N.W. 1/4 SEC. 15 & N.E. 1/4 SEC. 16 T.1S. R.1W. M.D.B.M.

1- RECORD OF SURVEY 43 L.S.M. 13 6-10-66

2- 81P.M.18 9-25-79

3- 132P.M. 23-27 2-26-88

4- 153 P.M. 13 7-3-91

P.B. 193

06

Project Site

1"=400'

08

P.B. 193

TRACT 4932
M.B.201-9
8-18-77
16.34 AC.

TRACT 4594
9-18-74
MB173-15
57.22 AC.

TRACT 4875
11-3-76
M.B. 191-10
17.33 AC.

TRACT 4184
6-7-72
MB147-13
44.48 AC.

TRACT 4685
2-5-76
MB182-1
18.57AC.

TRACT 4686
2-5-76
MB 182-5
31.65 AC.

TRACT 3727
7-30-69
M.B.127-27
3.467 AC.

TO PAGE 19

50' HIKING & RIDING TRAIL

GREEN VALLEY ROAD

STONE VALLEY ROAD

GREEN VALLEY ROAD

P.B. 195

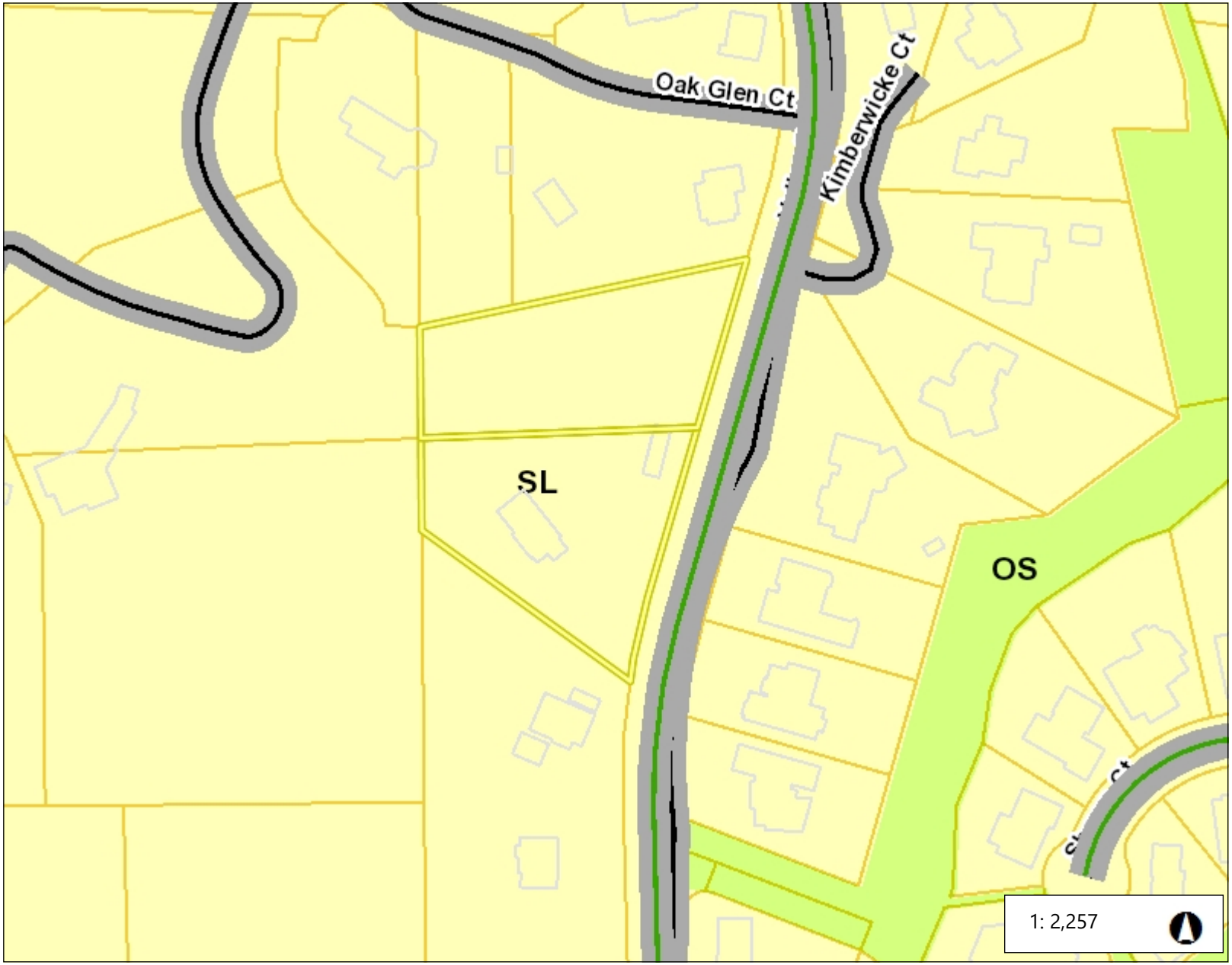
196 / 35

REVISED	CHANGE	BY
7-29-91	153 P.M. 13	JAC

070

ASSESSOR'S MAP
BOOK 194 PAGE 07
CONTRA COSTA COUNTY, CALIF.

General Plan 2005-2020: SL, Single-Family Residential-Low Density



1: 2,257

Legend

- Building Outlines
- Maintained Roads
- City Limits
- Highways
- Highways Bay Area
- Streets

General Plan

- SV (Single Family Residential - Ver
- SL (Single Family Residential - Low
- SM (Single Family Residential - Me
- SH (Single Family Residential - Hig
- ML (Multiple Family Residential - Lo
- MM (Multiple Family Residential - M
- MH (Multiple Family Residential - H
- MV (Multiple Family Residential - V
- MS (Multiple Family Residential - V
- CC (Congregate Care/Senior Housi
- MO (Mobile Home)
- M-1 (Parker Avenue Mixed Use)
- M-2 (Downtown/Waterfront Rodeo I
- M-3 (Pleasant Hill BART Mixed Use
- M-4 (Willow Pass Road Mixed Use)
- M-5 (Willow Pass Road Commercia
- M-6 (Bay Point Residential Mixed U
- M-7 (Pittsburg/Bay Point BART Sta
- M-8 (Dougherty Valley Village Cent

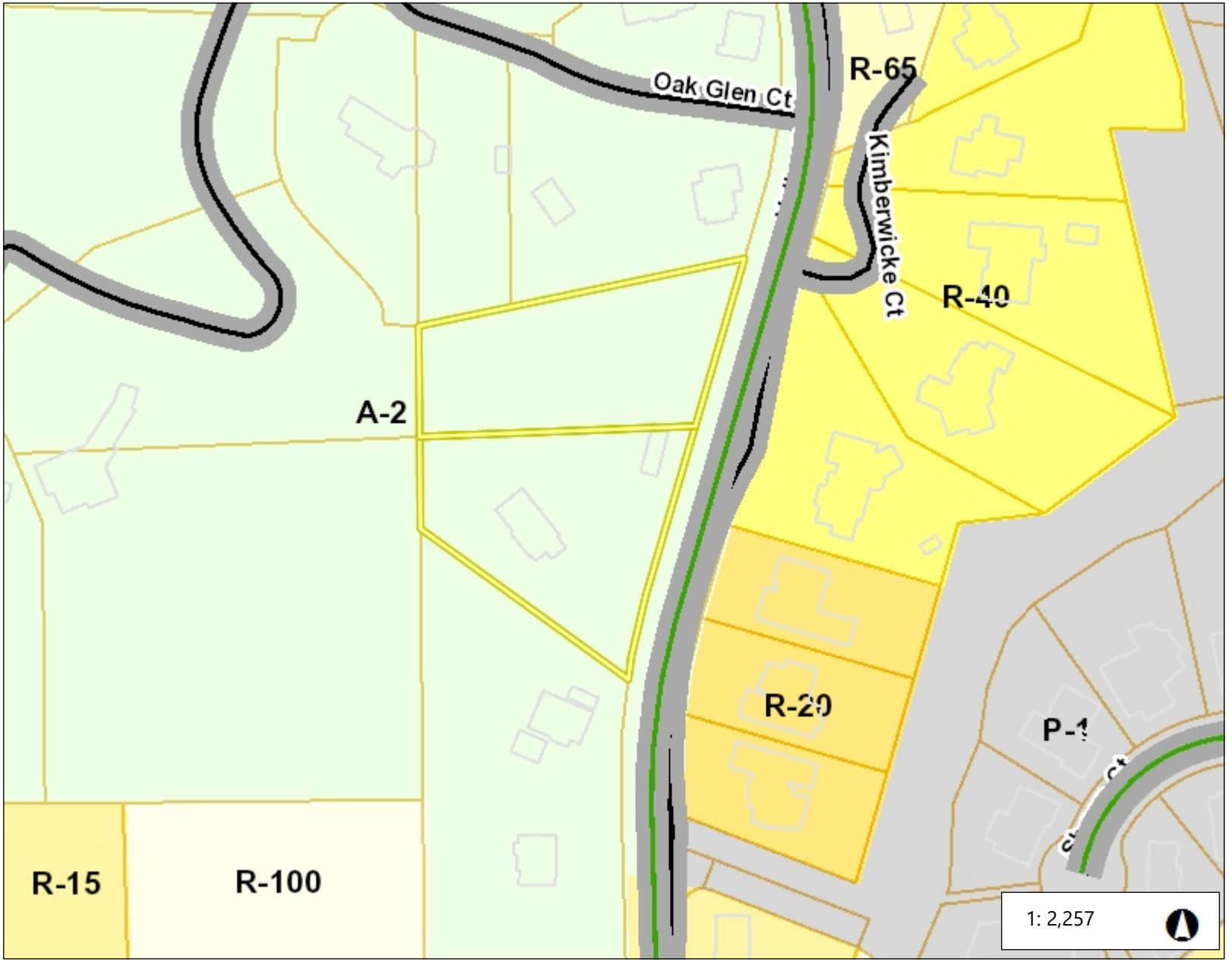
Notes

Contra Costa County -DOIT GIS

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

Zoning: A-2



Legend

- Building Outlines
- Maintained Roads
- City Limits
- Highways
- Highways Bay Area
- Streets
- Zoning
  - R-6 (Single Family Residential)
  - R-6, -FH -UE (Flood Hazard and A
  - R-6 -SD-1 (Slope Density Hillside D
  - R-6 -TOV -K (Tree Obstruction anc
  - R-6, -UE (Urban Farm Animal Exclu
  - R-6 -X (Railroad Corridor Combinir
  - R-7 (Single Family Residential)
  - R-7 -X (Railroad Corridor Combinin
  - R-10 (Single Family Residential)
  - R-10, -UE (Urban Farm Animal Exc
  - R-12 (Single Family Residential)
  - R-15 (Single Family Residential)
  - R-20 (Single Family Residential)
  - R-20, -UE (Urban Farm Animal Exc
  - R-40 (Single Family Residential)
  - R-40, -FH -UE (Flood Hazard and A
  - R-40, -UE (Urban Farm Animal Exc
  - R-65 (Single Family Residential)
  - R-100 (Single Family Residential)

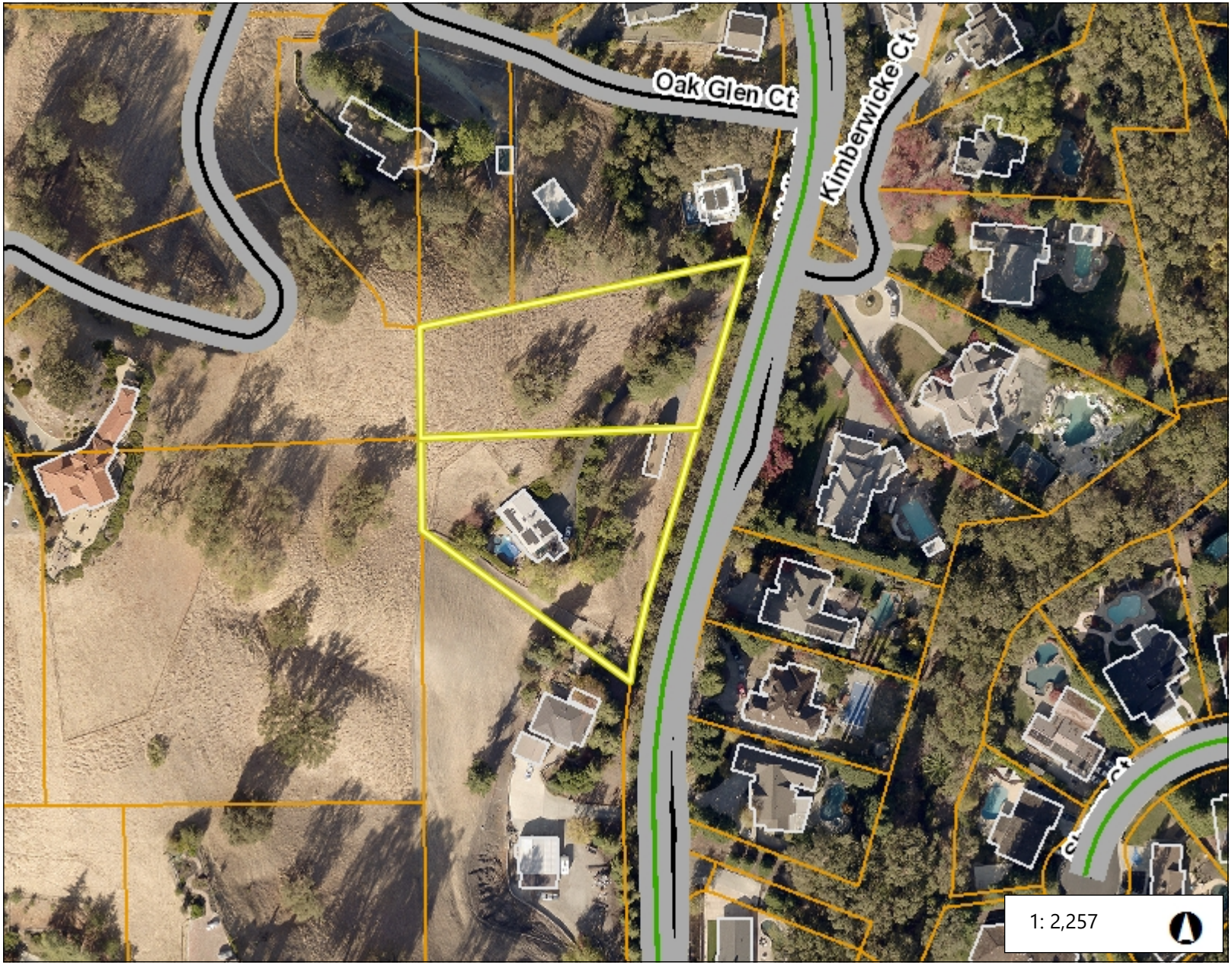
Notes

Contra Costa County -DOIT GIS

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

Orthophotography



Legend

- Building Outlines
- Maintained Roads
- City Limits
- Highways
- Highways Bay Area
- Streets
- Maintained Roads
- Water Bodies
- County Boundary
- Bay Area Counties
- Assessment Parcels
- Aerials 2019
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

Notes

Contra Costa County -DOIT GIS

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

REZONING AND VESTING TENTATIVE PARCEL MAP

1921 GREEN VALLEY ROAD

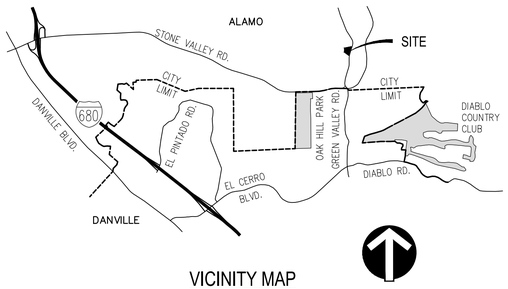
MINOR SUBDIVISION CDMS23-00005

ALAMO, CONTRA COSTA COUNTY

AUGUST 2024

REVISED

RECEIVED on 08/19/2024 CDMS23-00005
By Contra Costa County
Department of Conservation and Development



VICINITY MAP

NOT TO SCALE

PROPERTY INFORMATION

PROPERTY ADDRESS:	1921 GREEN VALLEY ROAD, ALAMO, CA 94507
ASSESSOR'S PARCEL NUMBERS:	194-070-015, 194-070-018
EXISTING ZONE:	A-2
PROPOSED ZONE:	R-40
EXISTING GENERAL PLAN DESIGNATION:	SL – SINGLE FAMILY RESIDENTIAL – LOW
PROPOSED GENERAL PLAN DESIGNATION:	SL – SINGLE FAMILY RESIDENTIAL – LOW
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
EXISTING NUMBER OF LOTS:	1
PROPOSED NUMBER OF LOTS:	2

UTILITIES:	GAS & ELECTRIC	PG&E
	WATER SUPPLY	EBMUD
	SEWER SUPPLY	CCCSD
	TELEPHONE	AT&T
	CABLE TV	AT&T

PROPERTY AREA:	2.004± ACRES
EXISTING SLOPE WITHIN GRADED AREA:	43.7%
EXISTING SLOPE WITHIN ENTIRE PROPERTY:	50.2%

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF ALAMO, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: PARCEL C, MAP OF RECORD OF SURVEY FILED JUNE 10, 1966, BOOK 43, LICENSED SURVEYORS MAPS, PAGE 13, CONTRA COSTA COUNTY RECORDS.

