



PLANNING COMMISSION AGENDA REPORT

III.1

MEETING DATE: MARCH 27, 2006

ITEM NUMBER:

**SUBJECT: ONE-YEAR TIME EXTENSION FOR PLANNING APPLICATION PA-04-18
151 ALBERT PLACE**

DATE: MARCH 16, 2006

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714)754-5136

DESCRIPTION

The applicant requests a one-year time extension for a project approved by the Planning Commission to convert an existing 2-story triplex into a common interest development (condominiums).

APPLICANT

Thomas T. Burger III of Burger & Associates, Architecture, is representing the property owner Richard Fiock.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.



WENDY SHIH
Associate Planner



R. MICHAEL ROBINSON, AICP
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 151 Albert Place, A-C Application: PA-04-18

Request: To convert an existing 2-story triplex to a common interest development (condominiums).

Zone: <u>R2-MD</u>	North: <u>Surrounding properties</u>
General Plan: <u>Medium Density Residential</u>	South: <u>are all residentially</u>
Lot Dimensions: <u>Irregular (Corner lot)</u>	East: <u>zoned and</u>
Lot Area: <u>9,135 sq.ft.</u>	West: <u>developed.</u>
Existing Development: <u>2-story triplex with a 2-car garage for each unit.</u>	

DEVELOPMENT STANDARD COMPARISON

Development Standard	Code Requirement	Proposed/Provided
Lot size:		
Lot width	100 ft.	66 ft.*
Lot area	12,000 sq.ft.	9,135 sq.ft.*
Density: Zone/GP	1 du/ 3,630 sq.ft.	1 du/ 3,045 sq.ft.*
Building coverage – overall project:		
Buildings	NA	38% (3,465 sq.ft.)
Paving	NA	16% (1,420 sq.ft.)
Open Space	40% (3,654 sq.ft.)	46% (4,250 sq.ft.)
TOTAL	100% (9,135 sq.ft.)	100% (9,135 sq.ft.)
Min. private open space dimension	10 ft. by 10 ft. min.	10 ft. by 10 ft. min.
Building Height:	2 stories/27 ft.	2 stories/24 ft.
Setbacks:		
Front	20 ft.	20 ft.
Side (left/right – abuts Elden Avenue)	5 ft./10 ft.	5 ft./12 ft.
Rear	20 ft.	14 ft.*
Parking:		
Covered	3	6
Open	8	2
Guest	2	1
TOTAL	13	9*
Driveway width:	16 ft.	16 ft.

* Existing, nonconforming.

CEQA Status	<u>Exempt, Class 1</u>
Final Action	<u>Planning Commission</u>

BACKGROUND/ANALYSIS

On March 14, 2005, the Planning Commission approved the subject application to allow conversion of a 2-story triplex into a common interest development (condominiums). Planning Commission found that conversion of the apartments will result in a general upgrading of the property, as well as providing additional home ownership opportunities, without diminishing affordable housing stock within the City.

Project approval is valid for one year unless building permits are obtained. However, Code allows the final review authority (in this case, Planning Commission) to extend a planning application for successive periods of one year upon showing of good cause by the applicant. The applicant has submitted the required parcel map application and is working with the Engineering Division on map revisions. Since the applicant will be unable to obtain map approval and building permits prior to the project expiration, he requests an extension of time. The approval will be valid until March 14, 2007.

The project still meets common interest development conversion requirements. The original staff report for the March 14, 2005, meeting is attached for reference.

GENERAL PLAN CONSISTENCY

General Plan Goal LU-1A.4 encourages additional home ownership opportunities within the City. The General Plan goals and objectives are unchanged since project approval.

ALTERNATIVES

The units could still be rented without the site upgrades, if the request is denied.

ENVIRONMENTAL DETERMINATION

The time extension request is exempt from the provisions of the California Environmental Quality Act under Section 15301 (k).

