

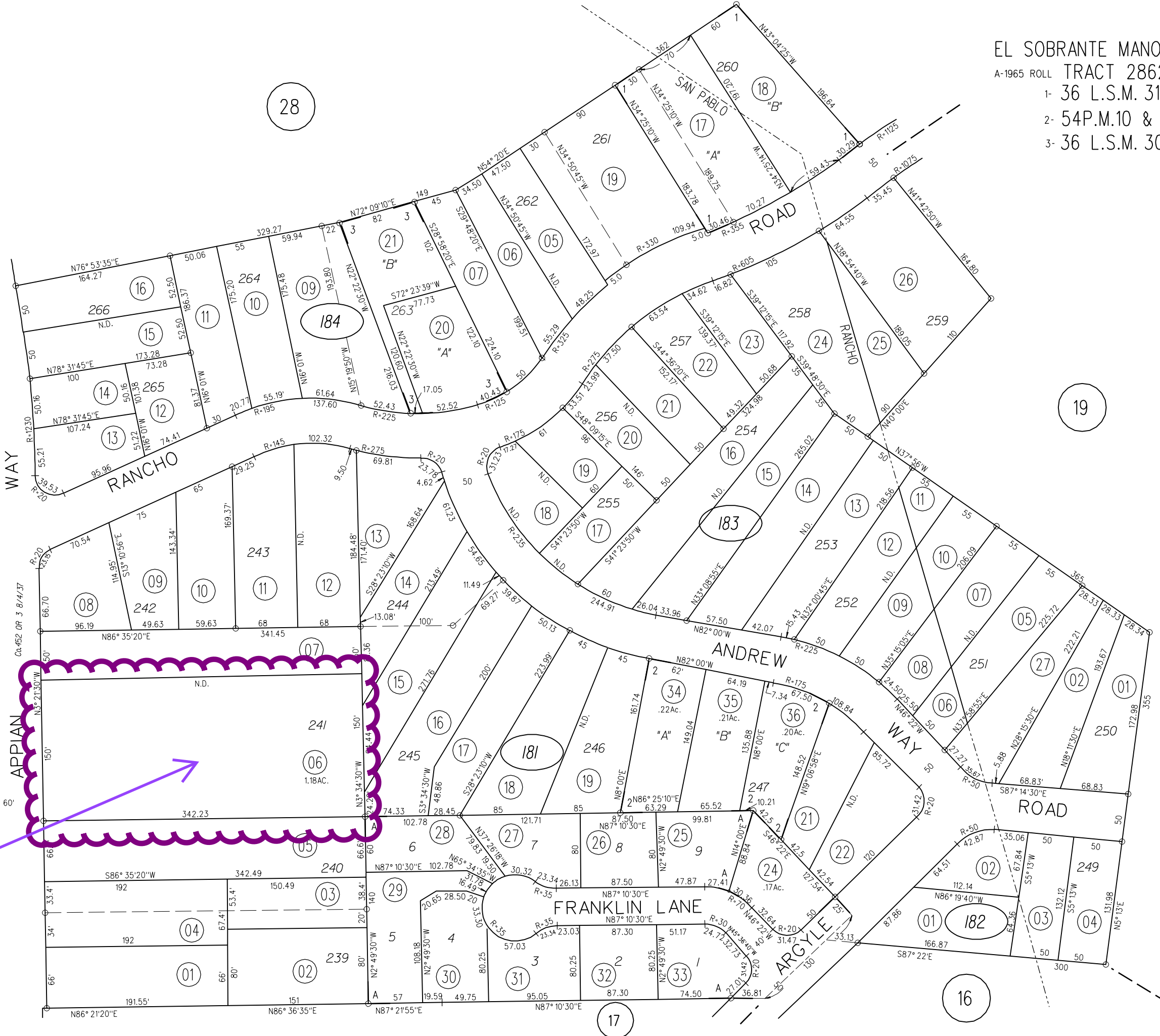
- 1- 36 L.S.M. 31 8/5/65
- 2- 54P.M.10 & 11 4-19-77
- 3- 36 L.S.M. 30 8/4/65



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

P.B.
426

PROJECT SITE



- 181
- 182
- 183
- 184

General Plan



Map Legend

Assessment
Parcels

General Plan

RLM
(Residential
Low-Medium
Density) (3-7
du/na)

RM (Residential
Medium
Density) (7-17
du/na)

Unincorporated

Board of
Supervisors'
Districts

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.
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

Zoning



Map Legend

Assessment

Parcels

Zoning

ZONE_OVER

R-6 (Single

Family

Residential)

R-7 (Single

Family

Residential)

Unincorporated

Board of

Supervisors'

Districts

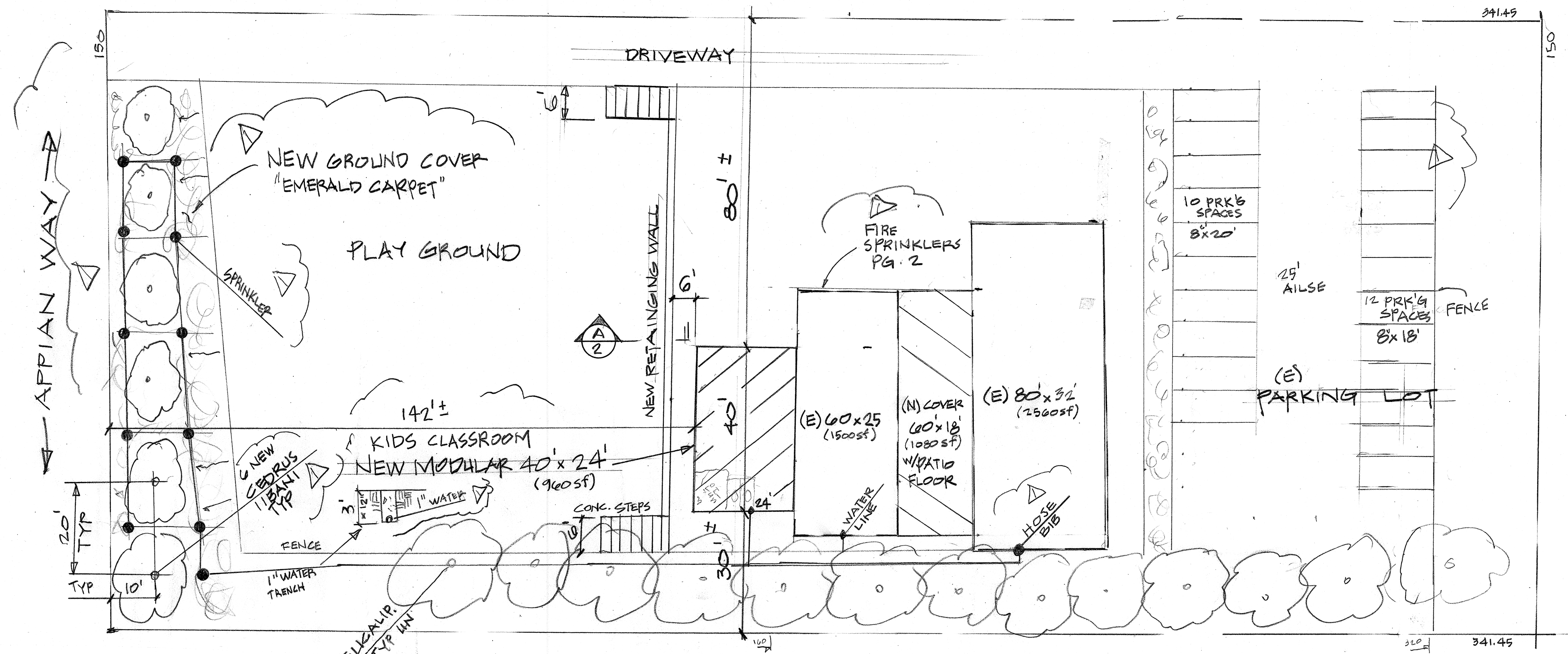
Address Points

Orthophotography



Map Legend

- Assessment Parcels
- Unincorporated
- Board of Supervisors' Districts
- Address Points



GENERAL NOTES:

ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE 2022 CRC, CBC, CPC, CMC, CEC, CEnC, CFC FIRE & CAL GREEN BUILDING STANDARDS CODES AND NFPA 13D & ALL LOCAL ORDINANCES.

