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 Please submit your comments to: **INTERNAL** Project Planner ___ Building Inspection ___ Grading Inspection Phone #_____ ___ Advance Planning ___ Housing Programs E-mail ___ Telecom Planner ___ Trans. Planning County File #_____ ___ ALUC Staff ___ HCP/NCCP Staff APC PW Staff ___ County Geologist Prior to ____ HEALTH SERVICES DEPARTMENT We have found the following special programs apply __ Environmental Health __ Hazardous Materials to this application: PUBLIC WORKS DEPARTMENT ____ Active Fault Zone (Alquist-Priolo) ___ Engineering Services (1 Full-size + 3 email Contacts) ___ Flood Hazard Area, Panel # __ Traffic ____ 60-dBA Noise Control __ Flood Control (Full-size) __ Special Districts CA EPA Hazardous Waste Site **LOCAL** High or Very High FHSZ Fire District * * * * * ____ San Ramon Valley – (email) rwendel@srvfire.ca.gov AGENCIES: Please indicate the applicable code ____ Consolidated – (email) fire@cccfpd.org section for any recommendation required by law or ____ East CCC - (email) brodriguez@eccfpd.org ordinance. Please send copies of your response to the Applicant and Owner. Sanitary District ___ Water District_____ Comments: None Below Attached __ 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) Print Name __ CA Fish and Wildlife, Region 3 - Bay Delta Native American Tribes DATE Signature ADDITIONAL RECIPIENTS Agency phone #



Planning Application Summary

County File Number: CDDP24-03038 File Date: 9/18/2024

Applicant:

Bacilia Macias Bacilia Macias Architecture 6007 NE Sacramento St

Portland, OR 97213

bacilia@bmarch.net (510) 691-7910

Property Owner:

FERNANDO TAVIRA PO BOX 14662

OAKLAND, CA 946142662

fjweldinginc@gmail.com

(510) 798-7913

Project Description:

The applicant requests a development plan to allow for the construction of a new 2152.6 sq ft duplex in an HE-C zoning district. (Concurrent CDSU24-00118)

Project Location: (Address: 0 4TH ST, RICHMOND, CA 94801), (APN: 409171024)

Additional APNs:

General Plan Designation(s): HEC Zoning District(s): HE-C

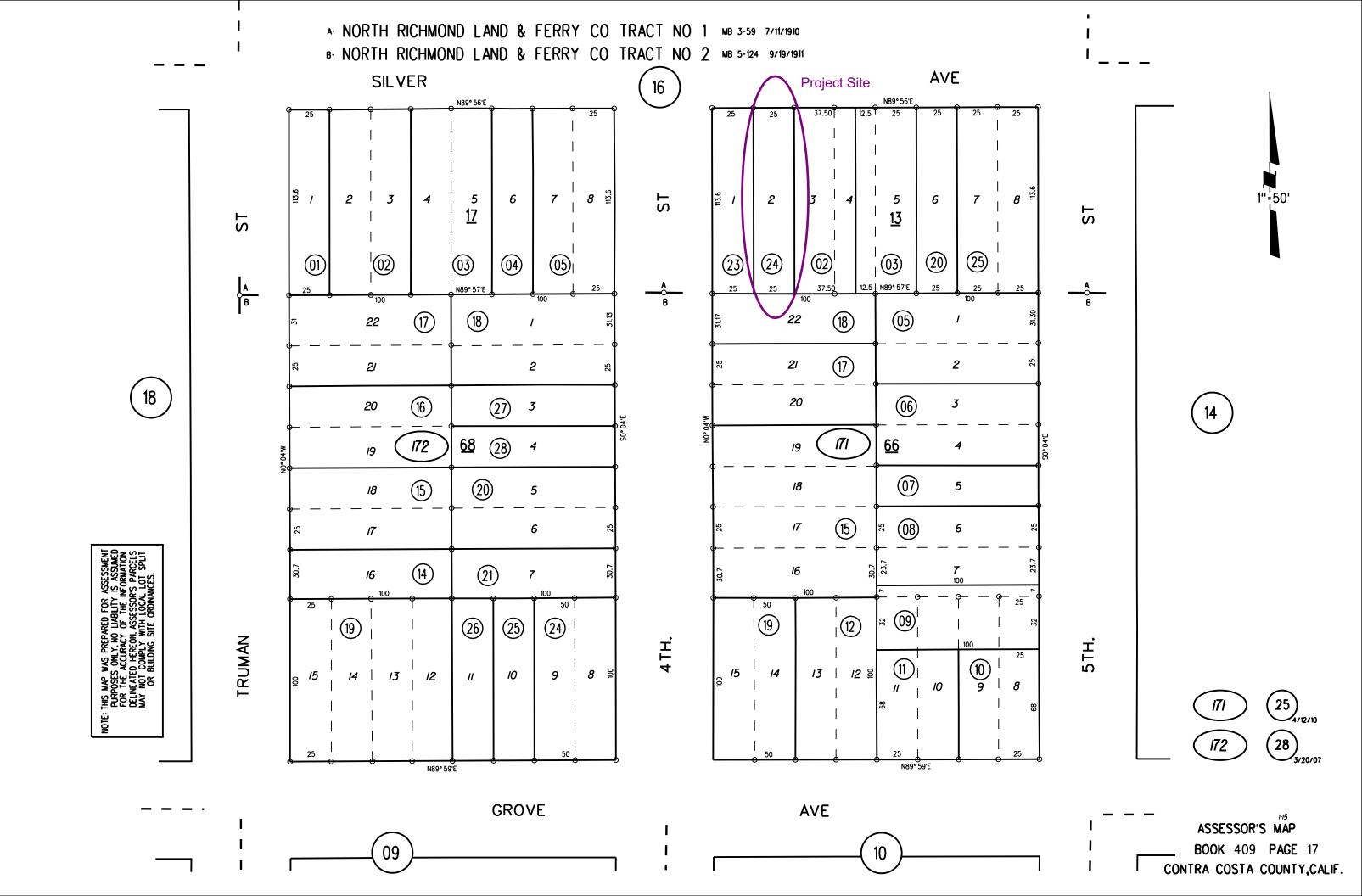
Flood Hazard Areas: X AP Fault Zone:

