

REVISED
3:18 pm, Jun 26, 2025

T: 415.597.6880 F: 925.558.4814

HGCI
DESIGN | CONSTRUCT | WORK | LIVE

MANAGED BY: HGCI
B-GENERAL BUILDING
CONTRACTOR
LIC. # 720437

DATE	6/24/2025
SCALE	AS NOTED
PROJECT ID	23004
DRAWN BY	NW
CHECKED BY	JH

SHEET TITLE

SHEET NO.

A0.0

A.C.	ASPHALTIC CONCRETE	LAM.	LAMINATED OR LAMINATE
A.B.	ANCHOR BOLT	LAT.	LATERAL
A/C	AIR CONDITIONING	LAV.	LAVATORY
A.C.P.	ASBESTOS CEMENT PIPE	LBS.	POUNDS
A.D.	AREA DRAIN	L.F.	LINEAL FEET
A.D.J.	ADJUSTABLE	L.F.	LIVE LOAD
A.F.F.	ABOVE FINISH FLOOR		
AGG.	AGGREGATE	MAX.	MAXIMUM
ALT.	ALTERNATE	M.B.	MACHINE BOLT
ALUM.	ALUMINUM	M.C.	MEDICINE CABINET
APPROX.	APPROXIMATE	M.H.	MANIFACTURER
ARCH.	ARCHITECTURAL	MECH.	MECHANICAL
ASB.	ASBESTOS	MEZZ.	MEZZANINE
B.D.	BOARD	MFR.	MANUFACTURER
B.D.G.	BUILDING	MIN.	MINIMUM
BLKG.	BLOCKING	MISC.	MISCELLANEOUS
B.M.	BENCH MARK	MTL.	METAL
B.M.	BEAM	N.	NORTH
BOT.	BOTTOM	(N)	NEW
B.U.	BUILD UP	N.E.C.	NOT IN ELECTRICAL CODE
CL.	CENTER LINE	N.I.C.	NOT IN CONTRACT
CAB.	CABINET	N.L.	NIGHT LIGHT
C.A.C.	CALIFORNIA ADMINISTRATIVE CODE	NUMB.	NUMBER
C.C.	COLD AIR RETURN	NO.	NOMINAL
CAR.	CARPET	N.T.S.	NOT TO SCALE
C.B.	CITY BASIN	O.	OVERTS
C.E.C.	CALIFORNIA ENERGY CODE	O.	OVER
CEM.	CEMENT	O.A.	OVERALL
CER.	CERAMIC	Obs.	OBSCURE
C.I.	CAST IRON	ON CER.	ON CEMENT
C.I.P.	CAST IN PLACE	O.F.D.	OVERFLOW DRAIN
CLG.	CONSTRUCTION JOINT	O.H.	OPEN HEAD
CLQ.	CEILING	OPNG.	OPENING
C.M.U.	CONCRETE MASONRY UNIT	OPP.	OPPOSITE
C.O.	CLEAN OUT	PL	PROPERTY LINE
C.O.L.	COLUMN	PL.	PLATE OR PLATE LINE
CONC.	CONCRETE	PLUMB.	PLUMBING
COND.	CONDITION	PLY.	PLYWOOD
CONV.	CONVECTION	PAIR	PAIR
CONST.	CONSTRUCTION	P.S.I.	POUNDS PER SQUARE INCH
CONT.	CONTINUOUS	P.T.	POINT
DB.	DOUBLE	R.	RADIUS
DEPT.	DEPARTMENT	R.D.	ROOF DRAIN
DET.	DETAIL	R.C.P.	REINFORCED CONCRETE PIPE
D.F.	DOUGLAS FIR	REF.	REFLECTOR
D.I.	DROPT INLET	REG.	REGISTER
DIA.	DIAMETER	REIN.	REINFORCED OR REINFORCING
DIM.	DIMENSION	REQ'D.	REQUIRED
DISP.	DISPENSER	RESIL.	RESILIENT
D.L.	DEAD LOAD	RM.	ROOM
D.N.	DOWN	R.O.	ROUGH OPENING
DRWG.	DRAWING	R.O.W.	RIGHT OF WAY
D.S.	DRAIN SLOUT	RWD.	ROADWAY
DSP.	DISPOSER	R.W.L.	RAIN WATER LEADER
DW	DISHWASHER OR DRIVEWAY	S.	SOUTH
E	EAST	S.C.	SOLID CORE
(E)	EXISTING	SCHED.	SCHEDULE
EA	EACH	SCR.	SCREEN
E.A.	EXPANSION JOINT	SEC.	SECTION
ELEC.	ELECTRICAL	SECT.	SECTION
ELEV.	ELEVATION	S.F.	SQUARE FEET
EMERG.	EMERGENCY	SHT.	SHEET
ENCL.	ENCLOSURE	SHR.	SHOWER
EQ.	EQUAL	SIM.	SIMILAR
EQUIP.	EQUIPMENT	SIMD.	SIMILAR
E.W.	EACH WAY	SPEC.	SPECIFICATION
EXIST.	EXISTING	SQ.	SQUARE
EXT.	EXTERIOR	S.S.	SANITARY SEWER
		S.S.D.	SEE STRUCTURAL DRAWINGS
FL.	FLOOR LINE	STD.	STANDARD
F.A.	FIRE ALARM	STEEL	STEEL
F.D.	FIRE DRAIN	STOR.	STORAGE
FDN.	FOUNDATION	STRUCT.	STRUCTURAL
F.E.	FIRE EXTINGUISHER	SUSP.	SUSPENDED
F.F.	FINISH FLOOR	SW	SIDEWALK
F.H.	FIRE HYDRANT	SYM.	SYMMETICAL
FIN.	FINISH		
FLASH.	FLASHING	T.C.	TOP OF CURB
FL.	FLOORING	TEL.	TELEPHONE
FLUOR.	FLUORESCENT	TEMP.	TEMPERED
F.O.	FACE OF	TONGUE & G.	TONGUE & GROOVE
F.O.C.	FACE OF CONCRETE	T.L.	TOTAL LOAD
F.O.S.	FACE OF STUD	TOIL.	TOILET
F.P.	FOOT	T.O.S.	TOP OF STRUCTURE
FTG.	FOOTING	T.P.	TOILET PAPER
FUR.	FURRED	T.S.	TUBE STEEL
		T.V.	TELEVISION
GA.	GAUGE	TYP.	TYPICAL
GALV.	GALVANIZED		
G.B.	GRAB BAR	U.B.C.	UNIFORM BUILDING CODE
G.F.I.	GROUND FAULT INTERRUPTER	U.F.C.	UNIFORM FIRE CODE
G.L.B.	GULF LAM BEAM	U.M.C.	UNIFORM MECHANICAL CODE
GYP.	GYPSUM	U.N.O.	UNLESS NOTED OTHERWISE
		U.P.C.	UNIFORM PLUMBING CODE
H.	HOLE	V.B.	VENT
H.C.	HOLLOW CORE	VEST.	VESTIBULE
HDR.	HEADER	VTR.	VENT THRU ROOF
HGT.	HEIGHT		
H.M.	HOLLOW METAL	W.	WEST
HORIZ.	HORIZONTAL	W/	WITH
HVAC.	HEATING, VENTILATING & AIR CONDITIONING	WD.	WOOD
		W/O	WITHOUT
IN.	INCHES	W.H.	WATER HEATER
INFO.	INFORMATION	W.C.	WATER CLOSET
INSUL.	INSULATION	W.P.	WATERPROOF
INT.	INTERIOR	W.P.J.	WEAKENED PLANE JOINT

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 BUILDING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA FIRE CODE

	EXISTING POINT ELEVATION (PLAN)
	NEW OR REQUIRED POINT ELEVATION
	EXISTING CONTOURS
	ELEVATION NOTED ON HIGH SIDE
	NEW CONTOURS
	ELEVATION NOTED ON HIGH SIDE
	DIMENSION REFERENCE POINT OR LEVEL LINE

RESIDENTIAL 2,665 SF ADDITION TO AN EXISTING (R-2.1) ASSISTED LIVING CARE FACILITY. THE ADDITION WILL INCLUDE: A NEW CONCRETE SLAB-ON-GRADE; NEW WOOD FRAME CONSTRUCTION TO MATCH EXISTING BUILDING; MECHANICAL WORK; ELECTRICAL WORK; PLUMBING WORK; AND A NEW ROOF. NEW ADDITION WILL REQUIRE REMOVAL OF EXISTING WOOD FRAMING AND MINOR SOILS REMOVAL FOR THE FOOTINGS AT THE RAISED FOUNDATION.

PARCEL AREAS
LOT 071 = 12,763 SF (.29 ACRES)

R-10 ZONING
UNINCORPORATED CONTRA COSTA COUNTY

LOT COVERAGE
R-10 5.5-7.2 UNITS PER ACRE (2.5-3 PERSONS/ UNIT)
M-29 = 35% MAX. LOT COVERAGE

TOTAL LOT AREA = 12,763 SF
LANDSCAPE AREA = 2,828 SF (22% LANDSCAPE COVER)

PARKING SPACES REQUIREMENTS:	3 BEDS / 1 SPACE
TOTAL PROPOSED BEDS FOR THIS PROJECT:	18
PARKING SPACES REQUIRED:	6
PARKING SPACES PROVIDED:	6

EXISTING RESIDENTIAL CARE FACILITY, CONGREGATE HOUSING, ASSISTED LIVING

25' FRONT YARD SETBACK
10' SIDE YARD SETBACKS
15' REAR YARD SETBACK

EXISTING BUILDING 1 AREA (071):	2,072 SF
EXPANSION/ADDITION AREA:	2,665 SF
TOTAL BUILDING AREAS:	4,737 SF
<hr/>	
ALLOWABLE AREA (S13R SPRINKLER):	10,500 SF

