

CALIBR

VENTURES



PLAN 3
Modern Farmhouse Elevation

PLAN 1
American Foursquare Elevation

PLAN 3
Spanish Colonial Elevation

PLAN 1
Craftsman Elevation

PLAN 2
Northern European Elevation

CONCEPTUAL STREETSCENE

CALIBR

VENTURES

- 2.88 Acres
- 10 New Single Family Homes
- Sq Ft 2,498 to 3,705
- 4 Plans, with 2 elevations
- Each Market Rate Home Has A Three Car Garage
- Utilizing State Density Bonus (Government Code Sections 65915 – 65918)
- 28-foot wide new access road w/parking on one side and sidewalk
- Full Frontage Improvements along Walnut Blvd, 255-feet of new sidewalk
- 9,292 sq ft minimum lot; 17,659 sq. ft. max lot; 11,842 sq ft avg



PLAN 3
Modern Farmhouse
Elevation

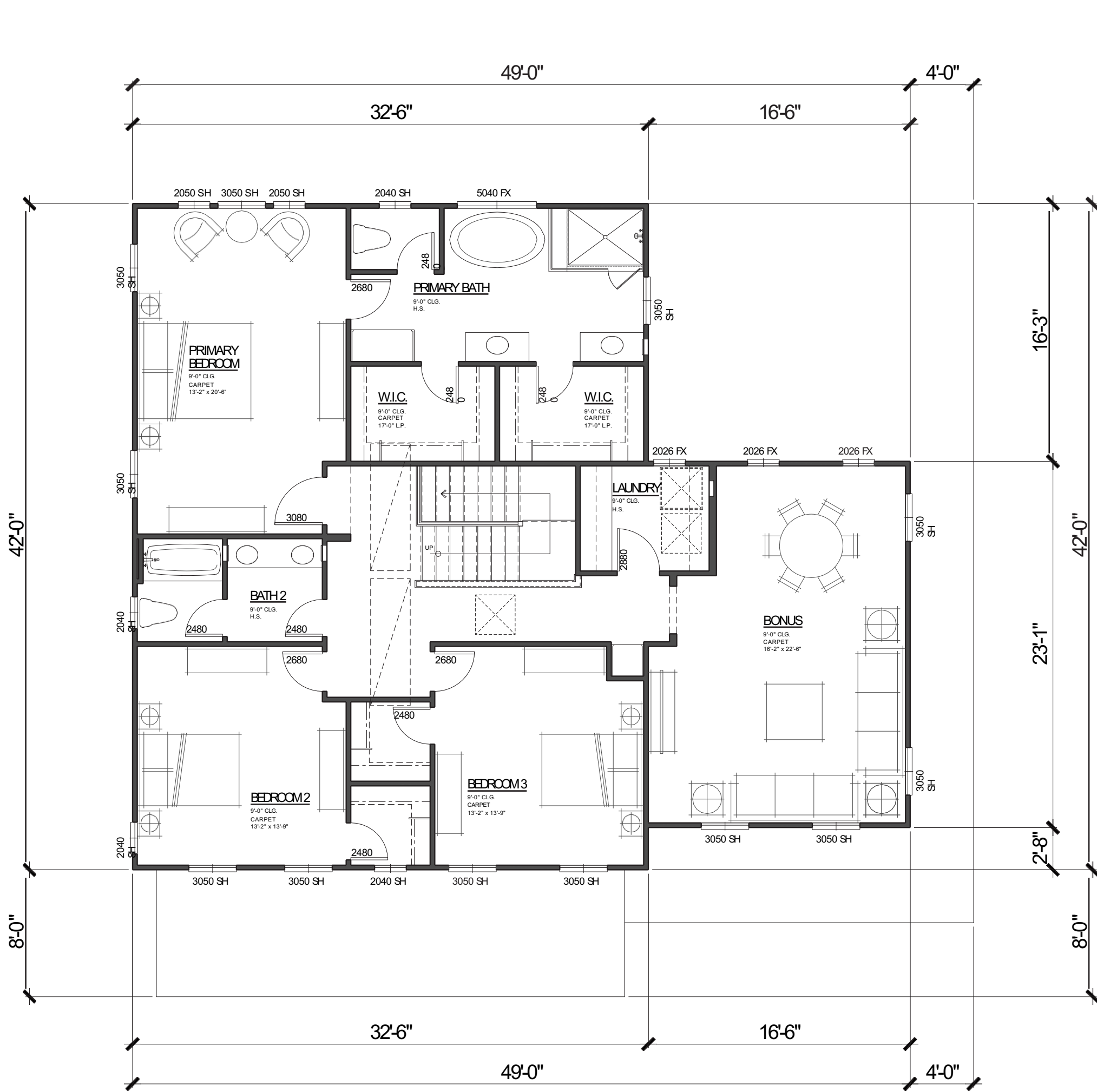
PLAN 1
American Foursquare Elevation

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CONCEPTUAL STREETSCENE



