

SITE INFO

PROJECT ADDRESS:

528 MARINE DRIVE

LEGAL: LOT 10 BLOCK D DL 686 PLAN VAP3971

PID: 011-984-864

SITE AREA: 4484.51 SQFT (416.6m²)

ZONING: CURRENT: CDA-1
PROPOSED: RMW

FSR: GROSS FLOOR AREA/GROSS SITE AREA
5,155 SQFT / 4,484.5 SQFT =
1.1 FSR

LOT COVERAGE:

3454.6 SQFT / 4484.5 SQFT = .77

OCP:

MULTI-UNIT RESIDENTIAL SPECIAL CHARACTER

DPA'S:

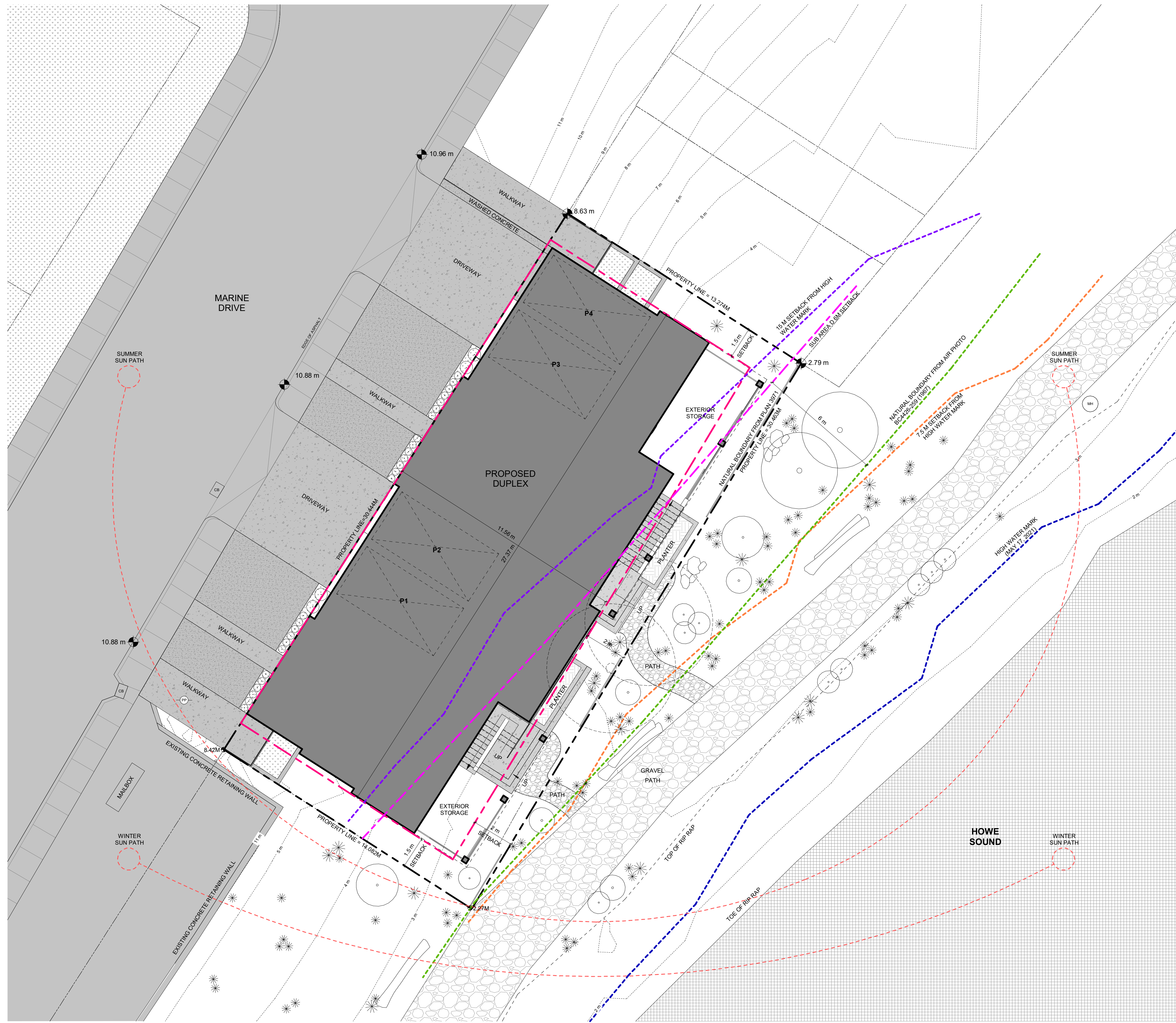
DPA 1 ENVIRONMENTALLY SENSITIVE AREA
DPA 2 GEOTECHNICAL HAZARD AREA
DPA 9 GIBSONS AUQUIFER

PARKING:

2 PER DWELLING UNIT
4 TOTAL

PROJECT DESCRIPTION:

