

# RECEIVED September 23, 2024

CITY OF BRENTWOOD **COMMUNITY DEVELOPMENT DEPT** 

- 1. SEE DRAWINGS OTHER THAN STRUCTURAL FOR: TYPES OF FLOOR FINISH AND THEIR LOCATION, FOR DEPRESSIONS IN FLOOR SLABS, FOR OPENINGS IN WALLS AND FLOORS REQUIRED BY ARCHITECTURAL AND
- 2. HOLES AND OPENINGS THROUGH WALLS AND FLOORS FOR DUCTS, PIPING AND VENTILATION SHALL BE COORDINATED BY THE CONTRACTOR WHO SHALL VERIFY SIZES AND LOCATION OF SUCH HOLES OR OPENINGS WITH THE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS AND THEIR SUB-CONTRACTORS.
- 3. NO PIPES OR DUCTS SHALL BE EMBEDDED IN WALLS UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE
- 4. DRAWINGS AND SPECIFICATIONS REPRESENT FINISHED STRUCTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO SHORING AND TEMPORARY BRACING. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO INSURE SAFETY OF ALL PERSONS AND STRUCTURES AT THE SITE AND ADJACENT TO THE SITE. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT, ENGINEER OR CONSTRUCTION MANAGER SHALL NOT RELIEVE THE CONTRACTOR OF SUCH
- 5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT JOB SITE BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- 6. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND RESOLVED BEFORE
- 7. DO NOT USE SCALED DIMENSIONS: USE WRITTEN DIMENSIONS. WHERE NO DIMENSION IS PROVIDED. CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
- 8. IF CERTAIN FEATURES ARE NOT FULLY SHOWN OR CALLED FOR ON THE DRAWINGS OR SPECIFICATIONS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE CALLED

## 2. PROJECT DESCRIPTION

1. PROPOSED 2-STOREY RESIDENTIAL WITH ADU

THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL CONFORM TO THE FOLLOWING BUILDING CODES AND

- ~ CALIFORNIA BUILDING CODE, 2019 EDITION
- ~ CALIFORNIA ELECTRICAL CODE, 2019 EDITION ~ CALIFORNIA CALIFORNIA MECHANICAL CODE, 2019 EDITION
- ~ CALIFORNIA CALIFORNIA PLUMBING CODE, 2019 EDITION ~ CALIFORNIA TITLE 24 DISABLED AND ENERGY REGULATIONS, 2019 EDITION
- ~ CITY OF RICHMOND MUNICIPAL CODE
- ~ CA GREEN BUILDING STANDARD CODES, 2019 EDITION
- DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS AT JOBSITE AND BRING ALL CONFLICTING INFORMATION TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK

STEVE MATTHIAS

1,297

1,656

36.56 %

359

## 4. PROJECT SUMMARY AND INFORMATION

016-010-006 R1 (SINGLE FAMILY DWELLING) CONTRA COSTA R3 VB 4,530 SQ.FT 445 SQ.FT. 804 SQ.FT. 1,173 SQ.FT 1,977SQ.FT. 359 SQ.FT. 68 SQ.FT.

175 Kayla Place Brentwood CA 94513

# No Description Date

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Phone: 403 390 6423

NOTES:

# **175 KAYLA PLACE** RESIDENCE

175 Kayla Place Brentwood CA 94513 PARCEL #: 016-010-006

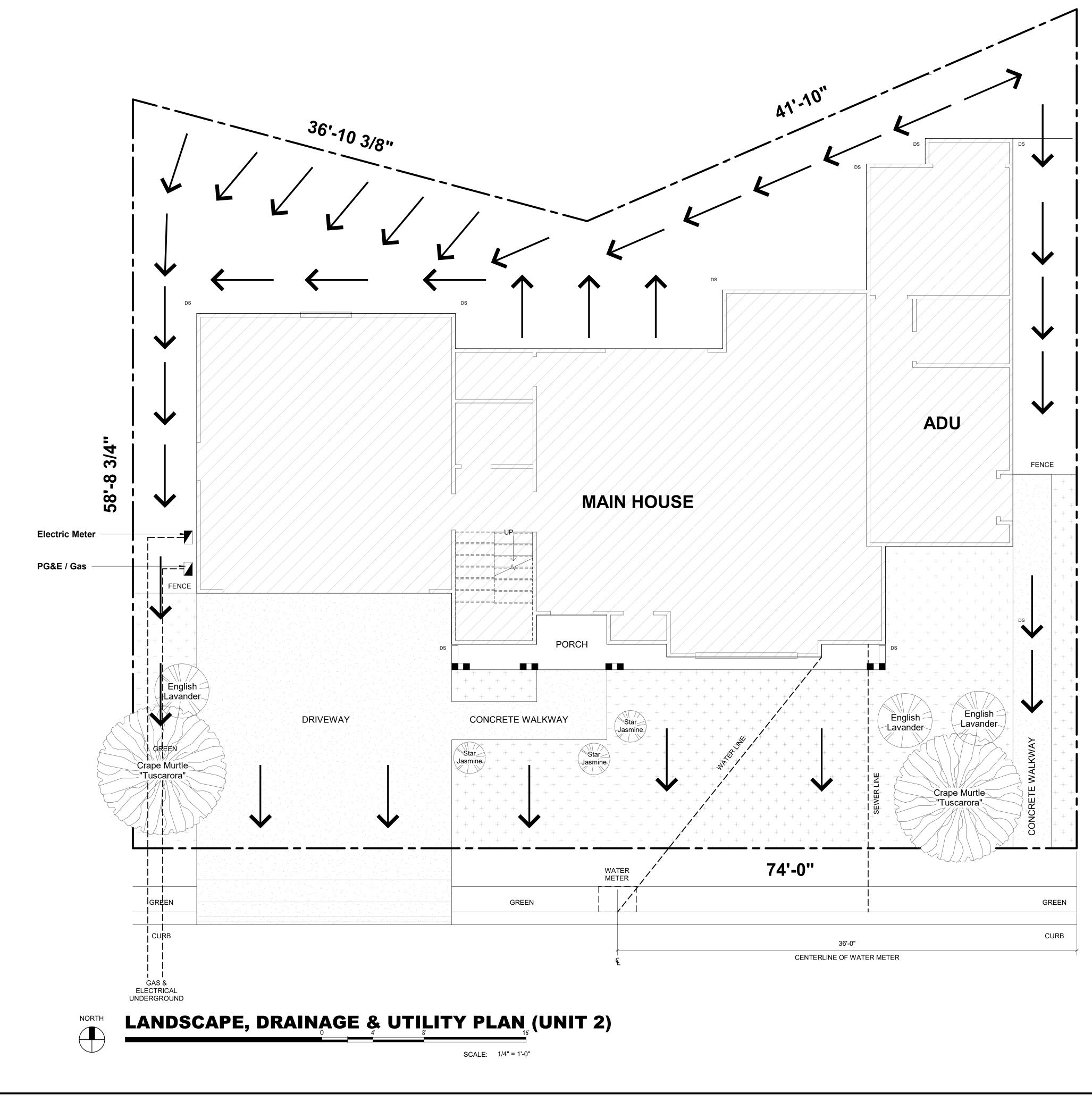
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OWNER DATE DRAWN BY CHECKED BY

SCALE

STEVE MATTHIAS 06/04/24

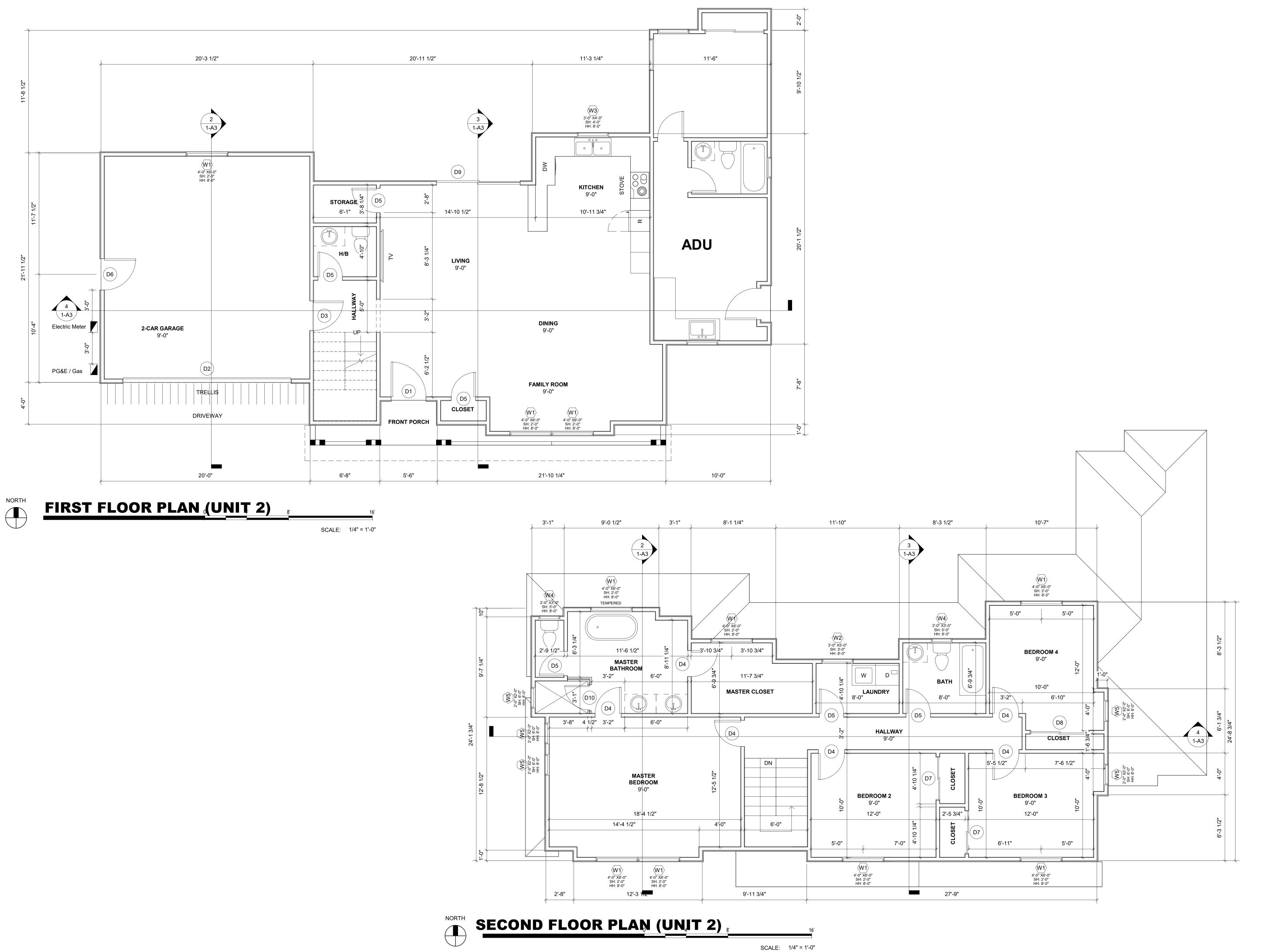


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No.	Description	Date
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	RESIDEN	CE
1		
I	75 Kayla Place Brentwoo PARCEL #: 016-010	d CA 94อาง )-006
	DSCAPE, DRAINAGE &	UTILITY PLAN
LAN		
OWNE	R	
OWNE DATE DRAWI		STEVE MATTHIAS 06/04/24

