

THE LAKES NEW GUARDHOUSE

BIXLER RD & FALLMAN BLVD, DISCOVERY BAY, CA 94505

PROJECT INFORMATION:

LOCATION:
UNINCORPORATED CONTRA COSTA COUNTY
FALLMAN BLVD, DISCOVERY BAY, CA 94505

PARCEL: 011-241-012-1

SITE STATISTICS:

COMMON AREA PARCELS IN PUDs (OPEN SPACE, RECREATION FACILITIES)

PROJECT DESCRIPTION:

CONSTRUCT NEW GUARDHOUSE AND DRIVE ISLE CANOPY STRUCTURE AT THE LAKES AT DISCOVERY BAY, SINGLE FAMILY HOME COMMUNITY.

PARCEL AREA CALCULATIONS:

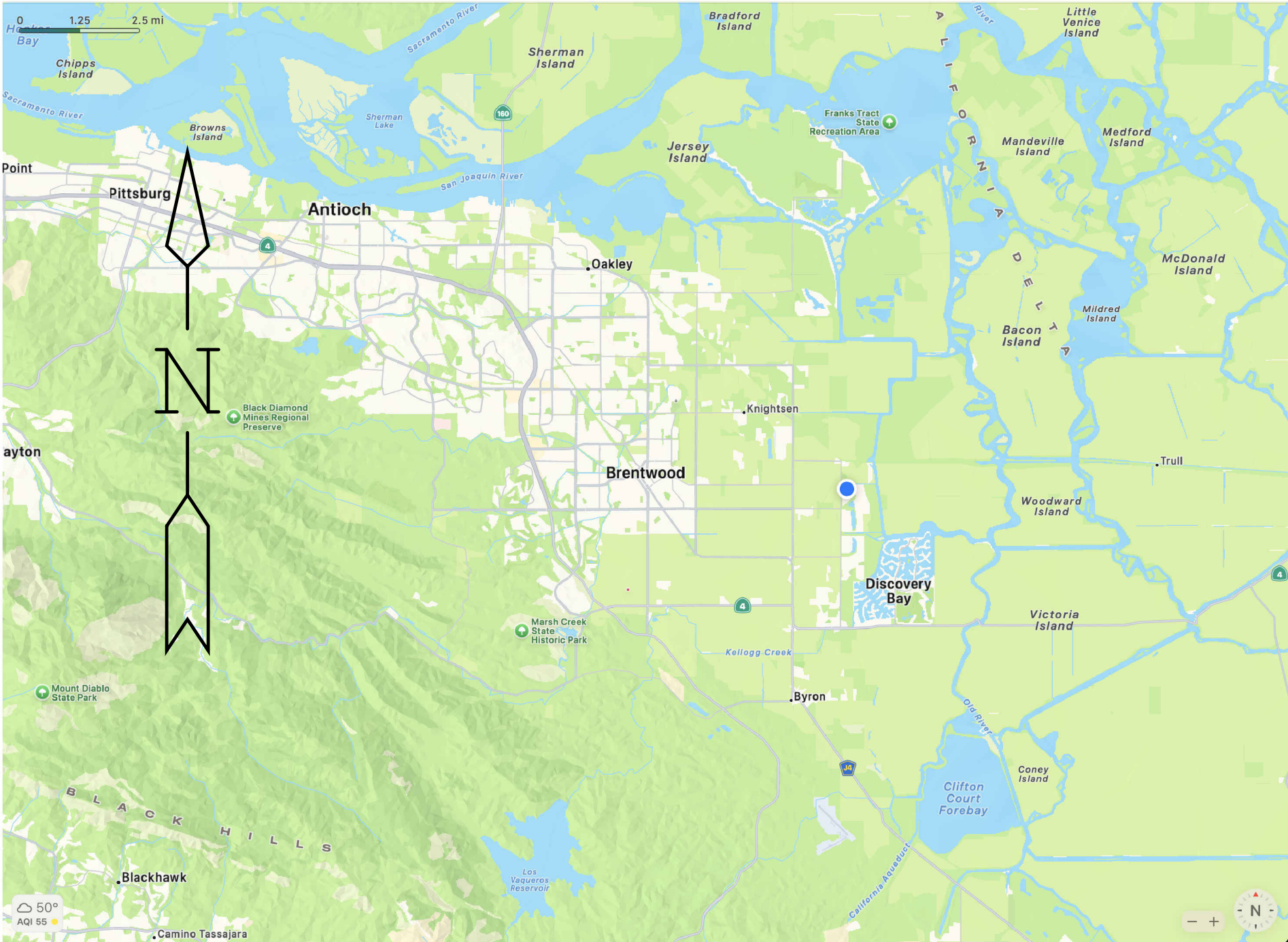
GUARDHOUSE - 312 SF

DRIVE ISLE CANOPY ROOF AREA - 1652 SF

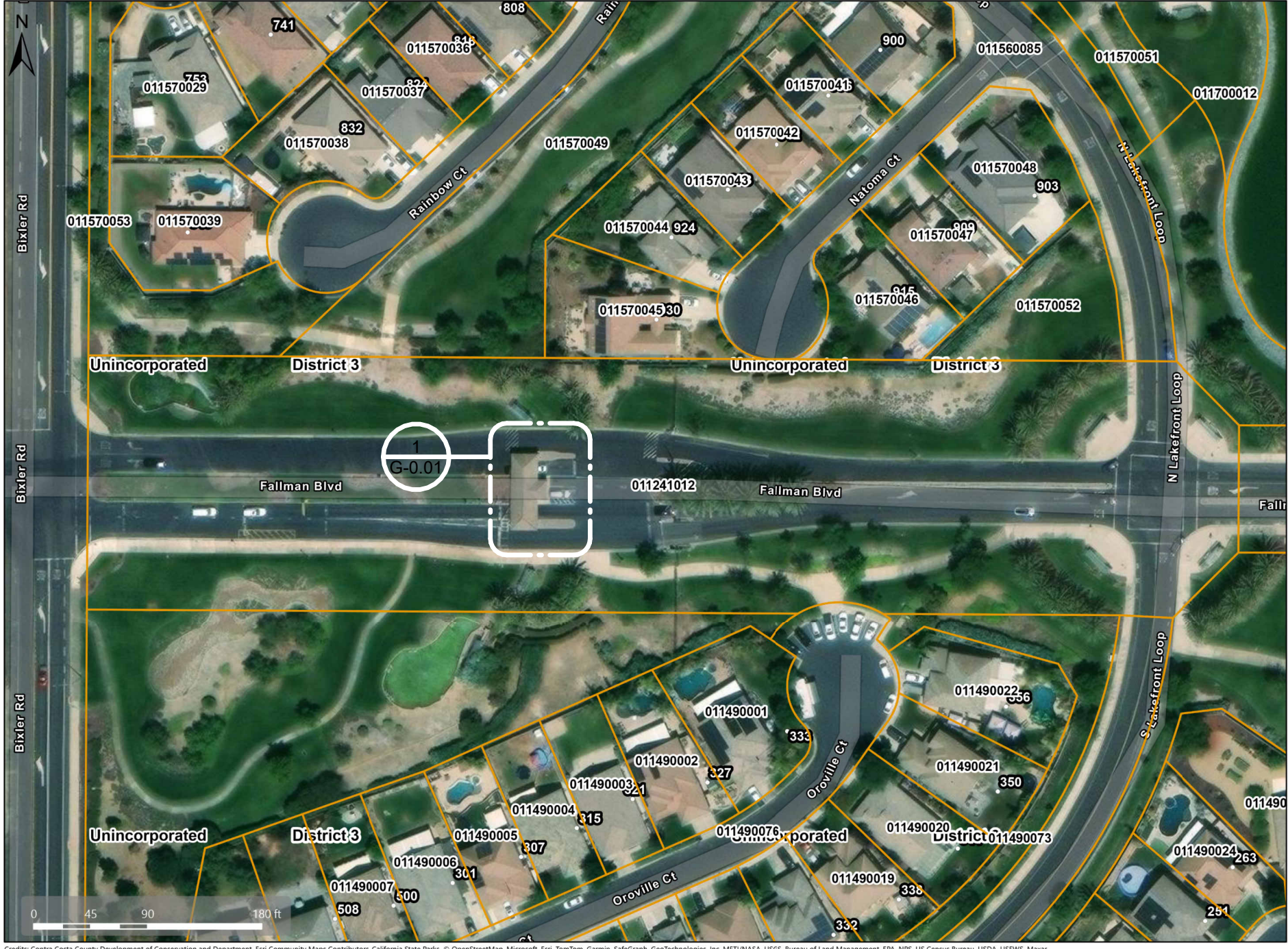
CODES:

CALIFORNIA RESIDENTIAL CODE, 2022 EDITION, TITLE 24, PART 2.5;
NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION 2024
AMERICAN CONCRETE INSTITUTE ACI-318
AMERICAN INSTITUTE OF STEEL CONSTRUCTION AISC-350

RECEIVED on 08/01/2025 CDDP25-03020
By Contra Costa County
Department of Conservation and Development



LOCATION MAP



PARCEL MAP

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JOB DESCRIPTION	CLIENT	MCW Engineering & Design	MCW ENGINEERING & DESIGN	FOR THE SOLE USE OF THE DOCUMENT RECIPIENT - DO NOT CITE, COPY, OR CIRCULATE WITHOUT THE EXPRESSED PERMISSION OF MCW ENGINEERING & DESIGN.	PROFESSIONAL ENGINEER MARCEL C. WILLIAMS C 35807 6-25-2022 CIVIL STATE OF CALIFORNIA	Revisions				SHEET TITLE			
						No.	Revision Date	Revision Description		PROJECT INFO NEW CONSTRUCTION			
THE LAKES GUARDHOUSE	THE LAKES @ DISCOVERY BAY	MCW Engineering & Design	510-239-3055 MARCEL.WILLIAMS@MCWENGINEERINGDESIGN.COM 5450 CLAIMSTAKE CT, RIVERBANK, CA 94367							SCALE	DATE	DRAWING NO.	REVISION NO.
LOCATION BIXLER & FALLMAN, DISCOVERY BAY, CA 94505										AS SHOWN	06-02-2025	G-0.0	

I. GENERAL

1. THESE NOTES SHALL APPLY TO ALL DRAWINGS IN THIS PROJECT, UNLESS OTHERWISE NOTED.
2. VERIFY EXISTING SITE CONDITIONS BEFORE STARTING ANY CONSTRUCTION WORK. CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF THERE IS ANY DISCREPANCY. DO NOT PROCEED WITH THE AFFECTED WORK UNTIL THE DISCREPANCY IS RESOLVED.
3. PLAN AND DETAIL NOTES PROVIDED IN INDIVIDUAL PLANS AND DETAIL DRAWINGS SUPPLEMENTS INFORMATION IN THE GENERAL NOTES.
4. CONTRACTOR IS HEREBY SPECIFICALLY DIRECTED AS A CONDITION OF THE CONTRACT TO ACQUAINT HIMSELF/HERSELF WITH THE ARTICLES CONTAINED IN THE GENERAL NOTES AND TO NOTIFY AND APPRISE ALL SUBCONTRACTORS AND ALL OTHER PARTIES OF THE CONTRACT OF, AND BIND THEM TO, ITS CONDITIONS.
5. DRAWINGS OF BASE BUILDING CONDITIONS ARE GENERATED FROM AS-BUILT DRAWINGS AND LIMITED FIELD OBSERVATION BY THE ARCHITECT. ACTUAL CONDITIONS MAY DIFFER FROM THOSE SHOWN.
6. CONTRACTOR SHALL FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT AND ALL OTHER AGENCY APPROVALS AND PERMITS, CONTROLLED INSPECTIONS, AND FINAL SIGN-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS SHALL BE FORWARDED TO THE OWNER PRIOR TO COMMENCING WORK.
7. CONTRACTOR SHALL VERIFY THAT DRAWINGS ARE THE LATEST ISSUANCE PRIOR TO BEGINNING OF CONSTRUCTION.
8. CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK BY OUTSIDE VENDORS INCLUDING, BUT NOT LIMITED TO, TELEPHONE, DATA AND "OWNER'S FORCES". CONTRACTOR SHALL COORDINATE EXACT LOCATIONS AND SHALL DO THE CUTTING, FITTING AND PATCHING REQUIRED TO RECEIVE THE WORK OF OTHERS AS SHOWN OR REASONABLY IMPLIED BY THE DRAWINGS AND SPECIFICATIONS.
9. ALL IDENTIFIED SCOPE OF WORK SHALL BE PROVIDED NEW, UNLESS OTHERWISE NOTED.
10. WORK NOT SPECIFICALLY DETAILED, NOTED OR SPECIFIED, SHALL BE THE SAME AS SIMILAR PARTS THAT ARE DETAILED, NOTED OR SPECIFIED.
11. IN THE EVENT OF INCONSISTENCIES AMONG THE CONTRACT DOCUMENTS, THE ARCHITECT SHALL INTERPRET THEM WHEN ASKED TO DO SO BY THE OWNER OR CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE RESULTS OF SUCH INTERPRETATIONS MADE BY OTHERS.
12. THE GENERAL CHARACTER OF DETAIL WORK IS SHOWN ON THE CONTRACT DOCUMENTS. SUBSEQUENT CLARIFICATIONS MAY BE MADE BY ADDITIONAL LAYOUTS OR LARGE SCALE OR FULL SIZE DETAILS.
13. VERIFY ALL EQUIPMENT SIZES BEFORE BEGINNING WORK
14. "TYPICAL" OR "TYP." SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS OR DIMENSIONS ARE USUALLY KEYED, AND NOTED "TYP" ONLY WHEN THEY FIRST OCCUR.
15. "SIMILAR" OR "SIM." MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS, ORIENTATION, AND CONDITIONS ON PLANS AND ELEVATIONS
16. ARCHITECT SHALL HAVE THE AUTHORITY TO REJECT ANY WORK THAT IS NOT IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS

II. DEMOLITION AND SHORING



1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS PRIOR TO WORK BEGINNING. WORK THAT IS NOT SHOWN MAY BE REQUIRED TO COMPLETE THE INTENDED WORK. THE CONTRACTOR IS RESPONSIBLE FOR INFORMING THE OWNERS REPRESENTATIVE OF ANY CONDITIONS THAT DIFFER FROM THE INFORMATION INDICATED IN THE DRAWINGS.
2. PRIOR TO EXECUTION OF DEMOLITION WORK, SCHEDULE A WALK-THROUGH WITH OWNER OR OWNERS REPRESENTATIVE TO CONFIRM SCOPE OF WORK AND TO REVIEW EXISTING CONDITIONS.
3. CLAIMS FOR ADDITIONAL COST OR TIME DUE TO EXISTING CONDITIONS THAT COULD HAVE BEEN REASONABLY ANTICIPATED DURING A SITE VISIT BY THE CONTRACTOR PRIOR TO BIDDING WILL NOT BE APPROVED.
4. PROTECT ALL EXISTING BUILDING COMPONENTS WHICH ARE TO REMAIN. REPAIR ANY DAMAGED AREAS AS REQUIRED TO RETURN THEM TO THEIR ORIGINAL CONDITION.
5. PROVIDE SHORING OF EXISTING STRUCTURE AS REQUIRED TO CONTAIN DEMOLITION WITHIN WORK AREA AND PREVENT DAMAGE TO OUTSIDE AREAS.
6. DEMOLITION ACTIVITIES SHALL BE PERFORMED AS TO PRODUCE MINIMAL DISTURBANCE TO EXISTING FACILITY OCCUPANTS. (I.E. MINIMIZE EXCESSIVE AND PROLONGED NOISE LEVELS AND DUST). ENSURE ALL CARS ENTERING THE COMMUNITY CAN ENTER AND EXIT THE MAIN GATE AT ALL TIMES DURING DEMOLITION.
7. ALL WORK SHALL COMPLY WITH REQUIRED LOCAL CODES. CONTRACTOR IS RESPONSIBLE FOR OBTAINING REQUIRED PERMITS AND INSPECTIONS FOR ALL WORK ASSOCIATED WITH THIS CONTRACT.
8. CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS AS REQUIRED TO MATCH SURROUNDING EXISTING FINISHES NOT DISTURBED.
9. IN EXISTING AREAS, RENOVATION AND DEMOLITION WORK SHALL BE ACCOMPLISHED WITH MINIMAL DISRUPTION TO SECURITY AND GATE ENTRY OPERATIONS. IF REQUIRED, THE OWNER RESERVES THE RIGHT TO TEMPORARILY STOP WORK OF SPECIFIC CONSTRUCTION OPERATIONS SHOULD THE OWNER IDENTIFY AN EMERGENCY OR DANGER EXISTS TO THE WELFARE OF THE OCCUPANTS ON ACCOUNT OF SUCH WORK OR OPERATIONS.
10. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL MATERIAL IN A LEGAL MANNER NOT SCHEDULED FOR REUSE UNDER THIS PROJECT.
11. CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL DUMPSTERS ARE MIN. 30 FEET AWAY FROM COMBUSTIBLES, REF. NFPA 241 & DIVISION 1.