60-dBA Noise Control: MAC/TAC: North Richmond

Sphere of Influence: Richmond Fire District: CONSOLIDATED FIRE

Sanitary District: WEST CO WASTEWATER Housing Inventory Site: Yes

Fees:				
Fee Item	Description	Account Code	Total Fee	Paid
DPS0014P	Dev Pln Rvw Multi Family - PW	000651-9660-REV-000-6L0014	2000.00	2000.00
DPS0015	Dev Plan Review- DCD	002606-9660-REV-000-5B0015	5000.00	5000.00
		Total:	7000.00	7000.00







Map Legend

Assessment Parcels

Planning Layers (DCD)

Unincorporated

Board of
Supervisors'
Districts

Base Data

Address Points



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.

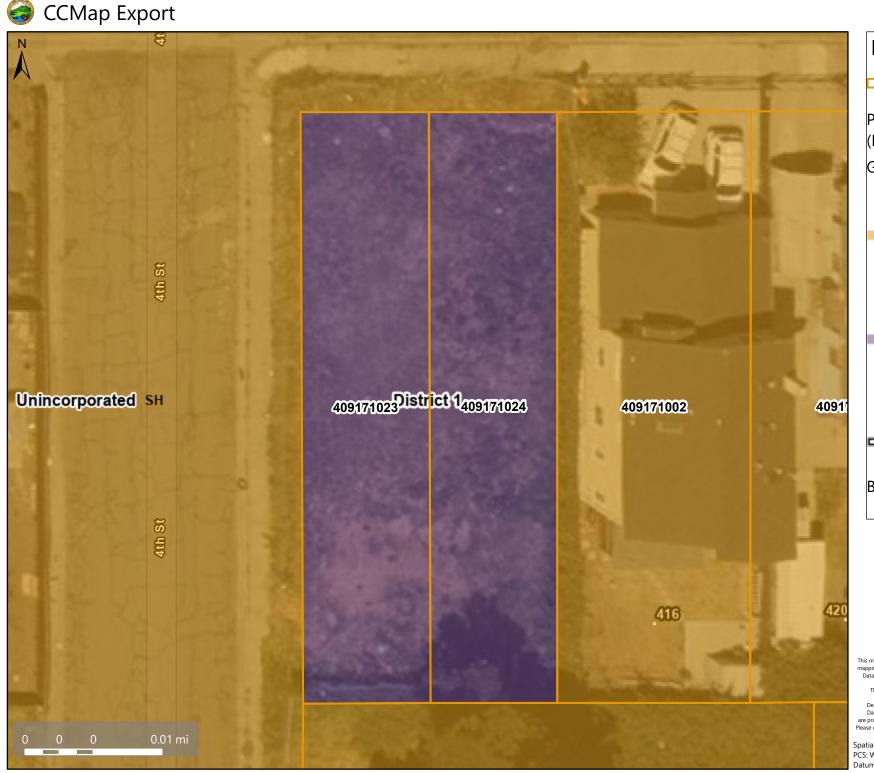
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Department of Information Technology, County GIS.

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



Map Legend

Assessment Parcels

Planning Layers (DCD)

General Plan

SH (Single Family

Residential -High) 5.0 - 7.2

Units per Net

Acre

HEC (Housing

Element

Consistency) see Zoning table for density

Unincorporated

Board of

Supervisors' Districts

Base Data

Address Points



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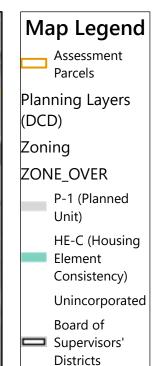
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Spatial Reference

PCS: WGS 1984 Web Mercator Auxiliary Sphere

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







Address Points

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Spatial Reference PCS: WGS 1984 Web Mercator Auxiliary Sphere

GENERAL NOTES

All work shall comply with the CRC and all other codes and requierements, in their most recent edition. Building Inspection Dept. ordinances California State Building Code California Title 24 Energy codes NEC Amendments of the California plumbing, mechanical and electrical codes.

Contractor is to obtain any required permits for this work.

Contractor shall be responsible for all electrical, plumbing and fire protection work required by the Bldg. Dept.

