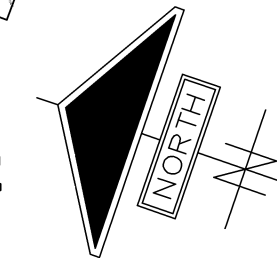


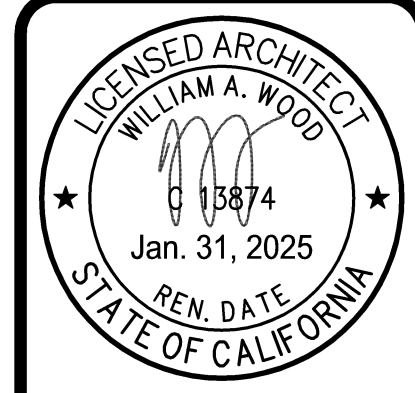


OVERALL SITE PLAN - LOT 8

SCALE: 1" = 20'-0"



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WILLIAM WOOD ARCHITECTS
 301 HARTZ AVENUE, SUITE 203
 DANVILLE, CALIFORNIA 94526
 (925) 820-8233

CLYDE-MILES CONST - LOT 8
 438 LEGACY DR.
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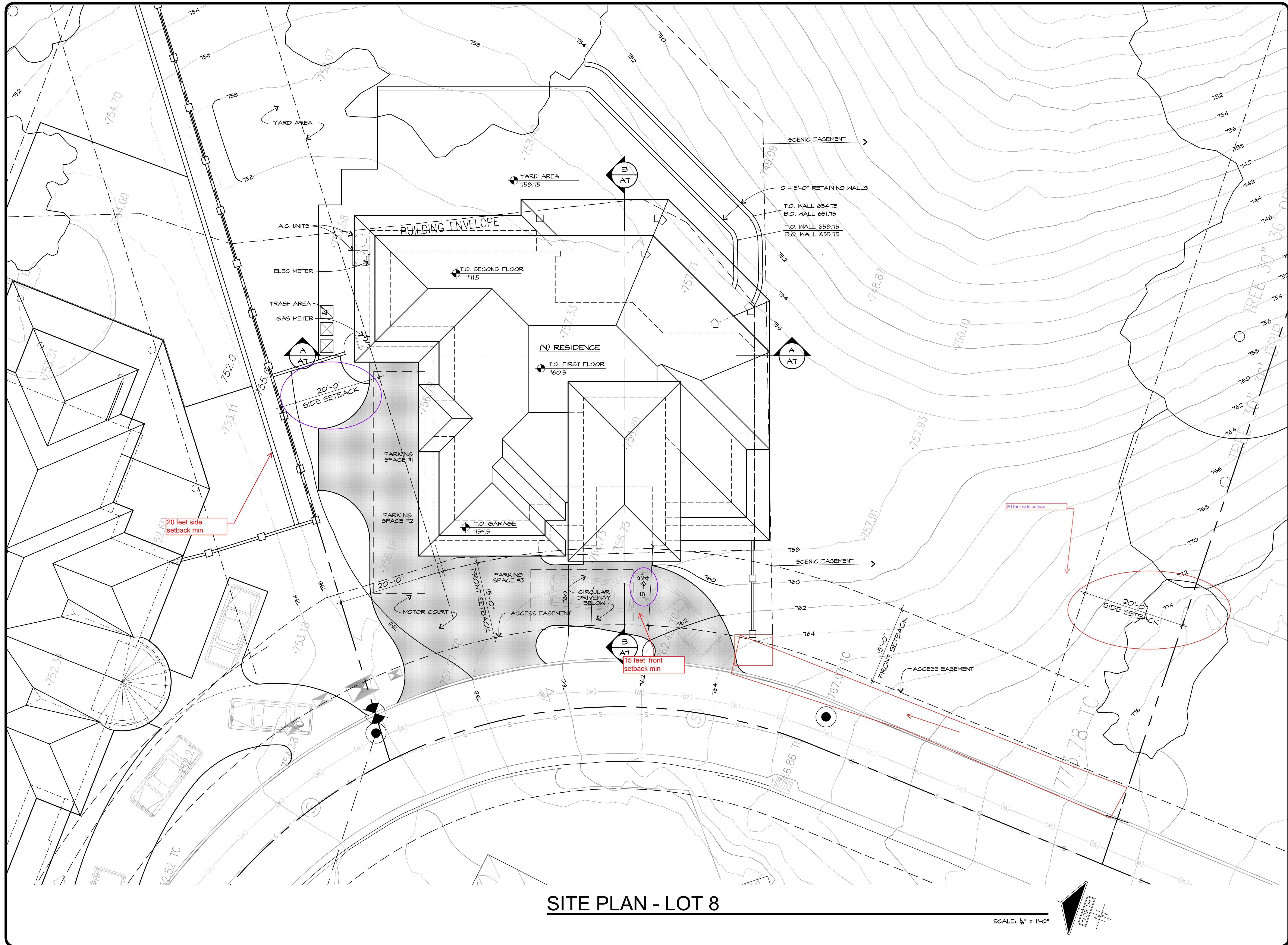
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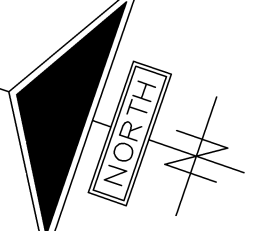
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Plot Date: Jan 30, 2025 - 8:55am A1 Site Planning

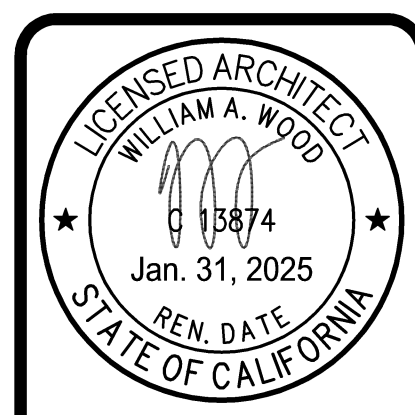


SITE PLAN - LOT 8

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



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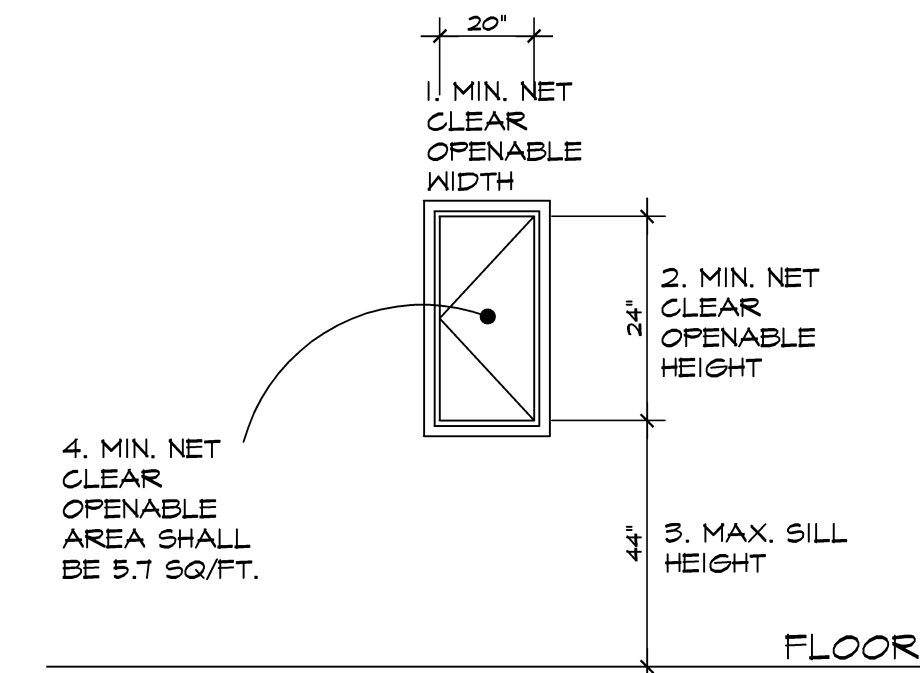
PLOT DATE: Jan 30, 2025 - 8:55am AI Site Flndng

NOTES:

- 1) STAIRS: SEE STAIRS FOR HT., ALL TREAD WIDTHS 10" EA, TYP, U.N.O. V.I.F.
- 2) WINDOWS MARKED W/ (T) SHALL BE TEMPERED SAFETY GLASS
- 3) ALL WINDOW HEAD HTS. SHALL BE 8'-0" TYP., U.O.N.
- 4) ALL WINDOWS MARKED "EGRESS" SHALL MEET MIN. EMERGENCY EGRESS WINDOW STANDARDS OF MIN. NET CLEAR OPENING OF 5.7 SQ. FT. & MIN. NET CLEAR HEIGHT OF 24" & MIN. NET CLEAR WIDTH OF 20" CONTRACTOR SHALL VERIFY W/ WINDOW MANUFACTURE.
- 5) THERE MUST BE AT LEAST 15" INCHES BETWEEN THE CENTER OF PLUMBING FIXTURES SUCH AS WATER CLOSETS OR SINKS AND THE NEAREST WALL OR OBJECT.
- 6) CONTRACTOR TO PROVIDE THERMOSTATIC MIXING VALVE CONTROLS FOR ALL TUB/SOWER ENCLOSURES.
- 7) CONTRACTOR SHALL VERIFY LOCATION & NUMBER OF A/C UNITS W/ OWNER PROVIDE 4" CONC. SLAB W/ #10 W.I.M. ALL NECESSARY PLUMBING & ELECTRICAL.
- 8) ALL GUARDRAILS TO BE 42" HIGH, W/ INTERMEDIATE SPACES SUCH THAT A SPHERE 4" IN DIA. CAN NOT PASS THROUGH, TYP.
- 9) HANDRAIL IS REQUIRED PER SECT. 509 WHEN DROP EXCEEDS 30".
- 10) HANDRAIL SHALL BE CAPABLE OF SUPPORTING LATERAL LOAD PER TABLE 16-B, FN #8 (20#/LF LATERAL LOAD AT THE TOP RAIL) AND FN #1 (25#/SF LATERAL LOAD AT THE INTERMEDIATE PICKETS, AND 200# APPLIED AT ANY POINT IN ANY DIRECTION ON THE TOP RAIL).
- 11) MINIMUM OF 36-INCH DEEP LANDING IS REQUIRED IN DIRECTION OF TRAVEL. MAXIMUM RISE OF STEP IS 7.75-INCH.
- 12) APPROVED SPARK ARRESTORS SHALL BE INSTALLED ON EACH CHIMNEY/FLUE/VENT USED FOR FIREPLACES AND HEATING APPLIANCES IN WHICH SOLID OR LIQUID FUEL IS USED.
- 13) SEE ELECTRICAL/MECHANICAL PLAN FOR HOSE BIBB LOCATIONS.
- 14) SEE REFLECTED CEILING PLAN FOR CEILING CONDITIONS.
- 15) ADDRESS NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
- 16) SPECIFY PERIMETER BLOCKING BETWEEN THE CEILING JOISTS FOR SOLID BACKING FOR THE ATTACHMENT OF THE SHEETROCK TO THE GARAGE CEILING. IN LIEU OF THE BLOCKING, ONE MAY USE A CONTINUOUS STRIP OF 16 GAGE SHEET METAL THAT IS 1" SHAPED WITH A MINIMUM DIMENSION OF 2.5"x2.5", SECURED TO THE CEILING FRAMING WITH 2-8d'S AND ONE 8d TO THE TOP PLATELINE. THIS RUNS PERPENDICULAR TO THE JOIST DIRECTION. THE SHEETROCK IS THEN SCREW ATTACHED AT THE 6" O/C (TO THE METAL) SPECIFY 3/8" TYPE "X" GYPBOARD ON CEILINGS AND SUPPORTING MEMBERS (E.G., BEAMS, COLUMNS AND BEARING WALLS) WHERE LIVING AREAS ARE ABOVE.
- 17) ANY PENETRATION OF THE WALL COMMON TO THE HOUSE & GARAGE SHALL BE MADE WITH MINIMUM 26 GAGE METAL AND INSULATED TO AT LEAST R4.2
- 18) FIRE BLOCKING IS REQUIRED IN CONCEALED SPACES AT BOTH THE TOP AND BOTTOM OF STAIR STRINGERS AND ALONG THE STRINGERS IN BETWEEN THE STUD WITHIN THE WALLS WHETHER FINISHED OR UNFINISHED. THIS FOR BOTH FIRESTOPPING AND THE ATTACHMENT OF THE EDGE NAILING ATTACHMENT FOR THE ONE-HOUR CONSTRUCTION 5/8-INCH TYPE "X" GYPBOARD AT WALLS AND SOFFIT OF ENCLOSED USABLE SPACE UNDER STAIRS.
- 19) ALL AIR DUCTS PENETRATING SEPARATION WALL OR CEILING BETWEEN GARAGE AND LIVING AREA AS WELL AS THE MIXING BOXES, FLENUMS, ETC., SHALL BE 26 GA. MINIMUM AND INSULATED TO AT LEAST R4.2.
- 20) PROVIDE MINIMUM 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING).
- 21) GLAZING IN DOORS AND IN TUB SHOWER ENCLOSURES TO BE TEMPERED.
- 22) ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OR RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

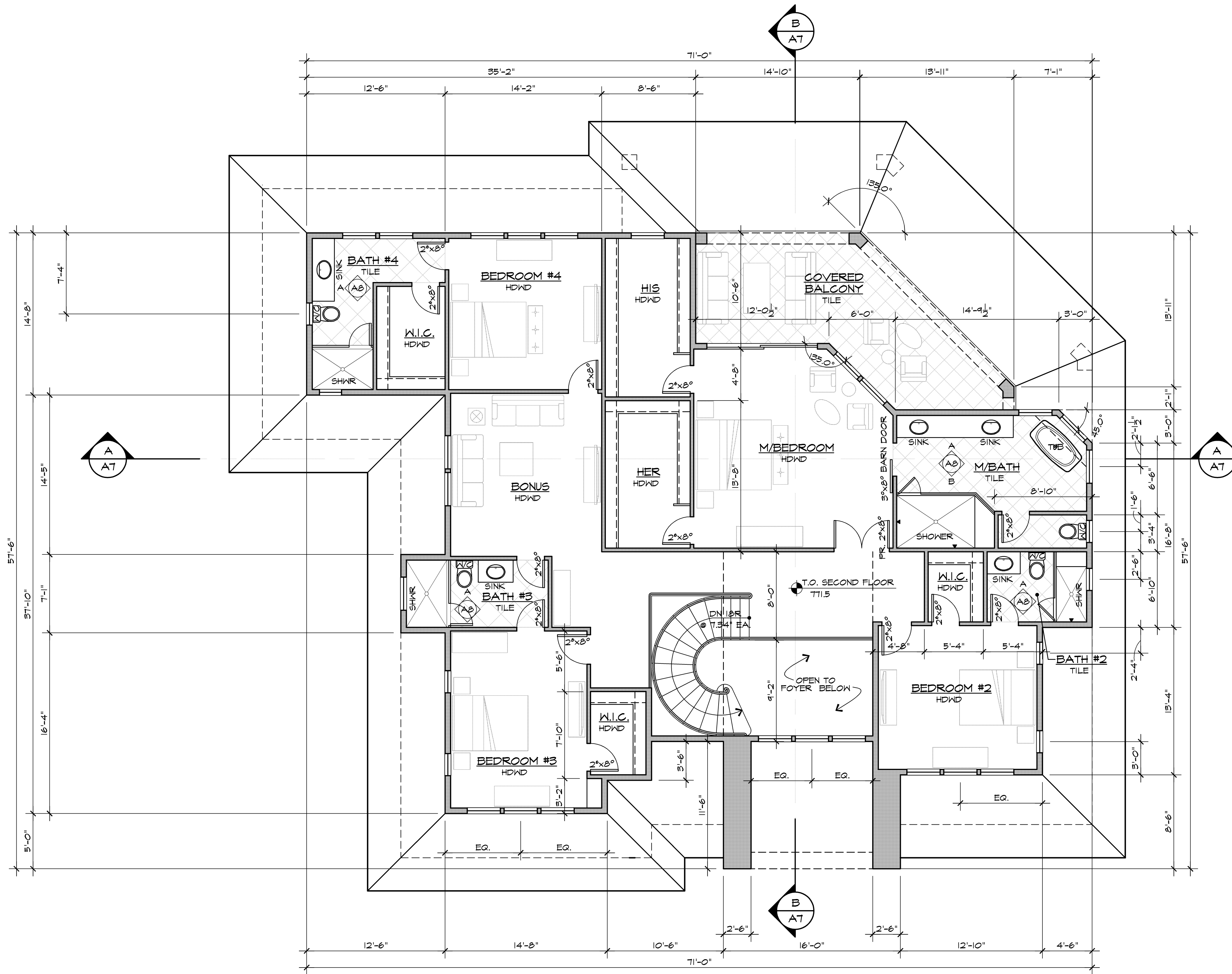
EGRESS WINDOW DETAIL

EGRESS WINDOWS SHALL COMPLY W/ ALL 4 CONDITIONS ILLUSTRATED BELOW.



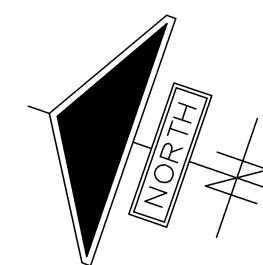
ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ/FT. (0.53 M)² THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES (609.6 MM). THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES (508 MM). WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR. CBC SECTION 310.4

CONTRACTOR NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL EGRESS REQUIREMENTS.

