Agenda – Council – July 18, 2019

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 5, 2019

Item No. 4 Subdivision and Rezoning– 300 Oakland Avenue (North Kildonan Ward) File DASZ 12/2019 [c/r DAV 113455/2019D]

STANDING COMMITTEE RECOMMENDATION:

On July 9, 2019, the Executive Policy Committee concurred in the recommendation of Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the subdivision under Development Application No. DASZ 12/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated June 6, 2019, and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMF-M" Residential Multi-Family (Medium) District as shown on the map dated June 6, 2019, and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. That the Owner must submit plans showing the location and design of any and all proposed:

            a. principal buildings;
            b. accessory parking areas;
            c. driveways;
            d. walkways;
            e. garbage enclosures;
            f. fencing;
            g. landscaping; and
            h. exterior lighting;

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 5, 2019

STANDING COMMITTEE RECOMMENDATION (continued):

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the East Kildonan – Transcona Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. That an arborist's report, regarding the retention of existing trees on the site, be submitted by the applicant to the Urban Planning and Design Division.

iii. That the height of any principal building shall not exceed 35 feet.

iv. That the number of dwelling units shall not exceed six.

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 2.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 12/2019, as determined by the City's Director of Planning, Property and Development.

4. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 5, 2019

STANDING COMMITTEE RECOMMENDATION (continued):

5. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services / City Solicitor prepare and bring it directly to Council for enactment the By-law in accordance with the above.

6. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

7. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

8. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 6 and 7 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

9. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

10. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

11. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 12/2019.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 5, 2019

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 9, 2019, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On July 5, 2019, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 18, 2019, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

PUBLIC HEARING SUMMARY

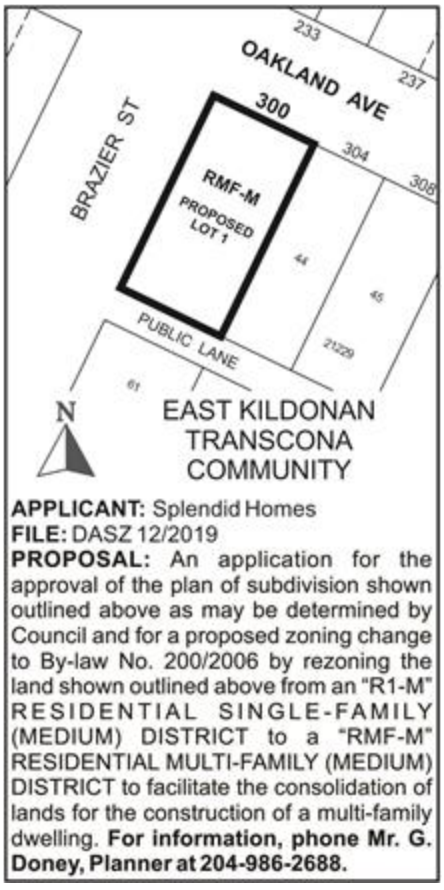
File: DASZ 12/2019

Before: East Kildonan-Transcona Community Committee
Councillor Browaty, Chairperson
Councillor Nason
Councillor Schreyer

Public Hearing: June 18, 2019
Council Building, 510 Main Street

Applicant: Alan Talebi, Splendid Homes Corp.

Subject:



Premises Affected: 300 Oakland Avenue

For submission to: The Standing Policy Committee on Property and Development, Heritage and Downtown Development

Prepared by: Pieter Prinsloo, Senior Committee Clerk
East Kildonan-Transcona Community Committee

Report date: June 20, 2019

Community Committee Recommendation:

On June 18, 2019, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the subdivision under Development Application No. DASZ 12/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated June 6, 2019, and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMF-M" Residential Multi-Family (Medium) District as shown on the map dated June 6, 2019, and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. That the Owner must submit plans showing the location and design of any and all proposed:

            a. principal buildings;
            b. accessory parking areas;
            c. driveways;
            d. walkways;
            e. garbage enclosures;
            f. fencing;
            g. landscaping; and
            h. exterior lighting;

            on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the East Kildonan – Transcona Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. That an arborist's report, regarding the retention of existing trees on the site, be submitted by the applicant to the Urban Planning and Design Division.

iii. That the height of any principal building shall not exceed 35 feet.

iv. That the number of dwelling units shall not exceed six.

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 2.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 12/2019, as determined by the City's Director of Planning, Property and Development.

4. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

5. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services / City Solicitor prepare and bring it directly to Council for enactment the By-law in accordance with the above.

6. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

7. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

8. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 6 and 7 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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10. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

11. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 12/2019.

The East Kildonan-Transcona Community Committee provided the following supporting reasons for its recommendation:

1. In terms of the density, there is a large multifamily property nearly across the street, there are some side by sides in the near vicinity; it's on brazier which is a bit of a collector street and there are a fair number of multifamily dwellings around here.
2. There is a need for this type of housing, I believe, in the area and looks like it is going to be a quality project for the area.

Exhibits Filed:

1. Application dated March 5, 2019
2. Notification of Public Hearing dated April 30, 2019
3. Manitoba Status of Title 2893518/1
4. Letter of authorization dated January 3, 2019 from Talebi Holdings Ltd. to Alan Talebi, Splendid Homes Corp.
5. Surveyor's Building Location Certificate and sketch dated June 27, 2018
6. Plans (8 pages)
7. Report from the Urban Planning Division dated June 6, 2019
8. Inspection Report

REPRESENTATIONS:

In Support:

Alan Talebi
Steven Ulrich

In Opposition:

Linh Nguyen

For Information:

Joseph Coté
Lea Coté

For the City:

G. Doney, Senior Planner, Planning, Property and Development Department

Exhibit "7" referred to in File DASZ 12/2019

ADMINISTRATIVE REPORT

Title: DASZ 12/2019 – 300 Oakland Ave.