TITLE REPORT

PACIFIC COAST TITLE COMPANY
ORDER NUMBER: 10029115-DAN-RE
DATED: MAY 17, 2016

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 3.

BENCHMARK

VERTICAL DATUM NAVD88, GEOID 12B, DERIVED FROM AN OPUS SOLUTION PROVIDED BY THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION.

TOPOGRAPHIC SURVEY

TOPOGRAPHIC FEATURES SHOWN HEREON WERE GENERATED BY AN AERIAL FLIGHT USING LIDAR PHOTOGRAMMETRY BY AEROTAS SUPPORT, EFFECTIVE DATE OF FEBRUARY 18, 2021 SUPPLEMENTED BY A FIELD SURVEY BY DK ENGINEERING COMPLETED ON FEBRUARY 25, 2021.

CONTOUR INTERVAL

EXISTING: 1 AND 5 FOOT
PROPOSED: 1 AND 5 FOOT

FLOOD ZONE

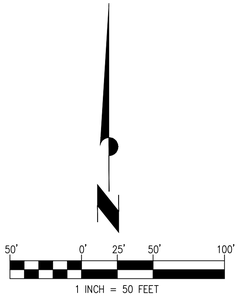
THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 'X' BY FEMA, ON FLOOD INSURANCE RATE MAP NO. 06013C0451G, WITH AN EFFECTIVE DATE OF MARCH 21, 2017, WHICH STATES "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APN	ASSESSOR'S PARCEL NUMBER
BC	BEGINNING OF CURVE
BW	BOTTOM OF WALL
BVC	BEGINNING OF VERTICAL CURVE
C	TOP OF CONCRETE ELEVATION
C&G	CURB & GUTTER
CB	CATCH BASIN
CL	CENTERLINE
CO	CLEANOUT
CONC	CONCRETE
CR	CURB RETURN
	DELTA = ANGLE OF CURVATURE
DL	DAYLIGHT (=LIMIT OF GRADING)
E	EAST
EC	END OF CURVE
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
EVC	END OF VERTICAL CURVE
EX.	EXISTING
FC	FACE OF CURB
FF	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FGF	FRONT GARAGE FLOOR ELEVATION
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOW LINE
FND	FOUND
G	GAS
GB	GRADE BREAK
GR	GRATE
H	HEIGHT
HP	HIGH POINT
INV	INVERT
IP	IRON PIPE
L	LENGTH
LT	LEFT
LP	LOW POINT
LSM	LICENSED SURVEYOR'S MAP
M	METER
MAX	MAXIMUM
MIN	MINIMUM
N	NORTH
OH	OVERHEAD UTILITIES
PAUE	PRIVATE ACCESS AND UTILITY EASEMENT
PCC	POINT OF COMPOUND CURVE
P	PAVEMENT ELEVATION
PL	PROPERTY LINE
PM	PARCEL MAP
PRC	POINT OF REVERSE CURVE
PUE	PRIVATE UTILITY EASEMENT
R/W	RIGHT OF WAY
R	RADIAL, OR RADIUS
RCE	REGISTERED CIVIL ENGINEER
RD.	ROAD
RE.	RGF REAR GARAGE FLOOR ELEVATION
S	SLOPE, OR SOUTH
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SHT	SHEET
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SF	SQUARE FEET
TB	TOP OF BANK
TBD	TO BE DETERMINED
TC	TOP OF CURB
TS	TOE OF SLOPE
TW	TOP OF WALL
VC	VERTICAL CURB
VCL	VERTICAL CURVE LENGTH
W	WATER, OR WEST

LEGEND

- BOUNDARY LINE
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- S — EXISTING SANITARY SEWER LINE
- JT — EXISTING JOINT UTILITY TRENCH
- EXISTING FIRE HYDRANT
- EXISTING CONCRETE DRIVEWAY, PATIO, ETC.
- TREE TO BE REMOVED



PROJECT TEAM

OWNER/APPLICANT:	GEORGE MOORE & JOSEPH MOORE 101 MONTAIR DRIVE DANVILLE, CA 94126 GMOORE820@GMAIL.COM JOE@AMLLP.COM	GEOTECHNICAL ENGINEER:	GFK & ASSOCIATES, INC. 11842 DUBLIN BOULEVARD DUBLIN, CA 94568 (925) 829-0428 CONTACT: GUS KHENAISSER
ARCHITECT:	DOUGLAS A. McQUILLAN 820 ORANGE BLOSSOM WAY DANVILLE, CA 94526 (925) 314-9826	ARBORIST:	TRAVERSO TREE 4080 CABRILHO DRIVE MARTINEZ, CA 94553 (925) 930-7901 CONTACT: MAIJA WIGODA-MIKKILA
CIVIL ENGINEER:	dk ENGINEERING 1931 SAN MIGUEL DRIVE, SUITE 100 WALNUT CREEK, CA 94596 (925) 932-6868 CONTACT: BENOIT McVEIGH	LANDSCAPE ARCHITECT:	CAMP AND CAMP ASSOCIATES 2520 CAMINO DIABLO WALNUT CREEK, CA 94597 (925) 941-6490 CONTACT: TERRY CAMP
		ENVIRONMENTAL CONSULTANT:	MONK & ASSSOCIATES 1136 SARANAP AVENUE, SUITE Q WALNUT CREEK, CA 94595 (925) 947-4867 CONTACT: CHRISTOPHER MILLIKEN

SHEET INDEX

MINOR SUBDIVISION CDMS23-00005
1921 GREEN VALLEY ROAD

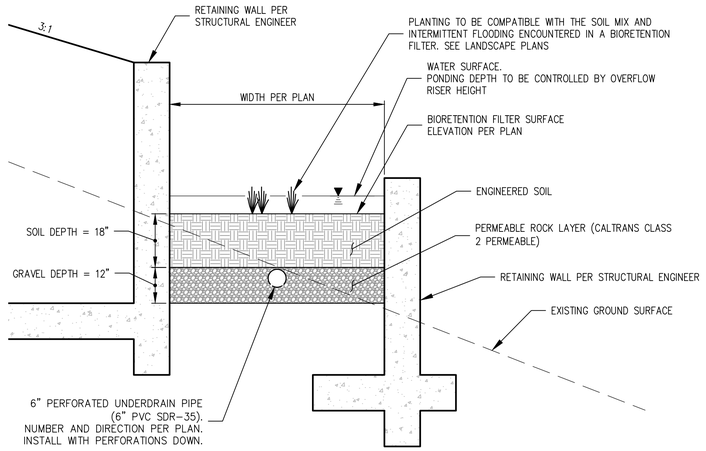
ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

REGISTERED PROFESSIONAL ENGINEER
BENOIT A.V.J. McVEIGH
No. 43,325
CIVIL
STATE OF CALIFORNIA

TITLE SHEET

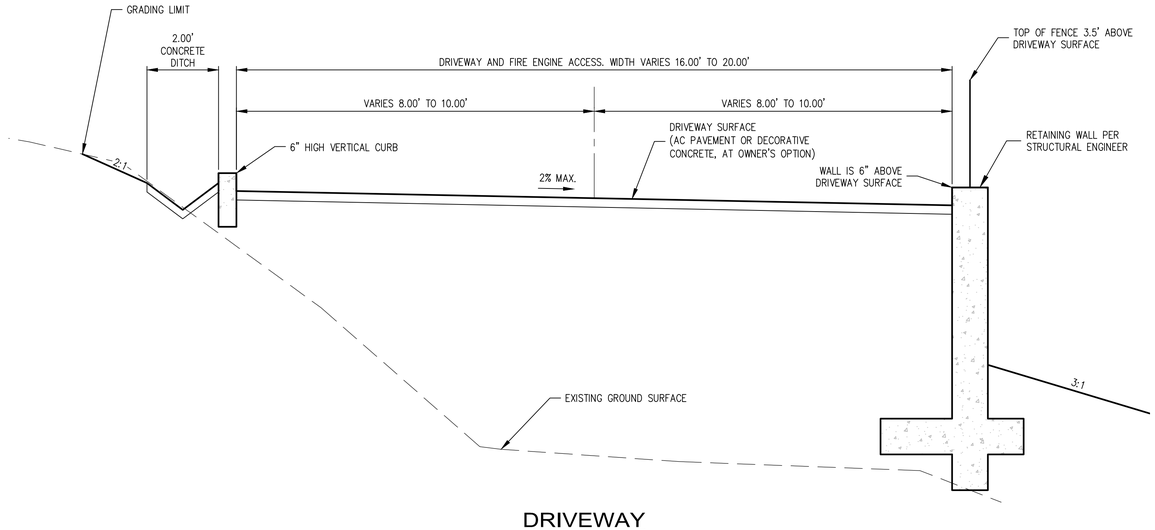
dk 40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 1 TITLE-2049.DWG



BIORETENTION FILTER

NOT TO SCALE



DRIVEWAY

NOT TO SCALE

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

NOTES AND DETAILS

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

WALTER & ROSEANN KRANE
APN: 194-100-007
53 LSM 46 PARCEL D

FND 1.5" IP 1
RCE 10586

FND 1.5" IP 1
RCE 10586
S 65 E 1.30'

N79°02'48"E 339.51'

GREGORY & JUDITH
ANDERSON
APN: 193-760-005
58 PM 14 PARCEL C

APN: 194-070-018

KEVIN & DEBORAH
GRAUMAN
APN: 194-101-003

KIMBERWICKE COURT

FND RR SPIKE 2

MAILBOX

FIRE HYDRANT

GUY 4.79' TO
CL POLE

NICHOLAS & NICOLE
MACARCHUK
APN: 194-101-002

ASPHALT DRIVEWAY

GRAVEL DRIVEWAY

GEORGE M MOORE
43 LSM 13 PARCEL C

N0°21'23"E 204.84'

ASSESSOR'S PARCEL MAP LINE

APN: 194-070-015

S17°13'38"W 159.84'

BARN
FF=539.20'

STORM DRAIN
RIM=514.59'
INV=512.34'

GREGORY & JUDITH
ANDERSON
APN: 193-760-007

STAIRS

WOOD PLANTERS

2-STORY HOUSE

ELEVATED WALK

ELEVATED WALK

SSCO

WILSON FREDERICK
APN: 194-101-001

GREEN VALLEY ROAD

STORM DRAIN
RIM=513.60'
IN=511.26'
OUT=509.87'

POOL & SURROUND

WOOD DECK
9' ABOVE GRADE
GRADE APPROX 579'

N53°07'45"W 260.88'

POWER POLE
APPROX LOCATION
NOT SURVEYED

GUY 10.50' TO
CL POLE

DWANE & FELICITAS
MICHAEL
APN: 194-070-082

Δ=7°48'15"
R=630.06'
L=85.88'

SHED

ROBERT GUIDER
APN:
194-070-016

AC BERM
ALONG ROAD

20' 0' 10' 20' 40'
1 INCH = 20 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

TOPOGRAPHIC SURVEY

40+ YEARS ENGINEERING
SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

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dk JOB# 20-1049

REVISED

RECEIVED on 08/19/2024 CDMS23-00005
By Contra Costa County
Department of Conservation and Development

WALTER & ROSEANN KRANE
APN: 194-100-007
53 LSM 46 PARCEL D

GREGORY & JUDITH ANDERSON
APN: 193-760-005
58 PM 14 PARCEL C

GREGORY & JUDITH ANDERSON
APN: 193-760-007

KEVIN & DEBORAH GRAUMAN
APN: 194-101-003

NICHOLAS & NICOLE MACARCHUK
APN: 194-101-002

WILSON FREDERICK
APN: 194-101-001

DWANE & FELICITAS MICHAEL
APN: 194-070-082

ROBERT GUIDER
APN: 194-070-016

APN: 194-070-018

APN: 194-070-015

GEORGE M MOORE
43 LSM 13
PARCEL C

PARCEL 'A'
41,554 SF = 0.95 Ac.±

PARCEL 'B'
45,745 SF = 1.05 Ac.±
(41,406 SF = 0.95Ac.± EXCLUDING PAUE)

KIMBERWICKE COURT

GREEN VALLEY ROAD

N79°02'48"E 339.51'
20.00' SIDE SETBACK
15.00' REAR SETBACK
N0°21'23"E 52.74'
N74°22'42"W 126.89'
15.00' REAR SETBACK
N0°21'23"E 152.10'
20.00' SIDE SETBACK
20.00' SIDE SETBACK
16.00'
N37°09'56"W 127.24'
PAUE WIDTH VARIES AREA = 4,339 SF
N71°13'58"E 281.31'
25.00' FRONT SETBACK
PAUE WIDTH VARIES
N72°56'07"W 53.76'
N71°13'58"E 77.52'
25.00' FRONT SETBACK
N53°02'45"W 269.98'
20.00' SIDE SETBACK
Δ=7°49'35"
R=60.06'
L=85.89'

20' 0' 10' 20' 40'
1 INCH = 20 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

VESTING TENTATIVE PARCEL MAP

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

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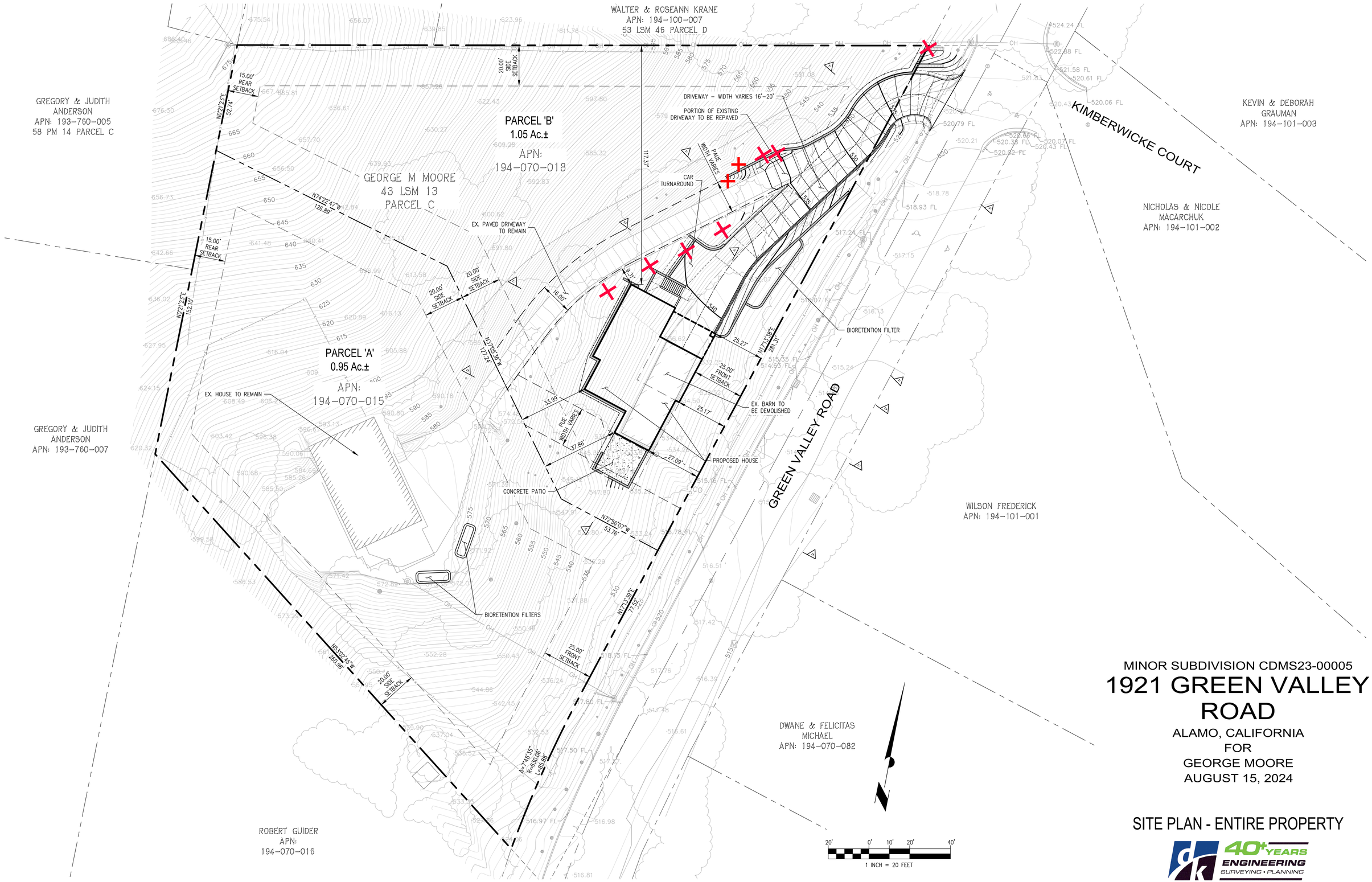
dk JOB# 20-1049



MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

SITE PLAN - ENTIRE PROPERTY

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PARCEL 'A'
0.95 Ac.±

PARCEL 'B'
1.05 Ac.±

WALTER & ROSEANN KRANE
APN: 194-100-007
53 LSM 46 PARCEL D

WILSON FREDERICK
APN: 194-101-001

GREEN VALLEY ROAD

KIMBERWICKE COURT

EX. PAVED DRIVEWAY TO REMAIN

PAVE WIDTH VARIES, 16' MIN.