NEW DUPLEX BUILDING



ISSUES + REVISIONS	NO	DATE	DESCRIPTION
	1		

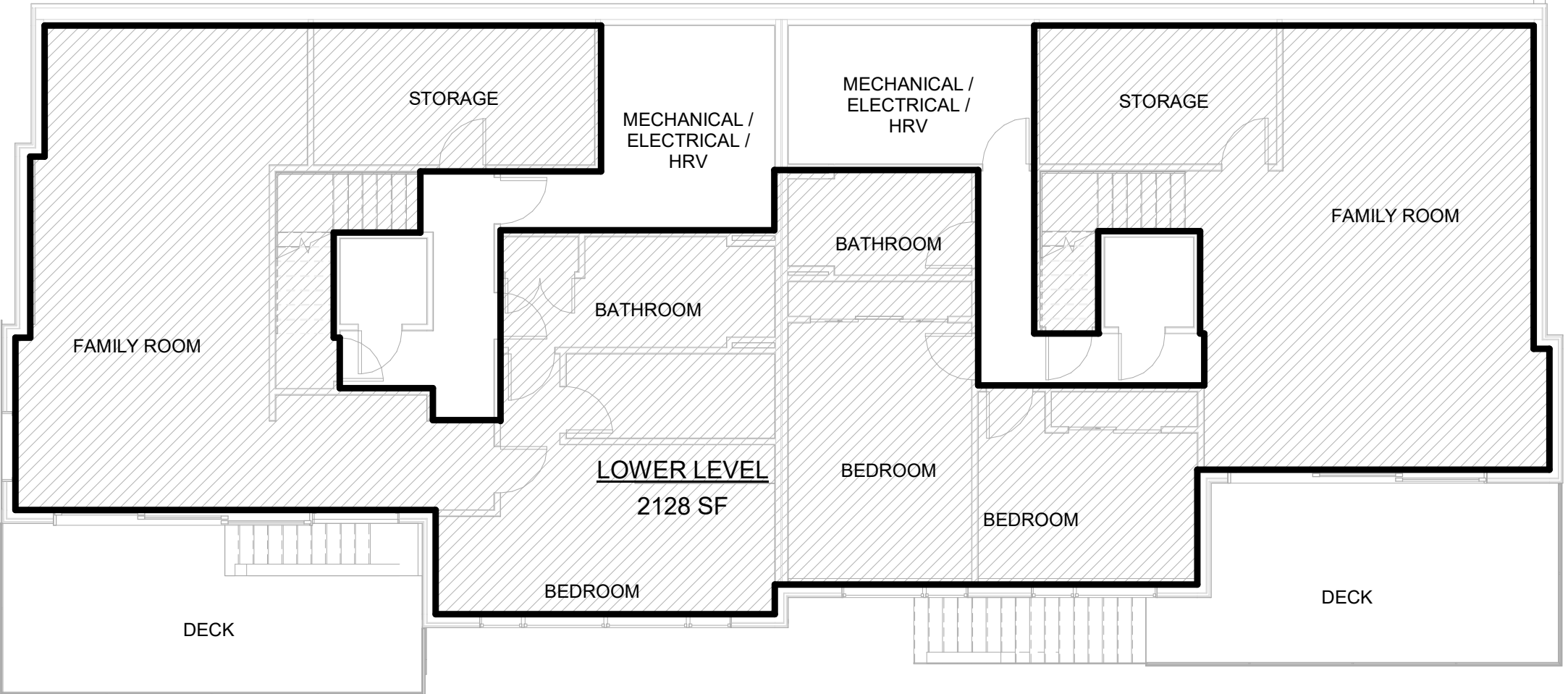
