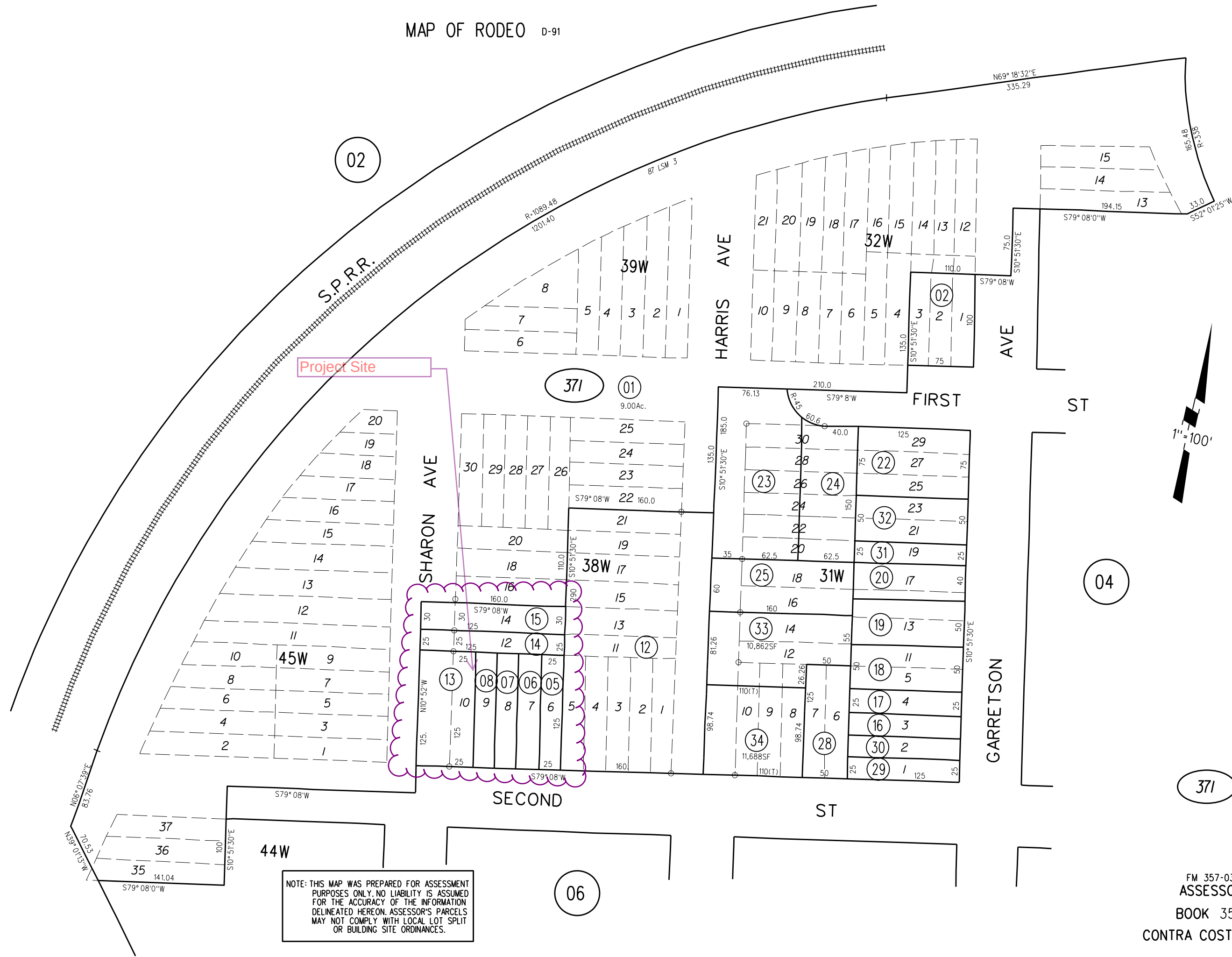


MAP OF RODEO D-91





Legend

- Board of Supervisors' Districts
- City Limits
- Unincorporated
- General Plan
- SV (Single Family Residential - Ver)
- SL (Single Family Residential - Low)
- SM (Single Family Residential - Me)
- SH (Single Family Residential - Hig)
- ML (Multiple Family Residential - Lc)
- MM (Multiple Family Residential - M)
- MH (Multiple Family Residential - H)
- MV (Multiple Family Residential - Vi)
- MS (Multiple Family Residential - Vi)
- CC (Congregate Care/Senior Housi)
- MO (Mobile Home)
- M-1 (Parker Avenue Mixed Use)
- M-2 (Downtown/Waterfront Rodeo I)
- M-3 (Pleasant Hill BART Mixed Use)
- M-4 (Willow Pass Road Mixed Use)
- M-5 (Willow Pass Road Commercia)
- M-6 (Bay Point Residential Mixed U)
- M-7 (Pittsburg/Bay Point BART Stai)
- M-8 (Dougherty Valley Village Cent)
- M-9 (Montalvin Manor Mixed Use)
- M-10 (Willow Pass Business Park M)
- M-11 (Appian Way Mixed Use)
- M-12 (Triangle Area Mixed Use)
- M-13 (San Pablo Dam Road Mixed)
- M-14 (Heritage Mixed Use)
- CO (Commercial)
- OF (Office)
- BP (Business Park)
- LI (Light Industry)
- HI (Heavy Industry)
- AL, OIBA (Agricultural Lands & Off)
- CR (Commercial Recreation)
- ACO (Airport Commercial)
- LF (Landfill)
- PS (Public/Semi-Public)

1: 564



Notes

Contra Costa County -DOIT GIS

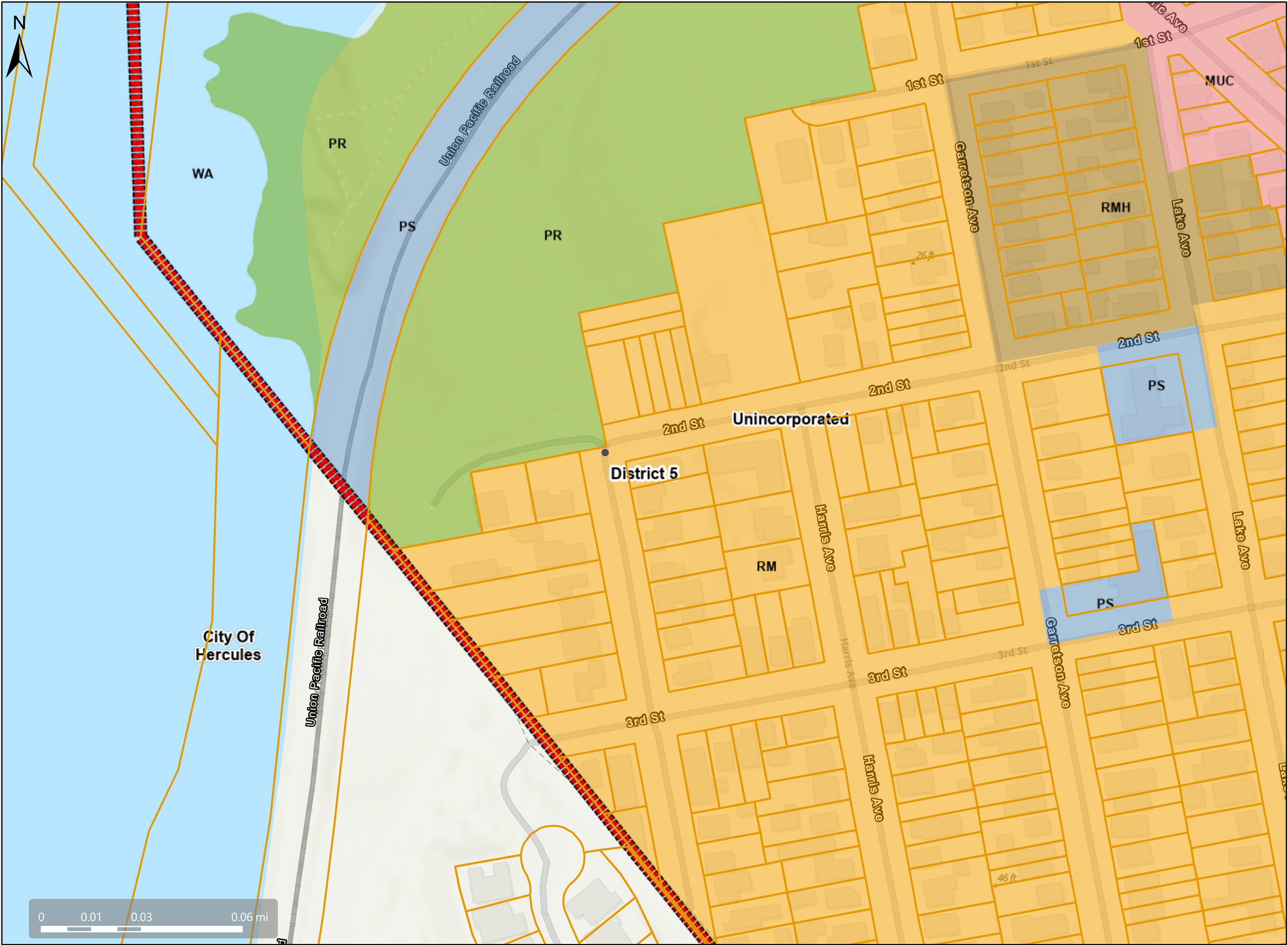


0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference 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

Contra Costa County 2045 General Plan Designation



Map Legend

- Assessment Parcels
- General Plan
 - RM (Residential Medium Density) (7-17 du/na)
 - RMH (Residential Medium-High Density) (17-30 du/na)
 - MUC (Mixed-Use)
 - Community-Specific (Variable)
 - PS (Public and Semi-Public)
 - PR (Park and Recreation)
 - WA (Water)
 - Unincorporated
 - City Limits
 - Board of Supervisors' Districts

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 inquiries to the appropriate department.
Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984



Legend

Board of Supervisors' Districts

City Limits

Unincorporated

Zoning

R-6 (Single Family Residential)

R-6, -FH -UE (Flood Hazard and A

R-6 -SD-1 (Slope Density Hillside T

R-6 -TOV -K (Tree Obstruction anc

R-6, -UE (Urban Farm Animal Excl

R-6 -X (Railroad Corridor Combinir

R-7 (Single Family Residential)

R-7 -X (Railroad Corridor Combinin

R-10 (Single Family Residential)

R-10, -UE (Urban Farm Animal Exc

R-12 (Single Family Residential)

R-15 (Single Family Residential)

R-20 (Single Family Residential)

R-20, -UE (Urban Farm Animal Exc

R-40 (Single Family Residential)

R-40, -FH -UE (Flood Hazard and A

R-40, -UE (Urban Farm Animal Exc

R-65 (Single Family Residential)

R-100 (Single Family Residential)

D-1 (Two Family Residential)

D-1 -T (Transitional Combining Dist

D-1, -UE (Urban Farm Animal Excl

M-12 (Multiple Family Residential)

M-12 -FH (Flood Hazard Combining

M-17 (Multiple Family Residential)

M-29 (Multiple Family Residential)

F-R (Forestry Recreational)

F-R -FH (Flood Hazard Combining

F-1 (Water Recreational)

F-1 -FH (Flood Hazard Combining I

A-2 (General Agriculture)

A-2, -BS (Boat Storage Combining I

A-2, -BS -SG (Boat Storage and So

A-2 -FH (Flood Hazard Combining I

A-2, -FH -SG (Flood Hazard and Sc

1: 564



WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference 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

Notes
Contra Costa County -DOIT GIS

CDMS23-00003/CDDP23-03046 Vicinity Map



Map Legend

Assessment
Parcels

Planning Layers (DCD)

Unincorporated

City Limits

Board of
Supervisors'
Districts

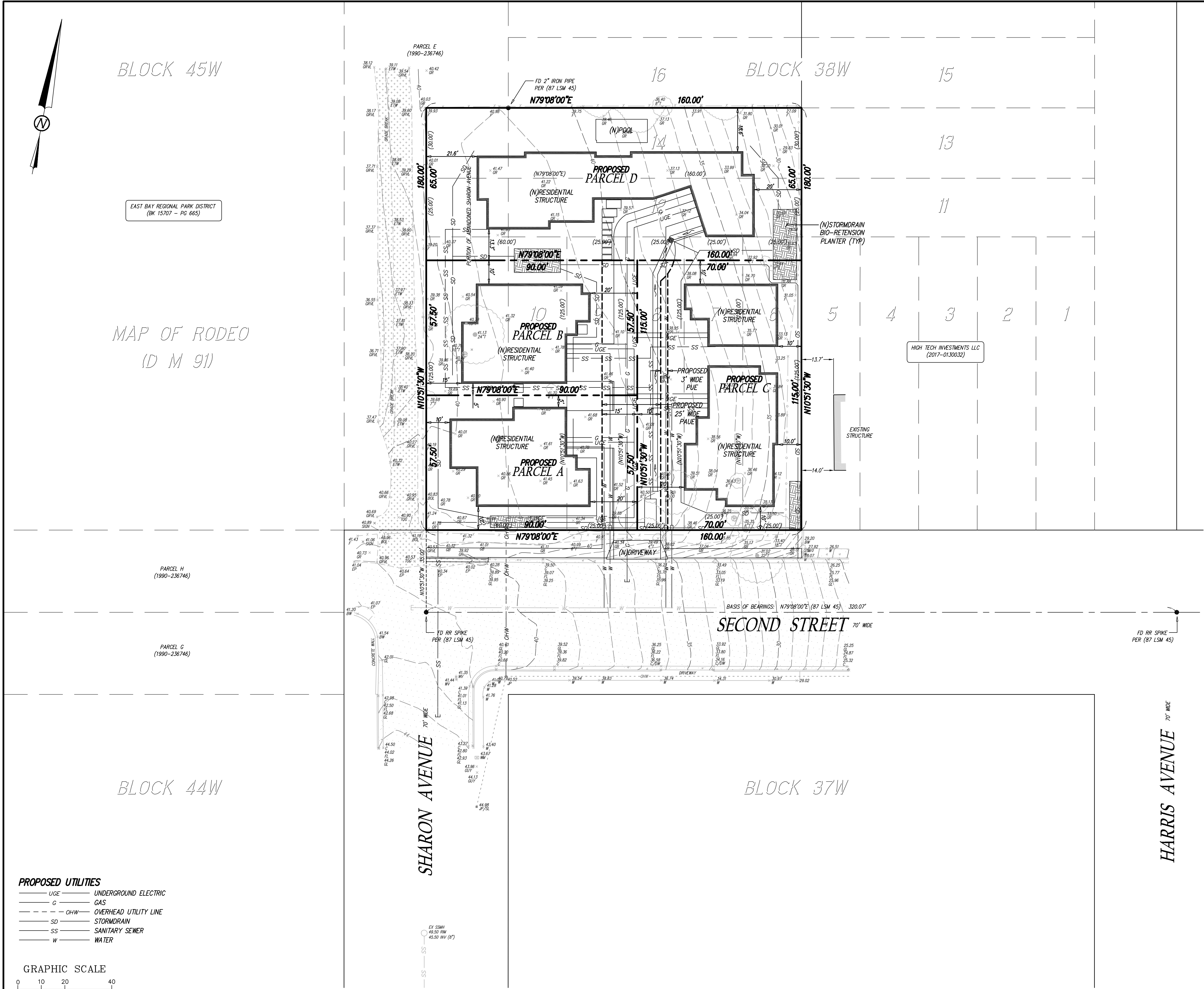
Project Site

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 inquiries to the appropriate department.

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



LEGEND	
●	FOUND MONUMENT (AS NOTED)
()	RECORD DATA
---	BUILDING EDGE
---	ASPHALT
---	CONCRETE
---	GRAVEL
---	DIAMETER OF TREE (INCHES)
---	BOLLARD
---	BOTTOM OF WALL
---	TOP OF CURB
---	DRIVEWAY
---	EDGE OF PAVEMENT
---	EDGE OF TRAVELED WAY
---	FENCE
---	FLOW LINE
---	GRADE BREAK
---	GUTTER UP
---	GROUND SHOT
---	GRAVEL
---	GUY WIRE
---	INVERT
---	JOINT POLE
---	JOINT POLE W/STREET LAMP
---	OVERHEAD WIRE
---	SANITARY SEWER MANHOLE
---	TOP OF GRAVEL
---	WATER METER
---	WATER VALVE

SUBJECT PROPERTY	
---	PROPOSED LOT LINE
---	RIGHT OF WAY/ADJACENT LOT LINE
---	PROPOSED EASEMENT
---	CENTERLINE
---	HISTORIC PARCEL/LOT LINE
---	TIE LINE
---	CHAINLINK FENCE
---	WIRE FENCE
---	WATERLINE

OWNERS:

MICHAEL MCGHEE AND DEBRA MCGHEE

BASIS OF BEARINGS:

MONUMENT LINE WITHIN SECOND STREET PER RECORD OF SURVEY (87 LSM 45)
BEARING: N79°08'00"E

NGS BENCHMARK:

DESIGNATION: Y 129
PID: JT0547
NAVD88 ELEV: 14.8 FEET

PARCEL AREA:

EXISTING:	PROPOSED(GROSS):
APN: 357-071-005 3,125± SQ FT	PARCEL A: 5,175± SQ FT
APN: 357-071-006 3,125± SQ FT	PARCEL B: 5,175± SQ FT
APN: 357-071-007 3,125± SQ FT	PARCEL C: 8,050± SQ FT
APN: 357-071-008 3,125± SQ FT	PARCEL D: 10,400± SQ FT
APN: 357-071-013 7,500± SQ FT	
APN: 357-071-014 4,000± SQ FT	
APN: 357-071-015 4,800± SQ FT	
TOTAL AREA:	28,800± SQ FT

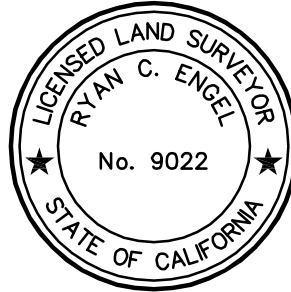
NOTE:

NEAREST FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER, INTERSECTION OF SHARON AVENUE AND THIRD STREET (APPROX. 461' FROM SITE).

PROPOSED IMPROVEMENTS SHOWN PER DESIGN BY OTHERS.
--SEE ARCHITECTURAL/CIVIL PLANS FOR DETAILS.

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYORS ACT AT THE REQUEST OF MIKE MCGHEE IN MARCH, 2022.



RYAN C. ENGEL, PLS 9022
DATE: 12/02/2024

TENTATIVE PARCEL MAP SUBDIVISION MS 23-_____

A 4 LOT SUBDIVISION

THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN
CORRECTION GRANT DEED RECORDED
MARCH 29, 2023
DOC-2023-0029250
CONTRA COSTA COUNTY RECORDS
UNINCORPORATED CONTRA COSTA COUNTY, CALIFORNIA
DECEMBER, 2024 SCALE: 1" = 20'

**BA
LS** BAY AREA LAND
SURVEYING INC

3065 RICHMOND PARKWAY, SUITE 101
RICHMOND, CA 94806
(510) 223-5167

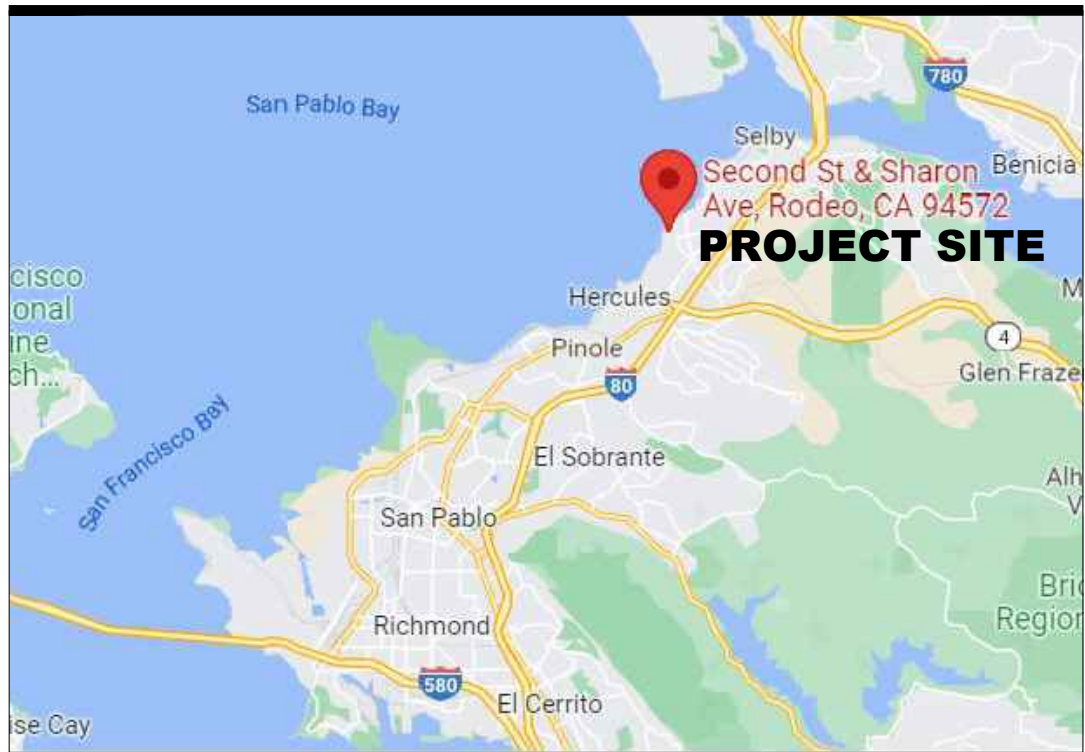
NEW RESIDENCES

2nd STREET & SHARON AVENUE

RODEO, CA

CIVIL PLANS (AS-BUILT)

VICINITY MAP



NOT TO SCALE

SURVEY DATUM

Boundary & Topographic Survey provided by Bay Area Land Surveying Inc., dated April 2022.

MAP DATA

Contour Interval: 1 Foot

Aerial Photo: None

SHEET INDEX

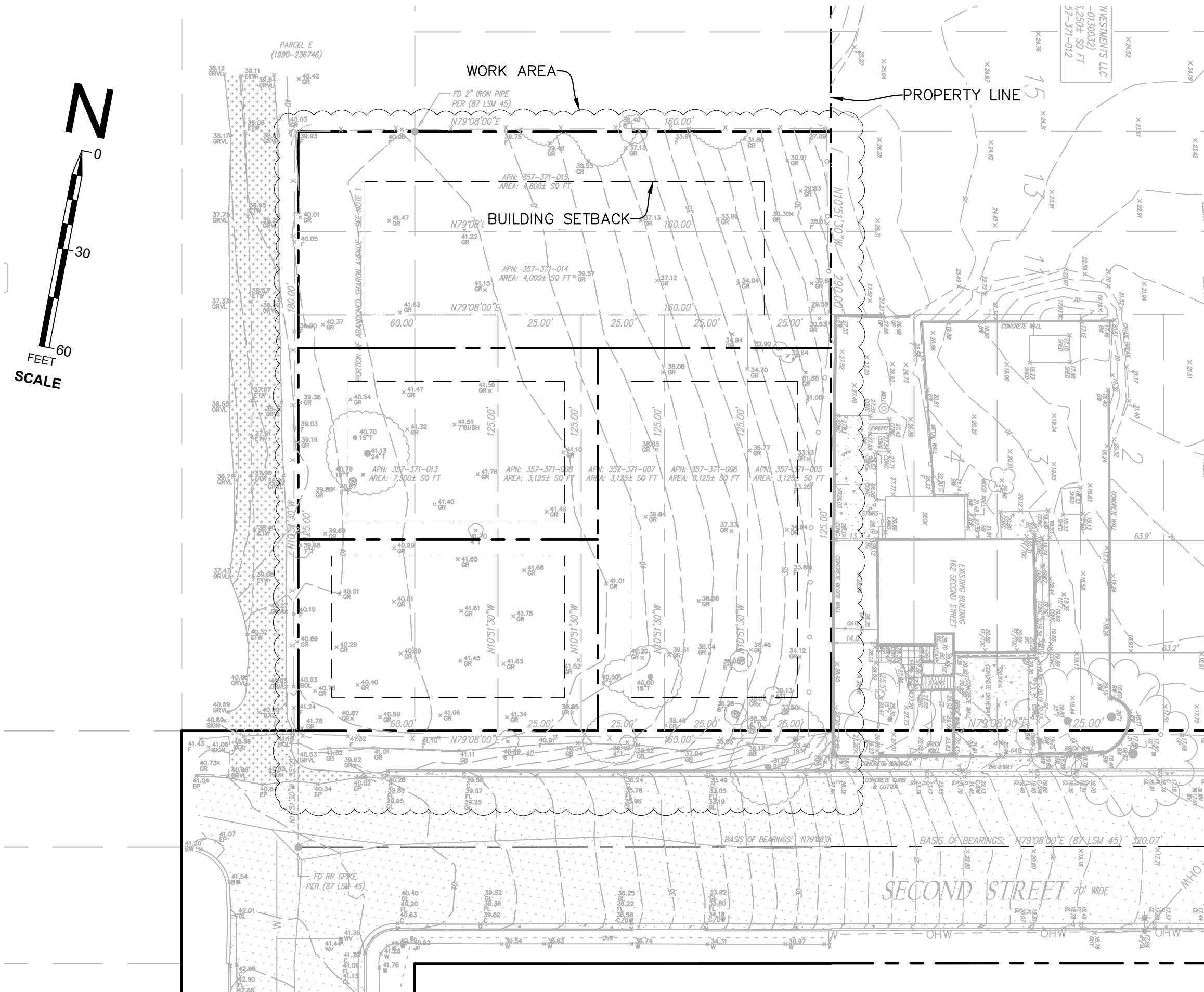
- COVER SHEET
- GRADING & EROSION CONTROL PLAN
- STORMWATER CONTROL PLAN
- UTILITY PLAN
- DETAILS
- SECTIONS

GENERAL NOTES

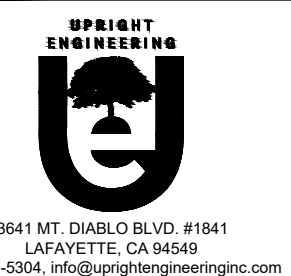
- THESE ENGINEERING DRAWINGS ARE BASED ON CONDITIONS AT THE TIME OF DESIGN AND FROM INFORMATION PROVIDED BY THE OWNER. FUTURE MODIFICATIONS TO GRADING AND SITE DEVELOPMENT COULD CAUSE EROSION AND SLOPE FAILURE.
- ALL GRADING SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL AND/OR THE PROJECT SOIL ENGINEER.
- OBSERVATION OF THE CONSTRUCTION BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY TO COMPLETE THE CONSTRUCTION IN CONFORMANCE WITH THE PROJECT DOCUMENTS AND GENERALLY ACCEPTED STANDARDS OF PRACTICE. THE PURPOSE OF THE ENGINEERS VISITS WILL BE TO BECOME GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF THE CONTRACTOR'S WORK AND DETERMINE IF THE WORK IS PROGRESSING IN GENERAL CONFORMANCE WITH OUR DESIGN INTENT.
- LOCATIONS OF CUTS AND FILLS ARE APPROXIMATE. CONTRACTOR TO VERIFY GRADING EXTENTS IN THE FIELD.

