El Sobrante Municipal Advisory Council

MEETING AGENDA

Wednesday, November 13th, 2024, 7:00 PM

Meeting Location: El Sobrante Library (4300 Garden Rd. El Sobrante) or Zoom:
https://cccounty-us.zoom.us/j/87569145041

PUBLIC ACCESS AND PUBLIC COMMENT INSTRUCTIONS:

The public may attend this meeting in person at the above location.

The public also may attend this meeting remotely via Zoom or call-in. Login information and call-in information is provided below.

HOW TO JOIN THE MEETING VIA ZOOM:

Link: https://cccounty-us.zoom.us/j/87569145041

HOW TO JOIN THE MEETING VIA CALL-IN:

Zoom meeting Dial-In-Number: 888 278 0254

Conference code: 545286

Meeting ID: 875 6914 5041

HOW TO PROVIDE PUBLIC COMMENT:

Persons who wish to address the El Sobrante Municipal Advisory Council (ESMAC) during public comment on matters within the jurisdiction of the ESMAC that are not on the agenda, or who wish to comment with respect to an item on the agenda, may comment in person, via Zoom, or via call-in. Those participating in person should speak when called upon. Those participating via Zoom should indicate they wish to speak by using the "raise your hand" feature in the Zoom app. Those calling in should indicate they wish to speak by saying their name when asked if anyone calling in has questions.

All public comments will be limited to 2 minutes per speaker.

For assistance with remote access contact: Ronnie Mills at Ronnie.Mills@bos.cccounty.us or 510-942-2222

Public comments may also be submitted before the meeting by email at Ronnie.Mills@bos.cccounty.us or by voicemail at 510-942-2222. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting.

Chair: Thomas Lang; **Vice Chair:** George Cleveland

Members: Jim Hermann, Dr. Melinda V. McLain, Mikki Norris, Tom Owens, Randy Loyd
Alternate(s): Teri Edlinger

Electronic copies of the agenda are available for download at:
https://www.contracosta.ca.gov/AgendaCenter/El-Sobrante-Municipal-Advisory-Council-50/?#02132019-1994

Call to Order/Welcome/Roll Call

Treasurer's Report – Ronnie Mills, District Coordinator, Office of Supervisor John Gioia.

T.1. $2,901.32

Approval of Minutes

A.M.1. Approve minutes from October 2024.

Presentations

P.1. County Update, Supervisor John Gioia

P.2. Contra Costa County Fire Protection District Update

P.3. Sheriff's Office Bay Station Update, Lt. Brian Holland

P.4. California Highway Patrol (tentative)

P.5. Residential Non-Payment Policy Presentation, EBMUD

Public Comment on items not on the agenda (2 minutes per speaker limit)

Discussion Items: DI. Development plan applications, variance reports, building modification requests, appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department and Notices of Public Hearings**.**

County File Number: CDDP24-03037 Applicant requests approval of a Development Plan for the construction of a new 3,500 SF building with 5 residential units. The scope includes the removal of at least 2 code-protected trees, a new driveway and sidewalk work.

Information Items

10.1 Information Reports by MAC members.

Subcommittee Reports – ***Next Clean Up, November 16, 2024, 10a-12p***

11.1 Regular litter cleanups are held on the third Saturday of each month from 10 AM to Noon. Meet at the El Sobrante Library, 4191 Appian Way, to sign in, borrow equipment (if needed), and find a designated area to clean with others in the 94803 area. Mikki Norris is the contact: mikkinorris@comcast.net

Agenda Items / Speakers for Upcoming ESMAC Meetings

Adjournment

El Sobrante Municipal Advisory Council

MEETING MINUTES

Wednesday, October 9th, 2024, 7:00 PM

Meeting Location: El Sobrante Library (4300 Garden Rd. El Sobrante) or Zoom:
https://cccounty-us.zoom.us/j/82363394353

PUBLIC ACCESS AND PUBLIC COMMENT INSTRUCTIONS:

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HOW TO JOIN THE MEETING VIA CALL-IN:

Zoom meeting Dial-In-Number: 888 278 0254

Conference code: 545286

Meeting ID: 850 1460 3575

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Chair: Thomas Lang; **Vice Chair:** George Cleveland
Members: Jim Hermann, Dr. Melinda V. McLain, Mikki Norris, Tom Owens, Randy Loyd
Alternate(s): Teri Edlinger

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https://www.contracosta.ca.gov/AgendaCenter/El-Sobrante-Municipal-Advisory-Council-50/?#02132019-1994

00:00:31 Call to Order/Welcome/Roll Call

Thomas Lang issued welcome new the MAC member Jedd Hart.

00:01:38 Treasurer's Report – Ronnie Mills, District Coordinator, Office of Supervisor John Gioia.

T.1. $2,901.32

00:01:49 Approval of Minutes

A.M.1. Approve minutes from September 2024.

00:03:14 Presentations

P.1. County Update, Supervisor John Gioia

P.2. Contra Costa County Fire Protection District Update

P.3. Sheriff's Office Bay Station Update, Lt. Brian Holland

P.4. California Highway Patrol (tentative)

P.5. Sobrante Water Treatment Plant Improvements, EBMUD

P.6. Contra Costa Senior Legal Services, Matt Hulse

P.7. Central Assembly Environmental Testing Update, John Promani

01:24:47 Public Comment on items not on the agenda (2 minutes per speaker limit)

01:31:31 Discussion Items: DI. Development plan applications, variance reports, building modification requests, appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department and Notices of Public Hearings**.**

County File Number: CDDP24-03037 Applicant requests approval of a Development Plan for the construction of a new 3,500 SF building with 5 residential units. The scope includes the removal of at least 2 code-protected trees, a new driveway and sidewalk work.

The MAC tabled further discussion for November due to a lack of additional information needed to support or opposition of support for the project.

01:58:18 Information Items

10.1 Information Reports by MAC members.

01:50:26 Subcommittee Reports – ***Next Clean Up, October 19, 2024, 10a-12p***

11.1 Regular litter cleanups are held on the third Saturday of each month from 10 AM to Noon. Meet at the El Sobrante Library, 4191 Appian Way, to sign in, borrow equipment (if needed), and find a designated area to clean with others in the 94803 area. Mikki Norris is the contact: mikkinorris@comcast.net

Agenda Items / Speakers for Upcoming ESMAC Meetings

01:58:31 Adjournment

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_____

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

DISTRIBUTION

INTERNAL

___ Building Inspection ___ Grading Inspection
___ Advance Planning ___ Housing Programs
___ Trans. Planning ___ Telecom Planner
___ ALUC Staff ___ HCP/NCCP Staff
___ APC PW Staff ___ County Geologist

HEALTH SERVICES DEPARTMENT

__ Environmental Health __ Hazardous Materials

PUBLIC WORKS DEPARTMENT

__ Engineering Services (1 Full-size + 3 email Contacts)
__ Traffic
__ Flood Control (Full-size) __ Special Districts

LOCAL

__ Fire District _____
___ San Ramon Valley – (email) rwendel@srvfire.ca.gov
____ Consolidated – (email) fire@cccfpd.org
____ East CCC – (email) brodriguez@eccfpd.org
__ Sanitary District_____
__ Water District_____
__ City of_____
__ School District(s)_____
__ LAFCO
__ Reclamation District #_____
__ East Bay Regional Park District
__ Diablo/Discovery Bay/Crockett CSD
__ MAC/TAC_____
__ Improvement/Community Association
__ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

__ CHRIS (email only: nwic@sonoma.edu)
__ CA Fish and Wildlife, Region 3 – Bay Delta
__ Native American Tribes

ADDITIONAL RECIPIENTS

_____

_____

Please submit your comments to:

Project Planner_____
Phone #_____
E-mail_____
County File #_____

Prior to_____

* * * * *

We have found the following special programs apply to this application:

____ Active Fault Zone (Alquist-Priolo)
____ Flood Hazard Area, Panel #_____
____ 60-dBA Noise Control
____ CA EPA Hazardous Waste Site
High or Very High FHSZ

* * * * *

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: ___ None ___ Below ___ Attached

Print Name_____

_____
Signature DATE

Agency phone #_____

CONTRA COSTA
CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDDP24-03037 **File Date: 9/20/2024**

Applicant:
Nathan Watkins Birch Architecture Studio, Inc.
548 Market St, #651436
San Francisco, CA 94104
nathan@birchark.com
(917) 501-6040

Property Owner:
Patricia Rezende
14 N Rancho Ct
El Sobrante, CA 94803
PatyiTBA012@gmail.com
(510) 932-9547

Project Description:
Applicant requests approval of a Development Plan for the construction of a new 3,500 SF building with 5 residential units. The scope includes the removal of at least 2 code-protected trees, a new driveway and sidewalk work.

Project Location: (Address: 0 APPIAN WAY, EL SOBRANTE, CA 94803), (APN: 425123028)

Additional APNs:

General Plan Designation(s): M-11
Zoning District(s): P-1
Flood Hazard Areas: AE/X
AP Fault Zone:
60-dBA Noise Control: Yes
MAC/TAC: El Sobrante
Sphere of Influence: Richmond
Fire District: CONSOLIDATED FIRE
Sanitary District: WEST CO WASTEWATER
Housing Inventory Site:

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee ($75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee ($30)	002606-9660-REV-000-5B052B	30.00	30.00
DPS039A	Final Development Plan Review/New - DCD	002606-9660-REV-000-5B039A| 0.931	5000.00	5000.00
DPS039AP	Final Development Plan Review/New - PW	000651-9660-REV-000-6L039A| 0.931	2000.00	2000.00
HSDR	Environmental Health Fee ($57)	002606-9660-REV-000-5BHSDR| $5.00	57.00	57.00
		Total:	**7162.00**	**7162.00**

POR. LOT 127 SAN PABLO RANCHO

A-TRACT 2000 (FOSTER TRACT NO. 1) M. B. 60-41

1976-1 35 L.S.M.24 6-18-65

2-160 PM 13 11-16-92

TAX CODE AREA

1" = 100'

Project Site

LOT 353

LOT 345

LOT 154

LOT 127

FARRIS

FOSTER

LANE

GARDEN

APPIAN WAY

SANTA RITA ROAD

LN.

"A" .23Ac.

"B" (.09Ac)

"C" .25Ac.

"D" .82 Ac.

.21Ac

.37Ac

.25Ac.

(.03Ac) Acc. EASE

(.21Ac)

REVISED	CHANGE	BY
1/13/93	160 PM 13	TA

1961 ROLL

ASSESSOR'S MAP

BOOK 425 PAGE 12

Fm.91-27 CONTRA COSTA COUNTY, CALIF.