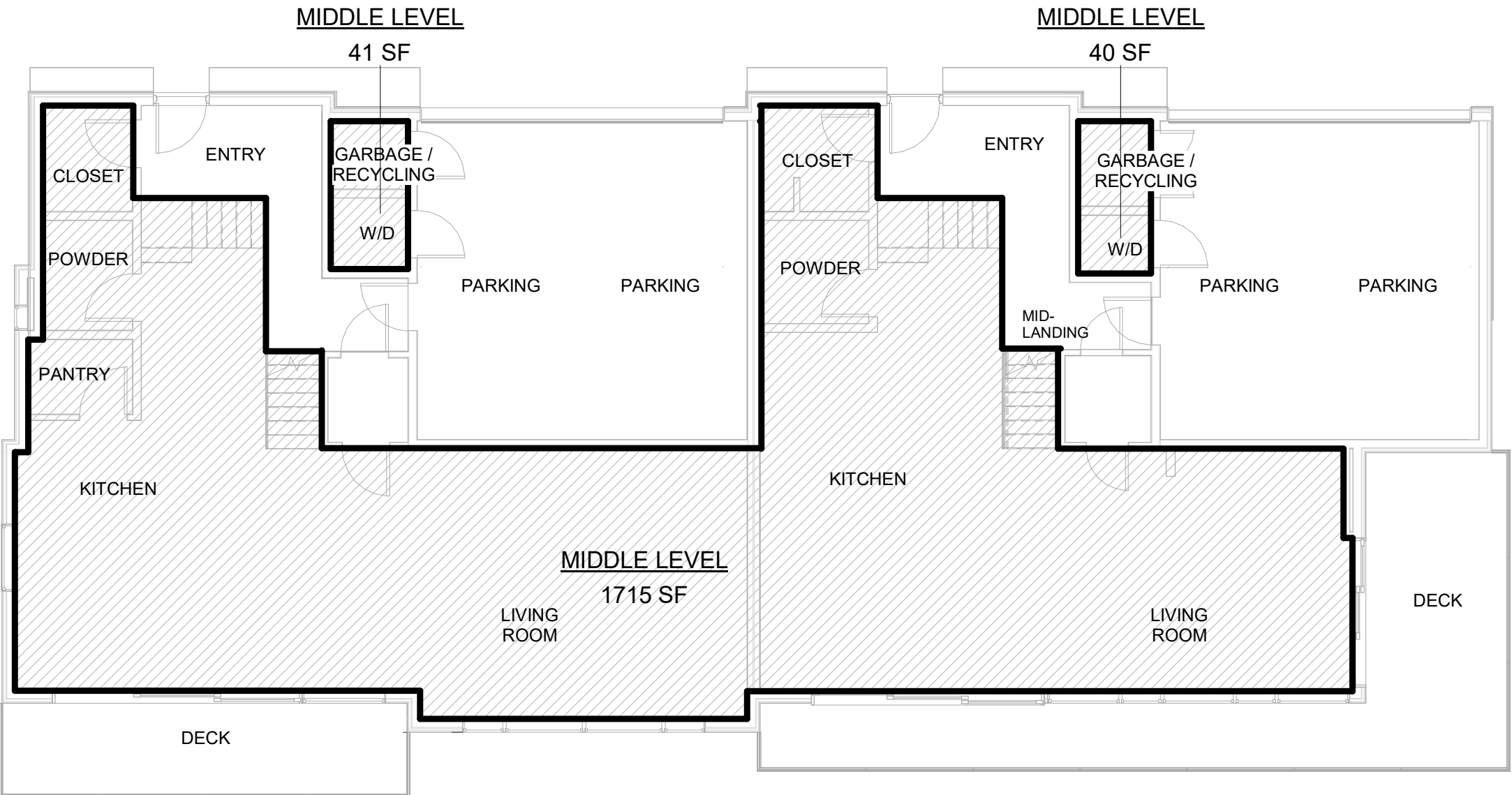
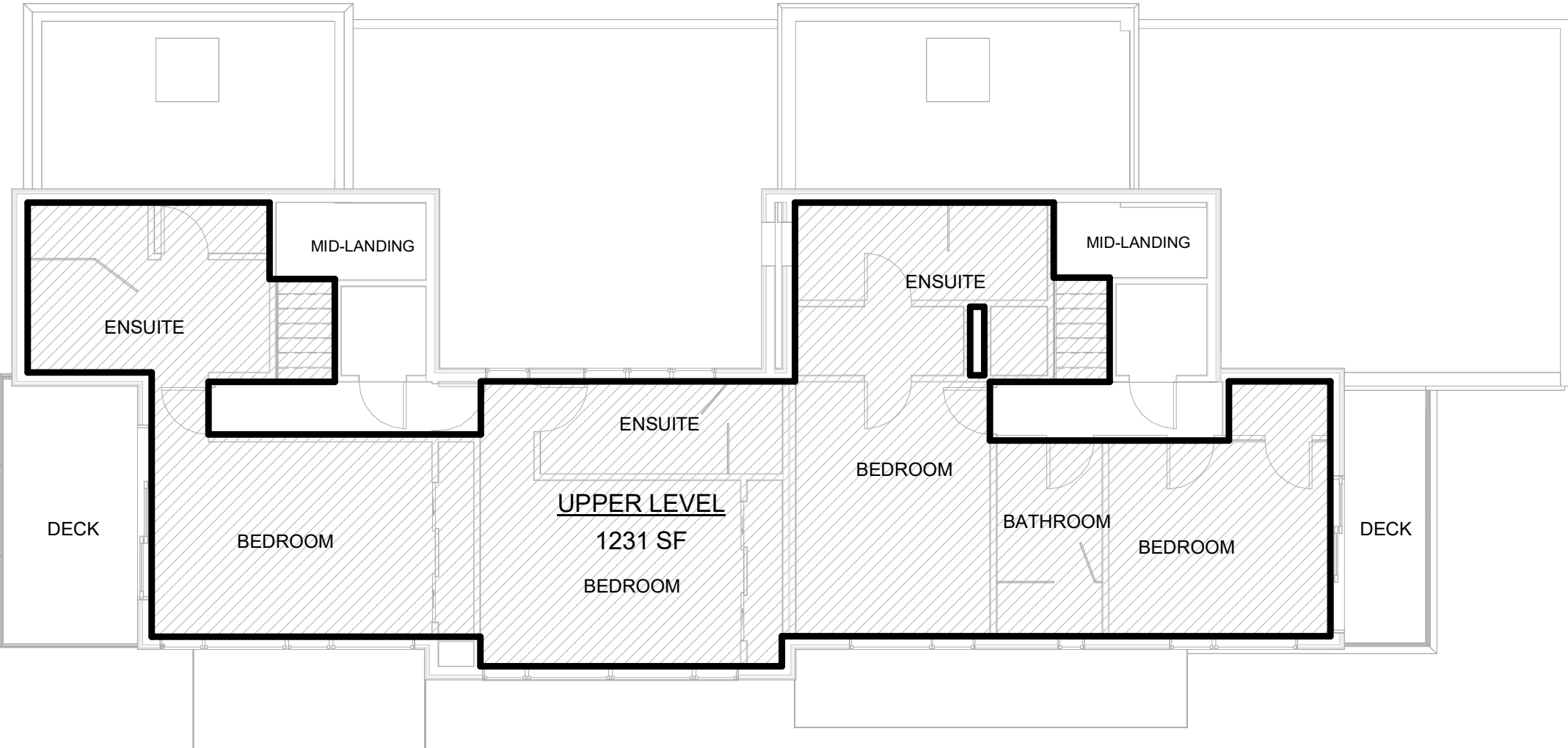
528 MARINE DRIVE

