

NEW PRIVATE RESIDENCE FOR :

ED ALLEN

100 DISCOVERY BAY BLVD.
DISCOVERY BAY, CA
APN 004-490-027

RECEIVED on 12/19/2024 CDDP24-03056
By Contra Costa County
Department of Conservation and Development



COUNTY STAMP:

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REVISIONS:	RECLAMATION DIST.	10-31-24
A	DEVELOPMENT PERMIT	12-19-24
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COVER SHEET

SHEET CONTENTS:

JOB NO. : 28-22
DATE : 07-22-24
ISSUE : PERMIT SUBMISSION
DRAWN : MP
CHECKED : AP

PROJECT:
NEW PRIVATE RESIDENCE FOR :
ED ALLEN
100 DISCOVERY BAY BLVD.
DISCOVERY BAY, CA
DESIGNER SIGNATURE:

SHEET NO.:

A |

PROJECT DIRECTORY

DESIGNER:
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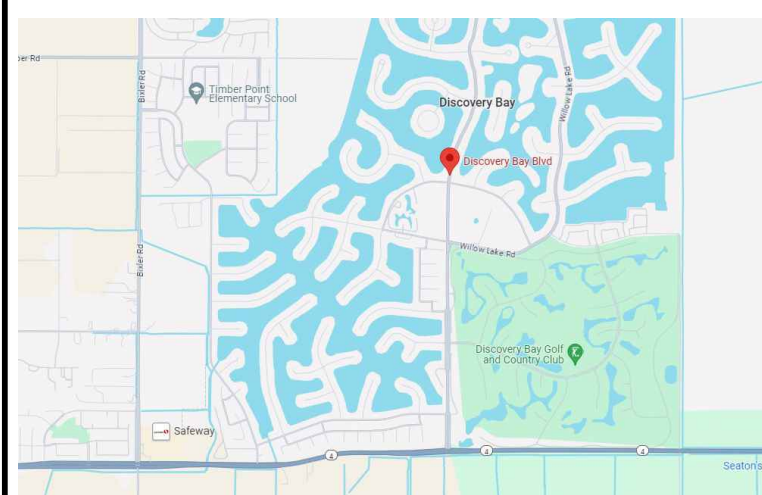
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VICINITY MAP



CODE COMPLIANCE

ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND
ORDINANCES AND THE FOLLOWING:
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ENERGY CODE (CEC)
2022 CALIFORNIA FIRE CODE (FC)
2022 CALIFORNIA GREEN BUILDING STANDARD CODE (CGBC)

CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT
SAFETY & MUNICIPAL CODES.

NOTE: A FIRE SUPPRESSION SYSTEM IS REQUIRED

PROJECT DATA

LOT AREA : 7200 SF
ZONING: F-1 WATER RECREATIONAL
APN: 004-490-027
MAX. HT. ALLOWED: 35'-0"
HIGH FIRE HAZARD: NO

SETBACKS: REQUIRED:
FRONT: 20'-0"
SIDE: 5'-0" MIN/15'-0" ASB
REAR: 15'-0"

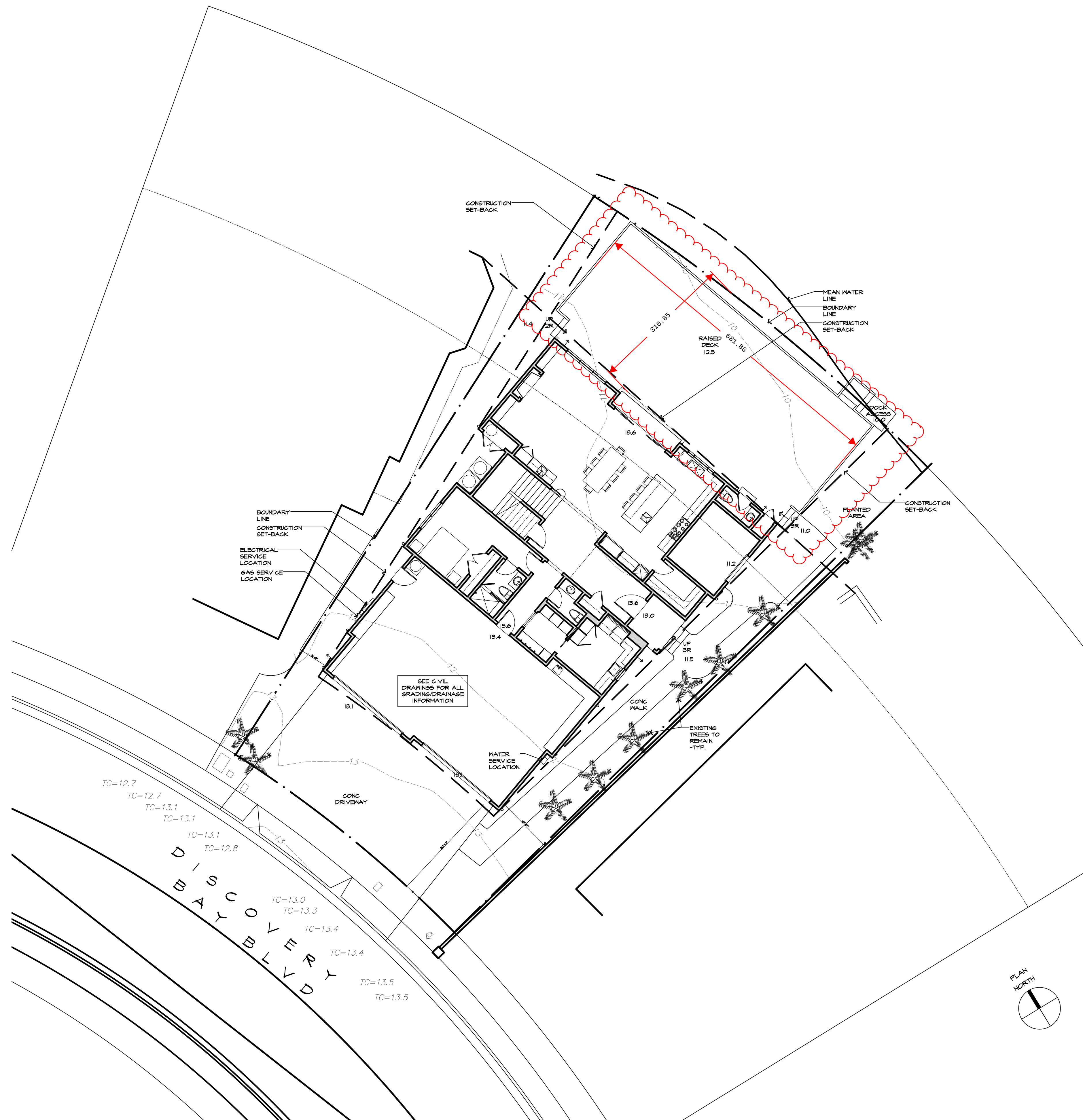
GROSS FLOOR LIVING AREA: PROPOSED:
MAIN FLOOR PLAN: 1492 SF
UPPER FLOOR PLAN: 2105 SF
NET LIVING AREA: 4697 SF
COVERED PORCHES: 100 SF
GARAGE: 116 SF
STORAGE/UTIL.: 180 SF
GROSS FLOOR AREA: 6058 SF

IMPERVIOUS SURFACES:
TOTAL IMPERVIOUS SURFACE AREA: 4641 SF

BUILDING HEIGHT: ALLOWED: 35'-0" PROPOSED: 31'-4"