Ili. STANDARDS AND CODES

1. REFER TO TITLE SHEET FOR APPLICABLE CODES.
2. GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, PROMPTLY NOTIFY THE PROJECT MANAGER AND/OR ARCHITECT. NECESSARY CHANGES SHALL BE MADE IN ACCORDANCE WITH THE GENERAL CONDITIONS.
3. IF CONTRACTOR KNOWINGLY PERFORMS ANY WORK WHICH IS CONTRARY TO SUCH LAWS, ORDINANCES, CODES, RULES AND REGULATIONS, HE/SHE SHALL PROMPTLY MAKE ALL CHANGES AS REQUIRED TO COMPLY THEREWITH AND BEAR ALL COSTS ARISING THEREFROM.
4. CONFLICTS: IN CASE OF CONFLICTS IN THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, THE MOST RESTRICTIVE REQUIREMENTS SHALL GOVERN.
5. WHERE CODES OR REGULATIONS, OTHER THAN THOSE LISTED IN THIS SECTION, ARE REFERRED TO IN VARIOUS SECTIONS OF THE SPECIFICATIONS. IT SHALL BE UNDERSTOOD THAT THEY APPLY TO THIS WORK AS FULLY AS IF CITED HEREIN.
6. ALL COMBUSTIBLE MATERIALS SHALL MEET APPLICABLE CODES. WOOD SHALL BE FIRE RETARDANT TREATED WHERE REQUIRED BY LOCAL BUILDING CODES AND BUILDING OWNER'S REQUIREMENT'S.
7. FOR MAXIMUM FLOW RATES FOR PLUMBING FIXTURES, REFER TO STANDARDS FOR PLUMBING FIXTURES AND FITTINGS OF 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE SEE SHEET CG-1.

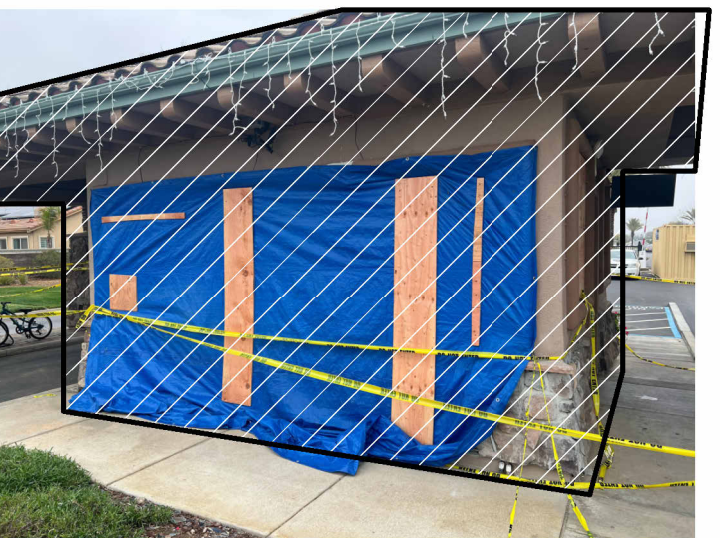
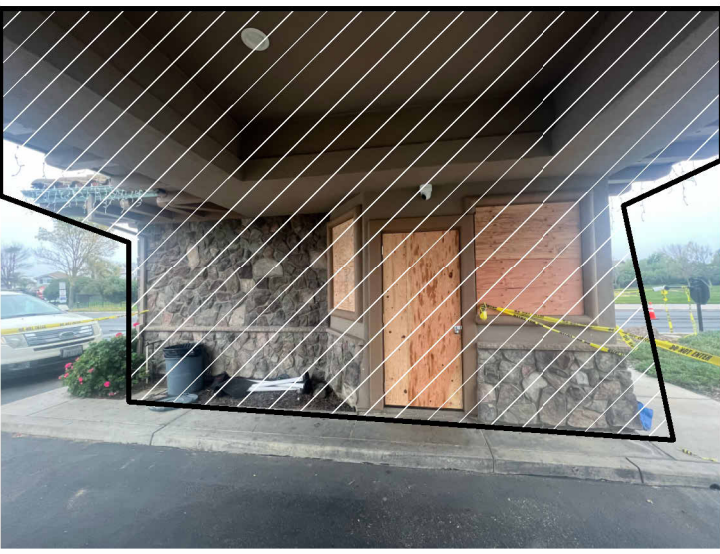
IV. CONSTRUCTION STANDARDS

1. CONTRACTOR TO ENSURE THAT SURFACE TO RECEIVE FINISHES ARE CLEAN, TRUE AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF WORK SHALL INDICATE INSTALLER'S ACCEPTANCE OF SUBSTRATE.
2. CONTRACTOR TO REPAIR AND PREPARE EXISTING SURFACES SCHEDULED TO REMAIN AS NECESSARY FOR APPLICATION OF NEW FINISHES.
3. CONTRACTOR SHALL PATCH SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
4. GYPSUM BOARD CONSTRUCTION SHALL ALIGN WITH EXISTING, ADJACENT, OR ADJOINING SURFACES, JOINTS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS, UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO INSURE DELIVERY AND INSTALLATION OF CASEWORK AND FINISH CARPENTRY WILL NOT BE DAMAGED BY OTHER CONSTRUCTION WORK.
6. ALL CODE-REQUIRED LABELS SUCH AS "UL", FACTORY MUTUAL OR ANY EQUIPMENT IDENTIFICATION, PERFORMANCE RATING, NAME OR NOMENCLATURE PLATES SHALL REMAIN READABLE AND NOT PAINTED.
7. COORDINATE WITH OWNER FOR DELIVERY AND PLACEMENT OF ALL FURNITURE AND WALL-HUNG EQUIPMENT.
8. REFER TO FINISH SCHEDULE FOR SPECIFIED FINISHES. REFER TO INTERIOR ELEVATIONS FOR MOUNTING HEIGHT REQUIREMENTS.
9. FOR BUILT-IN WORK SURROUNDED BY PARTITIONS, INCLUDING BUT NOT LIMITED TO APPLIANCES AND MILLWORK, CONTRACTOR SHALL CONFIRM THAT FINISHED FLOOR, WALL AND/OR SOFFIT SURFACES DO NOT VARY BY MORE THAN 1/4" IN 20'-0" (NON-CUMULATIVE).
10. CONTRACTOR SHALL, IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, APPLY, INSTALL, CONNECT, ERECT, CLEAN, AND/OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/OR EQUIPMENT.
11. UNLESS OTHERWISE NOTED, IT IS THE INTENTION OF THE DRAWINGS AND SPECIFICATIONS FOR ALL WORK, EQUIPMENT, CASEWORK, MECHANICAL, ELECTRICAL AND SIMILAR DEVICES OF WHATEVER NATURE, BE COMPLETELY INSTALLED, CONNECTED, MADE OPERATIONAL AND FUNCTIONAL FOR THE PURPOSE INTENDED, AND THAT ALL COSTS FOR THIS BE INCLUDED IN THE CONTRACTOR'S PROPOSAL.
12. COORDINATE LOCATION AND PROVIDE BLOCKING, BACKING, AND/OR REINFORCEMENTS IN PARTITIONS FOR ALL CABINETS, COUNTERTOPS AND ANY WALL-MOUNTED ITEMS. REFER TO ELEVATIONS AND DETAILS FOR LOCATIONS OF WALL STANDARDS AND OTHER SUPPORTS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY FRAMING, BRACING, AND STRUCTURING ALL WALL, BULKHEAD, AND OTHER DRYWALL CONSTRUCTION IN ACCORDANCE WITH APPLICABLE TYPICAL DETAILS CONTAINED IN THE DRAWINGS WHETHER OR NOT SPECIFICALLY REFERENCED IN THE PLANS OR DETAILS. PROVIDE BLOCKING / BACKING AND REINFORCEMENT ABOVE AS REQUIRED FOR SUPPORT OF LIGHT FIXTURES, EQUIPMENT, OR ANY OTHER CEILING-MOUNTED ITEMS.
14. REPAIR AND PATCH ANY/ALL PENETRATIONS THROUGH RATED ASSEMBLIES TO MAINTAIN REQUIRED RATING.
15. UNLESS OTHERWISE NOTED IN DRAWINGS, FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS, INSTALLATION INSTRUCTIONS, AND BEST PRACTICES FOR INSTALLING EQUIPMENT, FURNISHINGS, FITTINGS, ETC. BRING CONFLICTS BETWEEN DRAWINGS AND MANUFACTURER'S RECOMMENDATIONS TO THE ATTENTION OF THE ARCHITECT.

JOB DESCRIPTION		CLIENT			MCW ENGINEERING & DESIGN 510-239-3055 MARCEL.WILLIAMS@MCWENGINEERINGDESIGN.COM 5450 CLAIMSTAKE CT, RIVERBANK, CA 94367	FOR THE SOLE USE OF THE DOCUMENT RECIPIENT - DO NOT CITE, COPY, OR CIRCULATE WITHOUT THE EXPRESSED PERMISSION OF MCW ENGINEERING & DESIGN.		Revisions		SHEET TITLE				
THE LAKES GUARDHOUSE		THE LAKES @ DISCOVERY BAY						No.	Revision Date	Revision Description	GENERAL NOTES			
								AS SHOWN		DATE 06-02-2025		DRAWING NO. G-0.1		REVISION NO.
LOCATION BIXLER & FALLMAN, DISCOVERY BAY, CA 94505														





EXISTING PRE DEMOLITION PERMIT SITE PLAN
SCALE: 1/8" = 1'-0"