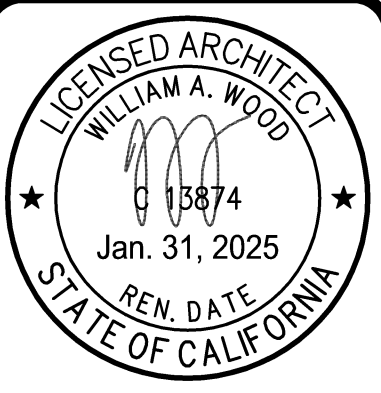


SECOND FLOOR PLAN - LOT 8

SCALE: 3/16" = 1'-0"



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CLYDE-MILES CONST - LOT 8
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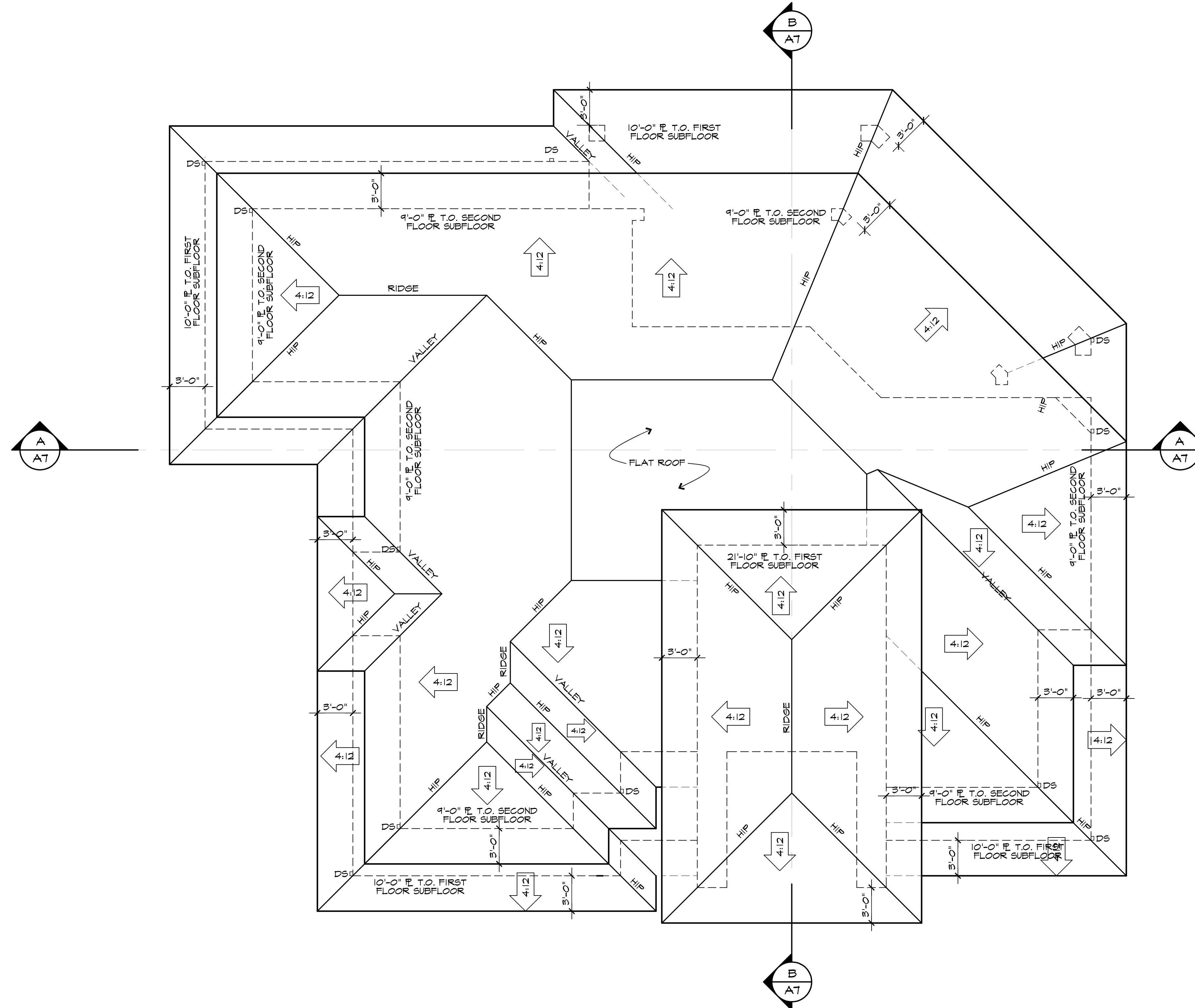
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A3
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PLOT DATE: Jan 30, 2025 - 8:46am A3 Second Floor Plans - Lot 8.dwg

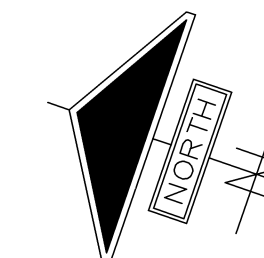
ROOF NOTES:

- 1) ROOF SLOPE = 4:12, U.N.O.
- 2) 3'-0" OVERHANG, TYP. U.N.O.
- 3) FINAL LOCATION OF VENTS BY CONTRACTOR.
- 4) ROOF MATERIAL SEE EXTERIOR ELEVATIONS.
- 5) COLLECT ALL NEW DOWNSPOUTS AND CONNECT TO AN EXISTING APPROVED DRAINAGE SYSTEM.

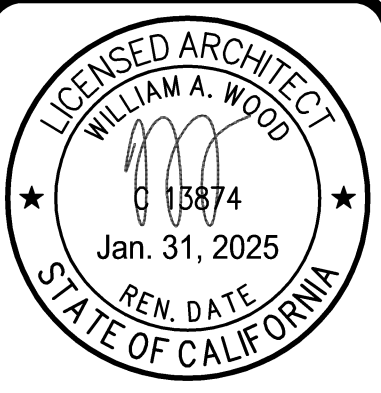


ROOF PLAN - LOT 8

SCALE: 3/16" = 1'-0"



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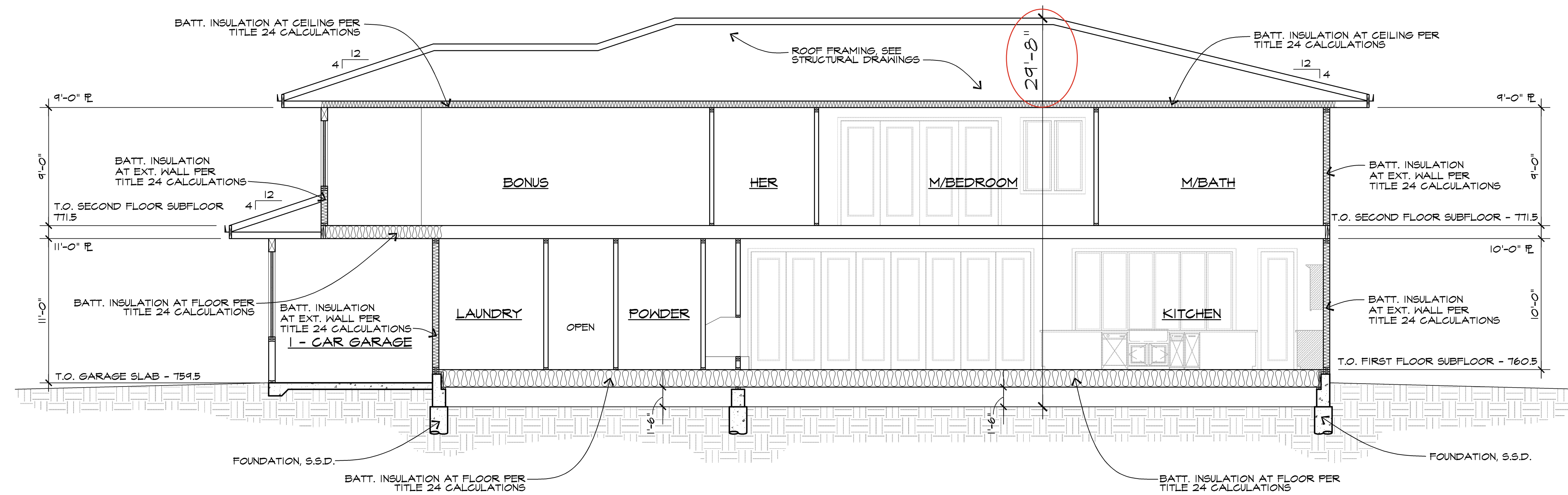
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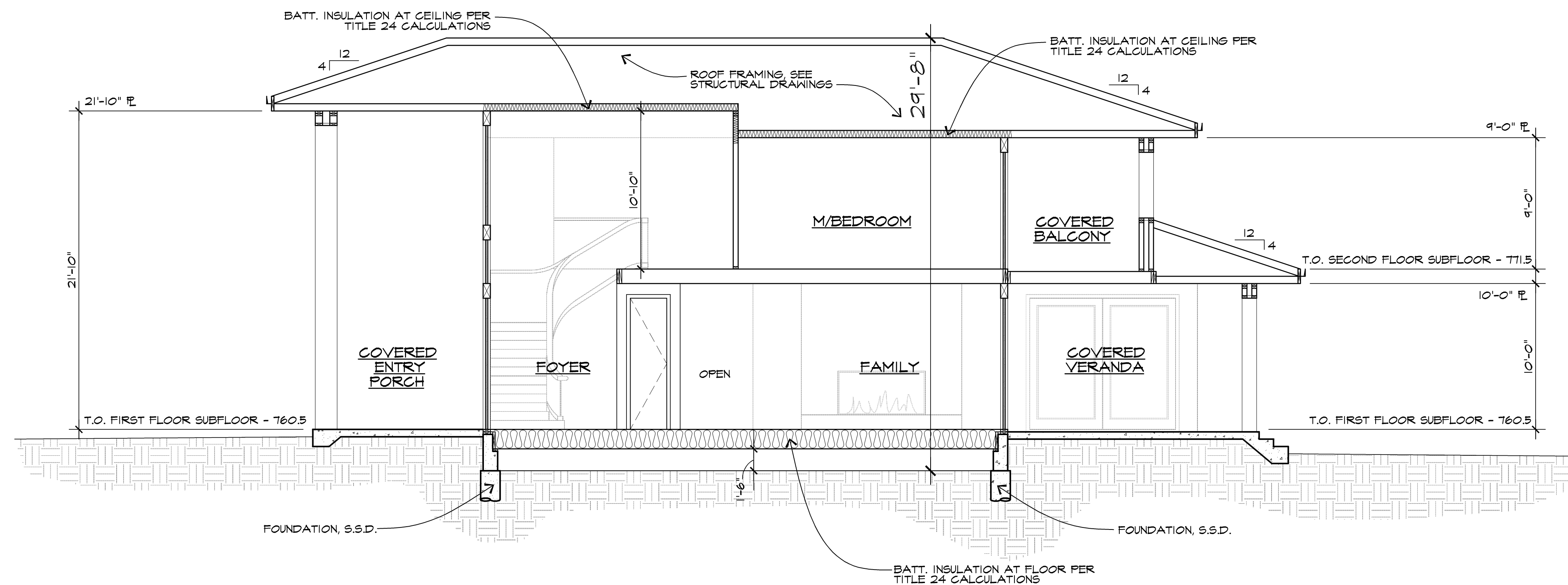
A4
 OF SHEETS

PLOT DATE: Jan 30, 2025 - 4:55pm A4 Roof Plan -lot 8.dwg



BUILDING SECTION - A/A7

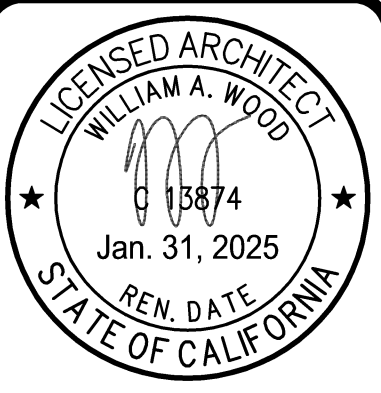
SCALE: 3/8" = 1'-0"



BUILDING SECTION - B/A7

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

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Plot Date: Jan 30, 2025 - 8:54am AT-A0 Elevations.dwg



EAST ELEVATION (FRONT)

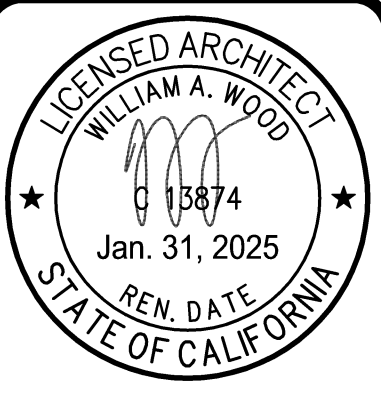
SCALE: 3/8" = 1'-0"



NORTH ELEVATION (RIGHT)

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

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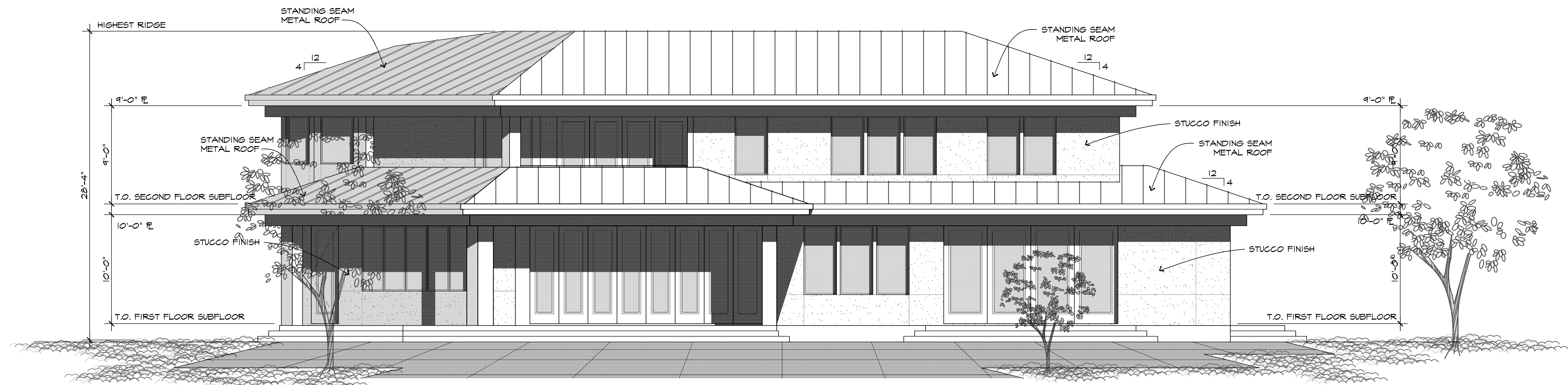
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PLOT DATE: Jan 30, 2025 - 8:54am AT-AID Elevations.dwg



NORTH ELEVATION (LEFT)

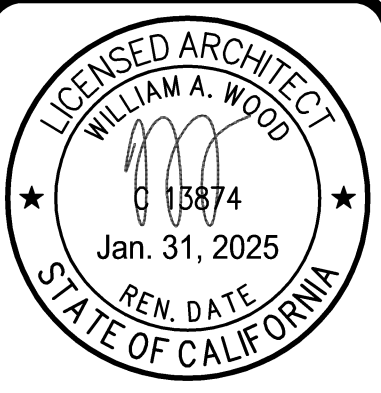
SCALE: 3/8" = 1'-0"



WEST ELEVATION (REAR)

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

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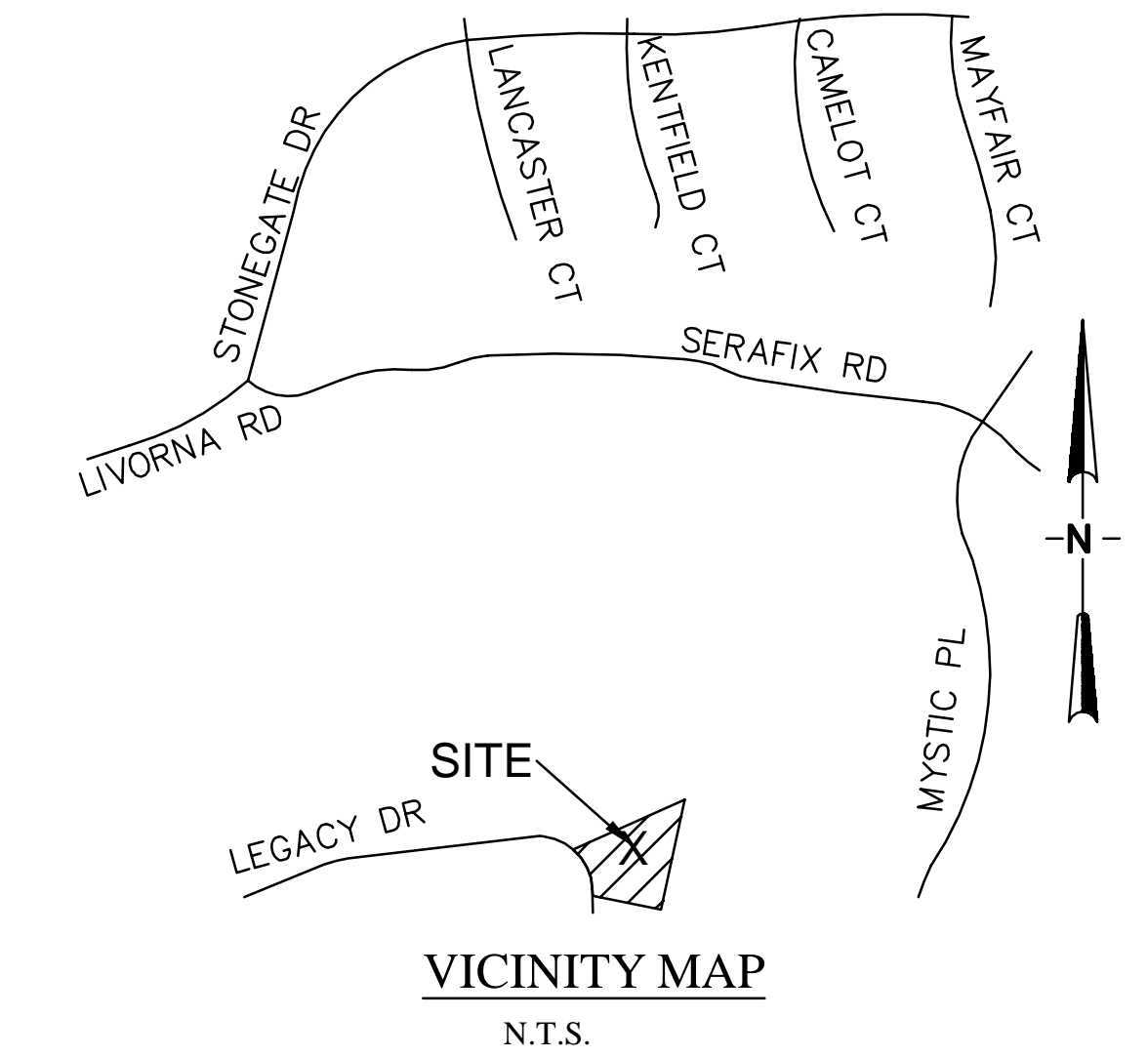
PLOT DATE: Jan 30, 2025 - 8:54am AT-AIO Elevations.dwg

