

ALI CARRIAGE RENTAL HOMES



4301 APPIAN WAY - EL SOBRANTE, CA

NOTES:

- GENERAL: THESE PLANS ARE A "BUILDER'S SET". ARETE, INC. HAS BEEN CONTRACTED TO PROVIDE A "BUILDER'S SET" WITH THE AGREEMENT THAT AN EXPERIENCED & KNOWLEDGEABLE CONTRACTOR SHALL CONSTRUCT THIS PROJECT. THESE PLANS CONTAIN INFORMATION FOR GENERAL CONSTRUCTION & BUILDING PERMIT PURPOSES ONLY. THEY ARE NOT EXTENSIVELY DETAILED NOR ARE SPECIFICATIONS PROVIDED. FOR ITEMS, METHODS AND/OR MATERIALS NOT SHOWN, MINIMUM REQUIREMENT OF CURRENTLY ADOPTED C.B.C. SHALL GOVERN. THESE PLANS HAVE BEEN PRODUCED SOLELY FOR THE USE OF A KNOWLEDGEABLE & EXPERIENCED CONTRACTOR. ANY OR PART OF ALL SYSTEMS, MATERIALS, CONNECTIONS & DETAILS NOT SPECIFICALLY PROVIDED IN THESE PLANS ARE THE SOLE & COMPLETE RESPONSIBILITY OF CONTRACTOR TO PROPERLY VERIFY & INSTALL. ARCHITECT DOES NOT PROVIDE CONTINUOUS OBSERVATION UNLESS IT HAS BEEN SPECIFICALLY CONTRACTED FOR. CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY & CONSTRUCTION STANDARDS FOR THIS PROJECT. ARCHITECT PROVIDES NO WARRANTY OR GUARANTEE ON FINAL PROJECT, NOR A DUTY TO ANY PERSON OR ENTITY BEYOND THE AFOREMENTIONED LIMITED INFORMATION OF THESE CONSTRUCTION DOCUMENTS. THE CLIENT IS DIRECTLY RESPONSIBLE FOR ANY MODIFICATIONS THAT MAY BE ASSOCIATED WITH REVISIONS RESULTING FROM BUILDING CODE CHANGES THAT MAY OCCUR SUBSEQUENT TO THE GENERATION OF THESE CONSTRUCTION DOCUMENTS.
 - CONTRACTOR & SUBCONTRACTORS ARE TO REFER TO ALL SHEETS (DRAWINGS) PRIOR TO COMMENCEMENT OF WORK TO ELIMINATE POSSIBLE FUTURE ERRORS AND OMISSIONS. IF, IN THE OPINION OF CONTRACTOR OR ANY SUBCONTRACTOR, INSTRUCTIONS, DETAILS OR INFORMATION CONTAINED IN THESE DRAWINGS OR SPECIFICATIONS IS AT VARIANCE WITH OR DOES NOT COMPLY WITH ANY OF THE REQUIREMENTS ABOVE, HE SHALL REPORT SAME TO ARCHITECT BEFORE PROCEEDING WITH THAT PHASE OF WORK.
 - JOB SAFETY: ARCHITECT IS NOT RESPONSIBLE FOR FABRICATION, ERECTION AND/OR JOB SAFETY. CONTRACTOR SHALL COMPLY WITH ALL SAFETY REGULATIONS. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DESIGN AND INSTALLATION OF ALL SHORING, BRACING, FORM WORK, ETC. AS REQUIRED FOR PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION OF PROJECT.
 - ON-SITE FIELD VERIFICATION OF ALL DIMENSIONS & CONDITIONS SHALL BE RESPONSIBILITY OF CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR/OWNER SHALL VERIFY CONTOURS, SITE CONFIGURATIONS, PROPERTY LINES, SETBACKS, EASEMENTS, EXTENT OF BUILDING PAD, & ACCURACY OF TOPOGRAPHY PRIOR TO APPROVAL, ACCEPTANCE, & CONSTRUCTION.
 - SITE CONFIGURATION, SETBACK & EASEMENT INFORMATION, & TOPOGRAPHY SHALL BE PROVIDED BY OWNER. OWNER SHALL VERIFY ALL PROPERTY LINES, EASEMENTS, EXTENT OF BUILDING PAD, & ACCURACY OF TOPOGRAPHY PRIOR TO APPROVAL AND/OR ACCEPTANCE.
 - OMISSIONS: IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN ON DRAWINGS.
 - SOILS ENGINEER SHALL INSPECT AND CERTIFY FOUNDATION EXCAVATIONS PRIOR TO FOOTING INSPECTION BY THE COUNTY.
 - SOILS ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION & TESTING SERVICES DURING EARTHWORK, FOUNDATION CONSTRUCTION, & DRAINAGE PHASES OF WORK.
 - UNDER NO CIRCUMSTANCES SHALL ANY SHEETS (DRAWINGS, PRINTS, PLANS, ETC.) MARKED "BID DOCUMENTS" BE USED FOR ACTUAL CONSTRUCTION.
- DOOR SECURITY FEATURES:
- EXTERIOR DOORS SHALL BE SOLID CORE CONSTRUCTION, WITH A MIN. THICKNESS OF 1-3/4" AND SHALL BE SECURED BY A DEADBOLT LOCK WITH A MIN. THROW OF 1"
 - DOOR STRIKE PLATES SHOULD BE AUGMENTED WITH 3" SCREWS TO GUARD AGAINST FORCED ENTRY.
 - OUTSIDE HINGES ON ALL EXTERIOR DOORS SHALL BE PROVIDED WITH NON-REMOVABLE PINS, WHEN PIN TYPE HINGES ARE USED, OR SHOULD BE PROVIDED WITH HINGE STUDS TO PREVENT REMOVAL OF DOOR.
 - ALL EXTERIOR DOORS SHALL BE EQUIPPED WITH VIEWING DEVICE (PEEPHOLE), WHICH PROVIDES A VIEWING AREA OF AT LEAST 180 DEGREES.
- WINDOW SECURITY FEATURES:
- WINDOWS, CAPABLE OF BEING OPENED SHALL BE SECURED ON THE INSIDE BY A LOCKING DEVICE CAPABLE OF WITHSTANDING A FORCE OF 300# IN ANY DIRECTION.
 - ALL WINDOWS CAPABLE OF BEING OPENED SHALL BE EQUIPPED WITH SECONDARY LOCKING MECHANISMS.
- LIGHTING SECURITY FEATURES:
- PARKING AREAS, DRIVEWAYS, CIRCULATION AREAS, PASSAGEWAYS, RECESSES, & GROUNDS CONTIGUOUS TO BUILDINGS SHALL BE PROVIDED WITH LIGHTING SUFFICIENT TO MAKE CLEARLY VISIBLE THE PRESENCE OF ANY PERSON ON OR ABOUT PREMISES.
 - ALL EXTERIOR DOORS SHALL BE EQUIPPED WITH THEIR OWN DEDICATED LIGHT SOURCE.
 - ALL EXTERIOR FIXTURES SHALL BE EQUIPPED WITH VANDAL RESISTANT GRATING & BE INSTALLED AT SUFFICIENT HEIGHT TO DISCOURAGING TAMPERING.
 - ALL EXTERIOR GENERAL SECURITY LIGHTS SHALL BE CONTROLLED BY PHOTOCELL SYSTEM, DESIGNED TO OPERATE DURING ALL PERIODS OF DIMINISHED LIGHT, REGARDLESS OF TIME OF DAY.
- LANDSCAPING SECURITY FEATURES:
- ENSURE THAT LANDSCAPING, WHEN MATURE, WILL NOT INTERFERE WITH SECURITY LIGHTING.
 - LANDSCAPING SHALL BE OF THE TYPE & SITUATED IN LOCATIONS TO MAXIMIZE OBSERVATION WHILE PROVIDING DESIRED DEGREE OF AESTHETICS. SHRUBS SHALL BE NO HIGHER THAN 42" TALL FROM GROUND & TREE CANOPY SHALL NOT FALL BELOW A LEVEL OF 7' ABOVE GROUND WHEN MATURE. DEFENSIBLE (THORNY) LANDSCAPING IS ENCOURAGED ALONG FENCE & PROPERTY LINES, UNDER VULNERABLE WINDOWS, & ANY OTHER LOCATIONS WHERE IT IS DESIRED TO RESTRICT PEOPLE'S ABILITY TO SIT, LOITER, OR CLIMB.
- ADDRESS SIGNAGE:
- PROVIDE INDIVIDUAL UNIT ADDRESS SIGNS WITH MIN. 4" HEIGHT LETTER IN HEIGHT & A CONTRASTING COLOR TO THEIR BACKGROUND, ILLUMINATED DURING PERIODS OF DARKNESS, & POSITIONED ON DRIVEWAY FRONT OF BUILDING & IN SUCH A WAY AS TO BE EASILY VISIBLE TO EMERGENCY VEHICLES. SEE EXTERIOR ELEVATIONS.

