City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

CITY OF FOSTER CITY
COMMUNITY DEVELOPMENT DIRECTOR'S ACTION
NOTICE OF DECISION

APPLICATION RECEIVED:	June 19, 2014
APPLICATION COMPLETE:	July 17, 2014
ACTION DATE:	July 31, 2014
CASE NO:	UP-73-008N (supersedes UP-73-008I)
OWNER:	The Manor Association, Inc.
ADDRESS:	c/o The Manor Association, Attn: Sandra Long, 353 Main Street, Redwood City, CA 94063
APPLICATION FOR:	Amend Window and Sliding Glass Door Prototype
LOCATION:	Island J Planned Development
ZONING:	R-3/PD (Medium Density Multiple Family Residence/Planned Development District)
CEQA DETERMINATION:	Exempt pursuant to CEQA Section 15301, Existing Facilities
ACTION TAKEN:	Approved with Conditions

On the date listed above, the Community Development Director of the City of Foster City took the action described above on the subject Architectural Review application based on the following findings:

1. The proposal to establish a prototype design for window and sliding glass door replacements, as conditioned and illustrated in Exhibits A, B, C and D, would be consistent with the Foster City General Plan, Chapter 17.12 (R-1 Single-Family Residence District) of Title 17 (Zoning), and Chapter 2.28 (Planning) of Title 2 (Administration and Personnel) of the Foster City Municipal Code, because the prototype design: 1) will be sympathetic to the character and style of the existing residences and will be designed to be harmonious with the existing neighborhood and therefore, will promote "proper site planning, architectural design and property maintenance" and will preserve "the quality of the City's residential neighborhoods" as stated in the Land Use and Circulation Goals (LUC-A and LUC-B) and Land Use Policies (LUC-38 and LUC-39) contained in the Land Use and Circulation Element of the Foster City General Plan; 2) will be integrated into the existing buildings and designed such that the architectural character of the residences are maintained and such that solar and privacy impacts will not be created on adjacent

properties, consistent with Section 2.28.010 of the Foster City Municipal Code; and 3) will improve a typical residential use consistent with the Land Use Plan designation of Condo.

2. That the design of the proposal would be consistent with and appropriate to the City, the neighborhood, and the lot on which they are proposed because the design, frame color, style, width and materials of the windows will be compatible with the style, character and proportions of residential units in the development and will be in keeping with similar improvements in the neighborhood.

3. That the design of the proposal, as conditioned in Exhibit A, would be compatible with the site's environment with respect to use, forms, materials, colors, setbacks, location, height, design or similar qualities as specified in Section 17.58.010 of Chapter 17.58 (Architectural Control and Supervision) because 1) the prototypical design guidelines will provide guidelines to ensure that the replacement of windows and sliding glass doors are orderly and consistent for all residential units in the development, and therefore, the overall architectural style and characteristics throughout the planned development will be preserved; 2) the size of the replacement windows and sliding glass doors will be the same size as the existing windows and doors; 3) the replacement windows and doors will be located in the same location as the existing windows and doors; and 4) the frame color and style of the replacement windows and doors will closely match the frame color and style of the existing windows and doors; and, will be compatible with the architectural style of the residences in the Island J planned development.

4. That the proposal would not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be injurious or detrimental to property and improvements in the neighborhood, property values in the area, or the general welfare of the City because the proposed prototypical design guidelines for the replacement of windows and sliding glass doors in the Island J development will ensure that all residential units within the planned development maintain similar architectural characteristics, will meet the requirements of Section 17.58.010, Intent and Purpose, of Chapter 17.58, Architectural Control and Supervision, of the Foster City Municipal Code, and will not have detrimental visual impacts on the neighborhood, the planned development, or property values in the area.

This action is subject to the conditions and illustrations contained in Exhibits A, B, C and D, attached.

Appeal

Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed using the appeal form available in the Community Development Department or by letter. There is a fee for filing an appeal. All appeals must be filed in accordance with Section 17.06.150.

Acknowledgment by Applicant

Pursuant to Section 17.58.040.E of the Foster City Municipal Code, any Architectural Review decision shall not be effective until the permittee acknowledges acceptance of any conditions of approval and any appeal period has lapsed, or if there is an appeal, until a final decision has been made on the appeal.

In order to demonstrate that you are aware of and understand the Architectural Review conditions of approval (attached hereto as Exhibit A), please sign the original of this letter and return it to the Planning/Code Enforcement Division. Please keep the duplicate for your records. *Please be advised that a Building Permit* ***will not*** *be issued until the Planning/Code Enforcement Division has received the signed Notice of Decision.*

Sincerely,

Per Curtis Banks
Community Development Director

_____
(Owner's Name) (Please Print)

Planners Initials: cjh

_____
(Owner's Signature)

File No. UP-73-008N

EXHIBIT A

ISLAND J HOMEOWNERS' ASSOCIATION
Prototypical Design Guidelines for Window and Sliding Glass Door Replacement

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The following guidelines shall govern the replacement of windows and sliding glass doors in the Island J Planned Development:

CONDITIONS OF APPROVAL

1. All construction shall be located, designed, constructed, installed, and maintained in a professional manner and appearance.

2. All materials and colors shall be as approved. Once constructed or installed, all improvements shall be maintained in accordance with the approved plans. Any changes which affect the exterior character of the work shall be resubmitted for approval.

3. All vents, gutters, downspouts, flashings, soffits, screens etc. shall be painted to match the color of the adjacent surfaces. No electrical conduits or similar piping shall be allowed on the exterior of the building unless approved prior to installation by the Community Development Director.

4. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.

5. Prior to any final inspection approval, these conditions and all improvements shall be completed in accordance with the approved plans and conditions of approval to the satisfaction of the City.

6. All architectural elements such as soffits, screens, etc. not shown or detailed on the plans shall be finished in a material and color in harmony with the exterior of the building.

7. **All windows shall meet the U-factor per the California Energy Standards.**

8. **Replacement windows and sliding glass doors shall be the following types, or an equivalent type (frame widths shall be measured from the inside edge of the glass to the outside edge of the frame):**
   Horizontal sliding windows (frame width of 2 ¼ - 2 ½ inches):
   - **A. Simonton Daylight Max, 7300 series, vinyl window, espresso exterior color, nail-on (new construction).**

   Single hung sliding windows (frame width of approximately 2 ¼ inches):
   - **A. Simonton Daylight Max, 7300 series, vinyl window, espresso exterior color, nail-on (new construction).**

   Fixed windows (frame width of approximately 1 ½ inches):
   - **A. Simonton Daylight Max, 7300 series, vinyl window, espresso exterior color, nail-on (new construction).**

   Sliding glass doors:
   - **A. Simonton Contemporary Patio Door, Vinyl, espresso exterior color, nail-on (new construction), as shown in Exhibit B.**

Vertical atrium windows for C and E units:

A. Two horizontal sliding and one fixed Simonton Daylight max 7300 series, vinyl windows, espresso exterior color, retrofit installation. Location of the fixed window is flexible, as shown in Exhibit B.