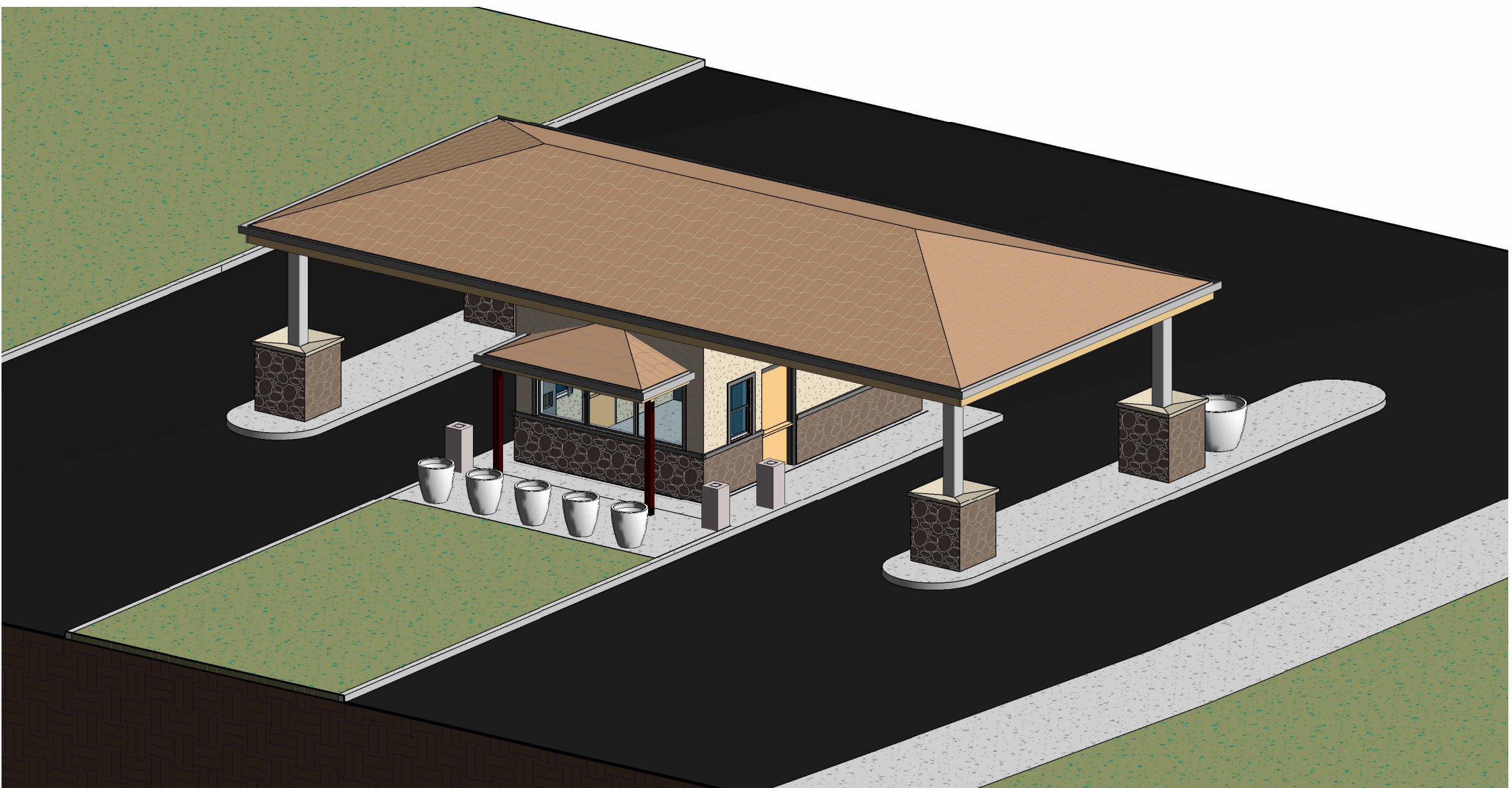
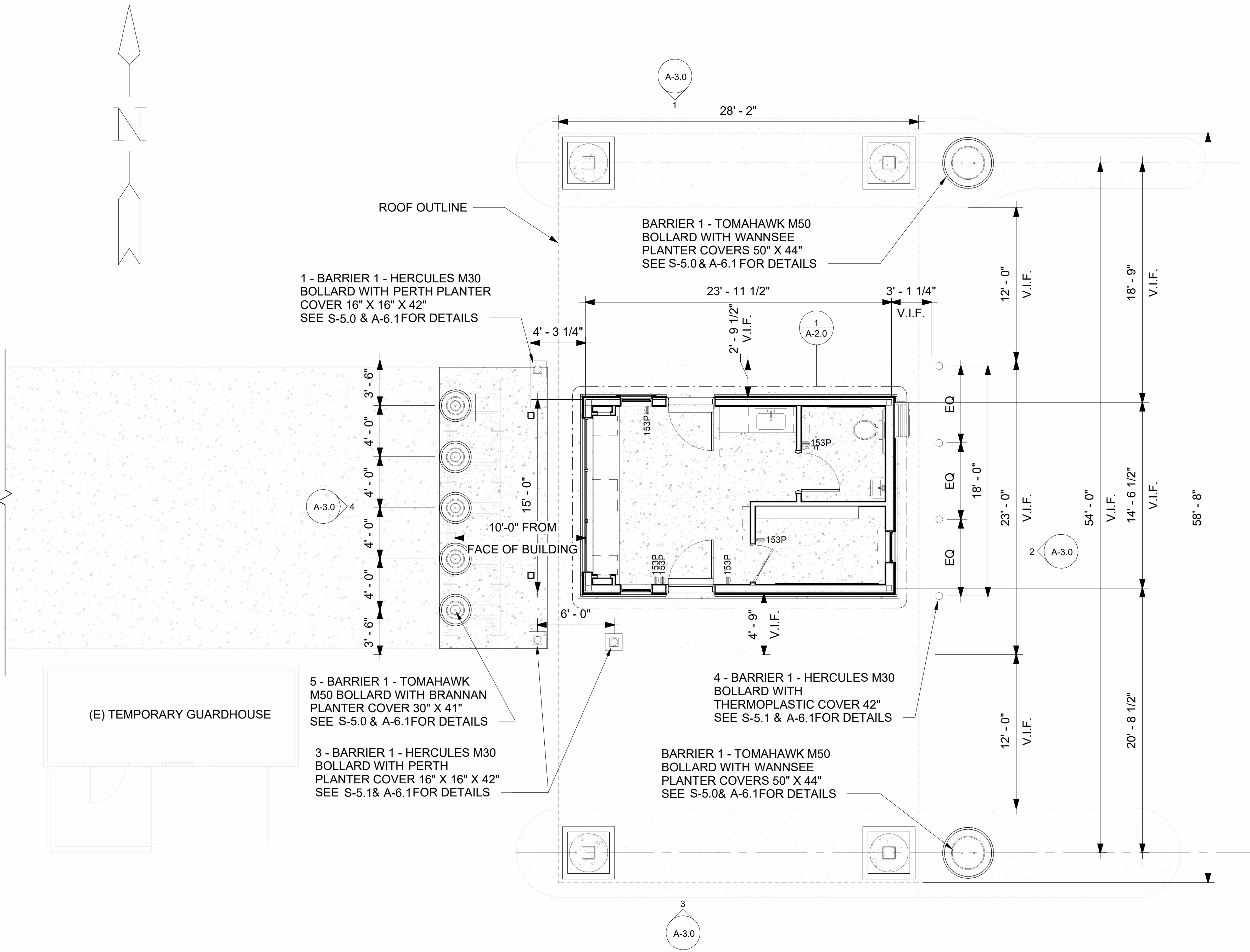


EXISTING STRUCTURE TO BE DEMOLISHED

NOTES:

1. EXISTING STRUCTURE SHOWN WILL BE DEMOLISHED UNDER SEPARATE PERMIT.
2. INFORMATION SHOWN HERE IS FOR REFERENCE TO EXISTING AS BUILT CONDITION PRIOR TO CAR ACCIDENT. CURRENT STRUCTURE CAN NOT BE REPAIRED IN PLACE AND REQUIRES A COMPLETE REBUILD.
3. TEMPORARY GUARDHOUSE TO REMAIN IN PLACE DURING CONSTRUCTION OF NEW STRUCTURE.

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LOCATION BIXLER & FALLMAN, DISCOVERY BAY, CA 94505												SCALE AS SHOWN	DATE 06-02-2025	DRAWING NO. G-1.1	REVISION NO.	

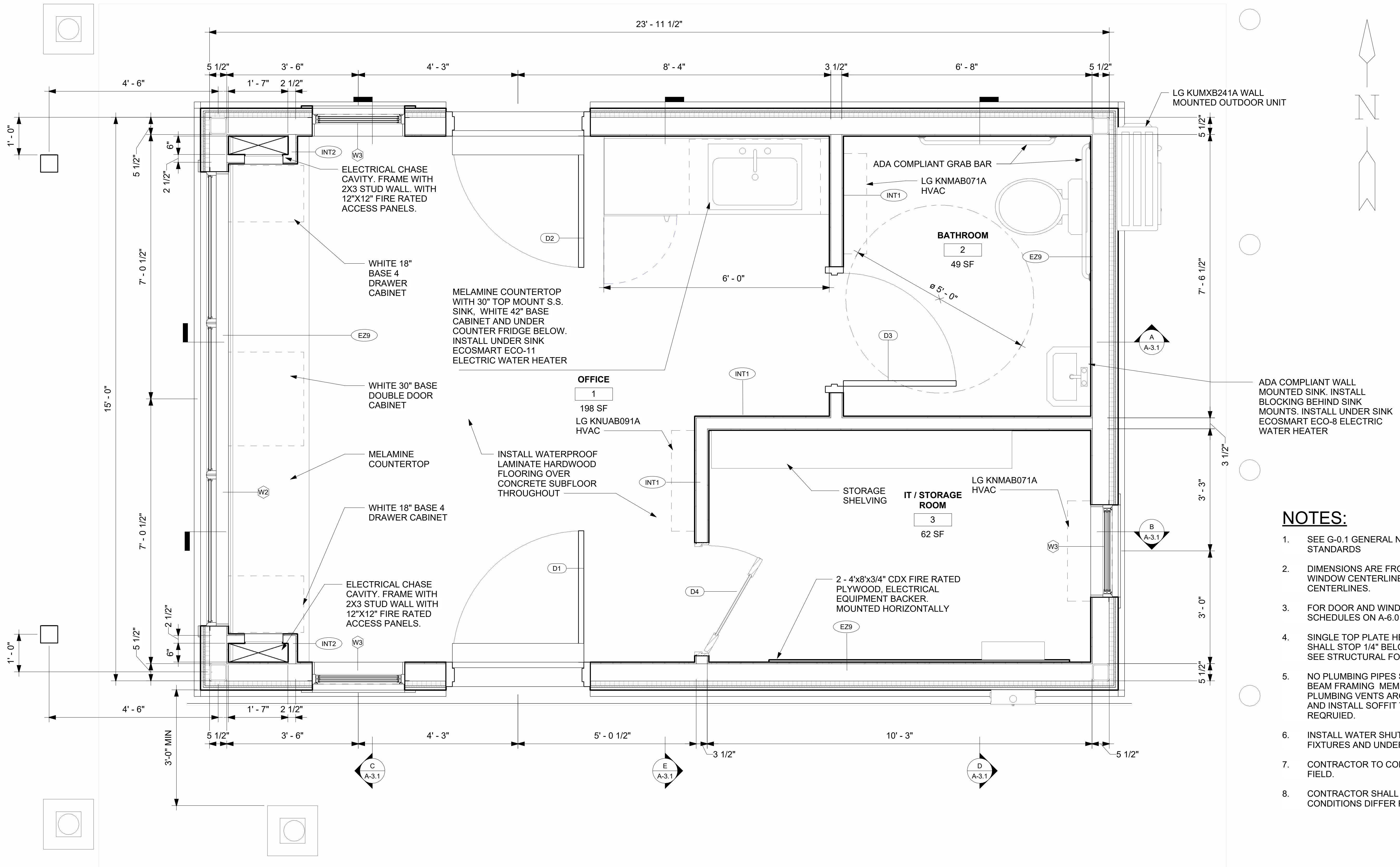


PERSPECTIVE SITE PLAN

NOTES:

- 1. FOR GENERAL NOTES & DESIGN CRITERIA SEE G-0.1
- 2. CONTRACTOR TO CONFIRM DIMENSION IN FIELD.
- 3. CONTRACTOR SHALL NOTIFY EOR IF EXISTING CONDITIONS DIFFER FROM DRAWINGS.

JOB DESCRIPTION THE LAKES GUARDHOUSE	CLIENT THE LAKES @ DISCOVERY BAY		MCW ENGINEERING & DESIGN 510-239-3055 MARCEL.WILLIAMS@MCWENGINEERINGDESIGN.COM 5450 CLAIMSTAKE CT, RIVERBANK, CA 94367	FOR THE SOLE USE OF THE DOCUMENT RECIPIENT - DO NOT CITE, COPY, OR CIRCULATE WITHOUT THE EXPRESSED PERMISSION OF MCW ENGINEERING & DESIGN.		Revisions		SHEET TITLE NEW SITE PLAN			
						No.	Revision Date Revision Description	SCALE AS SHOWN	DATE 06-02-2025	DRAWING NO. A-1.0	REVISION NO.

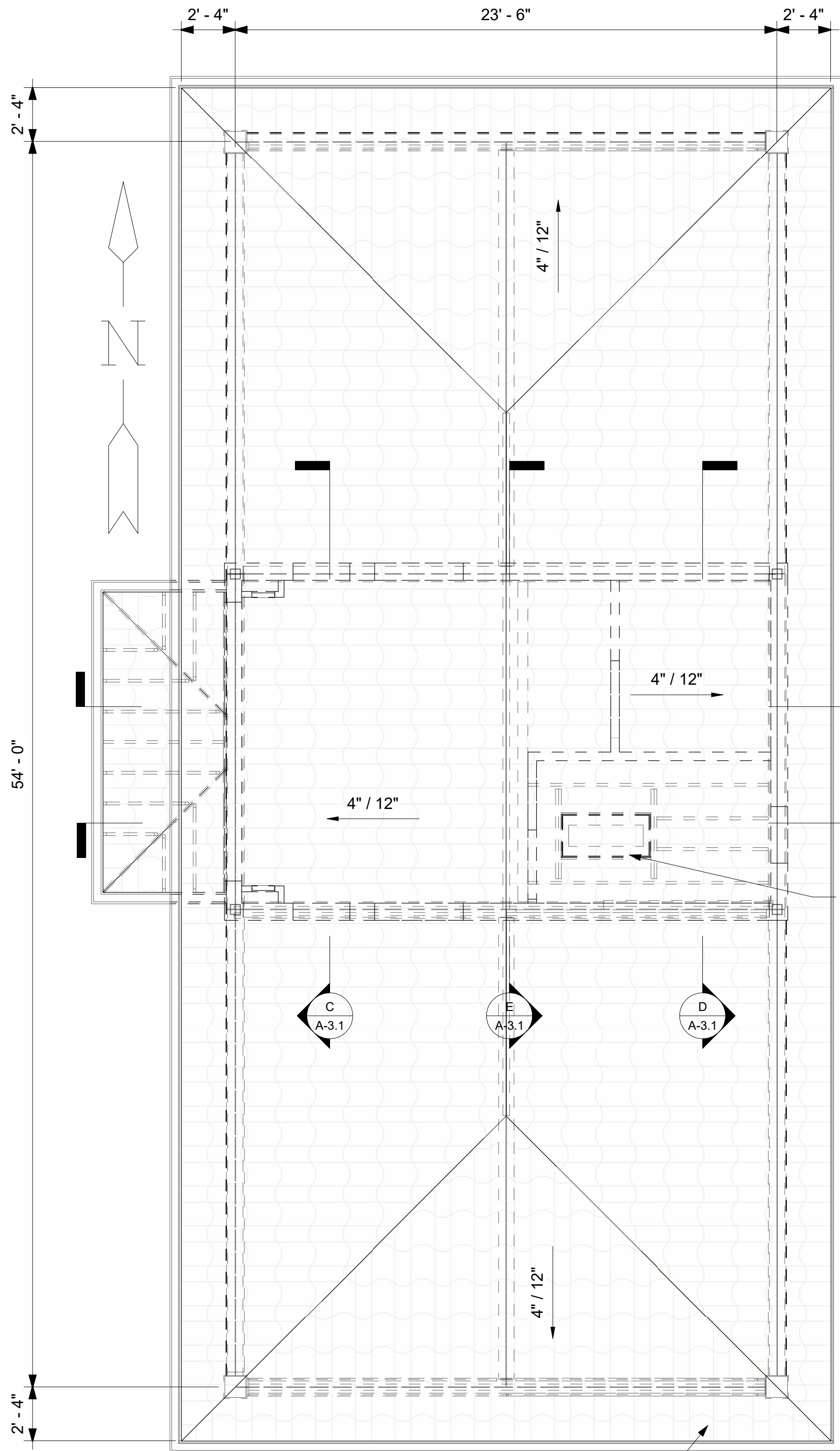


- NOTES:**
- SEE G-0.1 GENERAL NOTES FOR DESIGN STANDARDS
 - DIMENSIONS ARE FROM 2X WOOD FRAMING, WINDOW CENTERLINE, AND DOOR CENTERLINES.
 - FOR DOOR AND WINDOW HEADER SIZES SEE SCHEDULES ON A-6.0
 - SINGLE TOP PLATE HEADER for EZ9 WALL TYPE SHALL STOP 1/4" BELOW BOTTOM OF W BEAM. SEE STRUCTURAL FOR DETAILS
 - NO PLUMBING PIPES SHAL PENETRATE STEEL BEAM FRAMING MEMBERS. ROUT ALL PLUMBING VENTS AROUND STEEL FRAMING AND INSTALL SOFFIT TO COVER VENTS AS REQUIRED.
 - INSTALL WATER SHUT OFF VALVES AT ALL FIXTURES AND UNDER SINK WATER HEATERS
 - CONTRACTOR TO CONFIRM DIMENSION IN FIELD.
 - CONTRACTOR SHALL NOTIFY EOR IF EXISTING CONDITIONS DIFFER FROM DRAWINGS.

