

DEVELOPMENT SUMMARY

SITE AREA - GROSS ACREAGE	+/- 9.6
SITE AREA - NET ACREAGE	+/- 3.9
CURRENT ZONING DESIGNATION	RPD
PROPOSED ZONING DESIGNATION	R-3
UNIT COUNT	82
PROPOSED DENSITY (DU/AC)	8.5

SITE AREA (NET)

TITLE	AREA (SQ.FT.)
PAD A	44,763
PAD B	52,065
PAD C	32,927
PAD D	40,099
TOTAL:	169,853
[Acres]:	3.9



4576 PARADISE DRIVE LAYOUT

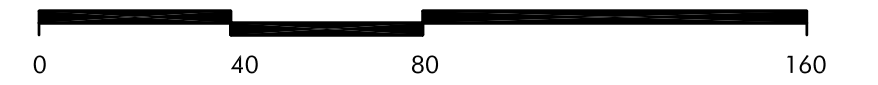
TOPOGRAPHY AND SPECIAL FEATURES: HILLSIDE DEVELOPMENT SITE WITH EXISTING TREES, SITE LOCATED WITHIN FLOOD HAZARD AREA AND WILDLAND-URBAN INTERFACE

TIBURON, CA

HARMONIE PARK

NOTE: NEED TO CONFIRM JURISDICTIONAL REQUIREMENTS FOR:

- FIRE ACCESS
- AERIAL APPARATUS
- GUEST PARKING
- ACCESSIBLE PATH OF TRAVEL
- TRASH COLLECTION
- C3/WATER QUALITY



JOB NO. 1661.002
DATE 03-21-2023
 5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200



UNIT TYPE	BR AND BA COUNT	GROSS FLOOR AREA/UNIT (SQ. FT.)	CONSTRUCTION AREA/UNIT (SQ.FT.)	UNIT COUNT	UNIT MIX	TOTAL GROSS FLOOR AREA (SQ.FT.)	TOTAL CONSTRUCTION AREA (SQ. FT.)
UNIT 1	3 BR; 2.5 BA	1,550	2,008	54	66%	83,700	108432
UNIT 2	3 BR; 2.5 BA	1,600	2,058	16	20%	25,600	32928
UNIT 3	3 BR; 2.5 BA	1,566	2,008	6	7%	9,396	12048
UNIT 4	3 BR; 2.5 BA	1,890	2,545	6	7%	11,340	3930
TOTALS:				82		130,036	157,338

BUILDING TYPE	COVERAGE/BUILDING (SQ. FT.)	UNIT COUNT/BUILDING	BUILDING COUNT	TOTAL UNIT COUNT	TOTAL BUILDING COVERAGE (SQ.FT.)
1	3,434	5	3	15	10301
2	4,175	6	3	18	12524
3	4,069	6	2	12	8139
4	4,065	6	2	12	8130
5	4,714	7	1	7	4714
6	4,179	6	1	6	4179
7	3,318	5	1	5	3318
8	2,894	4	1	4	2894
9	2,142	3	1	3	2142
TOTALS:				82	56341



BUILDING TYPE DIAGRAM

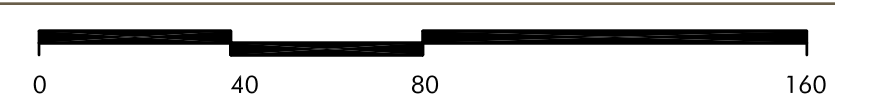
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