#### 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: CDDP24-03037** File Date: 9/20/2024

**Applicant:** 

Nathan Watkins Birch Architecture Studio,

Inc.

(917) 501-6040 548 Market St, #651436

San Francisco, CA 94104

**Property Owner:** 

Patricia Rezende

14 N Rancho Ct

El Sobrante, CA 94803

PatyiTBA012@gmail.com

nathan@birchark.com

(510) 932-9547

#### **Project Description:**

Applicant requests approval of a Development Plan for the construction of a new 3,500 SF building with 5 residential units. The scope includes the removal of at least 2 code-protected trees, a new driveway and sidewalk work.

Project Location: (Address: 0 APPIAN WAY, EL SOBRANTE, CA 94803), (APN: 425123028)

Additional APNs:

Zoning District(s): P-1 **General Plan Designation(s):** M-11

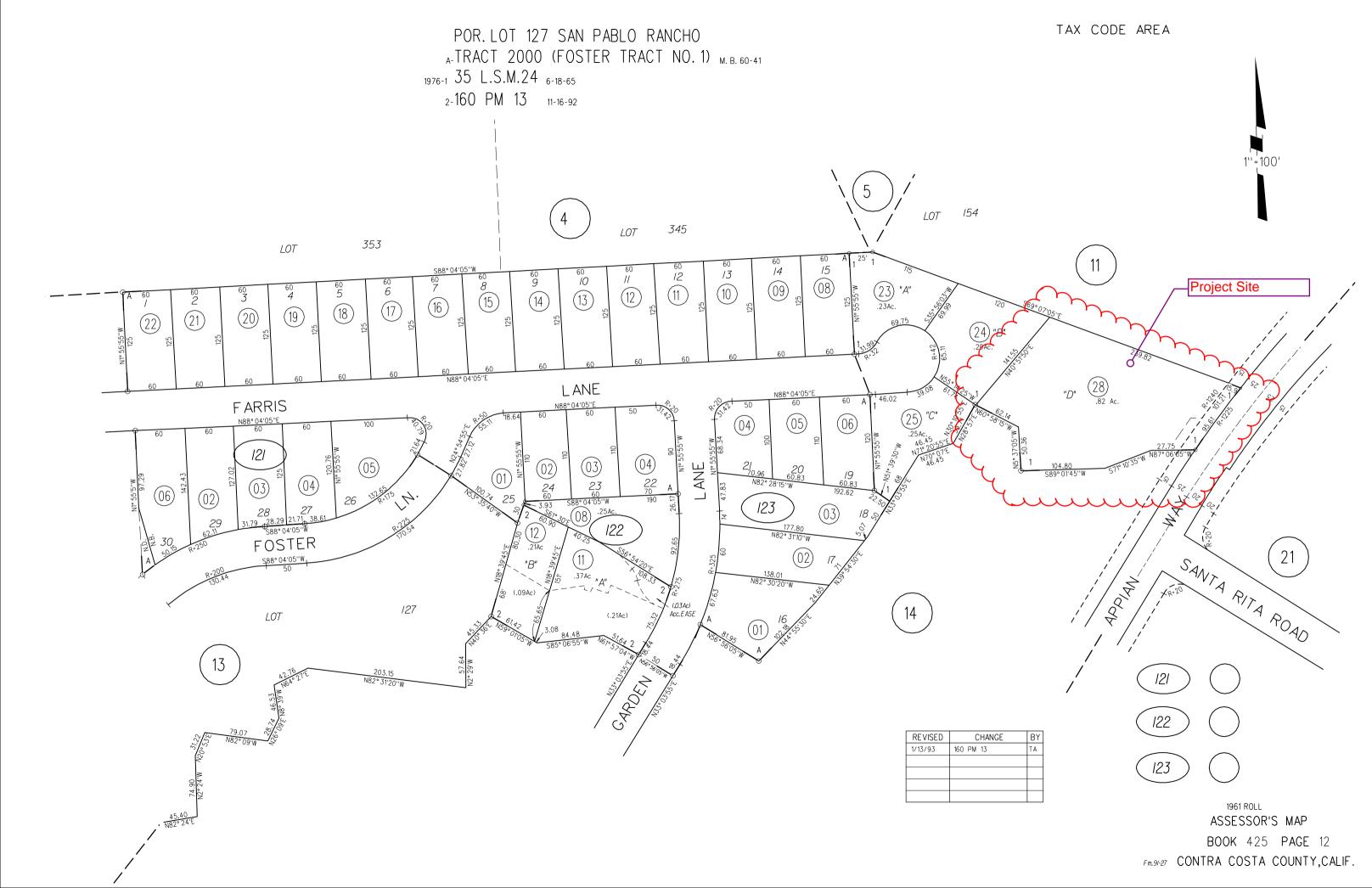
Flood Hazard Areas: AE/X AP Fault Zone:

**60-dBA Noise Control:** Yes MAC/TAC: El Sobrante

Fire District: CONSOLIDATED FIRE Sphere of Influence: Richmond

**Housing Inventory Site: Sanitary District:** WEST CO WASTEWATER

#### Fees: Fee Item **Description Account Code Total Fee Paid** 048F Fish & Wildlife Fee (\$75) 002606-9660-REV-000-5B048F 75.00 75.00 052B Notification Fee (\$30) 002606-9660-REV-000-5B052B 30.00 30.00 002606-9660-REV-000-5B039A| 5000.00 DPS039A Final Development Plan Review/New -5000.00 0.931 DPS039AP Final Development Plan Review/New -000651-9660-REV-000-6L039A| 2000.00 2000.00 0.931 **HSDR** 002606-9660-REV-000-5BHSDR| 57.00 57.00 Environmental Health Fee (\$57) \$5.00 Total: 7162.00 7162.00



#### Aerial View





Assessment Parcels

Planning Layers (DCD)

Unincorporated

Board of
Supervisors'
Districts

Base Data

Address Points



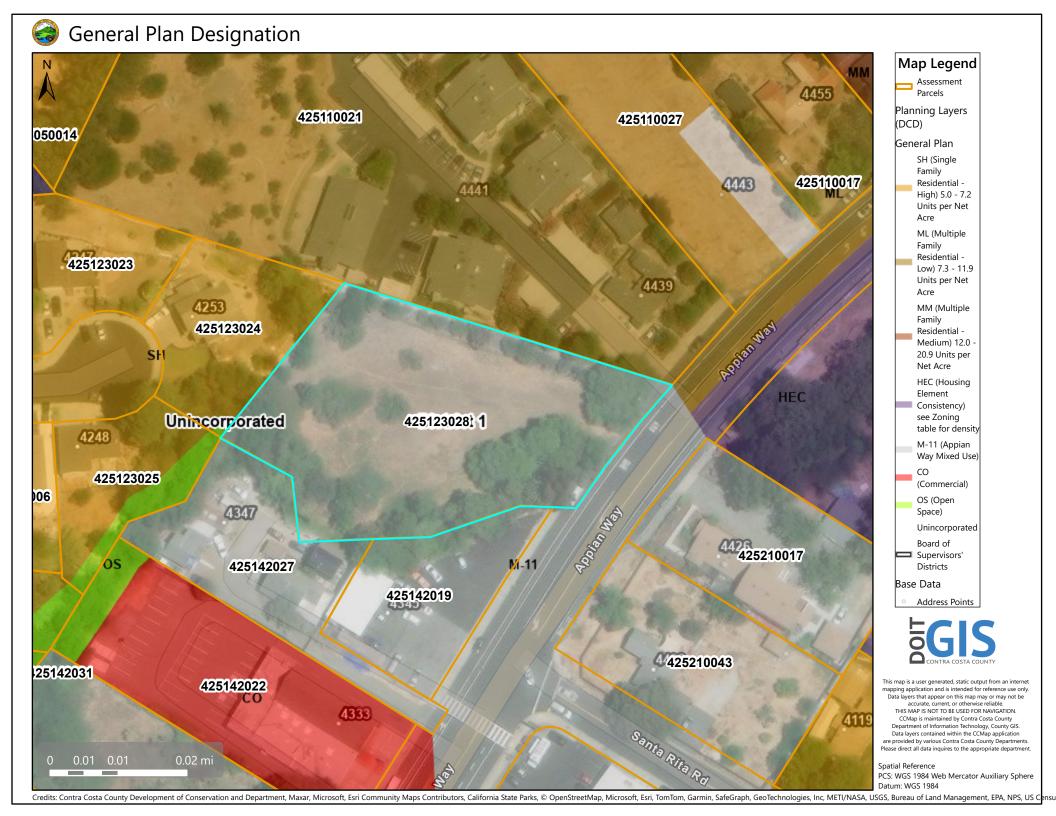
This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

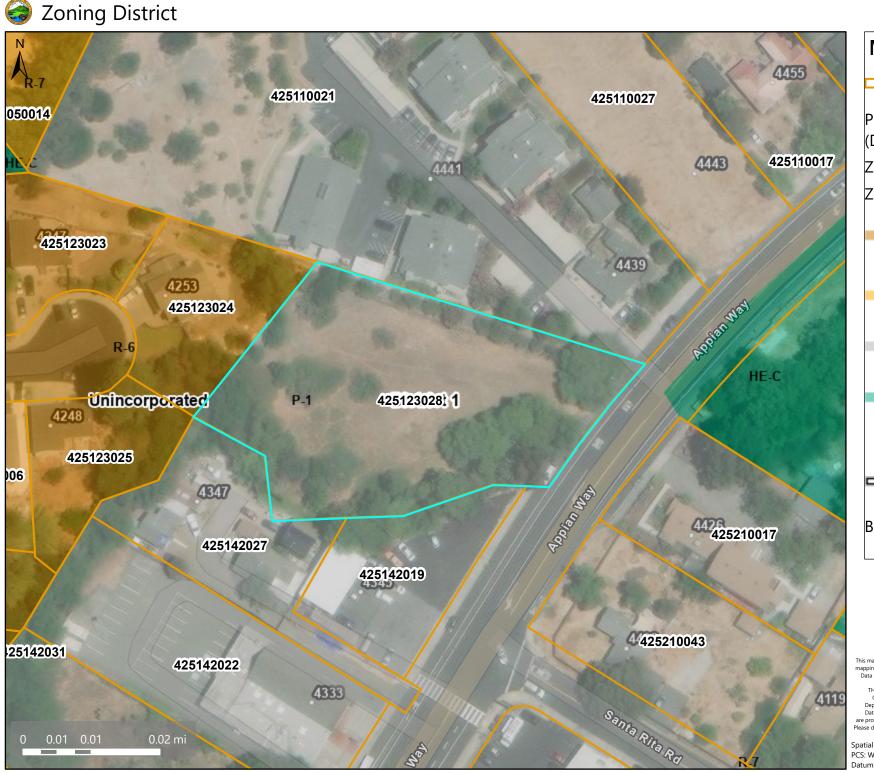
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Please direct all data inquires to the appropriate department.