GENERAL STORMWATER NOTES

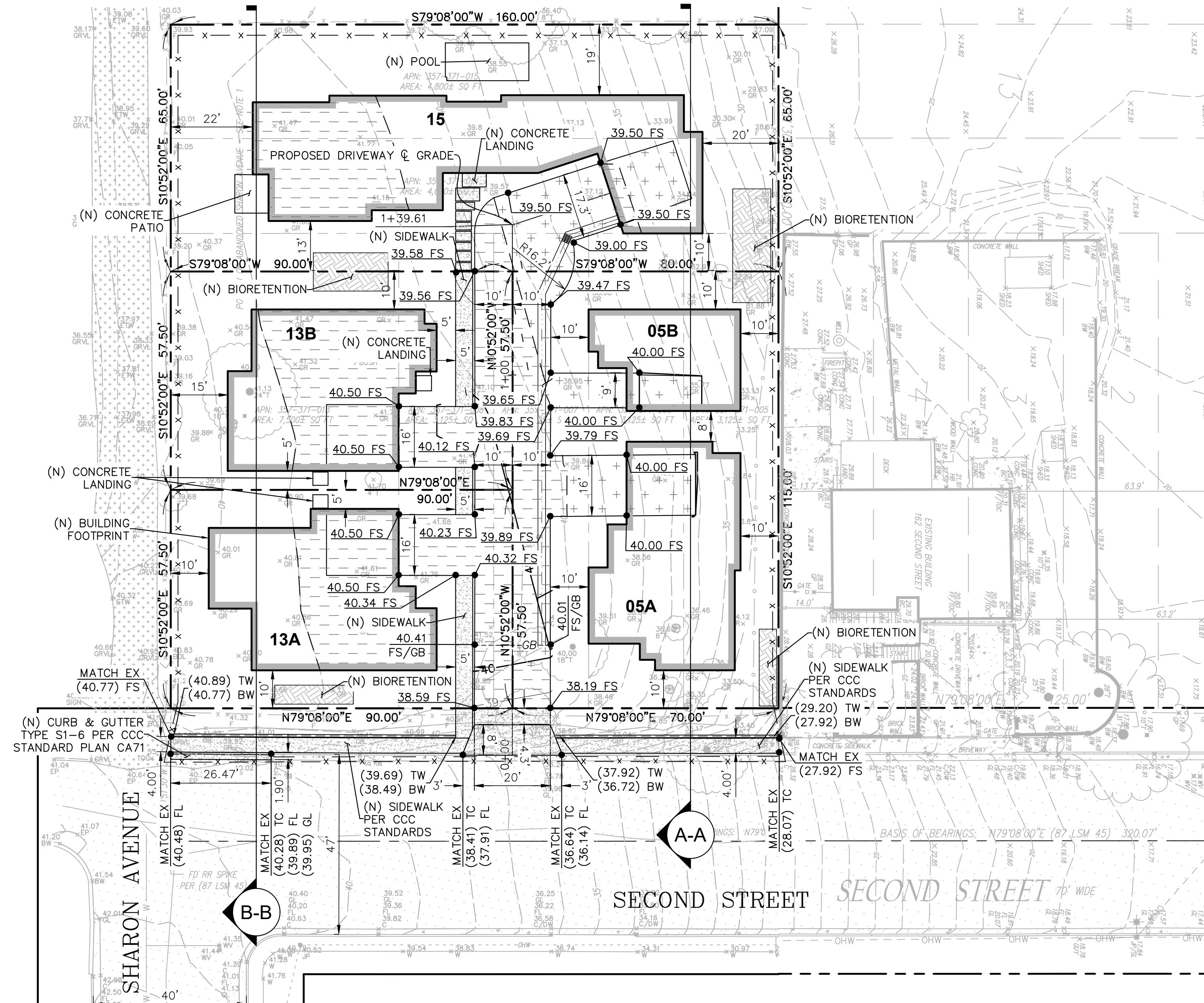
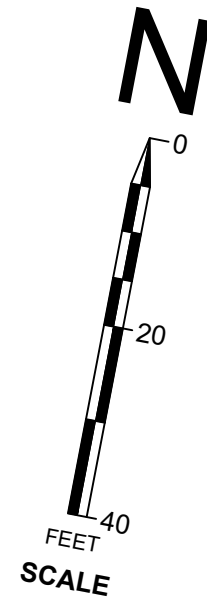
- STOCKPILES: ALL STOCKPILES ASSOCIATED WITH THE PROJECT SHALL BE COVERED WITH PLASTIC SHEETING PRIOR TO ANY PRECIPITATION EVENT TO PREVENT RUNOFF OF SEDIMENT. SHEETING SHALL BE FIRMLY HELD IN PLACE WITH SANDBAGS OR OTHER WEIGHTS PLACED NO MORE THAN 10FT APART. SEAMS SHALL BE TAPED OR WEIGHTED DOWN THEIR ENTIRE LENGTH AND THERE SHALL BE AT LEAST A 12 INCH OVERLAP.
- DUST CONTROL: BEST MANAGEMENT PRACTICES SHALL BE USED THROUGHOUT ALL PHASES OF CONSTRUCTION. THIS INCLUDES ANY SUSPENSION OF WORK, ALLEVIATION OR PREVENTION OF ANY FUGITIVE DUST NUISANCE AND THE DISCHARGE OF SMOKE OR ANY OTHER AIR CONTAMINANTS INTO THE ATMOSPHERE IN SUCH QUANTITY AS WILL VIOLATE ANY REGIONAL AIR POLLUTION CONTROL RULES, REGULATIONS, ORDINANCES, OR STATUTES. WATER SHALL BE APPLIED AS REQUIRED. DUST NUISANCE SHALL ALSO BE ABATED BY CLEANING, VACUUMING AND SWEEPING OR OTHER MEANS AS NECESSARY.
- INTERIM EROSION AND SEDIMENT CONTROL: THIS PLAN INCLUDES INTERIM EROSION AND SEDIMENTATION CONTROL MEASURES TO BE TAKEN DURING WET SEASONS UNTIL PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES CAN ADEQUATELY MINIMIZE EROSION, EXCESSIVE STORM WATER RUNOFF AND SEDIMENTATION. THIS PLAN INCLUDES THE MINIMUM NECESSARY MEASURES TO BE TAKEN TO PREVENT EXCESSIVE STORM WATER RUNOFF OR CARRYING BY STORM WATER RUNOFF OF SOLID MATERIALS ON TO LANDS OF ADJACENT PROPERTY OWNERS, PUBLIC STREETS, OR TO WATERCOURSES AS A RESULT OF CONDITIONS CREATED BY GRADING OPERATIONS. ADDITIONAL MEASURES MAY BE REQUIRED IF DETERMINED BY THE CONTRACTOR, THE CITY, THE COUNTY, OR THE ENGINEER AS CHANGING CONDITIONS OCCUR. GRADING SHALL NOT TAKE PLACE DURING THE RAINY SEASON WITHOUT THE IMPLEMENTATION OF ADDITIONAL BMP'S TO PREVENT EROSION AND RUNOFF.
- PERMANENT EROSION AND SEDIMENT CONTROL: PERMANENT EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED BY LANDSCAPING OF DISTURBED AREAS OF THE PROJECT SITE. LANDSCAPING SHALL CONSIST OF SOME OR ALL THE FOLLOWING: SPREADING OF MULCH, SEEDING, AND PLANTING OF CONTAINER PLANTS. ANTICIPATED TIME UNTIL ESTABLISHMENT FOR THESE 3 LANDSCAPING METHODS IS AS FOLLOWS: IMMEDIATE, 3 MONTHS, 1 MONTH (RESPECTIVELY, ASSUMING APPROPRIATE IRRIGATION IS PROVIDED. DOWNSPOUTS SHALL BE DIRECTED INTO THE UNDERGROUND DRAINAGE SYSTEM AS INDICATED ON THE STORMWATER CONTROL PLAN OR AWAY FROM STRUCTURES.
- PROJECT SHALL CONFORM TO THE COUNTY OF CONTRA COSTA "STORMWATER C.3 GUIDEBOOK, 8th EDITION" DATED DECEMBER 23, 2022.
- THIS PROJECT WILL DISPERSE ALL RUNOFF FROM ROOFS AND HARDSCAPE AREAS TO APPROPRIATE LOCATIONS AND AS SHOWN ON THE PLANS.
- STORMWATER DISCHARGE ADJACENT TO FOUNDATIONS AND OTHER STRUCTURES IS NOT PERMITTED.
- WASH OUT CONCRETE EQUIPMENT/TRUCKS OFF-SITE OR INTO CONTAINED WASHOUT AREAS THAT WILL NOT ALLOW DISCHARGE OF WASH WATER ONTO THE UNDERLYING SOIL OR ONTO THE SURROUNDING AREAS.



REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
1			
2			
3			
4			
5			
6			
7			
8			



DATE: 11/22/2024	DESIGNED BY: AP
NEW RESIDENCES	DRAWN BY: WZ
2nd STREET & SHARON AVENUE	SURVEYED BY: BALS
RODEO, CA	CHECKED BY: AP
COVER SHEET	SHEET NO.
	1 OF 8



GRADING PLAN
SCALE: 1" = 20'

LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING TOPO POINTS
- PROPOSED CUT
- CUT/FILL LINE
- PROPOSED FILL
- PROPERTY LINE
- PROPOSED STRAW WATTLE PER DETAIL 1 ON SHEET 6
- BUILDING SETBACK
- PROPOSED RETAINING WALL
- PROPOSED CONCRETE SWALE (SEE STORMWATER CONTROL PLAN)
- (E) EXISTING
- (N) PROPOSED
- FS FINISH SURFACE
- TC TOP OF CURB
- FL FLOW LINE
- GL GUTTER LINE
- GB GRADE BREAK
- TW TOP OF WALL
- BW BOTTOM OF WALL

CUT/FILL TABLE			
ELEMENT	FILL (CY)	CUT (CY)	NET (CY)
GRADING	145	(240)	(95)
TOTAL DISTURBED AREA: 21,500 SQFT			

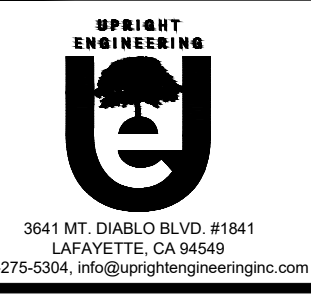
GRADING NOTES

- LOCATION OF CUTS AND FILLS ARE APPROXIMATE. CONTRACTOR TO VERIFY GRADING EXTENTS IN THE FIELD.
- ALL GRADING SHALL BE PERFORMED PER THE RECOMMENDATIONS IN THE GEOTECHNICAL STUDY AND STRUCTURAL DRAWINGS.
- CONTRACTOR SHALL CONSTRUCT DRAINAGE IMPROVEMENTS PRIOR TO GRADING TO PREVENT RUN-ON TO WORK AREA. IF IT IS NOT FEASIBLE TO CONSTRUCT DRAINAGE PRIOR TO GRADING, TEMPORARY DRAINAGE FACILITIES SHALL BE PROVIDED BY THE CONTRACTOR.
- MAXIMUM FILL SLOPE SHALL BE 2:1 (HORIZ:VERT)
- MAXIMUM CUT SLOPE SHALL BE 1.5:1 (HORIZ:VERTICAL)
- FILL SHALL BE PLACED IN MAXIMUM 6" LIFTS. MOISTURE CONDITIONED TO WITHIN 3% OF OPTIMUM, AND COMPACTED USING SHEEPS FOOT ROLLER OR SIMILAR EQUIPMENT TO 95% RELATIVE COMPACTION AS MEASURED USING THE MODIFIED PROCTOR METHOD.

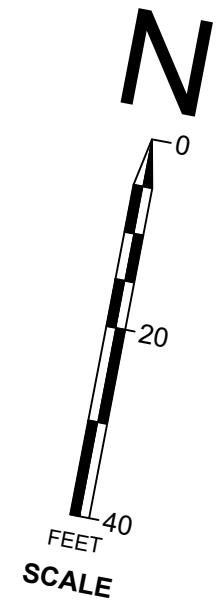


PERMIT SET

REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
1			
2			
3			
4			
5			



DATE: 11/22/2024	DESIGNED BY: AP
NEW RESIDENCES	DRAWN BY: WZ
2nd STREET & SHARON AVENUE	SURVEYED BY: BALS
RODEO, CA	CHECKED BY: AP
GRADING PLAN	SHEET NO.
& EROSION CONTROL	2 OF 8



LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING TOPO POINTS
- PROPERTY LINE

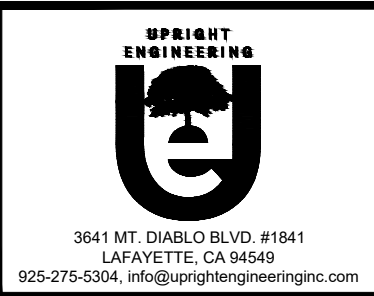
EXISTING IMPERVIOUS AREAS

SCALE: 1" = 20'



PERMIT SET

REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
1			
2			
3			
4			
5			
6	ADDED STORMWATER DISCHARGE	10/13/23	



DATE: 11/22/2024	DESIGNED BY: AP
NEW RESIDENCES	DRAWN BY: WZ
2nd STREET & SHARON AVENUE	SURVEYED BY: BALS
RODEO, CA	CHECKED BY: AP
STORMWATER CONTROL PLAN	SHEET NO. 3 OF 8

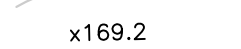
BIORETENTION AREA SUMMARY TABLE								
IMP AREA NAME	DMA NAME	DMA AREA (SF)	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	IMP SIZING FACTOR	MINIMUM AREA (SF)	REQUIRED IMP AREA (SF)	PROPOSED IMP AREA (SF)
BR 1	R1 (DMA 1)	1608	1.0	1608	0.04	64.32	144.32	200
	R3 (DMA 3)	2000	1.0	2000	0.04	80		
BR 2	R2 (DMA 2)	1540	1.0	1540	0.04	61.6	258.88	300
	R5 (DMA 5)	908	1.0	908	0.04	36.32		
	C1 (DMA 7)	4024	1.0	4024	0.04	160.96		
BR 3	R4 (DMA 4)	2000	1.0	2000	0.04	80	80	100
BR 4	R6 (DMA 6)	1964	1.0	1964	0.04	78.56	78.56	100

NOTE: C2 (DMA 8) IS DISPERSED OFFSITE DUE TO THE PROPOSED ROADWAY ENTRANCE. THE REMAINING IMP'S HAVE BEEN ENLARGED TO MITIGATE THIS UNRETAINED RUNOFF.

IMPERVIOUS AREAS TABLE	
ELEMENT	PROPOSED AREA (SF)
PROPOSED STRUCTURES	10,020
PROPOSED EXTERIOR HARDSCAPE	5,050
TOTAL NEW IMPERVIOUS AREA	15,070

- LEGEND**
- 

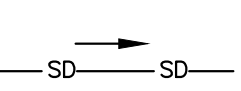
EXISTING MINOR CONTOUR
- 

EXISTING MAJOR CONTOUR
- 

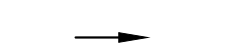
EXISTING TOPO POINTS
- 

PROPOSED MINOR CONTOUR
- 

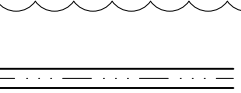
PROPOSED MAJOR CONTOUR
- 

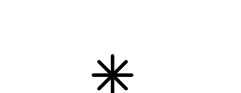
PROPERTY LINE
- 

PROPOSED GRAVITY STORM DRAIN
4" SDR35 PVC PIPE, MIN 2% SLOPE,
MIN 18" BURIAL DEPTH. CLEANOUTS
SHALL BE PROVIDED AT ALL PIPE
BENDS AND INTERSECTIONS.
(ARROW INDICATES FLOW)
- 

PROPOSED GRAVITY STORM DRAIN
6" SDR35 PVC PIPE, MIN 2% SLOPE,
MIN 18" BURIAL DEPTH. CLEANOUTS
SHALL BE PROVIDED AT ALL PIPE
BENDS AND INTERSECTIONS.
(ARROW INDICATES FLOW)
- 

PROPOSED CONCRETE SWALE
PER DETAIL 3, SHEET 5
- 

PROPOSED DOWNSPOUT TIE INTO
STORM DRAIN PIPE PER DETAIL 2 ON
SHEET 6
- 

PROPOSED IMPERVIOUS AREA
(ARROW INDICATES DRAINAGE
PATTERN)
- 

EXISTING IMPERVIOUS AREA
(ARROW INDICATES DRAINAGE
PATTERN)
- 

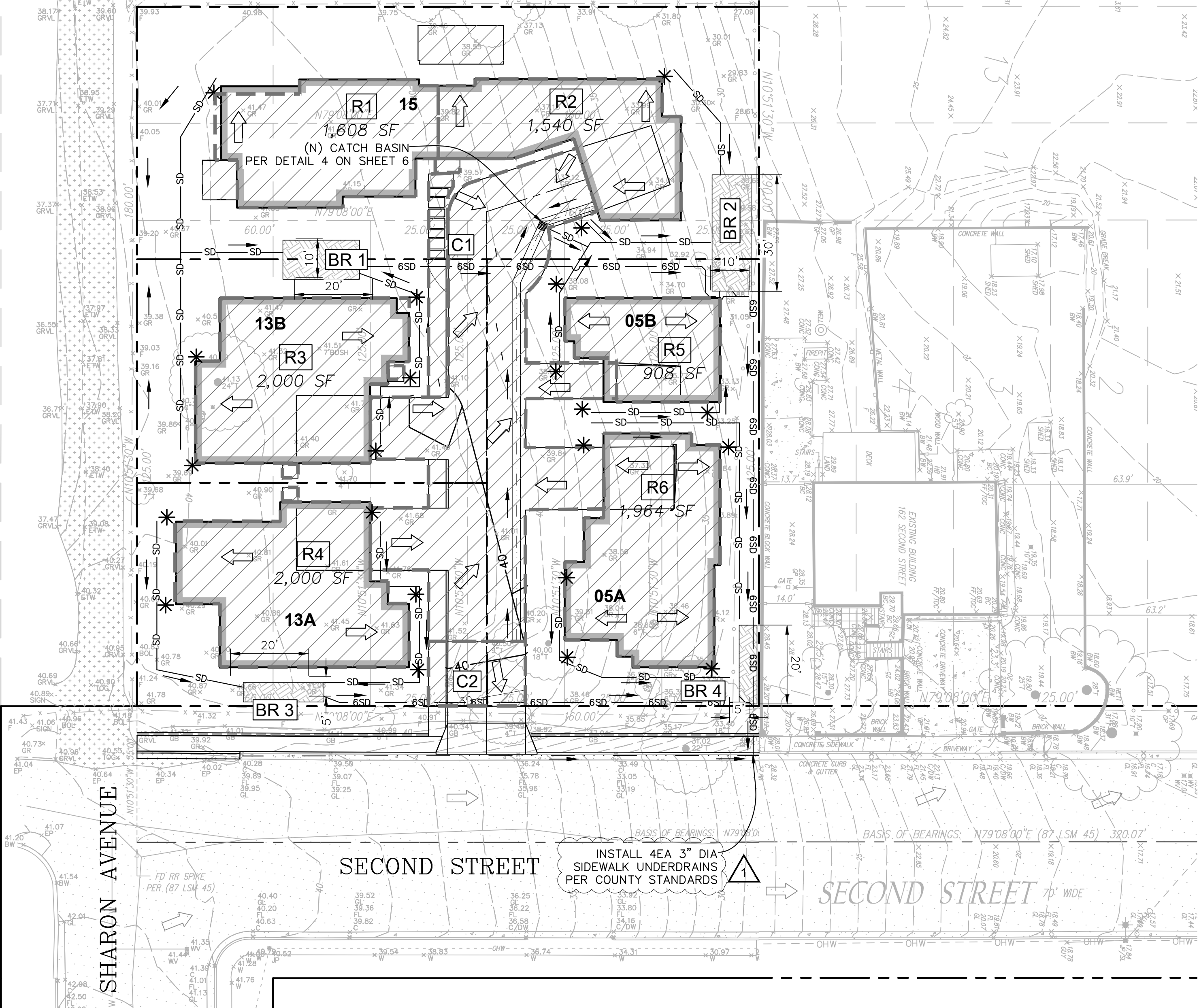
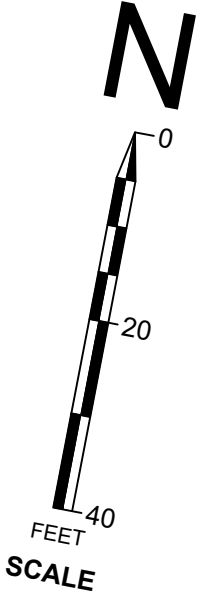
BIOFILTRATION AREA
PER DETAIL 7 ON SHEET 6
- 

BMP TRIBUTARY BOUNDARY
- 

R1
IMPERVIOUS ROOF AREA
- 

C1
IMPERVIOUS CONCRETE AREA
- 

BR 1
BASIN RETENTION AREA

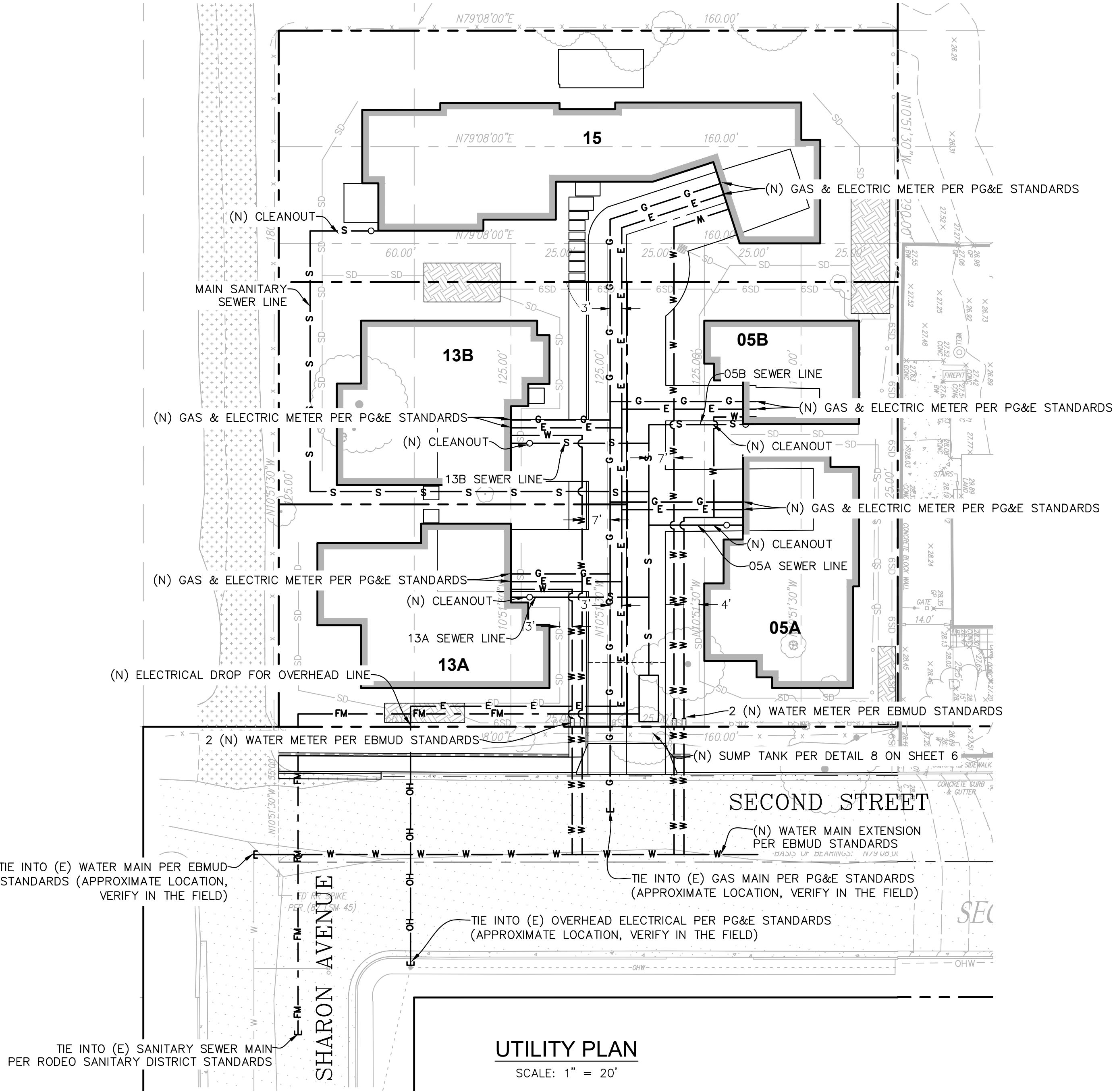


PROPOSED IMPERVIOUS AREAS
SCALE: 1" = 20'



PERMIT SET

REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
6			
4			
3			
2			
1	ADDED STORMWATER DISCHARGE	10/13/23	



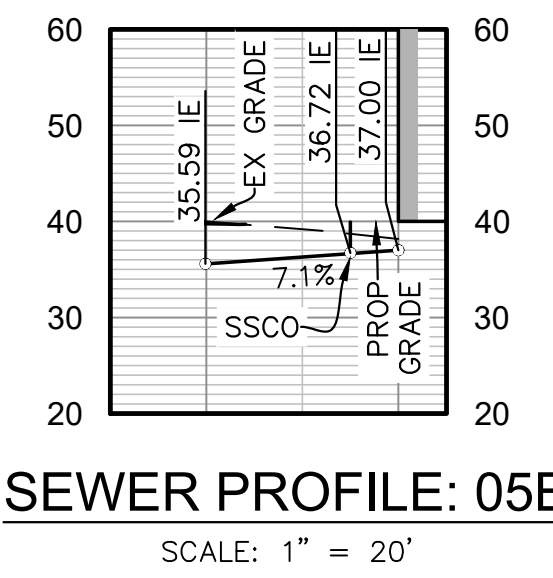
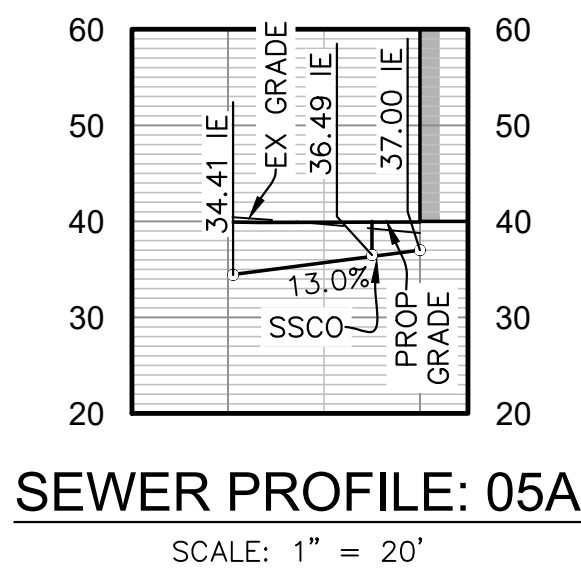
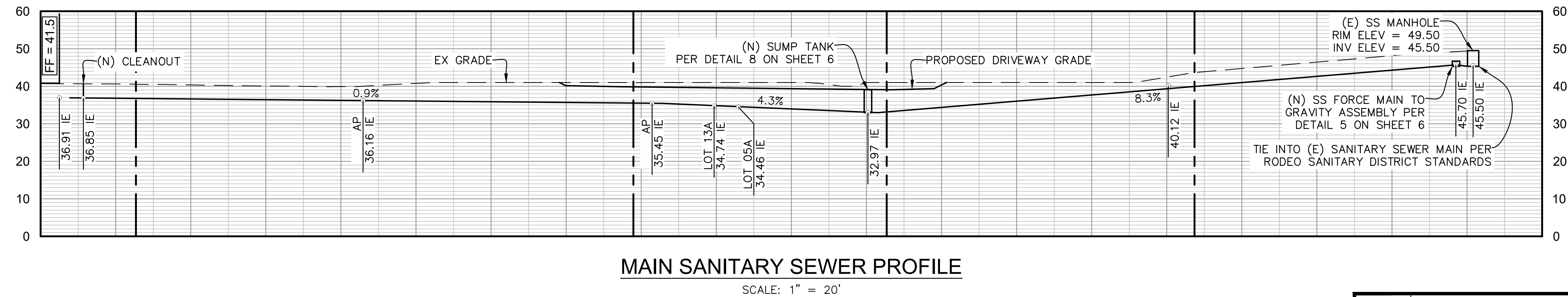
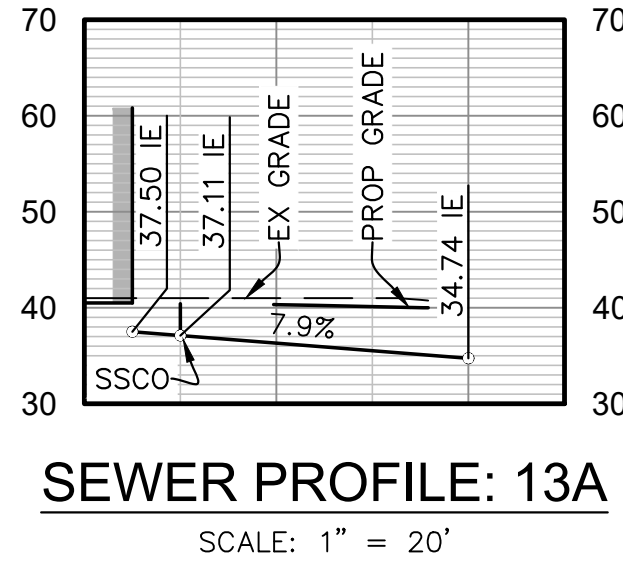
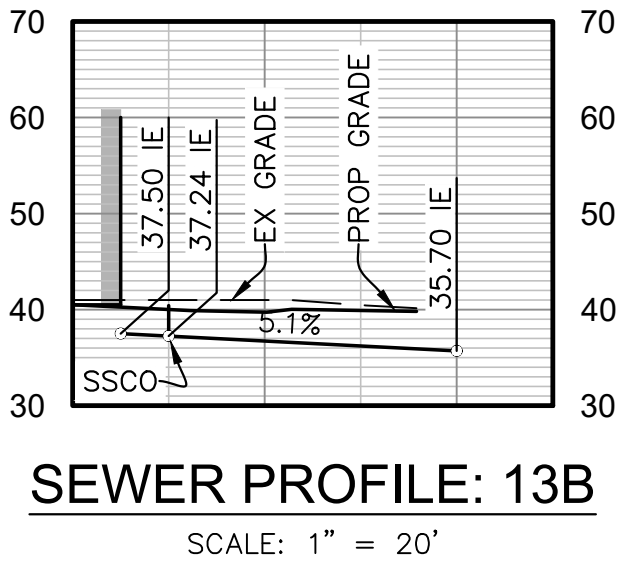
MINIMUM UTILITY SEPARATION REQUIREMENTS						
UTILITY	POTABLE WATER*	STORM WATER	SANITARY SEWER	GAS	ELECTRIC	COMM
POTABLE WATER	-	12"	12"	0"	12"	12"
STORM WATER	12"	-	12"	0"	24"	12"
SANITARY SEWER	12"	12"	-	0"	24"	12"
GAS	0"	0"	0"	-	24"	12"
ELECTRIC	12"	24"	24"	24"	-	12"
COMM	12"	12"	12"	12"	12"	-

* WHEN POTABLE WATER SHARES A JOINT TRENCH OR CROSSES SEWER AND/OR STORMWATER, POTABLE WATER SHALL ALWAYS BE ABOVE.

