# ABBREVIATIONS

| | | | |
|---|---|---|---|
| A.B. | ANCHOR BOLT | MAS | MASONRY |
| ABV | ABOVE | MATL | MATERIAL |
| A.C. | ASPHALT CONCRETE | MAX | MAXIMUM |
| A/C | AIR CONDITIONING | M.B. | MACHINE BOLT |
| A.T. | ACOUSTICAL TILE | M.C. | MEDICINE CABINET |
| A.C.P. | ACOUSTICAL CEILING PANEL | MECH | MECHANICAL |
| ACOUST | ACOUSTICAL | MED | MEDIUM |
| A.D. | AREA DRAIN | MFD | MANUFACTURED |
| ADJ | ADJUSTABLE / ADJACENT | MFR | MANUFACTURER |
| A.F.F. | ABOVE FINISHED FLOOR | MH | MANHOLE |
| AGGR | AGGREGATE | MICRO | MICROWAVE |
| ALUM | ALUMINUM | MIN | MINIMUM |
| ALT | ALTERNATE | MIR | MIRROR |
| ANC | ANCHOR / ANCHORAGE | MISC | MISCELLANEOUS |
| ARCH | ARCHITECTURAL | M.O. | MASONRY OPENING |
| AVG | AVERAGE | M.R. | MOISTURE RESISTANT |
| AWN | AWNING | M.R.O. | MASONRY ROUGH OPENING |
| | | MOD | MODULAR |
| BD | BOARD | MOV | MOVABLE |
| B.F. | BOTH FACES | MTD | MOUNTED |
| BLDG | BUILDING | MTL | METAL |
| BLK. | BLOCK | MUL | MULLION |
| BLKG | BLOCKING | | |
| BM | BEAM | | |
| B.P. | BUILDING PAPER | N | NORTH |
| BDRM | BEDROOM | (N) | NEW |
| BLW | BELOW | N.I.C. | NOT IN CONTRACT |
| BRG | BEARING | N.A. | NOT APPLICABLE |
| BRKT | BRACKET | NO. | NUMBER |
| BRZ | BRONZE | N.T.S. | NOT TO SCALE |
| BTM | BOTTOM | | |
| BTN | BATTEN | | |
| BTR | BETTER | O/ | OVER |
| BTWN | BETWEEN | O.C. | ON CENTER |
| B.U.R. | BUILT UP ROOFING | O.D. | OUTSIDE DIAMETER |
| BVL | BEVELED | OFF | OFFICE |
| B.W. | BOTH WAYS | OH | OVERHEAD |
| | | OPNG | OPENING |
| | | OPP | OPPOSITE |
| C.B. | CATCH BASIN | O.R.D. | OVERFLOW ROOF DRAIN |
| CAB | CABINET | O.S.B. | ORIENTED STRAND BOARD |
| C.A.R. | COLD AIR | | |
| C.C. | CENTER TO CENTER | | |
| C.F. | CUBIC FEET | PART | PARTITION |
| C.G. | CORNER GUARD | P.C. | PRE CAST CONCRETE |
| C.I.P. | CAST IRON PIPE | P.C.F. | POUNDS PER CUBIC FOOT |
| C.I.P.C. | CAST-IN-PLACE CONCRETE | PFB | PREFABRICATED |
| C.J. | CONTROL JOINT | PL. | PLATE |
| CLKG | CAULK / CAULKING | P.D.F. | POWDER DRIVEN FASTENER |
| CLG | CEILING | P.L.F. | POUNDS PER LINEAL FOOT |
| CLR | CLEAR | P.LAM. | PLASTIC LAMINATE |
| C.M.U. | CONCRETE MASONRY UNIT | PLYWD | PLYWOOD |
| C.M.P. | CORRUGATED METAL PIPE | P.H. | PAPER HOLDER |
| CNTR | COUNTER | PNT | PAINT |
| C.O. | CLEAN OUT | PRJ | PROJECT / PROJECTED |
| C.O.T.G. | CLEAN OUT TO GRADE | P.S.F. | POUNDS PER SQUARE FOOT |
| COL | COLUMN | P.S.I. | POUNDS PER SQUARE INCH |
| CONC | CONCRETE | P.T. | PRESSURE TREATED |
| CONN | CONNECTION | PT | POINT |
| CONT | CONTINUOUS | P.T.D. | PAPER TOWEL DISPENSER |
| CONTR | CONTRACTOR | P.T.D./R. | PAPER TOWEL DISPENSER & RECEPTACLE |
| CORR | CORRUGATED | P.T.R. | PAPER TOWEL RECEPTACLE |
| CPT | CARPET | P.V.C.P. | POLYVINYL CHLORIDE PIPE |
| CRS | COURSE / COURSES | PVMT | PAVEMENT |
| CSK. S. | COUNTERSUNK SCREW | | |
| C.T. | CERAMIC TILE | | |
| CTR | CENTER | Q.T. | QUARRY TILE |
| C.W. | COLD WATER | | |
| C.Y. | CUBIC YARD | | |
| | | | |
| DBL | DOUBLE | R | RISER |
| D.H. | DOUBLE HUNG | R.A. | RETURN AIR |
| DEPT | DEPARTMENT | RAD | RADIUS |
| DET | DETAIL | R.B. | RUBBER BASE |
| D.F. | DOUGLAS FIR | RUB | RUBBER |
| D.I.B. | DRILL IN BOLT | R.C. | REINFORCED CONCRETE |
| DIA. | DIAMETER | R.D. | ROOF DRAIN |
| DIAG | DIAGRAM | REDWD | REDWOOD |
| DIM | DIMENSION | REINF. or RE-BAR | REINFORCING STEEL BARS |
| DISP | DISPENSER | REF | REFERENCE |
| DIV | DIVISION / DIVIDER | REFR | REFRIGERATOR / REFRIGERATION |
| D.L. | DEAD LOAD | REG | REGISTER |
| DN | DOWN | REQ'D | REQUIRED |
| DR | DOOR | RET | RETAIN / RETAINING |
| DWNG | DRAWING | REV | REVISION |
| DR. FNT. | FOUNTAIN | RM | ROOM |
| DW | DISHWASHER | R.O. | ROUGH OPENING |
| | | R/S | REINFORCING STEEL |
| | | R.W.L. | RAIN WATER LEADER |
| E | EAST | S | SOUTH |
| (E) | EXISTING | S.B. | SOLID BLOCKING |
| EA | EACH | S.C. | SOLID CORE |
| E.B. | EXPANSION BOLT | S.C.D. | SEAT COVER DISPENSER |
| E.I.F.S. | EXTERIOR INSULATION FINISH SYSTEM | SCHED | SCHEDULE |
| E.J. | EXPANSION JOINT | S.D. | SOAP DISPENSER |
| ELEC | ELECTRIC / ELECTRICAL | S.DR. | STORM DRAIN |
| ELEV | ELEVATION | SECT | SECTION |
| EMER | EMERGENCY | S.E.D. | SEE ELECTRICAL DRAWINGS |
| E.N. | EDGE NAILING | S.F. | SQUARE FOOT |
| ENCL | ENCLOSURE | S.F.B. | SPIT FACE BLOCK |
| E.O.S. | EDGE OF SLAB | S.F.S.D. | SEE FOOD SERVICE DRAWINGS |
| EQUIP | EQUIPMENT | S.G.D. | SLIDING GLASS DOOR |
| E.W.C. | ELECTRIC WATER COOLER | SHT | SHEET |
| EXH | EXHAUST | SHTHG | SHEATHING |
| EXP | EXPOSED | SHVLS | SHELVES / SHELVING |
| EXT | EXTERIOR | SHWR | SHOWER |
| | | SIM | SIMILAR |
| | | SLR | SEALER |
| F.A. | FIRE ALARM | SLDR | SLIDER |
| F.A.U. | FORCED AIR UNIT | S.M.D. | SEE MECHANICAL DRAWINGS |
| F.C.C. | FIRE CONTROL CENTER | S.N.D. | SANITARY NAPKIN DISPENSER |
| F.C.U. | FAN COIL UNIT | S.N.R. | SANITARY NAPKIN RECEPTACLE |
| F.D. | FLOOR DRAIN | SPEC | SPECIFICATIONS |
| F.D.C. | FIRE DEPARTMENT CONNECTION | S.P.D. | SEE PLUMBING DRAWINGS |
| FND | FOUNDATION | SPL.BLK. | SPLASH BLOCK |
| F.E. | FIRE EXTINGUISHER | SQ. | SQUARE |
| F.E.C. | FIRE EXTINGUISHER CABINET | S.&R. | SHELF AND ROD |
| F.F. | FINISHED FLOOR | S.S. | SANITARY SEWER |
| F.F.B. | FINISHED FLOOR BREAK | S.S.D. | SEE STRUCTURAL DRAWINGS |
| F.G. | FIXED GLASS | S.SK. | SERVICE SINK |
| F.H. | FIRE HYDRANT | S.ST. | STAINLESS STEEL |
| F.H.C. | FIRE HOSE CABINET | STA | STATION |
| F.H.V. | FIRE HOSE VALVE | S.T.C. | SOUND TRANSMISSION COEFFICIENT |
| FIN | FINISH | STN | STAIN |
| F.L. | FLOW LINE | STD | STANDARD |
| F.J. | FLUSH JOINT | STL | STEEL |
| FLSHG | FLASHING | STO | STORAGE |
| FLR | FLOOR | STRUCT | STRUCTURE / STRUCTURAL |
| FLUOR | FLUORESCENT | SUSP | SUSPENDED |
| F.O.C. | FACE OF CONCRETE | S.W. | SHEAR WALL |
| F.O.M. | FACE OF MASONRY | S.T. | SQUARE YARD |
| F.O.S. | FACE OF STUD | SYS | SYSTEM |
| F.O.W. | FACE OF WALL | | |
| FP | FIREPLACE | | |
| FPR | FIREPROOF | | |
| FRMG | FRAMING | | |
| F.R.P. | FIBER REINFORCED PLASTIC | T | TREAD |
| FT | FOOT | T.B. | TOWEL BAR |
| FTG | FOOTING | T.C. | TRASH COMPACTOR |
| FUR | FURRED / FURRING | TEL | TELEPHONE |
| | | TEMP | TEMPERED |
| | | T.O.C. | TOP OF CURB |
| G | GAS | T.&G. | TONGUE AND GROOVE |
| GA | GAUGE | THK | THICK (NESS) |
| GALV | GALVANIZED | THR | THRESHOLD |
| G.B. | GRAB BAR | T.O.B. | TOP OF BEAM |
| G.C. | GENERAL CONTRACTOR | T.O.BLK. | TOP OF BLOCK |
| GL | GLASS | T.O.G. | TOP OF GRATE |
| G.I. | GALVANIZED IRON | T.O.PL. | TOP OF PLATE |
| GLB | GLU-LAM BEAM | T.O.S. | TOP OF SLAB |
| GND | GROUND | T.O.STL. | TOP OF STEEL |
| GR | GRADE | T.O.W. | TOP OF WALL |
| GRDR | GIRDER | T.P.D. | TOILET PAPER DISPENSER |
| G.S. | GYPSUM SHEATHING | T.S. | TUBE STEEL |
| G.W.B. | GYPSUM WALL BOARD/ PLASTIC | TV. | TELEVISION |
| | | TXT | TEXTURE |
| | | TYP | TYPICAL |
| H.B. | HOSE BIB | | |
| H.C. | HOLLOW CORE | U.B.C. | UNIFORM BUILDING CODE |
| H.D. | HOLD DOWN | UNF | UNFINISHED |
| HDR | HEADER | U.O.N. | UNLESS OTHERWISE NOTED |
| HDWR | HARDWARE | UR | URINAL |
| HGR | HANGER | | |
| H.M. | HOLLOW METAL | | |
| HORIZ | HORIZONTAL | VAR | VARIES |
| H.P. | HIGH POINT | V.B. | VINYL BASE |
| HR | HOUR | V.BR. | VAPOR BARRIER |
| HT | HEIGHT | V.C.P. | VITRIFIED CLAY PIPE |
| HTG | HEATING | V.C.T. | VINYL COMPOSITION TILE |
| H.V.A.C. | HEATING / VENTILATING / AIR CONDITIONING | VENT | VENTILATOR / VENTILATION |
| H.W. | HOT WATER | VERT | VERTICAL |
| | | VEST | VESTIBULE |
| | | V.G.D.F. | VERTICAL GRAIN DOUGLAS FIR |
| I.B. | INFILTRATION BARRIER | V.I.F. | VERIFY IN FIELD |
| I.D. | INSIDE DIAMETER | VIN | VINYL |
| IN | INCH | VNR | VENEER |
| INCL | INCLUDED / INCLUDING | V.T. | VINYL TILE |
| INFO | INFORMATION | | |
| INSUL | INSULATION / INSULATED | | |
| INT | INTERIOR | W | WEST |
| INTER | INTERMEDIATE | W/ | WITH |
| INV | INVERT | W.C. | WATER CLOSET |
| | | WD | WOOD |
| | | W/D | WASHER / DRYER |
| JAN | JANITOR | W.G. | WIRED GLASS |
| JST | JOIST | W.H. | WATER HEATER |
| JT | JOINT | W.HYD. | WALL HYDRANT |
| | | WNDW | WINDOW |
| | | W/O | WITHOUT |
| K.P. | KICK PLATE | WP | WATERPROOF |
| KIT | KITCHEN | WSCT | WAINSCOT |
| | | WT | WEIGHT |
| | | W.W.F. | WELDED WIRE FABRIC |
| LAM | LAMINATED | | |
| LAV | LAVATORY | | |
| L.B. | LAG BOLT | YD | YARD |
| LB | POUND | | |
| L.F. | LINEAR FOOT | | |
| L.L. | LIVE LOAD | | |
| LT | LIGHT | | |
| LTL | LINTEL | | |
| LKR | LOCKER | | |
| L.P. | LOW POINT | | |
| LVR | LOUVER | | |
| L.V.L. | LAMINATED VENEER LUMBER | | |
| LACQ | LACQUER | | |

# REFERENCE SYMBOLS

GRID LINE

SECTION
SECTION IDENTIFICATION
SHEET DESIGNATION

DETAIL
DETAIL IDENTIFICATION
SHEET DESIGNATION

INTERIOR ELEVATION
SHEET DESIGNATION
ELEVATION DESIGNATION

EXTERIOR ELEVATION
ELEVATION IDENTIFICATION
SHEET DESIGNATION

ELEVATION

SPOT ELEVATION

ROOM IDENTIFICATION

WINDOW IDENTIFICATION

DOOR IDENTIFICATION

MATCH LINE

WALL ASSEMBLY TYPE

ROOF OR FLOOR / CEILING ASSEMBLY TYPE

REVISION IDENTIFICATION

CONTOUR LINES
EXISTING
PROPOSED

# MATERIAL SYMBOLS

EARTH (SECTION)

CONCRETE (PLAN & SECTION)

BRICK MASONRY UNIT (PLAN & SECTION)

CONCRETE MASONRY UNIT (PLAN & SECTION)

FRAMING MEMBER (BLOCKING)

FRAMING MEMBER (CONTINUOUS NOMINAL SIZE INDICATED)

PLYWOOD

FINISH MILLWORK (ARCH) (SECTION)

GYPSUM WALL BOARD OR SAND (SECTION)

ASPHALTIC CONCRETE PAVING (SECTION)

METAL STEEL OR IRON (SECTION)

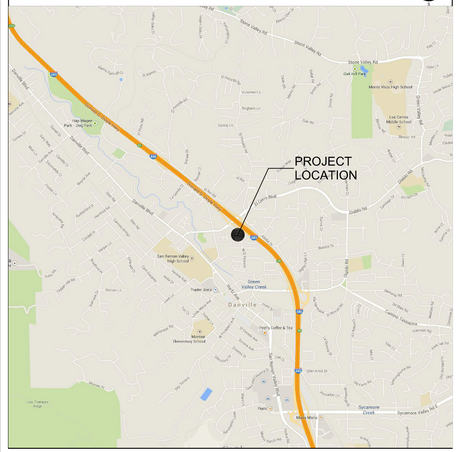
BATT INSULATION (SECTION)

RIGID INSULATION BOARD OR TILE (SECTION)

# SYMBOLS

| | | | |
|---|---|---|---|
| & | AND | ' | FEET |
| ∠ | ANGLE | d | PENNY |
| @ | AT | ⊥ | PERPENDICULAR |
| ℄ | CENTER LINE | ℙ | PROPERTY LINE |
| ⊏ | CHANNEL | □ | SQUARE FEET |
| Ø | DIAMETER | # | POUND |
| " | INCHES | | |

# VICINITY MAP (N.T.S.)




# PROJECT INFORMATION

## PROJECT LOCATION
375 EL PINTADO W. ROAD
DANVILLE, CA 94526
A.P.N.: 200-140-011
A.P.N.: 200-140-012

## ARCHITECT
CYNTHIA ERB & ASSOCIATES
3201 DANVILLE BLVD. SUITE 210
ALAMO, CA 94507
PH: 925.831.8030
CONTACT: CYNTHIA ERB

## CIVIL ENGINEER
TALUS ENGINEERING
1025 NOEL DRIVE, STE. B.
MENLO PARK, CA 94025
PH: (650) 494-4974
CONTACT: EASTON MCALLISTER

## GEOTECHNICAL ENGINEER
PETERS AND ROSS
114 HOPECO ROAD,
PLEASANT HILL, CA 94523
PH: (925) 942-3629
CONTACT: PETER MUNDY

## BIOLOGIST
MONK AND ASSOCIATES
1136 SARANAP AVENUE SUITE Q,
WALNUT CREEK, CA 94595
PH: (925) 947-4867
CONTACT: GEOFF MONK

## OWNER INFORMATION
GMMR
230 PIEDMONT LANE
DANVILLE, CA 94526
PH: (925) 899-7282
CONTACT: GLENN NOVOTNEY

## CODE INFORMATION
PROPOSED ZONING: P-1
CONSTRUCTION TYPE: 5-B

## CODE INFORMATION
2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA ENERGY CODE

## TITLE 24 ENERGY CALCULATIONS
T.B.D.

## STRUCTURAL ENGINEER
T.B.D.

# GENERAL NOTES:

GENERAL NOTES:

1. ALL WORK SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP AND BEST TRADE PRACTICES. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND/OR LOCAL CODES, LAWS AND ORDINANCES, RULES AND REGULATIONS. REFERENCES IN THE SPECIFICATIONS TO "CODE" OR TO "BUILDING CODE" NOT OTHERWISE IDENTIFIED SHALL MEAN THE CALIFORNIA BUILDING CODE, 2013 EDITION, TOGETHER WITH ADDITIONS, AND IN EFFECT ON THE DATE OF RECEIPT OF BIDS. NOTHING IN THE DRAWINGS IS TO BE CONSTRUED AS OR PERMITTING WORK THAT IS CONTRARY TO THESE RULES, REGULATIONS, AND CODES.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. WRITTEN DIMENSIONS ARE TO BE USED, DO NOT SCALE PLANS. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING. NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IF DISCREPANCIES, INCONSISTENCIES OR UNANTICIPATED CONDITIONS ARE ENCOUNTERED.

# CBC CHAPTER 7A COMPLIANCE

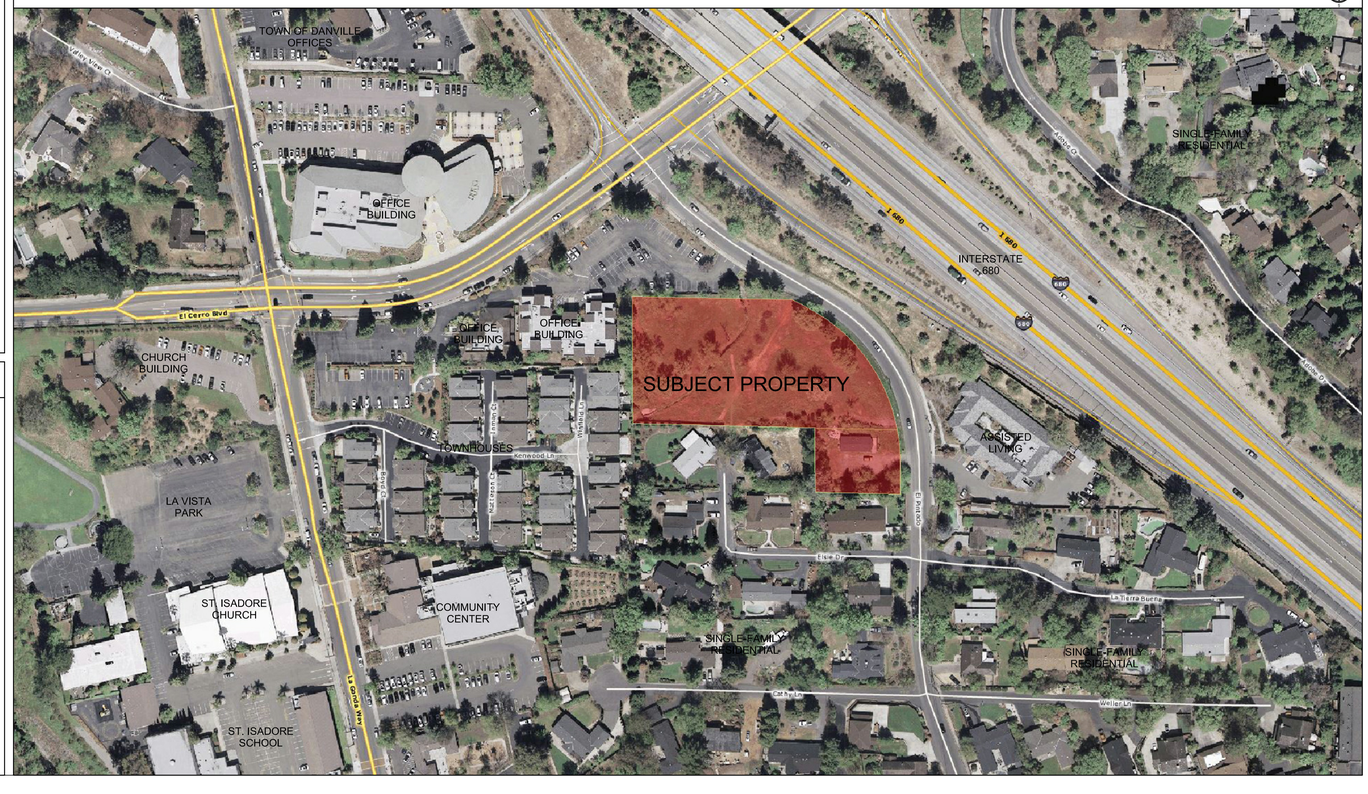
CBC CHAPTER 7A COMPLIANCE SUMMARY:

THIS PROPERTY IS NOT LOCATED WITHIN A "WILDLIFE-URBAN INTERFACE FIRE AREA." THIS PROPERTY DOES NOT FALL UNDER THE THE REQUIREMENTS OF CHAPTER 7A.

# SHEET INDEX


| | |
|---|---|
| A0.1 | GENERAL INFORMATION |
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| TM-6 | PRELIMINARY STORMWATER CONTROL PLAN |
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| A2.2 | BUILDING A FLOOR PLANS |
| A2.3 | BUILDING B FLOOR PLANS |
| A2.4 | BUILDING B FLOOR PLANS |
| A2.5 | BUILDING C FLOOR PLANS |
| A2.6 | BUILDING C FLOOR PLANS |
| A2.7 | BUILDING D&E FLOOR PLANS |
| A2.8 | BUILDING D&E FLOOR PLANS |
| A2.9 | BUILDING F FLOOR PLANS |
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| A3.2 | BUILDING B EXTERIOR ELEVATIONS |
| A3.3 | BUILDING C EXTERIOR ELEVATIONS |
| A3.4 | BUILDING D&E EXTERIOR ELEVATIONS |
| A3.5 | BUILDING F EXTERIOR ELEVATIONS |
| A3.6 | BUILDING G EXTERIOR ELEVATIONS |
| A3.7 | BUILDING H EXTERIOR ELEVATIONS |
| L1 | LANDSCAPE PLANS |
| L2 | LANDSCAPE PLANS |
| L3 | LANDSCAPE PLANS |
| L4 | LANDSCAPE PLANS |


# AERIAL MAP (N.T.S.)





Talmont Homes
3201 Danville Blvd., Suite 210
Alamo, CA 94507
925.831.8030 925.831.8515
www.talmonthomes.com


CLIENT
GLENN NOVOTNY, GMMR, LLC.

