ALI CARRIAGE RENTAL HOMES





4301 APPIAN WAY - EL SOBRANTE, CA

NOTE:

THAT MAY BE ASSOCIATED WITH REVISIONS RESULTING FROM BUILDING CODE CHANGES THAT MAY OCCUR SUBSEQUENT TO THE GENERATION OF

- FUTURE ERRORS AND OMISSIONS, IF, IN THE OPINION OF THE CONTRACTOR OR ANY SUBCONTRACTOR, INSTRUCTIONS, DETAILS OR INFORMATION CONTAINED IN THESE DRAWINGS OR SPECIFICATIONS IS AT VARIANCE WITH OR DOES NOT COMPLY WITH ANY OF THE REQUIREMENTS ABOVE, HE SHALL REPORT THE SAME TO THE ARCHITECT BEFORE PROCEEDING WITH THAT PHASE OF THE WORK.
- JOB SAFETY: THE ARCHITECT IS NOT RESPONSIBLE FOR THE FABRICATION, ERECTION AND/OR JOB SAFETY. THE CONTRACTOR SHALL COMPLY WITH ALL SAFFTY PEGLIL ATLONG. THE CONTRACTOR SHALL BE SOLELY PESPONSIBLE FOR THE DESIGN AND INSTALL ATLON OF ALL SHOPING. BRACING, FORM WORK, ETC. AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION OF THE PROJECT. ON-SITE FIELD VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTED DIMENSIONS
- TAKE PRECEDENCE OVER SCALE. CONTRACTOR/ OWNER SHALL VERIPY CONTOURS, SITE CONFIGURATIONS, PROPERTY LINES, SETBACKS, EASEMENTS, EXTENT OF BUILDING PAD, AND ACCURACY OF TOPOGRAPHY PRIOR TO APPROVAL, ACCEPTANCE, AND CONSTRUCTION, SITE CONFIGURATION, SETBACK AND EASEMENT INFORMATION, AND TOPOGRAPHY SHALL BE PROVIDED BY THE OWNER. OWNER SHALL VERIFY ALL PROPERTY LINES, EASEMENTS, EXTENT OF BUILDING PAD, AND ACCURACY OF TOPOGRAPHY PRIOR TO APPROVAL AND / OR ACCEPTANCE.
- OMISSIONS: IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FILLY SHOWN ON THE DRAWINGS. THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN ON THE DRAWINGS.
- SOILS ENGINEER SHALL INSPECT AND CERTIFY FOUNDATION EXCAVATIONS PRIOR TO FOOTING INSPECTION BY THE CITY. 8. THE SOILS ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE EARTHWORK, FOUNDATION
- CONSTRUCTION, AND DRAINAGE PHASES OF THE WORK. UNDER NO CIRCUMSTANCES SHALL ANY SHEETS (DRAWINGS, PRINTS, PLANS, ETC.) MARKED "BID DOCUMENTS" BE USED FOR ACTUAL

DOOR SECURITY FEATURES

- EXTERIOR POORS SHALL BE SOLID CORE CONSTRUCTION, WITH A MIN.THICKNESS OF 1-3/4" AND SHALL BE SECURED BY A DEADBOLT LOCK WITH A MIN. THROW OF I''
- DOOR STRIKE PLATES SHOULD BE AUGMENTED WITH 3" SCREWS TO GUARD AGAINST FORCED ENTRY.
- OUTSIDE HINGES ON ALL EXTERIOR DOORS SHALL BE PROVIDED WITH NON-REMOVABLE PINS, WHEN PIN TYPE HINGES ARE USED, OR SHOULD BE PROVIDED WITH HINGE STUDS TO PREVENT REMOVAL OF THE DOOR. 15. ALL EXTERIOR DOORS SHALL BE EQUIPPED WITH A VIEWING DEVICE (PEEPHOLE), WHICH PROVVIDES A VIEWING AREA OF AT LEAST 180 DEGREES.
- 14, WINDOWS, CAPABLE OF BEING OPENED SHALL BE SECURED ON THE INSIDE BY A LOCKING DEVICE CAPABLE OF WITHSTANDING A FORCE OF

ALL EXTERIOR DOORS SHALL BE EQUIPPED WITH THEIR OWN DEDICATED LIGHT SOURCE.

- 15. ALL WINDOWS CAPABLE OF BEING OPENED SHALL BE EQUIPPED WITH SECONDARY LOCKING MECHANISMS.
- 10. EXTERIOR DOORS SHALL BE SOLID CORE CONSTRUCTION, WITH A MIN.THICKNESS OF 1-3/4" AND SHALL BE SECURED BY A DEADBOLT LOCK WITH A MIN. THROW OF I''
- DOOR STRIKE PLATES SHOULD BE AUGMENTED WITH 3" SCREWS TO GUARD AGAINST FORCED ENTRY. OUTSIDE HINGES ON ALL EXTERIOR DOORS SHALL BE PROVIDED WITH NON-REMOVABLE PINS, WHEN PIN TYPE HINGES ARE USED, OR SHOULD
- BE PROVIDED WITH HINGE STUDS TO PREVENT REMOVAL OF THE DOOR. 15. ALL EXTERIOR DOORS SHALL BE EQUIPPED WITH A VIEWING DEVICE (PEEPHOLE), WHICH PROVVIDES A VIEWING AREA OF AT LEAST 180 DEGREES.
- 14. WINDOWS, CAPABLE OF BEING OPENED SHALL BE SECURED ON THE INSIDE BY A LOCKING DEVICE CAPABLE OF WITHSTANDING A FORCE OF 300# IN ANY DIRECTION. 15. ALL WINDOWS CAPABLE OF BEING OPENED SHALL BE EQUIPPED WITH SECONDARY LOCKING MECHANISMS.

- 16. PARKING AREAS, DRIVEWAYS, CIRCULATION AREAS, PASSAGEWAYS, RECESSES, AND GROUNDS CONTIGUOUS TO BUILDINGS SHALL BE PROVIDED WITH LIGHTING SUFFICIENT TO MAKE CLEARLY VISIBLE THE PRESENCE OF ANY PERSON ON OR ABOUT THE PREMISES.
- 18. ALL EXTERIOR FIXTURES SHALL BE EQUIPPED WITH VANDAL RESISTANT GRATING AND BE INSTALLED AT SUPFICIENT HEIGHT TO DISCOURAGING
- 19. ALL EXTERIOR GENERAL SECURITY LIGHTS SHALL BE CONTROLLED BY A PHOTOCELL SYSTEM, DESIGNED TO OPERATE DURING ALL PERIODS OF DIMINISHED LIGHT, REGARDLESS OF TIME OF DAY.

