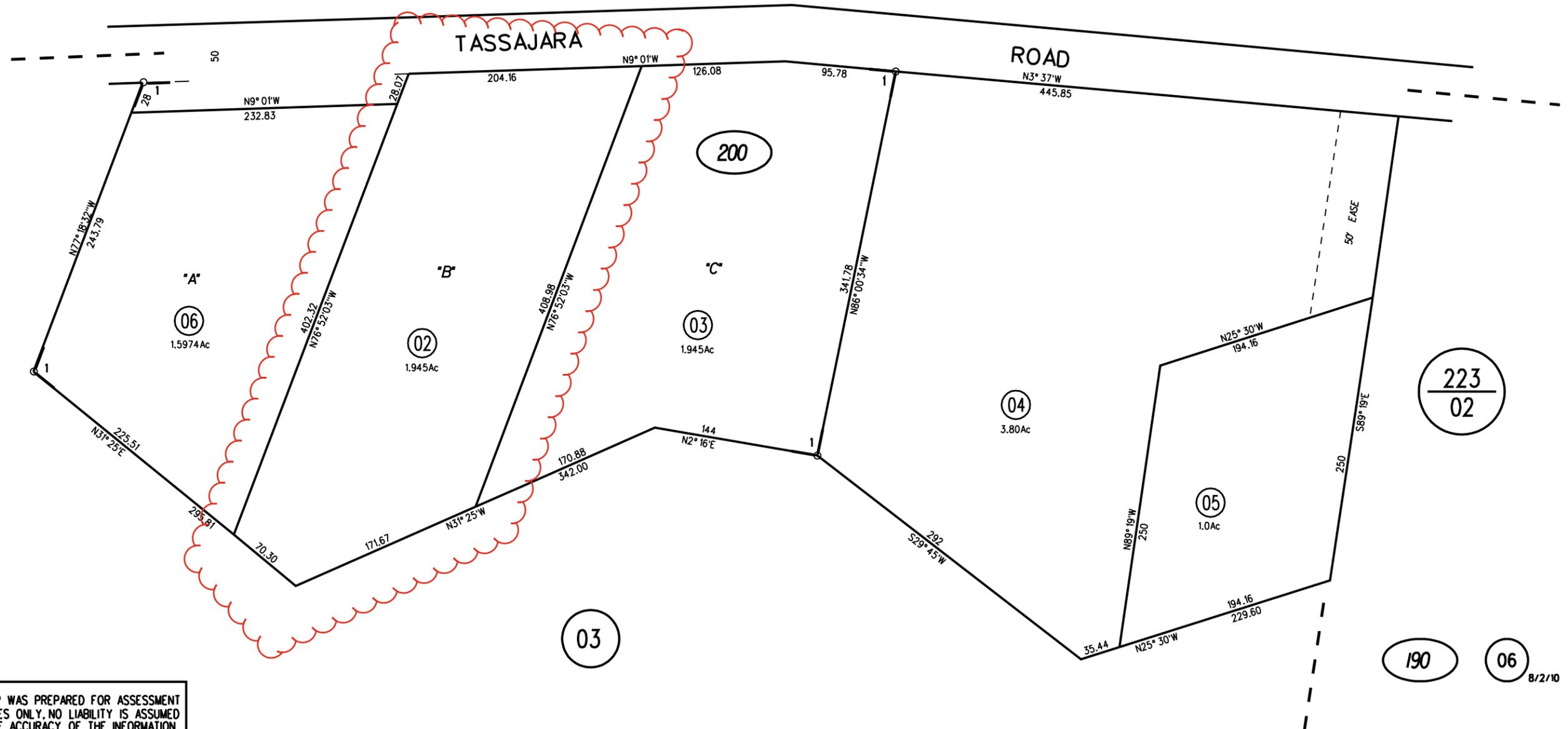


POR SEC 4 T2S R1E MDBM  
1- 27LSM20 4/22/64 1975 ROLL

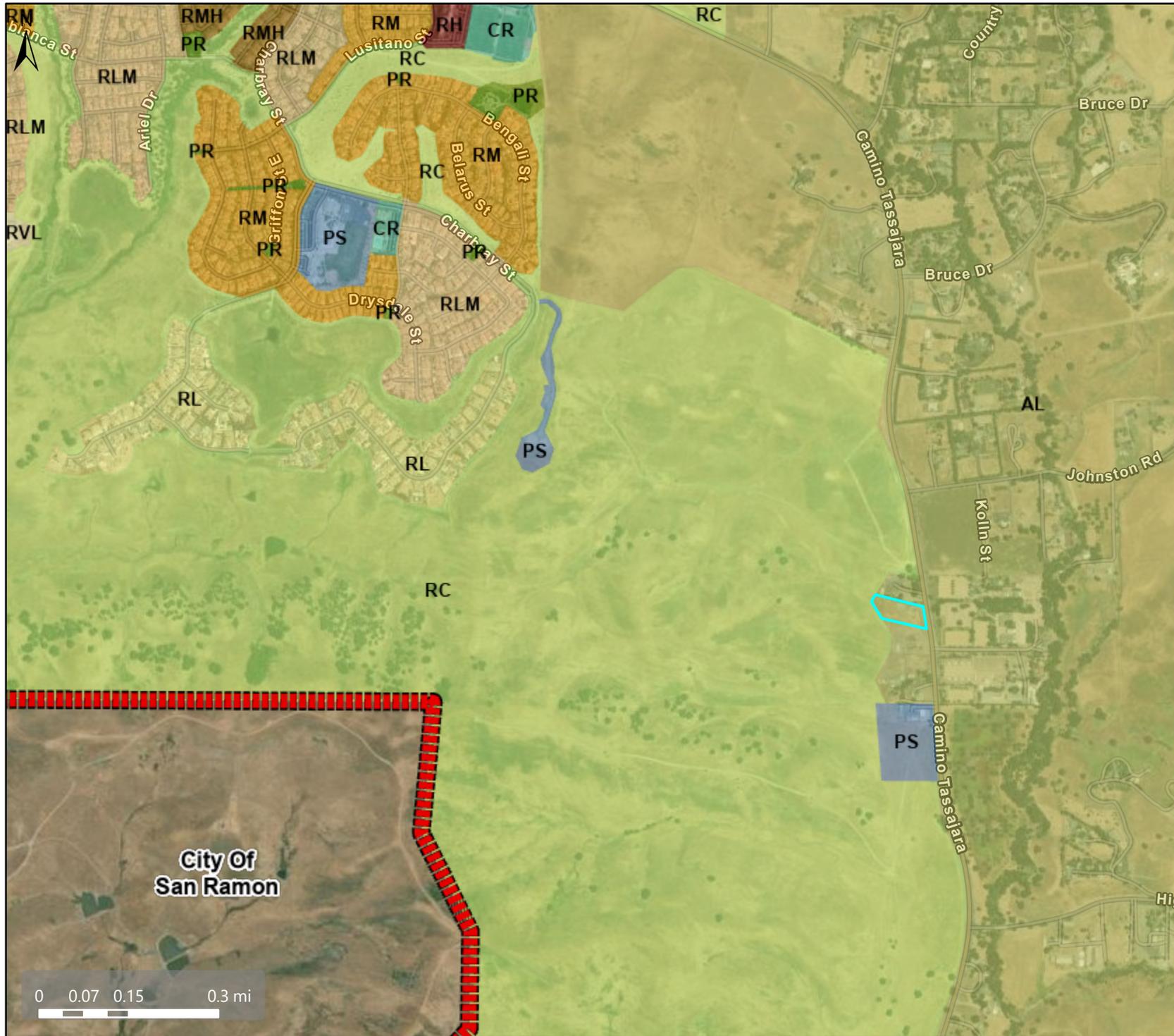


PB  
205



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.

# General Plan: Agricultural Lands (AL)



## Map Legend

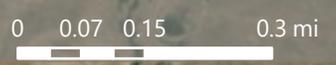
- County Border
- Planning Layers (DCD)**
- General Plan**
- RVL (Residential Very-Low Density) (≤1 du/na)
- RL (Residential Low Density) (1-3 du/na)
- RLM (Residential Low-Medium Density) (3-7 du/na)
- RM (Residential Medium Density) (7-17 du/na)
- RMH (Residential Medium-High Density) (17-30 du/na)
- RH (Residential High Density) (30-60 du/na)
- PS (Public and Semi-Public)
- CR (Commercial Recreation)
- PR (Park and Recreation)
- RC (Resource Conservation)
- AL (Agricultural Lands) (1 du/20 ac in DPZ)
- City Limits

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.

