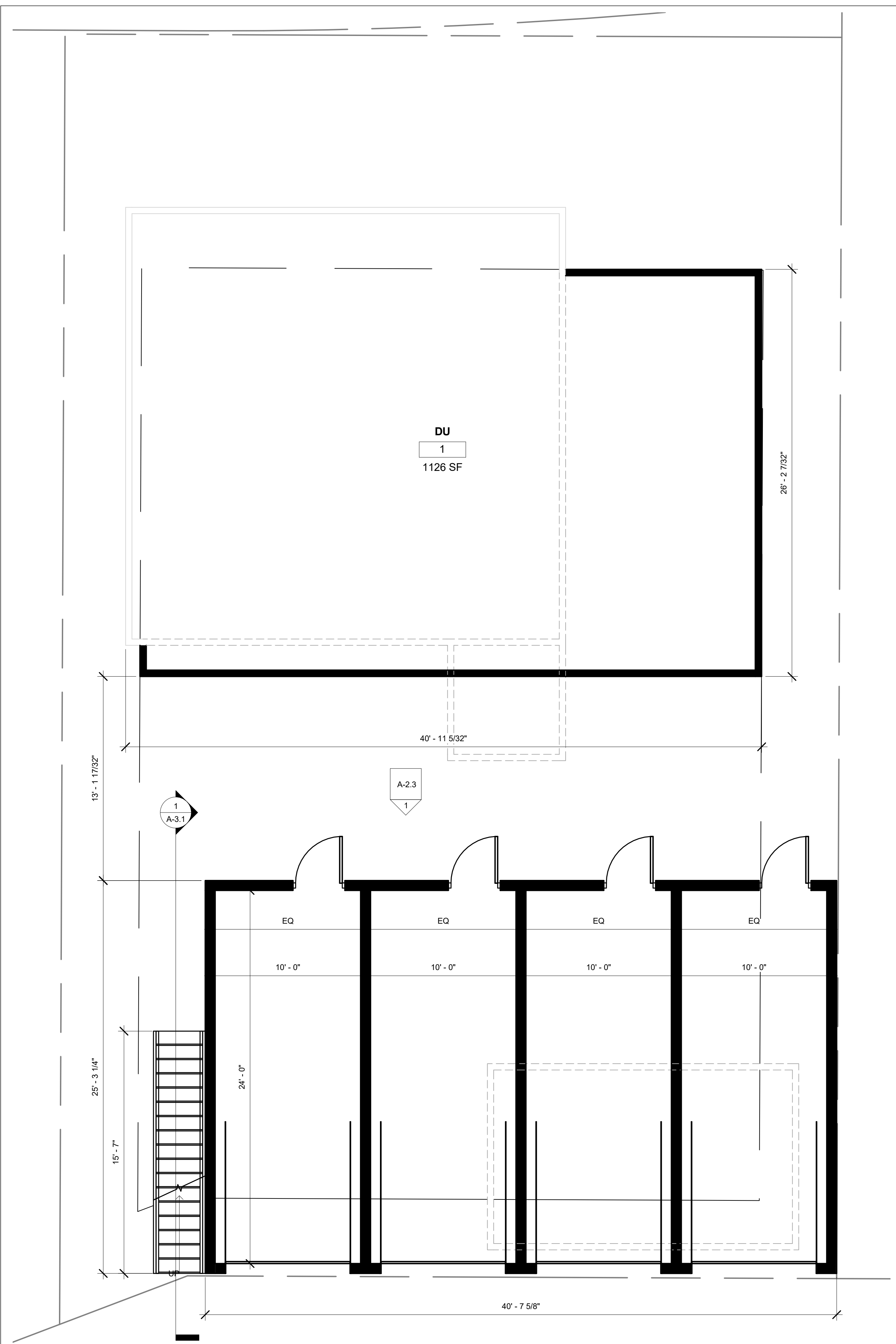
219 S. Ditmar
Oceanside, CA 92054

Site Plan

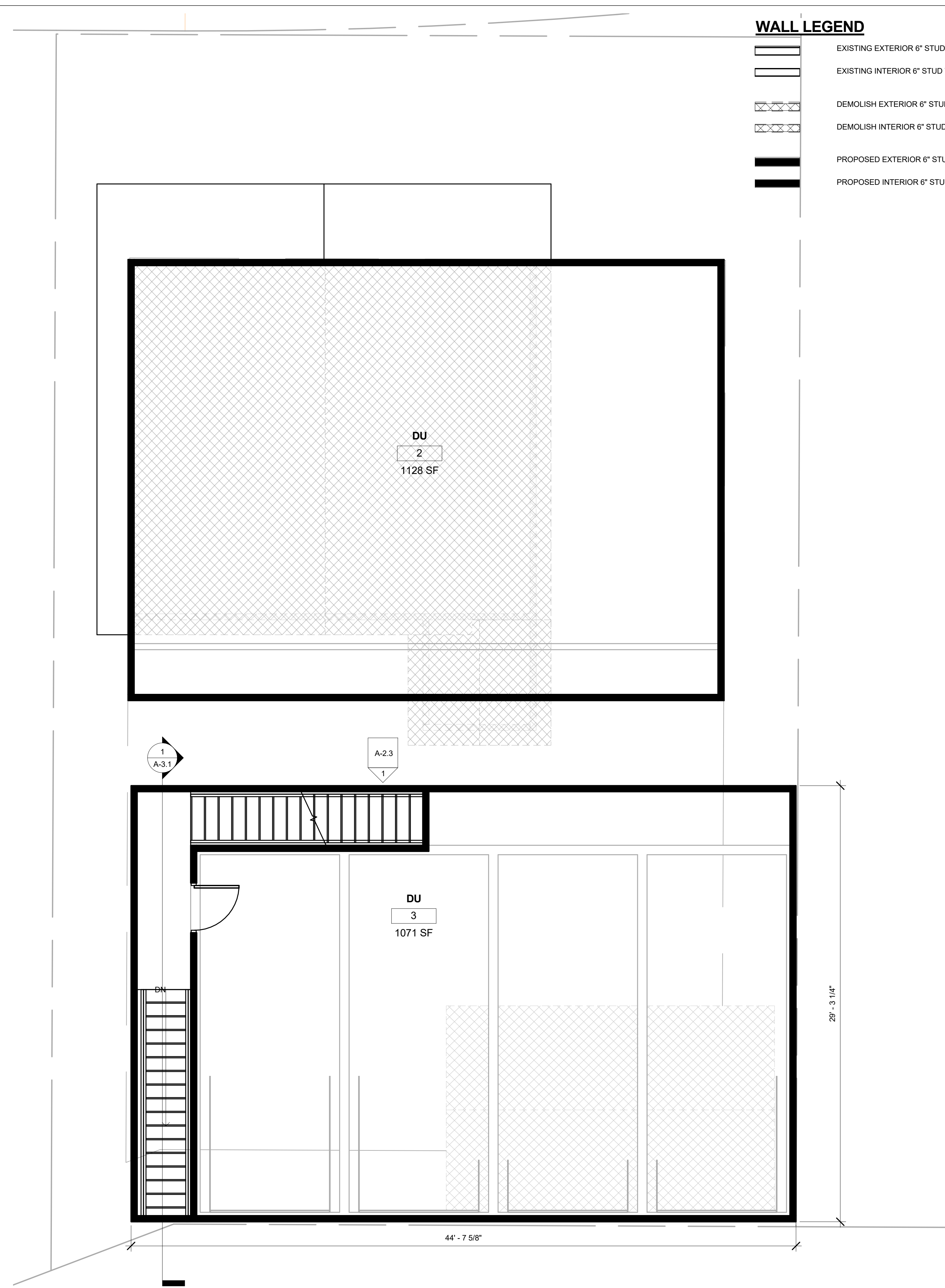
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DRAWN:	Author
PROJECT STATUS:	Predesign
PN:	190908
SHEET	A-1.0

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1 Floor Plan - Level 1
 1/4" = 1'-0"

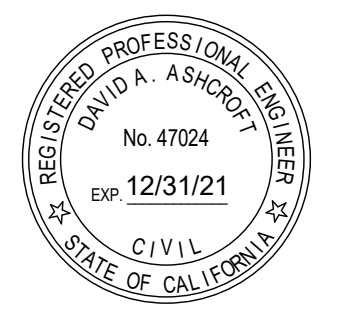


2 Floor Plan - Level 2
 1/4" = 1'-0"

WALL LEGEND

- EXISTING EXTERIOR 6" STUD WALL
- EXISTING INTERIOR 6" STUD WALL
- DEMOLISH EXTERIOR 6" STUD WALL
- DEMOLISH INTERIOR 6" STUD WALL
- PROPOSED EXTERIOR 6" STUD WALL
- PROPOSED INTERIOR 6" STUD WALL

REVISIONS		
#	Description	Date



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 PASADENA, CA 91109 | PHONE: 626.797.5732 | WWW.ECGROUP.COM

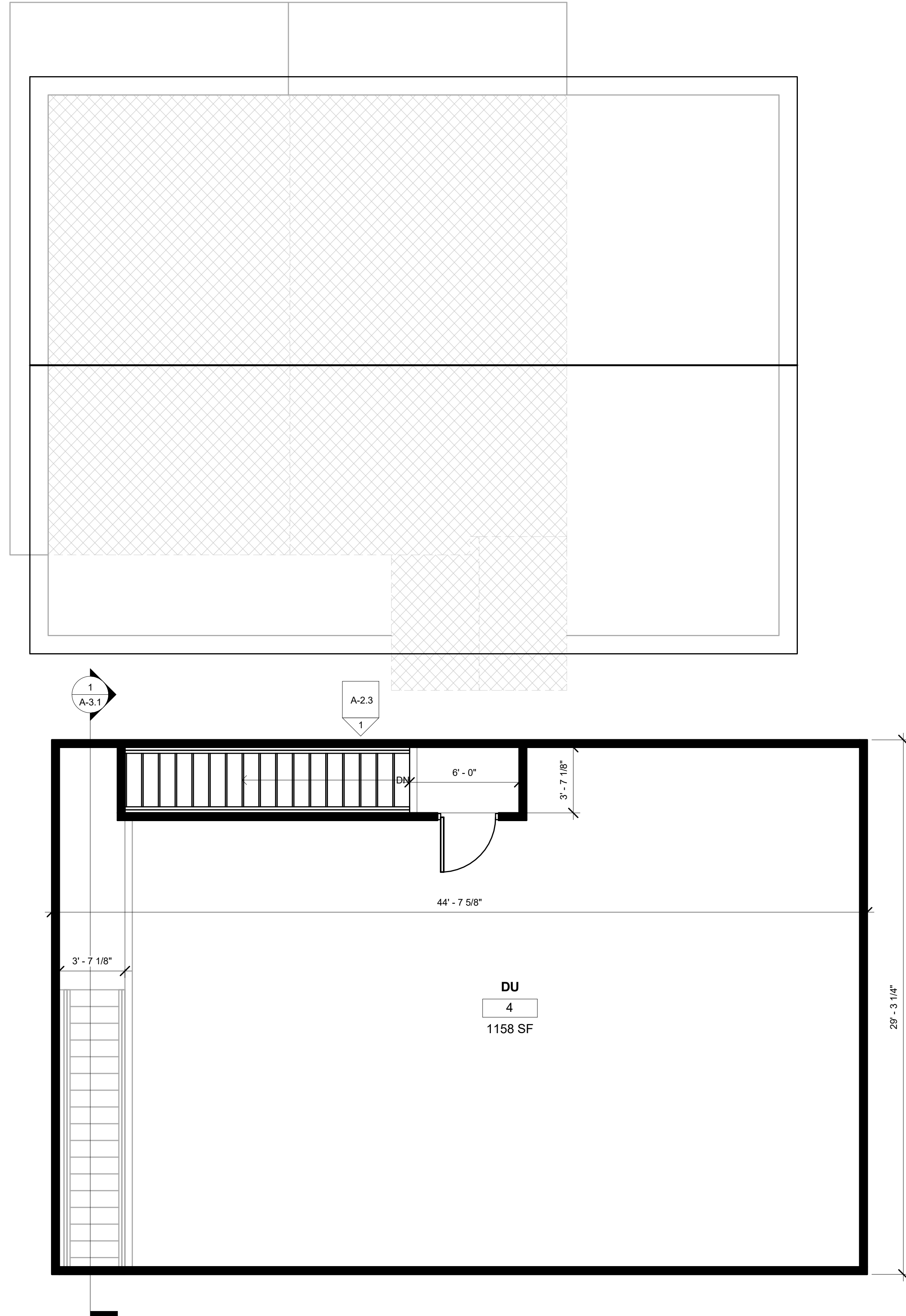
Multifamily Redevelopment
 219 S. Ditmar
 Oceanside, CA 92054

Floor Plan - Level 1 & 2

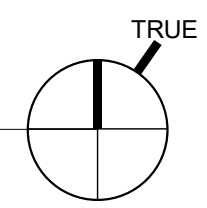
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DRAWN:	Author
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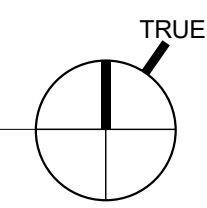
24.X.365