Contractor shall verify all dimensions and existing conditions prior to starting work. Any discrepancies shall be reported to the designer for review.

Do not scale drawings. Dimensions shall take precedence over scale.

Contractor shall visit site prior to submission of bid to review scope of work, demolition, etc.

Dimensions are to face of finish, unless otherwise noted (U.O.N)

Cutting and demolition shall be done by methods which will not jeopardize structural integrity of existing construction and will not damage portions to remain.

Contractor shall remove, cut, cap and repair as necessary any utilities, including by not limited to: electrical, mechanical plumbing and fire sprinkler, where partitions are scheduled for demolition or are no longer operational or in service. All other existing utilities are are to remain fully operational.

Contractor is to provide all necessary dust protection and/or barracading required to protect adjacent spaces and existing finishes. Contractor is responsible to repair any damages caused by contractor or their subcontractors.

Patch and repair any damages to floor, walls, ceilings, hardware, fixtures, windows, etc. as a result of the constuction process. Match existing adjacent finishes as closely as possible. Align and sand smooth.

In general, the Owner reserves the right to retain all material and equipment removed form the project. Any item or material not desired by the Owner are to be removed from the site by Contractor at Contractor's expense.

If any questions arise as to the installation of any materials and/or equipment, or with the construction documents, the Contractor shall clarify the point with the Architect or Designer before proceeding.

If any questions arise due to existing conditions apparent discrepancy between construction documents or any other reason, the contractor will immediately notify the Architect or Designer and clarify the point with the architect or designer.

Safety Measures: At all times the Contractor shall be solely and completely responsible for conditions of th job site including safety of persons and property.

Total thickness of new walls shall match that of adjacent walls. U.O.N.

Construction of new walls, ceilings utilities, etc. shall be modified with Architect's/Designer's approval, when in conflict with existing conditions.

Dimensions noted clear(clr) are not adjustable without approval by Architect/Designer.

The Contractor shall do all cutting, fitting or patching of work that may be required to make all parts fit together properly and shall not endanger any other work by cutting excavation or otherwise altering the total work or any part of it. All patching, repairing and replacing of materials and surfaced replaced will, upon completion, match surrounding similar surfaces.

Install backing at walls as required for all wall mounted items including plumbing fixtures, cabinet work,

All exterior openings are to be weather-stripped.

Studs and furring shall provide plumb, true straight and rigid framing for support of collateral materials.

Install metal corner beads at all exposed outside gypsum board edges. All gypsum wallboard shall be 3-coat finished, taped, topped and sanded between coats. Finished surfaces shall be plumb, level and planes, pplied vertically with joints on bearings. All gypsum wallboard shall be mill finished 48" by5/8" thick, unless otherwise noted by maximum length to minimize horizontal joints and

Contractor is responsible for all construction clean up. The building site shall be kept free of debris and cleaned up daily

No wall telephone or electrical outlets shall be mounted back to back.

The American with Disabilities Act (ADA) is subject to various and possibly contradictory interpretations. These plans and any accompanying specifications ("plan") represent the Designer's opinion regarding it's interpretation of the ADA as it applies to the subject project. It is not in any way a warranty or guarantee that said plans comply with any or all possible interpretations of the ADA by others.

ABBREVIATIONS

GLASS

GROUND

HOSE BIB

HEADER

HOLLOW CORE

GRADE

GYP. BD. GYPSUM BD GRAVEL

HDWD HARDWOOD

GND

GRD

GSM

GCT

H.B

HDR.

GLU-LAM BEAM

GALVANIZED SHEET METAL

GLAZED CERAMIC TILE

<u>ABBR</u>	<u>EVIATIONS</u>		
A.B. ADJ. F. ALUM. & A.P. APPROX. & A.P. BLDG. BLKG. BT. C.C. C.M.T. CONNST. CONNST. CONNST. CONNST. CONNST. CONNST. C.T.R. DEMO DEFINION DIM DR.S. G. ELECTOR CONNST. C.T. C.T. C.T. C.T. C.T. C.T. C.T. C	ACCESS PANEL APPROXIMATELY AT BOARD BUILDING BLOCKING BEAM BOTTOM OF BETWEEN CATCH BASIN CONTROL JOINT CLOSET CENTER LINE CEILING CLEAR CERAMIC MOSAIC TILE CONTRACTOR COLUMN CONCRETE CONNECTION CONSTRUCTION CONSTRUCTION CONSTRUCTION CONTINUOUS CHECK ON SITE CERAMIC TILE CENTER DRAIN DOUBLE DEMOLISH OR DEMOLITION DETAIL DRINKING FOUNTAIN DIAMETER DIMENSION DOWN DOOR DOWNSPOUT DRAWING EXISTING EACH ELECTRICAL EQUAL EXISTING EXPOSED EXTERIOR FLOOR DRAIN FINISH FLOOR LEVEL FINISH FLASHING FLOOR	INSUL JST LAV LT X MB ZZ MFR MIN (N.I.C. S COPHD P. LYWD PNTD RC RD RC SFGT SHW SLDG S.F. L. SSTL STOR TYP. UNON TYP	HEIGHT HOT WATER HEATER INSULATION JOIST LAVATORY LIGHT MAXIMUM MACHINE BOLT MEZZANINE MANUFACTURER MINIMUM NEW NOT IN CONTRACT NOT TO SCALE NUMBER ON CENTER OPENING OVERHEAD PLATE PROPERTY LINE PLUS OR MINUS PLYWOOD PAINTED RADIUS REINFORCED CONCRETE ROOF DRAIN REQUIRED ROOM RAIN WATER LEADER SOLID CORE SAFETY GLASS SHEET SHOWER SIMILAR SLIDING SQUARE FEET SEE STRUCTURAL DWGS. STAINLESS STEEL STEEL STORAGE THRESHOLD TOP OF TOP OF SLAB TOP OF WALL TOILET PAPER DISPENSER TYPICAL URINAL UNLESS OTHERWISE NOTED VERTICAL VINYL TILE WITH WATER CLOSET
FFL	FINISH FLOOR LEVEL	VERT	VERTICAL
FLASH	FLASHING	W/	WITH
FLR FND	FLOOR FOUNDATION	WC WD	WATER CLOSET WOOD
F.O.F	FACE OF FINISH	WDW	WINDOW
F.O.S FT	FACE OF STUD FOOT OR FEET	WPM WSCT	WATERPROOF MEMBRANE WAINSCOT
FTG	FOOTING	VVOOI	W 1110001
GA	GAGE, GAUGE		
GALV.	GALVANIZED		

