

# 2492 D ST. RESIDENTIAL SUBDIVISION

2492 D ST., HAYWARD, CA 94541  
(APN: 416-0200-022-06)



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Hayes Shair  
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2492 D ST. RESIDENTIAL  
SUBDIVISION

## PROJECT RENDERINGS



## PROJECT DESCRIPTION

PROJECT PROPOSES A TWENTY-ONE (21) UNIT RESIDENTIAL DEVELOPMENT CONSISTING OF FOURTEEN (14) SINGLE FAMILY HOMES AND SEVEN (7) TWO-STORY TOWNHOMES.

## SITE NOTES

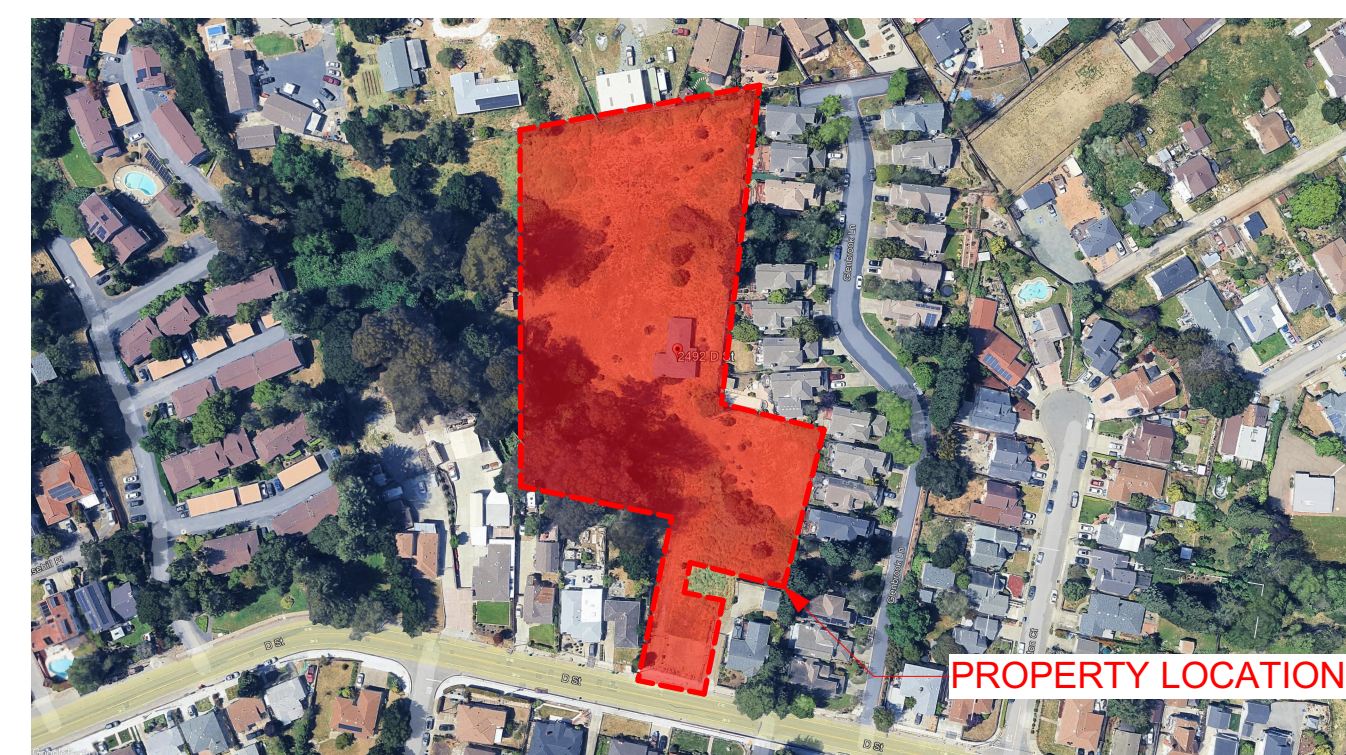
- THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, AND SUB-STRUCTURES. WHERE DISCREPANCIES OCCUR, CONTACT ARCHITECT.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
- ALL ROOF DRAINAGE SHALL BE PIPED TO APPROVED DRAINAGE FACILITY.
- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT SATURATION OF SOIL ADJACENT TO BUILDING.

| LEGAL TABLE                            | DEFERRED SUBMITTALS     |
|--|-------------------------|
| OCCUPANCY: B (BUSINESS); <50 OCCUPANTS | 1. SPRINKLERS (NPPA-13) |
| BUILDING CODES: CBC 2022               |                         |
| CRC 2022                               |                         |
| CMC 2022                               |                         |
| CEC 2022                               |                         |
| CPC 2022                               |                         |
| CFC 2022                               |                         |
| T-24 2022                              |                         |

## ABBREVIATIONS

|         |                      |             |                         |
|---------|----------------------|-------------|-------------------------|
| 1P/1S   | 1 POLE / 1 SHELF     | OPT.        | OPTIONAL                |
| SS      | 5 SHELVES            | P.T. LUMBER | PRESSURE TREATED LUMBER |
| A.F.F.  | ABOVE FINISHED FLOOR |             |                         |
| B.O.    | BOTTOM OF            | RF.         | ROOF                    |
| CLG.    | CEILING              | RF, BLW.    | ROOF BELOW              |
| CONC.   | CONCRETE             | S.S.D.      | SEE STRUCTURAL DRAWINGS |
| DET.    | DETAIL               |             |                         |
| DS      | DOWNSPOUT            | S.H.        | SINGLE HUNG             |
| DS BLW  | DOWNSPOUT BELOW      | SL          | SLIDER WINDOW           |
| F.F.    | FACE OF FRAMING      | T&G         | TONGUE AND GROOVE       |
| FOUND.  | FOUNDATION           | TEMP.       | TEMPERED GLASS          |
| FR. DR. | FRENCH DOOR          | T.O.PAD     | TOP OF GRADED PAD       |
| FX.     | FIXED WINDOW         | T.O.P.      | TOP OF PLATE            |
| HDR.    | HEADER               | T.O.C.      | TOP OF CURB             |
| HL. HT. | HEEL HEIGHT          | T.O.SLAB    | TOP OF SLAB             |
| HT.     | HEIGHT               | T.O.S.F.    | TOP OF SUBFLOOR         |
| LAV.    | LAVATORY             | T.O.BM.     | TOP OF BEAM             |
| LIN.    | LINEN                | TYP.        | TYPICAL                 |
| MIN.    | MINIMUM              | VERT.       | VERTICAL                |
| N.I.C.  | NOT IN CONTRACT      | WD.         | WOOD                    |
|         |                      | WDW.        | WINDOW                  |
|         |                      | WP.         | WATER PROOF             |
|         |                      | V.I.F.      | VERIFY IN FIELD         |

## VICINITY MAP



## GENERAL NOTES

- ALL CONSTRUCTION SHALL MEET OR EXCEED THE LATEST EDITION OF CODES ADOPTED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION (CBSB) & OTHER LOCAL GOVERNING AGENCIES. THESE SHALL INCLUDE (BUT ARE NOT LIMITED TO): International Residential Code, International Building Code, International Mechanical Code, Uniform Plumbing Code, National Electric Code, International Fire Code, International Fuel and Gas Code, International Energy Conservation Code (IECC) AND ALL OTHER HEALTH AND SAFETY CODES, ORDINANCES AND REQUIREMENTS ADOPTED BY THE CALIFORNIA STATE BUILDING CODE COUNCIL (SBCC).
- THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL MATERIALS AND EQUIPMENT.
- THE ARCHITECT WILL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THIS PROJECT.
- SEE DEVELOPER/ BUILDER FOR SOILS REPORT INFORMATION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH ALL RECOMMENDATIONS OF THE SOILS REPORT FOR CONSTRUCTION, GRADING, AND FOUNDATION INSPECTION.
- THE WATER HEATER TEMPERATURE/PRESSURE RELIEF VALVE SHALL HAVE ATTACHED A PIPE WHICH WILL RUN OUTSIDE THE BUILDING WITH THE END OF THE PIPE BETWEEN 6 AND 24 INCHES ABOVE GRADE AND POINTED DOWN. (U.P.C. SECTION 608.5)
- AN EXPANSION TANK SHALL BE INSTALLED IF REQUIRED PER U.P.C. SECTION 608.2.
- THE BUILDING OFFICIAL SHALL APPROVE THE LOCATION OF THE ATTIC MECHANICAL UNITS PRIOR TO INSTALLATION.
- UNDER-FLOOR INSPECTION REQUIRED PRIOR TO LAYING SUB-FLOOR.
- CLEARANCES OF LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE AS SPECIFIED IN THE LISTING. UNLISTED APPLIANCE CLEARANCES SHALL COMPLY WITH THE INTERNATIONAL MECHANICAL CODE.
- PROVIDE A 6 MIL. THICKNESS OF BLACK POLYETHYLENE (OR APPROVED EQUAL) GROUND COVER WHICH SHALL BE LAID OVER THE GROUND WITHIN A CRAWL SPACE.
- A 6 MIL. POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUBGRADE WHERE NO BASE COURSE EXISTS. (PER IRC SECTION R506.2.3)
- THE DOCUMENTS CONTAINED HEREIN HAVE BEEN PREPARED SPECIFICALLY FOR USE ON THE SUBJECT PROPERTY ONLY. RE-USE OF THESE DOCUMENTS IN ANY WAY (MODIFIED OR UNMODIFIED, COMPLETE OR INCOMPLETE) TO CONSTRUCT IN A DIFFERENT LOCATION WITHOUT THE SIGNATURE OF ARCHITECT ON DOCUMENTS THAT ARCHITECT SPECIFICALLY PREPARES FOR AN ALTERNATE LOCATION SHALL BE AT OWNER'S SOLE RISK. ARCHITECT ASSUMES NO LIABILITY FOR THE UNAUTHORIZED USE OF THESE DOCUMENTS.
- EACH SHEET IN THIS SET OF ARCHITECTURAL DRAWINGS, BEARING THE ENVISUALITY GROUP, INC. TITLE BLOCK AND LOGO IN THE UPPER RIGHT CORNER, WAS PREPARED BY ENVISUALITY GROUP, INC. AND IS ACCOUNTED FOR IN THE DRAWING INDEX ON THE TITLE PAGE. IN ITS ORIGINAL FORM, THIS SET WAS PREPARED FOR CLIENT FOR A SPECIFIC PROJECT. THE ACT OF SUBMITTING FOR GOVERNMENT APPROVAL OR BUILDING PERMIT A SET OF DRAWINGS BEARING THE ENVISUALITY GROUP, INC. TITLE BLOCK AND LOGO, WHICH HAS BEEN ALTERED IN ANY WAY BY ANY THIRD PARTY, OR FOR A PROJECT OTHER THAN THAT FOR WHICH IT WAS ORIGINALLY PREPARED BY ENVISUALITY GROUP, INC., WITHOUT THE PRIOR WRITTEN CONSENT OF ENVISUALITY GROUP, INC., SHALL CONSTITUTE CONSENT BY CLIENT TO DEFEND, INDEMNIFY AND HOLD HARMLESS ENVISUALITY GROUP, INC. FROM AND AGAINST ANY AND ALL CLAIMS, SUITS, DEMANDS, LIABILITIES, LOSSES AND COSTS ARISING IN WHOLE OR IN PART OUT OF OR IN ANY WAY CONNECTED WITH THE USE OF THE SUCH ALTERED DRAWINGS BY ANY THIRD PARTY. SUCH ALTERATIONS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, THE ADDITION OR REMOVAL OF INDIVIDUAL SHEETS, THE MODIFICATIONS OF ANY GRAPHIC OR TEXTUAL INFORMATION CONTAINED WITHIN A SHEET PREPARED BY ENVISUALITY GROUP, INC., THE REMOVAL OF THIS STATEMENT, AND ANY CONSTRUCTION INCONSISTENT WITH THAT WHICH HAS BEEN SHOWN BY ENVISUALITY GROUP, INC. IN ITS ORIGINAL DRAWING SET.

## DRAWING INDEX

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## CONSULTANTS

### ARCHITECT

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## NOT FOR CONSTRUCTION

### REVISIONS

| DESCRIPTION | DATE      | BY |
|-------------|-----------|----|
| FOR REVIEW  | 9/19/2025 | HS |

Cover Sheet

SCALE: AS NOTED  
100% SUBMITTAL

JOB NO. 2025\_4 SHEET

DRAWN HS

CHECK HS

DATE 9/19/2025

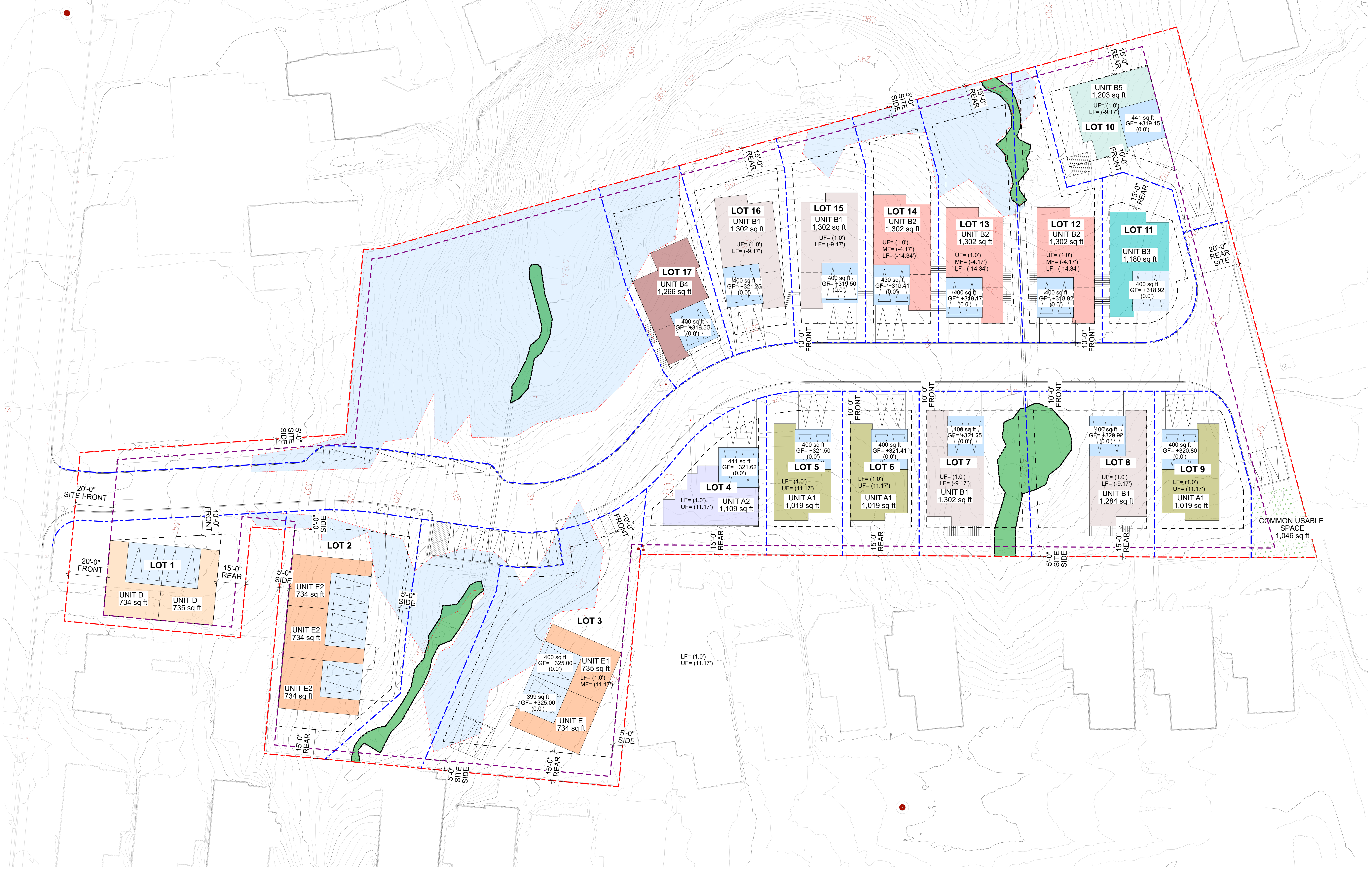
**A.00**

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**LEGEND**

- - - EX'G BOUNDARY
- - - NEW LOT LINE
- - - SITE SETBACK LINE
- - - BUILDING SETBACK LINE
- 30% SLOPE BOUNDARY



Illustrative Site Plan  
 1" = 20'

1

| Unit Size Table                         | Unit A1 | Unit A2 | Unit B1  | Unit B2 | Unit B3 | Unit B4 | Unit B5 | Unit C  | Unit E1 | Unit E2 | Total    |
|---|---------|---------|----------|---------|---------|---------|---------|---------|---------|---------|----------|
| Second Level                            | 1,127.6 | 917.5   | 1,301.6  | 1,301.6 | 1,177.3 | 1,266.0 | 1,301.6 | 1,094.4 | 513.2   | 551.1   |          |
| Main Level                              | 1,014.4 | 1,108.9 | 1,301.6  | 1,301.6 | 1,177.3 | 1,266.0 | 1,301.6 | 1,094.4 | 513.2   | 551.1   |          |
| Lower Level                             | -       | -       | 1,004.0  | 1,004.1 | 826.8   | 919.0   | 964.6   | -       | 166.9   | 128.9   |          |
| Garage Area                             | 400     | 441     | 400      | 400     | 401     | 453     | 400     | 401     | 340     | 340     |          |
| Total Unit Gross Area (Includes Garage) | 2,541.8 | 2,467.4 | 2,705.4  | 2,705.5 | 2,404.8 | 2,638.0 | 2,666.0 | 2,246.1 | 2,208.4 | 2,208.7 |          |
| Total Unit Net Area (Exclude Garage)    | 2,142.0 | 2,026.4 | 2,305.6  | 2,305.7 | 2,004.1 | 2,185.0 | 2,266.2 | 1,845.6 | 1,868.7 | 1,869.0 |          |
| Second Floor Ratio                      | 80%     | 59%     | 59%      | 59%     | 52%     | 53%     | 57%     | 95%     | 43%     | 46%     |          |
| Count                                   | 3       | 1       | 4        | 3       | 1       | 1       | 1       | 2       | 2       | 3       | 21       |
| Total Floor Area / Unit                 | 7,625.4 | 2,467.4 | 10,821.6 | 8,116.5 | 2,404.8 | 2,638.0 | 2,666.0 | 4,492.2 | 4,416.8 | 6,626.1 | 52,274.8 |
| Total Footprint                         | 1,414.2 | 1,549.9 | 1,701.4  | 1,701.4 | 1,578.0 | 1,719.0 | 1,701.4 | 1,151.7 | 1,528.3 | 1,528.7 | 15,574.0 |

**DEVELOPMENT STANDARDS  
 (SMALL LOT SINGLE FAMILY)**

**BUILDING SITE:**  
 FRONT SETBACK: 20-FEET  
 SIDE SETBACK: 5-FEET  
 REAR SETBACK: 20-FEET

**INDIVIDUAL LOT:**  
 FRONT SETBACK: 10-FEET  
 SIDE SETBACK: 4-FEET  
 REAR SETBACK: 15-FEET

**DEVELOPMENT STANDARDS  
 (TOWNHOMES)**

**BUILDING SITE:**  
 FRONT SETBACK: 20-FEET  
 SIDE SETBACK: 5-FEET  
 REAR SETBACK: 20-FEET

**INDIVIDUAL LOT:**  
 FRONT SETBACK: 10-FEET  
 SIDE SETBACK: 5-FEET  
 REAR SETBACK: 15-FEET

**ELEVATION CALLOUT NOTES:**

GARAGE FINISHED FLOOR (GF) SETS THE LOCAL ELEVATION BENCHMARK FOR EACH LOT.  
 ELEVATION TO DATUM SHOWN AS +##.## - E.G. +100.00  
 LOCAL ELEVATION SHOWN AS (##.##) - E.G. (+0.0)

**ABBREVIATIONS:**

UF = UPPER FLOOR  
 MF = MIDDLE FLOOR  
 LF = LOWEST FLOOR  
 MAX RGE = MAX RIDGE HEIGHT OF BUILDING  
 EG = EXISTING GRADE ADJACENT TO BUILDING  
 FG = FINISH FLOOR GRADE INSIDE BUILDING

**NOT FOR CONSTRUCTION  
 REVISIONS**

| DESCRIPTION | DATE      | BY |
|-------------|-----------|----|
| FOR REVIEW  | 9/19/2025 | HS |

Illustrative Site Plan

SCALE: AS NOTED  
 100% SUBMITTAL

JOB NO. 2025\_4 SHEET  
 DRAWN HS  
 CHECK HS  
 DATE 9/19/2025

**A.01**

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**2492 D ST. RESIDENTIAL  
 SUBDIVISION**