CONCLUSION

The proposed conversion is the same as that approved by Planning Commission last year. Applicable code sections and common interest development conversion requirements have not changed since Planning Commission's approval. Applicable General Plan goals and objectives are also the same since project approval.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" - Draft Conditions of Approval
 Planning Commission Agenda Report for March 14, 2005
 Zoning/Location Map
 Plans
 Letter from Applicant Requesting Time Extension

cc: Deputy City Mgr.-Dev. Svs. Director
Sr. Deputy City Attorney
City Engineer
Fire Protection Analyst
Staff (4)
File (2)

Thomas T. Burger III
Burger & Associates, Architecture
20331 Irvine Ave., Ste.7
Santa Ana Heights, CA 92707

Richard Fiock
2259 Elden Avenue
Costa Mesa, CA 92627

File: 032706PA0418TimeExt	Date: 031306	Time: 2:30 p.m.
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RESOLUTION NO. PC-06-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING A ONE-YEAR TIME
EXTENSION FOR PLANNING APPLICATION PA-04-18**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Thomas T. Burger III of Burger & Associates, Architect, authorized agent for Richard Fiock with respect to the real property located at 151 Albert Place, Units A-C, requesting approval a one-year extension of time for the conversion of a triplex to a common interest development (condominiums), in the R2-MD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on March 27, 2006.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** a one-year time extension for Planning Application PA-04-18 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-04-18 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 27th day of March, 2006.

Bill Perkins, Chair
Costa Mesa Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(10) in that, although the critical vacancy rate is less than the rate established in Section 13-42(c) (Residential Common Interest Development Conversions), the condominium conversion will not diminish affordable housing stock within the City. Conversion of the apartments will result in a general upgrading of the property, as well as providing additional home ownership opportunities within the City. A condition is also included to require that current tenants be offered right of first refusal to purchase, or the property owner pay registration fees for an apartment search service to help them find a new apartment if they decide not to purchase.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(e) in that:
- a. The project is compatible and harmonious with existing development and uses in the general neighborhood.
 - b. Safety and compatibility of the design of buildings, parking areas, landscaping, luminaries and other site features, which includes functional aspect of the site development such as automobile and pedestrian circulation, have been considered.
 - c. The project is consistent with the General Plan. Specifically, General Plan Goal LU-1A.4 encourages additional home ownership opportunities within the City. The General Plan goals and objectives are unchanged since project approval.
 - d. The planning application is for a project-specific case and is not to be construed to be setting a precedent for future development.
 - e. The cumulative effect of all the planning applications has been considered.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15301 (k).
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng. 1. The following improvements shall be made:
- a. Replace all deteriorated asphalt composition roofing.
 - b. Treat termite infestations as recommended by a termite control company.
2. The address of individual units shall be blueprinted on the site plan and on all floor plans in the working drawings.
3. Prior to issuance of building permits, applicant shall contact the US Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
4. Street addresses shall be displayed on the complex identification sign or, if there is no complex identification sign, on the wall in a manner visible to the public street. Street address numerals shall be a minimum 6" in height with not less than 1/2" stroke and shall contrast sharply with the background. Identification of individual units shall be provided adjacent to the unit entrances. Letters or numerals shall be 4" in height with not less than 1/4" stroke and shall contrast sharply with the background.
5. Applicant shall contact the Building Safety Division, prior to the release of utilities for any units, to provide proof that the Uniform Building Code requirements for condominiums have been satisfied, to obtain a change of occupancy permit, and to complete any additional paperwork created through this conversion.
6. The site plan shall show provisions for the placement of centralized mail delivery units, if applicable. Specific locations for such units shall be to the satisfaction of the Planning Division, Engineering Division, and the US Postal Service.
7. The conditions of approval and ordinance or code provisions and special district requirements of Planning Application PA-04-18 shall be blueprinted on the face of the site plan.
8. The applicant shall contact the Planning Division to arrange for an inspection of the site prior to the final Building Division inspections. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
9. The applicant shall offer the existing tenants right of first refusal to purchase the units with terms more favorable than those offered to the general public. If the existing tenants confirm in writing that they are not interested in purchasing the units, the property owner will pay the registration fee for an apartment referral service.
10. The applicant shall show proof of compliance with all applicable conditions of approval and code requirements prior to recordation of the final map. This condition shall be completed under the direction of the Planning Staff.
11. The CC&R's shall require that garage spaces be used for parking, and

any changes made to this provision require prior review and approval by the City of Costa Mesa.