PROJECT ID

SCALE
As indicated

SITE PLAN

GROSS FLOOR AREA



GROSS FLOOR AREA

2128 SF	LOWER LEVEL
1796 SF	MIDDLE LEVEL
1231 SF	UPPER LEVEL
5155 SF	

ISSUES + REVISIONS

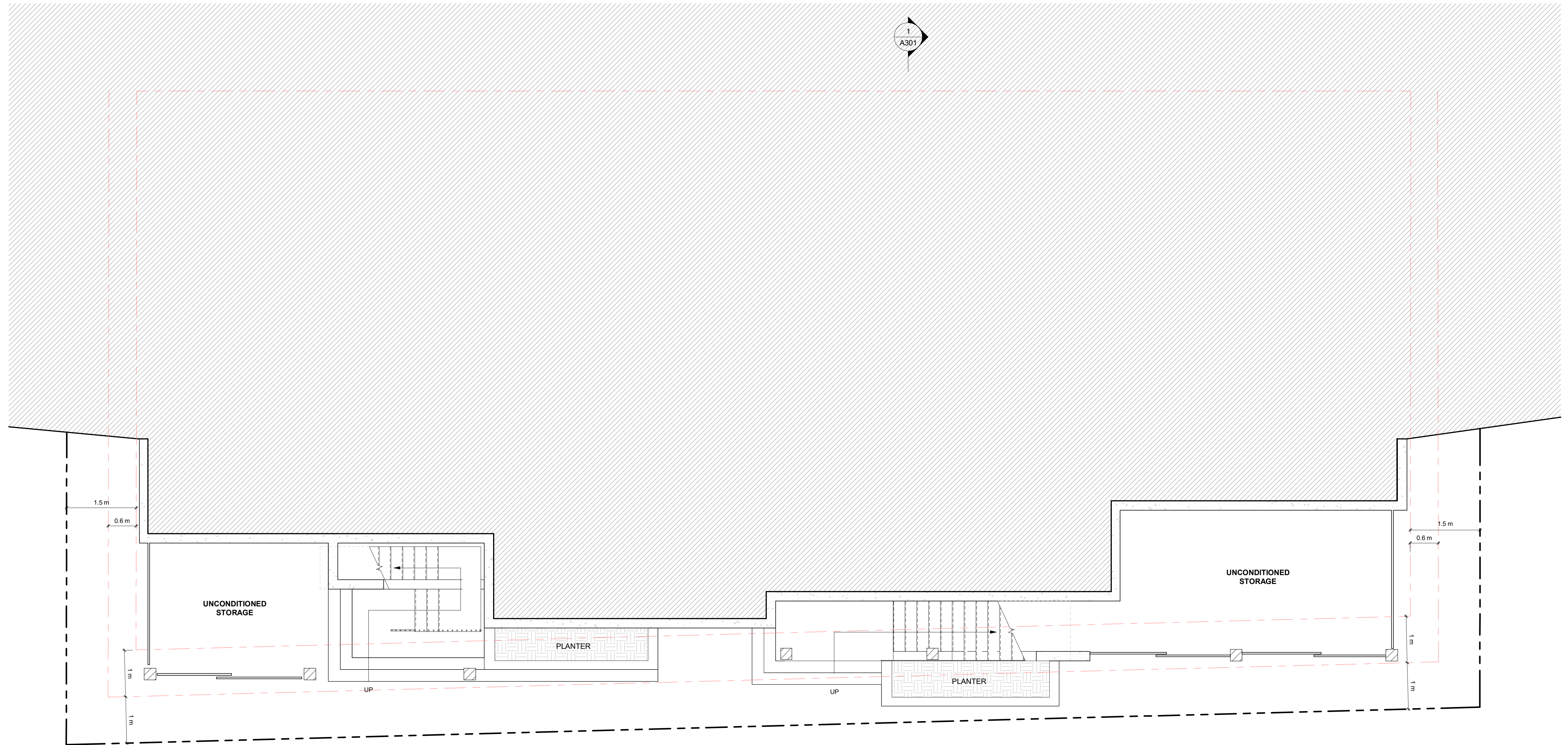
NO	DATE	DESCRIPTION

528 MARINE DRIVE

PROJECT ID

SCALE
1/8" = 1'-0"