Alternative Materials:

A. Alternate materials may be used if approved by the HOA, provided they are equivalent to the above windows in style, frame width and color.

9. **Replacement of fixed windows with new construction operational windows shall be permitted as follows, and as depicted in Exhibit B:**
   - **A. E-units: master bedroom—replace X window with XO or OX horizontal sliding window.**
   - **B. B-units: small room/office—replace X window with XO or OX horizontal sliding window.**
   - **C. A-units: dining room—replace X window with XO or OX horizontal sliding window.**
   - **D. A-units: living room—replace lower 18" high slider with a 36" high slider, and reduce the height of the upper fixed window, with no change in the size of the overall window opening.**

10. **Windows and sliding glass doors shall have no grids.**

11. **All nail-on (new construction) installations require new stucco and tile work to match the existing stucco and tile, as shown in Exhibit C.**

12. **All replacement windows and sliding glass doors shall match existing windows with respect to size and design (e.g. slider to slider, fixed to fixed, picture to picture, etc.), except as specified above, or as approved by the Island J Homeowners' Association.**

13. **Kitchen windows in the lower units (B model) may have an XOX, OXO or OOO window configuration.**

Bold indicates site specific condition

APPROVAL PROCESS

1. The approval process is as follows:
   - The homeowner/applicant shall obtain a letter of approval from the Island J Homeowners' Association for the proposed window(s) and/or sliding glass door replacement. The letter shall indicate that the proposed changes conform to the established design criteria of the prototype and specify the window/door manufacturer/model number(s).
   - The homeowner/contractor shall apply for a Building Permit from the Foster City Building Department and shall submit any required drawings and fees, including a floor plan, photos of the windows, window schedule and the approval letter from the Island J Homeowners' Association.

2. The Planning/Code Enforcement Division staff will review the Building Permit application to confirm that the proposal is consistent with the prototypical design approved for replacement of windows and sliding glass doors.

3. Following the completion of construction, within one week of completion, the applicant shall request a final inspection from the Planning/Code Enforcement Division. The existing window frames shall remain intact and shall not be crushed or otherwise altered or damaged.

_____ _____

Sandra Long, Managing Agent
The Manor Association, for
Island J Homeowners' Association

Date

_____ _____

Curtis Banks, Community Development Director
City of Foster City

Date

Before/After Illustrations of Atrium Retrofits and Window Type Changes

Atrium Windows on E and C units. Retrofit installation of two horizontal sliding and one fixed Simonton DaylightMax7300 series, vinyl window, espresso exterior color.

Original Aluminum Windows found on E and C units (in original windows the two ends and the center panels.slide)	Retrofit done with Aluminum Windows (in this retrofit option only the two end panels slide) Orientation (XO or OX) of the slider is owner's option.
|----------slider fixed---|---slider------|-----fixed -slider-------|	|---------slider fixed---|---fixed----|--------fixed-slider----------|

E – unit master bedroom replacement of X window with XO window (thus putting two XO or OX windows in their master bedroom).

Original Aluminum Windows	Replacement with two sliders

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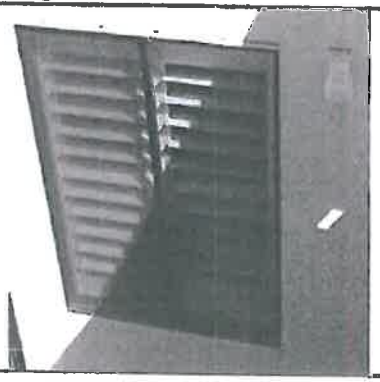
EXHIBIT B

B – unit windows in the small room (office) off the master bedroom can have the fixed window replaced with an XO or OX window. The master bedroom has a sliding door opening onto this small patio.

Original Aluminum Windows, fixed	Replaced with sliding window
	

A – unit deck window of the variety where there is a fixed pane with a separate slider under it; replacement of the upper window with a XO or OX slider window.

Original Aluminum Windows (view from interior of dining room)	Replaced with Aluminum Windows, both upper and lower are sliders (view from exterior)

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A- unit LR window on Portofino: Replacement with a window like the LR window in A units on Balboa, with the taller slider at the bottom but the exterior window dimensions remaining the same.

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Original Aluminum Windows: Lower Slider 18 inches tall	Replacement Aluminum Windows: Lower Slider 36 inches tall.