1 Floor/Roof Plan - Level 3
 1/4" = 1'-0"

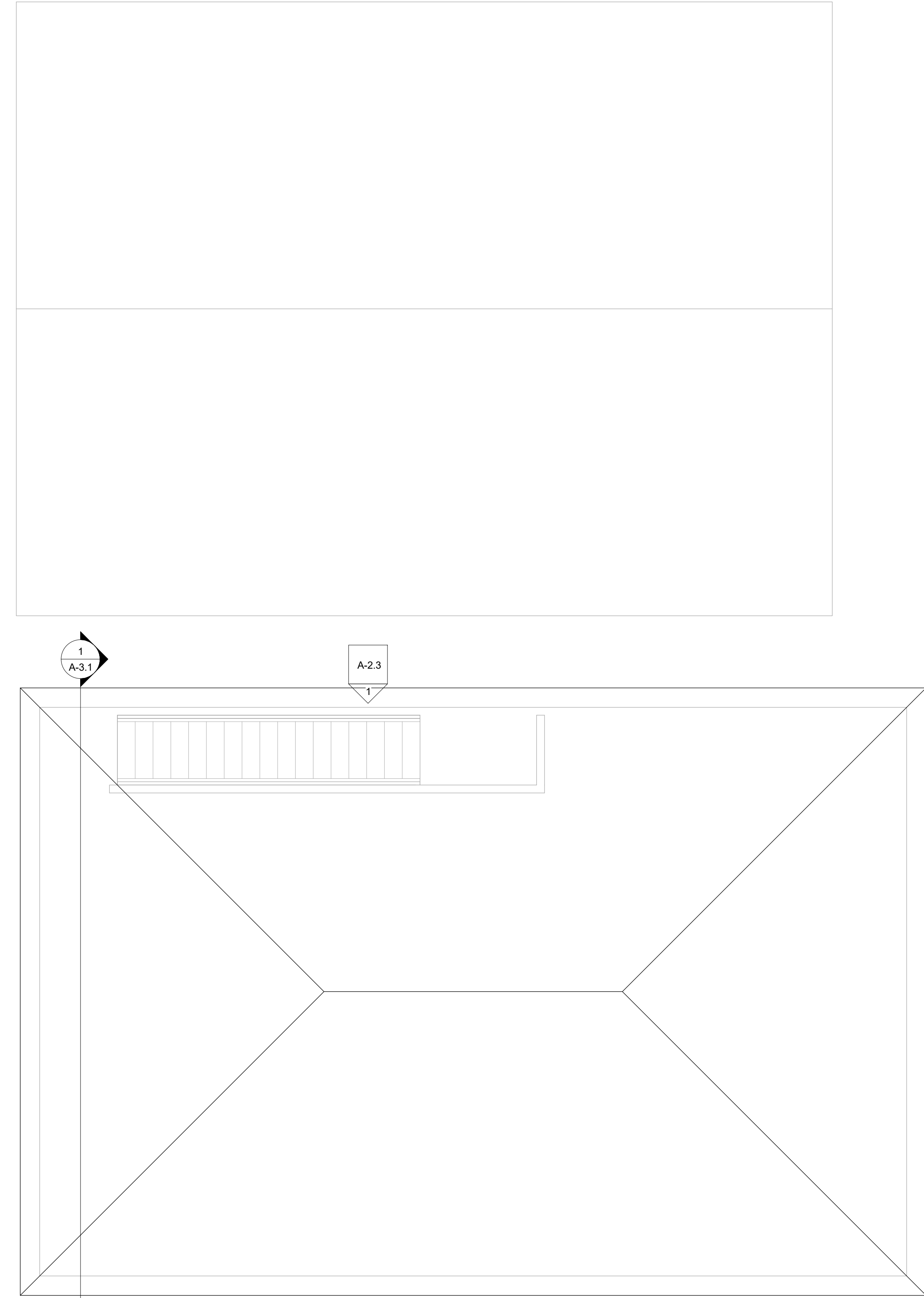


2 Roof Plan - Level 4
 1/4" = 1'-0"

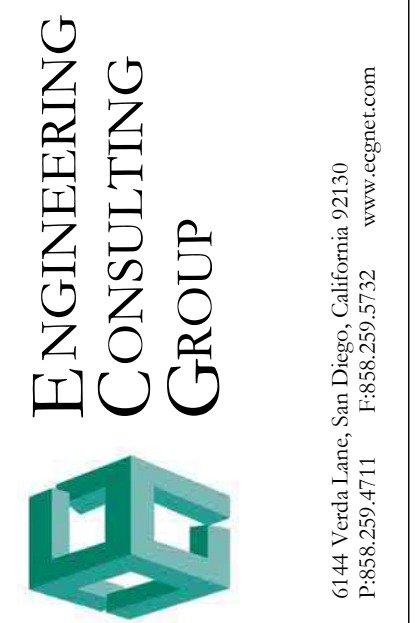
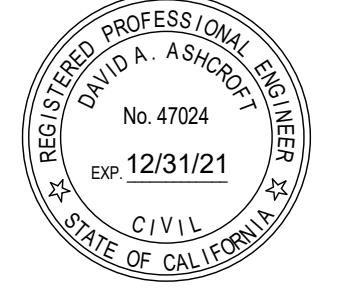


WALL LEGEND

- EXISTING EXTERIOR 6" STUD WALL
- EXISTING INTERIOR 6" STUD WALL
- DEMOLISH EXTERIOR 6" STUD WALL
- DEMOLISH INTERIOR 6" STUD WALL
- PROPOSED EXTERIOR 6" STUD WALL
- PROPOSED INTERIOR 6" STUD WALL



REVISIONS		
#	Description	Date

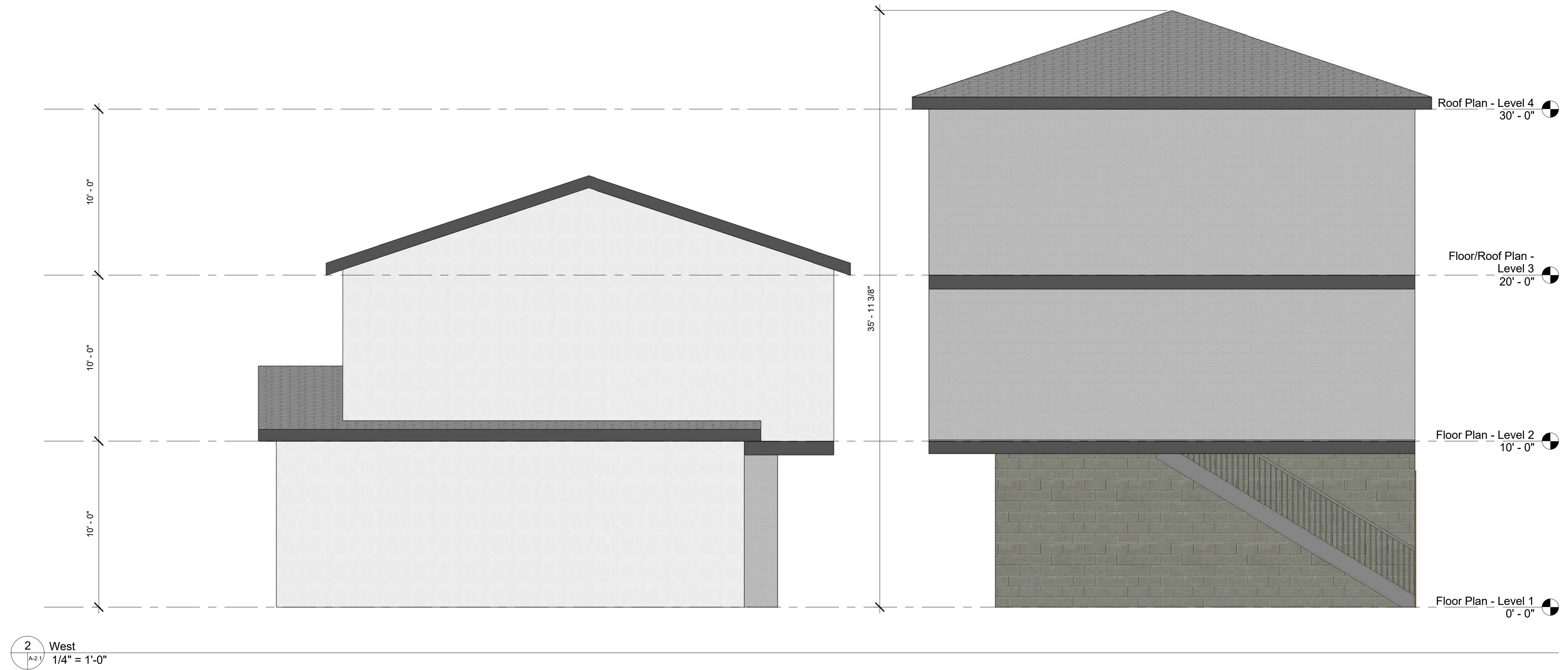
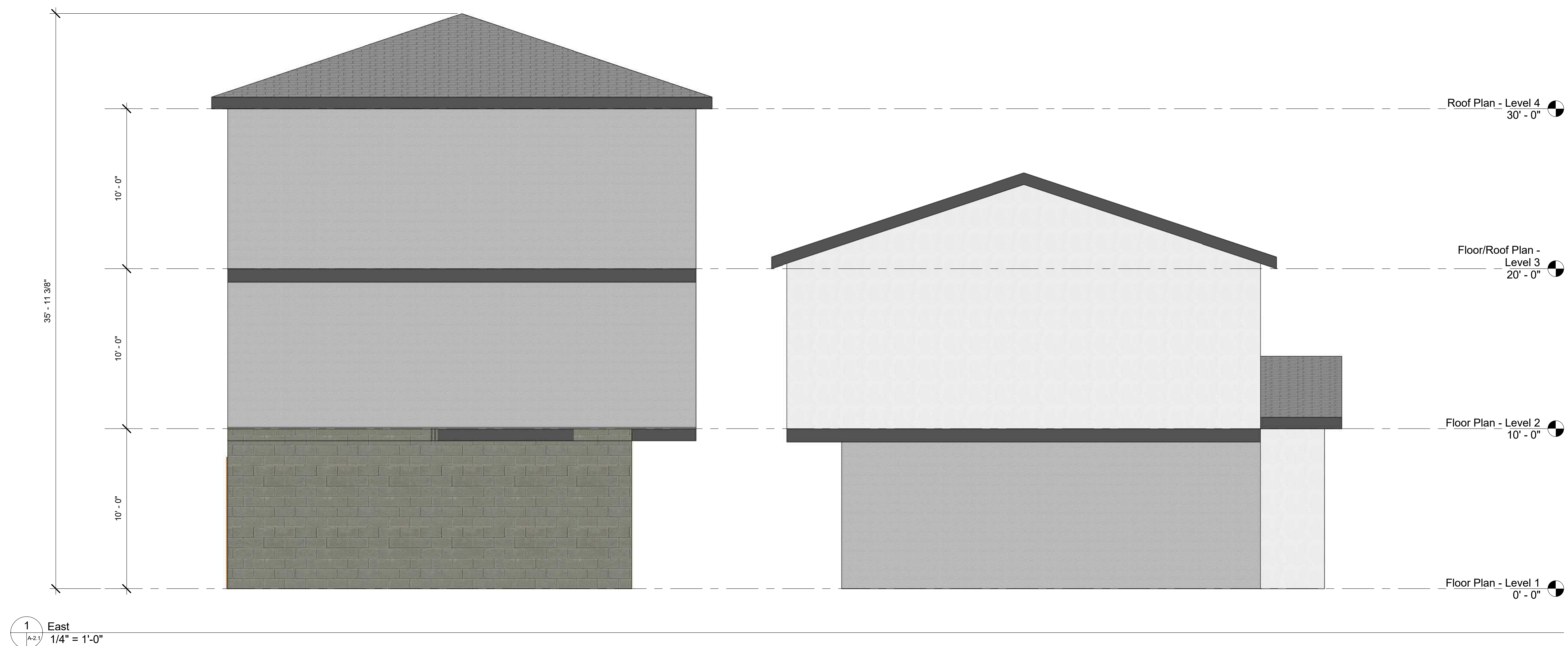


Multifamily Redevelopment
 219 S. Ditmar
 Oceanside, CA 92054

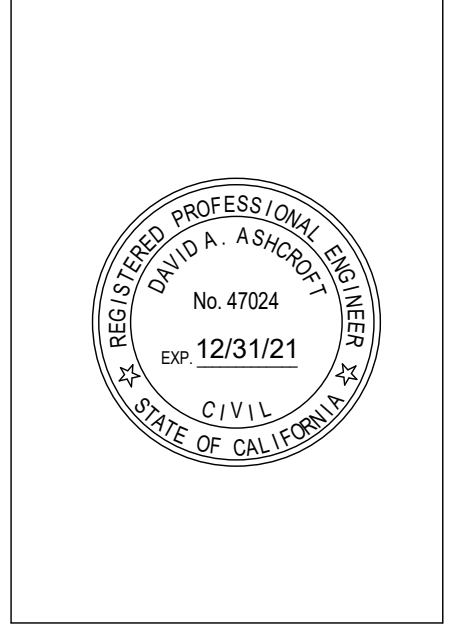
Floor/Roof Plan - Level 3 & 4

DATE	11/17/2020 9:54:20 PM
REVISOR	
DESIGNED	Designer
DRAWN	Author
PROJECT STATUS	Pre-design
PN	190908
SHEET	A-1.2

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REVISIONS	
#	Description



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6141 York Lane, San Diego, CA 92121
 PASADENA, CA 91101
 www.ecgroup.com

