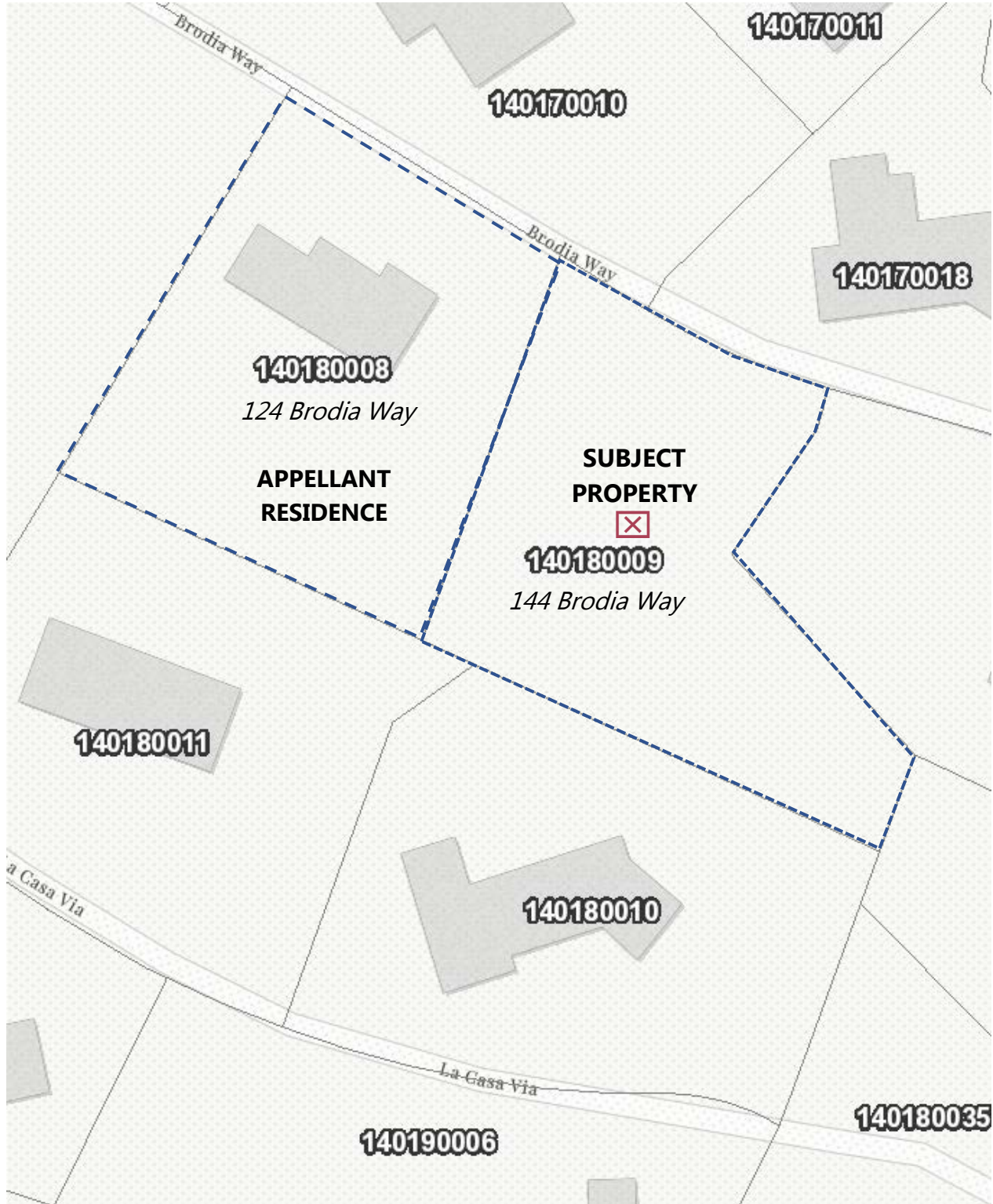


ATTACHMENT A



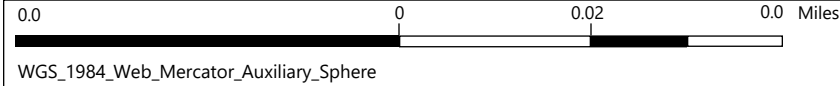
Appellant residence in relation to the Applicant/Owner residence



- Legend
- Board of Supervisors' Districts
 - City Limits
 - Unincorporated
 - Address Points
 - Streets
 - Building Outlines
 - Assessment Parcels
 - World Imagery
 - Low Resolution 15m Imagery
 - High Resolution 60cm Imagery
 - High Resolution 30cm Imagery
 - Citations



City Of
Walnut Creek



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

1: 1,128



Notes

Zoning Map



Legend

- Board of Supervisors' Districts
- City Limits
- Unincorporated
- Zoning
- R-6 (Single Family Residential)
- R-6, -FH -UE (Flood Hazard and A
- R-6 -SD-1 (Slope Density Hillside T
- R-6 -TOV -K (Tree Obstruction anc
- R-6, -UE (Urban Farm Animal Excl
- R-6 -X (Railroad Corridor Combinir
- R-7 (Single Family Residential)
- R-7 -X (Railroad Corridor Combinir
- R-10 (Single Family Residential)
- R-10, -UE (Urban Farm Animal Exc
- R-12 (Single Family Residential)
- R-15 (Single Family Residential)
- R-20 (Single Family Residential)
- R-20, -UE (Urban Farm Animal Exc
- R-40 (Single Family Residential)
- R-40, -FH -UE (Flood Hazard and A
- R-40, -UE (Urban Farm Animal Exc
- R-65 (Single Family Residential)
- R-100 (Single Family Residential)
- D-1 (Two Family Residential)
- D-1 -T (Transitional Combining Dist
- D-1, -UE (Urban Farm Animal Excl
- M-12 (Multiple Family Residential)
- M-12 -FH (Flood Hazard Combining
- M-17 (Multiple Family Residential)
- M-29 (Multiple Family Residential)
- F-R (Forestry Recreational)
- F-R -FH (Flood Hazard Combining I
- F-1 (Water Recreational)
- F-1 -FH (Flood Hazard Combining I
- A-2 (General Agriculture)
- A-2, -BS (Boat Storage Combining I
- A-2, -BS -SG (Boat Storage and So
- A-2 -FH (Flood Hazard Combining I
- A-2, -FH -SG (Flood Hazard and Sc

1: 1,128



Notes

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



General Plan Map



Legend

Board of Supervisors' Districts

City Limits

Unincorporated

General Plan

SV (Single Family Residential - Ver

SL (Single Family Residential - Low

SM (Single Family Residential - Me

SH (Single Family Residential - Hig

ML (Multiple Family Residential - Lc

MM (Multiple Family Residential - M

MH (Multiple Family Residential - H

MV (Multiple Family Residential - V

MS (Multiple Family Residential - V

CC (Congregate Care/Senior Housi

MO (Mobile Home)

M-1 (Parker Avenue Mixed Use)

M-2 (Downtown/Waterfront Rodeo I

M-3 (Pleasant Hill BART Mixed Use

M-4 (Willow Pass Road Mixed Use)

M-5 (Willow Pass Road Commercia

M-6 (Bay Point Residential Mixed U

M-7 (Pittsburg/Bay Point BART Sta

M-8 (Dougherty Valley Village Cent

M-9 (Montalvin Manor Mixed Use)

M-10 (Willow Pass Business Park M

M-11 (Appian Way Mixed Use)

M-12 (Triangle Area Mixed Use)

M-13 (San Pablo Dam Road Mixed

M-14 (Heritage Mixed Use)

CO (Commercial)

OF (Office)

BP (Business Park)

LI (Light Industry)

HI (Heavy Industry)

AL, OIBA (Agricultural Lands & Off

CR (Commercial Recreation)

ACO (Airport Commercial)

LF (Landfill)

PS (Public/Semi-Public)

1: 1,128



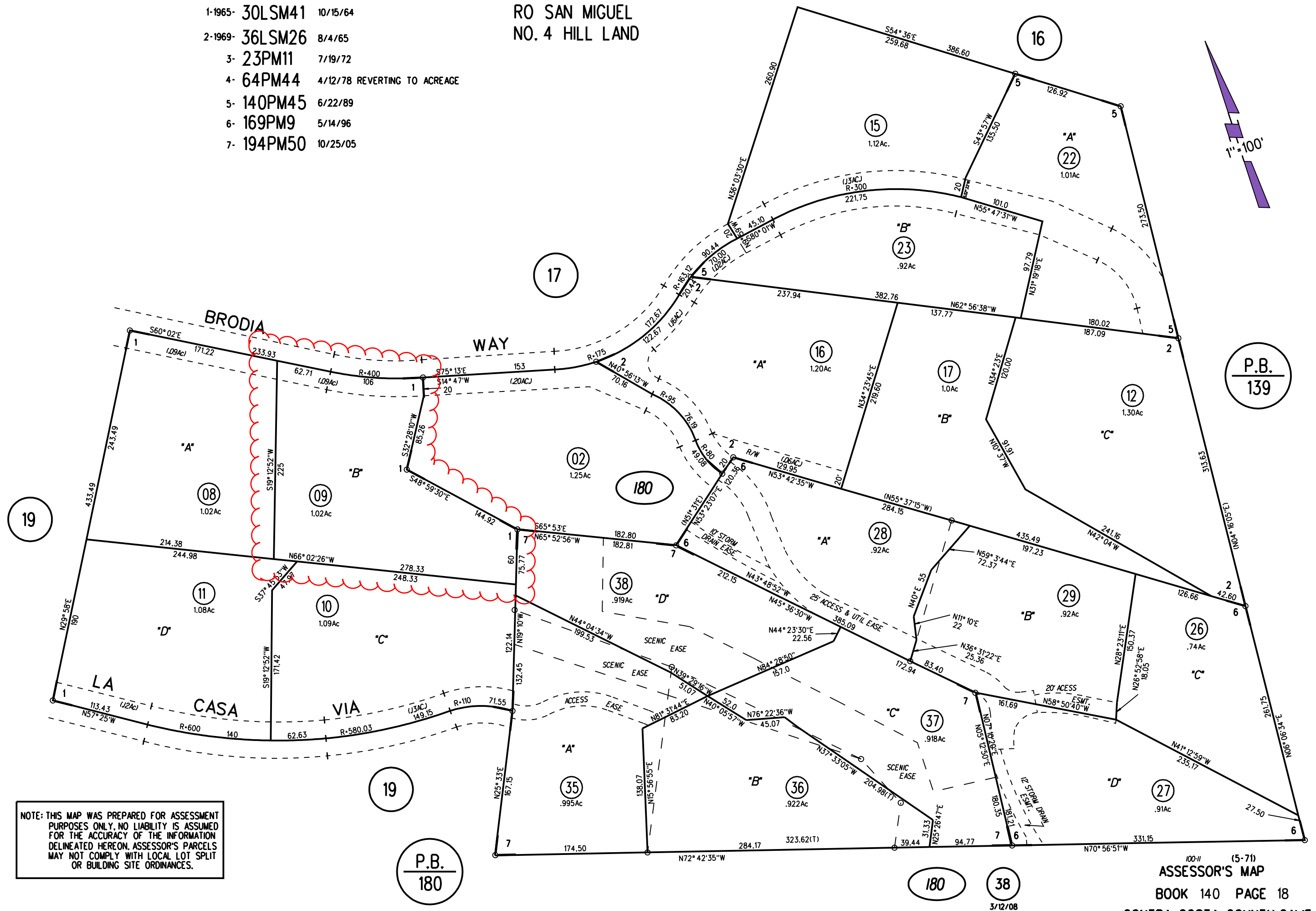
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

1-1965- 30LSM41 10/15/64
 2-1969- 36LSM26 8/4/65
 3- 23PM11 7/19/72
 4- 64PM44 4/12/78 REVERTING TO ACREAGE
 5- 140PM45 6/22/89
 6- 169PM9 5/14/96
 7- 194PM50 10/25/05

RO SAN MIGUEL
 NO. 4 HILL LAND



ADDRESS

144 Brodia Way
Walnut Creek, CA 94598

DRAINAGE PERMIT
PENDING

Planning Application contingent
on Drainage Permit DP 402-21.
Department: Contra Costa
County Flood Control

PROJECT TEAM

Owner:
MangalPal Takhar and
Sonya Sachdeva
1 408 421 1641

Applicant/Designer:
CITE I DESIGNS/Patrick Vaucheret
214 Whitney Ct
Walnut Creek, CA 94598
1 415 637 6207

Civil Engineer:
Design Resource Inc.
3021 Citrus Circle Ste 150
Walnut Creek, CA 94598
1 925 210 9300

Structural Engineer:
Teal Engineering Inc./Ron Teal
1 925 212-0767

CODE COMPLIANCE

All Construction Shall Conform to:
2019 CALIFORNIA BUILDING CODE CBC
2019 CALIFORNIA RESIDENTIAL CODE CRC
2019 CALIFORNIA PLUMBING CODE CPC
2019 CALIFORNIA MECHANICAL CODE CMC
2019 CALIFORNIA ELECTRICAL CODE CEC
2019 CALIFORNIA REFERENCED STANDARDS
CODE
2019 CALIFORNIA ENERGY CODE
2019 CGBC - CALIFORNIA GREEN BUILDINGS
CODE
2019 CALIFORNIA FIRE CODE

PROJECT

APN 140-180-009
Parcel Area 44,431 sq. ft.
Zoning R-40
Building Height 2.5 Stories/35' max.
Coverage 50% max.
ADU up to 2 units

Setbacks minimum
Front 25'
Side 20'-40' aggregated
Rear 15'

Parking 2 space per unit 9ft x 19ft

Proposed

Building Height 2 stories/ 27'
First Floor Area 2,275 sq. ft.
Second Floor Area 1,390sq. ft.
Total Floor Area 3,665 sq. ft.

