



PRELIMINARY SKETCH

SITE B & B1

CONTRA COSTA COUNTY

PROJECT DIRECTORY

OWNER: HALL EQUITIES GROUP 1855 OLYMPIC BLVD., SUITE 300 WALNUT CREEK, CA 94596 (925) 933-4000 REED ONATE	CIVIL ENGINEER: KIER & WRIGHT 2850 COLLIER CANYON ROAD LIVERMORE, CA 94551 (925) 245-8788 MICHAEL COOPER	MECHANICAL/PLUMBING: ENGINEERING NETWORK 18 JULIE HIGHLANDS COURT LAFAYETTE, CA 94549 (925) 370-6191 MANSOUR FIROUZIAN
ARCHITECT: MBH ARCHITECTS 2470 MARINER SQUARE LOOP ALAMEDA, CA 94501 (510) 865-8663 JOHN COLE	LANDSCAPE ARCHITECT: CAMP & CAMP ASSOCIATES 2520 CAMINO DIABLO WALNUT CREEK, CA 94597 (925) 941-6490 TERRY CAMP	ELECTRICAL ENGINEER: FARD ENGINEERS 309 LENNON LANE, SUITE 200 WALNUT CREEK, CA 94598 (925) 932-5505 PERRY SAIDNIA
	STRUCTURAL ENGINEER: DCI ENGINEERS 100 MONTGOMERY STREET, SUITE 1150 SAN FRANCISCO, CA 94104 (415) 781-1505 JEFF BRINK	

SHEET INDEX

CS-1	COVER SHEET
CS-2	PROPOSED LAND USES - SITE B

LANDSCAPE:

L-1	STREETSCAPE & LANDSCAPE PLAN - SITE B RENDERING
L-1.1	STREETSCAPE & LANDSCAPE PLAN - SITE B
L-2	SITE B AMENITIES RENDERING
L-2.1	SITE B AMENITIES
L-3	SITE B1 AMENITIES RENDERING
L-3.1	SITE B1 AMENITIES
L-4	TREE EXHIBIT
L-5	BIORENTION PLANTS

ARCHITECTURE:

A-1	AREA TABULATION, APPLICABLE CODES, PARKING ANALYSIS, UNIT DATA
A-2	OVERALL BASEMENT FLOOR PLAN
A-3	OVERALL 1ST FLOOR PLAN
A-4	OVERALL 2ND FLOOR PLAN
A-5	OVERALL 3RD FLOOR PLAN
A-6	OVERALL 4TH FLOOR PLAN
A-7	OVERALL 5TH FLOOR PLAN
A-8	OVERALL ROOF PLAN
A-9	ENLARGED TOWNHOUSE 1ST FLOOR PLAN
A-10	ENLARGED TOWNHOUSE 2ND FLOOR PLAN
A-11	EXTERIOR ELEVATIONS
A-12	EXTERIOR ELEVATIONS
A-13	TOWNHOUSE ELEVATIONS
A-14	TOWNHOUSE ELEVATIONS
A-15	TOWNHOUSE ELEVATIONS
A-16	BUILDING SECTION
A-17	BUILDING SECTION
A-18	UNIT PLAN A1 & A2 ENLARGED FLOOR PLAN
A-19	UNIT PLAN B1 & B2 ENLARGED FLOOR PLAN
A-20	UNIT PLAN B3 & B4 ENLARGED FLOOR PLAN
A-21	UNIT PLAN B4.1 & B5 ENLARGED FLOOR PLAN
A-22	UNIT PLAN C1 & C1.1 ENLARGED FLOOR PLAN
A-23	UNIT PLAN C2 & C3 ENLARGED FLOOR PLAN
A-24	UNIT PLAN TH1 & TH2 ENLARGED FLOOR PLAN

CIVIL

C1	TOPOGRAPHIC SURVEY
C2	OVERALL SITE PLAN
C3	GRADING PLAN - SITE B/B1
C4	GRADING PLAN - STREETSCAPE
C5	UTILITY PLAN - SITE B/B1
C6	VEHICLE PARKING PLAN - SITE B/B1
C7	STORM WATER TREATMENT PLAN - SITE B/B1
C8	STORM WATER TREATMENT PLAN - STREETSCAPE
C9	SURVEY EXHIBITS - SITE B/B1
C10	VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
C11	VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES

DRAFT DESIGN-
SUBJECT TO
MODIFICATION

Preliminary Development Plan

SARANAP VILLAGE -Site B, B1
CONTRA COSTA COUNTY, CA

PLANNING
SUBMITTAL
COVER
SHEET

REVISIONS:
• 15 FEB 17
•
•
•
•

DATE: 14 JUL 15
SCALE: 1" = 10'-0"
JOB # 12-029

SHEET

CS-1



Site A

EXISTING ZONING: GENERAL COMMERCIAL (C); MULTI FAMILY RES. (M29);
 PLANNED UNIT (P1)
 PROPOSED ZONING: PLANNED UNIT (P1)
 PROPOSED RESIDENTIAL APARTMENTS: 122 UNITS
 PROPOSED COMMERCIAL RETAIL: APPROX. 8700 S.F. G.L.A.
 EXISTING SITE AREA: 63,916 S.F. (1.47 AC)
 PROPOSED SITE AREA: 71,768 SF (1.64 AC)

Site C

EXISTING ZONING: NEIGHBORHOOD BUSINESS (NB); PLANNED UNIT (P1)
 PROPOSED ZONING: PLANNED UNIT (P1)
 PROPOSED RESIDENTIAL CONDOS: 24 UNITS
 EXISTING SITE AREA: 25,237 S.F. (0.58 AC)
 PROPOSED SITE AREA: 26,197 S.F. (0.60 AC)

SITE 'B'

Site B / B1

EXISTING ZONING: RETAIL BUSINESS (RB); MULTI FAMILY RES. (M29)
 PROPOSED ZONING: PLANNED UNIT (P1)
 PROPOSED RESIDENTIAL CONDOS: 52 UNITS
 PROPOSED COMMERCIAL RETAIL: APPROX. 12,875 S.F. G.L.A.
 EXISTING SITE AREA - SITE B: 55,727 S.F. (1.28 AC)
 PROPOSED SITE AREA - SITE B: 56,742 S.F. (1.30 AC)
 PROPOSED SITE AREA - SITE B1: 8,798 S.F. (.20 AC)

Proposed Land Uses- Site B

DRAFT DESIGN-
 SUBJECT TO MODIFICATION

SARANAP VILLAGE
 Walnut Creek, CA





SARANAP MEDIAN SIGN



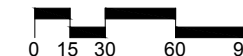
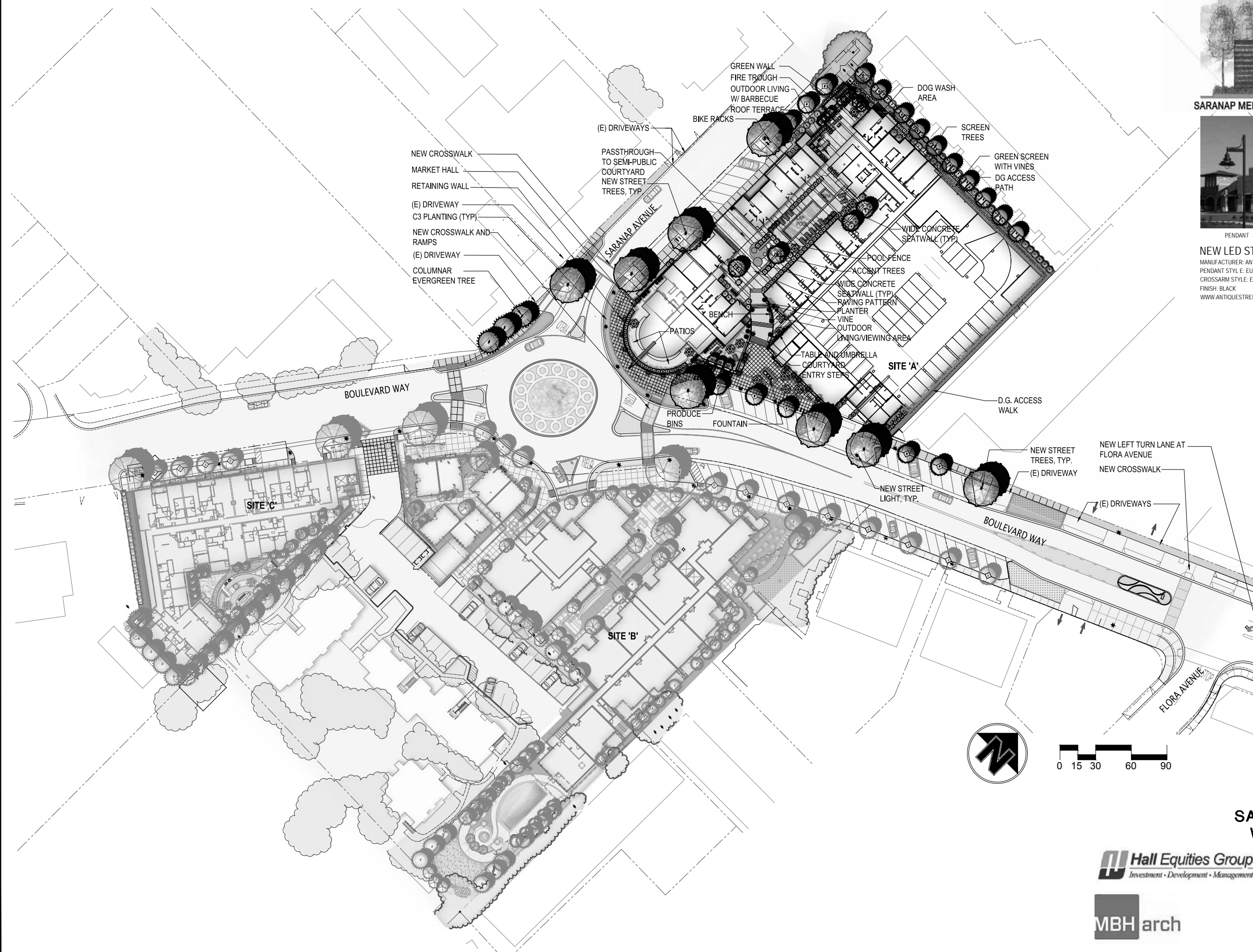
PENDANT



CROSSARM

NEW LED STREET LIGHT

MANUFACTURER: ANTIQUE STREET LAMPS
PENDANT STYL: E. EUROTIQUE COPENHAGEN SERIES
CROSSARM STYL: EAB4
FINISH: BLACK
WWW.ANTIQUESTREETLAMPS.COM



Streetscape and Landscape Plan-
Site A Revised

SARANAP VILLAGE
Walnut Creek, CA



2020 CAMINO DABLO
WALNUT CREEK, CALIFORNIA 94597
(925) 941-6488 FAX (925) 941-6455
email: info@campandcamp.com

01-05-16
02-02-16
10-13-16
01-30-17



SARANAP MEDIAN SIGN



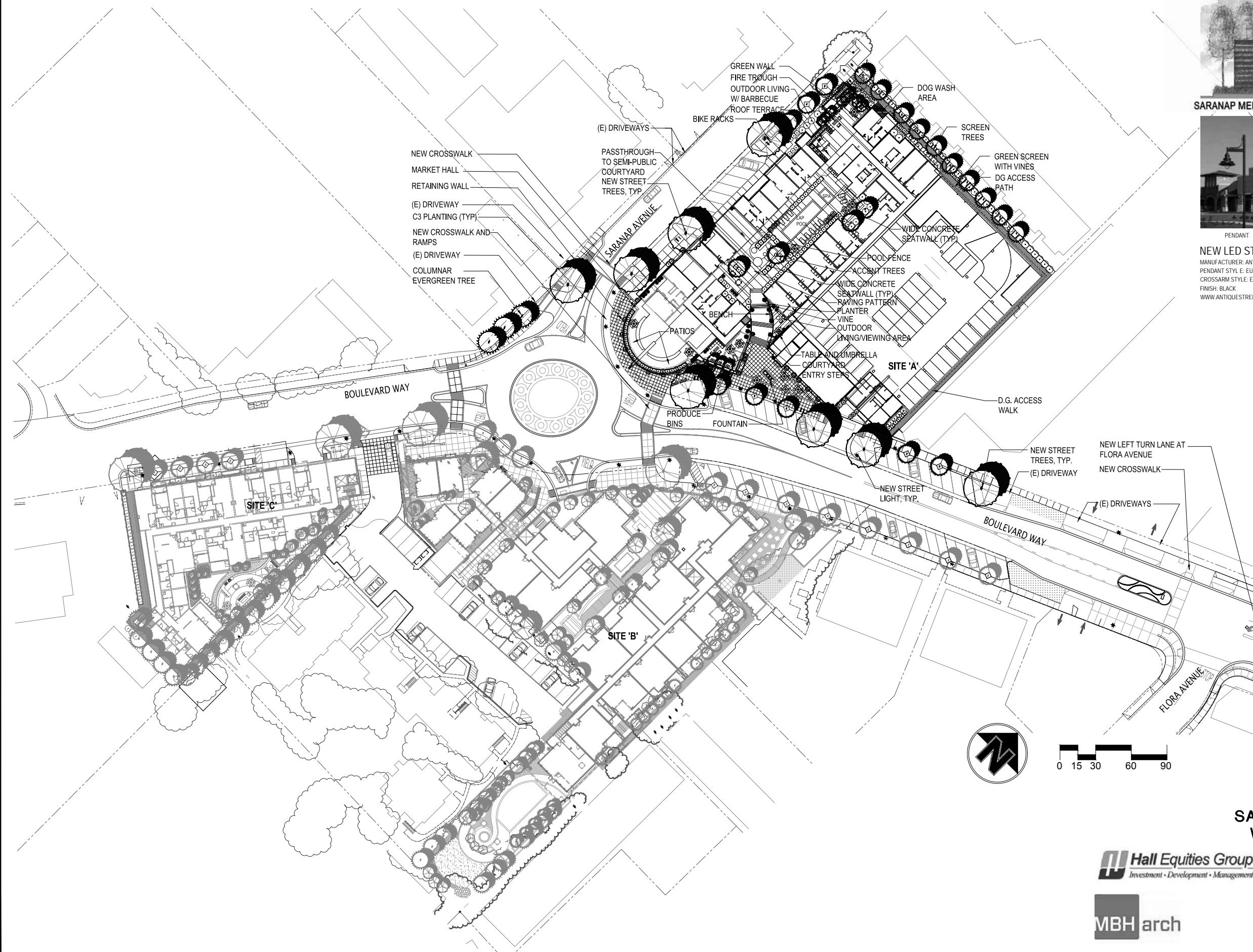
PENDANT



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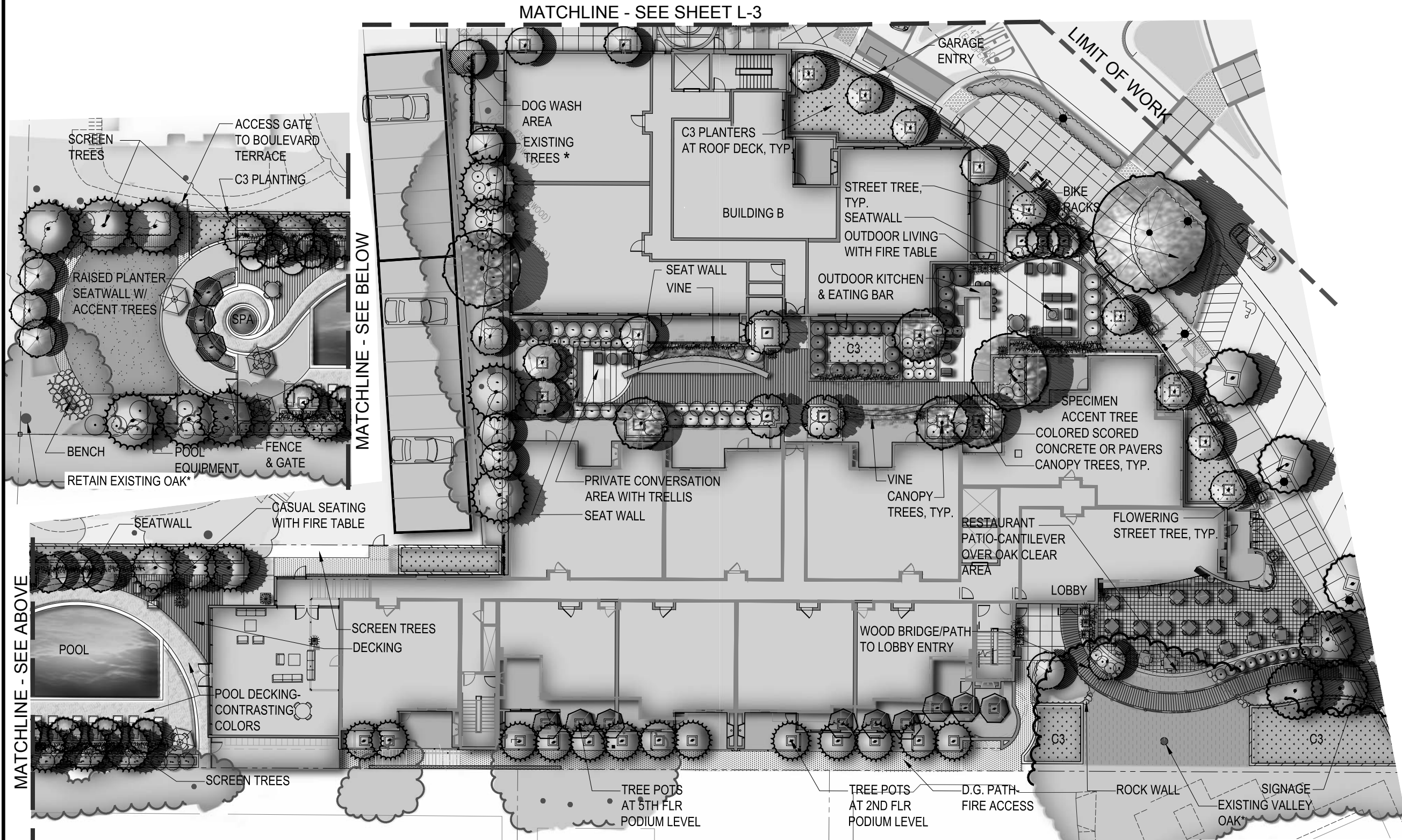
Streetscape and Landscape Plan-
Site A Revised

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01-30-17



Site B Amenities

SARANAP VILLAGE
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* EXISTING TREES AT THESE LOCATIONS TO BE RETAINED WHERE FEASIBLE, PENDING DETAILED ARBORIST ANALYSIS OF FUTURE CONSTRUCTION DRAWING.



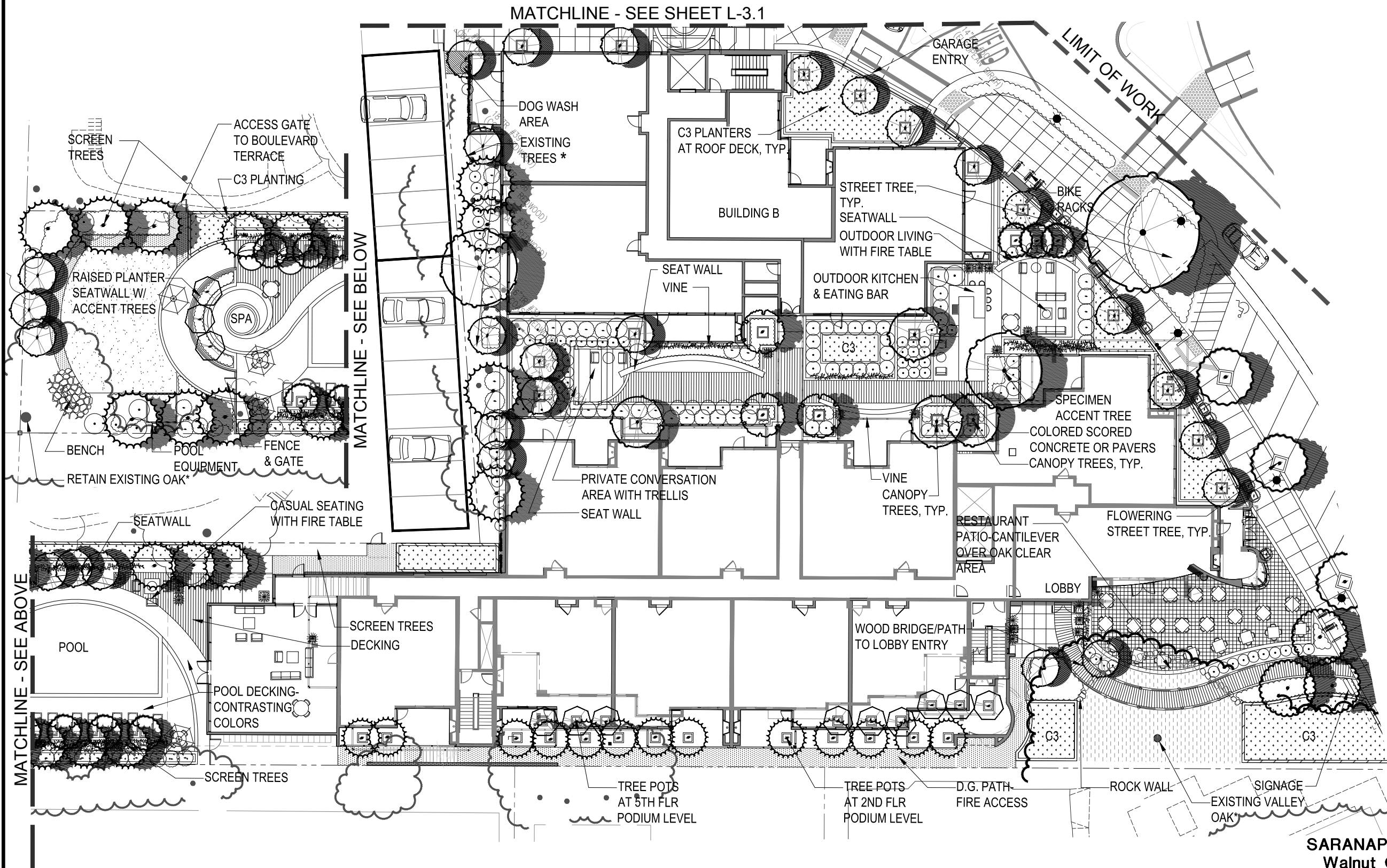
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L-2



Site B Amenities

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Walnut Creek, CA

* EXISTING TREES AT THESE LOCATIONS TO BE RETAINED WHERE FEASIBLE, PENDING DETAILED ARBORIST ANALYSIS OF FUTURE CONSTRUCTION DRAWING.



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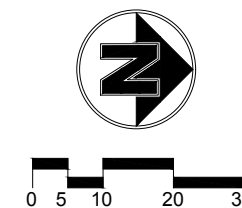
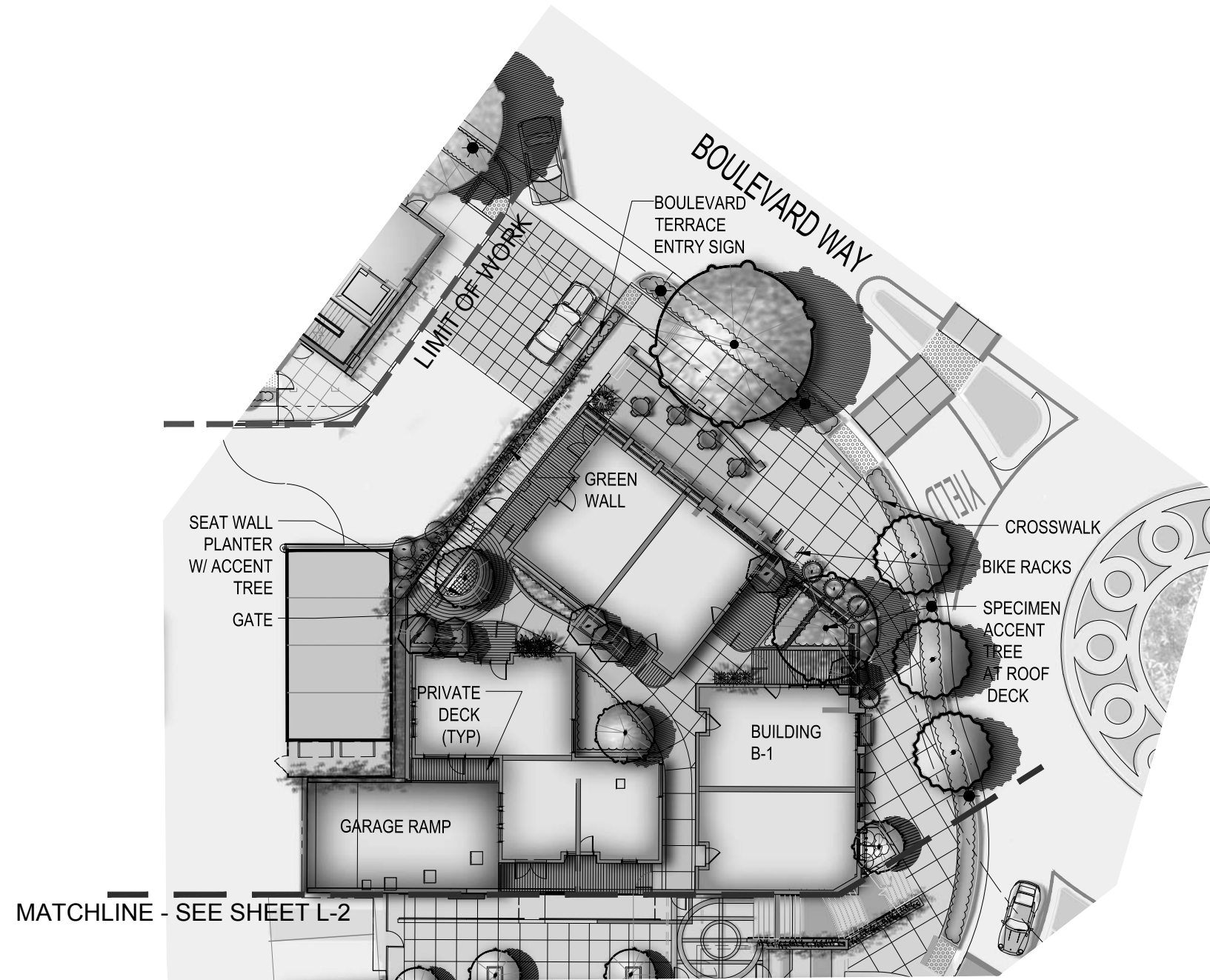
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L-2.1



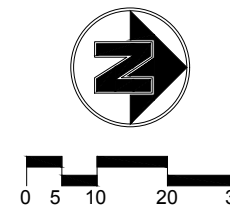
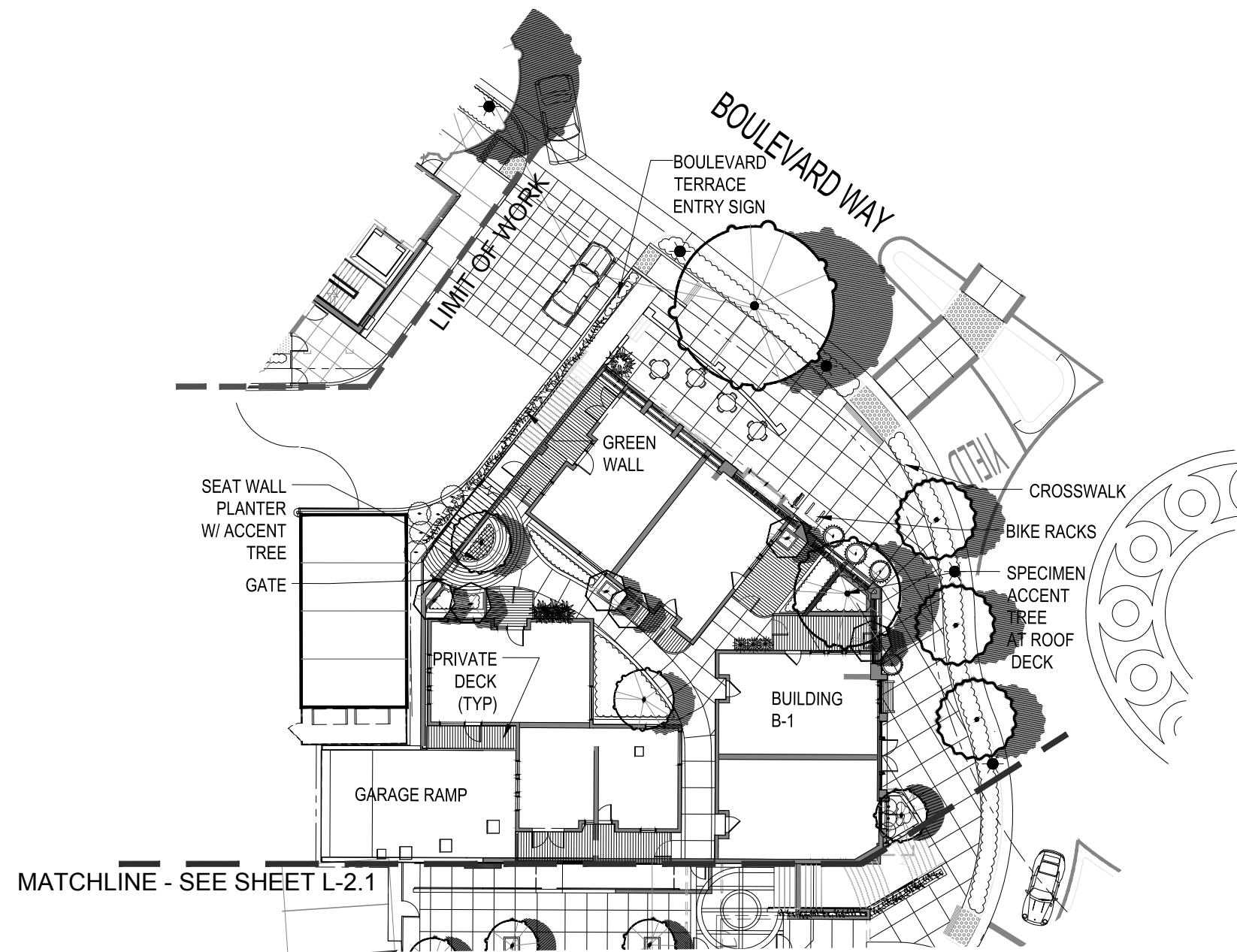
Site B1 Amenities