3/4" 62.-9

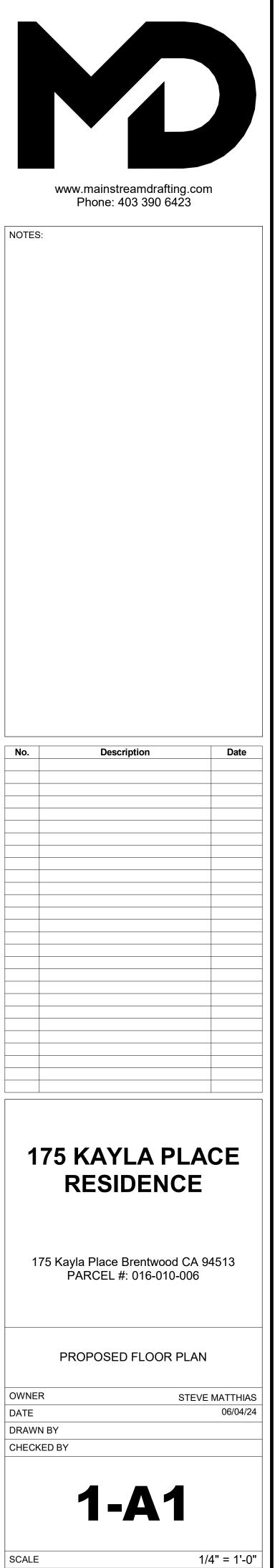
FRONTYARD SQ.FT./P	ERCENTAG	E CALCULATION
CONCRETE	538 SQ.FT.	39.58%
LANDSCAPE	821 SQ.FT.	60.42%

LEGEND				
←	FLOW OF WATER			
+ $+$ $+$ $+$ $+$ $+$ $+$ $+$ $+$ $+$	LANDSCAPE			
	CONCRETE			





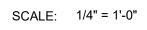








# **PROPOSED REAR ELEVATION (UNIT 2)**



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

	12		
5	ROOF TRUSS - SCHEMATIC		
Higher Ridge Line 23'-7" Lower Ridge Line 23'-2 1/2" ROOFSCAPES SLATE TILES Ceiling Line 2 18'-10" Gutter Line 18'-10"		www.mains Phone: NOTES:	treamdrafting.com 403 390 6423
2X6 WOOD TRIM 			
GEN STONE First Floor Line 0"		No. Des	cription
Higher Ridge Line 23'-7" Lower Ridge Line 23'-2 1/2" ROOFSCAPES SLATE TILES Ceiling Line 2 18'-10" Gutter Line 18'-10"			
2X6 WOOD TRIM Second Floor Line 9'-10" Ceiling Line 1  9'-0"		RESI	<b>LA PLAC</b> <b>DENCE</b> Brentwood CA 945
		ELE OWNER DATE DRAWN BY CHECKED BY	#: 016-010-006 VATIONS STEVE M/
		SCALE	1/4"

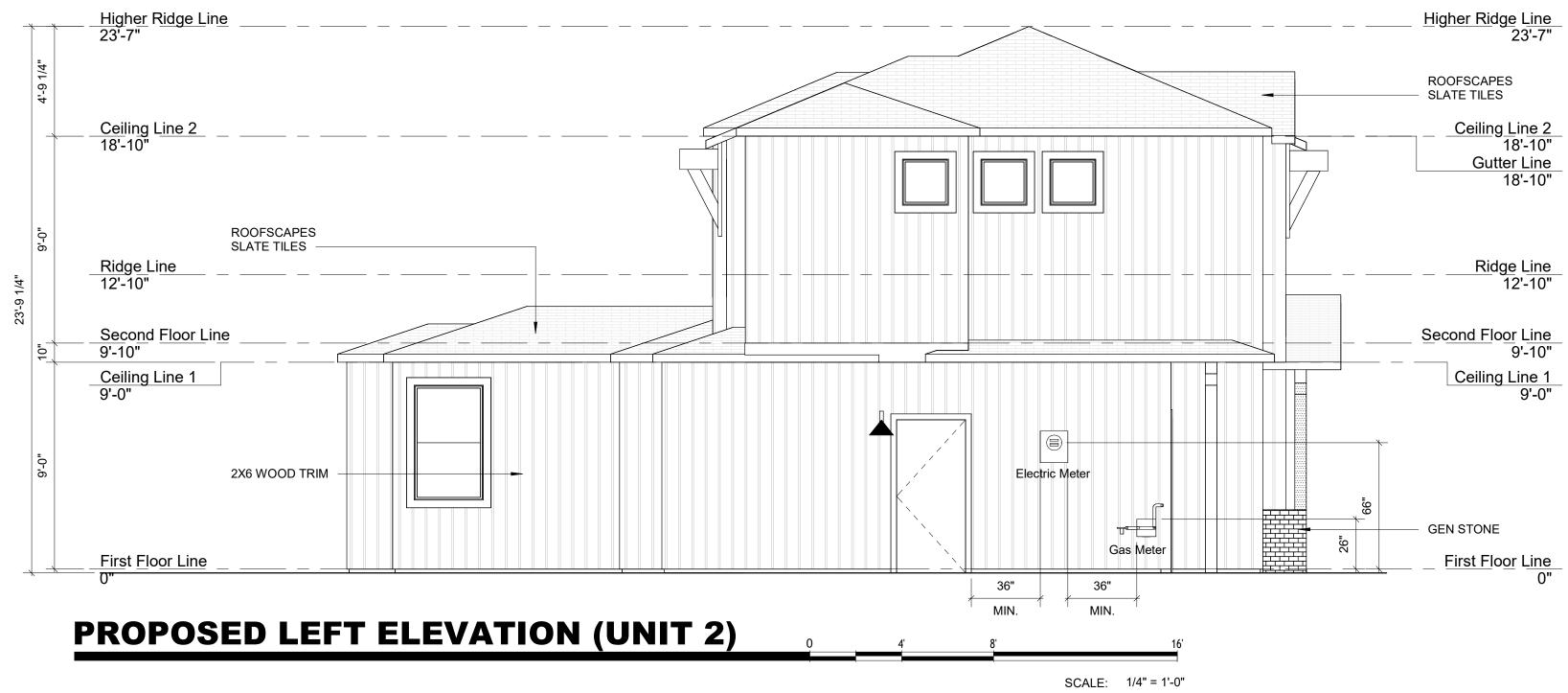
Date \_\_\_\_\_ \_\_\_\_\_ 

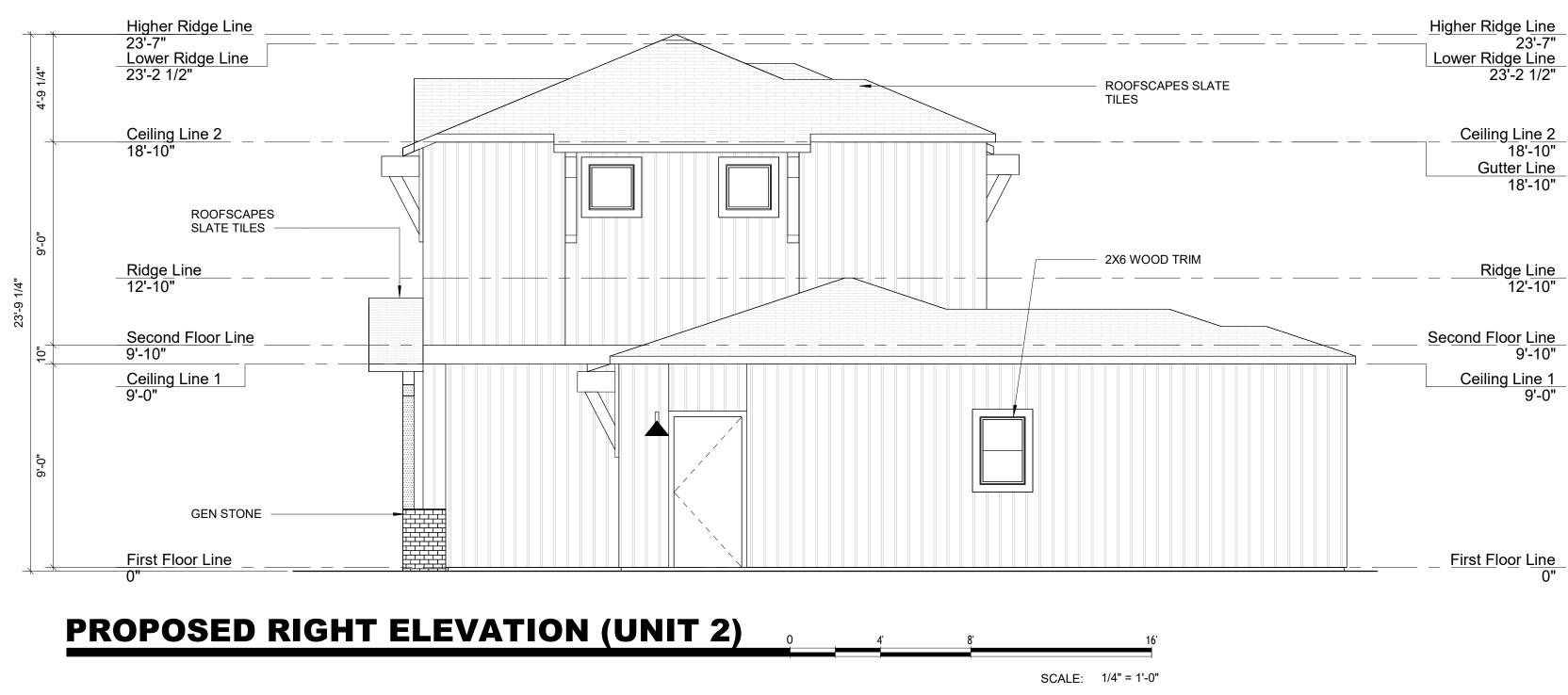
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twood CA 94513 6-010-006

STEVE MATTHIAS 06/04/24

1/4" = 1'-0"