Garage 705 sq. ft.
Parking Spaces 3 car garage
(including 2 standard spaces 9ft x 19ft)
Impervious area 5,806 sq. ft.

Solar Panels 3.6 to 4KW System

SHEETS INDEX

A0.0	Cover
TS	Topographic Survey
GP	Grading Plan Sheet 1 & Sheet2
A1.1	Existing Context Site Plan
A1.2	Context Site Plan
A1.3	Detailed Site Plan
A2.1	First Floor Plan
A2.2	Second Floor Plan
A2.3	Roof Plan
A4.1	Elevations and Materials
A4.2	Elevations and Materials
A5.1	Sections
A6.1	Exterior Materials Samples
A7.1	Perspectives

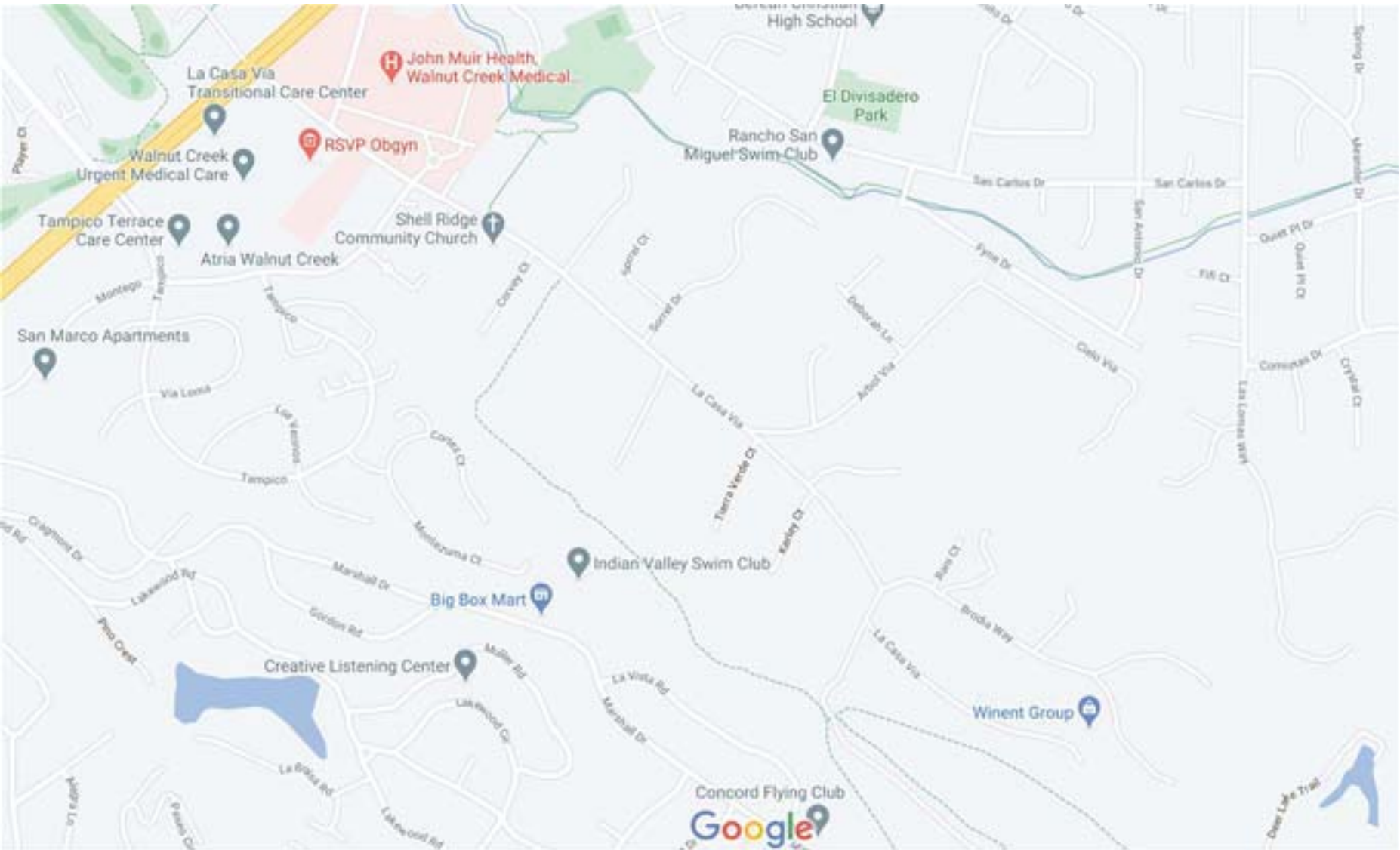
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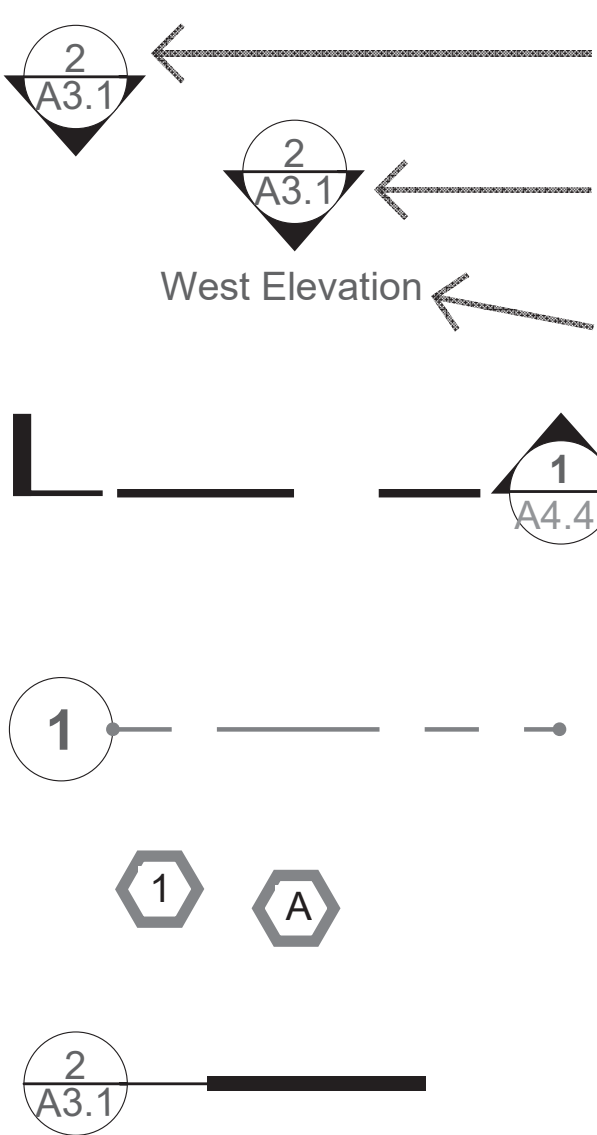
CITE I DESIGNS
Patrick Vaucheret
214 Whitney Ct
Walnut Creek, CA 94598
1 415 637 6207

Owner:
Mangalpal Takhar and
Sonya Sachdeva

VICINITY MAP



GRAPHIC SYMBOLS



View number

Sheet number

View title

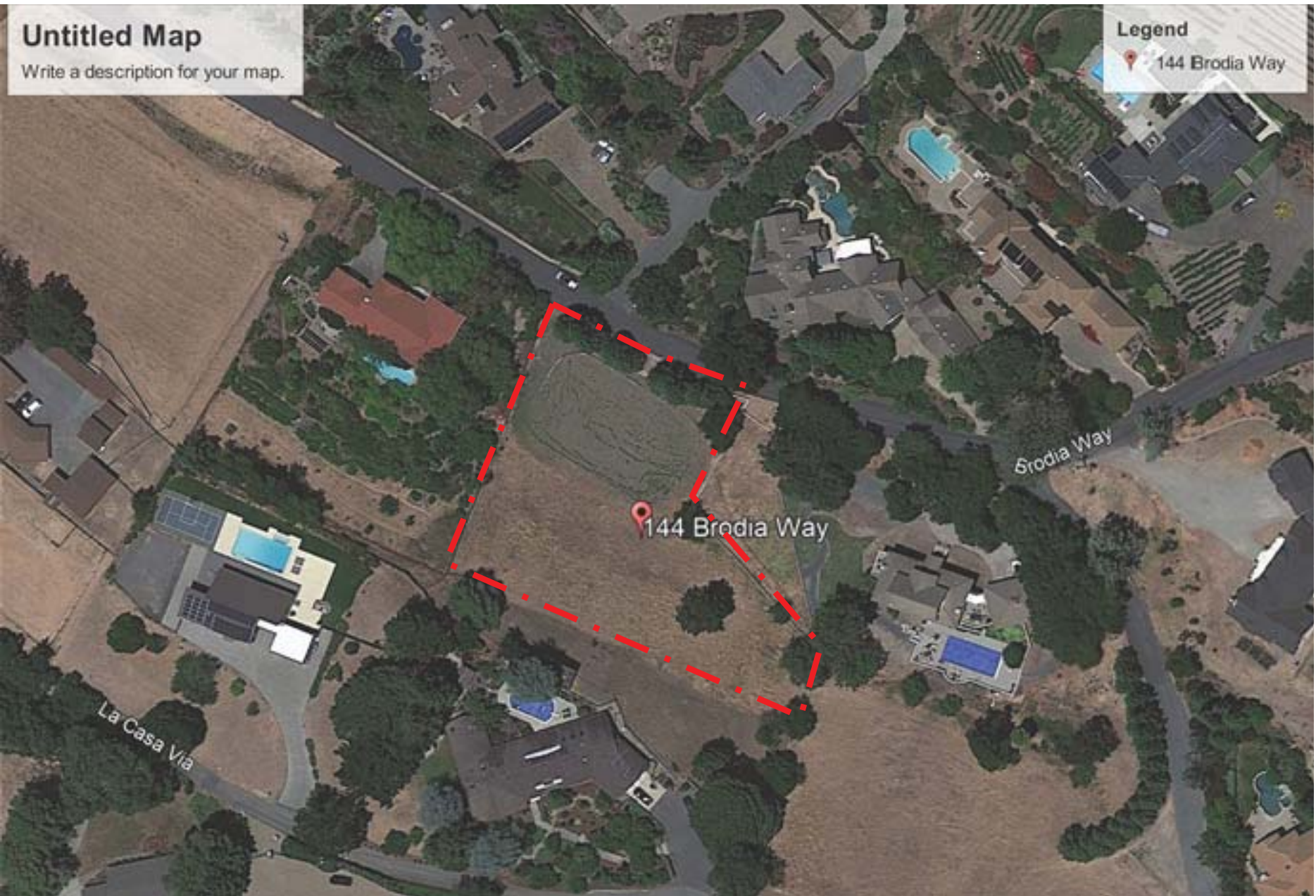
Section line/orientation

Grid line and number

Window/Door tag

Detail tag

PROJECT PARCEL



PROJECT OVERVIEW



BRODIA WAY RESIDENCE

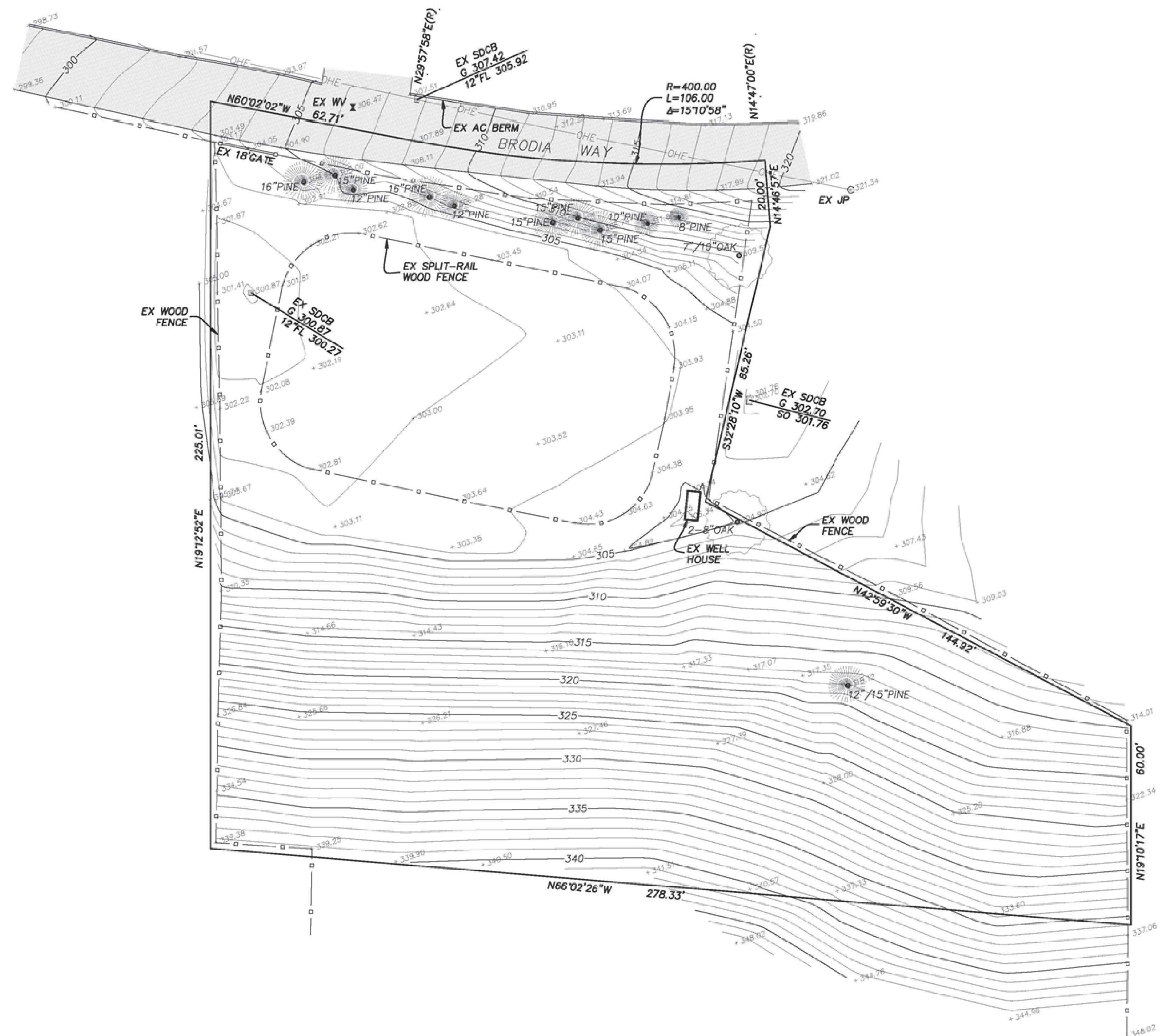
144 Brodia Way
WALNUT CREEK, CA

Contra Costa County
Dept. of Conservation
and Development
Community Development
Division