GUARDHOUSE FLOOR PLAN

SCALE: 3/4" = 1'-0"

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						No.	Revision Date Revision Description	SCALE AS SHOWN	DATE 06-02-2025	DRAWING NO. A-2.0	REVISION NO.



CONCRETE S-TILE ROOF. SEE IMAGE OF ORIGINAL STRUCTURE FOR COLOR REFERENCE

GUARDHOUSE ROOF PLAN
SCALE: 1/4" = 1'-0"

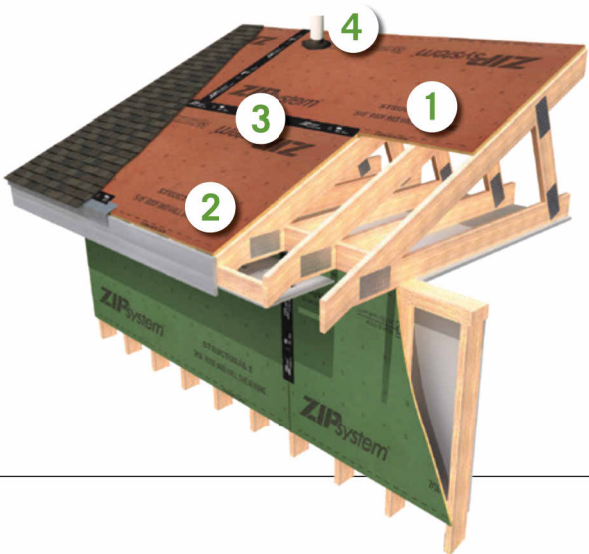
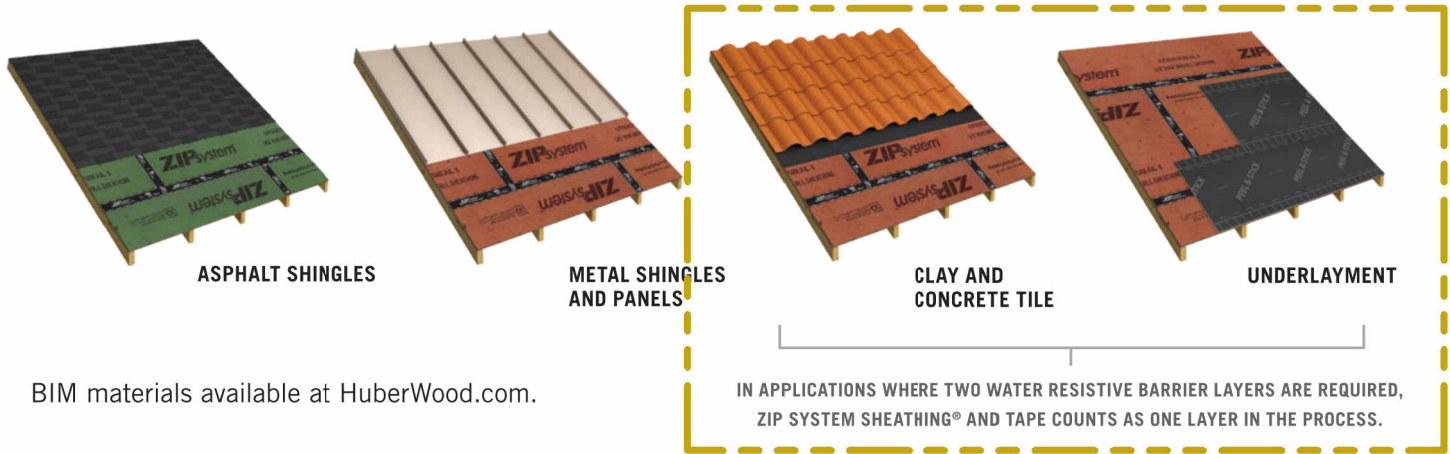


ORIGINAL ROOF REFERENCE IMAGE

13

COMPATIBLE WITH ANY ROOF COVERING & UNDERLAYMENT

ZIP System® sheathing and tape provides an excellent roof underlayment to receive many finished roof coverings including metal, tile and asphalt shingles, fiberglass shingles or cedar shingles. The panels lie flat and stay flat, ensuring a finished roof that looks as good as it performs.



MOISTURE PROTECTION

- 1 Integrated water-resistive barrier
- 2 Continuous rigid air barrier
- 3 Seam sealing with ZIP System™ flashing tape
- 4 Roof penetration flashing solutions

7/16", 1/2" AND 5/8" ZIP SYSTEM® SHEATHING					
PERFORMANCE CATEGORY	PANEL SIZE	PANEL COUNT	PS-2 SPAN RATING	VAPOR TRANSMISSION OF WRB LAYER	AIR BARRIER
7/16	4' x 8'	80	24/16 Structural 1 ²	12-16 perm ASTM E 96 Procedure B	ASTM E 2178 <0.02 L/(s·m²) @ 75 Pa
1/2	4' x 8'	70	32/16 Structural 1		ASTM E 2357 <0.2 L/(s·m²) @ 75 Pa
5/8	4' x 8'	55	40/20 Structural 1		

NOTES:

1. SEE G-0.1 GENERAL NOTES FOR DESIGN STANDARDS
2. FOR EXAMPLE CONCRETE ROOF DETAILS SEE A-6.1 TO A-6.3. SPECIFIC PRODUCT MANUFACTURER DETAILS SHALL OVERRIDE THE EXAMPLE DETAILS SHOWN.
3. CONTRACTOR TO CONFIRM DIMENSION IN FIELD.
4. CONTRACTOR SHALL NOTIFY EOR IF EXISTING CONDITIONS DIFFER FROM DRAWINGS.

JOB DESCRIPTION

THE LAKES GUARDHOUSE

LOCATION

BIXLER & FALLMAN,
DISCOVERY BAY, CA 94505

CLIENT

THE LAKES @
DISCOVERY BAY

MCW
Engineering & Design

MCW ENGINEERING & DESIGN

510-239-3055
MARCEL.WILLIAMS@MCWENGINEERINGDESIGN.COM
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RIVERBANK, CA 94367

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Revisions

No. Revision Date Revision Description

SHEET TITLE

ROOF PLAN

SCALE

AS SHOWN

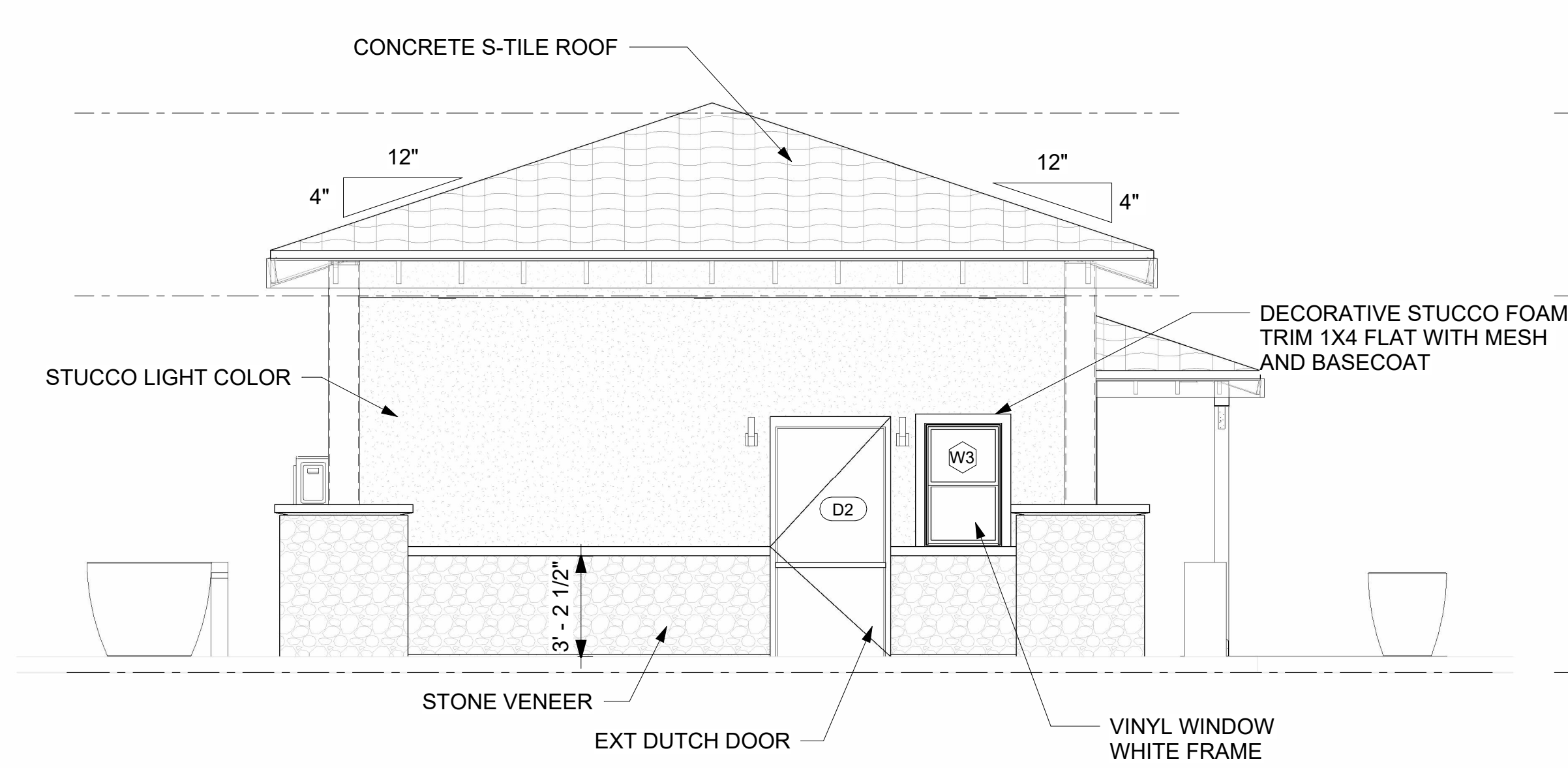
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06-02-2025

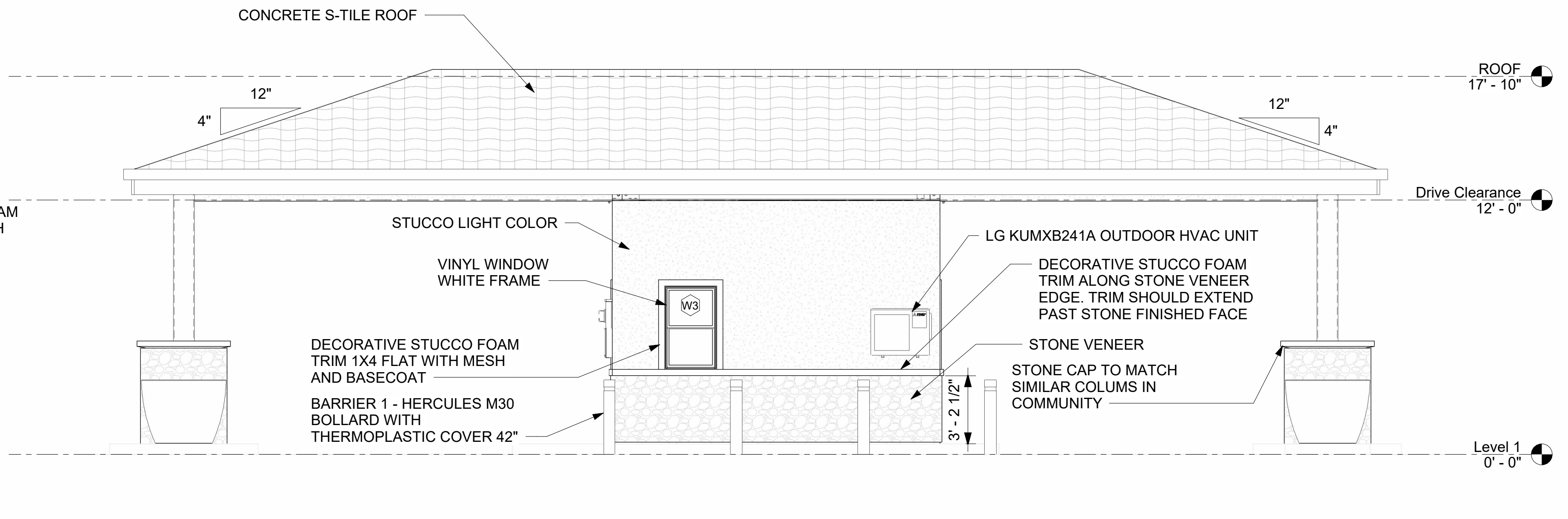
DRAWING NO.

A-2.1

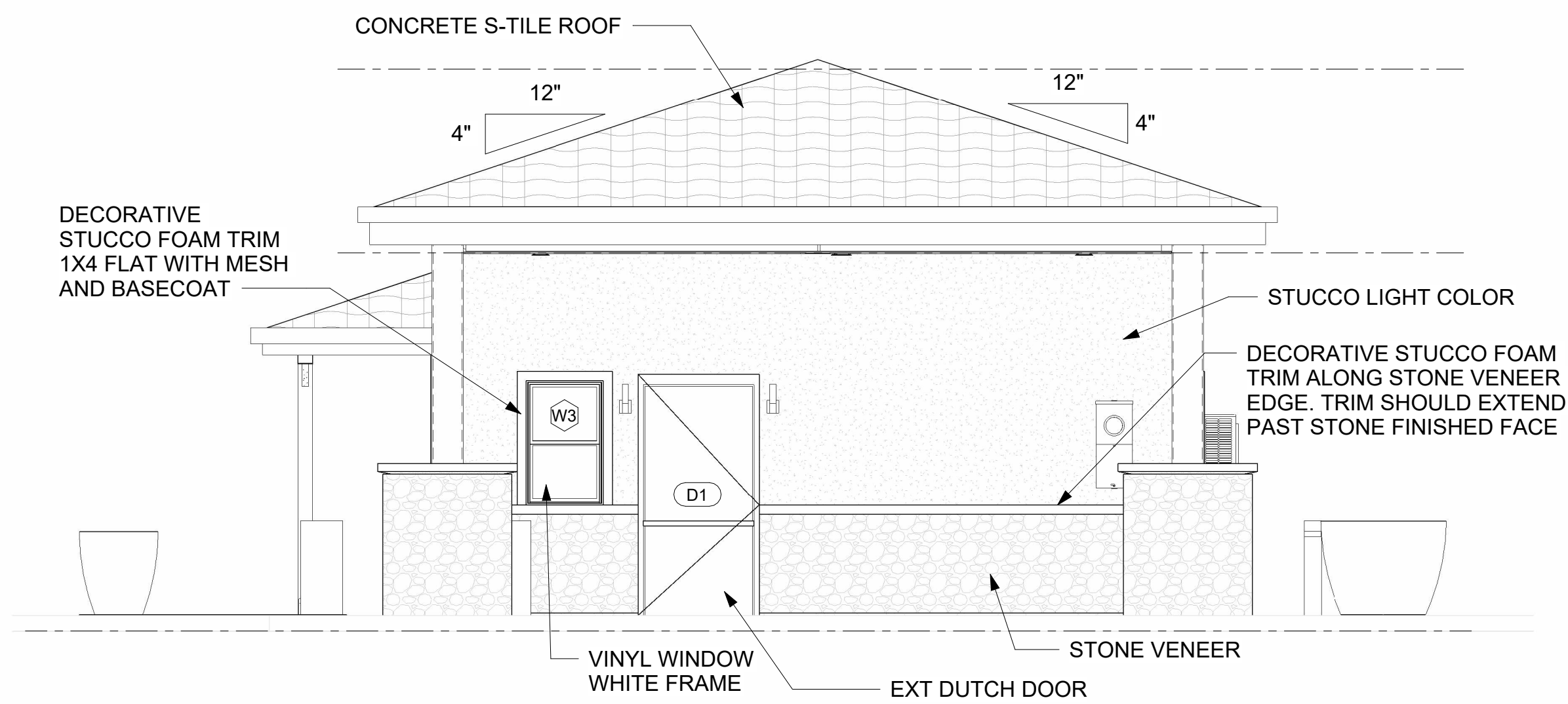
REVISION NO.