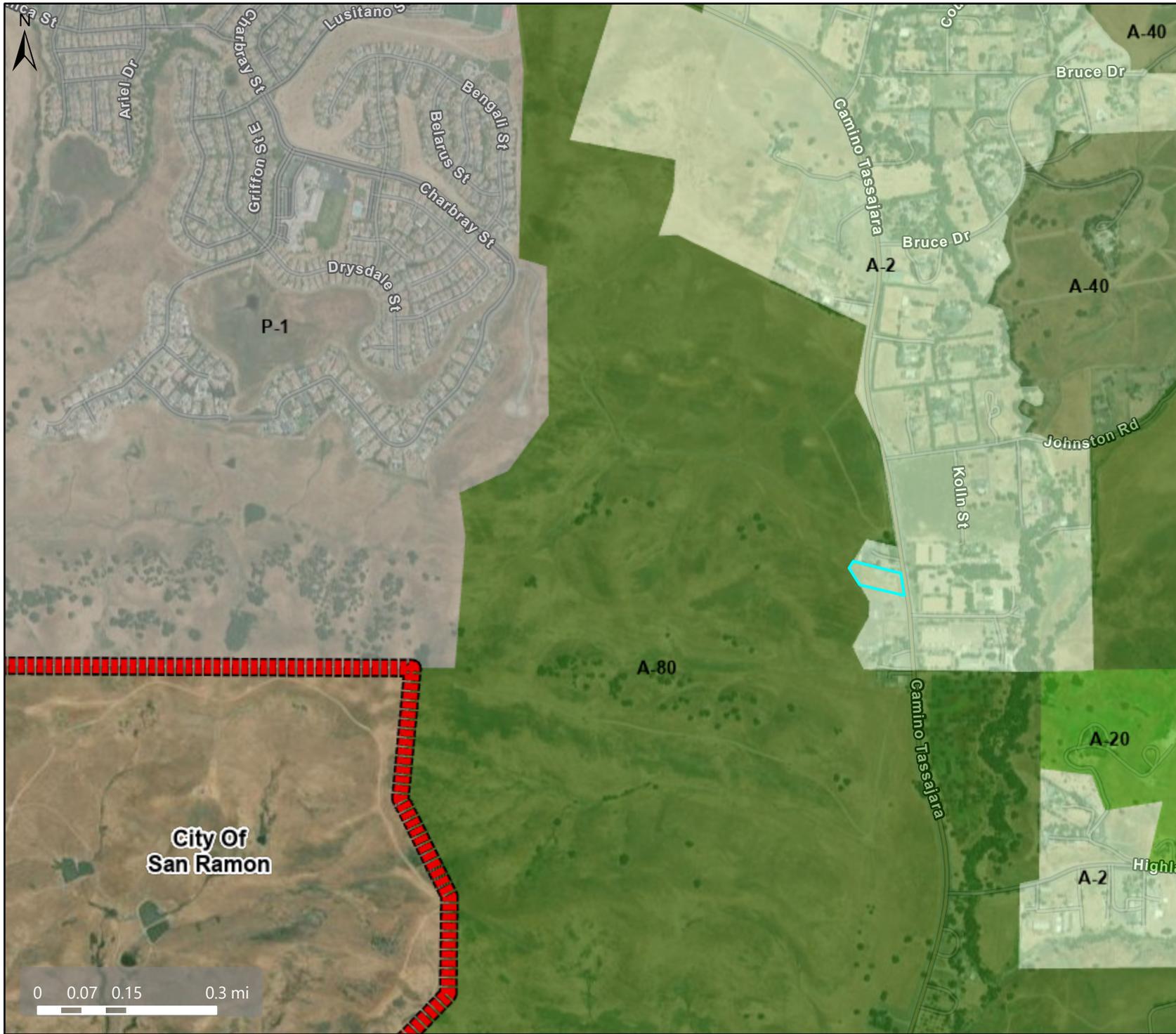
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**Spatial Reference**  
 PCS: WGS 1984 Web Mercator Auxiliary Sphere  
 Datum: WGS 1984



# Zoning: General Agricultural District (A-2)



## Map Legend

- County Border
- Planning Layers (DCD)
- Zoning
- ZONE\_OVER
- A-2 (General Agriculture)
- A-20 (Exclusive Agriculture)
- A-40 (Exclusive Agriculture)
- A-80 (Exclusive Agriculture)
- P-1 (Planned Unit)
- City Limits



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

# Aerial



### Map Legend

-  County Border
-  Assessment Parcels

206200006

206200002

206200003

*Camino Tassajara*



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

# MAJOR RESIDENCE

## NEW SINGLE FAMILY RESIDENCE

**5980 CAMINO TASSAJARA.  
PLEASANTON, CA. 94588  
A.P.N. 206-200-002**

RECEIVED on 11/17/2025 CDDP25-03021  
By Contra Costa County  
Department of Conservation and Development

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL DIMENSIONS & ANY OTHER DISCREPANCIES FOR ACCURACY PRIOR TO THE START OF CONSTRUCTION. ANY & ALL DISCREPANCIES FOUND TO BE BROUGHT TO DRAFTSMAN / ENGINEER'S ATTENTION. ANY STRUCTURAL CHANGES MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO FIELD CHANGE. IT IS FURTHER NOTED THAT THE APPROVED RECORD SET OF DRAWINGS BY THE BUILDING DEPARTMENT IS THE CONTRACTOR'S FINAL WORKING PLANS.

### 2022 CRC TABLE R602.3.(1)

DESIGN AND CONSTRUCTION. EXTERIOR WALLS OF WOOD-FRAME CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER AND FIGURES R602.3(1) AND R602.3(2), OR IN ACCORDANCE WITH AWC NDS. COMPONENTS OF EXTERIOR WALLS SHALL BE FASTENED IN ACCORDANCE WITH TABLES R602.3(1) THROUGH R602.3(4). WALL SHEATHING SHALL BE FASTENED DIRECTLY TO FRAMING MEMBERS AND, WHERE PLACED ON THE EXTERIOR SIDE OF AN EXTERIOR WALL, SHALL BE CAPABLE OF RESISTING THE WIND PRESSURES LISTED IN TABLE R301.2.1(1) ADJUSTED FOR HEIGHT AND EXPOSURE USING TABLE R301.2.1(2) AND SHALL CONFORM TO THE REQUIREMENTS OF TABLE R602.3(3). WALL SHEATHING USED ONLY FOR EXTERIOR WALL COVERING PURPOSES SHALL COMPLY WITH SECTION R703.



PRELIMINARY EXTERIOR COLOR RENDERING

### PROJECT DATA

PROJECT SIZE & TYPE (S.F.R.)	
MAIN FLOOR LIVING SPACE	5,806 S.F.
SECOND LEVEL LIVING SPACE	5,548 S.F.
TOTAL LIVING SPACE	11,354 S.F.
6- CAR GARAGE	1,079 S.F.
COVERED PATIO	932 S.F.
BACK PATIO	527 S.F.
FRONT PORCH	807 S.F.
TOTAL CONSTRUCTION PROJECT	13,832 S.F.
TOTAL GROUND FLOOR BUILDING AREA	8,284 S.F.
LOT SIZE	1.945 ACRES
CONSTRUCTION STYLE	MODERN
CONSTRUCTION TYPE	V-B
AUTOMATIC SPRINKLERS	NO
ZONING	RESIDENTIAL
LAND USE	SINGLE FAMILY DWELLING

### SUMMARY OF WORK

- CONSTRUCTION OF A TWO STORY; 7 BEDROOM, 1 OFFICE, 1 PRAYER ROOM, 1 THEATER, 6 FULL BATHS, WITH 1 6-CAR GARAGE

### BUILDING CODES

BUILDING CODE	2022 CALIFORNIA BUILDING CODE
ELECTRICAL CODE	2022 CALIFORNIA ELECTRICAL CODE
MECHANICAL CODE	2022 CALIFORNIA MECHANICAL CODE
PLUMBING CODE	2022 CALIFORNIA PLUMBING CODE
FIRE CODE	2022 CALIFORNIA FIRE CODE
ACCESSIBILITY CODE	2022 ANSI A117.1 ACCESSIBILITY CODE
HEALTH DEPARTMENT	2022 CALIFORNIA HEALTH CODE
RESIDENTIAL CODE	2022 CALIFORNIA RESIDENTIAL CODE
ENERGY CODE	2022 CALIFORNIA ENERGY CODE
GREEN CODE	2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