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





Map Legend Assessment Parcels Planning Layers (DCD) Zoning ZONE\_OVER R-6 (Single **Family** Residential) R-7 (Single Family Residential) P-1 (Planned Unit) HE-C (Housing Element Consistency)

Unincorporated

Board of

Supervisors' Districts

Base Data

**Address Points** 



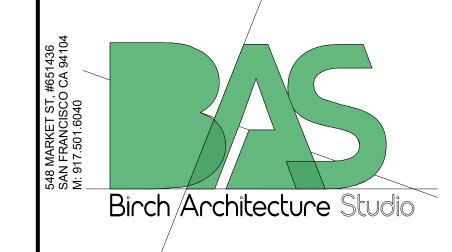
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PCS: WGS 1984 Web Mercator Auxiliary Sphere

# NEW MULTI-FAMILY RESIDENTIAL APARTMENT





**MULTI-FAMILY** 

RESIDENTIAL

#### **ABBREVIATIONS**



## CODES

THE NEW CONSTRUCTION IN THIS PROJECT SHALL COMPLY WITH THE CALIFORNIA ADMINISTRATIVE CODE TITLE 24 (2022) AS ADOPTED BY THE LOCAL GOVERNING AGENCY AND THE FOLLOWING:

· 2022 CALIFORNIA ENERGY CODE · 2022 CALIFORNIA FIRE CODE

#### LEGEND

x 135.O'	EXISTING POINT ELEVATION (PLAN)
135.O'	NEW OR REQUIRED POINT ELEVATION
182	EXISTING CONTOURS ELEVATION NOTED ON HIGH SIDE
182	NEW CONTOURS ELEVATION NOTED ON HIGH SIDE
-	DIMENSION REFERENCE POINT OR LEVEL LINE
	REVISION
<b>(#</b> )	DOOR TYPE
#>	WINDOW NUMBER
—(A) (4)	COLUMN REFERENCE GRIDS OR WALL TYPE DESIGNATION
X	DETAIL WITH REFERENCE SHEET NUMBER
101	ROOM/SPACE NUMBER
354	EQUIPMENT NUMBER
+9'-0"	CEILING HEIGHT
X A1	BUILDING SECTION WITH REFERENCE SHEET NUMBER
(X) A1	WALL SECTION OR INTERIOR ELEVATION WITH REFERENCE SHEET NUMBER
N PLAN	PLAN NORTH POINT TO BE PLACED ON EACH PLAN SHEET
The state of the s	TRUE NORTH TO BE PLACED ON EACH SITE PLAN SHEET
UP 17 R 11 1/2" T	STAIR DIRECTION SYMBOL
DASH & DOT LINE	CENTER LINES, FLOOR LINES, IN EXTERIOR ELEVATIONS, PROJECTED LINES
DASH & DOUBLE DOT LINE	PROPERTY LINES, BOUNDARY LINES
DASHED LINE	HIDDEN LINES
BREAK LINE	CUT LINE MEANS DRAWING CONTINUES
NOTE	
NO	INDICATION ARROWS

#### SCOPE OF WORK

WORK; PLUMBING WORK; AND NEW PARKING SPACES

NEW MULTI-FAMILY RESIDENTIAL 3,500 GSF BUILDING FOOTPRINT WITH FIVE (5) UNITS NEW CONSTRUCTION WILL REQUIRE PARTIAL REMOVALS OF SIDEWALK FOR NEW DRIVEWAY, MINOR SOILS CUT THE NEW CONSTRUCTION WILL INCLUDE: A NEW CONCRETE SLAB-ON-GRADE; WOOD FRAME CONSTRUCTION; NEW STUCCO EXTERIOR WALLS TO MATCH SURROUNDING NEIGHBORHOOD; MECHANICAL WORK; ELECTRICAL

3,560.0 SF (9.9%)

## PROJECT INFORMATION

## 425-123-028

**PARCEL AREA** 35,719.2 SF (0.82 ACRES)

ACTUAL LOT COVERAGE =

ZONING DISTRICT (PLANNED-UNIT DISTRICT) JURISDICITON OF CONTRA COSTA COUNTY GENERAL PLAN P-1 ZONING

M-11 (APPIAN WAY GENERAL MIXED USE) MAX. BUILDING HEIGHT ALLOWED = 27 FT (35 FT MAX WITH FINDINGS)

F.A.R. (FLOOR AREA RATIO) + LOT COVERAGE CALCULATIONS

40 % MAX. LOT COVERAGE (M-11) = SITE AREA (0.82 ACRES) = 35,719.2 SF ALLOWED LOT COVERAGE @ 40% = 14,287.6 SF

SETBACK REQUIREMENTS (M-11 PUD / P-1 ZDG) FRONT YARD SETBACK = SIDE YARD SETBACK = 0 FT 15 FT REAR YARD SETBACK =

(PER SECTION 914-14.012: T.O.B. HEIGHT FROM INVERT, LESS THAN 20 FT) CREEK BUILDING SETBACK FROM TOP OF BANK = 30 FT

SUBJECT TO REVIEW AND APPROVAL = CDD

PROPOSED STORIES = **BUILDING AREAS (MULTI-FAMILY USE) EXISTING VACANT LOT** 

COVERED PARKING ALLOWABLE AREA: 14,287.6 SF **NEW BUILDING FIRST FLOOR (R-3)** 3,560 SF

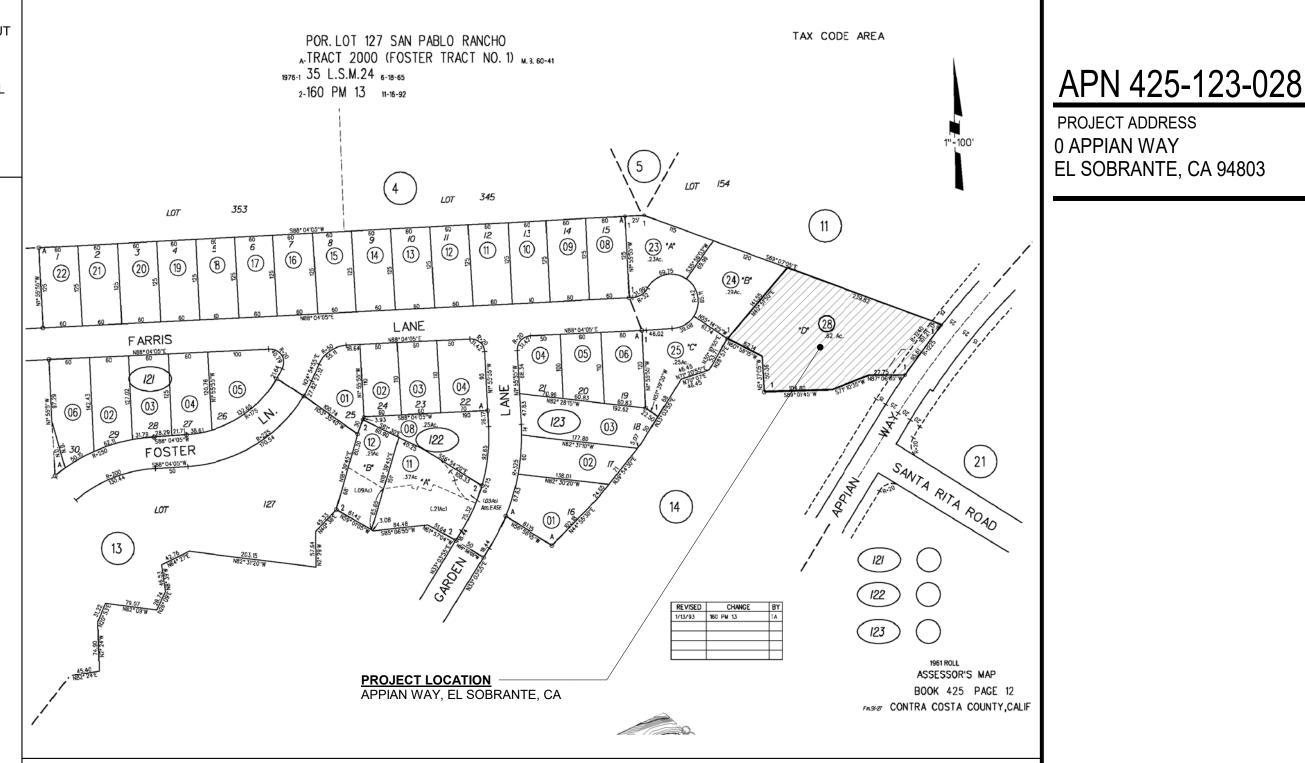
3,560 SF **TOTAL BUILDING AREA:** 

MULTI-FAMILY (2+BEDROOM): 2.25 SPACES / UNIT = 12 REQUIRED (12 PROVIDED) 50% COVERED PARKING = 6 REQUIRED (6 PROVIDED)

**CONSTRUCTION TYPE** TYPE V-B

**OCCUPANCY TYPE** R-3 MULTI-FAMILY RESIDENTIAL OCCUPANCY

## **ASSESSOR'S MAP**



## SHEET INDEX

#### **TITLE SHEETS**

A0.0	COVER SHEET
A0.1	GENERAL NOTES
A0.2	3D VIEWS
A0.3	EXISTING SITE PHOTOS

#### ARCHITECTURAL

A1.0	CONTEXT MAP
A1.1	SITE PLAN - AERIAL
A1.2	SITE PLAN - REMOVALS
A1.3	SITE PLAN
A1.4	FLOOR PLANS
A2.1	EXTERIOR ELEVATIONS
A3.1	BUILDING SECTIONS