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L-3



Site B1 Amenities

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01-30-17

L-3.1

CANOPY TREES AND ACCENT TREES



Acer negundo 'Flamingo' *
Flamingo Boxelder Maple
Small Tree



Acer palmatum
Japanese Maple
Small Tree



Acer rubrum 'Armstrong'
'Armstrong' Red Maple
Medium Tree



Arbutus 'Marina'
Marina Strawberry Tree
Medium Tree



Arbutus unedo
Strawberry Tree
Medium Tree



Cercis canadensis 'Ace of Hearts'
Ace of Hearts Redbud
Small Tree



Cercis canadensis
Eastern Redbud
Small Tree



Cercis occidentalis *
Western Redbud
Small Tree



Cornus Kousa
Kousa Dogwood
Small Tree



Fraxinus oxycarpa 'Raywood'
Raywood Ash
Medium Tree



Lagerstroemia indica 'Natchez' *
Natchez Crape Myrtle
Medium Tree



Magnolia grandiflora 'Little Gem'
Little Gem Dwarf Southern Magnolia
Small Tree



Olea europaea 'Swan Hill'
Fruitless Olive
Medium Tree



Pyrus calleryana 'Chanticleer'
Chanticleer Flowering Pear
Medium Tree



Pistacia chinensis
Chinese Pistachio
Medium Tree



Quercus agrifolia
Coast Live Oak
Large Tree



Quercus lobata
Valley Oak
Large Tree



Quercus virginiana
Southern Live Oak
Large Tree



Triadica sebifera *
Chinese Tallow Tree
Large Tree

EVERGREEN SCREEN TREES



Geijera parviflora *
Australia Willow
25'-35' tall, 20' wide, narrow
drooping olive green leaves, small
white flowers



Laurus nobilis 'Saratoga' *
Sweet Bay
12-40' tall, compact, dark green
leaves used for cooking



Popocarpus gracilior
Fern Pine
20'-60' tall, 10'-20' wide, glossy
dark green leaves



Rhus lancea
African Sumac
20-30' tall, 25-35' wide, moderately
slow growth, dark green willow-like
leaves



Sequoia sempervirens
Coastal Redwood
80'-100' tall, 25-35' wide, fast growth,
dark green foliage

* Also suitable for
Bioretention areas

Tree Exhibit

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Walnut Creek, CA

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L-4

SHRUBS & GRASSES



Alyogyne huegelii
Lilac Hibiscus
Tall Shrub



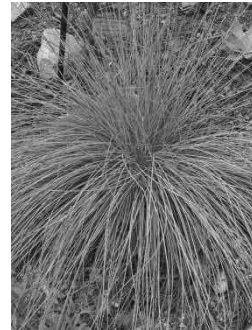
Arctostaphylos densiflora
'Howard McMinn'
Manzanita
Medium Shrub



Carpenteria californica
Bush Anemone
Screen



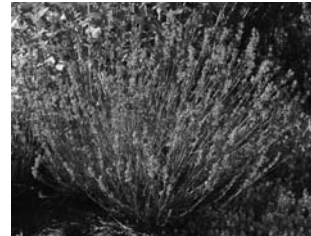
Correa 'Carmine Bells'
Red Australian Fuchsia
Medium Shrub



Festuca idahoensis
Idaho Blue Fescue
Grass



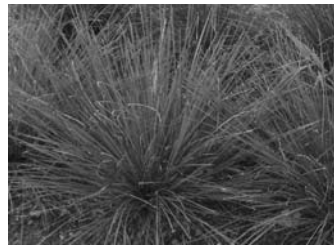
Heteromeles arbutifolia
Toyon
Screen



Lavandula angustifolia
Lavender
Low Shrub



Myrica californica
Pacific Wax Myrtle
Screen



Lomandra longiflora 'Breeze'
Breeze Mat-Rush



Nandina domestica
Harbour Dwarf
Groundcover



Pittosporum tenuifolium
Kohuhu
Screen



Rhamnus californica
Coffeeberry
Tall Shrub



Rosmarinus officinalis
'Blue Spires'
Blue Spires Rosemary
Tall Shrub



Stipa tenuissima
Mexican Feather Grass
Grass

BIORETENTION PLANTS



Achillea millefolium
Common Yarrow
Groundcover



Arctostaphylos uva-ursi
'Emerald Carpet'
Manzanita
Groundcover



Carex divulsa
Berkeley Sedge
Grass



Chondropetalum
elephantinum
Large Cape Rush



Cornus sericea
Red Osier Dogwood
Tall Shrub



Cornus stolonifera
Red Osier Dogwood
Tall Shrub



Iris douglasiana
Douglas Iris
Groundcover

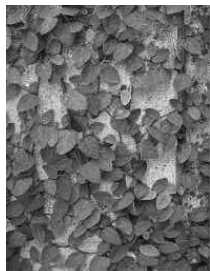
VINES



Juncus patens
California Gray Rush
Grass



Muhlenbergia rigens
Deer Grass
Grass



Ficus pumila 'Minima'
Climbing Fig



Clytostoma callistegioides
Lavender Trumpet Vine



Hardenbergia violacea
'Happy Wanderer'
Purple Lilac Vine



Trachelospermum
jasminoides
Star Jasmine

Shrubs, Grasses &
Bioretention Plants

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Walnut Creek, CA

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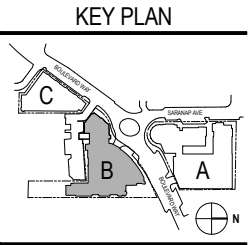
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WALNUT CREEK, CALIFORNIA 94597
(925) 941-6888 FAX (925) 941-6855
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L-5

PRELIMINARY
DEVELOPMENT PLAN

AREA TABULATION,
APPLICABLE CODES,
PARKING ANALYSIS,
UNIT DATA

NOT FOR
CONSTRUCTION



PARCEL B

SARANAP VILLAGE
CONTRA COSTA COUNTY, CA

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No.	Date	Issue
	14 JUL 15	PLANNING SUBMITTAL
	27 JAN 17	PLANNING SUBMITTAL

PROJECT DESCRIPTION

LOCATED IN UNINCORPORATED CONTRA COSTA COUNTY, THE ADDRESS FOR THIS PROJECT IS:
1300 BOULEVARD WAY, WALNUT CREEK, CA 94595

THE DESIGN REPRESENTED IN THESE DOCUMENTS IS SUBJECT TO THE APPROVAL OF ENTITLEMENT DRAWINGS BY CONTRA COSTA COUNTY.

ALL PORTIONS OF THIS PROJECT ARE PRIVATELY FUNDED.

THE PORTION OF THE PROJECT DESCRIBED BY THESE DRAWINGS INCLUDES:

ONE FLOOR OF BELOW-GRADE PARKING FOR 64 VEHICLES.
ONE FLOOR OF ON-GRADE PARKING FOR 44 VEHICLES.
ONE FLOOR OF ABOVE-GRADE PARKING FOR 13 VEHICLES TO REPLACE EXISTING PARKING DEDICATED TO THE EXISTING ADJACENT CONDOMINIUM BOULEVARD TERRACE.
RESTAURANT, 4 RETAIL SPACES AND RESIDENTIAL LOBBY, ALL ON-GRADE.
TWO 4-STORY RESIDENTIAL BUILDING WINGS, TOTALLING 46 DWELLING UNITS, ABOVE A CONCRETE PODIUM.
THREE 2-STORY TOWNHOUSE GROUPS TOTALLING 6 UNITS, ABOVE A CONCRETE PODIUM.

TYPE IIIA FULLY-SPRINKLERED CONSTRUCTION FOR FOUR STORIES OF R-2 RESIDENTIAL OVER A TWO STORY, TYPE IA, GROUP S-2 PARKING GARAGE.

DRAFT DESIGN -
SUBJECT TO
MODIFICATION

AREA TABULATION, GROSS SF		UNIT PLAN AREAS						PARKING ANALYSIS			
BASEMENT LEVEL	GROSS FLOOR AREA	UNIT PLAN	BEDROOM COUNT	UNIT COUNT	UNIT NET SELLABLE AREA	TOTAL NET SELLABLE AREA		CAR PARKING - BY USE	TOTAL SF	PARKING REQ'D	PARKING PROVIDED
CORRIDOR/ACCESSORY SPACES	203 SF	A1	1	7	908 SF	6,384 SF		RESTAURANT: 1 SPACE PER 100 SF	4,833	48 SPACES	48 SPACES
GARAGE AREA	24,591 SF	A2	1	4	1,104 SF	4,416 SF		RETAIL 1 COFFEE: 1 SPACE PER 100 SF	1,200	12 SPACES	12 SPACES
UTILITY	1,900 SF	B1	2	7	1,282 SF	8,974 SF		RETAIL 2: 1 SPACE PER 300 SF	2,754	9 SPACES	9 SPACES
VERTICAL CIRCULATION	817 SF	B2	2	8	1,286 SF	10,286 SF		RETAIL 3: 1 SPACE PER 300 SF	1,632	5 SPACES	5 SPACES
TOTAL	27,511 SF	B3	2	4	1,357 SF	5,426 SF		RETAIL 4: 1 SPACE PER 300 SF	2,403	8 SPACES	8 SPACES
1ST FLOOR		B4	2	2	1,174 SF	2,348 SF		TOTAL COMMERCIAL PARKING		82 SPACES	82 SPACES
BICYCLE STORAGE	135 SF	B4.1	2	1	1,172 SF	1,172 SF		(LOCATED IN BUILDING A)			
COMMERCIAL CIRCULATION	1,264 SF	B5	2	8	1,488 SF	11,904 SF		RESIDENTIAL 1-BEDROOM			
GARAGE AREA	18,725 SF	C1	3	2	1,545 SF	3,090 SF		11 UNITS x 1.5	17 SPACES	17 SPACES	
LOADING	3,409 SF	C1.1	3	1	1,545 SF	1,545 SF		RESIDENTIAL 2 & 3-BEDROOM			
LOBBY & MAIL	700 SF	C2	3	1	1,569 SF	1,569 SF		35 UNITS x 2	70 SPACES	70 SPACES	
MEP AREA	910 SF	C3	3	1	1,711 SF	1,711 SF		RESIDENTIAL TOWNHOUSE			
RESTAURANT	4,833 SF	TH1	2	3	1,110 SF	3,420 SF		6 UNITS x 2	12 SPACES	19 SPACES	
RETAIL 1/ COFFEE SHOP	1,200 SF	TH2	2	3	1,134 SF	3,402 SF		TOTAL RESIDENTIAL PARKING		99 SPACES	108 SPACES
RETAIL 2	2,754 SF	TOTAL	98	52		65,527 SF		RESIDENTIAL GUEST			
RETAIL 3	1,632 SF	NOTE:						52 UNITS x 0.25	13 SPACES	16 SPACES	
RETAIL 4	2,403 SF	SSF - SELLABLE SQUARE FOOTAGE OF UNITS IS MEASURED FROM INSIDE FACE OF WALLS, AND EXCLUDES SHAFT AREAS (PAINT TO PAINT).						TOTAL GUEST PARKING (LOCATED ON STREET PARKING)		13 SPACES	16 SPACES
STORAGE	377 SF							GRAND TOTAL PARKING		112 SPACES	124 SPACES
TRASH	623 SF										
VERTICAL CIRCULATION	942 SF							BICYCLE PARKING - BY USE		PARKING REQ'D	PARKING PROVIDED
TOTAL	39,908 SF							RESTAURANT SHORT TERM			
2ND FLOOR								1 PER 2,000 SF; 2 MIN		2 SPACES	2 SPACES
CLUBROOM	1,214 SF							RESTAURANT LONG TERM			
CORRIDOR/ACCESSORY SPACES	2,580 SF							1 PER 10 EMPLOYEES; 2 MIN		2 SPACES	3 SPACES
GARAGE AREA	6,005 SF							RETAIL 1/ COFFEE SHORT TERM			
TRASH	86 SF							1 PER 2,000 SF; 2 MIN		2 SPACES	3 SPACES
UNIT PLAN AREA	14,003 SF							RETAIL 1/ COFFEE LONG TERM		2 SPACES	2 SPACES
UTILITY	147 SF							1 PER 10 EMPLOYEES; 2 MIN			
VERTICAL CIRCULATION	851 SF							RETAIL 2,3,4 SHORT TERM			
TOTAL	24,885 SF							1 PER 5,000 SF; 2 MIN		6 SPACES	6 SPACES
3RD FLOOR								RETAIL 2,3,4 LONG TERM			
CORRIDOR/ACCESSORY SPACES	2,410 SF							1 PER 10 EMPLOYEES; 2 MIN		6 SPACES	6 SPACES
TRASH	89 SF							RESIDENTIAL SHORT TERM			
UNIT PLAN AREA	21,492 SF							98 BEDROOMS x 0.05		5 SPACES	5 SPACES
UTILITY	147 SF							RESIDENTIAL LONG TERM			
VERTICAL CIRCULATION	839 SF							98 BEDROOMS x 0.15	15 SPACES	24 SPACES	
TOTAL	24,967 SF							TOTAL SPACES	40 SPACES	51 SPACES	
4TH FLOOR											
CORRIDOR/ACCESSORY SPACES	2,288 SF										
TRASH	89 SF										
UNIT PLAN AREA	20,459 SF										
UTILITY	213 SF										
VERTICAL CIRCULATION	842 SF										
TOTAL	23,891 SF										
5TH FLOOR											
CORRIDOR/ACCESSORY SPACES	2,284 SF										
TRASH	89 SF										
UNIT PLAN AREA	16,829 SF										
UTILITY	213 SF										
VERTICAL CIRCULATION	845 SF										
TOTAL	20,260 SF										
GRAND TOTAL	161,421 SF										

BUILDING LEVEL	A1	A2	B1	B2	B3	B4	B4.1	B5	C1	C1.1	C2	C3	TH1	TH2	UNIT TOTAL
2ND FLOOR	2	1	1	2	1			2			1		1	3	10
3RD FLOOR	1	1	2	2	1			1	2		1			3	18
4TH FLOOR	2	1	2	2	1	1		2	1						12
5TH FLOOR	2	1	2	2	1	1		2	1						12
TOTAL	7	4	7	8	4	2	1	8	2	1	1	1	1	3	52

APPLICABLE CODES		ZONING INFORMATION	
1. ALL NEW CONSTRUCTION TO COMPLY WITH 2013 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1.		ZONING INFORMATION PROVIDED FOR REFERENCE ONLY.	
2. ALL NEW CONSTRUCTION TO COMPLY WITH 2013 CALIFORNIA BUILDING CODE, PART 2, VOLUMES 1 & 2.		CURRENT ZONING DISTRICT:	M-29 R-B
3. ALL NEW CONSTRUCTION TO COMPLY WITH 2013 CALIFORNIA RESIDENTIAL CODE, PART 2.5.		ASSESSOR'S PARCEL NUMBER:	184-010-046 184-010-035
4. ALL NEW ELECTRICAL WORK TO COMPLY WITH 2013 CALIFORNIA ELECTRICAL CODE, PART 3.		AREA MINIMA:	
5. ALL NEW MECHANICAL WORK TO COMPLY WITH 2013 CALIFORNIA MECHANICAL CODE, PART 4.		LOT REQUIREMENTS	10,000 SF 3,500 SF
6. ALL NEW PLUMBING WORK TO COMPLY WITH 2013 CALIFORNIA PLUMBING CODE, PART 5.		SITE COVERAGE:	
7. ALL NEW CONSTRUCTION TO COMPLY WITH 2013 CALIFORNIA ENERGY CODE, PART 6.		REQUIREMENTS	35% MAX 35% MAX
8. ALL NEW CONSTRUCTION TO COMPLY WITH 2013 CALIFORNIA FIRE CODE, PART 9.		DENSITY:	29 UNITS/ACRE N/A
9. ALL NEW CONSTRUCTION TO COMPLY WITH 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11.		HEIGHT LIMIT:	30' 50'
10. ALL NEW CONSTRUCTION TO COMPLY WITH 2013 CALIFORNIA REFERENCE STANDARDS CODE, PART 12.		YARD REQUIREMENTS:	
11. ALL NEW CONSTRUCTION TO COMPLY WITH CONTRA COSTA COUNTY CODE, TITLE VII.		SIDE YARD	20' 0'
		REAR YARD	20' 0'
		FRONT SETBACK REQUIREMENTS:	25' 10'
		RESIDENTIAL OPEN SPACE:	25% N/A
		PROPOSED ZONING:	P-1

HORIZONTAL BUILDING SEPARATION NOTE

HORIZONTAL BUILDING SEPARATION ALLOWANCE:
IN ACCORDANCE WITH CBC SECTION 509.2, A BUILDING SHALL BE CONSIDERED AS SEPARATE AND DISTINCT BUILDINGS FOR THE PURPOSE OF DETERMINING AREA LIMITATIONS, CONTINUITY OF FIRE WALLS, LIMITATION OF NUMBER OF STORIES AND TYPE OF CONSTRUCTION WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:
1. THE BUILDINGS ARE SEPARATED WITH A HORIZONTAL ASSEMBLY HAVING A MINIMUM 3-HOUR FIRE-RESISTANCE RATING.
2. THE BUILDING BELOW THE HORIZONTAL ASSEMBLY IS NO MORE THAN ONE STORY ABOVE GRADE PLANE.
3. THE BUILDING BELOW THE HORIZONTAL ASSEMBLY IS OF TYPE IA CONSTRUCTION.
4. SHAFT, STAIRWAY, RAMP, AND ESCALATOR ENCLOSURES THROUGH THE HORIZONTAL ASSEMBLY SHALL HAVE NOT LESS THAN A 2-HOUR FIRE-RESISTANCE RATING WITH OPENING PROTECTIVES IN ACCORDANCE WITH SECTION 715.4.

EXCEPTION: WHERE THE ENCLOSURE WALLS BELOW THE HORIZONTAL ASSEMBLY HAVE NOT LESS THAN A 3-HOUR FIRE-RESISTANCE RATING WITH OPENING PROTECTIVES IN ACCORDANCE WITH SECTION 715.4, THE ENCLOSURE WALLS EXTENDING ABOVE THE HORIZONTAL ASSEMBLY SHALL BE PERMITTED TO HAVE A 1-HOUR FIRE-RESISTANCE RATING, PROVIDED:
1. THE BUILDING ABOVE THE HORIZONTAL ASSEMBLY IS NOT REQUIRED TO BE OF TYPE I CONSTRUCTION;
2. THE ENCLOSURE CONNECTS LESS THAN FOUR STORIES; AND,
3. THE ENCLOSURE OPENING PROTECTIVES ABOVE THE HORIZONTAL ASSEMBLY HAVE A MINIMUM 1-HOUR FIRE PROTECTION RATING.
4. THE BUILDING OR BUILDINGS ABOVE THE HORIZONTAL ASSEMBLY SHALL BE PERMITTED TO HAVE MULTIPLE GROUP A OCCUPANCY USES, EACH WITH AN OCCUPANT LOAD OF LESS THAN 300, OR GROUP B, M, R, OR S OCCUPANCIES.
5. THE BUILDING BELOW THE HORIZONTAL ASSEMBLY SHALL BE PROTECTED THROUGH-OUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, AND SHALL BE PERMITTED TO BE ANY OF THE FOLLOWING OCCUPANCIES:
5.1. GROUP S-2 PARKING GARAGE USED FOR THE PARKING AND STORAGE OF PRIVATE MOTOR VEHICLES;
5.2. MULTIPLE GROUP A, EACH WITH AN OCCUPANT LOAD OF LESS THAN 300;
5.3. GROUP B;
5.4. GROUP M;
5.5. GROUP R, AND
5.6. USES INCIDENTAL TO THE OPERATION OF THE BUILDING (INCLUDING ENTRY LOBBIES, MECHANICAL ROOMS, STORAGE AREAS, AND SIMILAR USES).
6. THE MAXIMUM BUILDING HEIGHT IN FEET SHALL NOT EXCEED THE LIMITS SET FORTH IN SECTION 503 FOR THE BUILDING HAVING THE SMALLER ALLOWABLE HEIGHT AS MEASURED FROM THE GRADE PLANE.

AS PROPOSED, THE PROJECT WILL COMPLY WITH EACH OF THE ABOVE CONDITIONS WITH THE EXCEPTION OF ITEM NO. 2. THE TYPE IA BUILDING WILL INCLUDE TWO STORIES ABOVE GRADE PLANE WHERE THE CODE LIMITS THE PODIUM BUILDING TO NO MORE THAN ONE STORY ABOVE GRADE PLANE. HOWEVER, IT IS IMPORTANT TO NOTE THAT THIS STORY LIMITATION WAS REMOVED FROM THE HORIZONTAL BUILDING SEPARATION ALLOWANCE PROVISIONS DURING THE 2012 ICC CODE DEVELOPMENT FINAL ACTION HEARINGS IN OCTOBER OF 2012. THEREFORE, THE 2015 INTERNATIONAL BUILDING CODE (IBC) WILL NOT RESTRICT THE NUMBER OF STORIES ABOVE GRADE PLANE BELOW THE 3-HOUR HORIZONTAL SEPARATION. THE RESPONSIBLE COMMITTEE APPROVED THE CODE CHANGE PRIOR TO THE FINAL ACTION HEARINGS AND STATED THAT THE PROPOSAL SOLVES A PROBLEM FOR URBAN AREAS AND THE REVISION PROVIDES FLEXIBILITY WITHOUT CHANGING THE OVERALL HEIGHT OF SUCH STRUCTURES.

QUOTED FROM ORIGINAL DRAFT MEMO BY CHURCHILL ENGINEERING, INC.
JAMES E.CHURCHILL, P.E.

LEGEND

PROPERTY LINE

KEYNOTES

1

ELEVATOR #1

2

ELEVATOR #2

3

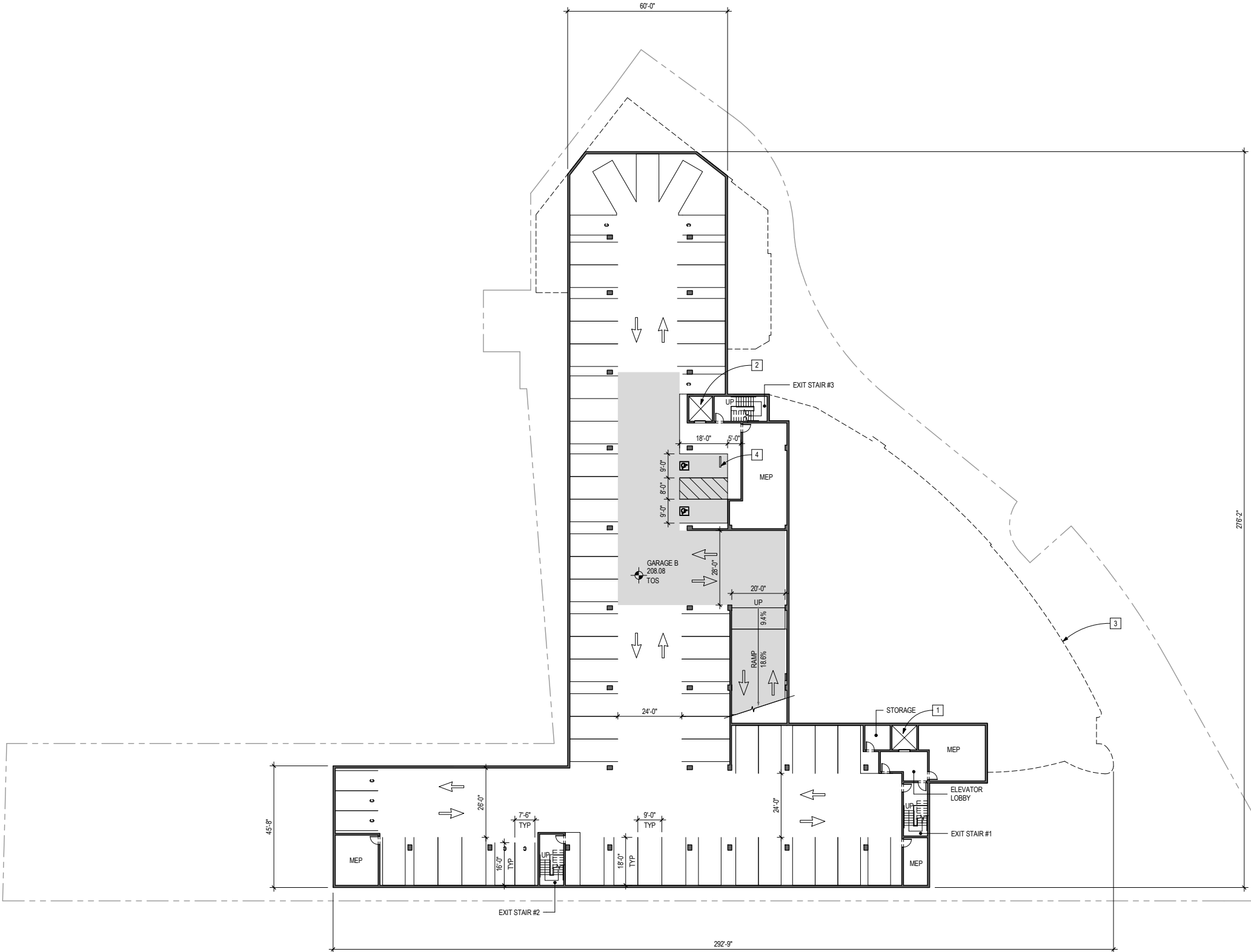
LINE OF BUILDING ABOVE

4

WHEEL STOP

OVERALL BASEMENT
FLOOR PLAN

NOT FOR
CONSTRUCTION



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PARCEL B

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CONTRA COSTA COUNTY, CA

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No.	Date	Issue
14	JUL 15	PLANNING SUBMITTAL
27	JAN 17	PLANNING SUBMITTAL

Project

48606

Scale

1/16" = 1'-0"

Drawing Title

OVERALL BASEMENT FLOOR PLAN

Drawing No.

A-2

LEGEND

----- PROPERTY LINE

KEYNOTES

- 1

ELEVATOR #1
- 2

ELEVATOR #2
- 3

GREASE DUCT ABOVE
- 4

TRASH/RECYCLE CHUTE ABOVE
- 5

GARAGE EXHAUST SHAFT ABOVE STAIR 2
- 6

STAIR TO BOULEVARD TERRACE
- 7

RESTAURANT GAS METER
- 8

RAMPS TO RETAIL
- 9

LINE OF VEHICLE RAMP ABOVE
- 10

LIFT TABLE

11

TRANSFORMER VAULT, SCD

12

(E) VALLEY OAK TO REMAIN

13

PROTECTED ZONE AROUND TREE, SLD

14

ACCESS GATE

15

FOLDING GLASS WALL SYSTEM

16

LOADING DOCK TURN-AROUND

17

LINE OF PODIUM HEIGHT CHANGE ABOVE

18

TRIPLE BIKE RACK, DOUBLE SIDED, SHORT TERM BIKE SPACES = 6 PER RACK, SLD

19

RETAINING WALL, SCD

20

EXTERIOR EXIT STAIR

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PRELIMINARY
DEVELOPMENT PLAN

OVERALL 1ST FLOOR
PLAN

NOT FOR
CONSTRUCTION



SARANAP
VILLAGE

PARCEL B

SARANAP VILLAGE
CONTRA COSTA COUNTY, CA

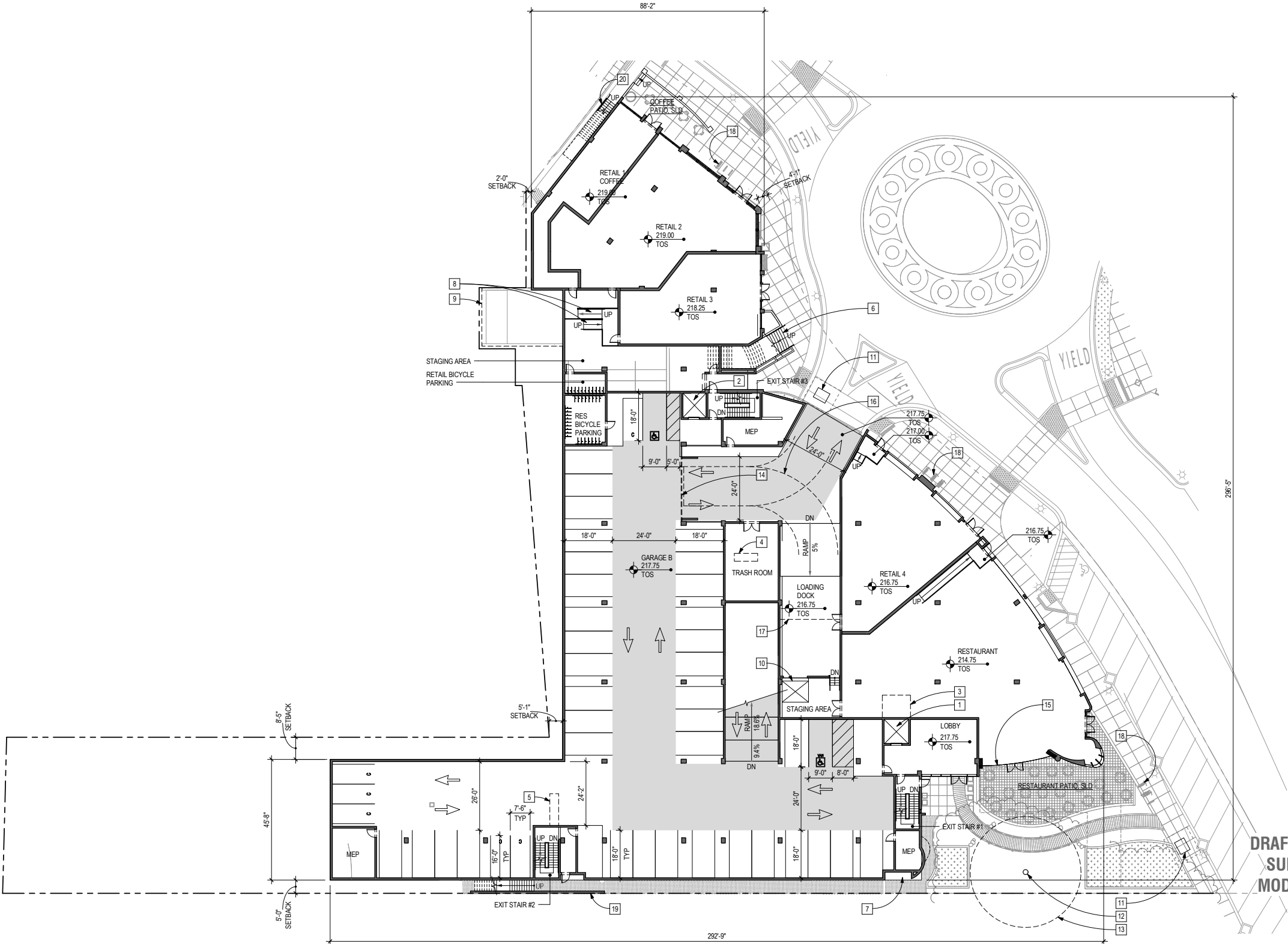
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Project:	48606
Scale:	1/16" = 1'-0"
Drawing Title:	OVERALL 1ST FLOOR PLAN

Drawing No.