R-2.1, RESIDENTIAL CARE FACILITIES FOR THE ELDERLY (RCFE) ADULT RESIDENTIAL FACILITIES

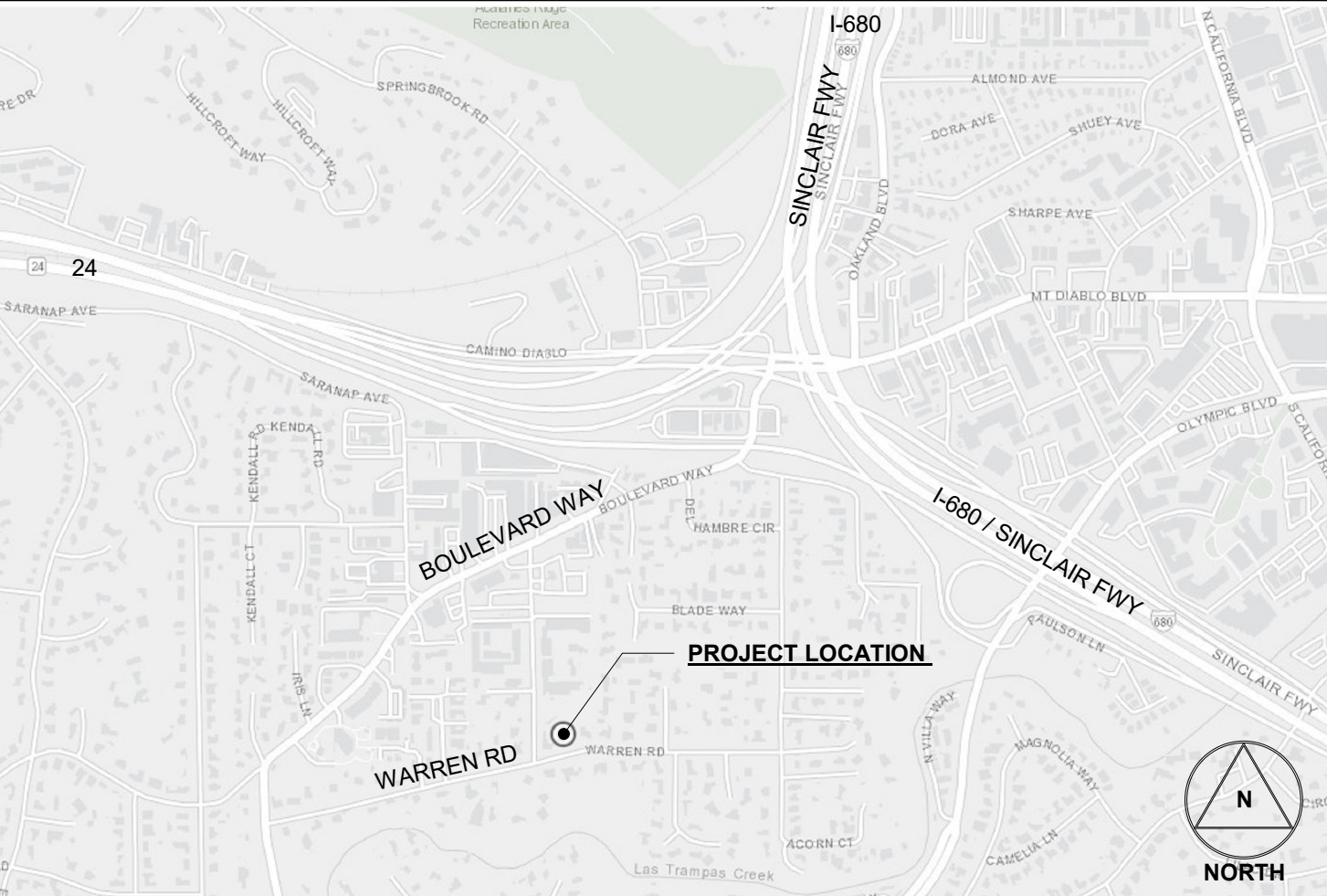
RESIDENTIAL (200 GROSS
(PER TABLE 1004.5))

FIRE SPRINK
FIRE ALARM

OWNER:
CARNELIAN ASSISTED LIVING
P: 925.938.0200

CONTRACTOR:
JAMES HUSTON
HGCI
101 LUCAS VALLEY RD, SUITE 150
SAN RAFAEL, CA 94903
P: 415.509.0304

ARCHITECT:
NATHAN WATKINS
HGCI
101 LUCAS VALLEY RD, SUITE 150
SAN RAFAEL, CA 94903
P: 415.300.6392





1 PHOTO 1 - FRONT VIEW ALONG WARREN RD
SCALE: NTS



2 PHOTO 2 - FRONT VIEW FACING EAST
SCALE: NTS



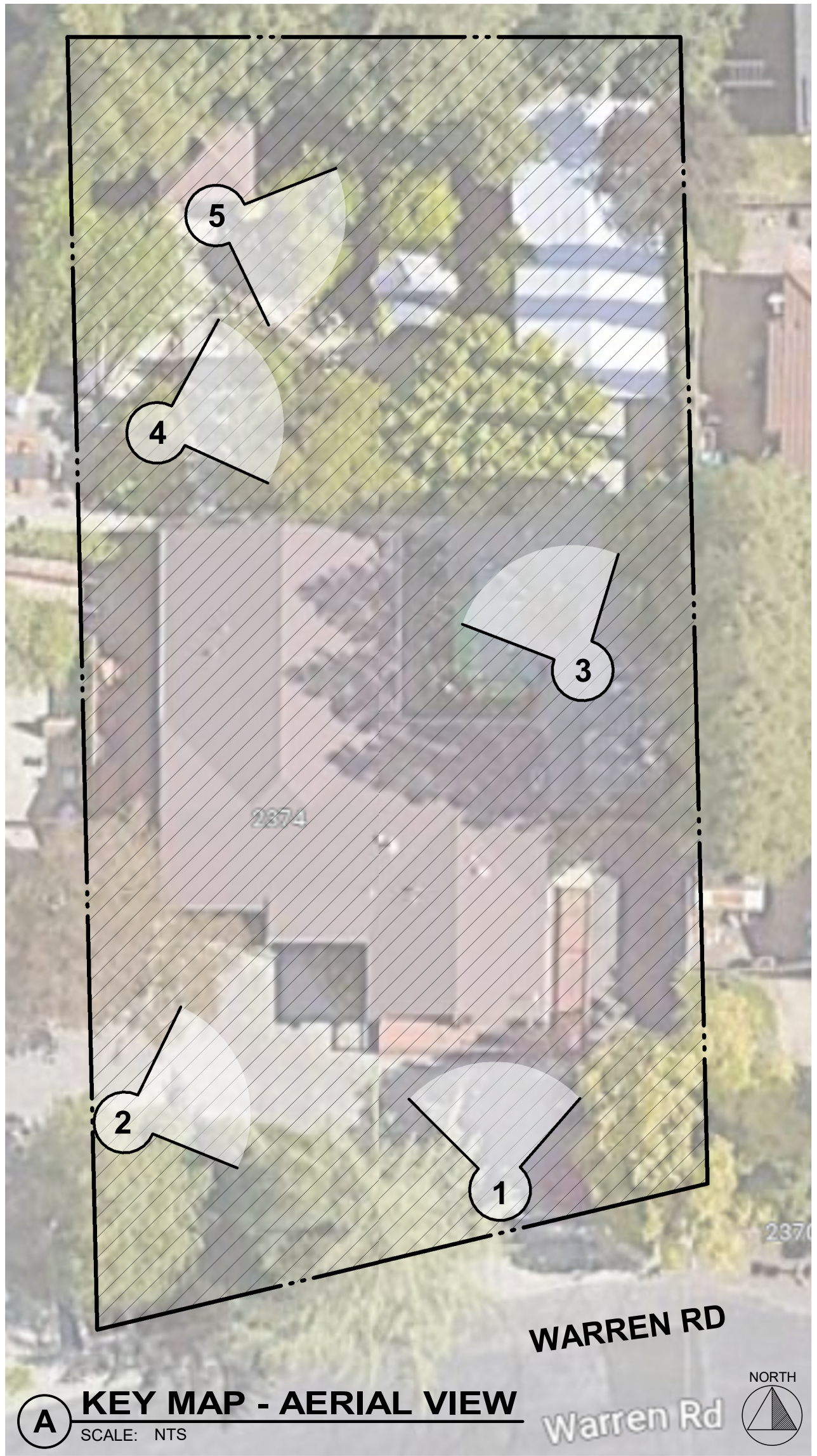
3 PHOTO 3 - REAR VIEW FACING NORTHWEST
SCALE: NTS



4 PHOTO 4 - REAR VIEW FACING EAST NORTHEAST
SCALE: NTS



5 PHOTO 5 - REAR VIEW FACING EAST SOUTHEAST
SCALE: NTS



A KEY MAP - AERIAL VIEW
SCALE: NTS

101 LUCAS VALLEY RD, SUITE 150
SAN RAFAEL, CA 94903
T: 415.597.8880 F: 925.558.4814



THE CARNELIAN ASSITED LIVING FACILITY EXPANSION

APN # 184-120-071

PROJECT ADDRESS
2374 WARREN RD
WALNUT CREECK, CA 94595

MANAGED BY: HGCI
B-GENERAL BUILDING
CONTRACTOR
LIC. # 720437

STAMP

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THE DESIGN DOCUMENTS ARE PREPARED ASSUMING HGCI WILL BE THE INSTALLING CONTRACTOR. SHOULD THE OWNER CHOOSE ANOTHER CONTRACTING FIRM OTHER THAN HGCI TO PERFORM THE WORK

INCLUDED IN THESE DOCUMENTS, THE OWNER WILL ASSUMES FULL RESPONSIBILITY FOR ANY ERRORS AND/OR OMISSIONS, WHETHER ONLY CLAIMED OR ACTUAL AND WILL DEFEND HGCI AGAINST SAID ERRORS AND OMISSIONS AND HOLD HGCI HARMLESS FOR SAME.

REVISIONS/SUBMITTALS

DATE	REVISION
10/11/2024	LAND USE PERMIT

DATE	8/24/2025
SCALE	AS NOTED
PROJECT ID	23004
DRAWN BY	NW
CHECKED BY	JH

EXISTING SITE PHOTOS

SHEET TITLE

SHEET NO.