20. LANDSCAPING SHALL BE OF THE TYPE AND SITUATED IN LOCATIONS TO MAXIMIZE OBSERVATION WHILE PROVIDING THE DESIRED DEGREE OF AESTHETICS. SHRUBS SHALL BE NO HIGHER THAN 42" TALL FROM THE GROUND AND TREE CANOPY SHALL NOT FALL BELOW A LEVEL OF 7" ABOVE THE GROUND WHEN MATURE, DEFENSIBLE (THORNY) LANDSCAPING IS ENCOURAGED ALONG FENCE AND PROPERTY LINES, UNDER VILNERABLE WINDOWS AND ANY OTHER LOCATION WHERE YOU WANT TO RESTRICT PEOPLE'S ABILITY TO SIT LOITER OR CLIMB. 21. ENSURE THAT LANDSCAPING, WHEN MATURE, WILL NOT INTERFERE WITH SECURITY LIGHTING.

PROVIDE INDIVIDUAL UNIT ADDRESS SIGNS WITH A MIN. 4" HEIGHT LETTER IN HEIGHT AND OF A CONTRASTING COLOR TO THEIR BACKGROUND, ILLUMINATED DURING PERIODS OF DARKNESS, AND POSITIONED ON THE DRIVEWAY PRONT OF THE BUILDING AND IN SUCH A WAY AS TO BE EASILY VISIBLE TO EMERGENCY VEHICLES, SEE EXTERIOR ELEVATIONS.

ABBREVIATIONS:

GROUND FAULT INTERRUPTER GALVANITED SHEET METAL GALVANIZED SHEET METAL VALLE HORIZONTAL HGT./HT. HEIGHT

PRESSURE TREATED ROUGH SAWN/ RESAWN SEE ARCHITECTURAL DRAWING SLIDING GLASS DOOR SINGLE HUNG SHEATHING SLIDER

SEE STRUCTURAL DRAWINGS STRUCTURAL UNIFORM BUILDING CODE UNIFORM MECHANICAL COL UNIFORM PLUMBING COD UNLESS OTHERWISE NOTE VERIFY IN FIELD VAPOR PROOF WNDOW

WROUGHT IRON

BUILDING SUMMARY

SQUARE FOOTAGES:

TOTAL PROPOSED IMPERVIOUS - 15,528.61 S.F.

- 715.25 S.F.

- 613.44 S.F.

- 1470.48 S.F.

- 602.20 S,F,

- 48.39 S.F.

- 3719.95 S.F.

- 2231.97 S.F.

- 5951.92 S.F.

- 10,364.35 S.F.

- 6218.61 S.F.

- 1857 S.F.

- 5905 S.F. - 7762 S.F.

- 6218.61 S.F.

- 13721.39 S.F.

- 30,750 S.F.

- 29,250 S.F.

- 1500 S.F.

- 53.08 %

- 8021 S.F.

- 1289 S.F.

LOWER LEVEL

MAIN LEVEL

UPPER LEVEL

GARAGE

DECK

TOTAL UNIT S.F.

TYP. BLDG. SQ. FTG.:

BLDG. 1 FOOTPRINT

BLDG. 2 FOOTPRINT

BLDG. 1 TOTAL S.F.

BLDG. 2 TOTAL S.F.

PAVED SURFACES

PAVED SURFACES

EXISTING IMPERVIOUS:

TOTAL (E) IMPERVIOUS

WALKWAY SURFACES

TOTAL AREA OF LANDSC.

TOTAL LOT AREA (GROSS)

TOTAL LOT AREA (NET)

RIGHT OF WAY DEDICATION

% OF DEVELOPED AREA/LOT

PROPOSED IMPERVIOUS:

SITE SQ. FTG.:

BUILDINGS

BUILDINGS

TOTAL BLDG. FOOTPRINT

BUILDING CONSTRUCTION TYPE BASIC ALLOWABLE BUILDING AREA: INCREASE FOR SEPARATION:

ALL WORK PERFORMED SHALL COMPLY IN ALL ASPECTS WITH BUT NOT NECESSARILY LIMITED TO ALL APPLICABLE LOCAL AND STATE ORDINANCES, CODES, AND REGULATIONS AND WITH THE FOLLOWING 2019 INTERNATIONAL BUILDING CODE

2019 CALIFORNIA BUILDING CODE, 2069 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA ENERGY CODE

2019 CALIFORNIA GREEN BLDG, STANDARDS CODE

INTERIOR

- 2019 UNIFORM MECHANICAL CODE 2019 UNIFORM PLUMBING CODE 2019 NATIONAL ELECTRICAL CODE 2019 INTERNATIONAL FIRE CODE 2019 CALIFORNIA FIRE CODE.
- 2. IN THE EVENT OF CONFLICTS IN THE CODE REQUIREMENTS, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. ANY CONFLICTS BETWEEN THE CONSTRUCTION DOCUMENTS AND THE ABOVE CODES AND ORDINANCES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, GENERAL CONTRACTOR AND THE OWNER'S REPRESENTATIVE FOR RESOLUTION BEFORE PROCEEDING WITH THE

SHEET INDEX:

CODESCRIPTION

COV COVERSHEET TOPO AND CREEK SETBACK EXHIBIT PRELIMINARY GRADING AND DRAINAGE PLAN

PRELIMINARY TYP. UNIT FLOOR PLANS PRELIMINARY BUILDING FLOOR PLANS

PRELIMINARY TYP. UNIT EXTERIOR ELEVATIONS

PRELIMINARY BUILDING ELEVATIONS PRELIMINARY BLDG. ELEVATIONS/SECTION

ATTACHMENT A

PROJECT TEAM:

OWNER: ALI FAMILY TRUST 4247 APPIAN WAY EL SOBRANTE, CA 94803 925.789.0564

numair89@yahoo.com

ARCHITECT: ARETE, INC. ARCHITECTURE - GARY L. WHEELER P.O. BOX 2211 CONCORD, CA 94520 925.692.5888 gary.areteinc@gmail.com

SOILS ENGINEER:

GEOTECHNICA, CONSULTING GEOTECHNICAL ENGINEER 1624 ARMSTRONG COURT

CONCORD, CA 94521

925.686.6556

CIVIL ENGINEER: THE HUMANN COMPANY 1021 BROWN AVENUE LAFAYETTE, CA 94549 925.283.5000 izzat@humannco.com

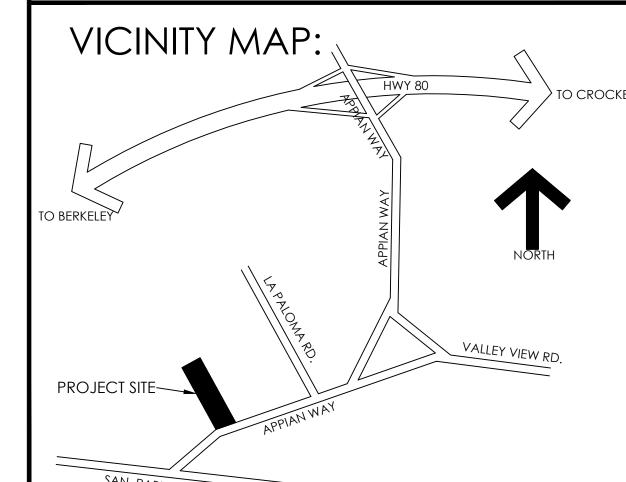
STRUCTURAL ENGINEER:

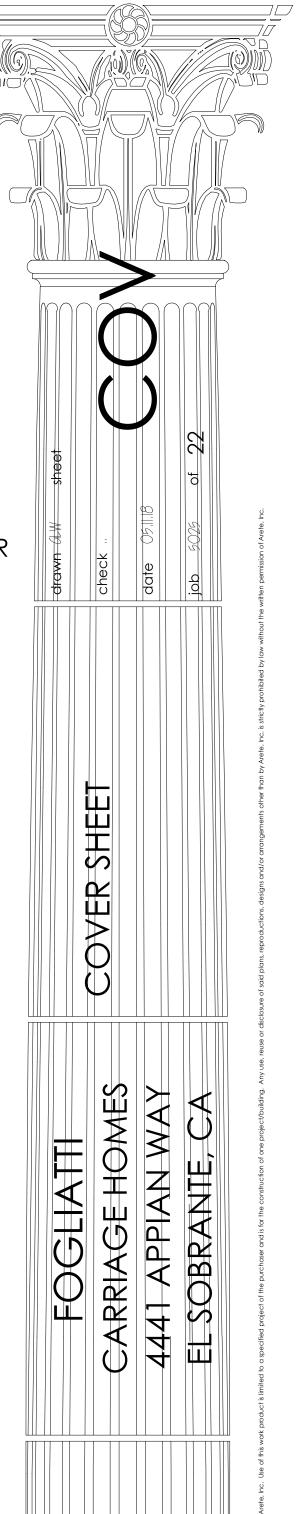
WEST COAST ENERGY DESIGN - LANNY DANA

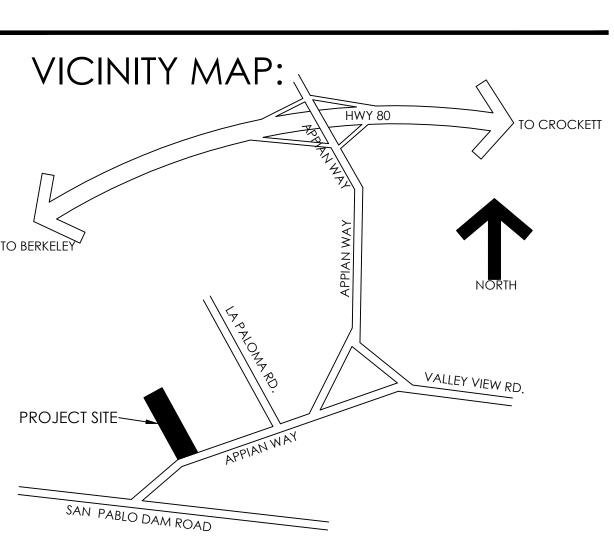
1075 VICTORINE ROAD LIVERMORE, CA 94551 925.243.1767

mytitle24guy@gmail.com

LANDSCAPE ARCHITECT:







GENERAL NOTES

THE BOUNDARY AND TOPOGRAPHY SHOWN IS BASED UPON A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY DEBOLT CIVIL ENGINEERING, DATED 11/08/2017, JOB NO. 17277. PROVIDED BY ARCHITECT, GARY WHEELER. ELEVATIONS HAVE BEEN ADJUSTED TO COUNTY DATUM USING BENCHMARK NO. 3197, BRASS TAG IN HEADWALL OF CONCREET BOX CULVERT ON APPIAN WAY APPROX. 200' NE OF SANTA RITA ROAD. BM ELEVATION = 110.498'. USE OF THIS SURVEY IS LIMITED TO THE PROPERTY OWNER AS REFERENCED IN THE TITLE BLOCK AND CONSULTANTS FOR THE SPECIFIC PROJECT. OTHERS MAY NOT USE THIS MAP WITHOUT THE PERMISSION OF THE CLIENT AND HUMANN COMPANY. BOUNDARY AND BASIS OF BEARINGS ARE PER THE UNDERLYING RECORD MAP AS REFERENCED IN THE TITLE BLOCK HEREON.

PRELIMINARY TITLE REPORT FOR THIS SURVEY WAS PREPARED BY OLD REPUBLIC TITLE CO., DATED 09/13/2010, ORDER NO. 0190009220-BM.

THE ELECTRONIC FILE IF SUPPLIED, IS BEING DONE SO AS A COURTESY AND CONVENIENCE, AND IS SUBORDINATE TO THE PROVIDED SIGNED HARD COPY MAP WITH RESPECT TO CONTENT, ACCURACY AND QUALITY. HUMANN COMPANY MAKES NO WARRANTEE OR GUARANTEE, EXPRESSED OR IMPLIED FOR ANY COPIES OF THE DRAWINGS OR WORK ASSOCIATED WITH THE ELECTRONIC FILE BY OTHERS.

