CONTRA COSTA COUNTY **DEPARTMENT OF CONSERVATION AND DEVELOPMENT** COMMUNITY DEVELOPMENT DIVISION 30 Muir Road Martinez, CA 94553-4601 Phone: 925-655-2700 Fax: 925-655-2758



AGENCY COMMENT REQUEST

Date_02/04/2025

We request your comments regarding the attached application currently under review.

DISTRIBUTION	Please submit your comments to:		
INTERNAL	Project Planner Everett Louie		
 Building Inspection Grading Inspection 	Phone #_925-655-2873		
Advance Planning Housing Programs	E-mail_everett.louie@dcd.cccounty.us		
Trans. Planning Telecom Planner	County File #CDVR25-01005		
ALUC Staff HCP/NCCP Staff	M 4 0005		
County Geologist	Prior to March 4, 2025		
HEALTH SERVICES DEPARTMENT	* * * *		
 Environmental Health Hazardous Materials 	We have found the following special programs apply to this application:		
PUBLIC WORKS DEPARTMENT			
Engineering Services Special Districts	Landslide Active Fault Zone (A-P) ✓ Liquefaction Flood Hazard Area		
Traffic	 ✓ Elqueraction ✓ 60-dBA Noise Control 		
Flood Control (Full-size)			
LOCAL	CA EPA Hazardous Waste Site		
✓ Fire District	High or Very High FHSZ		
San Ramon Valley – (email) rwendel@srvfire.ca.gov	AGENCIES: Please indicate the applicable code		
Consolidated – (email) fire@cccfpd.org	section for any recommendation required by law or		
Control San	ordinance. Please send copies of your response to the		
Sanitary DistrictCentral San	Applicant and Owner.		
✓ Water District EBMUD	Comments: None Below Attached		
City of			
School District(s)			
LAFCO			
Reclamation District #			
East Bay Regional Park District			
Diablo/Discovery Bay/Crockett CSD			
✓ MAC/TAC Alamo			
 Improvement/Community Association 			
 CC Mosquito & Vector Control Dist (email) 			
OTHERS/NON-LOCAL			
CHRIS (email only: nwic@sonoma.edu)	Drint Nome		
CA Fish and Wildlife, Region 3 – Bay Delta	Print Name		
Native American Tribes	Signature DATE		
ADDITIONAL RECIPIENTS	Ŭ		
	Agency phone #		

REVISED 09/25/2024. TO PRINT MORE COPIES: G:\Current Planning\APC\APC Forms\CURRENT FORMS\PLANNING\Agency Comment Request.doc



Planning Application Summary

County File Number: CDVR25-01005

File Date: 2/4/2025

Applicant: Javaid Noorzad 1524 MANNING LN ALAMO, CA 94507

(510) 458-4777

Property Owner: JAVAID & JOCELY NOORZAD 1524 MANNING LN ALAMO, CA 945071028

javaid.m.noorzad@kp.org (510) 458-4777

javaid.m.noorzad@kp.org

Project Description:

The applicant requests a variance, tree permit and small lot design review for the demolition of an existing single-family located at a 13'-2" secondary frontage (where 20' is the minimum), and a 27' side yard aggregate (where 35' is the minimum) and a 5' side yard minimum (where 15' side yard is the minimum) and a tree permit to work within the dripline of a 60" tree (vacant lot) and a small lot design review for the construction of a 5,202 sf new single family residence on a substandard parcel size.

Project Location: (Address: 1524 MANNING LN, ALAMO, CA 945071028), (APN: 191040028)

Additional APNs:

General Plan Designation(s): RL

Flood Hazard Areas: X

60-dBA Noise Control:

Sphere of Influence:

Sanitary District: CENTRAL SANITARY

Specific Plan:

Zoning District(s): R-20

AP Fault Zone:

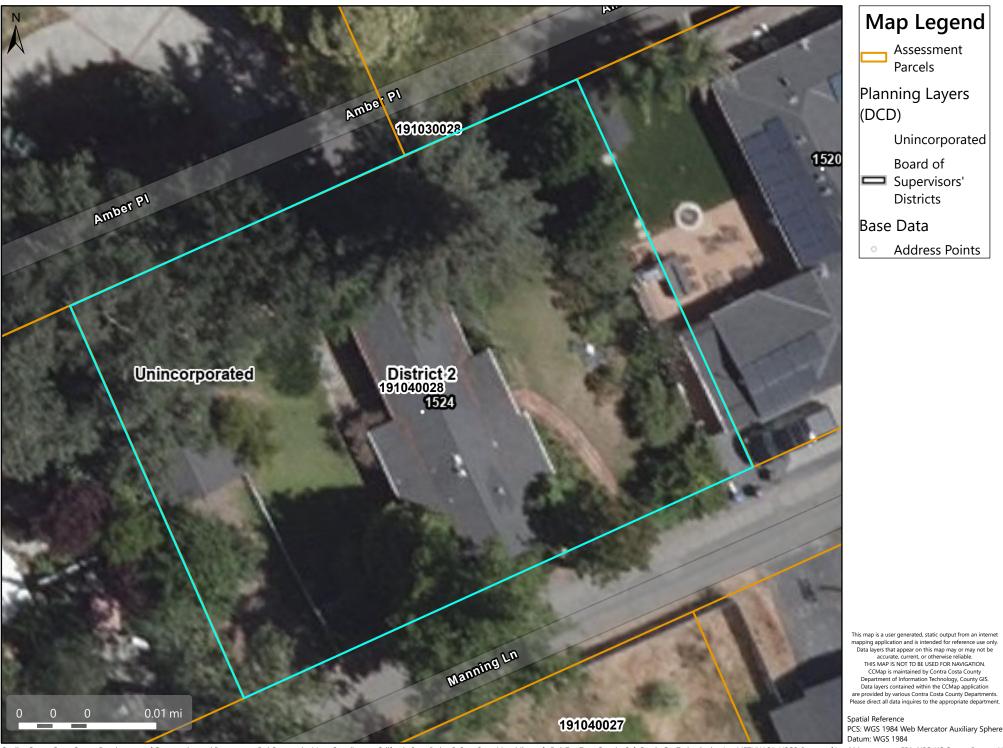
MAC/TAC:

Fire District: SAN RAMON VLY FIRE

Housing Inventory Site: NO

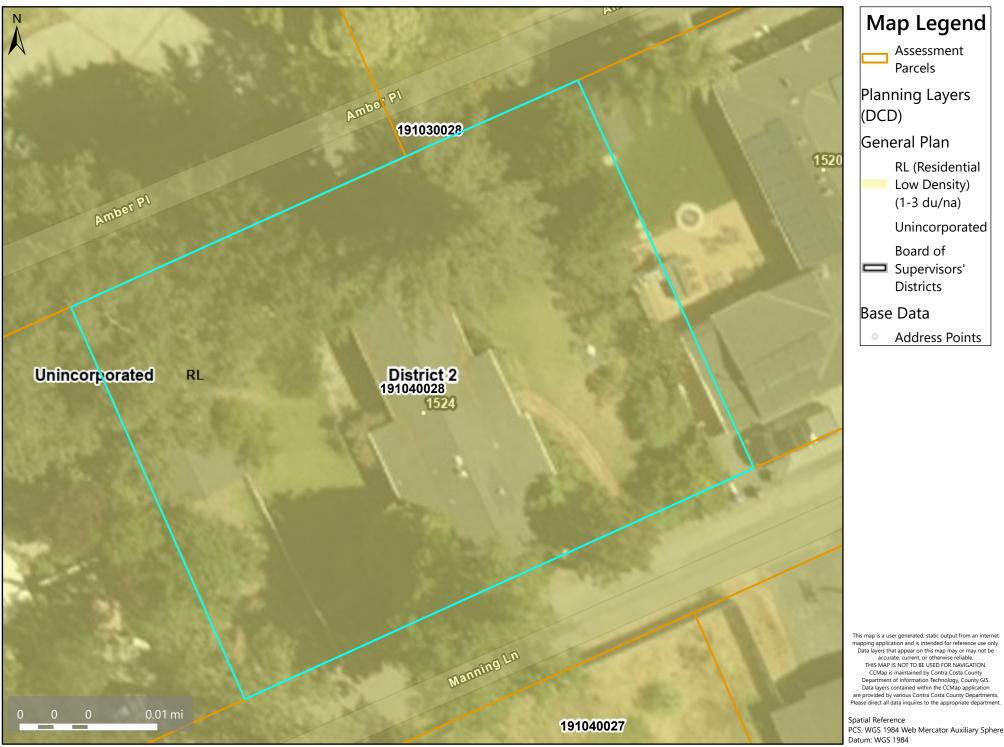
Fees:				
Fee Item	Description	Account Code	Total Fee	Paid
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
VRS0044	Zone Variance - DCD	002606-9660-REV-000-5B0044	3250.00	3250.00
		Tota	l: 3280.00	3280.00

Aerial

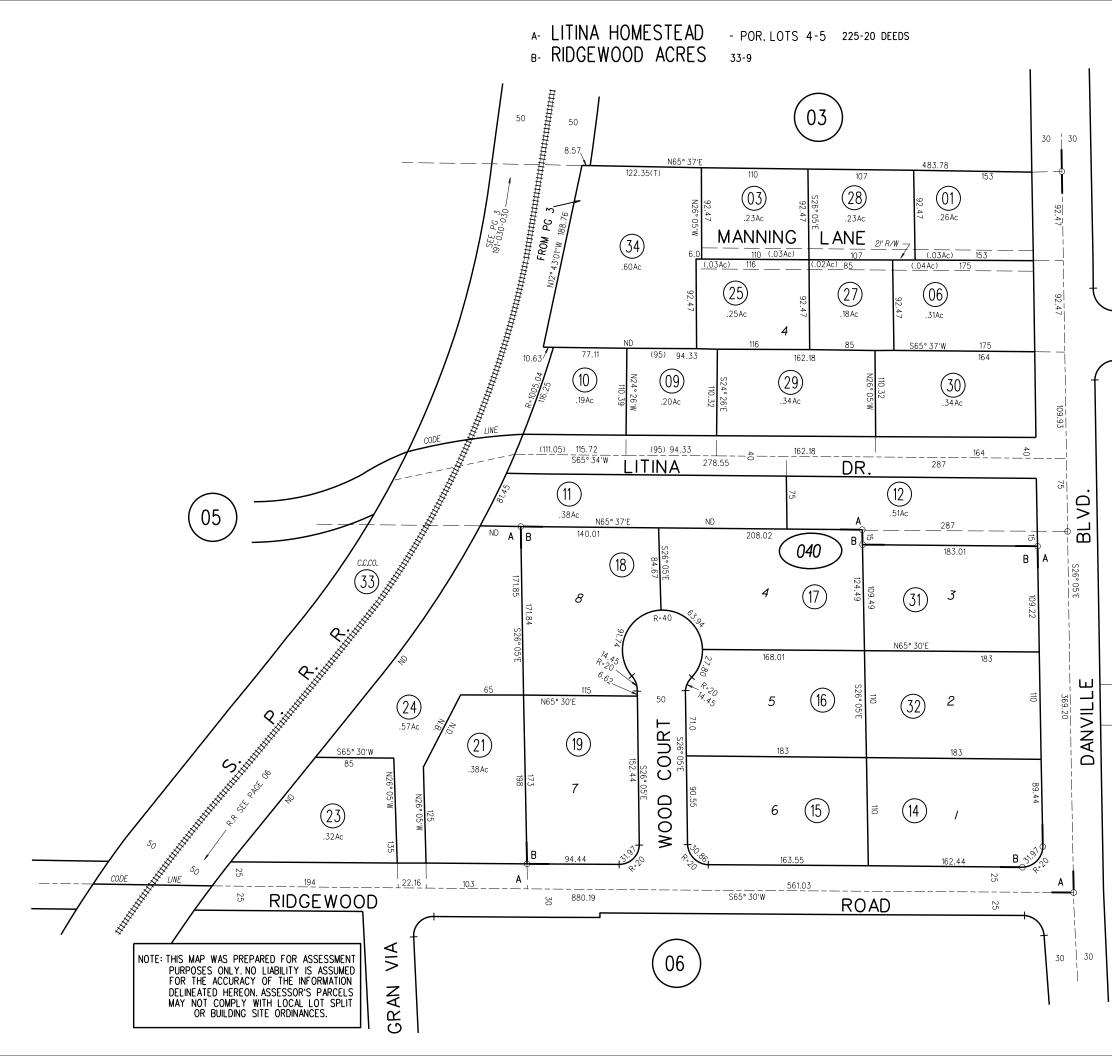


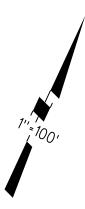
Credits: Contra Costa County Development of Conservation and Department, Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USP

