NEW CARPORT & SHED
37 TERRA BELLA DRIVE
WALNUT CREEK, CA 94596

RECEIVED on 11/20/2025 CDVR25-01045
By Contra Costa County
Department of Conservation and Development

REVISED

GENERAL NOTES

1. EXISTING CONSTRUCTION, IF SPECIFICALLY NOTED, WILL BE PREFIXED BY "EXIST.", "EXISTING" OR "(E)."
2. NEW CONSTRUCTION, IF SPECIFICALLY NOTED, WILL BE PREFIXED BY "NEW" OR "(N).'
3. VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE. BRING INCONSISTENCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO PRODEEDING WITH THE WORK.

APPLICABLE CODES: 2022 CALIFORNIA BUILDING CODE

PROJECT DATA

PROJECT ADDRESS:	37 TERRA BELLA DRIVE WALNUT CREEK, CA 94596
APN:	180-310-014
OCCUPANCY:	R-3
ZONING:	R-15
CONSTRUCTION TYPE:	V NON-RATED
ORIGINAL CONSTRUCTION:	1957

AREA CALCULATIONS:

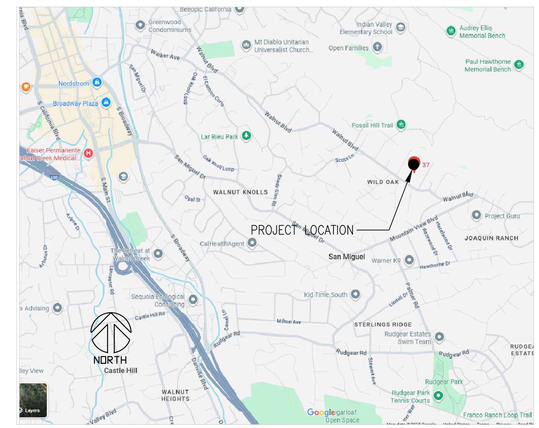
LOT SIZE:	0.34 ACRE
EXISTING HABITABLE FLOOR AREA:	3,125 S.F.
DEMOLISH STRUCTURES:	60 S.F.
NEW CARPORT:	305 S.F.
NEW SHED:	120 S.F.

SCOPE OF WORK

SCOPE OF WORK:

1. DEMOLISH EXISTING STORAGE SHED
2. BUILD NEW CARPORT AND STORAGE SHED
3. PROVIDE 1-HOUR RATED WALL BETWEEN SHED AND CARPORT AND AT SHED WALLS WITHIN 5' OF THE PROPERTY LINE
4. PROVIDE HEAVY TIMBER CONSTRUCTION AT CARPORT WITHIN 5' OF PROPERTY LINE
5. THIS PROJECT WILL REQUIRE A VARIANCE TO ALLOW AN ACCESSORY BUILDING TO BE LOCATED LESS THAN 65' FROM THE FRONT PROPERTY LINE.

LOCATION MAP



SYMBOLS & ABBREVIATIONS

@	AT	I.D.	INSIDE DIAMETER
&	AND	INSUL.	INSULATION
℄	CENTERLINE	JAN.	JANITOR
ϕ	DIAMETER	JT.	JOINT
"	INCHES	LAV.	LAVATORY
'	FEET	MAX.	MAXIMUM
L	ANGLE	M.B.	MACHINE BOLT
ACOUST.	ACOUSTIC	MECH.	MECHANICAL
BD.	BOARD	MIN.	MINIMUM
BLDG.	BUILDING	(N)	NEW
BLKG.	BLOCKING	N.T.S.	NOT TO SCALE
BOT.	BOTTOM	O.C.	ON CENTER
		P.E.N.	PERIMETER EDGE NAIL
CLR.	CLEAR	PLY.	PLYWOOD
CONC.	CONCRETE	PLWD.	PLYWOOD
CONT.	CONTINUOUS	PT.	POINT
		P.T.	PRESSURE TREATED
DBL.	DOUBLE	(R)	REMOVE
D.F.	DOUGLAS FIR	RESIL.	RESILIENT
		R.W.L.	RAIN WATER LEADER
(E)	EXISTING	RWD.	REDWOOD
EA.	EACH	SHT.	SHEET
ELEV.	ELEVATION	SHTG.	SHEATHING
EQ.	EQUAL	SHEATH'G	SHEATHING
EQUIP.	EQUIPMENT	SIM.	SIMILAR
FIN.	FINISHED	T&B	TOP AND BOTTOM
FLR.	FLOOR	THK.	THICK
		TYP.	TYPICAL
GALV.	GALVANIZED	U.O.N.	UNLESS OTHERWISE NOTED
GYP.	GYPSUM	VERT.	VERTICAL
H.M.	HOLLOW METAL	V.I.C.	VERIFY IN FIELD
HT.	HEIGHT	W.C.	WATER CLOSET
		W.C.	WATER CLOSET
		X	BY