A0.1

101 LUCAS VALLEY RD, SUITE 150
SAN RAFAEL, CA 94903
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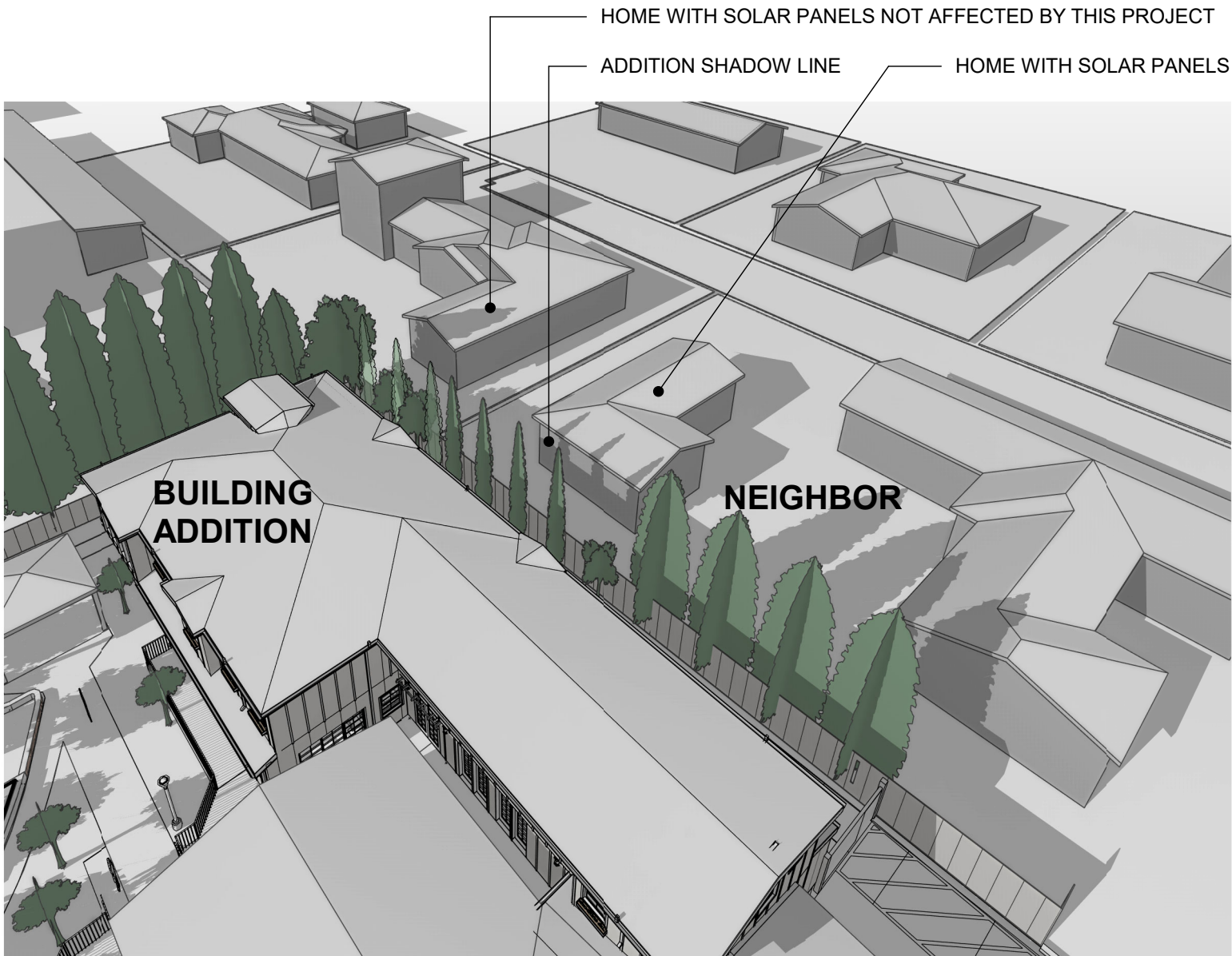
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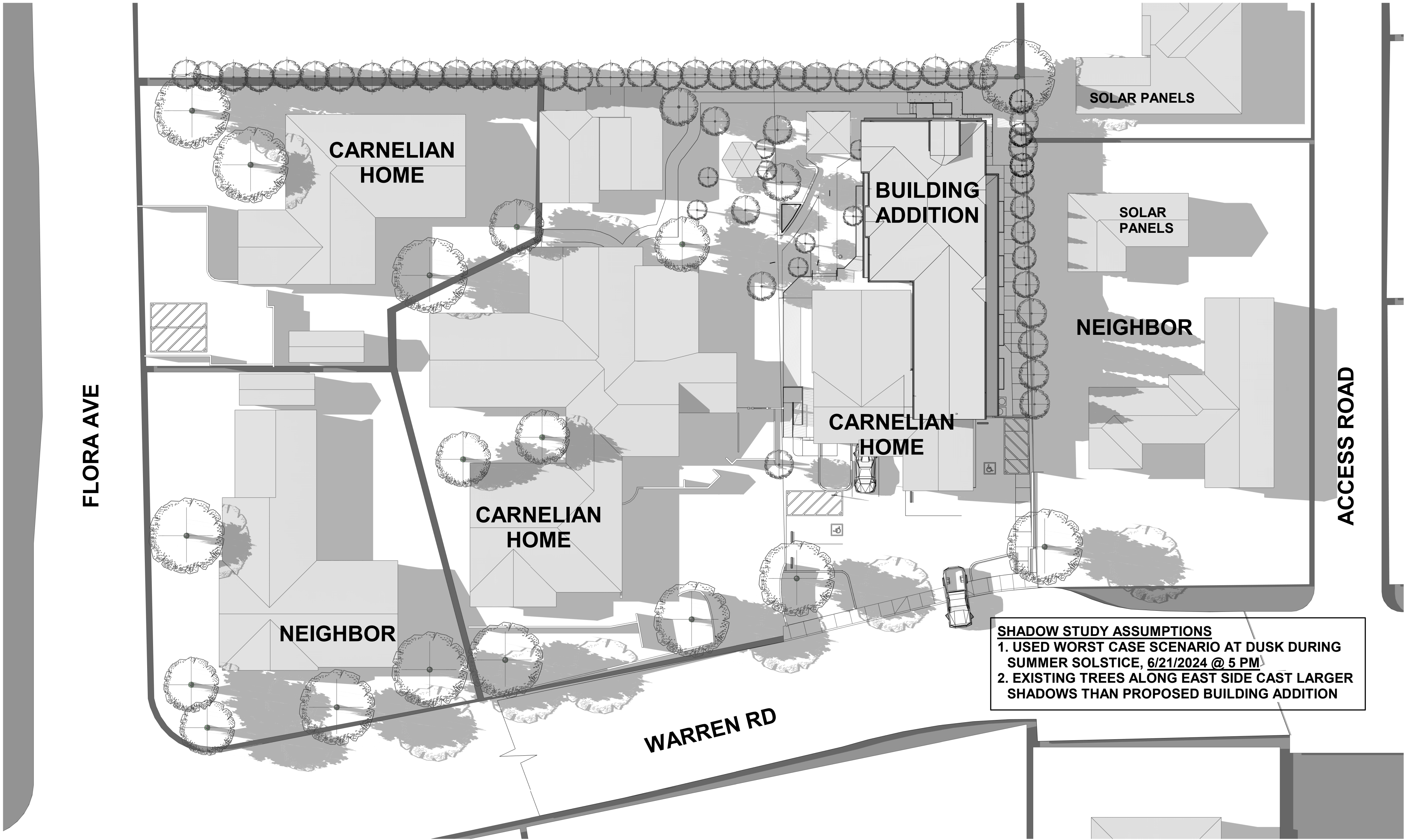
SHADOW STUDY

SHEET TITLE

SHEET NO.

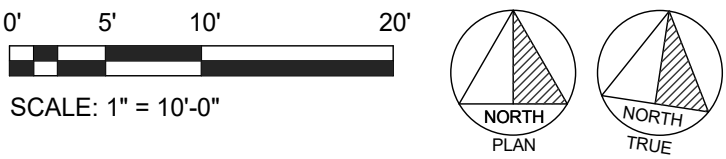


2 SHADOW STUDY - 3D PERSPECTIVE
SCALE:



1 SHADOW STUDY - SITE PLAN
SCALE:

SHADOW STUDY ASSUMPTIONS
1. USED WORST CASE SCENARIO AT DUSK DURING SUMMER SOLSTICE, 6/21/2024 @ 5 PM
2. EXISTING TREES ALONG EAST SIDE CAST LARGER SHADOWS THAN PROPOSED BUILDING ADDITION



Context Map



101 LUCAS VALLEY RD, SUITE 150
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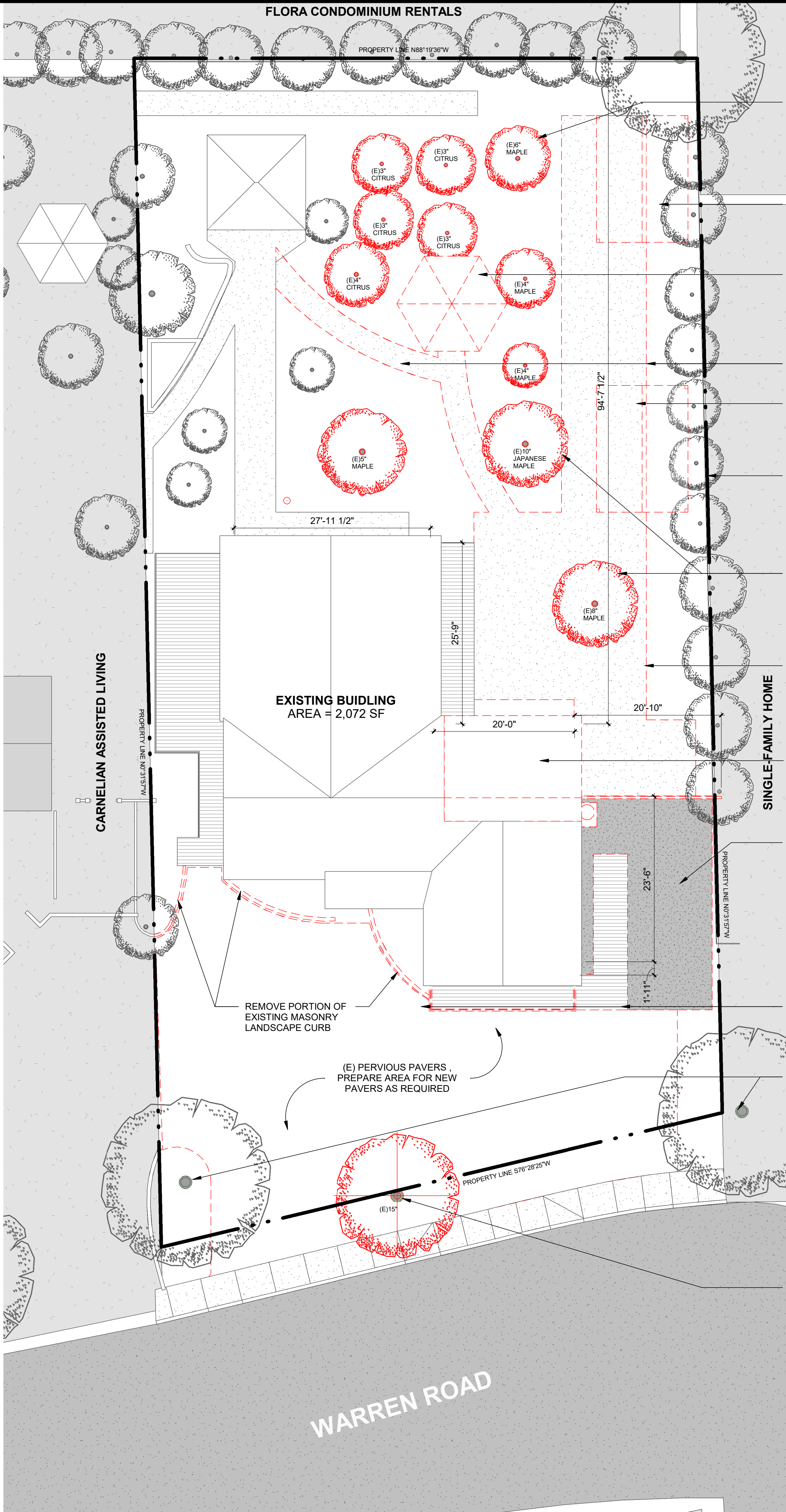
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CONTEXT MAP