A-3



OVERALL 1ST FLOOR PLAN | 1

LEGEND

----- PROPERTY LINE

KEYNOTES

- 1

ELEVATOR #1
- 2

ELEVATOR #2
- 3

GREASE DUCT
- 4

TRASH/RECYCLE CHUTE
- 5

VENTILATION SHAFT
- 6

LINE OF BRIDGE ABOVE
- 7

RETAIL GAS METERS
- 8

RESIDENTIAL GAS METERS
- 9

LINE OF PODIUM ABOVE
- 10

PLANTER, SLD

11

EXTERIOR EXIT STAIR

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Alameda, CA 94501
Tel 510 865 8853
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PRELIMINARY
DEVELOPMENT PLAN

OVERALL 2ND FLOOR
PLAN

NOT FOR
CONSTRUCTION



SARANAP
VILLAGE

PARCEL B

SARANAP VILLAGE
CONTRA COSTA COUNTY, CA

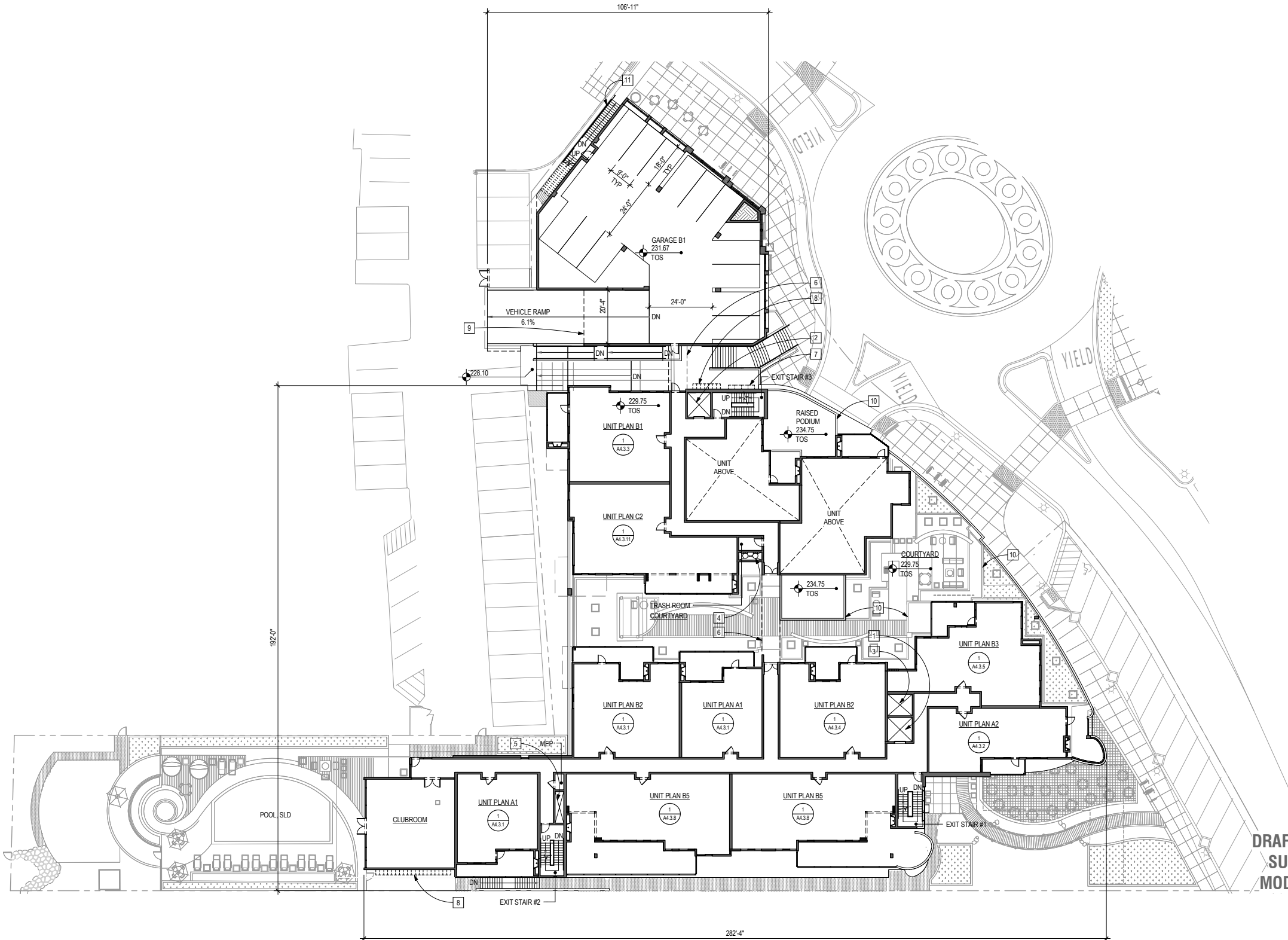
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14	JUL 15	PLANNING SUBMITTAL
27	JAN 17	PLANNING SUBMITTAL

Project	48606
Scale	1/16" = 1'-0"
Drawing Title	OVERALL 2ND FLOOR PLAN

Drawing No.

A-4



DRAFT DESIGN -
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MODIFICATION

OVERALL 2ND FLOOR PLAN | 1

LEGEND

PROPERTY LINE

KEYNOTES

1

ELEVATOR #1

2

ELEVATOR #2

3

GREASE DUCT

4

TRASH/RECYCLE CHUTE

5

VENTILATION SHAFT

6

BRIDGE

7

EXTERIOR EXIT STAIR

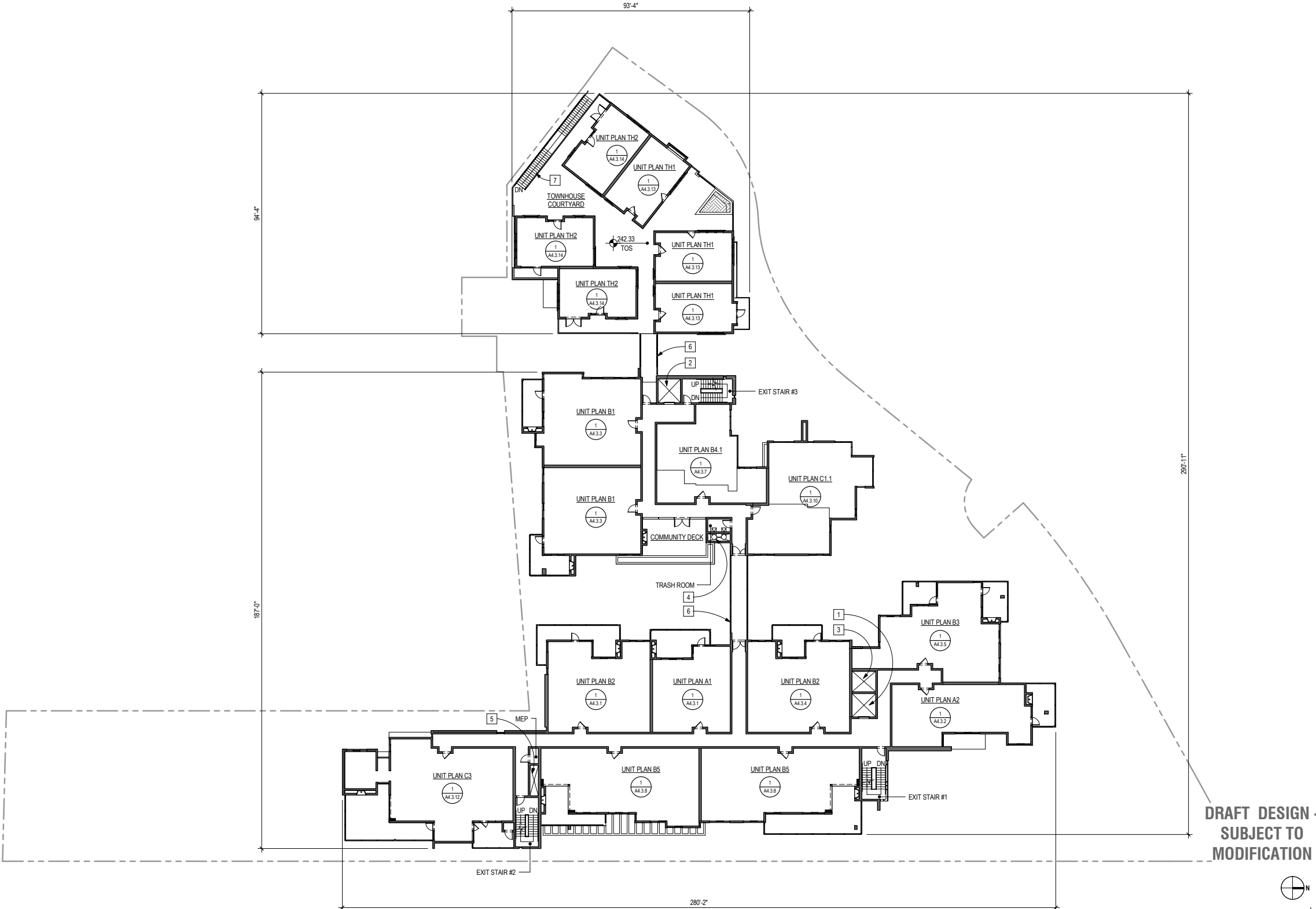
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PRELIMINARY
DEVELOPMENT PLAN

OVERALL 3RD FLOOR
PLAN

NOT FOR
CONSTRUCTION



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SARANAP
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2	27 JAN 17	PLANNING SUBMITTAL

Project:

48606

Scale:

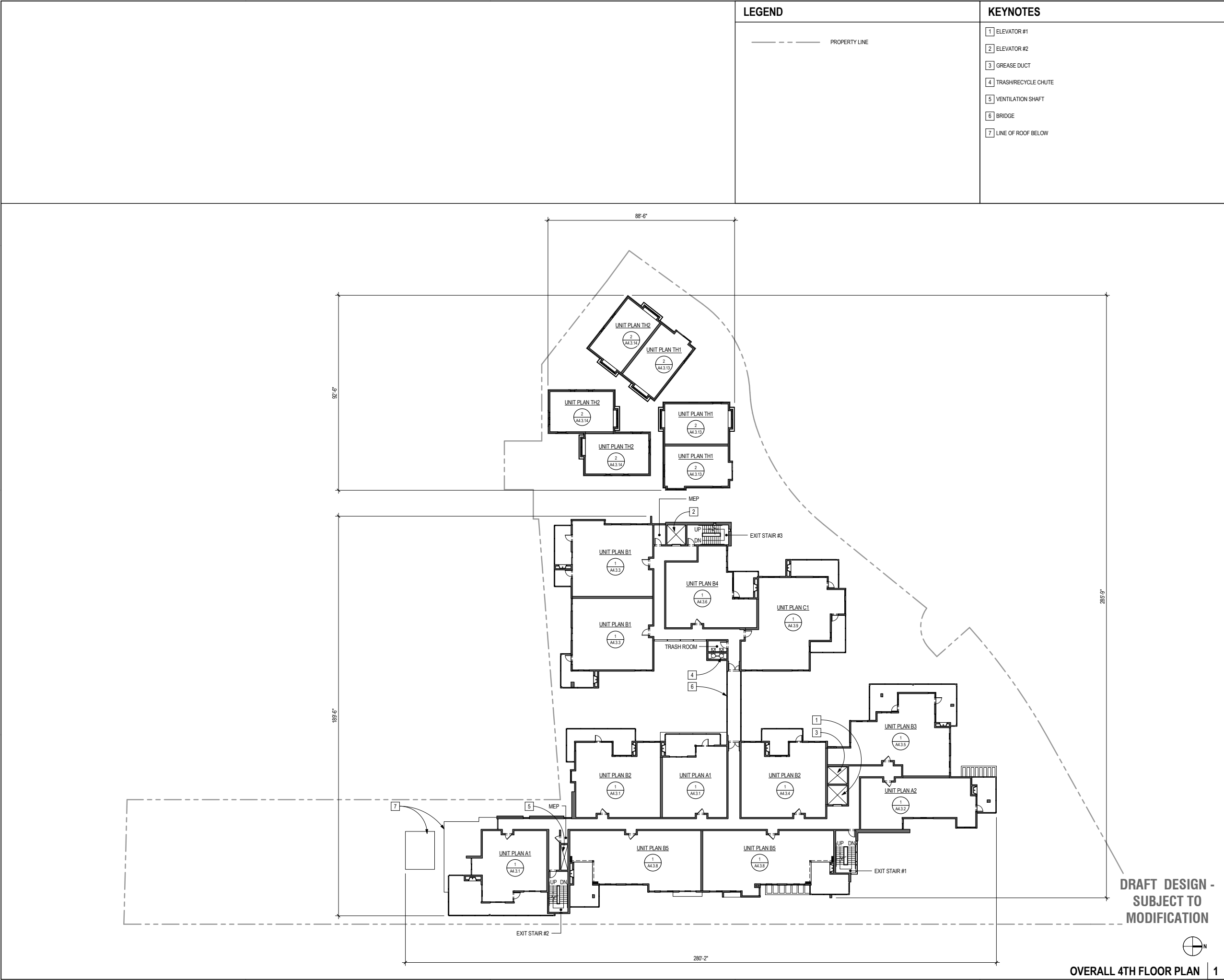
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Drawing Title:

OVERALL 3RD FLOOR PLAN

Drawing No.:

A-5



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PRELIMINARY
DEVELOPMENT PLAN

OVERALL 4TH FLOOR
PLAN

NOT FOR
CONSTRUCTION

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2	27 JAN 17	PLANNING SUBMITTAL

Project:

48606

Scale:

1/16" = 1'-0"

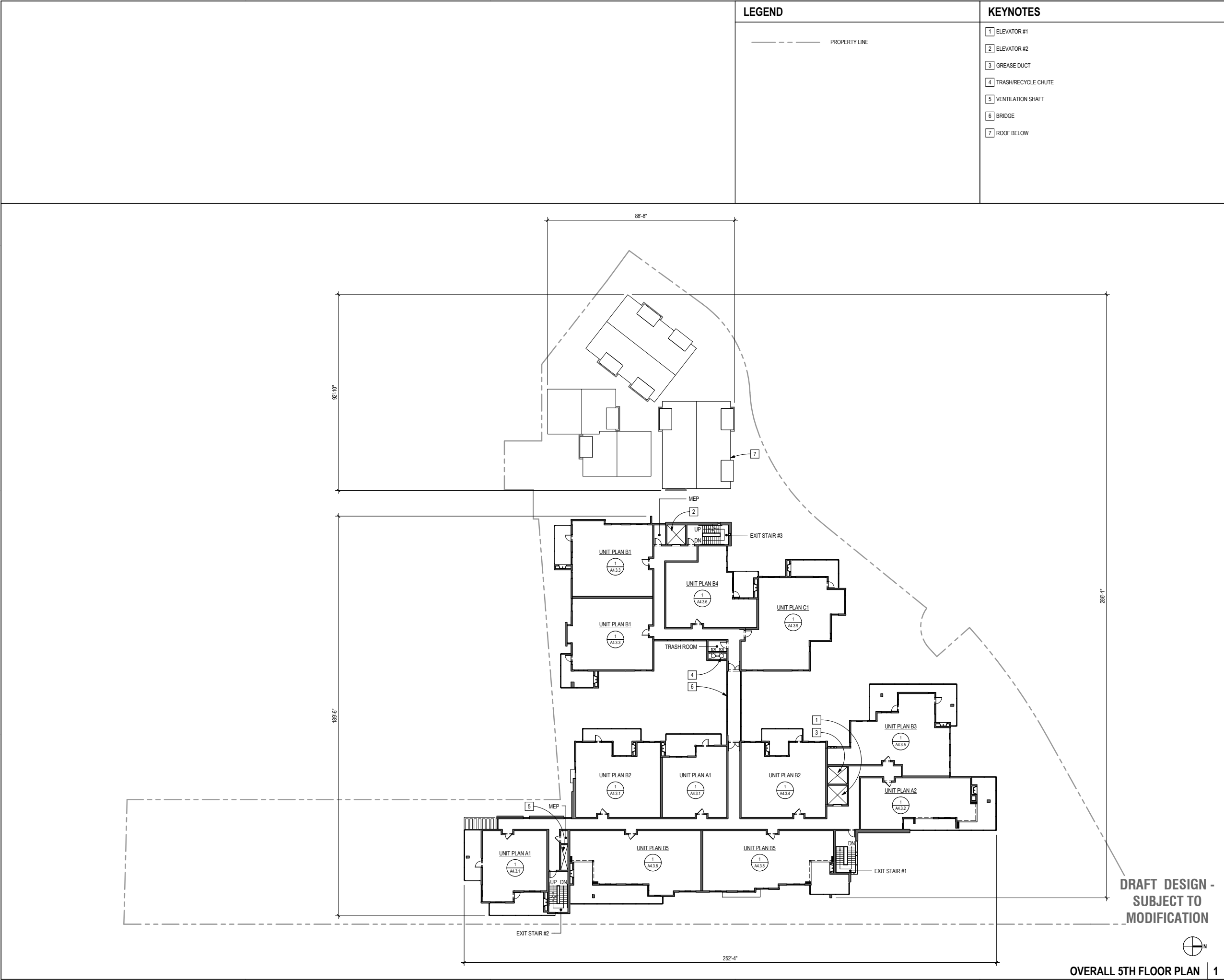
Drawing Title:

OVERALL 4TH FLOOR PLAN

Drawing No.

A-6

1



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PRELIMINARY
DEVELOPMENT PLAN

OVERALL 5TH FLOOR
PLAN

NOT FOR
CONSTRUCTION

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Project:

48606

Scale:

1/16" = 1'-0"

Drawing Title:

OVERALL 5TH FLOOR PLAN

Drawing No.

A-7

LEGEND

PROPERTY LINE

KEYNOTES

1

ELEVATOR #1 OVERRIDE

2

ELEVATOR #2 OVERRIDE

3

GREASE DUCT VENT

4

TRASH/RECYCLE CHUTE VENT

5

VENTILATION SHAFT

6

GARAGE EXHAUST FAN

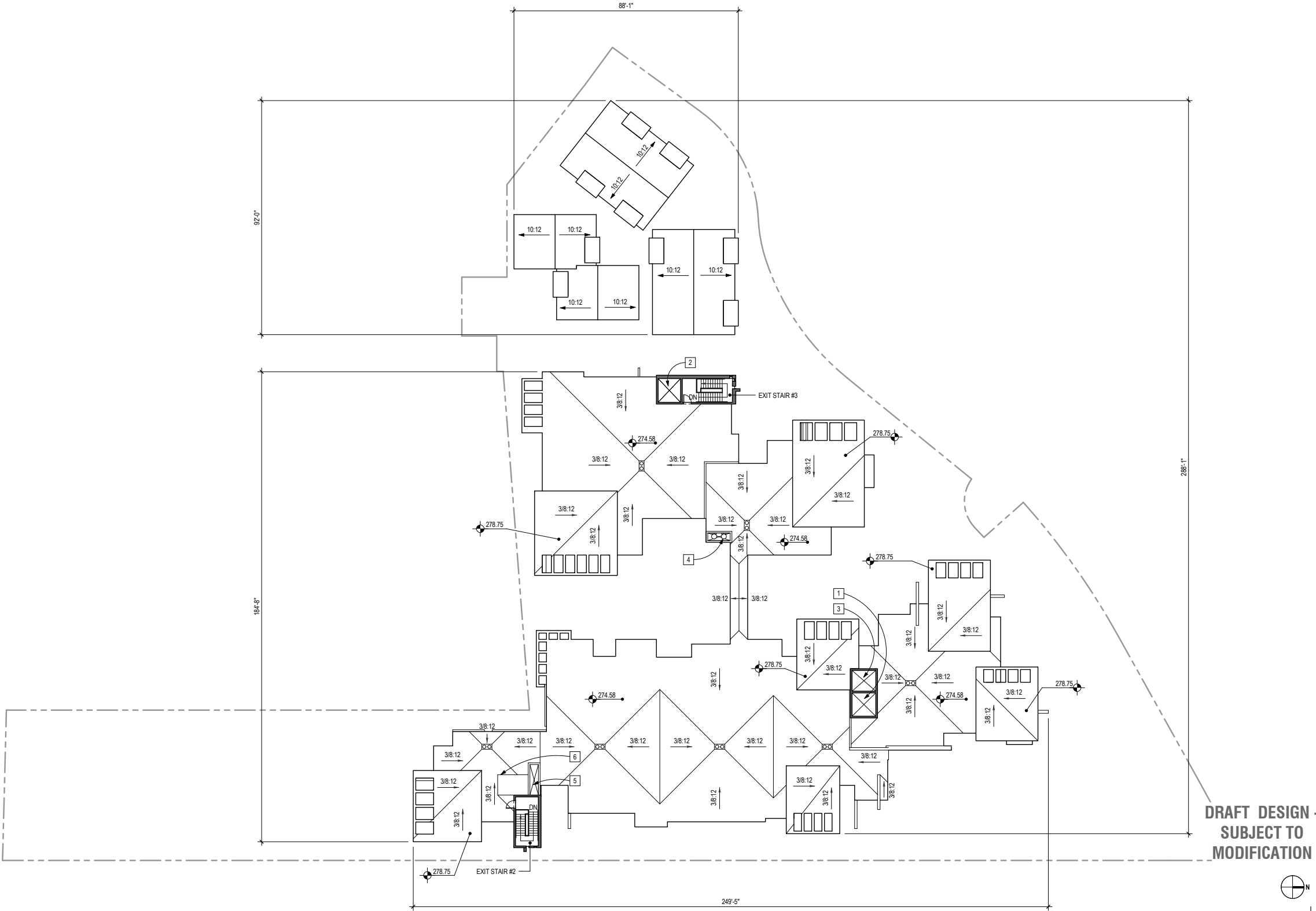
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PRELIMINARY
DEVELOPMENT PLAN

OVERALL ROOF PLAN

NOT FOR
CONSTRUCTION



SARANAP
VILLAGE

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14	JUL 15	PLANNING SUBMITTAL
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Project:

48606

Scale:

1/16" = 1'-0"

Drawing Title:

OVERALL ROOF PLAN

Drawing No.

A-8

LEGEND

----- PROPERTY LINE

MBH

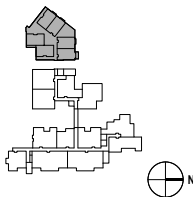
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PRELIMINARY
DEVELOPMENT PLAN

ENLARGED
TOWNHOUSE 2ND
FLOOR PLAN

NOT FOR
CONSTRUCTION

KEY PLAN



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CONTRA COSTA COUNTY, CA

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14 JUL 15	14 JUL 15	PLANNING SUBMITTAL
27 JAN 17	27 JAN 17	PLANNING SUBMITTAL

Project: 48606

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

Drawing Title: ENLARGED TOWNHOUSE 2ND
FLOOR PLAN

Drawing No.

A-10



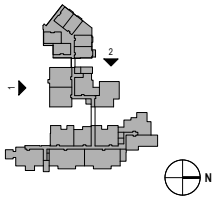
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**PRELIMINARY
DEVELOPMENT PLAN**

EXTERIOR ELEVATIONS

**NOT FOR
CONSTRUCTION**

KEY PLAN



PARCEL B

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CONTRA COSTA COUNTY, CA

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No.	Date	Issue
14	JUL 15	PLANNING SUBMITTAL
27	JAN 17	PLANNING SUBMITTAL

Project: 48606
Scale: 1/16" = 1'-0"
Drawing Title: EXTERIOR ELEVATIONS

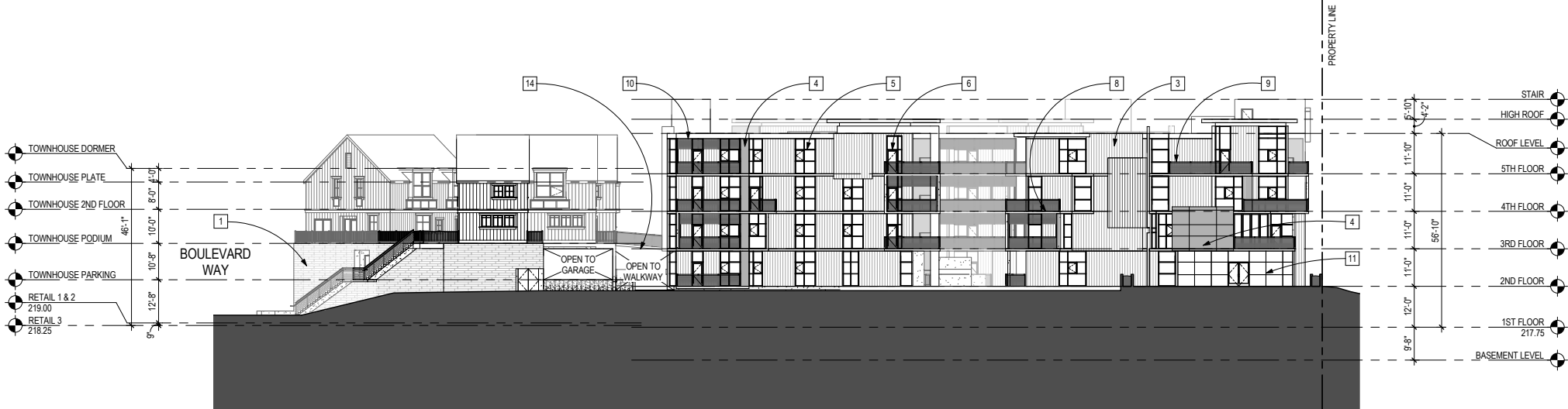
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KEYNOTES

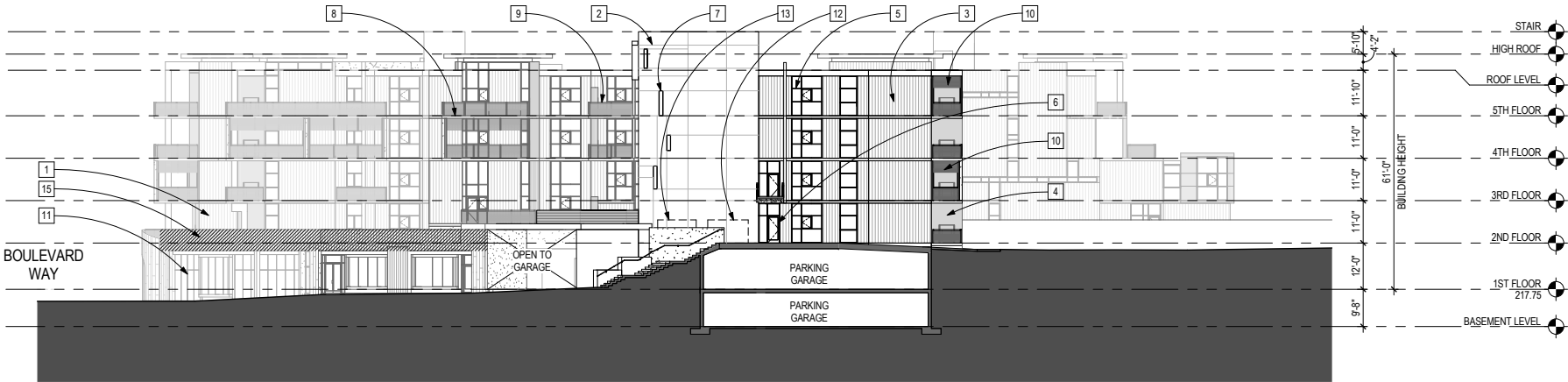
- 1 BOARD FORMED CONCRETE
- 2 PAINTED CEMENT PLASTER, SMOOTH SAND FINISH
- 3 CELLULOSE AND RESIN PANEL SIDING SYSTEM
- 4 ZINC CLADDING
- 5 GLASS WINDOW SYSTEM
- 6 GLASS DOOR
- 7 LIGHT COVE WITH BACKLIT COLORED GLASS
- 8 EXPOSED CONCRETE DECK
- 9 GUARDRAIL
- 10 RAIL AND SCRIM ASSEMBLY
- 11 GLASS WINDOW WALL SYSTEM
- 12 RESIDENTIAL GAS METERS
- 13 RETAIL GAS METERS
- 14 BRIDGE
- 15 SIGN BAND LOCATION

- NOTES:
1. COLOR AND MATERIALS ARE PRELIMINARY AND MAYBE CHANGED TO COMPARABLE FINISHES
 2. FINAL SIGNAGE PLAN TO BE SUBMITTED AT CONSTRUCTION DRAWING PHASE

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SOUTH ELEVATION | 1

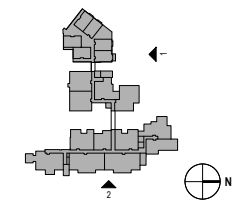


WEST ELEVATION | 2

EXTERIOR ELEVATIONS

**NOT FOR
CONSTRUCTION**

KEY PLAN

**PARCEL B**

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CONTRA COSTA COUNTY, CA

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Project	48606
Scale	1/16" = 1'-0"
Drawing Title	EXTERIOR ELEVATIONS

Drawing No. _____

A-12

KEYNOTES

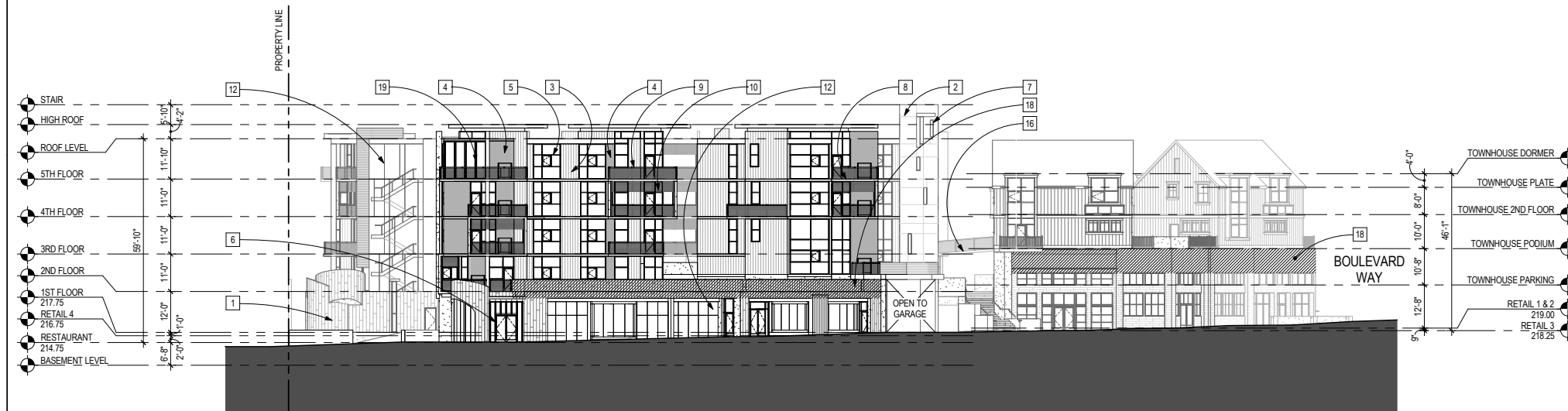
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- 2 PAINTED CEMENT PLASTER, SMOOTH SAND FINISH
- 3 CELLULOSE AND RESIN PANEL SIDING SYSTEM
- 4 ZINC CLADDING
- 5 GLASS WINDOW SYSTEM
- 6 GLASS DOOR
- 7 LIGHT COVE WITH BACKLIT COLORED GLASS
- 8 EXPOSED CONCRETE DECK
- 9 GUARDRAIL
- 10 RAIL AND SCRIM ASSEMBLY
- 11 ANCHORED STONE VENER SYSTEM
- 12 GLASS WINDOW WALL SYSTEM
- 13 ELEVATED SLOPING BOARDWALK WITH GUARD RAIL
- 14 RESIDENTIAL GAS METERS
- 15 RESTAURANT GAS METER
- 16 BRIDGE
- 17 FOLDING GLASS WALL SYSTEM
- 18 SIGN BAND LOCATION