Aerial View

Map Legend

- Assessment Parcels

Planning Layers (DCD)

- Unincorporated
- Board of Supervisors' Districts

Base Data

- Address Points

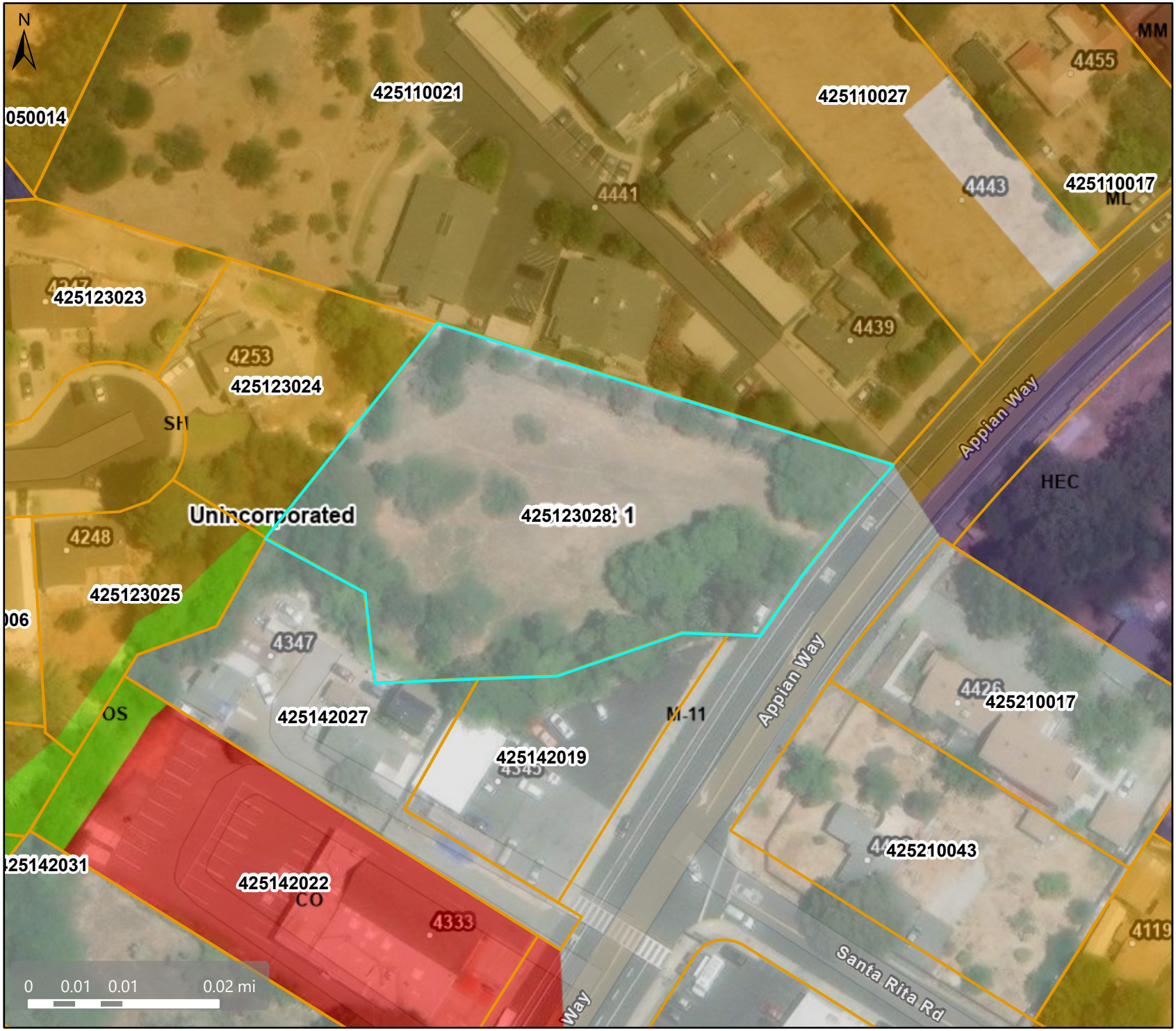
DOIT GIS CONTRA COSTA COUNTY

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.
CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquires to the appropriate department.

Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

Credits: Contra Costa County Development of Conservation and Department, Maxar, Microsoft, 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

General Plan Designation



Map Legend

- Assessment Parcels

Planning Layers (DCD)

General Plan

- SH (Single Family Residential - High) 5.0 - 7.2 Units per Net Acre
- ML (Multiple Family Residential - Low) 7.3 - 11.9 Units per Net Acre
- MM (Multiple Family Residential - Medium) 12.0 - 20.9 Units per Net Acre
- HEC (Housing Element Consistency) see Zoning table for density
- M-11 (Appian Way Mixed Use)
- CO (Commercial)
- OS (Open Space)
- Unincorporated
- Board of Supervisors' Districts

Base Data

- Address Points

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Zoning District

Map Legend

- Assessment Parcels

Planning Layers (DCD)

Zoning

ZONE_OVER

- R-6 (Single Family Residential)
- R-7 (Single Family Residential)
- P-1 (Planned Unit)
- HE-C (Housing Element Consistency)
- Unincorporated
- Board of Supervisors' Districts

Base Data

- Address Points

DOIT GIS
CONTRA COSTA COUNTY

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NEW MULTI-FAMILY RESIDENTIAL APARTMENT

RECEIVED on 09/19/2024 CDDP24-03037
By Contra Costa County
Department of Conservation and Development

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	LAM.	LAMINATED OR LAMINATE
A.B.	ANCHOR BOLT	LAT.	LATERAL
A/C	AIR CONDITIONING	LAV.	LAVATORY
A.C.P.	ASBESTOS CEMENT PIPE	LBS.	POUNDS
A.D.	AREA DRAIN	L.F.	LINEAL FEET
ADJ.	ADJUSTABLE	L.L.	LIVE LOAD
A.F.F.	ABOVE FINISH FLOOR		
AGG.	AGGREGATE	MAX.	MAXIMUM
ALT.	ALTERNATE	M.B.	MACHINE BOLT
ALUM.	ALUMINUM	M.C.	MEDICINE CABINET
APPROX.	APPROXIMATE	M.H.	MANHOLE
ARCH.	ARCHITECTURAL	MECH.	MECHANICAL
ASB.	ASBESTOS	MEZZ.	MEZZANINE
		MFR.	MANUFACTURER
B.D.	BOARD	MIN.	MINIMUM
BLDG.	BUILDING	MISC.	MISCELLANEOUS
BLKG.	BLOCKING	MTL.	METAL
B.M.	BENCH MARK		
BM.	BEAM	N.	NORTH
BOT.	BOTTOM	(N)	NEW
B.U.	BUILT-UP	N.E.C.	NATIONAL ELECTRICAL CODE
		N.I.C.	NOT IN CONTRACT
CL.	CENTER LINE	N.L.	NIGHT LIGHT
CAB.	CABINET	NO.	NUMBER
C.A.C.	CALIFORNIA ADMINISTRATIVE CODE	NOM.	NOMINAL
C.A.R.	COLD AIR RETURN	N.T.S.	NOT TO SCALE
CAR.	CARPET		
C.B.	CATCH BASIN	O.	OVENS
C.E.C.	CALIFORNIA ENERGY CODE	O/	OVER
CEM.	CEMENT	O.A.	OVERALL
CER.	CERAMIC	OBS.	OBSCURE
C.I.	CAST IRON	O.C.	ON CENTER
C.I.P.	CAST IN PLACE	O.F.D.	OVERFLOW DRAIN
C.J.	CONSTRUCTION JOINT	O.H.	OVERHEAD
CLG.	CEILING	OPNG.	OPENING
CLO.	CLOSET	OPP.	OPPOSITE
C.M.U.	CONCRETE MASONRY UNIT		
C.O.	CLEAN OUT	PL.	PROPERTY LINE
COL.	COLUMN	P.L.	PLATE OR PLATE LINE
CONC.	CONCRETE	PLUMB.	PLUMBING
COND.	CONDITION	PLY.	PLYWOOD
CONN.	CONNECTION	PR.	PAIR
CONST.	CONSTRUCTION	PSI	POUNDS PER SQUARE INCH
CONT.	CONTINUOUS	PT.	POINT
DBL.	DOUBLE	R	RADIUS
DEPT.	DEPARTMENT	R.D.	ROOF DRAIN
DET.	DETAIL	R.C.P.	REINFORCED CONCRETE PIPE
D.F.	DOUGLAS FIR	REF.	REFRIGERATOR
D.I.	DROP INLET	REG.	REGISTER
DIA.	DIAMETER	REINF.	REINFORCED OR REINFORCING
DIM.	DIMENSION	REQ'D.	REQUIRED
DISP.	DISPENSER	RESIL.	RESILIENT
D.L.	DEAD LOAD	RM.	ROOM
DN.	DOWN	R.O.	ROUGH OPENING
DRWG.	DRAWING	R.O.W.	RIGHT OF WAY
D.S.	DOWNSPOUT	RWD.	REDWOOD
DSP.	DISPOSER	R.W.L.	RAIN WATER LEADER
DW	DISHWASHER OR DRIVEWAY		
		S	SOUTH
E	EAST	S.C.	SOLID CORE
(E)	EXISTING	SCHED.	SCHEDULE
EA.	EACH	SCR.	SCREEN
E.J.	EXPANSION JOINT	SEC.	SECTION
ELEC.	ELECTRICAL	SEL.	SELECT
ELEV.	ELEVATION	S.F.	SQUARE FEET
EMERG.	EMERGENCY	SHT.	SHEET
ENCL.	ENCLOSURE	SHWR.	SHOWER
EQ.	EQUAL	SIM.	SIMILAR
EQUIP.	EQUIPMENT	SL.	SLIDING
E.W.	EACH WAY	SPEC.	SPECIFICATION
EXIST.	EXISTING	SQ.	SQUARE
EXT.	EXTERIOR	S.S.	SANITARY SEWER
		S.S.D.	SEE STRUCTURAL DRAWINGS
FL	FLOOR LINE	STD.	STANDARD
FACP	FIRE ALARM CONTROL PANEL	STL.	STEEL
F.D.	FLOOR DRAIN	STOR.	STORAGE
FDN.	FOUNDATION	STRUCT.	STRUCTURAL
F.E.	FIRE EXTINGUISHER	SUSP.	SUSPENDED
F.F.	FINISH FLOOR	SW	SIDEWALK
F.H.	FIRE HYDRANT	SYM.	SYMMETRICAL
FIN.	FINISH		
FLASH.	FLASHING	T.C.	TOP OF CURB
FLR.	FLOOR(ING)	TEL.	TELEPHONE
FLUOR.	FLUORESCENT	TEMP.	TEMPERED
F.O.	FACE OF	T. & G.	TONGUE & GROOVE
F.O.C.	FACE OF CONCRETE	T.L.	TOTAL LOAD
F.O.S.	FACE OF STUD	TOIL.	TOILET
FT.	FOOT	T.O.S.	TOP OF STEEL
FTG.	FOOTING	T.P.	TOILET PAPER
FUR.	FURRED	T.S.	TUBE STEEL
		T.V.	TELEVISION
GA.	GAUGE	TYP.	TYPICAL
GALV.	GALVANIZED		
G.B.	GRAB BAR	U.B.C.	UNIFORM BUILDING CODE
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	U.F.C.	UNIFORM FIRE CODE
GL.	GLASS	U.M.C.	UNIFORM MECHANICAL CODE
G.L.B.	GLUE LAM BEAM	U.N.O.	UNLESS NOTED OTHERWISE
GYP.	GYPSUM	U.P.C.	UNIFORM PLUMBING CODE
H.B.	HOSE BIBB	VERT.	VERTICAL
H.C.	HOLLOW CORE	VEST.	VESTIBULE
HDR.	HEADER	VTR.	VENT THRU ROOF
HGT.	HEIGHT		
H.M.	HOLLOW METAL	W	WEST
HORIZ.	HORIZONTAL	W/	WITH
HVAC.	HEATING, VENTILATING & AIR CONDITIONING	WD.	WOOD
		W/O	WITHOUT
IN.	INCHES	W.H.	WATER HEATER
INFO.	INFORMATION	W.C.	WATER CLOSET
INSUL.	INSULATION	W.P.	WATERPROOF
INT.	INTERIOR	W.P.J.	WEAKENED PLANE JOINT
		W.S.	WATER SERVICE

CODES

THE NEW CONSTRUCTION IN THIS PROJECT SHALL COMPLY WITH THE CALIFORNIA ADMINISTRATIVE CODE TITLE 24 (2022) AS ADOPTED BY THE LOCAL GOVERNING AGENCY AND THE FOLLOWING:

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA FIRE CODE

LEGEND

- EXISTING POINT ELEVATION (PLAN)
- NEW OR REQUIRED POINT ELEVATION
- EXISTING CONTOURS ELEVATION NOTED ON HIGH SIDE
- NEW CONTOURS ELEVATION NOTED ON HIGH SIDE
- DIMENSION REFERENCE POINT OR LEVEL LINE
- REVISION
- DOOR TYPE
- WINDOW NUMBER
- COLUMN REFERENCE GRIDS OR WALL TYPE DESIGNATION
- DETAIL WITH REFERENCE SHEET NUMBER
- ROOM/SPACE NUMBER
- EQUIPMENT NUMBER
- CEILING HEIGHT
- BUILDING SECTION WITH REFERENCE SHEET NUMBER
- WALL SECTION OR INTERIOR ELEVATION WITH REFERENCE SHEET NUMBER
- PLAN NORTH POINT TO BE PLACED ON EACH PLAN SHEET
- TRUE NORTH TO BE PLACED ON EACH SITE PLAN SHEET
- STAIR DIRECTION SYMBOL
- CENTER LINES, FLOOR LINES, IN EXTERIOR ELEVATIONS, PROJECTED LINES
- PROPERTY LINES, BOUNDARY LINES
- HIDDEN LINES
- CUT LINE MEANS DRAWING CONTINUES
- INDICATION ARROWS

INDICATES DETAIL NUMBER

INDICATES SHEET ON WHICH DETAIL IS SHOWN

INDICATES SECTION LETTER

INDICATES SHEET ON WHICH SECTION IS SHOWN

SCOPE OF WORK

NEW MULTI-FAMILY RESIDENTIAL 3,500 GSF BUILDING FOOTPRINT WITH FIVE (5) UNITS.