PROJECT
EL PINTADO
375 W. EL PINTADO RD.
DANVILLE, CA 94526

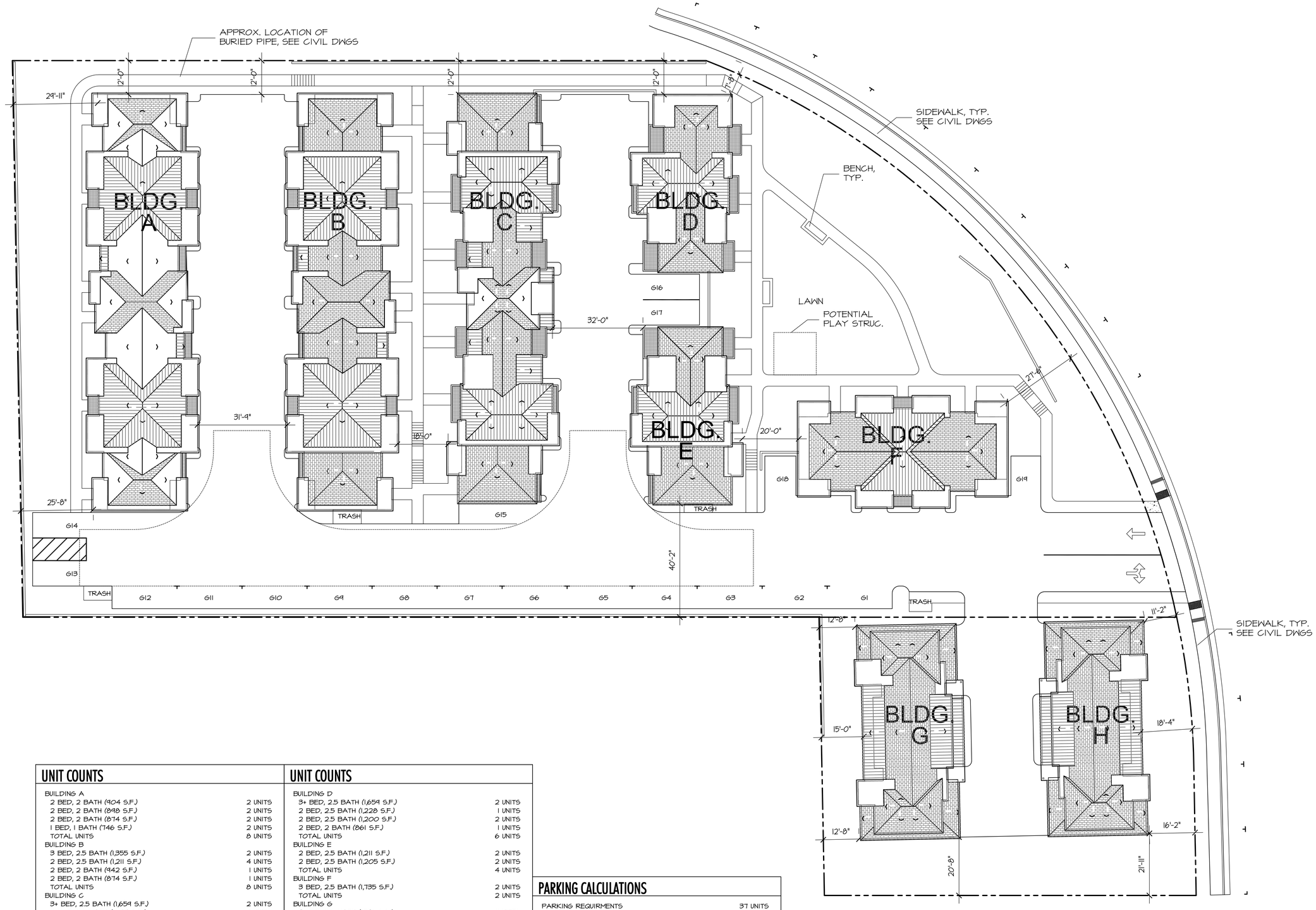
REVISIONS

DATE
04.17.17

SCALE
N/A

COVER SHEET

SHEET
A0.1




## UNIT COUNTS

| | |
|---|---|
| BUILDING A | |
| 2 BED, 2 BATH (904 S.F.) | 2 UNITS |
| 2 BED, 2 BATH (848 S.F.) | 2 UNITS |
| 2 BED, 2 BATH (874 S.F.) | 2 UNITS |
| 1 BED, 1 BATH (746 S.F.) | 2 UNITS |
| TOTAL UNITS | 8 UNITS |
| BUILDING B | |
| 3 BED, 2.5 BATH (1,355 S.F.) | 2 UNITS |
| 2 BED, 2.5 BATH (1,211 S.F.) | 4 UNITS |
| 2 BED, 2 BATH (942 S.F.) | 1 UNITS |
| 2 BED, 2 BATH (874 S.F.) | 1 UNITS |
| TOTAL UNITS | 8 UNITS |
| BUILDING C | |
| 3+ BED, 2.5 BATH (1,659 S.F.) | 2 UNITS |
| 2 BED, 2.5 BATH (1,266 S.F.) | 1 UNITS |
| 2 BED, 2.5 BATH (1,200 S.F.) | 2 UNITS |
| 2 BED, 2 BATH (942 S.F.) | 1 UNITS |
| 2 BED, 2 BATH (861 S.F.) | 1 UNITS |
| TOTAL UNITS | 7 UNITS |

## UNIT COUNTS

| | |
|---|---|
| BUILDING D | |
| 3+ BED, 2.5 BATH (1,659 S.F.) | 2 UNITS |
| 2 BED, 2.5 BATH (1,228 S.F.) | 1 UNITS |
| 2 BED, 2.5 BATH (1,200 S.F.) | 2 UNITS |
| 2 BED, 2 BATH (861 S.F.) | 1 UNITS |
| TOTAL UNITS | 6 UNITS |
| BUILDING E | |
| 2 BED, 2.5 BATH (1,211 S.F.) | 2 UNITS |
| 2 BED, 2.5 BATH (1,205 S.F.) | 2 UNITS |
| TOTAL UNITS | 4 UNITS |
| BUILDING F | |
| 3 BED, 2.5 BATH (1,735 S.F.) | 2 UNITS |
| TOTAL UNITS | 2 UNITS |
| BUILDING G | |
| 3 BED, 2.5 BATH (1,735 S.F.) | 2 UNITS |
| TOTAL UNITS | 2 UNITS |
| ALL BUILDINGS | |
| 3 BED, 2.5 BATH | 10 UNITS |
| 2 BED, 2.5 BATH | 14 UNITS |
| 2 BED, 2 BATH | 11 UNITS |
| 1 BED, 1 BATH | 2 UNITS |
| TOTAL UNITS | 37 UNITS |

## PARKING CALCULATIONS

| | |
|---|---|
| PARKING REQUIRMENTS | 37 UNITS |
| (10) 3 BED, 2.5 BATH, X 2.25 | 22.5 SPACES |
| (14) 2 BED, 2.5 BATH, X 2.25 | 31.5 SPACES |
| (11) 2 BED, 2 BATH, X 2.25 | 24.75 SPACES |
| (2) 1 BED, 1 BATH X 1.75 | 3.5 SPACES |
| TOTAL SPACES REQUIRED | 82(82.25) SPACES |
| TOTAL SPACES PROVIDED ONSITE | 82 SPACES |
| TOTAL COVERED SPACES | 68 SPACES |
| STREET PARKING (NOT INCLUDED IN TOTAL) | 10+/- SPACES |

## SITE PLAN

Talmont Homes
3201 Danville Blvd., Suite 210
Alamo, CA 94507
925.831.8030 925.831.8513
www.talmonthomes.com

CLIENT
GLENN NOVOTNY, GMMR, LLC.

PROJECT
EL PINTADO
375 W. EL PINTADO RD.
DANVILLE, CA 94526

REVISIONS

DATE
04.17.17

SCALE
1/16"=1'-0"

PROPOSED SITE PLAN

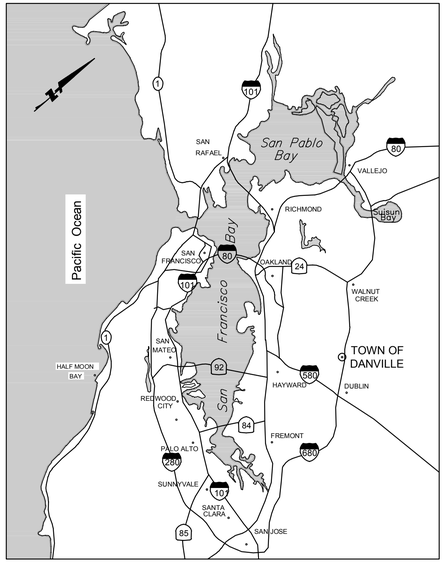
SHEET
A1.1

# VESTING TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES SUBDIVISION 9399 - 375 W EL PINTADO ROAD

## TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA

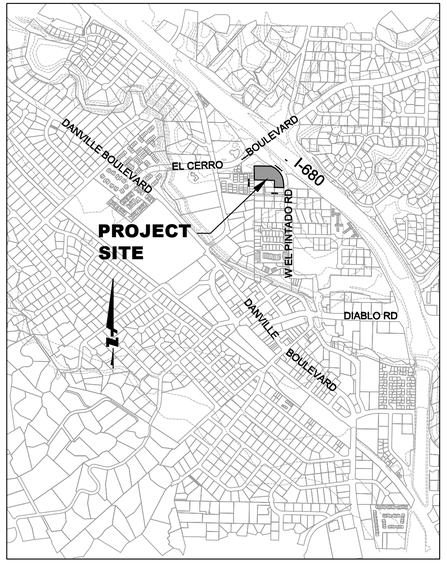
## ABBREVIATIONS

| SYMBOL | DESCRIPTION |
|---|---|
| AC | ASPHALTIC CONCRETE |
| AD | AREA DRAIN |
| BFP | BACK FLOW PREVENTER |
| BLDG | BUILDING |
| BW | BOTTOM OF WALL |
| CB | CATCH BASIN |
| CO | CLEANOUT |
| CONC | CONCRETE |
| DCDA | DOUBLE CHECK DETECTOR ASSEMBLY |
| DI | DROP INLET |
| DW | DOMESTIC WATER |
| DWY | DRIVEWAY |
| E, ELEC | ELECTRIC |
| EX, EXIST | EXISTING |
| EASE | EASEMENT |
| EG | EXISTING GROUND |
| EL, ELEV | ELEVATION |
| EP | EDGE OF PAVEMENT |
| FC | FACE OF CURB |
| FDC | FIRE DEPARTMENT CONNECTION |
| FF | FINISH FLOOR |
| FG | FINISH GRADE |
| FH | FIRE HYDRANT |
| FL | FLOW LINE |
| FW | FIRE WATER |
| GB | GRADE BREAK |
| GR | GRATE ELEVATION |
| HDPE | HIGH DENSITY POLYETHYLENE |
| HP | HIGH POINT |
| INV | INVERT |
| IRR | IRRIGATION |
| JP | JOINT POLE |
| JT | JOINT TRENCH |
| LF | LINEAR FOOT |
| LG | LIP OF GUTTER |
| LP | LOW POINT |
| MAX | MAXIMUM |
| MIN | MINIMUM |
| MH | MANHOLE |
| NTS | NOT TO SCALE |
| OH | OVERHEAD |
| PIV | POST INDICATOR VALVE WITH TAMPER |
| PL | PROPERTY LINE |
| POC | POINT OF CONNECTION |
| PR, PROP | PROPOSED |
| R | RADIUS |
| RCP | REINFORCED CONCRETE PIPE |
| RIM | RIM ELEVATION |
| S | SLOPE |
| SD | STORM DRAIN |
| SL | STREET LIGHT |
| SS | SANITARY SEWER |
| TC | TOP OF CURB |
| T, TEL, TELE | TELEPHONE |
| TRANS | TRANSFORMER |
| TS | TOP OF SURFACE |
| TYP | TYPICAL |
| UB | UTILITY BOX |
| W | WATER |
| WM | WATER METER |
| WV | WATER VALVE |




### LOCATION MAP

NTS




### VICINITY MAP

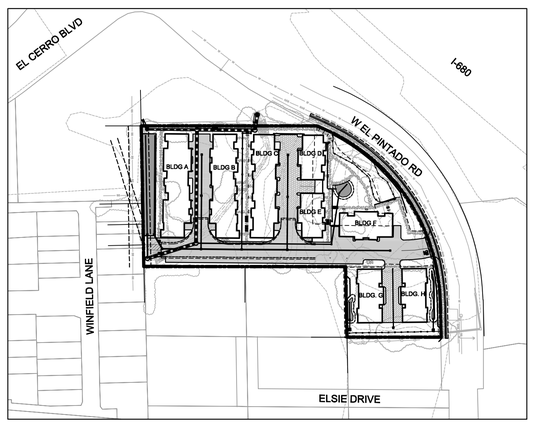
APPROX SCALE: 1"=1,000'

## PROJECT SUMMARY

| | |
|---|---|
| PROPERTY ADDRESS: | 359 & 375 WEST EL PINTADO ROAD<br>DANVILLE, CA 94063 |
| OWNER/DEVELOPER: | GLENN NOVOTNY<br>230 PIEDMONT LANE<br>DANVILLE, CA 94526 |
| CIVIL ENGINEER: | TALUS ENGINEERING<br>1330 ALMA AVE #E409<br>WALNUT CREEK, CA 948596<br>(415) 948-0440 |
| ARCHITECT: | TALMONT HOMES<br>3201 DANVILLE BLVD., SUITE 210<br>ALAMO, CA 94507<br>(925) 831-8030 |
| ASSESSOR'S PARCEL NO: | APN'S 200-140-110 & 200-140-140 |
| TOTAL AREA: | 81,850 SQ FT (APPROX 1.88 ACRES) |
| EXISTING ZONING: | O-1, R-15 |
| EXISTING LAND USE: | VACANT, SINGLE FAMILY RESIDENTIAL |
| PROPOSED ZONING: | P-1 PLANNED UNIT DEVELOPMENT |
| PROPOSED LAND USE: | MULTI-FAMILY RESIDENTIAL |
| UTILITIES: | |
| WATER SUPPLY: | EAST BAY MUNICIPAL UTILITY DISTRICT |
| FIRE PROTECTION: | SAN RAMON VALLEY FIRE PROTECTION DISTRICT |
| SEWAGE DISPOSAL: | CENTRAL CONTRA COSTA SANITARY DISTRICT |
| STORM DRAIN: | TOWN OF DANVILLE |
| GAS & ELECTRIC: | PACIFIC GAS & ELECTRIC |
| TELEPHONE: | AT&T |
| CABLE TELEVISION: | COMCAST |

## LEGEND

| | PROPOSED | EXISTING |
|---|---|---|
| BOUNDARY | | |
| STORM DRAIN LINE | SD | 42" SD |
| SANITARY SEWER LINE | 6" SS | 8" SS |
| WATER LINE | 8" W | 6" W |
| MANHOLE | | |
| FIRE HYDRANT | | |
| CURB INLET | | |
| SPOT ELEVATION | 101.0 | ×101 |
| TRANSFORMER | T | |
| ELECTRICAL | | |
| OVERHEAD WIRES | | OH |
| GAS | | G |
| ELECTROLLER | | |
| TRAFFIC SIGNAL | | |




### SITE PLAN

SCALE: 1"=100'

## FLOOD ZONE

ZONE X: AREAS OF 0.2% CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% CHANCE FLOOD. FLOOD INSURANCE RATE MAP PANEL NUMBER 06013C0434F, DATED 06/16/2009.

## PROJECT BENCHMARK

CONTRA COSTA COUNTY BENCHMARK #3589 - A FASTENER AND TAG SET IN THE CENTER OF THE CONCRETE HEADWALL LOCATED 270± FEET SOUTH FROM THE INTERSECTION OF EL CERRO BOULEVARD AND EL PINTADO WEST IN DANVILLE, APPROXIMATELY 45 FEET WEST OF THE CENTERLINE OF EL PINTADO WEST. ELEVATION 362.20' NAD27

## BASIS OF BEARINGS

THE MONUMENT LINE ON EL CERRO BOULEVARD, AS SHOWN ON PARCEL MAP 69 PM 31, TAKEN AS N 89°00'22" W 260.46 FEET.

## SHEET INDEX

| NUMBER | DESCRIPTION |
|---|---|
| TM-1 | TITLE SHEET |
| TM-2 | TYPICAL SECTIONS, LEGEND & ABBREVIATIONS |
| TM-3 | EXISTING CONDITIONS / TREE REMOVAL PLAN |
| TM-4 | TREE INVENTORY |
| TM-5 | SITE PLAN |
| TM-6 | GRADING PLAN |
| TM-7 | UTILITY PLAN |
| TM-8 | STORM WATER CONTROL PLAN |

## ENGINEER'S STATEMENT

THIS TENTATIVE PARCEL MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

12/19/2017

EASTON C. MCALLISTER, PE — DATE
P.E. #61148 EXP 12/31/18

TALUS
ENGINEERING | PLANNING | DEVELOPMENT

VESTING TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES - SUBD. 9399 - 375 WEST EL PINTADO RD
TITLE SHEET
CONTRA COSTA COUNTY CALIFORNIA
TOWN OF DANVILLE

Revisions

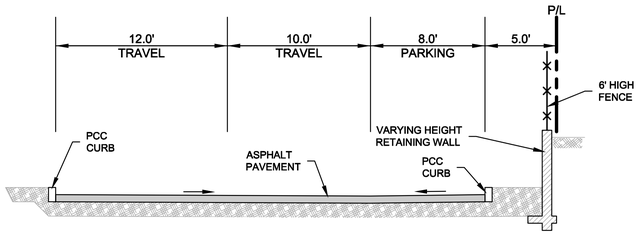
No.

Stamp: REGISTERED PROFESSIONAL ENGINEER EASTON C. McALLISTER No. 61148 EXP. 12/31/18 CIVIL STATE OF CALIFORNIA

| | |
|---|---|
| Date | 12/19/17 |
| Scale | N.T.S. |
| Job No. | 2015-04 |

Drawing Number:
TM-1
1 OF 8

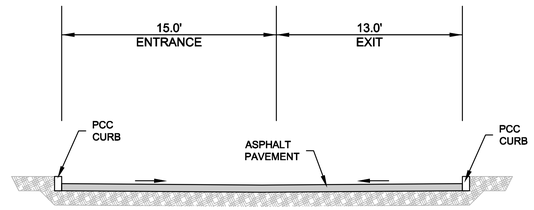
DRAWING NAME: C:\Talus\15-04 El Pintado\TPM\01_EPTMTS.dwg
PLOT DATE: 12-19-17 PLOTTED BY: Easton




A
TM-5

## PRIVATE DRIVE WITH PARKING

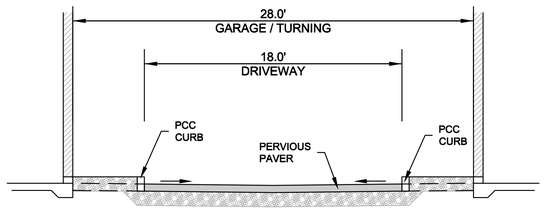
SCALE: 1"=5'




B
TM-5

## PRIVATE DRIVE ENTRANCE

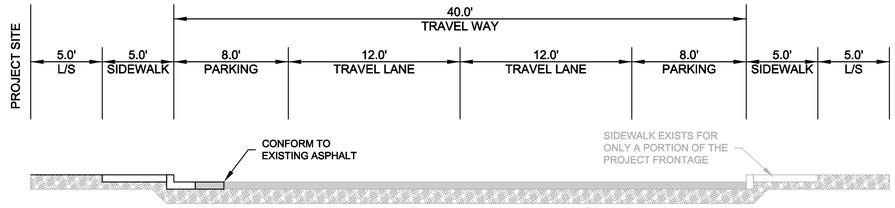
SCALE: 1"=5'




C
TM-5

## DRIVEWAY SECTION - NO PARKING

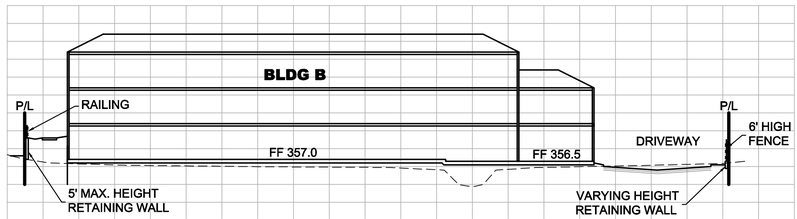
SCALE: 1"=5'




D
TM-5

## W EL PINTADO ROAD

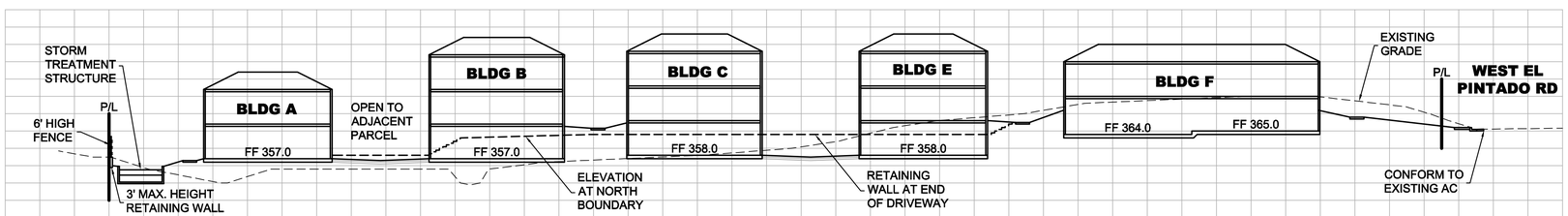
SCALE: 1"=5'




N-S
TM-6

## N-S SITE CROSS SECTION

HORZ: 1"=20'
VERT: 1"=10'




E-W
TM-6

## E-W SITE CROSS SECTION

HORZ: 1"=20'
VERT: 1"=10'

DRAWING NAME: C:\Talus\15-04 El Pintado\TPM\02_EPTMXS.dwg
PLOT DATE: 12-19-17 PLOTTED BY: Easton

TALUS
ENGINEERING | PLANNING | DEVELOPMENT

# VESTING TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES - SUBD. 9399 - 375 WEST EL PINTADO RD

TYPICAL SECTIONS

TOWN OF DANVILLE CONTRA COSTA COUNTY CALIFORNIA

Revisions

No.

Stamp:

REGISTERED PROFESSIONAL ENGINEER
EASTON C. McALLISTER
No. 61148
EXP. 12/31/18
CIVIL
STATE OF CALIFORNIA

| | |
|---|---|
| Date | 12/19/17 |
| Scale | 1"=5' |
| Job No. | 2015-04 |

Drawing Number:

**TM-2**

2 OF 8

## HATCH LEGEND

- EXISTING BUILDING
- EXISTING PAVEMENT
- X #22 EXISTING TREE TO BE REMOVED. REFER TO ARBORIST'S TREE INVENTORY TABLE (SHEET TM-4).

INTERSTATE 680

W EL PINTADO ROAD

PRO HOLDINGS LLC
APN: 200-140-016

GRAPHIC SCALE
20 0 20 40

EX. 10' SDE
8992 OR 847

EX. 18" CCCSD
SERIAL No. 110884

EXISTING TREE TO BE REMOVED, TYP.

PROTECTION FENCING, TYP.

GMMR LLC.
359 EL PINTADO
APN: 200-140-011

GMMR LLC.
375 EL PINTADO
APN: 200-140-012

1,145 SF BUILDING TO BE REMOVED

BENNETT
APN: 200-151-038
EX. 20' SSE/SDE
411 PM 22

WILSON
APN: 200-151-037

WELLS
APN: 200-151-036

DIDONATO
APN: 200-151-035

LATTIMOR
APN: 200-140-007

ACACIA PROPERTIES
APN: 200-140-009

N88°40'15"W 245.46'

N88°40'15"W 280.31'

N88°40'15"W 130.80'

N01°03'29"W 98.44'

N01°03'29"W 50.46'

D=065°29'36" L=308.63' R=270.00'

L=49.35'

EX. WOODEN FENCE

EX FNC 0.8± NORTH OF PL

EX FNC STRADDLES PL

EX FNC 2.0' NORTH OF PL

PROTECTION FENCING, TYP.

EXISTING NATURAL SWALE TO REMAIN UNDISTRUBED.