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Patio Doors

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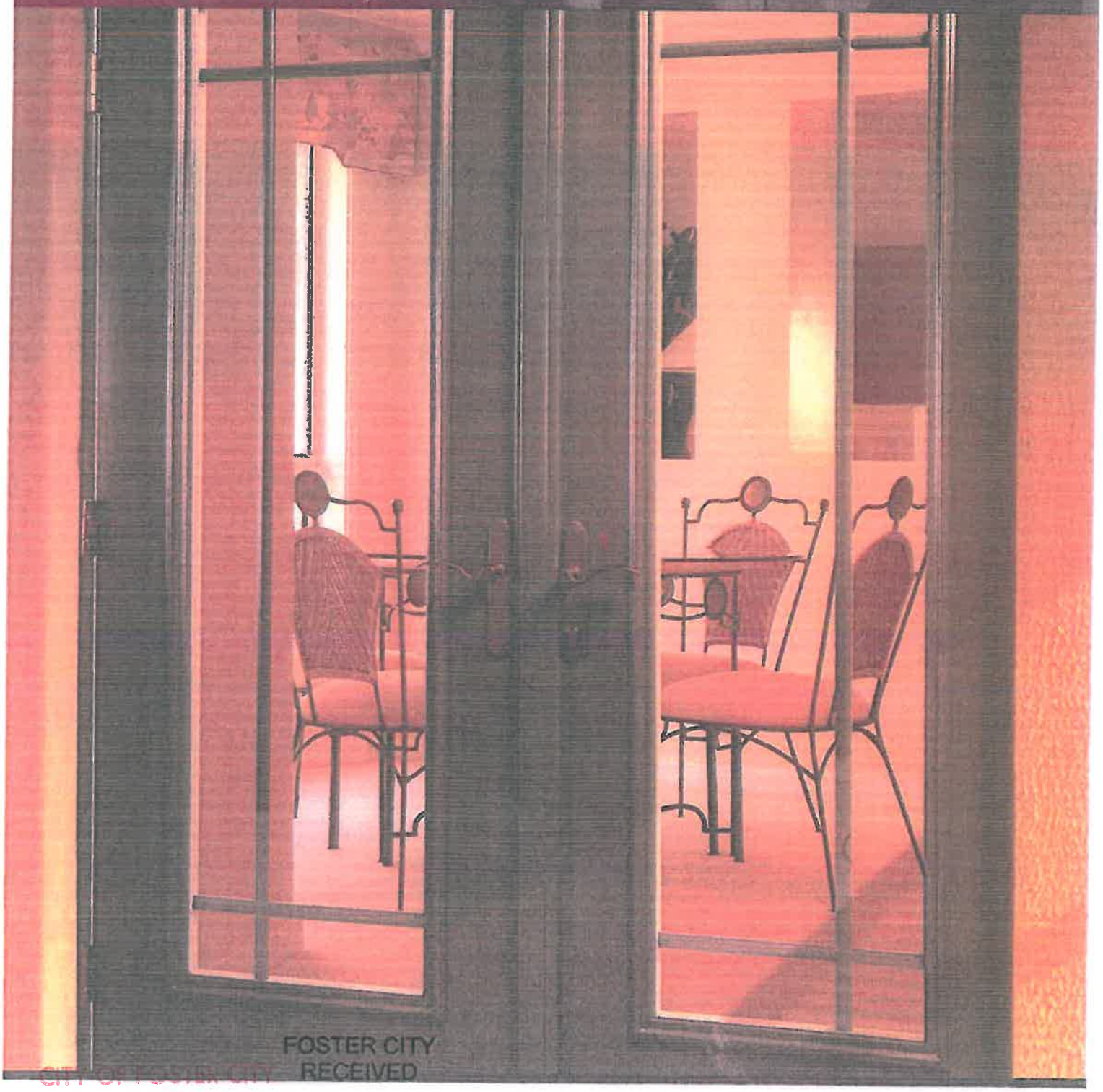

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Bringing the outdoors in.

Patio Doors | Step 1 Select Your Door Type.

Which door is right for you?

No single door is right for every home. That's why Simonton offers several door styles, so you're sure to find the door that will suit your home and lifestyle perfectly.

CONTEMPORARY PATIO DOOR

The Contemporary Patio Door boasts a sleek, streamlined profile. The broad expanse of glass afforded by the narrow framed panel results in larger sightlines for a clean, unobstructed view.

FEATURES

- 2, 3 and 4-lite panel configurations available
- Expansive sightlines provide more viewable area
- Smooth gliding panel(s)
- Multi-point locking secures the door with one operation

FRENCH SLIDING PATIO DOOR

The French Sliding Patio Door features a wide stile and rail design that provides the elegant look of a French Rail hinged patio door with the space-saving operation of a sliding patio door.

FEATURES

- 2, 3 and 4-lite panel configurations available
- Wide stile and rail for that Classic French look
- Smooth gliding panel(s)
- Multi-point locking secures the door with one operation

LUMERA™ FIBERGLASS HINGED PATIO DOOR

The Fiberglass Hinged Patio Door combines the elegant design of a true French hinged patio door with low-maintenance, energy-efficient, fiberglass construction.

FEATURES

- Single, 2 and 3-lite panel configurations available
- Fiberglass offers unmatched endurance in any climate
- One convenient lever secures the door at multiple locations
- Available out-swing doors allow more use of your [illegible]
- Optional between-the-glass blinds provide privacy while making cleaning a breeze

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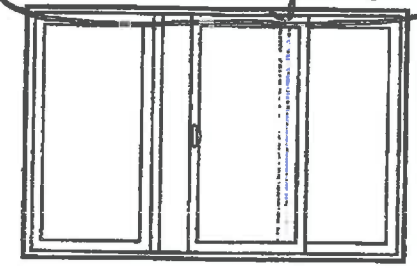
Patio Doors

Step 2 Choose Your Operating Style.