GROSS FLOOR AREA



ISSUES + REVISIONS	DESCRIPTION
NO DATE	

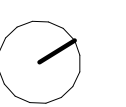
528 MARINE
DRIVE



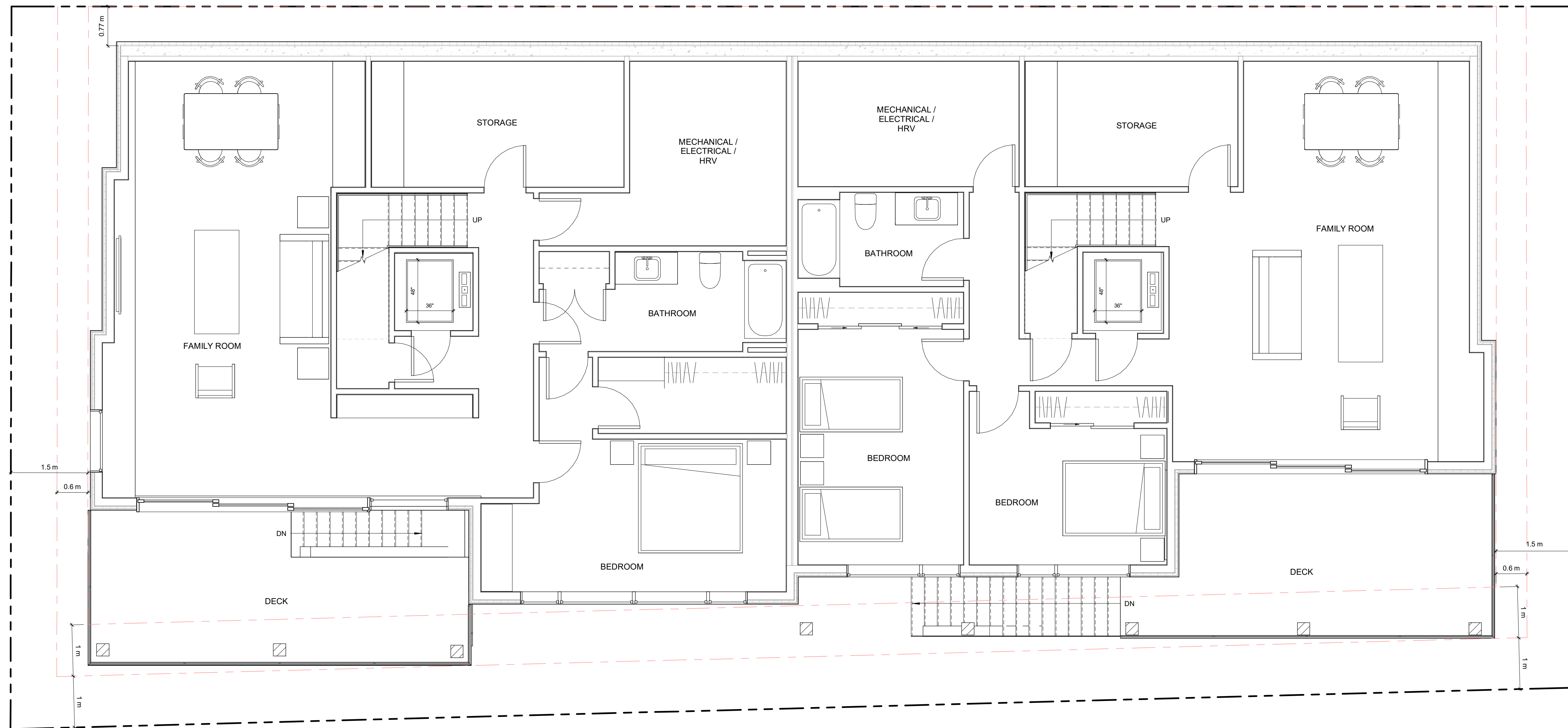
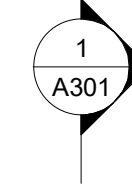
PROJECT ID

SCALE
1/4" = 1'-0"