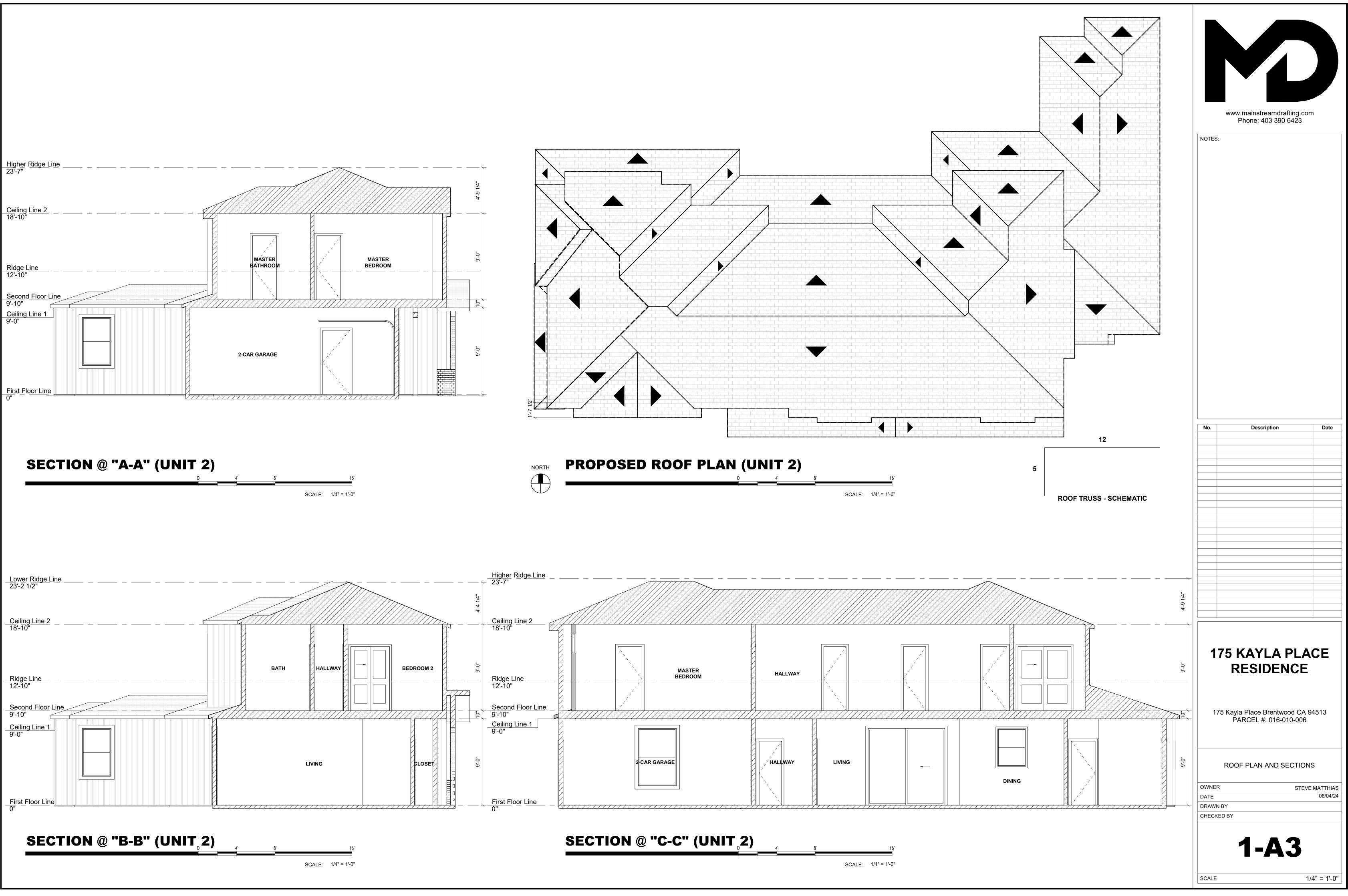


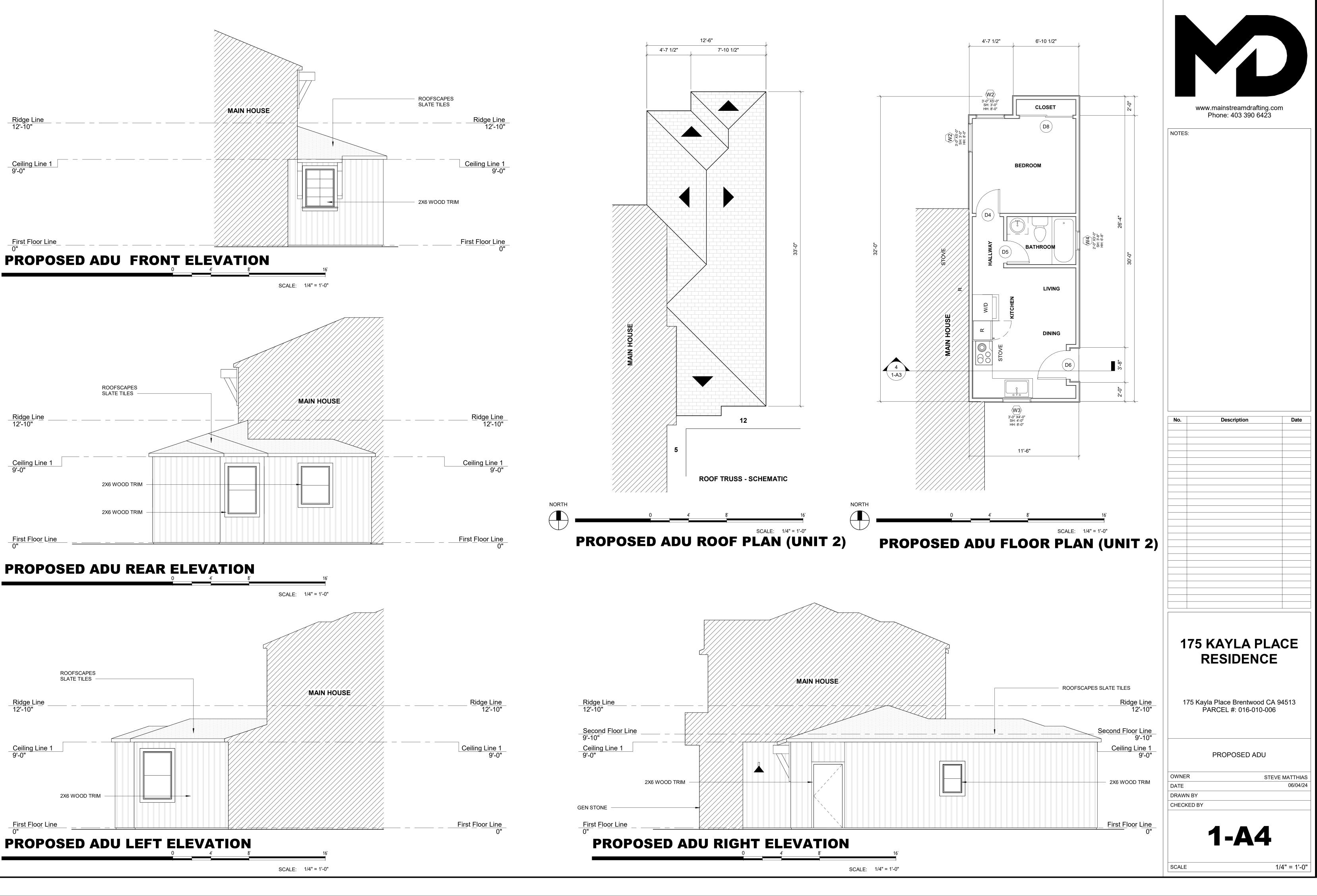
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NOTES:			
No.	Description	Date	
17	75 KAYLA PLAC RESIDENCE	CE	
17	5 Kayla Place Brentwood CA 94 PARCEL #: 016-010-006	513	
	ELEVATIONS		
OWNER	STEVE N	/ATTHIAS 06/04/24	
DATE DRAWN CHECKE			
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	<b>1-A2.1</b>		
SCALE	1/4	" = 1'-0"	

