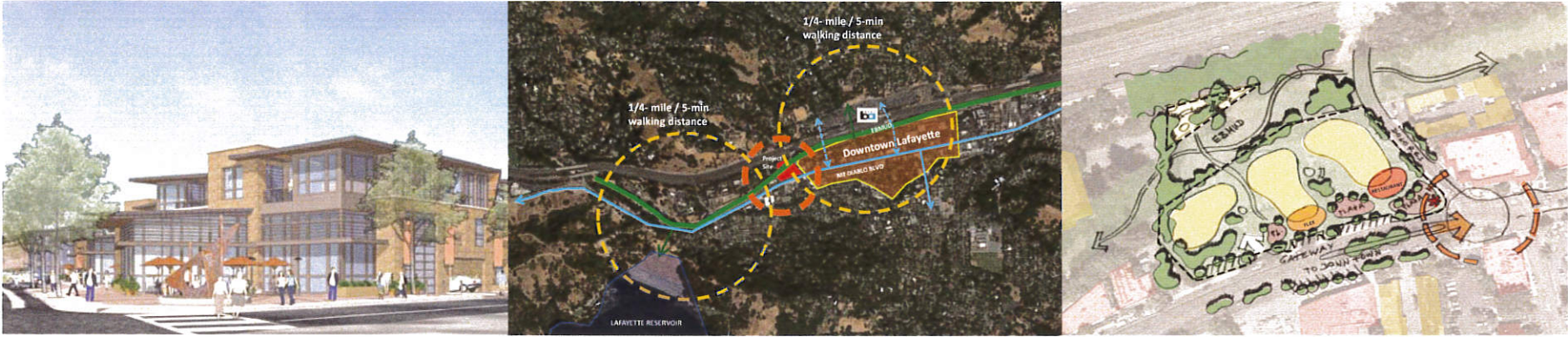


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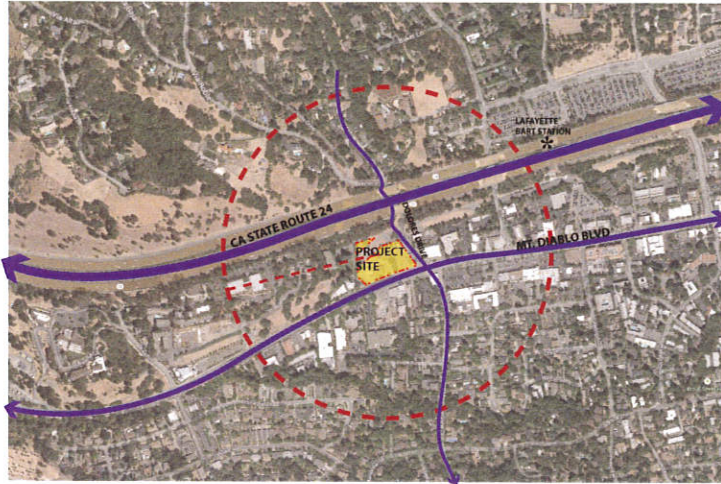


3666, 3672, & 3682 Mt. Diablo Boulevard, Lafayette, CA
Planning Re-Submittal, October 20, 2014

LENNAR®



VICINITY MAP



PROJECT TEAM

DEVELOPER:
LENNAR
 6111 Bolinger Canyon Road, Suite 550
 San Ramon, CA 94583
 Contact: CHAD KILTZ
 Phone: 925.327.8301

ARCHITECT/PLANNER:
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 304 12th Street, Suite 2A
 Oakland, CA 94607
 Contact: CHEK TANG
 Phone: 510.451.2850

CIVIL ENGINEER:
CARLSON, BARBEE & GIBSON, INC.
 2633 Camino Ramon, Suite 350
 San Ramon, CA 94583
 Contact: GREGORY D. MILLER
 Phone: 925.866.0322 ext. 223

LANDSCAPE ARCHITECT:
THOMAS BAAK & ASSOCIATES, LLP
 1620 North Main Street, Suite 4
 Walnut Creek, CA 94596
 Contact: ANDREA SWANSON
 Phone: 925.933.2583

ARBORIST:
ARBORWELL
 2337 American Ave
 Hayward, CA 94545
 Contact: SAMUEL OAKLEY
 Phone: 888.969.8733