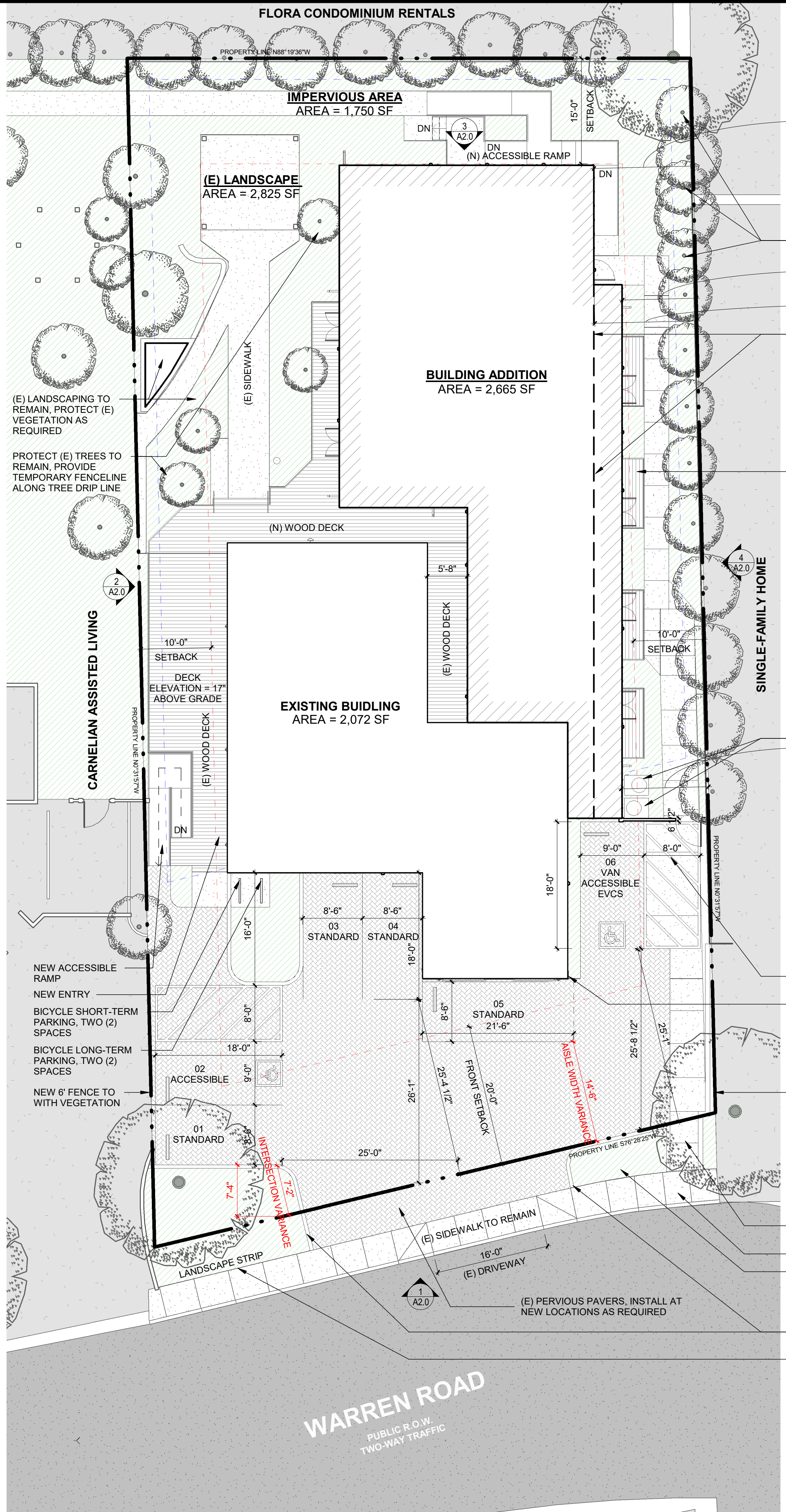
SHEET TITLE

SHEET NO.

6/25/2025 4:33:56 PM



2 EXISTING SITE PLAN + REMOVALS
SCALE: 1" = 10'-0"



1 SITE PLAN
SCALE: 1" = 10'-0"

PARKING PROVIDED	
PARKING TYPE	QTY.
ACCESSIBLE PARKING	1
ACCESSIBLE VAN PARKING + EVCS	1
STANDARD PARKING	4
TOTAL SHOWN	6



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SITE PLAN + TREE REMOVAL + TREE PROTECTION PLAN

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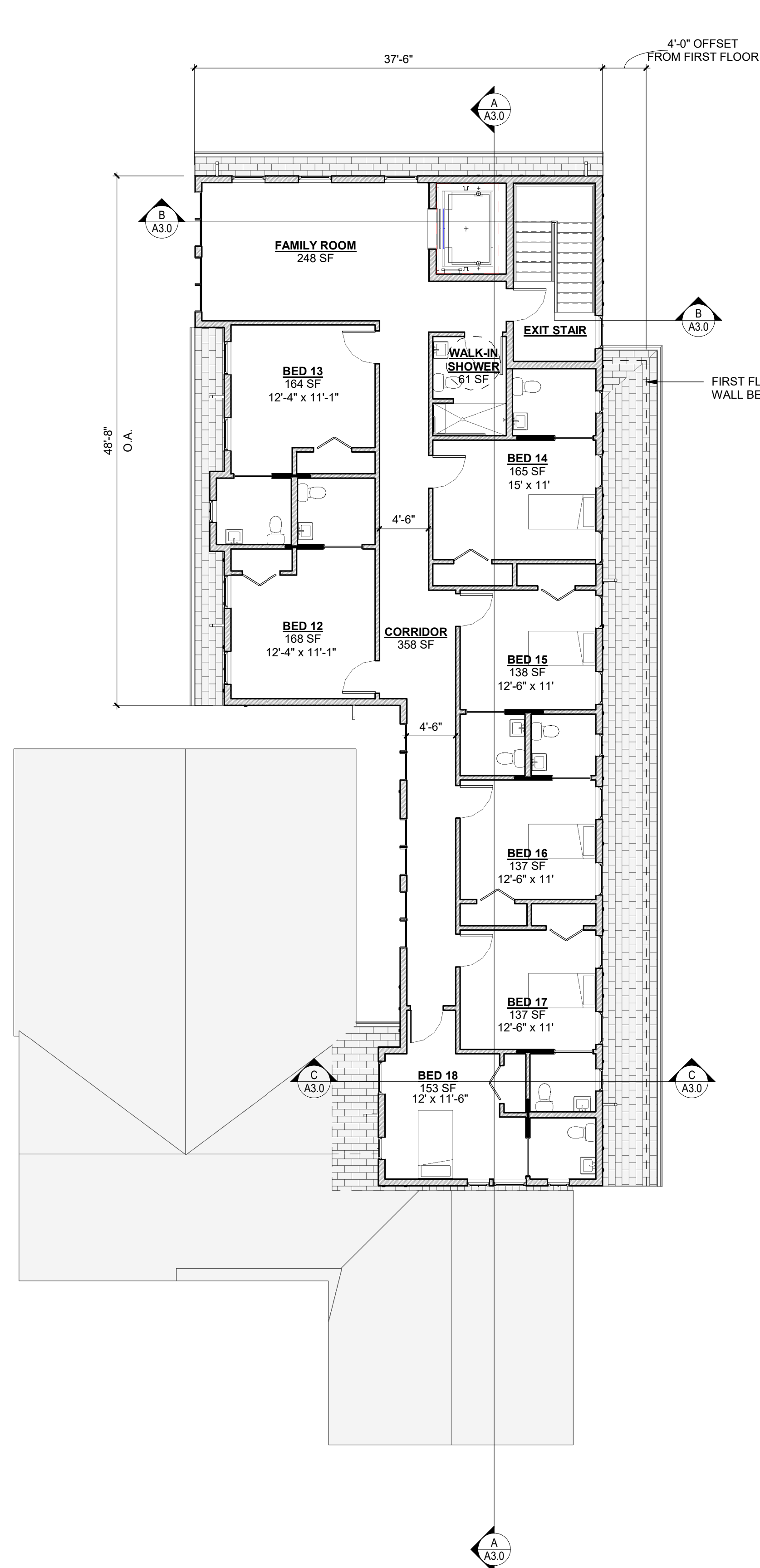
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FIRST FLOOR PLAN +
SECOND FLOOR PLAN