Planning Application
20 APRIL 2021

COVER

A0.0

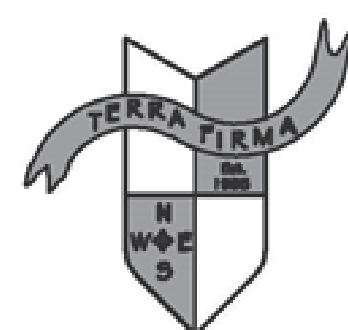


EX SSMH
RIM 341.87
FL 330.1

DATE: 2/6/2017
SCALE: AS SHOWN
DESIGNED BY:
DRAWN BY: RF
CHECKED BY: GM

[illegible]

TERRA FIRMA
ENGINEERING-SURVEYING-LAND PLANNING
GOLF COURSE DESIGN
3710 LONE TREE WAY #113, ANTIOCH, CA. 94509
PH: 925-437-3700



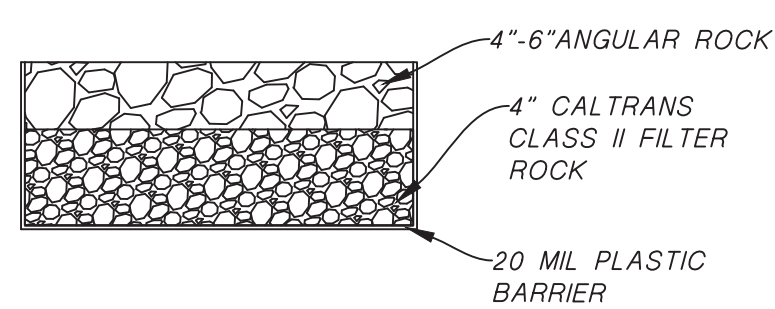
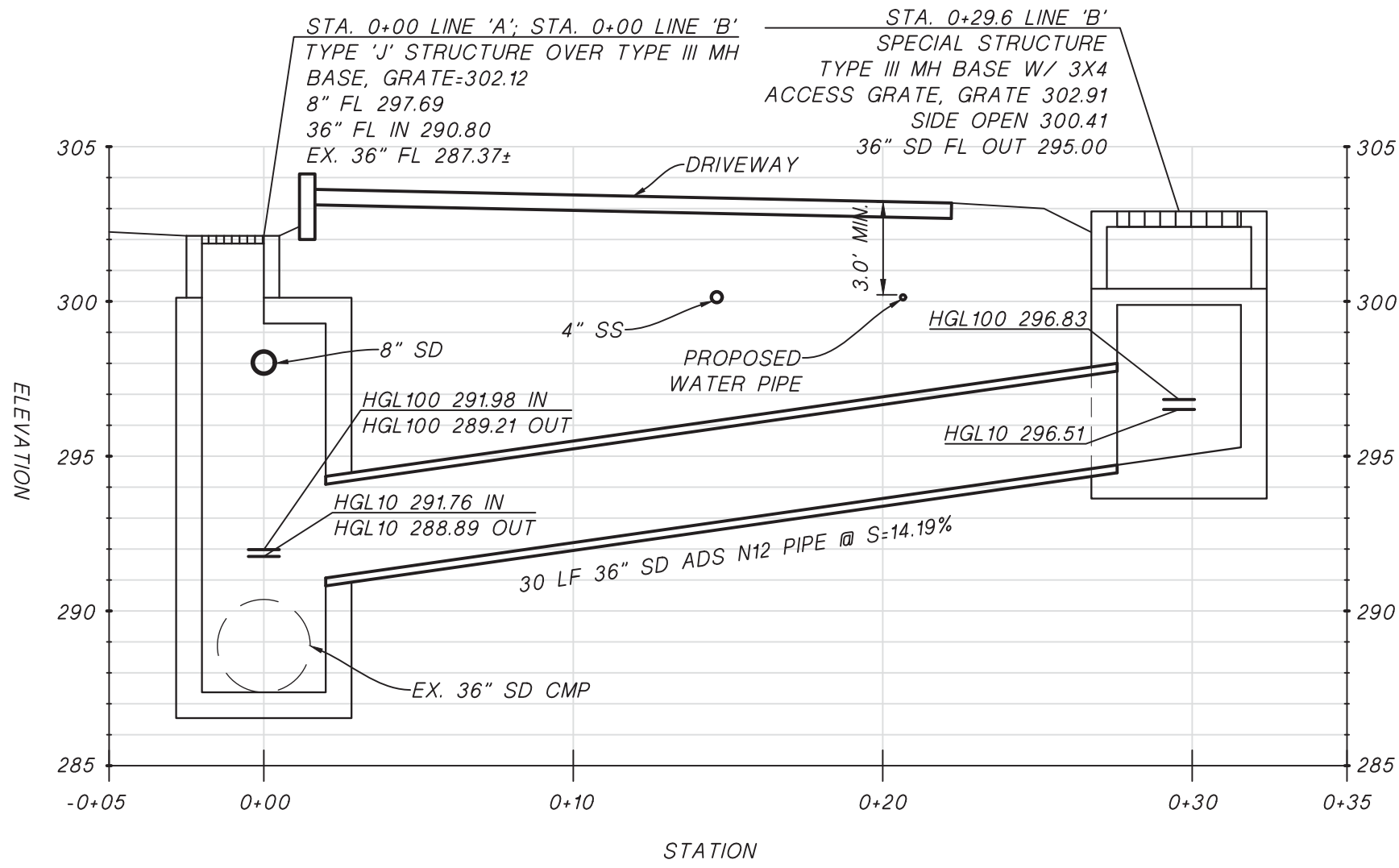
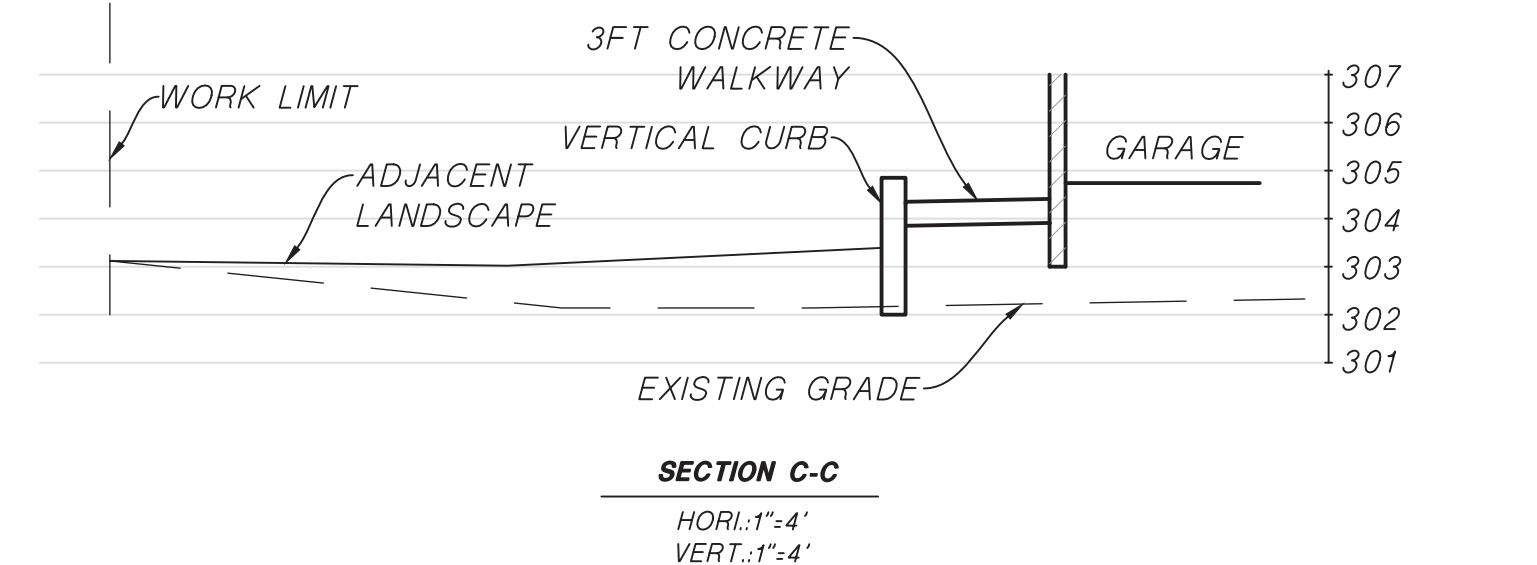
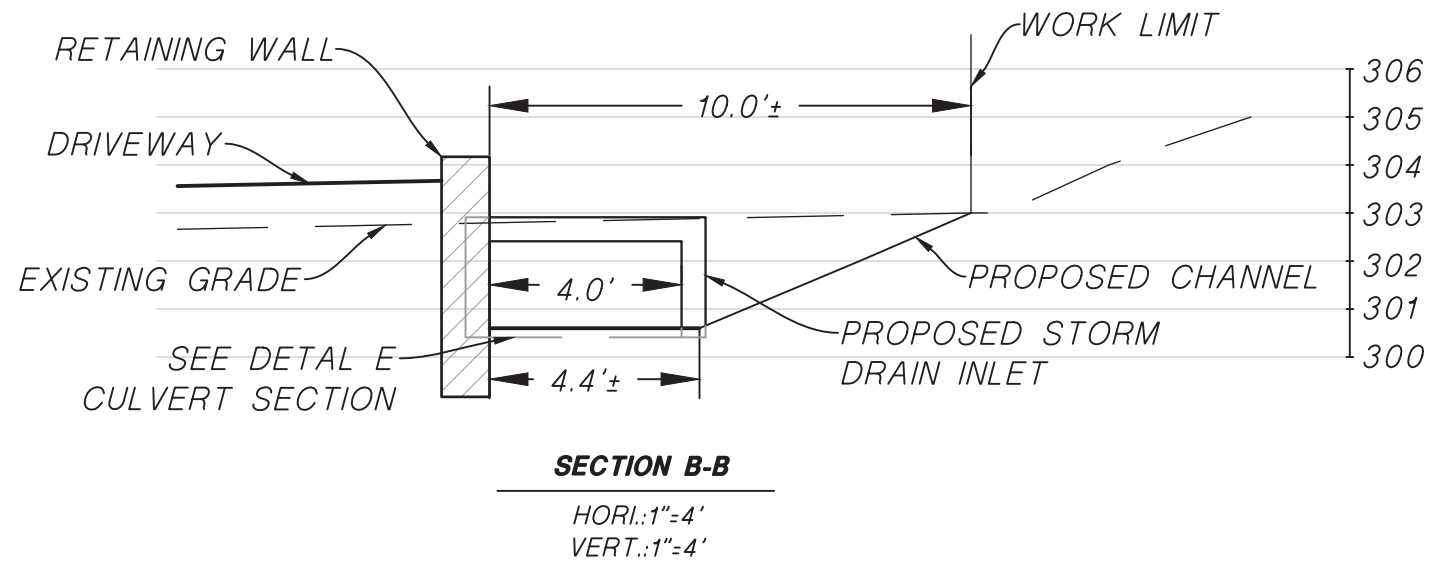
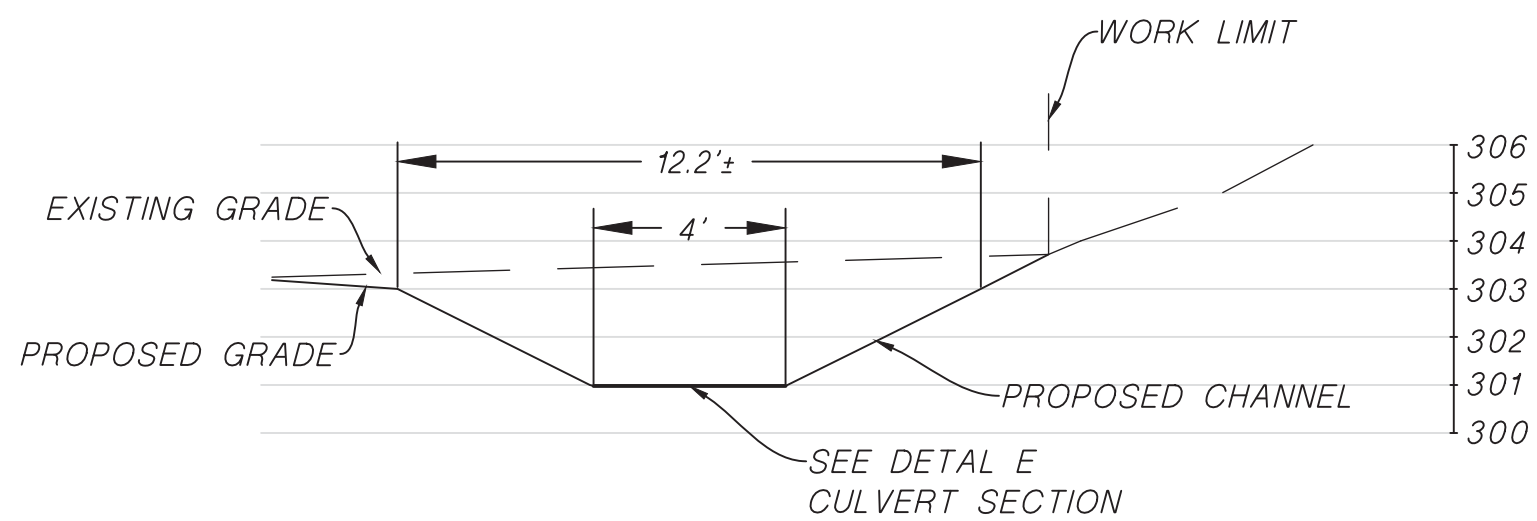
WALNUT CREEK