GENERAL NOTES

- TOPOGRAPHIC INFORMATION PROVIDED BY THE OWNER.
- CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE SITE CONDITIONS AND SHALL HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY REAL OR ALLEGED LIABILITIES EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- CONTRACTOR SHALL NOTIFY DEBOLT CIVIL ENGINEERING TWO WORKING DAYS IN ADVANCE OF COMMENCEMENT OF CONSTRUCTION FOR CONSTRUCTION STAKES.
- SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT DEBOLT CIVIL ENGINEERING AT 925/837-3780 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT 800/227-2600 72 HOURS PRIOR TO ANY EXCAVATION. THE USA AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE.
- ALL REVISIONS TO THIS PLAN MUST BE APPROVED BY CONTRA COSTA COUNTY PRIOR TO CONSTRUCTION.
- CONTRACTOR TO FOLLOW RECOMMENDATIONS FROM SOILS REPORT.
- ALL TREES SHALL REMAIN EXCEPT FOR THOSE SHOWN ON THE IMPROVEMENT PLAN TO BE REMOVED. ALL TREES CONFLICTING WITH GRADING, UTILITIES, OR OTHER IMPROVEMENTS, OR OVERHANGING THE SIDEWALK OR PAVEMENT SO AS TO FORM A NUISANCE OR HAZARD, SHALL BE TRIMMED AND PROPERLY GRADED AND SEALED. AN ARBORIST SHALL BE PRESENT FOR ANY CONSTRUCTION WORK NEAR OR UNDER THE TREES' DRIPLINE. TREE REMOVAL SHALL BE ALLOWED ONLY UPON PRIOR WRITTEN APPROVAL FROM THE PLANNING DIVISION.
- CONTRACTOR TO USE CARE IN THE VICINITY OF EXISTING TREES TO REMAIN. A TEMPORARY FENCE SHOULD BE INSTALLED AROUND TREE FOR PROTECTION. CONTRACTOR TO FOLLOW ARBORIST'S RECOMMENDATION.
- IN THE EVENT THAT SUBSURFACE ARCHAEOLOGICAL REMAINS ARE DISCOVERED DURING ANY CONSTRUCTION OR PRE-CONSTRUCTION ACTIVITIES ON THE SITE, ALL LAND ALTERATION WORK WITHIN 30.5 METERS (100 FEET) OF THE FIND SHALL BE HALTED, THE TOWN PLANNING DIVISION NOTIFIED, AND A PROFESSIONAL ARCHAEOLOGIST, CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY, SHALL BE NOTIFIED. SITE WORK IN THIS AREA SHALL NOT OCCUR UNTIL THE ARCHAEOLOGIST HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND OUTLINE APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY. IF PREHISTORIC ARCHAEOLOGICAL DEPOSITS ARE DISCOVERED DURING DEVELOPMENT OF THE SITE, LOCAL NATIVE AMERICAN ORGANIZATIONS SHALL BE CONSULTED AND INVOLVED IN MAKING RESOURCE MANAGEMENT DECISIONS.
- CONSTRUCTION ACTIVITY SHALL BE RESTRICTED TO THE PERIOD BETWEEN THE WEEKDAY HOURS OF 7:30 A.M. TO 5:30 P.M. (MONDAYS THROUGH FRIDAYS), UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY ENGINEER FOR GENERAL CONSTRUCTION ACTIVITY AND THE CHIEF BUILDING OFFICIAL FOR BUILDING CONSTRUCTION ACTIVITY. PRIOR TO ANY CONSTRUCTION WORK ON THE SITE, INCLUDING GRADING, THE CONTRACTOR SHALL INSTALL A MINIMUM 3'X3' SIGN AT THE PROJECT ENTRY WHICH SPECIFIES THE ALLOWABLE CONSTRUCTION WORK DAYS AND HOURS, AND LISTS THE NAME AND CONTACT PERSON FOR THE OVERALL PROJECT MANAGER AND ALL CONTRACTORS AND SUB-CONTRACTORS WORKING ON THE JOB.
- THE CONTRACTOR SHALL PROVIDE SECURITY FENCING, TO THE SATISFACTION OF THE CITY ENGINEER AND/OR THE CHIEF BUILDING OFFICIAL, AROUND THE SITE DURING CONSTRUCTION OF THE PROJECT.
- THE CONTRACTOR AND SUBCONTRACTORS TO FIT ALL INTERNAL COMBUSTION ENGINES WITH MUFFLERS WHICH ARE IN GOOD CONDITION, AND TO LOCATE STATIONARY NOISE-GENERATING EQUIPMENT AS FAR AWAY FROM EXISTING RESIDENCES AS FEASIBLE. WARMING OF CONSTRUCTION EQUIPMENT AND/OR SERVICING SUCH EQUIPMENT SHALL OCCUR ONLY WITHIN THE AUTHORIZED WORK PERIODS.
- A WATERING PROGRAM WHICH INCORPORATES THE USE OF A DUST SUPPRESSANT, AND WHICH COMPLIES WITH REGULATION 2 OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT SHALL BE ESTABLISHED AND IMPLEMENTED FOR ALL ON AND OFF-SITE CONSTRUCTION ACTIVITIES. EQUIPMENT AND HUMAN RESOURCES FOR WATERING ALL EXPOSED OR DISTURBED SOIL SURFACES SHALL BE SUPPLIED ON WEEKENDS AND HOLIDAYS AS WELL AS WORK DAYS. DUST-PRODUCING ACTIVITIES SHALL BE DISCONTINUED DURING HIGH WIND PERIODS.
- ANY GRADING ON ADJACENT PROPERTIES WILL REQUIRE PRIOR WRITTEN APPROVAL OF THOSE PROPERTY OWNERS AFFECTED.
- AT LEAST ONE WEEK PRIOR TO COMMENCEMENT OF GRADING, THE CONTRACTOR SHALL POST THE SITE AND MAIL TO THE OWNERS OF THE PROPERTY WITHIN 300 FEET OF THE EXTERIOR BOUNDARY OF THE PROJECT SITE, TO THE HOMEOWNER ASSOCIATIONS OF NEARBY RESIDENTIAL PROJECTS AND TO CONTRA COSTA COUNTY DEVELOPMENT SERVICES DEPARTMENT, A NOTICE THAT CONSTRUCTION WORK WILL COMMENCE. THE NOTICE SHALL INCLUDE A LIST OF CONTRACT PERSONS WITH NAME, TITLE, PHONE NUMBER AND AREA OF RESPONSIBILITY. THE PERSON RESPONSIBLE FOR MAINTAINING THE LIST SHALL BE INCLUDED. THE LIST SHALL BE KEPT CURRENT AT ALL TIMES AND SHALL CONSIST OF PERSONS WITH AUTHORITY TO INITIATE CORRECTIVE ACTION IN THEIR AREA OF RESPONSIBILITY. THE NAMES OF INDIVIDUALS RESPONSIBLE FOR DUST, NOISE AND LITTER CONTROL SHALL BE EXPRESSLY IDENTIFIED IN THE NOTICE.
- ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES OVER 1.5 METERS (FIVE FEET) IN HEIGHT SHALL BE PLANTED WITH SUITABLE GROUND COVER.
- ALL EARTH SWALES SHALL BE 1% MINIMUM SLOPES, AND 4% MAXIMUM SLOPES.
- WHERE SOILS OR GEOLOGIC CONDITIONS ENCOUNTERED IN GRADING OPERATIONS ARE DIFFERENT FROM THAT ANTICIPATED IN THE SOILS REPORT, A REVISED SOILS REPORT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY ENGINEER. IT SHALL BE ACCOMPANIED BY AN ENGINEERING AND GEOLOGICAL OPINION AS TO THE SAFETY OF THE SITE FROM SETTLEMENT AND SEISMIC ACTIVITY.
- ALL DEVELOPMENT SHALL TAKE PLACE IN COMPLIANCE WITH THE CONTRA COSTA COUNTY EROSION CONTROL ORDINANCE (ORD. 91-25). RESTRICTIONS INCLUDE LIMITING CONSTRUCTION PRIMARILY TO THE DRY MONTHS OF THE YEAR (MAY THROUGH OCTOBER) AND, IF CONSTRUCTION DOES OCCUR DURING THE RAINY SEASON, THE DEVELOPER SHALL SUBMIT AN EROSION CONTROL PLAN TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. THIS PLAN SHALL INCORPORATE EROSION CONTROL DEVICES SUCH AS THE USE OF SEDIMENT TRAPS, SILT FENCING, PAD BERMING AND OTHER TECHNIQUES TO MINIMIZE EROSION.

- ALL NEW DEVELOPMENT SHALL BE CONSISTENT WITH MODERN DESIGN FOR RESISTANCE TO SEISMIC FORCES. ALL NEW DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE UNIFORM BUILDING CODE AND CONTRA COSTA COUNTY ORDINANCES.
- ALL CUT AND FILL AREAS SHALL BE APPROPRIATELY DESIGNED TO MINIMIZE THE EFFECTS OF GROUND SHAKING AND SETTLEMENT.
- STOCKPILES OF DEBRIS, SOIL, SAND OR OTHER MATERIALS THAT CAN BE BLOWN BY THE WIND SHALL BE COVERED.
- IF TOXIC OR CONTAMINATED SOIL IS ENCOUNTERED DURING CONSTRUCTION, ALL CONSTRUCTION ACTIVITY IN THAT AREA SHALL CEASE UNTIL THE APPROPRIATE ACTION IS DETERMINED AND IMPLEMENTED. THE CONCENTRATIONS, EXTENT OF THE CONTAMINATION AND MITIGATION SHALL BE DETERMINED BY THE CONTRA COSTA COUNTY HEALTH DEPARTMENT. SUITABLE DISPOSAL AND/OR TREATMENT OF ANY CONTAMINATED SOIL SHALL MEET ALL FEDERAL STATE AND LOCAL REGULATIONS. IF DEEMED APPROPRIATE BY THE HEALTH DEPARTMENT, THE APPLICANT SHALL MAKE PROVISIONS FOR IMMEDIATE CONTAINMENT OF THE MATERIALS. RUNOFF FROM ANY CONTAMINATED SOIL SHALL NOT BE ALLOWED TO ENTER ANY DRAINAGE FACILITY, INLET OR CREEK.
- ALL GRADING ACTIVITY SHALL ADDRESS NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONCERNS. SPECIFIC MEASURES TO CONTROL SEDIMENT RUNOFF, CONSTRUCTION POLLUTION AND OTHER POTENTIAL CONSTRUCTION CONTAMINATION SHALL BE ADDRESSED THROUGH THE EROSION CONTROL PLAN (ECP) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP). A NPDES CONSTRUCTION PERMIT MAY BE REQUIRED, AS DETERMINED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES WITHIN ANY PUBLIC RIGHT-OF-WAY OR EASEMENT.
- ALL MUD OR DIRT CARRIED OFF THE CONSTRUCTION SITE ONTO ADJACENT STREETS SHALL BE SWEEPED EACH DAY. WATER FLUSHING OF SITE DEBRIS OR SEDIMENT OR CONCRETE WASHING IS EXPRESSLY PROHIBITED.
- ANY DAMAGE TO STREET IMPROVEMENTS NOW EXISTING OR DONE DURING CONSTRUCTION ON OR ADJACENT TO THE SUBJECT PROPERTY SHALL BE REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER, AT FULL EXPENSE TO THE CONTRACTOR. THIS SHALL INCLUDE SLURRY SEAL, OVERLAY OR STREET RECONSTRUCTION IF DEEMED WARRANTED BY THE CITY ENGINEER.
- ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING CURB, GUTTER, SIDEWALKS, DRIVEWAYS, PAVING AND UTILITIES, SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED STANDARDS AND/OR PLANS AND SHALL COMPLY WITH THE STANDARD PLANS AND SPECIFICATIONS OF CONTRA COSTA COUNTY ORDINANCES.
- ALL NEW UTILITIES REQUIRED TO SERVE THE DEVELOPMENT SHALL BE INSTALLED UNDERGROUND.
- LOCATION OF EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. CONTRACTOR TO EXPOSE AND VERIFY.
- ANY ON-SITE WELLS SHALL BE RESET TO FINISH GRADE IN ACCORDANCE WITH CONTRA COSTA COUNTY HEALTH SERVICES DEPARTMENT -- ENVIRONMENTAL HEALTH DIVISION REGULATIONS.

REVISED
10:42 am, Mar 13, 2026



ABBREVIATIONS:

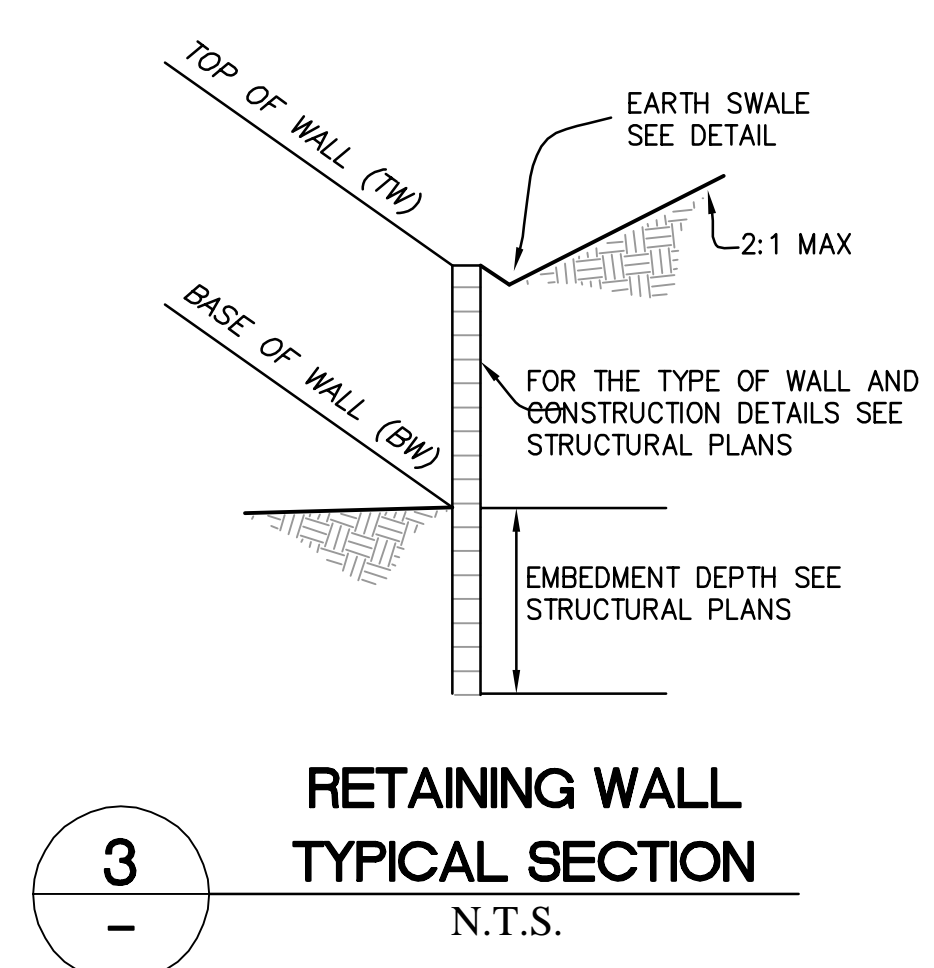
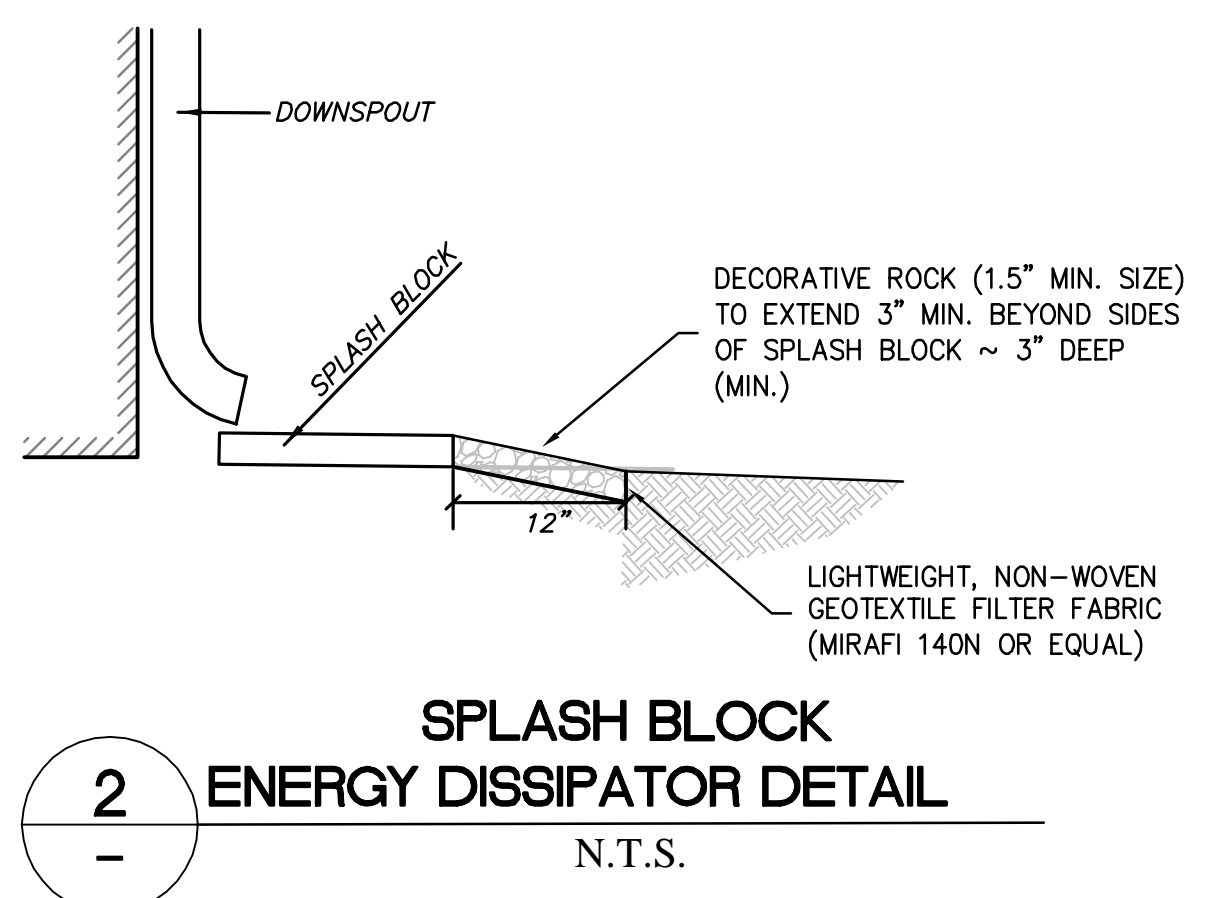
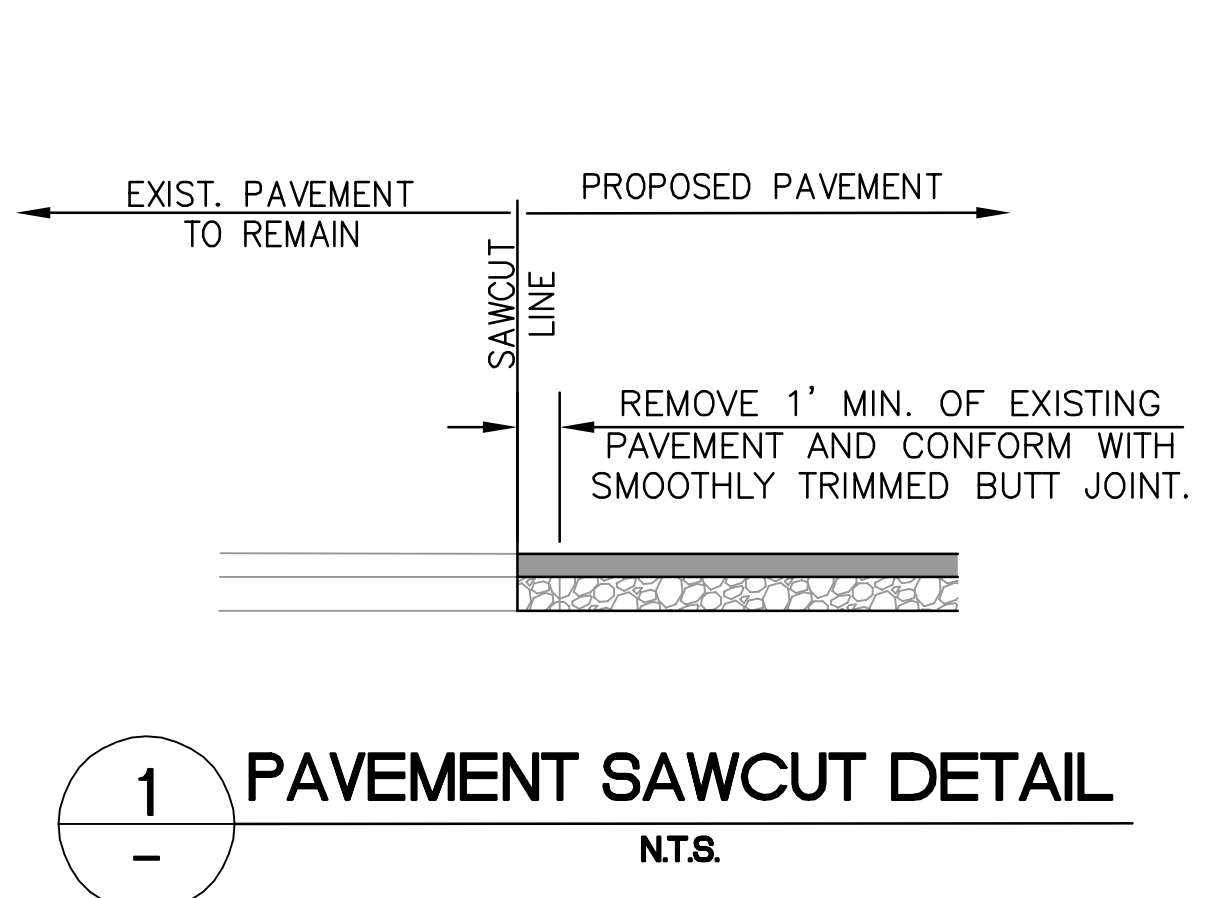
| | |
|--------|--------------------------|
| BLDG | BUILDING |
| CONC | CONCRETE |
| (E)EX | EXISTING |
| ESMT | EASEMENT |
| FNC | FENCE |
| INV. | INVERT |
| P.U.E | PRIVATE UTILITY EASEMENT |
| REBAR. | REBAR |
| () | RECORD DATA |
| R/W | RIGHT OF WAY |
| SSCO | SANITARY SEWER CLEANOUT |
| SSMH | SANITARY SEWER MANHOLE |
| SDAD | STORM DRAIN AREA DRAIN |
| (T) | TOTAL |
| WM | WATER METER |
| WV | WATER VALVE |
| TBD | TO BE DETERMINED |