DETAIL
DETAIL NUMBER
SHEET NUMBER
SECTION
SECTION NUMBER
SHEET NUMBER
INTERIOR ELEVATION
ELEVATION NUMBER
SHEET NUMBER
SHEET NOTE
WALL-MOUNTED LIGHT FIXTURE
CEILING-MOUNTED LIGHT FIXTURE
FLUORESCENT CAN LIGHT
WALL SCONCE LIGHT FIXTURE
1'X4' FLUOR. FIXTURE
2'X4' FLUOR FIXTURE
RECESSED FLUOR. TUBE
SMOKE DETECTOR – HARDWIRED INTERCONNECTED WITH BATTERY BACKUP
PROPOSED STORY POLE LOCATION
CABLE TV

STANDARD SWITCH
3-WAY SWITCH
DIMMER SWITCH
VACANCY SENSOR (MANUAL ON / AUTO OFF)
CABLE TV JACK
DUPLEX ELECTRICAL OUTLET
WATERPROOF OUTLET
OUTLET WITH GROUND FAULT INTERRUPTER
OUTLET ABOVE COUNTER
220 VOLT OUTLET
SECURITY SYSTEM
FAN – 100 CFM TYP. WITH BACKDRAFT DAMPER
HOSE BIBB WITH BACKFLOW PREVENTER
FURNACE VENT IN FLOOR
HOLDOWN
JOIST HANGER

LEGEND:
EXISTING WALL
NEW WALL
REMOVE WALL

PROJECT TEAM

OWNERS: TYLER & LISA HUBBS
37 TERRA BELLA DRIVE
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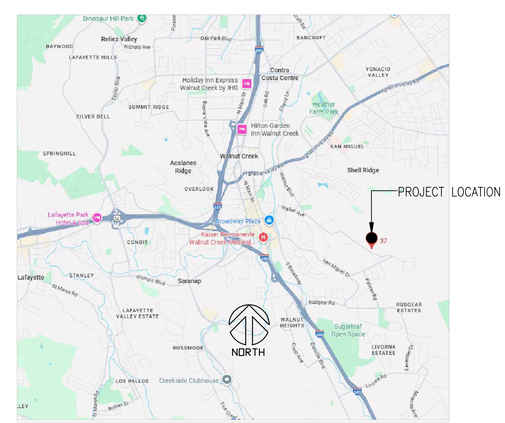
DRAWING INDEX

