BRICKYARD COVE RESIDENTIAL PROJECT
RICHMOND, CALIFORNIA

DESIGN REVIEW PERMIT

BRICKYARD COVE ROAD ELEVATION

COVER SHEET

BRICKYARD COVE ROAD

Richmond , California

868.21127

HMH LANDSCAPE ARCHITECTURE

RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS

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PROJECT SUMMARY:

3-STORY TYPE V-B RESIDENTIAL R-2, RECREATION CENTER A-3, BUSINESS B, UTILITY U

SITE SUMMARY:

PROPERTY DESCRIPTION:	THAT CERTAIN PORTION OF LAND AS DESCRIBED IN BOOK 1324 OR 291 (PTR TRACT ONE - PARCEL ONE), AND THAT PORTION OF LAND DESCRIBED IN GRAND PER DOCUMENT 2019-0199690 (PTR TRACT TWO - PARCEL TWO), APN 560-340-039
APN:	560-340-043-2 & 560-340-039
CURRENT GENERAL PLAN DESIGNATION:	10-40 DWELLING UNITS/ ACRE
PROPOSED LAND USE:	MEDIUM DENSITY RESIDENTIAL
CURRENT ZONING:	MR
PROPOSED ZONING:	MR (MEDIUM DENSITY RESIDENTIAL)
TOTAL HOMES:	94
RECREATION CENTER:	1
GROSS SITE AREA:	± 6.00 ACRES
GROSS DENSITY:	± 15.6 HOMES/ACRE
NET SITE AREA:	± 6.00 ACRES
TOTAL BUILDING AREA:	± 205,419 SQ. FT.
FLOOR AREA RATIO:	0.786

	# OF BLDG.	GROSS S.F. PER BLDG.	TOTAL GROSS S.F. ON SITE
TOTAL # OF BLDG. A	2	8835	17670
TOTAL # OF BLDG. B	4	8276	33104
TOTAL # OF BLDG. C	3	10777	32331
TOTAL # OF BLDG. D	3	10292	30876
TOTAL # OF BLDG. E	2	13185	26370
TOTAL # OF BLDG. F	3	12363	37089
TOTAL # OF BLDG. G	2	11222	22444
RECREATION CENTER	1	5535	5535
TOTAL			**205419**

BUILDING OCCUPANCY:
R-2 (CONDOMINIUMS)
U (PRIVATE GARAGES)

TYPE OF CONSTRUCTION:
TYPE V-B (C.B.C. TABLES 504.3, 504.4, 506.2 AND 601)
FIRE RATING OF BUILDING ELEMENTS (C.B.C. TABLE 601):

PRIMARY STRUCTURAL FRAME:	0 HOUR
BEARING WALLS - EXTERIOR:	0 HOUR
BEARING WALLS - INTERIOR:	0 HOUR
NONBEARING WALLS AND PARTITIONS - EXTERIOR:	0 HOUR
NONBEARING WALLS AND PARTITIONS - INTERIOR:	0 HOUR
FLOOR CONSTRUCTION: AND SECONDARY MEMBERS	0 HOUR
ROOF CONSTRUCTION: AND SECONDARY MEMBERS	0 HOUR

PARKING SUMMARY:

RESIDENTIAL PARKING PROVIDED:

PARKING PROVIDED:	
GARAGE SPACES	188 STALLS
ONSITE STREET	16 STALLS
RECREATION CENTER - UNCOVERED	4 STALLS
RECREATION CENTER - ACCESSIBLE	2 STALLS
TOTAL PROVIDED	210 STALLS
INCLUDING 2 ACCESSIBLE STALLS	
INCLUDING 2 EV STALLS	

Point Richmond Tabulation

Site Summary

Total homes:	94 DU
Site Area:	6 Acres
Density	15.67 DU/ Acres

Building Summary

	No. of Bldg.	Unit 1		Unit 2		Unit 3		Unit 4	
		2 bed	1,380 SF	3 bed	1,578 SF	3 bed	1,704 SF	2 bed	1,458 SF
		Deck/Pc	163	Deck/Pc	376	Deck/Pc	152	Deck/Pc	73
		Garage	452	Garage	455	Garage	519	Garage	485
Building A	2	2		1					
Building B	4							2	
Building C	3	3		1		1			
Building D	3							3	
Building E	2	3		2		1			
Building F	3							3	
Building G	2								
Total	19	19		9		5		26	
2 bed									
3 bed									
Total Residential Area			26,220 SF		14,202 SF		8,520 SF		37,908 SF
Total Decks/ Porch			3,097		3,384		760		1,898
Total Garage			8,588		4,095		2,595		12,610

Rec/ Leasing

* Covered/Adaptable DU

Parking Summary

Parking Required			
2 bed	51 x	1.5	76.5
3 bed	43 x	2	86
Guest	100 x	0.2	20
Total			182.5
Parking Provided			
Garages	94 x	2	188
Surface			22
Total			210

2.23:1 ratio

Unit 5		Unit 6		Unit 7		Unit 8		Unit 9*		Unit 10*		Unit 11*		total
3 bed	1,510 SF	3 bed	1,609 SF	3 bed	1,602 SF	3 bed	1,609 SF	2 bed	1,469 SF	3 bed	1,689 SF	3 bed	1,735 SF	
Deck/Pc	117	Deck/Pc	82	Deck/Po.	350	Deck/Po.	82	Deck/Po.	146	Deck/Po.	294	Deck/Po.	207	
Garage	444	Garage	482	Garage	479	Garage	482	Garage	477	Garage	498	Garage	523	
				1										
1		1												
1						1								
2		1						3		1		1		
13		7		2		3		6		2		2		94 DU
														51 DU
														43 DU
19,630 SF		11,263 SF		3,204 SF		4,827 SF		8,814 SF		3,378 SF		3,470 SF		141,436 SF
1,521		574		700		246		876		588		414		14,058 SF
5,772		3,374		958		1,446		2,862		996		1,046		44,342 SF
														199,836 SF
														6251

SHEET INDEX:

CS	COVER SHEET
PD 1	PROJECT DATA AND SHEET INDEX
PD 2	PROJECT DATA AND SHEET INDEX

CIVIL:

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TM-2	EXISTING CONDITIONS PLAN
TM-3	PRELIMINARY LOTTING PLAN
TM-4	PRELIMINARY SITE PLAN AND CONTEXTUAL MAP
TM-5	PRELIMINARY GRADING AND DRAINAGE PLAN
TM-6	PRELIMINARY GRADING SECTIONS
TM-7	PRELIMINARY GRADING SECTIONS
TM-8	PRELIMINARY UTILITY PLAN
TM-9	PRELIMINARY STORMWATER TREATMENT PLAN

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SHEET INDEX:

To be updated

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L 3	ENTRY MONUMENT ENLARGEMENT
L 4	FRONTAGE LANDSCAPE ENLARGEMENT
L 5	TYPICAL LANDSCAPE PASEO ENLARGEMENT
L 6	PLANTING PALETTE
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L 11	LIGHTING AND SIGN PLAN

Total Bldg GFA on sit	Total Bldg GFA on site
8,830	17660
8,276	33104
10,769	32307
10,292	30876
13,178	26356
12363	37089
11,222	22444
	199836

PROJECT DATA

BRICKYARD COVE ROAD

Richmond , California

868.21127

LANDSCAPE ARCHITECTURE

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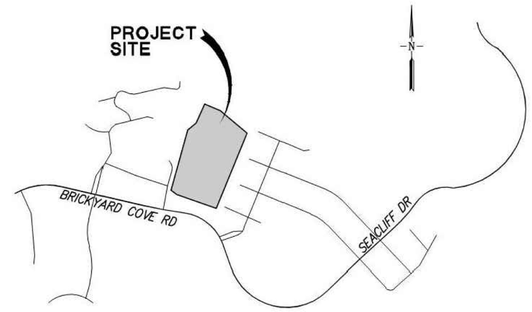
06.03.22

PD 1



VICINITY MAP

NOT TO SCALE

GENERAL NOTES

1.	OWNER:	PACIFIC GAS & ELECTRIC, A CALIFORNIA CORPORATION 245 MARKET STREET, N10A, ROOM 1015 P.O. BOX 770000 SAN FRANCISCO, CA 94177
2.	APPLICANT:	REPUBLIC URBAN PROPERTIES 84 WEST SANTA CLARA STREET, SUITE 600 SAN JOSE, CA 95113 TEL: (408) 292-1601 CONTACT: MELISSA DURKIN
3.	CIVIL ENGINEER:	RUGGERI-JENSEN-AZAR 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588 TEL: (925) 227-9100 CONTACT: DAVID TERHUNE
4.	ARCHITECT:	BASSENIAN LAGONI 2031 ORCHARD DRIVE, SUITE 100 NEWPORT BEACH, CA 92660 TEL (949) 553-0548 CONTACT: CINDY TEALE
5.	LANDSCAPE ARCHITECT:	HMH 1570 OAKLAND ROAD SAN JOSE, CA 95131 TEL (669) 295-2303 CONTACT: SHAWN TAYLOR
6.	PROPERTY DESCRIPTION:	THAT CERTAIN PORTION OF LAND AS DESCRIBED IN BOOK 1324 OR 291 (PTR TRACT ONE – PARCEL ONE), AND THAT PORTION OF LAND AS DESCRIBED IN GRAND PER DOCUMENT 2019-0199690 (PTR TRACT TWO – PARCEL TWO), APN 560-340-039.
7.	ASSESSOR'S PARCEL NUMBER:	560-340-043-2 & 560-340-039
8.	CURRENT GENERAL PLAN DESIGNATION:	10-40 DWELLING UNITS/ACRE
9.	PROPOSED LAND USE:	MEDIUM DENSITY RESIDENTIAL
10.	CURRENT ZONING:	MR
11.	PROPOSED ZONING:	MR (MEDIUM-DENSITY RESIDENTIAL)
12.	SITE AREA:	6.0± ACRES
13.	TOTAL NUMBER OF PROPOSED LOTS:	23
14.	UTILITIES	
	a. WATER	EAST BAY MUNICIPAL UTILITIES DISTRICT (EBMUD)
	b. SANITARY SEWER:	WEST COUNTY WASTEWATER SEWER DISTRICT
	c. STORM DRAIN:	CITY OF RICHMOND
	d. FIRE:	CITY OF RICHMOND
	e. GAS AND ELECTRIC:	PACIFIC GAS AND ELECTRIC (PG&E)
	f. TELEPHONE:	AT&T
	g. CABLE TV:	COMCAST
15.	TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL TOPOGRAPHIC SURVEY BY TETRATECH PREPARED IN 2021.	
16.	THIS PROPERTY FALLS WITHIN ZONE X AND IS AN AREA OF MINIMAL FLOOD HAZARD.	

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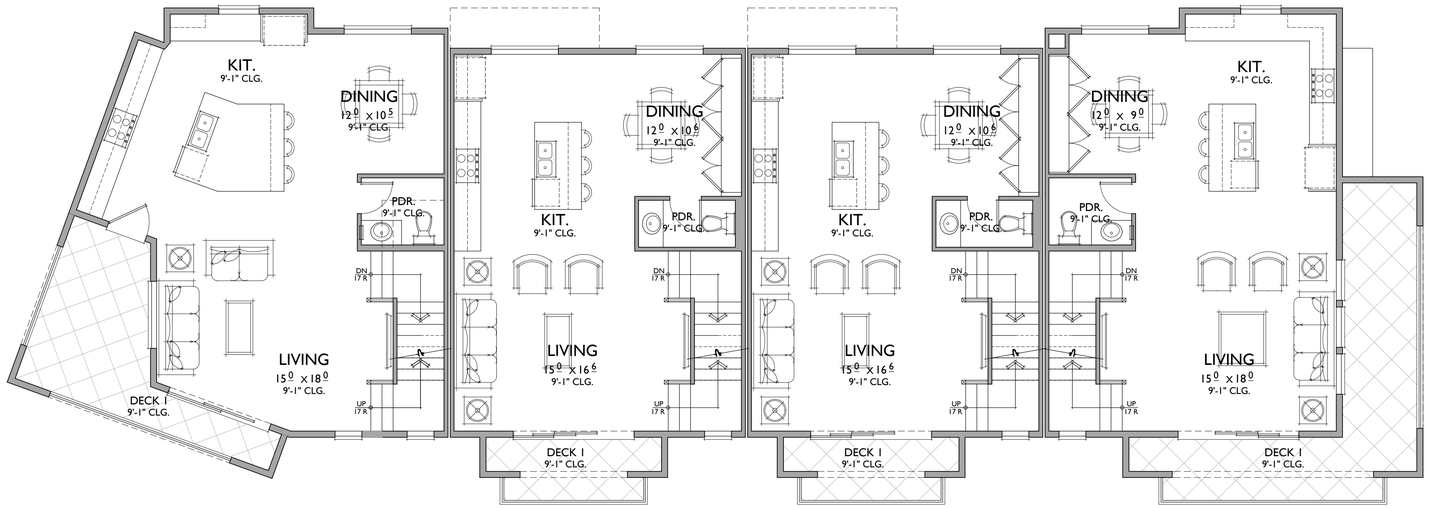
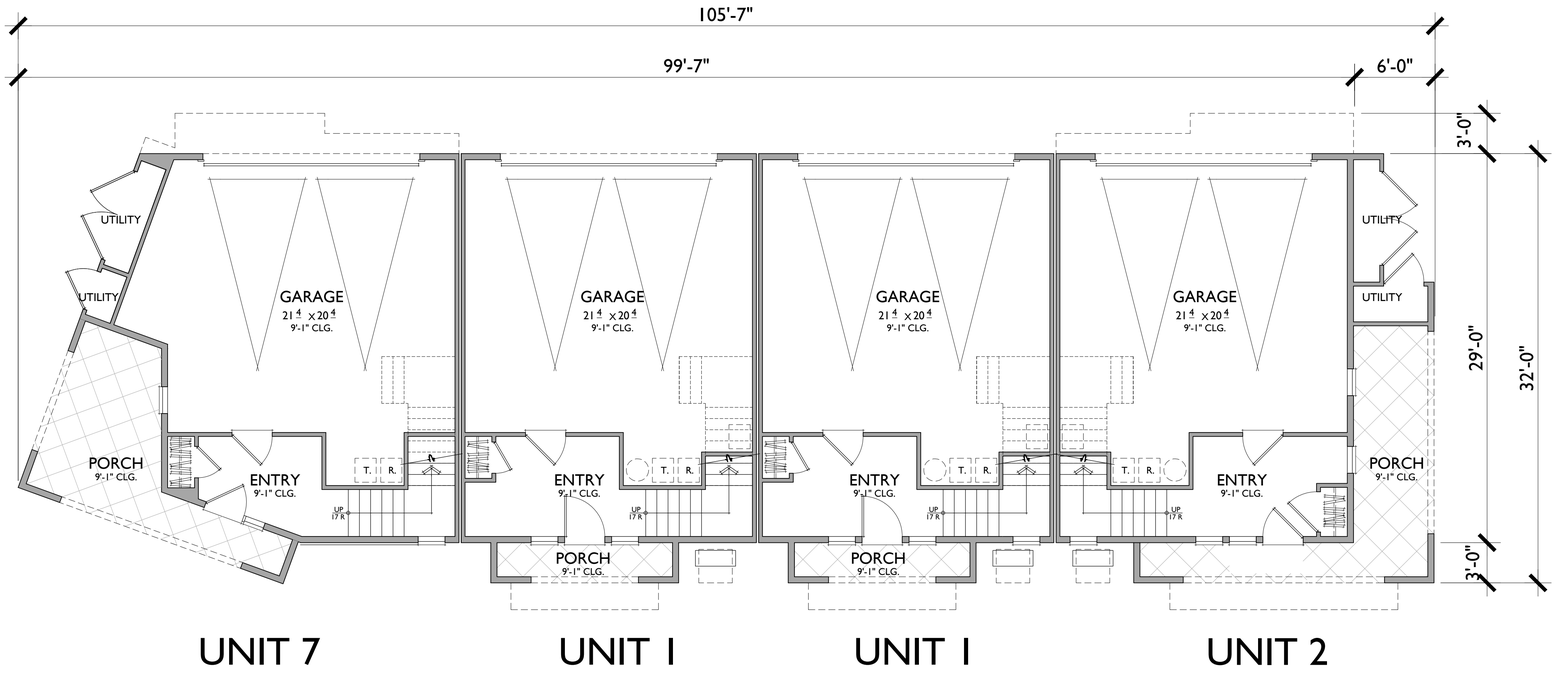


UNIT 7 UNIT 1 UNIT 1 UNIT 2

2ND FLOOR



UNIT 7 UNIT 1 UNIT 1 UNIT 2

1ST FLOOR

UNIT 7

1661 SQ. FT.
3 BEDROOMS / 2.5 BATH
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	139 SQ. FT.
2ND FLOOR	728 SQ. FT.
3RD FLOOR	793 SQ. FT.
TOTAL	1661 SQ. FT.
2 - CAR GARAGE	479 SQ. FT.
PORCH	154 SQ. FT.
DECK 1	154 SQ. FT.
DECK 2	0

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 2

1636 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	153 SQ. FT.
2ND FLOOR	694 SQ. FT.
3RD FLOOR	788 SQ. FT.
TOTAL	1636 SQ. FT.
2 - CAR GARAGE	455 SQ. FT.
PORCH	166 SQ. FT.
DECK 1	218 SQ. FT.
DECK 2	0

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 1

1390 SQ. FT.
2 BEDROOMS / 2.5 BATH
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	152 SQ. FT.
2ND FLOOR	638 SQ. FT.
3RD FLOOR	600 SQ. FT.
TOTAL	1390 SQ. FT.
2 - CAR GARAGE	452 SQ. FT.
PORCH	42 SQ. FT.
DECK 1	64 SQ. FT.
DECK 2	0
DECK 3	42 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

BUILDING A

First & Second Floor Plan

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12

SCALE: 3/16" = 1'-0"