LEGEND:

| | |
|--|----------------------------------|
| | SANITARY SEWER MANHOLE |
| | WATER VALVE |
| | EX CB |
| | FOUND MONUMENT AS NOTED |
| | STANDARD STREET MONUMENT |
| | EASEMENT LINE |
| | ADJACENT PROPERTY LINE |
| | BOUNDARY LINE |
| | TIE LINE |
| | ST. CENTERLINE |
| | EXISTING WATER LINE |
| | EXISTING STORM DRAIN PIPE |
| | EXISTING OVERHEAD ELECTRIC CABLE |
| | EXISTING SANITARY SEWER LINE |
| | EXISTING EDGE OF PAVEMENT |
| | NEW BUILDING |
| | EXISTING CURB AND GUTTER |
| | EXISTING TREE |

SHEET INDEX

| SHEET NO. | DESCRIPTION |
|-----------|---------------------------|
| CE-1 | COVER SHEET |
| CE-2 | GRADING AND DRAINAGE PLAN |
| CE-3 | EROSION CONTROL PLAN |
| CE-4 | STORMWATER CONTROL PLAN |



ALL PLANS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS SIGNED AND STAMPED BY THE ENGINEER AND REVIEWING AGENCY.

COVER SHEET

438 LEGACY DRIVE

ALAMO (UNINCORPORATED) CONTRA COSTA COUNTY CALIFORNIA


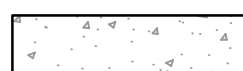
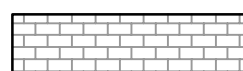
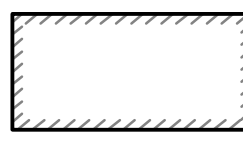
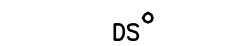
Elu McAllister
EASTON C McALLISTER - PE 61148 / PLS 9583
RENEWAL DATE: 12/31/26 (PE) 03/31/27 (PLS)

| # | REVISIONS | DATE |
|---|-----------|------|
| | | |
| | | |
| | | |
| | | |

DEBOLT
50+ YEARS
CIVIL ENGINEERING
(925) 837-3780 | OFFICE@DEBOLTCIVIL.COM
480 SAN RAMON VALLEY BLVD UNIT L, DANVILLE, CA 94526

Date: 01/05/26
Scale: N.T.S.
By: EM
Job No.: 24205

LEGEND

-  IMPERVIOUS ASPHALT PAVEMENT PER GEOTECH RECOMMENDATIONS.
-  IMPERVIOUS CONCRETE PAVEMENT PER GEOTECH RECOMMENDATIONS.
-  PATIO / DECK
-  BUILDING OUTLINE
-  DS° DOWNSPOUT

GRADING NOTES:

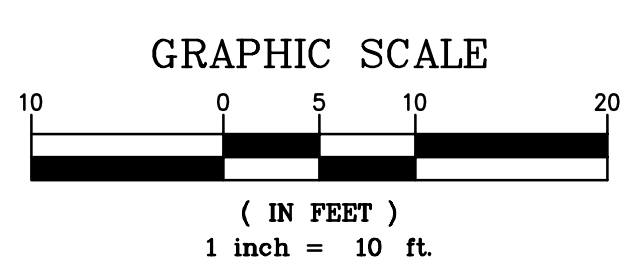
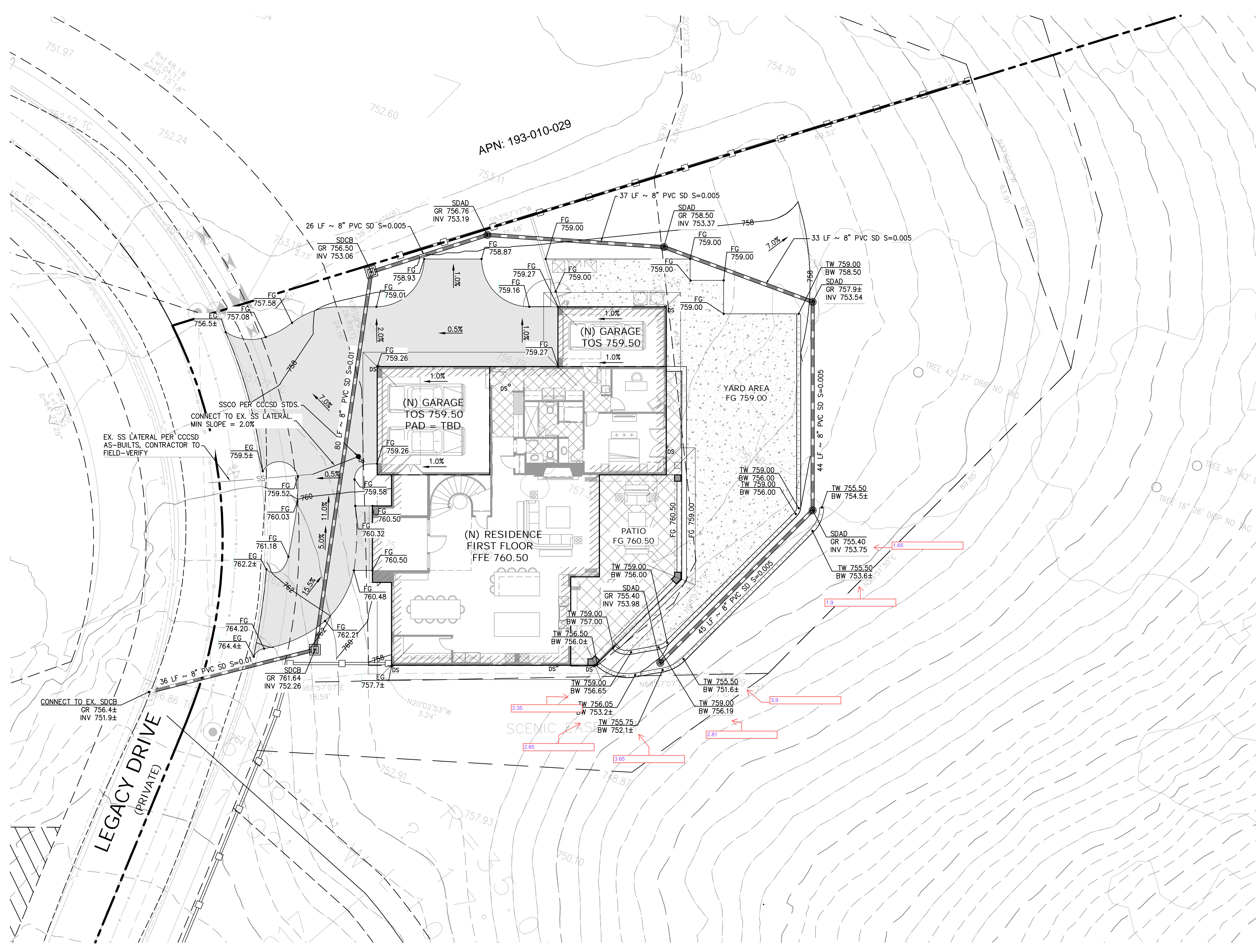
- 1) ALL DRY UTILITIES, WATER AND SEWER SERVICES BY OTHERS.
- 2) ROOF DOWNSPOUTS SHALL BE DIRECTED TO ADJACENT LANDSCAPING WITH SPLASH BLOCK ENERGY DISSIPATORS.
- 3) BUILDING SETBACKS TO BE CONFIRMED BY OTHERS.
- 4) CONTRACTOR SHALL MAINTAIN A MINIMUM VERTICAL SEPARATION OF 8" BETWEEN LOWEST WOOD STRUCTURAL MEMBER AND THE ADJACENT EXTERIOR FINISHED GRADE.
- 5) PAD GRADES ARE ASSUMED, TO BE CONFIRMED WITH FINAL FOUNDATION DESIGN.
- 6) A REVIEW OF THE BUILDING ENVELOPE CONFIRMS THAT THE PROPOSED RESIDENCE FOOTPRINT IS SITED WITHIN THE PERMITTED BOUNDARIES.

| EARTHWORK QUANTITIES | | |
|----------------------|------------|-------------|
| ITEMS | CUT (CYS.) | FILL (CYS.) |
| HOUSE PADS | 0 | 411 |
| DRIVEWAY / SIDEWALK | 1 | 123 |
| YARDS & HILLSIDE | 0 | 199 |
| TOTAL | 1 | 733 |

PROJECT NET BALANCE: IMPORT 732± CY

THESE ARE ESTIMATED VALUES FOR BONDING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN ESTIMATE FOR THE PURPOSE OF CONSTRUCTION QUANTITIES.

AREA OF LAND DISTURBANCE IS 9,745± SF



GRADING AND DRAINAGE PLAN

438 LEGACY DRIVE

ALAMO (UNINCORPORATED) CONTRA COSTA COUNTY CALIFORNIA

Elia M...
 EASTON C McALLISTER - PE 61148 / PLS 9583
 RENEWAL DATE: 12/31/26 (PE) 03/31/27 (PLS)

| # | REVISIONS | DATE |
|---|-----------|------|
| | | |
| | | |

DEBOLT
 50+ YEARS
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 (925) 837-3780 | OFFICE@DEBOLTCIVIL.COM
 480 SAN RAMON VALLEY BLVD UNIT L, DANVILLE, CA 94526




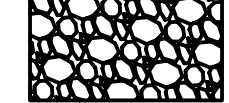
Date: 01/05/26
 Scale: 1" = 10'
 By: EM
 Job No.: 24205

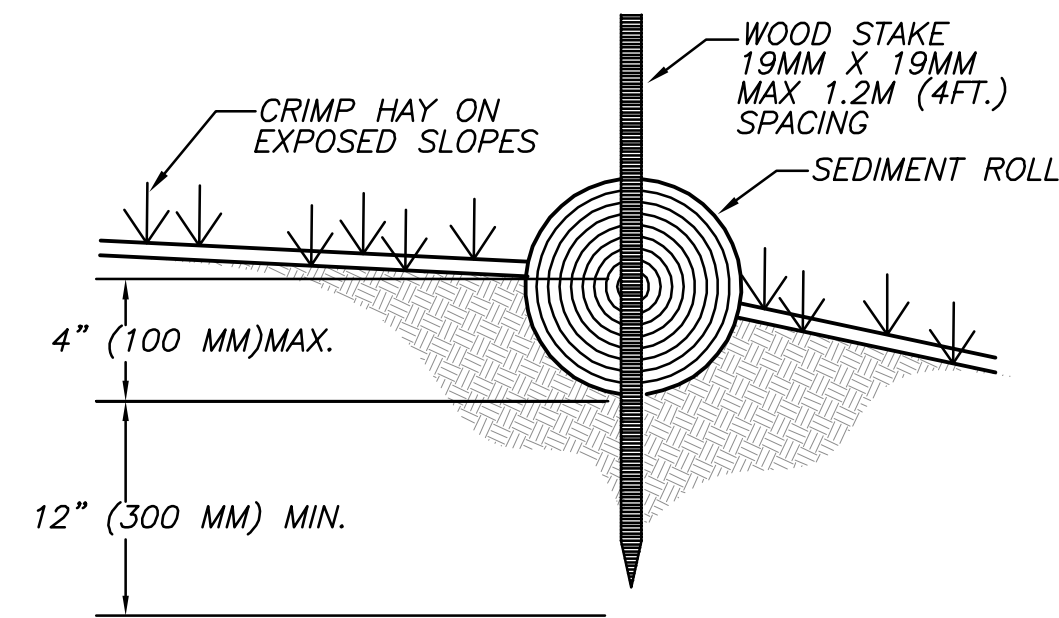
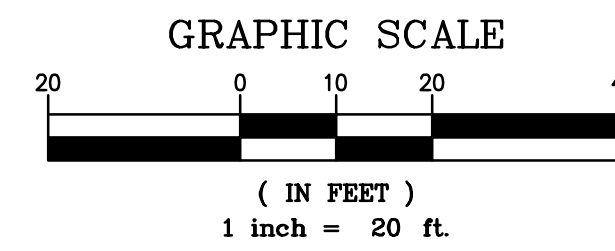
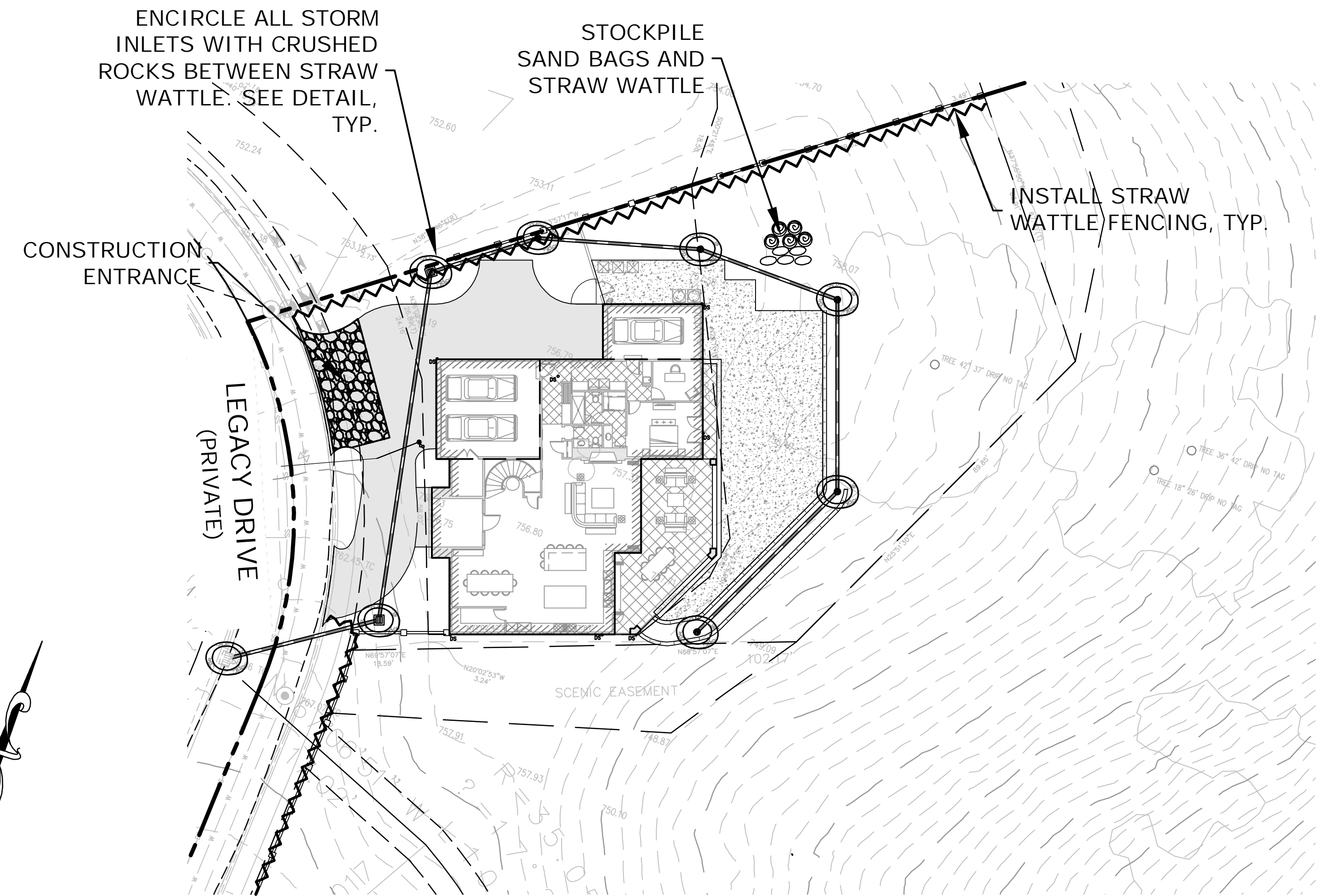
ALL PLANS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS SIGNED AND STAMPED BY THE ENGINEER AND REVIEWING AGENCY.