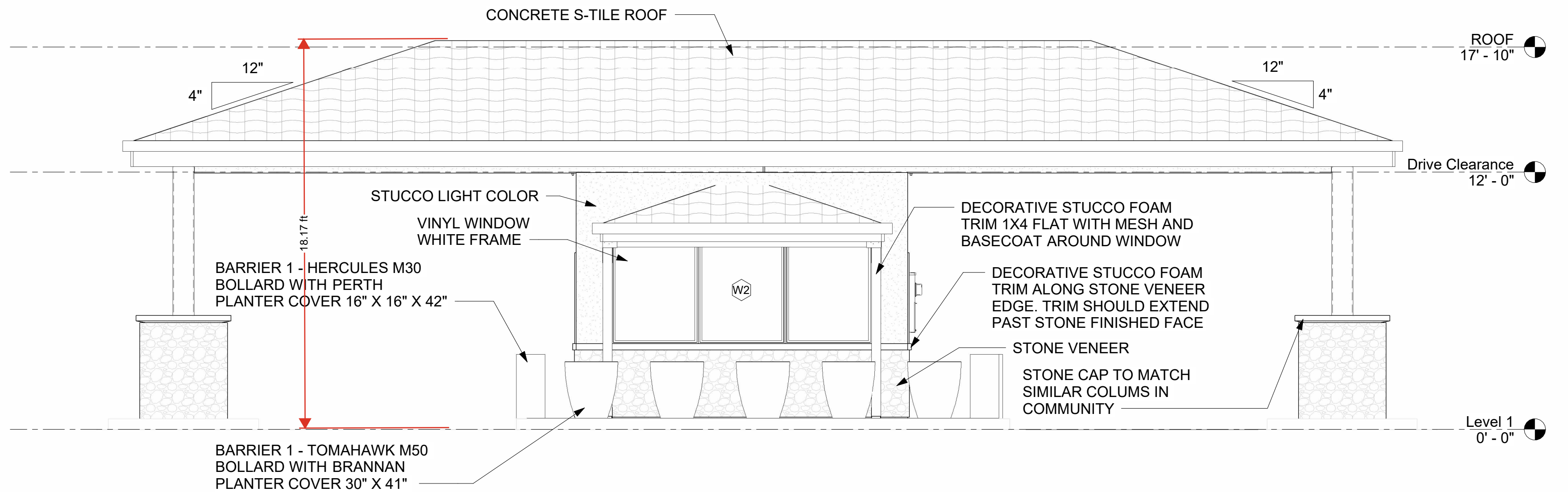
1 NORTH ELEVATION
A-1.0 SCALE: 1/4" = 1'-0"




2 EAST ELEVATION
A-1.0 SCALE: 1/4" = 1'-0"

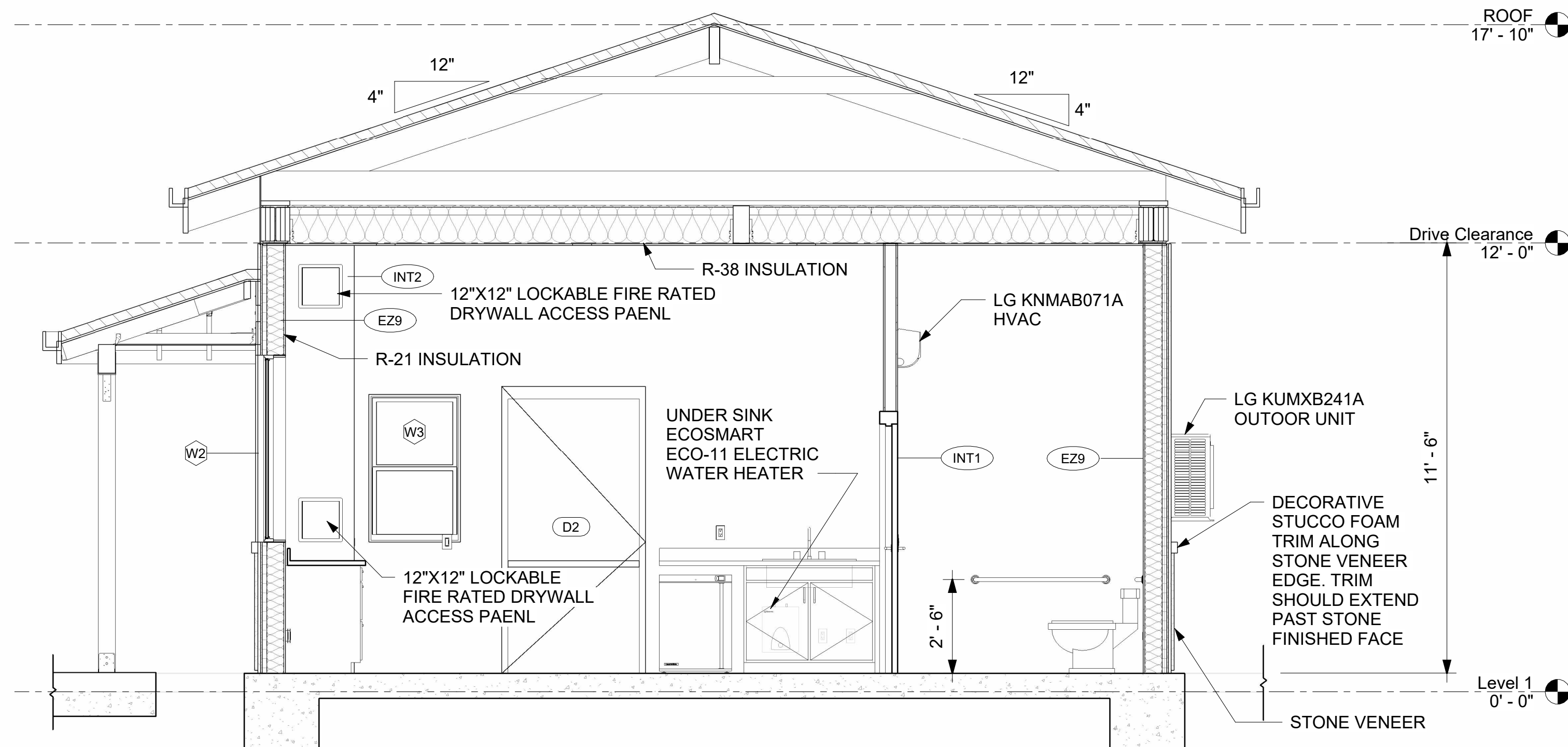


3 SOUTH ELEVATION
A-1.0 SCALE: 1/4" = 1'-0"

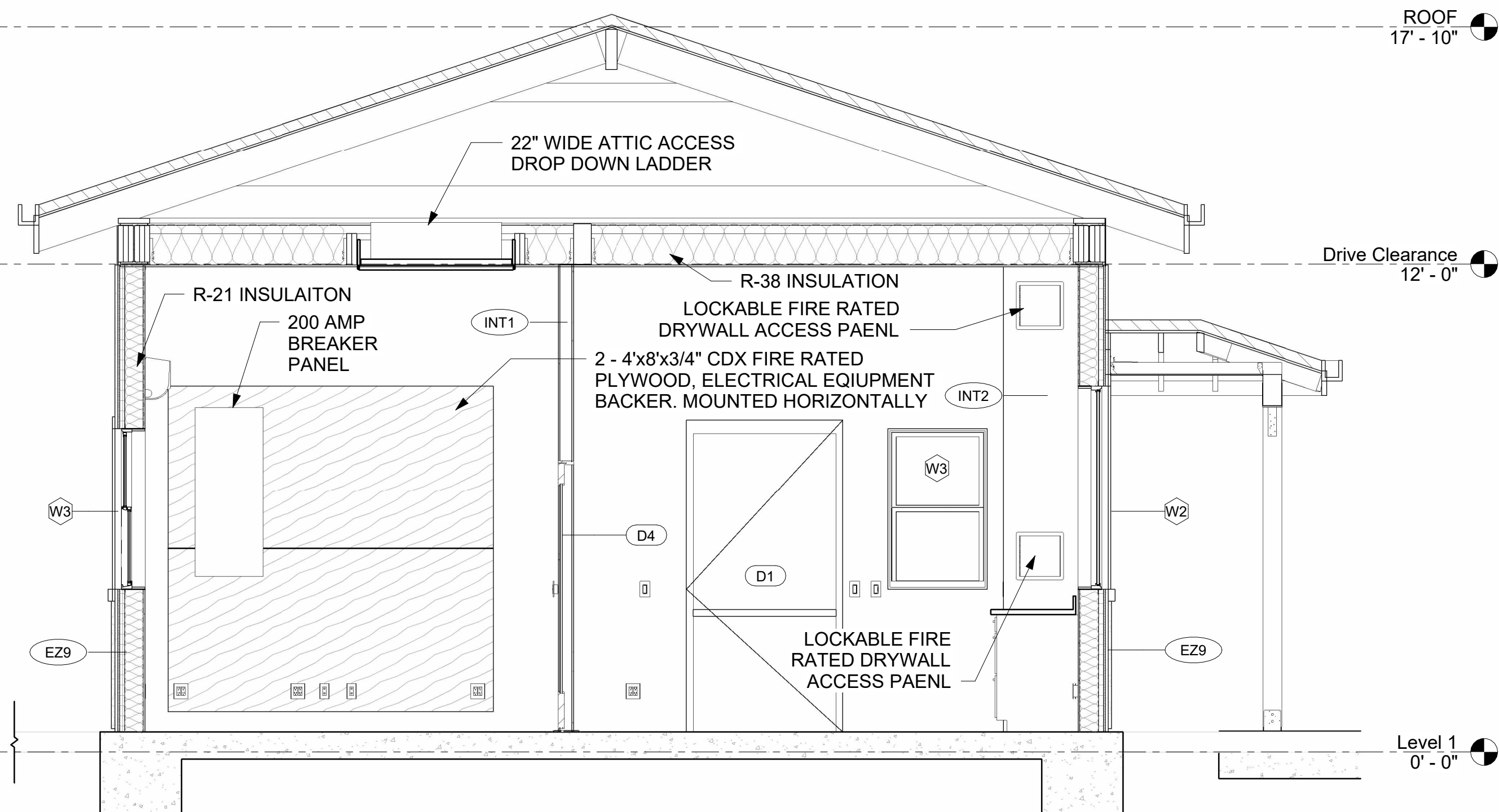


4 WEST ELEVATION
A-1.0 SCALE: 1/4" = 1'-0"

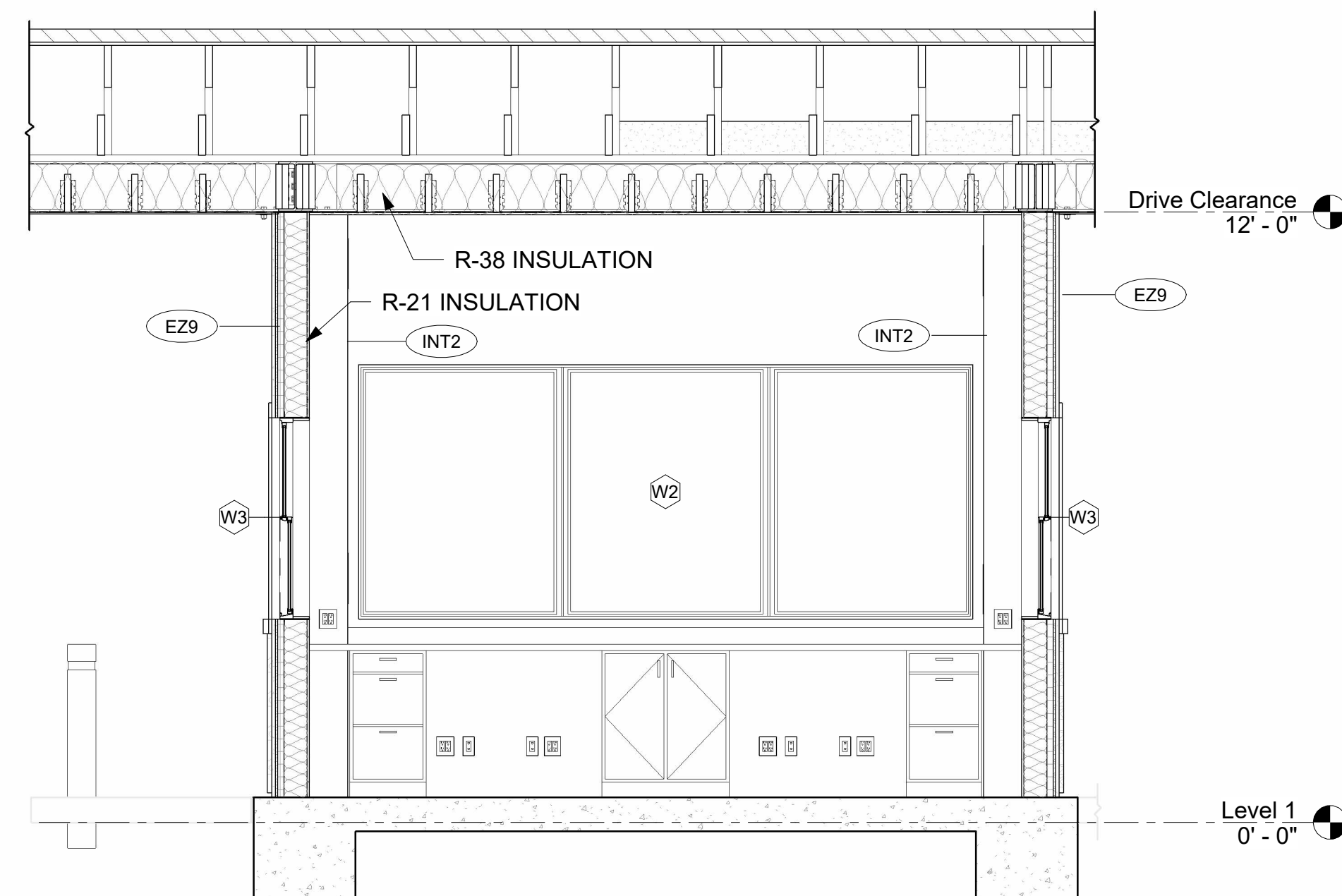
JOB DESCRIPTION		CLIENT						Revisions		SHEET TITLE									
THE LAKES GUARDHOUSE		THE LAKES @ DISCOVERY BAY		<div>MCW</div> <div>Engineering & Design</div>		MCW ENGINEERING & DESIGN 510-239-3055 MARCEL.WILLIAMS@MCWENGINEERINGDESIGN.COM 5450 CLAIMSTAKE CT, RIVERBANK, CA 94367		FOR THE SOLE USE OF THE DOCUMENT RECIPIENT - DO NOT CITE, COPY, OR CIRCULATE WITHOUT THE EXPRESSED PERMISSION OF MCW ENGINEERING & DESIGN.				No.		Revision Date	Revision Description	EXTERIOR ELEVATIONS			
LOCATION BIXLER & FALLMAN, DISCOVERY BAY, CA 94505												SCALE AS SHOWN		DATE 06-02-2025		DRAWING NO. A-3.0		REVISION NO.	