ALL MECHANICAL PLUMBING, AND ELECTRICAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH: MECHANICAL 2022UMC, PLUMBING 2022UPC, ELECTRICAL 2022NEC

DOORS & WINDOWS TO EXTERIOR SHALL BE FULLY WEATHER STRIPPED.

SLOPE ALL GRADES AWAY FROM NEW CONSTRUCTION AT 6' IN 5'

ALL WOOD CONSTRUCTION TO BE DF#2 OR BETTER. (uno)

ALL NEW CONSTRUCTION MUST MATCH & BLEND WITH EXISTING. ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD. ALL NEW GLASS TO BE DUAL GLAZED, LOW E APPROVED.

CONTRACTOR TO PROVIDE DAMP PROOFING ON (E) & NEW CONCRETE SLABS AT LIVING AREAS. (10 MIL VAPOR MIN)

NEW CONCRETE TO BE 2500psi @ 28 days.

PLAN NORTH

SITE PLAN

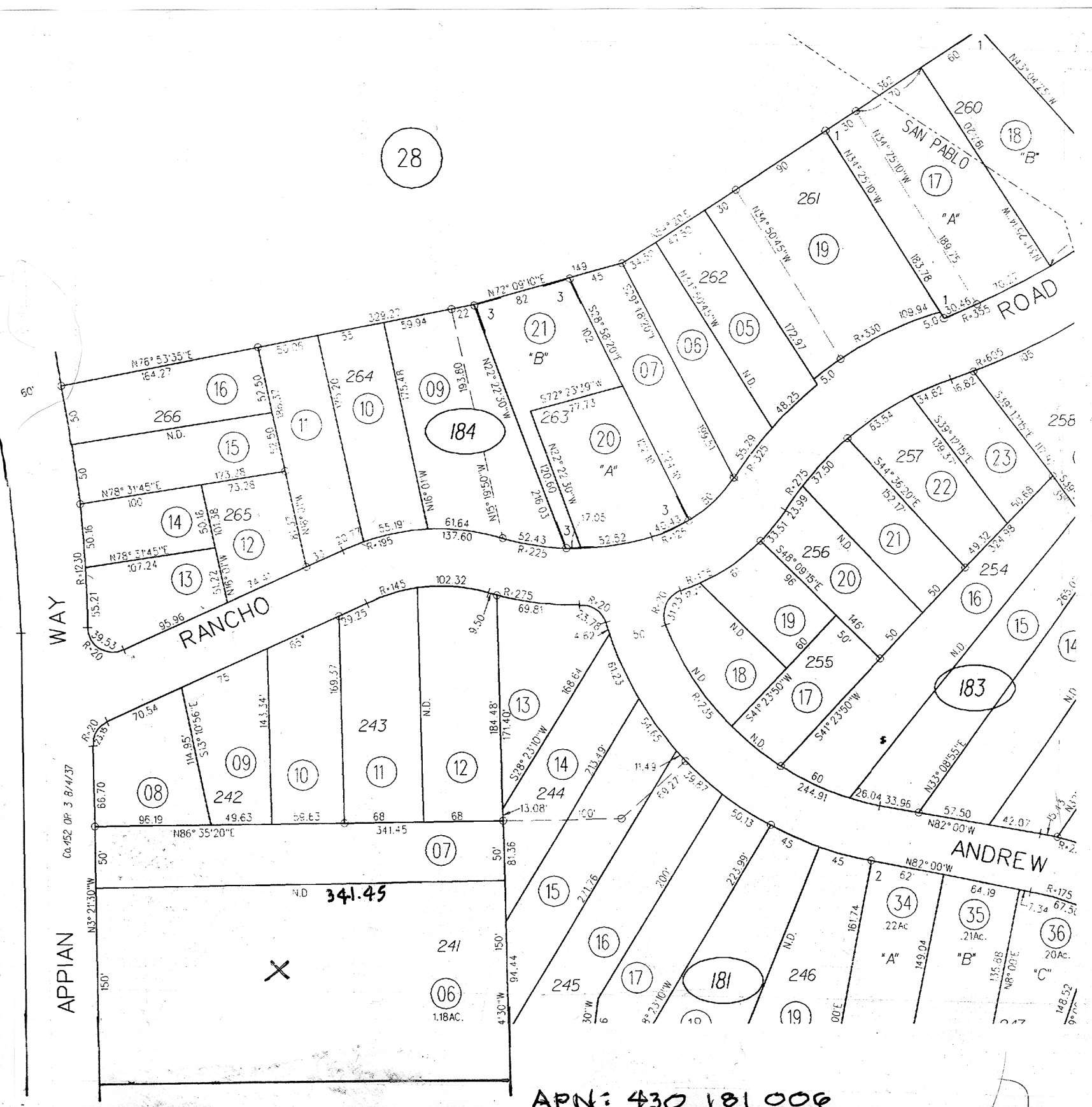
SCOPE:

ADD NEW SLAB FOR 960 sf MODULAR FACILITY BUILDING.
ADD 4' RETAINING WALL W/(2) 0' CONCRETE STAIRS.

LEGALIZE NEW PATIO/COVER
ADD SPINKLERS/LOSCP & FIRE

LOT COVERAGE

LOT=	51,400sf
(E) BLDGS	4,160sf
(N) MODULAR	960sf
(N) PATIO	1,080sf
TOTAL COVER=	6,100sf (12%)