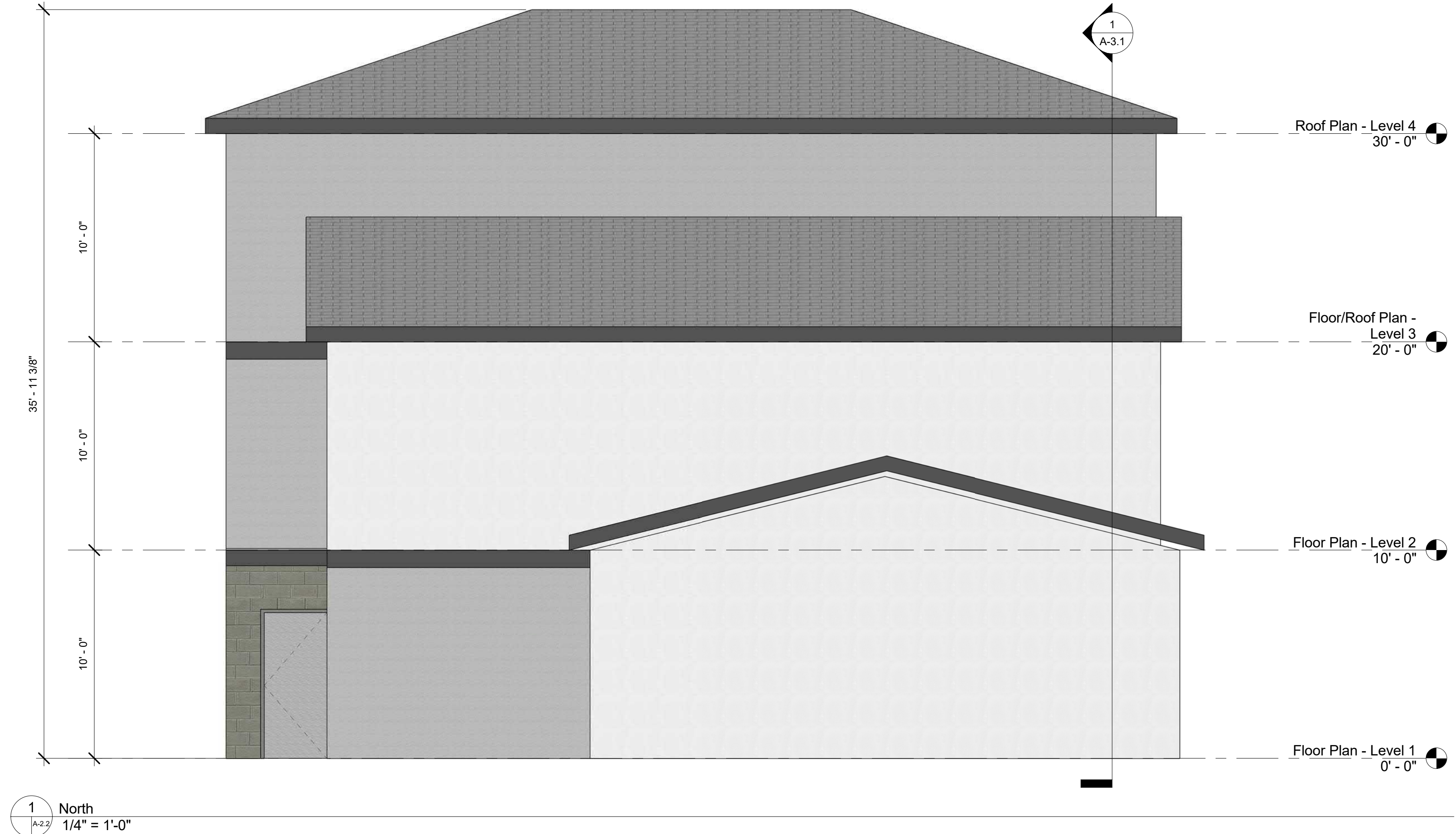
Multifamily Redevelopment

219 S. Ditmar
 Oceanside, CA 92054

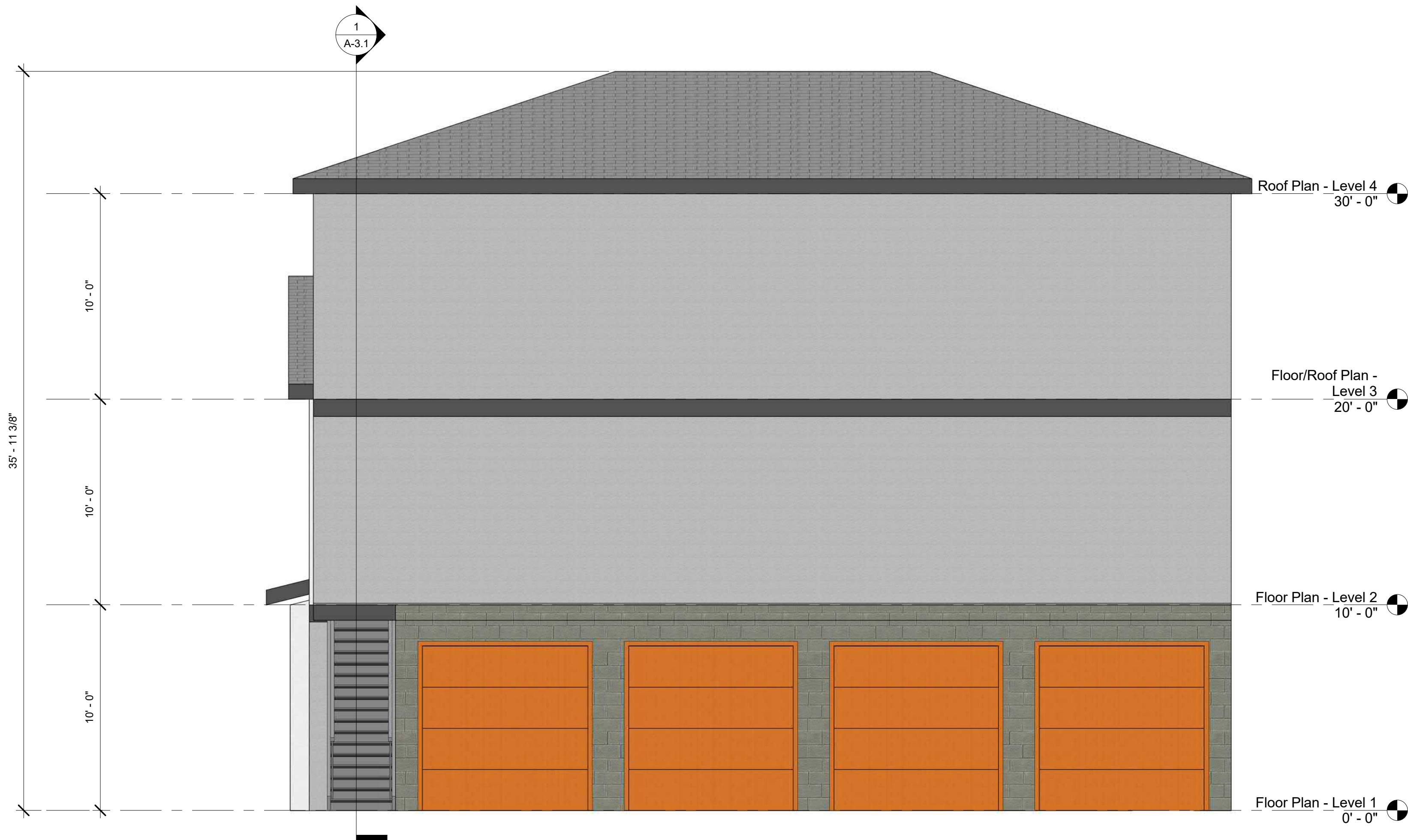
Elevations - East & West

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DESIGNED:	Designer
DRAWN:	Author
PROJECT STATUS:	Pre-design
PN:	190908
SHEET	A-2.1

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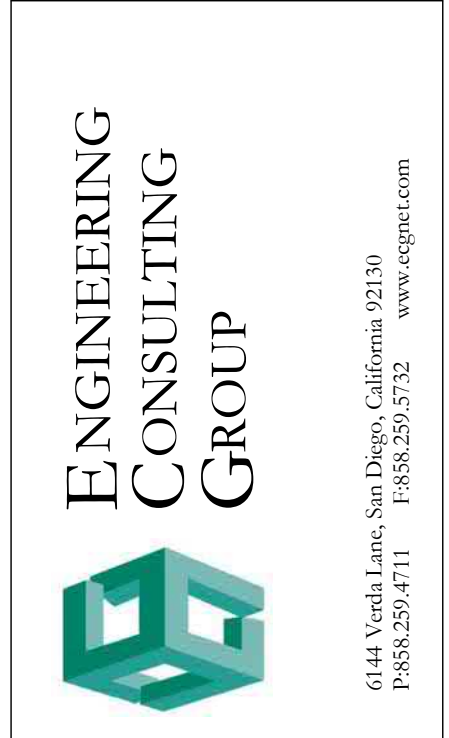
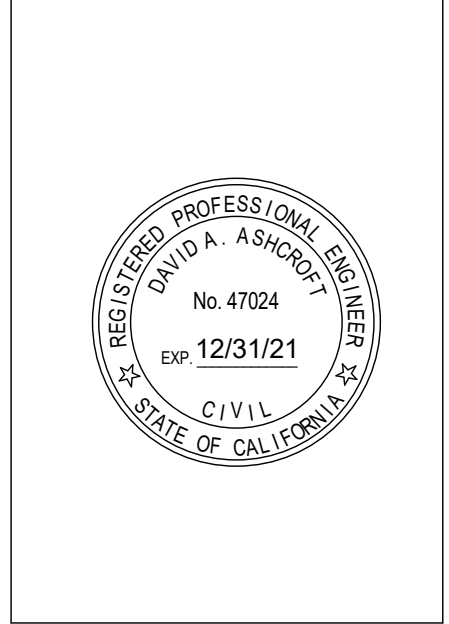


1 North
 1/4" = 1'-0"



2 South
 1/4" = 1'-0"

REVISIONS		
#	Description	Date

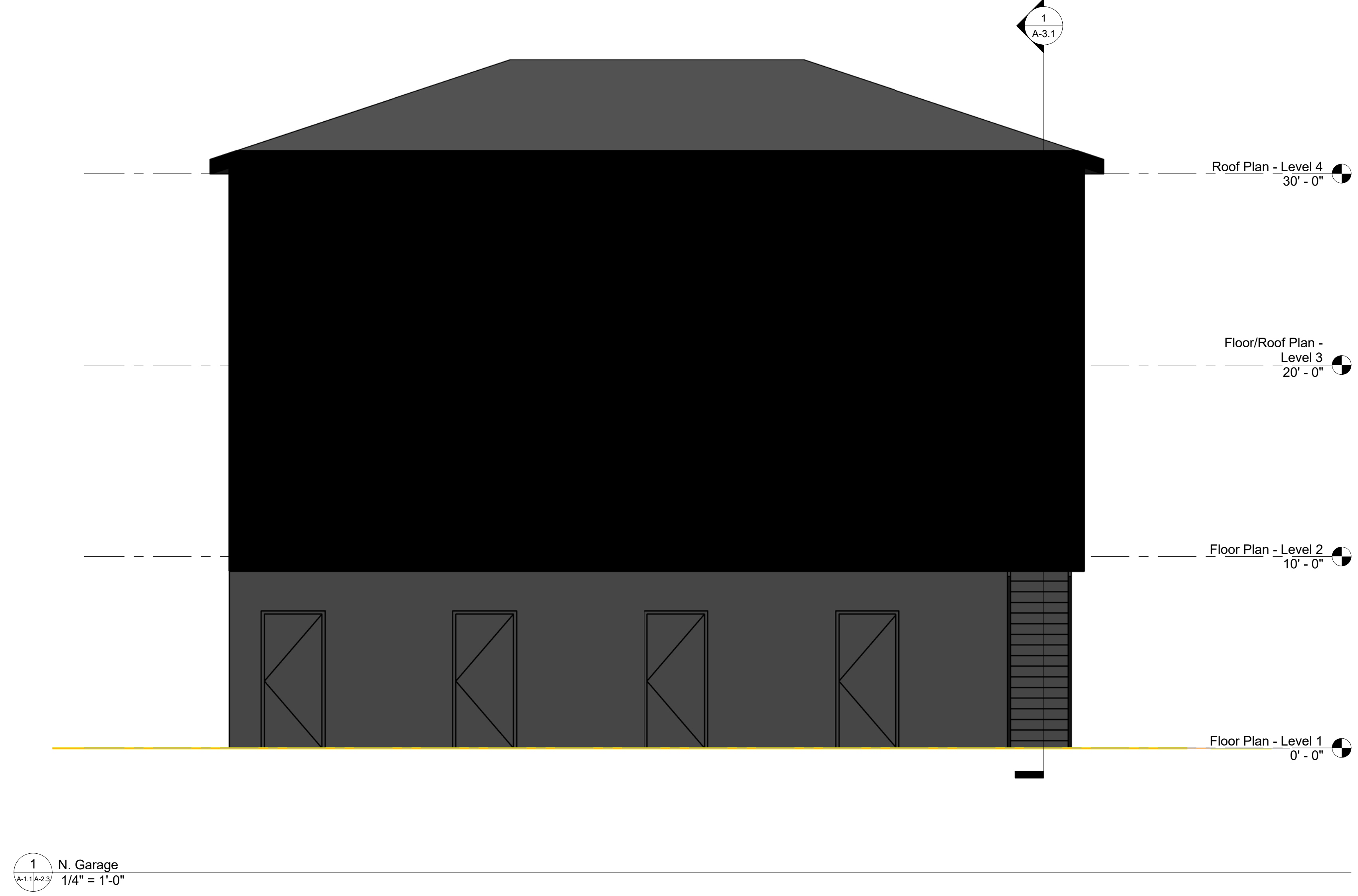


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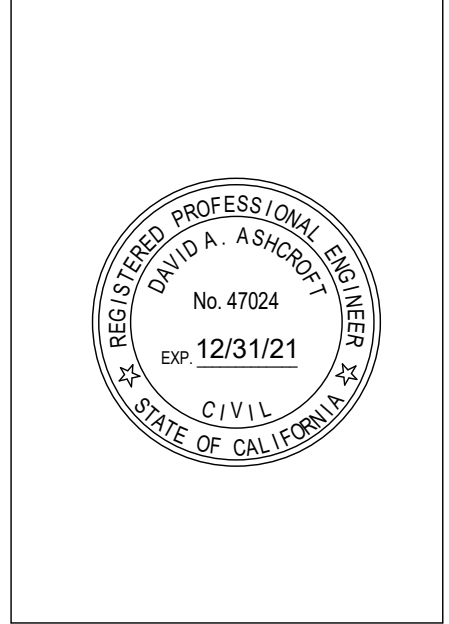
Elevations - North & South

