

# **PJR 128 | 7 - PRELIMINARY ARCHITECTURAL PLANS & ELEVATIONS**

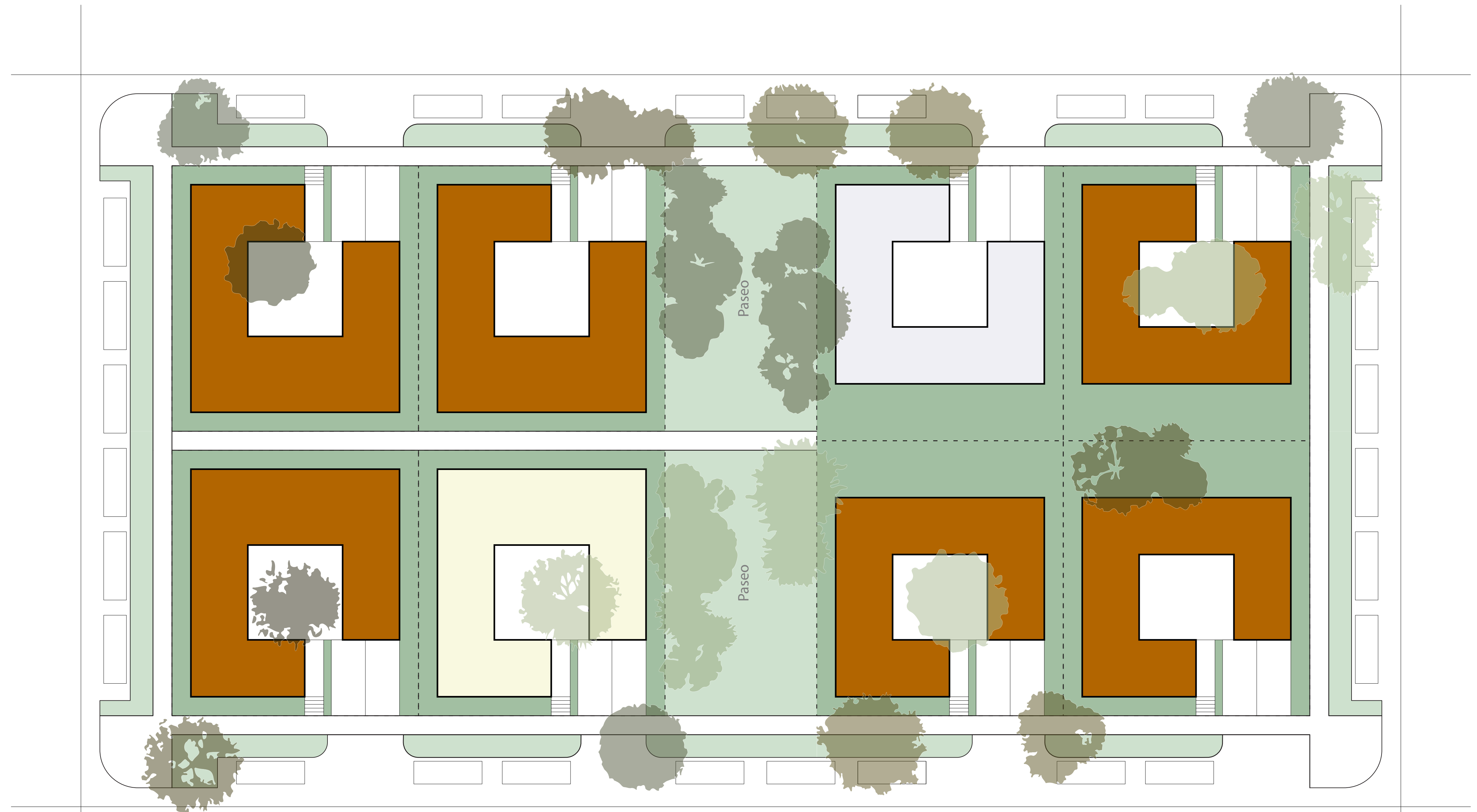
# TYPICAL PLANS

## TYPE A - COURTYARD HOME

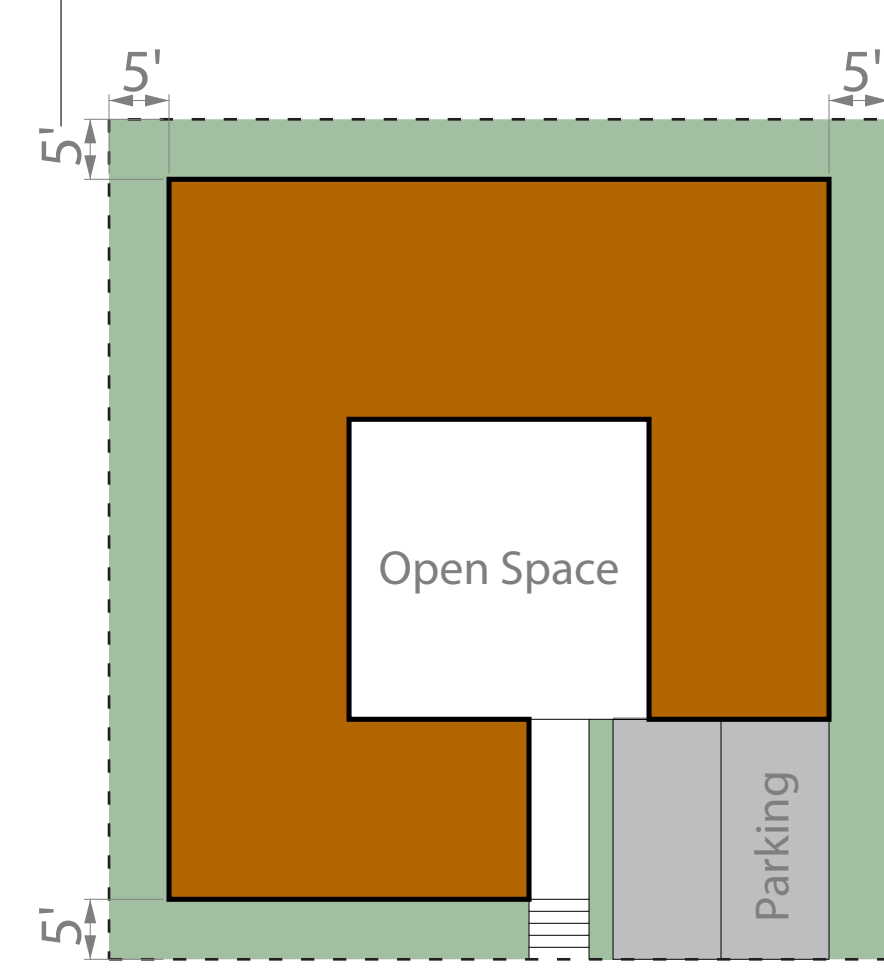
~6 DU/Acre

65'x70' Parcel

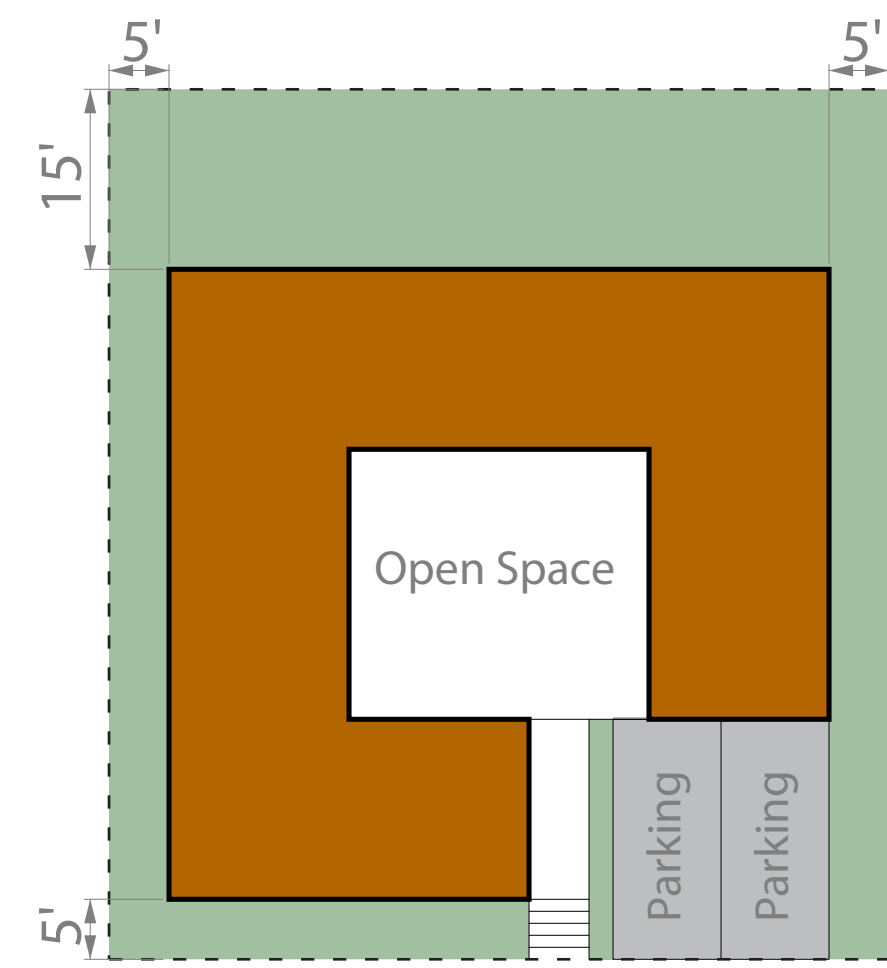
Maximum lot coverage of 60% [Specific Plan Table 5-2]