- Bldg. 12. The following Building Division corrections shall be made:
- a. Restore self-closing door between each unit and garage.
 - b. Comply with all interior and exterior electrical receptacle requirements.
 - c. Provide seismic strapping for water heaters and T/P discharge lines shall terminate to exterior.

February 15, 2006

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT

FEB 16 2006



Mr. Mel Lee, AICP, Senior Planner
P.O. Box 1200
Costa Mesa, CA 92628-1200

1990 S. Coast Hwy.
Suite 1
Laguna Beach
CA 92651

949 376 2126
Fax 949 376 2127

REQUEST FOR EXTENSION OF TIME

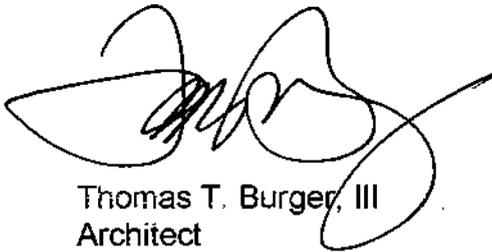
Re: PA-04-18
151 Albert Place

Dear Mr. Lee,

I would like to request an extension to the above referenced project on behalf of my client. A check for the extension fee of \$355 is enclosed. We are in progress addressing the concerns of Gary Wong regarding the tentative parcel map PM-06-106

Please feel free to contact me if you need any additional information.

Very truly yours,

A handwritten signature in black ink, appearing to read "T. Burger, III", with a large, sweeping flourish extending to the right.

Thomas T. Burger, III
Architect



PLANNING COMMISSION AGENDA REPORT

1111.2

MEETING DATE: MARCH 14, 2005

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-04-18
151 ALBERT PLACE, UNITS A-C

DATE: MARCH 3, 2005

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714)754-5136

DESCRIPTION

The applicant proposes to convert an existing 2-story triplex into a common interest development (condominiums), which would allow the units to be sold independent of one another.

APPLICANT

Thomas T. Burger III of Burger & Associates, Architecture, is representing the property owner Richard Fiock.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.



WENDY SHIH
Associate Planner



R. MICHAEL ROBINSON, AICP
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 151 Albert Place, A-C Application: PA-04-18

Request: To convert an existing 2-story triplex to a common interest development (condominiums).

Zone: <u>R2-MD</u>	North: <u>Surrounding properties</u>
General Plan: <u>Medium Density Residential</u>	South: <u>are all residentially</u>
Lot Dimensions: <u>Irregular (Corner lot)</u>	East: <u>zoned and</u>
Lot Area: <u>9,135 sq.ft.</u>	West: <u>developed.</u>
Existing Development: <u>2-story triplex with a 2-car garage for each unit.</u>	

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Code Requirement</u>	<u>Proposed/Provided</u>
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Lot size:		
Lot width	100 ft.	66 ft.*
Lot area	12,000 sq.ft.	9,135 sq.ft.*
Density: Zone/GP	1 du/ 3,630 sq.ft.	1 du/ 3,045 sq.ft.*
Building coverage – overall project:		
Buildings	NA	38% (3,465 sq.ft.)
Paving	NA	16% (1,420 sq.ft.)
Open Space	40% (3,654 sq.ft.)	46% (4,250 sq.ft.)
TOTAL	100% (9,135 sq.ft.)	100% (9,135 sq.ft.)
Min. private open space dimension	10 ft. by 10 ft. min.	10 ft. by 10 ft. min.
Building Height:	2 stories/27 ft.	2 stories/24 ft.
Setbacks:		
Front	20 ft.	20 ft.
Side (left/right – abuts Elden Avenue)	5 ft./10 ft.	5 ft./12 ft.
Rear	20 ft.	14 ft.*
Parking:		
Covered	3	6
Open	8	2
Guest	2	1
TOTAL	13	9*
Driveway width:	16 ft.	16 ft.

CEQA Status Exempt, Class 1
 Final Action Planning Commission

* Existing, nonconforming.