ABBREVIATIONS:

A.B.	ANCHOR BOLT	LVL	LAMINATED VENEER LUMBER
ABV.	ABOVE	MATL	MATERIAL
ADD'L	ADDITIONAL	MAX.	MAXIMUM
A.S.T.M.	AMERICAN SOCIETY OF TESTING MATERIALS	MFR.	MANUFACTURER
BD.	BOARD	MIN.	MINIMUM
BLDG.	BUILDING	MTL	METAL
BM	BEAM	(N)	NEW
C/CPT.	CARPET	N.E.C.	NATIONAL ELECTRICAL CODE
CLG.	CEILING	N.I.C.	NOT IN CONTRACT
CONC.	CONCRETE	O.C.	ON CENTER
CONT.	CONTINUOUS	OPT.	OPTIONAL
C/S/CMT.	CASEMENT	PD	PATIO DOOR
DBL.	DOUBLE	PKT.	POCKET
DIA.	DIAMETER	PLYWD.	PLYWOOD
DIM.	DIMENSION	P.O.C.	POINT OF CONNECTION
DR.	DOOR	PR	PAIR
DTL.	DETAIL	RAD.	RADIUS
DWGS.	DRAWINGS	RF.	ROOF
(E)	EXISTING	RM.	ROOM
EA.	EACH	RS.	ROUGH SAWN/RESAWN
ELEV.	ELEVATION	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EXT.	EXTERIOR	S.F.	SUBFLOOR
FIN.	FINISH	SGD.	SLIDING GLASS DOOR
FLR.	FLOOR	SH.	SINGLE
FR.	FRENCH	SH.	SINGLE HUNG
FT.	FOOT	SHTG.	SHEATHING
FX.	FIXED	SH.	SIMILAR
GAL.	GALLON	SL/SLDR.	SLIDER
GALV.	GALVANIZED	SQ.	SQUARE
G.F.I.	GROUND FAULT INTERRUPTER	S.S.D.	SEE STRUCTURAL DRAWINGS
GSM	GALVANIZED SHEET METAL	STRL.	STRUCTURAL
GSMV	GALVANIZED SHEET METAL VALLEY	T	TILE
GYP.	GYP-SUM	THK	THICK
H/HWD.	HARDWOOD	TYP.	TYPICAL
HDR.	HEADER	U.B.C.	UNIFORM BUILDING CODE
HDRIZ.	HORIZONTAL	U.M.C.	UNIFORM MECHANICAL CODE
HGT./HT.	HEIGHT	U.P.C.	UNIFORM PLUMBING CODE
INT.	INTERIOR	U.O.N.	UNLESS OTHERWISE NOTED
JST.	JOIST	V	VINYL
		VERT.	VERTICAL
		V.I.F.	VERIFY IN FIELD
		V.P.	VAPOR PROOF
		WD.	WOOD
		WOW.	WINDOW
		W.I.	WROUGHT IRON

BUILDING SUMMARY

BUILDING OCCUPANCY GROUPS	F-2/S-2/U
BUILDING CONSTRUCTION TYPE	IV
BASIC ALLOWABLE BUILDING AREA	18,000
INCREASE FOR SEPARATION	N.A.
STORIES	2

- ALL WORK PERFORMED SHALL COMPLY IN ALL ASPECTS WITH BUT NOT NECESSARILY LIMITED TO ALL APPLICABLE LOCAL AND STATE ORDINANCES, CODES, AND REGULATIONS AND WITH THE FOLLOWING CODE EDITION:

2022 CALIFORNIA BUILDING CODE	2022 INTERNATIONAL BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE	2022 UNIFORM MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE	2022 UNIFORM PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE	2022 NATIONAL ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE	2022 INTERNATIONAL FIRE CODE
2022 CALIFORNIA GREEN BLDG. STANDARDS CODE	2022 CALIFORNIA FIRE CODE
- IN THE EVENT OF CONFLICTS IN THE CODE REQUIREMENTS, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. ANY CONFLICTS BETWEEN THE CONSTRUCTION DOCUMENTS AND THE ABOVE CODES AND ORDINANCES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, GENERAL CONTRACTOR AND THE OWNER'S REPRESENTATIVE FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.

SHEET INDEX:

#	CODE	DESCRIPTION
COV	COVERSHEET	
1	TOPO AND CREEK SETBACK EXHIBIT	
2	PRELIMINARY GRADING AND DRAINAGE PLAN	
A1	PRELIMINARY TYP. UNIT FLOOR PLANS	
A2	PRELIMINARY BUILDING FLOOR PLANS	
A3	PRELIMINARY TYP. UNIT EXTERIOR ELEVATIONS	
A4	PRELIMINARY BUILDING ELEVATIONS	
A5	PRELIMINARY BLDG. ELEVATIONS/SECTION	
A6	PRELIMINARY TYP. UNIT ROOF PLAN	

PROJECT AREAS

TYPICAL UNIT FLOOR AREAS:	
LOWER LEVEL	- 128 S.F.
MAIN LEVEL	- 744 S.F.
UPPER LEVEL	- 744 S.F.
TOTAL UNIT S.F.	- 1556 S.F.
GARAGE	- 616 S.F.
DECK	- 30 S.F.

TYP. BLDG. FLOOR AREAS:	
BLDG. 1 FOOTPRINT	- 3665 S.F.
BLDG. 2 FOOTPRINT	- 2205 S.F.
TOTAL FOOTPRINT (BLDG 1 & 2)	- 5870 S.F.
BLDG. 1 TOTAL S.F.	- 10,995 S.F.
BLDG. 2 TOTAL S.F.	- 6615 S.F.

SITE AREAS:	
EXISTING IMPERVIOUS:	
BUILDINGS	- 1857 S.F.
PAVED SURFACES	- 5905 S.F.
TOTAL (E) IMPERVIOUS	- 7762 S.F.
PROPOSED IMPERVIOUS:	
BUILDINGS	- 5870 S.F.
PAVED SURFACES	- 8021 S.F.
WALKWAY SURFACES	- 1289 S.F.
TOTAL PROPOSED IMPERVIOUS	- 15180 S.F.
TOTAL AREA OF LANDSC.	- 13721 S.F.
TOTAL LOT AREA (GROSS)	- 30,750 S.F.
RIGHT OF WAY DEDICATION	- 1500 S.F.
TOTAL LOT AREA (NET)	- 29,250 S.F.

LOT COVERAGE	
BUILDING FOOTPRINT / TOTAL AREA X 100	
5870 S.F./30750 S.F. X 100	- 19.09%
FAR:	
LOWER LEVEL	- 744 S.F.
MAIN LEVEL	- 744 S.F.
UNIT AREA (LOWER & MAIN LEVELS)	- 1488 S.F.
BLDG. 1 AREA (5 UNITS)	- 7440 S.F.
BLDG. 2 AREA (3 UNITS)	- 4464 S.F.
TOTAL BUILDINGS AREA (8 UNITS)	- 11904 S.F.
TOTAL LOT AREA (GROSS)	- 30,750 S.F.
FAR	- 0.39

PARKING:	
TOTAL UNITS	- 8 UNITS
REQUIRED TOTAL PARKING (8 x 2.25)	- 20 SPACES
PROPOSED TOTAL PARKING PROVIDED	- 24 SPACES
REQUIRED COVERED PARKING	- 12 SPACES
PROPOSED COVERED PARKING	- 16 SPACES

PROJECT TEAM:

OWNER:

ALI FAMILY TRUST
4247 APPIAN WAY
EL SOBRANTE, CA 94803
925.789.0564
numair89@yahoo.com

ARCHITECT:

ARETE, INC. ARCHITECTURE - GARY L. WHEELER
P.O. BOX 2211
CONCORD, CA 94520
925.692.5888
gary.areteinc@gmail.com

SOILS ENGINEER:

GEOTECHNICA, CONSULTING GEOTECHNICAL ENGINEER
1624 ARMSTRONG COURT
CONCORD, CA 94521
925.686.6556

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CIVIL ENGINEER:

THE HUMANN COMPANY
1021 BROWN AVENUE
LAFAYETTE, CA 94549
925.283.5000
izzat@humannco.com

STRUCTURAL ENGINEER:

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TITLE 24 CONSULTANT:

WEST COAST ENERGY DESIGN - LANNY DANA
1075 VICTORINE ROAD
LIVERMORE, CA 94551
925.243.1767
mytitle24guy@gmail.com

LANDSCAPE ARCHITECT:

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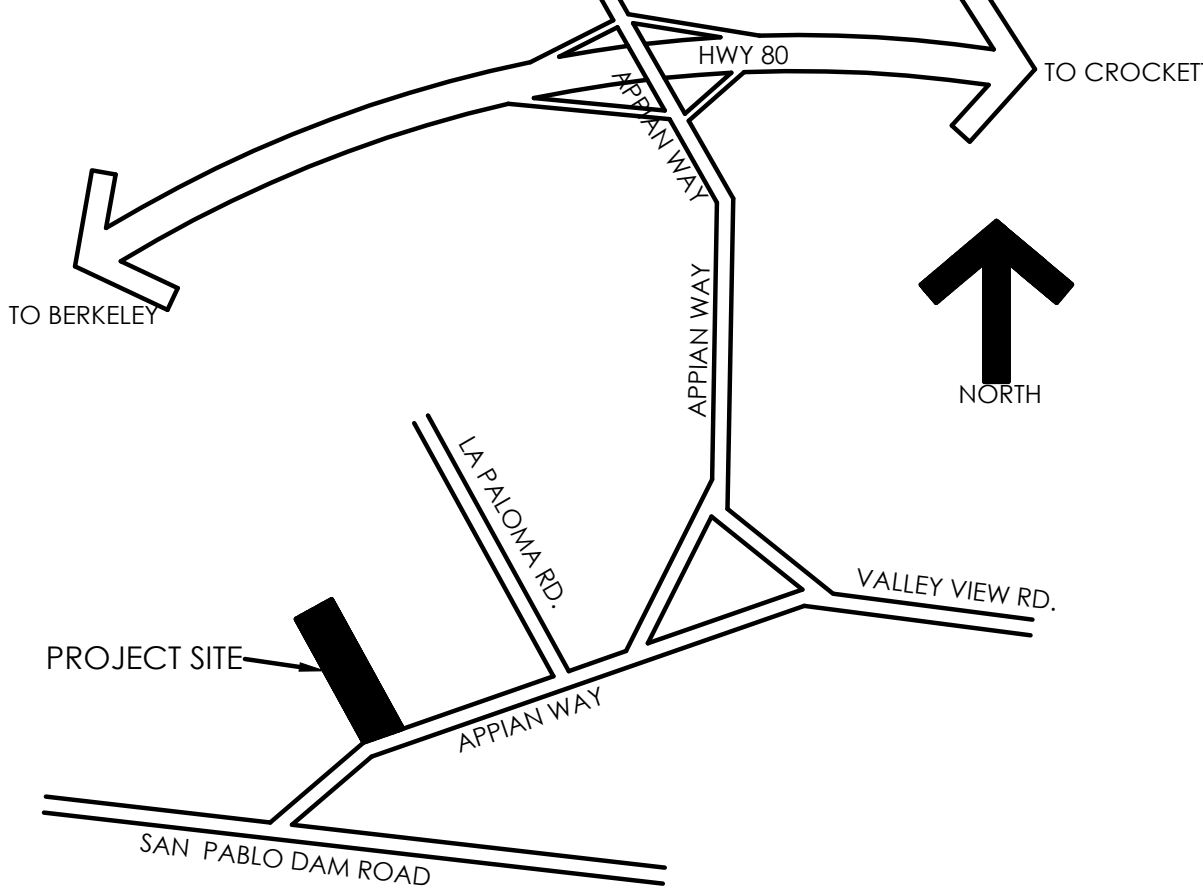
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VICINITY MAP:



drawn KAS
check .
date 07/22/24
job 5154 of 12

COVER SHEET

NUMAIR
RENTAL HOMES
4301 APPIAN WAY
EL SOBRANTE, CA

aretè, inc.
architect
arete architecture

p.o. box 1211
concord, california 94522
925.692.5888

GENERAL NOTES

THE BOUNDARY AND TOPOGRAPHY SHOWN IS BASED UPON A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY DEBOLT CIVIL ENGINEERING, DATED 11/08/2017, JOB NO. 17277. PROVIDED BY ARCHITECT, GARY WHEELER. ELEVATIONS HAVE BEEN ADJUSTED TO COUNTY DATUM USING BENCHMARK NO. 3197, BRASS TAG IN HEADWALL OF CONCREET BOX CULVERT ON APPIAN WAY APPROX. 200' NE OF SANTA RITA ROAD. BM ELEVATION = 110.498'. USE OF THIS SURVEY IS LIMITED TO THE PROPERTY OWNER AS REFERENCED IN THE TITLE BLOCK AND CONSULTANTS FOR THE SPECIFIC PROJECT. OTHERS MAY NOT USE THIS MAP WITHOUT THE PERMISSION OF THE CLIENT AND HUMANN COMPANY. BOUNDARY AND BASIS OF BEARINGS ARE PER THE UNDERLYING RECORD MAP AS REFERENCED IN THE TITLE BLOCK HEREON.

PRELIMINARY TITLE REPORT FOR THIS SURVEY WAS PREPARED BY OLD REPUBLIC TITLE CO., DATED 09/13/2010, ORDER NO. 0190009220-BM.

THE ELECTRONIC FILE IF SUPPLIED, IS BEING DONE SO AS A COURTESY AND CONVENIENCE, AND IS SUBORDINATE TO THE PROVIDED SIGNED HARD COPY MAP WITH RESPECT TO CONTENT, ACCURACY AND QUALITY. HUMANN COMPANY MAKES NO WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED FOR ANY COPIES OF THE DRAWINGS OR WORK ASSOCIATED WITH THE ELECTRONIC FILE BY OTHERS.

BUILDING(S) SHOWN HEREON CONTAINS DECORATIVE ARCHITECTURAL ELEMENTS ALONG ITS WALLS AND CORNERS WHICH ARE NOT NECESSARILY ACCOUNTED FOR IN THE BUILDING FOOTPRINT AS SURVEYED AND MAPPED. PRIOR TO THE PREPARATION OF WORKING DRAWINGS, THE ARCHITECT/DESIGNER SHOULD FIELD INSPECT ANY AREAS ON THE BUILDING WHERE AN ADDITION OR OTHER IMPROVEMENT IS EXPECTED TO OCCUR (IF SETBACKS OR OTHER CONSTRAINTS ARE AN ISSUE), AND CONSULT WITH THE SURVEYOR OR ENGINEER AS NEEDED.

TREES AND DRIP LINES AS SHOWN ARE LOCATED SUFFICIENTLY FOR GENERAL ARCHITECTURAL SITE PLANNING. ANY CONSTRUCTION ACTIVITY PLANNED IMMEDIATELY ADJACENT TO THE TREES OR DRIP LINES SHOULD BE REVIEWED WITH THE APPROPRIATE CONSULTANT. IF IT IS DETERMINED THAT DETAILED TREE AND/OR BRANCH MEASUREMENTS ARE NEEDED, FURTHER SURVEYING MAY BE NECESSARY AND SHOULD BE ARRANGED BY THE OWNER AND/OR CONSULTANT. SPECIES AS REFERENCED ON THE SURVEY SHOULD BE CONFIRMED BY A LICENSED ARBORIST OR LANDSCAPE ARCHITECT IF THE SPECIFIC TREE(S) IS SUSPECTED OF BEING A PROTECTED OR CRITICAL ONE(S).

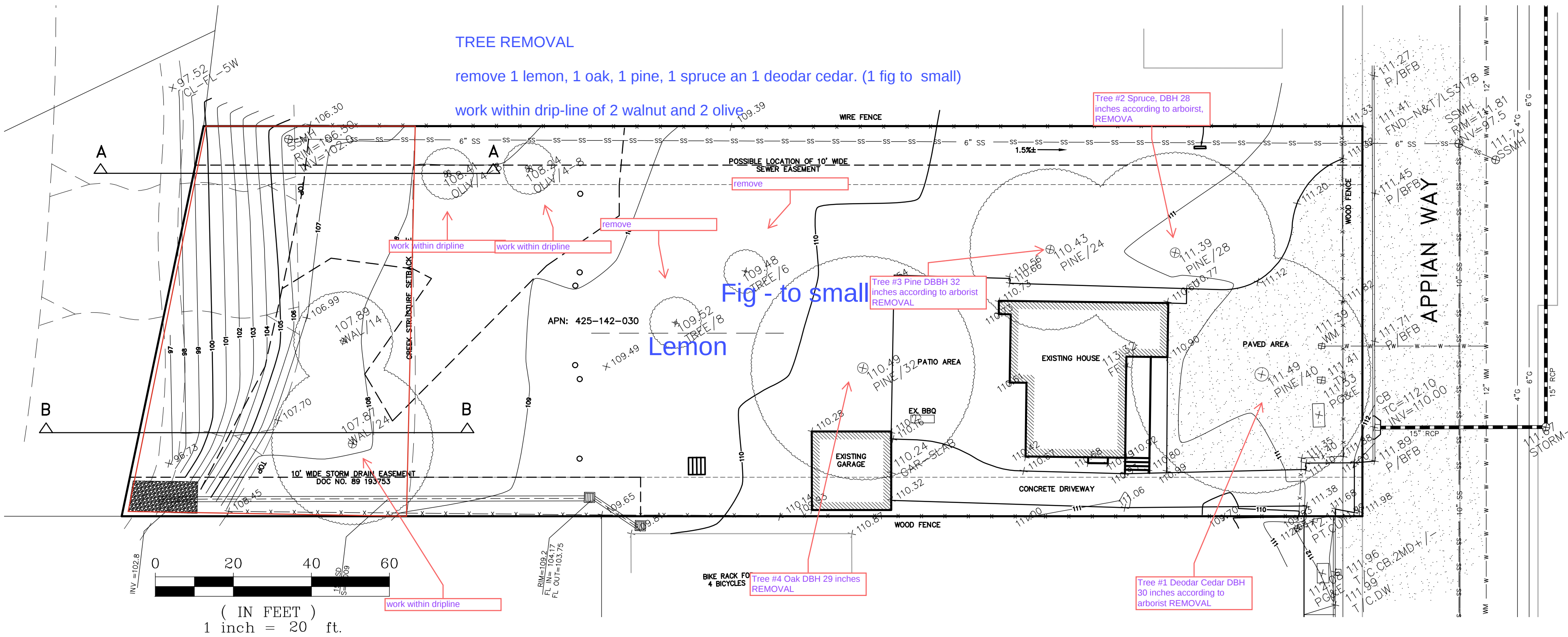
THIS PROPERTY IS IN THE VICINITY OF A CREEK, SWALE, OR DRAINAGE COURSE AND THE SURVEY MAY OR MAY NOT SHOW OR DEFINE THIS FEATURE AND IT'S ASSOCIATED SETBACKS OR RESTRICTIONS AS MANDATED BY LOCAL ORDINANCE. IF SITE IMPROVEMENTS ARE PLANNED, THE OWNER OR ARCHITECT SHOULD CONTACT THE APPLICABLE JURISDICTION, LOCAL OR OTHERWISE TO CONFIRM AND DETERMINE WHAT, IF ANY, REQUIREMENTS AND RESTRICTIONS APPLY WITH RESPECT TO THE CREEK FEATURE AND THE POTENTIAL IMPACT DEVELOPMENT MAY HAVE ON IT.