TOPOGRAPHIC SURVEY
144 BRODIA WAY
CONTRA COSTA COUNTY

CALIFORNIA

SHEET
1
OF 1 SHEETS

PROJECT NO.
1654

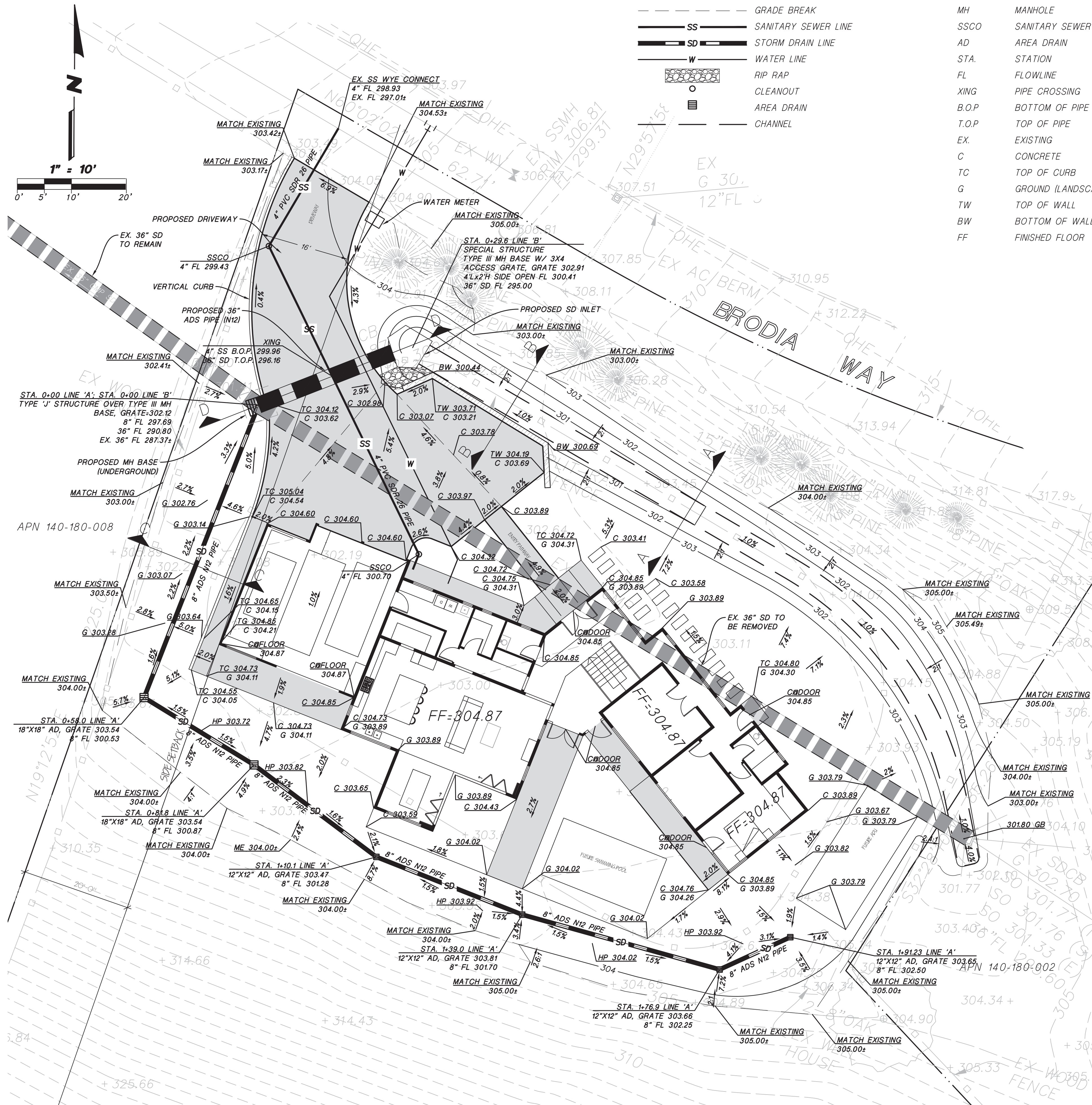


LEGEND

---	PROPERTY LINE
---	LIMIT OF WORK
---	GRADE BREAK
---	SANITARY SEWER LINE
---	STORM DRAIN LINE
---	WATER LINE
---	RIP RAP
---	CLEANOUT
---	AREA DRAIN
---	CHANNEL

ABBREVIATIONS

SS	SANITARY SEWER
SD	STORM DRAIN
MH	MANHOLE
SSCO	SANITARY SEWER CLEANOUT
AD	AREA DRAIN
STA.	STATION
FL	FLOWLINE
XING	PIPE CROSSING
B.O.P	BOTTOM OF PIPE
T.O.P	TOP OF PIPE
EX.	EXISTING
C	CONCRETE
TC	TOP OF CURB
G	GROUND (LANDSCAPE)
TW	TOP OF WALL
BW	BOTTOM OF WALL
FF	FINISHED FLOOR