| Exhibit "A" - Residential Design Standards and Guidelines Objective Standards Summary (Small Lot Single Family)  |  |  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
|--|--|--|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-----|-----|-----|-----|
| Residential Design Guidelines (RDS)  | RDS Development Standard   | Overall Site   | Lot # | 1     | 2     | 3     | 4     | 5     | 6     | 7     | 8     | 9     | 10    | 11    | 12    | 13    | 14  | 15  | 16  | 17  |
| <b>Residential Maximum Densities and Appropriate Zones (Table 2.1-1)</b>   |  |  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Building Type  | Small Lot Single Family  |  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Appropriate Zones  | R-5  |  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Minimum Building Size (Net)  | 5,000  | 51,307   |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Maximum Net Density  | 9 - 17 DU / AC (per FASD)  | 10.02  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| <b>Small Lot Single Family Homes (Table 2.3-1)</b>   |  |  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Standard   | R-5  |  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| <b>Development Intensity and Neighborhood Compatibility</b>  |  |  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Minimum Building Size and Lot Size (sq ft)   | 5,000  | 51,307   |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Minimum Area per Dwelling Unit (sq ft)   | 1,300 (per FASD)   |  | 4,060 | 3,418 | 3,445 | 4,945 | 3,712 | 5,167 | 6,174 | 3,676 | 4,764 | 5,866 | 4,607 | 4,527 | 4,432 | 4,410 |     |     |     |     |
| Minimum Building Size Width (ft)   | 50   | 237  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Minimum Lot Width (ft)   | 40   | -  | 65    | 40    | 40    | 59    | 64    | 51    | 70    | -     | 42    | -     | -     | -     | -     | 52    | 43  |     |     |     |
| Minimum Lot Width Exception (ft) <sup>(1)</sup>  | 30 - 35  | 30 - 35  | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | 39    | 37    | -     | -     | -   |     |     |     |
| 1. A lot width of 20 feet may be necessary for small lot single-family homes with attached double-car garage in front and to comply with parking location and design requirements. Lot width may be reduced to 30 feet if garages are single-car wide, detached and/or accessed from an alley.   |  |  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| <b>Building Height and Form</b>  |  |  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Maximum Height (ft)  | 25   | 25   |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Height Exception (ft)  | Up to 30   | Up to 30   |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Maximum Stories  | 2  | 2  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Maximum Second Story Floor Area (%) (Percentage of First Story Building Footprint)   | 80%  | 80%  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| <b>Building Relationship to Street</b>   |  |  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Minimum Front Yard Fencing (ft)  | 50%  | 50%  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Street Facing Facade Design  | Required <sup>(1)</sup>  | Required <sup>(1)</sup>  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Building Entrances on Streets  | Required <sup>(1)</sup>  | Required <sup>(1)</sup>  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Covered Front Porch or Covered Recessed Entry <sup>(1)</sup>   | Required   | Required   |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Minimum Depth (ft)   | 5  | 5  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Minimum Area of Porch and/or Recessed Entrance (sq ft)   | 5 percent of the first story building footprint area, up to a maximum of 100 square feet | 5 percent of the first story building footprint area, up to a maximum of 100 square feet |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| 1. Street facing facades must be designed to orient towards the public street, or private street if not shown about public street. Windows, entry door, and other elements must be incorporated to create an attractive street appearance that enhances the surrounding neighborhood.<br>2. The principal entry shall be located in a visible location from the public street, or private street if not shown about public street.<br>3. Alternative designs that create a welcoming entry feature visible from the street, such as a trellis or landscaped courtyard entry may be approved by Staff.  |  |  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| <b>Setbacks for Light and Air</b>  |  |  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Minimum Setback (ft)   |  |  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Building Side (ft)   |  |  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Front (Facing Public Street)   | 10 (Landscaped)  | 10 (Landscaped)  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Side (Facing Adjacent Neighboring Property) <sup>(1)</sup>   | 5  | 5  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Rear (Facing Adjacent Neighboring Property)  | 20   | 20   |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Lot (ft)   |  |  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Front  | 10 (Landscaped)  | 10 (Landscaped)  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Front Exception <sup>(1)</sup>   | 20   | N/A  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Side   | 8 (Between Ribs)   | 8 (Between Ribs)   |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Side Exception <sup>(1)</sup>  | N/A  | N/A  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Rear   | 15   | 15   |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Rear Exception <sup>(1)</sup>  | 20   | N/A  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Minimum Distance Between Buildings   |  |  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Front to Front or Rear   | 40   | 45   |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Rear to Rear   | 30   | N/A  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Side to Front or Rear  | 8  | 24   |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Side to Side   | 8  | N/A  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Minimum Setback from Access Driveway <sup>(1)</sup>  | 5  | 5  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Setback from Access Driveway Exception (ft) <sup>(1)</sup>   | 3  | 3  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| 1. A minimum of 50 percent of the required bulk reduction must occur along the building side property line. If a building is set or within 5 feet of the property line, a minimum of 50 percent of the second story facade shall be stepped back a minimum of 5 feet from the first story facade and a minimum of 10 feet required amount shall occur along the side setback.<br>2. If building side width is less than 80 feet, the minimum front setback is 10 feet shall be 20 feet.<br>3. A zero lot line is permitted if the adjacent side yard is double the required amount. A zero lot line is not permitted next to adjacent neighboring property.<br>4. If a building side width is less than 80 feet, the minimum rear setback for a lot shall be 20 feet.<br>5. Minimum Setback from Access Driveway for projects with 3 or more units is 10 feet and must be fully landscaped. Requires a walkway to each unit. Minimum Setback from Access Driveway for projects with fewer than 3 units is 5 feet and must be fully landscaped. No walkway is required. If walkway is installed, it must be within 5 feet of driveway.<br>6. The minimum setback from an access driveway for projects with 3 or more units shall be 7.5 feet when the building side width is less than or equal to 60 feet. For projects with fewer than 3 units and a building side width is less than or equal to 60 feet, the minimum setback of the front and from the access driveway is 5 feet. In both instances, the setback must be fully landscaped and any walkway, if installed, must be outside of that setback. |  |  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| <b>Auto Circulation: Site Access and Driveways</b>   |  |  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Minimum Access Driveway / Private Street Width (ft)  | 20   | 20   |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Minimum Access Driveway/ Private Street Width Exception (ft) <sup>(1)</sup>  | 12   | 12   |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Maximum Curb Cuts (Number per Building)  | 1  | 1  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Minimum Driveway Gates Setback (ft) <sup>(1)</sup>   | 20   | N/A  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| 1. Minimum 12 feet of gate area narrow and driveways serve fewer than 5 units. Fire Department may consider this exception if the rear-most corner of the rear-most building is within 150 feet of the curb and alternative means and methods are incorporated to meet Fire Code safety objectives.<br>2. Gates are strongly discouraged. Gates across driveways shall be set back a minimum of 20 feet behind the property line, or greater depending on location in State Responsibility Fire Area and street travel speed.  |  |  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| <b>Parking Location and Design</b>   |  |  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Minimum Garage Width (ft)  | 30   | -  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Facing Public Street   | 50%  | N/A  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Facing Access Driveway/Private Street  | 60%  | 60%  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Garage Width Exception <sup>(1)</sup>  | 70%  |  | 65%   | 65%   | 65%   | 65%   | 65%   | 65%   | 65%   | 65%   | 65%   | 65%   | 65%   | 65%   | 65%   | 65%   | 65% | 65% | 65% | 65% |
| Minimum Driveway Apron Width (ft) <sup>(1)</sup>   | < 1' of Garage Door Width in either direction  | < 1' of Garage Door Width in either direction  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Unit Parking Space per unit <sup>(1)</sup>   | 2  | 2 (Garage)   | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2   | 2   | 2   | 2   |
| Guest Parking Space per unit <sup>(1)</sup>  | 0.5  | N/A  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Units < 1,000 SF   | 1.0  | 1.0  | 2     | 2     | 2     | 1     | 1     | 2     | 2     | 1     | 1     | 1     | 1     | 2     | 2     | 2     | 2   | 2   | 2   | 1   |
| 1. Where garage doors face a private street or access driveway, garage width shall not exceed 70 percent of the front facade of the building if the garage (with its wall) is set at least four feet behind the front curb or a second story above the garage projects at least two feet forward in front of the garage. See Figure 2.3.8.<br>2. Driveway apron widths shall not exceed the garage door width by more than one foot in either direction. See Figure 2.3.8.<br>3. Minimum of one space must be covered. Tandem parking allowed for up to 25 percent of the units.<br>4. Space along the public street frontage of a building site can be counted towards guest parking requirements. However, guest spaces may be required to be on the building site if there is existing parking congestion, as defined by the Planning Director, on the street. A parking study may be required to determine existing parking congestion. Driveway aprons are not counted towards the required guest parking of a private single-family subdivision development.   |  |  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| <b>Facilities for Pedestrian Bicycles and Transit</b>  |  |  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Minimum Decorative Driveway Fencing (ft) of Driveway and Parking Area)   | 10%  | 10%  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Minimum Decorative Driveway Fencing Exception (ft) <sup>(1)</sup>  | 25%  | N/A  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Pedestrian Walkway Next to Access Driveway/Private Street  | Required for 5 units or more   | ✓  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Minimum Width of Pedestrian Walkway (ft)   | 4  | 5  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| 1. Required if there is no pedestrian walkway/shoulder provided along the access driveway/private street. A minimum 4-foot wide walkway consisting of decorative paving shall also be provided. Walkway consisting of decorative paving is not required to be provided if there are two units on a building site. Applies between the access driveway/private street/parking areas and the building site side and rear property lines.   |  |  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| <b>Site Landscaping</b>  |  |  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Minimum Site Landscaping (%)   | 35%  | 35%  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Minimum Width of Landscaped Buffer Between Pedestrian Walkway and Access Driveway/Private Street (ft)  | 3  | 0  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Minimum Width of Site Landscaping for Driveway/Private Street/Parking Area (ft) <sup>(1)</sup>   | 5  | 5  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Minimum Side Landscaping Exception (ft) <sup>(1)</sup>   | 0 - 3  | N/A  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| 1. Applies between the access driveway/private street/parking areas and the building site side and rear property lines.<br>2. The minimum driveway side landscaping shall be 3 feet when building site width is less than 75 feet and greater or equal to 90 feet. The minimum driveway side landscaping shall be 0 feet when the building site width is less than 60 feet. Staff may approve a minimum side landscaping of 3 feet for building sites that are 75 feet or wider if vertical landscaping (e.g. trees, shrubs, bushes) is planted along this side landscaping area.  |  |  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| <b>Usable Open Space</b>   |  |  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Minimum Total Usable Open Space (sq ft per unit) <sup>(1)</sup>  | 600  | 600  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Minimum Common Usable Open Space (sq ft) <sup>(1)</sup>  | 1,000 square feet, no less than 200 square feet per unit                                 | 1,043  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Minimum Dimension (ft)   | 25   | 25   |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| Minimum Private Usable Open Space (sq ft per unit) <sup>(1)</sup>  | 500  | 500  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |
| 1. Common usable open space is not required for projects with four units or fewer, provided that each small lot single-family unit has a minimum of 100 square feet of private open space.<br>2. Common space buildings or covered structures cannot enclose more than 20 percent of common open space.<br>3. Private open space must be open air, not fully enclosed with walls. Private open space cannot be covered by a roof by more than 50 percent of the area, however balconies can have up to 100 percent ceiling coverage.   |  |  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |     |     |     |     |

| Legend                          |     |
|---------------------------------|-----|
| Non-Applicable to Lot           | -   |
| Applicable to Lot & Compliant   | ✓   |
| Compliant (or Future Compliant) | ### |
| Partially Compliant             | ### |
| Non-compliant                   | ### |

| Exhibit "B" - Residential Design Standards and Guidelines Objective Standards Summary (Townhomes)   |                           |              |       |       |        |   |  |  |  |  |  |  |
|---|---------------------------|--------------|-------|-------|--------|---|--|--|--|--|--|--|
| Residential Design Guidelines (RDS)   | RDS Development Standard  | Overall Site | Lot # | 1     | 2      | 3 |  |  |  |  |  |  |
| <b>Residential Maximum Densities and Appropriate Zones (Table 2.1-1)</b>  |                           |              |       |       |        |   |  |  |  |  |  |  |
| Building Type   | Two-Story Townhomes       |              |       |       |        |   |  |  |  |  |  |  |
| Appropriate Zones   | FASD                      |              |       |       |        |   |  |  |  |  |  |  |
| Minimum Building Size (Net)   | 3000                      | 61,307       |       |       |        |   |  |  |  |  |  |  |
| Maximum Net Density   | 9 - 17 DU / AC (per FASD) | 10.02        |       |       |        |   |  |  |  |  |  |  |
| <b>Townhome Standards (Table 2.4-1)</b>   |                           |              |       |       |        |   |  |  |  |  |  |  |
| Standard  | R-5-025                   |              |       |       |        |   |  |  |  |  |  |  |
| <b>Development Intensity and Neighborhood Compatibility</b>   |                           |              |       |       |        |   |  |  |  |  |  |  |
| Minimum Building Size (sq ft)   | 3,000                     | 61,307       |       |       |        |   |  |  |  |  |  |  |
| Minimum Area per Dwelling Unit (sq ft)  | 1,300                     |              |       |       |        |   |  |  |  |  |  |  |
| R-5-025, R-5-Div (with lot width < 300' and lot area < 20,000 sq ft)  | 1,500                     |              | 5,564 | 8,821 | 10,812 |   |  |  |  |  |  |  |
| Minimum Building Size Width (ft)  | 65                        |              |       |       |        |   |  |  |  |  |  |  |
| Two-Story Townhomes   | 75                        |              |       |       |        |   |  |  |  |  |  |  |
| Three-Story Townhomes   | 25                        |              | 65    | 73    | 103    |   |  |  |  |  |  |  |
| 1. A minimum lot width of 30 to 40 feet may be necessary for two-story townhomes with double loaded attached garages in front, and to comply with Parking Location and Design requirements. Minimum lot width may be reduced to 20 feet if garages are single-car wide, detached and/or accessed from an alley. |                           |              |       |       |        |   |  |  |  |  |  |  |
| <b>Building Height and Form</b>   |                           |              |       |       |        |   |  |  |  |  |  |  |
| Maximum Height (ft)   | 25                        | 25           |       |       |        |   |  |  |  |  |  |  |
| Two-Story Townhomes   | Up to 30                  | N/A          |       |       |        |   |  |  |  |  |  |  |
| Two-Story Exception <sup>(1)</sup>  | 2                         | 2            |       |       |        |   |  |  |  |  |  |  |
| Three-Story Townhomes   | 2 - 3                     |              |       |       |        |   |  |  |  |  |  |  |
| Three-Story Exception <sup>(1)</sup>  |                           |              |       |       |        |   |  |  |  |  |  |  |
| Maximum Stories   |                           |              |       |       |        |   |  |  |  |  |  |  |
| Maximum Floor Area (Percentage of First Story Building Footprint)   | 80%                       | 80%          | 95%   |       |        |   |  |  |  |  |  |  |
| Second Story (%)  | 70%                       | N/A          |       |       |        |   |  |  |  |  |  |  |
| Third Story (%)   | 100                       | 100          |       |       |        |   |  |  |  |  |  |  |
| Maximum Building Length (ft)  | 120                       | 120          |       |       |        |   |  |  |  |  |  |  |
| 1. Provided that roof is attached over the portion of the roof over 25 feet in height is at least 25 feet away from building site property lines.   |                           |              |       |       |        |   |  |  |  |  |  |  |
| <b>Building Relationship to Street</b>  |                           |              |       |       |        |   |  |  |  |  |  |  |
| Maximum Front Yard Fencing (ft)</   |                           |              |       |       |        |   |  |  |  |  |  |  |

**TOWNHOME DESIGN GUIDELINES**

**2492 D ST. RESIDENTIAL SUBDIVISION**

**KEYNOTE LEGEND**

1. PROMINENT ENTRY PORCH FEATURE MAX 5' X 10' WIDE X 16' TALL. ENTRY ORIENTED TOWARDS PUBLIC ROAD
2. MINIMUM USE OF TWO (2) EXTERIOR MATERIALS OR COLORS.
3. ENHANCED GARAGE DOORS
4. ENHANCED ENTRY DOORS
5. EXTERIOR WINDOWS APPROPRIATE TO STYLE
6. COMPOSITE SHINGLE OR CONCRETE TILE ROOFING
7. MAX HEIGHT OF 25', (OR MAX 30' TO ROOF RIDGE 25' FROM PROPERTY LINE)
8. BAY WINDOWS TO BREAK UP BUILDING MASS
9. TOP FLOOR SETBACK ON UPSLOPE UNITS



2-PLEX FLAT TOWNHOME - PUBLIC STREET FACING



2-PLEX FLAT TOWNHOME - PUBLIC STREET FACING



2-PLEX UPSLOPE TOWNHOME - PRIVATE STREET ACCESS



3-PLEX UPSLOPE TOWNHOME - PRIVATE STREET ACCESS

**NOT FOR CONSTRUCTION REVISIONS**

| DESCRIPTION | DATE      | BY |
|-------------|-----------|----|
| FOR REVIEW  | 9/19/2025 | HS |

Townhome Design Guidelines

SCALE: AS NOTED  
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**A.10**

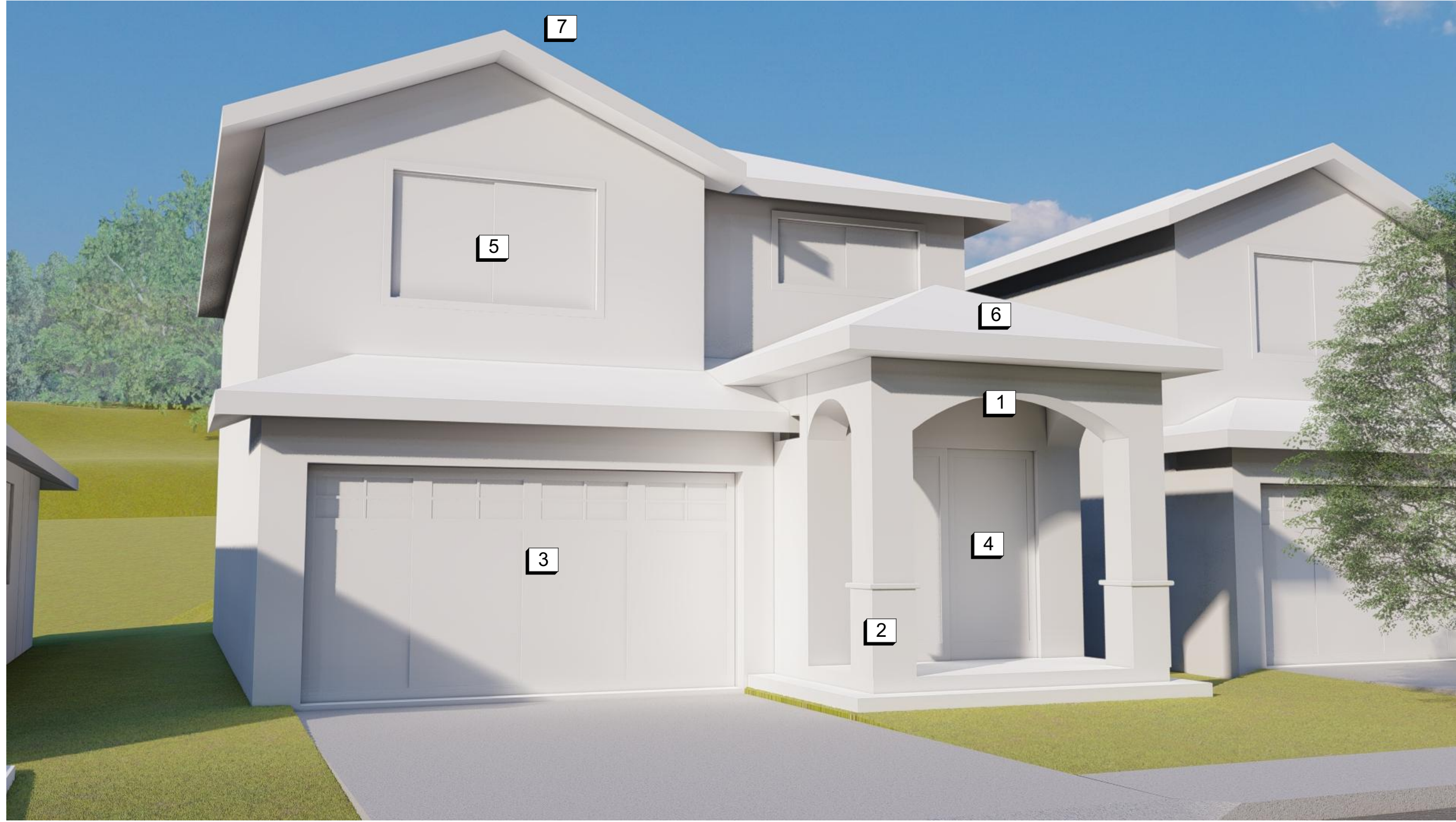
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**SINGLE FAMILY HOME DESIGN GUIDELINES**

**2492 D ST. RESIDENTIAL  
 SUBDIVISION**

**KEYNOTE LEGEND**

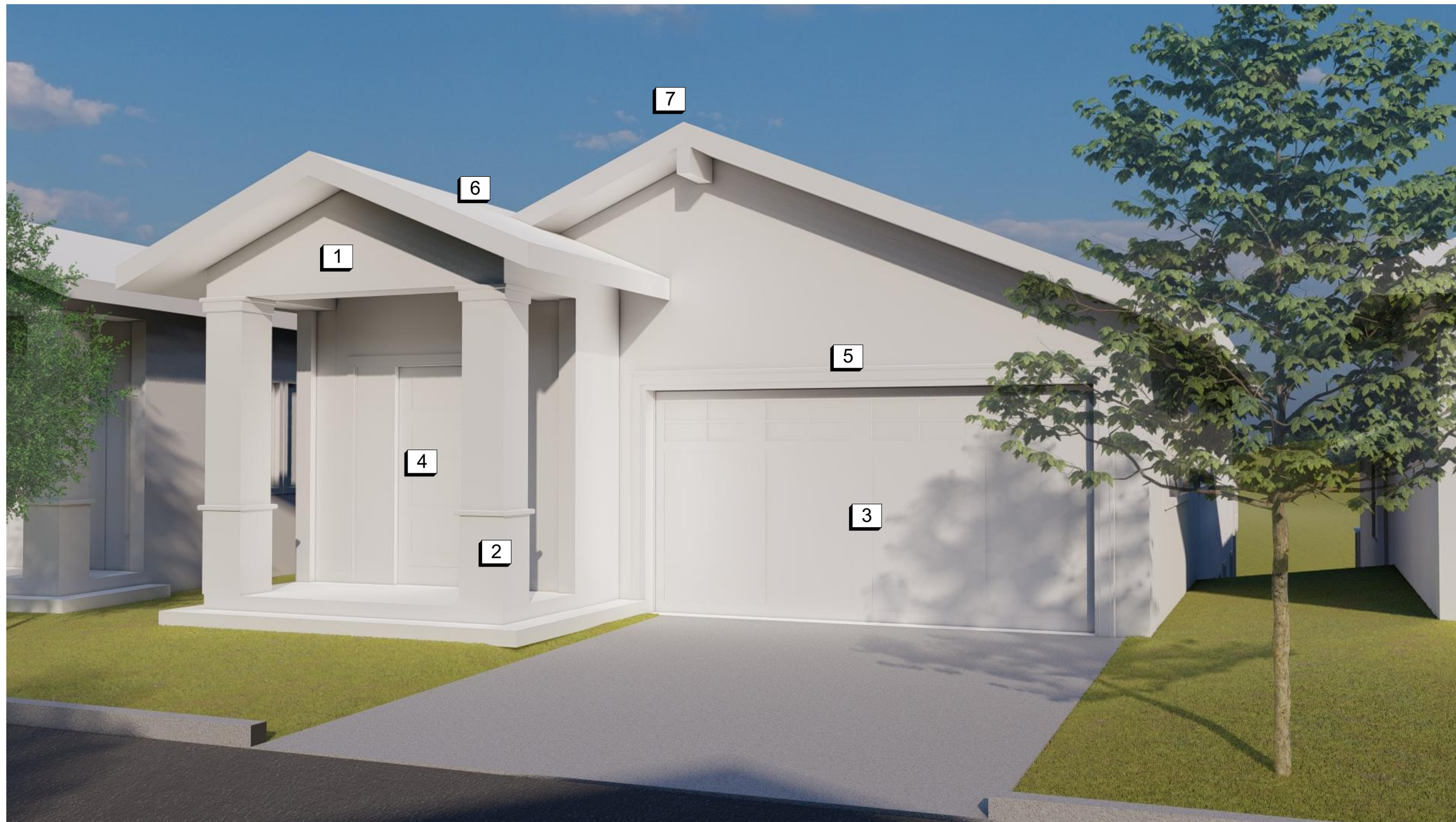
1. PROMINENT ENTRY PORCH FEATURE MAX 5' X 10' WIDE X 16' TALL.
2. MINIMUM USE OF TWO (2) EXTERIOR MATERIALS OR COLORS.
3. ENHANCED GARAGE DOORS
4. ENHANCED ENTRY DOORS
5. EXTERIOR WINDOWS APPROPRIATE TO STYLE
6. COMPOSITE SHINGLE OR CONCRETE TILE ROOFING
7. MAX HEIGHT OF 25' (OR MAX 30' TO ROOF RIDGE 25' FROM PROPERTY LINE)



**SINGLE FAMILY SIDE ENTRY FLAT UNIT**



**CONCEPTUAL ELEVATION STYLES**



**SINGLE FAMILY DOWNSLOPE UNIT**



**CONCEPTUAL ELEVATION STYLES**

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Single Family Design  
 Guidelines

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**CONCEPTUAL STREETSCAPE RENDERINGS**

**2492 D ST. RESIDENTIAL  
 SUBDIVISION**



**INTERIOR STREETSCAPE**



**INTERIOR STREETSCAPE**



**DOWNSLOPE REAR OF HOMES.**



**BIRD'S EYE AERIAL**

**NOT FOR CONSTRUCTION**

| <b>REVISIONS</b> |           |    |
|------------------|-----------|----|
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Conceptual Streetscape  
 Renderings