Issue: Proposed Plan of Subdivision and Rezoning to Accommodate a Proposed Six-Unit Multiple-Family Dwelling Development

Critical Path: East Kildonan – Transcona Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council *as per the Development Procedures By-law* and *The City of Winnipeg Charter.*

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith, RPP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 12/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated June 6, 2019, and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

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   A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of *The City of Winnipeg Charter* in accordance with the following:

      i. That the Owner must submit plans showing the location and design of any and all proposed:

         a) principal buildings;
         b) accessory parking areas;
         c) driveways;
         d) walkways;
         e) garbage enclosures;
         f) fencing;
         g) landscaping; and
         h) exterior lighting;

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the East Kildonan – Transcona Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. That an arborist's report, regarding the retention of existing trees on the site, be submitted by the applicant to the Urban Planning and Design Division.

iii. That the height of any principal building shall not exceed 35 feet.

iv. That the number of dwelling units shall not exceed six.

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 2.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

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developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

10. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

11. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 12/2019.

REASONS FOR REPORT

This report describes the proposed plan of subdivision and rezoning, and the proposed development, and makes recommendations based on their compliance with *OurWinnipeg* and *Complete Communities.*

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the proposed plan of subdivision and rezoning can proceed.

CONSULTATION

The Administrative Coordinating Group was consulted prior to writing this report.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Glen Doney
Date:	June 6, 2019
File No.	DASZ 12/2019

Attachments

- **Appendix "A," Planning Discussion**
- **Schedule "A," of File DASZ 5/2019, East Kildonan – Transcona Community Committee, dated June 6, 2019**
- **Schedule "B," Report of the Administrative Coordinating Group**

APPENDIX "A," PLANNING DISCUSSION

DATE:	June 6, 2019
FILE:	**DASZ 12/2019**
RELATED FILE:	DAV 19-113455D
COMMUNITY:	East Kildonan – Transcona
NEIGHBOURHOOD #:	413 (Rossmere-A)
SUBJECT:	Proposed Plan of Subdivision and Rezoning
LOCATION:	300 Oakland Aveneue
LEGAL DESCRIPTION:	Lots 1 and 2, Block 2, Plan 1694



APPLICANT:	Splendid Homes, Alan Talebi 415 Lindenwood Dr. E Winnipeg, MB
OWNERS	Talebi Holdings Ltd. 24 Jordanas Run East St. Paul, MB
RECOMMENDATION:	Approval Subject to Conditions

SITE DESCRIPTION

The subject site, identified on Figures 1 and 2:

- is at the southeast corner of Brazier and Oakland;
- has motor-vehicle access from a public lane abutting the back of the site;
- is in the Rossmere-A Neighbourhood and the North Kildonan Ward;
- is comprised of two lots in a plan of subdivision;
- is 4783 square feet and nearly 50 feet wide;
- contains a single-family dwelling and a garage;
- contains one large tree that is near the front site limit;
- is in a “R1-M” Residential Single-Family (Medium) District and Urban Infill Area 2 of Zoning By-law 200/2006; and
- is in a Mature Communities policy area of *OurWinnipeg* and *Complete Communities*.