EX. 24" CMP
INV=356.7±

EX. 18" RCP
INV=360.0

SDMH
RIM=353.0
INV=346.5

SDMH
RIM=352.9
INV=346.4

SDMH
RIM=367.0

CONCRETE RIP-RAP

HEAD WALL

WING WALL

ASPHALT SURFACE

GRAVEL DRIVEWAY

ASPHALT DRIVEWAY

BUILDING

DECK

SIDEWALK

JOINT POLE

GUY POLE

60" RCP
INV =355.7

18" RCP
INV =357.7

CB
GR=362.39

CB
GR=366.91

CB
GR=353.16

EX. CURB

EX SD

EX SS

EX GAS

EX OH

EX W

EX HP

EX SSMH

EX CB

EX DI

EX SDMH

EX SSCO

EX SSCO

EX SSCO

| # | Species | DBH | Heath | Structure | Dripline N | Dripline E | Dripline S | Dripline W | Age | DE | CI | Notes | Action |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Valley Oak (*Quercus lobata*) | 12.5 | G | G | 12 | 10 | 10 | 10 | Y | X | H | Protected tree. In proposed retention wall. | Remove. |
| 2 | Redwood (*Sequoia sempervirens*) | 29 | F | G | 10 | 10 | 10 | 10 | M | X | H | On adjacent property. Just outside of north fence line. Significant proposed fence and hardscape encroachment, with retention walls and grade changes within 4' of trunk. Retention of tree would require design changes involving a minimum of 10' native grade clearance to avoid damaging structural root plate. | Adjust design to save tree. |
| 3 | Redwood (*Sequoia sempervirens*) | 23 | F | G | 10 | 10 | 10 | 10 | M | X | H | On adjacent property. 3' north of fence line. 7' from proposed retaining wall. Retention of tree would require design changes involving a minimum of 10' native grade clearance to avoid damaging structural root plate. | Adjust design to save tree. |
| 4 | Redwood (*Sequoia sempervirens*) | 27 | F | G | 10 | 10 | 10 | 10 | M | X | H | On adjacent property. Just north of P/L. 5' from proposed retaining wall. Retention of tree would require design changes involving a minimum of 10' native grade clearance to avoid damaging structural root plate. | Adjust design to save tree. |
| 5 | Redwood (*Sequoia sempervirens*) | 5.5 | F | G | 10 | 10 | 10 | 10 | M | | L | On adjacent property. | Retain. Install protective fencing. |





| # | Species | DBH | Heath | Structure | Dripline N | Dripline E | Dripline S | Dripline W | Age | DE | CI | Notes | Action |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6 | Redwood (*Sequoia sempervirens*) | 10 | F | G | 6 | 6 | 6 | 6 | Y | | L | On adjacent property. Under-story tree. | Retain. Install protective fencing. |
| 7 | Redwood (*Sequoia sempervirens*) | 25 | F | G | 10 | 10 | 10 | 10 | M | X | H | On adjacent property. 3' Outside N fence line. 7' from proposed retaining wall. Retention of tree would require design changes involving a minimum of 10' native grade clearance to avoid damaging structural root plate. | Adjust design to save tree. |
| 8 | Redwood (*Sequoia sempervirens*) | 24 | F | G | 18 | 15 | 15 | 15 | M | X | H | On adjacent property. 13' from proposed walkway. 8' from proposed retaining wall. Retention of tree would require design changes involving a minimum of 10' native grade clearance to avoid damaging structural root plate. | Adjust design to save tree. |
| 9 | Valley Oak (*Quercus lobata*) | 20, 16, 14.5 | G | G | 25 | 20 | 22 | 25 | M | X | H | Protected tree.8' from proposed walkway, 17' from proposed Building D. No grading permitted outside foundation; drainage must be dug with air spade. Proposed sidewalk to east. Minor clearance pruning may be needed. | Retain. Install fencing. Arborist on site. Mulch between fence and foundation. |
| 10 | Monterey Pine (*Pinus radiata*) | 23 | F | F | 15 | 15 | 12 | 15 | M | | L | Old short lived tree. No signs of red turpentine beetle. Short-lived non-desirable species. | Remove. |





| # | Species | DBH | Heath | Structure | Dripline N | Dripline E | Dripline S | Dripline W | Age | DE | CI | Notes | Action |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 10B | Valley Oak (*Quercus lobata*) | 7 | G | G | 0 | 8 | 8 | 8 | Y | | L | | Retain. Install protective fencing. |
| 11 | Valley Oak (*Quercus lobata*) | 16.5, 19 | G | G | 23 | 23 | 15 | 23 | M | X | M-H | Protected tree. Left out of original inventory. 12' from proposed walkway. | Retain. Install fencing. Arborist on site. |
| 12 | Cottonwood (*Populus fremontii*) | | | | | | | | | | | Removed | |
| 13 | Valley Oak (*Quercus lobata*) | 6, 7, 5, 4, 3, 7 | F | P | 10 | 8 | 15 | 6 | Y | X | H | Protected tree. Poorly attached basal sprouts. Backside 7' leader split off from base and looms over neighbors home. Topped by PG&E. In proposed driveway. | Remove. |
| 14 | Valley Oak (*Quercus lobata*) | 7, 6, 4 | F | P | 6 | 8 | 6 | 8 | Y | X | H | Protected tree. Basal sprouts, topped by PG&E. In proposed driveway. | Remove. |
| 15 | Cottonwood (*Populus fremontii*) | 7, 5 | G | P | 8 | 8 | 6 | 6 | Y | X | H | Co-dominant included leaders. In proposed driveway. | Remove. |
| 16 | Cottonwood (*Populus fremontii*) | 6 | VP | P | 5 | 3 | 3 | 6 | Y | X | H | Nearly dead with one sprout remaining. In proposed driveway. | Remove. |
| 17 | Valley Oak (*Quercus lobata*) | 7.5 | G | F | 23 | 8 | 0 | 12 | Y | X | H | Has a 20 degree lean north. In proposed driveway. | Remove. |





| # | Species | DBH | Heath | Structure | Dripline N | Dripline E | Dripline S | Dripline W | Age | DE | CI | Notes | Action |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 18 | Blackwood Acacia (*Acacia melanoxylon*) | 6, 5 4, 2 | G | F | 8 | 8 | 10 | 6 | Y | X | H | Basal sprouts. 1' from proposed driveway. | Remove. |
| 19 | Blackwood Acacia (*Acacia melanoxylon*) | 5, 4, 3, 2, 1.5, 1.5 | G | F | 10 | 3 | 3 | 3 | Y | X | H | Basal sprouts. In proposed driveway. | Remove. |
| 20 | Blackwood Acacia (*Acacia melanoxylon*) | 4, 4, 3, 3, 2, 2, 2 | F | F | 10 | 6 | 5 | 8 | Y | X | H | Basal sprouts. In proposed driveway. | Remove. |
| 21 | Blackwood Acacia (*Acacia melanoxylon*) | 5, 5, 4, 3, 3, 3, 3, 2 | F | F | 10 | 5 | 5 | 8 | Y | X | H | Basal sprouts. In proposed driveway. | Remove. |
| 22 | London Planetree (*Platanus x acerifolia*) | 15.5 | G | G | 18 | 15 | 22 | 22 | M | X | H | In building footprint. | Remove. |
| 23 | Pear (*Pyrus* sp.) | 5, 3, | F | F | 6 | 7 | 6 | 6 | Y | X | H | Fire blight. In building footprint. | Remove. |
| 24 | Siberian Elm (*Ulmus pumila*) | 21.5 | F | F | 24 | 24 | 20 | 22 | M | X | H | Co-dominant leaders, drought stressed. In building footprint. | Remove. |
| 25 | Willow (*Salix* sp.) | 10.5, 13, 7, 6 | P | P | 15 | 5 | 23 | 15 | OM | X | H | Drought stressed. Has an old round tag with the #78. Half dead. In building footprint. | Remove. |
| 26 | Valley Oak (*Quercus lobata*) | 10, 11 | G | F | 20 | 0 | 0 | 25 | Y | X | H | Protected tree. Growing with a 20 degree lean to the west. In building footprint. | Remove. |
| 27 | Valley Oak (*Quercus lobata*) | 10, 8 | F | F | 0 | 0 | 20 | 12 | Y | X | H | Protected tree. In proposed driveway. | Remove. |





| # | Species | DBH | Heath | Structure | Dripline N | Dripline E | Dripline S | Dripline W | Age | DE | CI | Notes | Action |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 28 | Valley Oak (*Quercus lobata*) | 8 | F | F | 10 | 12 | 5 | 6 | Y | X | H | In proposed driveway. | Remove. |
| 29 | Valley Oak (*Quercus lobata*) | 8, 7, 7, 9.5 | F | F | 14 | 20 | 12 | 15 | M | X | H | Protected tree. In proposed driveway. | Remove. |
| 30 | Valley Oak (*Quercus lobata*) | 6.5 | F | F | 5 | 7 | 7 | 3 | Y | X | H | In proposed driveway. | Remove. |
| 31 | Valley Oak (*Quercus lobata*) | 6, 9.5 | F | P | 15 | 10 | 15 | 0 | Y | X | H | Protected tree. Co-dominant leaders at base. In proposed driveway. | Remove. |
| 32 | Valley Oak (*Quercus lobata*) | 17 | G | G | 20 | 20 | 20 | 25 | M | X | H | Protected tree. In building footprint. | Remove. |
| 33 | Redwood (*Sequoia sempervirens*) | 14 | G | G | 8 | 8 | 8 | 8 | Y | X | H | In storm treatment structure. | Remove. |
| 34 | Willow (*Salix* sp.) | 15, 19 | F | P | 0 | 0 | 25 | 15 | M | X | H | Several broken scaffold branches. Sprouts. In storm treatment structure. | Remove. |
| 35 | Valley Oak (*Quercus lobata*) | 10.5, 5, 11, 10 | F | F | 20 | 25 | 25 | 0 | M | X | H | Protected tree. Co-dominant leaders, with as 15 degree lean east. In proposed walkway. | Remove. |
| 36 | Willow (*Salix* sp.) | 15, 18 | F | F | 20 | 20 | 20 | 15 | M | X | H | In storm treatment structure. | Remove. |
| 37 | Valley Oak (*Quercus lobata*) | 21 | G | F | 20 | 30 | 30 | 20 | M | X | H | Protected tree. Co-dominant leaders. 1' from storm treatment structure. | Remove. |





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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 38 | Valley Oak (*Quercus lobata*) | 12.5 | G | F | 20 | 22 | 22 | 0 | Y | X | H | Protected tree. One-sided under-story tree. In building footprint. | Remove. |
| 39 | Willow (*Salix* sp.) | 7, 6 | F | P | 5 | 5 | 20 | 0 | Y | X | H | Sprouts. In drainage area. | Remove. |
| 40 | Red Oak (*Quercus rubra*) | 9.5 | G | G | 15 | 15 | 10 | 12 | Y | X | M | On neighbor's property. North of current fence line. | Retain. |
| 41 | Willow (*Salix* sp.) | 21, 15, 12 | F | P | 20 | 25 | 25 | 25 | M | X | H | Falling apart from major limb failures. Mistletoe. In proposed walkway. | Remove. |
| 83 | Siberian Elm (*Ulmus pumila*) | 5, 5, 3, 2, 3, 3, 3 | P | P | 5 | 5 | 10 | 10 | Y | X | H | NE half of tree is dead. In building footprint. | Remove. |
| 84 | Valley Oak (*Quercus lobata*) | 3, 3 3, 3, 3 | G | F | 7 | 7 | 7 | 7 | Y | X | H | Protected tree. In building footprint. | Remove. |
| 85 | Blackwood Acacia (*Acacia melanoxylon*) | 6, 5, 4, 4 | G | F | 8 | 8 | 8 | 8 | Y | X | H | Within 5' of building. | Remove. |
| 85B | Blackwood Acacia (*Acacia melanoxylon*) | 3, 2, 2, 5, 5, 4, 4 | P | F | 5 | 5 | 5 | 5 | Y | X | M | Partly dead. 7' from building. | Remove. |
| 86 | Black Walnut (*Juglans hindsii*) | 6, 6, 8, 5, 4, 5 | F | P | 10 | 10 | 0 | 15 | M | X | H | Sprouts from old trunk. 8' from building. | Remove. |
| 87 | Privet (*Ligustrum* sp.) | 6, 10 stems under 4" | F | F | 8 | 8 | 8 | 8 | M | X | H | 8' from building. | Remove. |





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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 88 | Aleppo Pine (*Pinus halepensis*) | 36 | F | F | 15 | 5 | 0 | 10 | M | X | H | Protected. Multiple co-dominant trunks at 2'. Building 2' away. | Remove. |
| 89 | Valley Oak (*Quercus lobata*) | 6 | G | G | 0 | 0 | 0 | 10 | Y | | L | Growing to east, understory tree. 8' from building. Will outgrow location at maturity. | Remove. |
| 90 | Valley Oak (*Quercus lobata*) | 6, 5 | G | F | 6 | 6 | 6 | 6 | Y | | L | Growing through pine canopy. 8' from building. Will outgrow location at maturity. | Remove. |
| 91 | Valley Oak (*Quercus lobata*) | 9.5 | F | F | 6 | 6 | 6 | 6 | Y | | L | Will outgrow location at maturity. | Remove. |
| 92 | Siberian Elm (*Ulmus pumila*) | 7, 4, | F | P | 10 | 0 | 0 | 15 | Y | X | H | Bowed trunk to west. In driveway. | Remove. |
| 93 | Siberian Elm (*Ulmus pumila*) | 9 | G | F | 12 | 10 | 0 | 8 | Y | X | H | Co-dominant stems at 7'. In building footprint. | Remove. |
| A | Monterey Pine (*Pinus radiata*) | 14 | F | F | 10 | 10 | 10 | 10 | M | X | M-H | No tag. Neighbor's tree, 1' from fence. Drought stressed with flagging branches, likely to decline from construction. | Discuss removal and replacement with neighbor. |
| B | Monterey Pine (*Pinus radiata*) | 12 | F | F | 10 | 0 | 10 | 10 | M | X | M-H | No tag. Neighbor's tree, next to fence. Lean to west. Drought stressed with flagging branches, likely to decline from construction. | Discuss removal and replacement with neighbor. |
| C | Monterey Pine (*Pinus radiata*) | 12 | F | F | 8 | 8 | 8 | 8 | M | X | M-H | No tag. Neighbor's tree, 1' from fence. Drought stressed with flagging branches, likely to decline from construction. | Discuss removal and replacement with neighbor. |





| # | Species | DBH | Heath | Structure | Dripline N | Dripline E | Dripline S | Dripline W | Age | DE | CI | Notes | Action |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| D | Monterey Pine (*Pinus radiata*) | 16 | F | F | 10 | 0 | 10 | 10 | M | X | M-H | No tag. Neighbor's tree, 1' from fence. Drought stressed with flagging branches, likely to decline from construction. | Discuss removal and replacement with neighbor. |
| E | Redwood (*Sequoia sempervirens*) | 18 | F | G | 10 | 10 | 10 | 10 | Y | X | H | No tag. Neighbor's tree. 6-8' from proposed storm treatment structure. 10' minimum native grade must be maintained to save tree. | Adjust drainage design to save tree |
| F | Redwood (*Sequoia sempervirens*) | 29 | F | G | 10 | 10 | 10 | 10 | M | X | H | No tag. Neighbor's tree. 6-8' from proposed storm treatment structure. 12' minimum native grade must be maintained to save tree. | Adjust drainage design to save tree |
| G | Redwood (*Sequoia sempervirens*) | 28 | P | G | 10 | 10 | 10 | 10 | M | X | H | No tag. Neighbor's tree. 10-12' from proposed storm treatment structure. 12' minimum native grade must be maintained to save tree. | Adjust drainage design to save tree. |
| H | Redwood (*Sequoia sempervirens*) | 33 | G | G | 10 | 10 | 10 | 10 | M | X | H | No tag. Neighbor's tree. 6-8' from drain pipe. 12' minimum native grade must be maintained to save tree. | Adjust drainage design to save tree. |
| I | Redwood (*Sequoia sempervirens*) | 32 | G | G | 10 | 10 | 10 | 10 | M | X | H | No tag. Neighbor's tree. 6-8' from drain pipe. 12' minimum native grade must be maintained to save tree. | Adjust drainage design to save tree. |

**Trees that will need to be removed: 1, 10, 13-39, 41, 83-85, 85B, 86-93, A-D (upon discussion with neighbor)**

**Trees to be saved that will be subjected to dripline encroachment: 2-4, 7-9, 11, 40, E-I**

**Trees to be saved that will not be encroached: 5, 6, 10B**



TALUS
ENGINEERING | PLANNING | DEVELOPMENT

# VESTING TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES - SUBD. 9399 - 375 WEST EL PINTADO RD

## TREE INVENTORY

TOWN OF DANVILLE

CONTRA COSTA COUNTY

CALIFORNIA

Revisions

No.

Stamp:

REGISTERED PROFESSIONAL ENGINEER
EDISON C. MCALLISTER
No. 61148
EXP. 12/31/18
CIVIL
STATE OF CALIFORNIA

| | |
|---|---|
| Date | 12/19/17 |
| Scale | N.T.S. |
| Job No. | 2015-04 |

Drawing Number:

**TM-4**

4 OF 8

DRAWING NAME: C:\Talus\15-04 El Pintado\TPM\04_EPTMTR.dwg
PLOT DATE: 12-19-17 PLOTTED BY: Easton

## HATCH LEGEND

- BUILDING ROOF
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- PERVIOUS PAVEMENT
- BIO-TREATMENT PLANTER

EL CERRO BL

INTERSTATE 680

W EL PINTADO ROAD

GRAPHIC SCALE
20 0 20 40

BLDG A
BLDG B
BLDG C
BLDG D
BLDG E
BLDG F
BLDG. G
BLDG. H

PARCEL A
FOR CONDOMINIUM PURPOSES

PARCEL B
PRIVATE STREET

STORM TREATMENT FACILITY EASEMENT

EX. 10' SDE
8992 OR 847

EX. 18" CCCSD
SERIAL No. 110884

EX, 20' SSE/SDE
411 PM 22

12' S.D.E.

E.V.A.E.

N88°40'15"W 245.46'

N88°40'15"W 280.31'

N88°40'15"W 130.80'

N0°10'29"W 98.44'

N0°10'29"W 50.46'

SAN RAMON VALLEY FIRE PROTECTION DISTRICT APPARATUS TURNAROUND

PARKING STALL COUNT, TYP.

OFFER OF ACCESS TO PRIVATE DRIVE PROVIDED TO ADJACENT PARCEL

EX FNC STRADDLES PL

EX FNC 0.6'± NORTH OF PL

EX FNC 2.0' SOUTH OF PL

OBJECT LEVEL:
3.5' ABOVE GROUND
ELEV. 368.5 (FG 365.0±)

CALTRANS CLEAR DISTANCE TO OBSTRUCTION (m); 7' MIN.
9.7' PROVIDED.

D=065°29'35"
R=210.00'
L=398.51'

90' RED CURB
'NO PARKING'

150' LINE OF SIGHT

EXCAVATE SOIL TO ALLOW ADEQUATE LINE OF SIGHT.
MAXIMUM ALLOWABLE ELEVATION: 369.5
(EG 373.0±)

OBSTRUCTION
2' OFF GROUND

CALTRANS DETAIL 23

DRIVER EYE LEVEL:
3.5' ABOVE GROUND
ELEV. 370.5 (FG 367.0±)

CONTRA COSTA COUNTY SIGHT TRIANGLES. NO STRUCTURES OR VEGETATION ABOVE 2.5' IN HEIGHT.

STOP SIGN

OBJECT LEVEL:
3.5' ABOVE GROUND
ELEV. 371.7 (FG 368.2±)

TALUS
ENGINEERING | PLANNING | DEVELOPMENT

# VESTING TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES - SUBD. 9399 - 375 WEST EL PINTADO RD

SITE PLAN

TOWN OF DANVILLE CONTRA COSTA COUNTY CALIFORNIA

Revisions

No.

Stamp:
REGISTERED PROFESSIONAL ENGINEER
EASTON C. McALLISTER
No. 61148
EXP. 12/31/18
CIVIL
STATE OF CALIFORNIA

| | |
|---|---|
| Date | 12/19/17 |
| Scale | 1" = 20' |
| Job No. | 2015-04 |

Drawing Number:
**TM-5**
5 OF 8

DRAWING NAME: C:\Talus\15-04 El Pintado\TPM\05_EPTMSP.dwg
PLOT DATE: 12-19-17 PLOTTED BY: Easton

## HATCH LEGEND

- BUILDING ROOF
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- PERVIOUS PAVEMENT
- BIO-TREATMENT PLANTER

INTERSTATE 680

W EL PINTADO ROAD

GRAPHIC SCALE
20 0 20 40

LIMIT OF GRADING, TYP.

RETAINING WALL TO BE PIER SUPPORTED PER ARBORIST RECOMMENDATION.

AGREEMENT WITH NEIGHBOR PROVIDED TO ACCOUNT FOR POTENTIL DAMAGE TO EXISTING TREES.

TOP OF WALL TO MATCH EXISTING GRADE, PROVIDE WEEP HOLES WHERE EXISTING GRADE IS BELOW TOP OF WALL, TYP.

PROTECTION FENCE, TYP.

2' HIGH SEAT WALL

BLDG A
FL-1 367.0
GAR 357.0

BLDG B
FL-1 367.0
GAR 357.0

BLDG C
FL-1 368.0
GAR 358.0

BLDG D
FL-1 368.0
GAR 358.0

BLDG E

BLDG F

BLDG. G
FF 365.0
GAR 364.5

BLDG. H
FF 365.0
GAR 364.5

RETAINING WALL TO BE PIER SUPPORTED PER ARBORIST RECOMMENDATION.

LIMIT OF GRADING, TYP.

PROTECTION FENCE, TYP.

DRAWING NAME: C:\Talus\15-04 El Pintado\TPM06_EPTMGP.dwg
PLOT DATE: 12-19-17 PLOTTED BY: Easton

TALUS
ENGINEERING | PLANNING | DEVELOPMENT

# VESTING TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES - SUBD. 9399 - 375 WEST EL PINTADO RD
## GRADING AND DRAINAGE PLAN

TOWN OF DANVILLE CONTRA COSTA COUNTY CALIFORNIA

Revisions

No.

Stamp:
REGISTERED PROFESSIONAL ENGINEER
EASTON C. MCALLISTER
No. 61148
EXP. 12/31/18
CIVIL
STATE OF CALIFORNIA

| | |
|---|---|
| Date | 12/19/17 |
| Scale | 1" = 20' |
| Job No. | 2015-04 |

Drawing Number:
**TM-6**
6 OF 8

## HATCH LEGEND

- BUILDING ROOF
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- PERVIOUS PAVEMENT
- BIO-TREATMENT PLANTER

INTERSTATE 680

W EL PINTADO ROAD

GRAPHIC SCALE
20 0 20 40

CONNECT TO EXISTING OUTLET PIPE; INV. 353.5±

SDCB
RIM 356.0
INV 350.0

SDMH
RIM 357.0
INV 351.0 48" IN
INV 349.0 48" OUT

SDMH
RIM 364.0
INV 353.8 48" IN
INV 351.8 48" OUT

SDMH
RIM 362.0
INV 355.7 60" IN
INV 354.0 48" OUT

EX. WOODEN FENCE

N88°40'15"W 245.46'

30"SD

48"SD

EX 10' SDE
8992 OR 847

BELOW GRADE SUBDRAIN PIPE

ABOVE GRADE DISTRIBUTION PIPE

EX. 18" CCCSD SERIAL No. 110884

SSMH
RIM 355.0±
INV 346.8 6"IN
INV 346.5± EX.

