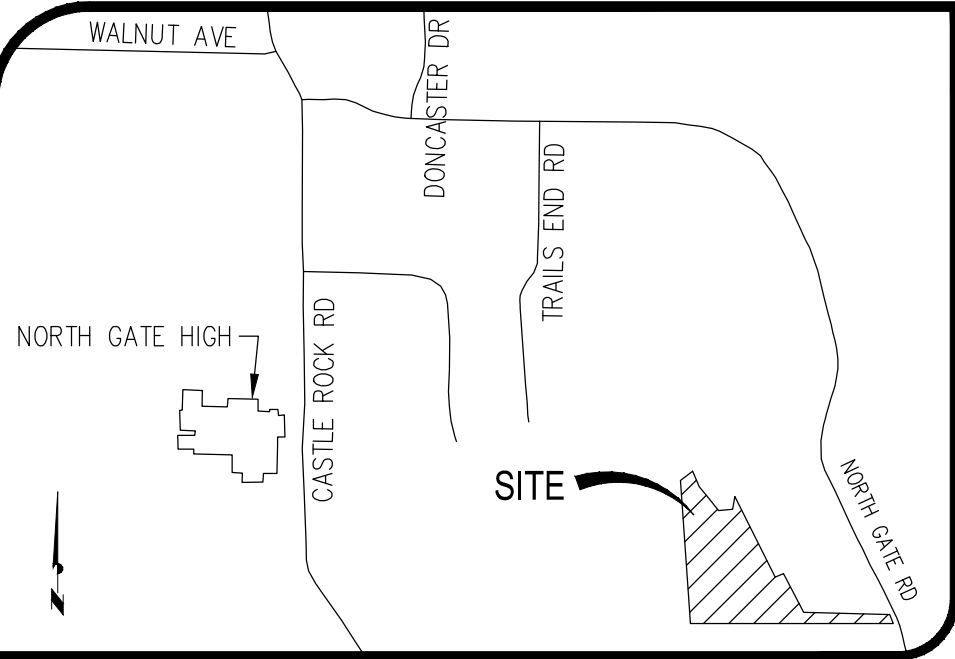




VICINITY MAP
NOT TO SCALE

PROJECT TEAM

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

CIVIL ENGINEER:
QUALUS
1931 SAN MIGUEL DR, SUITE 100
WALNUT CREEK, CA 94596
(925) 932-6868
CONTACT: ANDREW PALFFY, RCE 43704

GEOTECHNICAL ENGINEER:
ENGE0
2010 CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
(925) 866-9000

ARBORIST:
HORTSCIENCE | BARTLETT CONSULTING
2550 NINTH
BERKELEY, CA 94710
(925) 750-4109
ARBORIST: DARYA BARAR

BIOLOGIST:
MOISAC ASSOCIATES
3817 PAINTED PONY ROAD
RICHMOND, CA 94803
(510) 708-1542
ARBORIST: JUDY BENDIX

PROPERTY OWNER:
COJAM LLC
JOHN CHAMPION
1125 NORTH GATE RD
WALNUT CREEK, CA 94598

SITE INFORMATION

SITE LOCATION:
1125 NORTH GATE ROAD
CONTRA COSTA COUNTY, CA

BENCHMARK:
VERTICAL DATUM NAVD88 GEOID18 DERIVED FROM OPUS
SOLUTION

BASIS OF BEARINGS:
BASED ON CALIFORNIA STATE PLANE COORDINATE SYSTEM,
ZONE 3 (GRID), HORIZONTAL DATUM USING NAD83 (2011)
(EPOCH 2010.0000), INTERNATIONAL FEET.

ASSESSORS PARCEL NUMBER:
131-180-002

PROJECT FLOOD ZONE:
ZONE X: AREA DETERMINED TO BE OUTSIDE OF THE 0.2%
ANNUAL FLOODPLAIN
FEMA MAP NO. 06013C0315F
EFFECTIVE DATE: 6/16/2009

EXISTING ZONING:
R-40

PROPOSED ZONING:
R-40

GENERAL PLAN USE:
SINGLE FAMILY RESIDENTIAL - VERY LOW DENSITY

NUMBER OF UNITS:
19 SINGLE FAMILY RESIDENTIAL HOMES

PROPOSED PHASING:
NONE

SITE ACREAGE:
9.83 ACRE

EXISTING CONTOURS:
2' INTERVAL

PROPOSED CONTOURS:
2' INTERVAL

UTILITIES & SERVICES:
WATER: CONTRA COSTA WATER DISTRICT
SEWER: CONTRA COSTA COUNTY SANITARY DISTRICT
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC

LAND USE SUMMARY

NET LOT AREA	8.09 ACRE
NORTH GATE ROAD RIGHT OF WAY	0.04 ACRE
PRIVATE ROAD EASEMENT	1.70 ACRE
TOTAL (GROSS LOT AREA)	9.83 ACRE
EXISTING NET DENSITY	0.16 UNIT/ACRE
EXISTING GROSS DENSITY	0.10 UNIT/ACRE
PROPOSED NET DENSITY	2.35 UNIT/ACRE
PROPOSED GROSS DENSITY	1.93 UNIT/ACRE

PRELIMINARY EARTHWORK QUANTITIES		
CUT (CY)	FILL (CY)	IMPORT/EXPORT (CY)
34700	34700	0 (EXPORT)

NOTE: THIS TABLE DOES NOT ACCOUNT FOR
ANY SHRINKAGE THAT MAY OCCUR

RECEIVED on 7/15/2026 **CDSD24-09696**
By Contra Costa County
Department of Conservation and Development

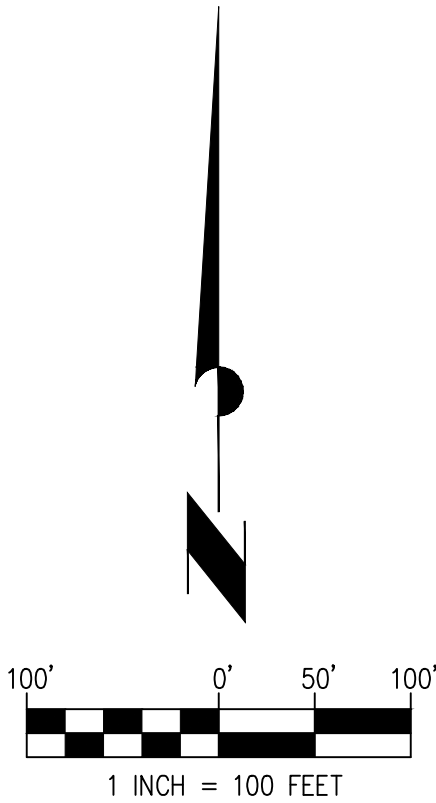
EXISTING	LEGEND	PROPOSED
	DESCRIPTION	
	BOUNDARY LINE	---
	EASEMENT LINE	- - - - -
	PARCEL LINE	=====
	MAJOR CONTOUR	=====100=====
	MINOR CONTOUR	=====
	BACK OF CURB, FACE OF CURB, LIP OF GUTTER	=====
	ROLLED CURB	=====
	STREET CENTERLINE	-----
	SPOT ELEVATION	x72.32
	SLOPE DIRECTION	→
	STREET LIGHT	○
	FENCE	---X---
	FLOW LINE	→
	WATER MAIN	---W---
	SANITARY SEWER MAIN, MANHOLE	---SS---
	SANITARY SEWER FORCE MAIN	---SS FM---
	STORM DRAIN LINE, CATCH BASIN, FIELD INLET	---SD---
	FIRE HYDRANT	○
	GAS	---G---
	JOINT TRENCH	---JT---
	BIORETENTION BASIN	=====
	STORM WATER VAULT	=====
	UNIT NUMBER	15

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
APN	ACCESSOR'S PARCEL NUMBER
C&G	CURB AND GUTTER
CCC	CONTRA COSTA COUNTY
CL	CENTER LINE
CY	CUBIC YARDS
D	DEPTH
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FL	FLOW LINE
FT	FEET
INST.	INSTRUMENT
L	LENGTH
MAX	MAXIMUM
MIN	MINIMUM
NO.	NUMBER
PAE	PRIVATE ACCESS EASEMENT
PCL	PARCEL
PGE	PACIFIC GAS & ELECTRIC
PL	PROPERTY LINE
POR.	PORTION
PROP	PROPOSED
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT OF WAY
SF	SQUARE FEET
SSE	SANITARY SEWER EASEMENT
TOB	TOP OF BANK
TS	TOE OF SLOPE
TYP	TYPICAL
W	WIDTH
WLE	WATER LINE EASEMENT



Sheet List Table	
Sheet Number	Sheet Title
1	REGIONAL CONTEXT MAP
2	BOUNDARY & TOPOGRAPHY
3	SLOPE DENSITY MAP
4	TREE REMOVAL & DEMOLITION PLAN
5	PRELIMINARY GRADING AND UTILITY PLAN
6	RETAINING WALL PLAN
7	GRADING SECTIONS
8	STREET SECTIONS
9	LOT AREAS AND DIMENSIONS
10	LOTGING & EASEMENTS MAP
11	LOT SETBACKS
12	CREEK STRUCTURE SETBACK
13	STRUCTURE SETBACK CROSS SECTIONS
14	STORM WATER CONTROL PLAN
15	FIRE ACCESS PLAN
16	STRIPING AND PARKING

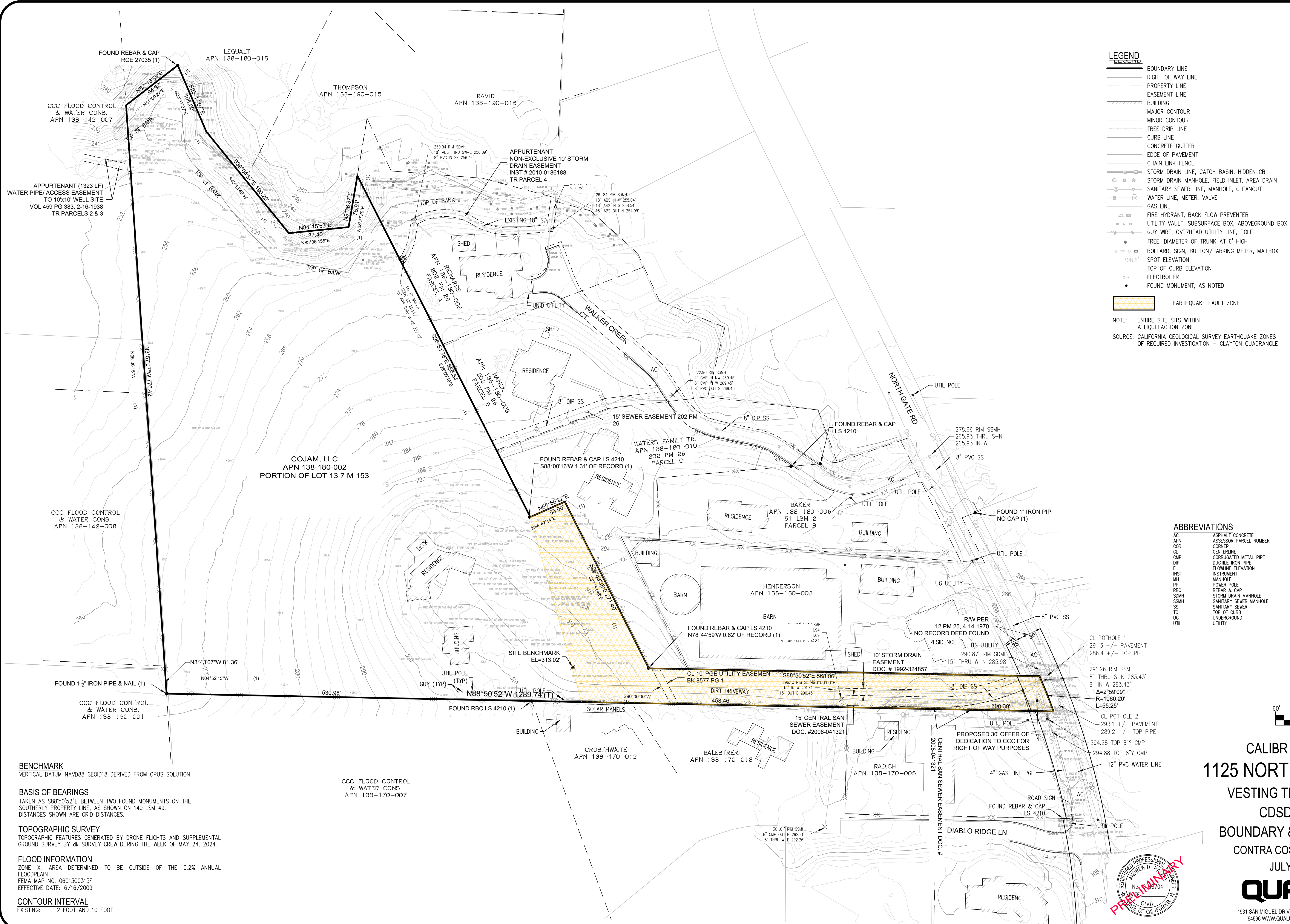


CALIBR VENTURES
1125 NORTH GATE ROAD
VESTING TENTATIVE MAP
CDSD24-09696
REGIONAL CONTEXT MAP
CONTRA COSTA COUNTY, CA
JULY 10, 2026

QUALUS

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA
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BENCHMARK
VERTICAL DATUM NAVD88 GEOID18 DERIVED FROM OPUS SOLUTION

BASIS OF BEARINGS
TAKEN AS S88°50'52"E BETWEEN TWO FOUND MONUMENTS ON THE SOUTHERLY PROPERTY LINE, AS SHOWN ON 140 LSM 49. DISTANCES SHOWN ARE GRID DISTANCES.

TOPOGRAPHIC SURVEY
TOPOGRAPHIC FEATURES GENERATED BY DRONE FLIGHTS AND SUPPLEMENTAL GROUND SURVEY BY dk SURVEY CREW DURING THE WEEK OF MAY 24, 2024.

FLOOD INFORMATION
ZONE X; AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL FLOODPLAIN
FEMA MAP NO. 06013C0315F
EFFECTIVE DATE: 6/16/2009

CONTOUR INTERVAL
EXISTING: 2 FOOT AND 10 FOOT

ABBREVIATIONS

AC	ASPHALT CONCRETE
APN	ASSESSOR PARCEL NUMBER
COR	CORNER
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
DIP	DUCTILE IRON PIPE
FL	FLOWLINE ELEVATION
INST	INSTRUMENT
MH	MANHOLE
PP	POWER POLE
RBC	REBAR & CAP
SSMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER MANHOLE
TC	TOP OF CURB
UG	UNDERGROUND UTILITY

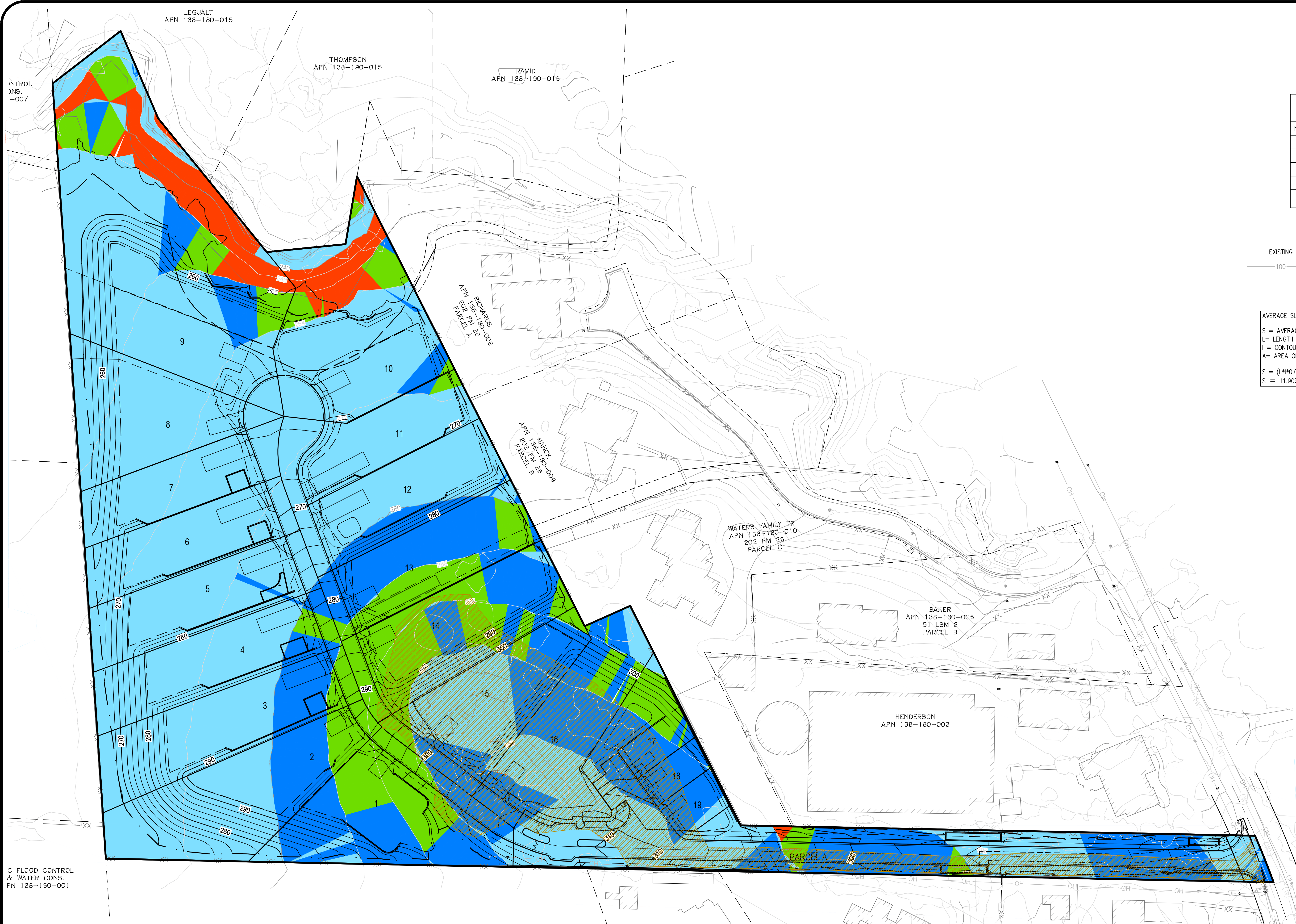
60' 0' 30' 60'
1 INCH = 60 FEET

CALIBR VENTURES
1125 NORTH GATE ROAD
VESTING TENTATIVE MAP
CDS24-09696
BOUNDARY & TOPOGRAPHY
CONTRA COSTA COUNTY, CA
JULY 10, 2026

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SLOPES TABLE			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	0.00%	9.99%	Light Blue
2	10.00%	14.99%	Blue
3	15.00%	25.99%	Green
4	26.00%	NO MAX	Red
5	FINISHED GRADE ASSOCIATED WITH EXISTING HOUSE CONSTRUCTION		Yellow with diagonal lines

LEGEND

EXISTING

MAJOR CONTOUR

MINOR CONTOUR

PROPOSED

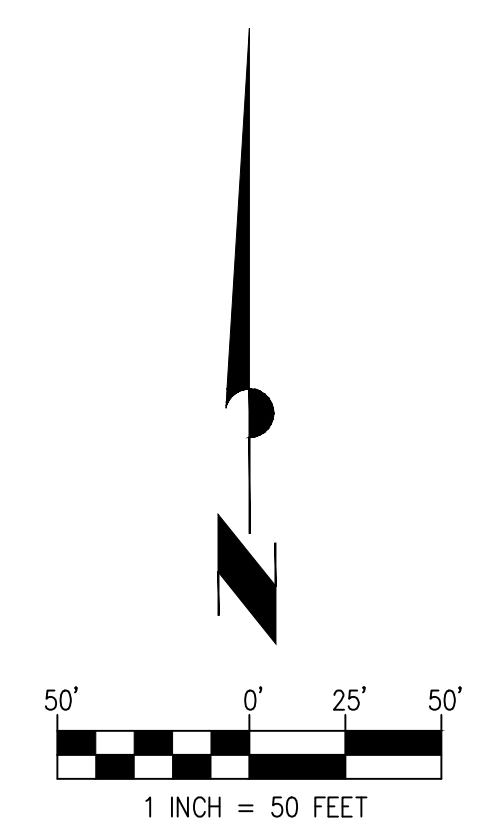
MAJOR CONTOUR

MINOR CONTOUR

AVERAGE SLOPE MEASUREMENT OF PROPERTY:

S = AVERAGE SLOPE
L = LENGTH OF CONTOURS (LINEAR FEET) = 6,383 LF
I = CONTOUR INTERVAL = 8' INTERVAL
A = AREA OF PROPERTY (ACRES) = 9.83 ACRES

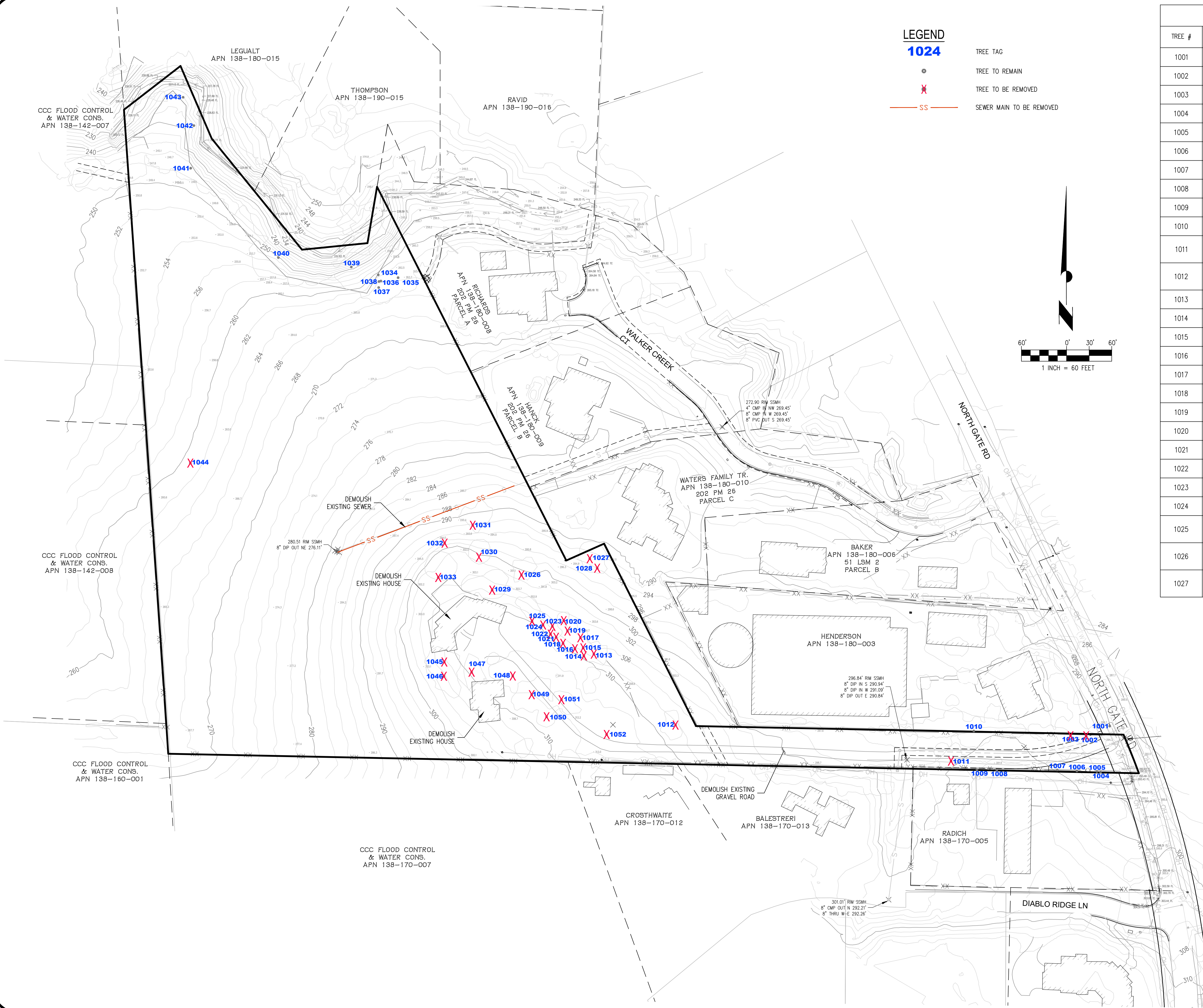
$S = (L \times I \times 0.00229) / A$
S = 11.90%



CALIBR VENTURES
1125 NORTH GATE ROAD
VESTING TENTATIVE MAP
CDS24-09696
NATURAL SLOPE DENSITY MAP
CONTRA COSTA COUNTY, CA
JULY 10, 2026



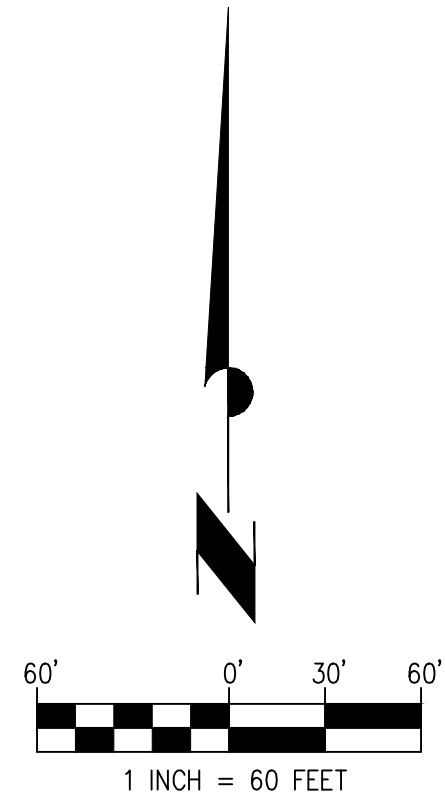
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LEGEND

1024

- TREE TAG
- TREE TO REMAIN
- TREE TO BE REMOVED
- SEWER MAIN TO BE REMOVED



TREE TABLE			
TREE #	SPECIES	PROTECTED (Y/N)	PROPOSED ACTION
1001	VALLEY OAK	Y	REMAIN
1002	VALLEY OAK	Y	REMOVE
1003	VALLEY OAK	Y	REMOVE
1004	VALLEY OAK	Y	REMAIN
1005	COAST LIVE OAK	Y	REMAIN
1006	VALLEY OAK	Y	REMAIN
1007	VALLEY OAK	Y	REMAIN
1008	COAST LIVE OAK	Y	REMAIN
1009	COAST LIVE OAK	Y	REMAIN
1010	VALLEY OAK	Y	REMAIN
1011	VALLEY OAK	Y	REMOVE
1012	CALIFORNIA BLACK WALNUT	Y	REMOVE
1013	COAST LIVE OAK	Y	REMOVE
1014	COAST REDWOOD	Y	REMOVE
1015	COAST REDWOOD	Y	REMOVE
1016	COAST REDWOOD	Y	REMOVE
1017	COAST LIVE OAK	Y	REMOVE
1018	COAST LIVE OAK	Y	REMOVE
1019	COAST LIVE OAK	Y	REMOVE
1020	COAST LIVE OAK	Y	REMOVE
1021	COAST REDWOOD	Y	REMOVE
1022	COAST REDWOOD	Y	REMOVE
1023	COAST REDWOOD	Y	REMOVE
1024	COAST REDWOOD	Y	REMOVE
1025	COAST REDWOOD	Y	REMOVE
1026	CALIFORNIA BLACK WALNUT	Y	REMOVE
1027	CALIFORNIA BLACK WALNUT	Y	REMOVE

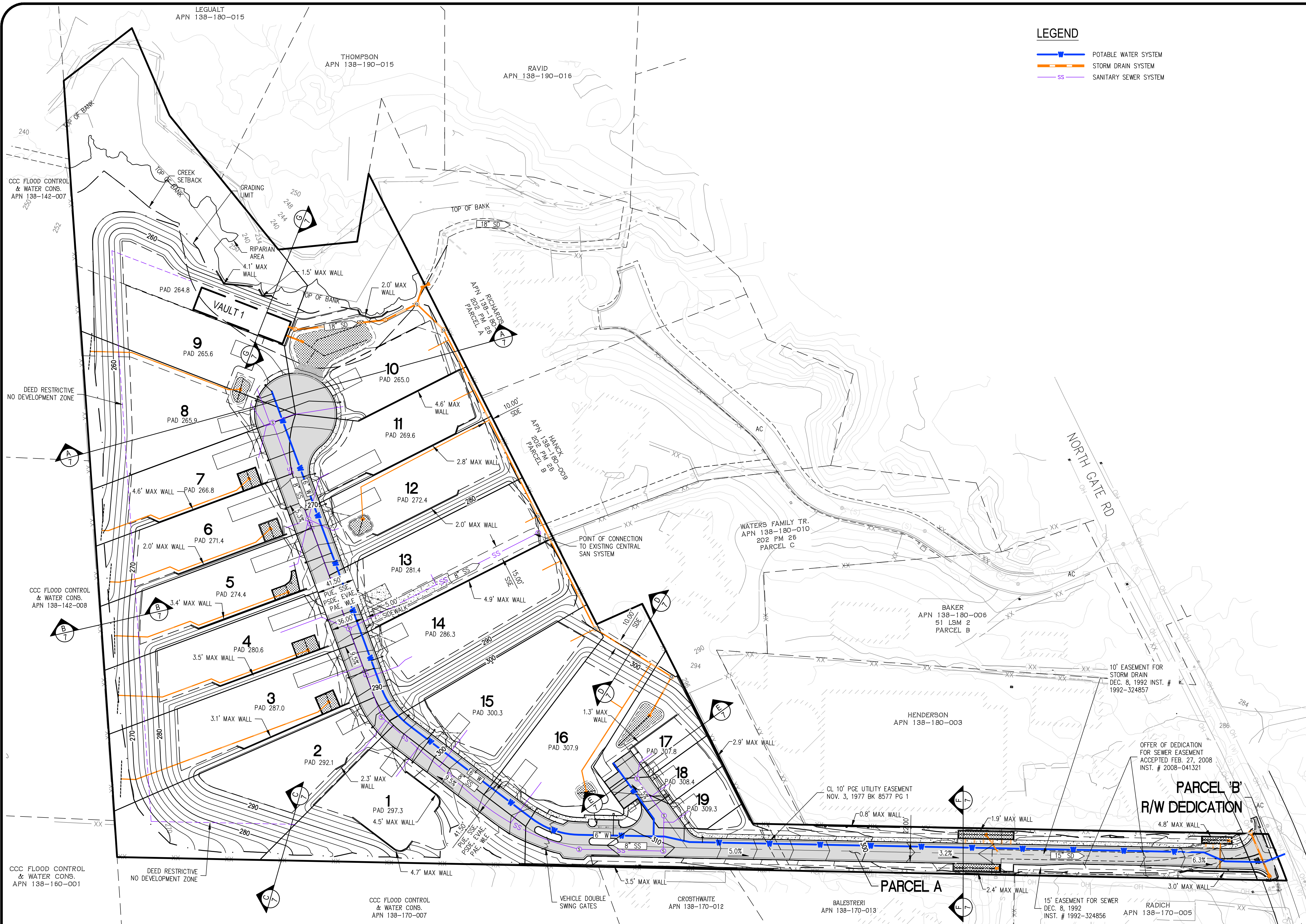
TREE TABLE			
TREE #	SPECIES	PROTECTED (Y/N)	PROPOSED ACTION
1028	CALIFORNIA BLACK WALNUT	Y	REMOVE
1029	CALIFORNIA BLACK WALNUT	Y	REMOVE
1030	CALIFORNIA BLACK WALNUT	Y	REMOVE
1031	CALIFORNIA BLACK WALNUT	Y	REMOVE
1032	CALIFORNIA BLACK WALNUT	Y	REMOVE
1033	CHINESE ELM	Y	REMOVE
1034	COAST LIVE OAK	Y	REMAIN
1035	VALLEY OAK	Y	REMAIN
1036	COAST LIVE OAK	Y	REMAIN
1037	COAST LIVE OAK	Y	REMAIN
1038	COAST LIVE OAK	Y	REMAIN
1039	COAST LIVE OAK	Y	REMAIN
1040	COAST LIVE OAK	Y	REMAIN
1041	COAST LIVE OAK	Y	REMAIN
1042	COAST LIVE OAK	Y	REMAIN
1043	COAST LIVE OAK	Y	REMAIN
1044	COAST LIVE OAK	Y	REMOVE
1045	CALIFORNIA PEPPER	Y	REMOVE
1046	CALIFORNIA PEPPER	Y	REMOVE
1047	PARADOX WALNUT	Y	REMOVE
1048	PARADOX WALNUT	Y	REMOVE
1049	DEODAR CEDAR	Y	REMOVE
1050	COAST LIVE OAK	Y	REMOVE
1051	CALIFORNIA PEPPER	Y	REMOVE
1052	CALIFORNIA BLACK WALNUT	Y	REMOVE

CALIBR VENTURES
1125 NORTH GATE ROAD
VESTING TENTATIVE MAP
CDSD24-09696
TREE REMOVAL & DEMOLITION PLAN
CONTRA COSTA COUNTY, CA
JULY 10, 2026

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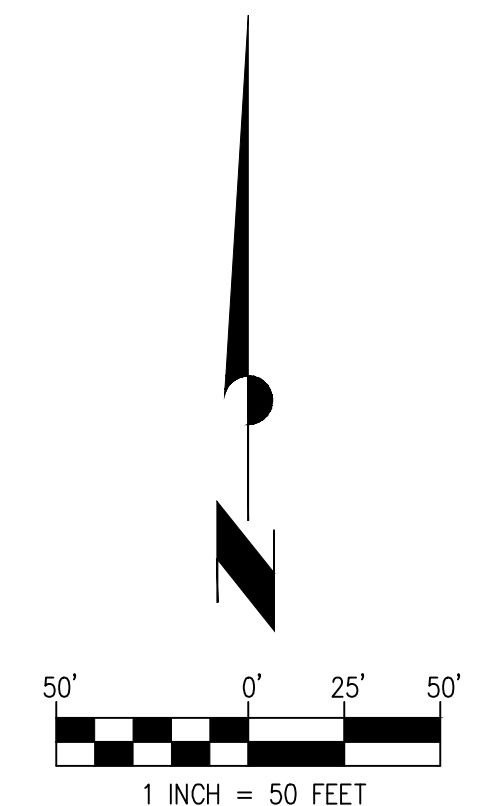


LEGEND

- POTABLE WATER SYSTEM
- STORM DRAIN SYSTEM
- SANITARY SEWER SYSTEM

PRELIMINARY EARTHWORK QUANTITIES		
CUT (CY)	FILL (CY)	IMPORT/EXPORT (CY)
34700	34700	0

NOTE: THIS TABLE DOES NOT ACCOUNT FOR ANY SHRINKAGE THAT MAY OCCUR

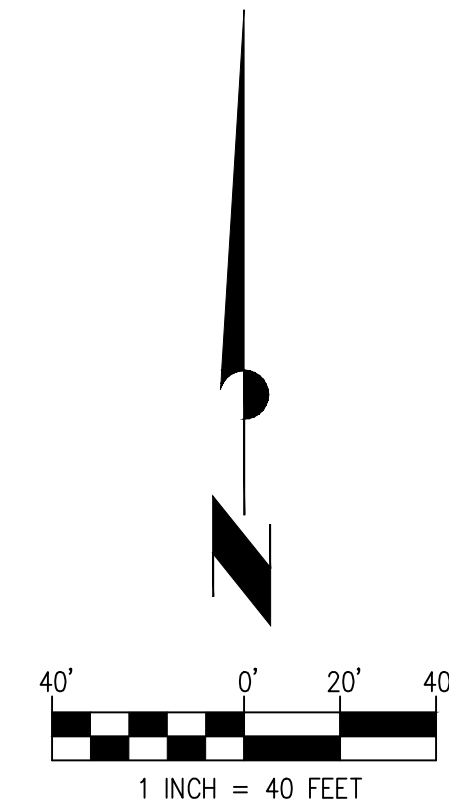
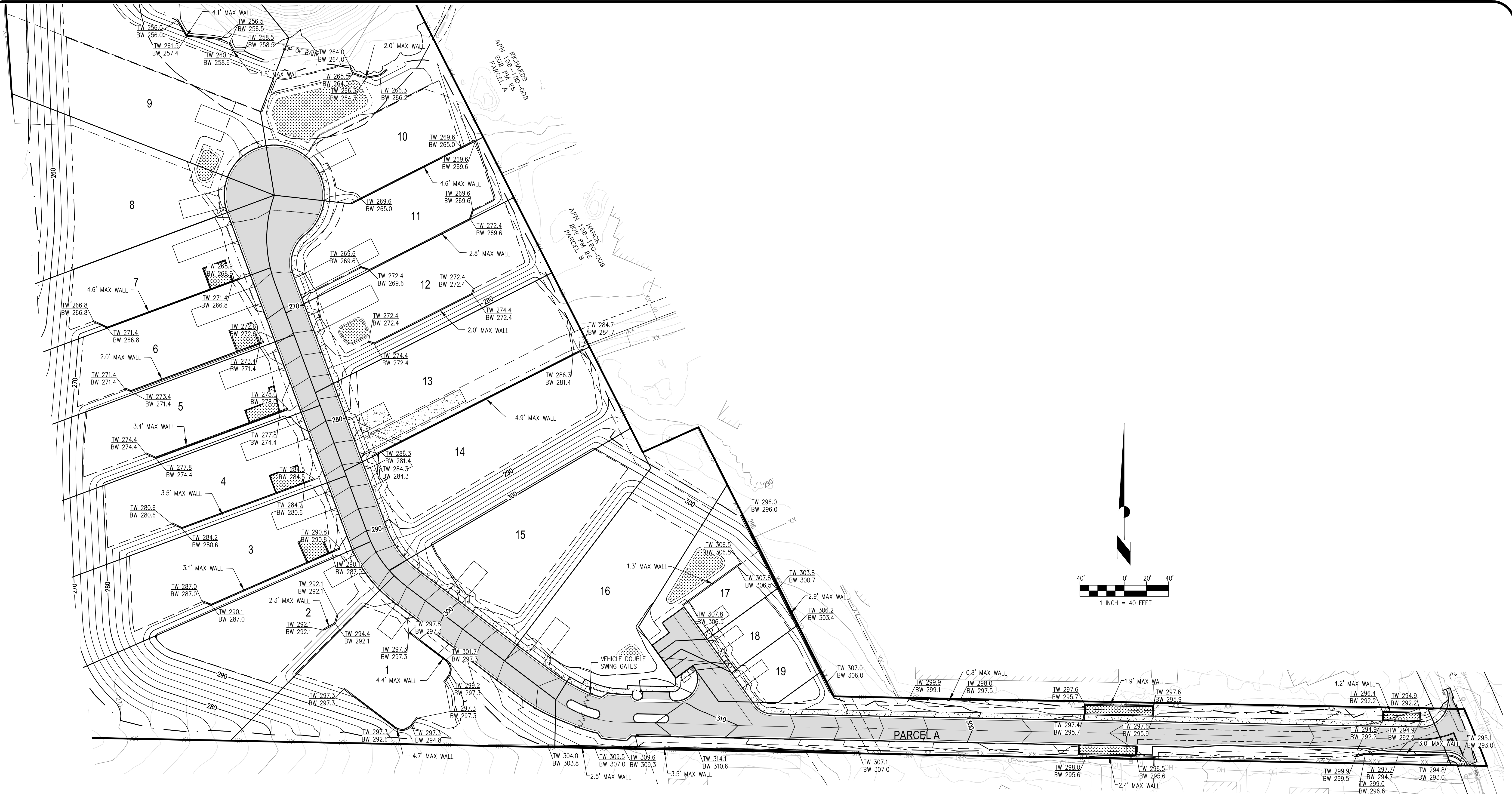


CALIBR VENTURES
1125 NORTH GATE ROAD
VESTING TENTATIVE MAP
CDSD24-09696
PRELIMINARY GRADING AND
UTILITY PLAN
CONTRA COSTA COUNTY, CA
JULY 10, 2026

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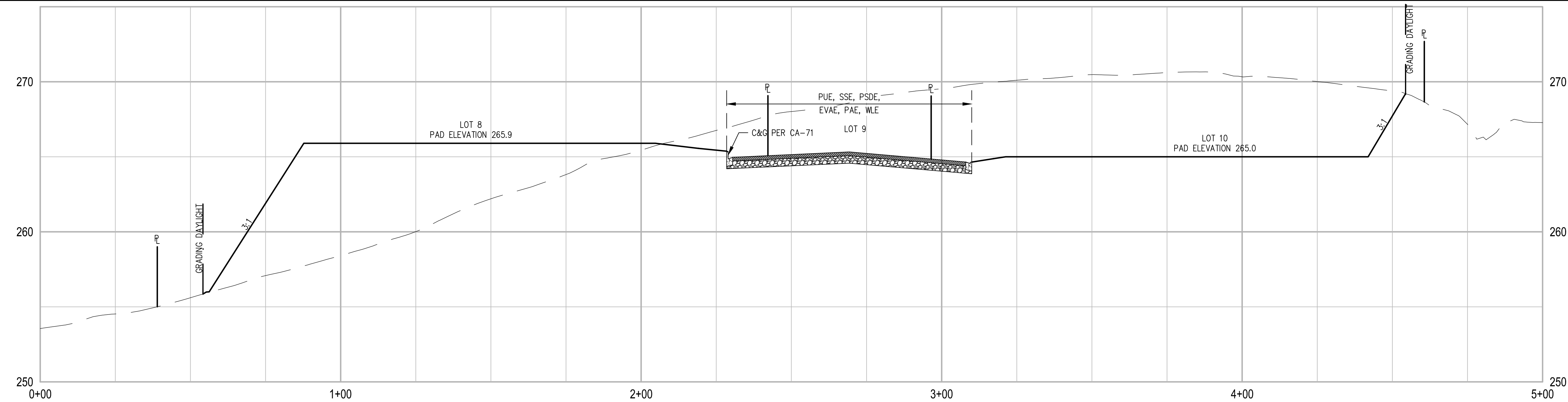


CALIBR VENTURES
 1125 NORTH GATE ROAD
 VESTING TENTATIVE MAP
 CDS24-09696
 RETAINING WALL PLAN
 CONTRA COSTA COUNTY, CA
 JULY 10, 2026