GP - RL



Credits: Contra Costa County Development of Conservation and Department, Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USE





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FINLEY LANE





(6-74) 4-18 ASSESSOR'S MAP BOOK 191 PAGE 4 CONTRA COSTA COUNTY,CALIF. Sanborn Date : 02/01/1999

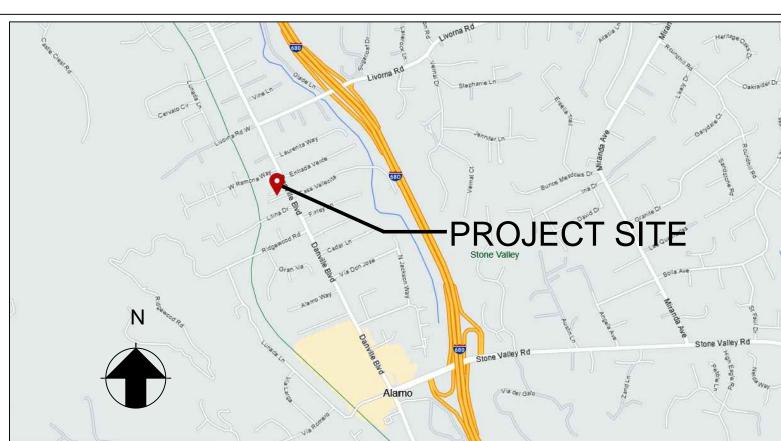
Zoning - R-20



1524 MANNING LN., ALAMO A RESIDENTIAL EXPANSION PROJECT



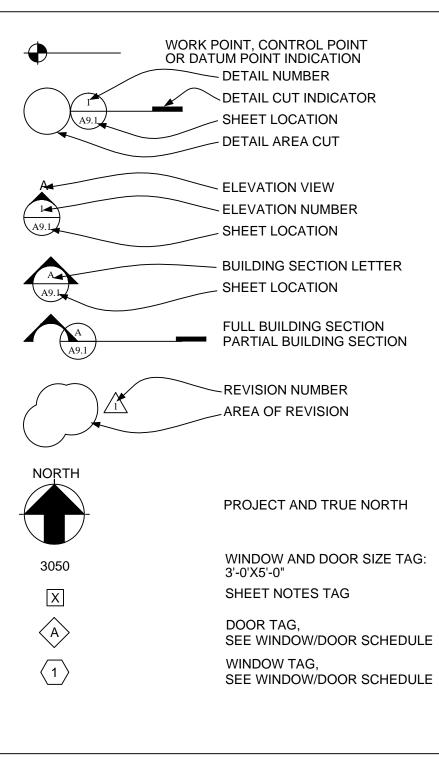
VICINITY MAP



ABBREVIATIONS

&: And @: At ABV: Above AC: Air Conditioning, Acoustical ADH: Adhesive ADJ: Adjust, Adjustable, Adjacent AFF: Above Finished Floor AGA: American Gas Association ALT: Alternate, Alteration: Altitude BR: Bedroom, CLG: Ceiling CLO.: CLEAN-OUT CSMT: CASEMENT DTL. DETAIL E: EXISTING ELEC.: ELECTRICAL GA: Gauge, Gage GAL: Gallon GC: General Contractor GFCI: Ground Fault Circuit Interrupted GLZ: Glaze GPH: Gallons Per Hour GVL: Gravel GYP: Gypsum GYP BD: Gypsum Board INSTL.: Install N: NEW OPT.: OPTIONAL PNL.: PANEL S.D. : STRUCTURAL DRAWING SH: SINGLE HUNG U.O.N.: Unless Otherwise Noted V.C.T. Vinyl Composition Tile V.I.F.: VERIFY IN FIELD VERT. Vertical VYL. Vinyl WD. Wood WDW. Window W.P.M Water Proofing Membrane WT. Weight YD. Yard

GRAPHIC SYMBOL LEGEND



PROJECT DIRECTORY

Owner : Javaid and Jocelyn Noorzad 1524 Manning Ln.,Alamo, CA Email: jocelynnoorzad@gmail.com Phone #: 510-600-5100

Architect: LNX Architecture inc. Address: 6710 Corte Snata Maria, Pleasanton, CA 94566 Responsible Person: Yuan Lin, Archite Phone#: 925 357 5801 Email: yuanlin29@yahoo.com

