



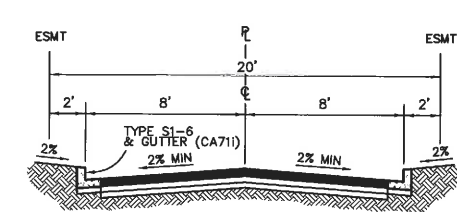
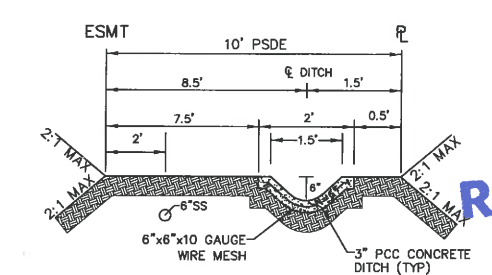
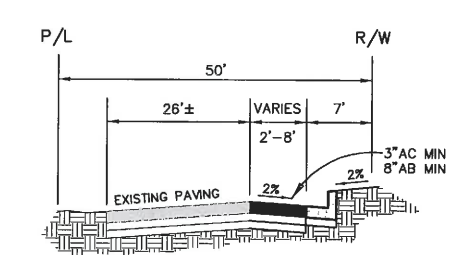
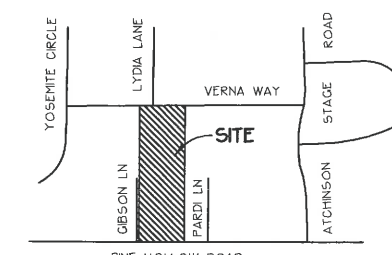
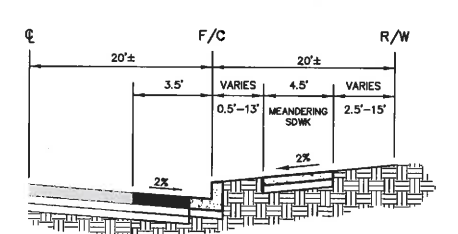
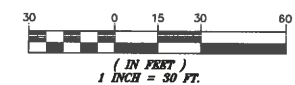
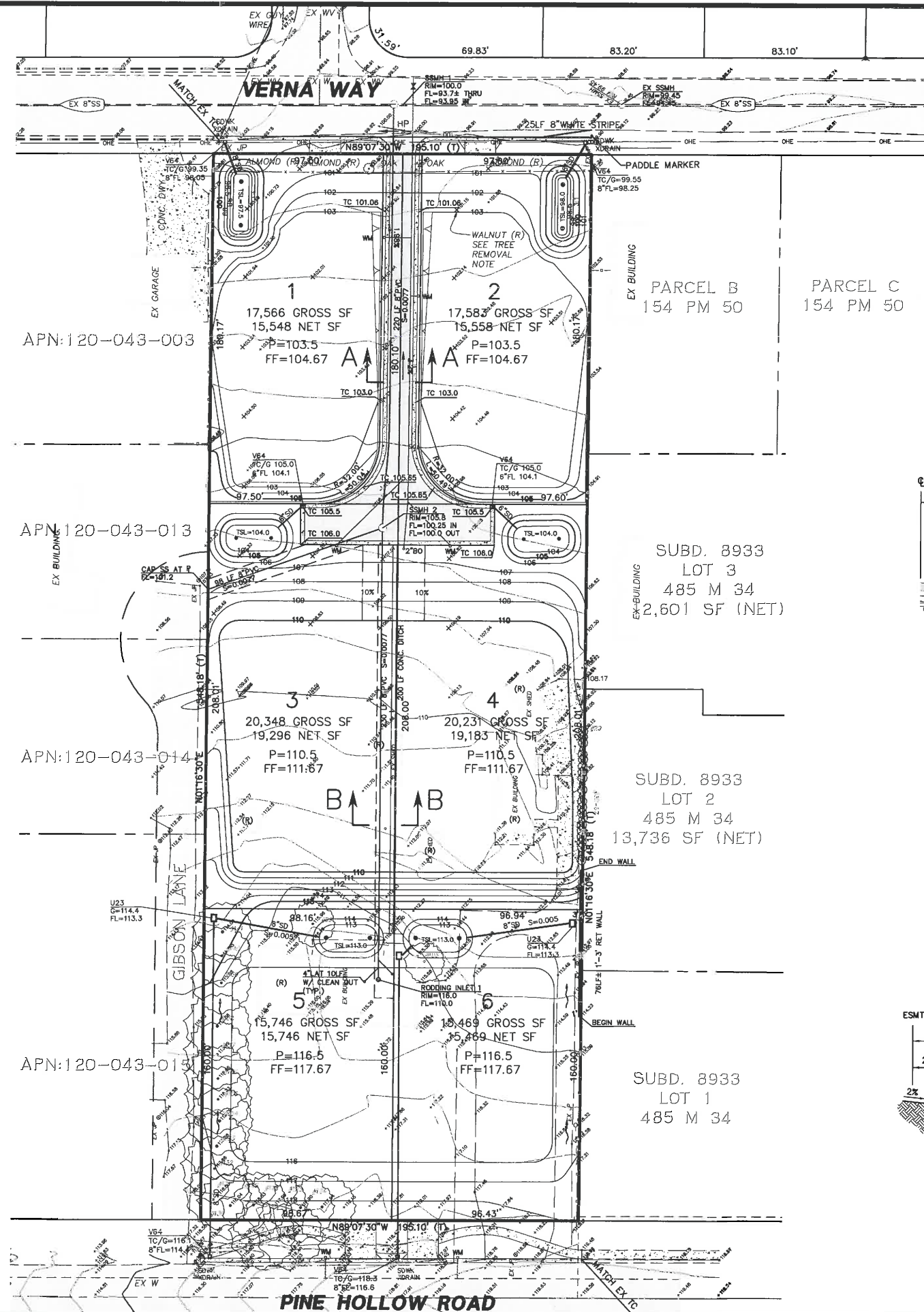
# PRELIMINARY GRADING, DRAINAGE, & UTILITY PLAN

## "VERNA WAY"

FURTHER DIVISION OF PARCEL 2 LLR-02-13

CITY OF CLAYTON

CONTRA COSTA COUNTY, CALIFORNIA  
SCALE: 1"=30'  
DECEMBER, 2015  
ISAKSON & ASSOCIATES, CIVIL ENGINEERING & LAND SURVEYING  
2255 YGNACIO VALLEY ROAD - WALNUT CREEK, CALIFORNIA



- LEGEND:**
- LOT LINE
  - BOUNDARY LINE
  - EX. SS & SSMH
  - EX. ROW
  - EX. WATER
  - EASEMENT
  - PAD ELEVATION
  - SLOPE
  - EX. TREE
  - EXISTING PAVING
  - NEW AC PAVING
  - (R) TO BE REMOVED

**RECEIVED**  
JUL 18 2016  
CITY OF CLAYTON  
COMMUNITY DEVELOPMENT DEPT

SUBDIVISION NO.: 9419 VERNA WAY

**TENTATIVE MAP**  
PRELIMINARY GRADING, DRAINAGE, & UTILITY PLAN  
CITY OF CLAYTON CONTRA COSTA COUNTY CALIFORNIA

**Isakson & Assoc. Inc.**  
civil engineering & land surveying  
2255 Ygnacio Valley Road, Suite C, Walnut Creek, CA 94598 Phone: (925) 937-9333

DATE: 12-16-15 DESIGNED BY: DOI DRAWN BY: RF CHECKED BY: DOI JOB NO. 201519 SHEET 2 OF 3

# TOPOGRAPHIC SURVEY, DEMOLITION, & TREE PRESERVATION PLAN

## "VERNA WAY"

FURTHER DIVISION OF PARCEL 2 LLR-02-13

CONTRA COSTA COUNTY, CALIFORNIA  
SCALE: 1"=30'  
ISAKSON & ASSOCIATES, CIVIL ENGINEERING & LAND SURVEYING  
2255 YGNACIO VALLEY ROAD - WALNUT CREEK, CALIFORNIA

RECEIVED



JUL 18 2016

### GENERAL NOTES:






CITY OF CLAYTON  
COMMUNITY DEVELOPMENT DEPT

- DEMOLITION PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION. A COPY OF THE DEMOLITION PERMIT IS REQUIRED TO BE ON SITE AT ALL TIMES.
- NOISE-PRODUCING CONSTRUCTION ACTIVITY (INCLUDING PLAYING OF RADIO OR MUSIC) AND GRADING OPERATION SHALL BE LIMITED TO WEEKDAYS (MONDAY THROUGH FRIDAY) EXCEPT CITY HOLIDAYS AND FROM THE HOURS OF 7:00AM TO 5:00PM, SATURDAY AND SUNDAY; NONE, AND SHALL BE PROHIBITED ON STATE AND FEDERAL HOLIDAYS. ALL EQUIPMENT SHALL BE ADEQUATELY MUFFLED AND MAINTAINED. NO CHANGES SHALL BE ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY. ALL REQUESTS FOR CHANGES MUST BE MADE A MINIMUM OF 72 HOURS PRIOR TO THE REQUEST FOR CHANGE.
- THE CONSTRUCTION CONTRACTOR AGREES, THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND DEFEND, INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL AND CITY HARMLESS FROM ANY AND ALL LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
- THE CONTRACTOR SHALL PROVIDE EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE, AND FIRE DEPARTMENTS AT THE JOB SITE.
- THE CONTRACTOR SHALL CONTROL DUST BY WATERING EXPOSED SURFACES AS NEEDED. INCREASED WATERING SHALL BE REQUIRED WHEN WIND SPEEDS EXCEED 10 MPH.
- THE PROJECT APPLICANT SHALL SWEEP STREETS DAILY, OR AS NECESSARY, WITH WATER SWEEPERS IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY CONSTRUCTION DRIVES TO PREVENT THE TRACKING OF SOIL, DUST, MUD, OR CONSTRUCTION DEBRIS ON PUBLIC STREETS.
- MUD TRACKED ONTO STREETS OR ADJACENT PROPERTIES SHALL BE REMOVED IMMEDIATELY. STREET SHALL BE SWEEPED WITH A POWER SWEEPER (NOT PRESSURE WASHED) AS DIRECTED BY THE CITY.

### TO BE REMOVED:


-  REMOVE EXISTING STRUCTURE
-  REMOVE EXISTING CONCRETE

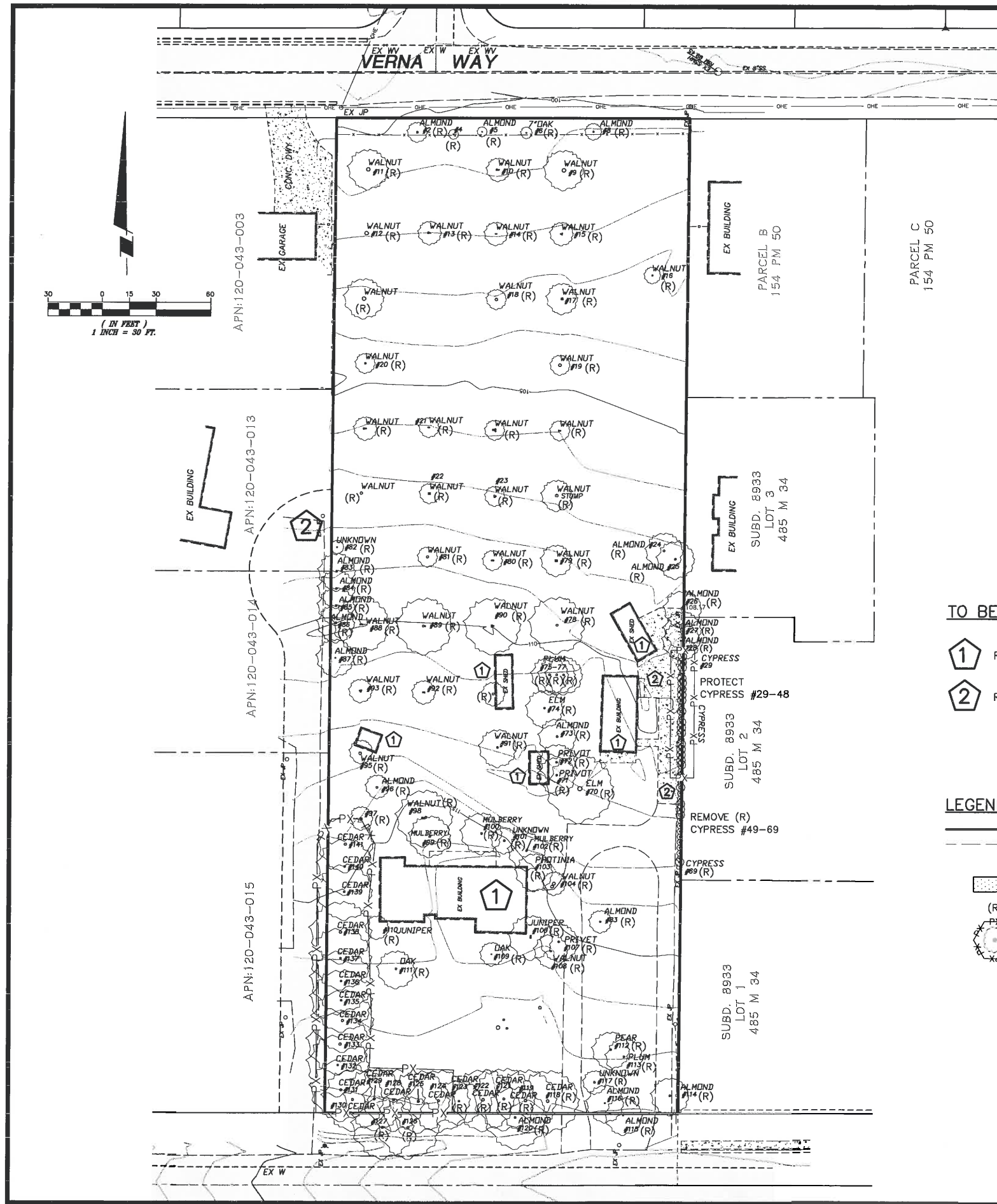
### LEGEND:

-  PROJECT BOUNDARY
-  PROPERTY LINES
-  EXISTING PAVEMENT
-  REMOVE
-  TREE PROTECTION ZONE FENCING

### RECOMMENDATIONS FOR TREE PROTECTION DURING CONSTRUCTION:

- FENCE TREES TO ENCLOSE THE TREE PROTECTION ZONE (LEAVING SPACE FOR PEDESTRIAN ENTRANCE) PRIOR TO DEMOLITION, GRUBBING OR GRADING. FENCE SHALL BE 5' MINIMUM CONSTRUCTION FENCE. FENCES ARE TO REMAIN UNTIL ALL GRADING AND CONSTRUCTION IS COMPLETED.
- NO GRADING, CONSTRUCTION, DEMOLITION OR OTHER WORK SHALL OCCUR WITHIN THE TREE PROTECTION ZONE.
- NO GRADING SHALL OCCUR WITHIN THE DRIPLINE OF ANY TREE SHOWN TO BE PROTECTED.
- IF INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION IT SHOULD BE EVALUATED AS SOON AS POSSIBLE BY A CONSULTING ARBORIST SO THAT APPROPRIATE TREATMENTS CAN BE APPLIED.
- NO EXCESS SOIL, CHEMICALS, DEBRIS, EQUIPMENT OR OTHER MATERIALS SHALL BE DUMPED OR STORED WITHIN THE TREE PROTECTION ZONE.
- ANY ADDITIONAL TREE PRUNING NEEDED FOR CLEARANCE DURING CONSTRUCTION MUST BE PERFORMED BY A CERTIFIED ARBORIST AND NOT BY CONSTRUCTION PERSONNEL.
- AS TREES WITHDRAW WATER FROM THE SOIL, EXPANSIVE SOILS MAY SHRINK WITHIN THE ROOT AREA. THEREFORE, FOUNDATIONS, FOOTINGS AND PAVEMENTS ON EXPANSIVE SOILS NEAR TREES SHOULD BE DESIGNED TO WITHSTAND DIFFERENTIAL PLACEMENT.