GENERAL UTILITY NOTES:

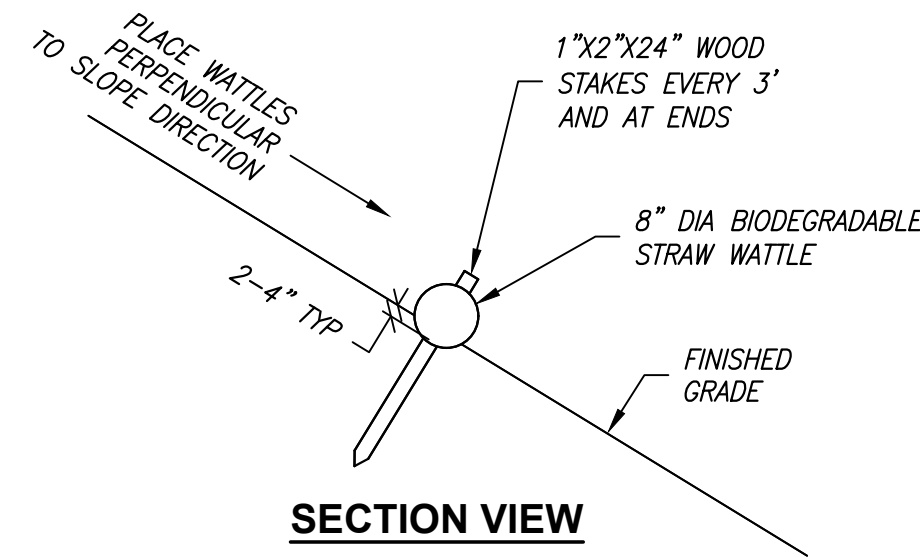
1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY ENCROACHMENT PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY.
2. UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE FINALIZED BY THE CONTRACTOR IN THE FIELD.
3. ALL UNDERGROUND AND ABOVEGROUND UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE, REGIONAL, AND LOCAL CODES AND REQUIREMENTS.
4. MINIMUM BURIAL DEPTH SHALL BE 18" FOR ALL UTILITIES.
5. ALL UTILITIES SHALL BE BURIED WITH DETECTABLE UNDERGROUND MARKING TAPE MEETING APWA STANDARDS. TAPE SHALL BE BURIED 12" ABOVE TOP OF UTILITY.
6. PULL BOXES FOR ELECTRICAL AND COMMUNICATIONS UTILITIES SHALL BE SIZED AND SPACED PER CURRENT CALIFORNIA BUILDING CODE REQUIREMENTS.
7. ELECTRICAL AND COMMUNICATION UTILITIES SHALL UTILIZE RACEWAYS WITH BENDS CONFORMING TO CURRENT CALIFORNIA BUILDING CODE REQUIREMENTS.
8. UTILITIES SHALL MAINTAIN 3FT MIN CLEARANCE FROM ALL CONCRETE FOOTINGS, SLABS, AND BUILDING FOUNDATIONS.
9. UTILITY TRENCH BACKFILL SHALL CONFORM TO THE REQUIREMENTS OF THE GEOTECHNICAL INVESTIGATION, THE UTILITY COMPANY, AND AS FOLLOWS:
 - 9.1. UTILITY TRENCH BACKFILL SHALL BE CLASS II AB COMPACTED TO 95% RELATIVE COMPACTION AT NEAR OPTIMUM MOISTURE CONTENT. BACKFILL SHALL BE PLACED IN 6" LIFTS, WETTED, AND COMPACTED USING A VIBRATING PLATE OR JUMPING JACK. CARE SHOULD BE TAKEN NOT TO HARM UTILITIES DURING PRELIMINARY BACKFILL.
10. THE FOLLOWING APPLIES TO THE PROPOSED PRIVATE SEWER LATERAL (PSL):
 - 10.1. ALL SEWER LINES AND ASSOCIATED STRUCTURES, CLEANOUTS, BACKFLOW DEVICES, OVERFLOW PROTECTION DEVICES AND POINT OF CONNECTION TO THE CITY MAIN SHALL COMPLY WITH CITY STANDARDS.
 - 10.2. THE PSL SHALL BE KEPT FREE FROM ROOTS, GREASE DEPOSITS, AND OTHER SOLIDS WHICH MAY IMPEDE OR OBSTRUCT THE FLOW.
 - 10.3. ALL JOINTS SHALL BE TIGHT AND ALL PIPES SHALL BE SOUNDS AND FREE FROM STRUCTURAL DEFECTS, CRACKS, BREAKS, OPENINGS, AND MISSING PORTIONS TO PREVENT EX-FILTRATION BY WASTE OR INFILTRATION BY GROUND WATER OR STORM WATER.
 - 10.4. THE GRADE OF EVERY PSL SHALL BE UNIFORM WITHOUT SAGS OR OFFSETS.
 - 10.5. THE PSL SHALL HAVE A TWO-WAY CLEANOUT LOCATED AT OR NEAR THE STRUCTURE. ALL CLEANOUTS SHALL BE SECURELY CAPPED AT ALL TIMES.
 - 10.6. THE PSL SHALL BE EQUIPPED WITH A BACKFLOW DEVICE/OVERFLOW DEVICE.
 - 10.7. IN CONJUNCTION WITH A PSL SERVING A STRUCTURE IN WHICH THERE ARE PLUMBING FIXTURES AT AN ELEVATION TOO LOW TO PERMIT DRAINAGE BY GRAVITY FROM THE FIXTURES TO THE SEWER MAIN, THE PROPERTY OWNER SHALL INSTALL AND MAINTAIN A PUMP OR OTHER APPROPRIATE DEVICE OR DEVICES TO LIFT THE CONTENTS OF THE PSL TO THE CITY'S SANITARY SEWER SYSTEM. SUCH DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE UNIFORM BUILDING AND PLUMBING CODES AND ALL APPLICABLE PROVISIONS OF THE CITY MUNICIPAL CODE, AND SHALL BE SUBJECT TO TESTING, REPAIR AND REPLACEMENT UNDER THE PROVISIONS OF THE CITY.
 - 10.8. THERE SHALL BE NO NON-SANITARY SEWER CONNECTIONS TO THE PSL PLUMBING THAT CONNECTS THERETO.

- LEGEND
- PROPERTY LINE
 - W W PROPOSED UNDERGROUND POTABLE WATER LINE (EBMUD)
 - S S PROPOSED GRAVITY SEWER LINE 4" ABS SCH40, 2% MIN SLOPE (EBMUD)
 - E E PROPOSED UNDERGROUND ELECTRICAL CONNECTION (PG&E)
 - G G PROPOSED GAS LINE (PG&E)
 - FM FM PROPOSED SEWER FORCE MAIN (PG&E)
 - OH OH PROPOSED OVERHEAD ELECTRICAL CONNECTION (PG&E)

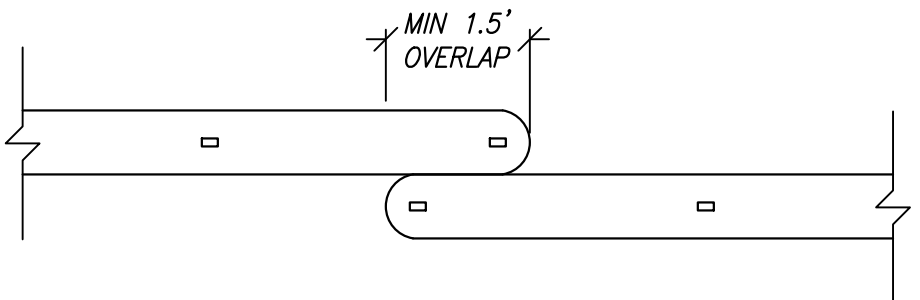


PERMIT SET

REVISIONS					DATE: 11/22/2024 NEW RESIDENCES 2nd STREET & SHARON AVENUE RODEO, CA UTILITY PLAN	DESIGNED BY: AP DRAWN BY: WZ SURVEYED BY: BALS CHECKED BY: AP SHEET NO. 5 OF 8
REV. NO.	DESCRIPTION	DATE	APPROVED			
1						
2						
3						

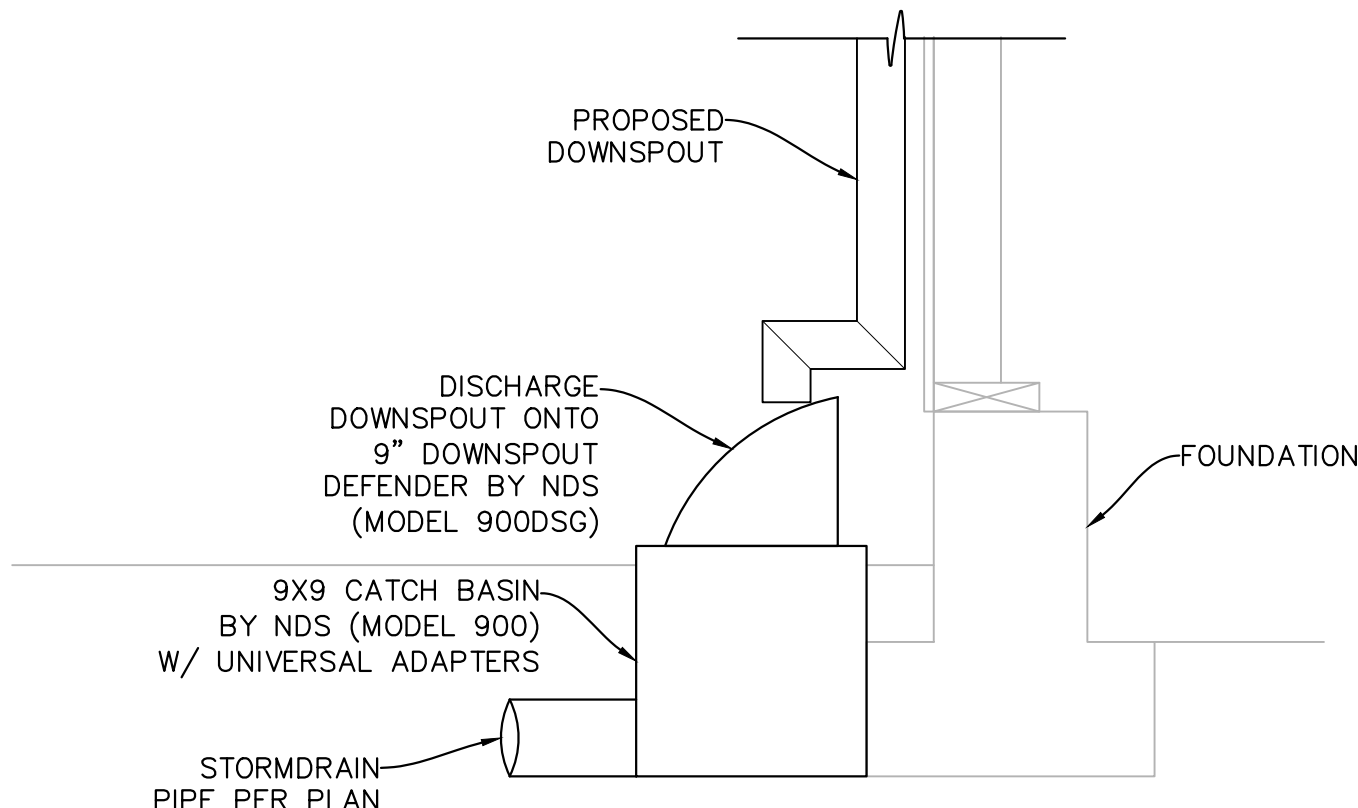


SECTION VIEW

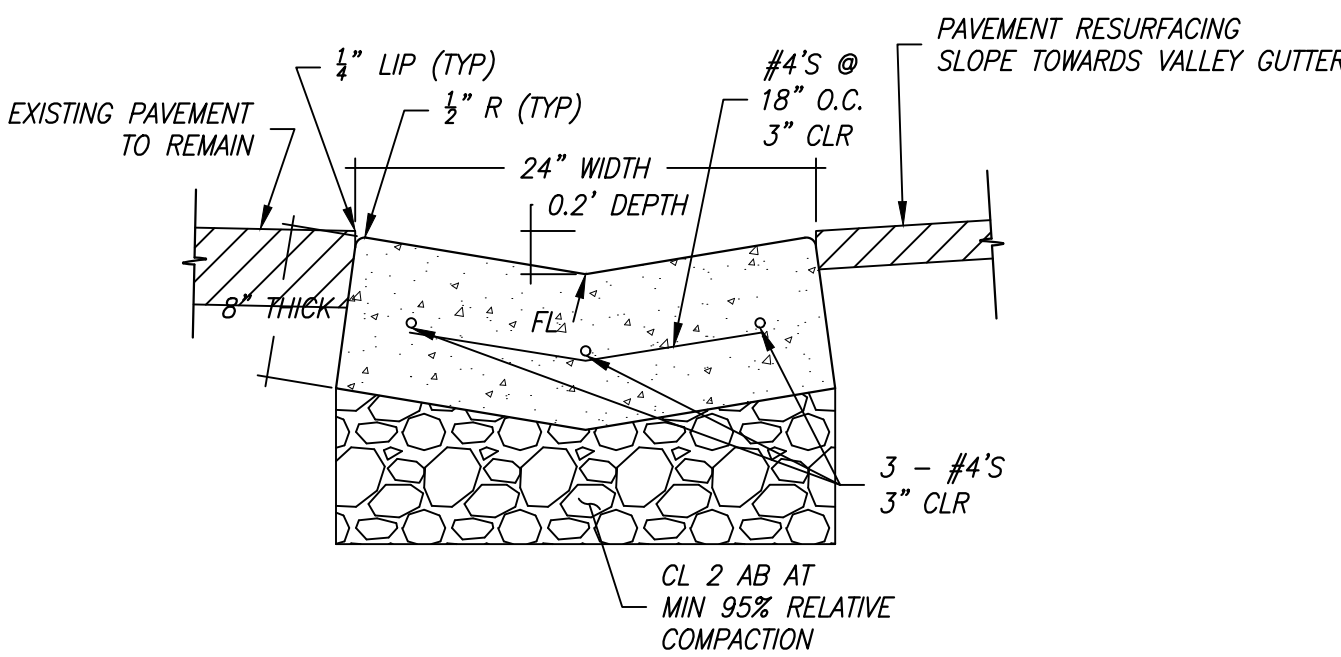


TOP VIEW

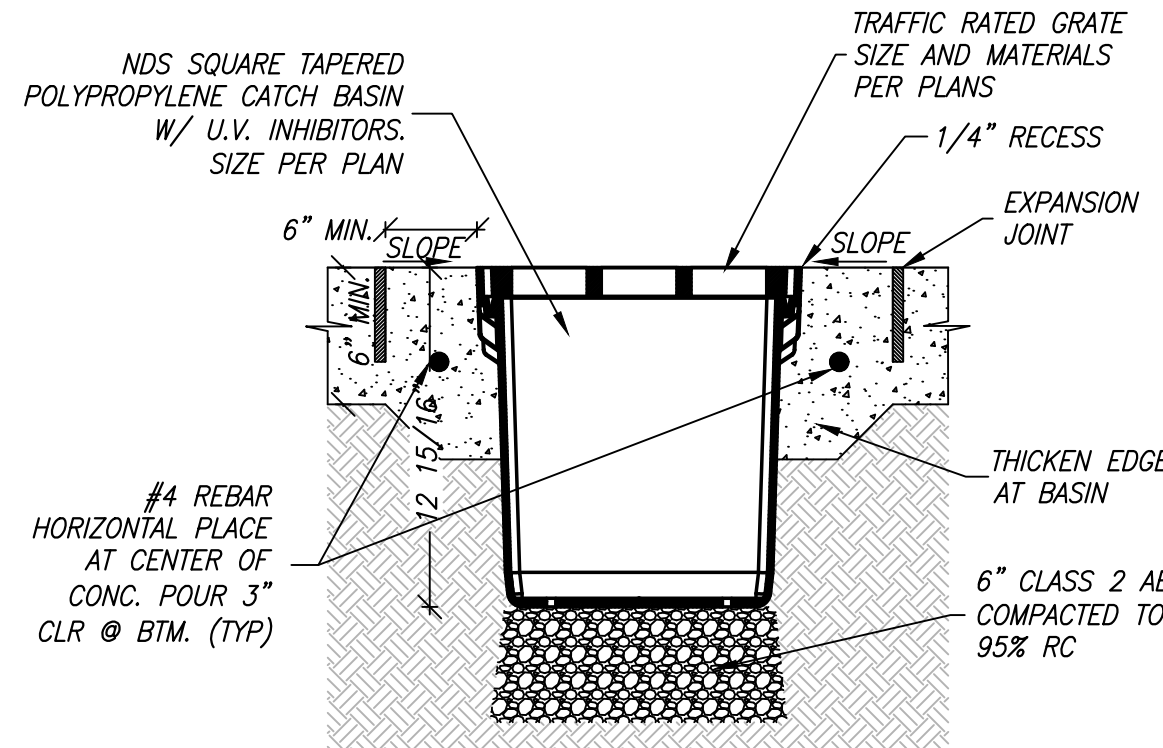
1 STRAW WATTLE DETAILS
4 6 NOT TO SCALE



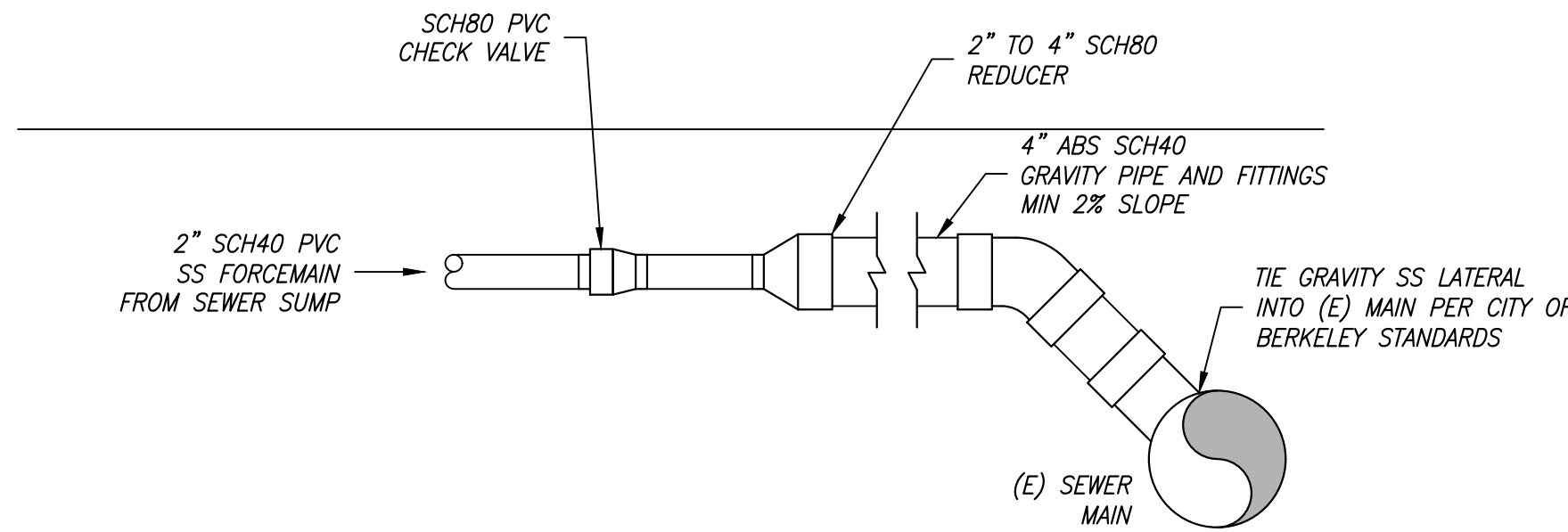
2 DOWNSPOUT DETAIL
4 6 NOT TO SCALE



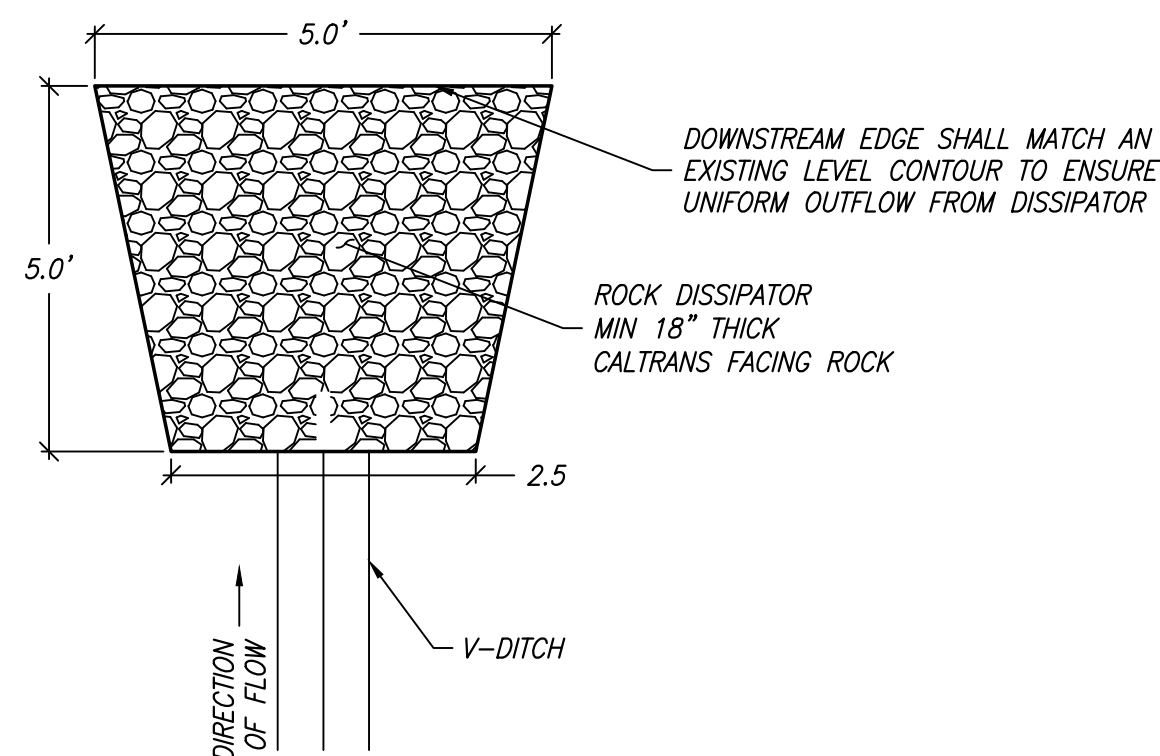
3 CONCRETE SWALE DETAIL
4 6 NOT TO SCALE



6 CATCH BASIN DETAIL
4 6 NOT TO SCALE

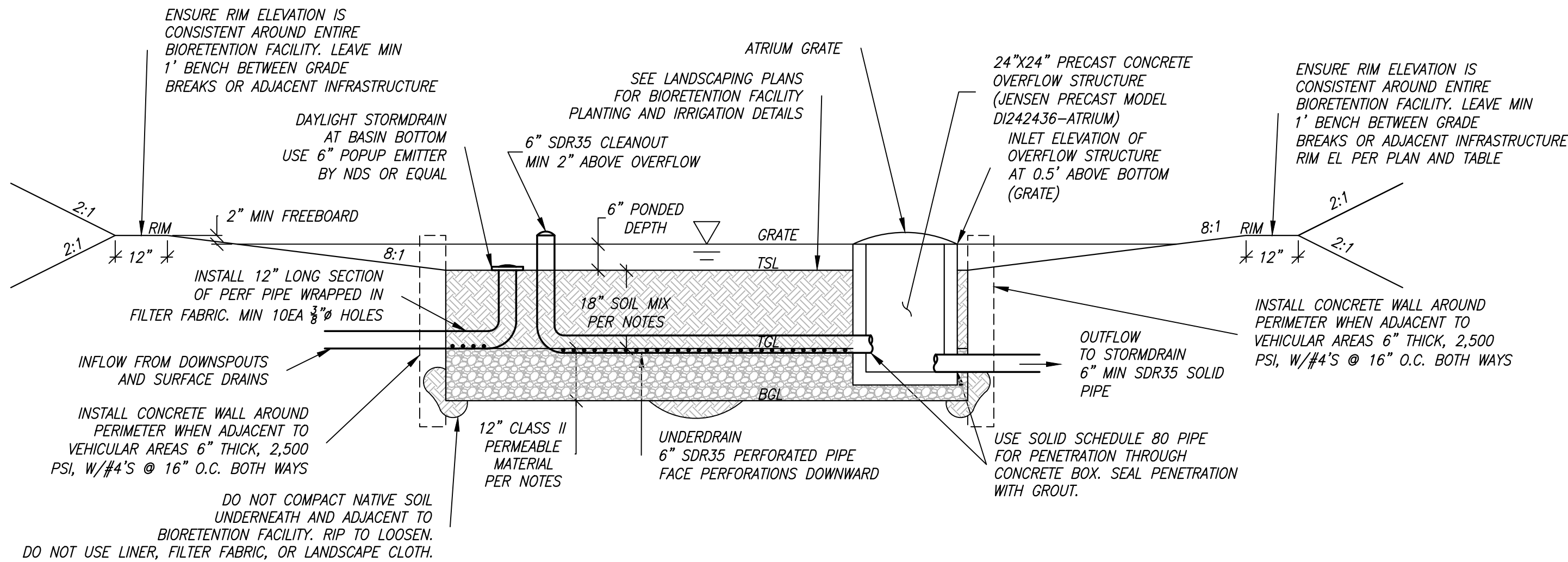


5 PRESSURE TO GRAVITY SS DETAIL
5 6 NOT TO SCALE

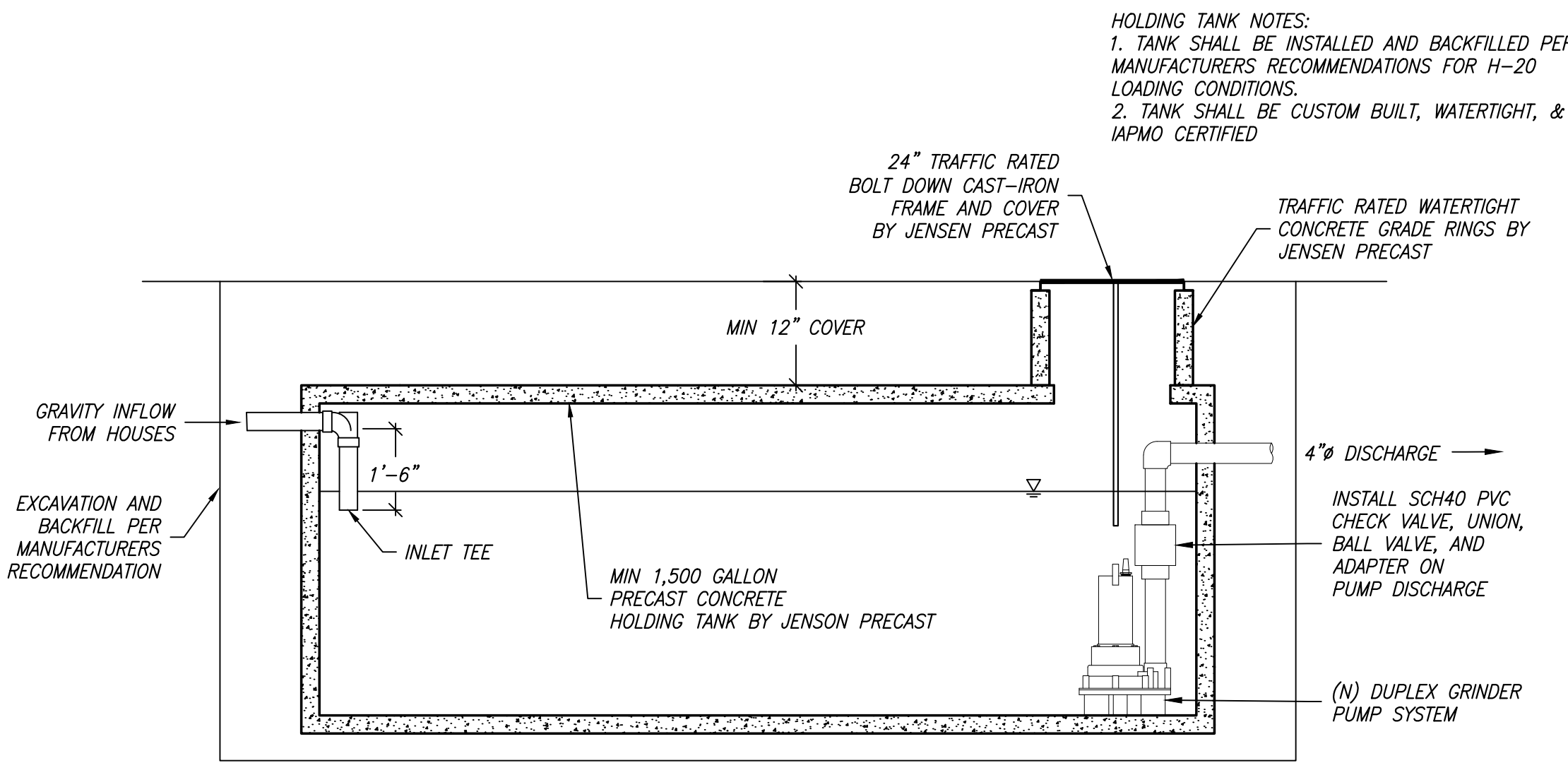


6 VELOCITY DISSIPATOR
4 6 NOT TO SCALE

- NOTES:
- SOIL FOR THE BIORETENTION FACILITY SHALL BE THE STANDARD SOIL MIX AS SET FORTH IN THE MOST CURRENT CONTRA COSTA COUNTY STORMWATER C.3 GUIDEBOOK.
 - SOIL FOR THE BIORETENTION FACILITY SHALL BE PROVIDED BY AN APPROVED SUPPLIER FROM THE CONTRA COSTA COUNTY CLEAN WATER PROGRAM C.3. WEB PAGE. THIS LIST INCLUDES THE FOLLOWING SUPPLIERS:
 - L.H. VOSS, 925-560-9920
 - CONTRA COSTA TOPSOIL, 925-228-4007
 - AMERICAN SOIL PRODUCTS, 510-292-3000
 - REDI-GRO, 916-381-6063
 - PLEASANTON TRUCKING, 925-449-5400
 - MARSHALL BROTHERS, 925-449-4020
 - SOIL FOR THE BIORETENTION FACILITY SHALL BE PLACED IN 8"-12" LIFTS AND SHALL NOT BE COMPACTED. ADEQUATE TIME FOR NATURAL COMPACTION AND SETTLEMENT SHALL BE ALLOWED TO OCCUR PRIOR TO PLANTING.
 - PLANTS AND IRRIGATION SHALL MEET THE REQUIREMENTS SET FORTH IN APPENDIX B OF THE STORMWATER C.3. GUIDEBOOK.
 - CLASS II PERMEABLE MATERIAL SHALL MEET THE REQUIREMENTS OF THE CALTRANS STANDARD SPECIFICATIONS.
 - CONTRACTOR SHALL ACQUIRE ALL NECESSARY APPROVALS FOR CONNECTIONS TO EXISTING MUNICIPAL STORM DRAIN FACILITIES.