868.21127

08.26.22

LANDSCAPE ARCHITECTURE

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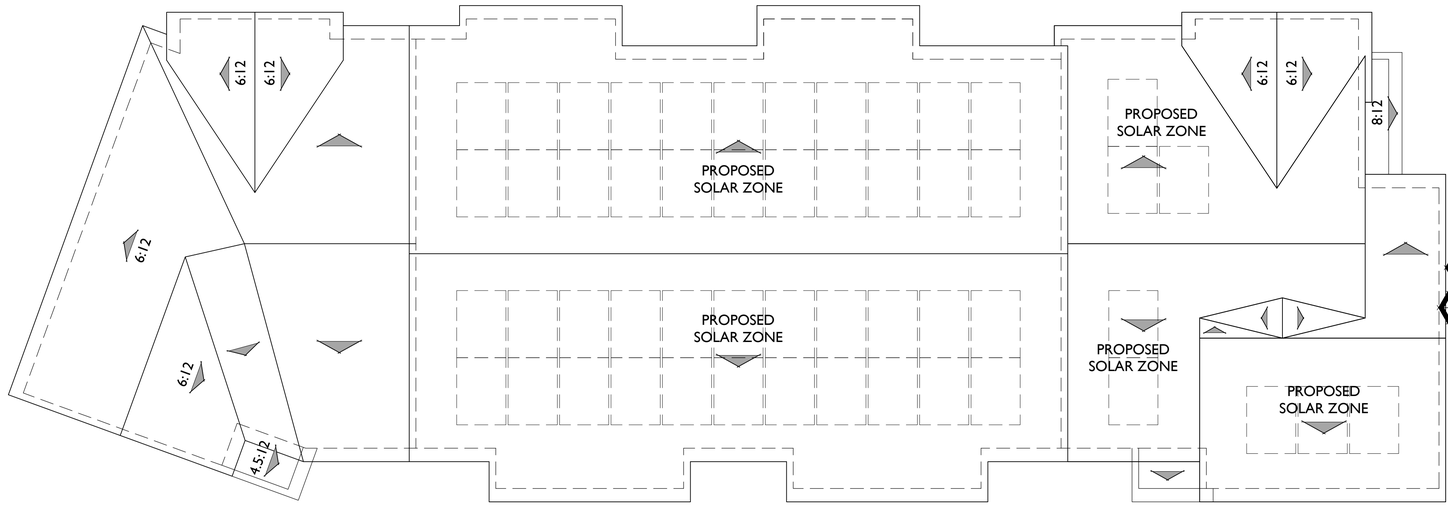
A 1.1

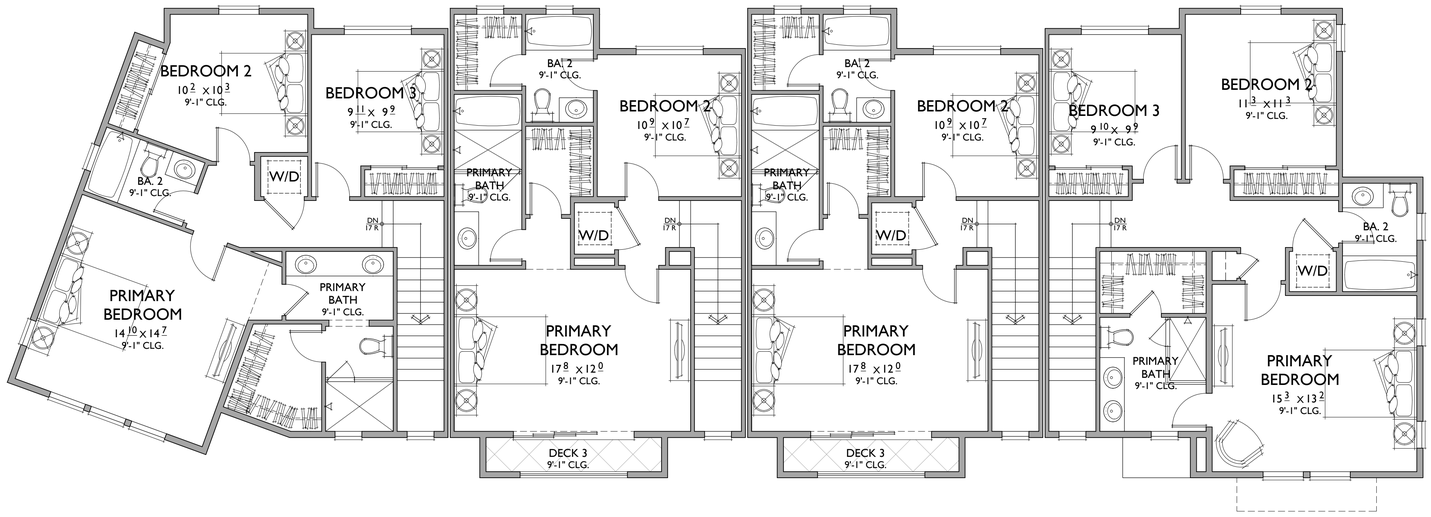


ROOF PLAN

PITCH: 10:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

3/16"=1'-0"

ROOF PLAN



UNIT 7 | UNIT 1 | UNIT 1 | UNIT 2

3RD FLOOR

UNIT 7

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BUILDING A

Third & Roof Plan

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12

SCALE: 3/16" = 1'-0"

868.21127

08.26.22

LANDSCAPE ARCHITECTURE

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A 1.2

A. COMPOSITE SHINGLES ROOFING
B. ROLL UP GARAGE DOOR
C. PLASTER WITH REGLETS
D. CEMENTITIOUS HORIZONTAL SIDINGS
E. CEMENTITIOUS SHINGLES
F. CEMENTITIOUS TRIM
G. EXPANSIVE GLASS WALL
H. FOAM TRIM
I. WOOD BARGE BOARD
J. WOOD FASCIA
K. VINYL WINDOW
L. ENTRY DOOR (DECORATIVE)
M. WOOD AWNING BRACKET
N. GLASS RAILING
O. COACH LIGHT

REAR ELEVATION

BUILDING A - SEASIDE RANCH ELEVATION

Front Elevation

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12

SCALE: 3/16" = 1'-0"

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O. COACH LIGHT

FRONT ELEVATION

BUILDING A - SEASIDE RANCH ELEVATION

Front Elevation

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12

SCALE: 3/16" = 1'-0"

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M. WOOD AWNING BRACKET
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O. COACH LIGHT

RIGHT ELEVATION

BUILDING A - SEASIDE RANCH ELEVATION

Right Elevation

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12

SCALE: 3/16" = 1'-0"

868.21127

08.26.22

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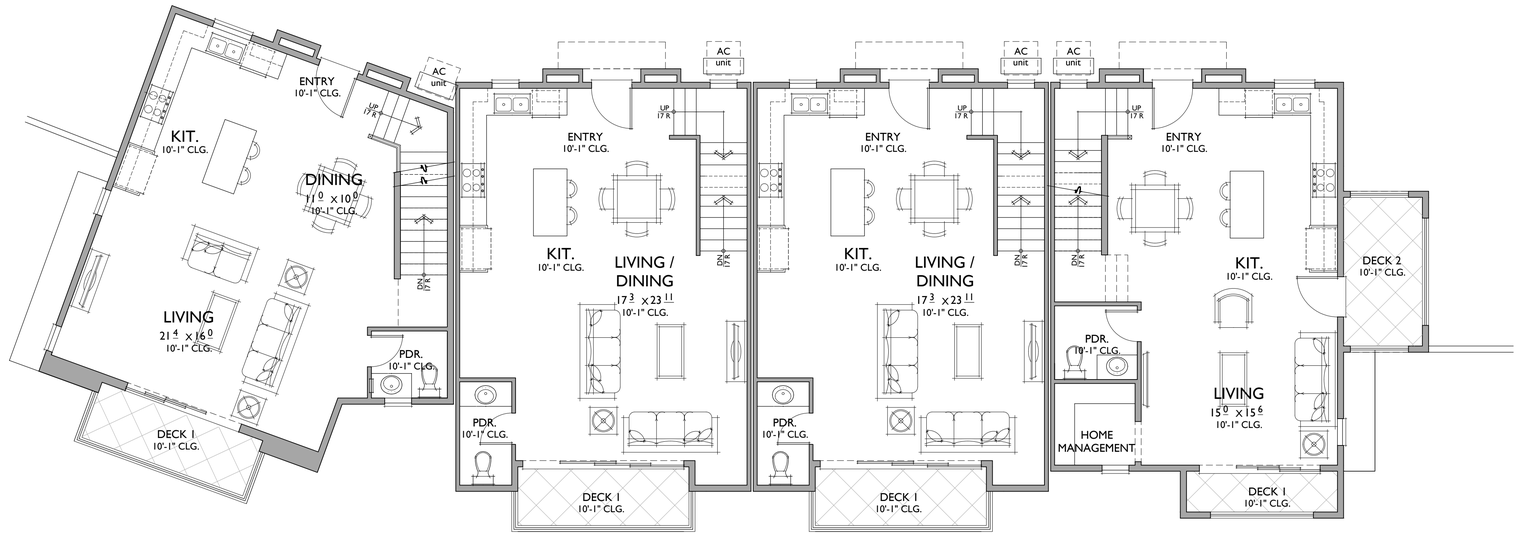
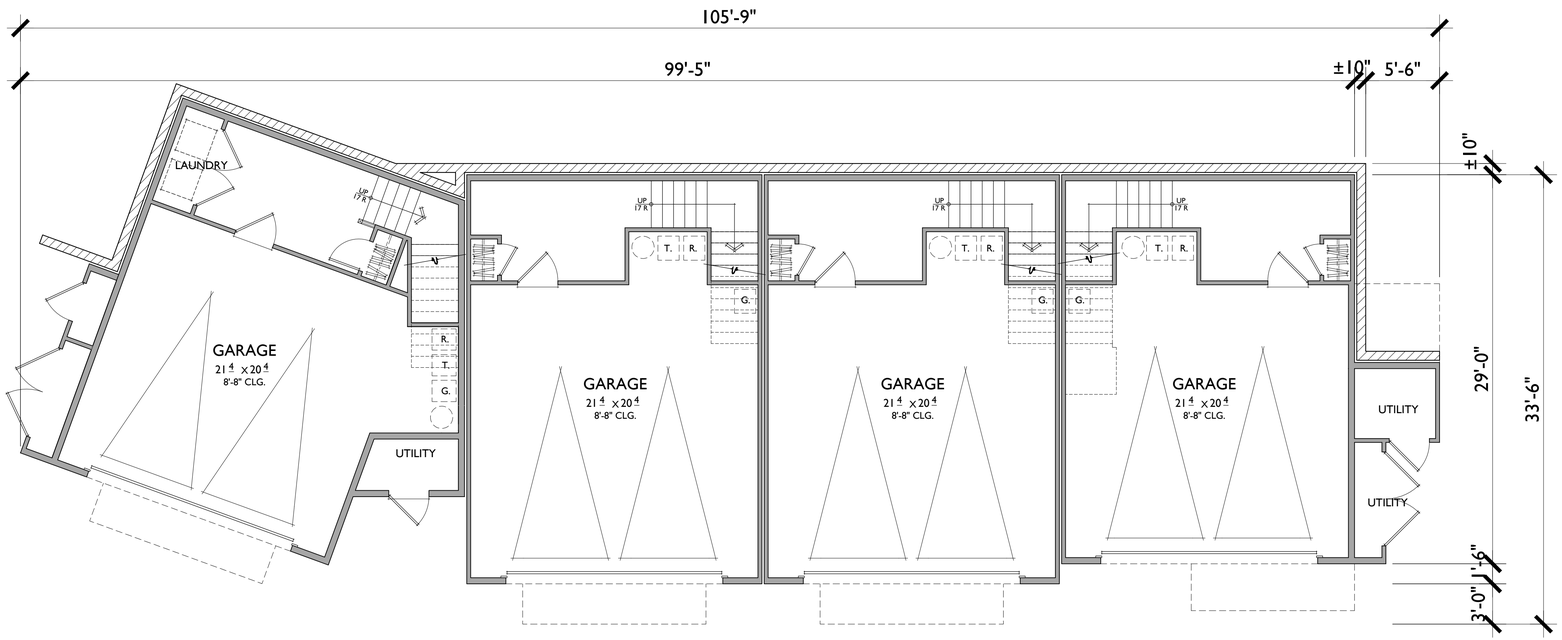


UNIT 6 | UNIT 4 | UNIT 4 | UNIT 5

2ND FLOOR



UNIT 6 | UNIT 4 | UNIT 4 | UNIT 5

1ST FLOOR

BUILDING B 4 PLEX COMPOSITE PLAN - DOWNHILL

First & Second Floor Plan

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12

SCALE: 3/16" = 1'-0"

868.21127

UNIT 6

1600 SQ. FT.
3 BEDROOMS / 2.5 BATH
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	202 SQ. FT.
2ND FLOOR	724 SQ. FT.
3RD FLOOR	674 SQ. FT.
TOTAL	1600 SQ. FT.
2 - CAR GARAGE	501 SQ. FT.
DECK 1	65 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 5

1521 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	189 SQ. FT.
2ND FLOOR	633 SQ. FT.
3RD FLOOR	699 SQ. FT.
TOTAL	1521 SQ. FT.
2 - CAR GARAGE	444 SQ. FT.
DECK 1	43 SQ. FT.
DECK 2	76 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 4

1424 SQ. FT.
2 BEDROOMS / 2.5 BATH
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	175 SQ. FT.
2ND FLOOR	648 SQ. FT.
3RD FLOOR	601 SQ. FT.
TOTAL	1424 SQ. FT.
2 - CAR GARAGE	496 SQ. FT.
DECK 1	64 SQ. FT.
DECK 2	0

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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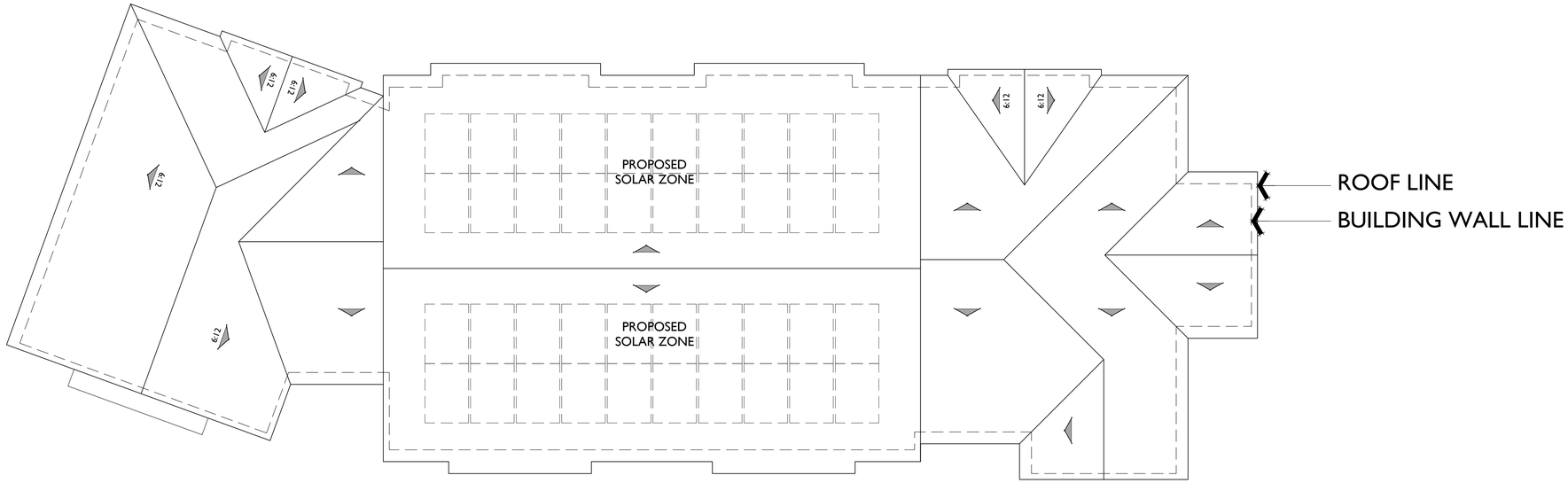
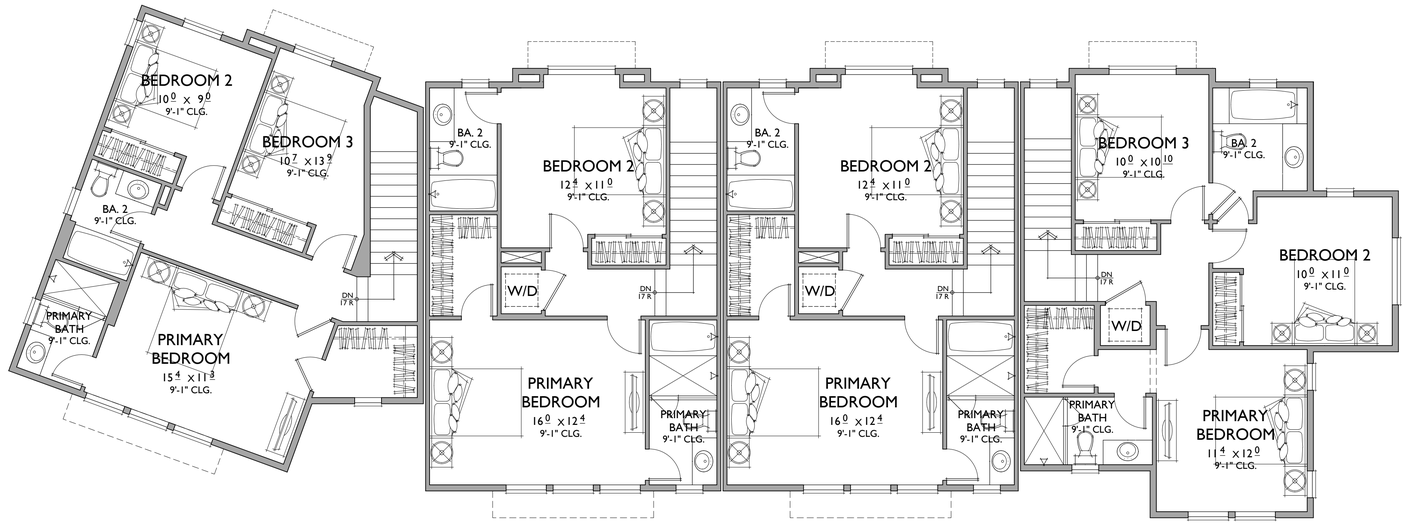
A 2.1



ROOF PLAN

PITCH: 7:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE U.N.O.