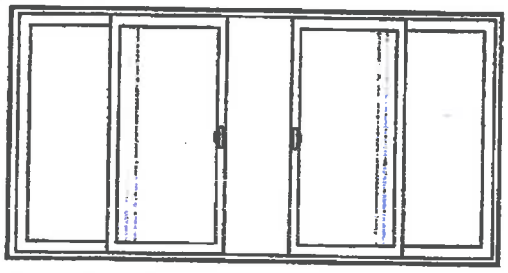
All other Sliders

Large Patio Built configuration

2 Panel
Either panel can be active
varies by unit

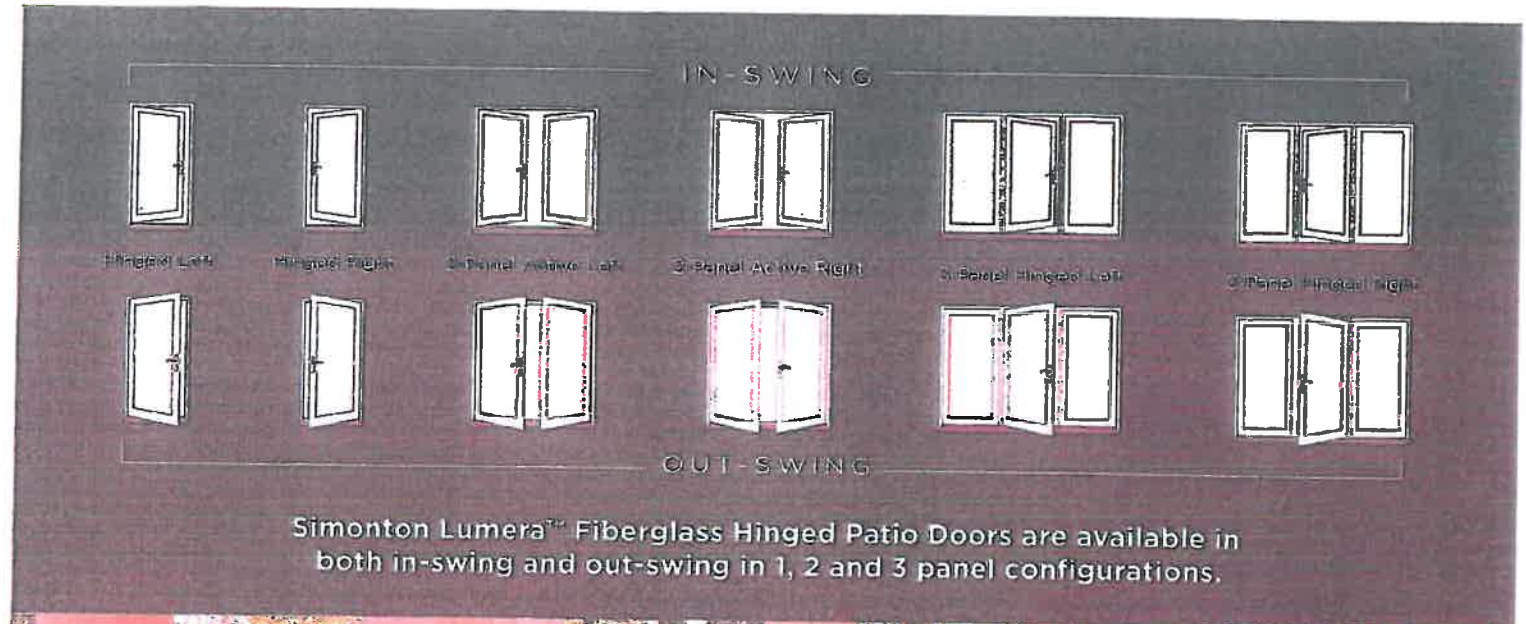


3 Panel
Any of the three panels can be active
varies by unit

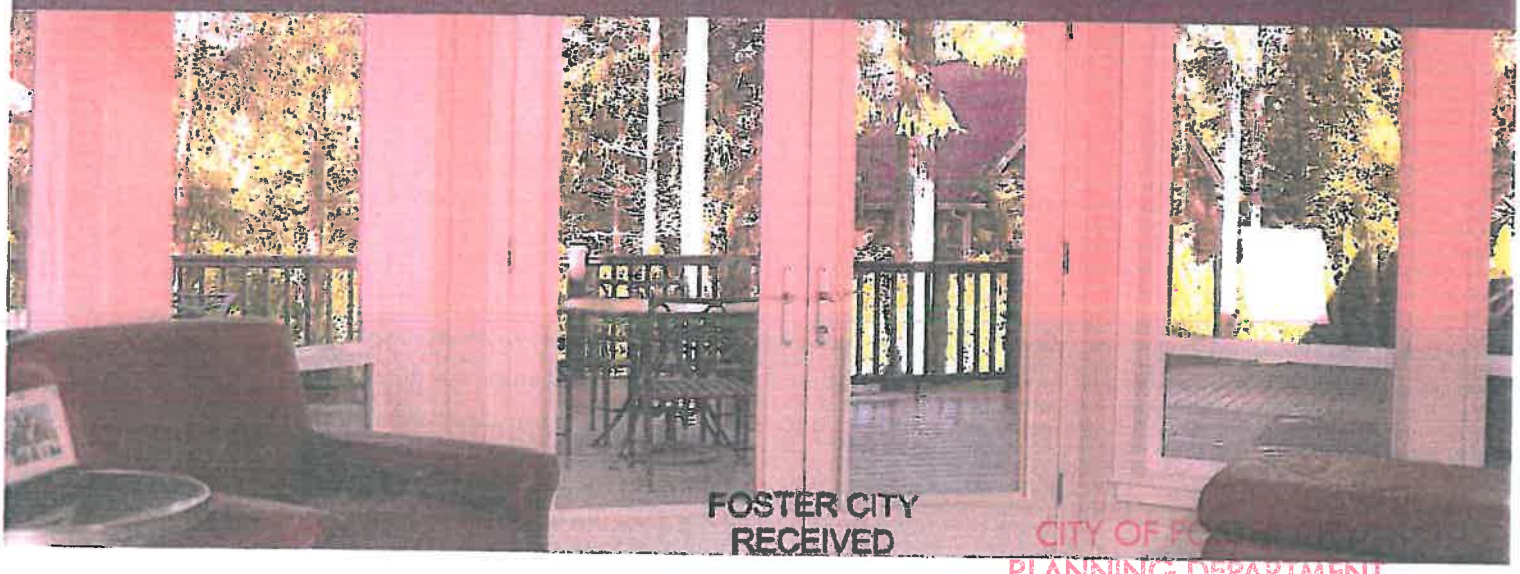


4 Panel
Both center panels are active

Simonton Contemporary and French Sliding Patio Doors are available in 2, 3 and 4 panel configurations.



Simonton Lumera™ Fiberglass Hinged Patio Doors are available in both in-swing and out-swing in 1, 2 and 3 panel configurations.