#### C1.0 CONCEPTUAL GRADING + DRAINAGE PLAN C1.1 STORMWATER CONTROL PLAN

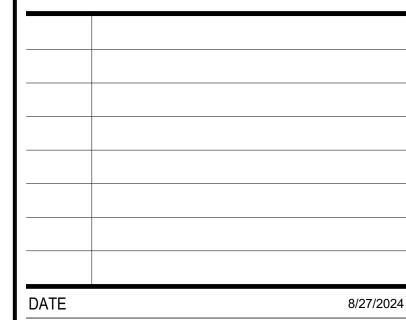
<u>CIVIL</u>

**LANDSCAPE** L1.0 LANDSCAPE + IRRIGATION PLAN

#### STAMP

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## SUBMITTALS/REVISIONS



DATE	8/27/2024
PROJECT NO.	2024.02
DRAWN BY	NW

**COVER SHEET** 

· 2022 CALIFORNIA BUILDING CODE · 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA MECHANICAL CODE · 2022 CALIFORNIA ELECTRICAL CODE

## CONTACT INFORMATION

INDICATES SHEET ON

WHICH SECTION IS SHOWN

INDICATES DETAIL NUMBER

INDICATES SHEET ON WHICH

**DETAIL IS SHOWN** 

#### OWNER: LUIS AND PATRICA

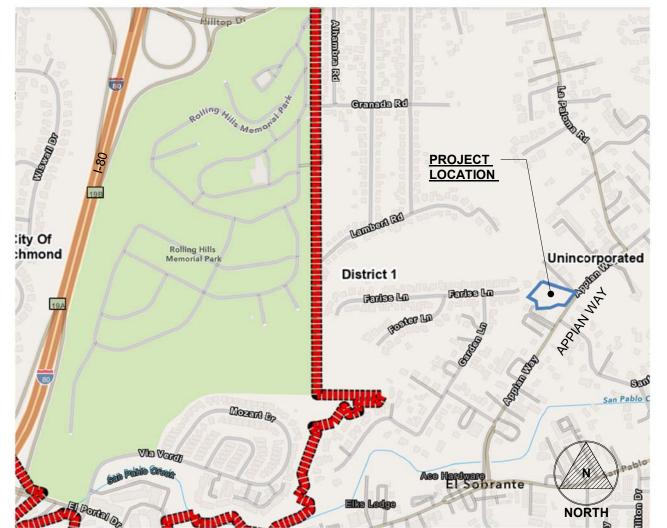
WATERPROOF WEAKENED PLANE JOINT

**NATHAN WATKINS BIRCH ARCHITECTURE STUDIO** 548 MARKET ST, #651436 SAN FRANCISCO, CA 94104 M: 917.501.6040

STRUCTURAL ENGINEER:

MEP ENGINEER:

## **VICINITY MAP**



#### ENERGY CODE REQUIREMENTS

LOW-RISE RESIDENTIAL BUILDING APPLICATION STANDARDS TO BE FOLLOWED PER TABLE 100.0A OF THE CALIFORNIA ENERGY CODE

#### **GENERAL NOTES**

1. THESE GENERAL NOTES SHALL APPLY TO ALL WORK AND ALL DRAWINGS IN THIS SET AND SHALL EXTEND TO ANY CHANGES, EXTRAS, OR ADDITIONS AGREED TO DURING THE COURSE OF THE WORK.

2. BIDDERS ARE INSTRUCTED TO VISIT AND INSPECT PREMISES PRIOR TO SUBMITTING THEIR PROPOSALS AND TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED. NO SUBSEQUENT EXTRAS OR ADDITIONS WILL BE ALLOWED ON ANY CLAIM OF LACK OF KNOWLEDGE OF CONDITIONS OR CIRCUMSTANCES ABOUT WHICH THE BIDDER COULD HAVE INFORMED HIMSELF. APPOINTMENTS SHALL BE ARRANGED THROUGH THE OWNER'S REPRESENTATIVE.

3. BIDDERS SHALL MAKE KNOWN TO THE DESIGNER ANY LIMITATIONS, EXCLUSIONS, OR MODIFICATIONS TO THE PROJECT DURING BIDDING PHASE OF THE PROJECT. UNLESS NOTED THEY WILL BE PRESUMED INCLUDED BY THE OWNER.

4. THE PROJECT OWNER SHALL PAY ALL FEES AND SECURE ALL REQUIRED PERMITS FOR THE WORK INDICATED IN THESE DRAWINGS.

5. CONTRACTORS SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE PREMISES ON WHICH THE WORK IS PERFORMED AND FOR SAFETY OF ALL PERSONS AND PROPERTY ON THE SITE DURING PERFORMANCE OF THE CONTRACT. THESE REQUIREMENTS SHALL NOT BE LIMITED TO NORMAL WORKING HOURS, BUT SHALL APPLY CONTINUOUSLY.

6. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR APPROVED EQUAL" IS USED. THE DESIGNER SHALL DETERMINE THE EQUALITY BASED UPON THE INFORMATION SUBMITTED BY THE CONTRACTOR FROM THE MANUFACTURER.

7. CONTRACTORS SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND VERIFY ALL GOVERNING DIMENSIONS AT THE BUILDING PRIOR TO THE COMMENCEMENT OF WORK. THEY SHALL EXAMINE ALL ADJOINING WORK OR AREAS UPON WHICH THE PERFORMANCE OF HIS WORK IS IN ANY WAY DEPENDENT. ANY VARIATIONS OR DISCREPANCIES SHALL BE REPORTED WITH ALL DUE EXPEDIENCY TO THE DESIGNER PRIOR TO THE FABRICATION OR ERECTION OF THE WORK IN QUESTION.

8. CONTRACTORS SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER THEIR JURISDICTION. AFTER EXECUTION OF THE CONSTRUCTION CONTRACT, THE AWARDED CONTRACTORS WILL RECEIVE THE COMPLETE SET OF DOCUMENTS AS "ISSUED FOR CONSTRUCTION."

9. ANY INFORMATION REQUIRED BY THE CONTRACTORS THAT IS NOT SHOWN ON THE DRAWINGS OR OTHER CONTRACT DOCUMENTS SHALL BE REQUESTED BY THE GENERAL CONTRACTOR FROM THE DESIGNER PRIOR TO BID OR COMMENCING ANY WORK.

10. NO PORTION OF WORK REQUIRING A SHOP DRAWING OR SAMPLE REVIEW SHALL BE COMMENCED UNTIL THE SUBMITTAL HAS BEEN APPROVED BY THE DESIGNER.

11. SHOULD THE CONTRACTORS BY THEIR OWN FAULT FAIL TO ADHERE TO THE CONSTRUCTION SCHEDULE, HE SHALL, AT THE DISCRETION OF THE OWNER, PERFORM WORK ON PREMIUM TIME TO CONFORM WITH THE SCHEDULE. ANY EXPENSES ATTRIBUTED TO SUCH WORK SHALL BE BORNE BY THAT CONTRACTOR.

12. CONTRACTORS SHALL SUPPLY PRIOR TO COMMENCING WORK A LIST OF ALL SUB CONTRACTORS TO THE DESIGNER. THE NAME OF THE PRINCIPLE CONTACT, THE ADDRESS AND THE PHONE NUMBER OF EACH SUB CONTRACTOR SHALL BE INCLUDED IN THE LIST.

13. CONTRACTORS SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE CITY AS TO THE HOURS OF AVAILABILITY, AND ALSO TO THE MANNER OF HANDLING MATERIALS, EQUIPMENT, AND DEBRIS TO AVOID CONFLICT AND INTERFERENCE WITH NORMAL OPERATIONS.

14. ALL DIMENSIONS SHOWN ARE TAKEN TO FACE OF FINISH. U.O.N.

15. A WEEKLY REPORT FORM, SIGNED BY THE CONTRACTOR'S SUPERINTENDENT, SHALL BE COMPLETED AND DELIVERED TO THE ARCHITECT AS REQUIRED BY THE OWNER. THIS REPORT SHALL INDICATE WORK IN PROGRESS AND ANY ITEMS TO BE RESOLVED.

16. CONTRACTORS SHALL BE ANSWERABLE TO THE OWNER'S REPRESENTATIVE FOR HIS WORK AND SHALL NOT ACCEPT INSTRUCTION FROM OTHER PERSONNEL WITHOUT VERIFICATION FROM THE DESIGNER. CONTRACTOR WILL BE LIABLE FOR ANY EXPENSE CAUSED BY THE EXECUTION OF WORK WITHOUT SUCH VERIFICATION AND FOR THE EXPENSES CAUSED BY ITS REMOVAL OR CORRECTION.

17. A REPRESENTATIVE OF THE GENERAL CONTRACTOR AUTHORIZED TO DISCUSS THE WORK AND RECEIVE INSTRUCTIONS FROM THE DESIGNER SHALL BE AVAILABLE AT ALL TIMES WHILE THE WORK IS IN PROGRESS.

18. GREAT CARE SHALL BE EXERCISED TO ASSURE THAT THE BUILDING SHALL BE PROTECTED FROM DAMAGE THAT COULD OCCUR BECAUSE OF THIS WORK AND CONTRACTORS SHALL PROVIDE PROTECTION FOR EXISTING AREAS AND NEW WORK AREAS. ANY DAMAGES DUE TO THIS WORK OR ACCIDENTS SHALL BE REPAIRED, REPLACED OR PATCHED AT THE DISCRETION OF THE OWNER. CONTRACTORS SHALL BEAR FINANCIAL RESPONSIBILITY FOR SUCH DAMAGE AND ANY WORK UNDERTAKEN TO CORRECT IT.

19. THE CONTRACTOR SHALL EXERCISE GREAT CARE IN PROTECTING ALL MATERIALS EXISTING ON THE JOB FROM DAMAGE AND SHALL MAINTAIN PROTECTION FOR ALL TRAFFIC AREAS OF THE BUILDING TO BE USED DURING EXECUTION OF WORK RELATING TO THIS CONTRACT WITH THE UNDERSTANDING THAT THE CONTRACTOR WILL RECTIFY ANY DAMAGE ATTRIBUTABLE TO HIS OPERATIONS.

20. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL WOODWORK, DOORS AND FRAMES AND SUCH WORK AS MAY BE SPECIFICALLY REQUESTED IN THE CONTRACT DOCUMENTS TO THE DESIGNER FOR WRITTEN APPROVAL. SHOP DRAWINGS SHALL SHOW ALL DIMENSIONS AND CONDITIONS. WHEN THE DESIGNER REQUIRES A REVISION AND RESUBMITTAL OF THE SHOP DRAWINGS SUCH RESUBMITTALS SHALL OCCUR WITHIN ONE (1) WEEK OF NOTIFICATION OF SUCH REQUIREMENT.

21. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXTENT, NATURE AND SCOPE OF WORK DESCRIBED IN THE CONTRACT DOCUMENTS AND WILL COORDINATE WITH THE DESIGNER OR THE OWNER'S REPRESENTATIVE THE INTERFACING OF THE OWNER'S WORK WITH THAT INDICATED IN THE CONTRACT DOCUMENTS. THE GENERAL CONTRACTOR IS TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO EXECUTE ALL WORK AS SHOWN ON THESE DRAWINGS WITH THE EXCEPTION OF THOSE ITEMS NOTED AS SEPARATE CONTRACTS OR N.I.C. HE SHALL BE RESPONSIBLE FOR COORDINATING THIS WORK WITH THAT OF ALL OTHER TRADES, INCLUDING THOSE OPERATING UNDER SEPARATE CONTRACT WITH THE OWNER.

22. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN AND IN ACCORDANCE WITH THE HIGHEST STANDARD OF QUALITY AND THE BEST PRACTICES OF THE TRADES INVOLVED. CARE SHALL BE TAKEN TO ENSURE COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENTAL LAWS, STATUTES OR ORDINANCES CONCERNING THE USE OF LABOR.

23. ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED.

24. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE AND IN PROPER ALIGNMENT.

25. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS UNLESS OTHERWISE NOTED.

26. WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES. ANY DISCREPANCIES, VARIATIONS OR OMISSIONS IN THE CONTRACT DOCUMENTS SHALL BE REPORTED PROMPTLY TO THE DESIGNER.

27. TIME IS OF THE ESSENCE AND THE CONTRACTORS SHALL KEEP SUFFICIENT WORKMEN ON THE JOB SITE AT ALL TIMES TO PERFORM THE WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE, AND THE BEST INTERESTS OF THE OWNER.

28. IT IS EXPECTED THAT SUFFICIENT LABOR WILL BE PROVIDED SO THAT ACTIVITY FOR ANY GIVEN TRADE WILL NOT BE LIMITED TO ONLY ONE PART OF THE TOTAL WORK AREA.

29. EACH TRADE WILL BE EXPECTED TO PROCEED IN A FASHION THAT WILL NOT DELAY OR DETAIN THE TRADE FOLLOWING THEM.

30. ALL WORK SHALL BE COMPLETED FOR THE AGREED CONTRACT PRICE WITHOUT RECOURSE TO LABOR STOPPAGES OR REVISIONS OF GOVERNING REGULATIONS, LAWS, AND CODES ABOUT WHICH THE CONTRACTOR COULD HAVE REASONABLY BEEN EXPECTED TO HAVE ANY FOREWARNING AND TO HAVE MADE APPROPRIATE CONTINGENCY PLANS PRIOR TO SIGNING OF THE CONTRACT.

31. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL WORK OR CHANGES FOR WHICH HE EXPECTS ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR SUCH EXTRA COMPENSATION.

32. DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK.

33. CUTTING, CHASING, DRILLING, OR DEMOLITION OF WALLS, SLABS, ETC. REQUIRING THE USE OF JACK HAMMERS OR OTHER HEAVY HAND OR POWER TOOLS SHALL BE PERFORMED PER CITY REQUIREMENTS.

34. ALL INSTALLED PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT SHALL OPERATE AS QUIETLY AND AS FREE OF VIBRATIONS AS POSSIBLE.

35. ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS IN DESIGN, WORKMANSHIP, AND MATERIALS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM APPROVAL FOR FINAL PAYMENT.

36. CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS OR OPERATIONS OF SEPARATE CONTRACTORS. CONTRACTOR SHALL CONFINE HIS OPERATIONS FOR REMOVAL TO SUCH METHODS AS MAY BE AGREEABLE TO THE OWNER. THE PROJECT SHALL BE LEFT CLEAN AND CLEAR TO THE SATISFACTION OF THE OWNER AND THE DISPOSITION TO ALL SALVAGED MATERIALS IS TO BE CLEARED WITH THE OWNER PRIOR TO REMOVAL. PREMISES TO BE SWEPT CLEAN OF RELATED CONSTRUCTION DEBRIS DAILY.

37. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL NOTIFY THE OWNER WHICH SHALL COMPILE A "PUNCH LIST" OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT ON THE COMPLETION OF THESE ITEMS UNDER THE TERMS OF THE CONTRACT.

38. THE MAXIMUM FLAME SPREAD CLASSIFICATION OF FINISH MATERIALS USED ON WALLS AND CEILINGS MUST COMPLY WITH CBC SECTION R302.

39. DRAWINGS IN THIS SET AND THE DESIGNS THEREON ARE THE PROPERTY OF BCI. AND SHALL NOT BE REPRODUCED IN ANY WAY WITHOUT SPECIFIC WRITTEN AUTHORIZATION FROM BCI. ALSO, THE DESIGN DOCUMENTS ARE PREPARED ASSUMING BCI WILL BE THE INSTALLING CONTRACTOR. SHOULD OWNER CHOOSE ANOTHER CONTRACTING FIRM OTHER THAN BCI TO PERFORM THE WORK INCLUDED IN THESE DOCUMENTS, THEN OWNER ASSUMES FULL RESPONSIBILITY FOR ANY ERRORS AND/OR OMISSIONS, WETHER ONLY CLAIMED OR ACTUAL AND WILL DEFEND BCI AGAINST SAID ERRORS AND OMISSIONS AND HOLD BCI HARMLESS FOR SAME.

40. IT IS INTENDED THAT THE CONTRACTORS PROVIDE A COMPLETE JOB AND ANY OMISSIONS IN THESE NOTES OR IN THE OUTLINE OF WORK SHALL NOT BE CONSTRUED AS RELIEVING THE GENERAL CONTRACTOR OF SUCH RESPONSIBILITIES AS ARE IMPLIED BY THE SCOPE OF THEIR WORK EXCEPT FOR ITEMS SPECIFICALLY NOTED.

41. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL FIXTURES, LAMPS AND ACCESSORIES AS NOTED ON THE DRAWINGS. SUBSTITUTIONS WILL NOT BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE

42. HEATING, VENTILATING AND AIR CONDITIONING: WORK SHALL CONSIST OF ALL LABOR, MATERIALS AND SERVICES REQUIRED FOR MODIFICATIONS TO THE EXISTING SYSTEMS, AND SHALL RESULT IN A COMPLETE OPERABLE FORCED AIR HEATING, VENTILATING AND AIR CONDITIONING SYSTEM, IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES, REQUIREMENTS OF THE SERVICING UTILITY AND FUNCTIONS SHOWN ON THE DRAWINGS.

43. ELECTRICAL: WORK SHALL CONSIST OF ALL LABOR, MATERIALS AND SERVICES REQUIRED FOR MODIFICATIONS TO THE EXISTING SYSTEMS, AND SHALLL RESULT IN A COMPLETE WIRING SYSTEM INCLUDING OUTLETS, WALL SWITCHES, AND INSTALLATION OF LIGHTING FIXTURES, LAMPS, APPLIANCES, AND LIKE ACCESSORIES ALL AS INDICATED ON THE DRAWINGS OR REQUIRED FOR THE COMPLETION OF THE WORK.

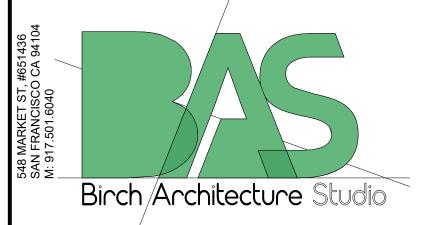
44. PLUMBING: WORK SHALL CONSIST OF ALL LABOR, MATERIALS AND SERVICES REQUIRED FOR MODIFICATIONS TO THE EXISTING SYSTEMS, AND SHALLL RESULT IN A COMPLETE SYSTEM INCLUDING DRAIN-WASTE AND VENT LINES, HOT AND COLD WATER LINE, AND GAS LINES IF INDICATED ON THE DRAWINGS, ALL EXCAVATION AND BACKFILL REQUIRED, AND THE INSTALLATION OF ALL FIXTURES AND APPLIANCES. THE SYSTEM SHALL MEET THE REQUIREMENTS OF THE STATE BOARD OF HEALTH AND ALL LOCAL CODES AND REGULATIONS.

45. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL EXIT SIGNS AS REQUIRED BY LOCAL BUILDING CODES UPON APPROVAL OF SIGN LOCATIONS AND STYLES BY THE DESIGNER

46. ONE PERMANENT METER, EITHER GAS OR ELECTRIC, WILL BE AUTHORIZED UNTIL THE PROJECT IS FULLY COMPLETED AND APPROVED BY THE PLANNING DEPARTMENT, RVFD, PUBLIC WORKS DEPARTMENT AND BUILDING DEPARTMENT. THE CONTRACTOR WILL HAVE THE OPTION OF WHICH METER, GAS OR ELECTRIC. TEMPORARY POWER OR HEAT MAY BE REQUIRED.

47. SPECIAL INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT AGENCY CERTIFIED TO PERFORM THE DESIGNATED INSPECTION. REPORTS OF ALL INSPECTIONS MUST BE PROVIDED TO THE BUILDING OFFICIAL STATING THE INSPECTIONS AND/OR TESTS WERE MADE AND THE WORK CONSTRUCTION CONFORMS TO THE DESIGN.

48. CONTRACTOR SHOULD NOT REQUEST A FRAMING INSPECTION UNTIL THE MOISTURE CONTENT IS LESS THAN 19%.



## MULTI-FAMILY RESIDENTIAL

#### APN 425-123-028

PROJECT ADDRESS

0 APPIAN WAY
EL SOBRANTE. CA 94803

STAMP

PROJECT NO.