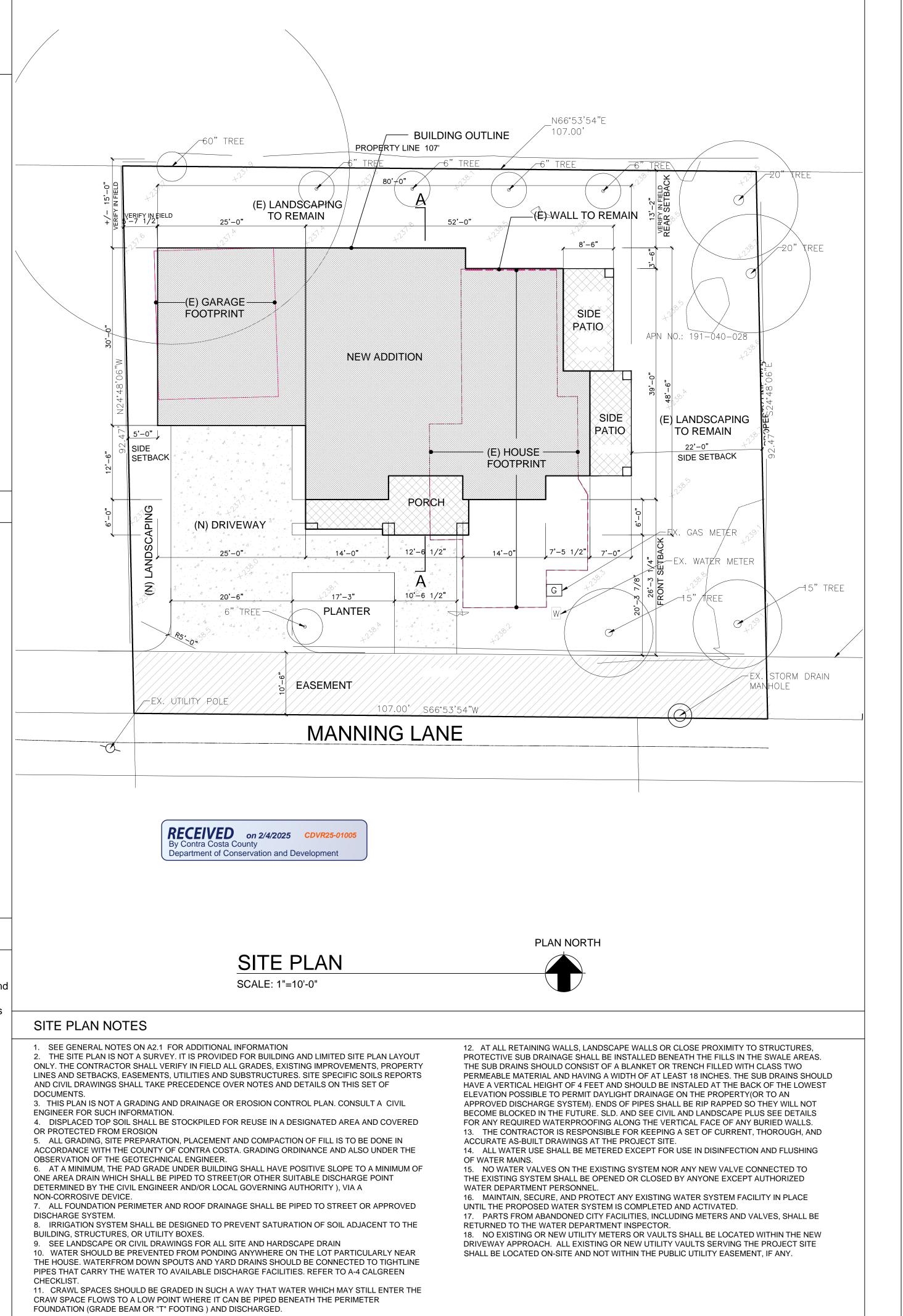
CODE COMPLIANCE:

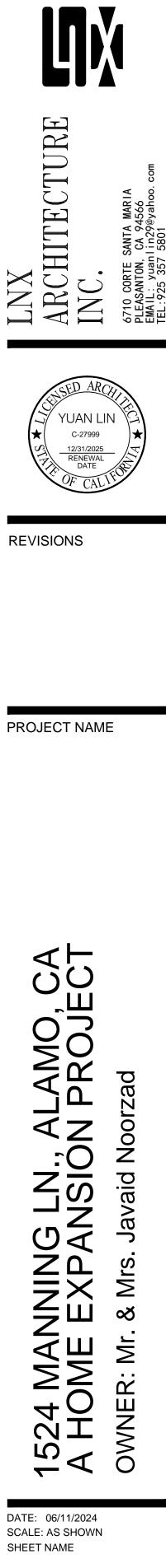
2022 CBC,CMC,CPC,CEC, CRC, CFC 2022 CAL GREEN STANDARDS 2022 CALIFORNIA ENERGY CODE CONTRA COSTA CO. CODES/ORDINA

DRAWING DIRECTORY

- A-1.1 COVER SHEET AND SITE PLAN
- A-2.1 1ST FLOOR PLAN A-2.2 2ND FLOOR PLAN
- A-2.2 2ND FLOOR FL A-2.3 ROOF PLAN
- A-3.1 ELEVATIONS & SECTION
- A-3.2 ELEVATIONS & SECTION
- G-1 SURVEY MAP