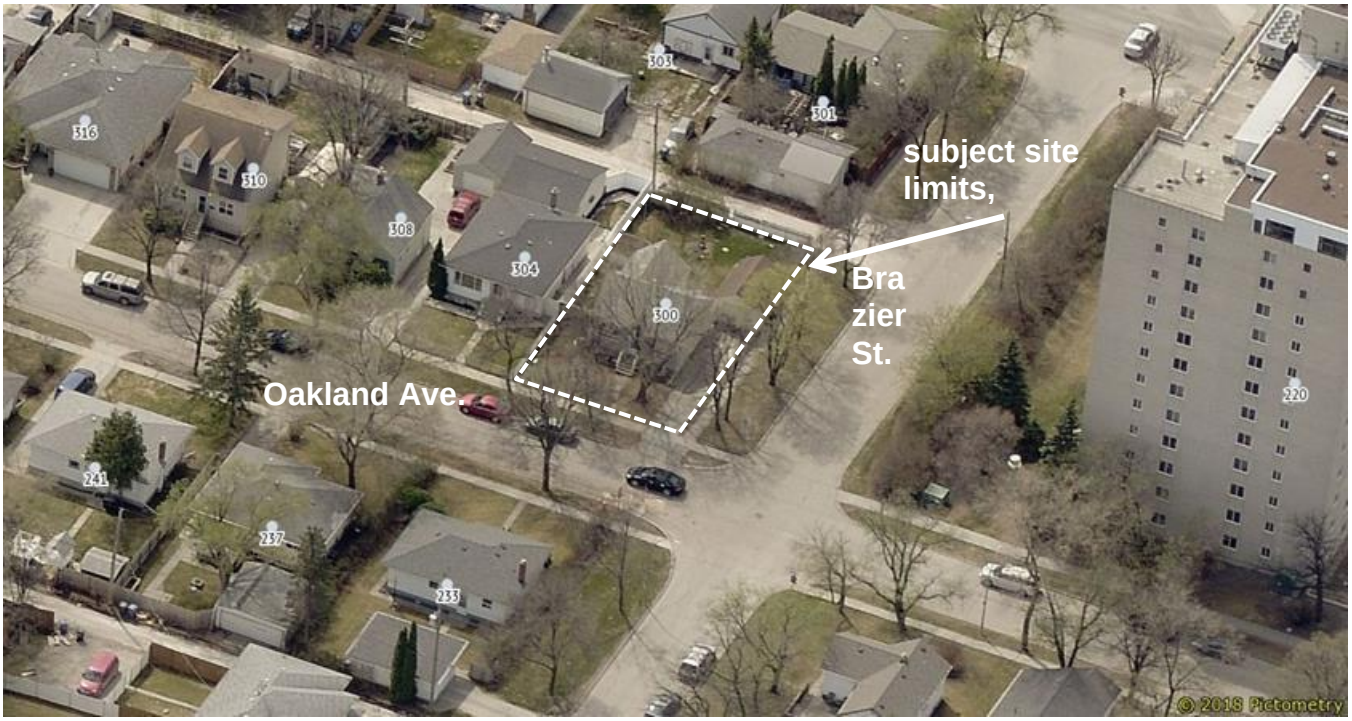


Figure 1: Looking South, image derived from 2018 aerial photography

SURROUNDING LAND USE AND ZONING

Developments near the site are shown on Figure 1 and existing zoning districts are shown on Figure 2.

North: Oakland Avenue then single-family dwellings in a “R1-M” Residential Single-Family (Medium) District.

South: public lane then single-family dwellings in a “R1-M” Residential Single-Family (Medium) District.

East: single-family dwellings in a “R1-M” Residential Single-Family (Medium) District.

West: Brazier Street then a twelve-storey apartment style multi-family dwelling in a “RMF-L” Residential Multi-Family (Large) District.

Also of note are:

- that the site is approximately 560 feet east of Henderson Highway and 210 feet north of McLeod Avenue;
- that public transit routes are on Henderson and on McLeod; and
- that a variety of commercial amenities are along Henderson Highway.



Figure 2: Existing Zoning

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development includes:

- the removal of the existing single-family dwelling and garage from the site;
- the construction of a two storey townhouse-type of multi-family dwelling, containing six, two-bedroom dwelling units;
- the construction of six parking spaces directly off the public lane;
- the construction of a four foot high fence along the west side of the parking area and a six foot high fence along the eastern limit of the site, from the southern site limit to the front yard;
- the installation of a bike rack in the front yard and the establishment of landscaping, mostly in the front yard.

The proposed multi-family dwelling:

- would be approximately 30 feet in height (measured half-way up the roof);
- would contain four dwelling units that would each include indoor bicycle storage space;
- would have one unit's entrance facing Oakland, four units' entrances facing Brazier and one unit's entrance facing the public lane.

The density of the proposed development would be approximately 797 square feet of lot area per dwelling unit (approximately 55 dwelling units per acre). The front and rear yards would be 18 feet and 28 feet, respectively and the west- and east-side yards would be three feet and eight feet, respectively.

Given that the site is in a "R1-M" Residential Single-Family District, and that it consists of two lots, it has to be rezoned to "RMF-M" Residential Multi-Family (Medium) and consolidated into one lot by means of a new plan of subdivision.

The most significant difference between the use regulations that apply to the "RMF-M" District and those that apply to the "R1-M" District is that multi-family dwellings are permitted in the "RMF-M" District but not in the "R1-M" District. Also noteworthy is that the maximum height limit of principal buildings is 60 feet in the RMF-M" District whereas it is 35 feet in the "R1-M" District. This height-limit difference can be addressed by requiring a zoning agreement that limits building height to 35 feet on the site.

Also required is a variance application, which has been submitted under File DAV 19-113455D. One of the required variances is to permit a residential density of 797 square feet of lot area per dwelling unit instead of 800 square feet. This variance would be only a 0.4 percent variance to the density requirement. A report on this variance application has been submitted.

COLLABORATION

Before the subject application was submitted, the applicant submitted a draft application in order to identify any concerns that the City may have with the proposal. The City provided feedback to the applicant, and the applicant then modified the design of the proposed development.

Further modifications were made as a result of additional input from the Urban Planning and Design Division. The applicant then finalized the plans and submitted the subdivision-rezoning application and the variance application.

ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNIITIES

OurWinnipeg is the City's development plan and *Complete Communities* is a "Direction Strategy" of *OurWinnipeg* that provides additional directions and policies on land use and development in the city.

The Key Direction that applies to the Mature Communities policy area is in the Areas of Stability sections of *OurWinnipeg* and *Complete Communities*. It states: "*Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.*"

The following policies, under Direction 1 of Section 04 (Areas of Stability) of Complete Communities, also apply to the Mature Communities policy area:

> *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character and built form.*
>
> *Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.*
>
> *Focus housing growth to areas that have municipal service capacity to support intensification, in addition to commercial and recreational amenities.*
>
> *In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.*

Also of note is Direction 1 of Subsection 04-1 (Mature Communities) of Complete Communities, which states:

> *Encourage conservation and upgrading of existing housing in mature areas and expand housing opportunities through infill development.*

If the proposed rezoning is approved, subject to a zoning agreement that limits principal building height to 35 feet and requires approval of plans of the proposed development by Planning, Property and Development and the East Kildonan – Transcona Community Committee, it would be consistent with the aforementioned Directions and policies because:

- it would add to the supply of new, two-bedroom townhouse dwellings to the neighbourhood;
- the site is in an established urban neighbourhood and is near a wide range of amenities and services;
- the site is at a corner and near public transit stops;
- the entrances to four of the dwelling units would face Brazier Street;
- a 12-storey multi-family dwelling is across Brazier Street from the site;

- the proposed principal building would be only approximately 30 feet in height;
- bicycle parking for visitors, bicycle parking in four of the six dwelling units and six parking spaces would be provided;
- an arborist's report, pertaining to the possible retention of the existing tree near the front site limits, can give direction on whether this tree should be retained; and
- the design of the proposed development, including whether it would accommodate the existing tree, can be subject to plan approval by the Director of Planning, Property and Development, and the East Kildonan – Transcona Community Committee.