ADDITIONAL NOTES

FIRE SAFETY Portable Fire Extinguishers: Structures under construction, alteration or demolition shall be provided with approved fire extinguishers in accordance with CBC §906 and sized for not less than ordinary hazard as follows per CBC §3309.1. Revise the plans to show the location of the required fire extinguisher as follows: 3.1. At each stairway on all floor levels where combustible materials are accumulated.

· In every storage and construction shed. · Additional portable fire extinguishers shall be provided where special hazard exist, such as the storage and use of flammable and combustible liquids. · Minimum 2-A:10-B:C rating fire extinguishers shall be provided throughout the building under construction, alteration, or demolition with a maximum travel

Fire Safety during Construction:

distance of 75-feet.

· Smoking shall be prohibited except in designated areas with approved ashtrays. All other areas must have "No Smoking" signage posted around construction areas in accordance with CFC§310. [CFC§3304.1]

· Combustible debris shall not be accumulated within building. Combustible debris, rubbish and waste material shall be removed from building at the end of each shift of work. [CFC §3304.2]

· Materials susceptible to spontaneous ignition, such as oily rags, shall be stored in a isted disposal container. [CFC §3304.2.4] · Operations involving the use of cutting and welding shall be done in accordance

with CFC Chapter 35 [CFC §3304.6] · During construction, the construction site or area must be clean up at the end of the day in order to provide firefighter access in the building in an event of a fire.

SYMBOLS LEGEND



ELEVATION TAG



SECTION TAG



INTERIOR **ELEVATION TAG**



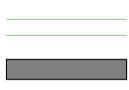
DOOR TAG **WINDOW TAG**

KEYNOTES

? 1i

LIGHTING FIXTURE TAG **ROOM ROOM NAME**





CEILING HEIGHT



WALL TO REMAIN NEW WALL - 1 HOUR RATED

NEW EXTERIOR WALL

PROJECT INFORMATION

PROJECT ADDRESS 4TH STAND SILVER AVE, RICHMOND CA

YES

OCCUPANCY R-3

CONSTRUCTION TYPE V-B NON RATED

SPRINKLERS ZONNING

DISTRICT LOT SIZE 2,840 SF or .065 ACRES

LOT COVERAGE MAX 50% OR 1420 SF

1420 SQ FT. MAX ALLOWED LOT COVERAGE

> 972.83 SQ. FT PROPOSED (DOES NOT INCLUDE ADU)

HE-C: HOUSING ELEMENT CONSISTENCY

DENSITY 17/ACRE MIN. - 30/ACRE MAX. 17/.065 = 1.1 UNITS MINIMUM 30/.065 = 1.95 UNITS MAXIMUM

UNITS PROPOSED: 2 STACKED

35 FT **HEIGHT ALLOWED**

APN 409-171-024-6 **SETBACK**

10' FRONT SETBACK 15' REAR SETBACK 5 GARAGE SETBACK 5' SIDE SETBACK

ADU SETBACKS 4' REAR SETBACK 4' SIDE SETBACK

PARKING SPACE

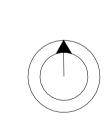
2 SPACES PER UNIT REQUIRED 1.5 UNITS PROVIDED

0 SPACES REQUIRED FOR ADU PER

82-24.012 - Development standards. Ordinance Code Title 8 - ZONING Division 82 - GENERAL REGULATIONS Chapter 82-24 - ACCESSORY DWELLING UNITS The accessory dwelling unit is located within one-half mile walking distance of public



NORTH



PROJECT SCOPE

TWO STACKED UNITS WITH ONE ATTACHED ACCESSORY DWELLING UNIT GROUND LEVEL WITH ONE BEDROOM AND ONE BATH =570 SQ FT ONE PARKING SPACES

UPPER LEVEL 2 BEDROOMS AND ONE BATH = 936.4 SQ FT LOWER LEVEL ENTRY 45.7 SQ. FT. 982.1 SQ. FT.