CONCEPTUAL GRADING PLAN

144 BRODIA WAY
APN 140-180-009

PA Design Resources, Inc.
Planning ■ Engineering ■ Surveying

DATE: 04-28-2021
SCALE: HORIZ. 1"=10'
VERT. 1"=5'
DESIGN:
CHECKED:
SHEET 1
OF 2 SHEETS
PROJ. NO. 202023-20

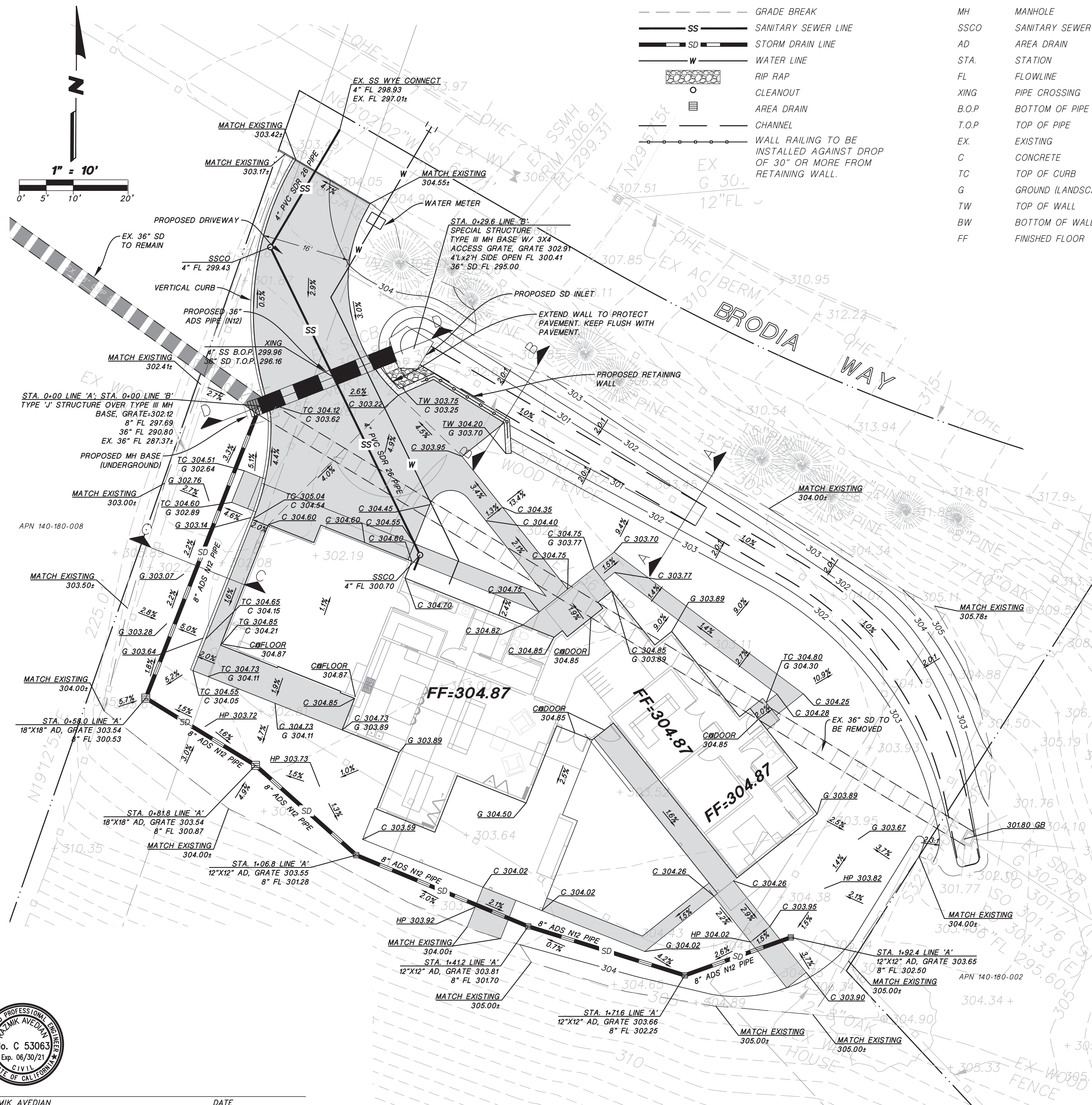
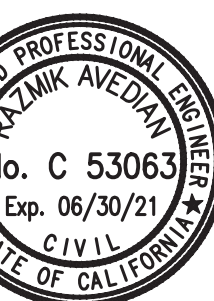
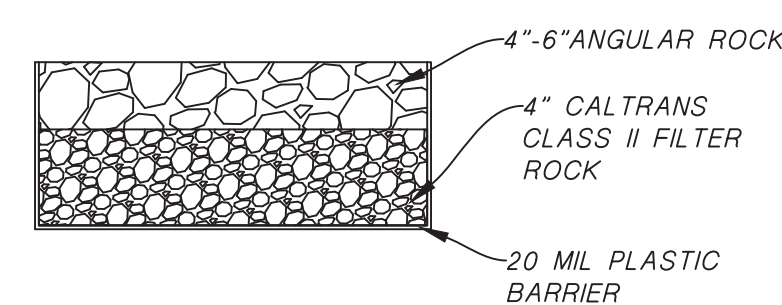
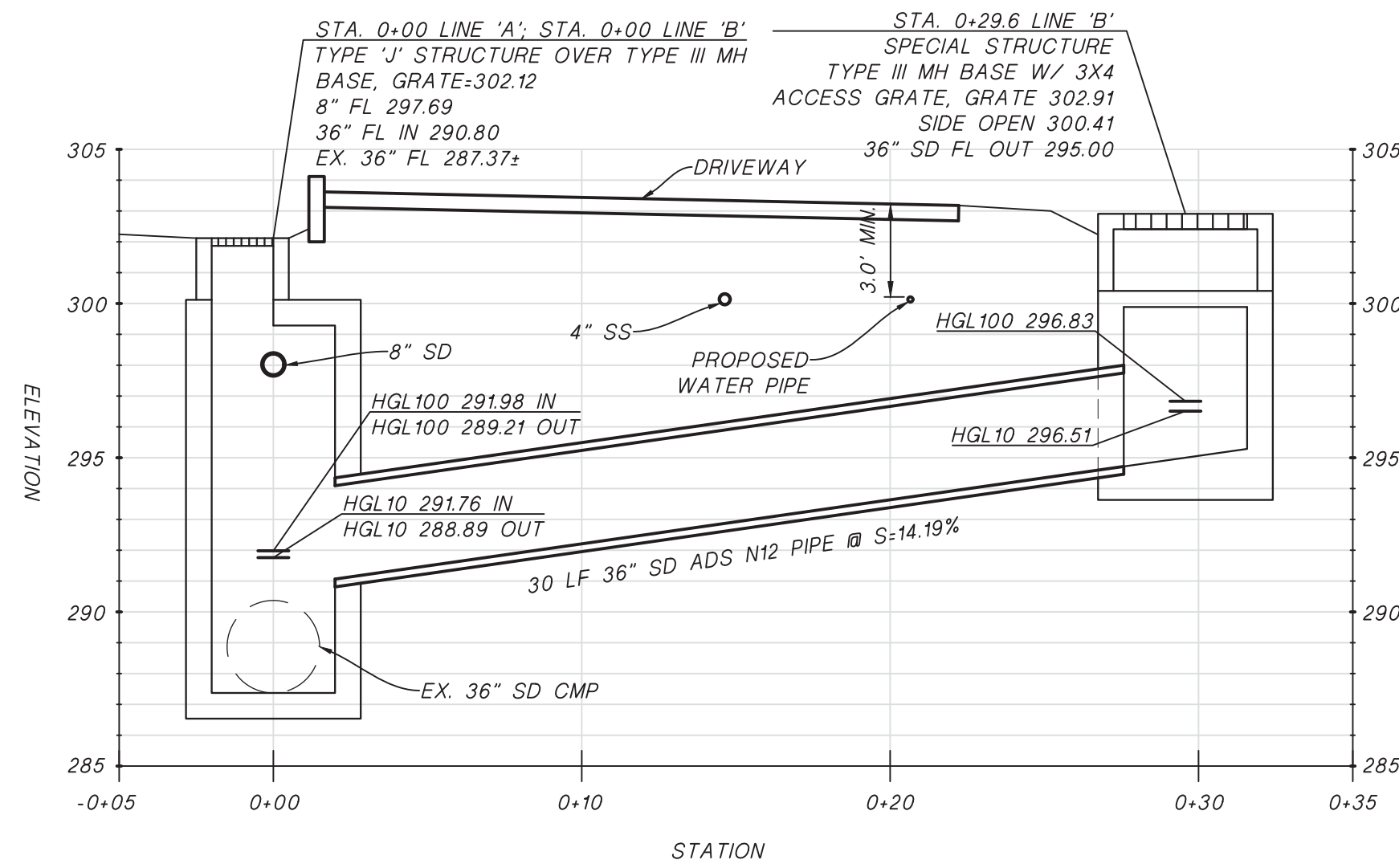
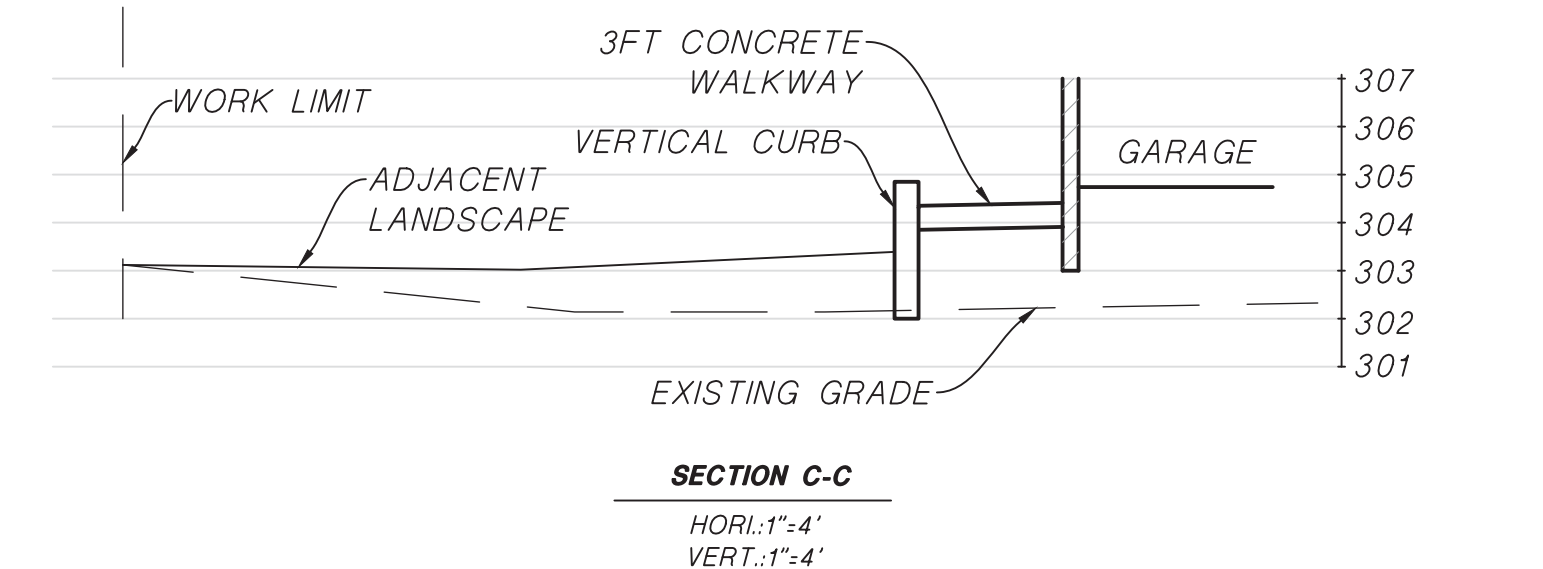
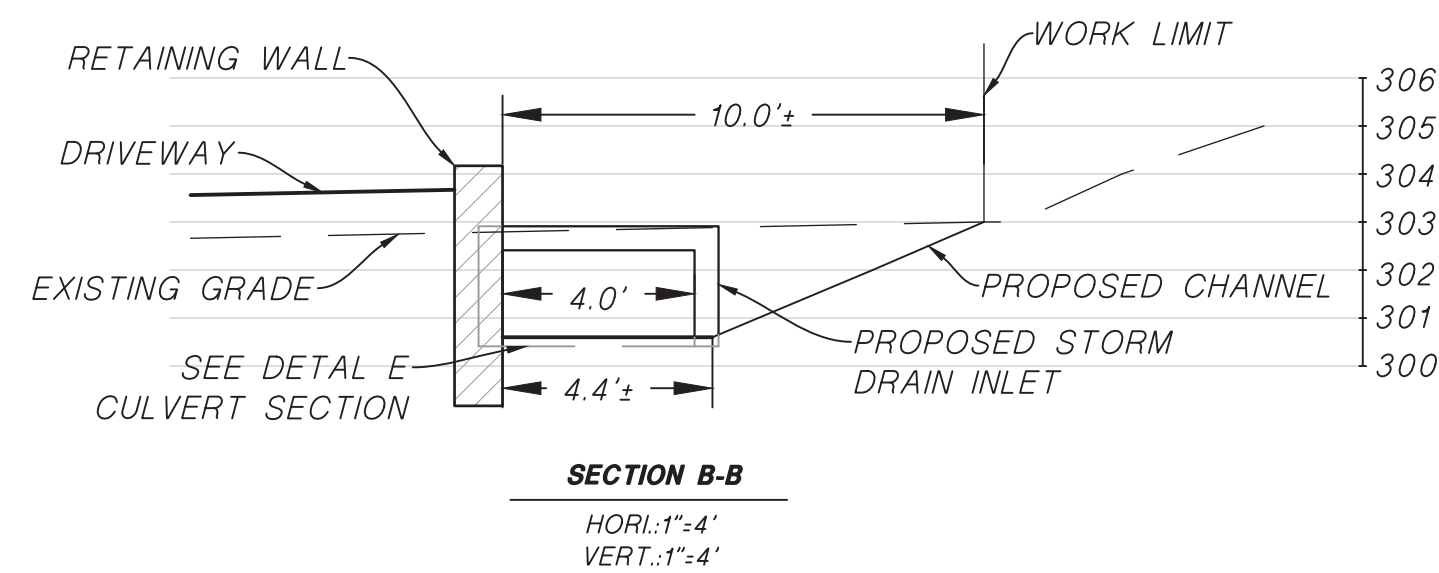
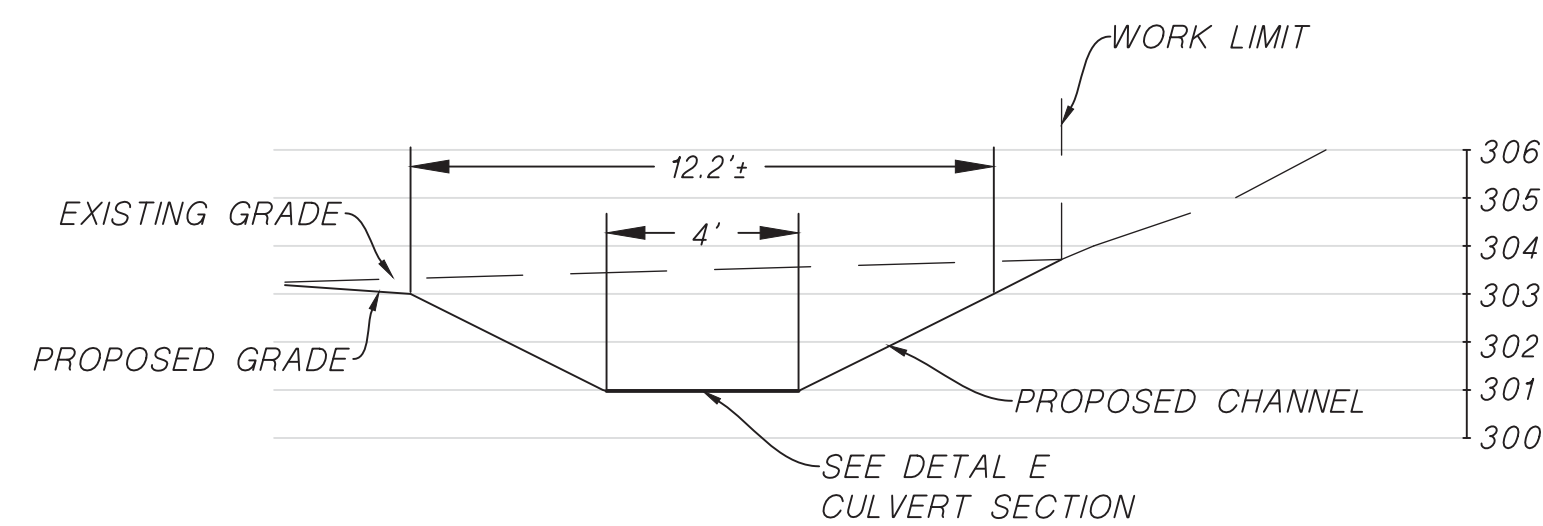
CALIFORNIA

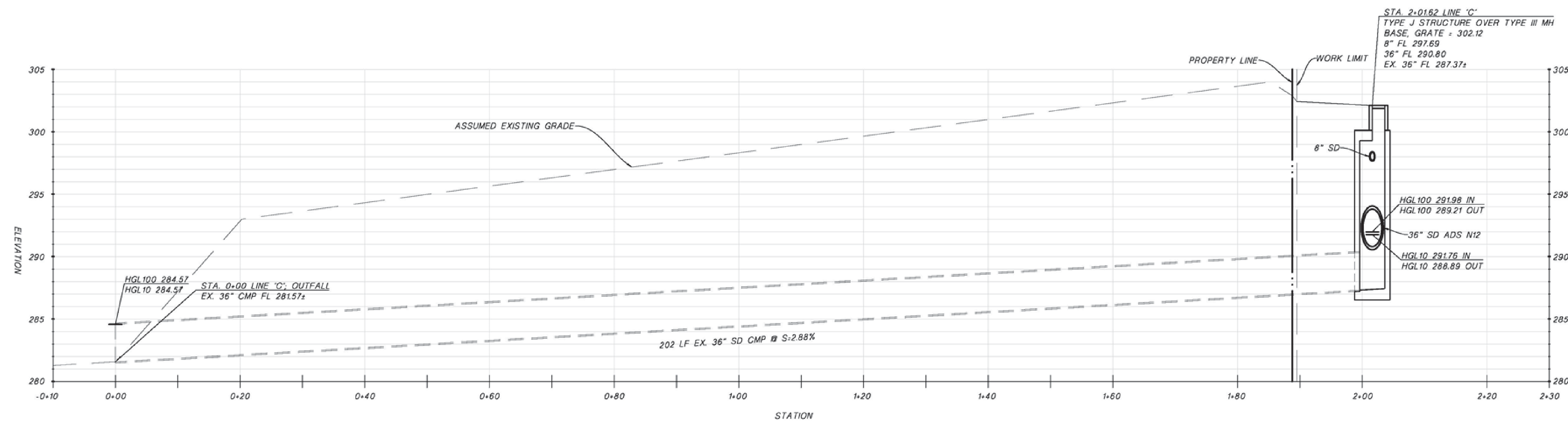
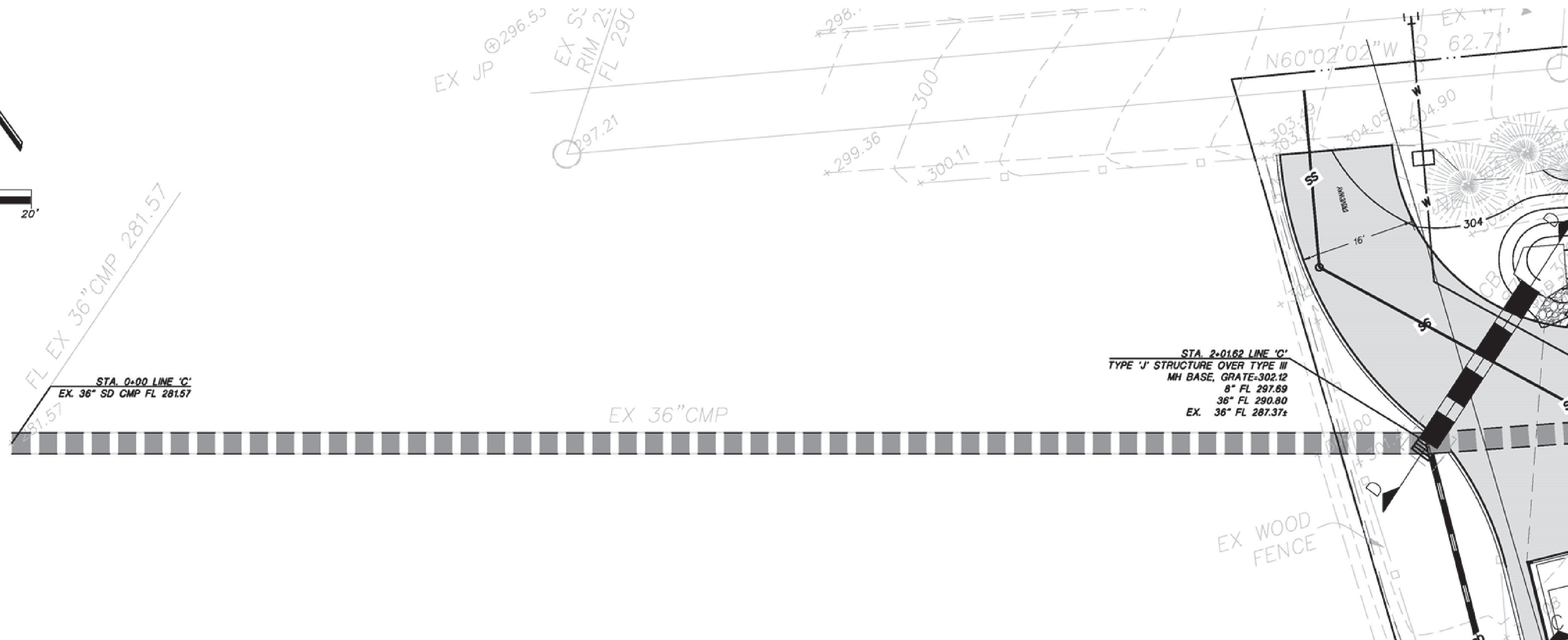
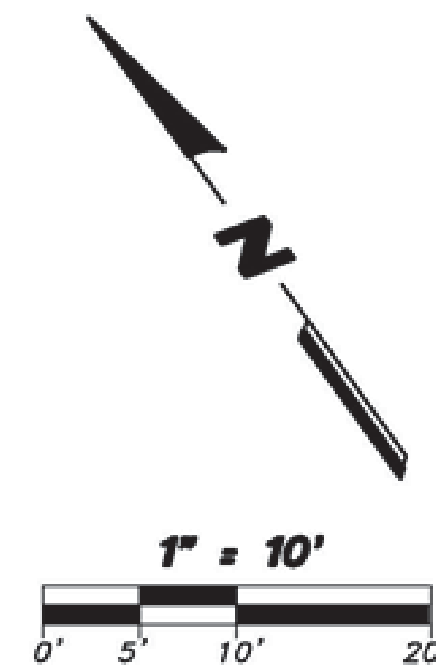
WALNUT CREEK