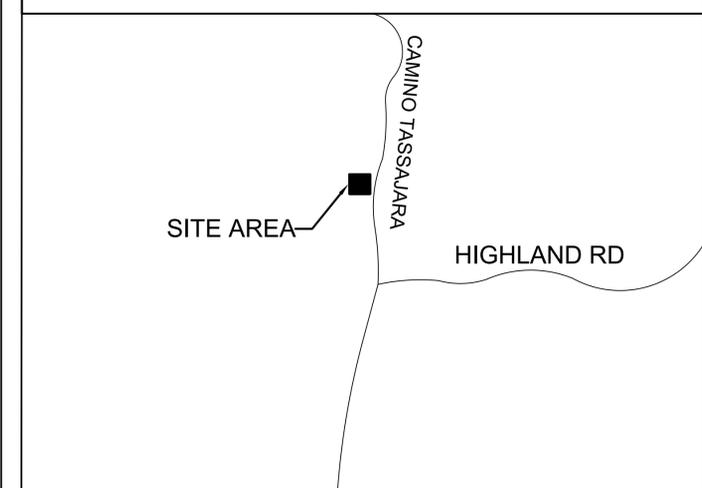
### GENERAL NOTES

- CONSTRUCTION OF PLUMBING WALLS IN RESIDENTIAL CONSTRUCTION TO BE OF SUFFICIENT DEPTH TO ACCOMMODATE ANY REQUIRED DRILLING OR NOTCHING. CLEAN OUTS TO BE IN PLACE AT TIME OF UNDER FLOOR/PRESLAB INSPECTION.
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE ABOVE LISTED CODES AND ALL OTHER PUBLICATIONS NOTED HEREIN.
- DETAILS SHOWN ON THE STRUCTURAL DRAWINGS ARE TYPICAL AND SIMILAR DETAILS SPECIFIC NOTES AND DETAILS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
- DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE ON THE PLANS. ANY DISCREPANCIES ON DIMENSIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER
- THE CONTRACTOR SHALL REMAIN RESPONSIBLE FOR ALL THE ERRORS IN DETAILING, FABRICATION, AND THE CORRECT FITTING OF THE STRUCTURAL MEMBERS.
- NAILING SHALL BE IN COMPLIANCE WITH THE TABLE R602.3.(1) CRC
- TRUSS CLIPS SHALL BE PROVIDED AT ALL INTERIOR PARTITIONS WITH 1/2" CLEARANCE FROM TOP PLATE OF PARTITION AND BOTTOM CHORD.
- PROVIDE A DOUBLE TOP PLATE WITH A MINIMUM 48 INCH LAP SPLICE AND NAILED AT EACH END WITH 16d NAILS.
- ALL HEADERS TO BE 4x12 D.F. NO.1 UNLESS OTHERWISE NOTED.
- PLYWOOD SHEATHING OVER EXPOSED EAVES, OR OTHER EXPOSED AREAS, ARE TO BE EXTERIOR, EXPOSURE 1 OR CC PLUGGED.
- PROVIDE SOLID BLOCKING AT EXTERIOR WALLS ON TRUSSED ROOFS.
- PROVIDE A WEEP SCREED AT THE FOUNDATION PLATE LINE ON ALL EXTERIOR AND STUD WALLS TO BE STUCCOED.
- AN A.I.T.C. CERTIFICATE FOR EACH GLUE LAMINATED TIMBER SHALL BE AVAILABLE AT THE JOB SITE.
- EACH WATER CLOSET SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30 INCHES IN WIDTH, THE CLEAR SPACE IN FRONT OF THE WATER CLOSET SHALL BE A MINIMUM OF 24 INCHES.
- NEED TO STUBMIT COMPACTION TEST BEFORE FIRST INSPECTION REQUEST.
- "HERS VERIFICATION REQUIRED BY T-24 ENERGY REPORT. PROVIDE EVIDENCE OF THIRD PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION".

### SHEET INDEX

TRADE	SHEET	DESCRIPTION	
ARCHITECTURAL	A1.0	COVER SHEET AND NOTES	
	TP-1	TOPOGRAPHIC SURVEY	
	OWTS	ONSITE WASTE TREATMENT SERVICE	
	A2.0	SITE PLAN	
	A3.0	MAIN FLOOR PLAN	
	A4.0	ARCHITECTURAL DETAILS	
	A5.0	ELEVATION PLAN	
	A6.0	ELEVATION PLAN	

### VICINITY MAP



### PROJECT DIRECTORY

**OWNER:**  
MAJOR GILL  
5980 CAMINO TASSAJARA.  
PLEASANTON, CA. 94588

**ARCHITECT DESIGNER**  
ELEVATION DESIGN + CONSULTING  
915 13TH STREET  
MODESTO, CA. 95354  
209-872-2099 (SABINO URRUTIA)  
elevation-dc@outlook.com

Description  
Date  
Rev. #

MAJOR RESIDENCE

5980 CAMINO TASSAJARA.  
PLEASANTON, CA. 94588  
A.P.N.#

COVER SHEET AND NOTES

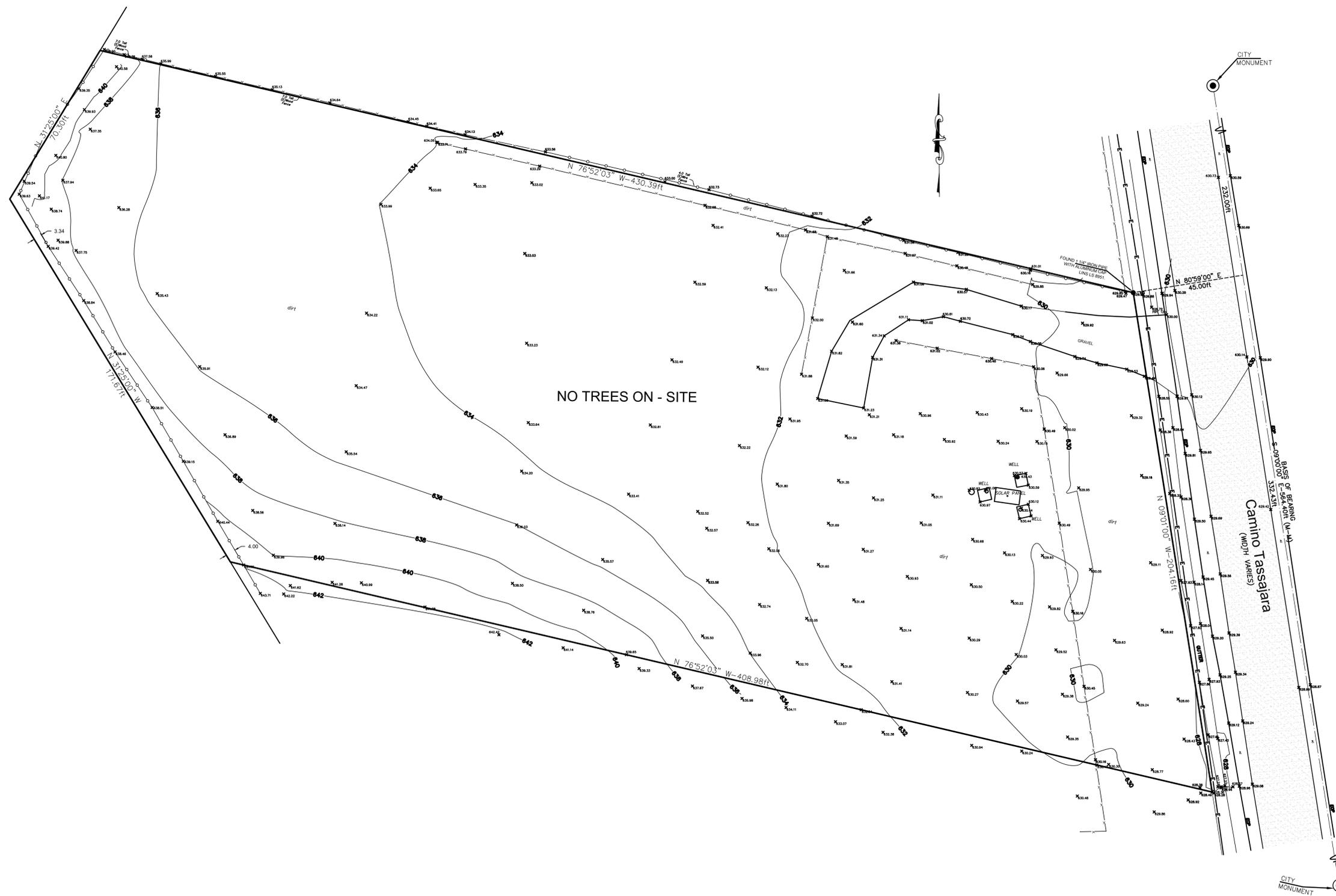
**elevation**  
DESIGN + CONSULTING

SABINO URRUTIA  
PO BOX 1159 CERES, CA 95307  
PH) 209. 872. 2099

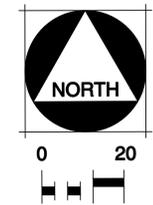
Job#: 23-010  
Scale: AS NOTED  
Date: 4/17/25  
Drawn By: SCU  
Checked By: JM