PLAN 1

3,326 SF
 4 Bdm|3.5 Bath|Bonus|Dining
 3-Car Garage



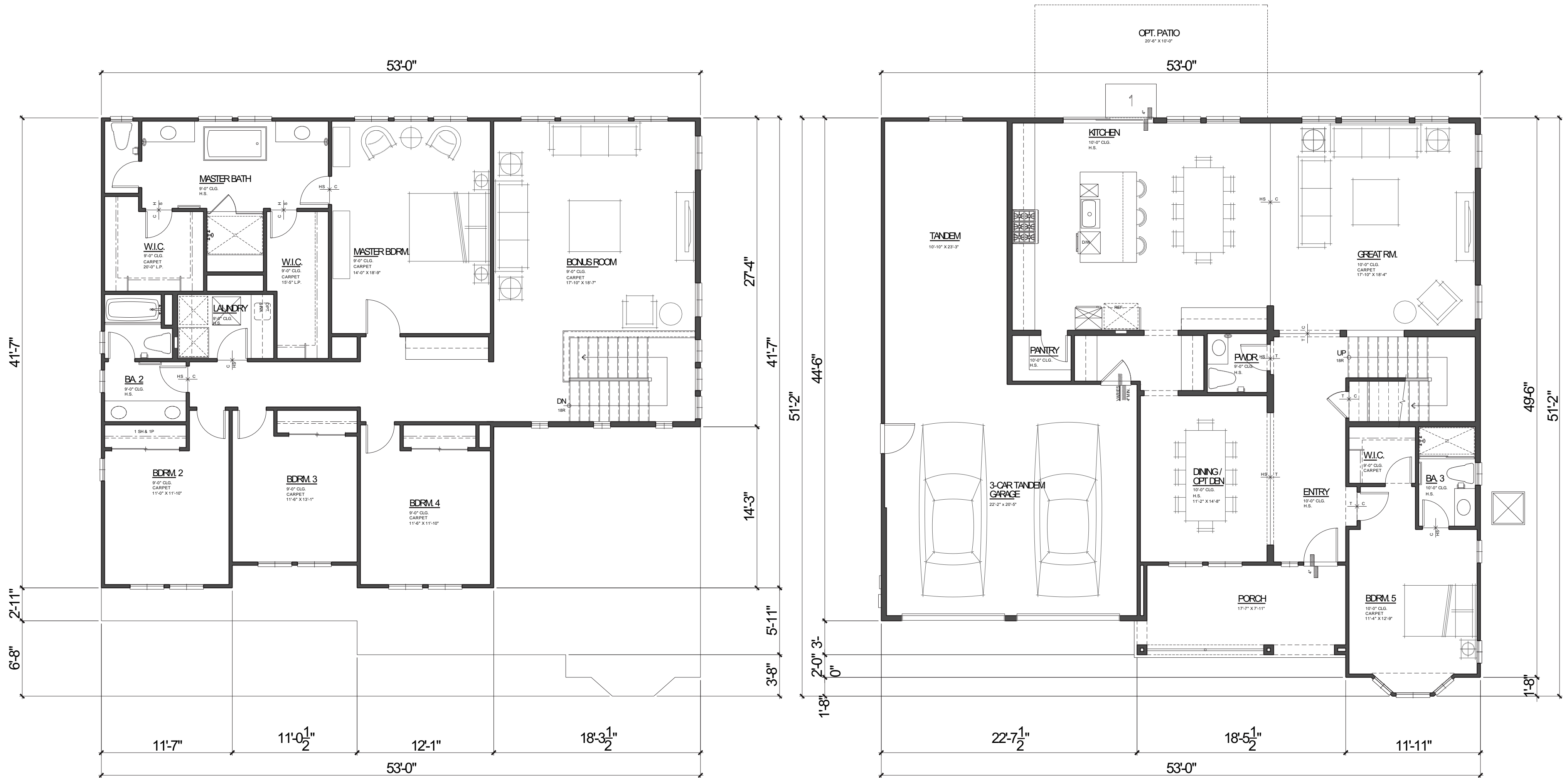


Craftsman Elevation



American Foursquare Elevation

PLAN 1
Front Elevations



Second Floor 1,829 SF

PLAN 2

3,430 SF
 5 Bdrm|3.5 Bath|Bonus|Dining
 3-Car Garage

First Floor 1,601 SF

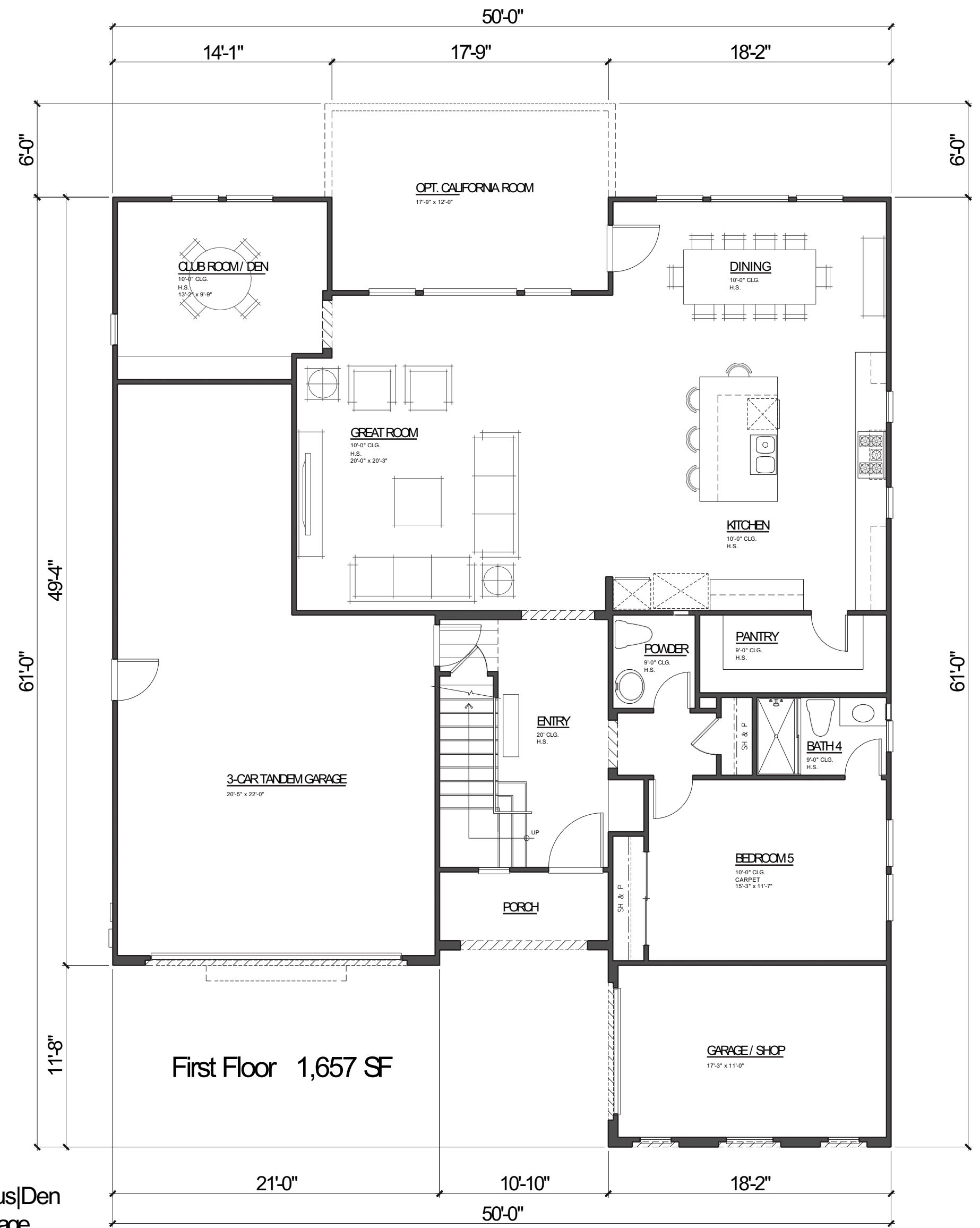


Northern European Elevation



Traditional Elevation

PLAN 2
Front Elevations



PLAN 3