NEW CONSTRUCTION WILL REQUIRE PARTIAL REMOVALS OF SIDEWALK FOR NEW DRIVEWAY, MINOR SOILS CUT AND FILL FOR BUILDING FOUNDATIONS/RECOMPACTION, AND TEMPORARY PROTECTION OF THE SITE.

THE NEW CONSTRUCTION WILL INCLUDE: A NEW CONCRETE SLAB-ON-GRADE; WOOD FRAME CONSTRUCTION; NEW STUCCO EXTERIOR WALLS TO MATCH SURROUNDING NEIGHBORHOOD; MECHANICAL WORK; ELECTRICAL WORK; PLUMBING WORK; AND NEW PARKING SPACES.

PROJECT INFORMATION

APN
425-123-028

PARCEL AREA
35,719.2 SF (0.82 ACRES)

ZONING DISTRICT (PLANNED-UNIT DISTRICT)
JURISDICITON OF CONTRA COSTA COUNTY GENERAL PLAN P-1 ZONING
M-11 (APPIAN WAY GENERAL MIXED USE)

M-11 HEIGHT
MAX. BUILDING HEIGHT ALLOWED = 27 FT (35 FT MAX WITH FINDINGS)
PROPOSED BUILDING HEIGHT = 14'-6"

F.A.R. (FLOOR AREA RATIO) + LOT COVERAGE CALCULATIONS
FAR = 0.1-1.0 (D)

MAX. LOT COVERAGE (M-11) =	40 %
SITE AREA (0.82 ACRES) =	35,719.2 SF
ALLOWED LOT COVERAGE @ 40% =	14,287.6 SF
ACTUAL LOT COVERAGE =	**3,560.0 SF (9.9%)**

SETBACK REQUIREMENTS (M-11 PUD / P-1 ZDG)

FRONT YARD SETBACK =	0 FT
SIDE YARD SETBACK =	0 FT
REAR YARD SETBACK =	15 FT

(PER SECTION 914-14.012: T.O.B. HEIGHT FROM INVERT, LESS THAN 20 FT)
CREEK BUILDING SETBACK FROM TOP OF BANK = 30 FT

LANDSCAPED AREA
SUBJECT TO REVIEW AND APPROVAL = CDD

NUMBER OF STORIES
PROPOSED STORIES = 1

BUILDING AREAS (MULTI-FAMILY USE)

EXISTING VACANT LOT	
COVERED PARKING	
ALLOWABLE AREA:	14,287.6 SF
NEW BUILDING FIRST FLOOR (R-3):	3,560 SF
TOTAL BUILDING AREA:	**3,560 SF**

REQUIRED PARKING
MULTI-FAMILY (2+BEDROOM): 2.25 SPACES / UNIT = 12 REQUIRED (12 PROVIDED)
50% COVERED PARKING = 6 REQUIRED (6 PROVIDED)

CONSTRUCTION TYPE
TYPE V-B

OCCUPANCY TYPE
R-3 MULTI-FAMILY RESIDENTIAL OCCUPANCY

CONTACT INFORMATION

OWNER:
LUIS AND PATRICA

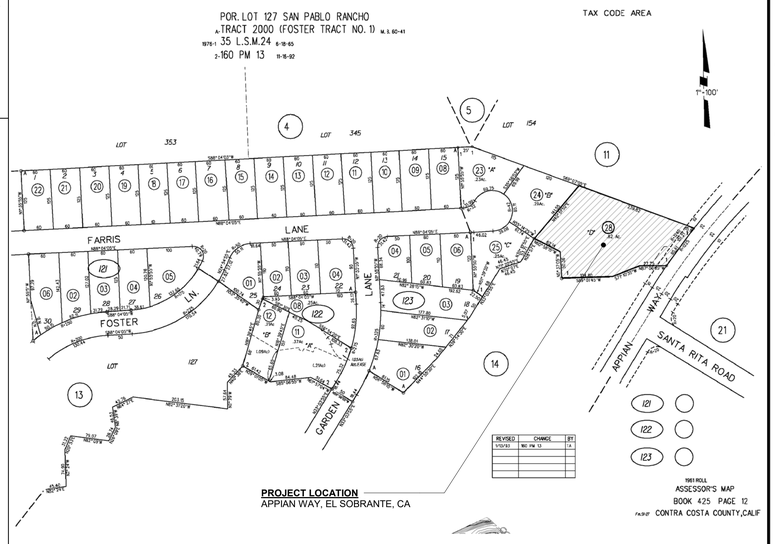
ARCHITECT:
NATHAN WATKINS
BIRCH ARCHITECTURE STUDIO
548 MARKET ST, #651436
SAN FRANCISCO, CA 94104
M: 917.501.6040

STRUCTURAL ENGINEER:
TBD

MEP ENGINEER:
TBD

VICINITY MAP

ASSESSOR'S MAP



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C1.1	STORMWATER CONTROL PLAN

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548 MARKET ST. #651436
SAN FRANCISCO CA 94104
M: 917.501.6040
Birch Architecture Studio

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EL SOBRANTE, CA 94803

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DATE	8/27/2024
PROJECT NO.	2024.02
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COVER SHEET

A0.0

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ENERGY CODE REQUIREMENTS

LOW-RISE RESIDENTIAL BUILDING APPLICATION STANDARDS TO BE FOLLOWED PER TABLE 100.0A OF THE CALIFORNIA ENERGY CODE

GENERAL NOTES

1. THESE GENERAL NOTES SHALL APPLY TO ALL WORK AND ALL DRAWINGS IN THIS SET AND SHALL EXTEND TO ANY CHANGES, EXTRAS, OR ADDITIONS AGREED TO DURING THE COURSE OF THE WORK.

2. BIDDERS ARE INSTRUCTED TO VISIT AND INSPECT PREMISES PRIOR TO SUBMITTING THEIR PROPOSALS AND TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED. NO SUBSEQUENT EXTRAS OR ADDITIONS WILL BE ALLOWED ON ANY CLAIM OF LACK OF KNOWLEDGE OF CONDITIONS OR CIRCUMSTANCES ABOUT WHICH THE BIDDER COULD HAVE INFORMED HIMSELF. APPOINTMENTS SHALL BE ARRANGED THROUGH THE OWNER'S REPRESENTATIVE.

3. BIDDERS SHALL MAKE KNOWN TO THE DESIGNER ANY LIMITATIONS, EXCLUSIONS, OR MODIFICATIONS TO THE PROJECT DURING BIDDING PHASE OF THE PROJECT. UNLESS NOTED THEY WILL BE PRESUMED INCLUDED BY THE OWNER.

4. THE PROJECT OWNER SHALL PAY ALL FEES AND SECURE ALL REQUIRED PERMITS FOR THE WORK INDICATED IN THESE DRAWINGS.

5. CONTRACTORS SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE PREMISES ON WHICH THE WORK IS PERFORMED AND FOR SAFETY OF ALL PERSONS AND PROPERTY ON THE SITE DURING PERFORMANCE OF THE CONTRACT. THESE REQUIREMENTS SHALL NOT BE LIMITED TO NORMAL WORKING HOURS, BUT SHALL APPLY CONTINUOUSLY.

6. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR APPROVED EQUAL" IS USED. THE DESIGNER SHALL DETERMINE THE EQUALITY BASED UPON THE INFORMATION SUBMITTED BY THE CONTRACTOR FROM THE MANUFACTURER.

7. CONTRACTORS SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND VERIFY ALL GOVERNING DIMENSIONS AT THE BUILDING PRIOR TO THE COMMENCEMENT OF WORK. THEY SHALL EXAMINE ALL ADJOINING WORK OR AREAS UPON WHICH THE PERFORMANCE OF HIS WORK IS IN ANY WAY DEPENDENT. ANY VARIATIONS OR DISCREPANCIES SHALL BE REPORTED WITH ALL DUE EXPEDIENCY TO THE DESIGNER PRIOR TO THE FABRICATION OR ERECTION OF THE WORK IN QUESTION.

8. CONTRACTORS SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER THEIR JURISDICTION. AFTER EXECUTION OF THE CONSTRUCTION CONTRACT, THE AWARDED CONTRACTORS WILL RECEIVE THE COMPLETE SET OF DOCUMENTS AS "ISSUED FOR CONSTRUCTION."

9. ANY INFORMATION REQUIRED BY THE CONTRACTORS THAT IS NOT SHOWN ON THE DRAWINGS OR OTHER CONTRACT DOCUMENTS SHALL BE REQUESTED BY THE GENERAL CONTRACTOR FROM THE DESIGNER PRIOR TO BID OR COMMENCING ANY WORK.

10. NO PORTION OF WORK REQUIRING A SHOP DRAWING OR SAMPLE REVIEW SHALL BE COMMENCED UNTIL THE SUBMITTAL HAS BEEN APPROVED BY THE DESIGNER.

11. SHOULD THE CONTRACTORS BY THEIR OWN FAULT FAIL TO ADHERE TO THE CONSTRUCTION SCHEDULE, HE SHALL, AT THE DISCRETION OF THE OWNER, PERFORM WORK ON PREMIUM TIME TO CONFORM WITH THE SCHEDULE. ANY EXPENSES ATTRIBUTED TO SUCH WORK SHALL BE BORNE BY THAT CONTRACTOR.

12. CONTRACTORS SHALL SUPPLY PRIOR TO COMMENCING WORK A LIST OF ALL SUB CONTRACTORS TO THE DESIGNER. THE NAME OF THE PRINCIPLE CONTACT, THE ADDRESS AND THE PHONE NUMBER OF EACH SUB CONTRACTOR SHALL BE INCLUDED IN THE LIST.

13. CONTRACTORS SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE CITY AS TO THE HOURS OF AVAILABILITY, AND ALSO TO THE MANNER OF HANDLING MATERIALS, EQUIPMENT, AND DEBRIS TO AVOID CONFLICT AND INTERFERENCE WITH NORMAL OPERATIONS.

14. ALL DIMENSIONS SHOWN ARE TAKEN TO FACE OF FINISH. U.O.N.

15. A WEEKLY REPORT FORM, SIGNED BY THE CONTRACTOR'S SUPERINTENDENT, SHALL BE COMPLETED AND DELIVERED TO THE ARCHITECT AS REQUIRED BY THE OWNER. THIS REPORT SHALL INDICATE WORK IN PROGRESS AND ANY ITEMS TO BE RESOLVED.

16. CONTRACTORS SHALL BE ANSWERABLE TO THE OWNER'S REPRESENTATIVE FOR HIS WORK AND SHALL NOT ACCEPT INSTRUCTION FROM OTHER PERSONNEL WITHOUT VERIFICATION FROM THE DESIGNER. CONTRACTOR WILL BE LIABLE FOR ANY EXPENSE CAUSED BY THE EXECUTION OF WORK WITHOUT SUCH VERIFICATION AND FOR THE EXPENSES CAUSED BY ITS REMOVAL OR CORRECTION.

17. A REPRESENTATIVE OF THE GENERAL CONTRACTOR AUTHORIZED TO DISCUSS THE WORK AND RECEIVE INSTRUCTIONS FROM THE DESIGNER SHALL BE AVAILABLE AT ALL TIMES WHILE THE WORK IS IN PROGRESS.

18. GREAT CARE SHALL BE EXERCISED TO ASSURE THAT THE BUILDING SHALL BE PROTECTED FROM DAMAGE THAT COULD OCCUR BECAUSE OF THIS WORK AND CONTRACTORS SHALL PROVIDE PROTECTION FOR EXISTING AREAS AND NEW WORK AREAS. ANY DAMAGES DUE TO THIS WORK OR ACCIDENTS SHALL BE REPAIRED, REPLACED OR PATCHED AT THE DISCRETION OF THE OWNER. CONTRACTORS SHALL BEAR FINANCIAL RESPONSIBILITY FOR SUCH DAMAGE AND ANY WORK UNDERTAKEN TO CORRECT IT.

19. THE CONTRACTOR SHALL EXERCISE GREAT CARE IN PROTECTING ALL MATERIALS EXISTING ON THE JOB FROM DAMAGE AND SHALL MAINTAIN PROTECTION FOR ALL TRAFFIC AREAS OF THE BUILDING TO BE USED DURING EXECUTION OF WORK RELATING TO THIS CONTRACT WITH THE UNDERSTANDING THAT THE CONTRACTOR WILL RECTIFY ANY DAMAGE ATTRIBUTABLE TO HIS OPERATIONS.

20. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL WOODWORK, DOORS AND FRAMES AND SUCH WORK AS MAY BE SPECIFICALLY REQUESTED IN THE CONTRACT DOCUMENTS TO THE DESIGNER FOR WRITTEN APPROVAL. SHOP DRAWINGS SHALL SHOW ALL DIMENSIONS AND CONDITIONS. WHEN THE DESIGNER REQUIRES A REVISION AND RESUBMITTAL OF THE SHOP DRAWINGS SUCH RESUBMITTALS SHALL OCCUR WITHIN ONE (1) WEEK OF NOTIFICATION OF SUCH REQUIREMENT.

21. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXTENT, NATURE AND SCOPE OF WORK DESCRIBED IN THE CONTRACT DOCUMENTS AND WILL COORDINATE WITH THE DESIGNER OR THE OWNER'S REPRESENTATIVE THE INTERFACING OF THE OWNER'S WORK WITH THAT INDICATED IN THE CONTRACT DOCUMENTS. THE GENERAL CONTRACTOR IS TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO EXECUTE ALL WORK AS SHOWN ON THESE DRAWINGS WITH THE EXCEPTION OF THOSE ITEMS NOTED AS SEPARATE CONTRACTS OR N.I.C. HE SHALL BE RESPONSIBLE FOR COORDINATING THIS WORK WITH THAT OF ALL OTHER TRADES, INCLUDING THOSE OPERATING UNDER SEPARATE CONTRACT WITH THE OWNER.

22. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN AND IN ACCORDANCE WITH THE HIGHEST STANDARD OF QUALITY AND THE BEST PRACTICES OF THE TRADES INVOLVED. CARE SHALL BE TAKEN TO ENSURE COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENTAL LAWS, STATUTES OR ORDINANCES CONCERNING THE USE OF LABOR.

23. ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED.

24. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE AND IN PROPER ALIGNMENT.

25. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS UNLESS OTHERWISE NOTED.

26. WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES. ANY DISCREPANCIES, VARIATIONS OR OMISSIONS IN THE CONTRACT DOCUMENTS SHALL BE REPORTED PROMPTLY TO THE DESIGNER.

27. TIME IS OF THE ESSENCE AND THE CONTRACTORS SHALL KEEP SUFFICIENT WORKMEN ON THE JOB SITE AT ALL TIMES TO PERFORM THE WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE, AND THE BEST INTERESTS OF THE OWNER.

28. IT IS EXPECTED THAT SUFFICIENT LABOR WILL BE PROVIDED SO THAT ACTIVITY FOR ANY GIVEN TRADE WILL NOT BE LIMITED TO ONLY ONE PART OF THE TOTAL WORK AREA.

29. EACH TRADE WILL BE EXPECTED TO PROCEED IN A FASHION THAT WILL NOT DELAY OR DETAIN THE TRADE FOLLOWING THEM.

30. ALL WORK SHALL BE COMPLETED FOR THE AGREED CONTRACT PRICE WITHOUT RECOURSE TO LABOR STOPPAGES OR REVISIONS OF GOVERNING REGULATIONS, LAWS, AND CODES ABOUT WHICH THE CONTRACTOR COULD HAVE REASONABLY BEEN EXPECTED TO HAVE ANY FOREWARNING AND TO HAVE MADE APPROPRIATE CONTINGENCY PLANS PRIOR TO SIGNING OF THE CONTRACT.

31. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL WORK OR CHANGES FOR WHICH HE EXPECTS ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR SUCH EXTRA COMPENSATION.

32. DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK.

33. CUTTING, CHASING, DRILLING, OR DEMOLITION OF WALLS, SLABS, ETC. REQUIRING THE USE OF JACK HAMMERS OR OTHER HEAVY HAND OR POWER TOOLS SHALL BE PERFORMED PER CITY REQUIREMENTS.

34. ALL INSTALLED PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT SHALL OPERATE AS QUIETLY AND AS FREE OF VIBRATIONS AS POSSIBLE.

35. ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS IN DESIGN, WORKMANSHIP, AND MATERIALS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM APPROVAL FOR FINAL PAYMENT.

36. CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS OR OPERATIONS OF SEPARATE CONTRACTORS. CONTRACTOR SHALL CONFINE HIS OPERATIONS FOR REMOVAL TO SUCH METHODS AS MAY BE AGREEABLE TO THE OWNER. THE PROJECT SHALL BE LEFT CLEAN AND CLEAR TO THE SATISFACTION OF THE OWNER AND THE DISPOSITION TO ALL SALVAGED MATERIALS IS TO BE CLEARED WITH THE OWNER PRIOR TO REMOVAL. PREMISES TO BE SWEPT CLEAN OF RELATED CONSTRUCTION DEBRIS DAILY.

37. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL NOTIFY THE OWNER WHICH SHALL COMPILE A "PUNCH LIST" OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT ON THE COMPLETION OF THESE ITEMS UNDER THE TERMS OF THE CONTRACT.

38. THE MAXIMUM FLAME SPREAD CLASSIFICATION OF FINISH MATERIALS USED ON WALLS AND CEILINGS MUST COMPLY WITH CBC SECTION R302.

39. DRAWINGS IN THIS SET AND THE DESIGNS THEREON ARE THE PROPERTY OF BCI. AND SHALL NOT BE REPRODUCED IN ANY WAY WITHOUT SPECIFIC WRITTEN AUTHORIZATION FROM BCI. ALSO, THE DESIGN DOCUMENTS ARE PREPARED ASSUMING BCI WILL BE THE INSTALLING CONTRACTOR. SHOULD OWNER CHOOSE ANOTHER CONTRACTING FIRM OTHER THAN BCI TO PERFORM THE WORK INCLUDED IN THESE DOCUMENTS, THEN OWNER ASSUMES FULL RESPONSIBILITY FOR ANY ERRORS AND/OR OMISSIONS, WETHER ONLY CLAIMED OR ACTUAL AND WILL DEFEND BCI AGAINST SAID ERRORS AND OMISSIONS AND HOLD BCI HARMLESS FOR SAME.

40. IT IS INTENDED THAT THE CONTRACTORS PROVIDE A COMPLETE JOB AND ANY OMISSIONS IN THESE NOTES OR IN THE OUTLINE OF WORK SHALL NOT BE CONSTRUED AS RELIEVING THE GENERAL CONTRACTOR OF SUCH RESPONSIBILITIES AS ARE IMPLIED BY THE SCOPE OF THEIR WORK EXCEPT FOR ITEMS SPECIFICALLY NOTED.

41. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL FIXTURES, LAMPS AND ACCESSORIES AS NOTED ON THE DRAWINGS. SUBSTITUTIONS WILL NOT BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER.

42. HEATING, VENTILATING AND AIR CONDITIONING: WORK SHALL CONSIST OF ALL LABOR, MATERIALS AND SERVICES REQUIRED FOR MODIFICATIONS TO THE EXISTING SYSTEMS, AND SHALL RESULT IN A COMPLETE OPERABLE FORCED AIR HEATING, VENTILATING AND AIR CONDITIONING SYSTEM, IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES, REQUIREMENTS OF THE SERVICING UTILITY AND FUNCTIONS SHOWN ON THE DRAWINGS.

43. ELECTRICAL: WORK SHALL CONSIST OF ALL LABOR, MATERIALS AND SERVICES REQUIRED FOR MODIFICATIONS TO THE EXISTING SYSTEMS, AND SHALLL RESULT IN A COMPLETE WIRING SYSTEM INCLUDING OUTLETS, WALL SWITCHES, AND INSTALLATION OF LIGHTING FIXTURES, LAMPS, APPLIANCES, AND LIKE ACCESSORIES ALL AS INDICATED ON THE DRAWINGS OR REQUIRED FOR THE COMPLETION OF THE WORK.

44. PLUMBING: WORK SHALL CONSIST OF ALL LABOR, MATERIALS AND SERVICES REQUIRED FOR MODIFICATIONS TO THE EXISTING SYSTEMS, AND SHALLL RESULT IN A COMPLETE SYSTEM INCLUDING DRAIN-WASTE AND VENT LINES, HOT AND COLD WATER LINE, AND GAS LINES IF INDICATED ON THE DRAWINGS, ALL EXCAVATION AND BACKFILL REQUIRED, AND THE INSTALLATION OF ALL FIXTURES AND APPLIANCES. THE SYSTEM SHALL MEET THE REQUIREMENTS OF THE STATE BOARD OF HEALTH AND ALL LOCAL CODES AND REGULATIONS.

45. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL EXIT SIGNS AS REQUIRED BY LOCAL BUILDING CODES UPON APPROVAL OF SIGN LOCATIONS AND STYLES BY THE DESIGNER

46. ONE PERMANENT METER, EITHER GAS OR ELECTRIC, WILL BE AUTHORIZED UNTIL THE PROJECT IS FULLY COMPLETED AND APPROVED BY THE PLANNING DEPARTMENT, RVFD, PUBLIC WORKS DEPARTMENT AND BUILDING DEPARTMENT. THE CONTRACTOR WILL HAVE THE OPTION OF WHICH METER, GAS OR ELECTRIC. TEMPORARY POWER OR HEAT MAY BE REQUIRED.

47. SPECIAL INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT AGENCY CERTIFIED TO PERFORM THE DESIGNATED INSPECTION. REPORTS OF ALL INSPECTIONS MUST BE PROVIDED TO THE BUILDING OFFICIAL STATING THE INSPECTIONS AND/OR TESTS WERE MADE AND THE WORK CONSTRUCTION CONFORMS TO THE DESIGN.

48. CONTRACTOR SHOULD NOT REQUEST A FRAMING INSPECTION UNTIL THE MOISTURE CONTENT IS LESS THAN 19%.

548 MARKET ST. #651436
SAN FRANCISCO CA 94104
M: 917.501.6040

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EL SOBRANTE, CA 94803

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DATE	8/27/2024
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GENERAL NOTES