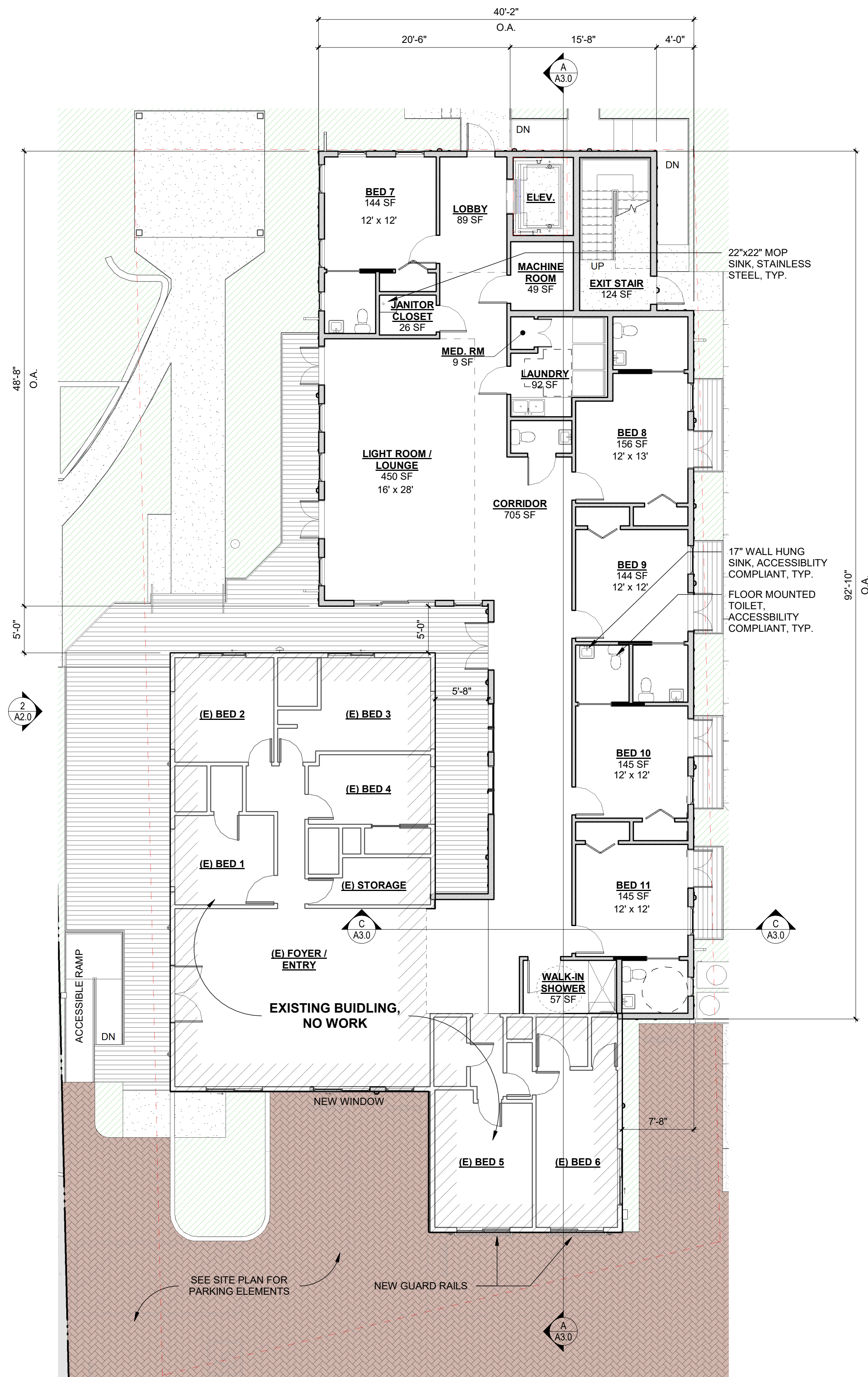
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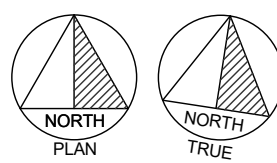
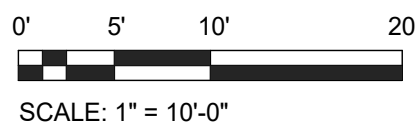
A1.2



2 SECOND FLOOR
SCALE: 1/8" = 1'-0"



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



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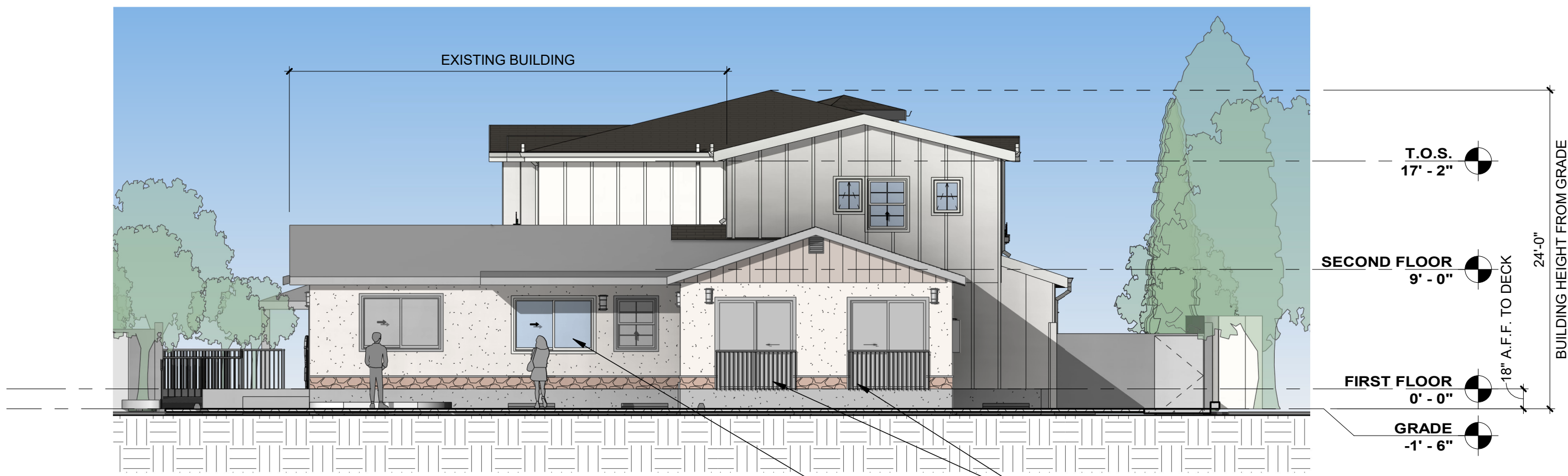
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EXTERIOR BUILDING
ELEVATIONS

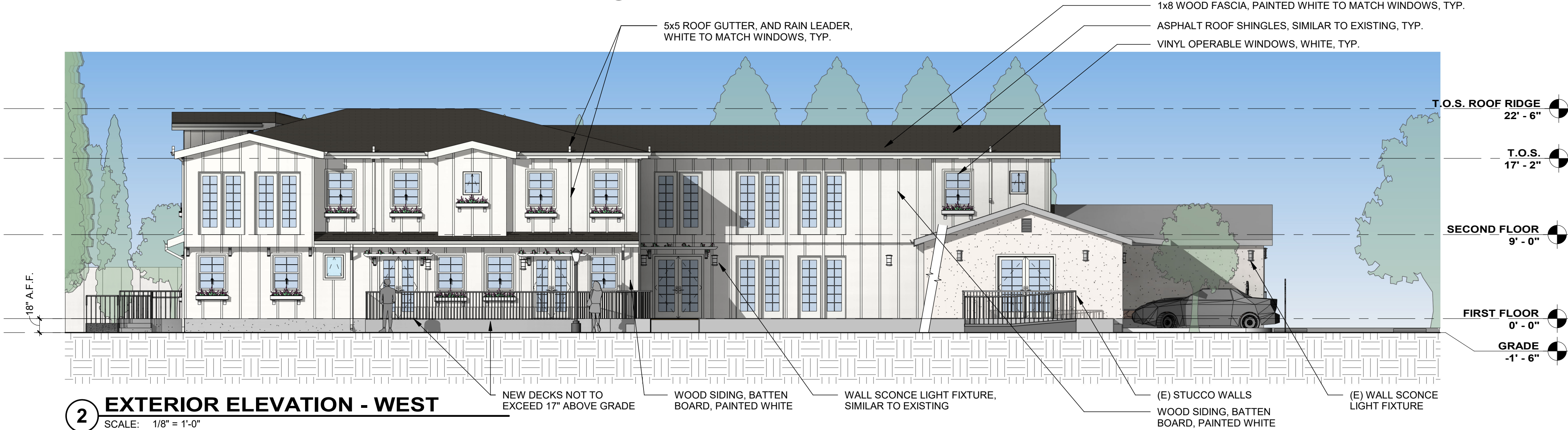
SHEET TITLE

SHEET NO.

A2.0



1 EXTERIOR ELEVATION - SOUTH (FRONT)
SCALE: 1/8" = 1'-0"



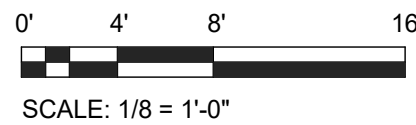
2 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



4 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



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

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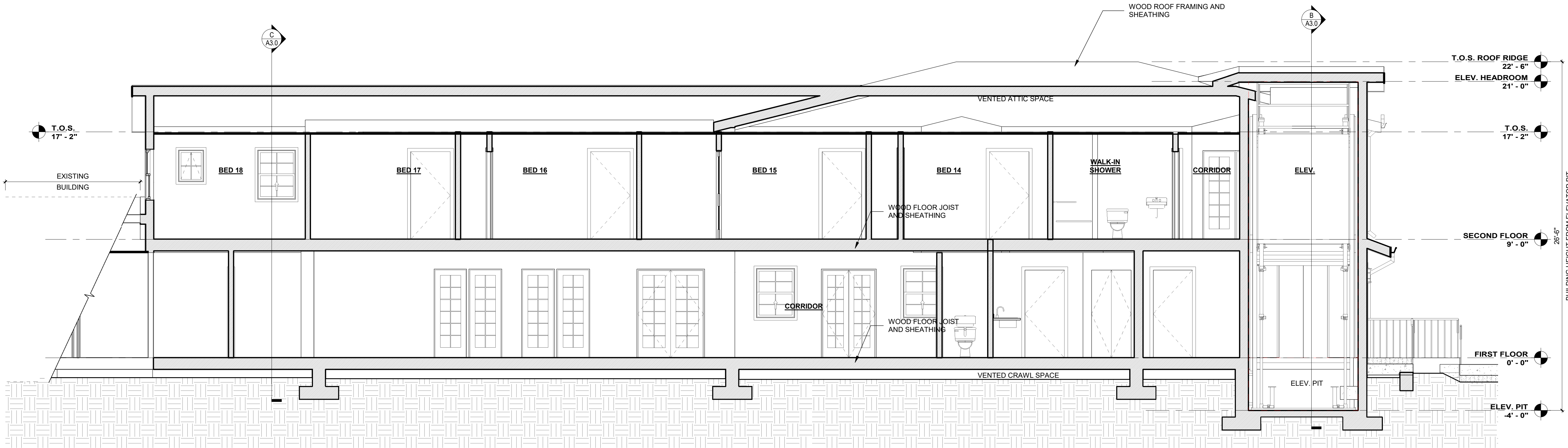
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BUILDING SECTIONS