ABBREVIATIONS

(A) #	AT	(B) (B)	EXISTS	(C) JST.	JOIST	(D) S.A.D.	SEE ARCHITECTURAL
A.B.	ANCHOR BOLT	EA.	EACH	JT.	JOINT	DWG.	DWG.
ADD'L	ADDITIONAL	ELEC.	ELECTRICAL	(K)	LANDSC.	S.E.D.	SEE ELECTRICAL DWGS.
ADJ.	ADJUSTABLE	ELEV.	ELEVATION	LANDSC.	LANDSCAPING	S.M.D.	SEE MECHANICAL DWGS.
A.F.F.	ABOVE FINISHED FLOOR	E.I.	EXPANSION JOINT	LB. OR #	POUND OR NUMBER	S.P.D.	SEE PLUMBING DWGS.
A.G.	AGGREGATE	ENB.	ENDEMENT	LEV./A.V.L.	LEVEL	S.S.D.	SEE STRUCTURAL DWGS.
ALT.	ALTERNATE	E.P.S.	EXTRUDED	LT.	LIGHT	S.C.	SOLID CORE
ALUM.	ALUMINUM	E.P.S.	EXTRUDED	LT.	LIGHT	S.C.	SOLID CORE
A.M.P.	AMPERAGE	EQ.	EQUAL	LT.	LIGHT	S.C.	SOLID CORE
A.P.A.	AMERICAN PLYWOOD	EQ.	EQUAL	LT.	LIGHT	S.C.	SOLID CORE
ASSOCIATION	ASSOCIATION	EXT.	EXTERIOR	MAX.	MAXIMUM	S.E.C.T.	SECTION
APPROX.	APPROXIMATE	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
AS SHOWN	AS SHOWN	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
ASTM	AMERICAN SOCIETY OF	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
TESTING MATERIALS	TESTING MATERIALS	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
ARCH.	ARCHITECTURAL	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
(B) B.F.F.	BELOW FINISHED	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
B.L.D.G.	BUILDING	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
B.L.K.S.	BLOCKING	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
B.M.	BEAM	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
B.T.M./B.O.T.T.	BOTTOM	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
B.T.W.	BETWEEN	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
(C) CAB	CABINET	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
CALCS.	CALCULATIONS	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
C.C.	CENTER TO CENTER	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
CENPLAST.	CENTR. PLASTER	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
C.I.	CAS. IRON	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
C.L.B.	CEILING	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
C.L.	CENTERLINE	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
C.L.S.	CLOSET	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
C.L.R.	CLEAR	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
C.M.U.	CONCRETE MASONRY	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
(D) DEL.	DOUBLE	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
DEL. PL.	DOUBLE PLATE	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
DET.	DETAIL	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
DEB.	DEBRIS	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
D.F.	DOUGLAS FIR	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
DIA.	DIAMETER	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
DIAPH.	DIAPHRAGM	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
D.M.	DOWN	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
D.S.	DOWNSPOUT	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
DWG.	DRAWING	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
(E) DEL.	DOUBLE	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
DEL. PL.	DOUBLE PLATE	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
DET.	DETAIL	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
DEB.	DEBRIS	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
D.F.	DOUGLAS FIR	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
DIA.	DIAMETER	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
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(F) DEL.	DOUBLE	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
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DEB.	DEBRIS	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
D.F.	DOUGLAS FIR	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
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D.S.	DOWNSPOUT	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
DWG.	DRAWING	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
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(H) DEL.	DOUBLE	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
DEL. PL.	DOUBLE PLATE	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
DET.	DETAIL	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
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DWG.	DRAWING	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
(J) DEL.	DOUBLE	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
DEL. PL.	DOUBLE PLATE	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
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(L) DEL.	DOUBLE	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
DEL. PL.	DOUBLE PLATE	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
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D.F.	DOUGLAS FIR	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
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DEL. PL.	DOUBLE PLATE	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
DET.	DETAIL	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
DEB.	DEBRIS	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
D.F.	DOUGLAS FIR	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
DIA.	DIAMETER	FD.	FOUNDATION	M.D.F.	MEDIUM DENSITY	S.F./SQ.FT.	SQUARE FOOT
DIAPH.	DIAPHRAGM	FD.	FOUNDATION	M.D.F.			



SITE GENERAL NOTES

- THIS SITE PLAN IS NOT A SURVEY. IT IS PROVIDED FOR BUILDING AND SITE WORK LAYOUT ONLY. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES AND SUBSTRUCTURES.
- THIS PLAN IS NOT A GRADING AND DRAINAGE OR EROSION CONTROL PLAN. REFER TO PLANS BY CIVIL ENGINEER.
- REFER TO SOILS REPORT BY SOILS ENGINEER FOR ANY SPECIAL CONDITIONS.
- ALL GRADING, SITE PREPARATION, PLACEMENT AND COMPACTION OF FILL IS TO BE DONE IN ACCORDANCE WITH CITY AND/OR COUNTY GRADING ORDINANCES.
- NOT USED.
- ALL DOWNSPOUTS TO DISCHARGE AS INDICATED ON CIVIL DRAWINGS; CONTRACTOR TO VERIFY DOWNSPOUT LOCATIONS.
- TAKE NECESSARY PRECAUTIONS TO MINIMIZE DISTURBANCE OF EXISTING VEGETATION TO REMAIN.
- SOIL DISTURBANCE SHALL BE LIMITED TO THAT WHICH IS NECESSARY TO EXECUTE THE WORK.
- SURFACE DRAINAGE SHALL SLOPE 5% FROM BUILDING FOUNDATIONS FOR A MINIMUM OF 10 FEET AND AT LEAST 1% TO SUITABLE COLLECTION POINTS PER CIVIL DRAWINGS.
- PROPERLY DISPOSE OF ALL REMOVED MATERIALS WHICH WILL NOT BE REUSED IN THE NEW CONSTRUCTION.
- UNUSUAL CONDITIONS NOT COVERED BY CONTRACT. IF ENCOUNTERED, SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF DESIGNER AND OWNER.

COUNTY STAMP:

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SITE PLAN

JOB NO. :	25-22
DATE :	07-22-24
ISSUE :	PERMIT SUBMISSION
DRAWN :	MP
CHECKED :	AP

PROJECT:
NEW PRIVATE RESIDENCE FOR:
ED ALLEN
100 DISCOVERY BAY BLVD.
DISCOVERY BAY, CA
DESIGNER SIGNATURE:

SHEET NO.:

A3

GENERAL ELEVATION NOTES

- A. SEE ALSO GENERAL NOTES SHEET A2.
B. CONTRACTOR SHALL VERIFY ALL EXTERIOR MATERIALS, FINISHES AND COLORS WITH OWNER.
C. ALIGN THE WINDOW HEADS WITH THE TOP OF DOORS TYPICAL. ± 8'-0" NOMINAL UNO. ON ALL BUILDING LEVELS. VERIFY ACTUAL FRAMING HEIGHTS WITH SELECTED DOOR MANUFACTURERS ROUGH OPENING SPECIFICATIONS.
D. ALL DOWNSPOUTS TO DISCHARGE AS INDICATED ON CIVIL DRAWINGS. CONTRACTOR TO VERIFY DOWNSPOUT LOCATIONS.
E. WHERE STUCCO FINISH OCCURS, PROVIDE EXPANSION AND CONTROL JOINTS AT EXTERIOR PLASTER WALLS PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS. CONTRACTOR TO VERIFY ALL LOCATIONS.
F. ADDRESS NUMBERS - MUST BE CLEARLY VISIBLE FROM THE STREET. MINIMUM 4" HIGH, HAVE A MINIMUM STROKE OF 1/2", AND SHALL CONTRAST WITH THEIR BACKGROUND PER CGC R314.
G. CHIMNEYS - EXTEND ALL FIREPLACE FLUE PIPES 2'-0" MINIMUM ABOVE ALL PORTIONS OF BUILDING WITHIN A 10'-0" RADIUS.