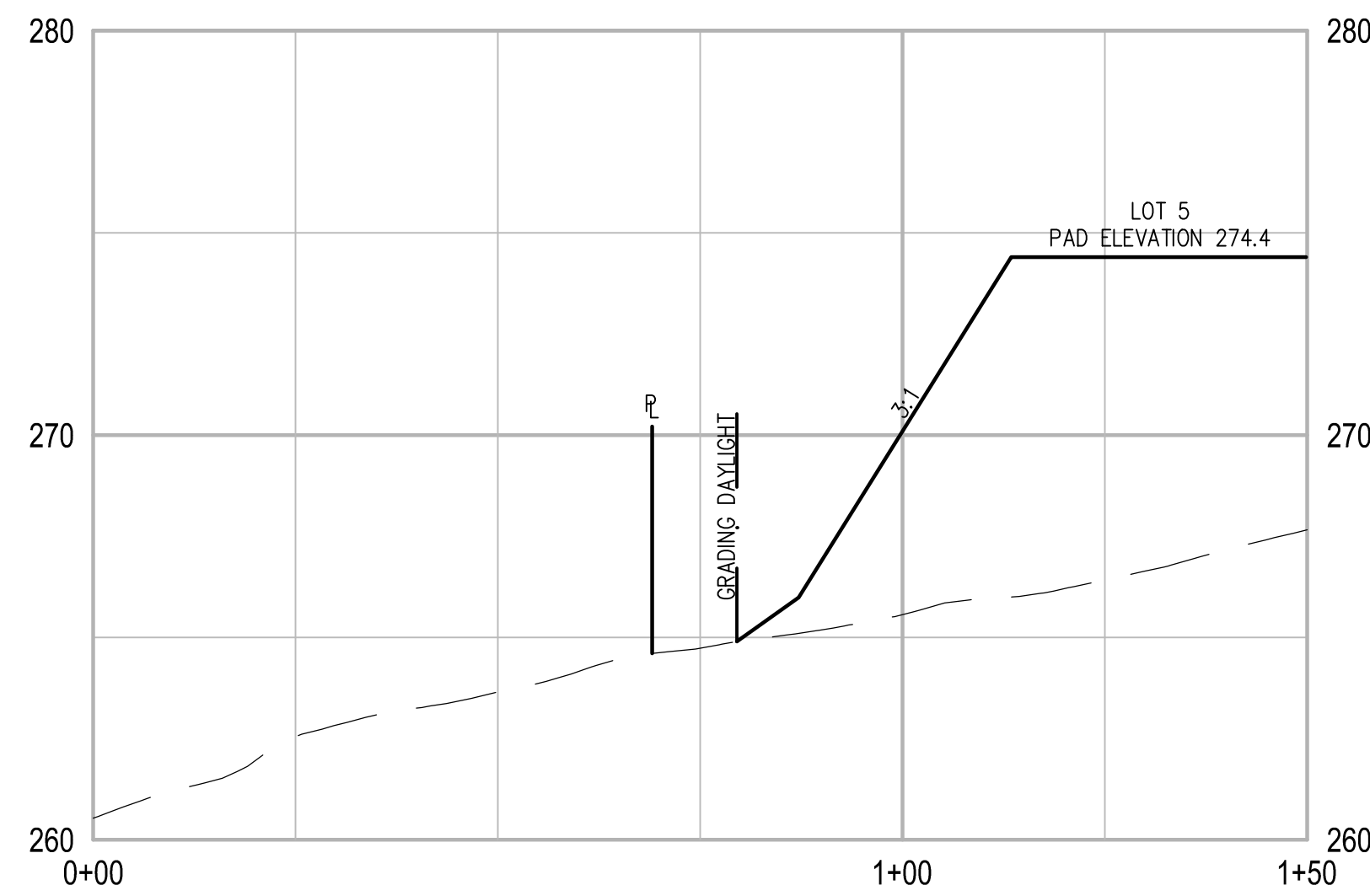
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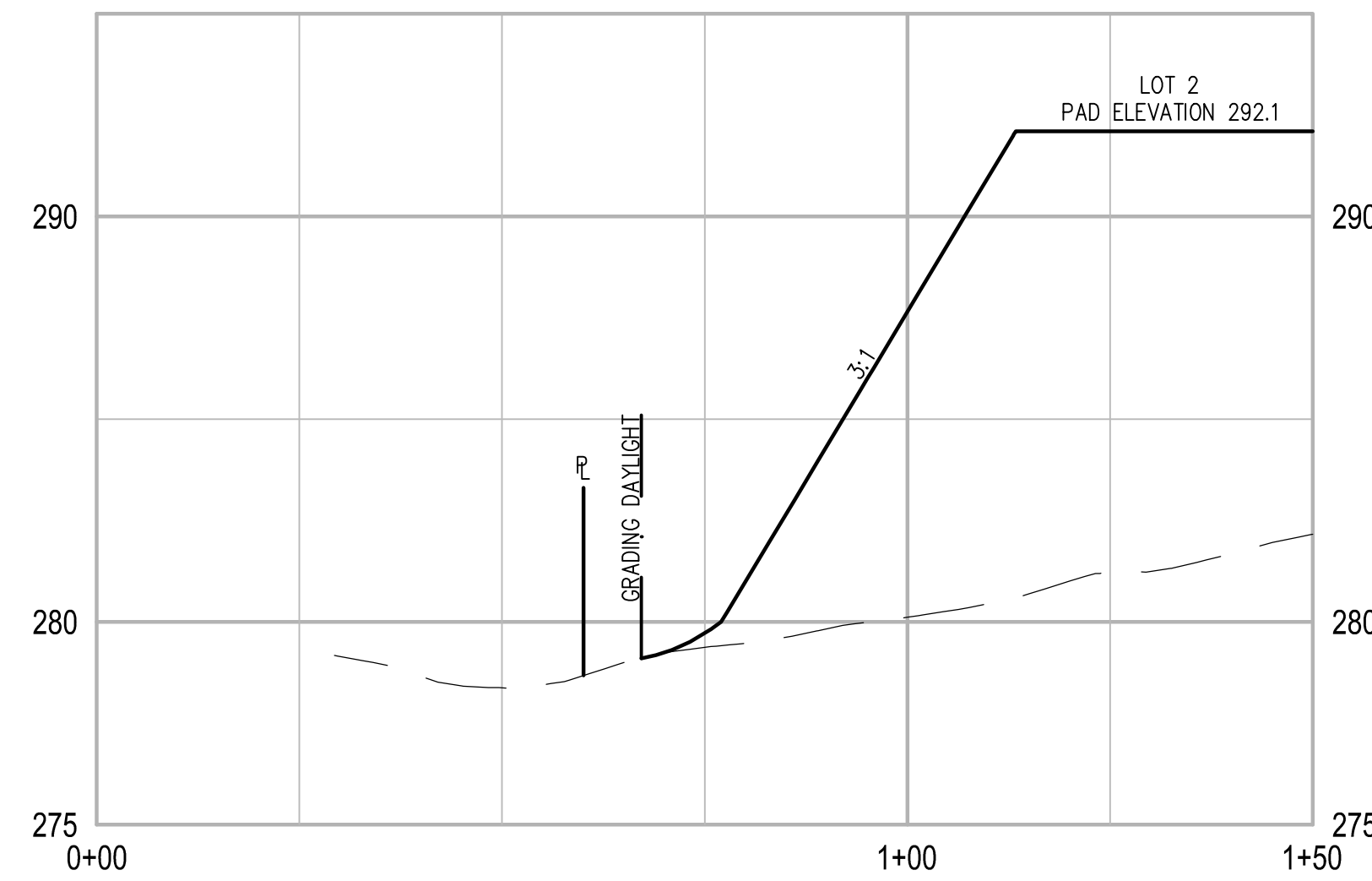




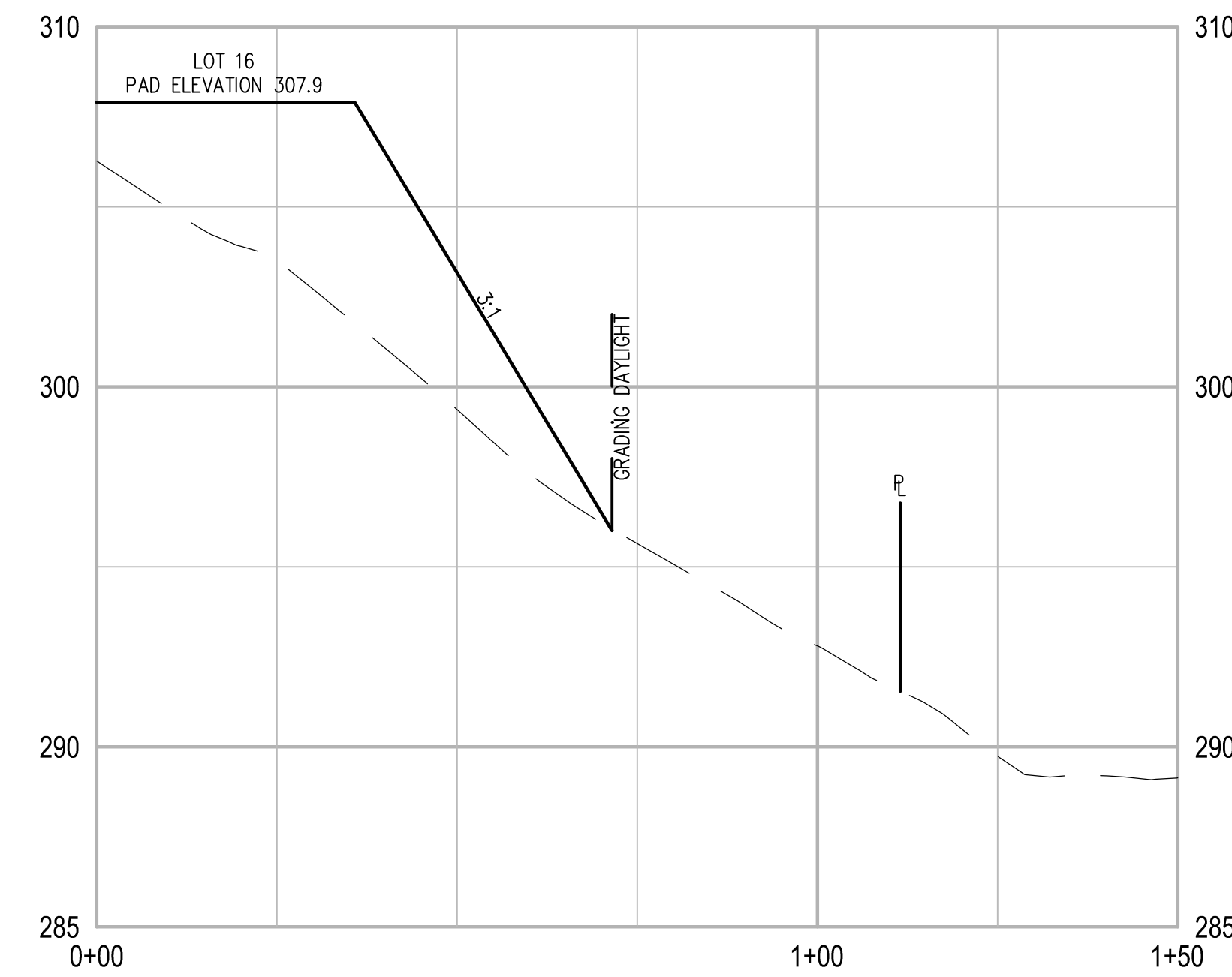
SECTION A
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=4'



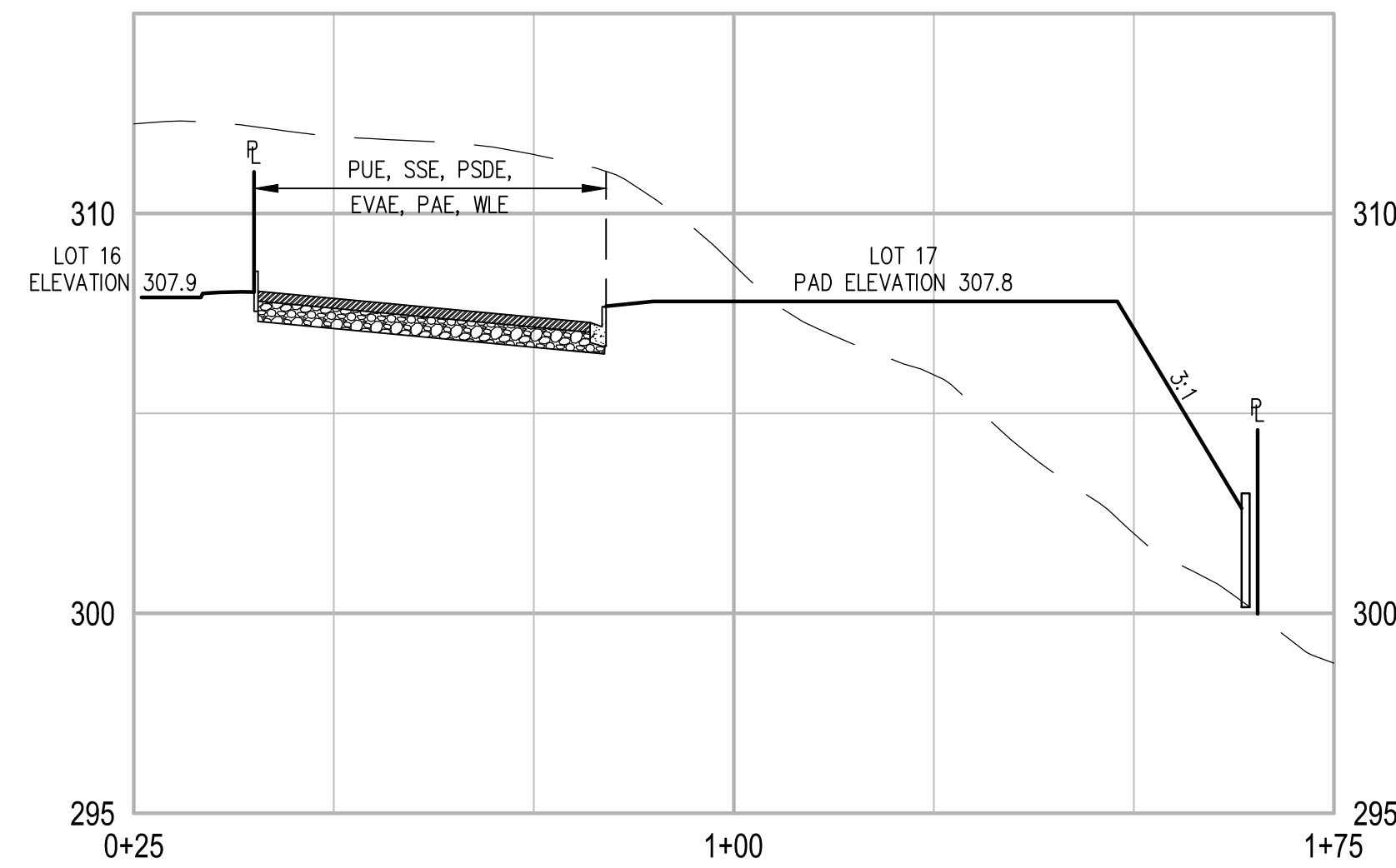
SECTION B
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=4'



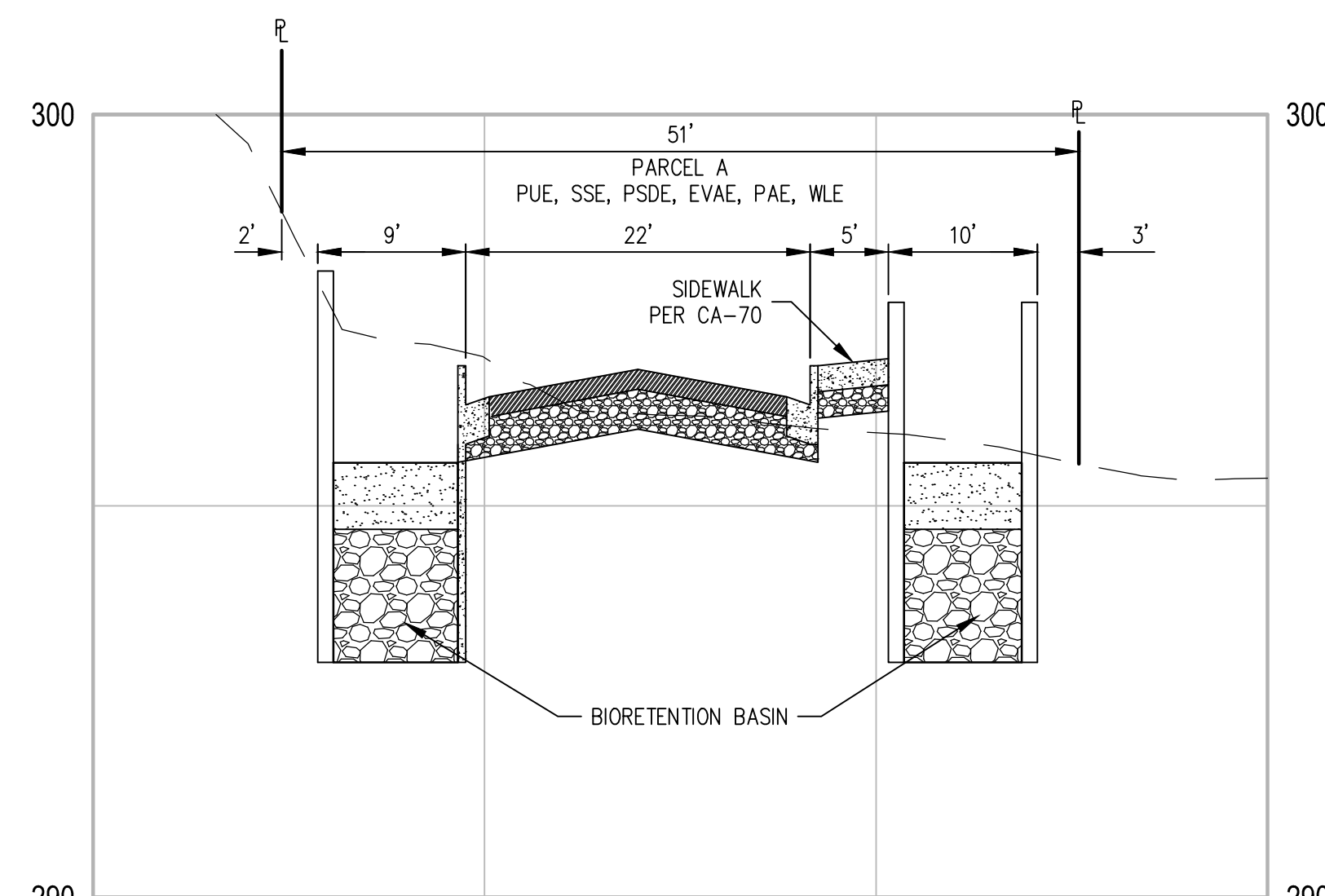
SECTION C
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=4'



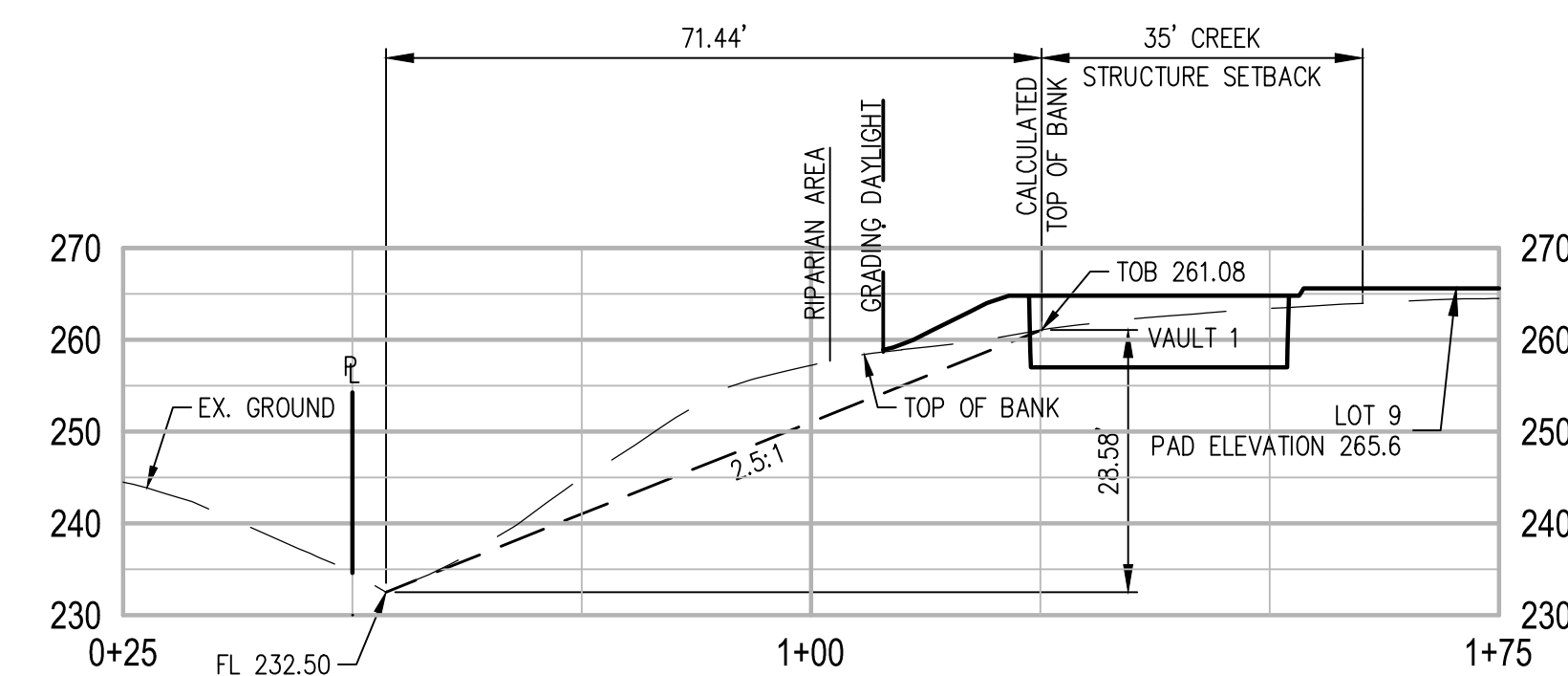
SECTION D
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=4'



SECTION E
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=4'



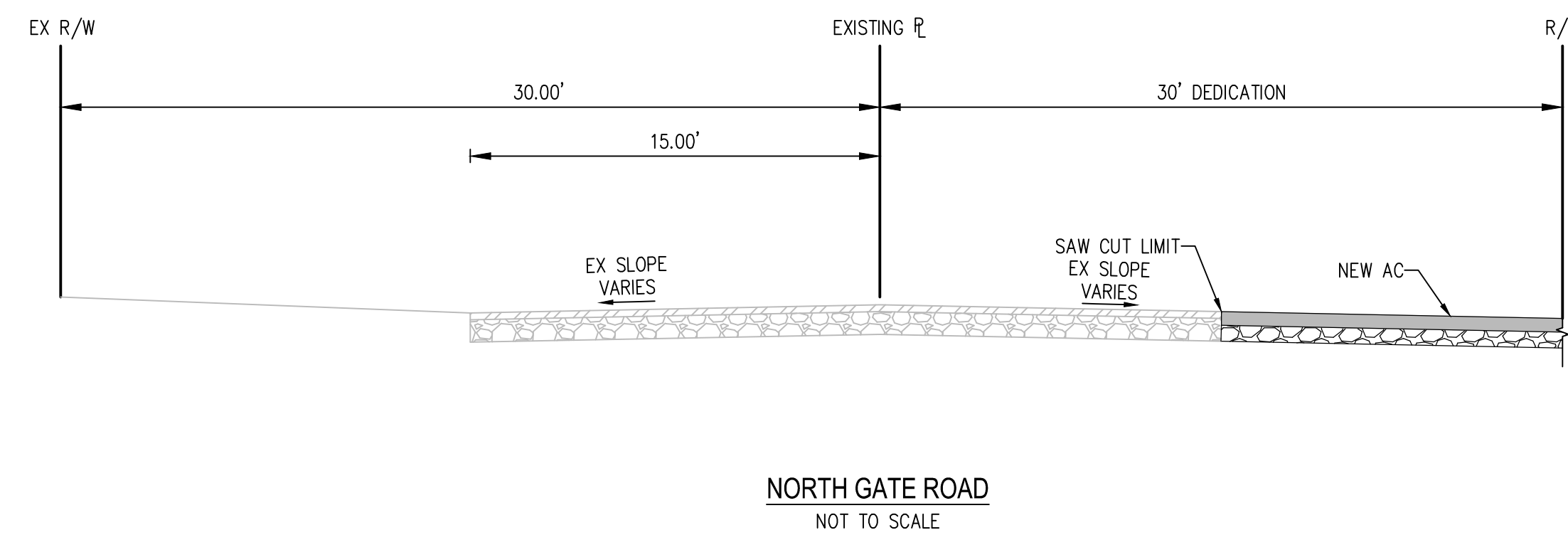
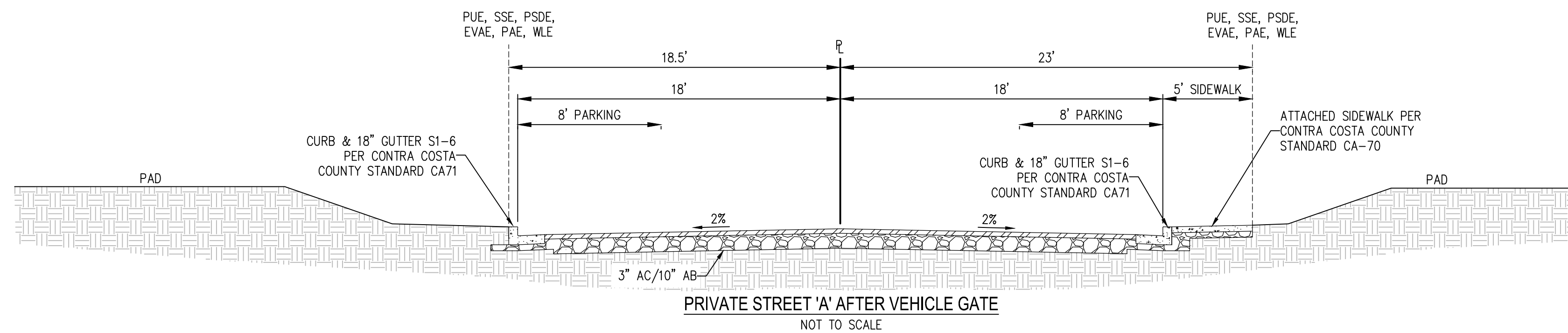
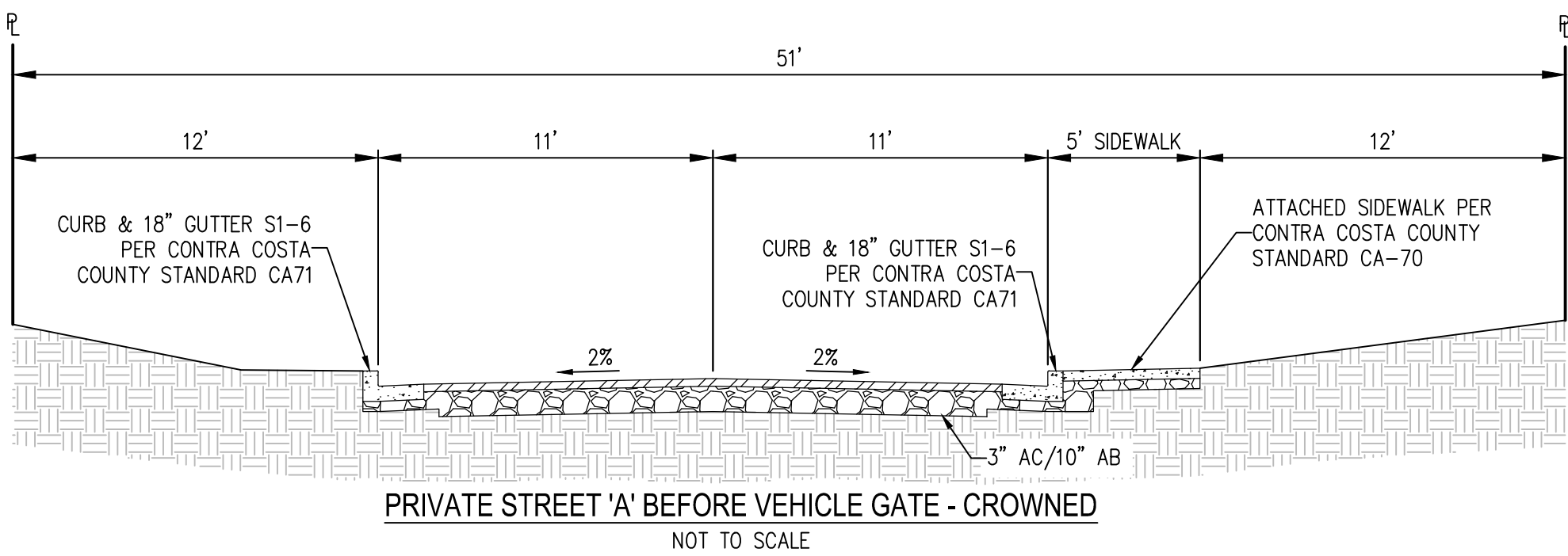
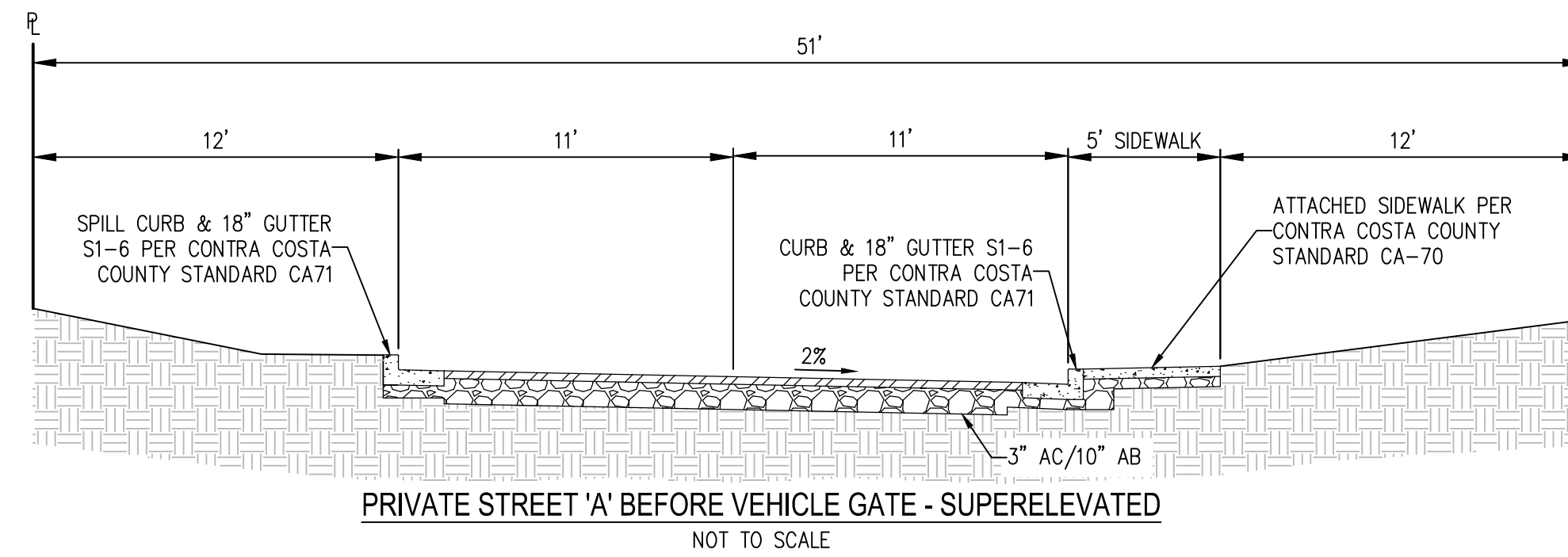
SECTION F
SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=2'



SECTION G
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=20'



CALIBR VENTURES
1125 NORTH GATE ROAD
VESTING TENTATIVE MAP
CDS24-09696
GRADING SECTIONS
CONTRA COSTA COUNTY, CA
JULY 10, 2026
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1125 NORTH GATE ROAD
PROJECT SITE

CALIBR VENTURES
1125 NORTH GATE ROAD
VESTING TENTATIVE MAP
CDS24-09696
STREET SECTIONS
CONTRA COSTA COUNTY, CA
JULY 10, 2026

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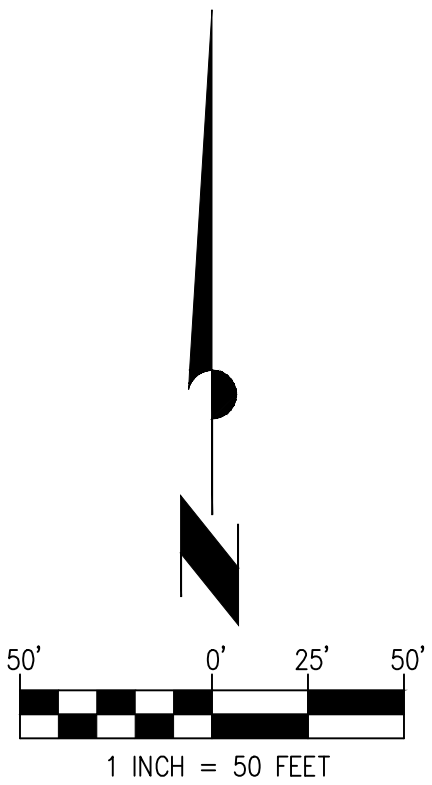
RECEIVED on 7/15/2026 **CDS24-09696**
By Contra Costa County
Department of Conservation and Development

LAND USE SUMMARY

NET LOT AREA	8.09 ACRE
NORTH GATE ROAD RIGHT OF WAY	0.04 ACRE
PRIVATE ROAD EASEMENT	1.70 ACRE
TOTAL (GROSS LOT AREA)	9.83 ACRE
EXISTING NET DENSITY	0.16 UNIT/ACRE
EXISTING GROSS DENSITY	0.10 UNIT/ACRE
PROPOSED NET DENSITY	2.35 UNIT/ACRE
PROPOSED GROSS DENSITY	1.93 UNIT/ACRE

* LOTS 17-19 ARE DESIGNATED AS AFFORDABLE UNITS

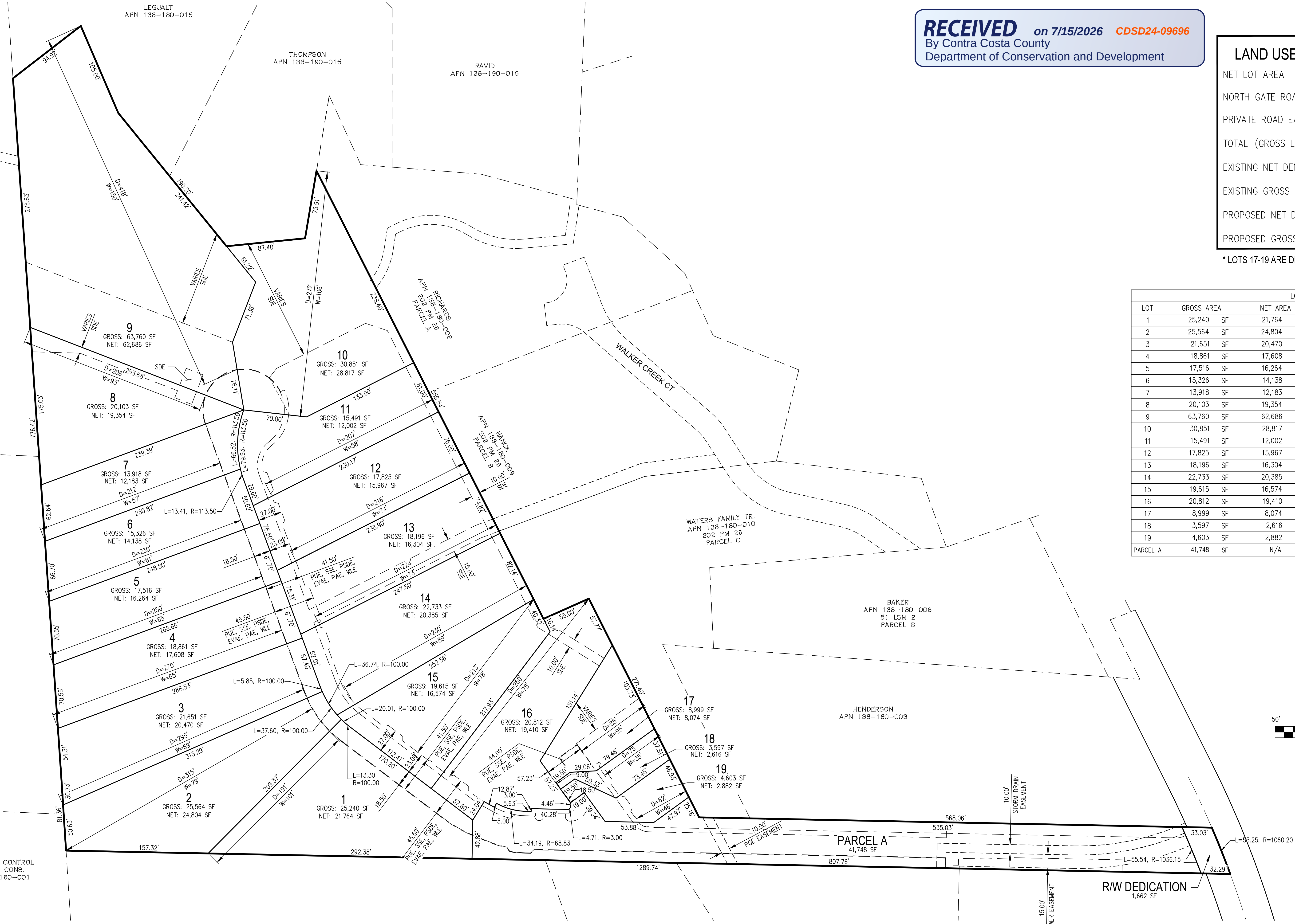
LOT MATRIX					
LOT	GROSS AREA	NET AREA	DEPTH	WIDTH	LOT FRONTAGE
1	25,240 SF	21,764 SF	191 FT	101 FT	196 FT
2	25,564 SF	24,804 SF	315 FT	79 FT	45 FT
3	21,651 SF	20,470 SF	295 FT	69 FT	64 FT
4	18,861 SF	17,608 SF	270 FT	65 FT	68 FT
5	17,516 SF	16,264 SF	250 FT	65 FT	68 FT
6	15,326 SF	14,138 SF	230 FT	61 FT	64 FT
7	13,918 SF	12,183 SF	212 FT	57 FT	60 FT
8	20,103 SF	19,354 SF	208 FT	93 FT	33 FT
9	63,760 SF	62,686 SF	418 FT	150 FT	47 FT
10	30,851 SF	28,817 SF	272 FT	106 FT	84 FT
11	15,491 SF	12,002 SF	207 FT	58 FT	104 FT
12	17,825 SF	15,967 SF	216 FT	74 FT	77 FT
13	18,196 SF	16,304 SF	224 FT	73 FT	75 FT
14	22,733 SF	20,385 SF	230 FT	89 FT	98 FT
15	19,615 SF	16,574 SF	213 FT	78 FT	125 FT
16	20,812 SF	19,410 SF	250 FT	78 FT	68 FT
17	8,999 SF	8,074 SF	85 FT	95 FT	61 FT
18	3,597 SF	2,616 SF	75 FT	35 FT	37 FT
19	4,603 SF	2,882 SF	62 FT	46 FT	33 FT
PARCEL A	41,748 SF	N/A	N/A	N/A	N/A

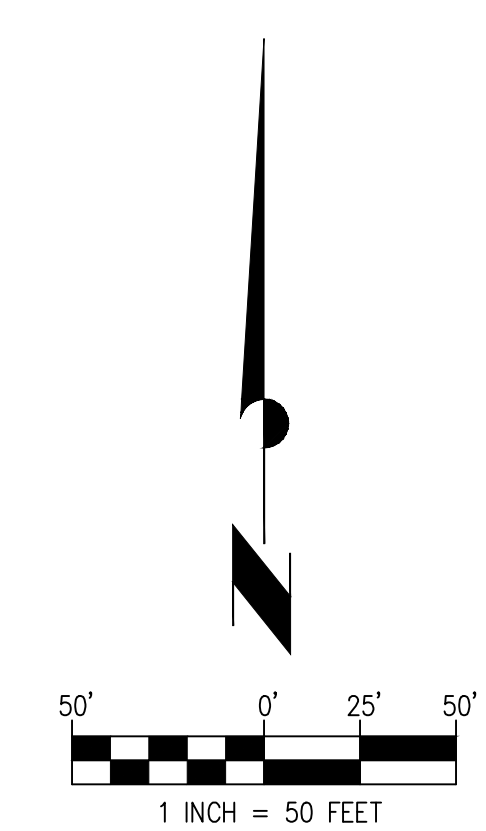
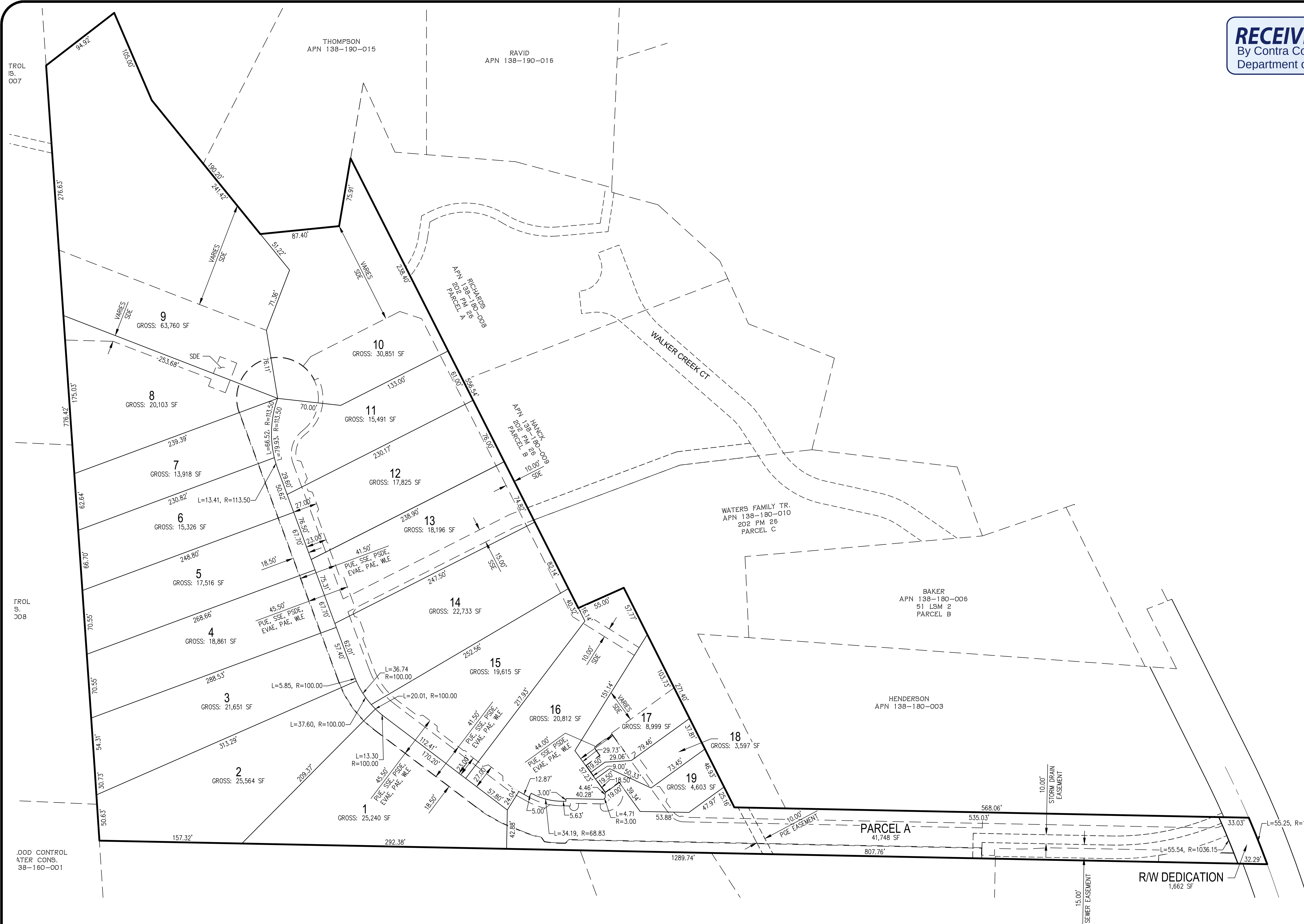


CALIBR VENTURES
1125 NORTH GATE ROAD
VESTING TENTATIVE MAP
CDS24-09696
LOT AREAS AND DIMENSIONS
CONTRA COSTA COUNTY, CA
JULY 10, 2026

QUALUS

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CALIBR VENTURES
1125 NORTH GATE ROAD
VESTING TENTATIVE MAP
CDSD24-09696
LOTING & EASEMENTS MAP
CONTRA COSTA COUNTY, CA
JULY 10, 2026
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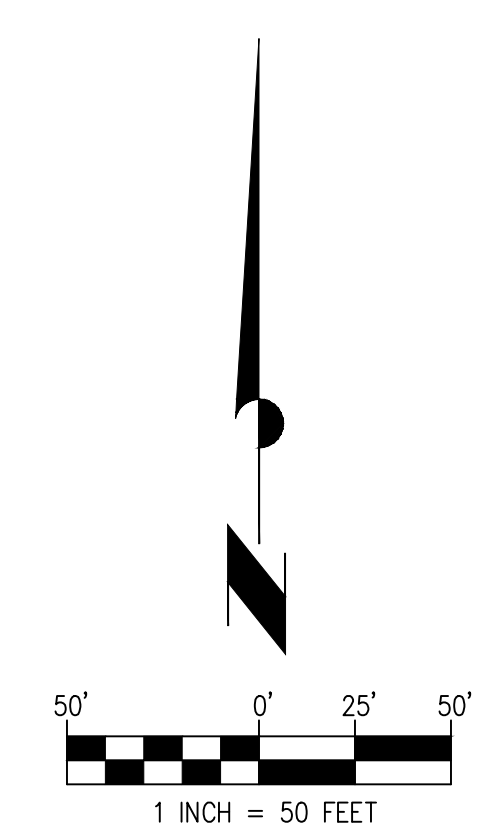


LOT SETBACKS (FT)			
LOT	FRONT YARD	REAR YARD	SIDE YARD (AGGREGATE)
1	25	N/A	5 (15)
2	25	15	5 (15)
3	25	15	5 (15)
4	25	15	5 (15)
5	25	15	5 (15)
6	25	15	5 (15)
7	25	15	5 (15)
8	25	15	5 (15)
9	25	15	5 (15)
10	25	15	5 (15)
11	25	15	5 (15)
12	25	15	5 (15)
13	25	15	5 (15)
14	25	15	5 (15)
15	25	15	5 (15)
16	25	15	5 (15)
17	13	15	5 (10)
18	13	15	5 (10)
19	13	14	5 (N/A)*

* LOT 19 HAS A DOUBLE FRONTAGE

LEGEND

- BUILDABLE AREA
- 60' SETBACK TO RESIDENCES PER NORTH GATE SPECIFIC PLAN
- DEED RESTRICTIVE NO DEVELOPMENT ZONE
- CREEK FLOWLINE
- CREEK SETBACK
- CREEK SETBACK AREA PER POLICY 8-89 OF THE COUNTY GENERAL PLAN