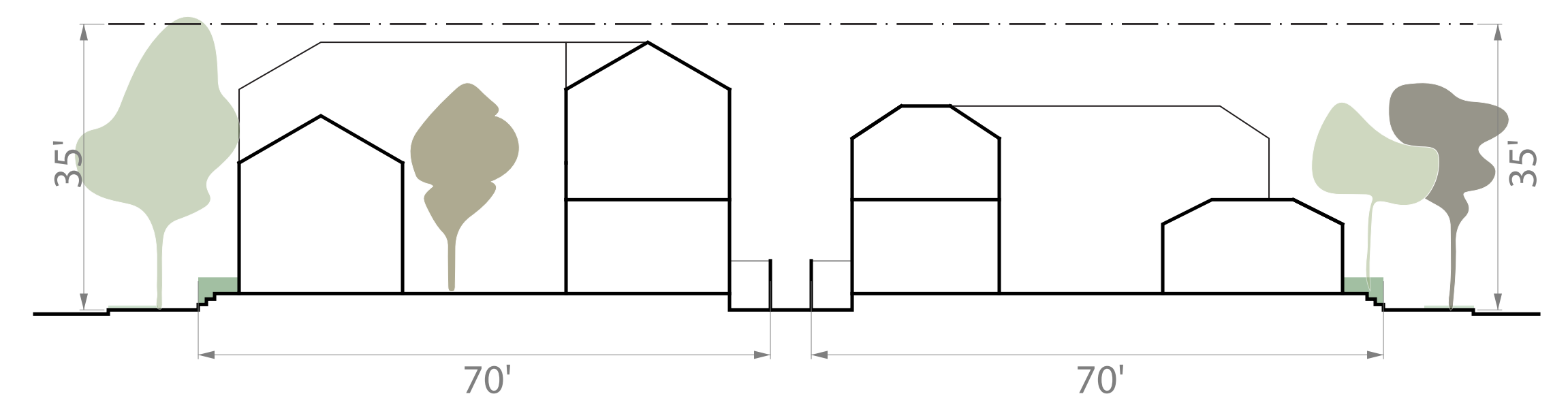
Typical Block Plan



Typical Dwelling Unit Plan



Plan with 15' Rear Setback

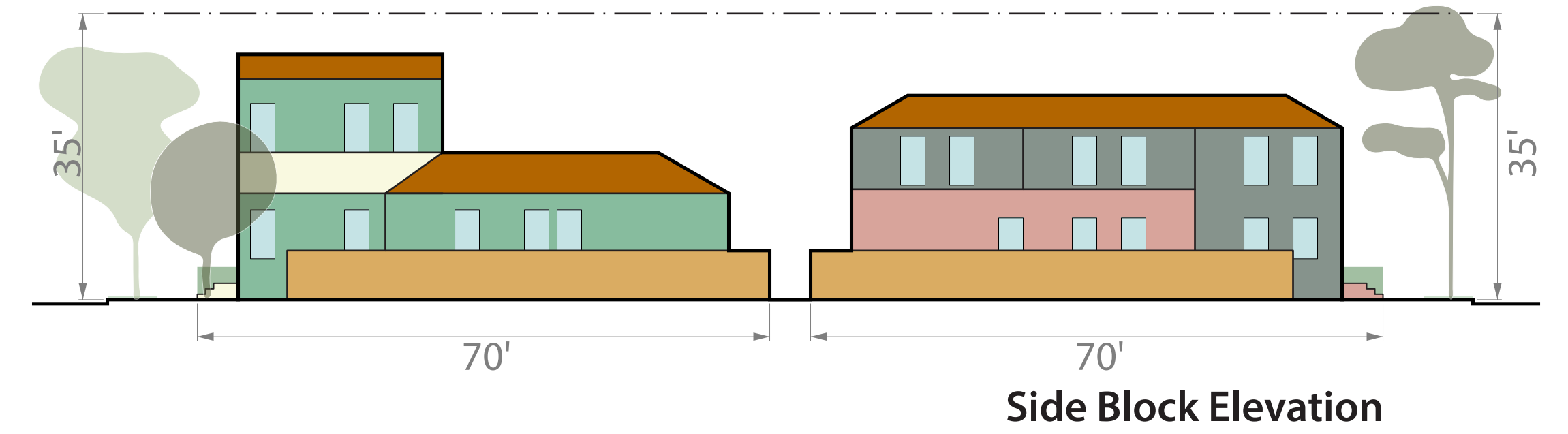
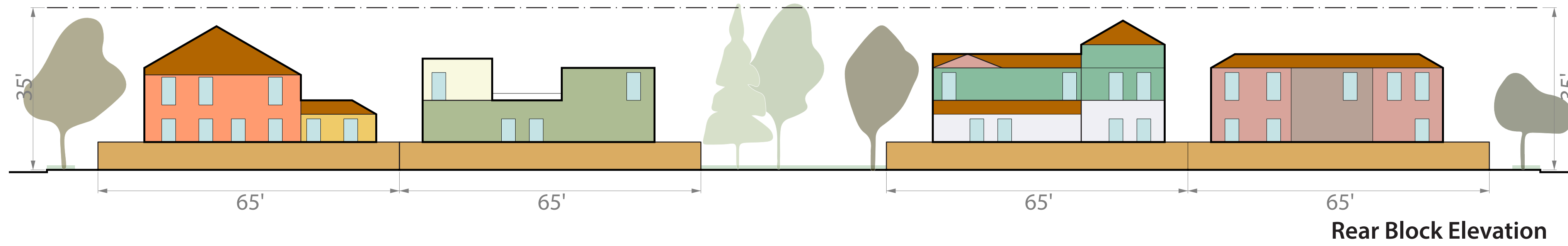
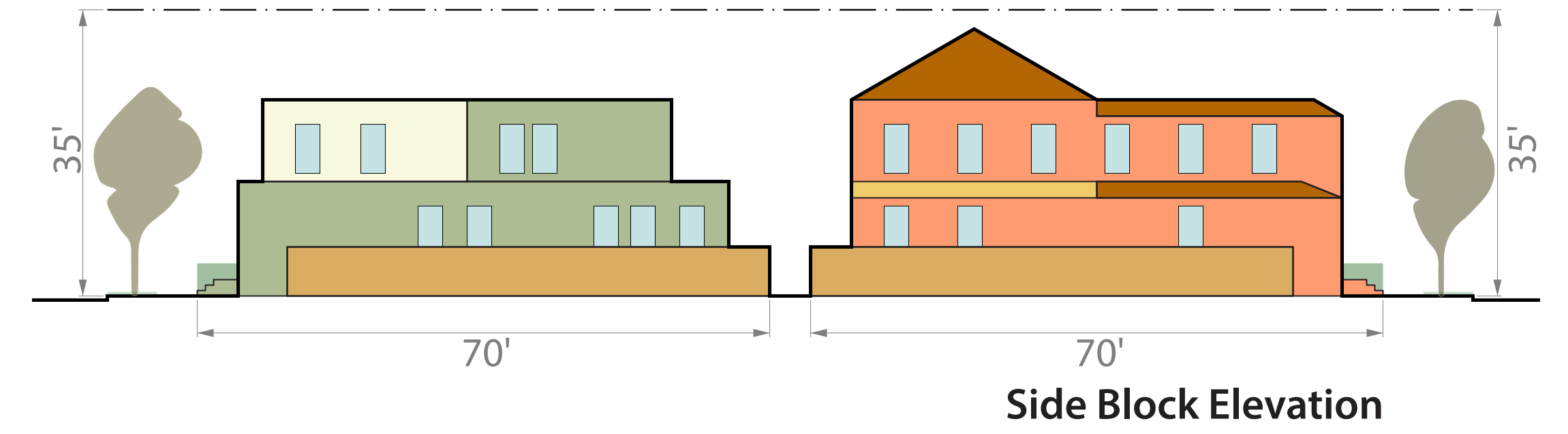
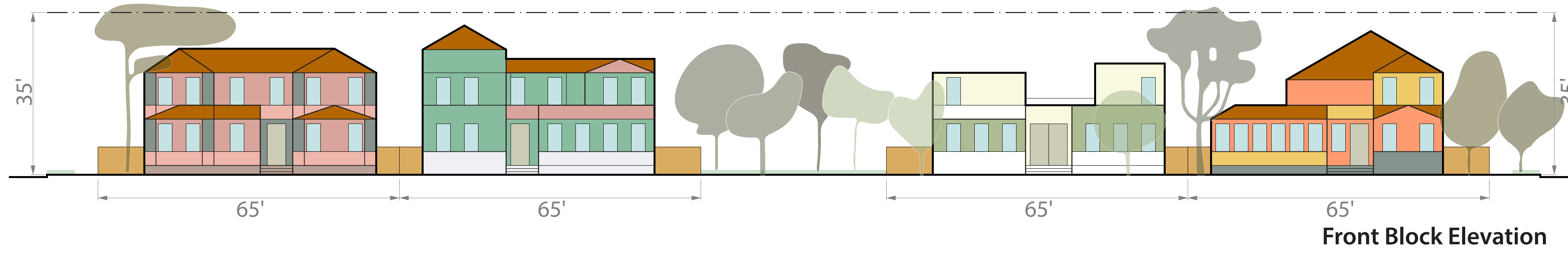


Typical Block Cross-section



# TYPICAL ELEVATION AND SECTION; PRECEDENTS

## TYPE A - COURTYARD HOME



### Precedents:





# TYPICAL BLOCK

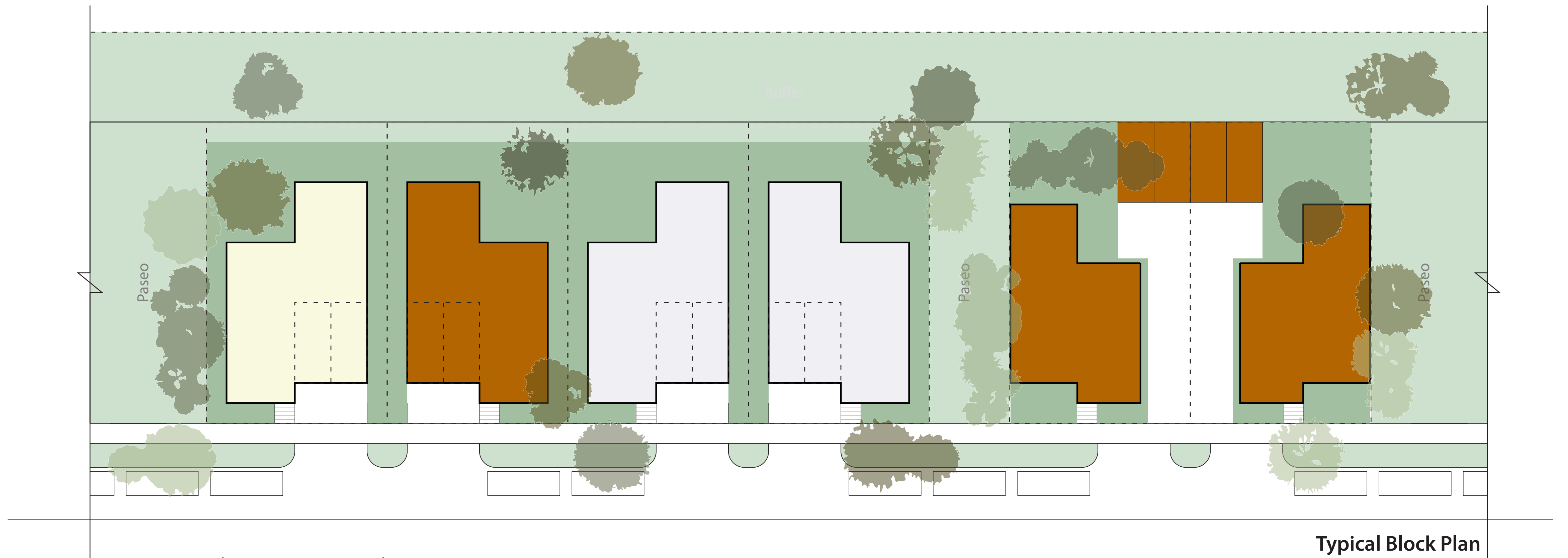
## TYPE B - DETACHED HOME

~8 DU/Acre

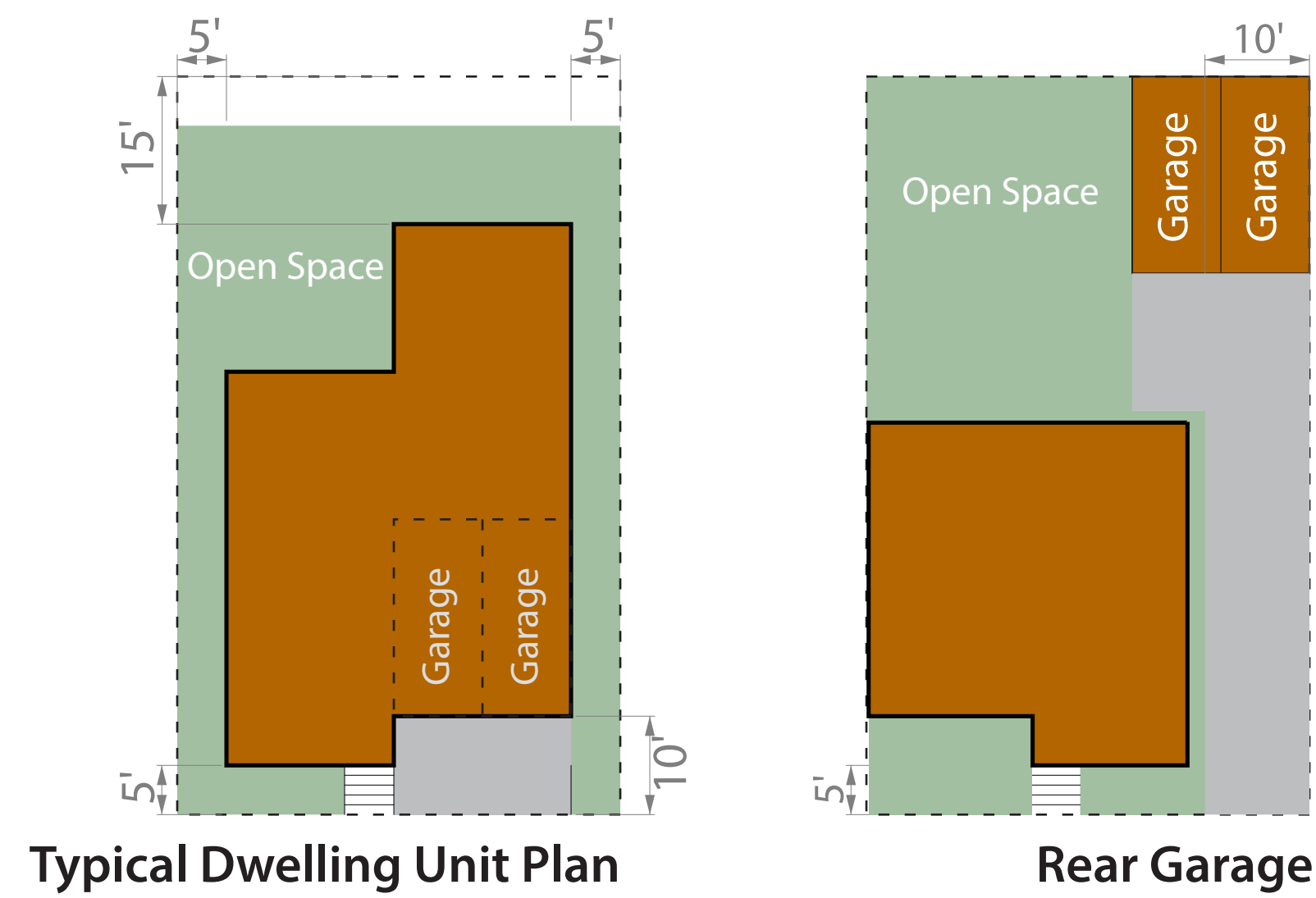
45'x70' Parcel

Front loaded garage

Maximum lot coverage of 60% [Specific Plan Table 5-2]