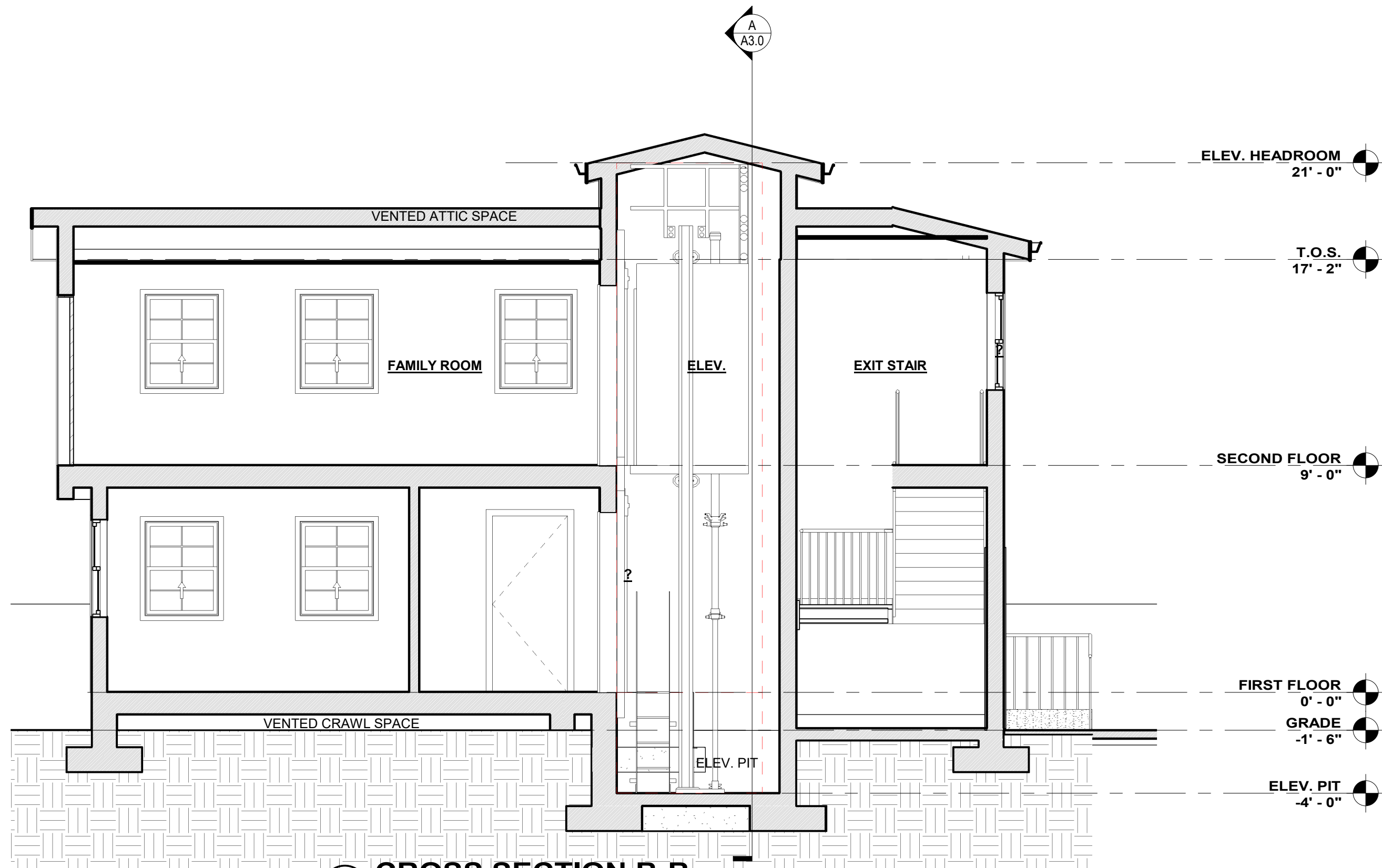
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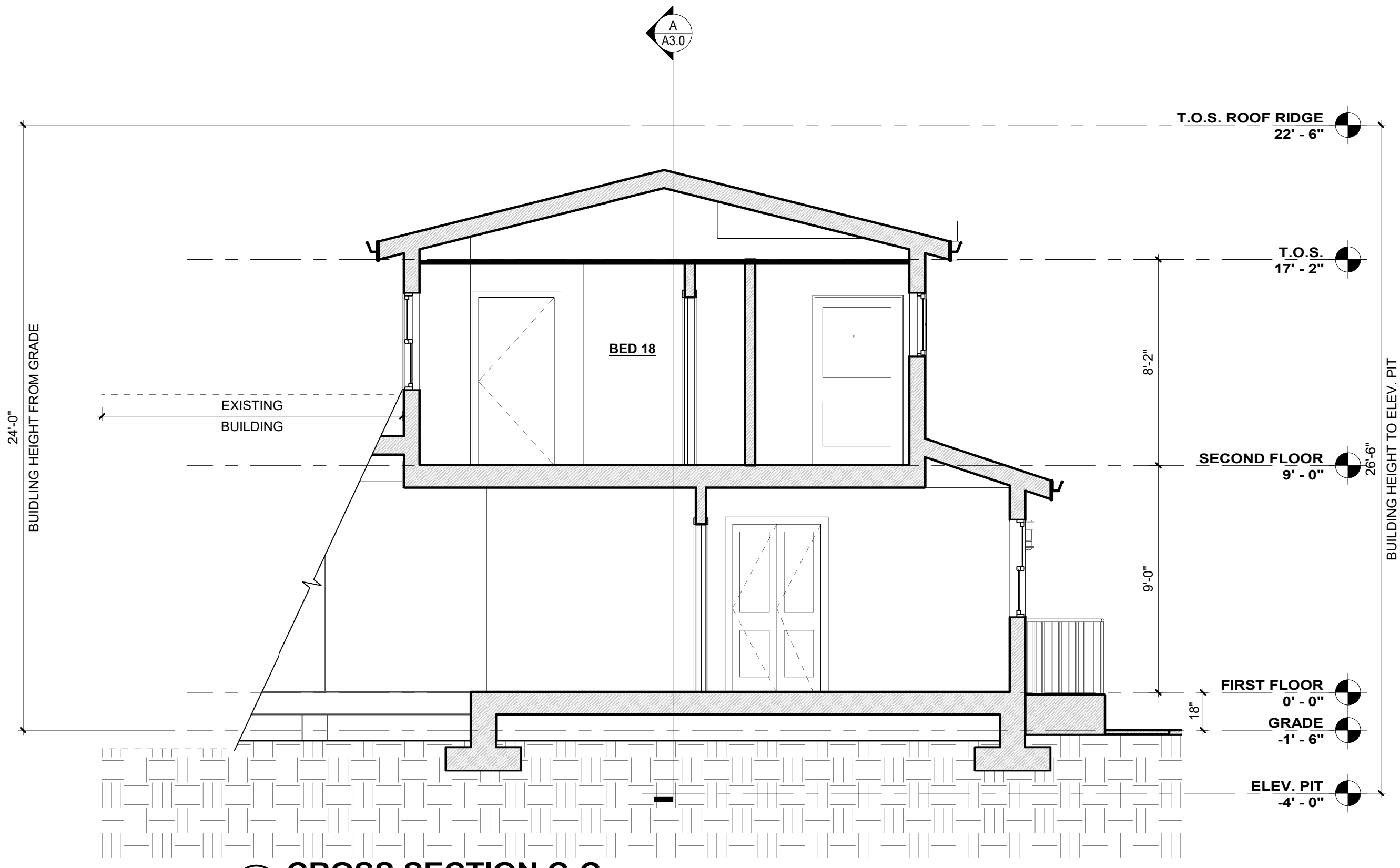
A3.0



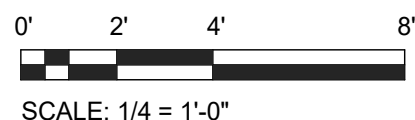
A BUILDING SECTION A-A
SCALE: 1/4" = 1'-0"



B CROSS SECTION B-B
SCALE: 1/4" = 1'-0"



C CROSS SECTION C-C
SCALE: 1/4" = 1'-0"



6/25/2025 4:35:03 PM



1 AERIAL VIEW - REMOVALS
SCALE:



2 AERIAL VIEW - NEW
SCALE:

101 LUCAS VALLEY RD, SUITE 150
SAN RAFAEL, CA 94903
T: 415.597.6860 F: 925.558.4814



**THE CARNELIAN ASSITED
LIVING FACILITY EXPANSION**

APN # 184-120-071

PROJECT ADDRESS
2374 WARREN RD
WALNUT CREECK, CA 94595

MANAGED BY: HGCI
B-GENERAL BUILDING
CONTRACTOR
LIC. # 720437

STAMP

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REVISIONS/SUBMITTALS

DATE	REVISION
10/11/2024	LAND USE PERMIT

DATE 8/24/2025

SCALE AS NOTED

PROJECT ID 23004

DRAWN BY NW

CHECKED BY JH

**AERIAL VIEWS - EXISTING
REMOVALS + NEW**

SHEET TITLE

SHEET NO.