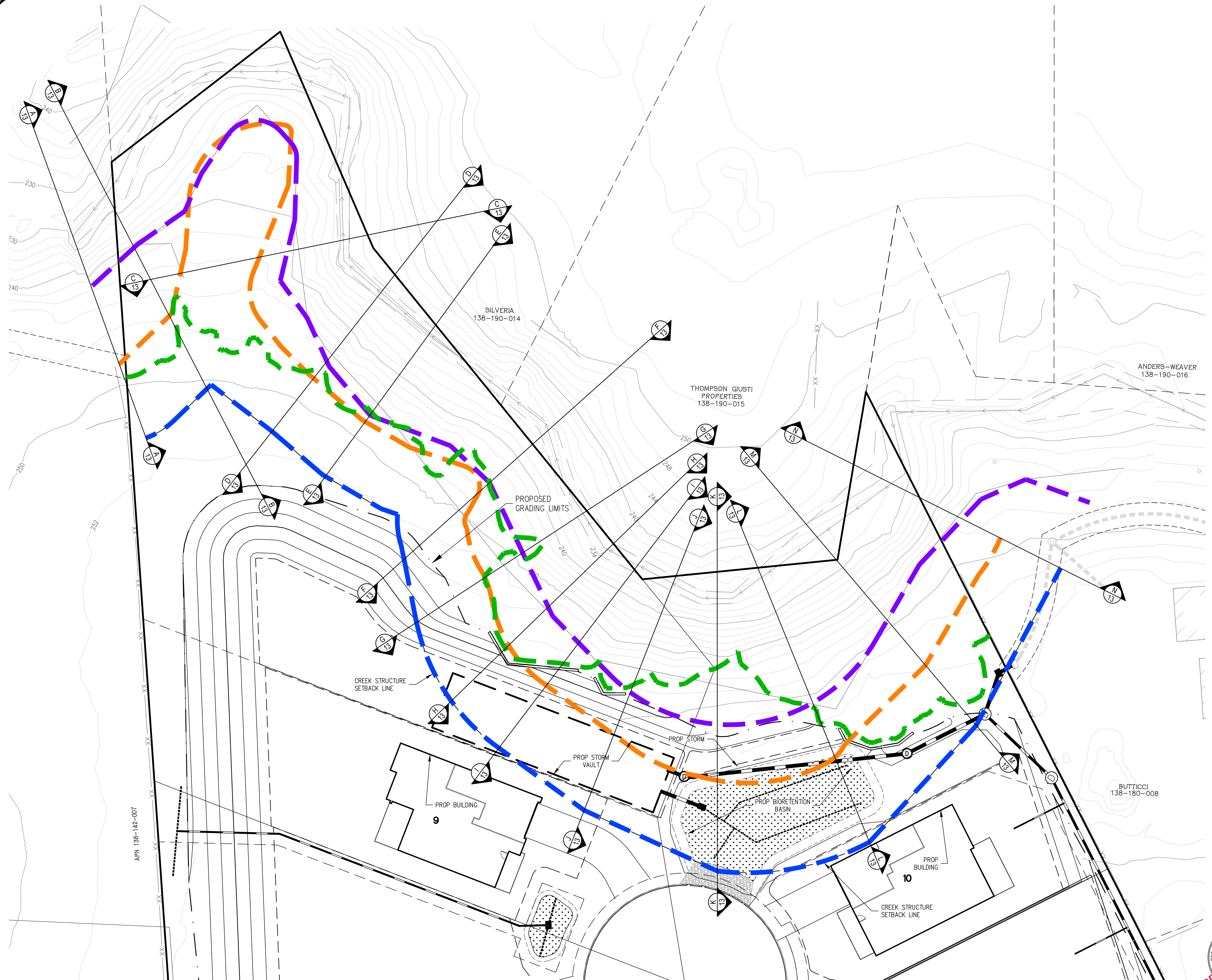


CALIBR VENTURES
1125 NORTH GATE ROAD
VESTING TENTATIVE MAP
CDSD24-09696
LOT SETBACKS
CONTRA COSTA COUNTY, CA
JULY 10, 2026

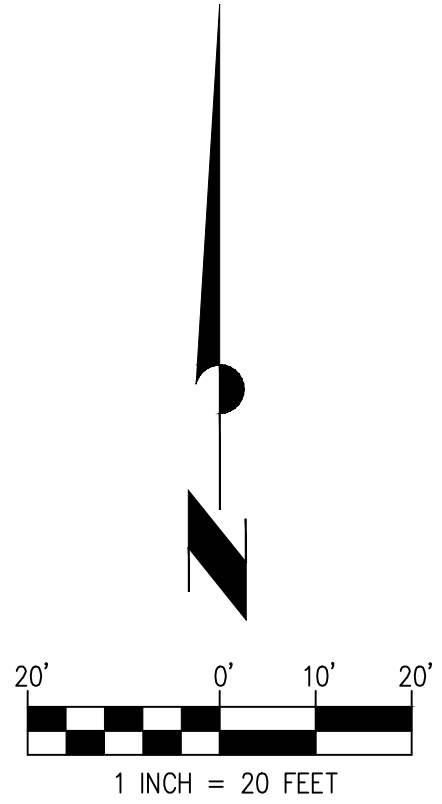
QUALUS

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





- LEGEND
- CREEK STRUCTURE SETBACK LINE
 - CALCULATED TOP OF BANK PER CONTRA COSTA COUNTY CREEK STRUCTURE SETBACK REQUIREMENTS FOR NATURAL CHANNELS DATED MARCH 2024
 - EXISTING TOP OF BANK
 - RIPARIAN AREA

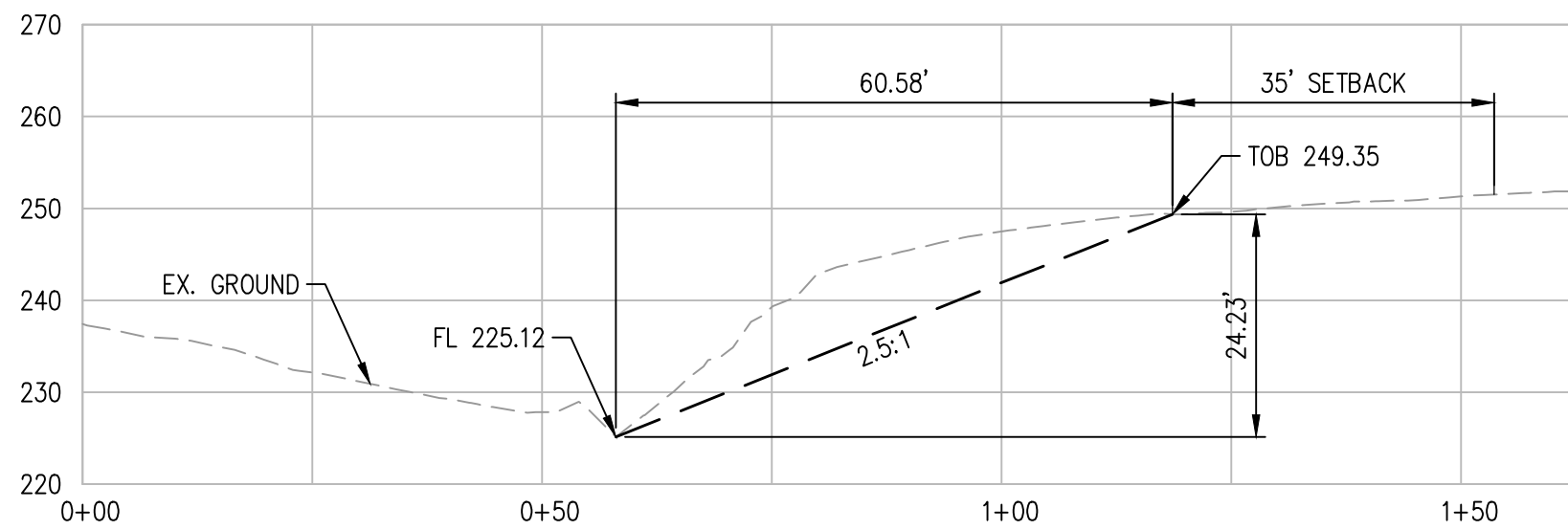


CALIBR VENTURES
1125 NORTH GATE ROAD
VESTING TENTATIVE MAP
CDS24-09696
CREEK STRUCTURE SETBACK
CONTRA COSTA COUNTY, CA
JULY 10, 2026

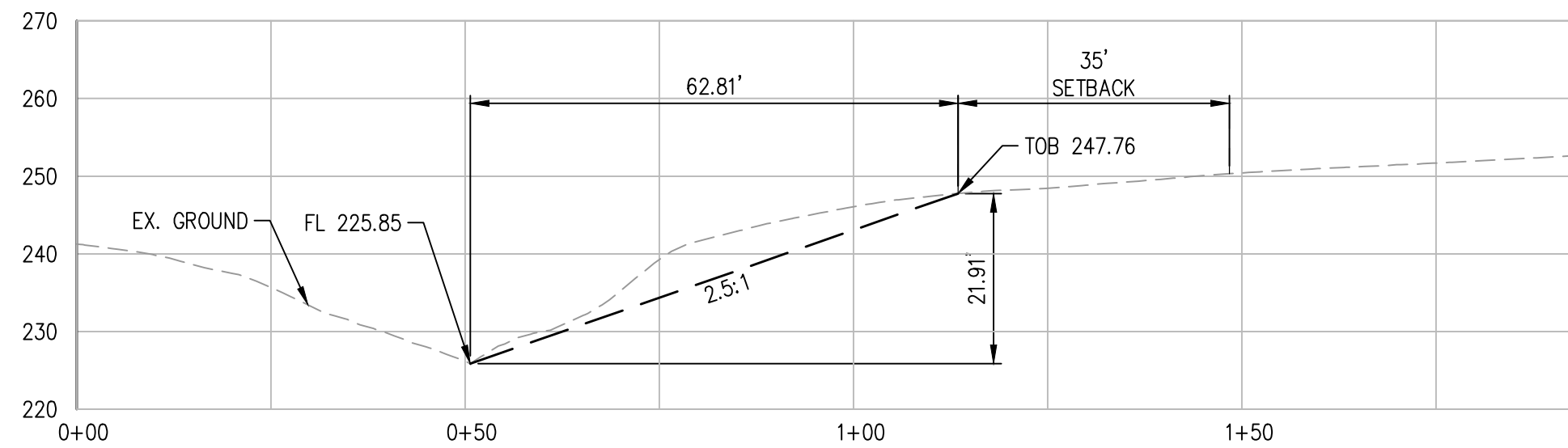
QUALUS

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

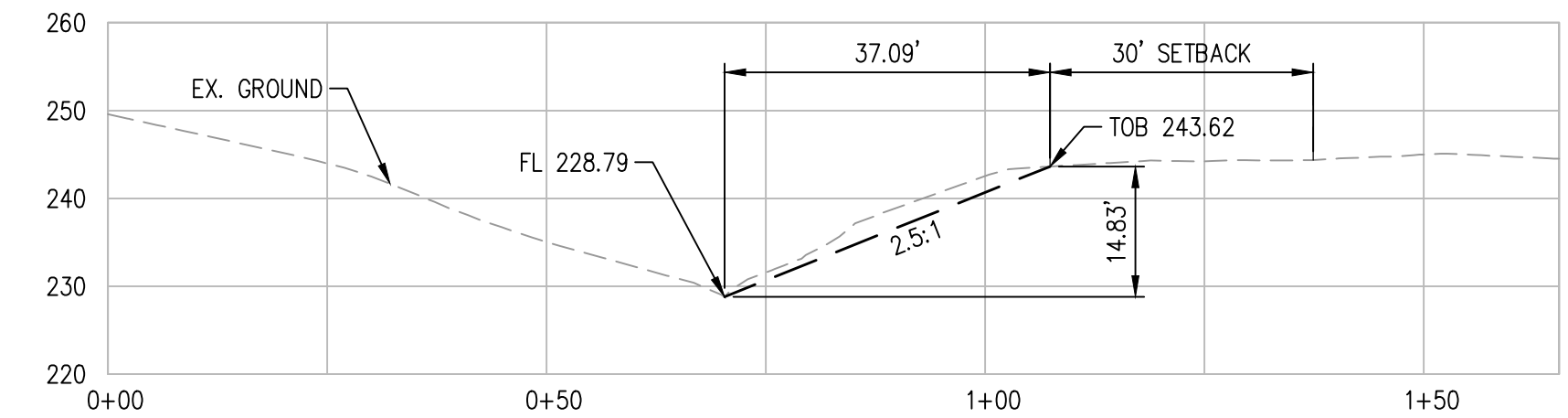




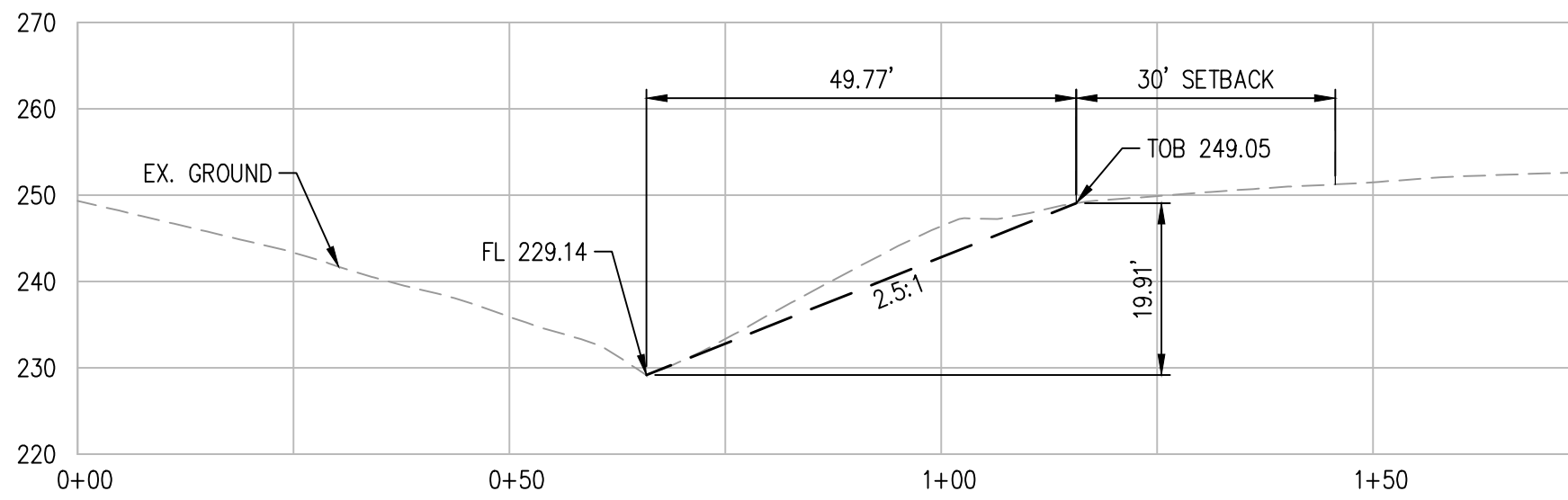
CREEK SECTION A-A



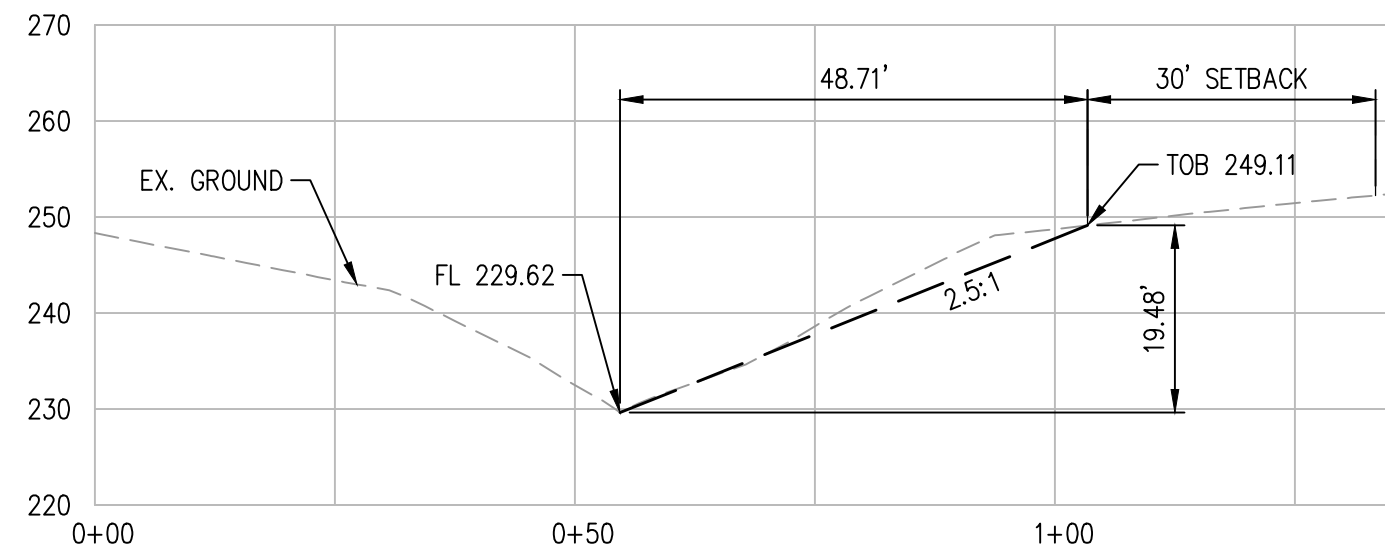
CREEK SECTION B-B



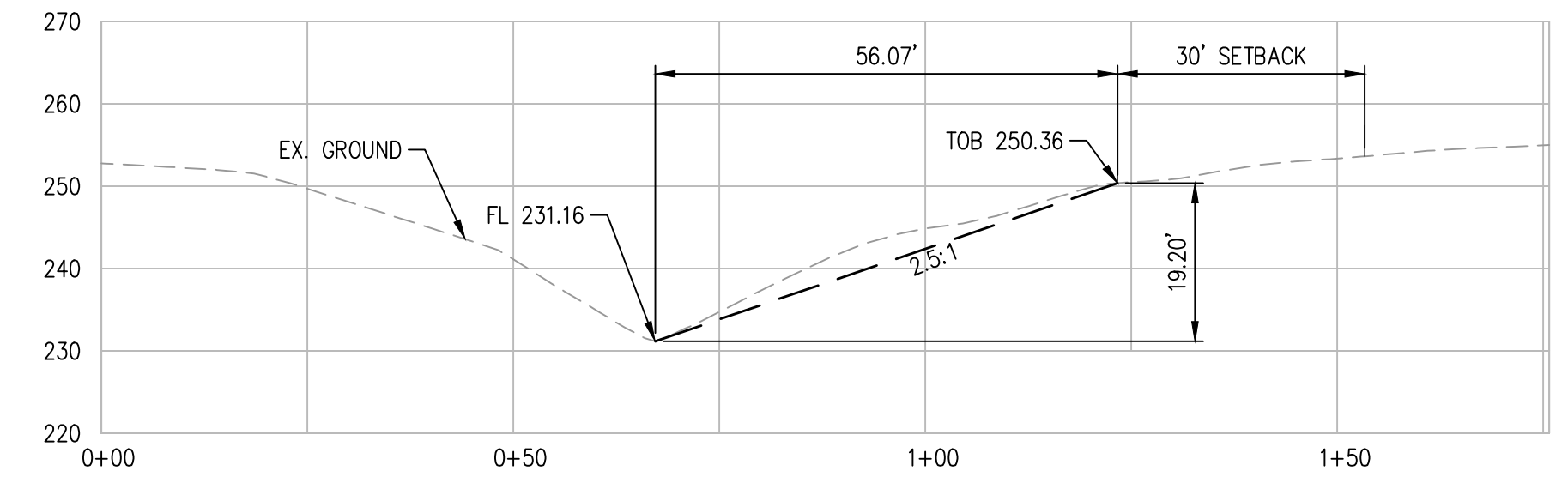
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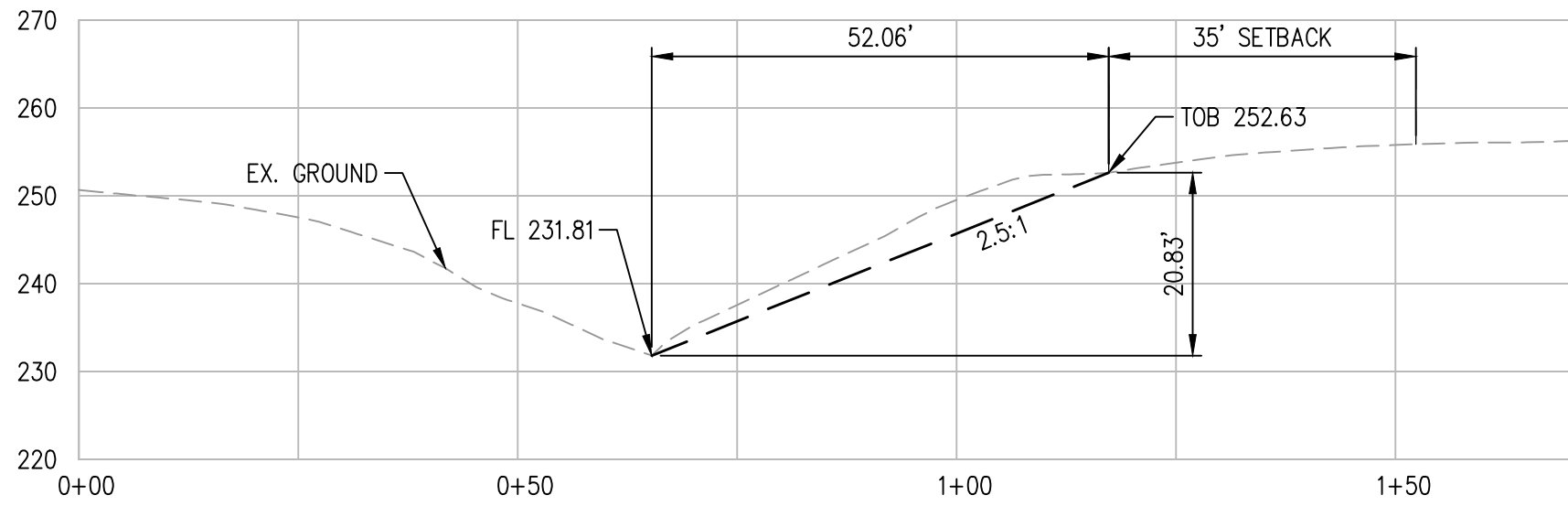
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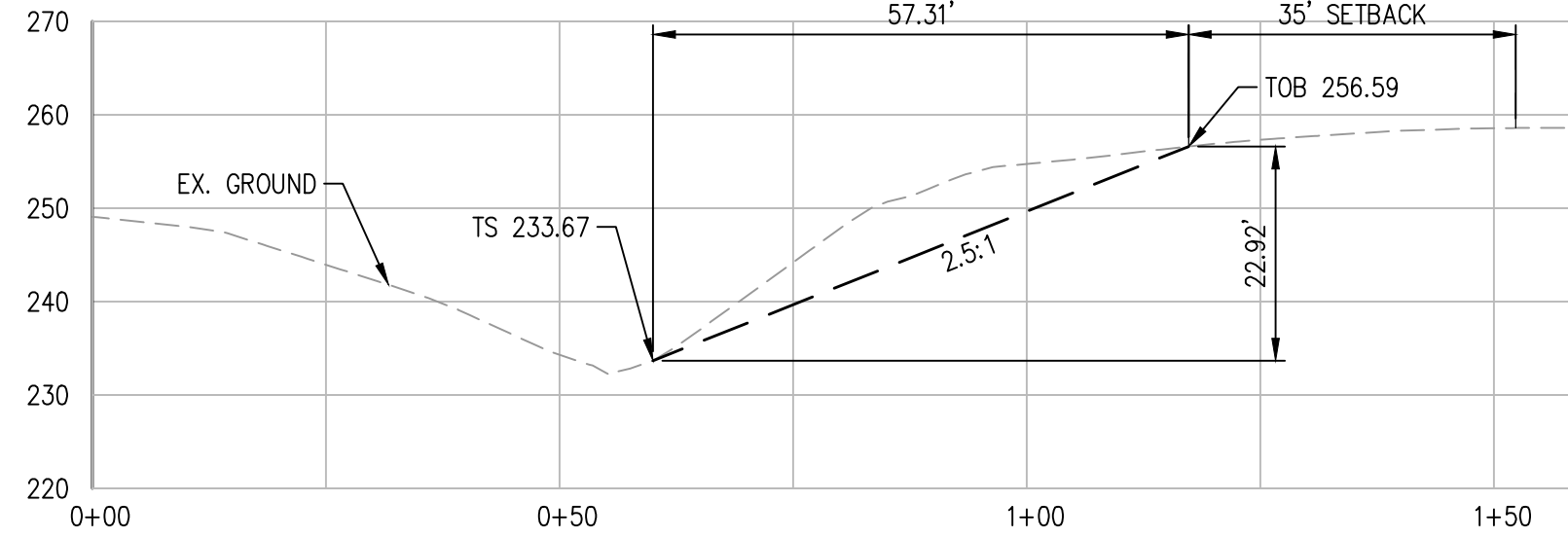
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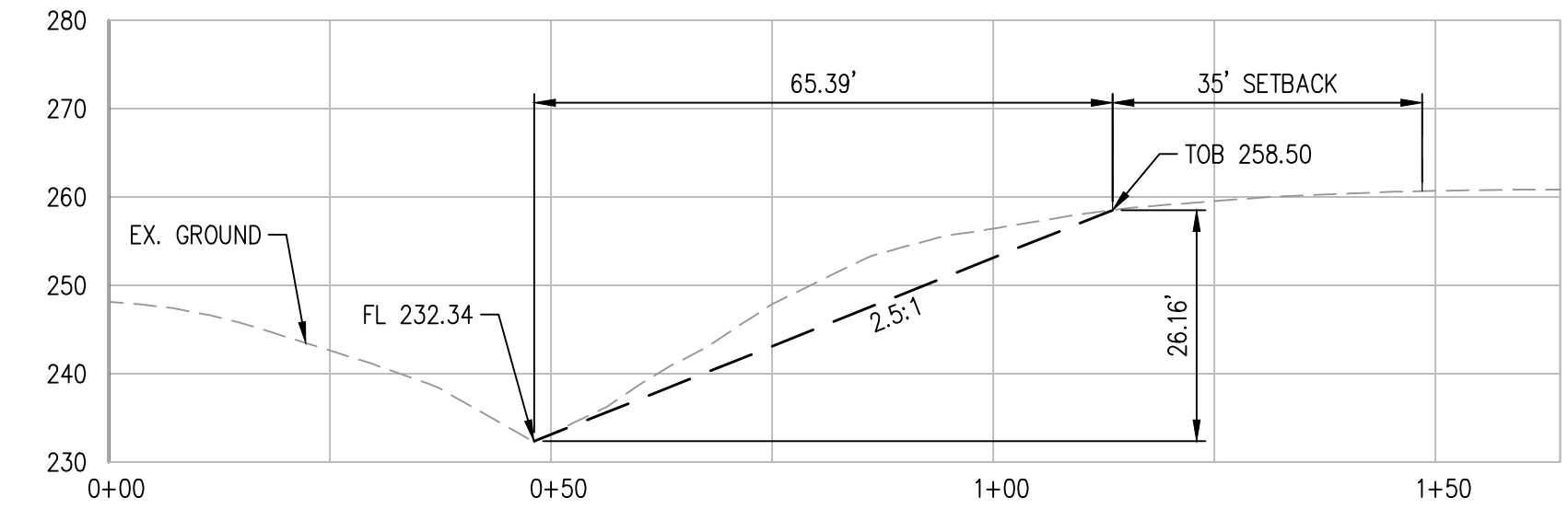
CREEK SECTION F-F



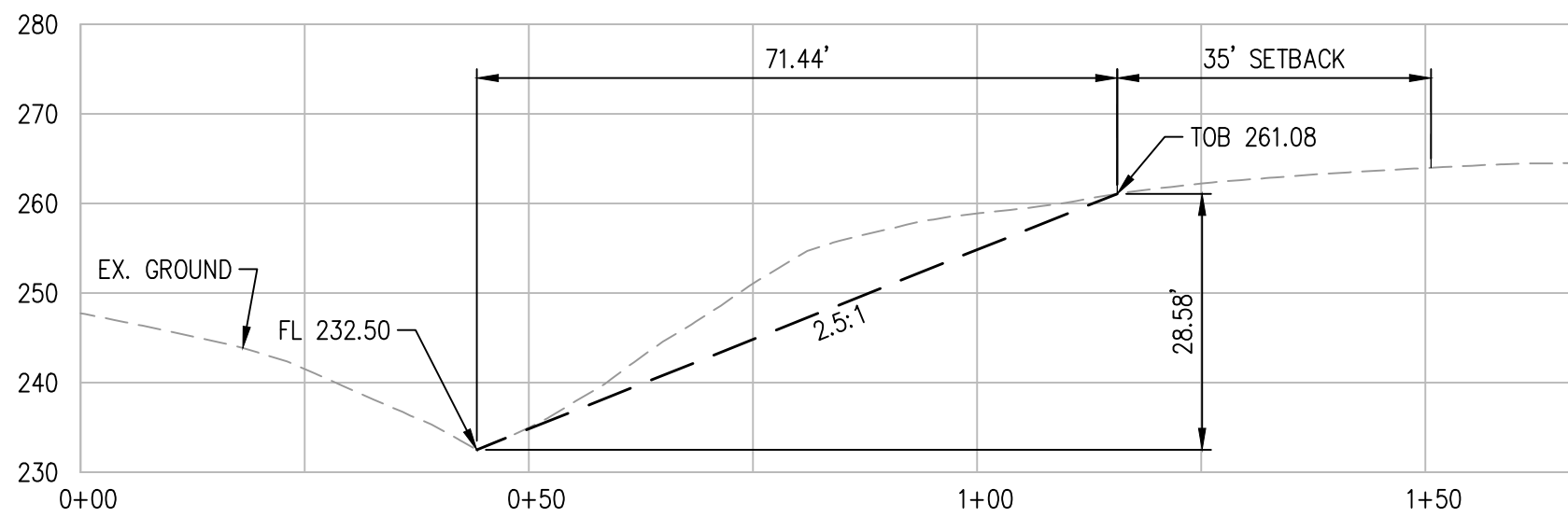
CREEK SECTION G-G



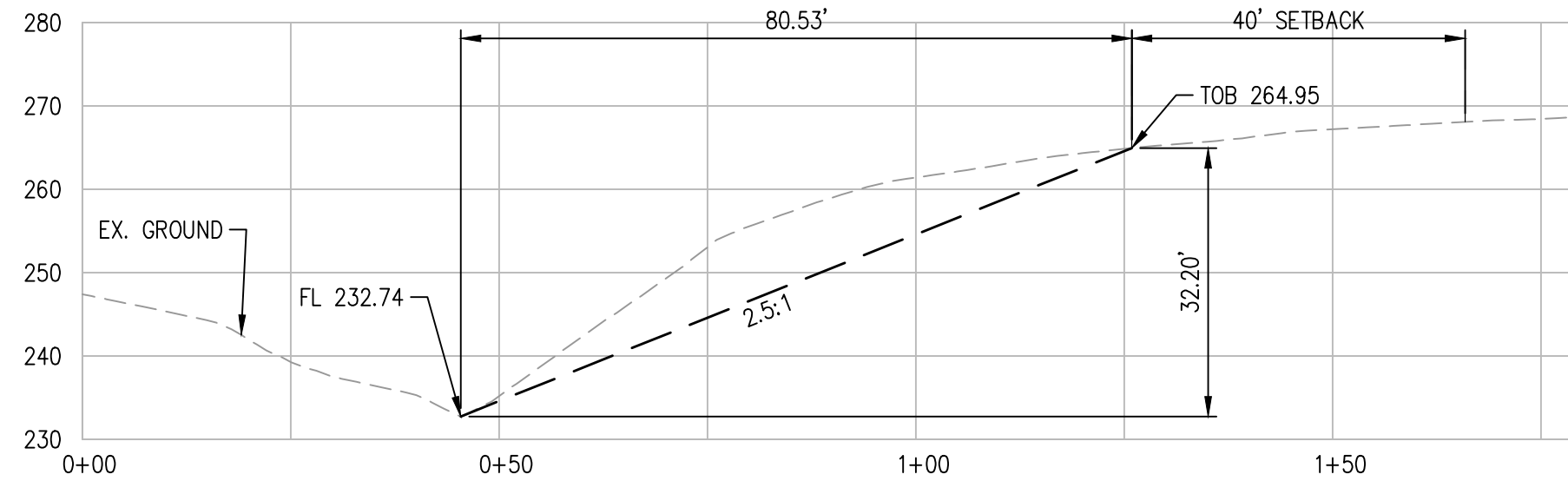
CREEK SECTION H-H



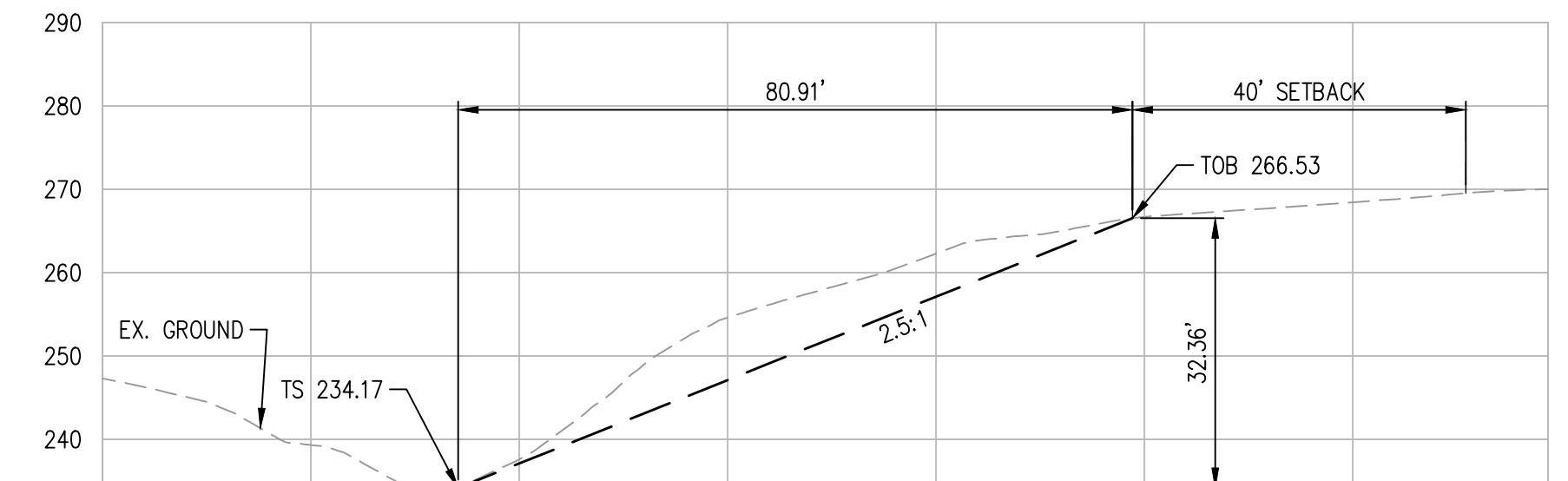
CREEK SECTION I-I



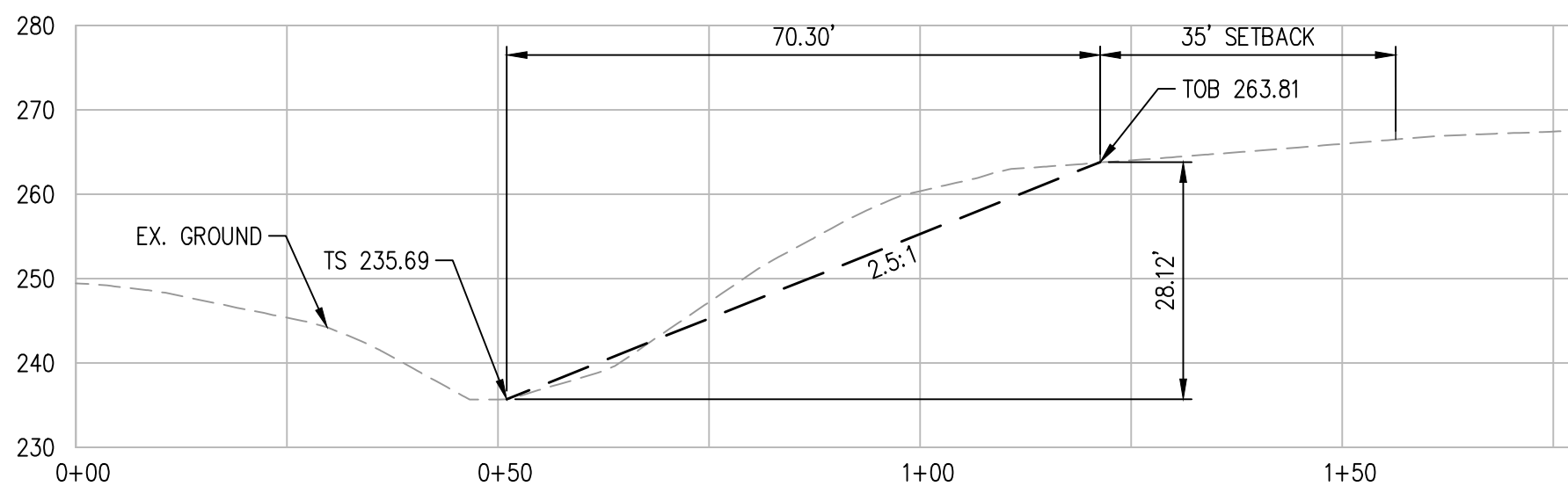
CREEK SECTION J-J



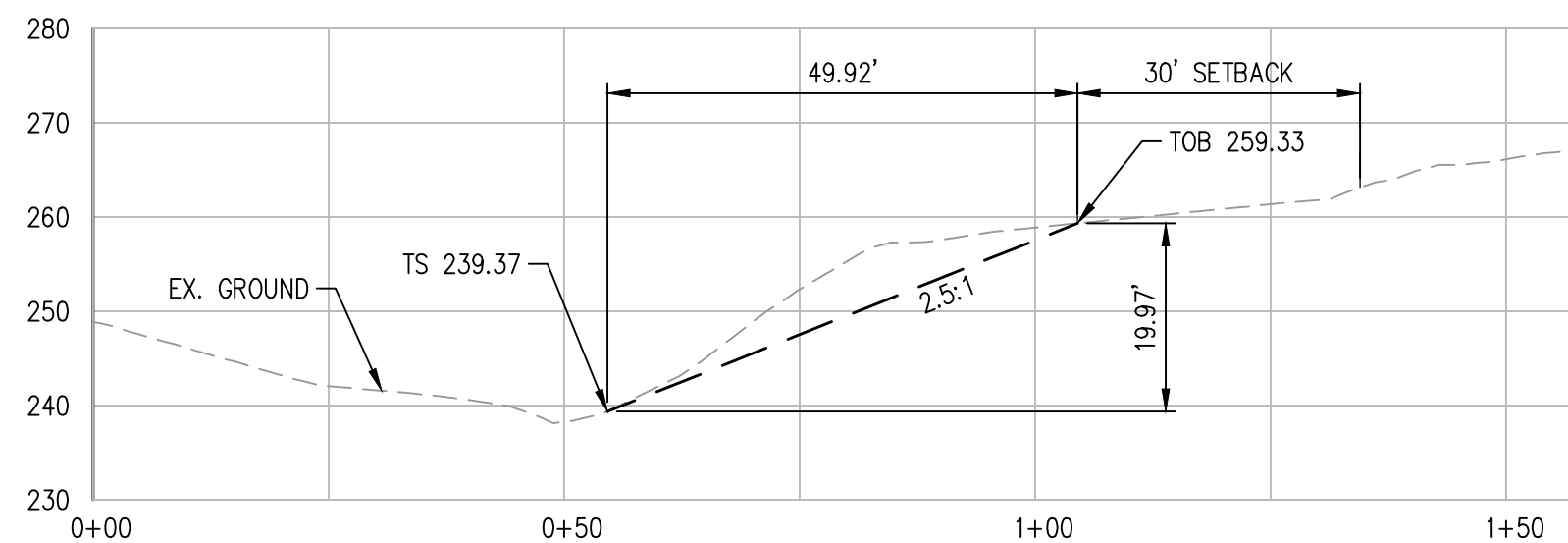
CREEK SECTION K-K



CREEK SECTION L-L



CREEK SECTION M-M

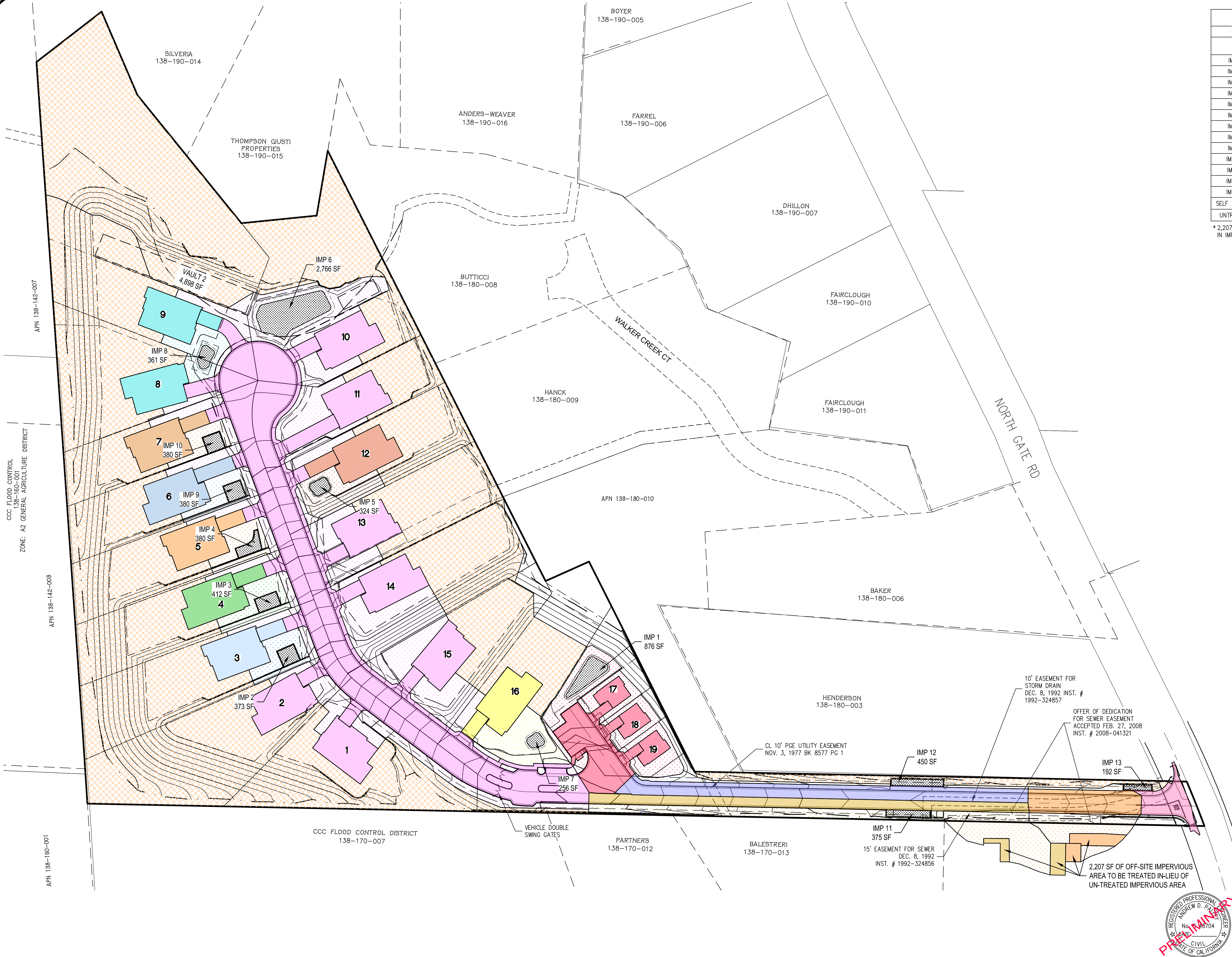


CREEK SECTION N-N

CALIBR VENTURES
1125 NORTH GATE ROAD
VESTING TENTATIVE MAP
CDS24-09696
STRUCTURE SETBACK CROSS SECTIONS
CONTRA COSTA COUNTY, CA
JULY 10, 2026

