VESTING TENTATIVE TRACT MAP NO. 8613
FOR CONDOMINIUM PURPOSES
SHEA - PORTOLA AVENUE
LIVERMORE

TENTATIVE MAP NOTES:

1. OWNER: SHEA CENTER LIVERMORE, LLC
2580 SHEA CENTER DRIVE
LIVERMORE, CA 94550
CONTACT: JEFF MELROSE
TELEPHONE NUMBER: (925) 245-3650

2. SUBDIVIDER: SHEA HOMES INC.
2580 SHEA CENTER DRIVE
LIVERMORE, CA 94550
CONTACT: DAVID BEST
TELEPHONE NUMBER: (925) 245-3631

3. ENGINEER: MACKAY & SOMPS CIVIL ENGINEERS, INC.
5142 FRANKLIN DRIVE, SUITE B
PLEASANTON, CA 94588
CONTACT: COLETTE L'HEUREUX/CHRIS GUENTHER
TELEPHONE NUMBER: (925) 225-0690

4. SOILS ENGINEER: ENGEO INC.
17278 GOLDEN VALLEY PARKWAY
LATHROP, CA 95330
CONTACT: CODY JOHNSON
TELEPHONE NUMBER: (925) 786-7895

5. LANDSCAPE ARCHITECT: C2 COLLABORATIVE
100 AVENIDA MIRAMAR
SAN CLEMENTE, CA 92672
CONTACT: JACK HADEN
TELEPHONE NUMBER: (949) 366-6624

6. ARCHITECT (APARTMENTS): TCA ARCHITECTS
19782 MACARTHUR BLVD SUITE 300
IRVINE, CA 92612
CONTACT: CHRIS WILLIAMS/KEVIN BUTCHA
TELEPHONE NUMBER: (949) 862-0289

7. ARCHITECT (TOWNHOMES): KTGY
1814 FRANKLIN STREET, SUITE 400
OAKLAND, CA 94612
CONTACT: FRANKLIN LAPOINTE
TELEPHONE NUMBER: (510) 272-2910

8. EXISTING LAND USE: VACANT

9. PROPOSED LAND USE: 210 APARTMENTS, FOR RENT
89 TOWNHOMES, FOR SALE

10. EXISTING ZONING: ISABEL NEIGHBORHOOD SPECIFIC PLAN- TRANSITION/VILLAGE
(COMMERCIAL VESTED UNDER DEVELOPMENT AGREEMENT 114-97)

11. PROPOSED ZONING: ISABEL NEIGHBORHOOD SPECIFIC PLAN- TRANSITION/VILLAGE

12. APN/ACREAGE: 903-0010-028-00 (2.43 AC), 903-0010-029-00 (4.97 AC),
& 903-0010-030-00 (5.54 AC)
12.93 AC TOTAL

13. FLOOD PLAIN: NONE PER FIRM PANEL 06001C 0333G

14. ALL WATER MAINS UP TO THE BUILDINGS INDIVIDUAL WATER METERS ARE PROPOSED TO BE PUBLIC AND SERVICED BY THE CITY OF LIVERMORE.

15. ALL SEWER LINES UP TO THE UNIT'S INDIVIDUAL CLEANOUTS ARE PROPOSED TO BE PUBLIC AND SERVICED BY THE CITY OF LIVERMORE.

16. ALL STORM DRAIN LINES WITHIN PRIVATE STREETS ARE PROPOSED TO BE PUBLIC, ALL LANDSCAPE DRAINS & STORM DRAINS WITHIN LANDSCAPE AREAS ARE PROPOSED TO BE PRIVATE AND SERVICED BY THE HOME OWNER'S ASSOCIATION.

17. PROPERTY IS LOCATED IN AND WILL BE SERVED BY THE LIVERMORE VALLEY UNIFIED SCHOOL DISTRICT.

18. TELEPHONE WILL BE SERVED BY AT&T

19. ELECTRIC & GAS WILL BE SERVED BY PG&E

20. CABLE TELEVISION WILL BE SERVED BY COMCAST

21. SOLID WASTE WILL BE SERVED BY LIVERMORE SANITATION

22. LOCATIONS OF PROPOSED UTILITIES, STREET AND PAD GRADES, AND PARCEL DIMENSIONS ARE PRELIMINARY AND WILL BE REFINED WITH THE FINAL ENGINEERING DESIGN.

23. ALL INFRASTRUCTURE WILL BE INSTALLED IN A SINGLE DEVELOPMENT PHASE.

24. THE SUBDIVIDER INTENDS TO FILE UP TO THREE (3) PHASED FINAL MAPS, INCLUDING FOR FINANCING OR CONVEYANCE PURPOSES.

25. ALL STRUCTURES ON THE PROPERTY SHALL BE REMOVED. EXISTING TREES TO BE REMOVED HAVE BEEN NOTED ON SHEET 2.

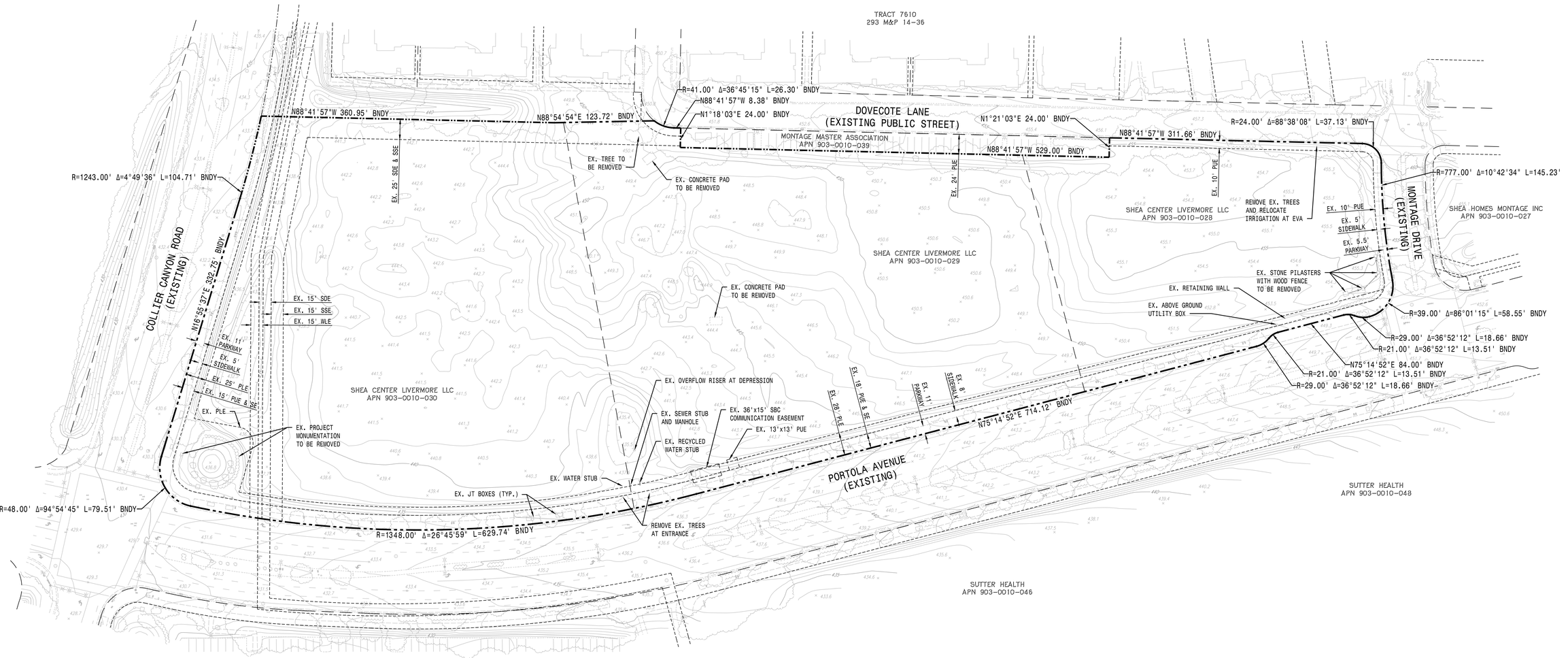
26. PUBLIC UTILITY AND ACCESS EASEMENTS WILL BE GRANTED OVER PRIVATE STREETS AND EACH COURT TO ALLOW ACCESS TO THE PUBLIC AND INSTALLATION OF PUBLIC UTILITIES. ADDITIONAL EASEMENTS AND DEDICATIONS ARE SHOWN ON THE ATTACHED.

27. UNLESS OTHERWISE SPECIFICALLY STATED IN THE CONDITIONS OF APPROVAL, LOCAL AGENCY APPROVAL OF THIS MAP SHALL CONSTITUTE AN EXPRESS FINDING THAT THE PROPOSED SUBDIVISION AND DEVELOPMENT OF THE SUBJECT PROPERTY WILL NOT UNREASONABLY INTERFERE WITH THE FREE AND COMPLETE EXERCISE OF RIGHTS DESCRIBED IN GOVERNMENT CODE SECTION 66436(a)(3)(A)(i).

28. IT IS THE INTENT OF THE DEVELOPER TO FILE AIRSPACE CONDOMINIUM PLANS FOR THE CONDOMINIUM UNITS AFTER THE FINAL MAP APPROVAL. UP TO 89 CONDOMUNIUM UNITS MAY BE CREATED ON LOTS 1-13. LOT 14 MAY HAVE UP TO 210 APARTMENT UNITS.

29. THE PROPERTY PROPOSED FOR DEVELOPMENT IS SUBJECT TO DEVELOPMENT AGREEMENT 114-97, AS AMENDED. THAT AGREEMENT VESTS THE PROPERTY SUBJECT TO THE DEVELOPMENT APPLICATION WITH CERTAIN RIGHTS THAT MAY NOT BE CONSISTENT WITH THE ISABEL NEIGHBORHOOD SPECIFIC PLAN, CURRENT ZONING, AND/OR OTHER CITY ORDINANCES AND REGULATIONS.


DOVECOTE LANE
COLLIER CANYON ROAD
MONTAGE DRIVE
PORTOLA AVE
AMENITY
20-PLEX A
10-PLEX
SWALE
SWALE
SWALE



NOTES:
1. ADDITIONAL TREES MAY BE REMOVED IF GRADING WILL IMPACT THEIR HEALTH OR AN ARBORIST DETERMINES THEM TO BE OF ILL HEALTH DEPENDING ON FINAL CONFIGURATION OF GRADING AND IMPROVEMENTS.

0 30 60 120
SCALE: 1"=60'

SHEA-PORTOLA AVENUE
LIVERMORE, CALIFORNIA

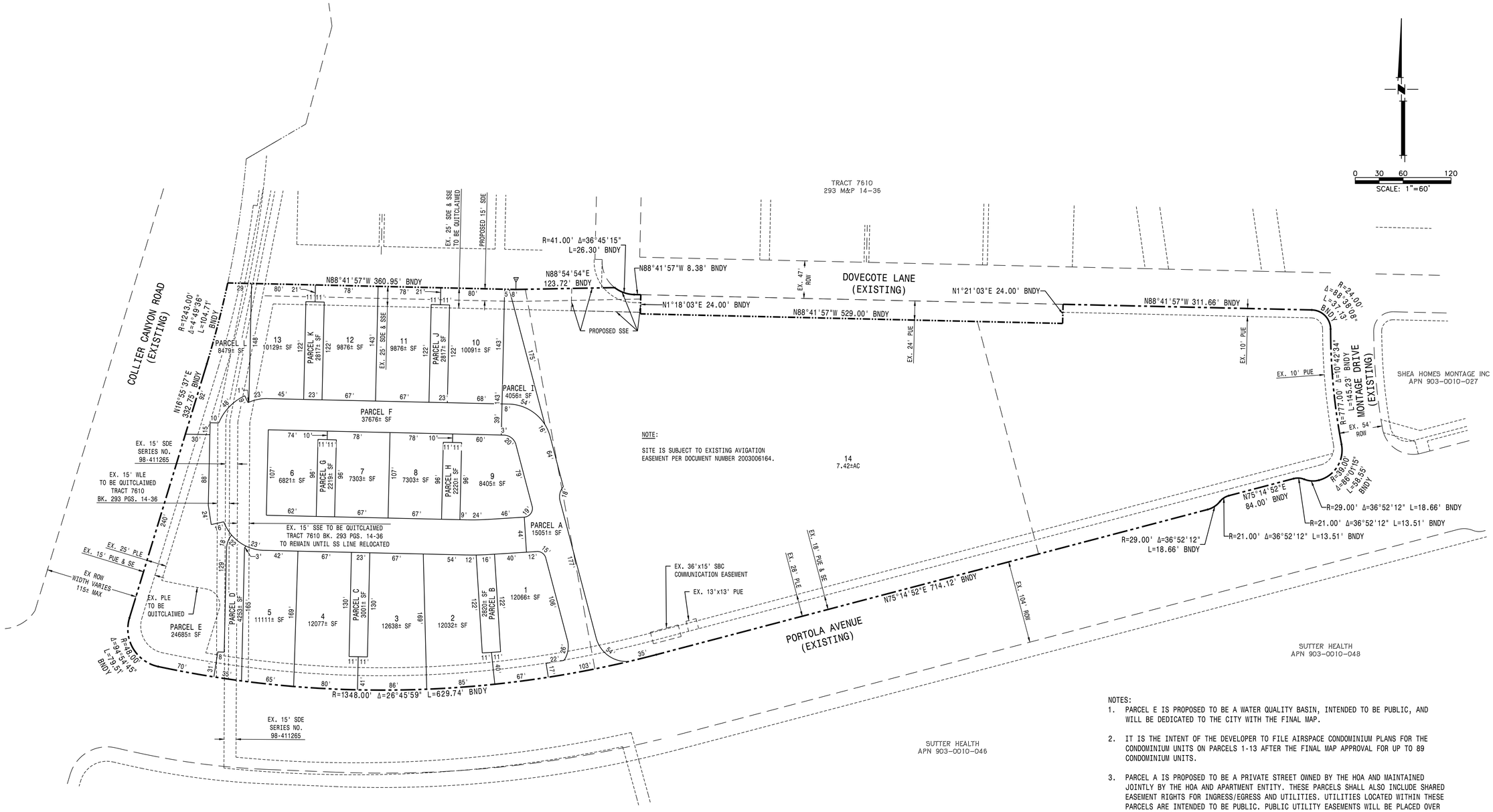
MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

SHEA PROPERTIES
M&S # 29024

VESTING TENTATIVE TRACT MAP NO. 8613
APRIL 4, 2022

EXISTING CONDITIONS

C2

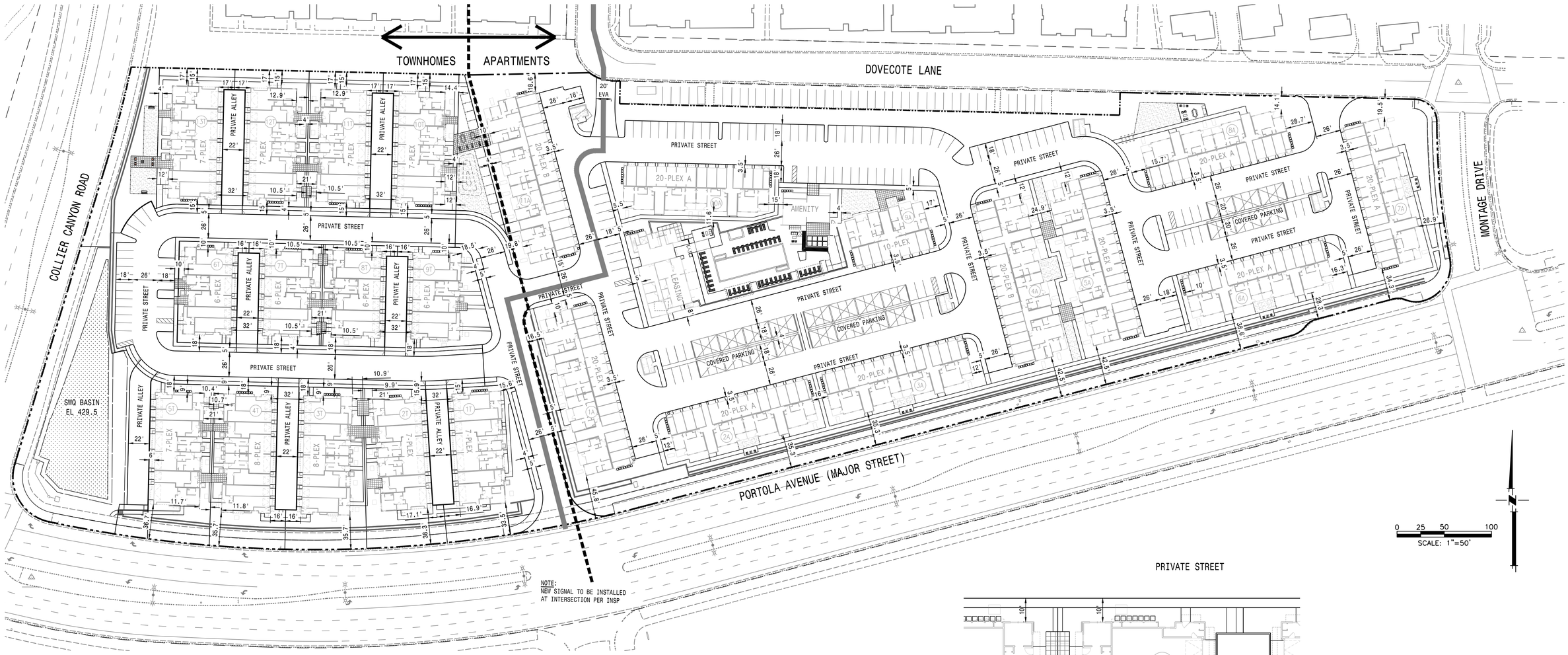


NOTE:

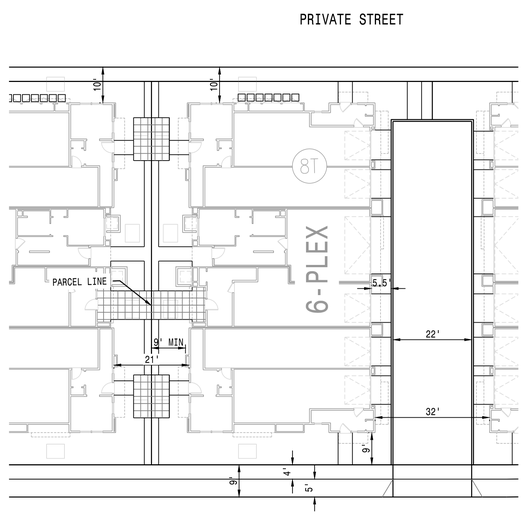
SITE IS SUBJECT TO EXISTING AVIGATION EASEMENT PER DOCUMENT NUMBER 2003006164.

NOTES:

1. PARCEL E IS PROPOSED TO BE A WATER QUALITY BASIN, INTENDED TO BE PUBLIC, AND WILL BE DEDICATED TO THE CITY WITH THE FINAL MAP.
2. IT IS THE INTENT OF THE DEVELOPER TO FILE AIRSPACE CONDOMINIUM PLANS FOR THE CONDOMINIUM UNITS ON PARCELS 1-13 AFTER THE FINAL MAP APPROVAL FOR UP TO 89 CONDOMINIUM UNITS.
3. PARCEL A IS PROPOSED TO BE A PRIVATE STREET OWNED BY THE HOA AND MAINTAINED JOINTLY BY THE HOA AND APARTMENT ENTITY. THESE PARCELS SHALL ALSO INCLUDE SHARED EASEMENT RIGHTS FOR INGRESS/EGRESS AND UTILITIES. UTILITIES LOCATED WITHIN THESE PARCELS ARE INTENDED TO BE PUBLIC. PUBLIC UTILITY EASEMENTS WILL BE PLACED OVER SAID PARCELS.
4. PARCELS B,C,D,F,G,H,K, AND J ARE PROPOSED TO BE PRIVATE ALLEYS AND STREETS OWNED AND MAINTAINED BY THE HOA. THESE PARCELS SHALL ALSO INCLUDE SHARED EASEMENT RIGHTS FOR INGRESS/EGRESS AND UTILITIES. UTILITIES LOCATED WITHIN THESE PARCELS ARE INTENDED TO BE PUBLIC. PUBLIC UTILITY EASEMENTS WILL BE PLACED OVER SAID PARCELS.
5. PARCELS I AND L ARE PROPOSED TO BE COMMON LANDSCAPE AREA OWNED AND MAINTAINED BY THE HOA. THEY SHALL INCLUDE BLANKET STORM DRAIN EASEMENTS.
6. PARCEL F MAY BE SPLIT INTO MULTIPLE PARCELS AT FINAL MAP STAGE TO ACCOMMODATE DRE PHASING.
7. SITE IS PART OF CFD 2006-1.
8. SITE IS PART OF LWD 821.



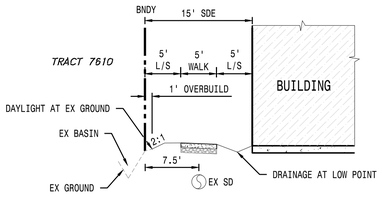
INSP Standards Compliance - Transition/Village					
Standard	**INSP Standard**		**Proposed Development - Townhomes**	**Proposed Development - Apartments**	**Compliance?**
Site Area (see note 1)	N/A		11.1 AC		Yes
Units	299 min./361 target/422 max.		89 DU	210 DU	Yes
Density (see note 1)	Transition	15-25 DU/AC	See Sheet C-23		Yes
	Village	25-40 DU/AC			
Zoning	Isabel Neighborhood Specific Plan		Isabel Neighborhood Specific Plan		Yes
Setbacks					
Front Setbacks facing Major Streets	Min. 20 ft. from the curb (Portola Ave)		32 ft. min.	28 ft. min.	Yes
Setback facing all other Streets	Min. 10 ft. (Entry road only)		10 ft. min.	10 ft. min	Yes
Interior Setback (Side/Rear) to P/L	Min. 15 ft. where abutting existing residential uses. 10' setback to 1st & 2nd, 15' to 3rd story.		15 ft. min.	15 ft. min.	Yes
Building Separation (see note 2)	Min. 10 ft. separation between primary windows (living, dining, bedroom) of residential units.		21 ft. min.	16 ft. min.	Yes
	Porches facing each other must be separated by min. 15 ft. along paseos.		23 ft. min.	N/A	Yes
Garage Separation	Min. 20 ft. paved width for alleys.		22 ft. min.	26 ft. min.	Yes
	Min. 28 ft. measured garage face to garage face along alleys.		30 ft. min.	N/A	Yes
Maximum Building Height	For units directly facing adjacent Montage development: 45 ft. above existing grade. For remaining units, 50 ft. above existing grade.		38 ft. max.	42 ft. max.	Yes
Notes					
Note 1	Site area and density excludes Collier Canyon Road and Portola Avenue frontages, bioretention basin, and slope areas.				
Note 2	Limited enchroachments consistent with Livermore Development Code section 4.02.020 are permitted.				



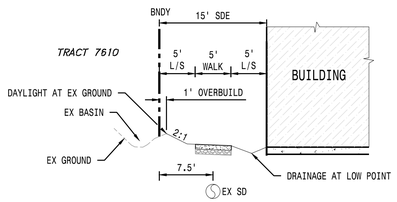
TOWNHOME ENLARGEMENT
1"=20'

LEGEND

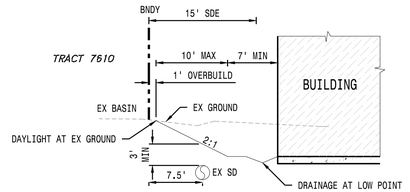
CLASS 3 BIKE PATH TO BE SIGNED OR STRIPED



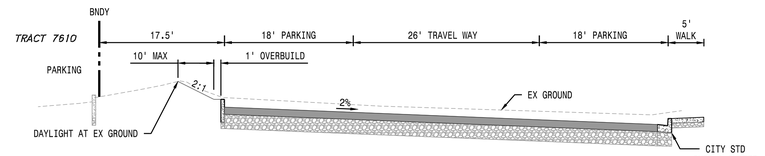
SECTION A-A
NTS



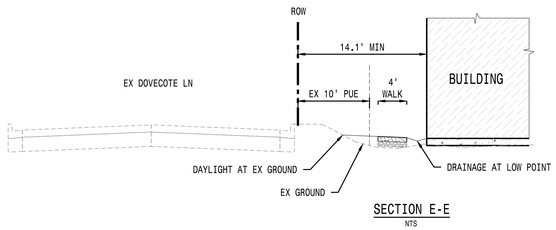
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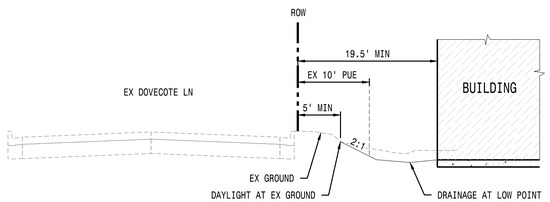
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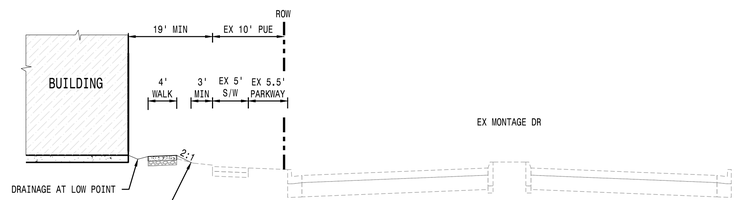
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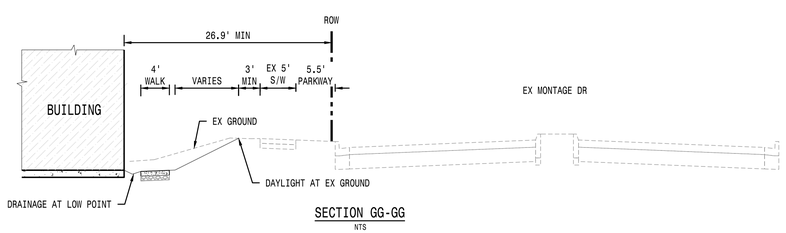
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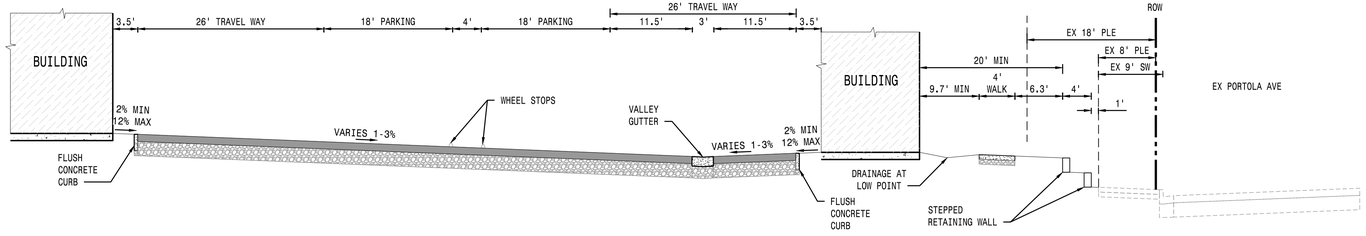
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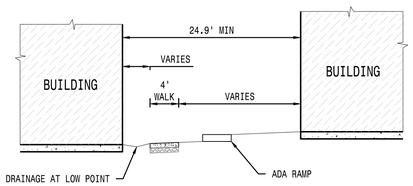
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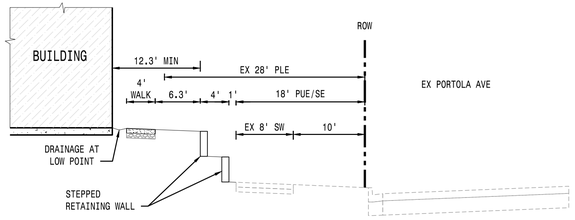
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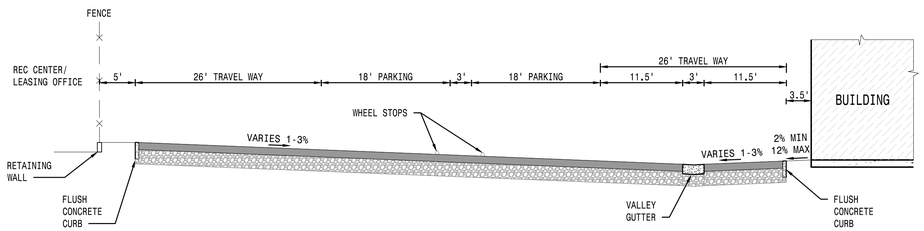
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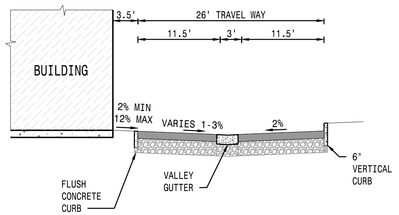
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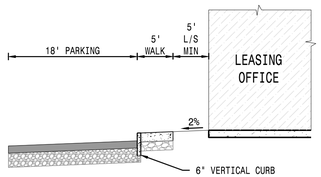
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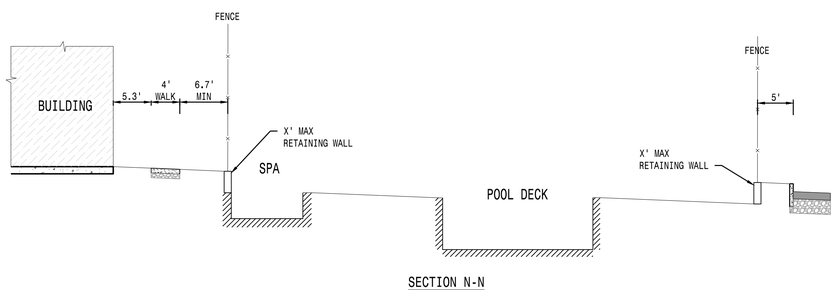
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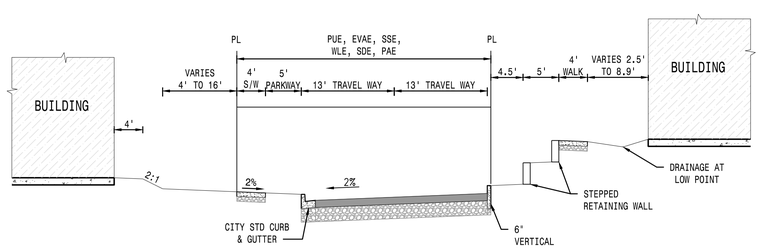
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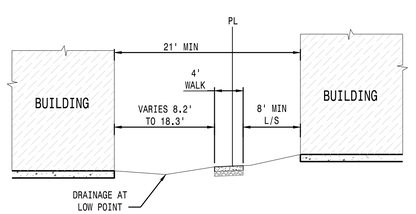
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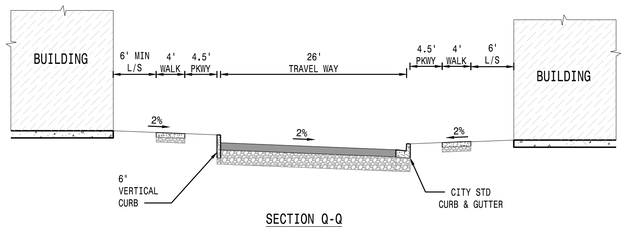
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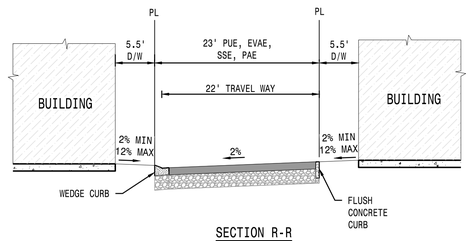
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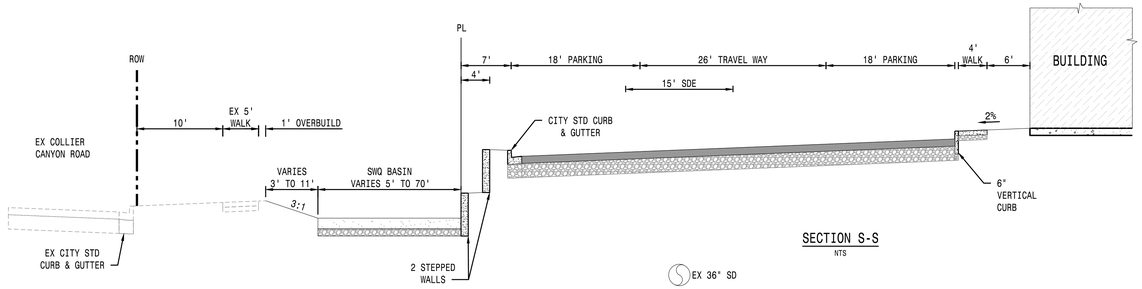
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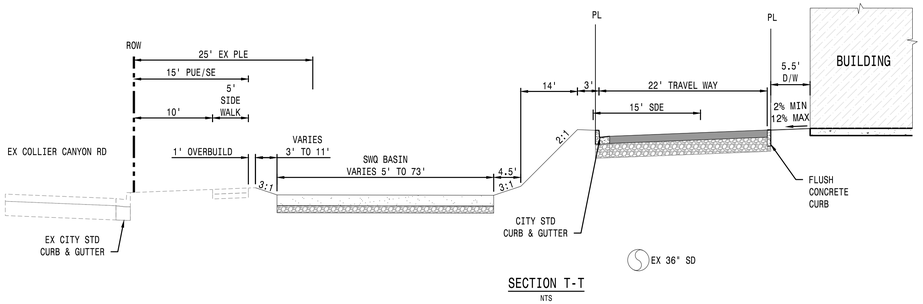
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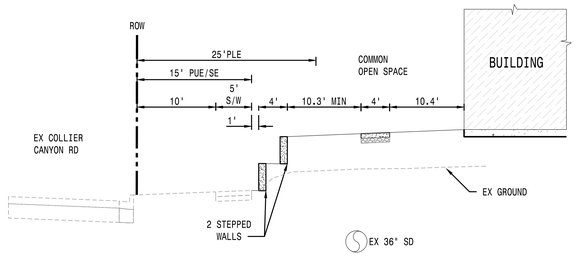
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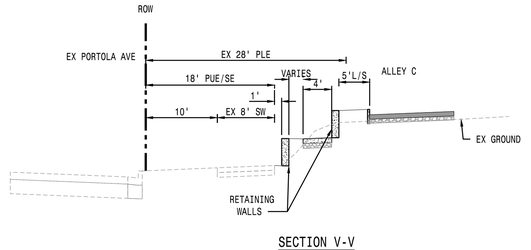
SECTION S-S
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SECTION T-T
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SECTION U-U
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SECTION V-V
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SHEA-PORTOLA AVENUE
LIVERMORE, CALIFORNIA

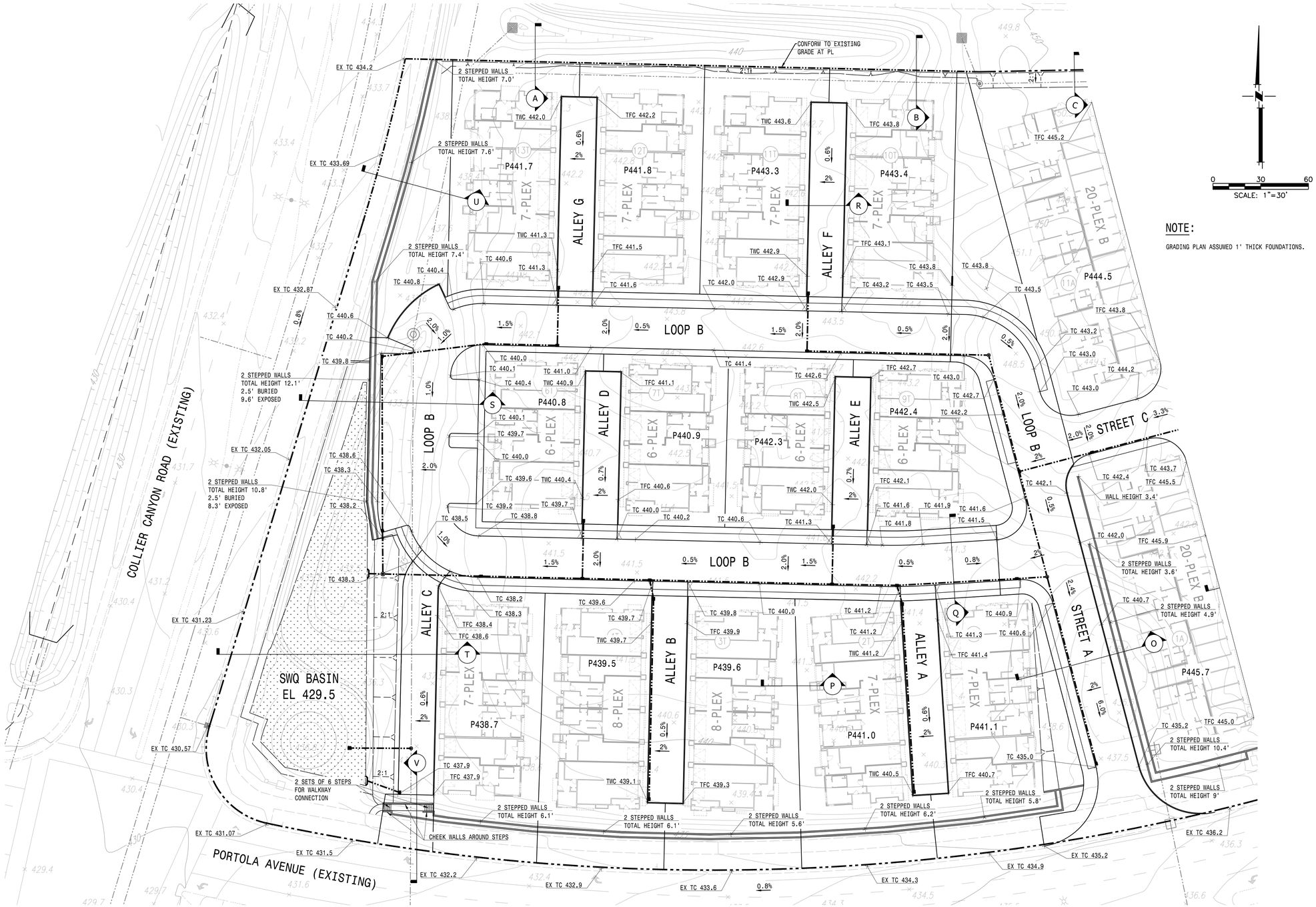
MacKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

SHEA PROPERTIES
M&S # 29024

VESTING TENTATIVE TRACT MAP NO. 8613
APRIL 4, 2022

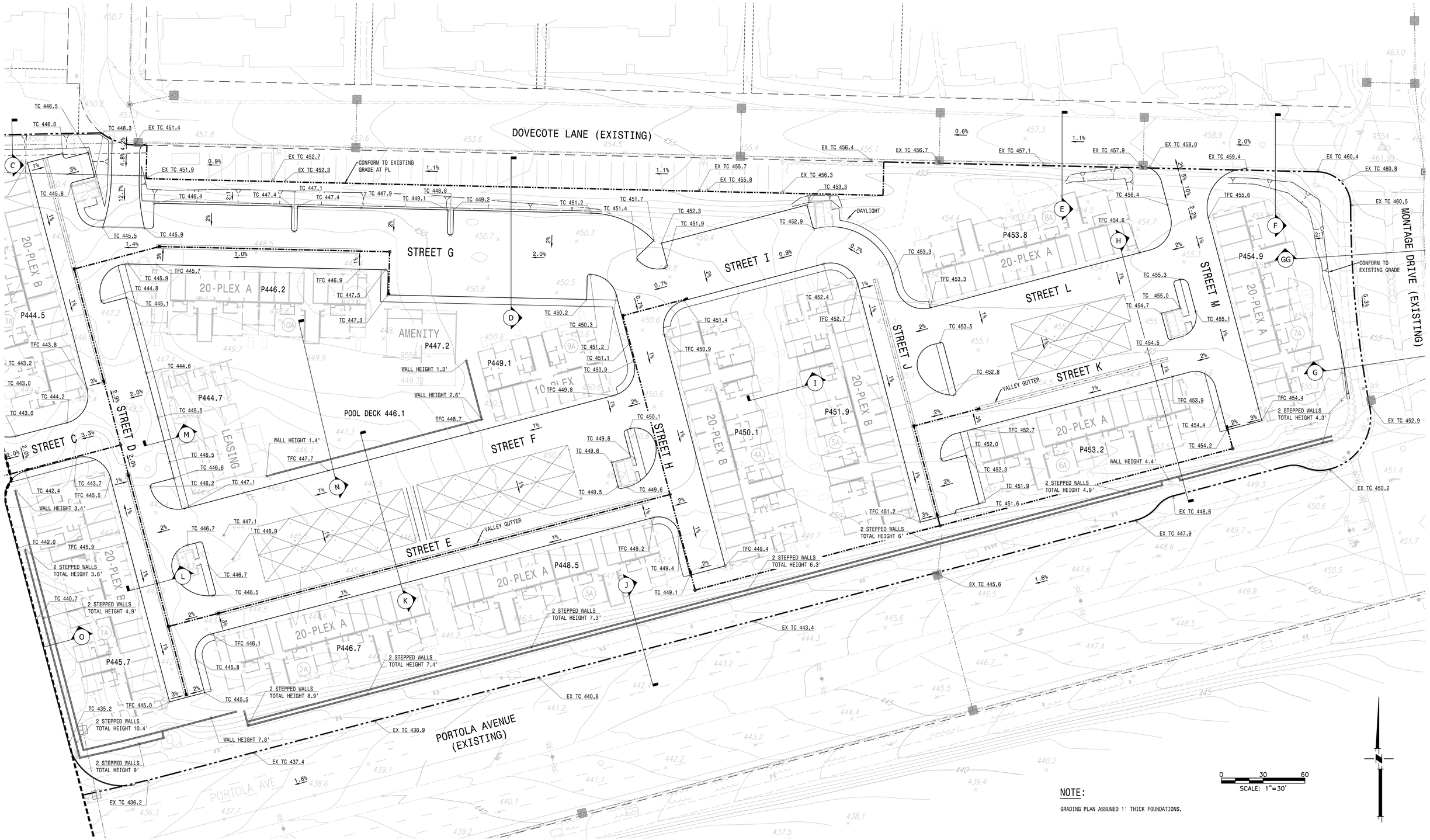
SECTIONS & DETAILS

C6



NOTE:

GRADING PLAN ASSUMED 1' THICK FOUNDATIONS.



NOTE:

GRADING PLAN ASSUMED 1' THICK FOUNDATIONS.

SHEA-PORTOLA AVENUE
LIVERMORE, CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

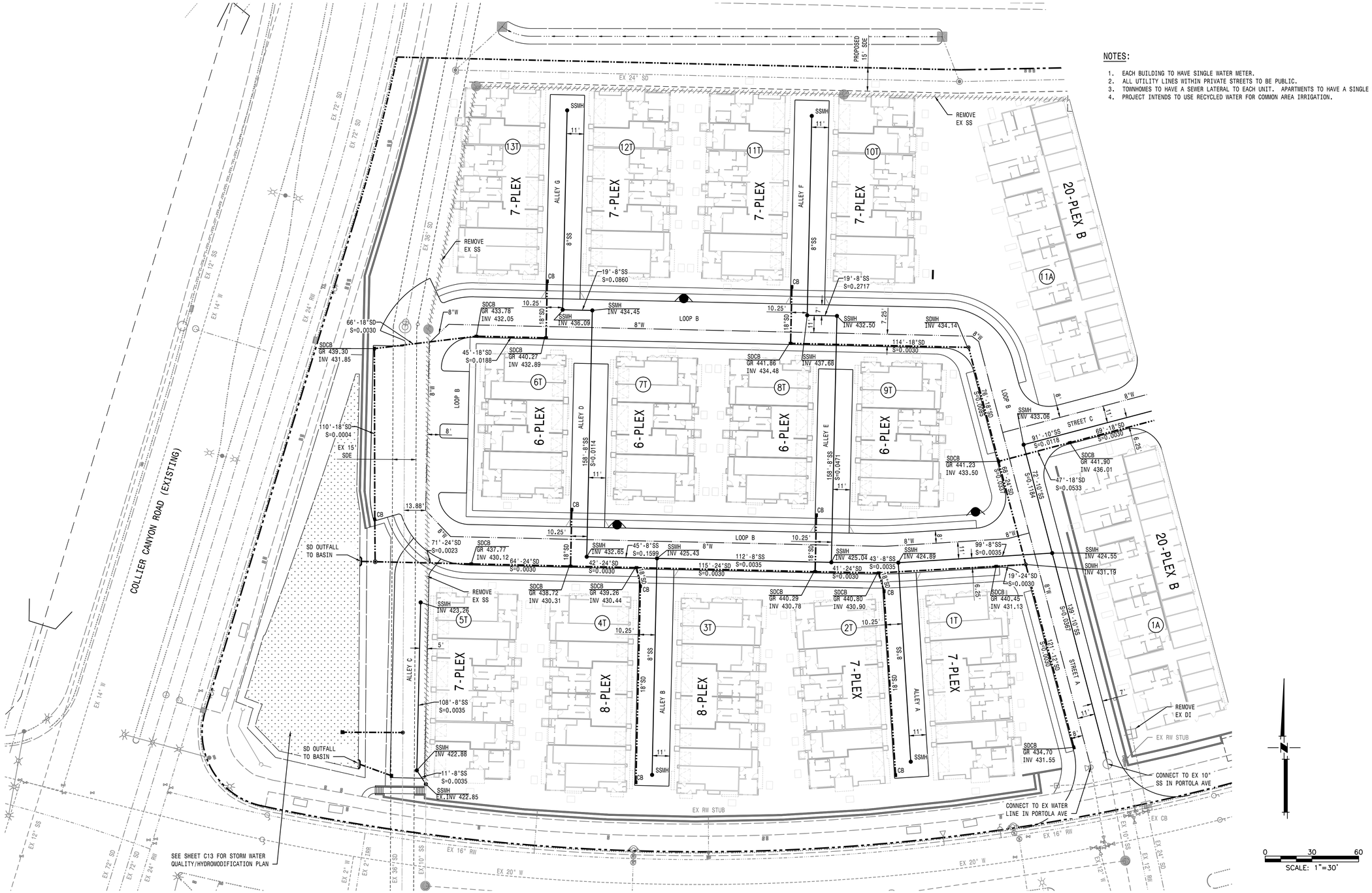
SHEA PROPERTIES
M&S # 29024

VESTING TENTATIVE TRACT MAP NO. 8613
APRIL 4, 2022

PRELIMINARY GRADING PLAN

NOTES:

1. EACH BUILDING TO HAVE SINGLE WATER METER.
2. ALL UTILITY LINES WITHIN PRIVATE STREETS TO BE PUBLIC.
3. TOWNHOMES TO HAVE A SEWER LATERAL TO EACH UNIT. APARTMENTS TO HAVE A SINGLE SEWER LATERAL TO EACH BUILDING.
4. PROJECT INTENDS TO USE RECYCLED WATER FOR COMMON AREA IRRIGATION.