A0.1

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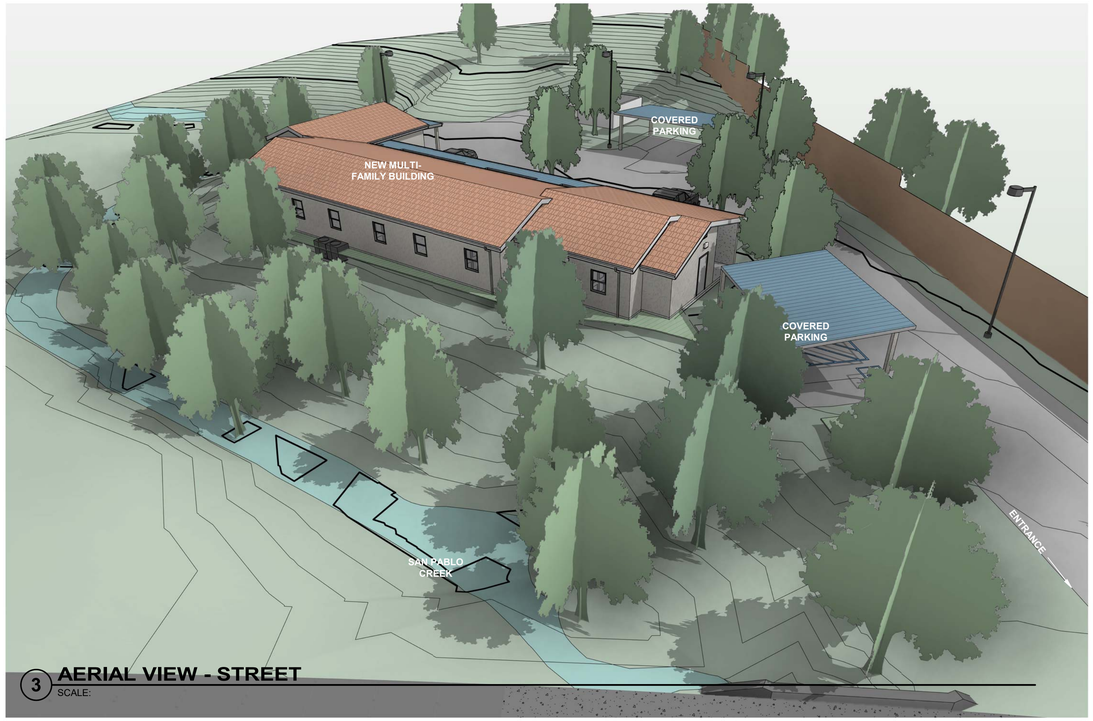
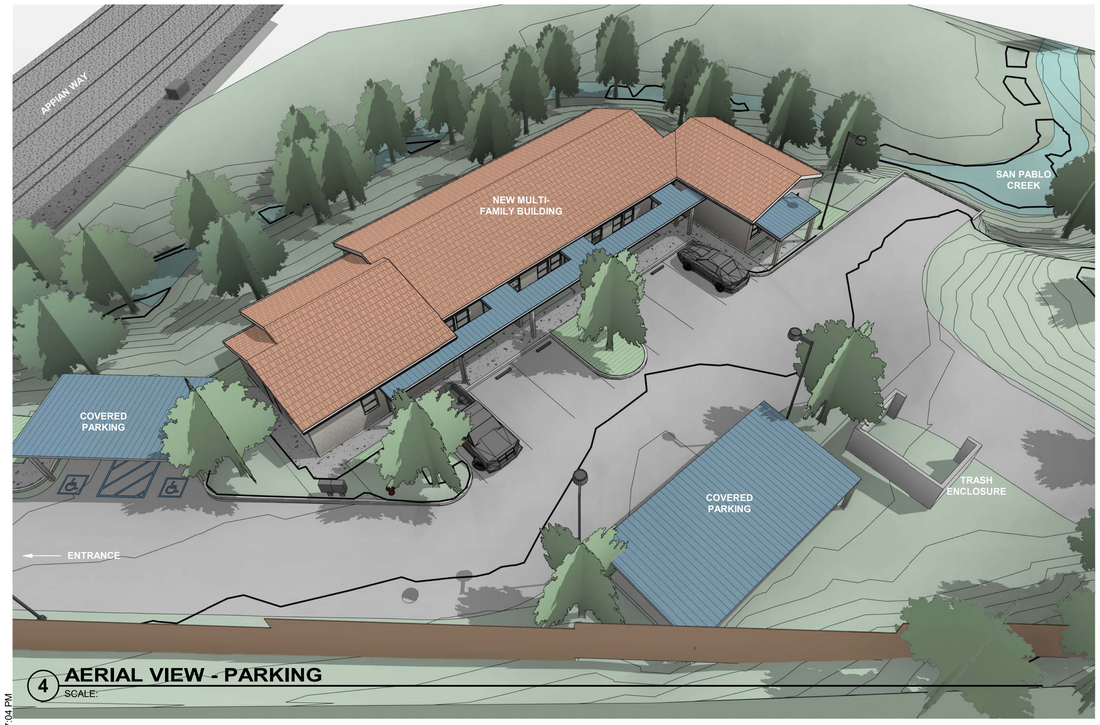


3 AERIAL VIEW - STREET
SCALE:

1 APPROACH VIEW
SCALE:



4 AERIAL VIEW - PARKING
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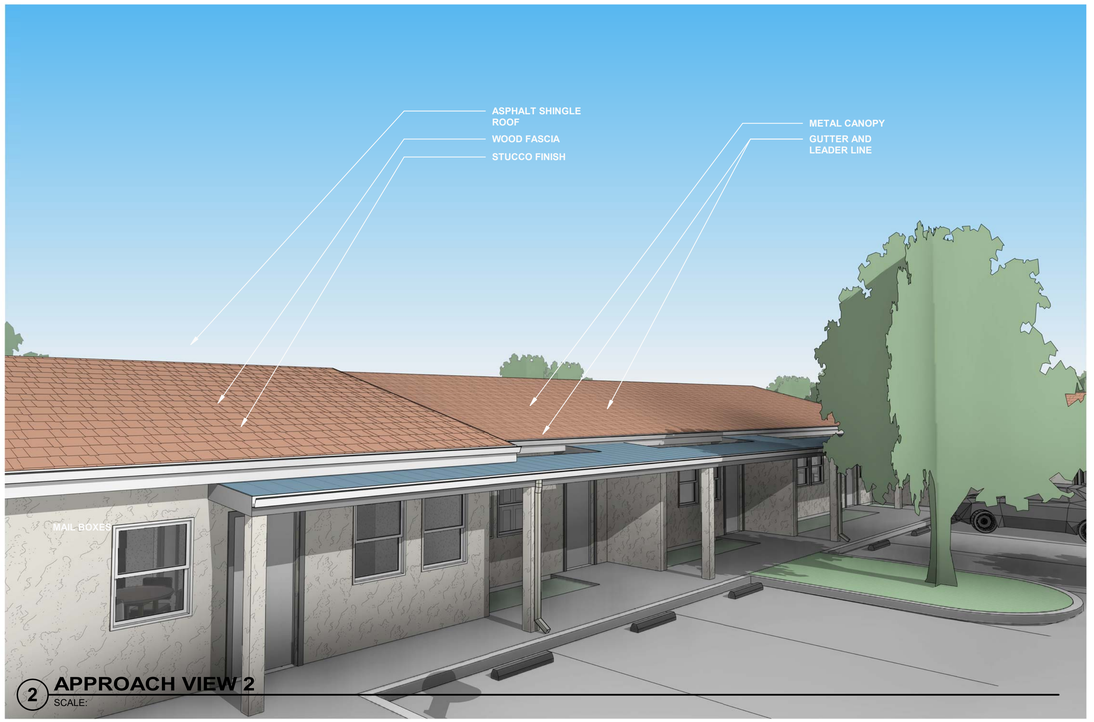

2 APPROACH VIEW 2
SCALE:

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PROJECT NO.	2024.02
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3D VIEWS

A0.2

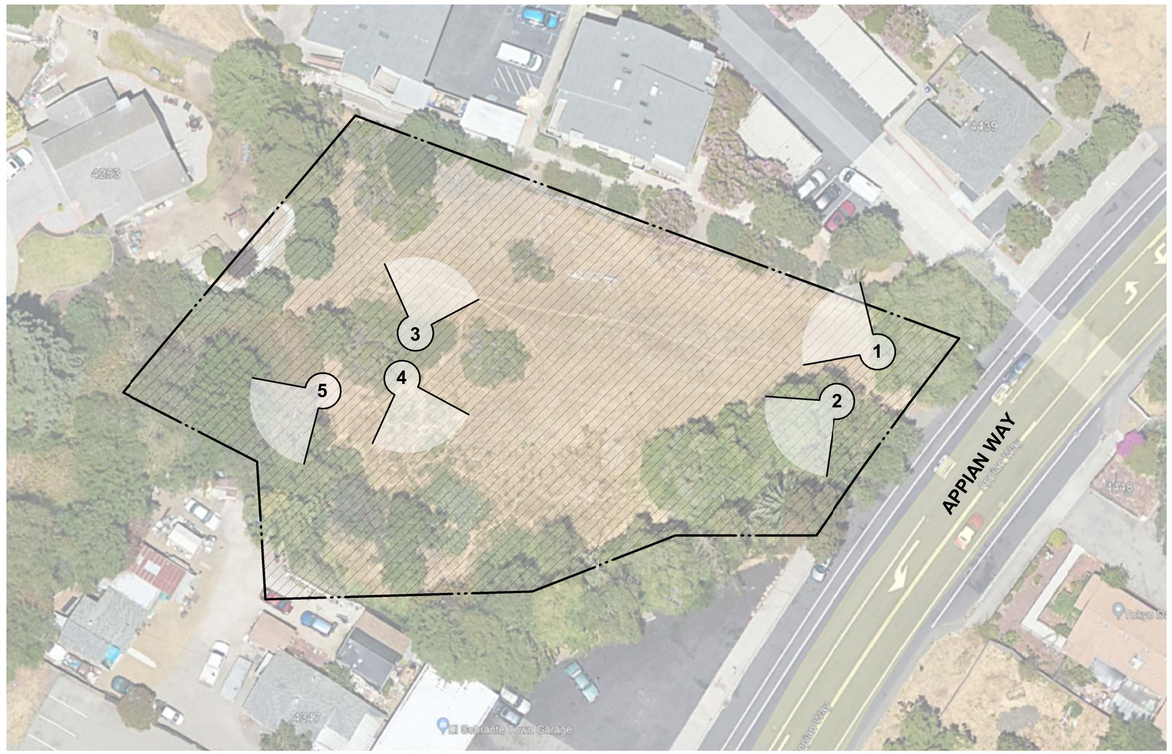
1 **PHOTO 1 - NORTHEAST VIEW @ ENTRANCE TO PROPERTY**
SCALE: NTS

2 **PHOTO 2 - SOUTH VIEW @ ENTRANCE TO PROPERTY**
SCALE: NTS

3 **PHOTO 3 - NORTH VIEW @ CENTER OF PROPERTY**
SCALE: NTS

4 **PHOTO 4 - SOUTH VIEW @ CENTER OF PROPERTY**
SCALE: NTS

5 **PHOTO 5 - SOUTHWEST VIEW @ WEST END OF PROPERTY**
SCALE: NTS



A **KEY MAP - AERIAL VIEW**
SCALE: NTS

NORTH

8/26/2024 9:27:11 PM

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EL SOBRANTE, CA 94803

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EXISTING SITE PHOTOS

A0.3

1 **CONTEXT MAP** AERIAL IMAGE FROM GOOGLE EARTH
SCALE: 1" = 50'-0"

0' 25' 50' 100'
SCALE: 1" = 50'-0"

NORTH

8/26/2024 9:27:17 PM

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DATE	8/27/2024
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CONTEXT MAP

A1.0

1 **SITE PLAN - AERIAL VIEW**
SCALE: 1" = 10'-0"

CAL-GREEN COMPLIANCE MEASURES TO BE INCORPORATED INTO THIS PROJECT
(REFER TO SHEET A0.1 FOR A COMPLETE LIST)

THIS PROJECT EXPECTS TO INTEGRATE THE FOLLOWING GREEN BUILDING MANDATORY MEASURES:

- 1 STALL FOR FUTURE ELECTRICAL VEHICLE CHARGING STATION FOR RESIDEITNAL MULT-FAMILY DWELLINGS
- INDOOR WATER CONSERVATION MEASURES FOR PLUMIBNG FIXTURES AND FITTINGS
- OUTDOOR WATER CONSERVATION MEASURES USING THE MODE WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO)

PARKING PROVIDED

PARKING TYPE	QTY.
ACCESSIBLE PARKING (COVERED)	1
ACCESSIBLE VAN PARKING + EVCS (COVERED)	1
COVERED STANDARD PARKING	4
OVERSIZE PARKING	6
TOTAL SHOWN	**12**

0' 5' 10' 20'
SCALE: 1" = 10'-0"
NORTH PLAN

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SAN FRANCISCO CA 94104
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SITE PLAN - AERIAL