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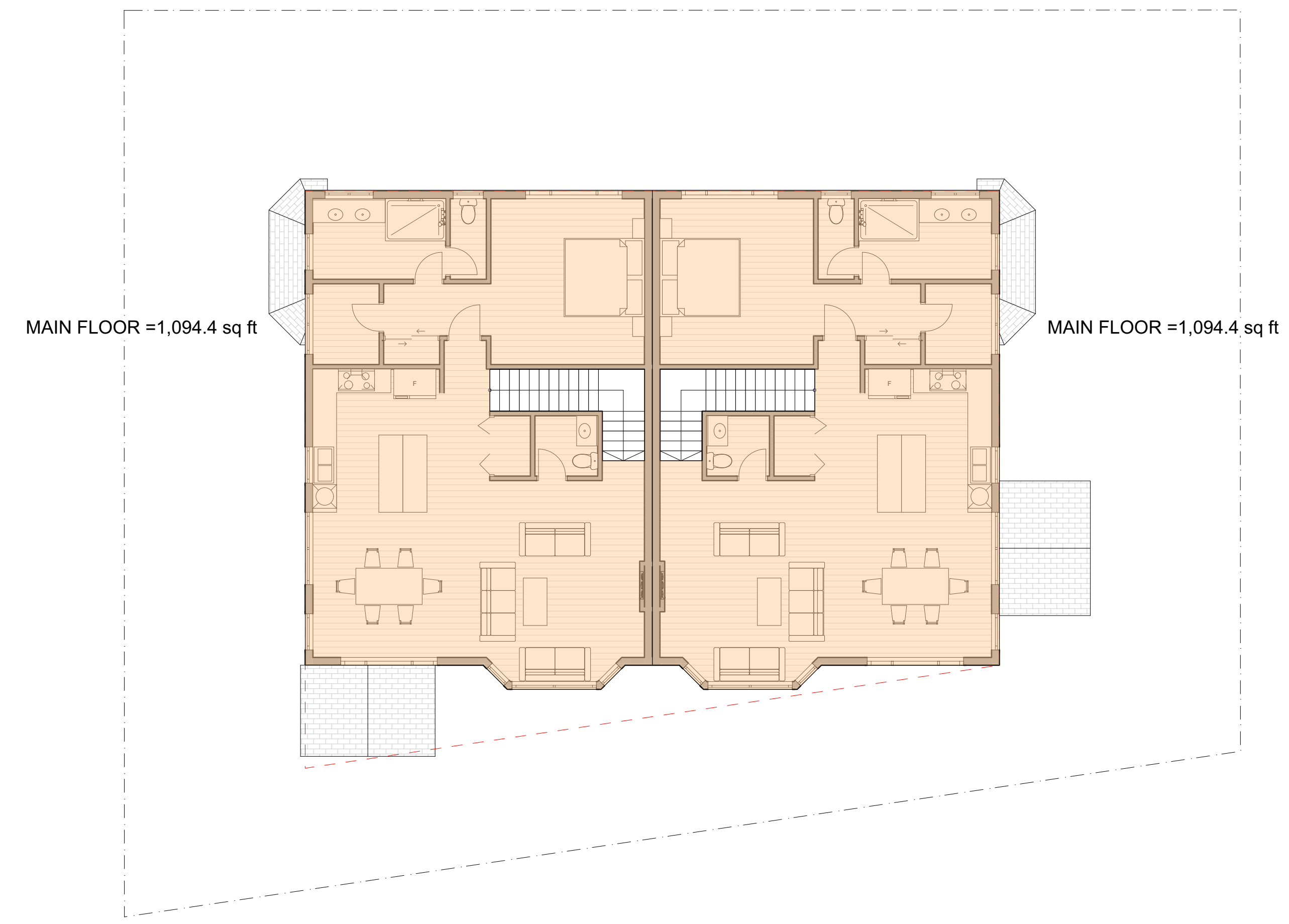
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**UNIT D - 2-STORY FLAT TOWNHOME**



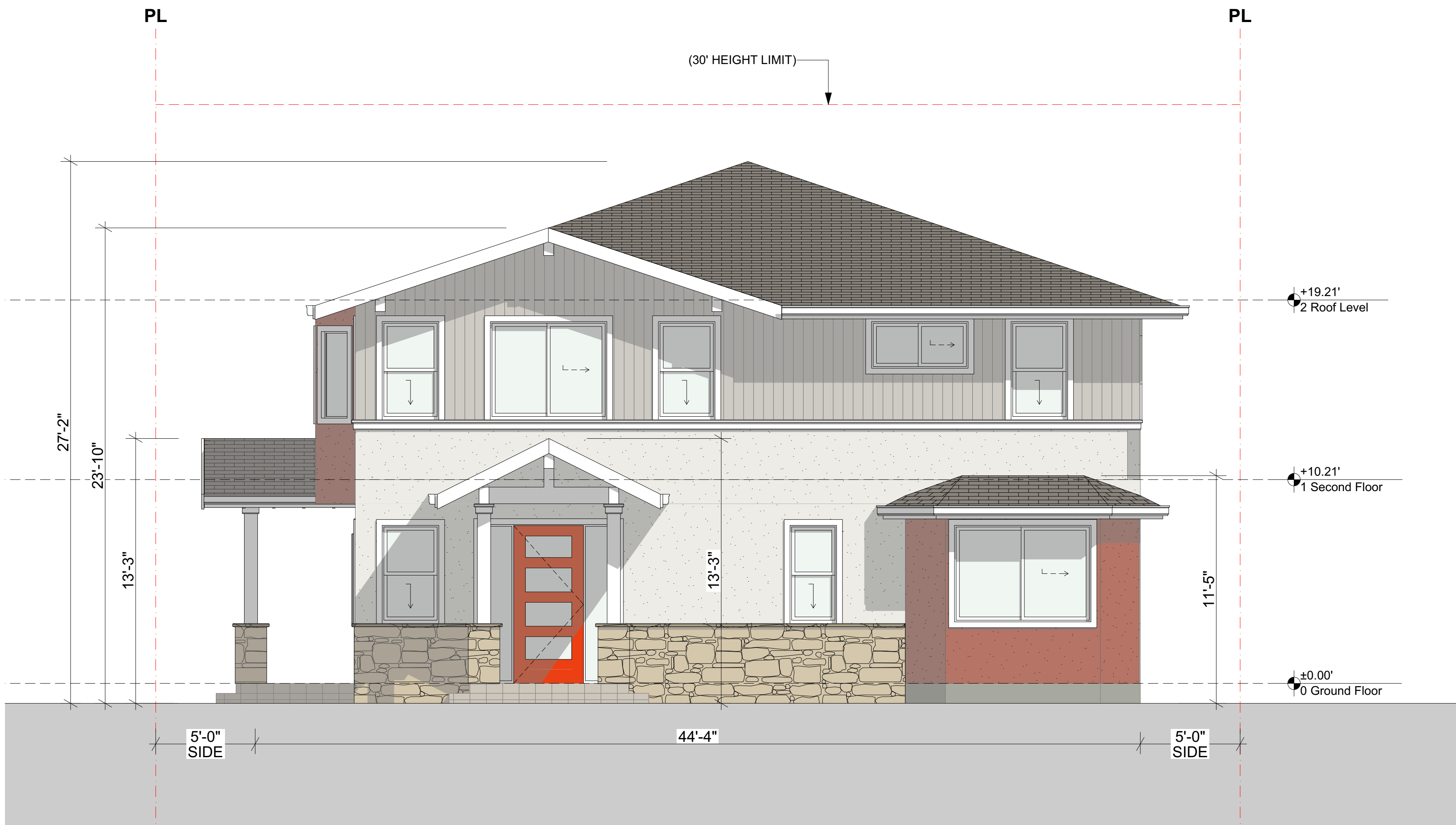
Unit D Front View

6



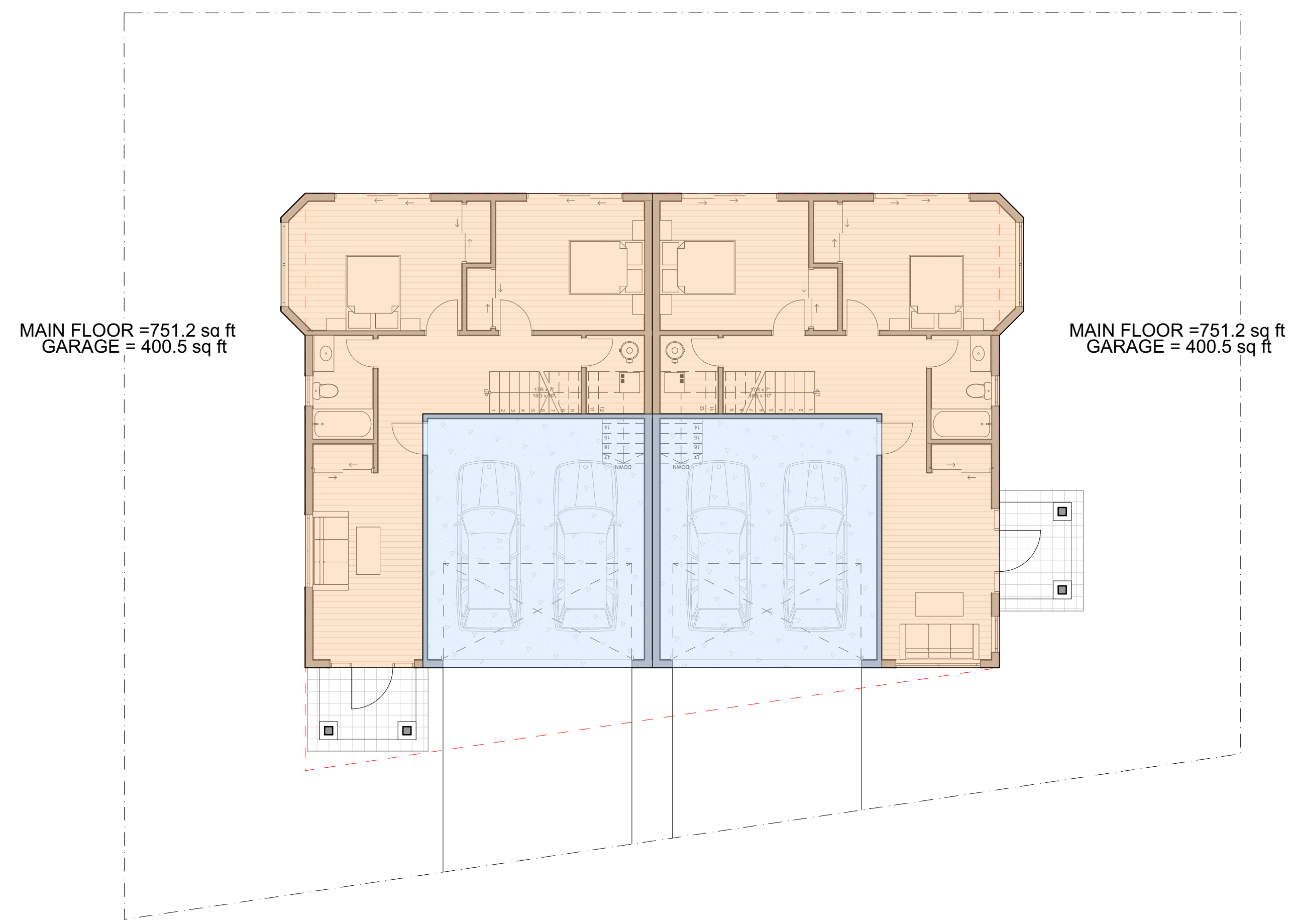
Second Floor - Area Calcs  
 1/8" = 1'-0"

4



Street Side Elevation  
 1/4" = 1'-0"

1



Ground Floor Area Calcs  
 1/8" = 1'-0"

2

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Unit D - Cover

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3 Front Elevation  
 1/4" = 1'-0"



1 Rear Elevation  
 1/4" = 1'-0"

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Unit D - Elevations

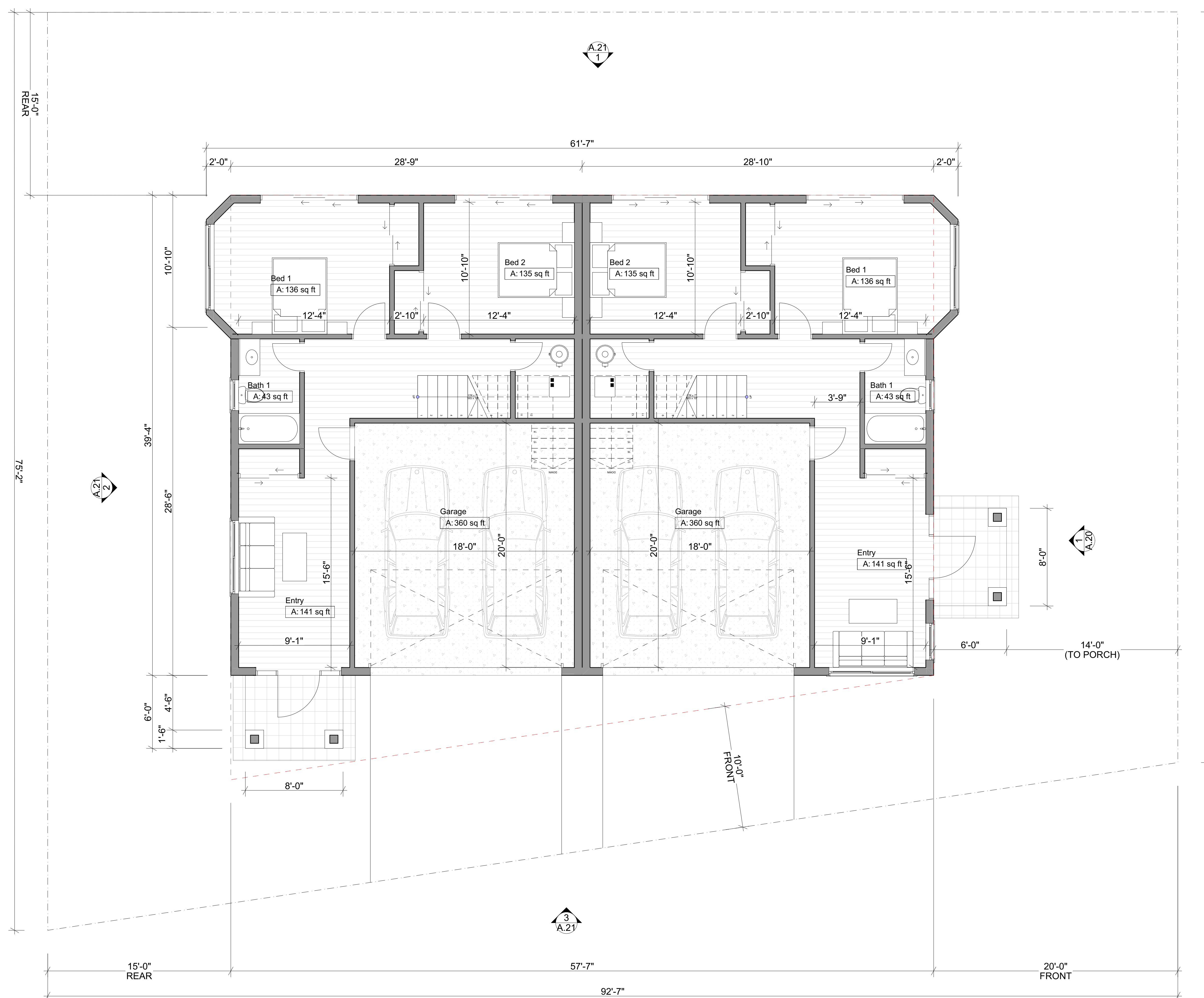
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**UNIT D  
 FLAT TOWNHOME**



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Unit D - Ground Floor  
 Plan

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

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Unit D - Second Level  
 Plan

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

SCALE: AS NOTED  
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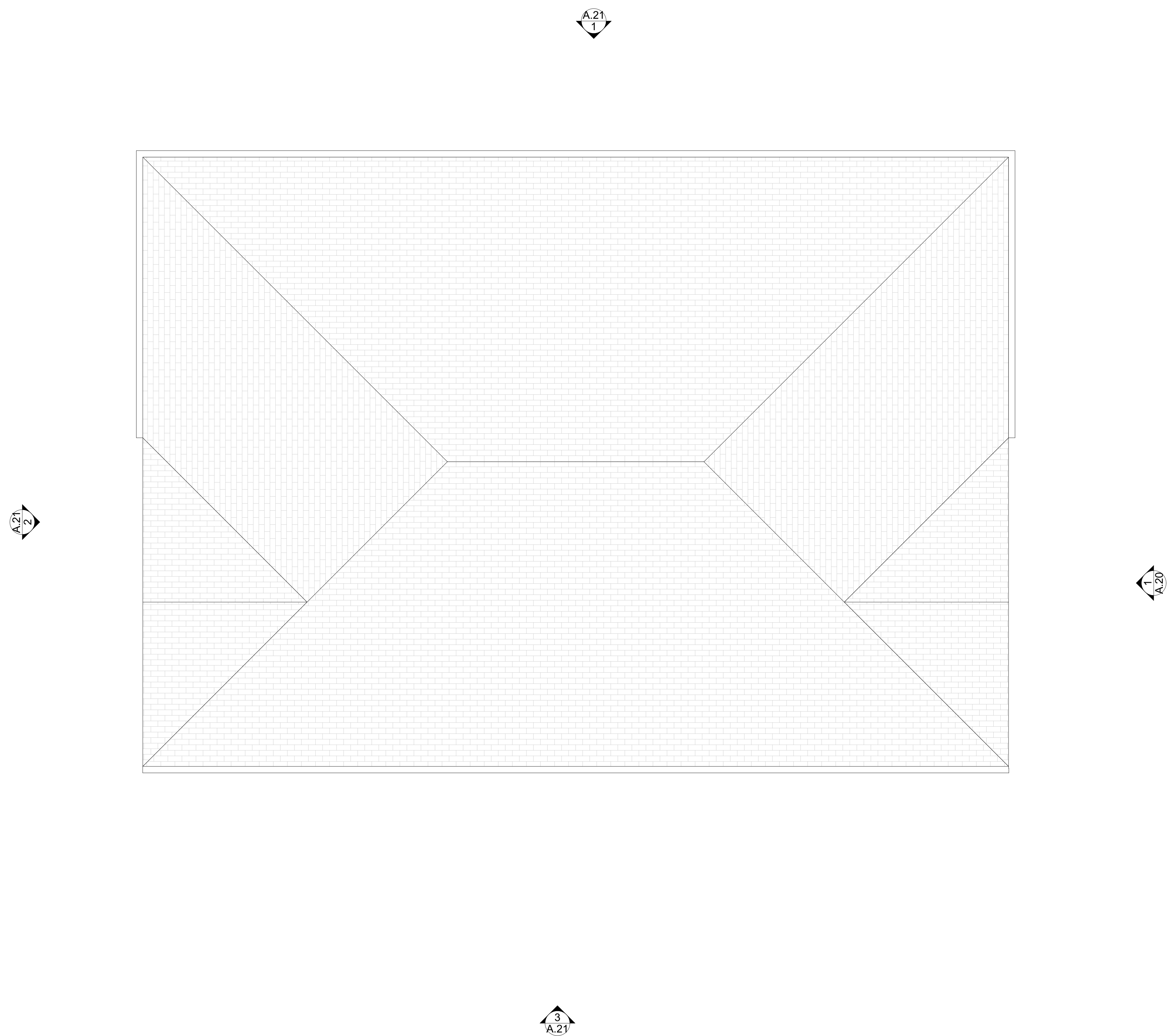
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|                                   |   |
|-----------------------------------|---|
| Unit D - Roof Plan                |   |
| SCALE: AS NOTED<br>100% SUBMITTAL |   |
| <b>JOB NO. 2025_4</b>             | <b>SHEET</b>                                      |
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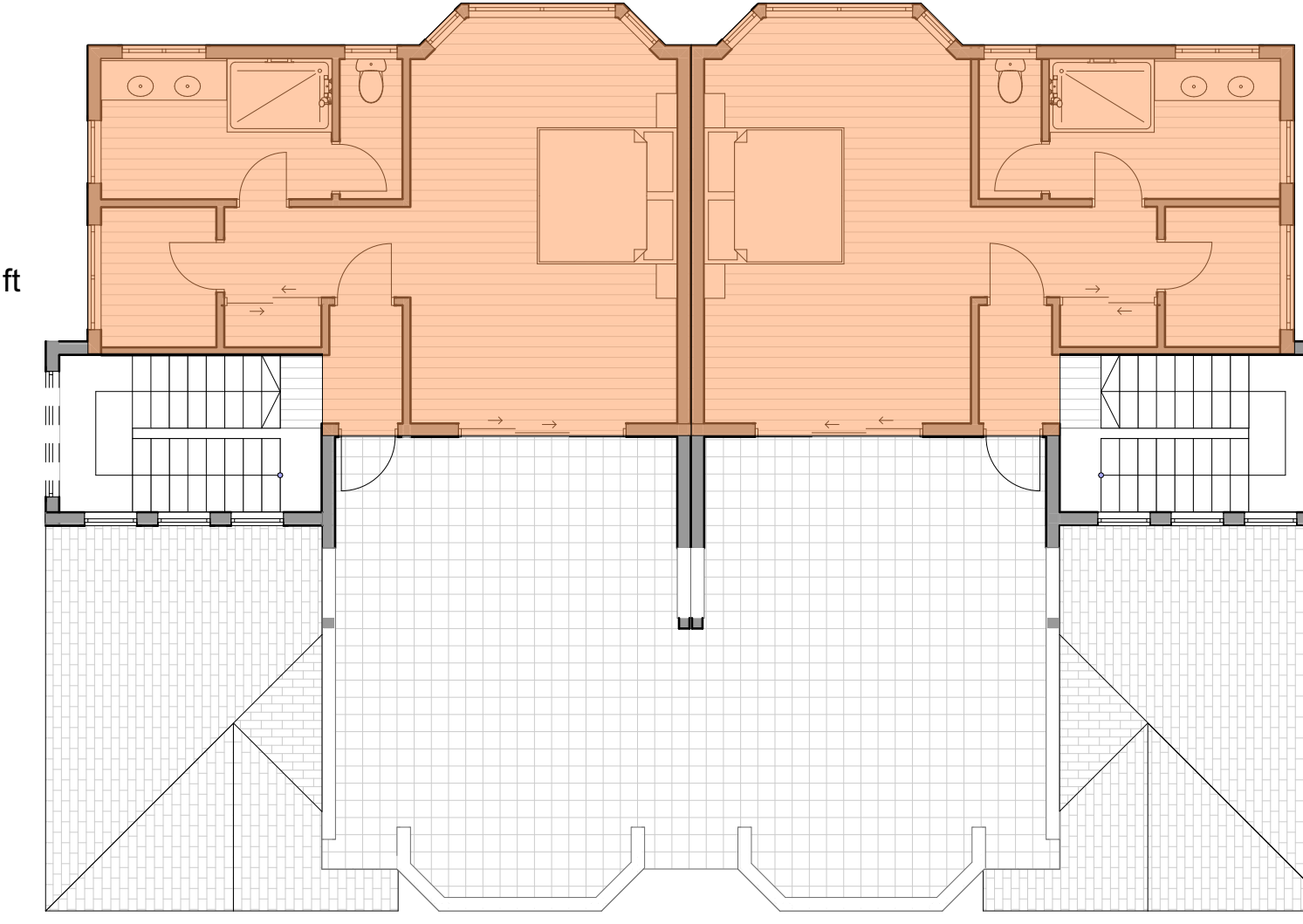
Roof Level  
 1/4" = 1'-0"