EROSION CONTROL NOTES

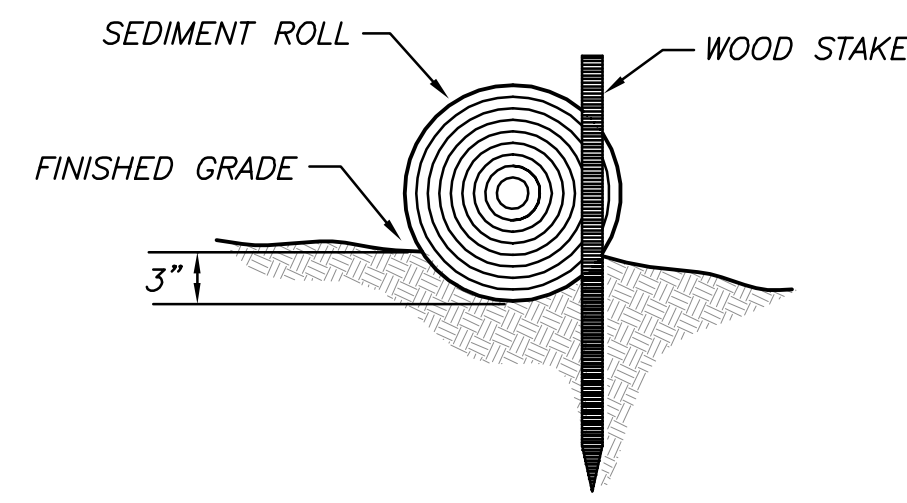
1. THIS EROSION CONTROL PLAN REPRESENTS THE MINIMUM REQUIRED EFFORT TO PREVENT TRANSPORT OF SEDIMENTATION DURING CONSTRUCTION ACTIVITIES AND DOES NOT REPRESENT A COMPREHENSIVE SOLUTION TO ALL CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ADEQUATE PROTECTION TO PREVENT EROSION AND ANY POTENTIAL DAMAGE CAUSED BY EROSION TO THE SITE, NEIGHBORING PROPERTIES OR THE REGIONAL STORM DRAINAGE SYSTEM.
2. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, OCTOBER FIRST TO APRIL FIFTEENTH. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER FIRST AND APRIL FIFTEENTH UNLESS AUTHORIZED BY THE DIRECTOR OF CCC PUBLIC WORKS.
3. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE DIRECTOR OF CCC PUBLIC WORKS.
4. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.
5. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.
6. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (3" MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG FOR THE FULL WIDTH AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.
7. TEMPORARY EROSION CONTROL DEVICES WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED ONLY WHEN THE GRADING INSPECTOR SO DIRECTS.
8. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND REMOVED DAILY AND AS DIRECTED BY THE CCC INSPECTOR.
9. AFTER SEWER LATERAL AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHALL BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTERLINE OF A CROWNED STREET.
10. EXCEPT AS OTHERWISE DIRECTED BY THE INSPECTOR, ALL DEVICES SHOWN SHALL ALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FORECAST OF RAIN PROBABILITY EXCEEDS 40 % AND MAINTAINED DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15).
11. STRAW WATTLES AND SANDBAGS SHALL BE STOCKPILED AS SHOWN ON THE EROSION CONTROL PLAN READY TO BE PLACED IN POSITION WHEN RAIN FORECAST IS 40% OR WHEN DIRECTED BY THE INSPECTOR.
12. SANDBAGS REFERRED TO IN THE PRECEDING ITEMS MUST BE FULL APPROVED SANDBAG FILL MATERIALS ARE SAND, DECOMPOSED GRANITE, AND/OR GRAVEL OR OTHER MATERIALS APPROVED BY THE INSPECTOR.
13. THE DOWNSTREAM STORM SYSTEM SHOULD BE INSPECTED TO VERIFY THAT THE SYSTEM IS CLEAR OF OBSTRUCTIONS AND FUNCTIONING PROPERLY.
14. AS PART OF THE EROSION CONTROL MEASURES, THE UNDERGROUND STORM DRAIN FACILITIES SHOULD BE INSTALLED COMPLETE AS SHOWN ON THESE PLANS.
15. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THESE PLANS IN THE FIELD, SUBJECT TO APPROVAL OF THE CITY ENGINEER.
16. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG) "MANUAL OF STANDARDS FOR EROSION AND SEDIMENT CONTROL." MEASURES ARE SUBJECT TO THE INSPECTION AND APPROVAL OF THE CCC ENGINEER.
17. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES (SEEDED) TO THE SATISFACTION OF THE INSPECTOR.

LEGEND

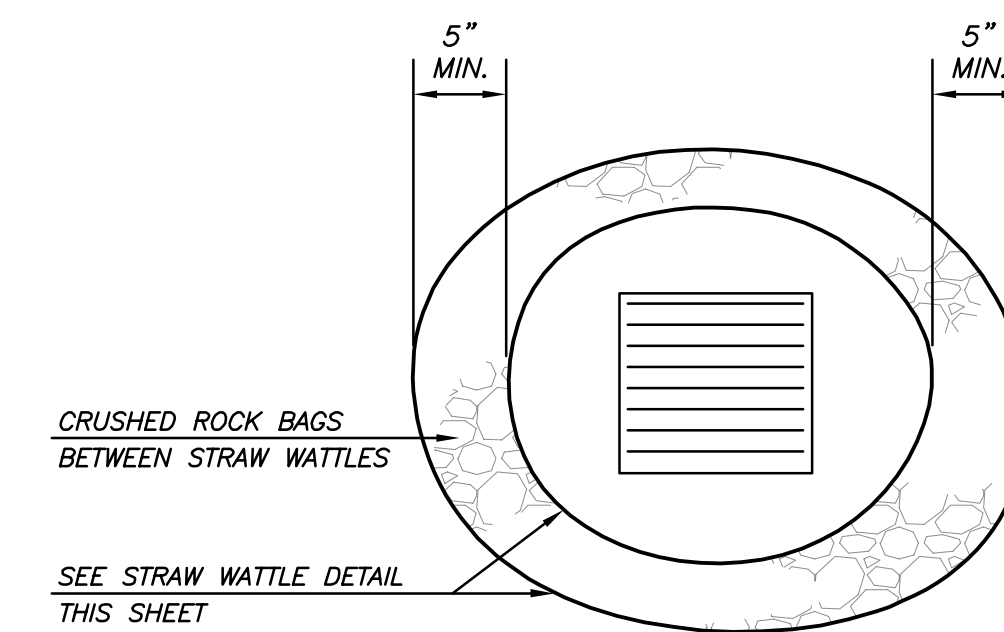
-  STRAW WATTLE
-  STRAW WATTLE / SILT FENCE
-  CRUSHED ROCK BETWEEN STRAW WATTLE
-  CONSTRUCTION ENTRANCE



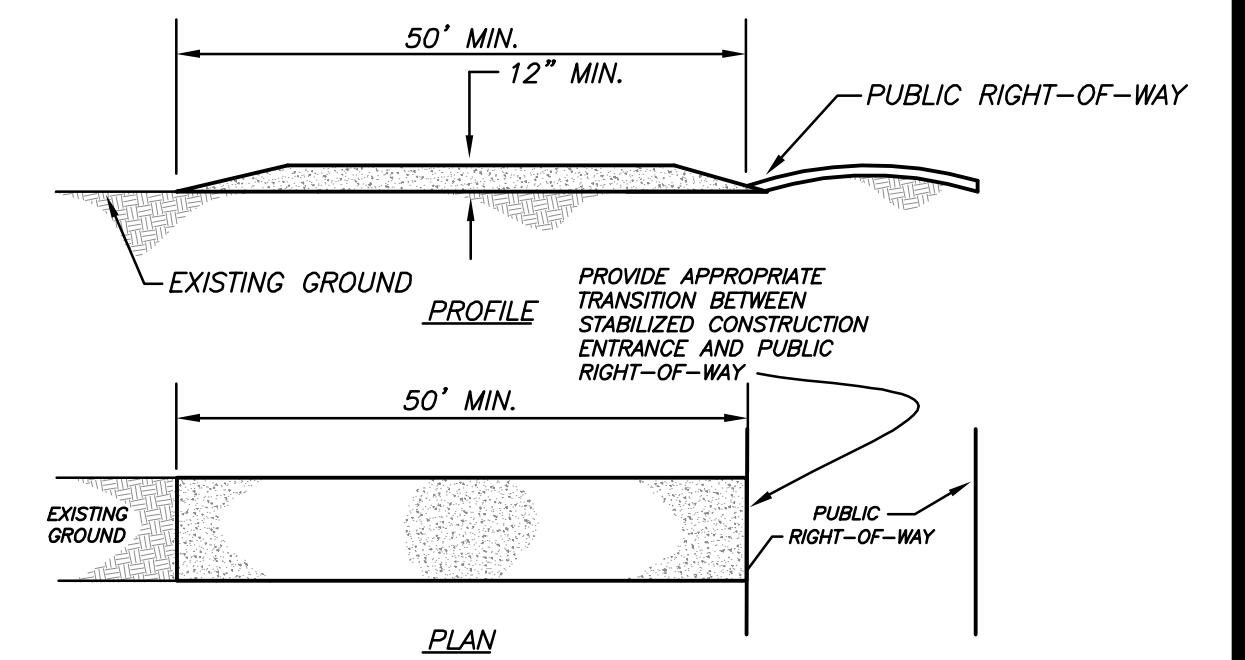
ENTRENCHMENT DETAIL IN SLOPE AREA
N.T.S.



ENTRENCHMENT DETAIL IN FLAT AREAS
N.T.S.



INLET PROTECTION DETAIL
N.T.S.



STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S.

CONFORM TO CALIFORNIA STORM WATER QUALITY ASSOCIATION (CASQA) 2009

EROSION CONTROL PLAN

438 LEGACY DRIVE

ALAMO (UNINCORPORATED)

CONTRA COSTA COUNTY

CALIFORNIA

EASTON C McALLISTER - PE 61148 / PLS 9583
RENEWAL DATE: 12/31/26 (PE) 03/31/27 (PLS)

| # | REVISIONS | DATE |
|---|-----------|------|
| | | |
| | | |
| | | |



(925) 837-3780 | OFFICE@DEBOLTCIVIL.COM
480 SAN RAMON VALLEY BLVD UNIT L, DANVILLE, CA 94526

Date: 01/05/26
Scale: 1" = 20'
By: EM
Job No.: 24205

► **STEP 1: PROJECT DATA FORM AND RUNOFF REDUCTION MEASURE SELECTION**

Complete all fields.

| | |
|---|---|
| Project Name/Number | 438 Legacy Drive |
| Application Submittal Date [to be verified by municipal staff] | 12/18/2024 |
| Project Location [Street Address if available, or intersection and/or APN] | 438 Legacy Drive |
| Name of Owner or Developer | Seeno Properties |
| Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"] | Single Family Residence |
| Total Project Site Area (acres) | 1.86 acres |
| Total New Impervious Surface Area (square feet) [Sum of currently pervious areas that will be covered with new impervious surfaces.] | 7,801 square feet |
| Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surfaces.] | 0 square feet |
| Total Pre-Project Impervious Surface Area | 0 square feet |
| Total Post-Project Impervious Surface Area | 7,801 square feet |
| Runoff Reduction Measures Selected (Check one or more) | <input checked="" type="checkbox"/> 1. Disperse runoff to vegetated area <input type="checkbox"/> 2. Pervious pavement <input type="checkbox"/> 3. Cisterns or Rain Barrels <input type="checkbox"/> 4. Bioretention Facility or Planter Box |

► **STEP 2: DELINEATE IMPERVIOUS AREAS AND LOCATIONS OF RUNOFF REDUCTION MEASURES**

Delineate the impervious area. On a site plan or sketch, show the impervious area—for example, a roof, or portion of a roof, or a paved area—that will drain to your runoff reduction measure. Typically these delineations follow roof ridge lines or grade breaks. Alternatively, show the type and extent of pervious paving. An example sketch is attached.

Indicate the location and kind of runoff reduction measure you have selected. At least one option, designed to manage runoff from some amount of impervious area—or to avoid creating runoff—is required.

APPENDIX C

9th Edition — APRIL 12, 2024

C-2

For each option selected, there is a brief checklist to confirm your design and your submittal meet minimum requirements.

► **STEP 3: COMPLETE AND SUBMIT YOUR PLAN**

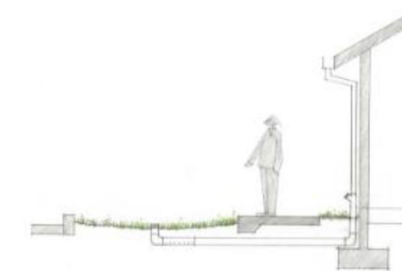
Consult with municipal staff about when and how to submit your Stormwater Control Plan for Small Projects.

Option 1: Disperse runoff from roofs or pavement to vegetated areas.

This is the simplest option. Downspouts can be directed to vegetated areas adjacent to buildings, or extended via pipes to reach vegetated areas further away. Paved areas can be designed with curb cuts, or without curbs, to direct flow into surrounding vegetation.

On the site plan, show:

- Each impervious area from which runoff will be directed, and its square footage.
- The vegetated areas that will receive runoff, and the approximate square footage of each.
- If necessary, explain in notes on the plan how runoff will be routed from impervious surfaces to vegetated areas.