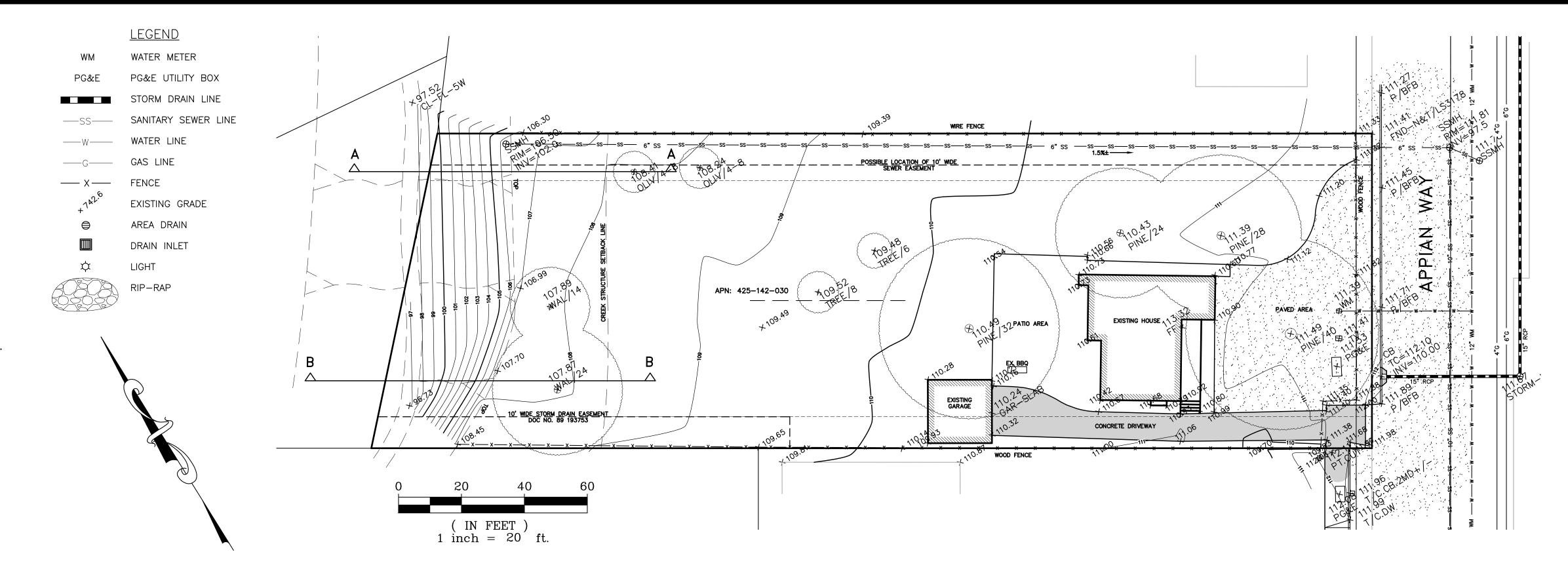
BUILDING(S) SHOWN HEREON CONTAINS DECORATIVE ARCHITECTURAL ELEMENTS ALONG ITS WALLS AND CORNERS WHICH ARE NOT NECESSARILY ACCOUNTED FOR IN THE BUILDING FOOTPRINT AS SURVEYED AND MAPPED. PRIOR TO THE PREPARATION OF WORKING DRAWINGS, THE ARCHITECT/DESIGNER SHOULD FIELD INSPECT ANY AREAS ON THE BUILDING WHERE AN ADDITION OR OTHER IMPROVEMENT IS EXPECTED TO OCCUR (IF SETBACKS OR OTHER CONSTRAINTS ARE AN ISSUE), AND CONSULT WITH THE SURVEYOR OR ENGINEER AS NEEDED.

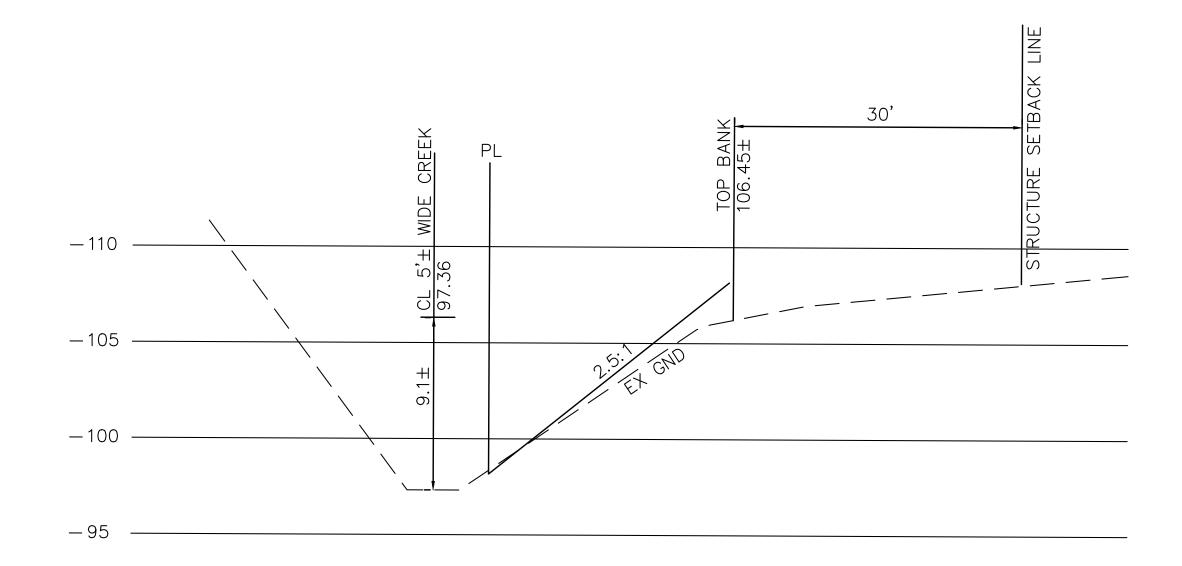
TREES AND DRIP LINES AS SHOWN ARE LOCATED SUFFICIENTLY FOR GENERAL ARCHITECTURAL SITE PLANNING. ANY CONSTRUCTION ACTIVITY PLANNED IMMEDIATELY ADJACENT TO THE TREES OR DRIP LINES SHOULD BE REVIEWED WITH THE APPROPRIATE CONSULTANT. IF IT IS DETERMINED THAT DETAILED TREE AND/OR BRANCH MEASUREMENTS ARE NEEDED, FURTHER SURVEYING MAY BE NECESSARY AND SHOULD BE ARRANGED BY THE OWNER AND/OR CONSULTANT. SPECIES AS REFERENCED ON THE SURVEY SHOULD BE CONFIRMED BY A LICENSED ARBORIST OR LANDSCAPE ARCHITECT IF THE SPECIFIC TREE(S) IS SUSPECTED OF BEING A PROTECTED OR CRITICAL ONE(S).

THIS PROPERTY IS IN THE VICINITY OF A CREEK, SWALE, OR DRAINAGE COURSE AND THE SURVEY MAY OR MAY NOT SHOW OR DEFINE THIS FEATURE AND IT'S ASSOCIATED SETBACKS OR RESTRICTIONS AS MANDATED BY LOCAL ORDINANCE. IF SITE IMPROVEMENTS ARE PLANNED, THE OWNER OR ARCHITECT SHOULD CONTACT THE APPLICABLE JURISDICTION, LOCAL OR OTHERWISE TO CONFIRM AND DETERMINE WHAT, IF ANY REQUIREMENTS AND RESTRICTIONS APPLY WITH RESPECT TO THE CREEK FEATURE AND THE POTENTIAL IMPACT DEVELOPMENT MAY HAVE ON IT.