NOTES:

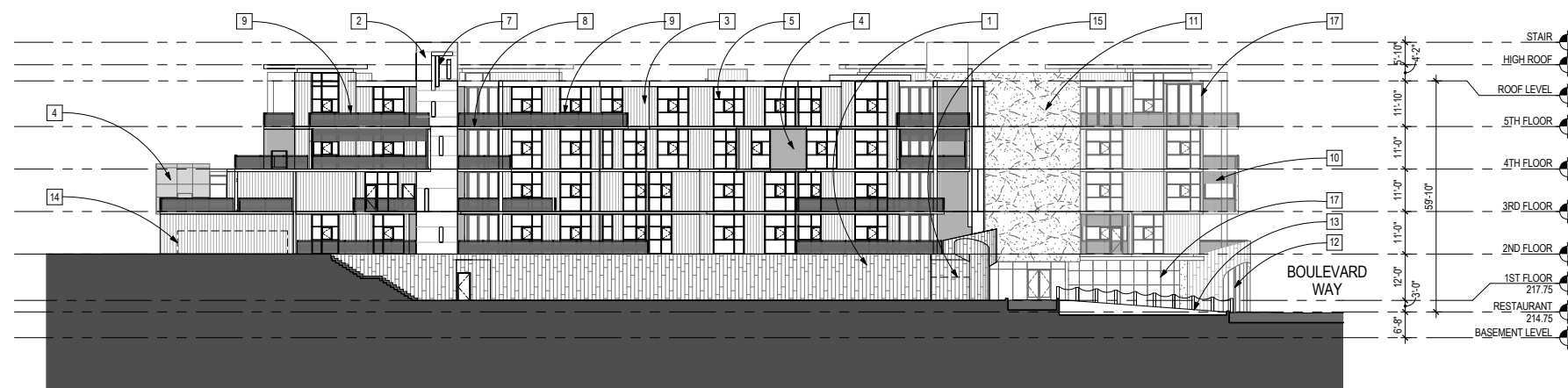
1. COLOR AND MATERIALS ARE PRELIMINARY AND MAYBE CHANGED TO COMPARABLE FINISHES
2. FINAL SIGNAGE PLAN TO BE SUBMITTED AT CONSTRUCTION DRAWING PHASE

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EAST ELEVATION | 2



NORTH ELEVATION | 1



EAST ELEVATION | 2

NOTES:
1. COLOR AND MATERIALS ARE PRELIMINARY AND MAYBE CHANGED TO COMPARABLE FINISHES
2. FINAL SIGNAGE PLAN TO BE SUBMITTED AT CONSTRUCTION DRAWING PHASE

KEYNOTES

- 1 STANDING SEAM METAL ROOF
- 2 PAINTED BOARD AND BATTEN SIDING
- 3 GLASS WINDOW SYSTEM
- 4 SHEET METAL COPING
- 5 PAINTED WOOD TRIM
- 6 PAINTED WOOD LOUVER
- 7 PAINTED WOOD DOOR
- 8 GLASS DOOR
- 9 PAINTED PLANTER BOX
- 10 PAINTED RAILING

MBH

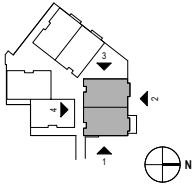
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PRELIMINARY
DEVELOPMENT PLAN

TOWNHOUSE
ELEVATIONS

NOT FOR
CONSTRUCTION

KEY PLAN



PARCEL B

SARANAP VILLAGE
CONTRA COSTA COUNTY, CA

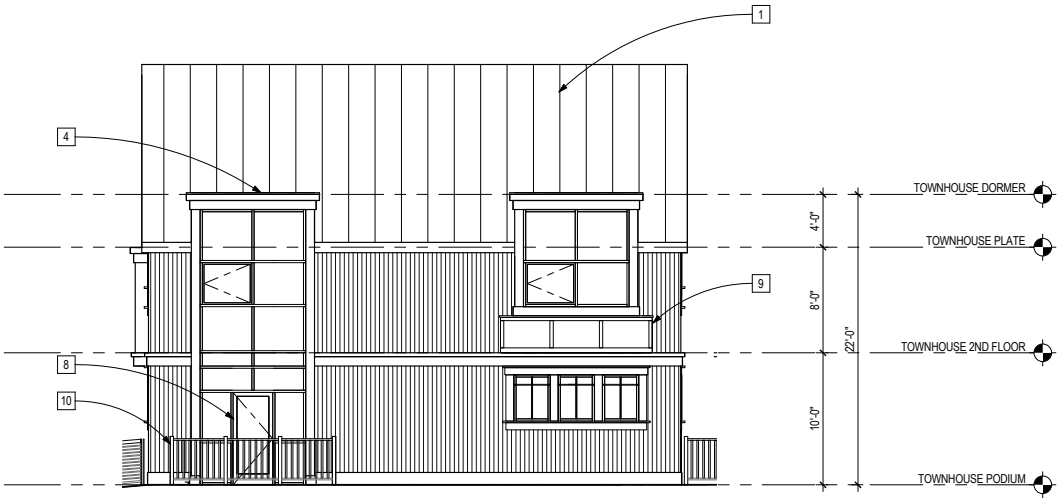
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27 JAN 17	27 JAN 17	PLANNING SUBMITTAL

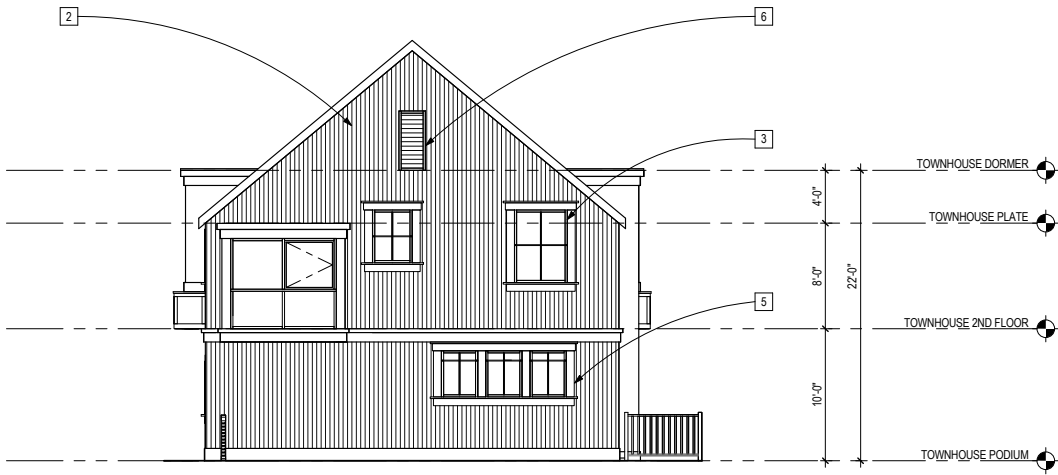
Project	48606
Scale	3/16" = 1'-0"
Drawing Title	TOWNHOUSE ELEVATIONS

Drawing No.

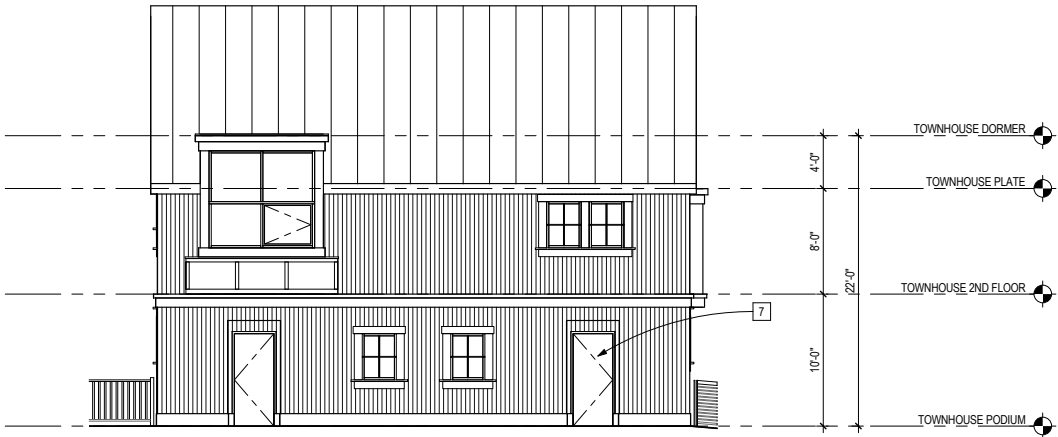
A-13



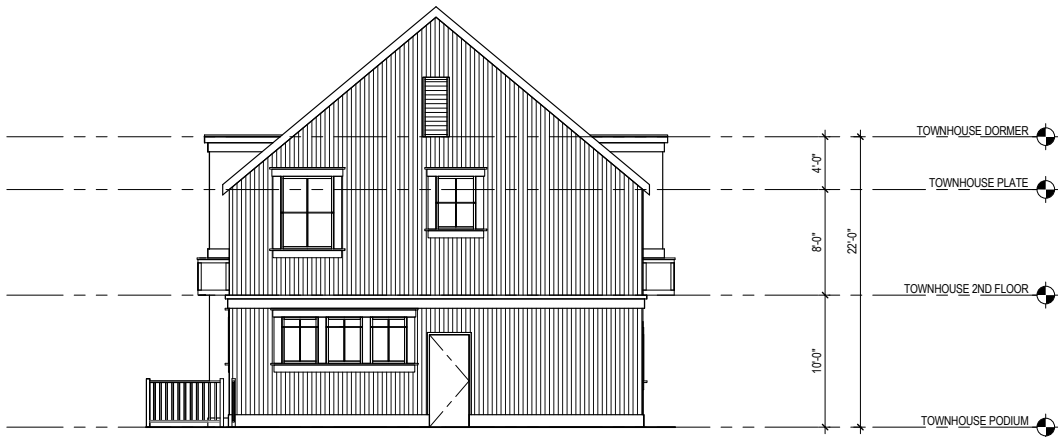
TOWNHOUSE GROUP A NORTH ELEVATION | 2



TOWNHOUSE GROUP A EAST ELEVATION | 1



TOWNHOUSE GROUP A SOUTH ELEVATION | 4



TOWNHOUSE GROUP A WEST ELEVATION | 3

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NOTES:
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2. FINAL SIGNAGE PLAN TO BE SUBMITTED AT CONSTRUCTION DRAWING PHASE

KEYNOTES

- 1 STANDING SEAM METAL ROOF
- 2 PAINTED BOARD AND BATTEN SIDING
- 3 GLASS WINDOW SYSTEM
- 4 SHEET METAL COPING
- 5 PAINTED WOOD TRIM
- 6 PAINTED WOOD LOUVER
- 7 PAINTED WOOD DOOR
- 8 GLASS DOOR
- 9 PAINTED PLANTER BOX
- 10 PAINTED RAILING

MBH

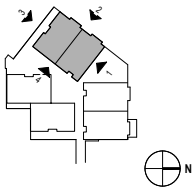
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PRELIMINARY
DEVELOPMENT PLAN

TOWNHOUSE
ELEVATIONS

NOT FOR
CONSTRUCTION

KEY PLAN



PARCEL B

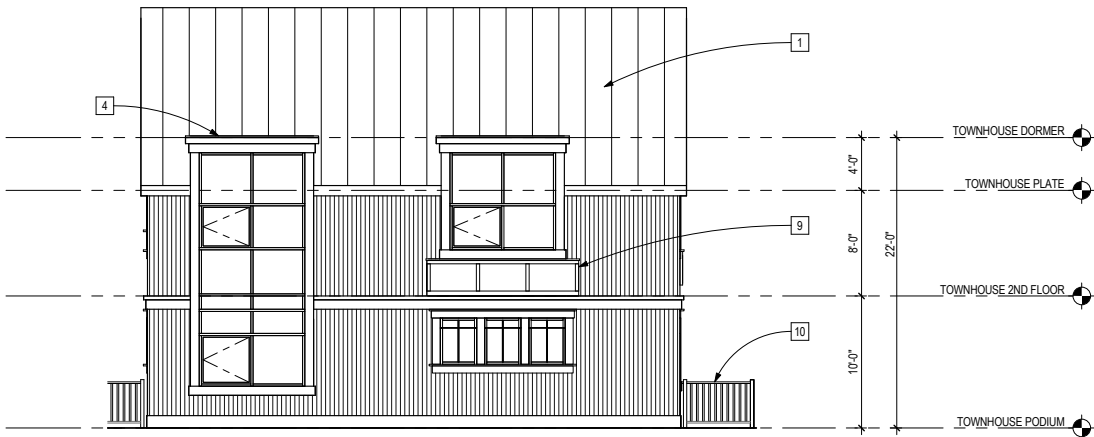
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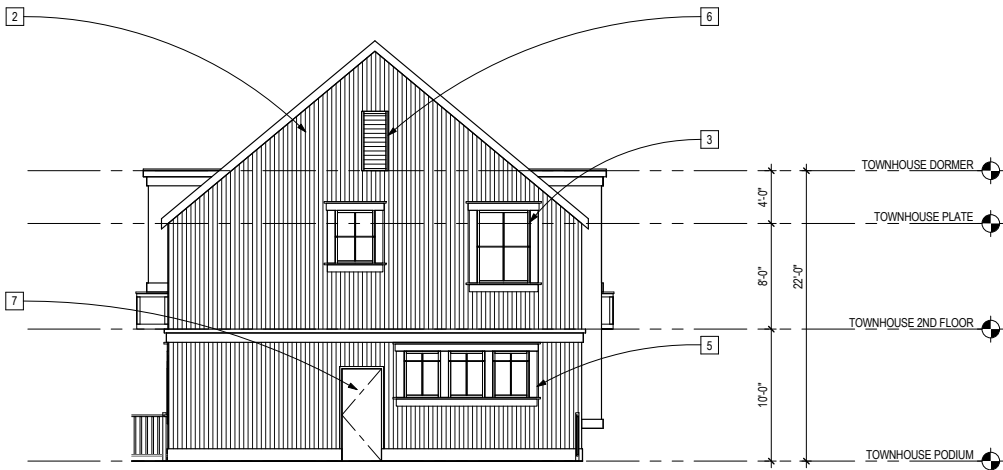
No.	Date	Issue
14 JUL 15	14 JUL 15	PLANNING SUBMITTAL
27 JAN 17	27 JAN 17	PLANNING SUBMITTAL

Project: 48606
Scale: 3/16" = 1'-0"
Drawing Title: TOWNHOUSE ELEVATIONS

Drafting No. A-14



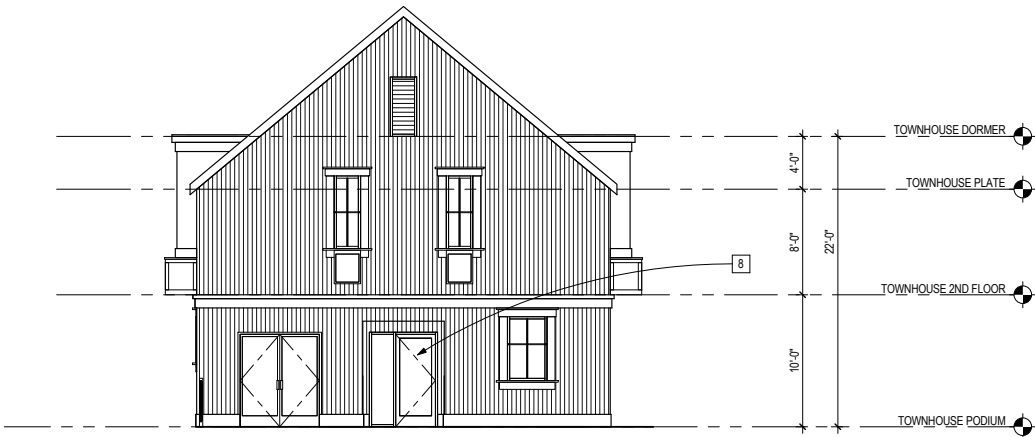
TOWNHOUSE GROUP B NORTH ELEVATION | 2



TOWNHOUSE GROUP B EAST ELEVATION | 1



TOWNHOUSE GROUP B SOUTH ELEVATION | 4



TOWNHOUSE GROUP B WEST ELEVATION | 3

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NOTES:
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KEYNOTES

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- 2 PAINTED BOARD AND BATTEN SIDING
- 3 GLASS WINDOW SYSTEM
- 4 SHEET METAL COPING
- 5 PAINTED WOOD TRIM
- 6 PAINTED WOOD LOUVER
- 7 PAINTED WOOD DOOR
- 8 GLASS DOOR
- 9 PAINTED PLANTER BOX
- 10 PAINTED RAILING

MBH

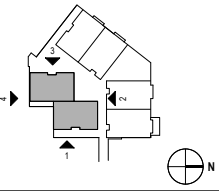
2470 Mariner Square Loop
Alameda, CA 94501
Tel 510 865 6663
Fax 510 865 1611

PRELIMINARY
DEVELOPMENT PLAN

TOWNHOUSE
ELEVATIONS

NOT FOR
CONSTRUCTION

KEY PLAN



PARCEL B

SARANAP VILLAGE
CONTRA COSTA COUNTY, CA

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No.	Date	Issue
14 JUL 15	14 JUL 15	PLANNING SUBMITTAL
27 JAN 17	27 JAN 17	PLANNING SUBMITTAL

Project: 48606
Scale: 3/16" = 1'-0"
Drawing Title: TOWNHOUSE ELEVATIONS

Drafting No.:
A-15



TOWNHOUSE GROUP C NORTH ELEVATION | 2



TOWNHOUSE GROUP C EAST ELEVATION | 1



TOWNHOUSE GROUP C SOUTH ELEVATION | 4



TOWNHOUSE GROUP C WEST ELEVATION | 3

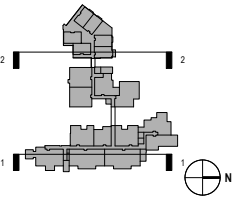
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MODIFICATION

PRELIMINARY
DEVELOPMENT PLAN

BUILDING SECTION

NOT FOR
CONSTRUCTION

KEY PLAN



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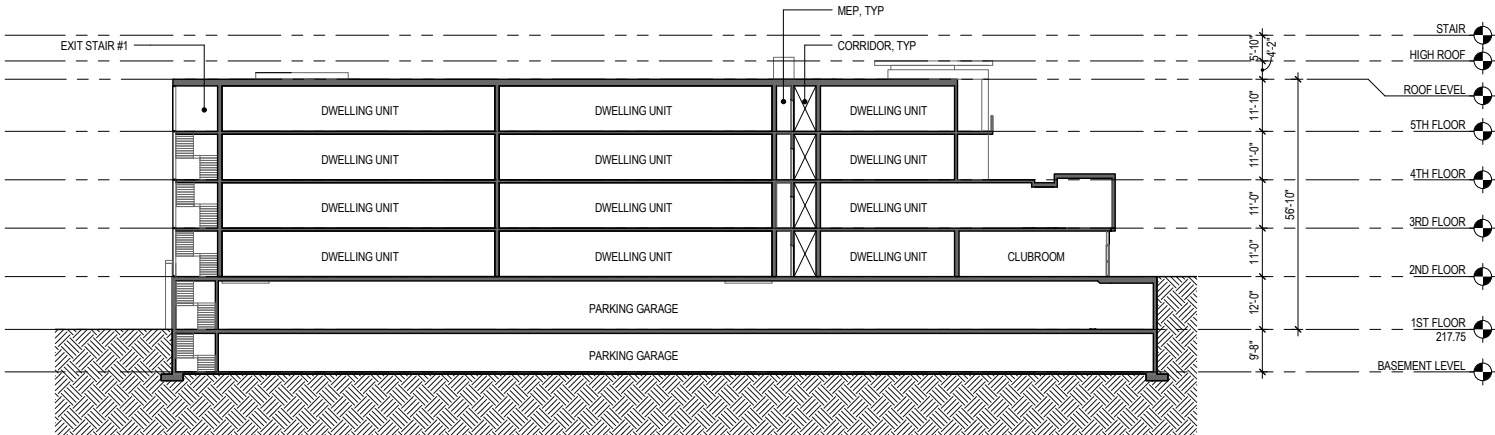
No.	Date	Issue
14 JUL 15	14 JUL 15	PLANNING SUBMITTAL
27 JAN 17	27 JAN 17	PLANNING SUBMITTAL

Project: 48606

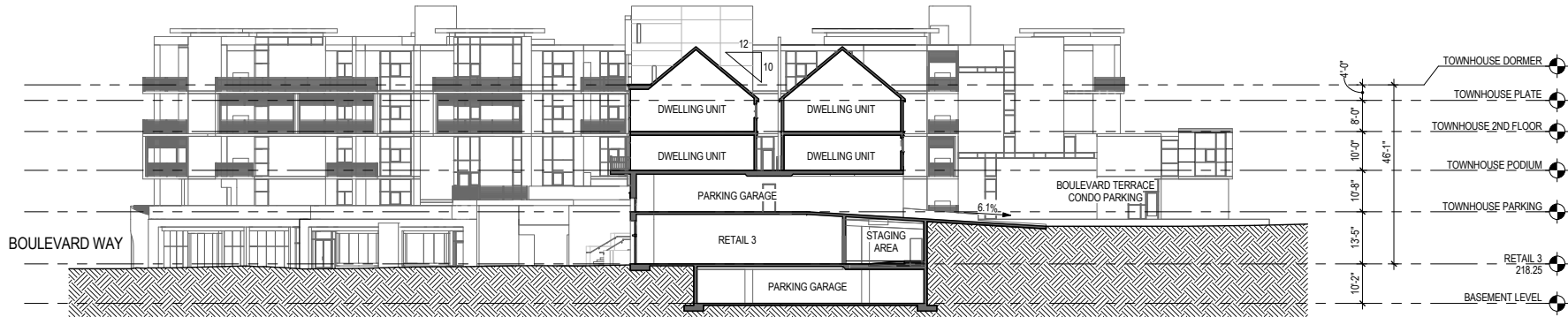
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Drawing Title: BUILDING SECTION

Drawing No. A-16



BUILDING SECTION | 1



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SUBJECT TO
MODIFICATION

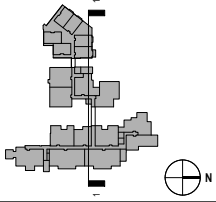
BUILDING SECTION | 2

PRELIMINARY
DEVELOPMENT PLAN

BUILDING SECTION

NOT FOR
CONSTRUCTION

KEY PLAN



PARCEL B

SARANAP VILLAGE
CONTRA COSTA COUNTY, CA

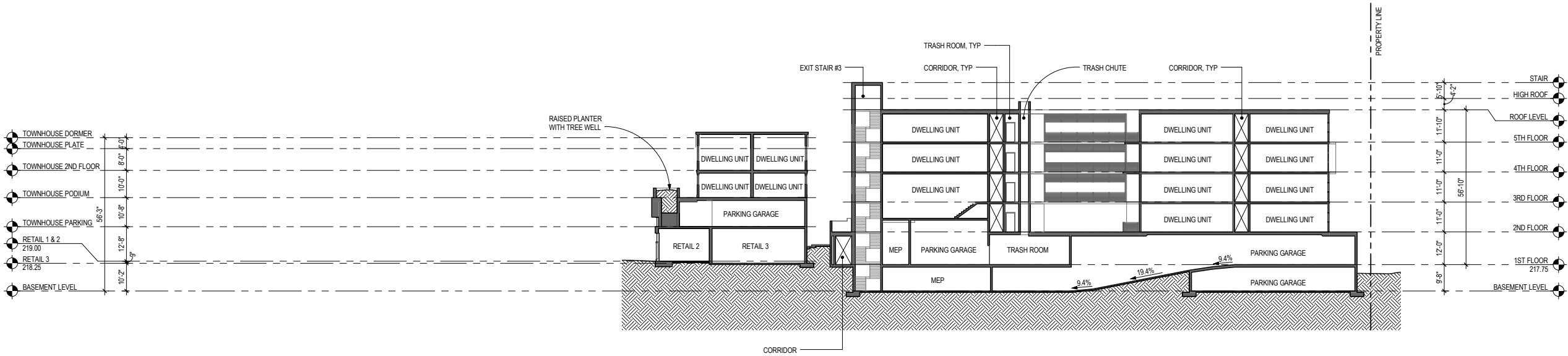
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No.	Date	Issue
14	JUL 15	PLANNING SUBMITTAL
27	JAN 17	PLANNING SUBMITTAL

Project: 48606
Scale: 1/16" = 1'-0"

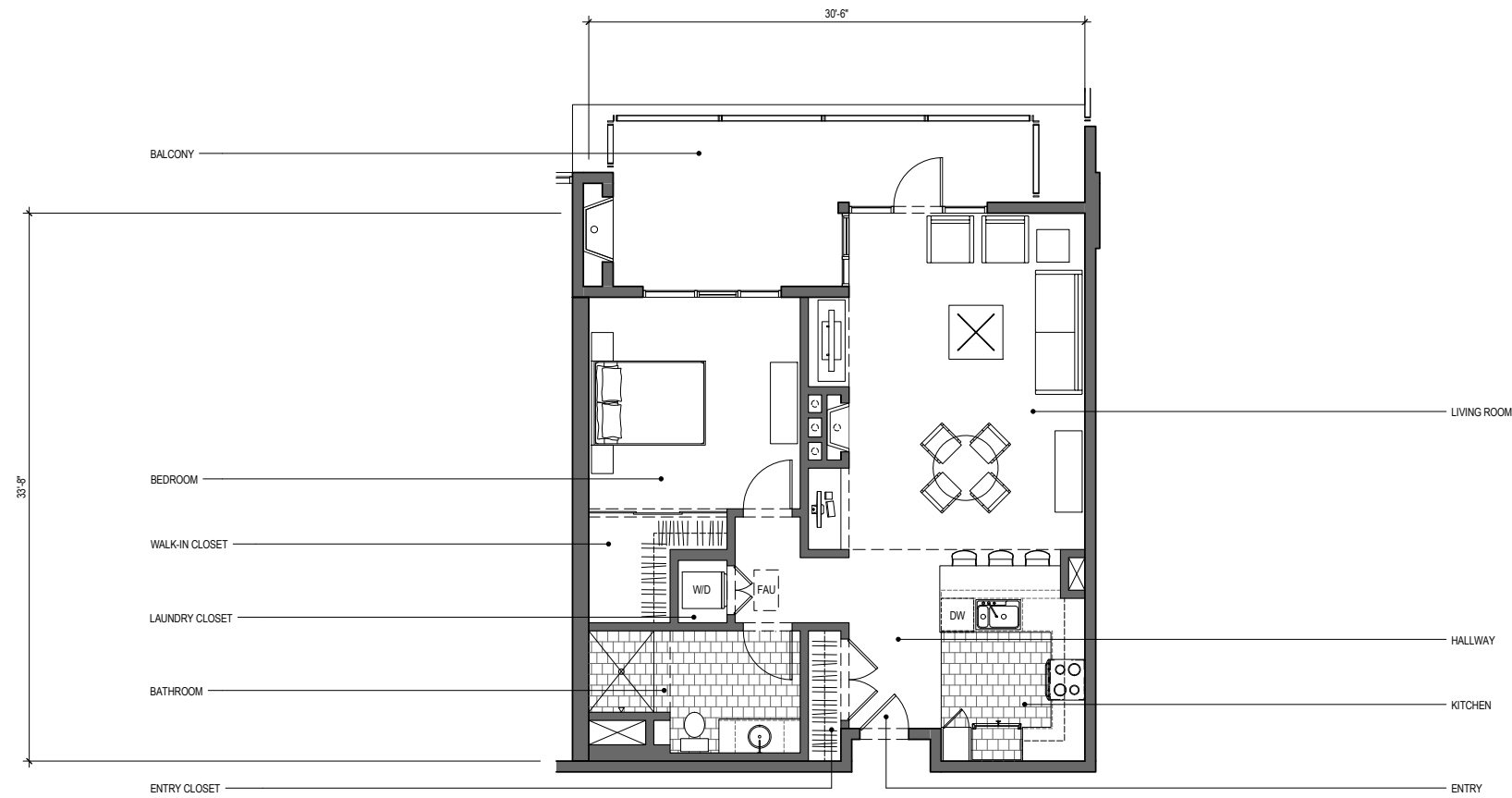
Drawing Title: BUILDING SECTION

Drawing No.: A-17



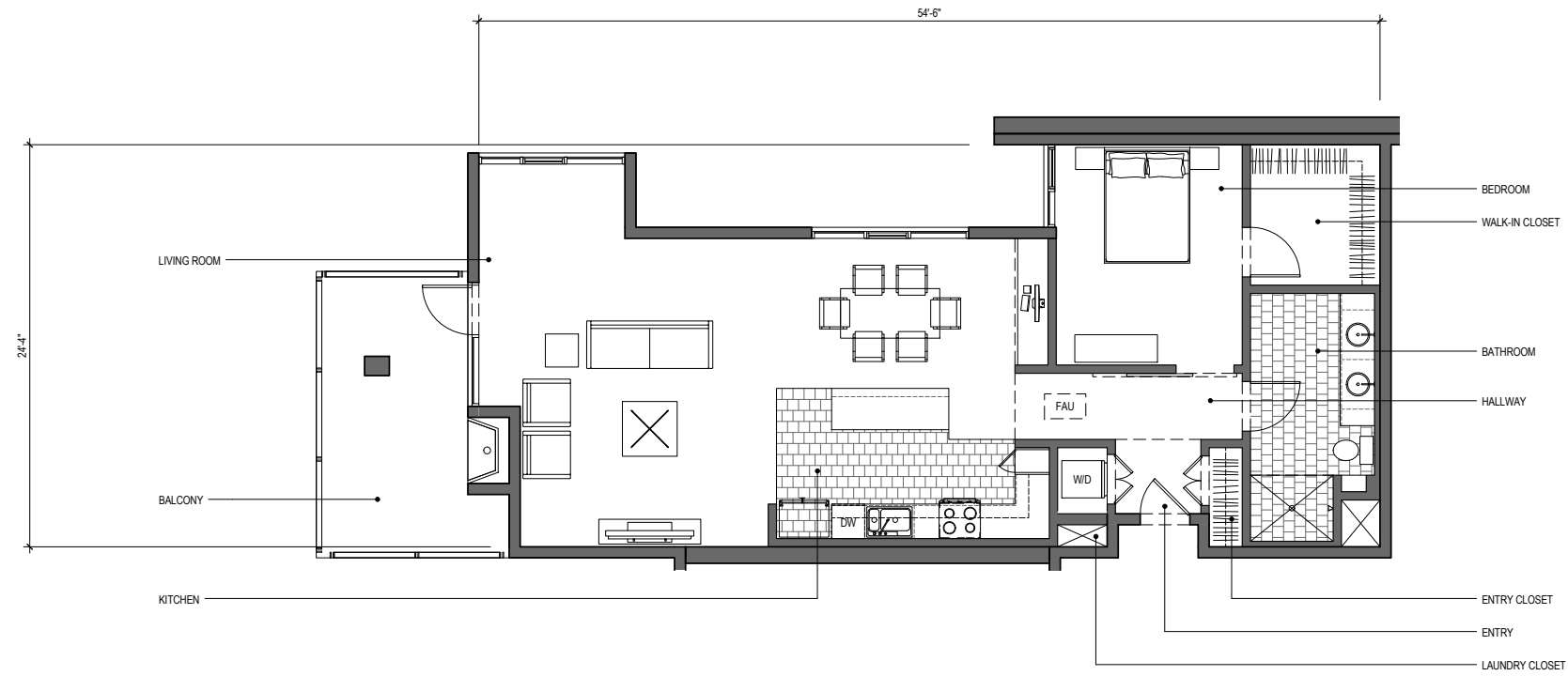
BUILDING SECTION C | 1

DRAFT DESIGN -
SUBJECT TO
MODIFICATION



908 NSF

UNIT PLAN A1 ENLARGED FLOOR PLAN | 1



1,104 NSF

UNIT PLAN A2 ENLARGED FLOOR PLAN | 2

NOTES

- ALL DIMENSIONS ARE TO FACE OF STUD OR CONCRETE, U.O.N.
- ALL DOOR OPENINGS SHALL BE OFFSET 6" FROM FINISH OF ADJACENT WALL TO JAMB, U.O.N.
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- EXTERIOR WALLS, WINDOWS, BALCONIES & STRUCTURAL CONDITIONS MAY VARY AMONG THE SAME UNIT TYPE, REFER TO OVERALL FLOOR PLANS.