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DaylightMax

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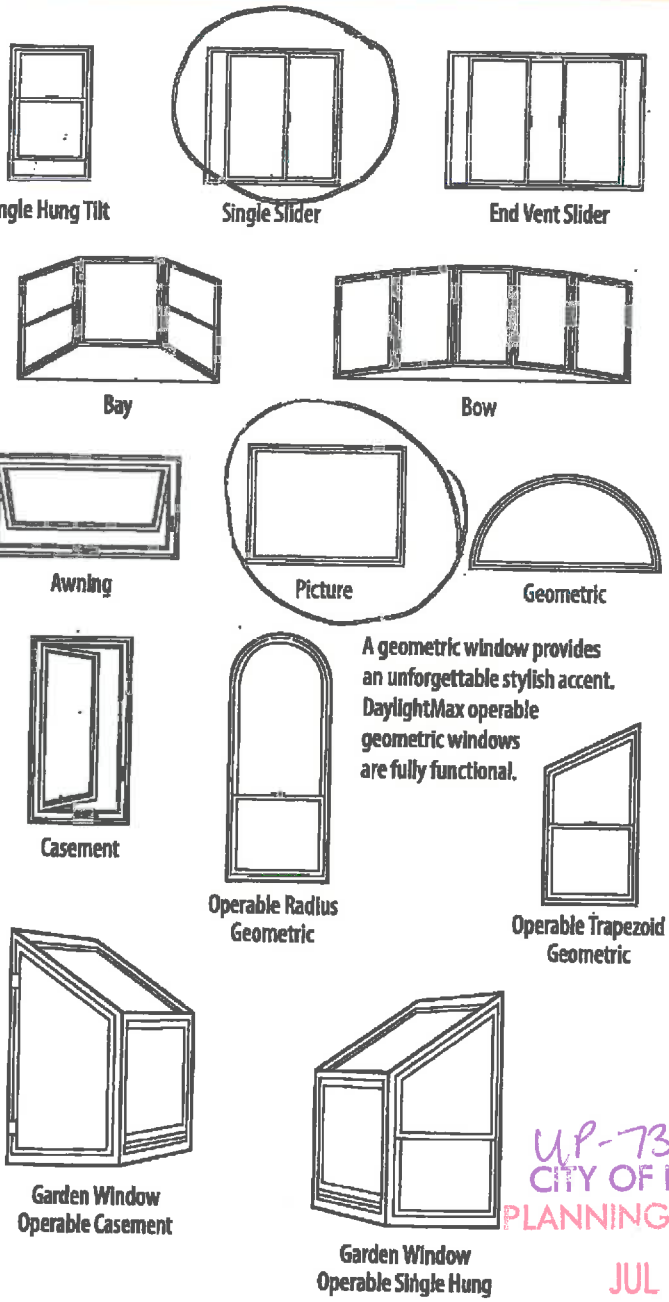
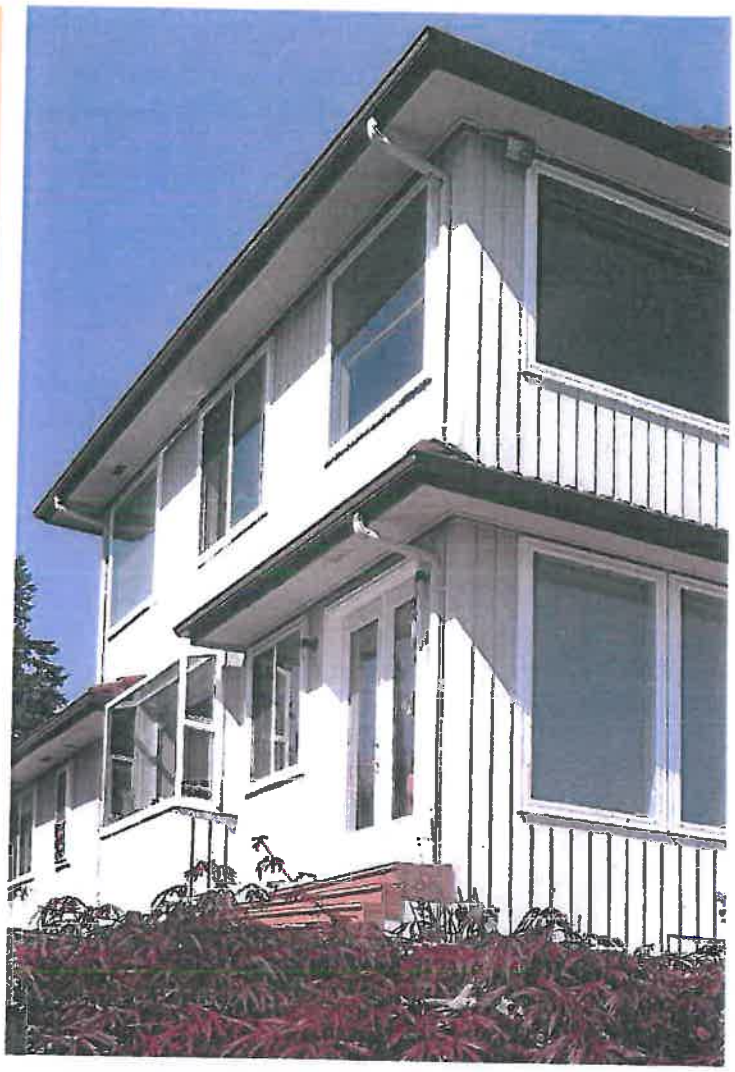
Less frame. More glass.

Dare to dream.

Replacing your old windows with beautiful Simonton DaylightMax® windows and doors is the perfect opportunity to transform your home with exciting geometrics, completely new styles or mulled configurations. If you can dream it, you can make it happen with Simonton and DaylightMax.



A geometric window provides an unforgettable stylish accent. DaylightMax operable geometric windows are fully functional.



Replace a Picture window with a bay or bow window and help open up your home and bring the outside in.

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DaylightMax | Step 3 Choose your styling options.

Imagine the possibilities.

DaylightMax™ windows and doors open up an entire world of design possibilities to your home. Decorum® by Simonton, available on DaylightMax, is a portfolio of styling options that allows you to create a look that is distinctively yours. Choose from vibrant exterior colors, hardware cast in distinct metal finishes, decorative privacy glass and virtually unlimited grid options to give your windows distinct architectural style.

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Décorum® BY SIMONTON

Custom exterior colors.

Choose an exterior color that complements your home's existing trim. Or, select a color that provides a striking contrast. Either way, you won't believe the difference a little color will make. *Windows with Decorum exterior colors come with a white or tan vinyl interior.*

Cream | Brick | Tan

Adobe* | Pine | Driftwood

Chocolate | Bronze | Espresso

Colors and finishes in this brochure are for representative purposes only and may vary on actual product. See your Simonton Dealer for color swatches.
*Available on Fiberglass Hinged Patio Door only.

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Scan Color not clear.
Look at Swatch.

2007 Spec

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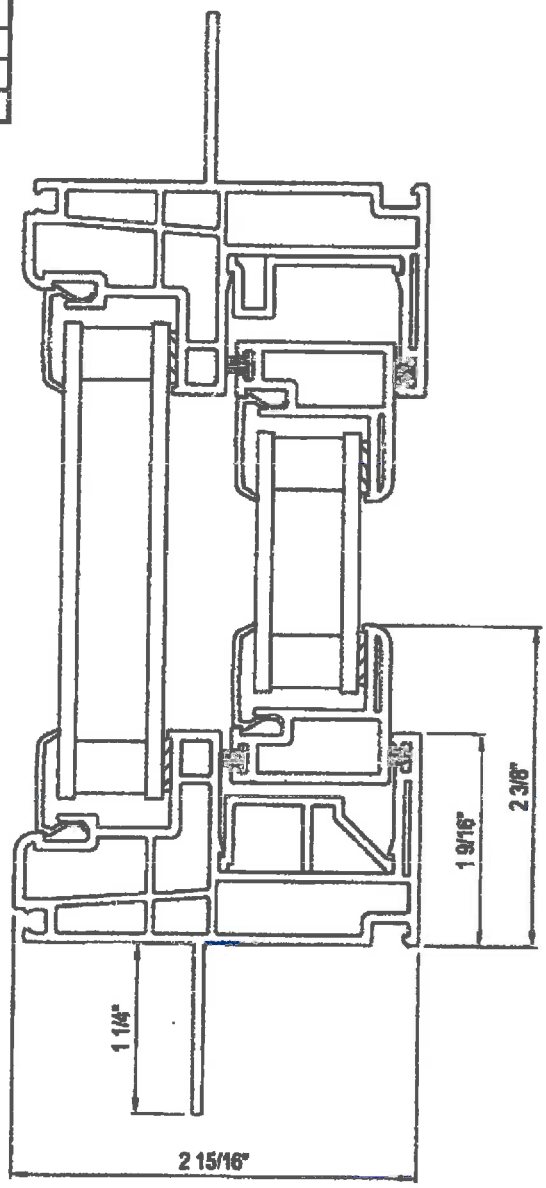
PHONE: (304) 428-8261
FAX: (304) 485-1476
www.simonton.com

Daylight Max/7300

Min/Max Summary		
Slider	Width	Height
Minimum:	20	8 1/2
Maximum	96	72
Size Limits:	73" to 96" x 65"	
Max UI	161	



Compare to 2⅞ in 2007 Spec. (next page)

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2. DO NOT SCALE DRAWINGS.
3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 772-071.