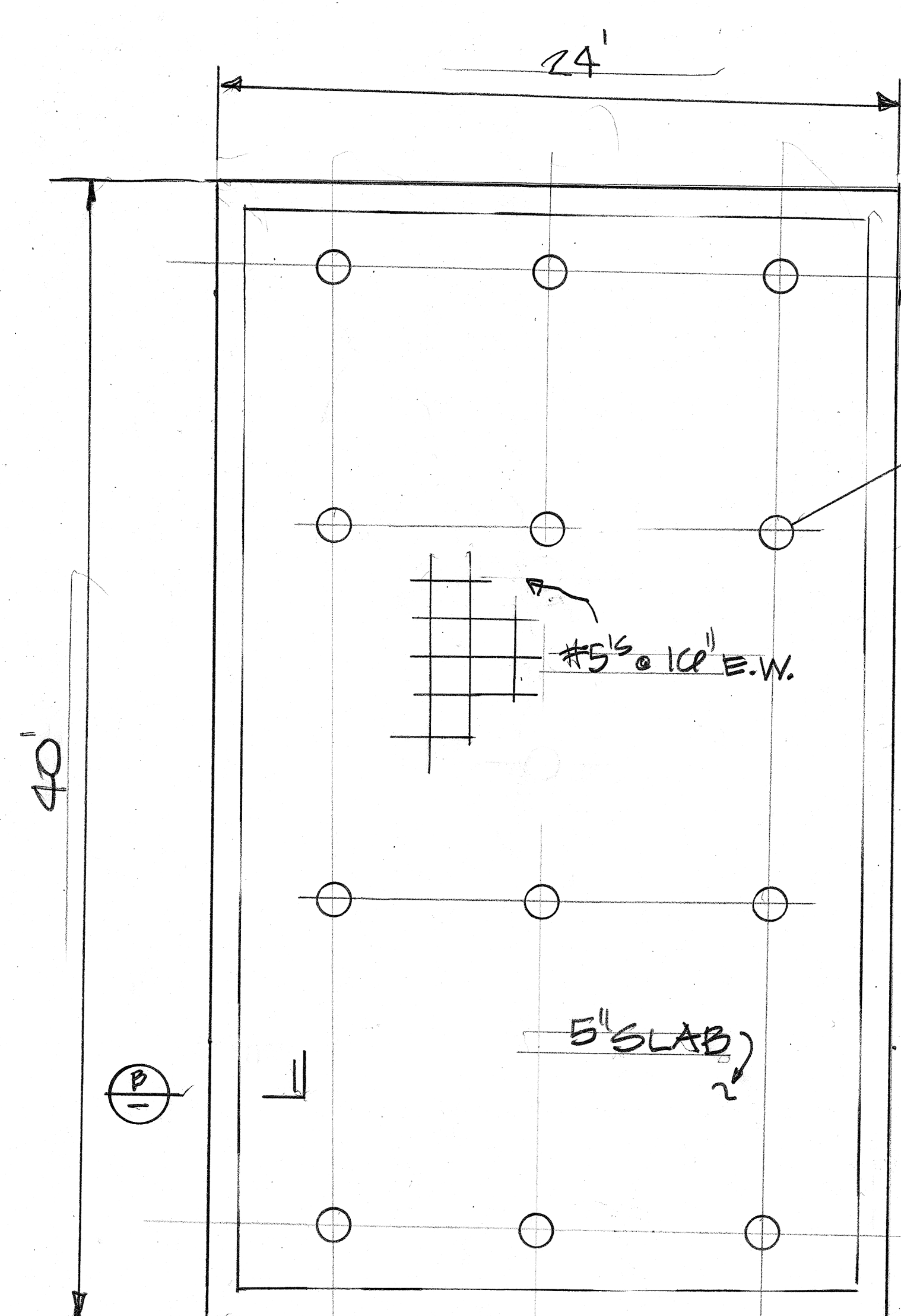
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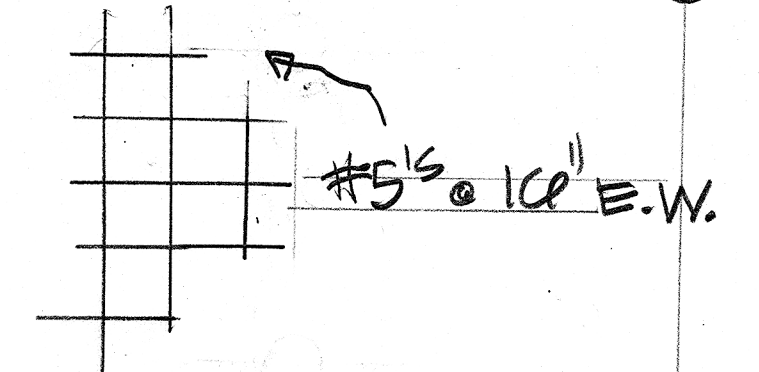
KIDS CORNER LEARNING CENTER
716 APPIAN WAY, EL SOBRANTE