7 BIORETENTION FACILITY DETAIL
4 6 NOT TO SCALE

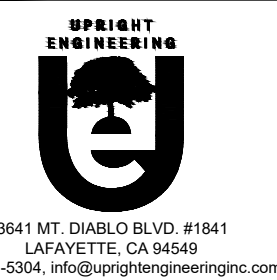


8 SUMP TANK DETAIL
5 6 NOT TO SCALE



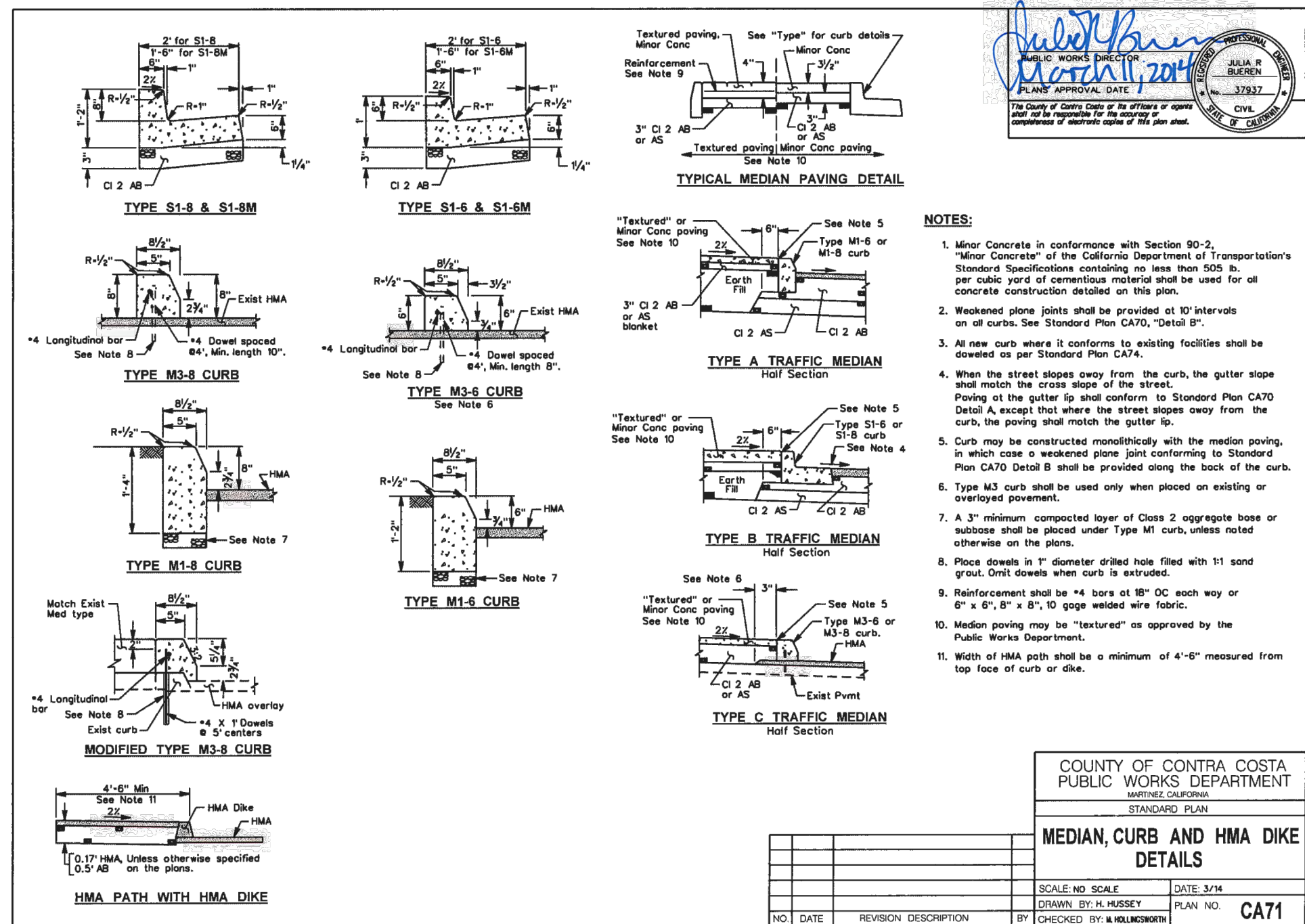
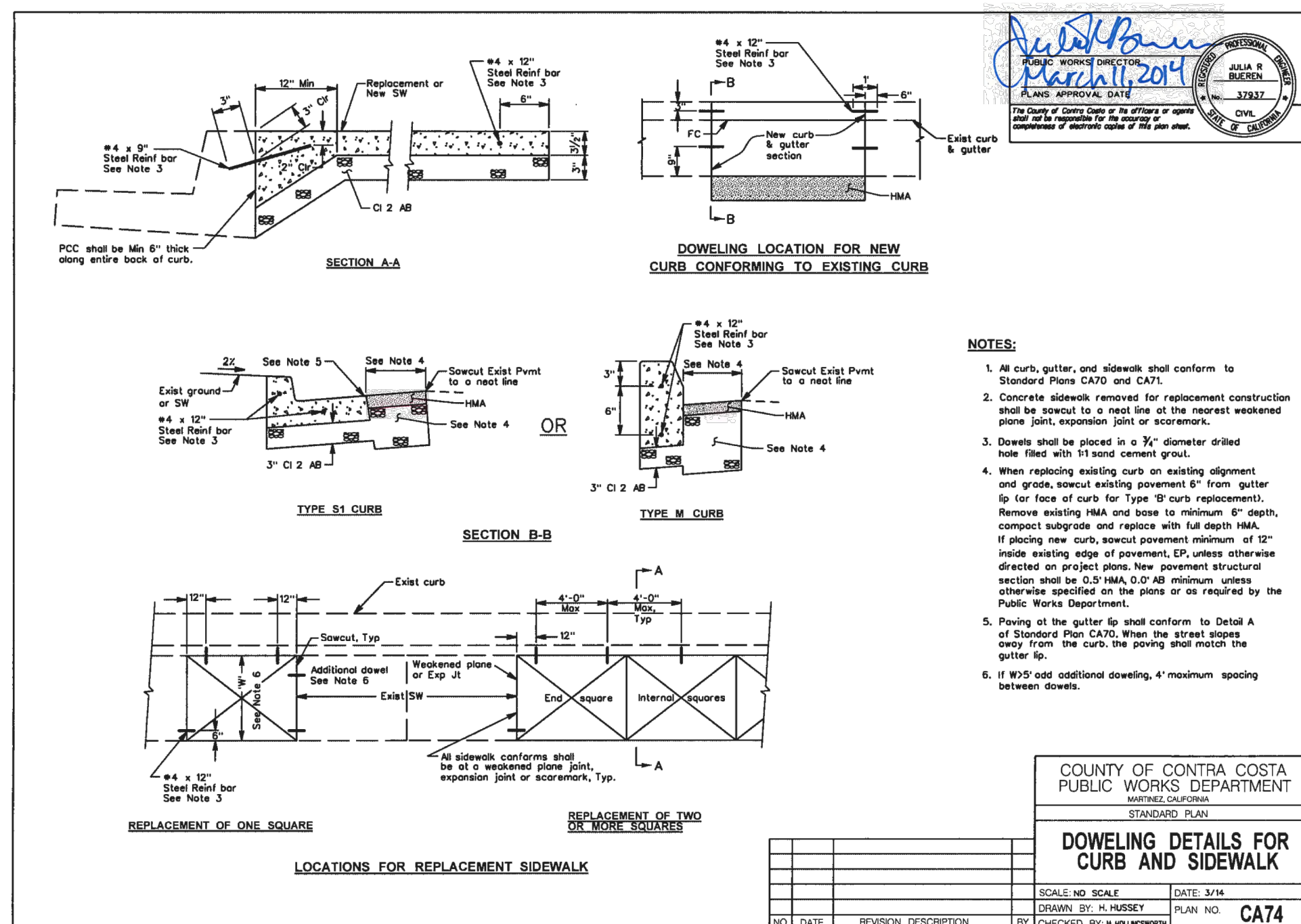
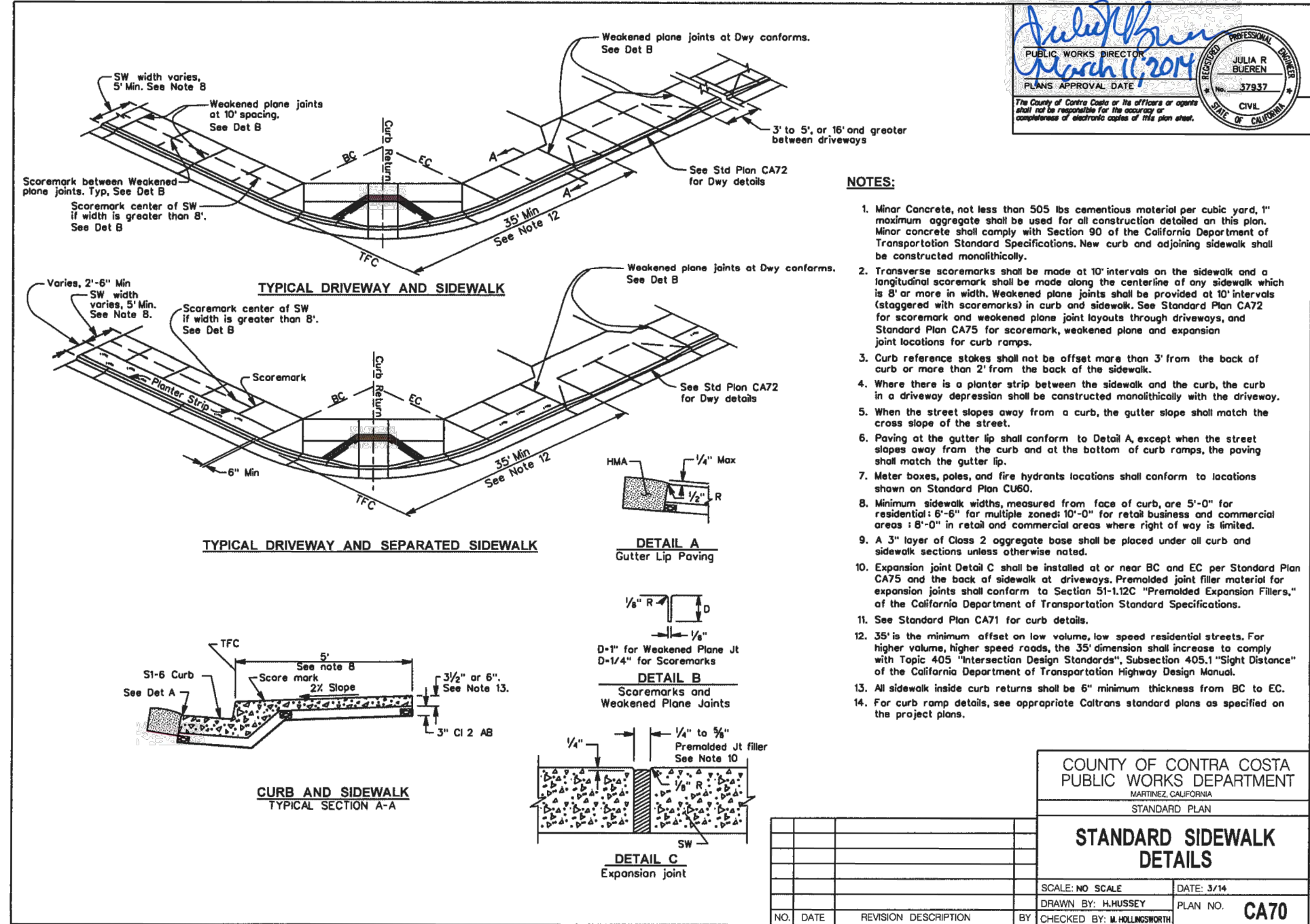
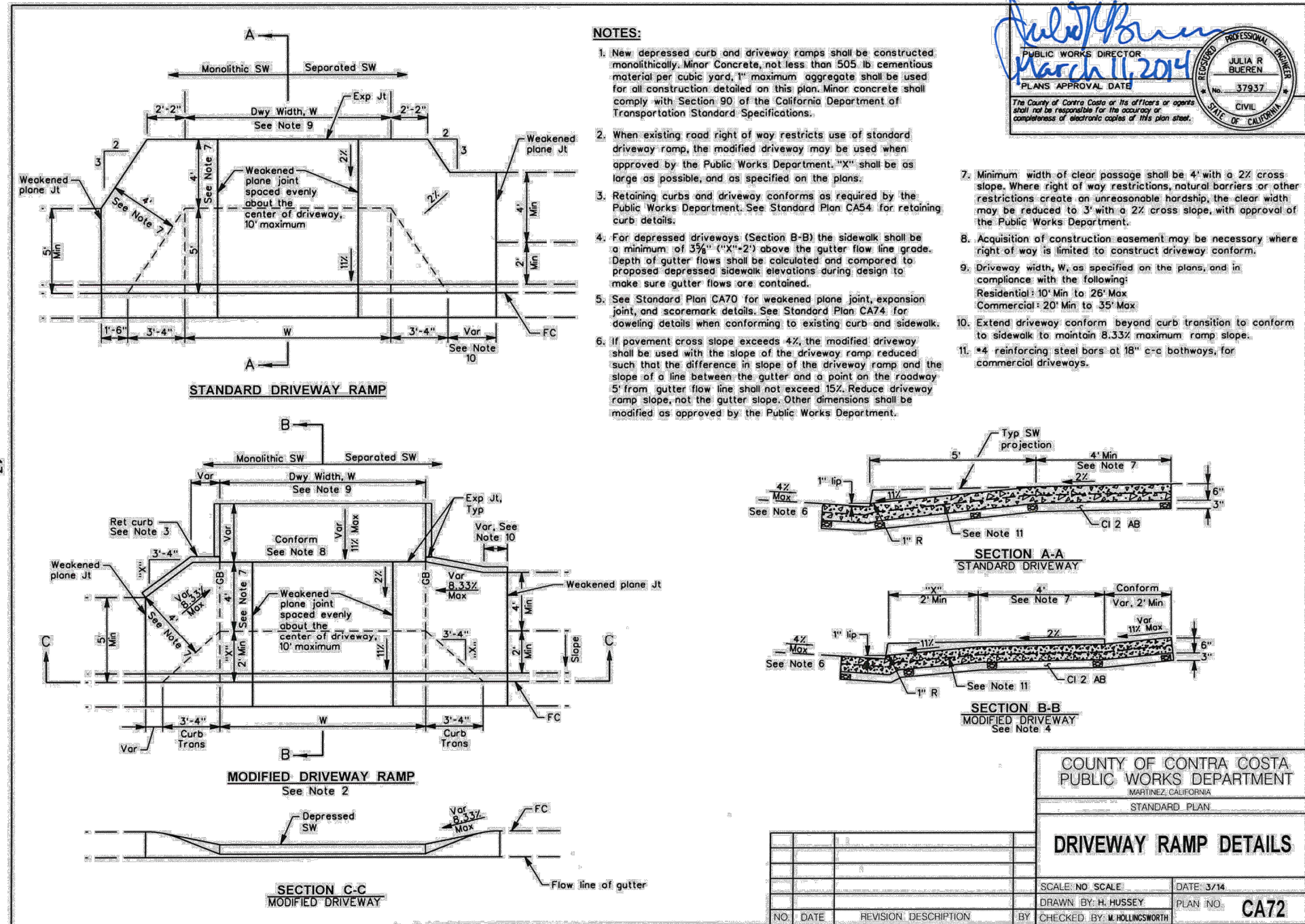
PERMIT SET

REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
1			
2			
3			
4			
5			



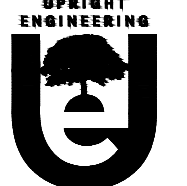
DATE: 11/22/2024
NEW RESIDENCES
2nd STREET & SHARON AVENUE
RODEO, CA
DETAILS

DESIGNED BY: AP
DRAWN BY: WZ
SURVEYED BY: BALS
CHECKED BY: AP
SHEET NO. 6 OF 8



PERMIT SET

REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			



3841 MT. DIABLO BLVD. #1841
LA JOLLA, CA 92037
952-275-5354, info@uprightengineering.com

DATE: 11/22/2024

NEW RESIDENCES

2nd STREET & SHARON AVENUE

RODEO, CA

DETAILS

DESIGNED BY: AP

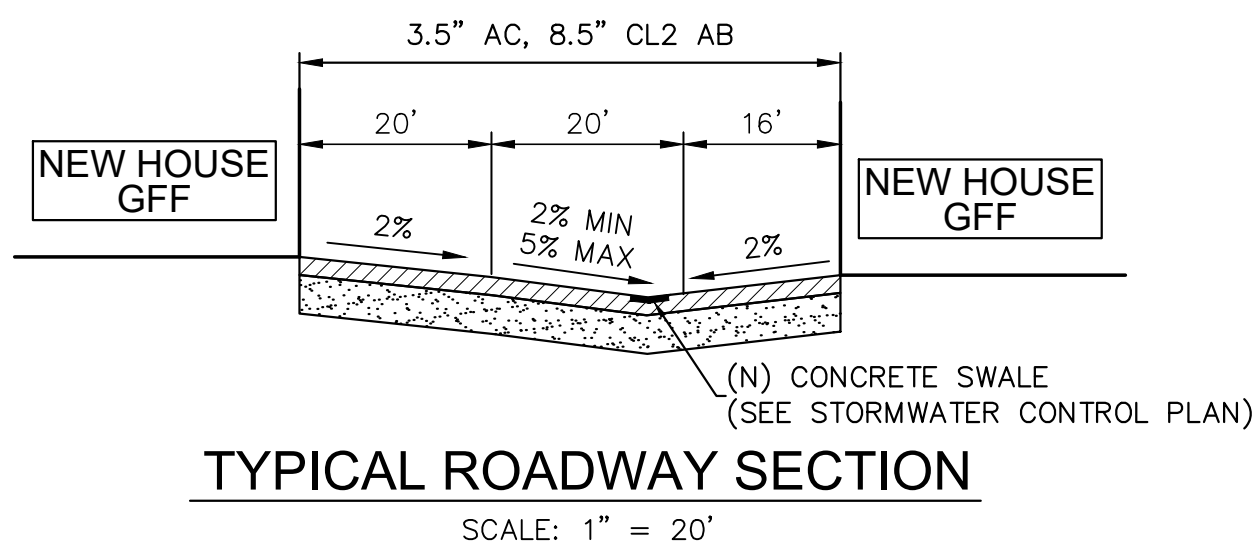
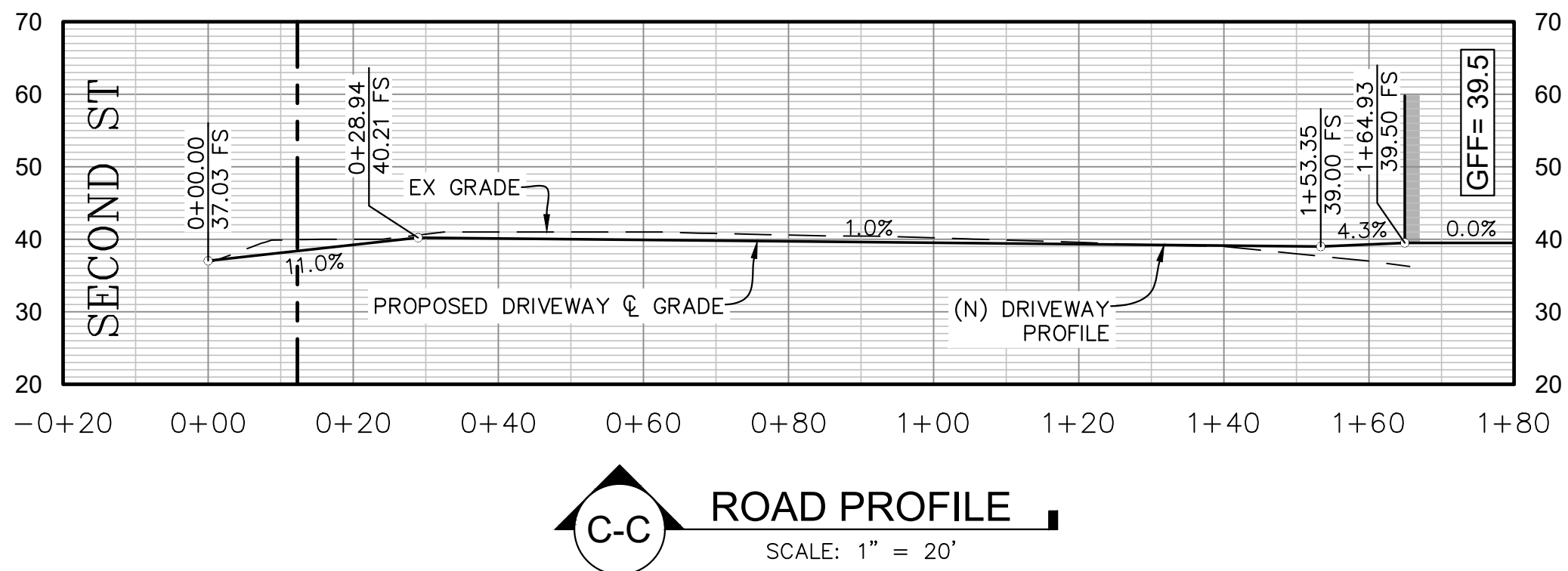
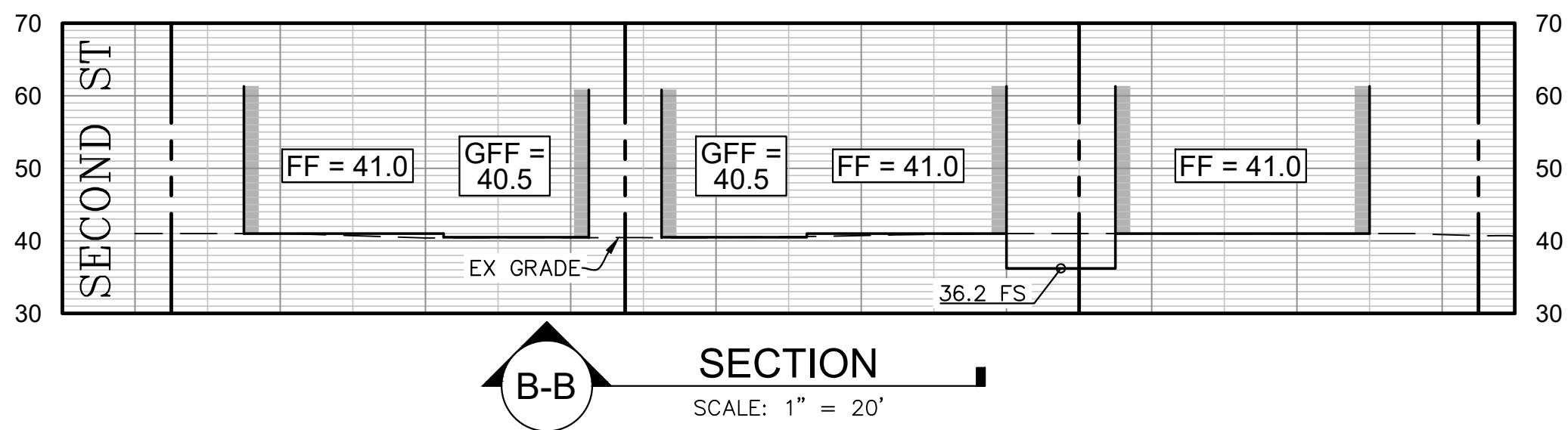
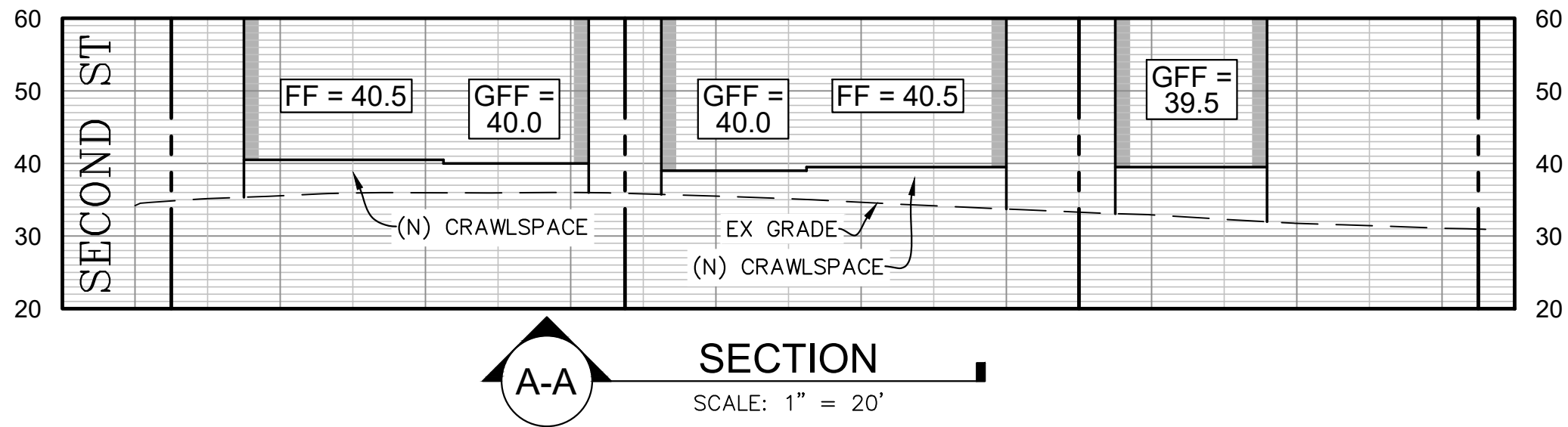
DRAWN BY: WZ

SURVEYED BY: BALS

CHECKED BY: AP

SHEET NO.

7 OF 8



PERMIT SET

REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
1			
2			
3			
4			
5			

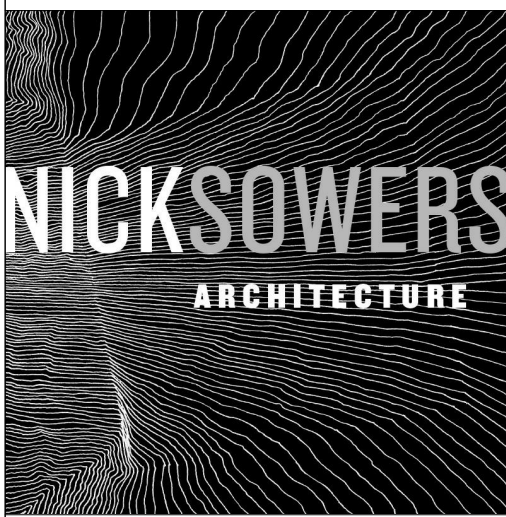


DATE: 11/22/2024
NEW RESIDENCES
2nd STREET & SHARON AVENUE
RODEO, CA
SECTIONS

DESIGNED BY: AP
DRAWN BY: WZ
SURVEYED BY: BALS
CHECKED BY: AP
SHEET NO.
8 OF 8

SECOND STREET HOUSES

NOVEMBER 10, 2023



NICK SOWERS, ARCHITECT
NICK@VESSEL.FM
510.542.7906

ABBREVIATIONS

GENERAL NOTES

SCOPE OF WORK

TABLE OF CONTENTS

#	Pound OR Number	EQ	Equal	OH	Opposite Hand
&	And	ES	Each Side	OZ	Ounce
@	At	EXIST	Existing	PCC	Pre-Cast Concrete
ACT	Acoustic Ceiling Tile	EXP JT	Expansion Joint	PLAM	Plastic Laminate
AD	Area Drain	EXT	Exterior	PLUMB	Plumbing
AFF	Above Finished Floor	FBO	Furnished by Owner	PLYWD	Plywood
ALUM	Aluminum	FD	Floor Drain	PT	Pressure Treated
ANOD	Anodized		or Fire Department	PNT	Paint or Painted
BSMT	Basement	FEC	Fire Extinguisher Cabinet	PVC	Polyvinyl Chloride
BYND	Beyond	FIXT	Fixture	RBR	Rubber
BOT	Bottom	FLR	Floor	RCP	Reflected Ceiling Plan
B/T	Between	FM	Filled Metal	RD	Roof Drain
CIP	Cast In Place	FO	Face Of	REQD	Required
CHNL	Channel	FND	Foundation	RM	Room
CJ	Control Joint	GA	Gauge	SIM	Similar
CLG	Ceiling	GALV	Galvanized	SPEC	Specified OR Specification
CLR	Clear	GWB	Gypsum Wall Board	SPK	Sprinkler or Speaker
CMU	Concrete Masonry Unit	HC	Hollow Core	SSTL	Stainless Steel
COL	Column	HI	High	STC	Sound Transmission
COMPR	Compressible	HM	Hollow Metal		Coefficient
CONC	Concrete	HP	High Point	STL	Steel
CONT	Continuous	HR	Hour	T&G	Tongue And Groove
CPT	Carpet	HVAC	Heating, Ventilating, And Air Conditioning	TELE	Telephone
CT	Ceramic Tile		In Lieu Of	TLT	Toilet
CTYD	Courtyard	ILO	Insulated or Insulation	TO	Top Of
DBL	Double	INSUL	Interior	TOC	Top Of Concrete
DEMO	Demolish or Demolition	INT	Low	TOS	Top Of Steel
DIA	Diameter	LO	Maximum	TPD	Toilet Paper Dispenser
DIM	Dimension	MAX	Masonry Opening	T/D	Telephone/Data
DIMS	Dimensions	MO	Mechanical	TYP	Typical
DN	Down	MECH	Membrane	UON	Unless Otherwise Noted
DR	Door	MEMBR	Minimum	U/S	Underside
DWG	Drawing	MIN	Metal	VIF	Verify In Field
EA	Each	MTL	Not In Contract	VP	Vision Panel
EJ	Expansion Joint	NIC	Number	W/	With
EL	Elevation	NO	Nominal	WD	Wood
ELEC	Electrical	NOM	On Center		
ELEV	Elevator or Elevation	OC			

1. CONTRACTOR TO VERIFY CONDITIONS AND DIMENSIONS AT THE SITE. BRING ANY INCONSISTENCIES TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH WORK.
2. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING ON-SITE UTILITIES DURING CONSTRUCTION.
3. CONSTRUCTION WASTE SHALL BE DIRECTED TO THE APPROPRIATE RECYCLING CENTERS.
4. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL SCALE DRAWINGS. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CONFLICTS IN WRITING PRIOR TO COMMENCEMENT OF WORK.
5. COORDINATE EXACT LOCATION OF MECHANICAL EQUIPMENT, DUCTS, GRILLES, REGISTERS, FLUES AND VENTS WITH ARCHITECTURAL DRAWINGS.
6. INSTALL ALL MATERIALS, EQUIPMENT AND FIXTURES IN CONFORMANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE MANUFACTURER, UNLESS OTHERWISE INSTRUCTED.
7. PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR: LIGHT FIXTURES, ELECTRICAL UNITS, PLUMBING FIXTURES, HEATING EQUIPMENT, CASEWORK AND ALL OTHER ITEMS REQUIRING SUPPORT.
8. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
9. COORDINATE EXACT LOCATION OF ALL ELECTRICAL FIXTURES AND OUTLETS WITH ARCHITECT IN THE FIELD.
10. ANY DISCREPENCY BETWEEN SPECIFICATIONS AND DRAWINGS WILL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO COMMENCING WORK.