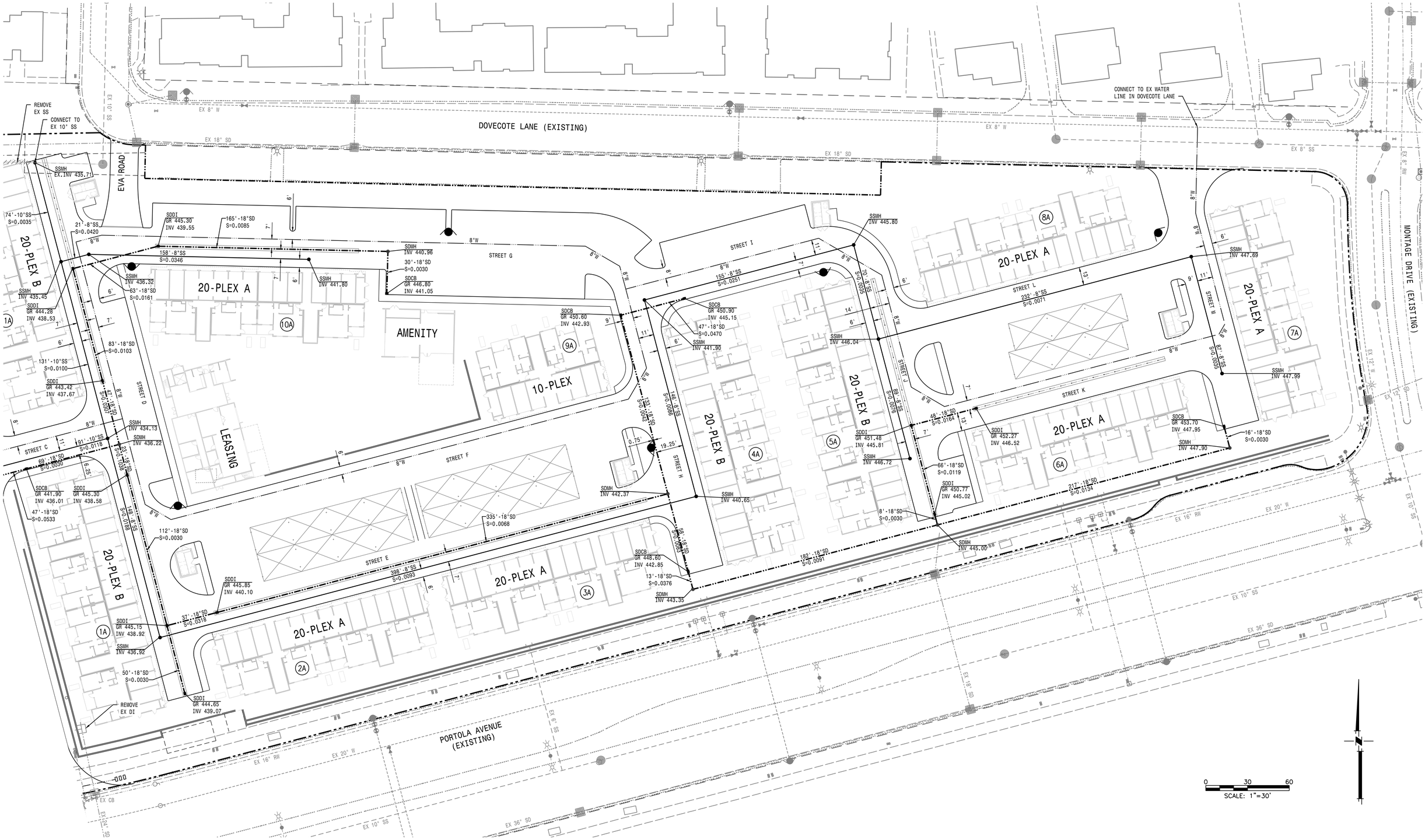
SHEA-PORTOLA AVENUE
LIVERMORE, CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

SHEA PROPERTIES
M&S # 29024

VESTING TENTATIVE TRACT MAP NO. 8613
APRIL 4, 2022

PRELIMINARY UTILITY PLAN



SHEA-PORTOLA AVENUE
LIVERMORE, CALIFORNIA

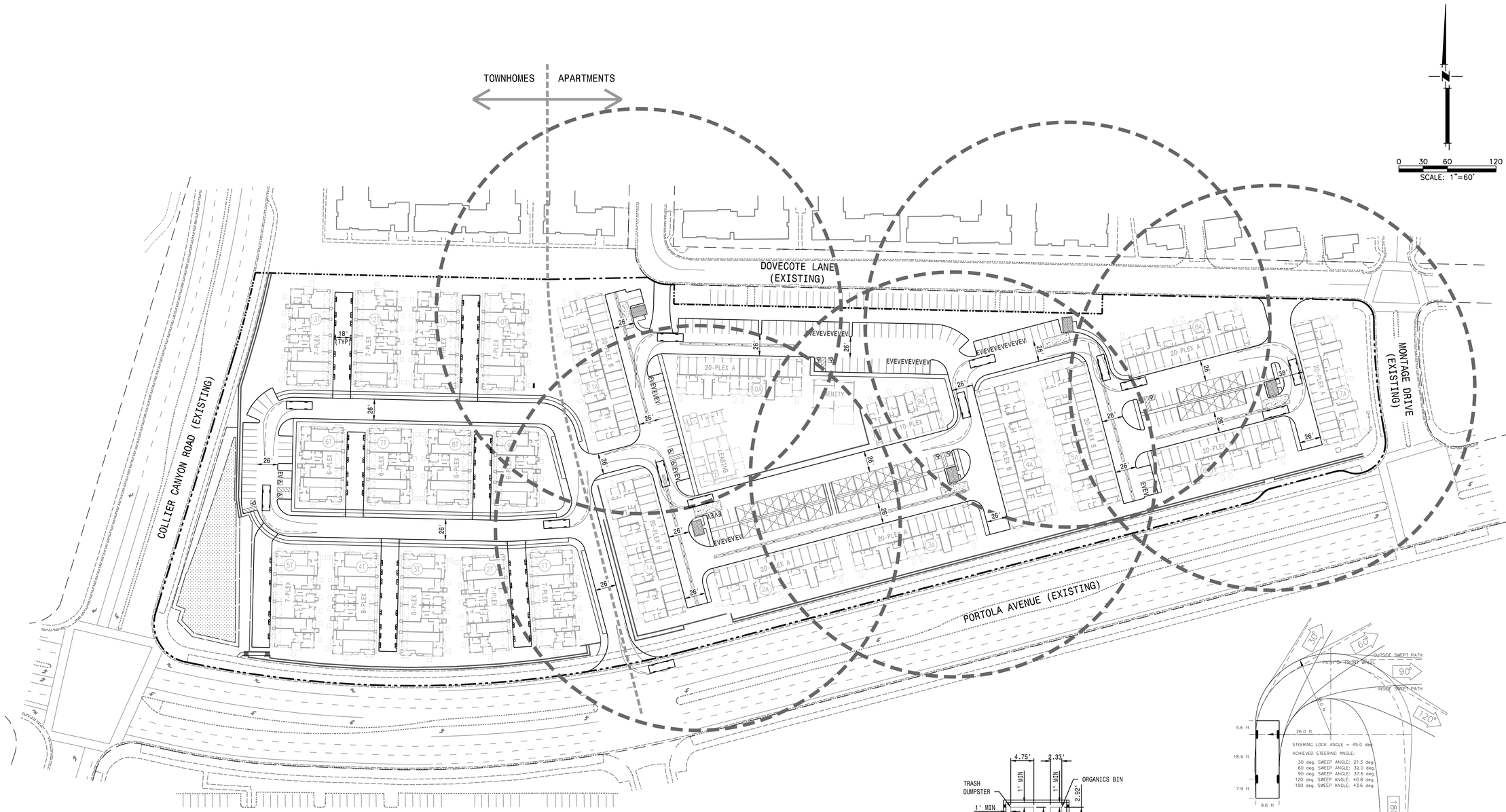
MacKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

SHEA PROPERTIES
M&S # 29024

VESTING TENTATIVE TRACT MAP NO. 8613
APRIL 4, 2022

PRELIMINARY UTILITY PLAN

C10



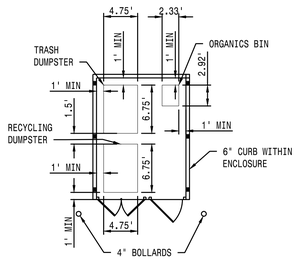
GENERAL NOTES:

GARBAGE/RECYCLING COLLECTION

1. EACH TOWNHOME UNIT (89 UNITS) WILL HAVE ONE GARBAGE CONTAINER, ONE ORGANICS CONTAINER, AND ONE RECYCLING CONTAINER.
2. GARBAGE, ORGANICS, AND RECYCLING CONTAINERS ARE ASSUMED TO BE 2'x2' MAX IN PLAN DIMENSION. (MANY CANS ARE SMALLER).
3. IT IS ASSUMED THAT TOWNHOME GARBAGE, ORGANICS, & RECYCLING ARE COLLECTED ON THE SAME DAY, ONE TIME PER WEEK.
4. IT IS ASSUMED THAT EACH APARTMENT TRASH ENCLOSURE WILL HAVE (1) 4 CUBIC YARD BIN FOR TRASH, (1) 4 CUBIC YARD BIN FOR RECYCLING, AND (1) 96 GALLON ORGANICS CART WITH PICK UP SERVICE TWO TIMES PER WEEK.
5. SIZING OF APARTMENT TRASH ASSUMES 24 GALLONS OF TRASH AND 24 GALLONS OF RECYCLING PER UNIT (210 UNITS) PER WEEK.
6. PER EMAIL FROM LIVERMORE SANITATION ON 7/21/21, TOWNHOME CARTS CAN BE STAGED AND COLLECTED ALONG ALLEYS.

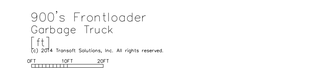
LEGEND:

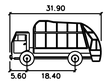
- ## — DENOTES NUMBER OF 2'X2' GARBAGE/RECYCLING/ORGANICS CONTAINERS REQUIRED ALONG CURB FOR NEARBY UNITS. (BASED ON 3 CONTAINERS PER UNIT)
- CONCRETE PAD (6" PCC OVER 5" AB)
- TRASH ENCLOSURE
- DENOTES 250' WALKING DISTANCE FOR APARTMENTS



APARTMENTS TRASH ENCLOSURE DETAIL
NTS

NOTE: ALL TRASH ENCLOSURES TO HAVE FIRE SPRINKLERS





900's Frontloader feet

Width	: 9.60
Track	: 9.60
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

SHEA-PORTOLA AVENUE
LIVERMORE, CALIFORNIA

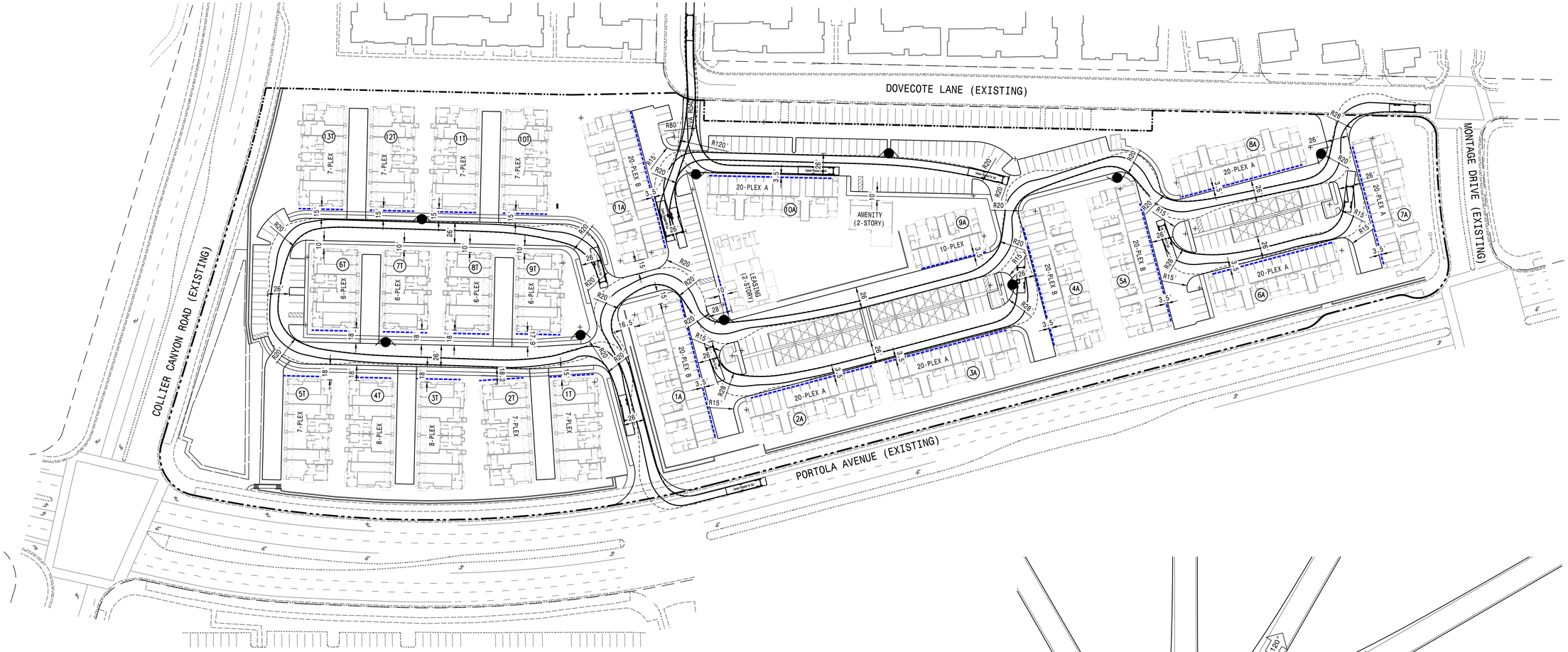
MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

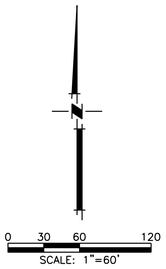
SHEA PROPERTIES
M&S # 29024

VESTING TENTATIVE TRACT MAP NO. 8613
APRIL 4, 2022

TRASH EXHIBIT

C11





BUILDING AREA LEGEND:

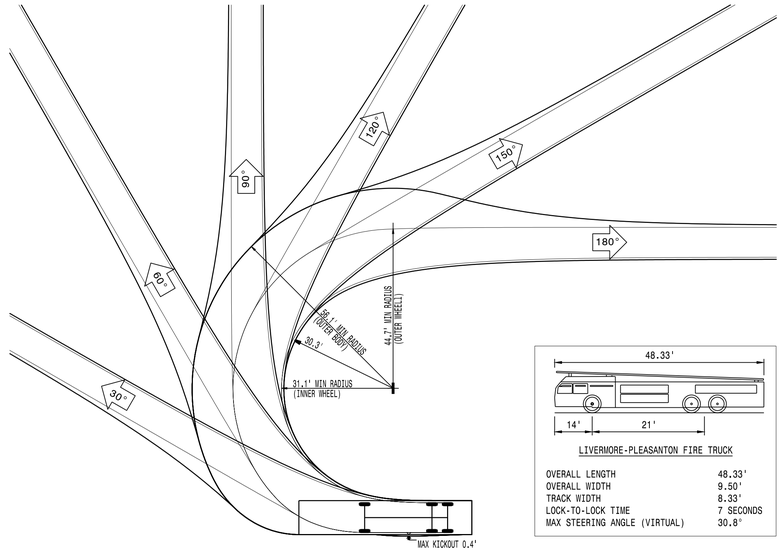
- FIRE APPARATUS STAGING AREA
- AERIAL APPARATUS ACCESSIBLE EDGE OF BUILDING
- FIRE HYDRANT

LIVERMORE-PLEASANTON FIRE DEPARTMENT NOTES:

1) THE FIRE PROTECTION BUREAU REVIEWS THE CIVIL / BUILDING DRAWINGS FOR CONCEPTUAL ON-SITE FIRE MAINS AND FIRE LOCATIONS ONLY. PLAN CHECK AND APPROVALS DO NOT INCLUDE:
   - INSTALLATION OF THE ON-SITE FIRE MAINS AND FIRE HYDRANTS. SPECIFIC INSTALLATION DRAWINGS SUBMITTED BY THE LICENSED UNDERGROUND FIRE PROTECTION CONTRACTOR SHALL BE SUBMITTED TO THE FIRE PROTECTION BUREAU FOR APPROVAL.
   - BACKFLOW PREVENTION OR CONNECTION TO PUBLIC WATER MAINS.
2) UNDERGROUND FIRE MAINS, FIRE HYDRANTS AND CONTROL VALVES SHALL BE INSTALLED IN CONFORMANCE WITH THE MOST RECENTLY ADOPTED EDITION OF THE NFPA PAMPHLET 24, "OUTSIDE PROTECTION".
   - FIRE FLOW AND DURATION SHALL BE PROVIDED IN ACCORDANCE WITH 2010 CFC APPENDIX B
   - THE UNDERGROUND PIPELINE CONTRACTOR SHALL SUBMIT A MINIMUM OF THREE (3) SETS OF INSTALLATION DRAWINGS TO THE BUILDING DEPT, TO BE REVIEWED BY THE FIRE PROTECTION BUREAU. THE PLANS SHALL HAVE THE CONTRACTOR'S WET STAMP INDICATING THE CALIFORNIA CONTRACTOR'S LICENSE TYPE, LICENSE NUMBER, AND MUST BE SIGNED. NO UNDERGROUND PIPELINE INSPECTIONS WILL BE CONDUCTED PRIOR TO ISSUANCE OF APPROVED PLANS.
   - ALL UNDERGROUND FIRE PROTECTION WORK SHALL REQUIRE A CALIFORNIA CONTRACTOR'S LICENSE TYPE AS FOLLOWS: C-16, C-34, AND C-36 OR A.
3) EMERGENCY VEHICLE ACCESS ROADS:
   - SHALL BE A MINIMUM OF 20 FEET IN WIDTH. A CLEAR HEIGHT FREE OF OBSTRUCTION (POWER, CABLE, TELEPHONE LINES, TREE LIMBS, ETC.) SHALL BE PROVIDED. THIS CLEARANCE SHALL BE A MINIMUM OF 13 FEET - 6 INCHES. INSIDE TURNING RADIUS OF 41 FEET AND OUTSIDE TURNING RADIUS OF 52 FEET SHALL BE PROVIDED.
   - ALL EXTERIOR PORTIONS OF THE BUILDING MUST BE WITHIN 200 FEET OF AN ACCESS ROAD. YARD AND PARKING AREAS MAY BE ABLE TO BE LOCATED FURTHER THANN 200 FEET FROM ACCESS ROADS DEPENDING ON THE SPECIFIC USE.
   - ON-SITE ACCESS WAYS AND INTERNAL DRIVES SHALL BE DESIGNATED AS FIRE LANES AND IDENTIFIED AS SUCH BY RED CURB STRIPING AND POSTED WITH SIGNS AT LOCATIONS APPROVED BY THE FIRE DEPT. SIGNS SHALL BE ACCORDING TO STATE STANDARDS AND READ "NO PARKING - FIRE LANE" AND MUST BE SHOWN ON THE PLANS.
4) FIRE DEPARTMENT AERIAL APARATUS:
   - BUILDINGS OR PORTIONS OF BUILDINGS OR FACILITIES EXCEEDING 30 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPT VEHICLE ACCESS SHALL BE PROVIDED WITH APPROVED FIRE APPARATUS ACCESS ROADS CAPABLE OF ACCOMODATING FIRE DEPARTMENT AERIAL APPARATUS. FIRE APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 26 FEET IN THE IMMEDIATE VICINITY OF ANY BUILDING MORE THAN 30 FEET IN HEIGHT. AT LEAST ONE OF THE REQUIRED ACCESS ROUTES MEETING THIS CONDITION SHALL BE LOCATED WITHIN A MINIMUM 15 FEET AND A MAXIMUM 30 FEET FROM THE BUILDING, AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING.
   - THE FOLLOWING SCHEDULE FOR NO PARKING SIGNS SHALL APPLY FOR AERIAL APPRATUS ROUTES:

WIDTH	REQUIREMENTS
36 FT +	NO REQUIREMENTS
28 FT - 36 FT	POST ONE SIDE
20 FT - 28 FT	POST BOTH SIDES
20 FT -	NOT PERMITTED

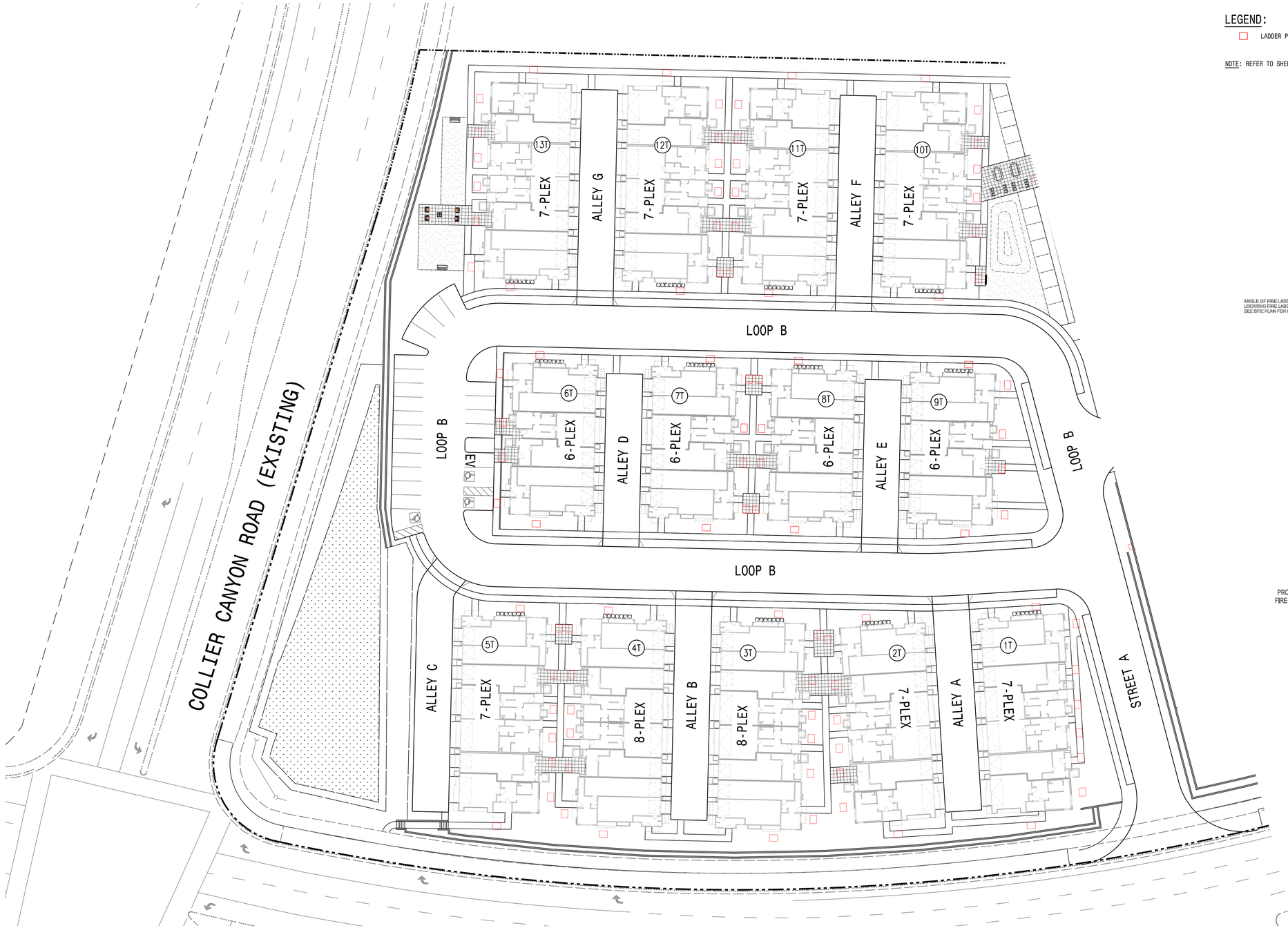
5 FIRE HYDRANT SPACING SHOWN IS 350' OR LESS.



LIVERMORE-PLEASANTON FIRE TRUCK

OVERALL LENGTH	48.33'
OVERALL WIDTH	9.50'
TRACK WIDTH	8.33'
LOCK-TO-LOCK TIME	7 SECONDS
MAX STEERING ANGLE (VIRTUAL)	30.8°

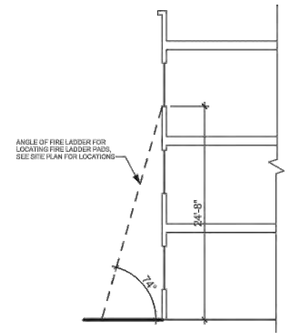
TURNING TEMPLATE
NTS



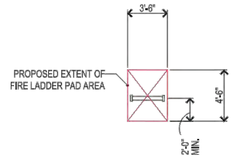
LEGEND:

LADDER PAD

NOTE: REFER TO SHEET A-__ FOR FIRE LADDER ELEVATIONS.



TYPICAL LADDER SECTION
NTS



TYPICAL LADDER PAD PLAN
NTS

0 30 60
SCALE: 1"=30'

SHEA-PORTOLA AVENUE
LIVERMORE, CALIFORNIA

MacKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

SHEA PROPERTIES
M&S # 29024

VESTING TENTATIVE TRACT MAP NO. 8613
APRIL 4, 2022

TOWNHOME FIRE LADDER PAD EXHIBIT

C13

DOVECOTE LANE (EXISTING)

EVA ROAD

STREET A

LOOP B

STREET C

STREET D

STREET E

STREET F

STREET G

STREET H

STREET I

STREET J

STREET K

STREET L

STREET M

MONTAGE DRIVE (EXISTING)

PORTOLA AVENUE (EXISTING)

20-PLEX A

20-PLEX B

10-PLEX

AMENITY

LEASING

EVEVEVEVEVEV

EVEVEVEVEVEV

EVEVEVEVEVEV

EVEVEVEVEVEV

EVEVEVEVEVEV

EVEVEVEVEVEV

EVEV

EVEV

EVEV

EVEV

1A

2A

3A

4A

5A

6A

7A

8A

9A

10A

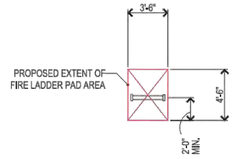
11A

LEGEND:

LADDER PAD

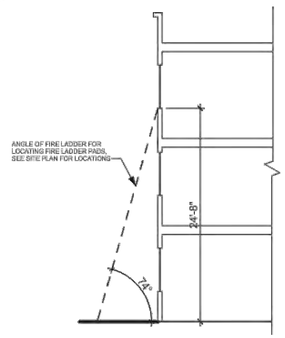
0 30 60

SCALE: 1"=30'



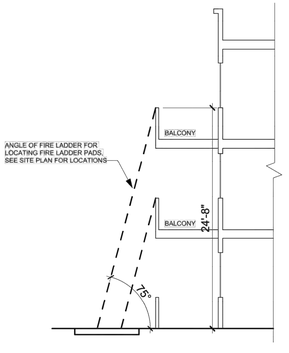
TYPICAL LADDER PAD PLAN

NTS



TYPICAL LADDER SECTION

NTS



TYPICAL LADDER SECTION - BALCONY

NTS

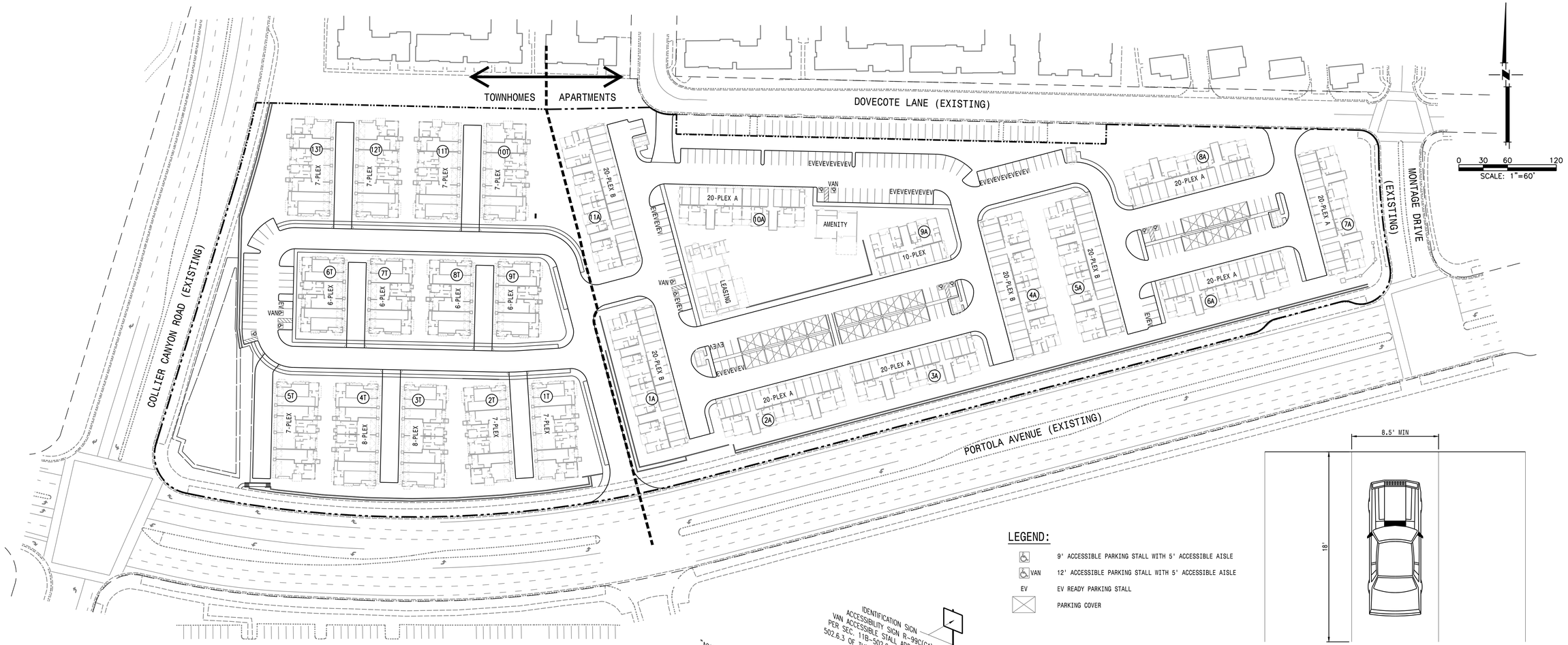
SHEA-PORTOLA AVENUE
LIVERMORE, CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

SHEA PROPERTIES
M&S # 29024

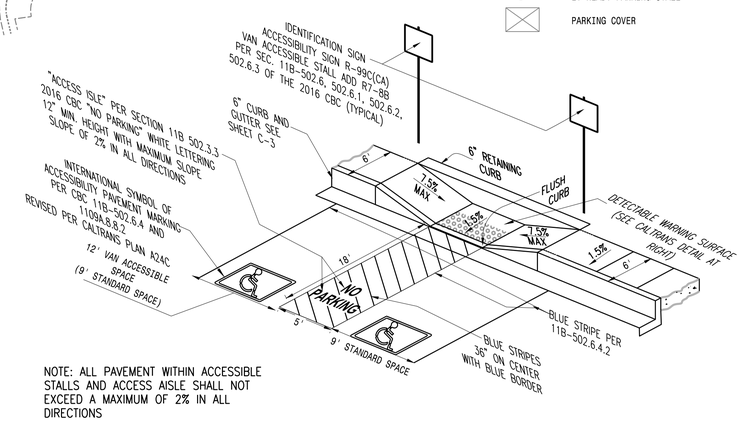
VESTING TENTATIVE TRACT MAP NO. 8613
APRIL 4, 2022

APARTMENT FIRE LADDER PAD EXHIBIT



LEGEND:

	9' ACCESSIBLE PARKING STALL WITH 5' ACCESSIBLE AISLE
VAN	12' ACCESSIBLE PARKING STALL WITH 5' ACCESSIBLE AISLE
EV	EV READY PARKING STALL
	PARKING COVER



NOTE: ALL PAVEMENT WITHIN ACCESSIBLE STALLS AND ACCESS AISLE SHALL NOT EXCEED A MAXIMUM OF 2% IN ALL DIRECTIONS

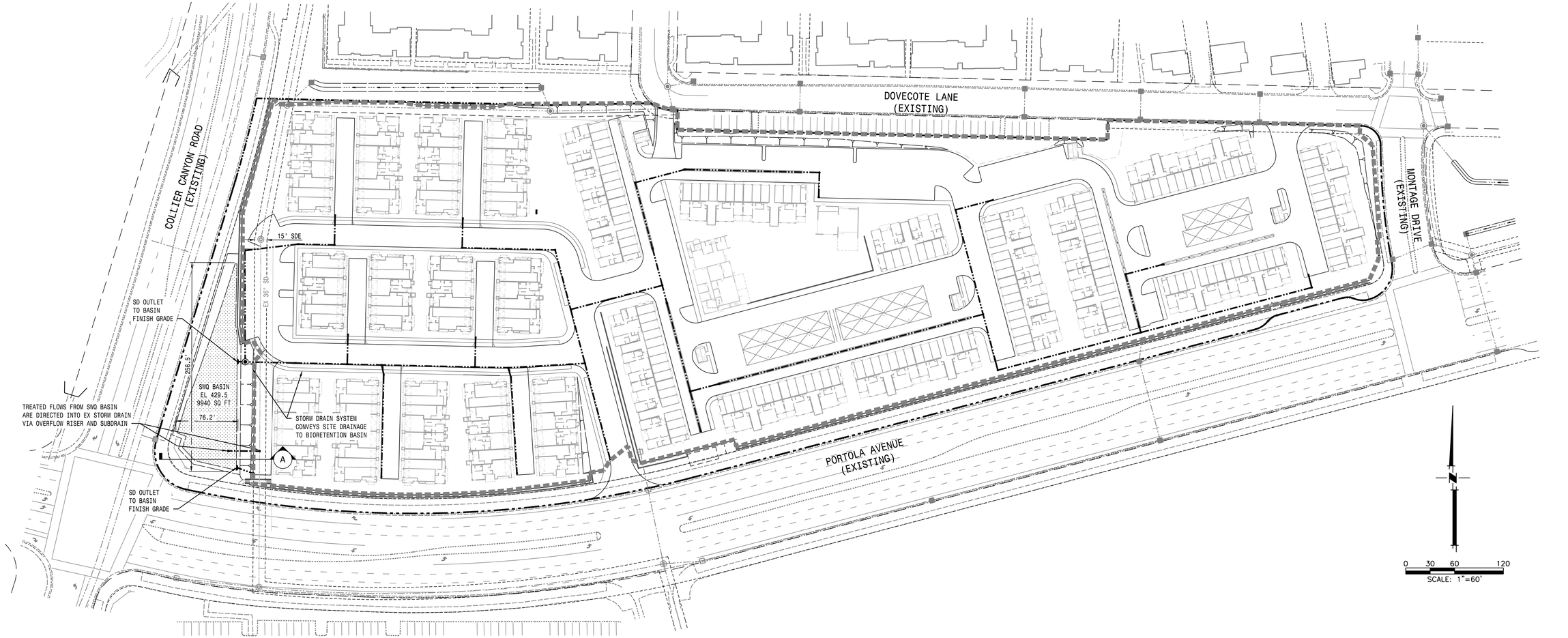
ACCESSIBLE PARKING STALLS AND CURB
SCALE: N.T.S.

TYPICAL OFF STREET PARKING STALL
NTS

PARKING COUNTS					
UNIT TYPE	**PARKING REQUIREMENT PER INSP**	**APARTMENT UNITS**	**APARTMENT PARKING STALLS**	**TOWNHOME UNITS**	**TOWNHOME PARKING STALLS**
STUDIO/1 BEDROOM	1-1.25 SPACES/UNIT	130	130	0	0
2 BEDROOM	1.5-2 SPACES/UNIT	68	115	53	106
3+ BEDROOMS	2-2.5 SPACES/UNIT	12	30	36	72
VISITOR PARKING	0.125-0.25 SPACES/UNIT		52		23
BIKE PARKING	1 SPACE/UNIT		210 (SEE NOTE 1)		89 (SEE NOTE 2)
NOTES					
NOTE 1	REFER TO SHEET A-3.3, A-4.3, AND A-5.3 FOR LOCATIONS OF BIKE PARKING SPACE IN PRIVATE GARAGES AND BUILDING BREEZEWAYS.				
NOTE 2	REFER TO SHEET A-31.0, A-32.0, AND A-33.0 FOR LOCATIONS OF 2' X 6' BIKE PARKING SPACE IN PRIVATE GARAGES.				

PARKING SUMMARY		
	TOWNHOMES	APARTMENTS
GARAGE	178*	144
COVERED	0	66
OPEN	19	76
OPEN - ACCESSIBLE	2	6
OPEN - VAN ACCESSIBLE	1	2
OPEN - EV READY	1	17
OPEN - EV INSTALLED	0	16
TOTAL	201 (2.25/UNIT)	327 (1.56/UNIT)

NOTES:
1. *TOWNHOME GARAGES TO HAVE 40 AMP CIRCUIT INSTALLED FOR FUTURE CHARGING PURPOSES TO COMPLY WITH CAL GREEN REQUIREMENT.
2. EV READY STALLS SHALL HAVE A RACEWAY INSTALLED AND ELECTRICAL CAPACITY AT THE ELECTRICAL PANEL. ELECTRICAL VEHICLE CHARGING STATIONS ARE NOT REQUIRED TO BE INSTALLED.



LEGEND:

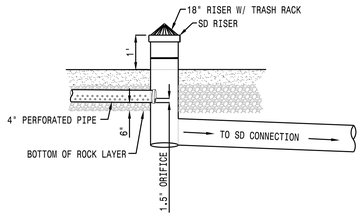
SWQ BASIN

DRAINAGE MANAGEMENT AREA BOUNDARY

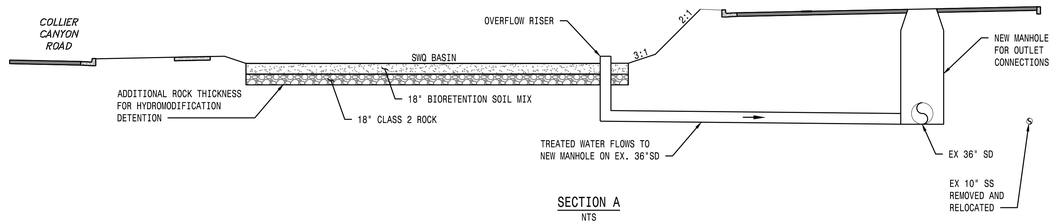
Drainage Management Area ID	Total Drainage Area (sqft)	Impervious Area(2) (sqft)	Pervious Area(3) (sqft)	Effective Impervious Area(4) (sqft)	Required Capture Volume(6) (cuft)	Provided Treatment Area(9) (sqft)	Ponding Depth(8) (in)	Type of Treatment Measure	Treatment Area Hydraulic Sizing Criteria
1	496,889	379,231	117,658	390,997	20,274	9,940	8.92	Bioretention Area	Flow and Volume

NOTES:

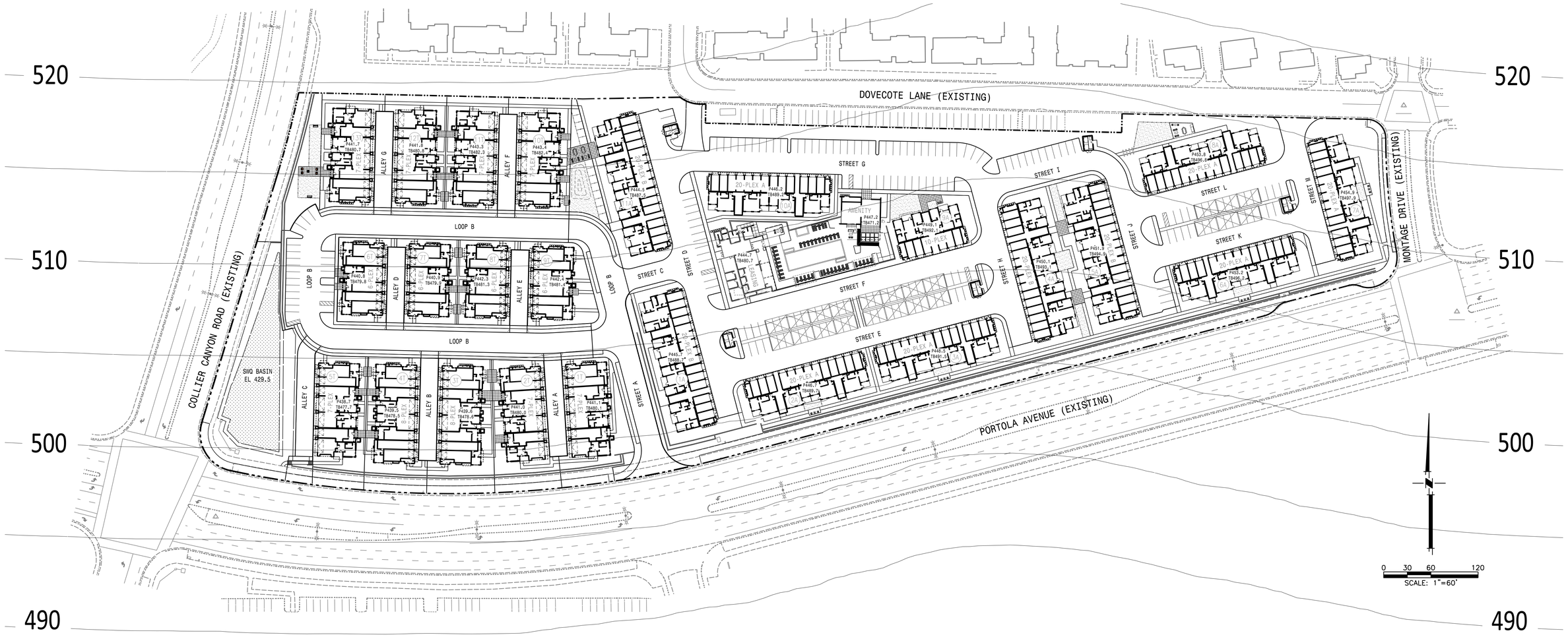
(1) MEAN ANNUAL PRECIPITATION (MAP) DETERMINED USING THE MAP OF ALAMEDA COUNTY PROVIDED AS ATTACHMENT 6 OF THE OCTOBER 2016 ALAMEDA COUNTY HYDROLOGY AND HYDRAULICS MANUAL.
(2) IMPERVIOUS SURFACES INCLUDES ALL IMPERVIOUS SURFACES (ROOF AREAS, PAVING, SIDEWALKS, ETC)
(3) PERVIOUS SURFACES (LANDSCAPING, PROPERLY DESIGNED PERVIOUS PAVING)
(4) EFFECTIVE IMPERVIOUS AREA INCLUDES THE TOTAL IMPERVIOUS SURFACES +(0.1)*PERVIOUS SURFACES
(5) FOR MAP> 16.4 INCHES THE OAKLAND AIRPORT GAUGE IS UTILIZED (MAP = 18.35, UNIT BASIN STORAGE VOLUME = 0.67). FOR MAP< 16.4 INCHES THE SAN JOSE AIRPORT GAUGE IS UTILIZED (MAP= 14.4, UNIT BASIN STORAGE VOLUME= 0.56).
(6) REQUIRED CAPTURE VOLUME IS EQUAL TO THE ADJUSTED UNIT BASIN STORAGE VOLUME X THE IMPERVIOUS AREA.
(7) RAIN EVENT DURATION ASSUMES AN INTENSITY OF 0.2 IN/HR, THE ADJUSTED UNIT BASIN VOLUME IS DIVIDED BY THE INTENSITY.
(8) THE DEPTH OF PONDING THE PROVIDED TREATMENT AREA WILL HAVE IN THE DESIGN EVENT. THE MAY 2016 STORMWATER TECHNICAL GUIDANCE DOCUMENT RECOMMENDS PONDING DEPTHS BETWEEN 6 AND 12 INCHES WITHIN A BIORETENTION FACILITY OR FLOW THRU PLANTER.
(9) THE TREATMENT AREA PROVIDED ON THE SITE DESIGN.



BIO-RETENTION BASIN OVERFLOW SD RISER STRUCTURE DETAIL
NTS



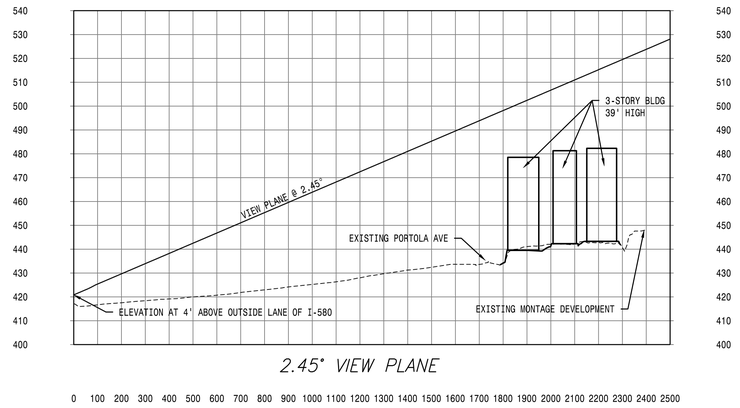
SECTION A
NTS



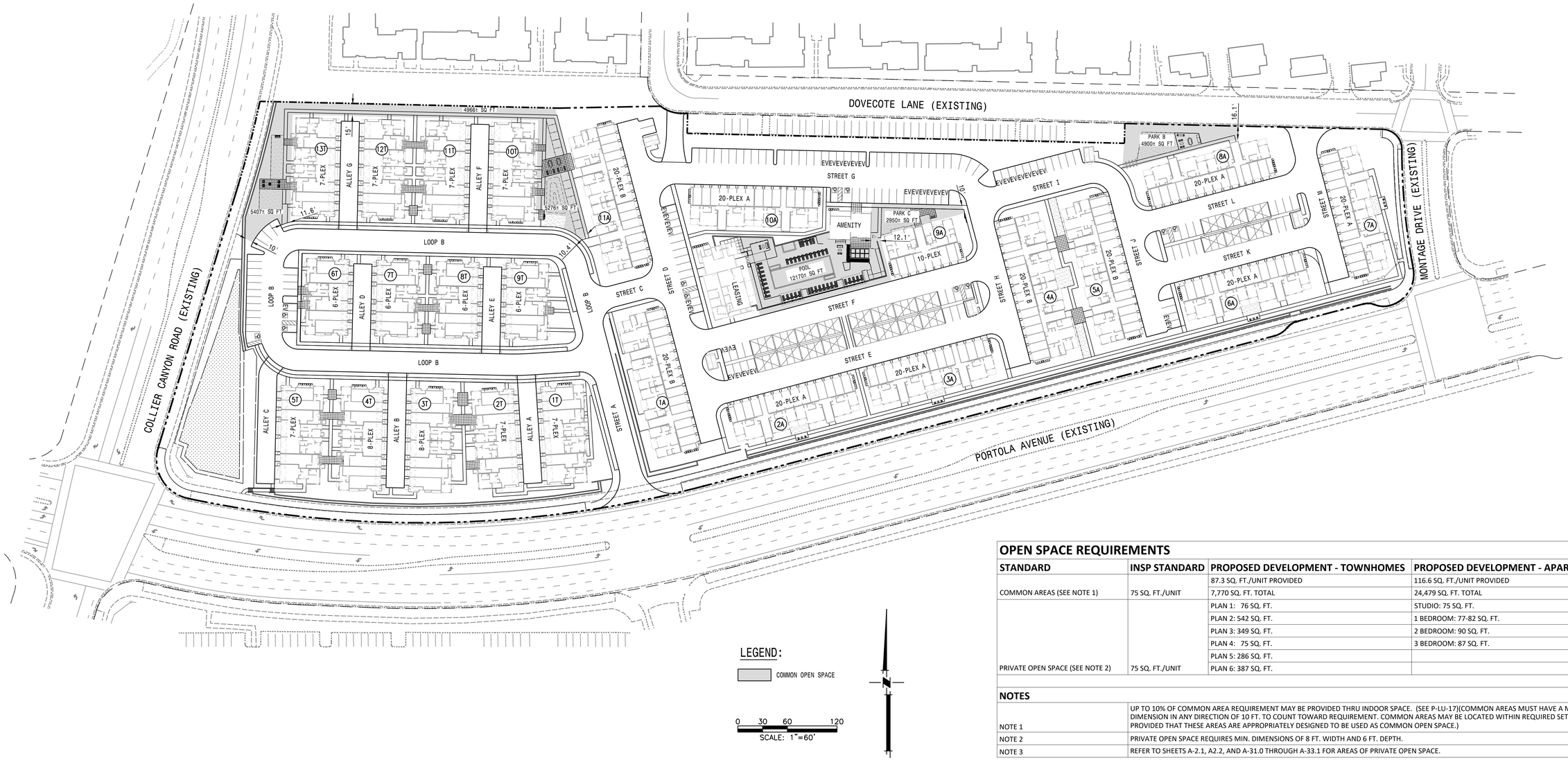
LEGEND:

500 — ELEVATION CONTOUR OF 2.45° PLANE AS DESCRIBED IN GENERAL PLAN

TB — TOP OF BUILDING ELEVATION
P — PAD ELEVATION



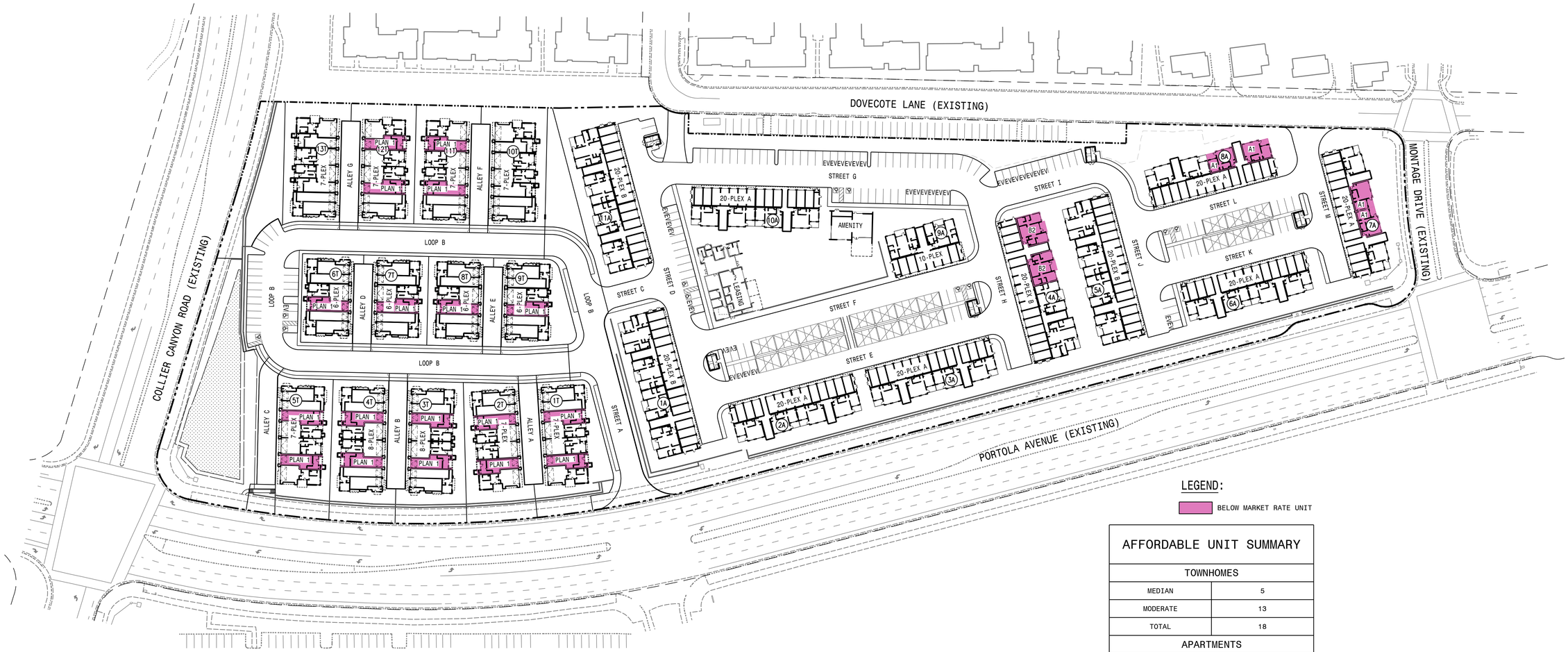
2.45° VIEW PLANE



OPEN SPACE REQUIREMENTS

STANDARD	INSP STANDARD	PROPOSED DEVELOPMENT - TOWNHOMES	PROPOSED DEVELOPMENT - APARTMENTS
		87.3 SQ. FT./UNIT PROVIDED	116.6 SQ. FT./UNIT PROVIDED
COMMON AREAS (SEE NOTE 1)	75 SQ. FT./UNIT	7,770 SQ. FT. TOTAL	24,479 SQ. FT. TOTAL
		PLAN 1: 76 SQ. FT.	STUDIO: 75 SQ. FT.
		PLAN 2: 542 SQ. FT.	1 BEDROOM: 77-82 SQ. FT.
		PLAN 3: 349 SQ. FT.	2 BEDROOM: 90 SQ. FT.
		PLAN 4: 75 SQ. FT.	3 BEDROOM: 87 SQ. FT.
		PLAN 5: 286 SQ. FT.	
PRIVATE OPEN SPACE (SEE NOTE 2)	75 SQ. FT./UNIT	PLAN 6: 387 SQ. FT.	