SITE PLAN/NOTES/CODES

DRAWN	TL
CHECKED	CD
DATE	1/25
SCALE	1/8" = 1'
JOB NO.	25001
SHEET	ONE
OF 5 SHEETS	2

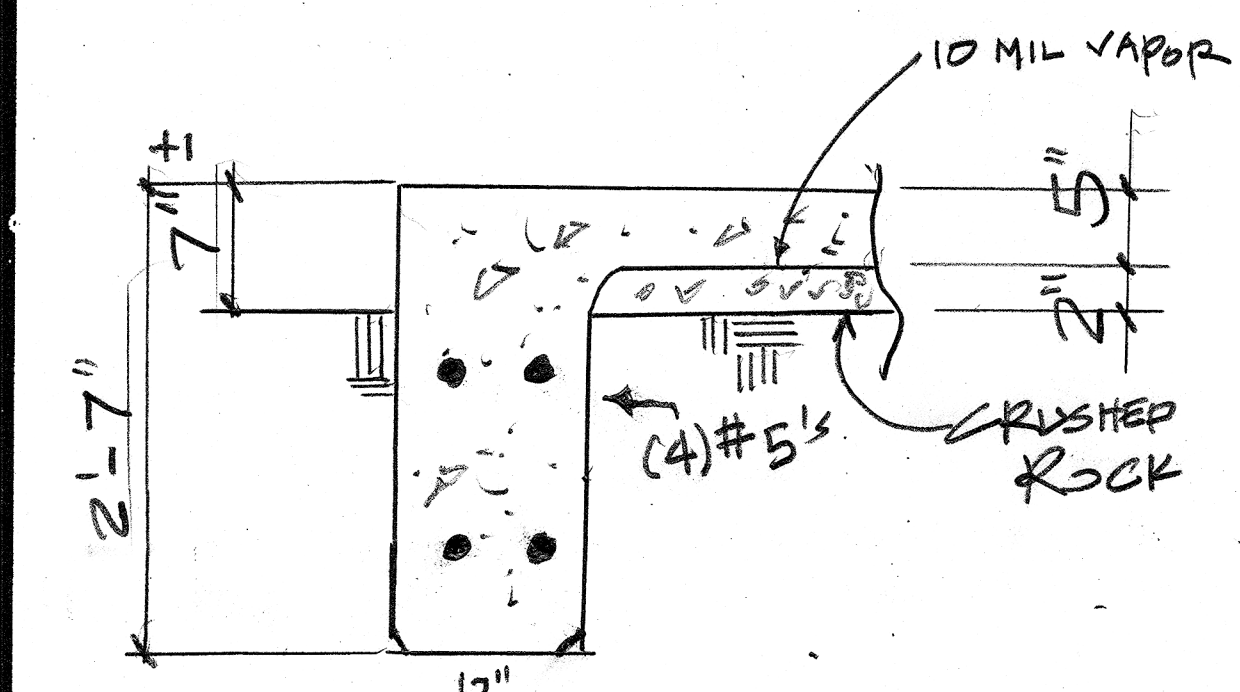


12 TOTAL
12 1/4" x 10" DEEP
CONCRETE PEKS
w/ 6" #5 BAR CAGE

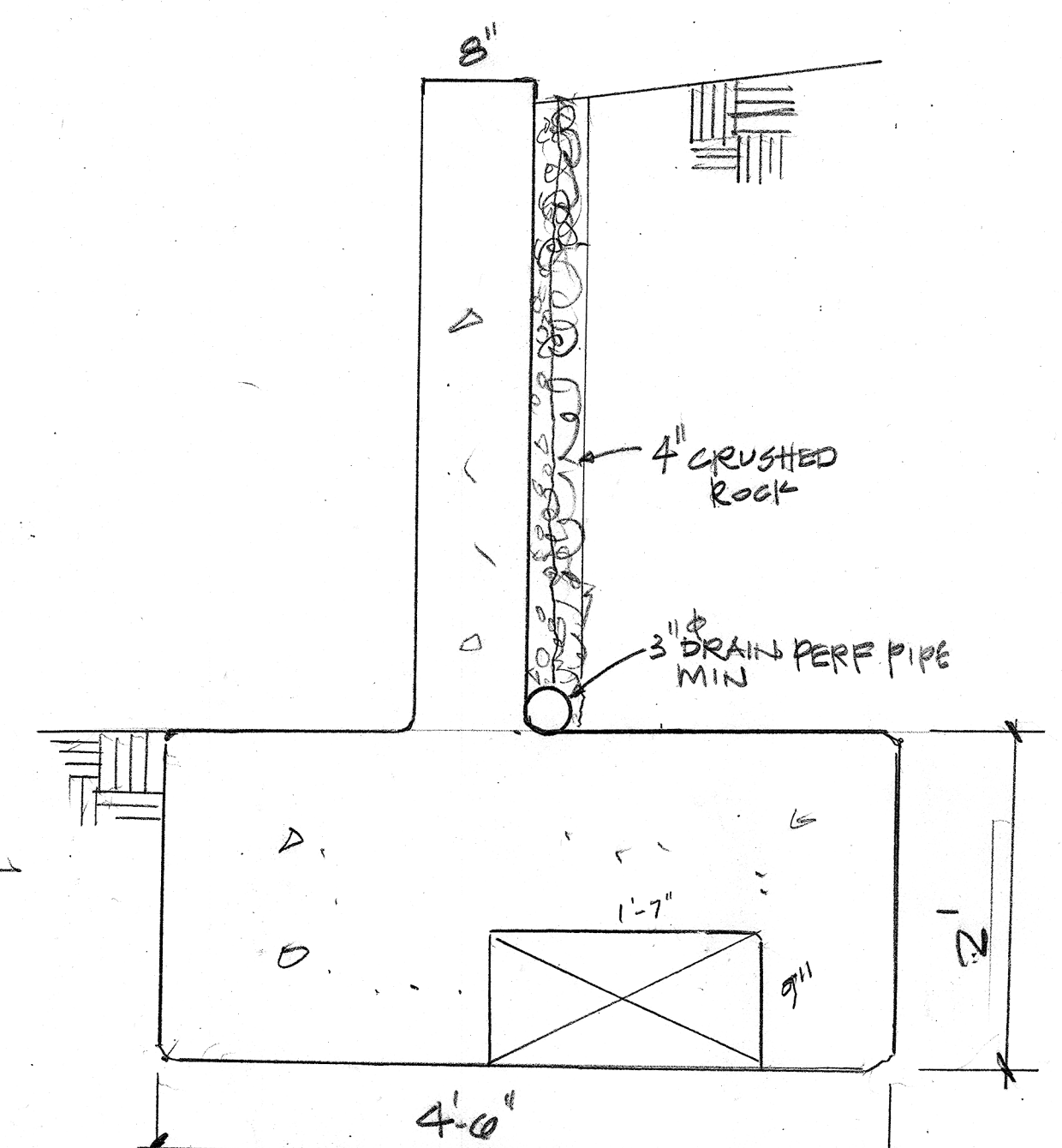


5" SLAB

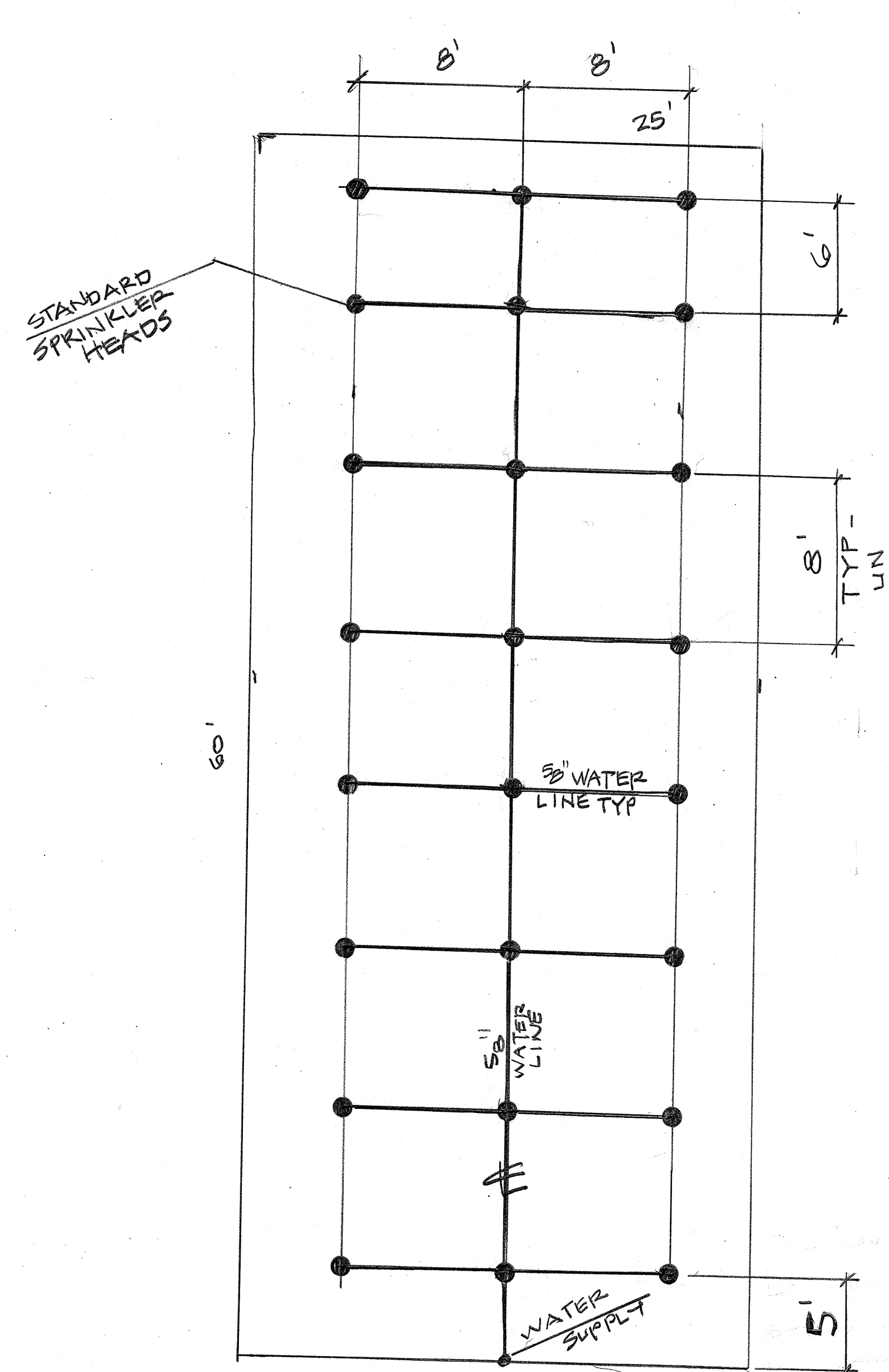
MODULAR FOOTING PLAN
(NEW UNIT)