4" PERF
INV 353.5

6"SS

15" ENCASEMENT PIPE PER CCCSD

EX. 20' SSE/SDE
411 PM 22

SDCB
GR 354.5
INV 353.5 (12"IN)

SDCB
GR 354.0
INV 350.0 12"OUT

SDCB
GR 356.0
INV 353.6

SDCB
GR 356.5
INV 354.5

SSCO
RIM 356.0
INV 348.0

SDCB
GR 356.2
INV 354.2

SDMH
RIM 356.5
INV 347.4
48" THRU

SDCB
GR 365.8
INV 364.0

SSCO
RIM 356.7
INV 353.6

SDCB
GR 365.8
INV 363.2

SDCB
GR 365.8
INV 362.5

SS DRAIN
GR 356.9

SDCB
GR 357.5
INV 355.3

SSCO
RIM 357.7
INV 355.0

SDCB
GR 357.2
INV 355.0

SDCB
GR 357.0
INV 354.4

SDCO
GR 367.4
INV 366.0

SD
INV 355.1

SDCB
GR 865.8
INV 362.5

SS DRAIN
GR 359.8

SDCB
GR 367.3
INV 365.5

SDCB
GR 363.5
INV 360.5

BLDG A

BLDG B

BLDG C

BLDG D

BLDG E

BLDG F

8"SD

6"SS

12"SD

6"W

D=065°29'36" L=308.63' R=270.00'

SSDRAIN

SDCB
GR 356.0
INV 353.8

SDCB
GR 356.3
INV 364.1

SS WYE
INV 353.0

SS WYE
INV 354.2

SS DRAIN
GR 356.6

SSMH
RIM 356.5
INV 352.5

SDMH
RIM 355.5
INV 349.5 12" IN
INV 346.5 48" THRU

N88°40'15"W 280.31'

EX FNC 0.6± NORTH OF PL

EX FNC STRADDLES PL

EX 24" CMP
INV=356.7±

EX 24" RCP
INV=360.0

SS DRAIN
GR 364.6

SSMH
RIM 365.1
INV 357.0

BLDG. G

BLDG. H

4" SD SUBDRAIN

SSCO
RIM 364.6
INV 360.0

SDCB
GR 364.3
INV 362.0

OUTFALL
INV 361.5

N01°10'29"W 98.44'

N01°10'29"W 50.46'

N88°40'15"W 130.80'

EX. CURB

ASPHALT SURFACE

CONCRETE RIP-RAP

EX. DRAINAGE DITCH

SIDEWALK

GUY POLE

JOINT POLE

BUILDING

DECK

ASPHALT DRIVEWAY

CB
GR=362.39

CB
GR=366.91

SSMH
RIM=367.45

SSMH
RIM=353.0
INV=346.5

SSMH
RIM=355.5
INV=347.4

## UNDERGROUND DRY UTILITIES

ALL ELECTRICAL, TELECOMMUNICATION, AND CABLE TELEVISION UTILITIES SHALL BE PLACED UNDERGROUND IN A JOINT TRENCH WITHIN THE BOUNDARIES OF THE PROPOSED SUBDIVISION. JOINT UTILITY POLES SHALL NOT BE USED.

TALUS
ENGINEERING | PLANNING | DEVELOPMENT

# VESTING TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES - SUBD. 9399 - 375 WEST EL PINTADO RD

## UTILITY PLAN

TOWN OF DANVILLE CONTRA COSTA COUNTY CALIFORNIA

Revisions

No.

Stamp:
REGISTERED PROFESSIONAL ENGINEER
EASTON C. McALLISTER
No. 61148
EXP. 12/31/18
CIVIL
STATE OF CALIFORNIA

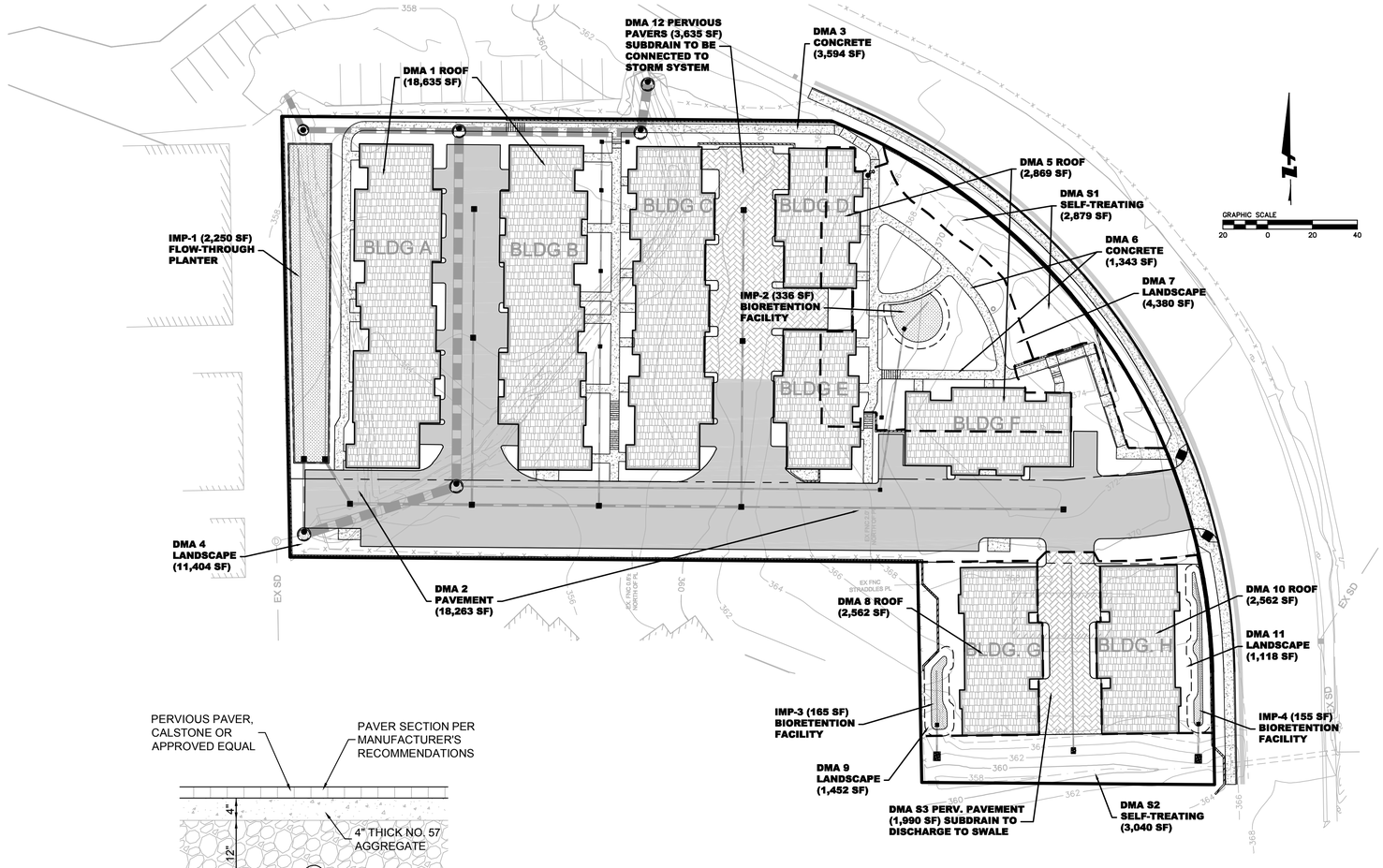
| | |
|---|---|
| Date | 12/19/17 |
| Scale | 1" = 20' |
| Job No. | 2015-04 |

Drawing Number:
**TM-7**
7 OF 8

DRAWING NAME: C:\Talus\15-04 El Pintado\TPM\07_EPTMUT.dwg
PLOT DATE: 12-19-17 PLOTTED BY: Easton

## HATCH LEGEND

- BUILDING ROOF
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- PERVIOUS PAVEMENT
- BIO-TREATMENT PLANTER




12/19/2017 Contra Costa IMP Calculator Summary Report

**Project Name:** Subdivision 9399 - 12/18/2017
**Project Type:** Treatment and Flow Control
**Location:** 375 W El Pintado Road
**APN:** 200-140-11 & 12
**Drainage Area:** 74723 sf
**Mean Annual Precipitation:** 22 in

### IV. Areas Draining to IMPs

#### IMP Name: IMP1 (Soil Type: D)

IMP Type: Flow-Through Planter
Soil Type: D

| DMA Name | DMA Area (sq ft) | Post-Project Surface Type | DMA Runoff Factor | DMA Area x Runoff Factor | IMP Sizing | | | |
|---|---|---|---|---|---|---|---|---|
| | | | | | IMP Sizing Factor | Rain Adjustment Factor | Minimum Area or Volume | Proposed Area or Volume |
| DMA1 | 18,635 | Conventional Roof | 1.00 | 18,635 | | | | |
| DMA2 | 18,263 | Concrete or Asphalt | 1.00 | 18,263 | | | | |
| DMA3 | 3,594 | Concrete or Asphalt | 1.00 | 3,594 | | | | |
| DMA4 | 11,404 | Landscape | 0.70 | 7,983 | | | | |
| DMA12 | 3,635 | Pervious Concrete | 0.10 | 364 | | | | |
| | | Total | | 48,936 | | | | |
| | | Area | | | 0.050 | 0.921 | 2,249 | 2,250 |
| | | Surface Volume | | | 0.042 | 0.921 | 1,889 | 1,890 |
| | | Subsurface Volume | | | 0.059 | 0.921 | 2,473 | 2,474 |
| | | Maximum Underdrain Flow (cfs) | | | | | | 0.11 |
| | | Orifice Diameter (in) | | | | | | 2.04 |

#### IMP Name: IMP2 (Soil Type: D)

IMP Type: Bioretention Facility
Soil Type: D

| DMA Name | DMA Area (sq ft) | Post-Project Surface Type | DMA Runoff Factor | DMA Area x Runoff Factor | IMP Sizing | | | |
|---|---|---|---|---|---|---|---|---|
| | | | | | IMP Sizing Factor | Rain Adjustment Factor | Minimum Area or Volume | Proposed Area or Volume |
| DMA5 | 2,869 | Conventional Roof | 1.00 | 2,869 | | | | |
| DMA6 | 1,343 | Concrete or Asphalt | 1.00 | 1,343 | | | | |
| DMA7 | 4,380 | Landscape | 0.70 | 3,066 | | | | |
| | | Total | | 7,278 | | | | |
| | | Area | | | 0.050 | 0.921 | 336 | 336 |
| | | Surface Volume | | | 0.042 | 0.921 | 281 | 282 |
| | | Subsurface Volume | | | 0.059 | 0.921 | 369 | 369 |
| | | Maximum Underdrain Flow (cfs) | | | | | | 0.02 |
| | | Orifice Diameter (in) | | | | | | 0.90 |

#### IMP Name: IMP3 (Soil Type: D)

IMP Type: Bioretention Facility
Soil Type: D

| DMA Name | DMA Area (sq ft) | Post-Project Surface Type | DMA Runoff Factor | DMA Area x Runoff Factor | IMP Sizing | | | |
|---|---|---|---|---|---|---|---|---|
| | | | | | IMP Sizing Factor | Rain Adjustment Factor | Minimum Area or Volume | Proposed Area or Volume |
| DMA8 | 2,562 | Conventional Roof | 1.00 | 2,562 | | | | |
| DMA9 | 1,452 | Landscape | 0.70 | 1,016 | | | | |
| | | Total | | 3,578 | | | | |
| | | Area | | | 0.050 | 0.921 | 165 | 165 |
| | | Surface Volume | | | 0.042 | 0.921 | 138 | 139 |
| | | Subsurface Volume | | | 0.055 | 0.921 | 181 | 182 |
| | | Maximum Underdrain Flow (cfs) | | | | | | 0.01 |
| | | Orifice Diameter (in) | | | | | | 0.68 |

#### IMP Name: IMP4 (Soil Type: D)

IMP Type: Bioretention Facility
Soil Type: D

| DMA | DMA | Post- | DMA | DMA |
|---|---|---|---|---|

12/19/2017 Contra Costa IMP Calculator Summary Report

| Name | Area (sq ft) | Project Surface Type | Runoff Factor | Area x Runoff Factor | IMP Sizing | | | |
|---|---|---|---|---|---|---|---|---|
| | | | | | IMP Sizing Factor | Rain Adjustment Factor | Minimum Area or Volume | Proposed Area or Volume |
| DMA10 | 2,562 | Conventional Roof | 1.00 | 2,562 | | | | |
| DMA11 | 1,118 | Landscape | 0.70 | 783 | | | | |
| | | Total | | 3,345 | | | | |
| | | Area | | | 0.050 | 0.921 | 154 | 155 |
| | | Surface Volume | | | 0.042 | 0.921 | 129 | 130 |
| | | Subsurface Volume | | | 0.055 | 0.921 | 169 | 170 |
| | | Maximum Underdrain Flow (cfs) | | | | | | 0.01 |
| | | Orifice Diameter (in) | | | | | | 0.66 |

### Software Tool Warnings

**No warnings to report.**

Report generated on 12/19/2017 12:00:00 AM by the Contra Costa Clean Water Program IMP Sizing Tool software (version 1.3.1.0).




NOTES:
1) FINAL PERVIOUS PAVEMENT SECTION SHALL BE COMPLIANT WITH THE LATEST VERSION OF THE CONTRA COSTA CLEAN WATER PROGRAM.
2) FINAL ROADWAY SECTION SHALL BE AS DIRECTED BY THE PROJECT GEOTECHNICAL ENGINEER.

## PERVIOUS PAVER

N.T.S.




## FLOW-THROUGH PLANTER (IMP-1)

N.T.S.




## BIORETENTION FACILITY (IMP-2, 3 & 4)

N.T.S.

DRAWING NAME: C:\Talus\15-04 El Pintado\TPM08_EPTMWQ.dwg
PLOT DATE: 12-19-17 PLOTTED BY: Easton

TALUS
ENGINEERING | PLANNING | DEVELOPMENT

# VESTING TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES - SUBD. 9399 - 375 WEST EL PINTADO RD

STORM WATER CONTROL PLAN

TOWN OF DANVILLE

CONTRA COSTA COUNTY CALIFORNIA

Revisions

| No. | |
|---|---|

Stamp:

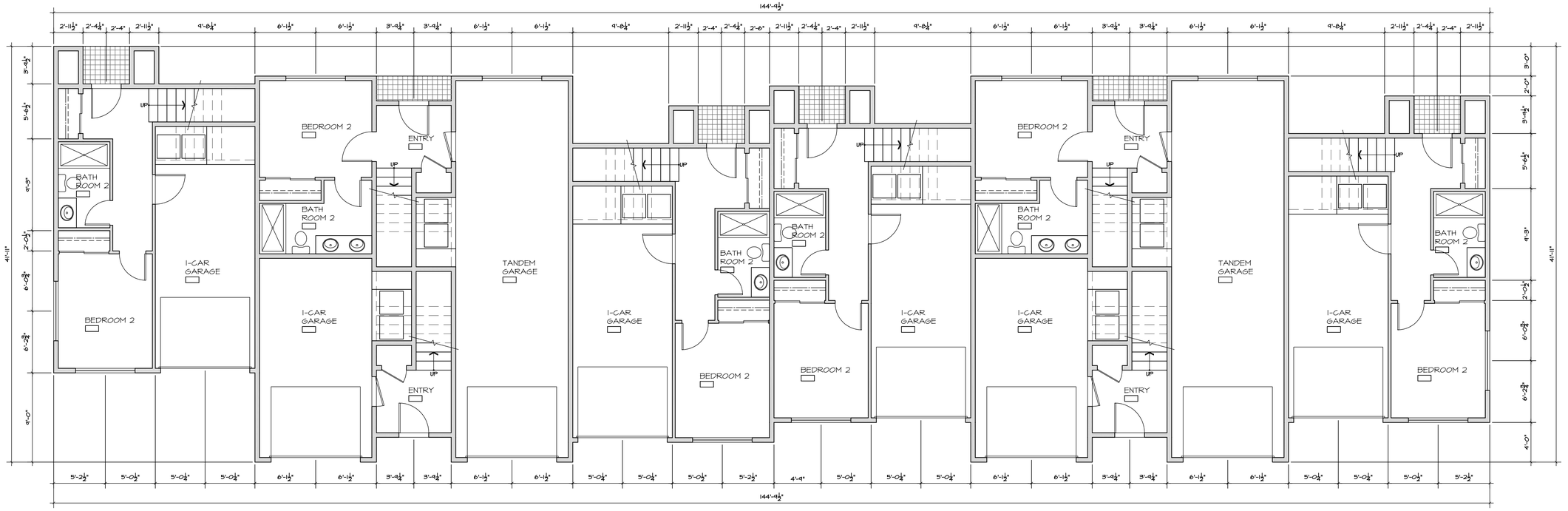
REGISTERED PROFESSIONAL ENGINEER EASTON C. McALISTER No. 61148 EXP. 12/31/18 CIVIL STATE OF CALIFORNIA

| | |
|---|---|
| Date | 12/19/17 |
| Scale | 1" = 20' |
| Job No. | 2015-04 |

Drawing Number:

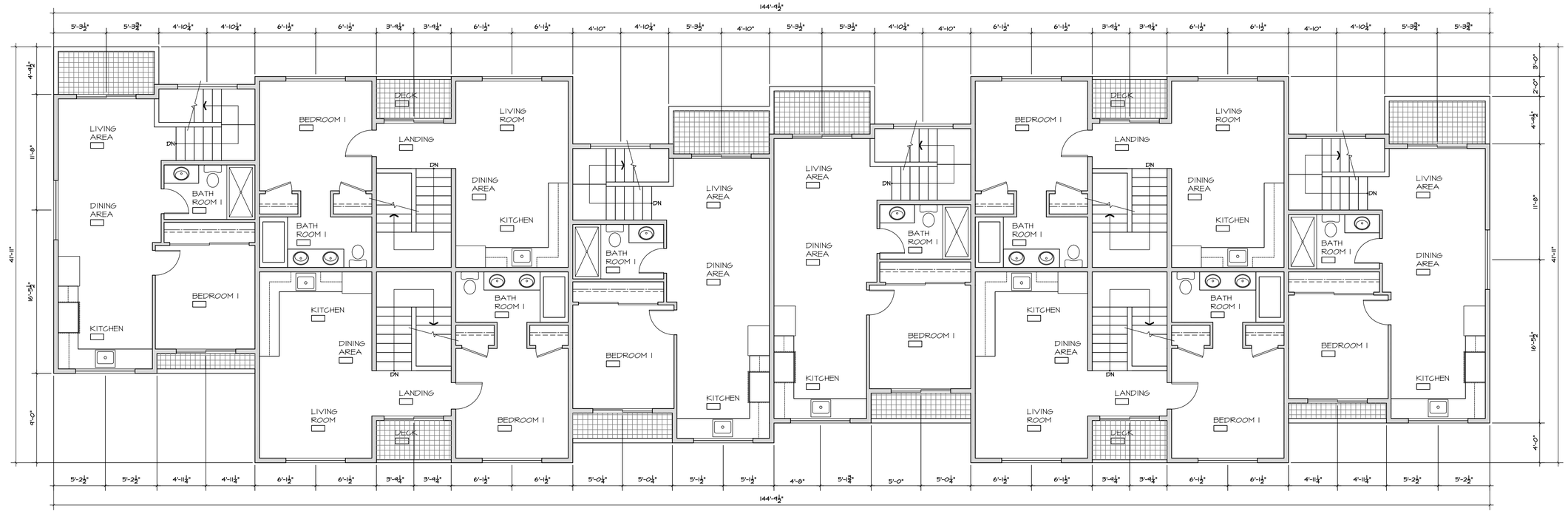
**TM-8**

8 OF 8




## BUILDING A MAIN FLOOR PLAN

00 04 08 16 feet




## BUILDING A UPPER FLOOR PLAN

00 04 08 16 feet


Talmont
ARCHITECTURE & DEVELOPMENT
3201 Danville Blvd., Suite 210
Alamo, CA 94507
925.831.8010 925.831.8515
www.talmonthomes.com


CLIENT
GLENN NOVOTNY, GMMR, LLC.

PROJECT
EL PINTADO
375 W. EL PINTADO RD.
DANVILLE, CA 94526

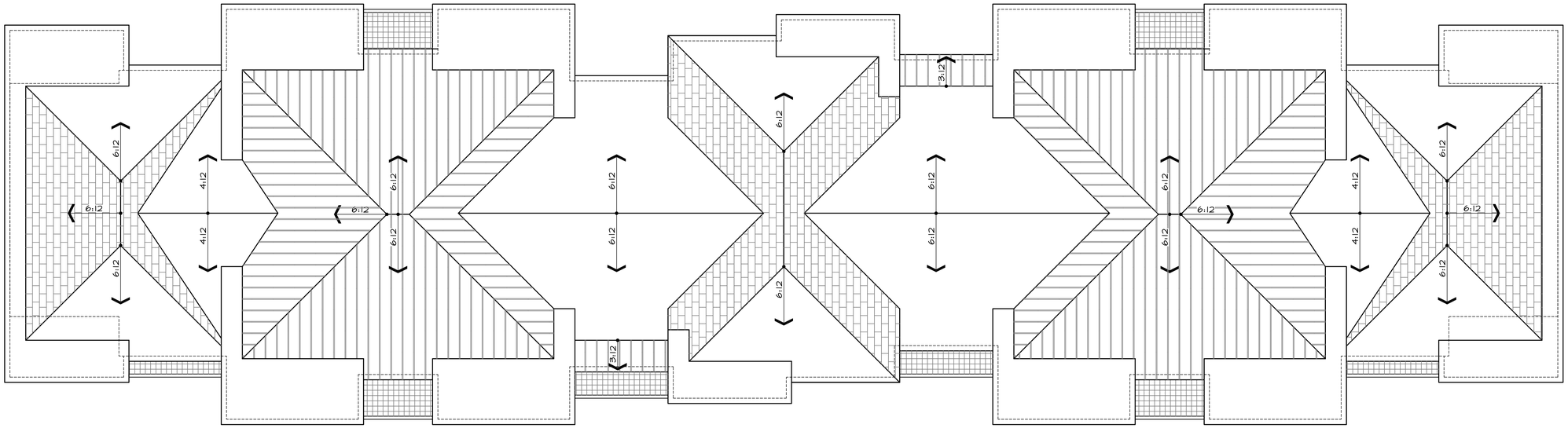
REVISIONS

DATE
10.17.17

SCALE
3/16"=1'-0"

BUILDING A FLOOR PLANS

SHEET
A2.1




## BUILDING A ROOF PLAN

00 04 08 16 feet

Talmont
ARCHITECTURE & DEVELOPMENT
3201 Danville Blvd., Suite 210
Alamo, CA 94507
925.831.8010 925.831.8515
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CLIENT
GLENN NOVOTNY, GMMR, LLC.