ANCES ZONING: R-20 LOT SIZE: 9,889 SF CONSTRUCTION TYPE: TYPE V/B; SPRINKLERED OCCUPANCY GROUP: R-3/U(garage) (E) HOUSE: (E) LIVING AREA: 1140 SF (E) GARAGE AREA: 488 SF (E) BUILDING FOOT PRINT: 1745 SF (N) ADDITION: (N) 1ST FLOOR: 1876 SF (N) 2ND FLOOR: 2332 SF (N) TOTAL MAIN HOUSE LIVING AREA: 4208 SF (N) GARAGE AREA: 673 SF (N) COVERED FRONT PORCH: 202 SF LOT COVERAGE: 2751/ 9889 = 27.8% FAR(FLOOR AREA RATIO): 4208/ 9889 = 42.5% FIRE SPRINKLERS: YES, DEFERRED SUBMITTAL OF NFPA 13D 2019 APPROVED FIRE SPRINKLER SYSTEM PER SMC 16.17.080 ANCES SCOPE OF WORK: 1). Expand (E) house of 1140 sf to 1876 sf on 1st floor to accomodate open living/dining/kitchen and foyer.		
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, , , , , , , , , , , , , , , , , , , ,		4). Install new 400AMP electrical panel, heat pump
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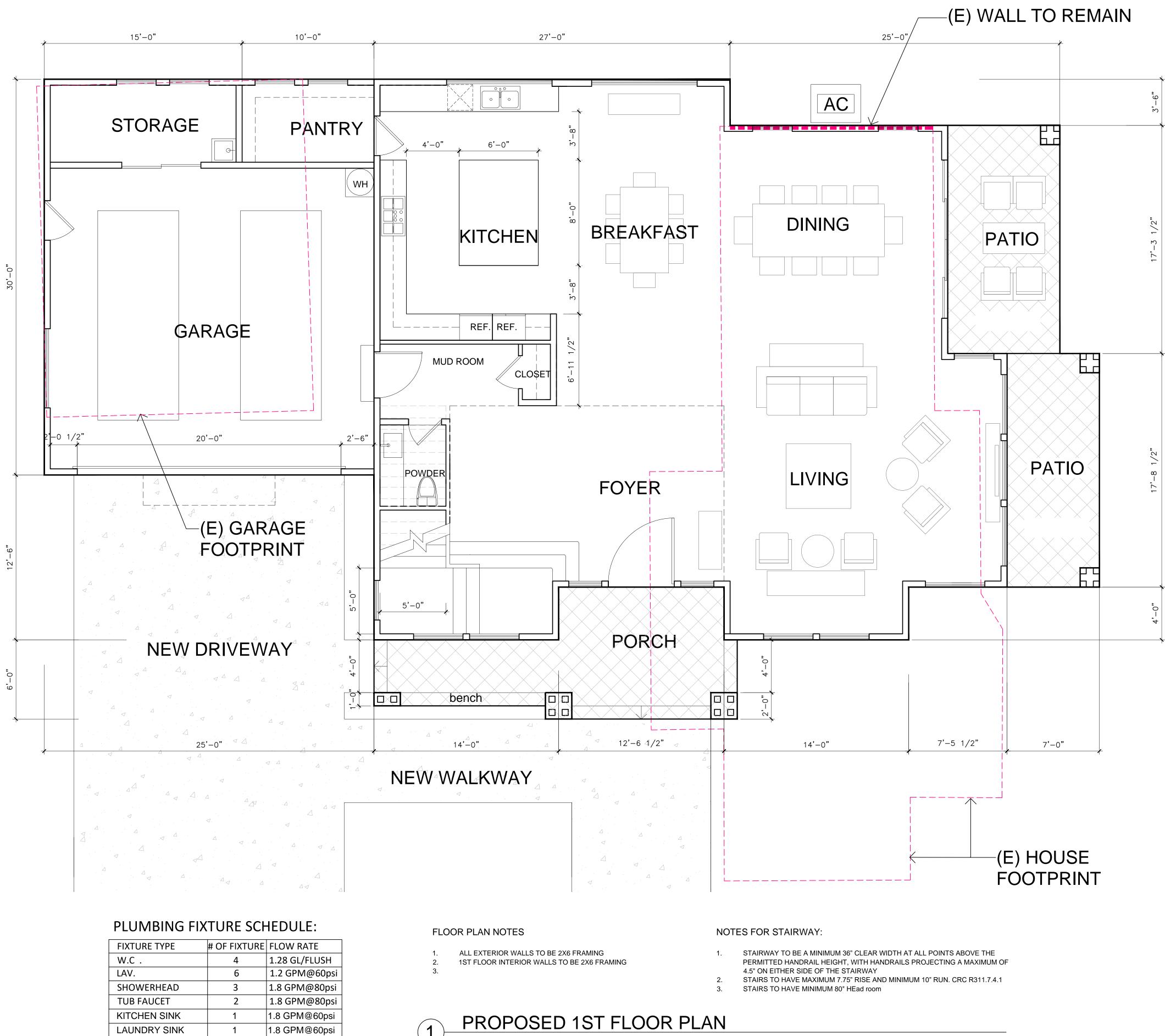




COVER SHEET & SITE PLAN

A-1.

SHEET NO.