A1.1

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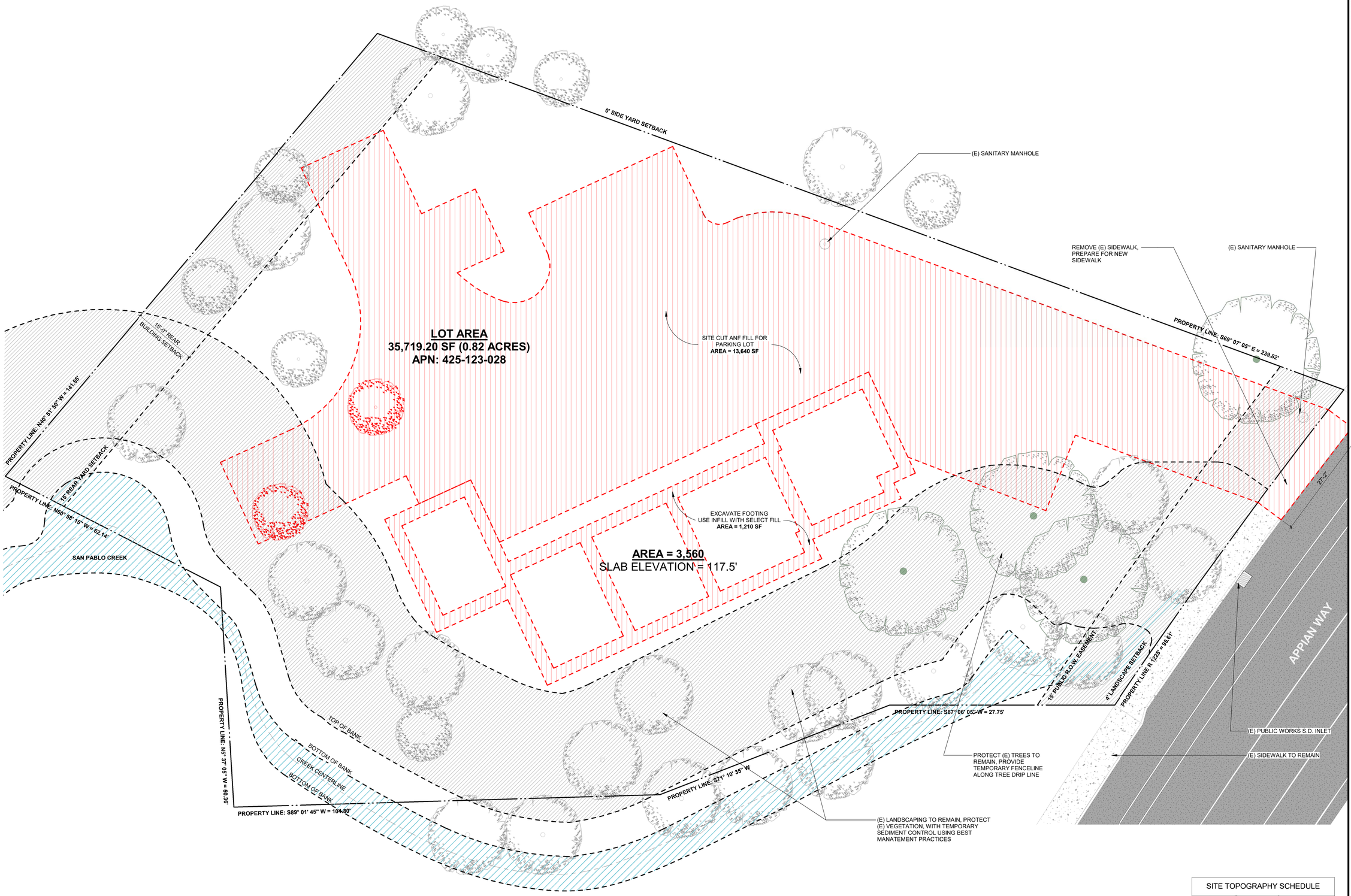

SITE TOPOGRAPHY SCHEDULE		
CUT	FILL	NET CUT/FILL
103.33 CY	282.11 CY	178.79 CY

0' 5' 10' 20'

SCALE: 1" = 10'-0"

NORTH PLAN

1 SITE PLAN - REMOVALS

SCALE: 1" = 10'-0"

8/26/2024 9:28:12 PM

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M: 917.501.8040

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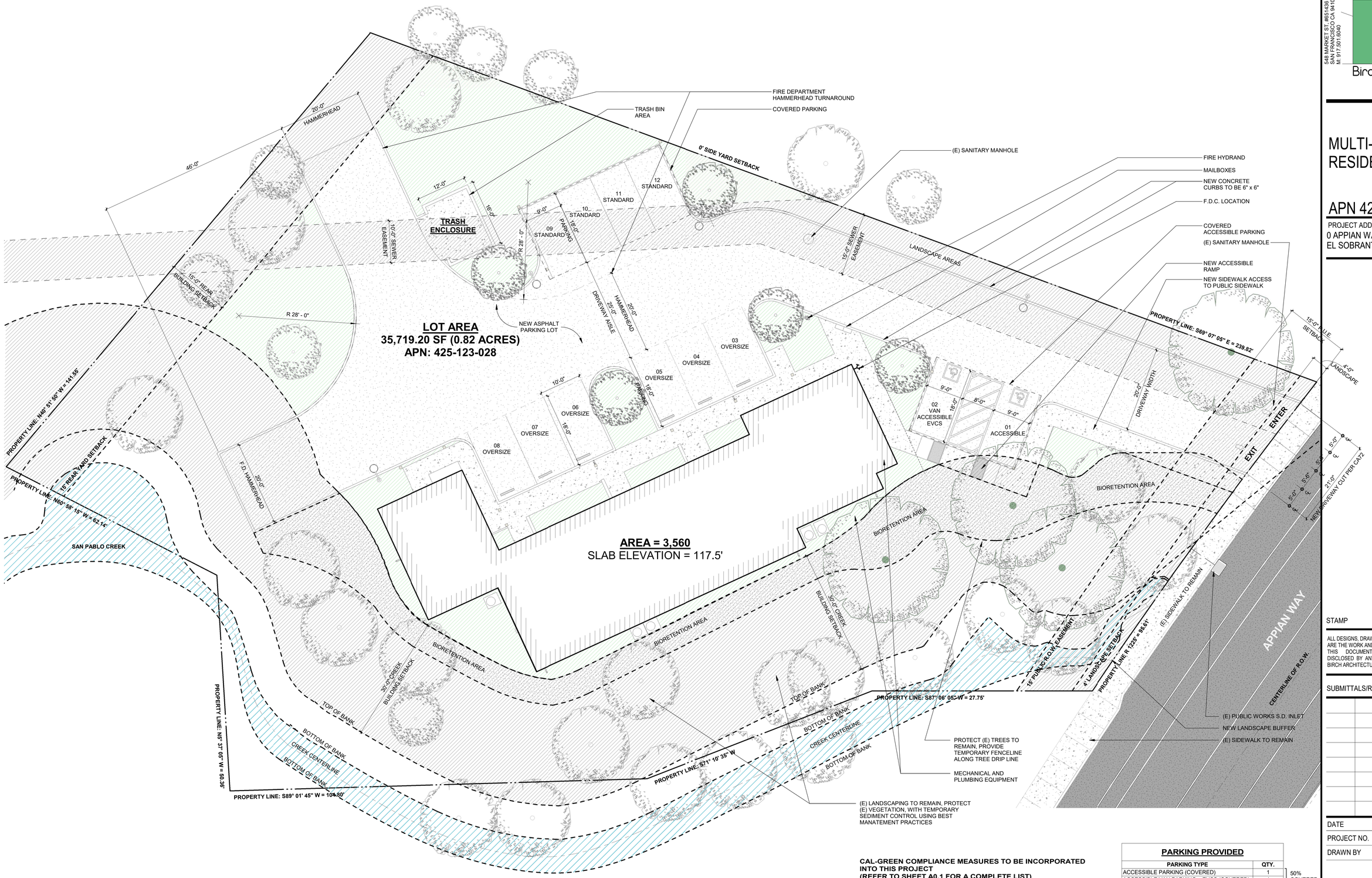
SITE PLAN - REMOVALS

A1.2



1 SITE PLAN

SCALE: 1" = 10'-0"

CAL-GREEN COMPLIANCE MEASURES TO BE INCORPORATED INTO THIS PROJECT (REFER TO SHEET A0.1 FOR A COMPLETE LIST)

THIS PROJECT EXPECTS TO INTEGRATE THE FOLLOWING GREEN BUILDING MANDATORY MEASURES:

- 1 STALL FOR FUTURE ELECTRICAL VEHICLE CHARGING STATION FOR RESIDEITNAL MULT-FAMILY DWELLINGS
- INDOOR WATER CONSERVATION MEASURES FOR PLUMIBNG FIXTURES AND FITTINGS
- OUTDOOR WATER CONSERVATION MEASURES USING THE MODE WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO)

PARKING PROVIDED

PARKING TYPE	QTY.	
ACCESSIBLE PARKING (COVERED)	1	50% COVERED PARKING
ACCESSIBLE VAN PARKING + EVCS (COVERED)	1	
COVERED STANDARD PARKING	4	
OVERSIZE PARKING	6	
TOTAL SHOWN	**12**	

0' 5' 10' 20'

SCALE: 1" = 10'-0"

NORTH PLAN

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M: 917.501.8040

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MULTI-FAMILY RESIDENTIAL

APN 425-123-028

PROJECT ADDRESS
0 APPIAN WAY
EL SOBRANTE, CA 94803

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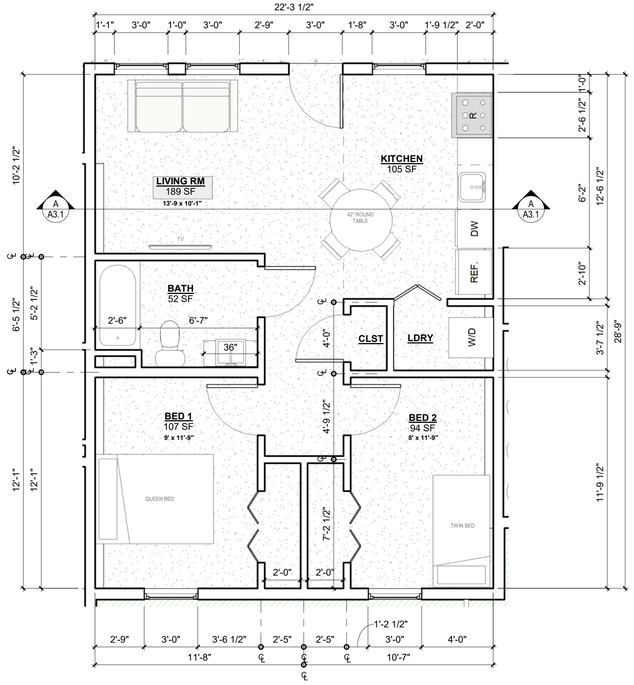
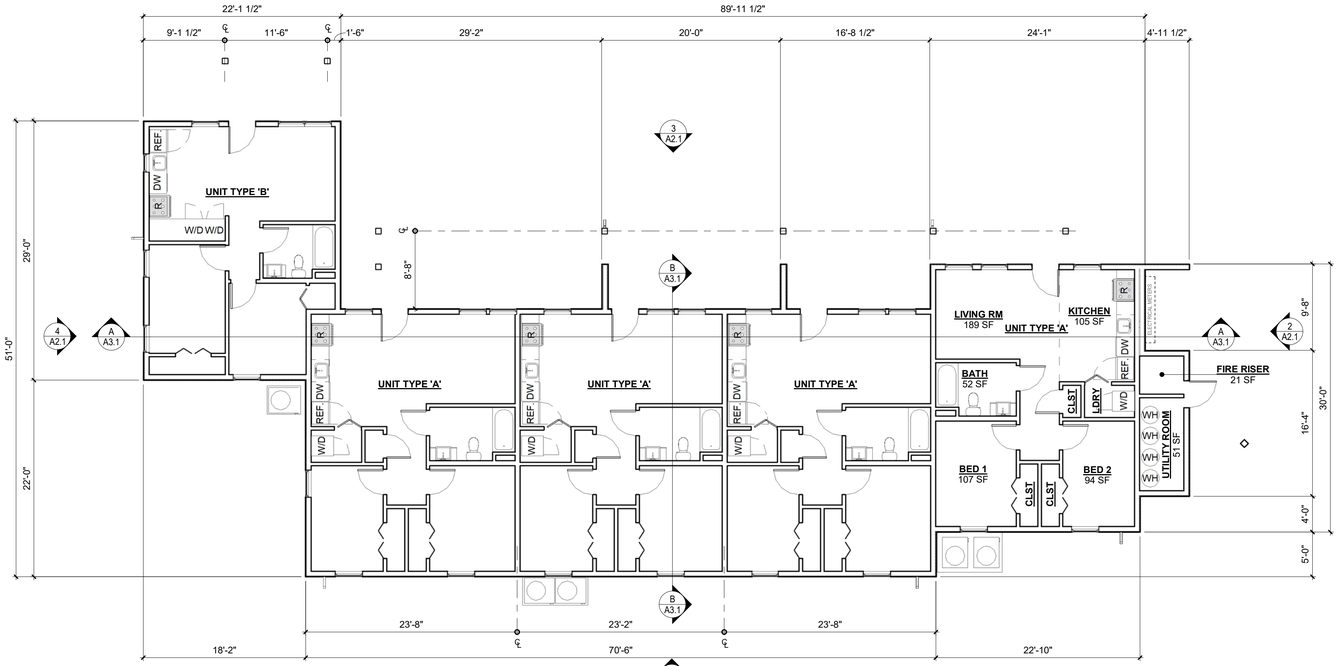
SITE PLAN