WEST COAST NARROW FRAME SLIDER

NAILING FIN FRAME, VERTICAL ASSEMBLY

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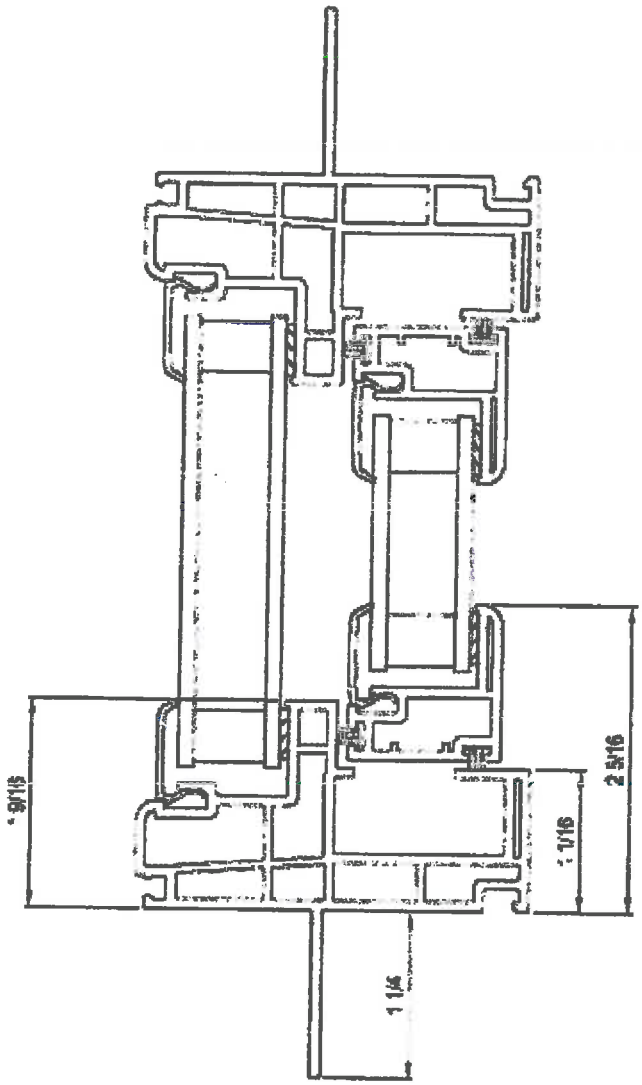

Compare to $2\frac{1}{4} = 2\frac{4}{16}$ in 2007 Spec. (next page)

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WEST COAST NARROW FRAME

SINGLE HUNG WINDOW - NAILING FIN FRAME, HORIZONTAL ASSEMBLY

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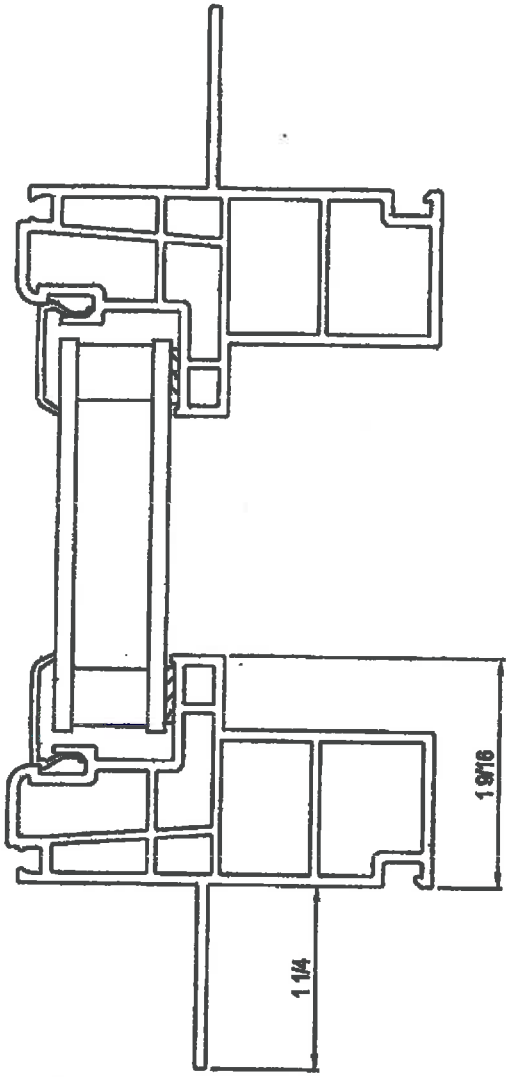

Compare to
$1\frac{1}{4} = 1\frac{4}{16}$ in
old aluminum
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WEST COAST NARROW FRAME

PICTURE WINDOW, NAILING FIN FRAME, VERTICAL & HORIZONTAL ASSEMBLY

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UP-73-008V

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Vinyl
Wood
Aluminum

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COMPANY

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Betty Martino
Project Consultant
(650) 373-3900 Ext. 203
betty@alexanderco.com