FLOOR PLAN -
GARDEN
LEVEL



A202



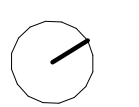
ISSUES + REVISIONS	
NO	DATE

528 MARINE
DRIVE

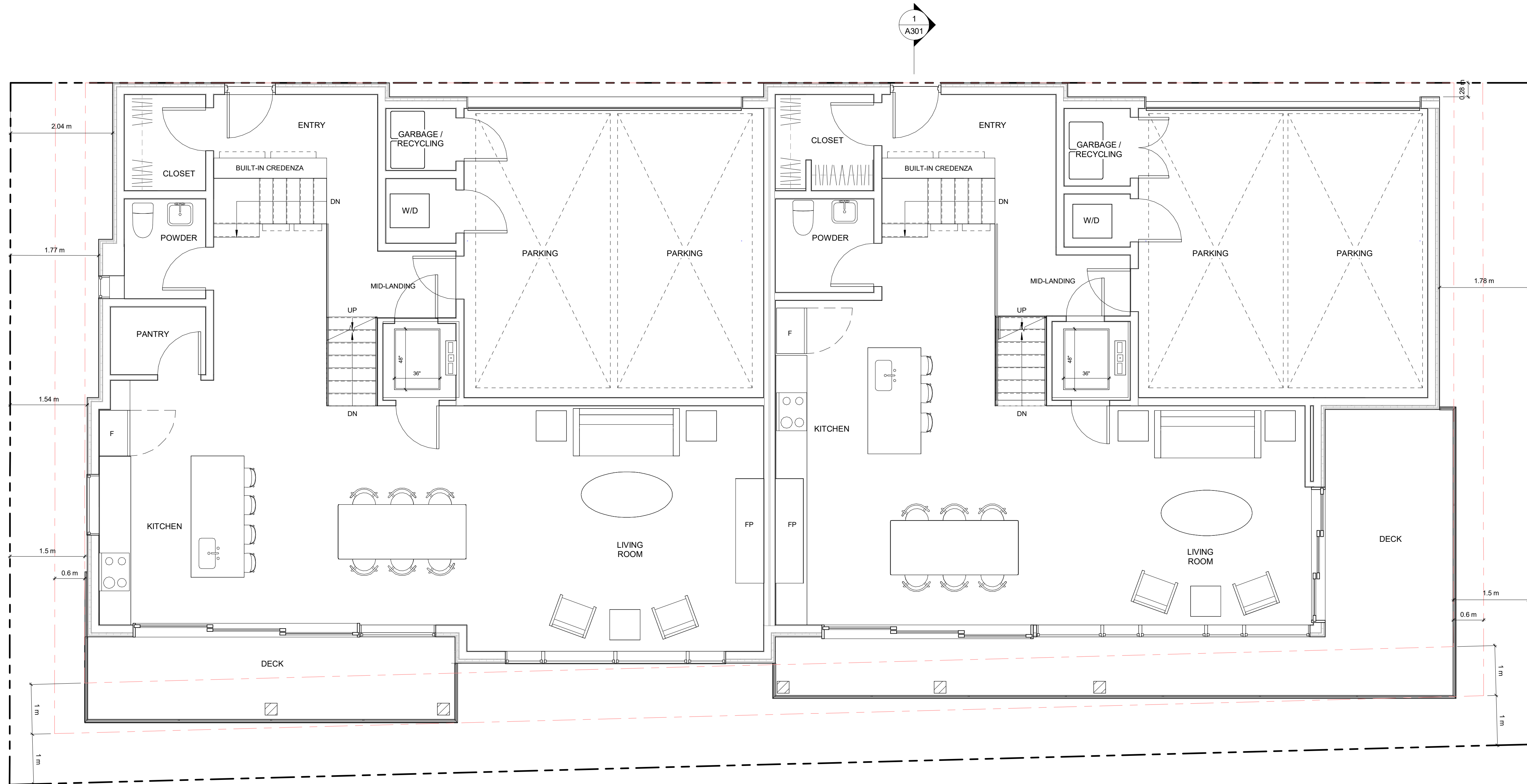
PROJECT ID

SCALE
1/4" = 1'-0"