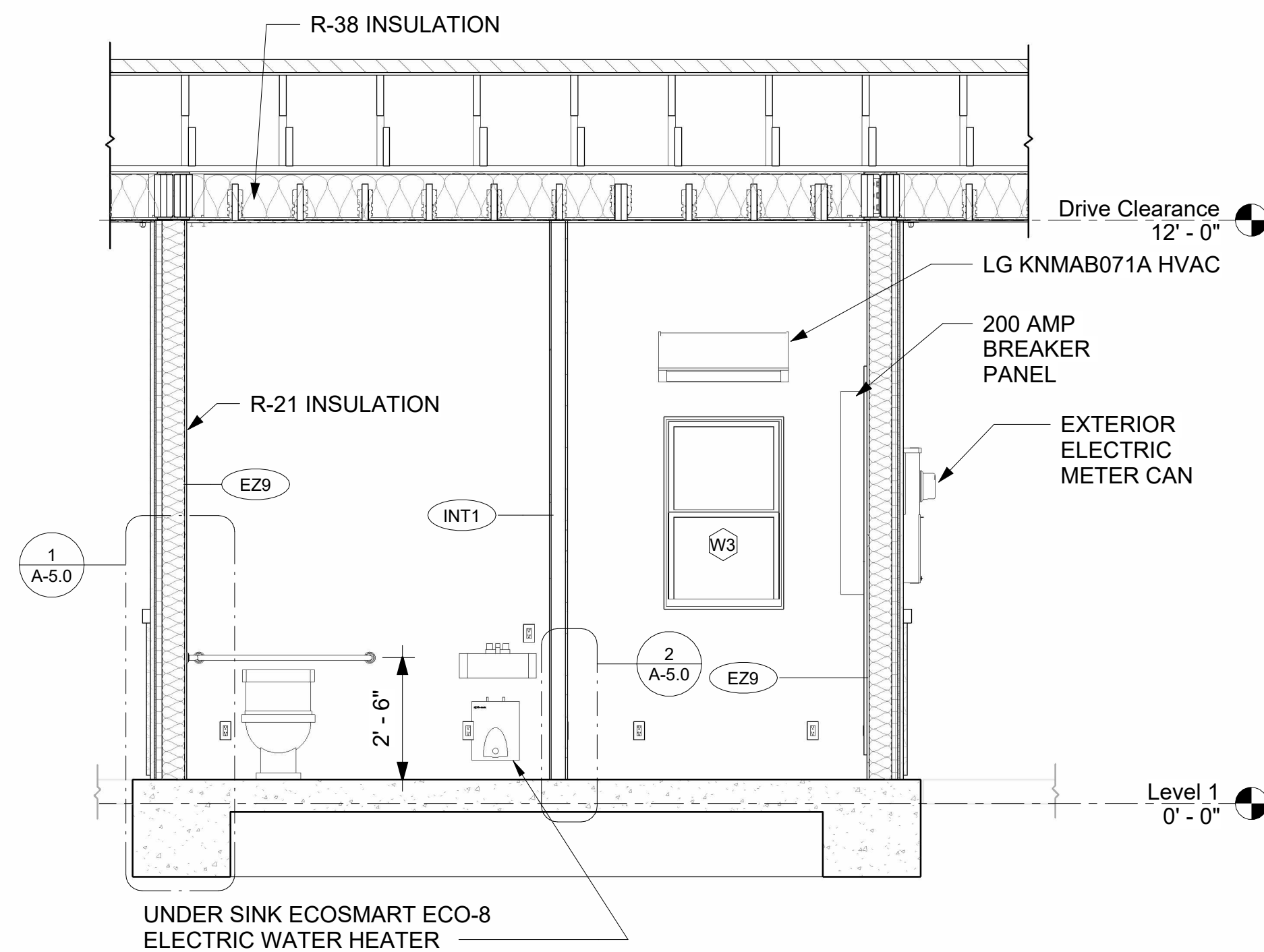
A
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SCALE: 3/8" = 1'-0"



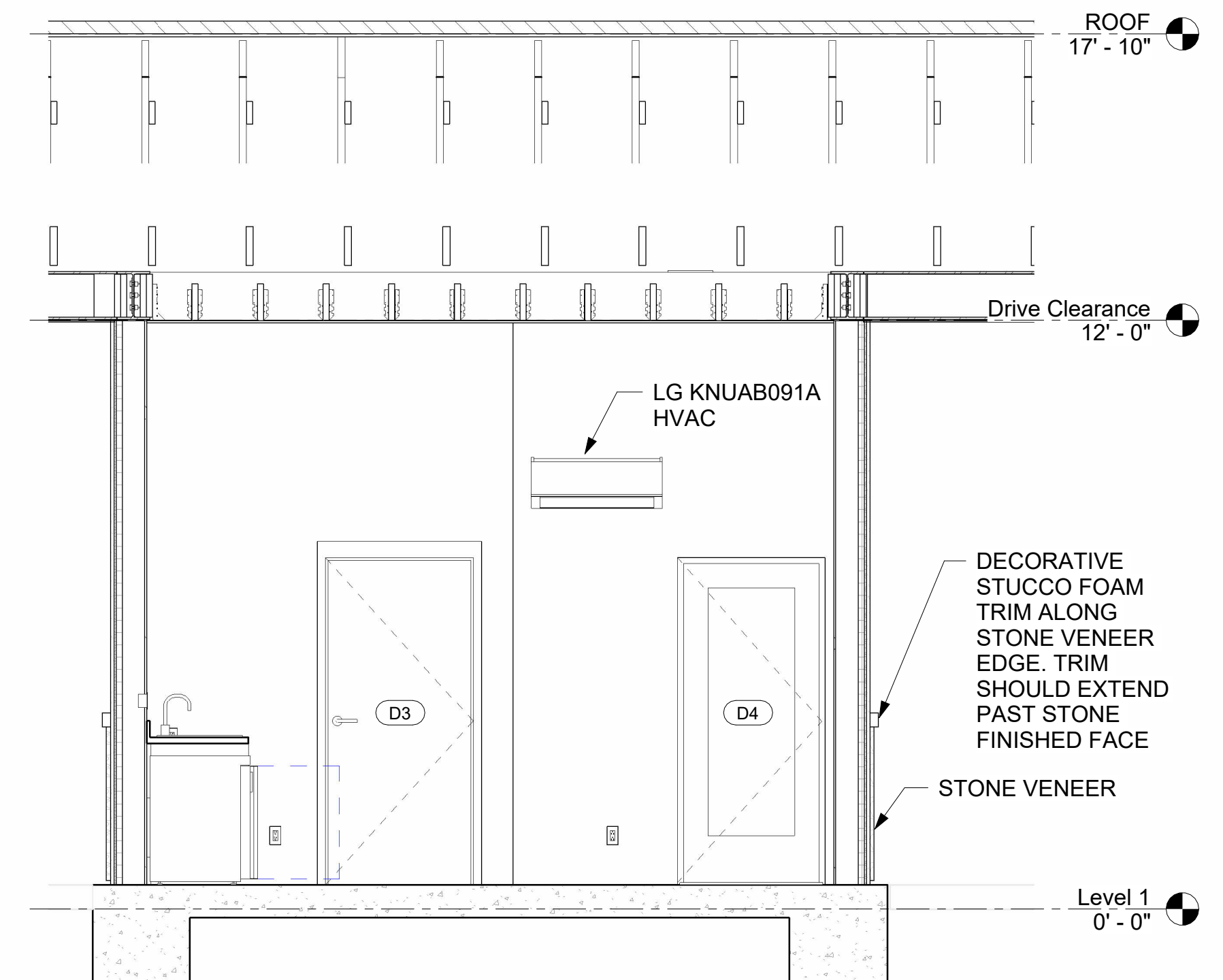
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SCALE: 3/8" = 1'-0"





C
A-2.0 BUILDING SECTION 3
SCALE: 3/8" = 1'-0"

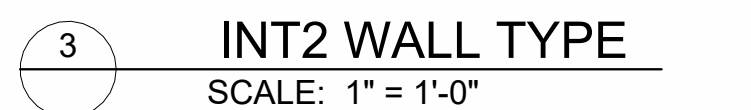
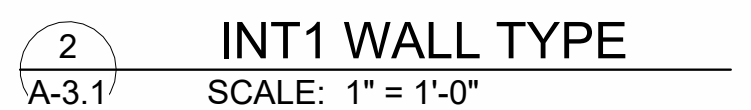
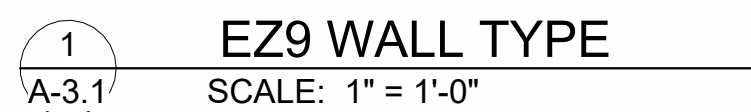


D
A-2.0 BUILDING SECTION 4
SCALE: 3/8" = 1'-0"



E
A-2.0 BUILDING SECTION 5
SCALE: 3/8" = 1'-0"

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THE LAKES GUARDHOUSE		THE LAKES @ DISCOVERY BAY						No.		Revision Date	Revision Description		BUILDING SECTIONS			
								AS SHOWN		06-02-2025		A-3.1		REVISION NO.		
LOCATION BIXLER & FALLMAN, DISCOVERY BAY, CA 94505																



✓
SS
2"
UE
6



ZIPsystem™
R-SHEATHING



Fiberglass Planters Guide



SAINT TROPEZ

Available Dimensions:

- 20" x 43"
- 24" x 50"
- 28" x 60"



BRANNAN

Available Dimensions:

- 30" x 41"



WANNSEE

Available Dimensions:

- 50" x 44"



SAN JOSE

Available Dimensions:

- 22" x 40"



TOULAN

Available Dimensions:

- 20" x 20" x 42"
- 23" x 23" x 48"



MONTROY CUBE

Available Dimensions:

- 40" x 40" x 40"
- 48" x 48" x 48"



PERTH

Available Dimensions:

- 16" x 16" x 42"
- 48" x 16" x 42"
- 24" x 16" x 42"
- 60" x 16" x 42"
- 36" x 16" x 42"
- 72" x 16" x 42"

THERMOPLASTIC BOLLARD COVERS

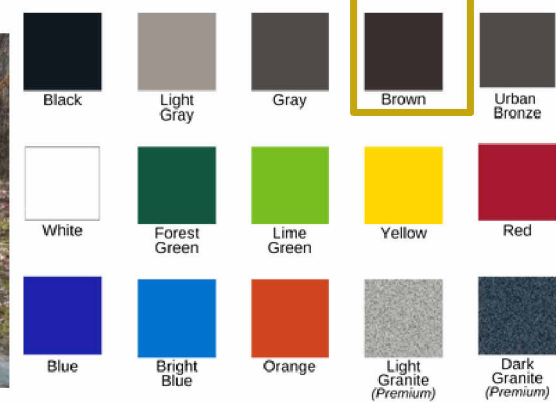
Protect and enhance your bollards with our Thermoplastic Bollard Covers. Available in both Standard and Decorative styles, including 9 decorative options with 2 lighted designs (UV and hardwired), these covers provide a sleek, durable solution for any setting. Choose from 15 color options to complement your aesthetic, brand, or school colors. Custom colors available upon request.



CINCO
Fits Over Pipe Diameters:
6" – up to 52" Tall
10" – up to 60" Tall

THERMOPLASTIC COLOR OPTIONS

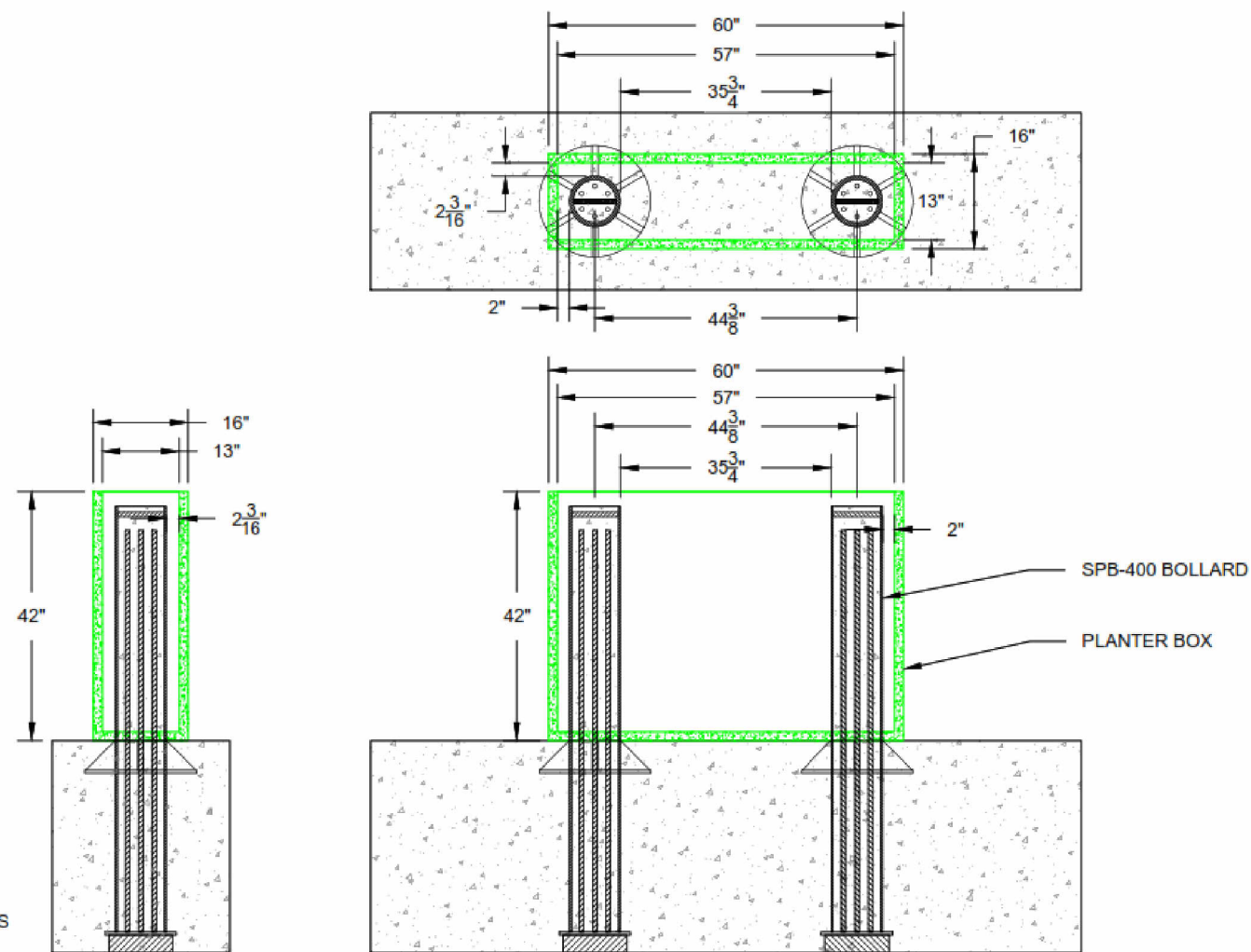
Custom colors available upon request.