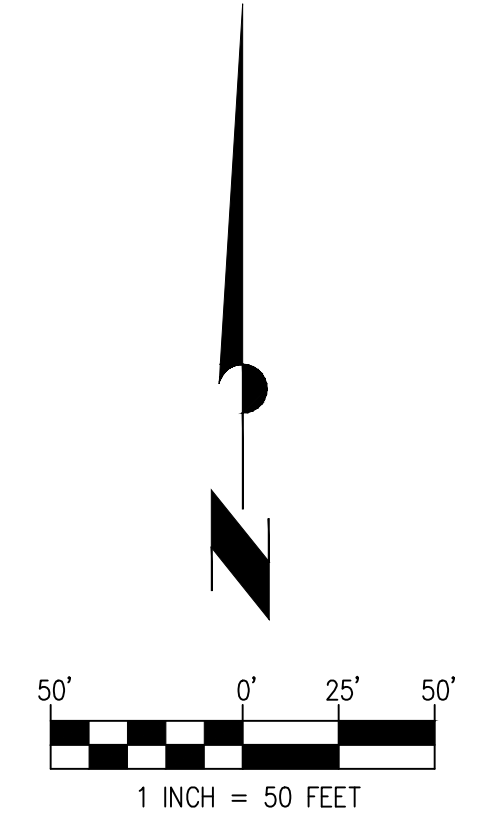
QUALUS

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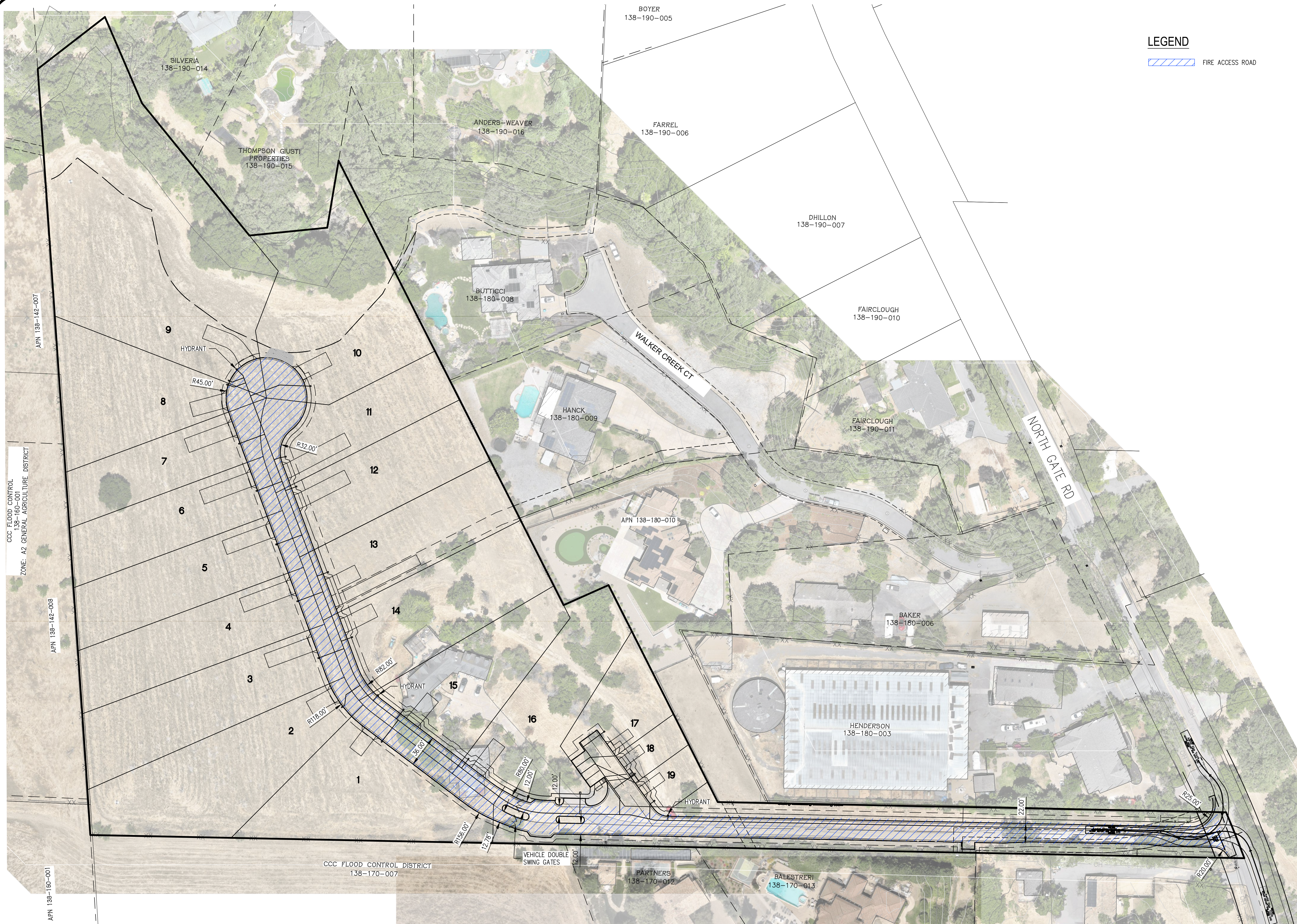
LEGEND			
IMP	IMPERVIOUS ROOF, CONCRETE, PAVEMENT, ETC.	PERVIOUS	
		LANDSCAPING	PROVIDED BIORETENTION
IMP-1	8,279 SF	6,861 SF	876 SF
IMP-2	3,459 SF	1,972 SF	373 SF
IMP-3	3,695 SF	2,259 SF	412 SF
IMP-4	3,459 SF	1,989 SF	380 SF
IMP-5	3,714 SF	2,962 SF	324 SF
IMP-6	62,313 SF	38,709 SF	2,766 SF
IMP-7	3,598 SF	3,749 SF	256 SF
IMP-8	6,455 SF	2,241 SF	361 SF
IMP-9	3,857 SF	1,683 SF	380 SF
IMP-10	3,459 SF	1,304 SF	380 SF
IMP-11	6,924 SF	8,967 SF	375 SF
IMP-12	7,653 SF	1,297 SF	450 SF
IMP-13	4,749 SF	3,709 SF	192 SF
SELF TREATING	N/A	215,570 SF	
UNTREATED*	2,153 SF	N/A	

* 2,207 SF OF OFF-SITE IMPERVIOUS AREA TO BE TREATED IN IMPS 11 & 13 IN LIEU OF IMPERVIOUS UNTREATED AREA



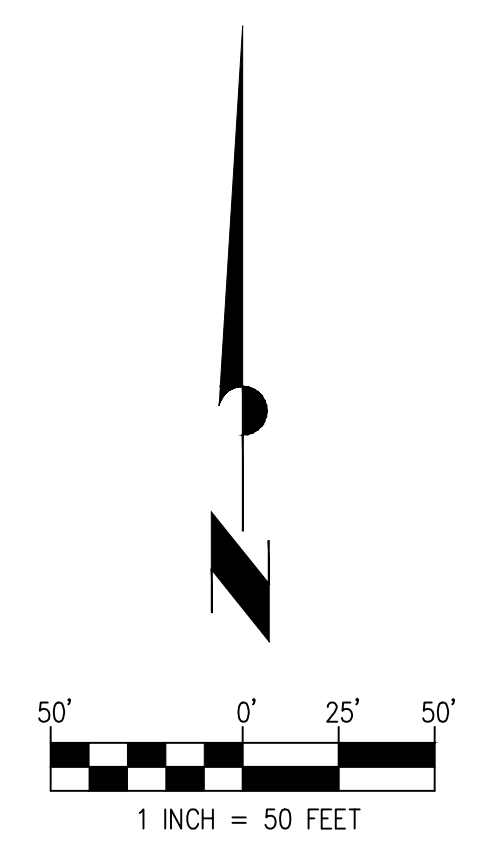
CALIBR VENTURES
1125 NORTH GATE ROAD
VESTING TENTATIVE MAP
CDS24-09696
STORM WATER CONTROL PLAN
CONTRA COSTA COUNTY, CA
JULY 10, 2026
QUALUS
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA
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LEGEND

 FIRE ACCESS ROAD

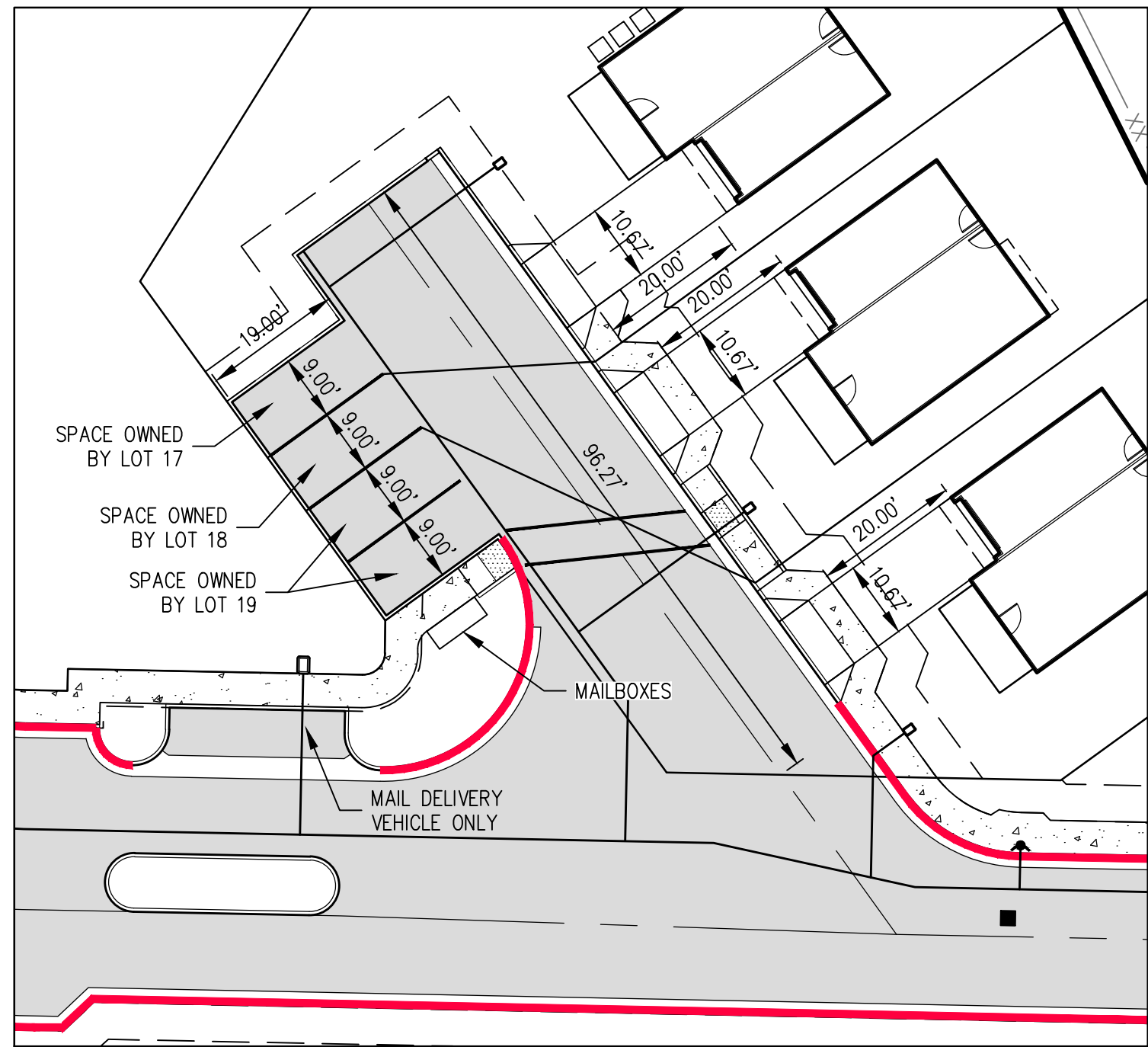
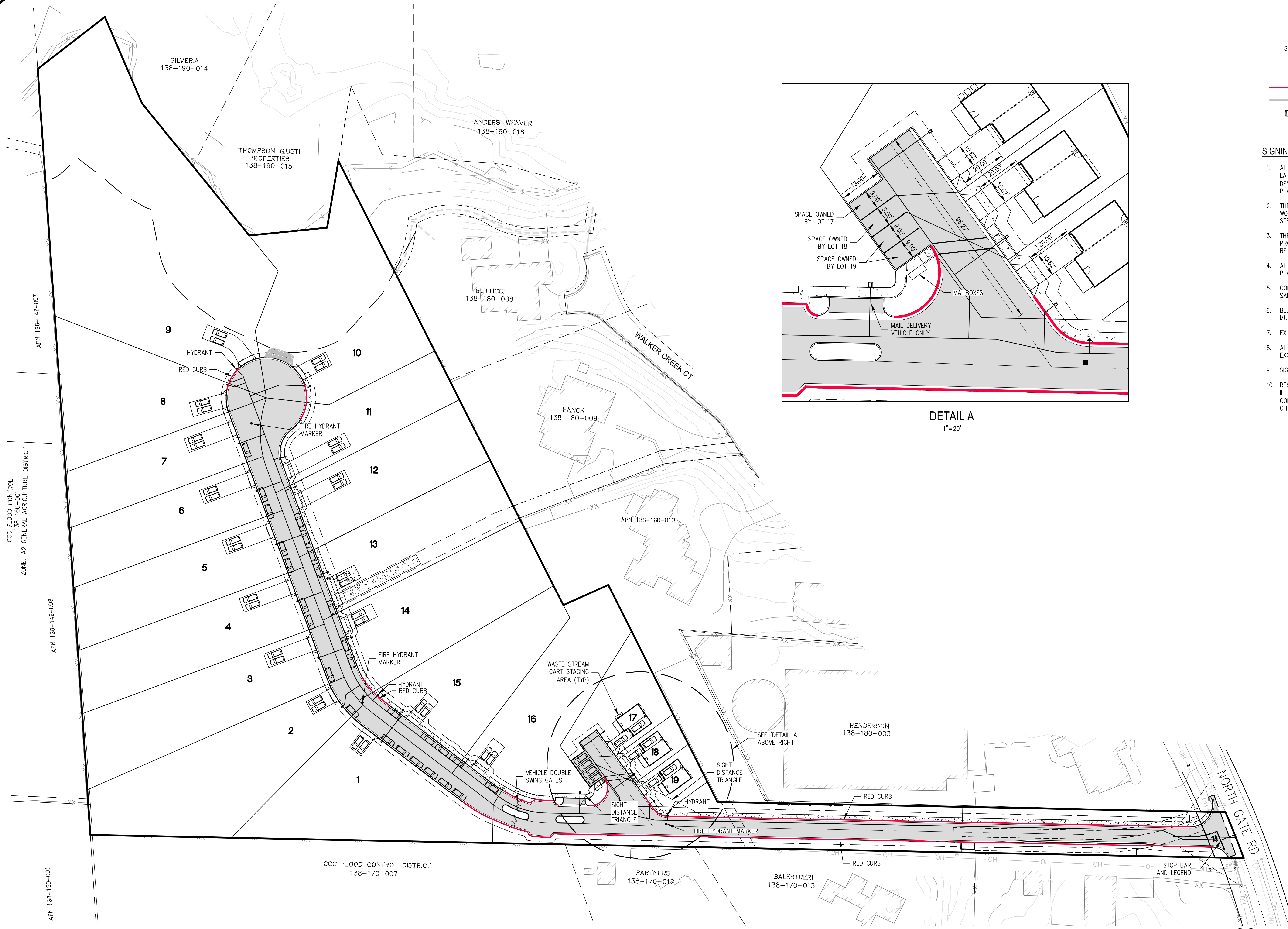


CALIBR VENTURES
1125 NORTH GATE ROAD
VESTING TENTATIVE MAP
CDS24-09696
FIRE ACCESS PLAN
CONTRA COSTA COUNTY, CA
JULY 10, 2026

QUALUS

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA
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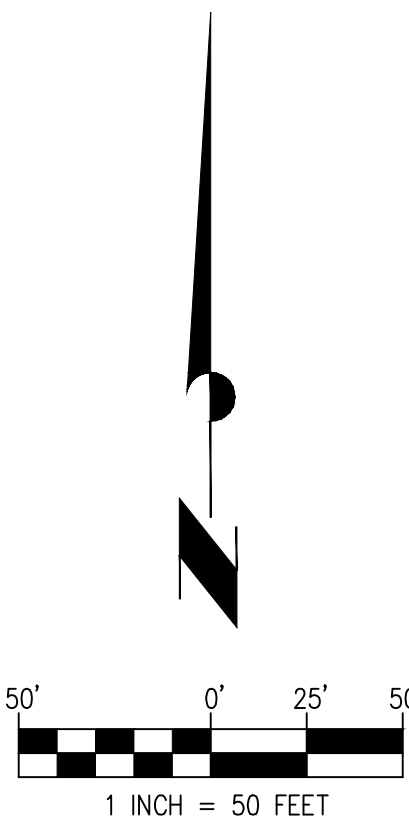
DETAIL A
1"=20'

LEGEND

- | | |
|------|---|
| STOP | "STOP" PAVEMENT MARKING |
| | FIRE HYDRANT |
| | REFLECTIVE "BLUE DOT" FIRE HYDRANT MARKER |
| | RED CURB |
| | 6" WHITE STRIPING |
| | GUEST PARKING (63 SHOWN) |
| | WASTE STREAM CARTS |

SIGNING AND STRIPING NOTES:

1. ALL STRIPING, PAVEMENT MARKING, AND SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD) WITH REVISIONS AND THE 2018 CALTRANS STANDARD PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER A MINIMUM OF TWO WORKING DAYS PRIOR TO THE DAY OF LAYOUT OF THE PROPOSED SIGNING AND STRIPING.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT AND TRACKING OF ALL PROPOSED STRIPING AND MARKING. NO PERMANENT STRIPING OR MARKING SHALL BE PLACED UNTIL THE TRACKING IS APPROVED BY THE CITY TRAFFIC ENGINEER.
4. ALL DETAILS REFER TO THE LATEST EDITION OF THE CALTRANS STANDARD PLANS.
5. CONFLICTING STRIPING AND PAVEMENT MARKINGS SHALL BE REMOVED BY SANDBLASTING BY THE CONTRACTOR.
6. BLUE PAVEMENT MARKERS SHALL BE INSTALLED AT EVERY FIRE HYDRANT PER MUTCD SECTION 38.11.
7. EXISTING STRIPING TO REMAIN UNLESS OTHERWISE NOTED.
8. ALL STRIPING AND PAVEMENT MARKINGS SHALL BE THERMOPLASTIC WITH THE EXCEPTION OF RED CURB WHICH SHALL BE TRAFFIC PAINT.
9. SIGNS SHALL BE INSTALLED ON ELECTROLIERS WHERE SHOWN ON THE PLANS.
10. RESTRIPIING SHALL EXTEND BEYOND THE CONFORM LIMITS SHOWN ON THE PLANS IF THE EXISTING STRIPING IS DAMAGED OR ALTERED DUE TO PROJECT RELATED CONSTRUCTION AND/OR PAVING ACTIVITIES. THIS SHALL BE DETERMINED BY THE CITY INSPECTOR.



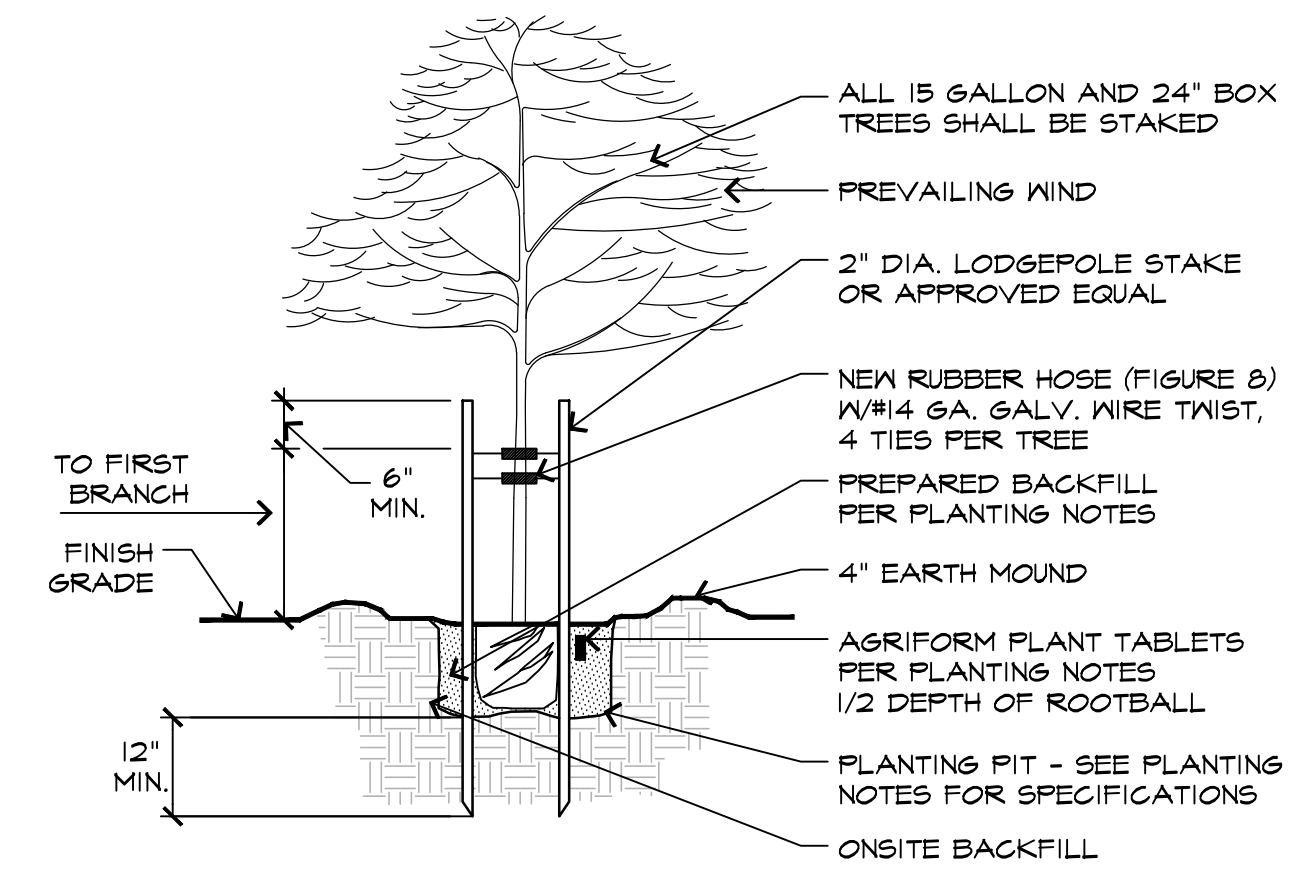
CALIBR VENTURES
1125 NORTH GATE ROAD
VESTING TENTATIVE MAP
CDSD24-09696
STRIPING AND PARKING
CONTRA COSTA COUNTY, CA
JULY 10, 2026

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RECEIVED on 12/3/2024 CDS024-09696
By Contra Costa County
Department of Conservation and Development



PRELIMINARY TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES			
ACER PALMATUM 'BLOOD GOOD'	B.G. JAPANESE MAPLE	24" BOX	MED
CERCIS CANADENSIS (CV)	EASTERN REDBUD	24" BOX	LOW
LAGERSTROMIA INDICA (CV)	CRABE MYRTLE	24" BOX	LOW
GINKGO B. 'PRINCETON SENTRY'	MAIDENHAIR TREE	24" BOX	LOW
OLEA E. 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	LOW
CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	LOW
PISTACHIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	LOW
TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	LOW
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	LOW
QUERCUS LOBATA	VALLEY OAK	24" BOX	LOW

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY/COUNTY STANDARDS.
2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY/COUNTY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY/COUNTY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".

LANDSCAPE STATEMENT

THIS PROJECT FEATURES 19 FAMILY LOTS.

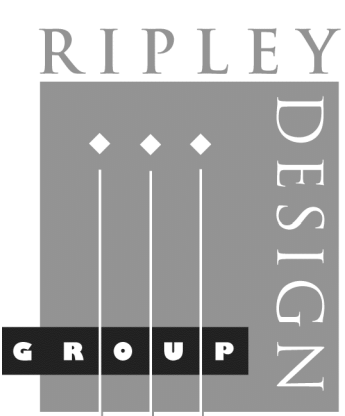
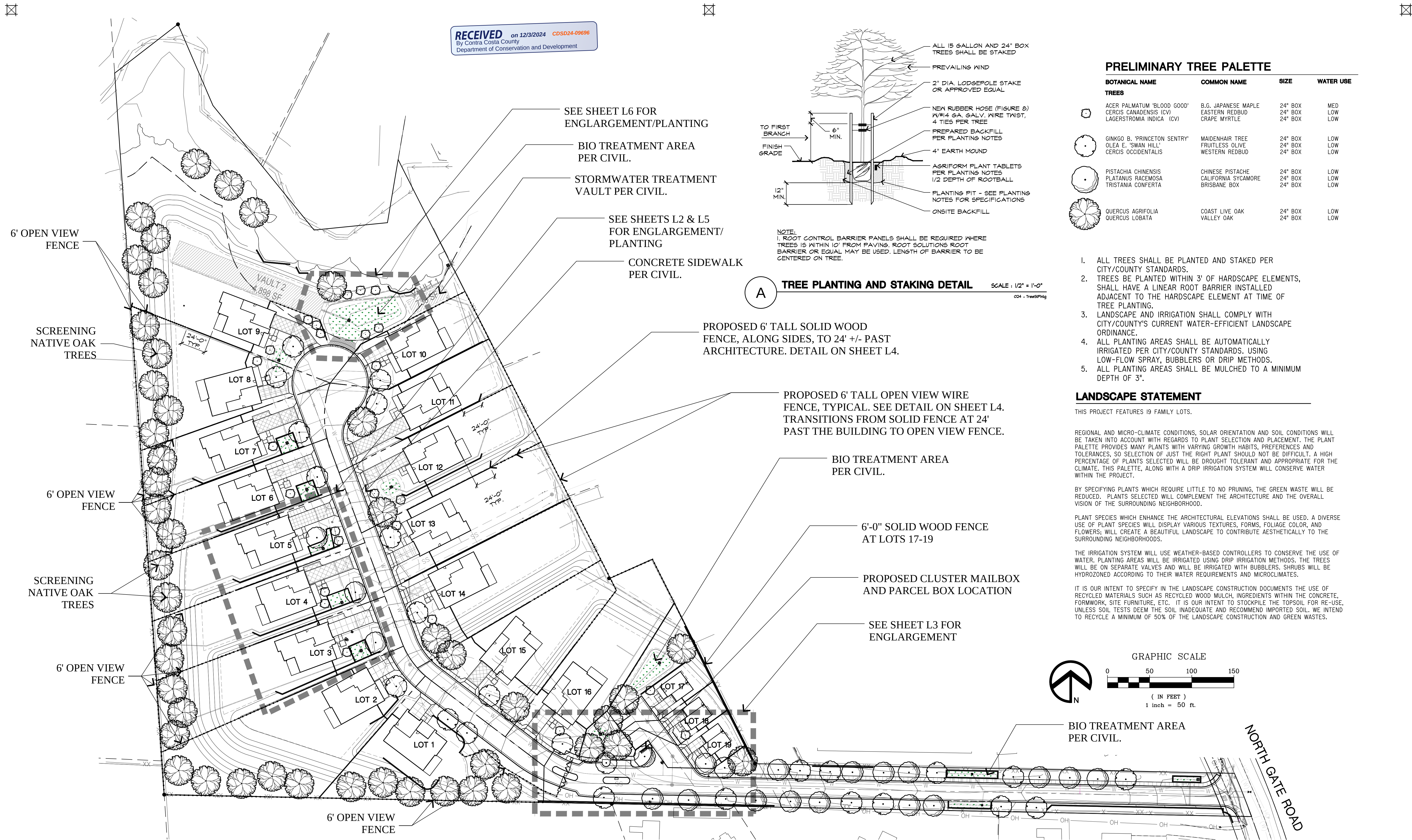
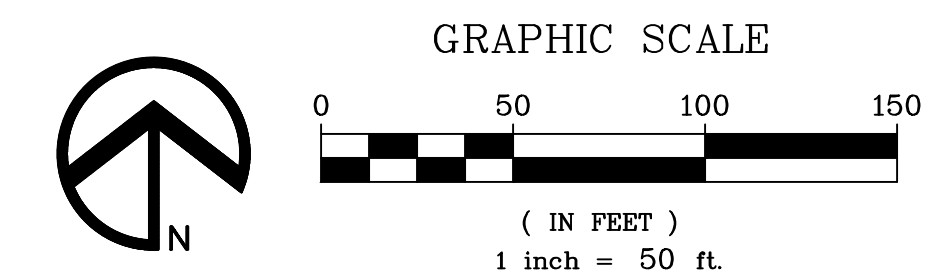
REGIONAL AND MICRO-CLIMATE CONDITIONS, SOLAR ORIENTATION AND SOIL CONDITIONS WILL BE TAKEN INTO ACCOUNT WITH REGARDS TO PLANT SELECTION AND PLACEMENT. THE 'PLANT PALETTE' PROVIDES MANY PLANTS WITH VARYING GROWTH HABITS, PREFERENCES AND TOLERANCES. SO SELECTION OF JUST THE RIGHT PLANT SHOULD NOT BE DIFFICULT. A HIGH PERCENTAGE OF PLANTS SELECTED WILL BE DROUGHT TOLERANT AND APPROPRIATE FOR THE CLIMATE. THIS PALETTE, ALONG WITH A DRIP IRRIGATION SYSTEM WILL CONSERVE WATER WITHIN THE PROJECT.

BY SPECIFYING PLANTS WHICH REQUIRE LITTLE TO NO PRUNING, THE GREEN WASTE WILL BE REDUCED. PLANTS SELECTED WILL COMPLEMENT THE ARCHITECTURE AND THE OVERALL VISION OF THE SURROUNDING NEIGHBORHOOD.

PLANT SPECIES WHICH ENHANCE THE ARCHITECTURAL ELEVATIONS SHALL BE USED. A DIVERSE USE OF PLANT SPECIES WILL DISPLAY VARIOUS TEXTURES, FORMS, FOLIAGE COLOR, AND FLOWERS; WILL CREATE A BEAUTIFUL LANDSCAPE TO CONTRIBUTE AESTHETICALLY TO THE SURROUNDING NEIGHBORHOODS.

THE IRRIGATION SYSTEM WILL USE WEATHER-BASED CONTROLLERS TO CONSERVE THE USE OF WATER. PLANTING AREAS WILL BE IRRIGATED USING DRIP IRRIGATION METHODS. THE TREES WILL BE ON SEPARATE VALVES AND WILL BE IRRIGATED WITH BUBBLERS. SHRUBS WILL BE HYDROZONED ACCORDING TO THEIR WATER REQUIREMENTS AND MICROCLIMATES.

IT IS OUR INTENT TO SPECIFY IN THE LANDSCAPE CONSTRUCTION DOCUMENTS THE USE OF RECYCLED MATERIALS SUCH AS RECYCLED WOOD MULCH, INGREDIENTS WITHIN THE CONCRETE, FORMWORK, SITE FURNITURE, ETC. IT IS OUR INTENT TO STOCKPILE THE TOPSOIL FOR RE-USE, UNLESS SOIL TESTS DEEM THE SOIL INADEQUATE AND RECOMMEND IMPORTED SOIL. WE INTEND TO RECYCLE A MINIMUM OF 50% OF THE LANDSCAPE CONSTRUCTION AND GREEN WASTES.



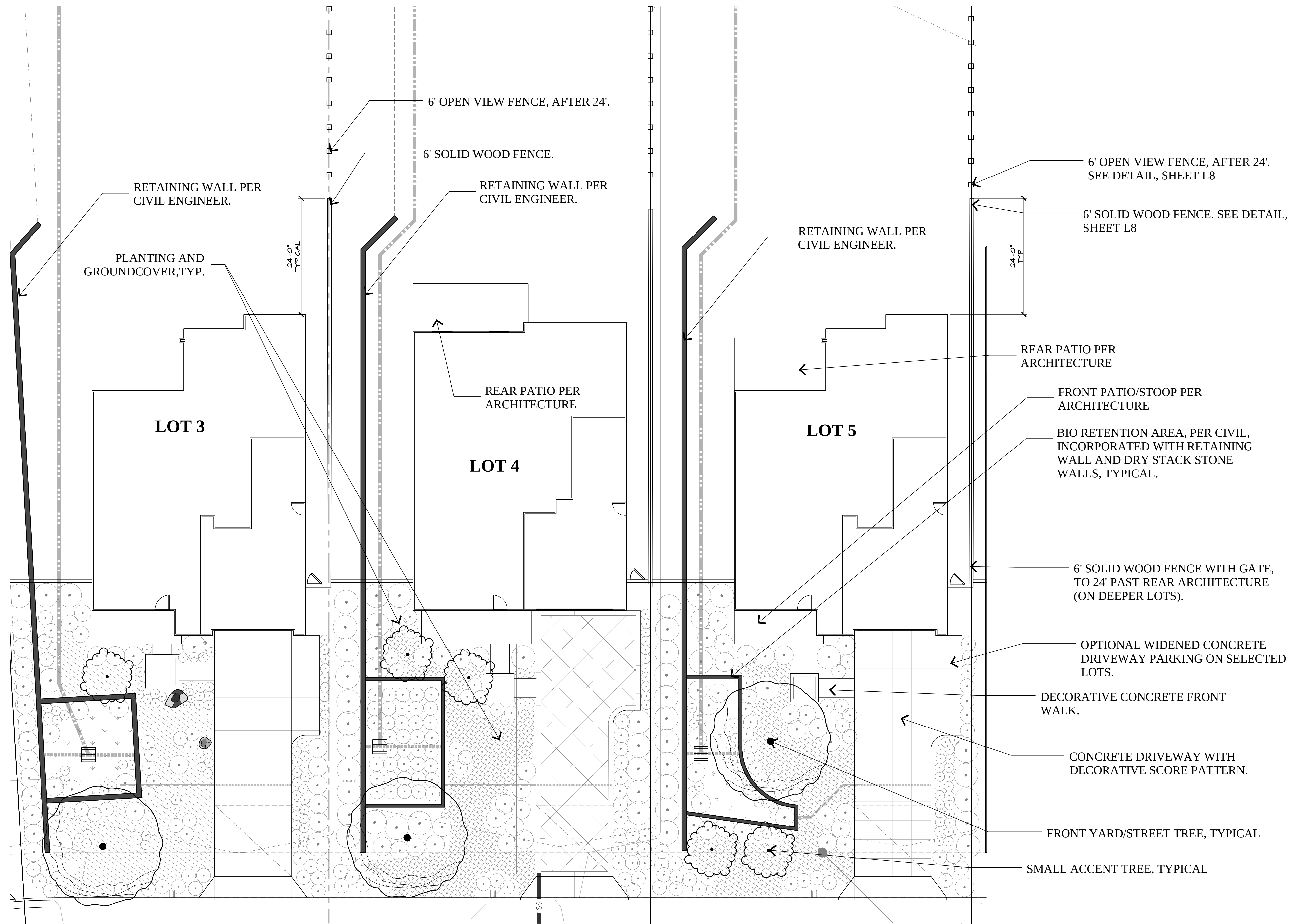
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.9387436

CALIBR VENTURES

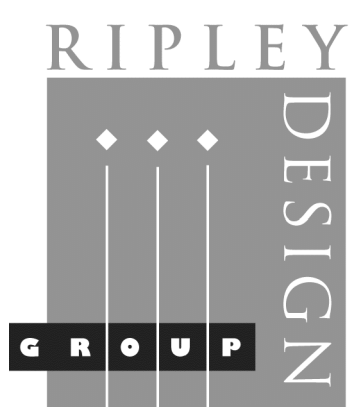
Preliminary Site Plan

North Gate Road
Contra Costa County, California

November 2024



CALIBR VENTURES



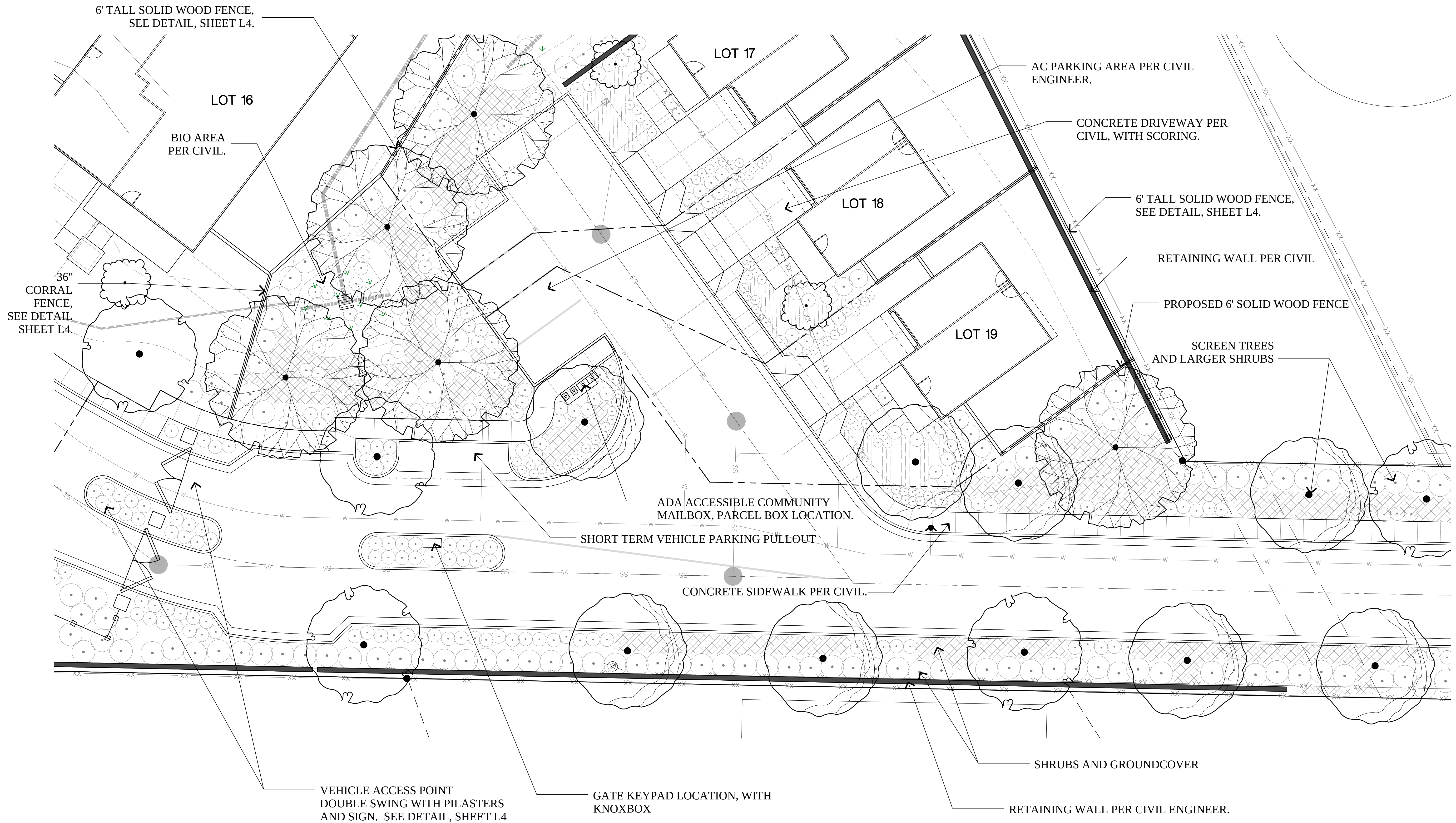
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.938.7436

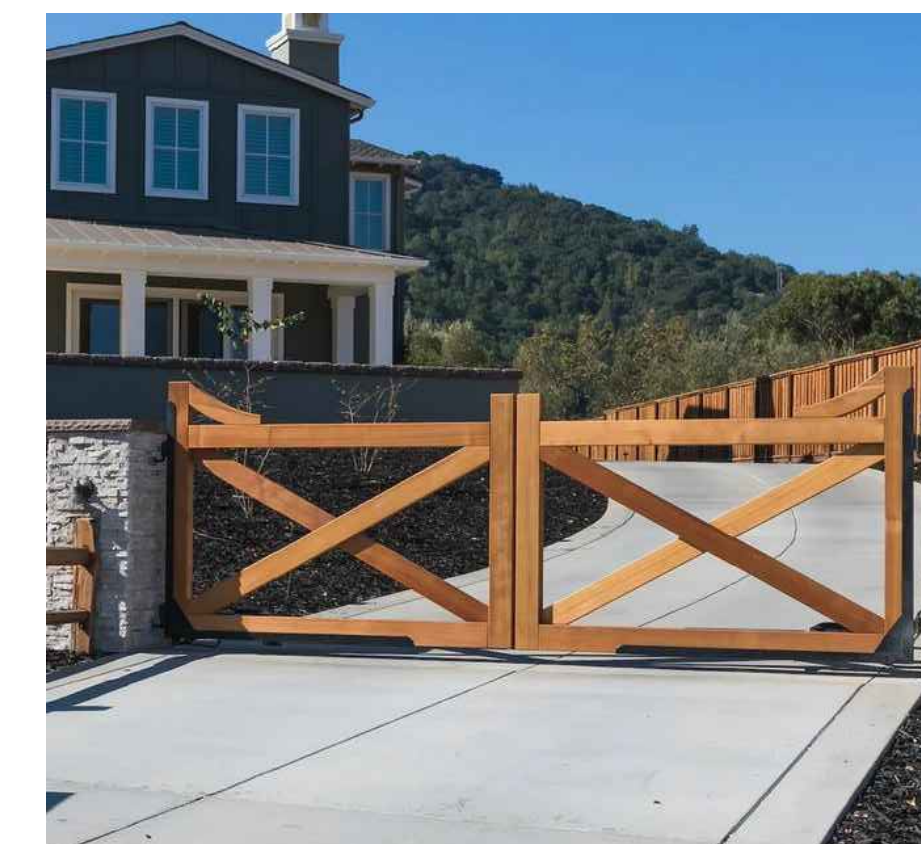
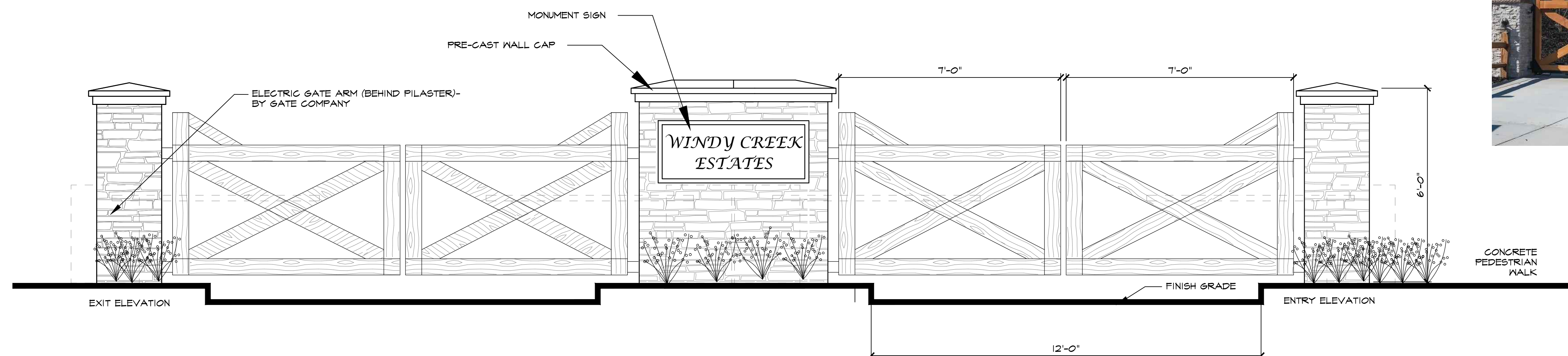
Preliminary Typical Plan