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SHEET:  
**A1.0**



NO TREES ON - SITE



TOPOGRPHIC SURVEY  
DONE BY OTHERS

Rev. #	Date	Description

**MAJOR RESIDENCE**  
5980 CAMINO TASSAJARA  
PLEASANTON, CA. 94588  
A.P.N. #  
TOPOGRAPHIC SURVEY

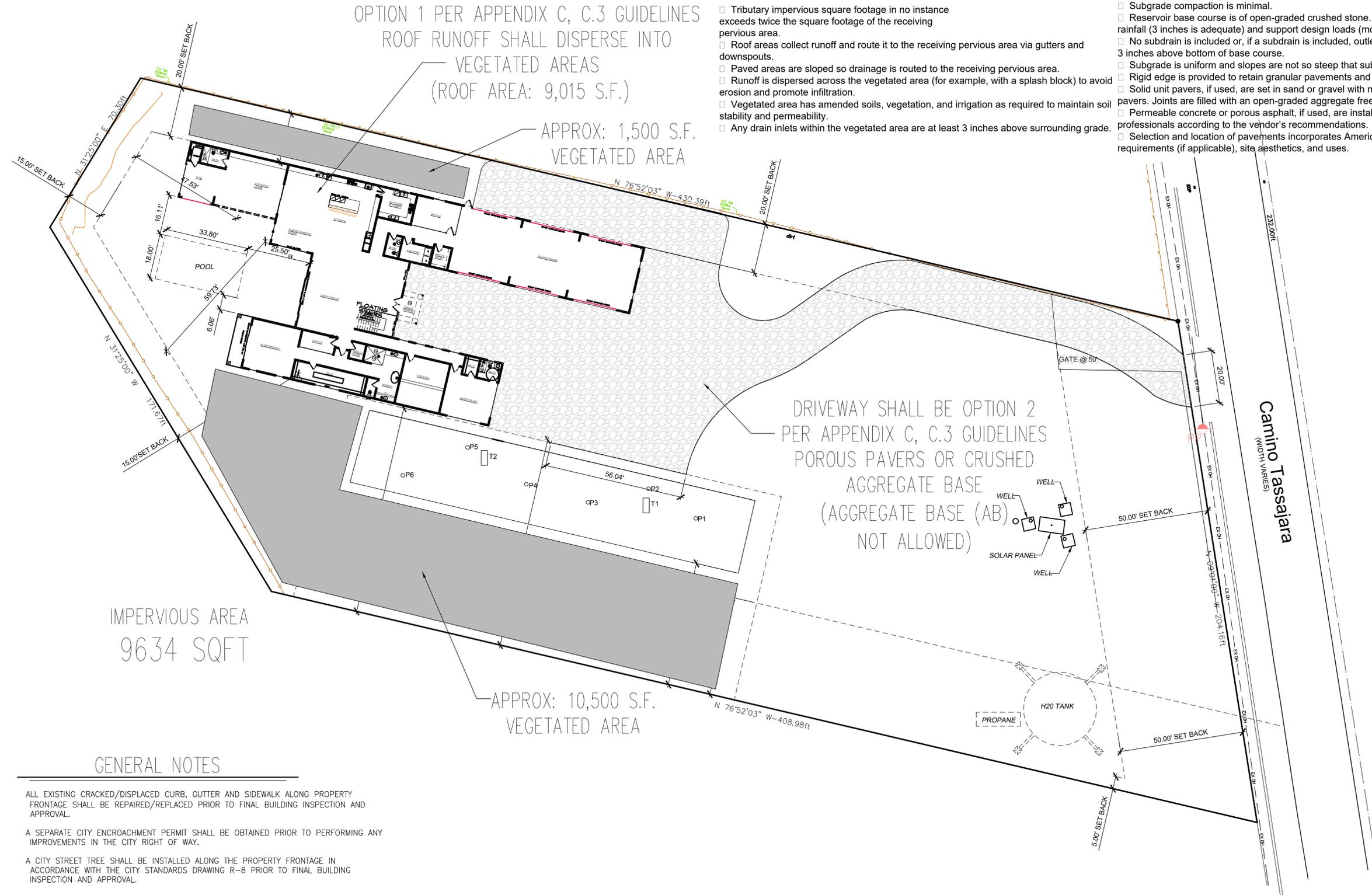


DESIGNER: SABINO URRUTIA  
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SHEET:  
**TP-1**



**OPTION 1 NOTES:**

- Tributary impervious square footage in no instance exceeds twice the square footage of the receiving pervious area.
- Roof areas collect runoff and route it to the receiving pervious area via gutters and downspouts.
- Paved areas are sloped so drainage is routed to the receiving pervious area.
- Runoff is dispersed across the vegetated area (for example, with a splash block) to avoid erosion and promote infiltration.
- Vegetated area has amended soils, vegetation, and irrigation as required to maintain soil stability and permeability.
- Any drain inlets within the vegetated area are at least 3 inches above surrounding grade.

**OPTION 2 NOTES:**

- No erodible areas drain on to permeable pavement.
- Subgrade compaction is minimal.
- Reservoir base course is of open-graded crushed stone. Base depth is adequate to retain rainfall (3 inches is adequate) and support design loads (more depth may be required).
- No subdrain is included or, if a subdrain is included, outlet elevation is a minimum of 3 inches above bottom of base course.
- Subgrade is uniform and slopes are not so steep that subgrade is prone to erosion.
- Rigid edge is provided to retain granular pavements and unit pavers.
- Solid unit pavers, if used, are set in sand or gravel with minimum 3/8-inch gaps between the pavers. Joints are filled with an open-graded aggregate free of fines.
- Permeable concrete or porous asphalt, if used, are installed by industry-certified professionals according to the vendor's recommendations.
- Selection and location of pavements incorporates Americans with Disabilities Act requirements (if applicable), site aesthetics, and uses.

**GENERAL NOTES**

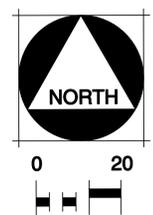
- ALL EXISTING CRACKED/DISPLACED CURB, GUTTER AND SIDEWALK ALONG PROPERTY FRONTAGE SHALL BE REPAIRED/REPLACED PRIOR TO FINAL BUILDING INSPECTION AND APPROVAL.
- A SEPARATE CITY ENCROACHMENT PERMIT SHALL BE OBTAINED PRIOR TO PERFORMING ANY IMPROVEMENTS IN THE CITY RIGHT OF WAY.
- A CITY STREET TREE SHALL BE INSTALLED ALONG THE PROPERTY FRONTAGE IN ACCORDANCE WITH THE CITY STANDARDS DRAWING R-8 PRIOR TO FINAL BUILDING INSPECTION AND APPROVAL.

**GRADING NOTES**

- NOTES:
1. ALL GROUND SHALL SLOPE AWAY FROM BUILDING WITH A DRAINAGE SWALE CONSTRUCTED TO MAINTAIN POSITIVE DRAINAGE.
  2. ROOF DRAINS ARE TO BE DIRECTED TO A PERMEABLE AREA OR INFILTRATION TRENCH BEFORE ENTERING CITY OF STOCKTON STORM WATER SYSTEM. THE CAPTURE AND REUSE FOR SAME INITIAL FLOW VOLUME IS ALSO AN ACCEPTABLE BMP.
  3. ELECTRICAL, CABLE, AND/OR TELEPHONE BOXES MAY BE LOCATED ON THIS LOT.
  4. PERIMETER FENCING TO BE A 6' HIGH WOOD FENCE.
  5. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS INSTALLED AT TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL-MOISTURE BASED CONTROLLERS.



