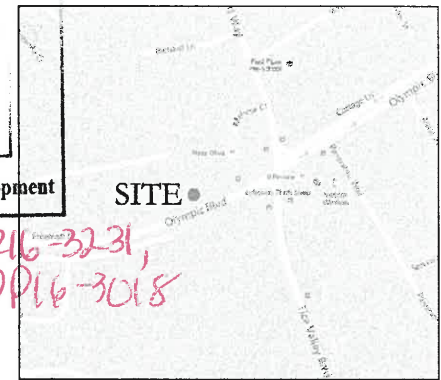


Revised Vesting Tentative Map,
Elevations, Floors Plans

Revised

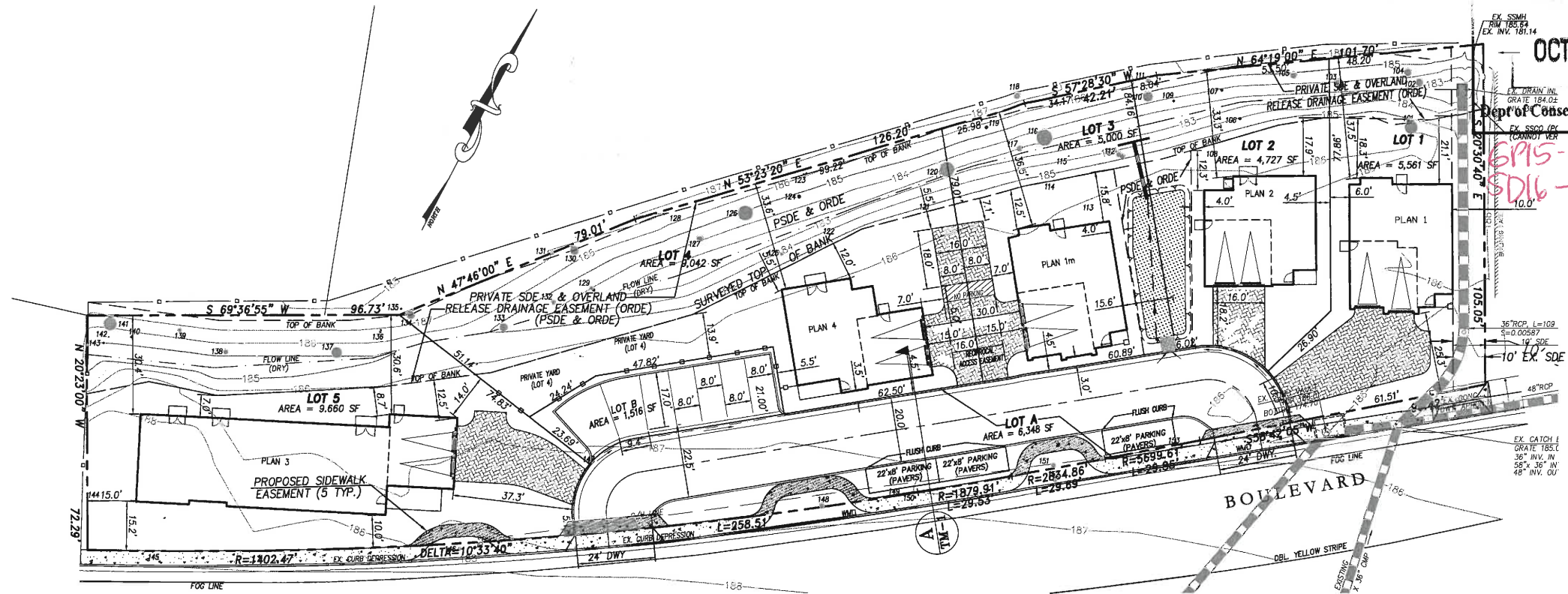
RECEIVED
OCT 05 2017
Dept of Conservation & Development



VICINITY MAP
NOT TO SCALE

PROJECT GENERAL NOTES:

- OWNER(S): SILICON VALLEY HOME BUILDERS, INC.
2344A WALSH AVENUE
SANTA CLARA, CA 95051
CONTACT: ATRI MACHERA, 417-350-5853
- DEVELOPER: SILICON VALLEY HOME BUILDERS, INC.
2344A WALSH AVENUE
SANTA CLARA, CA 95051
CONTACT: ATRI MACHERA, 417-350-5853
- CIVIL ENGINEER: STERLING CONSULTANTS
11040 BOLLINGER CANYON ROAD, SUITE E-102
SAN RAMON, CA 94582
CONTACT: DILIP S. KISHANIL, P.E., QSD
TEL: 925-705-3633; FAX: 866-966-6343
- ARBORIST: TRAVERSO TREE SERVICE
3354 FREEMAN ROAD
WALNUT CREEK, CA 94595
CONTACT: JOHN C. TRAVERSO, BCMA
TEL: 925-930-7901; FAX: 925-930-0205
- SOILS ENGINEER: TO BE DECIDED
- APNs: 185-220-023
- EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- SITE AREA: 41,855 SF (0.96 Ac. GROSS); 34,631 SF (0.795 Ac. NET)
- NUMBER OF LOTS: 5- FOR SALE LOTS; 2- COMMON AREA LOTS (HOA MAINTAINED)
- LOT AREAS: MINIMUM = 4,727 SF; MAXIMUM = 9,660 SF
- GENERAL PLAN: SINGLE FAMILY RESIDENTIAL MEDIUM DENSITY (SM) (3-4.9 DU PER NET ACRE)
- EXISTING ZONING: R-10 (SINGLE-FAMILY RESIDENTIAL, 10,000 SF LOT MINIMUM)
- PROPOSED ZONING: PD (SINGLE FAMILY RESIDENTIAL HIGH DENSITY (SH) (5.0-7.2 DU PER NET ACRE)
- NET DENSITY: MAXIMUM ALLOWED 7.2 DU PER NET ACRE = 5.72, SAY 6 DU/ACRE
- WATER SYSTEM: EAST BAY MUNICIPAL WATER DISTRICT (EBMUD)
- SEWER SYSTEM: CENTRAL CONTRA COSTA SANITATION DISTRICT (CCSCSD)
- STORM DRAIN SYSTEM: CONTRA COSTA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT (CCFC & WCD)
- GAS & ELECTRIC: PACIFIC GAS & ELECTRIC (PG&E)
- CABLE: COMCAST CABLE
- TOPOGRAPHY: EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY DONE IN AUGUST 2015.
- BOUNDARY: BOUNDARY AS SHOWN IS BASED ON A FIELD SURVEY DONE IN AUGUST 2015.
- STREETS: NO PROPOSED STREETS; ACCESS FOR ALL PARCELS FROM FROM OLYMPIC BOULEVARD THROUGH 2 COMMON DRIVEWAYS.
- FLOOD ZONE: ZONE C (LIKELY); PANEL NO. 0430-C
- GRADING: TENTATIVE GRADES FOR THE PROPOSED SUBDIVISION ARE SHOWN ON SHEET TM-3. DETAILED FINE GRADING ON EACH LOT SHALL BE SHOWN WITH THE BUILDING PERMIT APPLICATION FOR EACH RESPECTIVE LOTS.
- DIMENSIONS: LOT DIMENSIONS (SHOWN TO NEAREST TENTH OF A FOOT) AND AREAS SHOWN HEREIN ARE APPROXIMATE AND SUBJECT TO MINOR CHANGES DURING FINAL DESIGN.
- CONTOURS: EXISTING CONTOURS ARE SHOWN.
- UTILITIES: ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND. ALL STORM DRAINS, SANITARY SEWERS AND WATER MAINS SHALL ADHERE TO MINIMUM SIZES & SLOPES PER THE GOVERNING AGENCIES.