ELEVATION KEYNOTES

- 1 CONCRETE TILE ROOF
2 ADDRESS NUMBERS - SEE GENERAL ELEVATION NOTES
3 EXTERIOR PLASTER (STUCCO) W/ SMOOTH TROWEL ACRYLIC PAINT FINISH - SEE GENERAL ELEVATION NOTES
4 WOOD TRIM PER DETAILS
5 PRE-FINISHED FOAM TRIM PER DETAILS
6 WOOD ENTRY DOOR PER OWNER'S SELECTION
7 WOOD SECTIONAL ROLL-UP GARAGE DOOR
8 DUAL GLAZED COMPOSITE WINDOW PER DETAILS
9 DUAL GLAZED COMPOSITE SLIDING PATIO DOORS - TEMPERED - SEE DETAILS
10 SOLID WOOD DOOR W/ TEMP VISION PANEL PAINTED
11 G.S.M. GUTTER WITH BRACKETS @ 48" O.C. MAX. - SEE GENERAL ELEVATION NOTES
12 WOOD OUTLOOKER - SEE DETAILS
13 WOOD FRIEZE - SEE DETAILS
14 A/C COMPRESSOR LOCATION
15 ELECTRIC METER LOCATION
16 GAS METER LOCATION
17 8" X 14" SCREENED VENT WITH 60 SQ. IN. FREE AREA PER CAR.
18 FINISH GRADE - SEE CIVIL DRAWINGS
19 CABLE-RAIL GUARD RAIL - SEE DETAILS
20 GAS FIREPLACE VENT
21 WATER SERVICE LOCATION
22 WOOD TRELLIS

GENERAL ELEVATION NOTES

- A. SEE ALSO GENERAL NOTES SHEET A2.
B. CONTRACTOR SHALL VERIFY ALL EXTERIOR MATERIALS, FINISHES AND COLORS WITH OWNER.
C. ALIGN THE WINDOW HEADS WITH THE TOP OF DOORS TYPICAL. ± 8'-0" NOMINAL UNO. ON ALL BUILDING LEVELS. VERIFY ACTUAL FRAMING HEIGHTS WITH SELECTED DOOR MANUFACTURERS ROUGH OPENING SPECIFICATIONS.
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E. WHERE STUCCO FINISH OCCURS, PROVIDE EXPANSION AND CONTROL JOINTS AT EXTERIOR PLASTER WALLS PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS. CONTRACTOR TO VERIFY ALL LOCATIONS.
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ELEVATION KEYNOTES

- 1 CONCRETE TILE ROOF
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19 CABLE-RAIL GUARD RAIL - SEE DETAILS
20 GAS FIREPLACE VENT
21 WATER SERVICE LOCATION
22 WOOD TRELLIS



FRONT (WEST) ELEVATION

SCALE 1/4" = 1'-0"



REAR (EAST) ELEVATION

SCALE 1/4" = 1'-0"

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SHEET CONTENTS:

EXTERIOR
ELEVATIONS

JOB NO. :	25-22
DATE :	07-22-24
ISSUE :	PERMIT SUBMISSION
DRAWN :	MP
CHECKED :	AP

PROJECT:
NEW PRIVATE RESIDENCE FOR:
ED ALLEN
100 DISCOVERY BAY BLVD.
DISCOVERY BAY, CA
DESIGNER SIGNATURE:

SHEET NO.:

A4

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SHEET CONTENTS:

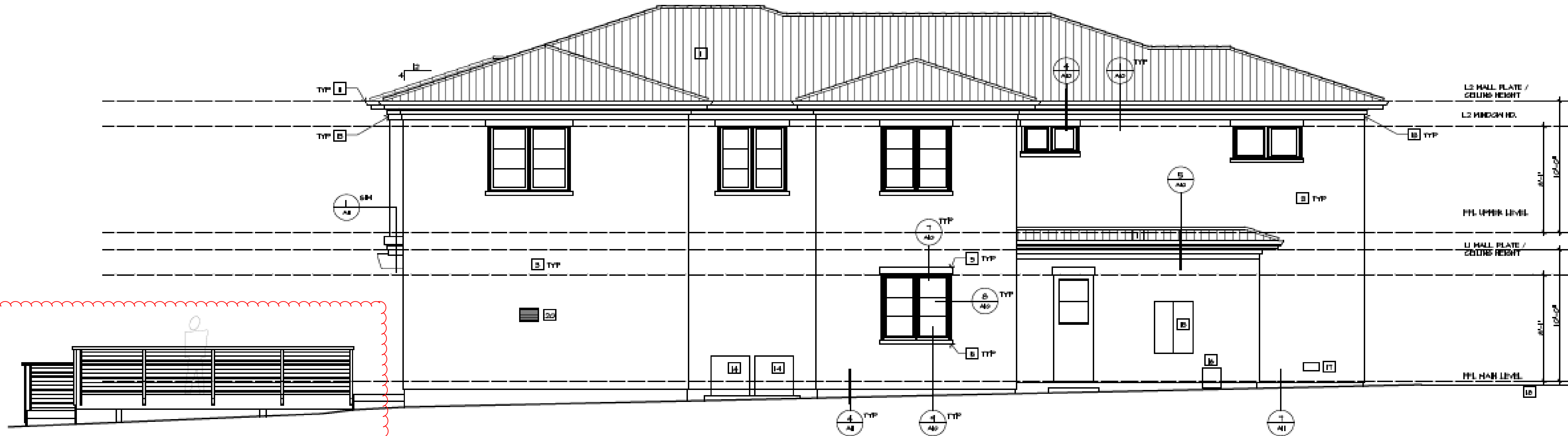
EXTERIOR
ELEVATIONS

JOB NO. : 25-22
DATE : 07-22-24
ISSUE : PERMIT SUBMISSION
DRAWN : MP
CHECKED : AP

PROJECT:
NEW PRIVATE RESIDENCE FOR:
ED ALLEN
100 DISCOVERY BAY BLVD.
DISCOVERY BAY, CA
DESIGNER SIGNATURE:

SHEET NO.:

A5



LEFT (NORTH) ELEVATION

SCALE 1/4" = 1'-0"



RIGHT (SOUTH) ELEVATION

SCALE 1/4" = 1'-0"

SYMBOLS LEGEND

- ⌵ GAS STUB OUT
⌵ FIREPLACE GAS KEY
⌵ HOSE BIB WITH BACK FLOW PREVENTOR
- WASHER/DRYER SPACE. VERIFY COMPLETE WATER HOOK-UP WITH RECESSED OUTLETS. SEE A2 GENERAL NOTES B7
- WATER HEATER - SEE A2 GENERAL NOTES SECTION F

FLOOR PLAN NOTES

- A. SEE "GENERAL NOTES" SHEET A2 FOR ADDITIONAL INFORMATION
B. ALL FLOOR FINISHES ARE PER OWNER SELECTION
C. U.N.O DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF PLYWOOD/FACE OF FOUNDATION; AT INTERIOR PARTITIONS, DIMENSIONS ARE TO FACE OF STUD
D. U.N.O MALL NIBS ADJACENT TO HINGE SIDE OF DOORS ARE 6"