DATE REVISION:	11/17/2020 9:54:41 PM
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PN:	190908
SHEET	A-2.2

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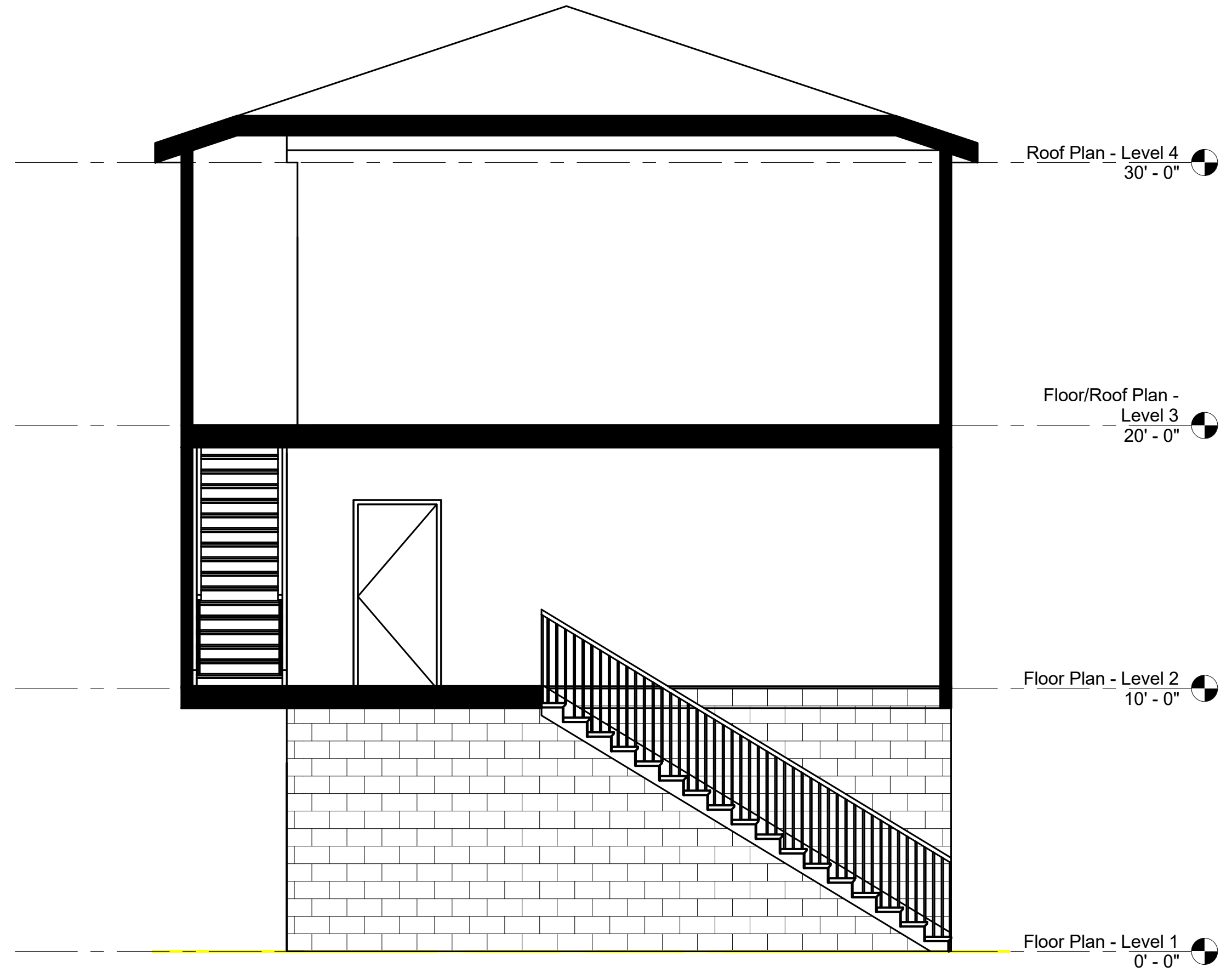
219 S. Ditmar
Oceanside, CA 92054

Elevations - Garage

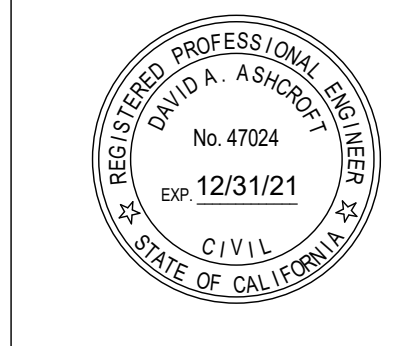
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PROJECT STATUS:	Pre-design
PN:	190908
SHEET	A-2.3

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1 Section 1
 1/4" = 1'-0"



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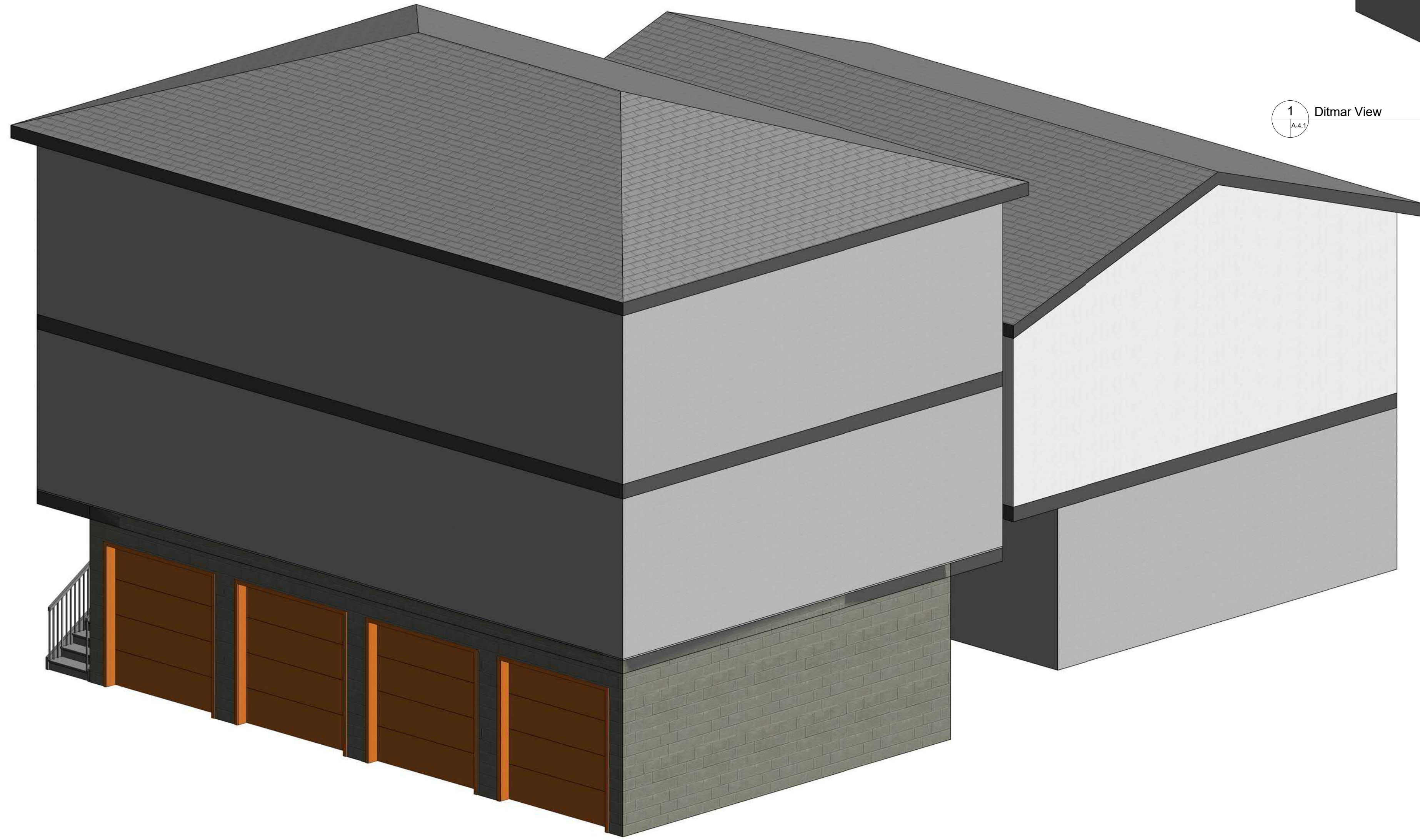
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Oceanside, CA 92054

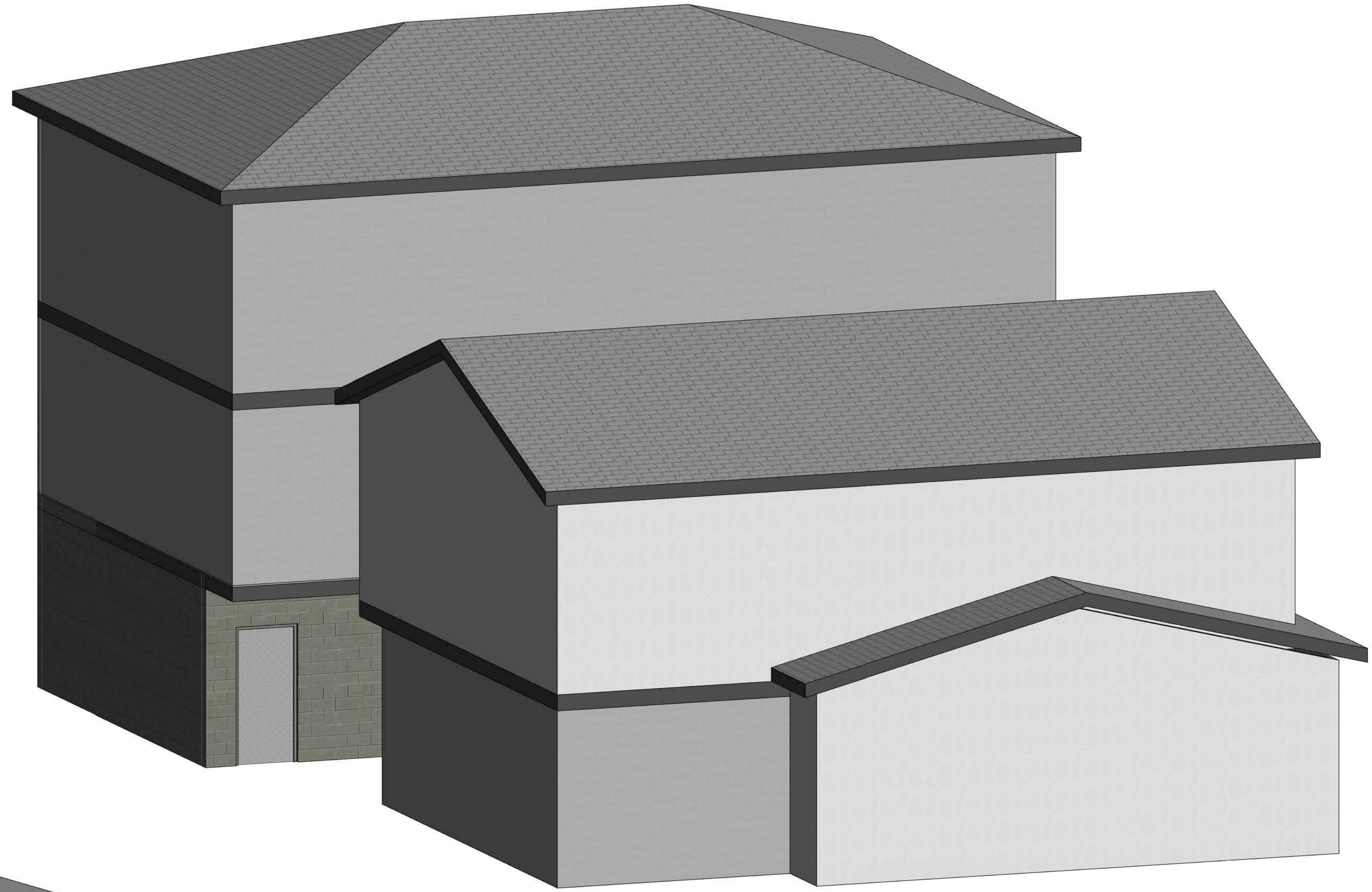
Sections

DATE REVISION:	11/17/2020 9:54:48 PM
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PROJECT STATUS:	PreDesign
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SHEET	A-3.1

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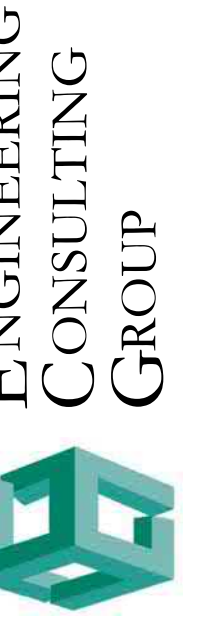
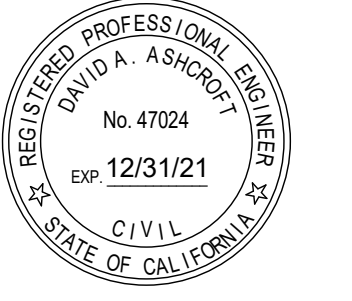