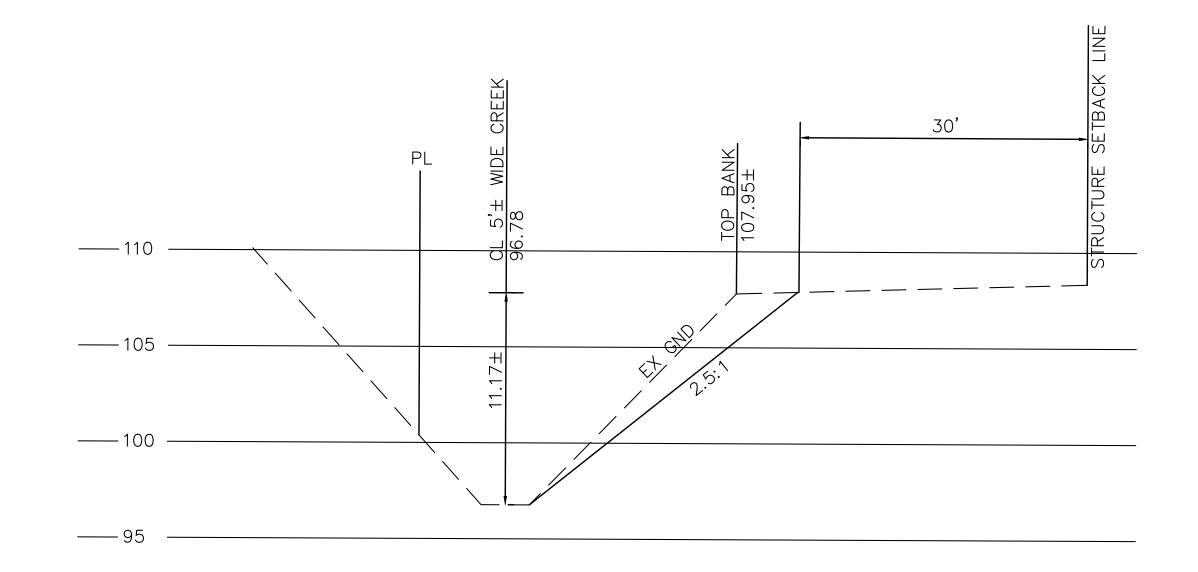
DATUM: ELEVATIONS SHOWN HEREON ARE BASED UPON COUNTY DATUM, BENCHMARK NO. 3197, ELEVATION = 110.498'

CONTOUR INTERVAL: 1 FEET









<u>SECTION B-B</u> 1": 5'V 1": 10'H



BEFORE EXCAVATING CALL U.S.A.

OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR LOCATION AND VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES. UNDERGROUND SERVICE ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE IN THIS MATTER AT (800) 227-2600, 48 HOURS PRIOR TO ANY CONSTRUCTION.

THE (USA) AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE.

LOCATION AND CHARACTER OF ANY UTILITIES IF SHOWN HEREON ARE APPROXIMATE, AND TAKEN FROM A COMBINATION OF SURFACE STRUCTURE OBSERVATION AND/OR THE RECORDS OF THE CONTROLLING AGENCY. HUMANN COMPANY DOES NOT ASSUME RESPONSIBILITY FOR THE LOCATION OF ANY EXISTING UTILITIES OR OTHER UNDERGROUND FEATURES SUCH AS VAULTS, TANKS, BASEMENTS, BURIED OBJECTS, ...ETC.

DR.DWG	NO.	DATE	BY	REVISIONS	SCALE	1" = 20'
_GRAD-					DATE	04/11/2022
\22026.					DRAWN	KM
\22026\					CHECKED	IN
Z: \PROJ					JOB NO.	22026



TOPO AND CREEK SETBACK EXHIBIT

LOT 54, "SANTA RITA ACRES, UNIT NO.1" (22M645)