NOTES	
NOTE 1	UP TO 10% OF COMMON AREA REQUIREMENT MAY BE PROVIDED THRU INDOOR SPACE. (SEE P-LU-17)(COMMON AREAS MUST HAVE A MIN. DIMENSION IN ANY DIRECTION OF 10 FT. TO COUNT TOWARD REQUIREMENT. COMMON AREAS MAY BE LOCATED WITHIN REQUIRED SETBACKS PROVIDED THAT THESE AREAS ARE APPROPRIATELY DESIGNED TO BE USED AS COMMON OPEN SPACE.)
NOTE 2	PRIVATE OPEN SPACE REQUIRES MIN. DIMENSIONS OF 8 FT. WIDTH AND 6 FT. DEPTH.
NOTE 3	REFER TO SHEETS A-2.1, A2.2, AND A-31.0 THROUGH A-33.1 FOR AREAS OF PRIVATE OPEN SPACE.



LEGEND:

BELOW MARKET RATE UNIT

AFFORDABLE UNIT SUMMARY	
TOWNHOMES	
MEDIAN	5
MODERATE	13
TOTAL	18
APARTMENTS	
VERY LOW	13
LOW	14
MEDIAN	8
MODERATE	7
TOTAL	42

NOTE:
APARTMENT HATCHING SHOWN ON THIS SHEET REPRESENTS BELOW MARKET RATE UNITS ON GROUND LEVEL. SEE SHEET C20 FOR BELOW MARKET RATE UNITS ON SECOND AND THIRD LEVELS.

0 30 60 120
SCALE: 1"=60'



SECOND LEVEL
1"=60'



THIRD LEVEL
1"=60'

LEGEND:

BELOW MARKET RATE UNIT

NOTE:
APARTMENT HATCHING SHOWN ON THIS SHEET REPRESENTS BELOW MARKET RATE UNITS ON 2ND AND 3RD LEVELS.

0 30 60 120
SCALE: 1"=60'

SHEA-PORTOLA AVENUE
LIVERMORE, CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

SHEA PROPERTIES
M&S # 29024

VESTING TENTATIVE TRACT MAP NO. 8613
APRIL 4, 2022

AFFORDABLE HOUSING EXHIBIT

C20



LEGEND:

ACCESSIBLE UNIT

ACCESSIBLE UNIT SUMMARY	
TOWNHOMES	9
APARTMENTS	42

0 30 60 120
SCALE: 1"=60'

SHEA-PORTOLA AVENUE
LIVERMORE, CALIFORNIA

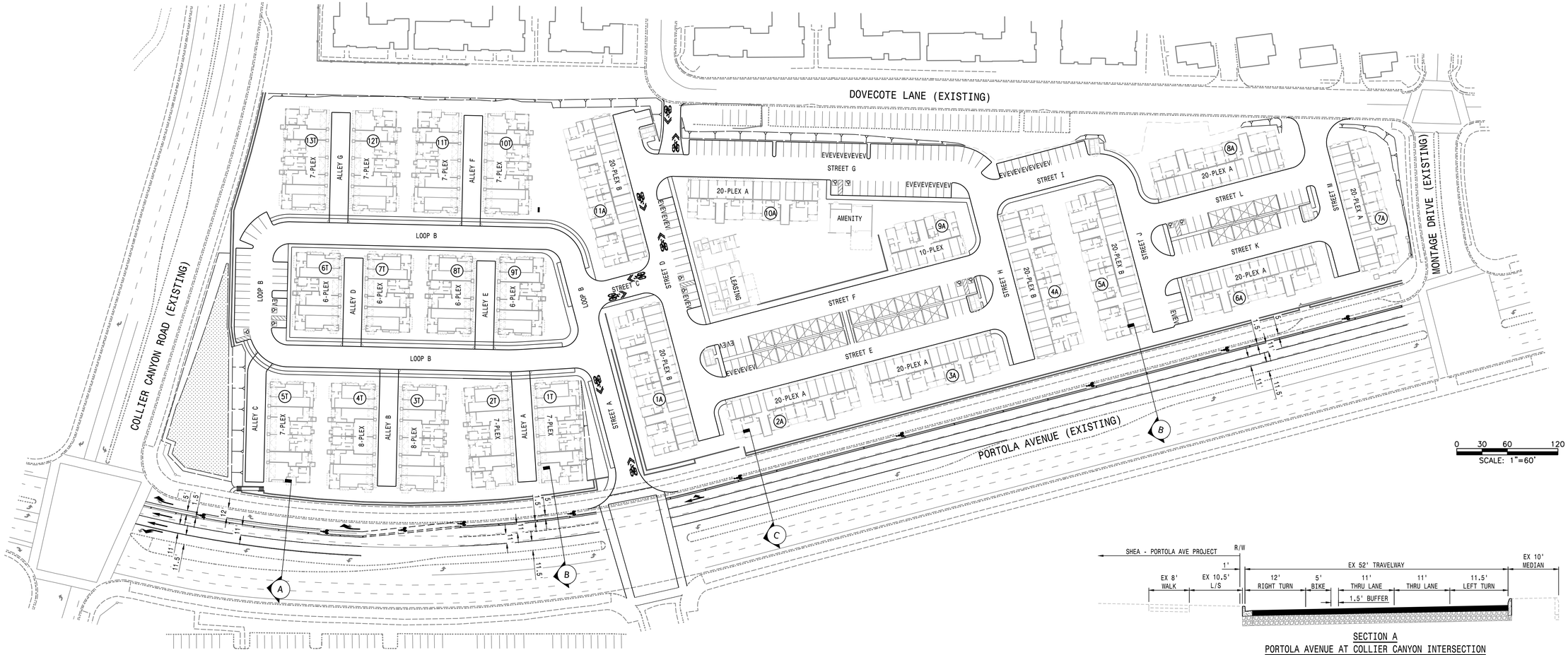
MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

SHEA PROPERTIES
M&S # 29024

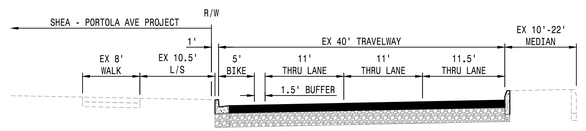
VESTING TENTATIVE TRACT MAP NO. 8613
APRIL 4, 2022

ACCESSIBLE UNIT EXHIBIT

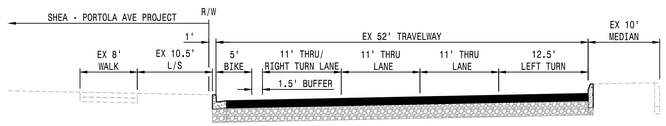
C21



SECTION A
PORTOLA AVENUE AT COLLIER CANYON INTERSECTION
RIGHT AND LEFT TURN LANES
NTS

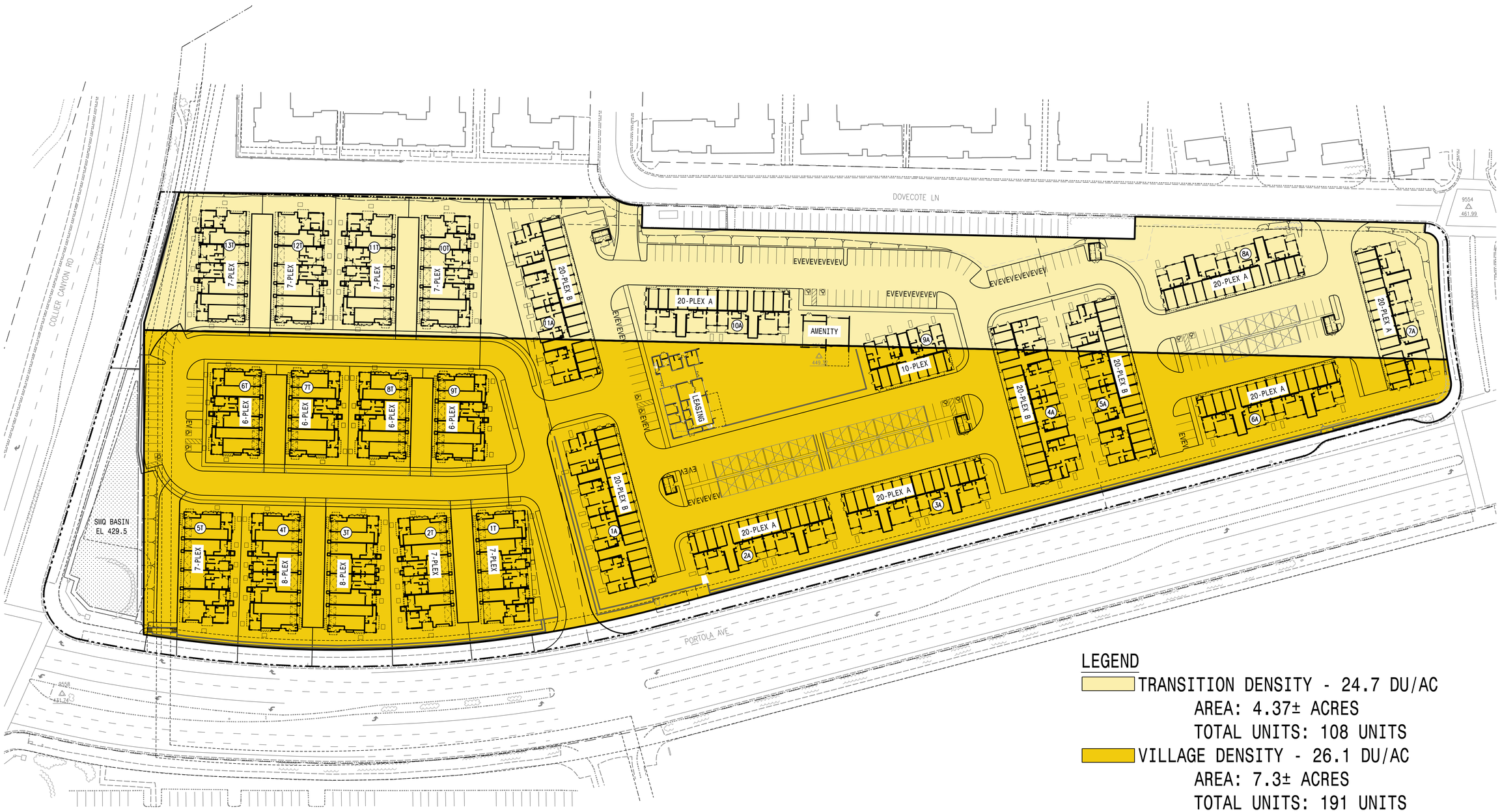


SECTION B
PORTOLA AVENUE
3 THRU LANES
NTS



SECTION C
PORTOLA AVENUE
3 THRU LANES WITH LEFT TURN LANE
NTS

NOTES:
1. PORTOLA AVE TO BE A CLASS IV BIKE ROUTE.
2. STREET A, C, D, AND EVA TO BE A CLASS III BIKE ROUTE.



LEGEND

TRANSITION DENSITY - 24.7 DU/AC
AREA: 4.37± ACRES
TOTAL UNITS: 108 UNITS

VILLAGE DENSITY - 26.1 DU/AC
AREA: 7.3± ACRES
TOTAL UNITS: 191 UNITS

SHEA-PORTOLA AVENUE
LIVERMORE, CALIFORNIA

MacKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

SHEA PROPERTIES
M&S # 29024

VESTING TENTATIVE TRACT MAP NO. 8613
APRIL 4, 2022

DENSITY EXHIBIT

C23



SHEA - PORTOLA AVE.

LIVERMORE, CA

C2 Collaborative
LANDSCAPE ARCHITECTURE

Shea Apartments

TENTATIVE TRACT MAP NO. 8613
APRIL 5, 2022

0 25′ 50′ 100′
Scale: 1″= 50′-0″

OVERALL CONCEPTUAL LANDSCAPE SITE PLAN

L - 1



LEGEND

Accessible Path of Travel

SHEA - PORTOLA AVE.
LIVERMORE, CA

C2 Collaborative
LANDSCAPE ARCHITECTURE

Shea Apartments

TENTATIVE TRACT MAP NO. 8613
APRIL 5, 2022

0 25' 50' 100'
Scale: 1"= 50'-0"

OVERALL CONCEPTUAL PEDESTRIAN CIRCULATION PLAN

L - 2



LEGEND

- Perimeter /Retaining Wall
- Guardrail Fence on top of Retaining Wall
- Pool Enclosure Tubular Steel Fence
- Pool Enclosure Glass Fence/Gate
- Pool Enclosure Wall

SHEA - PORTOLA AVE.
LIVERMORE, CA

C2 Collaborative
LANDSCAPE ARCHITECTURE

Shea Apartments

TENTATIVE TRACT MAP NO. 8613
APRIL 5, 2022

0 25′ 50′ 100′
Scale: 1″= 50′-0″

OVERALL CONCEPTUAL WALL AND FENCE PLAN

Perimeter/Retaining Wall

- Splitface Block in Running Bond Pattern Stucco color. Refer to Block Colors

BURNISHED BLOCK COLORS



GREY TAN

Guardrail Fence

- 42" ht. to 45" ht
- Tubular steel painted color SW 7048 Urbane Bronze or SW 7675 Sealskin (or equal)
- Apply (1) coat primer and (2) coats paint. All members should be metalized after fabrication

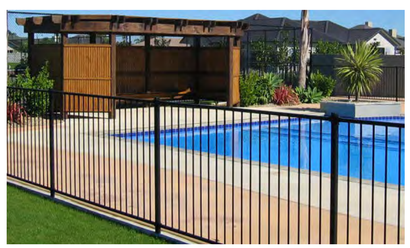
PAINT COLOR



SW 7675 Sealskin or SW 7048 Urbane Bronze(or equal)

Pool Enclosure Tubular Steel Fence

- 5' ht. minimum.
- Tubular steel painted color SW 7048 Urbane Bronze or SW 7675 Sealskinn (or equal)
- Apply (1) coat primer and (2) coats paint. All members should be metalized after fabrication



PAINT COLOR

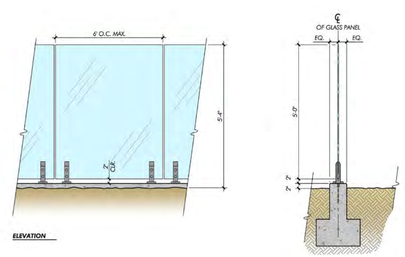


SW 7675 Sealskin or SW 7048 Urbane Bronze(or equal)

Pool Glass Fence

- 6' ht. minimum.
- 4' Horizontal non-climbable clearance





Pool Enclosure Wall

- 6' ht. minimum.
- Stucco Wall. Color to match Architecture







LEGEND

- S1 Parking Lot Light
- S2 Street Light
- S3 Pathway Light
- S4 Flood Light
- S6 Tree Uplight
- S9 Shade Structure Down Light
- S10 Recessed Step Light

SHEA - PORTOLA AVE.
LIVERMORE, CA

C2 Collaborative
LANDSCAPE ARCHITECTURE

TENTATIVE TRACT MAP NO. 8613
APRIL 5, 2022

0 25' 50' 100'
Scale: 1" = 50'-0"

OVERALL CONCEPTUAL SITE LIGHTING PLAN

L - 5

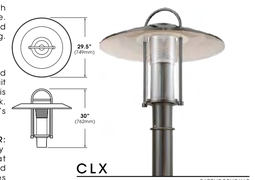
SOLID STATE AREA LIGHTING

CIRCULUX SERIES-LED

S P E C I F I C A T I O N S

PROJECT NAME:

PROJECT TYPE:



PATENT PENDING

LUMINAIRE
One piece high impact polycarbonate lens provided with durable corrosion resistant cast aluminum fitter base. Heavy gauge formed aluminum reflector. Top is hinged for access. Base has 3" I.D. opening for tenon mounting. All hardware is Stainless Steel.

LED POWER ARRAY™
Three-dimensional array of individual LED Tubes fastened to a retaining plate. Each LED Tube consists of circuit board populated with a multiple of LED's and is mechanically fastened to a radial aluminum heat sink. An acrylic Lens and end cap protects the LED Tube's internal components.

VERTICAL POWER ARRAY™ WITH GLASS REFRACTOR: LED Tubes are aligned vertically and arranged radially to produce an even raw light distribution that simulates standard light sources. Array is secured within a 6" Prismatic Glass Refractor which provides the optical control. Used in conjunction with a clear smooth globe.

VERTICAL POWER ARRAY™: LED Tubes are aligned vertically and arranged radially to produce an even raw light distribution that simulates standard light sources. Produces a minimal glare, symmetric diffuse light distribution. Used in conjunction with an opal smooth diffusing globe.

LED EMITTERS
High Output LED's are driven at 350mA for nominal 1 Watt output each. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED DRIVER
UL and CUL recognized High Power Factor, Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60hz. Consult Factory for 347-480VAC. Driver is mechanically fastened to a retaining bracket. Main power quick disconnect provided. Driver has a minimum 4KV of internal surge protection, 10KV & 20KV Surge Protector optional. Dimming and High-Low Driver options available.

FINISH
Polyester powder coat incorporates four step iron phosphate process to pretreat metal surface for maximum adhesion. Top coat is baked at 400°F for maximum hardness and exterior durability.

UL Listed for wet location | BUILT IN USA | 2014149

U.S. Architectural Lighting
340 West Avenue O, Palmdale, CA 93551
Phone (661) 224-1161 Fax (661) 233-3001
www.usalight.com

U.S. ARCHITECTURAL LIGHTING

FXLuminaire

LED Up Lights

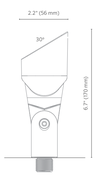


PROJECT
CATALOG #
TYPE
NOTES

PB Up Light DESIGNER PLUS

Medium-sized wall wash light in 1 or 3 LED. Available in brass construction. RGBW capable with Luxor® ZDC systems.

Quick Facts
- Brass construction
- Natural or antique brass finishes
- Cree® integrated LEDs
- ProAim™ adjustability
- Tamper-resistant features
- Color temperature filters
- Compatible with Luxor technology
- Phase and PWM dimmable
- Input voltage: 10-15V



LANDSCAPE LIGHTING

S4 Flood Light (or equal)

FXLuminaire

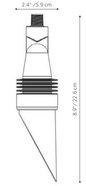
LED Down Lights



The JB is FX Luminaire's original LED down light. Long-life LEDs make the JB a great choice for tight areas with difficult access. Four lens colors provide design flexibility for special lighting effects.

JB: Down Light

NUMBER OF LEDS:	1	3	ZDC
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V	11 to 15V
VA TOTAL*:	2.4	4.5	7.2
WATTS USED:	2.0	4.2	6.0
LUMENS PER WATT (EFFICACY):	23.9	30	39
TOTAL LUMENS:	50	127	130
CRI (Ra):	69	67	82
CCT:			
AMBER FILTER	2700K	2700K	N/A
FROSTED FILTER	3900K	3900K	N/A
GREEN FILTER	4500K	4500K	N/A
BLUE FILTER	5200K	5200K	N/A



*(Use this number to size the transformer)

LANDSCAPE LIGHTING

A Hunter Industries Companypany

S9 Shade Structure Down Light (or equal)

S1 Parking Lot Light (or equal)

S2 Street Light (or equal)

Bollard PBL

Intelligent optical design
IES type 3 and 5 distributions allow for excellent uniformity and optimal spacing
High performance optical system designed to achieve wide spacing and full cutoff performance

Rugged construction
Cast aluminum housing secured with flush, tamper-resistant stainless steel fasteners
Optics are fully sealed and assembled, rated IP66

Optional integral motion sensor
Integral to the luminaire
Offers energy savings and can enhance sense of security

Multiple height options
Available in 32", 42" or 60" to achieve desired performance or aesthetics

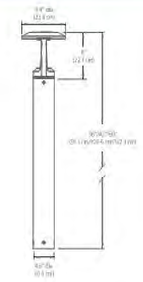
Multiple finish options
Black, white, bronze, dark gray and medium gray textured finish options available

Emergency battery backup
Optional emergency battery backup is integral to the luminaire

- Height options: 36", 42", 60"
- Lumen output: 500–4,200 lumens
- Efficacy: 70–100 LPW
- Color temperature: Amber, 2700K, 3000K, 4000K, 5000K
- Optical distributions: Type 3, 5
- Emergency: Optional emergency battery backup

Prior to ordering, consult specification sheets and project requirements for full assessment information, notes and assumptions.

Weight: 36" – 16 lbs (7.5 kg)
42" – 18 lbs (8.2 kg)
60" – 32 lbs (9.9 kg)



S3 Pathway Light (or equal)

FXLuminaire

LED Accent Lights

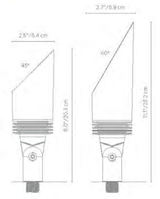


PROJECT
CATALOG #
TYPE
NOTES

NP Up Light DESIGNER PLUS

Expertly engineered with 45° or 60° shroud options to illuminate a variety of spaces in 1, 3, 6, or 9 LED. An RGBW version is also available for use with Luxor ZDC systems.

Quick Facts
- Die-cast aluminum
- Two-layer marine-grade anodization and powder coat finish
- Cree® integrated LEDs
- ProAim™ adjustability
- Tamper-resistant features
- Color temperature filters
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V



LANDSCAPE LIGHTING

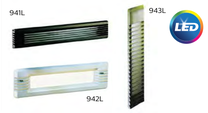
S6 Tree Uplight (or equal)

GARDCO by ⓢignify

Landscape

94 Line series

941L, 942L & 943L



The Gardco LED step and aisle lights 941L, 942L & 943L are architecturally styled luminaires precisely constructed of die cast aluminum, providing light with high performance, long life LED systems. Retrofit kits are also available, making it possible to update installations of classic 941, 942 and 943 Gardco fluorescent and HID step lights to LED without the need to replace the back housing. A field adjustable junction box enhances design flexibility.
Self-compensating silicone gasketing completely excludes moisture, insects and contaminants. A choice of three (3) architecturally designed faceplates allows for a variety of applications. The ribbed guard faceplate offers vandal protection for glass lenses.

Project:
Location:
Cat. No:
Type:
Lamps: Qty:
Notes:

Ordering guide — example: 941L-21L-CW-D-LV-120-F-BZ

Prefix	Wattage	Color Temp Generation	Wall Type	Faceplates	Voltage	Options	Finish
Complete Luminaires **941L** Horizontal[1] **942L** Horizontal **943L** Vertical **943L-B25** 943L mounted in 25" bollard **943L-B40** 943L mounted in 40" bollard Retrofit Kits[1] **RK-941L** Horizontal[1,2] **RK-942L** Horizontal[2] **RK-943L** Vertical	**21L** 21W, integral lens array (350mA) **31L** 31W, integral lens array (530mA)	**CW** Cool White 5700K, 70CRI **NW** Neutral White 4000K, 70CRI **WW** Warm white 3000K, 70CRI	**D** Drywall Not suitable for concrete pour applications. Also, if insulating material is present, it must be kept at least 3" away from luminaire. Type D units are thermally protected. Non-IC luminaire. **C** Concrete Pour Suitable for concrete pour applications only. **Note:** wall type does not apply to 943L-B25 and 943L-B40. Omit WALL TYPE for 943L-B25 and 943L-B40.	**LV** Louver **DG1** Diffuse Glass[3] **RGD** Ribbed Guard with Diffuse Glass[3]	**120** 120V[4] **277** 277V[4] **UNV** 120–277V[4,5] 50hz/60hz	**F** Fusing (provide specific input voltage) **TP** Tamper Resistant Screws	**BZ** Textured bronze **WH** Textured white **BK** Textured black **DGY** Dark grey **OC** Optional color (specify the RAL designation) ex: OC-RAL7024 **SC** Special color paint (must supply color chip to specify)

Note: Omit wall type for 943L-B25 and 943L-B40. Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

1. 941L and RK-941L are not available with the RGD faceplate.
2. Retrofit kits are available in Wall Type "C" only (Concrete Pour.) Retrofit kits are not available for existing Wall Type "D" (Drywall) luminaires. The step light portion of existing 943BL25 and 943BL40 units may be replaced utilizing RK-943L retrofit kits.
3. 941L is not available in 40LA (700mA) LED wattage. Lumen values shown are based on Bronze painted faceplates. Values will vary based on the faceplate color.
4. Wall Type D luminaires only.
5. UNV means120V through 277V input. Not available on Wall Type D luminaires.

S10 Recessed Step Light (or equal)



LEGEND

1. Primary Entry with Specimen Tree & Entry Monument
2. Pedestrian Walkway
3. Internal Paseo with Social Gathering & Seating Area
4. Neighborhood Pocket Park
5. Screening Landscape
6. Parkway Planting with Street Streets
7. Potential Art Location - Defer to Arts Commission for final approval of art pieces.
8. Neighborhood Park 'A' (+/- 3,548 sq ft)

*Public Art Representative Imagery







KEYMAP



SHEA - PORTOLA AVE.
LIVERMORE, CA

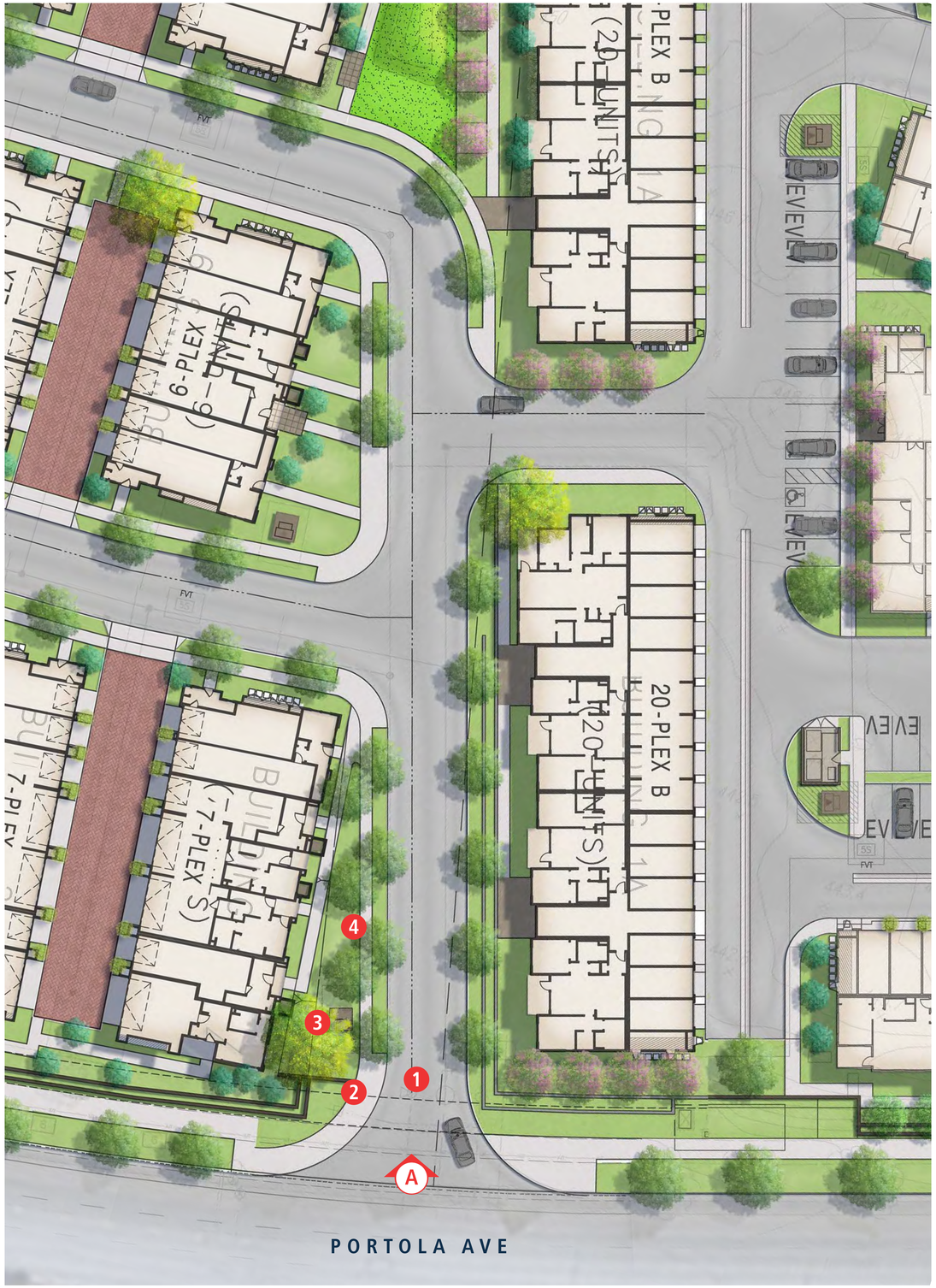
C2 Collaborative
LANDSCAPE ARCHITECTURE

Shea APARTMENTS

TENTATIVE TRACT MAP NO. 8613
APRIL 5, 2022

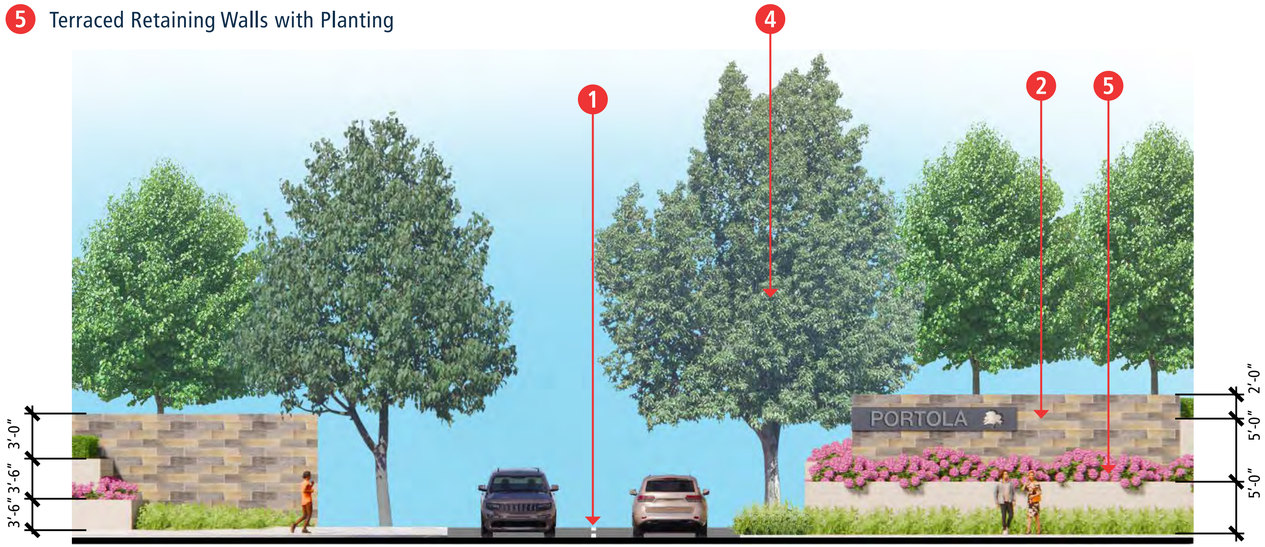
0 15' 30' 60'
Scale: 1" = 30'-0"

CONCEPTUAL LANDSCAPE PLAN - TOWNHOME SITE



LEGEND

1. Primary Entry
2. Entry monument stone veneer wall with Signage
3. Specimen tree
4. Parkway planting with Street trees
5. Terraced Retaining Walls with Planting



*Entry Monument shown for illustrative entitlement: Final monument and building signage designs per project improvement plan/detail.









SHEA - PORTOLA AVE.
LIVERMORE, CA

C2 Collaborative
LANDSCAPE ARCHITECTURE

Shea Apartments

TENTATIVE TRACT MAP NO. 8613
APRIL 5, 2022

0 10' 20' 40'
Scale: 1" = 20'-0"

ENTRY ENLARGEMENT AND PERSPECTIVE



A - OPEN SPACE/POCKET PARK

SCALE: 1/8"=1'-0"



B - NEIGHBORHOOD PASEO/FRONT YARD TYPICAL

SCALE: 1/8"=1'-0"



C- NEIGHBORHOOD PARK

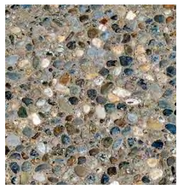
SCALE: 1/8"=1'-0"

LEGEND

1. Social Gathering Area with Lounge seating
2. Event Lawn
3. Specimen Tree
4. Screening Hedge
5. Shade Trees
6. Turf Mound
7. Low Water Use Ground Cover
8. Accent Tree in Square Planter

Hardscape Imagery: Refer to Sheet L-18 for additional details.





KEYMAP



SHEA - PORTOLA AVE.
LIVERMORE, CA

C2 Collaborative
LANDSCAPE ARCHITECTURE

Shea Apartments

TENTATIVE TRACT MAP NO. 8613
APRIL 5, 2022

0 5' 10' 20'
Scale: 1"= 10'-0"

AMENITY ENLARGEMENT PLAN

L - 9



BENCH 165

DuMor | Textured Charcoal | Douglas Fir



CORDIA BENCH

Forms + Surfaces | Argento | Jotoba



440 SM OR SMSS W/ PET FOUNTAIN

Most Dependable | Textured Black



CORDIA LITTER & RECYCLING RECEPTACLE

Forms + Surfaces | Argento | Jotoba





392 SM PET WASTE STATION

Most Dependable |Textured Black



LEGEND

- HIGH WATER USE
- MEDIUM WATER USE
- LOW WATER USE

Project Name: Shea Portola Townhome Site

Date: April 05, 2022

WATER EFFICIENT WORK SHEET

Maximum Applied Water Allowance (MAWA)

Total MAWA = (Eto x 0.50 x LA in Sq.ft. x 0.62)+(Eto x 1.0 x SLA in Sq.ft. x 0.62)= Gallons per year for LA + SLA

Hydrozone:	Eto:	KL	LA Sq. Ft.	Conversion	SLA Sq. Ft.	MAWA
Landscaped Area	47.2	0.55	58,454	0.62	NA	940,829

MAWA= Maximum Applied Water Allowance (gallons per year)
Eto= Reference Evapotranspiration from Appendix C (inches per year)
0.50= Evapotraspiration Adjustment Factor (ETAF)
1.0= ETAF for Sprcial Landscaped Area
LA= Landscaped Area includes Special Landscape Area (square feet)
0.62= Conversion Factor (to gallons per square foot)
0.3= the additional ET adjustment Factor for Special Landscape Area (1.0- 0.7= 0.3)
SLA= Speical Landscape Area (square feet)

Applicant to fill in boxes below:

Eto (Reference Evapotranspiration from Appendix C inches per year)	**47.2**
Landscaped Area includes Special Landscape Area (square feet)	**58,454**
Speical Landscape Area (square feet)	**0**

Estimated Annual Water Use:

Total EAWU = (Eto x KL x LA in Sq.ft. / IE)= Gallons per Year

Hydrozone:	Eto:	KL	Sq. Ft.	Conversion	IE	EAWU
Low Water Use Shrubs (Drip)	47.2	0.2	23,263	0.62	0.81	168,091
Medium Water Use Shrubs (Drip)	47.2	0.5	31,836	0.62	0.81	575,092
High Water Use (Rotor)	47.2	0.8	3,355	0.62	0.73	107,595
High (Water Feature)	47.2	1.0	-	0.62	1.00	-
Total EAWU:			58,454			850,778

EAWU= Estimated Applied Water Use (gallons per year)
Eto= Reference Evapotranspiration from Appendix C (inches per year)
Kl= Landscape Coefficient
LA= Landscaped Area (square feet)
0.62= Conversion Factor (to gallons per square foot)
IE= Irrigation Efficiency= IME X DU (See definication in Appendix E for exmaplne IE percentages)
IME= Irrigation Management Efficiency (90%)
DU= Distribution Uniformity of Irrigation Head
Kl= Ks x Kc x Kmc
Ks= species factor (range 1.0- 0.9) (see WUCOLS list for values)
Kd= density factor (range 0.5- 1.3) (see WUCOLS list for density value)
Kmc= microclimatic factor (range 0.5- 1.4) (see WUCOLS)

Table A- PF (Plant Factor)

Cool Season Turf= 0.8	
Warm Season Turf= 0.7	
High Water Use Plants= 0.7	(can be between 0.7-0.9)
Moderate Water Use Plants= 0.5	(can be between 0.4-0.6)
Low Water Use Plants= 0.2	(can be between 0.1-0.3)
Very Low Water Use Plants= 0.1	

IE (Irrigation Efficiency)- Appendix E

Pop-up Stream Rotor= 0.73
Rotor Head= 0.76
Microspray= 0.76
Bubblers= 0.77
Drip Emitters= 0.81
Subsurface Irrigation= 0.81

KEYMAP



SHEA - PORTOLA AVE.
LIVERMORE, CA

C2 Collaborative
LANDSCAPE ARCHITECTURE

Shea Apartments

TENTATIVE TRACT MAP NO. 8613
APRIL 5, 2022

0 15′ 30′ 60′
Scale: 1″= 30′-0″

CONCEPTUAL IRRIGATION MASTER - TOWNHOME SITE

L - 11









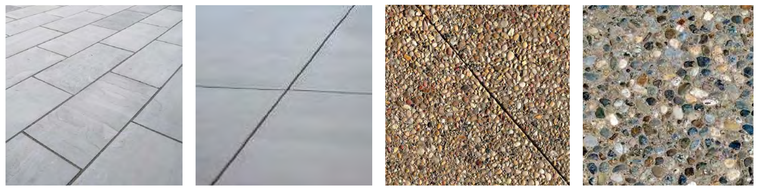


*Public Art Representative Imagery

LEGEND

1. Primary Entry
2. Secondary Entry
3. Neighborhood Park 'B' (+/- 3,263 sq ft)
4. Neighborhood Park 'C' (+/- 2,968 sq ft)
5. Recreation Center / Pool Club
6. • Cabanas / Shaded Seating
   • Pool (85'x25') & Spa (15'x10')
   • Covered Outdoor Dining
   • Open Lawn
7. Parking
8. Covered Parking
9. Potential Community ID
10. Potential Art Location - Defer to Arts Commission for final approval of art pieces.

Hardscape Imagery: Refer to Sheet L-18 for additional details.



KEYMAP



SHEA - PORTOLA AVE.
LIVERMORE, CA

C2 Collaborative
LANDSCAPE ARCHITECTURE

Shea Apartments

TENTATIVE TRACT MAP NO. 8613
APRIL 5, 2022

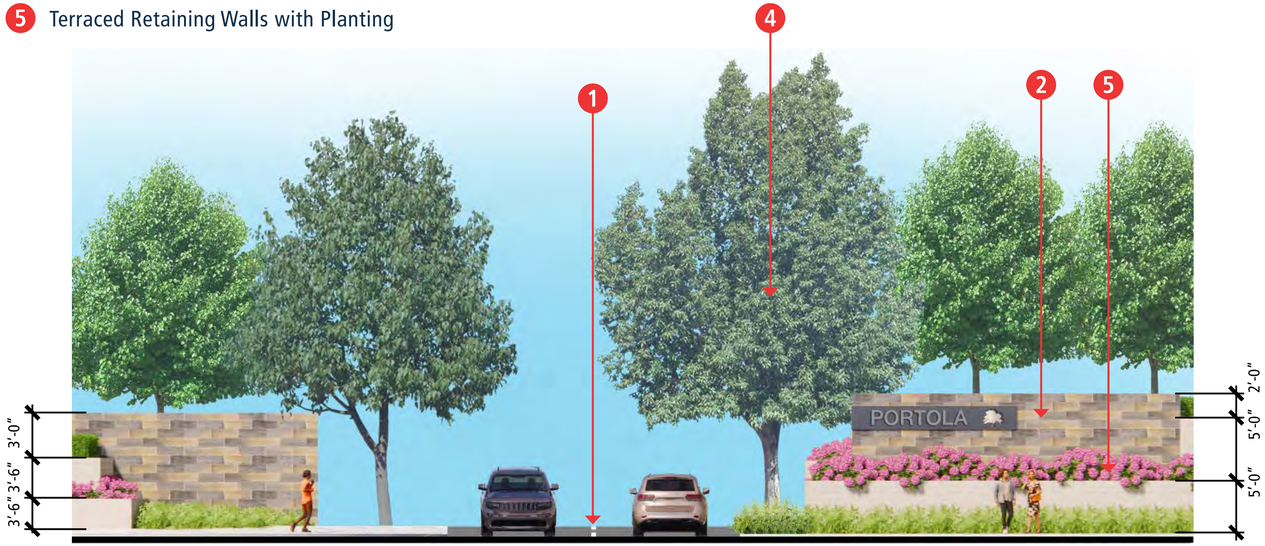
0 20' 40' 80'
Scale: 1" = 40'-0"

CONCEPTUAL LANDSCAPE PLAN - APARTMENT SITE



LEGEND

1. Primary Entry
2. Entry monument stone veneer wall with Signage
3. Specimen tree
4. Parkway planting with Street trees
5. Terraced Retaining Walls with Planting



*Entry Monument shown for illustrative entitlement: Final monument and building signage designs per project improvement plan/detail.









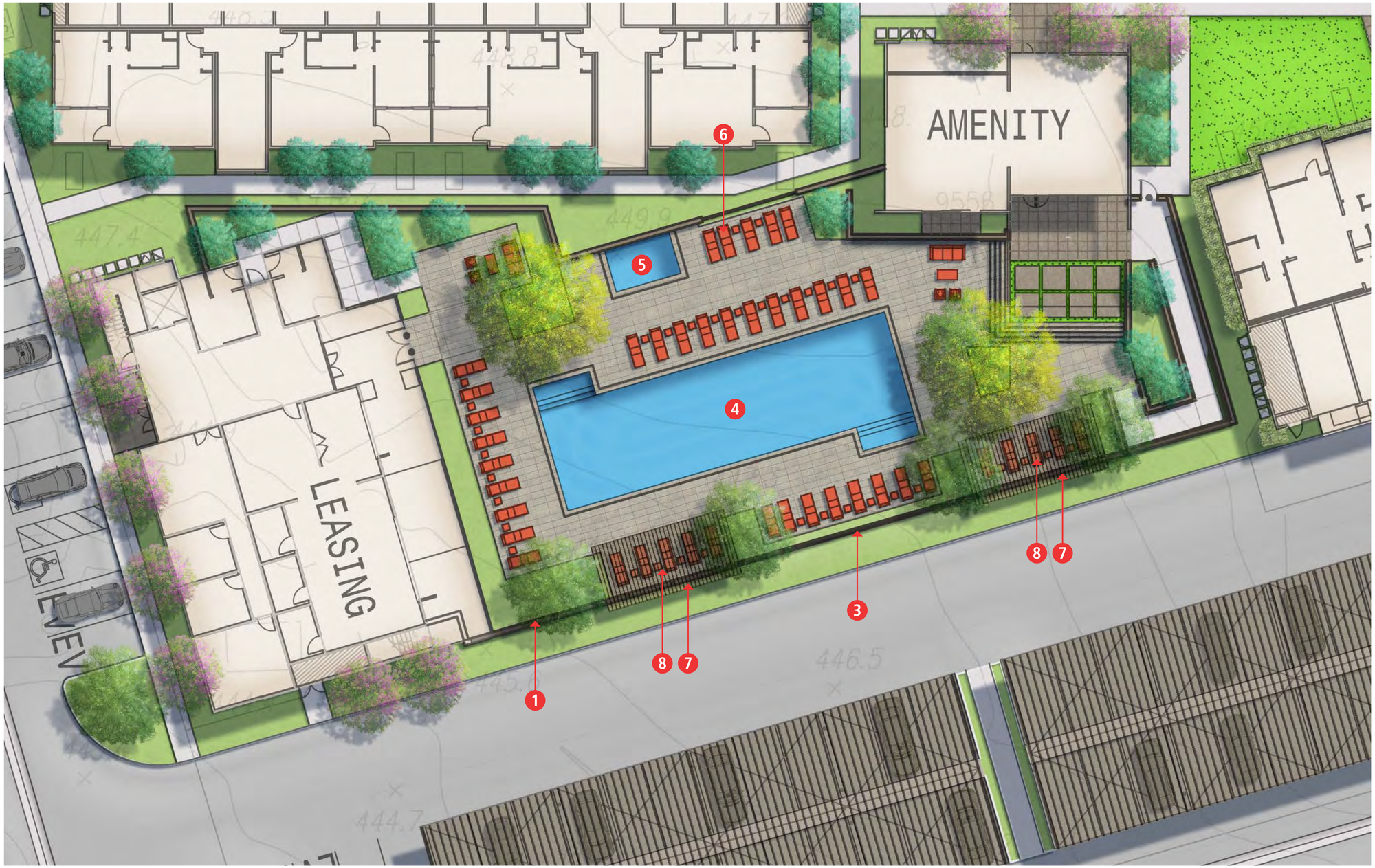
SHEA - PORTOLA AVE.
LIVERMORE, CA

C2 Collaborative
LANDSCAPE ARCHITECTURE

TENTATIVE TRACT MAP NO. 8613
APRIL 5, 2022

0 10' 20' 40'
Scale: 1" = 20'-0"

ENTRY ENLARGEMENT PLAN











LEGEND

1. Clubhouse main entrance
2. Specimen tree
3. Pool Enclosure Tubular Steel Fence
4. Resort Pool; 85′ x 25′
5. Spa; 15′ x 10′
6. Pool Lounge Seating
7. Decor Pool Wall
8. Overhead Shade Structure

Hardscape Imagery: Refer to Sheet L-18 for additional details.






KEYMAP



SHEA - PORTOLA AVE.
LIVERMORE, CA

C2 Collaborative
LANDSCAPE ARCHITECTURE

TENTATIVE TRACT MAP NO. 8613
APRIL 5, 2022

0 5′ 10′ 20′
Scale: 1" = 10′-0"

CLUBHOUSE ENLARGEMENT SITE



SAN CLEMENTE OUTDOOR ARMCHAIR

Williams Sonoma | Gray



BEVEL LITTER RECEPTACLE

Forms + Surfaces | Argento



FIBERGLASS RIB SUNBRELLA UMBRELLA

Allegro Classics | 7.5' Octagon | Air Blue Rain



SAN CLEMENTE OUTDOOR SOFA

Williams Sonoma | Gray



SANTA BARBARA METAL SMALL COFFEE TABLE

Williams Sonoma | Gray



NEWPORT BEACH CHAIR

DEDON | Pearl Gray



CANCUN SLING SUN LOUNGER

Allegro Classics | Textured Graphite



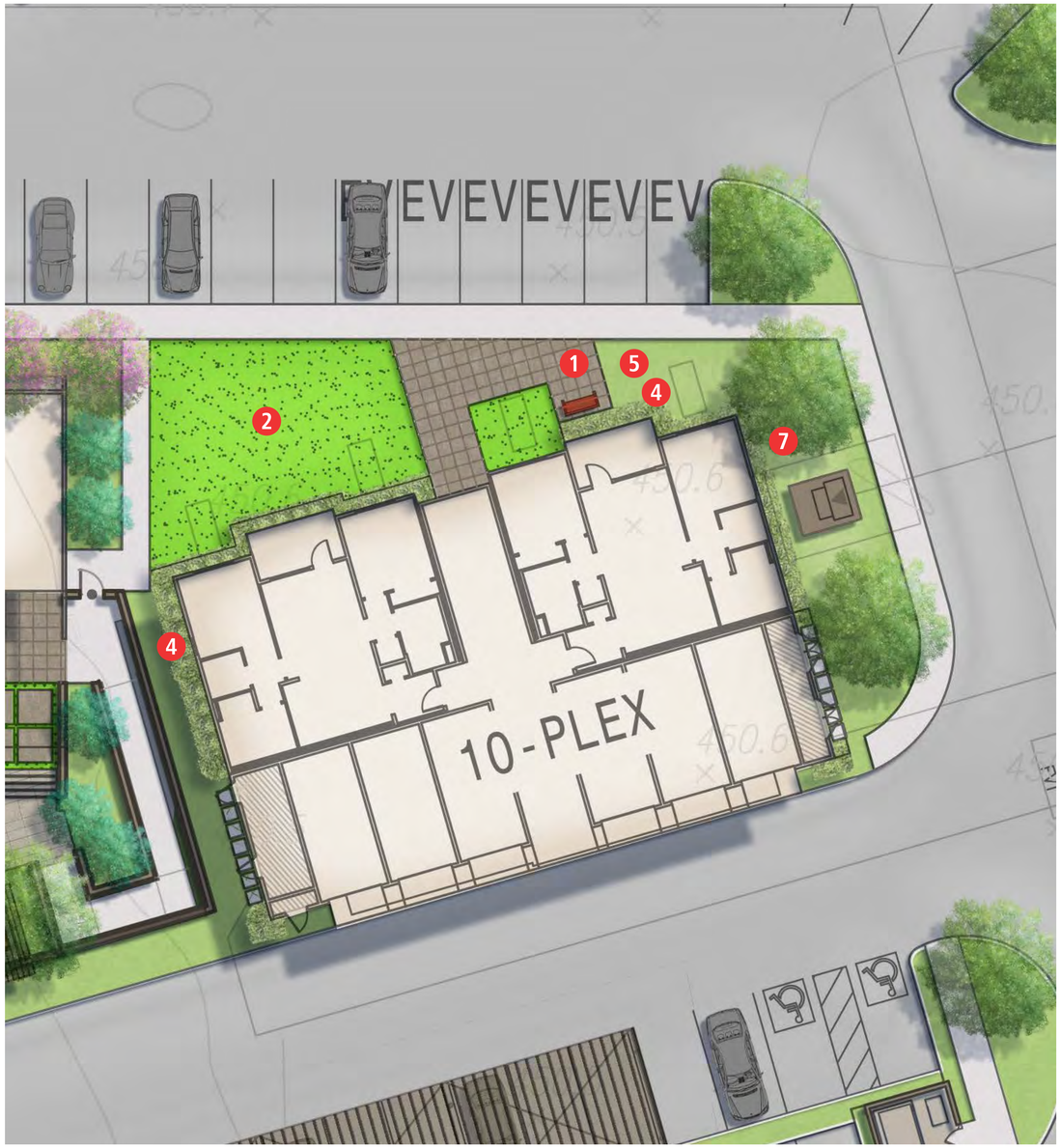
TUXEDO MESH NO WHEELS LOUNGER

Allegro Classics | Carbon



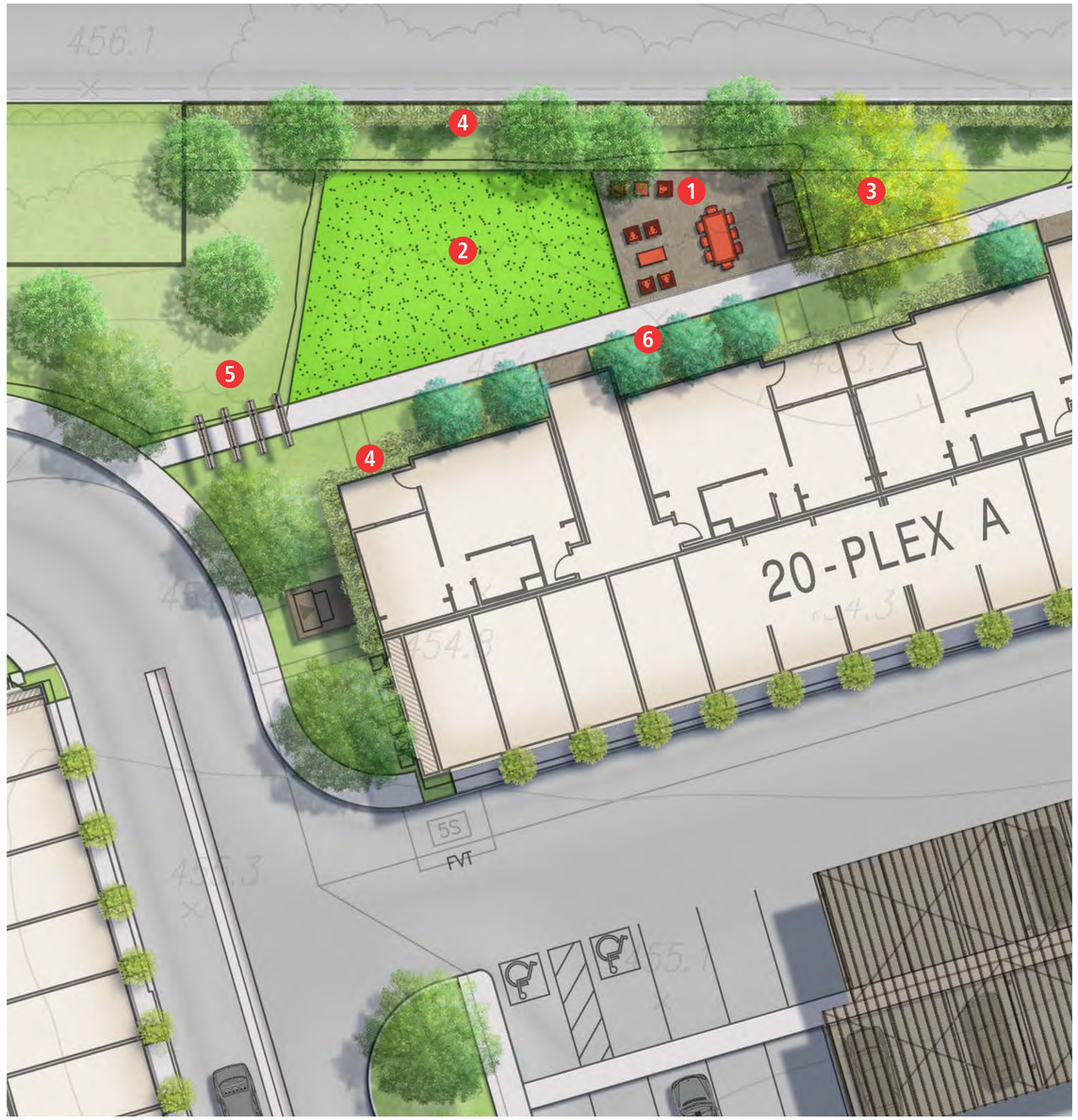
SANTA BARBARA DINING TABLE

William Sonoma | Gray



NEIGHBORHOOD PARK "A"

SCALE: 1/8"=1'-0"



NEIGHBORHOOD PARK "B"

SCALE: 1/8"=1'-0"

LEGEND

1. Social Gathering Area with Lounge seating
2. Event Lawn
3. Specimen Tree
4. Screening Hedge
5. Low Water Use Ground Cover
6. Patio Tree
7. Shade Tree

Hardscape Imagery: Refer to Sheet L-18 for additional details.