UNIT 6 | UNIT 4 | UNIT 4 | UNIT 5

3RD FLOOR

BUILDING B 4 PLEX COMPOSITE PLAN - DOWNHILL

Third & Roof Plan

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12
SCALE: 3/16" = 1'-0"

868.21127

UNIT 6

1600 SQ. FT.
3 BEDROOMS / 2.5 BATH
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	202 SQ. FT.
2ND FLOOR	724 SQ. FT.
3RD FLOOR	674 SQ. FT.
TOTAL	1600 SQ. FT.
2 - CAR GARAGE	501 SQ. FT.
DECK 1	65 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 5

1521 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	189 SQ. FT.
2ND FLOOR	633 SQ. FT.
3RD FLOOR	699 SQ. FT.
TOTAL	1521 SQ. FT.
2 - CAR GARAGE	444 SQ. FT.
DECK 1	43 SQ. FT.
DECK 2	76 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 4

1424 SQ. FT.
2 BEDROOMS / 2.5 BATH
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	175 SQ. FT.
2ND FLOOR	648 SQ. FT.
3RD FLOOR	601 SQ. FT.
TOTAL	1424 SQ. FT.
2 - CAR GARAGE	496 SQ. FT.
DECK 1	64 SQ. FT.
DECK 2	0

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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A 2.2

A. COMPOSITE SHINGLES ROOFING
B. ROLL UP GARAGE DOOR
C. PLASTER WITH REGLETS
D. CEMENTITIOUS HORIZONTAL SIDINGS
E. CEMENTITIOUS SHINGLES
F. CEMENTITIOUS TRIM
G. EXPANSIVE GLASS WALL
H. FOAM TRIM
I. WOOD BARGE BOARD
J. WOOD FASCIA
K. VINYL WINDOW
L. ENTRY DOOR (DECORATIVE)
M. WOOD AWNING BRACKET
N. GLASS RAILING
O. COACH LIGHT

REAR

REAR ELEVATION

BUILDING B - SEASIDE RANCH ELEVATION

Rear Elevation

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12

SCALE: 3/16" = 1'-0"

868.21127

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A. COMPOSITE SHINGLES ROOFING
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E. CEMENTITIOUS SHINGLES
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G. EXPANSIVE GLASS WALL
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J. WOOD FASCIA
K. VINYL WINDOW
L. ENTRY DOOR (DECORATIVE)
M. WOOD AWNING BRACKET
N. GLASS RAILING
O. COACH LIGHT

FRONT ELEVATION

BUILDING B - SEASIDE RANCH ELEVATION

Front Elevation

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12

SCALE: 3/16" = 1'-0"

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LANDSCAPE ARCHITECTURE

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K. VINYL WINDOW
L. ENTRY DOOR (DECORATIVE)
M. WOOD AWNING BRACKET
N. GLASS RAILING
O. COACH LIGHT

LEFT ELEVATION

BUILDING B - SEASIDE RANCH ELEVATION

Left Elevation

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12

SCALE: 3/16" = 1'-0"

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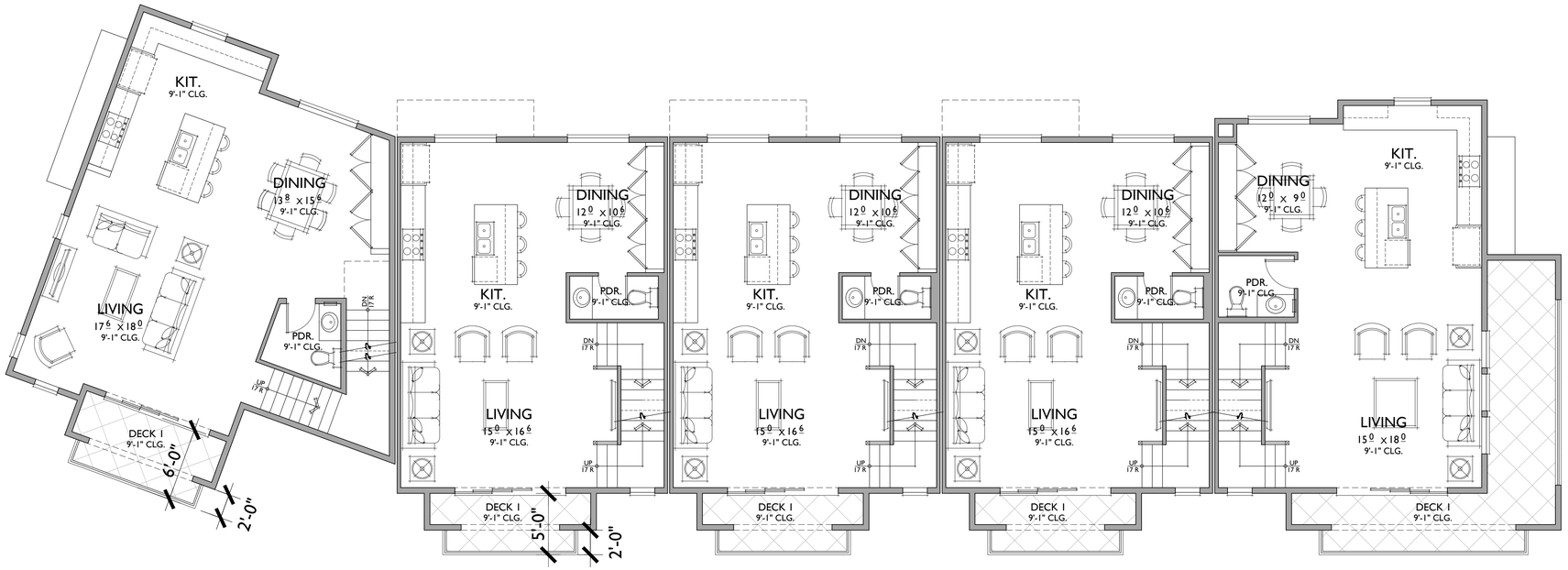
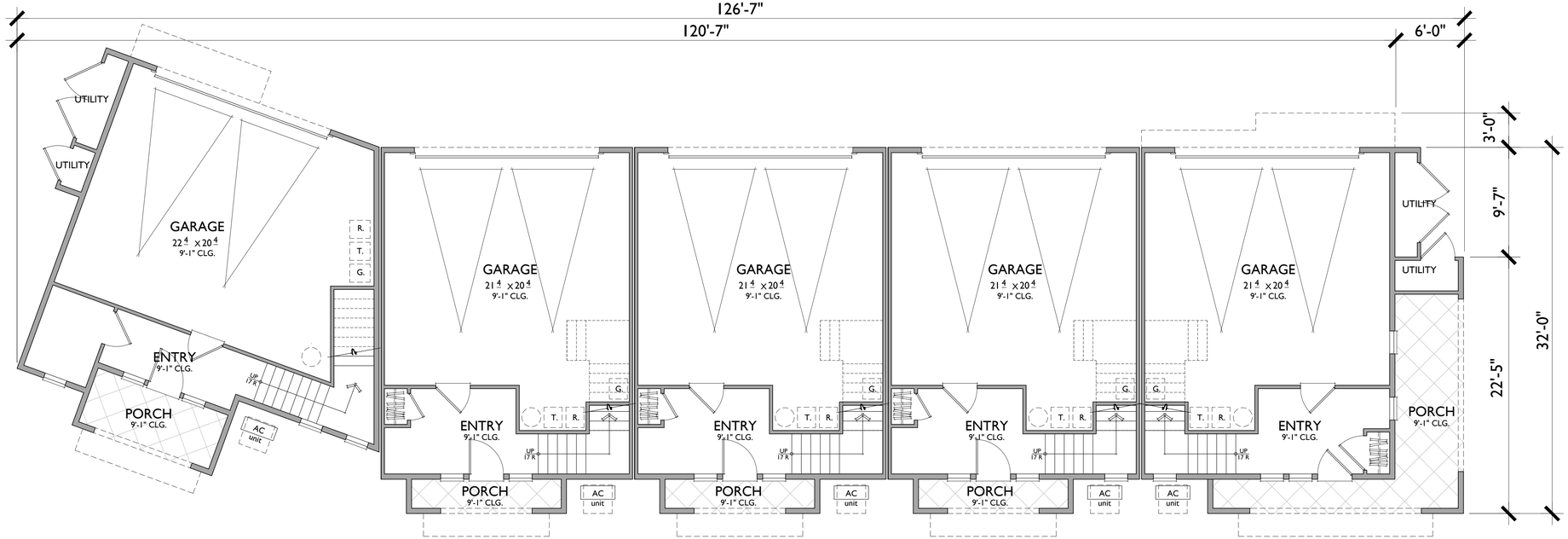


UNIT 3 | UNIT 1 | UNIT 1 | UNIT 1 | UNIT 2

2ND FLOOR



UNIT 3 | UNIT 1 | UNIT 1 | UNIT 1 | UNIT 2

1ST FLOOR

UNIT 3

1760 SQ. FT.
3 BEDROOMS / 2.5 BATH
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	217 SQ. FT.
2ND FLOOR	793 SQ. FT.
3RD FLOOR	750 SQ. FT.
TOTAL	1760 SQ. FT.
2 - CAR GARAGE	522 SQ. FT.
PORCH	70 SQ. FT.
DECK 1	74 SQ. FT.
DECK 2	0
DECK 3	0

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 2

1636 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	153 SQ. FT.
2ND FLOOR	694 SQ. FT.
3RD FLOOR	788 SQ. FT.
TOTAL	1636 SQ. FT.
2 - CAR GARAGE	455 SQ. FT.
PORCH	166 SQ. FT.
DECK 1	218 SQ. FT.
DECK 2	0

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 1

1390 SQ. FT.
2 BEDROOMS / 2.5 BATH
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	152 SQ. FT.
2ND FLOOR	638 SQ. FT.
3RD FLOOR	600 SQ. FT.
TOTAL	1390 SQ. FT.
2 - CAR GARAGE	452 SQ. FT.
PORCH	42 SQ. FT.
DECK 1	64 SQ. FT.
DECK 2	0
DECK 3	42 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

BUILDING C 5 PLEX COMPOSITE PLAN - UPHILL

First & Second Floor Plan

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12

SCALE: 3/16" = 1'-0"

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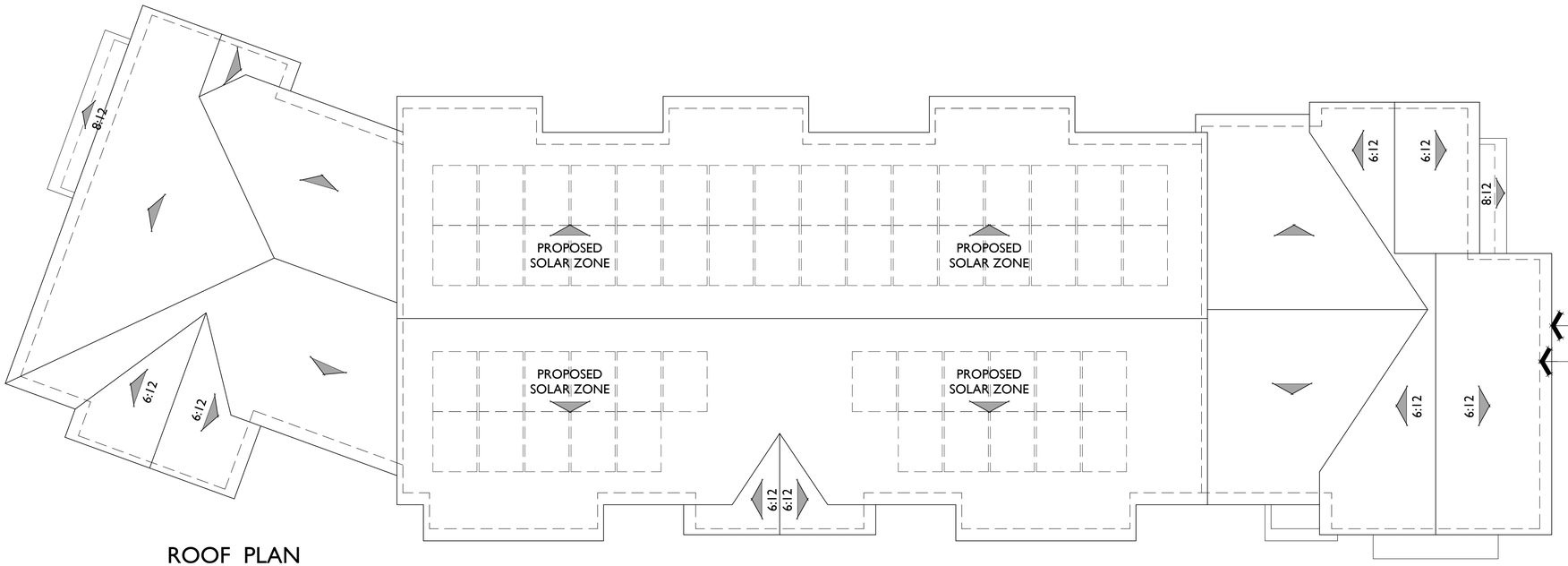
A 3.1

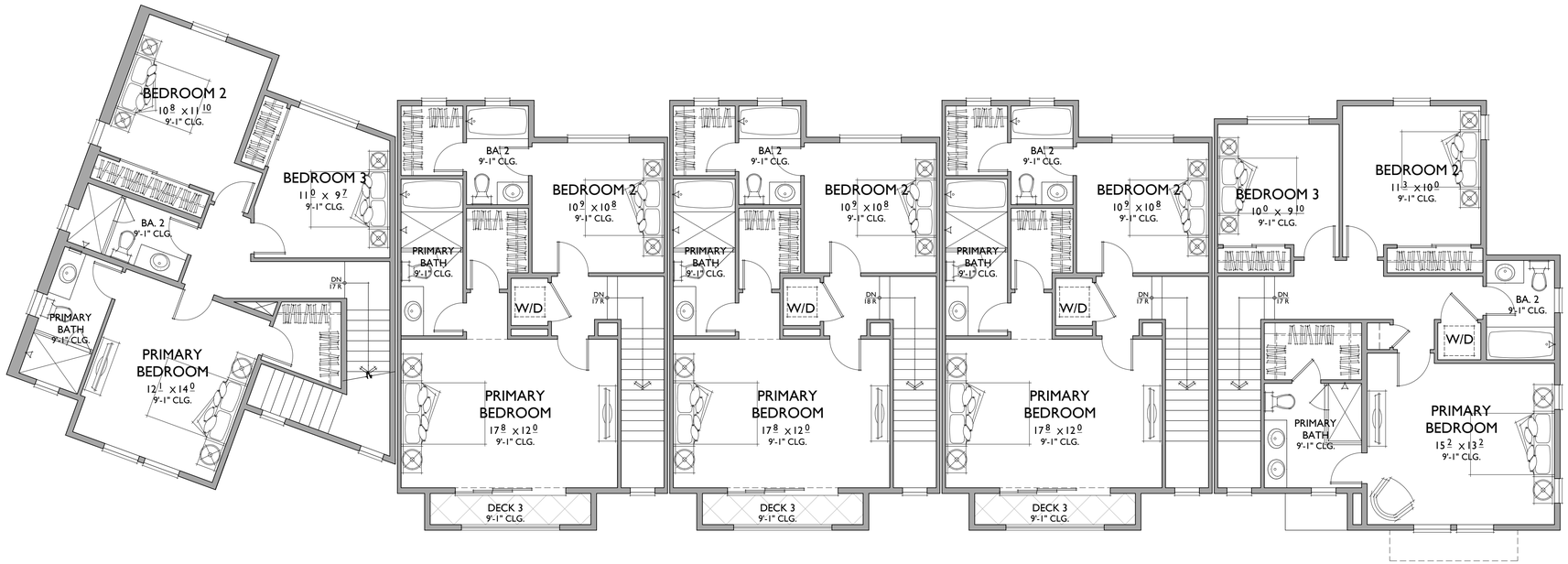


ROOF PLAN

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

3/16"=1'-0"

ROOF PLAN



UNIT 3 | UNIT 1 | UNIT 1 | UNIT 1 | UNIT 2

3RD FLOOR

BUILDING C 5 PLEX COMPOSITE PLAN - UPHILL

Third & Roof Plan

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12

SCALE: 3/16" = 1'-0"

868.21127

UNIT 3

1760 SQ. FT.
3 BEDROOMS / 2.5 BATH
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	217 SQ. FT.
2ND FLOOR	793 SQ. FT.
3RD FLOOR	750 SQ. FT.
TOTAL	1760 SQ. FT.
2 - CAR GARAGE	522 SQ. FT.
PORCH	70 SQ. FT.
DECK 1	74 SQ. FT.
DECK 2	0
DECK 3	0

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 2

1636 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	153 SQ. FT.
2ND FLOOR	694 SQ. FT.
3RD FLOOR	788 SQ. FT.
TOTAL	1636 SQ. FT.
2 - CAR GARAGE	455 SQ. FT.
PORCH	166 SQ. FT.
DECK 1	218 SQ. FT.
DECK 2	0

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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1ST FLOOR	152 SQ. FT.
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2 - CAR GARAGE	452 SQ. FT.
PORCH	42 SQ. FT.
DECK 1	64 SQ. FT.
DECK 2	0
DECK 3	42 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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A 3.2

A. COMPOSITE SHINGLES ROOFING
B. ROLL UP GARAGE DOOR
C. PLASTER WITH REGLETS
D. CEMENTITIOUS HORIZONTAL SIDINGS
E. CEMENTITIOUS SHINGLES
F. CEMENTITIOUS TRIM
G. EXPANSIVE GLASS WALL
H. FOAM TRIM
I. WOOD BARGE BOARD
J. WOOD FASCIA
K. VINYL WINDOW
L. ENTRY DOOR (DECORATIVE)
M. WOOD AWNING BRACKET
N. GLASS RAILING
O. COACH LIGHT

FRONT ELEVATION

BUILDING C - SEASIDE RANCH ELEVATION

Front Elevation

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12

SCALE: 3/16" = 1'-0"

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J. WOOD FASCIA
K. VINYL WINDOW
L. ENTRY DOOR (DECORATIVE)
M. WOOD AWNING BRACKET
N. GLASS RAILING
O. COACH LIGHT

REAR ELEVATION

BUILDING C - SEASIDE RANCH ELEVATION

Rear Elevation

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12

SCALE: 3/16" = 1'-0"

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A. COMPOSITE SHINGLES ROOFING
B. ROLL UP GARAGE DOOR
C. PLASTER WITH REGLETS
D. CEMENTITIOUS HORIZONTAL SIDINGS
E. CEMENTITIOUS SHINGLES
F. CEMENTITIOUS TRIM
G. EXPANSIVE GLASS WALL
H. FOAM TRIM
I. WOOD BARGE BOARD
J. WOOD FASCIA
K. VINYL WINDOW
L. ENTRY DOOR (DECORATIVE)
M. WOOD AWNING BRACKET
N. GLASS RAILING
O. COACH LIGHT

RIGHT ELEVATION

BUILDING C - SEASIDE RANCH ELEVATION

Right Elevation

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12

SCALE: 3/16" = 1'-0"