PROPOSED SITE PLAN
SCALE: 1" = 20'

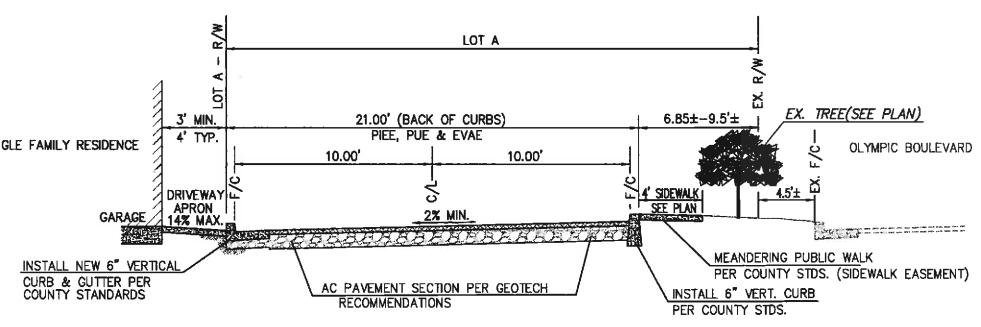
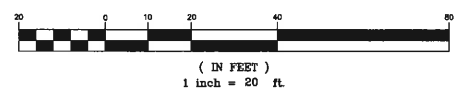
LEGEND

- | SYMBOL | DESCRIPTIONS |
|----------|---|
| EXISTING | BOUNDARY LINE |
| PROPOSED | EASEMENT LINE |
| | CENTERLINE (CL) |
| | RIGHT OF WAY |
| | RETAINING WALL |
| | WATER LINE AND VALVE |
| | SANITARY SEWER LINE AND MANHOLE OR CLEANOUT |
| | CATCH BASIN OR FIELD INLET |
| | STORM DRAIN AND MANHOLE |
| | PERCENT GRADE |
| | FINISHED GRADE ELEVATION |
| | EXISTING GRADE ELEVATION |
| | EXISTING TREE |
| | EXISTING TREE TO BE REMOVED |
| | OVERLAND RELEASE PATH |

ABBREVIATIONS

- AD AREA DRAIN
BW BOTTOM OF WALL (EXPOSED FACE)
CB CATCH BASIN
DI DRAIN INLET
EX EXISTING
EP EDGE OF PAVEMENT
FF FINISHED FLOOR ELEVATION
FG FINISHED GRADE ELEVATION
FH FIRE HYDRANT
FL FLOW LINE ELEVATION
FTP FLOW THROUGH PLANTER
GR GRATE ELEVATION
HT HEIGHT OF WALL
PV PAVEMENT ELEVATION
SDCO STORM DRAIN CLEANOUT
TC TOP OF CURB ELEVATION
TW TOP OF WALL
VLT VAULT
(100.00±) EXISTING ELEVATION

GRAPHIC SCALE



TYPICAL PRIVATE STREET SECTION
NOT TO SCALE

LOT CHARACTERISTICS

LOT NO.	GROSS AREA SQ.FT.	NET AREA SQ.FT.	AVG. DEPTH FEET	AVG. WIDTH FEET	CONSTRAINT DEFINING NET AREA
1	5,561	3,727	91.5	54.8	SIDE ALONG EAST SIDE, PUBLIC WALK EASEMENT AND PSDE ALONG NORTH SIDE
2	4,727	2,856	81.0	53.7	PSDE ALONG NORTH & WEST SIDES
3	5,000	2,243	82.3	52.0	PSDE ALONG NORTH & EAST SIDES
4	9,042	2,233	78.0	52.0	PSDE ALONG NORTH SIDE
5	9,660	7,075	123.8	70.0	PUBLIC SIDEWALK EASEMENT & PSDE ALONG NORTH SIDE

SHEET INDEX

SHEET NO.	DESCRIPTION
TM-1	TITLE SHEET - SITE PLAN AND NOTES
TM-2	EXISTING CONDITION & DEMOLITION PLAN
TM-3	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
TM-4	PRELIMINARY STORM WATER MANAGEMENT PLAN

DATE: OCT 2, 2017

SCALE: AS NOTED

DRAWN: DSK

DESIGNED: DSK

ENGINEER: DSK

MANAGER: DSK

PREPARED BY, OR UNDER THE DIRECTION OF:

STERLING CONSULTANTS

ENGINEERING ■ SURVEYING ■ CONSTRUCTION SUPPORT

11040 BOLLINGER CANYON RD., SUITE E-102
SAN RAMON, CA 94582
1sterlingconsultants@gmail.com

PHONE: 925.705.3633
FAX: 866.966.6343

PREPARED FOR:

SILICON VALLEY HOME BUILDERS, INC.

2344A WALSH AVENUE, BUILDING F
SANTA CLARA, CA 95051
417-350-5853

APN: 185-220-023

2424 OLYMPIC BOULEVARD

VESTING TENTATIVE TRACT 9432

TITLE SHEET - SITE PLAN & NOTES

WALNUT CREEK (UN-INCORPORATED AREA) CONTRA COSTA COUNTY CALIFORNIA

SHEET NO.

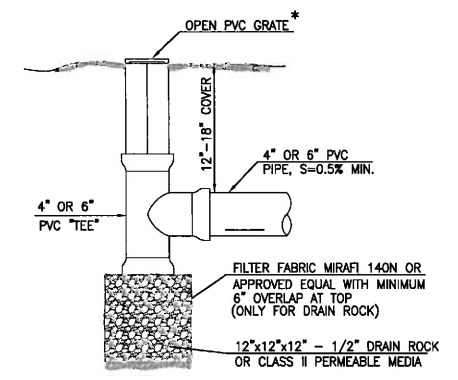
TM-1

1 OF 4 SHEETS

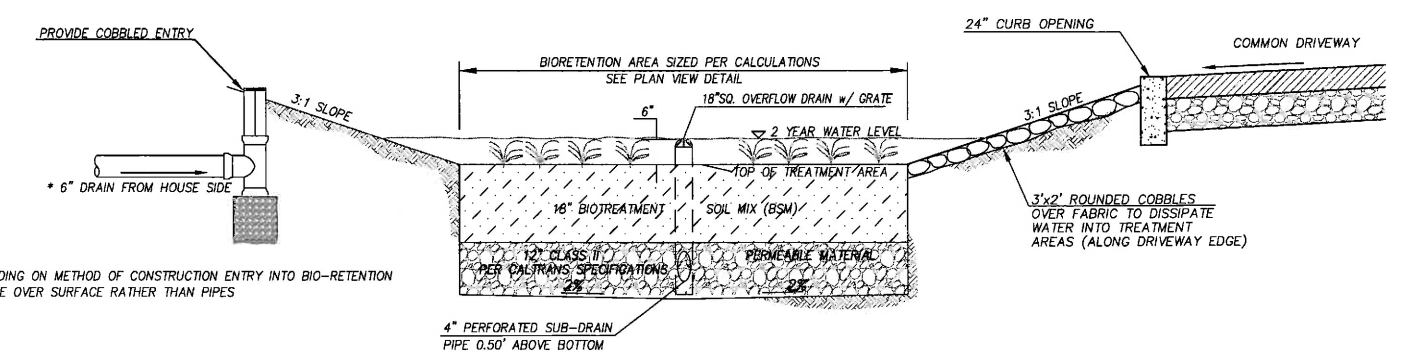
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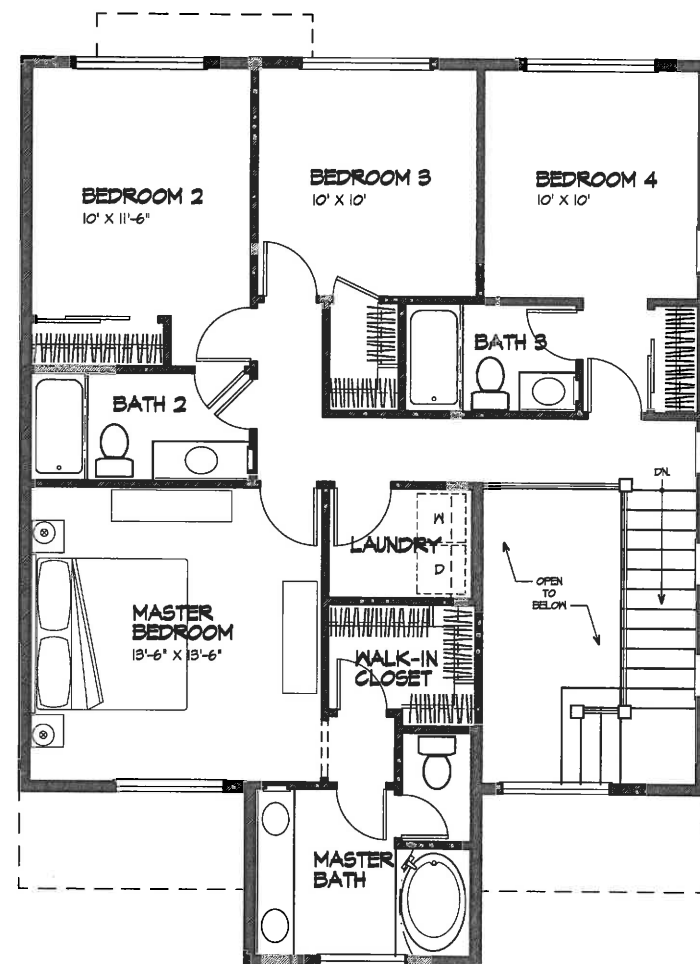
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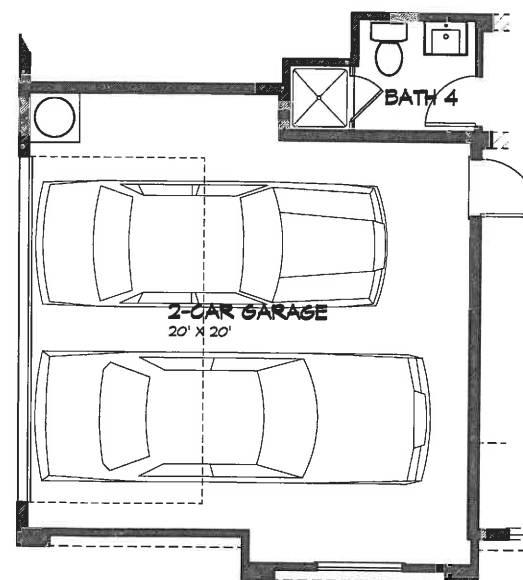