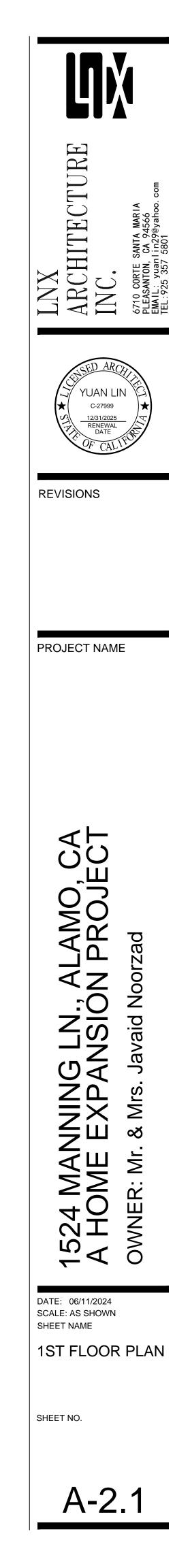


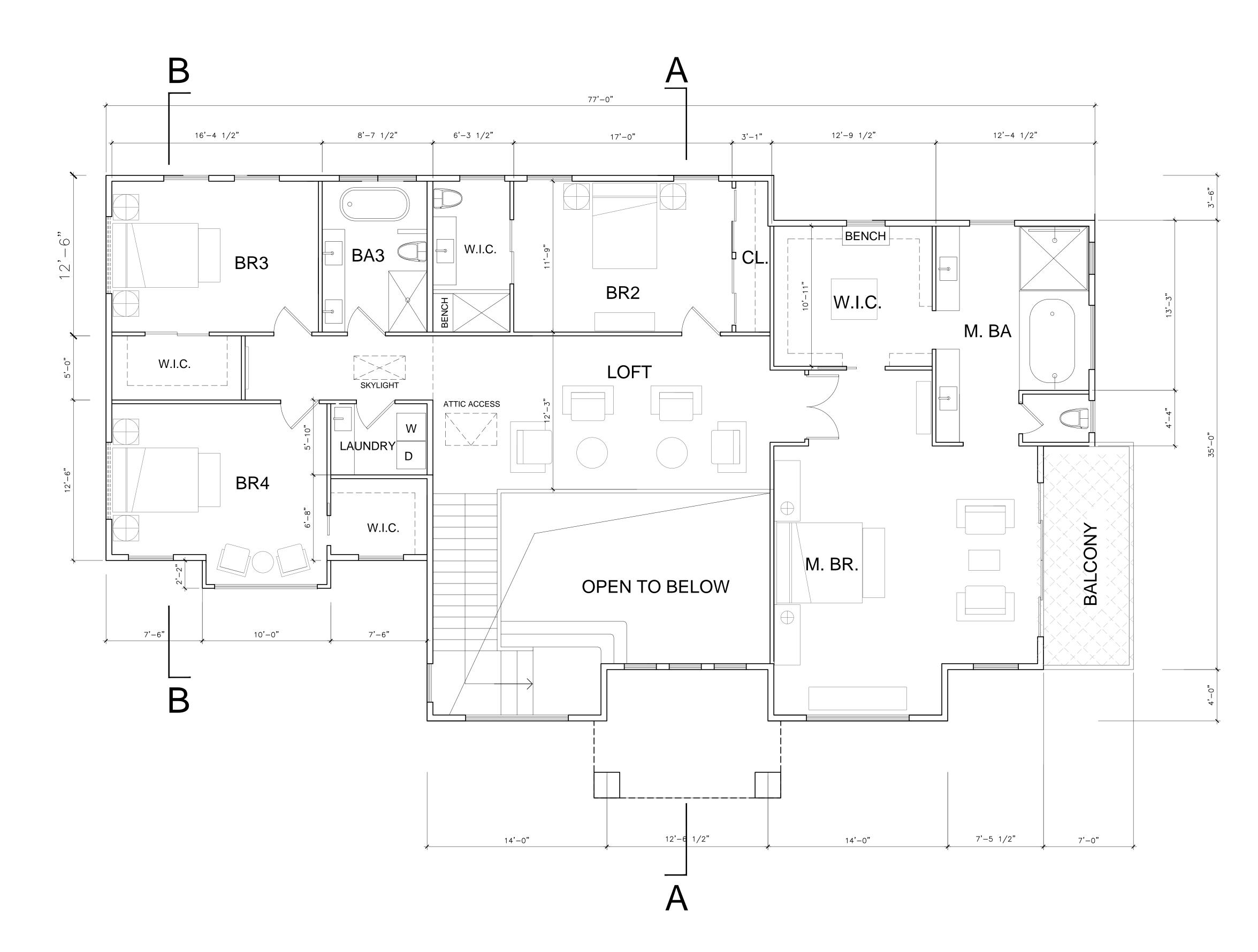
FIXTURE TYPE	# OF FIXTURE	FLOW RATE
W.C .	4	1.28 GL/FLUS
LAV.	6	1.2 GPM@60
SHOWERHEAD	3	1.8 GPM@80
TUB FAUCET	2	1.8 GPM@80
KITCHEN SINK	1	1.8 GPM@60
LAUNDRY SINK	1	1.8 GPM@60

PROPOSED 1ST FLOOR PLAN

SCALE: 1/4"=1'-0"

1





SH DH SLD SLW AWN FX PKD CSM COM STK 3080 2680 OPT.



SINGLE HUNG DOUBLE HUNG SLIDING DOOR SLIDING WINDOW AWNING WINDOW FIXED WINDOW POCKED DOOR CASEMENT WINDOW COMBINATION WINDOWS STACKED WINDOW 3'-0"X8'-0" 2'-6"X8'-0" OPTIONAL TEMPERED GLASS





ROOF PLAN NOTES

ROOF PLATE HEIGHTS ARE REFERENCED FROM TOP OF SUB FLOOR AT ENTRY, U.N.O.

CLASS A ROOF COVERING SHALL BE

MANUFACTURER:OWENS CORNING ROOFING OR EQUAL QUALITY PRODUCTTYPE 1:COMP. SHINGLE ROOFING FOR SLOPED ROOFCOLOR:GRAY

GUTTERS ON ALL ELEVATIONS SHALL BE PROFILED ALUMINUM GUTTERS BY AMERIMAX OR EQUAL

ROOF PITCH SHALL BE AS NOTED ON ROOF PLAN

OVERHANG DIMENSIONS SHALL BE AS NOTED ON ROOF PLAN

DASHED LINES INDICATE WALL(STRUCTURE) BELOW.

LOCATE GUTTERS AND DOWNSPOUTS AS SHOWN. NOTE: LOCATE DOWNSPOUTS MIN. 8" OFF CORNER WHERE POSSIBLE (U.O.N.)

ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.

ALL PLUMBING VENTS SHALL BE COMBINED INTO A MINIMUM AMOUNT OF ROOF PENETRATIONS. ALL ROOF PENETRATIONS SHALL OCCUR TO THE REAR OF THE MAIN RIDGE (WHERE POSSIBLE) SEE DETAIL 11 /A-4.1

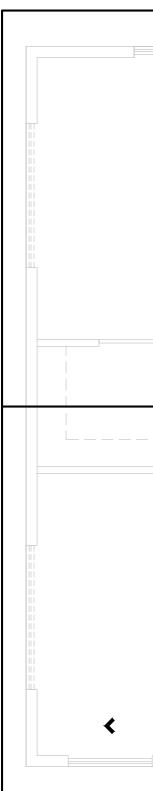
ATTIC VENTILATION SHALL BE PROVIDED PER SECTION 1505.3 OF THE UBC. (SEE CALCULATIONS, THIS SHEET)

LOCATE UPPER AND LOWER ROOF VENTS AS SHOWN ON PLAN.

