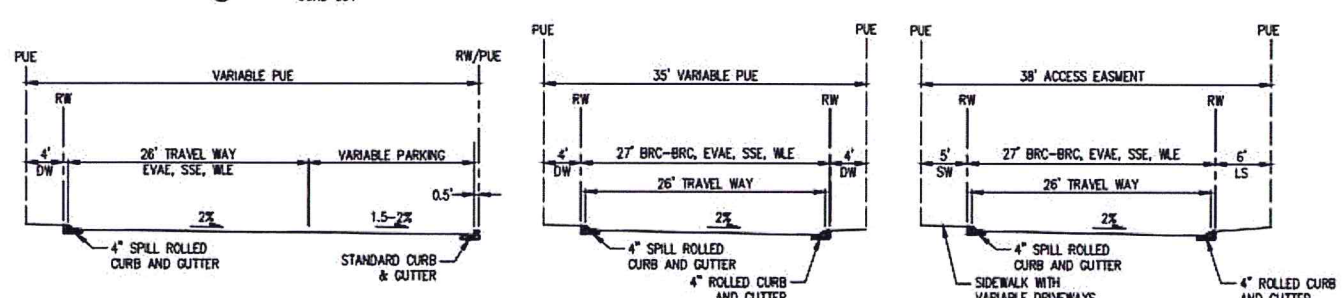
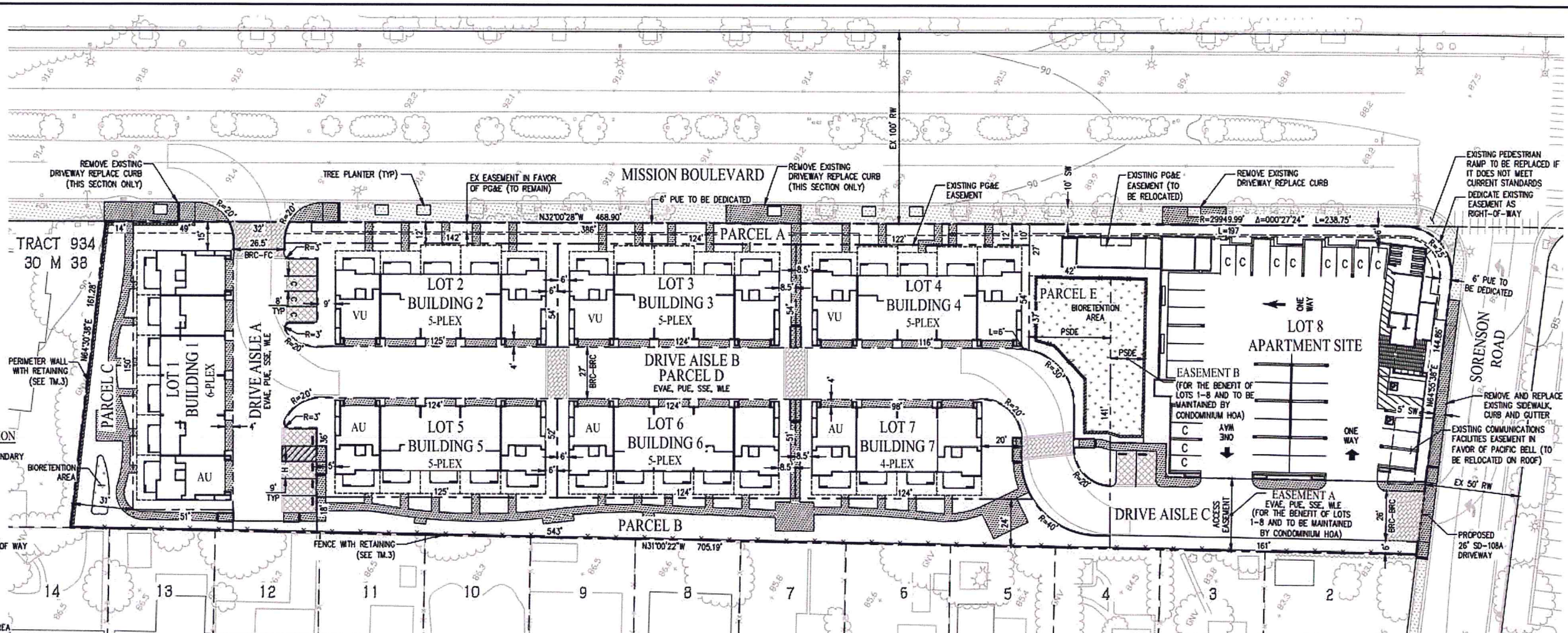