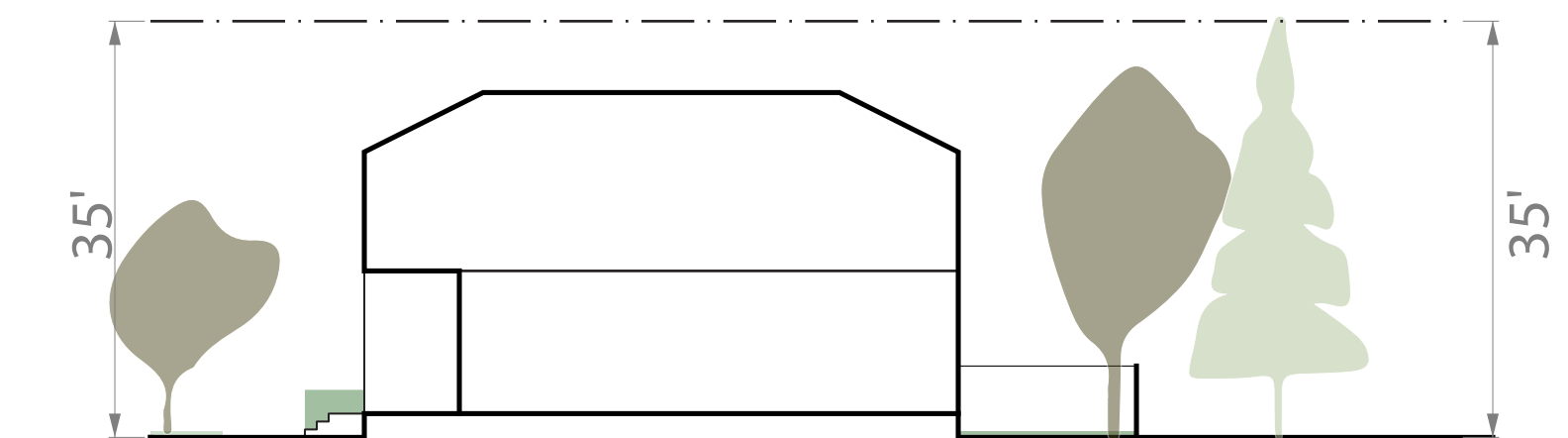


Typical Block Plan



Typical Dwelling Unit Plan

Rear Garage

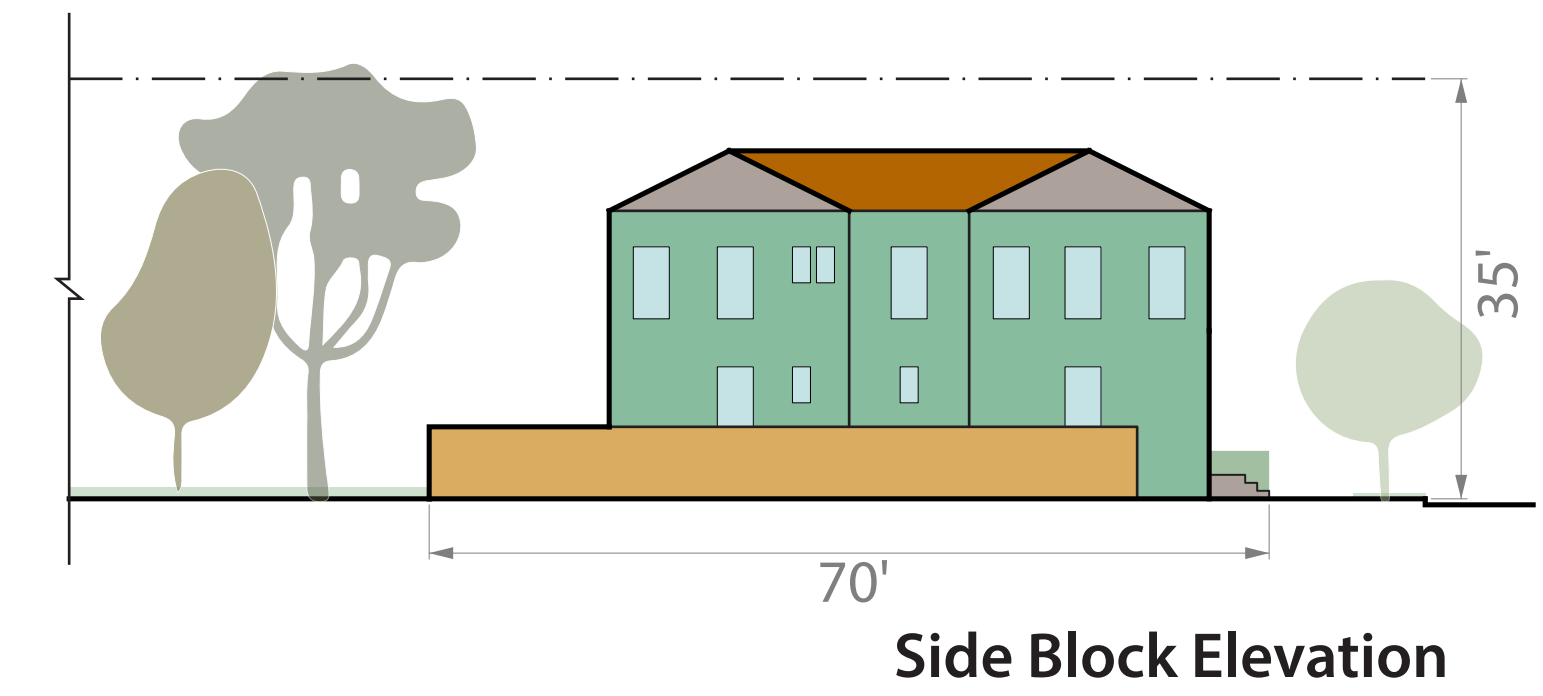
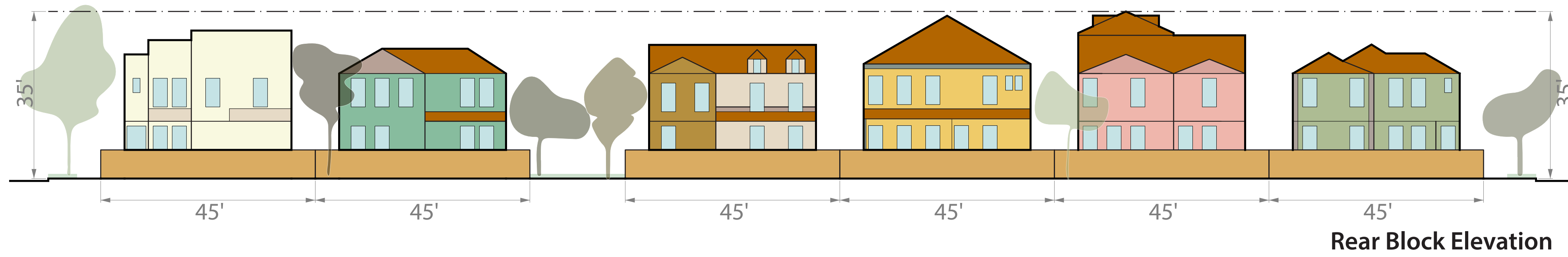
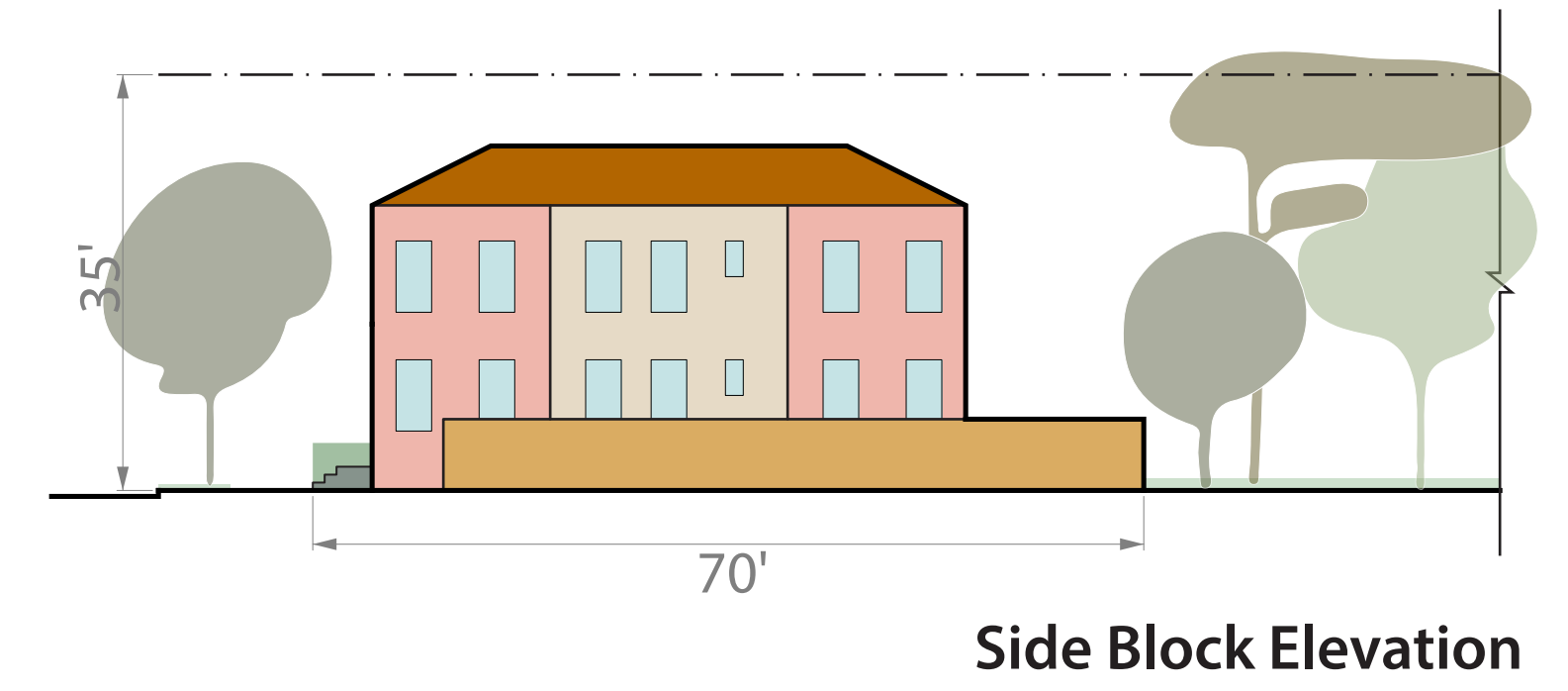
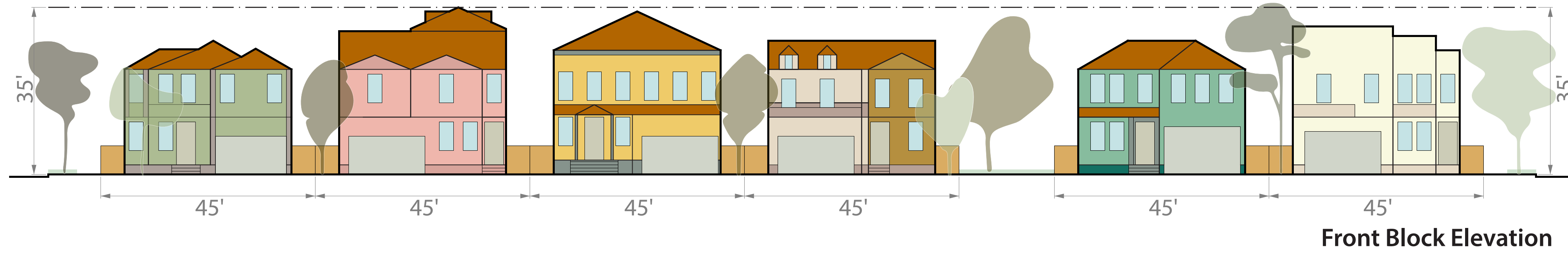