PROJECT
EL PINTADO
375 W. EL PINTADO RD.
DANVILLE, CA 94526

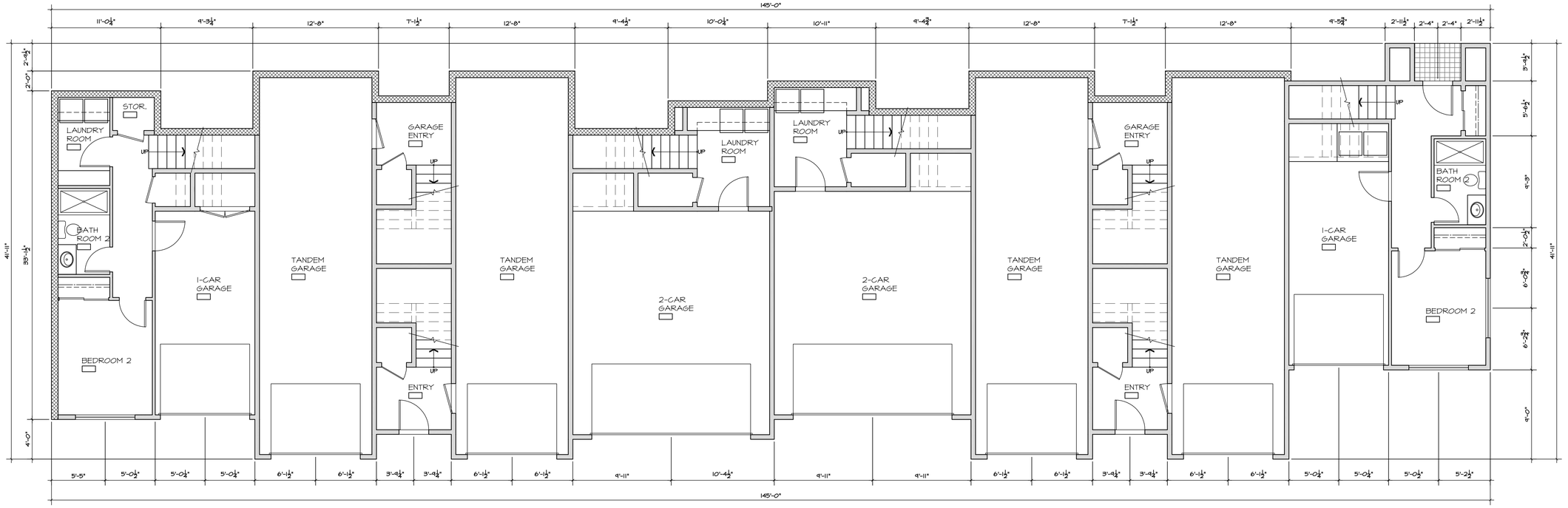
REVISIONS

DATE
10.17.17

SCALE
3/16"=1'-0"

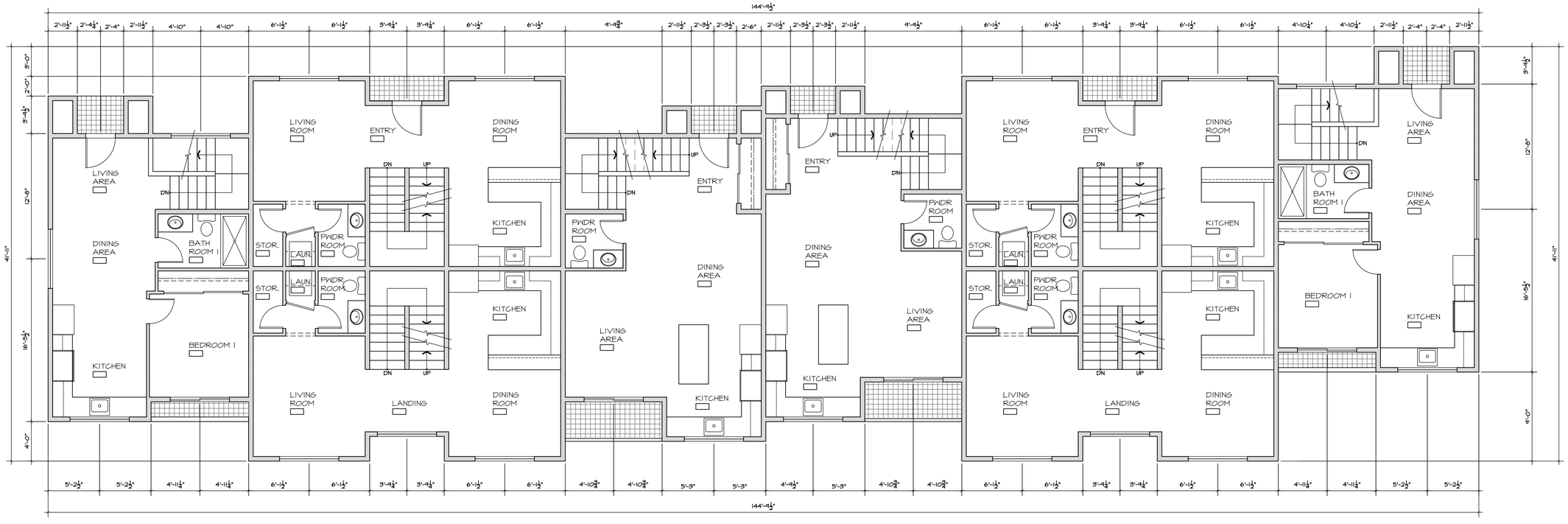
BUILDING A ROOF PLANS

SHEET
A2.2




## BUILDING B LOWER FLOOR PLAN

00 04 08 16 feet




## BUILDING B MAIN FLOOR PLAN

00 04 08 16 feet

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ARCHITECTURE & DEVELOPMENT
3201 Danville Blvd., Suite 210
Alamo, CA 94507
925.831.8010 925.831.8515
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CLIENT
GLENN NOVOTNY, GMMR, LLC.

PROJECT
EL PINTADO
375 W. EL PINTADO RD.
DANVILLE, CA 94526

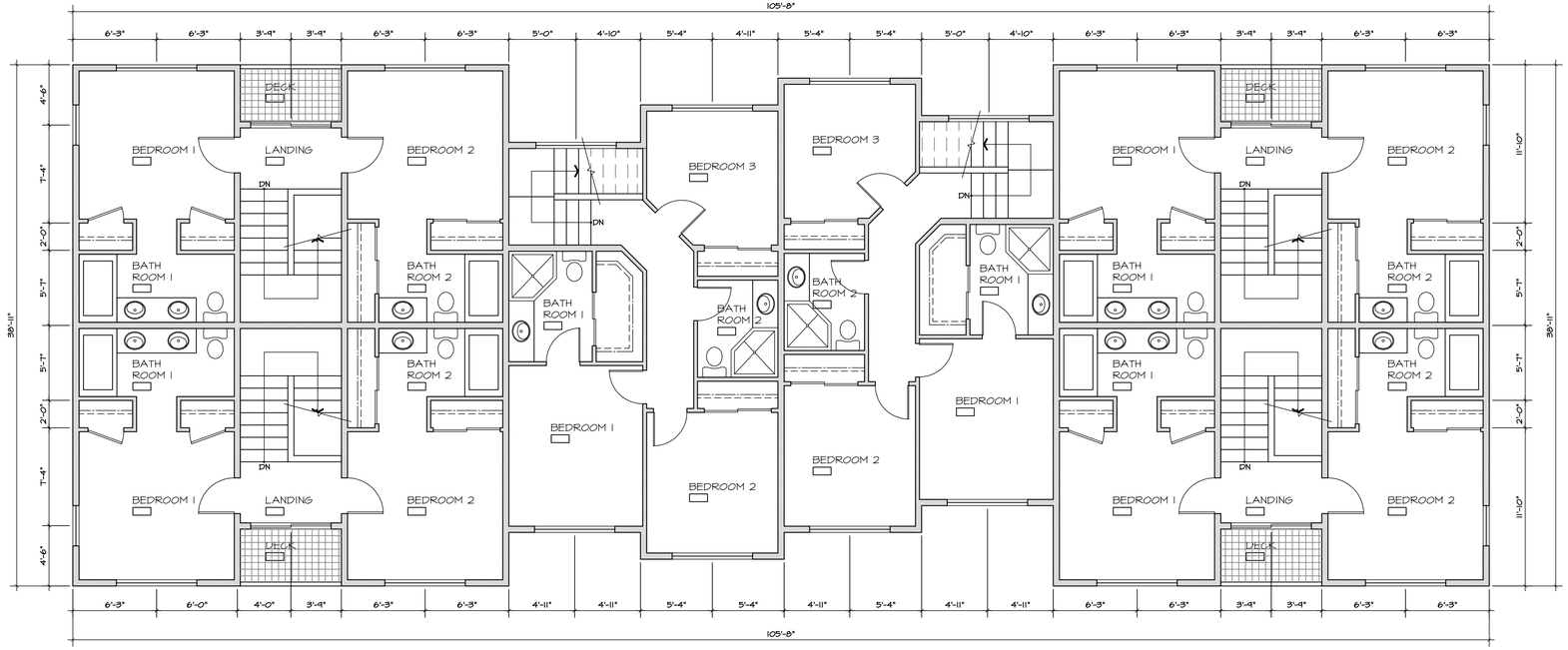
REVISIONS

DATE
10.17.17

SCALE
3/16"=1'-0"

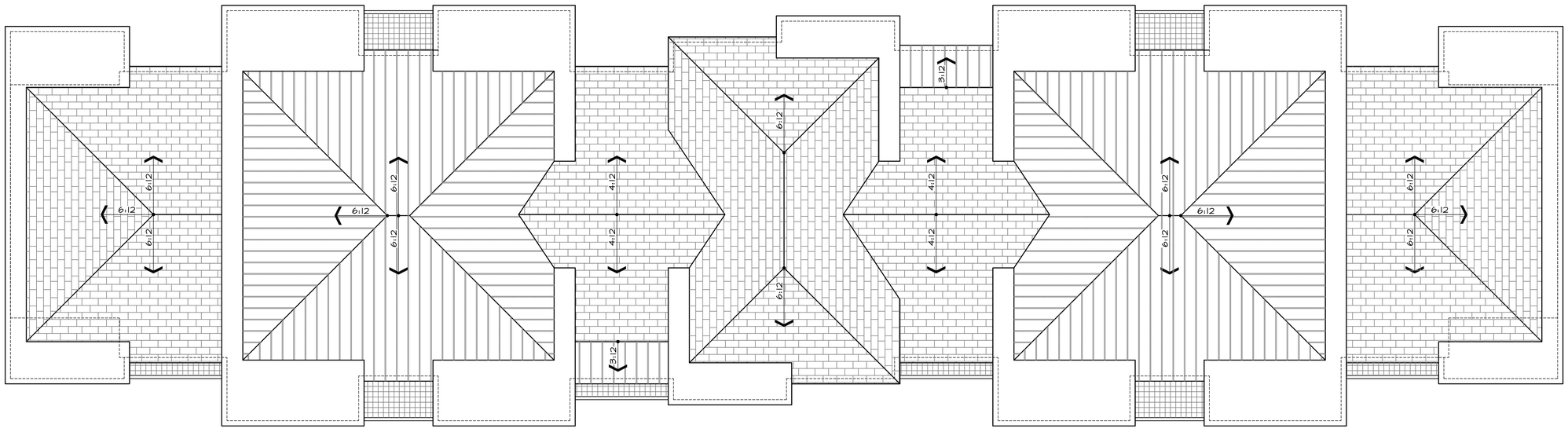
BUILDING B
FLOOR PLANS

SHEET
A2.3




## BUILDING B UPPER FLOOR PLAN

00 04 08 16 feet




## BUILDING B ROOF PLAN

00 04 08 16 feet

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PROJECT
EL PINTADO
375 W. EL PINTADO RD.
DANVILLE, CA 94526

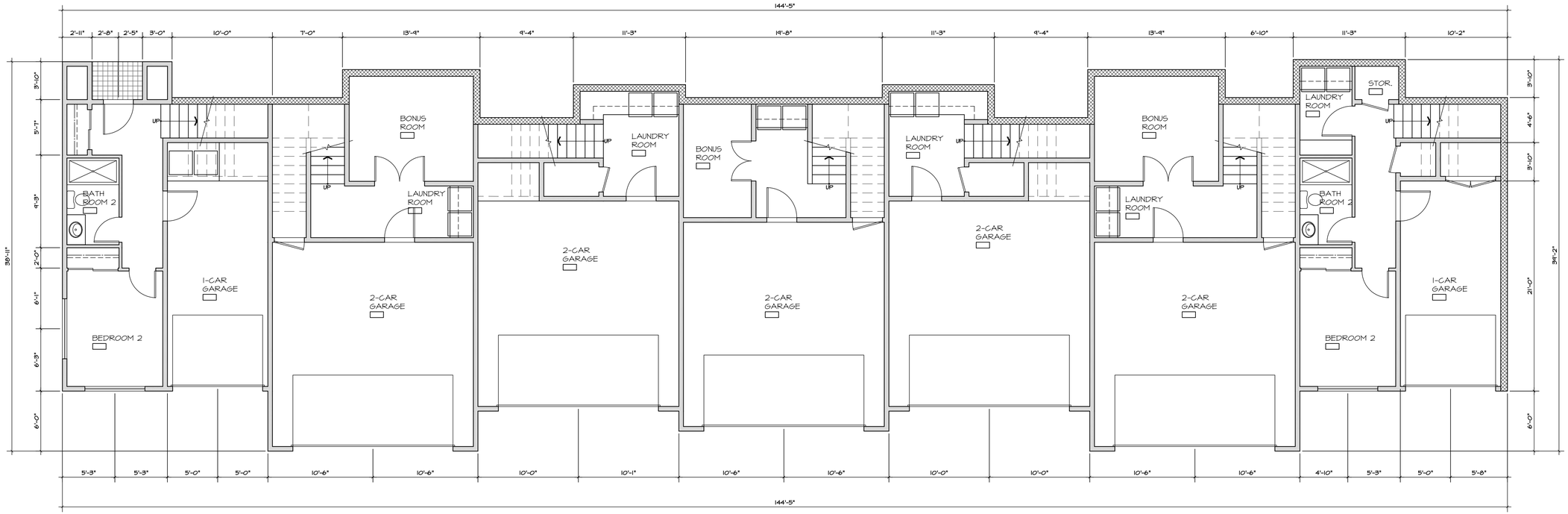
REVISIONS

DATE
10.17.17

SCALE
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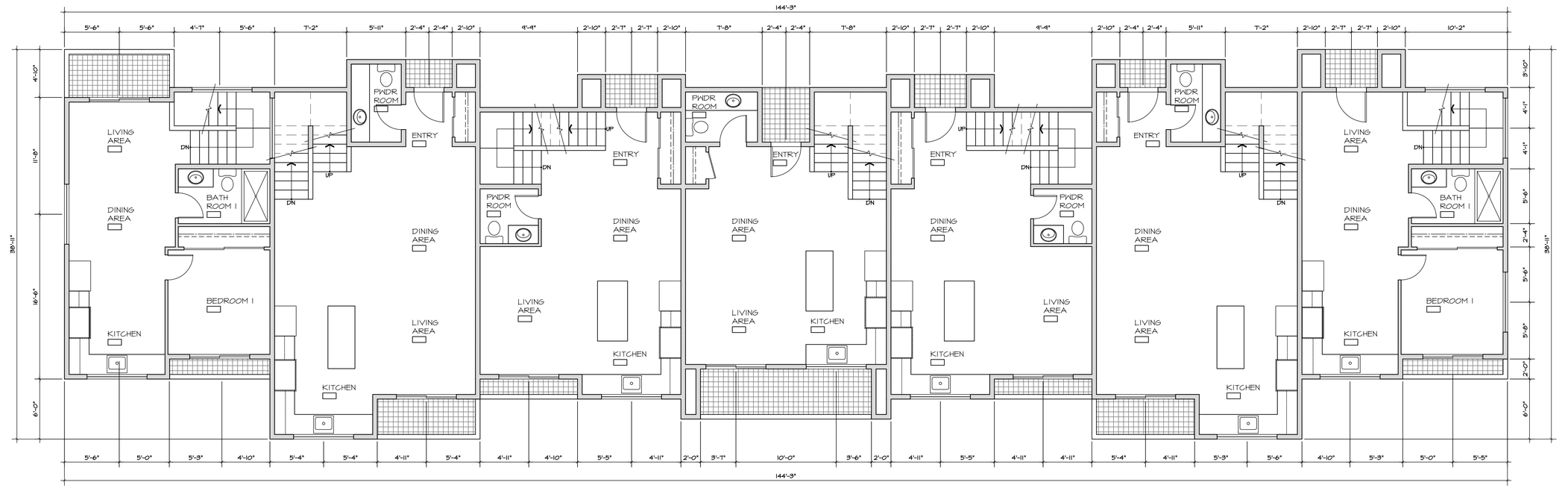
BUILDING B
FLOOR PLANS

SHEET
A2.4




## BUILDING C LOWER FLOOR PLAN

00 04 08 16 feet




## BUILDING C MAIN FLOOR PLAN

00 04 08 16 feet

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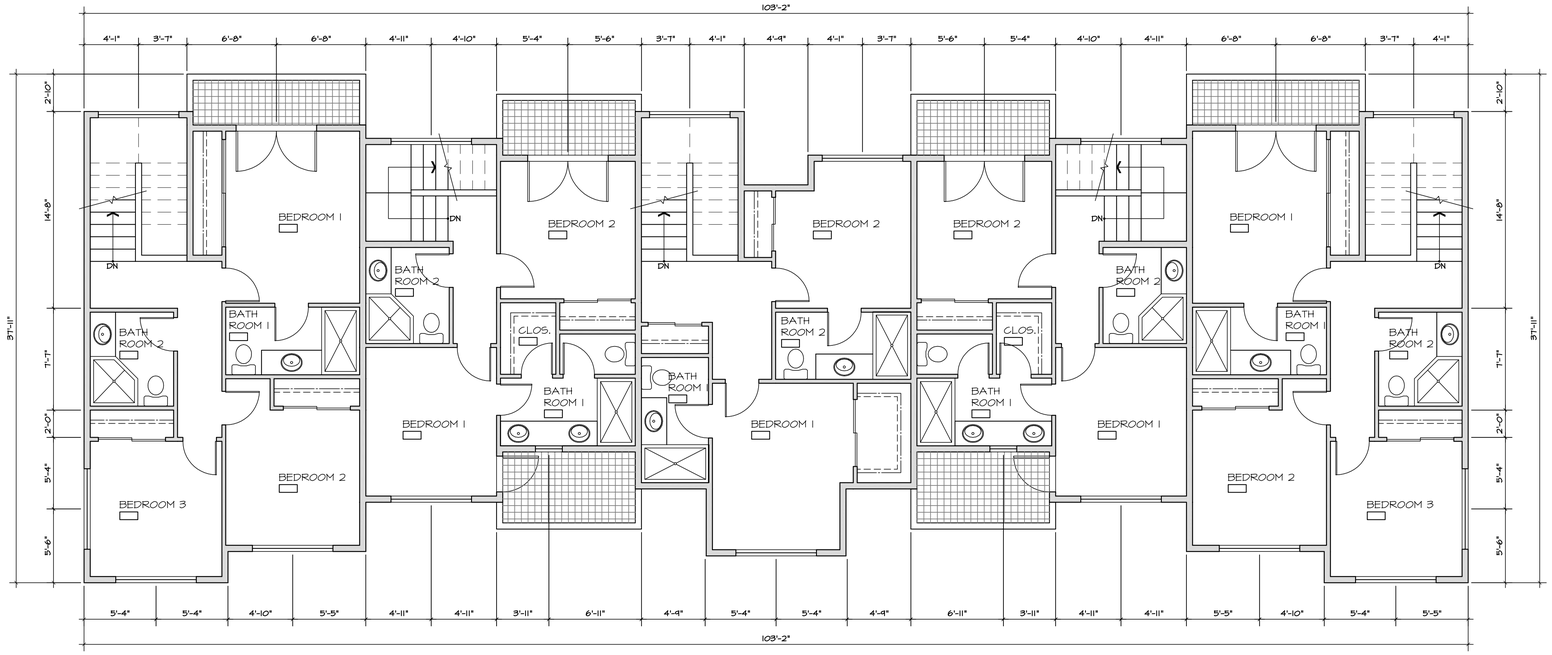
REVISIONS

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10.17.17

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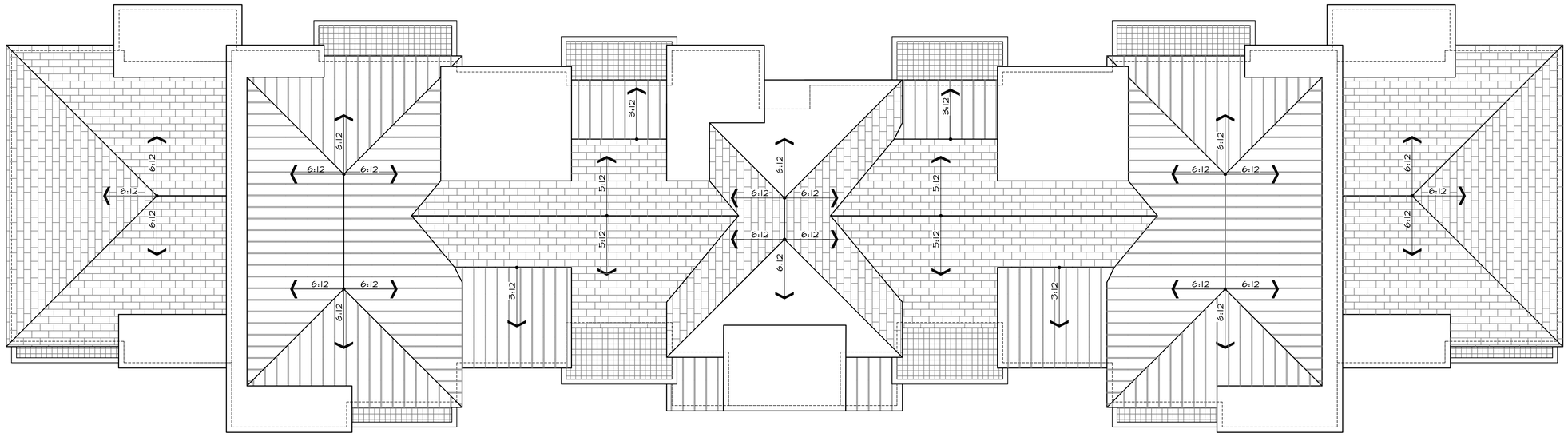
BUILDING C
FLOOR PLANS

SHEET
A2.5




BUILDING C UPPER FLOOR PLAN

00 04 08 16 feet




BUILDING C ROOF PLAN

00 04 08 16 feet

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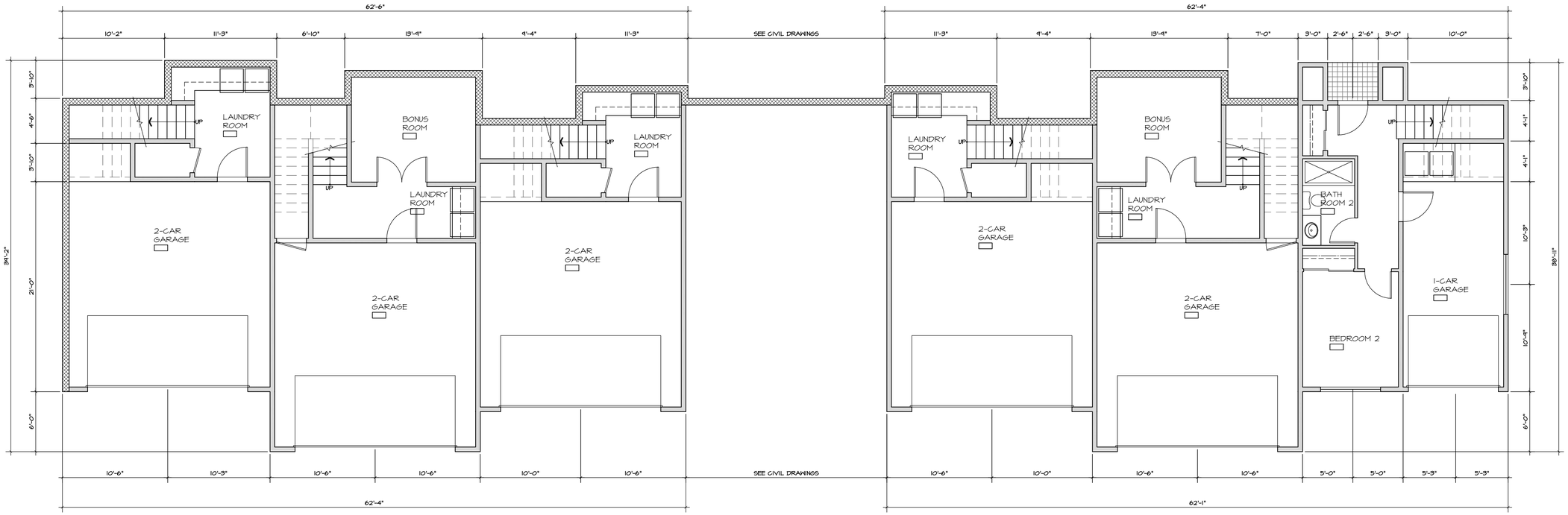
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10.17.17

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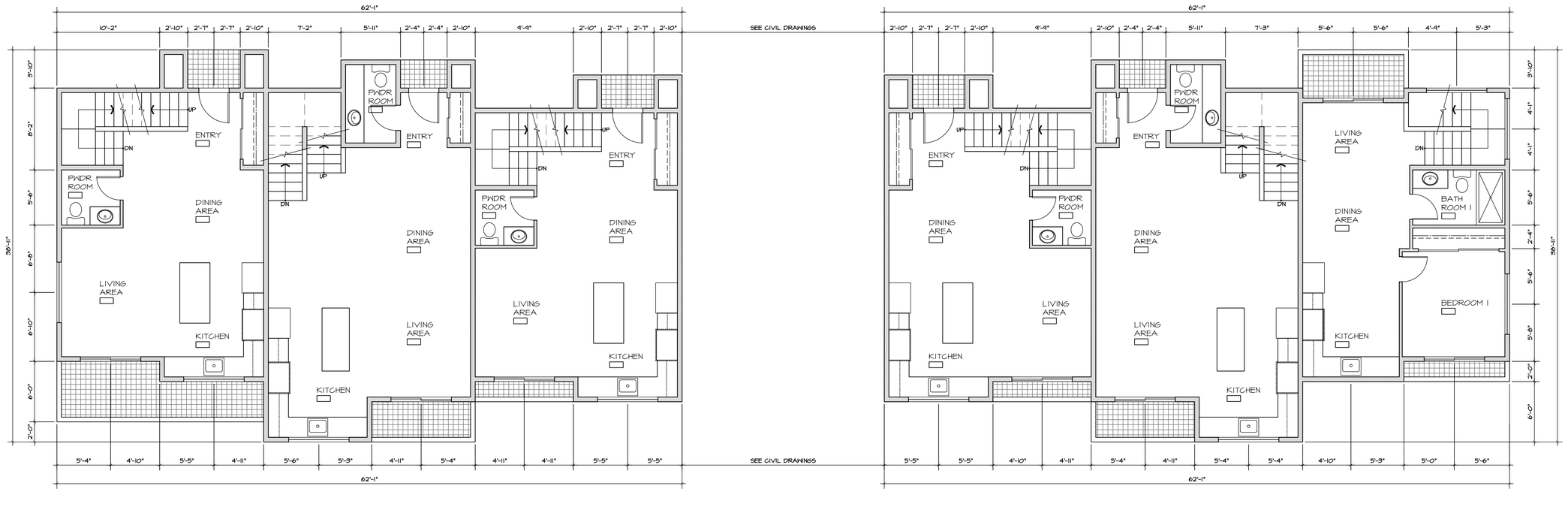
BUILDING C FLOOR PLANS