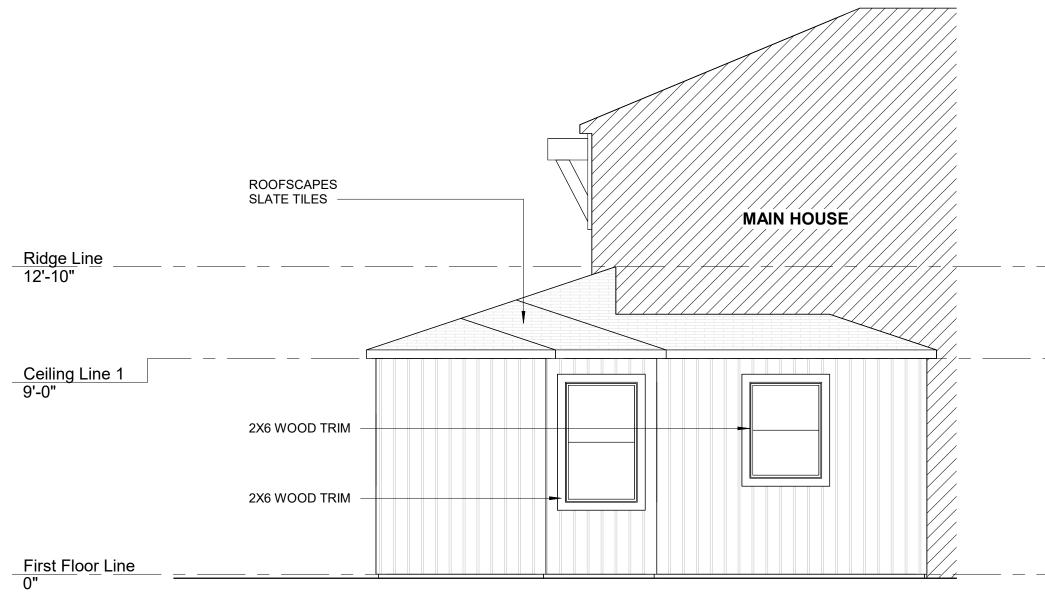
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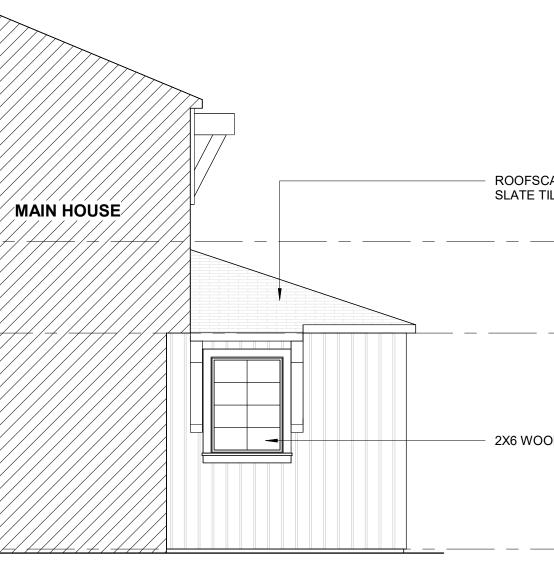
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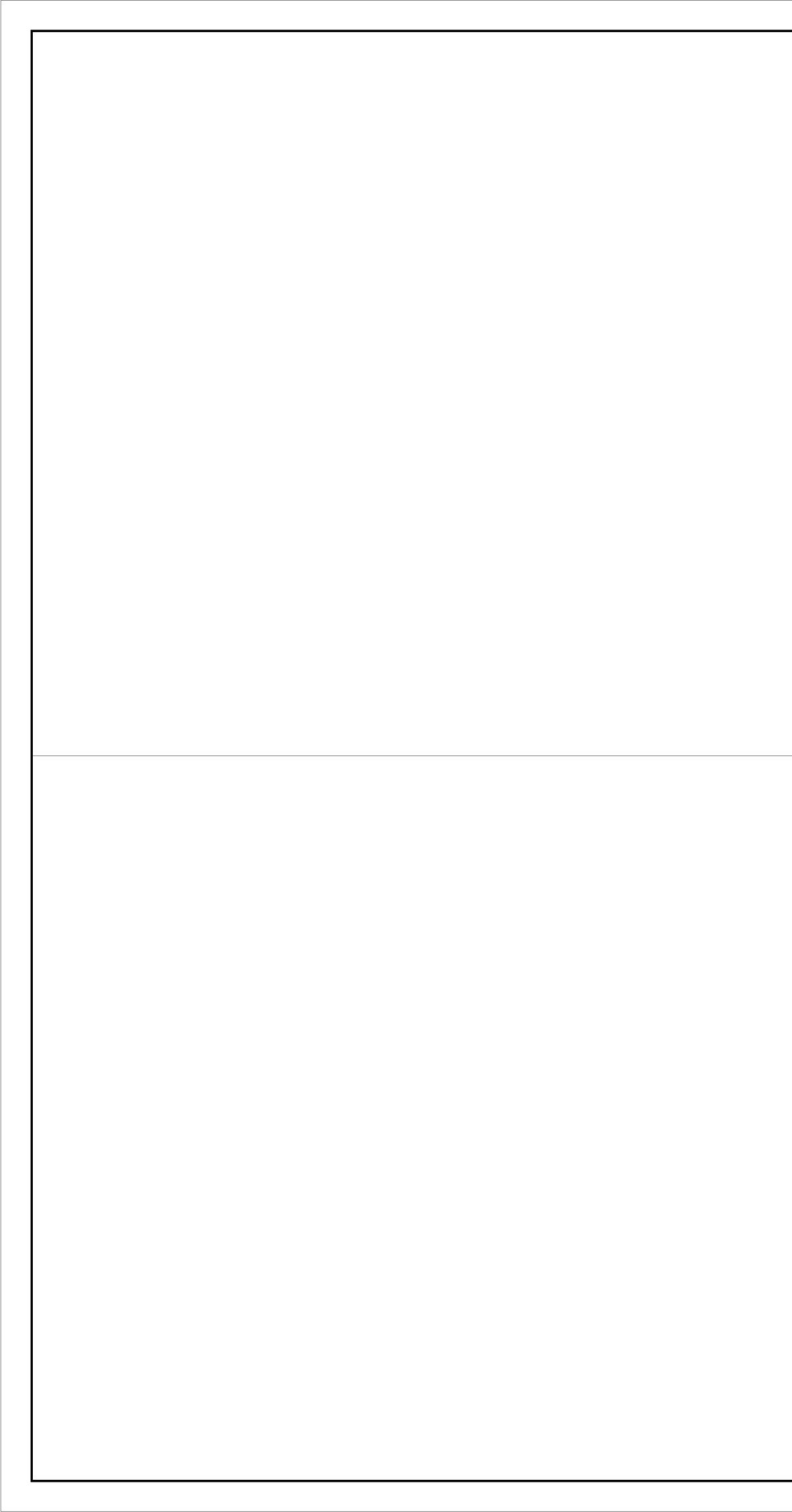
**ROOF TRUSS - SCHEMATIC** 

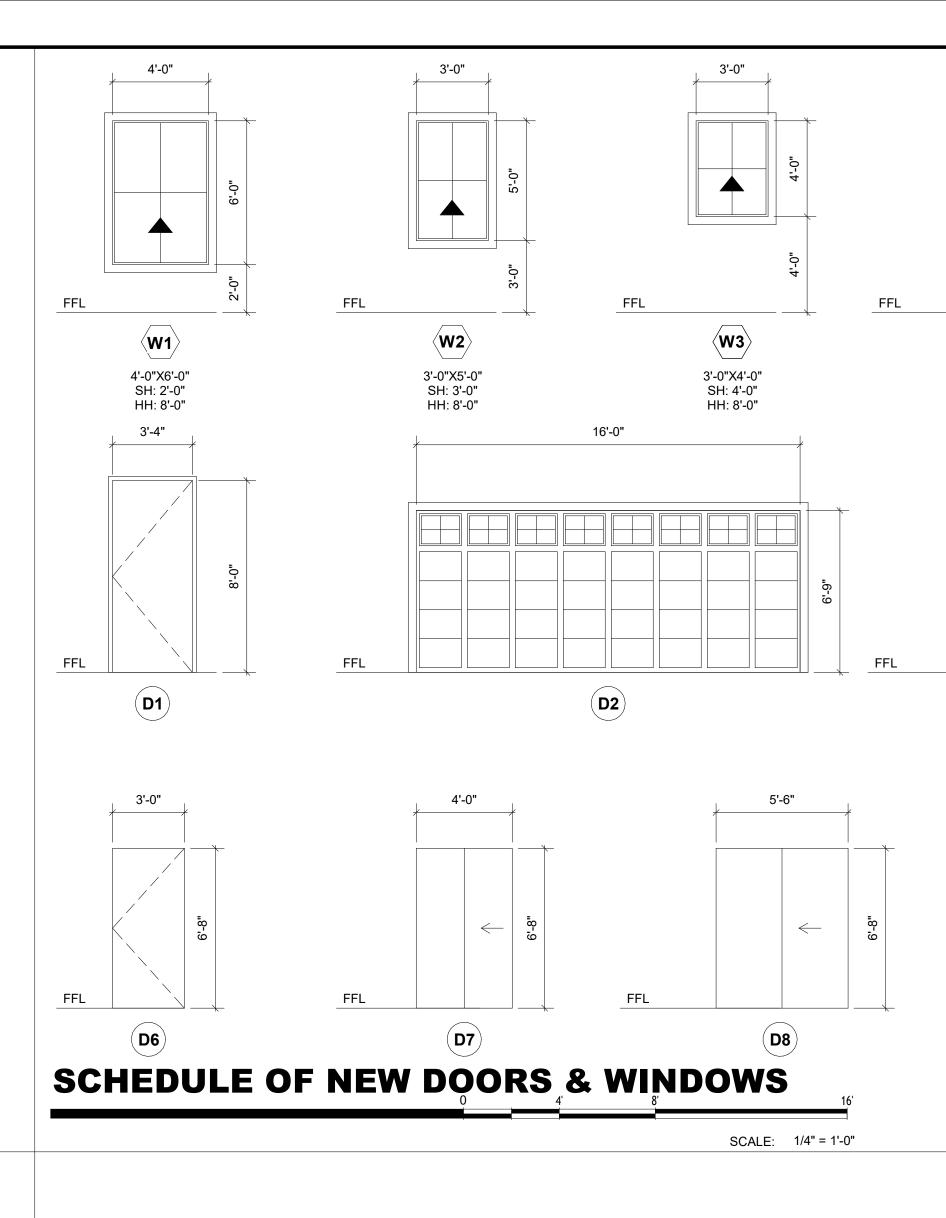


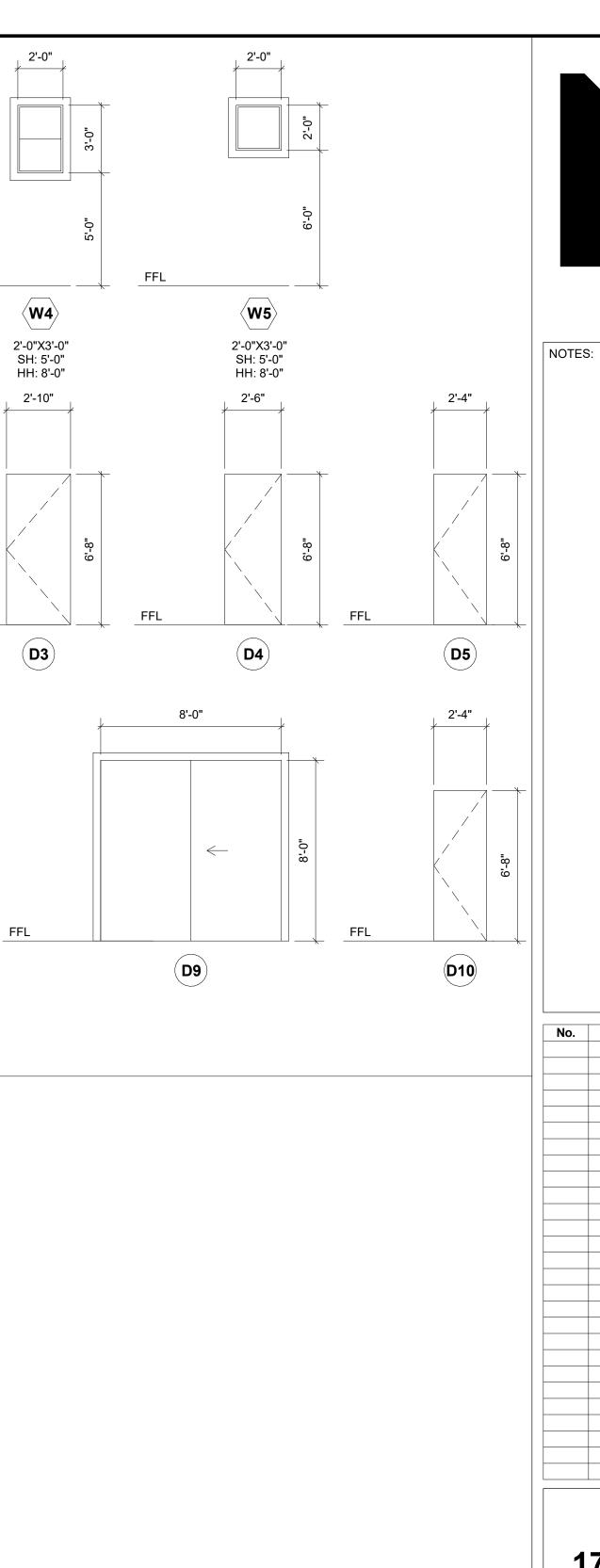


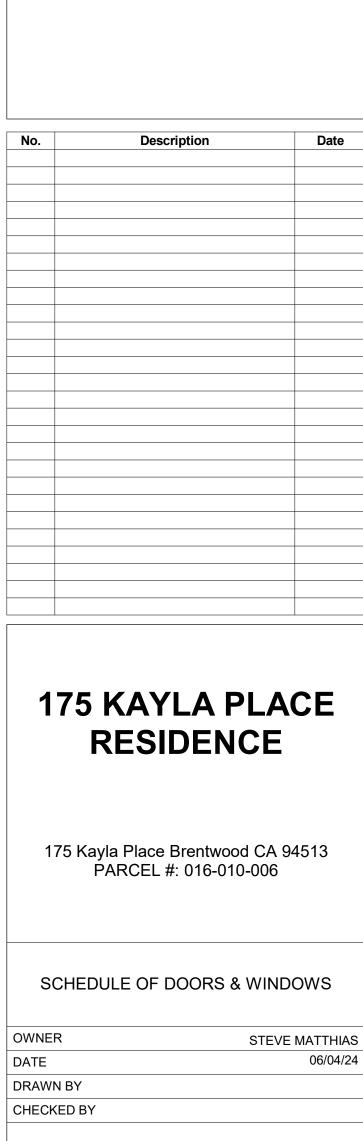












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**1-A5** 

SCALE

23/9/2024 7:38:51 p. m.