North Gate Road
Contra Costa County, California

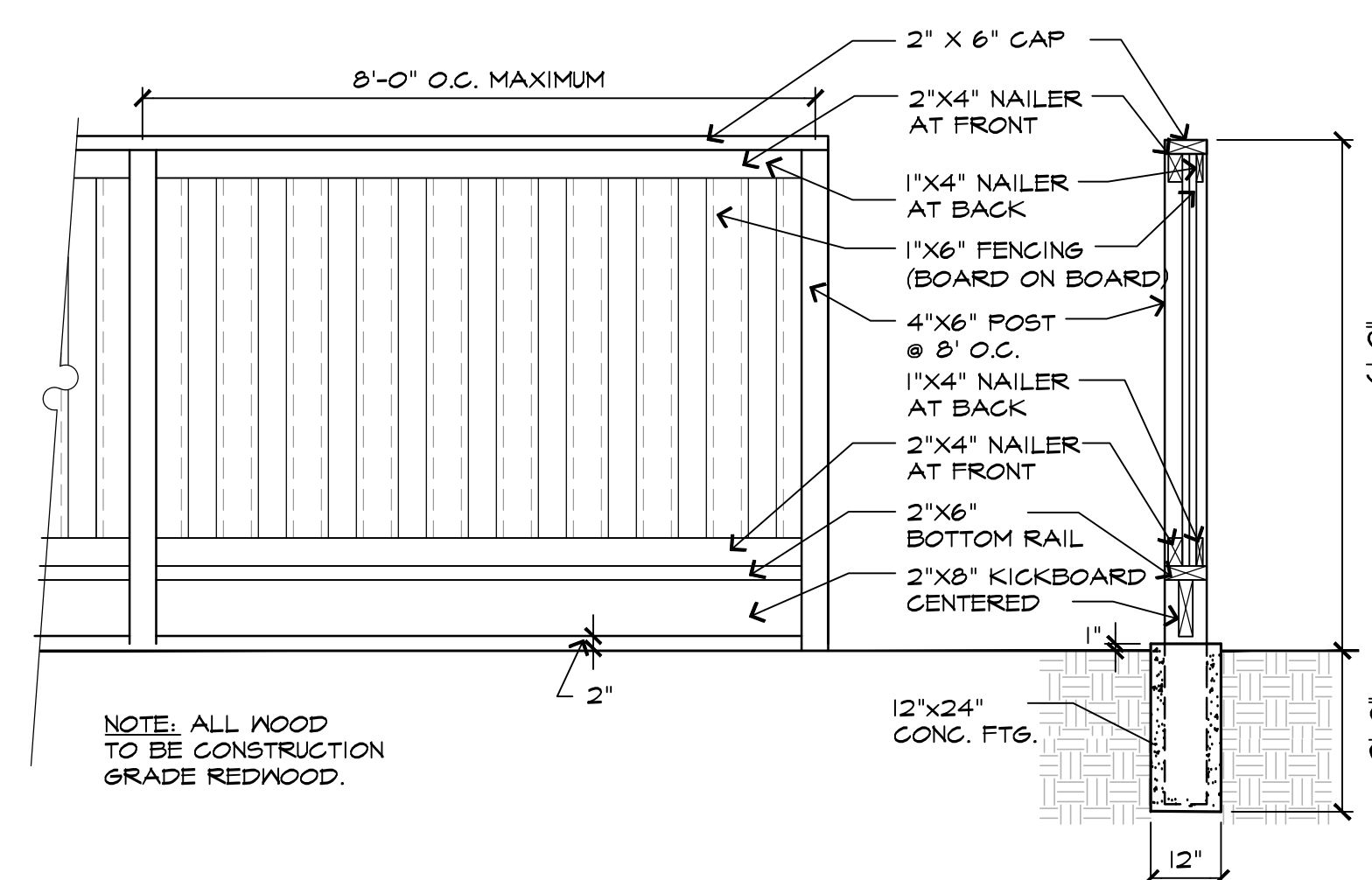
November 2024

L2

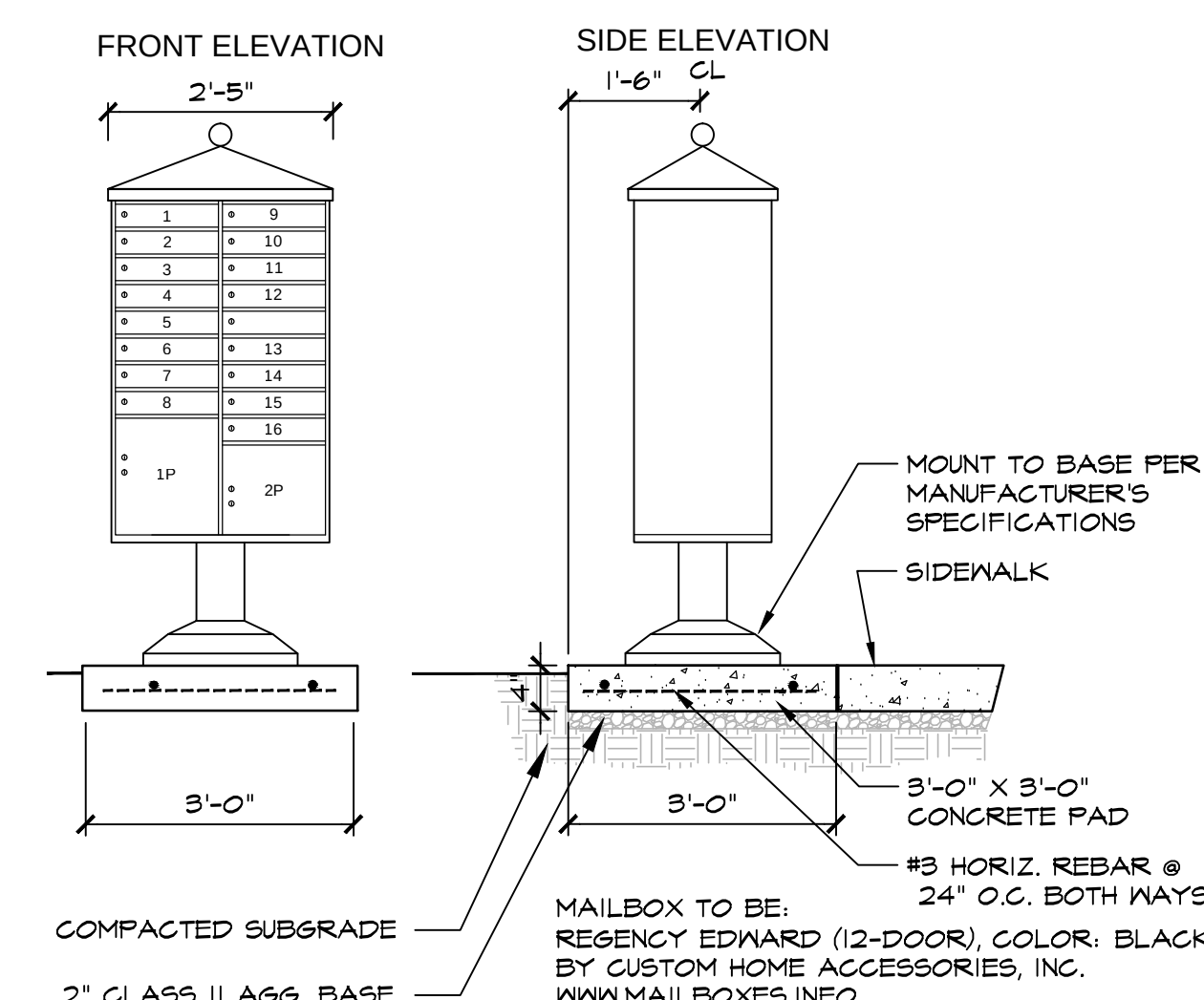




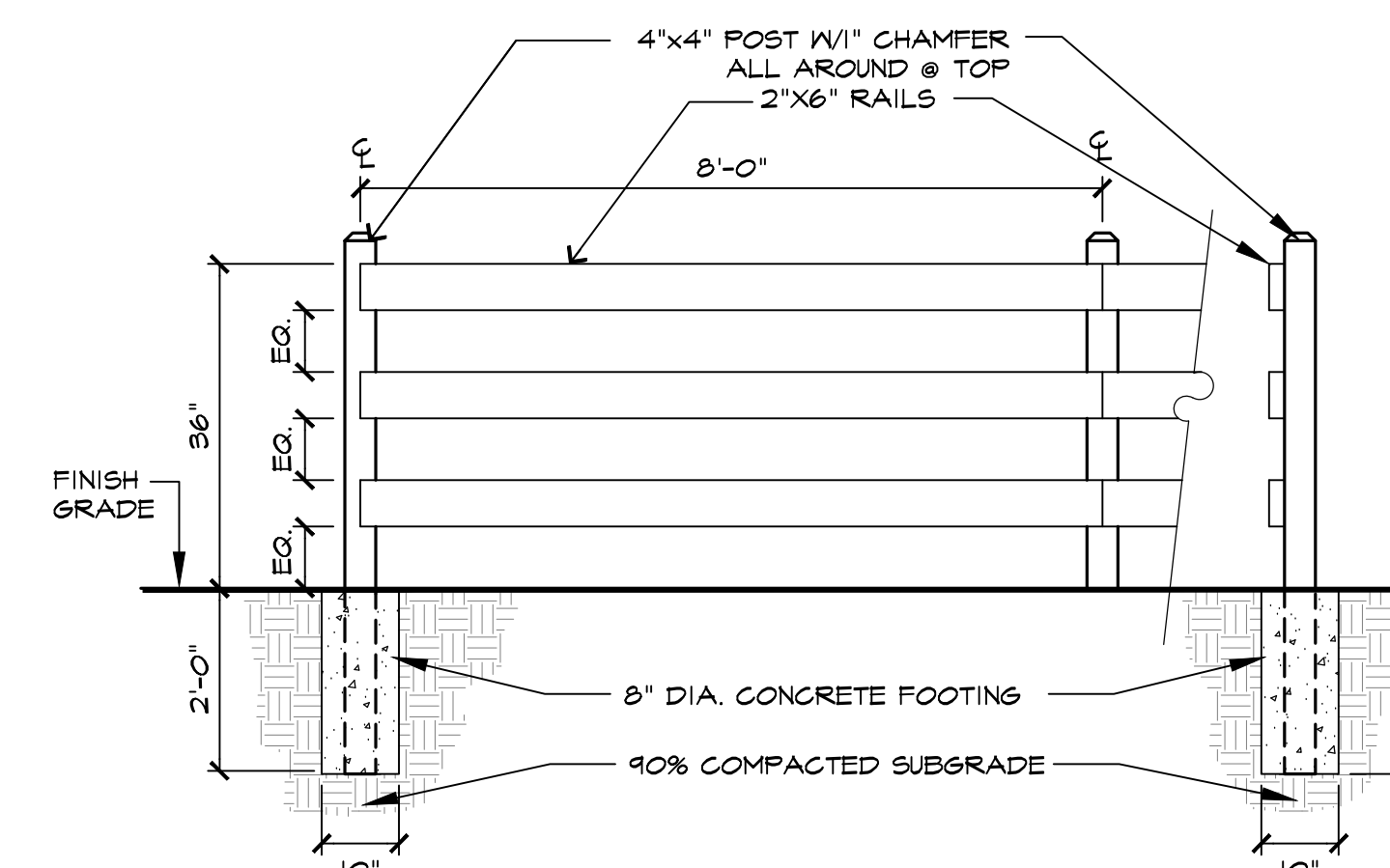
VEHICLE ACCESS POINT
DOUBLE SWING
SCALE: 1/2" = 1'-0"
024 -



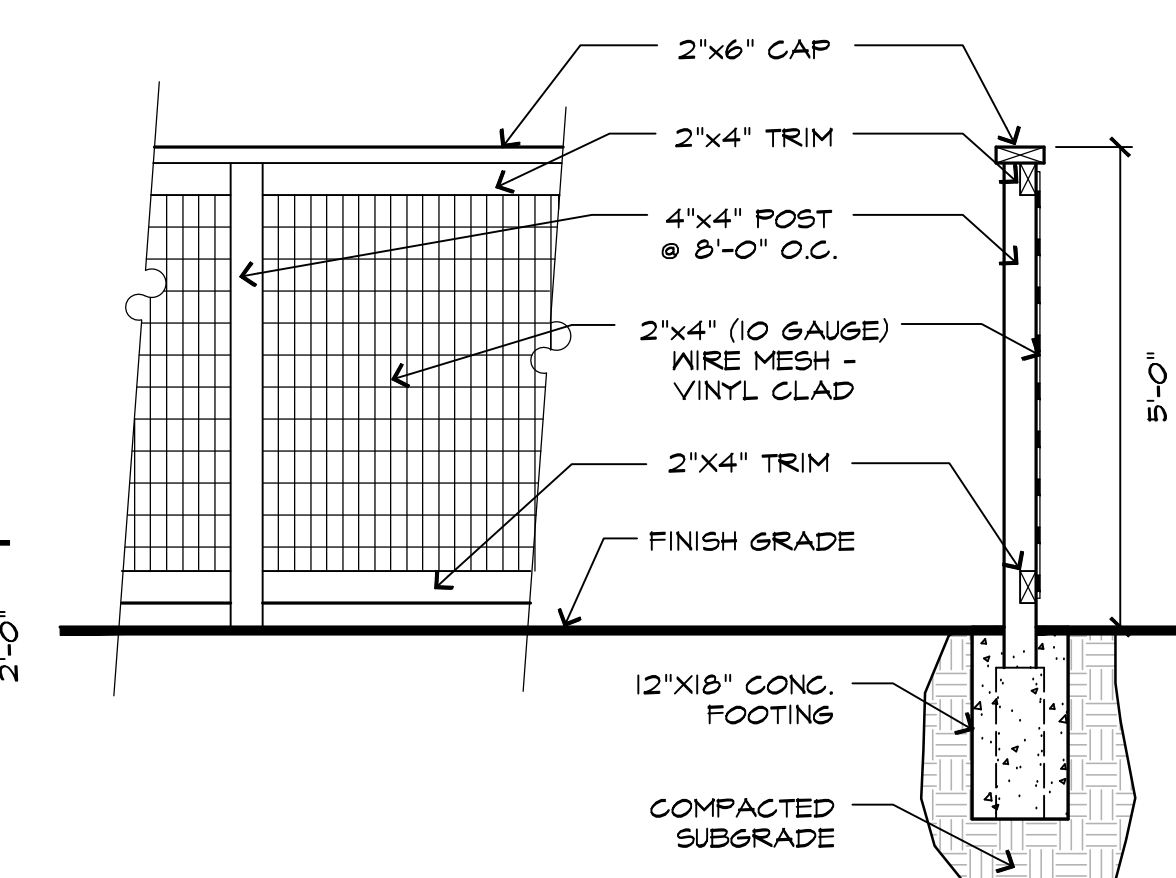
WOOD FENCE W/KICKBOARD
SCALE: 1/2" = 1'-0"
024 - FENCE



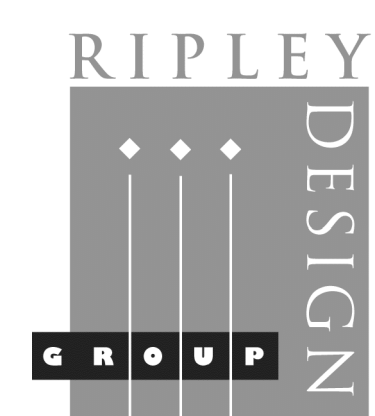
A COMMUNITY MAILBOXES
SCALE: 1/2" = 1'-0"
024 -



A 36" CORRAL FENCE
SCALE: 1/2" = 1'-0"
024 -



OPEN VIEW FENCE
SCALE: NTS
022 - FENCE



LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.938.7436

CALIBR VENTURES

Preliminary Details

North Gate Road
Contra Costa County, California

November 2024

L4



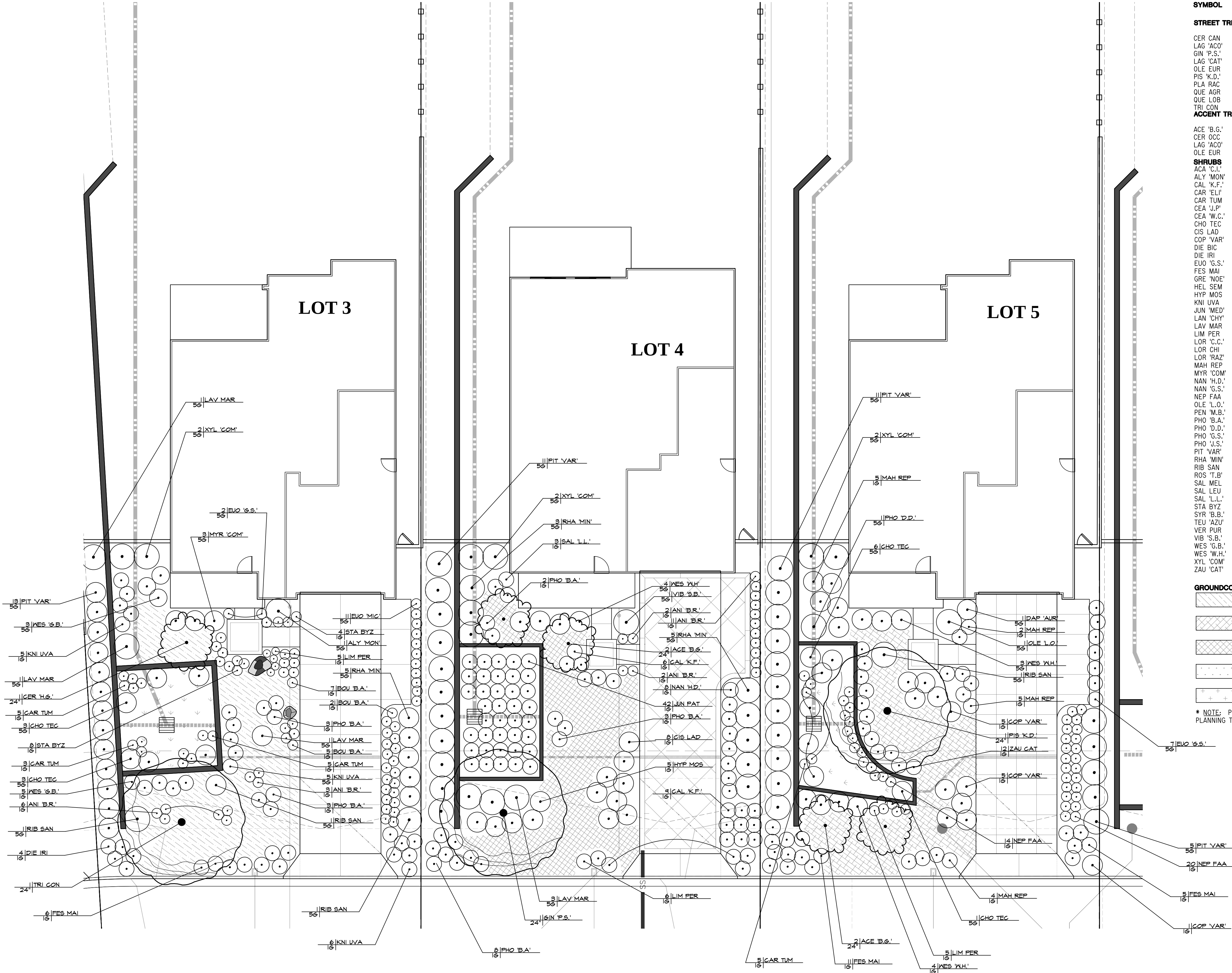
PLANT LEGEND

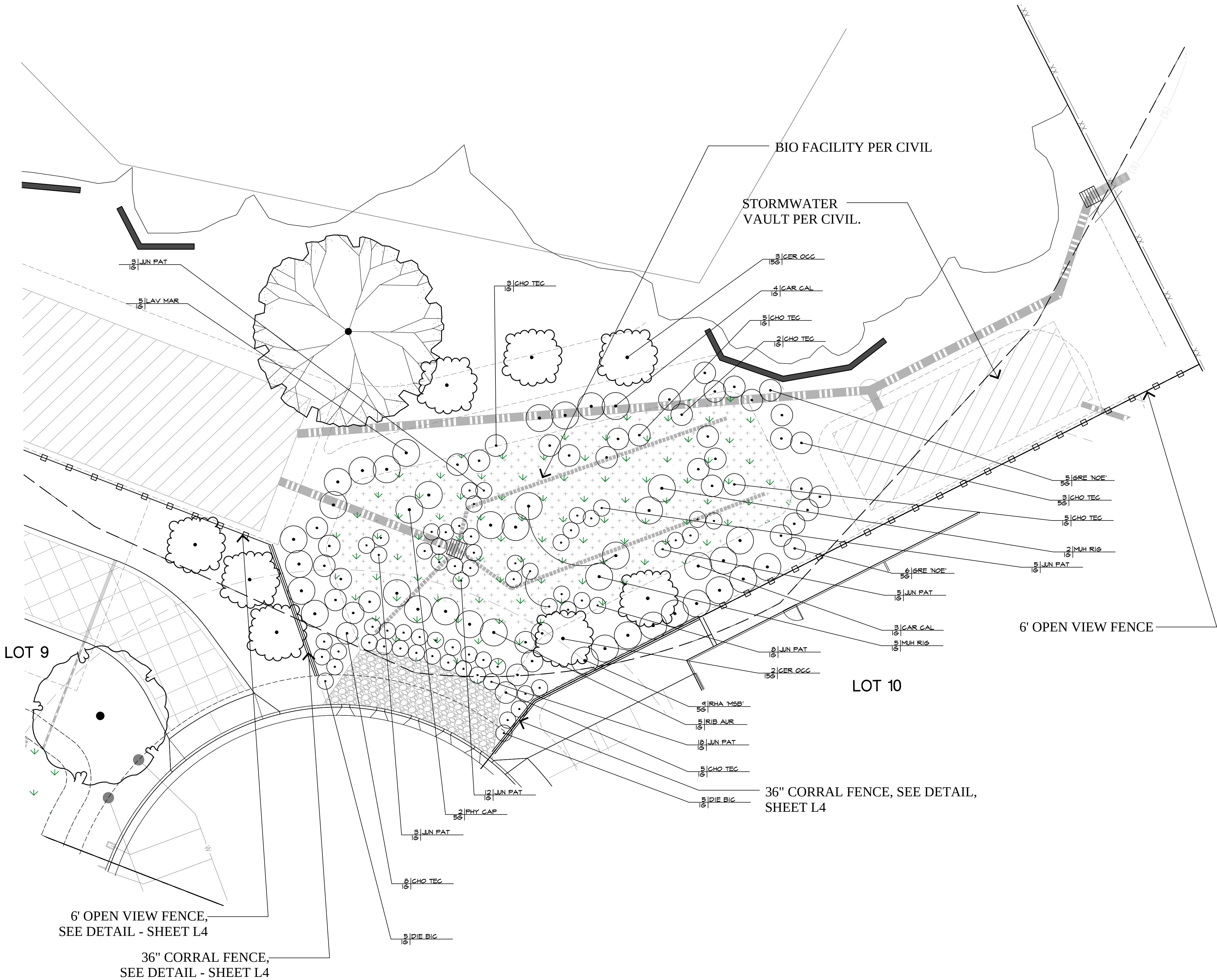
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE*	SPACING	MATURE SIZE (HIGH X WIDTH)
STREET TREES					
CER CAN	CERCIS CANADENSIS	EASTERN REDBUD	LOW	15'	20'X20'
LAG 'ACO'	LAGERSTROEMIA 'ACOMA'	CRAPE MYRTLE	LOW	10'	10'X10'
GIN 'P.S.'	GINKGO B. 'PRINCETON SENTRY'	MAIDENHAIR TREE	LOW	20'	25'X20'
LAG 'CAT'	LAGERSTROEMIA 'CATAWBA'	CRAPE MYRTLE (STND.)	LOW	10'	10'X10'
OLE EUR	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE (STND.)	LOW	25'	25'X25'
PIS 'K.D.'	PISTACHIA C. 'KEITH DAVEY'	CHINESE PISTACHE	LOW	25'	30'X45'
PLA RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	LOW	45'	45'X45'
QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	LOW	30'	40'X45'
QUE LOB	QUERCUS LOBATA	LIVELY OAK	LOW	30'	40'X45'
TRI CON	TRISTANIA CONFERTA	BRISBANE BOX	LOW	25'	40'X25'
ACCENT TREES					
ACE 'B.G.'	ACER PALMATUM 'BLOOD GOOD'	JAPANESE MAPLE	MED	12'	12'X12'
CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	LOW	15'	20'X20'
LAG 'ACO'	LAGERSTROEMIA 'ACOMA'	CRAPE MYRTLE	LOW	10'	10'X10'
OLE EUR	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE (STND.)	LOW	25'	25'X25'
SHRUBS					
ACA 'C.I.'	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	LOW	2.5' X 4'	2.5' X 4'
ALY 'MON'	ALYOGNE HUEGELII 'MONLE'	LILAC HIBISCUS	LOW	4'	6' X 4'
CAL 'K.F.'	CALAMOGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	LOW	3'	3' X 3'
CAR 'ELI'	CARPENTERIA CAL. 'ELIZABETH'	ELIZABETH BUSH ANEMONE	LOW	5'	4' X 5'
CAR TUM	CAREX TUMULICOLA	BERKELEY SEDGE	LOW	2'	2' X 2'
CEA 'J.P.'	CEANOTHUS 'JULIA PHELPS'	JULIA PHELPS LILAC	LOW	5'	5' X 5'
CEA 'W.C.'	CEANOTHUS 'WHEELER CANYON'	WHEELER CANYON LILAC	LOW	5'	5' X 5'
CHO TEC	CHONDROPETALUM 'TECTORUM'	CAPE REED	LOW	4'	4' X 4'
CIS LAD	CISTUS LADANIFER	ROCKROSE	LOW	4'	4' X 4'
COP 'VAR'	COPROSMA KIRKII 'VARIEGATA'	DWARF COPROSMA	LOW	4'	2' X 4'
DIE BIC	DIETES BICOLOR	FORTNIGHT LILY	LOW	2.5'	2.5' X 2.5'
DIE IRI	DIETES IRIDIODES	AFRICAN IRIS	LOW	2.5'	3' X 2.5'
EUD 'G.S.'	EUONYMUS S. 'GREEN SPIRES'	GREEN SPIRES EUONYMUS	LOW	2'	6' X 2'
FES MAI	FESTUCA MAIREI	ATLAS FESCUE	LOW	2.5'	2.5' X 2.5'
GRE 'NOE'	GREVILLEA 'NOELLI'	WOOLLY GREVILLEA	LOW	5'	5' X 5'
HEL SEM	HELIOTRICHON 'SEMPERVIRENS'	BLUE OAT GRASS	LOW	2.5'	2.5' X 2.5'
HYP MOS	HYPERICUM MOSERIANUM	GOLD FLOWER	LOW	3'	3' X 3'
KNI UVA	KNIPHOFIA UVARIA	HOT POKER	LOW	3'	3' X 3'
JUN MED'	JUNIPERUS S. 'MEDORA'	COLUMNAR JUNIPER	LOW	3.5'	10' X 3.5'
LAN 'CHY'	LANTANA 'CHAPEL HILL YELLOW'	C.H. YELLOW LANTANA	LOW	2.5'	2.5' X 1.5'
LAV MAR	LAVATERA MARITIMA	TREE MALLOW	LOW	5'	5' X 5'
LIM PER	LIMONUM PEREZII	SEA LAVENDER	LOW	2'	2' X 2'
LOR 'C.C.'	LOROPETALUM C. 'CERISE CHARM'	CHINESE FRINGE FLOWER	LOW	3'	3' X 3'
LOR CHI	LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	LOW	3.5'	4' X 4'
LOR 'RAZ'	LOROPETALUM C. 'RAZZLEBERRY'	RED FRINGE FLOWER	LOW	3.5'	4' X 4'
MAH REP	MAHONIA REPERENS	DWARF OREGON GRAPE	LOW	2'	2' X 2.5'
MYR 'COM'	MYRTUS C. 'COMPACTA'	DWARF MYRTLE	LOW	4'	5' X 4'
NAN 'H.D.'	NANDINA D. 'HARBOR DWARF'	DWARF HEAVENLY BAMBOO	LOW	3'	1.5' X 2.5'
NAN 'G.S.'	NANDINA D. 'GULF STREAM'	G.S. HEAVENLY BAMBOO	LOW	2.5'	2.5' X 2.5'
NEP FAA	NEPETA FAASSINII 'WALKERS LOW'	CATMINT	LOW	2'	2' X 2'
OLE 'L.O.'	OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	LOW	3.5'	4' X 3.5'
PEN 'M.B.'	PENSTEMON 'MARGARITA BOP'	FOOTHILLS PENSTEMON	LOW	1.5'	1.5' X 2'
PHO 'B.A.'	PHORMIUM 'BLACK ADDER'	NEW ZEALAND FLAX	LOW	3'	3' X 3'
PHO 'D.D.'	PHORMIUM 'DARK DELIGHT'	NEW ZEALAND FLAX	LOW	4'	4' X 4'
PHO 'G.S.'	PHORMIUM T. 'GOLD SWORD'	NEW ZEALAND FLAX	LOW	2.5'	2.5' X 2.5'
PHO 'J.S.'	PHORMIUM 'JACK SPRAT'	NEW ZEALAND FLAX	LOW	2'	1.5' X 1.5'
PIT 'VAR'	PITTOSPORUM T. 'VARIEGATA'	VARIEGATED TOBIRA	LOW	4'	4' X 4'
RHA 'MIN'	RHAPHIOLEPS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	LOW	3'	4' X 3'
RIB SAN	RIBES SANGUINEUM	RED FLOWERING CURRANT	LOW	5'	5' X 5'
ROS 'T.B.'	ROSMARINUS O. 'TUSCAN BLUE'	ROSEMARY	LOW	3.5'	6' X 3.5'
SAL MEL	SALVIA MELLIFERA	BLACK SAGE	LOW	5'	3' X 5'
SAL LEU	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	LOW	3'	3' X 3'
SAL 'L.L.'	SALVIA 'LIME LIGHT'	LIME LIGHT SAGE	LOW	2.5'	4' X 2.5'
STA BYZ	STACHYS BYZANTINA	LAMB'S EARS	LOW	2'	1.5' X 2'
SYR 'B.B.'	SYRINGA VULGARIS 'BIG BLUE'	BIG BLUE LILAC	LOW	6'	12' X 6'
TEU 'AZU'	TEUCRIUM FRUTICANS 'AZUREUM'	AZURE BUSH GERMANDER	LOW	6'	6' X 6'
VER PUR	VERBENA PERUVIANA	PERUVIAN VERBENA	LOW	2.5'	1' X 2.5'
VIB 'S.B.'	VIBURNUM T. 'SPRING BOUQUET'	S.B. VIBURNUM	LOW	5'	6' X 5'
WES 'G.B.'	WESTRINGIA F. 'GREY BOX'	DWARF COAST ROSEMARY	LOW	2.5'	2.5' X 2.5'
WES 'W.H.'	WESTRINGIA F. 'WYNYABBBIE HIGHLIGHT'	COAST ROSEMARY	LOW	3.5'	3.5' X 3.5'
XYL 'COM'	XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	LOW	4'	6' X 4'
ZAU 'CAT'	ZAUSCHNERIA CAL. 'CATALINA'	CALIFORNIA FUCHSIA	LOW	2.5'	2.5' X 2.5'

GROUNDCOVERS			
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	LOW
1 GALLON @ 24"			1.5' X 4'
	LANTANA MONTEVIDENSIS	LANTANA	LOW
1 GALLON @ 48"			1' X 5'
	MYOPORUM PARVIFOLIUM	MYOPORUM	LOW
1 GALLON @ 48" O.C.			.5' X 5'
	NATIVE HYDROSEED MIX	NATIVE WILDFLOWERS AND GRASSES	
			HYDROSEED
	CAREX PANSA	CALIFORNIA MEADOW SEDGE	MED
FLATTED, 18" O.C.			1'X1'
* NOTE: PLANT MATERIAL WATER USE VERIFIED WITH ONLINE WUCOLS LANDSCAPE WATER-USE PLANNING TOOL: WWW.WATERWONK.US			

PLANT CALLOUT SYMBOL KEY

PLANT QTY	PLANT SYMBOL
SIZE	UNITS

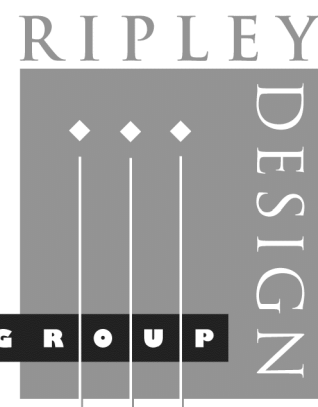




PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE*	SPACING	MATURE SIZE (HIGH X WIDTH)
STREET TREES					
CER CAN	CERCIS CANADENSIS	EASTERN REDBUD	LOW	15'	20'X20'
LAG 'ACO'	LAGERSTROEMIA 'ACOMA'	CRAPE MYRTLE	LOW	10'	10'X10'
GIN 'P.S.'	GINKGO B. 'PRINCETON SENTRY'	MAIDENHAIR TREE	LOW	20'	25'X20'
LAG 'CAT'	LAGERSTOEMIA 'CATAWBA'	CRAPE MYRTLE STND.	LOW	10'	10'X10'
OLE EUR	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE (STND.)	LOW	25'	25'X25'
PIS 'K.D.'	PISTACHIA C. 'KEITH DAVEY'	CHINESE PISTACHE	LOW	25'	30'X45'
PLA RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	LOW	45'	45'X45'
QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	LOW	30'	40'X45'
QUE LOB	QUERCUS LOBATA	VALLEY OAK	LOW	30'	40'X45'
TRI CON	TRISTANIA CONFERTA	BRISBANE BOX	LOW	25'	40'X25'
ACCENT TREES					
ACE 'B.G.'	ACER PALMATUM 'BLOOD GOOD'	JAPANESE MAPLE	MED	12'	12'X12'
CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	LOW	15'	20'X20'
LAG 'ACO'	LAGERSTROEMIA 'ACOMA'	CRAPE MYRTLE	LOW	10'	10'X10'
OLE EUR	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE (STND.)	LOW	25'	25'X25'
SHRUBS					
ACA 'C.I.'	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	LOW	4'	2.5' X 4'
ALY 'MON'	ALYOGNE HUEGELII 'MONLE'	LILAC HIBISCUS	LOW	4'	6' X 4'
CAL 'K.F.'	CALAMOGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	LOW	3'	3' X 3'
CAR 'ELI'	CARPENTERIA CAL. 'ELIZABETH'	ELIZABETH BUSH ANEMONE	LOW	5'	4' X 5'
CAR TUM	CAREX TUMULICOLA	BERKELEY SEDGE	LOW	2'	2' X 2'
CEA 'J.P'	CEANOTHUS 'JULIA PHELPS'	JULIA PHELPS LILAC	LOW	5'	5' X 5'
CEA 'W.C.'	CEANOTHUS 'WHEELER CANYON'	WHEELER CANYON LILAC	LOW	5'	5' X 5'
CHO TEC	CHONDRPETALUM TECTORUM	CAPE REED	LOW	4'	4' X 4'
CIS LAD	CISTUS LADANIFER	ROCKROSE	LOW	4'	4' X 4'
COP 'VAR'	COPROSMA KIRKII 'VARIEGATA'	DWARF COPROSMA	LOW	4'	2' X 4'
DIE BIC	DIETES BICOLOR	FORTNIGHT LILY	LOW	2.5'	2.5' X 2.5'
DIE IRI	DIETES IRIDIODES	AFRICAN IRIS	LOW	2.5'	3' X 2.5'
EUN 'G.S.'	EUONYMUS J. 'GREEN SPIRES'	GREEN SPIRES EUONYMUS	LOW	2'	6' X 2'
FES MAI	FESTUCA MAIREI	ATLAS FESCUE	LOW	2.5'	2.5' X 2.5'
GRE 'NOE'	GREVILLEA 'NOELLI'	WOOLY GREVILLEA	LOW	5'	5' X 5'
HEL SEM	HELICOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW	2.5'	2.5' X 2.5'
HYP MOS	HYPERICUM MOSERIANUM	GOLD FLOWER	LOW	3'	3' X 3'
KNI UVA	KNIPHOFIA UVARIA	HOT POKER	LOW	3'	3' X 3'
JUN 'MED'	JUNIPERUS S. 'MEDORA'	COLUMNAR JUNIPER	LOW	3.5'	10' X 3.5'
LAN 'CHY'	LANTANA 'CHAPEL HILL YELLOW'	C.H. YELLOW LANTANA	LOW	2.5'	2.5' X 1.5'
LAV MAR	LAVATERA MARITIMA	TREE MALLOW	LOW	5'	5' X 5'
LIM PER	LIMONIUM PEREZII	SEA LAVENDER	LOW	2'	2' X 2'
LOR 'C.C.'	LOROPETALUM C. 'CERISE CHARM'	CHINESE FRINGE FLOWER	LOW	3'	3' X 3'
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OLE 'L.O.'	OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	LOW	3.5'	4' X 3.5'
PEN 'M.B.'	PENSTEMON 'MARGARITA BOP'	FOOTHILLS PENSTEMON	LOW	1.5'	1.5' X 2'
PHO 'B.A.'	PHORMIUM 'BLACK ADDER'	NEW ZEALAND FLAX	LOW	3'	3' X 3'
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PIT 'VAR'	PITTOSPORUM T. 'VARIEGATA'	VARIEGATED TOBIRA	LOW	4'	4' X 4'
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STA BYZ	STACHYS BYZANTINA	LAMB'S EARS	LOW	2'	1.5' X 2'
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ZAU 'CAT'	ZAUSCHNERIA CAL. 'CATALINA'	CALIFORNIA FUCHSIA	LOW	2.5'	2.5' X 2.5'
GROUNDCOVERS					
	ARCTOSTAPHYLOS 'EMERALD CARPET' 1 GALLON @ 24"	MANZANITA	LOW		1.5' X 4'
	LANTANA MONTEVIDENSIS 1 GALLON @ 48"	LANTANA	LOW		1' X 5'
	MYOPORUM PARVIFOLIUM 1 GALLON @ 48" O.C.	MYOPORUM	LOW		.5' X 5'
	NATIVE HYDROSEED MIX	NATIVE WILDFLOWERS AND GRASSES			HYDROSEED
	CAREX PANSA FLATTED, 18" O.C.	CALIFORNIA MEADOW SEDGE	MED		1'X1'

* NOTE: PLANT MATERIAL WATER USE VERIFIED WITH ONLINE WUCOLS LANDSCAPE WATER-USE PLANNING TOOL. WWW.WATERWONK.US



LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
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WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.9387436



CALIBR VENTURES



Preliminary Bio Planting Plan

North Gate Road

Contra Costa County, California

November 2024



TRISTANIA CONFERTA
BRISBANE BOX



OLEA EUROPAEA 'SWAN HILL'
SWAN HILL OLIVE



CERCIS CANADENSIS
EASTERN REDBUD



MUHLENBERGIA RIGENS
DEERGRASS



OLEA E. 'LITTLE OLLIE'
DWARF OLIVE



LAVATERA MARITIMA
TREE MALLOW



HYPERICUM MOSERIANUM
GOLD FLOWER



QUERCUS LOBATA
VALLEY OAK



QUERCUS AGRIFOLIA
COAST LIVE OAK



GREVILLEA 'NOELLI'
NOEL'S GREVILLEA



STACHYS BYZANTINA
LAMBS EAR



BOUTELOUA G. 'BLONDE AMBITION'
GRAMA GRASS



OLEA EUROPAEA 'SWAN HILL'
SWAN HILL OLIVE



GELSEMIUM SEMPERVIRENS
CAROLINA JESSAMINE



GINKGO BILOBA 'PRINCETON SENTRY'
MAIDENHAIR TREE



ANIGOZANTHOS FLAVIDUS
KANGAROO PAW



LANTANA MONTEVIDENSIS 'SELLOWIANA'
PURPLE TRAILING LANTANA



EUONYMUS J. 'MICROPHYLLUS'
BOXLEAF EUONYMUS



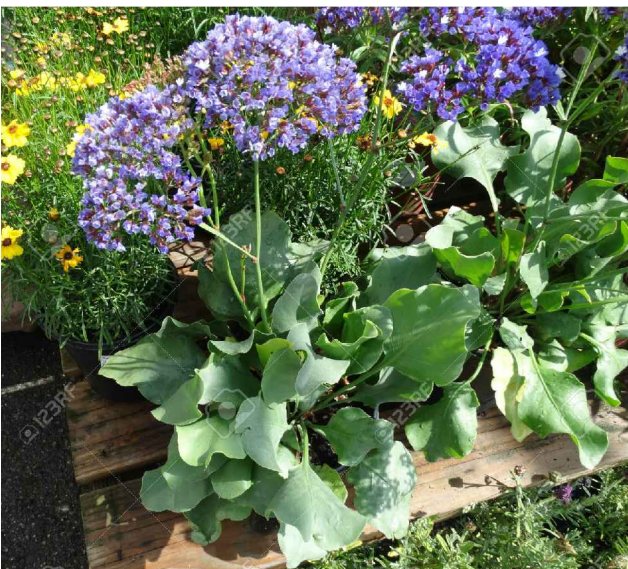
LOROPETALUM CHINENSE
FRINGE FLOWER



JUNCUS PATENS 'ELK BLUE'
CALIFORNIA GREY RUSH



FESTUCA MAIREI
MAIRE'S FESCUE



LIMONIUM PREZII
SEA LAVENDER



RHAPHIOLEPIS 'UMBELLATA'
DWARF YEDDO HAWTHORN



RHAMNUS CALIFORNICA
COFFEEBERRY



ACACIA 'COUSIN ITT'
LITTLE RIVER WATTLE



PENSTEMON HETEROPHYLLUS 'MARGARITA BOP'
BLUE BEDDER PENSTEMON



DIETES BICOLOR 'MORAEA'
FORTNIGHT LILY



CISTUS SKANBERGII
ROCKROSE



PHORMIUM 'PLATTS BLACK'
PLATTS BLACK NEW ZEALAND FLAX



CHONDROPETALUM TECTORUM
CAPE REED



PACIFIC COAST IRIS
IRIS PACIFIC COAST HYBRID



NEPETA FAASSENII
CATMINT



CALIBR VENTURES

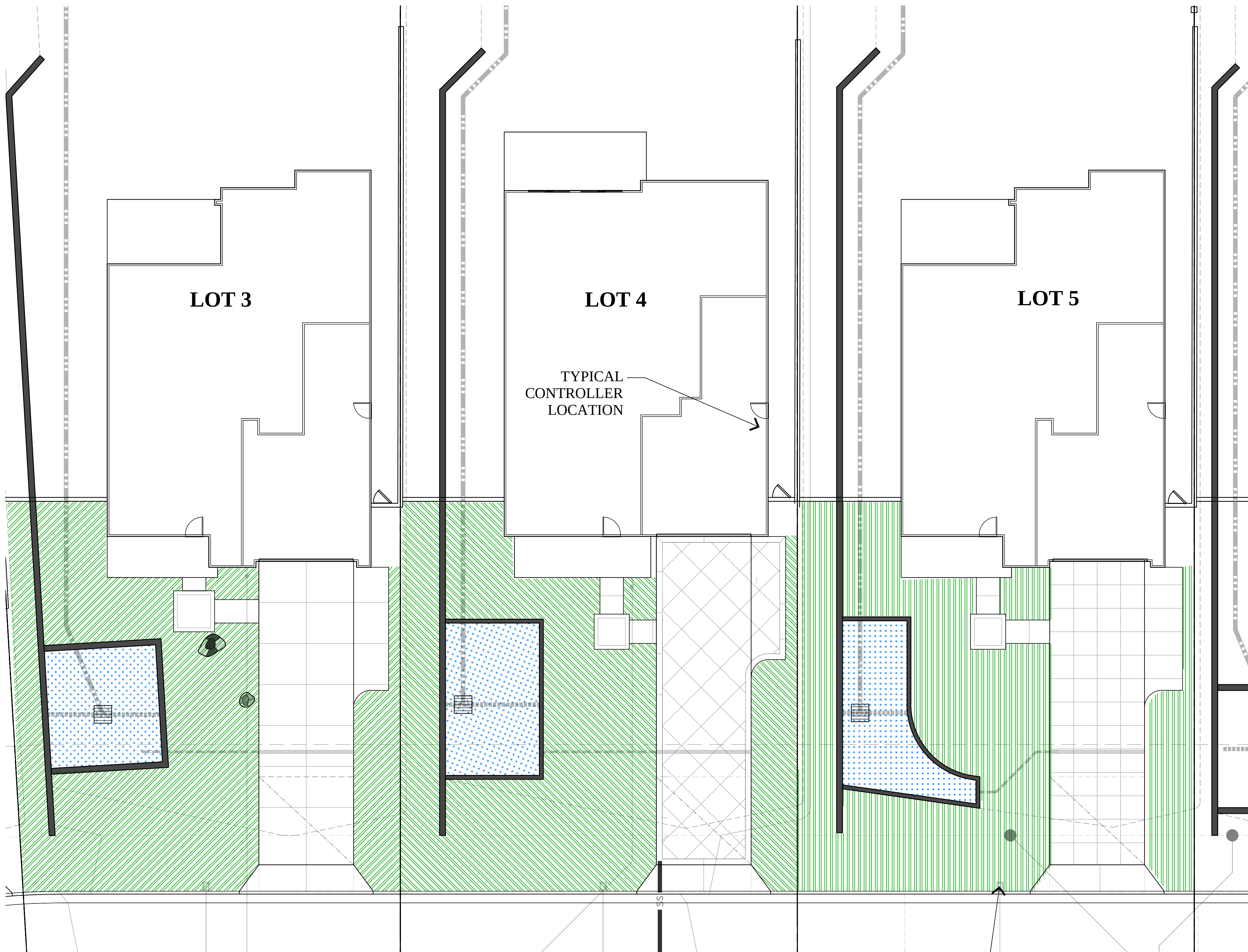
Plant Imagery

North Gate Road

Contra Costa County, California

November 2024

L7



WATER METER,
POINT OF CONNECTION
AND BACKFLOW
PREVENTION TYPICAL
LOCATION

IRRIGATION SYSTEM LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION	NOZZLE GPM	OPERATING PSI
	DOMESTIC WATER METER ELECTRIC CONTROLLER	-BY OTHER SECTION OF CONTRACT -TORO-TIS-612 INTELLI-SENSE (ET-BASED)		
	BACKFLOW PREVENTOR	-WILKINS 975XL - MAINLINE SIZE		
	MASTER CONTROL VALVES	-HUNTER PGV OR EQUAL		
	REMOTE CONTROL VALVES	-HUNTER PGV OR EQUAL		
	REMOTE CONTROL VALVES W/REGULATOR & FILTER - OR EQUAL			
	BALL VALVE	-NIBCO-T-560-BR-20-IRR-LINE SIZE		
	BUBBLER (TREE)	-TORO-514-20	.50	30
	BUBBLER (SHRUB)	-PEPCO-OCTA-BUBBLER	.19	30
	IN-LINE DRIP	-HUNTER PLD OR EQUAL		30
	IRRIGATION SUPPLYLINE - 1-1/4"	-1120/SCHEDULE 40 PVC PIPE	-18" COVER	
	IRRIGATION SPRINKLERLINE	-1120/CLASS 200 PVC PIPE	-12" COVER	
	ELECTRICAL CONDUIT	-1120/SCHEDULE 40 PVC PIPE	-24" COVER	
	SLEEVING	-1120/SCHEDULE 40 PVC PIPE	-24" COVER	
	CONTROLLER STATION NUMBER			
	GALLONS PER MINUTE THROUGH VALVE			
	CONTROL VALVE SIZE			

TYPICAL LANDSCAPE HYDROZONE LEGEND - LOT 3 WATER BUDGET CALCULATIONS LOT 3:

	ZONE A: 249 SQ FT SUN TO PARTIAL SHADE, DROUGHT TOLERANT SHRUBS AND GROUND COVER WITH DRIP EMITTERS. LOW WATER USE.	LOW WATER USE PLANTING AREA = 2529 SF MEDIUM WATER USE PLANTING AREA = 20 SF TOTAL PLANTING AREA = 2549 SF
	ZONE B: 20 SQ FT SUN TO PARTIAL SHADE, DROUGHT TOLERANT TREE WITH BUBBLERS. MED WATER USE.	ESTIMATED TOTAL WATER USE: ETWU (LOW WATER USE) = (46.2) X (0.62) X (0.2 X 2529) / 0.71 = 20,406 GAL/YR
	ZONE C: 380 SQ FT SUN TO PARTIAL SHADE, C3 PLANTING IN BIO RETENTION AREA. LOW WATER USE.	ETWU (MEDIUM WATER USE) = (46.2) X (0.62) X (0.4 X 10) / 0.71 = 323 GAL/YR
		TOTAL ETWU = 20,729 GAL/YR
		MAXIMUM APPLIED WATER ALLOWANCE: MAWA (TOTAL LANDSCAPED AREA) = (46.2) X (0.62) X (0.45 X 2549) = 32,856 GAL/YR

TYPICAL LANDSCAPE HYDROZONE LEGEND - LOT 4 WATER BUDGET CALCULATIONS LOT 4:

	ZONE A: 2275 SQ FT SUN TO PARTIAL SHADE, DROUGHT TOLERANT SHRUBS AND GROUND COVER WITH DRIP EMITTERS. LOW WATER USE.	LOW WATER USE PLANTING AREA = 2691 SF MEDIUM WATER USE PLANTING AREA = 30 SF TOTAL PLANTING AREA = 2721 SF
	ZONE B: 30 SQ FT SUN TO PARTIAL SHADE, DROUGHT TOLERANT TREE WITH BUBBLERS. MED WATER USE.	ESTIMATED TOTAL WATER USE: ETWU (LOW WATER USE) = (46.2) X (0.62) X (0.2 X 2691) / 0.71 = 21,713 GAL/YR
	ZONE C: 416 SQ FT SUN TO PARTIAL SHADE C3 BIO PLANTING LOW WATER USE	ETWU (MEDIUM WATER USE) = (46.2) X (0.62) X (0.4 X 30) / 0.71 = 484 GAL/YR
		TOTAL ETWU = 22,197 GAL/YR
		MAXIMUM APPLIED WATER ALLOWANCE: MAWA (TOTAL LANDSCAPED AREA) = (46.2) X (0.62) X (0.45 X 2721) = 35,073 GAL/YR

TYPICAL LANDSCAPE HYDROZONE LEGEND - LOT 5 WATER BUDGET CALCULATIONS LOT 5:

	ZONE A: 589 SQ FT SUN TO PARTIAL SHADE, DROUGHT TOLERANT SHRUBS AND GROUND COVER WITH DRIP EMITTERS. LOW WATER USE.	LOW WATER USE PLANTING AREA = 2608 SF MEDIUM WATER USE PLANTING AREA = 30 SF TOTAL PLANTING AREA = 2638 SF
	ZONE B: 10 SQ FT SUN TO PARTIAL SHADE, DROUGHT TOLERANT TREE WITH BUBBLERS. MED WATER USE.	ESTIMATED TOTAL WATER USE: ETWU (LOW WATER USE) = (46.2) X (0.62) X (0.2 X 2608) / 0.71 = 21,043 GAL/YR
	ZONE C: X SQ FT SUN TO PARTIAL SHADE C3 BIO PLANTING LOW WATER USE	ETWU (MEDIUM WATER USE) = (46.2) X (0.62) X (0.4 X 30) / 0.71 = 484 GAL/YR
		TOTAL ETWU = 21,527 GAL/YR
		MAXIMUM APPLIED WATER ALLOWANCE: MAWA (TOTAL LANDSCAPED AREA) = (46.2) X (0.62) X (0.45 X 2638) = 34,003 GAL/YR

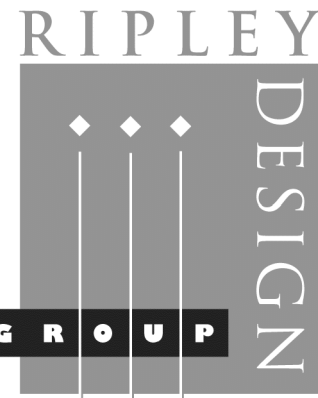
IRRIGATION SYSTEM DESIGN NOTES:

1. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
2. PLANTING AREAS SHALL BE GROUPED BY HYDROZONE AND IRRIGATED SEPARATELY.
3. HYDROZONE BOUNDARIES WILL BE SHOWN ON IRRIGATION CONSTRUCTION DOCUMENTS.
4. ALL TREES WILL BE IRRIGATED USING LOW FLOW BUBBLERS.
5. ALL SHRUB AND GROUND COVER AREAS WILL BE IRRIGATED USING DRIP EMITTERS.
6. IRRIGATION PLAN WILL SHOW LOCATION OF WATER METER, MANUAL SHUT-OFF VALVES, AUTOMATIC CONTROL VALVES, MOISTURE AND RAIN SENSORS, PRESSURE REGULATORS, CONTROLLER, AND BACKFLOW PREVENTION DEVICES.
7. CHECK VALVES WILL BE SPECIFIED WHERE LOW HEAD DRAINAGE MAY OCCUR.
8. THE IRRIGATION SYSTEM WILL BE EQUIPPED WITH A MANUAL SHUT-OFF VALVE AT THE POINT OF CONNECTION TO THE DOMESTIC WATER SUPPLY, A BACKFLOW PREVENTION DEVICE, AND AUTOMATIC IRRIGATION CONTROLLER THAT UTILIZES EITHER EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA TO AUTOMATICALLY ADJUST WATERING SCHEDULES, AND A RAIN SENSOR THAT SUSPENDS IRRIGATION DURING PERIODS OF RAIN.
9. THE IRRIGATION SYSTEM WILL BE DESIGNED TO PREVENT WATER RUNOFF BEYOND THE IRRIGATED LANDSCAPE AREAS.
10. ALL PLANTING AREAS SHALL BE MULCHED WITH 1" DIAM. FIR BARK TO A MINIMUM DEPTH OF 3".