BACKGROUND

The subject property is located on the southeast corner of Elden Avenue and Albert Place. The lot contains a triplex with a 2-car garage per unit. The applicant proposes to convert the three apartment units into condominiums.

Pursuant to Code Section 13-42(g), Planning Commission review is required when occupied apartments are proposed to be converted to a common interest development. The review is required to confirm compliance with applicable development standards and to consider potential impacts on the rental housing supply and displacement of tenants if the City's vacancy rate is below 3%.

A parcel map will be required to be processed and recorded before the units can be sold independent of one another. The applicant is aware of this requirement but did not want to have the map prepared until Planning Commission acted on the conversion.

ANALYSIS

Common interest developments must comply with additional development standards above those applicable to the zone of the property. These additional development standards include provision of a 10-foot by 10-foot private open space for each unit, having a break in the front plane of the building of at least 4 feet every 2 dwelling units, and provision of on-site lighting. The existing development already complies with the common interest development requirements.

The existing development is situated on a lot with nonconforming lot width and lot area. The triplex was constructed in 1985 and is legal, nonconforming because the density, number of parking spaces and rear (south) side setback do not comply with current Zoning Code requirements – whether apartments or condominiums. The proposed change in the type of ownership will not increase the project's degree of nonconformity.

Approval of the conversion will satisfy General Plan Goal LU-1A.4 that encourages additional home ownership opportunities in the City. However, City Council is concerned that conversions may diminish the supply of rental housing and displace residents unreasonably, particularly senior citizens, low- and moderate-income families, and families with school-age children. Consequently, City Council established a "critical vacancy rate" of 3% as the threshold for discouraging conversion of apartments to common interest developments. When the citywide rental vacancy rate is 3% or less, Planning Commission may deny any requested conversions. The latest census data indicates the City's rental vacancy rate is 2.97%.

The tenants are currently charged \$2,250 a month in rent, which exceeds affordable rental rates of \$928 for very low income to \$1,619 for moderate income households for a 3-bedroom unit. Therefore, conversion of the units would not result in a loss of affordable units. As conditioned, the applicant will offer right of first refusal to the tenants, with terms more favorable than those offered to the general public. If the

tenants confirm that they are not interested in purchasing the units, the property owner will pay the registration fee for an apartment referral service. The City is only .03% (or 12 units City-wide) below the adopted vacancy rate threshold; therefore, it is staff's opinion that this proposal meets the goal of the General Plan's housing Element to provide additional home ownership opportunities, and does not impact availability of affordable rental housing.

As required by Code, a property inspection report as well as a termite report was submitted, and a City property inspection report was prepared. Based on those reports, Planning staff's inspection of the site, and to allow a general upgrading of the site, staff recommends the following improvements:

1. Replace all deteriorated asphalt composition roofing.
2. Treat termite infestations as recommended by a termite control company.

A list of building, electrical, plumbing and mechanical corrections or upgrades are also included in the conditions of approval.

ALTERNATIVES

The units could still be rented without the site upgrades, if the request is denied.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act.

CONCLUSION

Conversion of the apartments will result in a general upgrading of the property, as well as providing additional home ownership opportunities. In staff's opinion, conversion of the units will not diminish affordable housing stock. Additionally, current tenants will be offered right of first refusal to purchase, or the property owner will pay registration fees for an apartment search service to help them find a new apartment if they decide not to purchase.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" - Draft Conditions of Approval
 Applicant's Project Description and Justification
 Inspection Reports
 Location Map
 Plans

cc: Deputy City Manager - Dev. Svs. Director
 Sr. Deputy City Attorney

City Engineer
Fire Protection Analyst
Staff (4)
File (2)

Thomas T. Burger III
Burger & Associates, Architecture
20331 Irvine Ave., Ste.7
Santa Ana Heights, CA 92707

Richard Fiock
2259 Elden Avenue
Costa Mesa, CA 92627

File: 031405PA0418	Date: 030205	Time: 400p.m.
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RESOLUTION NO. PC-05-18

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-04-18**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Thomas T. Burger III of Burger & Associates, Architect, authorized agent for Richard Fiock with respect to the real property located at 151 Albert Place, Units A-C, requesting approval of the conversion of a triplex to a common interest development (condominiums), in the R2-MD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on March 14, 2005.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-04-18 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for Planning Application PA-04-18 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 14th day of March, 2005.