1322 Marsten Road Burlingame, CA 94010 Lic. #642553

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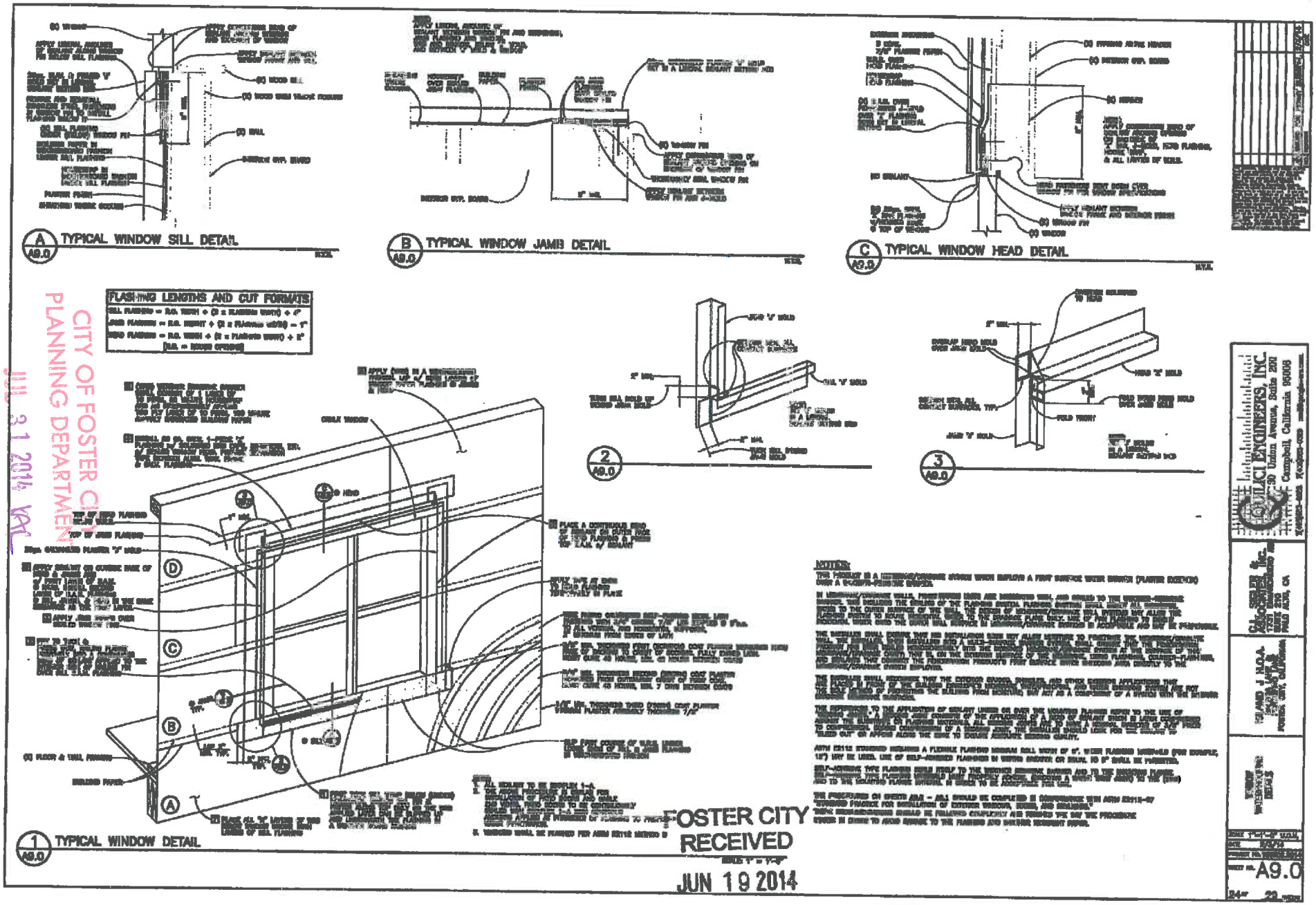

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EXHIBIT C

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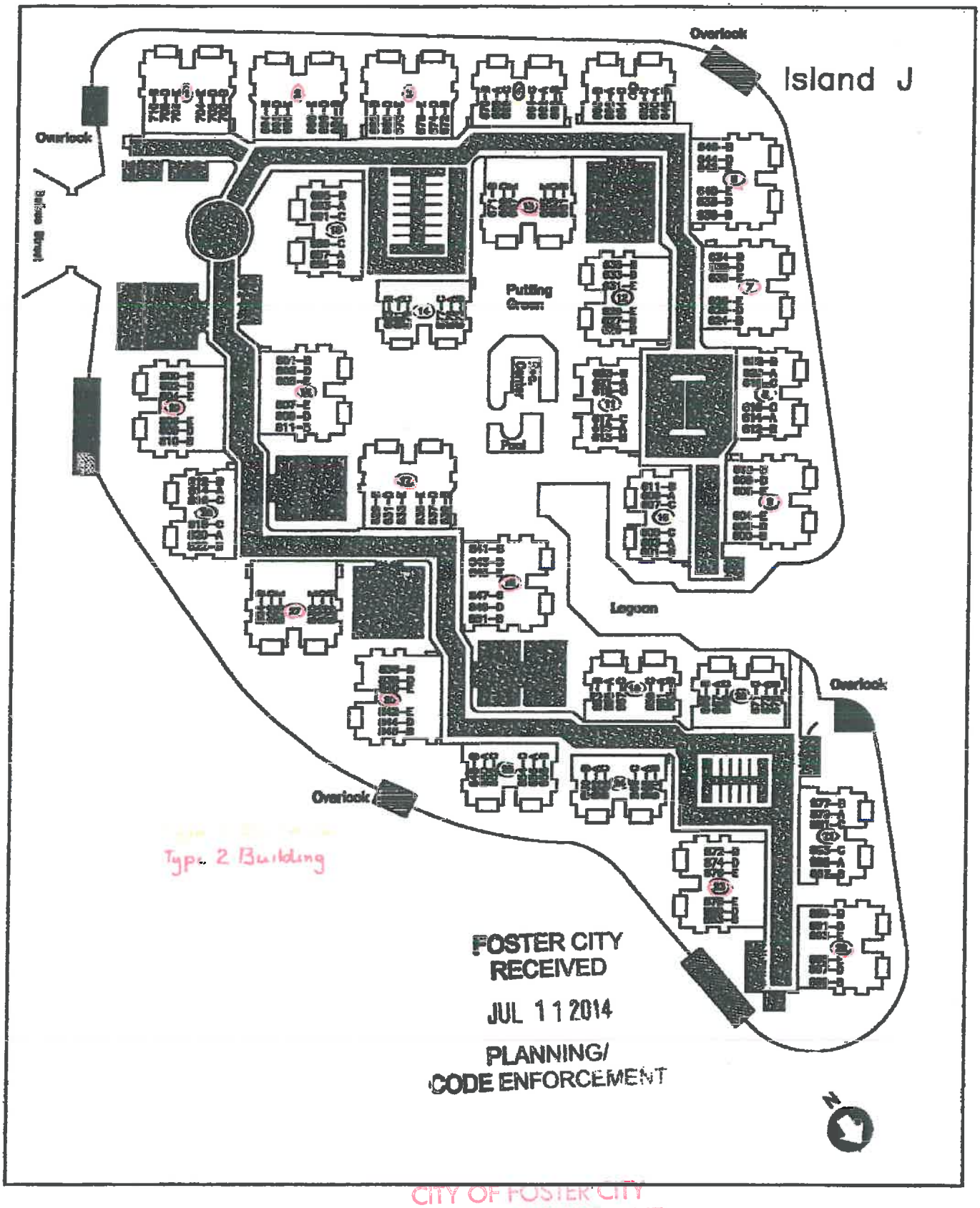