DRAWN BY

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SUBMITT	ALS/REVISIONS	
DATE		8/27/2024

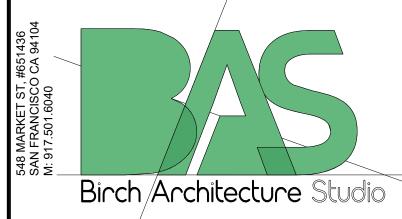
**GENERAL NOTES** 

A0.1

2024.02



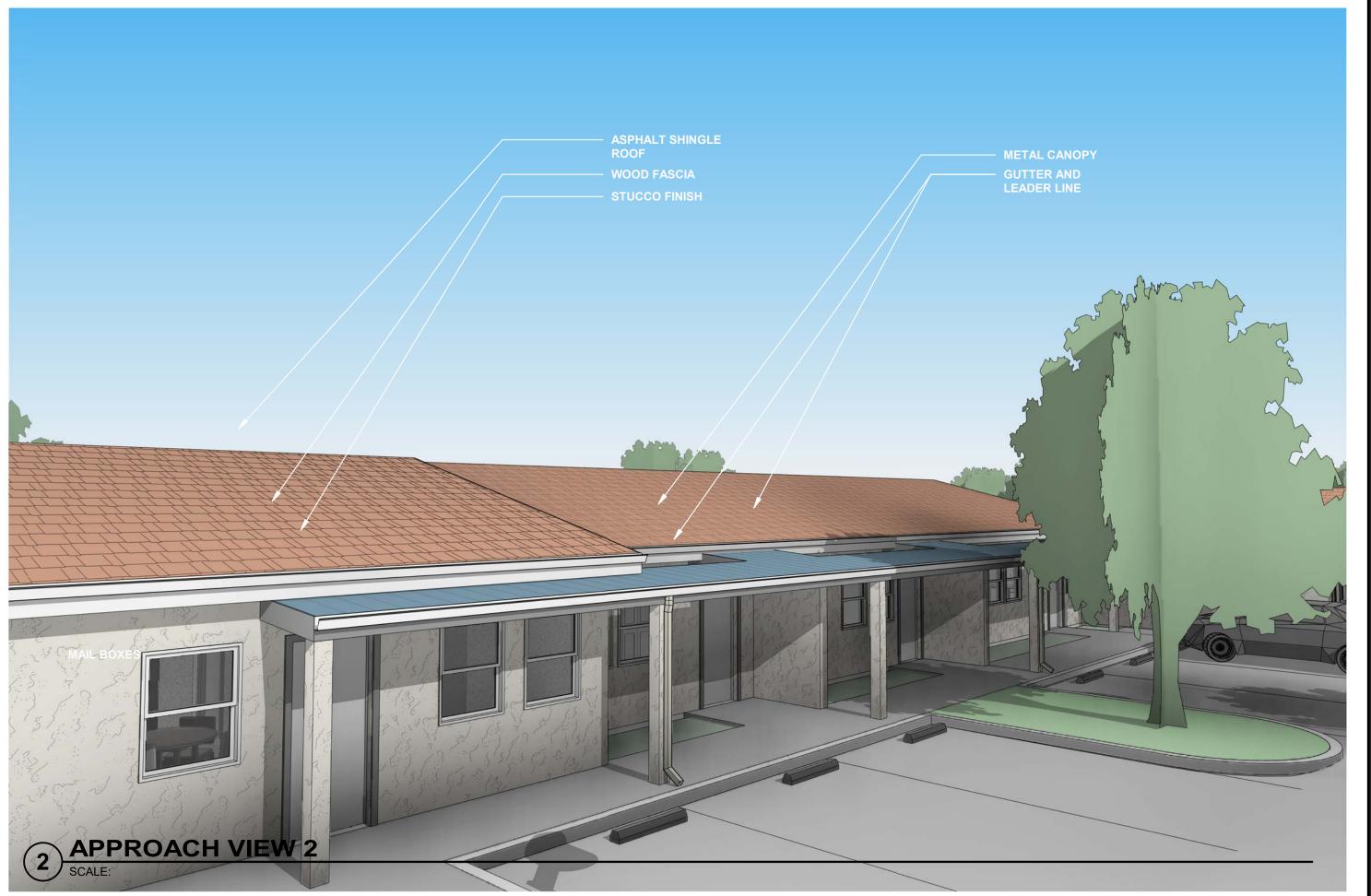




## APN 425-123-028

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# SUBMITTALS/REVISIONS DATE 8/27/2024

DATE	8/27/2024
PROJECT NO.	2024.02
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3D VIEWS



PHOTO 1 - NORTHEAST VIEW @ ENTRANCE TO PROPERTY

SCALE: NTS

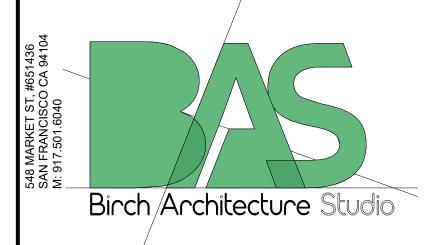


PHOTO 2 - SOUTH VIEW @ ENTRANCE TO PROPERTY

SCALE: NTS



3 PHOTO 3 - NORTH VIEW @ CENTER OF PROPERTY
SCALE: NTS



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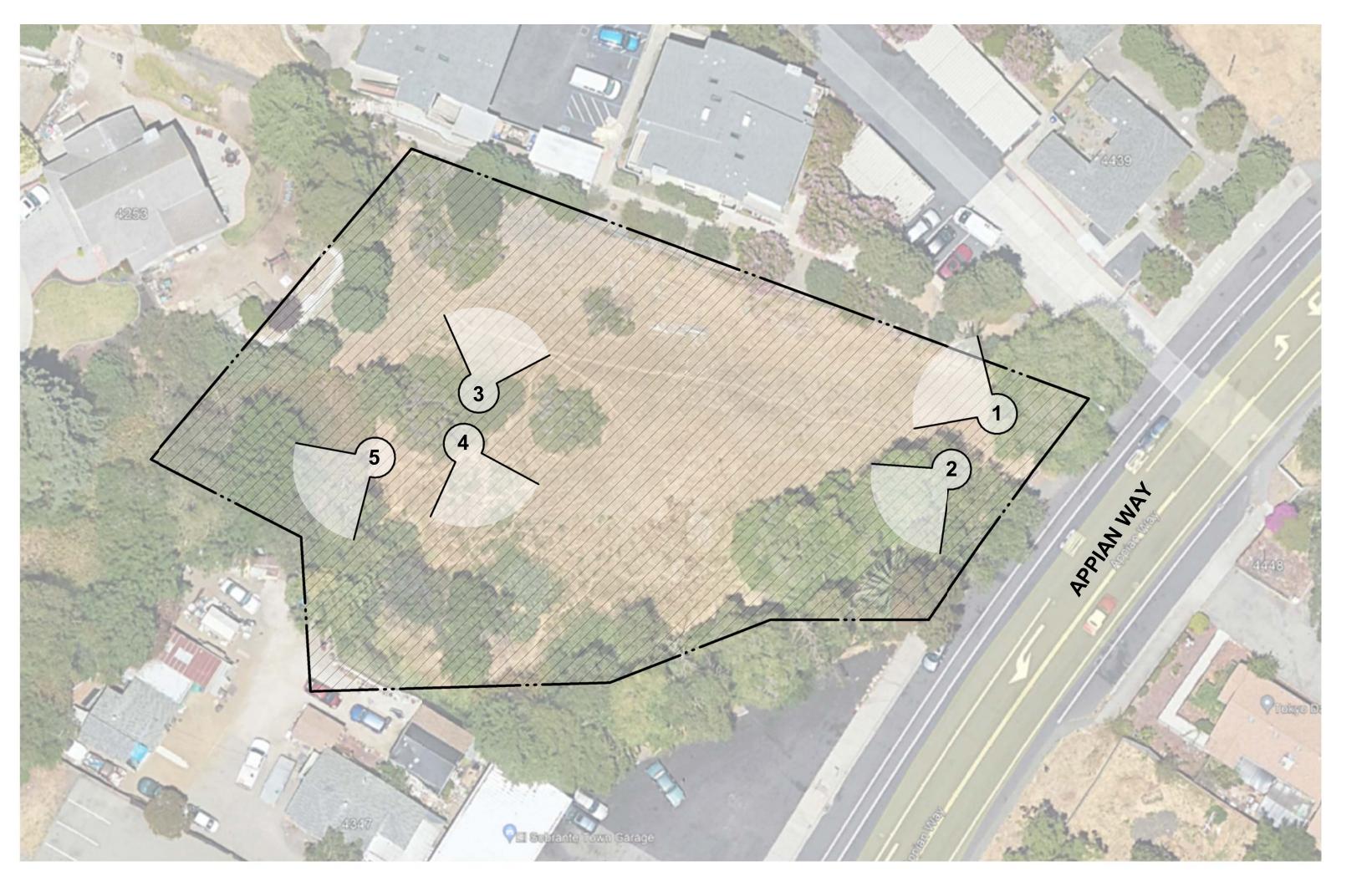
PHOTO 4 - SOUTH VIEW @ CENTER OF PROPERTY