Typical Block Cross-section



# TYPICAL ELEVATION AND SECTION; PRECEDENTS

## TYPE B - DETACHED HOME



### Precedents:



Campbell, CA. Robson Homes



Hercules, CA. Socchi & Associates



Petaluma, CA. D Street



# TYPICAL BLOCK

## TYPE C - DETACHED HOME

~10 DU/Acre

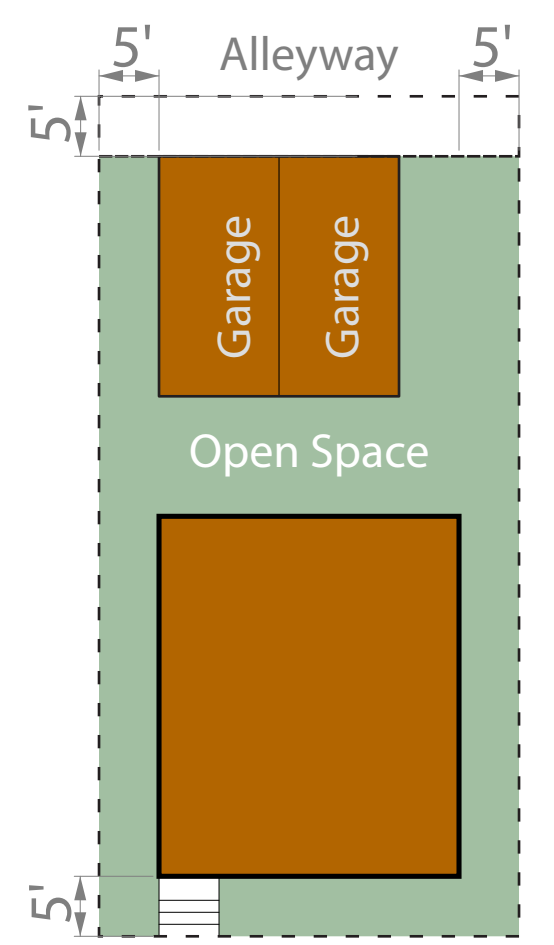
35'x65' Parcel

Rear loaded garage with alleyway where feasible

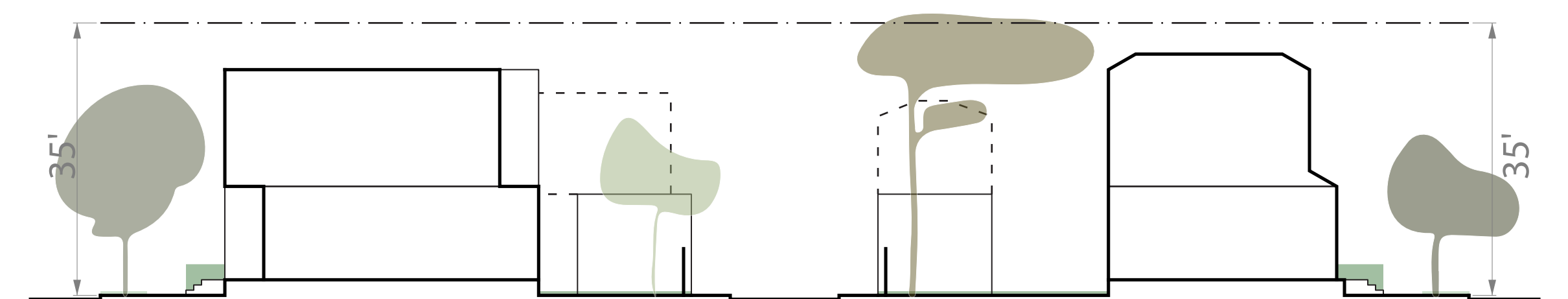
Maximum lot coverage of 60% [Specific Plan Table 5-2]



Typical Block Plan



Typical Dwelling Unit Plan

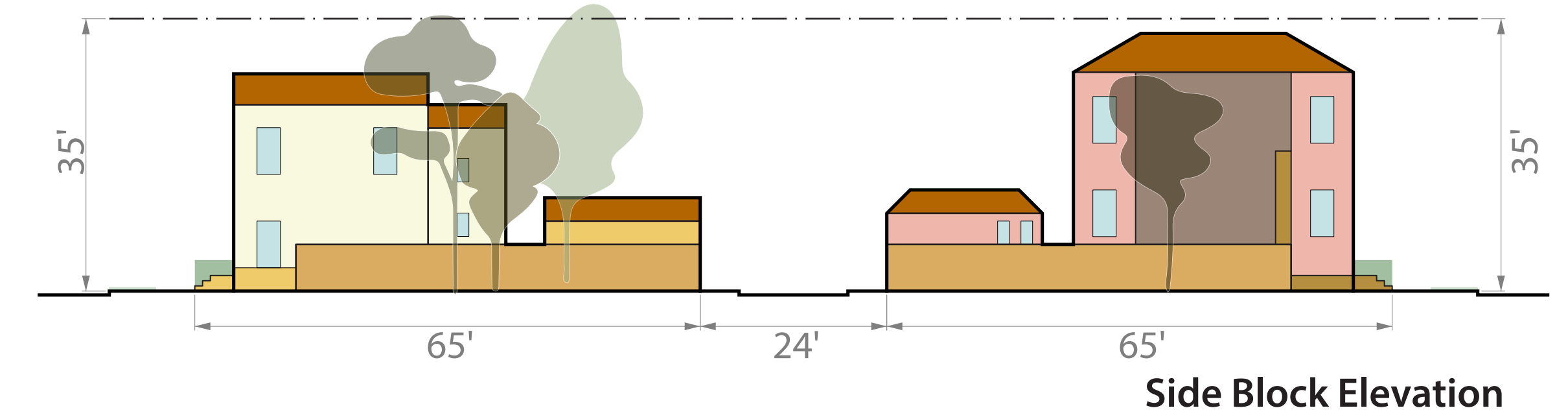
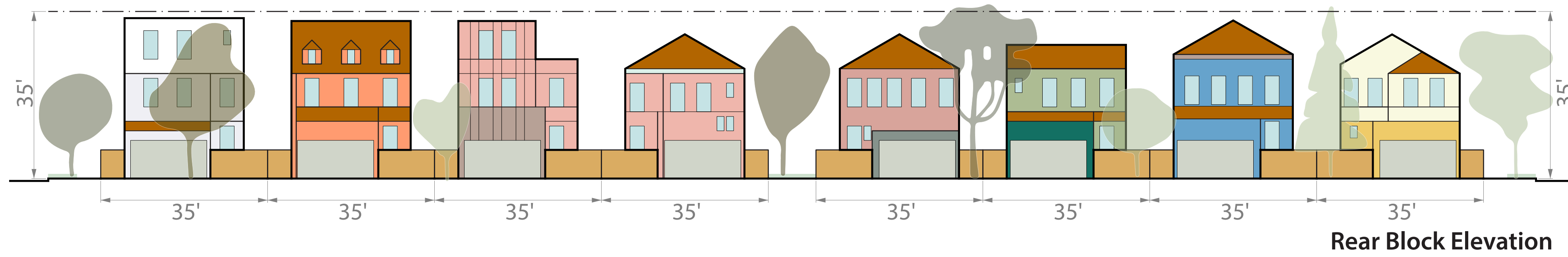
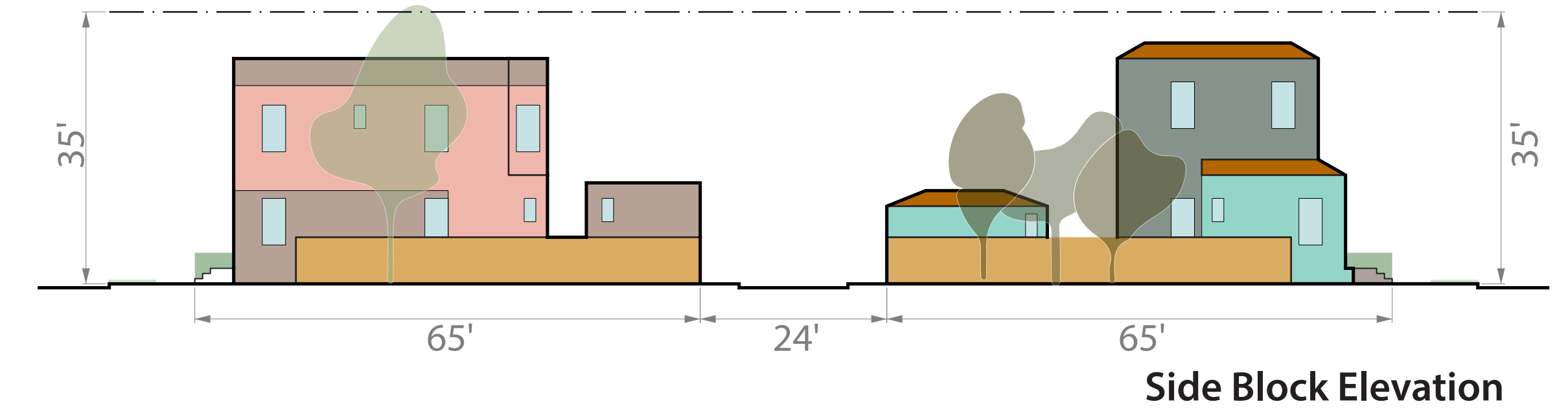
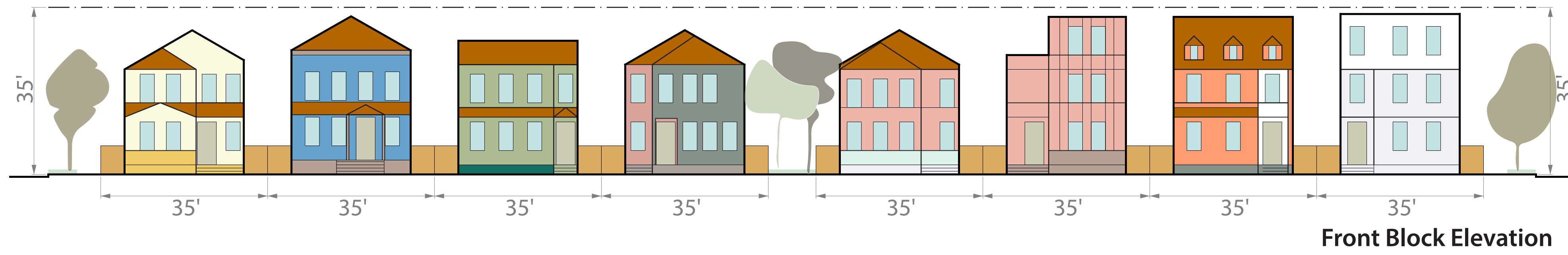