CALIBR VENTURES

North Gate Road
Contra Costa County, California

Preliminary Hydrozone/Irrigation Plan



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WALNUT CREEK, CA 94596
TEL: 925.938.7377
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November 2024



IRRIGATION SYSTEM LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION	NOZZLE GPM	OPERATING PSI
	DOMESTIC WATER METER	-BY OTHER SECTION OF CONTRACT		
	ELECTRIC CONTROLLER	-TORO-TIS-612 INTELLI-SENSE (ET-BASED)		
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	MASTER CONTROL VALVES	-HUNTER PGV OR EQUAL		
	REMOTE CONTROL VALVES	-HUNTER PGV OR EQUAL		
	REMOTE CONTROL VALVES	-HUNTER PGV W/REGULATOR & FILTER - OR EQUAL		
	BALL VALVE	-NIBCO-T-560-BR-20-IRR-LINE SIZE		
	BUBBLER (TREE)	-TORO-514-20	.50	30
	BUBBLER (SHRUB)	-PEPCO-OCTA-BUBBLER	.19	30
	IN-LINE DRIP	-HUNTER PLD OR EQUAL		30
	IRRIGATION SUPPLYLINE - 1-1/4"	-1120/SCHEDULE 40 PVC PIPE	-18" COVER	
	IRRIGATION SPRINKLERLINE	-1120/CLASS 200 PVC PIPE	-12" COVER	
	ELECTRICAL CONDUIT	-1120/SCHEDULE 40 PVC PIPE	-24" COVER	
	SLEEVE	-1120/SCHEDULE 40 PVC PIPE	-24" COVER	
	CONTROLLER STATION NUMBER			
	GALLONS PER MINUTE THROUGH VALVE			
	CONTROL VALVE SIZE			

TYPICAL LANDSCAPE HYDROZONE LEGEND - BIO

- ZONE A: 1560 SQ FT
SUN TO PARTIAL SHADE, DROUGHT
TOLERANT SHRUBS AND
GROUND COVER AROUND THE BIO
AREA WITH DRIP EMITTERS. LOW
WATER USE.
- ZONE B: 60 SQ FT
SUN TO PARTIAL SHADE, DROUGHT
TOLERANT TREES WITH BUBBLERS.
LOW WATER USE.
- ZONE C: 2750 SQ FT
SUN TO PARTIAL SHADE, C3
PLANTING IN BIO RETENTION AREA.
LOW WATER USE.

WATER BUDGET CALCULATIONS BIO FACILITY AREA:

LOW WATER USE PLANTING AREA = 4370 SF
MEDIUM WATER USE PLANTING AREA = 0 SF
TOTAL PLANTING AREA = 4370 SF

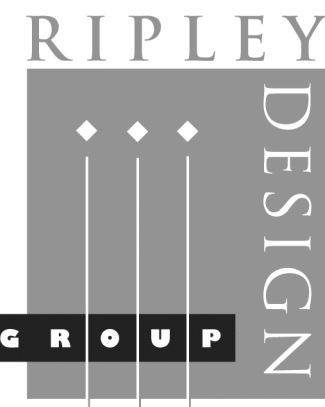
ESTIMATED TOTAL WATER USE:

ETWU (LOW WATER USE) = (46.2) X (0.62) X (0.2 X 4370) / 0.71 = 35,260 GAL/YR

TOTAL ETWU = 35,260 GAL/YR

MAXIMUM APPLIED WATER ALLOWANCE:

MAWA (TOTAL LANDSCAPED AREA) = (46.2) X (0.62) X (0.45 X 4370) = 56,328 GAL/YR



LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.9387436



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Preliminary Bio Area Hydrozone/Irrigation Plan

North Gate Road
Contra Costa County, California

November 2024

L9

1125 North Gate Road, 19 Lots

Walnut Creek, California
October 2, 2024



Plan 4
Elevation 'A' Farmhouse
(Color Scheme 2)

Plan 3
Elevation 'D' Modern
(Color Scheme 8)

Plan 2
Elevation 'B' Craftsman
(Color Scheme 4)

Plan 1
Elevation 'C' Traditional
(Color Scheme 5)

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Plan 1 - Roof Plans.....	A1.2
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Plan 2 - Roof Plans.....	A2.2
Plan 2 - Front Elevations.....	A2.3
Plan 2 - Elevation 'A' Farmhouse.....	A2.4
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Lighting Fixtures.....	CM1
Exterior Color & Materials.....	CM2
Exterior Color & Materials.....	CM3
Exterior Color & Materials.....	CM4
Exterior Color & Materials.....	CM5

Project Team



Applicant:

Calibr
115 Jennifer Ct.
Alamo, CA 94507

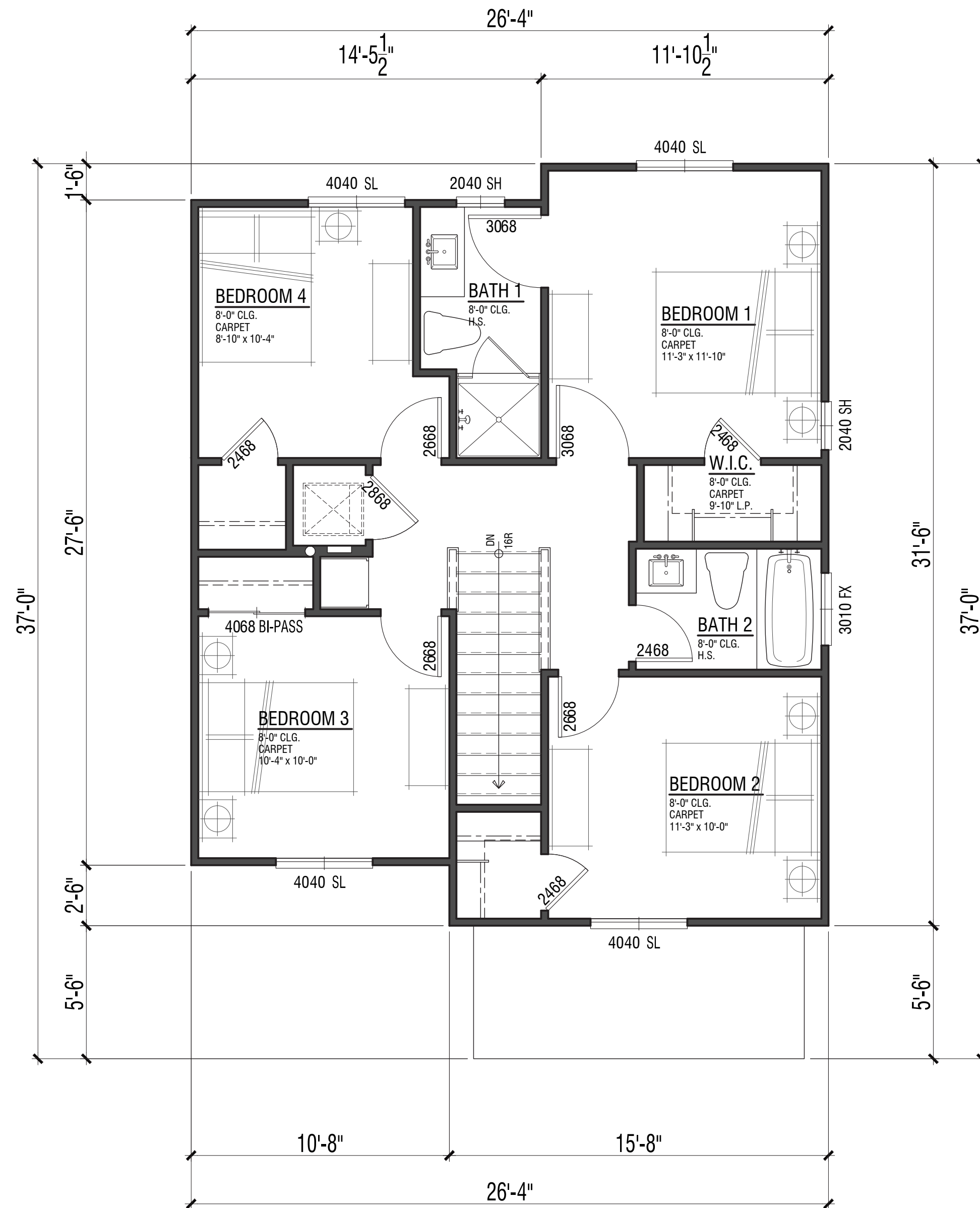
Contact: Andy Bye
Business: 925.683.5493



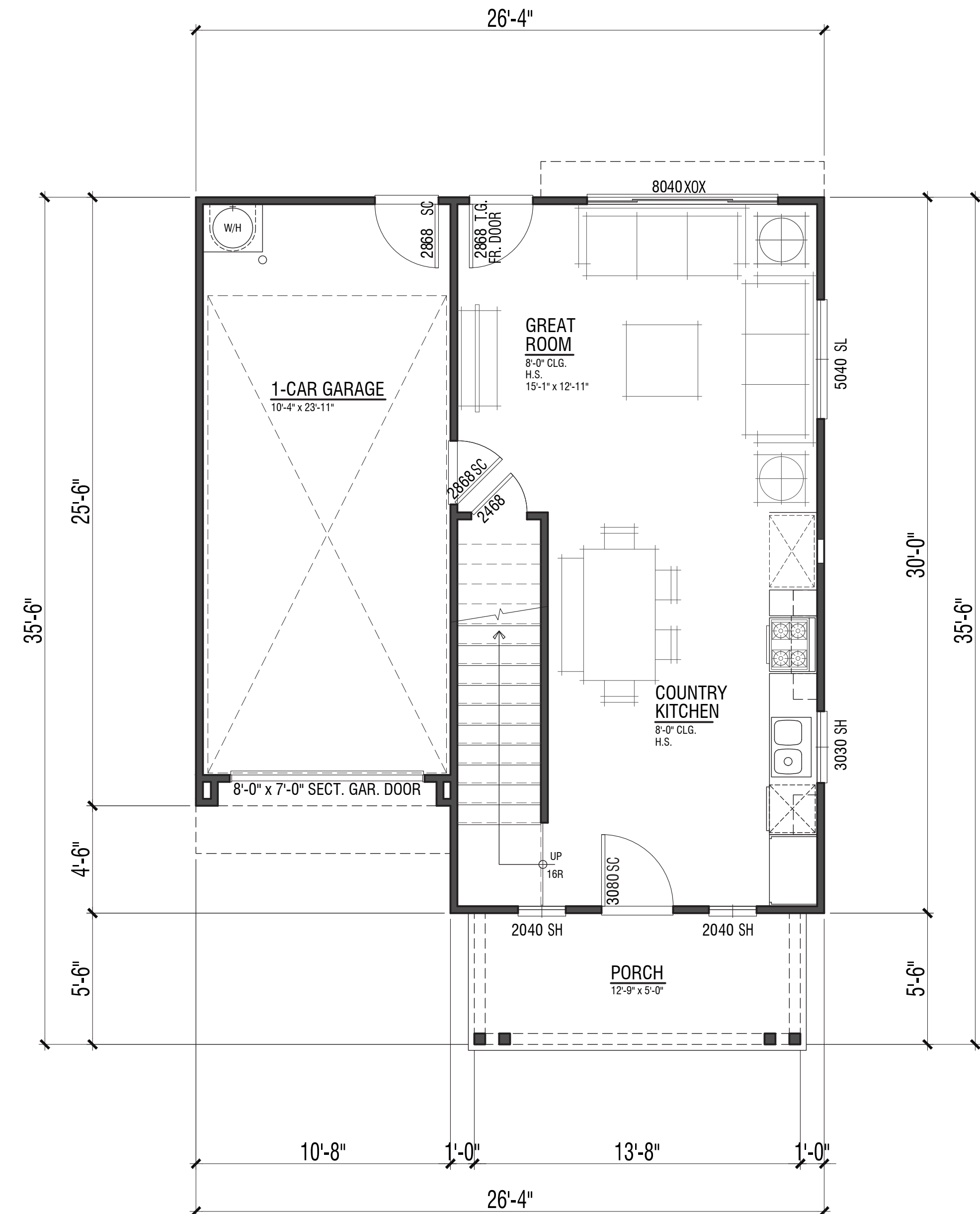
Architect:

William Hezmalhalch Architects, Inc.
5000 Executive Parkway, Suite 375
San Ramon, CA 94583

Contact: Mark Retherford
Business: 925.463.1700



Second Floor 745 SF

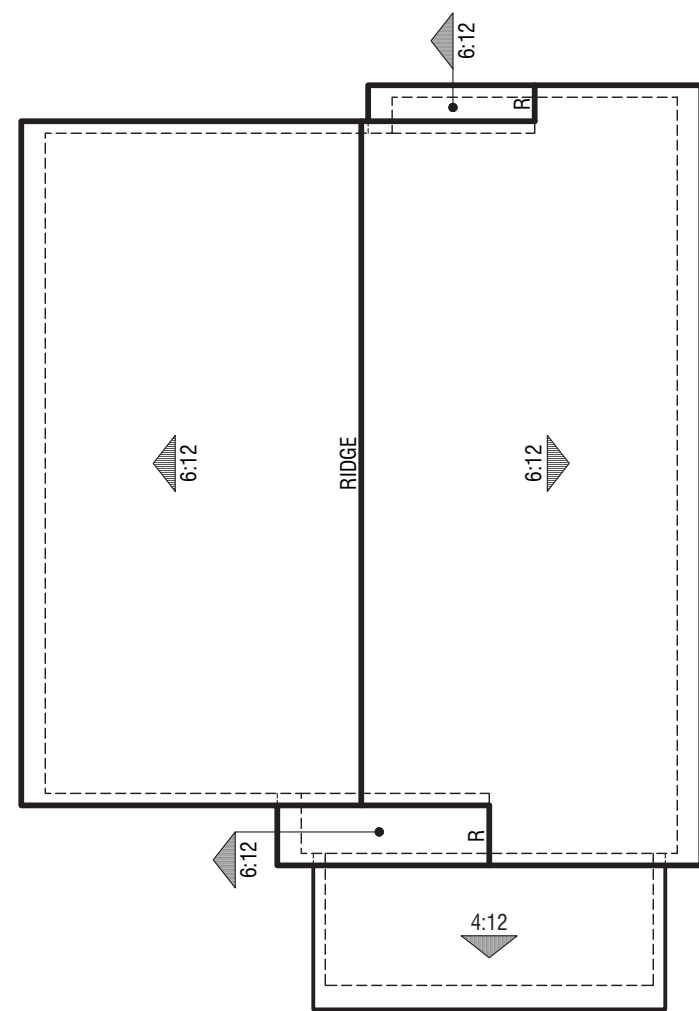


First Floor 470 SF

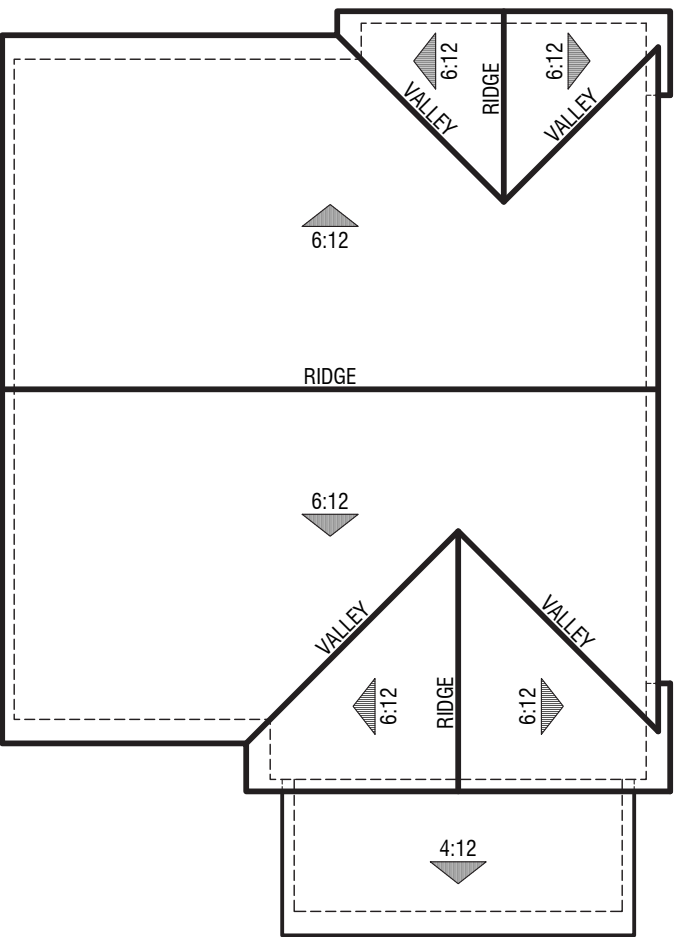
PLAN 1
1,215 SF
4 Bdrm | 2 Bath
1-Car Garage

1125 NORTH GATE ROAD, 19 LOTS

WALNUT CREEK, CA



Elevation C - Traditional



Elevation A - Farmhouse

PLAN 1

Roof Plans

1125 NORTH GATE ROAD, 19 LOTS
WALNUT CREEK, CA



Elevation C - Traditional
Color Scheme 5



Elevation A - Farmhouse
Color Scheme 1

PLAN 1

Front Elevations

1125 NORTH GATE ROAD, 19 LOTS

WALNUT CREEK, CA

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0 2 4 8
A1.3

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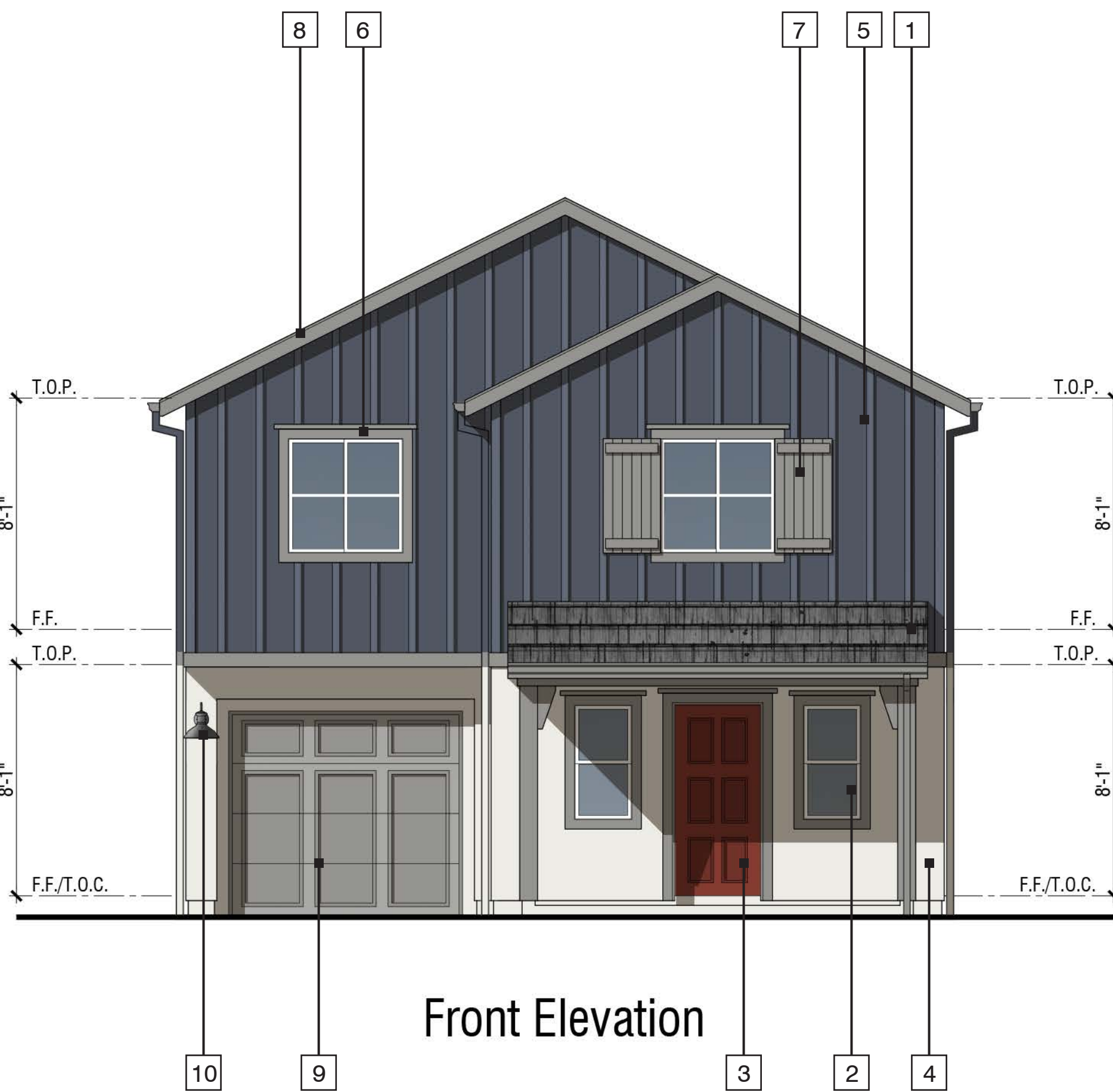
Right Elevation



Rear Elevation



Left Elevation



Front Elevation

EXTERIOR MATERIALS:
Elevation A - Color Scheme 1

- 1 CONCRETE SLATE TILE ROOFING
- 2 INSULATED VINYL WINDOWS
- 3 FIBERGLASS FRONT DOOR
- 4 STUCCO
- 5 FIBER CEMENT BOARD AND BATTEN SIDING
- 6 FIBER CEMENT TRIM

- 7 SIMULATED WOOD SHUTTERS
- 8 FASCIA
- 9 SECTIONAL ROLL-UP GARAGE DOOR
- 10 LIGHT FIXTURE, SEE SHEET CM1 FOR SPECIFICATION

PLAN 1
Elevation A - Farmhouse

1125 NORTH GATE ROAD, 19 LOTS
WALNUT CREEK, CA

0 2 4 8
A1.4



Elevation C - Color Scheme 5

- 7 FASCIA
8 SECTIONAL ROLL-UP GARAGE DOOR
9 LIGHT FIXTURE, SEE SHEET CM1 FOR SPECIFICATION

Elevation C - Traditional

WALNUT CREEK, CA

A1.5

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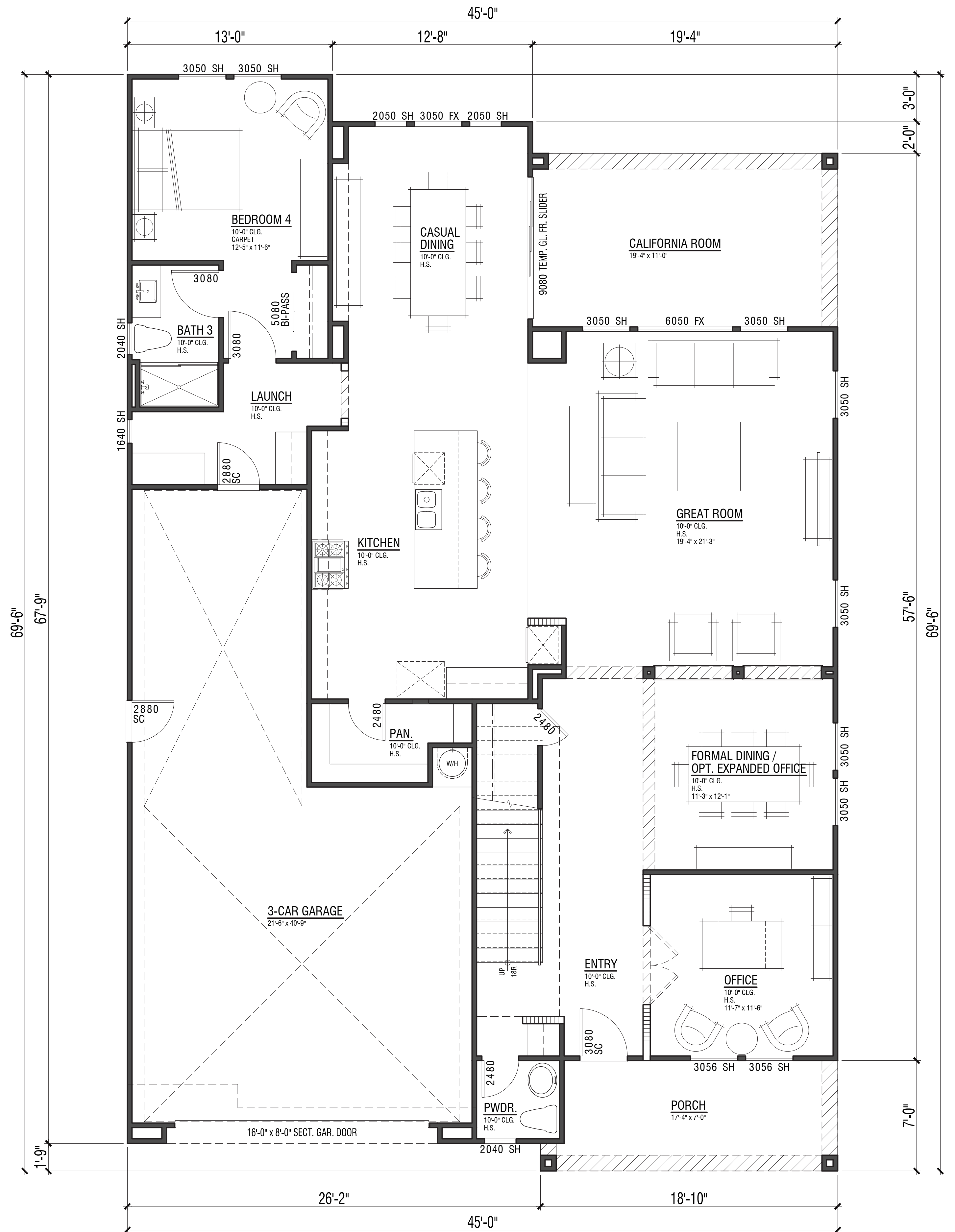
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Second Floor 1,985 SF

PLAN 2

3,981 SF
4 Bdrm | 3.5 Bath
Formal Dining | Office | Bonus Room
3-Car Garage



First Floor 1,996 SF

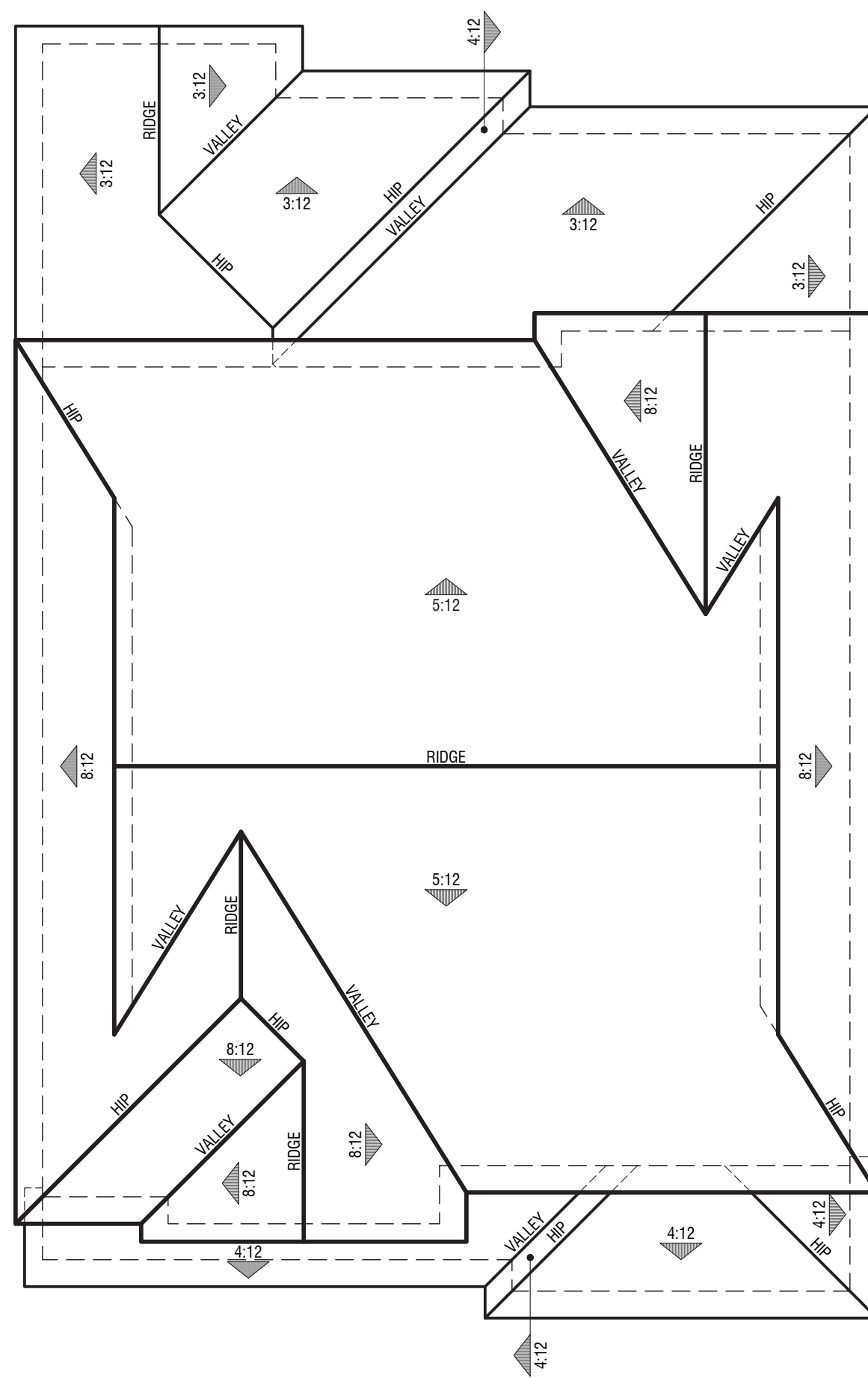
1125 NORTH GATE ROAD, 19 LOTS

WALNUT CREEK, CA

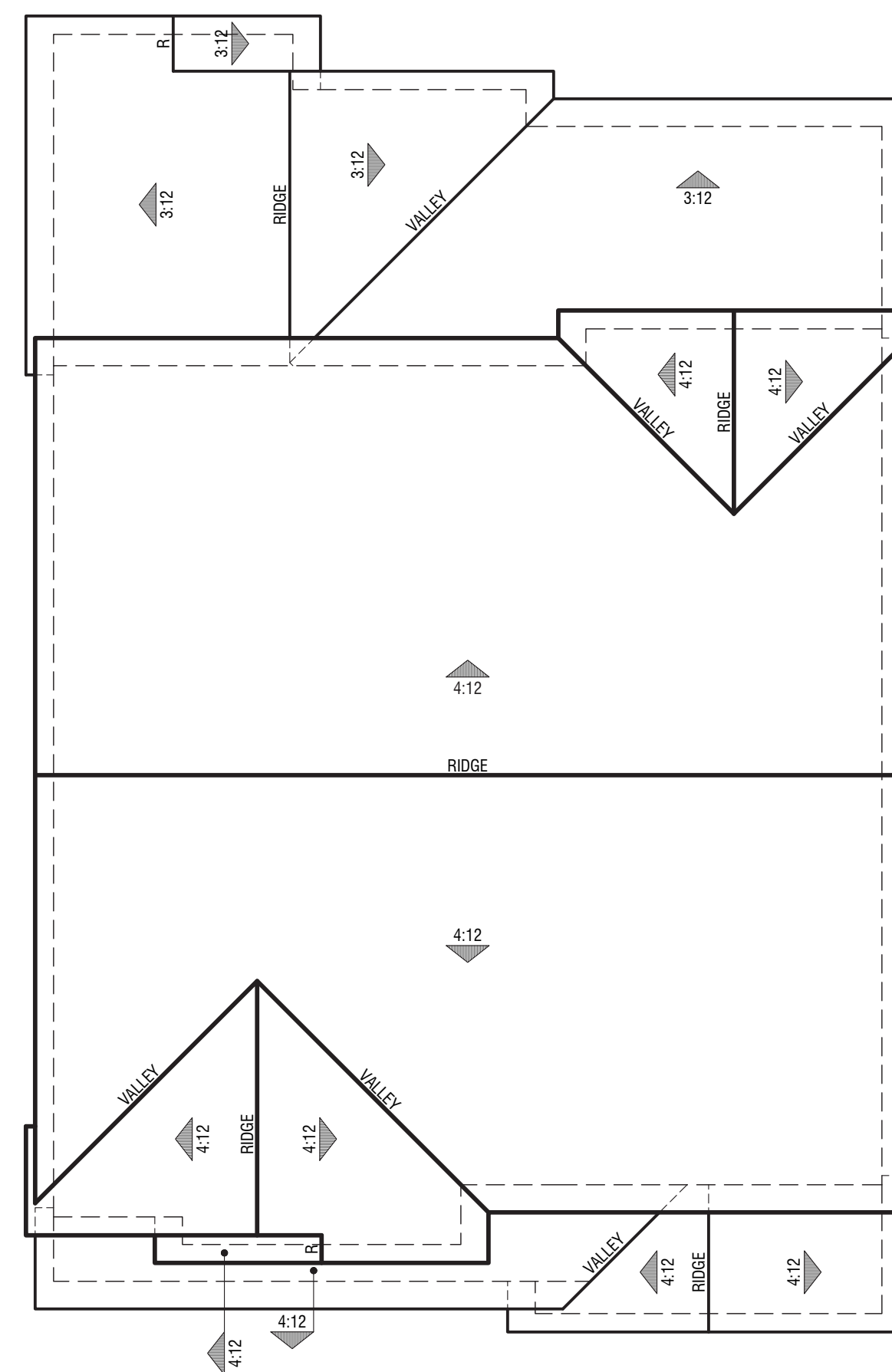
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A2.1

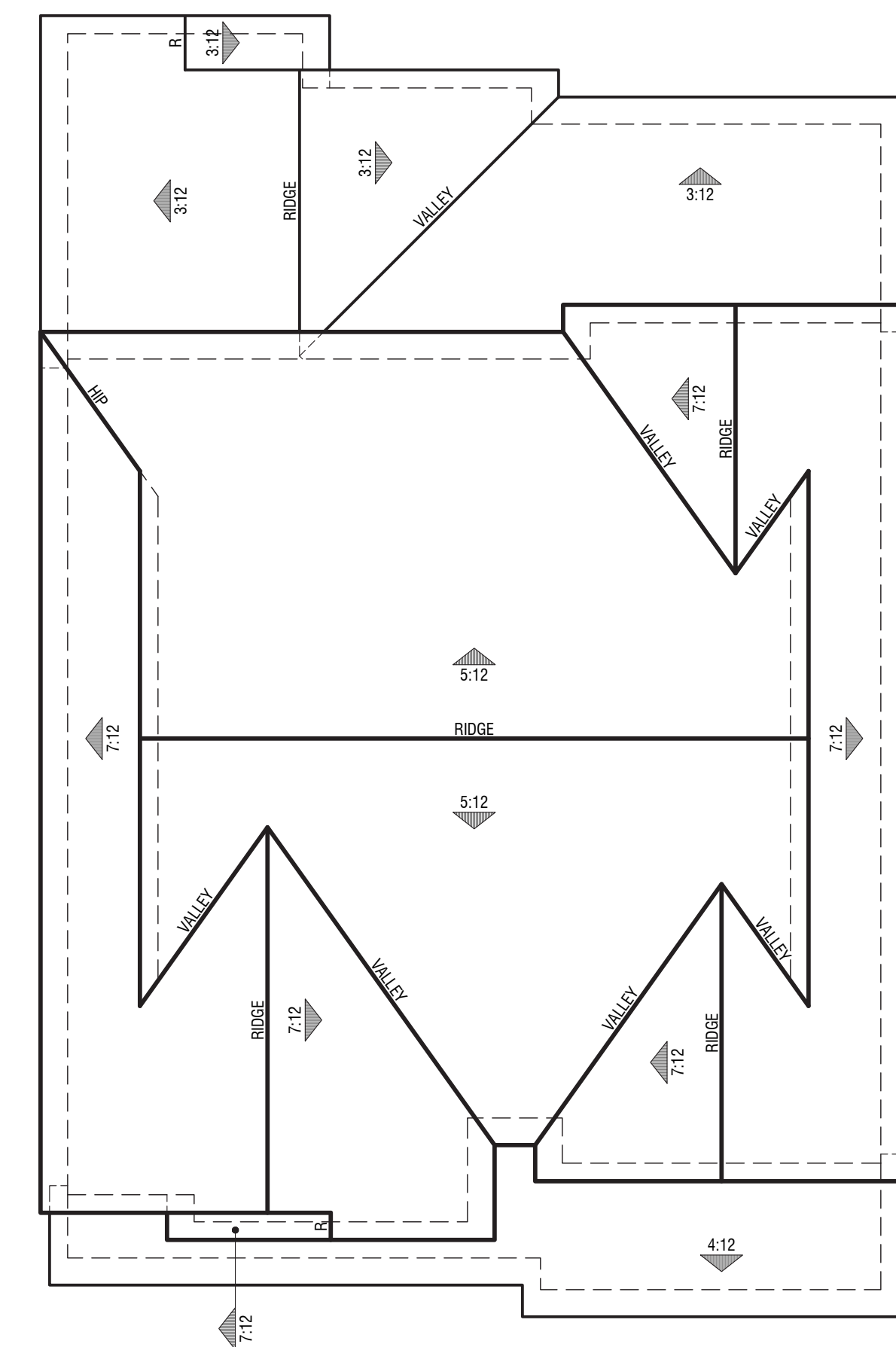
0 2 4 8



Elevation C - Traditional



Elevation B - Craftsman



Elevation A - Farmhouse

PLAN 2

Roof Plans

1125 NORTH GATE ROAD, 19 LOTS

WALNUT CREEK, CA

CALIBR
VENTURES

0 2 4 8
A2.2



Elevation A - Farmhouse
Color Scheme 2



Elevation C - Traditional
Color Scheme 6



Elevation B - Craftsman
Color Scheme 4

PLAN 2

Front Elevations

1125 NORTH GATE ROAD, 19 LOTS

WALNUT CREEK, CA

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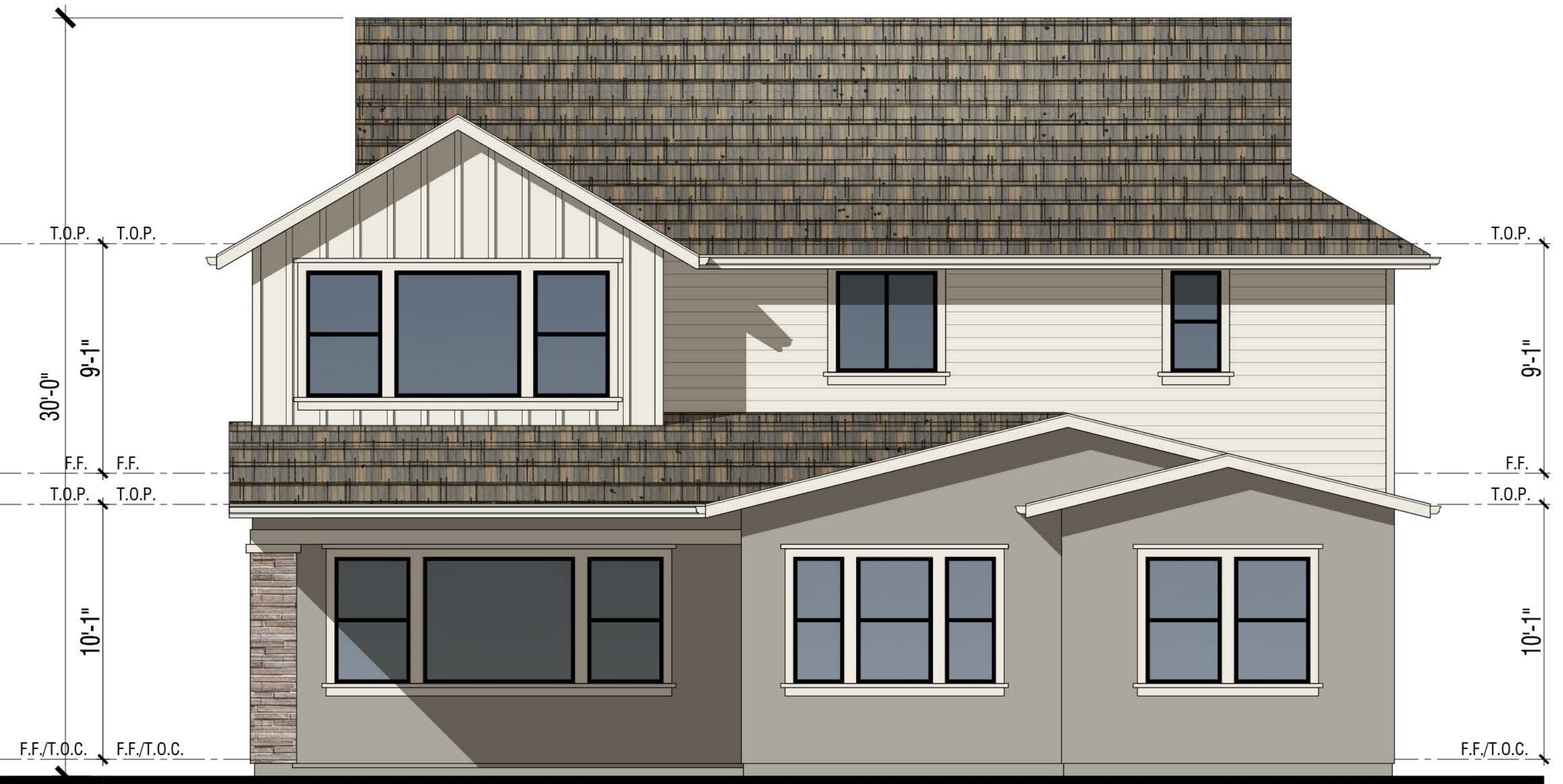
0 2 4 8
A2.3