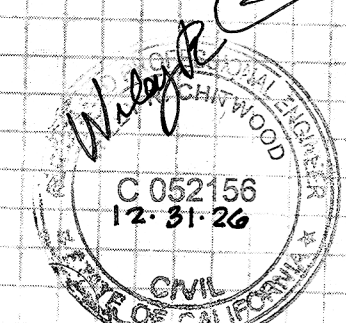
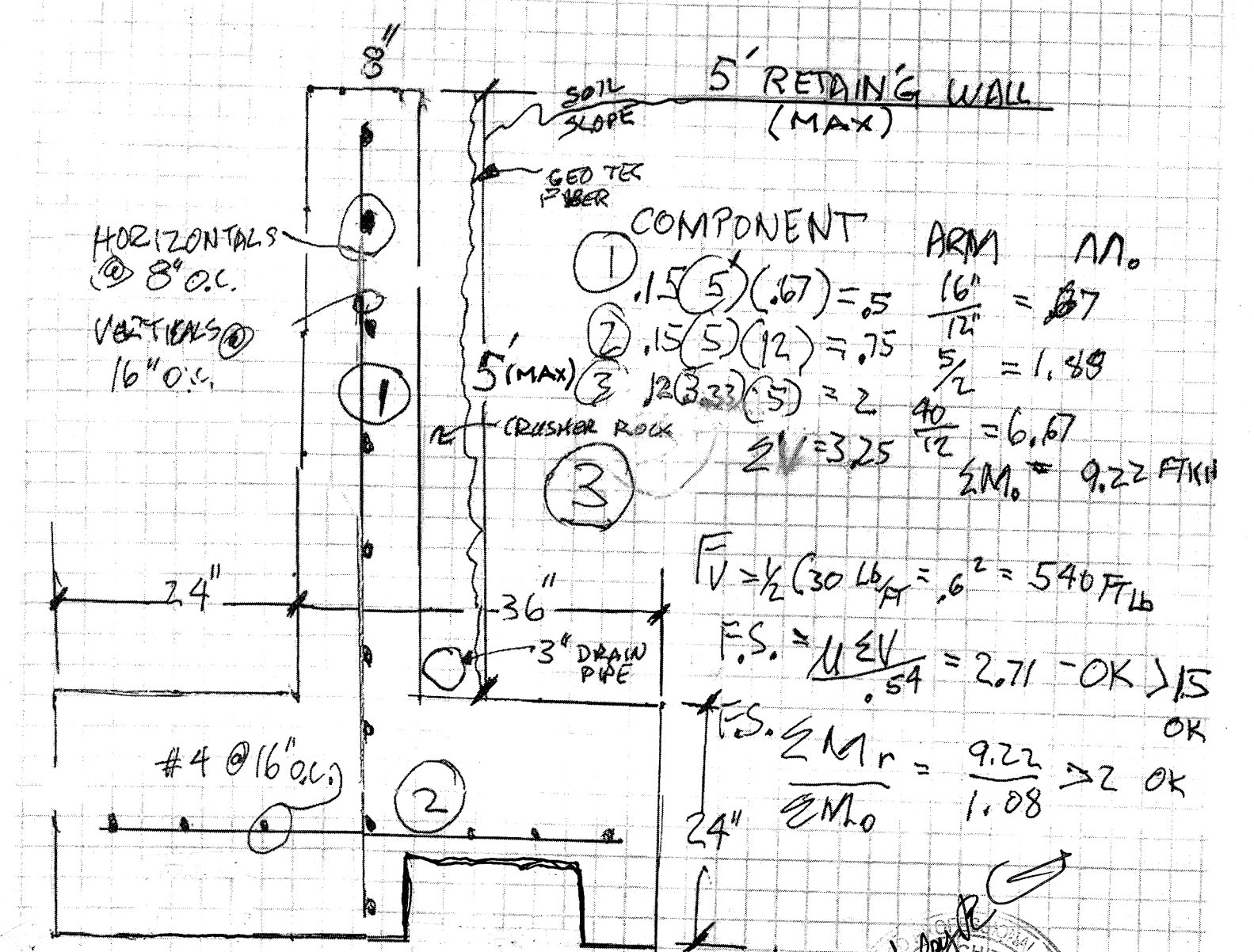
DETAIL B



DETAIL A
SEE ENGINEER DET'L
FOR MIN. REBAR LAYOUT. & ITEMS NOT NOTED.



FIRE SPRINKLER LAYOUT 60' x 25' BUILDING 3/2\"/>



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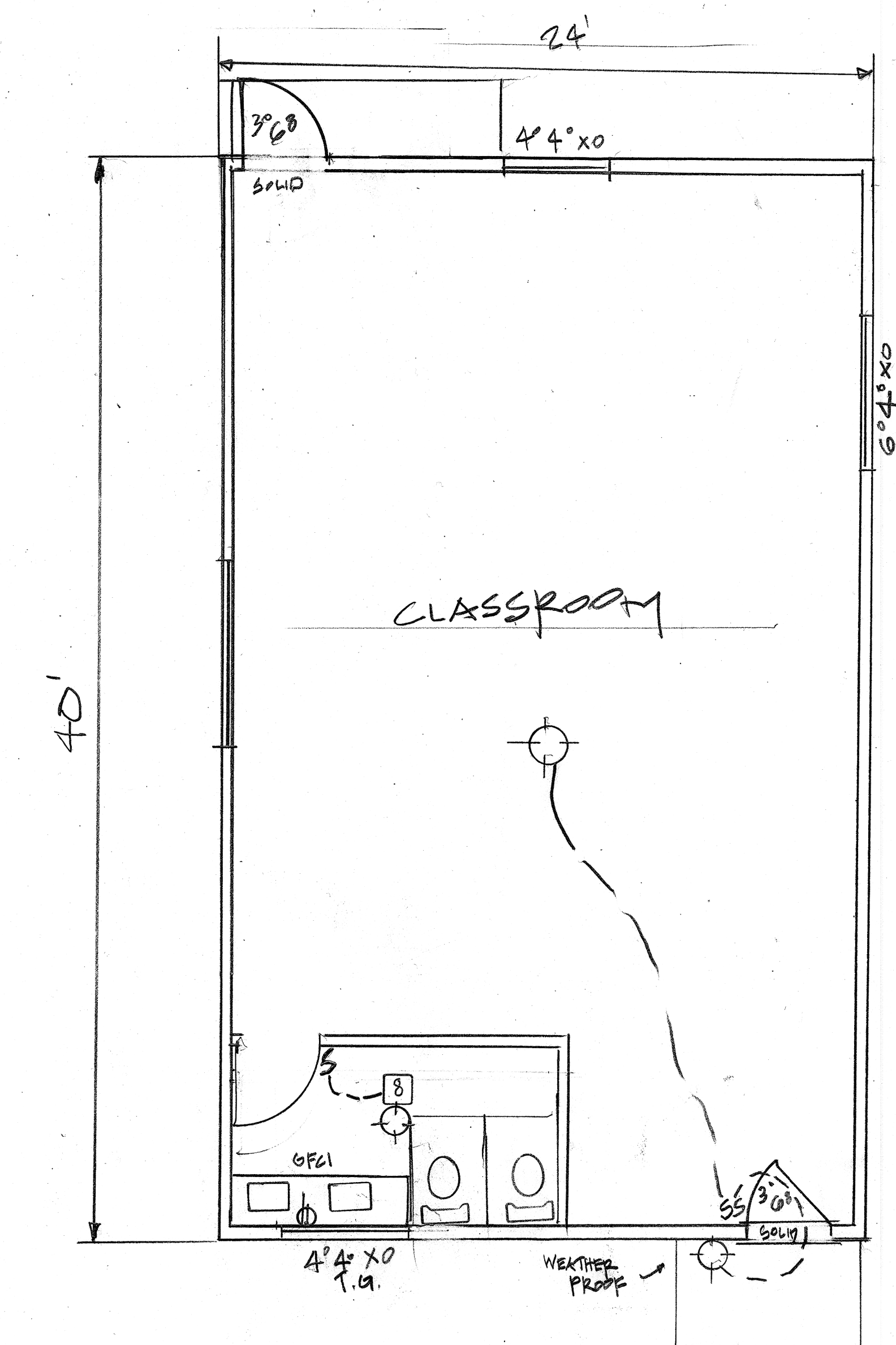
KIDS CORNER LEARNING CENTER
 716 APPIAN WAY, EL SOBRANTE