A0 TITLE SHEET
A1 SITE & FLOOR PLANS
A2 PLAN, SECTIONS & PHOTOS
A3 ELEVATIONS

VICINITY MAP



REVISIONS
1 --

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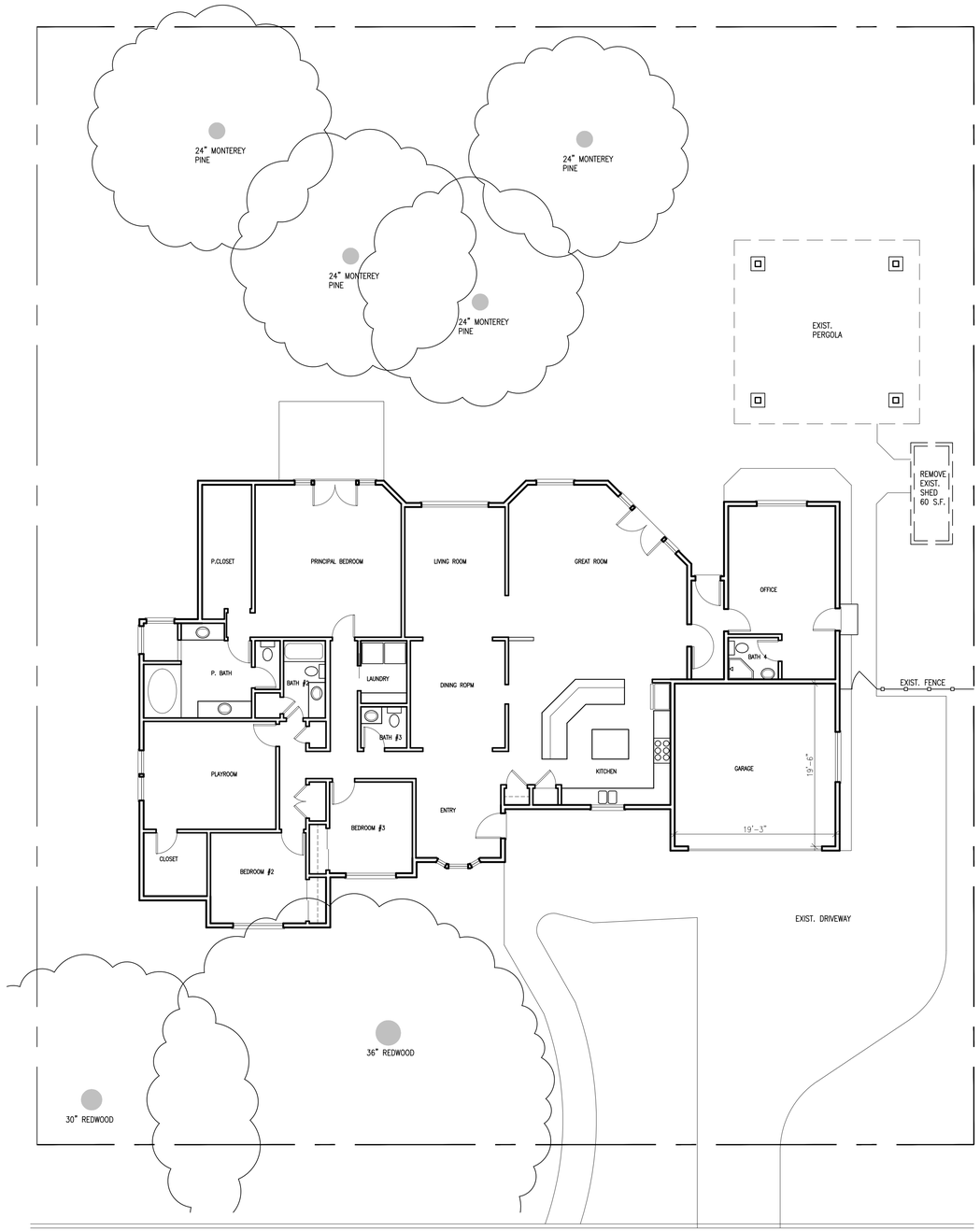
TITLE SHEET