REASONS FOR THE RECOMMENDATIONS

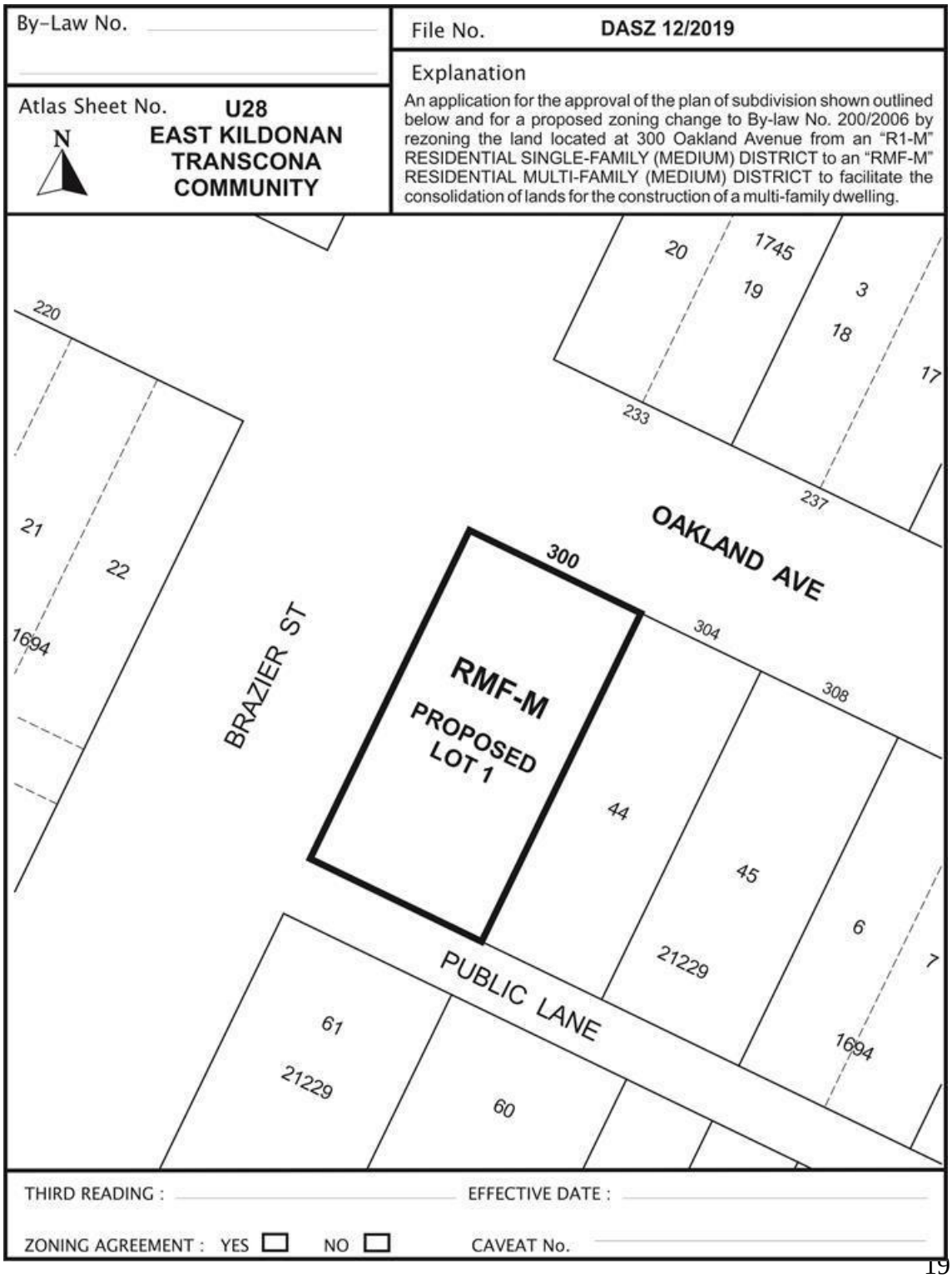
The Urban Planning and Design Division is recommending approval subject to certain conditions. As previously stated, one of the recommended conditions is that a zoning agreement, that limits the height of principal buildings to 35 feet and requires approval of plans of the proposed development by the Director of Planning, Property and Development, and the East Kildonan – Transcona Community Committee, be entered into. This recommended condition would be used to ensure that the design of the proposed development would be consistent with the Directions and policies of *OurWinnipeg* and *Complete Communities*.

This Report Submitted by:
Planning, Property and Development Department
Planning and Land Use Division

Report Prepared by:
Glen Doney

PPD File #:
DASZ 12/2019

SCHEDULE "A" OF FILE DASZ 12/2019, East Kildonan – Transcona Community Committee, dated June 6, 2019



SCHEDULE "B," REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 300 OAKLAND AVENUE

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 12/2019. The applicant should take into consideration the following servicing and design requirements and comments in the redevelopment of the site:

Water and Waste Department:

1) There is adequate servicing for the proposed development based on the site plan provided. Additional review will be required should the plans of development be altered during the design process.
2) The proposed development is located in a combined sewer district; the sum of the wastewater and land drainage runoff peak discharge from the proposed development cannot exceed the allowable discharge rate. The following design criteria shall be used:
    a) The allowable discharge rate will be the sum of the existing peak wastewater and the peak land drainage discharged.
    b) The peak land drainage discharged from the site must be based on a c-value of 0.30, with a 5 year rainfall event applied.
    c) The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website