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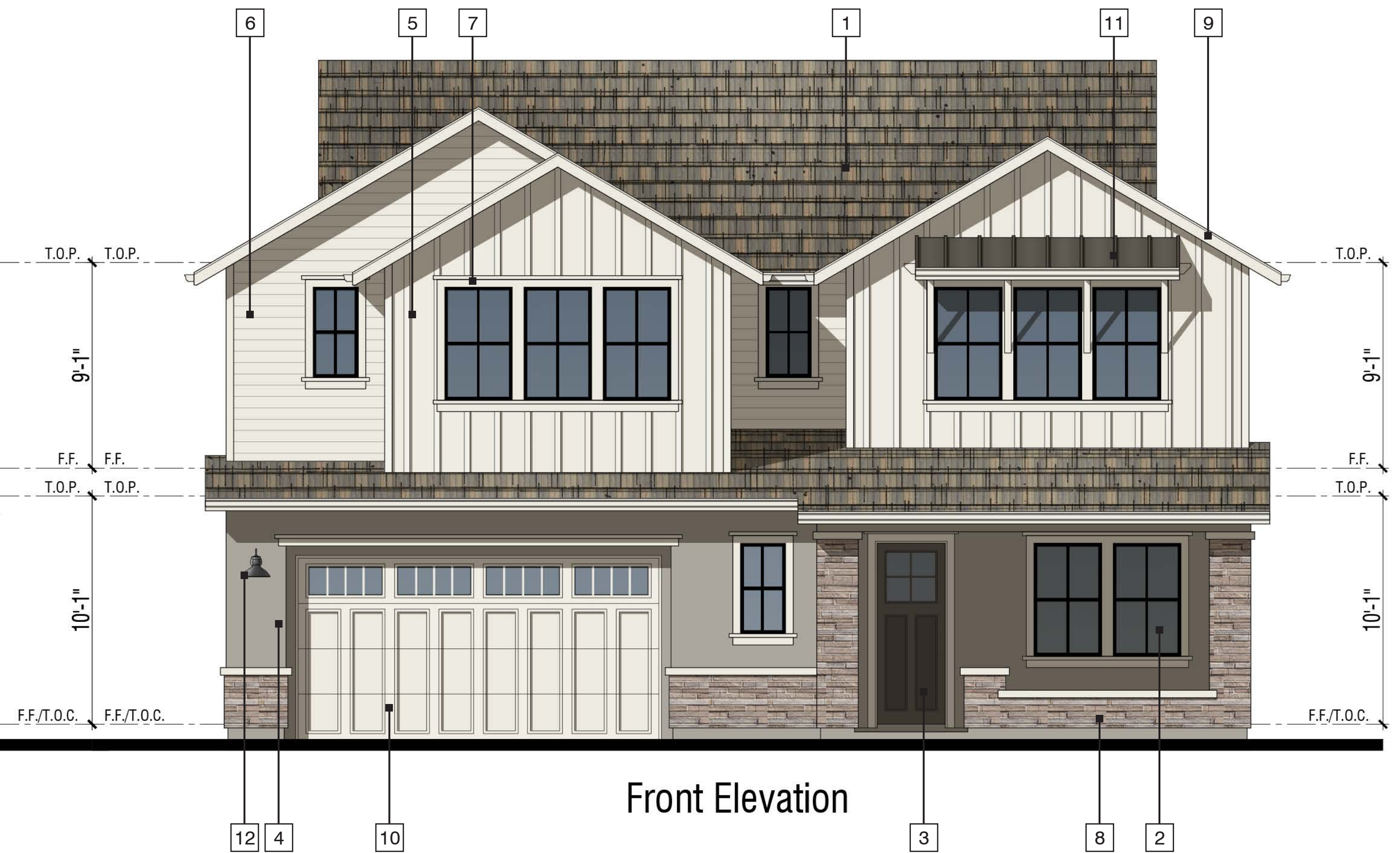
Right Elevation



Rear Elevation



Left Elevation



Front Elevation

EXTERIOR MATERIALS:
Elevation A - Color Scheme 2

- 1 CONCRETE SLATE TILE ROOFING
- 2 INSULATED VINYL WINDOWS
- 3 FIBERGLASS FRONT DOOR
- 4 STUCCO
- 5 FIBER CEMENT BOARD AND BATTEN SIDING
- 6 FIBER CEMENT LAP SIDING

- 7 FIBER CEMENT TRIM
- 8 MANUFACTURED STONE VENEER
- 9 FASCIA
- 10 SECTIONAL ROLL-UP GARAGE DOOR
- 11 METAL ROOF
- 12 LIGHT FIXTURE, SEE SHEET CM1 FOR SPECIFICATION

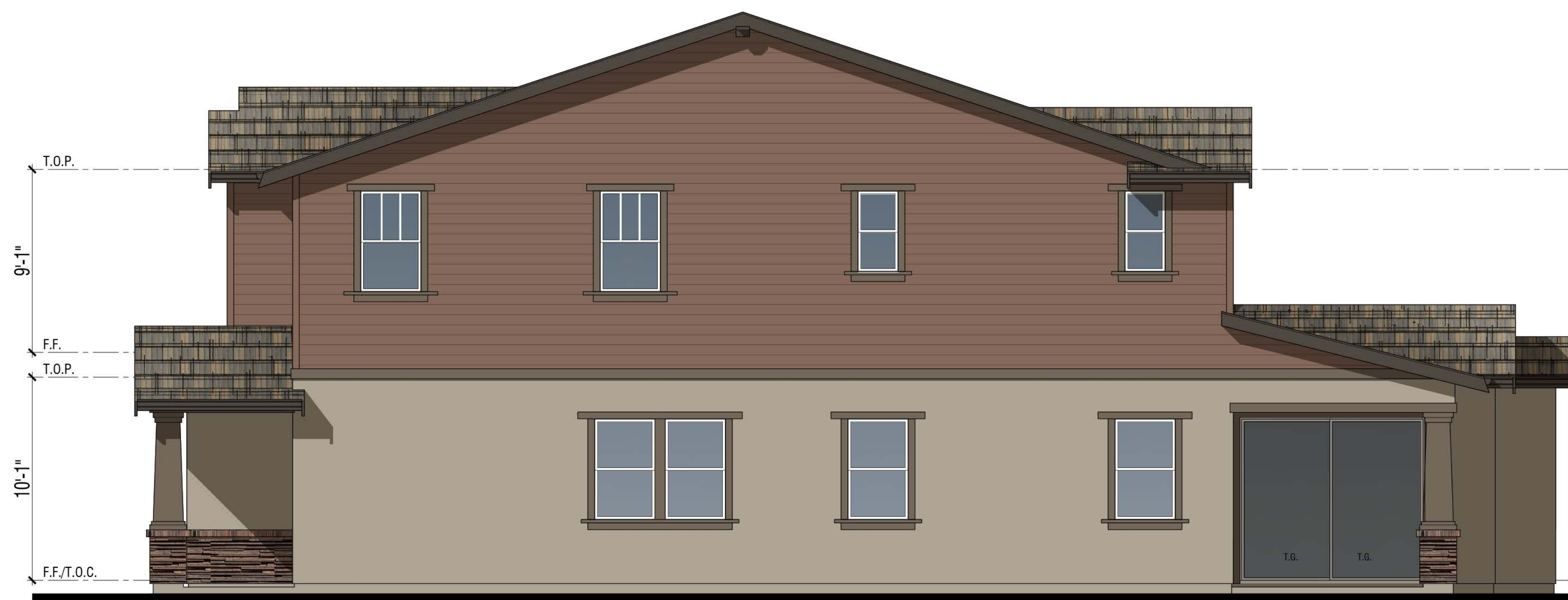
PLAN 2

1125 NORTH GATE ROAD, 19 LOTS

WALNUT CREEK, CA

CALIBR
VENTURES

A2.4
0 2 4 8



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

EXTERIOR MATERIALS:
Elevation B - Color Scheme 4

- 1 CONCRETE SLATE TILE ROOFING
- 2 INSULATED VINYL WINDOWS
- 3 FIBERGLASS FRONT DOOR
- 4 STUCCO
- 5 FIBER CEMENT LAP SIDING
- 6 FIBER CEMENT TRIM

- 7 MANUFACTURED STONE VENEER
- 8 MANUFACTURED BRICK CAP
- 9 FASCIA
- 10 SECTIONAL ROLL-UP GARAGE DOOR
- 11 LIGHT FIXTURE, SEE SHEET CM1 FOR SPECIFICATION

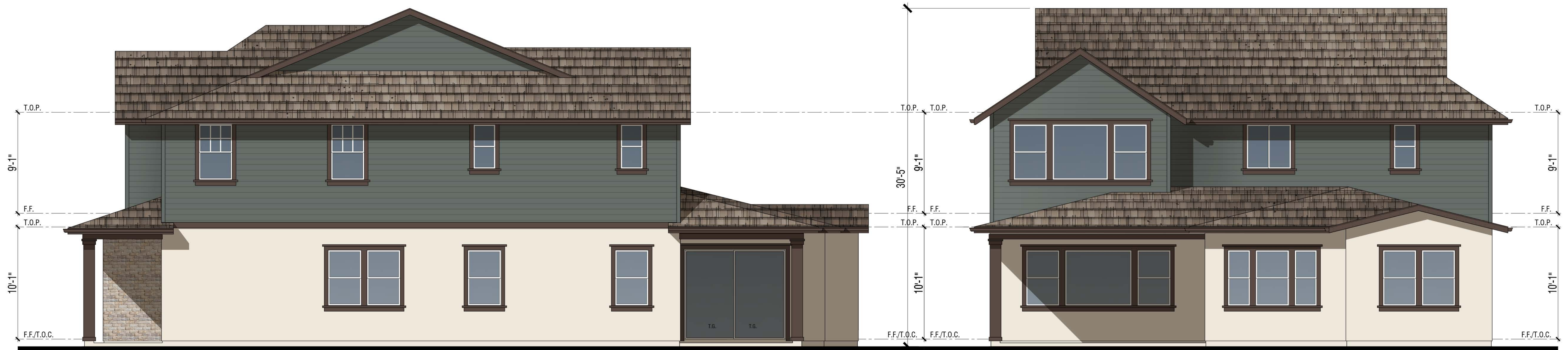
PLAN 2

1125 NORTH GATE ROAD, 19 LOTS

WALNUT CREEK, CA

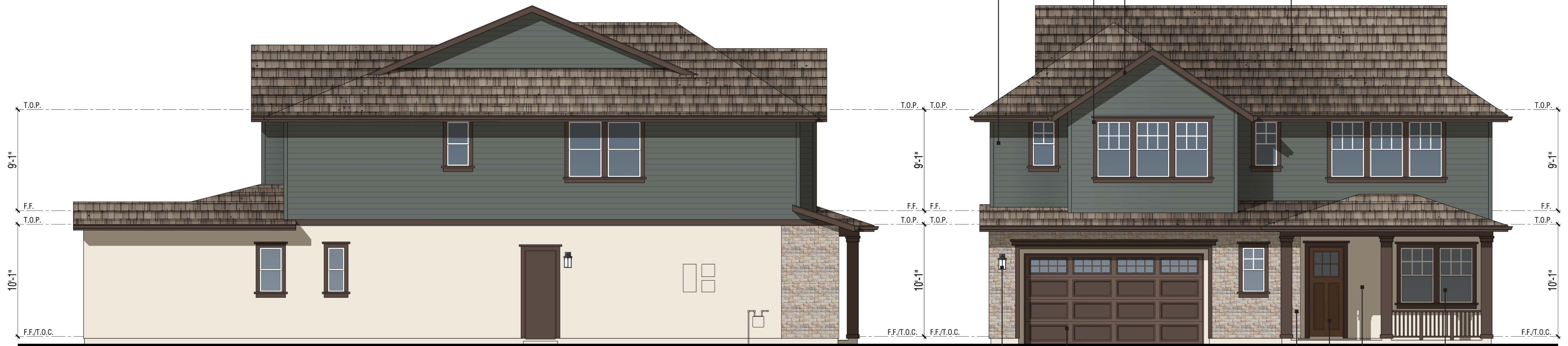
CALIBR
VENTURES

0 2 4 8
A2.5



Right Elevation

Rear Elevation



Left Elevation

Front Elevation

PLAN 2

1125 NORTH GATE ROAD, 19 LOTS

WALNUT CREEK, CA

EXTERIOR MATERIALS: Elevation C - Color Scheme 6

- | | | | |
|---|-----------------------------|----|--|
| 1 | CONCRETE SLATE TILE ROOFING | 7 | MANUFACTURED BRICK |
| 2 | INSULATED VINYL WINDOWS | 8 | FASCIA |
| 3 | FIBERGLASS FRONT DOOR | 9 | SECTIONAL ROLL-UP GARAGE DOOR |
| 4 | STUCCO | 10 | LIGHT FIXTURE, SEE SHEET CM1 FOR SPECIFICATION |
| 5 | FIBER CEMENT LAP SIDING | | |
| 6 | FIBER CEMENT TRIM | | |

CALIBR
VENTURES

A2.6
0 2 4 8



Second Floor 2,491 SF

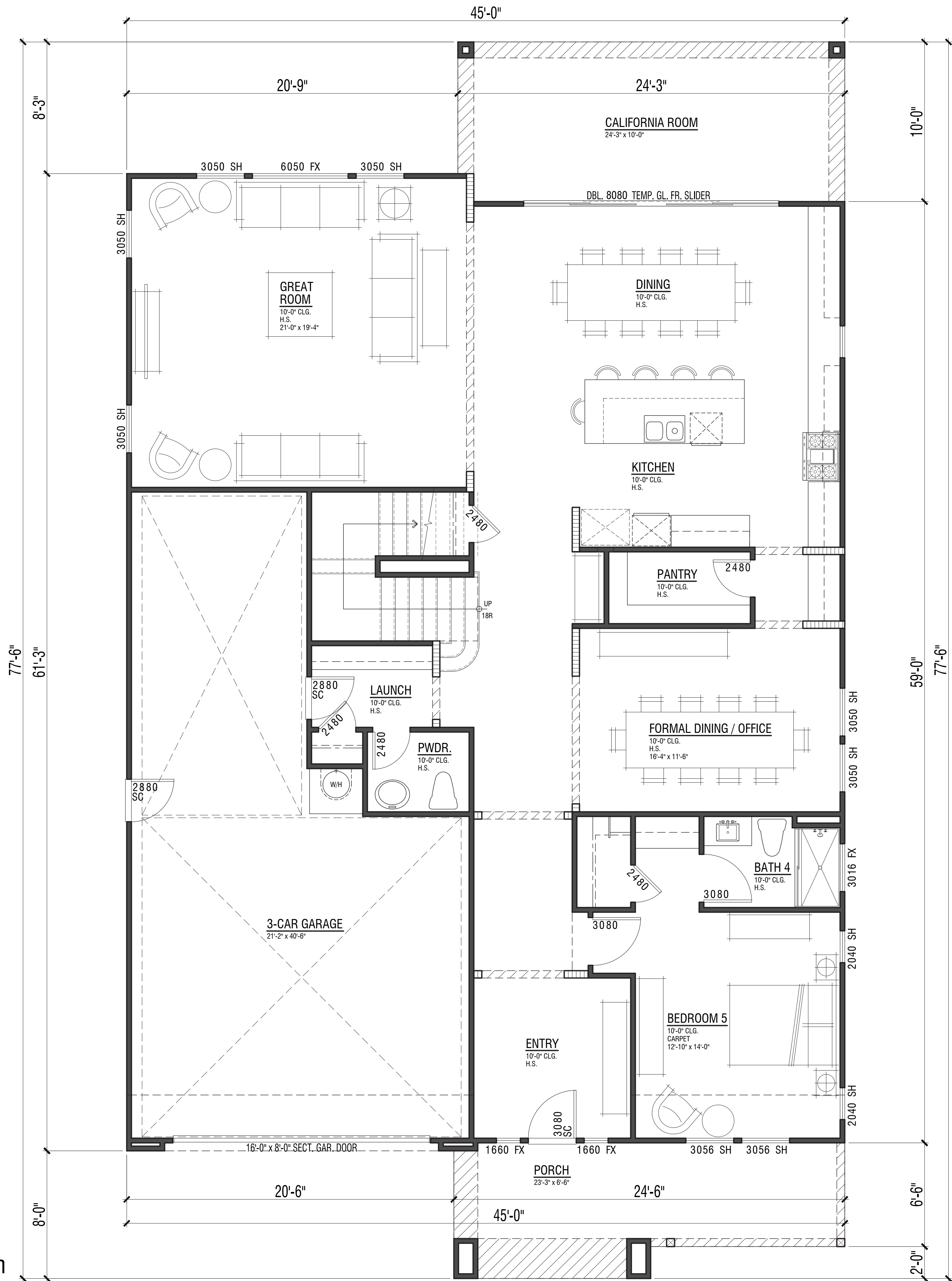
PLAN 3

4,595 SF

5 Bdrm | 4.5 Bath

Formal Dining | Bonus Room

3-Car Garage



First Floor 2,014 SF

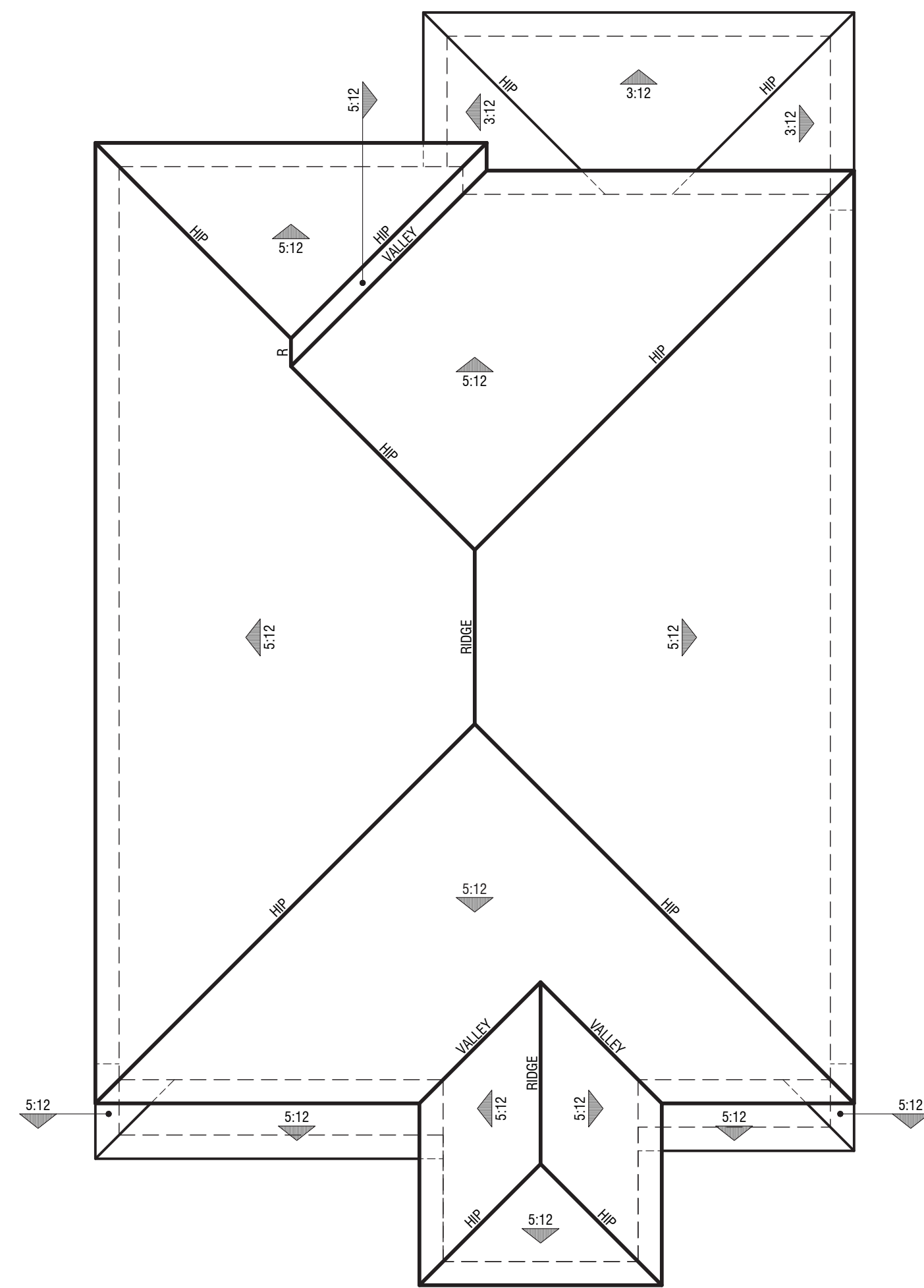
1125 NORTH GATE ROAD, 19 LOTS

WALNUT CREEK, CA

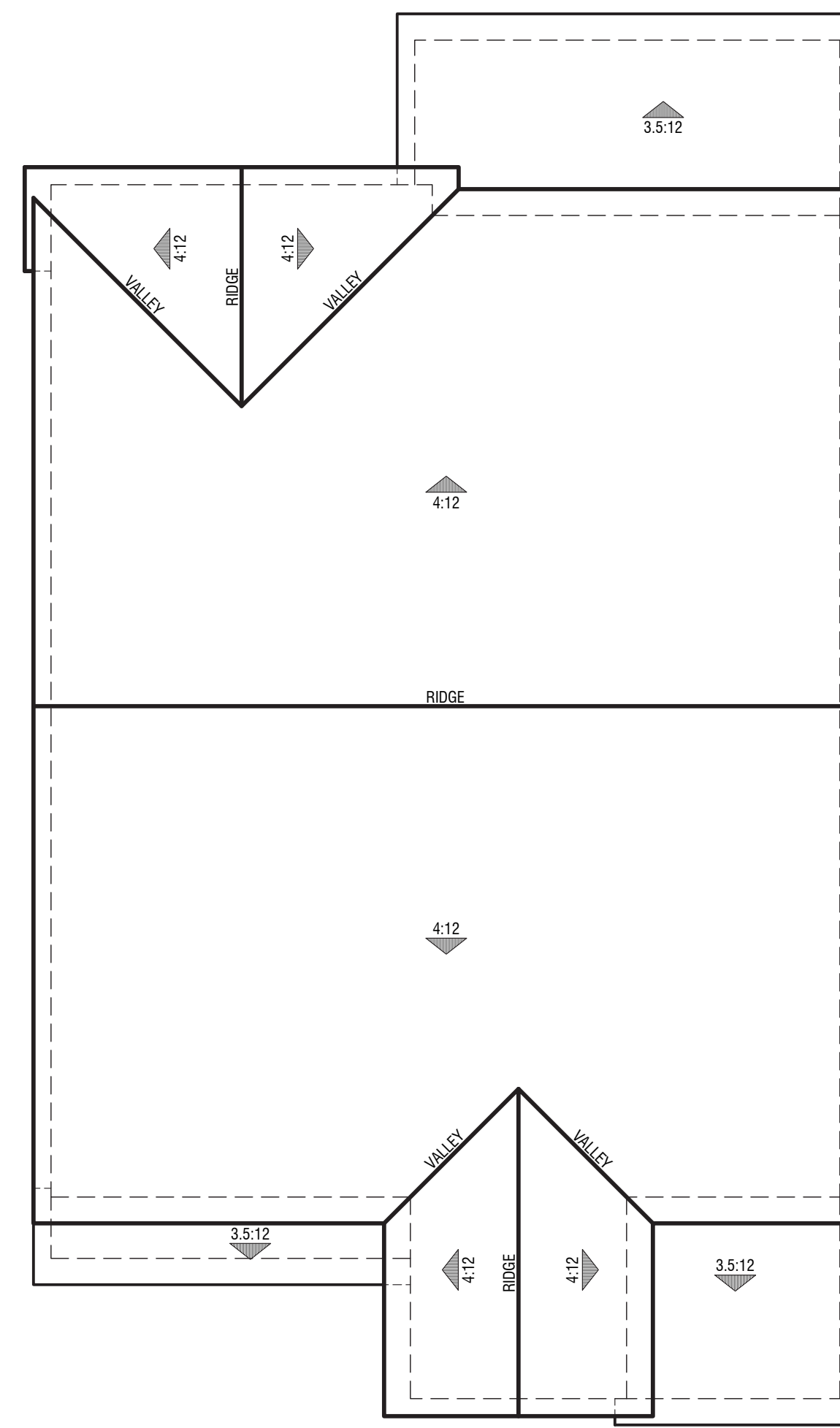
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A3.1

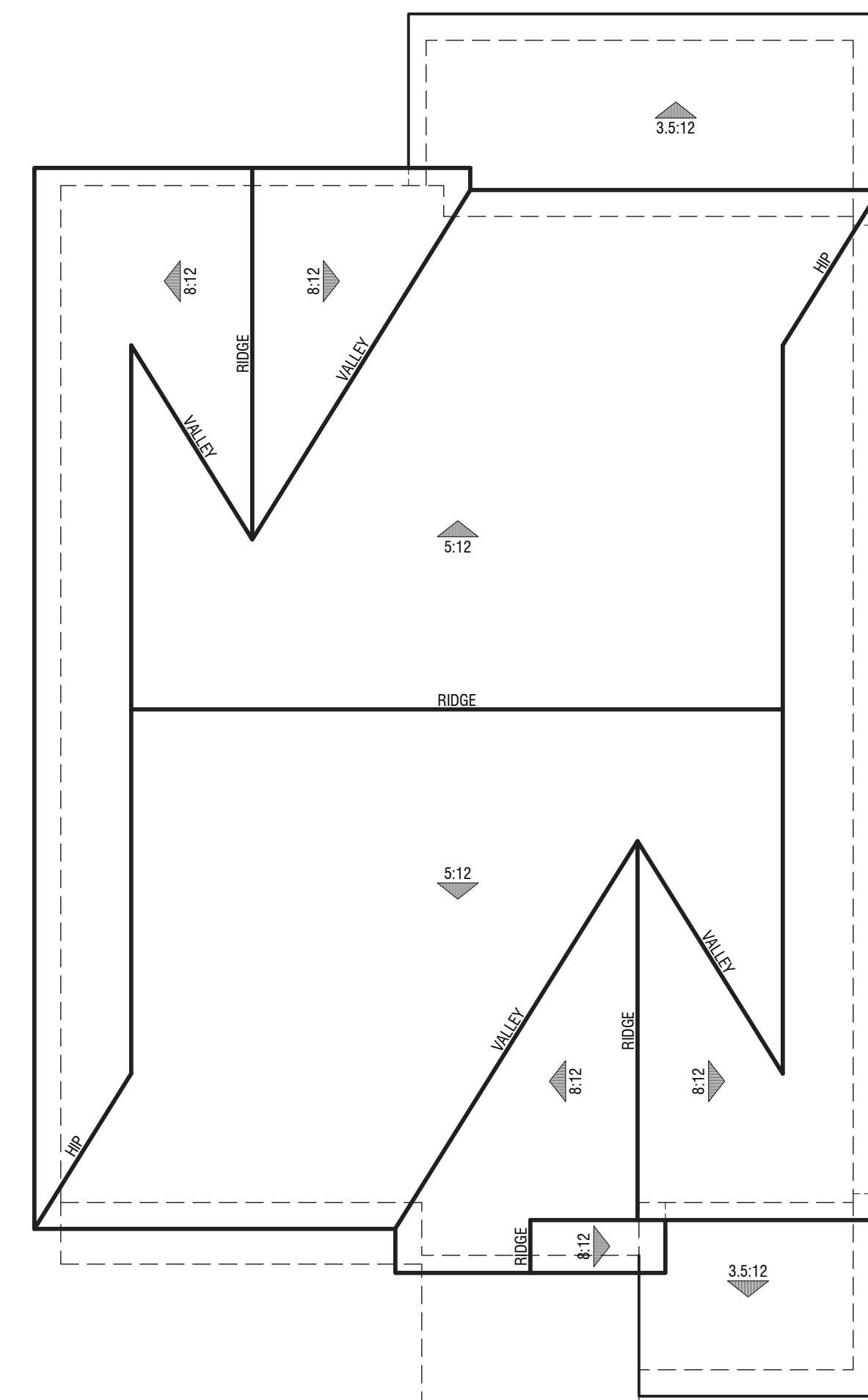
0 2 4 8



Elevation D - Modern



Elevation B - Craftsman



Elevation A - Farmhouse

PLAN 3

Roof Plans

1125 NORTH GATE ROAD, 19 LOTS

WALNUT CREEK, CA

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0 2 4 8
A3.2

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Elevation A - Farmhouse
w/ Open Deck
Color Scheme 1



Elevation D - Modern
w/ Covered Deck
Color Scheme 7



Elevation B - Craftsman
w/ Covered Deck
Color Scheme 3

PLAN 3

Front Elevations

1125 NORTH GATE ROAD, 19 LOTS

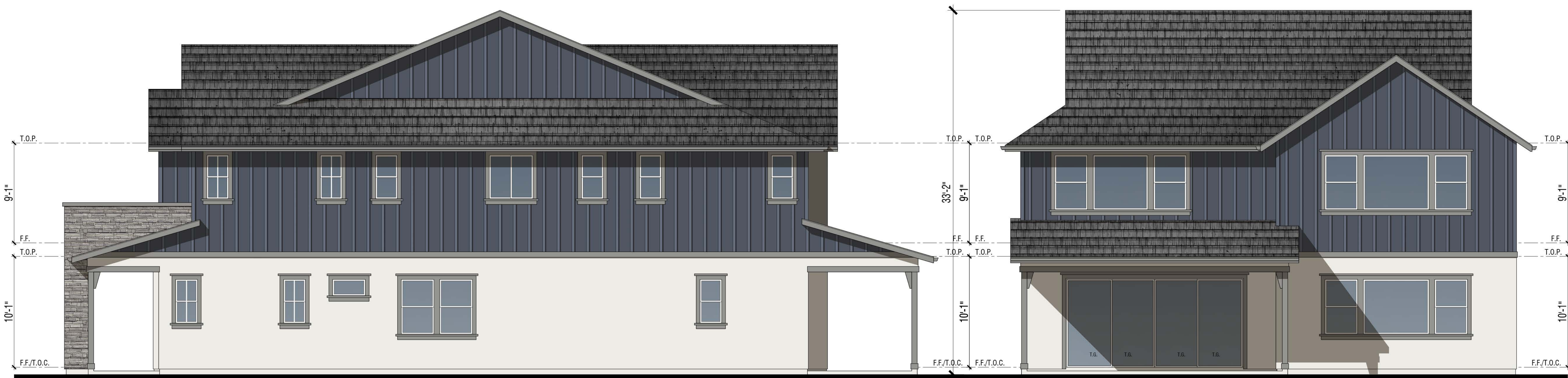
WALNUT CREEK, CA

CALIBR
VENTURES

0 2 4 8
A3.3

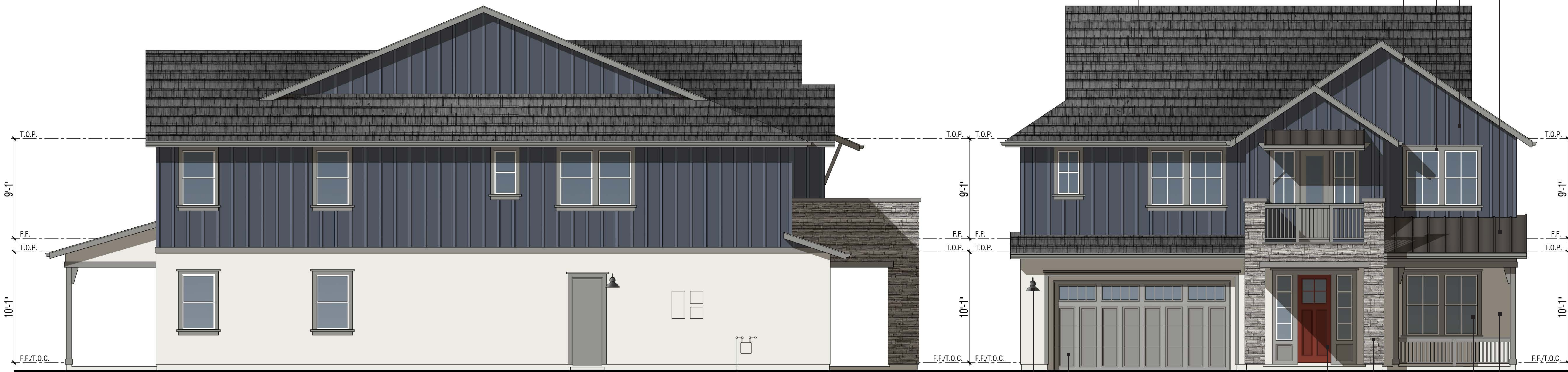
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Right Elevation

Rear Elevation



Left Elevation

Front Elevation

EXTERIOR MATERIALS:
Elevation A - Color Scheme 2

- 1 CONCRETE SLATE TILE ROOFING
- 2 INSULATED VINYL WINDOWS
- 3 FIBERGLASS FRONT DOOR
- 4 STUCCO
- 5 FIBER CEMENT BOARD AND BATTEN SIDING
- 6 FIBER CEMENT TRIM

- 7 MANUFACTURED STONE VENEER
- 8 FASCIA
- 9 SECTIONAL ROLL-UP GARAGE DOOR
- 10 METAL ROOF
- 11 LIGHT FIXTURE, SEE SHEET CM1 FOR SPECIFICATION

PLAN 3

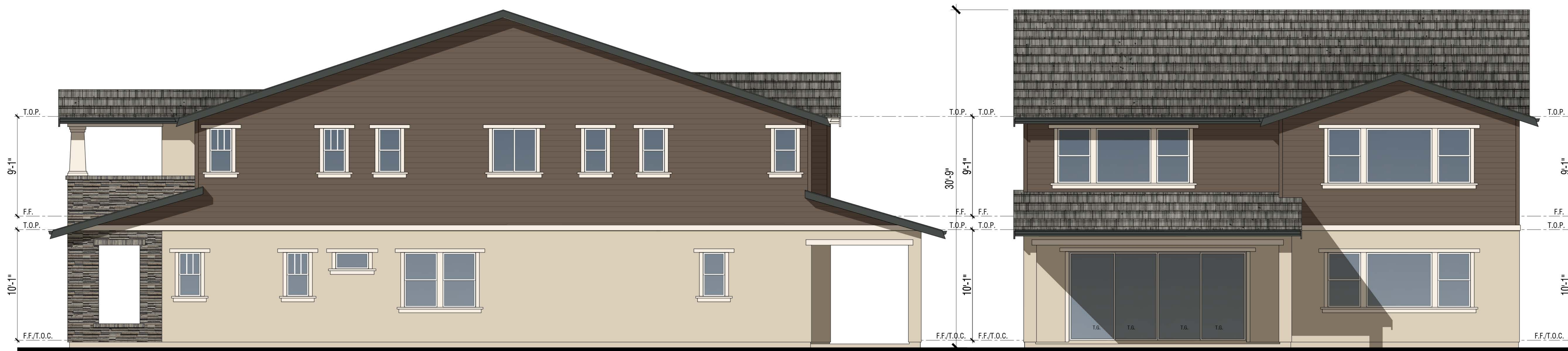
1125 NORTH GATE ROAD, 19 LOTS

WALNUT CREEK, CA

CALIBR
VENTURES

A3.4

0 2 4 8

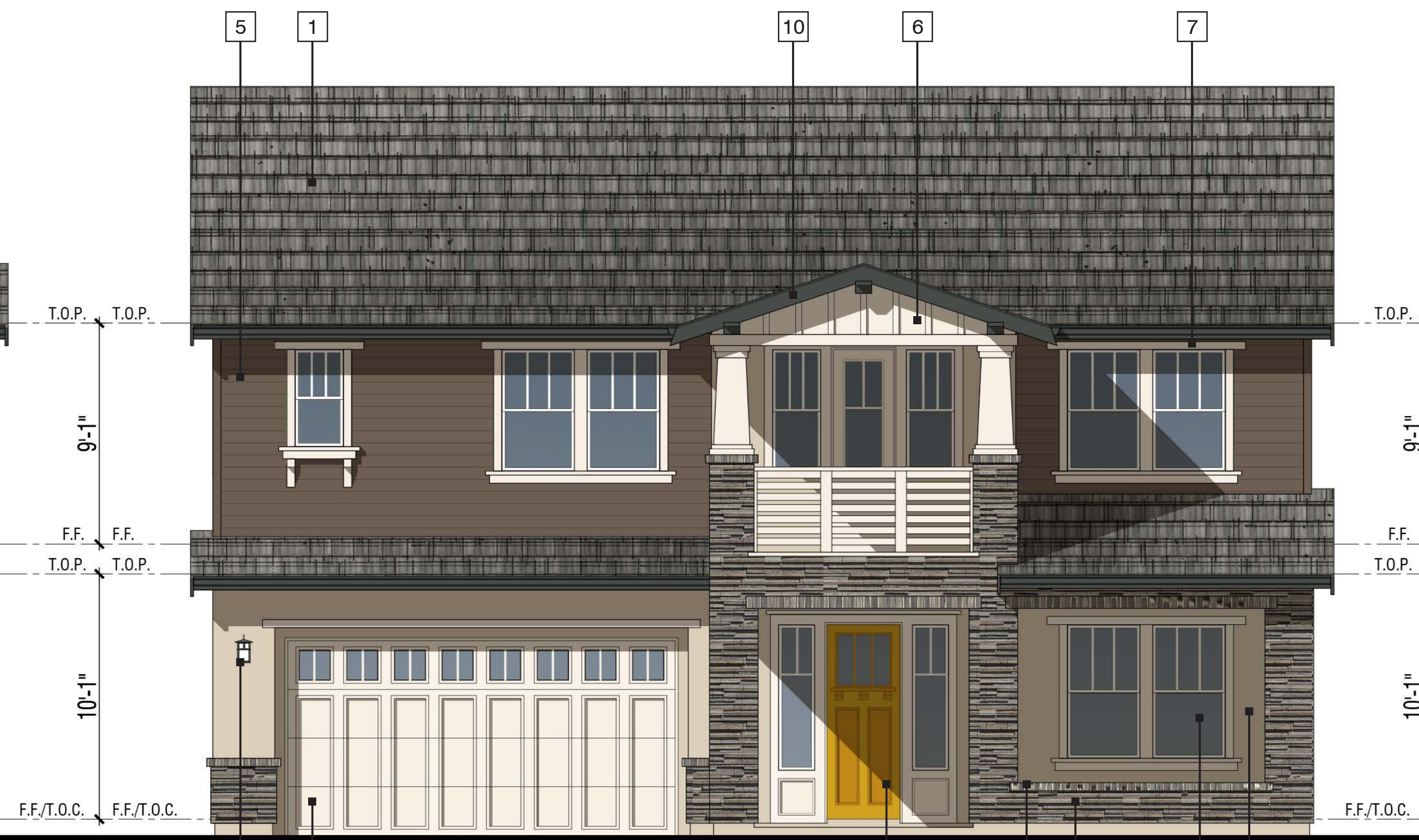


Right Elevation

Rear Elevation



Left Elevation



Front Elevation

EXTERIOR MATERIALS:
Elevation B - Color Scheme 3

- 1 CONCRETE SLATE TILE ROOFING
- 2 INSULATED VINYL WINDOWS
- 3 FIBERGLASS FRONT DOOR
- 4 STUCCO
- 5 FIBER CEMENT LAP SIDING
- 6 FIBER CEMENT BOARD AND BATTEN SIDING

- 7 FIBER CEMENT TRIM
- 8 MANUFACTURED STONE VENEER
- 9 MANUFACTURED BRICK CAP
- 10 FASCIA
- 11 SECTIONAL ROLL-UP GARAGE DOOR
- 12 LIGHT FIXTURE, SEE SHEET CM1 FOR SPECIFICATION

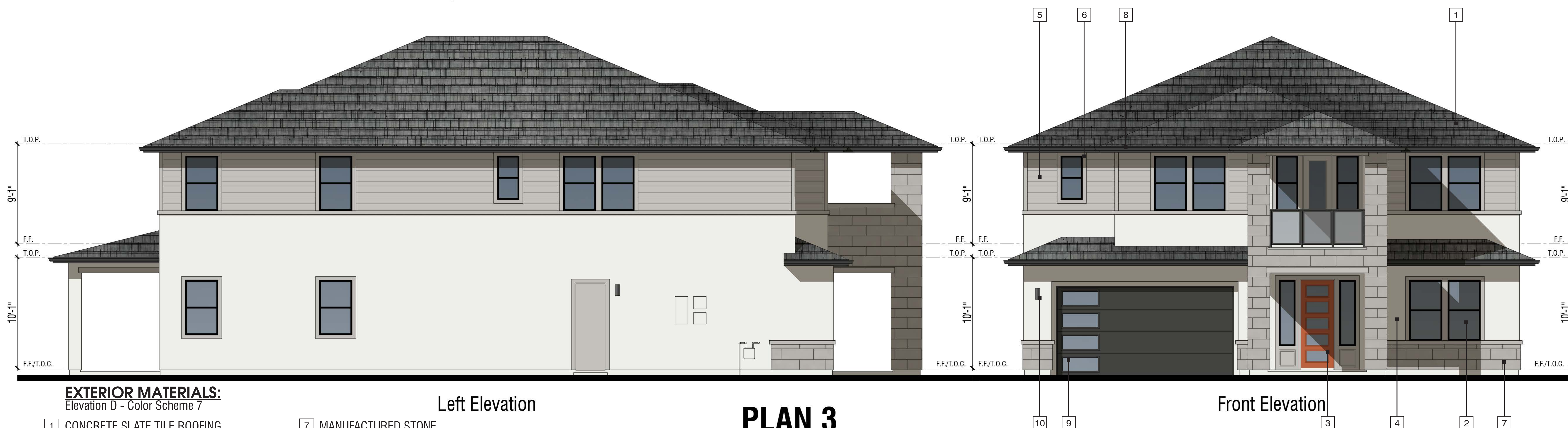
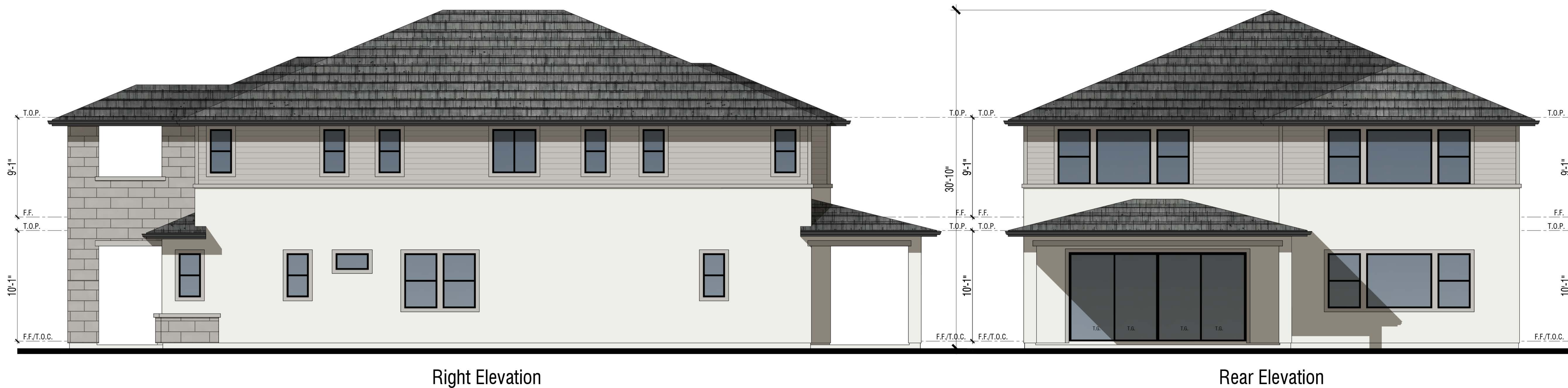
PLAN 3

1125 NORTH GATE ROAD, 19 LOTS

WALNUT CREEK, CA

CALIBR
VENTURES

A3.5
0 2 4 8



EXTERIOR MATERIALS:
Elevation D - Color Scheme 7

- | | | | |
|---|-----------------------------|----|--|
| 1 | CONCRETE SLATE TILE ROOFING | 7 | MANUFACTURED STONE |
| 2 | INSULATED VINYL WINDOWS | 8 | FASCIA |
| 3 | FIBERGLASS FRONT DOOR | 9 | SECTIONAL ROLL-UP GARAGE DOOR |
| 4 | STUCCO | 10 | LIGHT FIXTURE, SEE SHEET CM1 FOR SPECIFICATION |
| 5 | FIBER CEMENT LAP SIDING | | |
| 6 | FIBER CEMENT TRIM | | |