UNIT E1 - 2-STORY UPSLOPE TOWNHOME



Unit E1 Front View

UPPER FLOOR = 513.2 sq ft

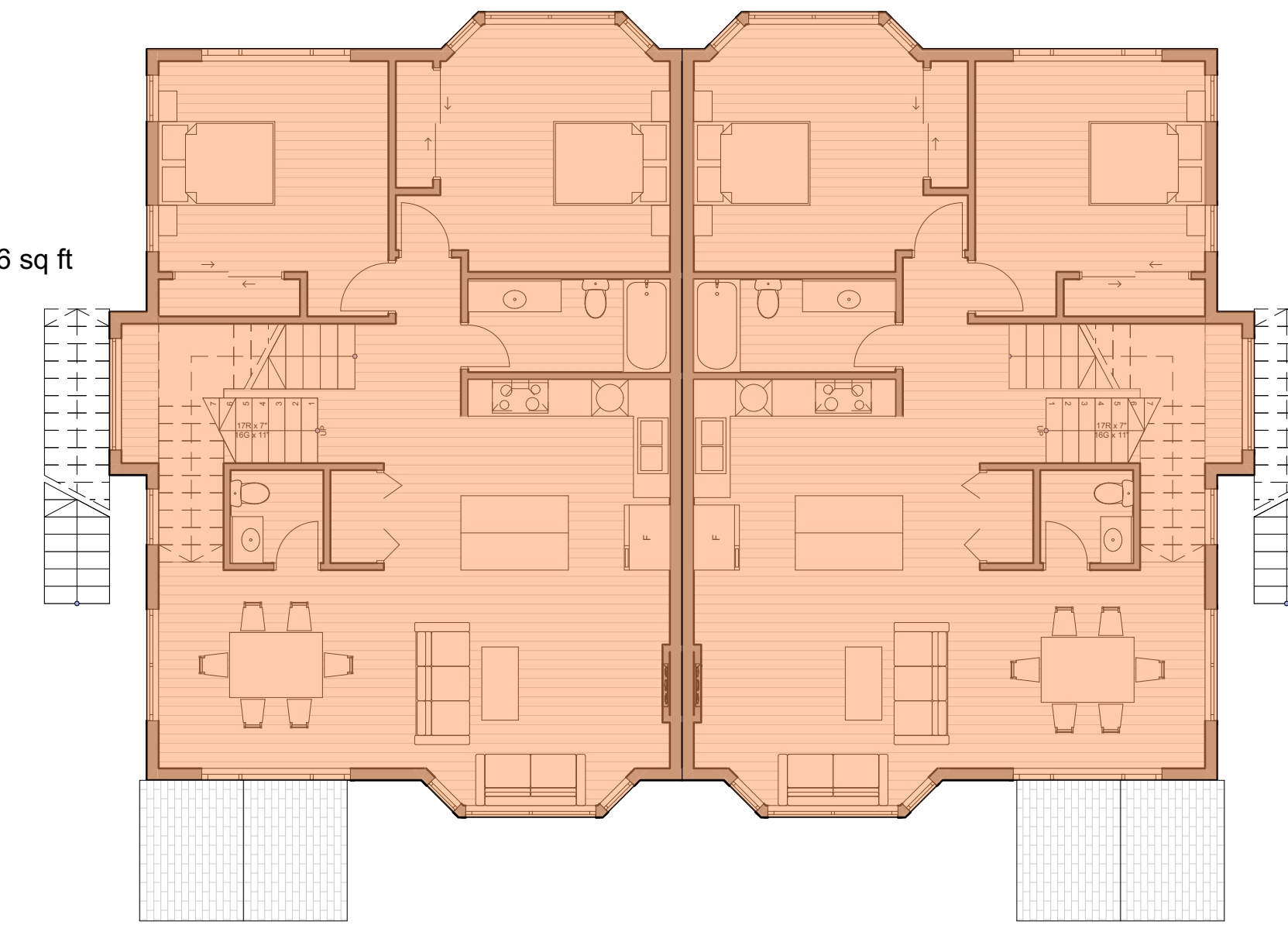


UPPER FLOOR = 513.2 sq ft

9

Second Floor Area Calc  
 1/8" = 1'-0"

MAIN FLOOR = 1,188.6 sq ft



MAIN FLOOR = 1,188.6 sq ft

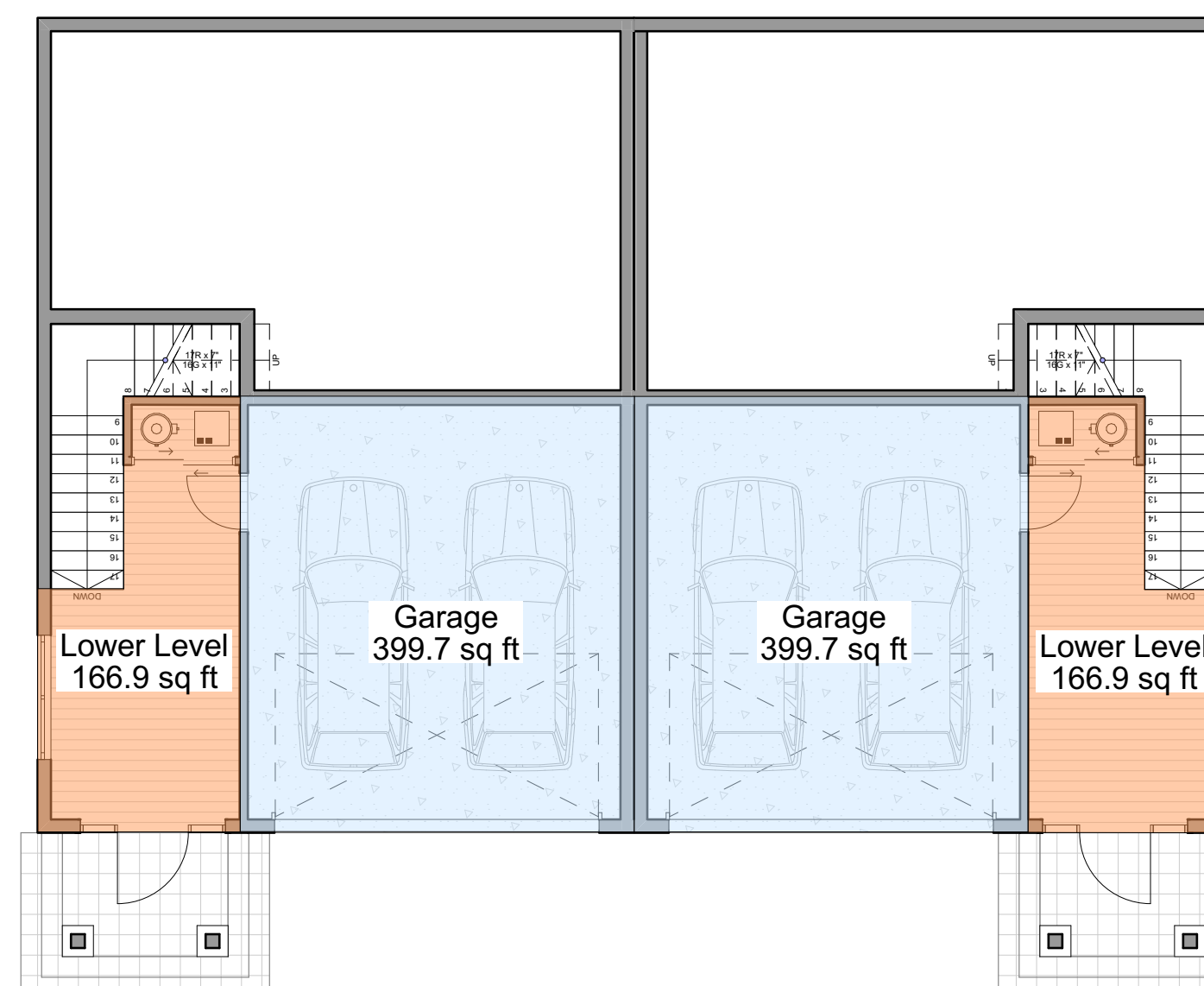
7

Main Floor - Area Calcs  
 1/8" = 1'-0"



Front Elevation  
 1/4" = 1'-0"

3



Lower Level Area Calcs  
 1/8" = 1'-0"

5

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Unit E1 - Cover

SCALE: AS NOTED  
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JOB NO. 2025\_4 SHEET

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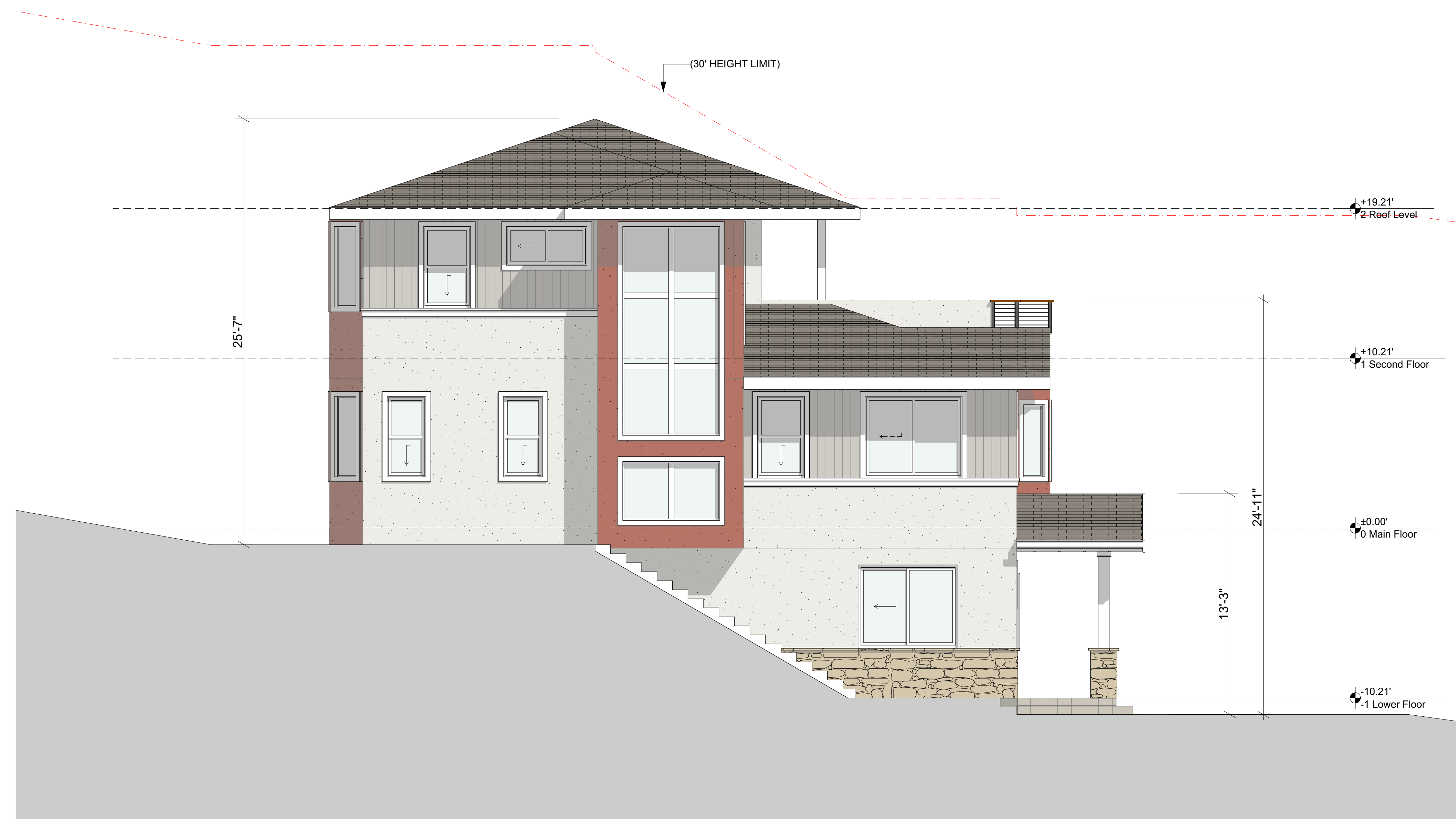
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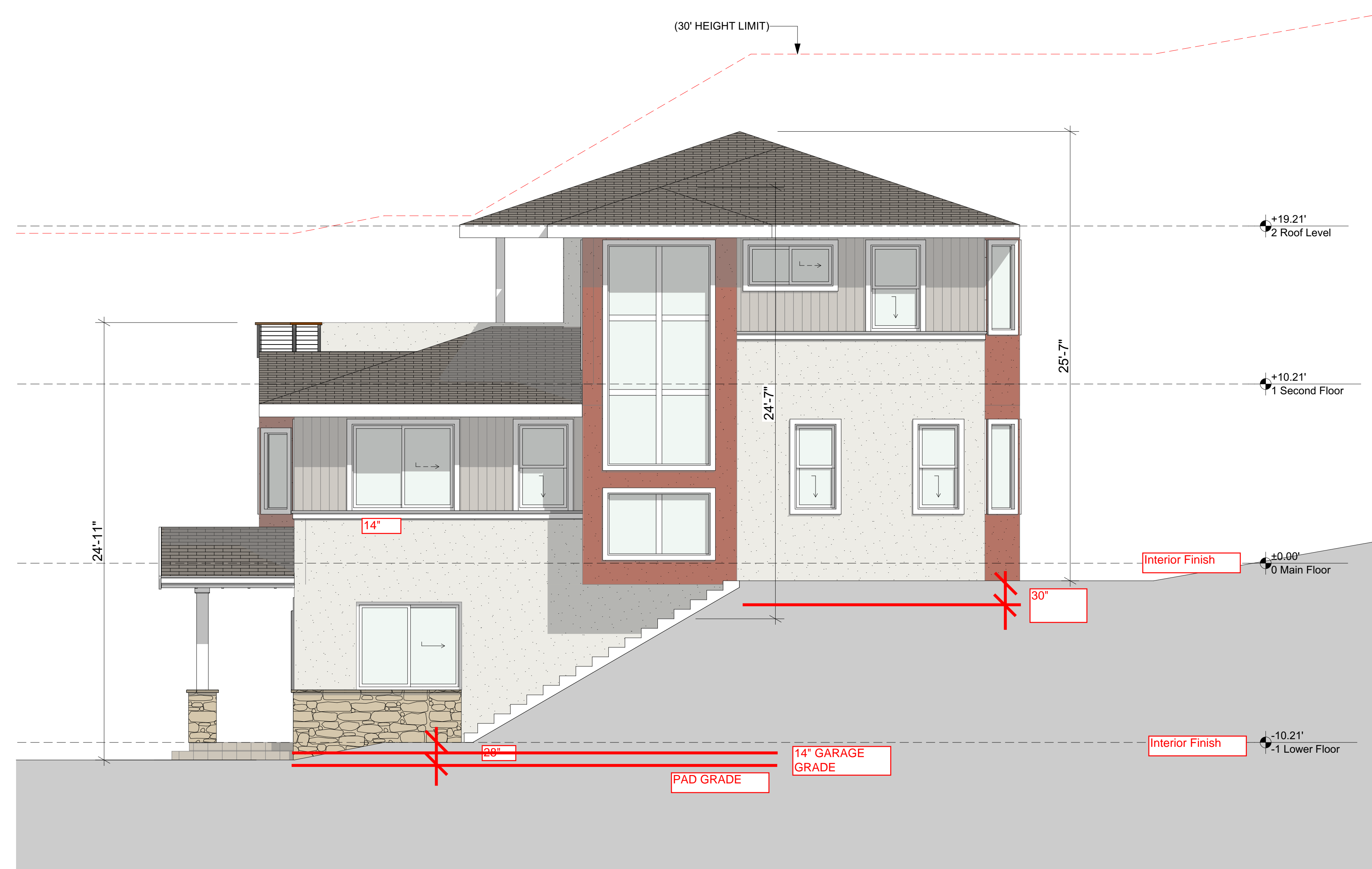
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 SUBDIVISION



2

Left Side Elevation  
 1/4" = 1'-0"



1

Right Side Elevation  
 1/4" = 1'-0"

NOT FOR CONSTRUCTION  
 REVISIONS

| DESCRIPTION | DATE      | BY |
|-------------|-----------|----|
| FOR REVIEW  | 9/19/2025 | HS |

Unit E1 - Elevations

SCALE: AS NOTED  
 100% SUBMITTAL

JOB NO. 2025\_4 SHEET

DRAWN HS

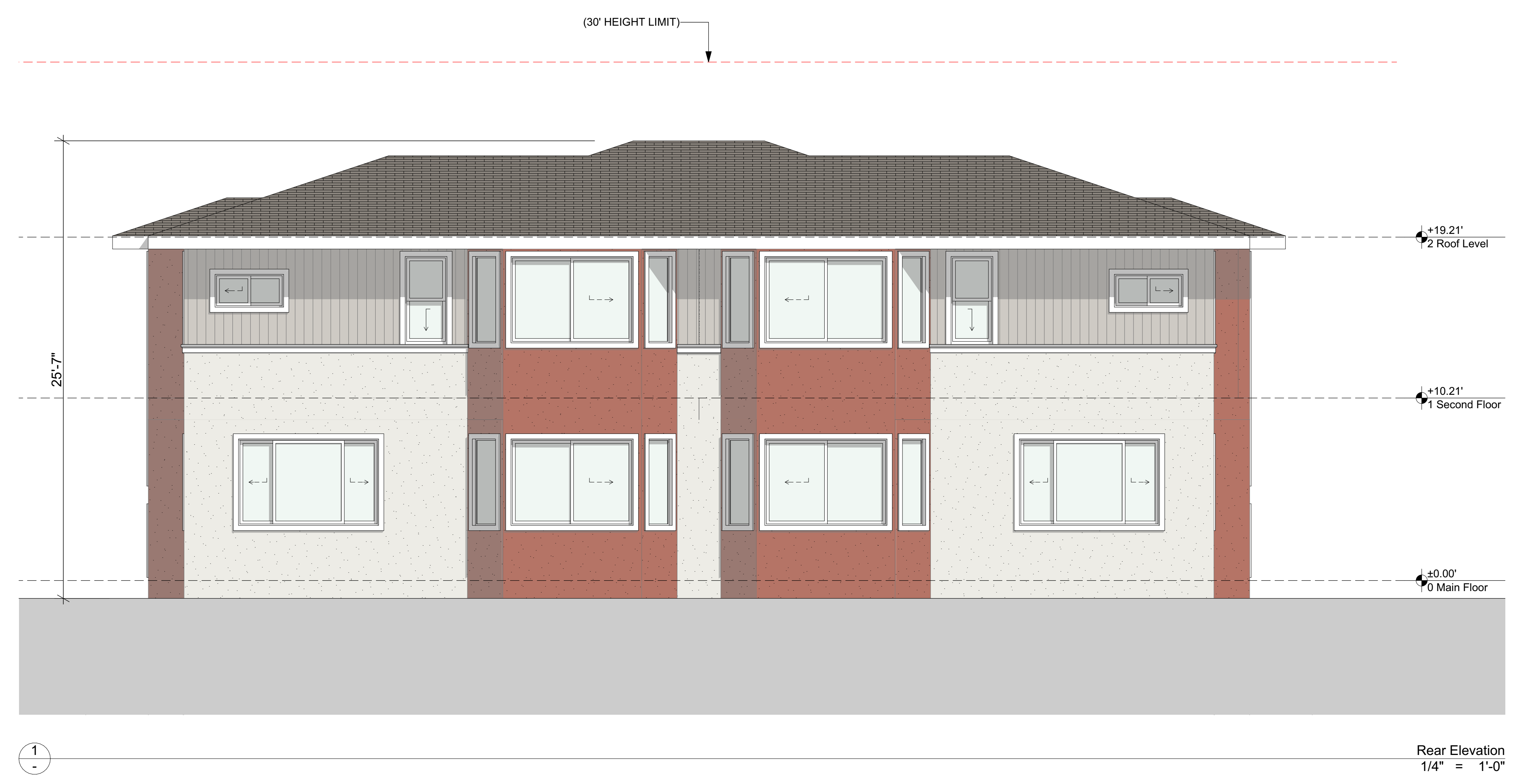
CHECK HS

DATE 9/19/2025

A.31

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| FOR REVIEW  | 9/19/2025 | HS |

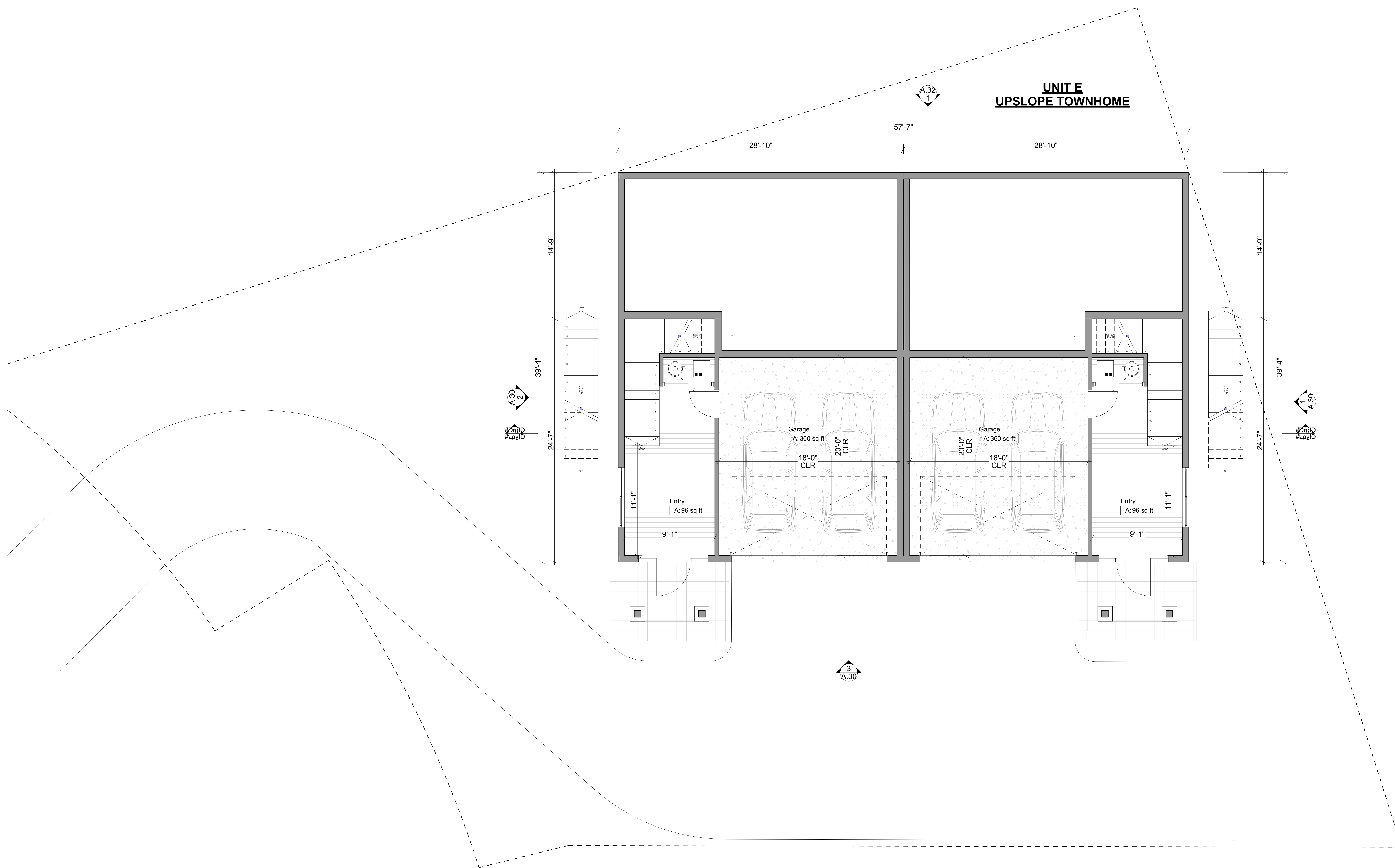
Unit E1 - Elevations

SCALE: AS NOTED  
 100% SUBMITTAL

JOB NO. 2025\_4 SHEET  
 DRAWN HS  
 CHECK HS  
 DATE 9/19/2025

**A.32**

NOT FOR CONSTRUCTION  
 NOT FOR CITY  
 SUBMITTAL



**NOT FOR CONSTRUCTION**

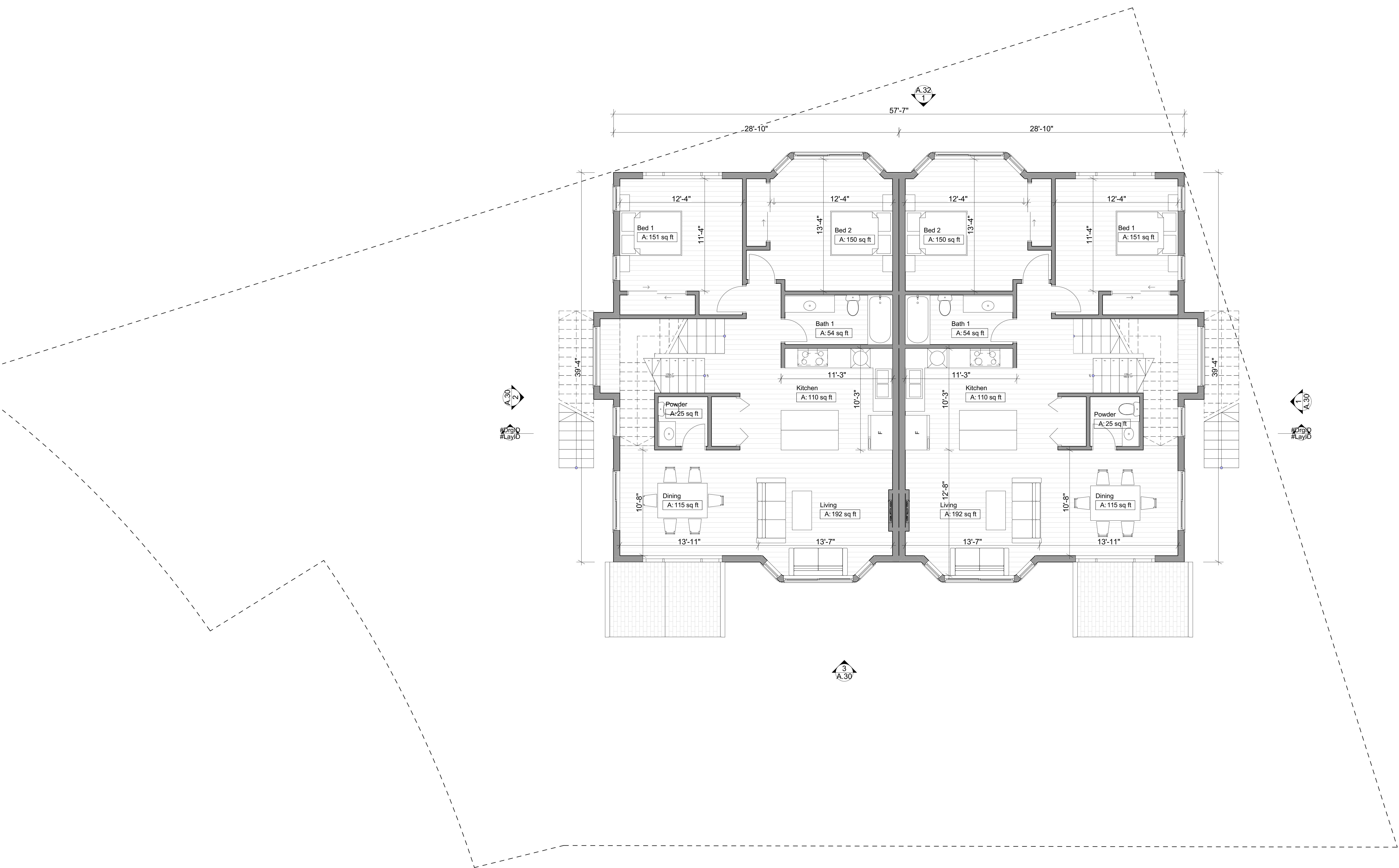
| REVISIONS | DESCRIPTION | DATE      | BY |
|-----------|-------------|-----------|----|
| 1         | FOR REVIEW  | 9/19/2025 | HS |

|                                   |   |
|-----------------------------------|---|
| Unit E1 - Lower Level Plan        |   |
| SCALE: AS NOTED<br>100% SUBMITTAL |   |
| <b>JOB NO. 2025_4</b>             | <b>SHEET</b>                                      |
| <b>DRAWN HS</b>                   | <b>A.33</b>                                       |
| <b>CHECK HS</b>                   |   |
| <b>DATE 9/19/2025</b>             | NOT FOR CONSTRUCTION<br>NOT FOR CITY<br>SUBMITTAL |