Typical Block Cross-section



# TYPICAL ELEVATION AND SECTION; PRECEDENTS

## TYPE C - DETACHED HOME



### Precedents:



Redmond, WA. The Cottage Company



Hercules, CA. Socchi & Associates



Bay Area, CA. The Little House, CRAFT Development



# TYPICAL BLOCK

## TYPE D - DUET TYPE E - TRIPLET

~14 DU/Acre and 16 DU/Acre

53'x65' Parcel for Duets

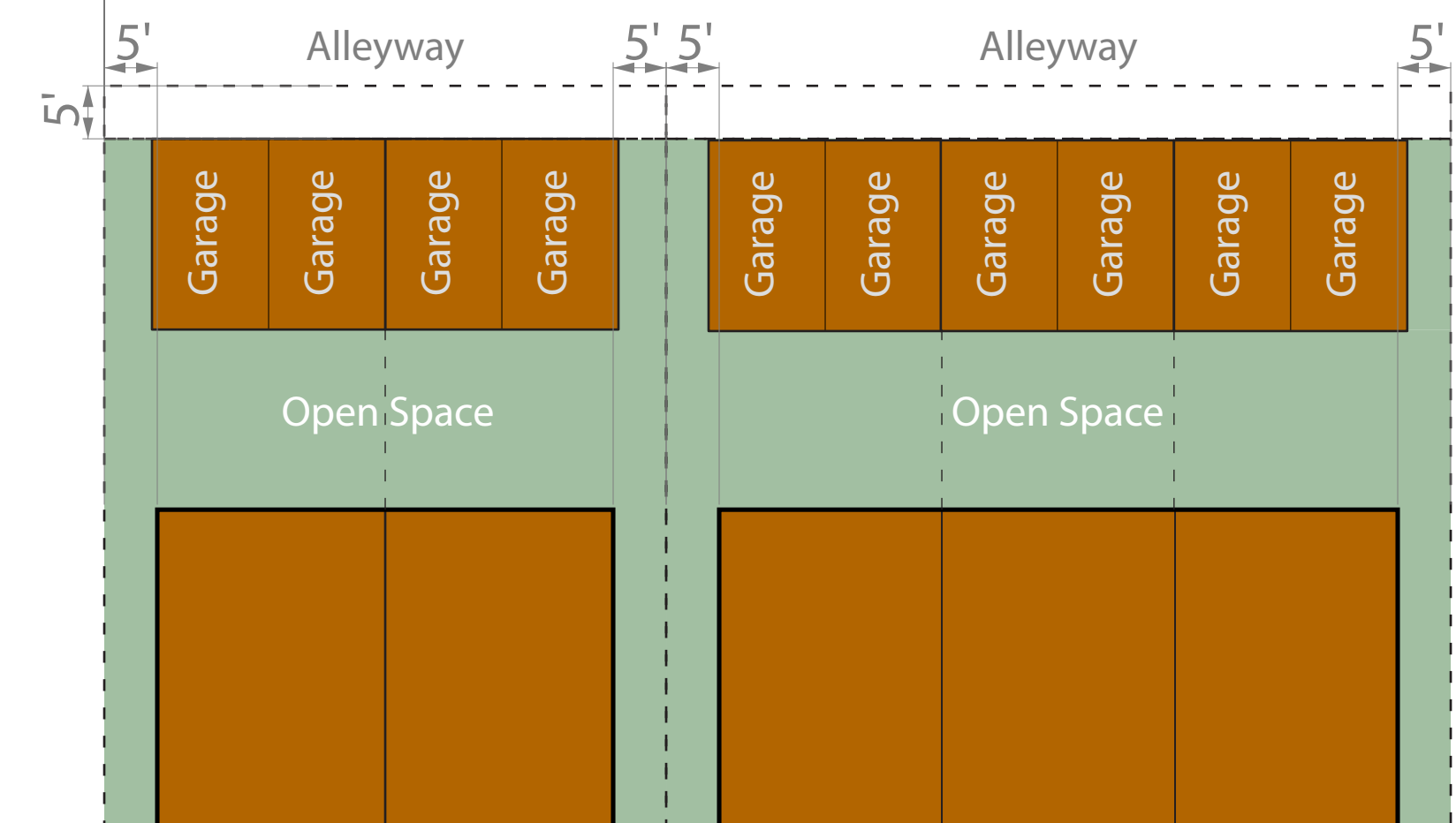
74'x65' Parcel for Triplets

Rear loaded garage with alleyway

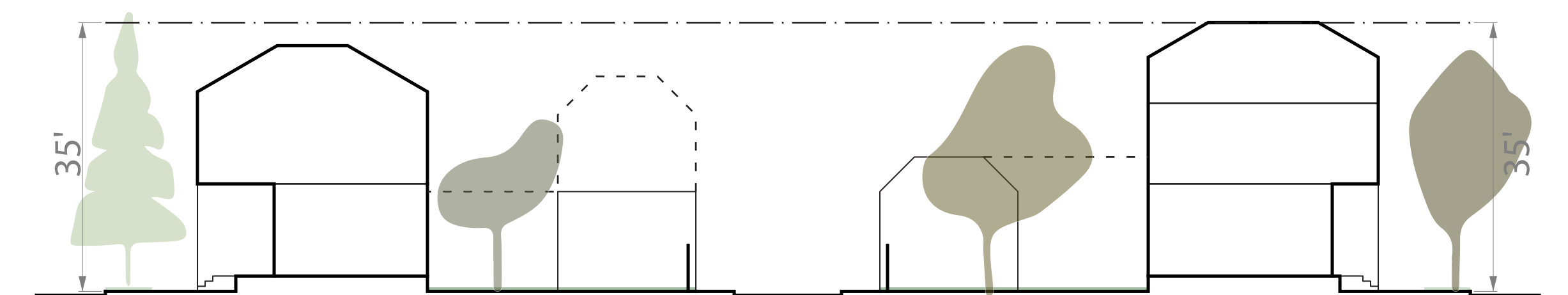
Maximum lot coverage of 80% [Specific Plan Table 5-2]



Typical Block Plan



Typical Dwelling Unit Plan



Typical Block Cross-section



# TYPICAL ELEVATION AND SECTION; PRECEDENTS

## TYPE D - DUET TYPE E - TRIPLET



### Precedents:



Portland, OR. Berkeley 6



Austin, TX. Grover Street Duplex



Campbell, CA. Robson Homes



# TYPICAL BLOCK

## TYPE F - TOWNHOMES

### Townhomes

~14 DU/Acre

21'x65' Parcel F1

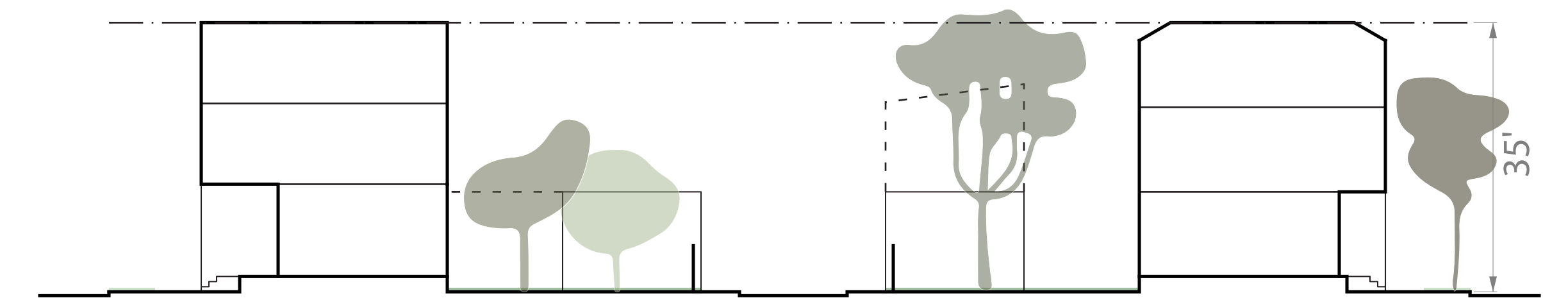
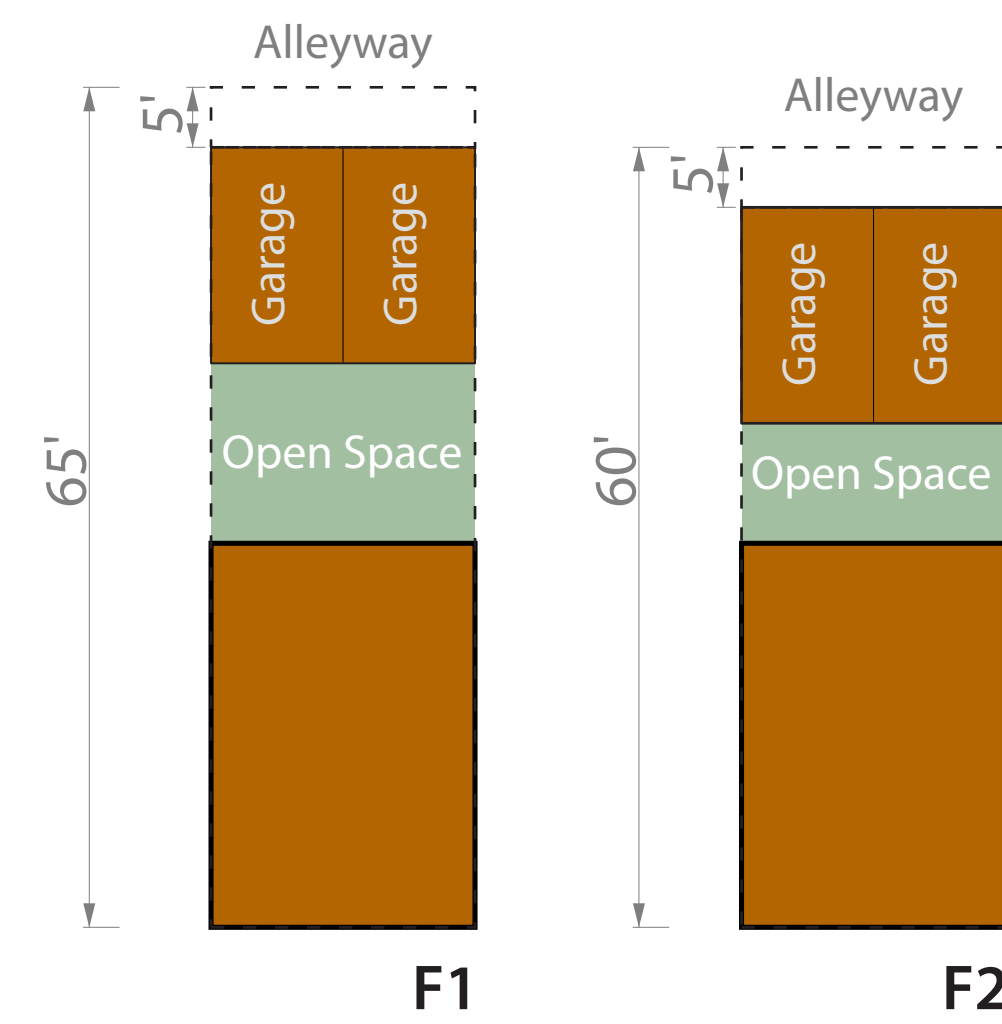
21'x60' Parcel F2

Rear Loaded Garage with alleyway

Maximum lot coverage of 80% [Specific Plan Table 5-2]