TREE 112 TO BE REMOVED (19" & 16" REDWOOD IN POOR CONDITION)

TREE 111 TO BE REMOVED (26" REDWOOD)

TREE 113 TO BE REMOVED (MULTI-TRUNK ASH)

INLET AT CONCRETE DITCH

INLET AT TOE OF SLOPE

CONCRETE DITCH

HP CONCRETE DITCH

RETAINING WALL INTEGRAL WITH HOUSE WALL

20.00' SIDE SETBACK

LIMIT OF GRADING

32.25'

N37°29'36"W 127.24'

PUE WIDTH VARIES

PROPOSED 2-STORY HOUSE

LIMIT OF GARAGE

LINE OF 2ND STORY OVERHEAD

37.86'

H=3.36'

CONCRETE PATIO

H=8.04'

H=6.59'

WALL 5

N72°56'07"W 53.76'

27.09'

25.00' FRONT SETBACK

25.17'

25.27'

PROPERTY LINE

H=4.7'

H=5.5'

WALL 4

H=3.00'

N17°13'38"E 281.31'

BIORETENTION FILTER

H=5.6'

H=4.6'

H=3.00'

WALL 3

H=3.53'

H=6.92'

INLET AT CONCRETE DITCH

UPPER WALL H=7.25'
LOWER WALL H=5.25'

END 6" CURB
BEGIN RETAINING WALL
H=1.68'

TREE 110 TO BE REMOVED (29.5" REDWOOD IN POOR CONDITION)

LIMIT OF GRADING

CONCRETE DITCH

6" CURB

WALL 6

H=3.50'

(12) RISERS AT 6.12"

4" STEP

BEGIN CROSS-SLOPE TRANSITION

END CROSS-SLOPE TRANSITION

2.00%

2.46%

EC LT.

FLAT

H=2.90'

25' VERTICAL CURVE

EVC

BC

BC LT.

BVC

EC

PRC

15.84%

TRENCH DRAIN. S=2%

WALL 2

H=2.90'

H=2.9'

H=1.6'

H=0.90'

RETAINING WALL. H=5.6'

EX. PAVED DRIVEWAY TO REMAIN

TREE 107 TO BE REMOVED (10.5" OAK)

END DRIVEWAY TRANSITION TO EXISTING. MATCH CROSS-SLOPE OF EX. DRIVEWAY.

INLET AT CONCRETE DITCH

TREE 106 TO BE REMOVED (14" OAK)

INLET AT EARTH SWALE

RETAINING WALL. H=3.00'

INLET AT CONCRETE DITCH

RETAINING WALL MAX. H=8.76'

WALL 1

CONCRETE DITCH

INLET AT CONCRETE DITCH

H=6.52'

H=2.6'

GB

H=0.4'

BC

10.0%

10.40%

BEGIN WIDENED DRIVEWAY. CONSTRUCT PER COUNTY STANDARD PLAN CA-20.

END 6" CURB
BEGIN RETAINING WALL
H=0.50'

520.79 FL

518.93 FL

517.24 FL

516.07 FL

515.16 FL

514.56 FL

514.77 FL

516.78 FL

520.38 FL

520.66 FL

520.02 FL

520.43 FL

520.07 FL

* RETAINING WALL NOTE:

RETAINING WALLS HEIGHTS ARE SHOWN MEASURED TO THE GROUND IN FRONT OF THE WALL AND REPRESENT THE VISIBLE WALL HEIGHT. THE WALL WILL EXTEND DOWN TO THE FOOTING, WHICH WILL BE AT A DEPTH DETERMINED BY THE STRUCTURAL ENGINEER.

A A SEE CROSS-SECTIONS, SHEETS 7 & 8

10' 0' 5' 10' 20'
1 INCH = 10 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

SITE PLAN - PARCEL 'B'

dk 40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PARCEL 'A'
0.95 Ac.±

PARCEL 'B'
1.05 Ac.±

WALTER & ROSEANN KRANE
APN: 194-100-007
53 LSM 46 PARCEL D

WILSON FREDERICK
APN: 194-101-001

GREEN VALLEY ROAD

KIMBERWICKE COURT

TW 547.12 H=7.25'
TW 545.12 H=5.25'
BW 539.87

TW 554.00
BW 553.90
H=0.10'

TS 549.81

INLET AT CONCRETE DITCH

TW 549.81
BW 546.28
H=3.53'

INLET AT CONCRETE DITCH

TW 549.81
BW 546.31
H=3.50'

TS 554.40

TS 556.00
HP SWALE

20.00' SIDE SETBACK

20.00' SIDE SETBACK

PUE WIDTH VARIES

N37°25'36"W
127.24'

INLET AT CONCRETE DITCH

TS 554.40

TS 541.0

TS 544.50

TW 544.50
C 541.50
H=3.00'

C 541.50
SAFE OVERTOPPING

C 541.54

TW 542.04
BW 535.5
H=6.5'

TW 542.04
BW 534.0
H=8.0'

REALIGN EX. GAS LINE AS SHOWN

25.00' FRONT SETBACK

N72°58'07"W
53.76'

EX. SEWER LATERAL TO REMAIN

EX. GAS LINE TO REMAIN

EX. WATER LATERAL TO REMAIN

PROPERTY LINE

PAE WIDTH VARIES

6" SD

T/STEP 546.20

(12) RISERS AT 6.12"

C 546.31 4" STEP

FF (LANDING) 546.64

P 539.89 GB

FF (UPPER) 552.00
FF (LOWER) 541.87

CL 540.24
END CROSS-SLOPE TRANSITION

CL 539.83 EC

CL 539.45
BEGIN CROSS-SLOPE TRANSITION

CL 540.59

FGF 540.67

LINE OF BUILDING OVERHEAD

RGF 540.87

TW 540.38
BW 537.48
H=2.9'

TW 540.74
BW 537.84
H=2.9'

TW 536.06
BW 531.4
H=4.7'

TW 535.67
BW 530.00
H=5.7'

TW 530.20
BW 527.2
H=3.0'

N17°13'38"E
281.31'

TW 535.28
BW 529.2
H=6.1'

TW 535.04
BW 529.20
H=5.8'

TW 541.12
P 539.57
H=1.6'

TW 541.12
TC 539.94
P 539.44
H=1.68'

INLET AT CONCRETE DITCH

TC 539.81 EVC

TC 539.67 BC RT.

TC 539.08

CL 538.42
VCL=25'

CL 539.01
BC

P 538.99
EVC

CL 539.33 EC LT.

P 538.85 BC LT. 38.26'

P 536.70 BVC

TRENCH DRAIN.
S=2%

CL 536.86 BVC

CL 529.99 EC

P 528.97 EC LT.

CL 527.20 PRC

TW 545.80
BW 544.0
H=1.8'

TW 543.60
BW 538.0 WALL. H=5.6'
H=5.6'

LIMIT OF GRADING
TC 537.52 BVC

INLET AT CONCRETE DITCH

TW 539.80
BW 535.0
H=4.8'

INLET AT EARTH SWALE

TW 535.50
BW 532.05
H=3.45'

TW 533.65
BW 530.65
H=3.00'

TW 533.40
BW 527.12
H=6.28' PRC RT.

TW 537.61
BW 534.7
H=2.90'

TW 533.17
BW 528.60
H=4.6'

TW 530.20
BW 527.2 H=3.0'

BASIN SURFACE 529.2

TW 538.76
BW 535.86
H=2.90'

TW 534.75
BW 529.20
H=5.6'

TW 530.20
BW 527.20
H=3.00'

TW 529.01
BW 527.2
H=1.8'

TW 529.47
BW 527.90
H=1.6'

TW 532.29
BW 529.39
H=2.9'

T/S=EDGE OF DITCH
532.05
INLET AT CONCRETE DITCH

N79°02'45"E
339.51'

20.00' SIDE SETBACK

TW 532.55
BW 528.88
H=3.67'

TW 534.75
BW 525.99
H=8.76'
WALL HIGH POINT

TW 531.75
BW 524.50
H=7.25'

INLET AT CONCRETE DITCH

TW 529.50
BW 522.98
H=6.52'

TW 529.40
BW 529.2
H=0.2'

TW 526.60
BW 524.0
H=2.6'

TW 527.10 DL

TW 524.90
BW 524.00
H=0.9'

CL 521.86 GB
BACK OF FUTURE SIDEWALK

CL 521.78 GB
BACK OF FUTURE DRIVEWAY APRON

CL 521.65 BC

CL 521.18 EX.
1" LIP 521.26

TW=BW 525.99

CONNECT ON-SITE STORM DRAIN TO NEW INLET TO BE CONSTRUCTED ON EX. STORM DRAIN LINE

CONNECT ON-SITE STORM DRAIN TO EX. INLET

12" SD

15" SD

18" SD

10" SS

12" W

14" GAS

2.00%

2.46%

15.84%

2.60% EX.

4.00% 10.00%

2.42% EX.

* RETAINING WALL NOTE:

RETAINING WALLS HEIGHTS ARE SHOWN MEASURED TO THE GROUND IN FRONT OF THE WALL AND REPRESENT THE VISIBLE WALL HEIGHT. THE WALL WILL EXTEND DOWN TO THE FOOTING, WHICH WILL BE AT A DEPTH DETERMINED BY THE STRUCTURAL ENGINEER.

THE HEIGHTS OF THE RETAINING WALLS ARE SHOWN TO ONE DECIMAL PLACE WHERE THERE IS A SOFT SURFACE BELOW THE WALL (E.G. EARTH WITH LANDSCAPING), AND TWO DECIMAL PLACES WHERE THERE IS HARDSCAPE (CONCRETE OR ASPHALT PAVEMENT) BELOW THE WALL.

A SEE CROSS-SECTIONS, SHEETS 7 & 8

EARTHWORK QUANTITY
CUT: 330 Cu.Yds.
FILL: 540 Cu.Yds.

10' 0' 5' 10' 20'
1 INCH = 10 FEET

MINOR SUBDIVISION CDMS23-00005

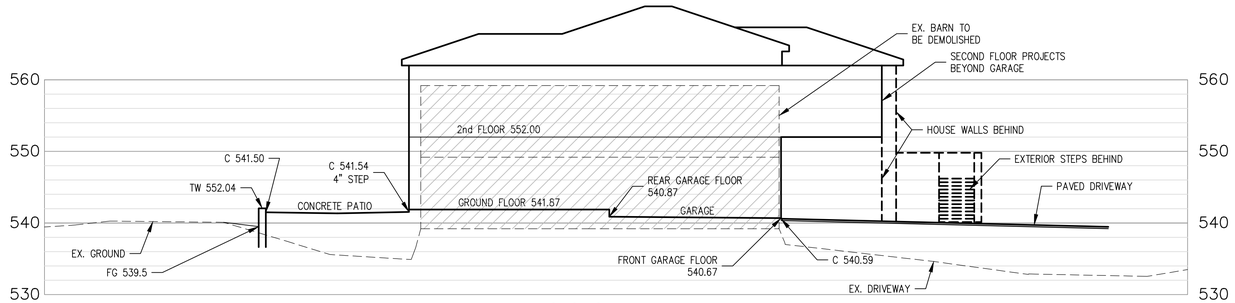
1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

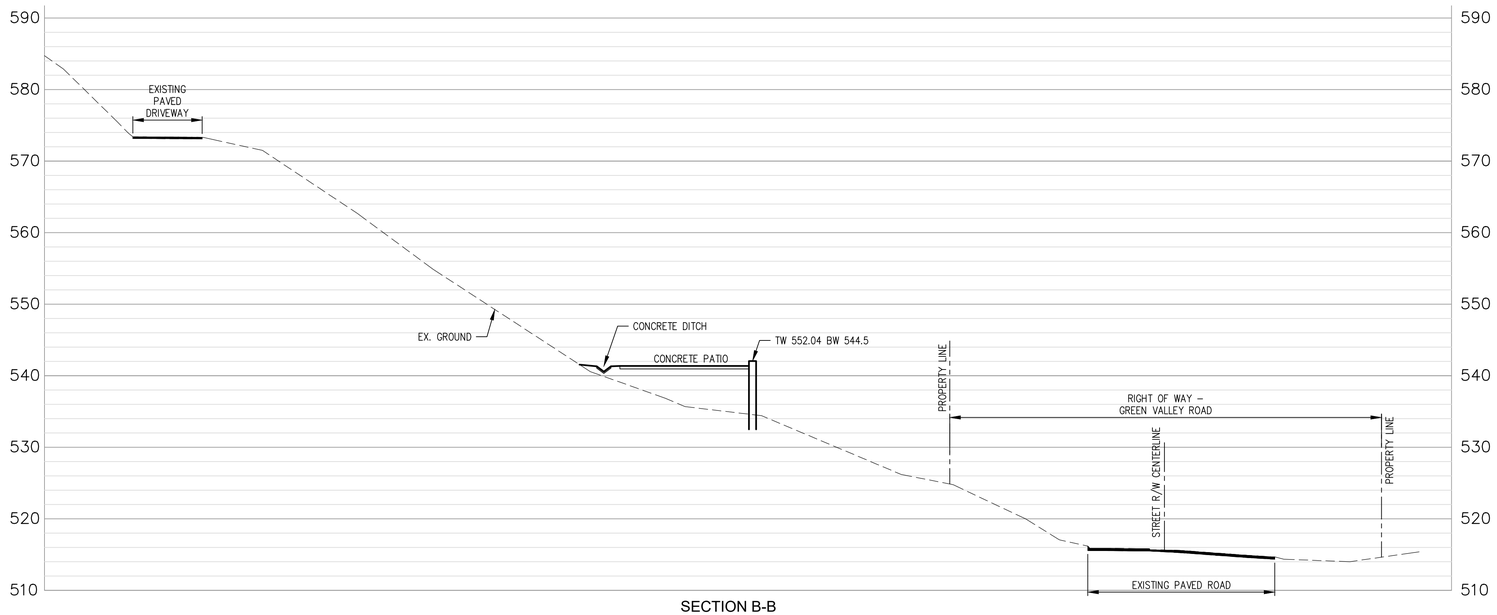
GRADING PLAN - PCL. 'B'