CONSTRUCTION OF FOUR NEW SINGLE FAMILY HOMES ON NEW LOTS. INCLUDES ONE ADU ON ONE OF THE LOTS.
REFER TO SHEET A102 SITE PLAN FOR AREA CALCULATIONS
2022 CALIFORNIA BUILDING CODE WITH CONTRA COSTA AMENDMENTS. 2022 CALIFORNIA ELECTRICAL CODE WITH CONTRA COSTA AMENDMENTS. 2022 CALIFORNIA ENERGY CODE. 2022 CALIFORNIA FIRE CODE. 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE. 2022 CALIFORNIA MECHANICAL CODE WITH CONTRA COSTA AMENDMENTS. 2022 CALIFORNIA PLUMBING CODE WITH CONTRA COSTA AMENDMENTS. CONTRA COSTA COUNTY PLANNING CODE WITH ALL UPDATES TO PRESENT 2022 CALIFORNIA RESIDENTIAL CODE

Sheet Number	Sheet Name
A001	PROJECT INFORMATION
A002	PROJECT RENDERINGS
A101	EXISTING SITE PLAN
A102	PROPOSED SITE PLAN
A201	05A - GROUND FLOOR
A202	05A - SECOND LEVEL
A204	05B - FLOOR PLANS
A207	13A - GROUND FLOOR
A208	13A - SECOND FLOOR
A209	13B - GROUND FLOOR
A210	13B - SECOND FLOOR
A211	15 - GROUND FLOOR
A212	15 - SECOND FLOOR
A213	15 - GARAGE PLAN
A301	05A - ELEVATIONS
A302	05A - ELEVATIONS
A303	05B - ELEVATIONS
A304	05B - ELEVATIONS
A305	13A - ELEVATIONS
A306	13A - ELEVATIONS
A307	13B - ELEVATIONS
A308	13B - ELEVATIONS
A309	15 - ELEVATIONS
A310	15 - ELEVATIONS

APPLICABLE CODES

PROJECT DIRECTORY

OWNER:

MICHAEL AND DEBRA MCGHEE

ARCHITECT:

NICK SOWERS
1922 16TH AVE S
SEATTLE, WA 98144
(510) 542-7906

CONTRACTOR:

TBD

SYMBOLS

	WINDOW TAG		SPOT ELEVATION
	DOOR TAG		GRIDLINE
	ROOM TAG		ELEVATION CALLOUT
	DETAIL CALLOUT		BUILDING SECTION
	REVISION CLOUD		



Second Street Waterfront

PROJECT INFORMATION

Revision Number	
Project Number	22-01
Date	11/10/23

A001

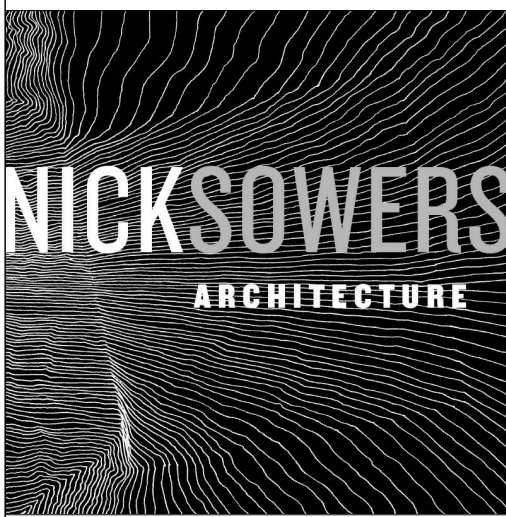
Scale 1/4" = 1'-0"



VIEW FROM STREET LOOKING NORTH



VIEW FROM STREET LOOKING NORTHEAST



NICK SOWERS, ARCHITECT
NICK@VESSEL.FM
510.542.7906

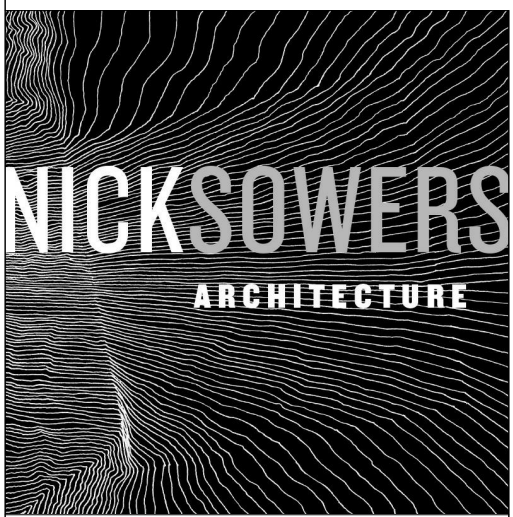
Second Street Waterfront

PROJECT
RENDERINGS

Revision Number	
Project Number	22-01
Date	11/10/23

A002

Scale



NICK SOWERS, ARCHITECT
NICK@VESSEL.FM
510.542.7906

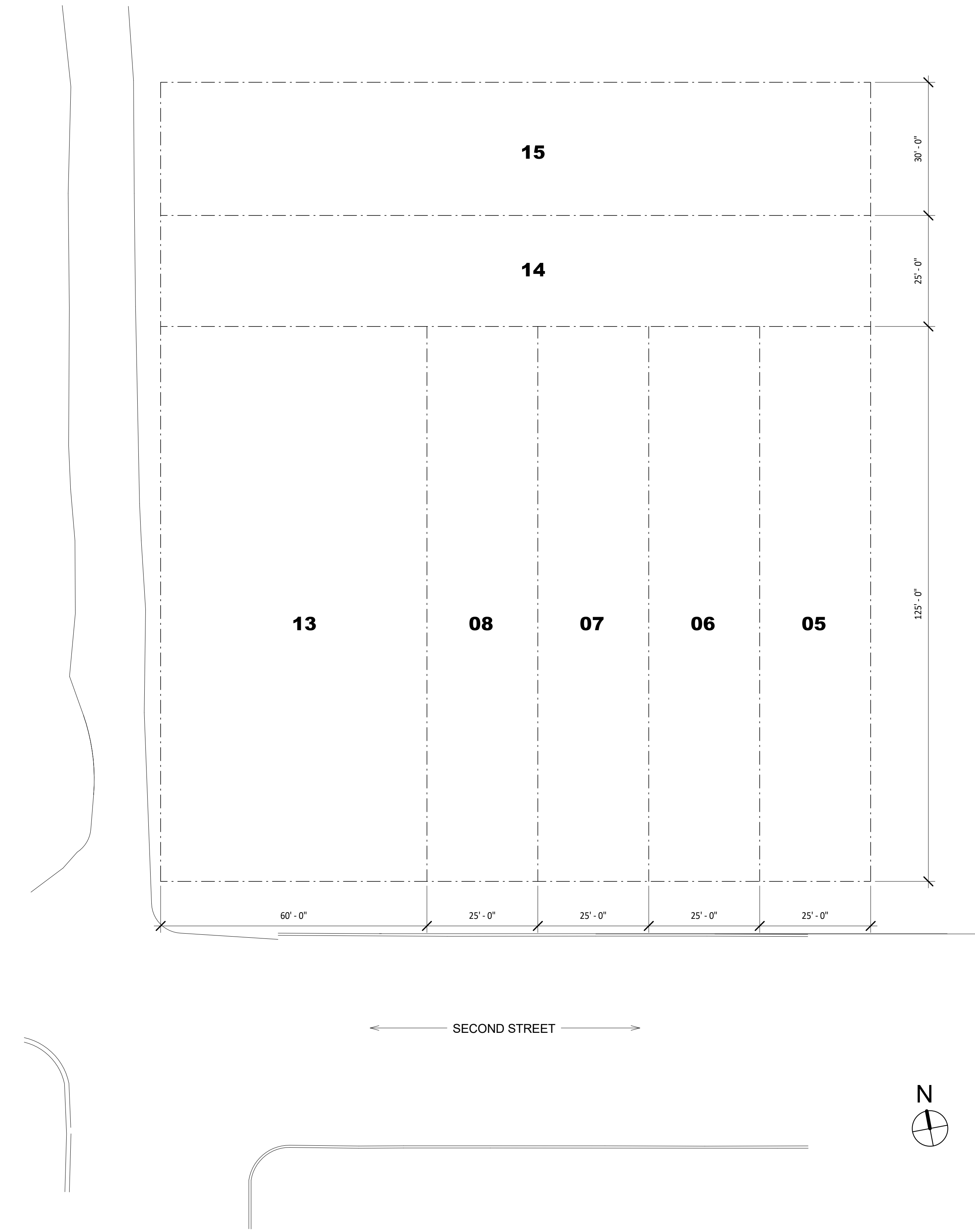
Second Street Waterfront

EXISTING
SITE
PLAN

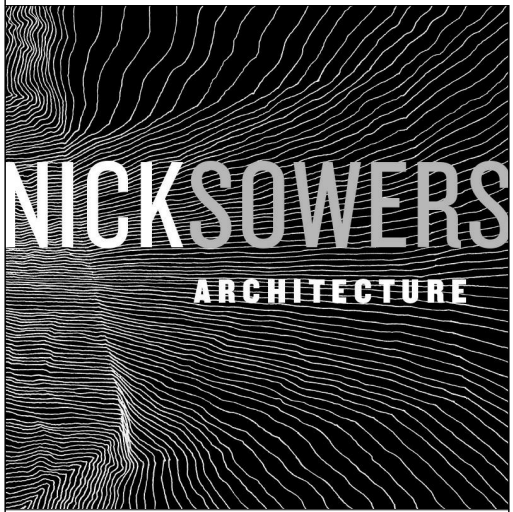
Revision Number	
Project Number	22-01
Date	11/10/23

A101

Scale1/16" = 1'-0"



① SITE PLAN - EXISTING
1/16" = 1'-0"



NICK SOWERS, ARCHITECT
NICK@VESSEL.FM
510.542.7906

Second Street Waterfront

PROPOSED
SITE
PLAN

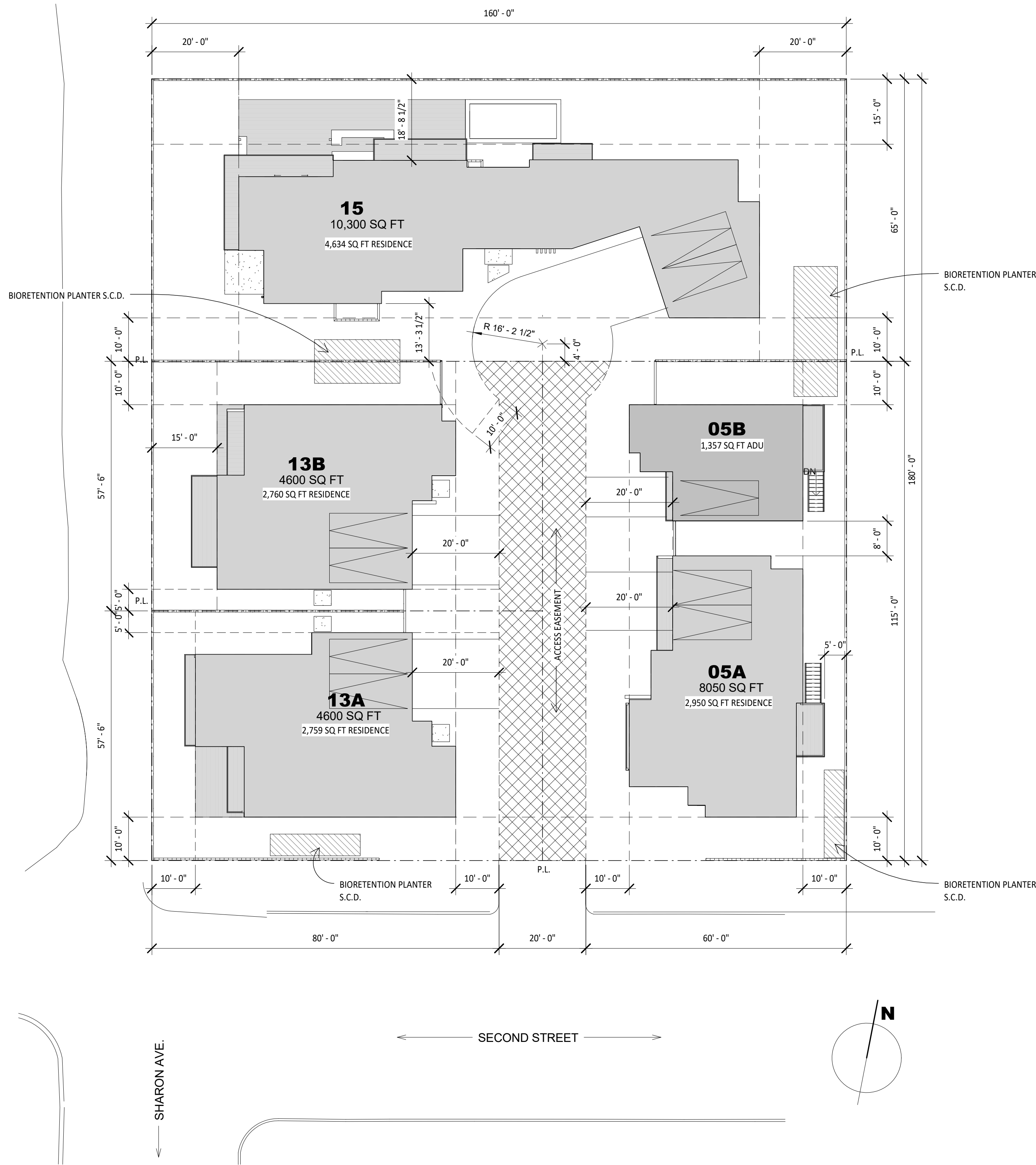
Revision Number	
Project Number	22-01
Date	11/10/23

A102

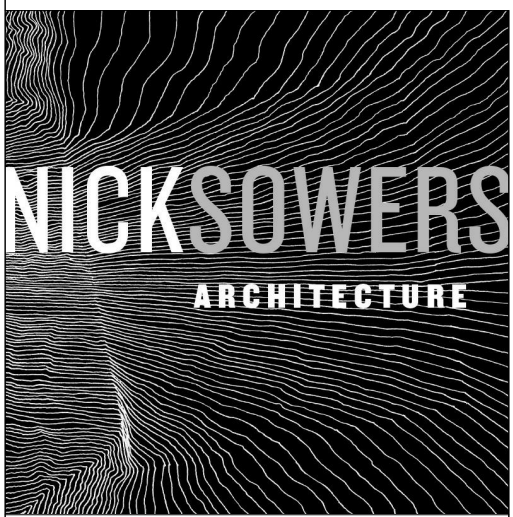
Scale 1/16" = 1'-0"

PROJECT DATA

LOT	LOT AREA	GROUND FLOOR	2ND FLOOR	TOTAL COND.	ALLOWED (FAR)	GARAGE AREA	LOT COVERAGE
05 UNIT A	-	1,401	1,549	2,950	-	494	-
UNIT B (ADU)	-	686	671	1,357	-	255	-
05 PROPERTY TOTAL	8,050	-	-	4,307	4,830	-	2,836
13A	4,600	1,522	1,237	2,759	2,760	474	1,996
13B	4,600	1,515	1,245	2,760	2,760	473	1,988
15	10,300	2,603	2,031	4,634	6,180	596	3,199



1 SITE PLAN - PROPOSED
1/16" = 1'-0"



NICK SOWERS, ARCHITECT
NICK@VESSEL.FM
510.542.7906

Second Street Waterfront

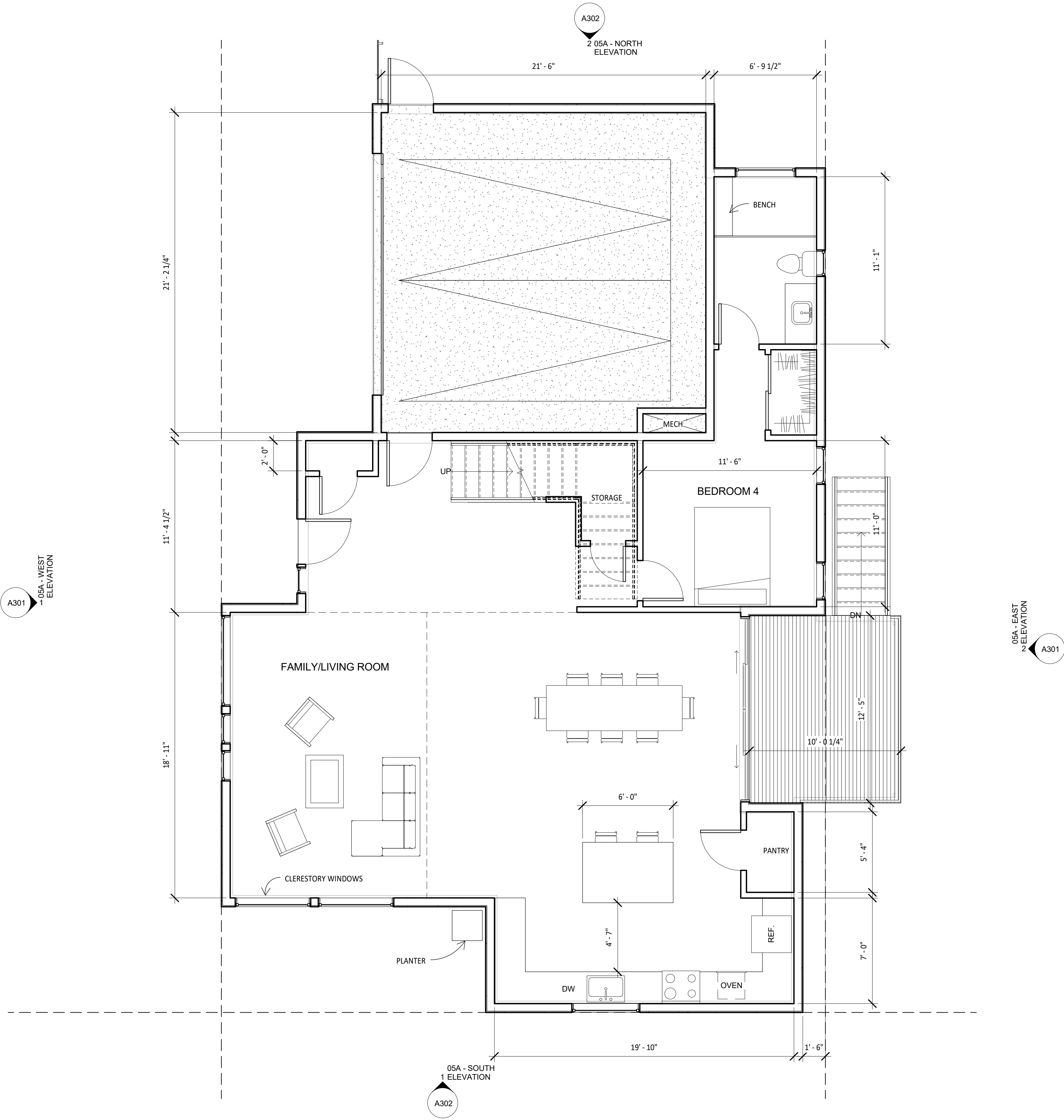
05A - GROUND FLOOR

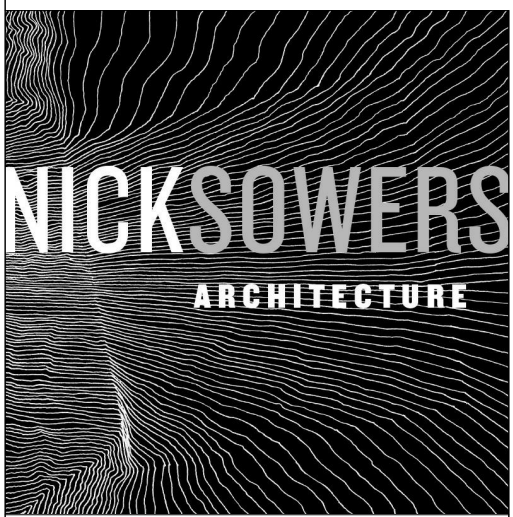
Revision Number	
Project Number	22-01
Date	11/10/23

A201

Scale 1/4" = 1'-0"

1 05A - GROUND FLOOR
1/4" = 1'-0"





NICK SOWERS, ARCHITECT
NICK@VESSEL.FM
510.542.7906

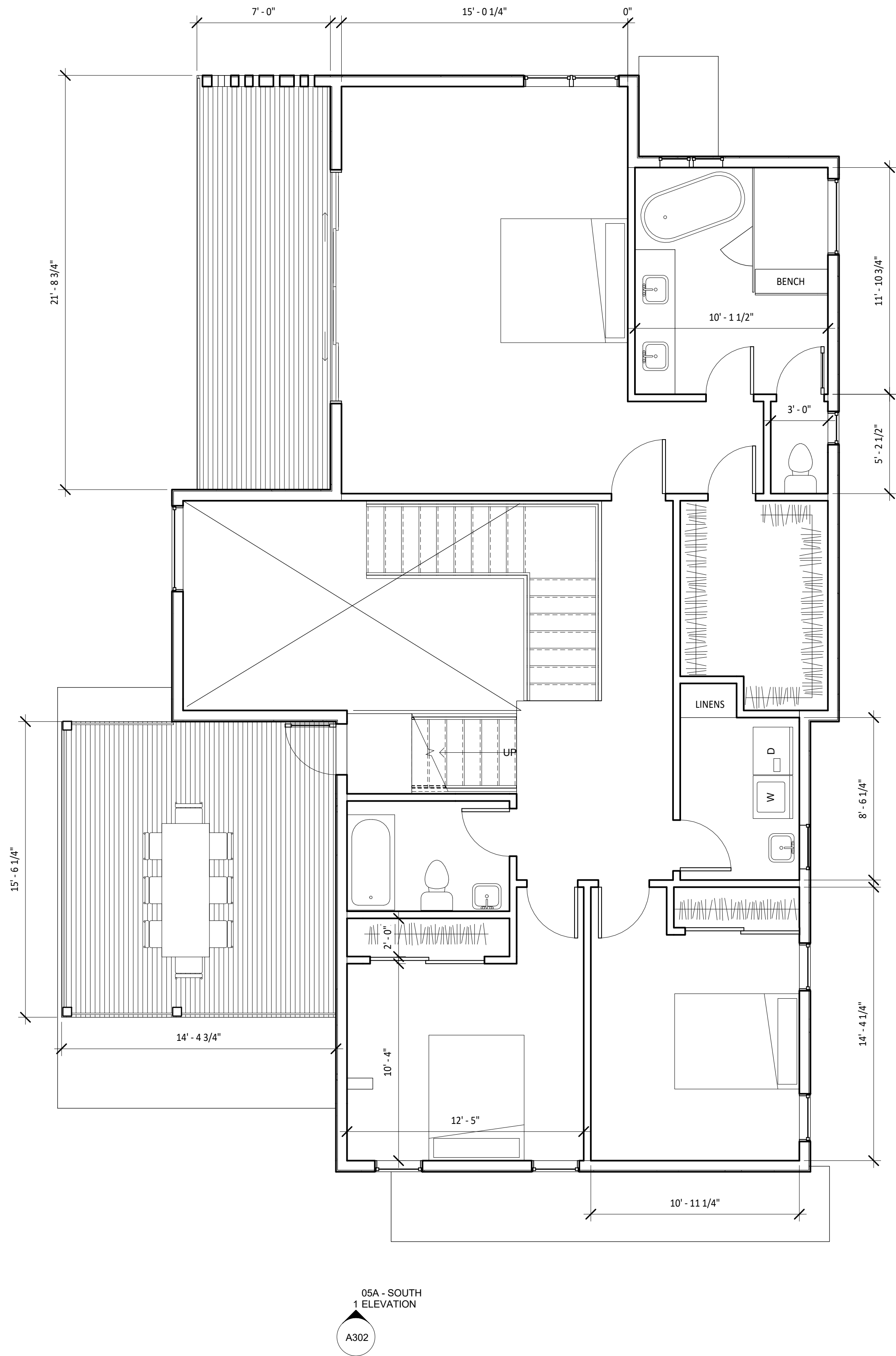
Second Street Waterfront

05A - SECOND LEVEL

Revision Number	
Project Number	22-01
Date	11/10/23

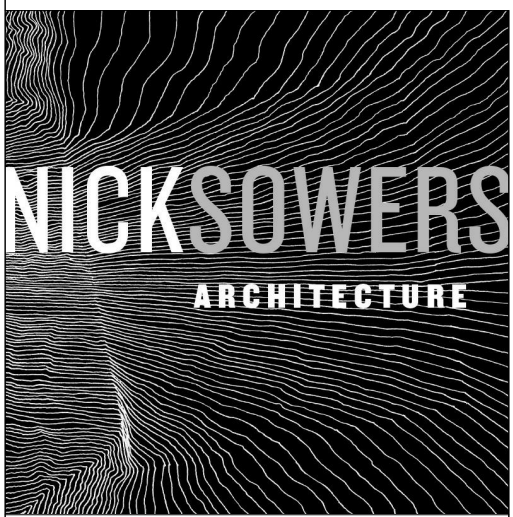
A202

Scale 1/4" = 1'-0"



05A - SOUTH
ELEVATION
A302

05A - 2ND FLOOR
1/4" = 1'-0"



NICK SOWERS, ARCHITECT
NICK@VESSEL.FM
510.542.7906

Second Street Waterfront

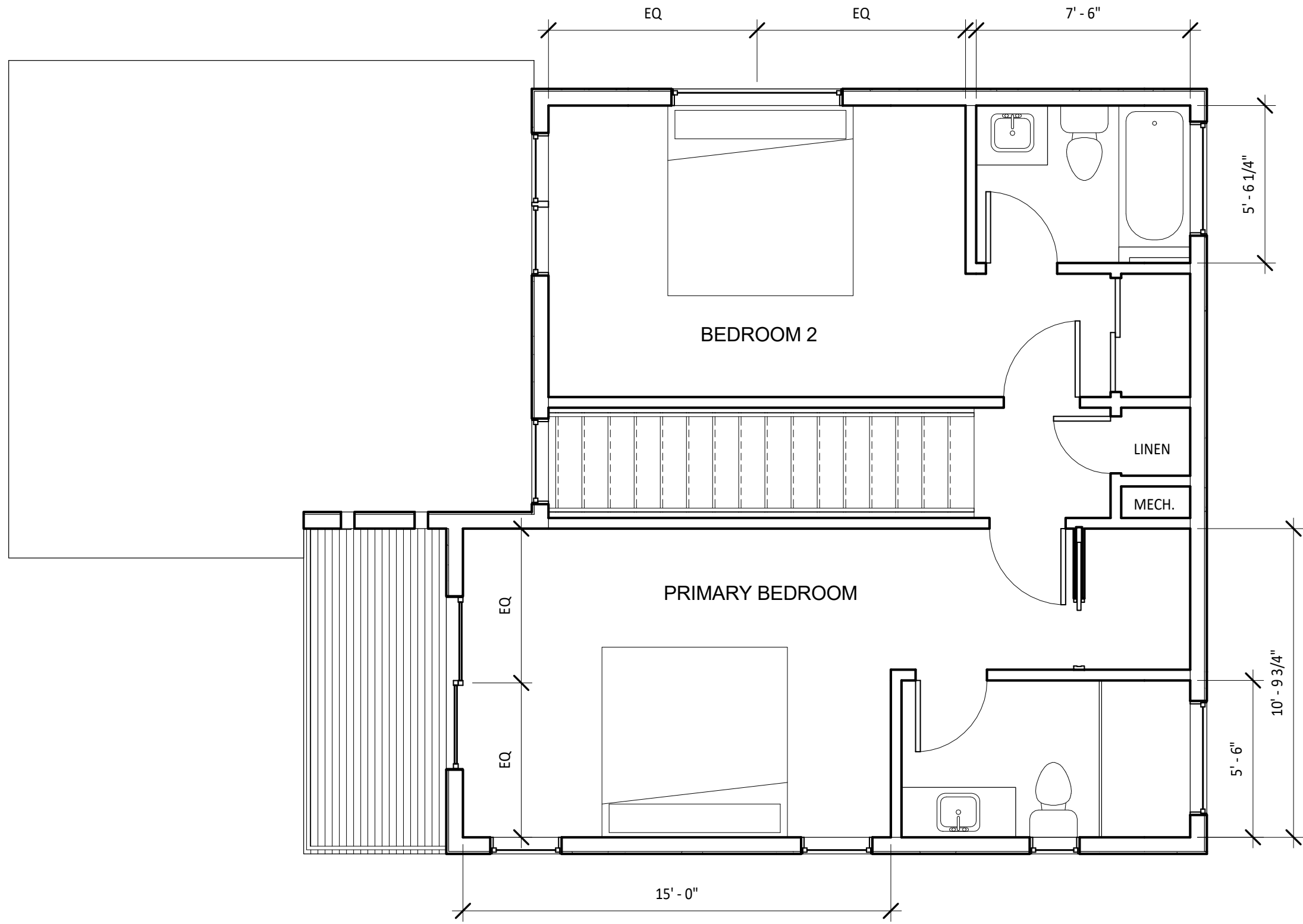
05B - FLOOR PLANS

Revision Number	
Project Number	22-01
Date	11/10/23

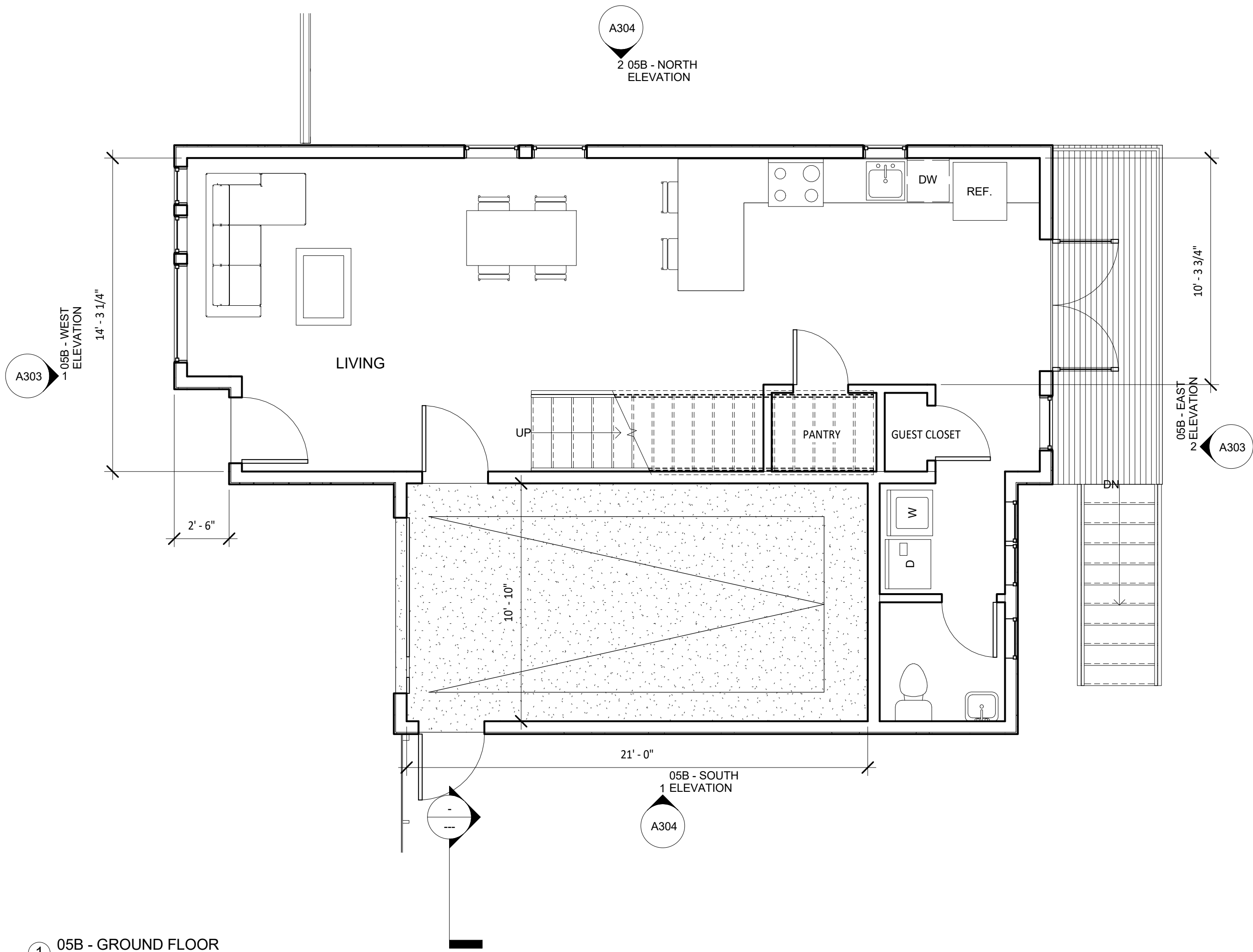
A204

Scale 1/4" = 1'-0"