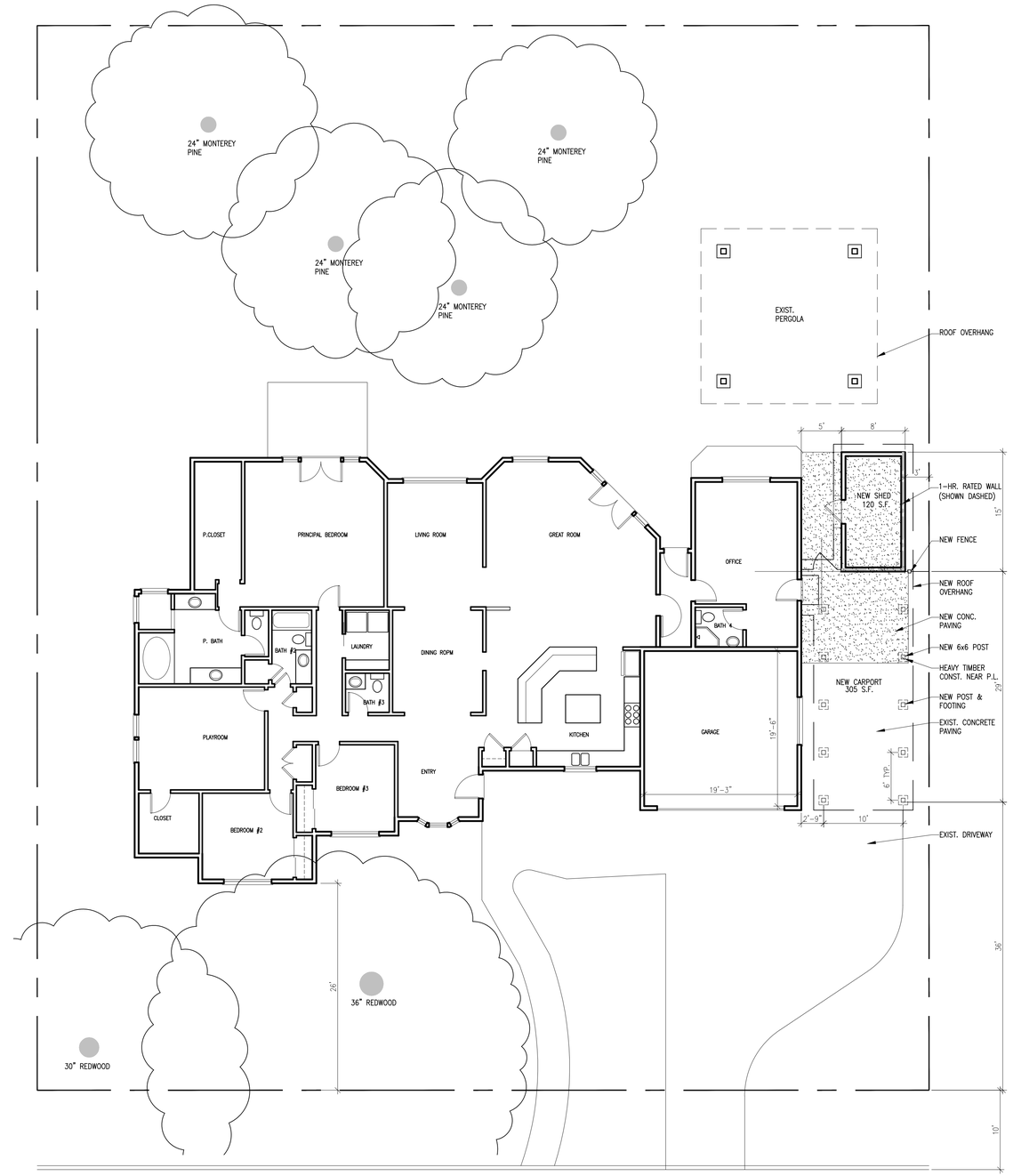
DATE: 11-20-2025
SCALE: N/A
DRAWN BY: CJF
SHEET NUMBER:
A0
SHEET OF



PARTIAL EXIST. SITE & FLOOR PLAN

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

NORTH



PROPOSED SITE & FLOOR PLAN

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

NORTH

REVISIONS

1 --

LICENSED ARCHITECT
CLAUDIA J. FALCONER
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SITE & FLOOR PLANS

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A1

SHEET OF

FRONT YARD

FRONT YARD

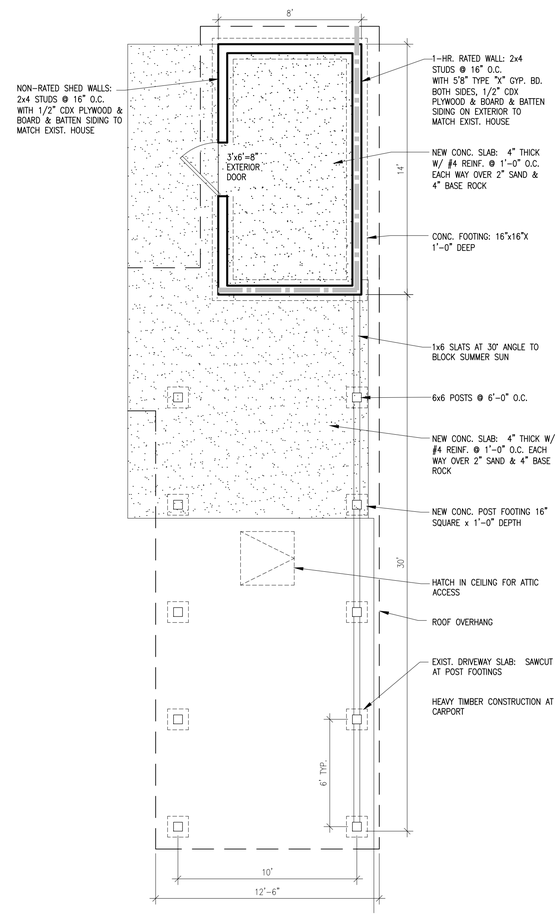
FRONT YARD

DRIVEWAY & GARAGE

FRONT WALK