BUBBLE UP DETAIL
NOT TO SCALE

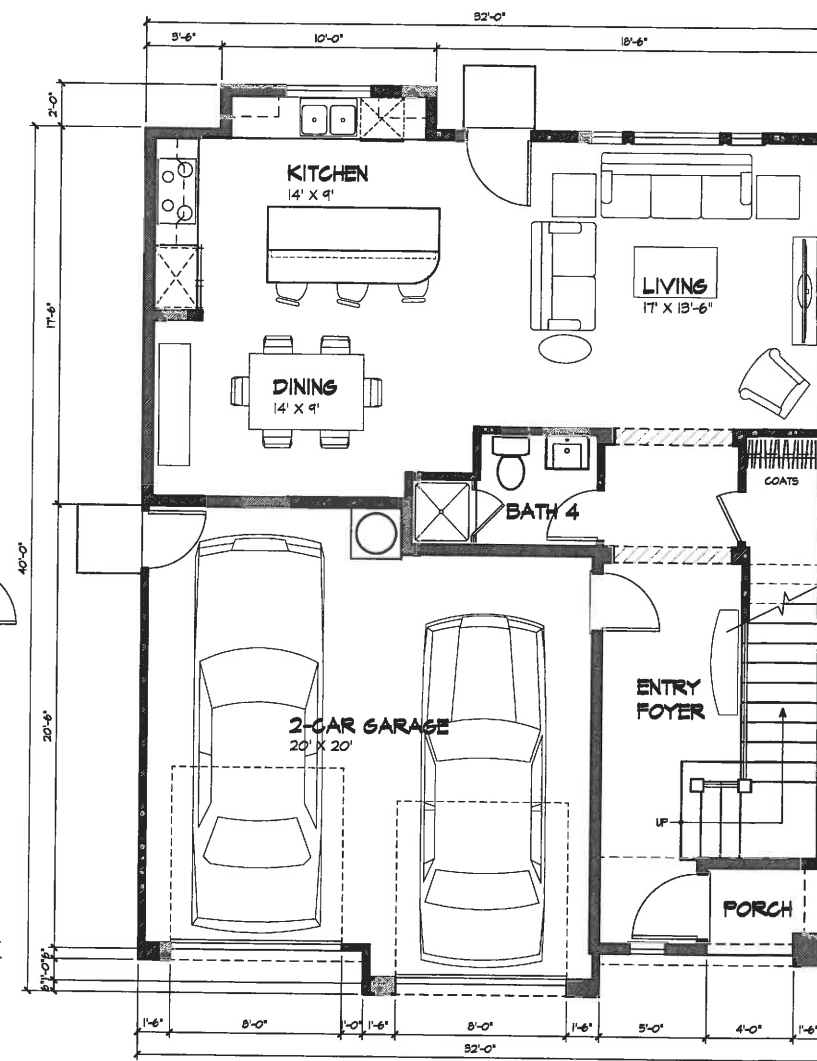




SECOND FLOOR PLAN



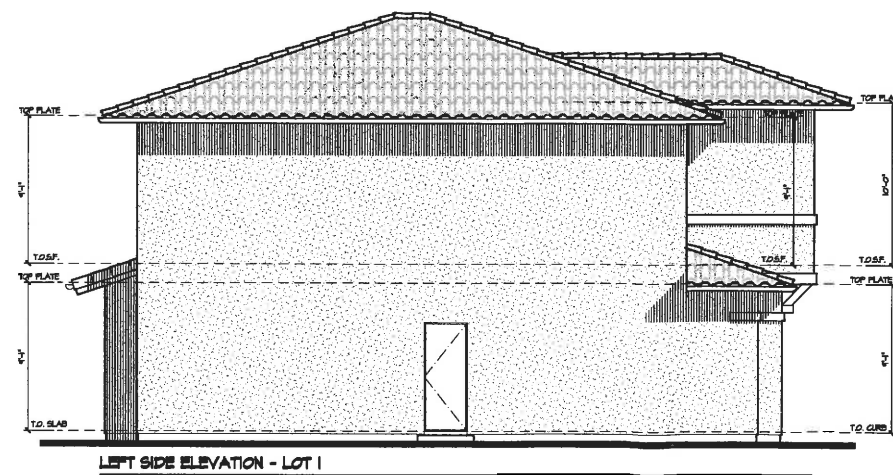
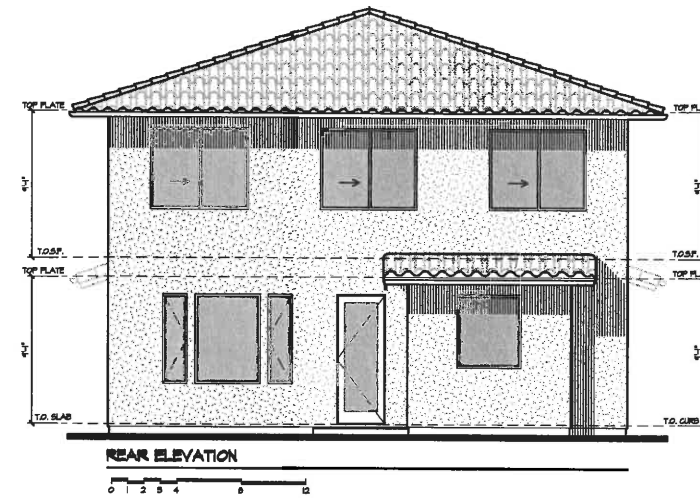
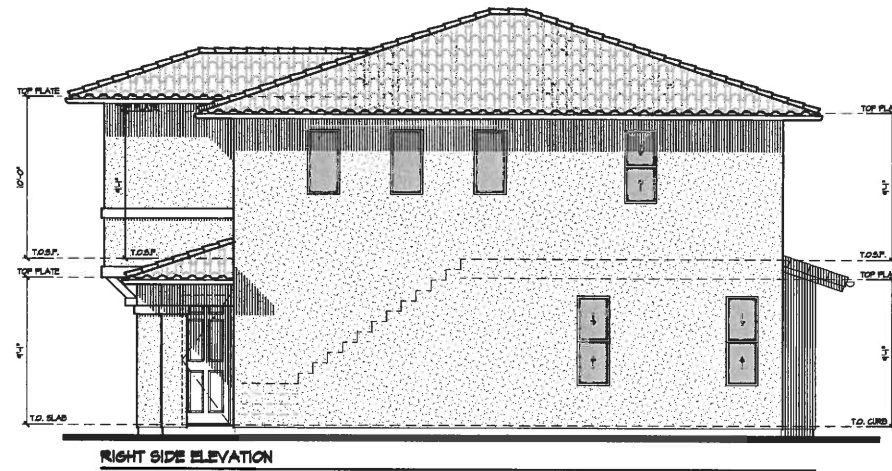
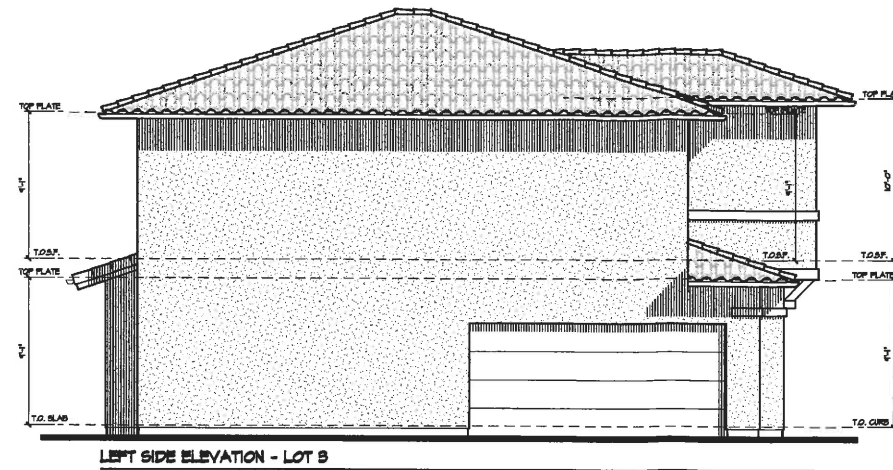
PARTIAL FIRST FLOOR PLAN (LOT 3)