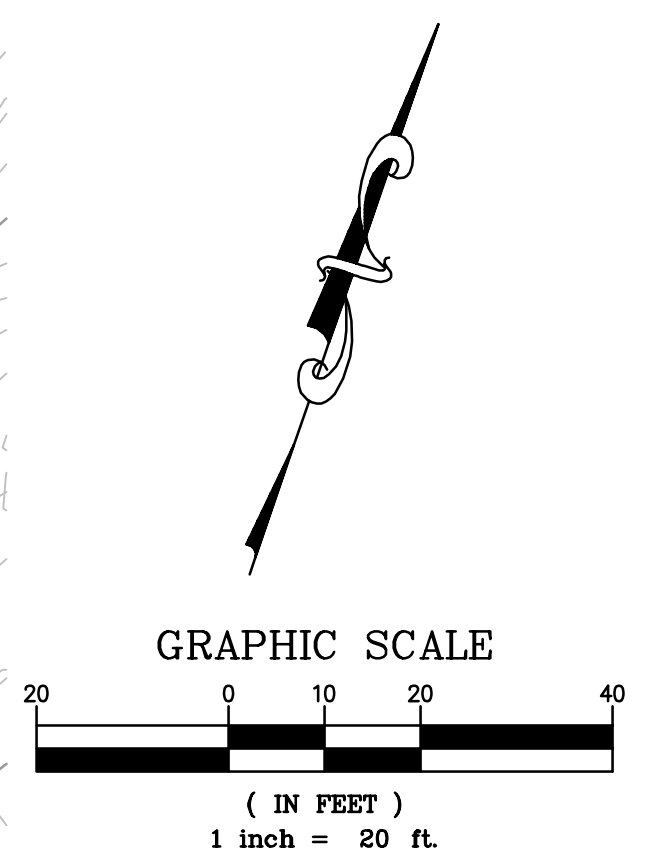
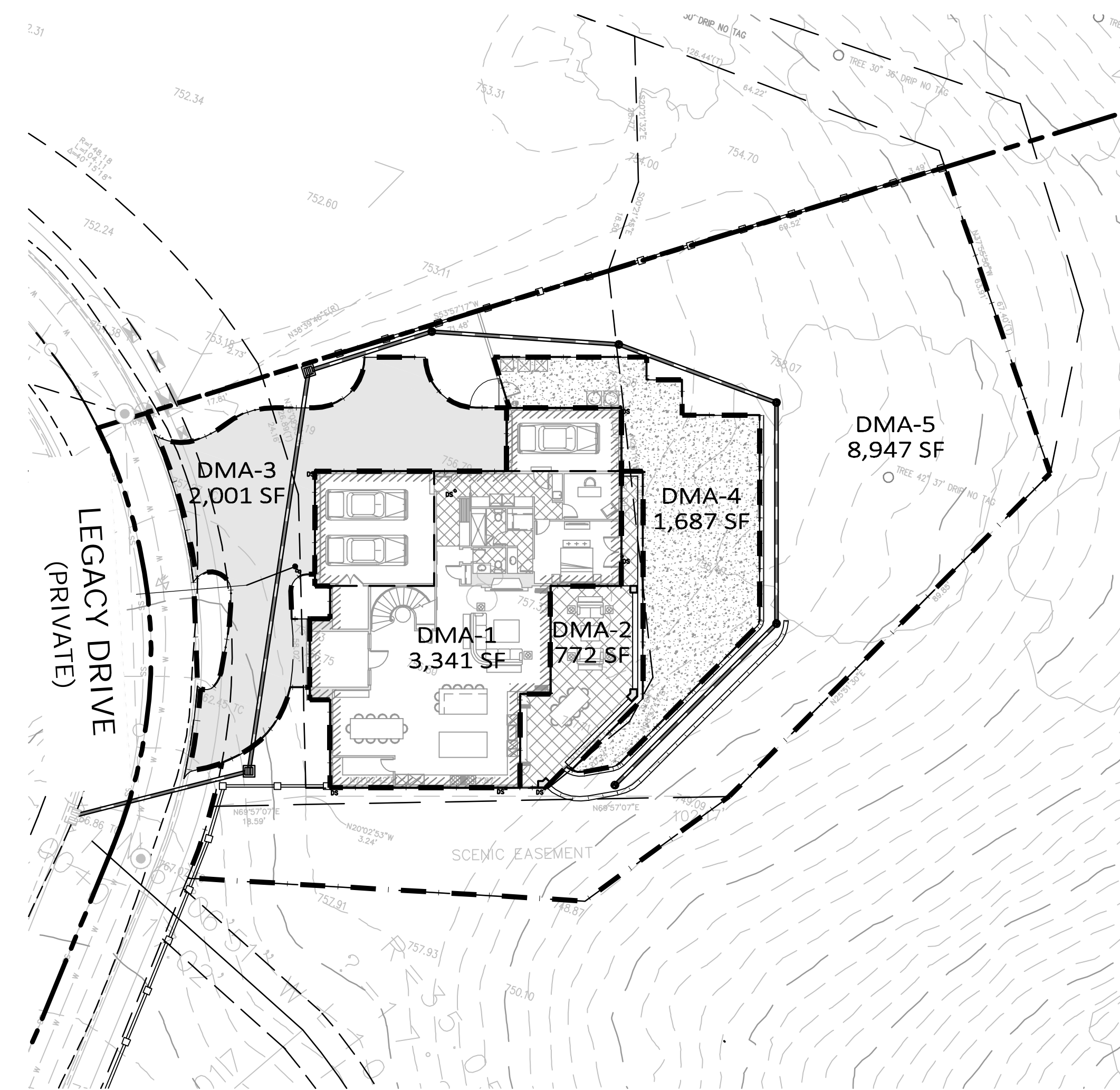
Confirm the following standard specifications are met:

- Tributary impervious square footage in no instance exceeds twice the square footage of the receiving pervious area.
- Roof areas collect runoff and route it to the receiving pervious area via gutters and downspouts.
- Paved areas are sloped so drainage is routed to the receiving pervious area.
- Runoff is dispersed across the vegetated area (for example, with a splash block) to avoid erosion and promote infiltration.
- Vegetated area has amended soils, vegetation, and irrigation as required to maintain soil stability and permeability.
- Any drain inlets within the vegetated area are at least 3 inches above surrounding grade.

APPENDIX C

9th Edition — APRIL 12, 2024

C-3



IMPERVIOUS AREA TOTAL: 7,801± SF

LANDSCAPE AREA TOTAL: 8,947± SF

STORMWATER CONTROL PLAN

438 LEGACY DRIVE

ALAMO (UNINCORPORATED)

CONTRA COSTA COUNTY

CALIFORNIA

Easton C McAllister

EASTON C McALLISTER - PE 61148 / PLS 9583
RENEWAL DATE: 12/31/26 (PE) 03/31/27 (PLS)

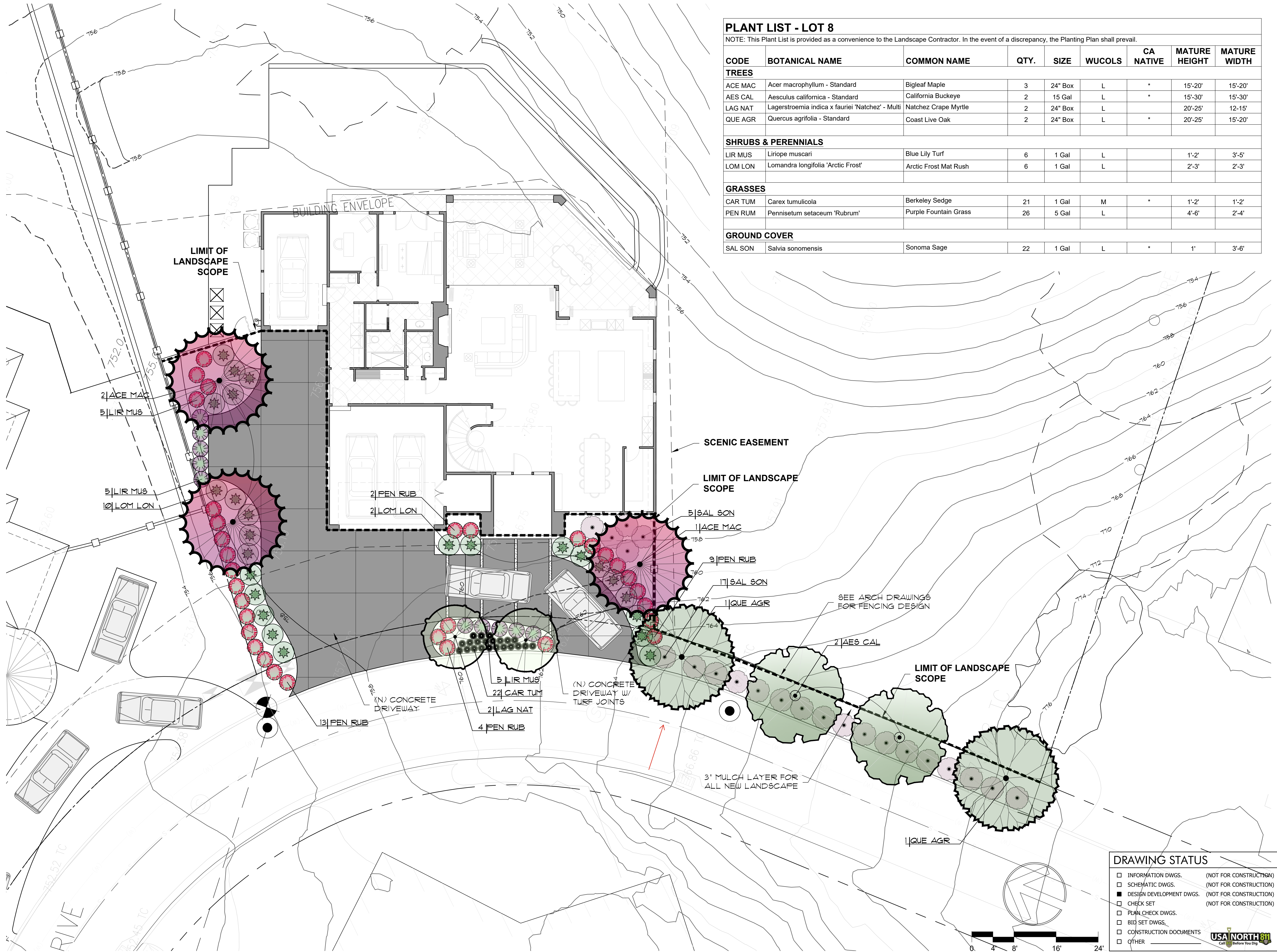
| # | REVISIONS | DATE |
|---|-----------|------|
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(925) 837-3780 | OFFICE@DEBOLTCIVIL.COM
480 SAN RAMON VALLEY BLVD UNIT L, DANVILLE, CA 94526

Date: 01/05/26
Scale: 1" = 20'
By: EM
Job No.: 24205

ALL PLANS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS SIGNED AND STAMPED BY THE ENGINEER AND REVIEWING AGENCY.



PLANT LIST - LOT 8

NOTE: This Plant List is provided as a convenience to the Landscape Contractor. In the event of a discrepancy, the Planting Plan shall prevail.

| CODE | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | WUCOLS | CA NATIVE | MATURE HEIGHT | MATURE WIDTH |
|--------------------------------|--|-----------------------|------|---------|--------|-----------|---------------|--------------|
| TREES | | | | | | | | |
| ACE MAC | Acer macrophyllum - Standard | Bigleaf Maple | 3 | 24" Box | L | * | 15'-20' | 15'-20' |
| AES CAL | Aesculus californica - Standard | California Buckeye | 2 | 15 Gal | L | * | 15'-30' | 15'-30' |
| LAG NAT | Lagerstroemia indica x fauriei 'Natchez' - Multi | Natchez Crape Myrtle | 2 | 24" Box | L | * | 20'-25' | 12'-15' |
| QUE AGR | Quercus agrifolia - Standard | Coast Live Oak | 2 | 24" Box | L | * | 20'-25' | 15'-20' |
| SHRUBS & PERENNIALS | | | | | | | | |
| LIR MUS | Liriope muscari | Blue Lily Turf | 6 | 1 Gal | L | | 1'-2' | 3'-5' |
| LOM LON | Lomandra longifolia 'Arctic Frost' | Arctic Frost Mat Rush | 6 | 1 Gal | L | | 2'-3' | 2'-3' |
| GRASSES | | | | | | | | |
| CAR TUM | Carex tumulicola | Berkeley Sedge | 21 | 1 Gal | M | * | 1'-2' | 1'-2' |
| PEN RUB | Pennisetum setaceum 'Rubrum' | Purple Fountain Grass | 26 | 5 Gal | L | | 4'-6' | 2'-4' |
| GROUND COVER | | | | | | | | |
| SAL SON | Salvia sonomensis | Sonoma Sage | 22 | 1 Gal | L | * | 1' | 3'-6' |



2520 CAMINO DIABLO
WALNUT CREEK, CA 94597
P. (925) 941-6490
EMAIL: tc@campandcamp.com

Clyde-Miles Const - Lot 8
438 Legacy Dr
Alamo, CA 94507
(APN: 193-010-030)

PLANTING PLAN



REVISIONS:
• 12/18/2024
•
•
•
•
•
DATE: 09/24/24
SCALE: 1/8" = 1' - 0"
JOB: 24-028

DRAWING STATUS

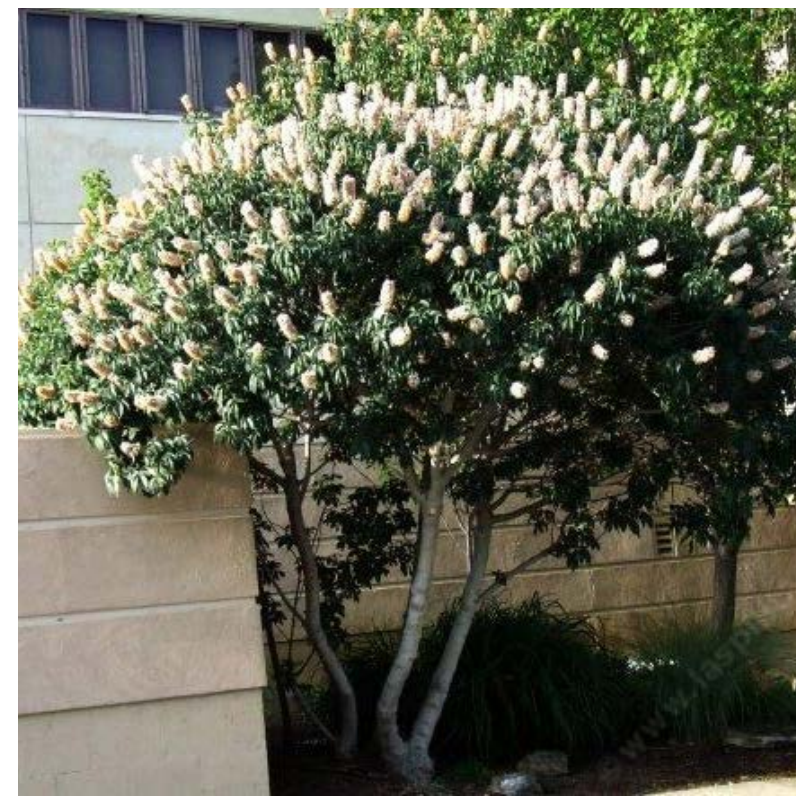
| | |
|---|------------------------|
| <input type="checkbox"/> INFORMATION DWGS. | (NOT FOR CONSTRUCTION) |
| <input type="checkbox"/> SCHEMATIC DWGS. | (NOT FOR CONSTRUCTION) |
| <input type="checkbox"/> DESIGN DEVELOPMENT DWGS. | (NOT FOR CONSTRUCTION) |
| <input type="checkbox"/> CHECK SET | (NOT FOR CONSTRUCTION) |
| <input type="checkbox"/> PLAN CHECK DWGS. | |
| <input type="checkbox"/> BID SET DWGS. | |
| <input type="checkbox"/> CONSTRUCTION DOCUMENTS | |
| <input type="checkbox"/> OTHER | |

L-1.0

TREES



Acer macrophyllum
Bigleaf Maple



Aesculus californica
California Buckeye



Lagerstroemia indica 'Natchez'
Natchez Crape Myrtle



Quercus agrifolia
Coast Live Oak

SHRUBS



Liriope muscari
Blue Lily Turf



Lomandra longifolia 'Arctic Frost'
Arctic Frost Mat Rush

GRASS



Carex tumulicola
Berkeley Sedge



Pennisetum setaceum 'Rubrum'
Purple Fountain Grass

GROUND COVER



Salvia sonomensis
Sonoma Sage

PLANT LIST - LOT 8

NOTE: This Plant List is provided as a convenience to the Landscape Contractor. In the event of a discrepancy, the Planting Plan shall prevail.

| CODE | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | WUCOLS | CA NATIVE | MATURE HEIGHT | MATURE WIDTH |
|--------------------------------|--|-----------------------|------|---------|--------|-----------|---------------|--------------|
| TREES | | | | | | | | |
| ACE MAC | Acer macrophyllum - Standard | Bigleaf Maple | 3 | 24" Box | L | * | 15'-20' | 15'-20' |
| AES CAL | Aesculus californica - Standard | California Buckeye | 2 | 15 Gal | L | * | 15'-30' | 15'-30' |
| LAG NAT | Lagerstroemia indica x fauriei 'Natchez' - Multi | Natchez Crape Myrtle | 2 | 24" Box | L | | 20'-25' | 12'-15' |
| QUE AGR | Quercus agrifolia - Standard | Coast Live Oak | 2 | 24" Box | L | * | 20'-25' | 15'-20' |
| SHRUBS & PERENNIALS | | | | | | | | |
| LIR MUS | Liriope muscari | Blue Lily Turf | 6 | 1 Gal | L | | 1'-2' | 3'-5' |
| LOM LON | Lomandra longifolia 'Arctic Frost' | Arctic Frost Mat Rush | 6 | 1 Gal | L | | 2'-3' | 2'-3' |
| GRASSES | | | | | | | | |
| CAR TUM | Carex tumulicola | Berkeley Sedge | 21 | 1 Gal | M | * | 1'-2' | 1'-2' |
| PEN RUM | Pennisetum setaceum 'Rubrum' | Purple Fountain Grass | 26 | 5 Gal | L | | 4'-6' | 2'-4' |
| GROUND COVER | | | | | | | | |
| SAL SON | Salvia sonomensis | Sonoma Sage | 22 | 1 Gal | L | * | 1' | 3'-6' |

PLANT IMAGES



REVISIONS:

- 12/18/2024
-
-
-
-

DATE: 09/24/24

SCALE: NO SCALE

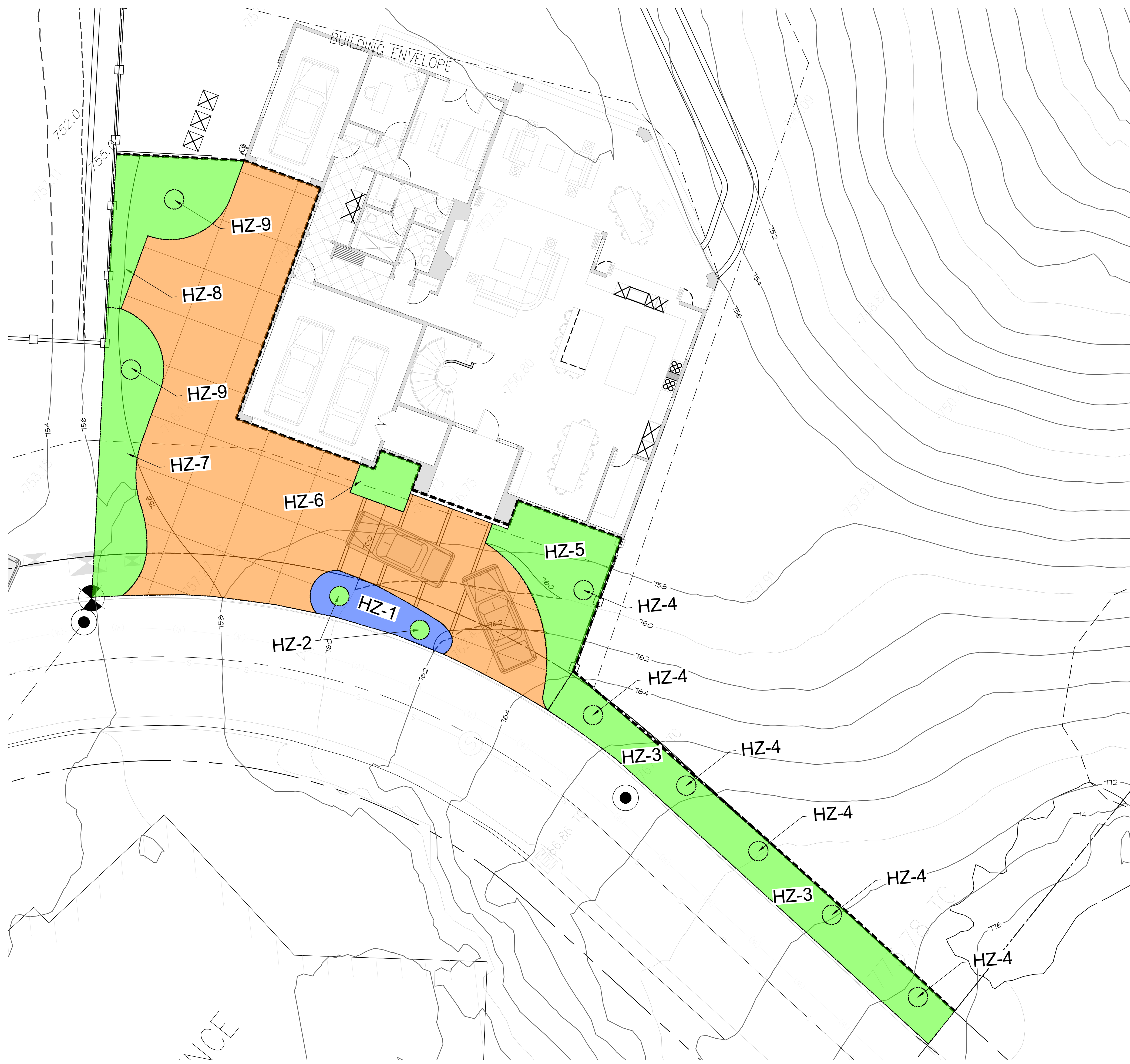
JOB: 24-028

SHEET

DRAWING STATUS

- INFORMATION DWGS. (NOT FOR CONSTRUCTION)
- SCHEMATIC DWGS. (NOT FOR CONSTRUCTION)
- DESIGN DEVELOPMENT DWGS. (NOT FOR CONSTRUCTION)
- CHECK SET (NOT FOR CONSTRUCTION)
- PLAN CHECK DWGS.
- BID SET DWGS.
- CONSTRUCTION DOCUMENTS
- OTHER





HYDROZONE LEGEND

| SYMBOL | DESCRIPTION |
|--------|------------------------------|
| | Master Valve (Normally Open) |
| | Point of Connection |
| | Irrigation Controller |
| | Hydrozone Boundary / Callout |

LANDSCAPE AREA SUBJECT TO MWEO

| | |
|---|---|
| | SPECIAL LANDSCAPE AREA HYDROZONE (AREA OF THE LANDSCAPE DEDICATED SOLELY TO EDIBLE PLANTS) |
| | VERY LOW HYDROZONE (LOW WATER USE LANDSCAPE) |
| | LOW HYDROZONE (LOW WATER USE LANDSCAPE) |
| | MEDIUM HYDROZONE (MEDIUM WATER USE LANDSCAPE) |
| | HIGH HYDROZONE (HIGH WATER USE LANDSCAPE, POOLS, AND FOUNTAINS) |
| 1,554 SF TOTAL LANDSCAPE AREA SUBJECT TO MWEO | |

LANDSCAPE AREA NOT SUBJECT TO MWEO

| | |
|---|---|
| | NON-IRRIGATED LANDSCAPE (DRIVEWAY, DECKS, ARTIFICIAL TURF, GRAVEL, DECOMPOSED GRANITE) |
| 2,020 SF TOTAL NON-IRRIGATED LANDSCAPE AREA | |
| 3,574 SF TOTAL LANDSCAPE AREA | |

MWEO DOCUMENTATION
SEE SHEET L-4.1

IRRIGATION/MWEO NOTE:

THIS IS A PRELIMINARY HYDROZONE PLAN SHOWING WATER USE DISTRIBUTION. A FULLY AUTOMATIC, IRRIGATION SYSTEM DESIGN COMPLIANT WITH CITY OF MARTINEZ'S MWEO REQUIREMENTS WILL BE PROVIDED DURING BUILDING PERMIT APPLICATION

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the Irrigation Design Plan."
Signature:
R. Terrence Camp
Landscape Architect No. 4494



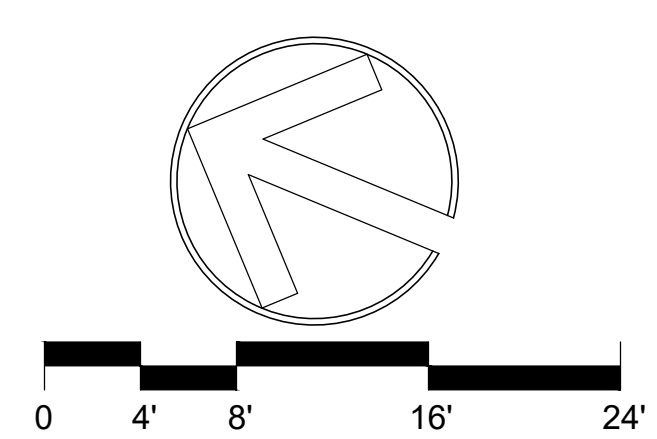
2520 CAMINO DIABLO
WALNUT CREEK, CA 94597
P. (925) 941-6490
EMAIL: tc@campandcamp.com

Clyde-Miles Const - Lot 8
438 Legacy Dr
Alamo, CA 94507
(APN: 193-010-030)

PRELIMINARY HYDROZONE PLAN



REVISIONS:
• 12/18/2024
•
•
•
•
DATE: 09/24/24
SCALE: 1/8" = 1' - 0"
JOB: 24-028



| DRAWING STATUS | |
|--------------------------|---|
| <input type="checkbox"/> | INFORMATION DWGS. (NOT FOR CONSTRUCTION) |
| <input type="checkbox"/> | SCHEMATIC DWGS. (NOT FOR CONSTRUCTION) |
| <input type="checkbox"/> | DESIGN DEVELOPMENT DWGS. (NOT FOR CONSTRUCTION) |
| <input type="checkbox"/> | CHECK SET (NOT FOR CONSTRUCTION) |
| <input type="checkbox"/> | PLAN CHECK DWGS. |
| <input type="checkbox"/> | BID SET DWGS. |
| <input type="checkbox"/> | CONSTRUCTION DOCUMENTS |
| <input type="checkbox"/> | OTHER |




SHEET

L-2.0

LANDSCAPE DOCUMENTATION PACKAGE CHECK LIST

- 1. Water Efficient Landscape Worksheet
-Hydrozone Information Table
-ETWU & MAWA
- 2. Landscape Design Plan
- 3. Irrigation Design Plan
- 4. Grading Plan - See Civil Plans
- 5. Soil Management Report
- 6. Certificate of Compliance
- 7. Certificate of Completion
(Upon approval of Landscape Documentation Package by the local agency, the project applicant shall:
 - (1) Receive a permit or approval of the plan check or design review and record the date of the permit in the Certificate of Completion.
 - (2) Submit a copy of the approved Landscape Documentation Package along with the record drawings and any other information to the property owner or his/her designee.
 - (3) Submit a copy of the Water Efficient Landscape Worksheet to the local water purveyor.

"I agree to comply with the requirements of the Water Efficient Landscape Ordinance and submit a complete Landscape Documentation Package."

Signature: 

R. Terrence Camp
Landscape Architect No. 4494

| WATER EFFICIENT LANDSCAPE WORKSHEET | | | | | | | | |
|--|-------------|-------------|------------|---------|---|---------------------------------|--|-----------|
| Project Name: 438 Legacy Dr, Lot 8 - Alamo, CA | | | | | | | | |
| Reference Evapotranspiration (Eto) 49.4 | | | | | | | | |
| Hydrozone# | Plant | Irrigation | Irrigation | ETAF | Landscape | ETAF x Area | Estimated | |
| /Planting | Factor (PF) | Method | Efficiency | (PF/IE) | Area (sf) | | Total Water | |
| Description | | | (IE) | | | | Use (ETWU) | |
| Regular Landscape Areas | | | | | | | | |
| #1 | 0.50 | Drip | 0.81 | 0.62 | 115.00 | 70.99 | 2,174.21 | |
| #2 | 0.30 | Bubbler | 0.81 | 0.37 | 14.00 | 5.19 | 158.81 | |
| #3 | 0.30 | Drip | 0.81 | 0.37 | 463.00 | 171.48 | 5,252.13 | |
| #4 | 0.30 | Bubbler | 0.81 | 0.37 | 42.00 | 15.56 | 476.44 | |
| #5 | 0.30 | Drip | 0.81 | 0.37 | 280.00 | 103.70 | 3,176.24 | |
| #6 | 0.30 | Drip | 0.81 | 0.37 | 60.00 | 22.22 | 680.62 | |
| #7 | 0.30 | Drip | 0.81 | 0.37 | 314.00 | 116.30 | 3,561.92 | |
| #8 | 0.30 | Drip | 0.81 | 0.37 | 252.00 | 93.33 | 2,858.61 | |
| #9 | 0.30 | Bubbler | 0.81 | 0.37 | 14.00 | 5.19 | 158.81 | |
| | | | | | Totals | 1,554.00 | 603.95 | 18,497.80 |
| Special Landscape Areas | | | | | | | | |
| | | | | | Totals | 0.00 | 0.00 | 0.00 |
| | | | | | | | EWU TOTAL | 18,497.80 |
| | | | | | | | Maximum Allowed Water Allowance (MAWA) | 26,177.75 |
| ETAF Calculations | | | | | | | | |
| | | | | | MAWA (Annual Gallons Allowed) = | | | |
| Regular Landscape Areas | | | | | (Eto x 0.62) ((ETAF x LA) + ((1-ETAF) x SLA)) | | | |
| Total ETAF x Area | 603.95 | | | | | ETAF for residential = 0.55 | | |
| Total Area | 1,554.00 | | | | | ETAF for non-residential = 0.45 | | |
| Average ETAF | 0.39 | PASS | | | | | | |
| | | | | | Average ETAF for Regular Landscape Areas | | | |
| All Landscape Areas | | | | | must be 0.55 or below for residential areas | | | |
| | | | | | and 0.45 or below for non-residential areas | | | |
| Total ETAF x Area | 603.95 | | | | | | | |
| Total Area | 1,554.00 | | | | | | | |
| Sitewide ETAF | 0.39 | PASS | | | | | | |

| PROJECT INFORMATION | |
|-----------------------|---------------------------------|
| DATE: | 12.18.2024 |
| PROJECT APPLICANT: | Clyde-Miles Const |
| PROJECT ADDRESS: | 438 Legacy Dr - Lot 8 Alamo, CA |
| TOTAL LANDSCAPE AREA: | 3,574 sf |
| TOTAL IRRIGATED AREA: | 1,554 sf |
| PROJECT TYPE: | PRIVATE |
| WATER SUPPLY: | Potable, EBMUD |

"A Landscape Irrigation Audit is required. This Audit must be completed by a third party Certified Landscape Irrigation Auditor, not the designer or installer. The Audit must be submitted to the Building Department, with a Certificate of Completion (Appendix C) as required by the Department of Water Resources, prior to scheduling a Final Inspection of the Water Efficient Landscape permit."

IRRIGATION NOTES

- Irrigation equipment may be shown within hardscape for graphic clarity only. Install all irrigation equipment within planted areas. Irrigation pipe and wire crossing beneath hardscape surfaces shall be contained within sleeving or schedule 40 pvc conduit. Sleeving size shall be a minimum of two times the aggregate diameter of all pipes contained within sleeve. Provide vertical sweep for all electrical conduit on each side of hardscape and terminate ends at 12" minimum depth and 12" from hardscape surface.
- Unsize lateral line piping located down stream of 1" piping shall be 1" in size (Typical).
- Planting is not to start until the irrigation system is fully operational and the hydrostatic pressure test, coverage review, and grading review is completed and approved by the City Engineer.
- Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that obstructions, grade differences or differences in area dimensions exist that might not have been considered in the engineering. such obstructions or differences shall be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revision necessary.
- It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, etc. he shall coordinate his work with the general contractor and other sub-consultants for the location of pipe sleeves through walls and under roadways, paving, structures, etc.
- The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and/or buildings as much as possible. this shall include selecting the best degree of arc to fit the existing site conditions and to throttle the flow control at each valve to obtain the optimum operating pressure for each system.
- Notify Architect of any aspect of the layout that will provide incomplete or insufficient water coverage of plant material and do not proceed until instructions are obtained.
- Install valve boxes 12' from and perpendicular to walk, curb, lawn, building or landscape feature. at multiple valve groups, each box shall be an equal distance from the walk, curb, lawn, etc. and each box shall be 12' apart. short side of valve box shall be parallel to walk, curb, lawn, etc.
- Provide installation by persons familiar with irrigation work and under the supervision of a qualified supervisor.
- Obtain the permits required and provide labor and materials necessary to fully complete the work in accordance with the drawings and the specifications.
- Locate and protect new and existing utilities prior to excavation.
- Do not damage existing utilities, paving or structures. provide the necessary repairs at no additional cost to the city.
- Remove debris and accumulation of debris as a result of irrigation construction from the site and leave area in a clean condition acceptable to the city engineer.
- Maintain site for calendar days as specified, following acceptance of work by the city and make corrections or repairs to the irrigation as directed by the City Engineer at the completion of the maintenance period.
- The drawings are diagrammatic. equipment shown in paving is for clarity only - install in planting areas where possible. Due to the scale of the drawings, all offsets, fittings, sleeves, etc. which may be required are not indicated. Investigate the structural and finished conditions affecting the contract work including obstructions, grade differences or area differences which may have not been considered in the engineering. Where field changes exist, coordinate the installation work accordingly by notification and approval of the the city engineer as per the contract specifications. Coordinate irrigation contract work with all applicable contractors for the location and installation of pipe, conduit, or sleeves of pipe, conduit or sleeves through or under walls, roadways, paving, structure, etc. before construction. assume full responsibility for required revisions if these notifications are not performed.
- Plastic valve boxes are to be green in color with bolt down, non-hinged cover marked "irrigation". box body shall have knock outs, manufacturer: carson or approved equal. Valve numbers are to be branded on valve box lid or each valve shall have a valve tag.
- Flush and adjust sprinkler heads for efficient performance. prevent overspray on the walks, roadways, signs, lights, and/or buildings. select the best degree of arc to fit the existing site conditions and throttle the flow control or pressure regulation device at each valve to obtain the best operating pressure for each system.
- Compost incorporated at a rate of 4 cubic yards per 1,000 SF into the top 6 inches of soil or compost per horticultural soil report recommendations.
- All planting areas shall be top-dressed with 3" layer of chipped mulch.
- Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.
- Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.
- Irrigation system is designed to prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas.
- A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.
- A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, the designer of the irrigation plans, or the licensed landscape contractor for the project.
- An irrigation audit report shall be completed at the time of final inspection. A Landscape Irrigation Audit is required. This Audit must be completed by a third party Certified Landscape Irrigation Auditor, not the designer or installer. The Audit must be submitted to the Building Department, with a Certificate of Completion (Appendix C) as required by the Department of Water Resources, prior to scheduling a Final Inspection of the Water Efficient Landscape permit.
- A landscape waste diversion plan shall be completed and submitted with the Certificate of Completion.

| DRAWING STATUS | |
|--|------------------------|
| <input type="checkbox"/> INFORMATION DWGS. | (NOT FOR CONSTRUCTION) |
| <input type="checkbox"/> SCHEMATIC DWGS. | (NOT FOR CONSTRUCTION) |
| <input checked="" type="checkbox"/> DESIGN DEVELOPMENT DWGS. | (NOT FOR CONSTRUCTION) |
| <input type="checkbox"/> CHECK SET | (NOT FOR CONSTRUCTION) |
| <input type="checkbox"/> PLAN CHECK DWGS. | |
| <input type="checkbox"/> BID SET DWGS. | |
| <input type="checkbox"/> CONSTRUCTION DOCUMENTS | |
| <input type="checkbox"/> OTHER _____ | |