1/4" = 1'-0"

# 1. KELLY MOORE (BODY)

2. KELLY MOORE (TRIM)

# Swiss Coffee

# 5. FRONT DOOR

<u>9. CRAPE MYRTLE</u>



**13. EXAMPLE PAINTED BODY** 



6. EXTERIOR LIGHT



<u>10. ENGLISH LAVANDER</u>



**14. EXAMPLE RAW MATERIAL ON BODY** 



# 3. KELLY MOORE (TRELLIS & FRONT DOOR)



# 407 Carbon

<u>11. STAR JASMINE</u>

<u>7.</u>

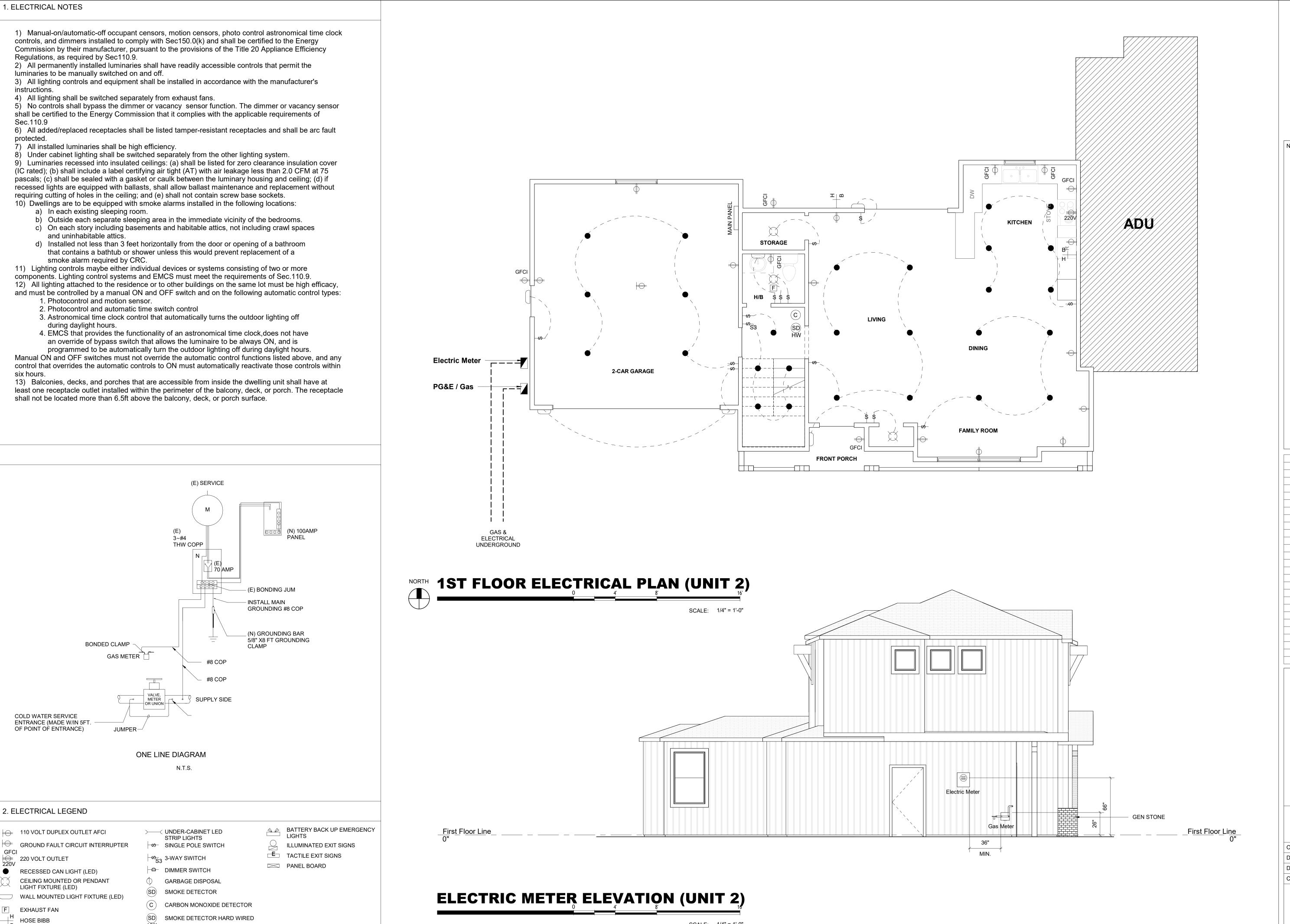


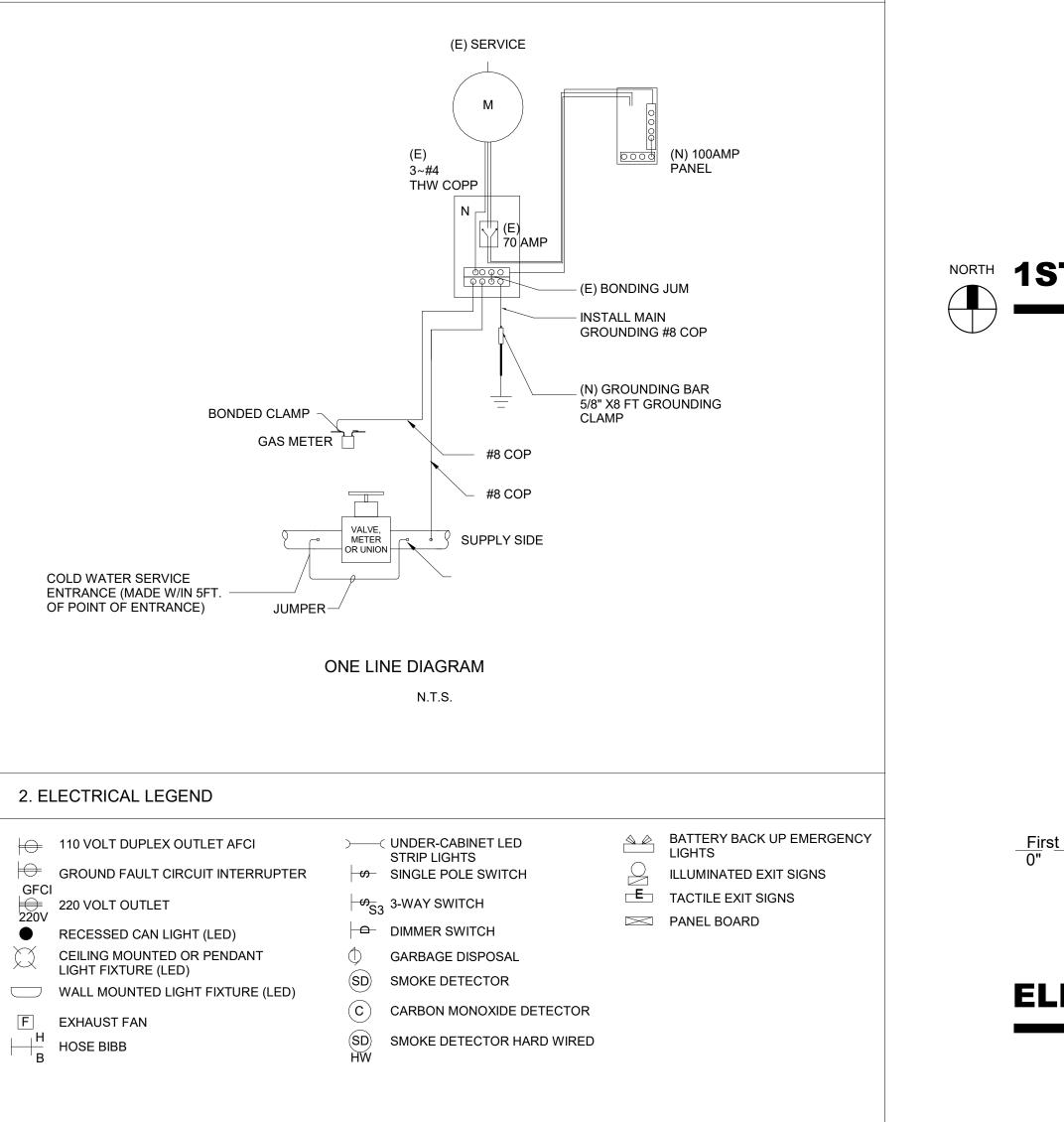
**15. EXAMPLE RAW MATERIAL ON BODY** 

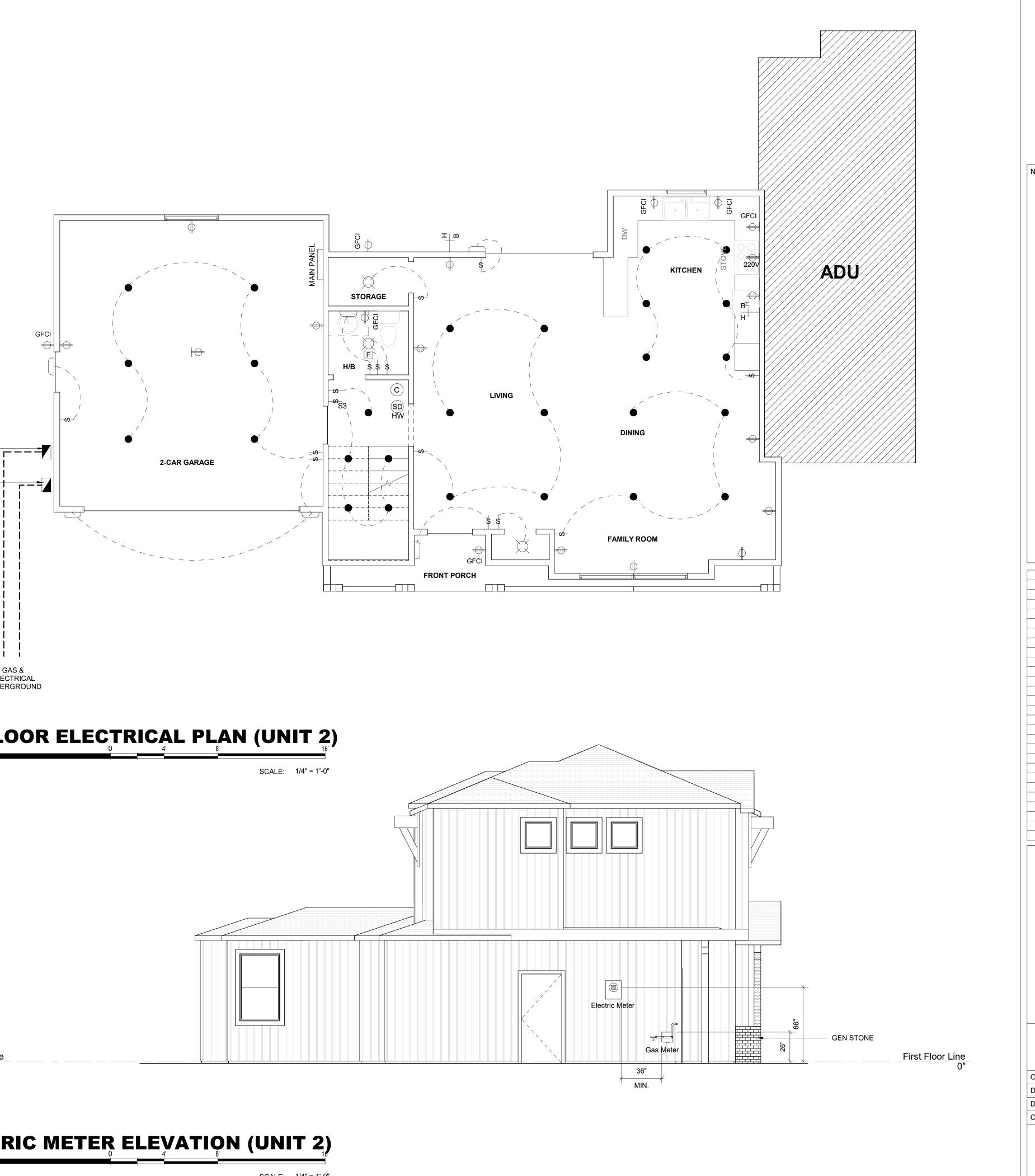
<u>16. DA</u>



<u>4.</u>	www.mainstreamdrafting.com   Phone: 403 390 6423
<u>8.</u>	
<u>12.</u>	No.       Description       Date