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Rev. #	Date	Description

<b>MAJOR RESIDENCE</b> 5880 CAMINO TASSAJARA, PLEASANTON, CA. 94588 A.P.N #	<b>SITE PLAN</b>
--	------------------

 <b>elevation</b> DESIGN + CONSULTING
<small>DESIGNER: SABINO URRUTIA          PO BOX 1159 CERES, CA 95307          PH) 209 . 872 . 2099</small>
Job#: 23-004 Scale: AS NOTED Date: 11/14/25 Drawn By: SCU Checked By: JM
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SHEET: <h1 style="margin: 0;">A2.0</h1>

**FLOOR PLAN LEGEND**

- DOUBLE SINK W/ DISPOSAL
- RANGE/OVEN W/ VENT/ HOOD ABOVE
- REFRIGERATOR SPACE W/ COLD WATER STUB
- DISHWASHER
- LAVATORY
- WATER CLOSET
- ATTIC ACCESS
- 2X6 PLUMBING WALL
- TUB/ SHOWER WAINSCOT WALLS TO 6'-0" MIN. - PROVIDE SOLID WASTE CONNECTION
- DOUBLE STACKED OVEN

**FLOOR PLAN NOTES**

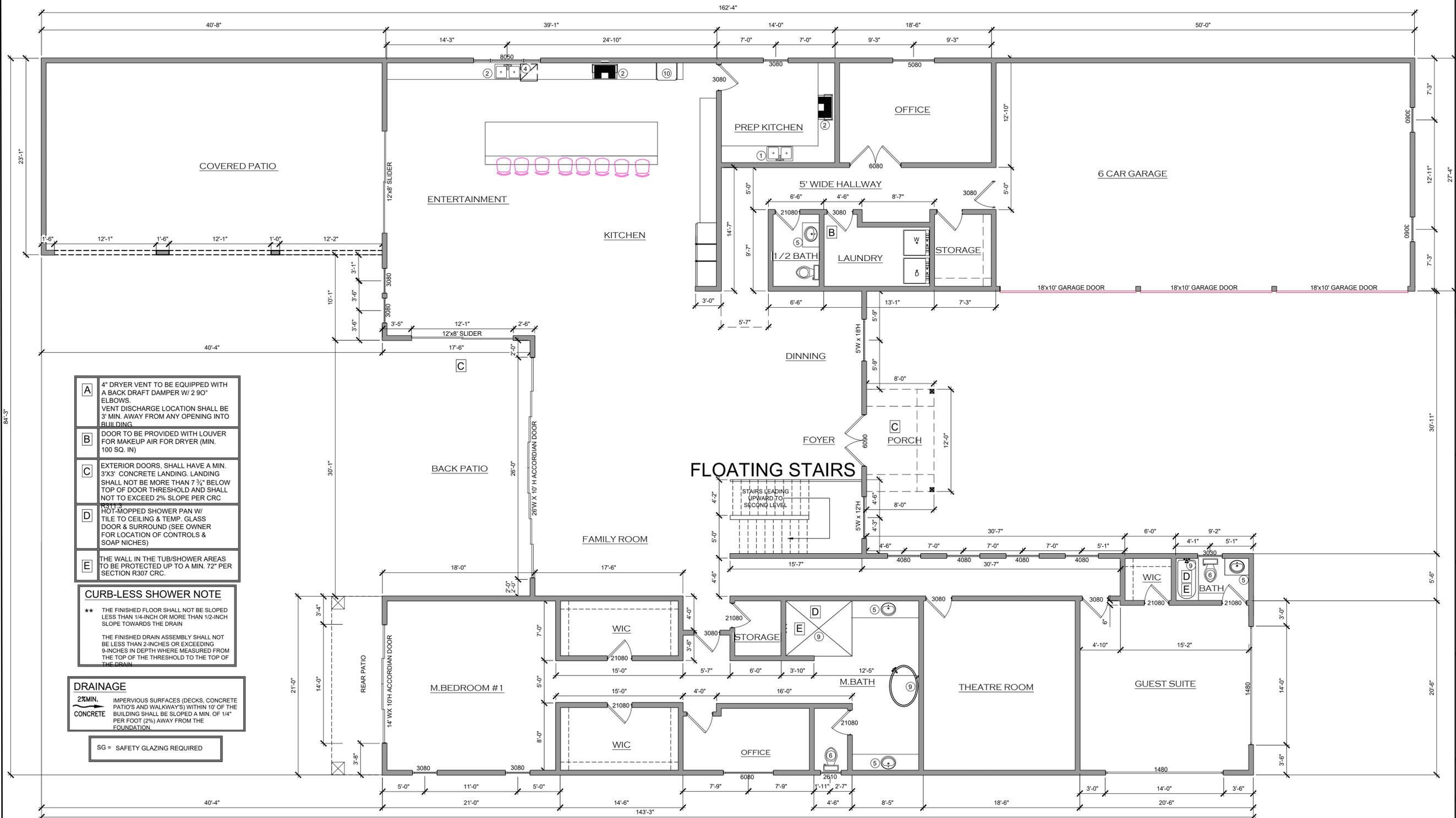
- ALL EXTERIOR / INTERIOR WALLS SHALL BE 2X6 AT 16" O.C. D.F. #2 OR BETTER (U.O.N.) ALL WALLS 10'-0" SHALL BE 2X6 AT 16" O.C. D.F. #2
- OR BETTER OR (2) 2X4 AT 16" O.C. D.F. #2 OR BETTER (UP TO 14'-0") (U.O.N.), FOR ADDITIONAL WOOD FRAMING NOTES AND DETAILS, REFER TO STRUCTURAL PLANS.
- ALL LUMBER SHALL BEAR AN APPROVED RATING STAMP
- ALL HEADERS SHALL BE 4X12 EXCEPT U.O.N.
- STUBS, PLATES, BEAMS, AND BLOCKING SHALL HAVE 19% MAX. MOISTURE CONTENT
- NAILING PER CRC TABLE R602.3(1) ALL NAILS TO BE COMMON
- ALL MINIMUM DOOR HEIGHTS SHALL BE 80 INCHES FOR EXTERIOR DOORS AND 78 INCHES FOR INTERIOR. THE MAXIMUM THRESHOLD HEIGHT IS 3/4" FOR SLIDING DOORS AND 3/8" FOR HINGED DOORS. DOOR HANDLES, LATCHES, LOCKS ETC. SHALL BE MOUNTED 34 INCHES TO 48 INCHES ABOVE FLOOR.
- ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PTDF #2 OR BETTER
- ATTIC SPACES, AN OPENING NOT LESS THAN 20 INCHES BY 30 INCHES (509 MM BY 762 MM) SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30 INCHES (762 MM). A 30-INCH (762 MM) MINIMUM CLEAR HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT OR ABOVE THE ACCESS OPENING.
- MAXIMUM HEIGHT FROM FLOOR, EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES (1118 MM) MEASURED FROM THE FLOOR.

**VENTILATION NOTES**

- MECHANICAL VENTILATION CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR IN BATHROOMS, WATER CLOSET COMPARTMENTS, AND SIMILAR ROOMS IF REQUIRED EXTERIOR OPENINGS FOR NATURAL VENTILATION ARE NOT PROVIDED.
- WHEN A CONNECTOR USED FOR A GAS APPLIANCE HAVING A DRAFTHOOD MUST BE LOCATED IN OR PASS THROUGH A CRAWL SPACE OR OTHER COLD AREA THAT PORTION OF THE CONNECTOR SHALL BE LISTED TYPE B OR TYPE L VENT
- MATERIAL OR BE PROVIDED WITH THE EQUIVALENT MEANS OF INSULATION. VENT CONNECTORS IN GARAGES OR OTHER NON-CONDITIONED AREAS ARE TO BE TYPE B
- AT LEAST HALF OF COMMON WALL MUST BE OPEN HAVING NOT LESS THAN 1/10 OF FLOOR AREA OR 25 SQUARE FEET WHICHEVER IS GREATER IF LIGHT AND VENTILATION SUPPLIED FROM ADJACENT ROOM.
- MINIMUM VENT AREA IS 1/150 OF THE ATTIC AREA OR 1/300 AREA IF AT LEAST 50% OF REQUIRED VENT IS THREE FEET ABOVE EAVE VENTS OR CORNICE VENTS.
- TYPE B OR BW GAS VENTS WITH LISTED VENT CAPS 12" IN SIZE OR SMALLER SHALL BE PERMITTED TO BE TERMINATED IN ACCORDANCE WITH TABLE 8-A, PROVIDED THEY ARE LOCATED AT LEAST 8 FEET FROM A VERTICAL WALL OR SIMILAR OBSTRUCTION. ALL OTHER TYPE B GAS VENTS SHALL TERMINATE NOT LESS THAN 2 FEET ABOVE THE HIGHEST POINT WHERE THEY PASS THROUGH THE ROOF AND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF A BUILDING WITHIN TEN FEET.