Chair, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(10) in that, although the critical vacancy rate is less than the rate established in Section 13-42(c) (Residential Common Interest Development Conversions), the condominium conversion will not diminish affordable housing stock within the City. Conversion of the apartments will result in a general upgrading of the property, as well as providing additional home ownership opportunities within the City. A condition is also included to require that current tenants be offered right of first refusal to purchase, or the property owner pay registration fees for an apartment search service to help them find a new apartment if they decide not to purchase.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(e) in that:
- a. The project is compatible and harmonious with existing development and uses in the general neighborhood.
 - b. Safety and compatibility of the design of buildings, parking areas, landscaping, luminaries and other site features, which includes functional aspect of the site development such as automobile and pedestrian circulation, have been considered.
 - c. The project is consistent with the General Plan.
 - d. The planning application is for a project-specific case and is not to be construed to be setting a precedent for future development.
 - e. The cumulative effect of all the planning applications has been considered.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"**CONDITIONS OF APPROVAL**

- Plng. 1. The following improvements shall be made:
- a. Replace all deteriorated asphalt composition roofing.
 - b. Treat termite infestations as recommended by a termite control company.
2. The address of individual units shall be blueprinted on the site plan and on all floor plans in the working drawings.
3. Prior to issuance of building permits, applicant shall contact the US Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
4. Street addresses shall be displayed on the complex identification sign or, if there is no complex identification sign, on the wall in a manner visible to the public street. Street address numerals shall be a minimum 6" in height with not less than 1/2" stroke and shall contrast sharply with the background. Identification of individual units shall be provided adjacent to the unit entrances. Letters or numerals shall be 4" in height with not less than 1/4" stroke and shall contrast sharply with the background.
5. Applicant shall contact the Building Safety Division, prior to the release of utilities for any units, to provide proof that the Uniform Building Code requirements for condominiums have been satisfied, to obtain a change of occupancy permit, and to complete any additional paperwork created through this conversion.
6. The site plan shall show provisions for the placement of centralized mail delivery units, if applicable. Specific locations for such units shall be to the satisfaction of the Planning Division, Engineering Division, and the US Postal Service.
7. The conditions of approval and ordinance or code provisions and special district requirements of Planning Application PA-04-18 shall be blueprinted on the face of the site plan.
8. The applicant shall contact the Planning Division to arrange for an inspection of the site prior to the final Building Division inspections. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
9. The applicant shall offer the existing tenants right of first refusal to purchase the units with terms more favorable than those offered to the general public. If the existing tenants confirm in writing that they are not interested in purchasing the units, the property owner will pay the registration fee for an apartment referral service.
10. The applicant shall show proof of compliance with all applicable conditions of approval and code requirements prior to recordation of the final map. This condition shall be completed under the direction of the Planning Staff.
11. The CC&R's shall require that garage spaces be used for parking, and