FOUNDATION PLAN
RETAINING WALL
DETAILS

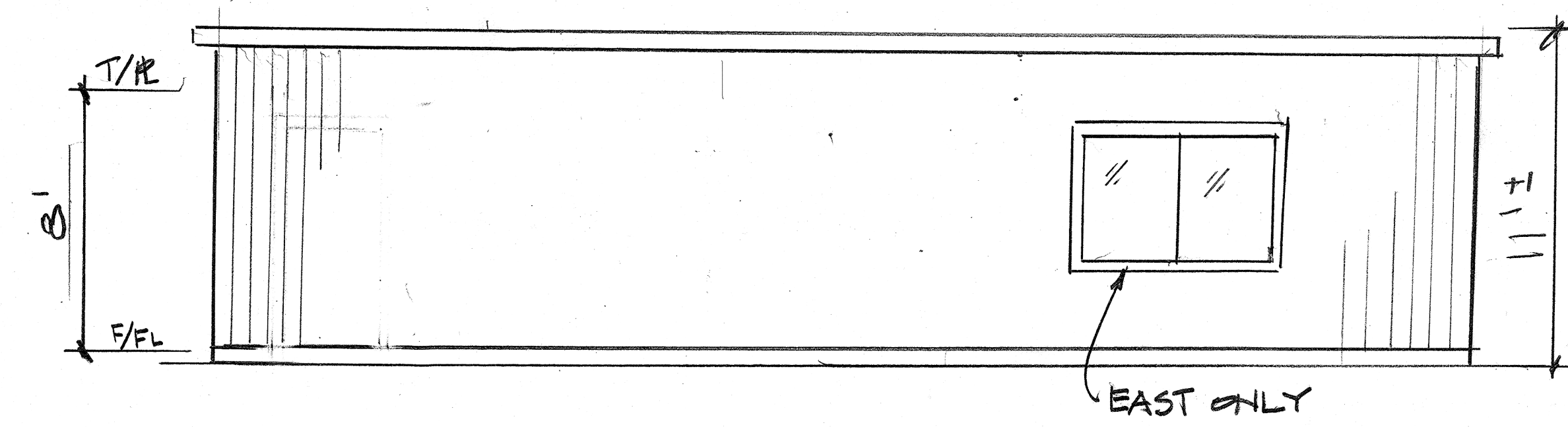
DRAWN	TL
CHECKED	LD
DATE	1/25
SCALE	1/4" = 1' (PLAN)
JOB NO.	25001
SHEET	2

OF 5 SHEETS

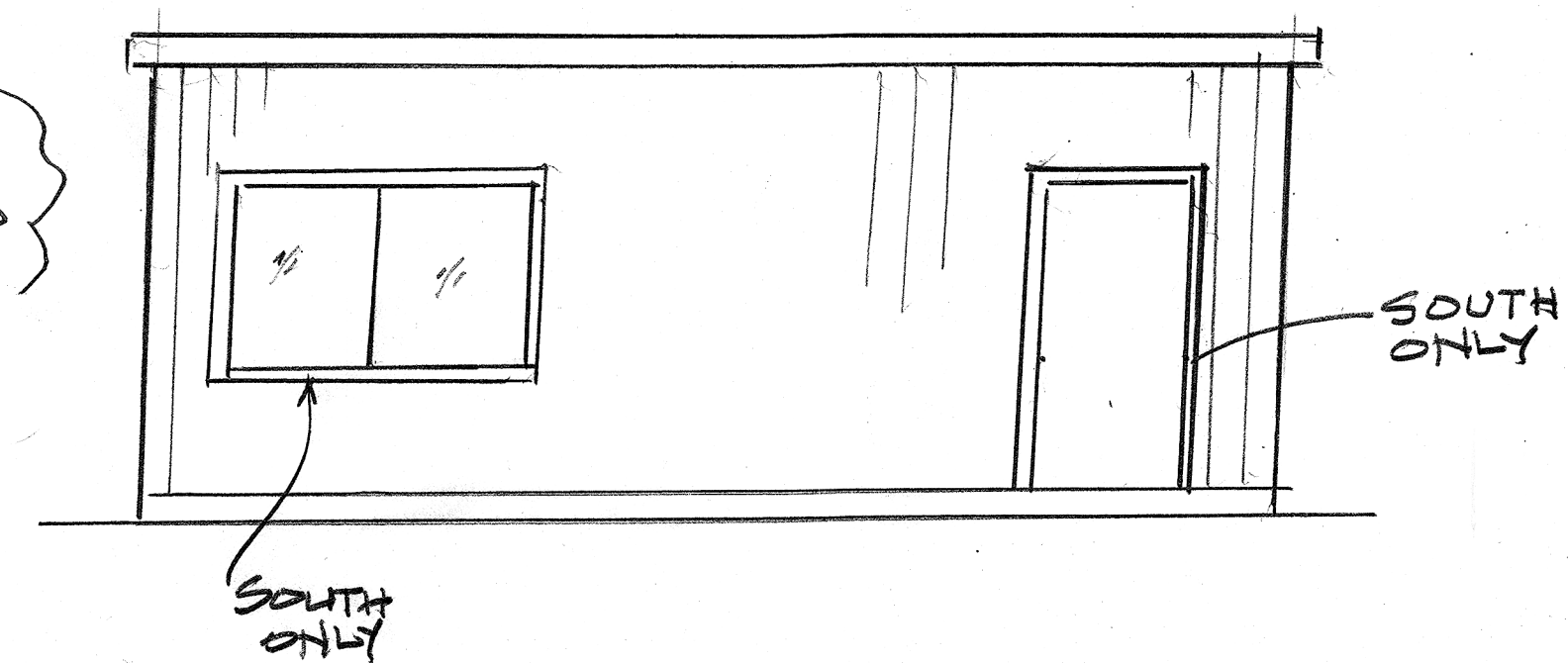
EAST MAY BLUE PRINT



MODULAR FLOOR PLAN
(960 SF)



EAST ELEVATION } (AS NOTED)
WEST ELEVATION }



SOUTH ELEVATION } (AS NOTED)
NORTH ELEVATION }

	Ceiling Fan *LAMP BLOCK SOLID
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