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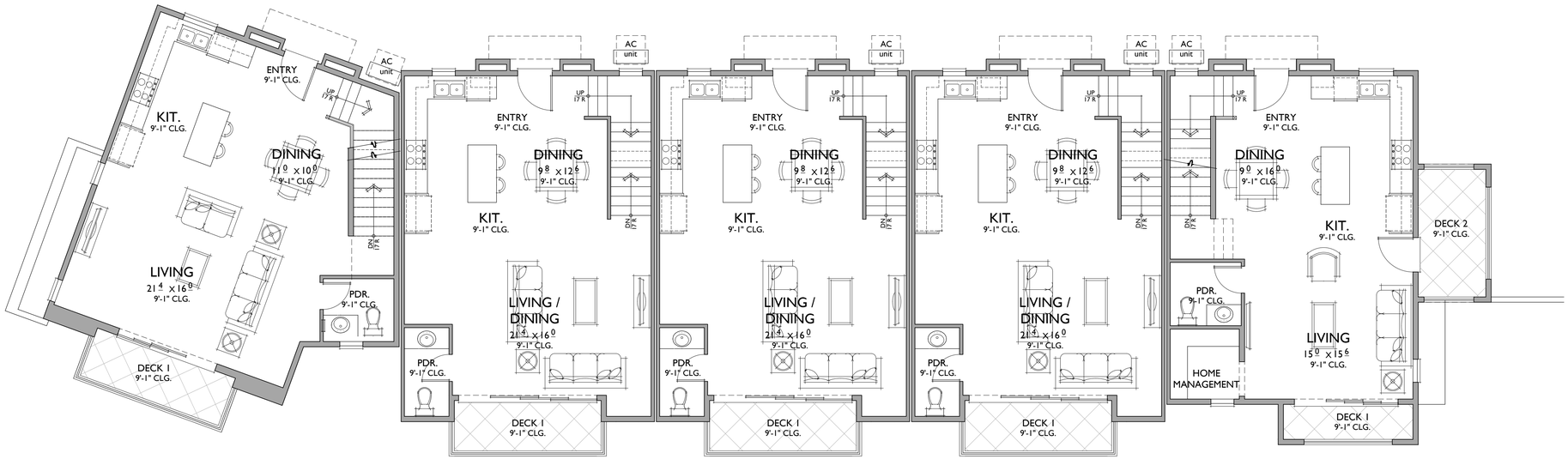
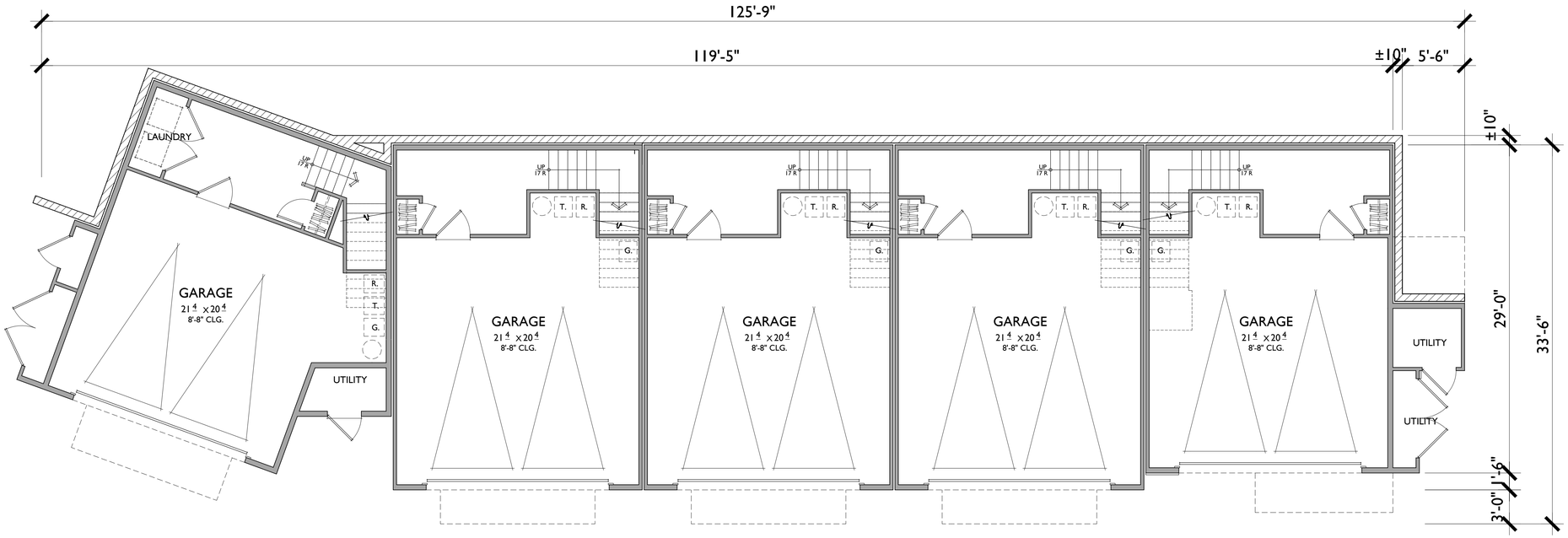


UNIT 8 | UNIT 4 | UNIT 4 | UNIT 4 | UNIT 5

2ND FLOOR



UNIT 8 | UNIT 4 | UNIT 4 | UNIT 4 | UNIT 5

1ST FLOOR

BUILDING D 5 PLEX COMPOSITE PLAN - DOWNHILL

First & Second Floor Plan

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12

SCALE: 3/16" = 1'-0"

868.21127

UNIT 8

1603 SQ. FT.
3 BEDROOMS / 2.5 BATH
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	202 SQ. FT.
2ND FLOOR	724 SQ. FT.
3RD FLOOR	677 SQ. FT.
TOTAL	1603 SQ. FT.
2 - CAR GARAGE	501 SQ. FT.
DECK 1	65 SQ. FT.
DECK 2	0

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 5

1521 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	189 SQ. FT.
2ND FLOOR	633 SQ. FT.
3RD FLOOR	699 SQ. FT.
TOTAL	1521 SQ. FT.
2 - CAR GARAGE	444 SQ. FT.
DECK 1	43 SQ. FT.
DECK 2	76 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 4

1424 SQ. FT.
2 BEDROOMS / 2.5 BATH
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	175 SQ. FT.
2ND FLOOR	648 SQ. FT.
3RD FLOOR	601 SQ. FT.
TOTAL	1424 SQ. FT.
2 - CAR GARAGE	496 SQ. FT.
DECK 1	64 SQ. FT.
DECK 2	0

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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LANDSCAPE ARCHITECTURE

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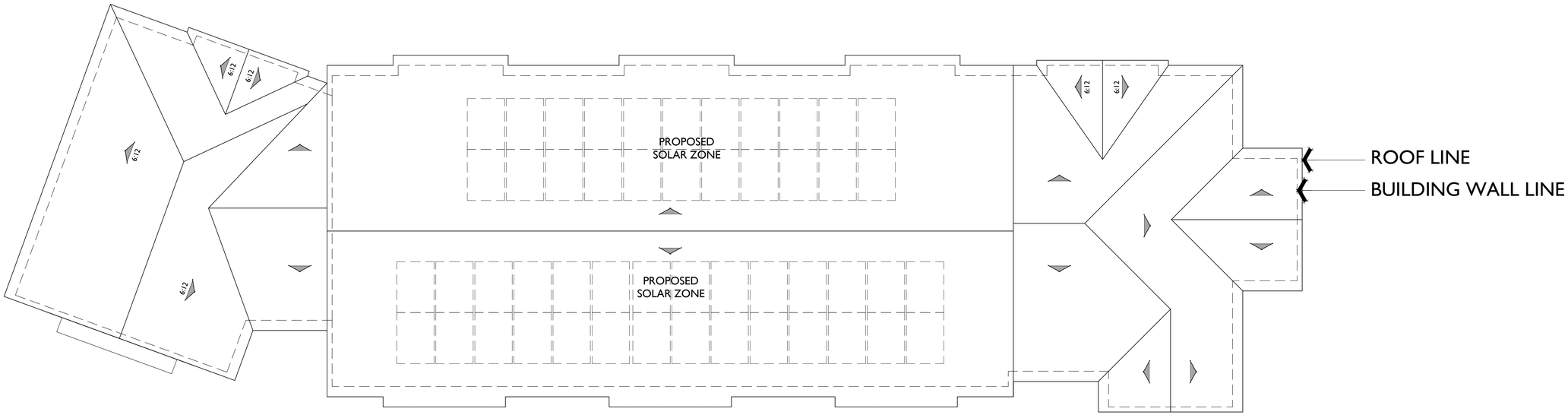
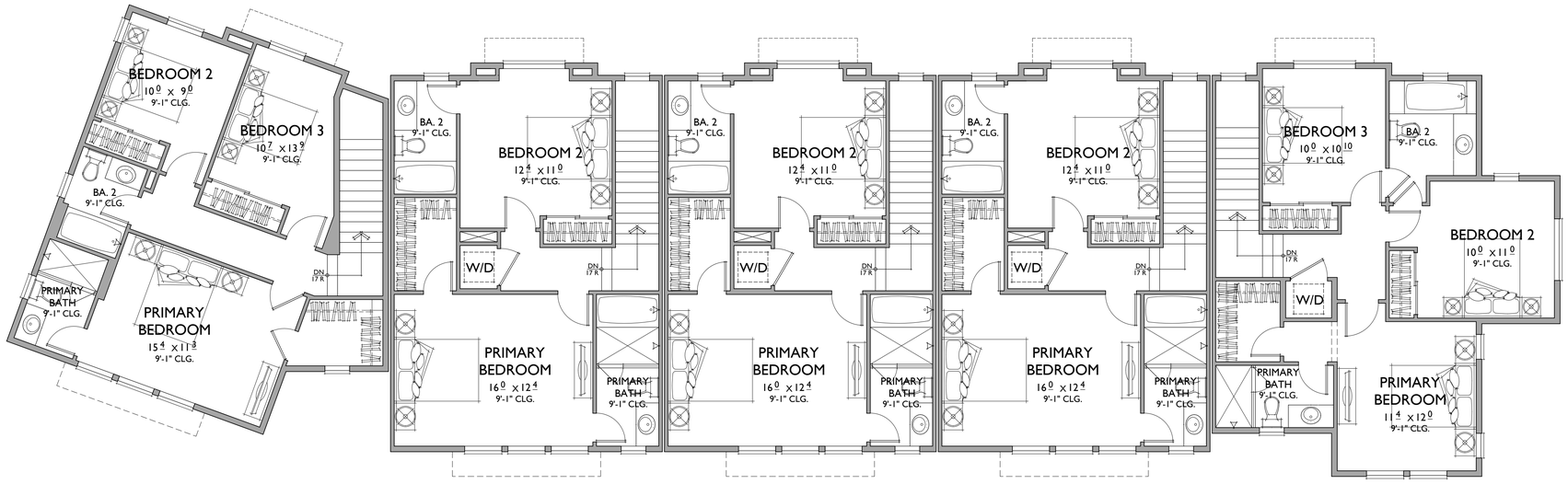
A 4.1



ROOF PLAN

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE ROOF



UNIT 8 | UNIT 4 | UNIT 4 | UNIT 4 | UNIT 5

3RD FLOOR

BUILDING D 5 PLEX COMPOSITE PLAN - DOWNHILL

Third & Roof Plan

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12

SCALE: 3/16" = 1'-0"

868.21127

UNIT 8

1603 SQ. FT.
3 BEDROOMS / 2.5 BATH
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	202 SQ. FT.
2ND FLOOR	724 SQ. FT.
3RD FLOOR	677 SQ. FT.
TOTAL	1603 SQ. FT.
2 - CAR GARAGE	501 SQ. FT.
DECK 1	65 SQ. FT.
DECK 2	0

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 5

1521 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	189 SQ. FT.
2ND FLOOR	633 SQ. FT.
3RD FLOOR	699 SQ. FT.
TOTAL	1521 SQ. FT.
2 - CAR GARAGE	444 SQ. FT.
DECK 1	43 SQ. FT.
DECK 2	76 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 4

1424 SQ. FT.
2 BEDROOMS / 2.5 BATH
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	175 SQ. FT.
2ND FLOOR	648 SQ. FT.
3RD FLOOR	601 SQ. FT.
TOTAL	1424 SQ. FT.
2 - CAR GARAGE	496 SQ. FT.
DECK 1	64 SQ. FT.
DECK 2	0

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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A 4.2

C. PLASTER WITH REGLETS
D. CEMENTITIOUS HORIZONTAL SIDIN
E. CEMENTITIOUS SHINGLES
F. CEMENTITIOUS TRIM
G. EXPANSIVE GLASS WALL
H. FOAM TRIM
I. WOOD BARGE BOARD
J. WOOD FASCIA
K. VINYL WINDOW
L. ENTRY DOOR (DECORATIVE)
M. WOOD AWNING BRACKET
N. METAL RAILING WITH WIRE MESH
O. COACH LIGHT

FRONT ELEVATION

BUILDING D - SEASIDE RANCH ELEVATION

Front Elevation

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12

SCALE: 3/16" = 1'-0"

868.21127

08.26.22

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L. ENTRY DOOR (DECORATIVE)
M. WOOD AWNING BRACKET
N. METAL RAILING WITH WIRE MESH
O. COACH LIGHT

REAR ELEVATION

BUILDING D - SEASIDE RANCH ELEVATION

Rear Elevation

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12

SCALE: 3/16" = 1'-0"

868.21127

08.26.22

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K. VINYL WINDOW
L. ENTRY DOOR (DECORATIVE)
M. WOOD AWNING BRACKET
N. METAL RAILING WITH WIRE MESH
O. COACH LIGHT

LEFT

LEFT ELEVATION

BUILDING D - SEASIDE RANCH ELEVATION

Side Elevations

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12

SCALE: 3/16" = 1'-0"

868.21127

08.26.22

LANDSCAPE ARCHITECTURE

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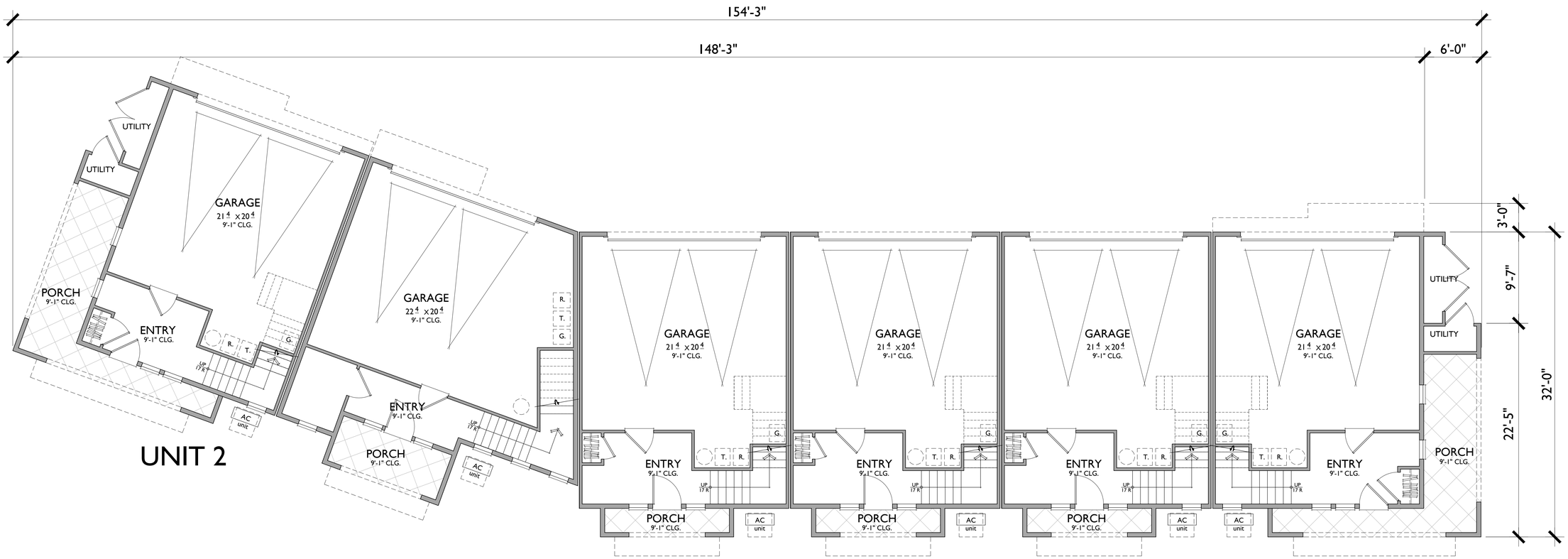

1ST FLOOR

UNIT 1

1390 SQ. FT.
2 BEDROOMS / 2.5 BATH
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	152 SQ. FT.
2ND FLOOR	638 SQ. FT.
3RD FLOOR	600 SQ. FT.
TOTAL	1390 SQ. FT.
2 - CAR GARAGE	452 SQ. FT.
PORCH	42 SQ. FT.
DECK 1	64 SQ. FT.
DECK 2	0
DECK 3	42 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 2

1636 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	153 SQ. FT.
2ND FLOOR	694 SQ. FT.
3RD FLOOR	788 SQ. FT.
TOTAL	1636 SQ. FT.
2 - CAR GARAGE	455 SQ. FT.
PORCH	166 SQ. FT.
DECK 1	218 SQ. FT.
DECK 2	0

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 3

1760 SQ. FT.
3 BEDROOMS / 2.5 BATH
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	217 SQ. FT.
2ND FLOOR	793 SQ. FT.
3RD FLOOR	750 SQ. FT.
TOTAL	1760 SQ. FT.
2 - CAR GARAGE	522 SQ. FT.
PORCH	70 SQ. FT.
DECK 1	74 SQ. FT.
DECK 2	0
DECK 3	0

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

BUILDING E 6 PLEX COMPOSITE PLAN - UPHILL

First Floor Plan

BRICKYARD COVE ROAD

Richmond , California

08.26.22

0 3 6 12

SCALE: 3/16" = 1'-0"

868.21127

HMH LANDSCAPE ARCHITECTURE

RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS

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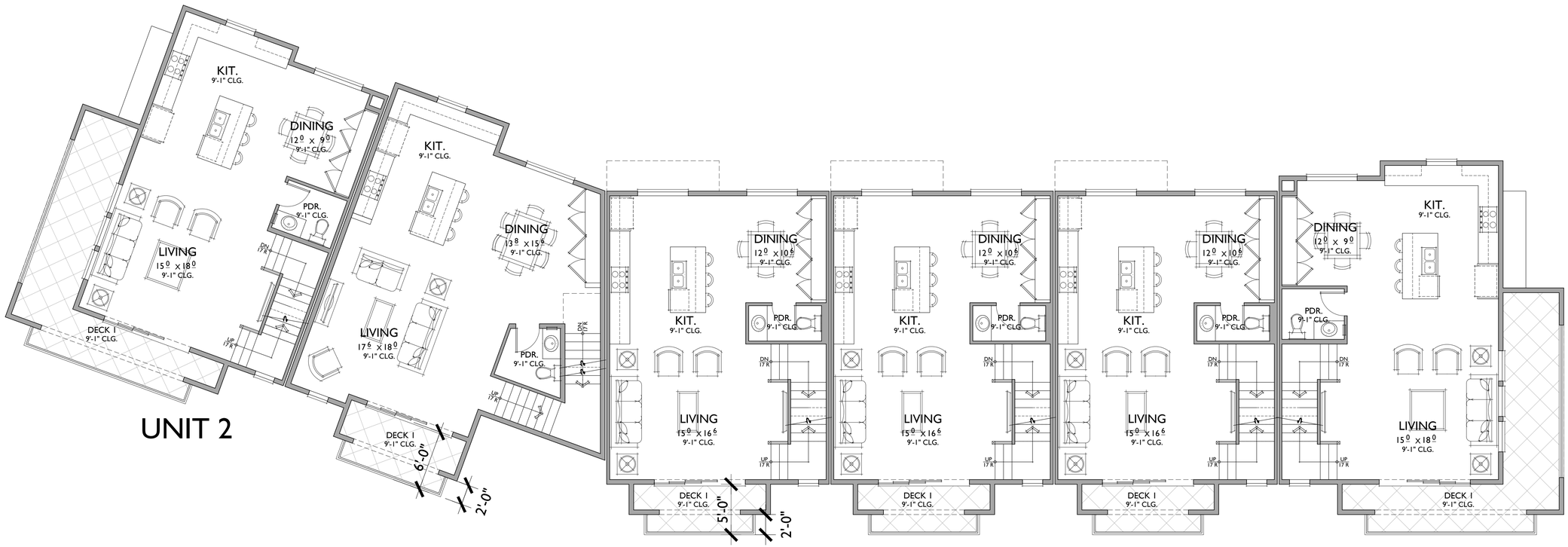
A 5.1