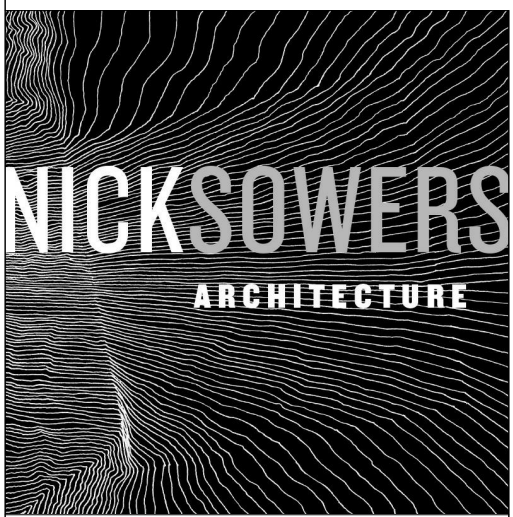
11/10/2023 12:25:27 PM



② 05B - 2ND FLOOR
1/4" = 1'-0"



① 05B - GROUND FLOOR
1/4" = 1'-0"



NICK SOWERS, ARCHITECT
NICK@VESSEL.FM
510.542.7906

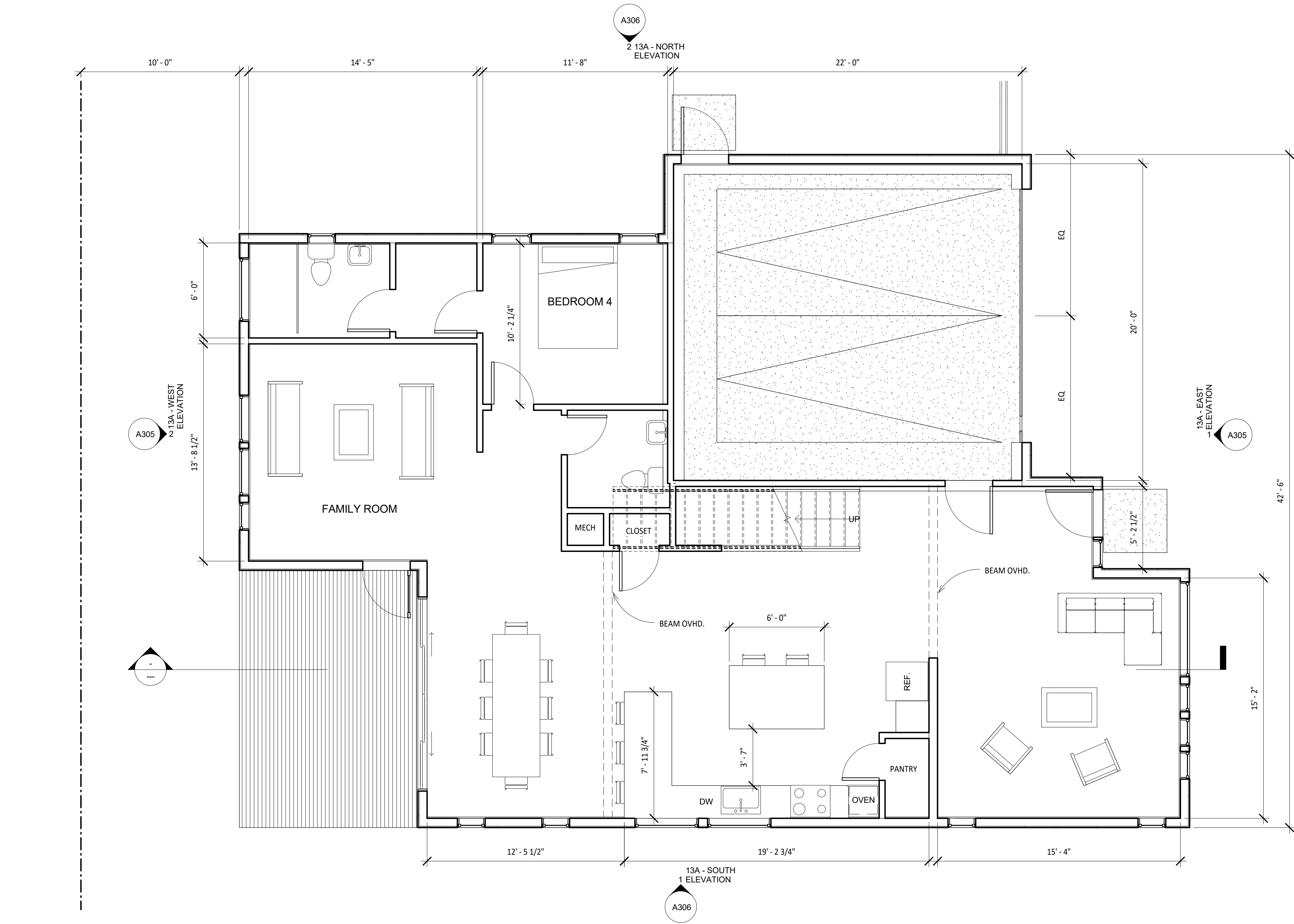
Second Street Waterfront

13A -
GROUND
FLOOR

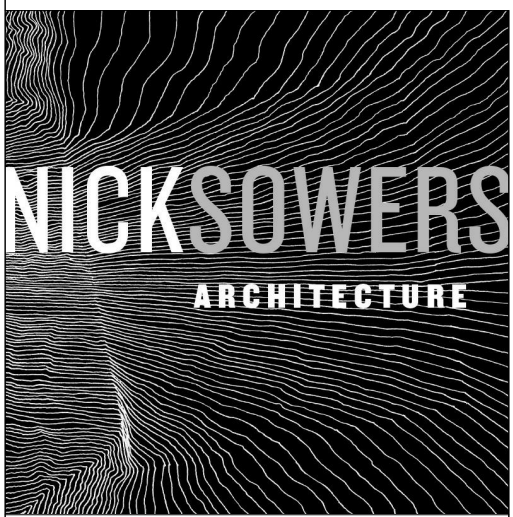
Revision Number	
Project Number	22-01
Date	11/10/23

A207

Scale 1/4" = 1'-0"



1 13A - GROUND FLOOR
1/4" = 1'-0"



NICK SOWERS, ARCHITECT
NICK@VESSEL.FM
510.542.7906

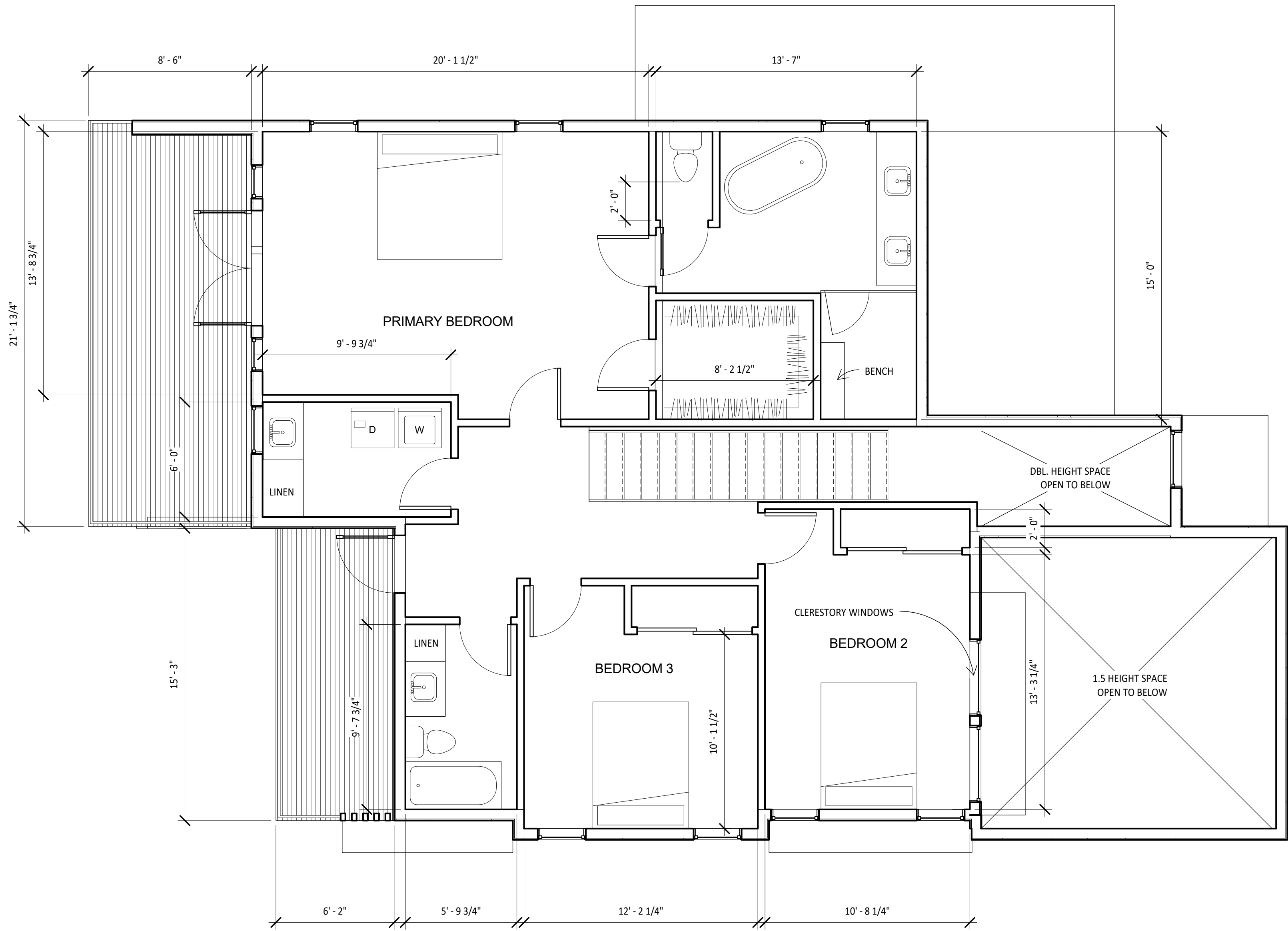
Second Street Waterfront

13A -
SECOND
FLOOR

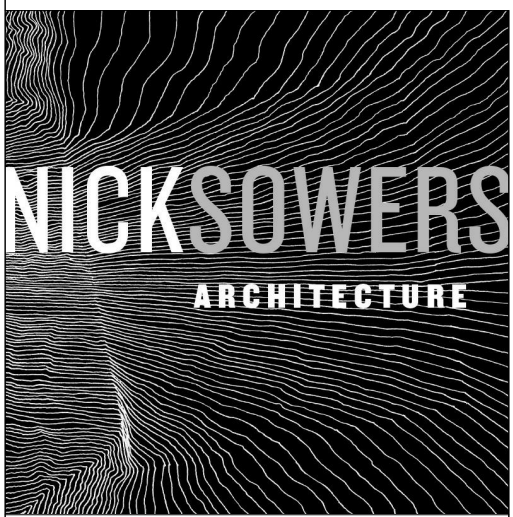
Revision Number	
Project Number	22-01
Date	11/10/23

A208

Scale 1/4" = 1'-0"



1 13A - 2ND FLOOR
1/4" = 1'-0"



NICK SOWERS, ARCHITECT
NICK@VESSEL.FM
510.542.7906

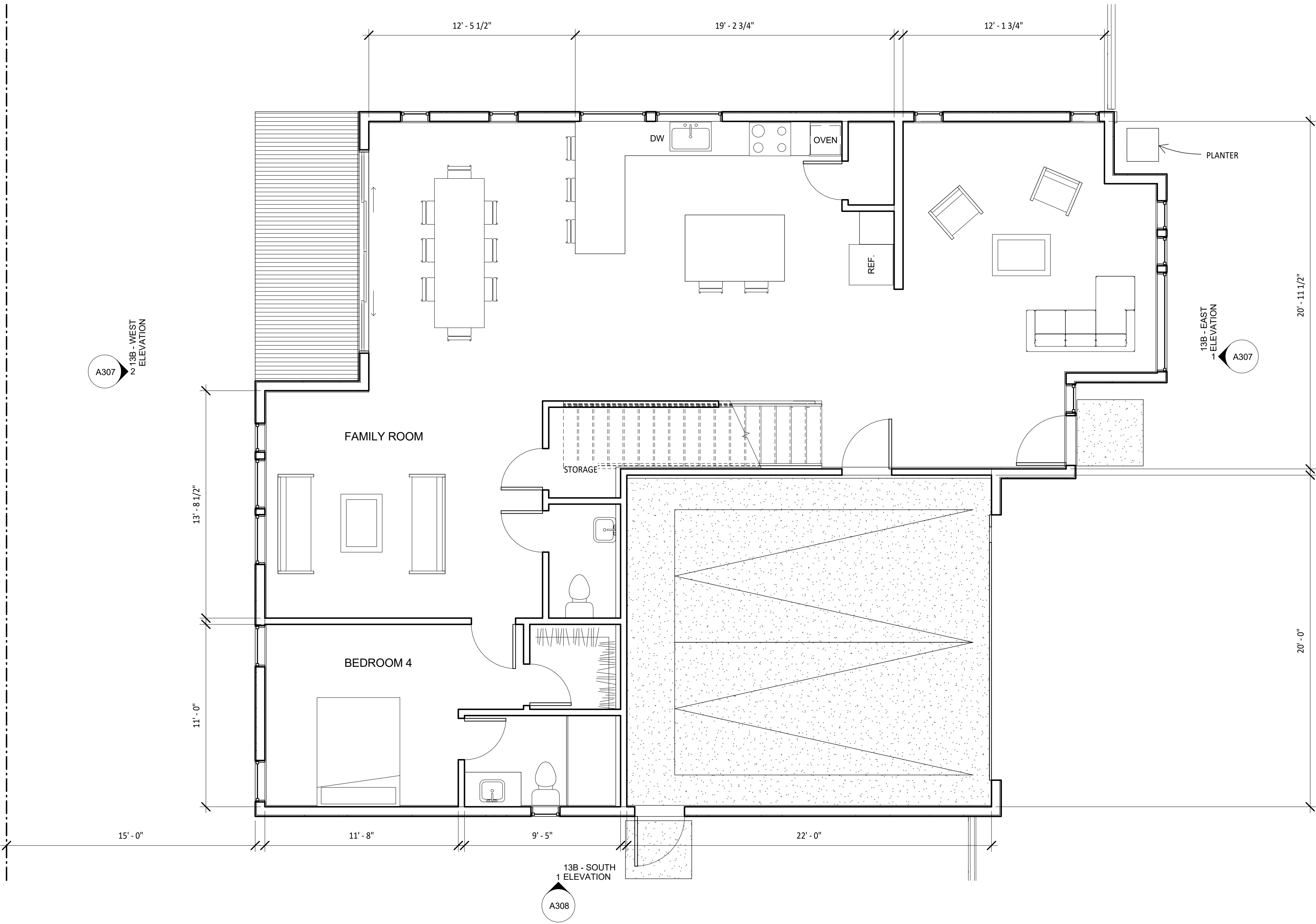
Second Street Waterfront

13B -
GROUND
FLOOR

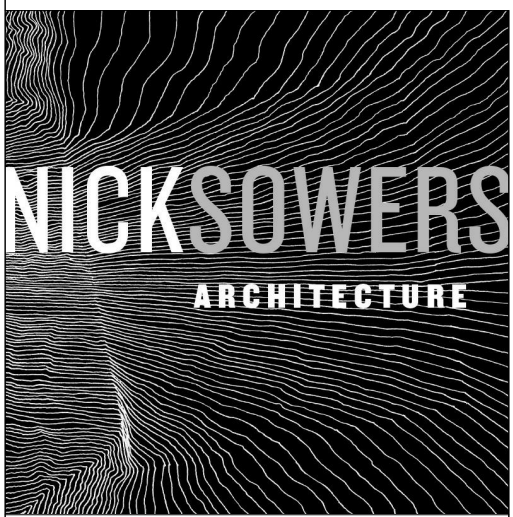
Revision Number	
Project Number	22-01
Date	11/10/23

A209

Scale 1/4" = 1'-0"



1 13B - GROUND FLOOR
1/4" = 1'-0"



NICK SOWERS, ARCHITECT
NICK@VESSEL.FM
510.542.7906

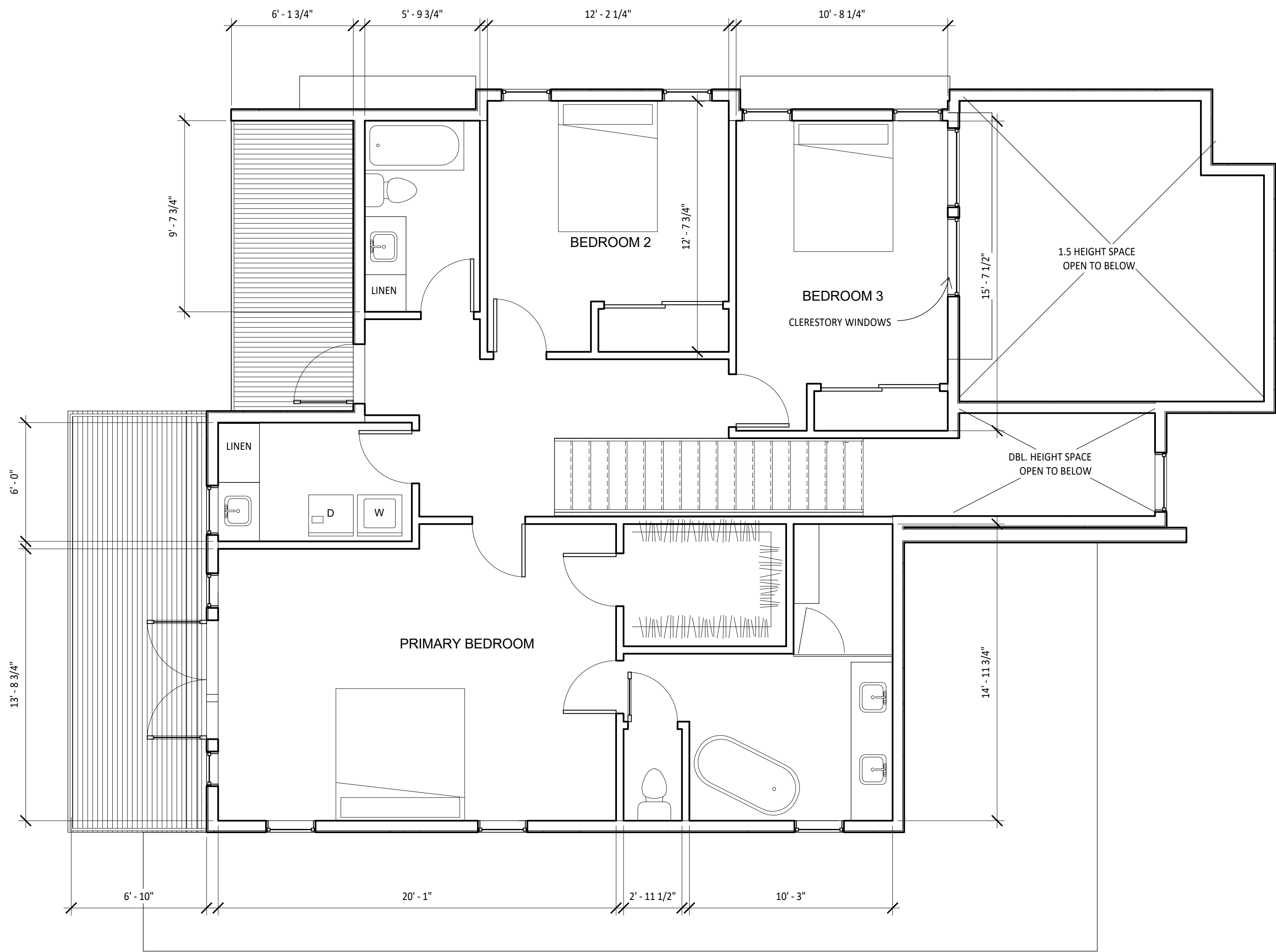
Second Street Waterfront

13B -
SECOND
FLOOR

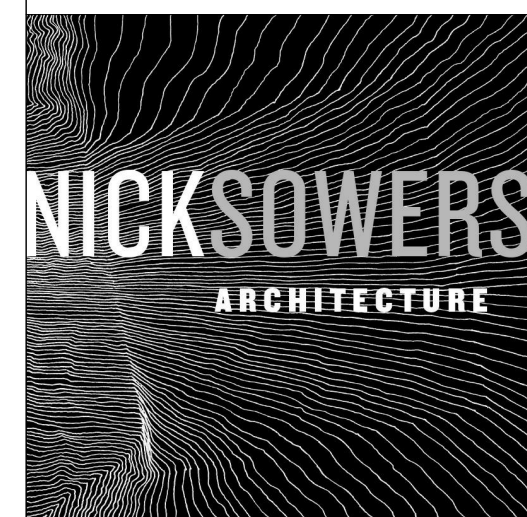
Revision Number	
Project Number	22-01
Date	11/10/23

A210

Scale 1/4" = 1'-0"



1 13B - 2ND FLOOR
1/4" = 1'-0"



NICK SOWERS, ARCHITECT
NICK@VESSEL.FM
510.542.7906

Second Street Waterfront

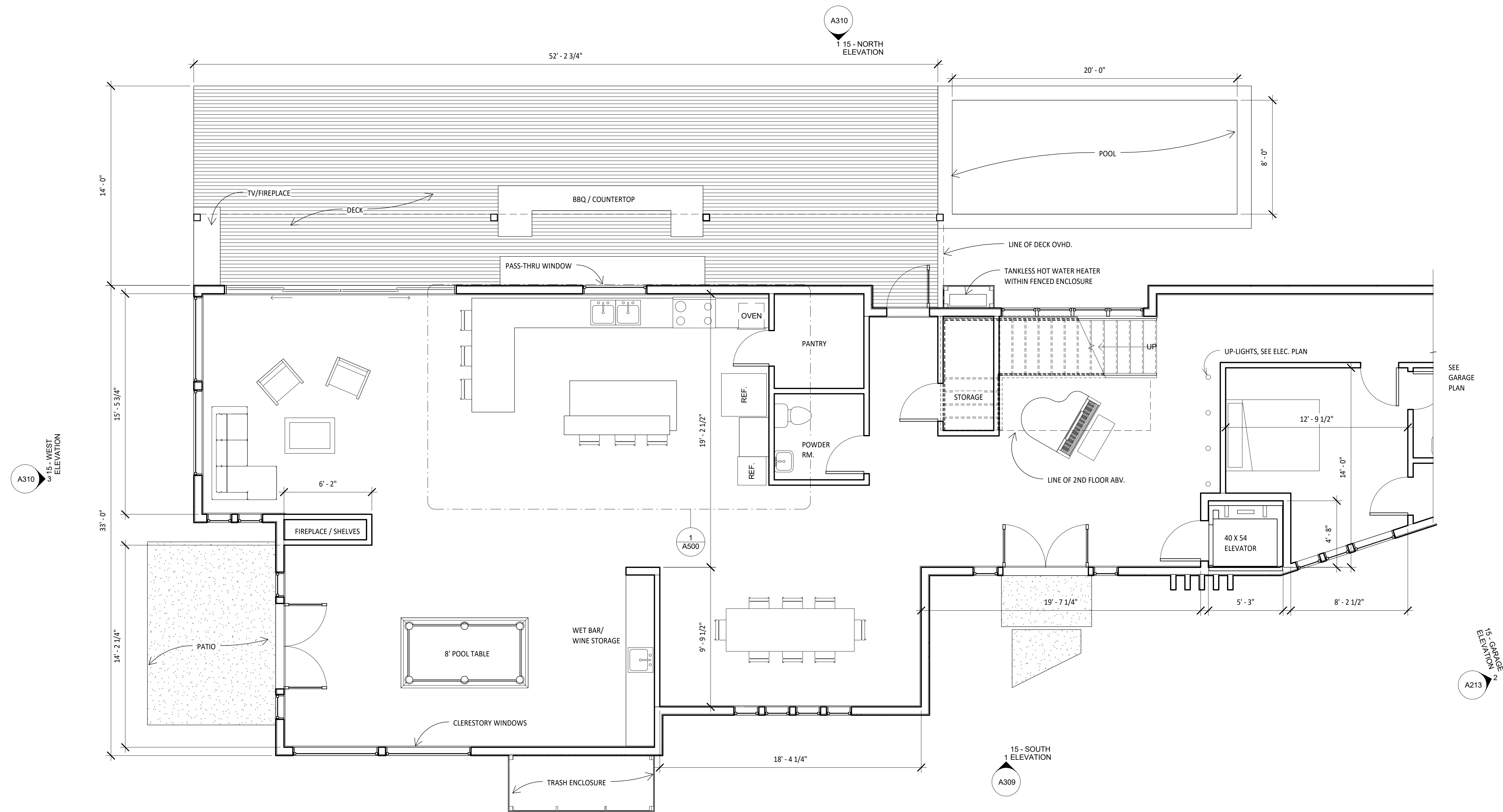
15 -
GROUND
FLOOR

Revision Number	
Project Number	22-01
Date	11/10/23

A211

Scale 1/4" = 1'-0"

11/10/2023 12:25:29 PM



1 15 - GROUND FLOOR
1/4" = 1'-0"



NICK SOWERS, ARCHITECT
NICK@VESSEL.FM
510.542.7906

Second Street Waterfront

15 -
SECOND
FLOOR

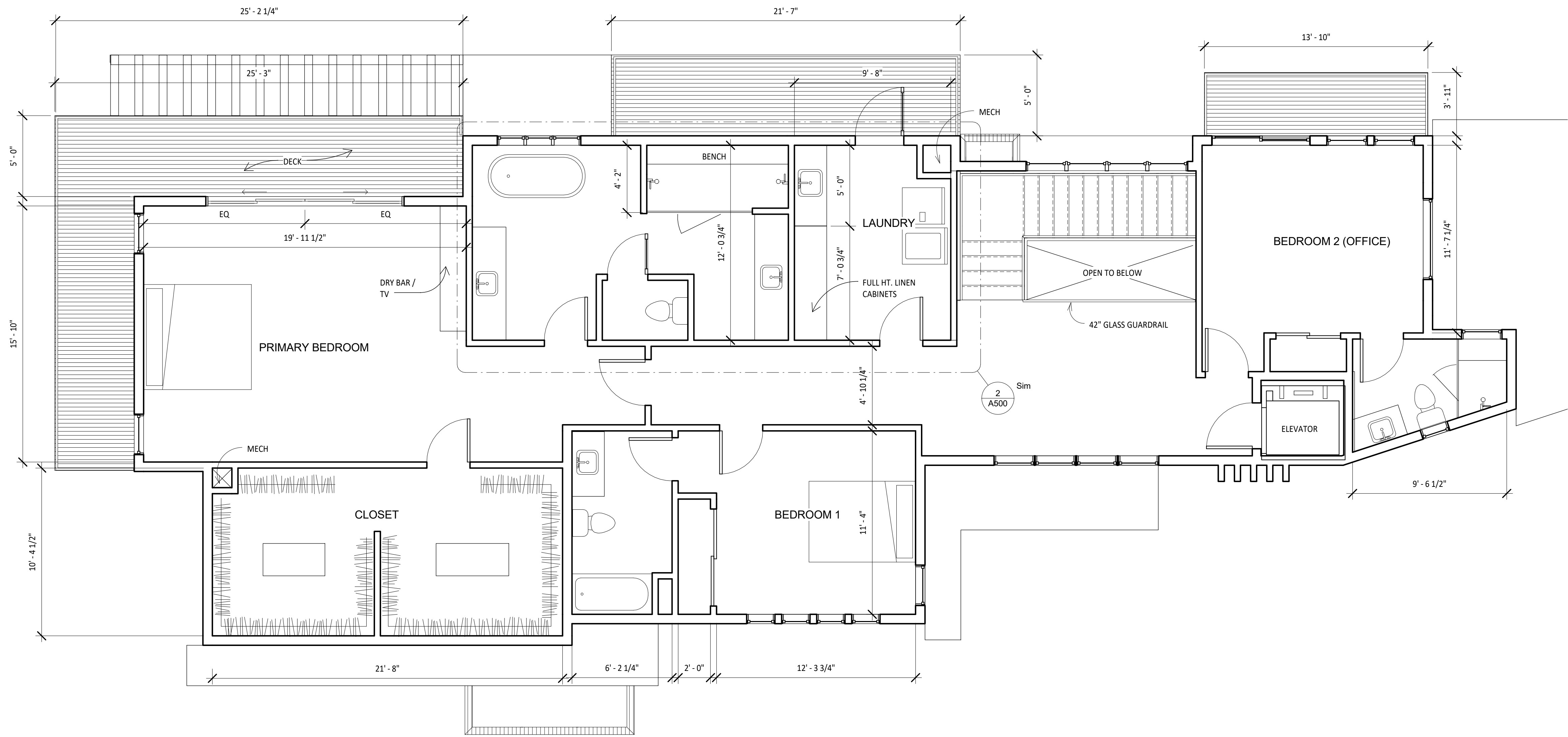
Revision Number	
Project Number	22-01
Date	11/10/23