KEYMAP





BENCH 165

DuMor | Textured Charcoal | Douglas Fir



CORDIA BENCH

Forms + Surfaces | Argento | Jotoba



440 SM OR SMSS W/ PET FOUNTAIN

Most Dependable | Textured Black



CORDIA LITTER & RECYCLING RECEPTACLE

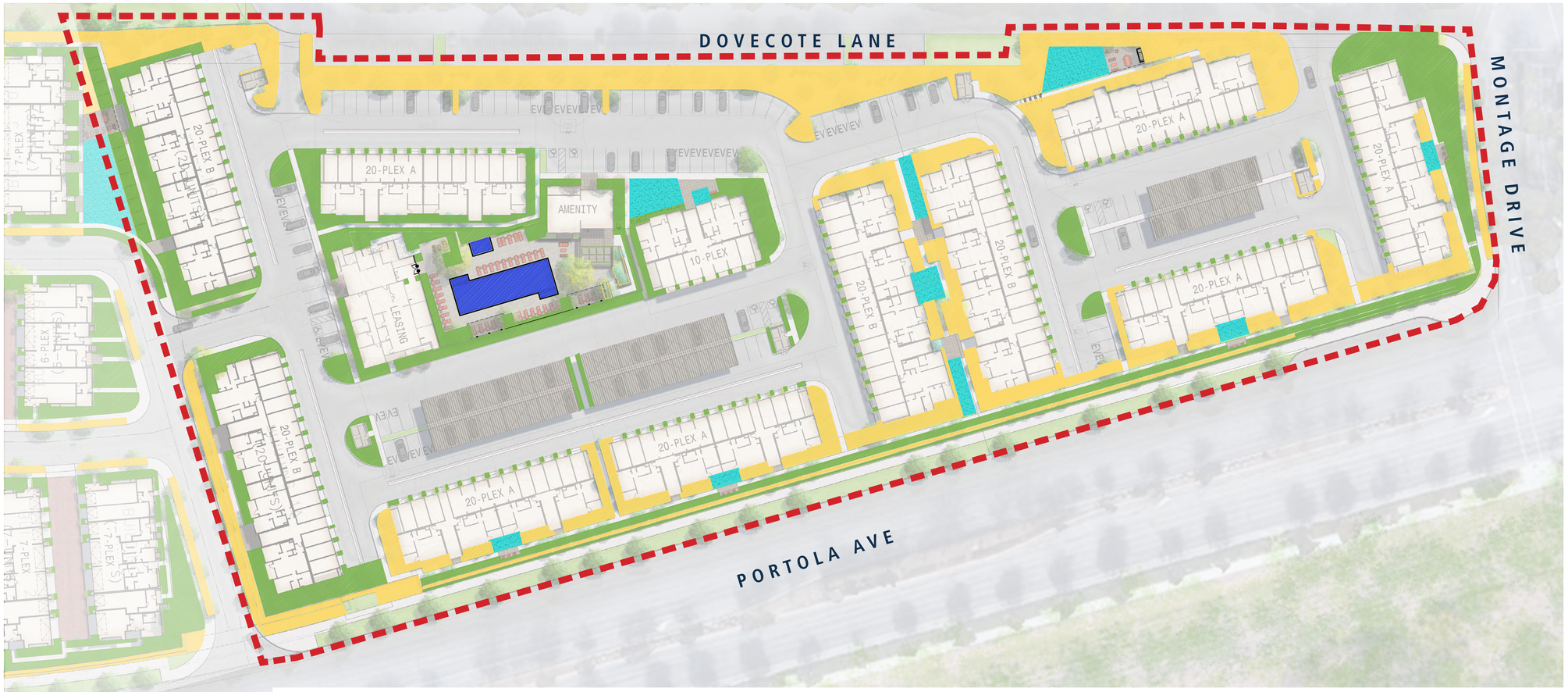
Forms + Surfaces | Argento | Jotoba





392 SM PET WASTE STATION

Most Dependable |Textured Black



LEGEND

- HIGH WATER USE (WATER FEATURE)
- HIGH WATER USE
- MEDIUM WATER USE
- LOW WATER USE

Project Name: Shea Portola Apartment Site

Date: April 05, 2022

WATER EFFICIENT WORK SHEET

Maximum Applied Water Allowance (MAWA)

Total MAWA = (Eto x 0.50 x LA in Sq.ft. x 0.62)+(Eto x 1.0 x SLA in Sq.ft. x 0.62)= Gallons per year for LA + SLA

Hydrozone:	Eto:	KL	LA Sq. Ft.	Conversion	SLA Sq. Ft.	MAWA
Landscaped Area	47.2	0.55	77,557	0.62	NA	1,248,295

MAWA= Maximum Applied Water Allowance (gallons per year)
Eto= Reference Evapotranspiration from Appendix C (inches per year)
0.50= Evapotraspiration Adjustment Factor (ETAF)
1.0= ETAF for Sprcial Landscaped Area
LA= Landscaped Area includes Special Landscape Area (square feet)
0.62= Conversion Factor (to gallons per square foot)
0.3= the additional ET adjustment Factor for Special Landscape Area (1.0- 0.7= 0.3)
SLA= Speical Landscape Area (square feet)

Applicant to fill in boxes below:

Eto (Reference Evapotranspiration from Appendix C inches per year)	47.2
Landscaped Area includes Special Landscape Area (square feet)	77,557
Speical Landscape Area (square feet)	0

Estimated Annual Water Use:

Total EAWU = (Eto x KL x LA in Sq.ft. / IE)= Gallons per Year

Hydrozone:	Eto:	KL	Sq. Ft.	Conversion	IE	EAWU
Low Water Use Shrubs (Drip)	47.2	0.2	39,530	0.62	0.81	285,631
Medium Water Use Shrubs (Drip)	47.2	0.5	31,725	0.62	0.81	573,087
High Water Use (Rotor)	47.2	0.8	4,528	0.62	0.73	145,214
High (Water Feature)	47.2	1.0	1,774	0.62	1.00	51,914
Total EAWU:			77,557			1,055,846

EAWU= Estimated Applied Water Use (gallons per year)
Eto= Reference Evapotranspiration from Appendix C (inches per year)
Kl= Landscape Coefficient
LA= Landscaped Area (square feet)
0.62= Conversion Factor (to gallons per square foot)
IE= Irrigation Efficiency= IME X DU (See definication in Appendix E for exmaplne IE percentages)
IME= Irrigation Management Efficiency (90%)
DU= Distribution Uniformity of Irrigation Head
Kl= Ks x Kc x Kmc
Ks= species factor (range 1.0- 0.9) (see WUCOLS list for values)
Kd= density factor (range 0.5- 1.3) (see WUCOLS list for density value)
Kmc= microclimatic factor (range 0.5- 1.4) (see WUCOLS)

Table A- PF (Plant Factor)

Cool Season Turf= 0.8	
Warm Season Turf= 0.7	
High Water Use Plants= 0.7	(can be between 0.7-0.9)
Moderate Water Use Plants= 0.5	(can be between 0.4-0.6)
Low Water Use Plants= 0.2	(can be between 0.1-0.3)
Very Low Water Use Plants= 0.1	

IE (Irrigation Efficiency)- Appendix E

Pop-up Stream Rotor= 0.73
Rotor Head= 0.76
Microspray= 0.76
Bubblers= 0.77
Drip Emitters= 0.81
Subsurface Irrigation= 0.81

KEYMAP



SHEA - PORTOLA AVE.

LIVERMORE, CA

C2 Collaborative
LANDSCAPE ARCHITECTURE

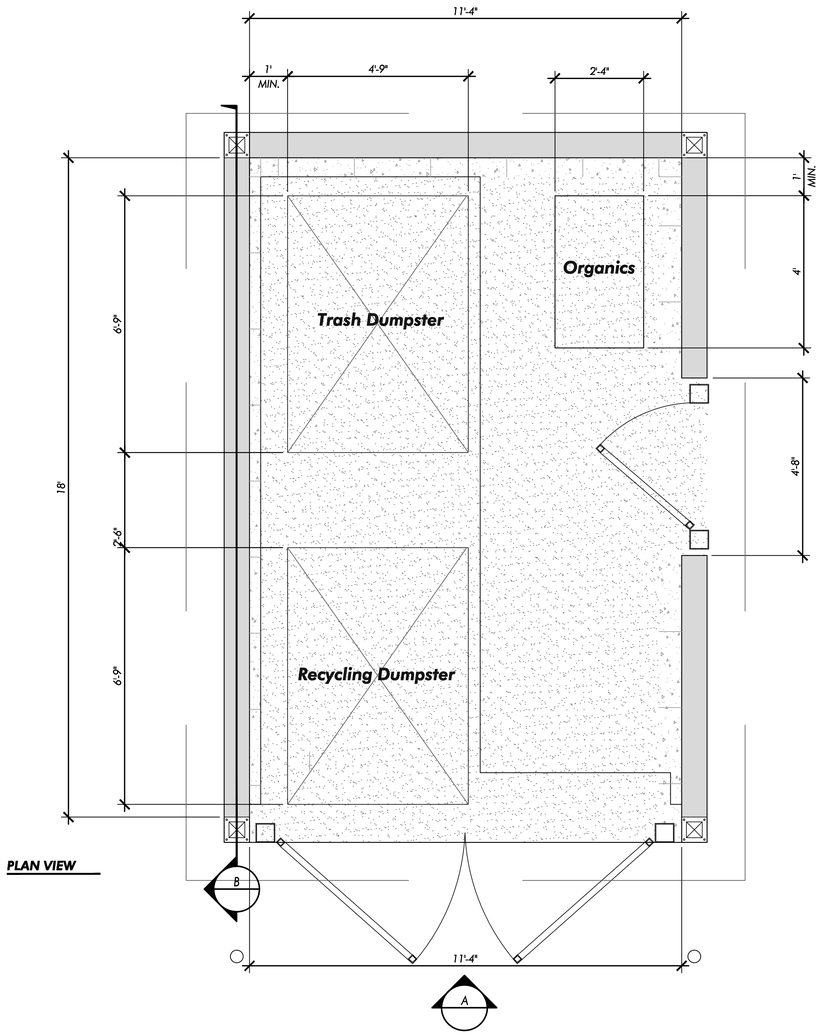
Shea Apartments

TENTATIVE TRACT MAP NO. 8613
APRIL 5, 2022

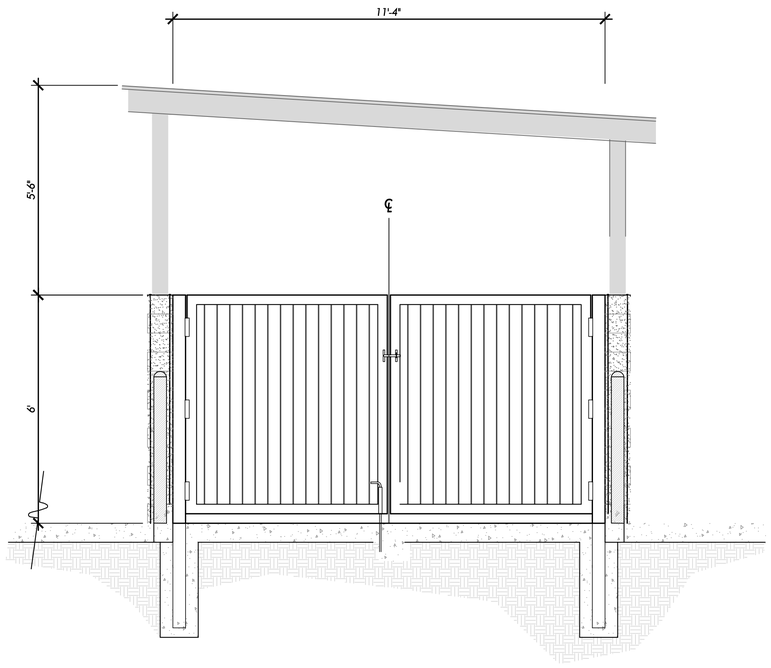
0 20′ 40′ 80′
Scale: 1″= 40′-0″

CONCEPTUAL IRRIGATION MASTER PLAN

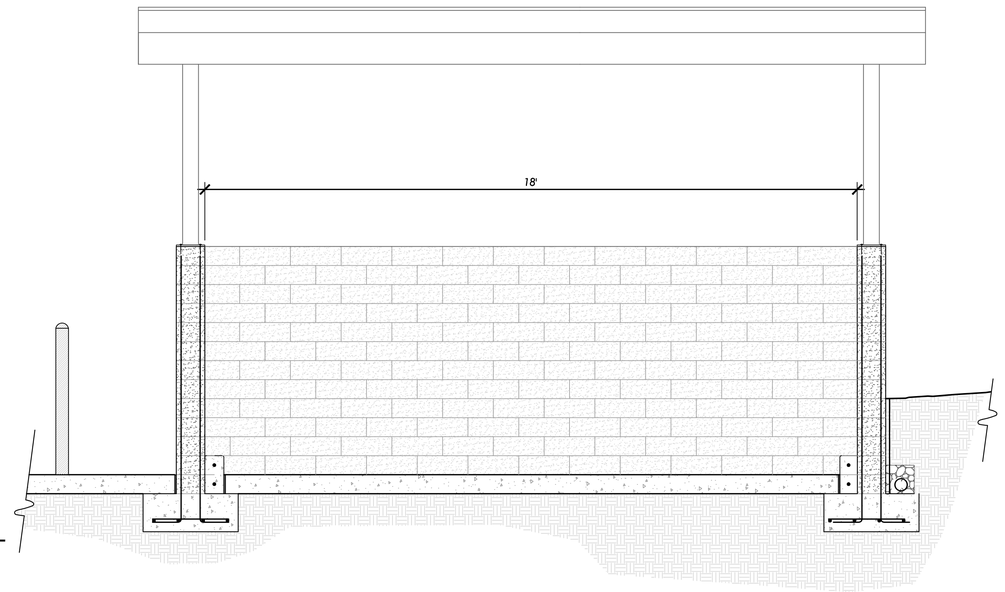
- Trash enclosure to be a CMU Build-up; block color and finish to match multi-family building architecture.
  Solid steel swing doors are to be used as primary access to enclosure.



PLAN VIEW



ELEVATION A



SECTIOI

ON B

Mulching

- Mulch all shrub and groundcover areas a minimum of 3" in depth.
- Mulch specification will be Aquinaga Green brand "Forest Floor" mulch, color "Standard Brown"

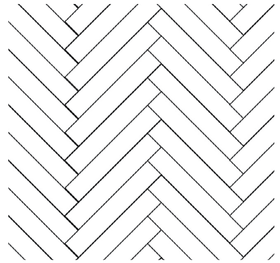


Vehicular Paving at Alleyway

- Stamped AC paving in running bond or herringbone pattern
- Asphalt Impressions, color "Paprika."



Paprika

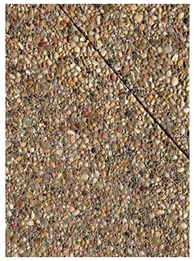


Herringbone

Pedestrian Paving and Driveways

- Natural gray concrete with broom finish and tool joints.
- Top Cast concrete with saw cut joints for driveway.
- Exposed aggregate, in courtyards, pedestrian entry ways and areas of frequent use where accents are desired.







Hardscape Materials for Pocket Parks / Paseo

- Natural gray concrete with broom finish and tool joints.
- Exposed aggregate, in courtyards, pedestrian entry ways and areas of frequent use where accents are desired.
- Decorative gravel at accent planters, 3" minimum depth. Gravel to be "Mojave Gold" or equal.







TREE SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE
Arbutus ‘Marina’	Marina Strawberry Tree	15 gal
Callistemon viminalis	Weeping Bottlebrush	15 gal
Chitalpa tashkentensis ‘Pink Dawn’	Pink Dawn Chitalpa	15 gal
Cinnamomum camphora	Camphor Tree	15 gal
Geijera parviflora	Australian Willow	15 gal
Lagerstroemia indica	Crape Myrtle	15 gal
Laurus nobilis	Sweet Bay	15 gal
Platanus racemosa	California Sycamore	15 gal
Prunus cerasifera ‘Krauter Vesuvius’	Purple Leaf Flowering Plum	15 gal
Prunus ilicifolia	Hollyleaf Cherry	15 gal
Prunus yedoensis ‘Akebono’	Yoshino Cherry	15 gal
Quercus robur ‘Fastigiata’	Upright English Oak	15 gal
Rhus lancea	African Sumac	15 gal
Ulmus parvifolia	Chinese Evergreen Elm	15 gal

*Specimen and accent tree container sizes to be 24” to 48” box at key areas. Final tree location per improvement plans.

SHRUB SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE
Buxus m. japonica ‘Green Beauty’	Green Beauty Boxwood	5 gal
Carex divulsa	European Grey Sedge	1 gal
Helictotrichon sempervirens	Blue Oat Grass	1 gal
Festuca mairei	Atlas Fescue	1 gal
Ligustrum j. texanum	Japanese Privet	15 gal
Liriope ‘Gigantea’	Giant Lily Turf	1 gal
Pittosporum crassifolium ‘Compactum’	Dwarf Karo	5 gal
Pittosporum tobira	Japanese Pittosporum	5 gal
Rhaphiolepis indica ‘Majestic Beauty’	Majestic Beauty Indian Hawthorn	15 gal
Rhaphiolepis indica ‘Clara’	Indian Hawthorn	5 gal
Rosa x ‘Noaschnee’	Flower Carpet White Groundcover Rose	2 gal
Rosmarinus officinalis ‘Huntington Carpet’	Huntington Carpet Rosemary	1 gal

GROUNDCOVER SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE
Acacia redolens ‘Desert Carpet’	Prostrate Acacia	1 gal
Arctostaphylos uva-ursi ‘Green Supreme’	Green Supreme Manzanita	1 gal
Baccharis pilularis	Dwarf Coyote Brush	1 gal
Lonicera j. halliana	Hall’s Japanese Honeysuckle	1 gal
Trachelospermum jasminoides	Star Jasmine	1 gal











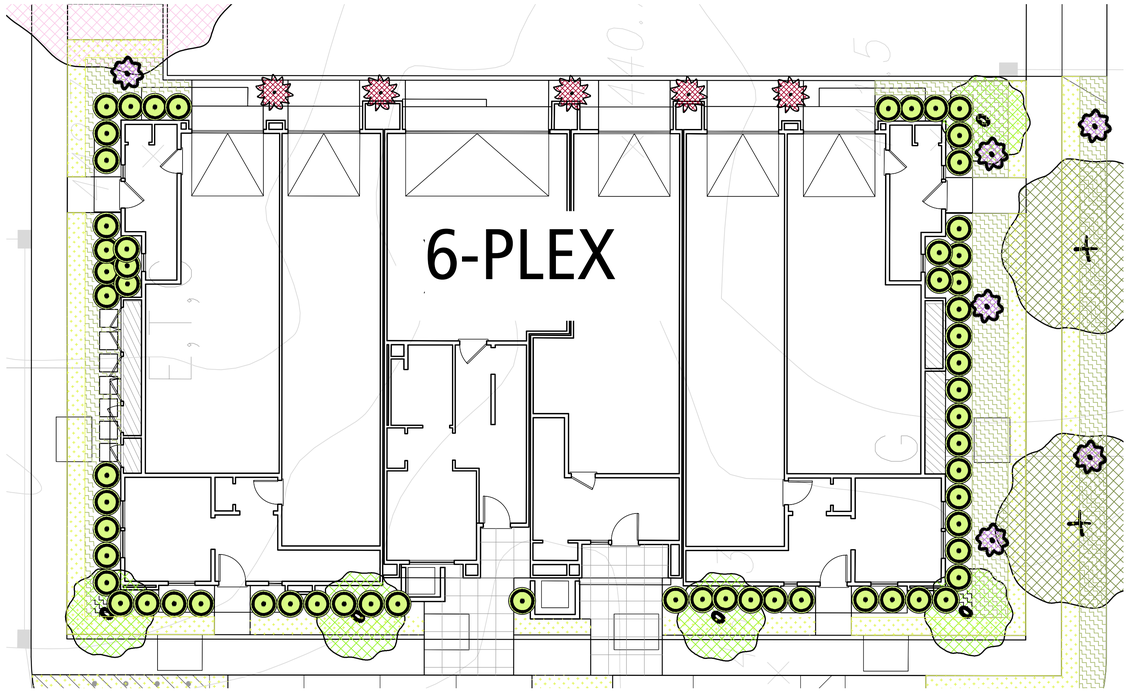






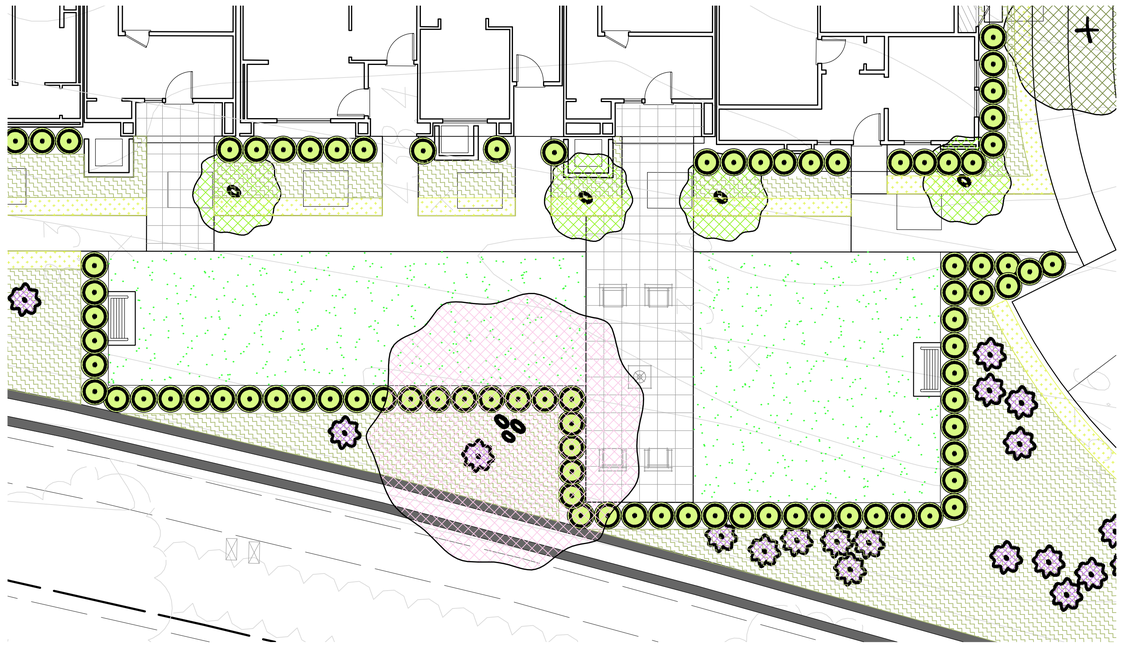




A - TOWNHOME COMMON AREA TYPICAL PLANTING

SCALE: 1/8"=1'-0"



B - POCKET PARK TYPICAL PLANTING

SCALE: 1/8"=1'-0"

Trees

	Botanical name (Common Name)	SIZE	FORM
Shade Tree			
	Plantus Racemosa (California Sycamore)	36"-48" Box min.	STD
	Quercus robus 'Fastigiata' (Upright English Oak)	36"-48" Box min.	STD
Patio Tree			
	Lagerstroemia indica (Crape Myrtle)	15 gal. min.	STD
	Laurus nobilis (Sweet Bay)	15 gal. min.	STD
Vertical Tree			
	Tristania conferta (Brisbane Box)	15 gal. min.	Low-branch
	Prunus ilicifolia (Hollyleaf Cherry)	15 gal. min.	Low-branch
Street Tree			
	Ulmus Parviflora (Chinese Evergreen Elm)	15 gal. min.	STD
	Geijera Parviflora (Australian Willow)	15 gal. min.	STD
Accent Tree			
	Lagerstroemia indica (Crape Myrtle)	36"-48" Box min.	STD
	Prunus spp. (Yoshino Cherry)	36"-48" Box min.	STD

*Specimen and accent tree container sizes to be 24" to 48" box at key areas. Final tree location per improvement plans.

Shrubs

	Botanical name (Common Name)	Size	Spacing
Accent Shrub			
	Pittosporum spp.	5gal.	30"-48" o.c.
	Rhaphiolepis indica 'Clara' (Ballerina Indian Hawthorn)	5gal.	30" o.c.
	Rosmarinus officinalis 'Huntington Carpet' (Huntington Carpet Rosemary)	1gal.	30" o.c.
Screening Shrub			
	Ligustrum japonicum 'Texanum'	15gal.	48" o.c.
	Rhaphiolepis indica 'Majestic Beauty'	15gal.	48" o.c.

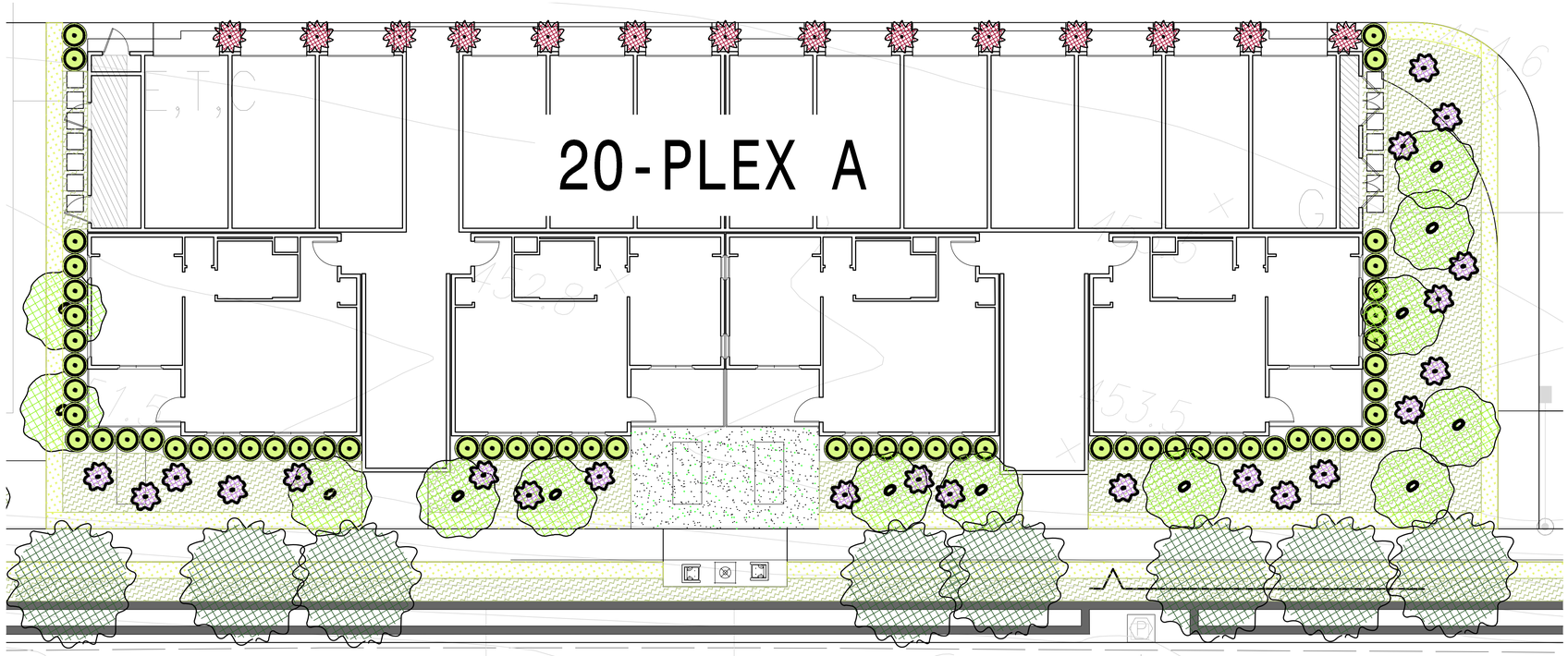
Groundcover

	Botanical name (Common Name)	Size	Spacing
Low Water Use Groundcover			
	Acacia redolens 'Desert Carpet' (Prostrate Acacia)	1gal.	30" o.c.
	Arctostaphylos uva-ursi 'Green Supreme' (Green Supreme Manzanita)	1gal.	30" o.c.
	Baccharis pilularis (Dwarf Coyote Brush)	1 gal	30" o.c.
Border Groundcover			
	Lonicera halliana (Hall's Japanese Honeysuckle)	1gal.	24" o.c.
	Trachelospermum jasminoides (Star Jasmine)	1gal.	24" o.c.
Turf			
	Marathon Fescue II (Turf)	Sodded	-

Note: All trees must be planted at a minimum of 5' from edge of any building or structure, sometimes farther depending on species

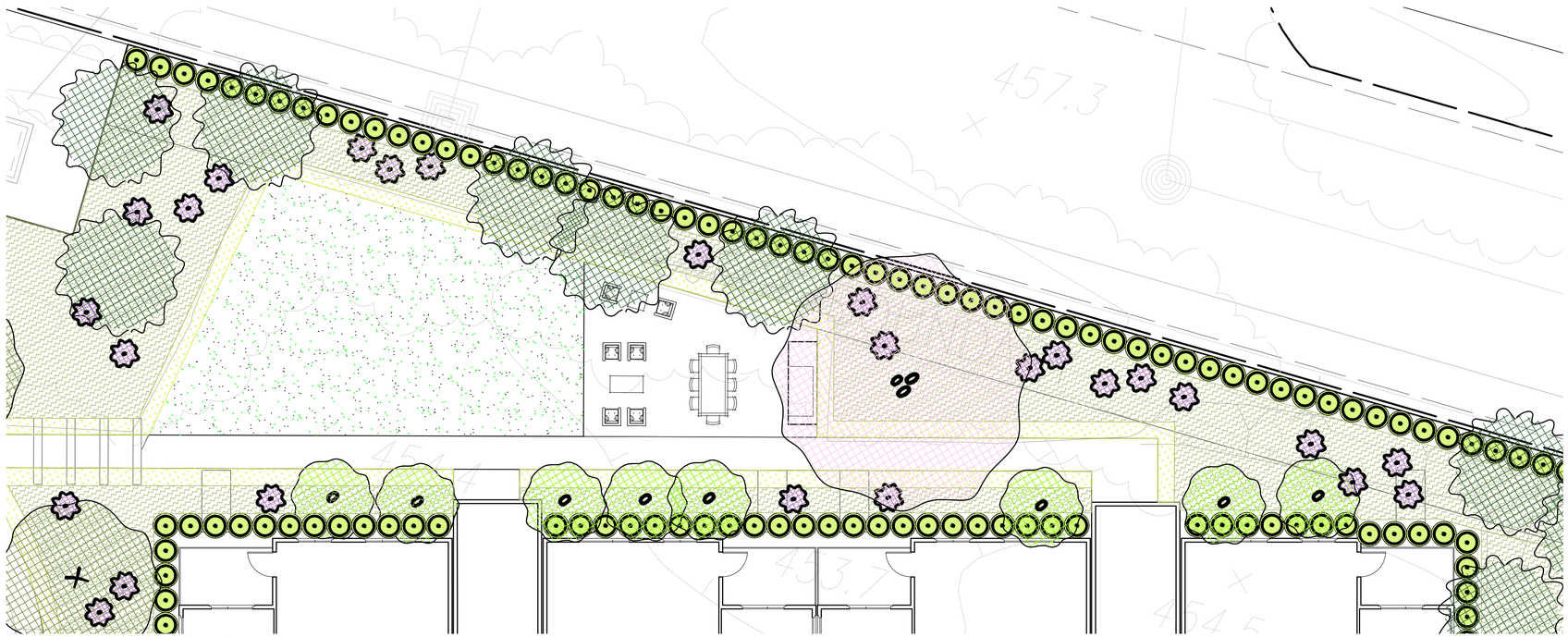
KEYMAP





A - APARTMENT COMMON AREA TYPICAL PLANTING

SCALE: 1/8"=1'-0"



B - POCKET PARK TYPICAL PLANTING

SCALE: 1/8"=1'-0"

Trees

Botanical name (Common Name)	SIZE	FORM
Shade Tree		
Plantus Racemosa (California Sycamore)	36"-48" Box min.	STD
Quercus robus 'Fastigiata' (Upright English Oak)	36"-48" Box min.	STD
Patio Tree		
Lagerstroemia indica (Crape Myrtle)	15 gal. min.	STD
Laurus nobilis (Sweet Bay)	15 gal. min.	STD
Vertical Tree		
Tristania conferta (Brisbane Box)	15 gal. min.	Low-branch
Prunus ilicifolia (Hollyleaf Cherry)	15 gal. min.	Low-branch
Street Tree		
Ulmus Parviflora (Chinese Evergreen Elm)	15 gal. min.	STD
Geijera Parviflora (Australian Willow)	15 gal. min.	STD
Accent Tree		
Lagerstroemia indica (Crape Myrtle)	36"-48" Box min.	STD
Prunus spp. (Yoshino Cherry)	36"-48" Box min.	STD

*Specimen and accent tree container sizes to be 24" to 48" box at key areas. Final tree location per improvement plans.

Shrubs

Botanical name (Common Name)	Size	Spacing
Accent Shrub		
Pittosporum spp.	5gal.	30"-48" o.c.
Rhaphiolepis indica 'Clara' (Ballerina Indian Hawthorn)	5gal.	30" o.c.
Rosmarinus officinalis 'Huntington Carpet' (Huntington Carpet Rosemary)	1gal.	30" o.c.
Screening Shrub		
Ligustrum japonicum 'Texanum'	15gal.	48" o.c.
Rhaphiolepis indica 'Majestic Beauty'	15gal.	48" o.c.

Groundcover

Botanical name (Common Name)	Size	Spacing
Low Water Use Groundcover		
Acacia redolens 'Desert Carpet' (Prostrate Acacia)	1gal.	30" o.c.
Arctostaphylos uva-ursi 'Green Supreme' (Green Supreme Manzanita)	1gal.	30" o.c.
Baccharis pilularis (Dwarf Coyote Brush)	1 gal	30" o.c.
Border Groundcover		
Lonicera halliana (Hall's Japanese Honeysuckle)	1gal.	24" o.c.
Trachelospermum jasminoides (Star Jasmine)	1gal.	24" o.c.
Turf		
Marathon Fescue II (Turf)	Sodded	-

Note: All trees must be planted at a minimum of 5' from edge of any building or structure, sometimes farther depending on species

KEYMAP



PROJECT DATA

SITE SUMMARY

SITE AREA	7.74 AC
	337,154 SF
FAR	0.00
TOTAL UNITS	210
DENSITY	27 DU/AC
CONSTRUCTION TYPE	TYPE V

TOTAL NUMBER OF BUILDINGS	
10 PLEX	1
20 PLEX - A	6
20 PLEX - B	4
TOTAL:	11

UNIT SUMMARY

UNIT TYPE	Average SF*	Total # Units	Unit Mix
Studio	554	8	4%
1 Bedroom / 1 Bathroom	711 - 809	122	58%
2 Bedroom / 2 Bathroom	1041 - 1047	68	32%
3 Bedroom / 2 Bathroom	1,326	12	6%
TOTAL:	875	210	

INDEX

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A-2.1	UNIT PLANS
A-2.2	UNIT PLANS
A-3.1	10 PLEX PERSPECTIVE RENDER
A-3.2	10 PLEX PERSPECTIVE RENDER
A-3.3	10 PLEX FLOOR & ROOF PLANS
A-3.4	10 PLEX ELEVATIONS & MATERIALS
A-3.5	10 PLEX ELEVATIONS & MATERIALS
A-4.1	20 PLEX-A PERSPECTIVE RENDER
A-4.2	20 PLEX-A PERSPECTIVE RENDER
A-4.3	20 PLEX-A FLOOR PLANS
A-4.4	20 PLEX-A ROOF PLAN
A-4.5	20 PLEX-A ELEVATIONS & MATERIALS
A-4.6	20 PLEX-A ELEVATIONS & MATERIALS
A-5.1	20 PLEX-B PERSPECTIVE RENDER
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A-5.4	20 PLEX-B ROOF PLAN
A-5.5	20 PLEX-B ELEVATIONS & MATERIALS
A-5.6	20 PLEX-B ELEVATIONS & MATERIALS
A-6.1	RECREATION CENTER BUILDING PERSPECTIVE
A-6.2	RECREATION CENTER BUILDING PERSPECTIVE
A-6.3	RECREATION CENTER FLOOR & ROOF PLANS
A-6.4	RECREATION CENTER ELEVATIONS & MATERIALS
A-6.5	RECREATION CENTER ELEVATIONS & MATERIALS
A-7.1	FITNESS BUILDING PERSPECTIVE
A-7.2	FITNESS BUILDING PERSPECTIVE
A-7.3	FITNESS BUILDING FLOOR & ROOF PLANS
A-7.4	FITNESS BUILDING ELEVATIONS & MATERIALS
A-7.5	FITNESS BUILDING ELEVATIONS & MATERIALS
A-8.1	CARPORT EXHIBIT



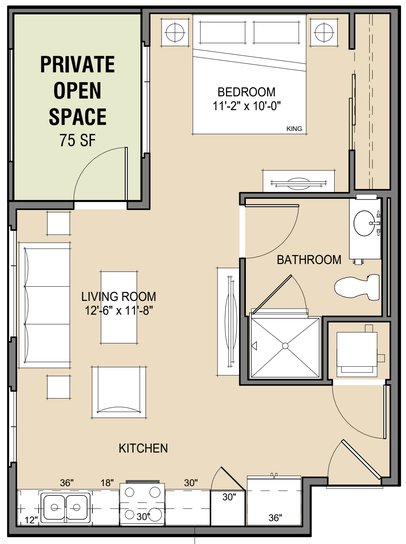
SHEA LIVERMORE
LIVERMORE, CALIFORNIA
TCA # 2018-121

TCA ARCHITECTS | Shea Properties

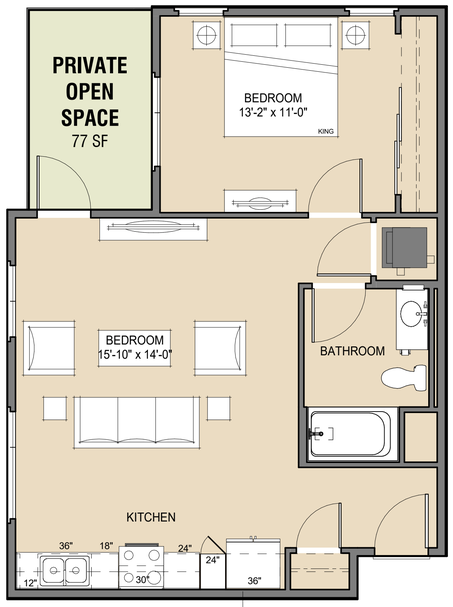
DESIGN REVIEW
APRIL 1, 2022

0' 50' 100' 200'

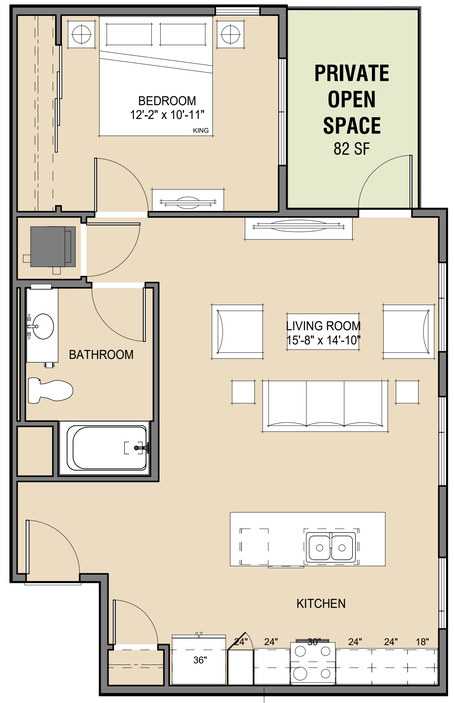
BUILDING PLANS
ARCHITECTURAL SITE PLAN



S1
554 SF



A1
711 SF



A2
809 SF

SHEA LIVERMORE
LIVERMORE, CALIFORNIA
TCA # 2018-121

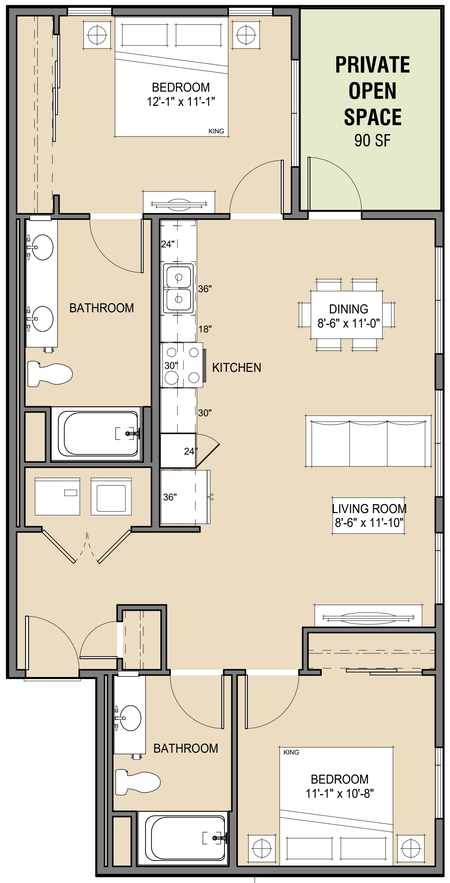
TCA ARCHITECTS | Shea Properties

DESIGN REVIEW
APRIL 1, 2022

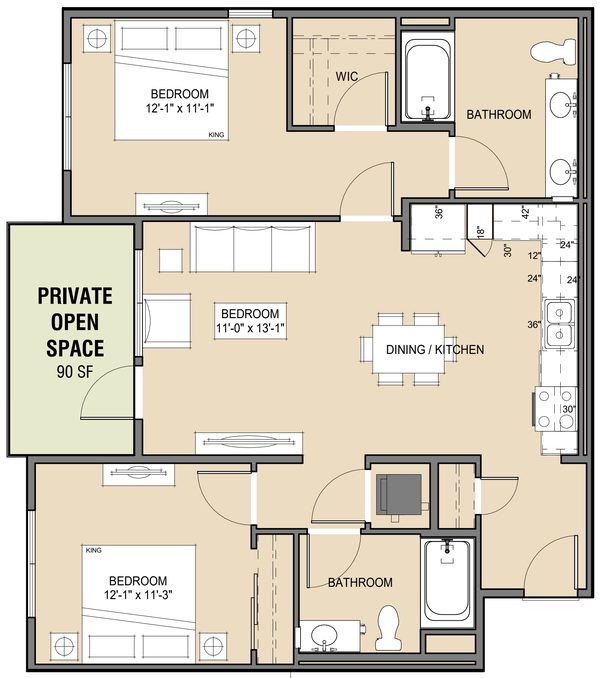
0' 4' 8' 16'

UNIT PLANS
STUDIO & 1 BEDROOM

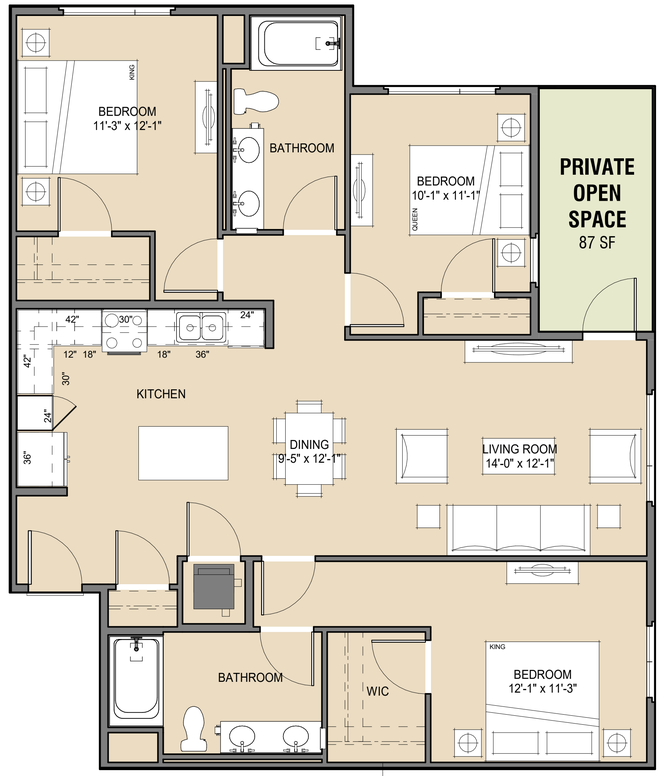
A-2.1



B1
1,041 SF



B2
1,047 SF



C1
1,326 SF

SHEA LIVERMORE
LIVERMORE, CALIFORNIA
TCA # 2018-121

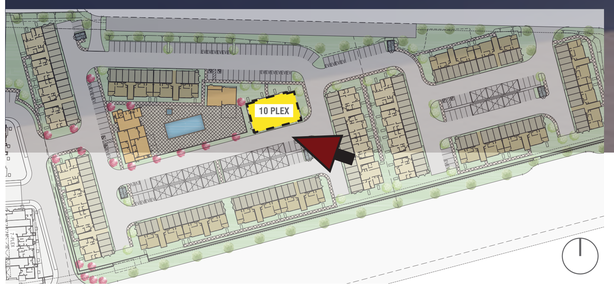
TCA ARCHITECTS | Shea Properties

DESIGN REVIEW
APRIL 1, 2022

0' 4' 8' 16'

UNIT PLANS
2 & 3 BEDROOM





NOTE: (1) LANDSCAPE ELEMENTS USED IN PERSPECTIVE RENDERS ARE ONLY FOR ILLUSTRATIVE PURPOSES

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LIVERMORE, CALIFORNIA
TCA # 2018-121

TCA ARCHITECTS | Shea Properties

DESIGN REVIEW
APRIL 1, 2022

10 PLEX BUILDING PERSPECTIVE
SOUTHEAST CORNER

A-3.1



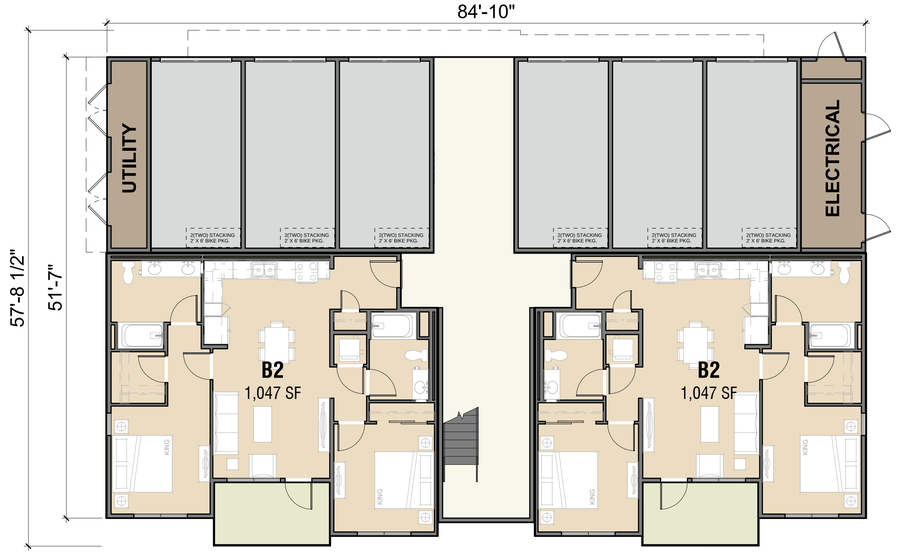
NOTE: (1) LANDSCAPE ELEMENTS USED IN PERSPECTIVE RENDERS ARE ONLY FOR ILLUSTRATIVE PURPOSES

SHEA LIVERMORE
LIVERMORE, CALIFORNIA
TCA # 2018-121

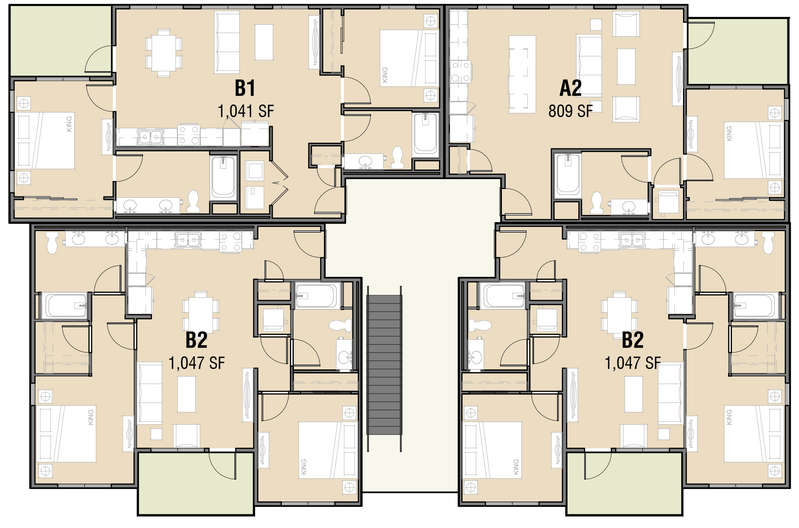
TCA ARCHITECTS | Shea Properties

DESIGN REVIEW
APRIL 1, 2022

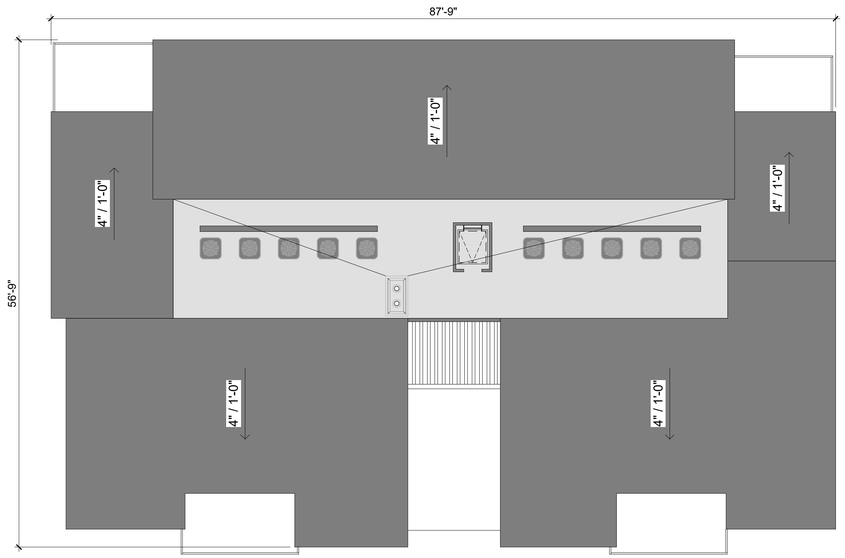
10 PLEX BUILDING PERSPECTIVE
NORTHEAST CORNER



10 PLEX GROUND FLOOR PLAN



10 PLEX TYPICAL FLOOR PLAN



10 PLEX ROOF PLAN

BIKE PARKING
GARAGE 12

SHEA LIVERMORE
LIVERMORE, CALIFORNIA
TCA # 2018-121

TCA ARCHITECTS | Shea Properties

DESIGN REVIEW
APRIL 1, 2022

0' 8' 16' 32'

10 PLEX BUILDING PLANS
GROUND & TYPICAL FLOOR AND ROOF PLANS

A-3.3

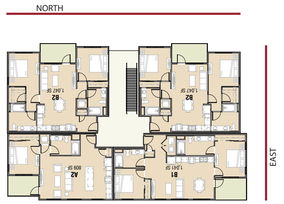




MATERIAL LEGEND

S	STUCCO
SD	SIDING
CR	COMPOSITE ROOF
AW	METAL AWNING
W	VINYL WINDOWS
MR	METAL RAILING

KEY PLAN





NOTE: (1) LANDSCAPE ELEMENTS USED IN PERSPECTIVE RENDERS ARE ONLY FOR ILLUSTRATIVE PURPOSES

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LIVERMORE, CALIFORNIA
TCA # 2018-121

TCA ARCHITECTS | Shea Properties

DESIGN REVIEW
APRIL 1, 2022

0' 8' 16' 32'

10 PLEX ELEVATIONS & MATERIALS
NORTH & EAST FACADES

A-3.4



SOUTH

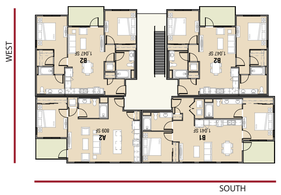


WEST

MATERIAL LEGEND

S	STUCCO
SD	SIDING
CR	COMPOSITE ROOF
AW	METAL AWNING
W	VINYL WINDOWS
MR	METAL RAILING

KEY PLAN





NOTE: (1) LANDSCAPE ELEMENTS USED IN PERSPECTIVE RENDERS ARE ONLY FOR ILLUSTRATIVE PURPOSES

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LIVERMORE, CALIFORNIA
TCA # 2018-121

TCA ARCHITECTS | Shea Properties

DESIGN REVIEW
APRIL 1, 2022

0' 8' 16' 32'

10 PLEX ELEVATIONS & MATERIALS
SOUTH & WEST FACADES

A-3.5



NOTE: (1) LANDSCAPE ELEMENTS USED IN PERSPECTIVE RENDERS ARE ONLY FOR ILLUSTRATIVE PURPOSES
(2) ENHANCED MATERIALS AND DETAILS APPLIED TO PORTOLA AVE. & PROJECT ENTRY FACADES ONLY

SHEA LIVERMORE
LIVERMORE, CALIFORNIA
TCA # 2018-121

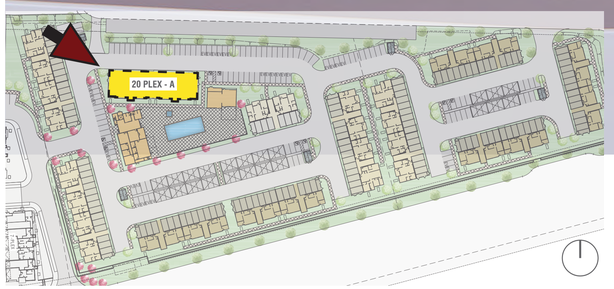
TCA ARCHITECTS | Shea Properties.