DATUM: ELEVATIONS SHOWN HEREON ARE BASED UPON COUNTY DATUM, BENCHMARK NO. 3197, ELEVATION = 110.498'

CONTOUR INTERVAL: 1 FEET

- WM WATER METER
PG&E PG&E UTILITY BOX
SS STORM DRAIN LINE
SS SANITARY SEWER LINE
W WATER LINE
G GAS LINE
X FENCE
+742.6 EXISTING GRADE
AREA DRAIN
DRAIN INLET
LIGHT
RIP-RAP

LEGEND



GENERAL NOTES

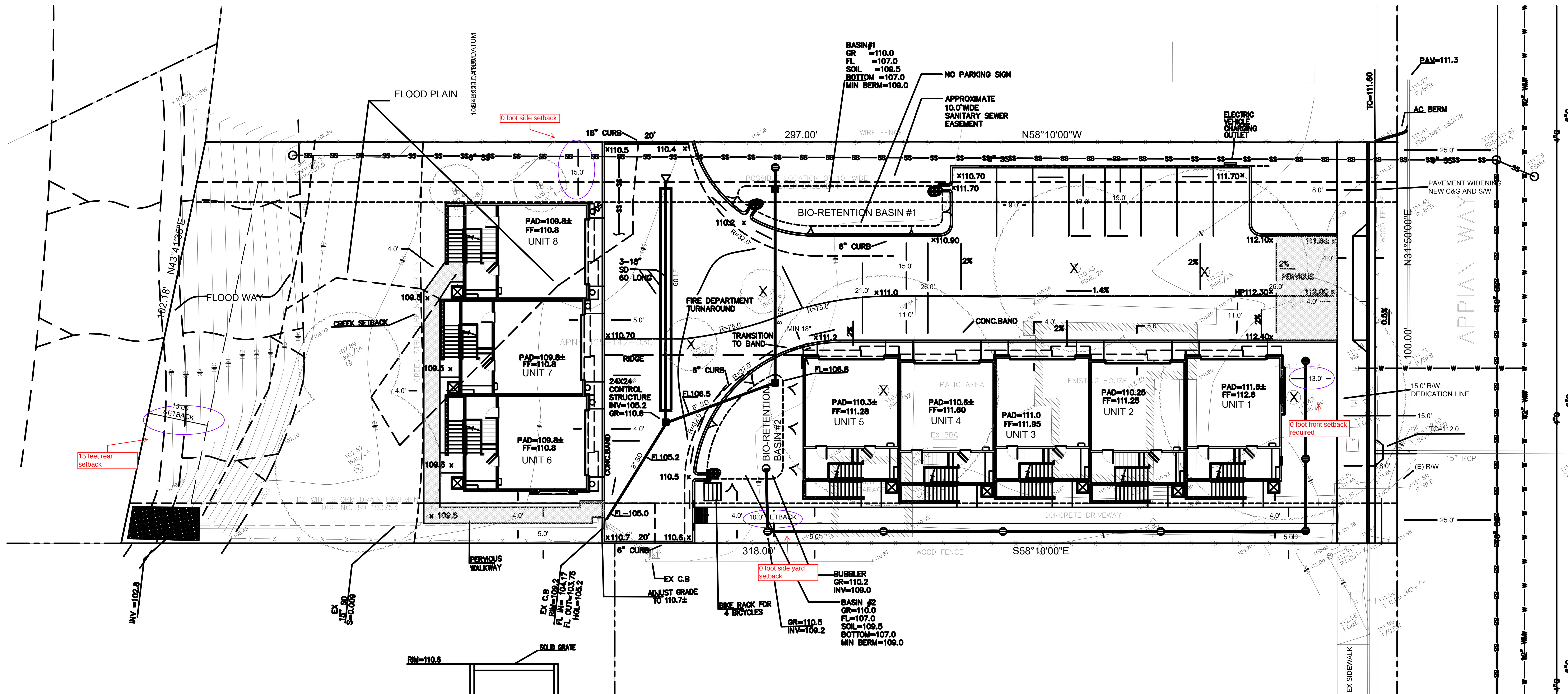
THE BOUNDARY AND TOPOGRAPHY SHOWN IS BASED UPON A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY DEBOLT CIVIL ENGINEERING, DATED 11/08/2017, JOB NO. 17277. PROVIDED BY ARCHITECT, GARY WHEELER. ELEVATIONS HAVE BEEN ADJUSTED TO COUNTY DATUM USING BENCHMARK NO. 3197, BRASS TAG IN HEADWALL OF CONCRETE BOX CULVERT ON APPIAN WAY APPROX. 200' NE OF SANTA RITA ROAD. BM ELEVATION = 110.58.

EARTH QUANTITIES

APPROXIMATE EARTH QUANTITIES TO BE VERIFIED BY CONTRACTOR

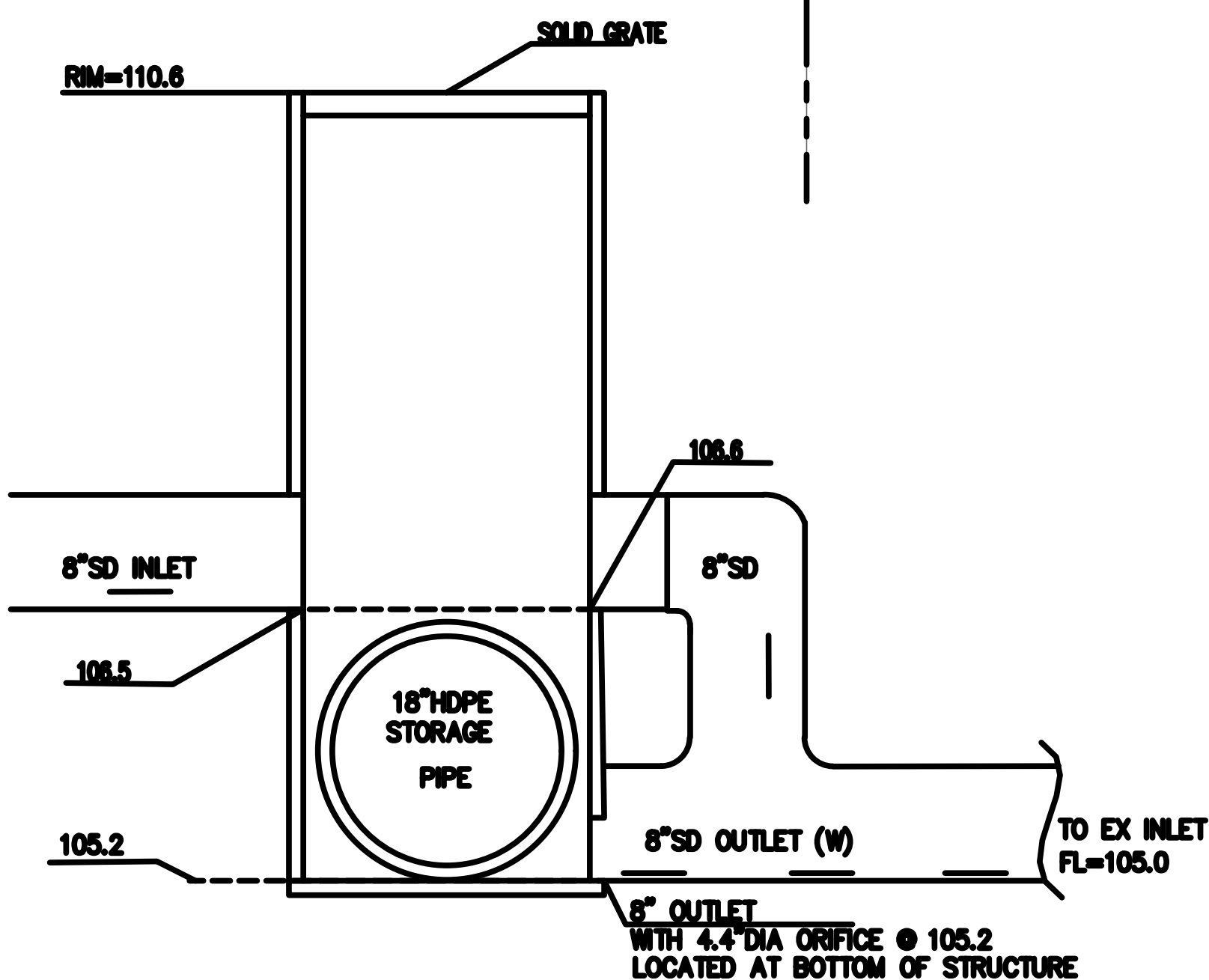
CUT 800 ± CU. YDS.
FILL 750 ± CU. YDS.

NOTE: EARTH QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL COMPUTE QUANTITIES INDEPENDENTLY TO VERIFY. ENGINEER IS NOT RESPONSIBLE FOR DISCREPANCIES.



LEGEND

- WM WATER METER
- POBE POBE UTILITY BOX
- SD STORM DRAIN LINE
- SS SANITARY SEWER LINE
- W WATER LINE
- G GAS LINE
- F FENCE
- EXISTING GRADE
- AREA DRAIN
- DRAIN INLET
- LIGHT
- RF-RAP



24"x24" JUNCTION BOX/CONTROL STRUCTURE
SECTION B-B
N. T. S.

DP 22-3021

PRELIMINARY GRADING AND DRAINAGE

LOT 54, "SANTA RITA ACRES, UNIT NO. 1" (22M645)
4301 APPIAN WAY -- APN:425-142-030

EL SOBRANTE

CALIFORNIA

OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR LOCATION AND VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES. UNDERGROUND SERVICE ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE IN THIS MATTER AT (800) 227-2800, 48 HOURS PRIOR TO ANY CONSTRUCTION. THE (USA) AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE. LOCATION AND CHARACTER OF ANY UTILITIES IF SHOWN HEREON ARE APPROXIMATE, AND TAKEN FROM A COMBINATION OF SURFACE STRUCTURE OBSERVATION AND/OR THE RECORDS OF THE CONTROLLING AGENCY. HUMANN COMPANY DOES NOT ASSUME RESPONSIBILITY FOR THE LOCATION OF ANY EXISTING UTILITIES OR OTHER UNDERGROUND FEATURES SUCH AS VAULTS, TUNNELS, EMBANKMENTS, BURIED OBJECTS, ETC.