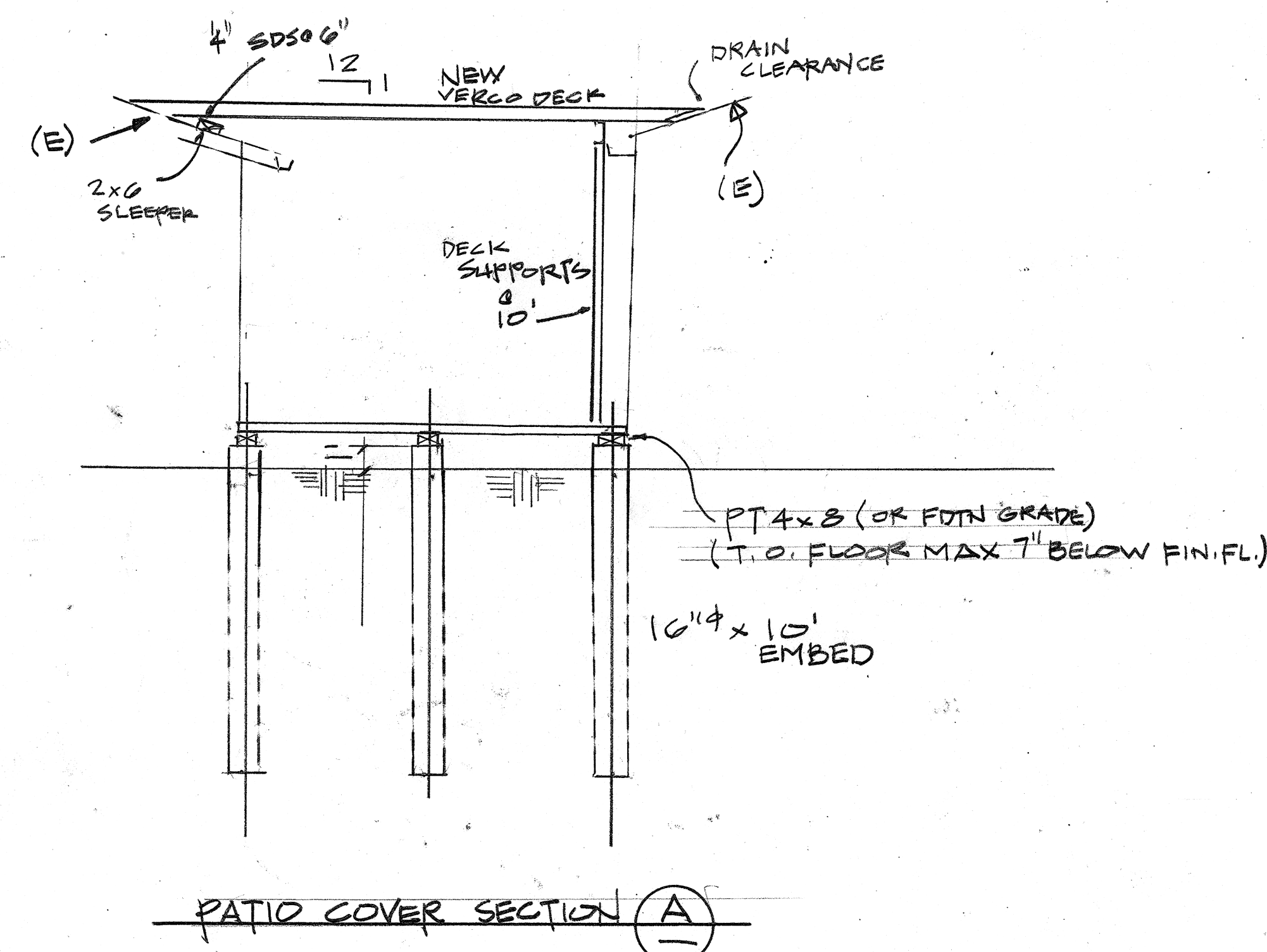
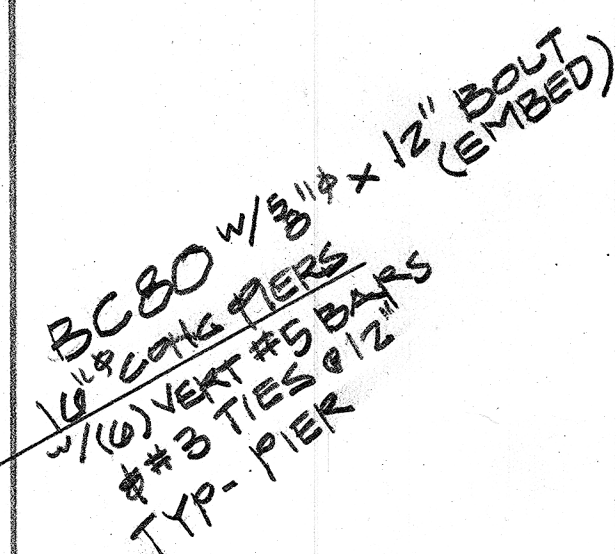
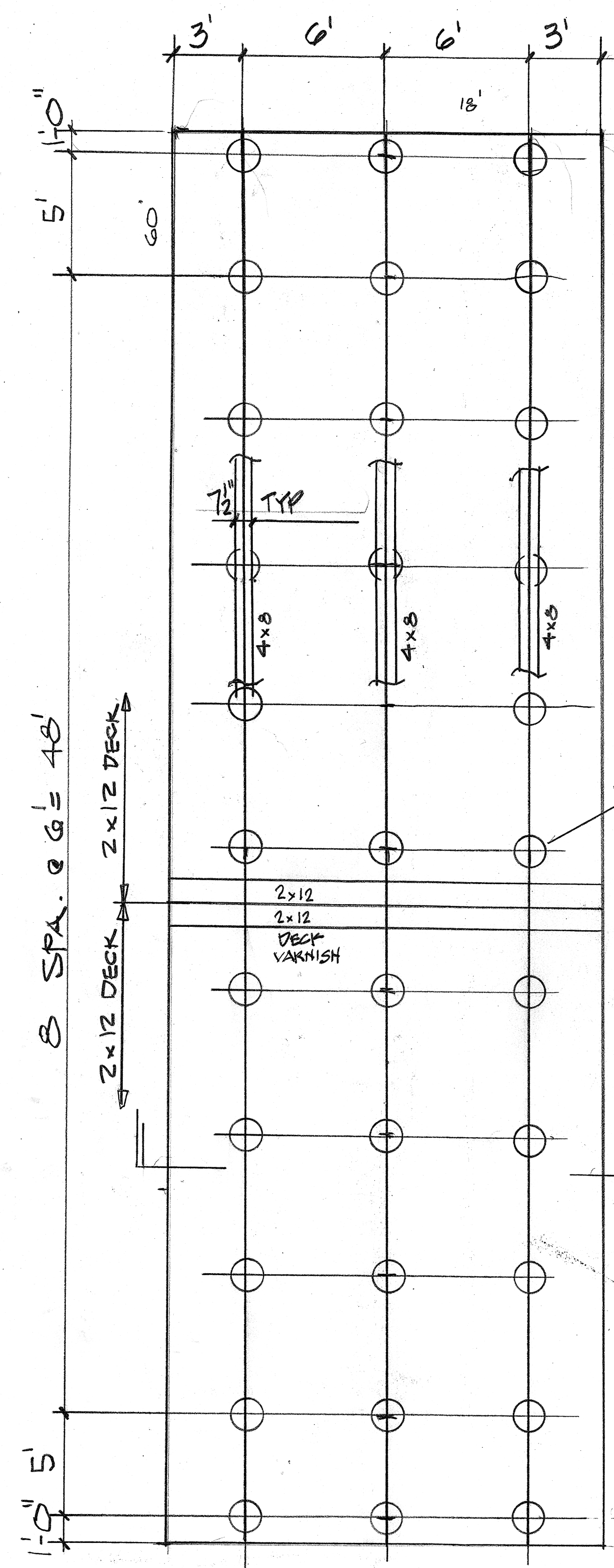
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KIDS CORNER LEARNING
CENTER
716 APPIAN WAY, EL SOBRANTE

(N) FLOOR PLAN
ELEVATIONS

DRAWN TL
CHECKED LD
DATE 2/25
SCALE 1/8" = 1'
JOB NO. 25001
SHEET 3
OF 5 SHEETS

[illegible]