FLOOR PLAN KEYNOTES

- 1 BASE CABINETS.
2 UPPER CABINETS.
3 ISLAND COUNTERTOP W/CABINETS BELOW.
4 KNEESPACE BELOW COUNTER TOP.
5 ISLAND SINK W/DISPOSAL.
6 ENERGY STAR UNDERCOUNTER REFRIGERATOR.
7 ENERGY STAR DISHWASHER AS SELECTED BY OWNER
8 ENERGY STAR 48" BUILT IN REFRIG/FREEZER AS SELECTED BY OWNER
9 UTILITY SINK
10 RANGE WITH HOOD OVER. VENT THRU WALL TO EXTERIOR
11 WALL OVENS W/ MICROWAVE AS SELECTED BY OWNER
12 NOT USED
13 BAR SINK.
14 TEMPERED CLEAR GLASS SHOWER ENCLOSURE
15 TILE TUB ENCLOSURE - EXTEND TILE MIN. T2" ABOVE DRAIN INLET.
16 TILE SHOWER WITH SEAT - EXTEND TILE MIN. T2" ABOVE DRAIN INLET.
17 TILED SHAMPOO NICHE
18 VANITY - CONSULT W/ OWNER FOR STYLE AND FINISHES
19 BUILT-IN MAKEUP COUNTER - CONSULT OWNER
20 PROVIDE G.I. SCREENED MONOXIDE VENTS AT GARAGE EXTERIOR WALLS. PROVIDE MINIMUM 60 SQ. IN. PER CAR.
21 20 MINUTE RATED SOLID CORE DOOR GASKETED AND WITH SELF CLOSURE.
22 5/8" TYPE 'X' GYP. BD. ON ALL GARAGE CEILINGS, WALLS, BEAMS AND COLUMNS - SEE DETAIL 4/A12 FOR RATED ASSEMBLIES
23 ELECTRICAL METER LOCATION.
24 GAS METER LOCATION.
25 HEAT PUMP CONDENSER UNIT LOCATION.
26 HEAT PUMP WATER TANK LOCATION
27 MECHANICAL CHASE
28 ATTIC HEAT PUMP UNITS ON VIBRATION ISOLATOR PADS ON PLYWOOD PLATFORM. PROVIDE NECESSARY ELECTRICAL AS REQUIRED BY MANUFACTURERS SPECS. SEE ALSO GENERAL NOTE B5 SHEET A2
29 30" X 30" ATTIC ACCESS W/ GASKETED DOOR
30 STAIR - SEE DETAIL 3/A9 FOR APPLICABLE REQUIREMENTS.
31 BUILT IN CABINET W/FULL FACE FRAME AND SHELVES.
32 BUILT-IN SHELVING - CONSULT OWNER.
33 SHELF AND ROD.
34 BUILT INS - CONSULT OWNER.
35 BUILT-IN LINEN CABINET - CONSULT OWNER.
36 BUILT-IN BENCH SEAT WITH COAT HOOKS ABOVE.
37 BUILT-IN STORAGE CUBBIES - CONSULT OWNER.
38 SAUNA WITH TEMPERED GLASS ENCLOSURE PER SAUNA KIT MANUFACTURER - CONFIRM WITH OWNER
39 FLOOR MATERIAL TRANSITION
40 PROVIDE 5/8" TYPE 'X' GYP. BD. ON ALL WALLS AND CEILINGS BENEATH STAIRS.
41 LINE OF FLOOR ABOVE SHOWN DASHED.
42 PRE-FAB SEALED UNIT DIRECT VENT GAS APPLIANCE FIREPLACE PER OWNER'S SELECTION
43 WATER SERVICE LOCATION.

COUNTY STAMP:

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REVISIONS:
A RECLAMATION DIST. 10-31-24
B DEVELOPMENT PERMIT 12-19-24

SHEET CONTENTS:

MAIN LEVEL FLOOR PLAN

JOB NO. : 25-22
DATE : 07-22-24
ISSUE : PERMIT SUBMISSION
DRAWN : MP
CHECKED : AP

PROJECT:
NEW PRIVATE RESIDENCE FOR:
ED ALLEN
100 DISCOVERY BAY BLVD.
DISCOVERY BAY, CA
DESIGNER SIGNATURE:

SHEET NO.:

A6

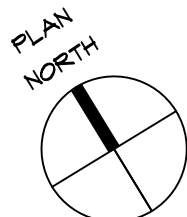
WALL LEGEND

- NEW 2X6 WOOD FRAMED WALL CONSTRUCTION @ 16" O.C. SEE STRUCTURAL DRAWINGS FOR FURTHER INFORMATION.

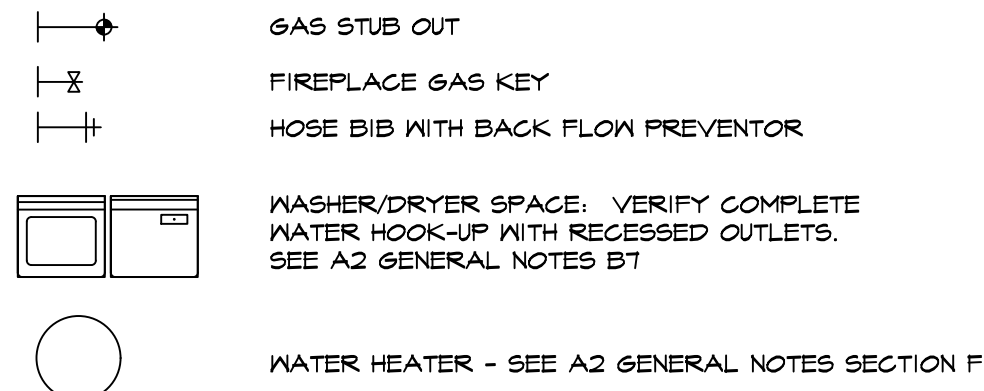
MAIN LEVEL PLAN

SCALE 1/4" = 1'-0"

LIVING AREA = 1452
COVERED PORCHES = 100
GARAGE = 116
STORAGE/UTILITY = 180



SYMBOLS LEGEND



FLOOR PLAN NOTES

- A. SEE "GENERAL NOTES" SHEET A2 FOR ADDITIONAL INFORMATION
- B. ALL FLOOR FINISHES ARE PER OWNER SELECTION
- C. U.N.O DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF PLYWOOD/FACE OF FOUNDATION; AT INTERIOR PARTITIONS, DIMENSIONS ARE TO FACE OF STUD
- D. U.N.O MALL NIBS ADJACENT TO HINGE SIDE OF DOORS ARE 6"

FLOOR PLAN KEYNOTES

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- 2 UPPER CABINETS.
- 3 ISLAND COUNTERTOP W/CABINETS BELOW.
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- 7 ENERGY STAR DISHWASHER AS SELECTED BY OWNER
- 8 ENERGY STAR 48" BUILT IN REFRIG/FREEZER AS SELECTED BY OWNER
- 9 UTILITY SINK
- 10 RANGE WITH HOOD OVER. VENT THRU WALL TO EXTERIOR
- 11 WALL OVENS W/ MICROWAVE AS SELECTED BY OWNER
- 12 NOT USED
- 13 BAR SINK.
- 14 TEMPERED CLEAR GLASS SHOWER ENCLOSURE
- 15 TILE TUB ENCLOSURE - EXTEND TILE MIN. 12" ABOVE DRAIN INLET.
- 16 TILE SHOWER WITH SEAT - EXTEND TILE MIN. 12" ABOVE DRAIN INLET.
- 17 TILED SHAMPOO NICHE
- 18 VANITY - CONSULT W/ OWNER FOR STYLE AND FINISHES
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- 34 BUILT INS - CONSULT OWNER.
- 35 BUILT-IN LINEN CABINET - CONSULT OWNER.
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- 38 SAUNA WITH TEMPERED GLASS ENCLOSURE PER SAUNA KIT MANUFACTURER - CONFIRM WITH OWNER
- 39 FLOOR MATERIAL TRANSITION
- 40 PROVIDE 5/8" TYPE 'X' GYP. BD. ON ALL WALLS AND CEILINGS BENEATH STAIRS.
- 41 LINE OF FLOOR ABOVE SHOWN DASHED.
- 42 PRE-FAB SEALED UNIT DIRECT VENT GAS APPLIANCE
- 43 FIREPLACE PER OWNER'S SELECTION
- 44 WATER SERVICE LOCATION.