BUILDING PROGRAM

| UNITS | Quan. | G.S.F. unit area incl unit wall | Unit Mix | Rentable S.F. | | |
|---------------------------|-----------|------------------------------------|---------------|---------------|--|--|
| 1A 1BR/1BA | 6 | 958 | 9.1% | 5,748 | | |
| 1C 1BR/1BA | 1 | 1058 | 1.5% | 1,058 | | |
| 2A 2BR/2BA + den | 37 | 1477 | 56.1% | 54,649 | | |
| 2B 2BR/2BA | 10 | 1231 | 15.2% | 12,310 | | |
| 2C 2BR/2BA (2A minus den) | 3 | 1305 | 4.5% | 3,915 | | |
| 3A 3BR/2.5BA +den @ end | 6 | 1771 | 9.1% | 10,626 | | |
| 3B 3BR/2.5BA +den inline | 3 | 1816 | 4.5% | 5,448 | | |
| Units Total | 66 | 1421 | 100.0% | 93,754 | | |

| RESTAURANT / RETAIL | | | Parking Req'd | Parking Provided |
|--|-------------|-------|---------------|------------------|
| Restaurant seating, indoor and outdoor (1/45sf req'd) | 2700 | 2,200 | 1745 sf | 49 |
| Restaurant other, incl employees / kitchen (1/500sf req'd) | 1800 | 1,800 | 1750 sf | 4 |
| Retail / Flex | 1400 | 1,400 | 4/1000sf | 6 |
| Restaurant / Retail Total | 5400 | | | 59 |

| PARKING | | REQUIRED PER CODE | H/C Pkg* Provided | PROVIDED |
|---|--|-------------------|----------------------------|------------|
| Assigned Residential Parking in garage (req'd per code: 1.0/1BR, 1.25/2BR, 1.5/3BR) | | 83 | 4 in garage | 106 |
| Guest parking in garage (req'd per code: 1 car per 5 units) | | 13 | 2 in garage | 13 |
| Resident & Guest Parking - Total | | 96 | | 119 |
| Restaurant Parking (req'd per City: 1.0/45sf seating area, 1/500sf other) | | 53 | 1 in garage 2 on-street | 44 9 |
| Flex Retail Parking (req'd per code: 1 car / 250 sf) | | 6 | in-garage | 6 |
| Retail / Restaurant Parking total | | 59 | | 59 |
| Parking - Total | | 155 | 9 | 178 |

* included in overall provided pkg stalls

| OPEN AREA, AND BUILDING COVERAGE DATA | | | |
|--|---------------|-------------------|-----------------------------|
| Open Area | | % of net lot area | S.F. |
| Main site (Total net lot area, building coverage - driveways/paving - setback) | | 28.7% | 25,600 |
| Triangular site | | | 6,800 |
| Usable Open Space | S.F. Per Unit | % of net lot area | S.F. |
| Usable Common Open Space Provided incl triangle (excluding 10' setback) | 491 | 36.3% | 32,400 |
| Usable Private Open Space Provided (balconies: 70 S.F. min.) | 100 | 7.4% | 6,600 |
| Usable Open Space Provided - Total | 591 | 43.7% | 39,000 |
| Building Coverage (main site only) | | % of net lot area | S.F. |
| | | 50.1% | 44,700 |
| FLOOR AREA CALCULATIONS | | | *Gross building S.F. |
| Level B1 Subterranean Garage (excluded from FAR) | | 70,540 SF | N/A |
| Level 1 Street Level | | | 44,700 |
| Level 2 | | | 44,700 |
| Level 3 | | | 41,000 |

SHEET INDEX

G0.0 Project Summary / Sheet Index
 G1.0 Photo and Visual Analysis

SP1.0 Context / Neighborhood Plan
 SP2.0 Illustrative Site Plan
 SP3.0 Existing Site Circulation Diagram
 SP3.1 Proposed Site Circulation Diagram
 SP3.2 Proposed Site Access Diagram
 SP4.0 Site Sections

TM.1 Vesting Tentative Subdivision Map
 TM.2 Boundary & Existing Conditions
 TM.3 Preliminary Site Plan
 TM.4 Preliminary Grading & Drainage
 TM.5 Preliminary Utility & Stormwater

A0.0 Plan Overlay Proposed-Existing
 A1.0 Basement Level Garage Plan
 A1.1 Street Level Plan
 A1.2 Second Level Plan
 A1.3 Third Level Plan
 A1.4 Roof Plan