40+ YEARS ENGINEERING
SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 7 GRADING 10-SCALE-2049.DWG



SECTION A-A



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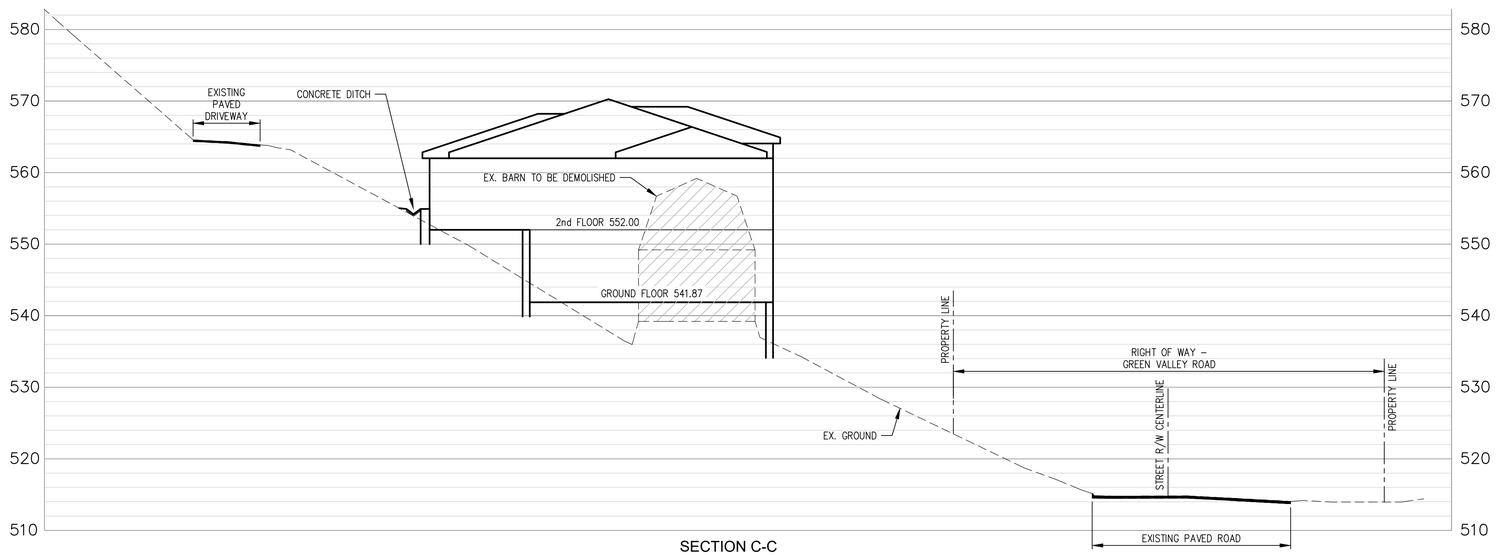


SECTION C-C

10' 0' 5' 10' 20'

1 INCH = 10 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

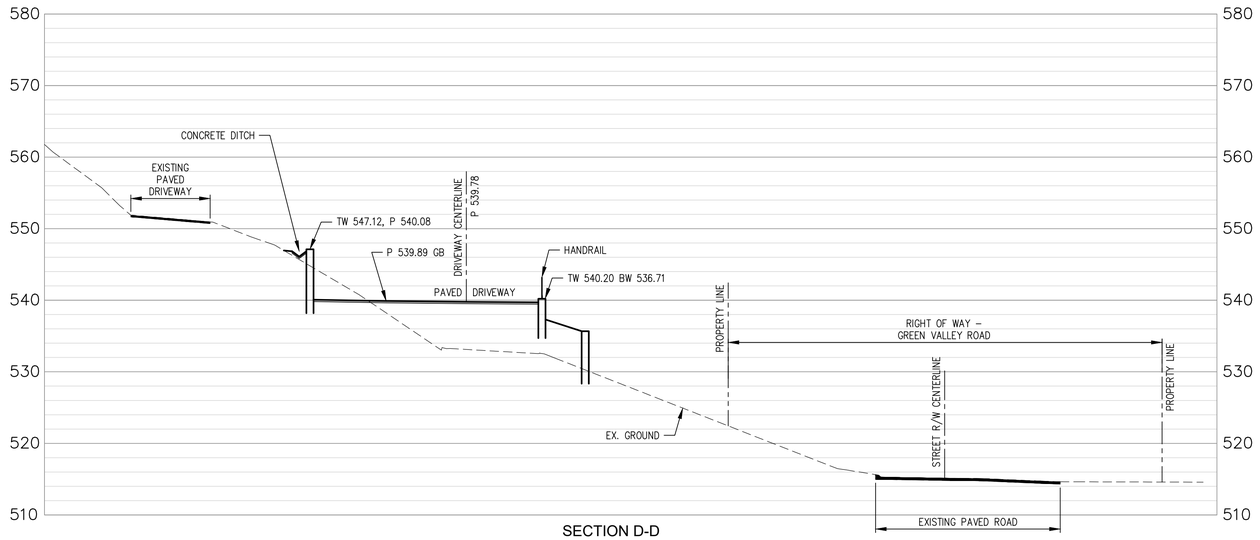
ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

SITE CROSS-SECTIONS

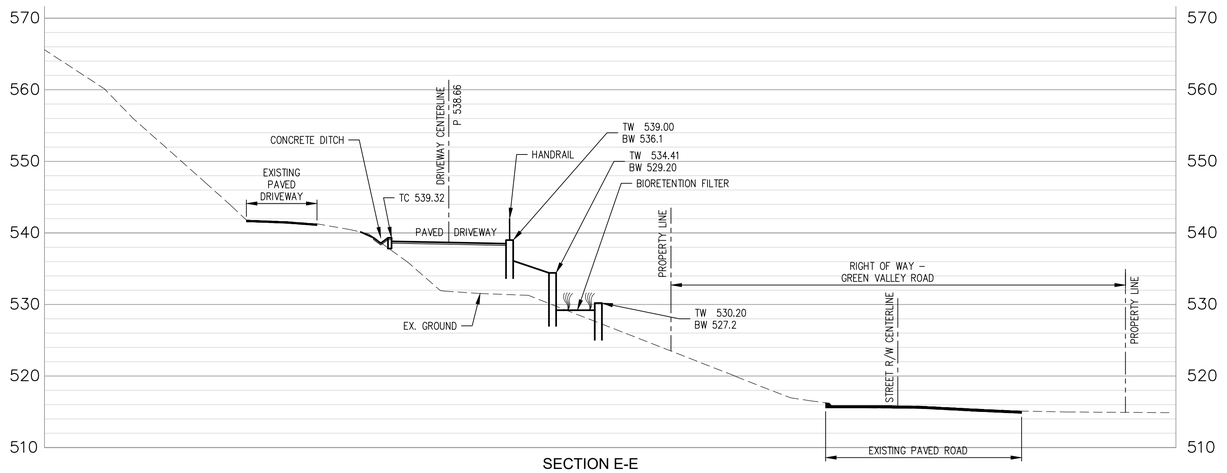
40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596. (925) 932-6868

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 8 SECTIONS-2049.DWG

dk JOB# 20-1049



SECTION D-D



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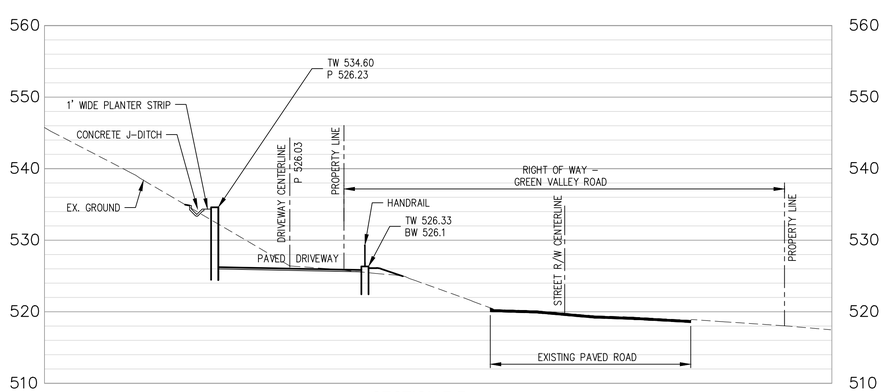


SECTION F-F

10' 0' 5' 10' 20'

1 INCH = 10 FEET

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 8 SECTIONS-2049.DWG

dk JOB# 20-1049

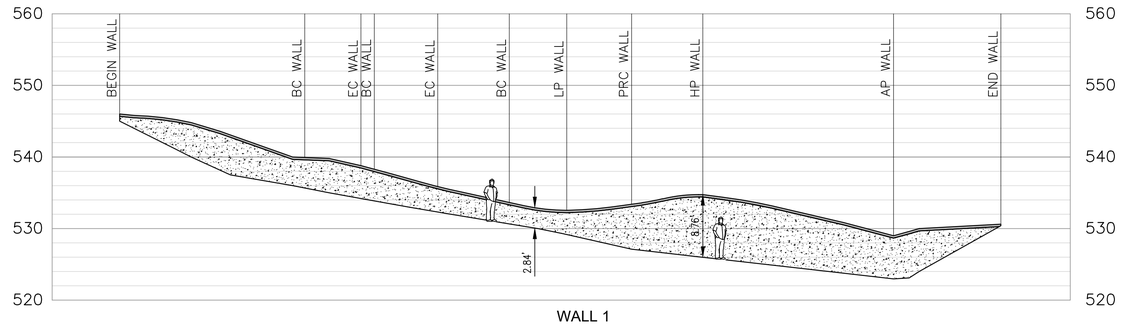
MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

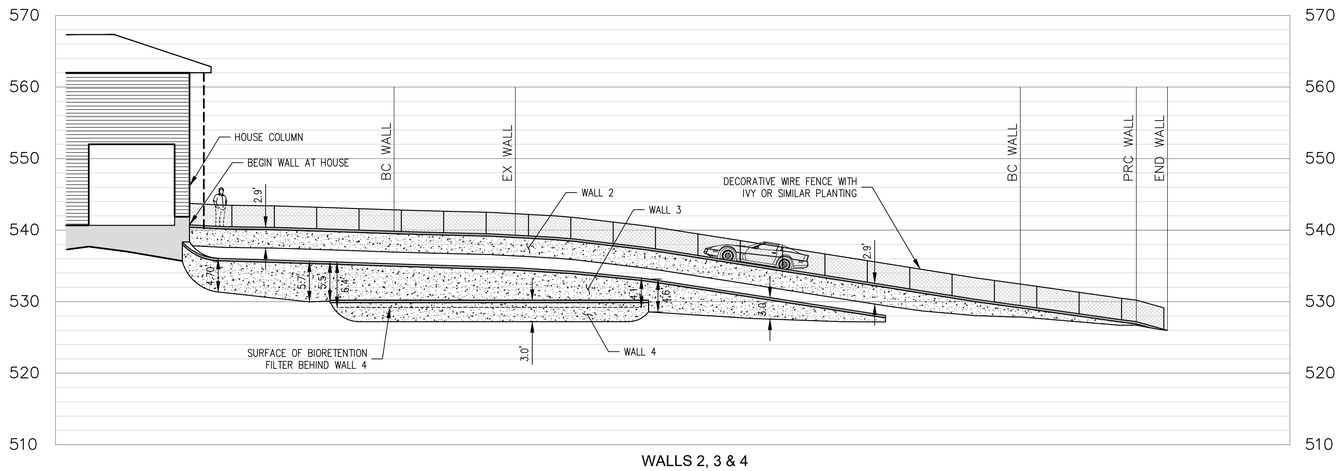
ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

SITE CROSS-SECTIONS

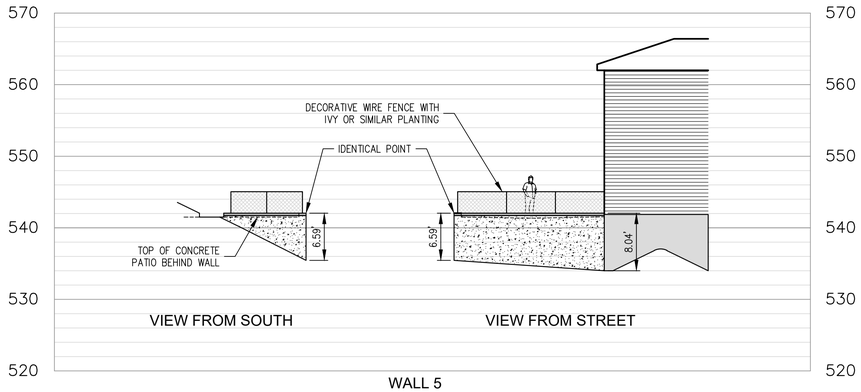
40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868



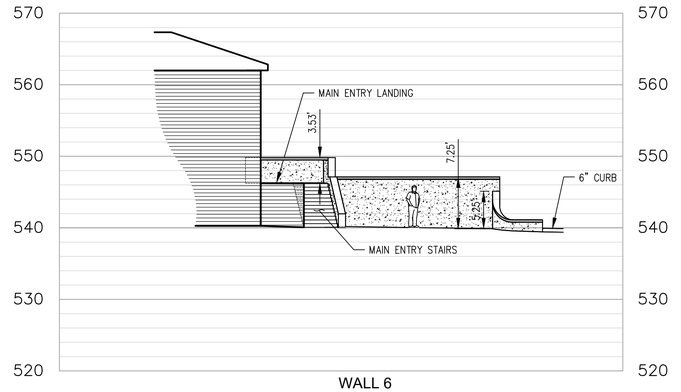
WALL 1



WALLS 2, 3 & 4



WALL 5



WALL 6

10' 0' 5' 10' 20'

1 INCH = 10 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

RETAINING WALL PROFILES

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

dk JOB# 20-1049

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM & SECTIONS-2049.DWG

PARCEL 'A'
0.95 Ac.±

PARCEL 'B'
1.05 Ac.±

WALTER & ROSEANN KRANE
APN: 194-100-007
53 LSM 46 PARCEL D

WILSON FREDERICK
APN: 194-101-001

PROPOSED PROPERTY LINE

EXISTING PROPERTY LINE

OUTFALL STORM DRAIN FROM NEW BIORETENTION FILTERS AT EXISTING HOUSE

STORM DRAIN CLEANOUT

INLET IN FLAT AREA AT TOE OF SLOPE

INLET AT CONCRETE DITCH

ROOF LEADER DISCHARGES THROUGH WALL TO PAVEMENT

2' WIDE CONCRETE DITCH

INLET AT BOTTOM OF WALL

INLET AT LOW POINT OF CONCRETE DITCH

2' WIDE CONCRETE J-DITCH

INLET AT LOW POINT OF CONCRETE J-DITCH

EX. OVERHEAD UTILITIES TO REMAIN

N13°20'48"E
339.51'

20.00' SIDE SETBACK

PUE WIDTH VARIES 16' MIN

HP CONCRETE DITCH

CONNECT JOINT TRENCH TO UTILITY RECESS IN WALL: CONNECTION POINT TO BE DETERMINED

WATER SERVICE, SIZE TO BE DETERMINED

TRENCH DRAIN, S=2%

ROOF LEADER

LINE OF BUILDING OVERHEAD

EX SS LATERAL AND SSCO FROM EX. BARN TO BE REMOVED

RELOCATE EX. GAS, SEWER AND WATER LATERALS (TO SERVE THE EXISTING HOUSE ON PARCEL 'A') HORIZONTALLY AND VERTICALLY AS NECESSARY TO AVOID PROPOSED CONSTRUCTION WITHIN THESE LIMITS

N17°3'38"E
281.31'

STORM DRAIN OUTFALL AT FACE OF RETAINING WALL. 6" INV. 529.70

OVERFLOW GRATE 529.70

BASIN SURFACE 529.2

GUY 4.79' TO ℄ UTILITY POLE

CONVERT UTILITY POLE TO A DOWN-POLE. BEGIN JOINT TRENCH TO HOUSE

EX. SSMH

NEW WATER METER

EX. MAILBOX
ADD ONE NEW MAILBOX

CONNECT NEW WATER SERVICE TO EX. WATER MAIN

REALIGN EX. GAS LINE AS SHOWN

25.00' FRONT SETBACK

EXISTING PROPERTY LINE

N72°56'07"W
53.76'