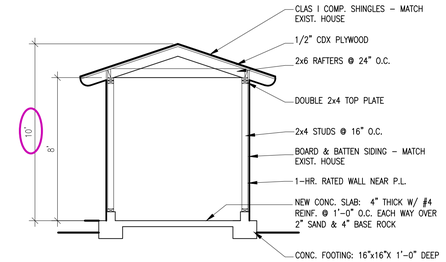
LOCATION OF PROPOSED NEW CARPORT

NEIGHBORS ACROSS STREET WITH GARAGE AND CARPORT



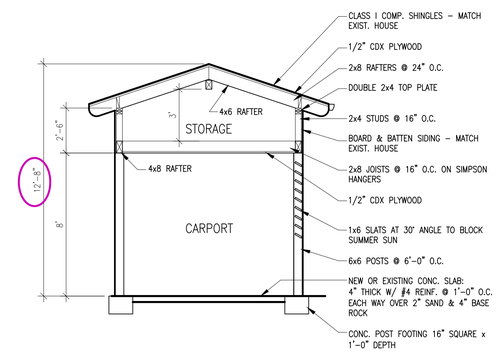
CARPORT & SHED FLOOR PLAN

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



SHED SECTION

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



CARPORT SECTION

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

REVISIONS

1 --

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FLOOR PLAN, SECTIONS & PHOTOS

DATE: 11-20-25
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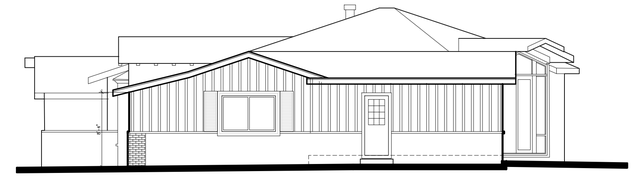
SHEET NUMBER:

A2

SHEET OF

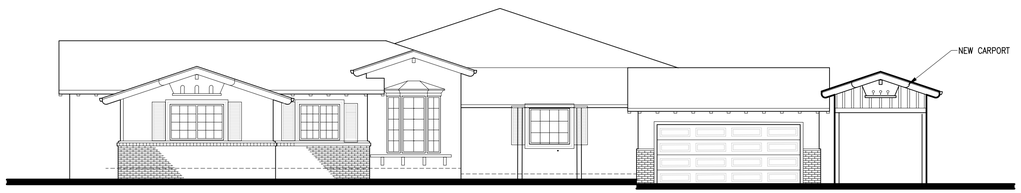
EXISTING WEST ELEVATION

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



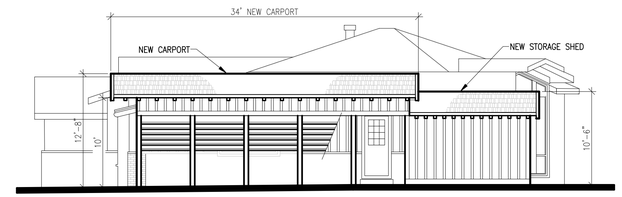
EXISTING SOUTH ELEVATION

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



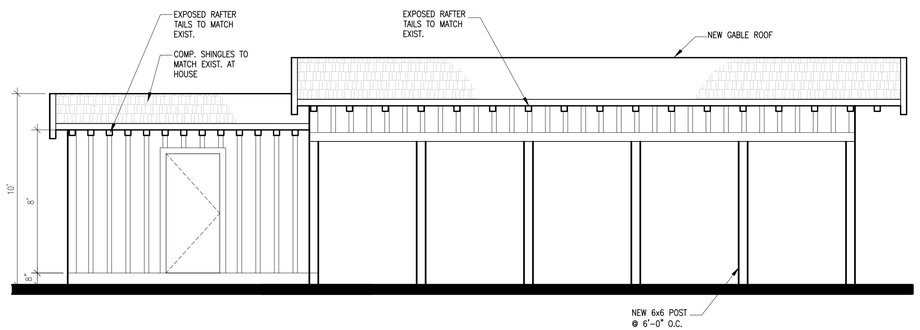
PROPOSED WEST ELEV.

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



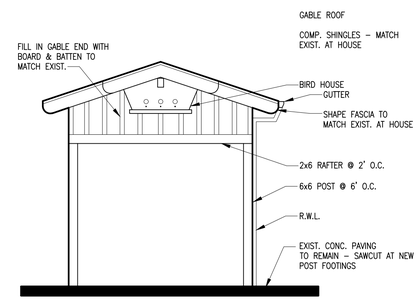
PROPOSED SOUTH ELEV.

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



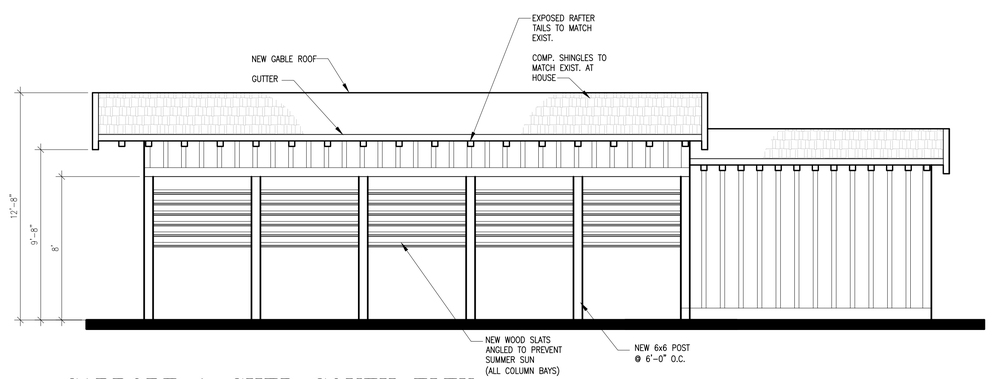
CARPORT & SHED NORTH ELEV.

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



PROPOSED WEST ELEV.

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



CARPORT & SHED SOUTH ELEV.

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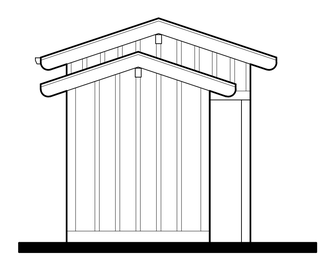

PROPOSED EAST ELEV.

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