SHEET
A2.6




## BUILDING D&E LOWER FLOOR PLAN

00 04 08 16 feet




## BUILDING D&E MAIN FLOOR PLAN

00 04 08 16 feet


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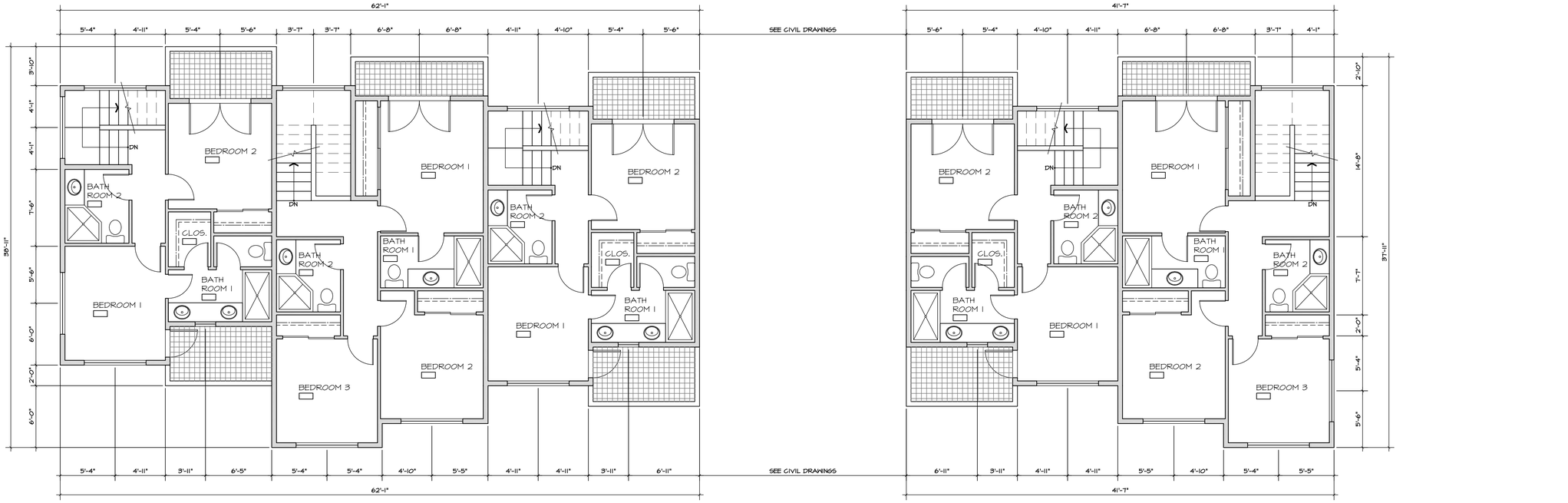
REVISIONS

DATE
10.17.17

SCALE
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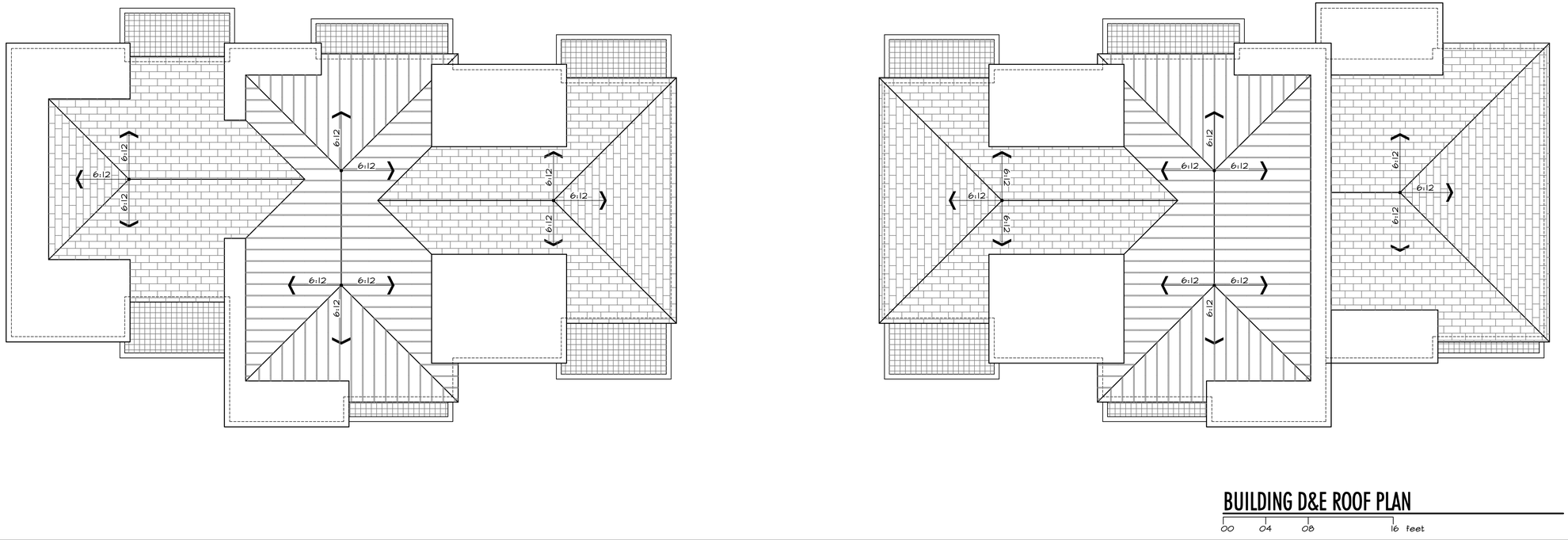
BUILDING D&E FLOOR PLANS

SHEET
A2.7




## BUILDING D&E UPPER FLOOR PLAN

00 04 08 16 feet




## BUILDING D&E ROOF PLAN

00 04 08 16 feet

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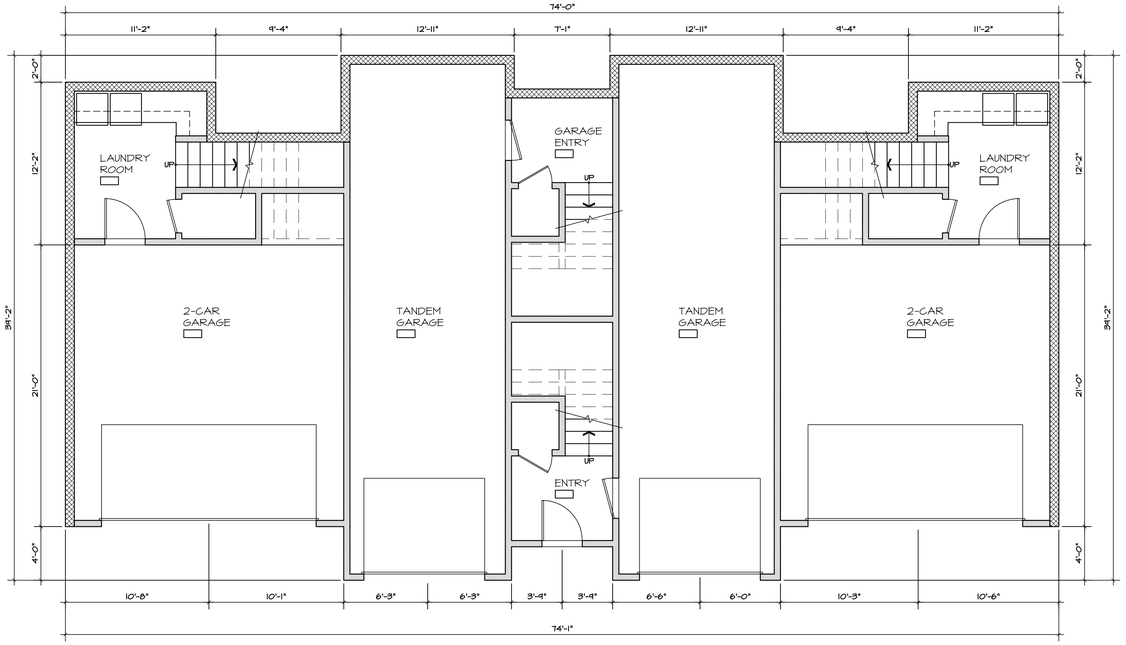
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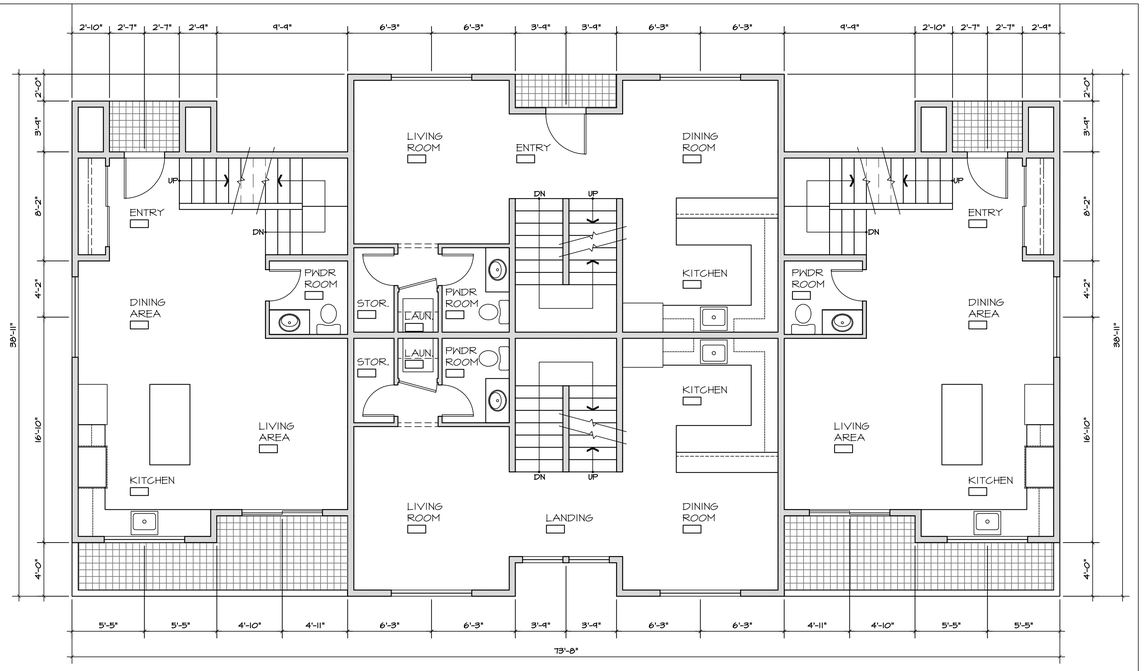
BUILDING D&E FLOOR PLANS

SHEET
A2.8



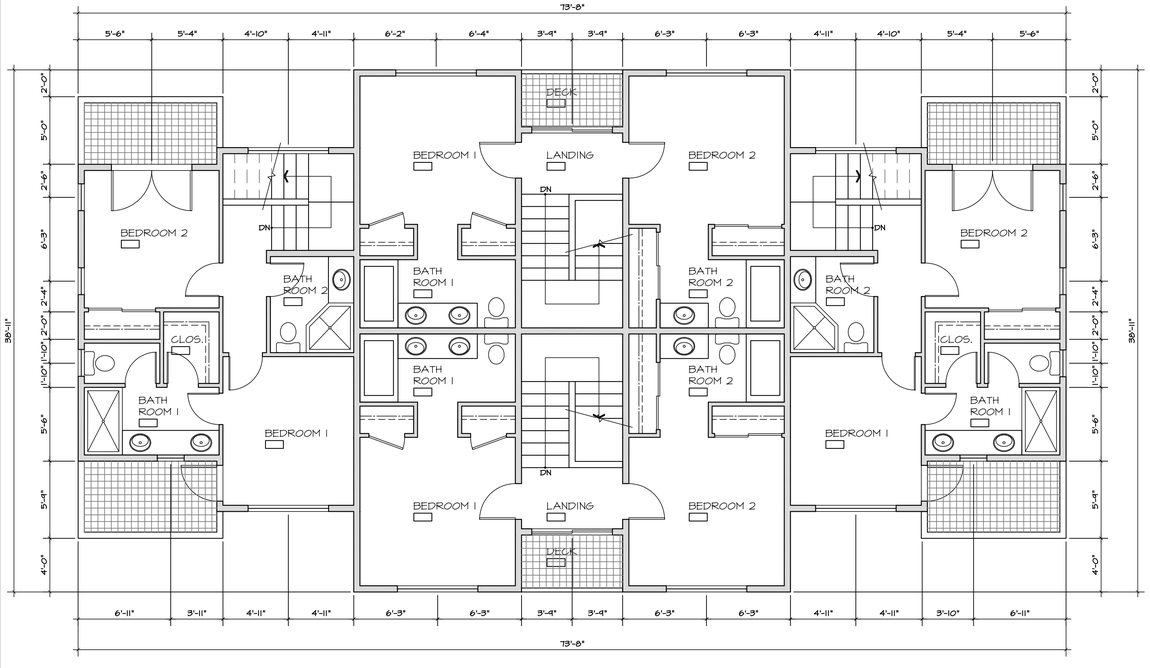

## BUILDING F LOWER FLOOR PLAN

00 04 08 16 feet



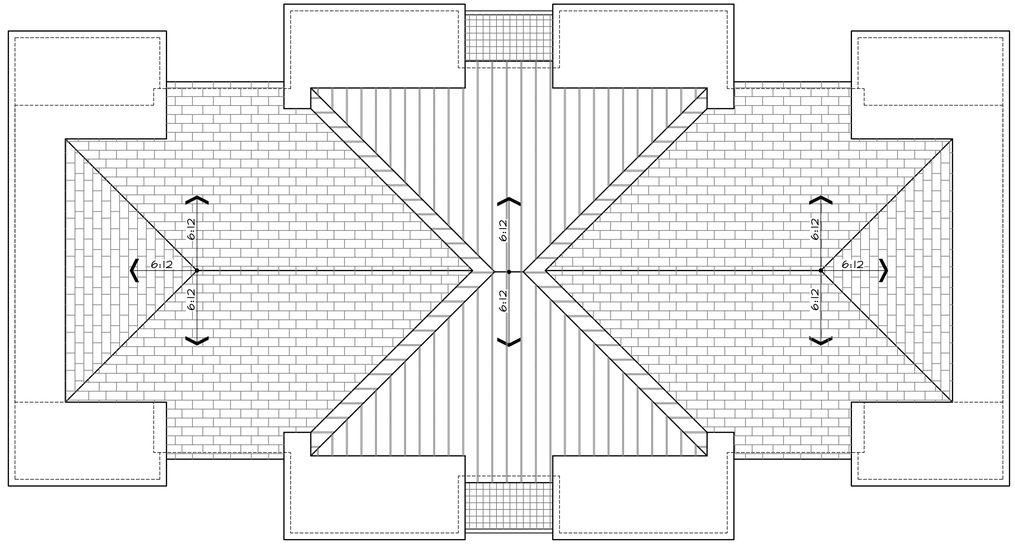

## BUILDING F MAIN FLOOR PLAN

00 04 08 16 feet




## BUILDING F UPPER FLOOR PLAN

00 04 08 16 feet




## BUILDING F ROOF PLAN

00 04 08 16 feet

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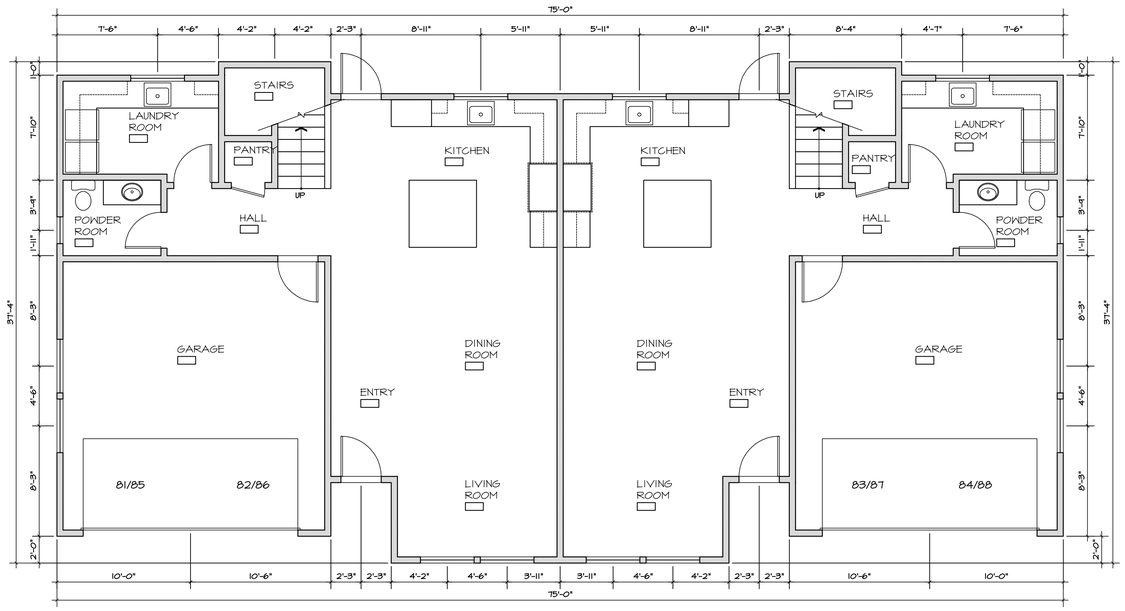
REVISIONS

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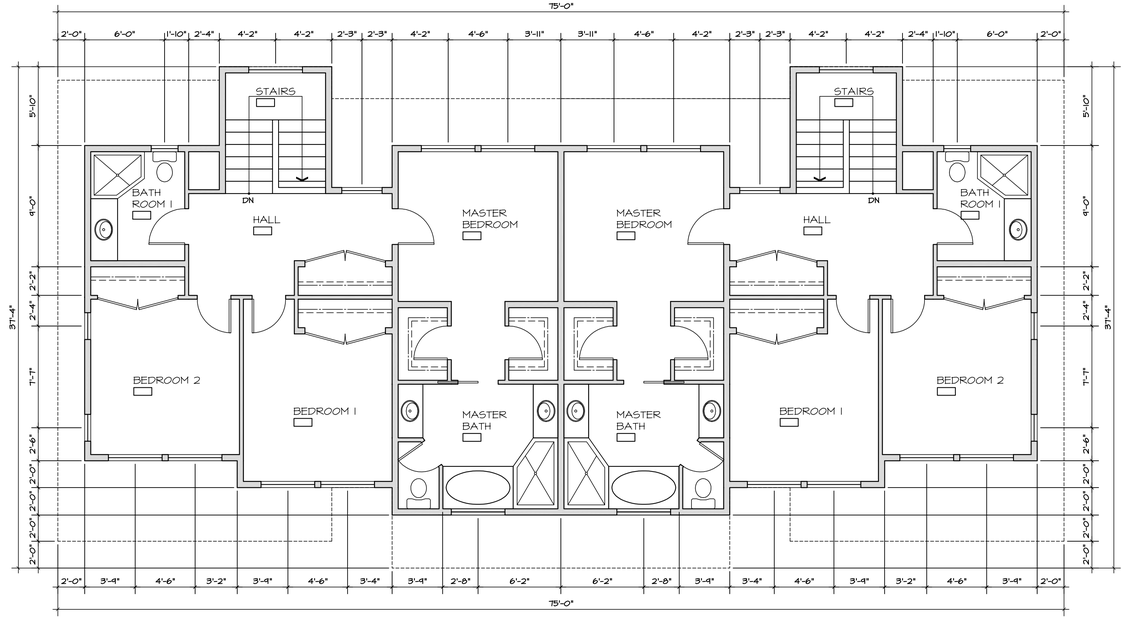
BUILDING F
FLOOR PLANS

SHEET
A2.9



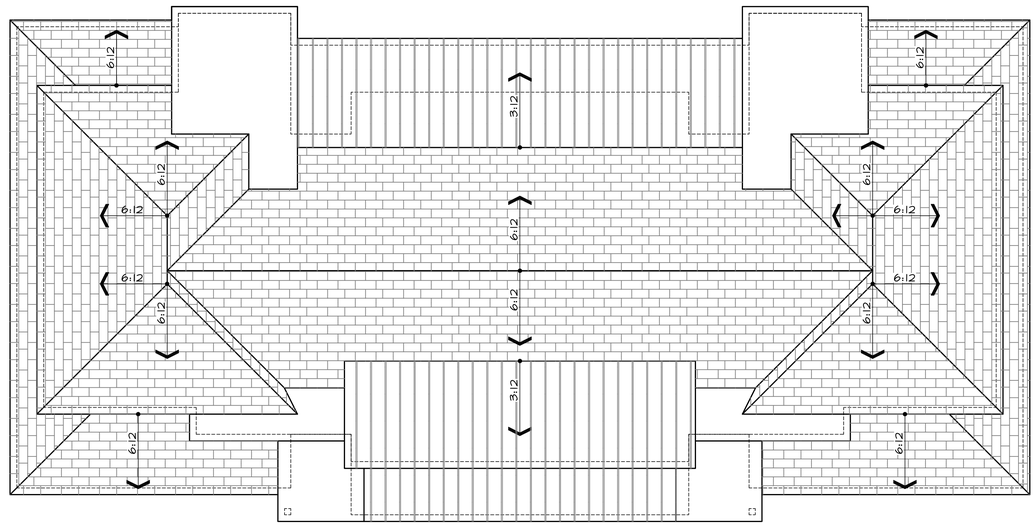

## BUILDING G&H MAIN FLOOR PLAN

00 04 08 16 feet




## BUILDING G&H UPPER FLOOR PLAN

00 04 08 16 feet




## BUILDING G&H ROOF PLAN

00 04 08 16 feet

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SCALE
3/16"=1'-0"

BUILDING G&H FLOOR PLANS

SHEET
A2.10




## BLDG. A EAST ELEVATION

00 04 08 16 FEET



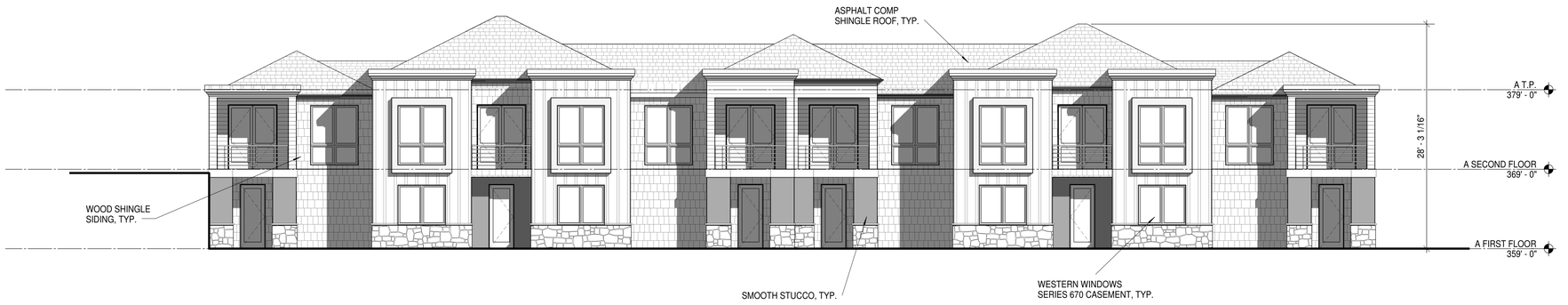

## BLDG. A SOUTH ELEVATION

00 04 08 16 FEET




## BLDG. A NORTH ELEVATION

00 04 08 16 FEET




## BLDG. A WEST ELEVATION

00 04 08 16 FEET

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375 W. EL PINTADO
DANVILLE, CA 94526