**WINDOW & GLAZING NOTES**

- IN DWELLING UNITS EVERY SLEEPING ROOM AND BASEMENT SHALL HAVE A OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE WHICH SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD, OR EXIT COURT. ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET OPENABLE WIDTH DIMENSION SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" TO THE BOTTOM OF CLEAR OPENING.
- WINDOW AREA MUST BE AT LEAST 8% OF THE FLOOR AREA SERVED, WITH A MINIMUM OF 10 SQUARE FEET IN ALL HABITABLE ROOMS.
- OPENABLE WINDOW AREA AND HABITABLE ROOMS MUST BE 4% VENTILATION OF THE FLOOR AREA SERVED AND A MINIMUM OF 5 SQUARE FEET. IN BATHROOMS, LAUNDRY ROOMS, AND SIMILAR ROOMS, 1/20 OF THE AREA IS REQUIRED WITH 1.5 SQUARE FOOT MINIMUM.
- ALL GLAZING WITHIN 18" OF THE FLOOR AND IN EXCESS OF 9 SQUARE FEET AND WITHIN 12 INCHES OF ANY DOOR, AND THAT HAS A TOP EDGE GREATER THAN 36 INCHES ABOVE FLOOR AND WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF PLANE SHALL BE TEMPERED. ALL SHOWER AND BATHTUB DOORS GLAZING WITHIN 60 INCHES OF THE BATHING SURFACE SHALL BE TEMPERED.
- SAFETY GLAZING MUST BE INSTALLED IN INGRESS/EGRESS DOORS AND IN ALL PANELS OF SLIDING DOORS INCLUDING FIXED PANELS.
- GLAZING WITHIN A 24 INCH ARC OF EITHER THE VERTICAL EDGE OF A DOOR AND LESS THAN 60 INCHES ABOVE THE WALKING SURFACE SHALL BE TEMPERED.
- ALL GLAZING SHALL BE DUAL PANE AS INDICATED ON THE TITLE 24 DOCUMENTS.



- A** 4" DRYER VENT TO BE EQUIPPED WITH A BACK DRAFT DAMPER W/ 2 90° ELBOWS. VENT DISCHARGE LOCATION SHALL BE 3' MIN. AWAY FROM ANY OPENING INTO BUILDING.
- B** DOOR TO BE PROVIDED WITH LOUVER FOR MAKEUP AIR FOR DRYER (MIN. 100 SQ. IN)
- C** EXTERIOR DOORS, SHALL HAVE A MIN. 3'X3' CONCRETE LANDING. LANDING SHALL NOT BE MORE THAN 7 3/4" BELOW TOP OF DOOR THRESHOLD AND SHALL NOT TO EXCEED 2% SLOPE PER CRC R311.3
- D** HOT-MOPPED SHOWER PAN W/ TILE TO CEILING & TEMP. GLASS DOOR & SURROUND (SEE OWNER FOR LOCATION OF CONTROLS & SOAP NICHES)
- E** THE WALL IN THE TUB/SHOWER AREAS TO BE PROTECTED UP TO A MIN. 72" PER SECTION R307 CRC.

**CURB-LESS SHOWER NOTE**

\*\* THE FINISHED FLOOR SHALL NOT BE SLOPED LESS THAN 1/4-INCH OR MORE THAN 1/2-INCH SLOPE TOWARDS THE DRAIN

THE FINISHED DRAIN ASSEMBLY SHALL NOT BE LESS THAN 2-INCHES OR EXCEEDING 9-INCHES IN DEPTH WHERE MEASURED FROM THE TOP OF THE THRESHOLD TO THE TOP OF THE DRAIN

**DRAINAGE**

2%MIN. IMPERVIOUS SURFACES (DECKS, CONCRETE PATIOS AND WALKWAYS) WITHIN 10' OF THE BUILDING SHALL BE SLOPED A MIN. OF 1/4" PER FOOT (2%) AWAY FROM THE FOUNDATION.

SG = SAFETY GLAZING REQUIRED

**MAJOR RESIDENCE**  
 5880 CAMINO TASSAJARA  
 PLEASANTON, CA. 94568  
 A.P.N #



DESIGNER: SABINO URRUTIA  
 PO BOX 1159 CERES, CA 95307  
 PH) 209. 872. 2099

Job#: 22-039  
 Scale: AS NOTED  
 Date: 5/13/25  
 Drawn By: AC  
 Checked By: SCU

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SHEET: **A3.0**

**FLOOR PLAN LEGEND**

- DOUBLE SINK W/ DISPOSAL
- RANGE/OVEN W/ VENT/ HOOD ABOVE
- REFRIGERATOR SPACE W/ COLD WATER STUB
- DISHWASHER
- LAVATORY
- WATER CLOSET
- ATTIC ACCESS
- 2X6 PLUMBING WALL
- TUB/ SHOWER WAINSCOT WALLS TO 6'-0" MIN. - PROVIDE SOLID WASTE CONNECTION

**FLOOR PLAN NOTES**

- ALL EXTERIOR / INTERIOR WALLS SHALL BE 2X6 AT 16" O.C. D.F. #2 OR BETTER (U.O.N.) ALL WALLS @ 10'-0" SHALL BE 2X6 AT 16" O.C. D.F. #2
- OR BETTER OR (2) 2X4 AT 16" O.C. D.F. #2 OR BETTER (UP TO 14'-0") (U.O.N.). FOR ADDITIONAL WOOD FRAMING NOTES AND DETAILS, REFER TO STRUCTURAL PLANS.
- ALL LUMBER SHALL BEAR AN APPROVED RATING STAMP
- ALL HEADERS SHALL BE 4X12 EXCEPT U.O.N.
- STUBS, PLATES, BEAMS, AND BLOCKING SHALL HAVE 19% MAX. MOISTURE CONTENT
- NAILING PER CRC TABLE R602.3(1) ALL NAILS TO BE COMMON
- ALL MINIMUM DOOR HEIGHTS SHALL BE 80 INCHES FOR EXTERIOR DOORS AND 78 INCHES FOR INTERIOR. THE MAXIMUM THRESHOLD HEIGHT IS  $\frac{3}{8}$ " FOR SLIDING DOORS AND  $\frac{1}{2}$ " FOR HINGED DOORS. DOOR HANDLES, LATCHES, LOCKS ETC. SHALL BE MOUNTED 34 INCHES TO 48 INCHES ABOVE FLOOR.
- ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PTDF #2 OR BETTER
- ATTIC SPACES. AN OPENING NOT LESS THAN 20 INCHES BY 30 INCHES (508 MM BY 762 MM) SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30 INCHES (762 MM). A 30-INCH (762 MM) MINIMUM CLEAR HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT OR ABOVE THE ACCESS OPENING.
- MAXIMUM HEIGHT FROM FLOOR. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES (1118 MM) MEASURED FROM THE FLOOR.

**VENTILATION NOTES**

MECHANICAL VENTILATION CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR IN BATHROOMS, WATER CLOSET COMPARTMENTS, AND SIMILAR ROOMS IF REQUIRED EXTERIOR OPENINGS FOR NATURAL VENTILATION ARE NOT PROVIDED.

WHEN A CONNECTOR USED FOR A GAS APPLIANCE HAVING A DRAFTHOOD MUST BE LOCATED IN OR PASS THROUGH A CRAWL SPACE OR OTHER COLD AREA THAT PORTION OF THE CONNECTOR SHALL BE LISTED TYPE B OR TYPE L VENT

3. MATERIAL OR BE PROVIDED WITH THE EQUIVALENT MEANS OF INSULATION. VENT CONNECTORS IN GARAGES OR OTHER NON-CONDITIONED AREAS ARE TO BE TYPE B