DATE	APPROVED		SUBDIVISION NO.: 9419	VERNA WAY		
			<b>TENTATIVE MAP</b>			
DATE: 03-28-16		DESIGNED DOI	DRAWN RF	CHECKED DOI	JOB NO. 201519	SHEET 3 OF 3
		<b>Isakson &amp; Assoc. Inc.</b>		civil land engineering surveying		
		2255 Ygnacio Valley Road, Suite C, Walnut Creek, CA 94598		Phone: (925) 937-9333		

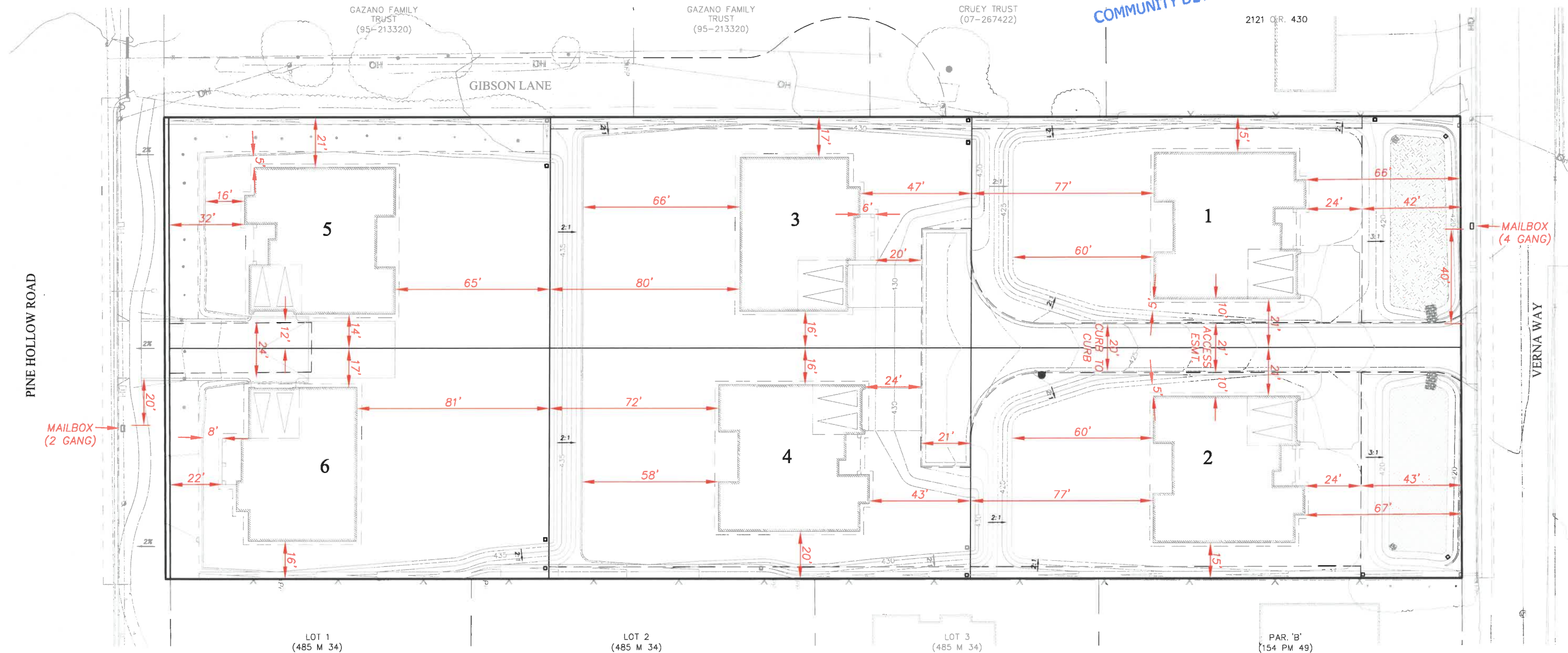
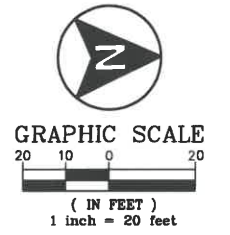


**SITE PLAN EXHIBIT**  
**SUBDIVISION 9419**  
 CITY OF CLAYTON  
 COUNTY OF CONTRA COSTA  
 STATE OF CALIFORNIA

**RECEIVED**

JUN 7 2017

CITY OF CLAYTON  
 COMMUNITY DEVELOPMENT DEPT



**CITY OF CLAYTON**  
 ENGINEERING DEPARTMENT  
 1470 Civic Center, Suite 320  
 Concord, CA 94520  
 Ph: (925) 363-7433 • FAX: (925) 825-5294  
 www.ci.clayton.ca.us

**APEX**  
 CIVIL ENGINEERING & LAND SURVEYING  
 817 Arnold Drive, Ste. 50  
 Martinez, CA 94553  
 Ph: (925) 476-8499  
 www.apexce.net

NO.	REVISIONS	NO	BY	DATE

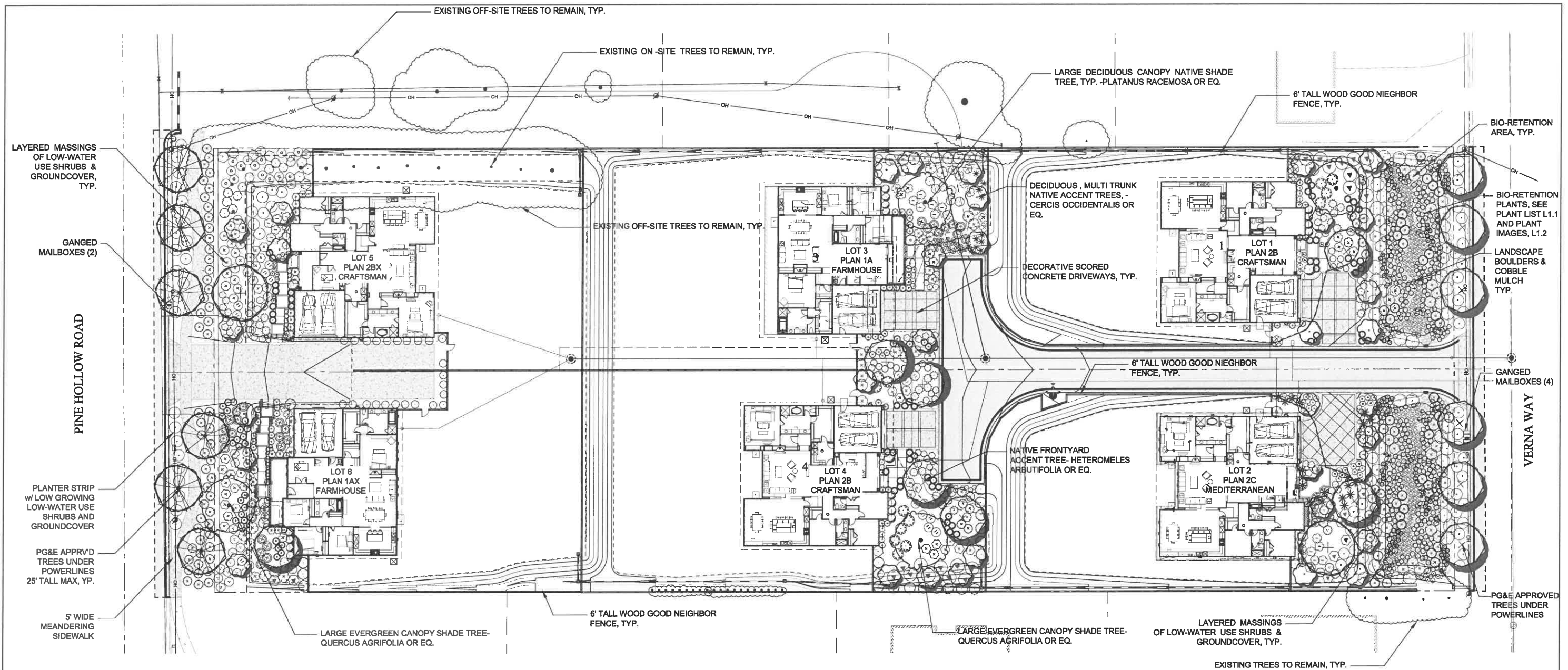


DESIGN: JV  
 DRAWN: JV  
 CHECKED: BL  
 PROJECT #: 17002

**SITE PLAN EXHIBIT**

VERNA WAY      SUB # 9419      CLAYTON, CA

SHEET  
 1 OF 1  
 DATE  
 06-01-2017



**PLANTING & WATER EFFICIENCY DESIGN INTENT STATEMENT**

1. THE PLANTING DESIGN INCORPORATES PRINCIPLES INCLUDED IN THE "BAY FRIENDLY LANDSCAPE GUIDELINES".
2. THE PLANTING DESIGN DOES NOT INCLUDE TURF/LAWN AREAS AND UTILIZES PRIMARILY (80%) LOW WATER USE & NATIVE PLANT SPECIES. PLANTS ARE GROUPED BY HYDROZONE, EXPOSURE & LOCAL CLIMATIC CONDITIONS. THE PLANTING DESIGN ALLOWS FOR THE PLANTS TO REACH THEIR NATURAL, FULL-GROWN SIZE AND ELIMINATES THE NEED FOR EXCESSIVE PRUNING OR HEDGING.
3. THE PLANTING AND IRRIGATION DESIGN WILL USE LESS WATER THAN ITS MAXIMUM APPLIED WATER ALLOWANCE (MAWA), RESULTING IS A WATER CONSERVING LANDSCAPE DESIGN THAT COMPLIES ALL THE CITY, STATE AND WATER AGENCY REGULATIONS.
4. ALL TREES BEING PLANTED WILL BE NATIVE CALIFORNIA SPECIES. ALL TREES WILL BE MINIMUM 24" BOX SIZE AND WILL BE SITED ACCORDINGLY AS TO PROVIDE PROVIDE A VARIATION CHARACTER. TREE LOCATION AND ORIENTATION HAVE BEEN DESIGNED FOR MAXIMUM AESTHETIC EFFECT AND PASSIVE SOLAR BENEFITS.
5. VEGETATED BIORETENTION TREATMENT AREAS WILL BE PLANTED WITH WATER CONSERVING GRASS SPECIES, SHRUBS AND TREES THAT ARE ADAPTED TO BIO-SWALE CONDITIONS.
6. THE PLANTS HAVE BEEN SELECTED UTILIZING THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE PLANT LIST, WUCOLS IV. NO PLANTS ARE USED THAT ARE CONSIDERED INVASIVE IN THE THE REGION AS LISTED BY THE CAL-IPC.
7. SEE CIVIL ENGINEER PLANS FOR ADDITIONAL INFORMATION ON STORMWATER/C-3 TREATMENT MEASURES.

**IRRIGATION DESIGN INTENT STATEMENT**

THE IRRIGATION WILL BE DESIGNED FOR MAXIMUM EFFICIENCY AND WATER CONSERVATION:

1. SMART WEATHER (E.T.) BASED IRRIGATION CONTROLLERS WITH AUTOMATIC DAILY WATERING SCHEDULE ADJUSTMENTS BASED UPON LOCAL CLIMATIC CONDITIONS AT THE PROJECT SITE.
2. RAIN SHUTOFF DEVICES.
3. LOW VOLUME DRIP EMITTERS AT TREE, SHRUB AND GROUND COVER PLANTING AREAS.
4. FLOW REDUCERS & FLOW SENSORS WITH AUTOMATIC IRRIGATION MAIN LINE WATER SHUT OFF IN THE EVENT OF A LINE BREAK.
5. TREES AND SHRUB/GROUND COVER AREAS ARE ON SEPARATE HYDROZONE VALVE CIRCUITS. BIO-TREATMENT AREAS ARE ALSO ON SEPARATE HYDROZONE VALVE CIRCUITS.
6. HYDROZONE VALVE CIRCUITS WITH DIFFERING WATER USE REQUIREMENTS (LOW, MEDIUM, HIGH) ARE ON SEPARATE VALVE CIRCUITS.
7. IRRIGATION SYSTEM COMPLIES WITH THE 2010 CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (WELO), INCLUDING THE 2015 DROUGHT EMERGENCY REGULATIONS CHANGES.



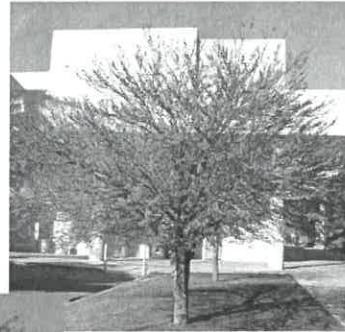
PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT				
	CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	HEM HYB	HEMEROCALLIS HYBRID	FLOWERING DAYLILY	1 GAL
	HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	24"BOX	HEU BEL	HEUCHERA ELEGANS 'BELLA BLANCA'	ALUM ROOT	1 GAL
	PLA RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24"BOX	LAN BUS	LANTANA CAMARA 'DWARF YELLOW'	YELLOW BUSH LANTANA	1 GAL
	QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	24"BOX	LAV ASS	LAVATERA ASSURGENTIFLORA	MALLOW	5 GAL
					LAV THU	LAVATERA THURINGIACA	TREE MALLOW	5 GAL
BIOFILTRATION	CODE	BOTANICAL NAME	COMMON NAME	CONT				
	DES TAR	DESCHAMPSIA CESPITOSA 'TARDIFLORA'	TUFTED HAIR GRASS	1 GAL	LOR CHI	LOROPETALUM CHINENSE	GREEN FINGE FLOWER	5 GAL
	FES PHI	FESTUCA CALIFORNICA 'PHIL'S SILVER'	CALIFORNIA FESCUE	1 GAL	MIM AUR	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	5 GAL
	JUN PAT	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	MIS PU2	MISCANTHUS SINENSIS 'PURPURESCENS'	FLAME GRASS	1 GAL
	MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	NAN COM	NANDINA DOMESTICA 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GAL
	MYR CAL	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5 GAL	NER PET	NERIUM OLEANDER 'PETITE PINK'	PETITE PINK OLEANDER	5 GAL
	ROS EL9	ROSA CALIFORNICA 'ELSIE'	CALIFORNIA WILD ROSE	5 GAL	PEN RU4	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	5 GAL
					PEN WH2	PENNISETUM SETACEUM 'WHITE'	WHITE FOUNTAIN GRASS	5 GAL
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT				
	ABE PRO	ABELIA GRANDIFLORA 'PROSTRATA'	PROSTRATE GLOSSY ABELIA	1 GAL	PHO DAZ	PHORMIUM TENAX 'DAZZLER'	NEW ZEALAND FLAX	5 GAL
	ANI FLA	ANIGOZANTHOS FLAVIDUS	KANGAROO PAW	1 GAL	PHO WAV	PHORMIUM TENAX 'YELLOW WAVE'	NEW ZEALAND FLAX	5 GAL
	BAC TWI	BACCHARIS PILULARIS 'TWIN PEAKS #2'	TWIN PEAKS COYOTE BRUSH	5 GAL	PIT WHE	PITOSPORUM TOBIRA 'WHEELERS DWARF'	WHEELER'S DWARF MOCK ORANGE	5 GAL
	BER AUR	BERBERIS THUNBERGII 'AUREA'	JAPANESE BARBERRY	5 GAL	PRU BRI	PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' TM	BRIGHT 'N TIGHT CAROLINA LAUREL	15 GAL
	CAL LIT	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	1 GAL	RIB SPE	RIBES SPECIOSUM	FUCHSIA FLOWERING GOOSEBERRY	5 GAL
	CAR BOX	CARISSA MACROCARPA 'BOXWOOD BEAUTY'	BEAUTY NATAL PLUM	1 GAL	ROS CAL	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL
	CAR ELI	CARPENTERIA CALIFORNICA 'ELIZABETH' (STANDARD)	BUSH ANEMONE STANDARD	15 GAL STD.	ROS RED	ROSA FLOWER CARPET RED	FLOWER CARPET ROSE	2 GAL
	CEA ANC	CEANOTHUS GLORIOSUS 'ANCHOR BAY'	ANCHOR BAY LILAC	5 GAL	ROS RUG	ROSA RUGOSA	RUGOSA ROSE	5 GAL
	CIS LAD	CISTUS LADANIFER	CRIMSON-SPOT ROCKROSE	5 GAL	ROS FLC	ROSA X 'FLOWER CARPET APPLEBLOSSOM' TM	ROSE	2 GAL
	CIS SKA	CISTUS SKANBERGII	CORAL ROCKROSE	5 GAL	SOL RAN	SOLANUM RANTONNETII (STANDARD)	PARAGUAY NIGHTSHADE STANDARD	15 GAL STD.
	COR DU2	CORREA HYBRID 'DUSKY BELLS'	AUSTALIAN FUCHSIA	5 GAL	TAG LEM	TAGETES LEMMONII	COPPER CANYON DAISY	1 GAL
	COT MIC	COTONEASTER MICROPHYLLUS	ROCKSPRAY COTONEASTER	5 GAL				
	DIE BI2	DIETES BICOLOR	FORTNIGHT LILY	5 GAL				
	DOD HOP	DODONAEA VISCOSA	HOPSEED BUSH	5 GAL				
	DOD PUR	DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	5 GAL				
	ERI WAY	ERIGERON GLAUCUS 'WAYNE RODERICK'	SEASIDE DAISY	1 GAL				
	ERI KAR	ERIGERON KARVINSKIANUS	FLEABANE	1 GAL				
	ERY BOW	ERYSIMUM 'BOWLES MAUVE'	WALLFLOWER	5 GAL				
	ERY APR	ERYSIMUM X 'APRICOT TWIST'	APRICOT TWIST WALLFLOWER	5 GAL				
	ESC COM	ESCALLONIA COMPACTA	DWARF ESCALLONIA	5 GAL				
	EUP RED	EUPHORBIA X MARTINII 'RED MARTIN'	EUPHORBIA	5 GAL				
	FES GLA	FESTUCA GLAUCA	BLUE SHEEP FESCUE	1 GAL				
	GRE NOE	GREVILLEA HYBRID 'NOELLII'	GREVILLEA	5 GAL				
	HEB COE	HEBE 'COED'	HEBE	5 GAL				