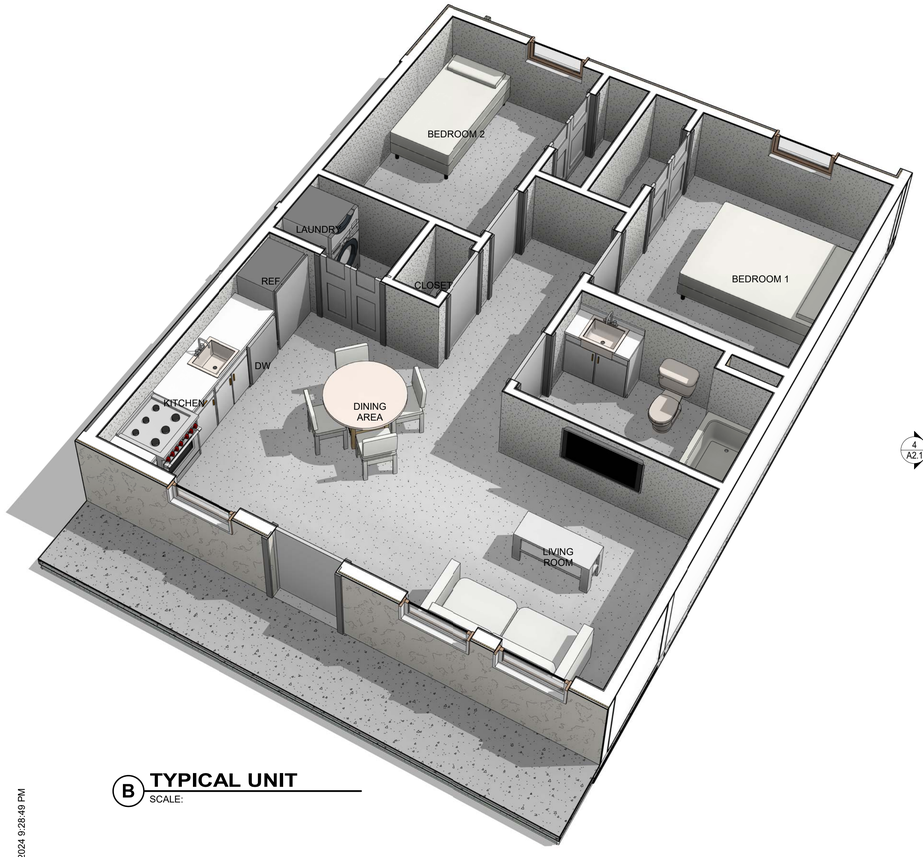
A1.3



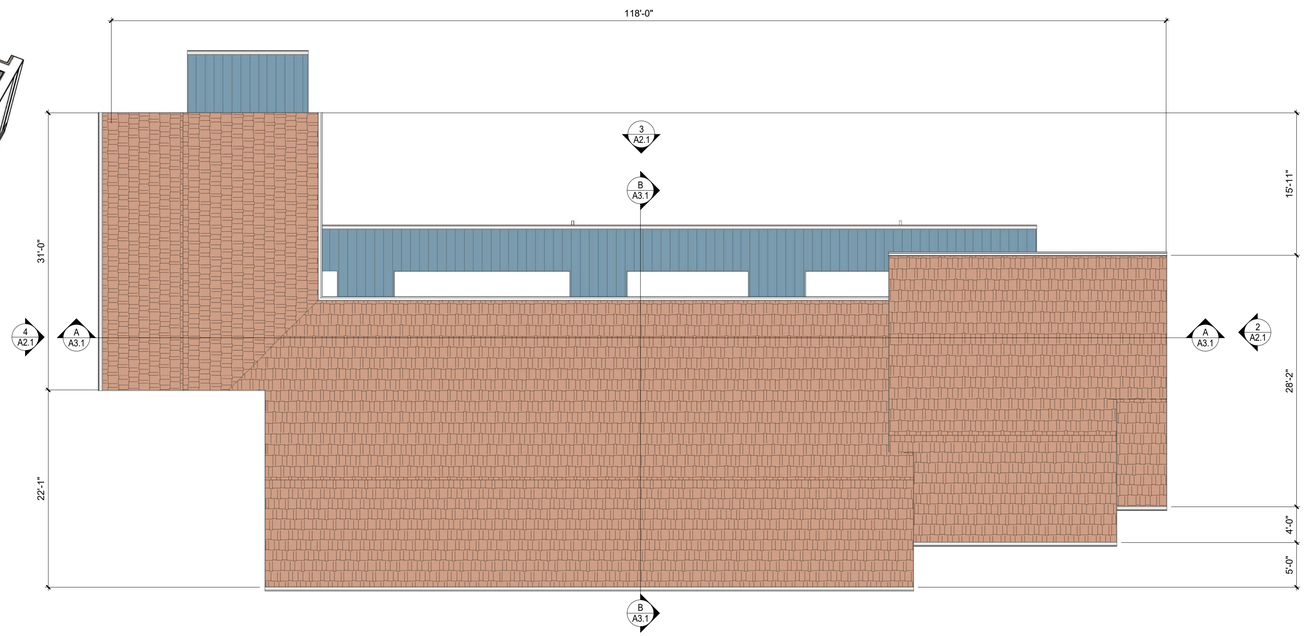
A **TYPICAL UNIT 'A'**
SCALE: 1/4" = 1'-0"



1 **1ST FLOOR PLAN**
SCALE: 1/8" = 1'-0"



B **TYPICAL UNIT**
SCALE:



2 **ROOF PLAN**
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'
SCALE: 1/8 = 1'-0"
NORTH PLAN
NORTH TRUE

8/26/2024 9:28:49 PM

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SAN FRANCISCO CA 94104
M: 917.501.6040
Birch Architecture Studio

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0 APPIAN WAY
EL SOBRANTE, CA 94803

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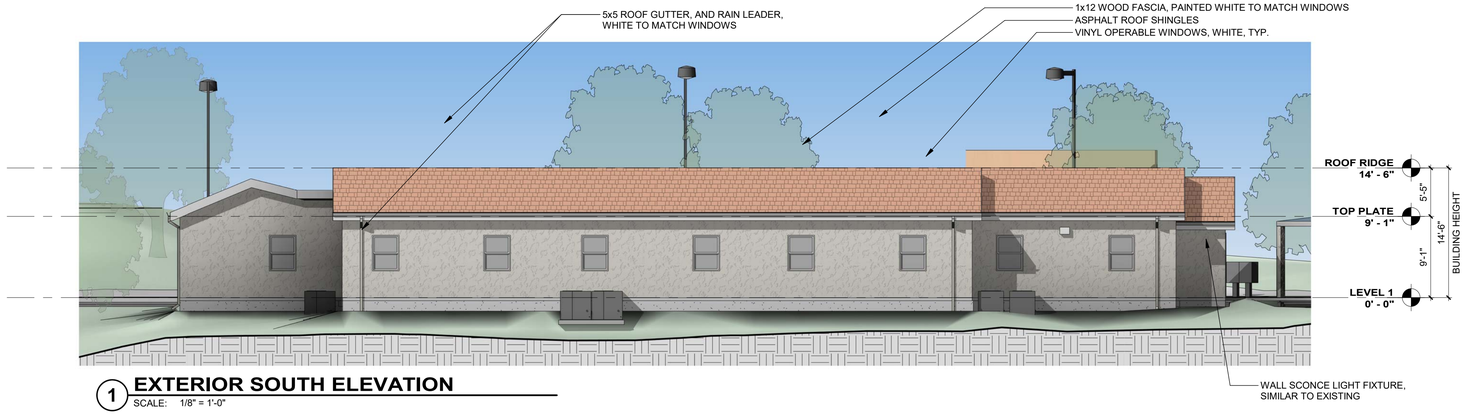
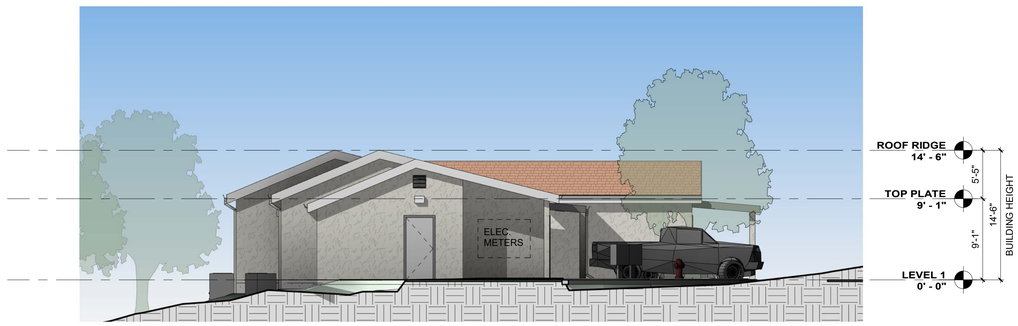
FLOOR PLANS

A1.4



1 EXTERIOR SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

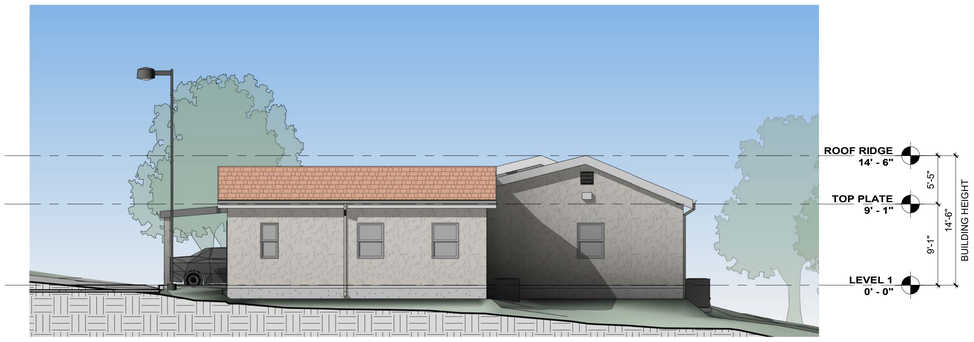


2 EXTERIOR EAST ELEVATION

SCALE: 1/8" = 1'-0"

3 EXTERIOR NORTH ELEVATION

SCALE: 1/8" = 1'-0"



4 EXTERIOR ELEVATION - WEST

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

SCALE: 1/8 = 1'-0"

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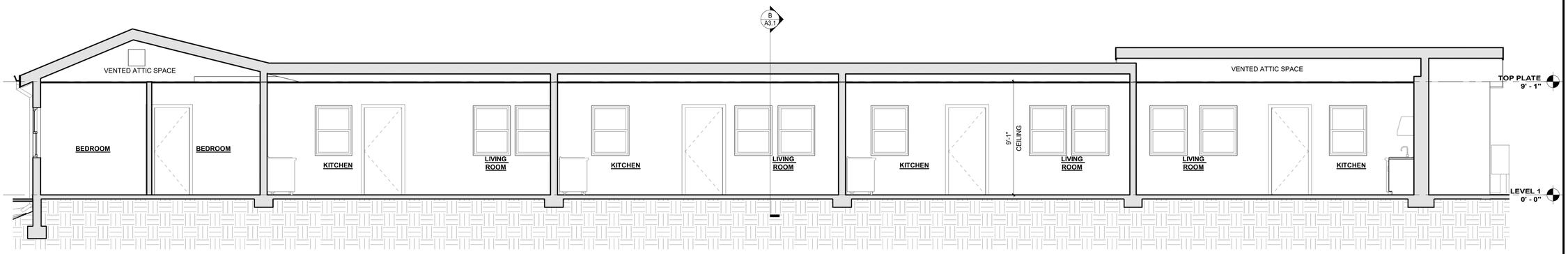
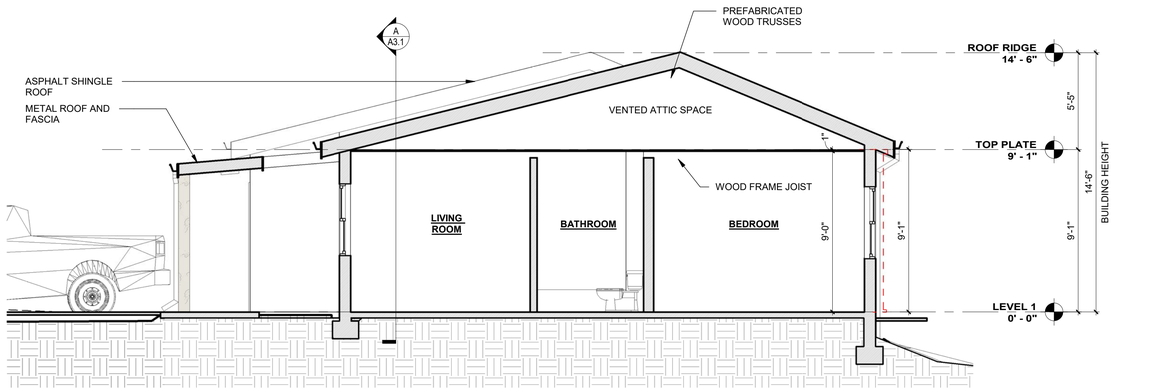
EXTERIOR ELEVATIONS