3,705 SF
 5 Bdrm|4.5 Bath|Bonus|Den
 3-Car Tandem Garage
 1-Car Garage / Shop

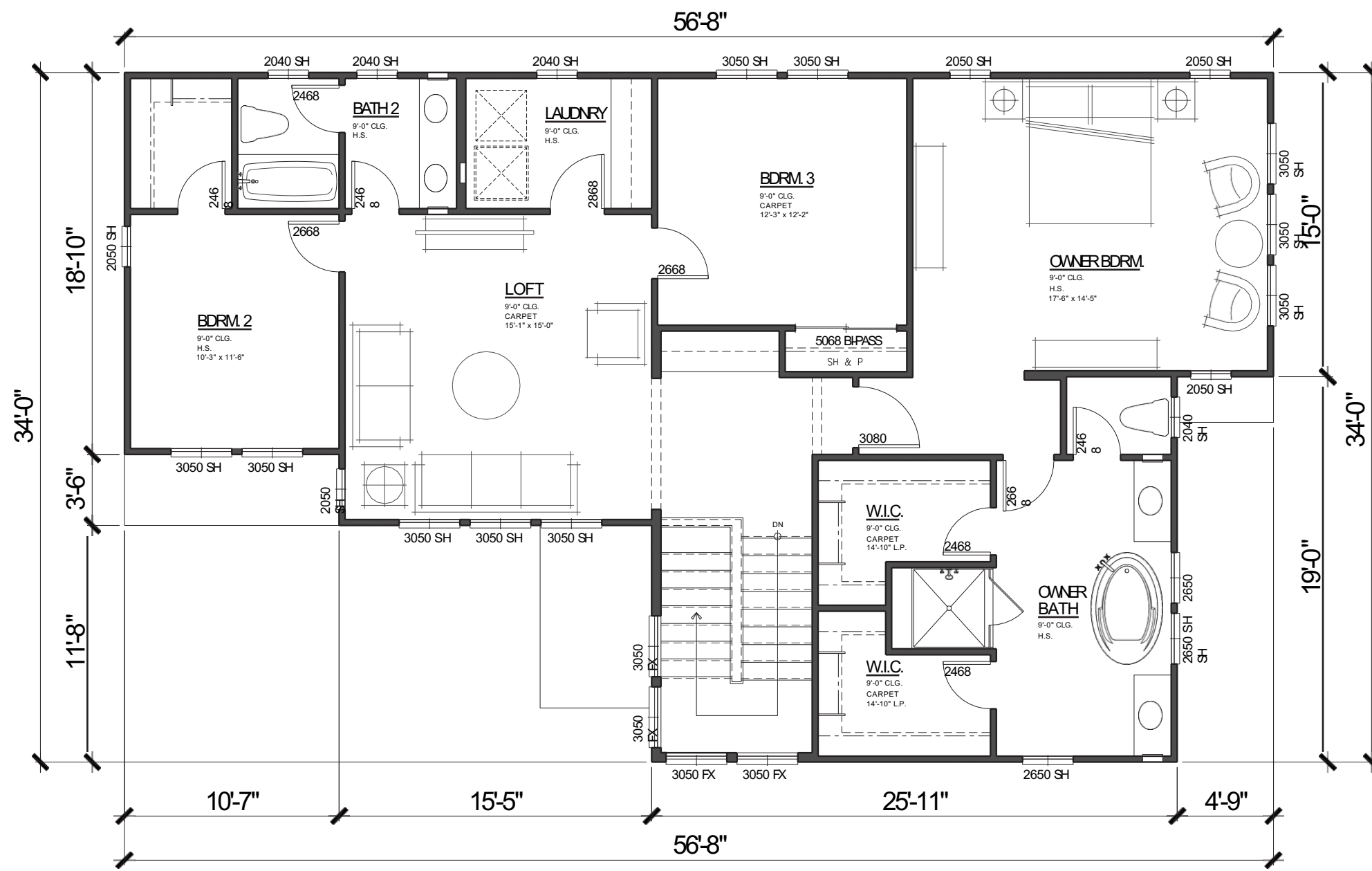


Spanish Colonial Elevation

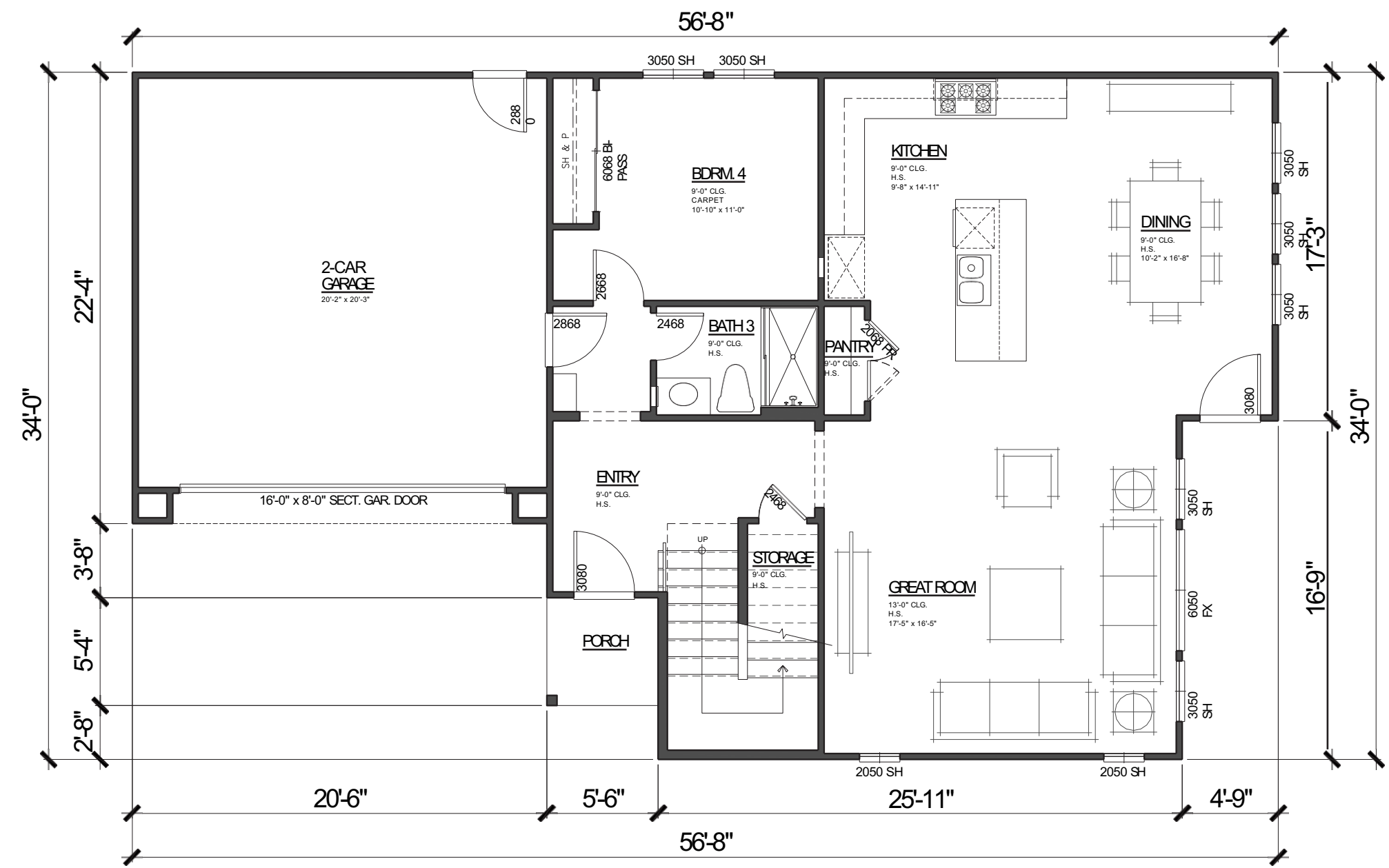


Modern Farmhouse Elevation

PLAN 3
Front Elevations



Second Floor 1,409 SF



First Floor 1,106 SF

PLAN 4
 2,513 SF
 4 Bdrm|3 Bath|Loft
 2-Car Garage



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

EXTERIOR MATERIALS:

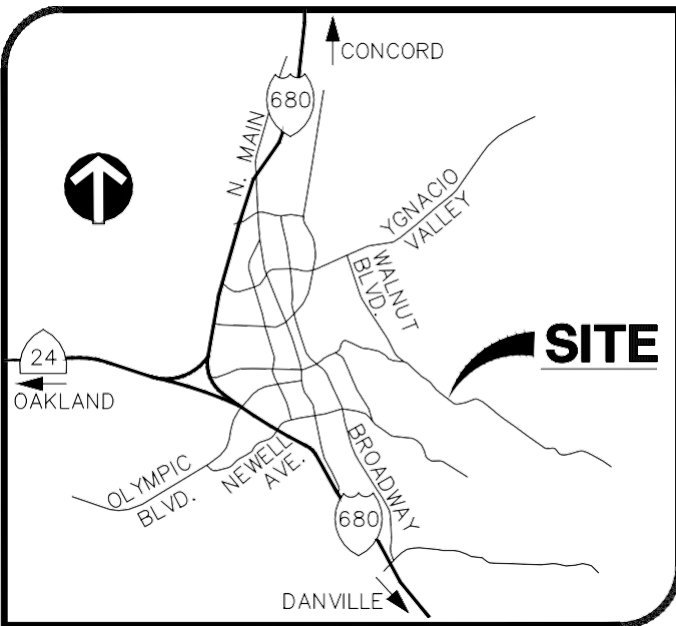
Elevation A - Color Scheme 2

- | | |
|--|----------------------------------|
| 1 CONCRETE SLATE TILE ROOFING | 7 FIBER CEMENT TRIM |
| 2 INSULATED VINYL WINDOWS | 8 MANUFACTURED STONE VENEER |
| 3 FIBERGLASS FRONT DOOR | 9 MANUFACTURED STONE CAP |
| 4 STUCCO | 10 FASCIA |
| 5 STUCCO OVER FOAM TRIM | 11 SECTIONAL ROLL-UP GARAGE DOOR |
| 6 FIBER CEMENT BOARD AND BATTEN SIDING | |

PLAN 4

2,513 SF
4 Bdrm | 3 Bath | Loft
2-Car Garage





VICINITY MAP
NOT TO SCALE



SITE MAP
SCALE: 1"=50'

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
BGL	BOTTOM OF GRAVEL LAYER
BSW	BACK OF SIDEWALK
BW	BOTTOM OF WALL
C&G	CURB & GUTTER
CB	CATCH BASIN
CCC	CONTRA COSTA COUNTY
CL	CENTERLINE
CONC	CONCRETE
CR	CURB RETURN
EG	EXISTING GRADE
EX	EXISTING
FC	FACE OF CURB
FG	FINISH GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOW LINE
GB	GRADE BREAK
LF	LINEAL FEET
LIP	LIP OF GUTTER
LP	LOW POINT
MIN	MINIMUM
PL	PROPERTY LINE
PVI	POINT OF VERTICAL INTERSECTION
R/W	RIGHT OF WAY
S/W	SIDEWALK
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TGL	TOP OF GRAVEL LAYER
TPF	TREE PROTECTION FENCING
TSL	TOP OF SOIL LAYER
TW	TOP OF WALL
TYP	TYPICAL
W	WATER MAIN

PROJECT TEAM

APPLICANT
CALIBR VENTURES
115 JENNIFER COURT
ALAMO, CA 94507
VICE PRESIDENT: ANDY BYDE

CIVIL ENGINEER
& ENGINEERING
1931 SAN MIGUEL DRIVE, SUITE 100
WALNUT CREEK, CA 94596
(925) 932-6868
PROJECT MANAGER: ANDREW DUARTE

ARBORIST
TRAVERSO TREE SERVICE, INC
4080 CABRILHO DRIVE
MARTINEZ, CA 94553
(925) 448-3387
ARBORIST: JENNIFER TSO

GEOTECHNICAL ENGINEER
ENGEQ
2010 CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
(925) 866-9000
JERRY CHEN

SITE INFORMATION

SITE LOCATION: 3180 WALNUT BOULEVARD
WALNUT CREEK, CA

BASIS OF BEARING: BEARINGS SHOWN HEREON ARE ON CALIFORNIA
STATE PLANE COORDINATE SYSTEM, ZONE 3 (GRID),
HORIZONTAL DATUM USING NAD 83 (2011)
(EPOCH 2010.0000) US SURVEY FOOT