ABBREVIATIONS

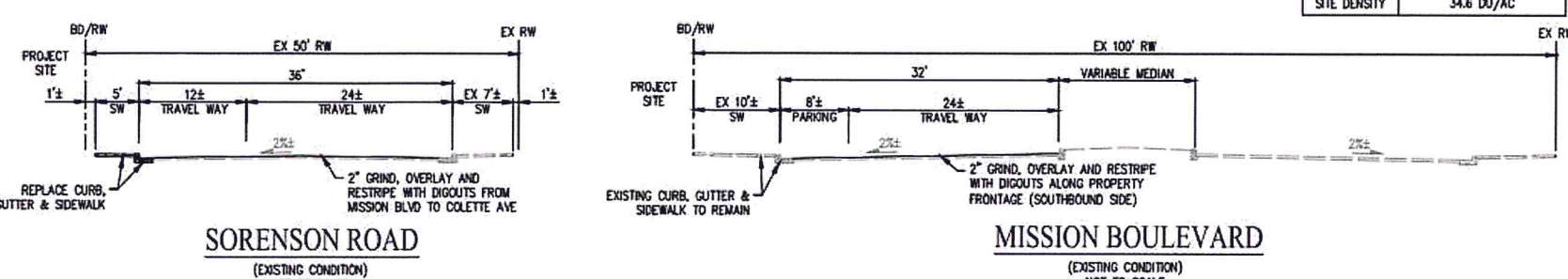
AU	ACCESSIBLE UNIT
VU	VISITABLE UNIT
BRC	BACK OF ROLLED CURB
BD	BOUNDARY
C	COMPACT
DW	DRIVEWAY
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
H	HANDICAP SPACE
LS	LANDSCAPE
PL	PROPERTY LINE
PAE	PUBLIC ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
RW	RIGHT-OF-WAY
SSE	SANITARY SEWER EASEMENT
SW	SIDEWALK
TYP	TYPICAL
WLE	WATER LINE EASEMENT

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	PERIMETER MASONRY WALL
---	---	FENCE ON TOP OF RET. WALL
---	---	FENCE
---	---	LOT LINE/RIGHT OF WAY
---	---	RIGHT OF WAY
---	---	EASEMENT
---	---	SIDEWALK
---	---	BIORETENTION AREA
---	---	DECORATIVE PAVING
---	---	CURB CUT



DRIVE AISLE A (PRIVATE STREET) NOT TO SCALE
DRIVE AISLE B (PRIVATE STREET) NOT TO SCALE
DRIVE AISLE C (PRIVATE STREET) NOT TO SCALE



SORENSON ROAD (EXISTING CONDITION) NOT TO SCALE
MISSION BOULEVARD (EXISTING CONDITION) NOT TO SCALE

DEVELOPMENT SUMMARY

BUILDING TYPE	BUILDING TOTAL	BUILDING MIX (% TOTAL)	UNIT TOTAL
4-PLEX	1	14%	4
5-PLEX	5	72%	25
6-PLEX	1	14%	6
SUBTOTAL	7	100%	35
APARTMENT	39	-	39
TOTAL			74

* BUILDING SQUARE FOOTAGE IS THE TOTAL LIVING SF OF ALL THE UNITS WITHIN THE BUILDING.
 ** BUILDING FOOTPRINT EXCLUDES THE PORCH AREA.

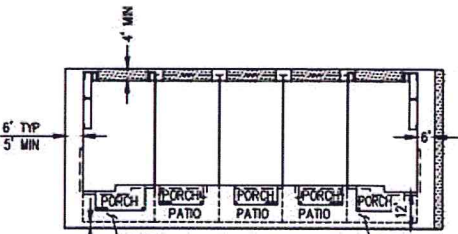
SITE DENSITY
(GROSS AREA 2.70 AC)

BUILDING TYPE	BUILDING UNITS (DU)	NET AREA (AC)
CONDOMINIUM	35	1.55
APARTMENT	39	0.59
TOTAL	74	2.14
SITE DENSITY		34.6 DU/AC

PARKING SUMMARY (CONDOMINIUMS)

PARKING TYPE	PARKING REQUIRED		PARKING PROVIDED	
	RATIO	NUMBER OF SPACES	RATIO	NUMBER OF SPACES
GARAGE	2 SPACES/DU	70 SPACES	2 SPACES/DU	70 SPACES
ON-STREET/GUEST	0.10 SPACE/DU	4 SPACES	0.23 SPACE/DU	8 SPACES
TOTAL	2.1 SPACES/DU	74 SPACES	2.23 SPACES/DU	78 SPACES

- NOTES:
 1. ON-STREET/GUEST PARKING DOES NOT INCLUDE LEGAL PUBLIC PARKING.
 2. ONE VAN ACCESSIBLE SPACE IS PROVIDED (DENOTED BY "V" ON PLANS).
 3. DOES NOT INCLUDE TWO SPACES ON APARTMENT SITE. SEE ARCHITECTURE SITE PLAN FOR APARTMENT PARKING SUMMARY.

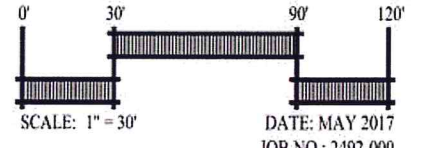
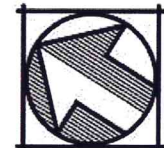


TYPICAL LOT SETBACKS

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
SITE PLAN

TELLES PROPERTY - TRACT 8335

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA



DATE: MAY 2017
 JOB NO.: 2492-000

Carlson, Barbee & Gibson, Inc.
 CIVIL ENGINEERS-SURVEYORS-PLANNERS
 2633 CAVINGO RAMON, SUITE 300
 SAN RAMON, CALIFORNIA 94583
 (925) 865-0322
 www.cbgsd.com

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