2 Alley View



1 Ditmar View

REVISIONS		
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Isometric Views

DATE	11/17/2020 9:55:00 PM
REVISD:	
DESIGNED:	Designer
DRAWN:	Author
PROJECT STATUS:	Predesign
PN:	190908

SHEET **A-4.1**

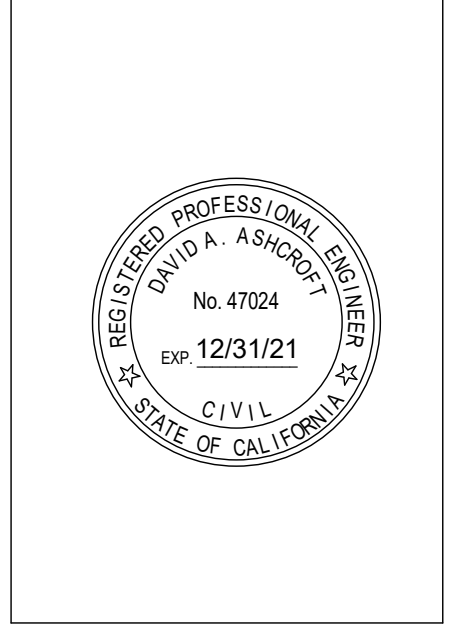
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1 Existing Site Plan
 1" = 10'-0"

24 x 36S

REVISIONS	
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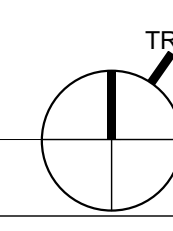
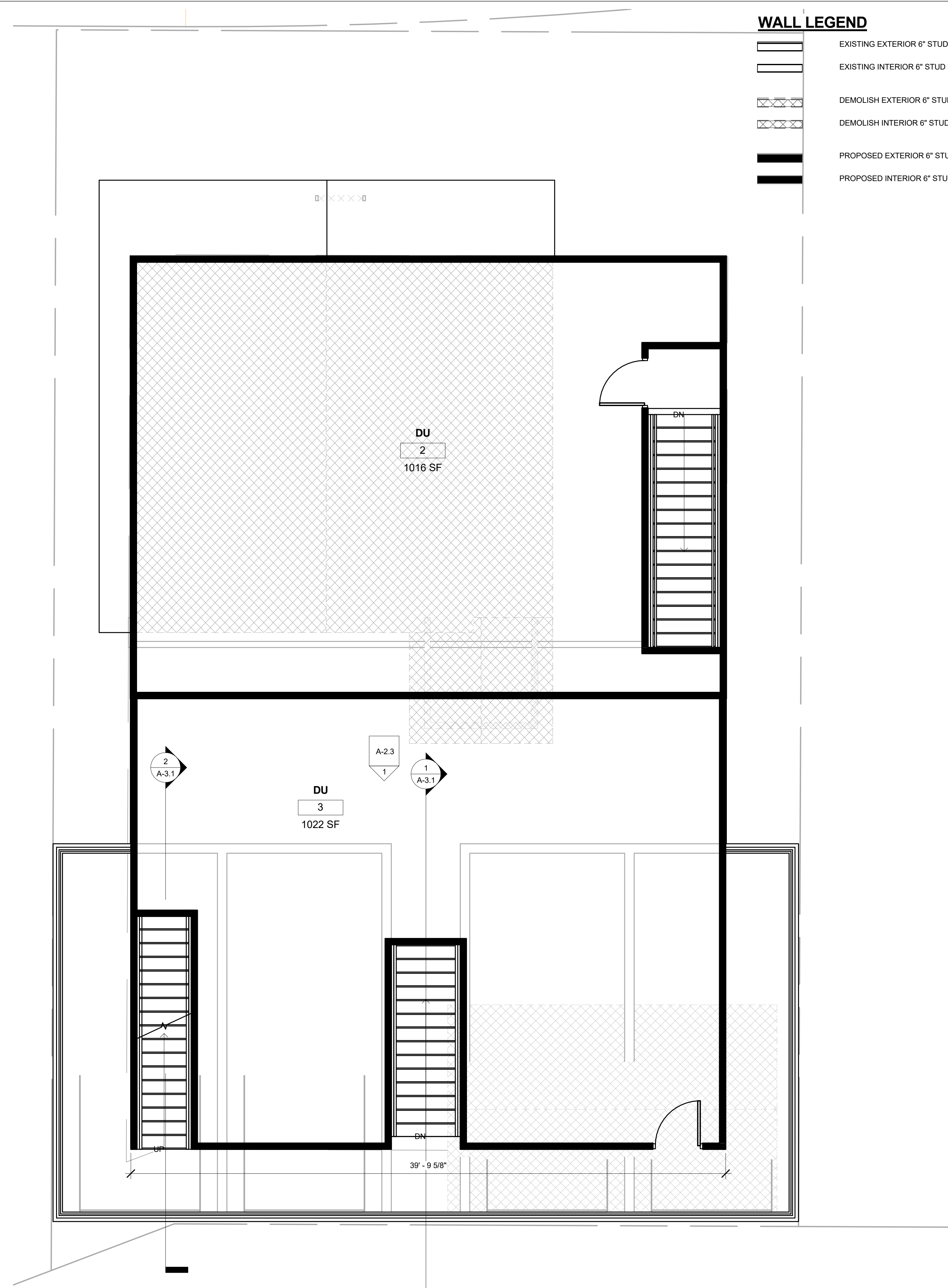
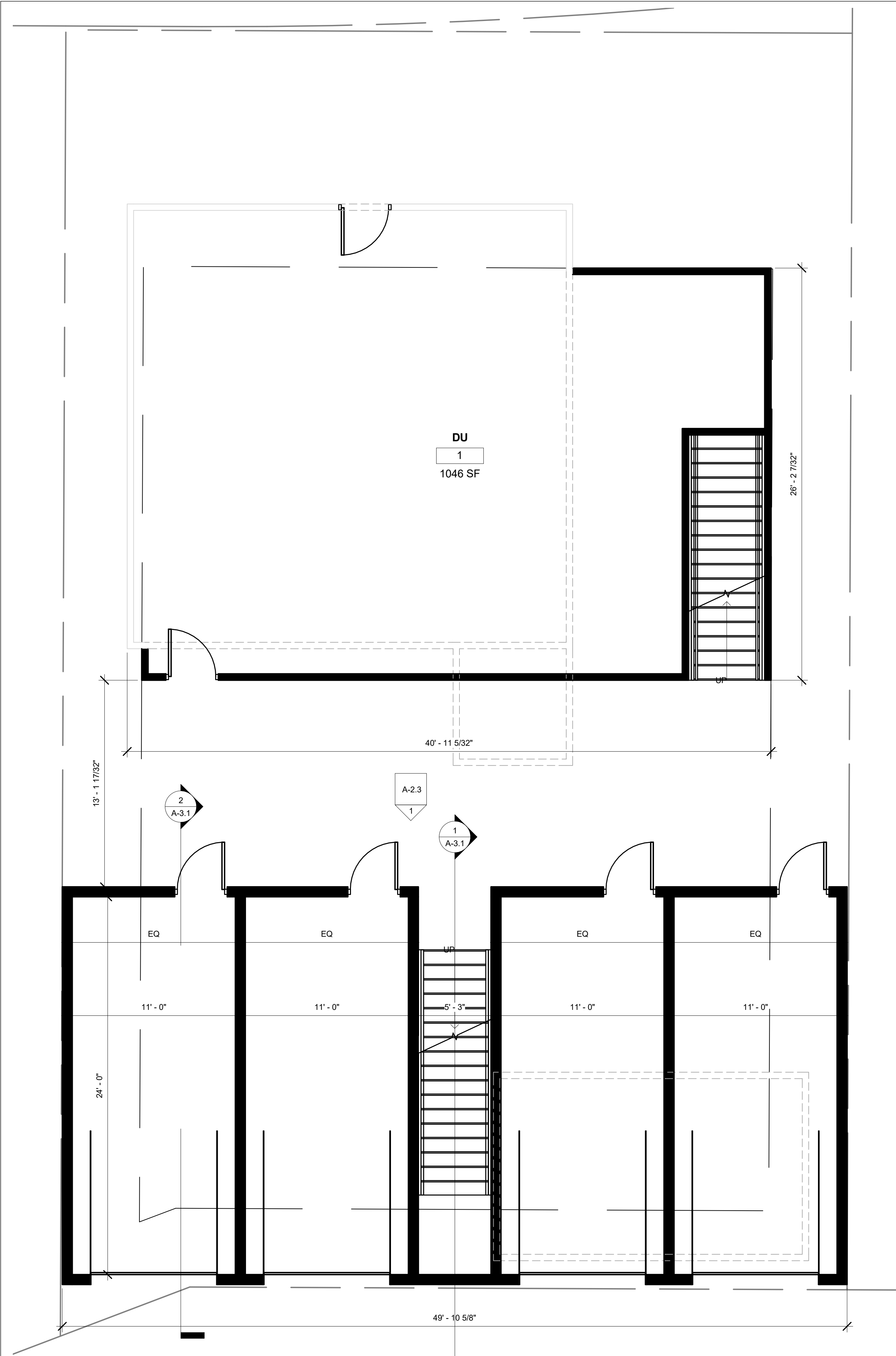
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Oceanside, CA 92054

Site Plan

DATE REVISION:	11/18/2020 12:08:06
DESIGNED:	AM Designer
DRAWN:	Author
PROJECT STATUS:	Predesign
PN:	190908
SHEET	A-1.0

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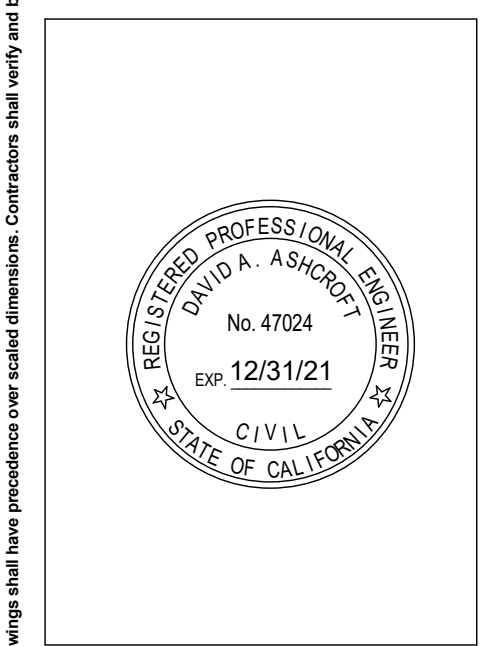


WALL LEGEND

	EXISTING EXTERIOR 6" STUD WALL
	EXISTING INTERIOR 6" STUD WALL
	DEMOLISH EXTERIOR 6" STUD WALL
	DEMOLISH INTERIOR 6" STUD WALL
	PROPOSED EXTERIOR 6" STUD WALL
	PROPOSED INTERIOR 6" STUD WALL

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Floor Plan - Level 1 & 2

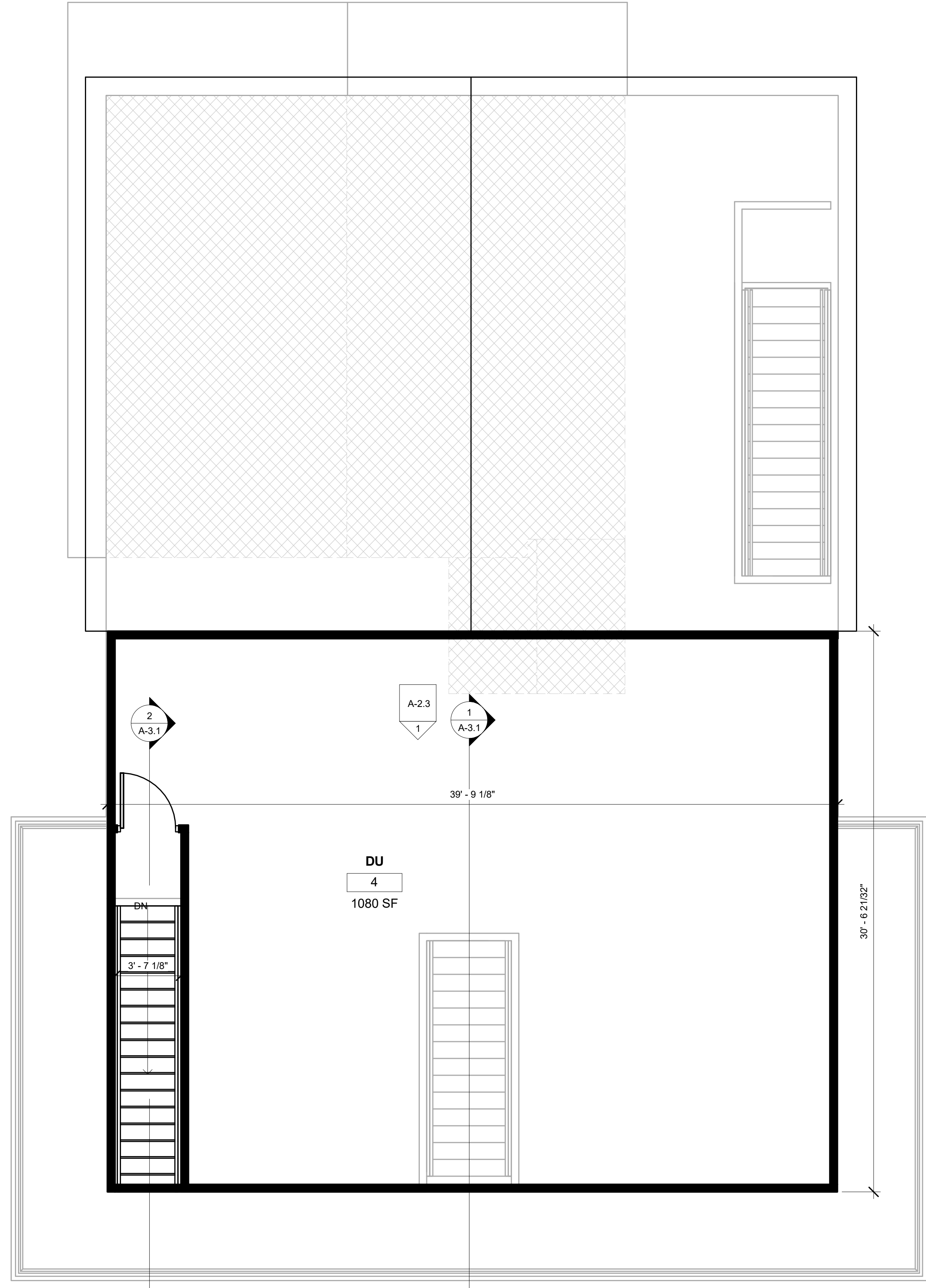
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24.X.365