0 10 20 30
(IN FEET)
1 inch = 10 ft.



Signature: Gary Wheeler
R.C.E. 29528
Izzat S. Hashibi
R.C.E. 29528

HUMANN COMPANY INC.
ENGINEERING - SURVEYING
1021 BROWN AVE. LAFAYETTE, CA 94549
PH (925)283-0000 FAX (925)283-3578

GENERAL NOTES

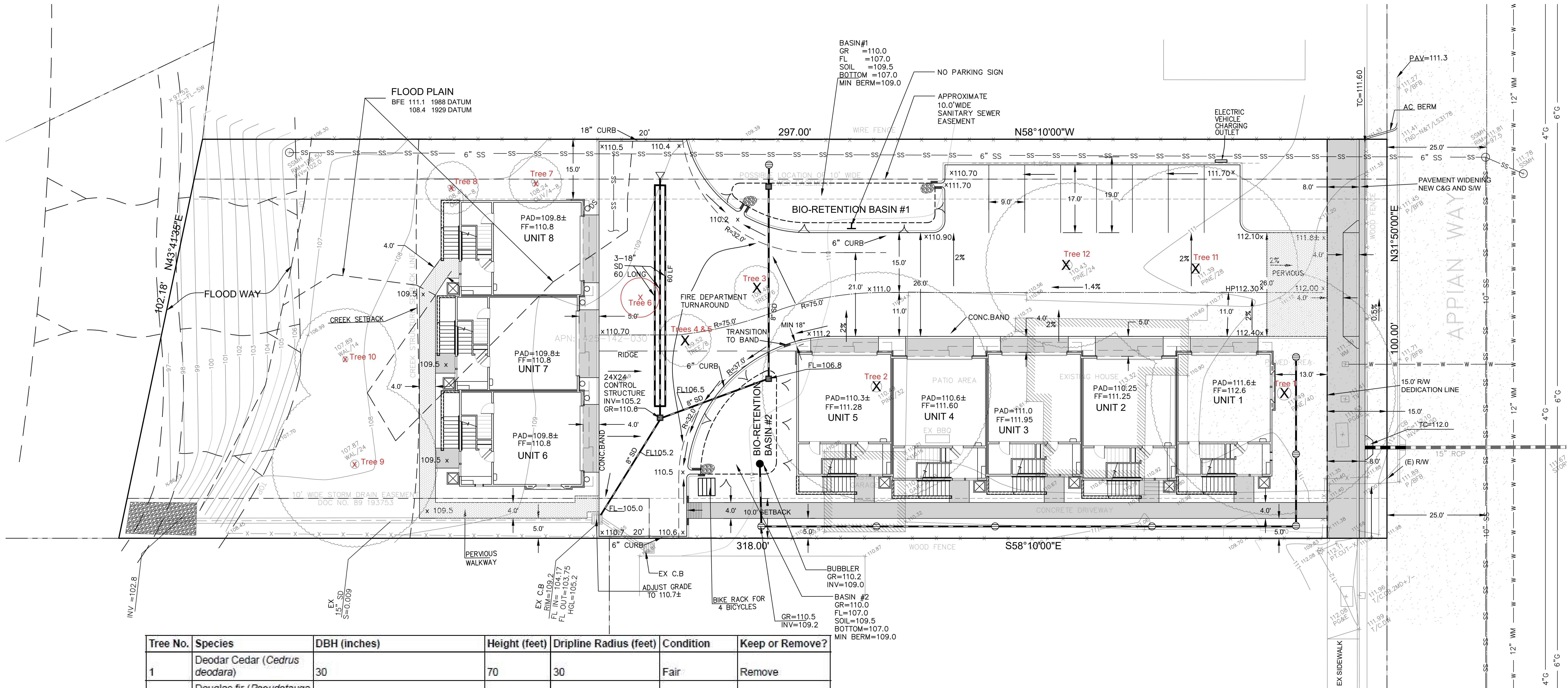
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EARTH QUANTITIES

APPROXIMATE EARTH QUANTITIES TO BE VERIFIED BY CONTRACTOR

CUT 200 ± CU. YDS.
FILL 750 ± CU. YDS.

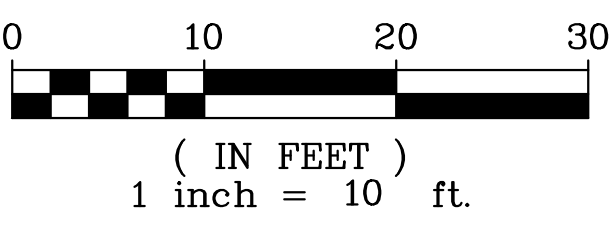
NOTE: EARTH QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL COMPUTE QUANTITIES INDEPENDENTLY TO VERIFY. ENGINEER IS NOT RESPONSIBLE FOR DISCREPANCIES.



Tree No.	Species	DBH (inches)	Height (feet)	Dripline Radius (feet)	Condition	Keep or Remove?
1	Deodar Cedar (<i>Cedrus deodara</i>)	30	70	30	Fair	Remove
2	Douglas fir (<i>Pseudotsuga menziesii</i>)	32	80	20	Fair	Remove
3	Citron (<i>Citrus medica</i>)	Many codominant stems below breast height, average diameter 1.5	18	7	Fair	Remove
4	Tree privet (<i>Ligustrum lucidum</i>)	Many codominant stems below breast height, average diameter 2	20	8	Good	Remove
5	Common pear (<i>Pyrus communis</i>)	3x codominant stems, 4, 5, 5	15	8	Fair	Remove
6	Common fig (<i>Ficus carica</i>)	Many codominant stems below breast height, average diameter 1	10	6	Fair	Remove
7	Olive (<i>Olea europaea</i>)	4x codominant stems, 7, 7, 7, 11	40	20	Good	Remove
8	Olive (<i>Olea europaea</i>)	5x codominant stems, 7, 9, 7, 6, 10	40	20	Good	Remove
9	Northern California black walnut (<i>Juglans hindsii</i>)	N/A, codominant stem stumps 15, 10, 17	N/A	N/A	Poor	N/A (stump)
10	Northern California black walnut (<i>Juglans hindsii</i>)	N/A, codominant stem stumps 13, 8	N/A	N/A	Poor	N/A (stump)
11	Douglas fir (<i>Pseudotsuga menziesii</i>)	N/A, stump 37	N/A	N/A	Dead	N/A (stump)
12	Douglas fir (<i>Pseudotsuga menziesii</i>)	N/A, stump 34	N/A	N/A	Dead	N/A (stump)

LEGEND

WM WATER METER
PG&E PG&E UTILITY BOX
STORM DRAIN LINE
SS SANITARY SEWER LINE
W WATER LINE
G GAS LINE
X FENCE
* 142.6 EXISTING GRADE
A AREA DRAIN
DRAIN INLET
★ LIGHT
RIP-RAP



BEFORE EXCAVATING CALL U.S.A.

OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR LOCATION AND VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES. UNDERGROUND SERVICE ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE IN THIS MATTER AT (800) 227-2600, 48 HOURS PRIOR TO ANY CONSTRUCTION.

THE (USA) AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE.

LOCATION AND CHARACTER OF ANY UTILITIES IF SHOWN HEREON ARE APPROXIMATE, AND TAKEN FROM A COMBINATION OF SURFACE STRUCTURE OBSERVATION AND/OR THE RECORDS OF THE CONTROLLING AGENCY. HUMANN COMPANY DOES NOT ASSUME RESPONSIBILITY FOR THE LOCATION OF ANY EXISTING UTILITIES OR OTHER UNDERGROUND FEATURES SUCH AS VAULTS, TANKS, BASEMENTS, BURIED OBJECTS, ...ETC.

NO.	DATE	BY	REVISIONS
1	10/29/24	KU	REVISION PER CCC MEMO

SCALE 1" = 10'
DATE 11/19/2024
ENGINEER
JOB NO. 22026

Professional Engineer Seal for IZZAT S. NASHASHIBI, No. 29528, State of California. Signature of IZZAT S. NASHASHIBI.

PRELIMINARY GRADING AND DRAINAGE

LOT 54, "SANTA RITA ACRES, UNIT NO. 1" (22M645)

4301 APPIAN WAY -- APN:425-142-030

EL SOBRANTE CALIFORNIA

HUMANN COMPANY INC.