4301 APPIAN WAY -- APN:425-142-030

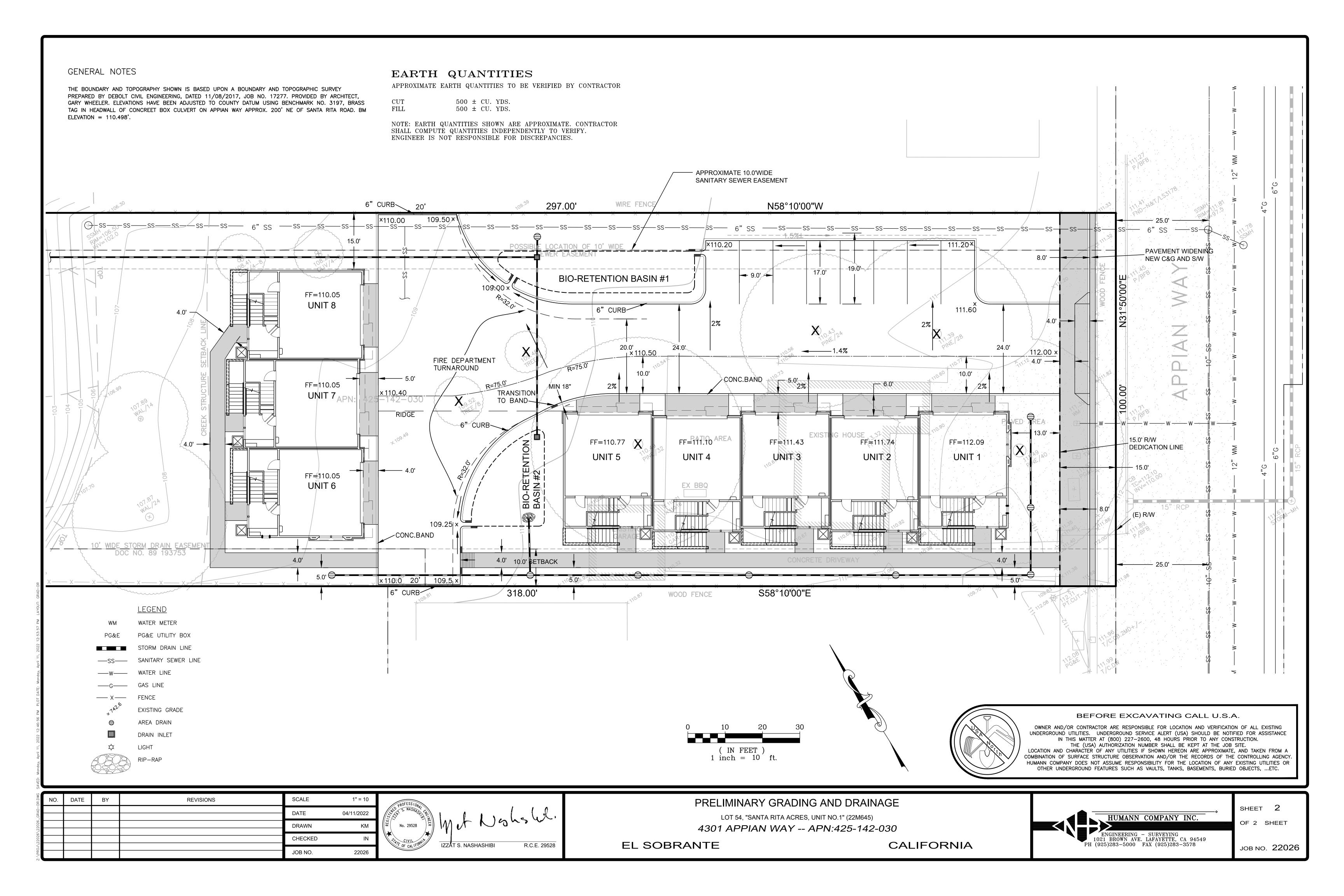
EL SOBRANTE

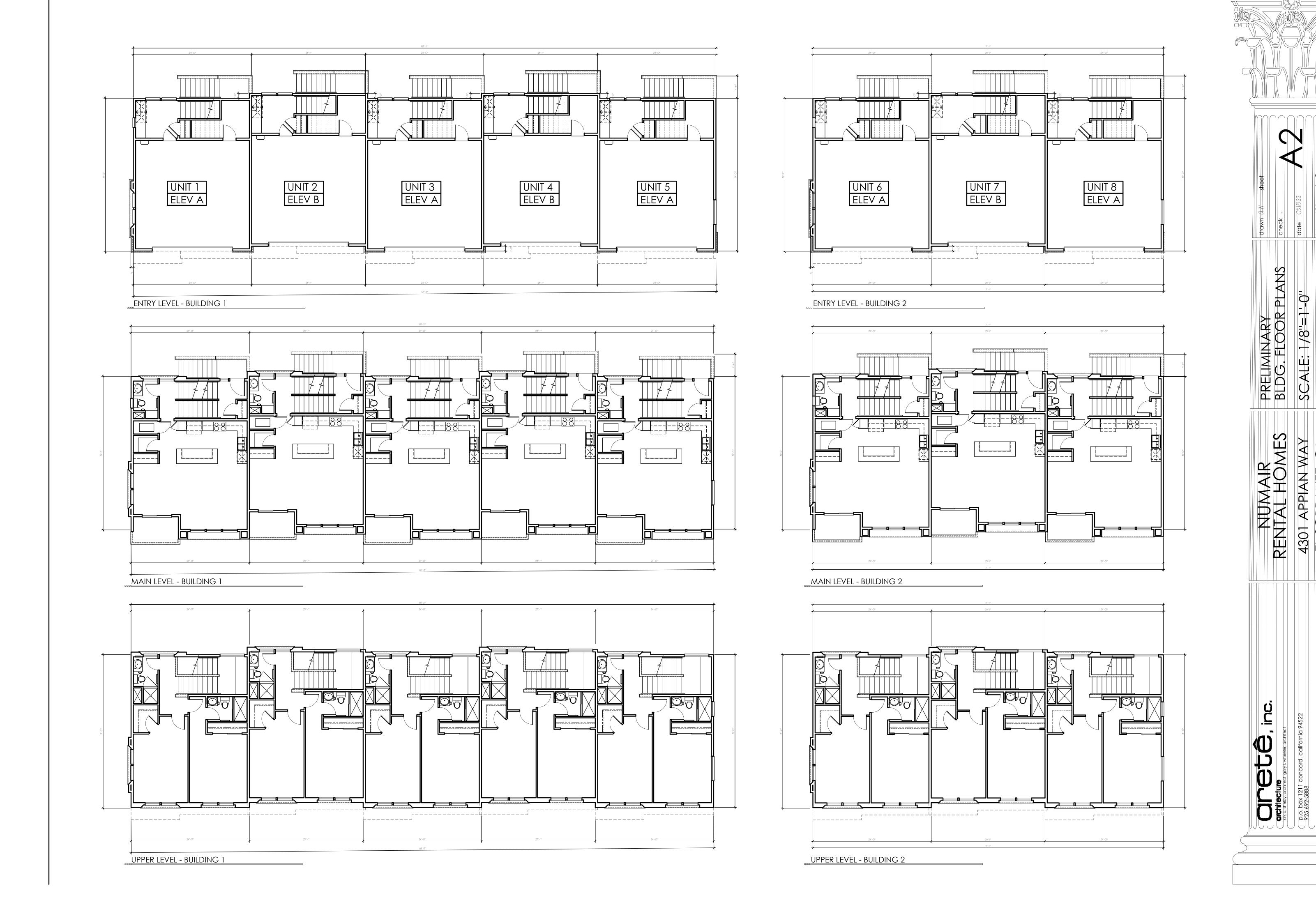
CALIFORNIA

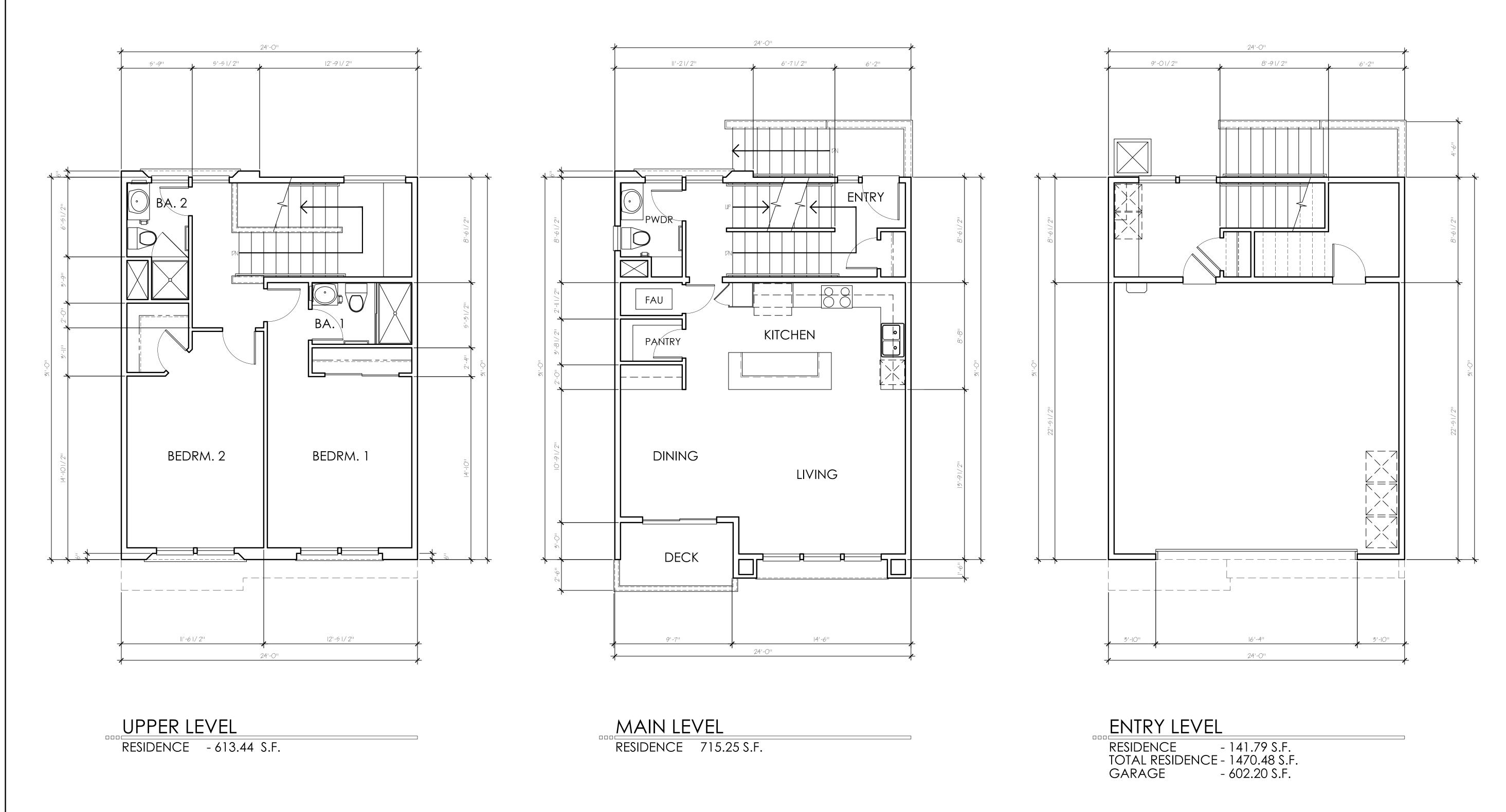


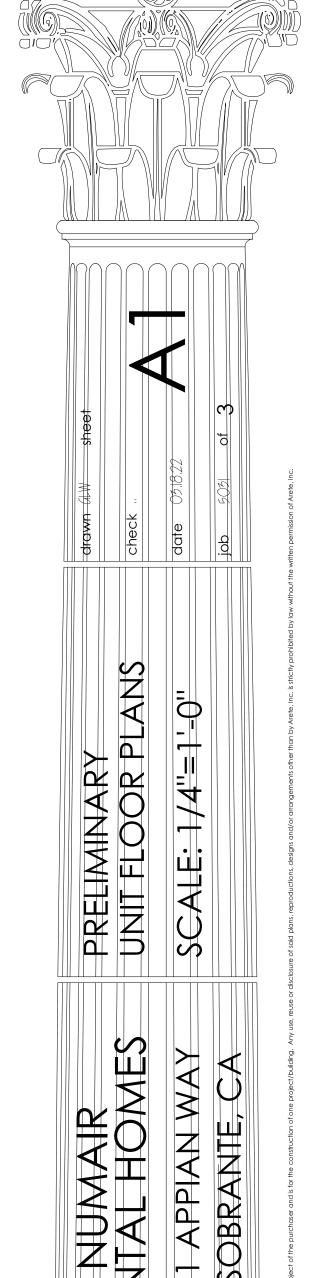
SHEET 1
OF 2 SHEET

JOB NO. **22026**









RENTAL HOMES
4301 APPIAN WAY
EL SOBRANTE, CA

<u>C</u>

architecture kirk a. shelby, architect arm?







BRICK VENEER



2 Coronado Stone BELGIAN BRICK - EAGLE BUFF

BRICK VENEER



3 Coronado Stone

STONE VENEER



4 Caronado Stone TUSCAN VILLA - SEVILLE

STONE VENEER



5 Coronado Stone TUSCAN VILLA - FLORENTINE

Color Scheme 1

1	Stone Veneer	CORONADO STONE	BELGIAN BRICK - BROOKSIDE
2	Stucco Body 1		404 - BARN SWALLOW
3	Stucco Body 2	OMEGA PRODUCTS	251-LACE
4	Trim	OMEGA PRODUCTS	18 - COCONUT
5			