SCALE: NTS

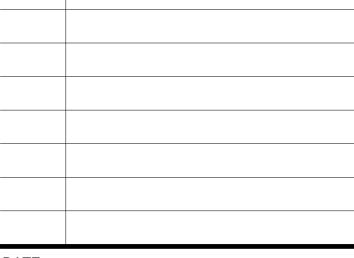


PHOTO 5 - SOUTHWEST VIEW @ WEST END OF PROPERTY

SCALE: NTS



A SCALE: NTS



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EXISTING SITE PHOTOS





Birch Architecture Studio

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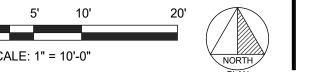
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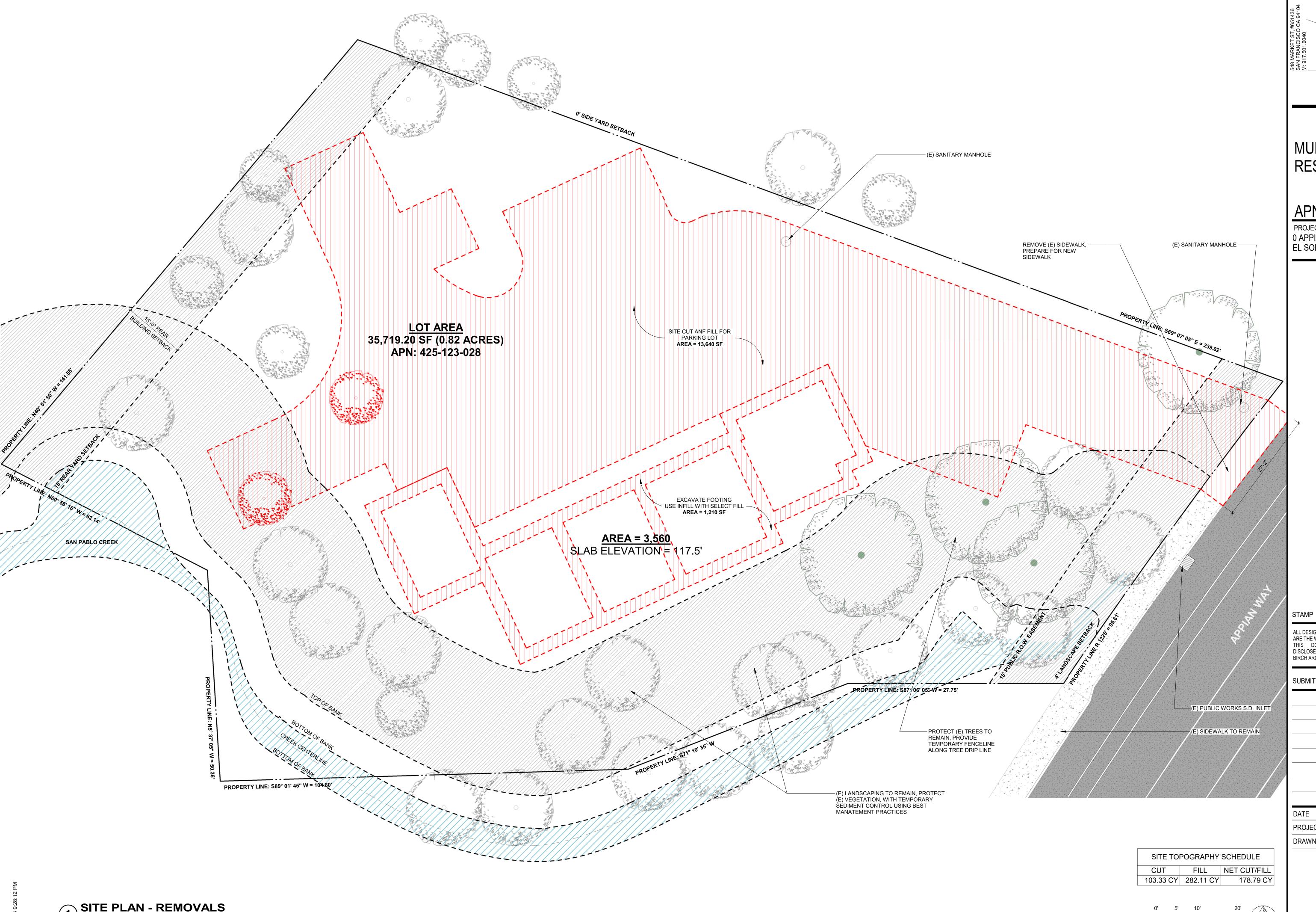
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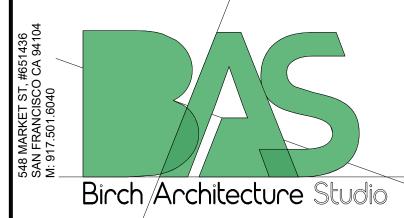
DATE 8/27/202

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SITE PLAN - AERIAL







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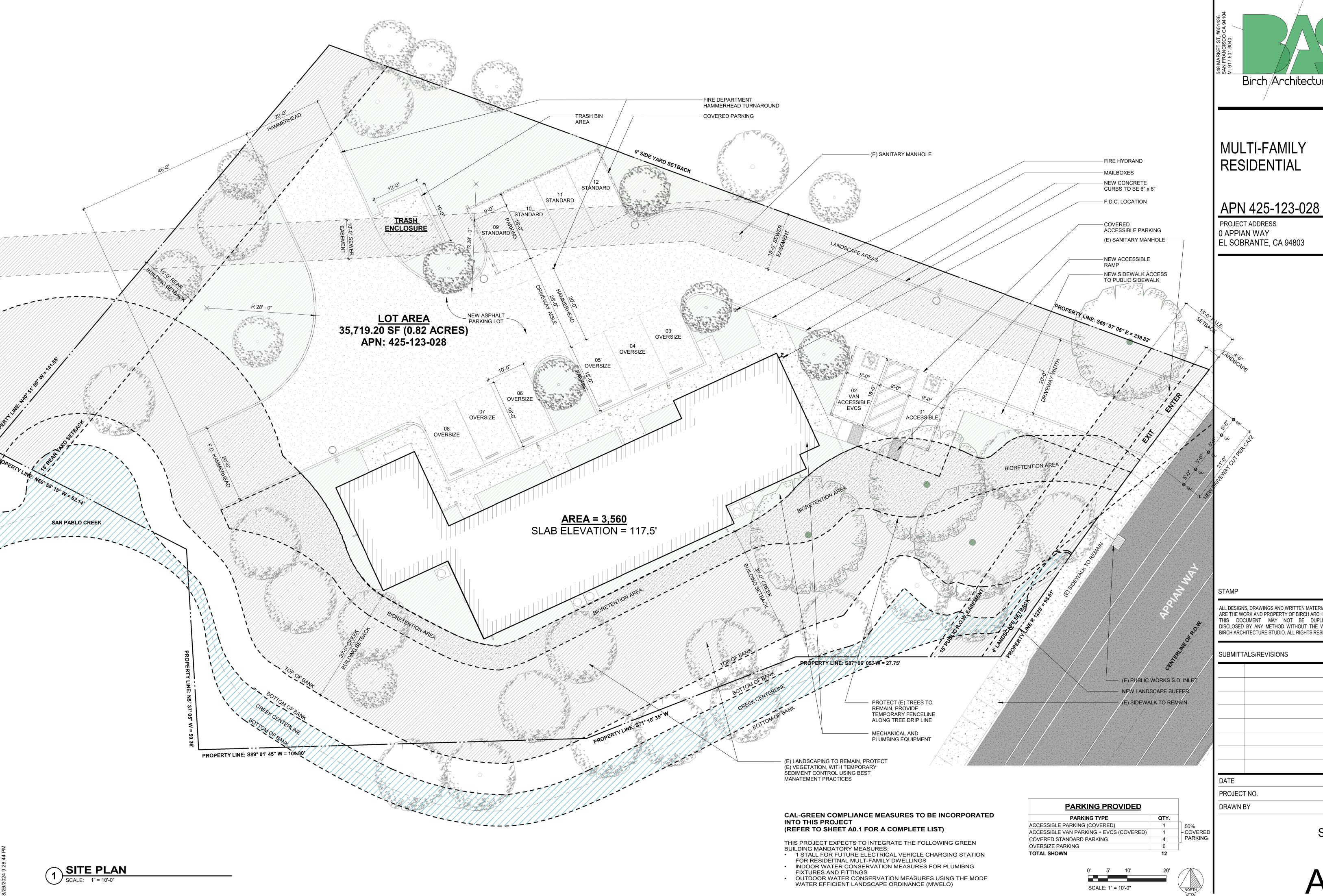
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SITE PLAN - REMOVALS



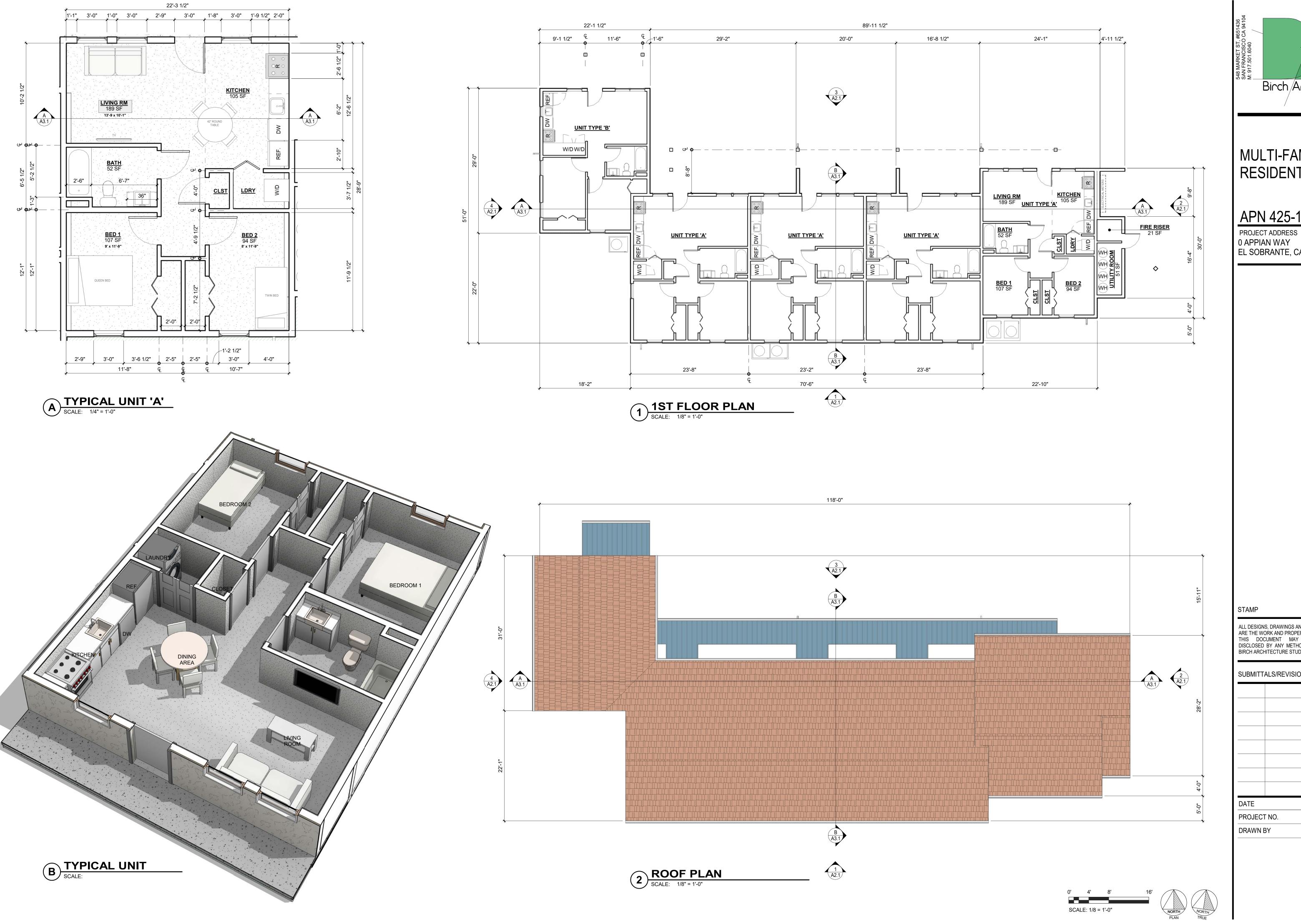
Birch Architecture Studio

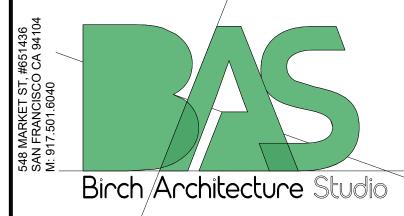
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SITE PLAN