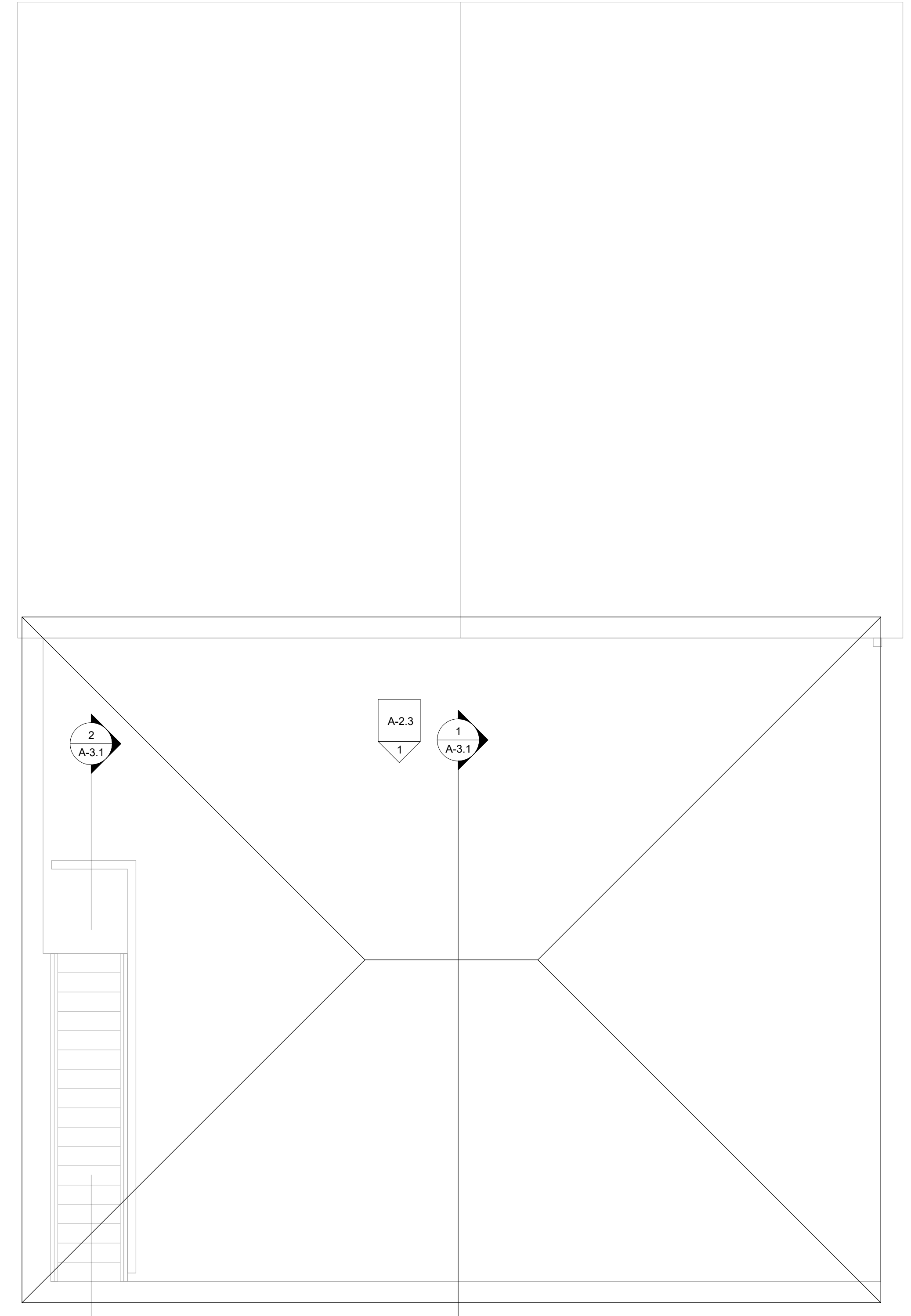
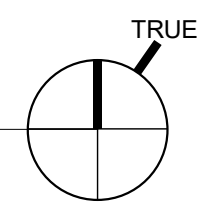
1 Floor Plan - Level 1
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2 Floor Plan - Level 2
 1/4" = 1'-0"

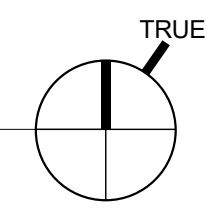
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1 Floor/Roof Plan - Level 3
 1/4" = 1'-0"



2 Roof Plan - Level 4
 1/4" = 1'-0"



WALL LEGEND

	EXISTING EXTERIOR 6" STUD WALL
	EXISTING INTERIOR 6" STUD WALL
	DEMOLISH EXTERIOR 6" STUD WALL
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REVISIONS

#	Description	Date



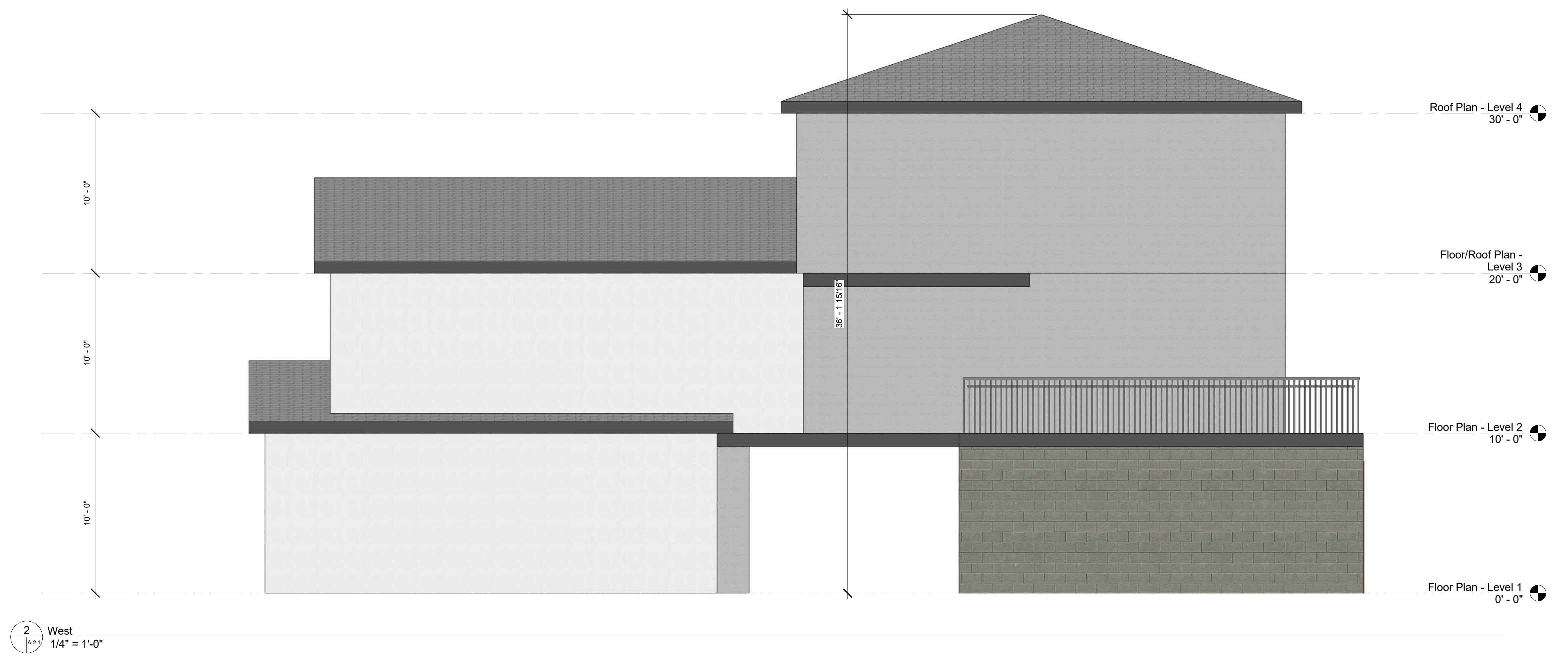
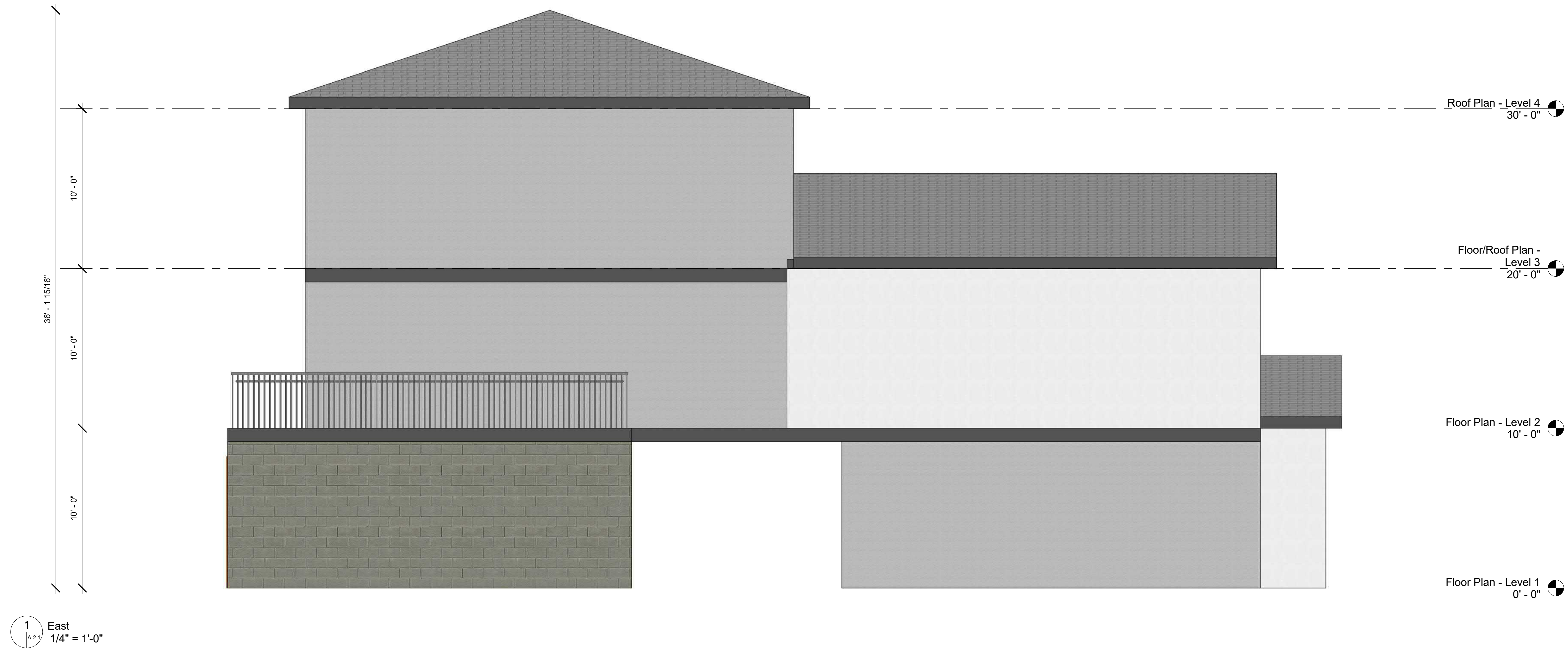
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Floor/Roof Plan - Level 3 & 4

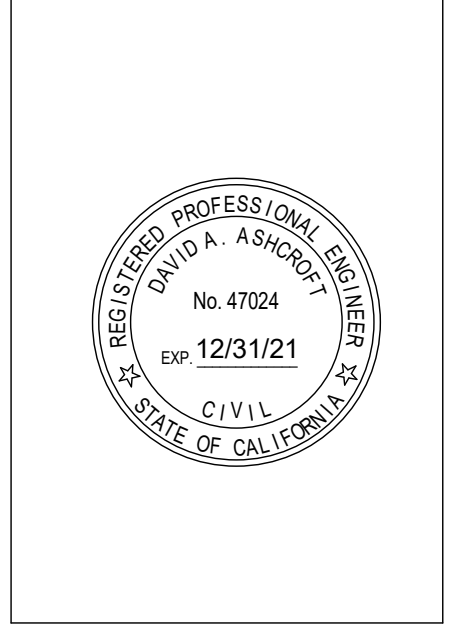
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DESIGNED	Designer
DRAWN	Author
PROJECT STATUS	Pre-design
PN	190908
SHEET	A-1.2