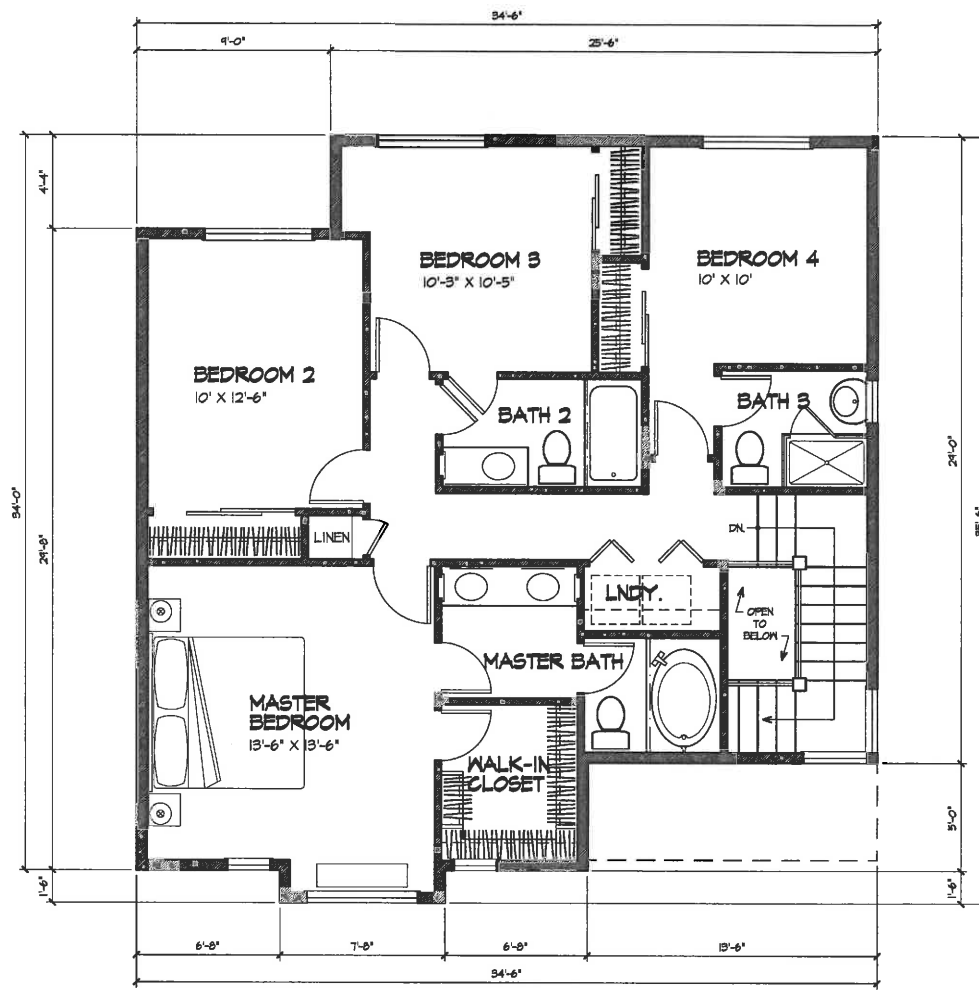


FIRST FLOOR PLAN

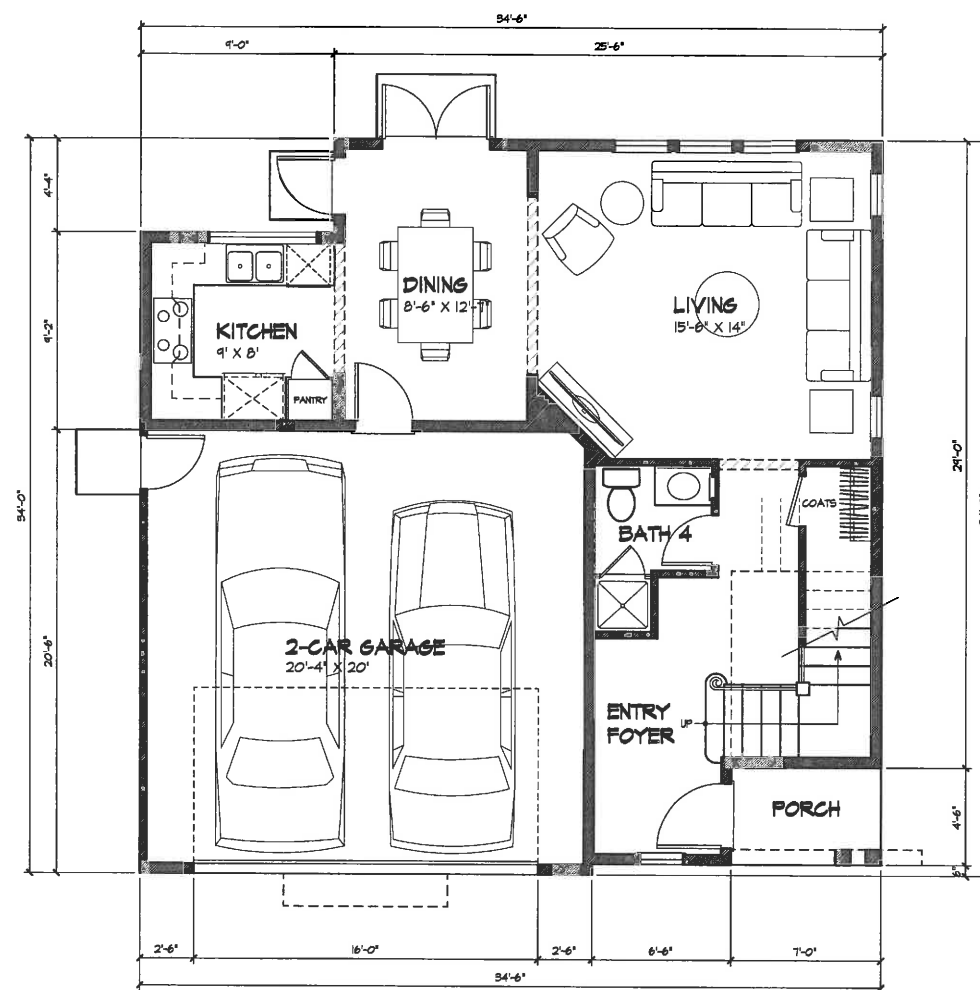


PLAN AREAS (SQ. FT.)	
FIRST FLOOR:	802
SECOND FLOOR:	1,038
TOTAL:	1,840
GARAGE:	401
COVERED PORCH:	29





SECOND FLOOR PLAN



FIRST FLOOR PLAN



PLAN AREAS (Sq. Ft.)	
FIRST FLOOR:	678
SECOND FLOOR:	1,004
TOTAL:	1,671
GARAGE:	428
COVERED PORCH:	91

AJS Architecture | Planning

Livermore, California
925.980.4103