2ND FLOOR

UNIT 1
1390 SQ. FT.
2 BEDROOMS / 2.5 BATH
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	152 SQ. FT.
2ND FLOOR	638 SQ. FT.
3RD FLOOR	600 SQ. FT.
TOTAL	1390 SQ. FT.
2 - CAR GARAGE	452 SQ. FT.
PORCH	42 SQ. FT.
DECK 1	64 SQ. FT.
DECK 2	0
DECK 3	42 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 2
1636 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
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PORCH	166 SQ. FT.
DECK 1	218 SQ. FT.
DECK 2	0

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 3
1760 SQ. FT.
3 BEDROOMS / 2.5 BATH
2 - CAR GARAGE

FLOOR AREA TABLE	
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2ND FLOOR	793 SQ. FT.
3RD FLOOR	750 SQ. FT.
TOTAL	1760 SQ. FT.
2 - CAR GARAGE	522 SQ. FT.
PORCH	70 SQ. FT.
DECK 1	74 SQ. FT.
DECK 2	0
DECK 3	0

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

BUILDING E 6 PLEX COMPOSITE PLAN - UPHILL

Second Floor Plan

BRICKYARD COVE ROAD

Richmond , California

08.26.22

0 3 6 12
SCALE: 3/16" = 1'-0"

868.21127

LANDSCAPE ARCHITECTURE

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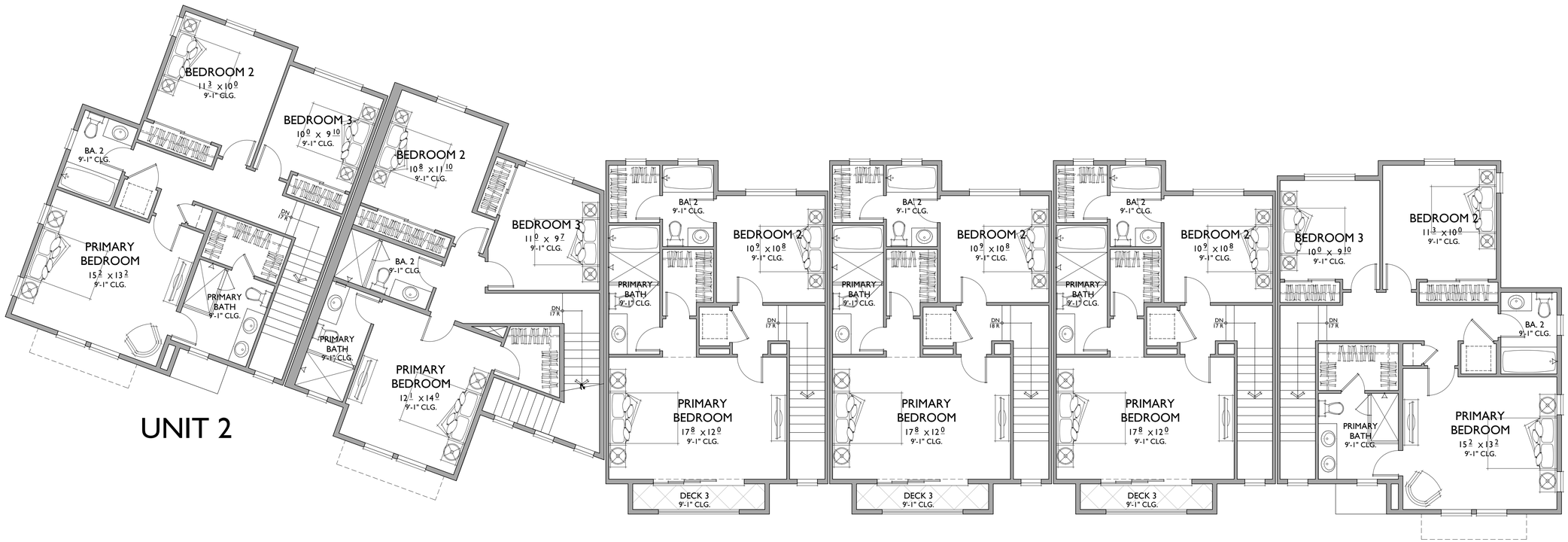
A 5.2



UNIT 2 UNIT 3 UNIT 1 UNIT 1 UNIT 1 UNIT 2

3RD FLOOR

UNIT 1

1390 SQ. FT.
2 BEDROOMS / 2.5 BATH
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	152 SQ. FT.
2ND FLOOR	638 SQ. FT.
3RD FLOOR	600 SQ. FT.
TOTAL	1390 SQ. FT.
2 - CAR GARAGE	452 SQ. FT.
PORCH	42 SQ. FT.
DECK 1	64 SQ. FT.
DECK 2	0
DECK 3	42 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 2

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PORCH	166 SQ. FT.
DECK 1	218 SQ. FT.
DECK 2	0

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 3

1760 SQ. FT.
3 BEDROOMS / 2.5 BATH
2 - CAR GARAGE

FLOOR AREA TABLE	
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2ND FLOOR	793 SQ. FT.
3RD FLOOR	750 SQ. FT.
TOTAL	1760 SQ. FT.
2 - CAR GARAGE	522 SQ. FT.
PORCH	70 SQ. FT.
DECK 1	74 SQ. FT.
DECK 2	0
DECK 3	0

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

BUILDING E 6 PLEX COMPOSITE PLAN - UPHILL

Third Floor Plan

BRICKYARD COVE ROAD

Richmond , California

08.26.22

0 3 6 12
SCALE: 3/16" = 1'-0"

868.21127

HMH LANDSCAPE ARCHITECTURE

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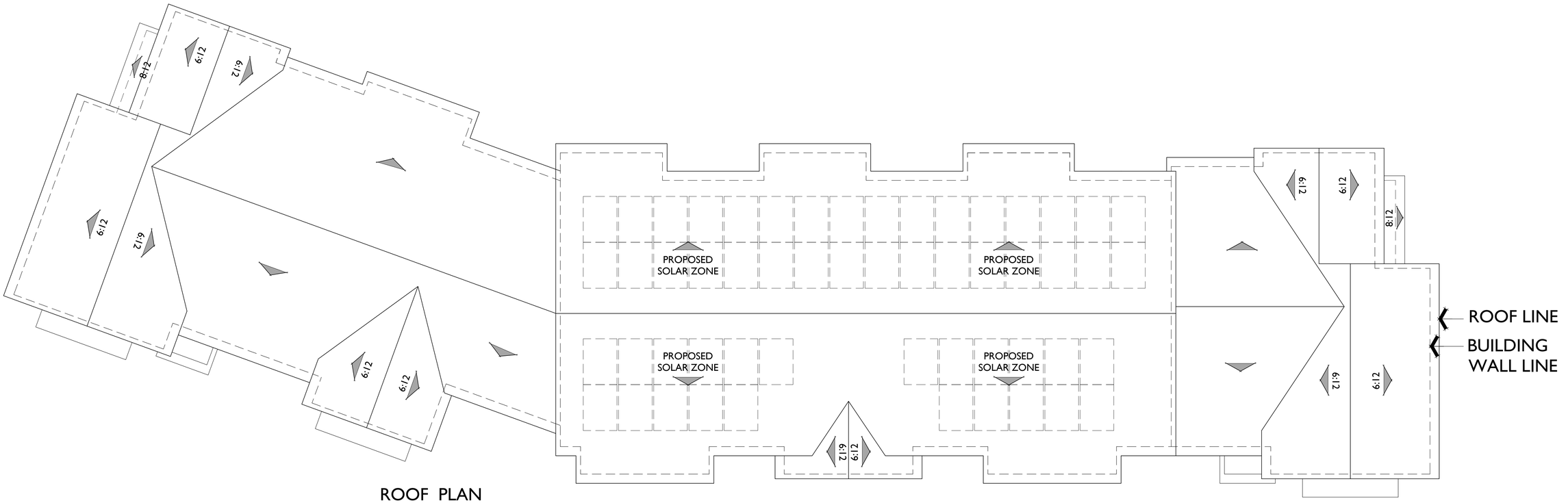
A 5.3



ROOF PLAN

3/16"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

ROOF PLAN

BUILDING E 6 PLEX COMPOSITE PLAN - UPHILL

Roof Plan

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12

SCALE: 3/16" = 1'-0"

868.21127

08.26.22

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A 5.4

A. COMPOSITE SHINGLES ROOFING
B. ROLL UP GARAGE DOOR
C. PLASTER WITH REGLETS
D. CEMENTITIOUS HORIZONTAL SIDINGS
E. CEMENTITIOUS SHINGLES
F. CEMENTITIOUS TRIM
G. EXPANSIVE GLASS WALL
H. FOAM TRIM
I. WOOD BARGE BOARD
J. WOOD FASCIA
K. VINYL WINDOW
L. ENTRY DOOR (DECORATIVE)
M. WOOD AWNING BRACKET
N. GLASS RAILING
O. COACH LIGHT

FRONT ELEVATION

BUILDING E - SEASIDE RANCH ELEVATION

Front Elevation

BRICKYARD COVE ROAD

Richmond , California

0 2 4 8

868.21127

LANDSCAPE ARCHITECTURE

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08.26.22

A 5.5

A. COMPOSITE SHINGLES ROOFING
B. ROLL UP GARAGE DOOR
C. PLASTER WITH REGLETS
D. CEMENTITIOUS HORIZONTAL SIDINGS
E. CEMENTITIOUS SHINGLES
F. CEMENTITIOUS TRIM
G. EXPANSIVE GLASS WALL
H. FOAM TRIM
I. WOOD BARGE BOARD
J. WOOD FASCIA
K. VINYL WINDOW
L. ENTRY DOOR (DECORATIVE)
M. WOOD AWNING BRACKET
N. GLASS RAILING
O. COACH LIGHT

REAR

FRONT

BUILDING E

Front & Rear Seaside Ranch Elevations

BRICKYARD COVE ROAD

Richmond , California

0 2 4 8

868.21127

08.26.22

LANDSCAPE ARCHITECTURE

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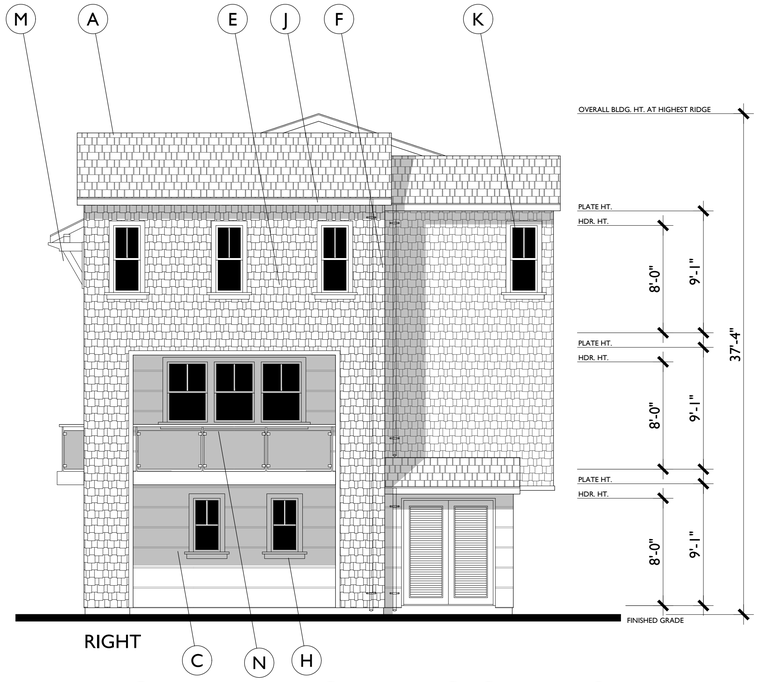
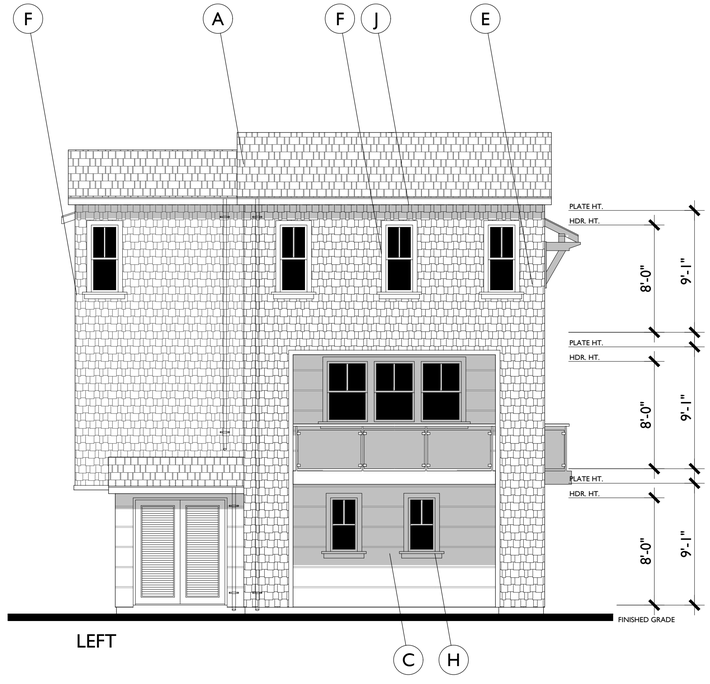
A 5.6



RIGHT



LEFT

A. COMPOSITE SHINGLES ROOFING
B. ROLL UP GARAGE DOOR
C. PLASTER WITH REGLETS
D. CEMENTITIOUS HORIZONTAL SIDINGS
E. CEMENTITIOUS SHINGLES
F. CEMENTITIOUS TRIM
G. EXPANSIVE GLASS WALL
H. FOAM TRIM
I. WOOD BARGE BOARD
J. WOOD FASCIA
K. VINYL WINDOW
L. ENTRY DOOR (DECORATIVE)
M. WOOD AWNING BRACKET
N. GLASS RAILING
O. COACH LIGHT

BUILDING E

Left & Right Seaside Ranch Elevations

BRICKYARD COVE ROAD

Richmond , California

0 2 4 8

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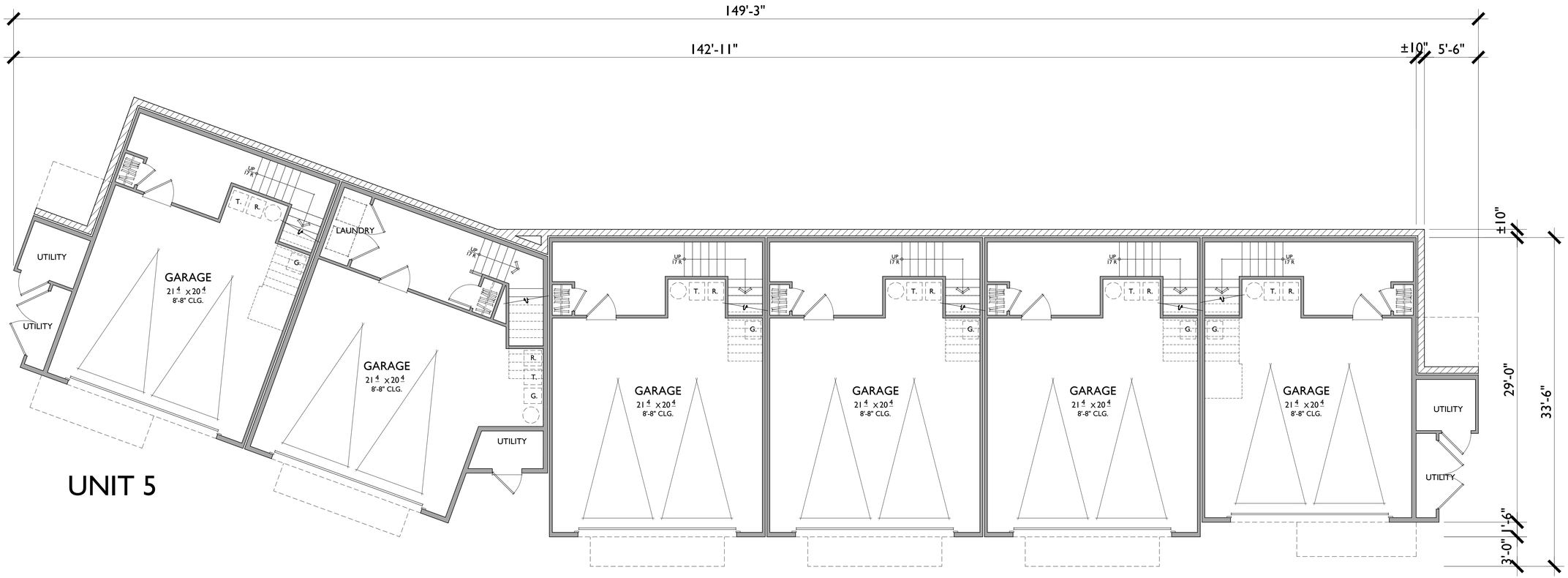

1ST FLOOR

UNIT 4

1424 SQ. FT.
2 BEDROOMS / 2.5 BATH
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	175 SQ. FT.
2ND FLOOR	648 SQ. FT.
3RD FLOOR	601 SQ. FT.
TOTAL	1424 SQ. FT.
2 - CAR GARAGE	496 SQ. FT.
DECK 1	64 SQ. FT.
DECK 2	0

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 5

1521 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	189 SQ. FT.
2ND FLOOR	633 SQ. FT.
3RD FLOOR	699 SQ. FT.
TOTAL	1521 SQ. FT.
2 - CAR GARAGE	444 SQ. FT.
DECK 1	43 SQ. FT.
DECK 2	76 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 6

1600 SQ. FT.
3 BEDROOMS / 2.5 BATH
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	202 SQ. FT.
2ND FLOOR	724 SQ. FT.
3RD FLOOR	674 SQ. FT.
TOTAL	1600 SQ. FT.
2 - CAR GARAGE	501 SQ. FT.
DECK 1	65 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

BUILDING F 6 PLEX COMPOSITE PLAN - DOWNHILL

First Floor Plan

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12
SCALE: 3/16" = 1'-0"

868.21127

08.26.22

LANDSCAPE ARCHITECTURE

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A 6.1

2ND FLOOR

UNIT 4

1424 SQ. FT.
2 BEDROOMS / 2.5 BATH
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	175 SQ. FT.
2ND FLOOR	648 SQ. FT.
3RD FLOOR	601 SQ. FT.
TOTAL	1424 SQ. FT.
2 - CAR GARAGE	496 SQ. FT.
DECK 1	64 SQ. FT.
DECK 2	0