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

1

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Unit E1 - Main Level Plan

SCALE: AS NOTED  
 100% SUBMITTAL

**JOB NO. 2025\_4 SHEET**

**DRAWN HS**

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**DATE 9/19/2025**

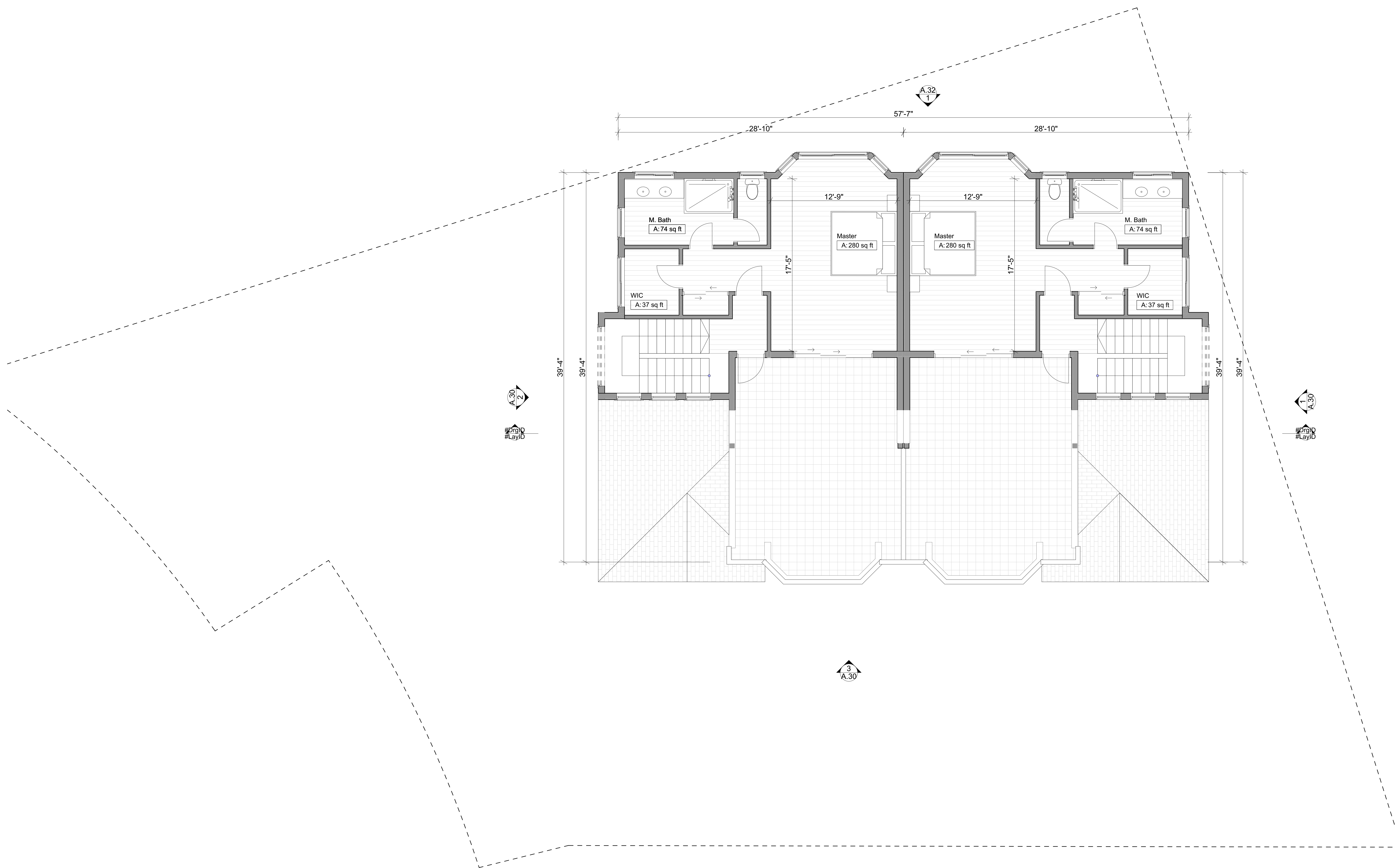
**A.34**

NOT FOR CONSTRUCTION  
 NOT FOR CITY  
 SUBMITTAL

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

1

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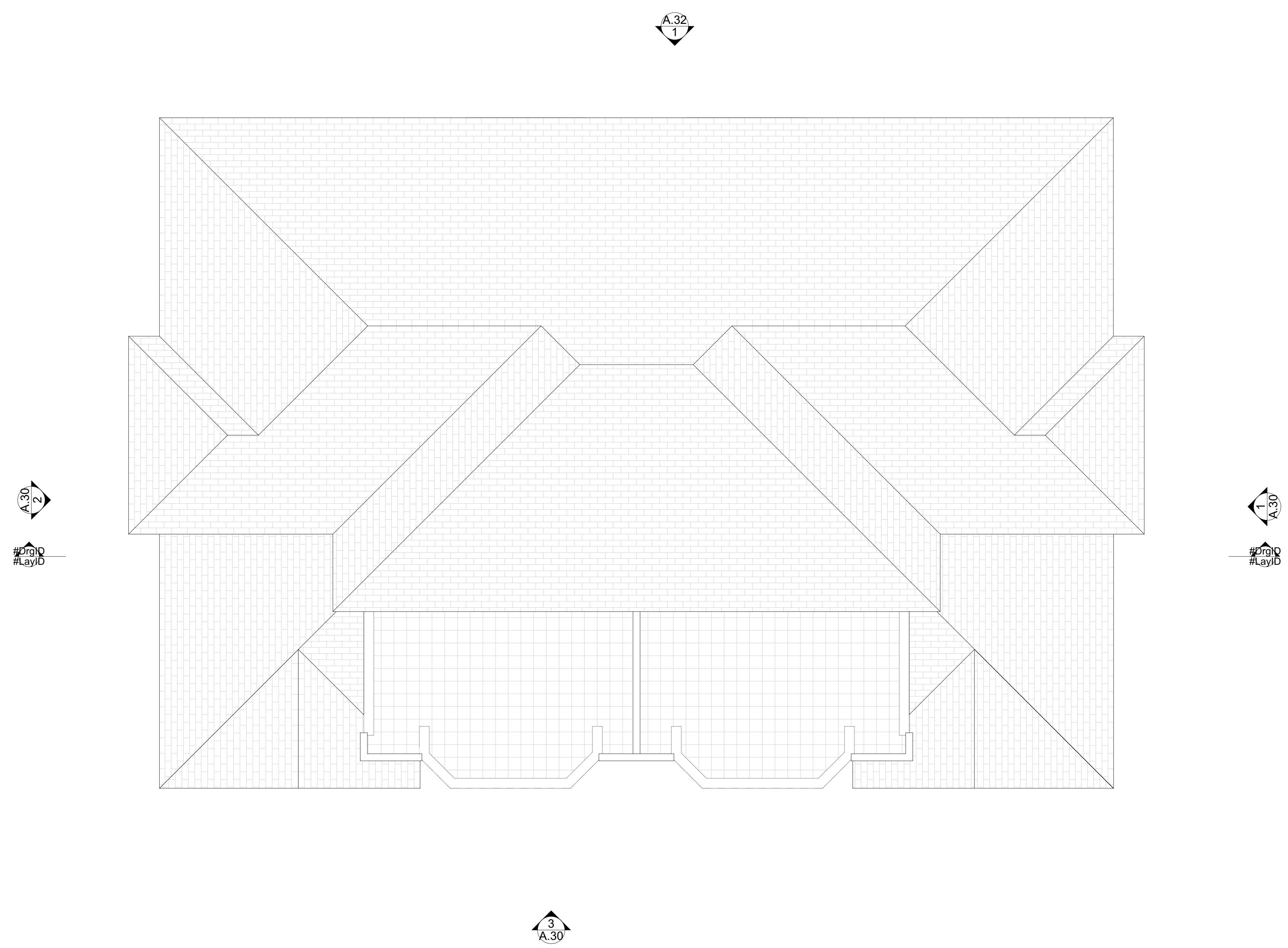


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|-----------|-------------|-----------|----|
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|                                   |   |
|-----------------------------------|---|
| Unit E1 - Second Floor Plan       |   |
| SCALE: AS NOTED<br>100% SUBMITTAL |   |
| JOB NO. 2025_4                    | SHEET   |
| DRAWN HS                          | <b>A.35</b>                                       |
| CHECK HS                          |   |
| DATE 9/19/2025                    | NOT FOR CONSTRUCTION<br>NOT FOR CITY<br>SUBMITTAL |

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



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|-------------|-----------|----|
| FOR REVIEW  | 9/19/2025 | HS |

Unit E1 - Roof Plan

SCALE: AS NOTED  
 100% SUBMITTAL

**JOB NO. 2025\_4 SHEET**

**DRAWN HS**

**CHECK HS**

**DATE 9/19/2025**

**A.36**

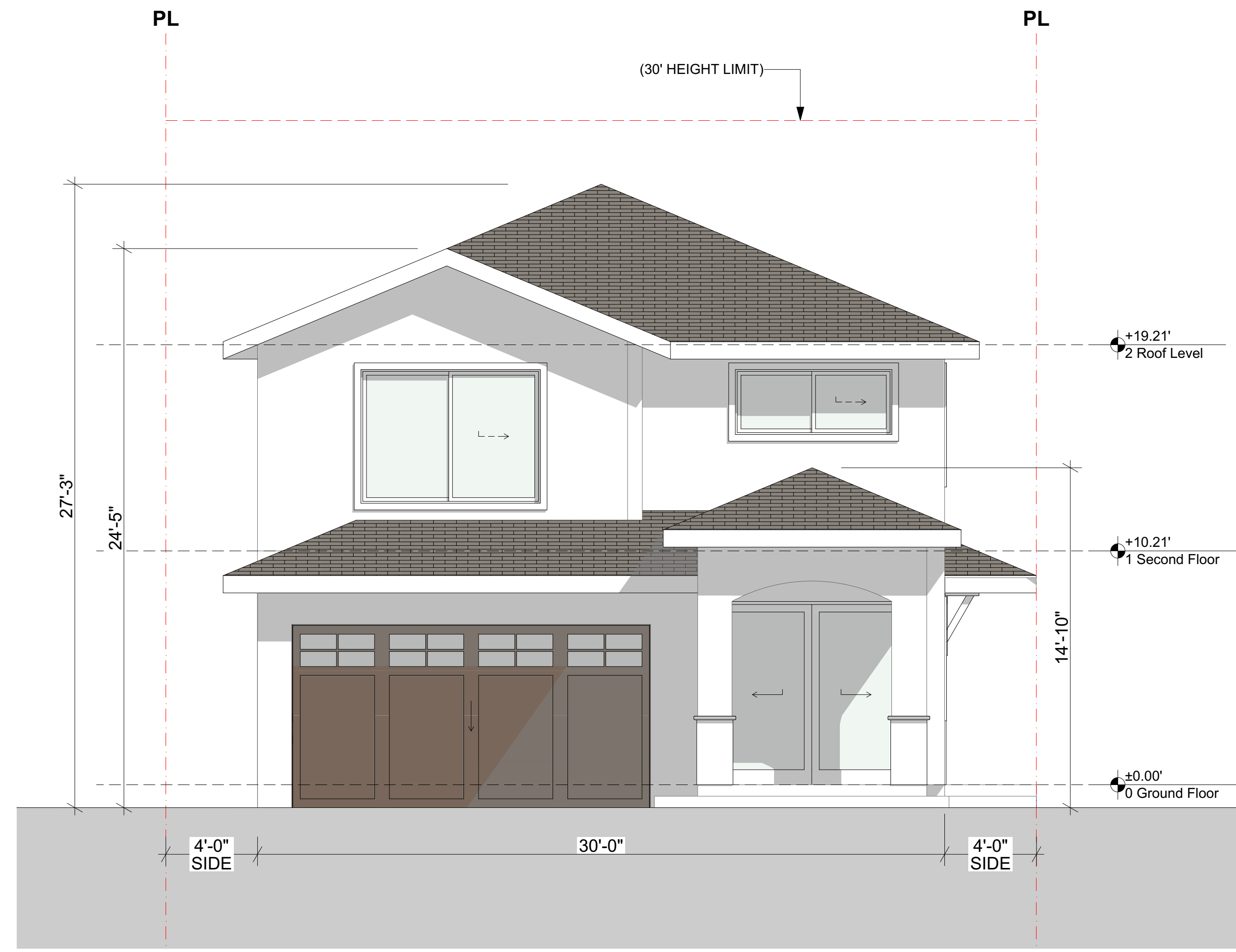
NOT FOR CONSTRUCTION  
 NOT FOR CITY  
 SUBMITTAL

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

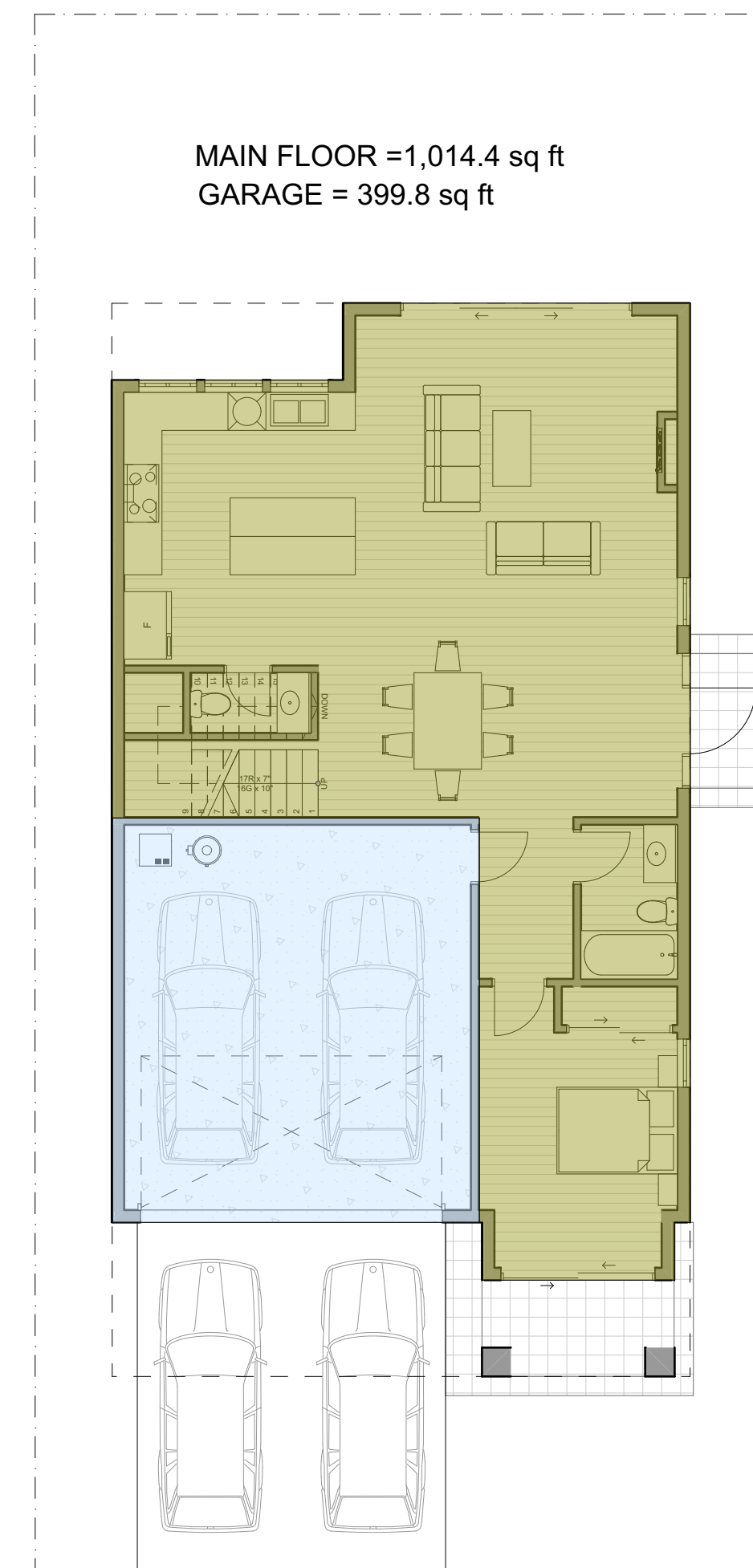
**UNIT A1 - TYPICAL SIDE ENTRY FLAT UNIT**



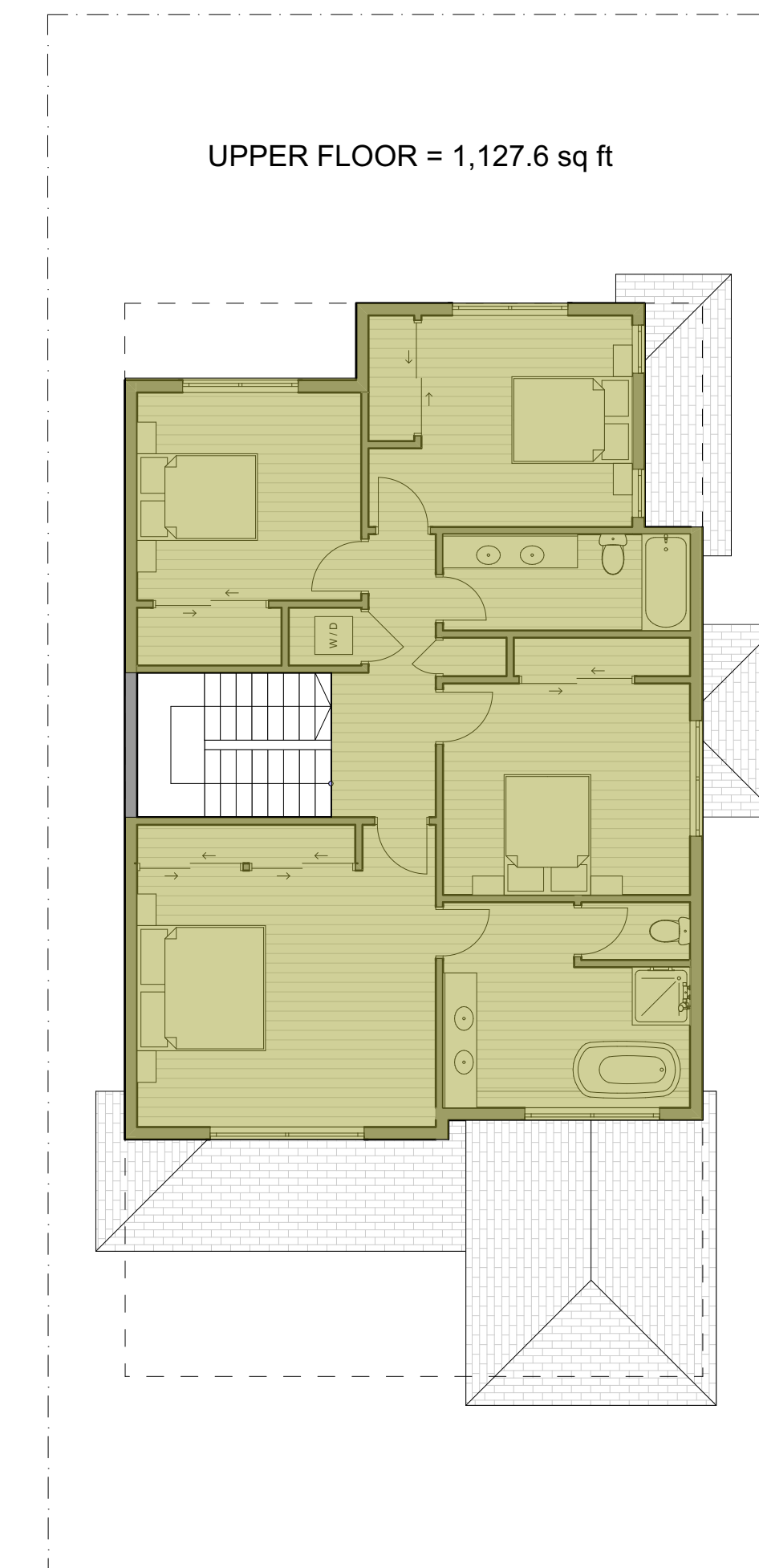
2 - Massing Model



1 - Front Elevation  
 1/4" = 1'-0"



3 - Ground Floor Area Calcs  
 1/8" = 1'-0"



5 - Second Floor - Area Calcs  
 1/8" = 1'-0"

**NOT FOR CONSTRUCTION**

| REVISIONS   |           |    |
|-------------|-----------|----|
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| FOR REVIEW  | 9/19/2025 | HS |