A9.0



1 STREET VIEW - FRONT APPROACH
SCALE:



2 STREET VIEW - FRONT
SCALE:

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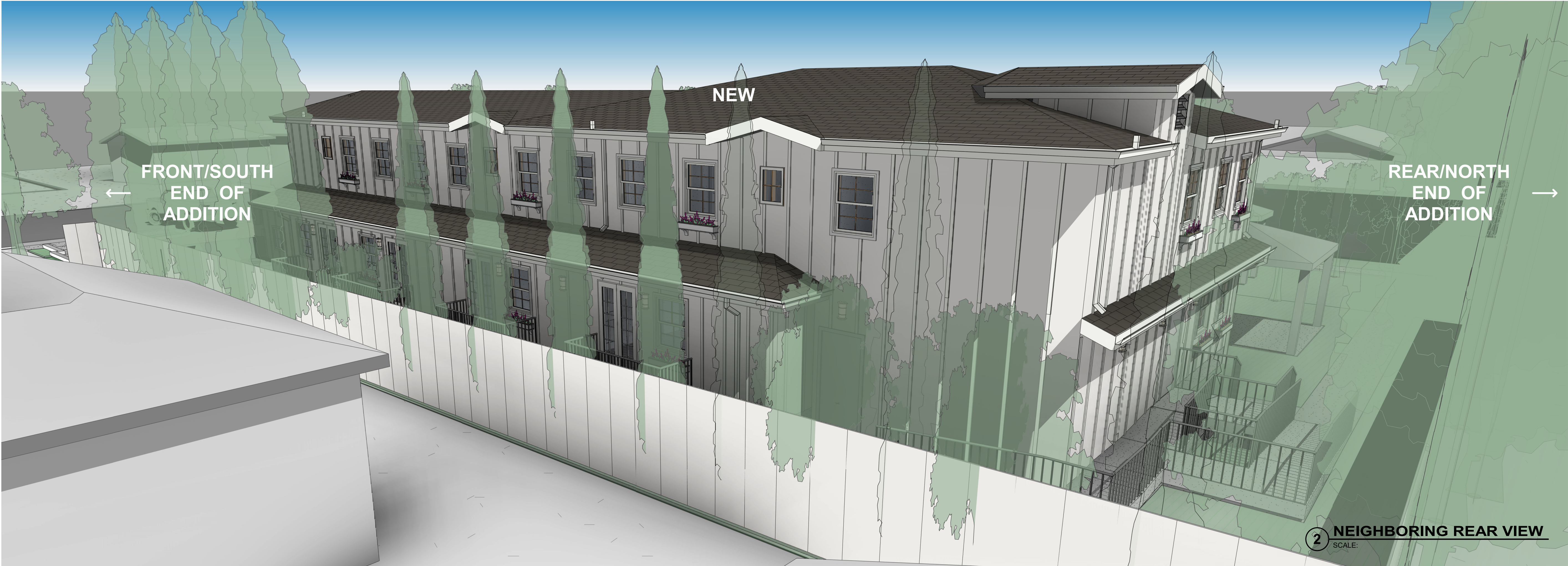
DATE	8/24/2025
SCALE	AS NOTED
PROJECT ID	23004
DRAWN BY	NW
CHECKED BY	JH

PERSPECTIVE VIEWS -
FRONT

SHEET TITLE

SHEET NO.

A9.1



101 LUCAS VALLEY RD, SUITE 150
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THE CARNELIAN ASSITED LIVING FACILITY EXPANSION

APN # 184-120-071

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WALNUT CREECK, CA 94595

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SCALE	AS NOTED
PROJECT ID	23004
DRAWN BY	NW
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PERSPECTIVE VIEWS - REAR

SHEET TITLE

SHEET NO.

A9.2

101 LUCAS VALLEY RD, SUITE 150
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THE CARNELIAN ASSITED
LIVING FACILITY EXPANSION

APN # 184-120-071

PROJECT ADDRESS
2374 WARREN RD
WALNUT CREECK, CA 94595

MANAGED BY: HGCI
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CONTRACTOR
LIC. # 720437

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REVISIONS/SUBMITTALS

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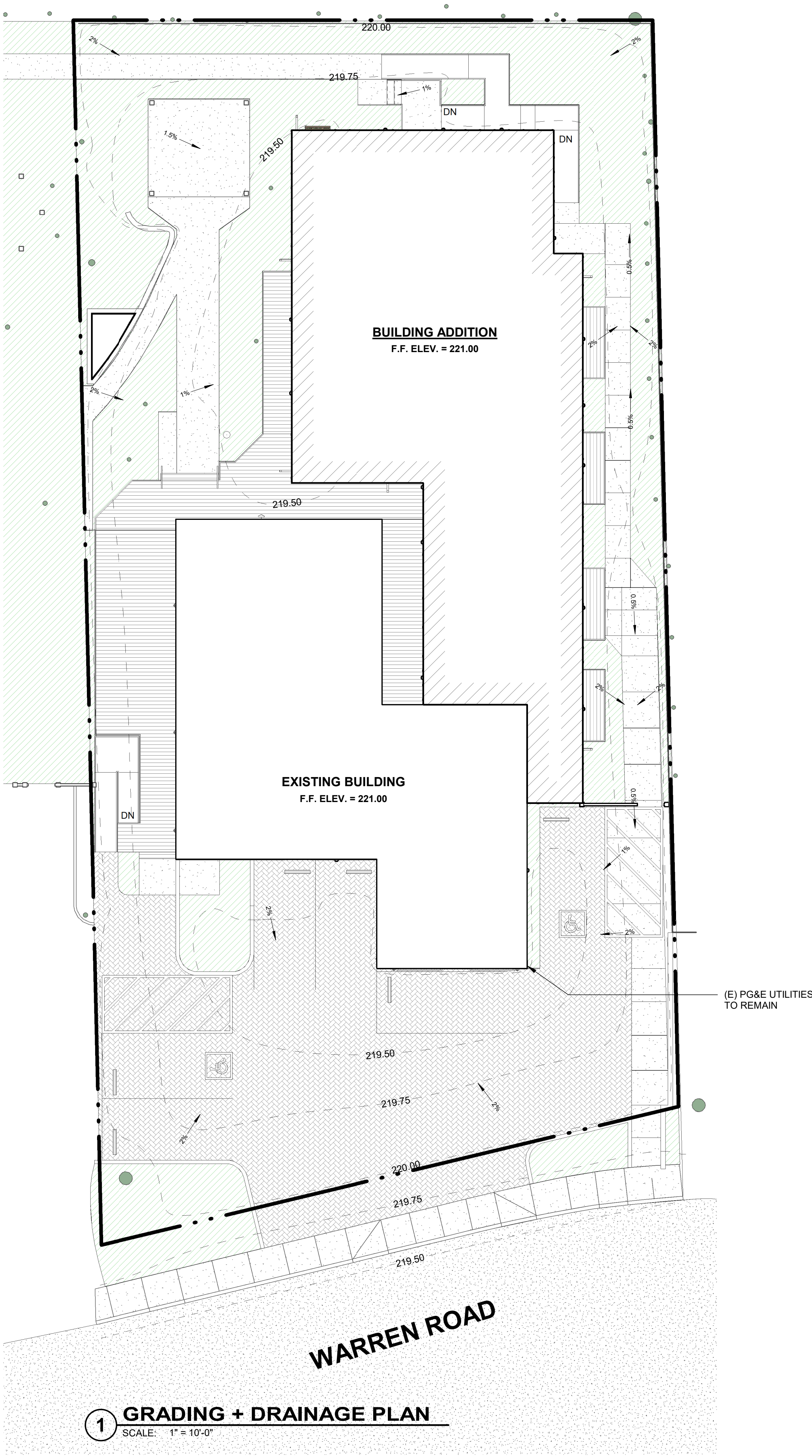
DATE	8/24/2025
SCALE	AS NOTED
PROJECT ID	23004
DRAWN BY	NW
CHECKED BY	JH

CONCEPTUAL GRADING +
DRAINAGE PLAN

SHEET TITLE

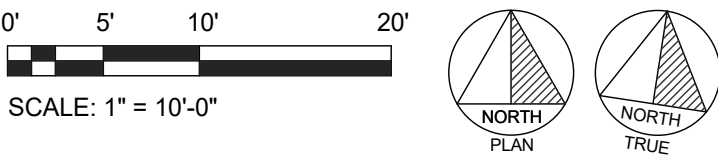
SHEET NO.

C1.0



LEGEND
SITE CUT = 67.6 CY, NATIVE SOIL
SITE FILL = 33.8 CY, SELECT FILL

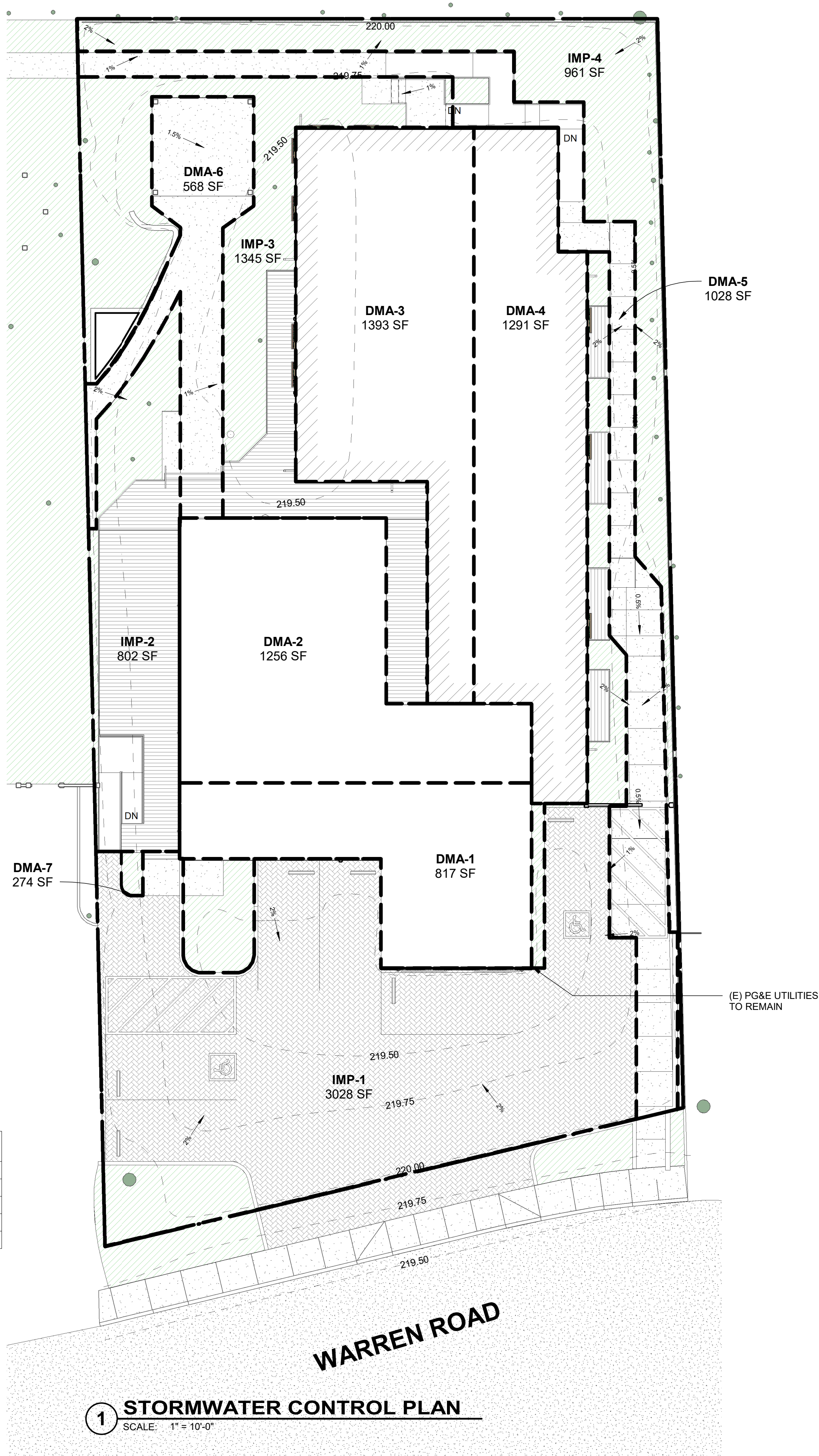
- NOTES:
- EXISTING UTILITIES SHOWN ON PLAN ARE FOR GENERAL INFORMATION ONLY AND DOES NOT CONSTITUTE AN ACTUAL UTILITIES SURVEY. ALL UTILITIES SHALL BE SURVEYED AND MARKED ON THE GROUND PRIOR TO CONSTRUCTION.
 - ALL EXISTING UNDERGROUND UTILITIES SHALL BE PROTECTED IN PLACE DURING CONSTRUCTION.
 - ALL STORM DRAIN INLETS SHALL BE LABELED PER THE COUNTY STANDARD OR APPROVED EQUAL.