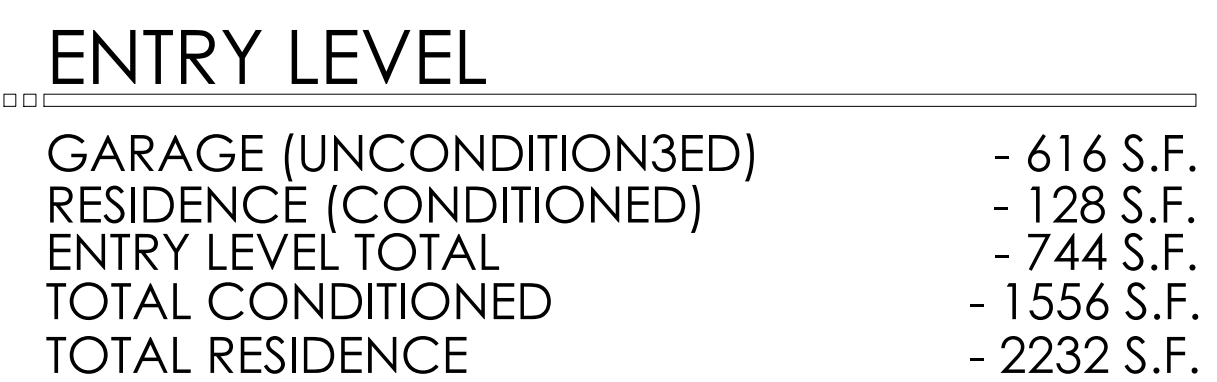
ENGINEERING - SURVEYING

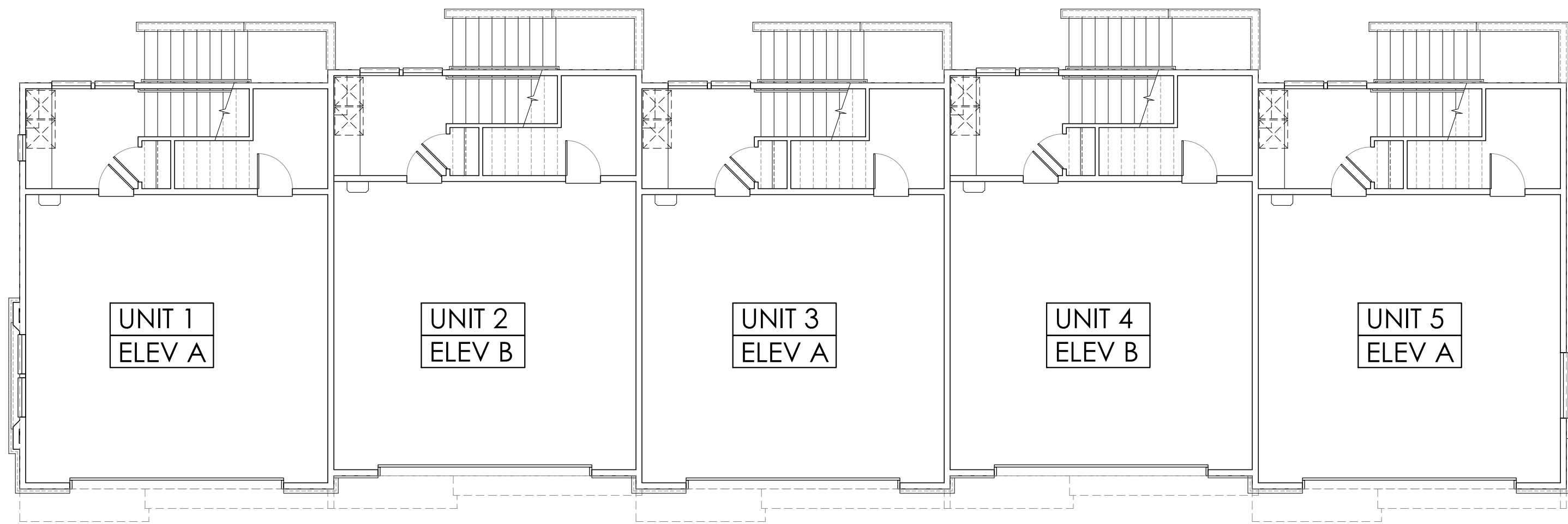
1021 BROWN AVE. LAFAYETTE, CA 94549

PH (925)283-0000 FAX (925)283-3578

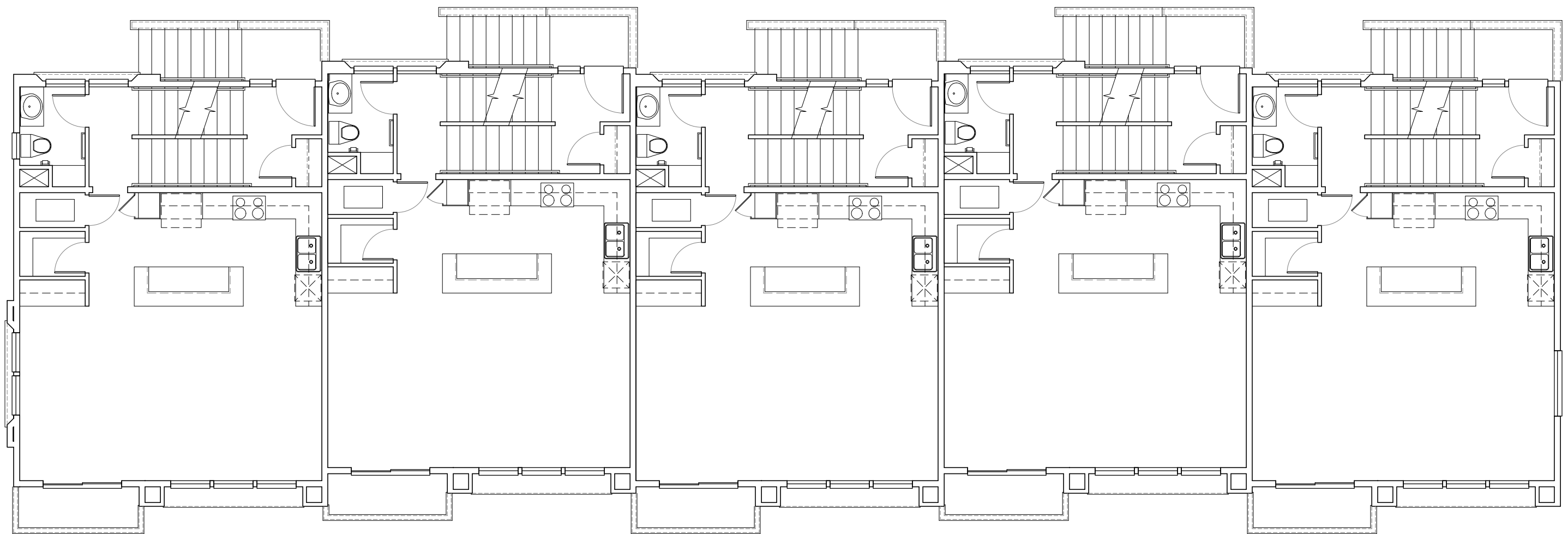
SHEET 2 OF 2 SHEETS

JOB NO. 22026

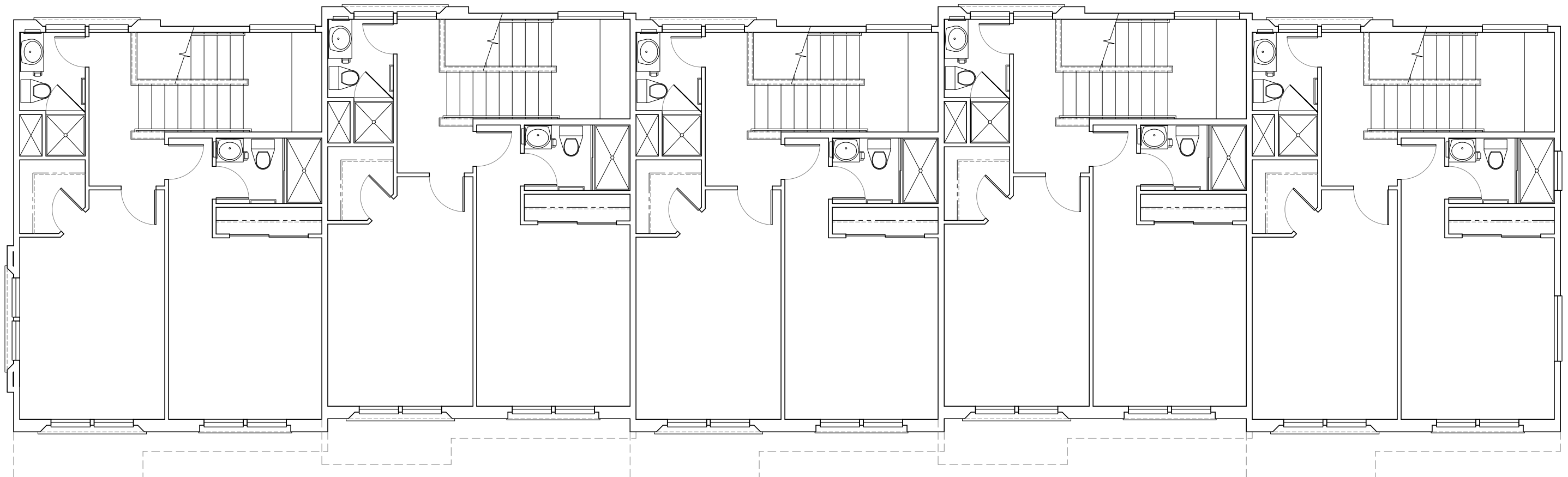