DESIGN REVIEW
APRIL 1, 2022

20 PLEX-A BUILDING PERSPECTIVE
FRONT FACADE

A-4.1





NOTE: (1) LANDSCAPE ELEMENTS USED IN PERSPECTIVE RENDERS ARE ONLY FOR ILLUSTRATIVE PURPOSES
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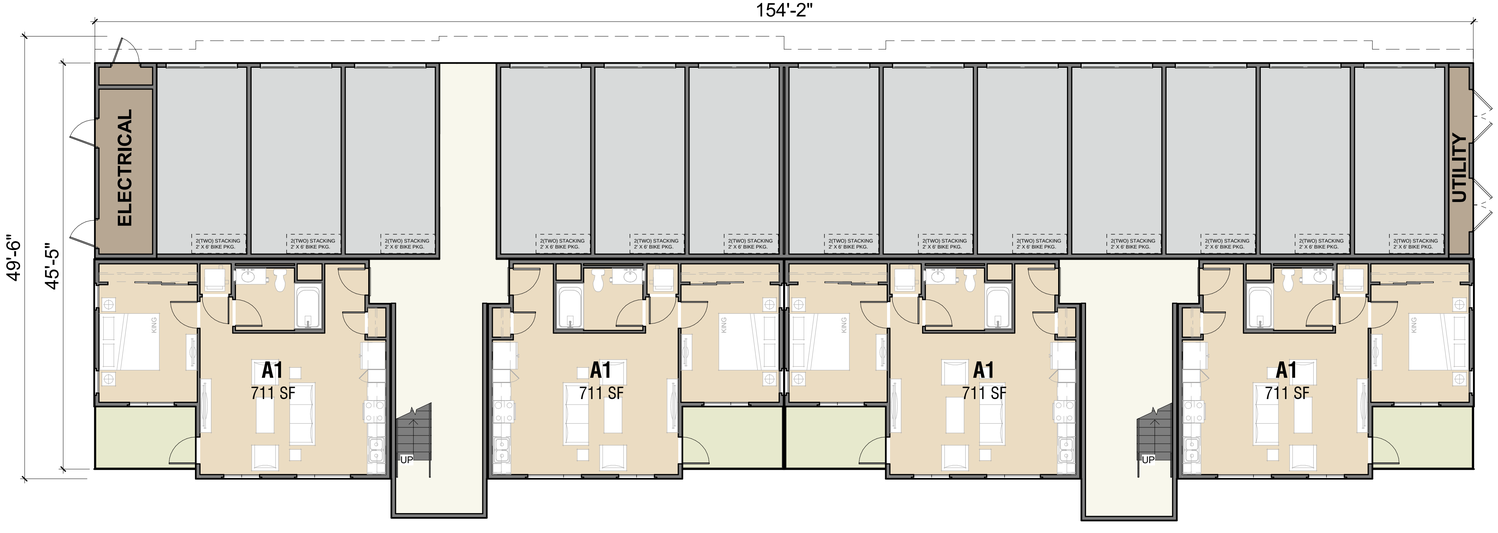
SHEA LIVERMORE
LIVERMORE, CALIFORNIA
TCA # 2018-121

TCA ARCHITECTS | Shea Properties

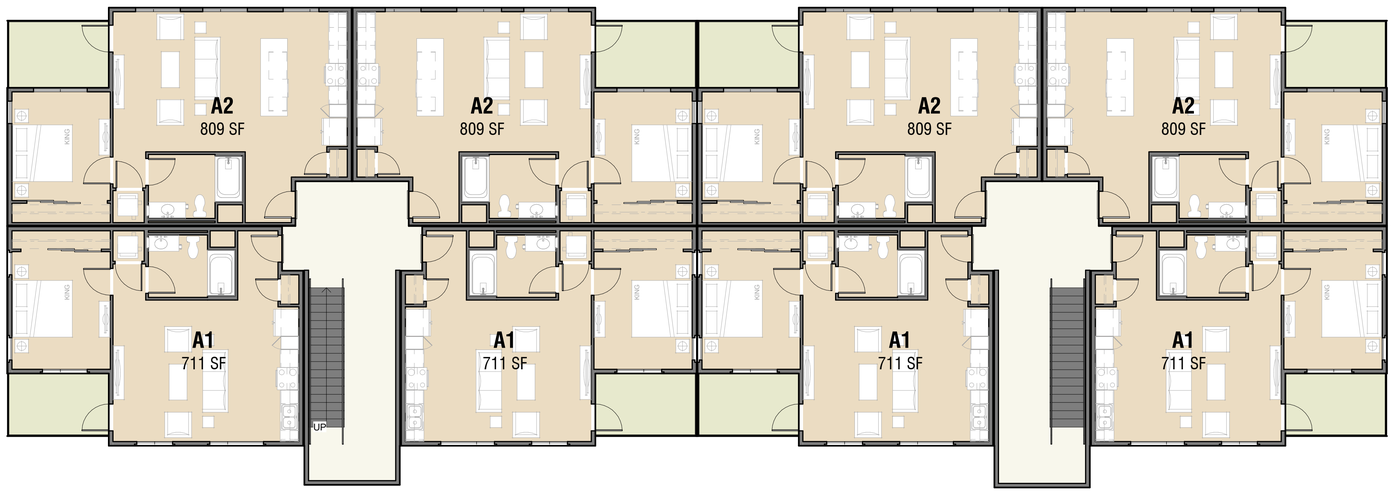
DESIGN REVIEW
APRIL 1, 2022

20 PLEX-A BUILDING PERSPECTIVE
BACK FACADE

A-4.2



20 PLEX - A GROUND FLOOR



20 PLEX - A TYPICAL FLOOR

BIKE PARKING
GARAGE 26

SHEA LIVERMORE
LIVERMORE, CALIFORNIA
TCA # 2018-121

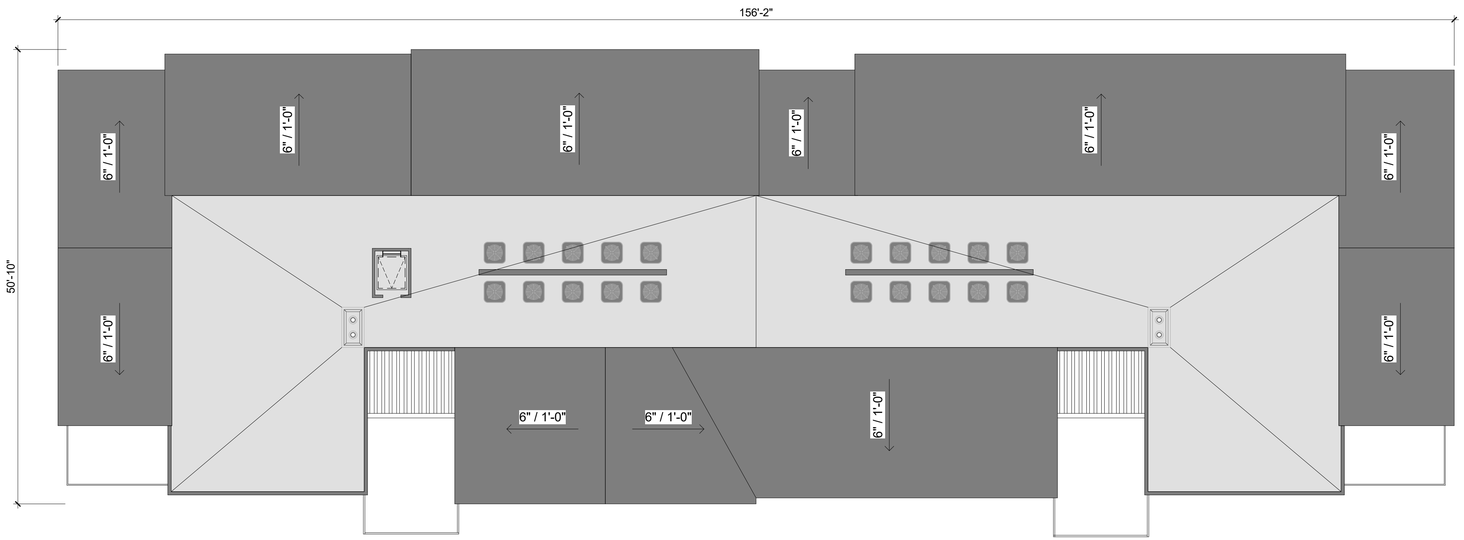
TCA ARCHITECTS | Shea Properties

DESIGN REVIEW
APRIL 1, 2022

0' 8' 16' 32'

20 PLEX-A BUILDING PLANS
GROUND & TYPICAL FLOOR PLAN

A-4.3



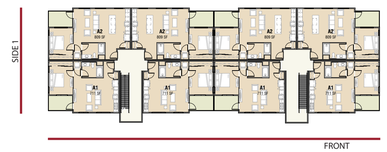
20 PLEX - A ROOF PLAN



MATERIAL LEGEND

S	STUCCO
SD	SIDING
CR	COMPOSITE ROOF
AW	METAL AWNING
W	VINYL WINDOWS
MR	METAL RAILING
BV	BRICK VENEER

KEY PLAN







NOTE: (1) LANDSCAPE ELEMENTS USED IN PERSPECTIVE RENDERS ARE ONLY FOR ILLUSTRATIVE PURPOSES
(2) ENHANCED MATERIALS AND DETAILS APPLIED TO PORTOLA AVE. & PROJECT ENTRY FACADES ONLY

SHEA LIVERMORE
LIVERMORE, CALIFORNIA
TCA # 2018-121

TCA ARCHITECTS | Shea Properties

DESIGN REVIEW
APRIL 1, 2022

0' 8' 16' 32'

20 PLEX-A BUILDING ELEVATIONS & MATERIALS
FRONT & SIDE FACADES

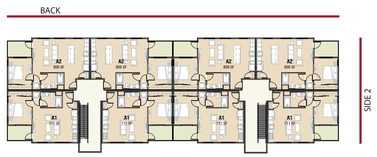
A-4.5



MATERIAL LEGEND

S	STUCCO
SD	SIDING
CR	COMPOSITE ROOF
AW	METAL AWNING
W	VINYL WINDOWS
MR	METAL RAILING
BV	BRICK VENEER

KEY PLAN







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LIVERMORE, CALIFORNIA
TCA # 2018-121

TCA ARCHITECTS | Shea Properties

DESIGN REVIEW
APRIL 1, 2022

0' 8' 16' 32'

20 PLEX-A BUILDING ELEVATIONS & MATERIALS
BACK & SIDE FACADES

A-4.6



NOTE: (1) LANDSCAPE ELEMENTS USED IN PERSPECTIVE RENDERS ARE ONLY FOR ILLUSTRATIVE PURPOSES
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SHEA LIVERMORE
LIVERMORE, CALIFORNIA
TCA # 2018-121

TCA ARCHITECTS | Shea Properties

DESIGN REVIEW
APRIL 1, 2022

20 PLEX-B BUILDING PERSPECTIVE
FRONT FACADE

A-5.1



NOTE: (1) LANDSCAPE ELEMENTS USED IN PERSPECTIVE RENDERS ARE ONLY FOR ILLUSTRATIVE PURPOSES
(2) ENHANCED MATERIALS AND DETAILS APPLIED TO PORTOLA AVE. & PROJECT ENTRY FACADES ONLY

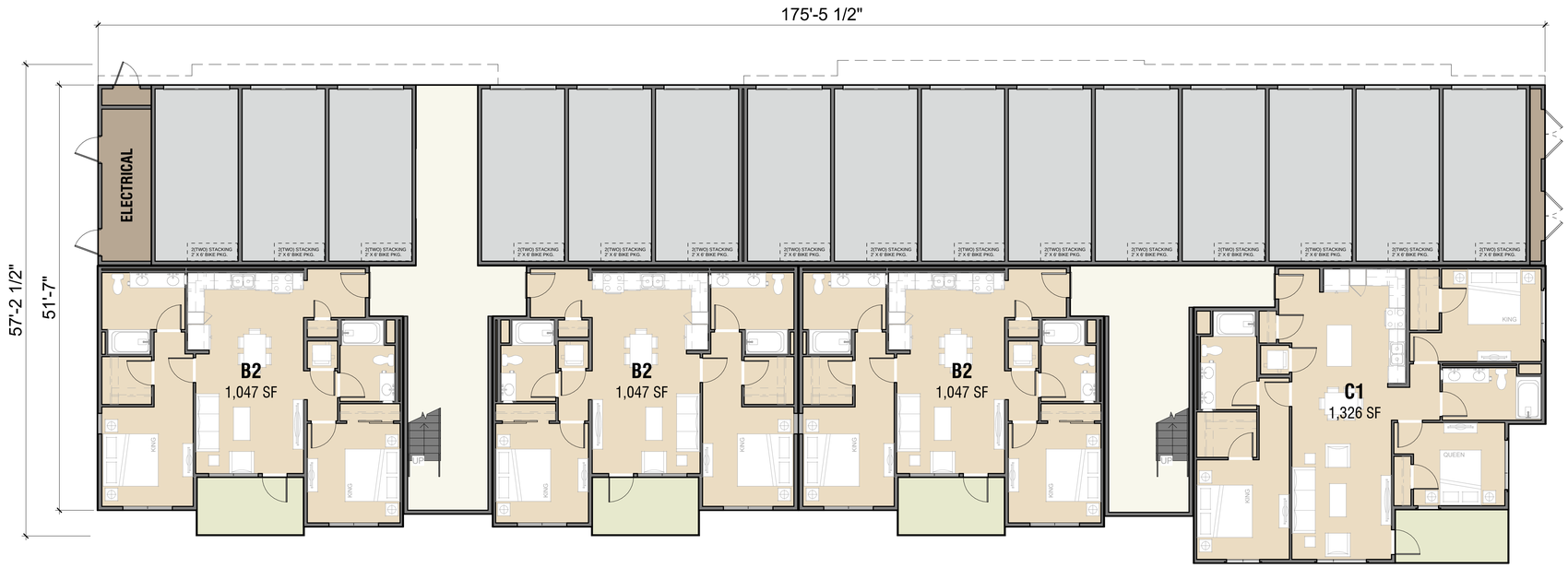
SHEA LIVERMORE
LIVERMORE, CALIFORNIA
TCA # 2018-121

TCA ARCHITECTS | Shea Properties.

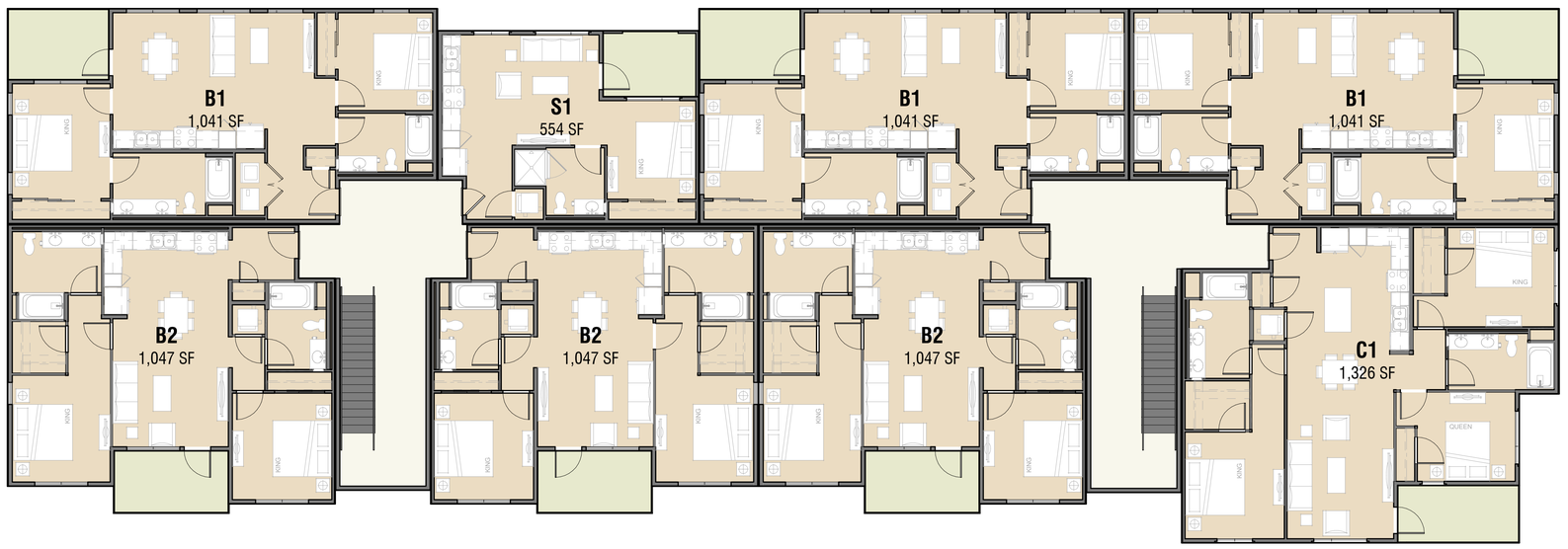
DESIGN REVIEW
APRIL 1, 2022

20 PLEX-B BUILDING PERSPECTIVE
BACK FACADE

A-5.2



20 PLEX - B GROUND FLOOR



20 PLEX - B TYPICAL FLOOR

BIKE PARKING
GARAGE 30

SHEA LIVERMORE
LIVERMORE, CALIFORNIA
TCA # 2018-121

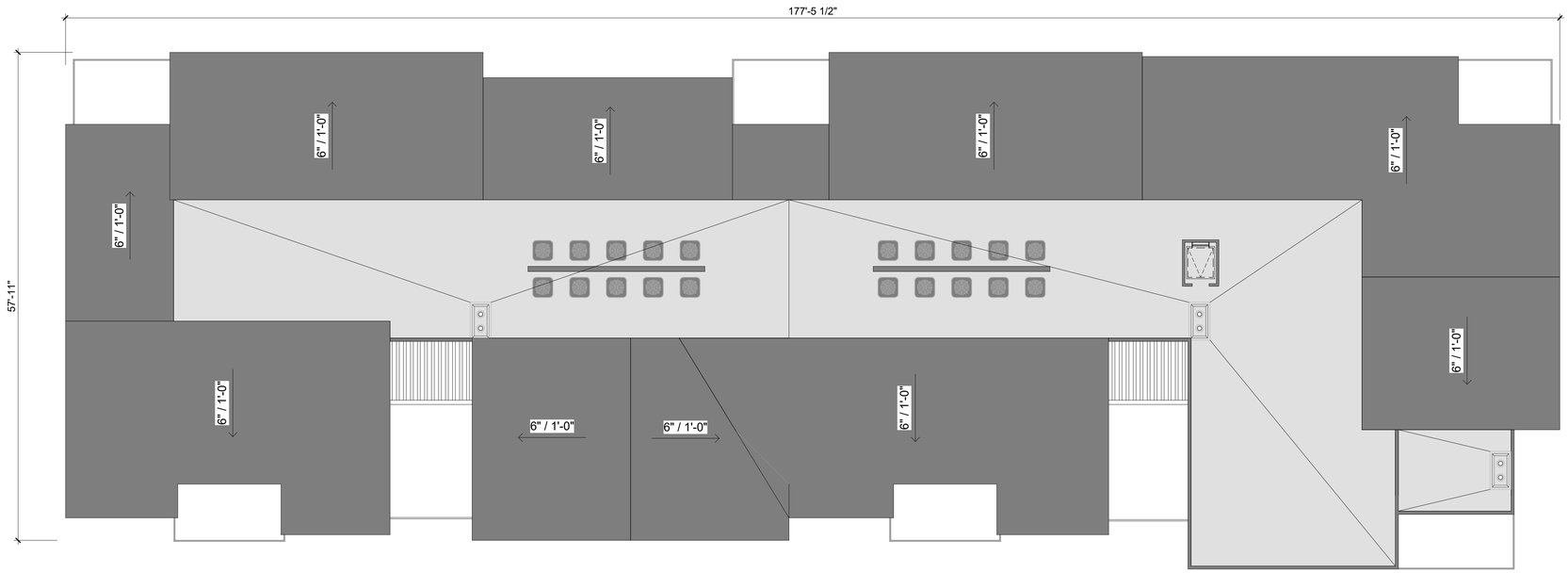
TCA ARCHITECTS | Shea Properties

DESIGN REVIEW
APRIL 1, 2022

0' 8' 16' 32'

20 PLEX-B BUILDING PLANS
GROUND & TYPICAL FLOOR PLAN

A-5.3



20 PLEX - B ROOF PLAN

SHEA LIVERMORE
LIVERMORE, CALIFORNIA
TCA # 2018-121

TCA ARCHITECTS | Shea Properties

DESIGN REVIEW
APRIL 1, 2022

0' 8' 16' 32'

20 PLEX-B BUILDING PLANS
ROOF PLAN



MATERIAL LEGEND

S	STUCCO
SD	SIDING
CR	COMPOSITE ROOF
AW	METAL AWNING
W	VINYL WINDOWS
MR	METAL RAILING
BV	BRICK VENEER

KEY PLAN







NOTE: (1) LANDSCAPE ELEMENTS USED IN PERSPECTIVE RENDERS ARE ONLY FOR ILLUSTRATIVE PURPOSES
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SHEA LIVERMORE
LIVERMORE, CALIFORNIA
TCA # 2018-121

TCA ARCHITECTS | Shea Properties

DESIGN REVIEW
APRIL 1, 2022

0' 8' 16' 32'

20 PLEX-B BUILDING ELEVATIONS & MATERIALS
FRONT & SIDE FACADES

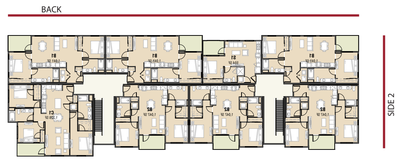
A-5.5



MATERIAL LEGEND

S	STUCCO
SD	SIDING
CR	COMPOSITE ROOF
AW	METAL AWNING
W	VINYL WINDOWS
MR	METAL RAILING
BV	BRICK VENEER

KEY PLAN







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SHEA LIVERMORE
LIVERMORE, CALIFORNIA
TCA # 2018-121

TCA ARCHITECTS | Shea Properties.

DESIGN REVIEW
APRIL 1, 2022

0' 8' 16' 32'

20 PLEX-B BUILDING ELEVATIONS & MATERIALS
BACK & SIDE FACADES

A-5.6





NOTE: LANDSCAPE ELEMENTS USED IN PERSPECTIVE RENDERS ARE ONLY FOR ILLUSTRATIVE PURPOSES

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LIVERMORE, CALIFORNIA
TCA # 2018-121

TCA ARCHITECTS | Shea Properties.

DESIGN REVIEW
APRIL 1, 2022

RECREATION CENTER BUILDING PERSPECTIVE
WEST FACADE (UPON SITE ENTRY)

A-6.1



NOTE: LANDSCAPE ELEMENTS USED IN PERSPECTIVE RENDERS ARE ONLY FOR ILLUSTRATIVE PURPOSES

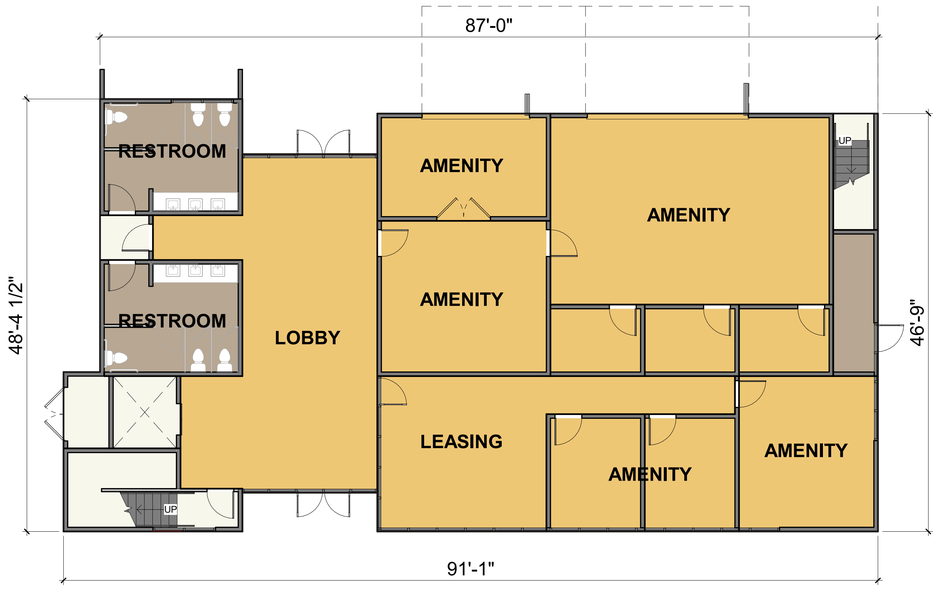
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LIVERMORE, CALIFORNIA
TCA # 2018-121

TCA ARCHITECTS | Shea Properties

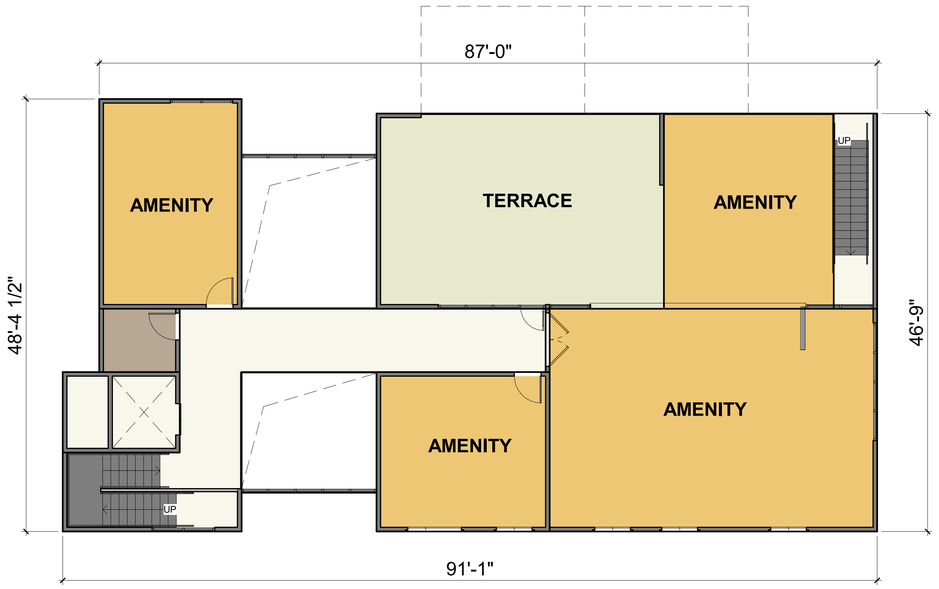
DESIGN REVIEW
APRIL 1, 2022

RECREATION CENTER BUILDING PERSPECTIVE
EAST FACADE (POOL COURTYARD)

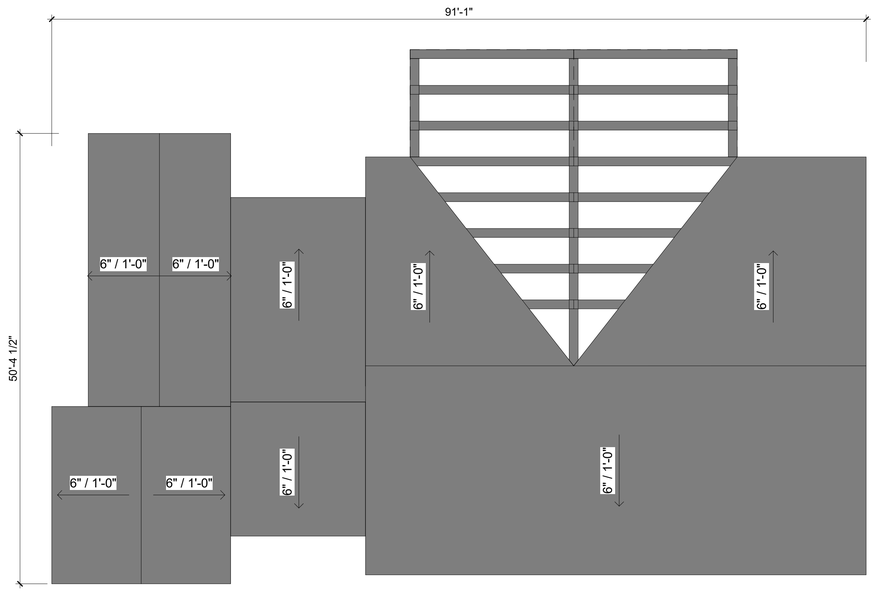
A-6.2



RECREATION BUILDING GROUND FLOOR PLAN



RECREATION BUILDING SECOND FLOOR PLAN



RECREATION BUILDING ROOF PLAN

0' 8' 16' 32'

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LIVERMORE, CALIFORNIA
TCA # 2018-121

TCA ARCHITECTS | Shea Properties

DESIGN REVIEW
APRIL 1, 2022

RECREATION CENTER BUILDING PLANS
GROUND & 2ND FLOOR AND ROOF PLANS

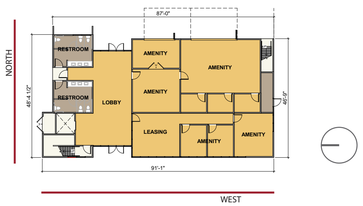




MATERIAL LEGEND

S	STUCCO
SD	SIDING
BR	BRICK VENEER
CR	COMPOSITE ROOF
AW	METAL AWNING
W	VINYL WINDOWS
ST	STOREFRONT
MR	METAL RAILING
PM	PERFORATED METAL
ET	PAINTED TRUSS
SR	STANDING SEAM METAL ROOF

KEY PLAN





NOTE: LANDSCAPE ELEMENTS USED IN PERSPECTIVE RENDERS ARE ONLY FOR ILLUSTRATIVE PURPOSES

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LIVERMORE, CALIFORNIA
TCA # 2018-121

TCA ARCHITECTS | Shea Properties

DESIGN REVIEW
APRIL 1, 2022

0' 8' 16' 32'

RECREATION CENTER BUILDING ELEVATIONS & MATERIALS
NORTH & WEST FACADES

A-6.4

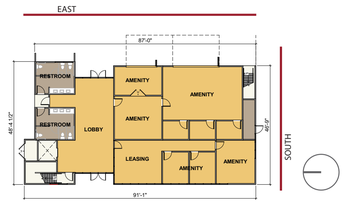




MATERIAL LEGEND

S	STUCCO
SD	SIDING
BR	BRICK VENEER
CR	COMPOSITE ROOF
AW	METAL AWNING
W	VINYL WINDOWS
ST	STOREFRONT
MR	METAL RAILING
PM	PERFORATED METAL
ET	PAINTED TRUSS
SR	STANDING SEAM METAL ROOF

KEY PLAN





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SHEA LIVERMORE
LIVERMORE, CALIFORNIA
TCA # 2018-121

TCA ARCHITECTS | Shea Properties

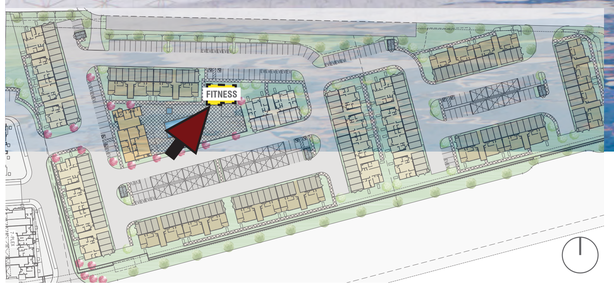
DESIGN REVIEW
APRIL 1, 2022

0' 8' 16' 32'

RECREATION CENTER BUILDING ELEVATIONS & MATERIALS
SOUTH & EAST FACADES

A-6.5





NOTE: LANDSCAPE ELEMENTS USED IN PERSPECTIVE RENDERS ARE ONLY FOR ILLUSTRATIVE PURPOSES

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LIVERMORE, CALIFORNIA
TCA # 2018-121

TCA ARCHITECTS | Shea Properties

DESIGN REVIEW
APRIL 1, 2022

FITNESS BUILDING PERSPECTIVE
SOUTH FACADE

A-7.1





NOTE: LANDSCAPE ELEMENTS USED IN PERSPECTIVE RENDERS ARE ONLY FOR ILLUSTRATIVE PURPOSES

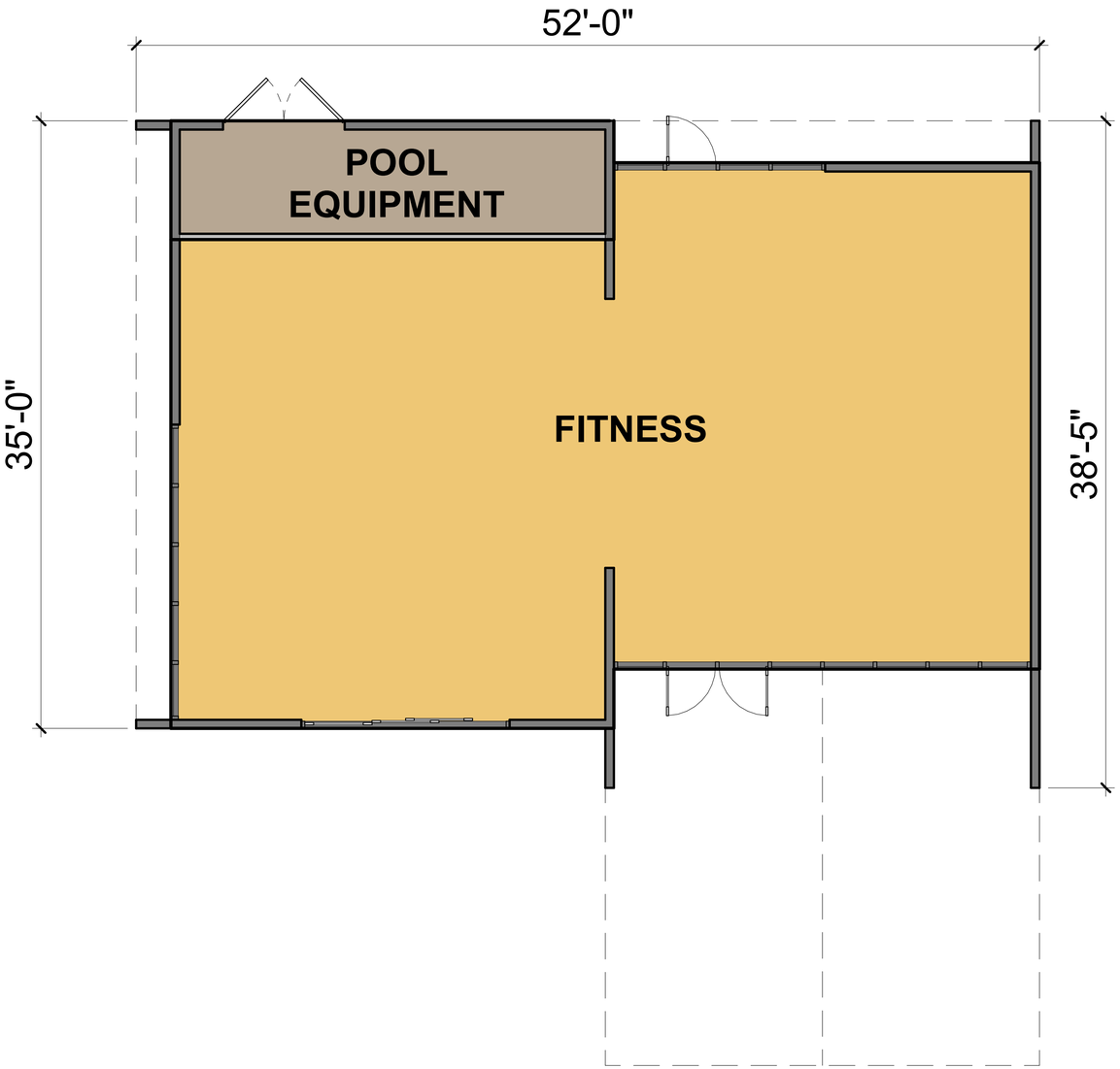
SHEA LIVERMORE
LIVERMORE, CALIFORNIA
TCA # 2018-121

TCA ARCHITECTS | Shea Properties

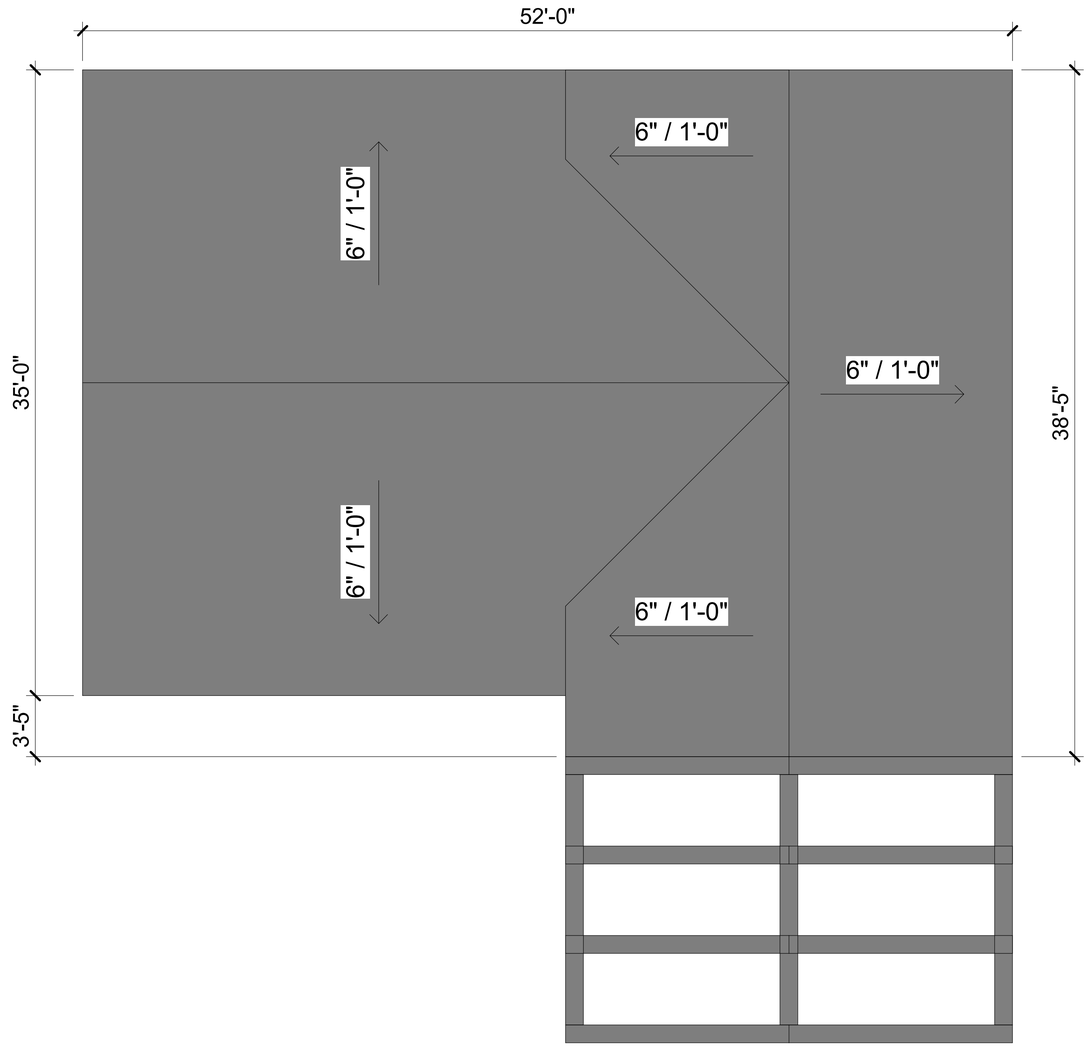
DESIGN REVIEW
APRIL 1, 2022

FITNESS BUILDING PERSPECTIVE
NORTH FACADE

A-7.2



FITNESS BUILDING GROUND FLOOR PLAN



FITNESS BUILDING ROOF PLAN

SHEA LIVERMORE
LIVERMORE, CALIFORNIA
TCA # 2018-121

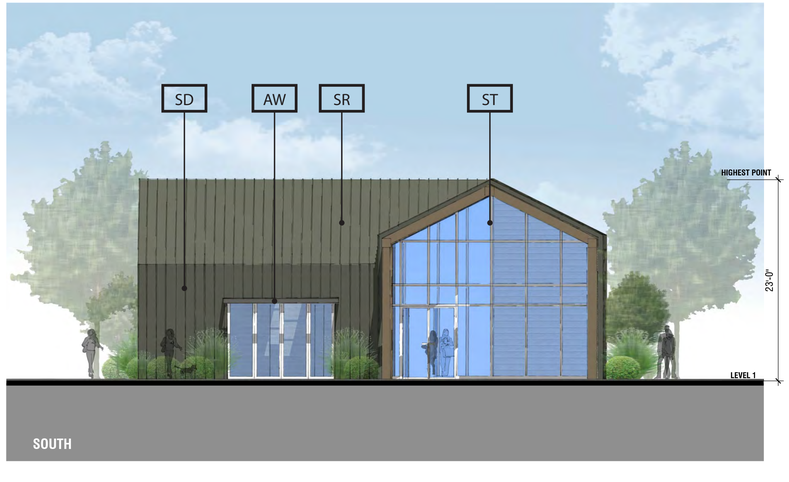
TCA ARCHITECTS | Shea Properties

DESIGN REVIEW
APRIL 1, 2022

0' 4' 8' 16'

FITNESS BUILDING PLAN
GROUND FLOOR & ROOF PLANS

A-7.3

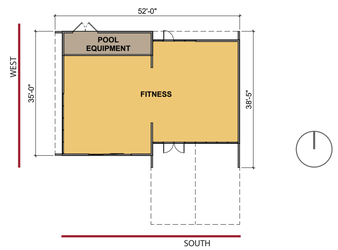




MATERIAL LEGEND

S	STUCCO
SD	SIDING
AW	METAL AWNING
ST	STOREFRONT
PM	PERFORATED METAL
ET	PAINTED TRUSS
SR	STANDING SEAM METAL ROOF

KEY PLAN





NOTE: LANDSCAPE ELEMENTS USED IN PERSPECTIVE RENDERS ARE ONLY FOR ILLUSTRATIVE PURPOSES

SHEA LIVERMORE
LIVERMORE, CALIFORNIA
TCA # 2018-121

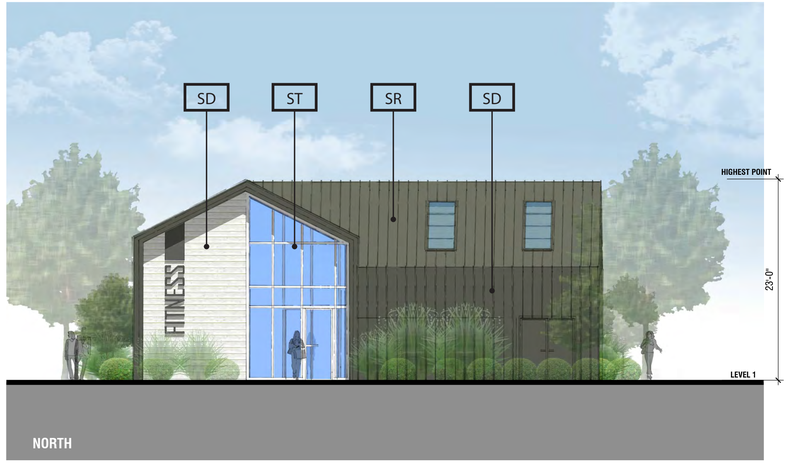
TCA ARCHITECTS | Shea Properties

DESIGN REVIEW
APRIL 1, 2022

0' 8' 16' 32'

FITNESS BUILDING ELEVATIONS & MATERIALS
SOUTH & WEST FACADES

A-7.4



NORTH

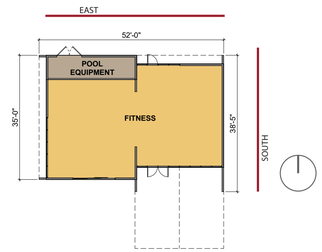


EAST

MATERIAL LEGEND

S	STUCCO
SD	SIDING
AW	METAL AWNING
ST	STOREFRONT
PM	PERFORATED METAL
ET	PAINTED TRUSS
SR	STANDING SEAM METAL ROOF

KEY PLAN





NOTE: LANDSCAPE ELEMENTS USED IN PERSPECTIVE RENDERS ARE ONLY FOR ILLUSTRATIVE PURPOSES

SHEA LIVERMORE
LIVERMORE, CALIFORNIA
TCA # 2018-121

TCA ARCHITECTS | Shea Properties

DESIGN REVIEW
APRIL 1, 2022

0' 8' 16' 32'

FITNESS BUILDING ELEVATIONS & MATERIALS
NORTH & EAST FACADES

A-7.5





SOLAR PANELS

PAINTED METAL/WOOD BEAMS

PAINTED METAL/WOOD POSTS

NOTE: LANDSCAPE ELEMENTS USED IN PERSPECTIVE RENDERS ARE ONLY FOR ILLUSTRATIVE PURPOSES

SHEA LIVERMORE
LIVERMORE, CALIFORNIA
TCA # 2018-121

TCA ARCHITECTS | Shea Properties

DESIGN REVIEW
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CARPORT DESIGN EXHIBIT

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A-11.0- ARCHITECTURAL SITE PLAN
A-11.1- ARCHITECTURAL SITE PLAN-STYLISTIC/COLOR DIAGRAM
A-12.0 - CODE ANALYSIS
A-13.0 - CALGreen Checklist
A-15.0 - STREET SCENE

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A-50.0- UNIT PLANS_ PLAN 1
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A-70.0 -COLOR / MATERIAL SCHEMES

Overall Building Summary

BUILDING SUMMARY

Building	Plan 1	Plan 2	Plan 3	Plan 4	Plan 5	Plan 6	# Units	# of Bldg's	Total Units	%
6-Plex	1	2	2	1	0	0	6	4	24	27%
7-Plex	2	1	1	1	1	1	7	7	49	55%
8-Plex	2	2	2	2	0	0	8	2	16	18%
Total								13	**89**	100%

Overall Unit Summary

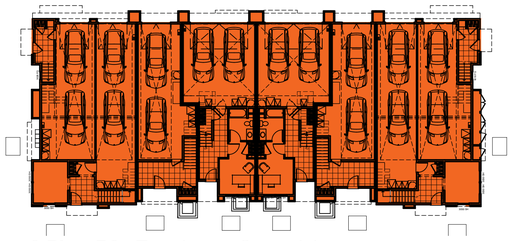
Unit Type	Description	# Unit Total	%	NSF*	Approx Net Total SF			Private Open space				Garage	
								Porch (sf)	Deck (sf)	Private Opt. Roof Deck (sf)	Total (sf)	Garage	Garage (sf)
Plan 1	3bd/3 ba	22	25%	1,600	35,200 sf				78	0	1,716	Tandem	493
Plan 2	2bd/Flex/2.5 ba	19	21%	1,604	30,476 sf				76	481	10,583	Tandem	507
Plan 3	2bd/2.5 ba	19	21%	1,701	32,319 sf				77	287	6,916	Tandem	502
Plan 4	2bd/Office/3.5 ba	15	17%	1,932	28,980 sf				77	0	1,155	Side x Side	460
Plan 5	3bd/3.5 ba	7	8%	2,420	16,940 sf				80	203	1,981	Side x Side	447
Plan 6	4bd/3.5 ba/Office	7	8%	2,415	16,905 sf			94	72	213	2,653	Side x Side	475
Sub-Total		**89**	**100%**		**160,820** sf						**25,004**		
Average Unit Size		**1,807 sf**											

Parking Summary

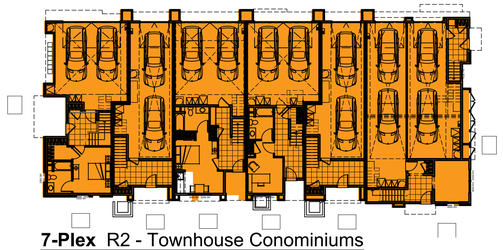
Garage Breakdown

	Total	%
Side x Side	29	33%
Tandem	60	67%

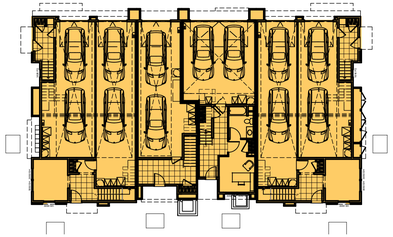




8-Plex R2 - Townhouse Conominiums
3-Story Type: VB
Fire Sprinkler System NFPA 13



7-Plex R2 - Townhouse Conominiums
3-Story Type: VB
Fire Sprinkler System NFPA 13



6-Plex R2 - Townhouse Conominiums
3-Story Type: VB
Fire Sprinkler System NFPA 13

NOTES:
1. Refer to Civil sheets for all property lines. easements, site dimensions, accessible unit locations, etc.
2. Refer to Landscape Sheets for landscape design, dimensions and detaled information.