BENCHMARK: VERTICAL DATUM NAVD88 GEOD 12B DERIVED FROM
OPUS SOLUTION

PARCEL APN NO.: 180-240-002

EXISTING ZONING: R-20

NUMBER OF UNITS: 10 UNITS

SITE ACREAGE: 2.88

EXISTING CONTOURS: 1' INTERVAL

PROPOSED CONTOURS: 1' INTERVAL

UTILITIES & SERVICES:
WATER: EAST BAY MUNICIPAL UTILITY DISTRICT
SEWER: CONTRA COSTA COUNTY SANITARY DISTRICT
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC

LAND USE SUMMARY

NET LOT AREA	2.40 AC
WALNUT BOULEVARD RIGHT OF WAY	0.16 AC
PRIVATE ROAD EASEMENT	0.29 AC
EMERGENCY VEHICLE ACCESS EASEMENT	0.03 AC
TOTAL (GROSS LOT AREA)	2.88 AC

PRELIMINARY EARTHWORK QUANTITIES		
CUT	FILL	IMPORT/EXPORT
11,960	4,570	7,390

EXISTING	LEGEND	PROPOSED
	PROJECT BOUNDARY	
	RIGHT OF WAY LINE	
	EASEMENT	
	DAYLIGHT	
	CONTOUR LINE, MAJOR	
	CONTOUR LINE, MINOR	
	CURB AND CUTTER	
	EDGE OF PAVEMENT	
	ROAD CENTER LINE	
	CONCRETE V-DITCH	
	FENCE	
	RETAINING WALL	
	PERVIOUS PAVERS	
	TREE, TREE TO BE REMOVED	
	TREE PROTECTION FENCE	
	STORM DRAIN LINE, MANHOLE, FIELD INLET, CATCH BASIN	
	SANITARY SEWER LINE, MANHOLE	
	WATER LINE, METER, VALVE, FIRE HYDRANT	
	OVERHEAD LINE	
	RECORD GAS LINE	
	RECORD ELECTRIC LINE	

SHEET INDEX

SHEET	DESCRIPTION
1	REGIONAL CONTEXT MAP
2	VESTING TENTATIVE MAP
3	BOUNDARY & TOPOGRAPHIC SURVEY
4	PRELIMINARY GRADING & UTILITY PLAN
5	CROSS SECTIONS & ROAD SECTIONS
6	CROSS SECTIONS & ROAD SECTIONS
7	SITE SETBACKS

VESTING TENTATIVE MAP
3180 WALNUT BOULEVARD
WALNUT CREEK, CALIFORNIA

JANUARY 02, 2024

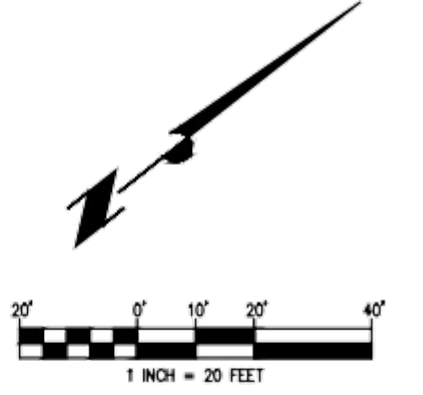
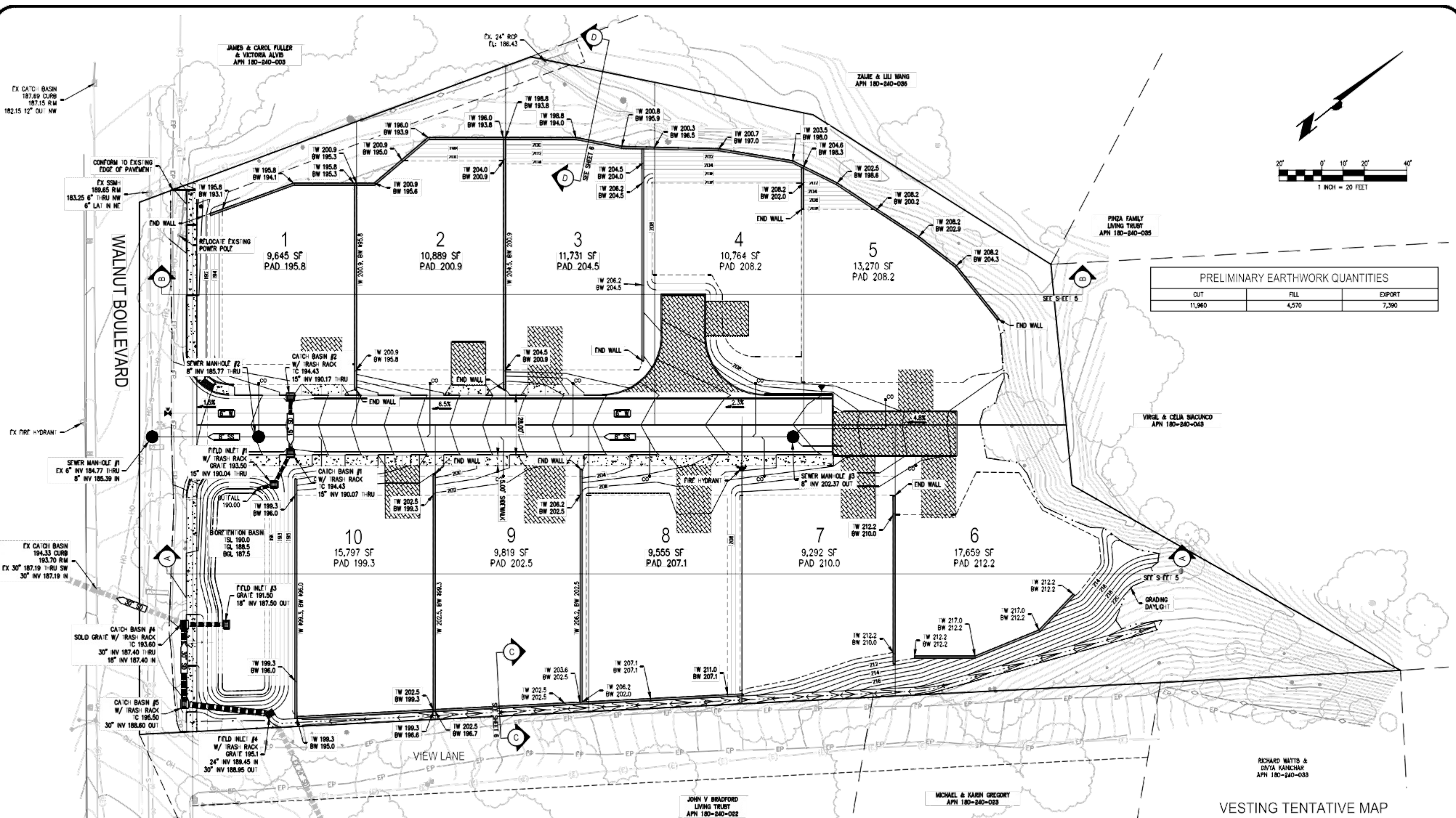