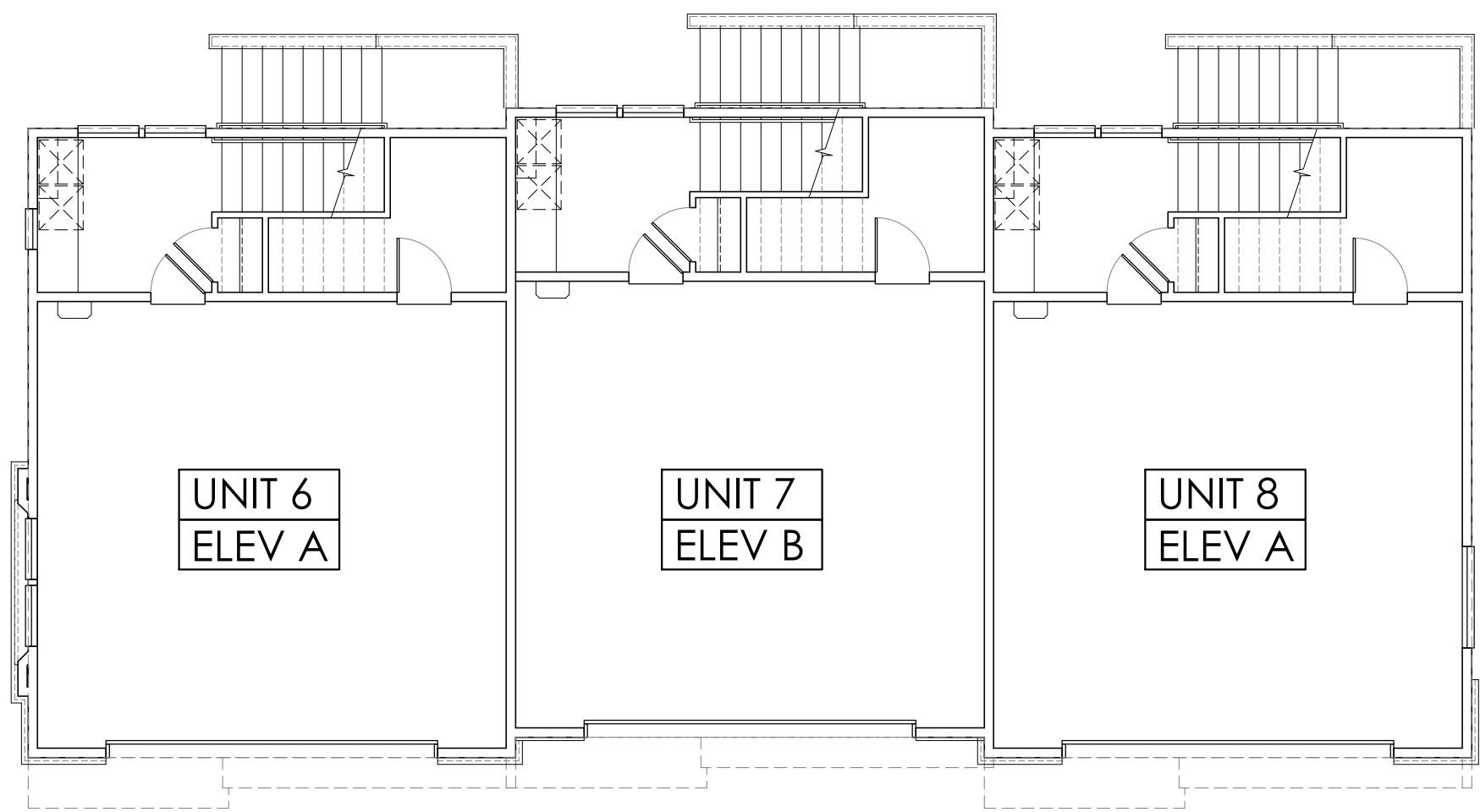
ENTRY LEVEL - BUILDING 1
- 3665 S.F.



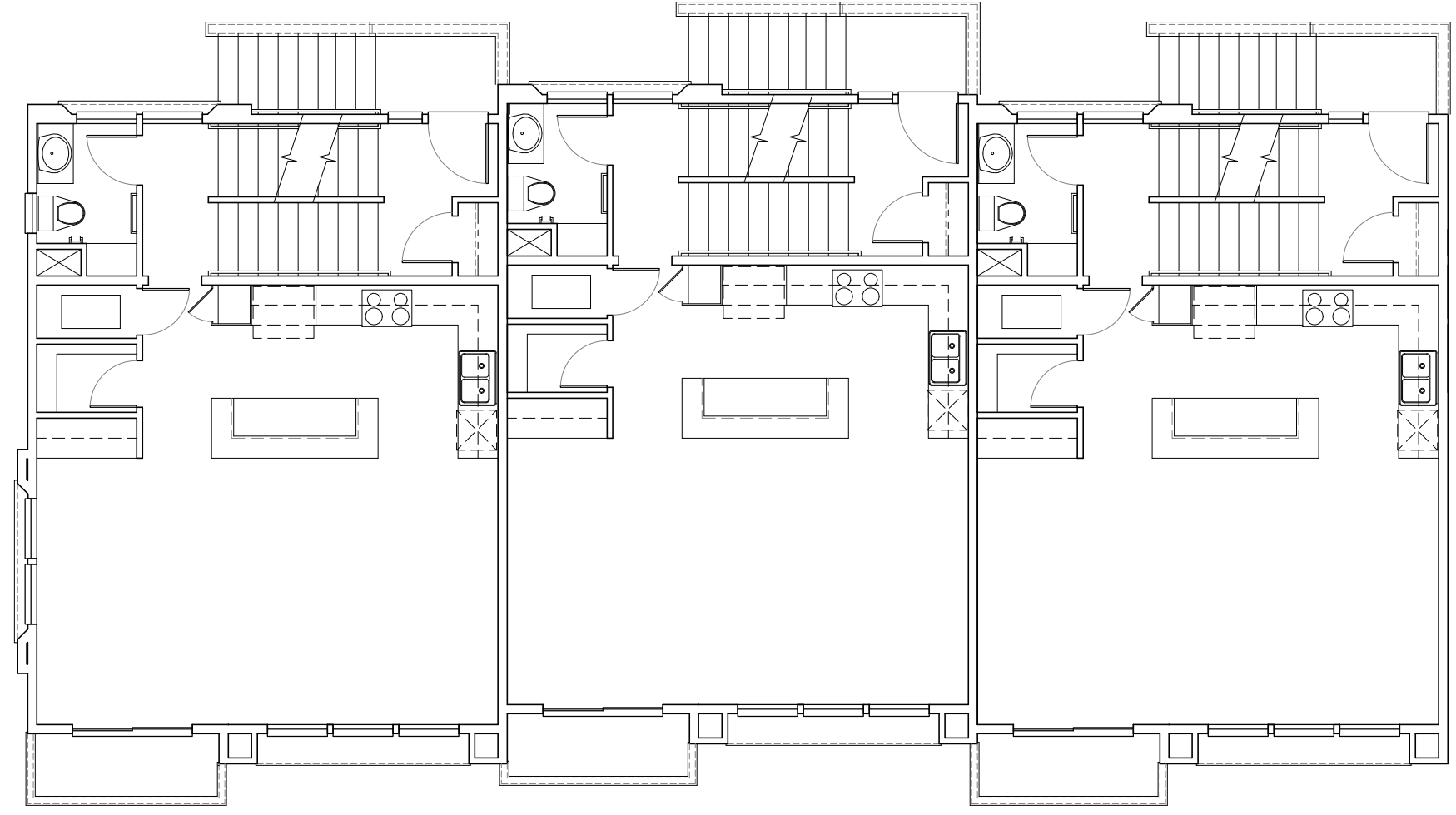
MAIN LEVEL - BUILDING 1



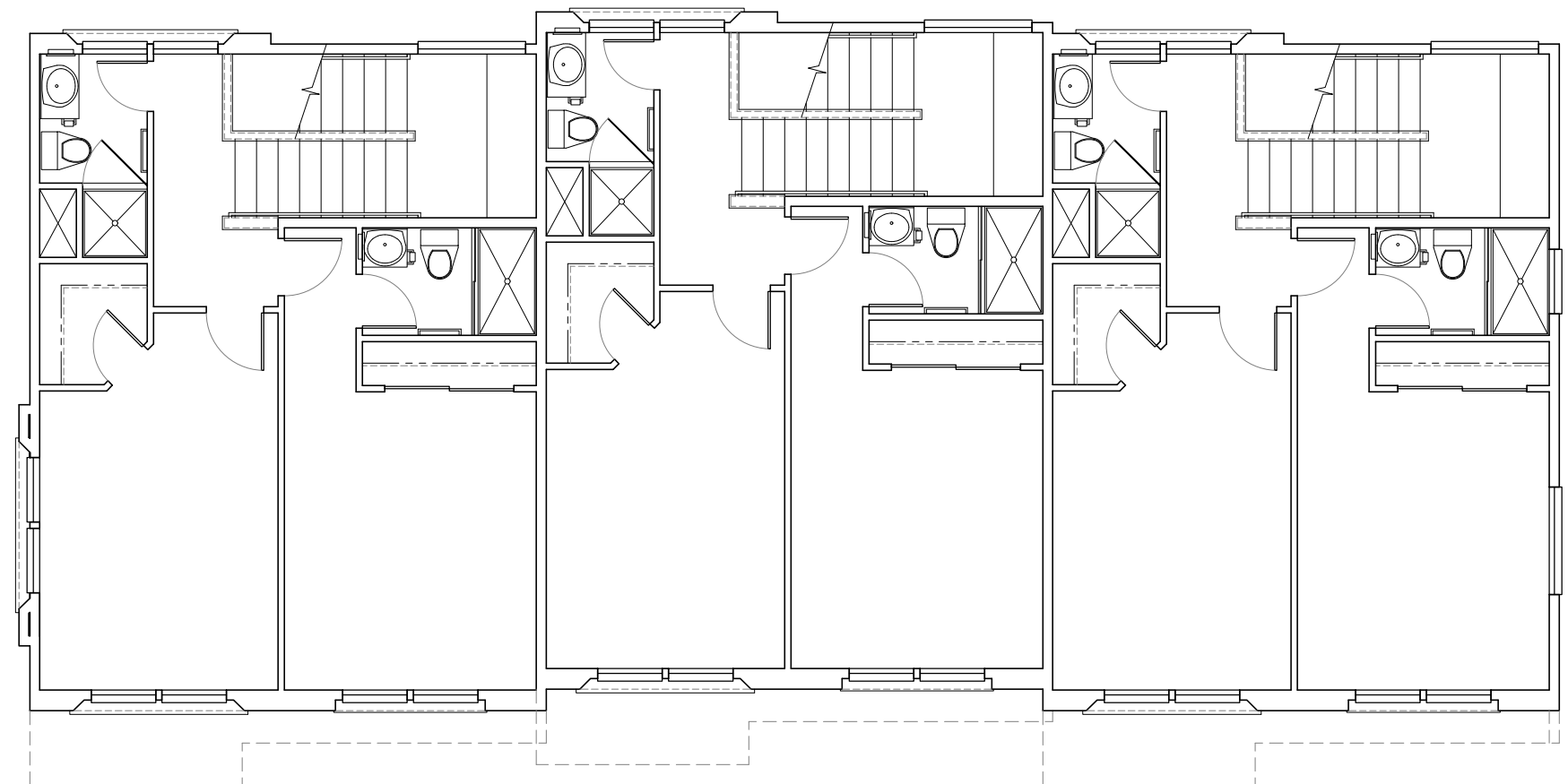
UPPER LEVEL - BUILDING 1



ENTRY LEVEL - BUILDING 2
- 2205 S.F.