Unit A1 - Cover

SCALE: AS NOTED  
 100% SUBMITTAL

**JOB NO. 2025\_4 SHEET**

**DRAWN HS**

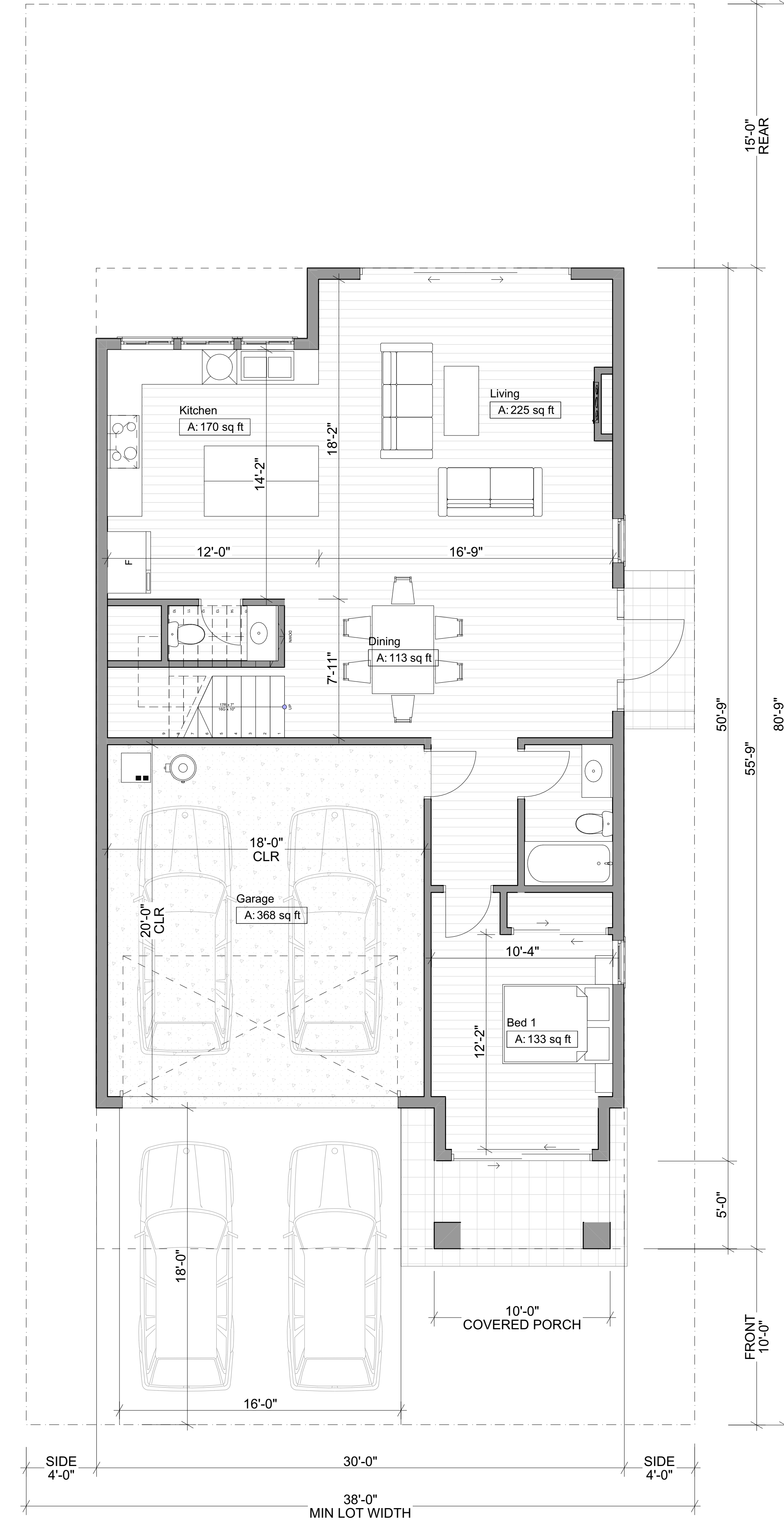
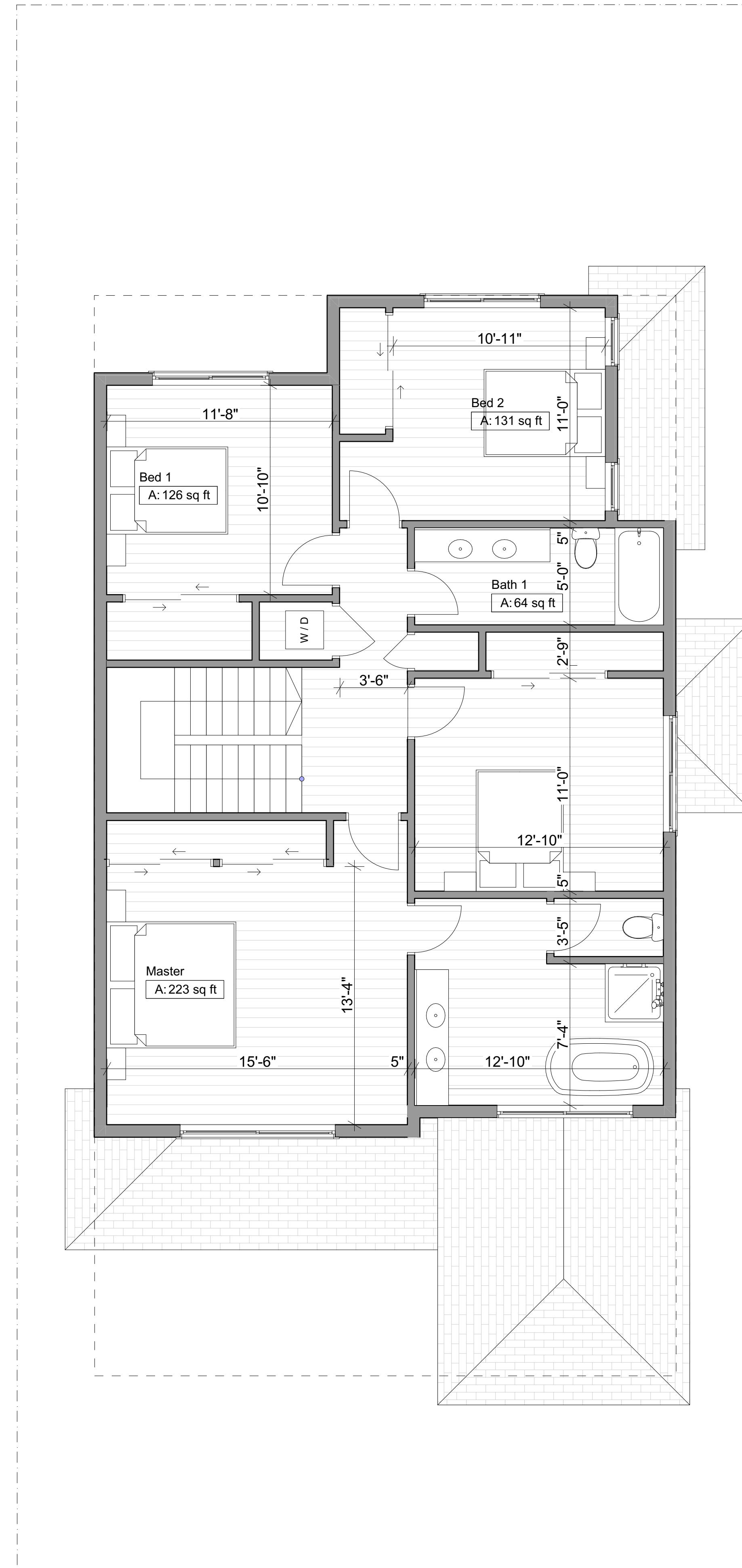
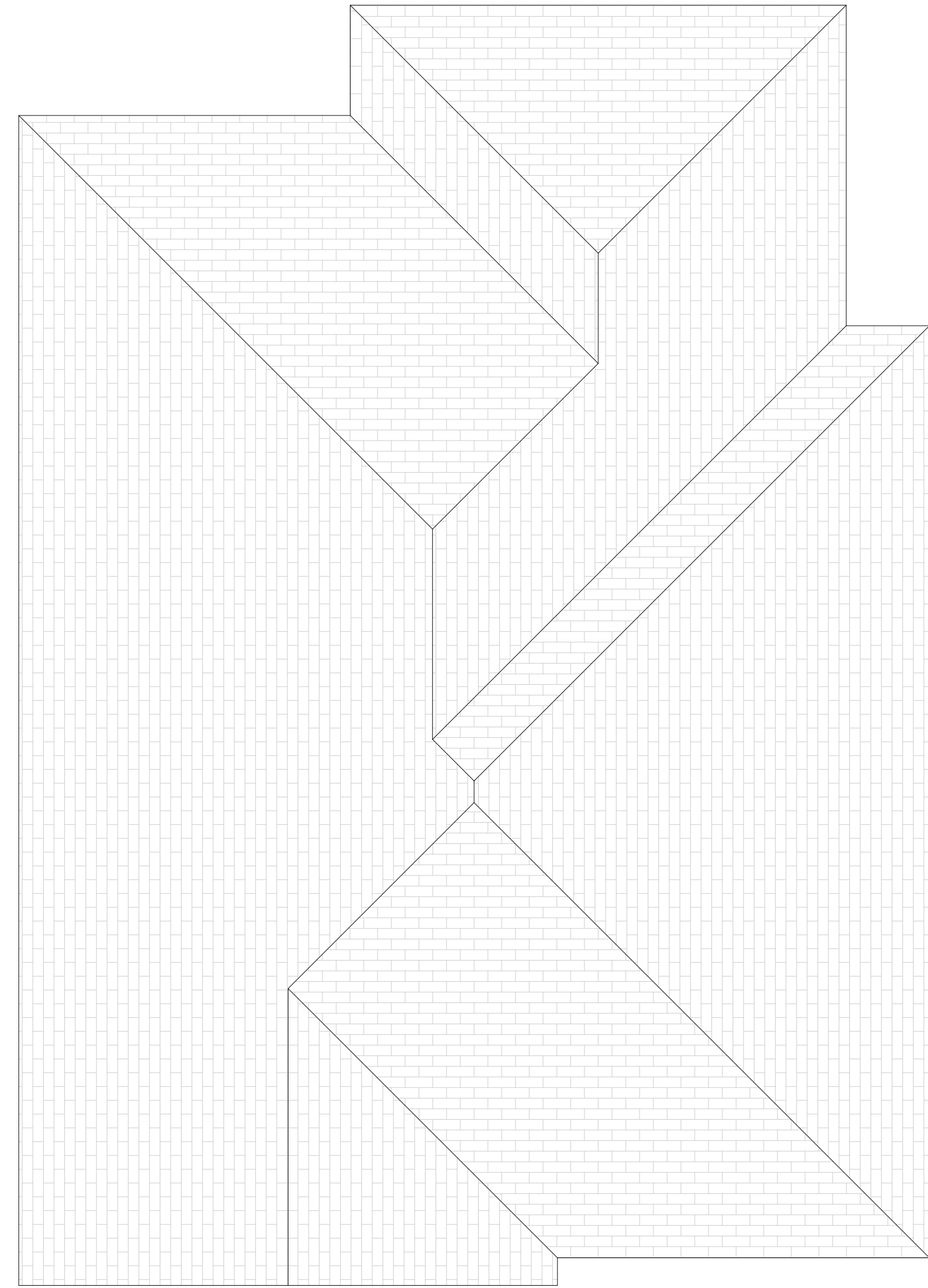
**CHECK HS**

**DATE 9/19/2025**

**A.40**

NOT FOR CONSTRUCTION  
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**UNIT A1**  
**30' WIDTH - FLAT**



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**REVISIONS**

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|-------------|-----------|----|
| FOR REVIEW  | 9/19/2025 | HS |

Unit A1 - Floor Plans

SCALE: AS NOTED  
 100% SUBMITTAL

**JOB NO. 2025\_4 SHEET**

**DRAWN HS**

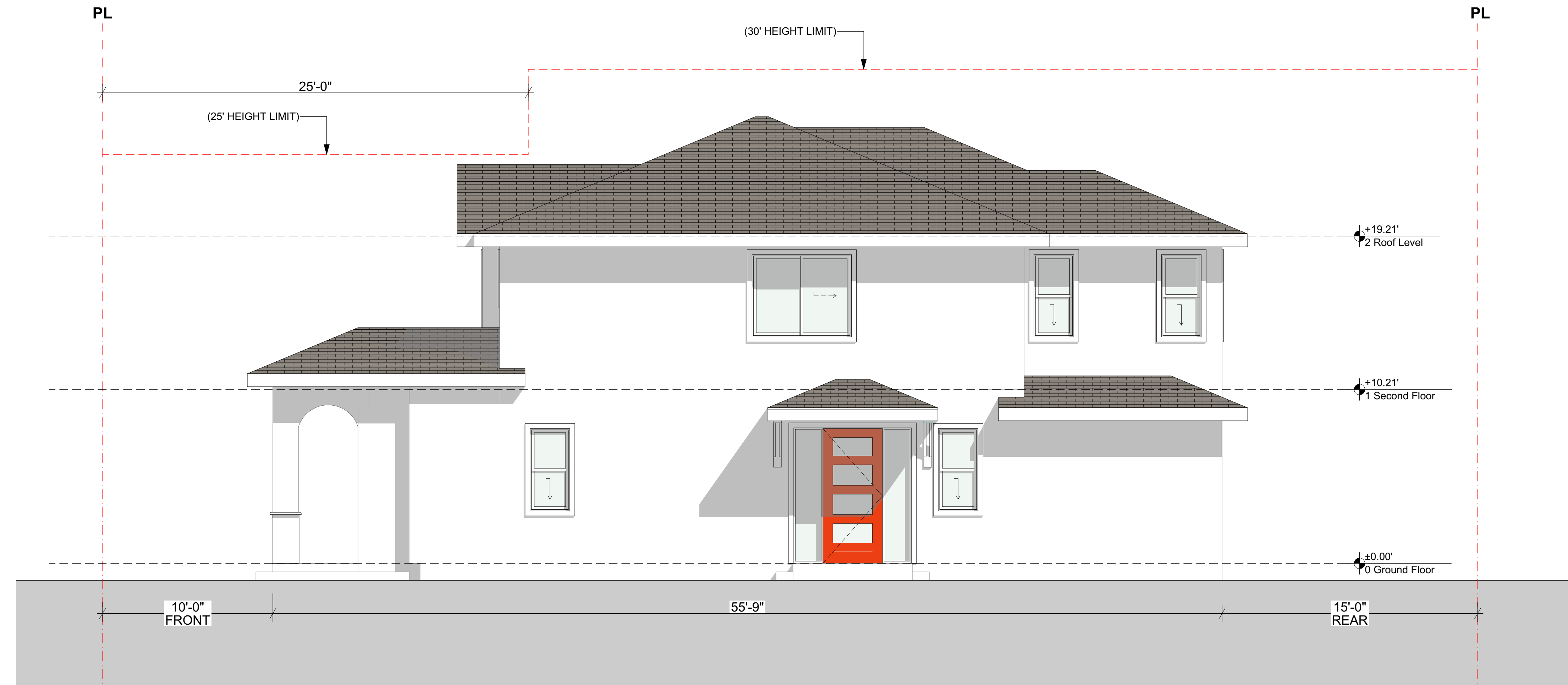
**CHECK HS**

**DATE 9/19/2025**

**A.41**

NOT FOR CONSTRUCTION  
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1 Right Side Elevation  
 1/4" = 1'-0"

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|-------------|-----------|----|
| DESCRIPTION | DATE      | BY |
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Unit A1 - Elevations

SCALE: AS NOTED  
 100% SUBMITTAL

JOB NO. 2025\_4 SHEET

DRAWN HS

CHECK HS

DATE 9/19/2025

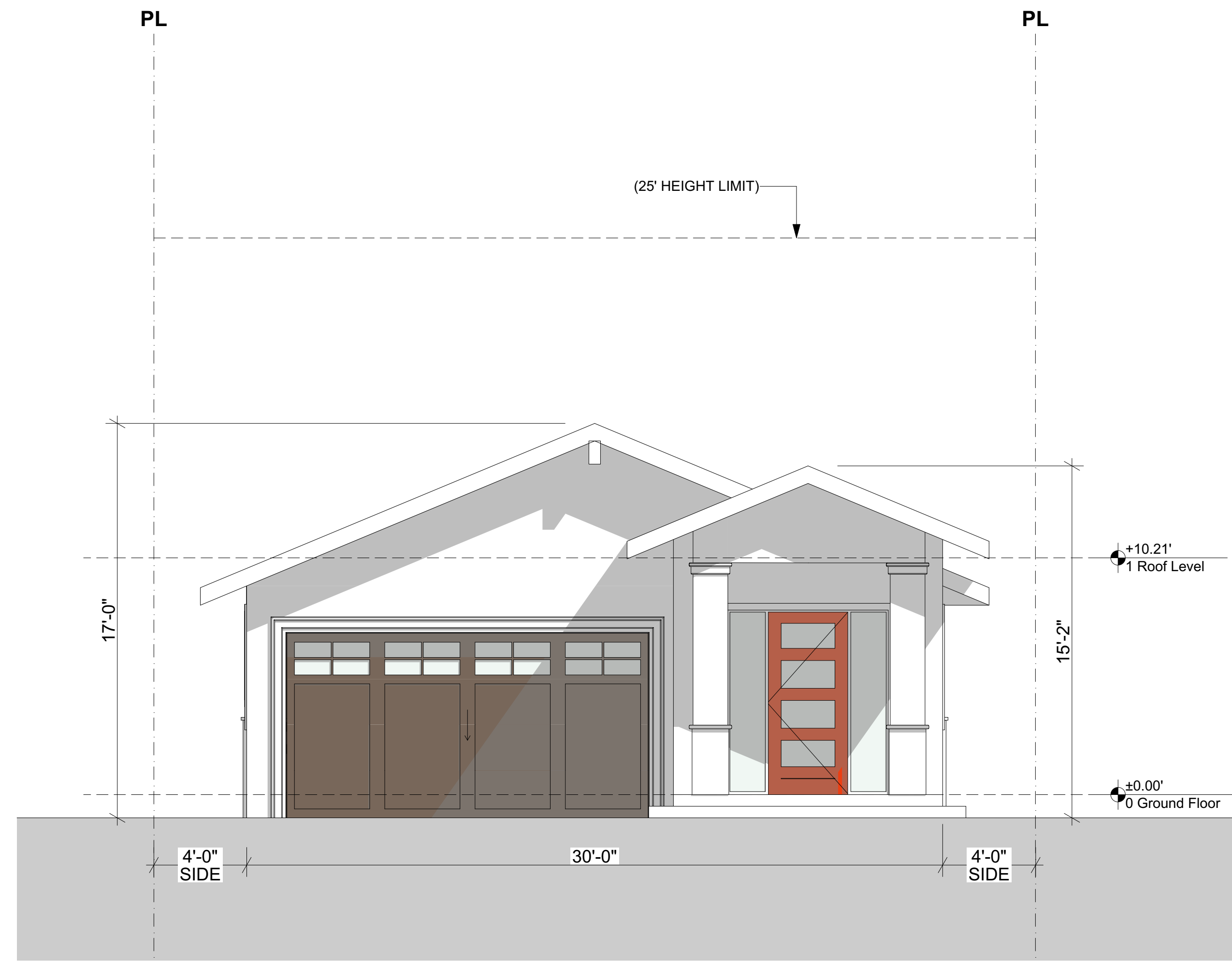
**A.42**

NOT FOR CONSTRUCTION  
 NOT FOR CITY  
 SUBMITTAL

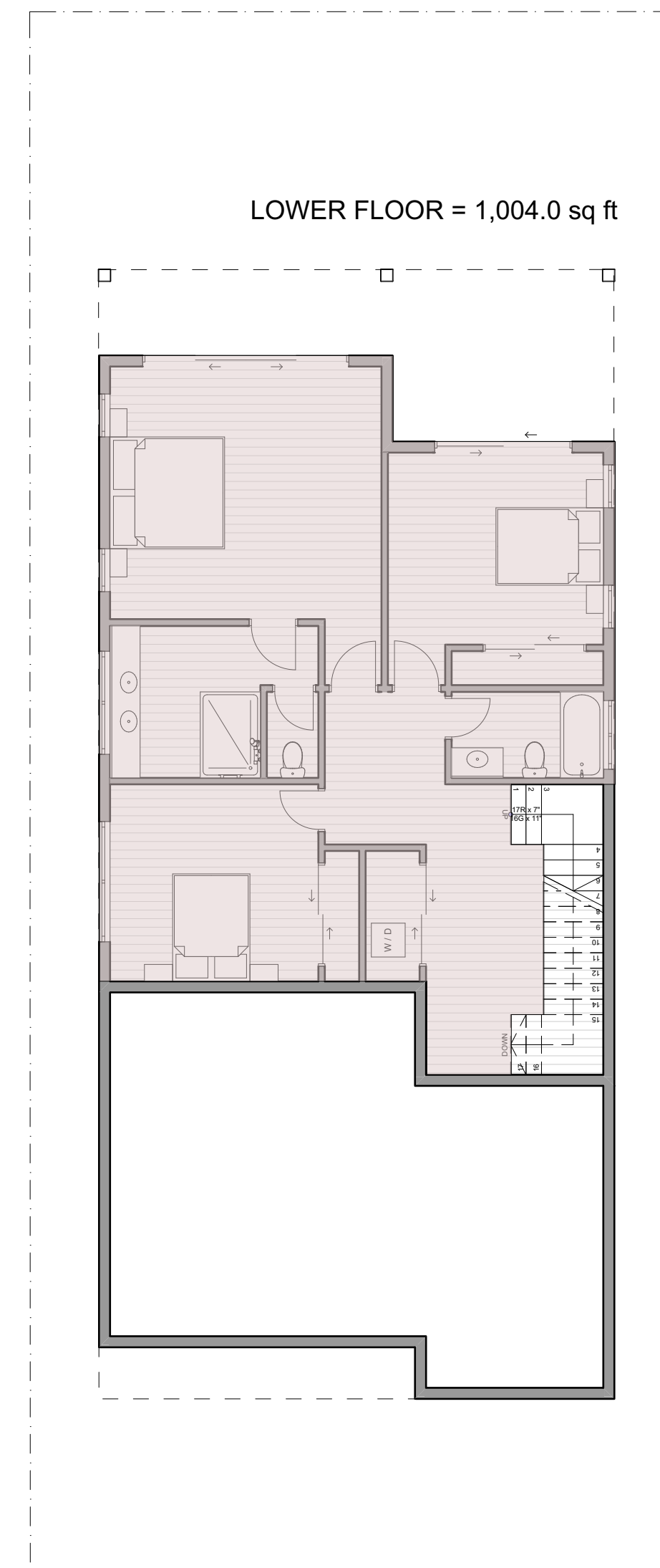
UNIT B1 - TYPICAL DOWNSLOPE UNIT



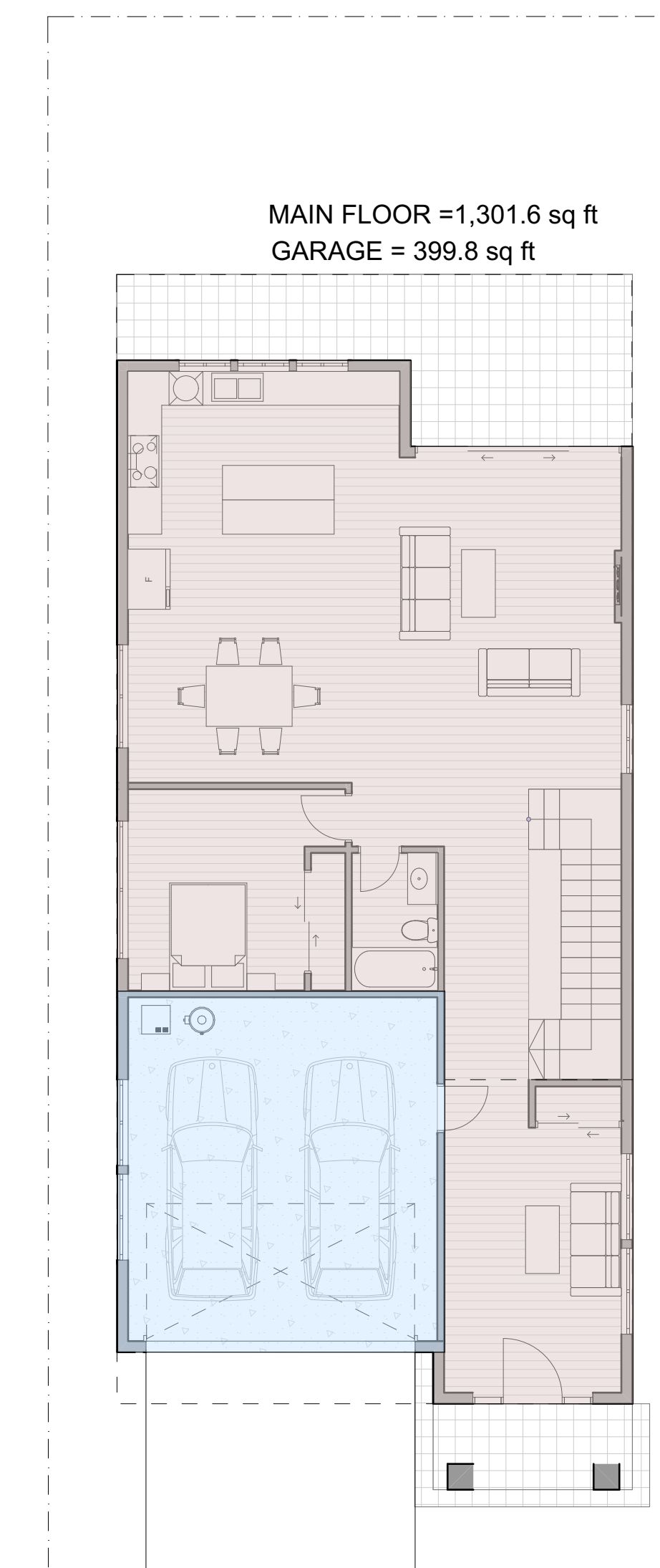
2 - Massing Model



1 - Front Elevation  
 1/4" = 1'-0"