1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.ENRINC.COM (925) 932-6868

REGIONAL CONTEXT MAP



F:\PROJECTS\2024\3180 WALNUT BLVD - WALNUT CREEK\DWG\REGIONAL CONTEXT-2107246.dwg 1/2/2024



PRELIMINARY EARTHWORK QUANTITIES		
OUT	FILL	EXPORT
11,960	4,570	7,390

VIRGIL & CELIA SACUNCO
APN 180-240-043

RICHARD WATTS &
DIVYA KANCHAR
APN 180-240-033

JOHN V BRADFORD
LIVING TRUST
APN 180-240-022

MICHAEL & KARIN GREGORY
APN 180-240-023

VESTING TENTATIVE MAP
3180 WALNUT BOULEVARD
WALNUT CREEK, CALIFORNIA
JANUARY 02, 2024



PRELIMINARY GRADING & UTILITY PLAN

1/7/2024

Changes made at PC in Response to the previous appeal

- (1) Provide landscape screening around the entire project;
- (2) Lower the pad heights by an average of 2.3’;
- (3) Reduce the retaining walls quantities by 2,500 sq ft;
- (4) Reduce the size of the home on Lot 4;

JAMES & CAROL MILLER
& VICTORIA ALVIS
APH 180-240-008

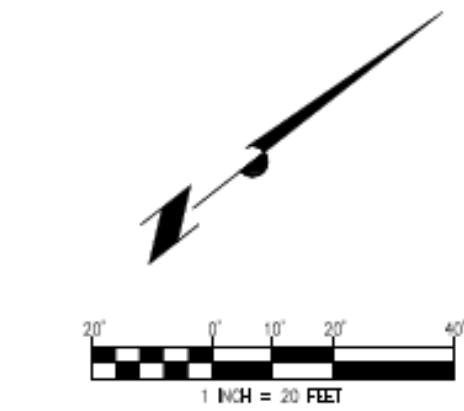
DAVID & LUI WU
APH 180-240-056

PUCIA FAMILY
LIVING TRUST
APH 180-240-055

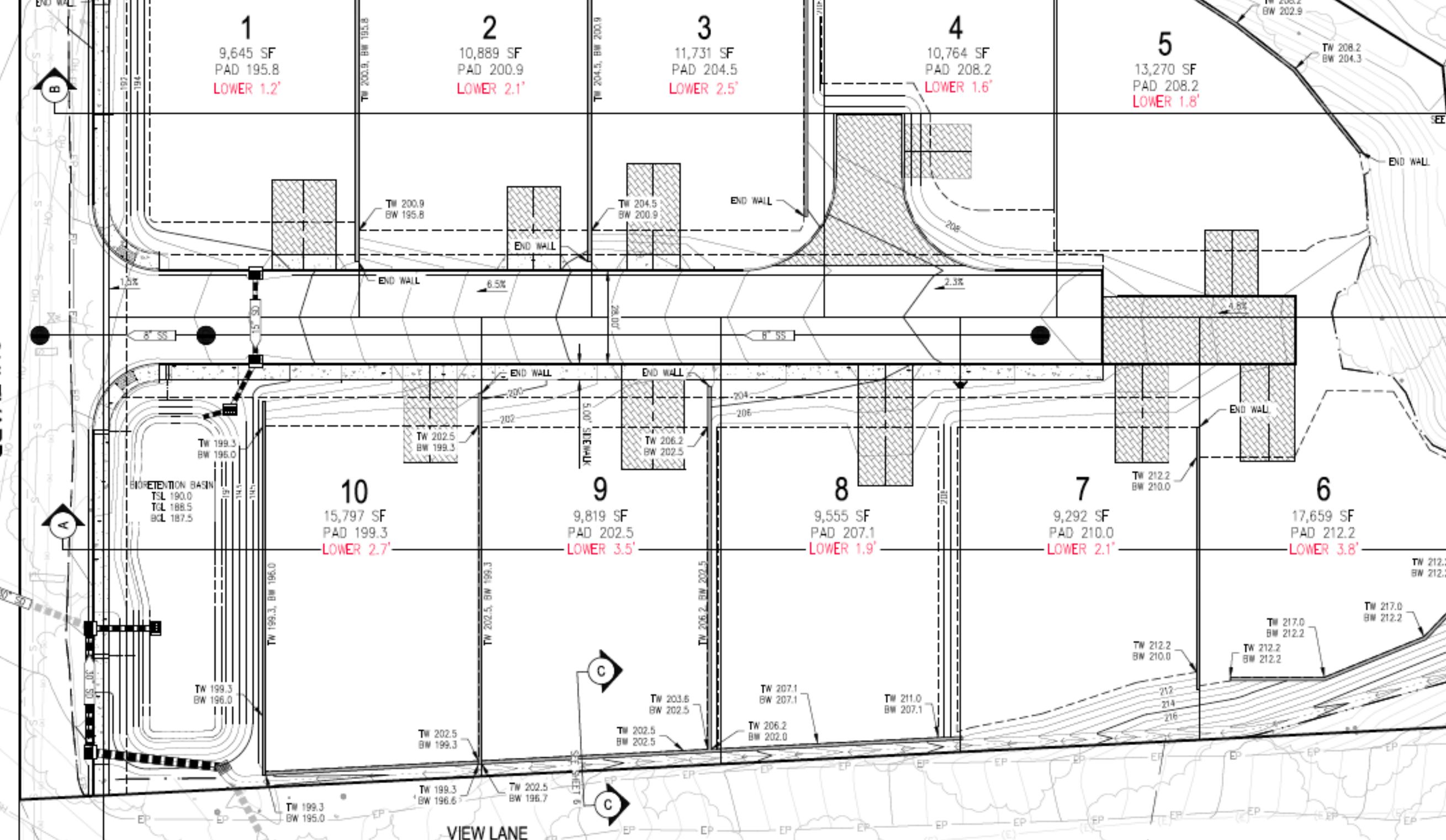
VIRGIL & CELIA SANCHEZ
APH 180-240-048

KRIS V BRADFORD
LIVING TRUST
APH 180-240-022

MICHAEL & NURH ADEAWY
APH 180-240-023



PRELIMINARY EARTHWORK QUANTITIES		
CUT	FILL	EXPORT
11,960	4,570	7,390



WALNUT BOULEVARD