MAIN LEVEL - BUILDING 2



UPPER LEVEL - BUILDING 2

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architecture
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p.o. box 1211
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925 692-5888

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**NUMAIR
RENTAL HOMES**
4301 APPIAN WAY
EL SOBRANTE, CA

**PRELIMINARY
BLDG. FLOOR PLANS**
SCALE: 1/8"=1'-0"

drawn KAS sheet
check .
date 07/22/24
job 5154 of 12

A2



BUILDING 2 - FRONT EXTERIOR ELEVATION



BUILDING 1 - FRONT EXTERIOR ELEVATION



BUILDING 2 - REAR EXTERIOR ELEVATION



BUILDING 1 - REAR EXTERIOR ELEVATION

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RENTAL HOMES
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EL SOBRANTE, CA

PRELIMINARY
BLDG. EXT. ELEVATIONS
SCALE: 1/8"=1'-0"

drawn KAS sheet

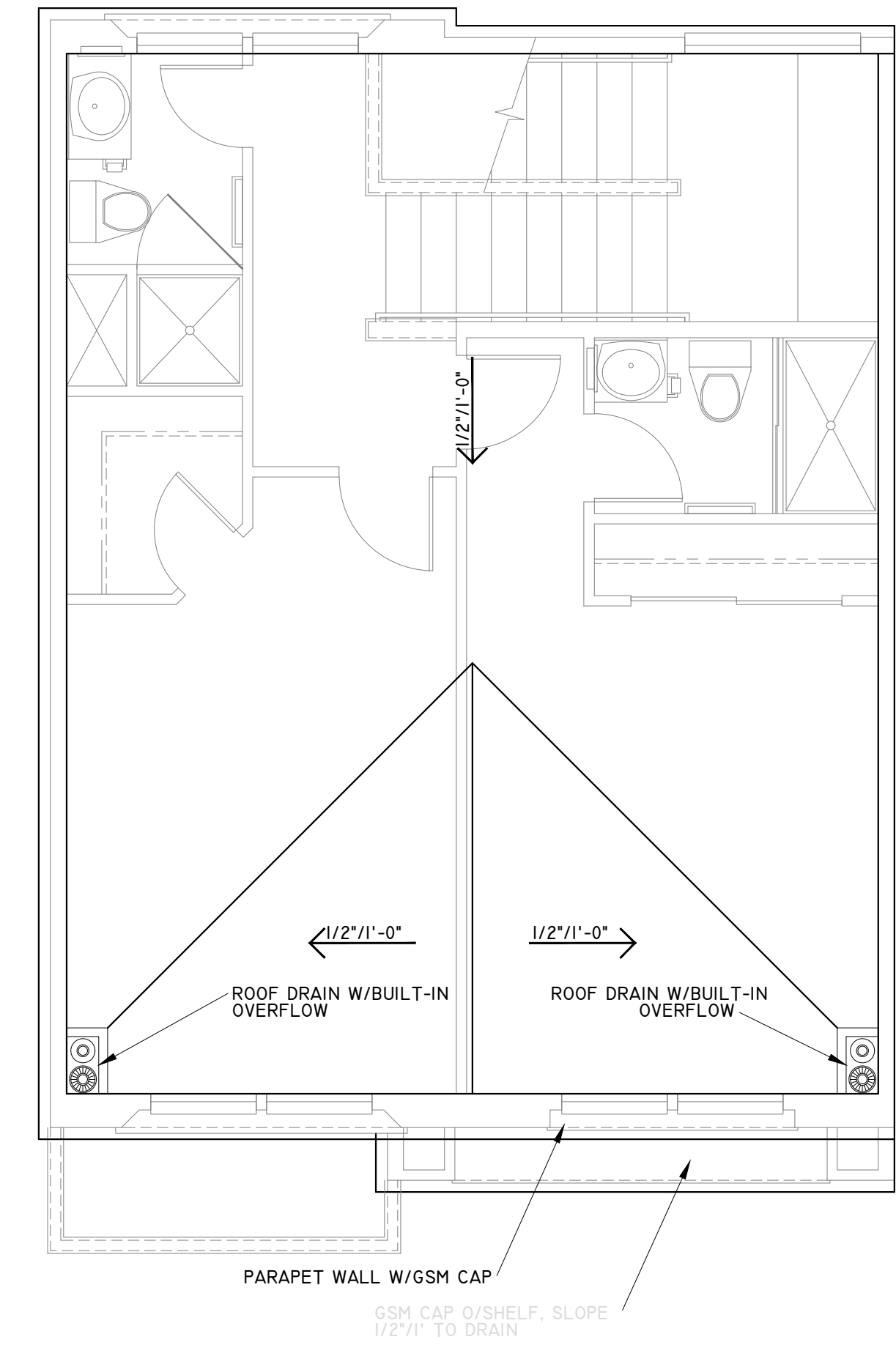
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date 07/22/24

job 554 of 12

A4

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TYP. UNIT ROOF PLAN

areté, inc.
architecture
an aia certified architect danielle wheeler, architect

p.o. box 1211
concord, california 94522
925 692-5888

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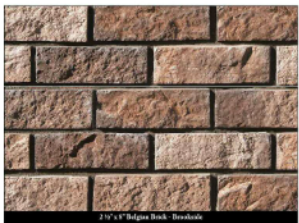
PRELIMINARY
TYP. UNIT ROOF PLAN
SCALE: 1/4"=1'-0"

drawn KAS sheet
check .
date 07/22/24
job 554 of 12

A6



BRICK VENEER



1 Coronado Stone
BELGIAN BRICK - BROOKSIDE

BRICK VENEER



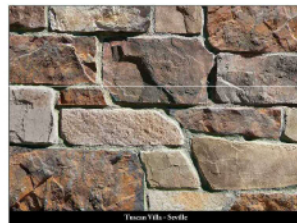
2 Coronado Stone
BELGIAN BRICK - EAGLE BUFF

BRICK VENEER



3 Coronado Stone
BELGIAN BRICK - BEAR CREEK

STONE VENEER



4 Coronado Stone
TUSCAN VILLA - SEVILLE

STONE VENEER



5 Coronado Stone
TUSCAN VILLA - FLORENTINE

OMEGA PRODUCTS' COLORTEK STUCCO COLORS



6 404 - BARN SWALLOW



7 251 - LACE



8 246 - ROYAL TAUPE



9 437 - ROUGH KHAKI



10 18 - COCONUT

Color Scheme 1

1 Stone Veneer	CORONADO STONE	BELGIAN BRICK - BROOKSIDE
2 Stucco Body 1	OMEGA PRODUCTS	404 - BARN SWALLOW
3 Stucco Body 2	OMEGA PRODUCTS	251 - LACE
4 Trim	OMEGA PRODUCTS	18 - COCONUT
5		

Color Scheme 2

1 Stone Veneer	CORONADO STONE	TUSCAN VILLA - FLORENTINE
2 Stucco Body 1	OMEGA PRODUCTS	246 - ROYAL TAUPE
3 Stucco Body 2	OMEGA PRODUCTS	437 - ROUGH KHAKI
4 Trim	OMEGA PRODUCTS	18 - COCONUT
5		

Color Scheme 3

1 Stone Veneer	CORONADO STONE	BELGIAN BRICK - BEAR CREEK
2 Stucco Body 1	OMEGA PRODUCTS	251 - LACE
3 Stucco Body 2	OMEGA PRODUCTS	404 - BARN SWALLOW
4 Trim	OMEGA PRODUCTS	18 - COCONUT
5		

Color Scheme 4

1 Stone Veneer	CORONADO STONE	TUSCAN VILLA - SEVILLE
2 Stucco Body 1	OMEGA PRODUCTS	437 - ROUGH KHAKI
3 Stucco Body 2	OMEGA PRODUCTS	246 - ROYAL TAUPE
4 Trim	OMEGA PRODUCTS	18 - COCONUT
5		

Color Scheme 5

1 Stone Veneer	CORONADO STONE	BELGIAN BRICK - EAGLE BUFF
2 Stucco Body 1	OMEGA PRODUCTS	404 - BARN SWALLOW
3 Stucco Body 2	OMEGA PRODUCTS	251 - LACE
4 Trim	OMEGA PRODUCTS	18 - COCONUT
5		