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 5

1521 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	189 SQ. FT.
2ND FLOOR	633 SQ. FT.
3RD FLOOR	699 SQ. FT.
TOTAL	1521 SQ. FT.
2 - CAR GARAGE	444 SQ. FT.
DECK 1	43 SQ. FT.
DECK 2	76 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 6

1600 SQ. FT.
3 BEDROOMS / 2.5 BATH
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	202 SQ. FT.
2ND FLOOR	724 SQ. FT.
3RD FLOOR	674 SQ. FT.
TOTAL	1600 SQ. FT.
2 - CAR GARAGE	501 SQ. FT.
DECK 1	65 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

BUILDING F 6 PLEX COMPOSITE PLAN - DOWNHILL

Second Floor Plan

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12
SCALE: 3/16" = 1'-0"

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LANDSCAPE ARCHITECTURE

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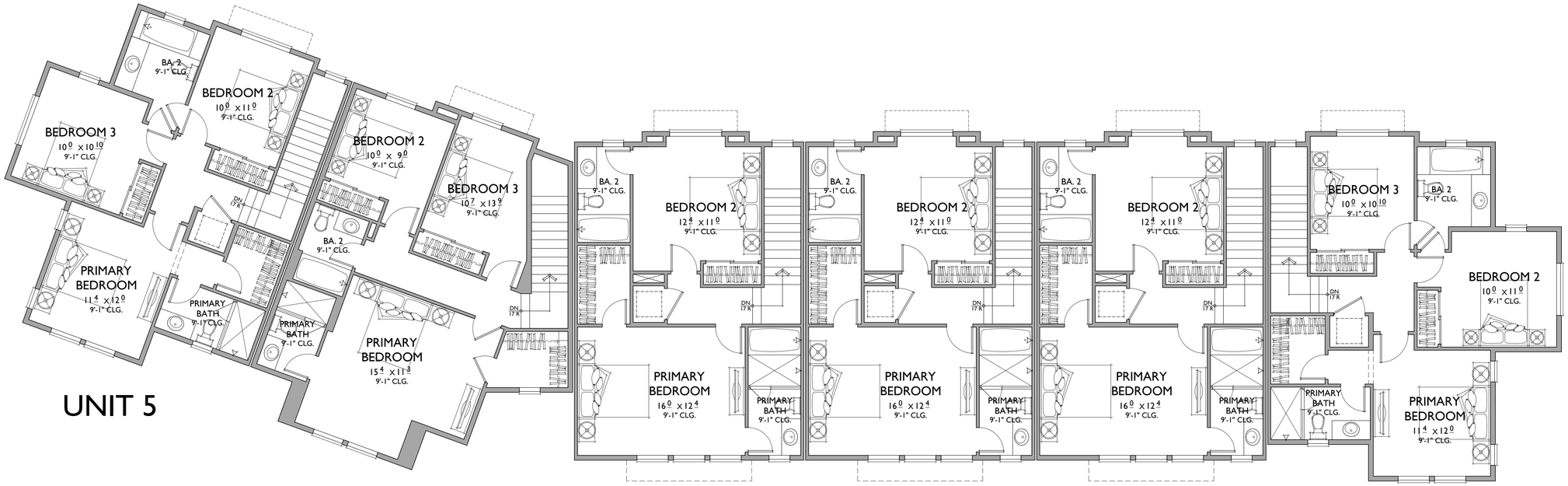

3RD FLOOR

UNIT 4

1424 SQ. FT.
2 BEDROOMS / 2.5 BATH
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	175 SQ. FT.
2ND FLOOR	648 SQ. FT.
3RD FLOOR	601 SQ. FT.
TOTAL	1424 SQ. FT.
2 - CAR GARAGE	496 SQ. FT.
DECK 1	64 SQ. FT.
DECK 2	0

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 5

1521 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	189 SQ. FT.
2ND FLOOR	633 SQ. FT.
3RD FLOOR	699 SQ. FT.
TOTAL	1521 SQ. FT.
2 - CAR GARAGE	444 SQ. FT.
DECK 1	43 SQ. FT.
DECK 2	76 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 6

1600 SQ. FT.
3 BEDROOMS / 2.5 BATH
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	202 SQ. FT.
2ND FLOOR	724 SQ. FT.
3RD FLOOR	674 SQ. FT.
TOTAL	1600 SQ. FT.
2 - CAR GARAGE	501 SQ. FT.
DECK 1	65 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

BUILDING F 6 PLEX COMPOSITE PLAN - DOWNHILL

Third Floor Plan

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12
SCALE: 3/16" = 1'-0"

868.21127

08.26.22

LANDSCAPE ARCHITECTURE

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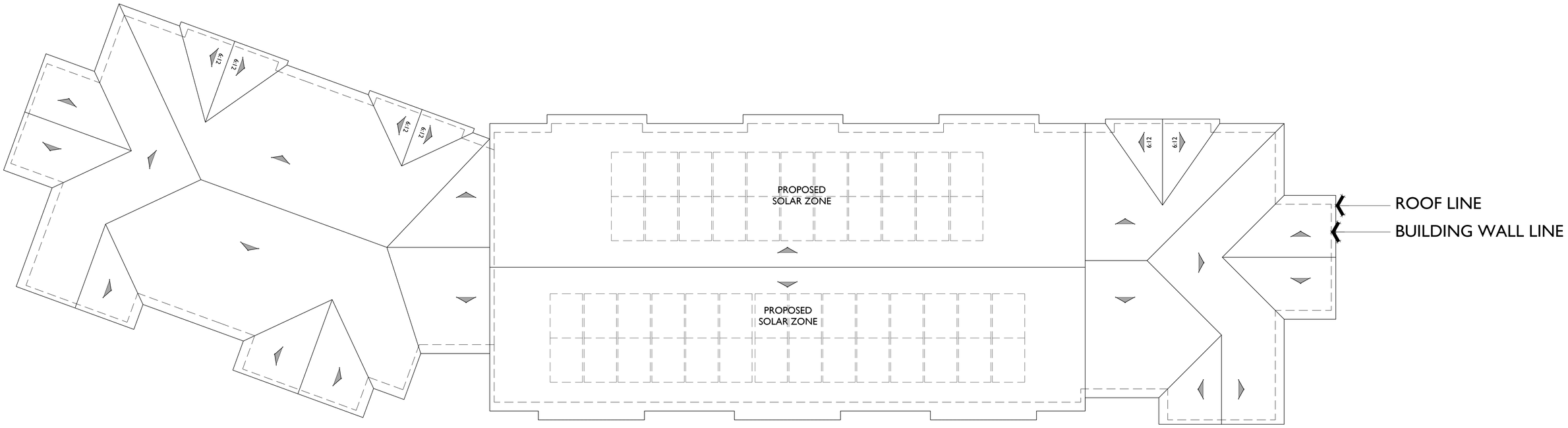
A 6.3



ROOF PLAN

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE U.N.O.

ROOF PLAN

BUILDING F 6 PLEX COMPOSITE PLAN - DOWNHILL

Roof Plan

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12

SCALE: 3/16" = 1'-0"

868.21127

08.26.22

LANDSCAPE ARCHITECTURE

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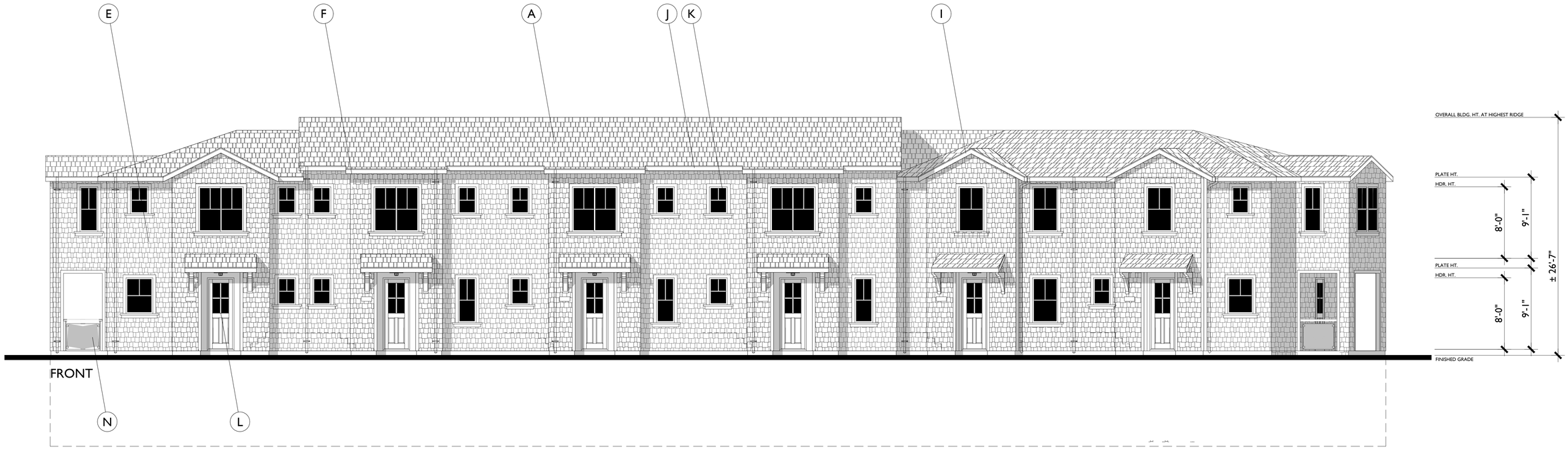
A 6.4

A. COMPOSITE SHINGLES ROOFING
B. ROLL UP GARAGE DOOR
C. PLASTER WITH REGLETS
D. CEMENTITIOUS HORIZONTAL SIDINGS
E. CEMENTITIOUS SHINGLES
F. CEMENTITIOUS TRIM
G. EXPANSIVE GLASS WALL
H. FOAM TRIM
I. WOOD BARGE BOARD
J. WOOD FASCIA
K. VINYL WINDOW
L. ENTRY DOOR (DECORATIVE)
M. WOOD AWNING BRACKET
N. METAL RAILING WITH WIRE MESH
O. COACH LIGHT



FRONT ELEVATION

BUILDING F - SEASIDE RANCH ELEVATION

Front Elevation

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12

SCALE: 3/16" = 1'-0"

868.21127

LANDSCAPE ARCHITECTURE

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A 6.5

A. COMPOSITE SHINGLES ROOFING
B. ROLL UP GARAGE DOOR
C. PLASTER WITH REGLETS
D. CEMENTITIOUS HORIZONTAL SIDINGS
E. CEMENTITIOUS SHINGLES
F. CEMENTITIOUS TRIM
G. EXPANSIVE GLASS WALL
H. FOAM TRIM
I. WOOD BARGE BOARD
J. WOOD FASCIA
K. VINYL WINDOW
L. ENTRY DOOR (DECORATIVE)
M. WOOD AWNING BRACKET
N. METAL RAILING WITH WIRE MESH
O. COACH LIGHT

BUILDING F

Front & Rear Seaside Ranch Elevations

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12

SCALE: 3/16" = 1'-0"

868.21127

08.26.22

LANDSCAPE ARCHITECTURE

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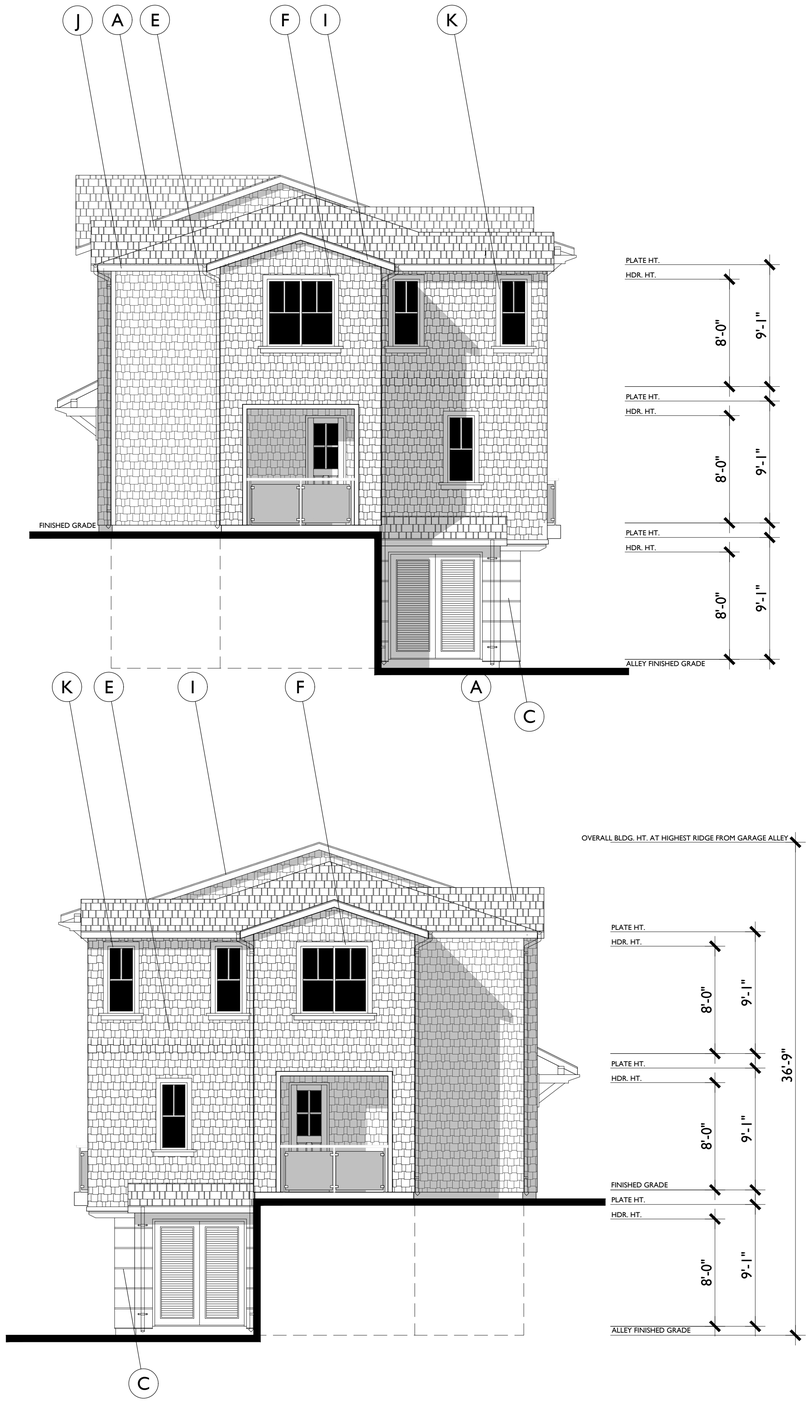
A 6.6

A. COMPOSITE SHINGLES ROOFING
B. ROLL UP GARAGE DOOR
C. PLASTER WITH REGLETS
D. CEMENTITIOUS HORIZONTAL SIDINGS
E. CEMENTITIOUS SHINGLES
F. CEMENTITIOUS TRIM
G. EXPANSIVE GLASS WALL
H. FOAM TRIM
I. WOOD BARGE BOARD
J. WOOD FASCIA
K. VINYL WINDOW
L. ENTRY DOOR (DECORATIVE)
M. WOOD AWNING BRACKET
N. METAL RAILING WITH WIRE MESH
O. COACH LIGHT



BUILDING F

Left & Right Seaside Ranch Elevations

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12

SCALE: 3/16" = 1'-0"

868.21127

08.26.22

LANDSCAPE ARCHITECTURE

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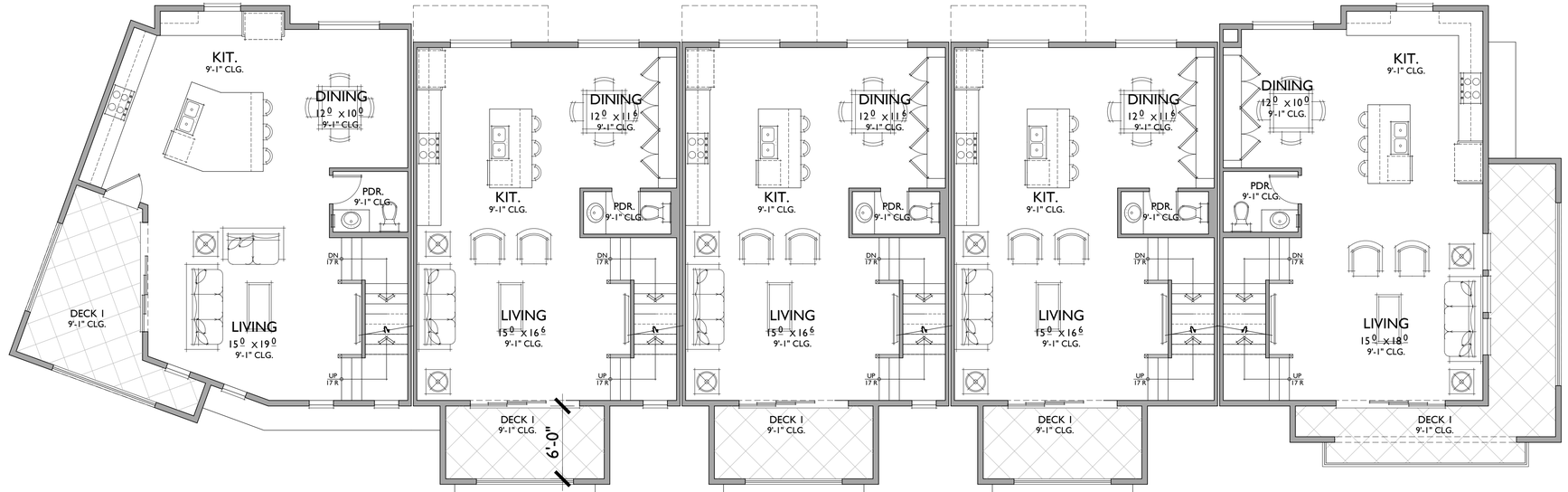
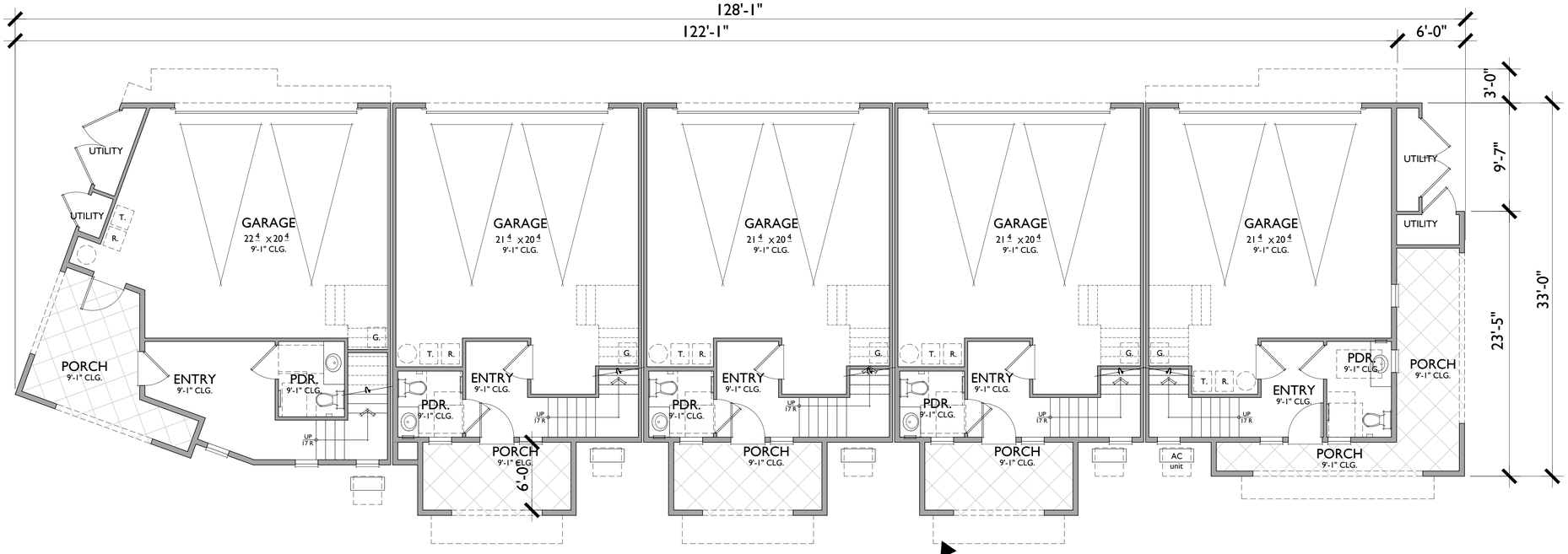
A 6.7



