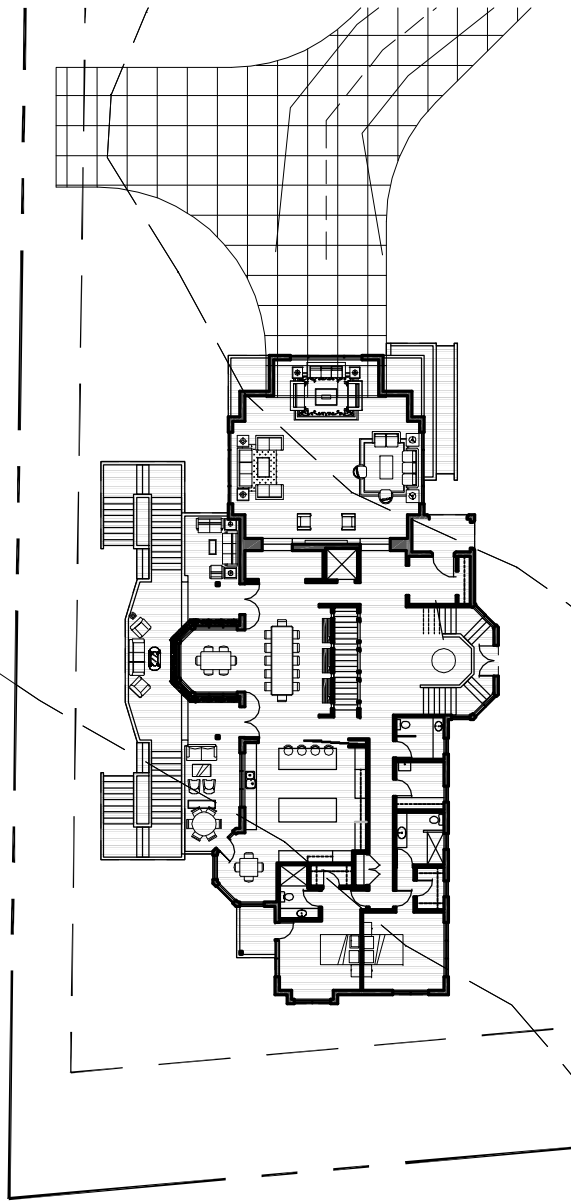
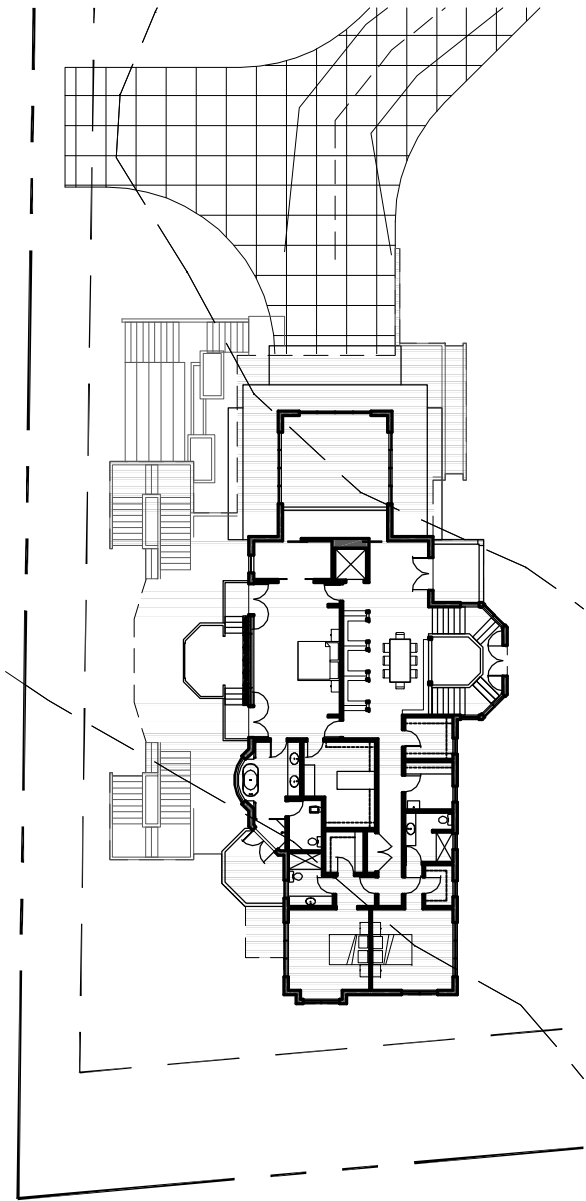


LEVEL ONE
(PARTLY UNDERGROUND)



LEVEL TWO



LEVEL THREE

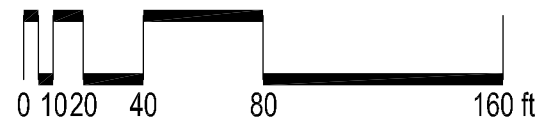
NOTE: BUILDING PLANS ARE ILLUSTRATIVE ONLY AND SHALL NOT BE USED FOR DEVELOPMENT WITHOUT PRIOR WRITTEN AUTHORIZATION