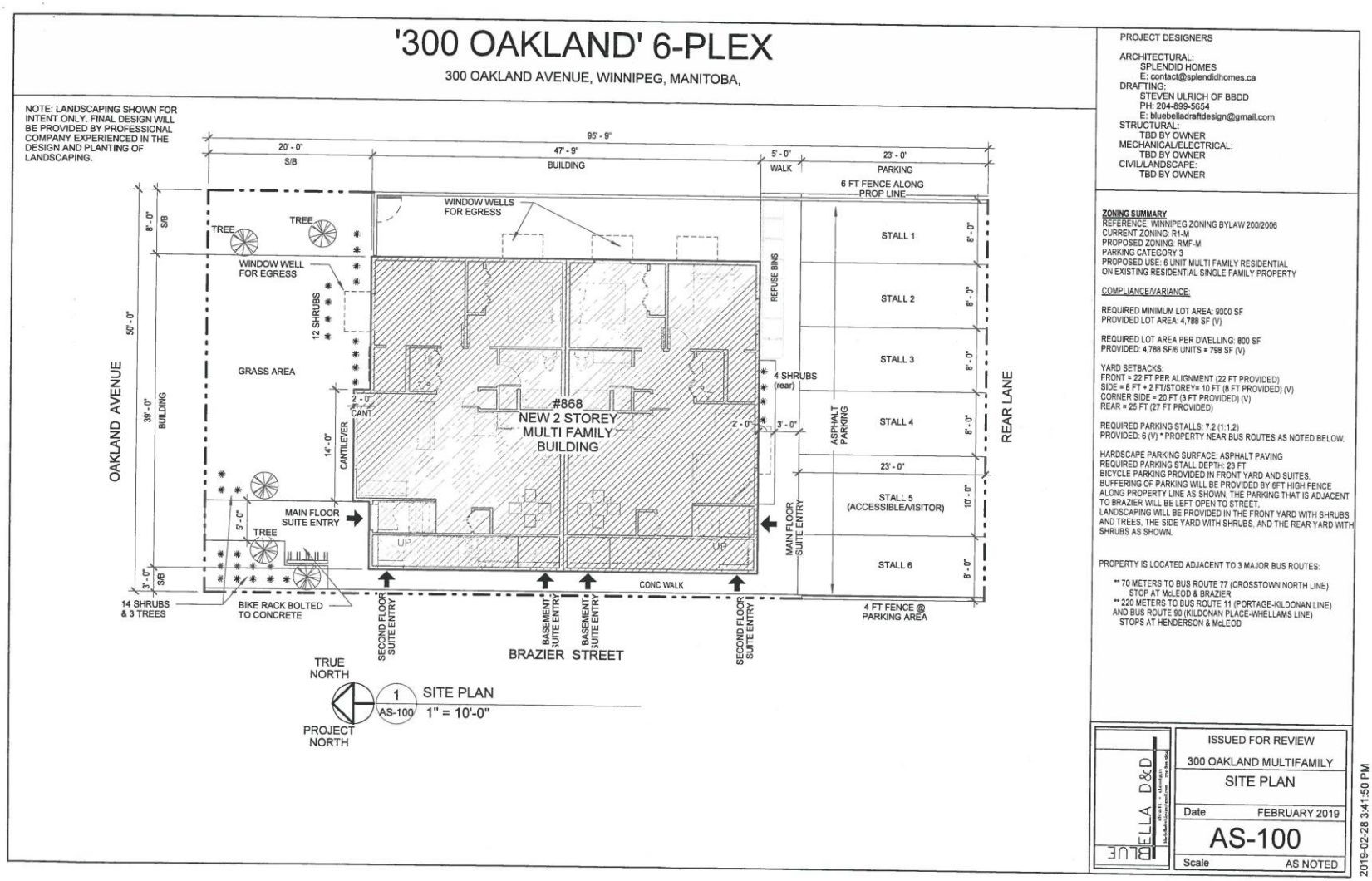
THIS REPORT SUBMITTED BY:

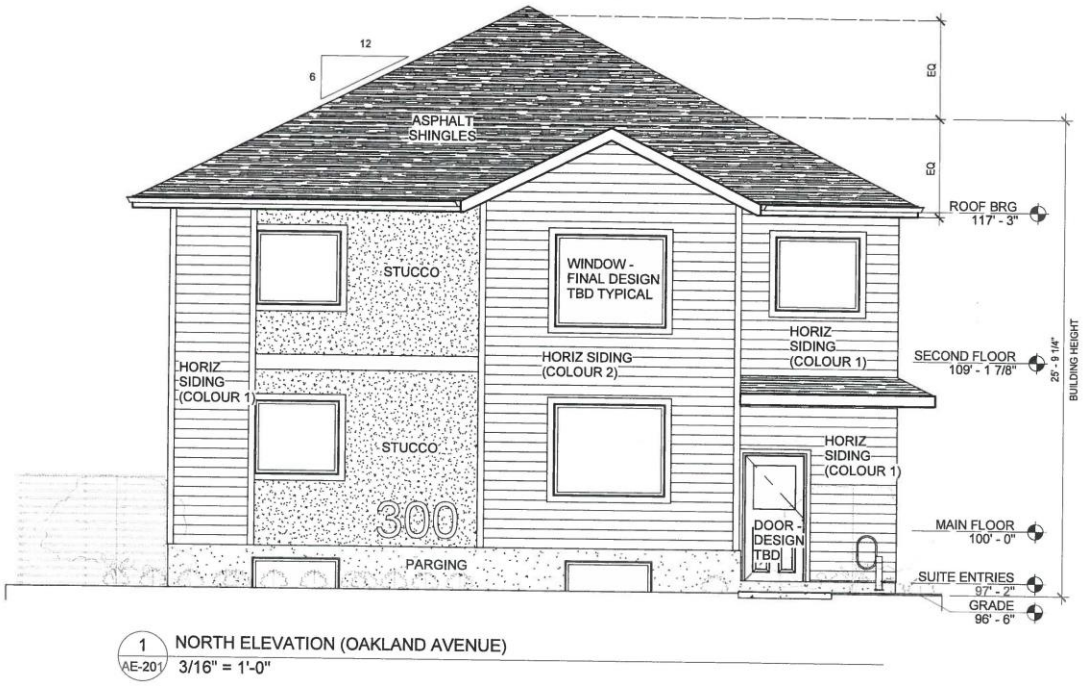
Administrative Co-ordinating Group
File No. DASZ 12/2019
May 23, 2019