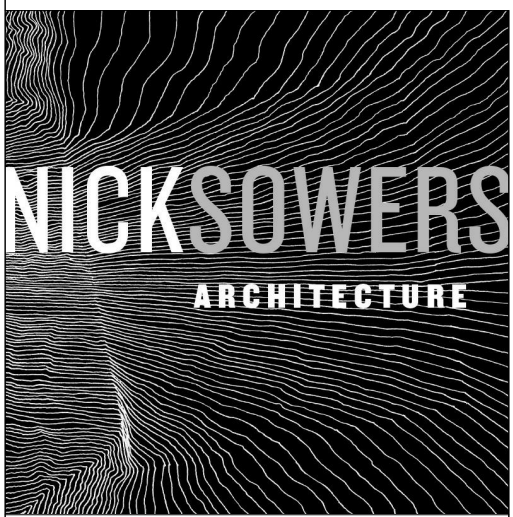
A212

Scale 1/4" = 1'-0"

11/10/2023 12:25:30 PM

1 15 - 2ND FLOOR
1/4" = 1'-0"





NICK SOWERS, ARCHITECT
NICK@VESSEL.FM
510.542.7906

Second Street Waterfront

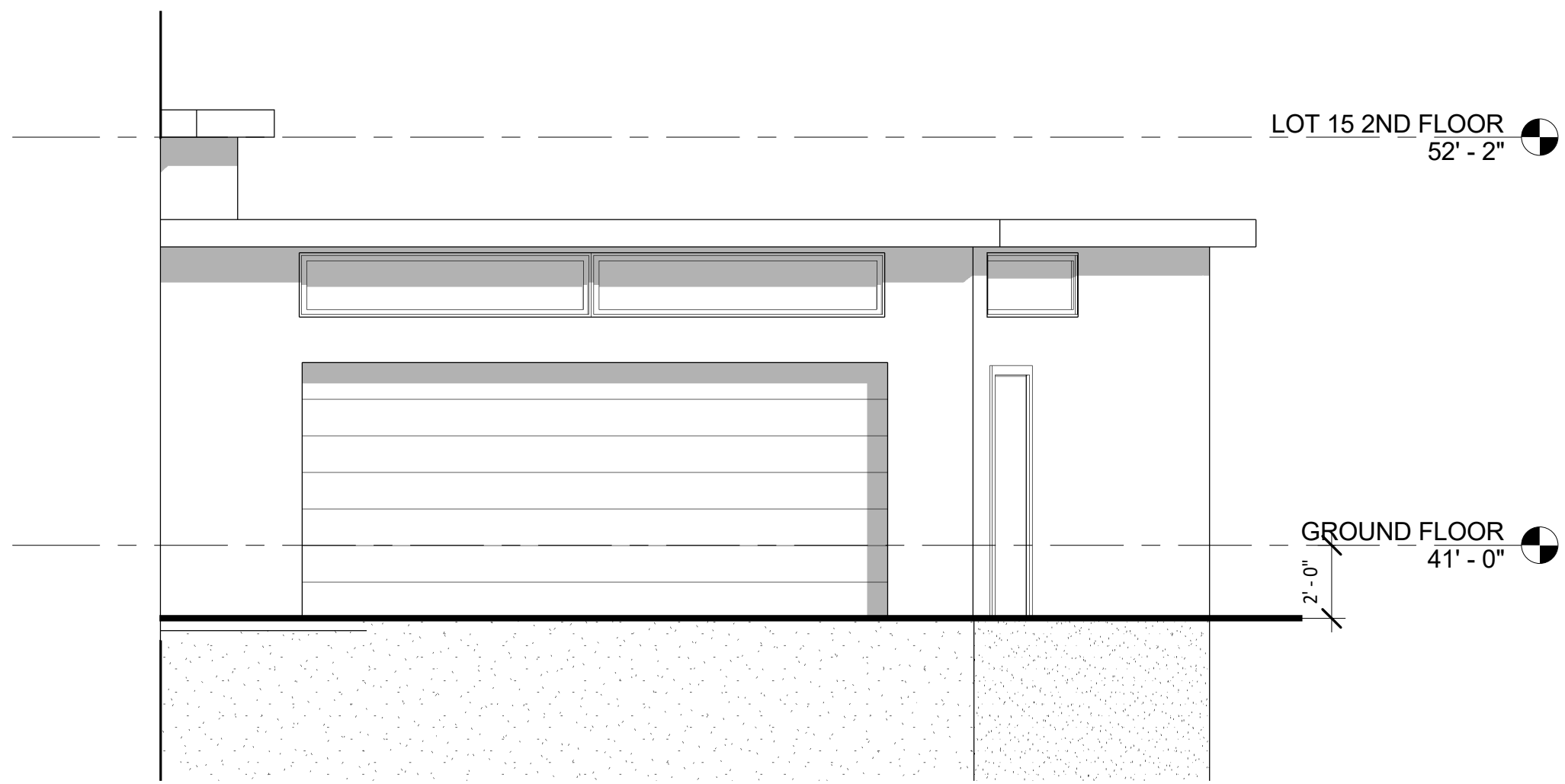
15 - GARAGE PLAN

Revision Number	
Project Number	22-01
Date	11/10/23

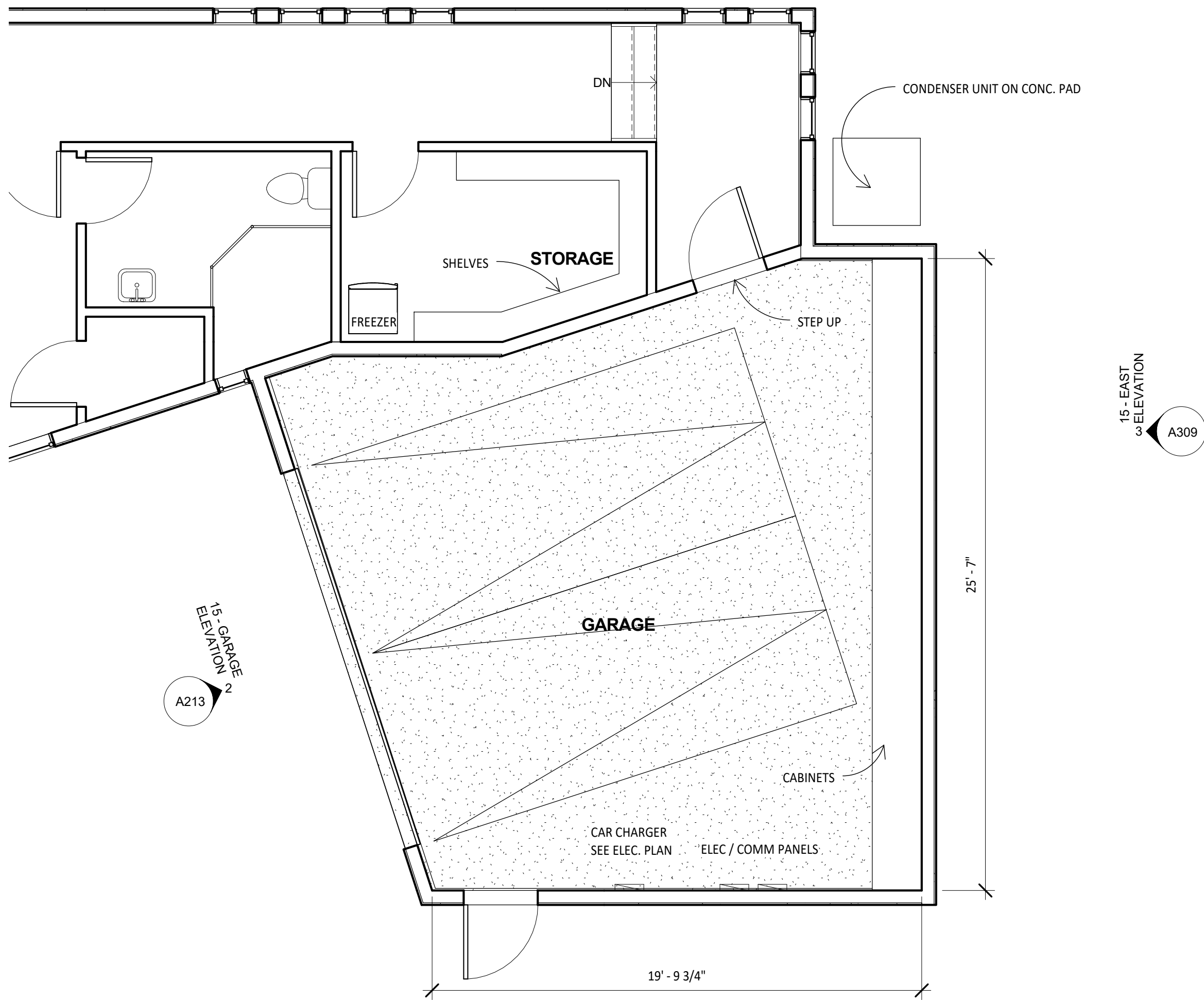
A213

Scale 1/4" = 1'-0"

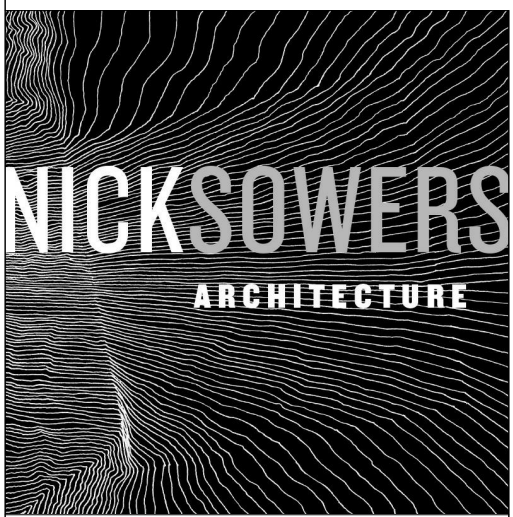
11/10/2023 12:25:33 PM



② 15 - GARAGE ELEVATION
1/4" = 1'-0"



① 15 - GARAGE PLAN
1/4" = 1'-0"



NICK SOWERS, ARCHITECT
NICK@VESSEL.FM
510.542.7906

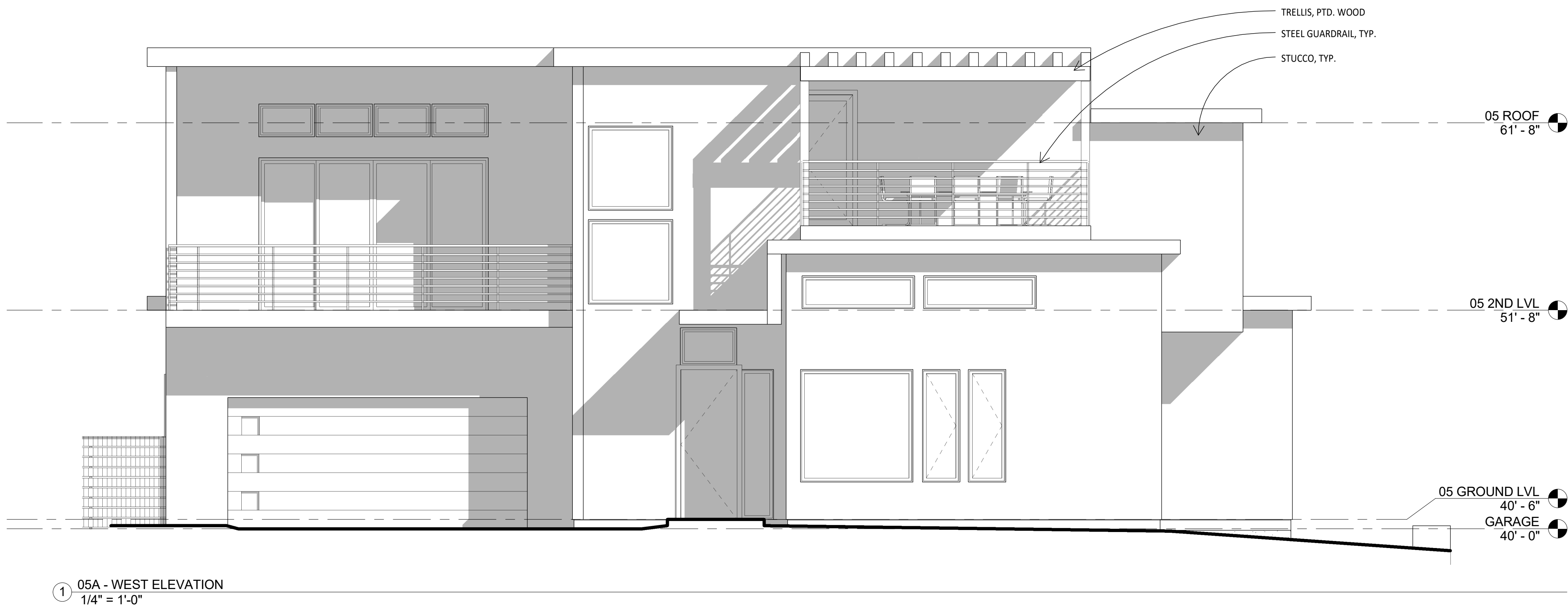
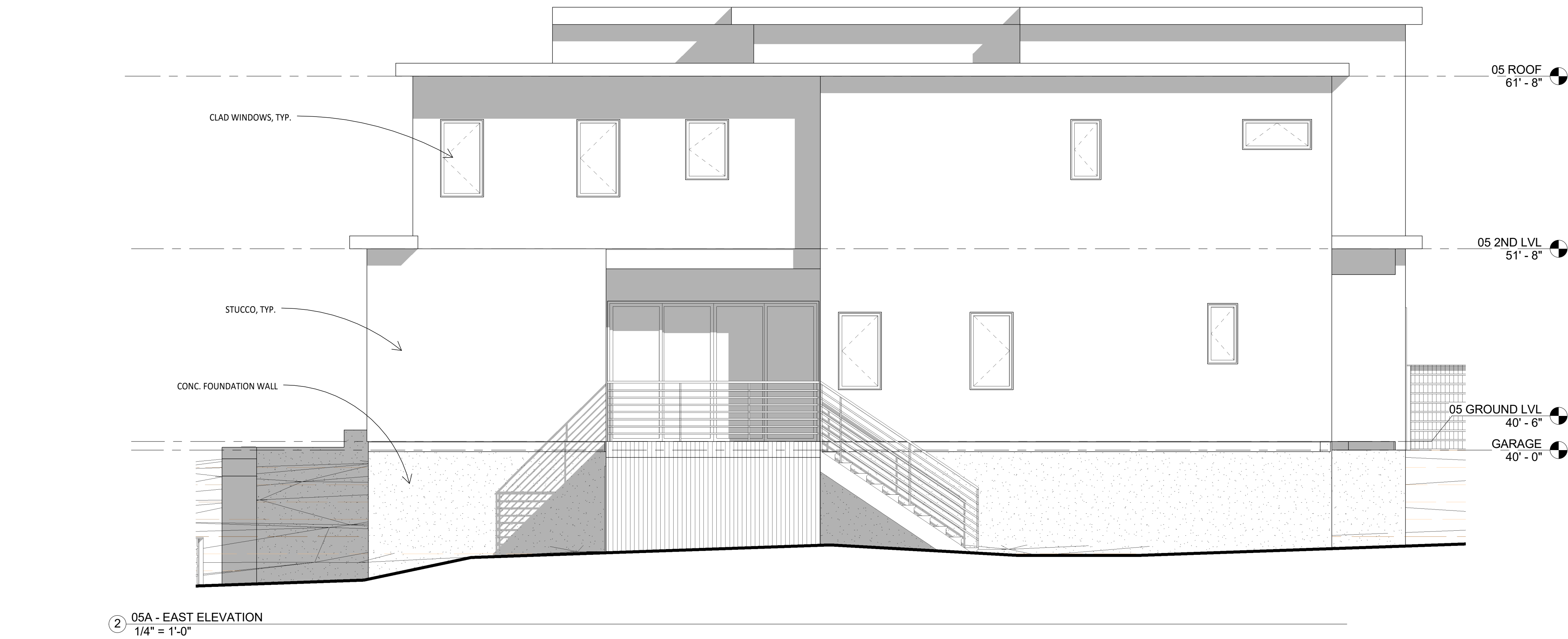
Second Street Waterfront

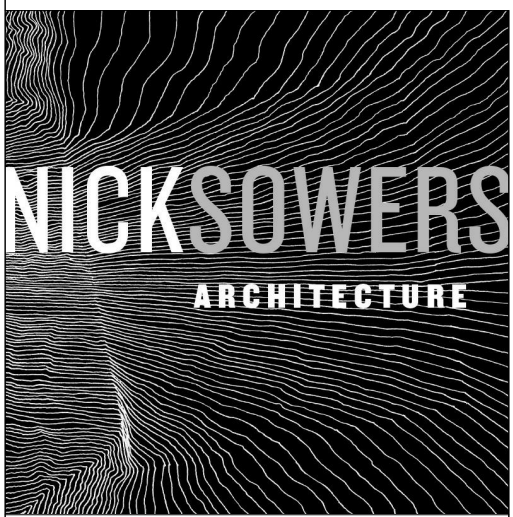
05A -
ELEVATIONS

Revision Number	
Project Number	22-01
Date	11/10/23

A301

Scale1/4" = 1'-0"





NICK SOWERS, ARCHITECT
NICK@VESSEL.FM
510.542.7906

Second Street Waterfront

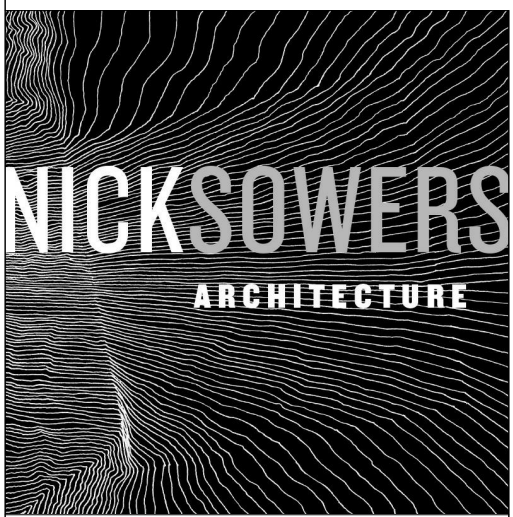
05A -
ELEVATIONS

Revision Number	
Project Number	22-01
Date	11/10/23

A302

Scale 1/4" = 1'-0"





NICK SOWERS, ARCHITECT
NICK@VESSEL.FM
510.542.7906

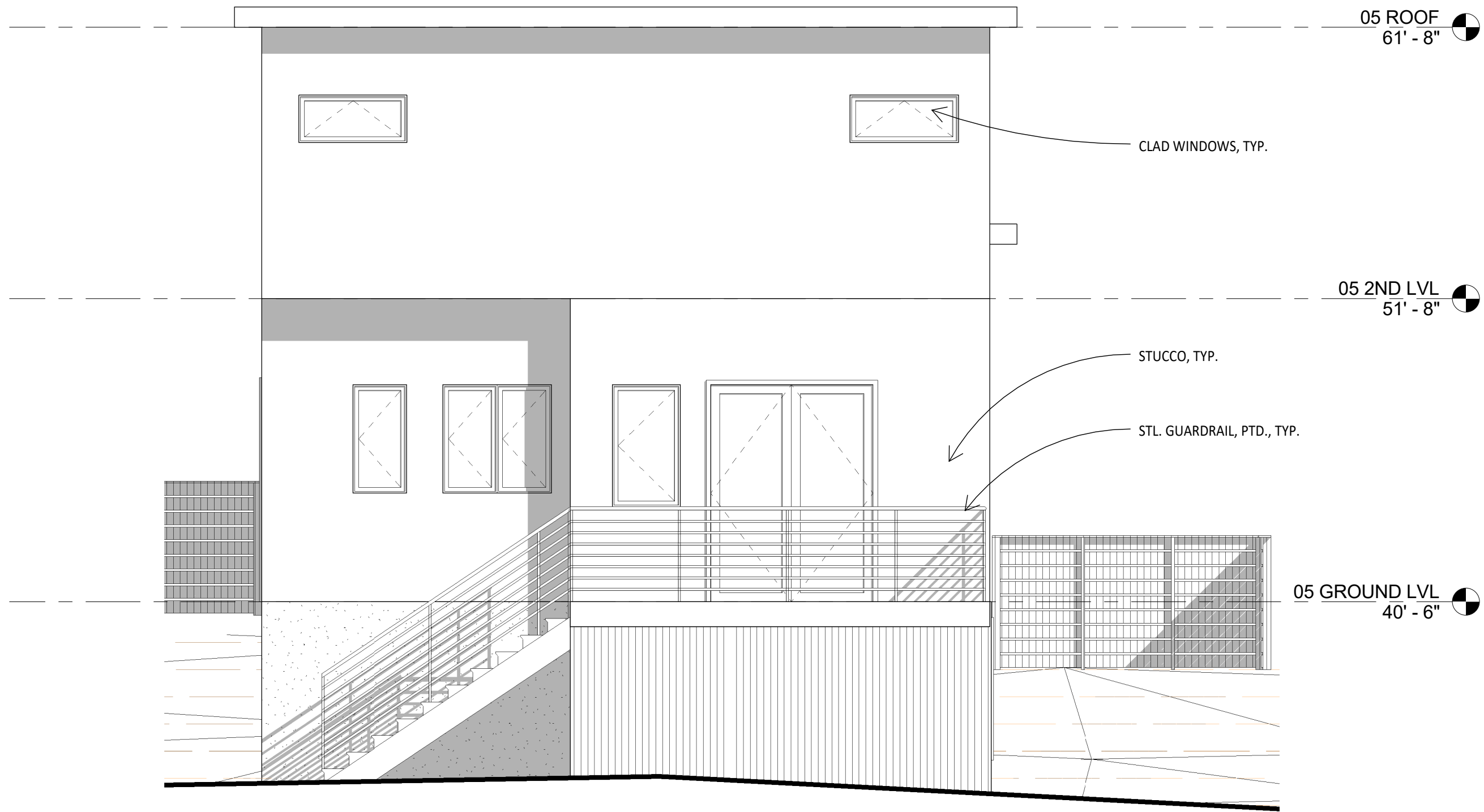
Second Street Waterfront

05B - ELEVATIONS

Revision Number	
Project Number	22-01
Date	11/10/23

A303

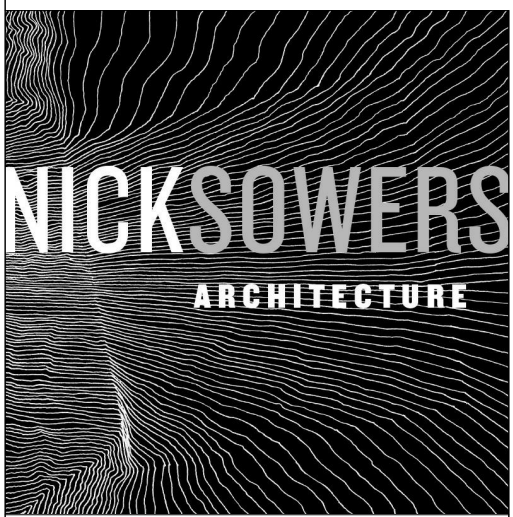
Scale 1/4" = 1'-0"



② 05B - EAST ELEVATION
1/4" = 1'-0"



① 05B - WEST ELEVATION
1/4" = 1'-0"



NICK SOWERS, ARCHITECT
NICK@VESSEL.FM
510.542.7906

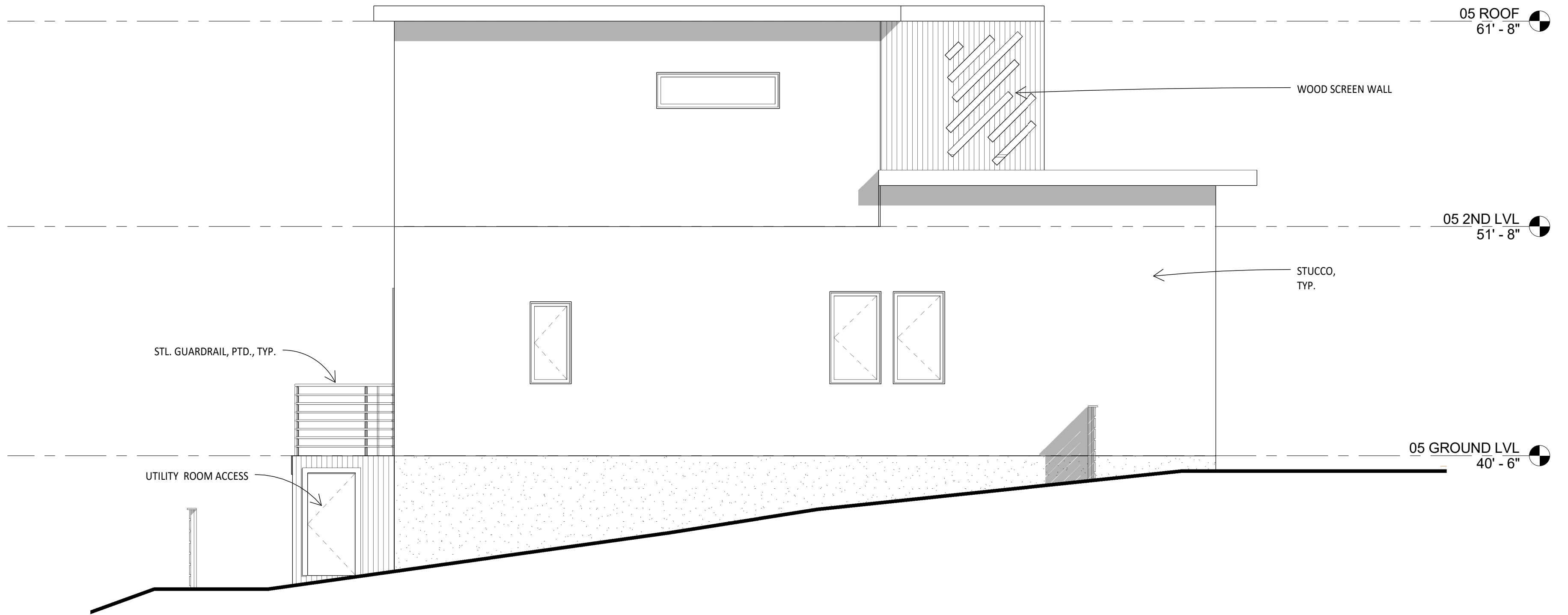
Second Street Waterfront

05B - ELEVATIONS

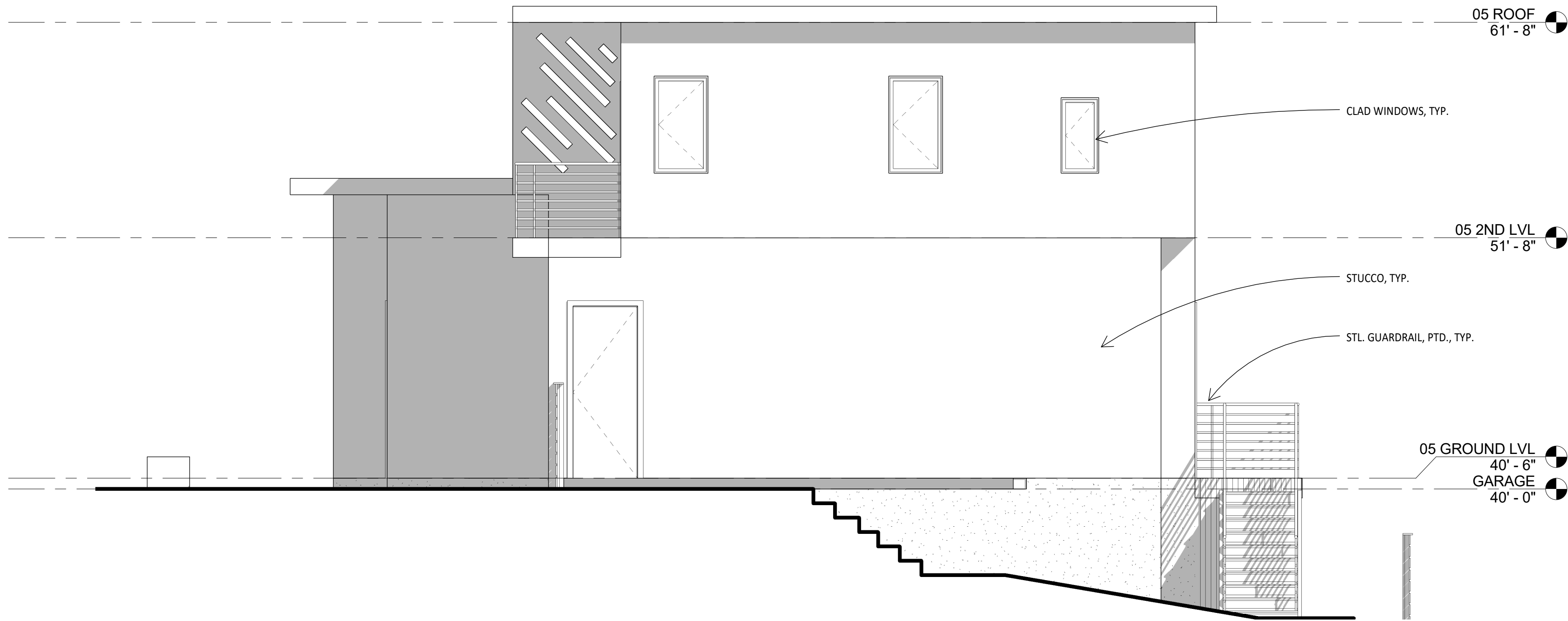
Revision Number	
Project Number	22-01
Date	11/10/23