TREE IMAGERY

SHRUB & GROUND COVER IMAGERY

BIORETENTION IMAGERY



CERCIS OCCIDENTALIS



QUERCUS AGRIFOLIA

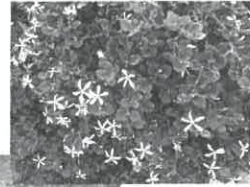


PLATANUS RACEMOSA



HETEROMELES ARBUTIFOLIA

CARRISSA MACROCARPA



DODONAEA VISCOSA



ABELIA GRANDIFLORA PROSTRATA

ERYSIUM 'BOWLES MAUVE'



PRUNUS CAROLINIANA 'BRIGHT-N-TIGHT'

BACCHARIS PILULARIS 'TWIN PEAKS'



CALLSTEMON CITRINUS 'LITTLE JOHN'

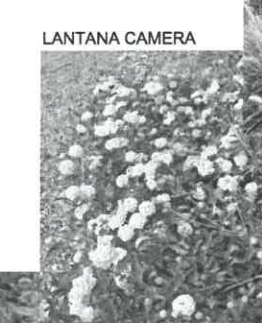
FESTUCA GLAUCA



PENNISETUM SETACEUM



HEBE X 'COED'



LANTANA CAMERA

BERBERIS THUNBERGII



GREVILLEA HYBRID 'NOELLII'



LOROPETALUM CHINENSE



PHORMIUM TENAX



CISTUS LADANIFER



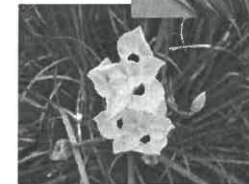
LAVATERA THURINGLACA



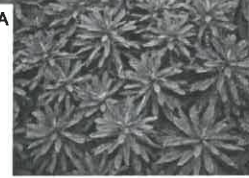
LAVATERA ASSURGENTIFOLIA



DIETES BICOLOR



EUPHORBIA X MARTINII 'RED MARTIN'



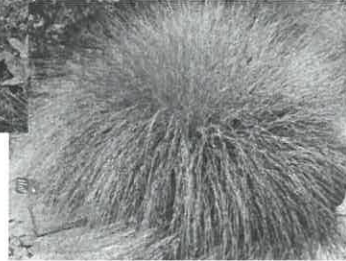
ESCALLONIA COMPACTA



DESCHAMPSIA CESPITOSA



FESTUCA CALIFORNICA



MULENBERGIA RIGENS



JUNCUS PATENS



BIO-RETENTION BASIN



BIO-RETENTION BASIN



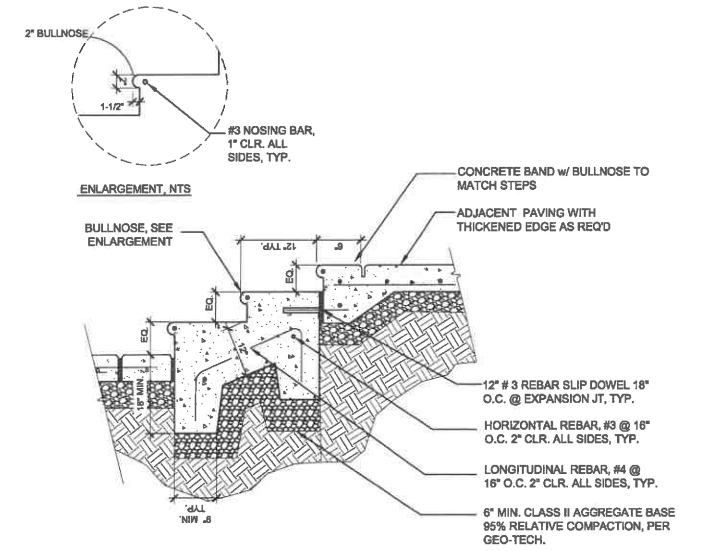
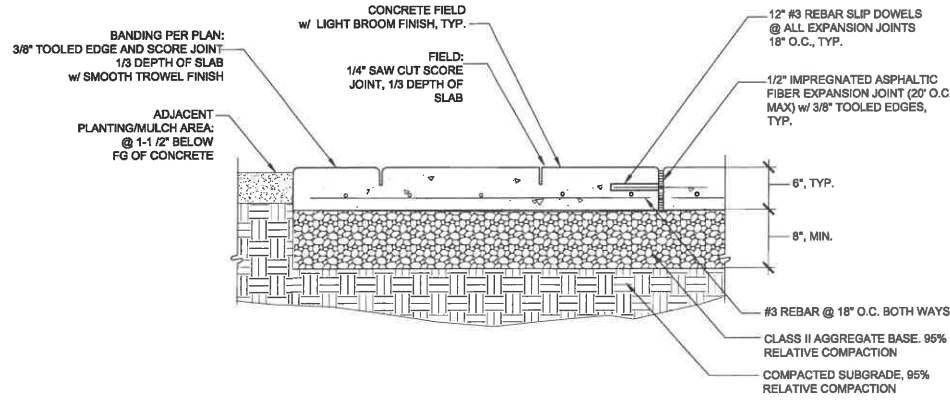
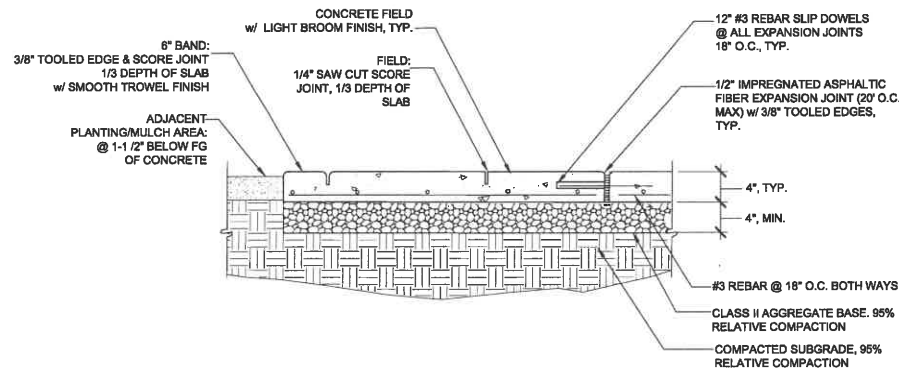
BIO-RETENTION BASIN



MYRICA CALIFORNICA



ROSA CALIFORNICA



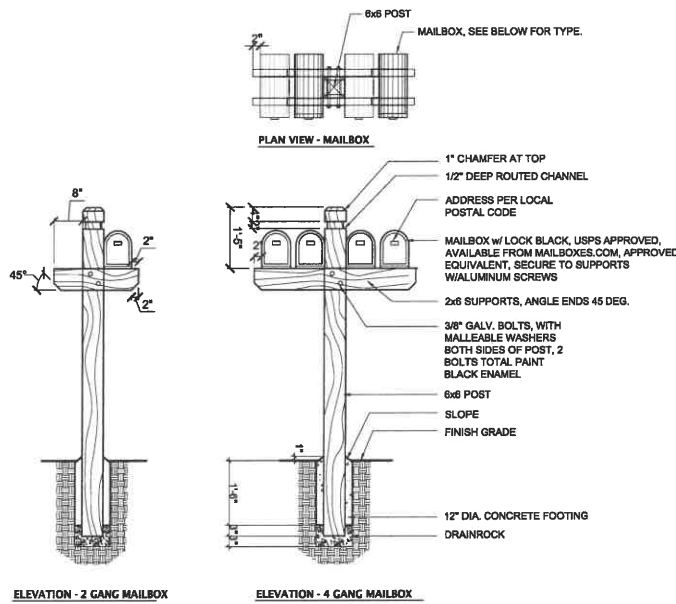
**A CONCRETE PAVING - WALKWAYS**  
1'-1'-0"

**B CONCRETE PAVING - DRIVEWAYS**  
1'-1'-0"

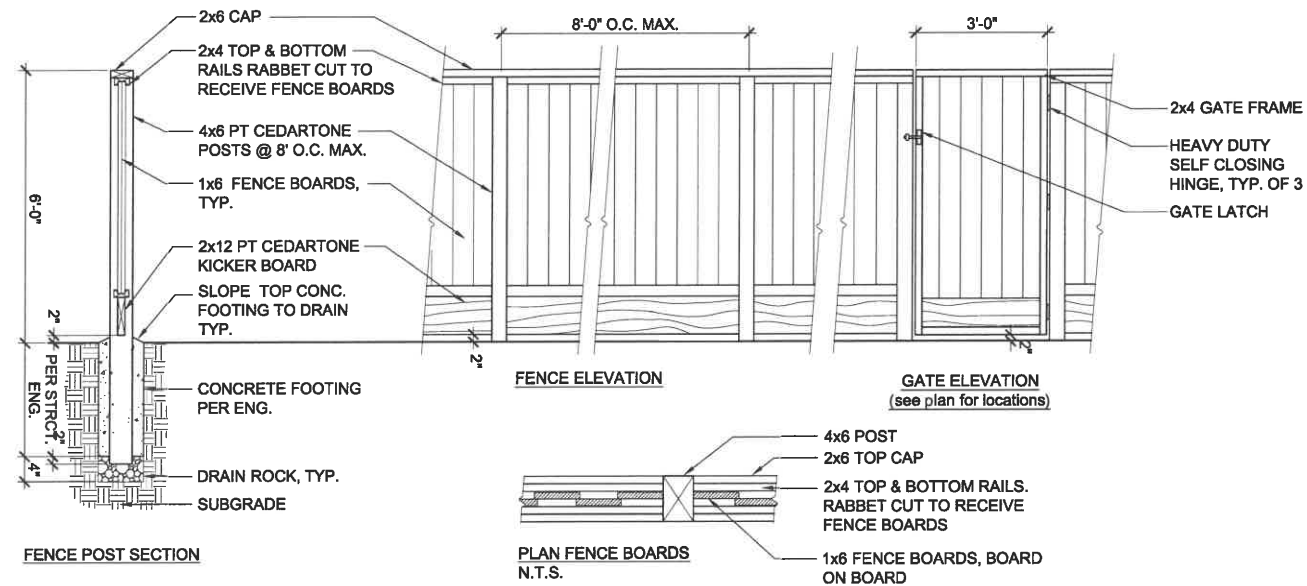
**C CONCRETE STEPS**  
3/4'-1'-0"

NOTES:

1. FIELD VERIFY LOCATIONS DO NOT CONFLICT WITH UTILITIES; ADJUST LOCATIONS AS NECESSARY.
2. ALL POSTS AND SUPPORTS TO BE CONSTRUCTED OF WESTERN RED CEDAR, CONSTRUCTION GRADE WITH C SELECT (MIN.) GRADE TRIM, OR EQUIVALENT
3. PAINT ALL EXPOSED WOOD WITH TWO COATS OF CLEAR PENOFIN SEALER.
4. ALL NAILS AND METAL FASTENERS SHALL BE HOT DIP GALVANIZED.

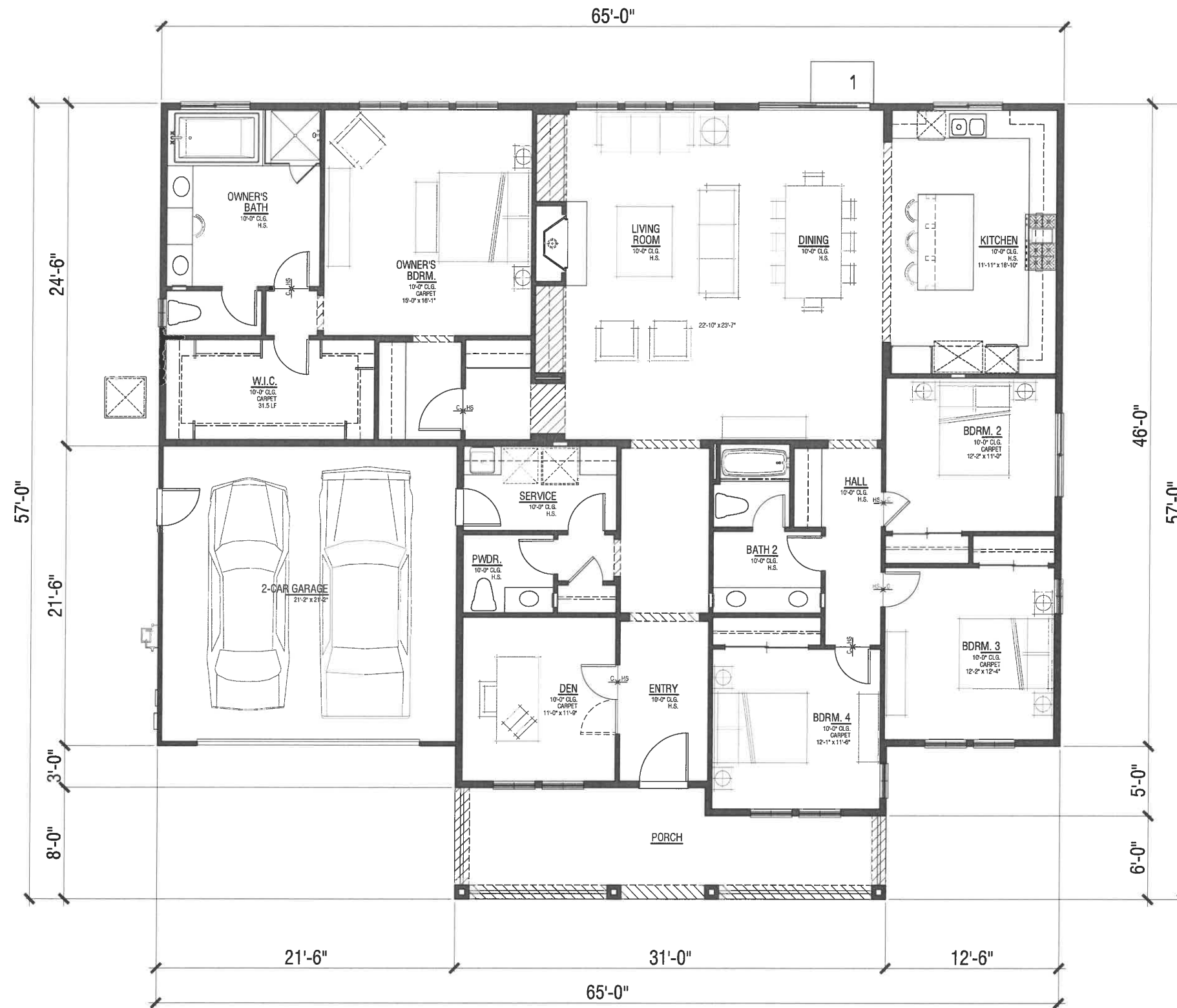


**D GANGED MAILBOXES**  
1/2'-1'-0"



**E GANGED MAILBOXES**  
1/2'-1'-0"





Project Summary	
Lot 1	Plan 2B(R)
Lot 2	Plan 2C
Lot 3	Plan 1A
Lot 4	Plan 2B
Lot 5	Plan 2BX
Lot 6	Plan 1AX