"*Original Signed by D. Trenchard"*
D. Trenchard, P. Eng.
Land Development Branch

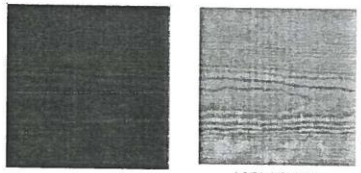
"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Water & Waste Department

Exhibit “6” referred to in File DASZ 12/2019





1 / AE-201 NORTH ELEVATION (OAKLAND AVENUE)
3/16" = 1'-0"

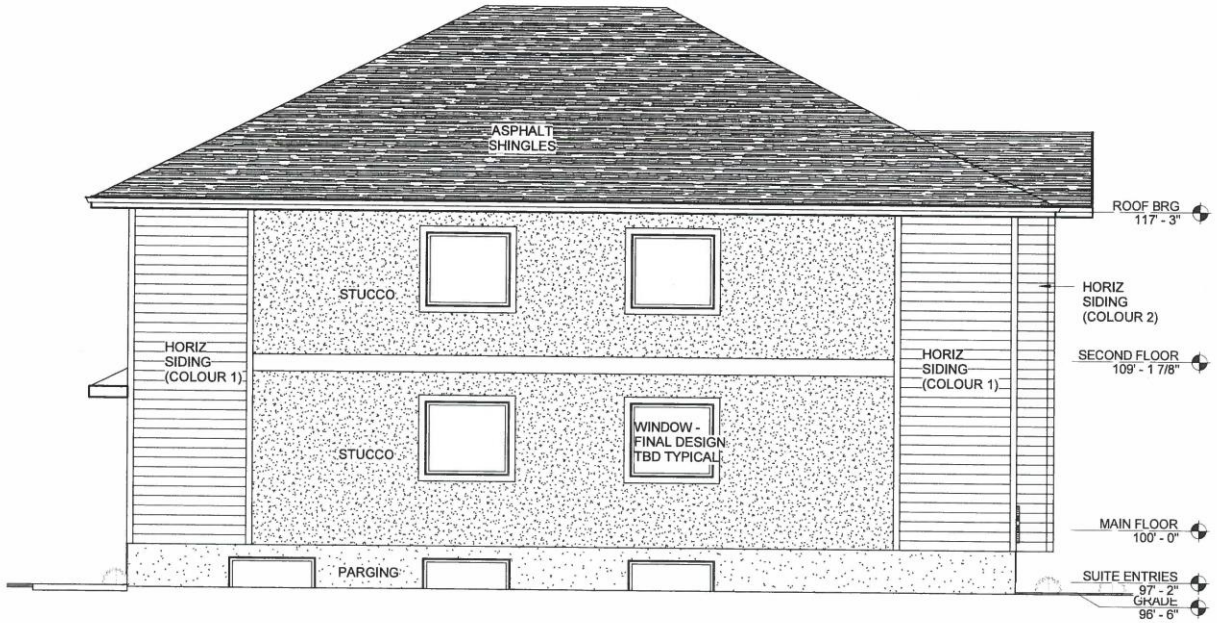


HARDIE SIDING/BOARD FINISHES:

BLUE D&D

ISSUED FOR REVIEW
300 OAKLAND MULTIFAMILY
ELEVATIONS
Date JANUARY 2019
AE-201
Scale AS NOTED

2019-01-16 9:26:18 PM



3 / AE-202 EAST ELEVATION (SIDE VIEW)
3/16" = 1'-0"