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REVISIONS:

NO.	DESCRIPTION	DATE
1	RECLAMATION DIST.	10-31-24
2	DEVELOPMENT PERMIT	12-19-24

SHEET CONTENTS:

UPPER LEVEL
FLOOR PLAN

JOB NO. : 25-22

DATE : 07-22-24

ISSUE : PERMIT SUBMISSION

DRAWN : MP

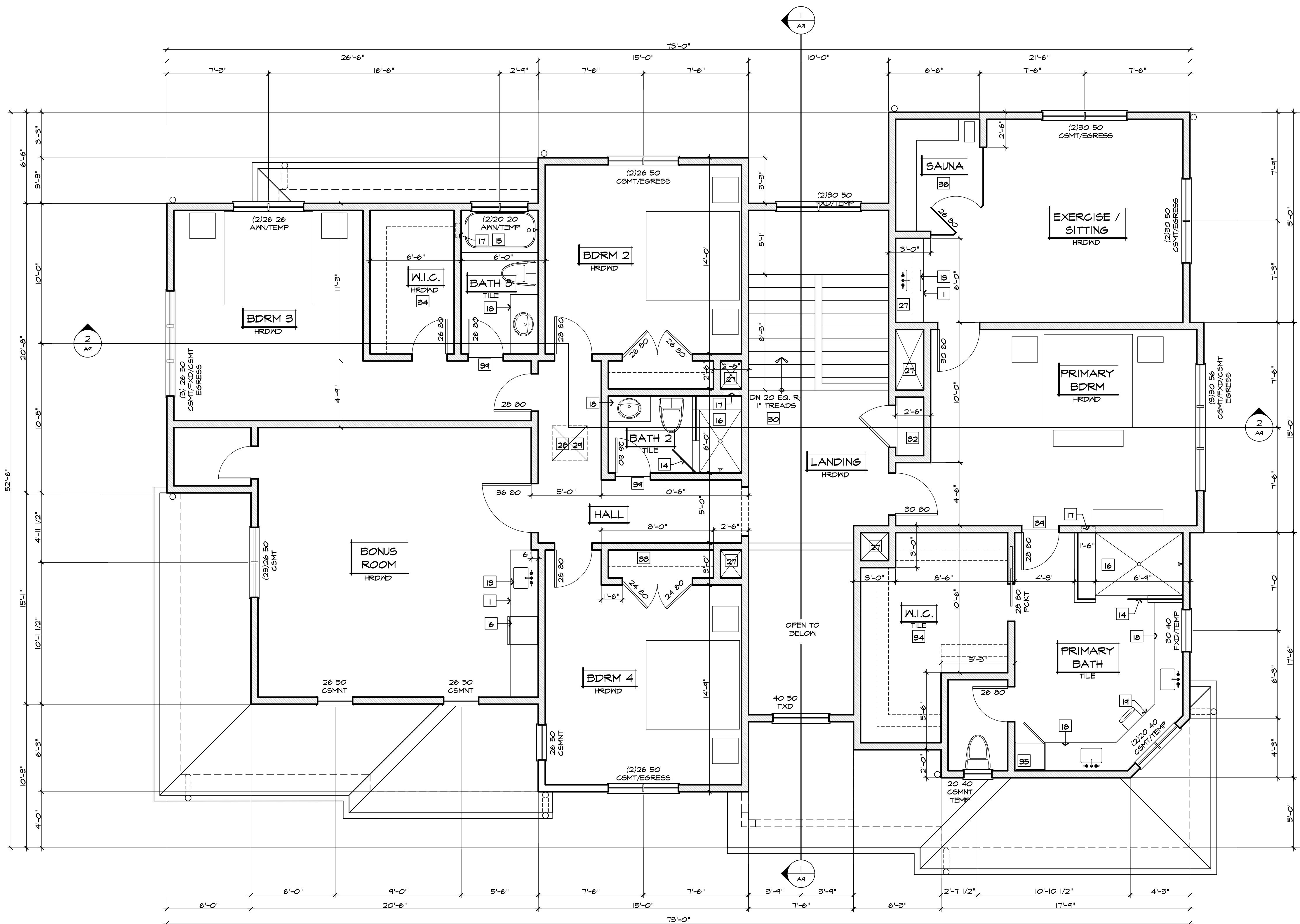
CHECKED : AP

PROJECT:
NEW PRIVATE RESIDENCE FOR:
ED ALLEN
100 DISCOVERY BAY BLVD.
DISCOVERY BAY, CA

DESIGNER SIGNATURE:

SHEET NO.:

A7



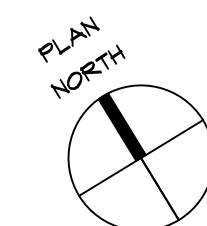
WALL LEGEND

NEW 2X6 WOOD FRAMED WALL CONSTRUCTION @ 16" O.C. SEE STRUCTURAL DRAWINGS FOR FURTHER INFORMATION.

UPPER LEVEL PLAN

SCALE 1/4" = 1'-0"

LIVING AREA = 2705





- A. SEE ALSO GENERAL NOTES SHEET A2.
- B. UNLESS OTHERWISE NOTED, ROOFING SHALL BE GEMENT TILE SHINGLES OVER MANUFACTURER RECOMMENDED UNDERLAYMENT.
- C. ALL ROOF PENETRATIONS, PIPES, VENTS, FLUES, ETC., TO THE EXTENT POSSIBLE SHALL BE BEHIND MAIN RIDGE OF ROOF OR SO AS NOT TO BE EXPOSED FROM FRONT ELEVATION. SEE SHEET A2 FOR VENTILATION ROOF PENETRATION LOCATIONS WITH ONNER BEFORE START OF CONSTRUCTION.
- D. ENGINEER THE ROOF SYSTEM TO HANDLE AN ADDITIONAL LOAD AS DETERMINED BY A STRUCTURAL ENGINEER TO ACCOMMODATE THE ADDITIONAL HEIGHT OF REQUIRED PHOTOVOLTAIC (PV) SYSTEM. SEE ELECTRICAL NOTES FOR FURTHER REQUIREMENTS.
- E. ALL DOWNPOUTS TO DISCHARGE AS INDICATED ON CIVIL DRAWINGS; CONTRACTOR TO PROVIDE DOWNPOUT LEAD LINES.

A. UNLESS OTHERWISE NOTED, PROVIDE 26 GA GALVANIZED SHEET METAL (G.S.M.) OR COPPER FLASHINGS AT ALL VALLEYS, EAVES, ROOF PENETRATIONS AND ROOF/WALL INTERSECTIONS, TYPICAL

C. ALL FLASHINGS TO MEET REQUIREMENTS OF ASTM A525, MILL PREPARED TO RECEIVE PAINT FINISH, FABRICATED AND INSTALLED IN ACCORDANCE WITH LATEST EDITION OF SMAOGA REQUIREMENTS.

C. PROVIDE GALVANIZED SHEET METAL (G.S.M.) OR COPPER SIDE WALL FLASHING AT FULL PERIMETER OF CHIMNEYS, AND G.S.M. OR COPPER SADDLE AT HIGH SIDE.

C. PROVIDE G.S.M. OR COPPER GUTTERS CONTINUOUS AT ALL EAVES, PROVIDE EAVES DRAIN G.S.M. OR COPPER DOWNSPOUTS AS NOTED ON ROOF PLAN. SEE DETAILS FOR GUTTER PROFILE.