PRELIMINARY DEVELOPMENT PLAN

UNIT PLAN A1 & A2 ENLARGED FLOOR PLAN

NOT FOR
CONSTRUCTION



PARCEL B

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CONTRA COSTA COUNTY, CA

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No.	Date	Issue
14	JUL 15	PLANNING SUBMITTAL
27	JAN 17	PLANNING SUBMITTAL

Project: 48606

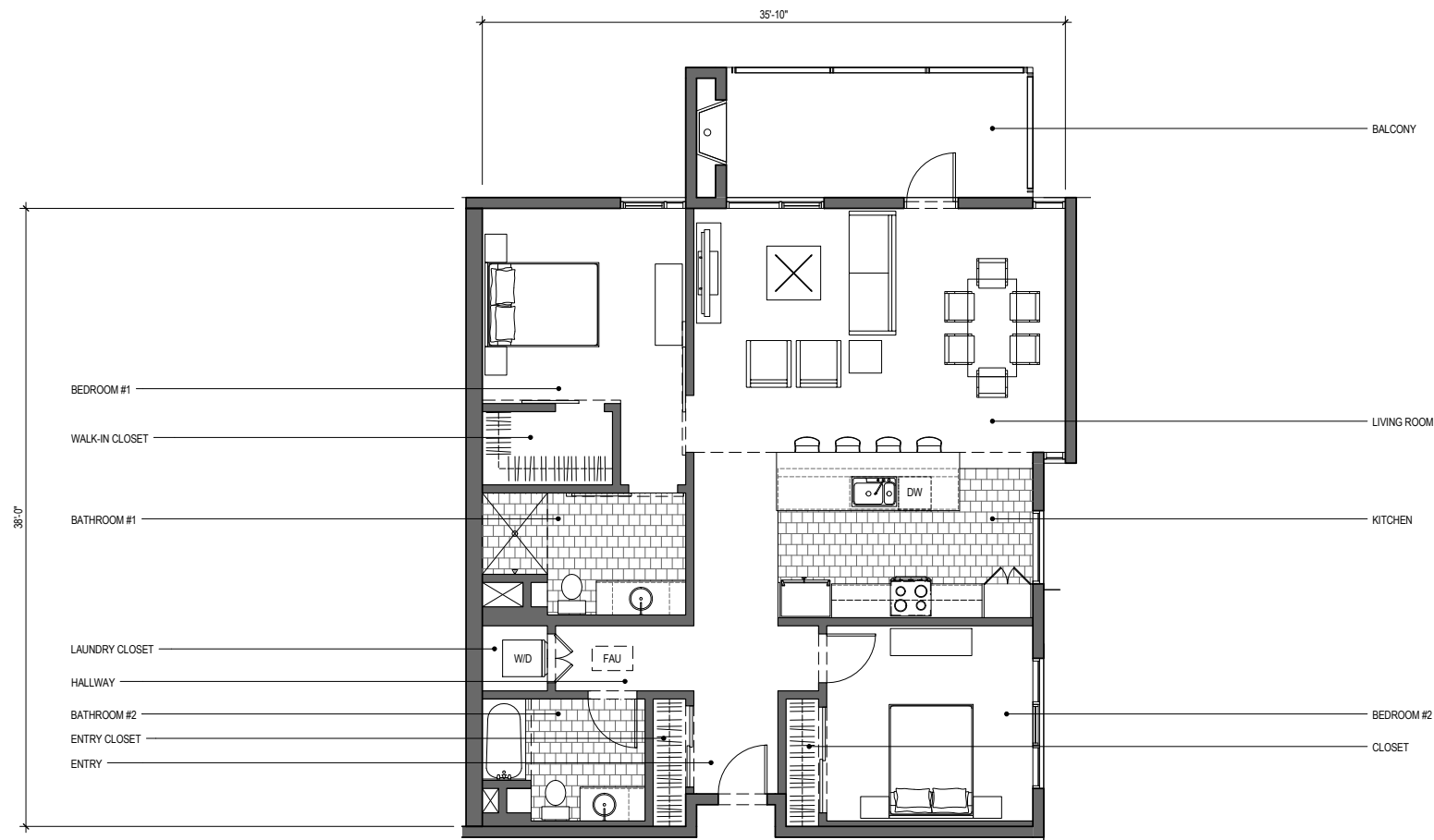
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Drawing Title: UNIT PLAN A1 & A2 ENLARGED FLOOR PLAN

Drawing No.

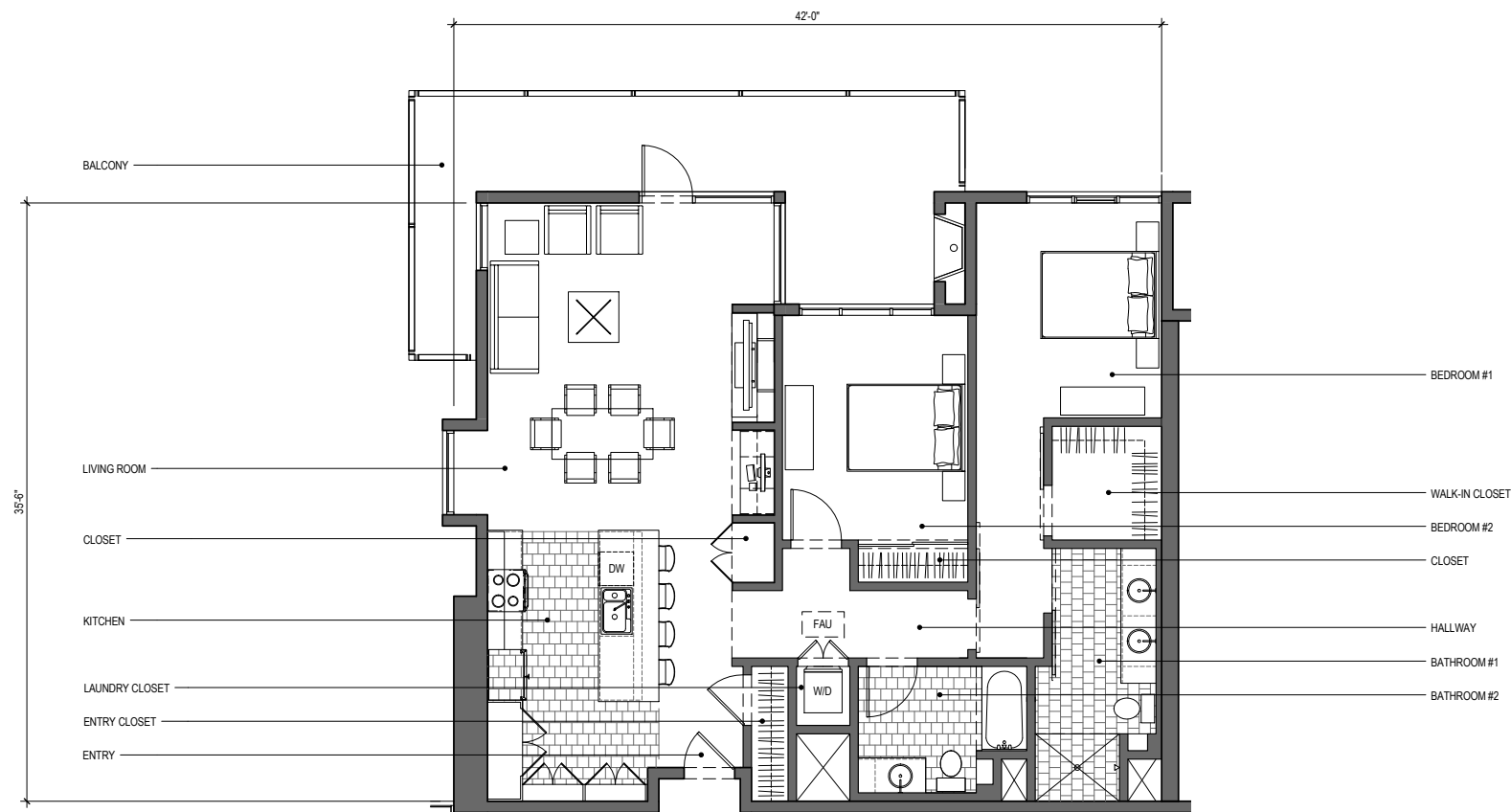
A-18

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1,282 NSF

UNIT PLAN B1 ENLARGED FLOOR PLAN | 1



1,286 NSF

UNIT PLAN B2 ENLARGED FLOOR PLAN | 2

NOTES

- ALL DIMENSIONS ARE TO FACE OF STUD OR CONCRETE, U.O.N.
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PRELIMINARY DEVELOPMENT PLAN

UNIT PLAN B1 & B2
ENLARGED FLOOR
PLAN

NOT FOR
CONSTRUCTION



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CONTRA COSTA COUNTY, CA

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14	JUL 15	PLANNING SUBMITTAL
27	JAN 17	PLANNING SUBMITTAL

Project: 48606

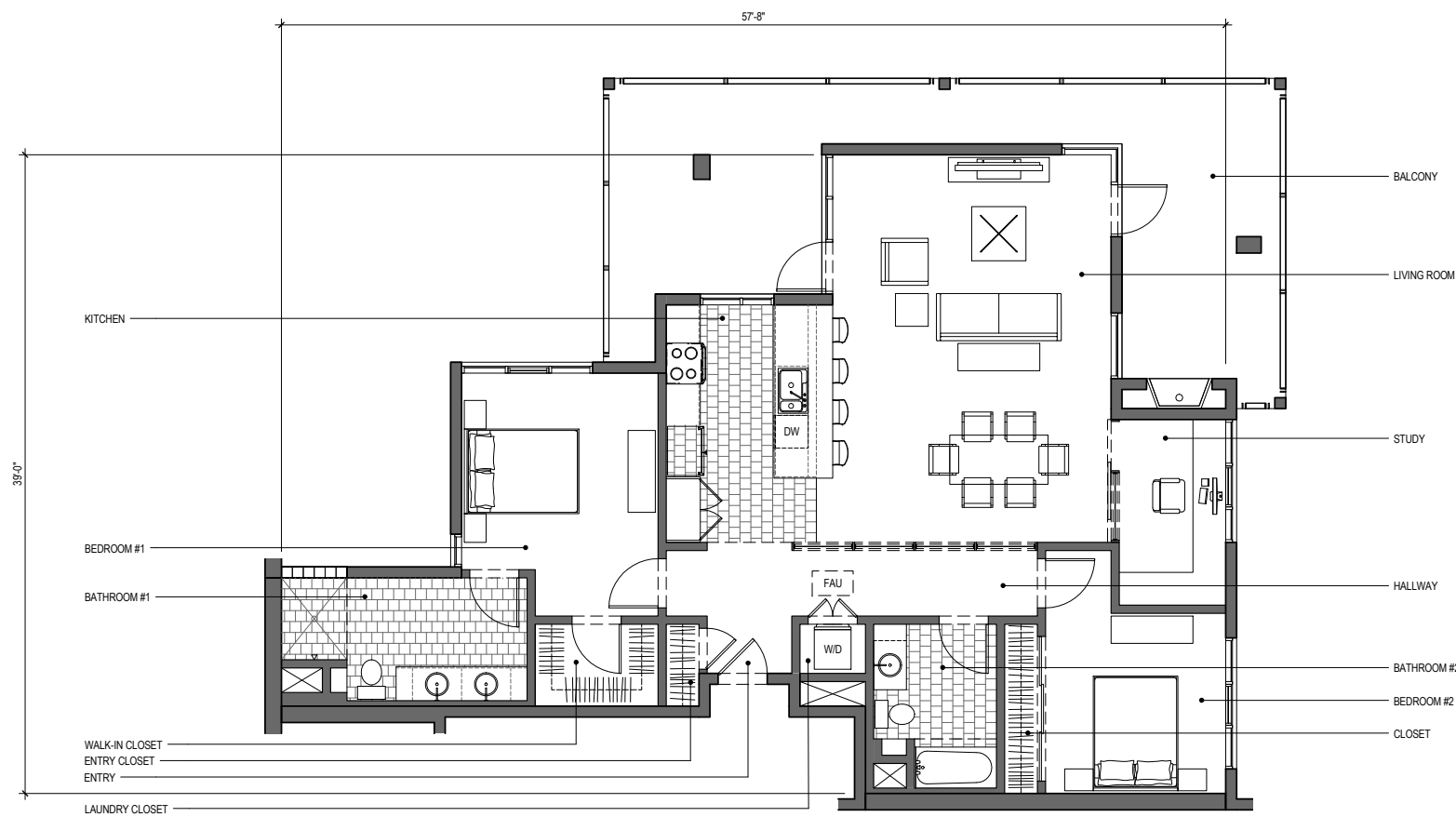
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Drawing Title: UNIT PLAN B1 & B2 ENLARGED FLOOR PLAN

Drawing No.

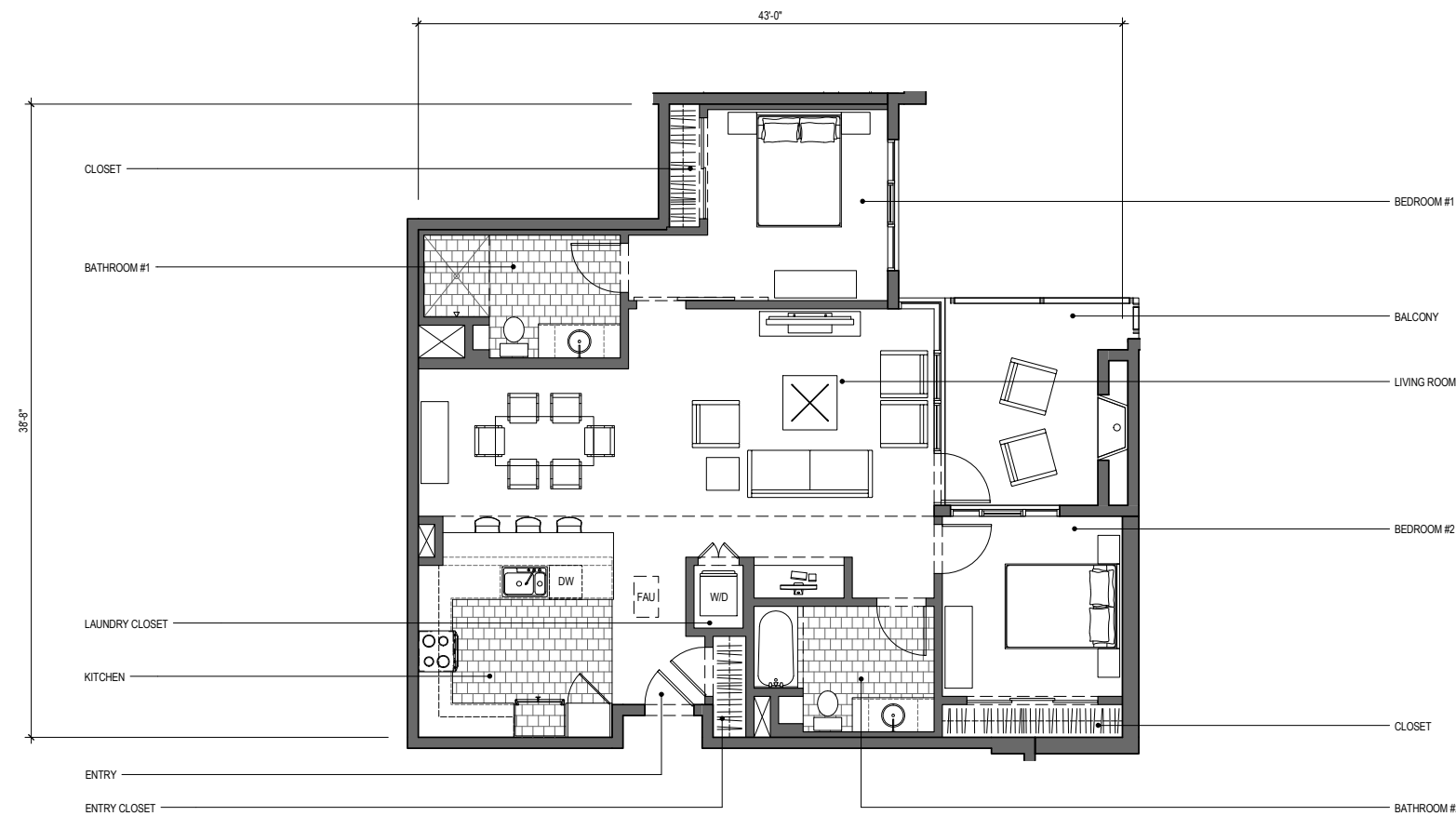
A-19

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1,357 NSF

UNIT PLAN B3 ENLARGED FLOOR PLAN | 1



1,174 NSF

UNIT PLAN B4 ENLARGED FLOOR PLAN | 2

NOTES

- ALL DIMENSIONS ARE TO FACE OF STUD OR CONCRETE, U.O.N.
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2470 Mariner Square Loop
Alameda, CA 94501
Tel 510 865 6663
Fax 510 865 1611

PRELIMINARY DEVELOPMENT PLAN

**UNIT PLAN B3 & B4
ENLARGED FLOOR
PLAN**

**NOT FOR
CONSTRUCTION**



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CONTRA COSTA COUNTY, CA

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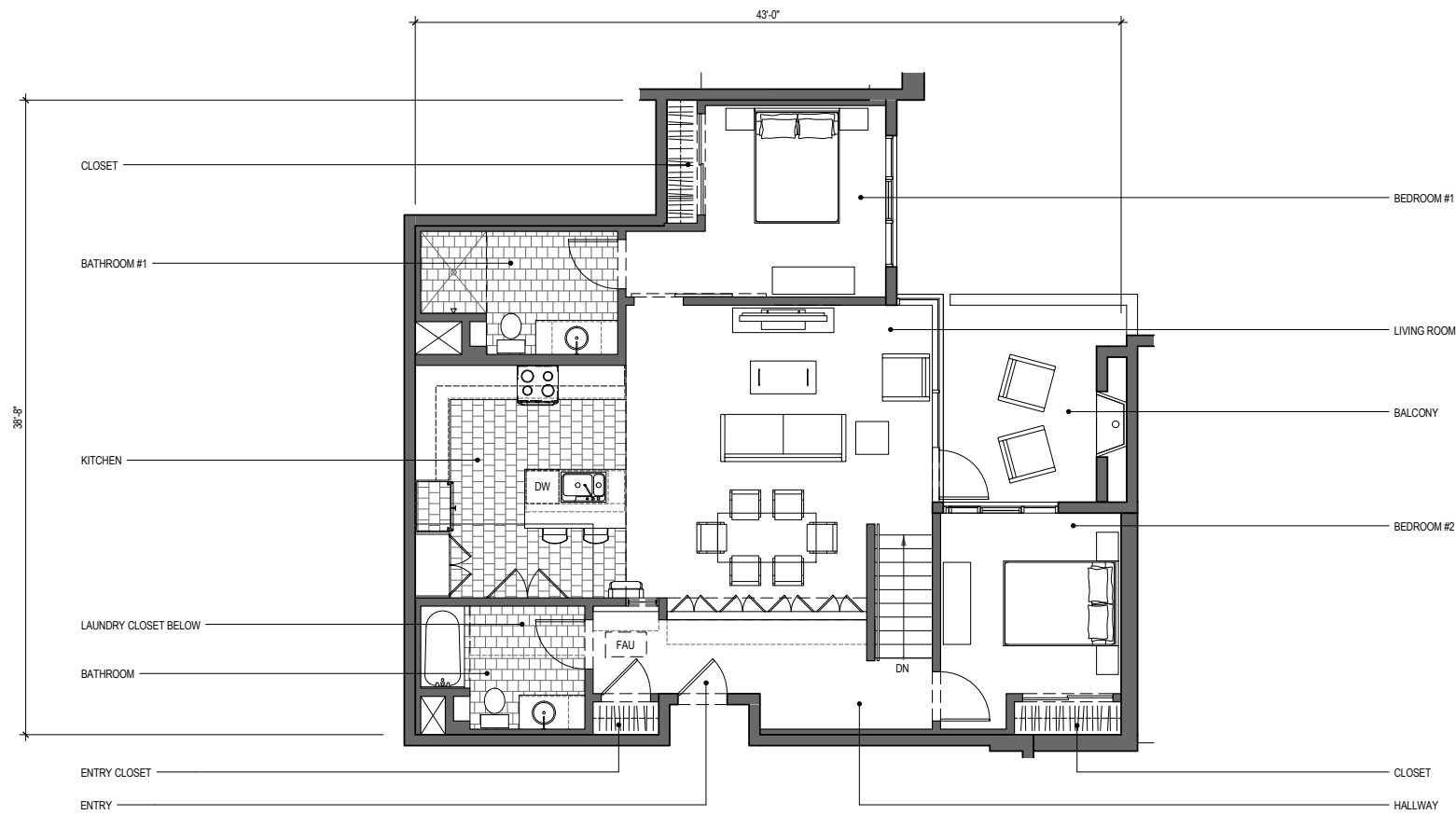
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Drawing No.

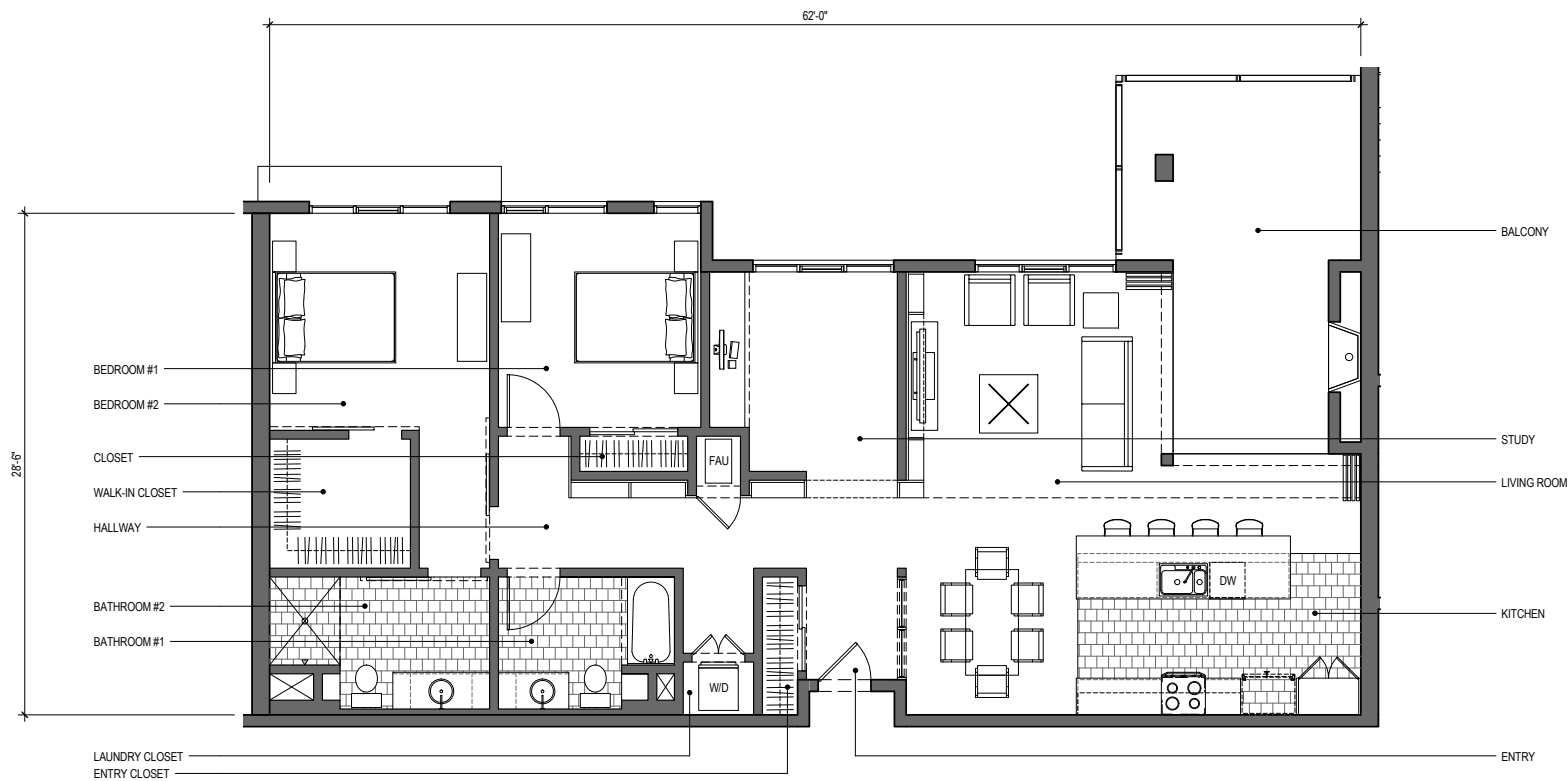
A-20

**DRAFT DESIGN -
SUBJECT TO
MODIFICATION**



1,172 NSF

UNIT PLAN B4.1 ENLARGED FLOOR PLAN | 1



1,488 NSF

UNIT PLAN B5 ENLARGED FLOOR PLAN | 2

NOTES

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PRELIMINARY DEVELOPMENT PLAN

UNIT PLAN B4.1 & B5 ENLARGED FLOOR PLAN

NOT FOR
CONSTRUCTION



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CONTRA COSTA COUNTY, CA

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14 JUL 15	14 JUL 15	PLANNING SUBMITTAL
27 JAN 17	27 JAN 17	PLANNING SUBMITTAL

Project: 48606

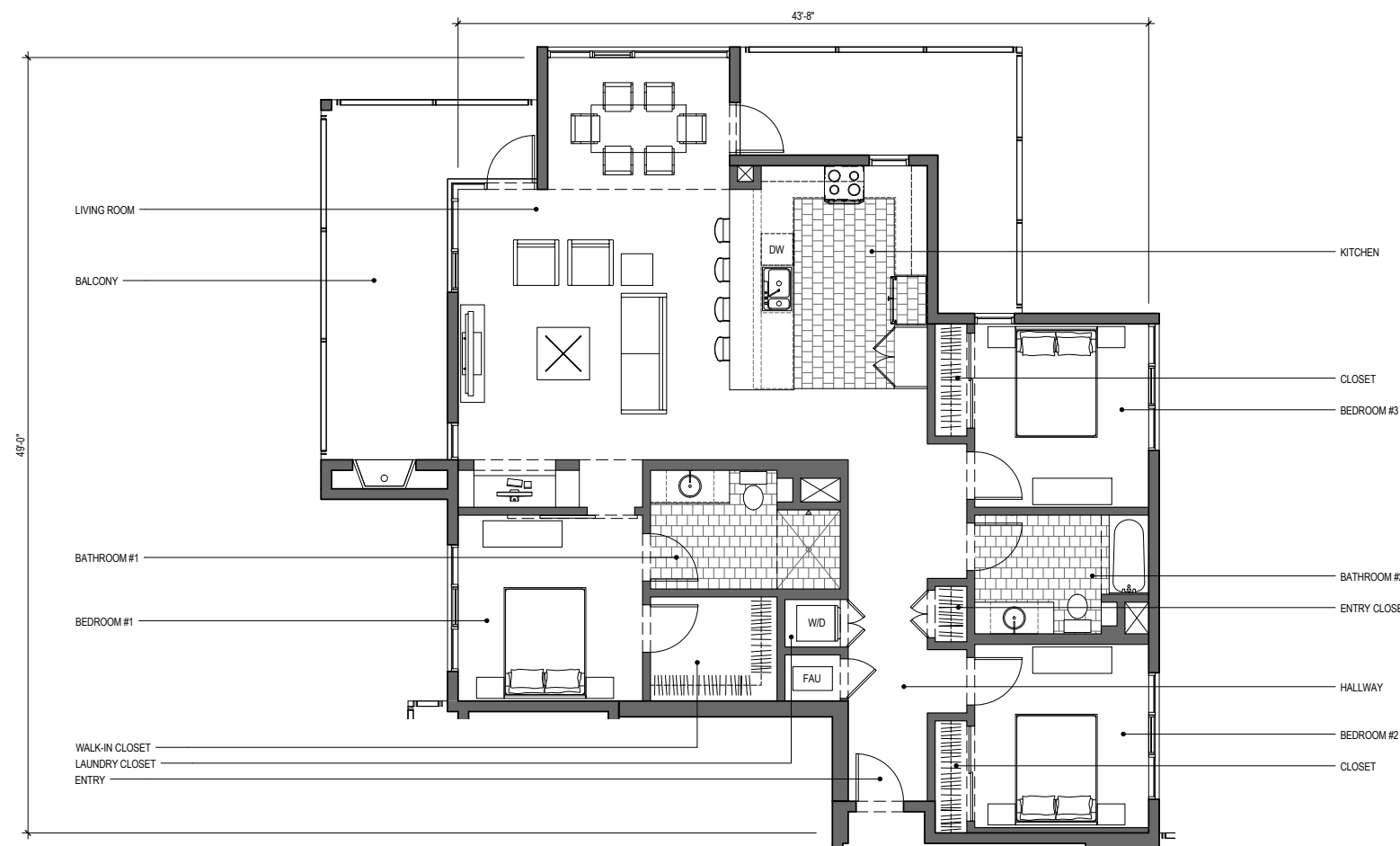
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Drawing Title: UNIT PLAN B4.1 & B5 ENLARGED
FLOOR PLAN

Drawing No.