	RESIDENCE 175 Kayla Place Brentwood CA 94513 PARCEL #: 016-010-006 EXTERIOR COLOR FINISH & MATERIALS OWNER STEVE MATTHIAS DATE 06/04/24 DRAWN BY CHECKED BY <b>14</b> – <b>1</b> -0







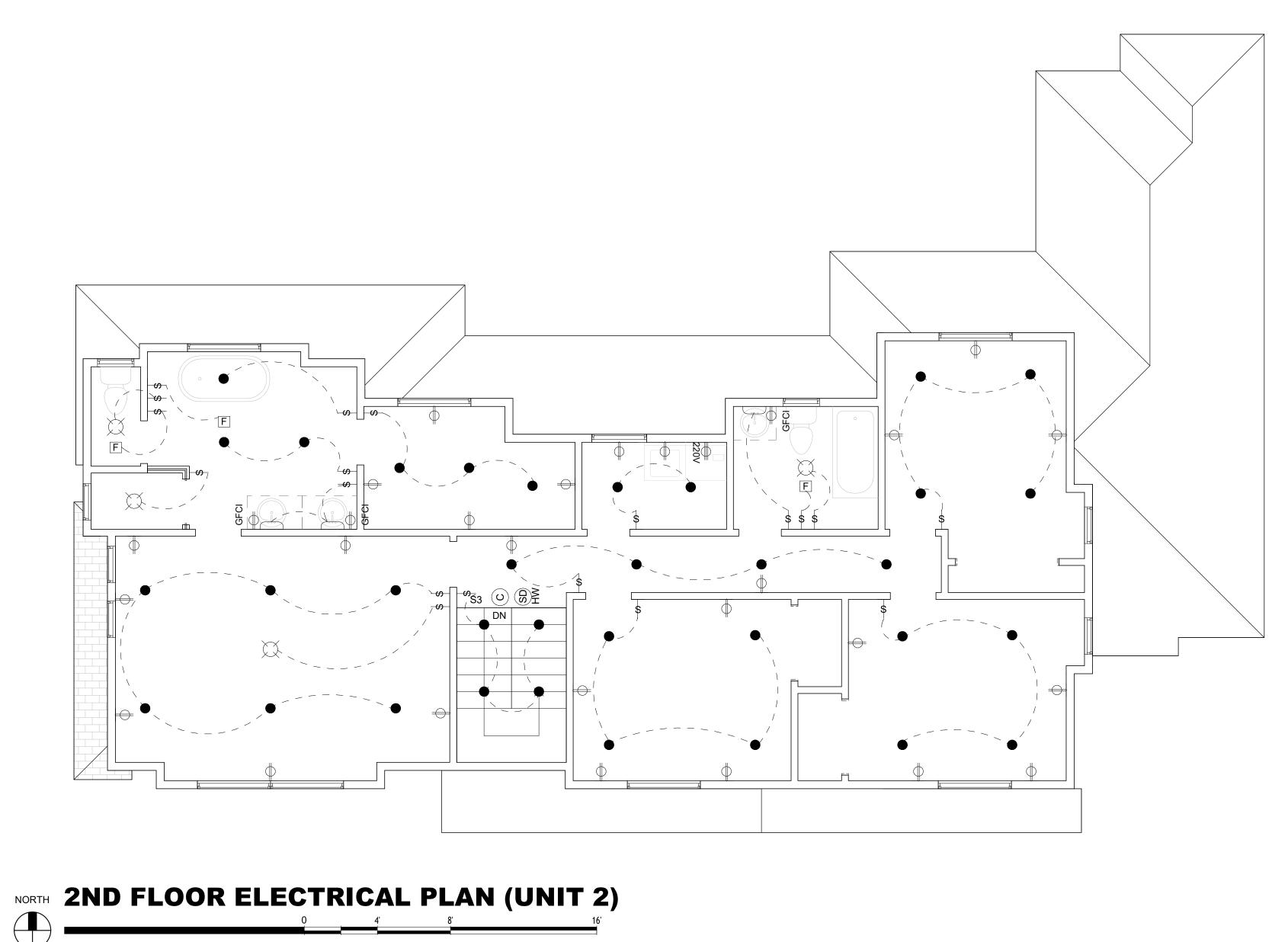


SCALE: 1/4" = 1'-0"

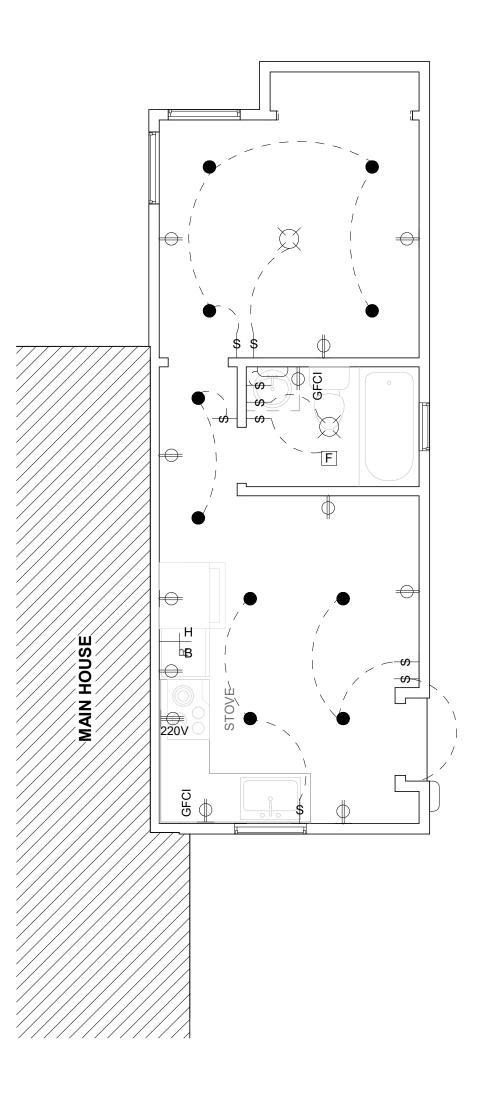
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NOTES	:: ::				
No.	Description	Date			
175 KAYLA PLACE RESIDENCE					
175 Kayla Place Brentwood CA 94513 PARCEL #: 016-010-006					
	ELECTRICAL PLANS				
OWNE DATE		MATTHIAS 06/04/24			
DRAWI					
	<b>1-E1</b>				

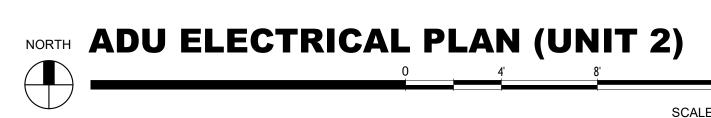
1/4" = 1'-0"