1	Stone Veneer	CORONADO STONE	TUSCAN VILLA - FLORENTINE
2	Stucco Body 1	OMEGA PRODUCTS	246 - ROYAL TAUPE
3	Słucco Body 2	OMEGA PRODUCTS	437 - ROUGH KHAKI
4	Trim	OMEGA PRODUCTS	18 - COCONUT
5			

Color Scheme 3

1	Stone Veneer	CORONADO STONE	BELGIAN BRICK - BEAR CREEK
2	Stucco Body 1	OMEGA PRODUCTS	251-LACE
3	Stucco Body 2	OMEGA PRODUCTS	404 - BARN SWALLOW
4	Trim	OMEGA PRODUCTS	18 - COCONUT
5			

Color Scheme 4

1	Stone Veneer	CORONADO STONE	TUSCAN VILLA - SEVILLE
2	Stucco Body 1	OMEGA PRODUCTS	437 - ROUGH KHAKI
3	Stucco Body 2	OMEGA PRODUCTS	246 - ROYAL TAUPE
4	Trim	OMEGA PRODUCTS	18 - COCONUT
5			

1	Stone Veneer	CORONADO STONE	BELGIAN BRICK - EAGLE BUFF
2	Stucco Body 1	OMEGA PRODUCTS	404 - BARN SWALLOW
3	Stucco Body 2	OMEGA PRODUCTS	251-LACE
4	Trim	OMEGA PRODUCTS	18 - COCONUT
5			