Typical Block Plan

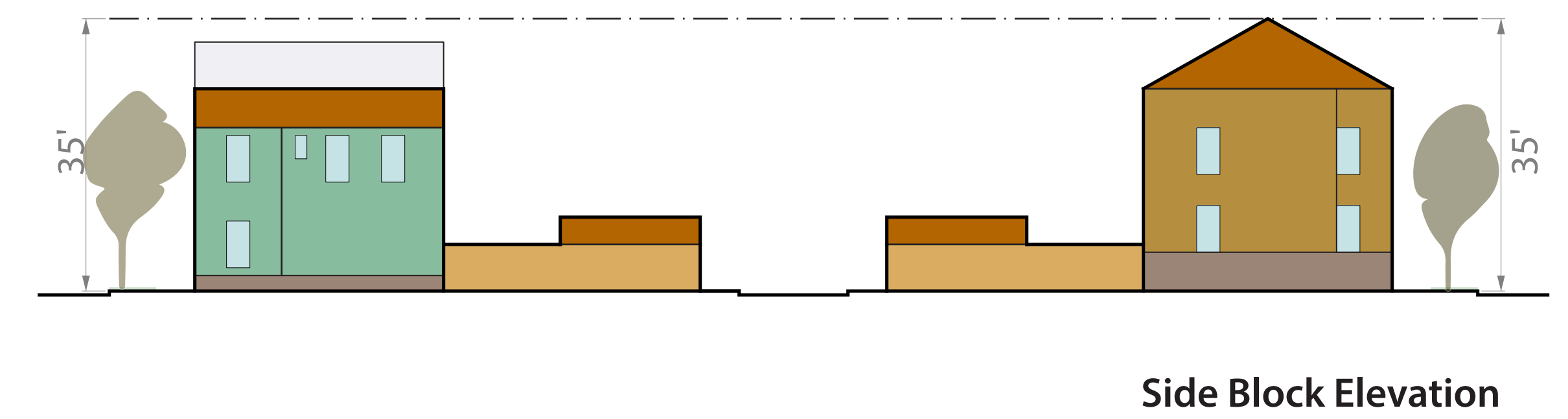
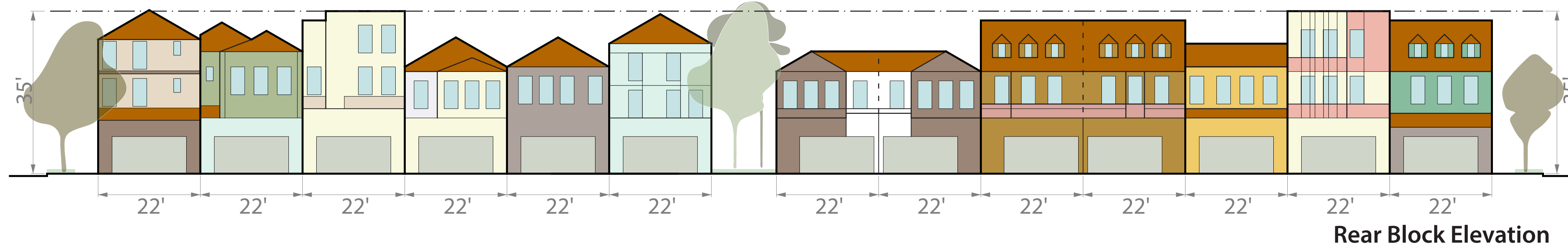
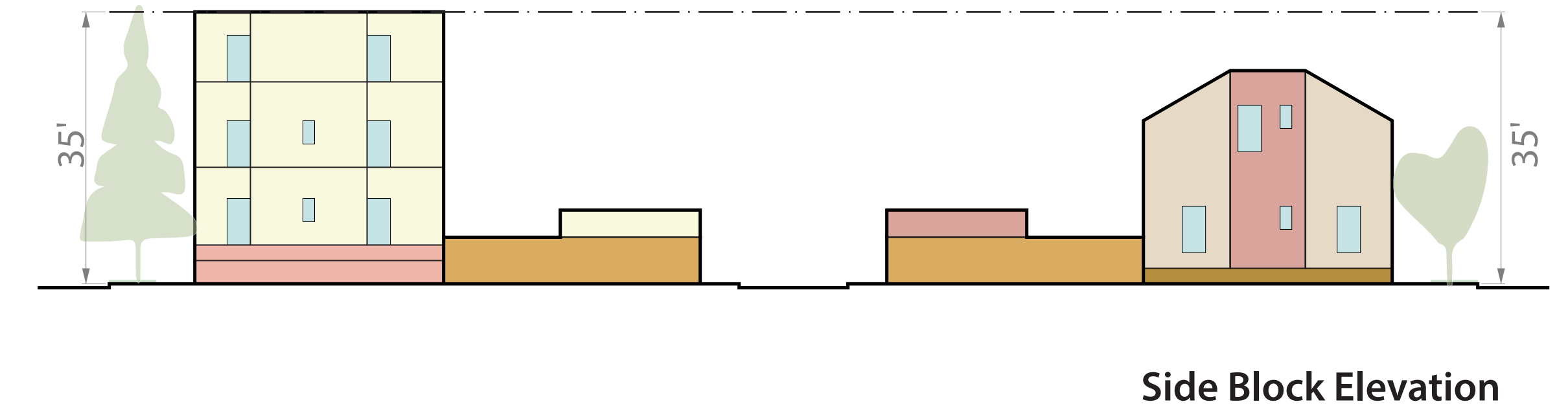


Typical Block Cross-section



# TYPICAL ELEVATION AND SECTION; PRECEDENTS

## TYPE F - TOWNHOMES



### Precedents:



Campbell, CA. Robson Homes



San Francisco, CA. David Baker Architects



Seattle, WA. The Nest Residences



# TYPICAL BLOCK

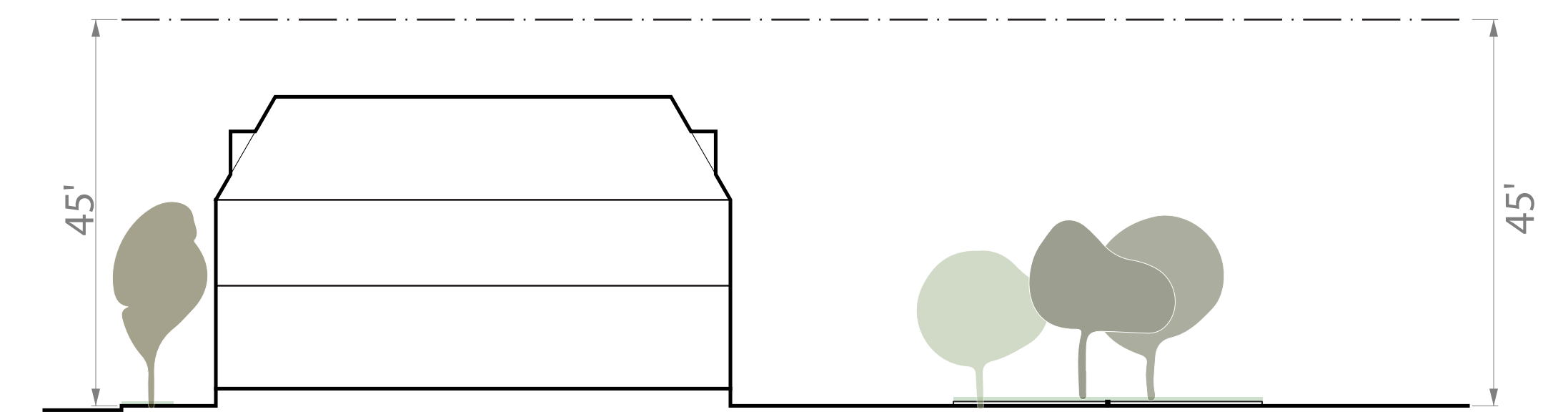
## TYPE G1 - APARTMENTS

See Section 3-D for type description.

\*Refer to Section 11 for Parking



Typical Block Plan



Typical Block Cross-section



# TYPICAL ELEVATION AND SECTION; PRECEDENTS

## TYPE G1 - APARTMENTS



### Precedents:



San Francisco, CA. Hunters View Housing



Minneapolis, MN. 3535 Grand, Lander Group



Petaluma, CA. Celsius 44, Dahlin Group

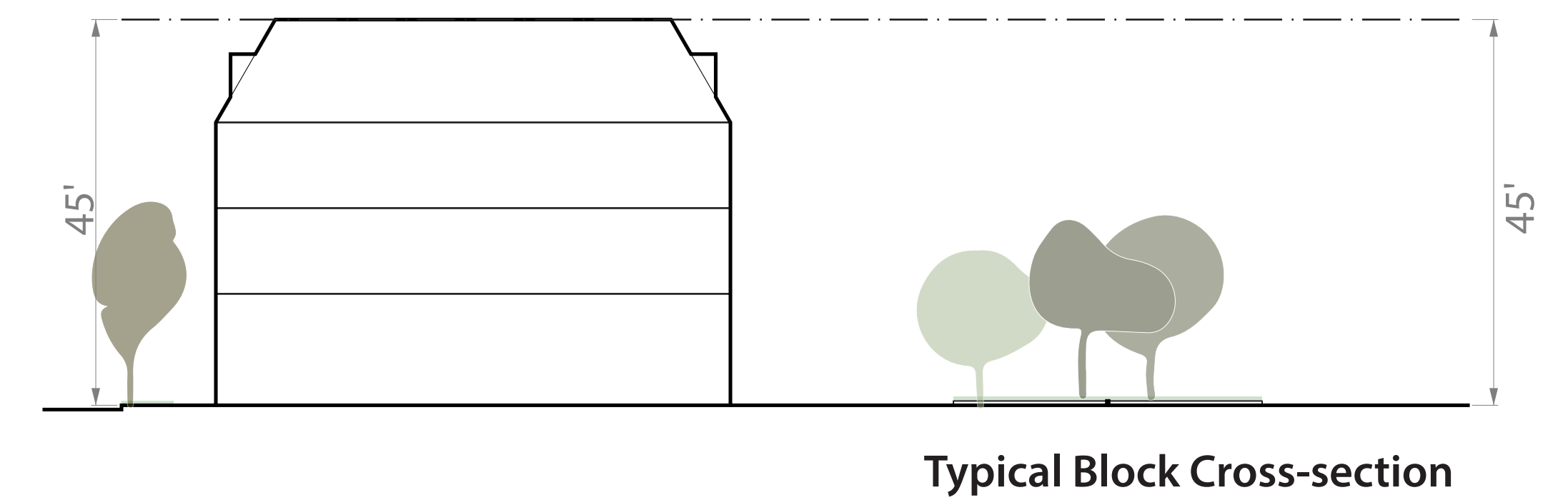
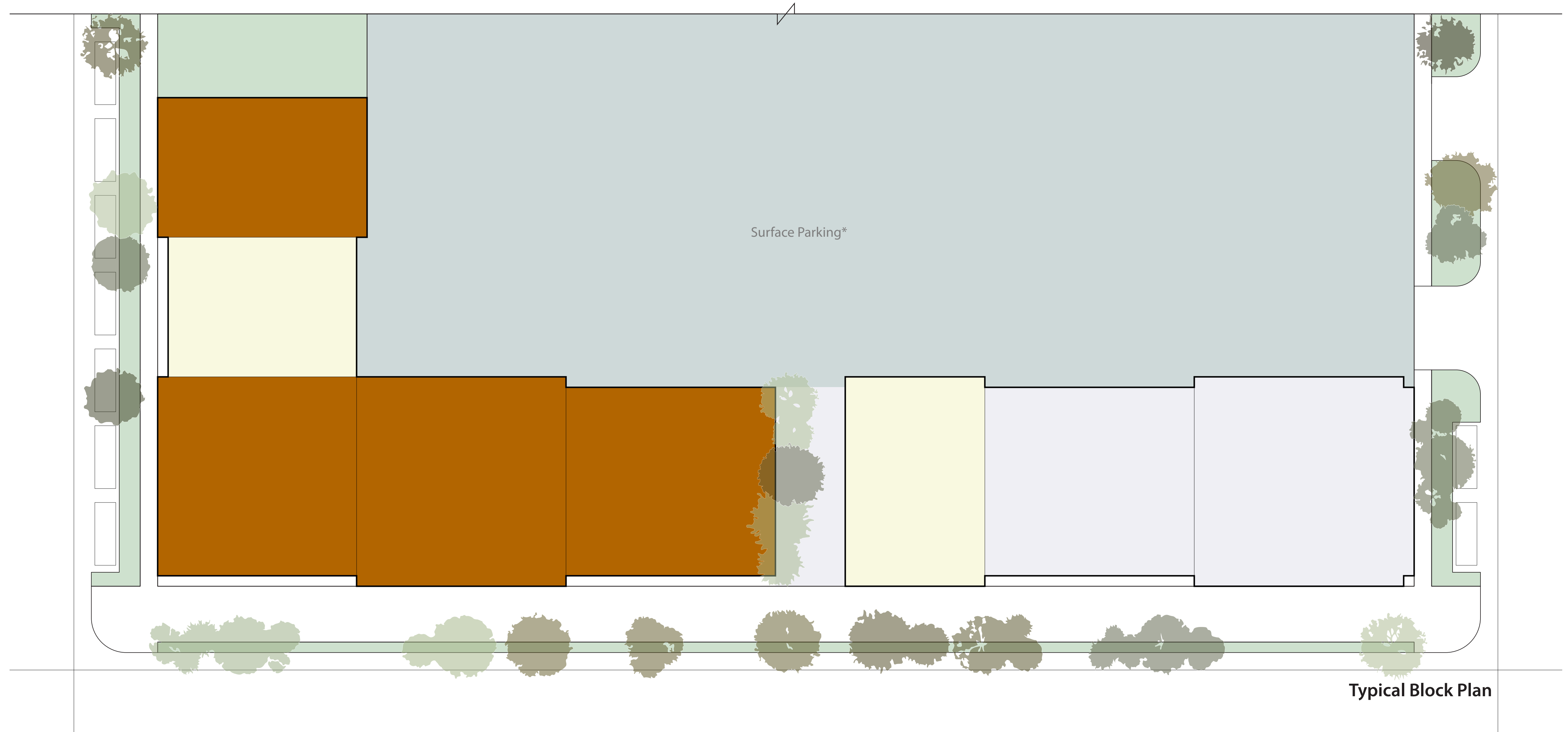


# TYPICAL BLOCK

## TYPE G2 - MIXED USE APARTMENTS

See Section 3-D for type description.