SCALE

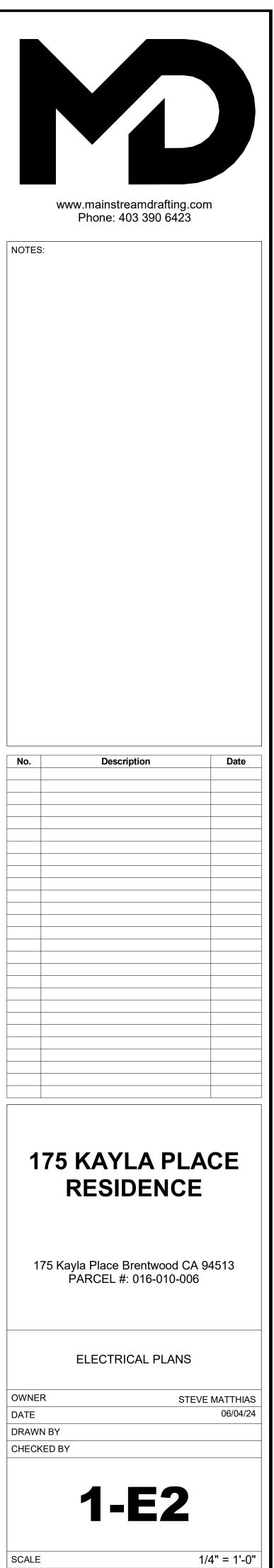


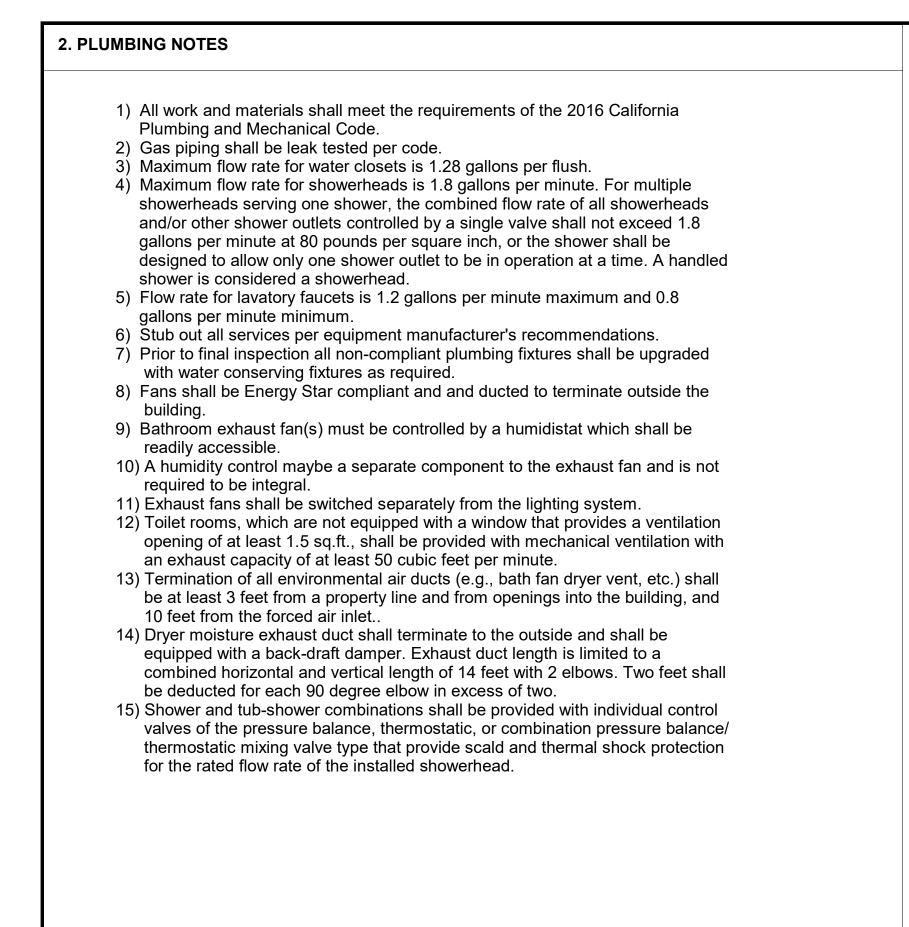
SCALE: 1/4" = 1'-0"





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





NOT ALL ITEMS LISTED BELOW ARE USED ON THIS SET OF PLUMBING DRAWINGS

## 3. PLUMBING LEGEND

PLUMBING PIPING PIPING SYMBOLS SYMBOL ABBV. DESCRIPTION SYMBOL DESCRIPTION CW DOMESTIC COLD WATER WALL HYDRANT HW DOMESTIC HOT WATER HOSE BIBB (110 deg) BALL VALVE DOMESTIC HOT WATER HWC CIRCULATION CALIBRATED  $-\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!\!$ TEMPERED WATER BALANCING VALVE Т TEMPERED WATER  $-\bowtie$ GATE VALVE TR CIRCULATION CHECK VALVE W SOIL OR WASTE GW GREASE WASTE -X-SOLENOID VALVE -GW-SOD SEDIMENT & OIL DRAIN SOD -PRESSURE REDUCING -1×1--VALVE FM FORCE MAIN DRAINAGE - FM -\_\_\_\_\_K}\_\_\_\_ PLUG VALVE D DRAIN SANITARY VENT V PUMP GV GREASE VENT ĢЪ SD STORM DRAIN SD BREAKER OD OVERFLOW STORM – OD — DRAIN STRAINER F FIRE SPRINKLER  $\sim$ FDC FIRE DEPT. CONNECTION FDC 2 NATURAL GAS G LOW PRESSURE NATURAL GAS MPG -MPG MEDIUM PRESSURE UNION LPG PROPANE GAS LPG - $- \square$ CA COMPRESSED AIR - CA —(м)-– CO – CO CLEAN OUT  $\smile$ - G -PLUMBING PIPING SYMBOLS  $\bigcirc$ SYMBOL DESCRIPTION ARROW IN LINE INDICATES DIRECTION OF FLOW  $\bigcirc$ INDICATES PIPE - XX -SLOPE DOWN  $\bigcirc$ REMOVE EXISTING \_\_\_\_ BOTTOM PIPE \_\_\_\_\_\_ CONNECTION  $( \circ )$ PIPING UP e PIPING DOWN CONNECT NEW TO EXISTING FIXTURE TRAP OR DTL DRAIN TRAP DTL

PIPING CAP OR PLUG

VERTICAL PIPE DROP

BALL VALVE IN

GATE VALVE IN VERTICAL PIPE DROP

ATMOSPHERIC VACUUM RELIEF VALVE DOWNSPOUT NOZZLE WATER HAMMER ARRESTER REDUCER WATER METER GAS METER PRESSURE GUAGE THERMOMETER FLOOR SINK AREA/FLOOR DRAIN ROOF DRAIN OR OVERFLOW DRAIN WALL CLEANOUT AND LINE CLEANOUT FLOOR CLEANOUT

> RISER BUBBLE AND REFERENCE BUBBLE

SHT

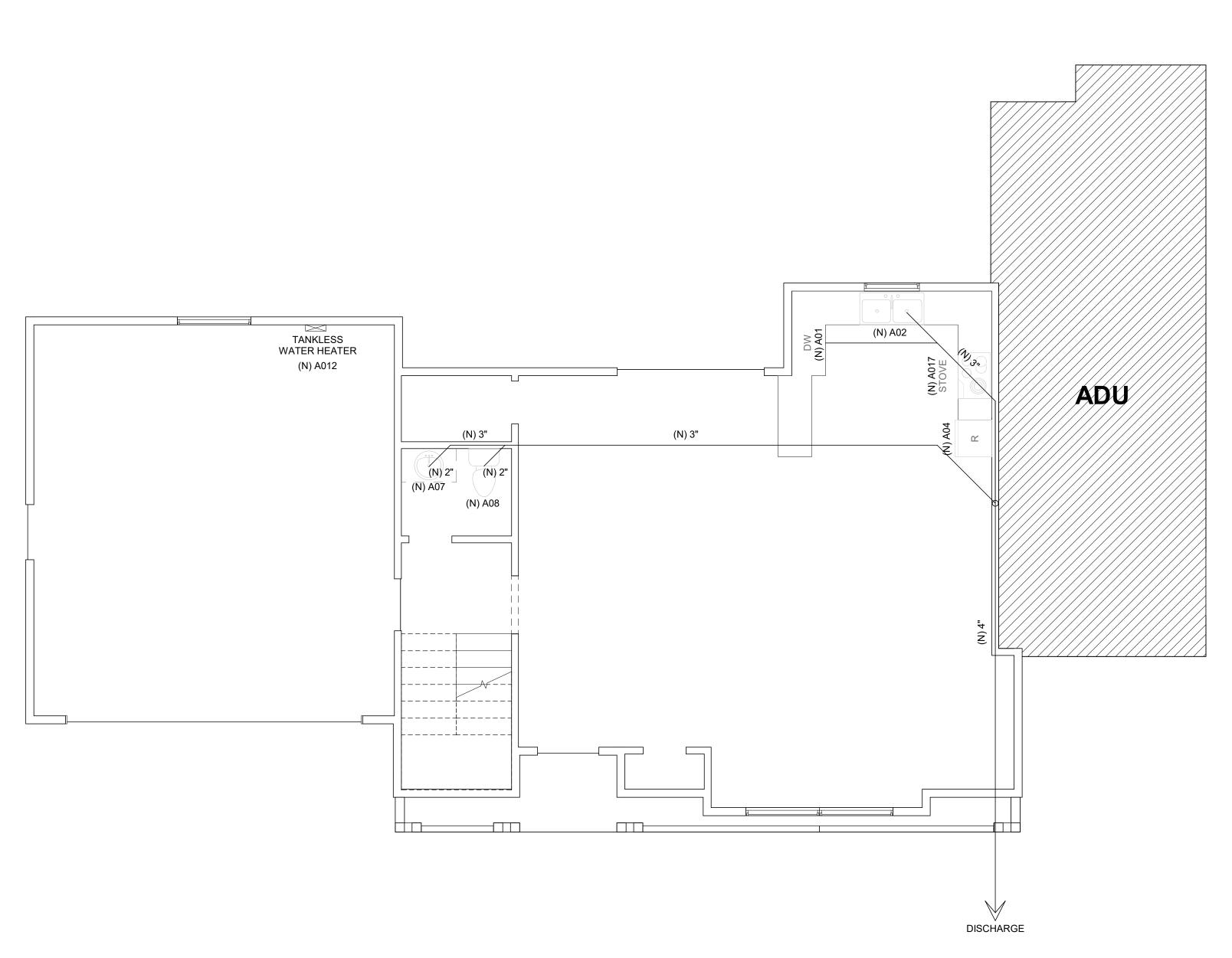
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EQUIP#

EQUIPMENT DESIGNATION



		KEC	JUIK		<b>JA2</b>	PIPII	NG 5	IZE			
							GAS	NATU	RAL		
						INLET PRES	SURE	LESS THAN 2 psi			
						PRESSURE	DROP	0.5 in. w.	C.		
					SPECIFIC GRAVITY			0.60			
						PI	PE SIZE	(inch)			
NOMINAL:	1 2	$\frac{3}{4}$	1	<b>1</b> <sup>1</sup> <sub>4</sub>	<b>1</b> <sup>1</sup> <sub>2</sub>	2	<b>2</b> <sup>1</sup> / <sub>2</sub>	3	4	5	
ACTUAL ID:	0.622	0.824	1.049	1.380	1.610	2.067	2.469	3.068	4.026	5.047	
LENGTH (feet)					CAP	ACITY IN		EET OF	GAS PE	R HOUR	
10	172	360	678	1390	2090	4020	6400	11 300	23 100	41 800	
20	118	247	466	957	1430	2760	4400	7780	15 900	28 700	
30	95	199	374	768	1150	2220	3530	6250	12 700	23 000	
40	81	170	320	657	985	1900	3020	5350	10 900	19 700	
50	72	151	284	583	873	1680	2680	4740	9660	17 500	
60	65	137	257	528	791	1520	2430	4290	8760	15 800	
70	60	126	237	486	728	1400	2230	3950	8050	14 600	
80	56	117	220	452	677	1300	2080	3670	7490	13 600	
90	52	110	207	424	635	1220	1950	3450	7030	12 700	
100	50	104	195	400	600	1160	1840	3260	6640	12 000	