SHEA-PORTOLA AVENUE
LIVERMORE, CA

SHEA
2019-0991

DESIGN REVIEW
APRIL 01, 22

0 20 40 80

ARCHITECTURAL SITE PLAN

A-11.0



6 PLEX_ **A** STYLE
COLOR SCHEME 1

6 PLEX_ **B** STYLE
COLOR SCHEME 1

6 PLEX_ **B** STYLE
COLOR SCHEME 2

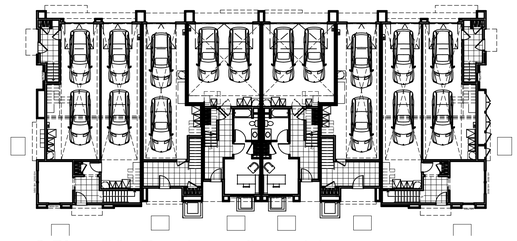
7 PLEX_ **A** STYLE
COLOR SCHEME 1

7 PLEX_ **A** STYLE
COLOR SCHEME 2

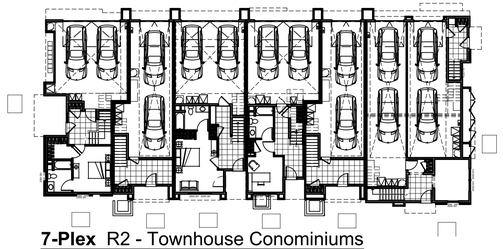
7 PLEX_ **B** STYLE
COLOR SCHEME 1

7 PLEX_ **B** STYLE
COLOR SCHEME 2

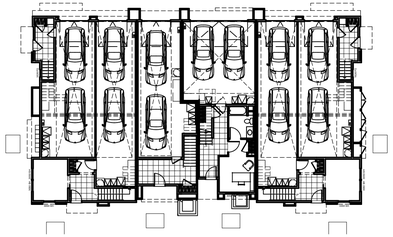
8 PLEX_ **B** STYLE
COLOR SCHEME 1



8-Plex R2 - Townhouse Conominiums
3-Story Type: VB
Fire Sprinkler System NFPA 13



7-Plex R2 - Townhouse Conominiums
3-Story Type: VB
Fire Sprinkler System NFPA 13



6-Plex R2 - Townhouse Conominiums
3-Story Type: VB
Fire Sprinkler System NFPA 13

NOTES:
1. Refer to Civil sheets for all property lines. easements, site dimensions, accessible unit locations, etc.
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SHEA-PORTOLA AVENUE
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DESIGN REVIEW
APRIL 01, 22

0 20 40 80

ARCHITECTURAL SITE PLAN
STYLISTIC / COLOR DIAGRAM

A-11.1

R2 - CONDOMINIUMS

CODE INFORMATION

THIS PROJECT SHALL COMPLY WITH ALL OTHER REGULATIONS AND ORDINANCES ADOPTED BY JURISDICTION HAVING AUTHORITY.

APPLICABLE CODES:

2019 CALIFORNIA BUILDING CODE (CBC)

2019 CALIFORNIA ELECTRICAL CODE (CEC)

2019 CALIFORNIA MECHANICAL CODE (CMC)

2019 CALIFORNIA PLUMBING CODE (CPC)

2019 CALIFORNIA FIRE CODE (CFC)

2019 CALIFORNIA GREEN BUILDING STANDARD CODE (CAL GREEN)

2019 BUILDING ENERGY EFFICIENCY STANDARDS

CODE SUMMARY

USE & OCCUPANCY (CBC SECTION 310.4 & 312.1)	R-2: BUILDINGS CONTAINING MORE THAN TWO DWELLING UNITS U: PRIVATE GARAGES
SEPARATIONS: (CBC SECTION 420)	WALLS SEPARATING DWELLING UNITS (R2) SHALL BE 1-HOUR FIRE PARTITIONS COMPLYING WITH CBC SECTION 708. WALLS SEPARATING PRIVATE GARAGES (U) FROM DWELLING UNIT (R2) SHALL BE SEPARATED BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE PER 406.3.4.1. DOORS SHALL BE 20 MIN RATED. FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS (R2) AND DWELLING UNITS (R2) / GARAGES (U) SHALL BE 1-HR RATED HORIZONTAL ASSEMBLIES COMPLYING WITH CBC SECTION 711. DOOR BETWEEN PRIVATE GARAGE (U) AND ITS OWN DWELLING UNIT (R2) SHALL BE 20MIN RATED - SELF-CLOSING, SELF-LATCHING, SOLID WOOD DOOR OR SOLID OR HONEYCOMB CORE STEEL DOOR, MINIMUM 1-3/8 INCHES (34.9 MM) THICK. DOORS IN RATED CONSTRUCTION SHALL COMPLY WITH CBC SEC 716.5
TYPE OF CONSTRUCTION:	TYPE VB, 3-STORY
FIRE SPRINKLERS:	FIRE SPRINKLER: NFPA 13
ALLOWABLE HEIGHT: (CBC TABLE 504.3 & SECTION 504)	TYPE V-B: (WITH NFPA 13) 60 FEET MAXIMUM (WITHOUT AREA INCREASE) 40 FEET MAXIMUM (WITH AREA INCREASE) 65' FEET PER PROJECT DEVELOPMENT STANDARDS
ACTUAL HEIGHT:	< 40 FEET - SEE ELEVATIONS
ALLOWABLE STORIES: (CBC TABLE 504.4 & SEC 504.4)	R-2, TYPE V-B: 3 STORIES (2 STORIES BASE ALLOWABLE + 1 STORY SPRINKLER INCREASE FOR NFPA 13) U, TYPE V-B: 2 STORIES
ALLOWABLE FLOOR AREA: (CBC SEC 406 & SEC 508)	IN R OCCUPANCIES WITH NOT MORE THAN THREE STORIES ABOVE GRADE PLANE, THE AGGREGATE SUM OF THE RATIOS FOR PORTIONS OF MIXED-OCCUPANCY MULTI-STORY BUILDINGS SHALL NOT EXCEED ONE(1) IN R OCCUPANCIES WITH MORE THAT THREE STORIES ABOVE GRADE PLANE, THE AGGREGATE SUM OF THE RATIOS FOR PORTIONS OF MIXED-OCCUPANCY MULTI-STORY BUILDINGS SHALL NOT EXCEED TWO(2) GROUP U IS PERMITTED TO BE 1,000 SQ. FT. PER GARAGE WHEN PROVIDING 1-HOUR FIRE BARRIERS BETWEEN GARAGES. MULTIPLE PRIVATE GARAGES ARE PERMITTED IN A BUILDING WHERE EACH PRIVATE GARAGE IS SEPARATE BY A 1-HR FIRE BARRIER
RATED EXTERIOR WALLS (CBC TABLE 601)	TYPE VB, 3-STORY: NOT REQUIRED
FIRE RESISTIVE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARTION DISTANCE: (TABLE 602)	FIRE SEPARATION DISTANCE ≥ 10' FOR TYPE VB CONSTRUCTION AND R3 OCCUPANCY SHALL BE ZERO (0) (NON-RATED) FIRE SEPARATION DISTANCE < 10' FOR TYPE VB CONSTRUCTION AND R2 OCCUPANCY SHALL BE ONE (1) - (1 HOUR)
ALLOWABLE OPENINGS (CBC TABLE 705.8)	UNPROTECTED SPRINKLERED - PER C.B.C. TABLE 705.8 SEE SITE PLAN FOR FIRE SEPARATION DISTANCE AND SHEET A0.50 FOR ACTUAL AREA OF OPENINGS IN EXTERIOR WALLS.
ACCESSIBILITY:	SHALL COMPLY WITH CBC CHAPTER 1102A.3 MULTI-STORY DWELLINGS

DIVISION A4.6 – TIER 1 AND TIER 2—

SECTION A4.602

RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST

July 1, 2015 SUPPLEMENT

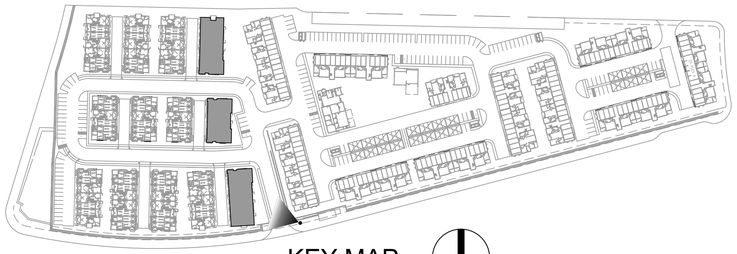
Effective July 1, 2015

FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
		Prerequisites and electives[1]		Enforcing Agency	Installer or Designer	Third party
	Mandatory	Tier 1	Tier 2	☐ All	☐ All	☐ All
PLANNING AND DESIGN						
Site Development						
4.106.2 A plan is developed and implemented to manage storm water drainage during construction.	☒					
4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.	☒					
4.106.4 Provide capability for electric vehicle charging in one- and two-family dwellings and in townhouses with attached private garages; and 3 percent of total parking spaces, as specified, for multifamily dwellings.	☒	☐	☐	☐	☐	
WATER EFFICIENCY AND CONSERVATION						
Indoor Water Use						
4.303.1 Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4.	☒			☐	☐	☐
4.303.2 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the *California Plumbing Code,* and shall meet the applicable referenced standards.	☒			☐	☐	☐
Outdoor Water Use						
4.304.1 Automatic irrigation systems controllers installed at the time of final inspection shall be weather or soil moisture-based.	☒			☐	☐	☐
Enhanced Durability and Reduced Maintenance						
4.406.1 Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.	☒			☐	☐	☐
Construction Waste Reduction, Disposal and Recycling						
4.408.1 Recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance; or 2. A construction waste management plan, per Section 4.408.2; or 3. A waste management company, per Section 4.408.3; or 4.The waste stream reduction alternative, per Section 4.408.4.	☒			☐	☐	☐

FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
		Prerequisites and electives[1]		Enforcing Agency	Installer or Designer	Third party
	Mandatory	Tier 1	Tier 2	☐ All	☐ All	☐ All
Building Maintenance and Operation						
4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.	☒			☐	☐	☐
ENVIRONMENTAL QUALITY						
Fireplaces						
4.503.1 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with US EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.	☒			☐	☐	☐
Pollutant Control						
4.504.1 Duct openings and other related air distribution component openings shall be covered during	☒			☐	☐	☐
4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound	☒			☐	☐	☐
4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits.	☒			☐	☐	☐
4.504.2.3 Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.	☒			☐	☐	☐
4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been	☒			☐	☐	☐
4.504.3 Carpet and carpet systems shall be compliant with VOC limits.	☒			☐	☐	☐
4.504.4 80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.	☒					
4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.	☒			☐	☐	☐
Interior Moisture Control						
4.505.2 Vapor retarder and capillary break is installed at slab-on-grade foundations.	☒			☐	☐	☐
4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.	☒			☐	☐	☐
Environmental Comfort						
4.507.1 Reserved.						
4.507.2. is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2004 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D-2009 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2004 or equivalent.	☒			☐	☐	☐
Installer and Special Inspector Qualifications						
Qualifications						
702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	☒			☐	☐	☐
702.2 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.	☒			☐	☐	☐

Verifications						
703.1 Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	☒			☐	☐	☐
4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.	☒			☐	☐	☐

1. Green building measures listed in this table may be mandatory if adopted by a city, county, or city and county as specified in Section 101.7.
2. Required prerequisite for this Tier.
3. These measures are currently required elsewhere in statute or in regulation.



KEY MAP



PERSPECTIVE AT ENTRY ON PORTOLA AVE.

SHEA-PORTOLA AVENUE
LIVERMORE, CA

SHEA
2019-0991

DESIGN REVIEW
APRIL 01, 22

NTS

STREET SCENE

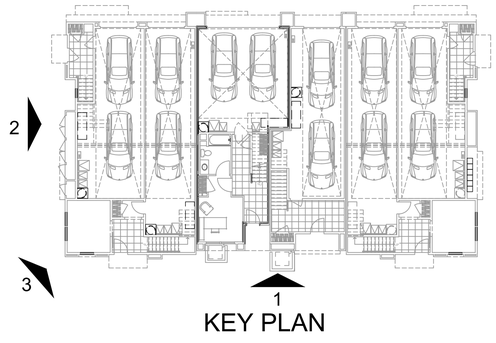
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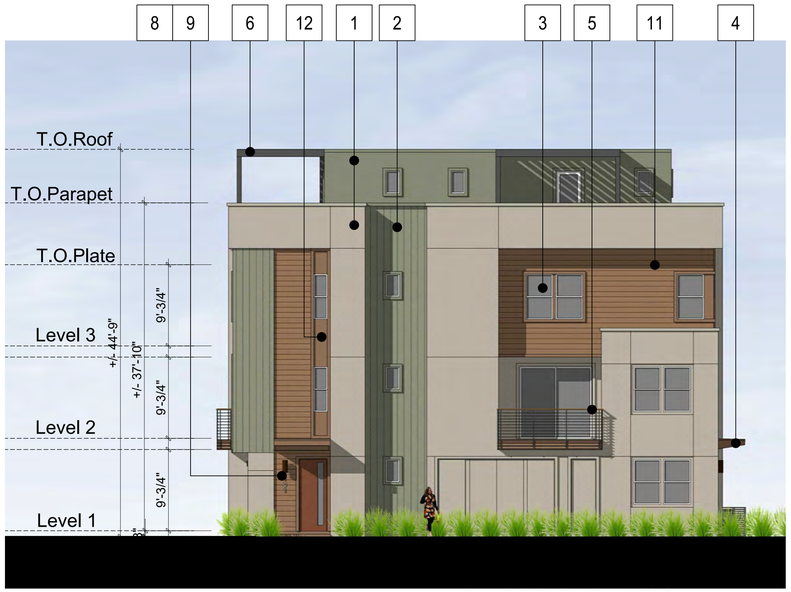
3. FRONT LEFT PERSPECTIVE



KEY MAP



KEY PLAN



2. LEFT ELEVATION



1. FRONT ELEVATION

Material Legend:
1. Stucco
2. Tongue and Groove Vertical Siding
3. Vinyl Window
4. Canopy
5. Metal Railing
6. Trellis
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door
11. Fiber Cement Lap Siding
12. Fiber Cement Panel
13. Stone Veneer

Notes:
Refer to Landscape Sheets for Landscape design,dimensions, and detailed information

SHEA-PORTOLA AVENUE
LIVERMORE, CA

SHEA
2019-0991

DESIGN REVIEW
APRIL 01, 22

0 4 8 16

6 PLEX ELEVATIONS-A STYLE
COLOR SCHEME 1

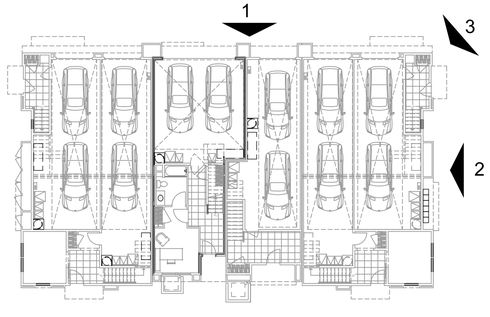
A-21.0



3. REAR RIGHT PERSPECTIVE



KEY MAP



KEY PLAN



2. RIGHT ELEVATION



1. REAR ELEVATION

Material Legend:
1. Stucco
2. Tongue and Groove Vertical Siding
3. Vinyl Window
4. Canopy
5. Metal Railing
6. Trellis
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door
11. Fiber Cement Lap Siding
12. Fiber Cement Panel
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Notes:
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SHEA-PORTOLA AVENUE
LIVERMORE, CA

SHEA
2019-0991

DESIGN REVIEW
APRIL 01, 22

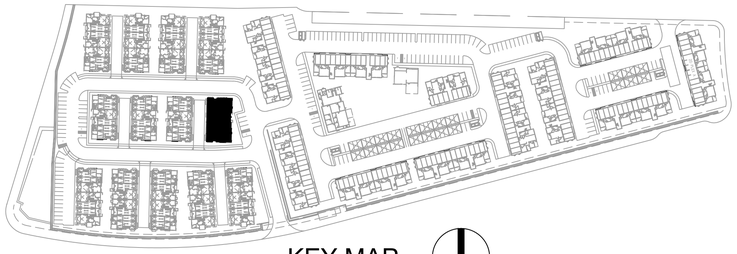
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6 PLEX ELEVATIONS-A STYLE
COLOR SCHEME 1

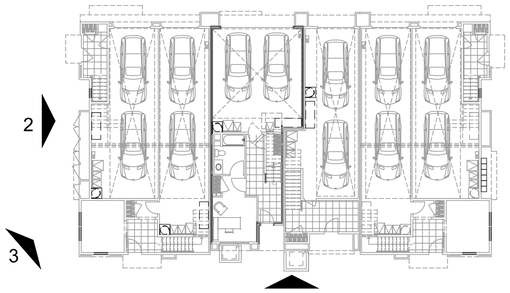
A-21.1



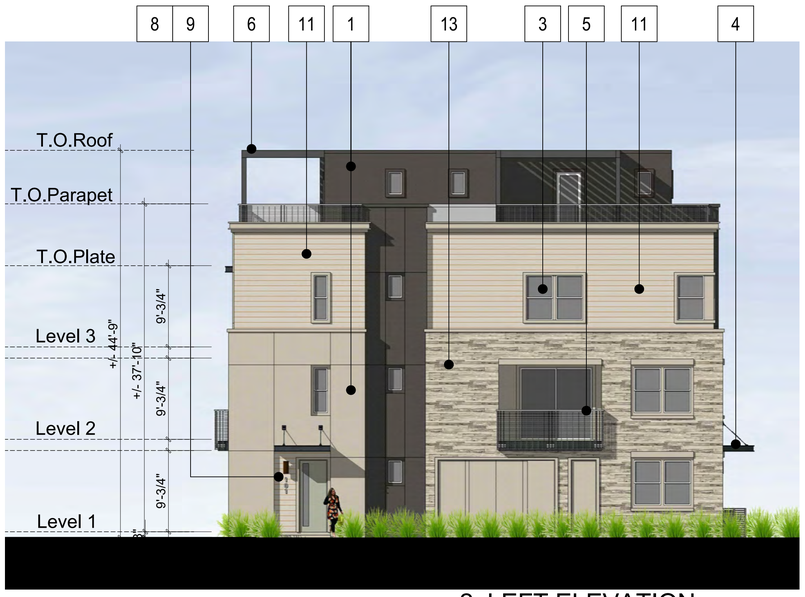
3. FRONT LEFT PERSPECTIVE



KEY MAP



KEY PLAN



2. LEFT ELEVATION



1. FRONT ELEVATION

Material Legend:
1. Stucco
2. Tongue and Groove Vertical Siding
3. Vinyl Window
4. Canopy
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SHEA-PORTOLA AVENUE
LIVERMORE, CA

SHEA
2019-0991

DESIGN REVIEW
APRIL 01, 22

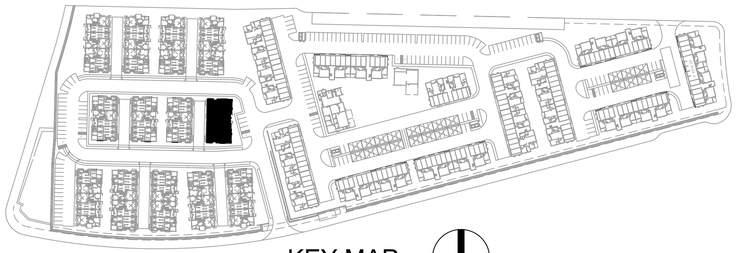
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6 PLEX ELEVATIONS-B STYLE
COLOR SCHEME 1

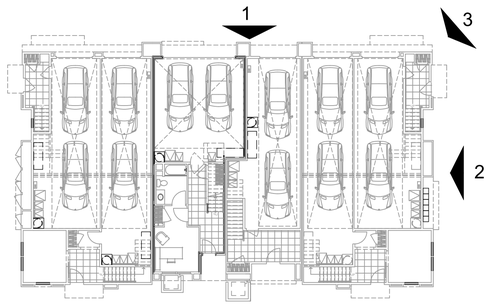
A-21.2



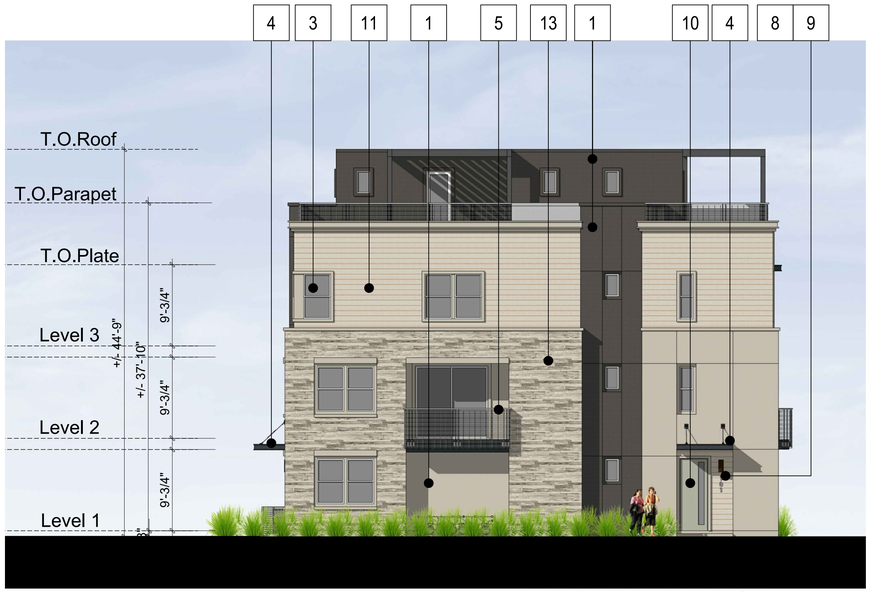
3. REAR RIGHT PERSPECTIVE



KEY MAP



KEY PLAN



2. RIGHT ELEVATION



1. REAR ELEVATION

Material Legend:
1. Stucco
2. Tongue and Groove Vertical Siding
3. Vinyl Window
4. Canopy
5. Metal Railing
6. Trellis
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door
11. Fiber Cement Lap Siding
12. Fiber Cement Panel
13. Stone Veneer

Notes:
Refer to Landscape Sheets for Landscape design,dimensions, and detailed information

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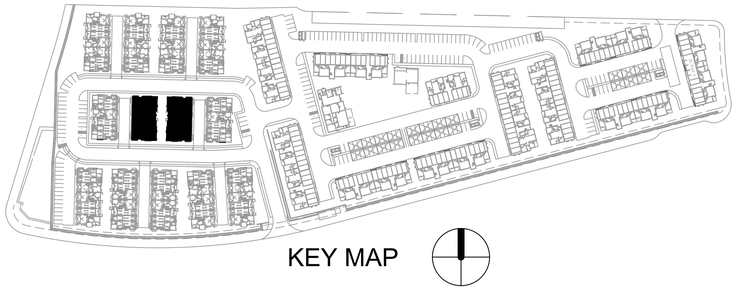
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6 PLEX ELEVATIONS-B STYLE
COLOR SCHEME 1

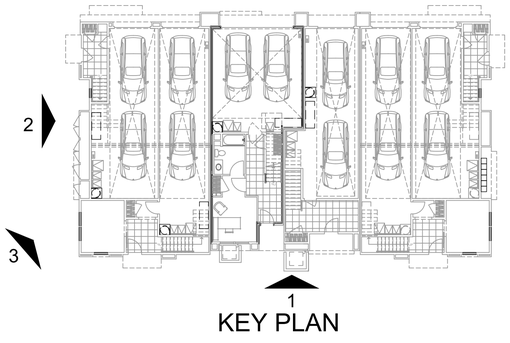
A-21.3



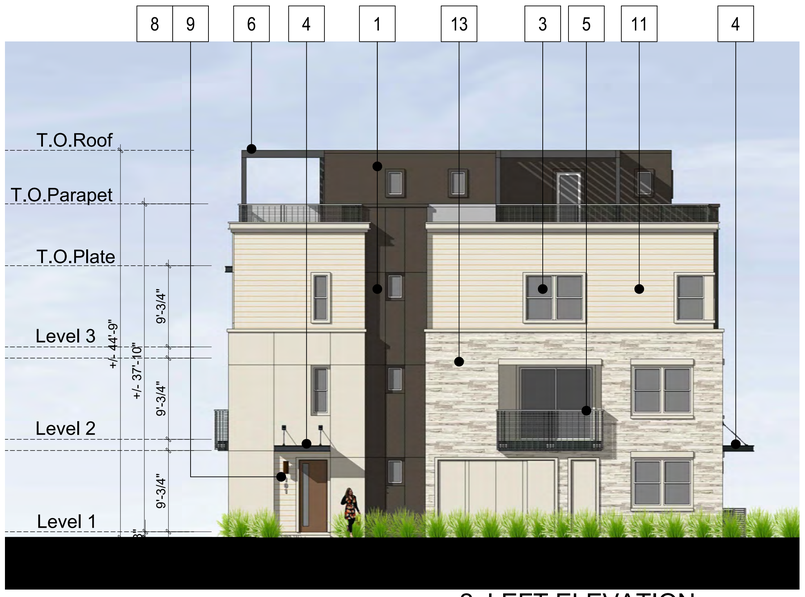
3. FRONT LEFT PERSPECTIVE



KEY MAP



KEY PLAN



2. LEFT ELEVATION



1. FRONT ELEVATION

Material Legend:

1. Stucco
2. Tongue and Groove Vertical Siding
3. Vinyl Window
4. Canopy
5. Metal Railing
6. Trellis
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door
11. Fiber Cement Lap Siding
12. Fiber Cement Panel
13. Stone Veneer

Notes:
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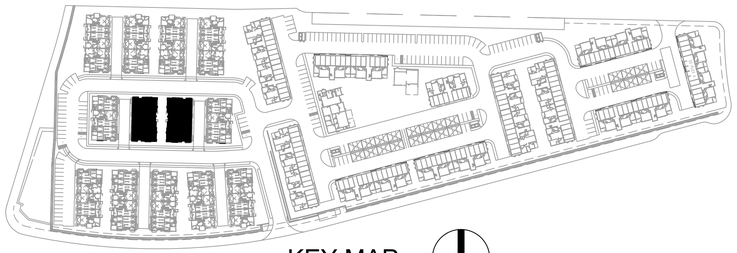
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6 PLEX ELEVATIONS-B STYLE
COLOR SCHEME 2

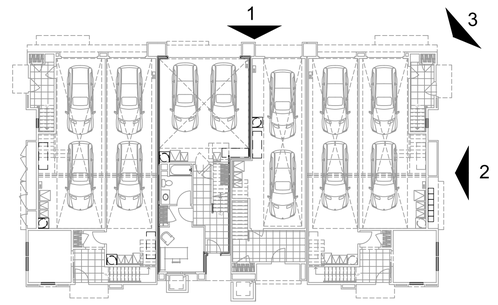
A-21.4



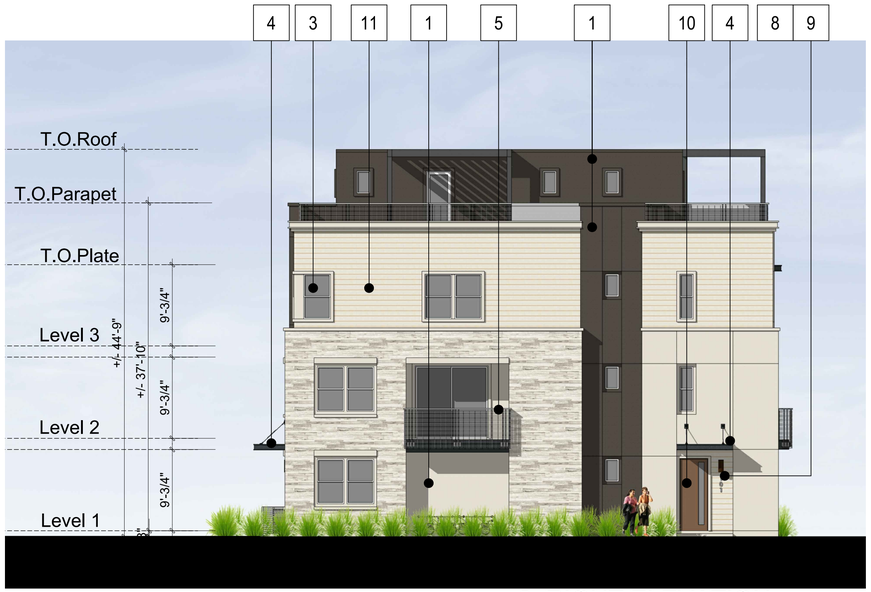
3. REAR RIGHT PERSPECTIVE



KEY MAP



KEY PLAN



2. RIGHT ELEVATION



1. REAR ELEVATION

Material Legend:

1. Stucco
2. Tongue and Groove Vertical Siding
3. Vinyl Window
4. Canopy
5. Metal Railing
6. Trellis
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door
11. Fiber Cement Lap Siding
12. Fiber Cement Panel
13. Stone Veneer

Notes:
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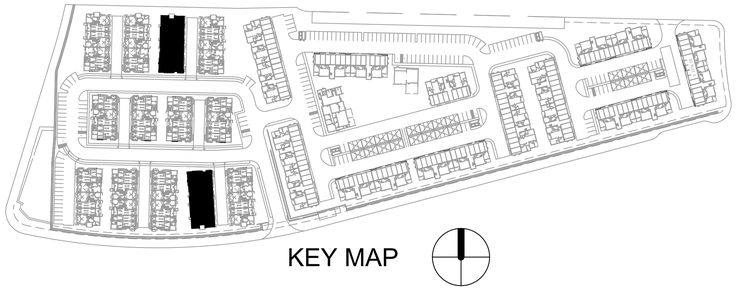
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6 PLEX ELEVATIONS-B STYLE
COLOR SCHEME 2

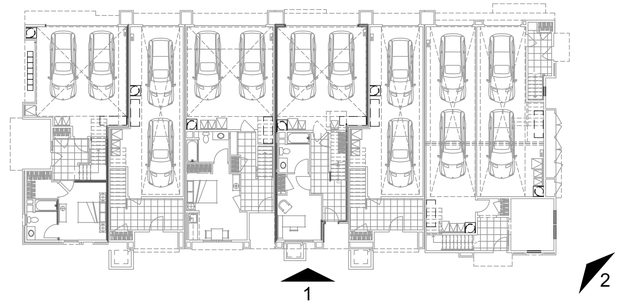
A-21.5



2. FRONT RIGHT PERSPECTIVE



KEY MAP



KEY PLAN



1. FRONT ELEVATION

Material Legend:

1. Stucco
2. Tongue and Groove Vertical Siding
3. Vinyl Window
4. Canopy
5. Metal Railing
6. Trellis
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door
11. Fiber Cement Lap Siding
12. Fiber Cement Panel
13. Stone Veneer

Notes:
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for Landscape design,dimensions,
and detailed information

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7 PLEX ELEVATIONS-A STYLE
COLOR SCHEME 1

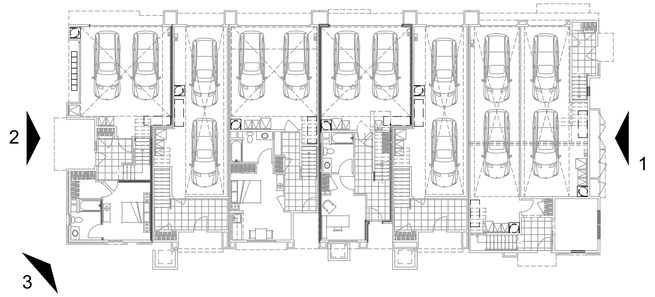
A-22.0



3. FRONT LEFT PERSPECTIVE



KEY MAP



KEY PLAN



2. LEFT ELEVATION



1. RIGHT ELEVATION

Material Legend:
1. Stucco
2. Tongue and Groove Vertical Siding
3. Vinyl Window
4. Canopy
5. Metal Railing
6. Trellis
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door
11. Fiber Cement Lap Siding
12. Fiber Cement Panel
13. Stone Veneer

Notes:
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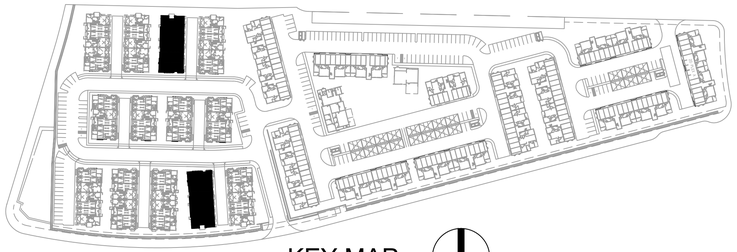
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7 PLEX ELEVATIONS-A STYLE
COLOR SCHEME 1

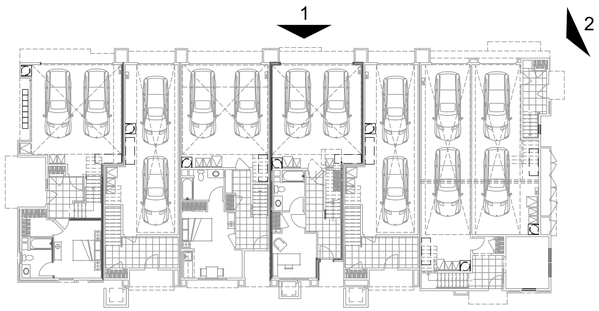
A-22.1



2. REAR RIGHT PERSPECTIVE



KEY MAP



KEY PLAN



1. REAR ELEVATION

Material Legend:
1. Stucco
2. Tongue and Groove Vertical Siding
3. Vinyl Window
4. Canopy
5. Metal Railing
6. Trellis
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door
11. Fiber Cement Lap Siding
12. Fiber Cement Panel
13. Stone Veneer

Notes:
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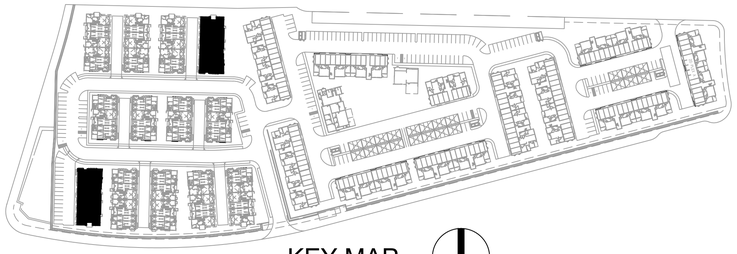
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7 PLEX ELEVATIONS-A STYLE
COLOR SCHEME 1

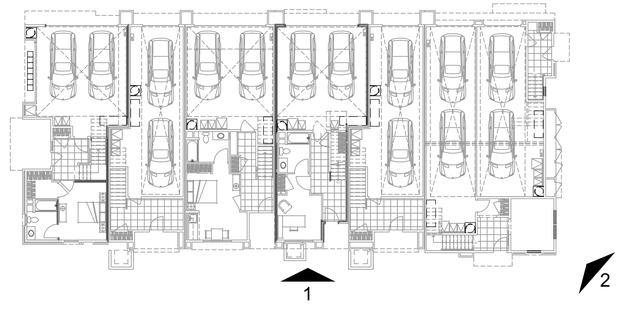
A-22.2



2. FRONT RIGHT PERSPECTIVE



KEY MAP



KEY PLAN



1. FRONT ELEVATION

Material Legend:
1. Stucco
2. Tongue and Groove Vertical Siding
3. Vinyl Window
4. Canopy
5. Metal Railing
6. Trellis
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door
11. Fiber Cement Lap Siding
12. Fiber Cement Panel
13. Stone Veneer

Notes:
Refer to Landscape Sheets
for Landscape design,dimensions,
and detailed information

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7 PLEX ELEVATIONS-A STYLE
COLOR SCHEME 2

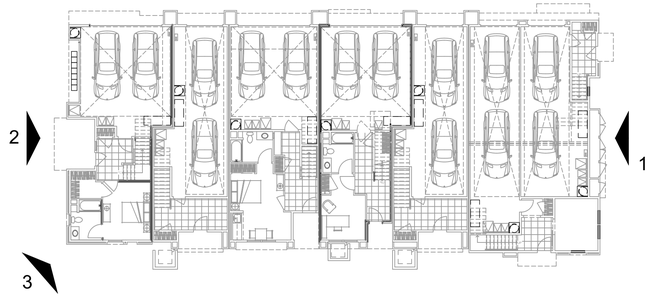
A-22.3



3. FRONT LEFT PERSPECTIVE



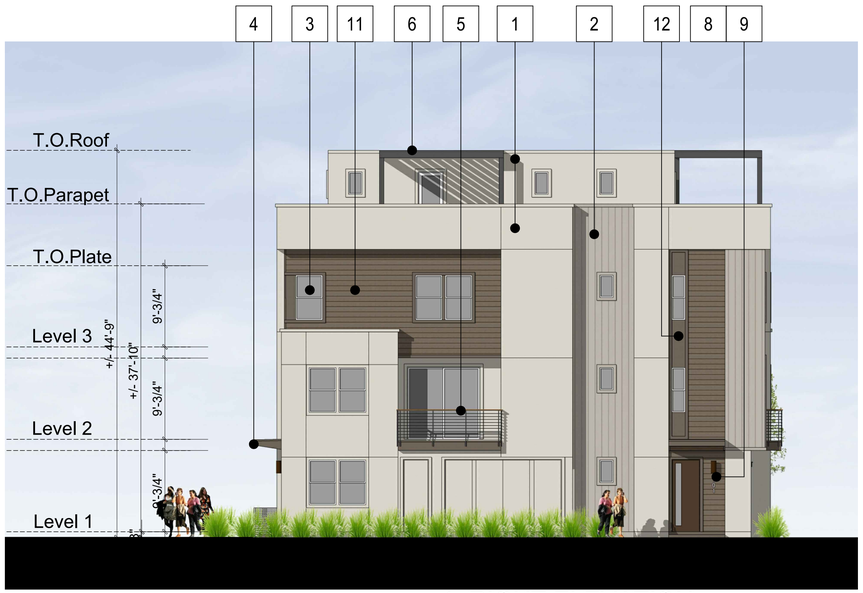
KEY MAP



KEY PLAN



2. LEFT ELEVATION



1. RIGHT ELEVATION

Material Legend:
1. Stucco
2. Tongue and Groove Vertical Siding
3. Vinyl Window
4. Canopy
5. Metal Railing
6. Trellis
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door
11. Fiber Cement Lap Siding
12. Fiber Cement Panel
13. Stone Veneer

Notes:
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7 PLEX ELEVATIONS-A STYLE
COLOR SCHEME 2

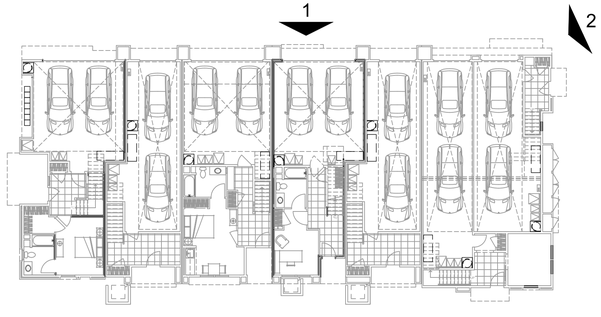
A-22.4



2. REAR RIGHT PERSPECTIVE



KEY MAP



KEY PLAN



1. REAR ELEVATION

Material Legend:

1. Stucco
2. Tongue and Groove Vertical Siding
3. Vinyl Window
4. Canopy
5. Metal Railing
6. Trellis
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door
11. Fiber Cement Lap Siding
12. Fiber Cement Panel
13. Stone Veneer

Notes:
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for Landscape design,dimensions,
and detailed information

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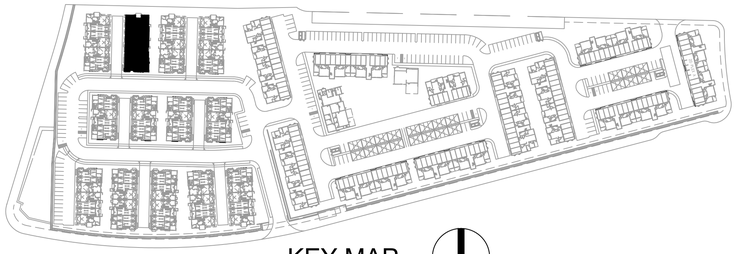
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7 PLEX ELEVATIONS-A STYLE
COLOR SCHEME 2

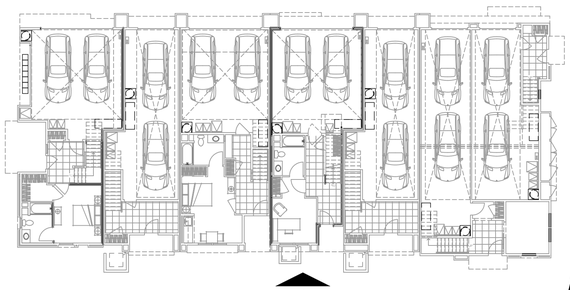
A-22.5



2. FRONT RIGHT PERSPECTIVE



KEY MAP



KEY PLAN



1. FRONT ELEVATION

Material Legend:

1. Stucco
2. Tongue and Groove Vertical Siding
3. Vinyl Window
4. Canopy
5. Metal Railing
6. Trellis
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door
11. Fiber Cement Lap Siding
12. Fiber Cement Panel
13. Stone Veneer

Notes:
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for Landscape design,dimensions,
and detailed information

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7 PLEX ELEVATIONS-B STYLE
COLOR SCHEME 1

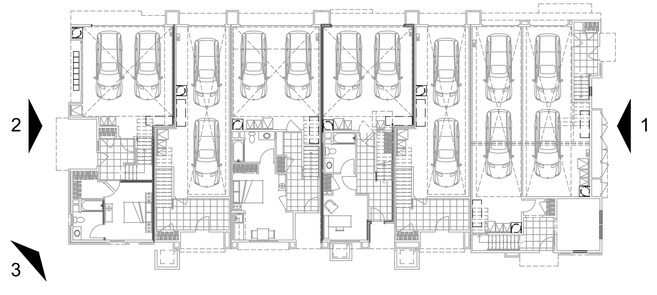
A-22.6



3. FRONT LEFT PERSPECTIVE



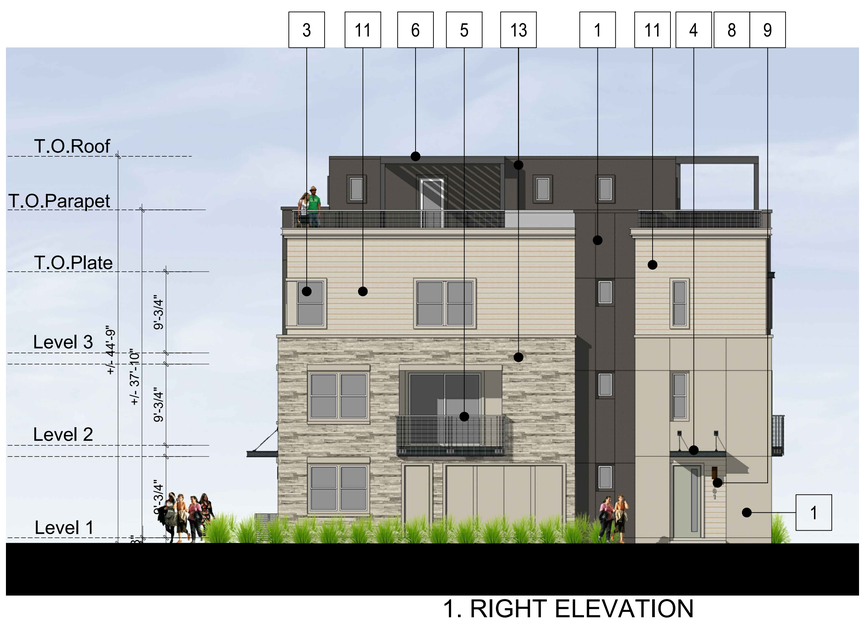
KEY MAP



KEY PLAN



2. LEFT ELEVATION



1. RIGHT ELEVATION

Material Legend:
1. Stucco
2. Tongue and Groove Vertical Siding
3. Vinyl Window
4. Canopy
5. Metal Railing
6. Trellis
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door
11. Fiber Cement Lap Siding
12. Fiber Cement Panel
13. Stone Veneer

Notes:
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0 4 8 16

7 PLEX ELEVATIONS-B STYLE
COLOR SCHEME 1

A-22.7



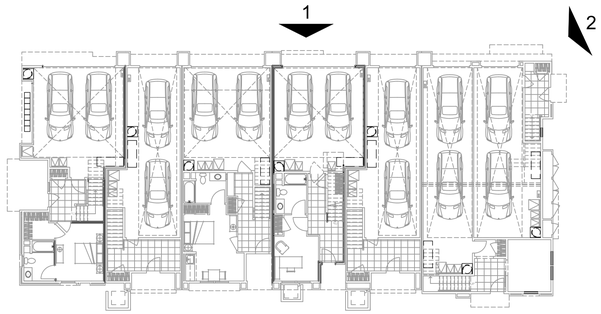
2. REAR RIGHT PERSPECTIVE



1. REAR ELEVATION



KEY MAP



KEY PLAN

Material Legend:
1. Stucco
2. Tongue and Groove Vertical Siding
3. Vinyl Window
4. Canopy
5. Metal Railing
6. Trellis
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door
11. Fiber Cement Lap Siding
12. Fiber Cement Panel
13. Stone Veneer