5 - Lower Floor - Area Calcs  
 1/8" = 1'-0"



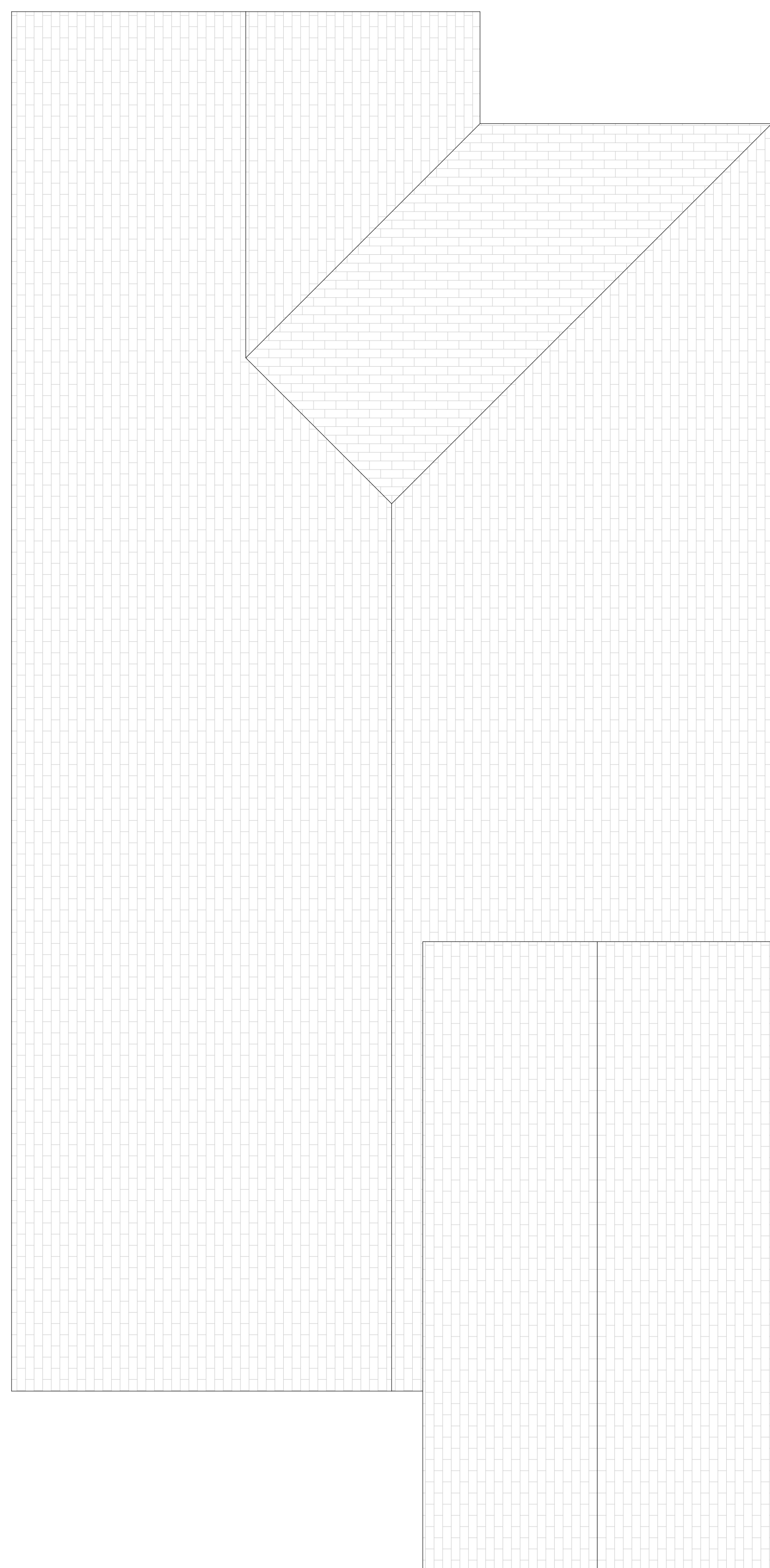
3 - Ground Floor Area Calcs  
 1/8" = 1'-0"

NOT FOR CONSTRUCTION

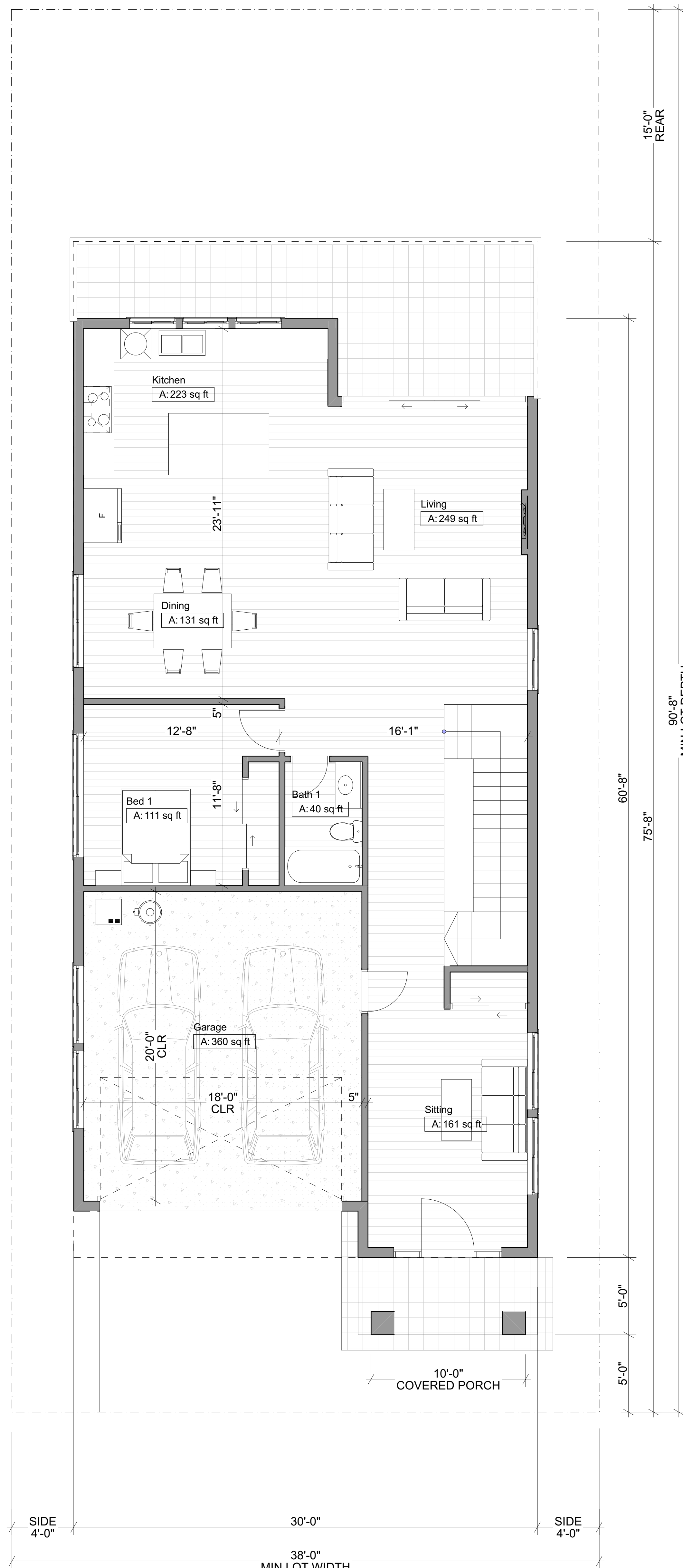
**REVISIONS**

| DESCRIPTION | DATE      | BY |
|-------------|-----------|----|
| FOR REVIEW  | 9/19/2025 | HS |

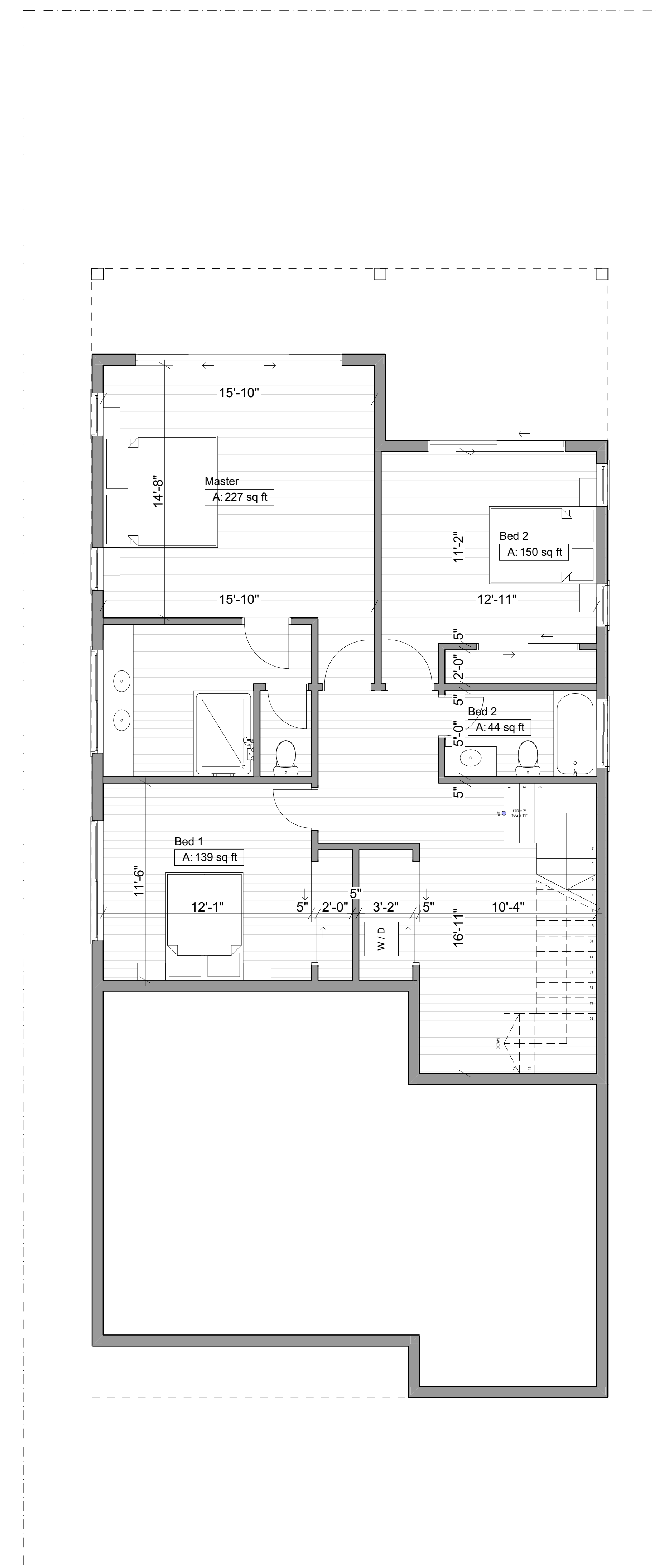
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Roof Level Plan  
 1/4" = 1'-0"



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



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

NOT FOR CONSTRUCTION  
 REVISIONS

| DESCRIPTION | DATE      | BY |
|-------------|-----------|----|
| FOR REVIEW  | 9/19/2025 | HS |

Unit B1 - Floor Plans

SCALE: AS NOTED  
 100% SUBMITTAL

JOB NO. 2025\_4 SHEET

DRAWN HS

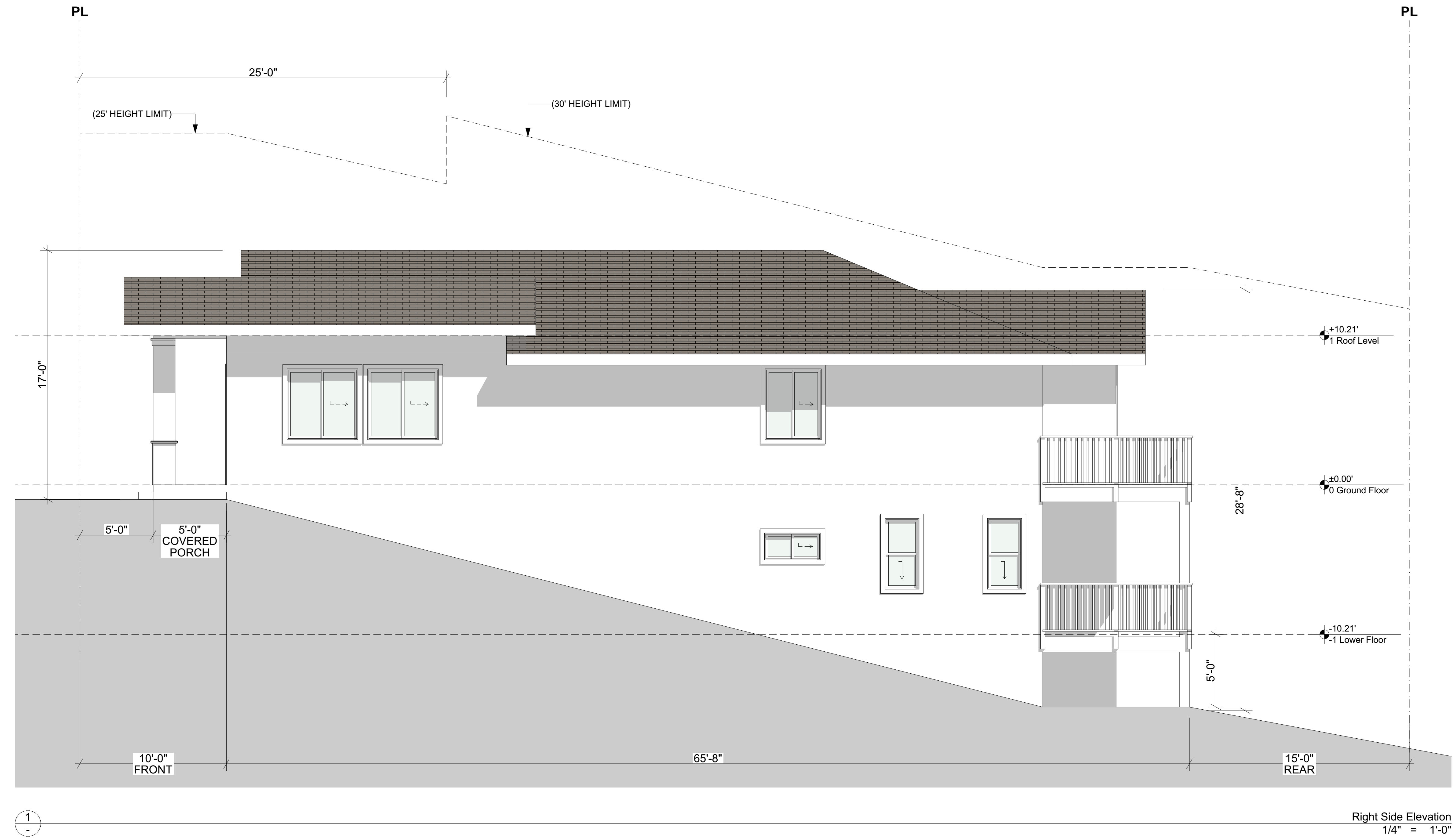
CHECK HS

DATE 9/19/2025

A.51

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 SUBDIVISION



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| DESCRIPTION | DATE      | BY |
| FOR REVIEW  | 9/19/2025 | HS |