ATTIC SPACE VENTILATION

ATTIC VENTILATION SHALL BE PROVIDED PER CRC R806. ALL VENTILATORS IN CALCULATIONS ARE BY NOTED MANUFACTURERS. NET FREE AREAS HAVE BEEN TAKEN DIRECTLY FROM MANUFACTURERS CATALOGS. CONTRACTOR MAY SUBSTITUTE DIFFERENT MANUFACTURER THAN SHOWN PROVIDED THAT THE PRODUCTS MEET OR EXCEED NET FREE AREAS PER UNIT SHOWN IN THESE CALCULATIONS. PROVIDE MINIMUM 1/6TH IN. AND MAXIMUM 1/4 IN. MESH ON THE VENTILATION HOLES OF THE ATTIC SPACE

VENTING AT CALIFORNIA FRAMING

WHERE CALIFORNIA FRAMING IS INSTALLED OVER ROOF SHEATHING, ENSURE HOLES ARE PROVIDED IN THE UPPER AND LOWER PORTIONS OF THE SHEATHING. TO ENSURE ADEQUATE CROSS VENTILATION, THE HOLES SHALL PROVIDE THE REQUIRED NET FREE VENT AREA OF THE PORTION OF THE ATTIC SEPARATED FROM THE MAIN ATTIC BY THE SHEATHING. HOLES SHALL BE EVENLY DISTRIBUTED BETWEEN THE UPPER AND LOWER PORTIONS OF THE ATTIC AND ACROSS RAFTER/TRUSS BAYS.

VENTILATION REQUIRED			
AREA TO BE VENTED	VENTILATION RATE		REQUIRED VENT AREA
190 SQ.FT. (21360 SQ.IN.)	1/150 LOWER ROOF		182.4 SQ.IN. LOWER
	LOWER VENTING ONLY		LOWER VENTING ONLY
VENTILATION PROVIDED LOWER			
VENT TYPE	LENGTH	AREA/LIN. FT.	TOTAL
"COR-A-VENT" MODEL S-400 1" ALUM. CORR. STRIP	45 LIN.FT.	10 SQ.IN.	450 SQ.IN.

NOTE: LOWER VENTILATION CALCULATIONS ARE BASED ON "COR-A-VENT" MODEL S-400. CONTRACTOR MAY SUBSTITUTE FOR ANOTHER MANUFACTURER MEETING SAME OR GREATER NET FREE AREA.

VENTILATION REQUIRED			
AREA TO BE VENTED		VENTILATION RATE	REQUIRED VENT AREA
218 SQ.FT. (21842 SQ.IN.)		1/80 LOWER ROOF	210 SQ.IN. LOWER
		LOWER VENTING ONLY	LOWER VENTING ONLY
VENTILATION PROVIDED LOWER			
VENT TYPE	LENGTH	AREA/IN. FT.	TOTAL
"COR-A-VENT" MODEL S-400 1" X 1/2" CONT. STRIP	46 LINFT.	10 SQ.IN.	460 SQ.IN.

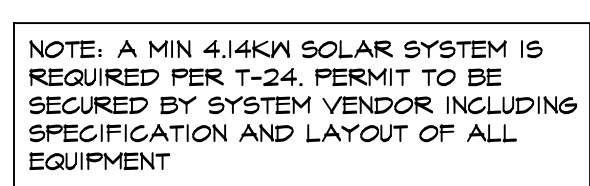
NOTE: LOWER VENTILATION CALCULATIONS ARE BASED ON "COR-A-VENT" MODEL S-400.
CONTRACTOR MAY SUBSTITUTE FOR ANOTHER MANUFACTURER MEETING SAME OR GREATER NET FREE AREA.

VENTILATION REQUIRED			
AREA TO BE VENTED	VENTILATION RATE	REQUIRED VENT AREA	
2430 SQ.FT. (42'x120 SQ.IN.)	1/200 LOWER ROOF	1406 SQ.IN. LOWER	
	1/200 UPPER ROOF	1406 SQ.IN. UPPER	
VENTILATION PROVIDED LOWER			
VENT TYPE	LENGTH	AREA/IN. FT.	TOTAL
"COR-A-VENT" MODEL S-400 1" X 1/2" CONT. STRIP	250 LINF.T.	10 SQ.IN.	2500 SQ.IN.

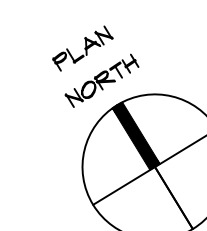
NOTE: LOWER VENTILATION CALCULATIONS ARE BASED ON "COR-A-VENT" MODEL S-400.
CONTRACTOR MAY SUBSTITUTE FOR ANOTHER MANUFACTURER MEETING SAME OR GREATER NET FREE
AREAS.

VENTILATION PROVIDED UPPER				
VENT TYPE	AREA/VENT	QUANTITY		TOTAL
COBRA RIDGE VENT	40 LINFT.	16.9 SQ.IN.		676 SQ.IN.
O'HASIN LOW PROFILE FLAT	98.75 SQ. IN.	8		790 SQ.IN.
			TOTAL	1466 SQ.IN.

NOTE: UPPER VENTILATION CALCULATIONS ARE BASED ON COBRA RIDGE VENTS GIVING A NET FREE AREA OF 16.9 SQ. IN. AND O'HAGIN LOW PROFILE FLAT VENT FOR CONCRETE TILE. CONTRACTOR MAY SUBSTITUTE FOR ANOTHER MANUFACTURER MEETING SAME OR GREATER NET FREE AREAS.



SCALE 1/4" = 1'-0"



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REVISIONS:		
A	RECLAMATION DIST.	10-9-24
B	DEVELOPMENT PERMIT	12-19-24

SHEET CONTENTS:

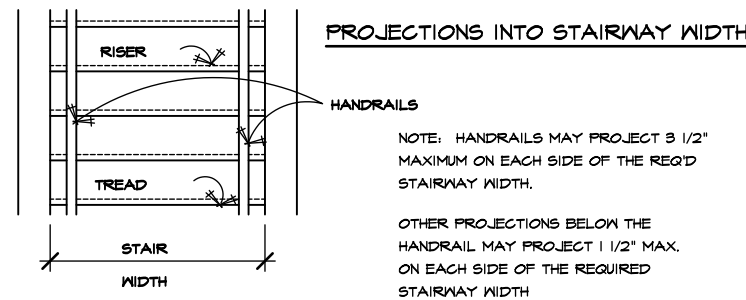
ROOF PLAN

JOB NO. :	23-22
DATE :	07-22-24
ISSUE :	PERMIT SUBMISSION
DRAWN :	MP
CHECKED :	AP

PROJECT:
NEW PRIVATE RESIDENCE FOR:
ED ALLEN
100 DISCOVERY BAY BLVD.
DISCOVERY BAY, CA
DESIGNER SIGNATURE:

SHEET NO.:

Ae



GENERAL NOTES
CONSTRUCTION REQUIREMENTS AND MATERIALS SHALL CONFORM TO 2014 CALIFORNIA BUILDING CODE (CBC) AND 2022 CALIFORNIA RESIDENTIAL CODE (CRC).