Anthony Sarboraria, AIA

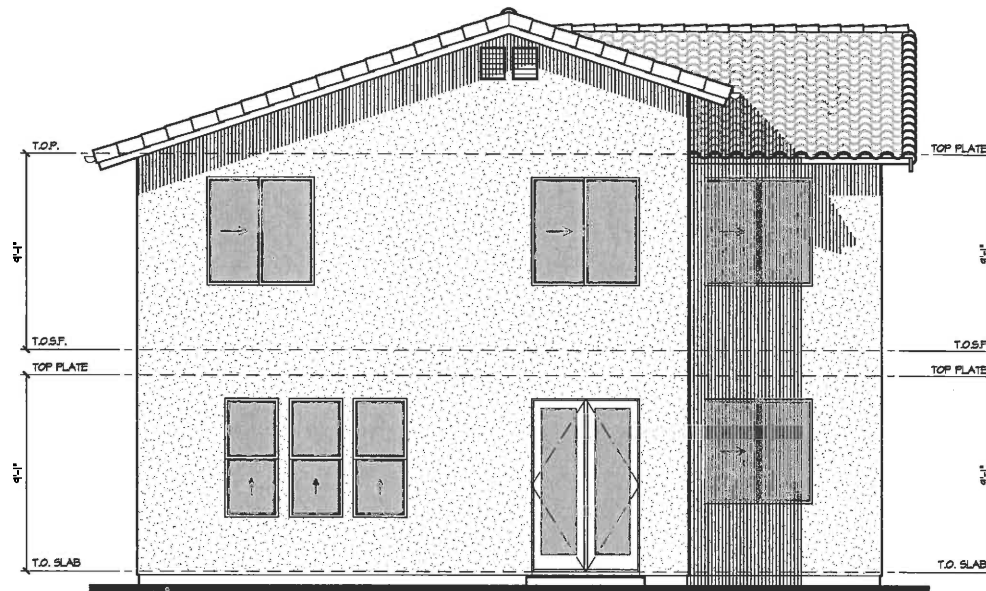
2424 OLYMPIC BOULEVARD

SILICON VALLEY HOME BUILDERS, LLC - CONTRA COSTA COUNTY, CALIFORNIA

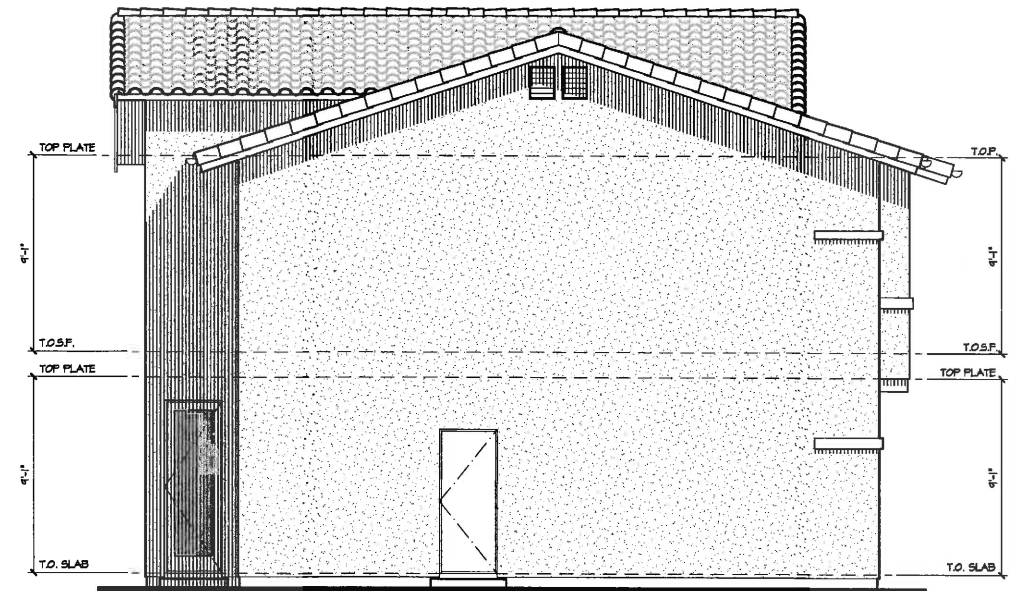
PLAN TWO
FLOOR PLANS

SEPTEMBER 30, 2017
Project No.: 111.001

A2.1



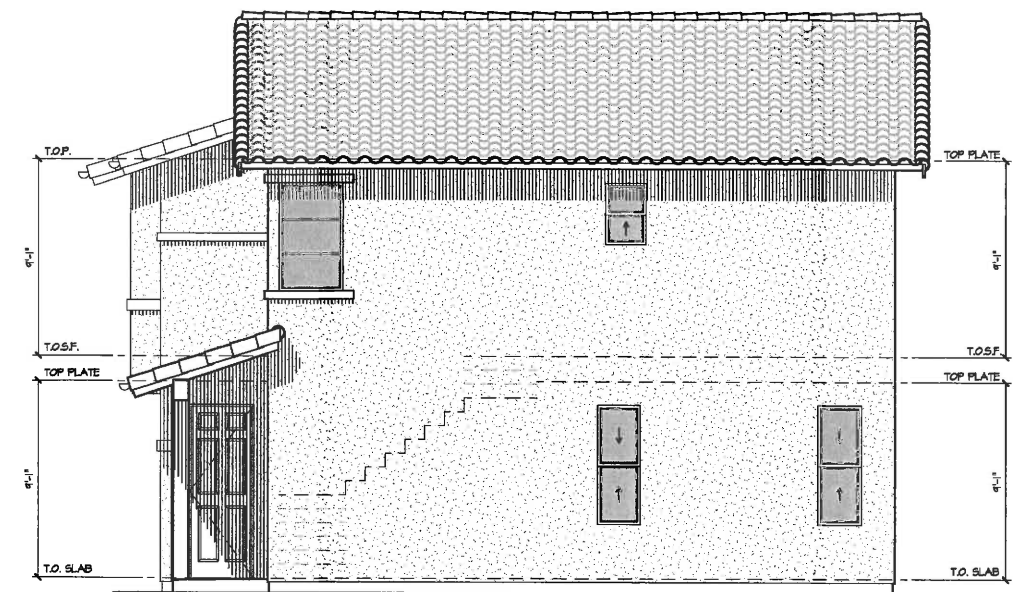
REAR ELEVATION



LEFT SIDE ELEVATION

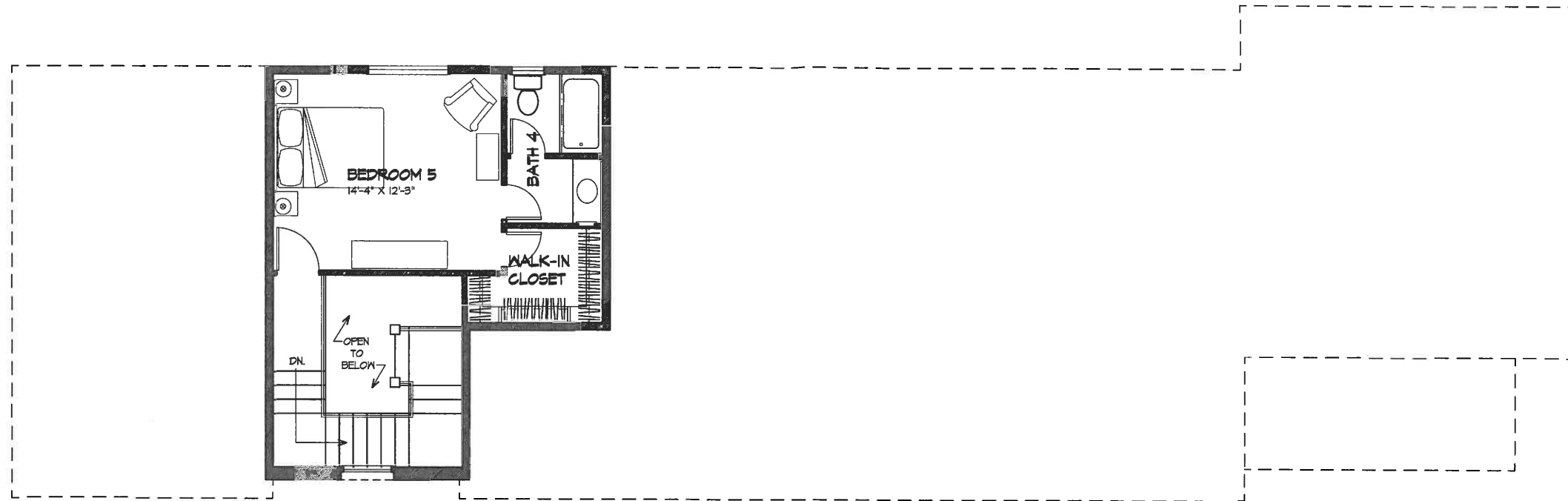


FRONT ELEVATION