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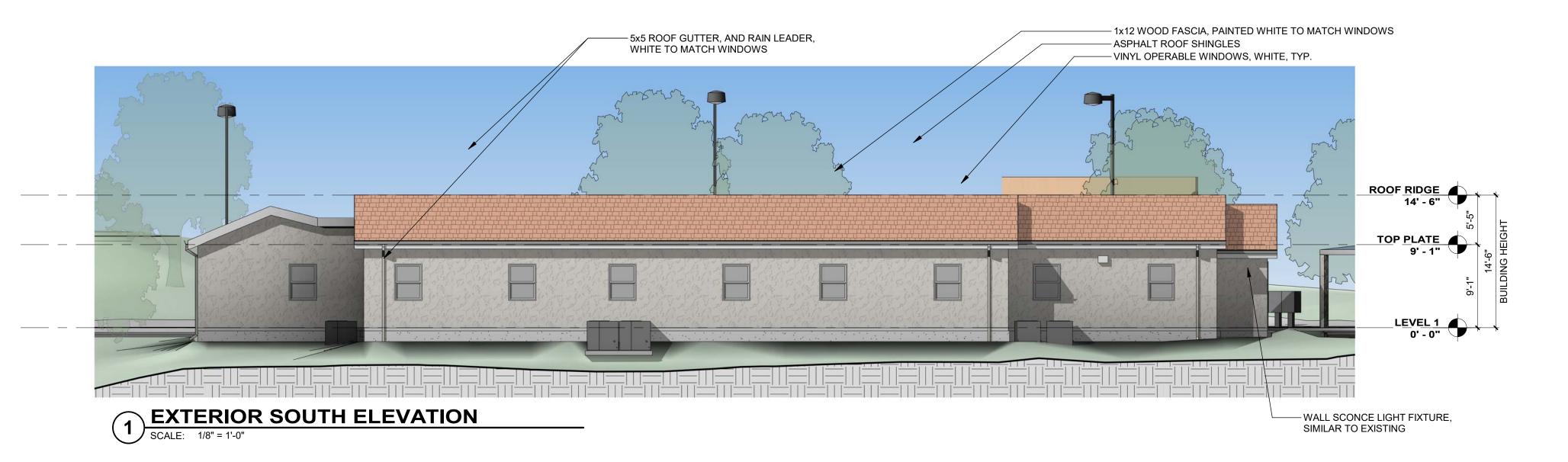
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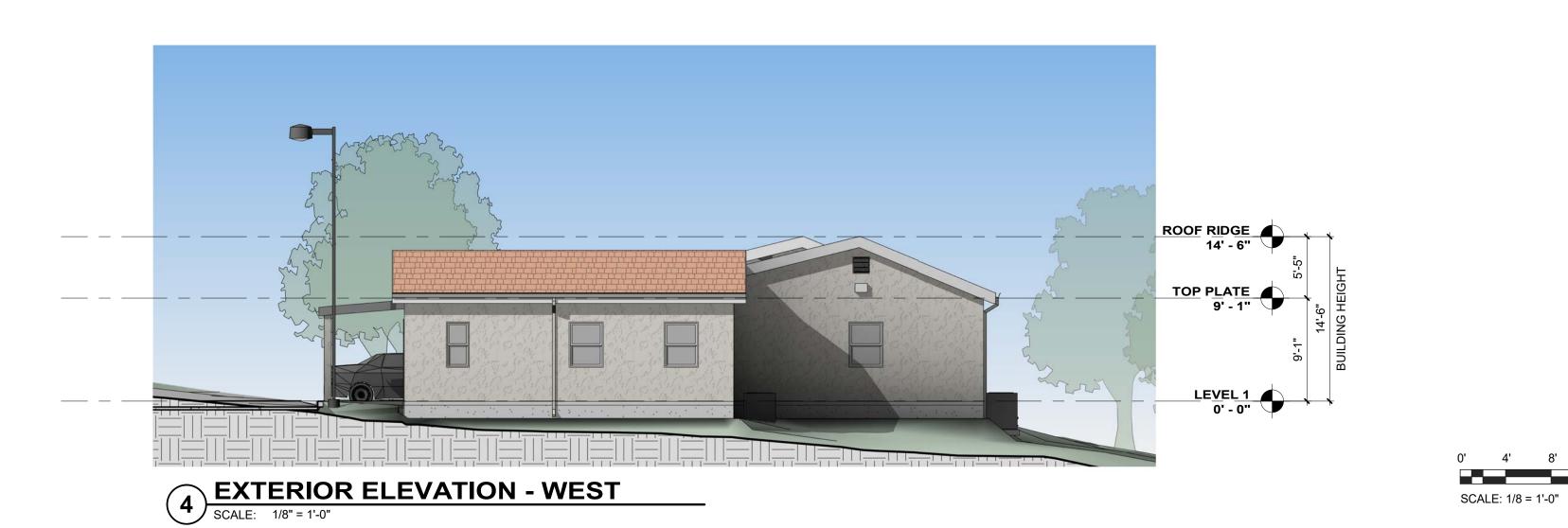
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FLOOR PLANS









SAN FRANCISCO CA 94104
W: 917.501.6040
W: 917.501.6040

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BIRCH NIGHT RESERVED.

BIRCH NIGHT RESERVED.

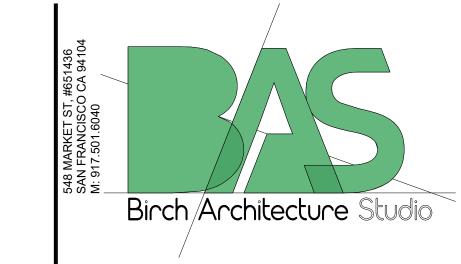
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DATE 8/27/2024

