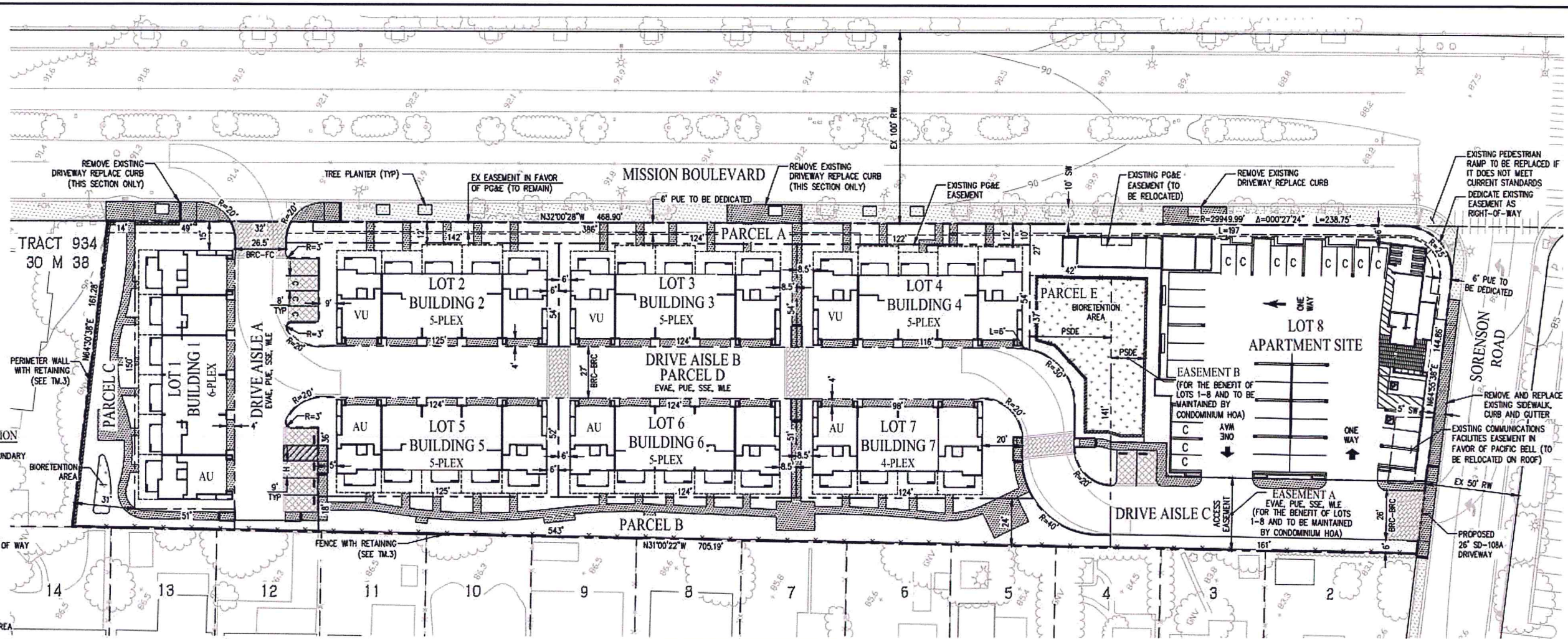


**ABBREVIATIONS**

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



**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
<b>TOTAL</b>			<b>74</b>

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

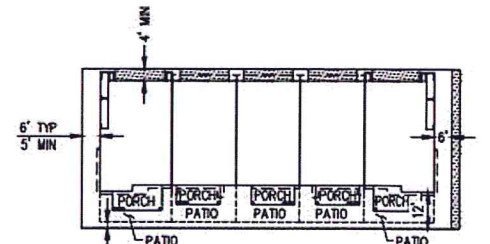
**SITE DENSITY**  
(GROSS AREA 2.70 AC)

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

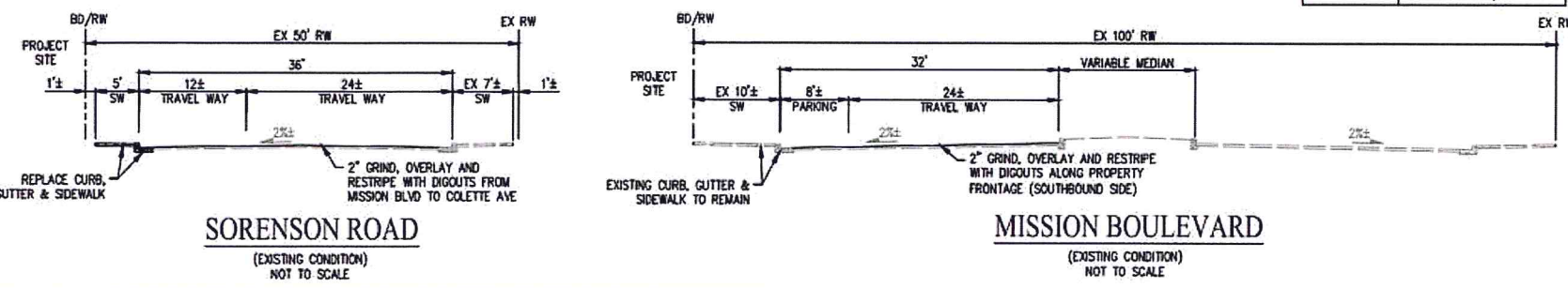
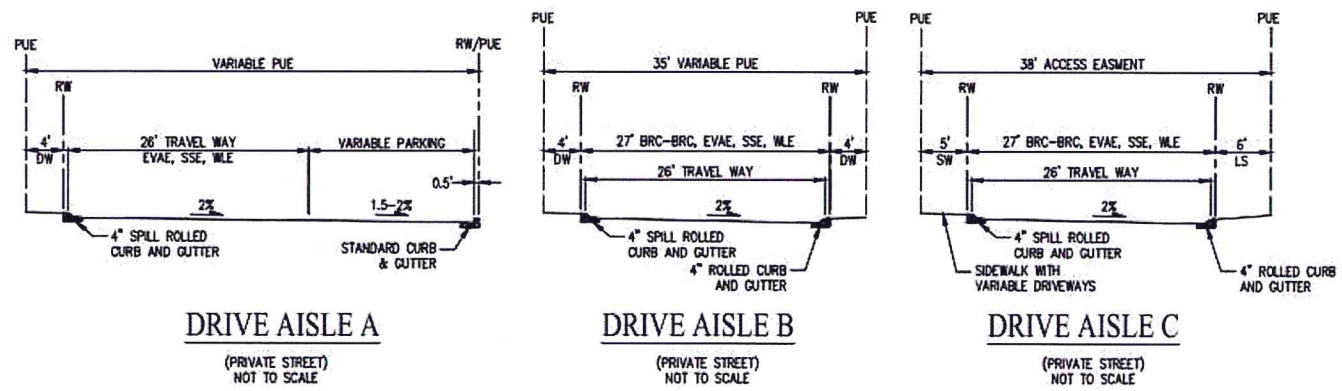
**PARKING SUMMARY (CONDOMINIUMS)**

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
<b>TOTAL</b>	<b>2.1 SPACES/DU</b>	<b>74 SPACES</b>	<b>2.23 SPACES/DU</b>	<b>78 SPACES</b>

- 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**



**SITE PLAN**  
**TELLES PROPERTY - TRACT 8335**

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 30'

DATE: MAY 2017  
JOB NO.: 2492-000

Carlson, Barbee & Gibson, Inc.  
CIVIL ENGINEERS-SURVEYORS-PLANNERS

2633 CAMINO RAMON, SUITE 300  
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SHEET NO.  
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