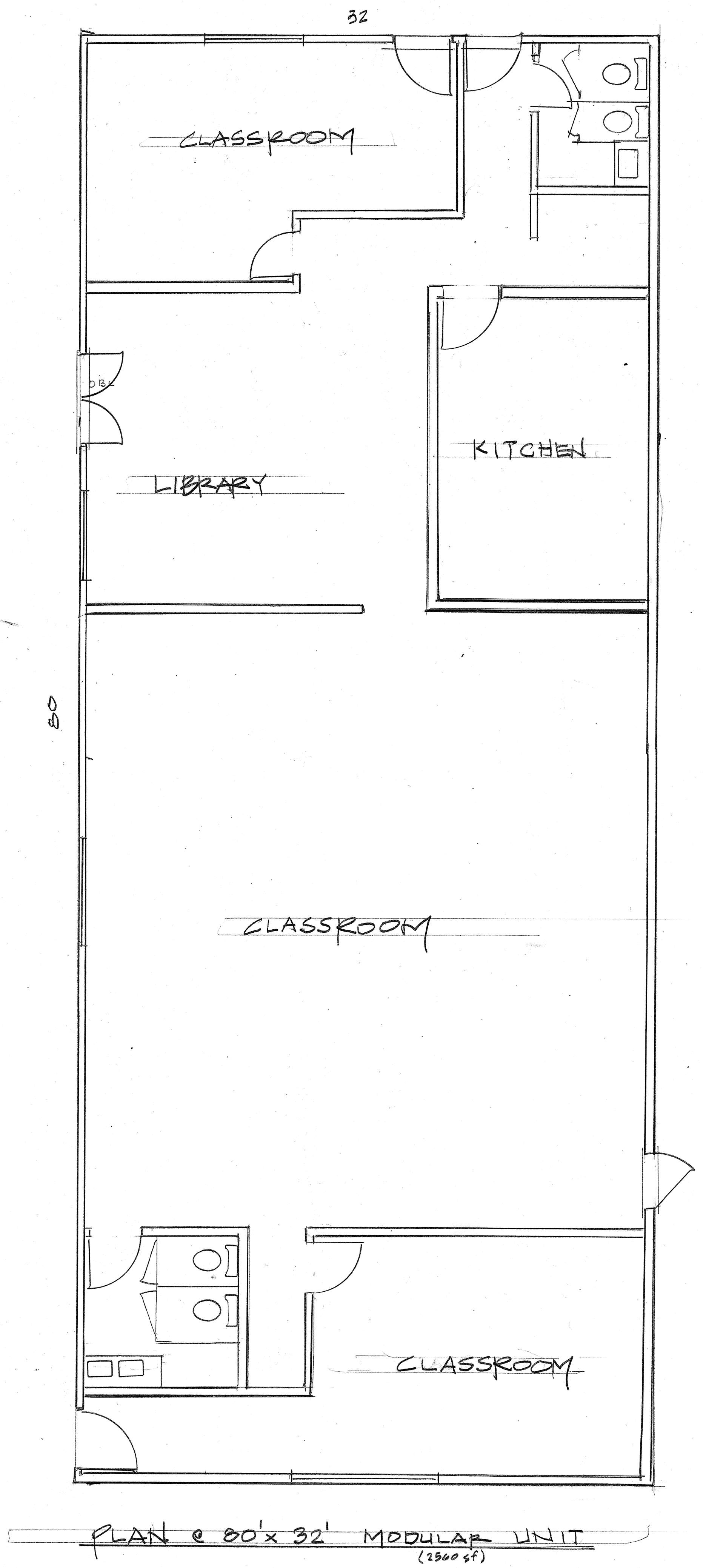
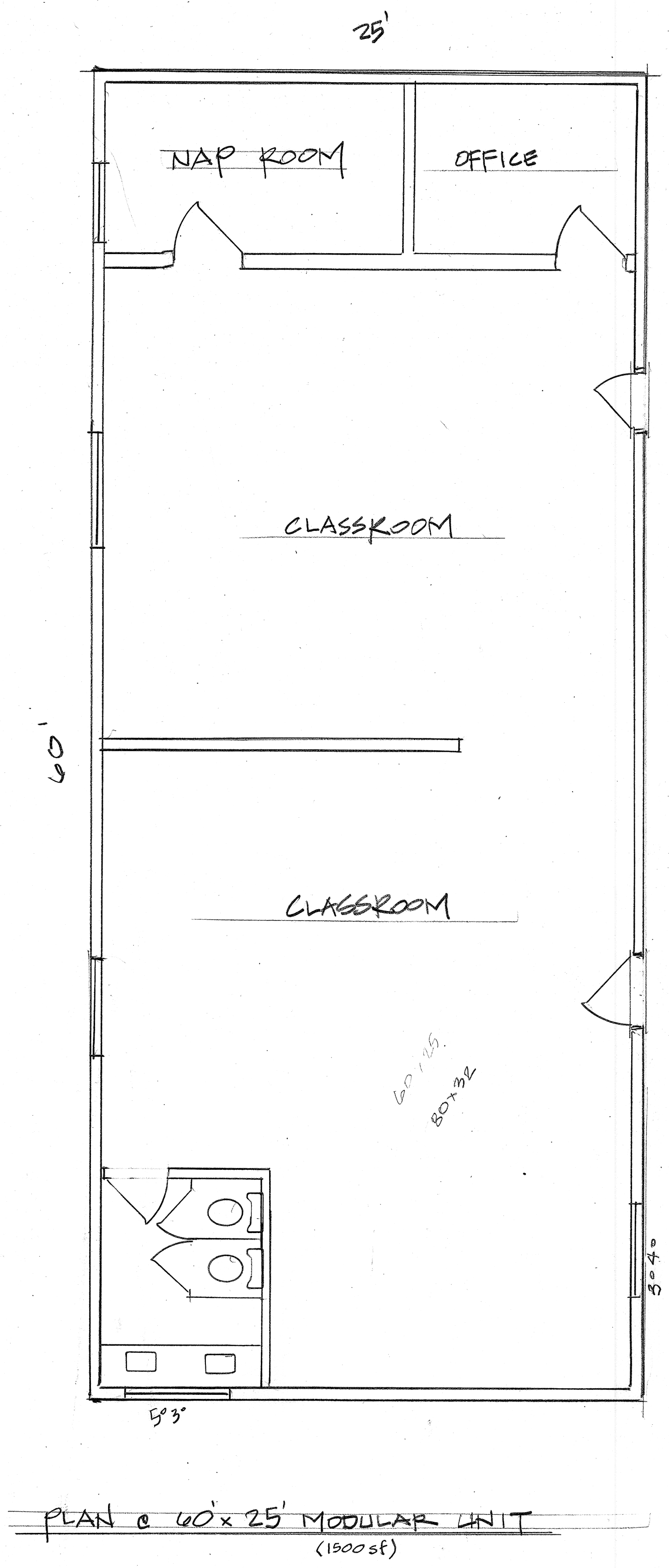
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**KIDS CORNER LEARNING
CENTER**
716 APPIAN WAY, EL SOBRANTE

716 APPIAN WAY, EL SOBRANTE

(N)FLOOR PLAN | PATIO
FOUNDATION PLAN
ROOF PLAN

DRAWN
M
CHECKED
LD
DATE
4/25
SCALE
1/4" = 1'
JOB NO.
25001
SHEET
4



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KIDS CORNER LEARNING
CENTER
716 APPIAN WAY, EL SOBRANTE

€ FLOOR PLAN

DRAWN	PL
CHECKED	LB
DATE	8/25
SCALE	1/4" = 1'
JOB NO.	25001
SHEET	5
OF	5
SHEETS	2