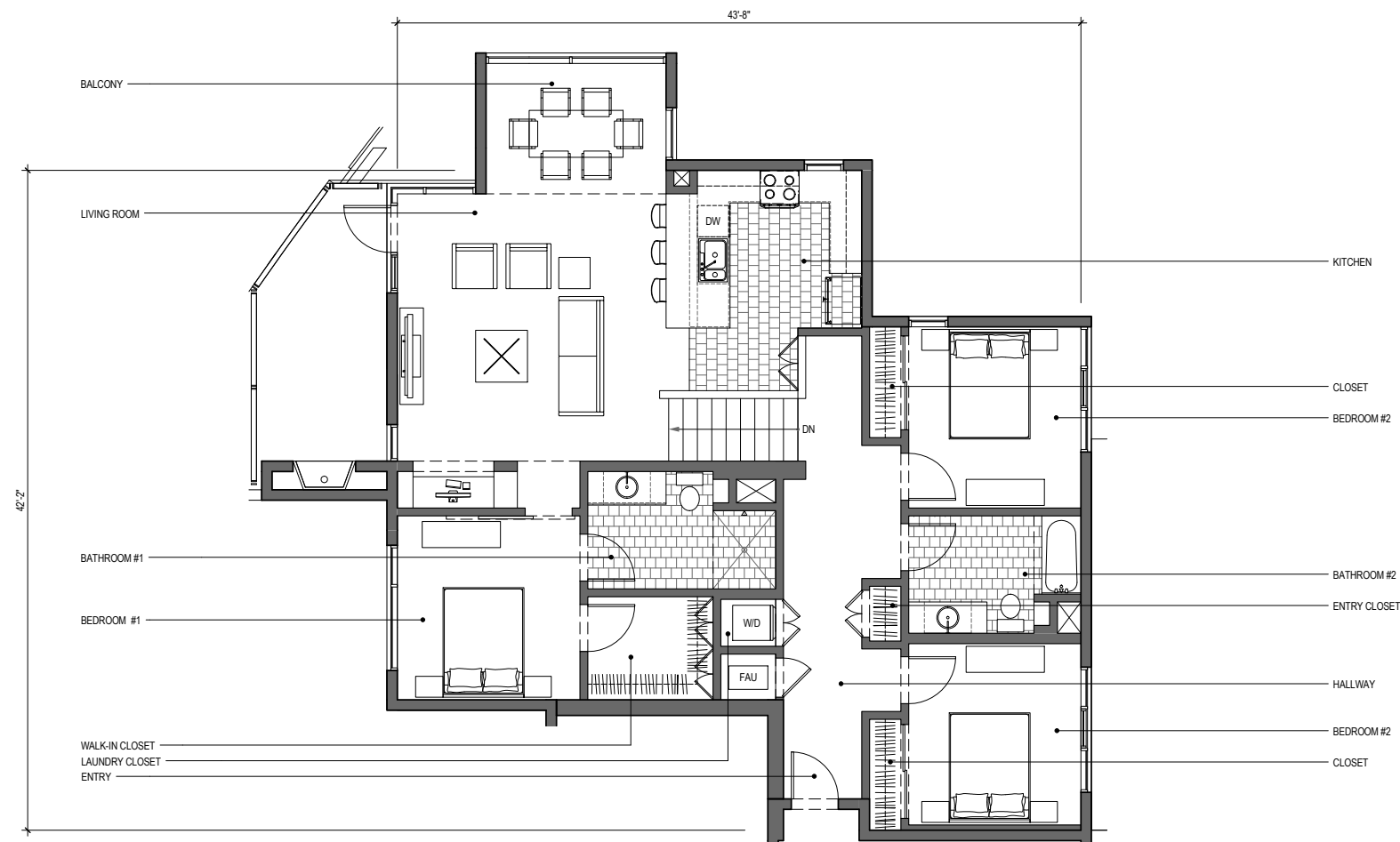
A-21

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SUBJECT TO
MODIFICATION



1,545 NSF

UNIT PLAN C1 ENLARGED FLOOR PLAN | 1



1,545 NSF

UNIT PLAN C1.1 ENLARGED FLOOR PLAN | 2

NOTES

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PRELIMINARY DEVELOPMENT PLAN

UNIT PLAN C1 & C1.1 ENLARGED FLOOR PLAN

NOT FOR
CONSTRUCTION



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CONTRA COSTA COUNTY, CA

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14 JUL 15	14 JUL 15	PLANNING SUBMITTAL
27 JAN 17	27 JAN 17	PLANNING SUBMITTAL

Project: 48606

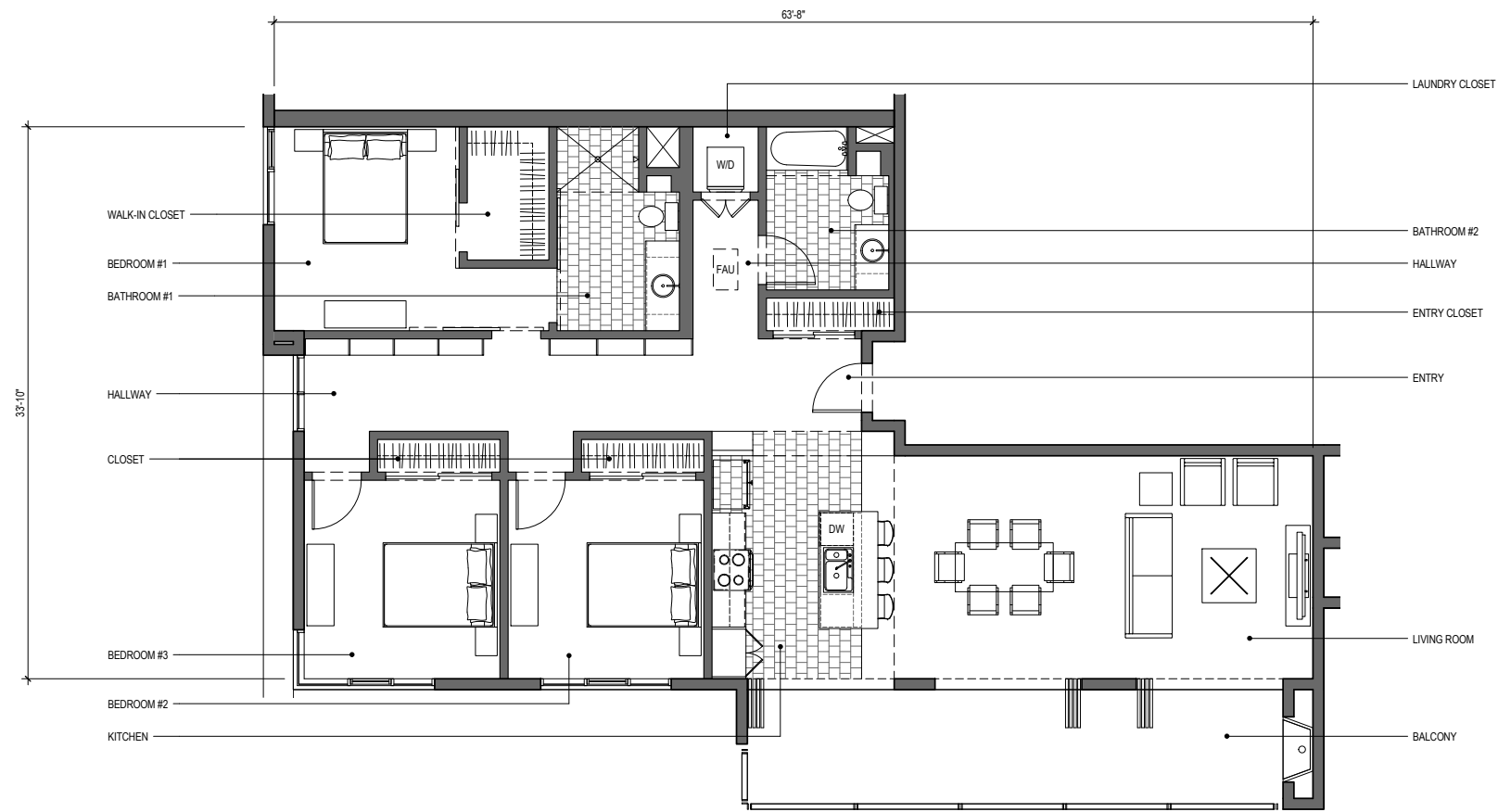
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Drawing No.

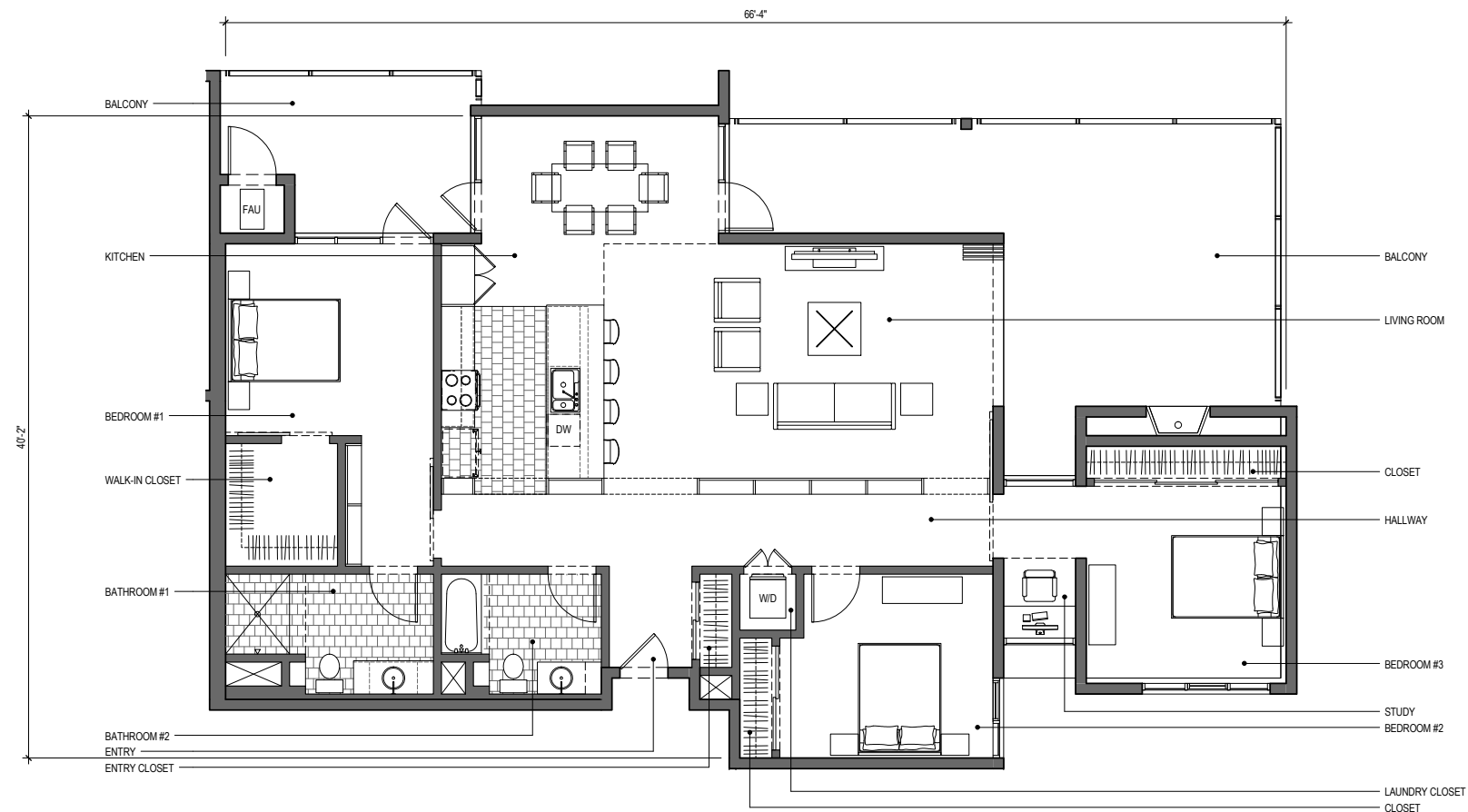
A-22

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1,569 NSF

UNIT PLAN C2 ENLARGED FLOOR PLAN | 1



1,711 NSF

UNIT PLAN C3 ENLARGED FLOOR PLAN | 2

NOTES

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PRELIMINARY DEVELOPMENT PLAN

UNIT PLAN C2 & C3 ENLARGED FLOOR PLAN

NOT FOR
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CONTRA COSTA COUNTY, CA

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14 JUL 15	14 JUL 15	PLANNING SUBMITTAL
27 JAN 17	27 JAN 17	PLANNING SUBMITTAL

Project: 48606

Scale: 1/4" = 1'-0"

Drawing Title: UNIT PLAN C2 & C3 ENLARGED FLOOR PLAN

Drawing No. A-23

DRAFT DESIGN -
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MODIFICATION

PRELIMINARY
DEVELOPMENT PLAN

UNIT PLAN TH1 & TH2
ENLARGED FLOOR
PLAN

NOT FOR
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14 JUL 15	14 JUL 15	PLANNING SUBMITTAL
27 JAN 17	27 JAN 17	PLANNING SUBMITTAL

Project: 48606

Scale: 1/4" = 1'-0"

Drawing Title: UNIT PLAN TH1 & TH2
ENLARGED FLOOR PLAN

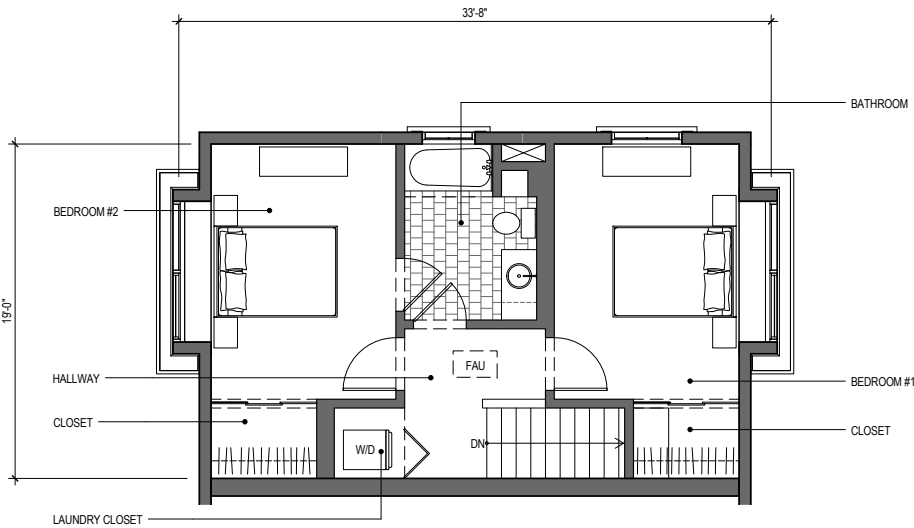
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A-24

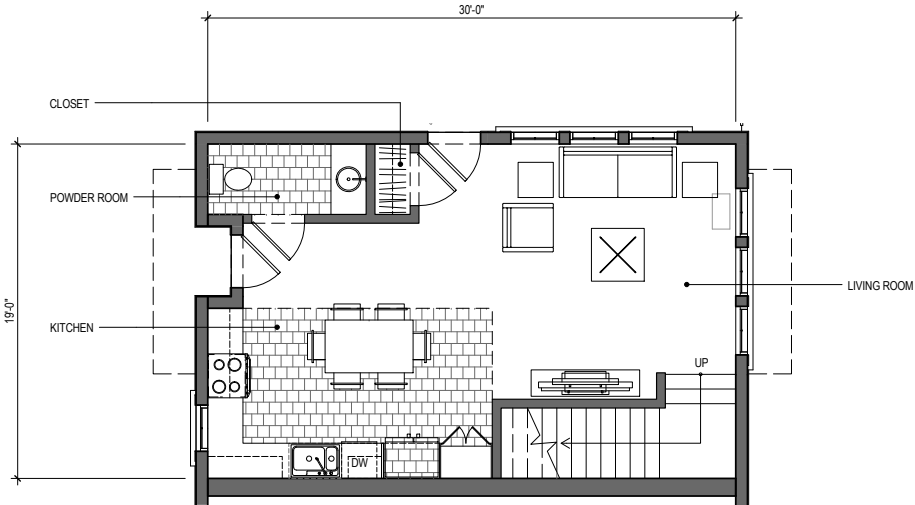
NOTES

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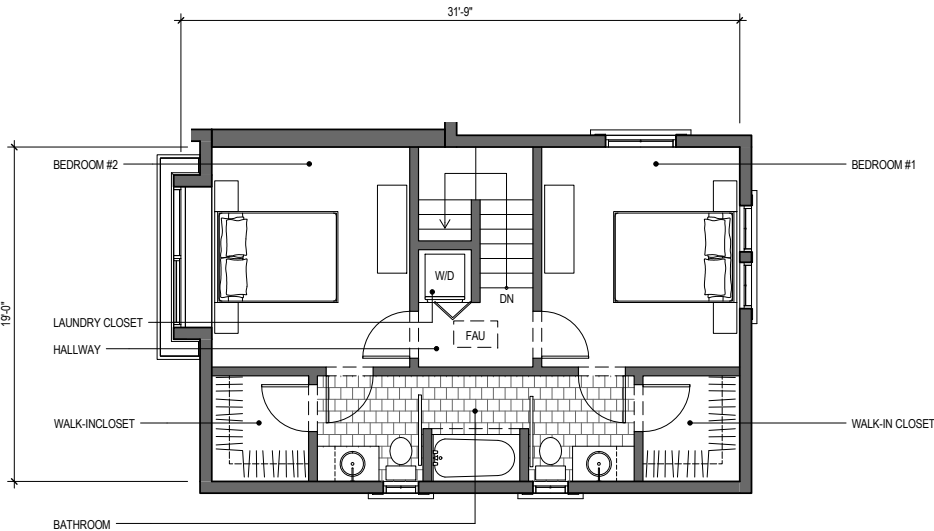
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MODIFICATION



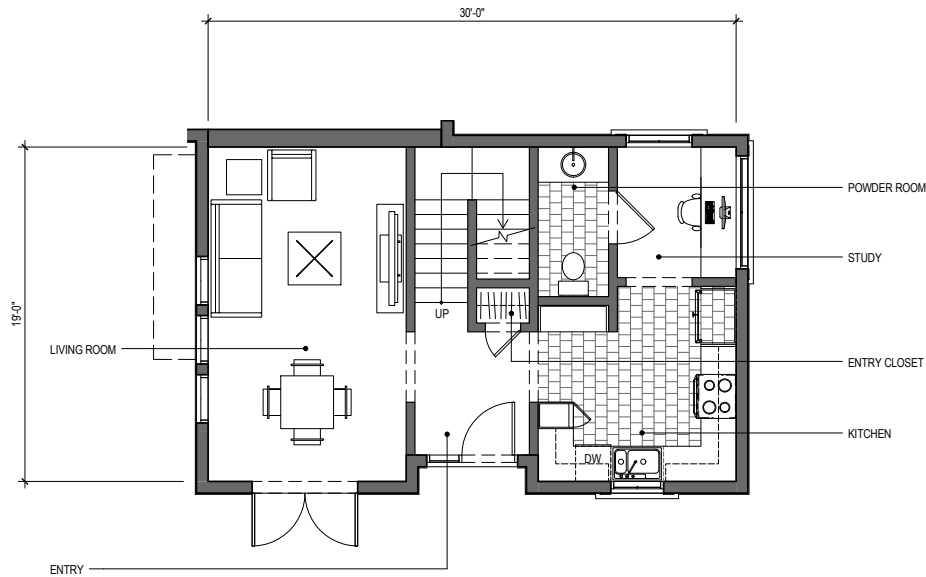
UNIT PLAN TH1 ENLARGED 2ND FLOOR PLAN | 2



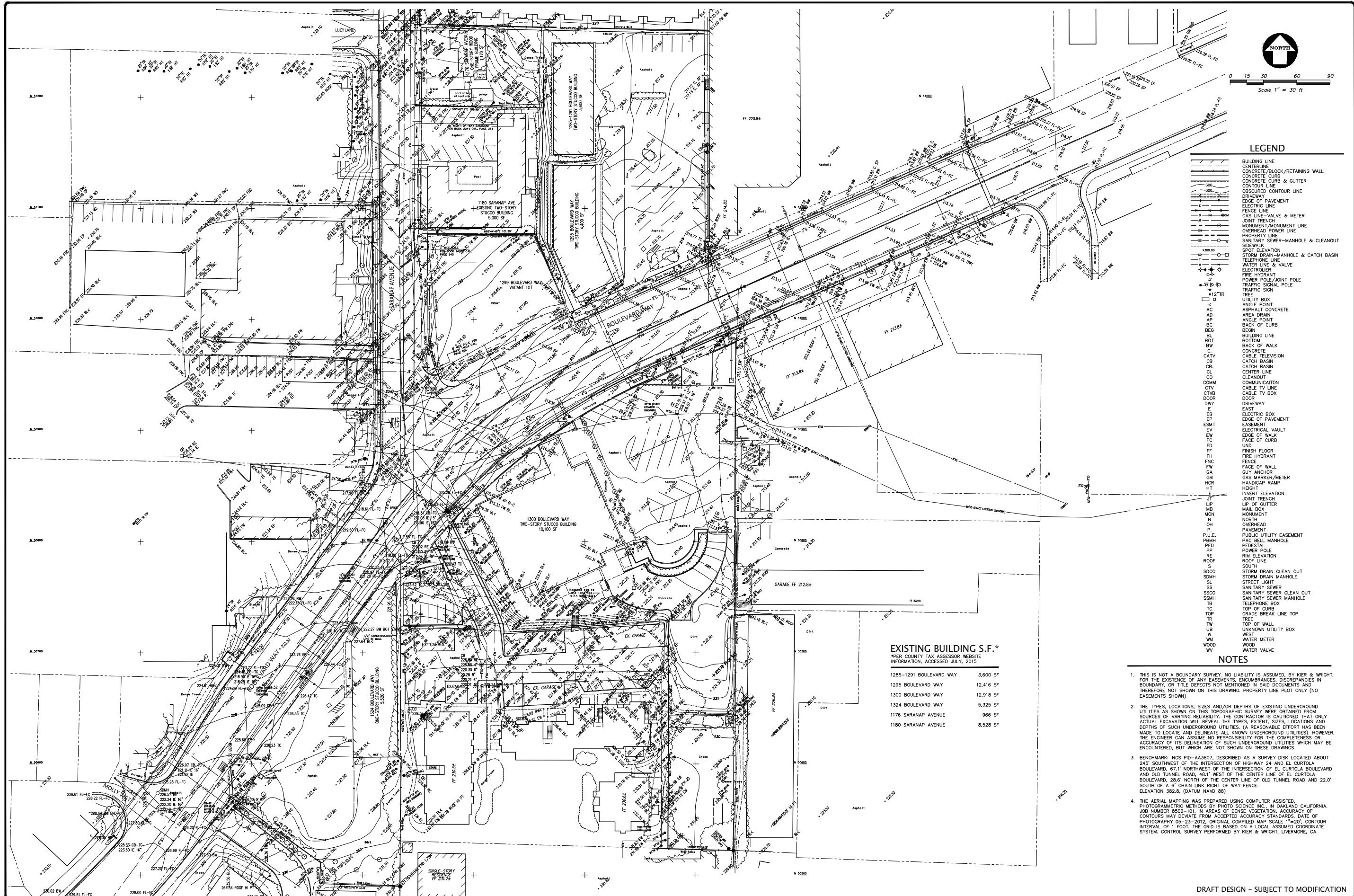
1,110 NSF
UNIT PLAN TH1 ENLARGED 1ST FLOOR PLAN | 1



UNIT PLAN TH2 ENLARGED 2ND FLOOR PLAN | 4



1,134 NSF
UNIT PLAN TH2 ENLARGED 1ST FLOOR PLAN | 3

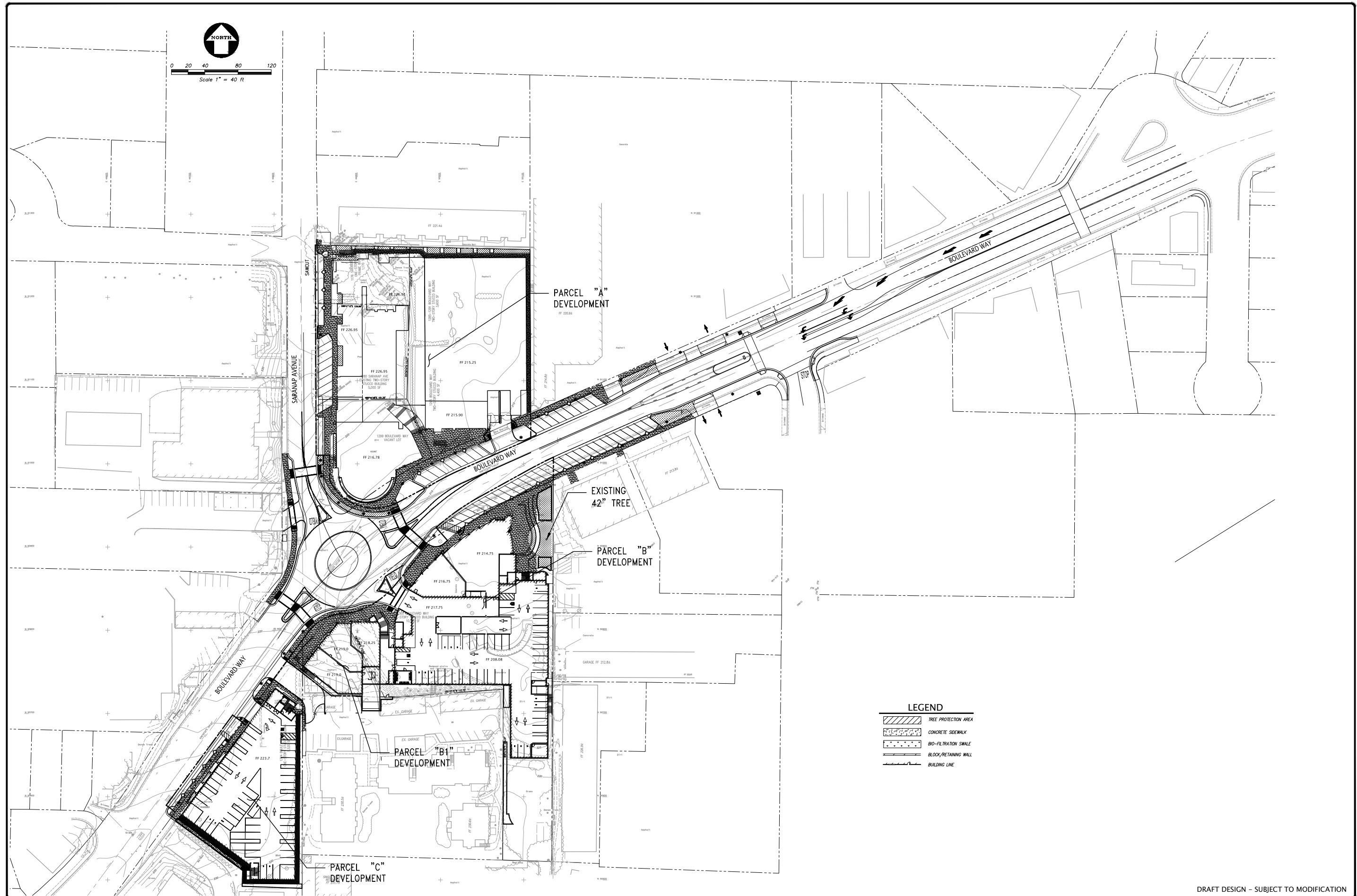


NO.		REVISION	BY	NO.	REVISION	BY
1		NOVEMBER 8, 2013	TC	1		
2		JANUARY 17, 2014	TC	2		
3		FEBRUARY 23, 2014	TC	3		
4		JULY 14, 2015	MC	4		
5		JANUARY 27, 2017	CRM	5		

KIER & WRIGHT	
CIVIL ENGINEERS & SURVEYORS, INC.	
2850 Collier Canyon Road	
Livermore, California 94551	
(925) 245-8768	
Fax (925) 245-8796	

PRELIMINARY DEVELOPMENT PLAN	
TOPOGRAPHIC SURVEY	
OF	
BOULEVARD WAY AND SARANAP AVENUE	
FOR	
HALL EQUITIES	
CONTRA COSTA COUNTY	
CALIFORNIA	