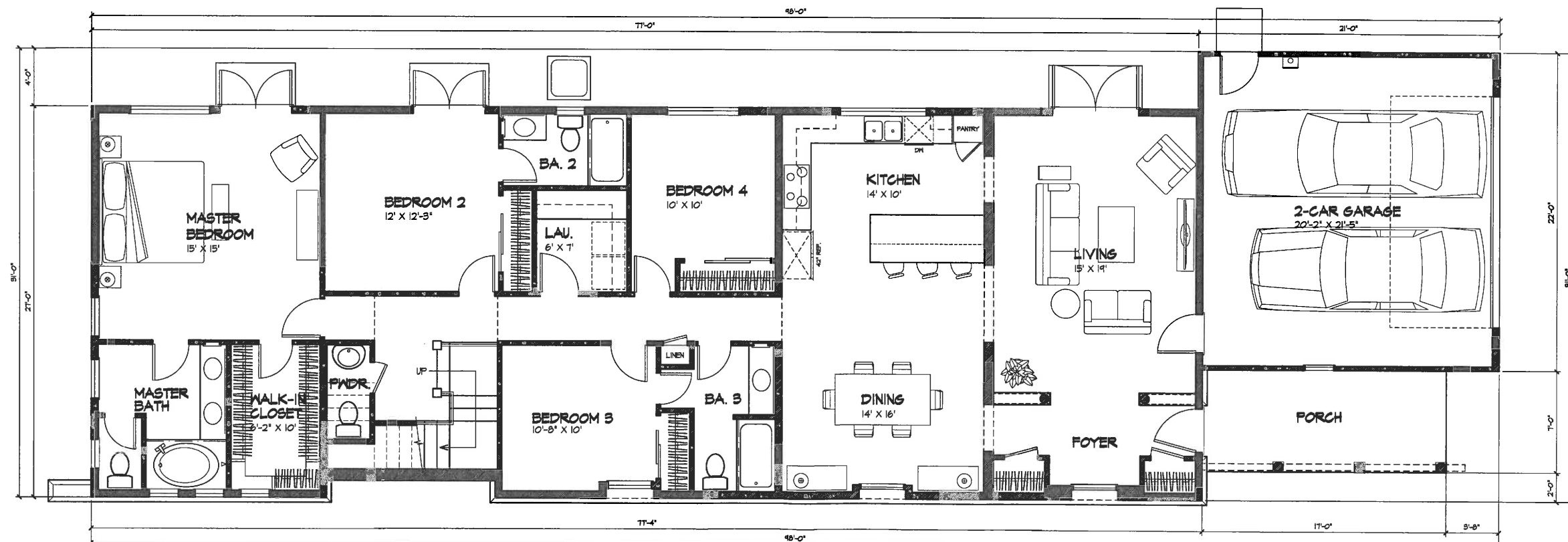


RIGHT SIDE ELEVATION

26'-0" OVERALL BUILDING HEIGHT



SECOND FLOOR PLAN



FIRST FLOOR PLAN

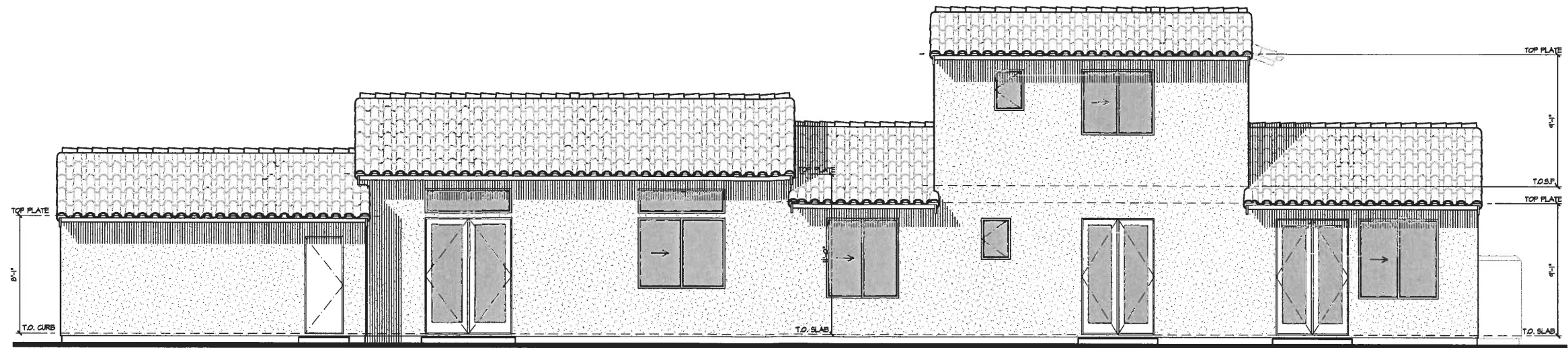


PLAN AREAS (Sq. Ft.)	
FIRST FLOOR	2,010
SECOND FLOOR	344
TOTAL	2,414
GARAGE	455
COVERED PORCH	114

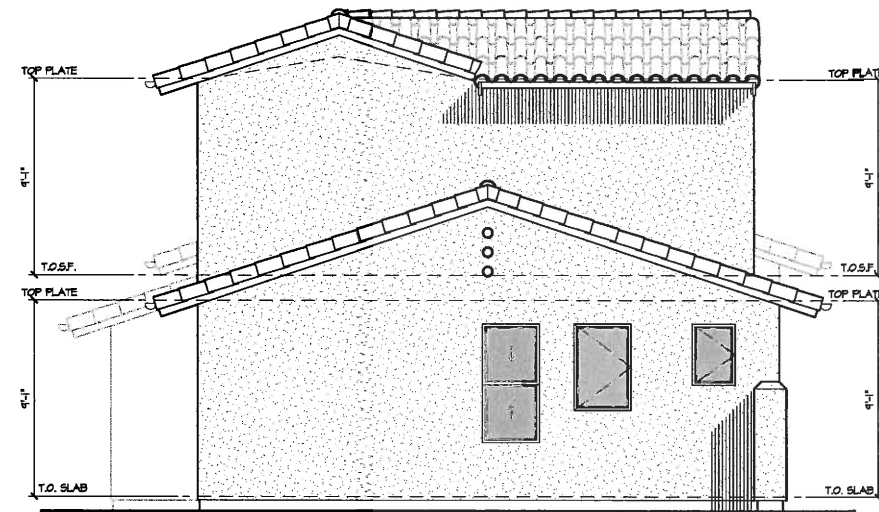
AJS Architecture | Planning
 Livermore, California
 925.980.4103
 Anthony Sarboraria, AIA