A2.1



A BUILDING SECTION 'A-A'

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



B BUILDING CROSS SECTION 'B-B'

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

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BUILDING SECTIONS

A3.1

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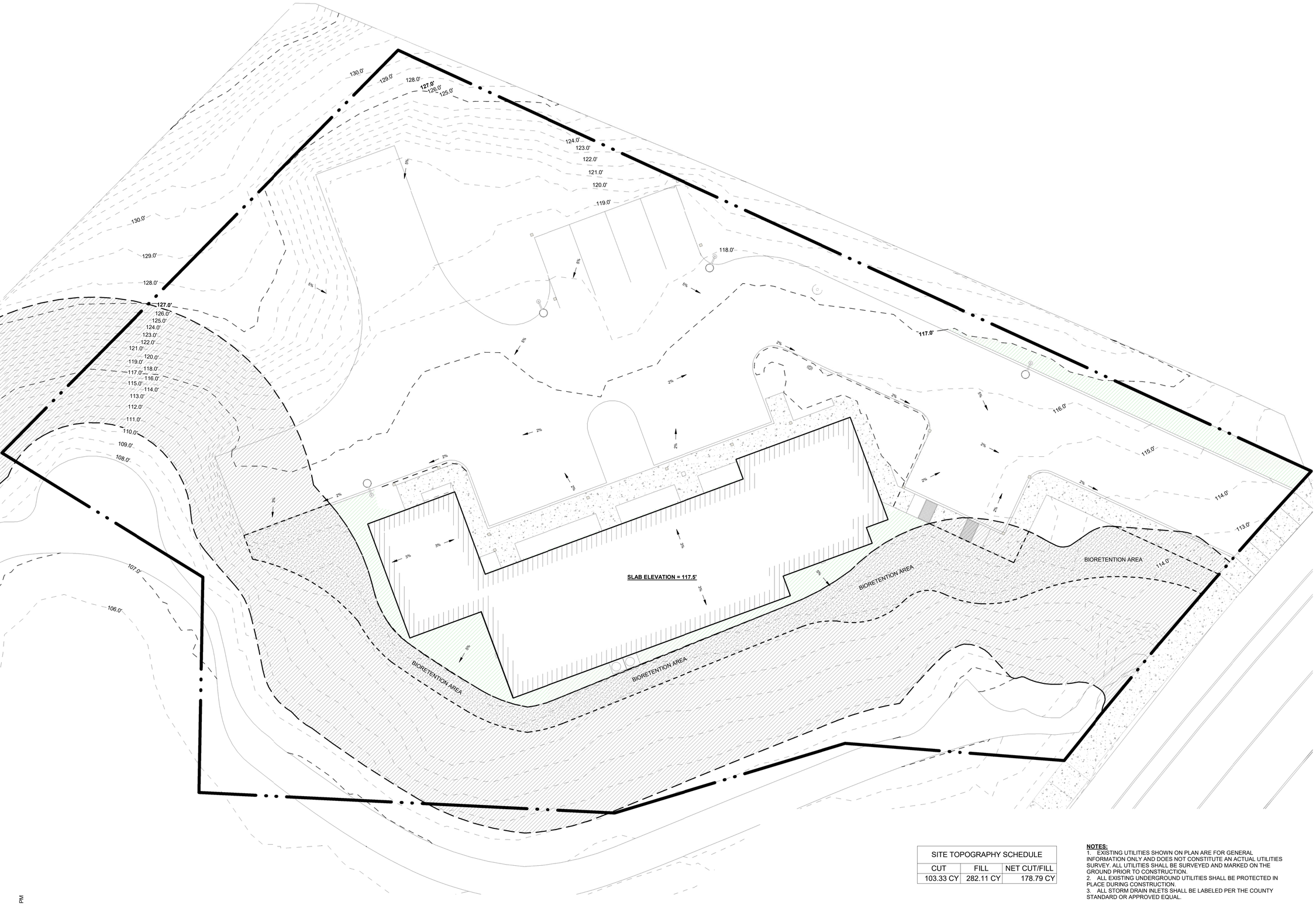

SITE TOPOGRAPHY SCHEDULE		
CUT	FILL	NET CUT/FILL
103.33 CY	282.11 CY	178.79 CY

NOTES:
1. EXISTING UTILITIES SHOWN ON PLAN ARE FOR GENERAL INFORMATION ONLY AND DOES NOT CONSTITUTE AN ACTUAL UTILITIES SURVEY. ALL UTILITIES SHALL BE SURVEYED AND MARKED ON THE GROUND PRIOR TO CONSTRUCTION.
2. ALL EXISTING UNDERGROUND UTILITIES SHALL BE PROTECTED IN PLACE DURING CONSTRUCTION.
3. ALL STORM DRAIN INLETS SHALL BE LABELED PER THE COUNTY STANDARD OR APPROVED EQUAL.

0' 5' 10' 20'
SCALE: 1" = 10'-0"

NORTH
PLAN

1 GRADING + DRAINAGE PLAN
SCALE: 1" = 10'-0"

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CONCEPTUAL GRADING + DRAINAGE PLAN

C1.0

DMA SCHEDULE				
DMA	AREA	SURFACE	CN POST	DRAINS TO BMP
DMA-1	1,819 SF	ROOF	98	IMP-1
DMA-2	1,442 SF	ROOF	98	IMP-2
DMA-3	296 SF	ROOF	98	IMP-3
DMA-4	5,801 SF	PAVEMENT	98	IMP-4
DMA-5	5,313 SF	PAVEMENT	98	IMP-5
TOTAL	14,671 SF			

IMP SCHEDULE		
DMA	AREA	SURFACE
IMP-1	124 SF	VEGETATED BUFFER AREA
IMP-1	178 SF	VEGETATED BUFFER AREA
IMP-1	43 SF	VEGETATED BUFFER AREA
IMP-1	65 SF	VEGETATED BUFFER AREA
IMP-1	90 SF	VEGETATED BUFFER AREA
IMP-1	18 SF	VEGETATED BUFFER AREA
IMP-2	647 SF	VEGETATED BUFFER AREA
IMP-3	220 SF	VEGETATED BUFFER AREA
IMP-4	1,200 SF	BIORETENTION AREA
IMP-4	126 SF	VEGETATED BUFFER AREA
IMP-5	1,070 SF	BIORETENTION AREA
TOTAL	3,782 SF	

LEGEND

DMA-1	DRAINAGE MANAGEMENT AREA - DENOTES IMPERVIOUS SURFACES
IMP-1	INTEGRATED MANAGEMENT PRACTICE

DMA-5
5313 SF

IMP-1
124 SF

IMP-1
43 SF

IMP-1
65 SF

IMP-1
178 SF

DMA-4
5801 SF

IMP-1
18 SF

IMP-1
90 SF

IMP-3
220 SF

IMP-5
1070 SF

DMA-3
296 SF

DMA-1
1819 SF

SLAB ELEVATION = 117.5'

IMP-2
647 SF

DMA-2
1442 SF

IMP-4
126 SF

IMP-4
1200 SF

BIORETENTION AREA

BIORETENTION AREA

BIORETENTION AREA

BIORETENTION AREA

1 **STORMWATER CONTROL PLAN**
SCALE: 1" = 10'-0"

0' 5' 10' 20'
SCALE: 1" = 10'-0"

NORTH
PLAN

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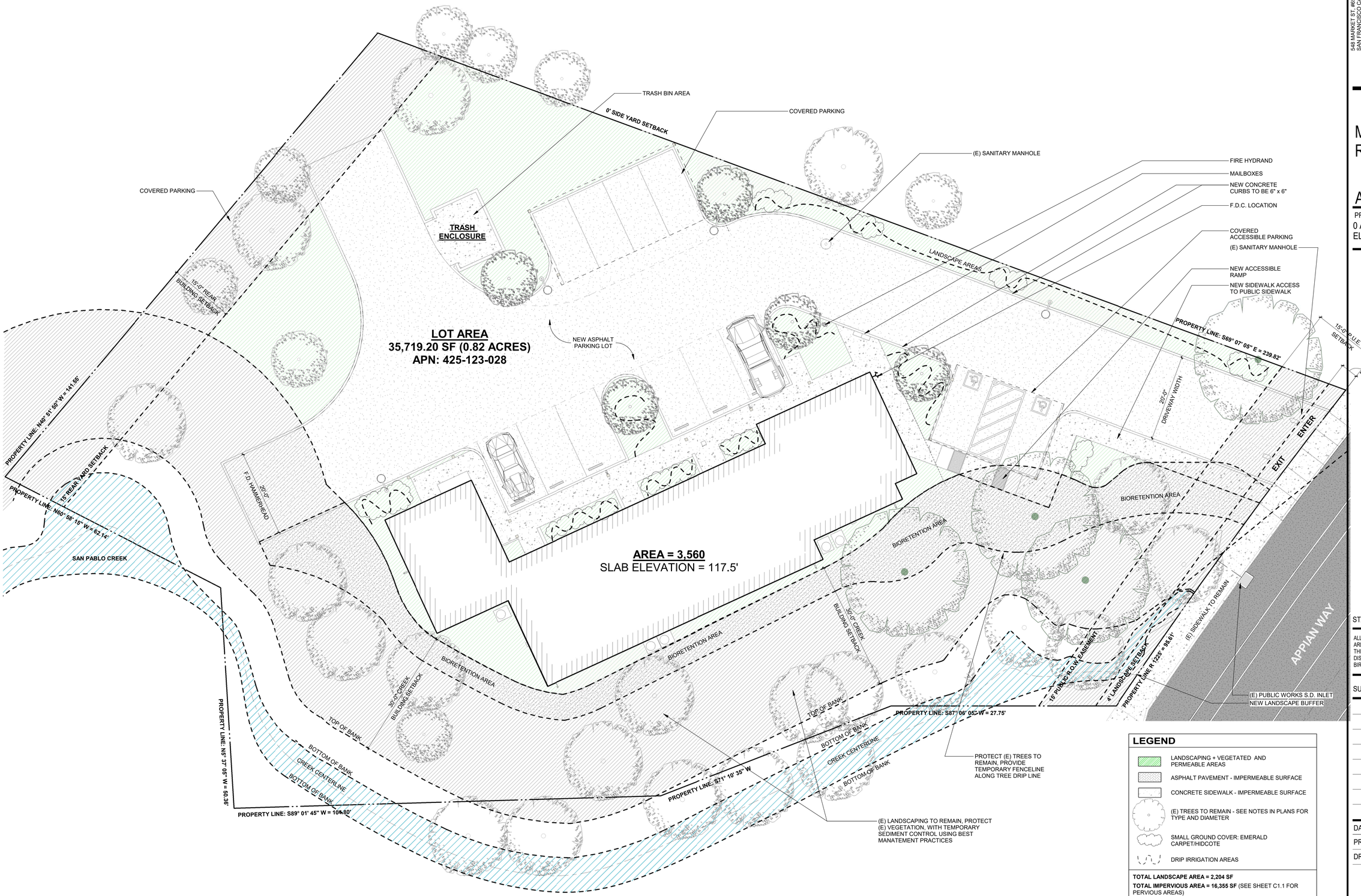
STORMWATER CONTROL PLAN

C1.1



1 LANDSCAPE PLAN

SCALE: 1" = 10'-0"

LEGEND

- LANDSCAPING + VEGETATED AND PERMEABLE AREAS
- ASPHALT PAVEMENT - IMPERMEABLE SURFACE
- CONCRETE SIDEWALK - IMPERMEABLE SURFACE
- (E) TREES TO REMAIN - SEE NOTES IN PLANS FOR TYPE AND DIAMETER
- SMALL GROUND COVER: EMERALD CARPET/HIDCOTE
- DRIP IRRIGATION AREAS

TOTAL LANDSCAPE AREA = 2,204 SF

TOTAL IMPERVIOUS AREA = 16,355 SF (SEE SHEET C1.1 FOR PERVIOUS AREAS)

0' 5' 10' 20'

SCALE: 1" = 10'-0"

NORTH PLAN

NORTH TRUE

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LANDSCAPE + IRRIGATION PLAN

L1.0

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