DATE	FEB. 15, 2017
SCALE	1" = 30'
DESIGNER	CRM
JOB NO.	A12549-3
SHEET	C1
OF	11 SHEETS



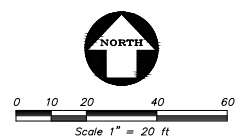
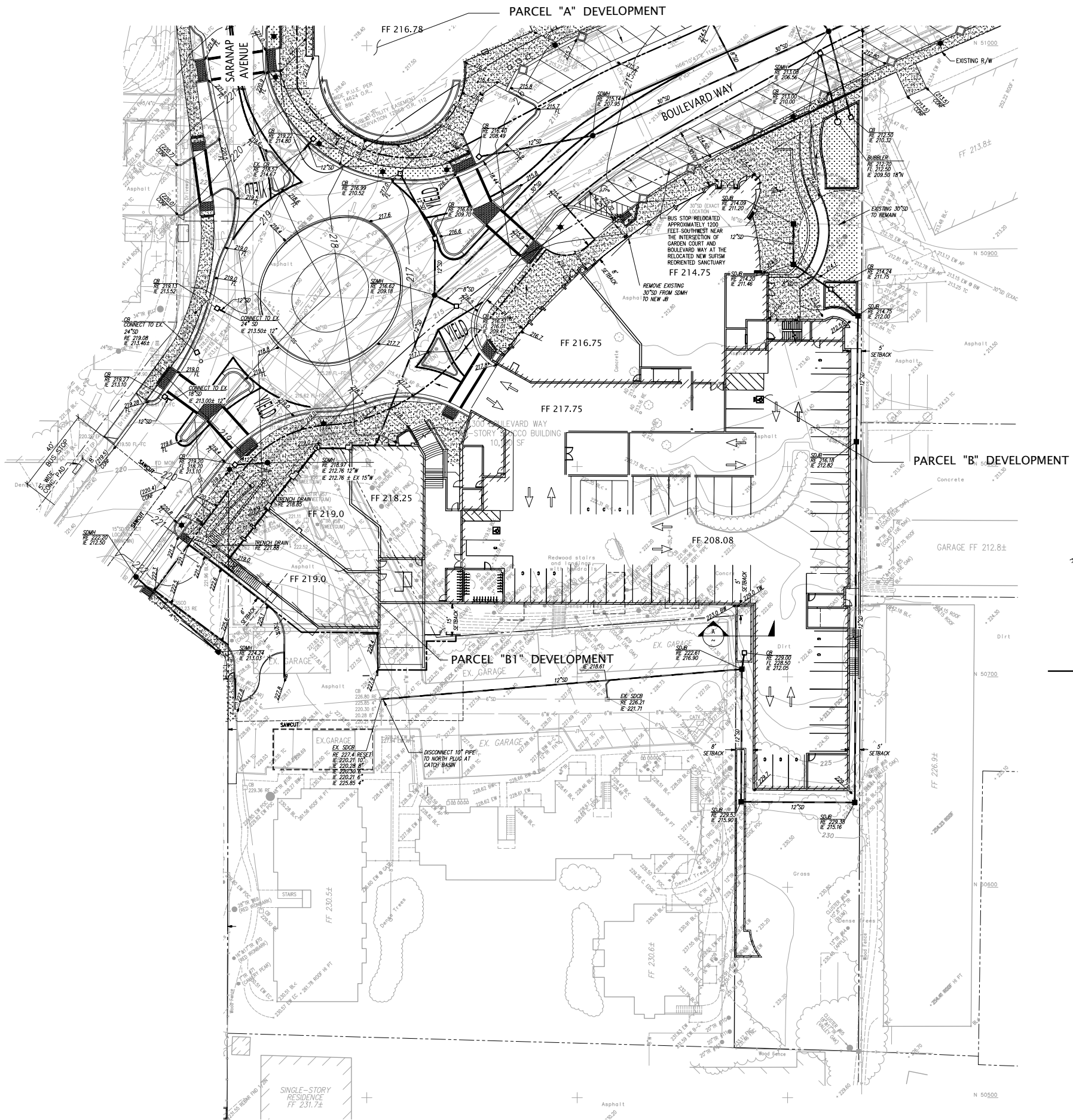
DRAFT DESIGN - SUBJECT TO MODIFICATION

NO.	REVISION	BY	NO.	REVISION	BY
1	NOVEMBER 8, 2013	TC	1		
2	JANUARY 17, 2014	TC	2		
3	FEBRUARY 23, 2014	TC	3		
4	JULY 14, 2015	MC	4		
5	JANUARY 27, 2017	CRM	5		

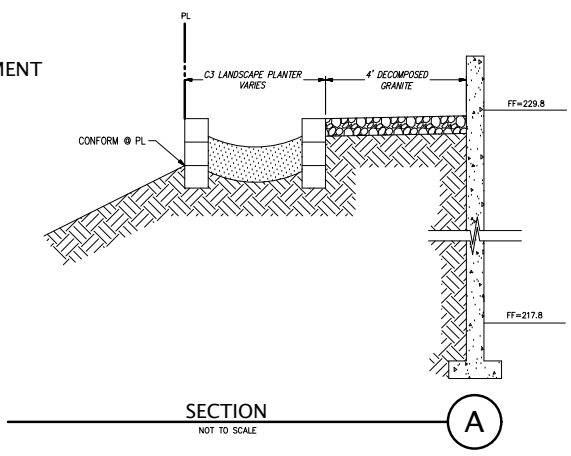
KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road
Livermore, California 94551
(925) 245-8766
Fax (925) 245-8796

CONTRA COSTA COUNTY	PRELIMINARY DEVELOPMENT PLAN BOULEVARD WAY OVERALL DEVELOPMENT AREA OF BOULEVARD WAY AND SARANAP AVENUE FOR HALL EQUITIES		DATE	FEB. 15, 2017
			SCALE	1" = 40'
			DESIGNER	CRM
			JOB NO.	A12549-3
			SHEET	C2
CALIFORNIA		OF	11	SHEETS

Z:\2012\A12549-3\A12549-3 PL.dwg 2/7/2017 4:55:19 PM



- LEGEND**
- ▲ AREA DRAIN
 - STORM DRAIN CATCH BASIN
 - STORM DRAIN JUNCTION BOX
 - STORM DRAIN MANHOLE
 - FL FLOW LINE
 - FF FINISH FLOOR
 - IE INVERT ELEVATION
 - PV PAVEMENT
 - RE RIM ELEVATION
 - SE SPOT ELEVATION
 - SD STORM DRAIN LINE
 - TC TOP OF CURB
 - X TREE TO BE REMOVED
 - ★ STREET LIGHTS
 - RETAINING WALL
 - ▨ TREATMENT AREA
 - ▩ CONCRETE SIDEWALK
 - PROTECT EXISTING TREE (NO GRADING IN THIS AREA)



DRAFT DESIGN - SUBJECT TO MODIFICATION

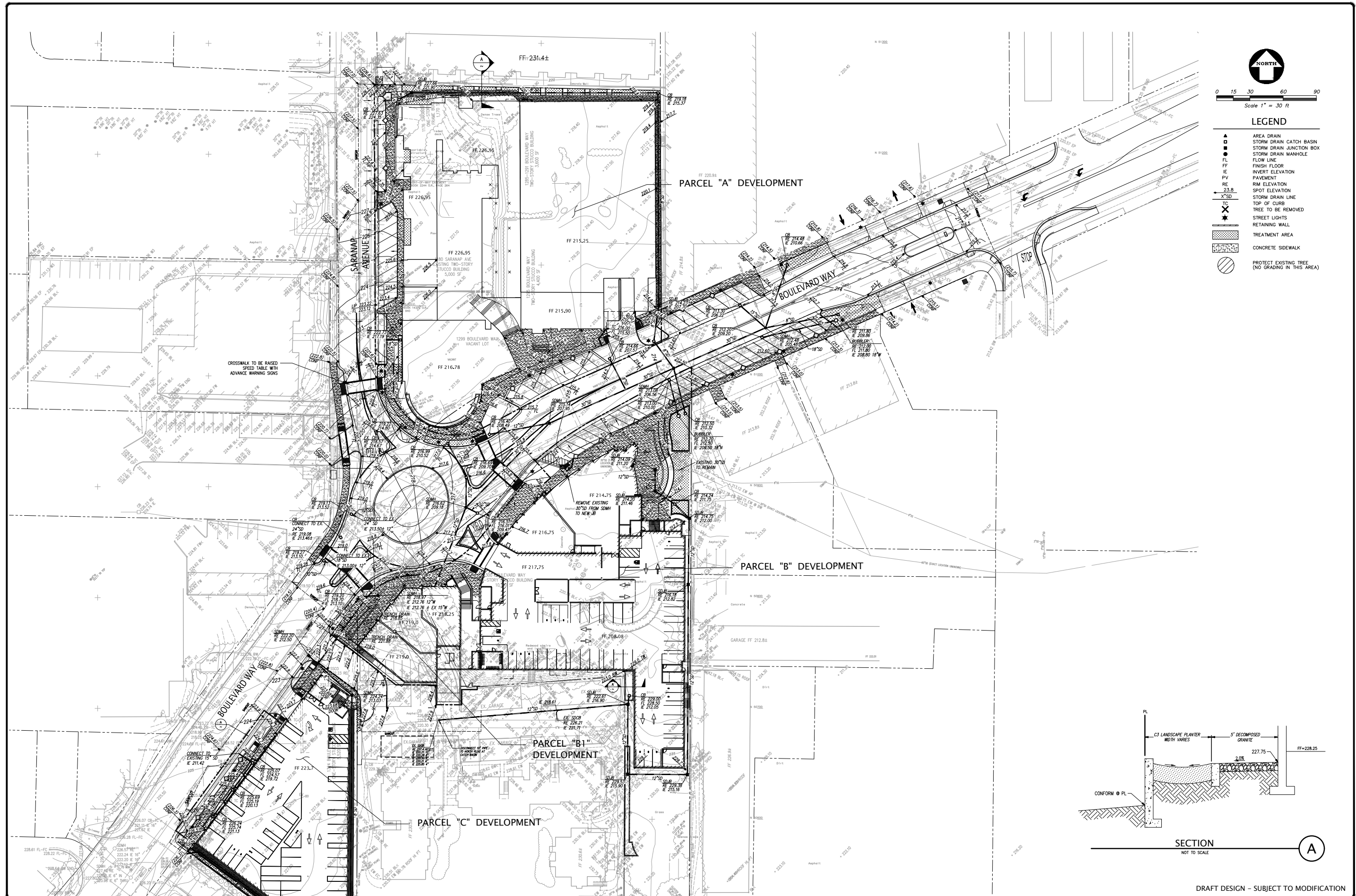
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△	JANUARY 17, 2014	TC	△		
△	FEBRUARY 23, 2014	TC	△		
△	JULY 14, 2015	MC	△		
△	JANUARY 27, 2017	CRM	△		

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road
Livermore, California 94551 Fax (925) 245-8796

PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN - SITE B/B1
OF
BOULEVARD WAY AND SARANAP AVENUE
FOR
HALL EQUITIES

CONTRA COSTA COUNTY

DATE	FEB. 15, 2017
SCALE	1" = 20'
DESIGNER	CRM
JOB NO.	A12549-3
SHEET	C3
OF	11 SHEETS



NO.	REVISION	BY	NO.	REVISION	BY
1	NOVEMBER 8, 2013	TC	1		
2	JANUARY 17, 2014	TC	2		
3	FEBRUARY 23, 2014	TC	3		
4	JULY 14, 2015	MC	4		
5	JANUARY 27, 2017	CRM	5		

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2850 Collier Canyon Road
Livermore, California 94551 (925) 245-8766 Fax (925) 245-8796

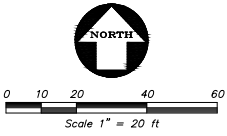
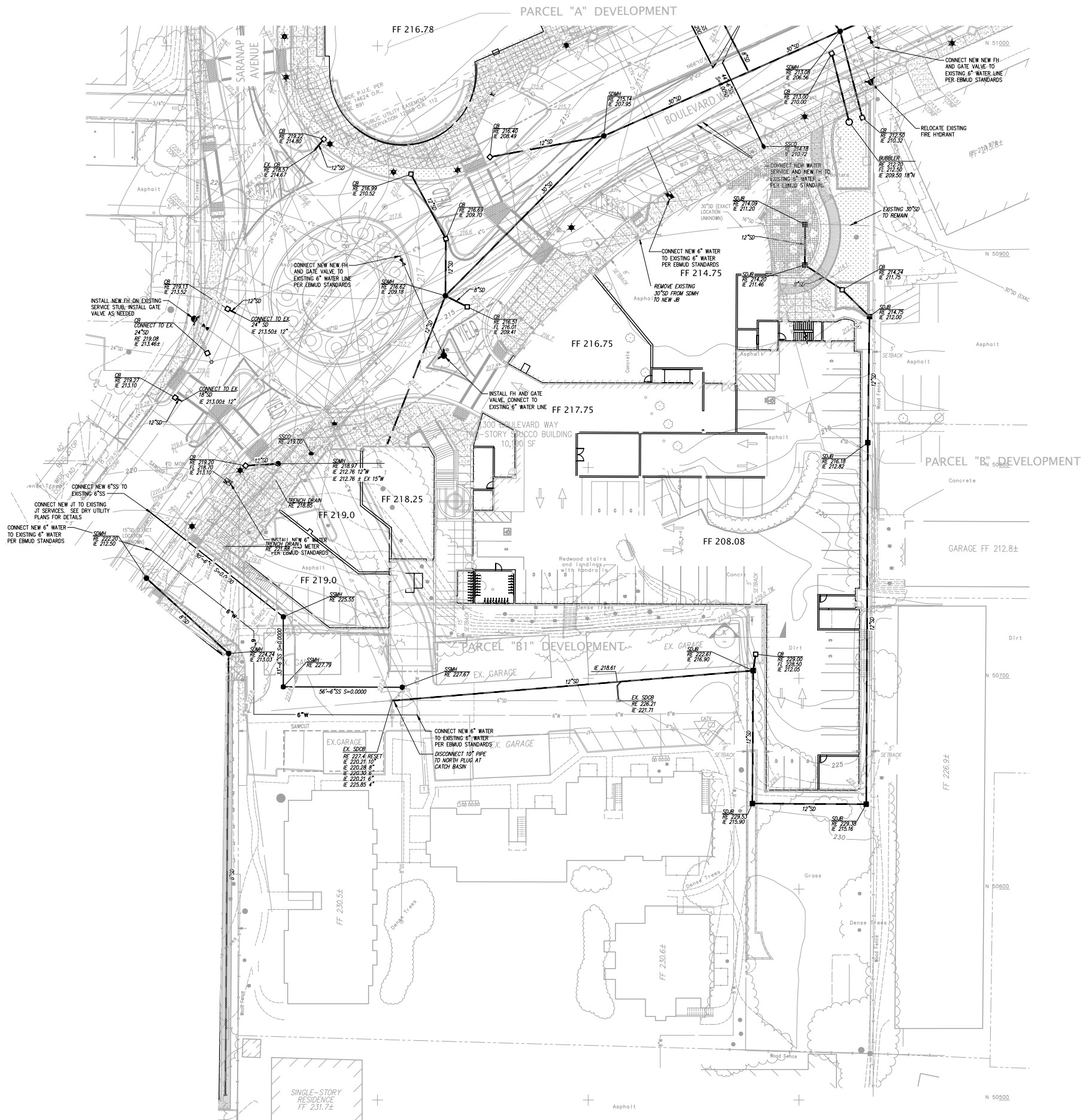
PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN - STREETSCAPE
OF
BOULEVARD WAY AND SARANAP AVENUE
FOR
HALL EQUITIES

CONTRA COSTA COUNTY

CALIFORNIA

DATE FEB. 15, 2017
SCALE 1" = 30'
DESIGNER CRM
JOB NO. A12549-3
SHEET C4
OF 11 SHEETS

DRAFT DESIGN - SUBJECT TO MODIFICATION



LEGEND

- ASR AUTOMATIC SPRINKLER RISER
- BACK FLOW PREVENTION DEVICE
- EXISTING UTILITY TO BE ABANDONED BY REMOVAL
- FS FIRE SERVICE
- PI POST INDICATOR VALVE
- SS SANITARY SEWER
- COTG SANITARY SEWER CLEANOUT TO GRADE
- SSMH SANITARY SEWER MANHOLE
- SCV SINGLE CHECK VALVE
- SDCB STORM DRAIN CATCH BASIN
- FD FIRE DEPARTMENT CONNECTION
- SDJB STORM DRAIN JUNCTION BOX
- SDMH STORM DRAIN MANHOLE
- SDML STORM DRAIN LINE
- SDMH STORM DRAIN MANHOLE
- WM WATER METER
- WS WATER SERVICE

DRAFT DESIGN - SUBJECT TO MODIFICATION

NO.	REVISION	BY	NO.	REVISION	BY
1	NOVEMBER 8, 2013	TC	1		
2	JANUARY 17, 2014	TC	2		
3	FEBRUARY 23, 2014	TC	3		
4	JULY 14, 2015	MC	4		
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Livermore, California 94551 Fax (925) 245-8796

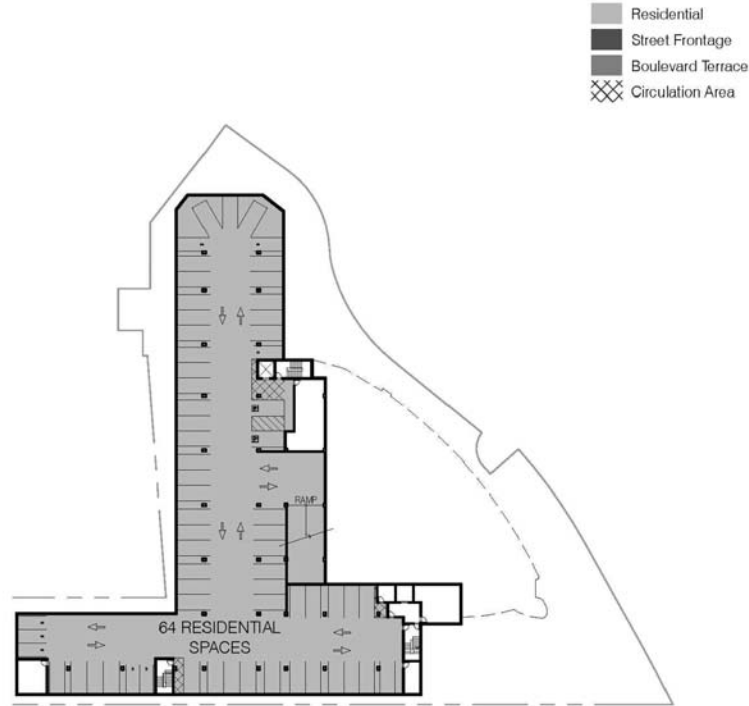
CONTRA COSTA COUNTY

PRELIMINARY DEVELOPMENT PLAN
UTILITY PLAN - SITE B/B1
OF
BOULEVARD WAY AND SARANAP AVENUE
FOR
HALL EQUITIES

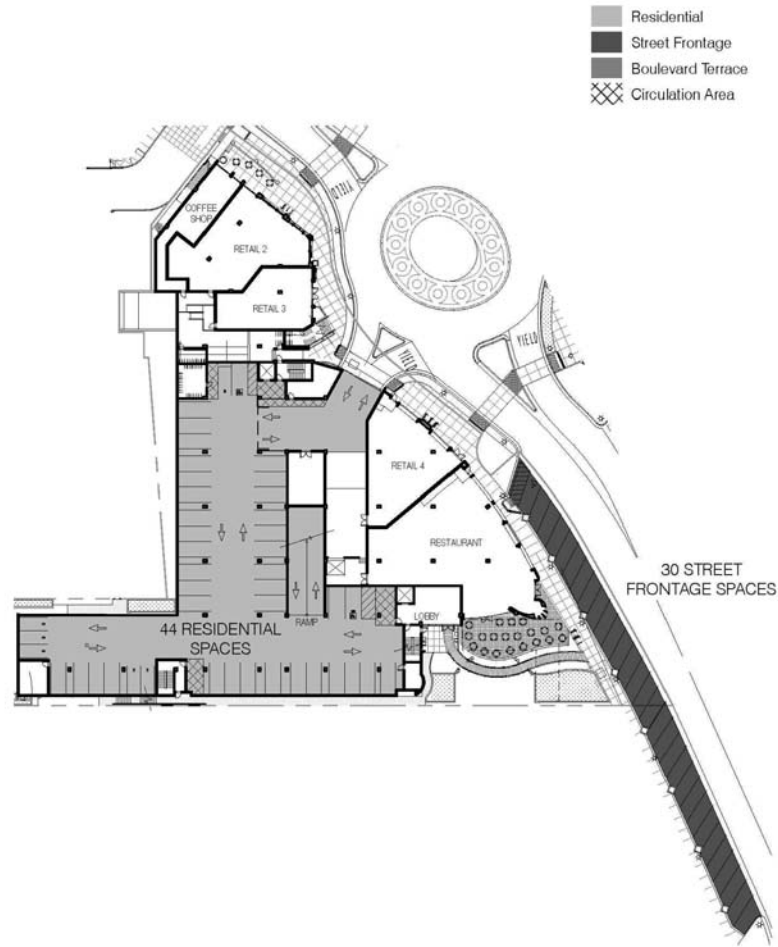
CALIFORNIA

DATE	FEB. 15, 2017
SCALE	1" = 20'
DESIGNER	CRM
JOB NO.	A12549-3
SHEET	C5
OF	11 SHEETS

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Basement Parking



1st Floor Parking



2nd Floor Parking

DRAFT DESIGN - SUBJECT TO MODIFICATION

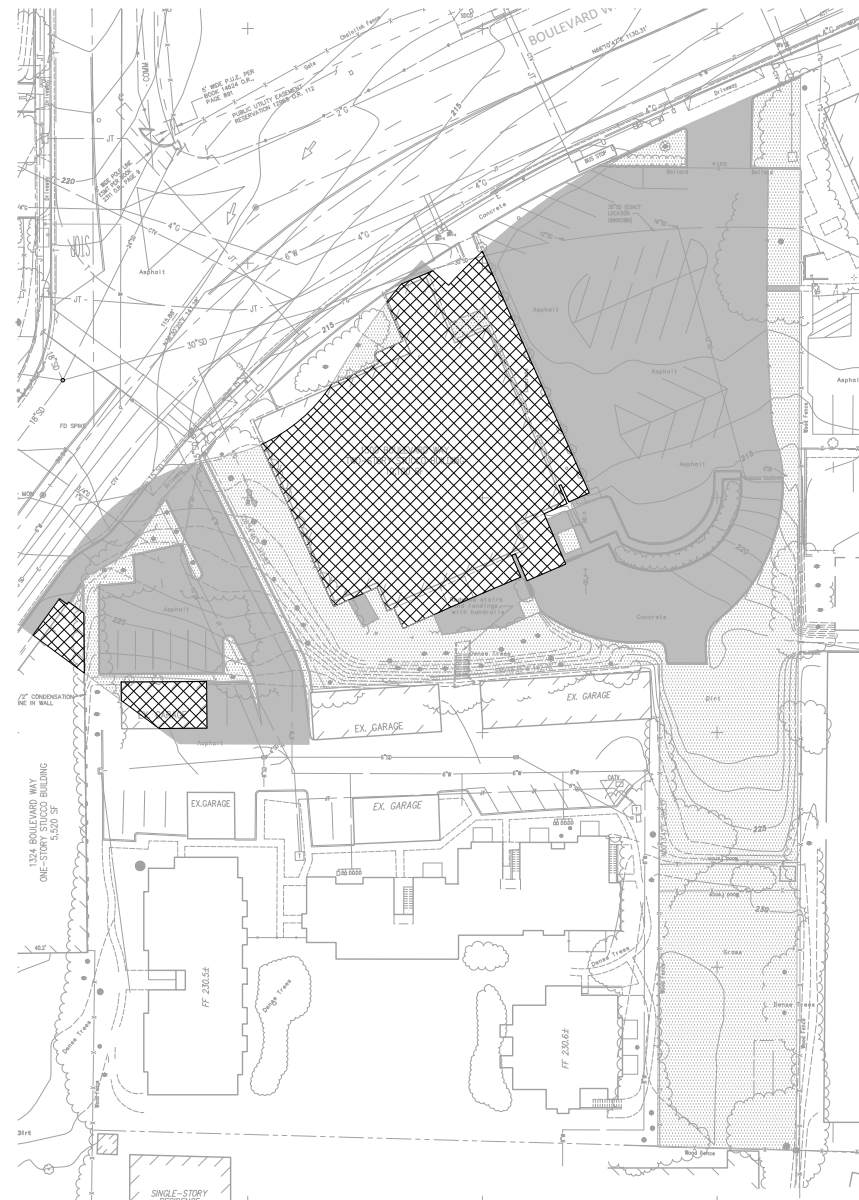
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△	JANUARY 17, 2014	TC	△		
△	FEBRUARY 23, 2014	TC	△		
△	JULY 14, 2015	MC	△		
△	JANUARY 27, 2017	CRM	△		

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Livermore, California 94551
(925) 245-8766
Fax (925) 245-8796

PRELIMINARY DEVELOPMENT PLAN
VEHICLE PARKING PLAN - SITE B/B1
OF
BOULEVARD WAY AND SARANAP AVENUE
FOR
HALL EQUITIES
CONTRA COSTA COUNTY

DATE	FEB. 15, 2017
SCALE	1" = 20'
DESIGNER	CRM
JOB NO.	A12549-3
SHEET	C6
OF	11 SHEETS

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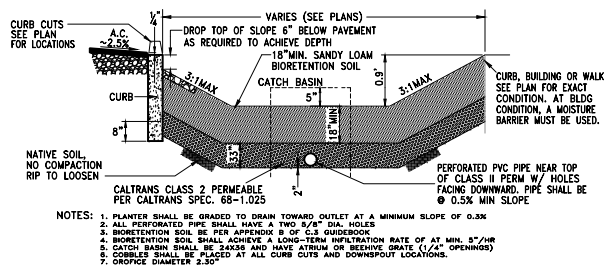


EXISTING SWTP CONDITIONS

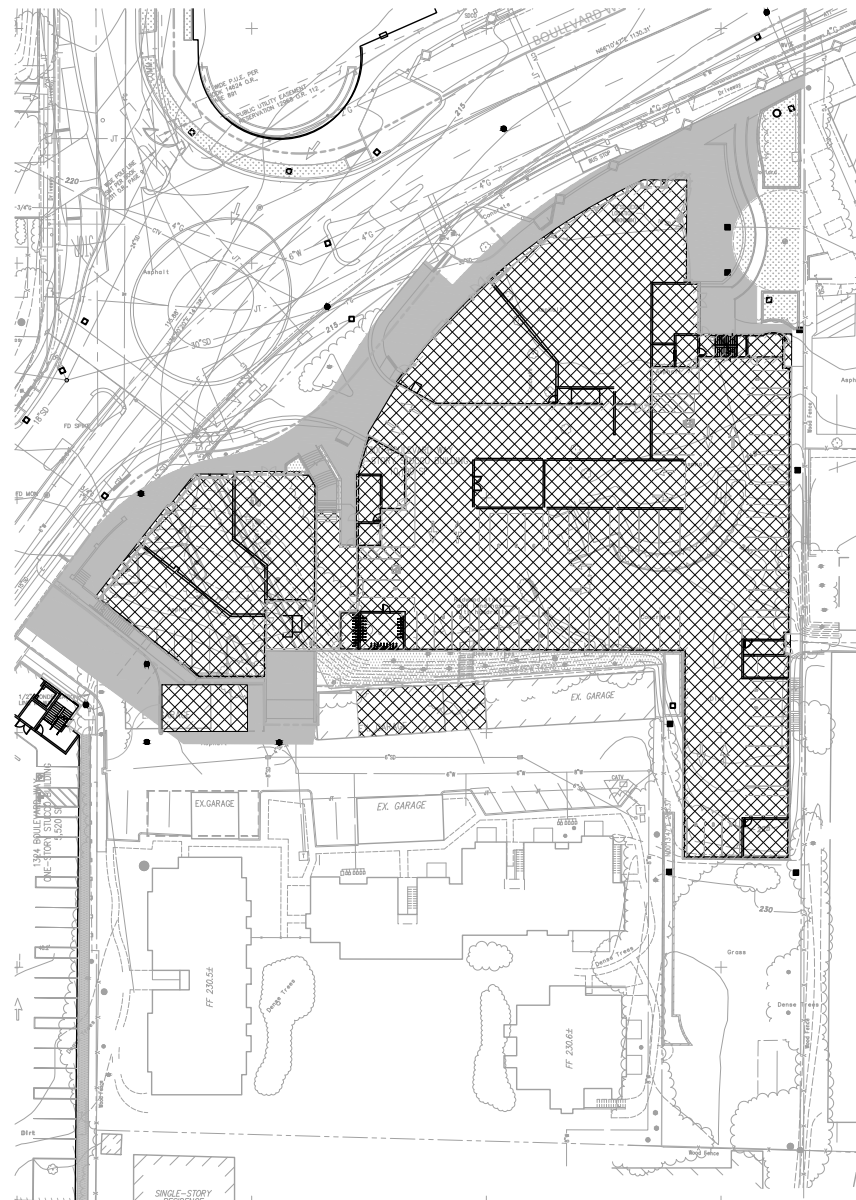
DEVELOPMENT AREA 'B'

LEGEND EXISTING CONDITIONS

TRIBUTARY AREA LIMITS	AREA (SF)	% TOT. AREA
IMPERVIOUS PAVEMENT DRAINING TO BIO-RETENTION AREA	27,633	42%
IMPERVIOUS ROOFTOP DRAINING TO BIO-RETENTION AREA	13,900	22%
LANDSCAPE AREA	23,522	36%
TOTAL	65,055	100%



STORM WATER TREATMENT PLANTER - TYPICAL SECTION
N. T. S.