# 1ST FLOOR PLUMBING PLAN (UNIT 2)

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

# DEVINDED CVC DIDINIC CIZE

LABEL	DESCRIPTION	QTY	INFO	STATUS
(N) A01	DISHWASHER	2	PLUMBING: H,C,W	NEW
(N) A02	DOUBLE SINK	1	PLUMBING: H,C,W	NEW
(N) A03	DRYER	2	ELECTRIC	NEW
(N) A04	FRIDGE	2	PLUMBING: C	NEW
(N) A05	ELECTRIC STOVE	1	PLUMBING: G 40,000 BTU	NEW
(N) A06	SHOWER	1	PLUMBING: H,C,W,T	NEW
(N) A07	SINK	5	PLUMBING: H,C,W	NEW
(N) A08	TOILET	4	PLUMBING: C.W.	NEW
(N) A09	WASHER	2	PLUMBING: H.C.W	NEW
(N) A010	GAS METER	1	PLUMBING: G	NEW
(N) A011	BATH SHOWER COMBO	3	PLUMBING: H,C,W,T	NEW
(N) A012	TANKLESS WATER HEATER	1	PLUMBING: C ELECTRIC	NEW
(N) A013	ELECTRICAL METER	1		NEW
(N) A014	MAIN PANEL	2	200 AMP	NEW
(N) A015	DUCTLESS MINI SPLIT	1	ELECTRIC, SEER AND EER PER T24	NEW
(N) A016	AC PUMP UNIT	1	ELECTRIC, PER T24	NEW
(N) A017	ELECTRIC STOVE	1	PLUMBING: G 40,000 BTU	NEW

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NOTES	<u>):</u>	
No.	Description	Date
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1	75 KAYLA PLA RESIDENCE	JE

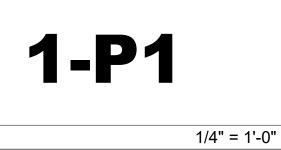
175 Kayla Place Brentwood CA 94513 PARCEL #: 016-010-006

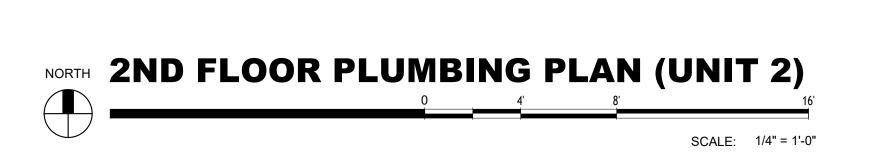
## PLUMBING PLANS

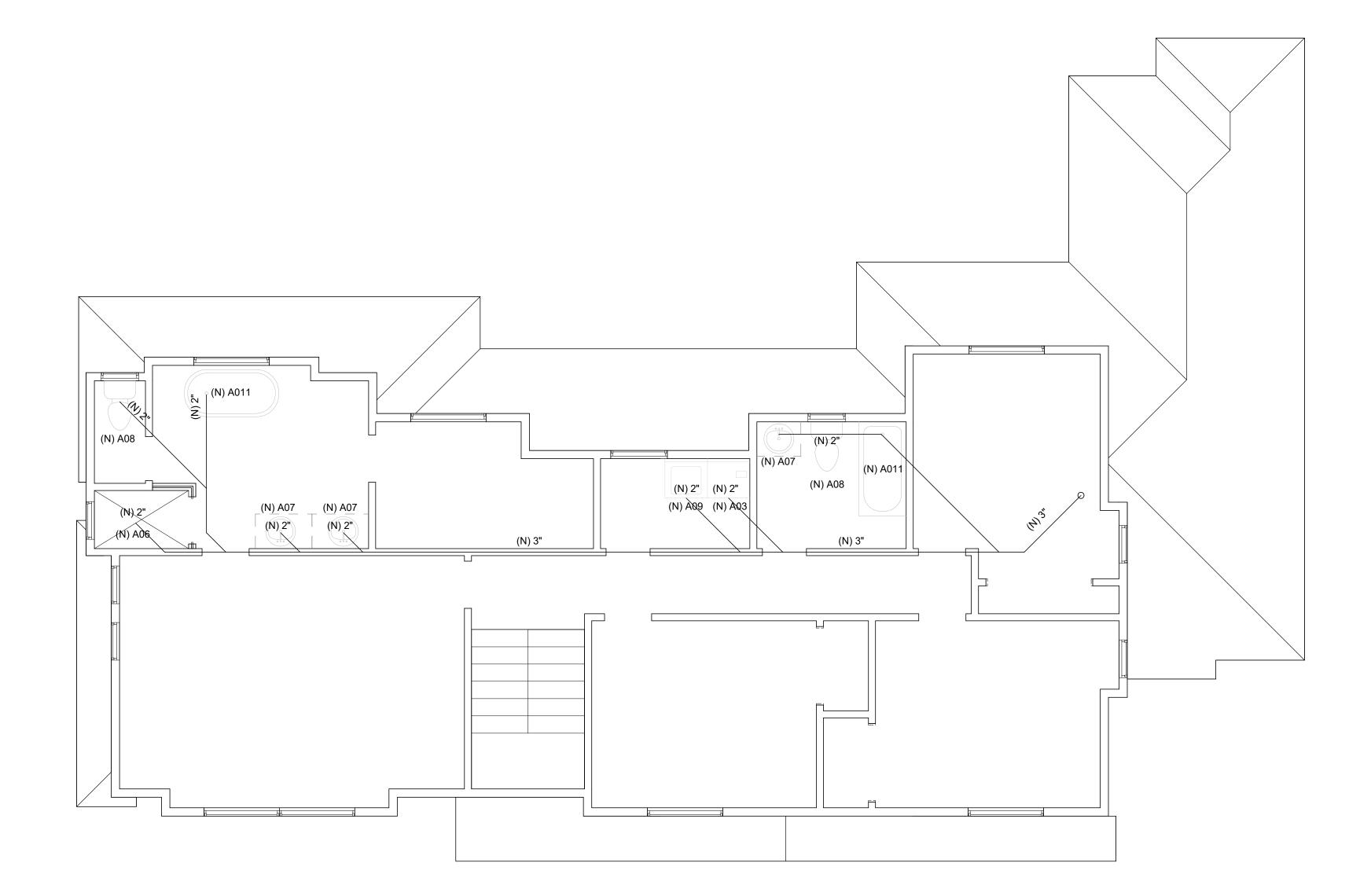
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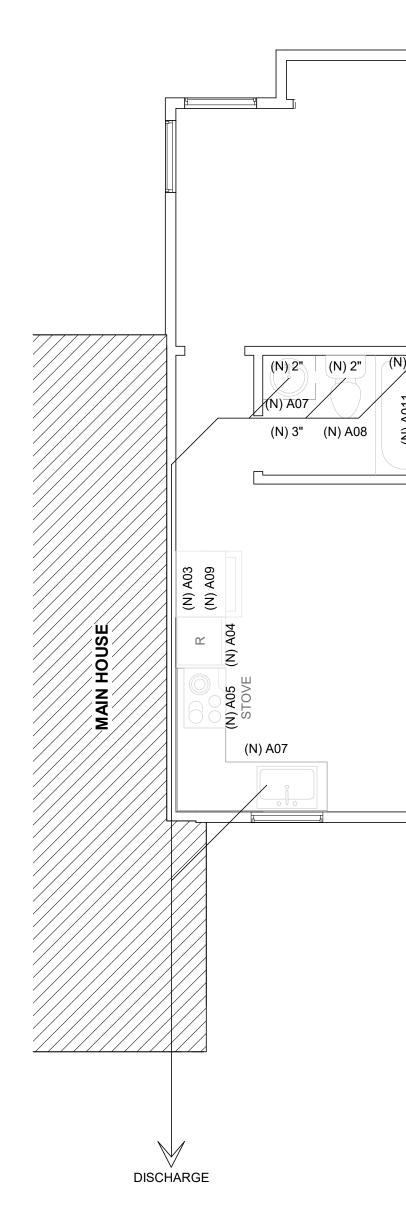
SCALE

STEVE MATTHIAS 06/04/24

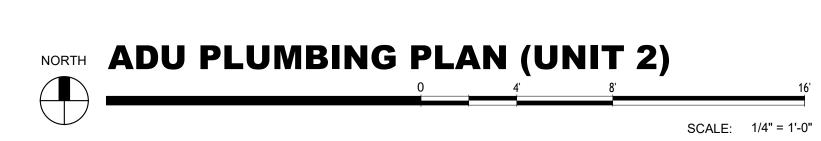








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## FIXTURE SCHEDULE

LABEL	DESCRIPTION	QTY	INFO	STATUS
(N) A01	DISHWASHER	2	PLUMBING: H,C,W	NEW
(N) A02	DOUBLE SINK	1	PLUMBING: H,C,W	NEW
(N) A03	DRYER	2	ELECTRIC	NEW
(N) A04	FRIDGE	2	PLUMBING: C	NEW
(N) A05	N) A05 ELECTRIC STOVE 1	1	PLUMBING: G 40,000 BTU	NEW
(N) A06	SHOWER	1	PLUMBING: H,C,W,T	NEW
(N) A07	SINK	5	PLUMBING: H,C,W	NEW
(N) A08	TOILET	4	PLUMBING: C.W.	NEW
(N) A09	WASHER	2	PLUMBING: H.C.W	NEW
(N) A010	GAS METER	1	PLUMBING: G	NEW
(N) A011	BATH SHOWER COMBO	3	PLUMBING: H,C,W,T	NEW
(N) A012	TANKLESS WATER HEATER	1	PLUMBING: C ELECTRIC	NEW
(N) A013	ELECTRICAL METER	1		NEW
(N) A014	MAIN PANEL	2	200 AMP	NEW
(N) A015	DUCTLESS MINI SPLIT	1	ELECTRIC, SEER AND EER PER T24	NEW
(N) A016	AC PUMP UNIT	1	ELECTRIC, PER T24	NEW
(N) A017	ELECTRIC STOVE	1	PLUMBING: G 40,000 BTU	NEW

# www.mainstreamdrafting.com Phone: 403 390 6423 NOTES: Date No. Description **175 KAYLA PLACE** RESIDENCE 175 Kayla Place Brentwood CA 94513 PARCEL #: 016-010-006 PLUMBING PLANS OWNER STEVE MATTHIAS DATE 06/04/24 DRAWN BY CHECKED BY

1/4" = 1'-0"

**1-P2** 

SCALE

/9/2024 7:38:54 p. m