Notes:
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and detailed information

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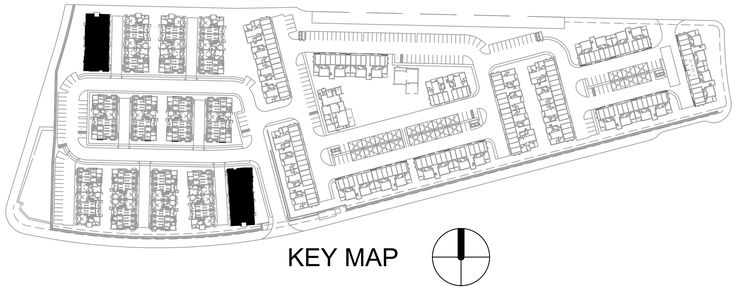
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7 PLEX ELEVATIONS-B STYLE
COLOR SCHEME 1

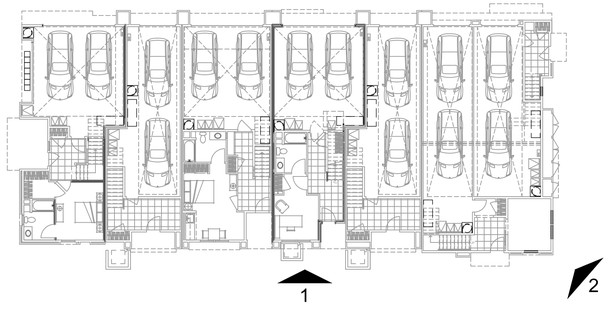
A-22.8



2. FRONT RIGHT PERSPECTIVE



KEY MAP



KEY PLAN



1. FRONT ELEVATION

Material Legend:
1. Stucco
2. Tongue and Groove Vertical Siding
3. Vinyl Window
4. Canopy
5. Metal Railing
6. Trellis
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door
11. Fiber Cement Lap Siding
12. Fiber Cement Panel
13. Stone Veneer

Notes:
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and detailed information

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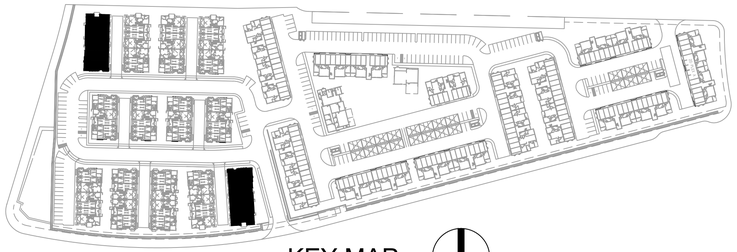
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7 PLEX ELEVATIONS-B STYLE
COLOR SCHEME 2

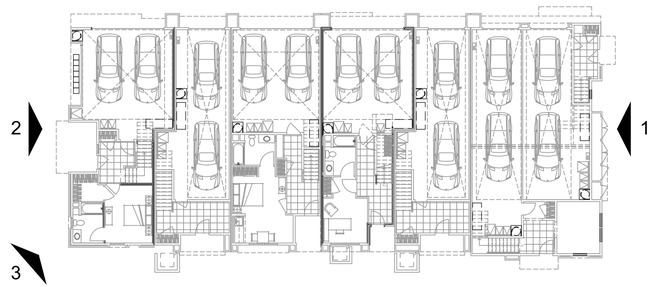
A-22.9



3. FRONT LEFT PERSPECTIVE



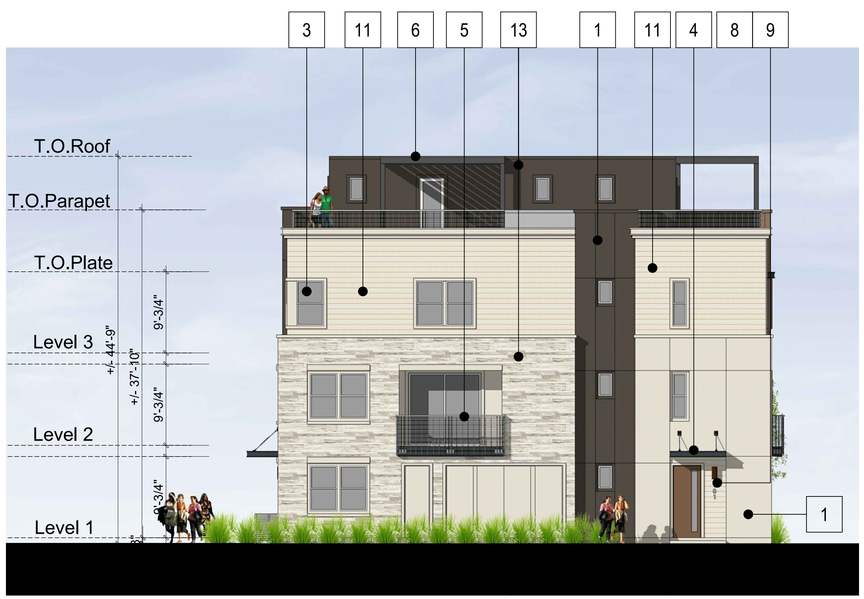
KEY MAP



KEY PLAN



2. LEFT ELEVATION



1. RIGHT ELEVATION

Material Legend:
1. Stucco
2. Tongue and Groove Vertical Siding
3. Vinyl Window
4. Canopy
5. Metal Railing
6. Trellis
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door
11. Fiber Cement Lap Siding
12. Fiber Cement Panel
13. Stone Veneer

Notes:
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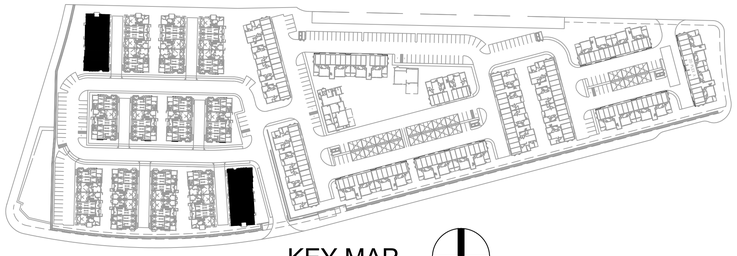
0 4 8 16

7 PLEX ELEVATIONS-B STYLE
COLOR SCHEME 2

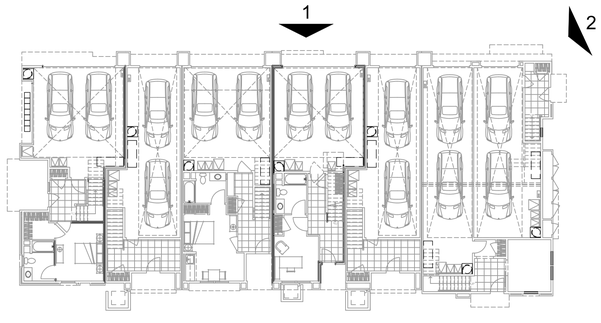
A-22.10



2. REAR RIGHT PERSPECTIVE



KEY MAP



KEY PLAN



1. REAR ELEVATION

Material Legend:

1. Stucco
2. Tongue and Groove Vertical Siding
3. Vinyl Window
4. Canopy
5. Metal Railing
6. Trellis
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door
11. Fiber Cement Lap Siding
12. Fiber Cement Panel
13. Stone Veneer

Notes:
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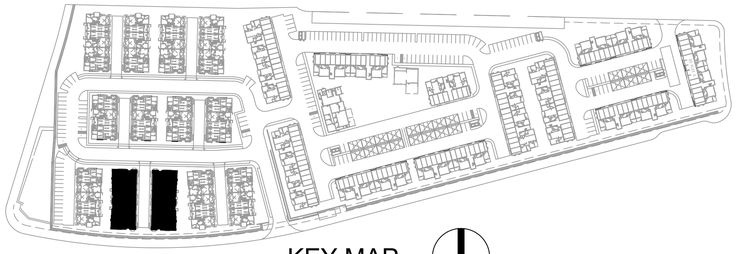
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7 PLEX ELEVATIONS-B STYLE
COLOR SCHEME 2

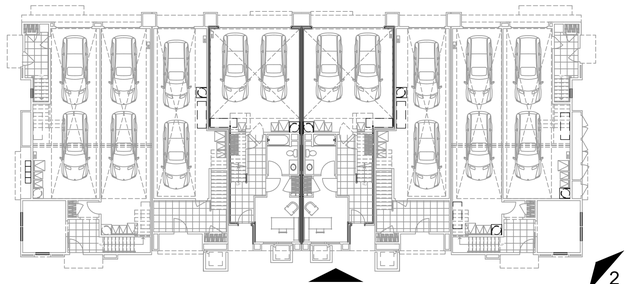
A-22.11



2. FRONT RIGHT PERSPECTIVE



KEY MAP



KEY PLAN



1. FRONT ELEVATION

Material Legend:

1. Stucco
2. Tongue and Groove Vertical Siding
3. Vinyl Window
4. Canopy
5. Metal Railing
6. Trellis
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door
11. Fiber Cement Lap Siding
12. Fiber Cement Panel
13. Stone Veneer

Notes:
Refer to Landscape Sheets
for Landscape design,dimensions,
and detailed information

SHEA-PORTOLA AVENUE
LIVERMORE, CA

ktgy

SHEA
2019-0991

DESIGN REVIEW
APRIL 01, 22

0 4 8 16

8 PLEX ELEVATIONS-B STYLE
COLOR SCHEME 1

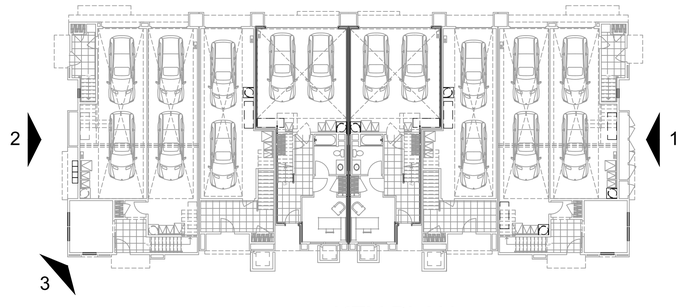
A-23.0



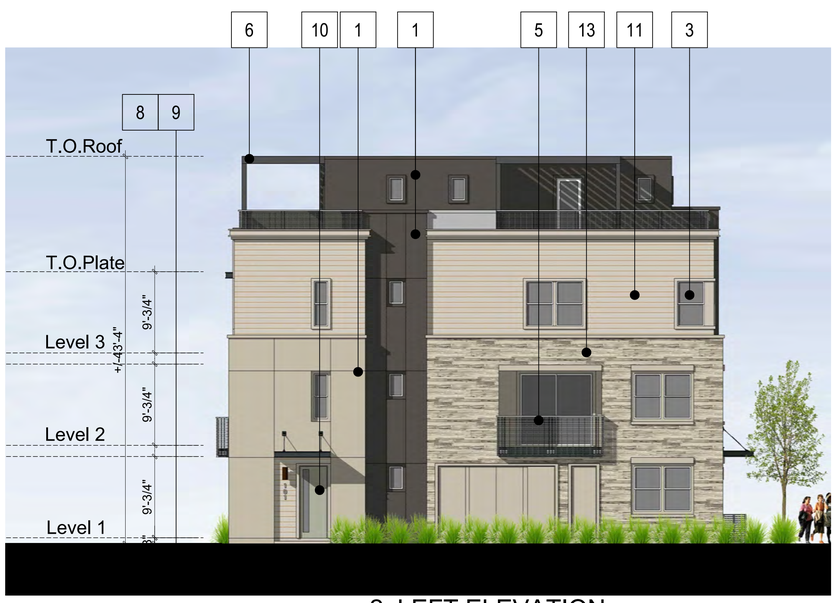
3. FRONT LEFT PERSPECTIVE



KEY MAP



KEY PLAN



2. LEFT ELEVATION



1. RIGHT ELEVATION

Material Legend:
1. Stucco
2. Tongue and Groove Vertical Siding
3. Vinyl Window
4. Canopy
5. Metal Railing
6. Trellis
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door
11. Fiber Cement Lap Siding
12. Fiber Cement Panel
13. Stone Veneer

Notes:
Refer to Landscape Sheets for Landscape design,dimensions, and detailed information

SHEA-PORTOLA AVENUE
LIVERMORE, CA

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DESIGN REVIEW
APRIL 01, 22

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8 PLEX ELEVATIONS-COLOR SCHEME B

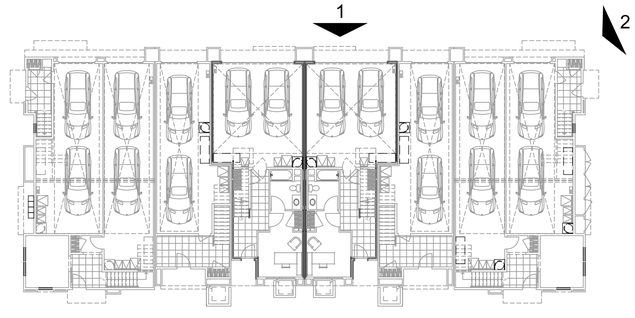
A-23.1



2. REAR RIGHT PERSPECTIVE



KEY MAP



KEY PLAN



1. REAR ELEVATION

Material Legend:
1. Stucco
2. Tongue and Groove Vertical Siding
3. Vinyl Window
4. Canopy
5. Metal Railing
6. Trellis
7. Metal Garage Door
8. Unit Address
9. Light Fixture
10. Entry Door
11. Fiber Cement Lap Siding
12. Fiber Cement Panel
13. Stone Veneer

Notes:
Refer to Landscape Sheets
for Landscape design,dimensions,
and detailed information

SHEA-PORTOLA AVENUE
LIVERMORE, CA

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SHEA
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DESIGN REVIEW
APRIL 01, 22

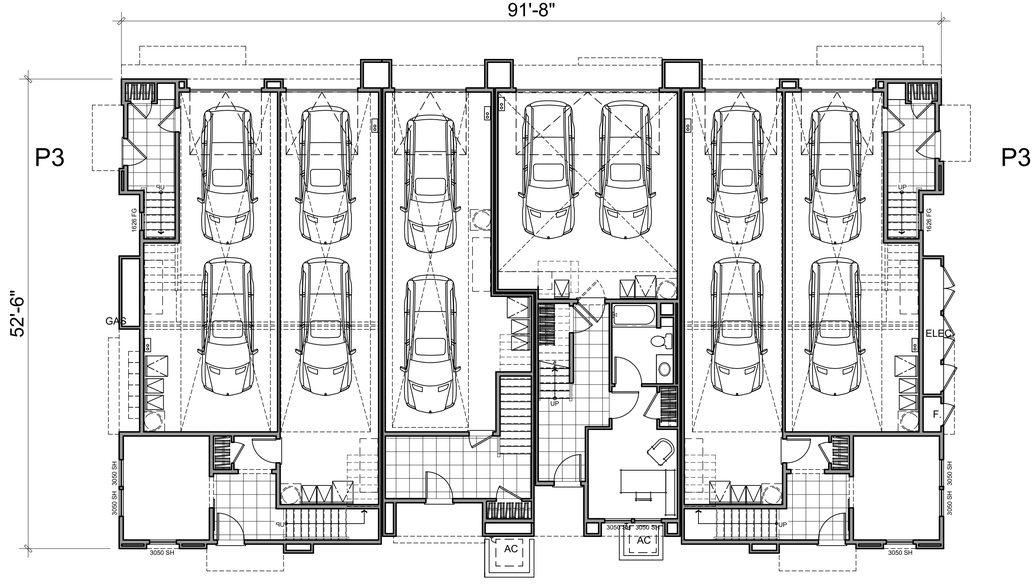
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8 PLEX ELEVATIONS-COLOR SCHEME B

A-23.2







SHEA-PORTOLA AVENUE
LIVERMORE, CA

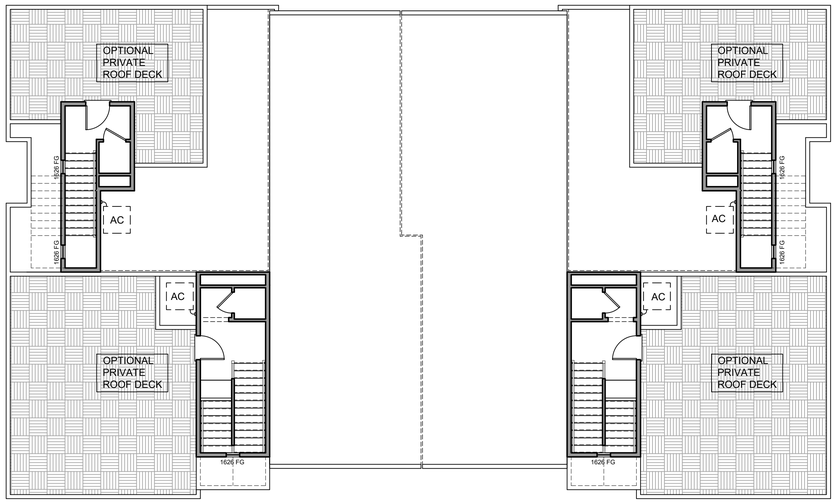
SHEA
2019-0991

DESIGN REVIEW
APRIL 01, 22

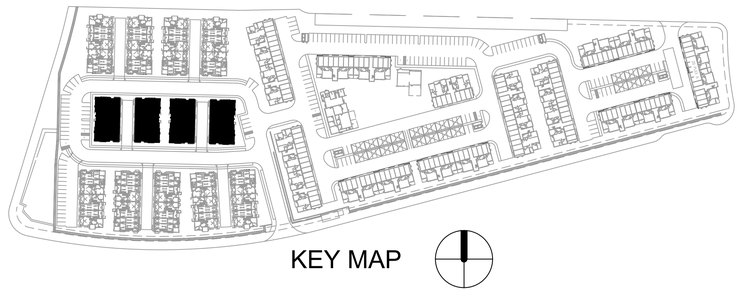
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6 PLEX BUILDING PLANS

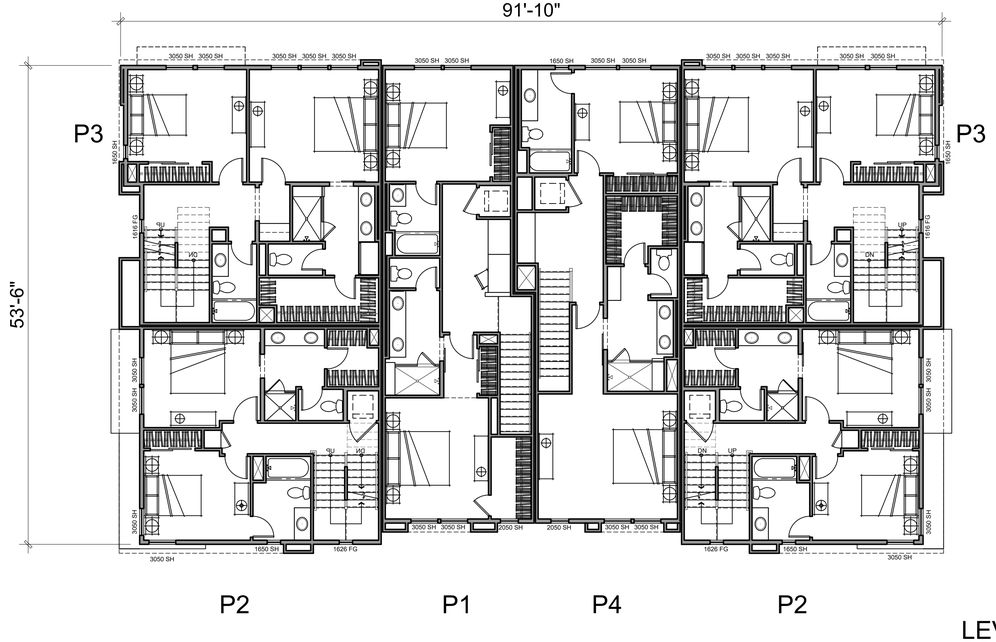
A-31.0



ROOF



KEY MAP



LEVEL 3

SHEA-PORTOLA AVENUE
LIVERMORE, CA

kt gy

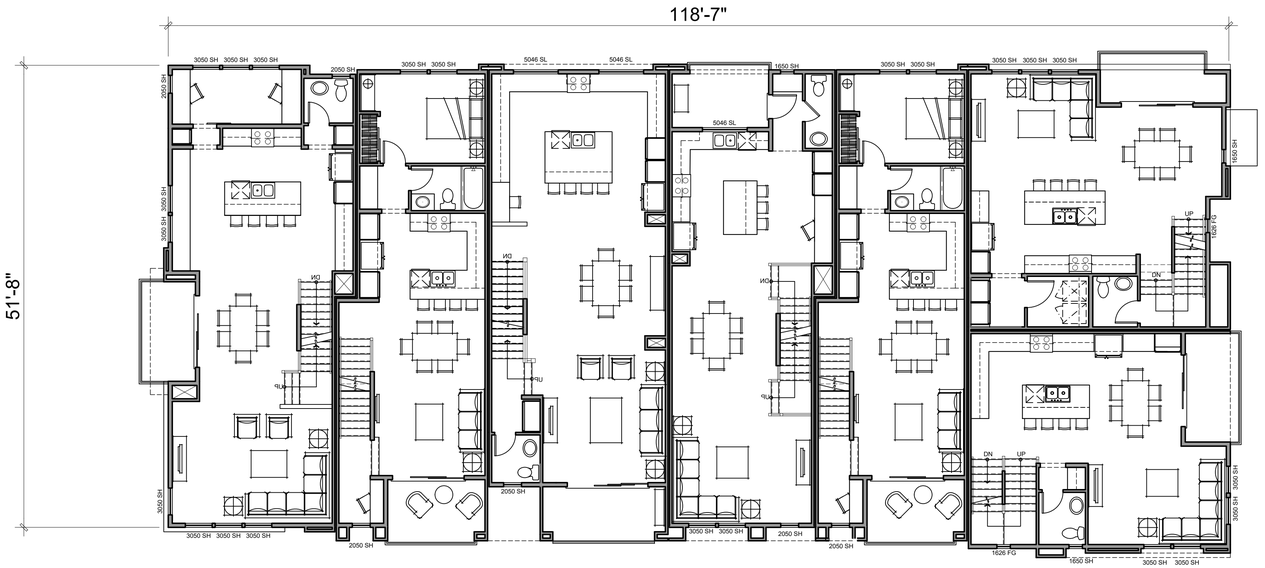
SHEA
2019-0991

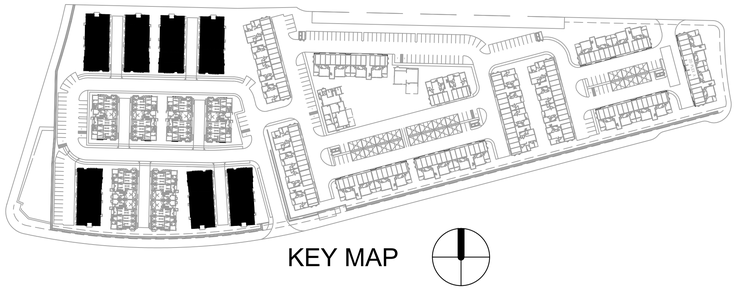
DESIGN REVIEW
APRIL 01, 22

0 4 8 16

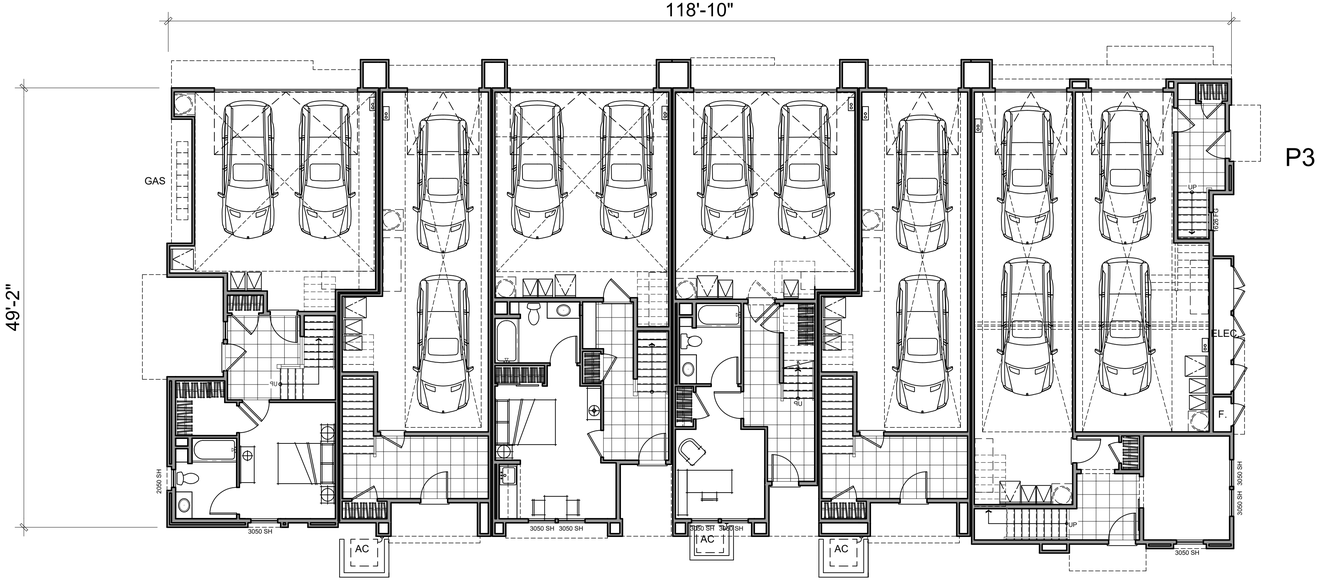
6 PLEX BUILDING PLANS

A-31.1





LEVEL 2



LEVEL 1

SHEA-PORTOLA AVENUE
LIVERMORE, CA

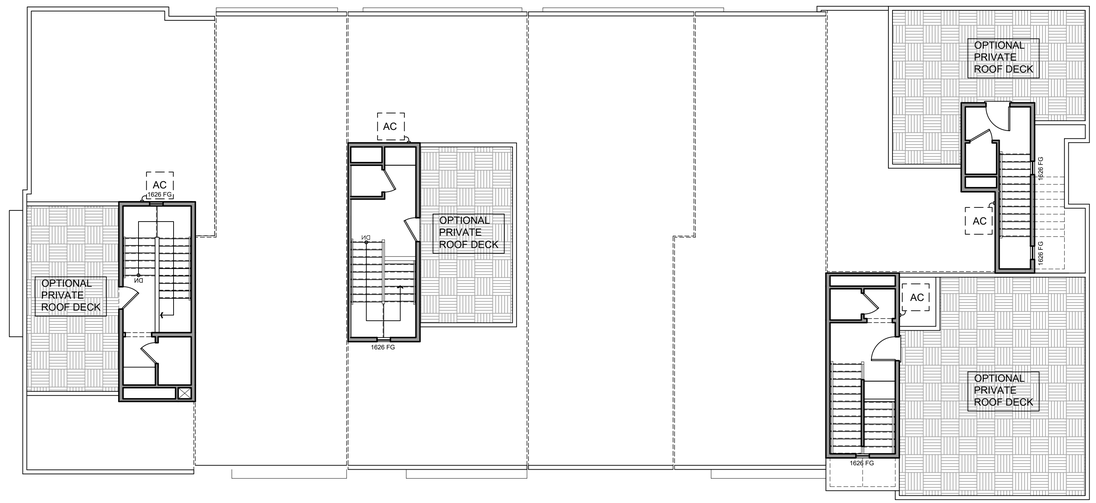
SHEA
2019-0991

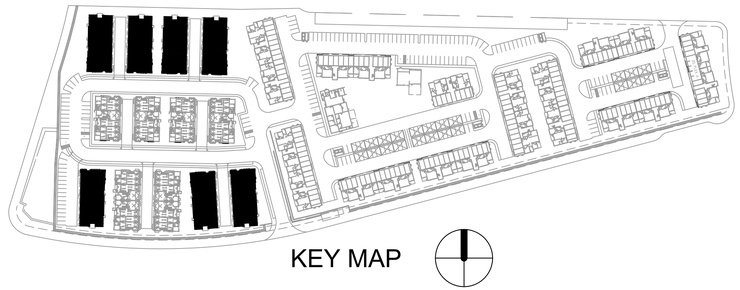
DESIGN REVIEW
APRIL 01, 22

0 4 8 16

7 PLEX BUILDING PLANS

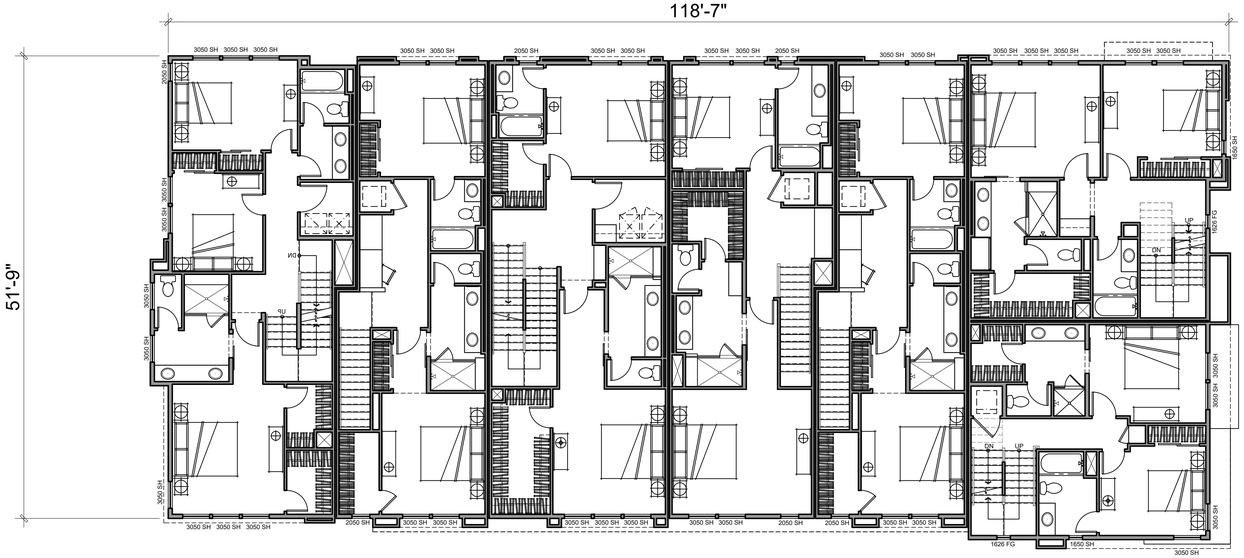
A-32.0





KEY MAP

ROOF



P6 P1 P5 P4 P1 P2 P3

LEVEL 3

SHEA-PORTOLA AVENUE
LIVERMORE, CA

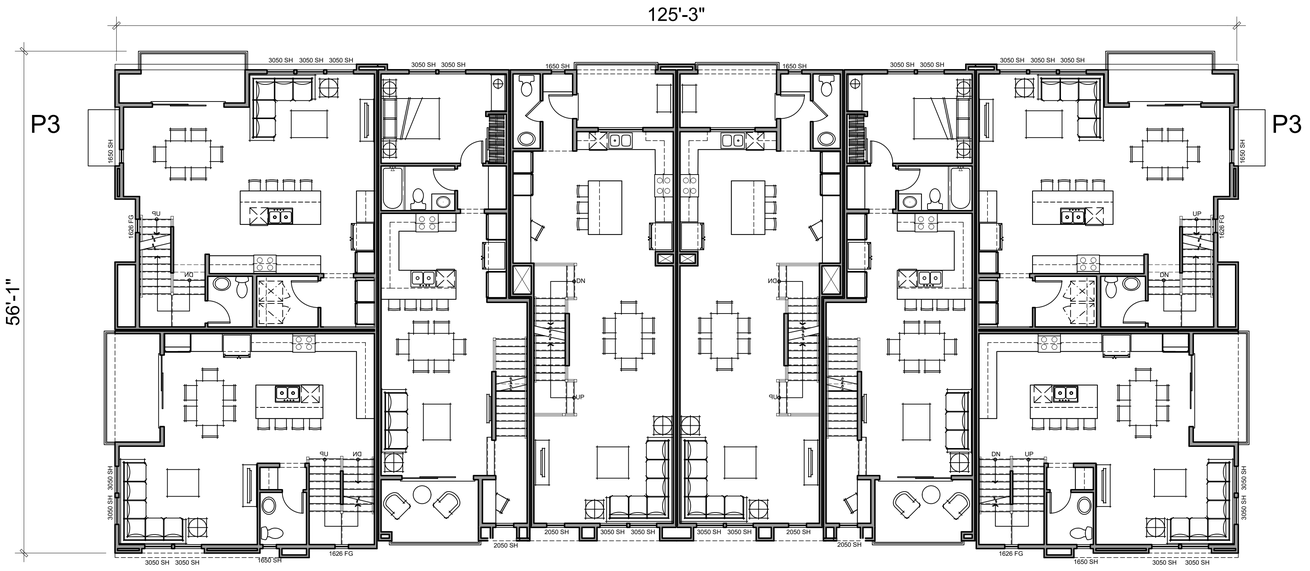
SHEA
2019-0991

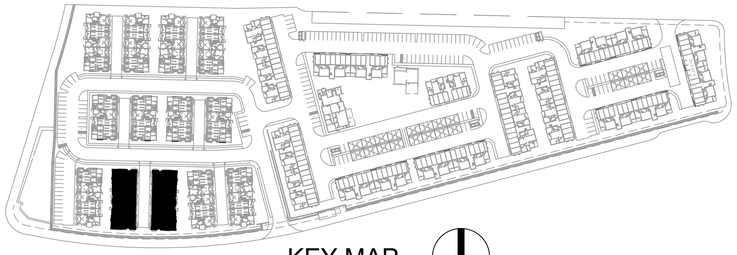
DESIGN REVIEW
APRIL 01, 22

0 4 8 16

7 PLEX BUILDING PLANS

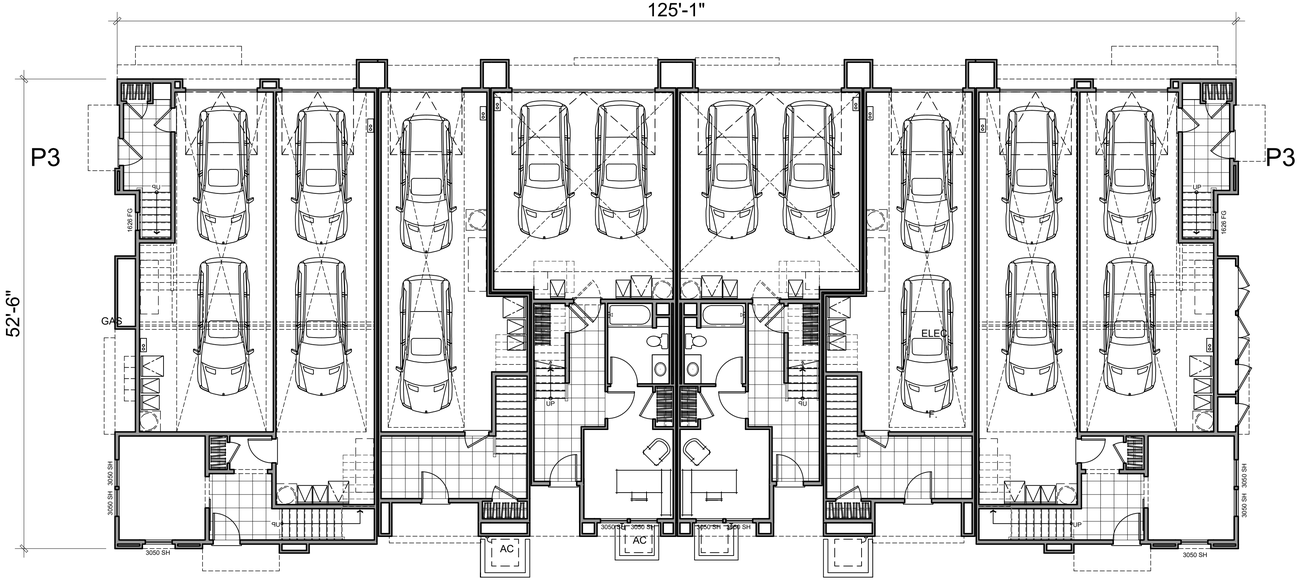
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KEY MAP

LEVEL 2



LEVEL 1

SHEA-PORTOLA AVENUE
LIVERMORE, CA

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2019-0991

DESIGN REVIEW
APRIL 01, 22

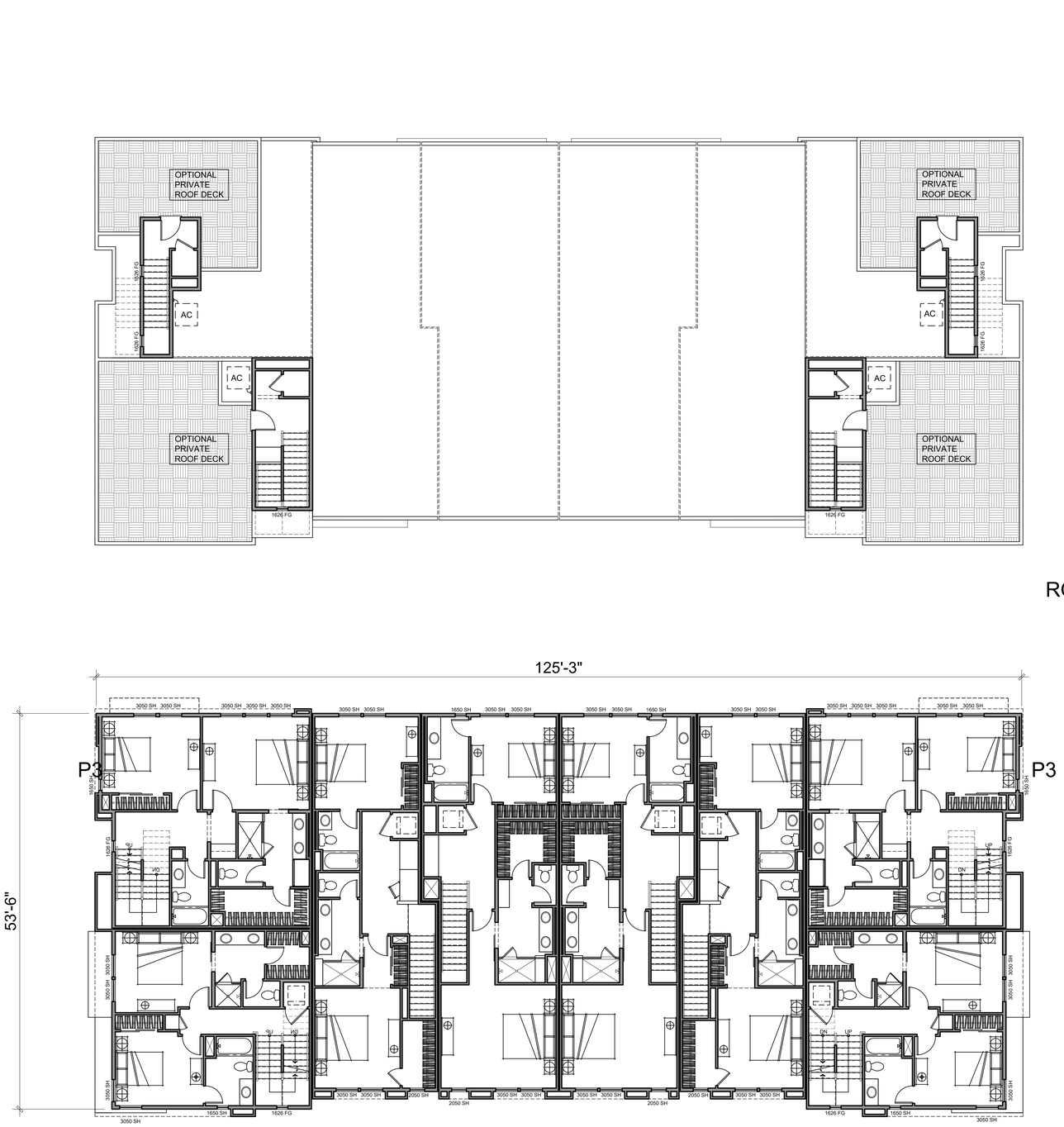
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8 PLEX BUILDING PLANS

A-33.0

ROOF





LEVEL 3

SHEA-PORTOLA AVENUE
LIVERMORE, CA

ktgy

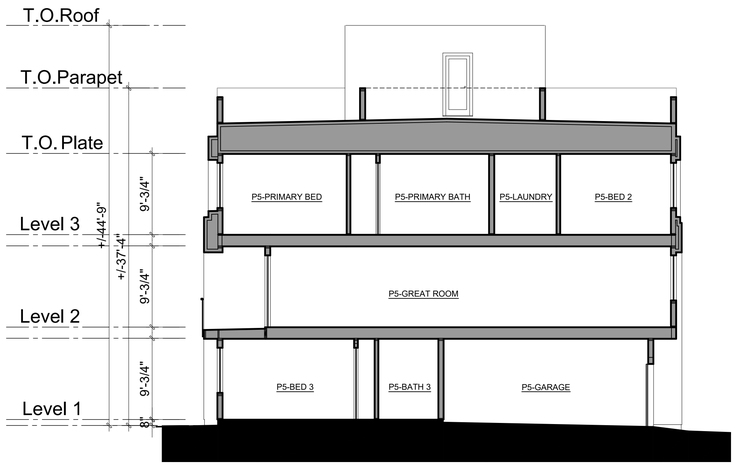
SHEA
2019-0991

DESIGN REVIEW
APRIL 01, 22

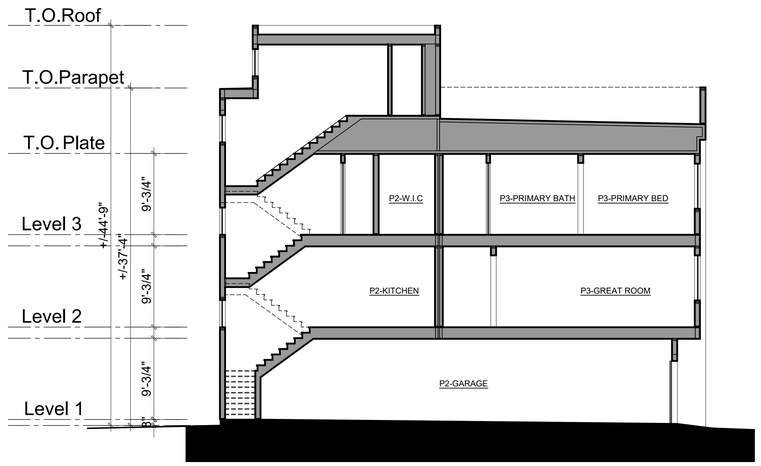
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8 PLEX BUILDING PLANS

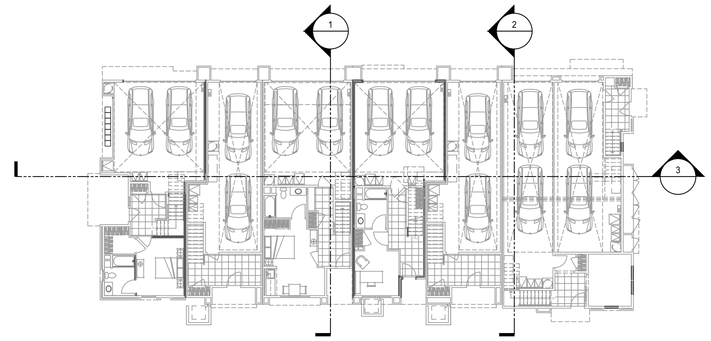
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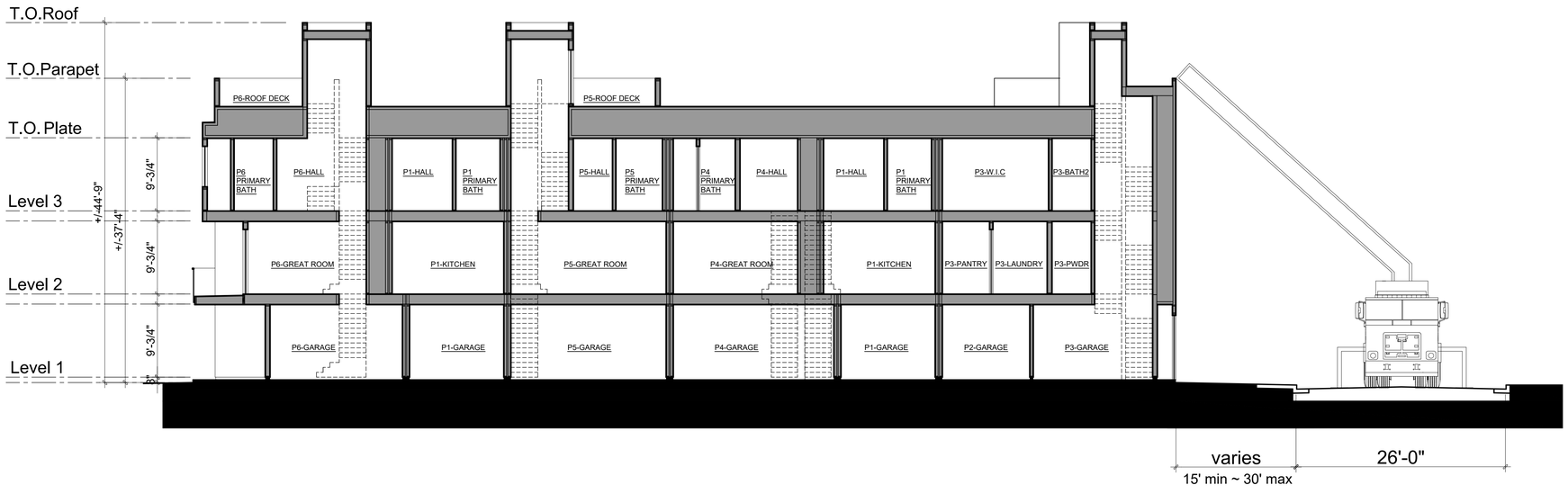
SECTION 2



SECTION 1



KEY PLAN-7 PLEX



SECTION 3

SHEA-PORTOLA AVENUE
LIVERMORE, CA

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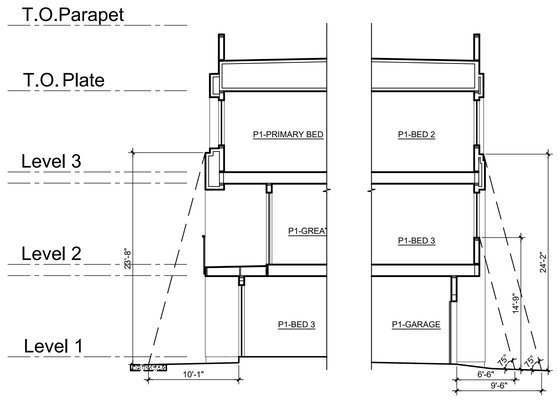
SHEA
2019-0991

DESIGN REVIEW
APRIL 01, 22

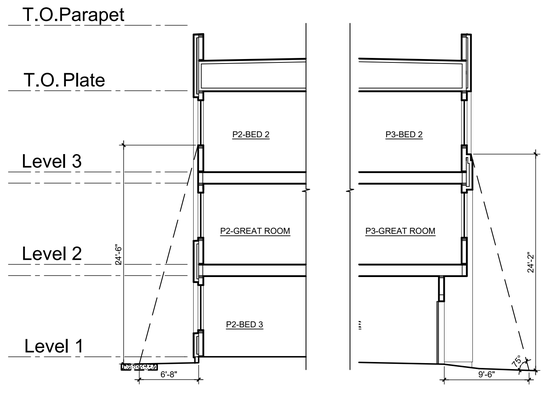
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BUILDING SECTIONS

A-40.0

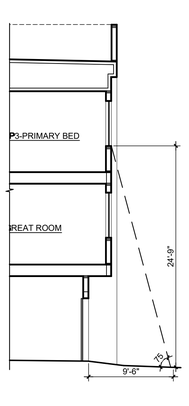


PLAN 1

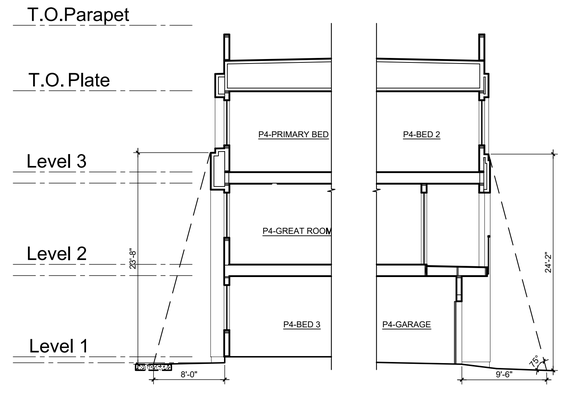


PLAN 2

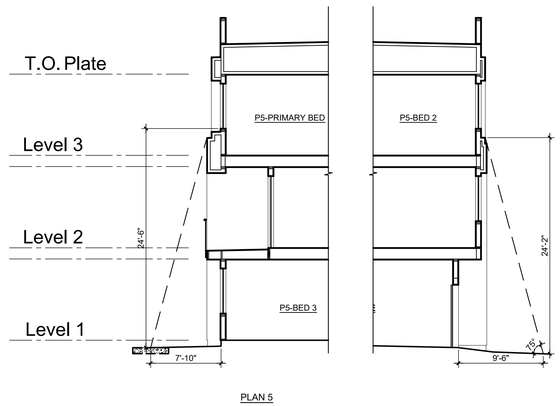
PLAN 3



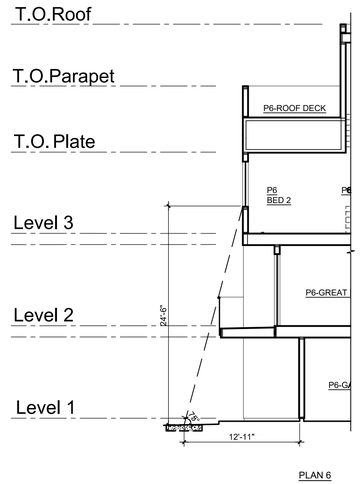
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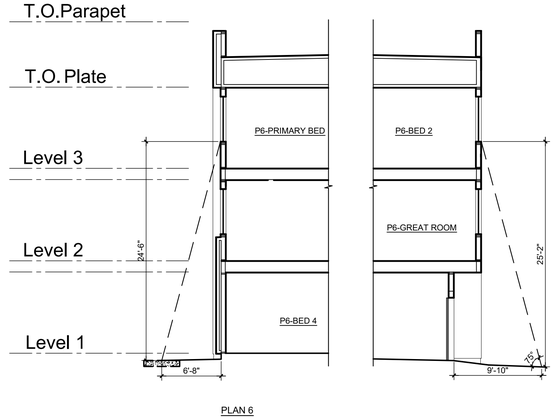
PLAN 4



PLAN 5



PLAN 6



PLAN 6

SHEA-PORTOLA AVENUE
LIVERMORE, CA

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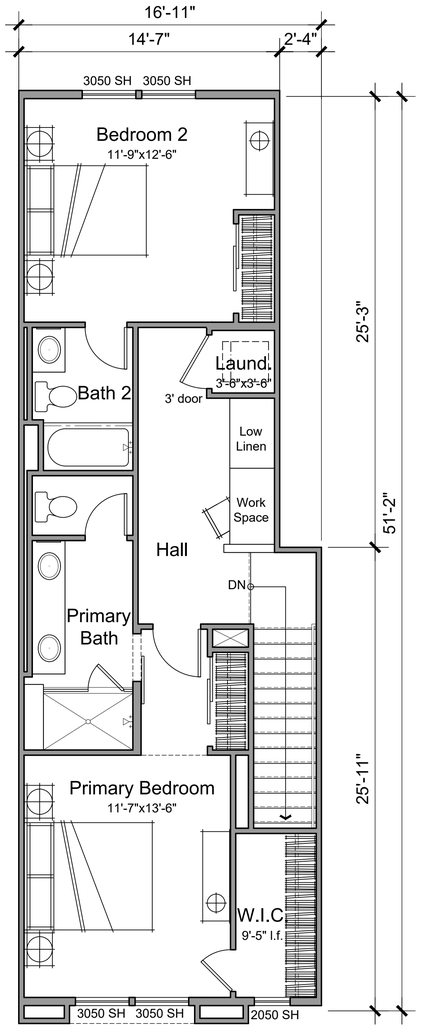
SHEA
2019-0991

DESIGN REVIEW
APRIL 01, 22

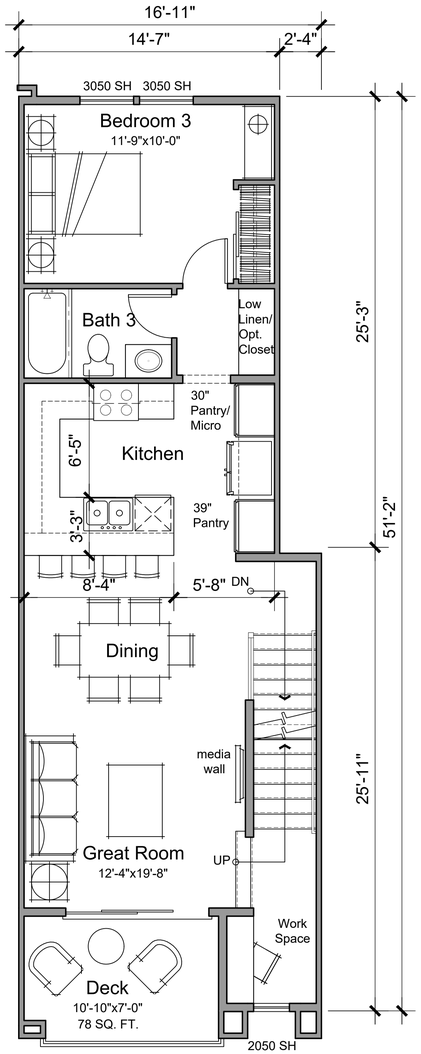
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FIRE LADDER PROJECTION EXHIBIT

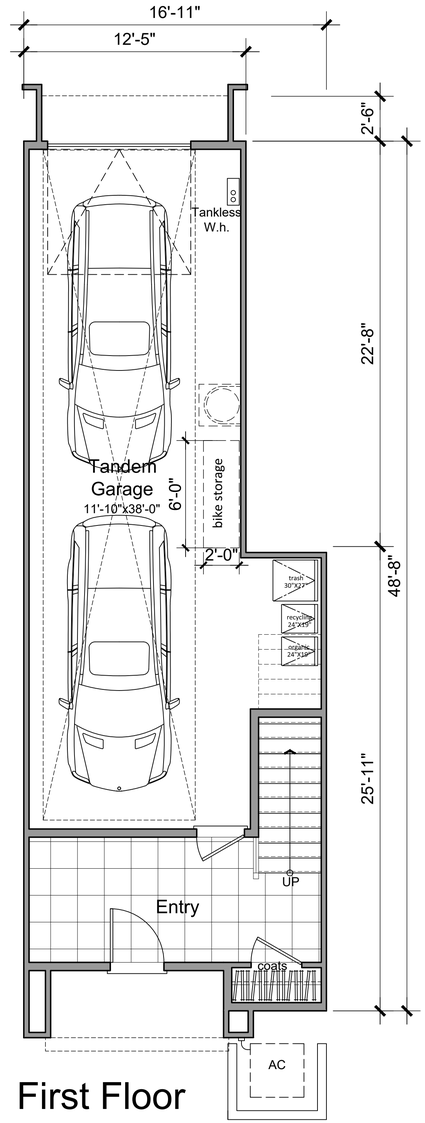
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Third Floor



Second Floor



First Floor

Floor Plan
3 Bedrooms
3 Baths
1,600 n.s.f.