B1 HERCULES M30

SET & POUR BOLLARD - MODEL SPB-400
ENGINEERED BASED OFF ASTM F2656-07 - M30/P1 RATED - STOPS 15,000 LB. VEHICLE AT 30 MPH IMPACT

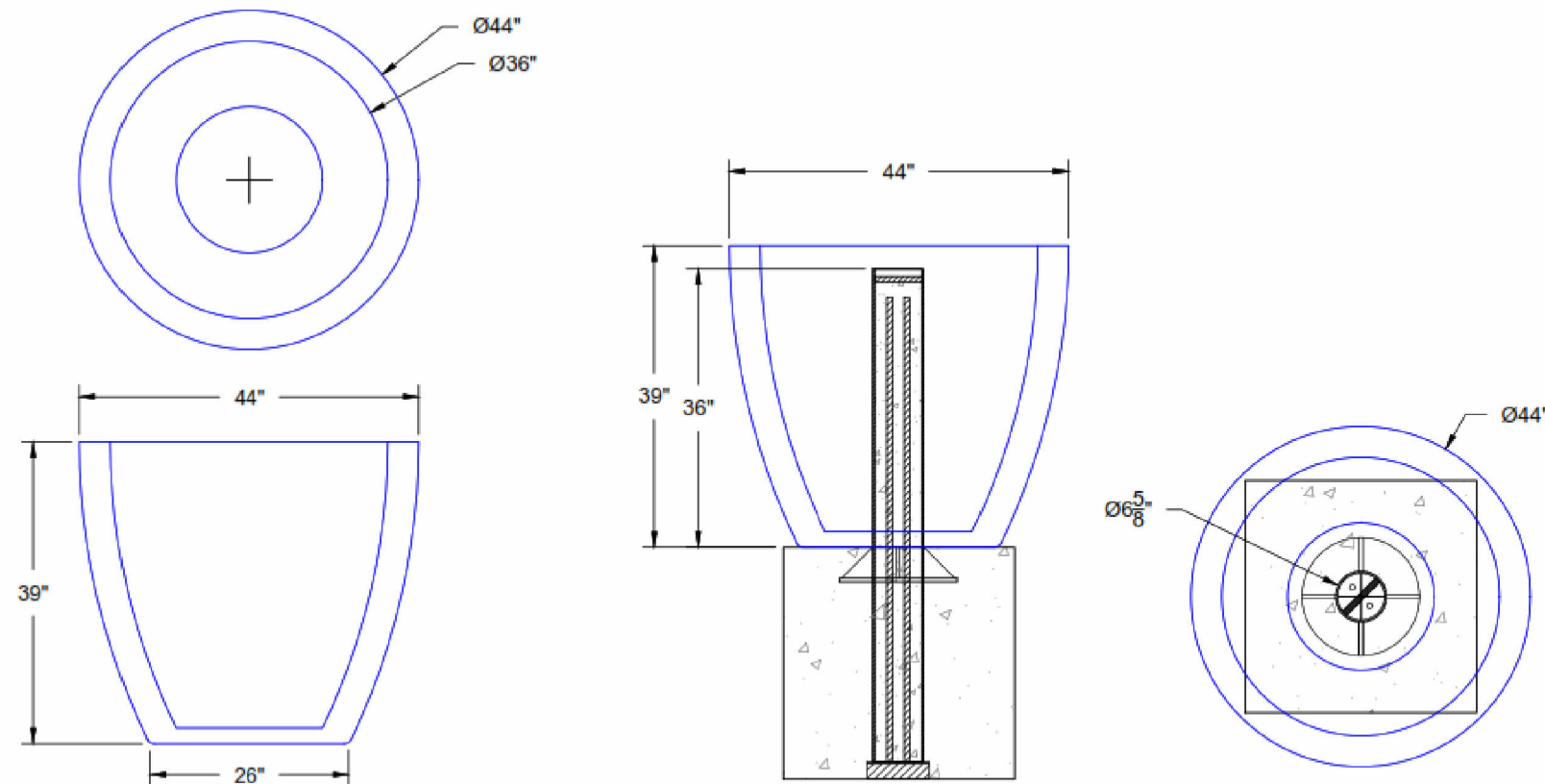
TYPICAL BOLLARD ARRAY INSTALLATION



B1 TOMCAT

TRAFFIC IMPACT BOLLARD - MODEL TIB-67-SA
UNOFFICIAL CRASH TEST STOPPED 2,430 LB. VEHICLE AT 40 MPH IMPACT WITHIN 3.3FT

TYPICAL BOLLARD ARRAY INSTALLATION



BARRIER1 SYSTEMS, LLC
6335 US HWY 220
SUMMERFIELD, NC 27358
(336) 617-9478 www.bARRIER1.com
sales@bARRIER1.com

[PATENT PROTECTED]
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TREE PLANTER DETAIL

TIB-67-SA
SUBMITTAL DRAWING

SHEET: 7 OF 7
20241008-10-S
SCALE: N.T.S.

JOB DESCRIPTION

THE LAKES GUARDHOUSE

CLIENT

THE LAKES @
DISCOVERY BAY

MCW
Engineering & Design

MCW ENGINEERING & DESIGN

510-239-3055
MARCEL.WILLIAMS@MCWENGINEERINGDESIGN.COM
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Revisions