TWO PARKING SPACE (ONE COVERED AND ONE OPEN) PARTIAL TWO STORY UNIT WITH ONE BEDROOM AND ONE BATH 600.5 SQ FT

TOTAL LIVING SPACE ON LOT 2152.6 SQ FT. GARAGE 245.6 SQ. FT.

> TOTAL 2398.2 SQ. FT.

> > PROPOSED SECTION

A3.0

DRAWING INDEX				
SHEET NO.	SHEET NAME			
A0.0	COVER PAGE			
S S	SURVEY			
A0.1	PROPOSED SITE PLAN			
A1.1	PROPOSED FLOOR PLAN			
A1.2	PROPOSED ROOF PLAN			
A2.0	PROPOSED EXTERIOR ELEVATIONS			

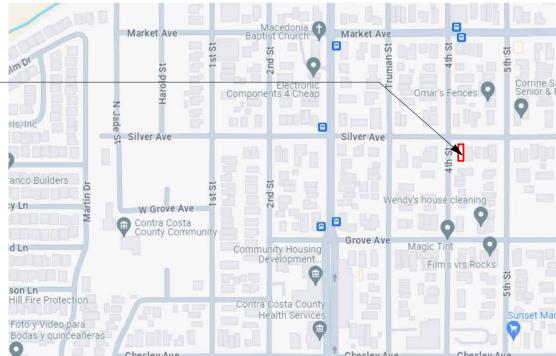
CODES

2022 CALIFORNIA PLUMBING CODE (CPC) 2022 CALIFORNIA MECHANICAL CODE (CMC) 2022 NATIONAL ELECTRICAL CODE (NEC) 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA EXISTING BUILDING CODE (AS APPLICABLE AND AMENDED BY CONTRA COSTA COUNTY)

PROJECT TEAM

ARCHITECT BACILIA MACIAS ARCHITECTURE 6007 NE SACRAMENTO ST PORTLAND, OR 97213 (510)929-0727 BACILIA@BMARCH.NET

STRUCTURAL ENGINEER



NORTH





RECEIVED on 9/18/2024 CDDP24-03038

Department of Conservation and Development

By Contra Costa County

BACILIA MACIAS ARCHITECTURE

6007 NE Sacramento St. Portland, OR 97213 bacilia@bmarch.net

www.baciliamacias.com P: 510.929-0727

DATE REVISIONS OWNER: FERNANDO TAVIRA

JOSEFINA BUCIO P.O. BOX 14662 OAKLAND, CA 94614 FJWELDINGINC@GMAIL.COM

PLANNING SET

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DRAWN BY:

DATE:

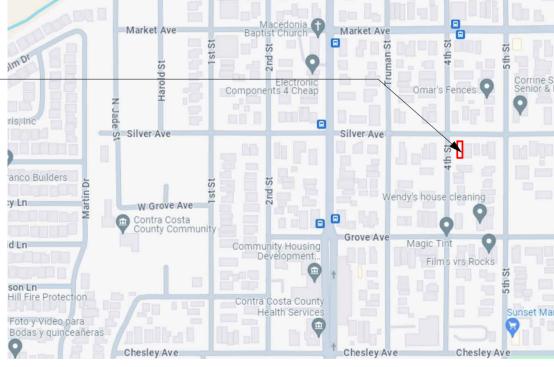
STAND S HMOND PN#409

SEPT. 06, 2024

AD

WWW.BACILIAMACIAS.COM

VICINITY MAP



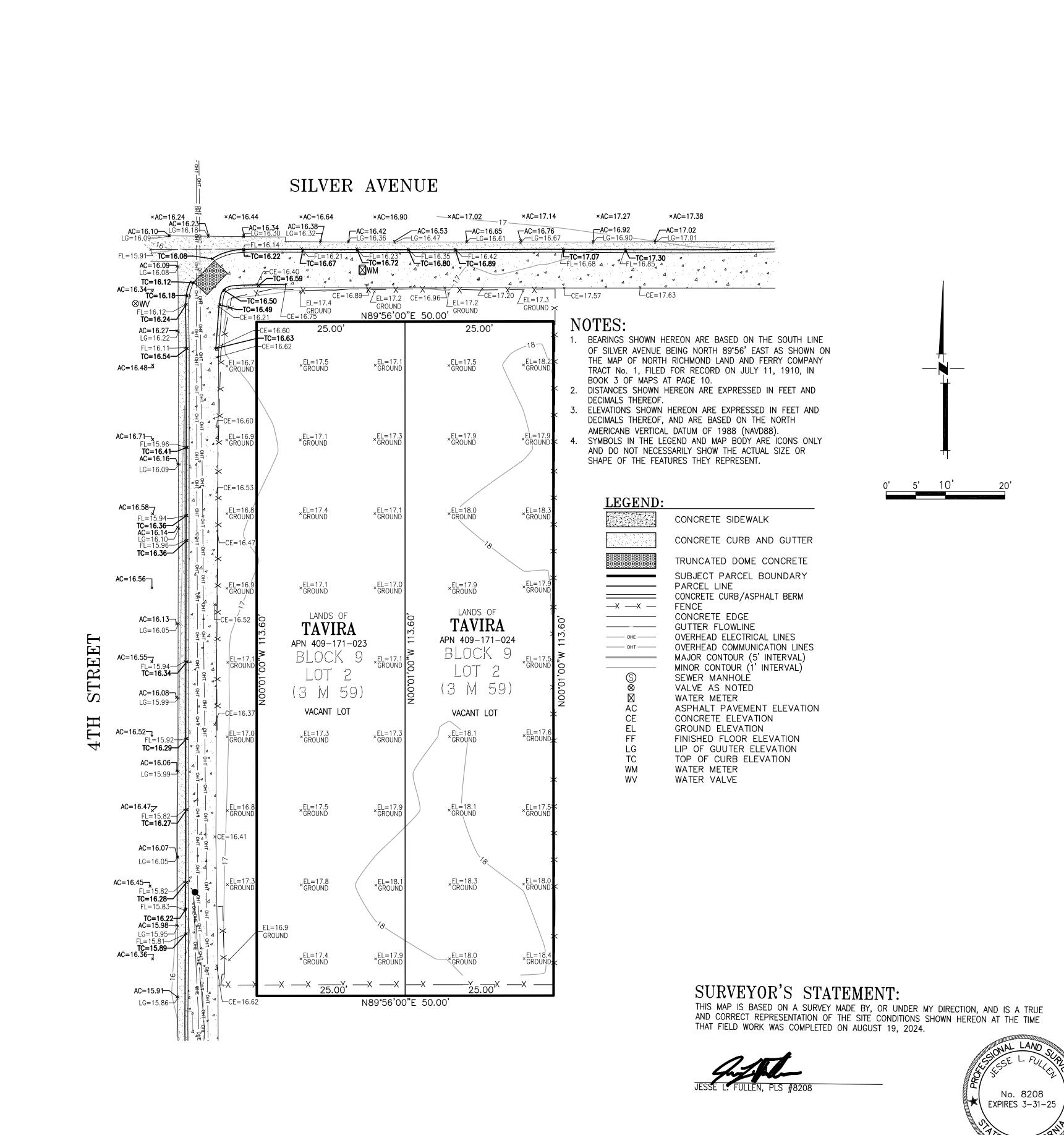
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COVER PAGE

SHEET NO: A0.0

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SILVER AVENUE ~ TOPOGI

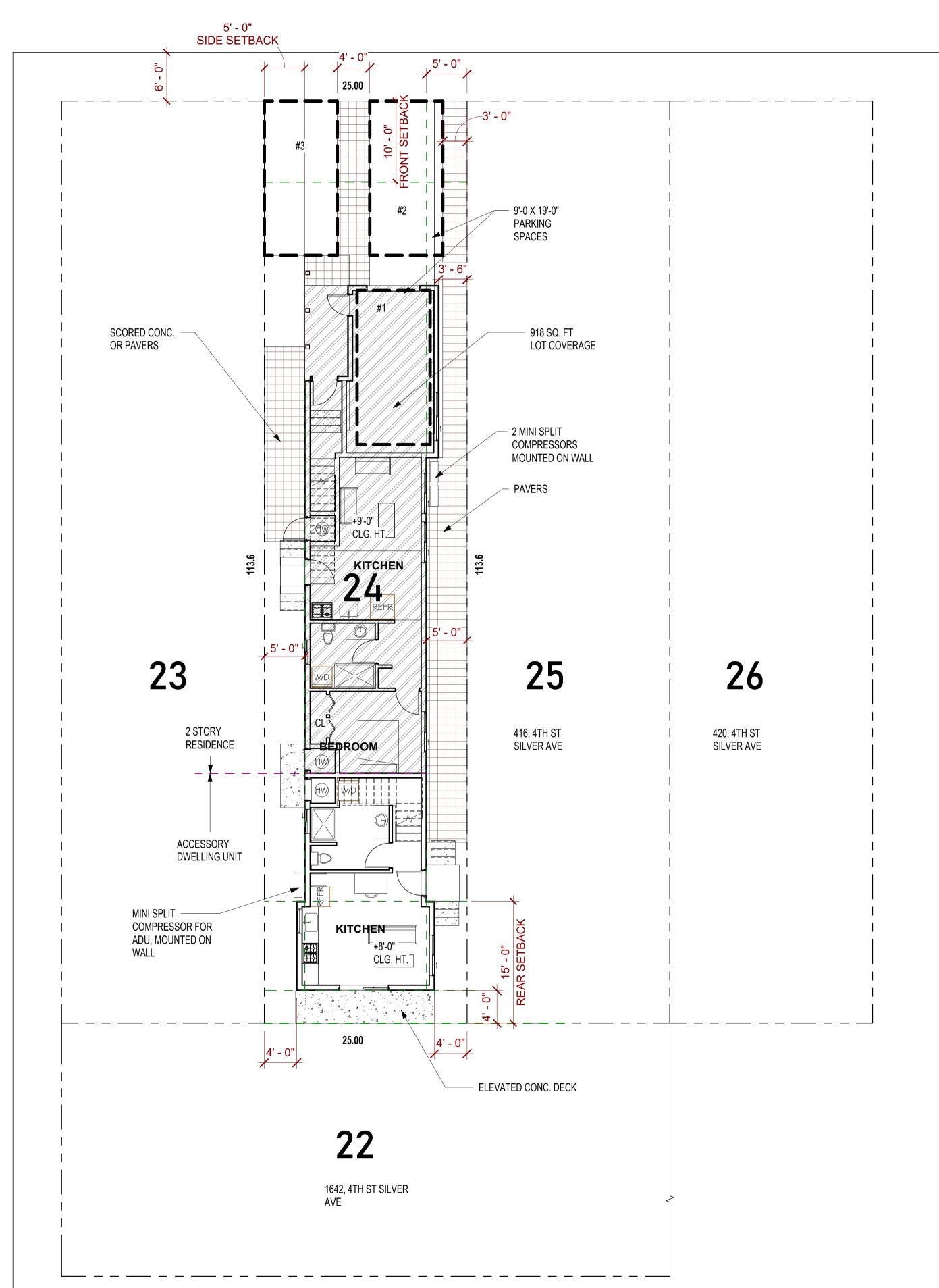
SCALE: 1"=10'
DATE: 19AUG2024
FIELD CREW:
DLP/FF