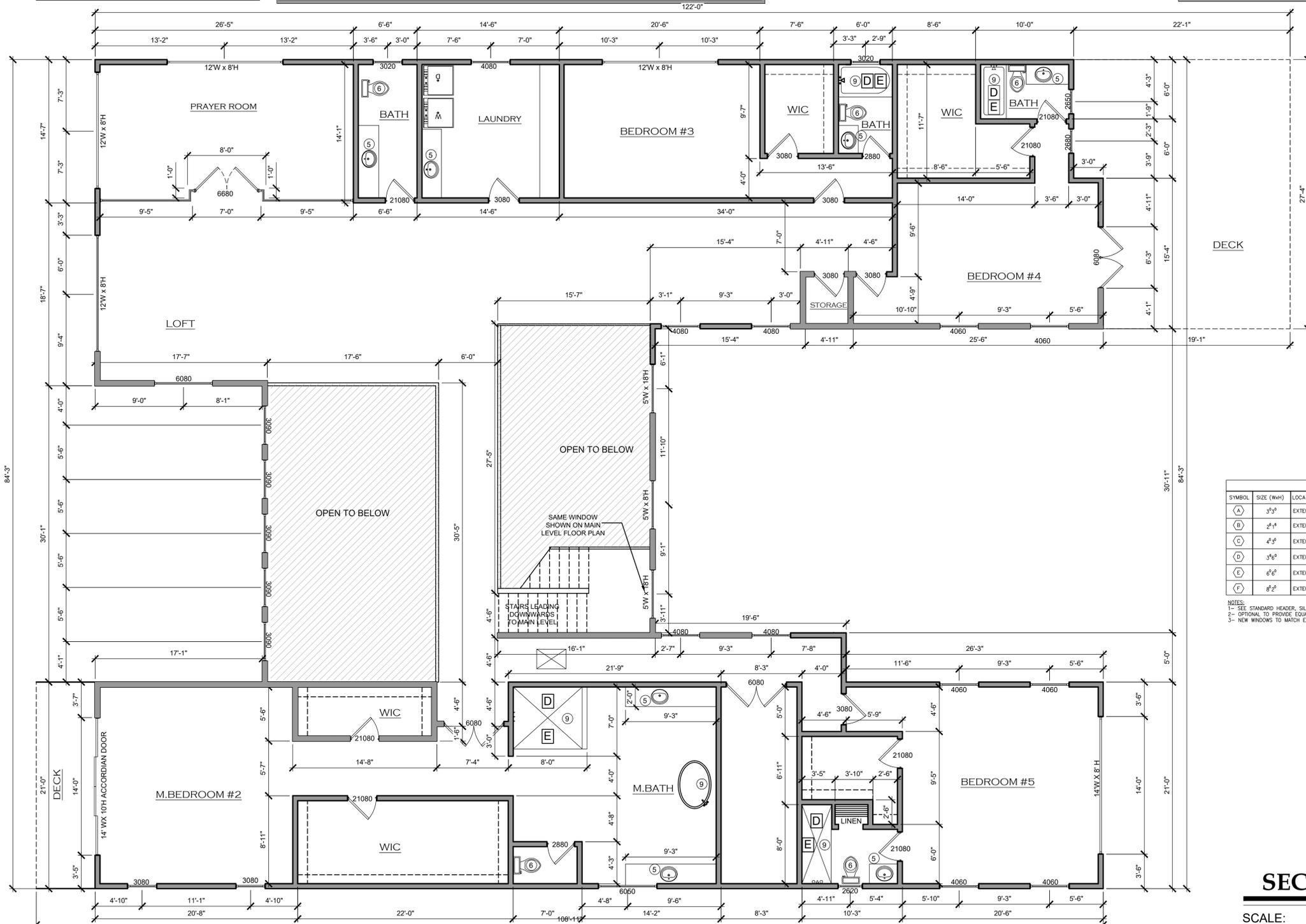
AT LEAST HALF OF COMMON WALL MUST BE OPEN HAVING NOT LESS THAN 1/10 OF FLOOR AREA OR 25 SQUARE FEET WHICHEVER IS GREATER IF LIGHT AND VENTILATION SUPPLIED FROM ADJACENT ROOM.

MINIMUM VENT AREA IS 1/150 OF THE ATTIC AREA OR 1/300 AREA IF AT LEAST 50% OF REQUIRED VENT IS THREE FEET ABOVE EAVE VENTS OR CORNICE VENTS.

TYPE B OR BW GAS VENTS WITH LISTED VENT CAPS 12" IN SIZE OR SMALLER SHALL BE PERMITTED TO BE TERMINATED IN ACCORDANCE WITH TABLE 8-A, PROVIDED THEY ARE LOCATED AT LEAST 8 FEET FROM A VERTICAL WALL OR SIMILAR OBSTRUCTION. ALL OTHER TYPE B GAS VENTS SHALL TERMINATE NOT LESS THAN 2 FEET ABOVE THE HIGHEST POINT WHERE THEY PASS THROUGH THE ROOF AND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF A BUILDING WITHIN TEN FEET.

**WINDOW & GLAZING NOTES**

- IN DWELLING UNITS EVERY SLEEPING ROOM AND BASEMENT SHALL HAVE A OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE WHICH SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD, OR EXIT COURT. ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET OPENABLE WIDTH DIMENSION SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" TO THE BOTTOM OF CLEAR OPENING.
- WINDOW AREA MUST BE AT LEAST 8% OF THE FLOOR AREA SERVED, WITH A MINIMUM OF 10 SQUARE FEET IN ALL HABITABLE ROOMS.
- OPENABLE WINDOW AREA AND HABITABLE ROOMS MUST BE 4% VENTILATION OF THE FLOOR AREA SERVED AND A MINIMUM OF 5 SQUARE FEET. IN BATHROOMS, LAUNDRY ROOMS, AND SIMILAR ROOMS, 1/20 OF THE AREA IS REQUIRED WITH 1.5 SQUARE FOOT MINIMUM.
- ALL GLAZING WITHIN 18" OF THE FLOOR AND IN EXCESS OF 9 SQUARE FEET AND WITHIN 12 INCHES OF ANY DOOR, AND THAT HAS A TOP EDGE GREATER THAN 36 INCHES ABOVE FLOOR AND WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF PLANE SHALL BE TEMPERED. ALL SHOWER AND BATHTUB DOORS GLAZING WITHIN 60 INCHES OF THE BATHING SURFACE SHALL BE TEMPERED.
- SAFETY GLAZING MUST BE INSTALLED IN INGRESS/EGRESS DOORS AND IN ALL PANELS OF SLIDING DOORS INCLUDING FIXED PANELS.
- GLAZING WITHIN A 24 INCH ARC OF EITHER THE VERTICAL EDGE OF A DOOR AND LESS THAN 60 INCHES ABOVE THE WALKING SURFACE SHALL BE TEMPERED.
- ALL GLAZING SHALL BE DUAL PANE AS INDICATED ON THE TITLE 24 DOCUMENTS.



- A** 4" DRYER VENT TO BE EQUIPPED WITH A BACK DRAFT DAMPER W/ 2 90° ELBOWS. VENT DISCHARGE LOCATION SHALL BE 3' MIN. AWAY FROM ANY OPENING INTO BUILDING.
- B** DOOR TO BE PROVIDED WITH LOUVER FOR MAKEUP AIR FOR DRYER (MIN. 100 SQ. IN)
- C** EXTERIOR DOORS, SHALL HAVE A MIN. 9"X3" CONCRETE LANDING. LANDING SHALL NOT BE MORE THAN 7 3/4" BELOW TOP OF DOOR THRESHOLD AND SHALL NOT TO EXCEED 2% SLOPE PER CRC
- D** HOT-MAPPED SHOWER PAN W/ TILE TO CEILING & TEMP. GLASS DOOR & SURROUND (SEE OWNER FOR LOCATION OF CONTROLS & SOAP NICHES)
- E** THE WALL IN THE TUB/SHOWER AREAS TO BE PROTECTED UP TO A MIN. 72" PER SECTION R307 CRC.

**CURB-LESS SHOWER NOTE**

\*\* THE FINISHED FLOOR SHALL NOT BE SLOPED LESS THAN 1/4-INCH OR MORE THAN 1/2-INCH SLOPE TOWARDS THE DRAIN

THE FINISHED DRAIN ASSEMBLY SHALL NOT BE LESS THAN 2-INCHES OR EXCEEDING 9-INCHES IN DEPTH WHERE MEASURED FROM THE TOP OF THE THRESHOLD TO THE TOP OF THE DRAIN

**DRAINAGE**

2%MIN. IMPERVIOUS SURFACES (DECKS, CONCRETE PATIOS AND WALKWAYS) WITHIN 10' OF THE BUILDING SHALL BE SLOPED A MIN. OF 1/4" PER FOOT (2%) AWAY FROM THE FOUNDATION.

SG = SAFETY GLAZING REQUIRED

WINDOW SCHEDULE			
SYMBOL	SIZE (WxH)	LOCATION	DESCRIPTION
A	3'-0"	EXTERIOR	VINYL FRAME W/ VERT. SLIDE PANELS W/ DBL GLAZING GLASS. LOW E, MANUFACTURED BY MILGARD U=0.32, SHGC=0.25
B	2'-0"	EXTERIOR	VINYL FRAME W/ HORIZ. SLIDE PANELS W/ DBL GLAZING GLASS. LOW E, MANUFACTURED BY MILGARD U=0.32, SHGC=0.25
C	4'-0"	EXTERIOR	VINYL FRAME W/ HORIZ. SLIDE PANELS W/ DBL GLAZING GLASS. LOW E, MANUFACTURED BY MILGARD U=0.32, SHGC=0.25
D	3'-0"	EXTERIOR	VINYL FRAME W/ HORIZ. SLIDE PANELS W/ DBL GLAZING GLASS. LOW E, MANUFACTURED BY MILGARD U=0.32, SHGC=0.25
E	6'-0"	EXTERIOR	VINYL FRAME W/ HORIZ. SLIDE PANELS W/ DBL GLAZING GLASS. LOW E, MANUFACTURED BY MILGARD U=0.32, SHGC=0.25
F	8'-0"	EXTERIOR	VINYL FRAME W/ FIXED PANELS W/ DBL GLAZING TEMPERED GLASS. LOW E, MANUFACTURED BY MILGARD U=0.32, SHGC=0.25

NOTES:  
 1- SEE STANDARD HEADER, SILL & JAM @ OPENING DETAILS ON SHEET A-5.  
 2- OPTIONAL TO PROVIDE EQUAL TYPE WINDOW.  
 3- NEW WINDOWS TO MATCH EXISTING WINDOWS.