UNIT 11 | UNIT 9 | UNIT 9 | UNIT 9 | UNIT 10

2ND FLOOR



UNIT 11 | UNIT 9 | UNIT 9 | UNIT 9 | UNIT 10

1ST FLOOR

EXTENDED PORCH BUILDING G FACING BRICKYARD COVE

UNIT 11 - ACC

1792 SQ. FT.
3 BEDROOMS / 2.5 BATH
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	216 SQ. FT.
2ND FLOOR	747 SQ. FT.
3RD FLOOR	829 SQ. FT.
TOTAL	1792 SQ. FT.
2 - CAR GARAGE	477 SQ. FT.
PORCH	132 SQ. FT.
DECK 1	153 SQ. FT.
DECK 2	0

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 10 - ACC

1698 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	165 SQ. FT.
2ND FLOOR	716 SQ. FT.
3RD FLOOR	817 SQ. FT.
TOTAL	1698 SQ. FT.
2 - CAR GARAGE	465 SQ. FT.
PORCH	172 SQ. FT.
DECK 1	224 SQ. FT.
DECK 2	0

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 9 - ACC

1431 SQ. FT.
2 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	149 SQ. FT.
2ND FLOOR	660 SQ. FT.
3RD FLOOR	622 SQ. FT.
TOTAL	1431 SQ. FT.
2 - CAR GARAGE	477 SQ. FT.
PORCH	42 SQ. FT.
DECK 1	64 SQ. FT.
DECK 2	0
DECK 3	42 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

BUILDING G 5 PLEX COMPOSITE PLAN - UPHILL

First & Second Floor Plan

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12
SCALE: 3/16" = 1'-0"

868.21127

08.26.22

LANDSCAPE ARCHITECTURE

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

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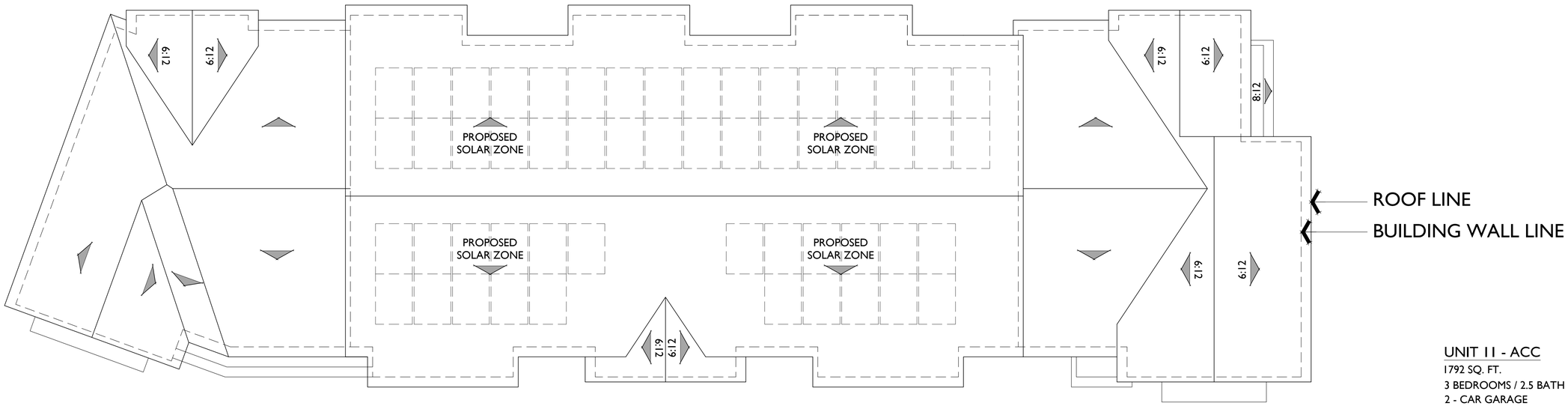
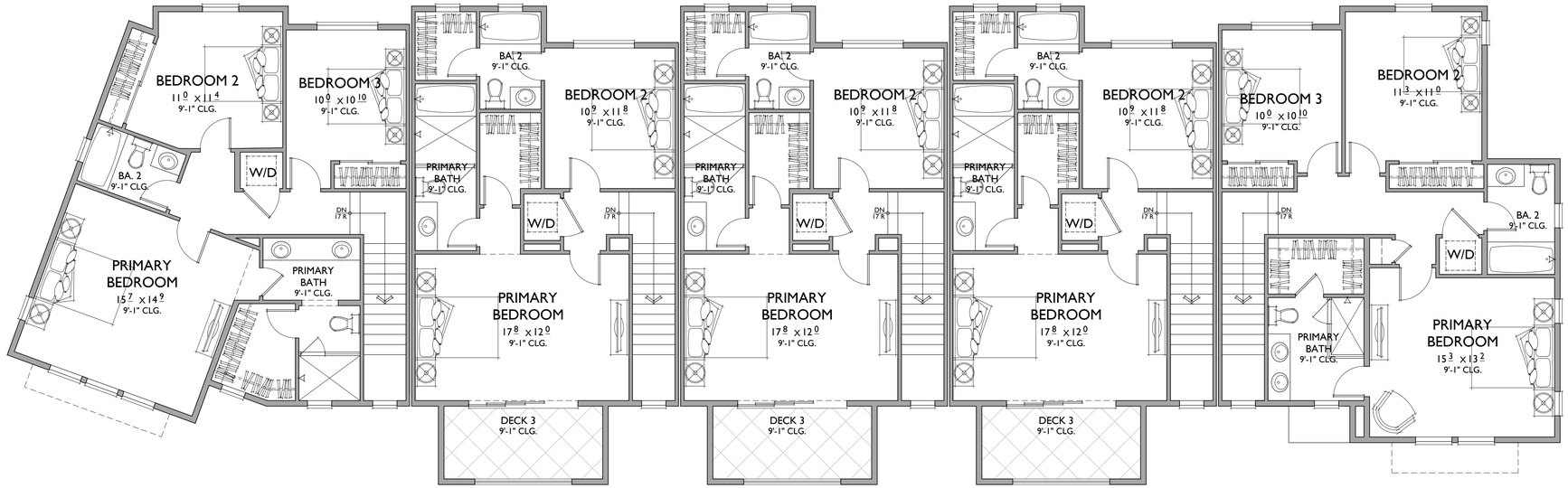
A 7.1



ROOF PLAN

3/16"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE



UNIT 11 | UNIT 9 | UNIT 9 | UNIT 9 | UNIT 10

3RD FLOOR

BUILDING G 5 PLEX COMPOSITE PLAN - UPHILL

Third & Roof Plan

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12

SCALE: 3/16" = 1'-0"

868.21127

UNIT 11 - ACC

1792 SQ. FT.
3 BEDROOMS / 2.5 BATH
2 - CAR GARAGE

FLOOR AREA TABLE	
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NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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1431 SQ. FT.
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2 - CAR GARAGE

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NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

08.26.22

LANDSCAPE ARCHITECTURE
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A 7.2

A. COMPOSITE SHINGLES ROOFING
B. ROLL UP GARAGE DOOR
C. PLASTER WITH REGLETS
D. CEMENTITIOUS HORIZONTAL SIDINGS
E. CEMENTITIOUS SHINGLES
F. CEMENTITIOUS TRIM
G. EXPANSIVE GLASS WALL
H. FOAM TRIM
I. WOOD BARGE BOARD
J. WOOD FASCIA
K. VINYL WINDOW
L. ENTRY DOOR (DECORATIVE)
M. WOOD AWNING BRACKET
N. GLASS RAILING
O. COACH LIGHT

FRONT ELEVATION

BUILDING G - SEASIDE RANCH ELEVATION

Front Elevation

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12

SCALE: 3/16" = 1'-0"

868.21127

08.26.22

LANDSCAPE ARCHITECTURE

RUGGERI-JENSEN-AZAR
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I. WOOD BARGE BOARD
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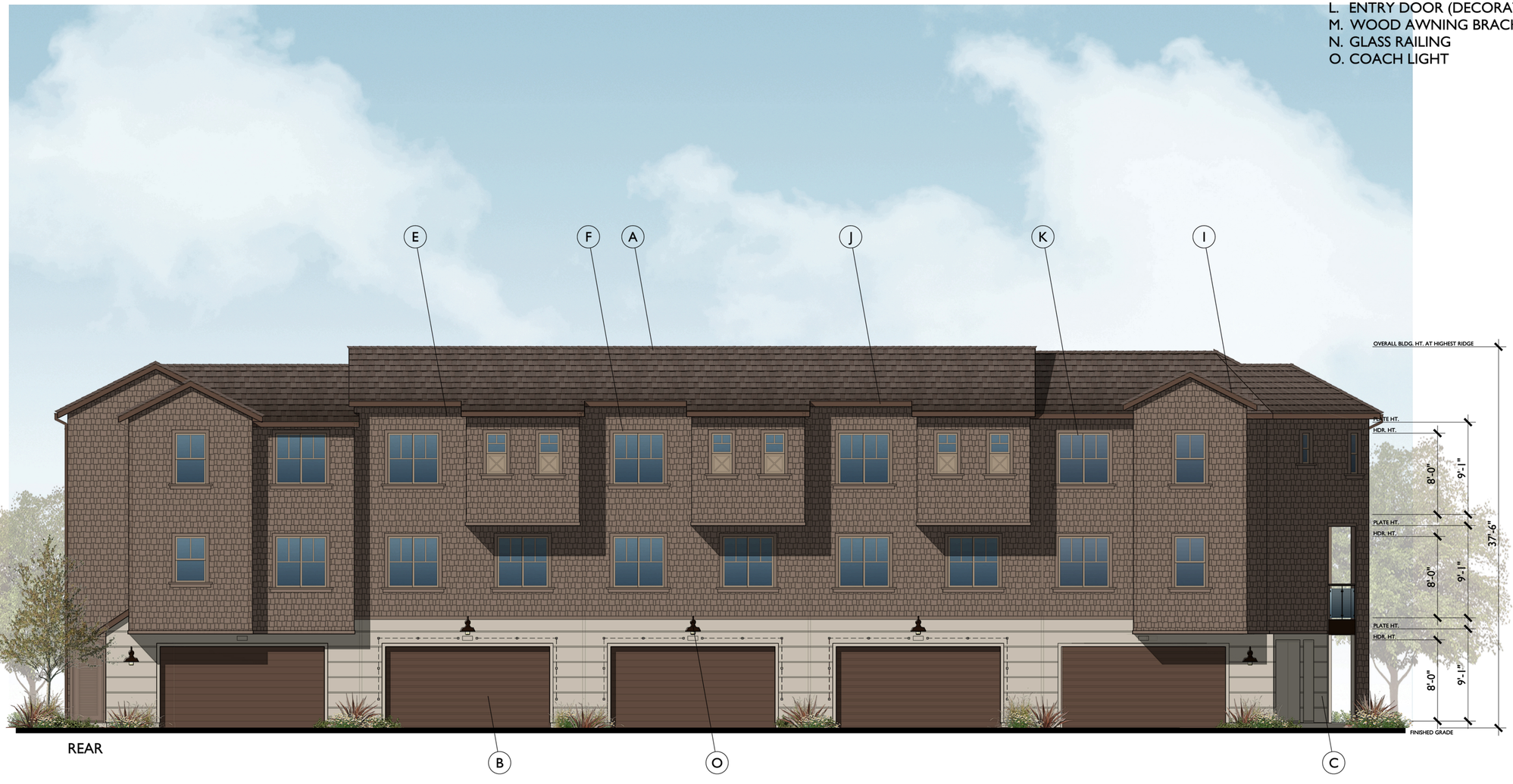
K. VINYL WINDOW
L. ENTRY DOOR (DECORATIVE)
M. WOOD AWNING BRACKET
N. GLASS RAILING
O. COACH LIGHT



REAR ELEVATION

BUILDING G - SEASIDE RANCH ELEVATION

Rear Elevation

BRICKYARD COVE ROAD

Richmond , California

SCALE: 3/16" = 1'-0"

868.21127

08.26.22

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A. COMPOSITE SHINGLES ROOFING
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C. PLASTER WITH REGLETS
D. CEMENTITIOUS HORIZONTAL SIDINGS
E. CEMENTITIOUS SHINGLES
F. CEMENTITIOUS TRIM
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H. FOAM TRIM
I. WOOD BARGE BOARD
J. WOOD FASCIA
K. VINYL WINDOW
L. ENTRY DOOR (DECORATIVE)
M. WOOD AWNING BRACKET
N. GLASS RAILING
O. COACH LIGHT

RIGHT ELEVATION

BUILDING G - SEASIDE RANCH ELEVATION

Right Elevation

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12

SCALE: 3/16" = 1'-0"

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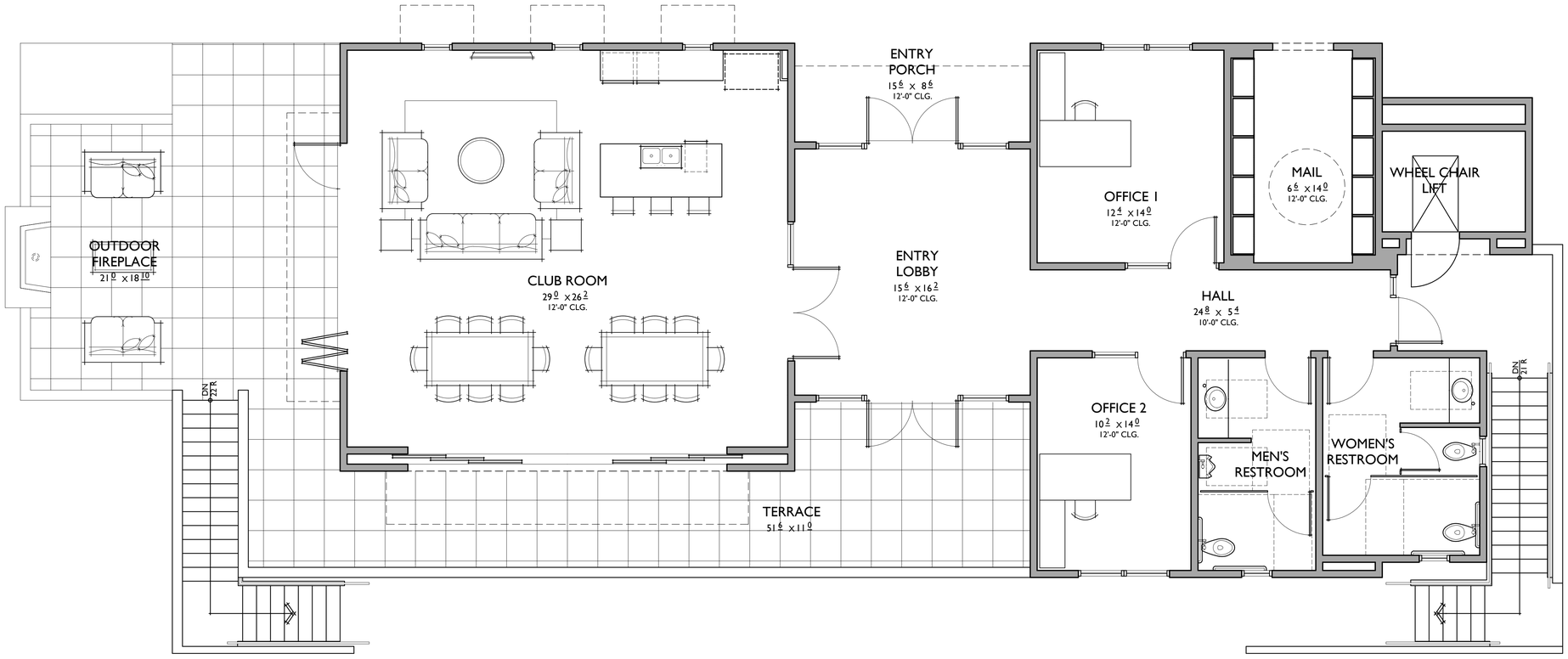

FIRST FLOOR

FLOOR AREA TABLE	
ENTRY LOBBY	260 SQ. FT.
CLUBROOM	843 SQ. FT.
FITNESS	846 SQ. FT.
OFFICES	362 SQ. FT.
MAINTENANCE / STORAGE	147 SQ. FT.
1ST FLR. RESTROOMS	277 SQ. FT.
LOWER LEVEL RESTROOMS	341 SQ. FT.
SHOWER AREA	55 SQ. FT.
M.E.P. ROOM	129 SQ. FT.
PUMP ROOM	896 SQ. FT.
POOL EQUIPMENT	257 SQ. FT.
1ST FLR. CIRCULATION	308 SQ. FT.
LOWER LEVEL CIRCULATION	534 SQ. FT.
TOTAL INDOOR AREA	**5,254 SQ. FT.**
ENTRY PORCH	83 SQ. FT.
OUTDOOR FIREPLACE	188 SQ. FT.
TERRACE	726 SQ. FT.
TOTAL	**6,251 SQ. FT.**