REC

SHEET NO.

OF 1 SHEETS JOB No. BMAC0003

SILVER AVENUE



BACILIA MACIAS ARCHITECTURE

6007 NE Sacramento St. Portland, OR 97213 bacilia@bmarch.net www.baciliamacias.com P: 510.929-0727

REVISIONS DATE OWNER:

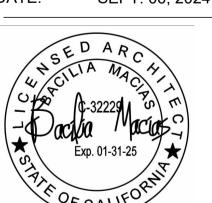
FERNANDO TAVIRA JOSEFINA BUCIO P.O. BOX 14662 OAKLAND, CA 94614 FJWELDINGINC@GMAIL.COM

PLANNING SET

TACHED **NEW RESIDENCE**

DRAWN BY:

SEPT. 06, 2024



SHEET TITLE:

PROJECT NORTH

PROPOSED SITE PLAN

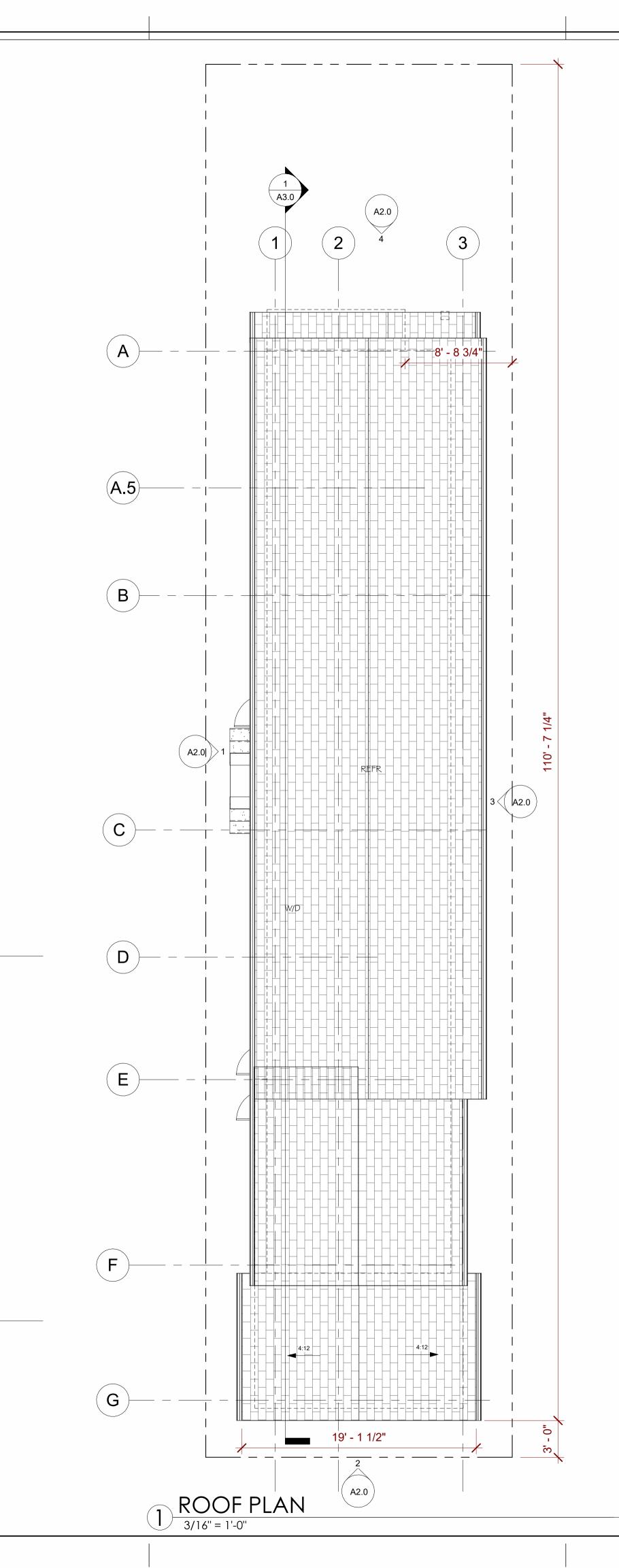
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PROPOSED SITE PLAN