A = FARMHOUSE  
 B = CRAFTSMAN  
 C = MEDITERRANEAN  
 R = REVERSE  
 X = SIDE ENTRY GARAGE

**Plan 1A**  
 Floor Plan-Farmhouse  
 Lot 3  
 4 Bedroom | 2.5 Bath | Den  
 2-Car Garage  
 2,648 SF  
 Garage: 461 SF  
 Front Porch: 222 SF  
 Total Coverage: 3,331 SF

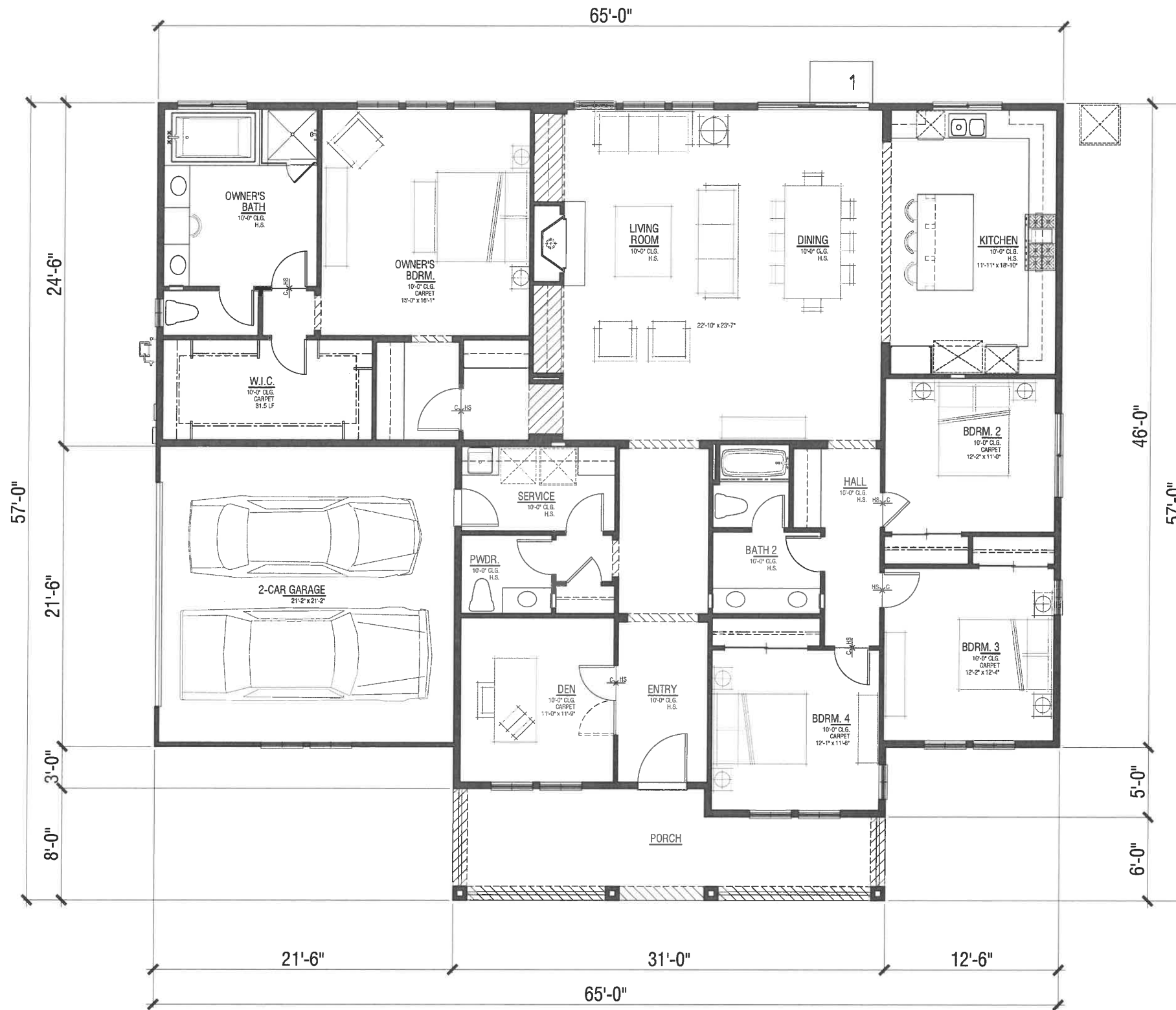
**VERNA WAY - SUBDIVISION 9419**  
 CLAYTON, CALIFORNIA  
 CASTLE COMPANIES



**WH**  
 WILLIAM HEZMALHALCH  
 ARCHITECTS INC.  
 5000 EXECUTIVE PARKWAY SUITE 375 SAN RAMON CA 94583-4210  
 925 463 1700 fax 949 250 1529  
 2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543  
 949 250 0607 www.wharchitects.com fax 949 250 1529

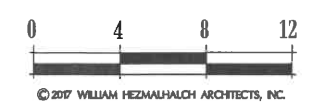
April 14, 2017
<b>1.1</b>
2017041

2017041 - VERNA WAY-SUBDIVISION 9419 - CLAYTON, CA - CASTLE COMPANIES



**Plan 1AX**  
 Floor Plan-Farmhouse  
 Lot 6  
 4 Bedroom | 2.5 Bath | Den  
 2-Car Garage - Side Entry  
 2,648 SF  
 Garage: 461 SF  
 Front Porch: 222 SF  
 Total Coverage: 3,331 SF

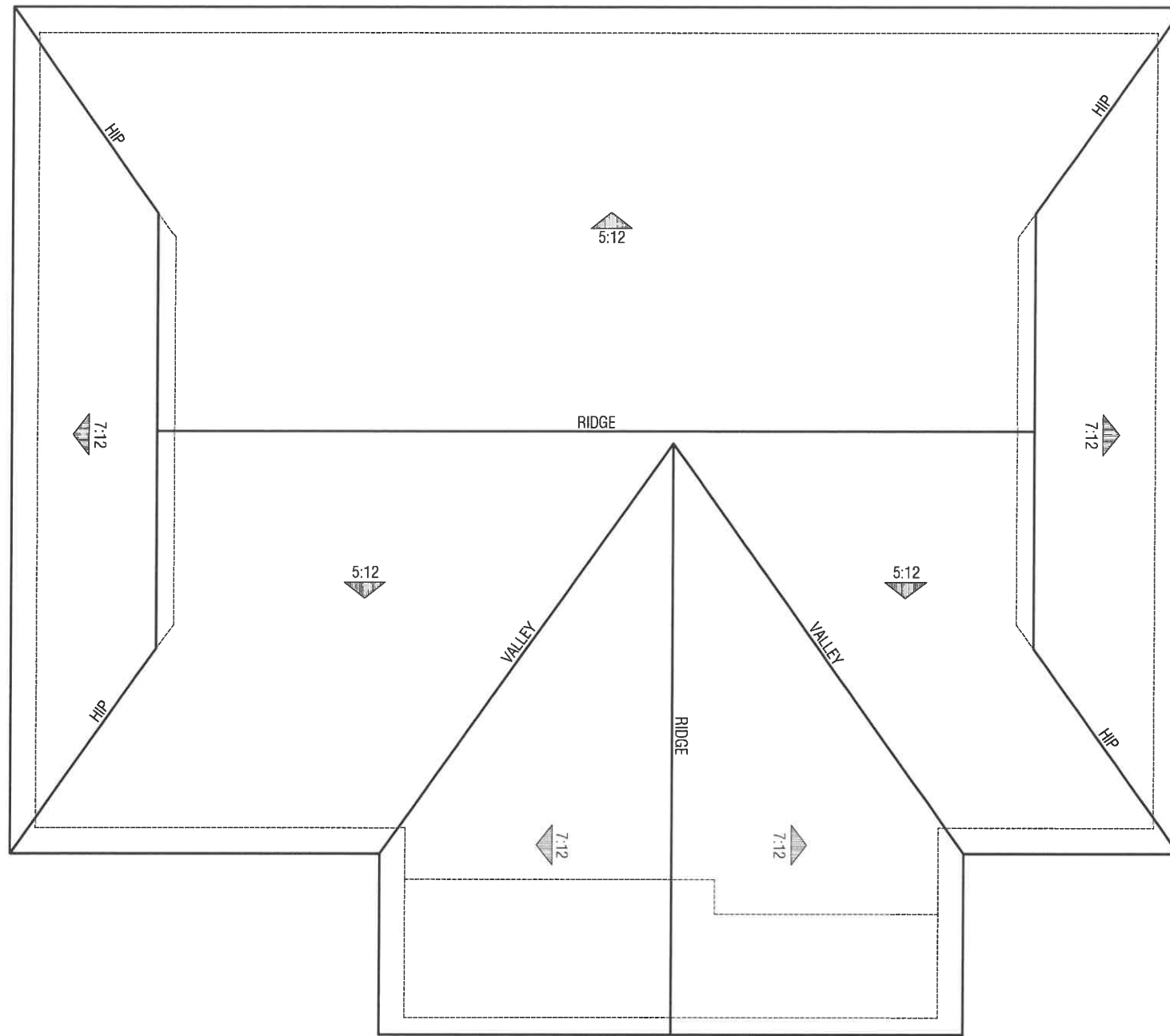
**VERNA WAY - SUBDIVISION 9419**  
 CLAYTON, CALIFORNIA  
 CASTLE COMPANIES



**WH**  
 WILLIAM HEZMALHALCH  
 ARCHITECTS INC.  
 5000 EXECUTIVE PARKWAY SUITE 375 SAN RAMON CA 94583-4210  
 925 465 1700 fax 949 250 1529  
 2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543  
 949 250 0607 www.wharchitects.com fax 949 250 1529

April 14, 2017
<b>1.2</b>
2017041

2017041- VERNA WAY-SUBDIVISION 9419 - CLAYTON, CA - CASTLE COMPANIES



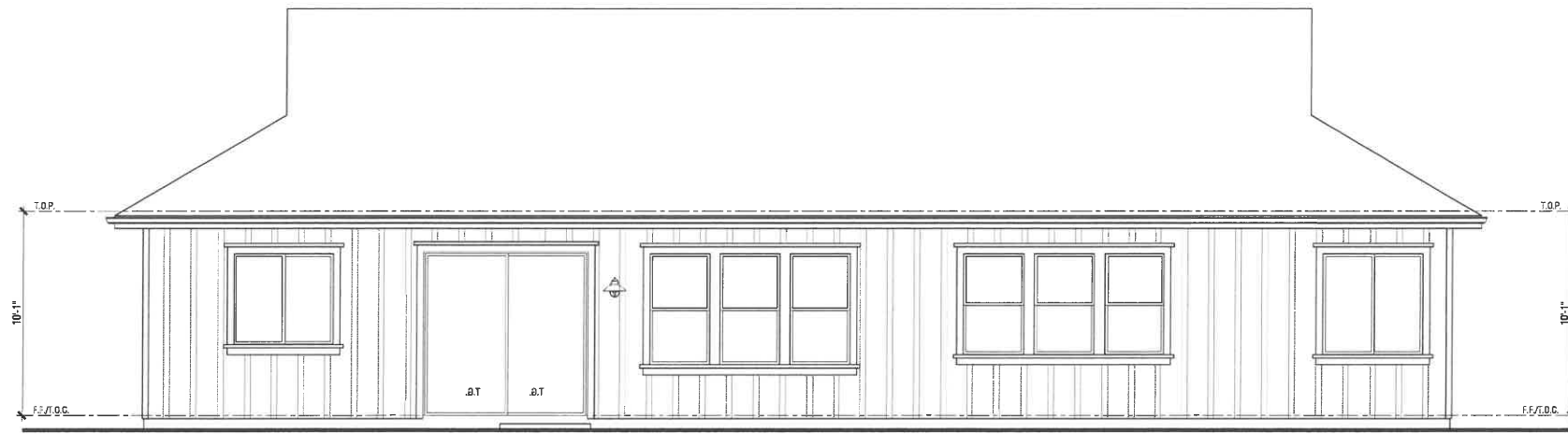
**Plan 1A**  
Roof Plan-Farmhouse

**VERNA WAY - SUBDIVISION 9419**  
CLAYTON, CALIFORNIA  
**CASTLE COMPANIES**



**WH**  
WILLIAM HEZMALHALCH  
ARCHITECTS INC.  
5000 EXECUTIVE PARKWAY SUITE 375 SAN RAMON CA 94583-4210  
925 463 1700 fax 949 250 1529  
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543  
949 250 0607 www.wharchitects.com fax 949 250 1529

April 14, 2017
<b>1.3</b>
2017041



REAR

**Materials List**

- Composition shingle roofing
- Fiber cement board and 1x4 batten at 16" O.C.
- Insulated dual-glazed vinyl windows
- Sectional roll-up garage door with glazing
- 2x8 fascia board
- 2x4 over cut 2x8 barge board
- Wood trim (windows, doors, comers)
- Wood railing
- Fiber cement column



FRONT

**Plan 1A**  
Elevation-Farmhouse

NOTE: ARTIST'S CONCEPTION; COLORS, MATERIALS AND APPLICATION MAY VARY.

**VERNA WAY - SUBDIVISION 9419**  
CLAYTON, CALIFORNIA  
**CASTLE COMPANIES**

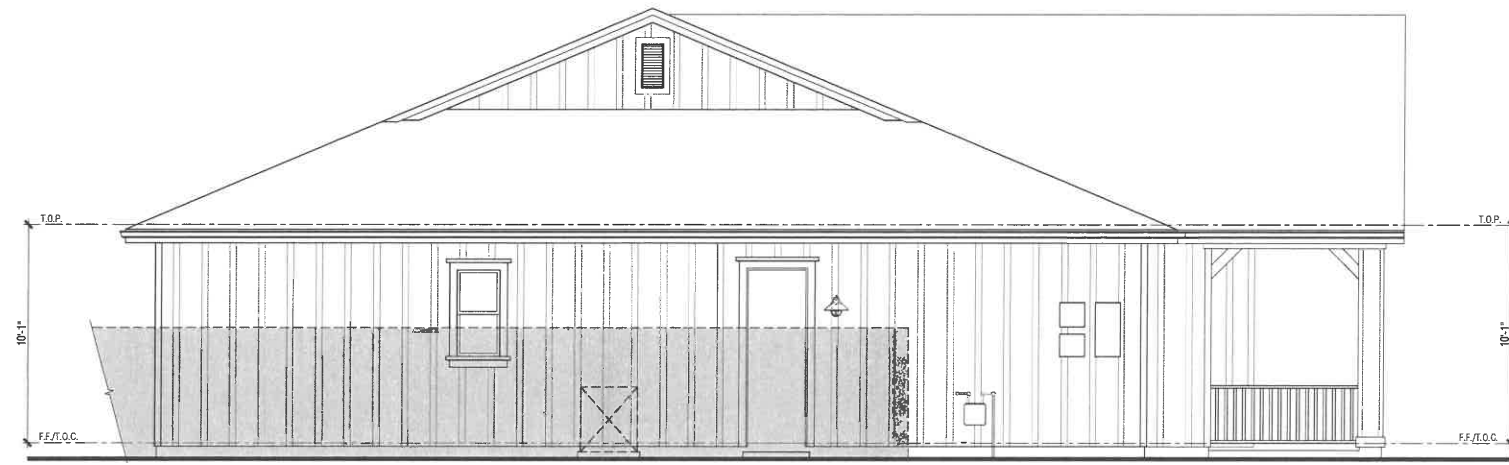


© 2017 WILLIAM HEZMALHALCH ARCHITECTS, INC.