\*Refer to Section 11 for Parking





# TYPICAL ELEVATION AND SECTION; PRECEDENTS

## TYPE G2 - MIXED USE APARTMENTS



### Precedents:



Hercules, CA. The Grand



Poughkeepsie, NY. Eastdale Village



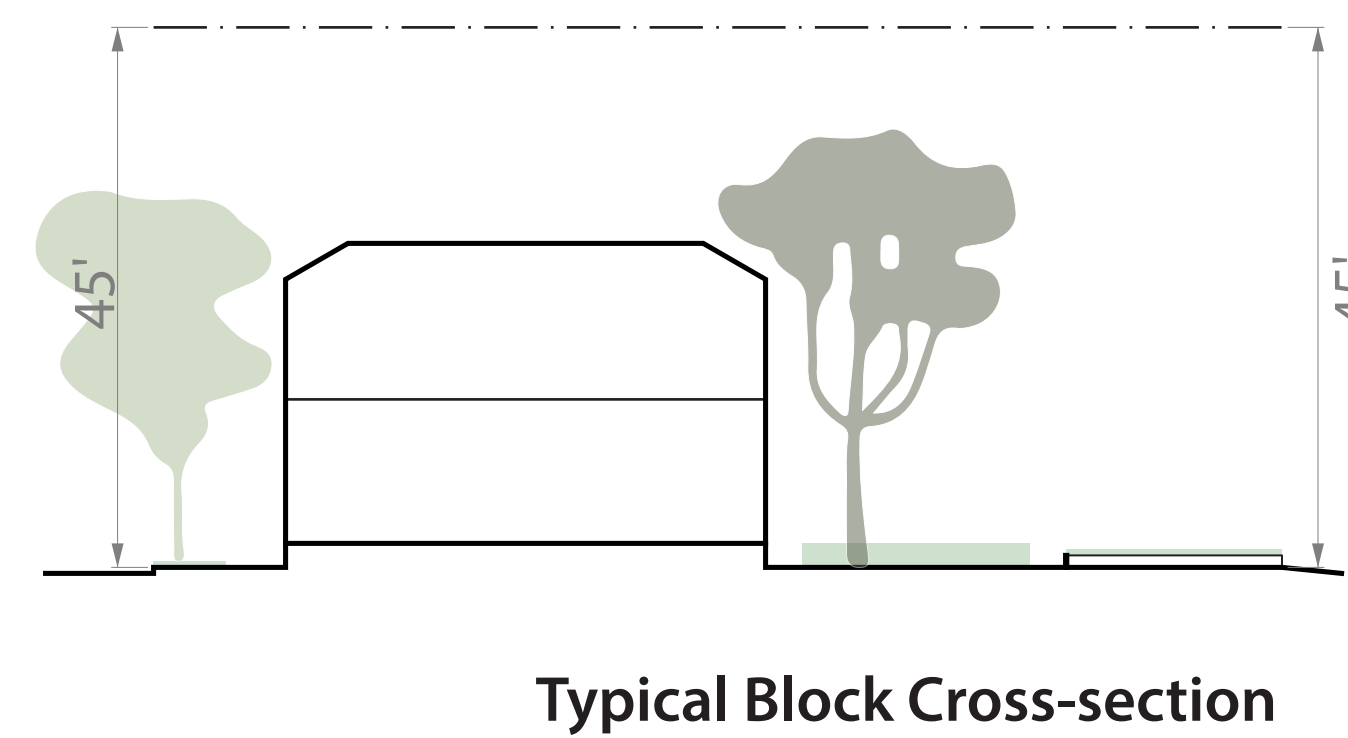
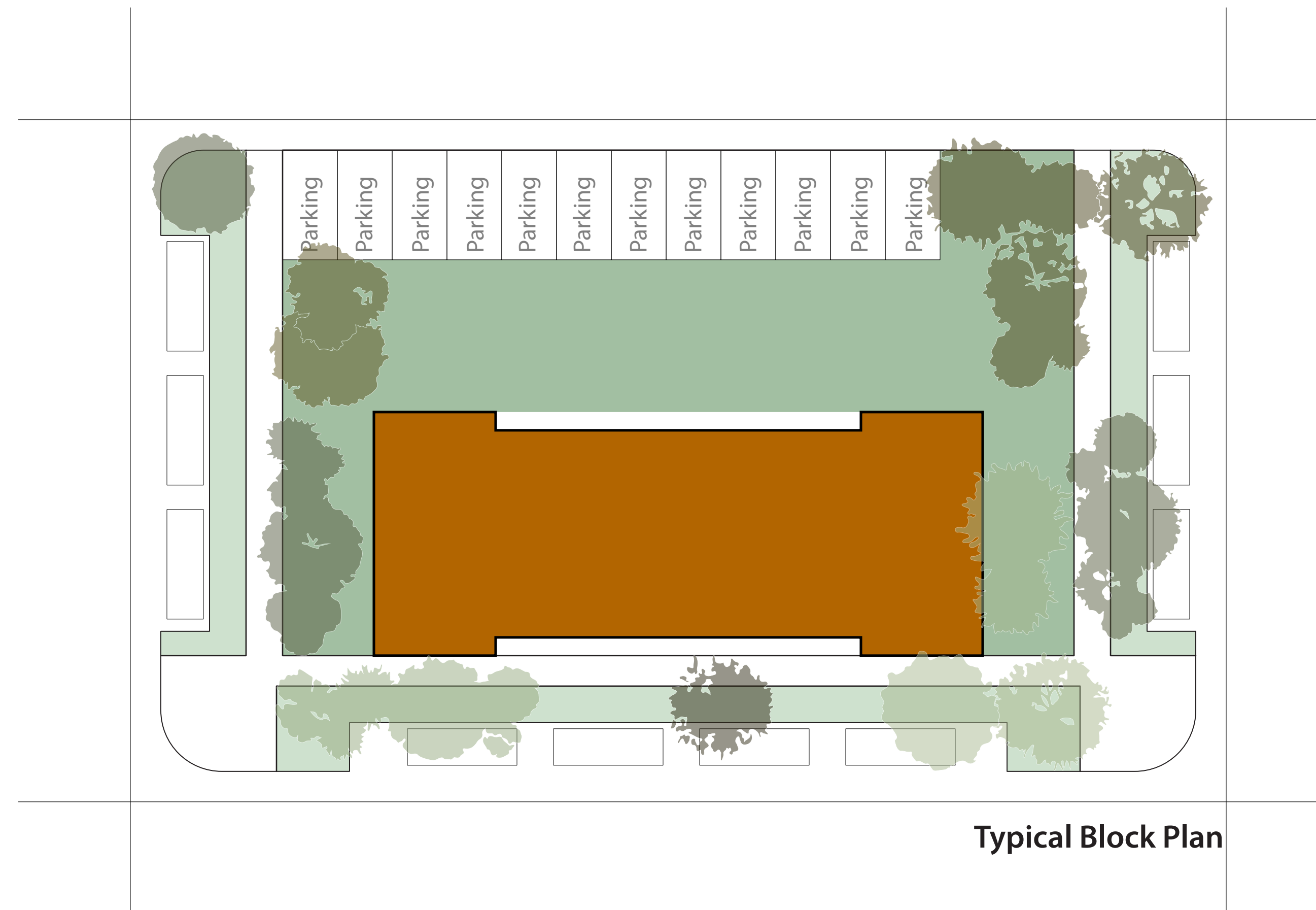
Somerville, MA. Assembly Row



# TYPICAL BLOCK

## TYPE H - COHOUSING

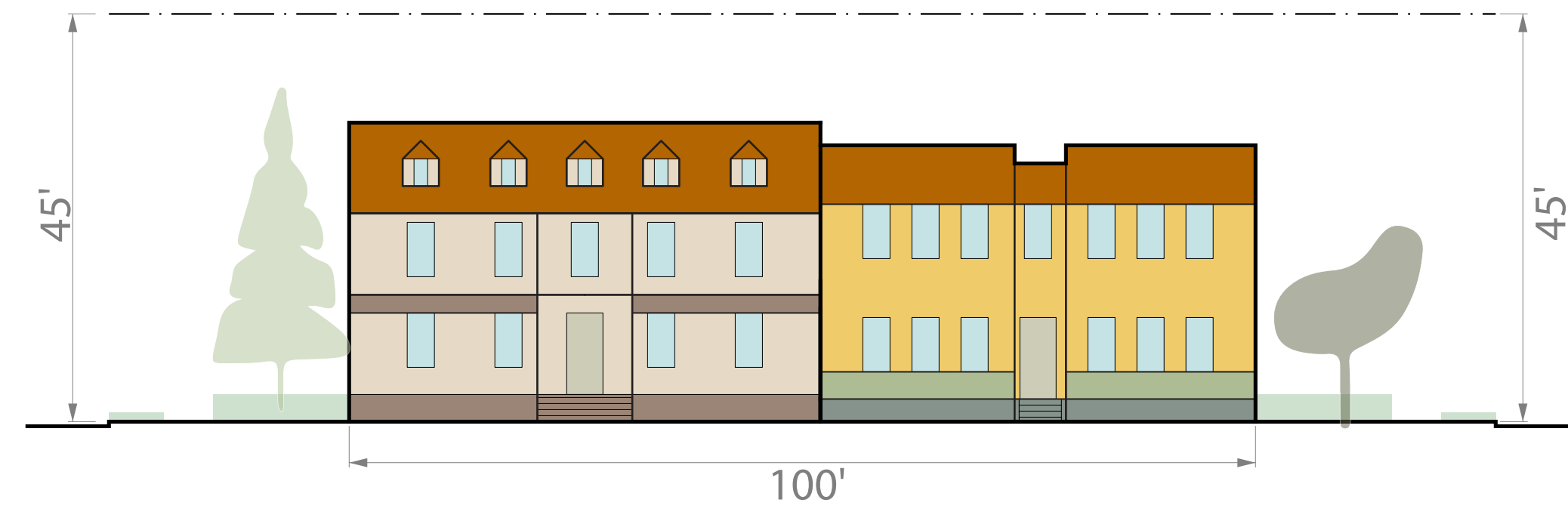
See section 3-D for type description.