2520 CAMINO DIABLO
WALNUT CREEK, CA 94597
P. (925) 941-6490
EMAIL: tc@campandcamp.com

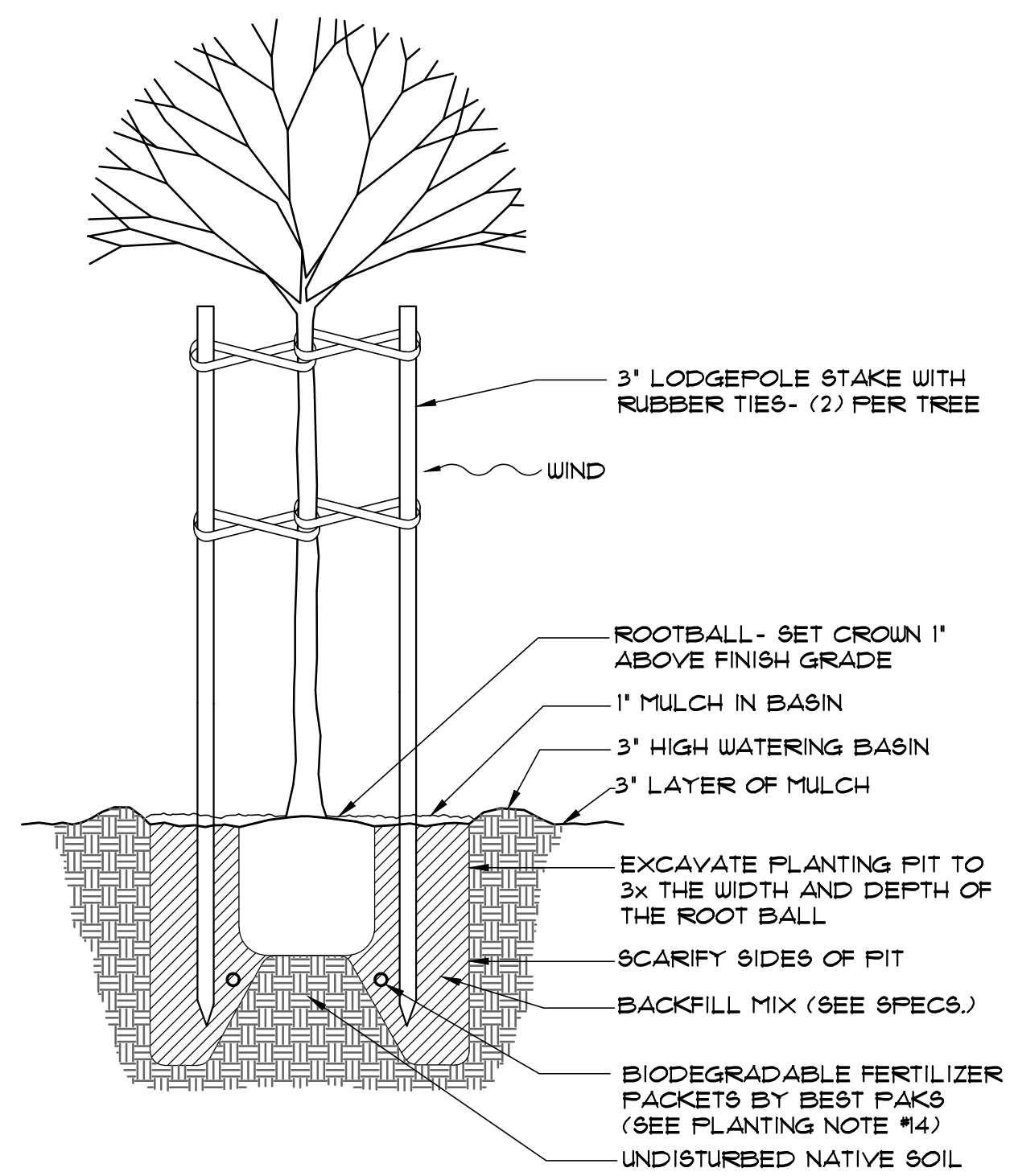
Clyde-Miles Const -Lot 8
438 Legacy Dr
Alamo, CA 94507
(APN: 193-010-030)

LANDSCAPE DOCUMENTATION PACKAGE

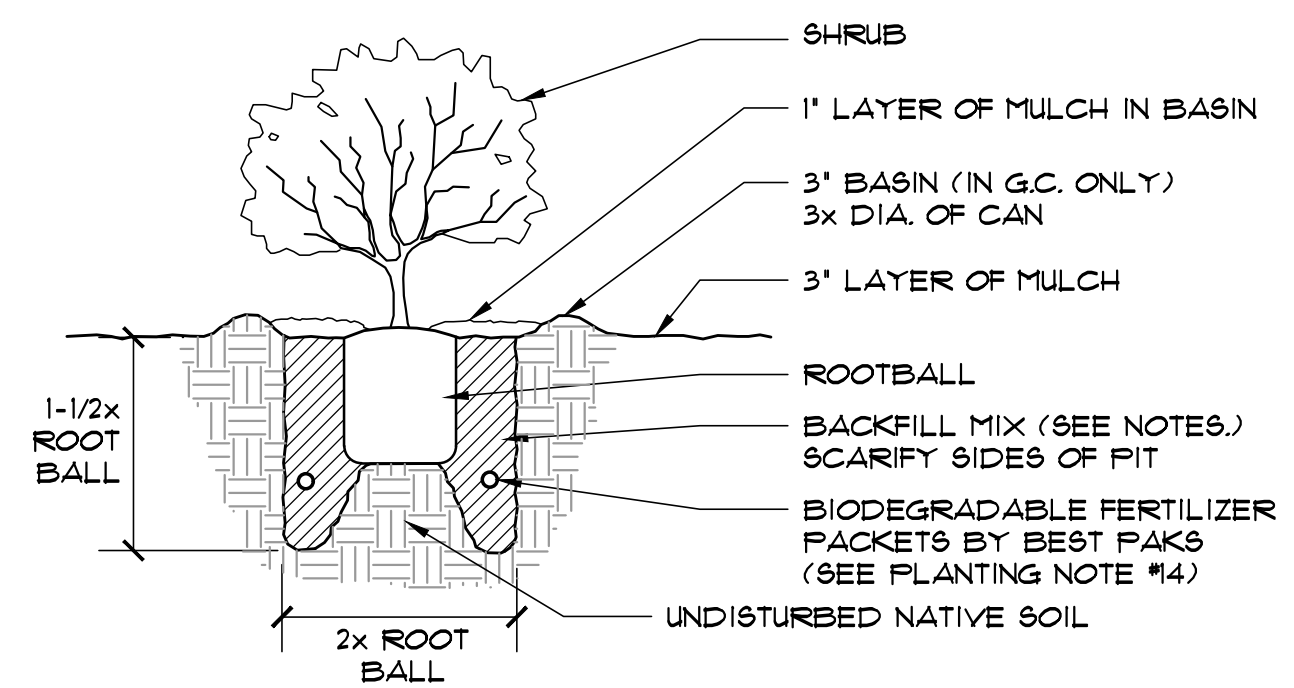


REVISIONS:
 • 12/18/2024
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 DATE: 09/24/24
 SCALE:
 JOB: 24-028

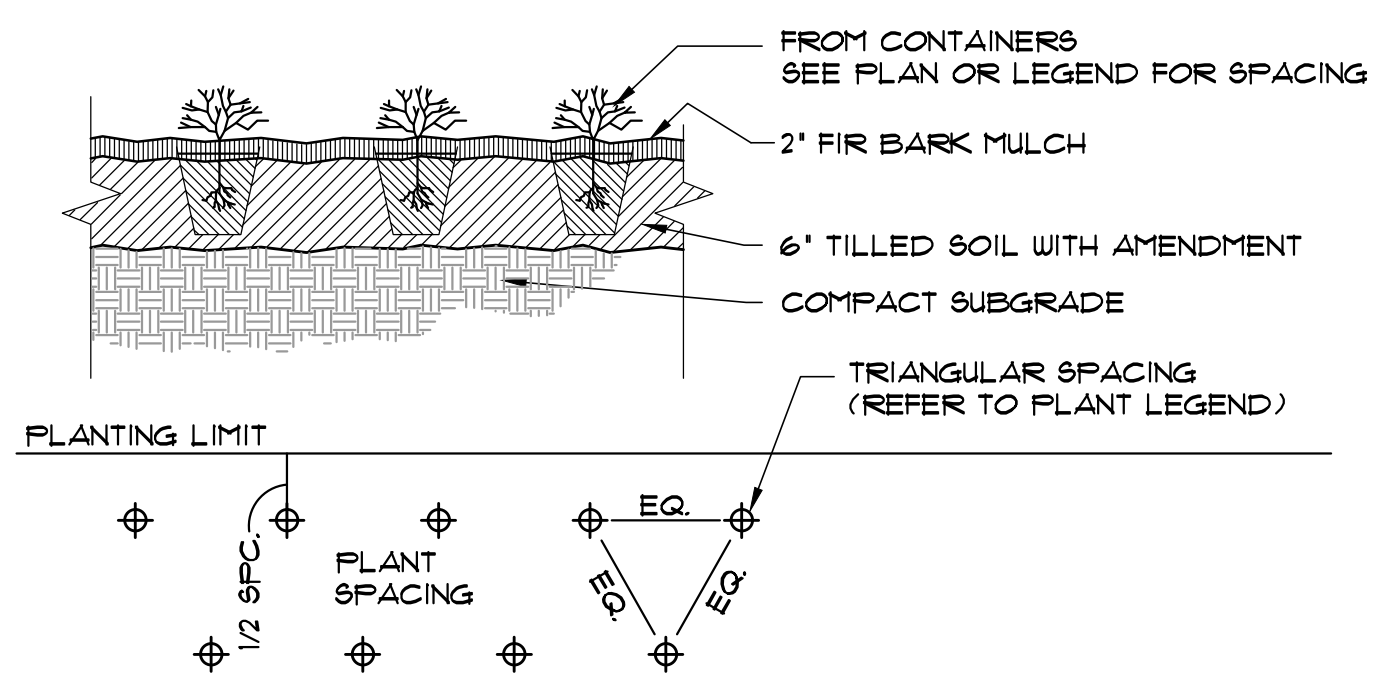
SHEET
L-2.1



1 TREE STAKING
SCALE: 3/4"=1'



2 SHRUB PLANTING
SCALE 3/4"=1'



3 GROUNDCOVER PLANTING
SCALE 3/4"=1'

PLANTING NOTES

- Plant material locations are diagrammatic and may be subject to change by the landscape architect before the maintenance period begins.
- All trees to be staked as shown in the tree planting detail.
- Contractor shall ensure trees do not conflict with existing utilities.
- If a discrepancy between these plans and actual on-site conditions occurs, the Landscape Contractor is to notify the Landscape Architect immediately, before proceeding with work.
- All plants will be inspected for acceptable form and condition by Landscape Architect. Unacceptable plants will be replaced by the Landscape Contractor at no additional cost to the owner. All plants shall be tagged with the name of the plant in accordance with the standards of practice recommended by the American Association of Nurserymen. In all cases, botanical names shall take precedence over common names.
- All planting work shall be performed by persons familiar with planting work and under supervision of a qualified planting foreman.
- All plants brought onto the site shall be watered and protected from excessive wind, sun, frost, physical damage and theft until planted.
- Landscape Architect shall be notified at least two working days prior to estimated time of setting out plants so a mutually acceptable time can be scheduled for final plant placement. All plants shall be placed in approximate locations shown on plans by Landscape Contractor prior to arrival of Landscape Architect. Final adjustments of locations shall be made by Landscape Architect.
- The Landscape Architect reserves the right to make deletions, additions or substitutions in the field as necessary with adjustments in the contract as appropriate.
- Prior to commencement of planting procedures, soil must be inspected for the following:
 - Rough Grading: such that all stones over 1" diameter and pockets of road base, asphalt, gravel and concrete have been removed and planting areas slope toward drains and away from structures.
 - Amendment: amendments have been incorporated into the soil per the soils test.
 - Weeds: all weeds have been removed from all planting areas and pernicious weeds have been treated with appropriate herbicides or approved equal.
- All asphalt, base course and other debris are to be removed completely below planting areas. Contractor is responsible for supplying top soil as necessary for all planting areas.
- It shall be the Landscape Contractor's responsibility to provide adequate drainage of all plantings, sufficient to insure healthy growth.
- After planting has been approved by Landscape Architect, all plant tags are to be removed.
- Dig planting pits 3 times the width of tree rootball and 2 times the width of shrub root ball. Backfill pits with 10% native on-site soil and 30% nitrilized shavings or equivalent.

Backfill:
 10% native soil by volume
 30% nitrilized shavings or equivalent
 16 lbs. gro-power plus per cubic yard mix
 other amendments per soil analysis
 grow-power planting tablets
- An automatic irrigation system is to be provided to water all planting areas which shall comply with MWELC. Landscape Contractor is to provide adequate coverage for all indicated planting areas prior to plant installation.
- Compost incorporated at a rate of 4 cubic yards per 1,000 sf into the top 6 inches of soil or compost per horticultural soil report recommendations.
- All planting areas shall be top-dressed with 3" layer of chipped wood mulch.

DRAWING STATUS

| | |
|---|------------------------|
| <input type="checkbox"/> INFORMATION DWGS. | (NOT FOR CONSTRUCTION) |
| <input type="checkbox"/> SCHEMATIC DWGS. | (NOT FOR CONSTRUCTION) |
| <input type="checkbox"/> DESIGN DEVELOPMENT DWGS. | (NOT FOR CONSTRUCTION) |
| <input type="checkbox"/> CHECK SET | (NOT FOR CONSTRUCTION) |
| <input type="checkbox"/> PLAN CHECK DWGS. | |
| <input type="checkbox"/> BID SET DWGS. | |
| <input type="checkbox"/> CONSTRUCTION DOCUMENTS | |
| <input type="checkbox"/> OTHER _____ | |



PLANTING DETAILS & NOTES



REVISIONS:

- 12/18/2024
-
-
-
-

DATE: 09/24/24

SCALE: AS SHOWN

JOB: 24-028

SHEET

THE RIDGES - LOT 8

**438 LEGACY DRIVE
ALAMO, CA 94507**

WILLIAM WOOD

A R C H I T E C T S

301 HARTZ AVENUE, SUITE 203
DANVILLE, CALIFORNIA
(925) 820-8233 FAX (925) 820-8793

BODY - STUCCO

Dunn Edwards
DET627 Pewter Patter



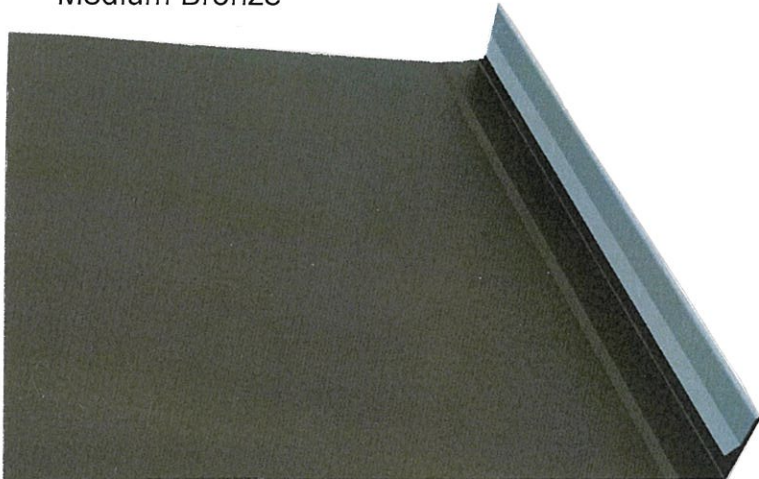
TRIM

Dunn Edwards
DET626 Metal Fringe



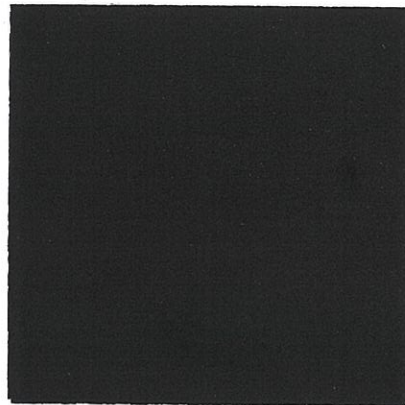
ROOF - METAL

Medium Bronze



WINDOWS

Black



STONE VENEER

Boral
Bucks County Country LedgeStone



Brands > Elegant Lighting > Wall Sconces > Elegant Lighting LDOD4042

Shipping to: **Walnut Creek, CA** ▾

Elegant Lighting Raine 12" Tall Outdoor Wall Sconce - Rectangular Fixture

Model: LDOD4042BK | Item: bci4167711

from the [Raine Collection](#)

★★★★★ (1)



\$92.00

Finish: Black - 298 In Stock

Black >

Free Shipping!

Leaves the Warehouse in 1 to 2 business days - [Shipping to 94597](#)

− 1 + Add to Cart

Save to Project

Compare

[Return & Shipping Details](#)

Customers Also Viewed



WAC Lighting WS-W220212-30
\$99.95



Millennium Lighting 43002
\$93.90



Visual Comfort 8831702
\$199.00

Details

Features

- (1) 40 watt maximum medium (E26) bulb required
- Intended for outdoor use
- UL rated for wet locations

Dimensions

- Height: 11-3/4"
- Width: 4-3/4"
- Extension: 7"
- Product Weight: 3.2 lbs
- Backplate Height: 4-1/16"
- Backplate Width: 4-1/16"
- Backplate Depth: 2-1/4"

Electrical Specifications

- Number of Bulbs: 1
- Max Watts Per Bulb: 40 watts
- Bulb Base: Medium (E26)
- Bulb Included: No

Additional Elegant Lighting Links

- [Browse all Elegant Lighting Products](#)
- [Elegant Lighting Raine Collection](#)

Dimensions and Measurements

| | |
|-------------------------|--|
| Backplate Depth |  2.28 in. |
| Backplate Height |  4.09 in. |
| Backplate Width |  4.09 in. |

| | |
|-----------------------|-----------|
| Extension | 7 in. |
| Height | 11.75 in. |
| Nominal Height | 12 in. |
| Product Weight | 3.2 lbs. |
| Width | 4.75 in. |

Included Components

| | |
|----------------------|----|
| Bulb Included | No |
| Shade | No |

Characteristics and Features

| | |
|----------------------------------|--------------------|
| Bulb Base | Medium (E26) |
| Bulb Visible | No |
| Full Backplate | No |
| Light Direction | Up / Down Lighting |
| Material | Aluminum, Glass |
| Number of Bulbs | 1 |
| Number of Light Source(s) | 1 |
| Photocell | No |
| Reversible Mounting | No |
| Sconce Type | Cylinder |
| Theme | Modern |

Electrical and Operational Information

| | |
|-----------------------|-------------------------|
| Power Source | Hardwired |
| Voltage | 120 |
| Voltage Type | Line Voltage (110-120V) |
| Wattage | 40 |
| Watts Per Bulb | 40 |

Warranty and Product Information

| | |
|-----------------------|-------|
| Certifications | UL |
| Collection | Raine |

| | |
|------------------------------|------------------|
| Country Of Origin | 🔍 China |
| Dark Sky | 🔍 No |
| Location Rating | 🔍 Wet Location |
| Manufacturer Warranty | 🔍 1 Year Limited |

Related Elegant Lighting Categories

- [Browse by Brand](#)
- [Chandeliers](#)
- [Pendants](#)
- [Ceiling Lights](#)
- [Table Lamps](#)
- [Floor Lamps](#)
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Reviews  (1)
5 out of 5 Stars



Product Q&A



Matching Products