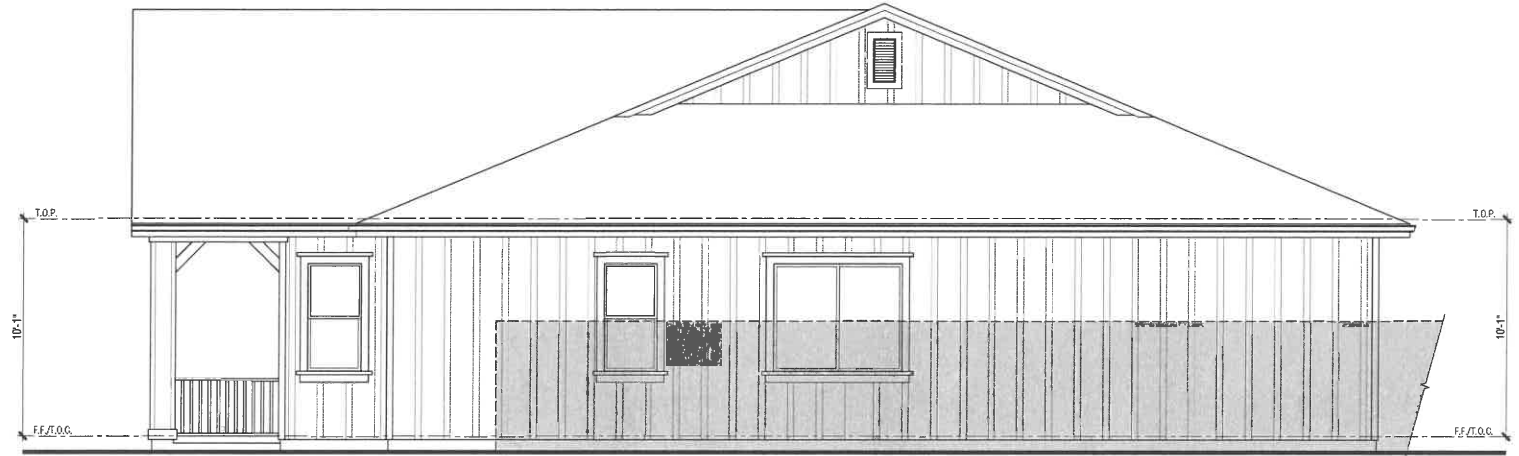
**WH**  
WILLIAM HEZMALHALCH  
ARCHITECTS INC.  
5000 EXECUTIVE PARKWAY SUITE 375 SAN RAMON CA 94583-4210  
925 463 1700 fax 949 250 1529  
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543  
949 250 0807 www.wharchitects.com fax 949 250 1529

April 14, 2017
<b>1.4</b>
2017041

2017041 - VERNA WAY-SUBDIVISION 9419 - CLAYTON, CA - CASTLE COMPANIES



LEFT



RIGHT

TYPICAL 6 FOOT SIDE &  
REAR YARD FENCE

**Materials List**

- Composition shingle roofing
- Fiber cement board and 1x4 batten at 16" O.C.
- Insulated dual-glazed vinyl windows
- Sectional roll-up garage door with glazing
- 2x8 fascia board
- 2x4 over cut 2x8 barge board
- Wood trim (windows, doors, comers)
- Wood railing
- Fiber cement column

**Plan 1A**  
Elevation-Farmhouse

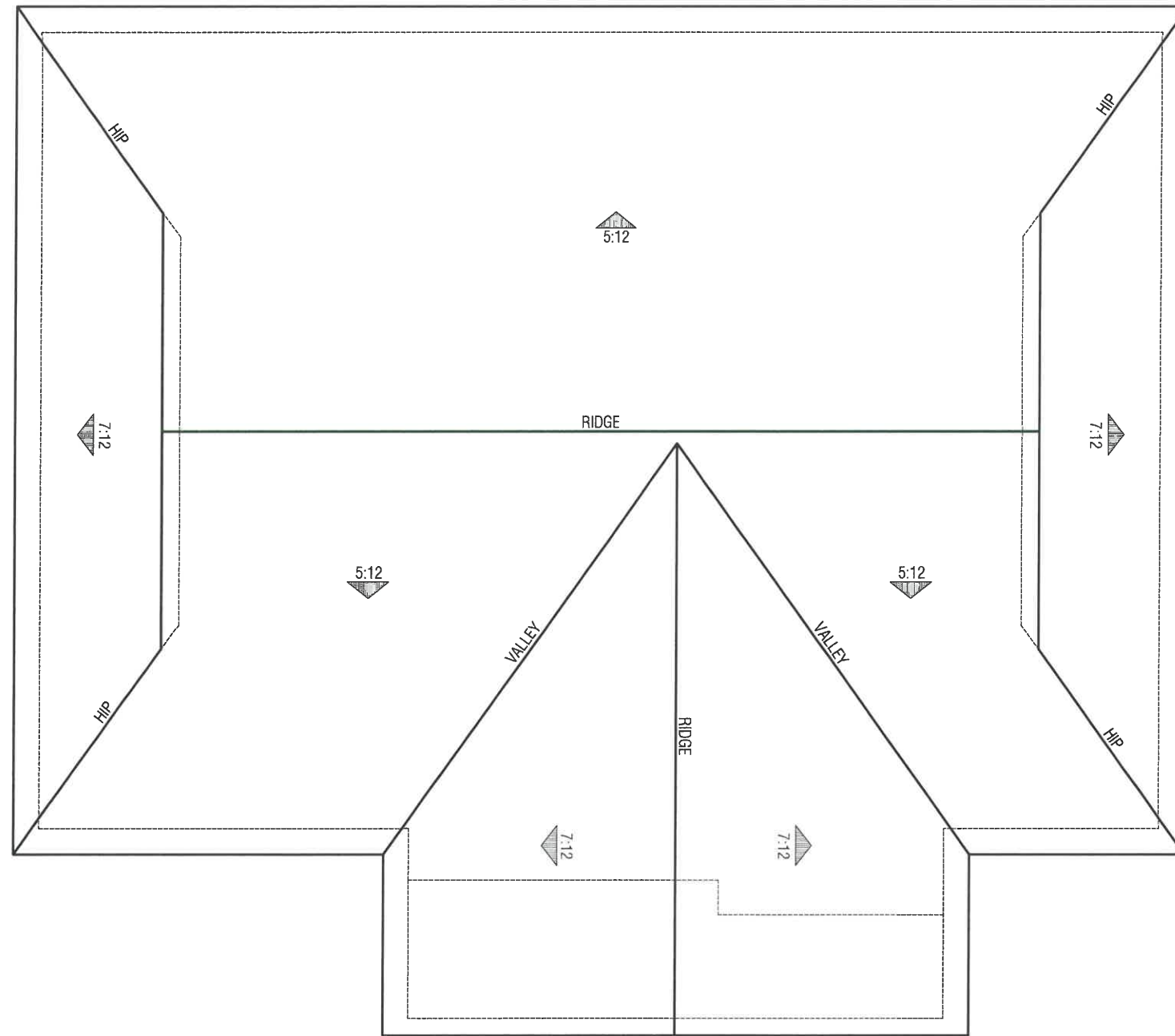
**VERNA WAY - SUBDIVISION 9419**  
CLAYTON, CALIFORNIA  
**CASTLE COMPANIES**



**WH**  
WILLIAM HEZMALHALCH  
ARCHITECTS INC.  
5000 EXECUTIVE PARKWAY SUITE 375 SAN RAMON CA 94583-4210  
925 483 1700 fax 949 250 1529  
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543  
949 250 0607 www.wharchitects.com fax 948 250 1529

April 14, 2017  
**1.5**  
2017041

2017041- VERNA WAY-SUBDIVISION 9419 - CLAYTON, CA - CASTLE COMPANIES



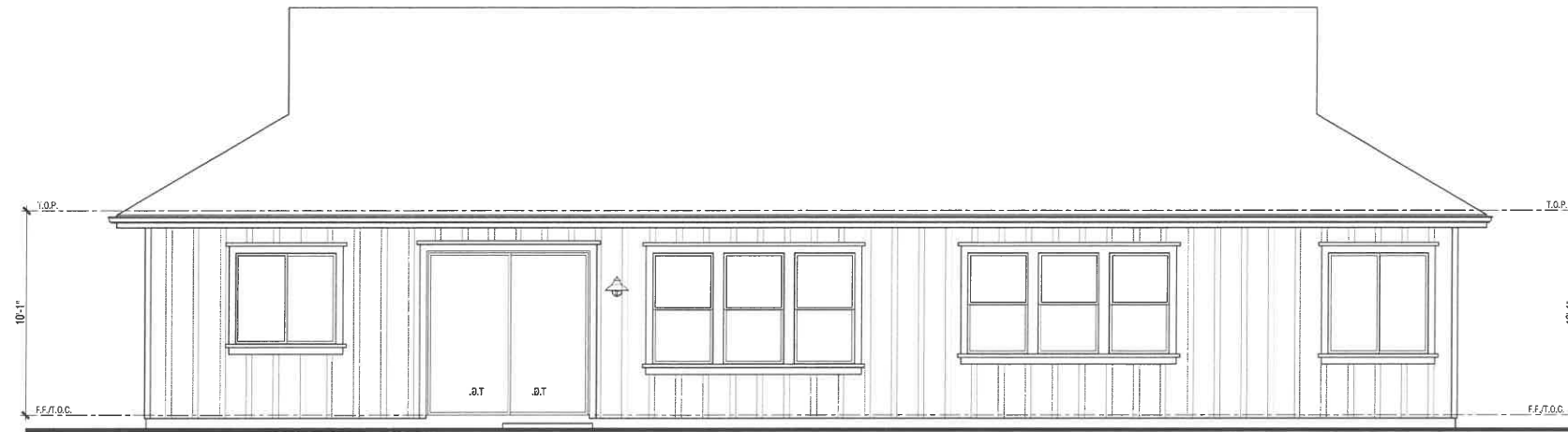
**Plan 1AX**  
Roof Plan-Farmhouse

**VERNA WAY - SUBDIVISION 9419**  
CLAYTON, CALIFORNIA  
**CASTLE COMPANIES**



**WH**  
WILLIAM HEZMALHALCH  
ARCHITECTS INC.  
5000 EXECUTIVE PARKWAY SUITE 375 SAN RAMON CA 94583-4210  
925 483 1700 fax 949 250 1529  
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543  
949 250 0607 www.wharchitects.com fax 949 250 1529

April 14, 2017
<b>1.6</b>
2017041



REAR

**Materials List**

- Composition shingle roofing
- Fiber cement board and 1x4 batten at 16" O.C.
- Insulated dual-glazed vinyl windows
- Sectional roll-up garage door with glazing
- 2x8 fascia board
- 2x4 over cut 2x8 barge board
- Wood trim (windows, doors, corners)
- Wood railing
- Fiber cement column



FRONT

**Plan 1AX**  
Elevation-Farmhouse

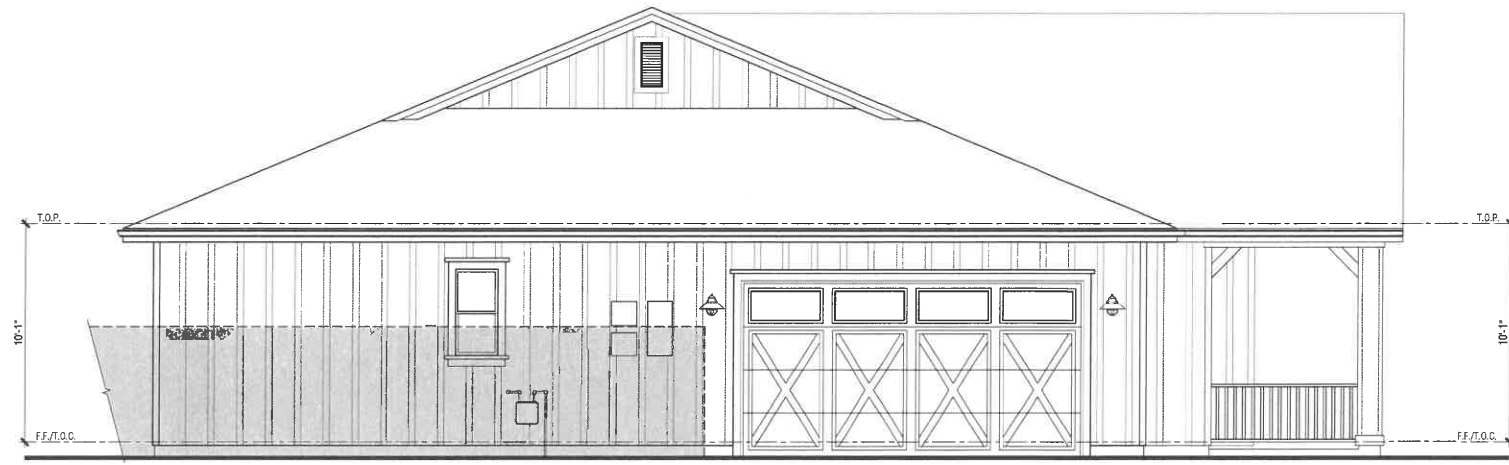
NOTE: ARTIST'S CONCEPTION; COLORS, MATERIALS AND APPLICATION MAY VARY.