FLOOR PLAN -
LOWER LEVEL



A203



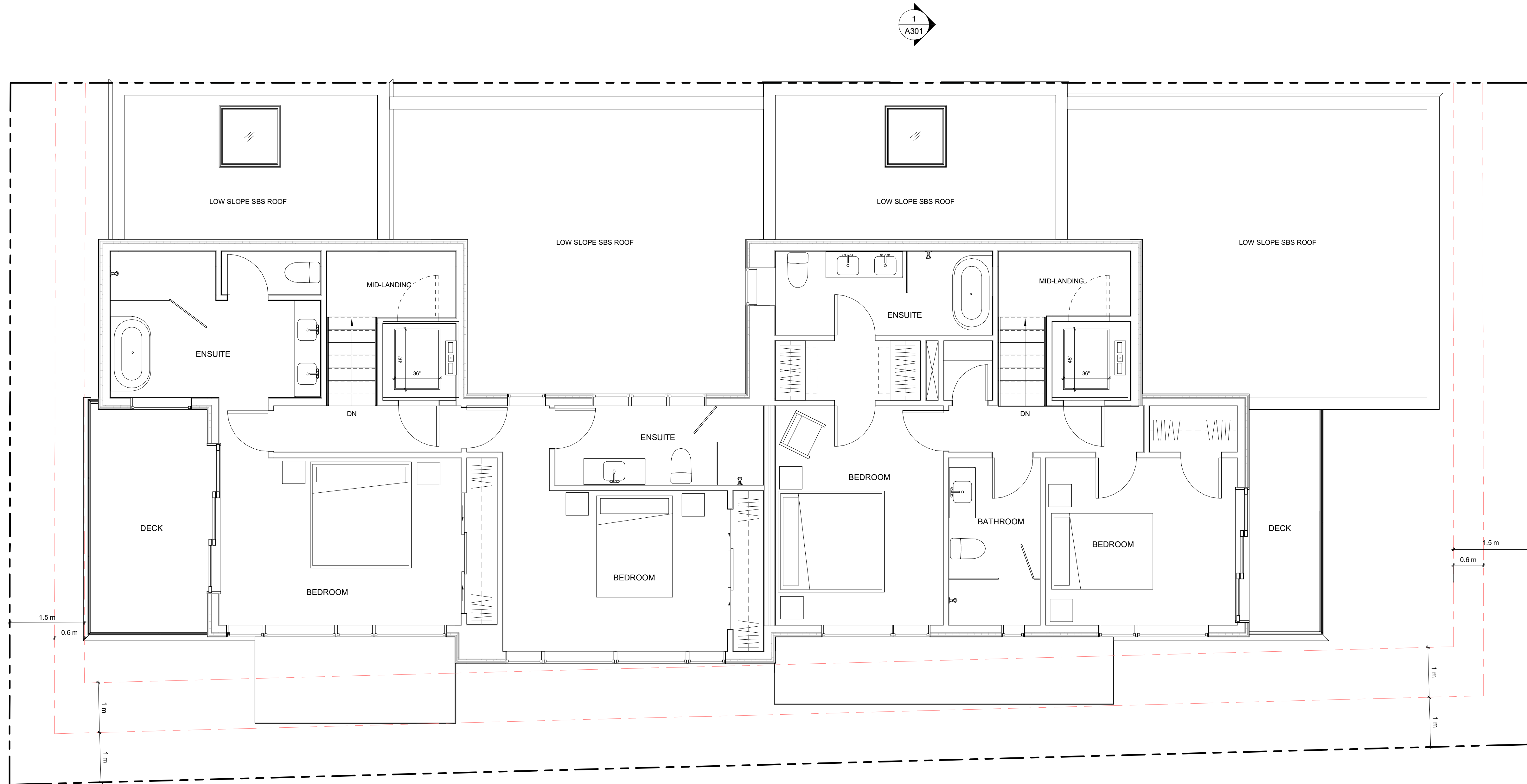
ISSUES + REVISIONS	DESCRIPTION
NO DATE	

528 MARINE DRIVE

PROJECT ID

SCALE
1/4" = 1'-0"

FLOOR PLAN - MIDDLE LEVEL



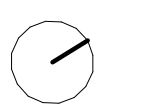
ISSUES + REVISIONS	NO	DATE	DESCRIPTION

528 MARINE
DRIVE

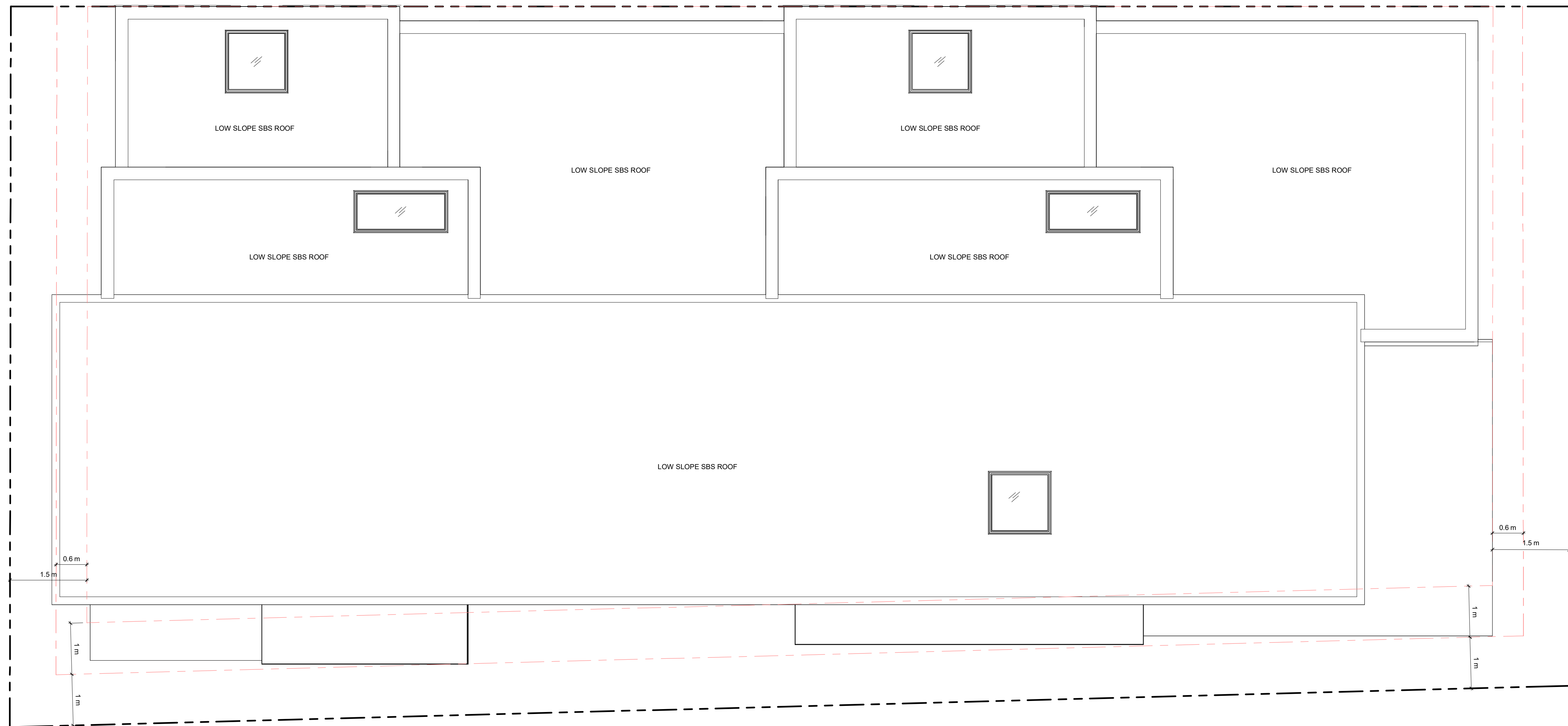
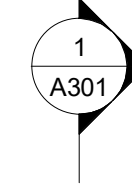
PROJECT ID