SHEA-PORTOLA AVENUE
LIVERMORE, CA

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2019-0991

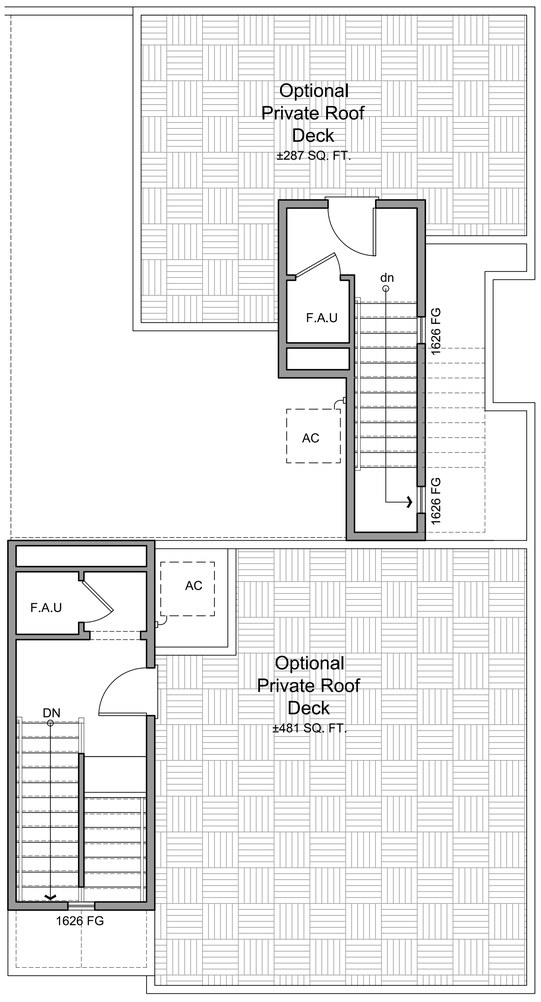
DESIGN REVIEW
APRIL 01, 22

0 2 4 8

UNIT PLANS_PLAN 1

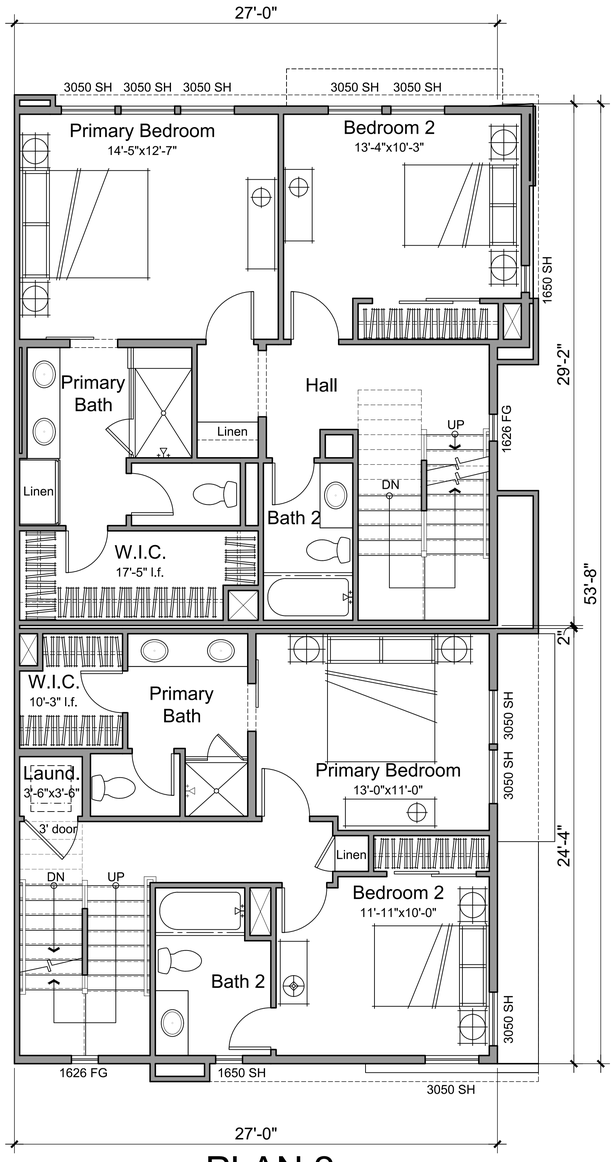
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PLAN 3



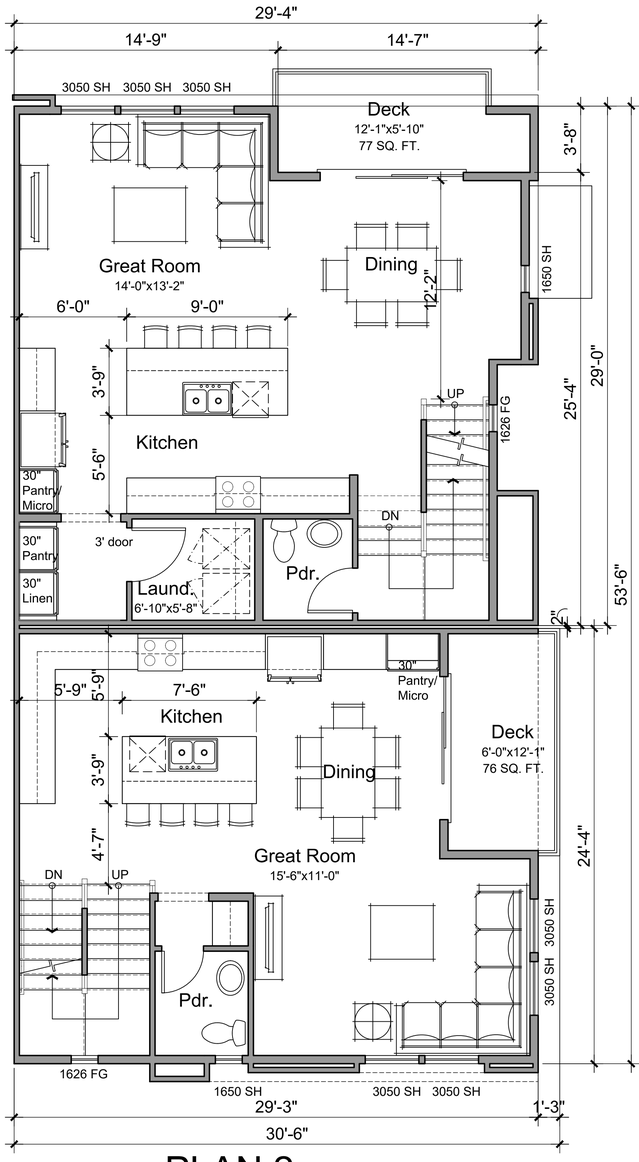
PLAN 2
Roof

PLAN 3



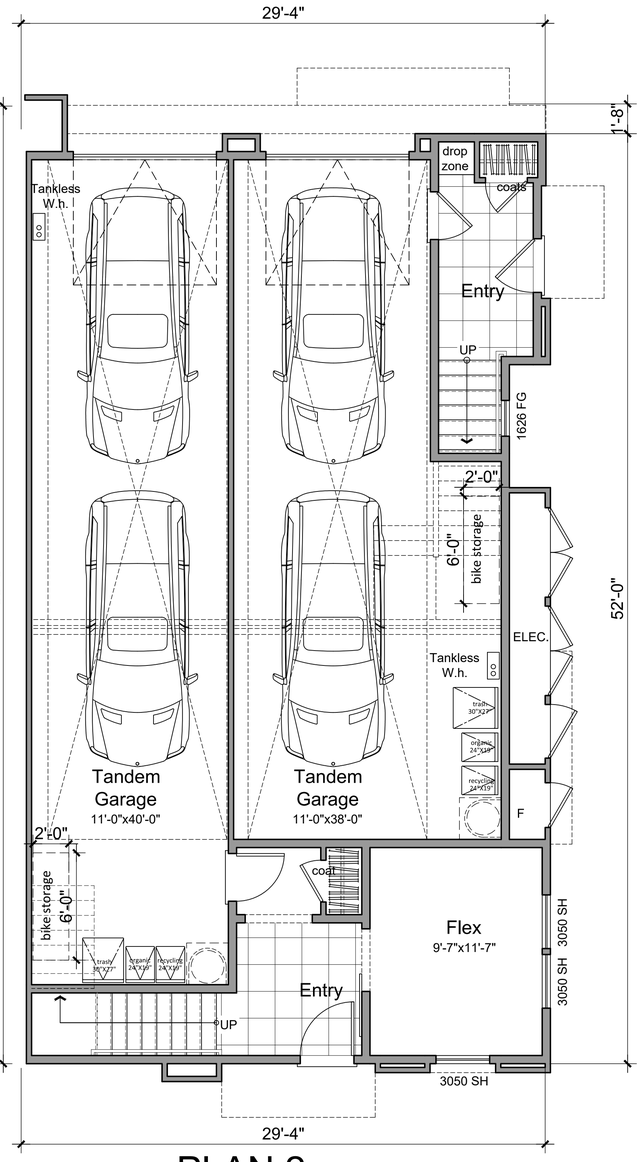
PLAN 2
Third Floor

PLAN 3



PLAN 2
Second Floor

PLAN 3



PLAN 2
First Floor

Plan 2 - Floor Plan	Plan 3 - Floor Plan
2 Bedrooms + Flex	2 Bedrooms
2.5 Baths	2.5 Baths
1,604 n.s.f.	1,701 n.s.f.

SHEA-PORTOLA AVENUE
LIVERMORE, CA

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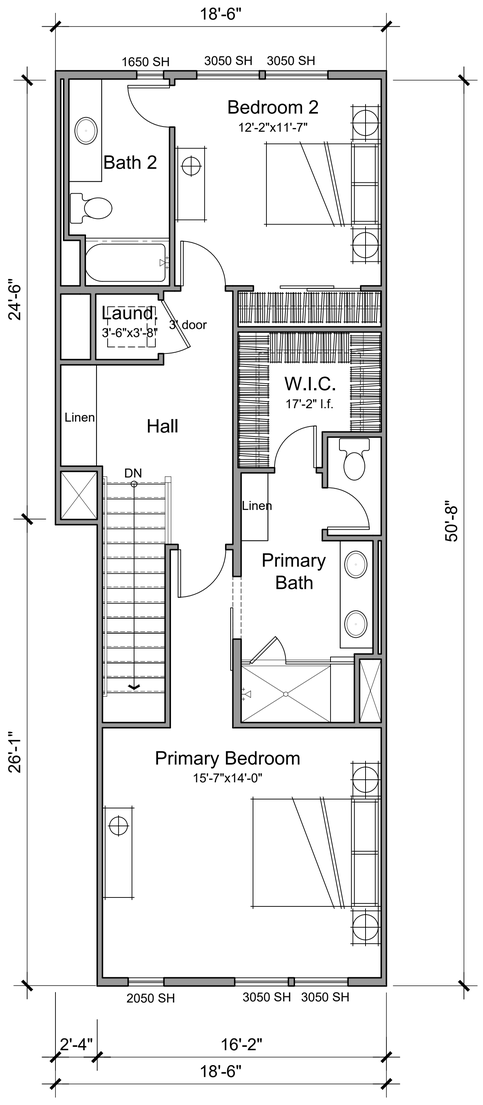
SHEA
2019-0991

DESIGN REVIEW
APRIL 01, 22

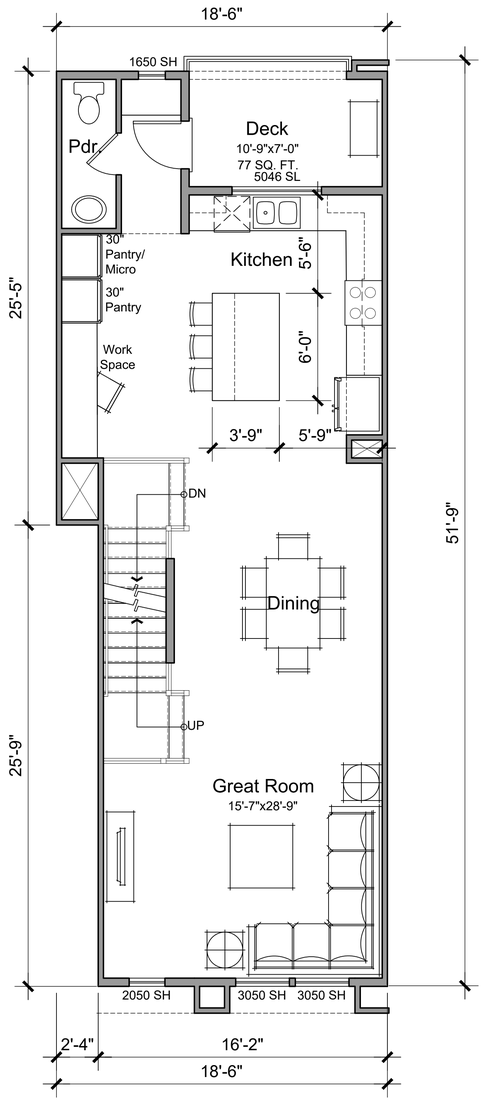
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UNIT PLANS_PLAN 2 & 3

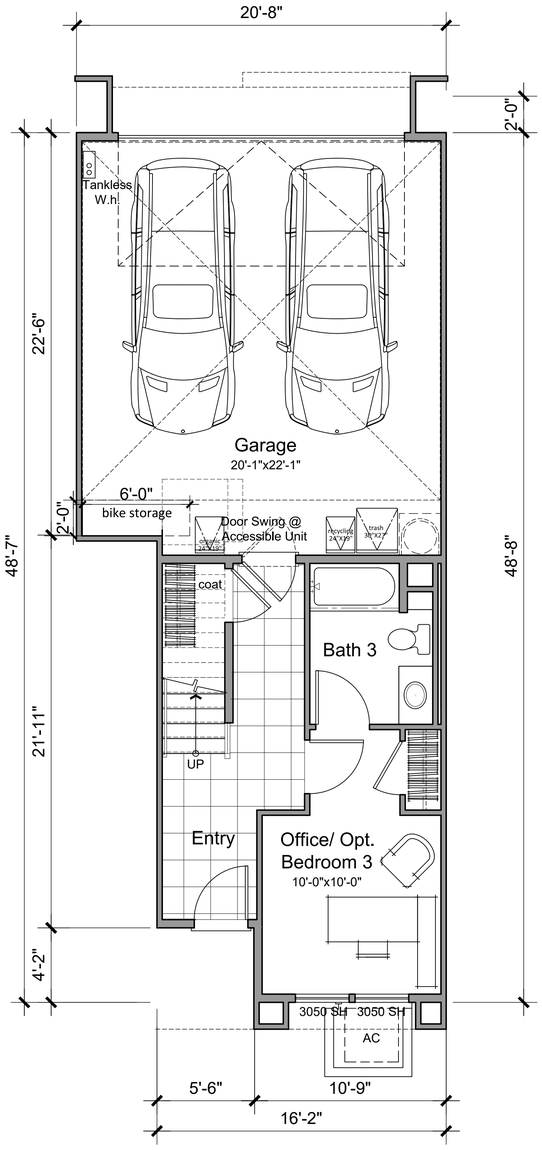
A-50.1



Third Floor



Second Floor



First Floor

2 Bedrooms + Office
Opt. Bedroom 3
3.5 Baths
1,932 n.s.f.

SHEA-PORTOLA AVENUE
LIVERMORE, CA

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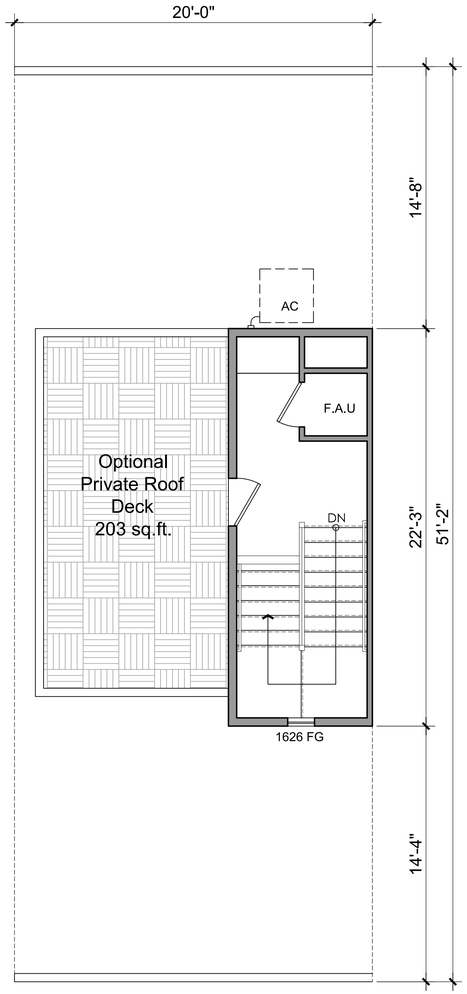
SHEA
2019-0991

DESIGN REVIEW
APRIL 01, 22

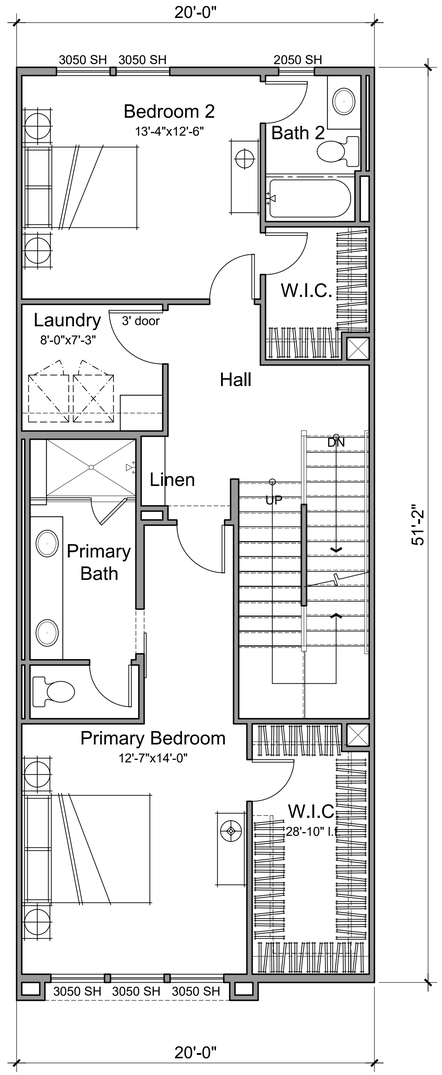
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UNIT PLANS_PLAN 4

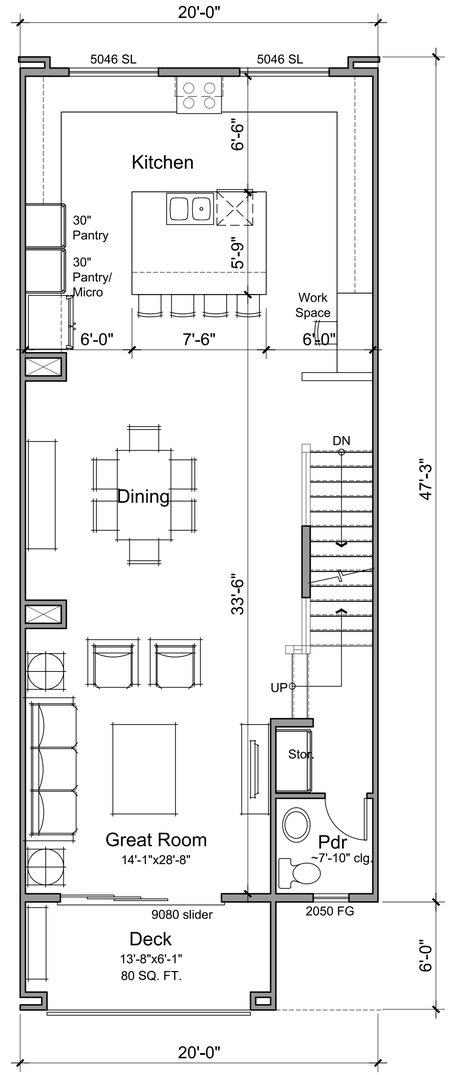
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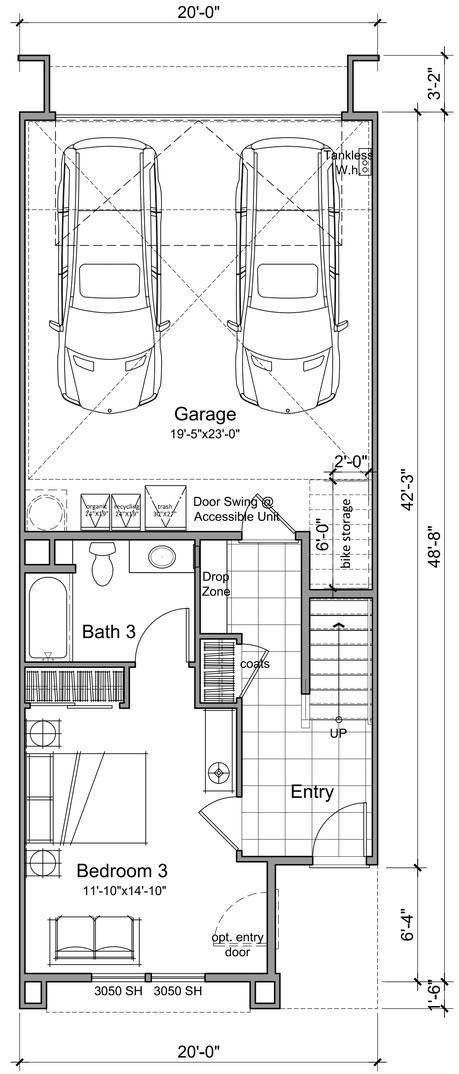
Roof



Third Floor



Second Floor



First Floor

Floor Plan
3 Bedrooms
3.5 Baths
2,420 n.s.f.

SHEA-PORTOLA AVENUE
LIVERMORE, CA

ktgy

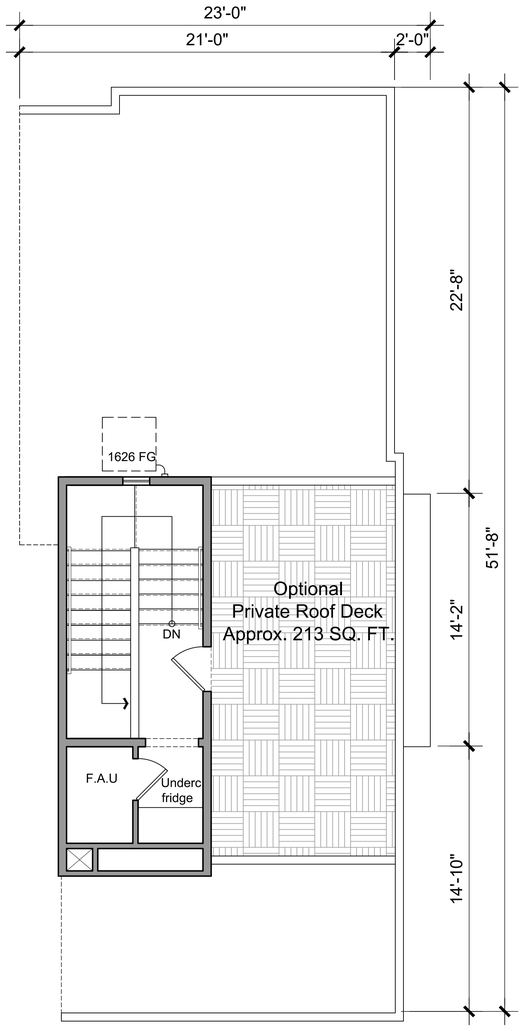
SHEA
2019-0991

DESIGN REVIEW
APRIL 01, 22

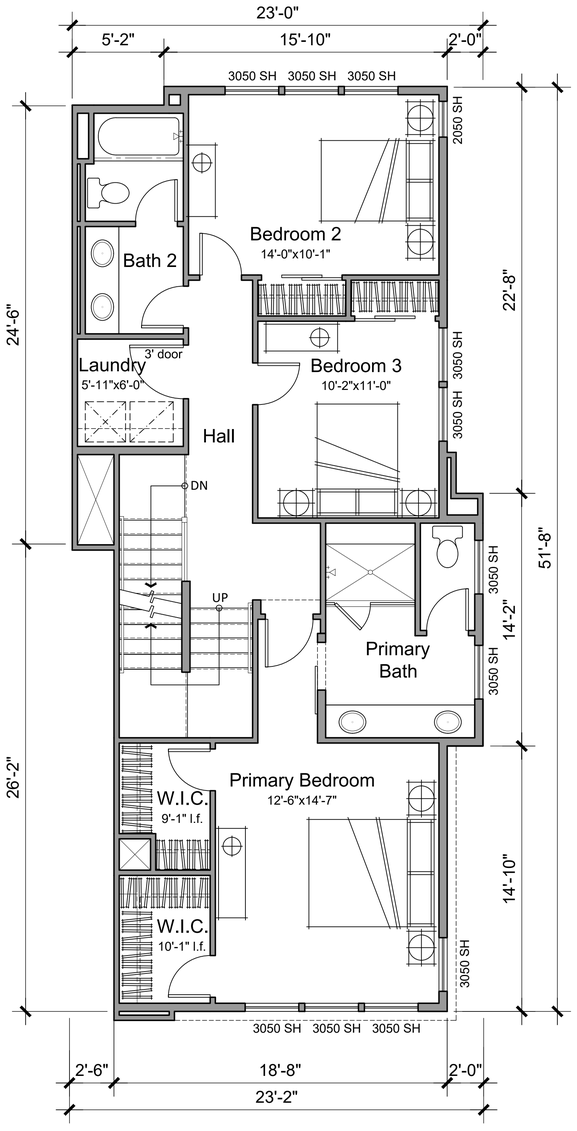
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UNIT PLANS_PLAN 5

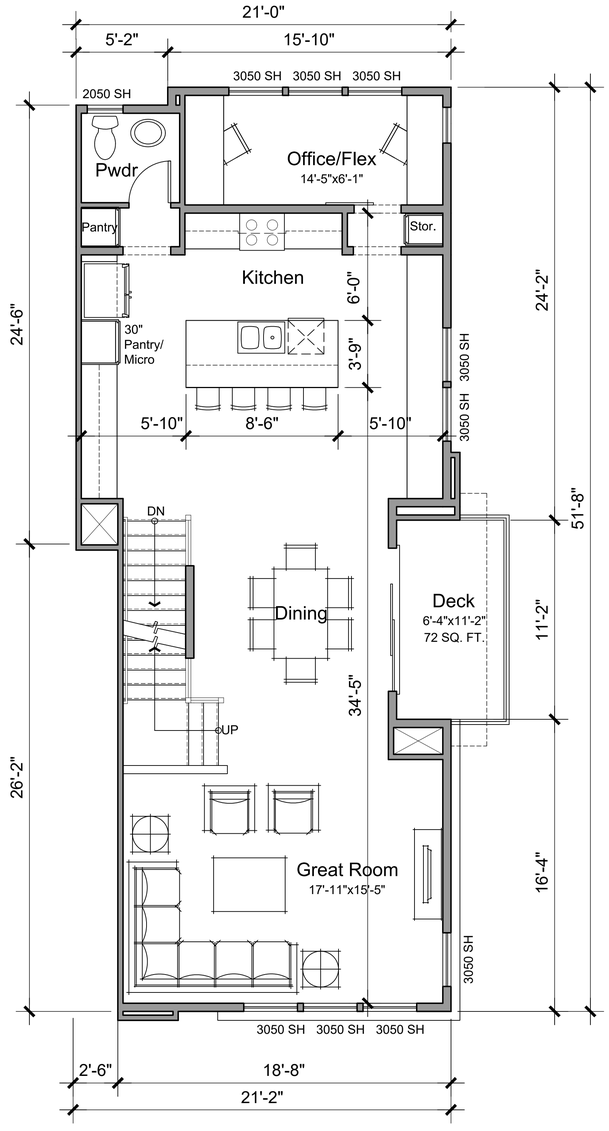
A-50.3



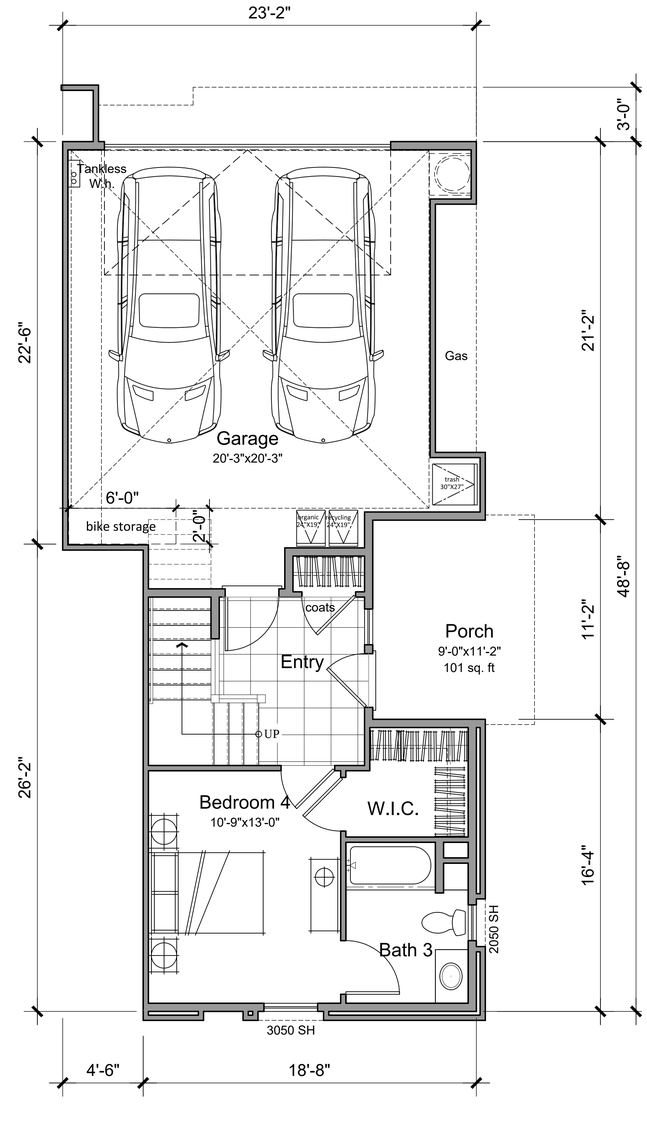
Roof



Third Floor



Second Floor



First Floor

Floor Plan
4 Bedrooms / Office
3.5 Baths
2,415 n.s.f.

SHEA-PORTOLA AVENUE
LIVERMORE, CA

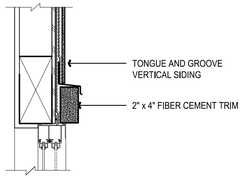
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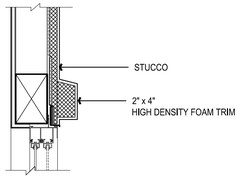
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UNIT PLANS_PLAN 6

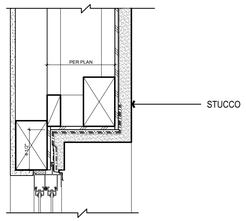
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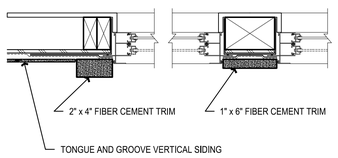
1A. WINDOW HEAD TRIM



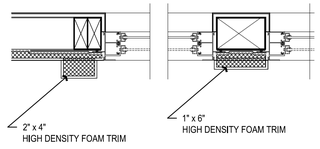
2A. WINDOW HEAD TRIM



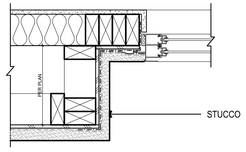
3A. WINDOW HEAD TRIM



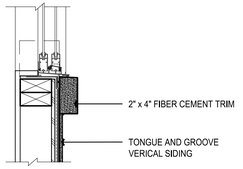
1B. WINDOW JAMB TRIM



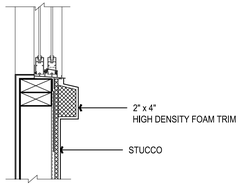
2B. WINDOW JAMB TRIM



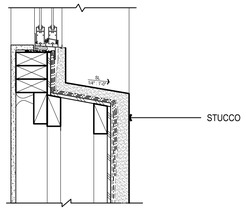
3B. WINDOW JAMB TRIM



1C. WINDOW SILL TRIM



2C. WINDOW SILL TRIM

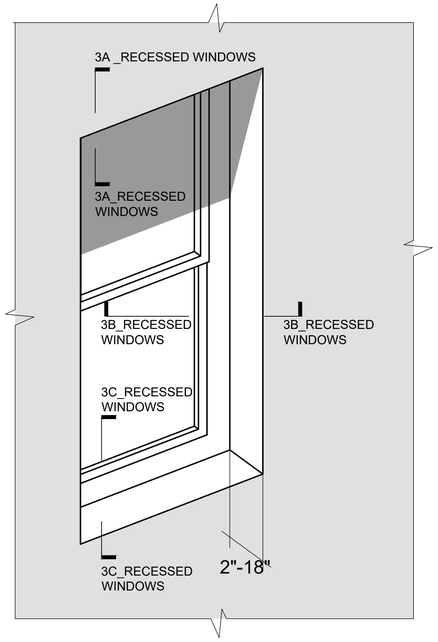


3C. WINDOW SILL TRIM

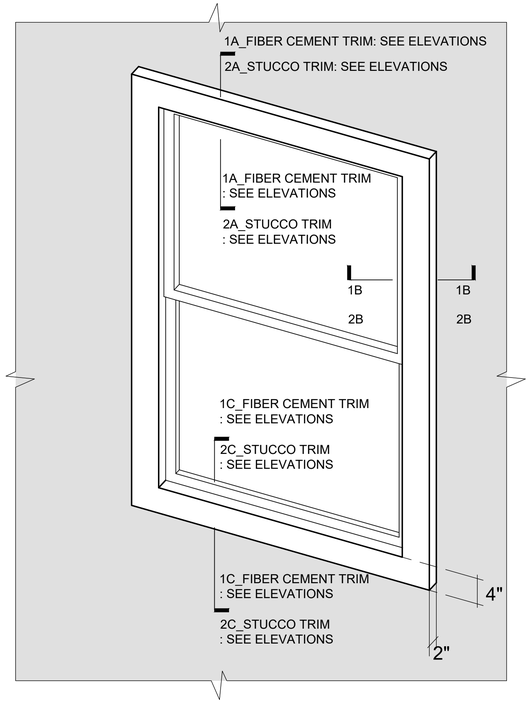
TYP. Vertical Siding Window Trim Details

TYP. Stucco Window Trim Details

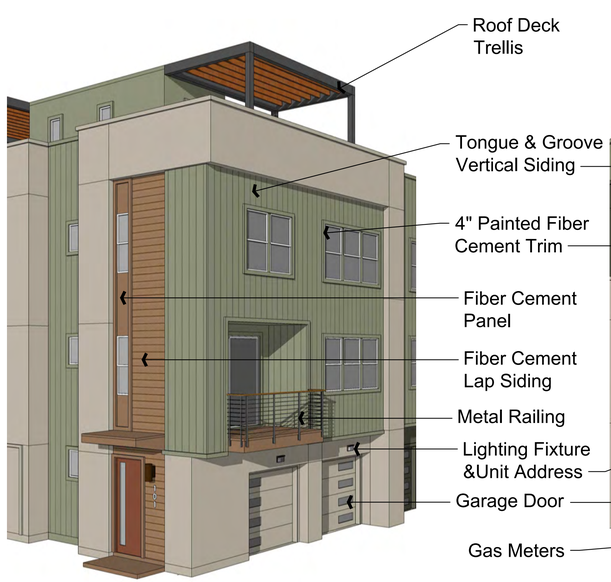
TYP. Recessed Window Details



2" -18"Recessed window
SEE ELEVATIONS



Typical window Trim on Stucco and Siding
SEE ELEVATIONS



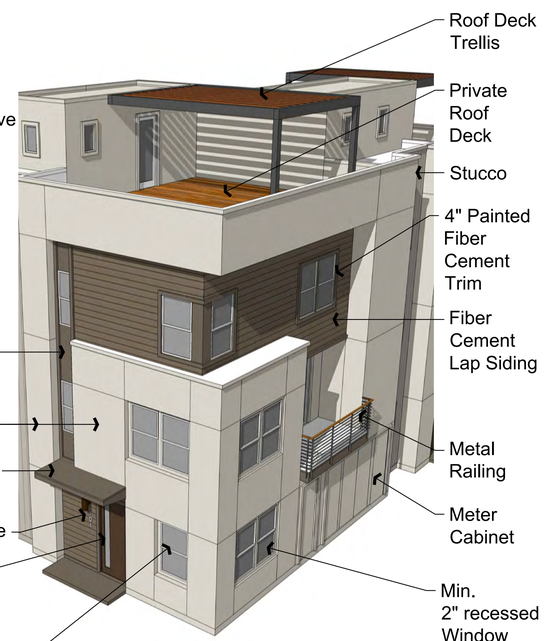
Plan 3- Rear Right Corner



Plan 6- Rear Left Corner



Plan 5- Front



Plan 2- Front Right Corner

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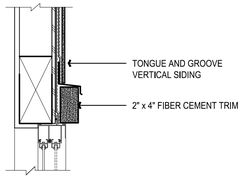
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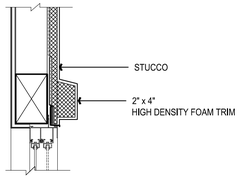
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ARCHITECTURAL DETAILS - A STYLE

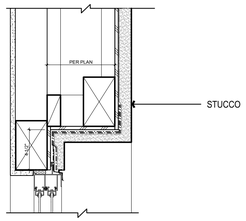
A-60.0



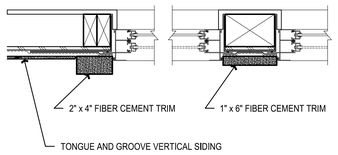
1A. WINDOW HEAD TRIM



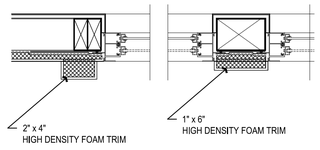
2A. WINDOW HEAD TRIM



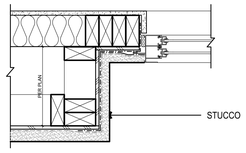
3A. WINDOW HEAD TRIM



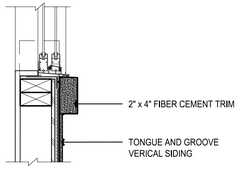
1B. WINDOW JAMB TRIM



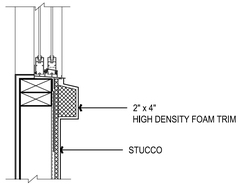
2B. WINDOW JAMB TRIM



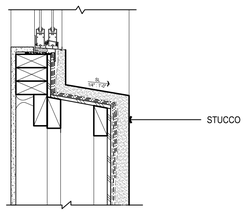
3B. WINDOW JAMB TRIM



1C. WINDOW SILL TRIM



2C. WINDOW SILL TRIM

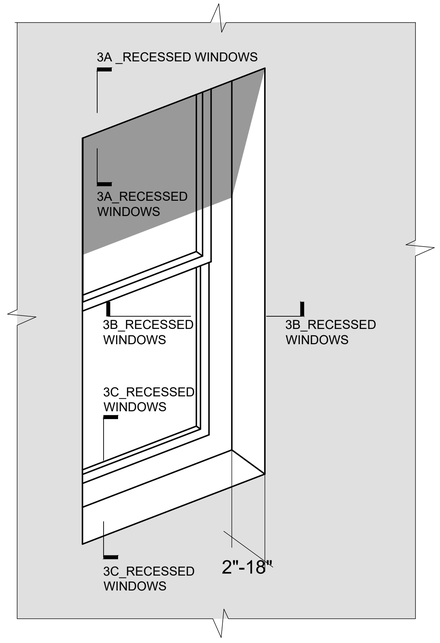


3C. WINDOW SILL TRIM

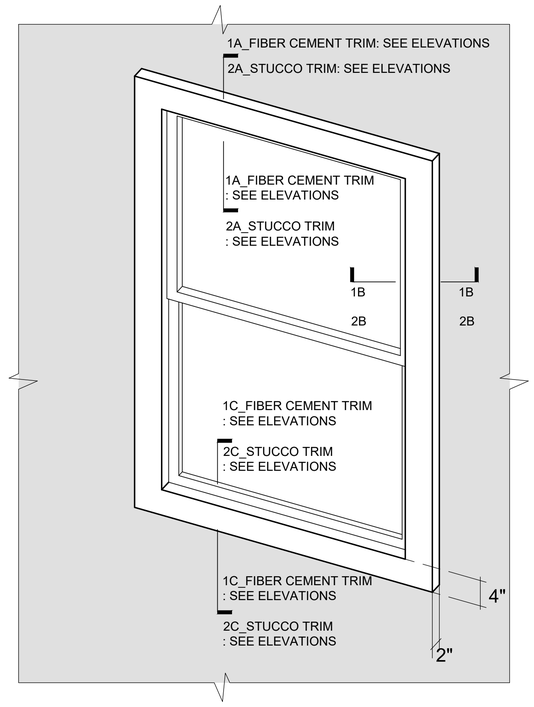
TYP. Vertical Siding Window Trim Details

TYP. Stucco Window Trim Details

TYP. Recessed Window Details



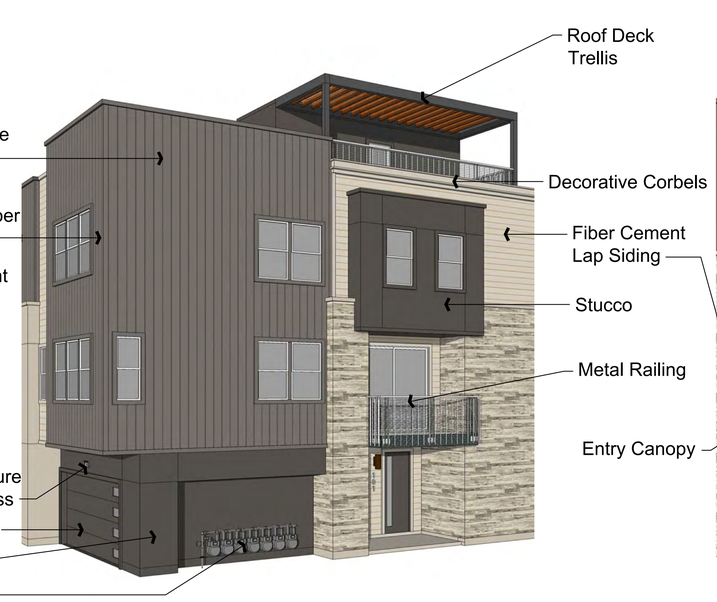
2" -18"Recessed window
SEE ELEVATIONS



Typical window Trim on Stucco and Siding
SEE ELEVATIONS



Plan 3- Rear Right Corner



Plan 6- Rear Left Corner



Plan 5- Front



Plan 2- Front Right Corner

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LIVERMORE, CA

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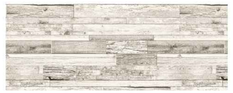
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ARCHITECTURAL DETAILS - A STYLE

A-60.1

B STYLE COLOR SCHEME 2

STUCCO BODY 1 / WINDOW TRIM 1 /GARAGE DOOR 1	
STUCCO BODY 2 / WINDOW TRIM 2 /GARAGE DOOR 2 ENTRY DOOR 2	
TONGUE AND GROOVE VERTICAL SIDING / STUCCO BODY 3 / WINDOW TRIM3	
FIBER CEMENT LAP SIDING/ WINDOW TRIM 4/	
STONE VENEER	
CANOPY / ROOF DECK TRELLIS	
ENTRY DOOR 1	
METAL RAILING	

B STYLE COLOR SCHEME 1

STUCCO BODY 1 / WINDOW TRIM 1 /GARAGE DOOR 1	
STUCCO BODY 2 / WINDOW TRIM 2 /GARAGE DOOR 2 ENTRY DOOR 2	
TONGUE AND GROOVE VERTICAL SIDING / STUCCO BODY 3 / WINDOW TRIM3	
FIBER CEMENT LAP SIDING/ WINDOW TRIM 4/	
STONE VENEER	
CANOPY / ROOF DECK TRELLIS	
ENTRY DOOR 1	
METAL RAILING	

A STYLE COLOR SCHEME 2

STUCCO BODY 1 / WINDOW TRIM 1 /GARAGE DOOR 1	
STUCCO BODY 2 / WINDOW TRIM 2 /GARAGE DOOR 2 ENTRY DOOR 2	
TONGUE AND GROOVE VERTICAL SIDING / STUCCO BODY 3 / WINDOW TRIM3	
FIBER CEMENT LAP SIDING/ WINDOW TRIM 4/ ENTRY CANOPY	
STONE VENEER	
METAL RAILING / ROOF DECK TRELLIS	
ENTRY DOOR 1	

A STYLE COLOR SCHEME 1

STUCCO BODY 1 / WINDOW TRIM 1 /GARAGE DOOR 1	
STUCCO BODY 2 / WINDOW TRIM 2 /GARAGE DOOR 2 ENTRY DOOR 2	
TONGUE AND GROOVE VERTICAL SIDING / STUCCO BODY 3 / WINDOW TRIM3	
FIBER CEMENT LAP SIDING/ WINDOW TRIM 4/ ENTRY CANOPY	
STONE VENEER	
METAL RAILING / ROOF DECK TRELLIS	
ENTRY DOOR 1	