PROJECT NO. 2024.02

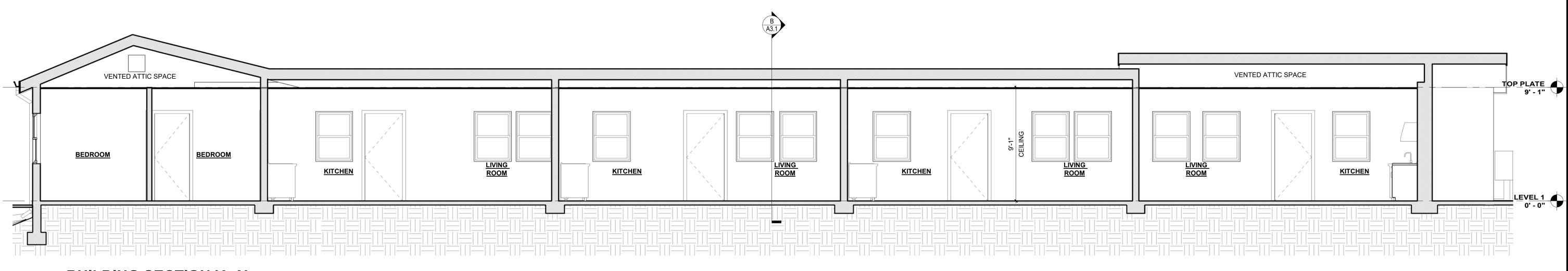
EXTERIOR ELEVATIONS

A2.1



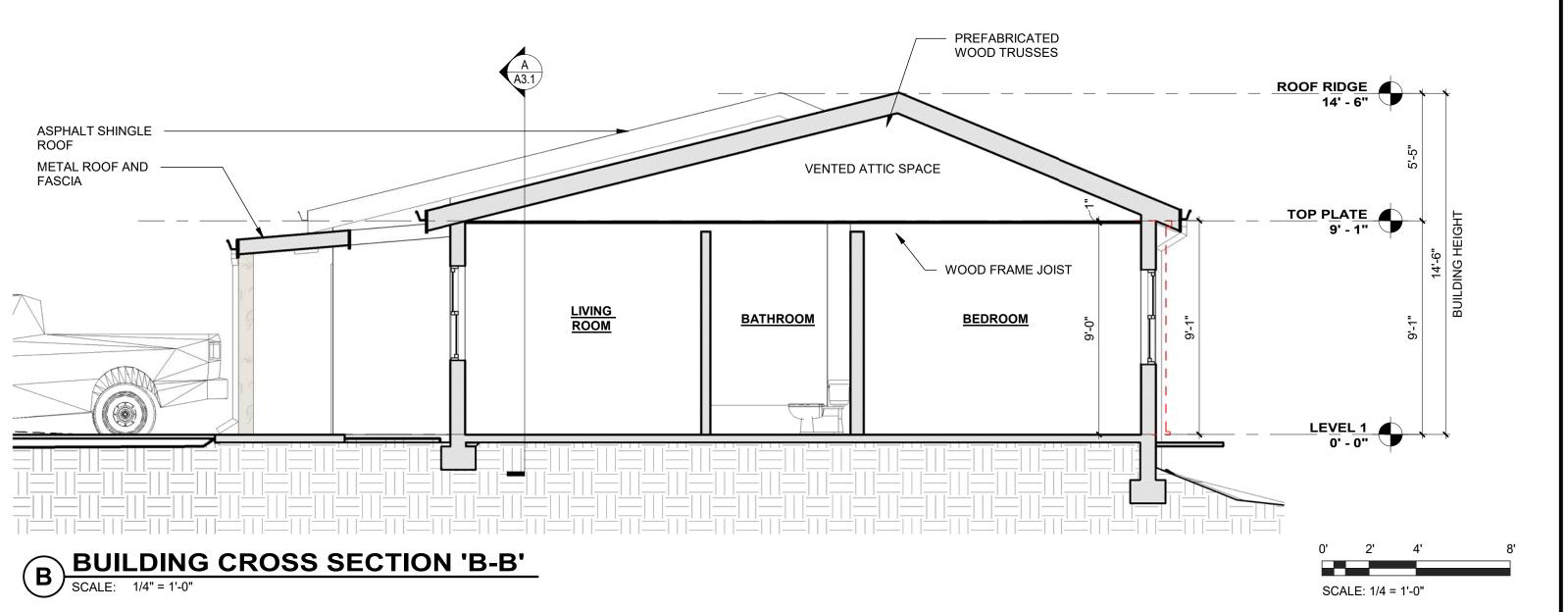
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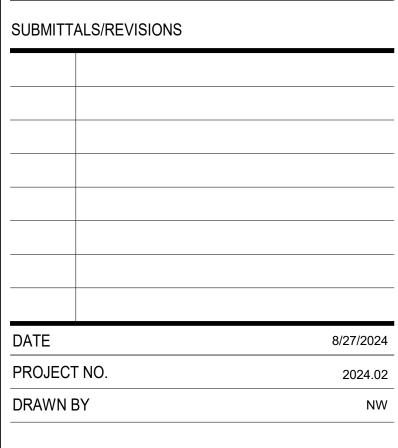
BUILDING SECTION 'A-A'

SCALE: 1/4" = 1'-0"



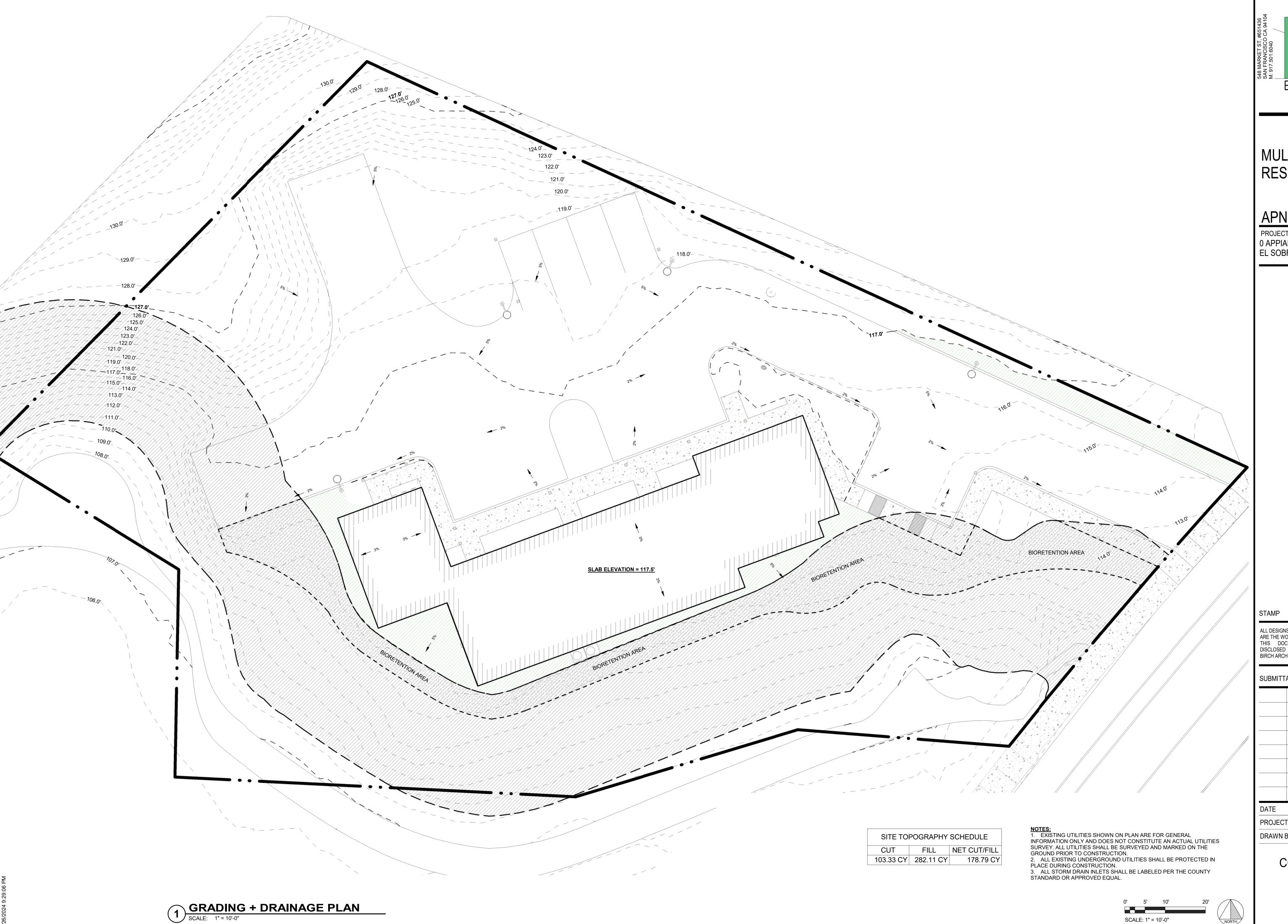
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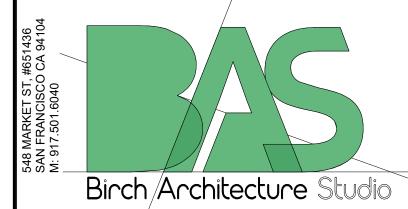
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**BUILDING SECTIONS** 

A3.1





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ATE 8/2

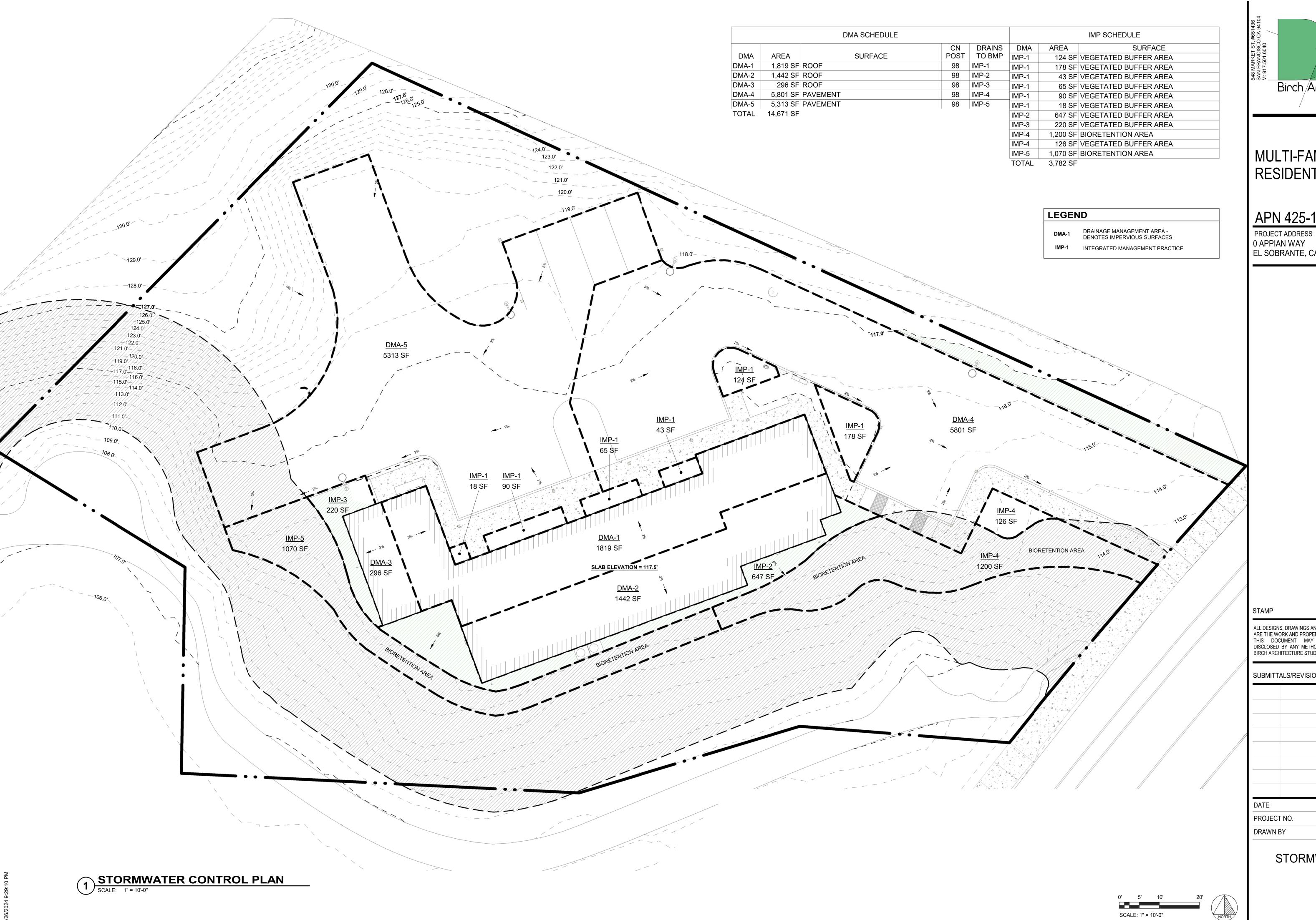
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CONCEPTUAL GRADING + DRAINAGE PLAN

C1.0





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STORMWATER CONTROL PLAN