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EXHIBIT D

Island J Building Style and Address Identification Inventory

BUILDING NO.	1	PORTOFINO LANE							
BUILDING TYPE	2								
UNIT	B	D	E	Stairs	E	D	B		
ADDRESS	710	708	706		704	702	700		
BUILDING NO.	2	PORTOFINO LANE							
BUILDING TYPE	2								
UNIT	B	D	E		E	D	B		
ADDRESS	694	692	690	Stairs	688	686	684		
BUILDING NO.	3	PORTOFINO LANE							
BUILDING TYPE	2								
UNIT	B	D	E		E	D	B		
ADDRESS	682	680	678	Stairs	676	674	672		
BUILDING NO.	4	PORTOFINO LANE							
BUILDING TYPE	1								
UNIT	B	A	C	C	Stairs	C	C	A	B
ADDRESS	670	668	666	666		664	664	662	660
BUILDING NO.	5	PORTOFINO LANE							
BUILDING TYPE	1								
UNIT	B	A	C	C		C	C	A	B
ADDRESS	658	656	654	654	Stairs	652	652	650	648
BUILDING NO.	6	PORTOFIINO LANE							
BUILDING TYPE	2								
UNIT	B	D	E		E	D	B		
ADDRESS	646	644	642	Stairs	640	638	636		
BUILDING NO.	7	PORTOFINO LANE							
BUILDING TYPE	2								
UNIT	B	D	E		E	D	B		
ADDRESS	634	632	630	Stairs	628	626	624		
BUILDING NO.	8	PORTOFINO LANE							
BUILDING TYPE	1								
UNIT	B	A	C	C		C	C	A	B
ADDRESS	622	620	618	618	Stairs	616	616	614	612
BUILDING NO.	9	PORTOFINO LANE							
BUILDING TYPE	2								
UNIT	B	D	E		E	D	B		
ADDRESS	610	608	606	Stairs	604	602	600		
BUILDING NO.	10	PORTOFINO LANE							
BUILDING TYPE	1								
UNIT	B	A	C	C		C	C	A	B
ADDRESS	601	603	605	605	Stairs	607	607	609	611

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JUL 31 2014
ADMINISTRATIVE APPROVAL
WITH CONDITIONS
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BUILDING NO.	11	PORTOFINO LANE							
BUILDING TYPE	1								
UNIT	B	A	C	C		C	C	A	B
ADDRESS	613	615	617	617	Stairs	619	619	621	623
BUILDING NO.	12	PORTOFINO LANE							
BUILDING TYPE	2								
UNIT	B	D	E		E	D	B		
ADDRESS	625	627	629	Stairs	631	633	635		
BUILDING NO.	13	PORTOFINO LANE							
BUILDING TYPE	2								
UNIT	B	D	E		E	D	B		
ADDRESS	661	663	665	Stairs	667	669	671		
BUILDING NO.	14	PORTOFINO LANE							
BUILDING TYPE	1								
UNIT	B	A	C	C		C	C	A	B
ADDRESS	673	675	677	677	Stairs	679	679	681	683
BUILDING NO.	15	PORTOFINO LANE							
BUILDING TYPE	1								
UNIT	B	A	C	C		C	C	A	B
ADDRESS	685	687	689	689	Stairs	691	691	693	695
BUILDING NO.	16	BALBOA LANE							
BUILDING TYPE	2								
UNIT	B	D	E		E	D	B		
ADDRESS	801	803	805	Stairs	807	809	811		
BUILDING NO.	17	BALBOA LANE							
BUILDING TYPE	2								
UNIT	B	D	E		E	D	B		
ADDRESS	829	831	833	Stairs	835	837	839		
BUILDING NO.	18	BALBOA LANE							
BUILDING TYPE	2								
UNIT	B	D	E		E	D	B		
ADDRESS	841	843	845	Stairs	847	849	851		
BUILDING NO.	19	BALBOA LANE							
BUILDING TYPE	1								
UNIT	B	A	C	C		C	C	A	B
ADDRESS	853	855	857	857	Stairs	859	859	861	863
BUILDING NO.	20	BALBOA LANE							
BUILDING TYPE	1								
UNIT	B	A	C	C		C	C	A	B
ADDRESS	865	867	869	869	Stairs	871	871	873	875

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BUILDING NO.	21	BALBOA LANE							
BUILDING TYPE	1								
UNIT	B	A	C	C		C	C	A	B
ADDRESS	877	879	881	881	Stairs	883	883	885	887
BUILDING NO.	22	BALBOA LANE							
BUILDING TYPE	2								
UNIT	B	D	E		E	D	B		
ADDRESS	889	891	893	Stairs	895	897	899		
BUILDING NO.	23	BALBOA LANE							
BUILDING TYPE	2								
UNIT	B	D	E		E	D	B		
ADDRESS	882	880	878	Stairs	876	874	872		
BUILDING NO.	24	BALBOA LANE							
BUILDING TYPE	1								
UNIT	B	A	C	C		C	C	A	B
ADDRESS	870	868	866	866	Stairs	864	864	862	860
BUILDING NO.	25	BALBOA LANE							
BUILDING TYPE	1								
UNIT	B	A	C	C		C	C	A	B
ADDRESS	858	856	854	854	Stairs	852	852	850	848
BUILDING NO.	26	BALBOA LANE							
BUILDING TYPE	2								
UNIT	B	D	E		E	D	B		
ADDRESS	846	844	842	Stairs	840	838	836		
BUILDING NO.	27	BALBOA LANE							
BUILDING TYPE	2								
UNIT	B	D	E		E	D	B		
ADDRESS	834	832	830	Stairs	828	826	824		
BUILDING NO.	28	BALBOA LANE							
BUILDING TYPE	1								
UNIT	B	A	C	C		C	C	A	B
ADDRESS	822	820	818	818	Stairs	816	816	814	812
BUILDING NO.	29	BALBOA LANE							
BUILDING TYPE	2								
UNIT	B	D	E		E	D	B		
ADDRESS	810	808	806	Stairs	804	802	800		

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