EX. SSCO TO REMAIN

EX. SEWER LATERAL TO REMAIN

EX. WATER LATERAL TO REMAIN

EX. GAS LINE TO REMAIN

4" SEWER LATERAL

CONNECT HOUSE SEWER TO EX. SEWER MAIN

CONNECT ON-SITE STORM DRAIN TO EX. CURB INLET
RIM=514.59'
INV=512.34'

CONNECT 12" ON-SITE STORM DRAIN TO NEW COUNTY STANDARD INLET TO BE CONSTRUCTED ON EX. STORM DRAIN LINE

FIRE HYDRANT

STORM DRAIN
GR=513.60'
IN=511.26'
OUT=509.87'

GREEN VALLEY ROAD

KIMBERWICKE COURT

10' 0' 5' 10' 20'
1 INCH = 10 FEET

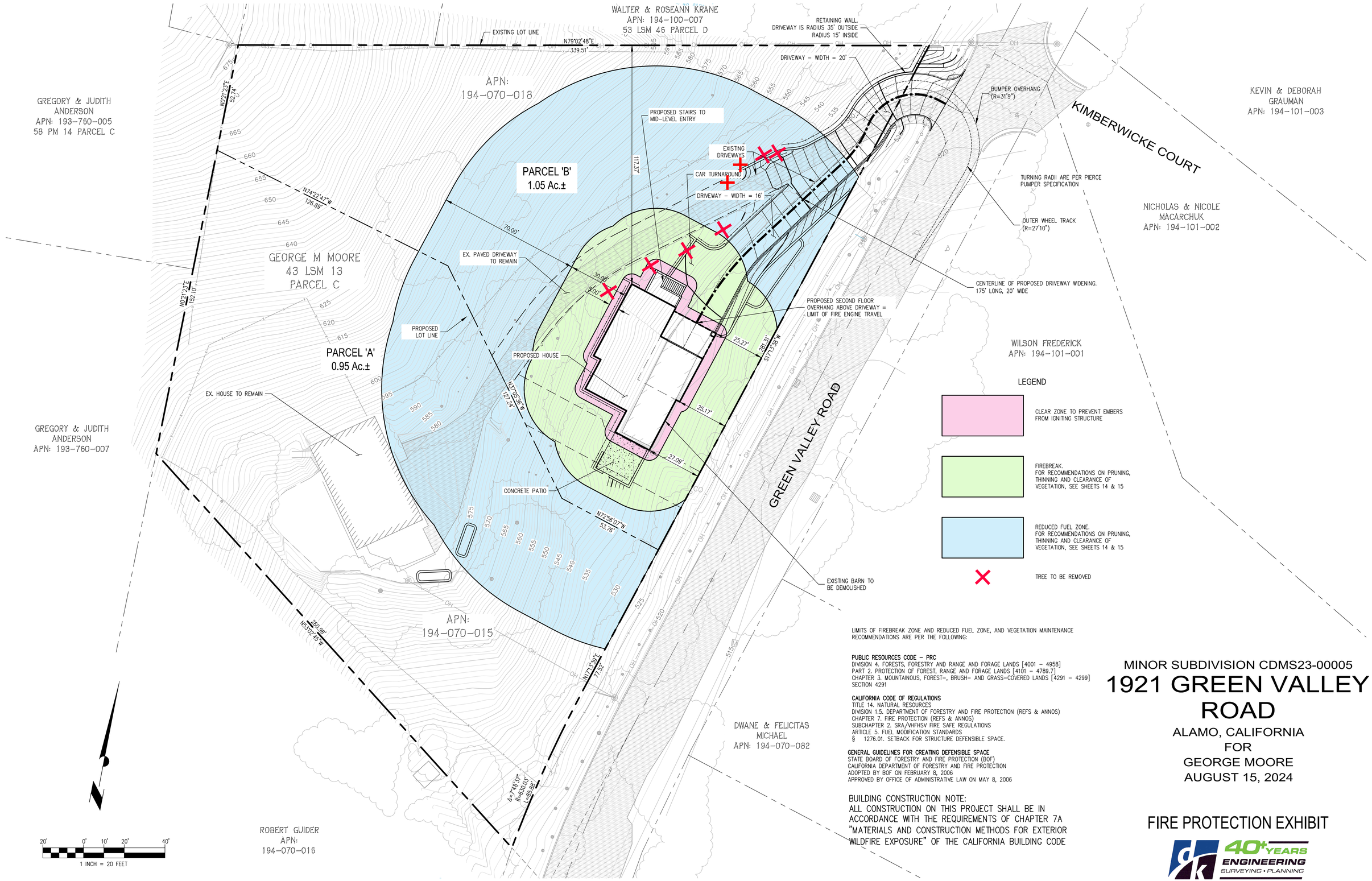
MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

UTILITY PLAN

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868



LIMITS OF FIREBREAK ZONE AND REDUCED FUEL ZONE, AND VEGETATION MAINTENANCE RECOMMENDATIONS ARE PER THE FOLLOWING:

PUBLIC RESOURCES CODE - PRC
DIVISION 4. FORESTS, FORESTRY AND RANGE AND FORAGE LANDS [4001 - 4958]
PART 2. PROTECTION OF FOREST, RANGE AND FORAGE LANDS [4101 - 4789.7]
CHAPTER 3. MOUNTAINOUS, FOREST-, BRUSH- AND GRASS-COVERED LANDS [4291 - 4299]
SECTION 4291

CALIFORNIA CODE OF REGULATIONS
TITLE 14. NATURAL RESOURCES
DIVISION 1.5. DEPARTMENT OF FORESTRY AND FIRE PROTECTION (REFS & ANNOS)
CHAPTER 7. FIRE PROTECTION (REFS & ANNOS)
SUBCHAPTER 2. SRA/VHFHSV FIRE SAFE REGULATIONS
ARTICLE 5. FUEL MODIFICATION STANDARDS
§ 1276.01. SETBACK FOR STRUCTURE DEFENSIBLE SPACE.

GENERAL GUIDELINES FOR CREATING DEFENSIBLE SPACE
STATE BOARD OF FORESTRY AND FIRE PROTECTION (BOF)
CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION
ADOPTED BY BOF ON FEBRUARY 8, 2006
APPROVED BY OFFICE OF ADMINISTRATIVE LAW ON MAY 8, 2006

BUILDING CONSTRUCTION NOTE:
ALL CONSTRUCTION ON THIS PROJECT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 7A "MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE" OF THE CALIFORNIA BUILDING CODE

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

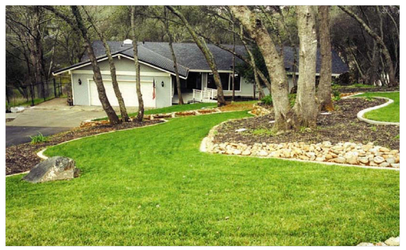
FIRE PROTECTION EXHIBIT

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

General Guidelines for Creating Defensible Space

State Board of Forestry and Fire Protection (BOF)
California Department of Forestry and Fire Protection

Adopted by BOF on February 8, 2006
Approved by Office of Administrative Law on May 8, 2006



Contents

A. Purpose of Guidelines

Effective defensible space

Recent changes to Public Resources Code (PRC) 4291 expand the defensible space clearance requirement maintained around buildings and structures from 30 feet to a distance of 100 feet. These guidelines are intended to provide property owners with examples of fuel modification measures that can be used to create an area around buildings or structures to create defensible space. A defensible space perimeter around buildings and structures provide firefighters a working environment that allows them to protect buildings and structures from encroaching wildfires as well as minimizing the chance that a structure fire will escape to the surrounding wildland. These guidelines apply to any person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining any mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or any land that is covered with flammable material, and located within a State Responsibility Area.

The vegetation surrounding a building or structure is fuel for a fire. Even the building or structure itself is considered fuel. Research and experience have shown that fuel reduction around a building or structure increases the probability of it surviving a wildfire. Good defensible space allows firefighters to protect and save buildings or structures safely without facing unacceptable risk to their lives. Fuel reduction through vegetation management is the key to creating good defensible space.

Terrain, climate conditions and vegetation interact to affect fire behavior and fuel reduction standards. The diversity of California's geography also influences fire behavior and fuel reduction standards as well. While fuel reduction standards will vary throughout the State, there are some common practices that guide fuel modification treatments to ensure creation of adequate defensible space:

- Properties with greater fire hazards will require more clearing. Clearing requirements will be greater for those lands with steeper terrain, larger and denser fuels, fuels that are highly volatile, and in locations subject to frequent fires.
- Creation of defensible space through vegetation management usually means reducing the amount of fuel around the building or structure, providing separation between fuels, and or reshaping retained fuels by trimming. Defensible space can be created removing dead vegetation, separating fuels, and pruning lower limbs.
- In all cases, fuel reduction means arranging the tree, shrubs and other fuels sources in a way that makes it difficult for fire to transfer from one fuel source to another. It does not mean cutting down all trees and shrubs, or creating a bare ring of earth across the property.
- A homeowner's clearing responsibility is limited to 100 feet away from his or her building or structure or to the property line, which ever is less, and limited to their land. While individual property owners are not required to clear beyond 100 feet, groups of property owners are encouraged to extend clearances beyond the 100 foot requirement in order to create community-wide defensible spaces.
- Homeowners who do fuel reduction activities that remove or dispose of vegetation are required to comply with all federal, state or local environmental protection laws and obtain permits when necessary. Environmental protection laws include, but are not limited to, threatened and endangered species, water quality, air quality, and cultural/archeological resources. For example, trees removed for fuel reduction that are used for commercial purposes require permits from the

California Department of Forestry and Fire Protection. Also, many counties and towns require tree removal permits when cutting trees over a specified size. Contact your local resource or planning agency officials to ensure compliance.

The methods used to manage fuel can be important in the safe creation of defensible space. Care should be taken with the use of equipment when creating your defensible space zone. Internal combustion engines must have an approved spark arresters and metal cutting blades (lawn mowers or weed trimmers) should be used with caution to prevent starting fires during periods of high fire danger. A metal blade striking a rock can create a spark and start a fire, a common cause of fires during summertime.

Vegetation removal can also cause soil disturbance, soil erosion, regrowth of new vegetation, and introduce non-native invasive plants. Always keep soil disturbance to a minimum, especially on steep slopes. Erosion control techniques such as minimizing use of heavy equipment, avoiding stream or gully crossings, using mobile equipment during dry conditions, and covering exposed disturbed soil areas will help reduce soil erosion and plant regrowth.

Areas near water (riparian areas), such as streams or ponds, are a particular concern for protection of water quality. To help protect water quality in riparian areas, avoid removing vegetation associated with water, avoid using heavy equipment, and do not clear vegetation to bare mineral soil.

B. Definitions

Defensible space: The area within the perimeter of a parcel where basic wildfire protection practices are implemented, providing the key point of defense from an approaching wildfire or escaping structure fire. The area is characterized by the establishment and maintenance of emergency vehicle access, emergency water reserves, street names and building identification, and fuel modification measures.

Aerial fuels: All live and dead vegetation in the forest canopy or above surface fuels, including tree branches, twigs and cones, snags, moss, and high brush. Examples include trees and large bushes.

Building or structure: Any structure used for support or shelter of any use or occupancy.

Flammable and combustible vegetation: Fuel as defined in these guidelines.

Fuel Vegetative material, live or dead, which is combustible during normal summer weather. For the purposes of these guidelines, it does not include fences, decks, woodpiles, trash, etc.

Homeowner: Any person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining any mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or any land that is covered with flammable material, and located within a State Responsibility Area.

Ladder Fuels: Fuels that can carry a fire vertically between or within a fuel type.

Reduced Fuel Zone: The area that extends out from 30 to 100 feet away from the building or structure (or to the property line, whichever is nearer to the building or structure).

Surface fuels: Loose surface litter on the soil surface, normally consisting of fallen leaves or needles, twigs, bark, cones, and small branches that have not yet decayed enough to lose their identity; also grasses, forbs, low and medium shrubs, tree seedlings, heavier branches and downed logs.

C. Fuel Treatment Guidelines

The following fuel treatment guidelines comply with the requirements of 14 CCR 1299 and PRC 4291. **All persons using these guidelines to comply with CCR 1299 and PRC 4291 shall implement General Guidelines 1., 2., 3., and either 4a or 4b., as described below.**

General Guidelines:

1. Maintain a firebreak by removing and clearing away all flammable vegetation and other combustible growth within 30 feet of each building or structure, with certain exceptions pursuant to PRC §4291(a). Single specimens of trees or other vegetation may be retained provided they are well-spaced, well-pruned, and create a condition that avoids spread of fire to other vegetation or to a building or structure.

2. Dead and dying woody surface fuels and aerial fuels within the Reduced Fuel Zone shall be removed. Loose surface litter, normally consisting of fallen leaves or needles, twigs, bark, cones, and small branches, shall be permitted to a depth of 3 inches. This guideline is primarily intended to eliminate trees, bushes, shrubs and surface debris that are completely dead or with substantial amounts of dead branches or leaves/needles that would readily burn.

3. Down logs or stumps anywhere within 100 feet from the building or structure, when embedded in the soil, may be retained when isolated from other vegetation. Occasional (approximately one per acre) standing dead trees (snags) that are well-space from other vegetation and which will not fall on buildings or structures or on roadways/driveways may be retained.

4. Within the Reduced Fuel Zone, one of the following fuel treatments (4a. or 4b.) shall be implemented. Properties with greater fire hazards will require greater clearing treatments. Combinations of the methods may be acceptable under §1299(c) as long as the intent of these guidelines is met.

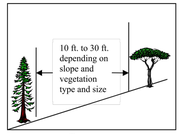
4a. Reduced Fuel Zone: Fuel Separation

In conjunction with General Guidelines 1., 2., and 3., above, minimum clearance between fuels surrounding each building or structure will range from 4 feet to 40 feet in all directions, both horizontally and vertically.

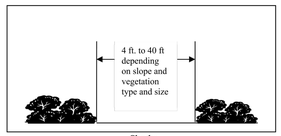
Clearance distances between vegetation will depend on the slope, vegetation size, vegetation type (brush, grass, trees), and other fuel characteristics (fuel compaction, chemical content etc.). Properties with greater fire hazards will require greater separation between fuels. For example, properties on steep slopes having large sized vegetation will require greater spacing between individual trees and bushes (see Plant Spacing Guidelines and Case Examples below). Groups of vegetation (numerous plants growing together less than 10 feet in total foliage width) may be treated as a single plant. For example, three individual manzanita plants growing together with a total foliage width of eight feet can be "grouped" and considered as one plant and spaced according to the Plant Spacing Guidelines in this document.

Grass generally should not exceed 4 inches in height. However, homeowners may keep grass and other forbs less than 18 inches in height above the ground when these grasses are isolated from other fuels or where necessary to stabilize the soil and prevent erosion.
Clearance requirements include:

- Horizontal clearance between aerial fuels, such as the outside edge of the tree crowns or high brush. Horizontal clearance helps stop the spread of fire from one fuel to the next.



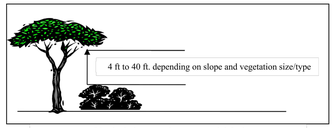
Trees



Shrubs

Horizontal clearance between aerial fuels

- Vertical clearance between lower limbs of aerial fuels and the nearest surface fuels and grass/weeds. Vertical clearance removes *ladder fuels* and helps prevent a fire from moving from the shorter fuels to the taller fuels.



Vertical clearance between aerial fuels

Effective vertical and horizontal fuel separation
Photo Courtesy Plumas Fire Safe Council.

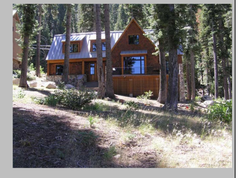
Plant Spacing Guidelines

Guidelines are designed to break the continuity of fuels and be used as a "rule of thumb" for achieving compliance with Regulation 14 CCR 1299.