UNDERLAYMENT FOR ASPHALT SHINGLES SHALL COMPLY WITH ASTM D226 TYPE I; ASTM D4869 TYPE I,II,III OR IV; ASTM D6757, AND SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION. (R905.1.1)

FLASH ALL ROOF VALLEYS (INSTALL FLASHING OVER 30# FELT)

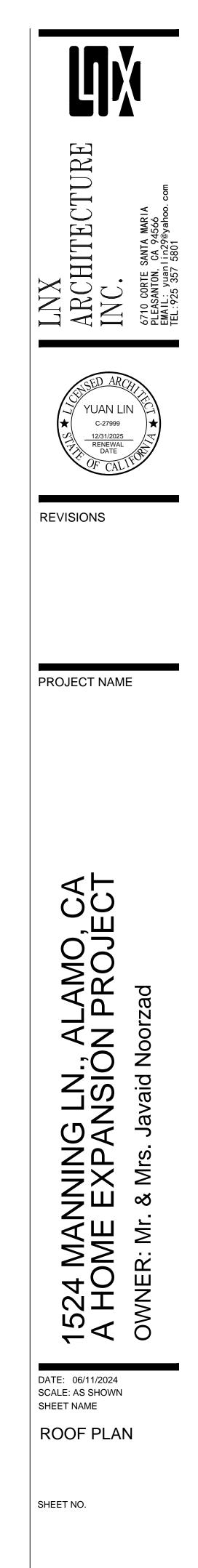
ALL FLASHING SHALL BE 26 GAUGE G.S.M.







SCALE: 1/4"=1'-0"



A-2.3

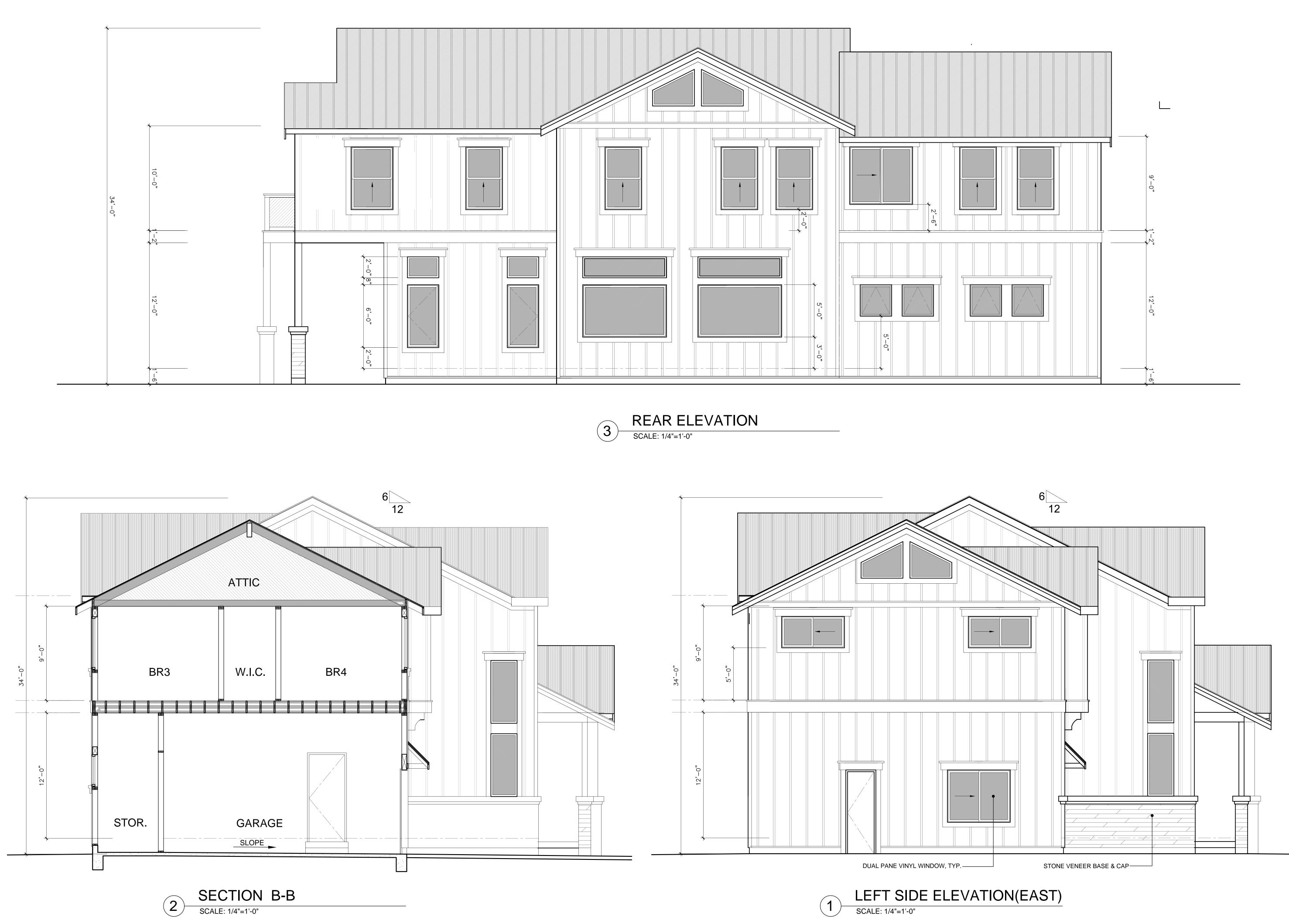


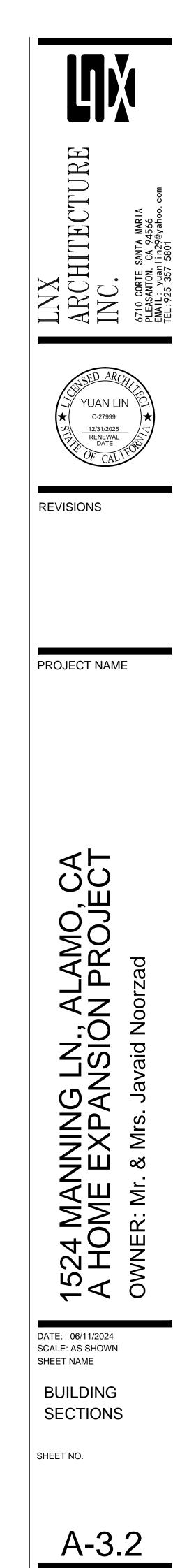


AN I A CA 94 in29@ 5801 YUAN LIN C-27999 Javaid Noorzad Mrs. 8 OWNER: Mr.