**REVISIONS:**

**DATE:**

04/17/2017

**SCALE:**

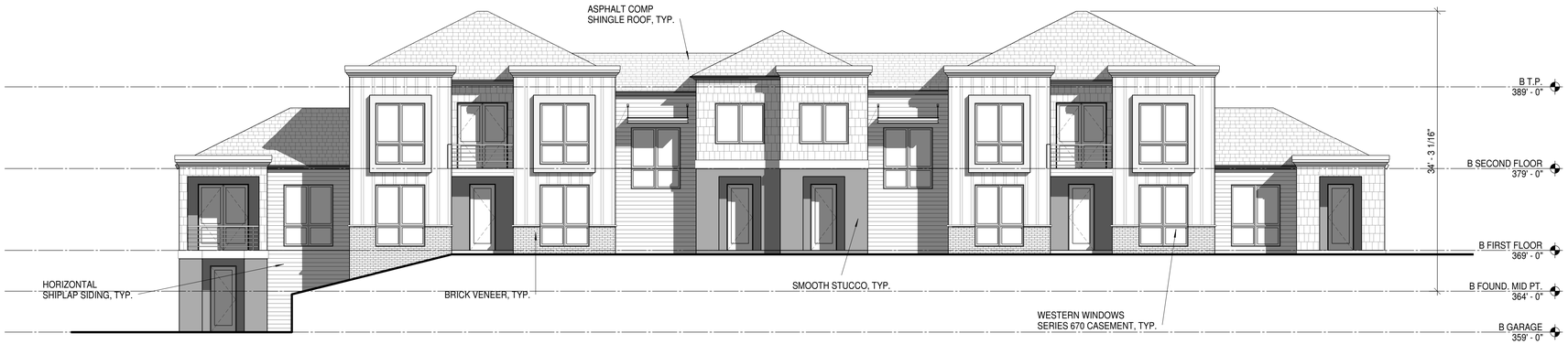
1/8" = 1'-0"

**TITLE:**

**EXTERIOR ELEVATIONS**

**SHEET:**

A3.1



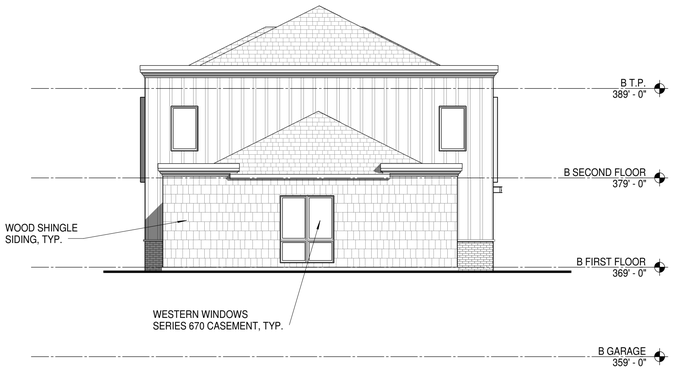

# BLDG. B EAST ELEVATION

00 04 08 16 FEET




# BLDG. B SOUTH ELEVATION

00 04 08 16 FEET




# BLDG. B NORTH ELEVATION

00 04 08 16 FEET




# BLDG. B WEST ELEVATION

00 04 08 16 FEET

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**DATE:**

04/17/2017

**SCALE:**

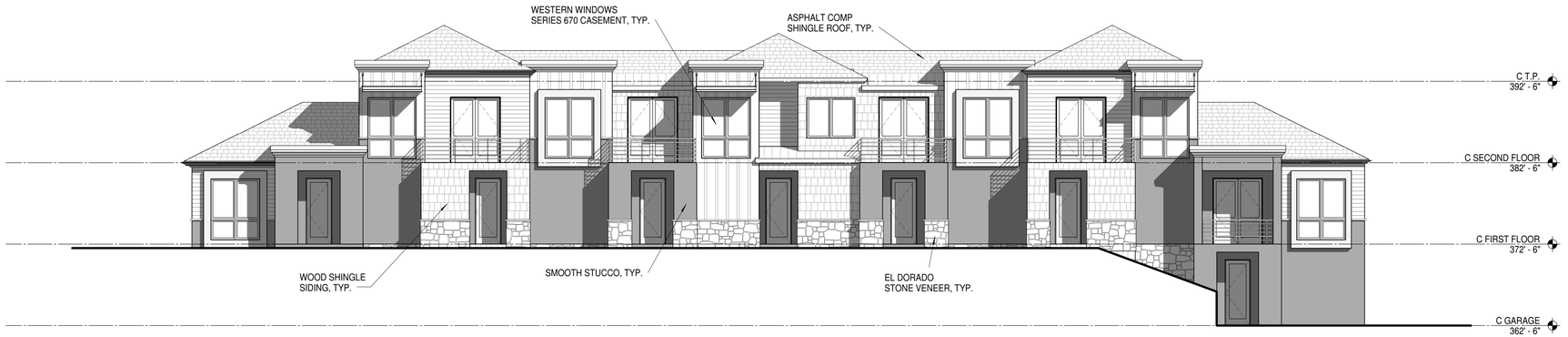
1/8" = 1'-0"

**TITLE:**

**EXTERIOR ELEVATIONS**

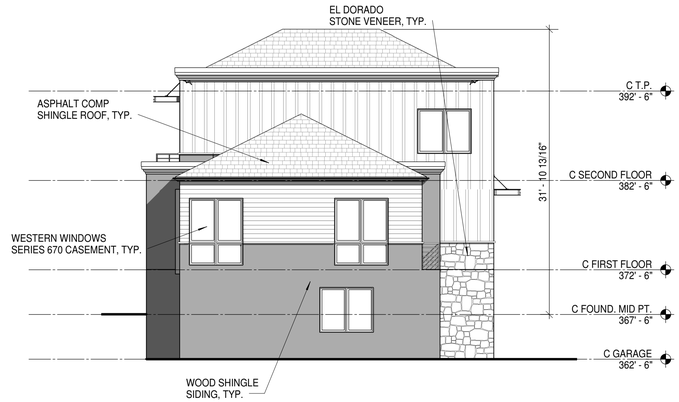
**SHEET:**

A3.2



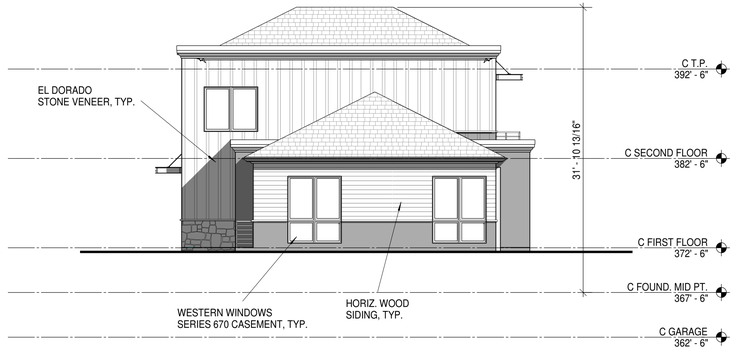

# BLDG. C WEST ELEVATION

00 04 08 16 FEET



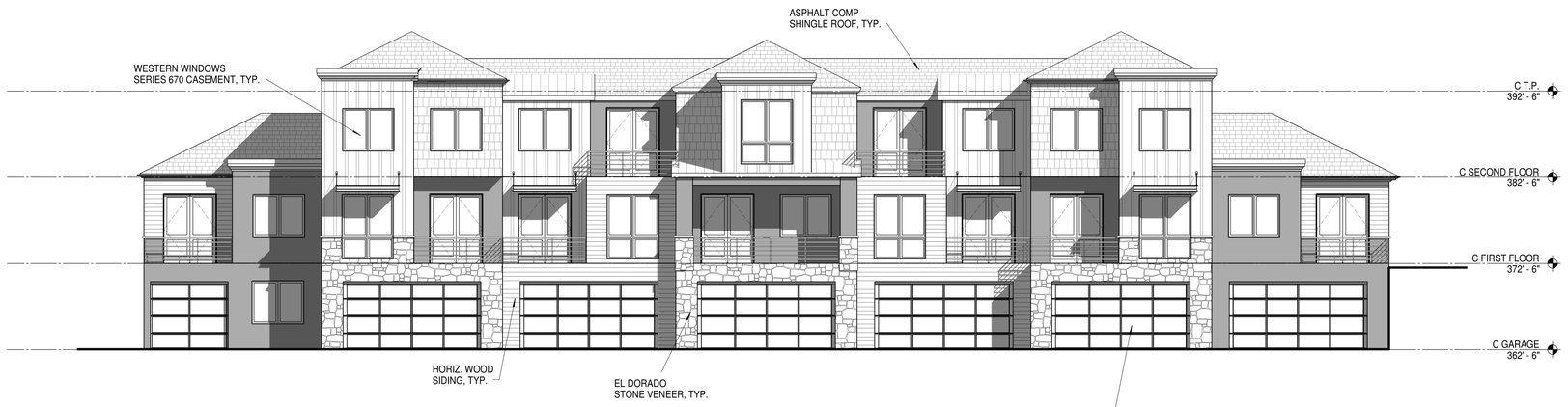

# BLDG. C SOUTH ELEVATION

00 04 08 16 FEET




# BLDG. C NORTH ELEVATION

00 04 08 16 FEET




# BLDG. C EAST ELEVATION

00 04 08 16 FEET

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**SCALE:**

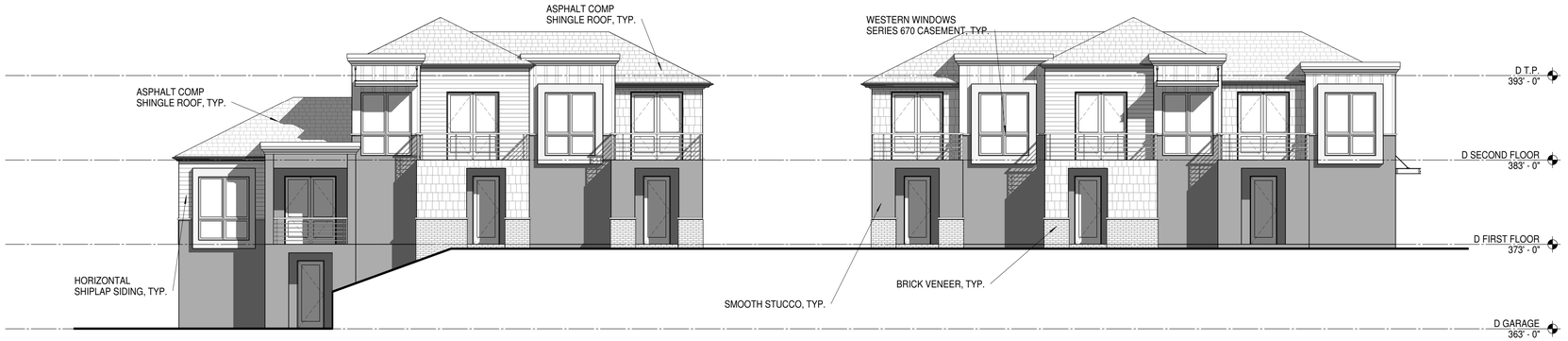
1/8" = 1'-0"

**TITLE:**

EXTERIOR
ELEVATIONS

**SHEET:**

A3.3



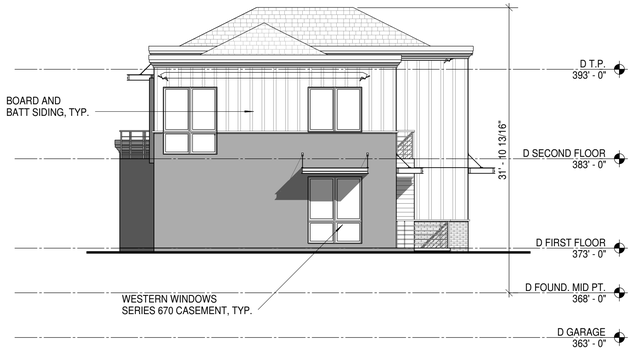

## BLDG. D&E EAST ELEVATION

00 04 08 16 FEET



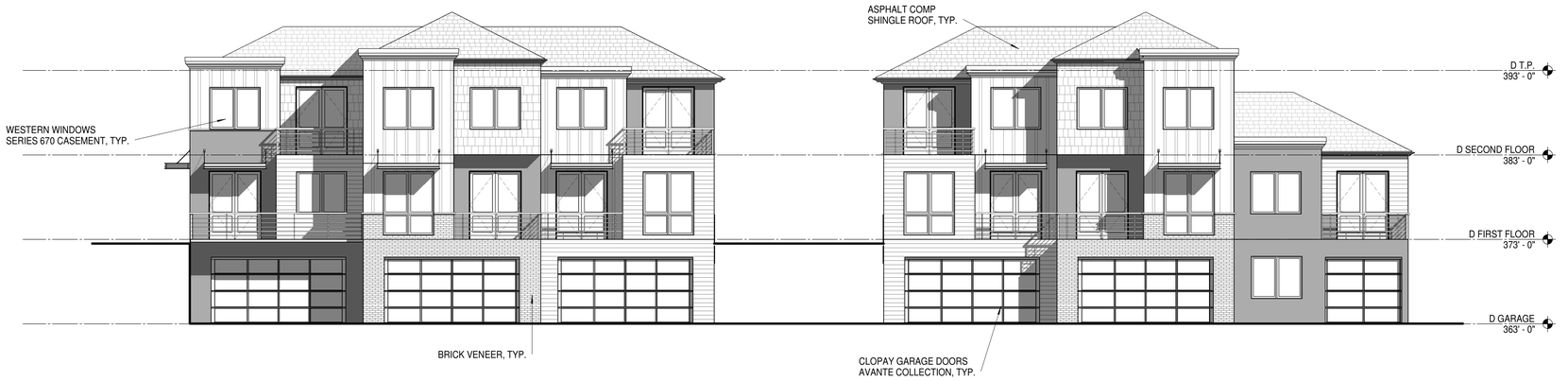

## BLDG. D&E SOUTH ELEVATION

00 04 08 16 FEET




## BLDG. D&E NORTH ELEVATION

00 04 08 16 FEET




## BLDG. D&E WEST ELEVATION

00 04 08 16 FEET

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**REVISIONS:**

**DATE:**

04/17/2017

**SCALE:**

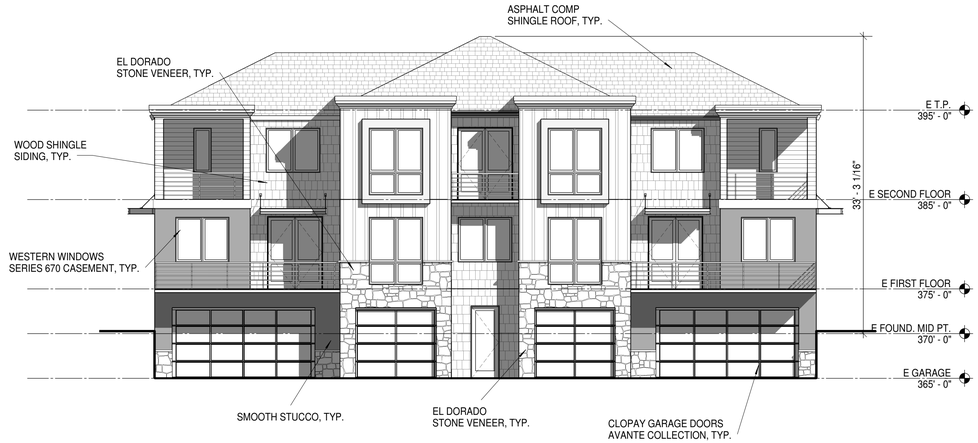
1/8" = 1'-0"

**TITLE:**

EXTERIOR
ELEVATIONS

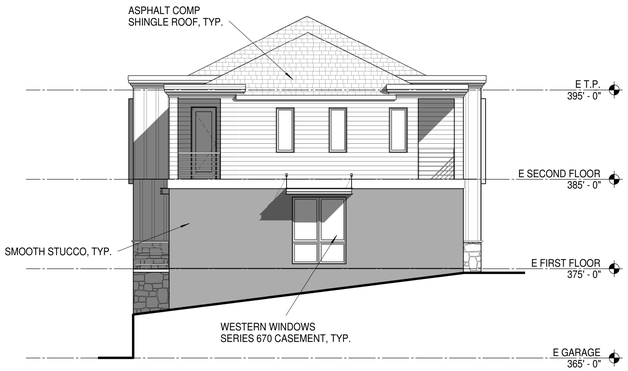
**SHEET:**

A3.4



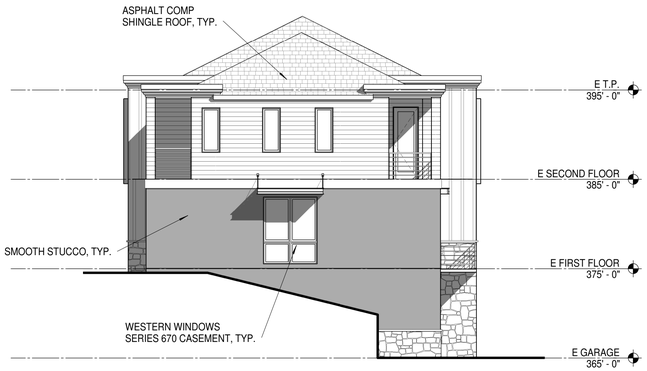

# BLDG. F SOUTH ELEVATION

00 04 08 16 FEET




# BLDG. F EAST ELEVATION

00 04 08 16 FEET




# BLDG. F WEST ELEVATION

00 04 08 16 FEET




# BLDG. F NORTH ELEVATION

00 04 08 16 FEET

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**REVISIONS:**

**DATE:**

04/17/2017

**SCALE:**

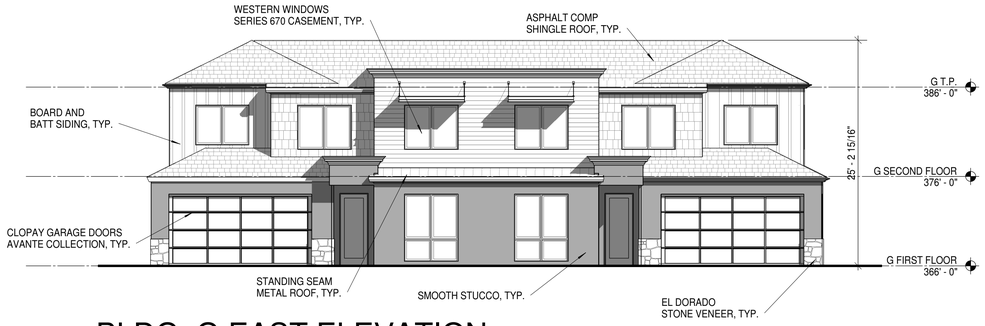
1/8" = 1'-0"

**TITLE:**

**EXTERIOR ELEVATIONS**

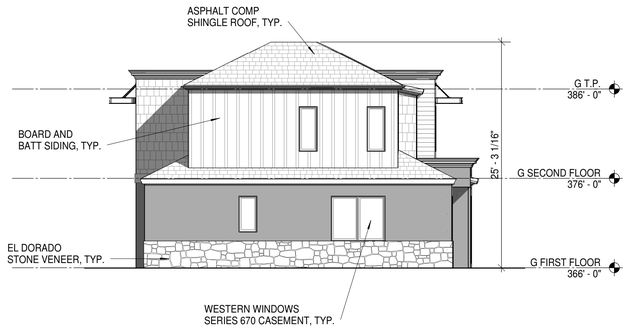
**SHEET:**

A3.5



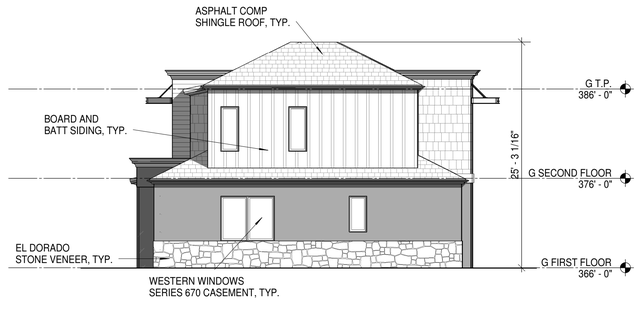

## BLDG. G EAST ELEVATION

00 04 08 16 FEET



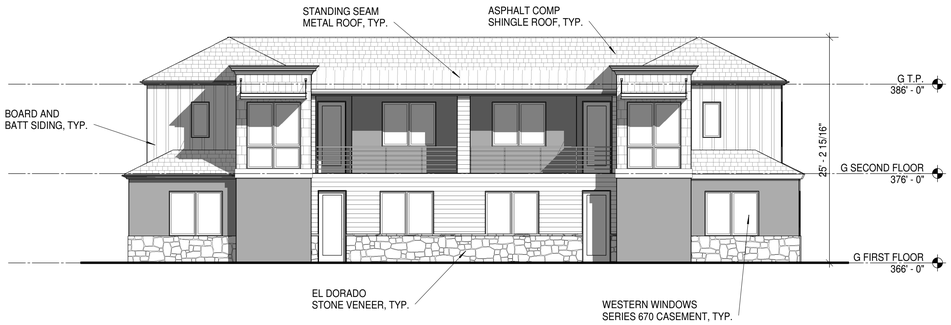

## BLDG. G SOUTH ELEVATION

00 04 08 16 FEET




## BLDG. G NORTH ELEVATION

00 04 08 16 FEET




## BLDG. G WEST ELEVATION

00 04 08 16 FEET

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04/17/2017

**SCALE:**

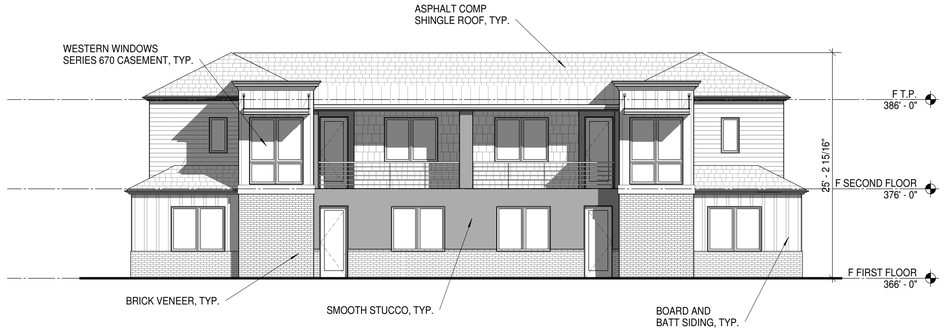
1/8" = 1'-0"

**TITLE:**

**EXTERIOR ELEVATIONS**

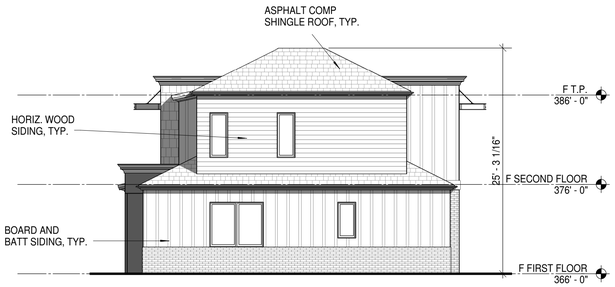
**SHEET:**

A3.6



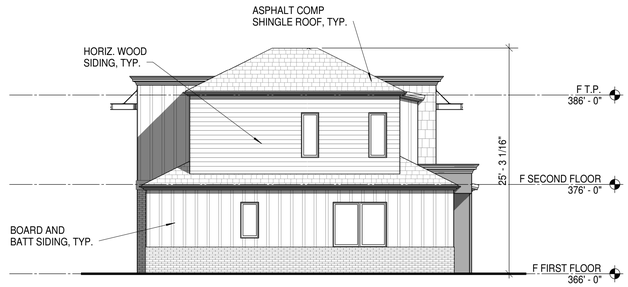

## BLDG. H EAST ELEVATION

00 04 08 16 FEET



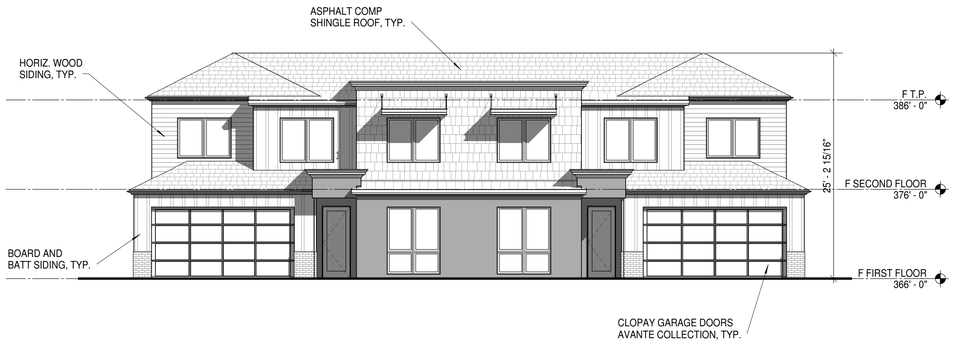

## BLDG. H SOUTH ELEVATION

00 04 08 16 FEET




## BLDG. H NORTH ELEVATION

00 04 08 16 FEET




## BLDG. H WEST ELEVATION

00 04 08 16 FEET

Talmont Homes
3201 Danville Blvd., Suite 210
Alamo, CA 94507
925.831.8030 925.831.8515
www.talmonthomes.com

**CLIENT:**

GLENN NOVOTNY,
GMMR, LLC.