1 GRADING + DRAINAGE PLAN
SCALE: 1" = 10'-0"

6/25/2025 4:36:36 PM

DMA SCHEDULE					IMP SCHEDULE		
DMA	AREA	SURFACE	CN POST	DRAINS TO BMP	DMA	AREA	SURFACE
DMA-1	817 SF	ROOF	98	IMP-1	IMP-1	3,134 SF	VEGETATED BUFFER AREA
DMA-2	1,256 SF	ROOF	98	IMP-2	IMP-2	802 SF	VEGETATED BUFFER AREA
DMA-3	1,393 SF	ROOF	98	IMP-3	IMP-3	1,345 SF	VEGETATED BUFFER AREA
DMA-4	1,314 SF	ROOF	98	IMP-4	IMP-4	961 SF	VEGETATED BUFFER AREA
DMA-5	1,022 SF	CONCRETE	98	IMP-4	TOTAL	6,243 SF	
DMA-6	568 SF	CONCRETE	98	IMP-3			
DMA-7	150 SF	CONCRETE	98	IMP-1			
TOTAL	6,519 SF						



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SAN RAFAEL, CA 94903
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THE CARNELIAN ASSITED
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APN # 184-120-071

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WALNUT CREECK, CA 94595

MANAGED BY: HGCI
B-GENERAL BUILDING
CONTRACTOR
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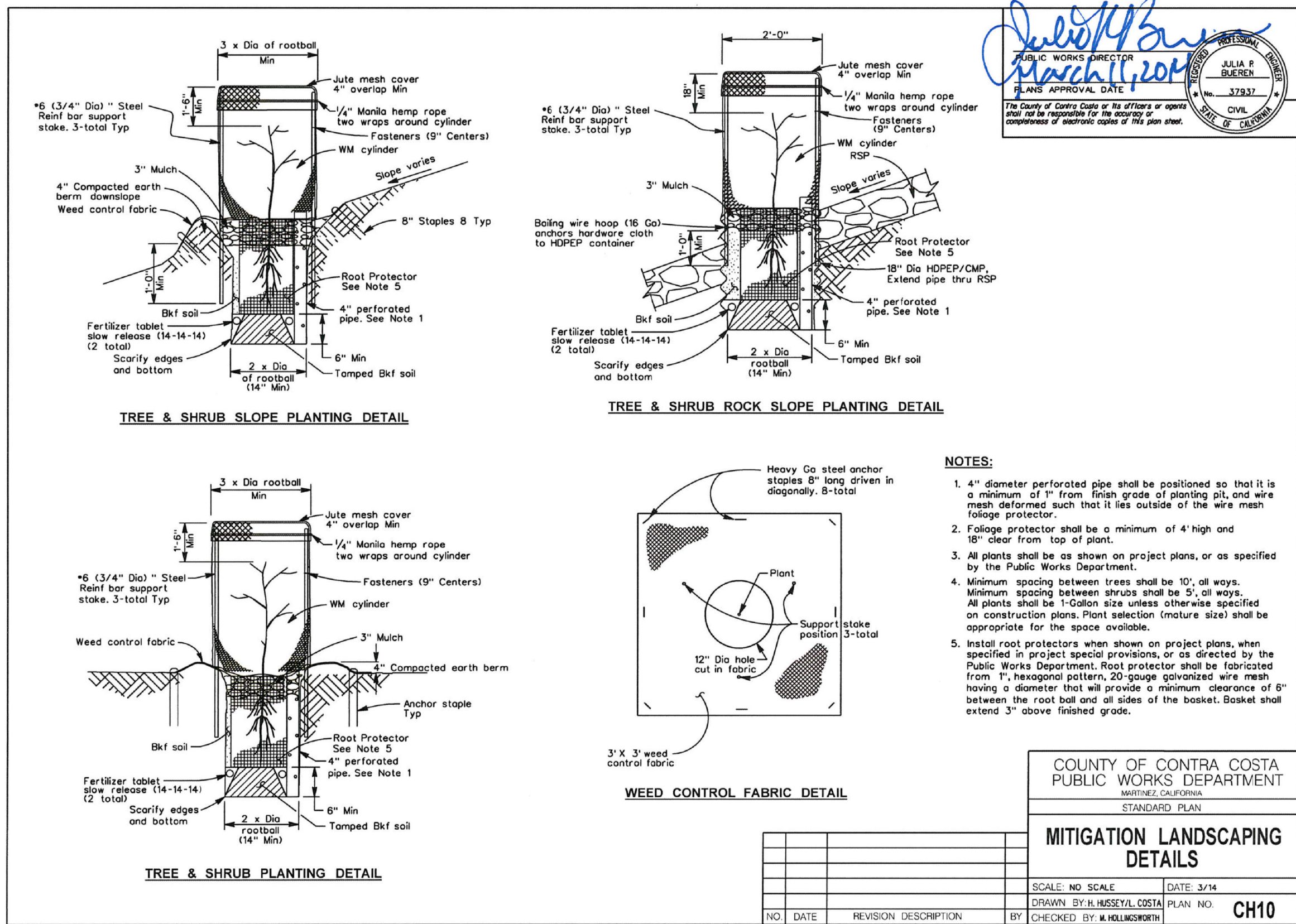
DATE	8/24/2025
SCALE	AS NOTED
PROJECT ID	23004
DRAWN BY	NW
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STORMWATER CONTROL
PLAN

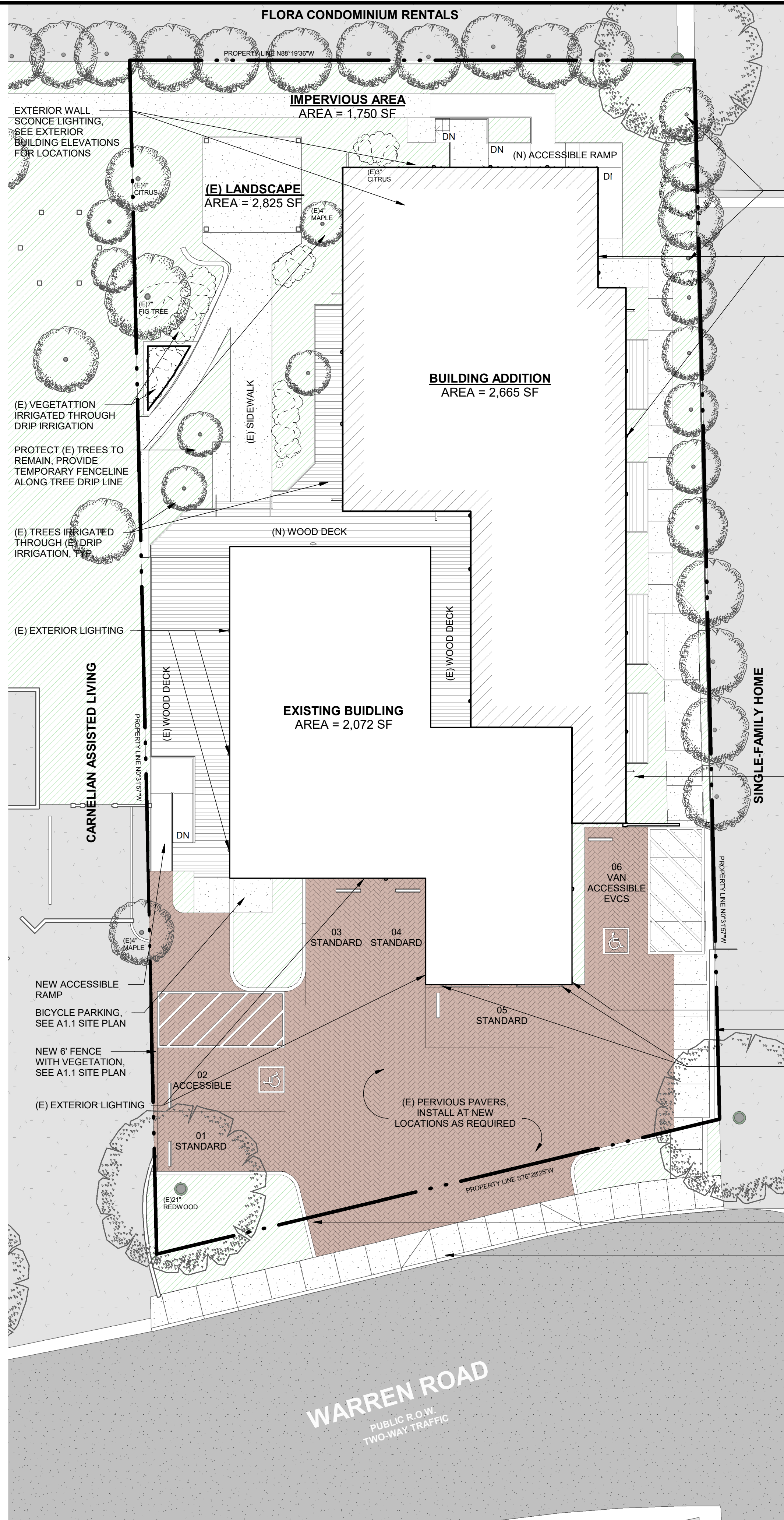
SHEET TITLE

SHEET NO.

C1.1



STD. PLAN CH10



LANDSCAPE + IRRIGATIN PLAN

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THE CARNELIAN ASSITED LIVING FACILITY EXPANSION

APN # 184-120-071

PROJECT ADDRESS
2374 WARREN RD
WALNUT CREEK, CA 94595

MANAGED BY: HGCI
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LANDSCAPE + IRRIGATION PLAN

SHEET TITLE

SHEET NO.

L1.0