2424 OLYMPIC BOULEVARD

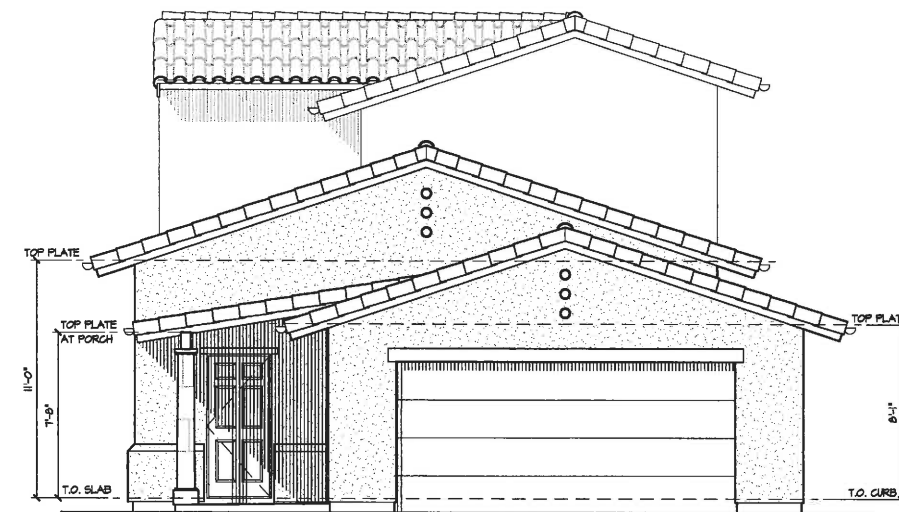
PLAN THREE
FLOOR PLANS



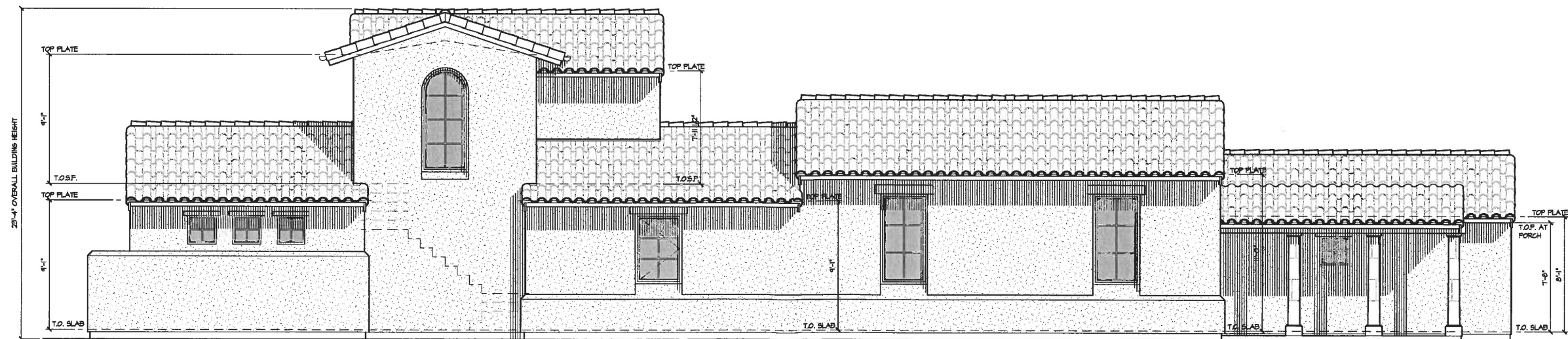
REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