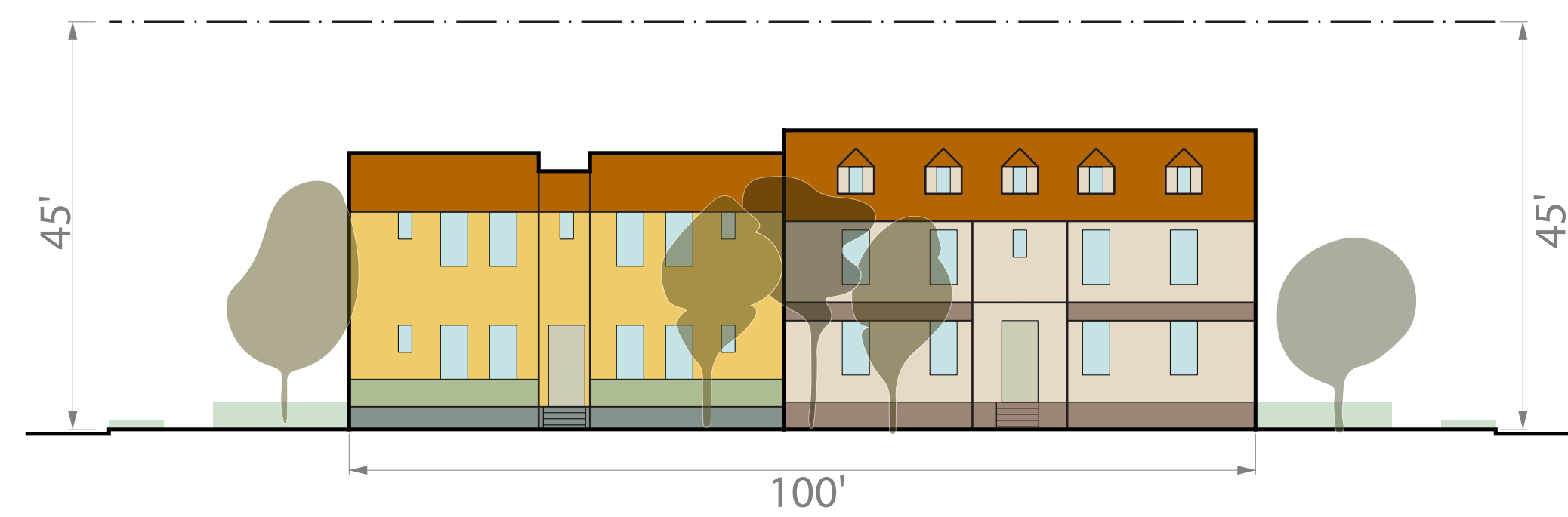


# TYPICAL ELEVATION AND SECTION; PRECEDENTS

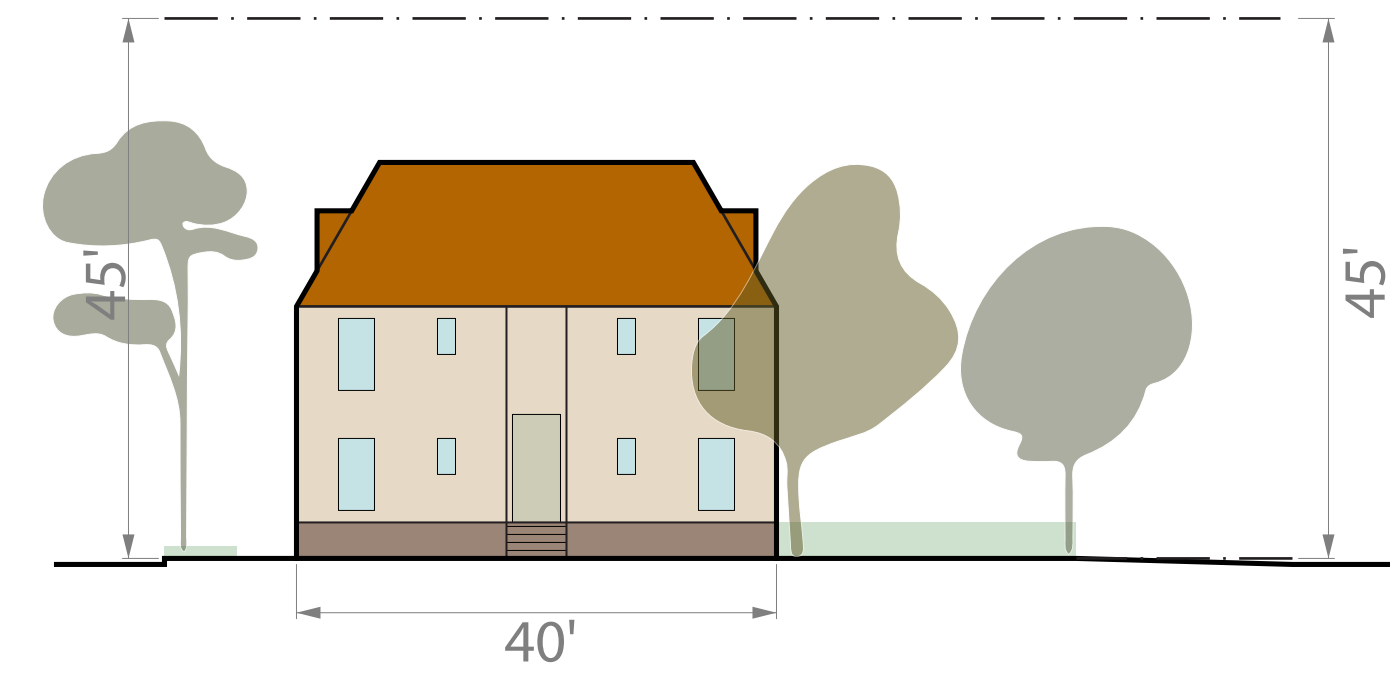
## TYPE H - COHOUSING



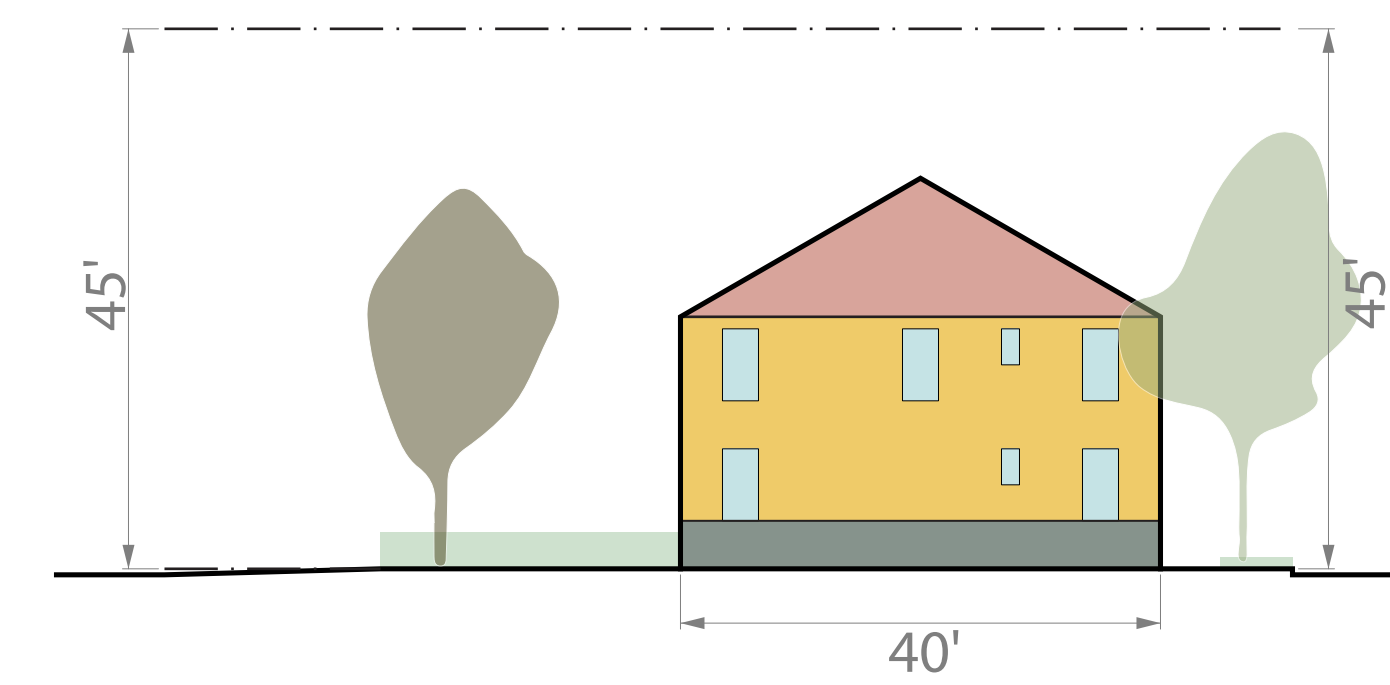
Front Block Elevation



Rear Block Elevation



Side Block Elevation



Side Block Elevation

### Precedents:



Cotati, CA. Frogsong Cohousing



Nashville, TN. Germantown Commons



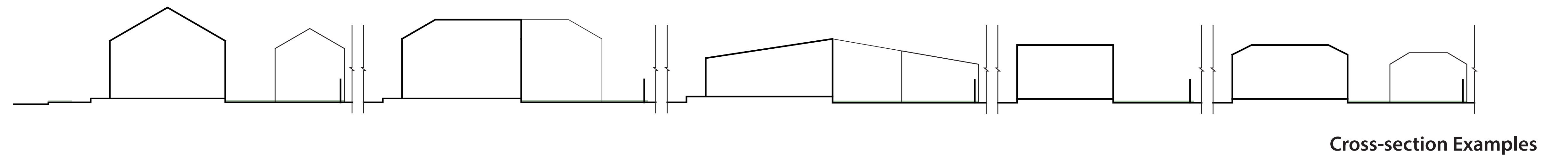
Mountain View, CA. Mountain View Cohousing



# TYPICAL BLOCK

## TYPE I - INDEPENDENT LIVING

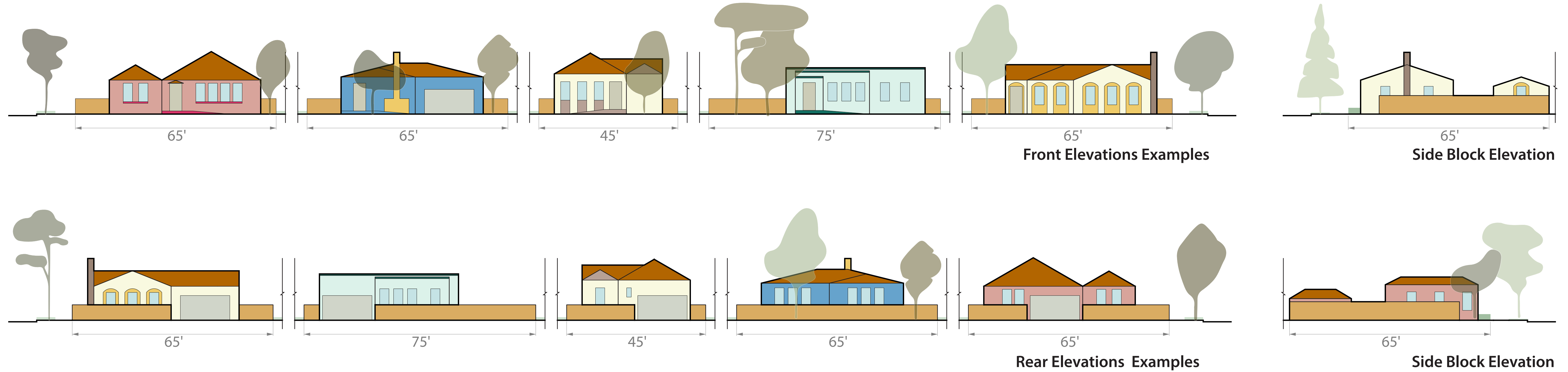
See Section 3-D for type description.





# TYPICAL ELEVATION AND SECTION; PRECEDENTS

## TYPE I - INDEPENDENT LIVING



### Precedents:



Waltham, MA. Scandinavian Living Center



Santa Barbara, CA. Valle Verde



Ventura, CA. Cypress Place