ISSUED FOR REVIEW
300 OAKLAND MULTIFAMILY
ELEVATIONS
Date JANUARY 2019
AE-202
Scale AS NOTED

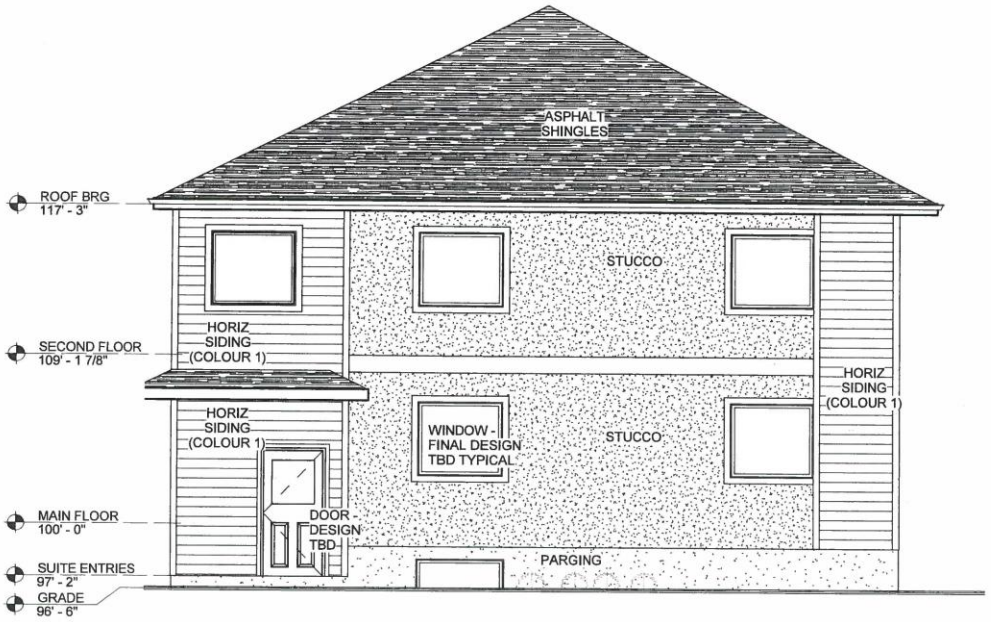
2019-01-16 9:26:19 PM



1 / AE-203 WEST ELEVATION (BRAZIER VIEW)
3/16" = 1'-0"

ISSUED FOR REVIEW
300 OAKLAND MULTIFAMILY
ELEVATIONS
Date JANUARY 2019
AE-203
Scale AS NOTED

2019-01-16 9:26:20 PM

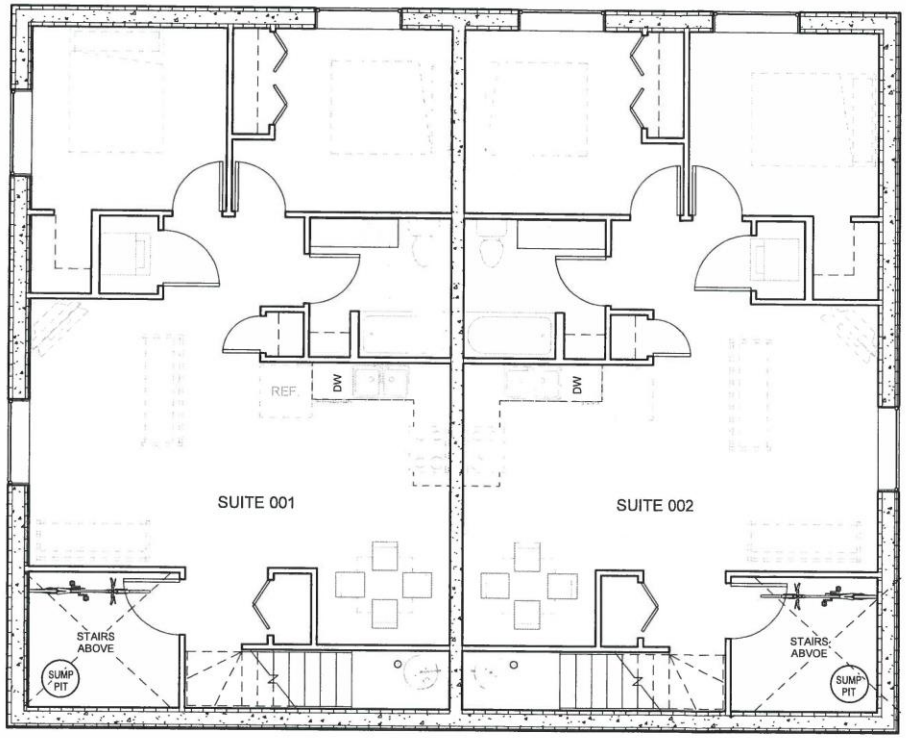


1 AE-204 SOUTH ELEVATION (REAR LANE)
3/16" = 1'-0"

DELLA D&D

ISSUED FOR REVIEW
300 OAKLAND MULTIFAMILY
ELEVATIONS
Date JANUARY 2019
AE-204
Scale AS NOTED

2019-01-16 9:26:23 PM



1 AE-100 BASEMENT FLOOR PLAN
3/16" = 1'-0"

DRAWING NOTES:

FOR CLARITY PURPOSES, WALLS SHOWN DO NOT INCLUDE LAYER OF GYPSUM BOARD ON INTERIOR SIDE. REFER TO WALL TYPES ON COVER PAGE & DETAILS/NOTES

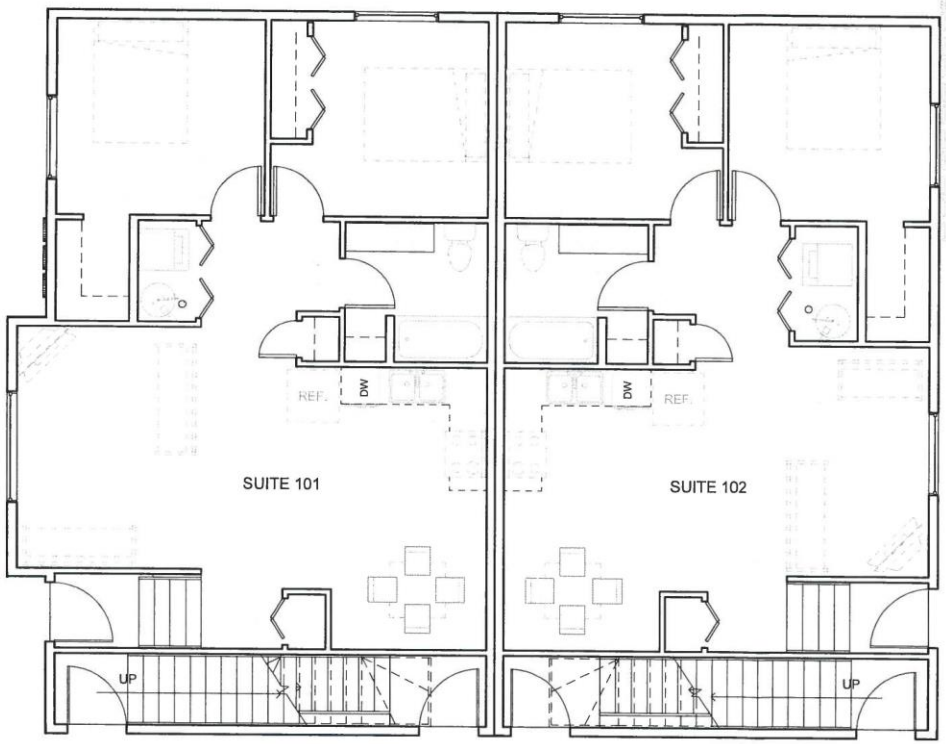
ALL DIMENSIONS ARE FROM **FACE OF STUD TO FACE OF STUD** OR **FACE OF ICF BLOCK TO FACE OF ICF BLOCK** U.N.O.