Trees	**Minimum horizontal space from edge of one tree canopy to the edge of the next**	
	Slope	Spacing
	0% to 20 %	10 feet
	20% to 40%	20 feet
	Greater than 40%	30 feet
Shrubs	**Minimum horizontal space between edges of shrub**	
	Slope	Spacing
	0% to 20 %	2 times the height of the shrub
	20% to 40%	4 times the height of the shrub
	Greater than 40%	6 times the height of the shrub
Vertical Space	**Minimum vertical space between top of shrub and bottom of lower tree branches:** 3 times the height of the shrub	

Adapted from: Gilmer, M. 1994. California Wildfire Landscaping

Case Example of Fuel Separation: Sierra Nevada conifer forests



Conifer forests intermixed with rural housing present a hazardous fire situation. Dense vegetation, long fire seasons, and ample ignition sources related to human access and lightning, makes this home vulnerable to wildfires. This home is located on gentle slopes (less than 20%), and is surrounded by large mature tree overstory and intermixed small to medium size brush (three to four feet in height).

Application of the guideline under 4a. would result in horizontal spacing between large tree branches of 10 feet; removal of many of the smaller trees to create vertical space between large trees and smaller trees and horizontal spacing between brush of six to eight feet (calculated by using 2 times the height of brush).

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

FIRE PROTECTION NOTES

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

MATERIALS AND CONSTRUCTION METHODS FOR BUILDING IN AREAS OF EXTERIOR WILDFIRE EXPOSURE

THE FOLLOWING IS DERIVED FROM THE CALIFORNIA BUILDING CODE, CHAPTER 7A

NEW BUILDINGS LOCATED IN ANY FIRE HAZARD SEVERITY ZONE OR ANY WILDLAND–URBAN INTERFACE FIRE AREA SHALL COMPLY WITH THE FOLLOWING:

SECTION 704A IGNITION–RESISTANT CONSTRUCTION

IGNITION–RESISTANT CONSTRUCTION MATERIALS SHALL BE THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL.
2. FIRE–RETARDANT–TREATED WOOD IDENTIFIED FOR EXTERIOR USE.
3. FIRE–RETARDANT–TREATED WOOD SHINGLES AND SHAKES WHEN INSTALLED OVER SOLID SHEATHING.

SECTION 705A ROOFING

WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL–SURFACED NONPERFORATED CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING.
WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019–INCH (NO. 26 GAUGE) GALVANIZED SHEET CORROSION–RESISTANT METAL INSTALLED OVER AT LEAST ONE LAYER OF MINIMUM 72 POUND MINERAL–SURFACED NONPERFORATED CAP SHEET AT LEAST 36–INCH–WIDE, RUNNING THE FULL LENGTH OF THE VALLEY.
ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

SECTION 706A VENTS

WHERE PROVIDED, VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION SHALL BE CONSTRUCTED TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS, AND SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATERIALS OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS:
1. THE DIMENSIONS OF THE OPENINGS THEREIN SHALL BE A MINIMUM OF 1/16–INCH AND SHALL NOT EXCEED 1/8–INCH.
2. THE MATERIALS USED SHALL BE NONCOMBUSTIBLE AND CORROSION–RESISTANT.

EXCEPTION: VENTS LOCATED UNDER THE ROOF COVERING, ALONG THE RIDGE OF ROOFS, WITH THE EXPOSED SURFACE OF THE VENT COVERED BY NONCOMBUSTIBLE WIRE MESH, MAY BE OF COMBUSTIBLE MATERIALS.
THE VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES.

EXCEPTIONS:
1. VENTS RESIST THE INTRUSION OF FLAME AND BURNING EMBERS.
2. VENTS MAY BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES IN ACCORDANCE WITH EITHER ONE OF THE FOLLOWING CONDITIONS:
3. THE ATTIC SPACE BEING VENTILATED IS FULLY PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM OR,
4. THE EXTERIOR WALL–COVERING AND EXPOSED UNDERSIDE OF THE EAVE ARE OF NONCOMBUSTIBLE MATERIAL, OR IGNITION–RESISTANT–MATERIALS AND THE VENT IS LOCATED MORE THAN 12 FEET FROM THE GROUND OR WALKING SURFACE OF A DECK, PORCH, PATIO OR SIMILAR SURFACE.

SECTION 707A EXTERIOR COVERING

THE FOLLOWING EXTERIOR COVERING MATERIALS AND/OR ASSEMBLIES SHALL COMPLY WITH THIS SECTION:
1. EXTERIOR WALL COVERING MATERIAL
2. EXTERIOR WALL ASSEMBLY
3. EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE OVERHANGS
4. EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE SOFFITS
5. EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILINGS
6. EXTERIOR EXPOSED UNDERSIDE OF FLOOR PROJECTIONS
7. EXTERIOR UNDERFLOOR AREAS

THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF ANY OF THE FOLLOWING MATERIALS:
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION–RESISTANT MATERIAL
3. HEAVY TIMBER EXTERIOR WALL ASSEMBLY
4. LOG WALL CONSTRUCTION ASSEMBLY
5. WALL ASSEMBLIES THAT MEET A 10–MINUTE DIRECT FLAME CONTACT EXPOSURE TEST

EXCEPTION: ANY OF THE FOLLOWING SHALL BE DEEMED TO MEET THE ASSEMBLY PERFORMANCE CRITERIA AND INTENT OF THIS SECTION:
1. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING
2. THE EXTERIOR PORTION OF A 1–HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL

EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND SHALL TERMINATE AT 2 INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.

THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVES SHALL CONSIST OF ONE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION–RESISTANT MATERIAL
3. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK
4. THE EXTERIOR PORTION OF A 1–HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL

EXCEPTIONS: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION:
1. SOLID WOOD RAFTER TAILS ON THE EXPOSED UNDERSIDE OF OPEN ROOF EAVES HAVING A MINIMUM NOMINAL DIMENSION OF 2 INCH.
2. SOLID WOOD BLOCKING INSTALLED BETWEEN RAFTER TAILS ON THE EXPOSED UNDERSIDE OF OPEN ROOF EAVES HAVING A MINIMUM NOMINAL DIMENSION OF 2 INCH.
3. GABLE END OVERHANGS AND ROOF ASSEMBLY PROJECTIONS BEYOND AN EXTERIOR WALL OTHER THAN AT THE LOWER END OF THE RAFTER TAILS.
4. FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS.

THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED–IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE, OR SLOPING RAFTER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION–RESISTANT MATERIAL
3. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT
4. THE EXTERIOR PORTION OF A 1–HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
5. BOXED–IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE.

EXCEPTIONS: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION:
1. GABLE END OVERHANGS AND ROOF ASSEMBLY PROJECTIONS BEYOND AN EXTERIOR WALL OTHER THAN AT THE LOWER END OF THE RAFTER TAILS
2. FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS

THE EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION–RESISTANT MATERIAL
3. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING
4. THE EXTERIOR PORTION OF A 1–HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
5. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE.

EXCEPTION: ARCHITECTURAL TRIM BOARDS.

THE EXPOSED UNDERSIDE OF A CANTILEVERED FLOOR PROJECTION WHERE A FLOOR ASSEMBLY EXTENDS OVER AN EXTERIOR WALL SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION–RESISTANT MATERIAL
3. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION
4. THE EXTERIOR PORTION OF A 1–HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR PROJECTION INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
5. THE UNDERSIDE OF A FLOOR PROJECTION ASSEMBLY.

EXCEPTION: ARCHITECTURAL TRIM BOARDS.

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF ONE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION–RESISTANT MATERIAL
3. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION
4. THE EXTERIOR PORTION OF A 1–HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
5. THE UNDERSIDE OF A FLOOR ASSEMBLY.

EXCEPTION: HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION.

THE UNDERSIDE OF OVERHANGING APPENDAGES SHALL BE ENCLOSED TO GRADE, OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF ONE OF THE FOLLOWING:
1. NONCOMBUSTIBLE MATERIAL
2. IGNITION–RESISTANT MATERIAL
3. ONE LAYER OF 5/8–INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION.
4. THE EXTERIOR PORTION OF A 1–HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
5. THE UNDERSIDE OF A FLOOR ASSEMBLY.

EXCEPTION: HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION.

SECTION 708A EXTERIOR WINDOWS AND DOORS

EXTERIOR GLAZING MATERIALS INCLUDE:
1. EXTERIOR WINDOWS
2. EXTERIOR GLAZED DOORS
3. GLAZED OPENINGS WITHIN EXTERIOR DOORS
4. GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS
5. EXTERIOR STRUCTURAL GLASS VENEER.

EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:

1. BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, OR
2. BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
3. HAVE A FIRE–RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, OR
4. BE TESTED FOR NONCOMBUSTIBILTY OR IGNITION–RESISTANCE.

THE WALL ASSEMBLY BEHIND STRUCTURAL GLASS VENEER SHALL BE EXTERIOR WALLS AS DESCRIBED ABOVE.

EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:
1. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION–RESISTANT MATERIAL, OR
2. SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:
3. STILES AND RAILS SHALL NOT BE LESS THAN 13/8 INCHES THICK.
4. RAISED PANELS SHALL NOT BE LESS THAN 11/4 INCHES THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK.
5. SHALL HAVE A FIRE–RESISTANCE RATING OF NOT LESS THAN 20 MINUTE.
6. SHALL BE TESTED FOR NONCOMBUSTIBILTY OR IGNITION–RESISTANCE.

GLAZING IN EXTERIOR DOORS SHALL MEET THE REQUIREMENTS FOR EXTERIOR WINDOWS, ABOVE.

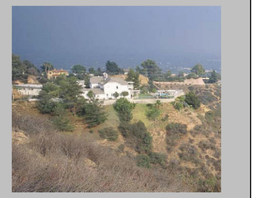
SECTION 709A DECKING

THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION WHEN ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE BUILDING.

THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL BE CONSTRUCTED WITH ONE OF THE FOLLOWING MATERIALS:
1. IGNITION–RESISTANT MATERIAL.
2. EXTERIOR FIRE RETARDANT TREATED WOOD
3. NONCOMBUSTIBLE MATERIAL
4. ANY NONCOMBUSTIBLE OR IGNITION–RESISTANT MATERIAL WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO EITHER NONCOMBUSTIBLE OR IGNITION–RESISTANT MATERIAL.

Case Example of Fuel Separation: Southern California chaparral

Mature, dense and continuous chaparral brush fields on steep slopes found in Southern California represents one of the most hazardous fuel situations in the United States. Chaparral grows in an unbroken sea of dense vegetation creating a fuel-rich path which spreads fire rapidly. Chaparral shrubs burn hot and produce tall flames. From the flames come burning embers which can ignite homes and plants. (Gilmer, 1994). All these factors results in a setting where aggressive defensible space clearing requirements are necessary.



Steep slopes (greater than 40%) and tall, old brush (greater than 7 feet tall), need significant modification. These settings require aggressive clearing to create defensible space, and would require maximum spacing. Application of the guidelines would result in 42 feet horizontal spacing (calculated as 6 times the height of the brush) between retained groups of chaparral.

4b. Reduced Fuel Zone: Defensible Space with Continuous Tree Canopy

To achieve defensible space while retaining a stand of larger trees with a continuous tree canopy apply the following treatments:

- Generally, remove all surface fuels greater than 4 inches in height. Single specimens of trees or other vegetation may be retained provided they are well-spaced, well-pruned, and create a condition that avoids spread of fire to other vegetation or to a building or structure.
- Remove lower limbs of trees ("prune") to at least 6 feet up to 15 feet (or the lower 1/3 branches for small trees). Properties with greater fire hazards, such as steeper slopes or more severe fire danger, will require pruning heights in the upper end of this range.

Defensible Space retaining continuous trees

Photo Courtesy Plumas Fire Safe Council.

Defensible space with continuous tree canopy by clearing understory and pruning

Authority cited: Section 4102, 4291, 4125-4128.5, Public Resource Code. Reference: 4291, Public Resource Code; 14 CCR 1299 (d).

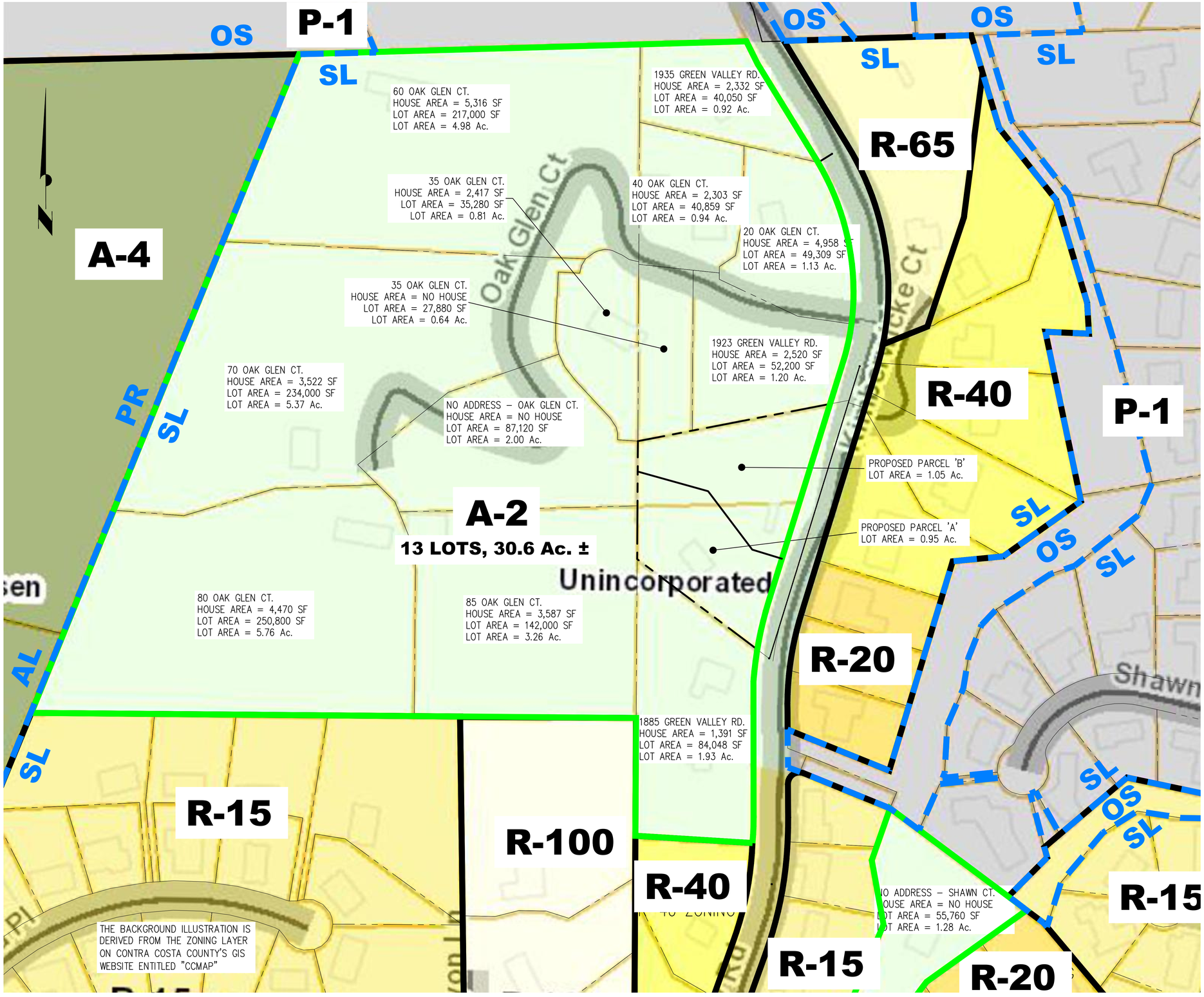
MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

FIRE PROTECTION NOTES

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868



LEGEND

PROPERTY LINE	
ZONING BOUNDARY (A–2 ZONING)	
ZONING BOUNDARY FOR ZONING DESIGNATIONS, SEE BELOW	
A-2	GENERAL AGRICULTURAL DISTRICT
A-4	AGRICULTURAL PRESERVE DISTRICT
P-1	PLANNED UNIT DISTRICT
R-40	SINGLE–FAMILY RESIDENTIAL DISTRICT THE NUMBER INDICATES THE MINIMUM LOT AREA IN SQUARE FEET
GENERAL PLAN BOUNDARY FOR LAND USE DESIGNATIONS, SEE BELOW	
AL	AGRICULTURAL LANDS
OS	OPEN SPACE
PR	PARKS AND RECREATION
SL	SINGLE FAMILY RESIDENTIAL, LOW DENSITY