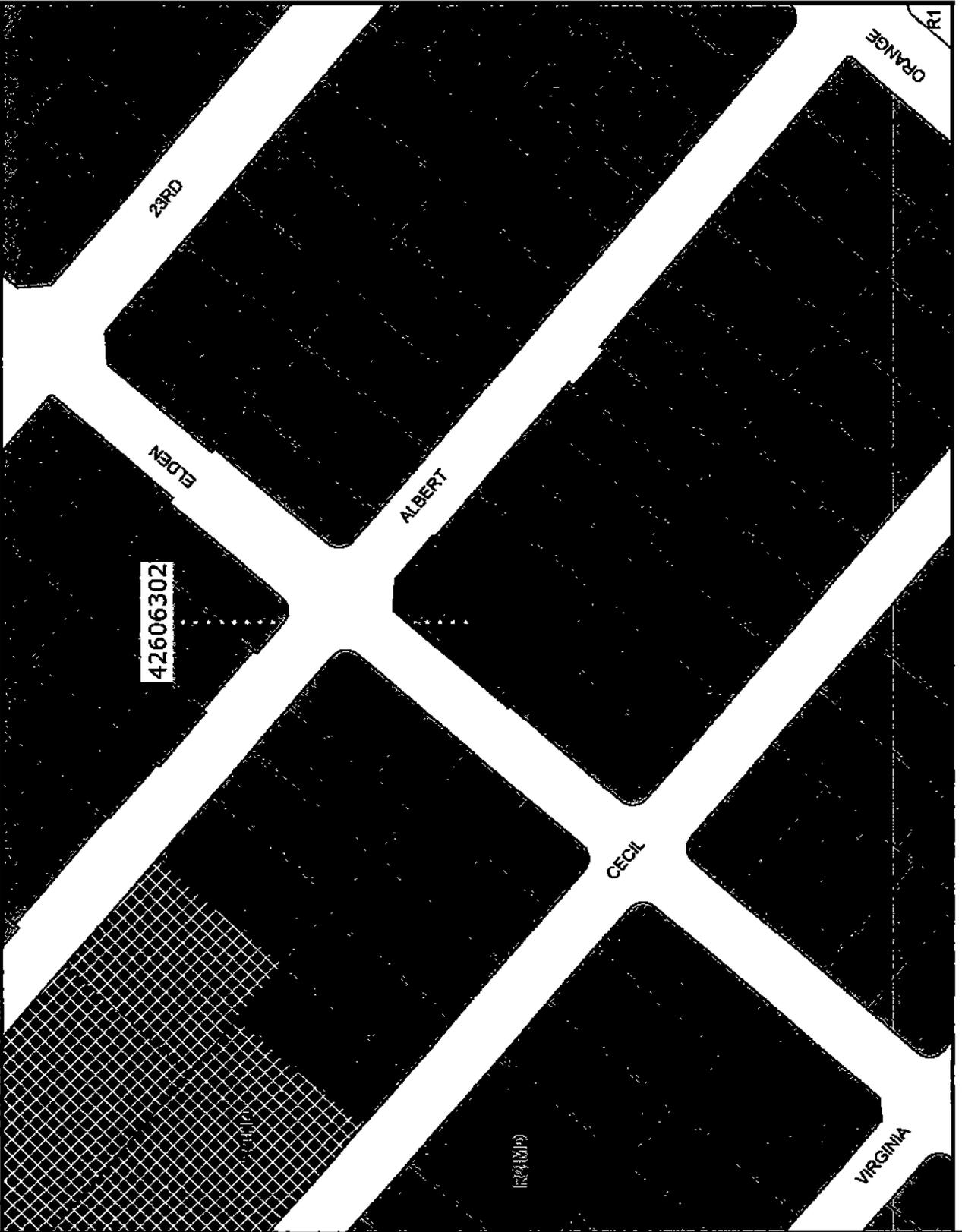
any changes made to this provision require prior review and approval by the City of Costa Mesa.

- Bldg. 12. The following Building Division corrections shall be made:
- a. Restore self-closing door between each unit and garage.
 - b. Comply with all interior and exterior electrical receptacle requirements.
 - c. Provide seismic strapping for water heaters and T/P discharge lines shall terminate to exterior.

ZONING/LOCATION MAP

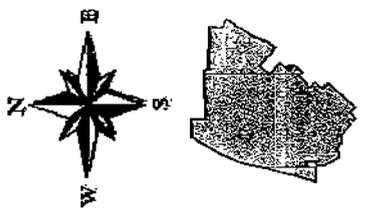
PA-04-18

42606302



Legend

- Selected By Buffer
 - Selected Features
 - Street Names
 - Parcel Lines
 - City Boundary
 - Zoning
- AP C1 C1-S C2 CL IAR IAR-S MG MP P PDC PDI PDR-HD PDR-LD PDR-MD PDR-NCH R1 R2-HD R2-MD R3 TC Parcels