**PROJECT:**

EL PINTADO
375 W. EL PINTADO
DANVILLE, CA 94526

**REVISIONS:**

**DATE:**

04/17/2017

**SCALE:**

1/8" = 1'-0"

**TITLE:**

**EXTERIOR ELEVATIONS**

**SHEET:**

A3.7

BLDG A

BLDG B

BLDG C

BLDG D

BLDG E

2 GUARDRAIL ON FINISHED GRADE (L-3)
2 GUARDRAIL ON WALL (L-3)
1 LATH TOP FENCE ON WALL (L-3)
8' DEEP SEWER LINE

3 ACE RUB
4 PIT MAR
3 RIB VIB
5 RHA SEA
- JUN PAT
10 LOR PIX
8 NAN LEM
3 CAR BET
12 FES SIS
4 ARC HOW
3 EUO JAP
2 RIB VIB
6 FES SIS
4 OSM GOS
5 LOR PIX
4 FES SIS
3 RHA SEA
1 CER CAN
3 NAN LEM
5 DIE IRI
6 LOM LON
1 CER CAN
6 COR DUS
4 RIB SAN
3 DIE IRI
1 CER CAN
2 RHA SEA
3 NAN LEM
3 CEA ANC
3 OSM GOS
3 NAN LEM
4 DIE IRI
5 OSM GOS
4 BER THU
5 LOM LON
3 NEP FAA
9 LOM LON
2 LOR PIX
1 OLE EUR
2 NAN LEM
2 LOR RUB
3 LOR RUB
2 LOR RUB
2 LOM LON
3 ACE RUB
2 EUO JAP
10 LAV MUN
10 CEA ANC
2 COR DUS
5 LOR PIX
6 NEP FAA
3 NAN LEM
1 EUO JAP
11 FES SIS
2 NAN MOO
1 EUO JAP
5 FES SIS
6 CER CAN
1 EUO JAP
1 NAN MOO
2 LOR RUB
5 CEA ANC
9 NAN LEM
6 FES SIS
3 COR DUS
3 EUO JAP
3 NAN LEM
2 CEA ANC
2 OLE EUR
2 LOR RUB
6 NAN MOO
7 LOM LON
10 NEP FAA
3 ACE RUB
5 BER THU
2 LOR RUB
1 ACE RUB
16 DIE IRI
8 FES SIS
2 PIT MAR
3 OSM GOS
8 DIE IRI
6 LAV MUN
2 DIE IRI
1 EUO JAP
2 PIT MAR
5 CEA ANC
2 CEA ANC
3 EUO JAP
2 DIE IRI
3 EUO JAP
2 NAN LEM
4 EUO JAP
3 NAN LEM
3 EUO JAP
3 DIE IRI
7 LAV MUN
4 LOR RUB
3 EUO JAP
8 NAN MOO
8 FES SIS
1 OLE EUR
2 NAN LEM
2 LOR RUB
5 OSM GOS
1 ACE RUB
9 LOM LON
2 LOR PIX
4 PIT MAR
3 NAN MOO
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2 NAN MOO
3 EUO JAP
2 NAN MOO
2 ACE RUB
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5 FES SIS
2 EUO JAP
3 OSM GOS
3 NAN LEM
4 DIE IRI
5 OSM GOS
4 BER THU
5 LOM LON
3 NEP FAA
2 GUARDRAIL ON WALL (L-3)
1 ACE RUB
11 RHA SEA
5 OSM GOS
- COT LOW
3 BER THU
3 OLE EUR
2' DECOMPOSED GRANITE STRIP W/ STEEL HEADER, TYP.
3 OLE EUR
10 LOM LON
3 OLE EUR
2 RHA SEA
8 EUO JAP
11 LOM LON
12 DIE IRI
3 ACE RUB
12 EUO JAP
3 ACE RUB
9 EUO JAP
13 DIE IRI
10 LOM LON
1 LATH TOP FENCE ON WALL (L-3)
3 CER CAN
3 NAN LEM
3 EUO JAP
2 CEA ANC
2 PIT MAR
3 DIE IRI
3 DIE IRI
4 NEP FAA
3 ARC HOW
3 OSM GOS
- JUN PAT
3 LOR RUB
4 DIE IRI
2 OSM GOS
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4 LAV MUN
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3 LOM LON
1 ACE RUB
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2 PIT MAR
4 ARC HOW
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3 LOR RUB
4 NEP FAA
4 OSM GOS
4 ARC HOW
6 DIE IRI
1 EUO JAP
2 PIT MAR
1 CER CAN
- CAR DIV
3 LOR RUB
2 LOR RUB
7 LAV MUN
1 ACE RUB
2 GUARDRAIL ON WALL (L-3)
3 CER CAN
3 NAN LEM
3 EUO JAP
2 CEA ANC
2 PIT MAR
3 DIE IRI
3 DIE IRI
4 NEP FAA
3 ARC HOW
3 OSM GOS
- JUN PAT
3 LOR RUB
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2 OSM GOS
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- COT LOW
3 BER THU
3 OLE EUR
8 EUO JAP
11 LOM LON
12 DIE IRI
3 ACE RUB
1 LATH TOP FENCE ON WALL (L-3)
2 GUARDRAIL ON WALL (L-3)
1 LATH TOP FENCE ON WALL (L-3)
2 GUARDRAIL ON WALL (L-3)
2 GUARDRAIL ON FINISHED GRADE (L-3)
2 GUARDRAIL ON WALL (L-3)
2 GUARDRAIL ON FINISHED GRADE (L-3)
2 GUARDRAIL ON WALL (L-3)
2 GUARDRAIL ON FINISHED GRADE (L-3)
2 GUARDRAIL ON WALL (L-3)
#40 #39 #41 #2 #3 #4 #6 #7 #8 #38 #36 #35 #32 #34 #33 #27A #25 #27 #28 #29 #30 #29A #31 #24 #23 #20 #21 #19 #18
H G F E D
MATCHLINE - SEE SHEET L-2
MATCHLINE - SEE SHEET L-2
0 5 10 20 30

LANDSCAPE NOTES:

1. ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC WATER CONSERVING IRRIGATION SYSTEM IN COMPLIANCE WITH THE TOWN OF DANVILLE WATER CONSERVATION ORDINANCES.
2. ALL LANDSCAPE AREAS SHALL RECEIVE 3" BARK MULCH WHETHER PLANTS ARE LOCATED AT THE AREA OR NOT.

SEE SHEET L-2 FOR PLANT LEGEND AND SHEET L-3 FOR PLANTING DETAILS AND NOTES.

REGISTERED LANDSCAPE ARCHITECT
R. TERRENCE CAMP
NO. 4494
REN. 09/30/18
STATE OF CALIFORNIA

REVISIONS:
- 11/09/2015 Updates per town comments

DATE: 10-06-2017

SCALE: 1" = 10'

JOB: 17-045

SHEET

L-1

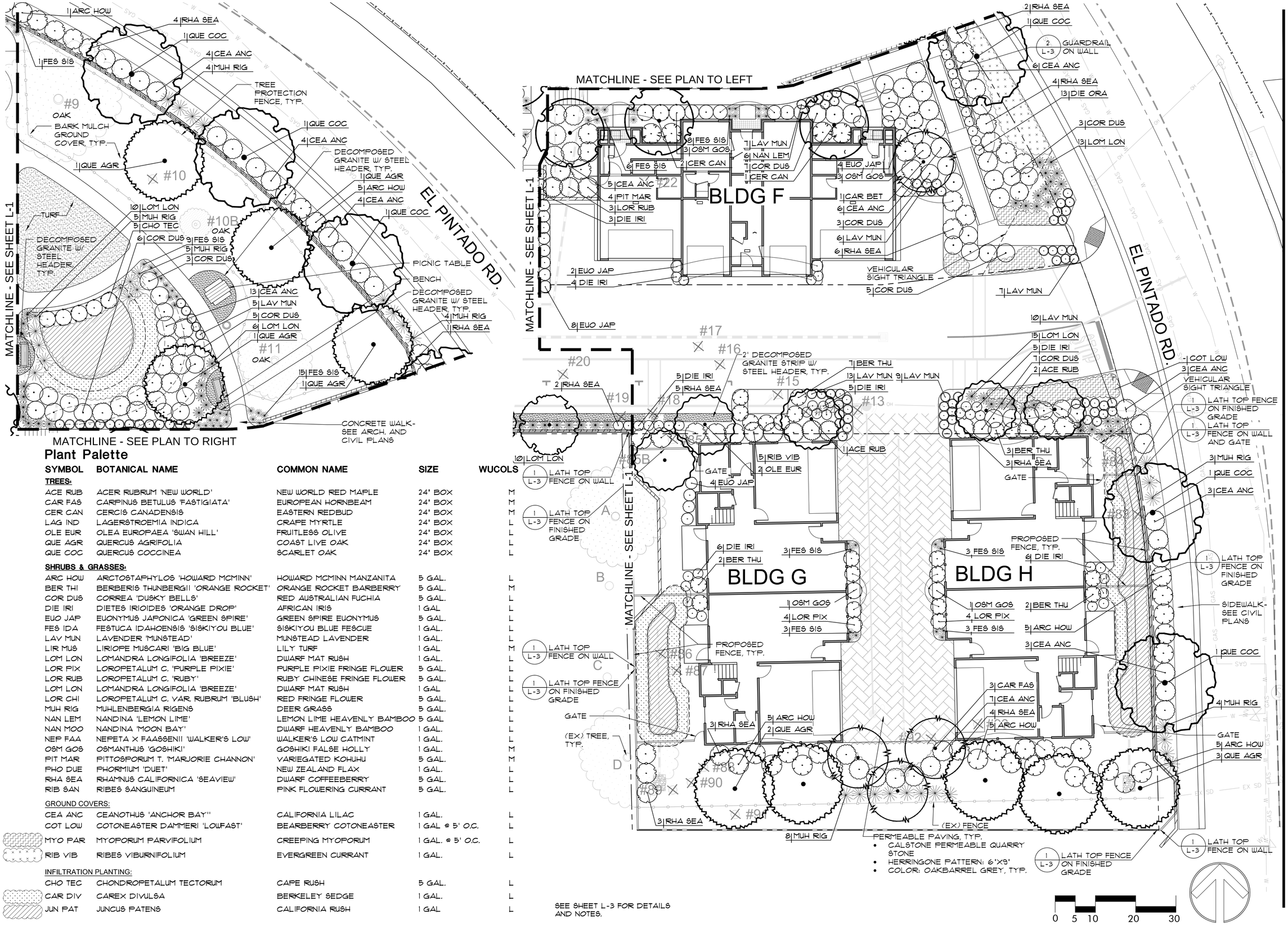
# EL PINTADO
375 W. EL PINTADO RD.
DANVILLE, CA 94526

LANDSCAPE PLAN


Camp & Camp Associates
Planning & Landscape Architecture

2520 CAMINO DIABLO
WALNUT CREEK, CA 94597

P. (925) 941-6490
EMAIL: tc@campandcamp.com




## Plant Palette

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | WUCOLS |
|---|---|---|---|---|
| **TREES:** | | | | |
| ACE RUB | ACER RUBRUM 'NEW WORLD' | NEW WORLD RED MAPLE | 24" BOX | M |
| CAR FAS | CARPINUS BETULUS 'FASTIGIATA' | EUROPEAN HORNBEAM | 24" BOX | M |
| CER CAN | CERCIS CANADENSIS | EASTERN REDBUD | 24" BOX | M |
| LAG IND | LAGERSTROEMIA INDICA | CRAPE MYRTLE | 24" BOX | L |
| OLE EUR | OLEA EUROPAEA 'SWAN HILL' | FRUITLESS OLIVE | 24" BOX | L |
| QUE AGR | QUERCUS AGRIFOLIA | COAST LIVE OAK | 24" BOX | L |
| QUE COC | QUERCUS COCCINEA | SCARLET OAK | 24" BOX | L |
| **SHRUBS & GRASSES:** | | | | |
| ARC HOW | ARCTOSTAPHYLOS 'HOWARD MCMINN' | HOWARD MCMINN MANZANITA | 5 GAL. | L |
| BER THU | BERBERIS THUNBERGII 'ORANGE ROCKET' | ORANGE ROCKET BARBERRY | 5 GAL. | M |
| COR DUS | CORREA 'DUSKY BELLS' | RED AUSTRALIAN FUCHIA | 5 GAL. | L |
| DIE IRI | DIETES IRIOIDES 'ORANGE DROP' | AFRICAN IRIS | 1 GAL | L |
| EUO JAP | EUONYMUS JAPONICA 'GREEN SPIRE' | GREEN SPIRE EUONYMUS | 5 GAL. | L |
| FES IDA | FESTUCA IDAHOENSIS 'SISKIYOU BLUE' | SISKIYOU BLUE FESCUE | 1 GAL. | L |
| LAV MUN | LAVENDER 'MUNSTEAD' | MUNSTEAD LAVENDER | 1 GAL. | L |
| LIR MUS | LIRIOPE MUSCARI 'BIG BLUE' | LILY TURF | 1 GAL | M |
| LOM LON | LOMANDRA LONGIFOLIA 'BREEZE' | DWARF MAT RUSH | 1 GAL. | L |
| LOR PIX | LOROPETALUM C. 'PURPLE PIXIE' | PURPLE PIXIE FRINGE FLOWER | 5 GAL. | L |
| LOR RUB | LOROPETALUM C. 'RUBY' | RUBY CHINESE FRINGE FLOWER | 5 GAL. | L |
| LOM LON | LOMANDRA LONGIFOLIA 'BREEZE' | DWARF MAT RUSH | 1 GAL | L |
| LOR CHI | LOROPETALUM C. VAR RUBRUM 'BLUSH' | RED FRINGE FLOWER | 5 GAL. | L |
| MUH RIG | MUHLENBERGIA RIGENS | DEER GRASS | 5 GAL. | L |
| NAN LEM | NANDINA 'LEMON LIME' | LEMON LIME HEAVENLY BAMBOO | 5 GAL | L |
| NAN MOO | NANDINA 'MOON BAY' | DWARF HEAVENLY BAMBOO | 1 GAL. | L |
| NEP FAA | NEPETA X FAASSENII 'WALKER'S LOW' | WALKER'S LOW CATMINT | 1 GAL. | L |
| OSM GOS | OSMANTHUS 'GOSHIKI' | GOSHIKI FALSE HOLLY | 1 GAL. | M |
| PIT MAR | PITTOSPORUM T. 'MARJORIE CHANNON' | VARIEGATED KOHUHU | 5 GAL. | M |
| PHO DUE | PHORMIUM 'DUET' | NEW ZEALAND FLAX | 1 GAL. | L |
| RHA SEA | RHAMNUS CALIFORNICA 'SEAVIEW' | DWARF COFFEEBERRY | 5 GAL. | L |
| RIB SAN | RIBES SANGUINEUM | PINK FLOWERING CURRANT | 5 GAL. | L |
| GROUND COVERS: | | | | |
| CEA ANC | CEANOTHUS 'ANCHOR BAY'' | CALIFORNIA LILAC | 1 GAL. | L |
| COT LOW | COTONEASTER DAMMERI 'LOWFAST' | BEARBERRY COTONEASTER | 1 GAL @ 5' O.C. | L |
| MYO PAR | MYOPORUM PARVIFOLIUM | CREEPING MYOPORUM | 1 GAL. @ 5' O.C. | L |
| RIB VIB | RIBES VIBURNIFOLIUM | EVERGREEN CURRANT | 1 GAL. | L |
| INFILTRATION PLANTING: | | | | |
| CHO TEC | CHONDROPETALUM TECTORUM | CAPE RUSH | 5 GAL. | L |
| CAR DIV | CAREX DIVULSA | BERKELEY SEDGE | 1 GAL. | L |
| JUN PAT | JUNCUS PATENS | CALIFORNIA RUSH | 1 GAL | L |


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LANDSCAPE PLAN

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R. TERRENCE CAMP
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REVISIONS:
- 11/09/2017 Updates per town comments
- 12/14/2017 Updates per civil
-
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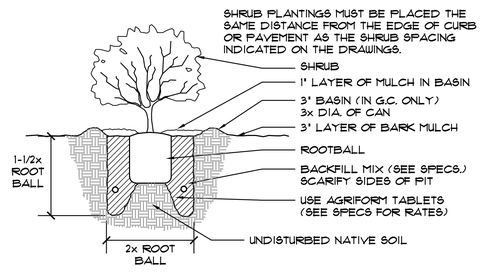
DATE: 10-06-2017

SCALE: 1" = 10'

JOB: 17-045

SHEET

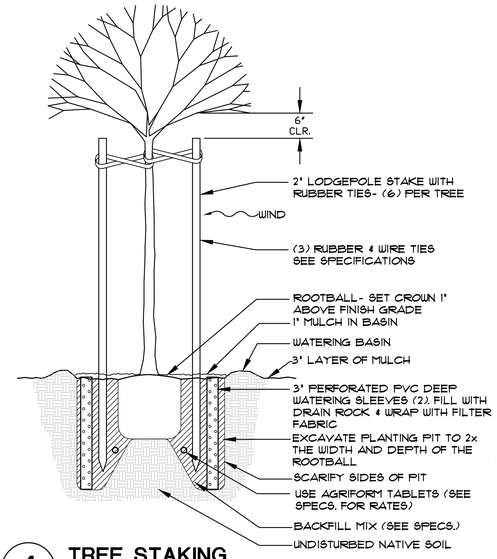
L-2




## 6 SHRUB PLANTING

NOT TO SCALE

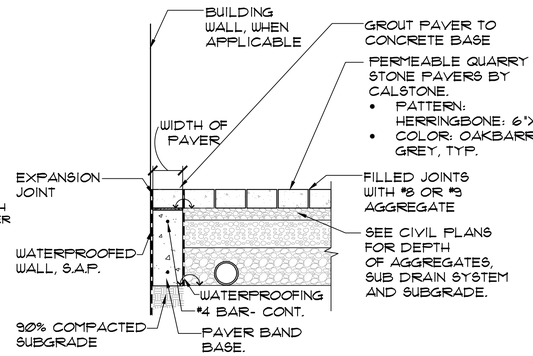
Shrub1




## 4 TREE STAKING

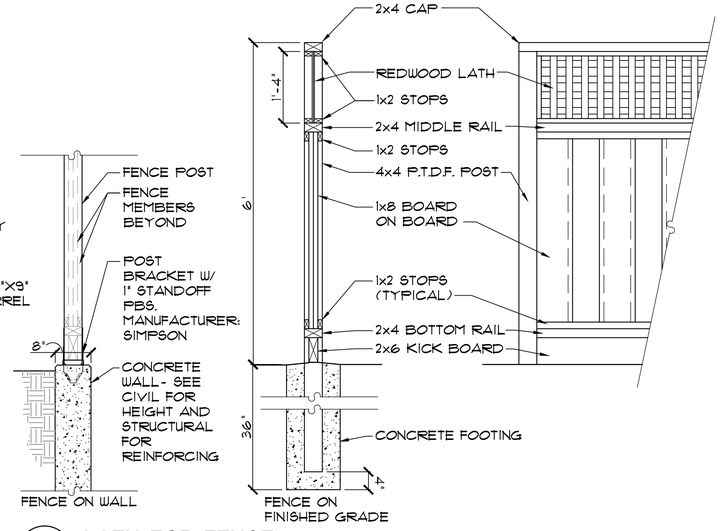
**NOT TO SCALE**

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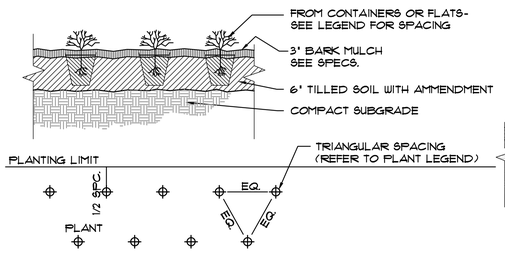

## 3 PERMEABLE PAVING

SCALE 1"=1'-0"




## 1 LATH TOP FENCE

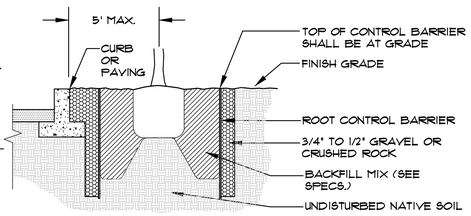
SCALE 3/4"=1'




## 7 GROUNDCOVER PLANTING

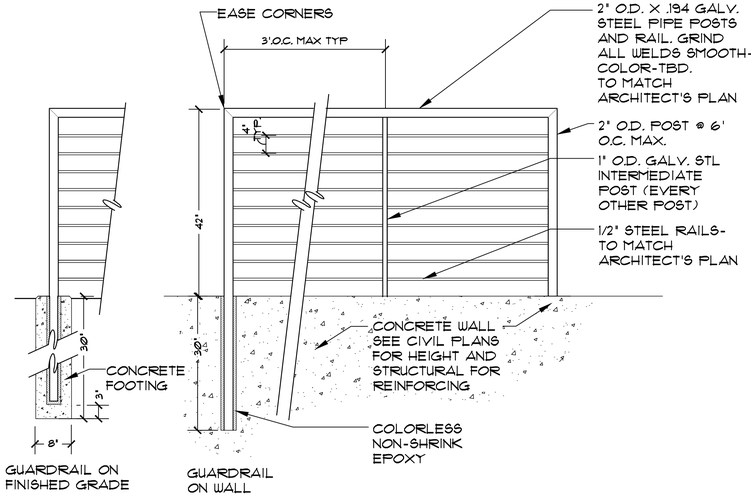
NOT TO SCALE

GC-2




## 5 ROOT CONTROL BARRIER

NTS




## 2 GUARDRAIL

SCALE: ¾"=1'-0"

PLANTING NOTES

1. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
2. PLANT MATERIAL LOCATIONS ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE BY THE LANDSCAPE ARCHITECT BEFORE THE MAINTENANCE PERIOD BEGINS.
3. SITE SHALL BE FREE OF WEEDS UPON COMPLETION OF LANDSCAPE INSTALLATION.
4. DIG PLANTING PITS 3 TIMES THE WIDTH OF TREE ROOTBALL AND 2 TIMES THE WIDTH OF SHRUB ROOT BALL. BACKFILL PITS WITH 70% NATIVE ON-SITE SOIL AND 30% NITROLIZED SHAVINGS OR EQUIVILANT.
   SAMPLE BACKFILL:
   70% NATIVE SOIL BY VOLUME
   30% NITROLIZED SHAVINGS OR EQUIVILANT
   16 LBS. GRO-POWER PLUS, PER CUBIC YARD MIX
   *OTHER AMENDMENTS PER SOIL ANALYSIS
   GROW-POWER PLANTING TABLETS
5. ALL TREES TO BE STAKED AS SHOWN IN THE TREE PLANTING DETAIL.
6. CONTRACTOR SHALL ENSURE TREES DO NOT CONFLICT WITH UTILITIES.
7. MULCH ALL PLANTING AREAS WITH 3 INCH DEEP LAYER OF WOOD BARK MULCH EXCEPT WHERE ONLY GROUNDCOVER OCCURS, DEPTH SHALL BE 2 INCHES.
8. ALL PLANTING SHALL BE IRRIGATED WITH AN IRRIGATION SYSTEM THAT COMPLIES WITH THE TOWN OF DANVILLE GUIDELINES.
9. IRRIGATION SHALL COMPLY WITH STATE WATER EFFICIENT LANDSCAPE ORDINANCE.


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DETAILS AND NOTES

REGISTERED LANDSCAPE ARCHITECT
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- 11/09/2015
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JOB: 17-045

SHEET

L-3