SCALE
1/4" = 1'-0"

FLOOR PLAN -
UPPER LEVEL



A205



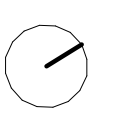
ISSUES + REVISIONS	DESCRIPTION
NO DATE	

528 MARINE
DRIVE

PROJECT ID

SCALE
1/4" = 1'-0"

FLOOR PLAN -
ROOF



A206



ISSUES + REVISIONS	DESCRIPTION
NO DATE	

528 MARINE DRIVE



PROJECT ID

SCALE
 1/4" = 1'-0"

BUILDING SECTIONS



- KOL CEMENT PANEL : ZINC : SMOOTH TEXTURE
- MATTE BLACK METAL FLASHING, TYP.
- THERMALLY MODIFIED WOOD FASCIA
- 15.40 m
- T.O. ROOF
- THERMALLY MODIFIED HORIZONTAL CHANNEL WOOD SIDING
- CUSTOM WOOD DOOR
- CAST IN PLACE ARCHITECTURAL CONCRETE 'TOP CAP'
- CAST IN PLACE ARCHITECTURAL CONCRETE 'WASH COURSE'
- 12.43 m
- UPPER LEVEL
- CAST IN PLACE ARCHITECTURAL CONCRETE
- METAL GUARD RAIL
- GARAGE DOOR, PAINTED TWO-TONE
- 10.92 m
- PARKING LEVEL

① WEST ELEVATION
1/4" = 1'-0"



- KOL CEMENT PANEL : MOSS : RIGO TEXTURE
- THERMALLY MODIFIED WOOD FASCIA
- KOL CEMENT PANEL : ZINC : SMOOTH TEXTURE
- MATTE BLACK METAL FLASHING, TYP.
- 15.40 m
- T.O. ROOF
- GLASS RAILING W/ STEEL TOP CAP
- THERMALLY MODIFIED HORIZONTAL CHANNEL WOOD SIDING
- 12.43 m
- UPPER LEVEL
- FIR BEAMS, SANDED, STAINED TO MATCH SIDING/FASCIA
- 10.92 m
- PARKING LEVEL
- 9.46 m
- MIDDLE LEVEL
- 12.65 m
- 5.90 m
- LOWER LEVEL
- 5.66 m
- FLOOD CONSTRUCTION LEVEL
- CAST IN PLACE FOUNDATION AND STAIR
- CAST IN PLACE COLUMNS
- 3.93 m
- STORAGE LEVEL
- WOOD SCREENING FOR STORAGE
- 2.75 m
- SEAWALL PATH

ISSUES + REVISIONS	
NO	DESCRIPTION
NO DATE	

528 MARINE DRIVE

PROJECT ID

SCALE
1/4" = 1'-0"

BUILDING ELEVATIONS

② EAST ELEVATION
1/4" = 1'-0"



① NORTH ELEVATION
1/4" = 1'-0"

② SOUTH ELEVATION
1/4" = 1'-0"

ISSUES + REVISIONS	
NO	DESCRIPTION
NO DATE	

**528 MARINE
DRIVE**

PROJECT ID

SCALE
1/4" = 1'-0"

**BUILDING
ELEVATIONS**

A402



ISSUES • REVISIONS
NO DATE DESCRIPTION

528 MARINE
DRIVE

PROJECT ID

SCALE

RENDERING

A501