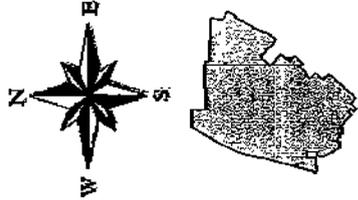
AERIAL PHOTOGRAPH

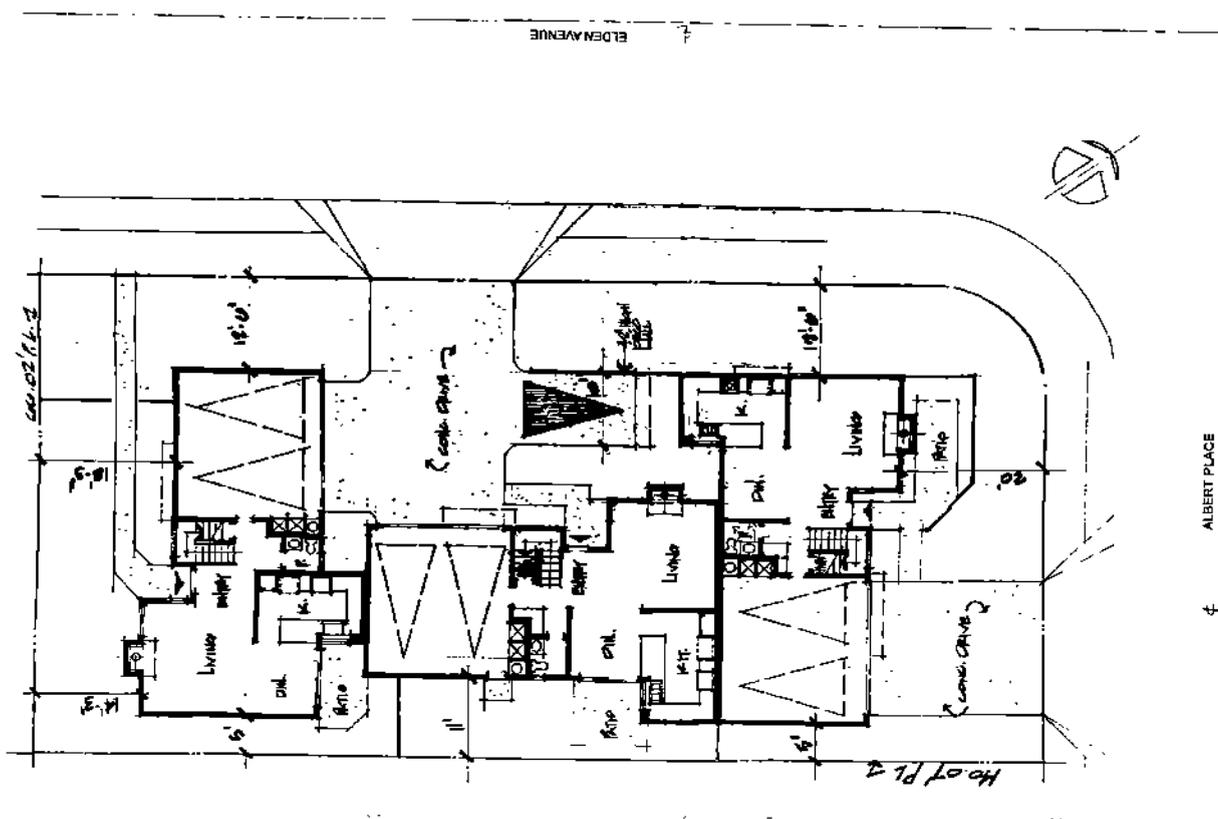
PA-04-18

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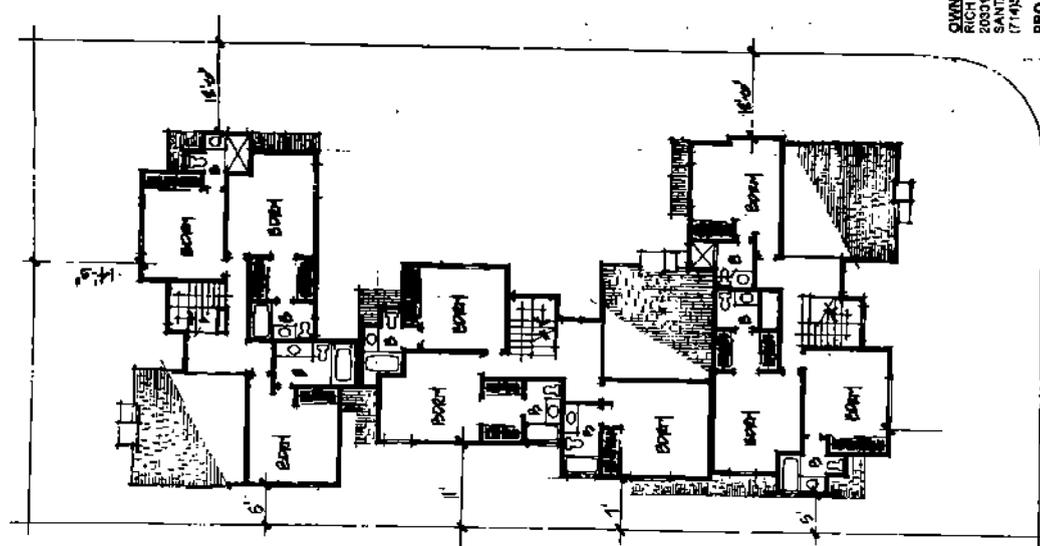
Legend

- Selected By Buffer
- Selected Features
- Street Names
- Parcel Lines
- City Boundary
- Ortho Photography
- Parcels





EXISTING SITE / LOWER FLOOR PLAN



EXISTING UPPER FLOOR PLAN



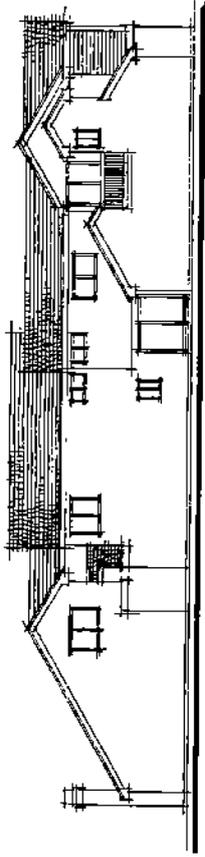
OWNER:
 BIGHTOCK