**VERNA WAY - SUBDIVISION 9419**  
CLAYTON, CALIFORNIA  
**CASTLE COMPANIES**

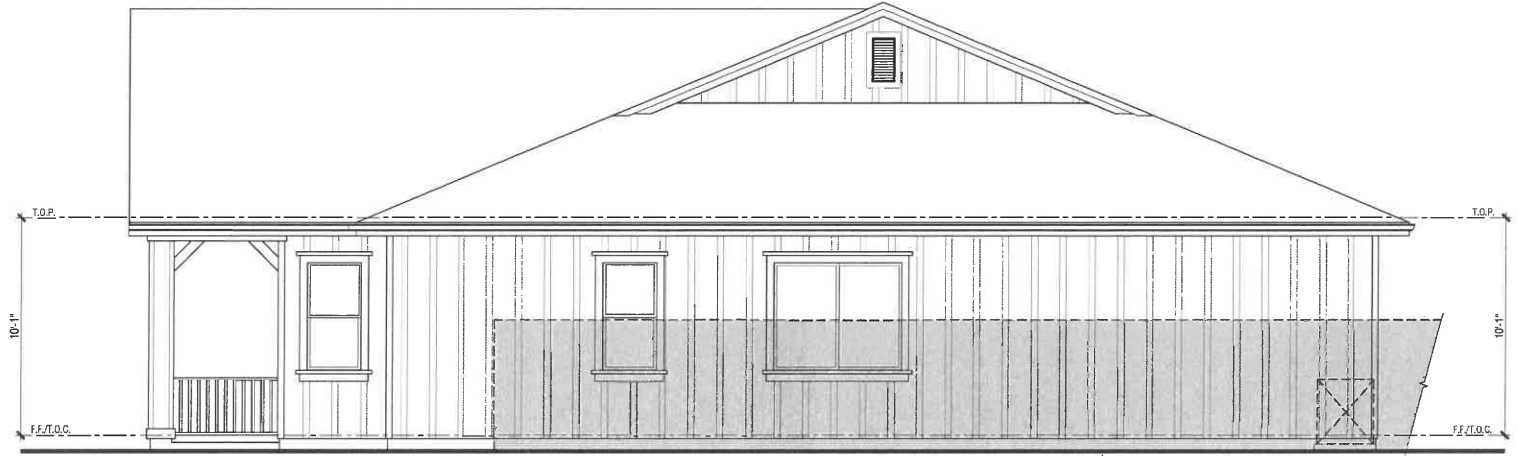


**WH**  
WILLIAM HEZMALHALCH  
ARCHITECTS INC.  
5000 EXECUTIVE PARKWAY SUITE 375 SAN RAMON CA 94583-4210  
925 483 1700 fax 949 250 1529  
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5545  
949 250 0607 www.wharchitects.com fax 949 250 1529

April 14, 2017
<b>1.7</b>
2017041



LEFT



RIGHT

TYPICAL 6 FOOT SIDE &  
REAR YARD FENCE

**Materials List**

- Composition shingle roofing
- Fiber cement board and 1x4 batten at 16" O.C.
- Insulated dual-glazed vinyl windows
- Sectional roll-up garage door with glazing
- 2x8 fascia board
- 2x4 over cut 2x8 barge board
- Wood trim (windows, doors, corners)
- Wood railing
- Fiber cement column

**Plan 1AX**  
Elevation-Farmhouse

**VERNA WAY - SUBDIVISION 9419**  
CLAYTON, CALIFORNIA  
**CASTLE COMPANIES**

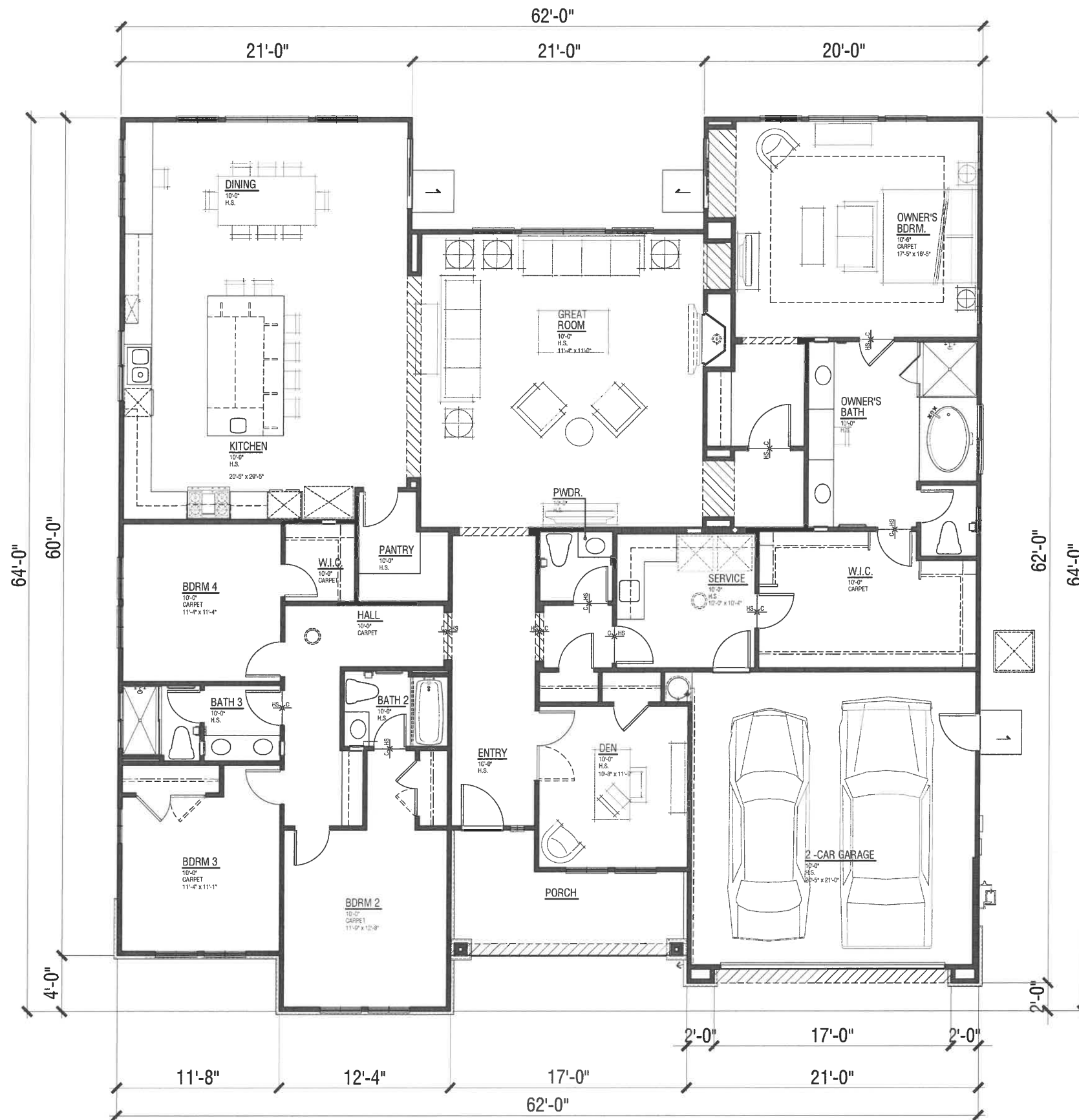


**WH**  
WILLIAM HEZMALHALCH  
ARCHITECTS INC.  
5000 EXECUTIVE PARKWAY SUITE 375 SAN RAMON CA 94583-4210  
925 463 1700 fax 949 250 1529  
2830 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543  
949 250 0607 www.wharchitects.com fax 949 250 1529

April 14, 2017
<b>1.8</b>
2017041

2017041- VERNA WAY-SUBDIVISION 9419 - CLAYTON, CA - CASTLE COMPANIES





**Plan 2B**  
 Floor Plan-Craftsman  
 Lots 1 (Reverse) & Lot 4  
 4 Bedroom | 3.5 Bath | Den  
 2-Car Garage  
 3,055 SF  
 Garage: 448 SF  
 Front Porch: 120 SF  
 Total Coverage: 3,623 SF

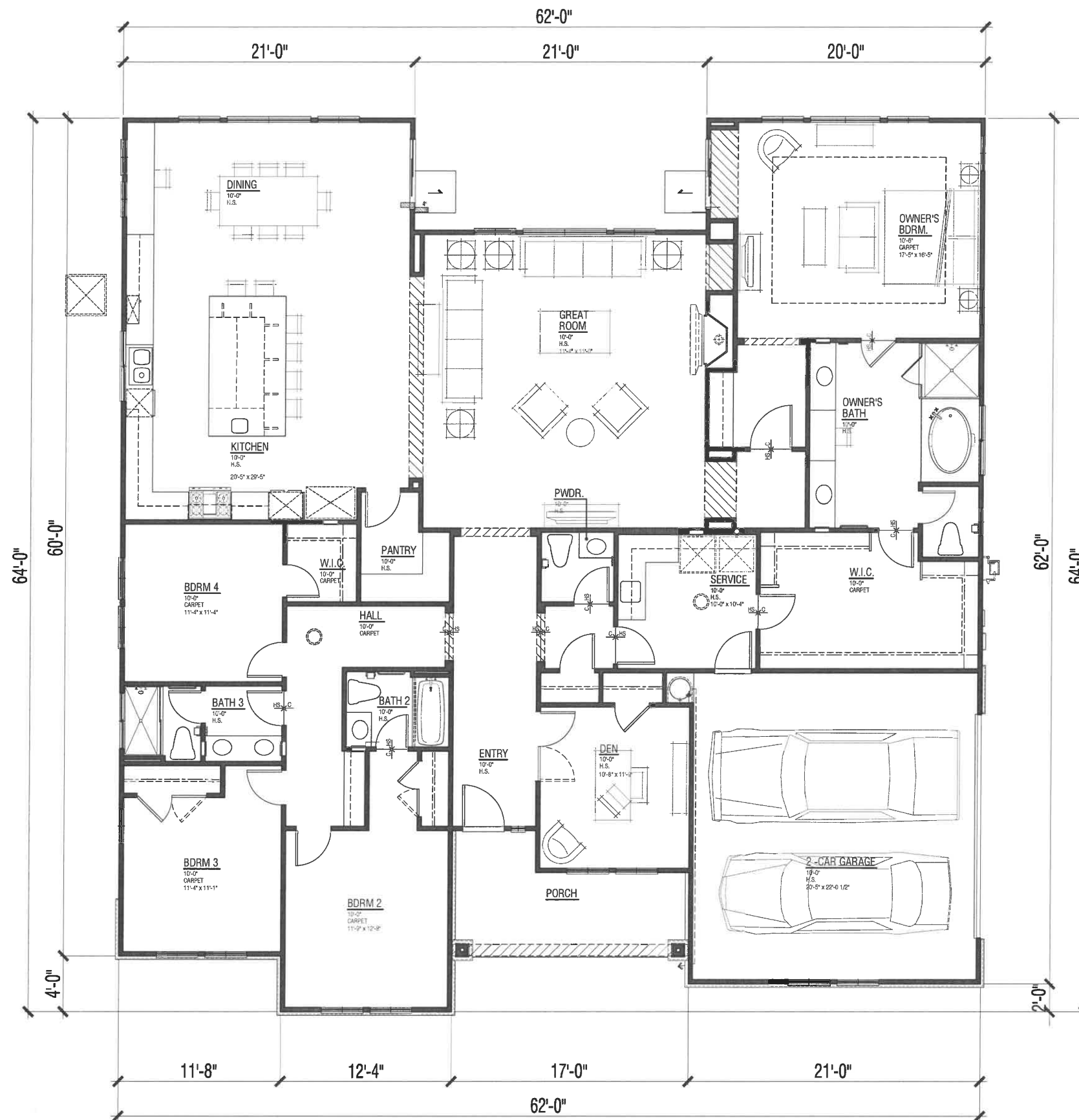
**VERNA WAY - SUBDIVISION 9419**  
 CLAYTON, CALIFORNIA  
 CASTLE COMPANIES



**WH**  
 WILLIAM HEZMALHALCH  
 ARCHITECTS INC.  
 5000 EXECUTIVE PARKWAY SUITE 375 SAN RAMON CA 94583-4210  
 925 463 1700 fax 949 250 1529  
 2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543  
 949 250 0607 www.wharchitects.com fax 949 250 1529

April 14, 2017
<b>2.1</b>
2017041

2017041-VERNA WAY-SUBDIVISION 9419 - CLAYTON, CA - CASTLE COMPANIES



**VERNA WAY - SUBDIVISION 9419**  
 CLAYTON, CALIFORNIA  
 CASTLE COMPANIES

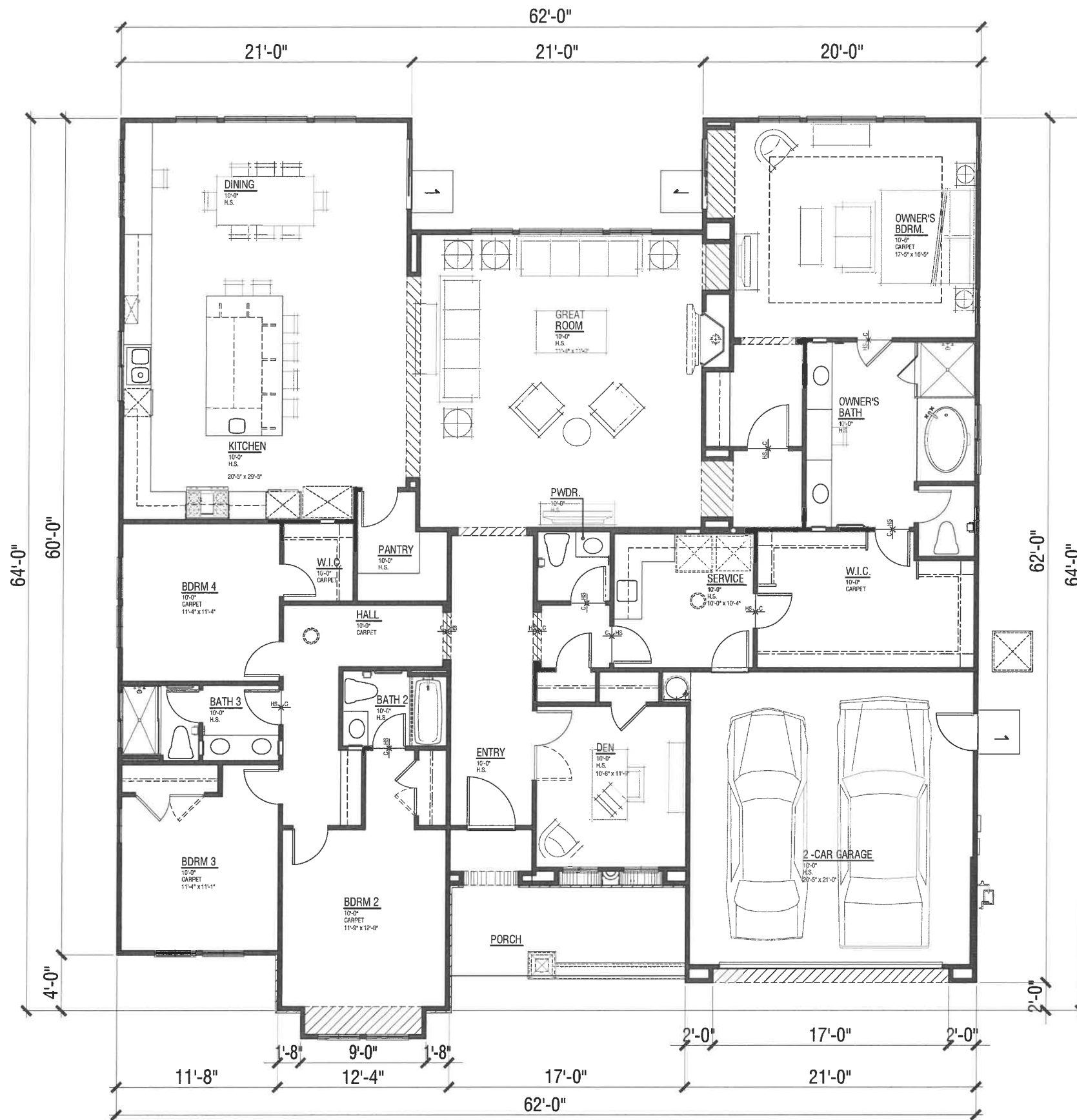
**Plan 2BX**  
 Floor Plan-Craftsman  
 Lot 5  
 4 Bedroom | 3.5 Bath | Den  
 2-Car Garage - Side Entry  
 3,055 SF  
 Garage: 469 SF  
 Front Porch: 120 SF  
 Total Coverage: 3,524 SF



**WH**  
 WILLIAM HEZMALHALCH  
 ARCHITECTS INC.  
 5000 EXECUTIVE PARKWAY SUITE 375 SAN RAMON CA 94583-4210  
 925 483 1700 fax 949 250 1529  
 2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543  
 949 250 0607 www.wharchitects.com fax 949 250 1529