No. Revision Date Revision Description

SHEET TITLE

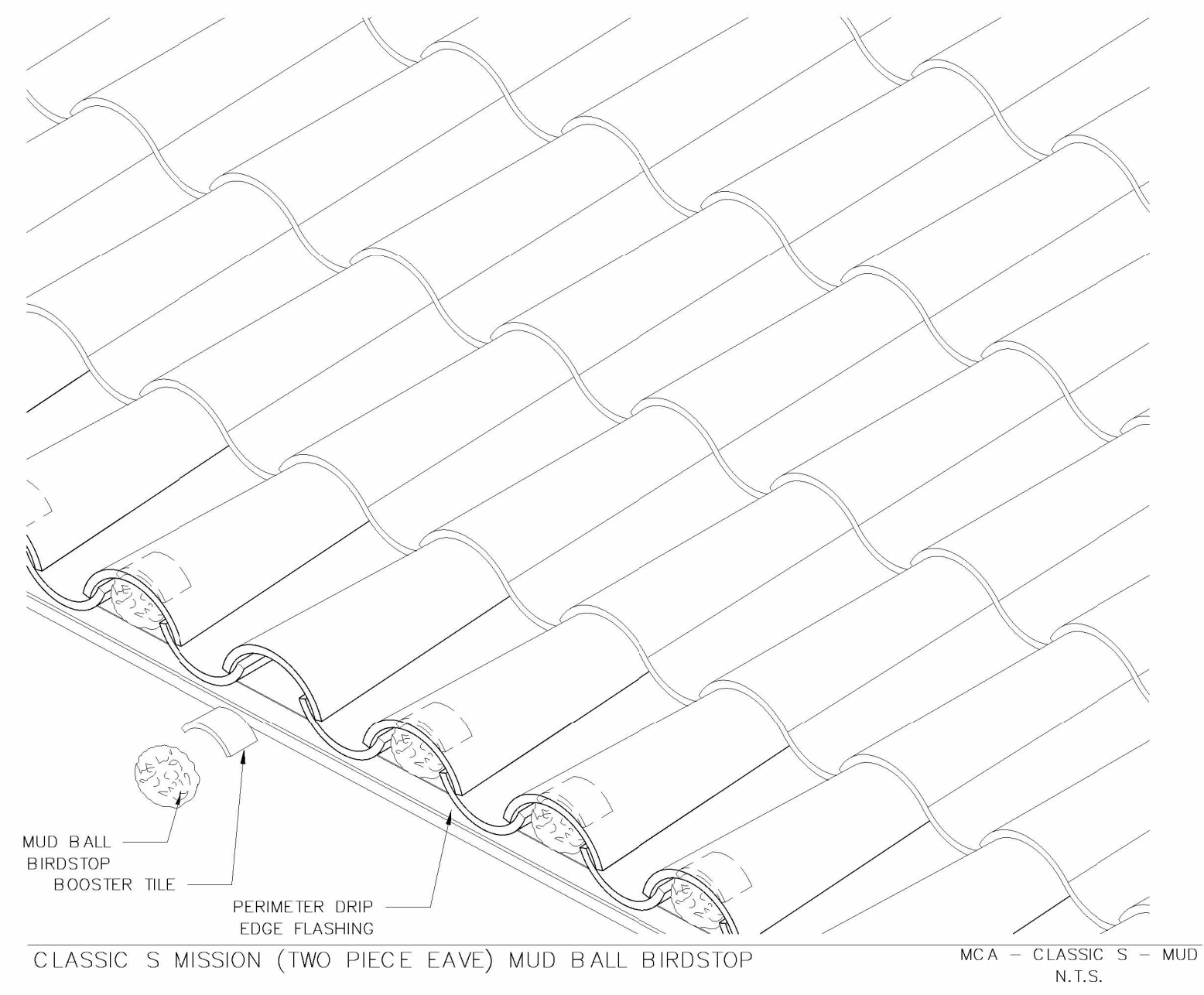
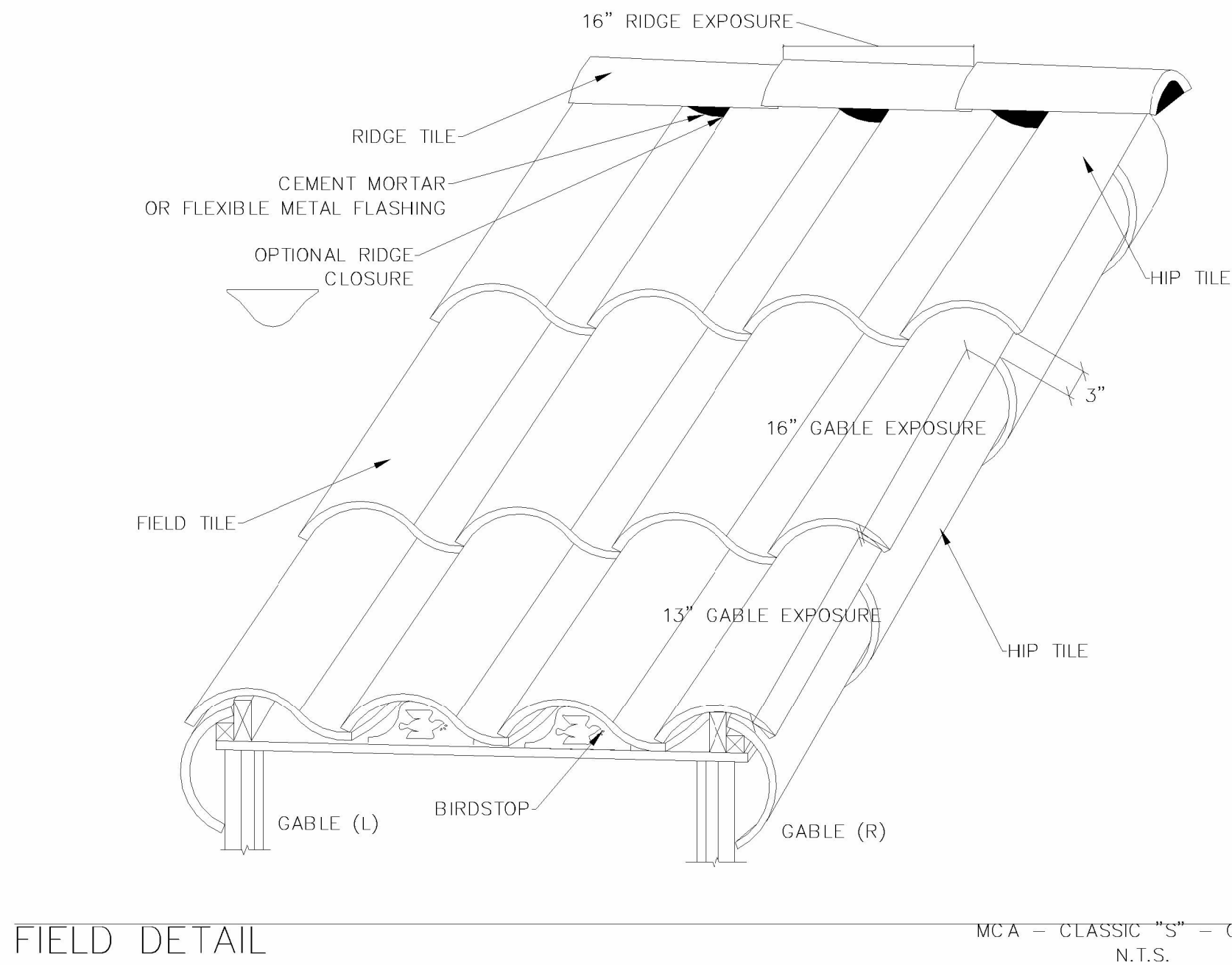
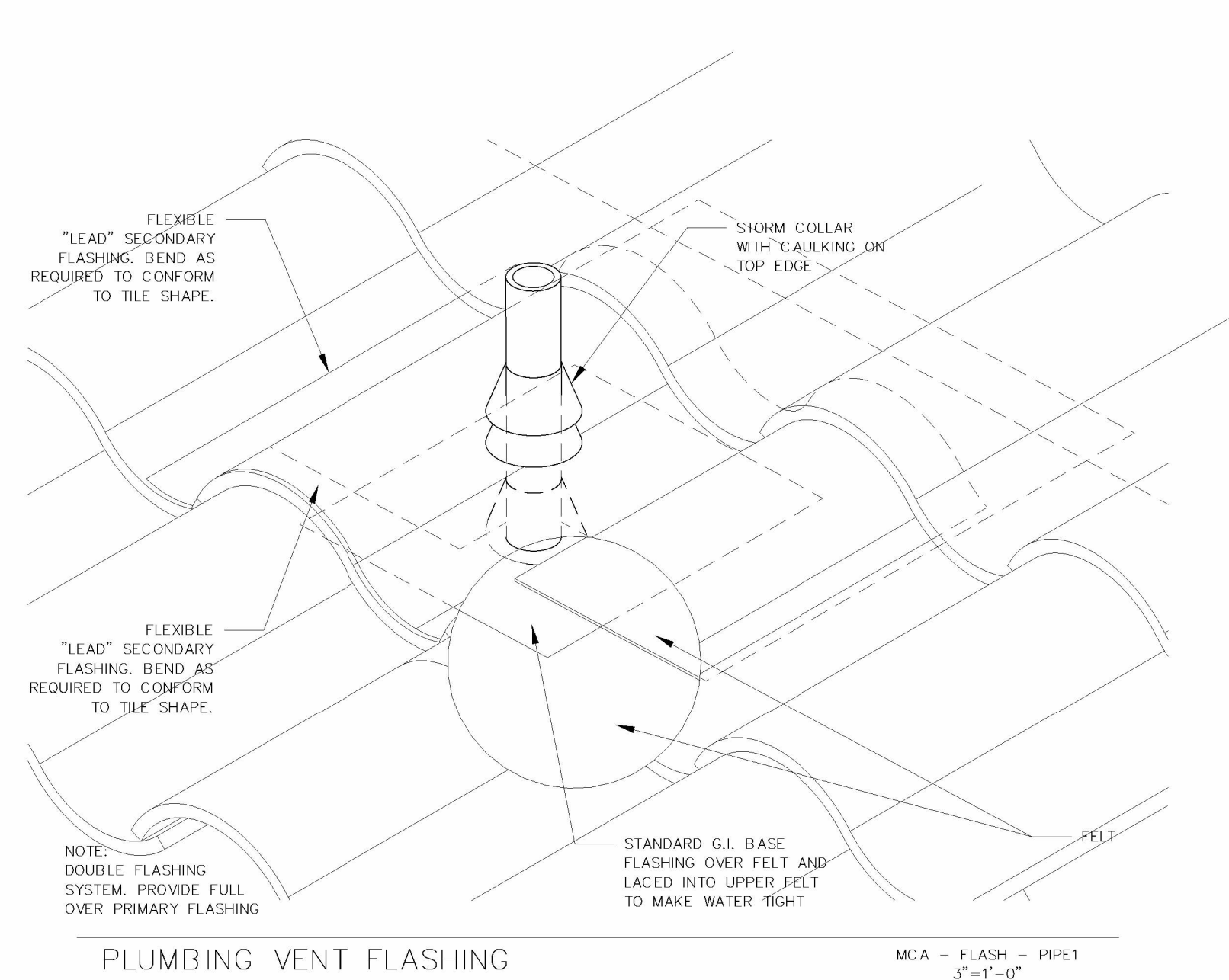
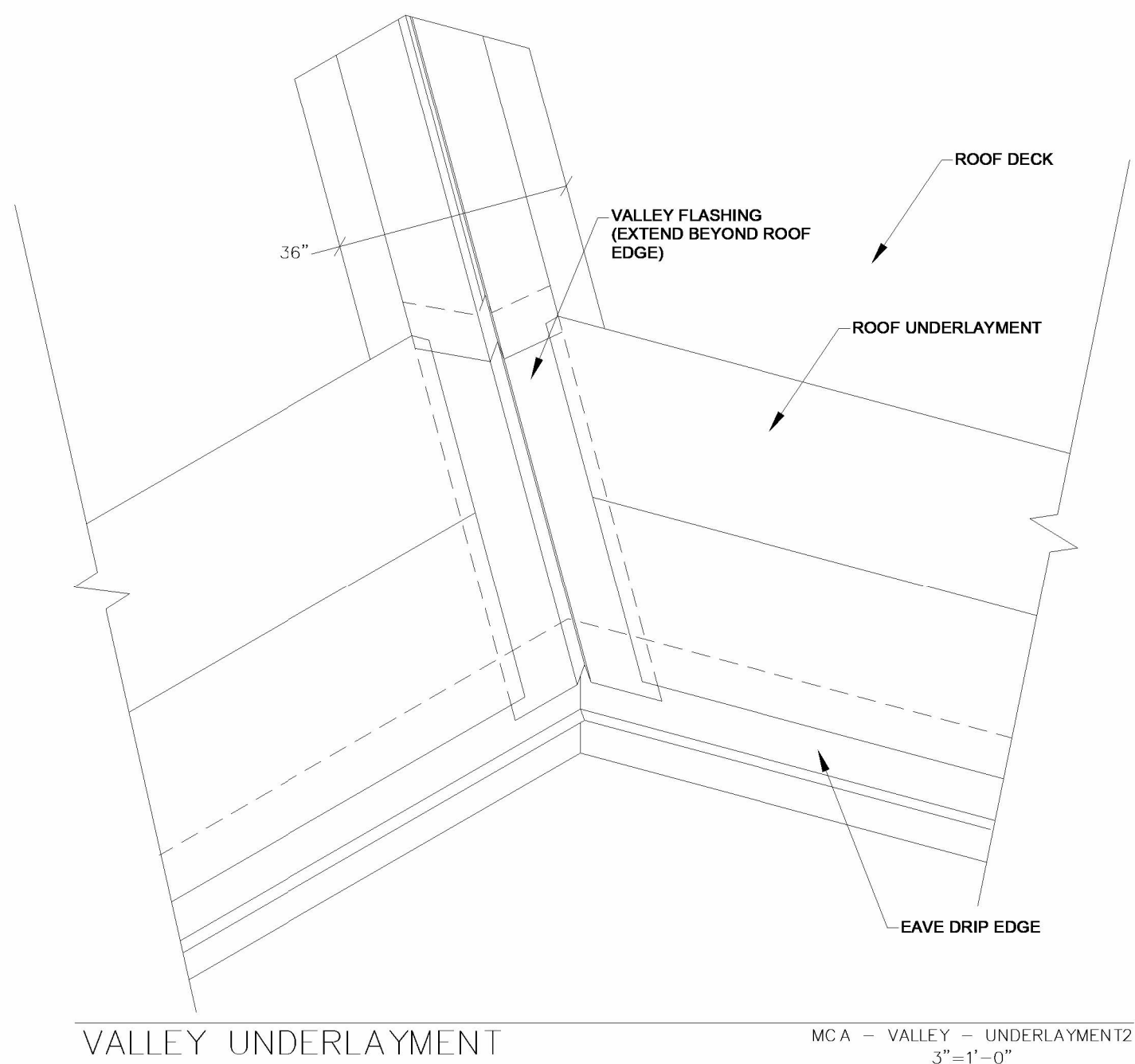
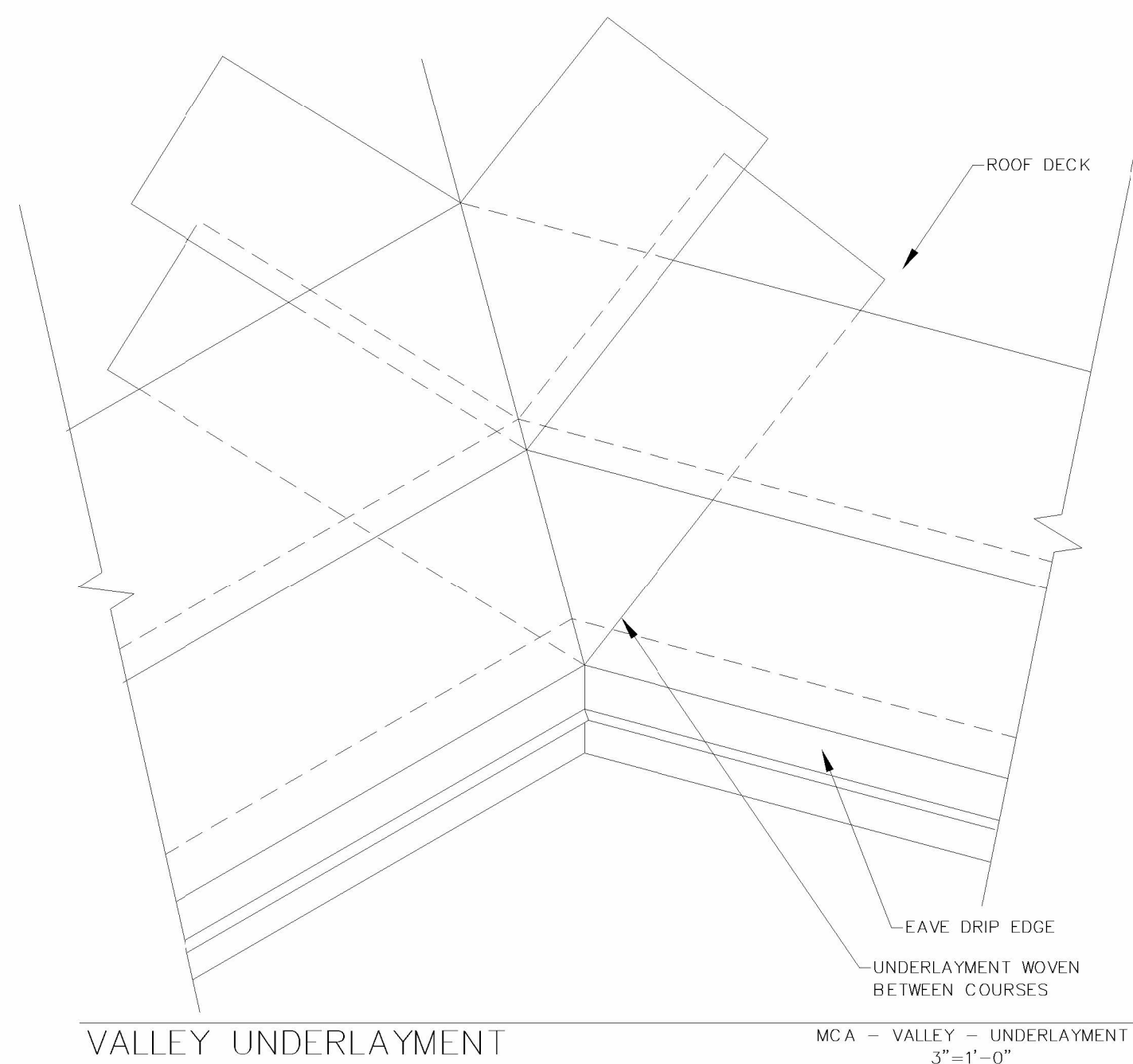
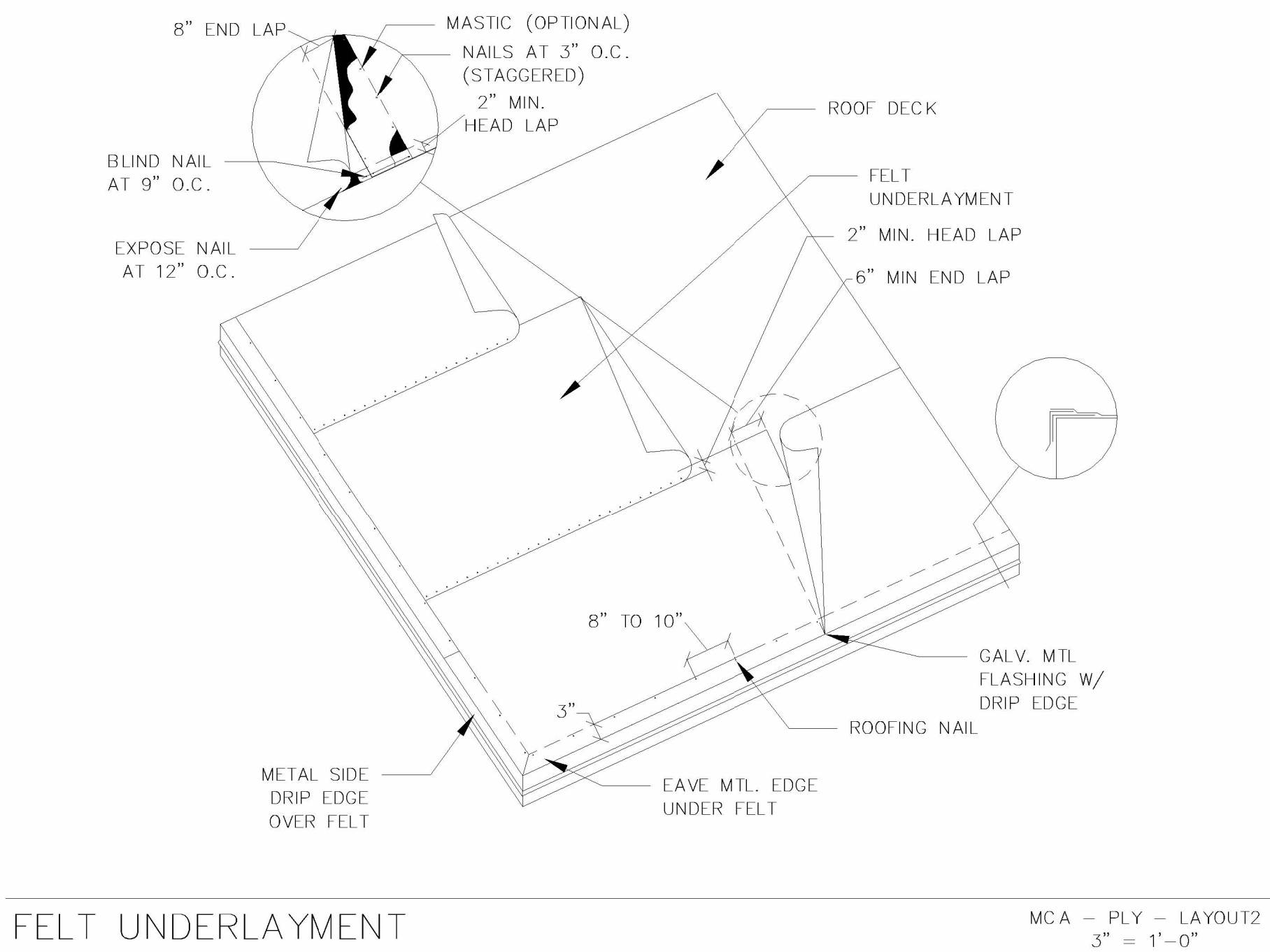
BOLLARD COVER DETAILS


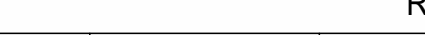
SCALE
AS SHOWN

DATE
06-02-2025

DRAWING NO.
A-6.1

REVISION NO.



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THE LAKES GUARDHOUSE		THE LAKES @ DISCOVERY BAY						No.		Revision Date	Revision Description	ROOF DETAILS 1			
								SCALE		DATE	DRAWING NO.	REVISION NO.			
LOCATION BIXLER & FALLMAN, DISCOVERY BAY, CA 94505								AS SHOWN		06-02-2025		A-6.2			