80' 0' 40' 80' 160'

1 INCH = 80 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

LOT AREA EXHIBIT
A-2 ZONING

dk 40+ YEARS ENGINEERING SURVEYING • PLANNING
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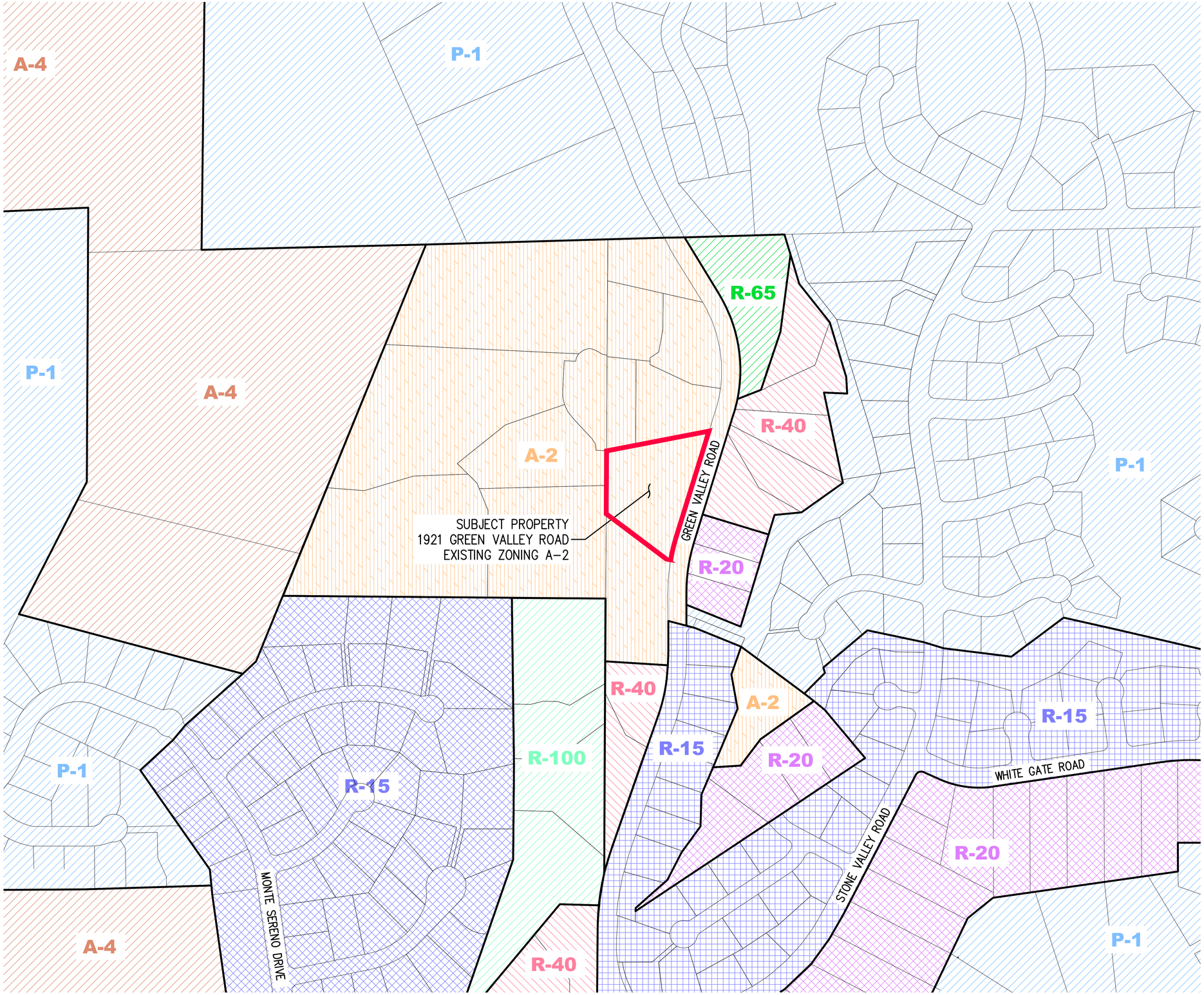
PATH: E:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 15 LOT AREA EXHIBIT-2049.DWG

dk JOB# 20-1049



LEGEND

- PROPERTY LINE
- ZONING BOUNDARY
- A-2 GENERAL AGRICULTURAL DISTRICT
- A-4 AGRICULTURAL PRESERVE DISTRICT
- P-1 PLANNED UNIT DISTRICT
- R-15, R-20, R-40, R-65, R-100: SINGLE-FAMILY RESIDENTIAL DISTRICT. THE NUMBER INDICATES THE MINIMUM LOT AREA IN SQUARE FEET.

150' 0' 75' 150' 300'

1 INCH = 150 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

REZONING EXHIBIT
EXISTING CONDITION

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

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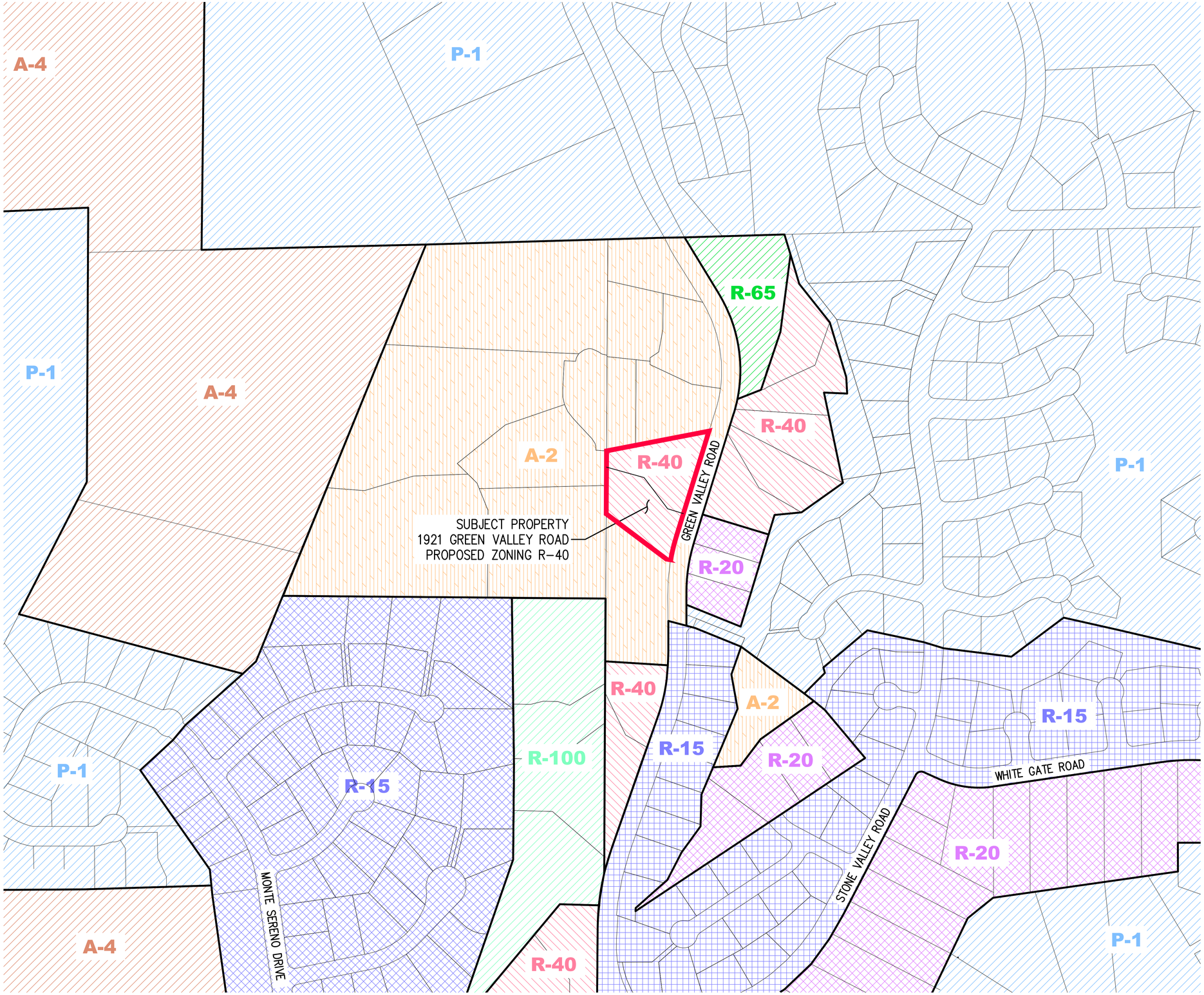
dk JOB# 20-1049



LEGEND

PROPERTY LINE	
ZONING BOUNDARY	
A-2	GENERAL AGRICULTURAL DISTRICT
A-4	AGRICULTURAL PRESERVE DISTRICT
P-1	PLANNED UNIT DISTRICT
R-15	SINGLE–FAMILY RESIDENTIAL DISTRICT. THE NUMBER INDICATES THE MINIMUM LOT AREA IN SQUARE FEET.
R-20	
R-40	
R-65	
R-100	

N

150' 0' 75' 150' 300'

1 INCH = 150 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

REZONING EXHIBIT
PROPOSED CONDITION

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 17 REZONING-PROP-2049.DWG

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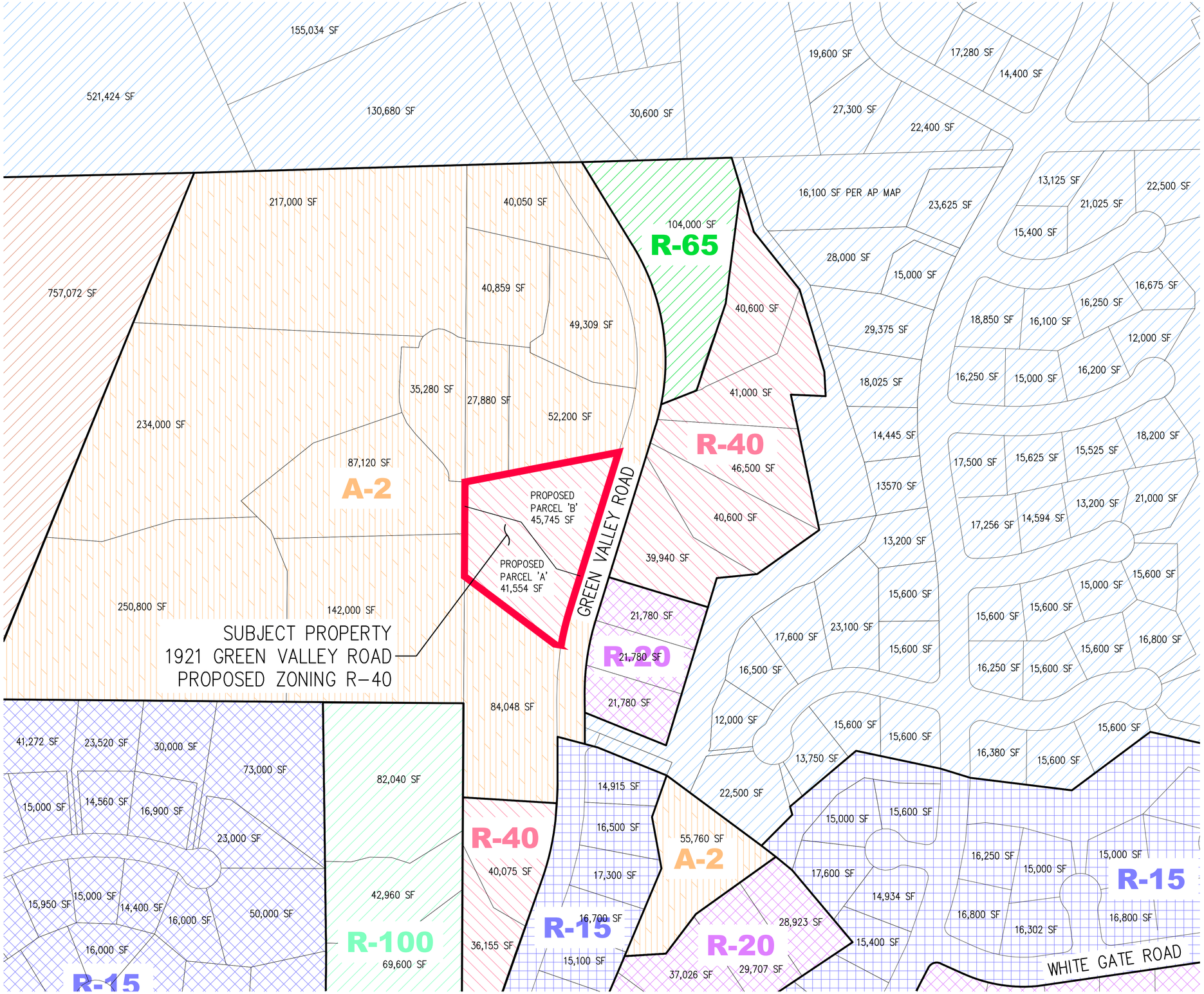

LEGEND

	PROPERTY LINE
	ZONING BOUNDARY
A-2	GENERAL AGRICULTURAL DISTRICT
A-4	AGRICULTURAL PRESERVE DISTRICT
P-1	PLANNED UNIT DISTRICT
R-15	SINGLE–FAMILY RESIDENTIAL DISTRICT. THE NUMBER INDICATES THE MINIMUM LOT AREA IN SQUARE FEET.
R-20	
R-40	
R-65	
R-100	
12,000 SF	LOT AREA PER ASSESSOR'S PARCEL INFORMATION ON COUNTY GIS WEBSITE

150' 0' 75' 150' 300'

1 INCH = 150 FEET

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

LOT AREA EXHIBIT - SURROUNDING PROPERTIES

40+ YEARS ENGINEERING SURVEYING • PLANNING
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PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 18 LOT AREAS-2049.DWG

dk JOB# 20-1049

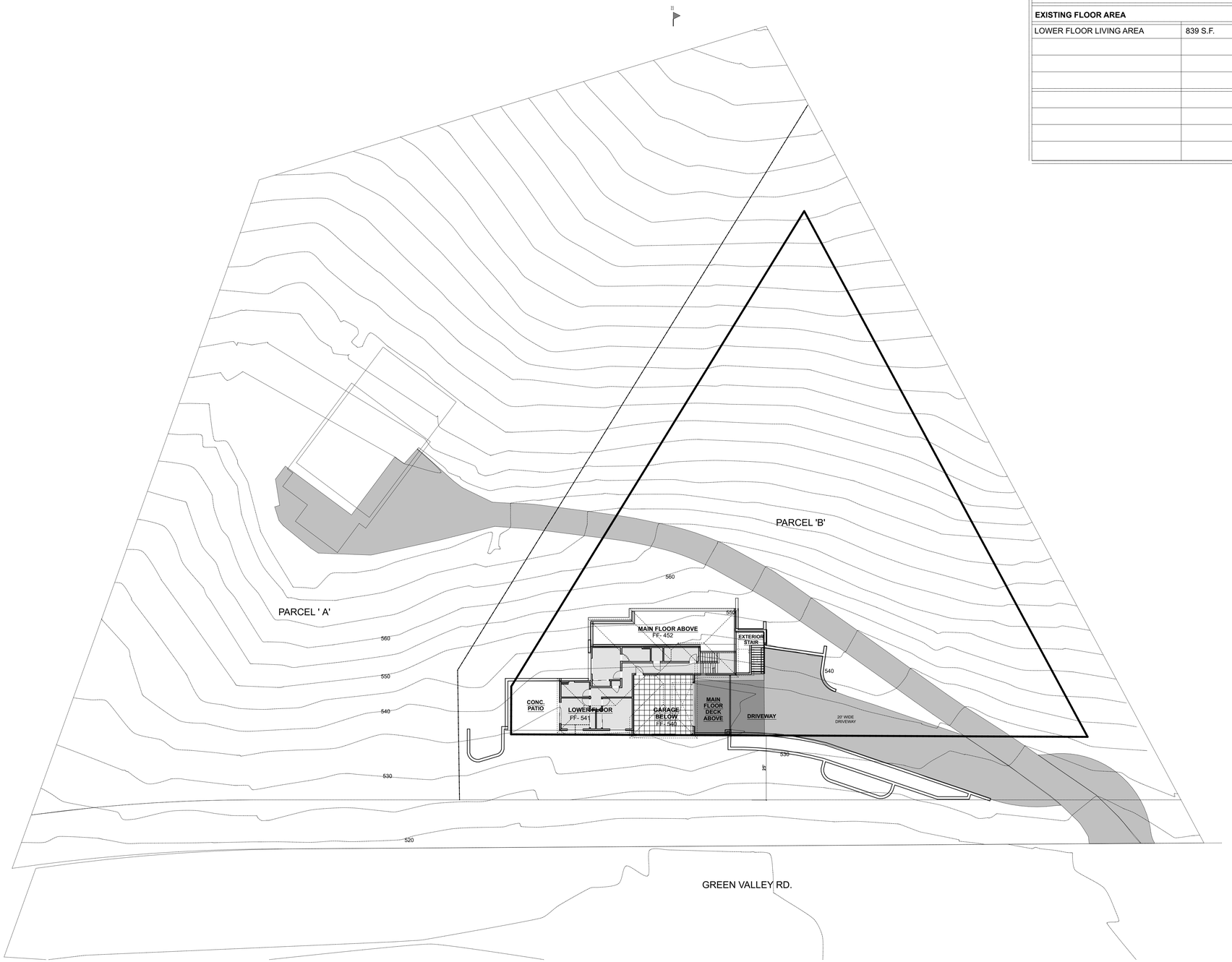
FLOOR AREA CALCULATION

LOT AREA 1.04 AC, 45,500 S.F.