Unit B1 - Elevations

SCALE: AS NOTED  
 100% SUBMITTAL

JOB NO. 2025\_4 SHEET

DRAWN HS

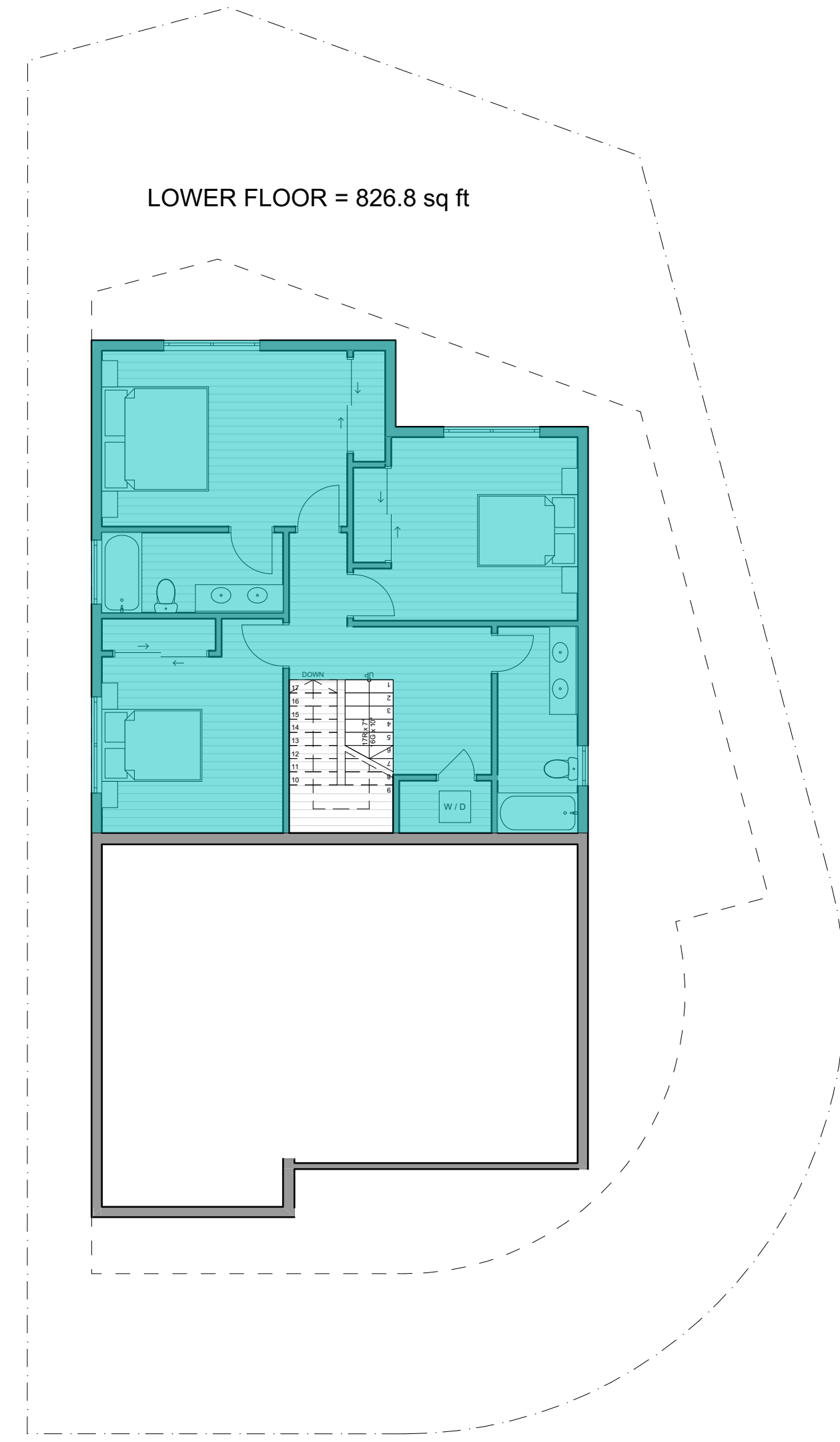
CHECK HS

DATE 9/19/2025

**A.52**

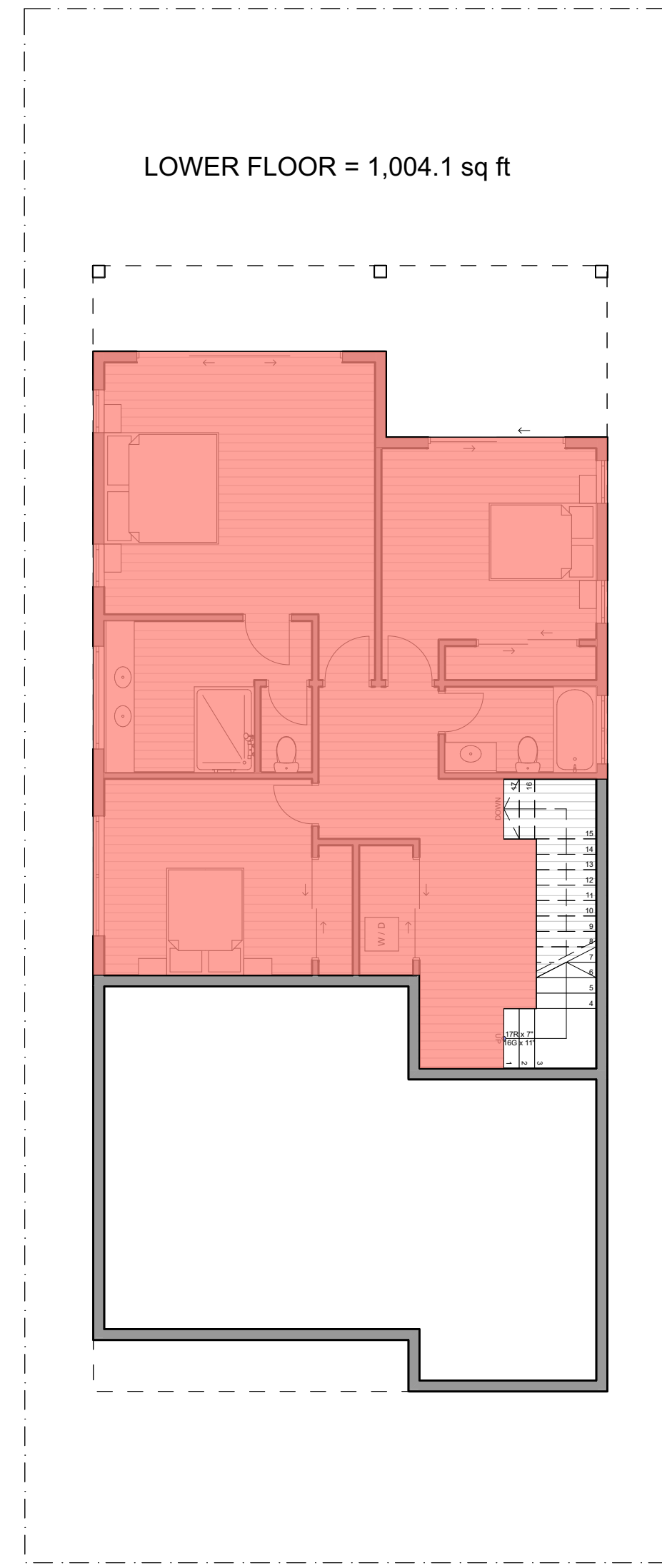
NOT FOR CONSTRUCTION  
 NOT FOR CITY  
 SUBMITTAL

**UNIT B4 - DOWNSLOPE UNIT**



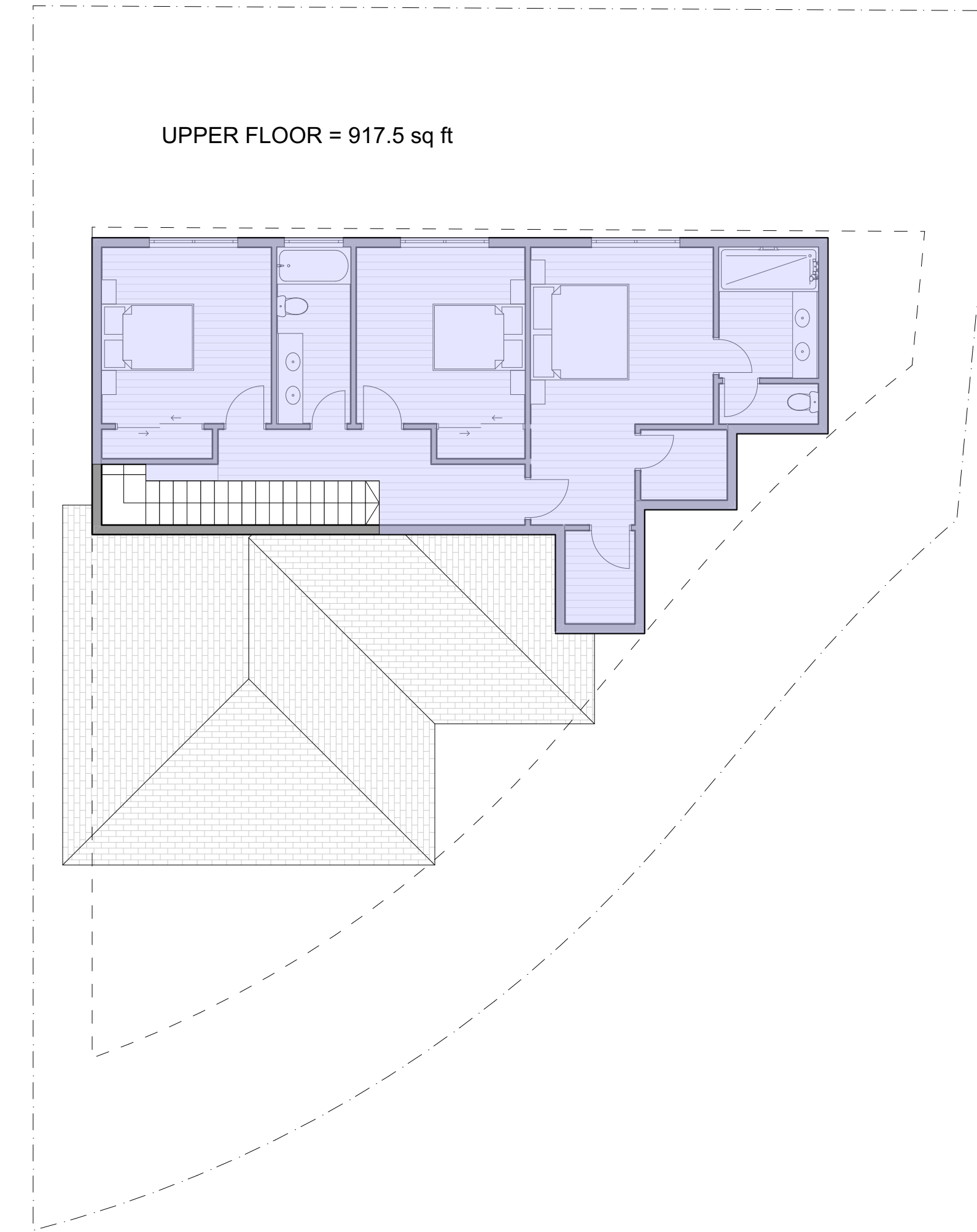
8 Lower Floor Plan\_Key Plan  
 1/8" = 1'-0"

**UNIT B2 - DOWNSLOPE UNIT**

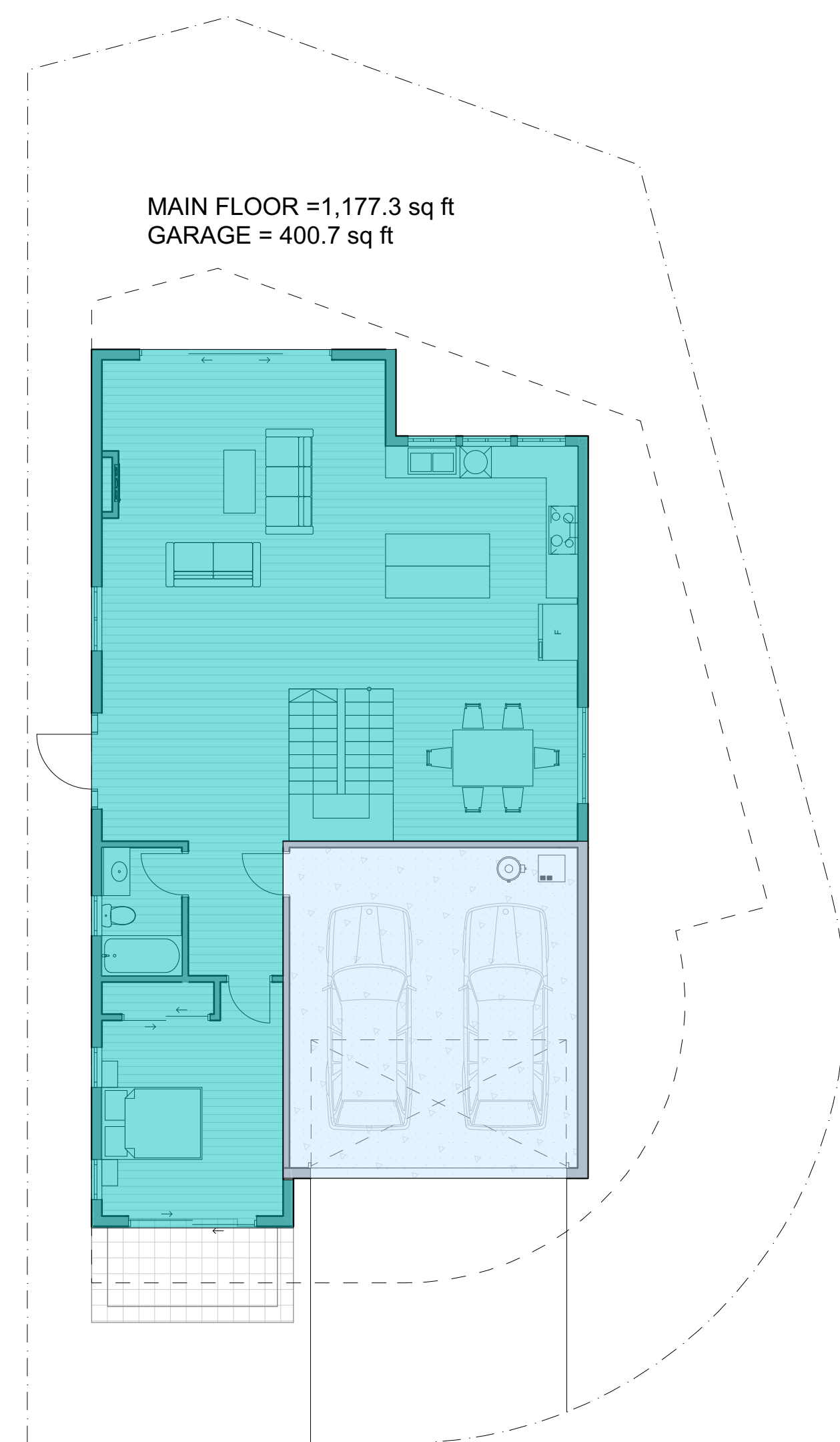


11 Lower Level - Area Calcs  
 1/8" = 1'-0"

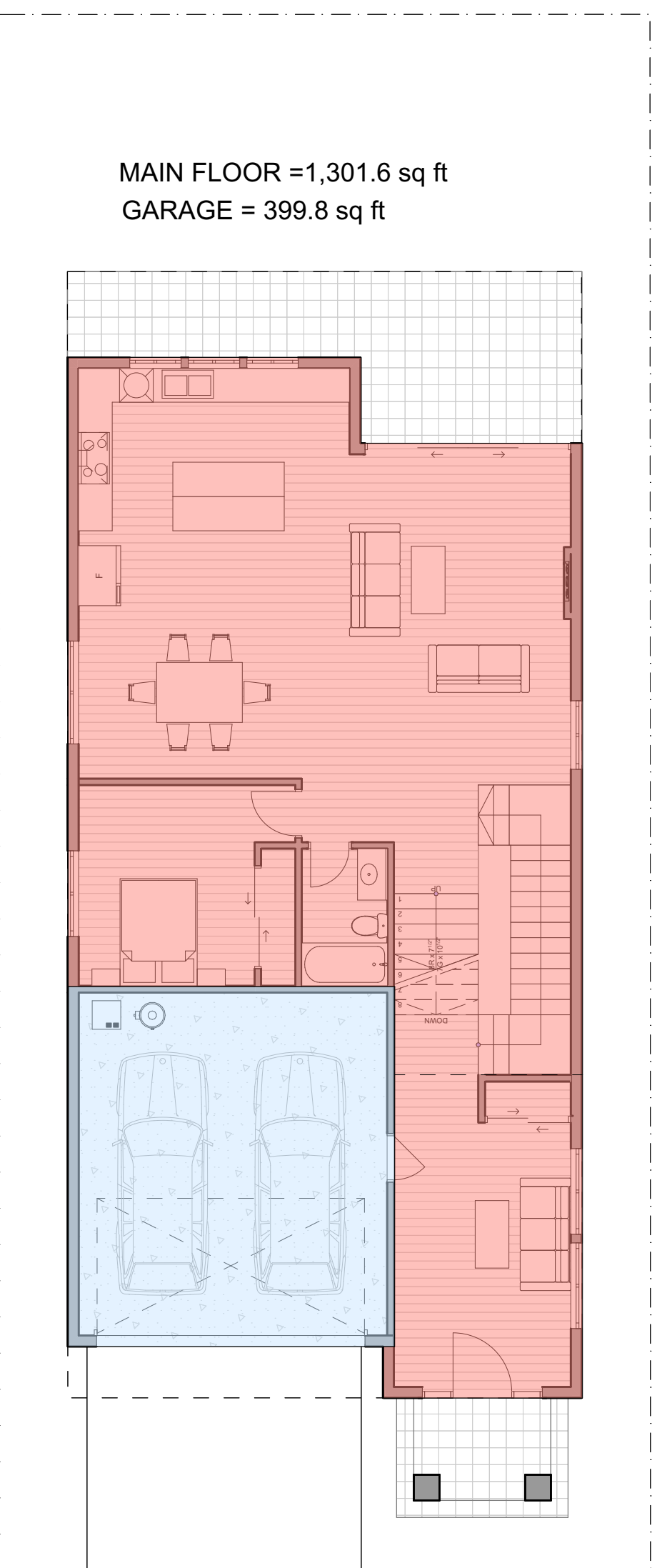
**UNIT A2 - FLAT UNIT**



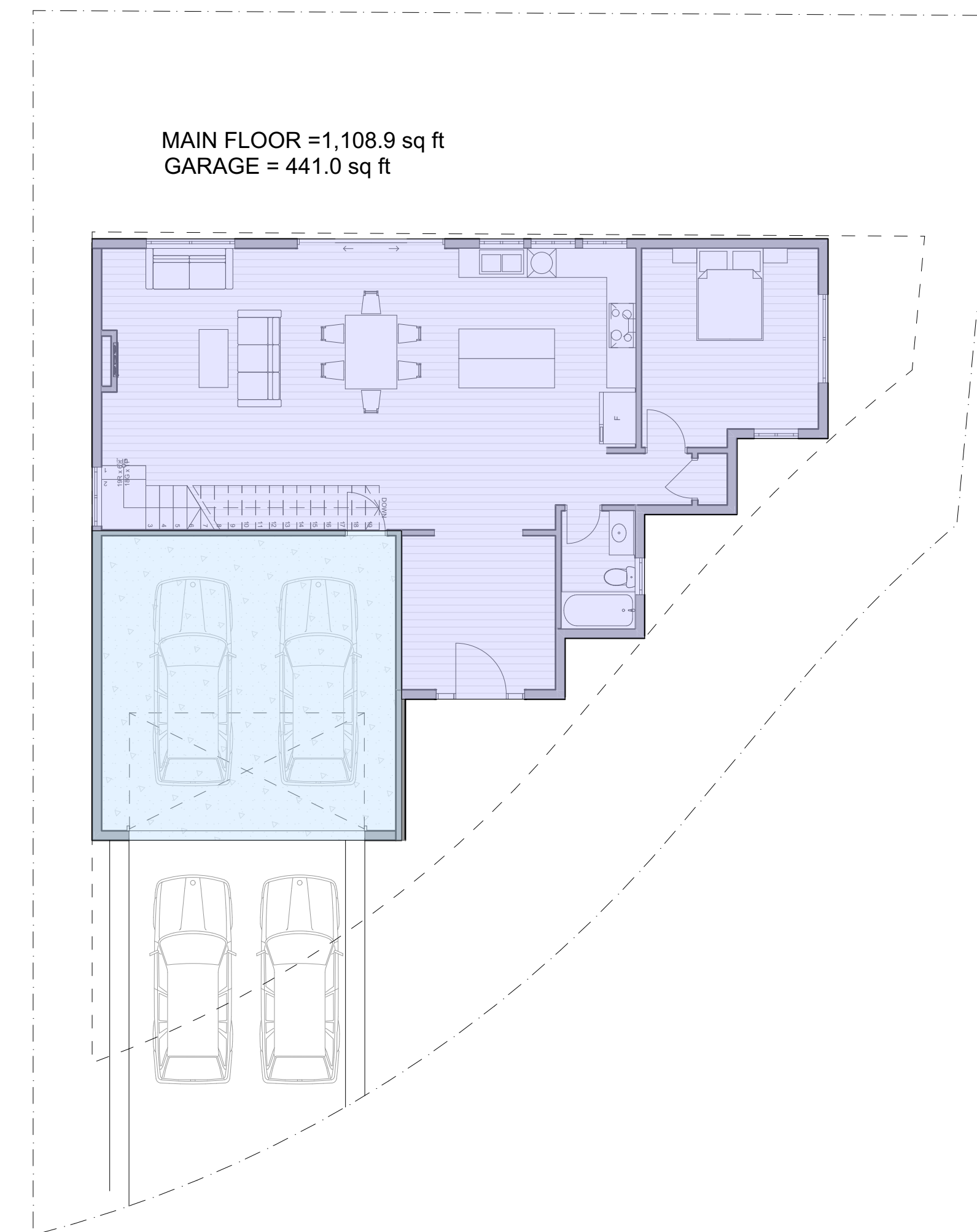
16 Second Floor Plan\_Key Plan  
 1/8" = 1'-0"



6 Ground Floor Plan\_Key Plan  
 1/8" = 1'-0"



9 Ground Floor Area Calcs  
 1/8" = 1'-0"



14 Ground Floor Plan\_Key Plan  
 1/8" = 1'-0"

**NOT FOR CONSTRUCTION**

| REVISIONS | DESCRIPTION | DATE      | BY |
|-----------|-------------|-----------|----|
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Custom Single Family Unit  
 Types

SCALE: AS NOTED  
 100% SUBMITTAL

JOB NO. 2025\_4 SHEET

DRAWN HS

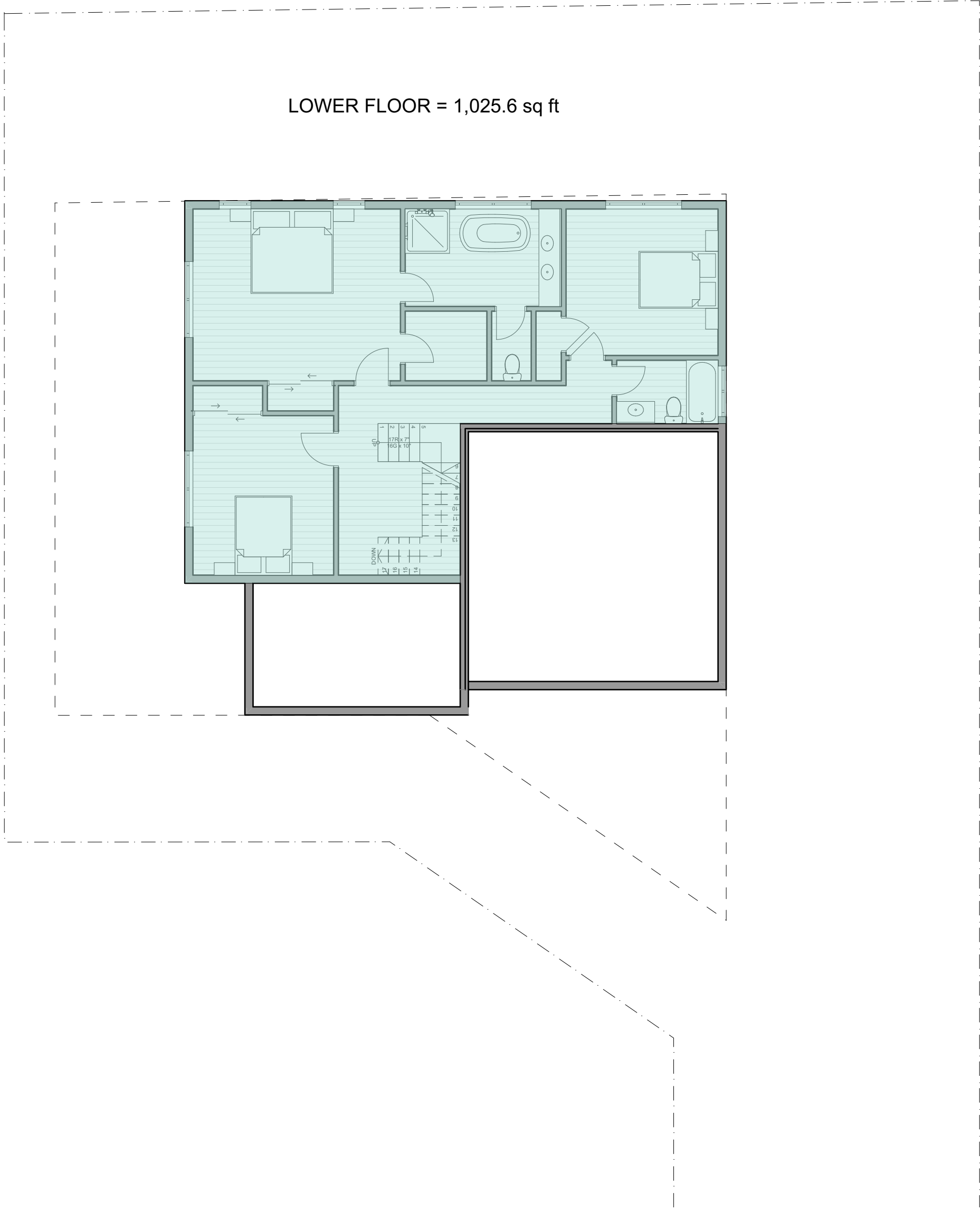
CHECK HS

DATE 9/19/2025

**A.60**

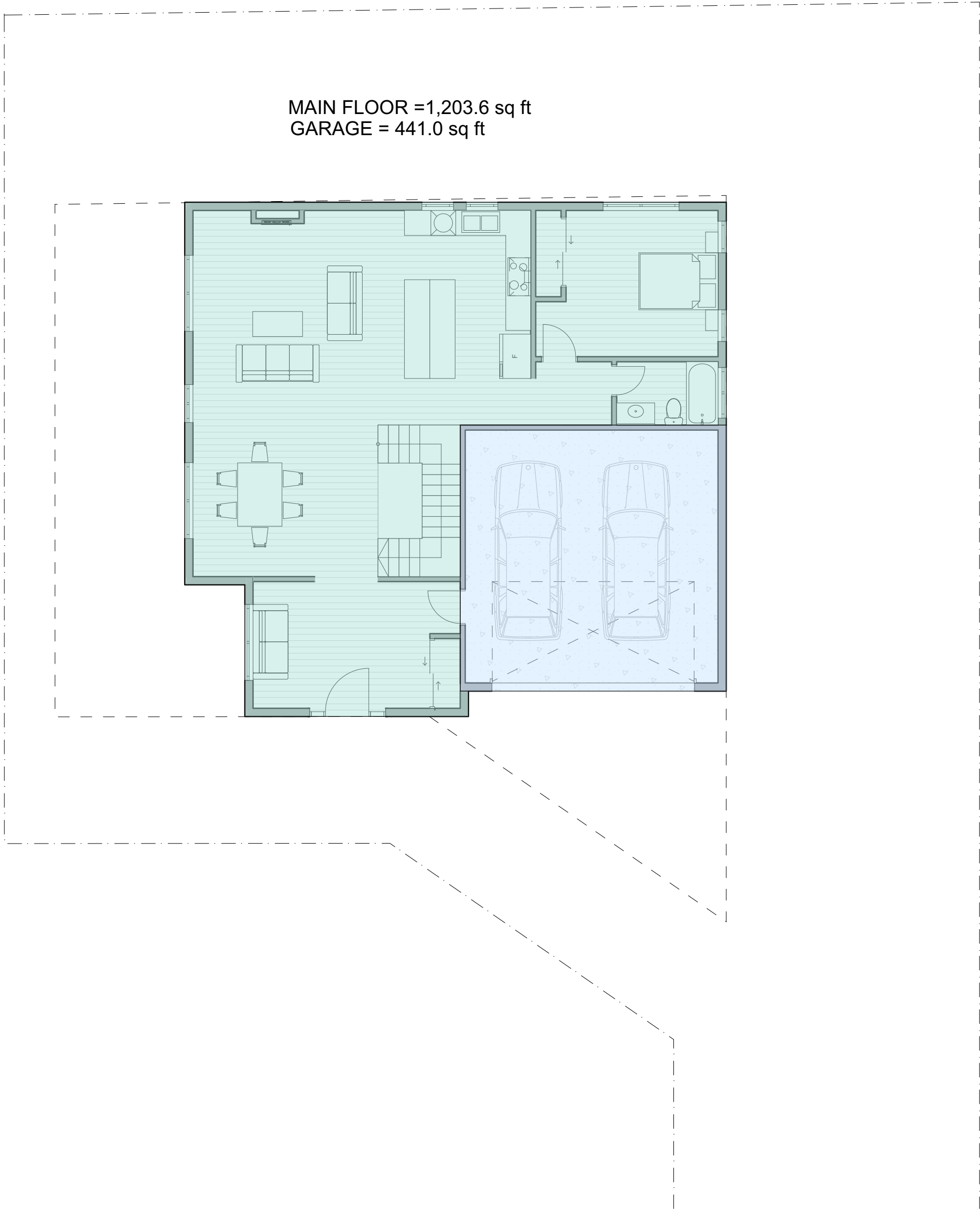
NOT FOR CONSTRUCTION  
 NOT FOR CITY  
 SUBMITTAL

**UNIT B5 - DOWNSLOPE UNIT**



8

Lower Floor Plan\_Key Plan  
 1/8" = 1'-0"



6

Ground Floor Plan\_Key Plan  
 1/8" = 1'-0"

**NOT FOR CONSTRUCTION**

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| △ DESCRIPTION | DATE      | BY |
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Custom Single Family Unit Types

SCALE: AS NOTED  
 100% SUBMITTAL

**JOB NO. 2025\_4 SHEET**

**DRAWN HS**

**CHECK HS**

**DATE 9/19/2025**

**A.61**

NOT FOR CONSTRUCTION  
 NOT FOR CITY  
 SUBMITTAL