- STAIRWAYS SHALL SATISFY THE FOLLOWING:
1. PRIVATE STAIRS WITH OCCUPANCY LOAD LESS THAN 10, MIN. RISE 4" MAX RISE 7.75", MIN. TREAD 10", MIN. HEADROOM 6'-8" MIN. WIDTH 36". ALL OTHERS 44" MIN. AND 7" MAX RISE MIN. TREAD 11".
 2. EXTERIOR STAIRWAYS ON TYPE V BUILDINGS MAY BE CONSTRUCTED OF WOOD NOT LESS THAN 2" NOMINAL THICKNESS.
 3. STAIRWAYS SHALL BE 42" MINIMUM WIDTH FOR OCCUPANT LOADS LESS THAN 50.
 4. WHEN A STAIRWAY INTERCEPTS SLOPING WALLS OR DRIVEWAYS, THE TOP OR BOTTOM RISER MAY NOT VARY MORE THAN 3/8" OF STAIRWAY WIDTH.
 5. A DOOR IN AN R-8 OR R-10 OCCUPANCY MAY OPEN IN AT A LANDING IF THE LANDING IS NO MORE THAN 8' BELOW THE FLOOR LEVEL. SCREEN AND STORM DOORS MAY OPEN OVER STAIRS, STEPS OR LANDINGS. A DOOR MAY OPEN AT THE TOP STEP OF AN INTERIOR FLIGHT OF STAIRS PROVIDED THE DOOR DOES NOT SWING OVER THE TOP STEP.
 6. LANDINGS AT DOORS SHALL BE THE WIDTH OF THE STAIR OR DOOR WHICHEVER IS GREATER. LANDINGS AT DOORS IN R-8 AND R-10 OCCUPANCIES MAY BE 36" IN THE DIRECTION OF TRAVEL, ALL OTHERS MUST BE 44" MINIMUM. SEE 1004.0.
 7. STAIRWAY LANDINGS SHALL HAVE A DIMENSION IN THE DIRECTION OF TRAVEL EQUAL TO THE STAIRWAY WIDTH. SUCH DIMENSIONS NEED NOT EXCEED 44" WHEN THE STAIRWAY AND A STRAIGHT RUN.
 8. BALCONIES, LANDINGS, EXTERIOR STAIRWAYS AND SHALVE SURFACES EXPOSED TO THE WEATHER AND SEALED UNDERNEATH SHALL BE WATERPROOF. DECK FRAISING TO SLOPE 1/4" PER FOOT TO DRAIN.
 9. THREE STORY OVERLAYS REQUIRE TWO FLOORS. (SEE EXCEPTIONS).
 10. EXCEPT IN R-8 OCCUPANCIES, ALL EXTERIOR OPENINGS WITHIN 10' OF EXTERIOR STAIRWAYS IN BUILDINGS OVER TWO STORES OR A FLOOR LEVEL, HAVING OPENINGS IN TWO OR MORE FLOORS SHALL BE 5/4" HOUR FIRE RATING. (SEE EXCEPTIONS).

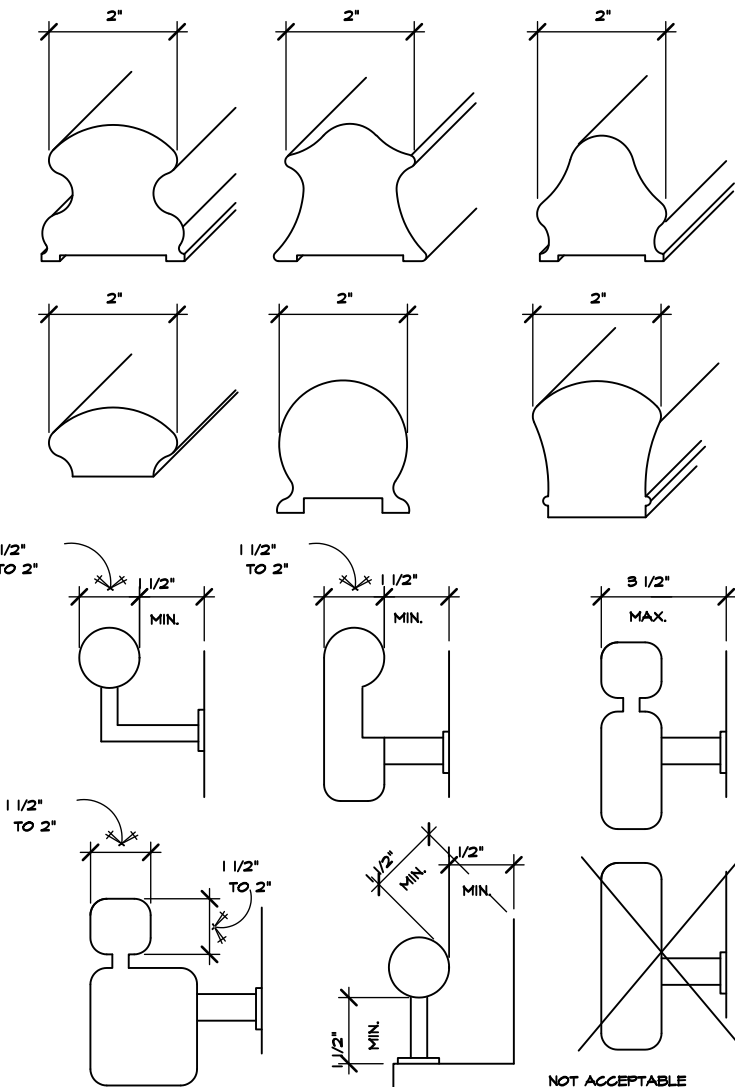
- HANDRAILS SHALL SATISFY THE FOLLOWING:
1. PROVIDE A MINIMUM OF ONE CONTINUOUS HANDRAIL ON STAIRWAY WITH 4 OR MORE RISERS AND AT ALL OPEN SIDES.
 2. HANDRAIL HEIGHT SHALL BE 34" TO 38" ABOVE THE NOSING OF TREADS.
 3. HANDRAIL WITH CIRCULAR CROSS SECTIONS SHALL HAVE A DIAMETER OF 1.31" TO 2".
 4. HANDRAIL WITH OTHER THAN CIRCULAR CROSS SECTIONS SHALL HAVE A PERIMETER DIMENSION OF 4-6.25 INCHES WITH A MAXIMUM CROSS SECTION OF 2.37".
 5. HANDRAILS WITH A PERIMETER GREATER THAN 6.25 INCHES.
 6. HANDRAIL SHALL BE CONTINUOUS WITHOUT INTERRUPTION BY NISSEL, POST OR OTHER OBSTRUCTION EXCEPT AT THE LANDING, VOLUTE, OR TURNOUT OR LORIST TREAD.
 7. CLEAR SPACE BETWEEN HANDRAIL AND WALL SHALL BE 18".
 8. GROUP R-8 AND R-10 STAIRWAYS HAVING MORE THAN THREE RISERS REQUIRE HANDRAILS. THE INTERMEDIATE RAILINGS MUST BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH ANY PORTION. THE HEIGHT OF THE RAIL MUST BE BETWEEN 34" AND 38" AND BE THE NOSING OF THE TREAD. THE DOOR MUST BE RETAINED. THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF HANDRAIL AT THE OPEN SIDE OF A STAIRWAY MAY BE OF SUCH SIZE THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.

- GUARDRAILS SHALL MEET THE FOLLOWING:
1. PROVIDE GUARDS WHERE THE OPEN SIDE IS MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.
 2. GUARD HEIGHT SHALL BE A MINIMUM OF 42".
 3. OPENINGS BETWEEN INTERMEDIATE BALUSTERS SHALL PRECLUDE THE PASSAGE OF A 4" DIAMETER SPHERE.
 4. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL SHALL PRECLUDE THE PASSAGE OF A 4" DIAMETER SPHERE.
 5. OPENINGS BETWEEN INTERMEDIATE BALUSTERS ON THE OPEN SIDE OF STAIRS SHALL PRECLUDE THE PASSAGE OF A 4" DIAMETER SPHERE.
 6. GUARDRAILS FOR R-8, INDE R-10 AND R-10 OCCUPANCIES MUST BE AT LEAST 42" HIGH WITH INTERMEDIATE RAILINGS SPACED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH ANY PORTION OF THE RAILING. A GUARDRAIL IS REQUIRED ON ALL LANDINGS AND DECK AREAS MORE THAN 30" ABOVE FINISHING LEVEL.
 7. GUARDRAILS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE GUARD.