April 14, 2017
<b>2.2</b>
2017041

2017041 - VERNA WAY-SUBDIVISION 9419 - CLAYTON, CA - CASTLE COMPANIES



# VERNA WAY - SUBDIVISION 9419

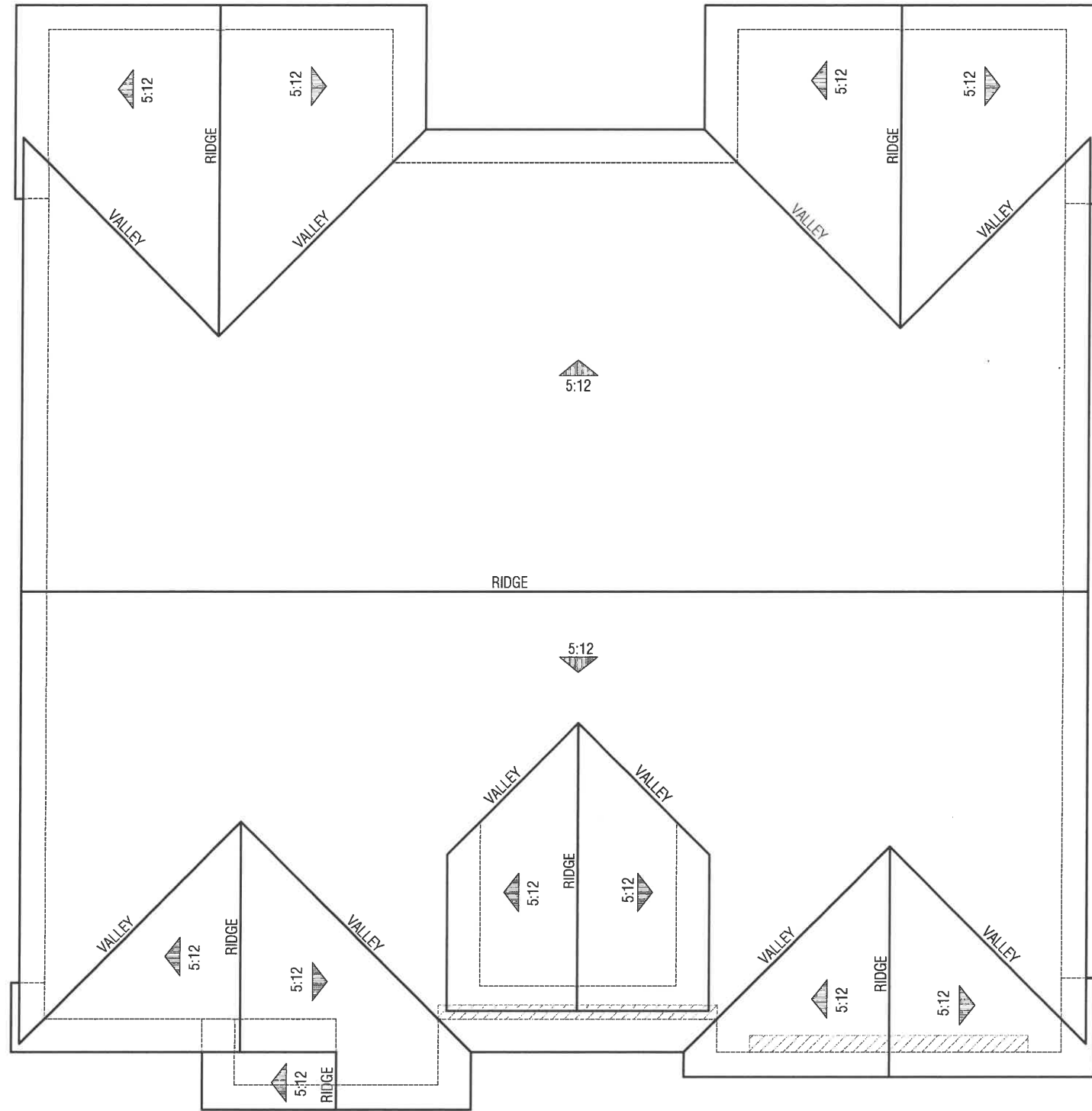
CLAYTON, CALIFORNIA  
CASTLE COMPANIES

**Plan 2C**  
 Floor Plan-Mediterranean  
 Lot 2  
 4 Bedroom | 3.5 Bath | Den  
 2-Car Garage  
 3,073 SF  
 Garage: 448 SF  
 Front Porch: 120 SF  
 Total Coverage: 3,521 SF



**WH**  
 WILLIAM HEZMALHALCH  
 ARCHITECTS INC.  
 5000 EXECUTIVE PARKWAY SUITE 375 SAN RAMON CA 94583-4210  
 925 483 1700 fax 949 250 1529  
 2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543  
 949 250 0607 www.wharchitects.com fax 949 250 1529

April 14, 2017
<b>2.3</b>
2017041



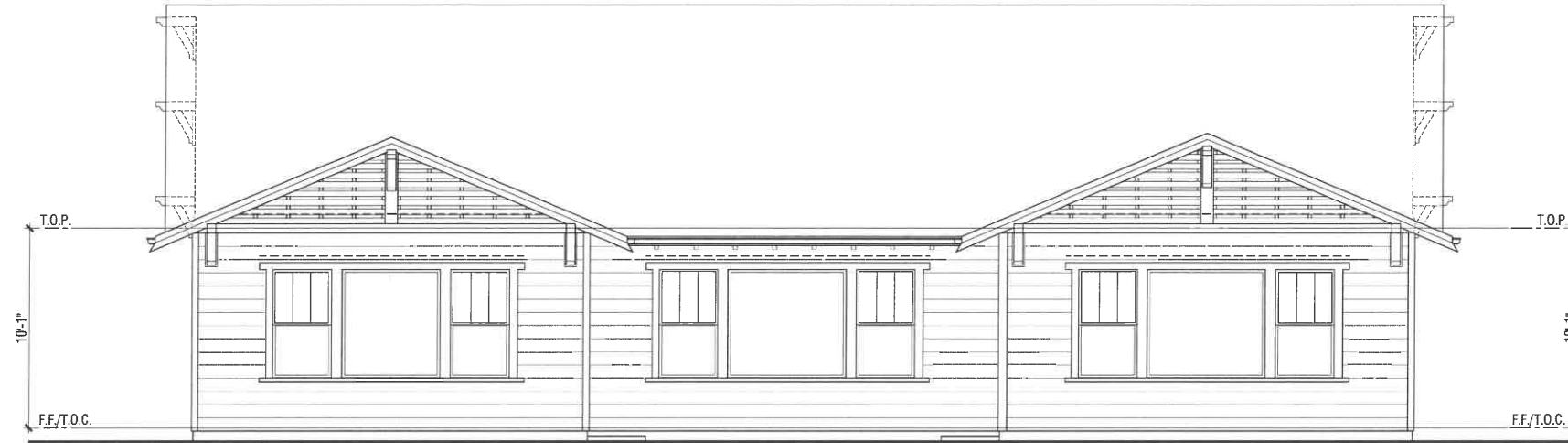
**Plan 2B**  
Roof Plan-Craftsman

**VERNA WAY - SUBDIVISION 9419**  
CLAYTON, CALIFORNIA  
**CASTLE COMPANIES**



**WH**  
WILLIAM HEZMALHALCH  
ARCHITECTS INC.  
5000 EXECUTIVE PARKWAY SUITE 375 SAN RAMON CA 94583-4210  
925 463 1700 fax 949 250 1528  
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543  
949 250 0607 www.wharchitects.com fax 949 250 1528

April 14, 2017
<b>2.4</b>
2017041



REAR

**Materials List**

- Composition shingle roofing
- Fiber cement shingle siding
- Fiber cement horizontal lap siding - 8" exposure
- Horizontal board and batt - Gable siding
- Insulated dual-glazed vinyl windows
- Sectional roll-up garage door with glazing
- 2x8 fascia board
- 2x4 over cut 2x8 barge board
- Wood trim (windows, doors, corners)
- Adhered stone veneer
- Wood outlookers



FRONT

NOTE: ARTIST'S CONCEPTION; COLORS, MATERIALS AND APPLICATION MAY VARY.

**Plan 2B**  
Elevation-Craftsman

**VERNA WAY - SUBDIVISION 9419**  
CLAYTON, CALIFORNIA  
**CASTLE COMPANIES**

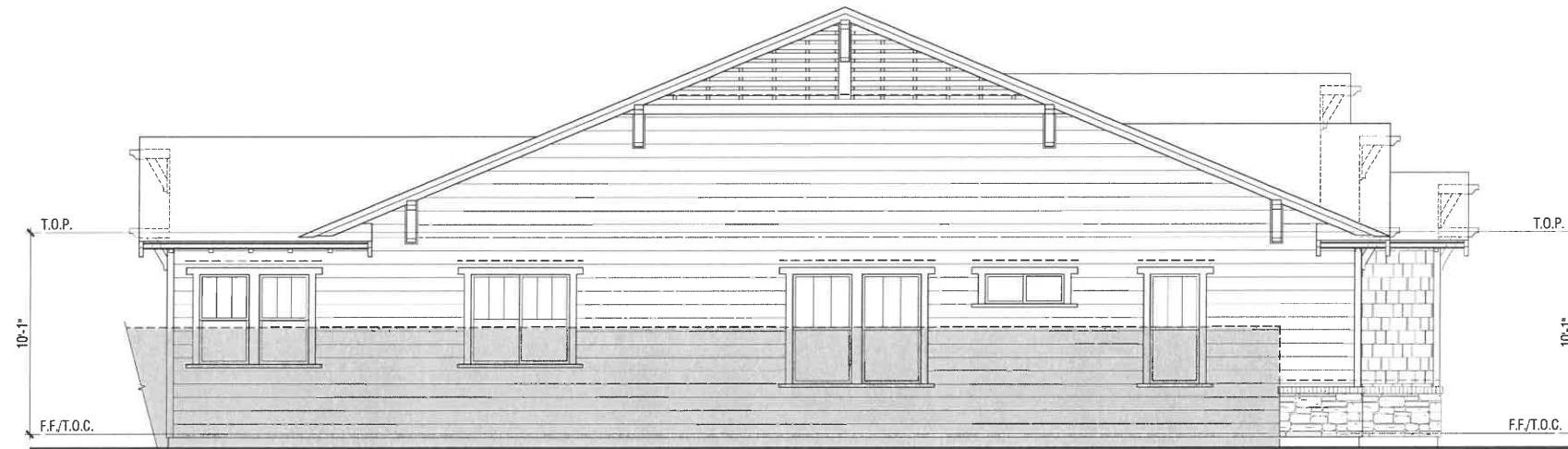


© 2017 WILLIAM HEZMALHALCH ARCHITECTS, INC.

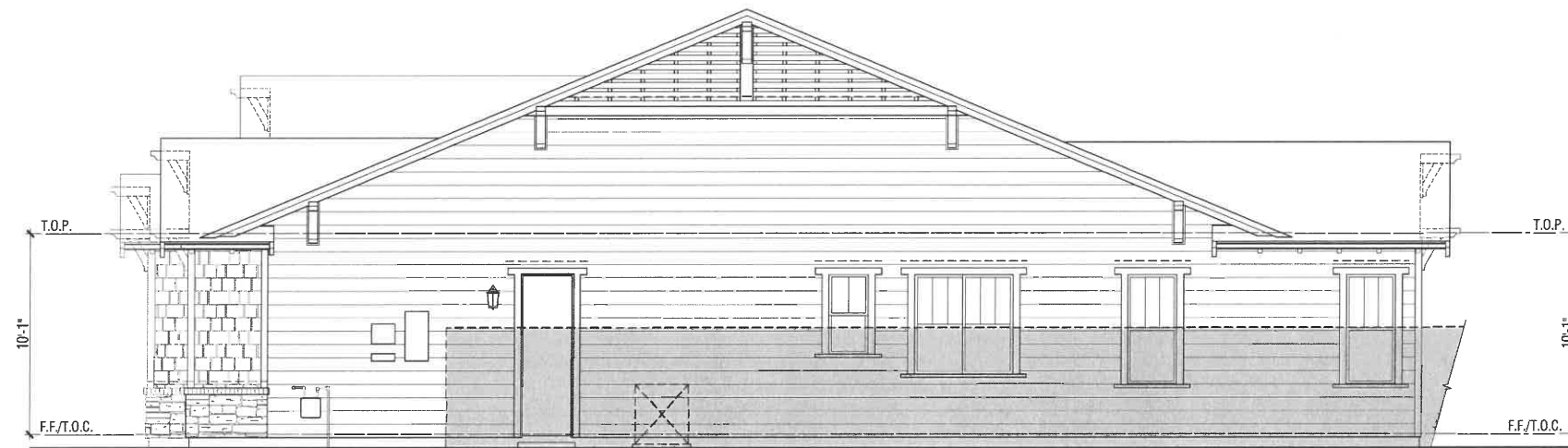
**W**  
**WILLIAM HEZMALHALCH**  
**ARCHITECTS INC.**  
5000 EXECUTIVE PARKWAY SUITE 375 SAN RAMON CA 94583-4210  
925 463 1700 fax 949 250 1529  
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543  
949 250 0607 www.wharchitects.com fax 949 250 1529

April 14, 2017
2.5
2017041

2017041 - VERNA WAY-SUBDIVISION 9419 - CLAYTON, CA - CASTLE COMPANIES



LEFT



RIGHT

TYPICAL 6 FOOT SIDE &  
REAR YARD FENCE

Materials List

- Composition shingle roofing
- Fiber cement shingle siding
- Fiber cement horizontal lap siding - 8" exposure
- Horizontal board and batt - Gable siding
- Insulated dual-glazed vinyl windows
- Sectional roll-up garage door with glazing
- 2x8 fascia board
- 2x4 over cut 2x8 barge board
- Wood trim (windows, doors, corners)
- Adhered stone veneer
- Wood outlookers

Plan 2B  
Elevation-Craftsman

VERNA WAY - SUBDIVISION 9419  
CLAYTON, CALIFORNIA  
CASTLE COMPANIES

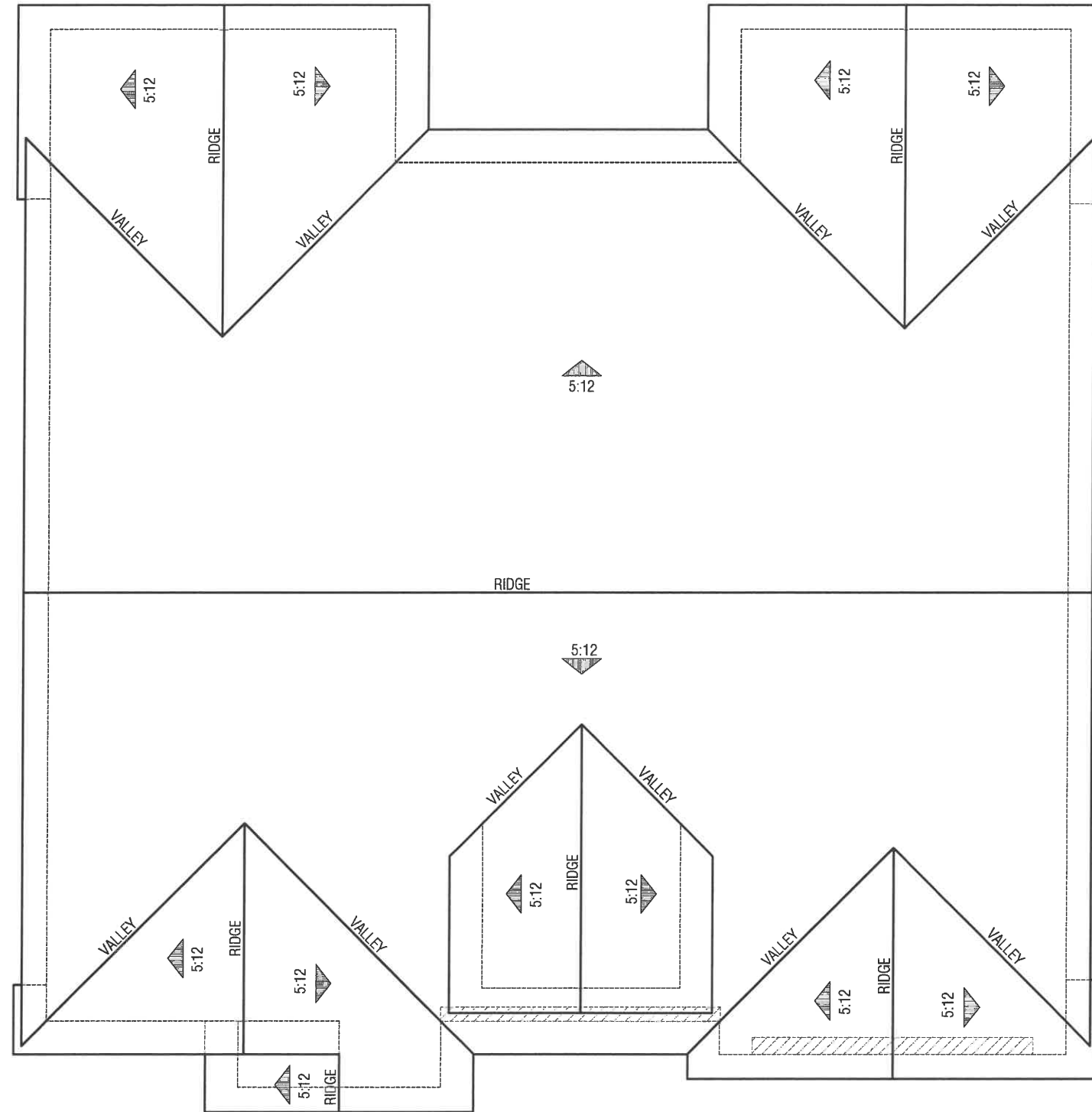


© 2017 WILLIAM HEZMALHALCH ARCHITECTS, INC.