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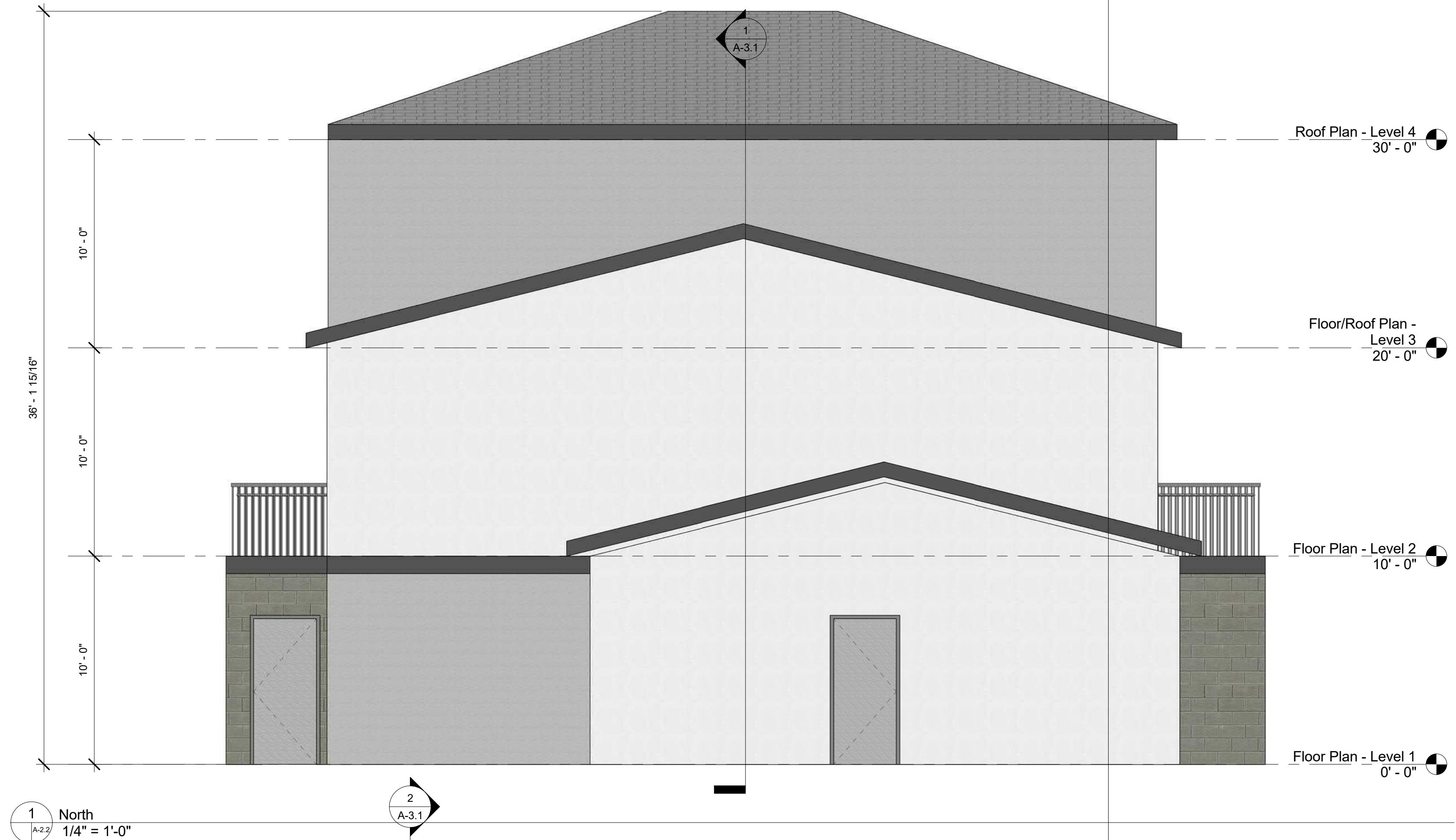
Multifamily Redevelopment
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Elevations - East & West

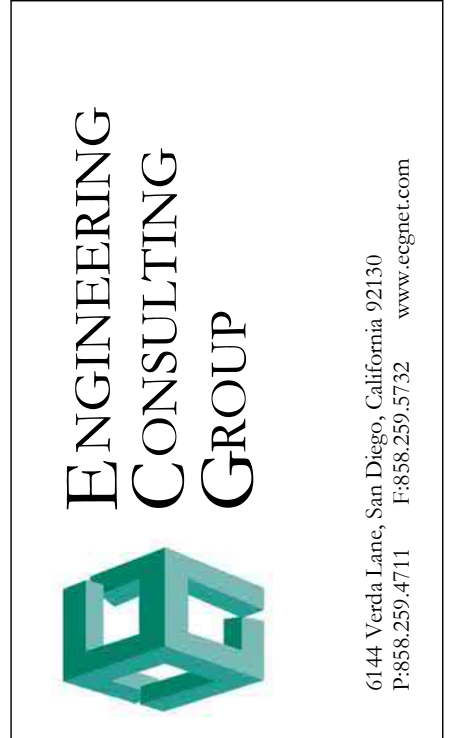
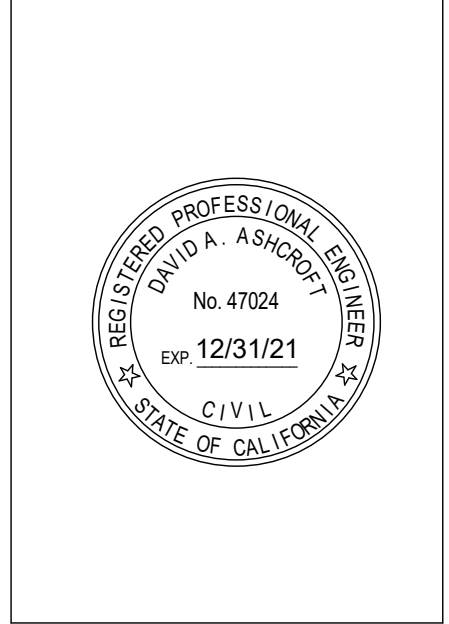
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DESIGNED	Designer
DRAWN	Author
PROJECT STATUS	Predesign
PN	190908
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24 x 36S

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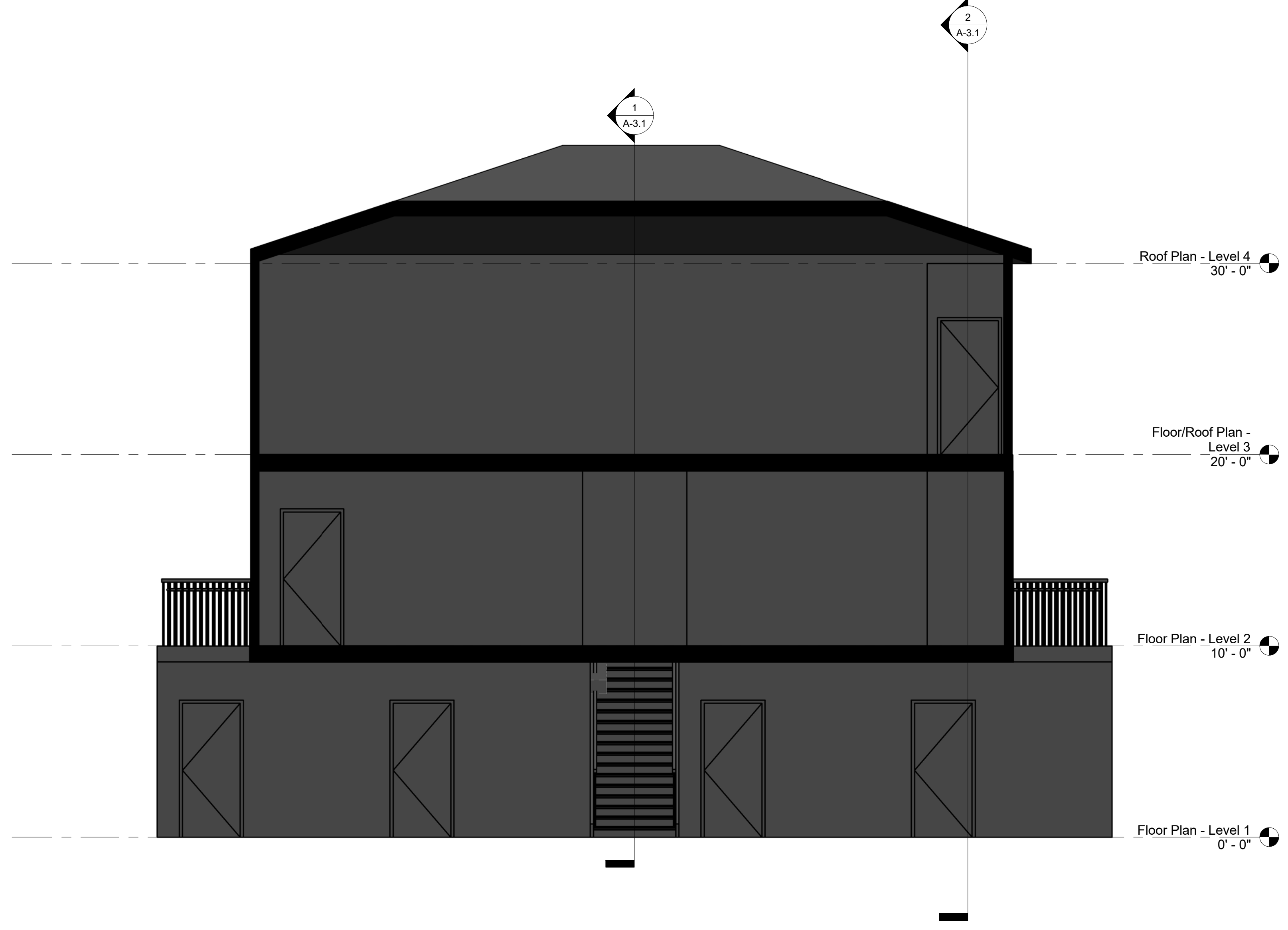
Multifamily Redevelopment
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Elevations - North & South

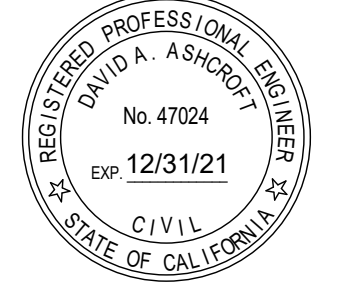
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1 N. Garage
 A-1.1A-2.3 1/4" = 1'-0"