2021 Citrus Circle, Suite 150
Walnut Creek, California 94598-2635

TEL (925) 210-9300

PRELIMINARY





EXISTING 36" SD PROFILE

HORI.: 1"=10'
VERT.: 1"=5'

PRELIMINARY

144 BRODIA WAY
APN 140-180-009

EXISTING STORM DRAIN
PLAN AND PROFILE

WALNUT CREEK CALIFORNIA

PA Design Resources, Inc.
Planning ■ Engineering ■ Surveying

3021 Citrus Circle, Suite 150
Walnut Creek, California 94598-2635

TEL (925) 210-9300

DATE: 04-08-2021
SCALE: HORIZ. 1"=10'
VERT. 1"=5'
DESIGN:
CHECKED:
SHEET 2
OF 2 SHEETS
PROJ. NO. 202023-20



CITE I DESIGNS
Patrick Vaucheret
214 Whitney Ct
Walnut Creek, CA 94598
1 415 637 6207

Owner:
Mangalpal Takhar and
Sonya Sachdeva

BRODIA WAY RESIDENCE

144 Brodia Way
WALNUT CREEK, CA

Contra Costa County
Dept. of Conservation
and Development
Community Development
Division

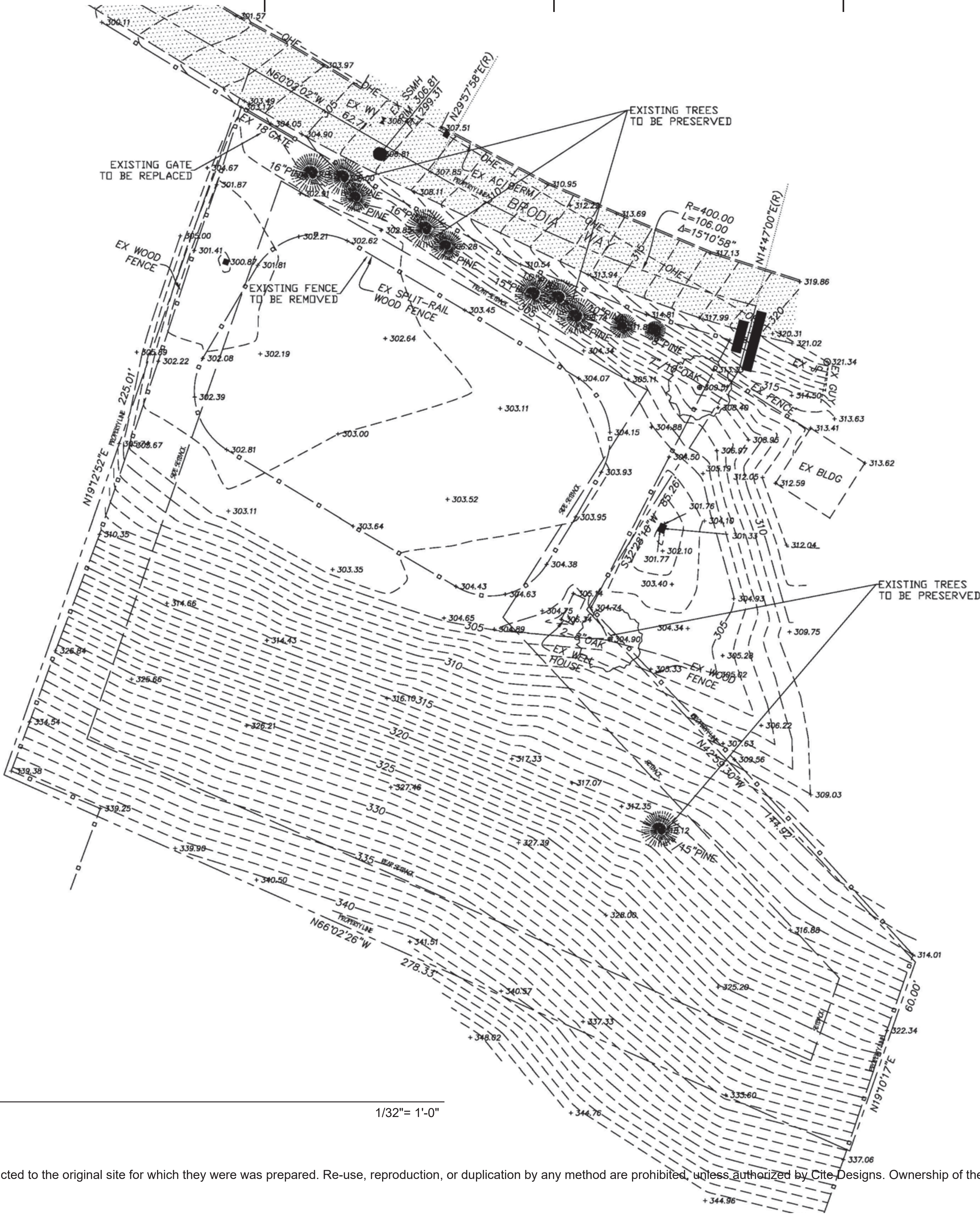
Planning Application
20 APRIL 2021

EXISTING
SITE PLAN

A1.1

EXISTING SITE PLAN NOTE

ALL EXISTING TREES WILL BE PRESERVED AND
UNDISTURBED BY PROPOSED SCOPE OF WORK..



1 EXISTING SITE PLAN

1/32"= 1'-0"



CITE I DESIGNS
Patrick Vaucheret
214 Whitney Ct
Walnut Creek, CA 94598
1 415 637 6207

Owner:
Mangalpal Takhar and
Sonya Sachdeva

BRODIA WAY RESIDENCE

144 Brodia Way
WALNUT CREEK, CA

Contra Costa County
Dept. of Conservation
and Development
Community Development
Division

Planning Application
20 APRIL 2021

PROPOSED
SITE PLAN

A1.2





CITE I DESIGNS
Patrick Vaucheret
214 Whitney Ct
Walnut Creek, CA 94598
1 415 637 6207

Owner:
Mangalpal Takhar and
Sonya Sachdeva

BRODIA WAY RESIDENCE

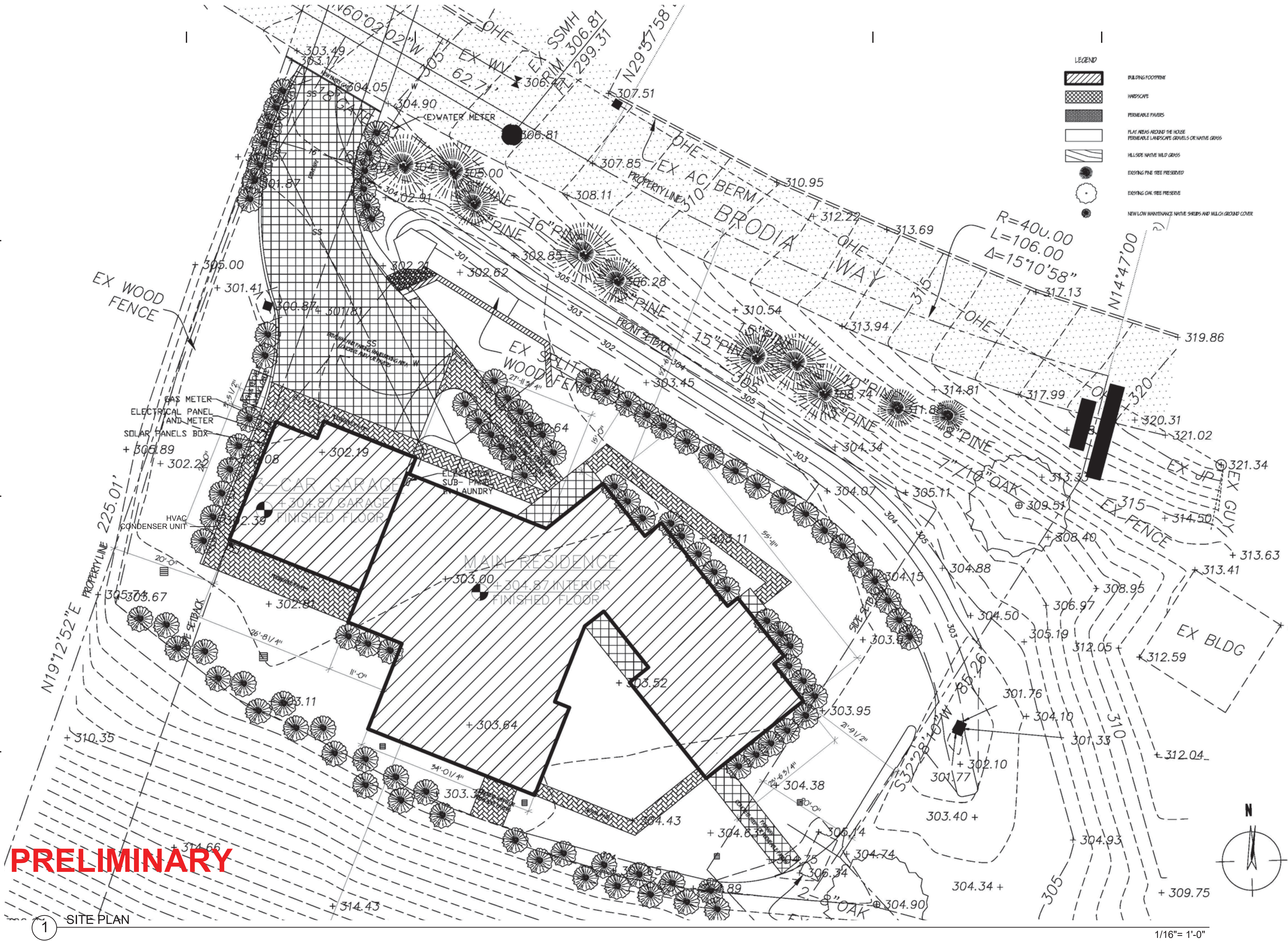
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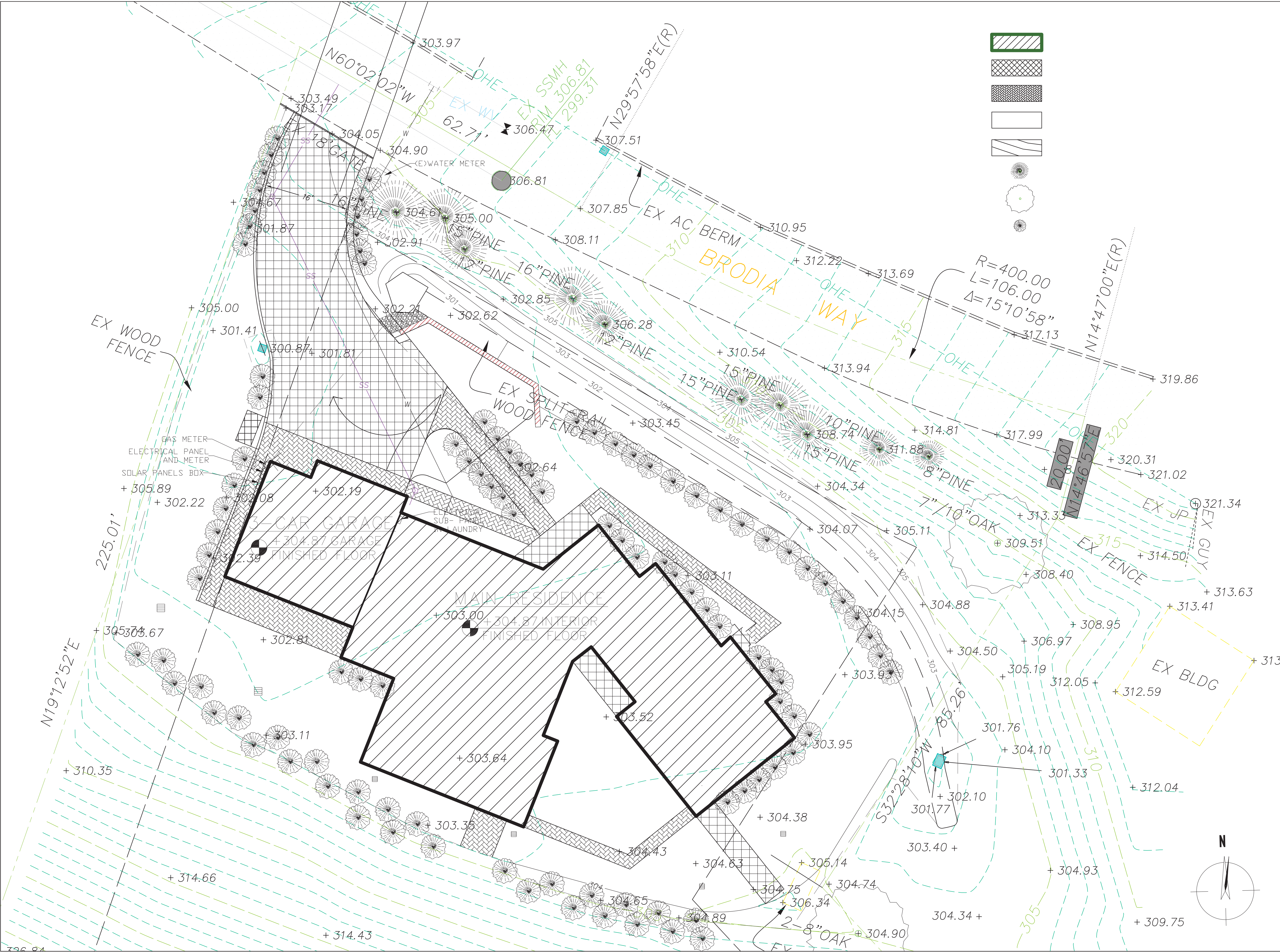
Contra Costa County
Dept. of Conservation
and Development
Community Development
Division