 200 IRVINE AVE., SUITE 7
 SANTA ANA, CALIF. 92707
 (714) 546-1122

PROJECT ADDRESS:
 151 ALBERT PLACE
 COSTA MESA, CA 92627

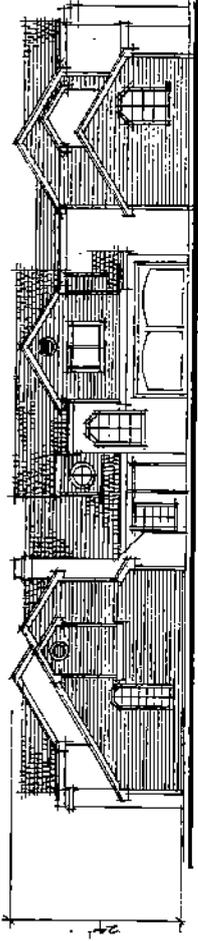
PROJECT SUMMARY:
 UNITS: 103 BEDROOM UNITS
 TYPE UNIT SIZE: 795 SQ. FT.
 ZONED: R2-40
 LOT AREA: 9,135 SQ. FT.
 OPEN AREA: 4,274 SQ. FT. (46%)

151 ALBERT PLACE SITE / FLOOR PLANS

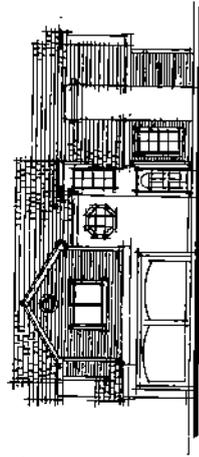
SCALE: 1/8"=1'-0"



SIDE ELEVATION



ELDEN ELEVATION



ALBERT PLACE ELEVATION (REAR SIM.)