ELEVATIONS

A-3.1

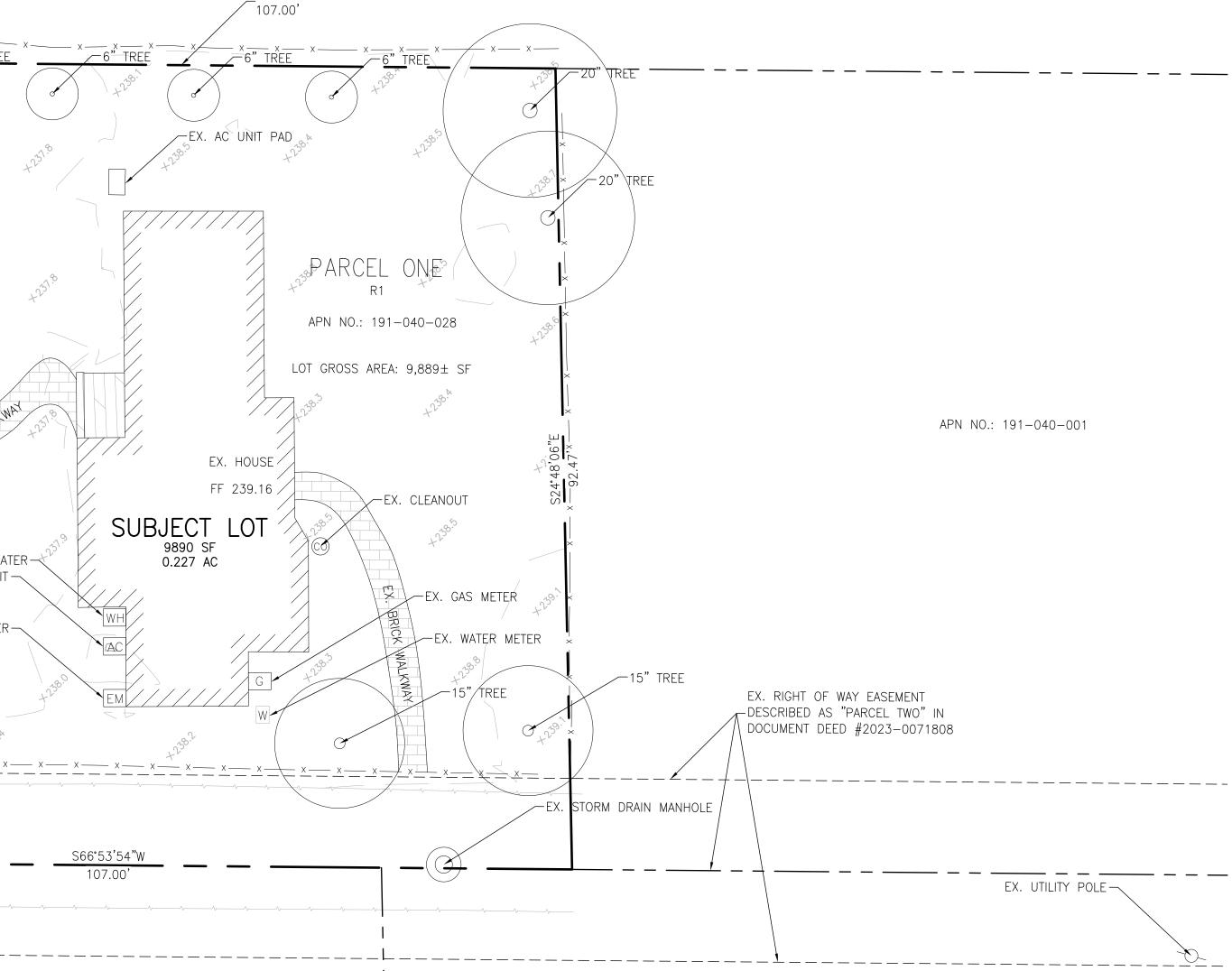




I	EGEND				
 200	- EXISTING CONTOUR LINE				
200	 NATURAL GRADE CONTOUR LINE 				
•	FOUND CITY MONUMENT BOX, OR				
	 BOUNDARY OF PROPERTY SURVEYE 				
()	RECORD INFORMATION				
	- CENTERLINE				A
\bigtriangleup	CURB INLET				
	_ CURB LINE				
	_ DRIVEWAY APRON				
	= ELECTROLIER				
xx					
-¢-	FIRE HYDRANT				
目	FLAT GRATE INLET			60" TREE	
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0.H. TEL	 OVERHEAD TELEPHONE LINE	+)	6" TREE +23.6
SS	— SANITARY SEWER LINE		+237.7	7	$\begin{pmatrix} \bullet & \bullet \end{pmatrix} + \mathcal{V}^{2}$
\bigcirc	SANITARY SEWER MANHOLE		T		
0	SANITARY SEWER CLEANOUT		×	. 🕅	
	SIGN		+2 ^{37,8}	+231.4	+231.*
SD					
\bigcirc	STORM DRAIN MANHOLE		×		
	UTILITY BOX				
-0-	UTILITY POLE		4237.0		+231.*
	— WATER LINE		423'		+223
W	WATER METER			EX. GARAGE	
\bowtie	WATER VALVE			GFF 237.84	
EM	ELECTRIC METER			///////////////////////////////////////	
WH	WATER HEATER				+237.5 WALKWA
G	GAS		92.47' N24'48'06"W	× +251. v×+	+231.5 BRICK WALKWA
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			NZ4		
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			\ \\ × \\ \ 	ALT I	×
			×	ASPHALT	× EX. ELECTRIC METER-
				× +234	
			× 3.5 V - 4	6" TREE	× +238.7
		EX. EDGE OF PAVEMENT-	+238.3 V - 4		
				N S A	× +238.4
				+238.5	x x x x x - x - x - x - x - x - x - x -
		EX. UTILITY POLE —			
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APN NO.: 191-040-028

APN NO.: 191-040-028



APN NO.: 191-030-027

N66°53'54"E

APN NO.: 191-030-028