Planning Application
20 APRIL 2021

ENLARGED
PROPOSED SITE
PLAN

A1.3





Designer
CITE I DESIGNS
214 Whitney Ct
Walnut Creek, CA 94598
415 657-6207
patrick.vaucheret@gmail.com

Structural Engineer
180

Owner
Manuel and Sonia Sachdeva
144 Brodia Way
Walnut Creek, Ca 94598

Schematic Design
Contra Costa County

	REVISIONS	DATE

BRODIA WAY RESIDENCE

144 BRODIA WAY

WALNUT CREEK, CA 94598

DATE: 06/21/2021

SCALE: AS NOTED

DRAWN: CITE I DESIGNS

CHECKED:

JOB NO:

SHEET SITE PLAN

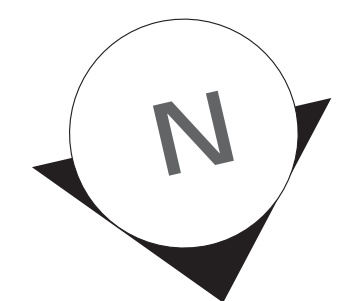
A1.3

Owner:
Mangalpal Takhar and
Sonya Sachdeva

144 Brodia Way
WALNUT CREEK, CA

Planning Application
20 APRIL 2021

A2.1



1
A4.2
West Elevation

A5.1

East Elevation

1
A4.1

(1

1/8"= 1'-0"

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CITE I DESIGNS
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214 Whitney Ct
Walnut Creek, CA 94598
1 415 637 6207

Owner:
Mangalpal Takhar and
Sonya Sachdeva

BRODIA WAY RESIDENCE

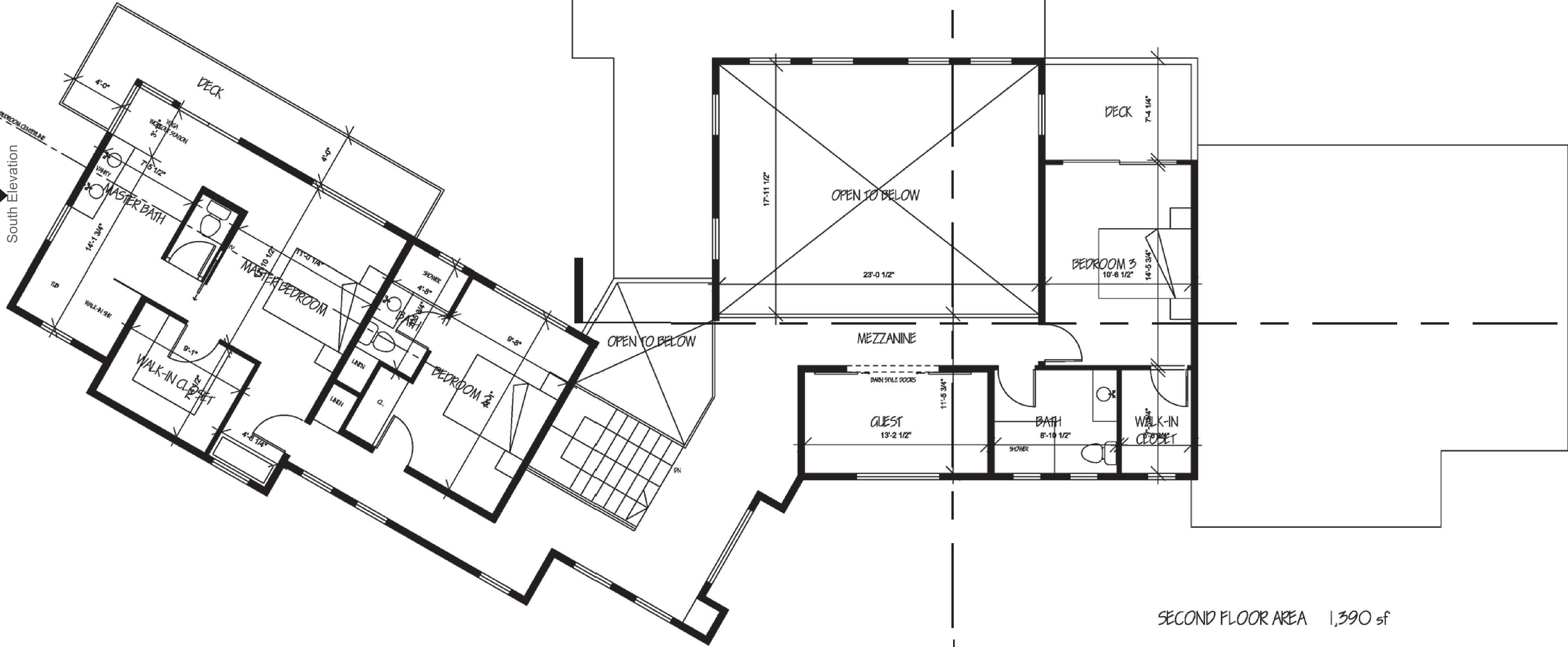
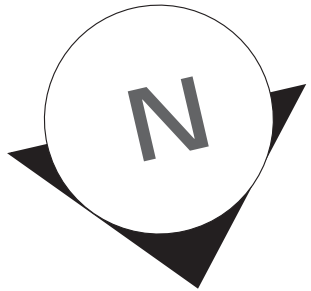
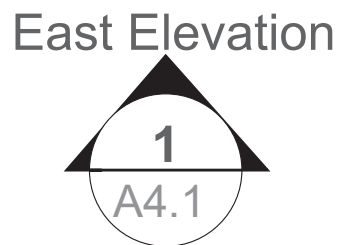
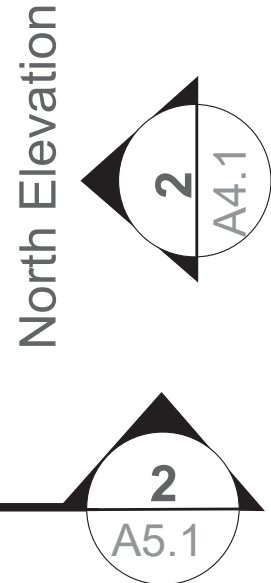
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Contra Costa County
Dept. of Conservation
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Community Development
Division

Planning Application
20 APRIL 2021

UPPER FLOOR
PLAN

A2.2



1 FIRST FLOOR

1/8"= 1'-0"
0' 1' 10'



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Walnut Creek, CA 94598
1 415 637 6207

Owner:
Mangalpal Takhar and
Sonya Sachdeva

BRODIA WAY RESIDENCE

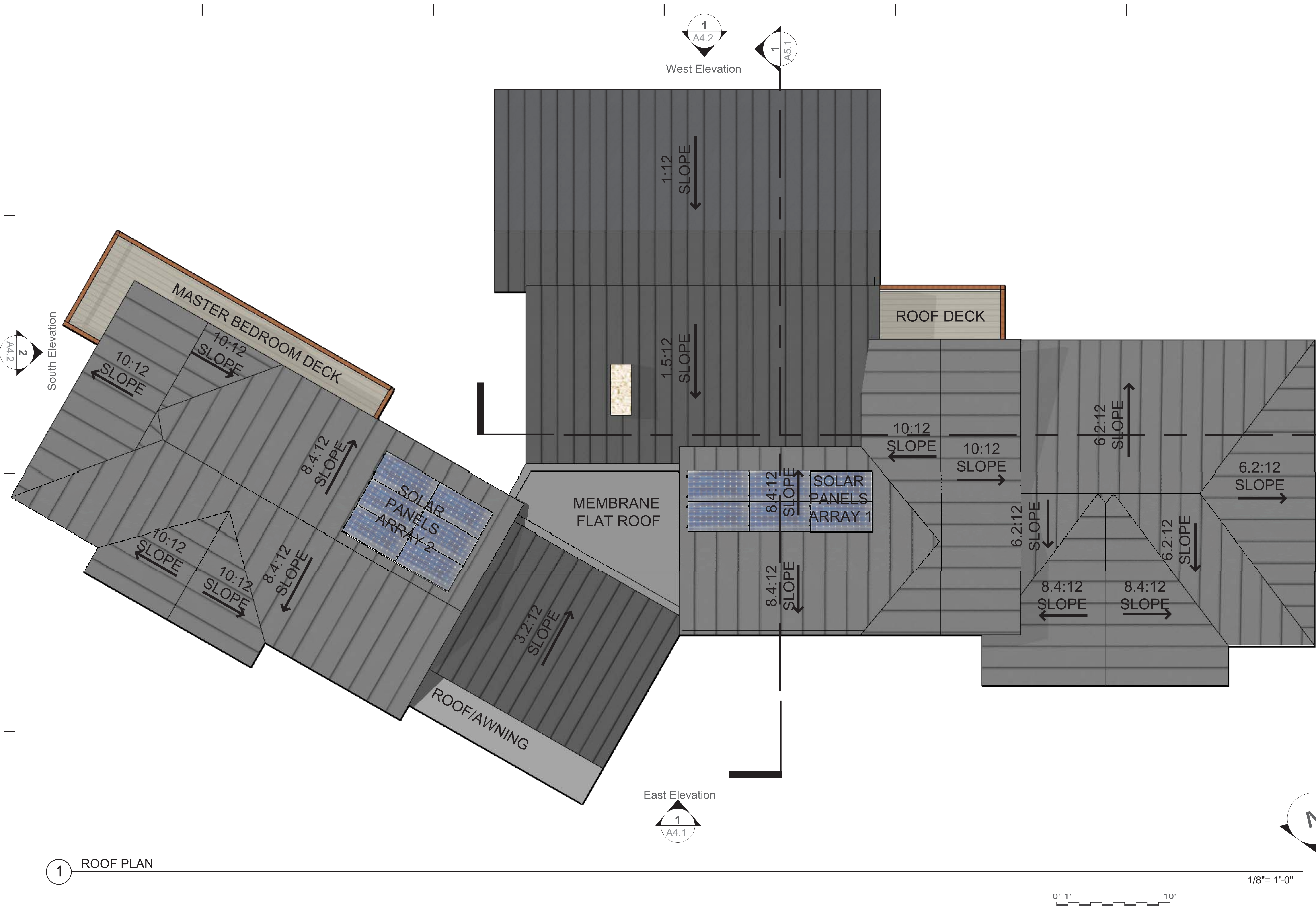
144 Brodia Way
WALNUT CREEK, CA

Contra Costa County
Dept. of Conservation
and Development
Community Development
Division

Planning Application
20 APRIL 2021

ROOF PLAN

A2.3



1 ROOF PLAN



CITE I DESIGNS
Patrick Vaucheret
214 Whitney Ct
Walnut Creek, CA 94598
1 415 637 6207

Owner:
Mangalpal Takhar and
Sonya Sachdeva

BRODIA WAY RESIDENCE
144 Brodia Way
WALNUT CREEK, CA

Contra Costa County
Dept. of Conservation
and Development
Community Development
Division