VIEW LANE

CHANGE IN PAD ELEVATION
3180 WALNUT BOULEVARD
WALNUT CREEK, CALIFORNIA
JANUARY 03, 2024



1401 SHAWHUT DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.GANDK.COM (925) 932-8800
PRELIMINARY GRADING & UTILITY PLAN

TREE LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
EXISTING TREE TO REMAIN				
= XXX				
EXISTING TREE TO BE REMOVED				
= XXX				
TREE				
EREB. OCCIDENTALIS	WESTERN REDBUD	8' GALLON	10-20' WIDE/20' HIGH	LOW
LAIERIS S. SARATOGA	SARATOGA LAUREL	8' GALLON	10-20' WIDE/10' HIGH	LOW
LOROSTEMON CONFERTA	STREBARK BOX	8' GALLON	10-20' WIDE/10' HIGH	MEDIUM
PIRULARIA CHINENSIS	CHINESE PIRULARIA	2" POT	20-30' WIDE/10' HIGH	LOW
QUERCUS AGRIFFOLIA	COAST LIVE OAK	2" POT	10-20' WIDE/10' HIGH	LOW

ZAIJIE & LIU WANG
APN 180-240-036

DATE: 8.14.19
D/W: 180-240-036

VIRGIL & CELIA SIACUNCO
APN 180-240-043

WALNUT BOULEVARD

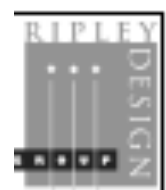
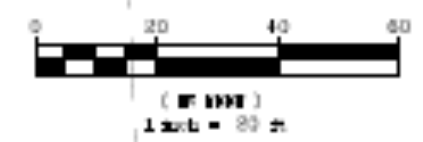
PRIVATE STREET

VIEW LANE

VIEW LN (34.71' WIDE)
ACCESS & UTILITY EASEMENT
DOC. 2001-273246



GRAPHIC SCALE



**LANDSCAPE ARCHITECTURE
LAND PLANNING**
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

CALIBRE VENTURES
117 Jennifer Court
Alamo, CA 94507

3180 WALNUT BLVD
Walnut Creek, CA

**Preliminary Landscape
Site Plan**