**SECOND LEVEL FLOORPLAN**

SCALE: 3/16"=1'-0"

Rev. #	Date	Description

**MAJOR RESIDENCE**  
 5980 CAMINO TASSAJARA,  
 PLEASANTON, CA. 94588  
 A.P.N. #

**MAIN FLOOR PLAN**

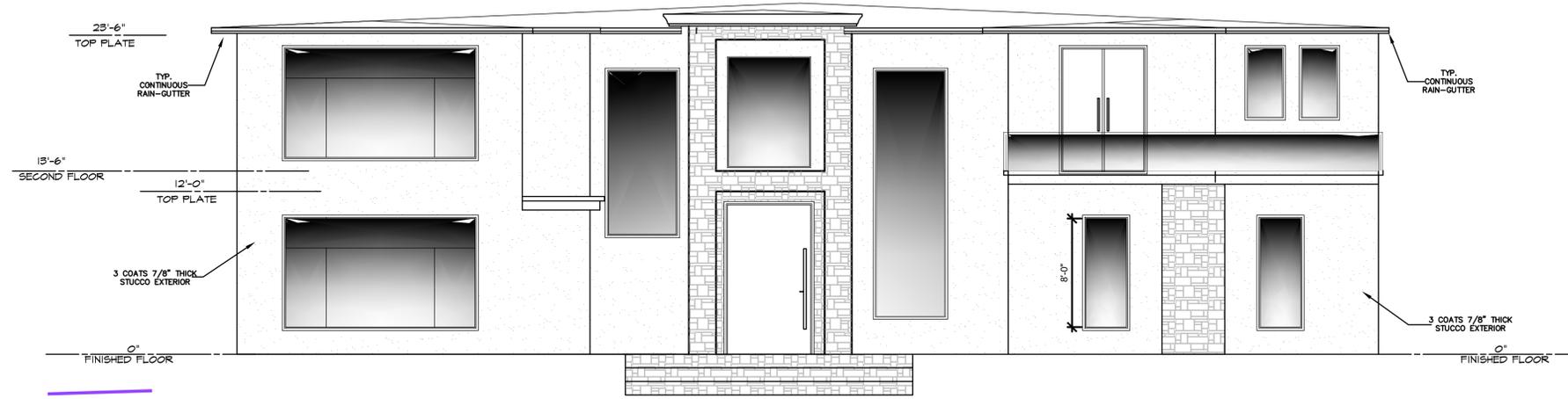
**elevation**  
 DESIGN + CONSULTING

DESIGNER: SABINO URRUTIA  
 PO BOX 1159 CERES, CA 95307  
 PH) 209. 872. 2099

Job#:	22-039
Scale:	AS NOTED
Date:	6/3/25
Drawn By:	AC
Checked By:	SCU

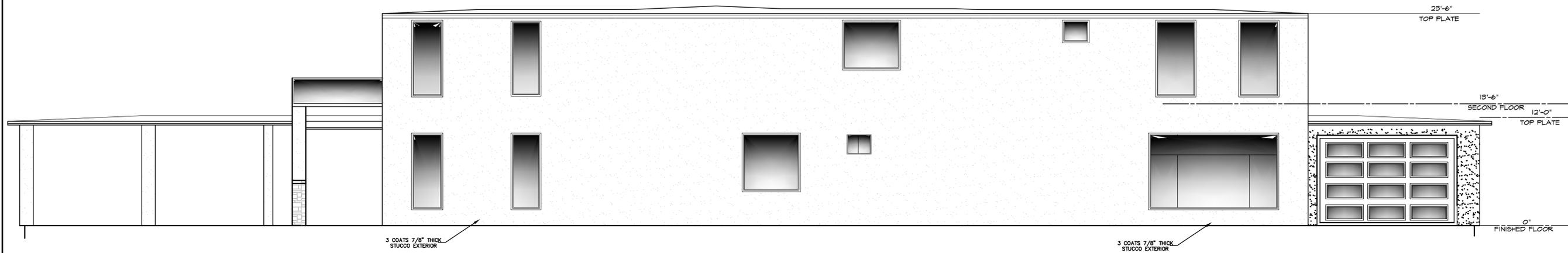
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SHEET: **A4.0**



**FRONT SIDE ELEVATION**

SCALE: 3/16"=1'-0"



**LEFT SIDE ELEVATION**

SCALE: 3/16"=1'-0"

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**ELEVATION PLAN**

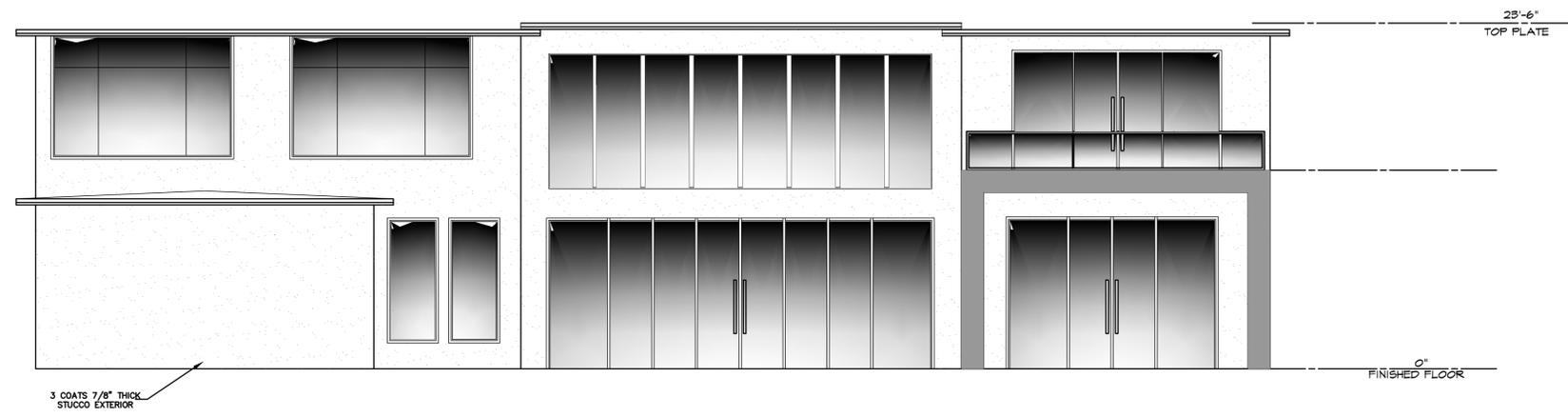
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 PO BOX 1159 CERES, CA 95307  
 PH) 209. 872. 2099

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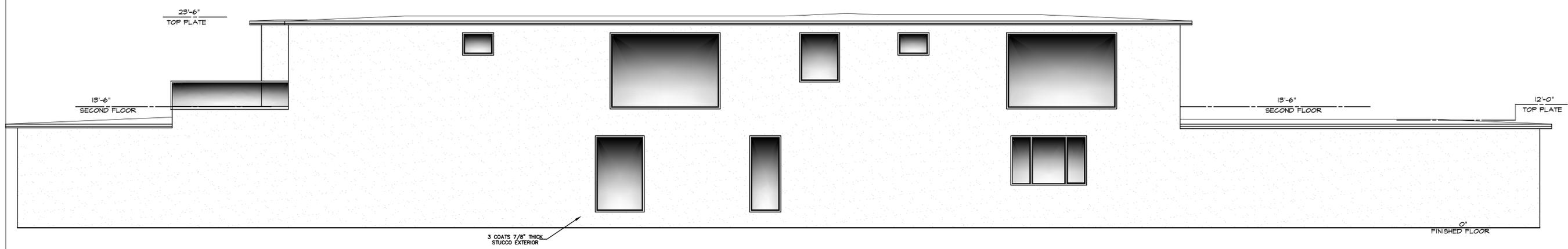
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SHEET:  
**A5.0**



### BACK SIDE ELEVATION

SCALE:  $3/16"=1'-0"$



### RIGHT SIDE ELEVATION

SCALE:  $3/16"=1'-0"$

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**ELEVATION PLAN**

**elevation**  
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SHEET:  
**A6.0**