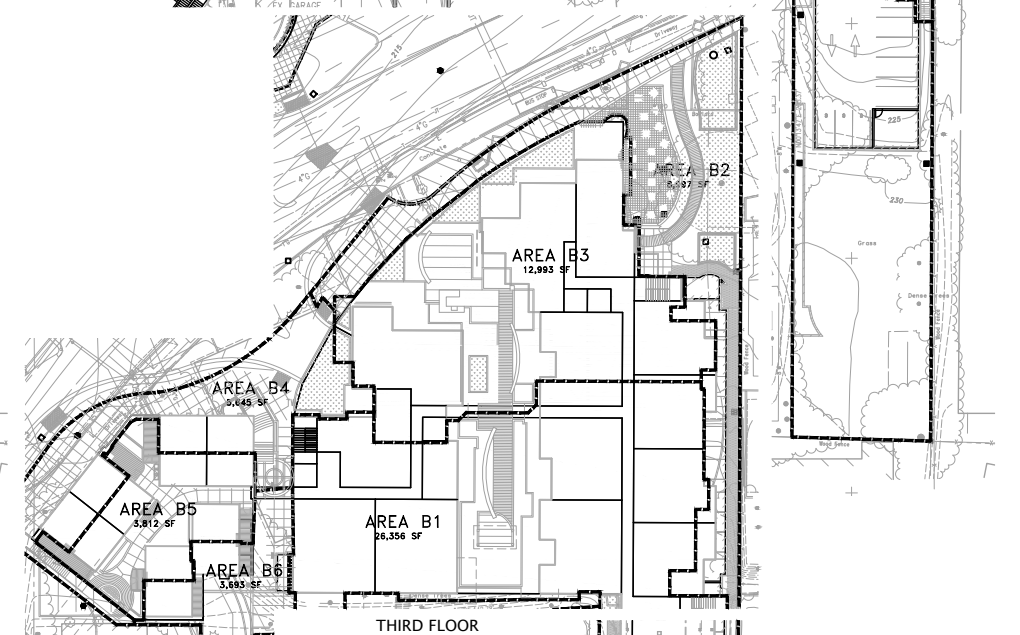
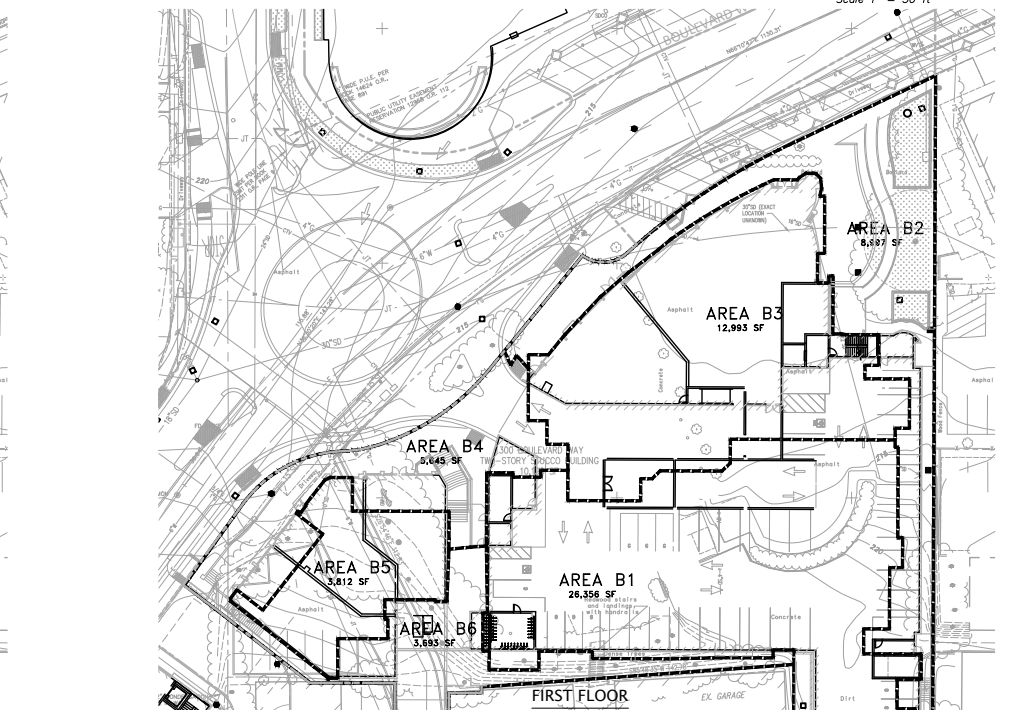


PROPOSED SWTP CONDITIONS

DEVELOPMENT AREA 'B'

LEGEND PROPOSED CONDITIONS

TRIBUTARY AREA LIMITS	AREA (SF)	% TOT. AREA
PROPERTY AREA LIMITS	19,900	32%
IMPERVIOUS PAVEMENT	38,300	61%
IMPERVIOUS ROOFTOP	1,685	3%
LANDSCAPE AREA	2,850	4%
TOTAL	62,735	100%



TREATMENT PLANTERS

DEVELOPMENT AREA 'B'

TREATMENT PLANTERS - Sub-Area BMP Summary

AREA ID#	TRIBUTARY AREA (SF)	IMPERVIOUS AREA (SF)	IMPERVIOUS AREA EQUIVALENT	BMP PROVIDED	BMP SIZE (SF)
B1	26,356	23,232	23,232	PLANTER	
B2	8,997	7,930	7,930	PLANTER	
B3	12,993	11,453	11,453	PLANTER	
B4	5,645	4,976	4,976	PLANTER	
B5	3,812	3,360	3,360	PLANTER	
B6	3,693	3,255	3,255	PLANTER	
TOTAL	62,735	58,200	54,211		2,850

*NOTE: BMP SIZES AND CONNECTIONS TO DRAINAGE AREAS WILL BE CONFIRMED IN FINAL DESIGN. BMP AREA EXCEEDS 4.5% OF IMPERVIOUS AREA.

DRAFT DESIGN - SUBJECT TO MODIFICATION

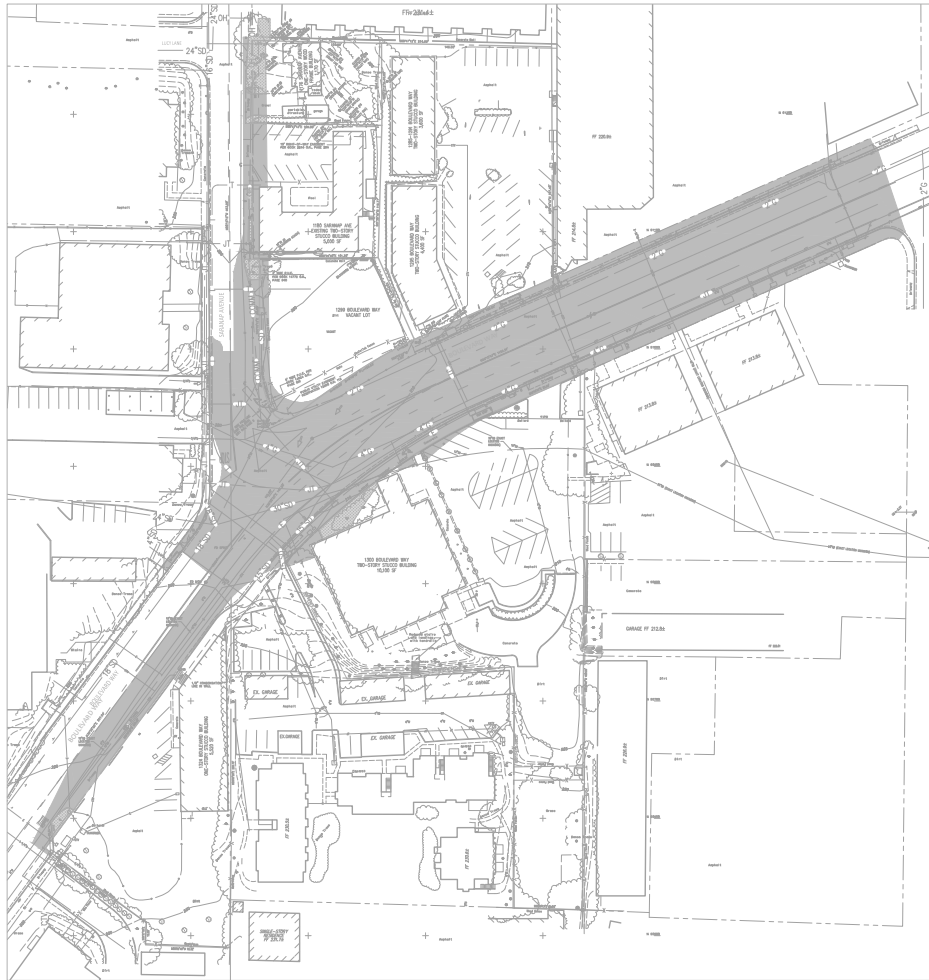
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PRELIMINARY DEVELOPMENT PLAN
STORM WATER TREATMENT PLAN - SITE B
OF
BOULEVARD WAY AND SARANAP AVENUE
FOR
HALL EQUITIES
CONTRA COSTA COUNTY

DATE FEB. 15, 2017
SCALE 1" = 30'
DESIGNER CRM
JOB NO. A12549-3
SHEET **C7**
OF 11 SHEETS
CALIFORNIA

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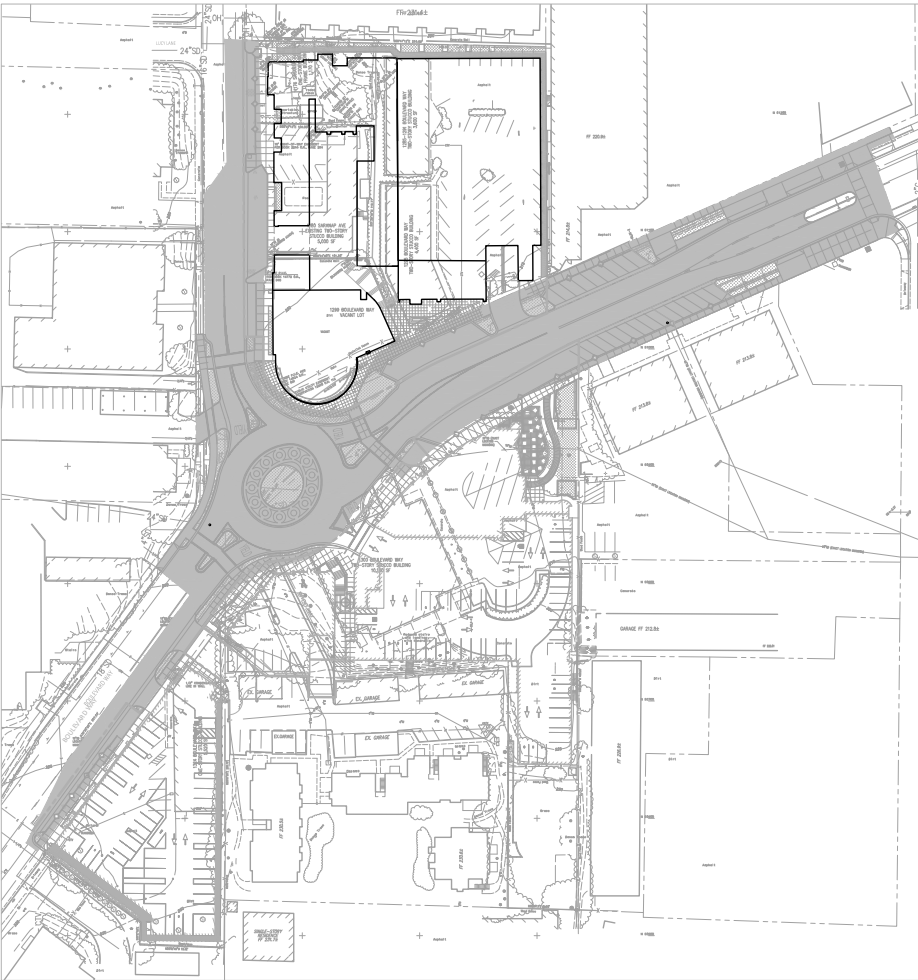
EXISTING SWTP CONDITIONS

STREET IMPROVEMENT

LEGEND EXISTING CONDITIONS

- IMPERVIOUS PAVEMENT AREA
LANDSCAPE AREA

AREA (SF)	% TOT. AREA
36,374	95%
2,100	5%
TOTAL 38,474	100%



PROPOSED SWTP CONDITIONS

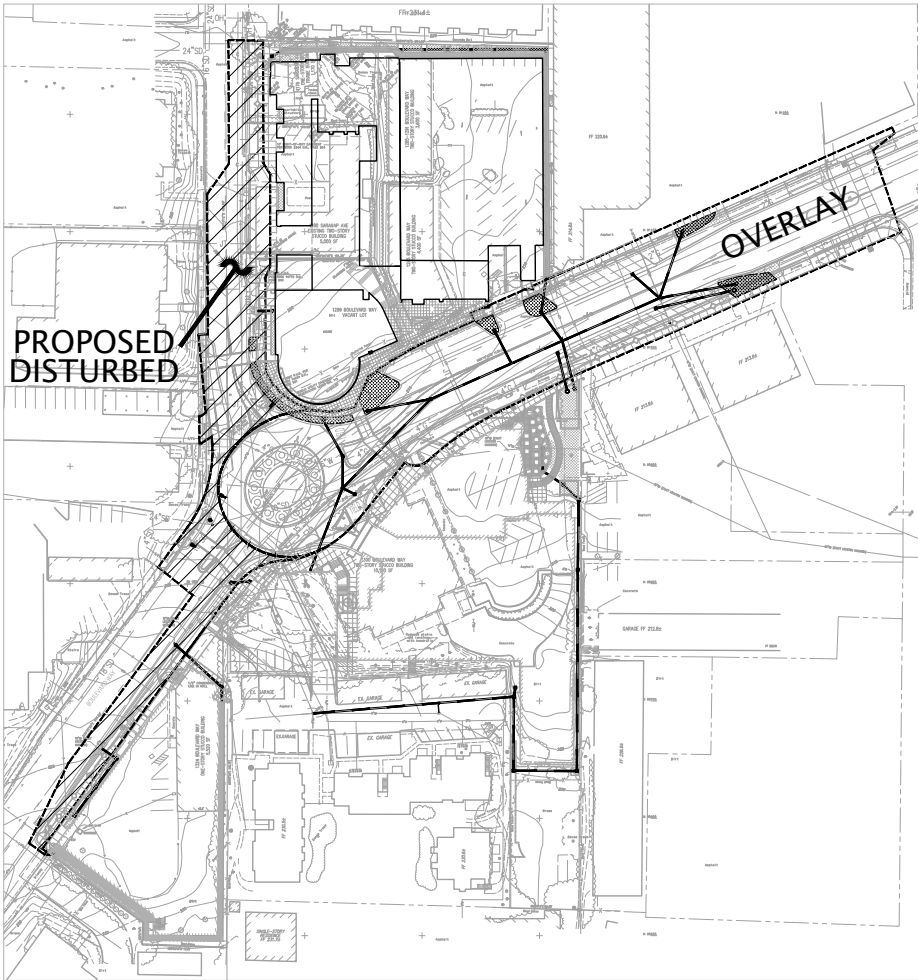
STREET IMPROVEMENT

LEGEND PROPOSED CONDITIONS

- IMPERVIOUS PAVEMENT AREA
LANDSCAPE AREA

AREA (SF)	% TOT. AREA
34,850	90.6%
3,624	9.4%
TOTAL 38,474	100%

NOTE: BMP SIZES AND CONNECTIONS TO DRAINAGE AREAS WILL BE CONFIRMED IN FINAL DESIGN. BMP AREA EXCEEDS 4.5% OF IMPERVIOUS AREA.

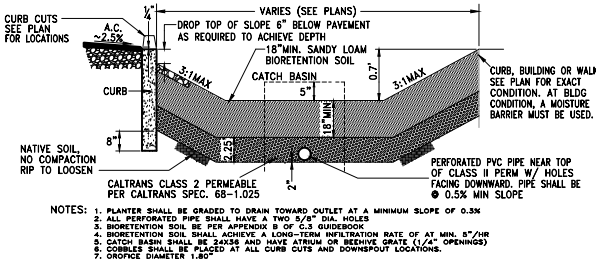


TREATMENT PLANTERS

DEVELOPMENT AREA 'C'

TREATMENT PLANTERS - Sub-Area BMP Summary					
AREA ID#	TRIBUTARY AREA (SF)	IMPERVIOUS AREA (SF)	IMPERVIOUS AREA EQUIVALENT	BMP PROVIDED	BMP SIZE (SF)
TOTAL	38,474	34,850	37,387	PLANTER	1,087

*NOTE: BMP SIZES AND CONNECTIONS TO DRAINAGE AREAS WILL BE CONFIRMED IN FINAL DESIGN. BMP AREA EXCEEDS 4.5% OF IMPERVIOUS AREA.



STORM WATER TREATMENT PLANTER - TYPICAL SECTION
N.T.S.



0 30 60 120 180
Scale 1" = 60 ft

DRAFT DESIGN - SUBJECT TO MODIFICATION

NO.	REVISION	BY	NO.	REVISION	BY
1	NOVEMBER 8, 2013	TC	1		
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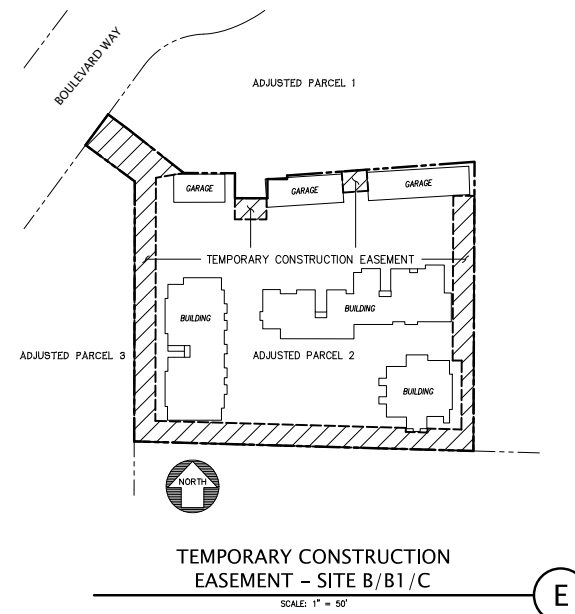
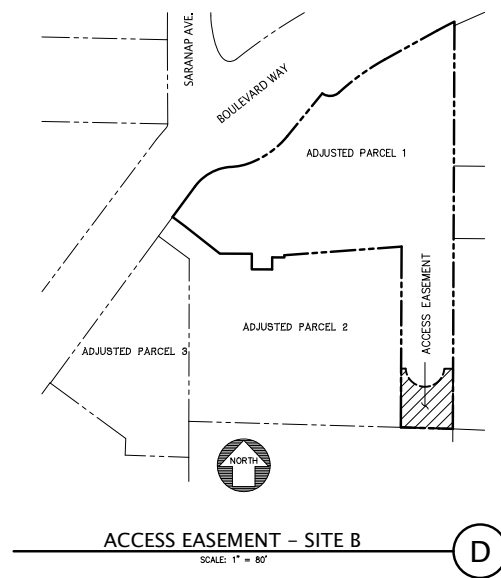
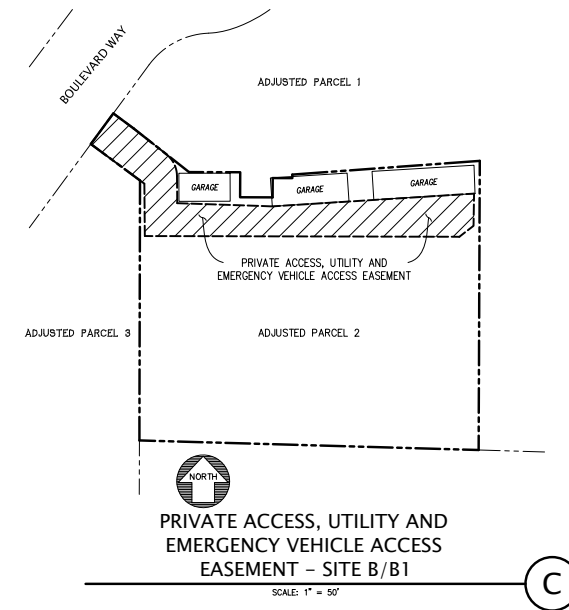
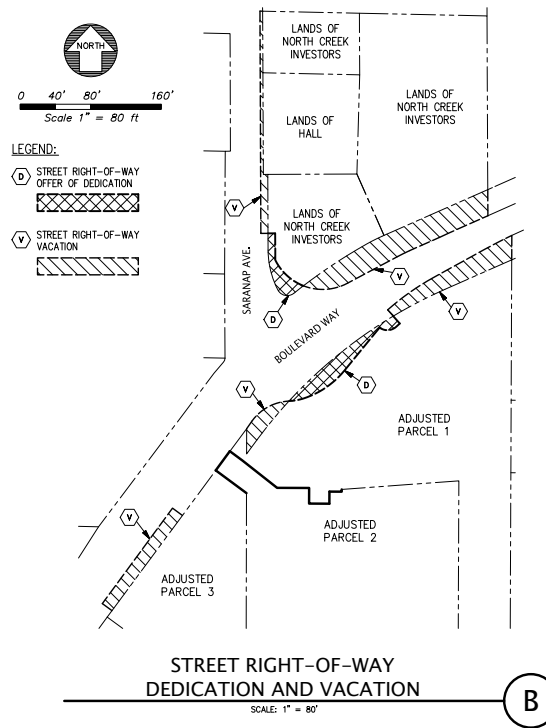
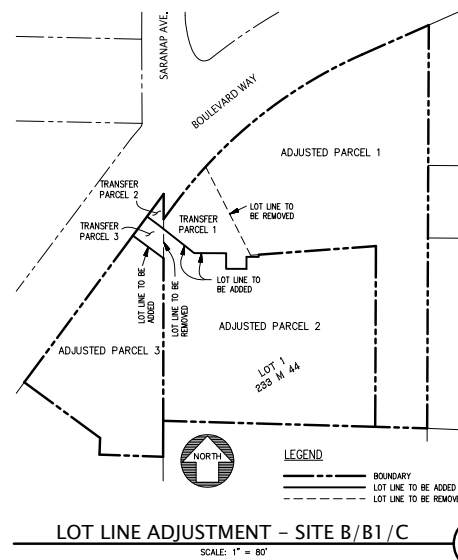


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Livermore, California 94551 Fax (925) 245-8796

PRELIMINARY DEVELOPMENT PLAN
STORM WATER TREATMENT PLAN - STREETSCAPE
OF
BOULEVARD WAY AND SARANAP AVENUE
FOR
HALL EQUITIES
CALIFORNIA

CONTRA COSTA COUNTY

DATE	FEB. 15, 2017
SCALE	1" = 60'
DESIGNER	CRM
JOB NO.	A12549-3
SHEET	C8
OF	11 SHEETS



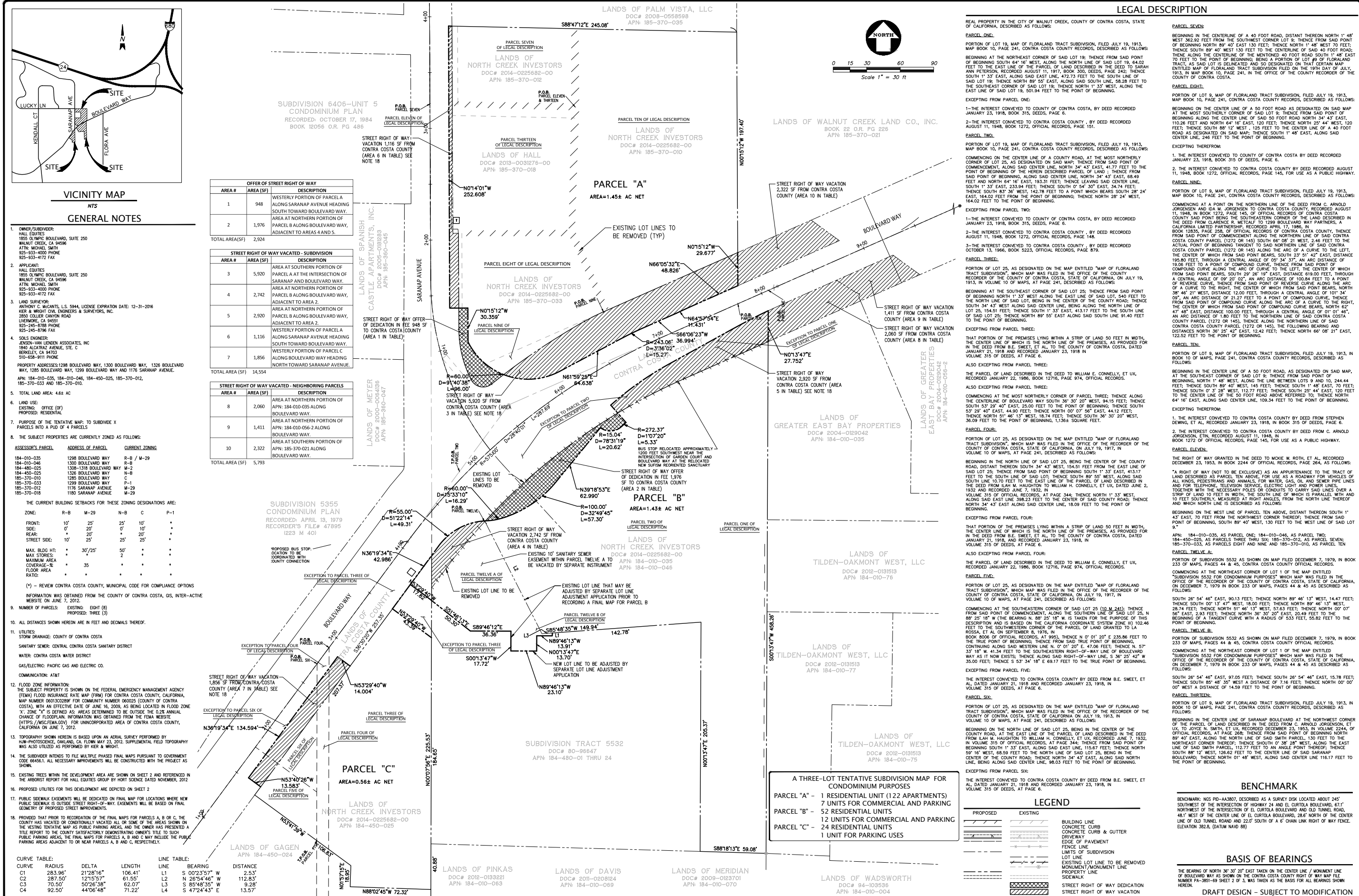
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2850 Collier Canyon Road (925) 245-8766
Livermore, California 94551 Fax (925) 245-8796

CONTRA COSTA COUNTY		PRELIMINARY DEVELOPMENT PLAN SURVEY EXHIBITS - SITE B/B1 OF BOULEVARD WAY AND SARANAP AVENUE FOR HALL EQUITIES		DATE FEB. 15, 2017
		CALIFORNIA		SCALE 1" = 50'
				DESIGNER CRM
				JOB NO. A12549-3
				SHEET C9
				OF 11 SHEETS

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2	JANUARY 17, 2014	TC	2	JANUARY 17, 2014	TC
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4	JULY 14, 2015	MC	4	JULY 14, 2015	MC
5	JANUARY 27, 2017	CRM	5	JANUARY 27, 2017	CRM

DATE	FEB. 15, 2017
SCALE	1" = 30'
DESIGNER	CRM
JOB NO.	A12549-3
SHEET	C10
OF	11 SHEETS

PRELIMINARY DEVELOPMENT PLAN
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
OF
BOULEVARD WAY AND SARANAP AVENUE
FOR
HALL EQUITIES
CONTRA COSTA COUNTY
CALIFORNIA
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LEGEND	
PROPOSED	EXISTING

GENERAL NOTE

1. PROVIDED THAT PRIOR TO RECORDED OF THE FINAL MAPS FOR PARCELS A, B OR C, THE COUNTY HAS VACATED OR CONDITIONALLY VACATED ALL OR SOME OF THE AREAS SHOWN ON THE VESTING TENTATIVE MAP AS PUBLIC PARKING AREAS, AND THE OWNER HAS PRESENTED A TITLE REPORT TO THE COUNTY SATISFACTORILY DEMONSTRATING OWNERS' TITLE TO SUCH PUBLIC PARKING AREAS, THE FINAL MAPS FOR PARCELS A, B AND C MAY INCLUDE THE PUBLIC PARKING AREAS ADJACENT TO OR NEAR PARCELS A, B AND C, RESPECTIVELY.



0 15 30 60 90
Scale 1" = 30' ft

SUBDIVISION 6406-UNIT 5
CONDOMINIUM PLAN
RECORDED: OCTOBER 17, 1984
BOOK 12056 O.R. PG 486

LANDS OF
SPANISH CASTLE APARTMENTS
DOC# 2005-0181283
APN 185-360-045-9

LANDS OF MEYER
DOC# 2000-0064136
APN 185-360-047

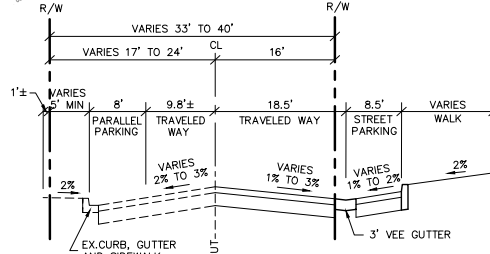
SUBDIVISION 5355
CONDOMINIUM PLAN
RECORDED: APRIL 13, 1979
RECORDERS FILE# 47895
(253-M 40)

SUBDIVISION TRACT 5532
DOC# 80-96647
APN 184-480-01 THRU 02

LANDS OF DAVIS
DOC# 2011-0208124
APN 184-010-069

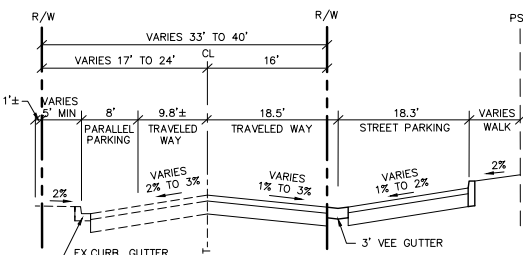
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DOC# 2009-0183701
APN 184-010-070

LANDS OF WADSWORTH
DOC# 94-103536
APN 184-010-004



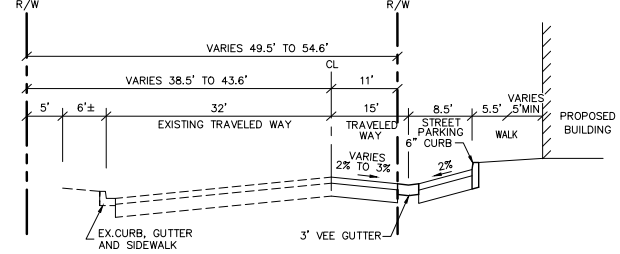
SARANAP AVENUE SECTION

N.T.S.



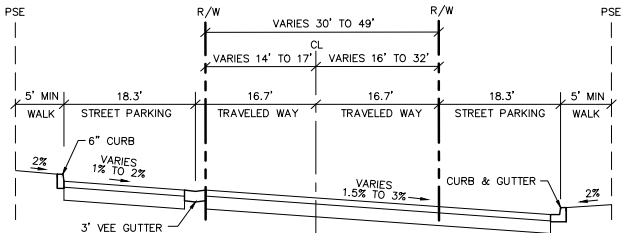
SARANAP AVENUE SECTION

N.T.S.



BOULEVARD WAY SECTION

N.T.S.



BOULEVARD WAY SECTION

N.T.S.

DRAFT DESIGN - SUBJECT TO MODIFICATION

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1	NOVEMBER 8, 2013	TC	1	NOVEMBER 8, 2013	TC
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PRELIMINARY DEVELOPMENT PLAN
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
OF
BOULEVARD WAY AND SARANAP AVENUE
FOR
HALL EQUITIES
CONTRA COSTA COUNTY
CALIFORNIA

DATE	FEB. 15, 2017
SCALE	1" = 30'
DESIGNER	CRM
JOB NO.	A12549-3
SHEET	C11
OF	11 SHEETS

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