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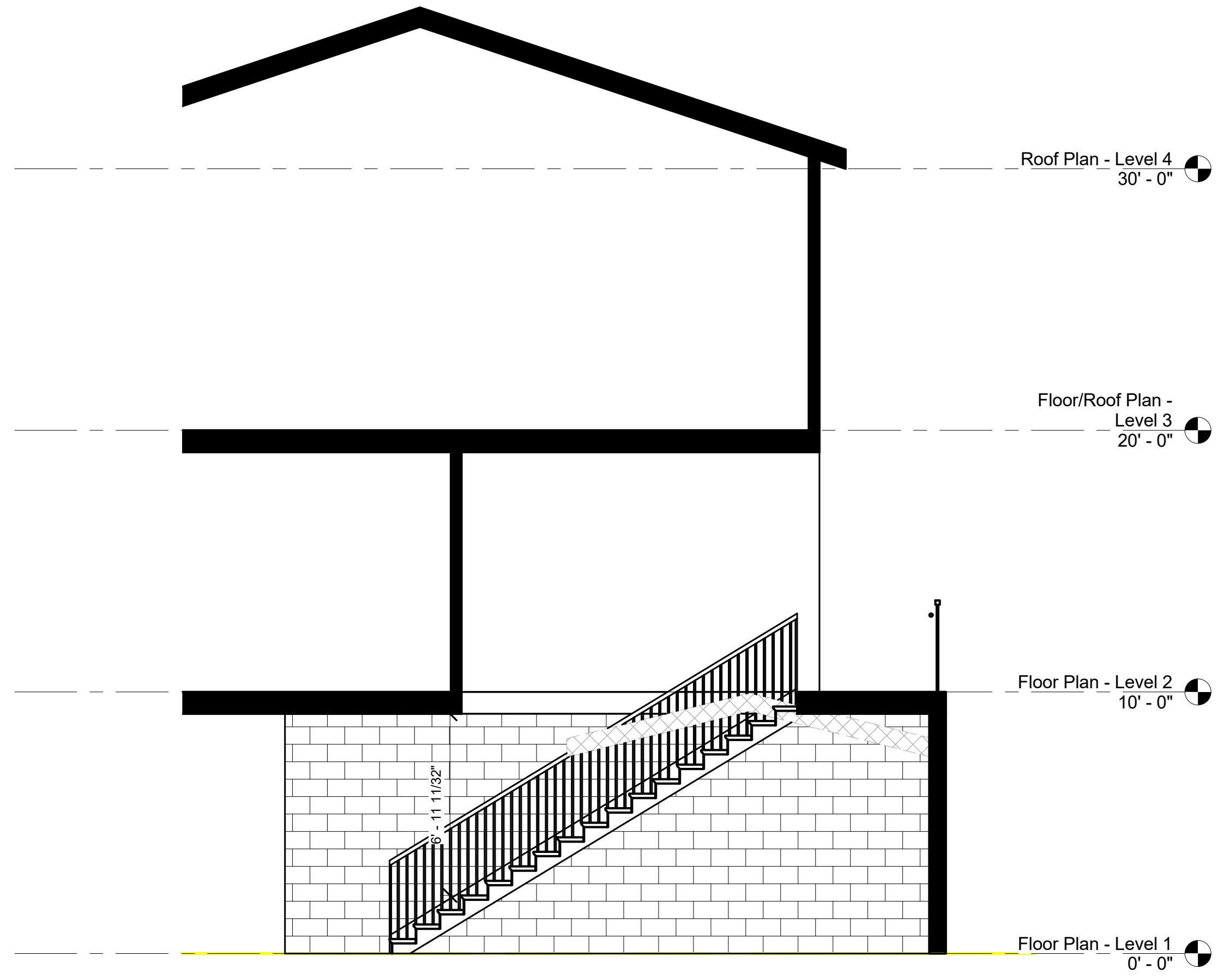
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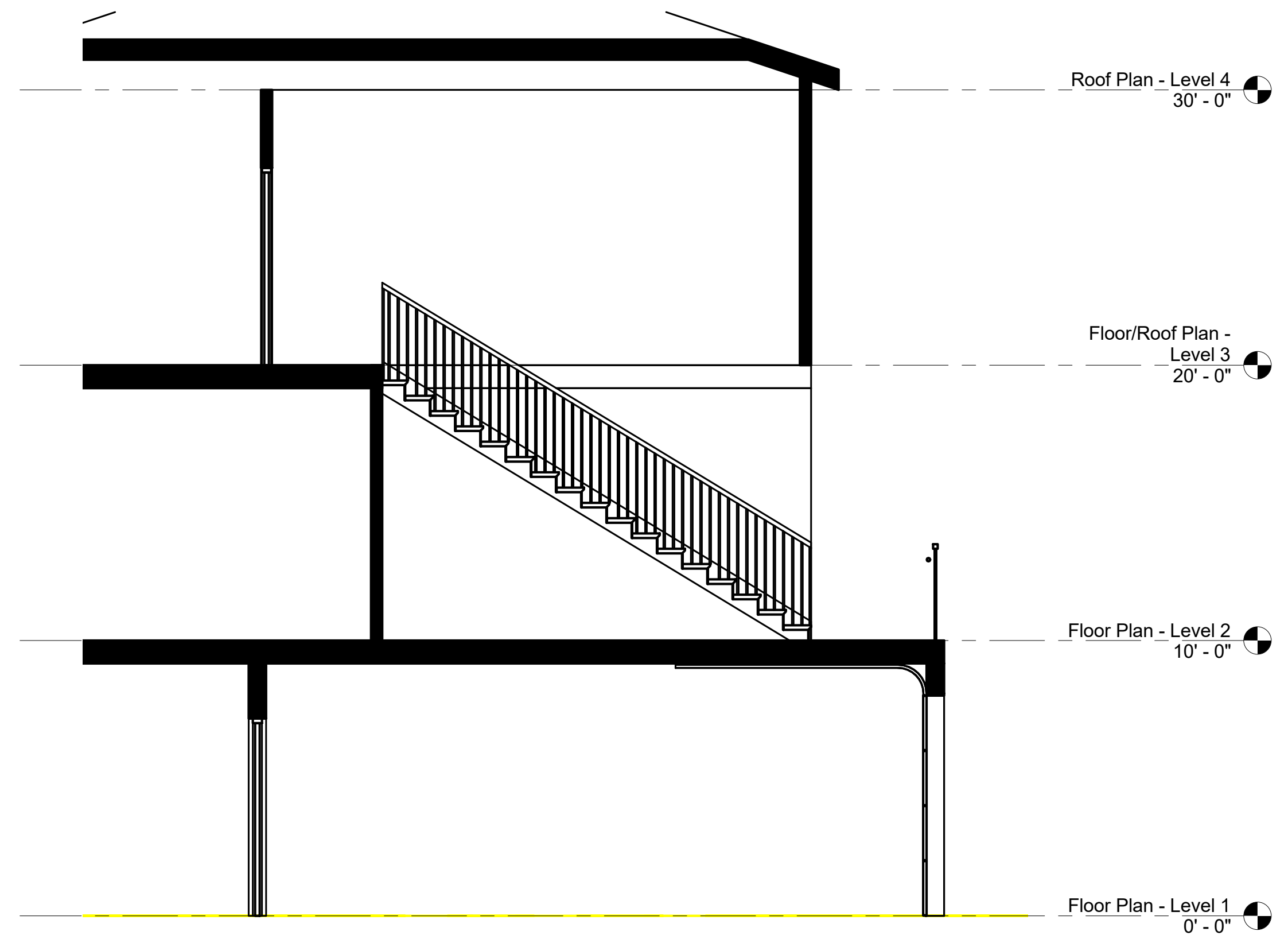
Elevations - Garage

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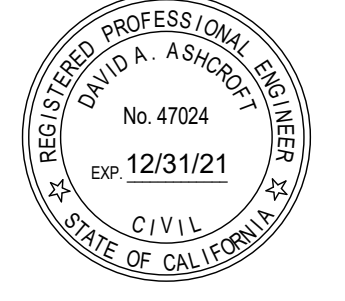


1 Section 1
 1/4" = 1'-0"



2 Section 2
 1/4" = 1'-0"

REVISIONS		
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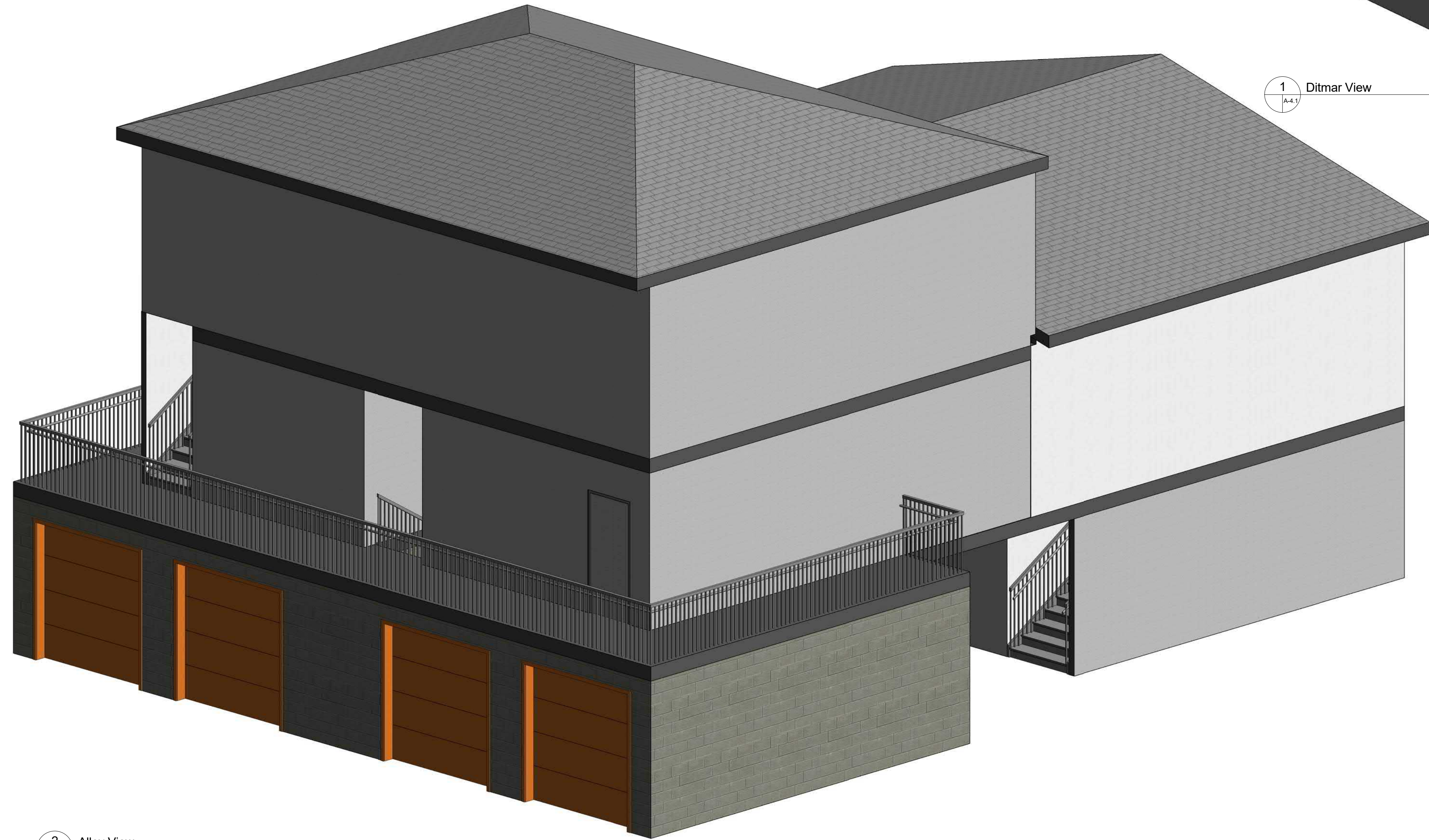
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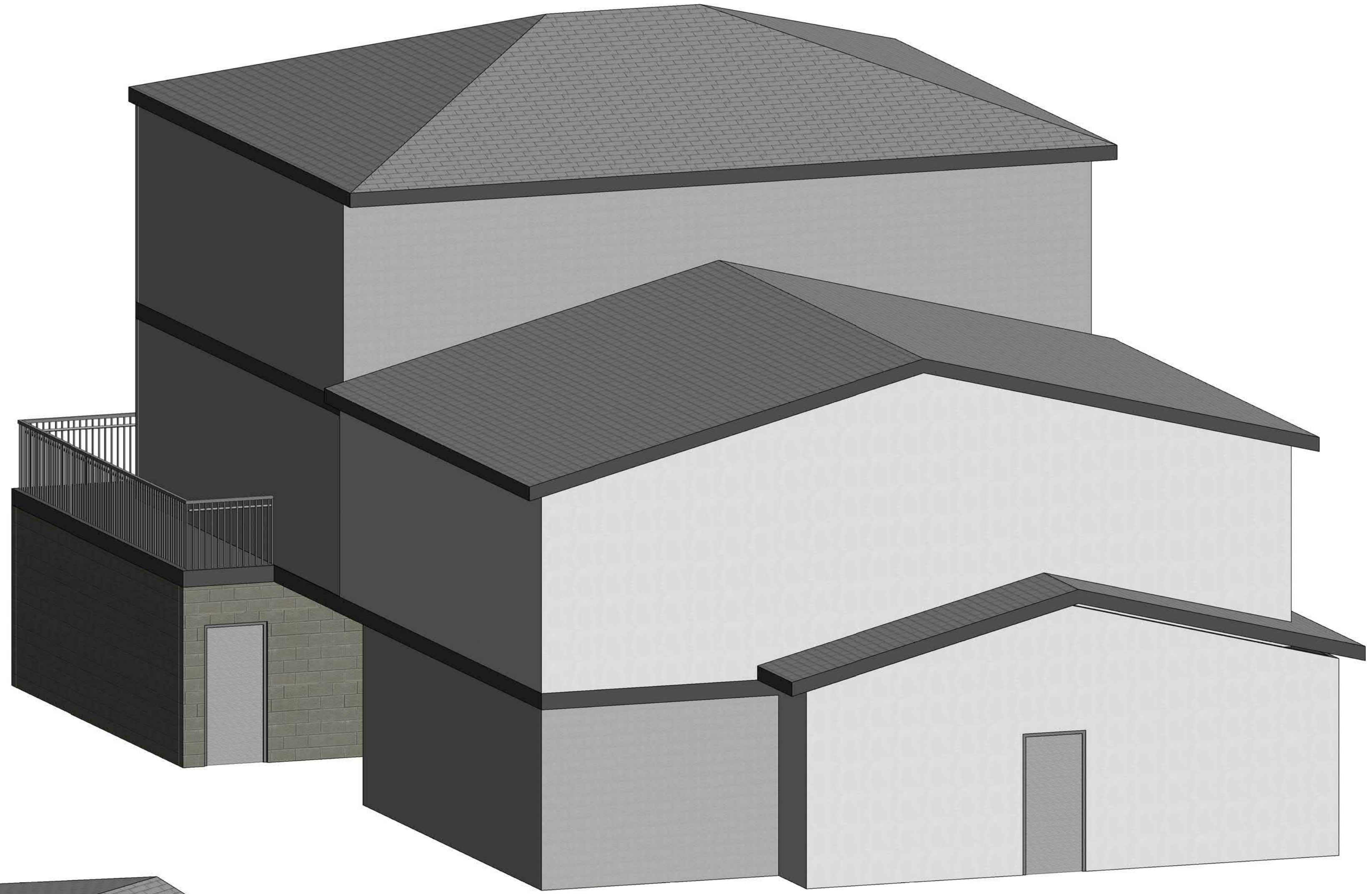
Sections

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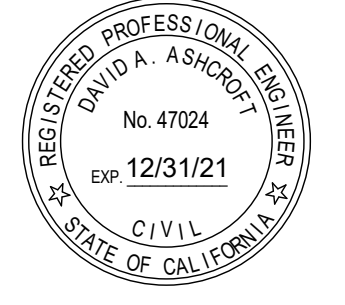


2 Alley View



1 Ditmar View

REVISIONS		
#	Description	Date



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Isometric Views

DATE	11/18/2020 12:08:51
REVISED:	AM
DESIGNED:	Designer
DRAWN:	Author
PROJECT STATUS:	Predesign
PN:	190908

SHEET **A-4.1**