A304

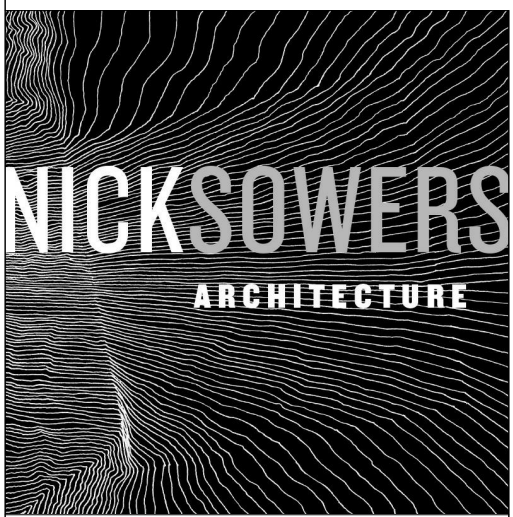
Scale 1/4" = 1'-0"



05B - NORTH ELEVATION
1/4" = 1'-0"



05B - SOUTH ELEVATION
1/4" = 1'-0"



NICK SOWERS, ARCHITECT
NICK@VESSEL.FM
510.542.7906

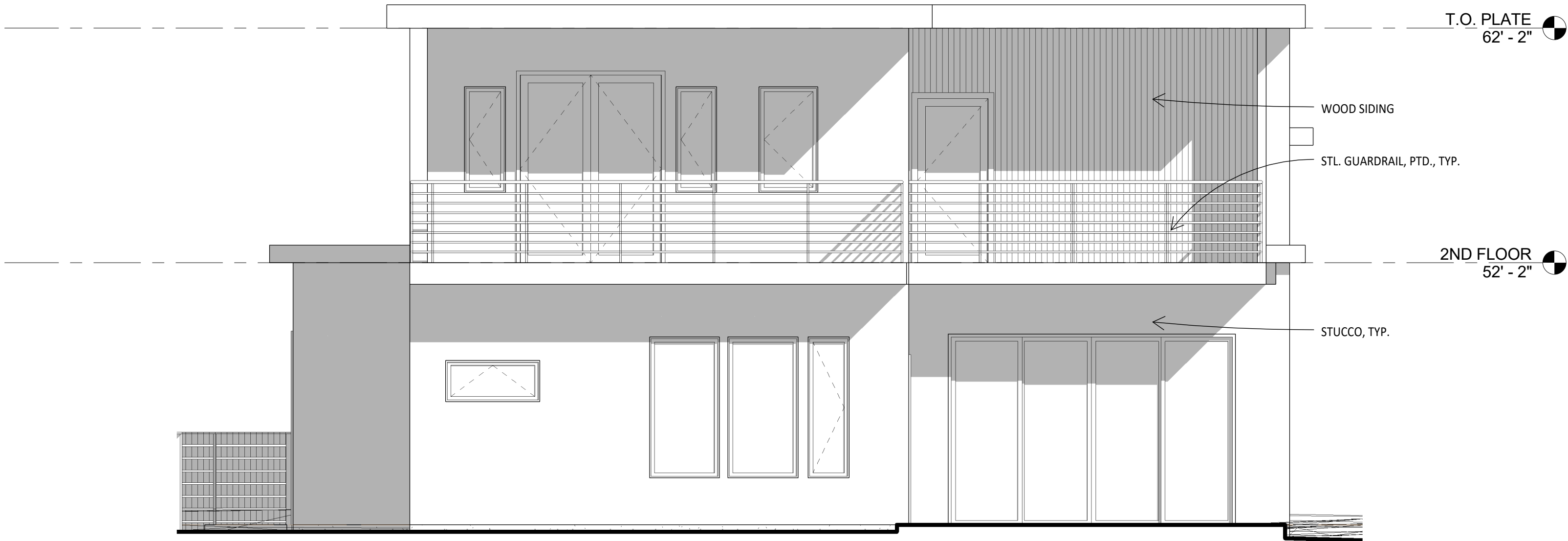
Second Street Waterfront

13A -
ELEVATIONS

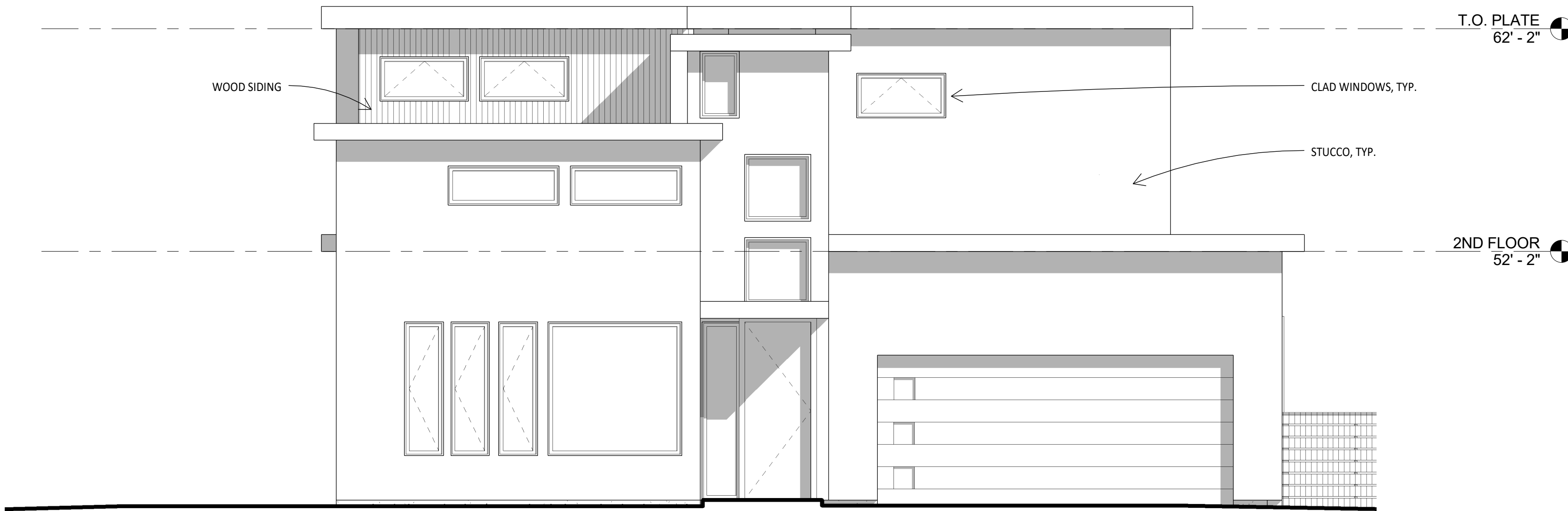
Revision Number	
Project Number	22-01
Date	11/10/23

A305

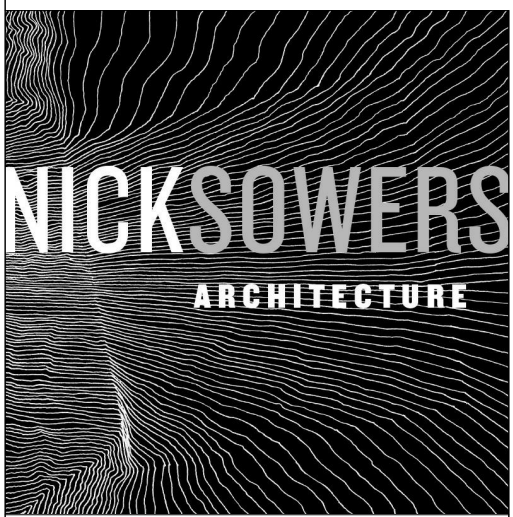
Scale 1/4" = 1'-0"



② 13A - WEST ELEVATION
1/4" = 1'-0"



① 13A - EAST ELEVATION
1/4" = 1'-0"



NICK SOWERS, ARCHITECT
NICK@VESSEL.FM
510.542.7906

Second Street Waterfront

13A -
ELEVATIONS

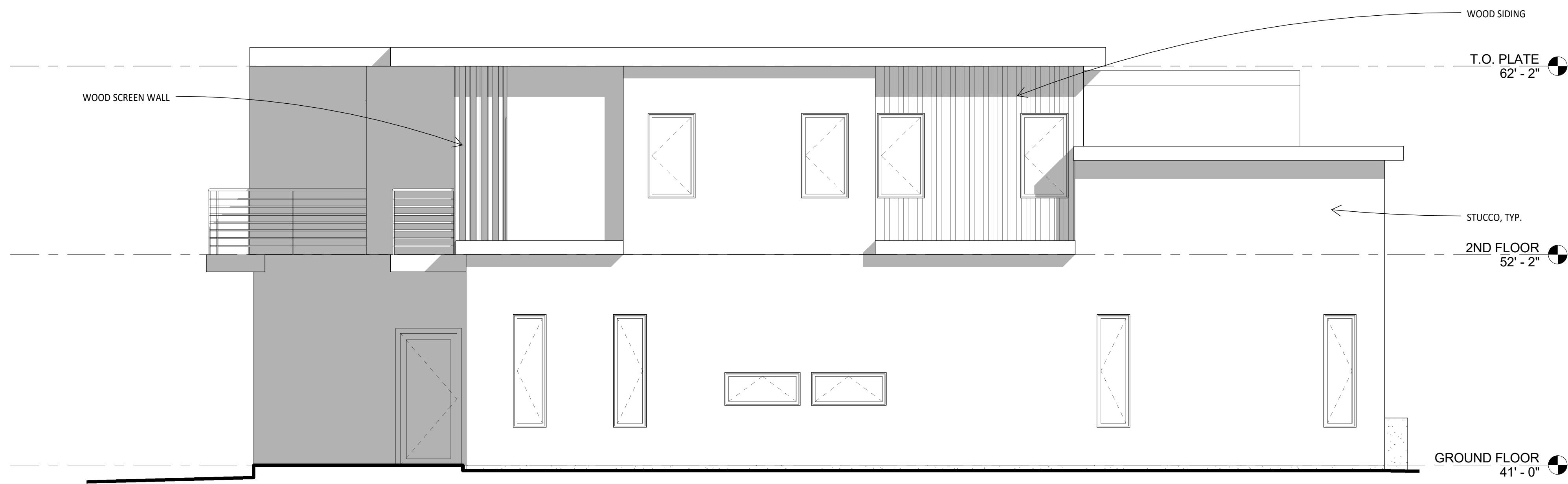
Revision Number	
Project Number	22-01
Date	11/10/23

A306

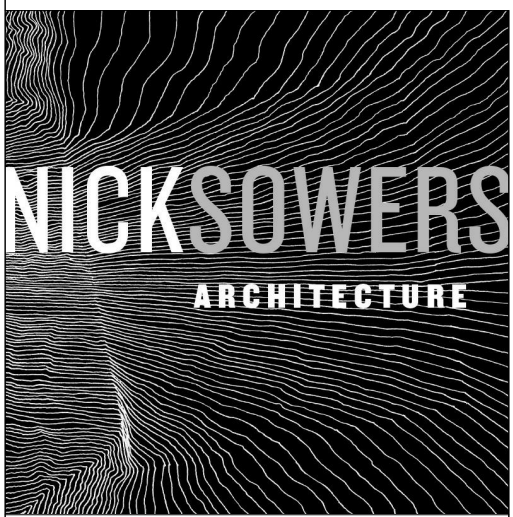
Scale 1/4" = 1'-0"



② 13A - NORTH ELEVATION
1/4" = 1'-0"



① 13A - SOUTH ELEVATION
1/4" = 1'-0"



NICK SOWERS, ARCHITECT
NICK@VESSEL.FM
510.542.7906

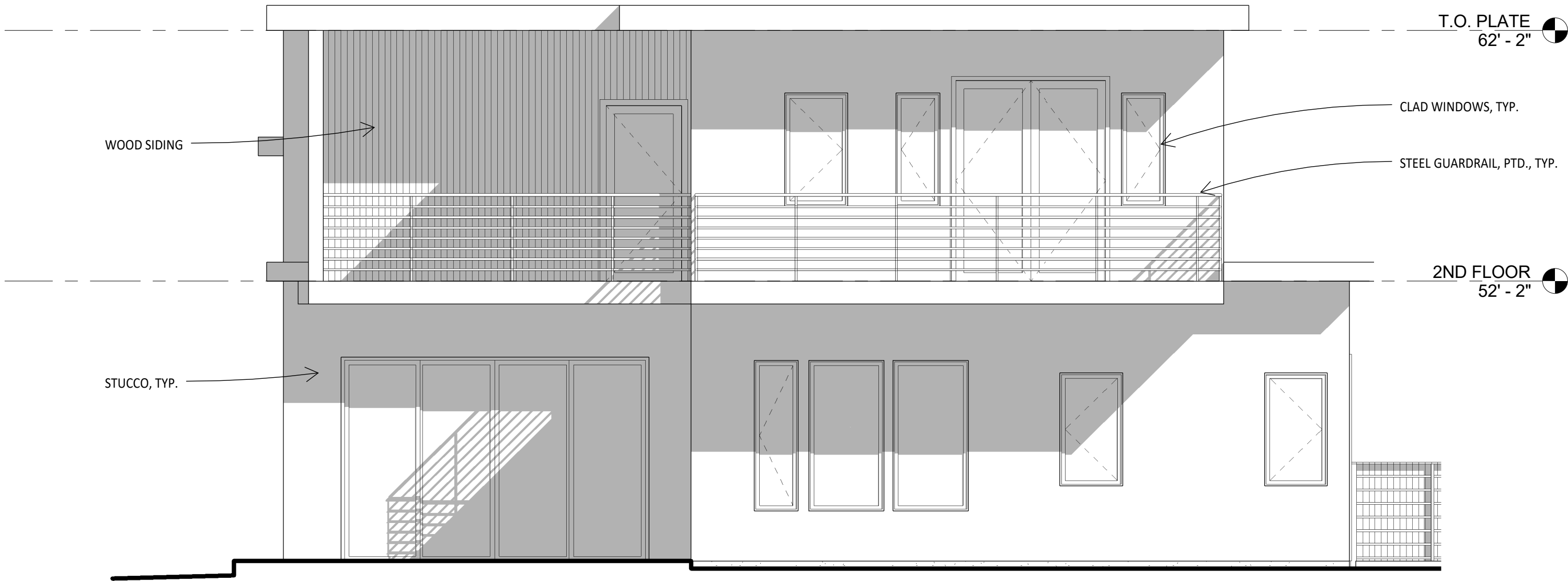
Second Street Waterfront

13B -
ELEVATIONS

Revision Number	
Project Number	22-01
Date	11/10/23

A307

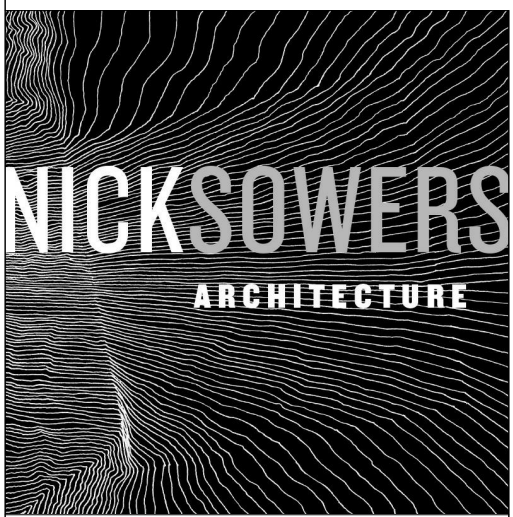
Scale	1/4" = 1'-0"
-------	--------------



② 13B - WEST ELEVATION
1/4" = 1'-0"



① 13B - EAST ELEVATION
1/4" = 1'-0"



NICK SOWERS, ARCHITECT
NICK@VESSEL.FM
510.542.7906

Second Street Waterfront

13B -
ELEVATIONS

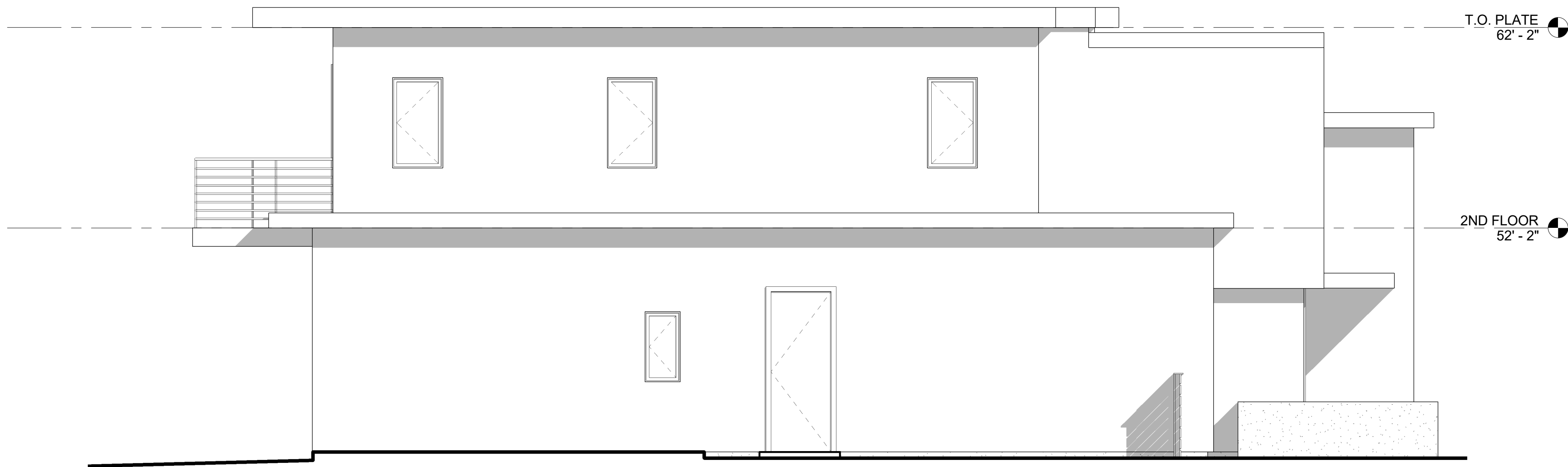
Revision Number	
Project Number	22-01
Date	11/10/23

A308

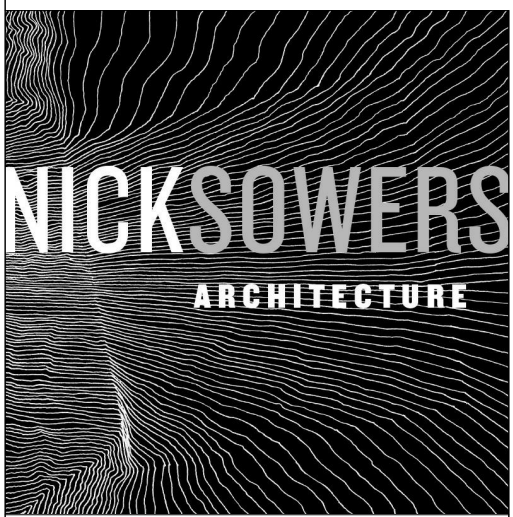
Scale 1/4" = 1'-0"



② 13B - NORTH ELEVATION
1/4" = 1'-0"



① 13B - SOUTH ELEVATION
1/4" = 1'-0"



NICK SOWERS, ARCHITECT
NICK@VESSEL.FM
510.542.7906

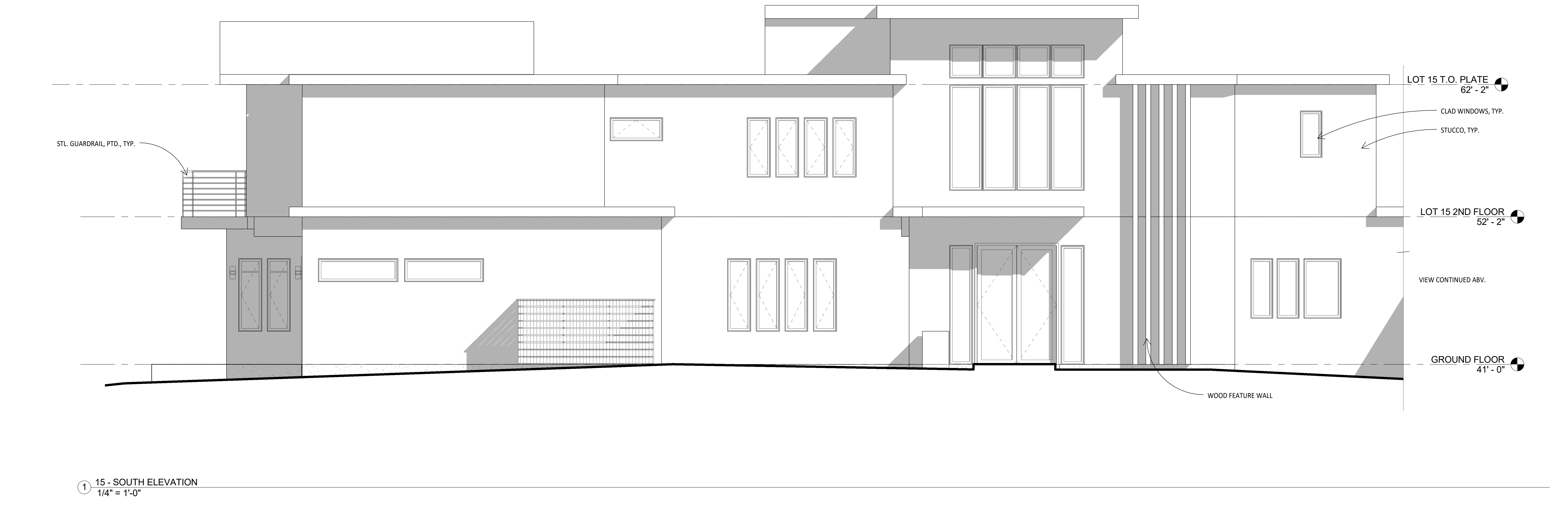
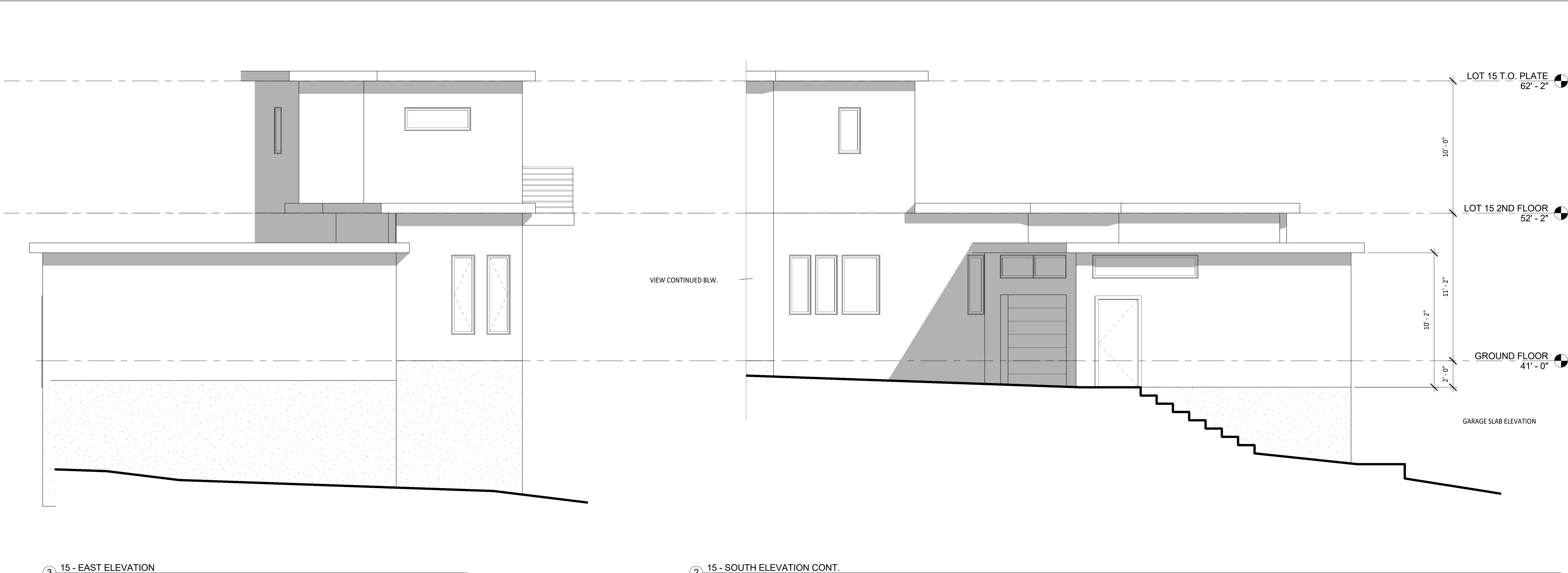
Second Street Waterfront

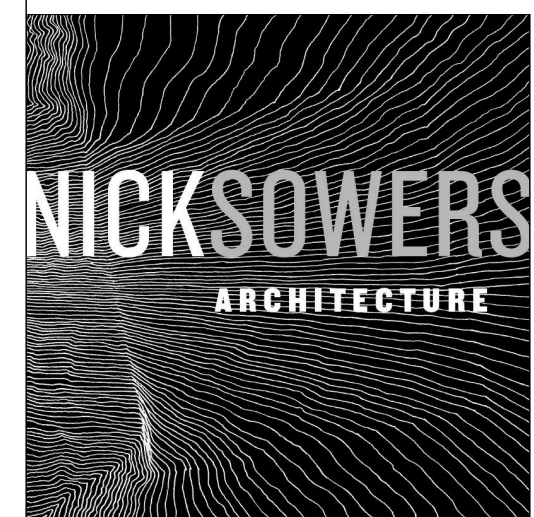
15 -
ELEVATIONS

Revision Number	
Project Number	22-01
Date	11/10/23

A309

Scale 1/4" = 1'-0"





NICK SOWERS, ARCHITECT
NICK@VESSEL.FM
510.542.7906

Second Street Waterfront

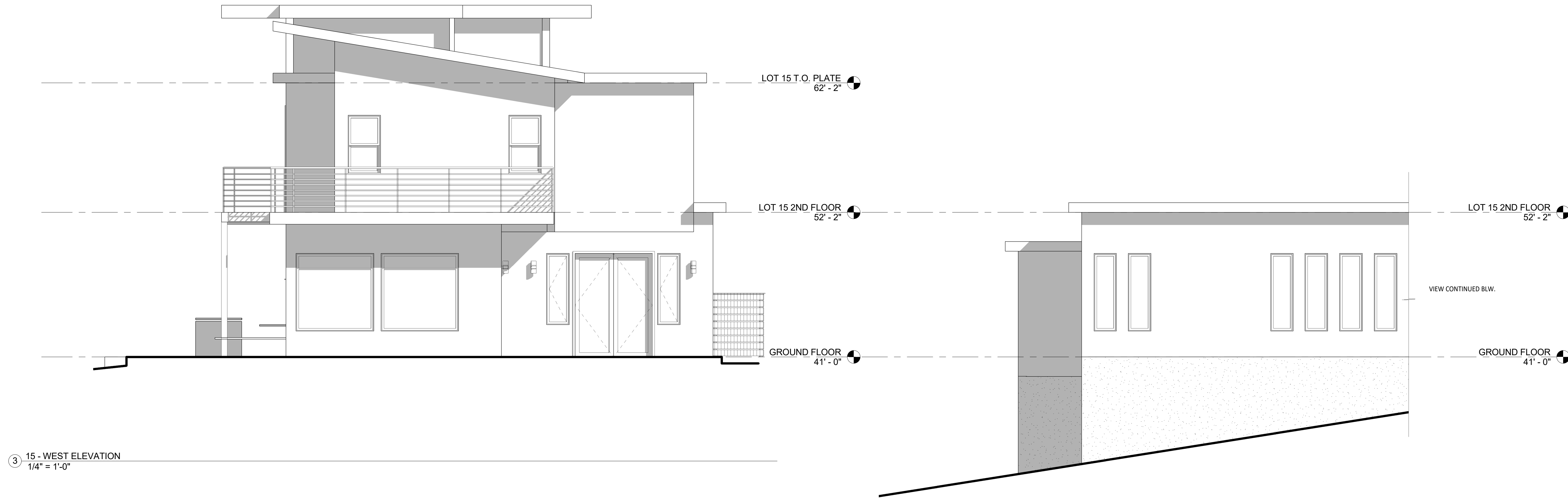
15 - ELEVATIONS

Revision Number	
Project Number	22-01
Date	11/10/23

A310

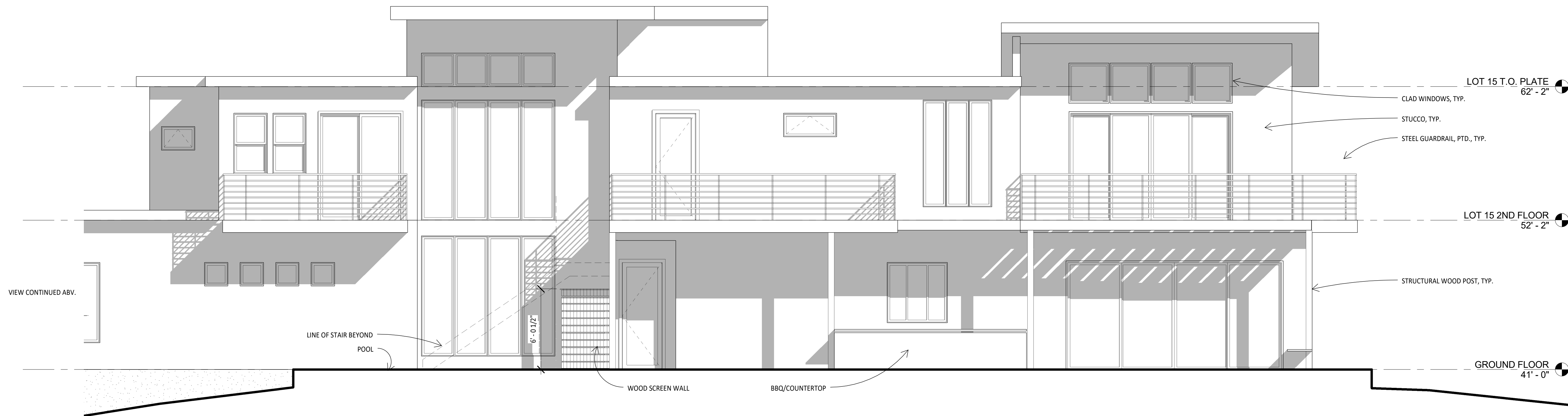
Scale 1/4" = 1'-0"

11/10/2023 12:26:13 PM



③ 15 - WEST ELEVATION
1/4" = 1'-0"

② 15 - NORTH ELEVATION CONT.
1/4" = 1'-0"



① 15 - NORTH ELEVATION
1/4" = 1'-0"