1/8" = 1'-0"







1 HOUR RATED WALL

NEW WALL

PROPERTY LINE

DOOR TAG L1-001 WINDOW TAG **BACILIA MACIAS ARCHITECTURE**

6007 NE Sacramento St. Portland, OR 97213 bacilia@bmarch.net www.baciliamacias.com P: 510.929-0727

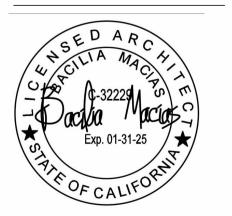
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SEPT. 06, 2024



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PROPOSED ROOF PLAN

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SHEET NO: A1.2

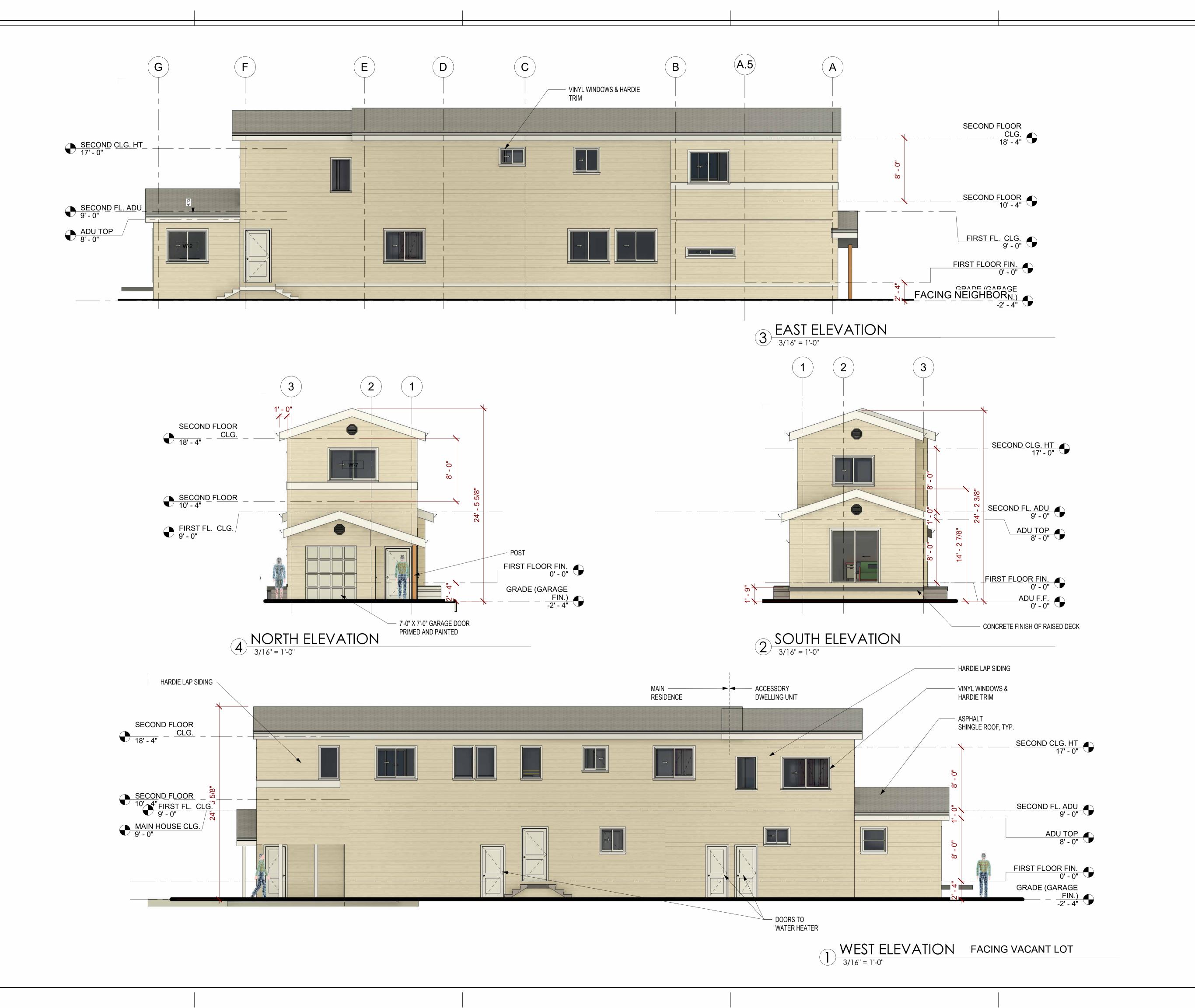
PROJECT NORTH



3D VIEW #2



2 3D View 1



ADU 1 ATTACHED , LVER AVE :A 94801 71024 SIDENCE WITH ,4TH STAND SIL\ RICHMOND CA APN#409171 **NEW RESIDENCE**

BACILIA MACIAS ARCHITECTURE

6007 NE Sacramento St. Portland, OR 97213 bacilia@bmarch.net www.baciliamacias.com P: 510.929-0727

REVISIONS

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PLANNING SET

DRAWN BY:

DATE:

SEPT. 06, 2024



SHEET TITLE:

PROPOSED EXTERIOR ELEVATIONS

SHEET NO: A2.0

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