AJS Architecture | Planning

Livermore, California
925.980.4103
Anthony Sarboraria, AIA

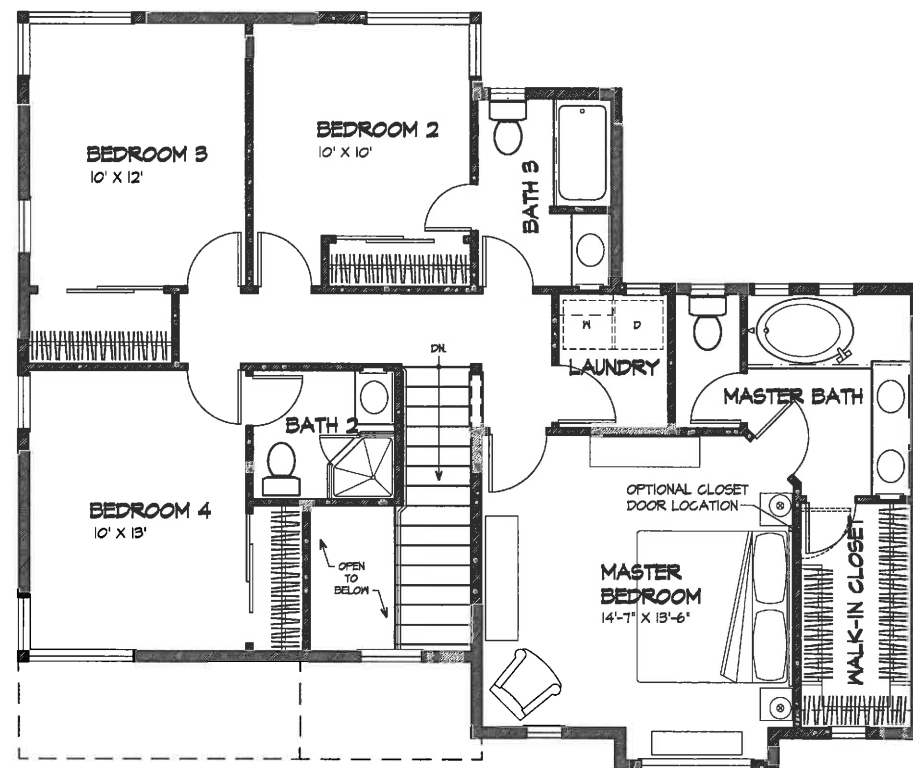
2424 OLYMPIC BOULEVARD

PLAN THREE
ELEVATIONS

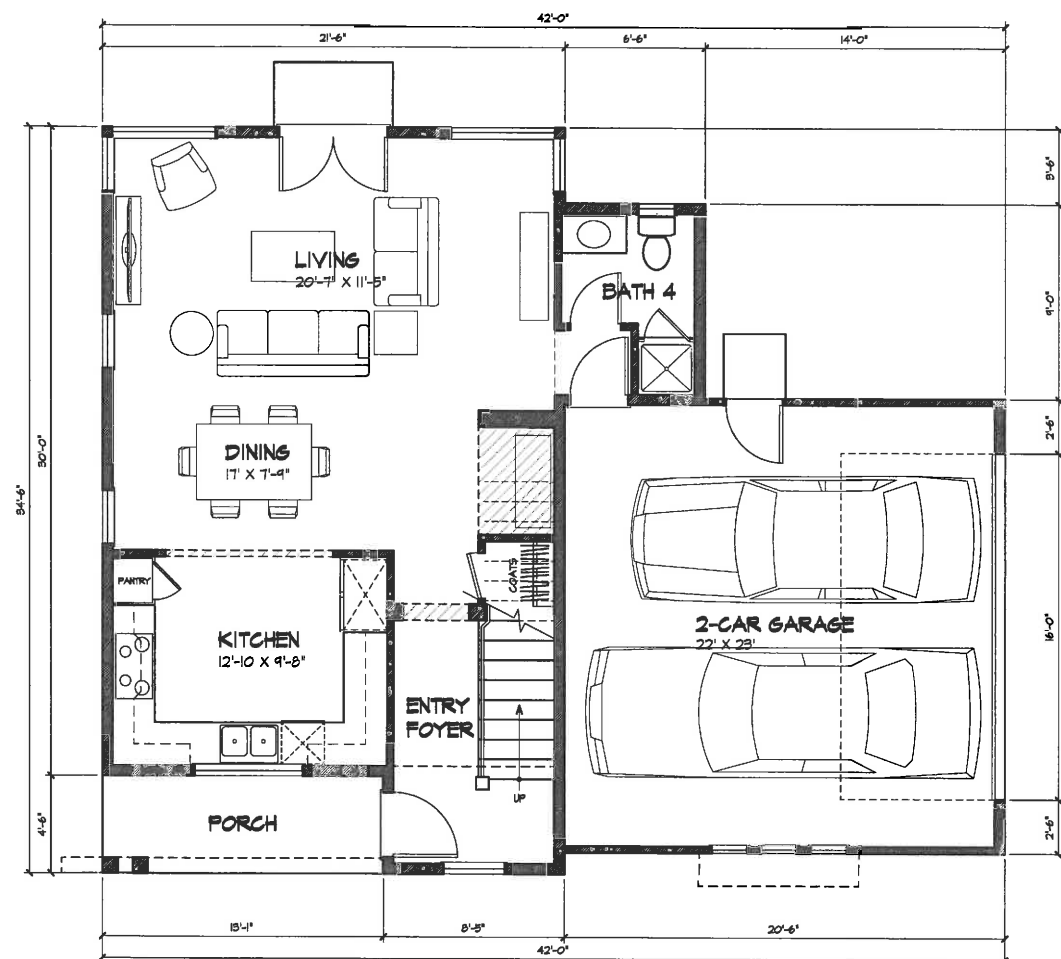
SILICON VALLEY HOME BUILDERS, LLC - CONTRA COSTA COUNTY, CALIFORNIA

SEPTEMBER 30, 2017
Project No. 111.001

A3.2



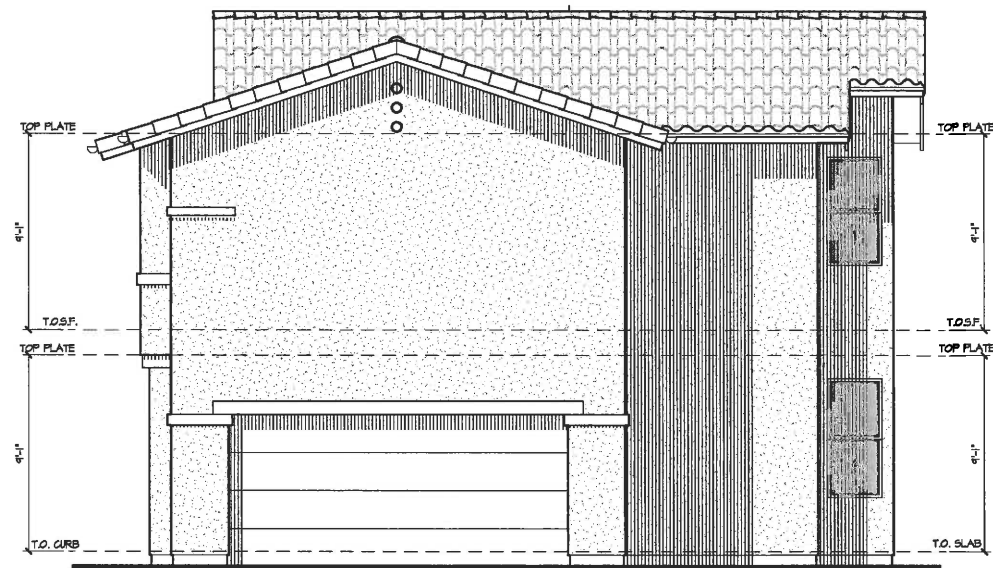
SECOND FLOOR PLAN



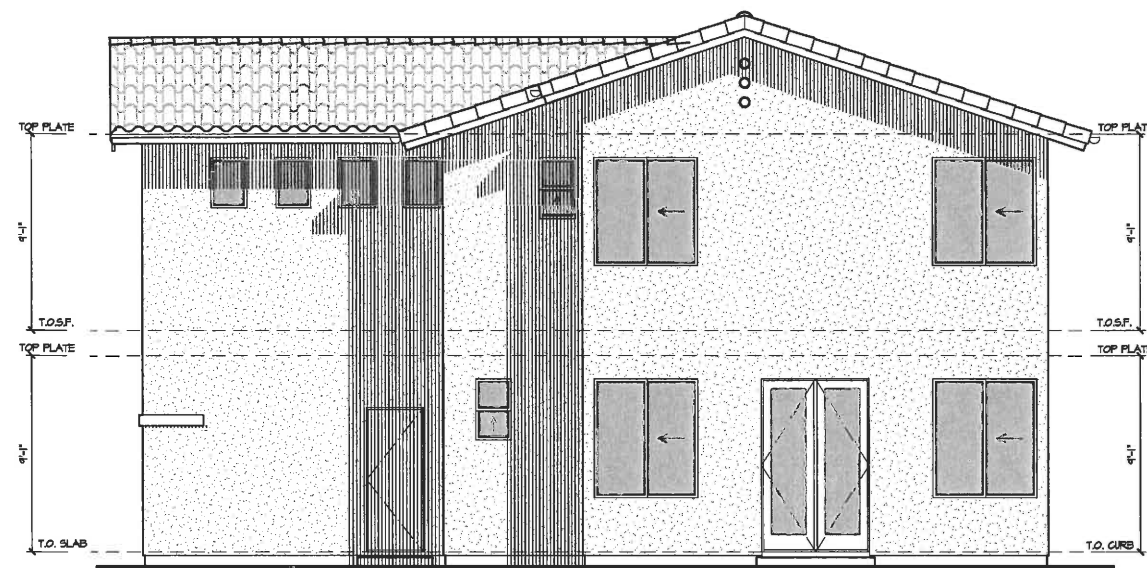
FIRST FLOOR PLAN



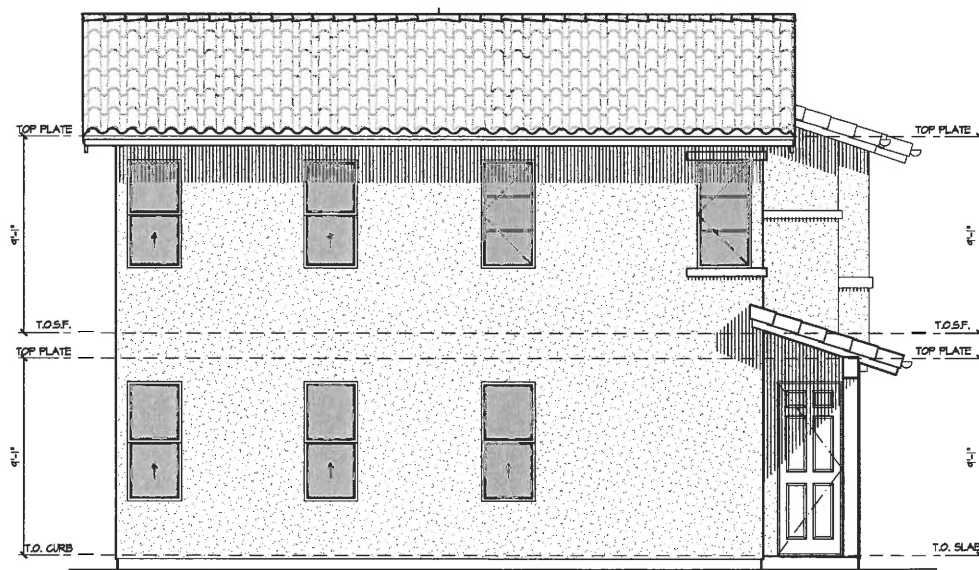
PLAN AREAS (Sq. Ft.)	
FIRST FLOOR:	748
SECOND FLOOR:	1,076
TOTAL:	1,824
GARAGE:	428
COVERED PORCH:	54



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