1125 NORTH GATE ROAD, 19 LOTS
WALNUT CREEK, CA



First Floor 1,972 SF

PLAN 4

4,567 SF

5 Bdrm | 4.5 Bath

Formal Dining | Bonus Room

2-Car Garage

1125 NORTH GATE ROAD, 19 LOTS

WALNUT CREEK, CA

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A4.1
0 2 4 8

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Second Floor 2,595 SF

PLAN 4

4,567 SF

5 Bdrm | 4.5 Bath

Formal Dining | Bonus Room

2-Car Garage

1125 NORTH GATE ROAD, 19 LOTS

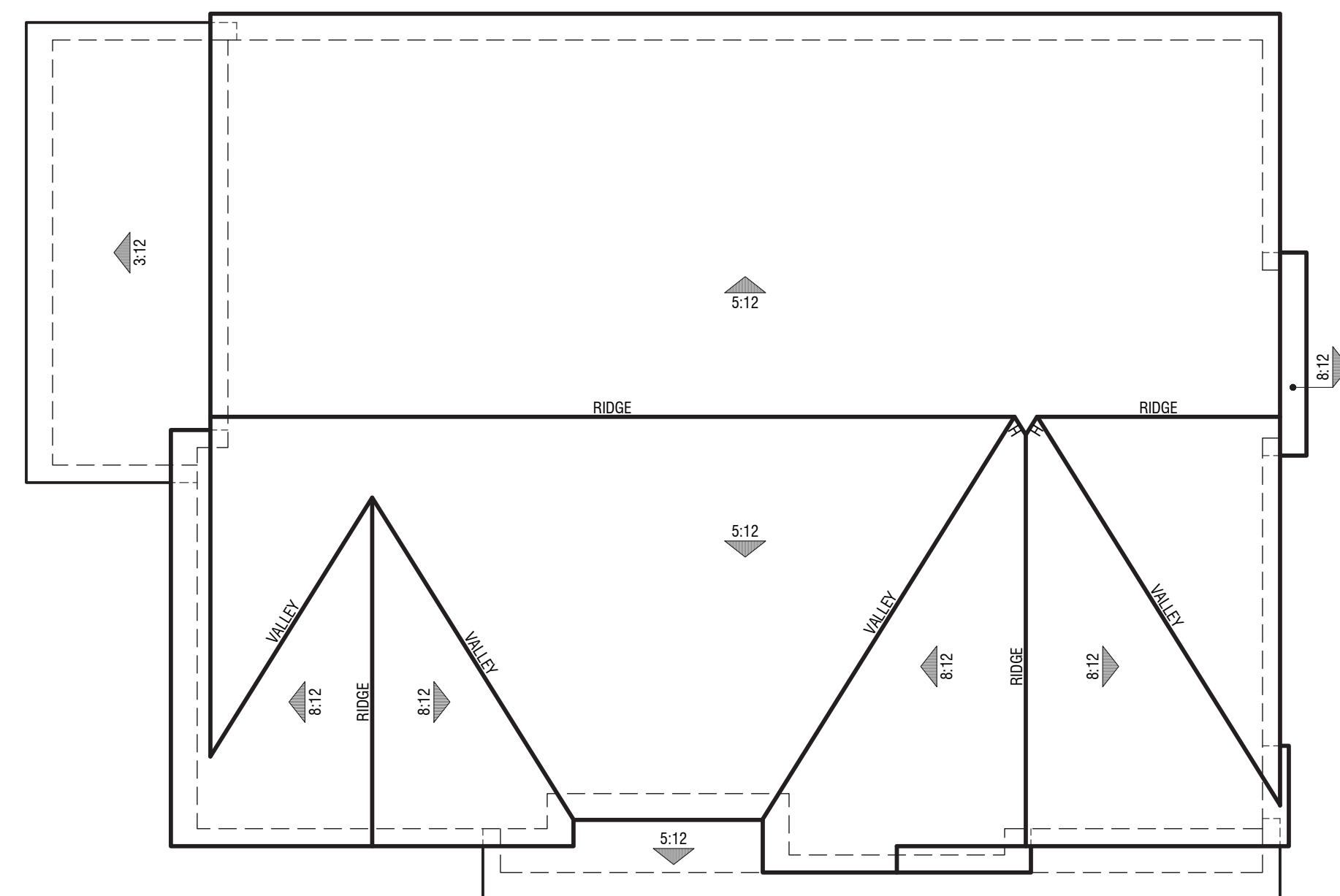
WALNUT CREEK, CA

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A4.2
0 2 4 8

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Elevation A - Farmhouse

PLAN 4

Roof Plan

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WALNUT CREEK, CA

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A4.3

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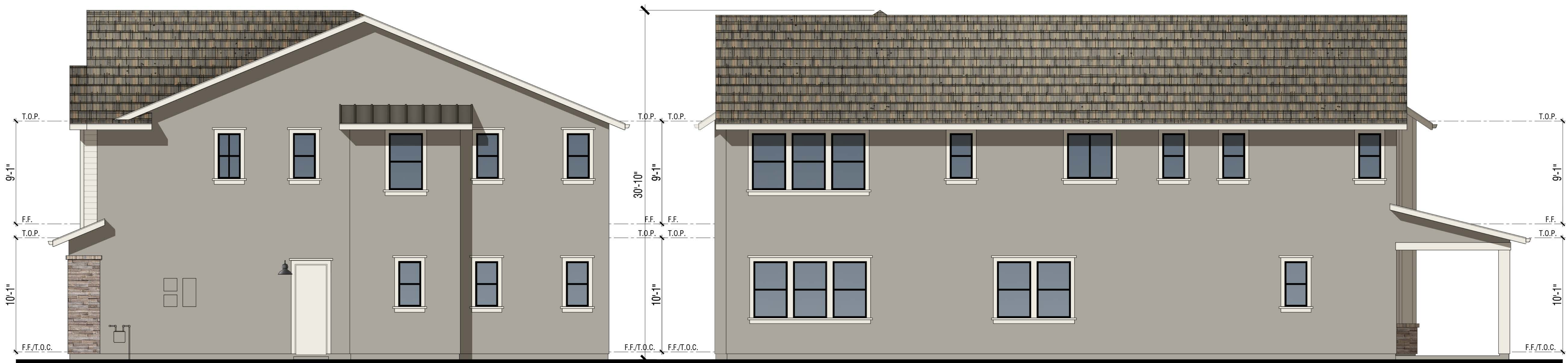
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Elevation A - Farmhouse
Color Scheme 2

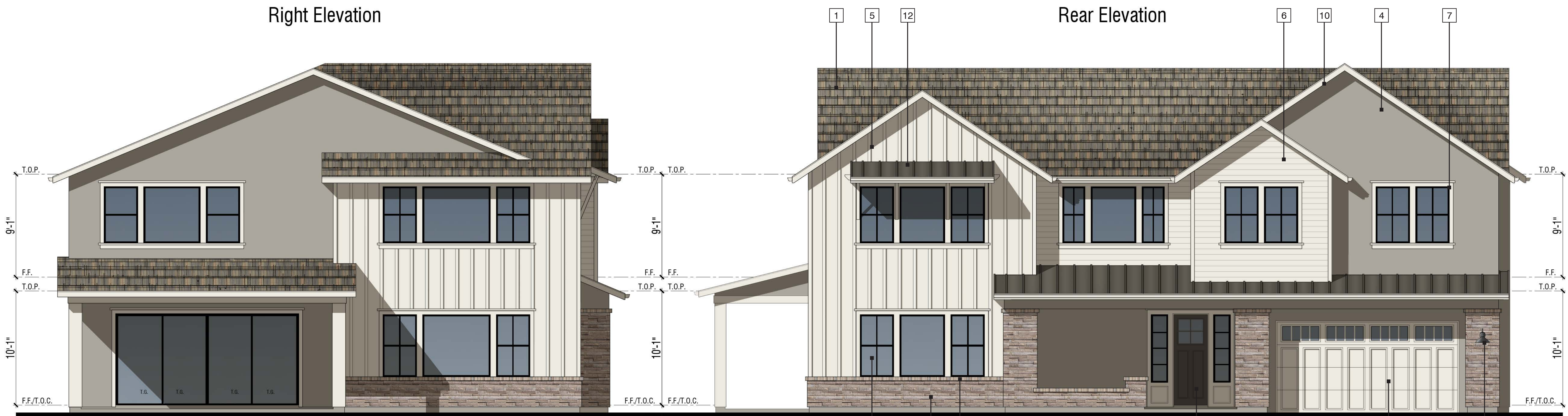
PLAN 4
Front Elevations

1125 NORTH GATE ROAD, 19 LOTS
WALNUT CREEK, CA



Right Elevation

Rear Elevation



Left Elevation

Front Elevation

EXTERIOR MATERIALS:
Elevation A - Color Scheme 2

- 1 CONCRETE SLATE TILE ROOFING
- 2 INSULATED VINYL WINDOWS
- 3 FIBERGLASS FRONT DOOR
- 4 STUCCO
- 5 FIBER CEMENT BOARD AND BATTEN SIDING
- 6 FIBER CEMENT LAP SIDING

- 7 FIBER CEMENT TRIM
- 8 MANUFACTURED STONE VENEER
- 9 MANUFACTURED BRICK CAP
- 10 FASCIA
- 11 SECTIONAL ROLL-UP GARAGE DOOR
- 12 METAL ROOF

- 13 LIGHT FIXTURE, SEE SHEET CM1 FOR SPECIFICATION

PLAN 4

1125 NORTH GATE ROAD, 19 LOTS

WALNUT CREEK, CA

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0 2 4 8
A4.5



Elevation D
Modern

Manufacturer: Elegant Lighting
Product Name: Raine LED Outdoor Wall Sconce
Product Number: LDOD4019BK
Finish: Black
Dimensions: W: 7" H 7"



Elevation C
Traditional

Manufacturer: Kichler
(Exterior Wall Sconce)
Product Number: 495800Z
Finish: Olde Bronze
Dimensions: W: 7.25" H 17.5"



Elevation B
Craftsman

Manufacturer: Sea Gull Lighting
Product Name: Medford Lakes Collection
(One Light Outdoor Wall Lantern)
Product Number: 88880-51
Finish: Statuary Bronze Finish, Etched
Hammered with Light Amber Glass
Dimensions: W: 7" H 11"



Elevation A
Farmhouse

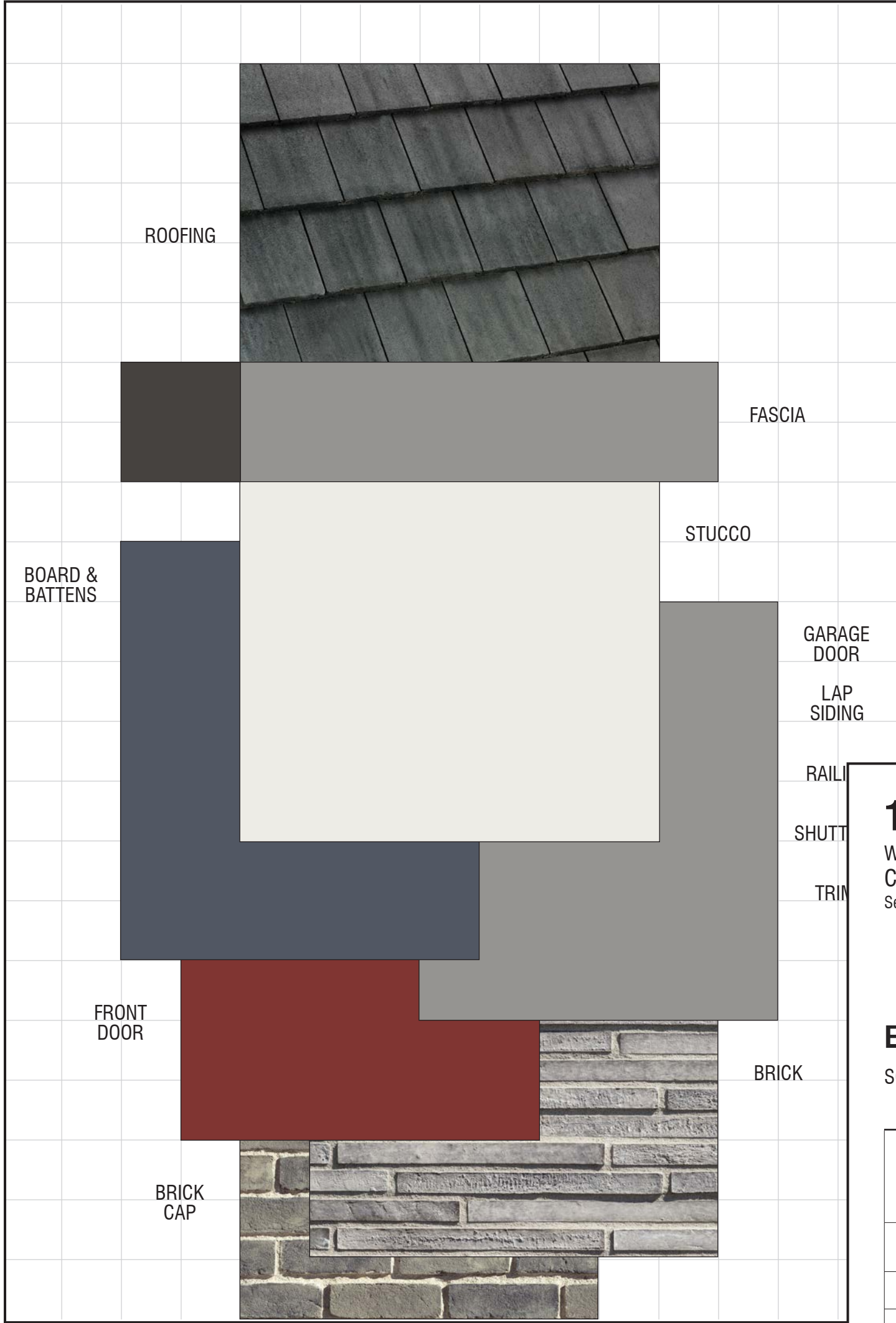
Manufacturer: Kichler
(Exterior Wall Sconce)
Product Number: 59028BKLED
Finish: Textured Black
Dimensions: W: 11" H 9"

Lighting Fixtures

1125 NORTH GATE ROAD, 19 LOTS

WALNUT CREEK, CA

Color Scheme #1
Elevation 'A'
Farmhouse



1125 NORTH GATE ROAD

Walnut Creek, California
CALIBR VENTURES
September 26, 2024 | 2024271

Exterior Color & Materials

SCHEME 1 OF 8

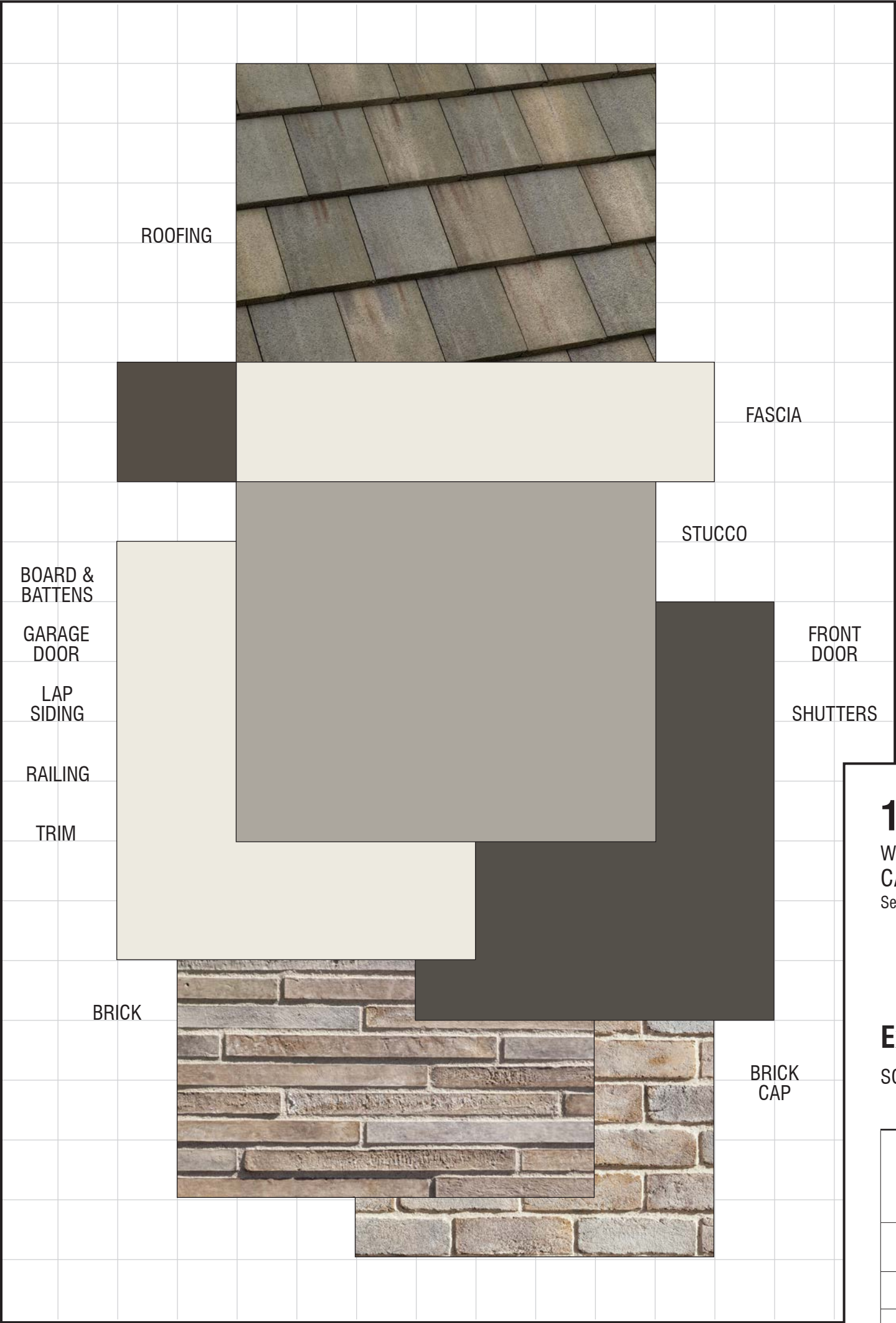
'A' ELEVATIONS ONLY, FARMHOUSE

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	4595 Dark Charcoal Ref: .08 Emi: .92 A.SRI: 10 CRRC: 0918-0116	Eagle
Metal Roof	Black Ref: 25 Emi: .85 SRI: 23	Custom-Bilt Metals
Vinyl Windows <i>(factory finish)</i>	White	Milgard <i>(or equal)</i>
Manufactured Stone <i>(standard raked joints)</i>	Talavera LoreioBrick	Eldorado
Manufactured Brick Cap <i>(standard raked joints)</i>	Ashlar TundraBrick	Eldorado
Grout @ Manufactured Stone & Brick	Natural Grey	Orco
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams
Stucco Color	SW 7005 Pure White	Sherwin Williams
Siding Color <i>(applied to):</i> Corner Boards @ Board & Battens Board & Battens	SW 2740 Mineral Gray	Sherwin Williams
Trim Color <i>(applied to):</i> Belly Band Barge Boards Braces Corner Boards @ Lap Siding Eaves Fascia Garage Door Lap Siding Posts Railing Secondary Doors Shutters Trim	SW 7669 Summit Gray	Sherwin Williams
Accent Color <i>(applied to):</i> Front Door	SW 7582 Salute	Sherwin Williams
Garage Door Weatherstrip <i>(factory finish)</i>	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath (925) 463-1700.

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Color Scheme #2
Elevation 'A'
Farmhouse



1125 NORTH GATE ROAD

Walnut Creek, California
CALIBR VENTURES
September 26, 2024 | 2024271

Exterior Color & Materials

SCHEME 2 OF 8

'A' ELEVATIONS ONLY, FARMHOUSE

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	4634 Kings Canyon Blend Ref: .13 Emi: .94 A.SRI: 16 CRRC: 0918-0044	Eagle
Metal Roof	Musket Ref: 30.1 Emi: .85 SRI: 30	Custom-Bilt Metals
Vinyl Windows <i>(factory finish)</i>	Bronze	Milgard <i>(or equal)</i>
Manufactured Stone <i>(standard raked joints)</i>	Farola LoreioBrick	Eldorado
Manufactured Brick Cap <i>(standard raked joints)</i>	Latigo TundraBrick	Eldorado
Grout @ Brick & Stone	Soft Tan	Orco
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams
Stucco Color	SW 7017 Dorian Gray	Sherwin Williams
Body Color <i>(applied to):</i> Belly Band Barge Boards Board & Batten Braces Corner Boards @ Board & Battens Corner Boards @ Lap Siding Eaves Fascia Garage Door Lap Siding Posts Railing Secondary Doors Trim	SW 7008 Alabaster	Sherwin Williams
Accent Color <i>(applied to):</i> Front Door Shutters	SW 7048 Urbane Bronze	Sherwin Williams
Garage Door Weatherstrip <i>(factory finish)</i>	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath (925) 463-1700.

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Exterior Color & Materials

1125 NORTH GATE ROAD, 19 LOTS

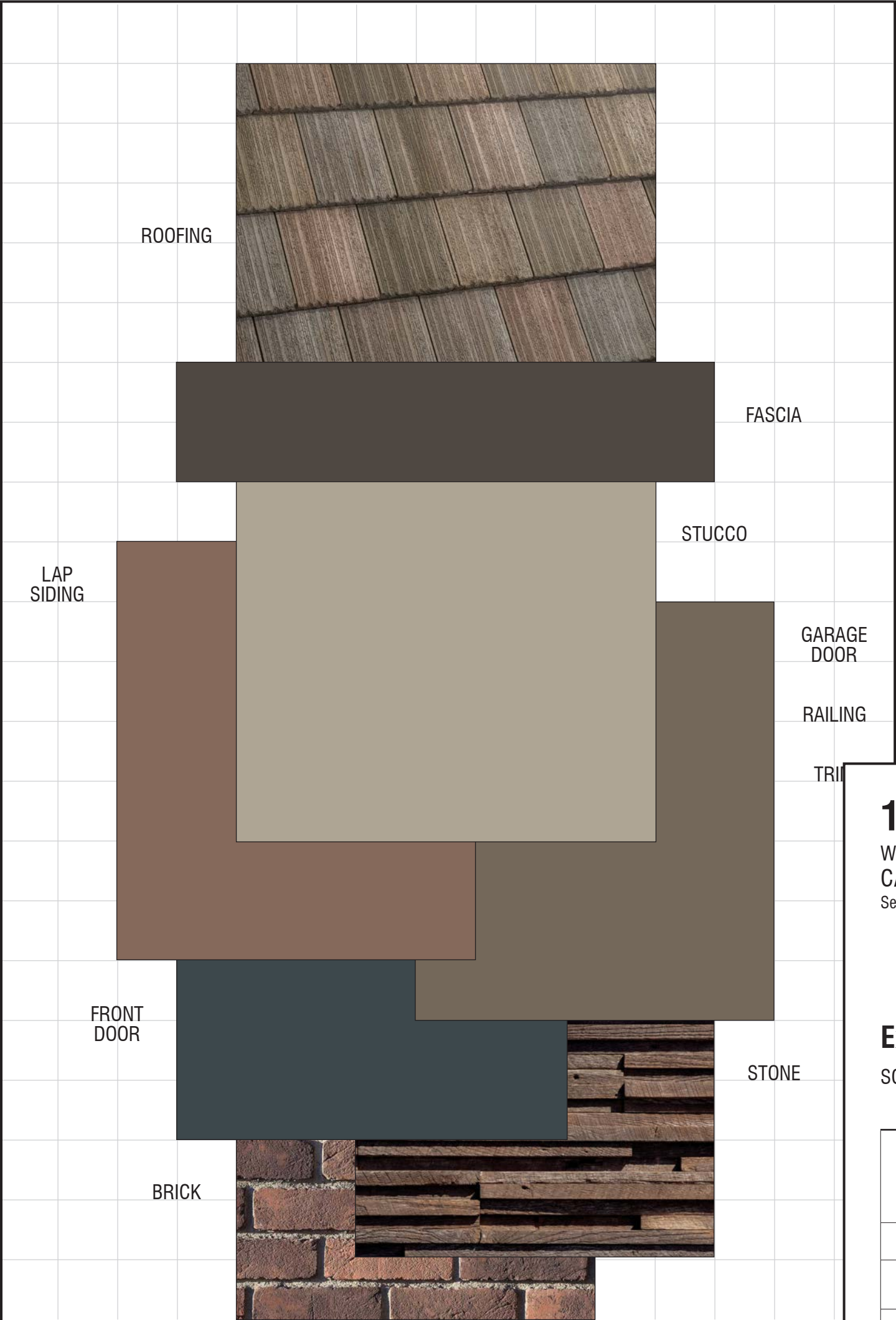
WALNUT CREEK, CA

Color Scheme #3
Elevation 'B'
Craftsman



1125 NORTH GATE ROAD		
Walnut Creek, California CALIBR VENTURES September 26, 2024 2024271		
Exterior Color & Materials		
SCHEME 3 OF 8		'B' ELEVATIONS ONLY, CRAFTSMAN
Material	Color	Manufacturer
Roofing: Concrete Shake Tile	5699 Charcoal Range Ref: .15 Emi: .94 A.SRI: 16 CRRC: 0918-0046	Eagle
Vinyl Windows (factory finish)	White	Milgard (or equal)
Manufactured Stone (dry stack joints)	Shelter Cove RivenWood	Eldorado
Manufactured Brick Cap (standard raked joints)	Ashland TundraBrick	Eldorado
Grout @ Brick	Natural Gray	Orco
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams
Stucco Color	SW 7569 Stucco	Sherwin Williams
Siding Color (applied to): Corner Boards @ Lap Siding Lap Siding	SW 7515 Homestead Brown	Sherwin Williams
Trim Color #1 (applied to): Barge Boards Eaves Fascia Outlookers	SW 7062 Rock Bottom	Sherwin Williams
Trim Color #2 (applied to): Columns Gable Siding Garage Door Railing Secondary Doors Trim	SW 7104 Cotton White	Sherwin Williams
Accent Color (applied to): Front Door	SW 6692 Auric	Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD
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Color Scheme #4
Elevation 'B'
Craftsman



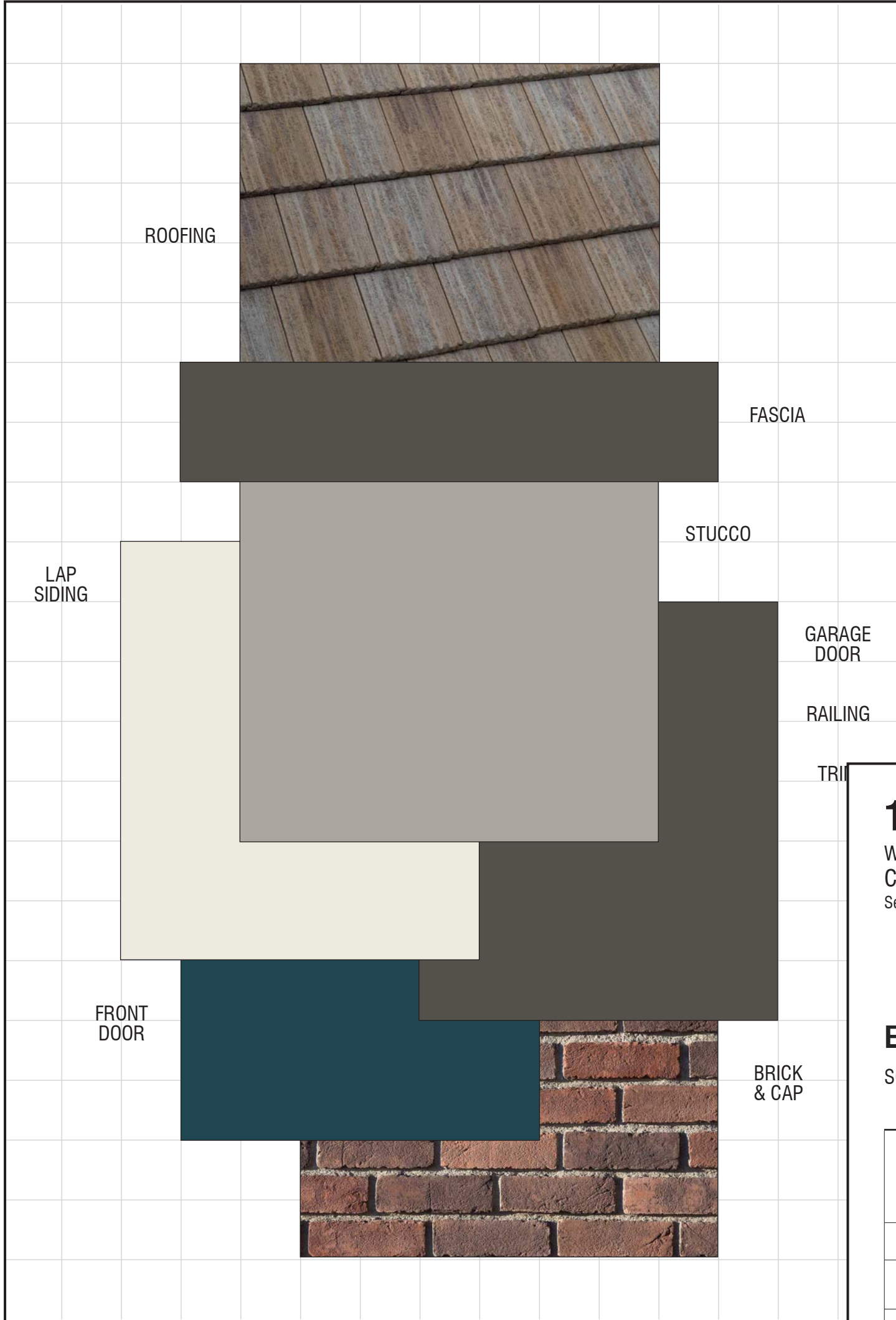
1125 NORTH GATE ROAD		
Walnut Creek, California CALIBR VENTURES September 26, 2024 2024271		
Exterior Color & Materials		
SCHEME 4 OF 8		'B' ELEVATIONS ONLY, CRAFTSMAN
Material	Color	Manufacturer
Roofing: Concrete Shake Tile	5809 Lomita Range Ref: .15 Emi: .95 A.SRI: 18 CRRC: 0918-0093	Eagle
Vinyl Windows (factory finish)	White	Milgard (or equal)
Manufactured Stone (dry stack joints)	Tawny Brown RivenWood	Eldorado
Manufactured Brick Cap (standard raked joints)	Hartford TundraBrick	Eldorado
Grout @ Brick	Pale Smoke	Orco
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams
Stucco Color	SW 7639 Ethereal Mood	Sherwin Williams
Siding Color (applied to): Corner Boards @ Lap Siding Lap Siding	SW 2836 Quartersawn Oak	Sherwin Williams
Trim Color #1 (applied to): Barge Boards Eaves Fascia Outlookers	SW 7020 Black Fox	Sherwin Williams
Trim Color #2 (applied to): Columns Gable Siding Garage Door Railing Secondary Doors Trim	SW 7033 Brainstorm Bronze	Sherwin Williams
Accent Color (applied to): Front Door	SW 7625 Mount Etna	Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD
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Exterior Color & Materials

1125 NORTH GATE ROAD, 19 LOTS

WALNUT CREEK, CA

Color Scheme #5
Elevation 'C'
Traditional



1125 NORTH GATE ROAD

Walnut Creek, California
CALIBR VENTURES
September 26, 2024 | 2024271

Exterior Color & Materials

SCHEME 5 OF 8

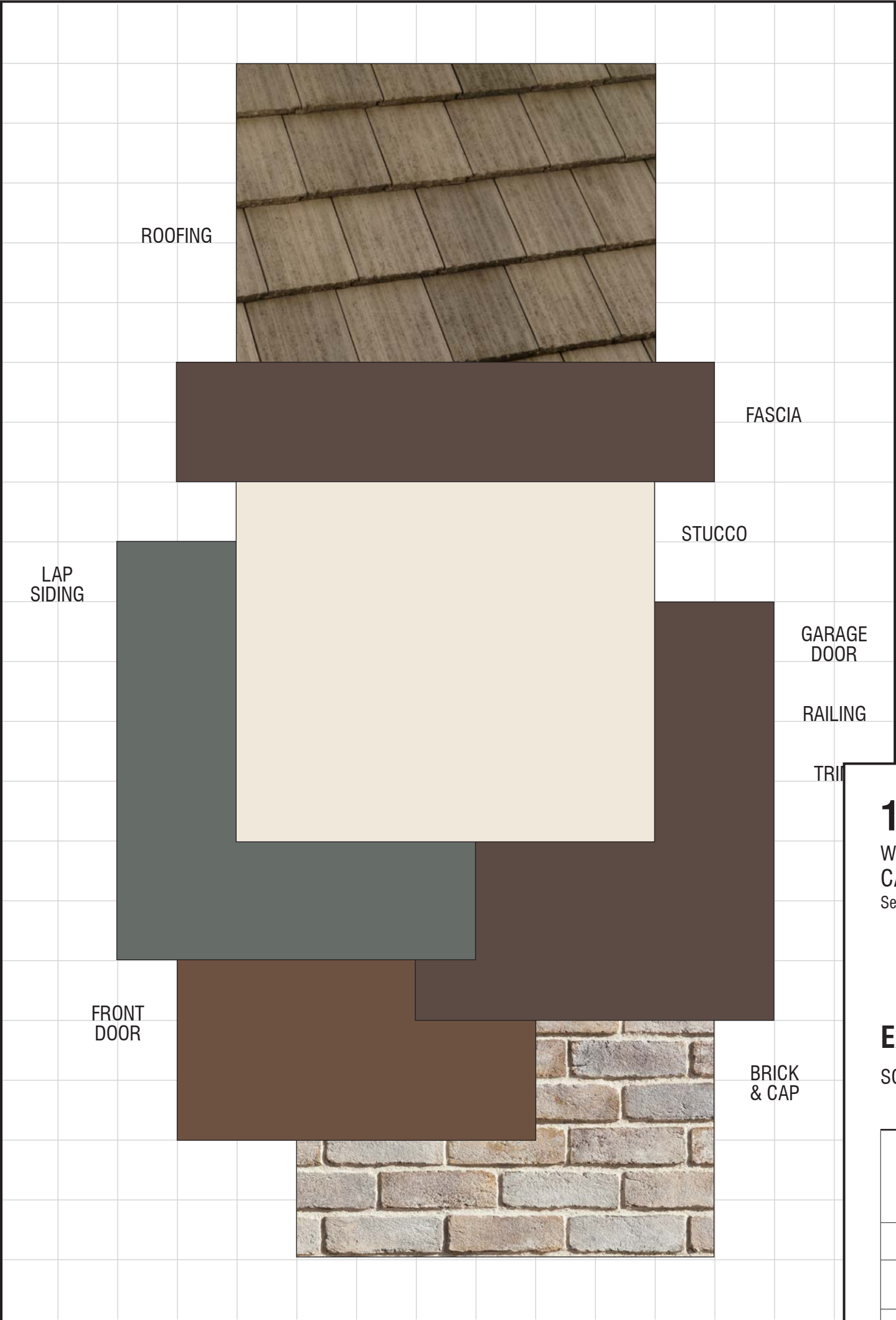
'C' ELEVATIONS ONLY, TRADITIONAL

Material	Color	Manufacturer
Roofing: Concrete Shake Tile	5880 Shasta Blend Ref: .20 Emi: .94 A.SRI: 23 CRRC: 0918-0088	Eagle
Vinyl Windows <i>(factory finish)</i>	White	Milgard <i>(or equal)</i>
Manufactured Thin Brick <i>(standard raked joints)</i>	Hartford Tundrabrick	Eldorado
Grout @ Brick	Soft White	Orco
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams
Stucco Color	SW 7017 Dorian Gray	Sherwin Williams
Siding Color <i>(applied to):</i> Corner Boards @ Lap Siding Lap Siding	SW 7008 Alabaster	Sherwin Williams
Trim Color <i>(applied to):</i> Barge Boards Eaves Fascia Garage Door Posts Railing Secondary Doors Trim	SW 7048 Urbane Bronze	Sherwin Williams
Accent Color <i>(applied to):</i> Front Door	SW 9142 Moscow Midnight	Sherwin Williams
Garage Door Weatherstrip <i>(factory finish)</i>	Match Garage Door Color	TBD

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Color Scheme #6
Elevation 'C'
Traditional



1125 NORTH GATE ROAD

Walnut Creek, California
CALIBR VENTURES
September 26, 2024 | 2024271

Exterior Color & Materials

SCHEME 6 OF 8

'C' ELEVATIONS ONLY, TRADITIONAL

Material	Color	Manufacturer
Roofing: Concrete Shake Tile	5889 Brown Range Ref: .15 Emi: .92 A.SRI: 17 CRRC: 0918-0026	Eagle
Vinyl Windows <i>(factory finish)</i>	White	Milgard <i>(or equal)</i>
Manufactured Thin Brick <i>(standard raked joints)</i>	Latigo Tundrabrick	Eldorado
Grout @ Brick	Pale Smoke	Orco
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams
Stucco Color	SW 7012 Creamy	Sherwin Williams
Siding Color <i>(applied to):</i> Corner Boards @ Lap Siding Lap Siding	SW 7622 Homburg Gray	Sherwin Williams
Trim Color <i>(applied to):</i> Barge Boards Eaves Fascia Garage Door Posts Railing Secondary Doors Trim	SW 7510 Chateau Brown	Sherwin Williams
Accent Color <i>(applied to):</i> Front Door	SW 2807 Rookwood Medium Brown	Sherwin Williams
Garage Door Weatherstrip <i>(factory finish)</i>	Match Garage Door Color	TBD

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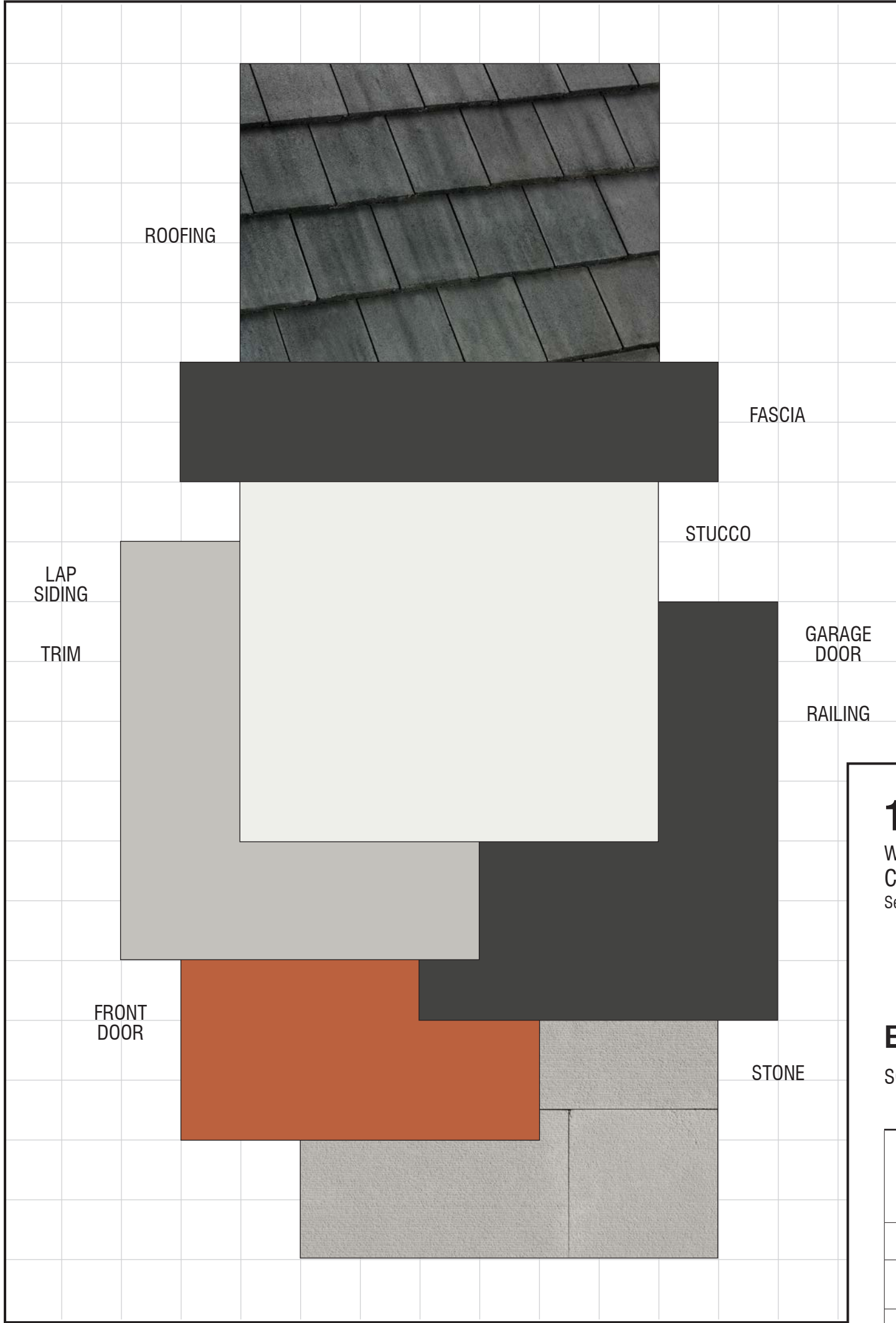
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Exterior Color & Materials

1125 NORTH GATE ROAD, 19 LOTS

WALNUT CREEK, CA

Color Scheme #7
Elevation 'D'
Modern



1125 NORTH GATE ROAD

Walnut Creek, California
CALIBR VENTURES
September 26, 2024 | 2024271

Exterior Color & Materials

SCHEME 7 OF 8

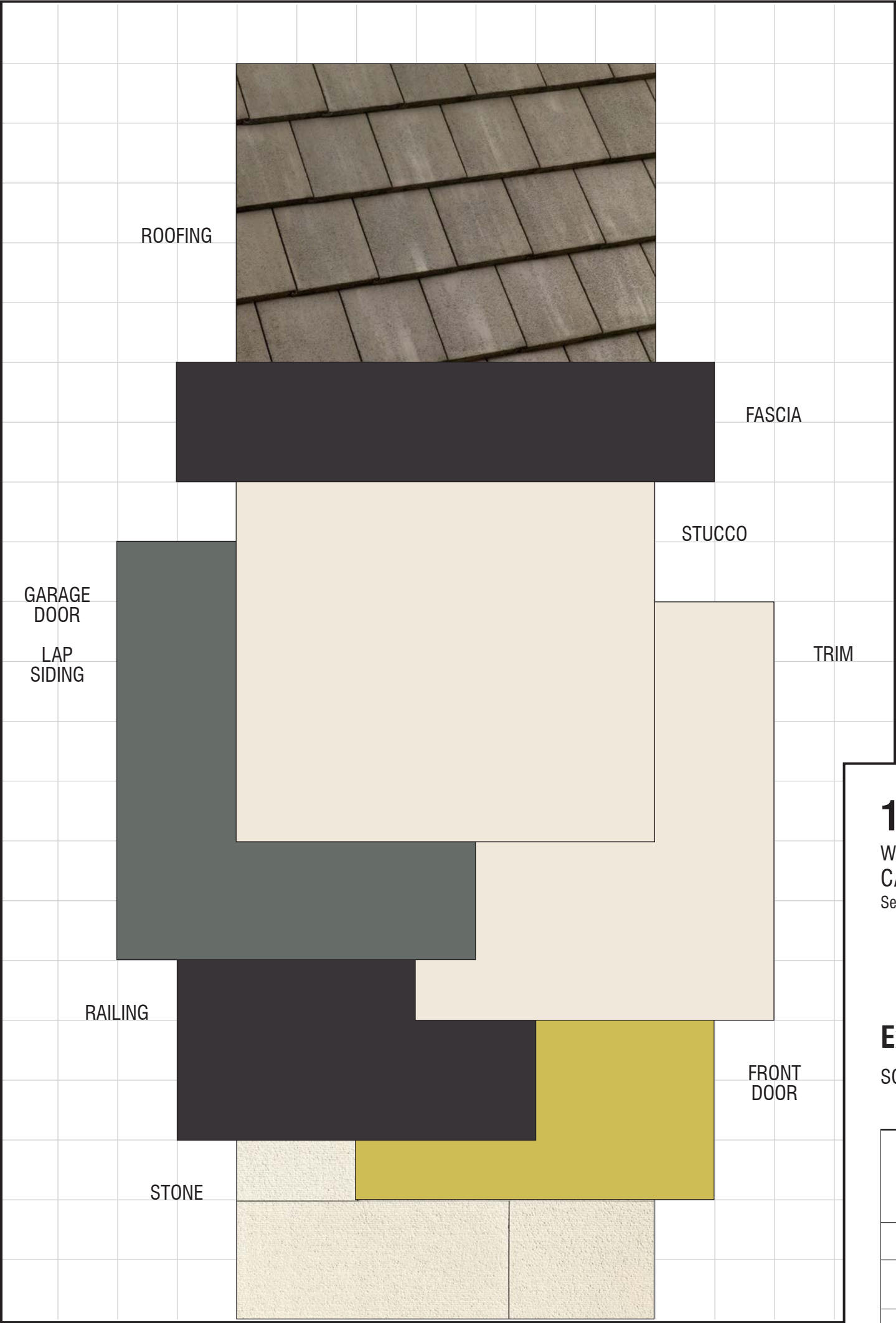
'D' ELEVATIONS ONLY, MODERN

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	4595 Dark Charcoal Ref: .08 Emi: .92 A.SRI: 10 CRRC: 0918-0116	Eagle
Vinyl Windows (factory finish)	Bronze	Milgard (or equal)
Manufactured Stone (1/8" joints)	Nickel Zen24	Eldorado
Grout @ Stone	Grey	Orco
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams
Stucco Color	SW 7006 Extra White	Sherwin Williams
Siding Color (applied to): Corner Boards @ Lap Siding Lap Siding Secondary Doors Trim Trim @ Lap Siding	SW 7672 Knitting Needles	Sherwin Williams
Trim Color (applied to): Eaves Fascia Garage Door Railing	SW 7069 Iron Ore	Sherwin Williams
Accent Color (applied to): Front Door	SW 6636 Husky Orange	Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

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Color Scheme #8
Elevation 'D'
Modern



1125 NORTH GATE ROAD

Walnut Creek, California
CALIBR VENTURES
September 26, 2024 | 2024271

Exterior Color & Materials

SCHEME 8 OF 8

'D' ELEVATIONS ONLY, MODERN

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	4588 Garnet Brown Range Ref: .12 Emi: .91 A.SRI: 12 CRRC: 0918-0108	Eagle
Vinyl Windows (factory finish)	Bronze	Milgard (or equal)
Manufactured Stone (1/8" joints)	Soft Light Zen24	Eldorado
Grout @ Stone	Pale Smoke	Orco
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams
Stucco Color	SW 7012 Creamy	Sherwin Williams
Siding Color (applied to): Corner Boards @ Lap Siding Lap Siding Garage Door Trim @ Lap Siding	SW 7622 Homburg Green	Sherwin Williams
Trim Color #1 (applied to): Secondary Doors Trim	SW 7012 Creamy	Sherwin Williams
Trim Color #2 (applied to): Eaves Fascia Railing	9175 Deep Forest Brown	Sherwin Williams
Accent Color (applied to): Front Door	SW 9030 Limón Fresco	Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

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