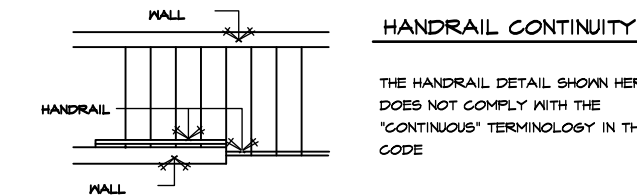
NOTE: CONTRACTOR SHALL PROVIDE DETAILS AND CALCULATIONS FOR THE CONNECTION OF GUARD RAILS PER TABLE 1603 CATEGORY "A" AND HANDRAILS PER TABLE 1603 CATEGORY "B" TO THE CITY FOR REVIEW PRIOR TO INSTALLATION.

ACCEPTABLE SHAPES AND INSTALLATIONS

NOTE: HANDRAILS SHALL HAVE NO SHARP CORNERS.

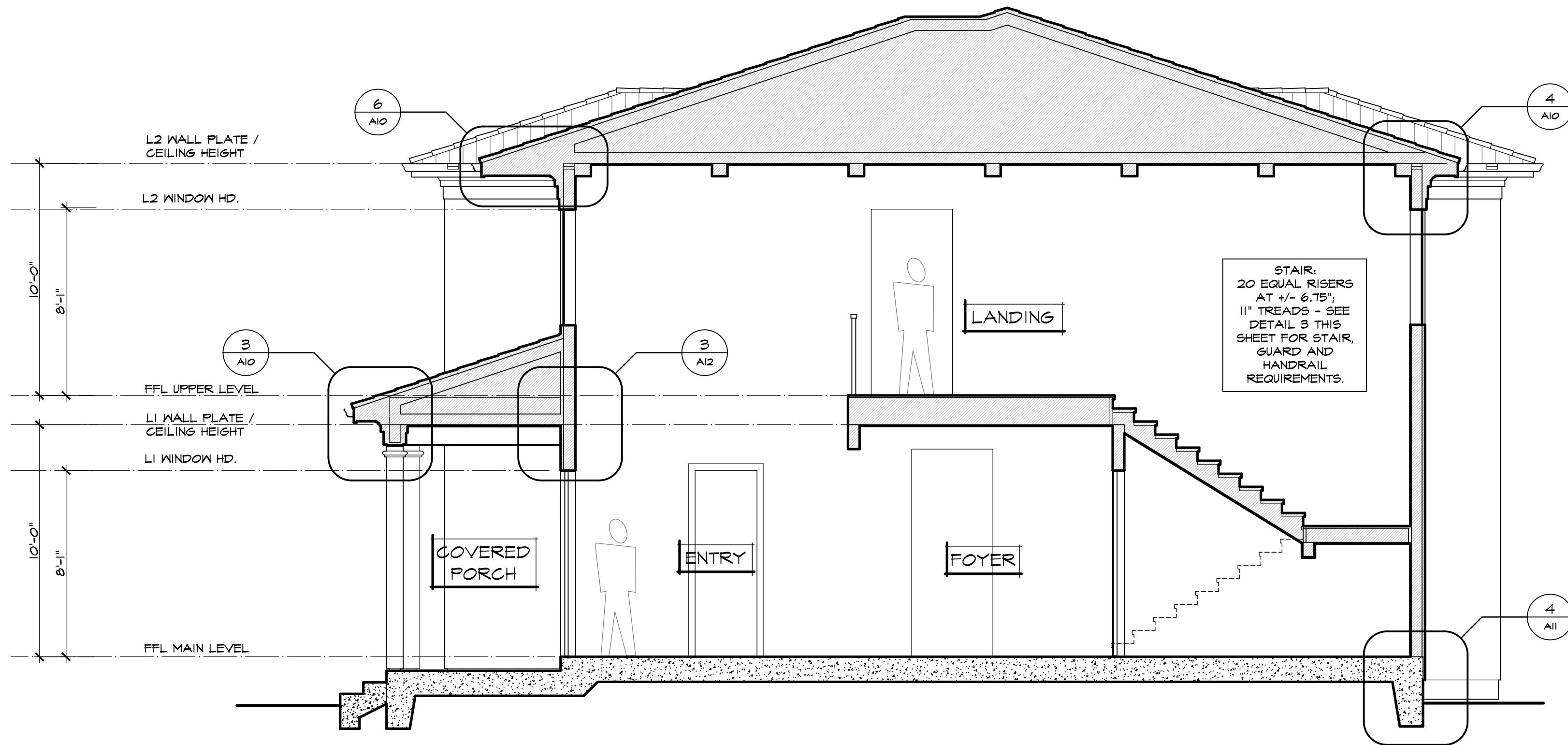


NOTE: OTHER SHAPES MAY BE ACCEPTABLE IF THEY PROVIDE AN EQUIVALENT GRIPPING SERVICE. SEE 2022 CBC AND CRC.



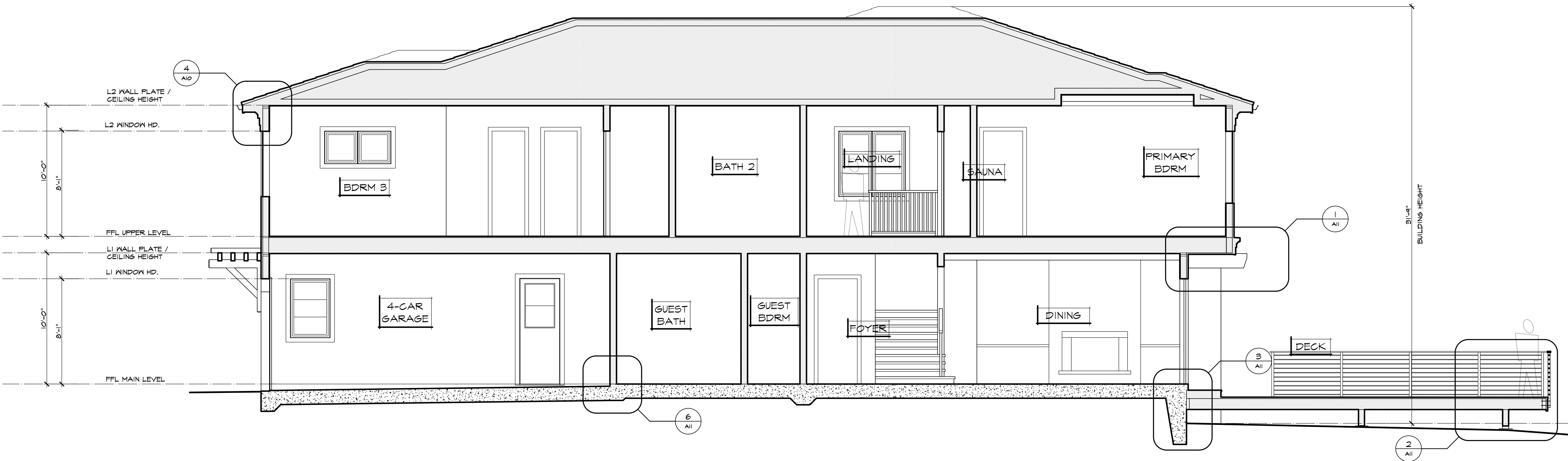
STAIR & GUARDRAIL REQUIREMENTS
SCALE : NTS

3



BUILDING CROSS SECTION A
SCALE : 1/4" = 1'-0"

1



BUILDING LONGITUDINAL SECTION B
SCALE : 1/4" = 1'-0"

2

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REVISIONS	RECLAMATION DIST.	10-31-24
A	DEVELOPMENT PERMIT	12-15-24
B		

SHEET CONTENTS:

BUILDING SECTIONS

JOB NO. :	25-22
DATE :	07-22-24
ISSUE :	PERMIT SUBMISSION
DRAWN :	MP
CHECKED :	AP

PROJECT:
NEW PRIVATE RESIDENCE FOR:
ED ALLEN
100 DISCOVERY BAY BLVD.
DISCOVERY BAY, CA
DESIGNER SIGNATURE:

SHEET NO.:

A9