ALL FINISHES & FURNISHINGS TO BE SELECTED BY OWNER. WHERE FINISHES SHOWN, FOR REFERENCE ONLY.

DELLA D&D

ISSUED FOR REVIEW
300 OAKLAND MULTIFAMILY
BASEMENT FLOOR PLAN
Date JANUARY 2019
AE-100
Scale AS NOTED

2019-01-16 9:25:58 PM



1 AE-101 MAIN FLOOR
3/16" = 1'-0"

DRAWING NOTES:

FOR CLARITY PURPOSES, WALLS SHOWN DO NOT INCLUDE LAYER OF GYPSUM BOARD ON INTERIOR SIDE. REFER TO WALL TYPES ON COVER PAGE & DETAILS/NOTES

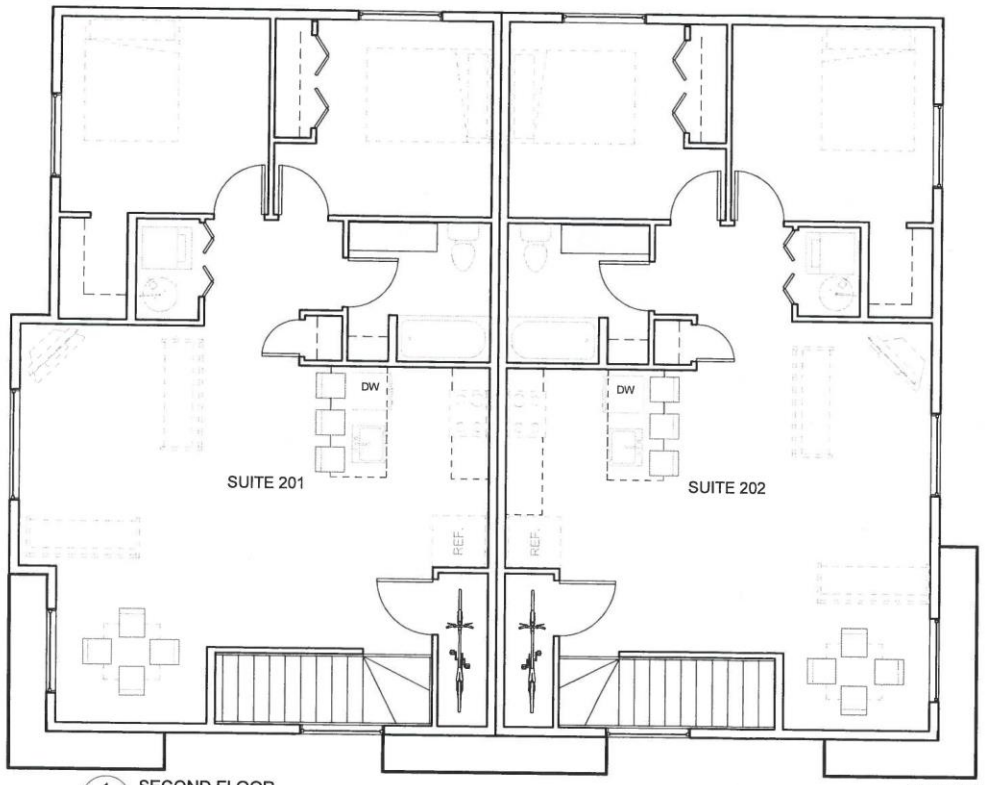
ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD U.N.O.

ALL FINISHES & FURNISHINGS TO BE SELECTED BY OWNER. WHERE FINISHES SHOWN, FOR REFERENCE ONLY.

DELLA D&D

ISSUED FOR REVIEW
300 OAKLAND MULTIFAMILY
MAIN FLOOR PLAN
Date JANUARY 2019
AE-101
Scale AS NOTED

2019-01-16 9:26:00 PM



1 SECOND FLOOR
AE-102 3/16" = 1'-0"

DRAWING NOTES:

FOR CLARITY PURPOSES, WALLS SHOWN DO NOT INCLUDE LAYER OF GYPSUM BOARD ON INTERIOR SIDE. REFER TO WALL TYPES ON COVER PAGE & DETAILS/NOTES

ALL DIMENSIONS ARE FROM **FACE OF STUD TO FACE OF STUD** U.N.O.

ALL FINISHES & FURNISHINGS TO BE SELECTED BY OWNER. WHERE FINISHES SHOWN, FOR REFERENCE ONLY.

DELLA D&D BLUE

ISSUED FOR REVIEW
300 OAKLAND MULTIFAMILY
SECOND FLOOR PLAN
Date JANUARY 2019
AE-102
Scale AS NOTED

2019-01-16 9:26:01 PM