Planning Application
20 APRIL 2021

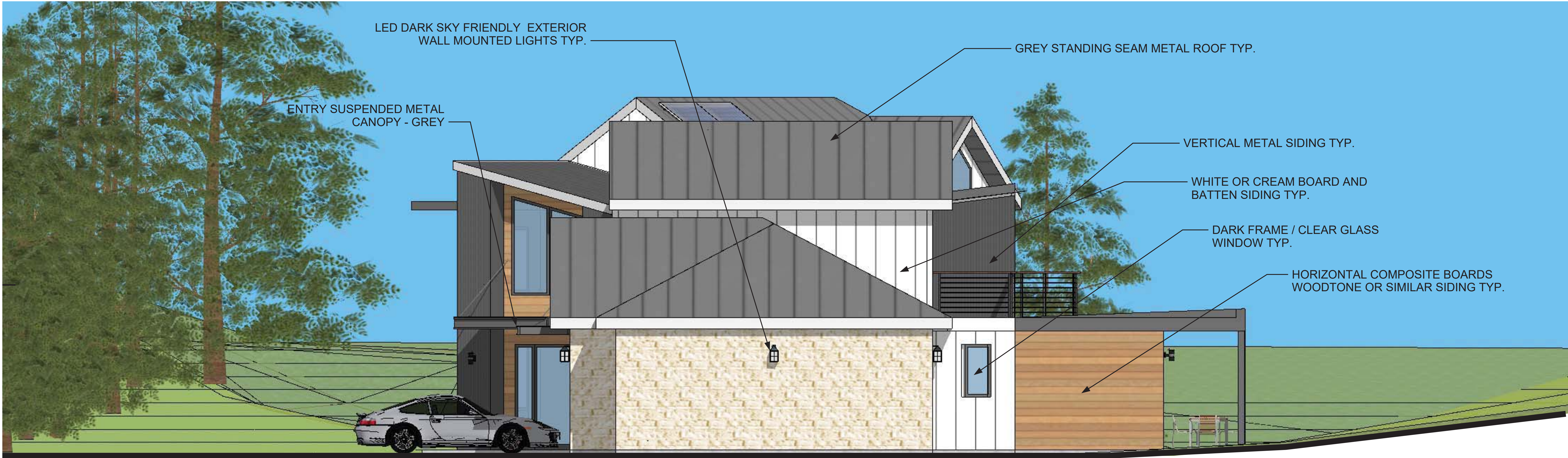
ELEVATIONS AND
MATERIALS

A4.1



1 EAST ELEVATION (ALONG BRODIA WAY) - SEE SHEET A6.1 FOR MATERIALS SAMPLES

1/8"= 1'-0"



2 NORTH ELEVATION - SEE SHEET A6.1 FOR MATERIALS SAMPLES

1/8"= 1'-0"



CITE I DESIGNS
Patrick Vaucheret
214 Whitney Ct
Walnut Creek, CA 94598
1 415 637 6207

Owner:
Mangalpal Takhar and
Sonya Sachdeva

BRODIA WAY RESIDENCE

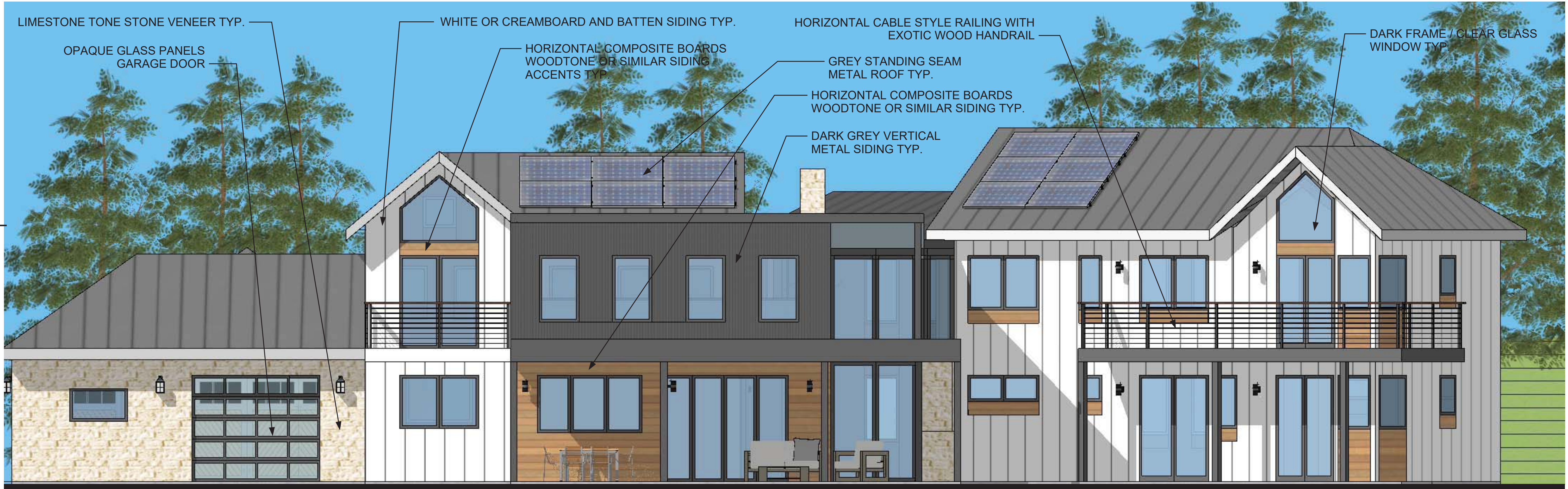
144 Brodia Way
WALNUT CREEK, CA

Contra Costa County
Dept. of Conservation
and Development
Community Development
Division

Planning Application
20 APRIL 2021

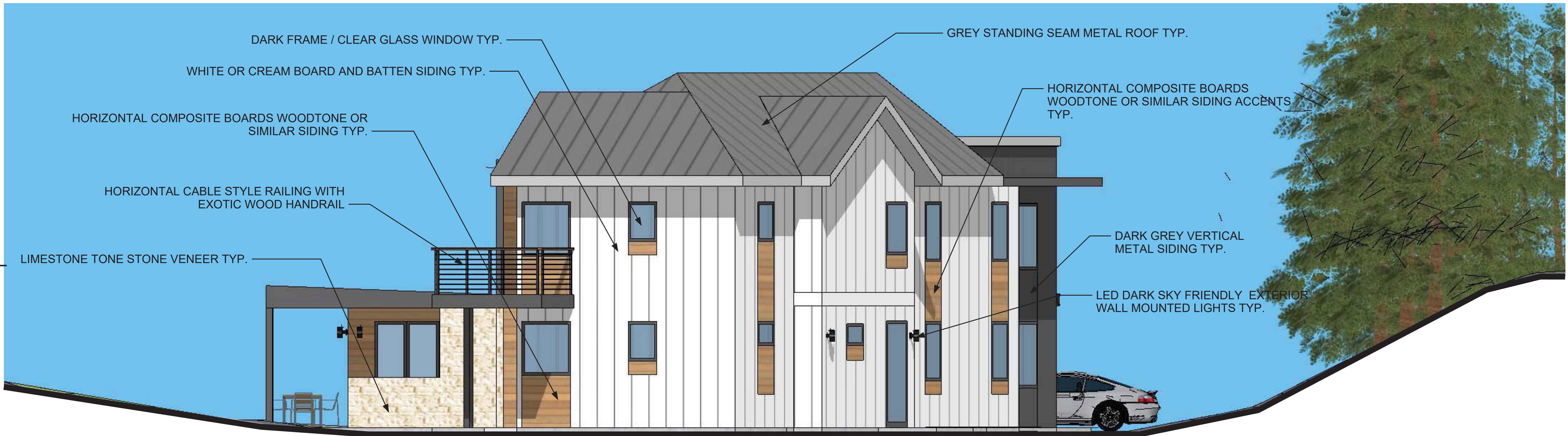
ELEVATIONS AND
MATERIALS

A4.2



1 WEST ELEVATION - SEE SHEET A6.1 FOR MATERIALS SAMPLES

1/8" = 1'-0"



2 SOUTH ELEVATION ELEVATION - SEE SHEET A6.1 FOR MATERIALS SAMPLES

1/8" = 1'-0"



CITE I DESIGNS
Patrick Vaucheret
214 Whitney Ct
Walnut Creek, CA 94598
1 415 637 6207

Owner:
Mangalpal Takhar and
Sonya Sachdeva

BRODIA WAY RESIDENCE

144 Brodia Way
WALNUT CREEK, CA

Contra Costa County
Dept. of Conservation
and Development
Community Development
Division

Planning Application
20 APRIL 2021

SECTIONS

A5.1



1 EAST-WEST SECTION

1/8"= 1'-0"



2 NORTH-SOUTH SECTION

1/8"= 1'-0"



CITE | DESIGNS
Patrick Vaucheret
214 Whitney Ct
Walnut Creek, CA 94598
1 415 637 6207

Owner:
Mangalpal Takhar and
Sonya Sachdeva

BRODIA WAY RESIDENCE

144 Brodia Way
WALNUT CREEK, CA

Contra Costa County
Dept. of Conservation
and Development
Community Development
Division

Planning Application
20 APRIL 2021

ARCHITECTURAL
REFERENCES AND
MATERIALS

A6.1



VERTICAL METAL SIDING

METAL AWNING

STONE VENEER (GARAGE AND ACCENTS)

PATIO AS OUTDOOR ROOM AND
EXTENSION OF THE LIVING ROOM

BOARD AND BATTEN SIDING

STONE VENEER
(GARAGE AND ACCENTS)

ARCHITECTURAL MODULATION

PERMEABLE PAVEMENT AND NATIVE SHRUBS

STANDING SEAM METAL ROOF

TWO STORY VERTICAL
OPENING EXPRESSION

ARCHITECTURAL MODULATION

USE ENTRY TO CREATE A FOCAL POINT

BOARD AND BATTEN SIDING

STANDING SEAM METAL ROOF
AND SIDING PATTERN HARMONY



ENTRY AWNING

BOARD AND BATTEN SIDING

STAIRS AS A CENTRAL KEY FEATURE

USE ENTRY TO CREATE A FOCAL POINT



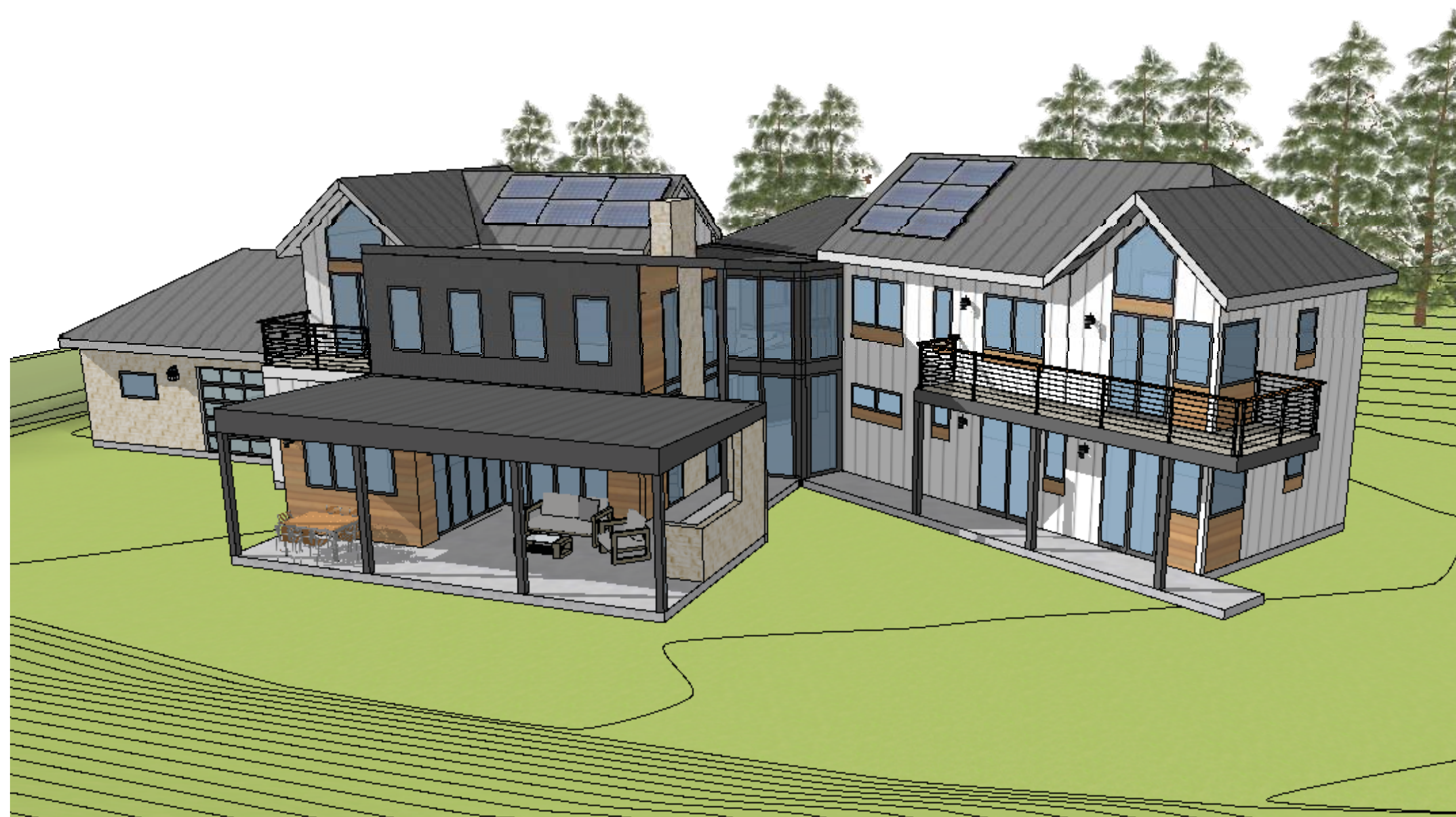
STEPPING STONES TO ENTRY

ENTRY AWNING



1 EAST SIDE*

2 WEST SIDE*



3 SOUTH SIDE*

4 ENTRY COURT FROM BRODIA WAY*

*VIEWS OF HOUSE AND TERRAIN CONCEPTUAL MODEL FOR ILLUSTRATION PURPOSES



CITE | DESIGNS
Patrick Vaucheret
214 Whitney Ct
Walnut Creek, CA 94598
1 415 637 6207

Owner:
Mangalpal Takhar and
Sonya Sachdeva

BRODIA WAY RESIDENCE

144 Brodia Way
WALNUT CREEK, CA

Contra Costa County
Dept. of Conservation
and Development
Community Development
Division

Planning Application
20 APRIL 2021

ILLUSTRATIVE
PERSPECTIVES

A7.1