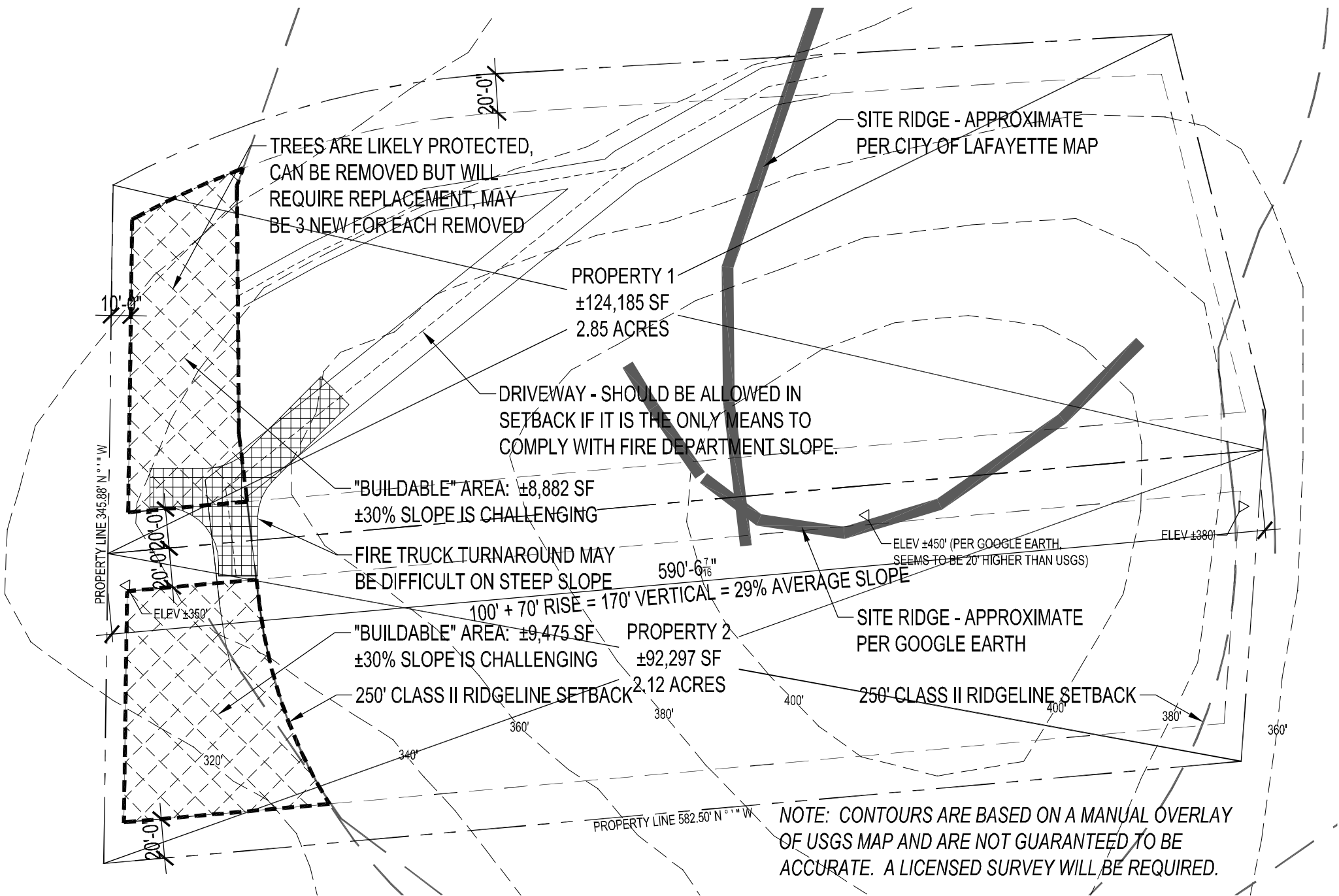
New Residence for:
3101 Old Tunnel Road
 3101 Old Tunnel Road
 Lafayette, CA

VanMechelen Architects
 732 Gilman Street Berkeley CA 94710
 (510) 558.1075 fax: (510) 558.1076
 info@vanmechelenarchitects.com



Preliminary Floor Plans
Single Family
 17 Feb 2026
 1" = 64'-0"



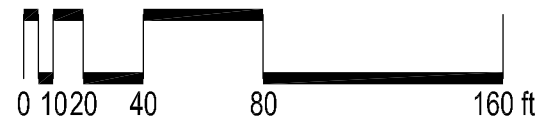


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Preliminary Property Plan
Subdivision
 17 Feb 2026
 1" = 64'-0"



SUBDIVISION REGULATIONS FOR HILLSIDE PROPERTIES

SLOPE CALCULATION

S = slope, I = contour interval, L = length of contours, a = area in sf.

$$S = 100 I L / a$$

$$S = 100 \times 20 \times (128+203+666+775+875+735) / 216,057$$

$$S = 2000 \times 3382 / 216,057$$

S = 31.3%, Per Lafayette 6-2043: 31-31.9% slope allows 0.32 dwelling units/ acre.

0.32 x 4.96 = 1.5872 dwelling units allowed

6-2045 - Exception to Section 6-2043.

(a) The planning commission may grant an increase in the maximum density set forth in Section 6-2043, not to exceed a total of 40 percent increase in density only if, in addition to the findings for a subdivision required by Section 6-2071, it makes the following findings:

- (1) The subject property is located in one of the following single family residential districts: R-6, R-10, R-12, R-15, R-20, or R-40;
- (2) The resulting dwelling unit density will not exceed the average density of existing dwelling units on properties any portion of which is within 500 feet of the subject property and within the same zoning district as the subject property; and
- (3) The resulting density will not be greater than the maximum density allowed by the underlying zoning district.

(b) In single-family residential district R-65 or R-100, the planning commission may grant an increase in the maximum density in Section 6-2043 upon making the findings in (2) and (3) of subsection (a). This increase may not exceed a total of 20 percent and applies only to the division of land into not more than two lots.

1.5872 x 1.40 = 2.22208, 2 dwelling units may be possible, to be verified with Planning Department

Note: these figures are based on very incomplete information about the existing contours. Lafayette code requires an accurate survey with maximum 5'-0" contour increment, which may increase the total length of contours, increase the slope and reduce the allowable dwelling unit density permitted.

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Lafayette, CA

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Potential Limits
for Subdivision

17 Feb 2026