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

RECREATION CENTER

Floor Plan

BRICKYARD COVE ROAD

Richmond , California

0 2 4 8

868.21277

06.03.22

LANDSCAPE ARCHITECTURE

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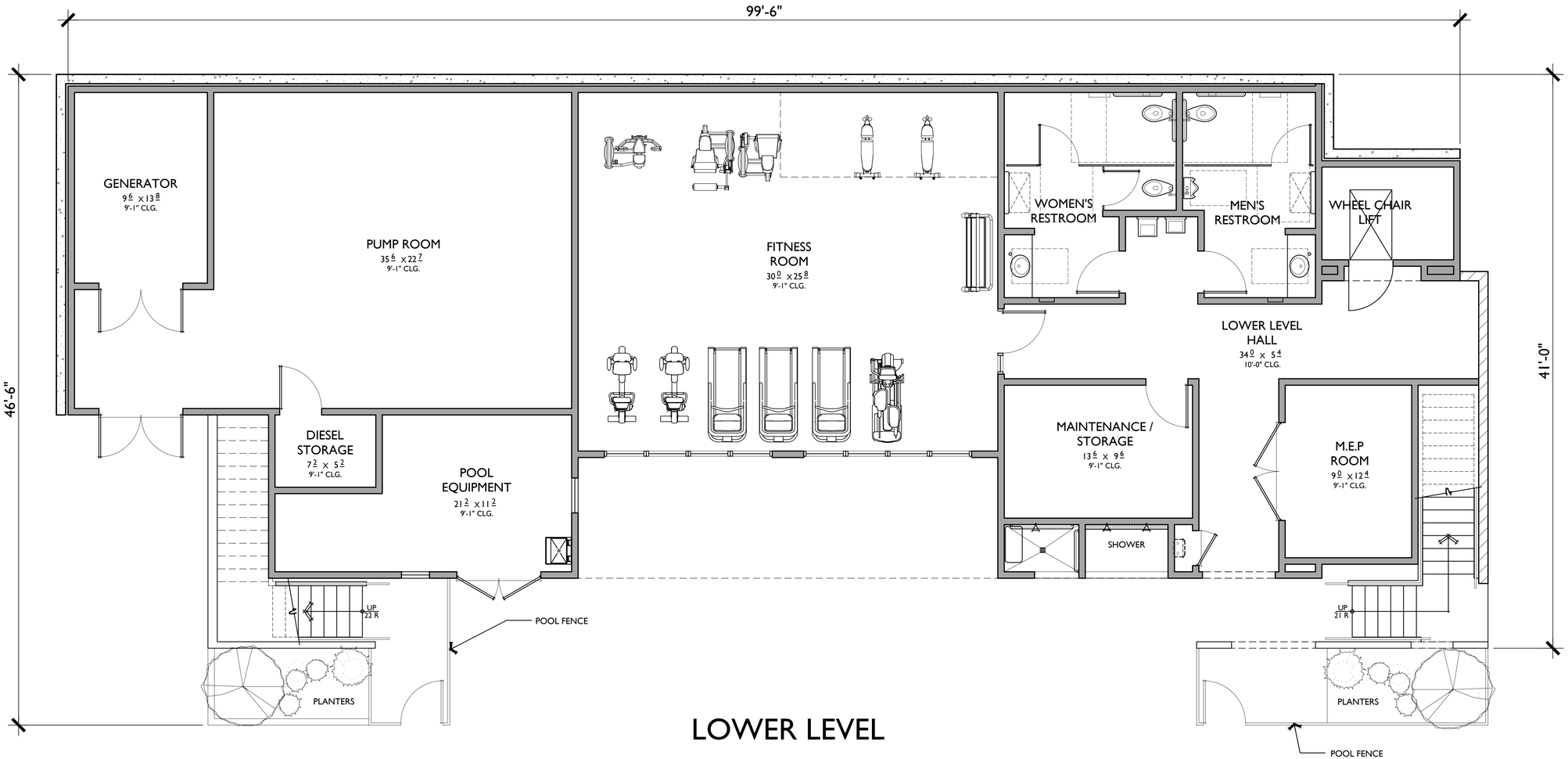

LOWER LEVEL

FLOOR AREA TABLE	
ENTRY LOBBY	260 SQ. FT.
CLUBROOM	843 SQ. FT.
FITNESS	846 SQ. FT.
OFFICES	362 SQ. FT.
MAINTENANCE / STORAGE	147 SQ. FT.
IST FLR. RESTROOMS	277 SQ. FT.
LOWER LEVEL RESTROOMS	341 SQ. FT.
SHOWER AREA	55 SQ. FT.
M.E.P. ROOM	129 SQ. FT.
PUMP ROOM	896 SQ. FT.
POOL EQUIPMENT	257 SQ. FT.
IST FLR. CIRCULATION	308 SQ. FT.
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TERRACE	726 SQ. FT.
TOTAL	**6,251 SQ. FT.**

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

RECREATION CENTER

Floor Plan

BRICKYARD COVE ROAD

Richmond , California

0 2 4 8

868.21277

06.03.22

HMH LANDSCAPE ARCHITECTURE

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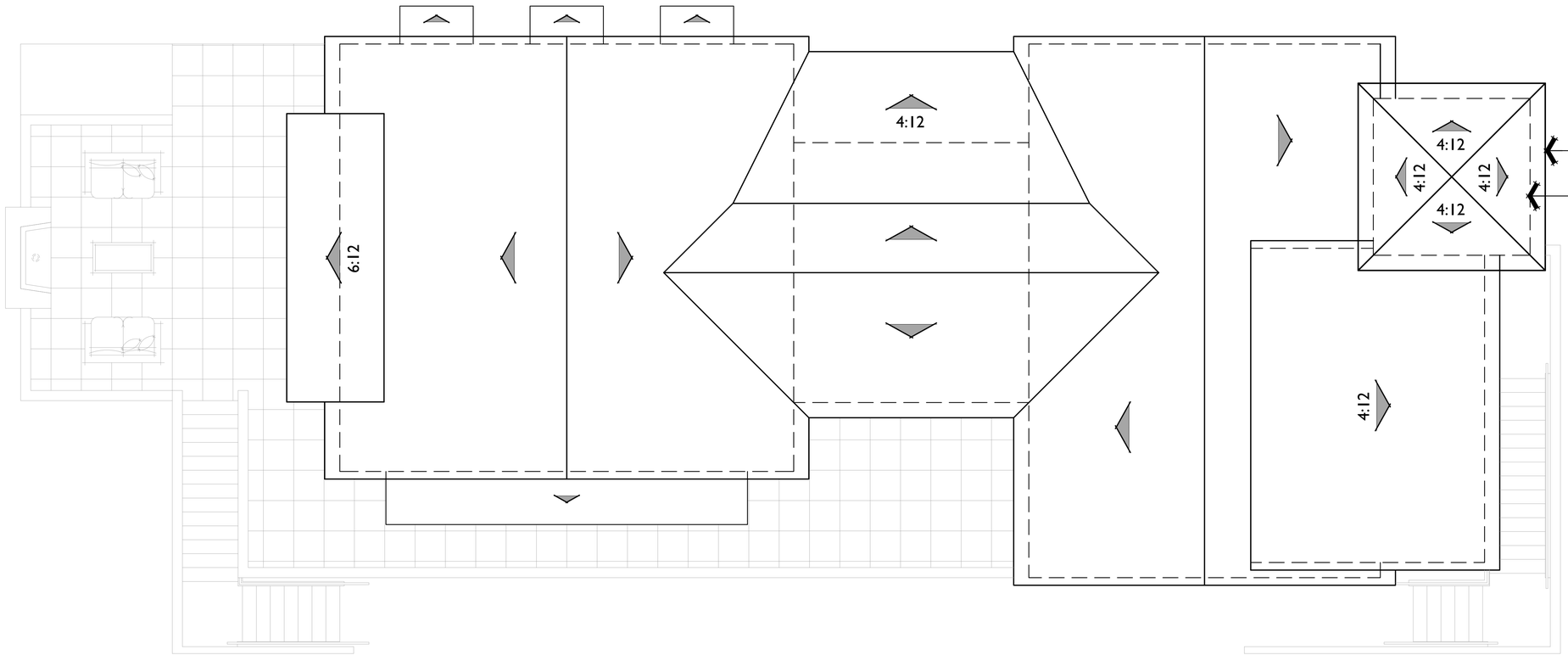

ROOF PLAN

PITCH: 8:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLES

RECREATION CENTER

Roof Plan

BRICKYARD COVE ROAD

Richmond , California

0 2 4 8

868.21277

06.03.22

LANDSCAPE ARCHITECTURE

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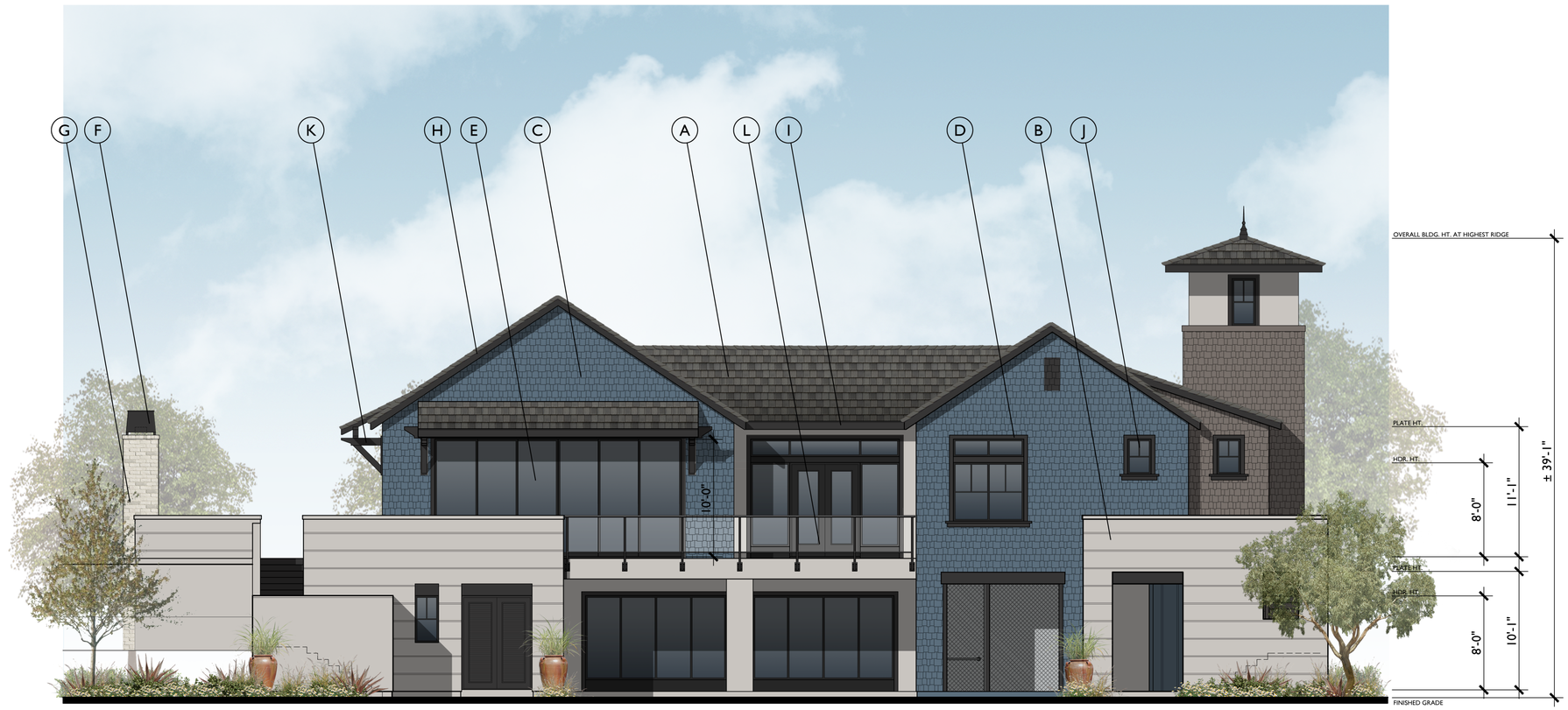
A8.3

A. COMPOSITE SHINGLES ROOFING
B. PLASTER WITH REGLETS
C. CEMENTITIOUS SHINGLES
D. CEMENTITIOUS TRIM
E. EXPANSIVE GLASS WALL
F. CHIMNEY CAP
G. BRICK VENEER
H. WOOD BARGE BOARD
I. WOOD FASCIA
J. VINYL WINDOW
K. WOOD AWNING BRACKET
L. GLASS RAILING



FRONT ELEVATION

RECREATION BUILDING
Front Elevation

BRICKYARD COVE ROAD
Richmond , California

0 3 6 12
SCALE: 3/16" = 1'-0"

868.21277

LANDSCAPE ARCHITECTURE

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A8.4

SOUTH

NORTH

RECREATION BUILDING

Front & Rear Seaside Ranch Elevations

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12

SCALE: 3/16" = 1'-0"

868.21277

08.26.22

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WEST

EAST

RECREATION BUILDING

Left & Right Seaside Ranch Elevations

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12

SCALE: 3/16" = 1'-0"

868.21277

08.26.22

LANDSCAPE ARCHITECTURE

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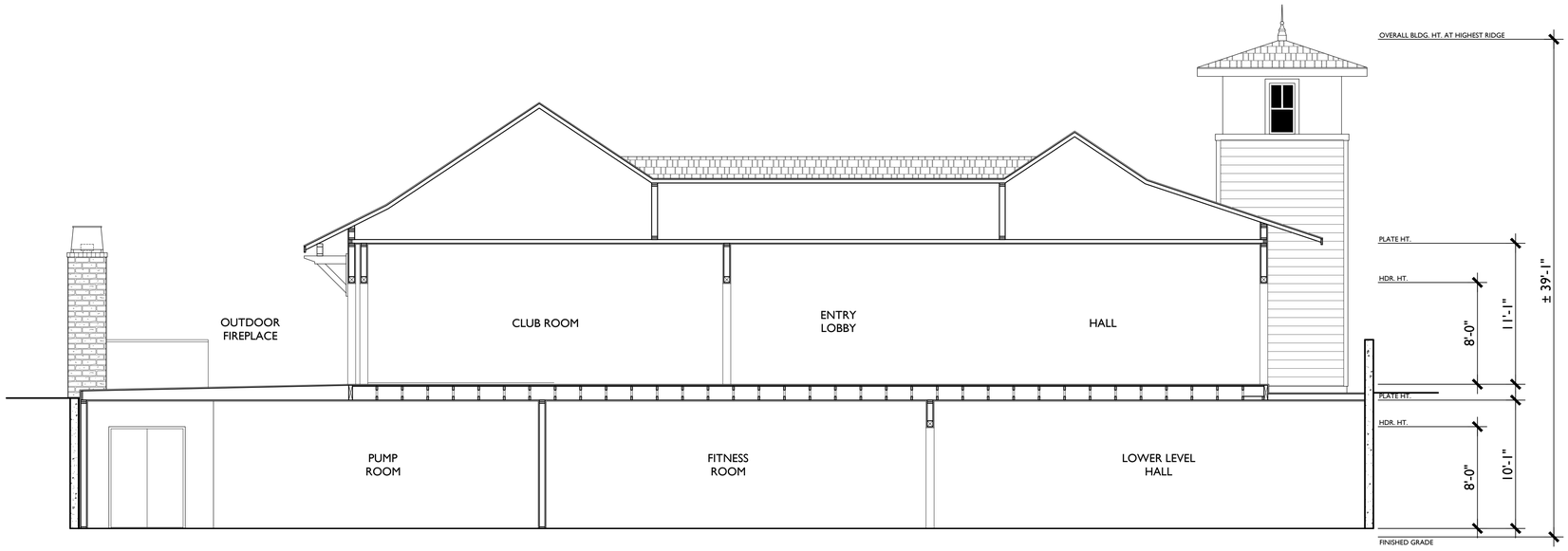

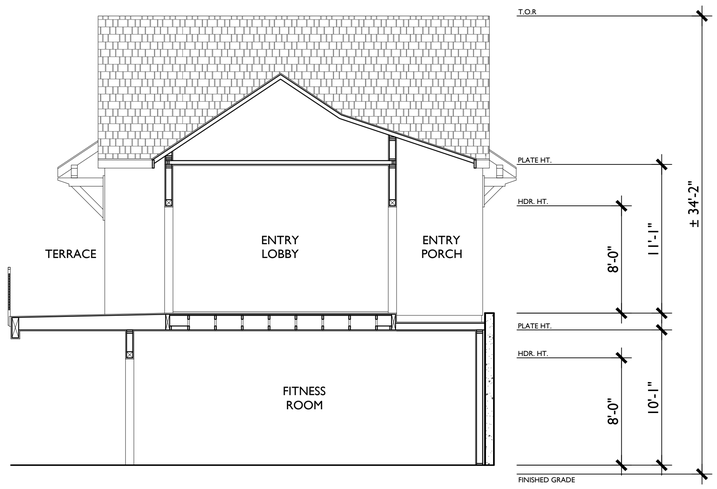

RECREATION BUILDING

Front & Rear Seaside Ranch Sections

BRICKYARD COVE ROAD

Richmond , California

0 3 6 12

SCALE: 3/16" = 1'-0"

868.21277

06.03.22

LANDSCAPE ARCHITECTURE

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A8.7

BRICKYARD COVE ROAD
RICHMOND, CA

SEASIDE RANCH

DIGITAL COLOR BOARDS

AUGUST 26, 2022

Republic RJA HMH LSA LANDSCAPE ARCHITECTURE

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LSA RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588 PHONE: (925) 227-9100 FAX: (925) 227-9300

HMH LANDSCAPE ARCHITECTURE Republic

BRICKYARD COVE ROAD

RICHMOND, CA
JOB# 868-21127
COLOR SELECTION CHART

Bassenian | Lagoni ARCHITECTURE • PLANNING • INTERIORS

PAINT: SHERWIN WILLIAMS
ROOF: GAF TIMBERLINE HD
WINDOWS: MILGARD – TAN (OR COMPARABLE)
AWNINGS, RAILS & WROUGHT IRON: SW 7020 BLACK FOX

AUGUST 26, 2022

	SCHEMES 1-3 FOR ALL SEASIDE RANCH ELEVATIONS		
	1	**2**	**3**
FASCIA, EAVES, BEAMS & GARAGE DOORS	SW 7520 PLANTATION SHUTTERS	SW 7520 PLANTATION SHUTTERS	SW 7520 PLANTATION SHUTTERS
FRONT ENTRY DOOR	SW 6180 OAKMOSS	SW 9177 SALTY DOG	SW 6349 PENNYWISE
BASE STUCCO	SW 9165 GOSSAMER VEIL	SW 9165 GOSSAMER VEIL	SW 9165 GOSSAMER VEIL
SIDING	SW 9084 COCOA WHIP	SW 7619 LABRADORITE	SW 6207 RETREAT
COMP ROOF	WEATHERED WOOD	WEATHERED WOOD	WEATHERED WOOD

SCHEME 1 - SEASIDE RANCH

COMPOSITION ROOF – WEATHERED WOOD

BASE STUCCO
SW 9165 GOSSAMER VEIL

FASCIA, EAVES & GARAGE DOORS
SW 7520 PLANTATION SHUTTERS

SHINGLE SIDING
SW 9084 COCOA WHIP

FRONT ENTRY DOORS
SW 6180 OAKMOSS

WINDOW FRAME
MILGARD TAN (OR COMPARABLE)

RAILS & WROUGHT IRON
SW 7020 BLACK FOX