OMEGA PRODUCTS' COLORTEK STUCCO COLORS



6 404 - BARN SWALLOW

7 251- LACE



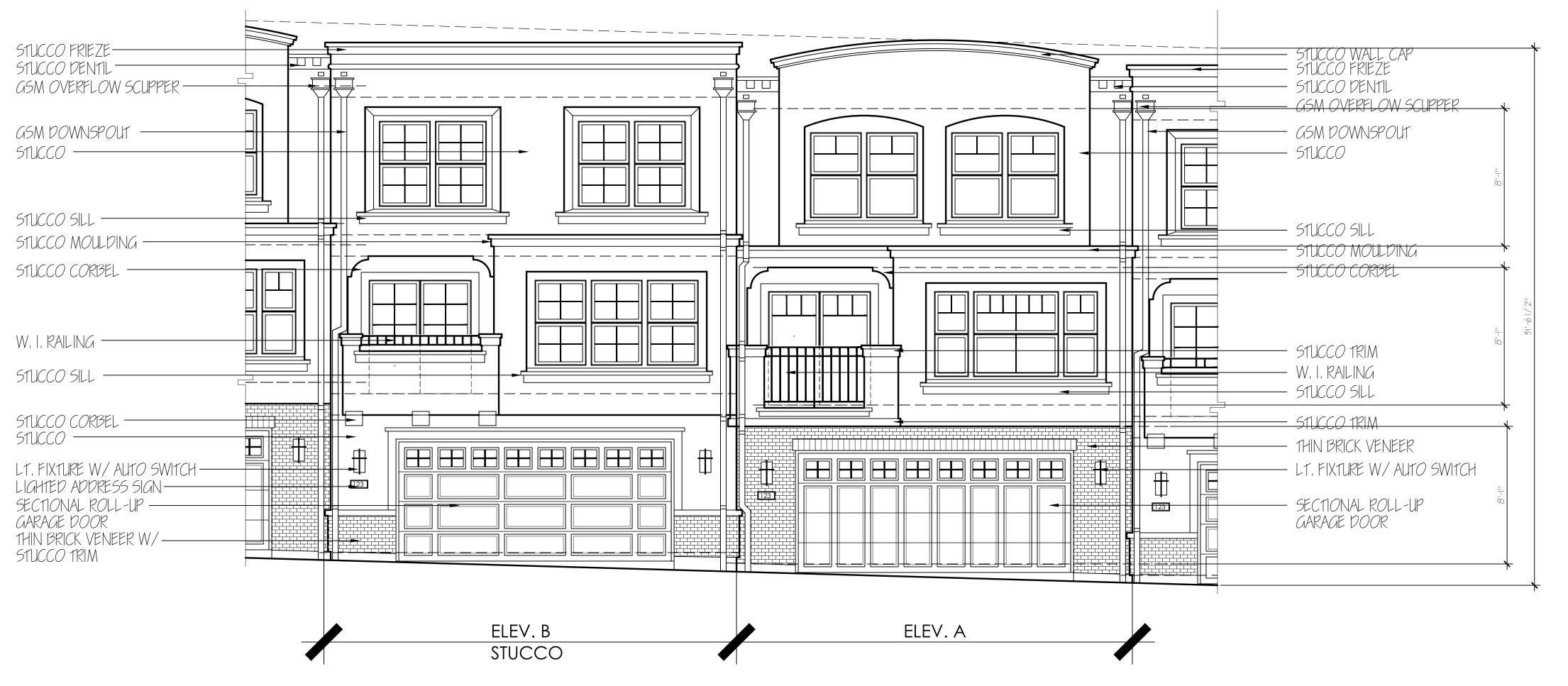
B 246 - ROYAL TAUPE



9 437 - ROUGH KHAKI



10 18 - COCONUT



TYP. UNIT EXTERIOR ELEVATIONS

PRELIMINARY
UNIT EXT. ELEVATIONS
SCALE: 1/4"=1'-0"

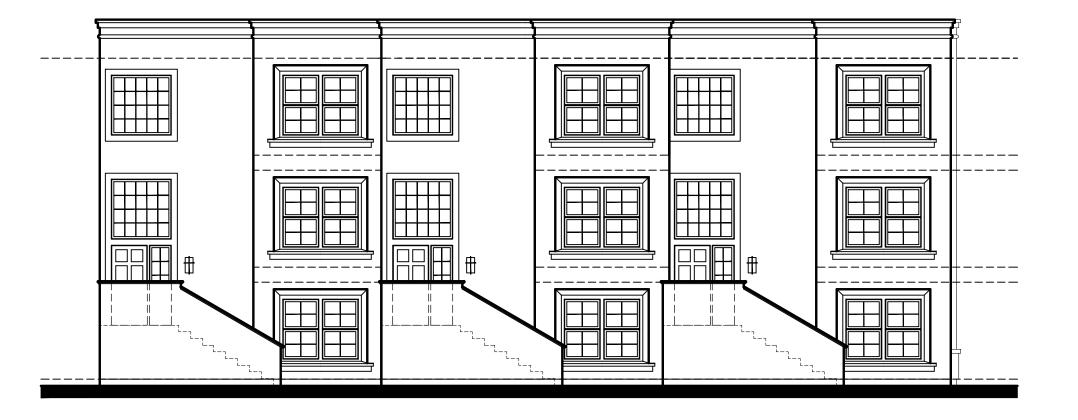
RENTAL HOMES
4301 APPIAN WAY
EL SOBRANTE, CA



BUILDING 2 - FRONT EXTERIOR ELEVATION



BUILDING 1 - FRONT EXTERIOR ELEVATION



BUILDING 2 - REAR EXTERIOR ELEVATION

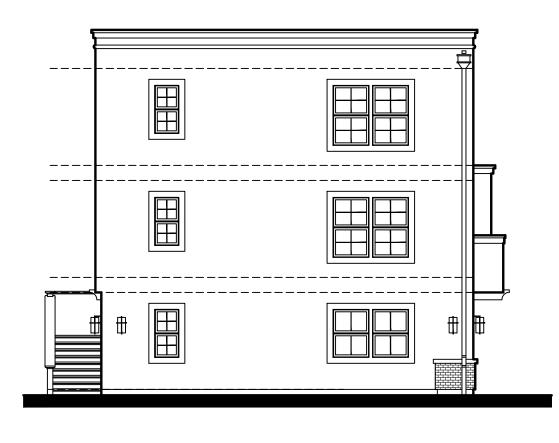


BUILDING 1 - REAR EXTERIOR ELEVATION

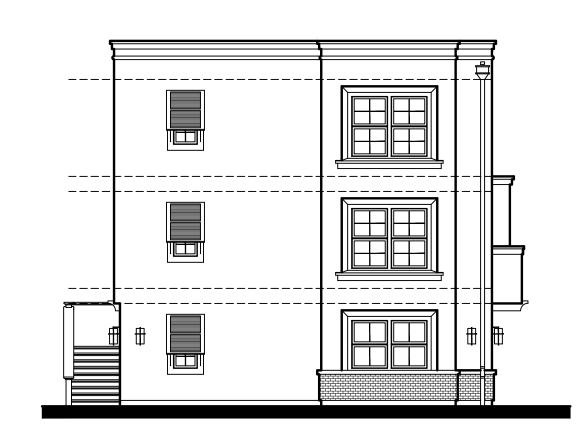
ichitecture k a. sheiby, architect gary I. wheeler, architect	NUMAIR RENTAL HOMES	PRELIMINARY BLDG. EXT. ELEVATIONS	drawn (J.W. sheet check
.o. box 1211 concord, california 94522 25 692-5888	4301 APPIAN WAY	SCALE: 1/8"=1"-0"	date 05,18,22



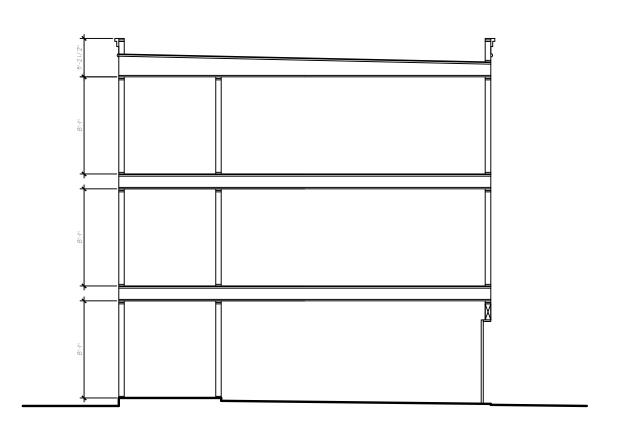
TYP. BUILDING RIGHT SIDE EXTERIOR ELEVATION



BUILDING 2 - LEFT SIDE EXTERIOR ELEVATION



BUILDING 1 - LEFT SIDE EXTERIOR ELEVATION



SECTION THRU TYP. UNIT

Leb. inc.NUMAIRPRELIMINARYENDG. EXT. ELEVBIDG. EXT. ELEVrd. california 945224301 APPIAN WAYSCALE: 1/8"=1"CEL SOBRANTE, CASCALE: 1/8"=1"C