EXISTING BARN TO BE REMOVED - 839 S.F.

PROPOSED LIVING AREA - 3496 S.F.

EXISTING FLOOR AREA		NEW/ PROPOSED FLOOR AREA	
LOWER FLOOR LIVING AREA	839 S.F.	MAIN FLOOR LIVING AREA	2445 S.F.
		LOWER FLOOR LIVING AREA	1051 S.F.
		TOTAL LIVING AREA	3496 S.F.
		GARAGE	553 S.F.
		MAIN FLOOR DECK	315 S.F.
		LOWER FLOOR CONC. PATIO	383 S.F.



3
A1-1

SITE PLAN - PROPOSED

SCALE: 1" = 20'

0 10 20 40

N

REVISED

RECEIVED on 02/14/2024 CDMS23-00005
By Contra Costa County
Department of Conservation and Development

SHEET A1-1 SITE PLAN SUPERSEDED - SEE VESTING TENTATIVE PARCEL MAP and SITE PLAN BY DK ENGINEERING RECEIVED 8/14/2024

SHEETS A2-1, A2-2, AND A3-1 ARE CURRENT AS RECEIVED 2/14/2024

DOUGLAS A. MCQUILLAN
ARCHITECT

820 ORANGE BLOSSOM WAY,
DANVILLE, CA 94526
(925) 314-9826

damcquillan.com

GREEN VALLEY RESIDENCE

1921 GREEN VALLEY ROAD ALAMO CA 94507
APN - 268-020-002

LICENSED ARCHITECT
DOUGLAS A. MCQUILLAN
C-22773
08-18-21
RENEWAL DATE
STATE OF CALIFORNIA

REVISION

JOB	2023
DATE	12/27/23
SHEET	A1-1

SHEET 4

REVISED

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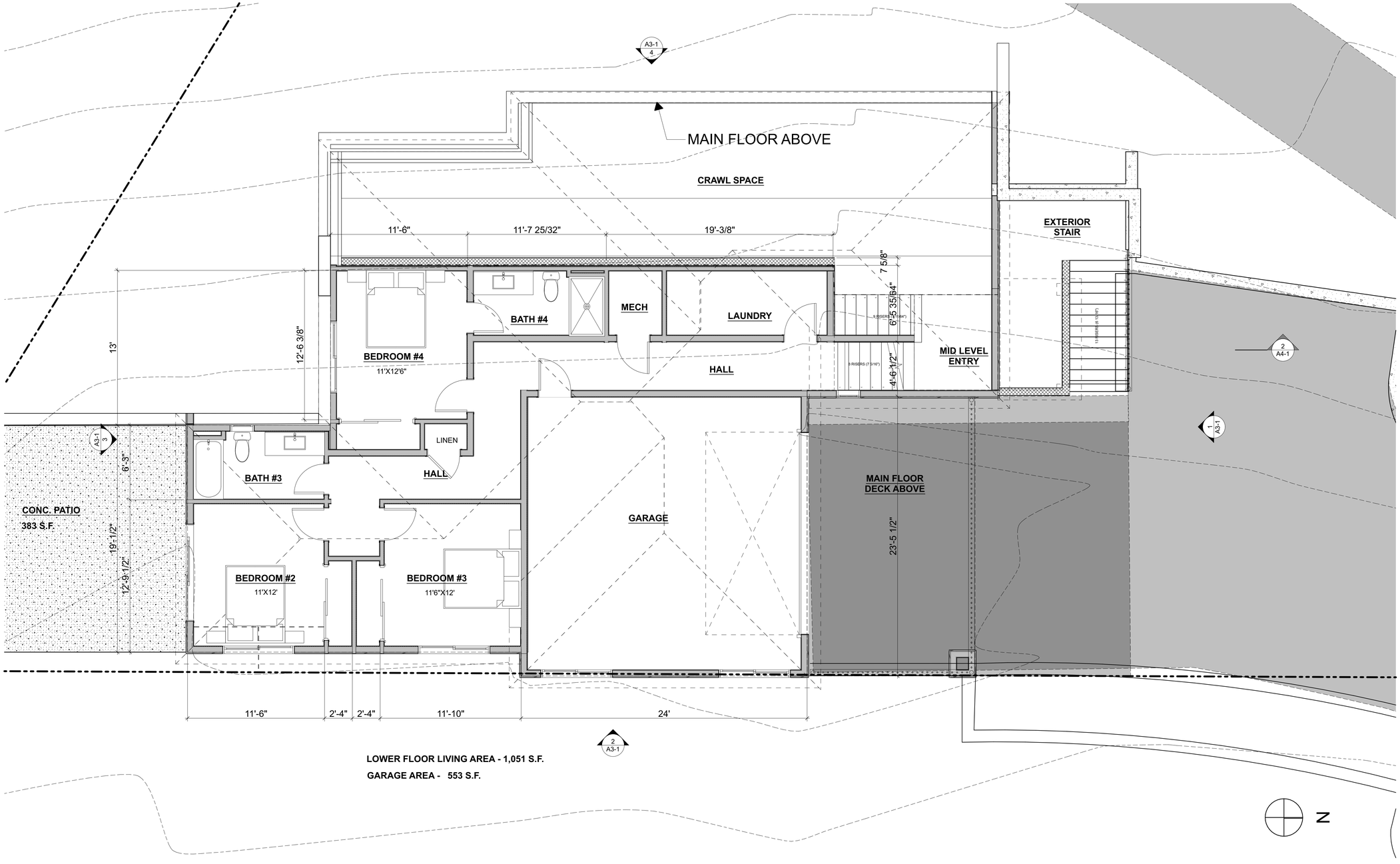

LOWER FLOOR LIVING AREA - 1,051 S.F.

GARAGE AREA - 553 S.F.

1
A2-1
LOWER FLOOR - PROPOSED

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

0 2 4 8

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GREEN VALLEY RESIDENCE

1921 GREEN VALLEY
ROAD ALAMO CA 94507
APN - 268-020-002

LICENSED ARCHITECT
DOUGLAS A. MCQUILLAN
C-22773
08-18-21
RENEWAL DATE
STATE OF CALIFORNIA

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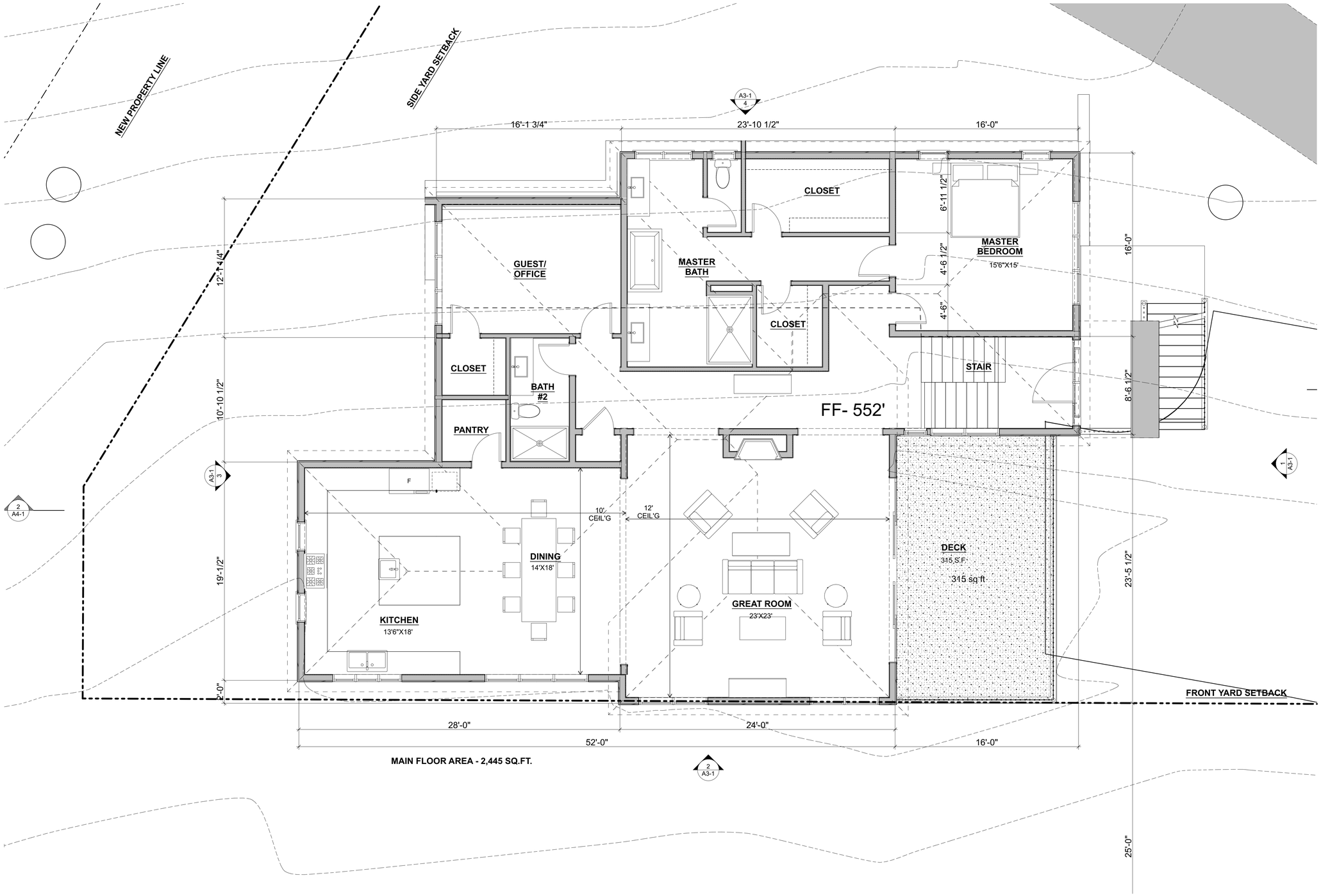

MAIN FLOOR AREA - 2,445 SQ.FT.

2 A2-2 MAIN FLOOR - PROPOSED

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

0 2 4 8

N

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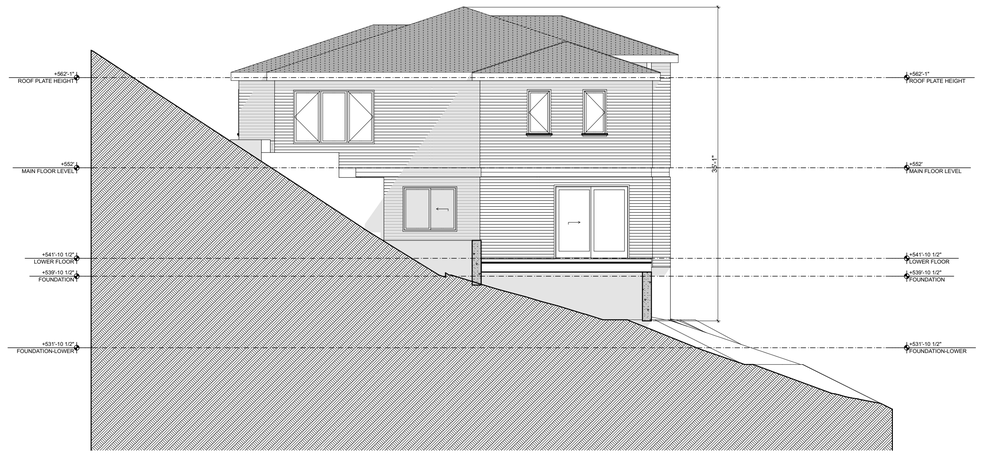
2 A3-1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

1 A3-1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

4 A3-1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 A3-1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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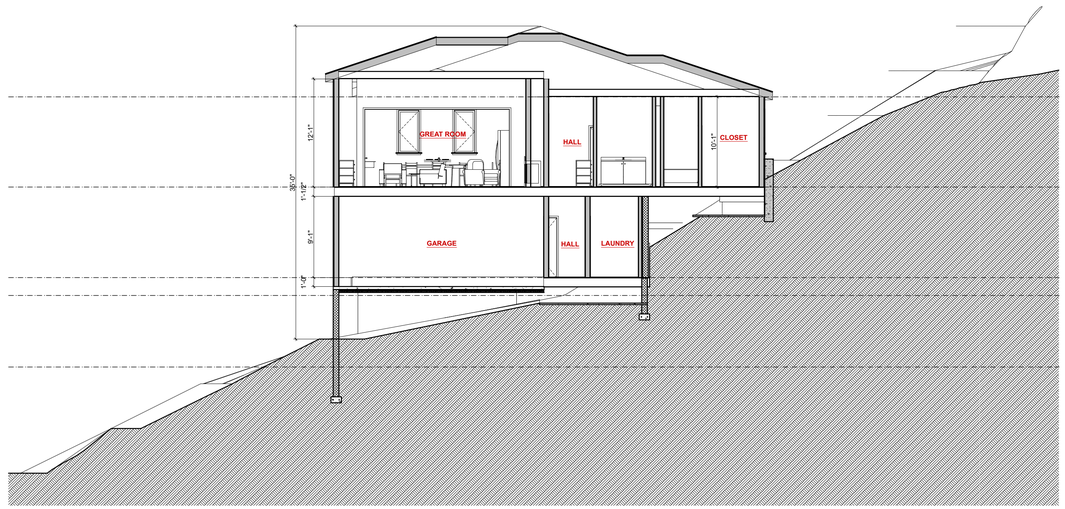
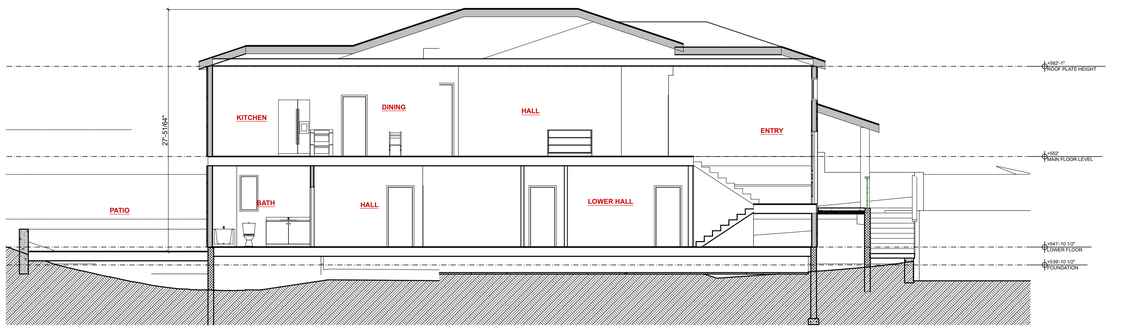


1 A4-1 SECTION

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

0 4 8 16



2 A4-1 SECTION

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

0 4 8 16

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