A2.1 Building Sections
 A2.2 Building Sections
 A2.3 Building Elevations

A3.0 Building Perspectives
 A3.1 Building Perspectives
 A3.2 Building Perspectives
 A3.3 Building Perspectives
 A3.4 Building Perspectives
 A3.5 Building Perspectives

A4.0 Colors & Material Board (8.5x11)
 A4.1 Colors, Materials, Details

L0.0 Illustrative Landscape Plan
 L1.0 Site Amenities Plan
 L2.0 Site Amenities Images
 L3.0 Lighting Plan
 L4.0 Preliminary Planting Plan
 L5.0 Enlarged Plan: Courtyard and Corner
 L6.0 Enlarged Plan: Center Courtyard



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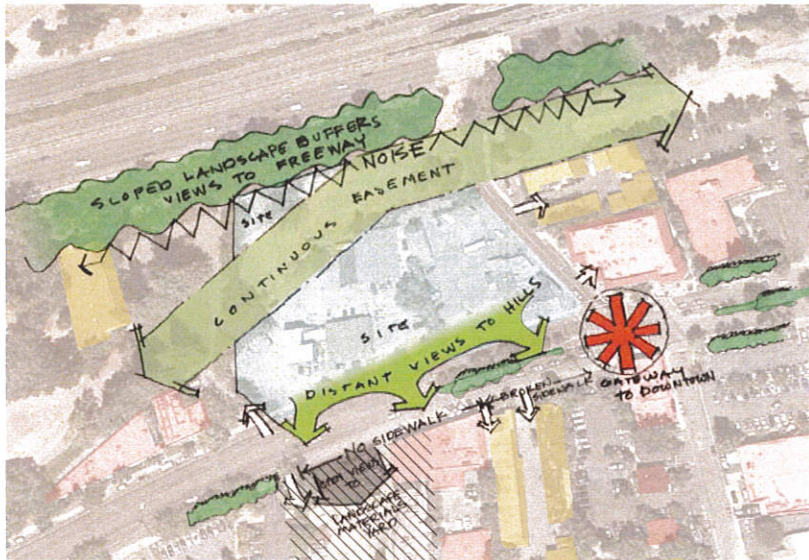
Sheet Title:

PROJECT SUMMARY

Job No. 13003
 Date: 10/20/2014
 Scale:
 Drawn By:

Sheet No.:

G0.0



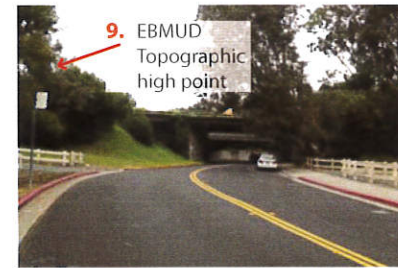
1. Landscaped slope buffers freeway



2. Gateway corner



3. View from gateway corner to West End Commercial



4. Freeway behind the site



5. Easement on adjacent property



6. Existing street frontage and broken sidewalk



7. Existing diagonal parking on south side of Mt. Diablo Blvd.



8. Adjacent driveway to West



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Sheet Title:

PHOTO AND
VISUAL ANALYSIS

Job No. 13003
Date: 10/20/2014
Scale:
Drawn By:

Sheet No:

G1.0



- 1/4-mile / 5-min walking circle from reservoir and downtown Lafayette.
- 1/4-mile / 5-min walking circle to project site.
- Main Streets; Mt. Diablo Blvd & Deer Hill Rd.
- Important Neighborhood Connections; Dolores Dr. Mtn. View Drive, Risa Rd. & Village Center
- EBMUD R.O.W.



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**CONTEXT /
 NEIGHBORHOOD
 PLAN**

Job No. 13003
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 Scale:
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Sheet No:

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Sheet Title:

**ILLUSTRATIVE
 SITE PLAN**

Job No. 13003
 Date: 10/20/2014
 Scale: 1" = 30'-0"
 Drawn By:

Sheet No:

SP2.0



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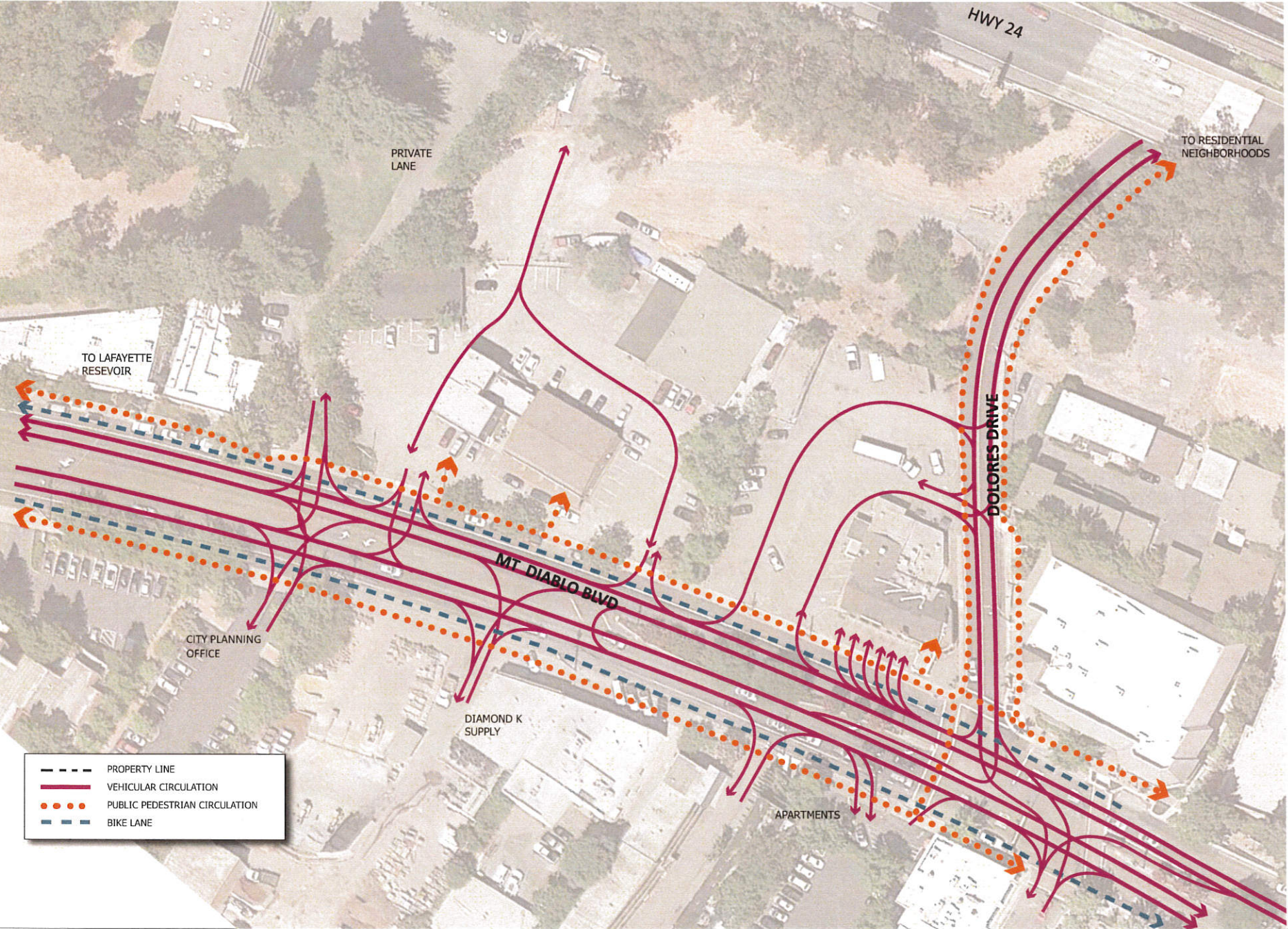
Sheet Title:

EXISTING SITE CIRCULATION DIAGRAM

Job No: 13003
Date: 10/20/2014
Scale: 1" = 30'-0"
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Sheet No:

SP3.0



- PROPERTY LINE
- VEHICULAR CIRCULATION
- ... PUBLIC PEDESTRIAN CIRCULATION
- - - BIKE LANE



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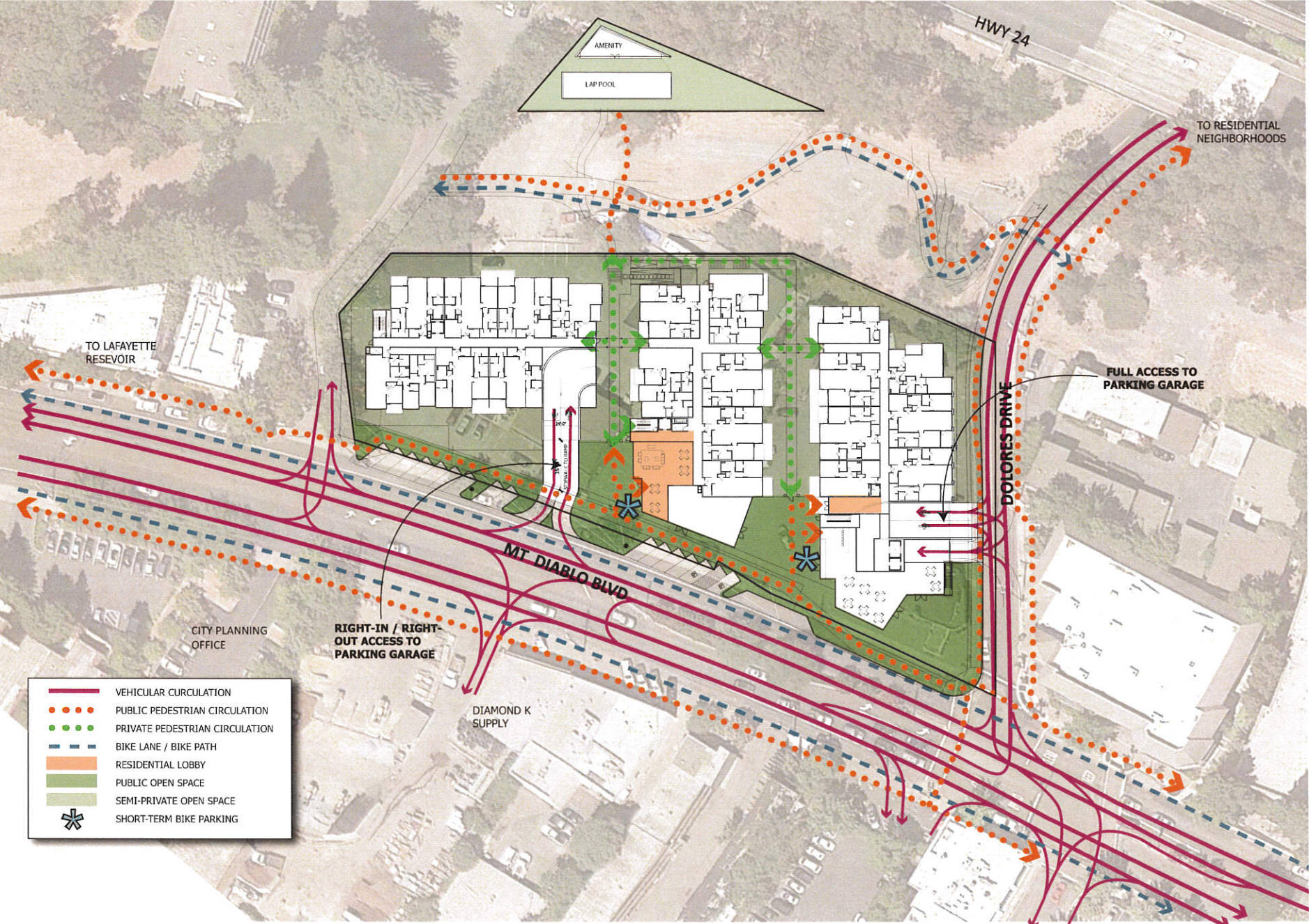
Sheet No:

PROPOSED SITE
CIRCULATION
DIAGRAM

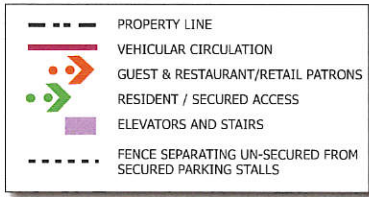
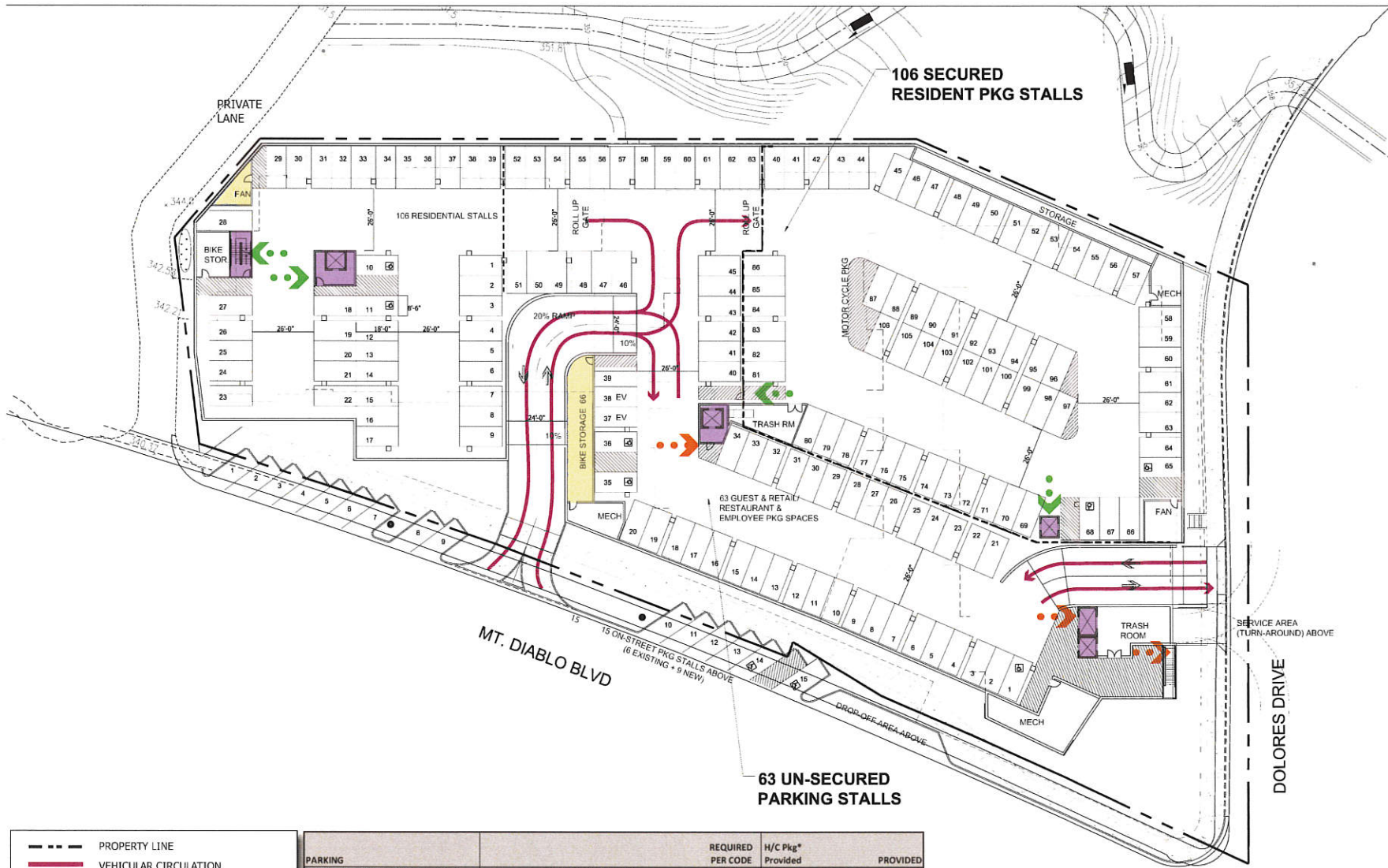
Job No: 13003
Date: 10/20/2014
Scale: 1" = 30'-0"
Drawn By:

Sheet No:

SP3.1



- VEHICULAR CURCULATION
- PUBLIC PEDESTRIAN CURCULATION
- PRIVATE PEDESTRIAN CURCULATION
- - - BIKE LANE / BIKE PATH
- RESIDENTIAL LOBBY
- PUBLIC OPEN SPACE
- SEMI-PRIVATE OPEN SPACE
- * SHORT-TERM BIKE PARKING



| PARKING | REQUIRED PER CODE | H/C Pkg* Provided | PROVIDED | |
|--|--|-------------------|-------------|------------|
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| Retail / Restaurant Parking total | | 58 | | 59 |
| Parking- Total | | 155 | | 178 |

* included in overall provided pkg stalls



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Sheet Title:

**SITE ACCESS
DIAGRAM**

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Sheet Title:

SITE SECTIONS

Job No: 13003
Date: 10/20/2014
Scale: 1"=30'-0"
Drawn By:

Sheet No:

SP4.0