**WH**  
WILLIAM HEZMALHALCH  
ARCHITECTS INC.  
5000 EXECUTIVE PARKWAY SUITE 375 SAN RAMON CA 94583-4210  
925 483 1700 fax 949 250 1529  
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543  
949 250 0607 www.wharchitects.com fax 949 250 1529

April 14, 2017
2.6
2017041

2017041 - VERNA WAY-SUBDIVISION 9419 - CLAYTON, CA - CASTLE COMPANIES



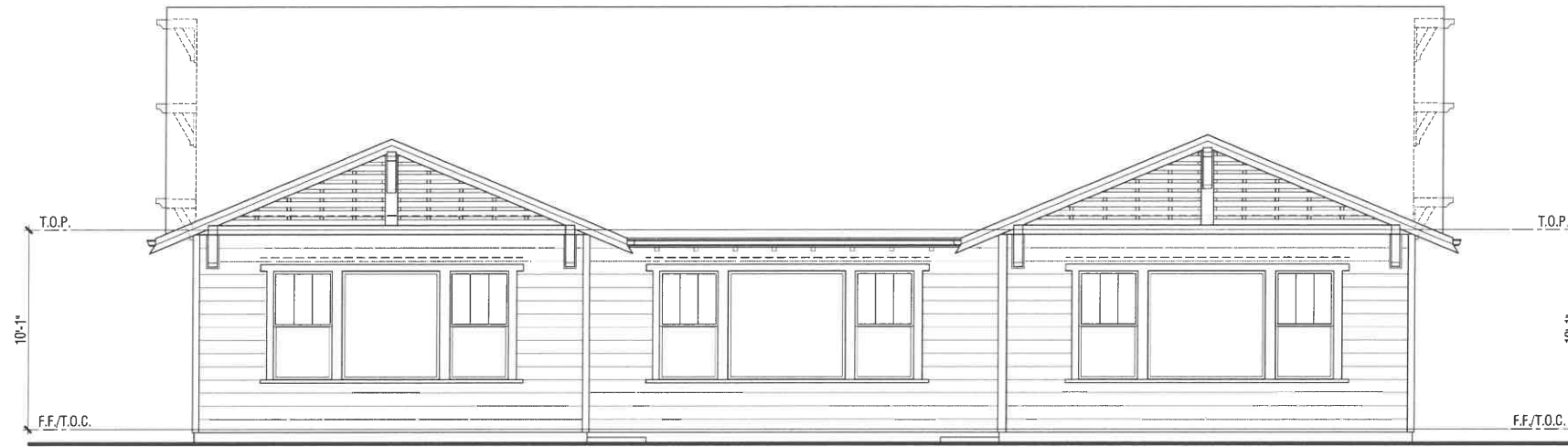
**Plan 2BX**  
Roof Plan-Craftsman

**VERNA WAY - SUBDIVISION 9419**  
CLAYTON, CALIFORNIA  
CASTLE COMPANIES



**WH**  
WILLIAM HEZMALHALCH  
ARCHITECTS INC.  
5000 EXECUTIVE PARKWAY SUITE 375 SAN RAMON CA 94583-4210  
925 463 1700 fax 949 250 1529  
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543  
949 250 0607 www.wharchitects.com fax 949 250 1529

April 14, 2017
<b>2.7</b>
2017041



REAR

**Materials List**

- Composition shingle roofing
- Fiber cement shingle siding
- Fiber cement horizontal lap siding - 8" exposure
- Horizontal board and batt - Gable siding
- Insulated dual-glazed vinyl windows
- Sectional roll-up garage door with glazing
- 2x8 fascia board
- 2x4 over cut 2x8 barge board
- Wood trim (windows, doors, corners)
- Adhered stone veneer
- Wood outlookers



FRONT

NOTE: ARTIST'S CONCEPTION; COLORS, MATERIALS AND APPLICATION MAY VARY.

**Plan 2BX**  
Elevation-Craftsman

**VERNA WAY - SUBDIVISION 9419**  
CLAYTON, CALIFORNIA  
**CASTLE COMPANIES**



**WH**  
WILLIAM HEZMALHALCH  
ARCHITECTS INC.  
5000 EXECUTIVE PARKWAY SUITE 375 SAN RAMON CA 94583-4210  
925 463 1700 fax 949 250 1529  
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543  
949 250 0607 www.wharchitects.com fax 949 250 1529

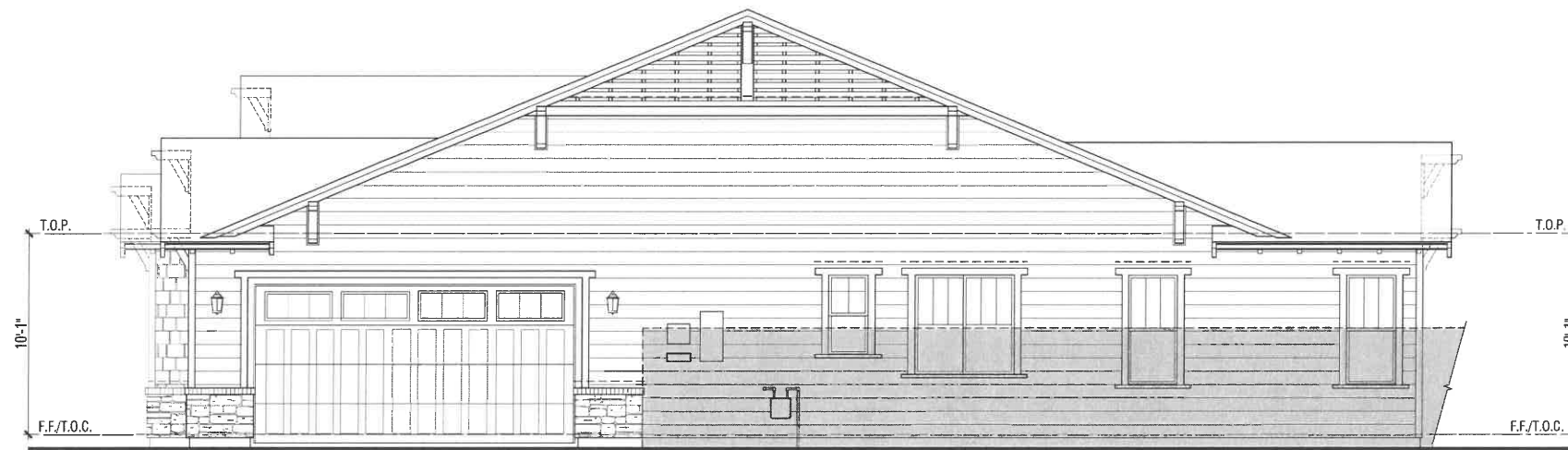
April 14, 2017
<b>2.8</b>
2017041

2017041 - VERNA WAY-SUBDIVISION 9419 - CLAYTON, CA - CASTLE COMPANIES





LEFT



RIGHT

TYPICAL 6 FOOT SIDE &  
REAR YARD FENCE

Materials List

- Composition shingle roofing
- Fiber cement shingle siding
- Fiber cement horizontal lap siding - 8" exposure
- Horizontal board and batt - Gable siding
- Insulated dual-glazed vinyl windows
- Sectional roll-up garage door with glazing
- 2x8 fascia board
- 2x4 over cut 2x8 barge board
- Wood trim (windows, doors, corners)
- Adhered stone veneer
- Wood outlookers

Plan 2BX  
Elevation-Craftsman

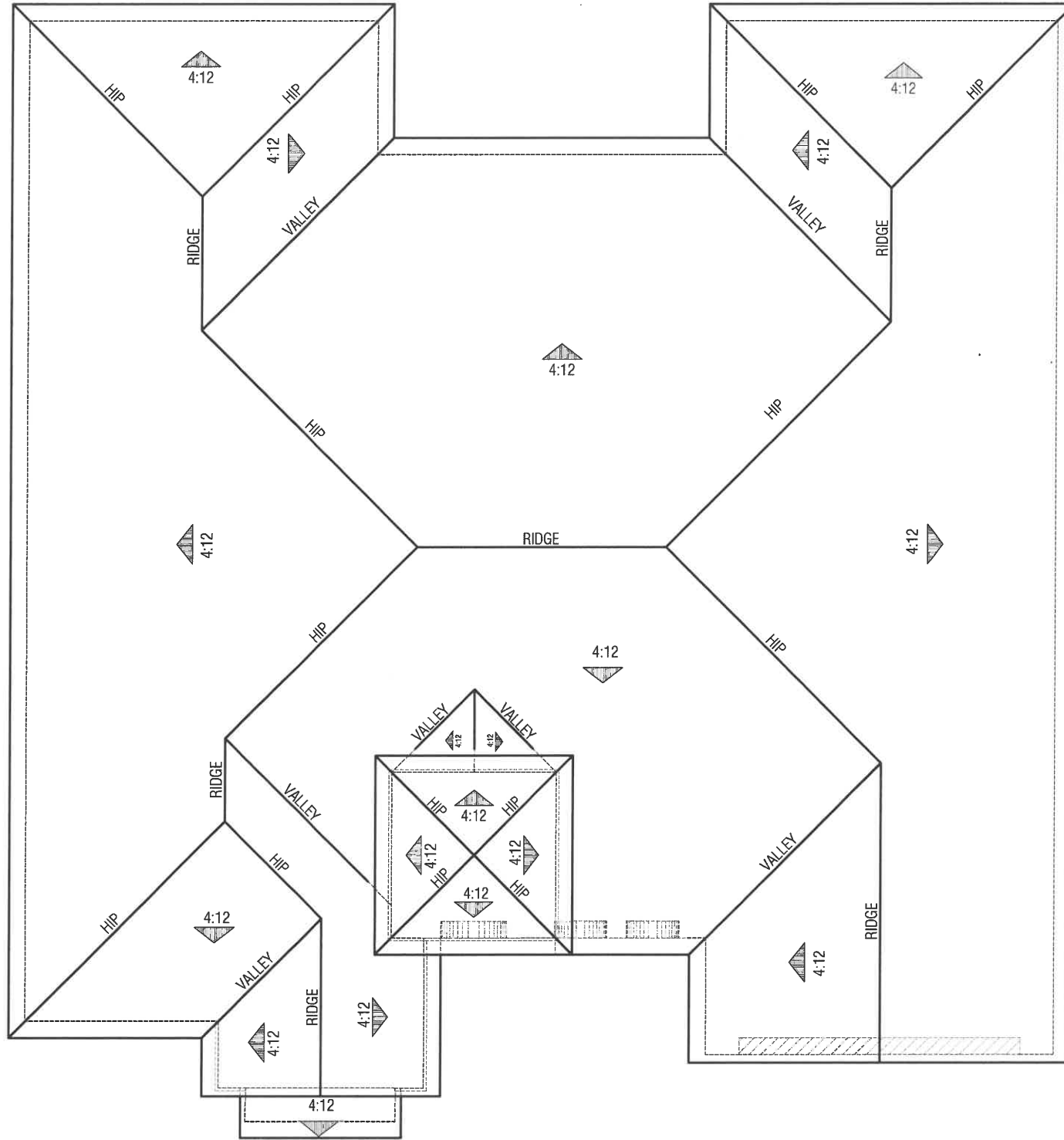
VERNA WAY - SUBDIVISION 9419  
CLAYTON, CALIFORNIA  
CASTLE COMPANIES



**WH**  
WILLIAM HEZMALHALCH  
ARCHITECTS INC.  
5000 EXECUTIVE PARKWAY SUITE 375 SAN RAMON CA 94583-4210  
925 463 1700 fax 949 250 1529  
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543  
949 250 0607 www.wharchitects.com fax 949 250 1529

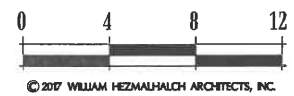
April 14, 2017
2.9
2017041

2017041 - VERNA WAY-SUBDIVISION 9419 - CLAYTON, CA - CASTLE COMPANIES



**Plan 2C**  
Roof Plan-Mediterranean

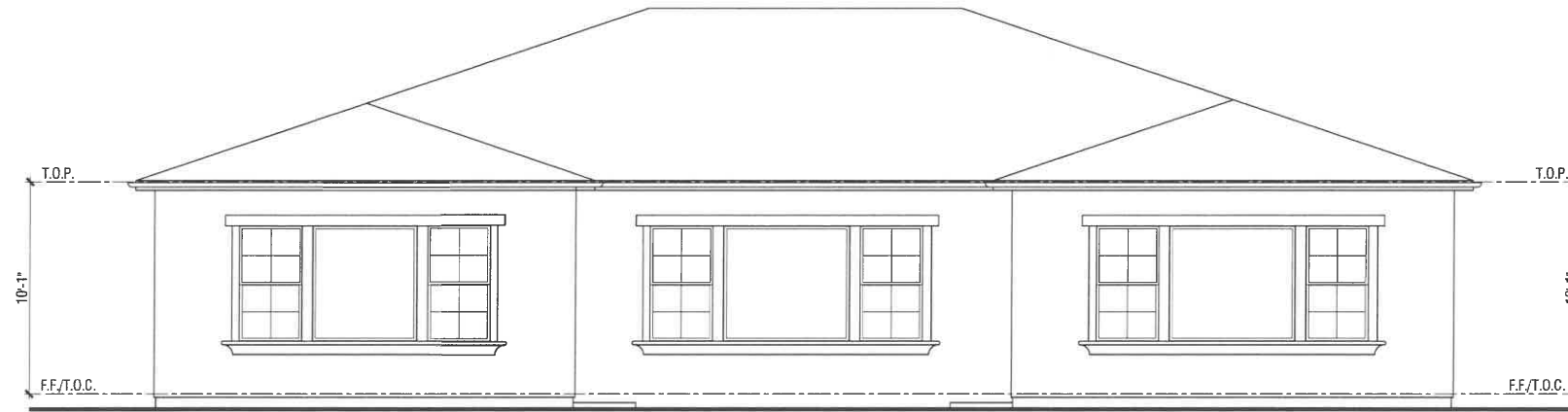
**VERNA WAY - SUBDIVISION 9419**  
CLAYTON, CALIFORNIA  
CASTLE COMPANIES



**WH**  
WILLIAM HEZMALHALCH  
ARCHITECTS INC.  
5000 EXECUTIVE PARKWAY SUITE 375 SAN RAMON CA 94583-4210  
925 463 1700 fax 949 250 1529  
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543  
949 250 0607 www.wharchitects.com fax 949 250 1529

April 14, 2017
<b>2.10</b>
2017041

2017041-VERNA WAY-SUBDIVISION 9419 - CLAYTON, CA - CASTLE COMPANIES



REAR

Materials List

- Concrete "S" tile roofing
- 3 coat stucco
- Adhered stone veneer
- Insulated dual-glazed vinyl windows
- Sectional roll-up garage door
- 2x8 fascia board
- 2x4 over cut 2x8 barge board
- Stucco o/foam trim (windows, doors)
- Prefabricated column
- Metal grille



FRONT

NOTE: ARTIST'S CONCEPTION; COLORS, MATERIALS AND APPLICATION MAY VARY.

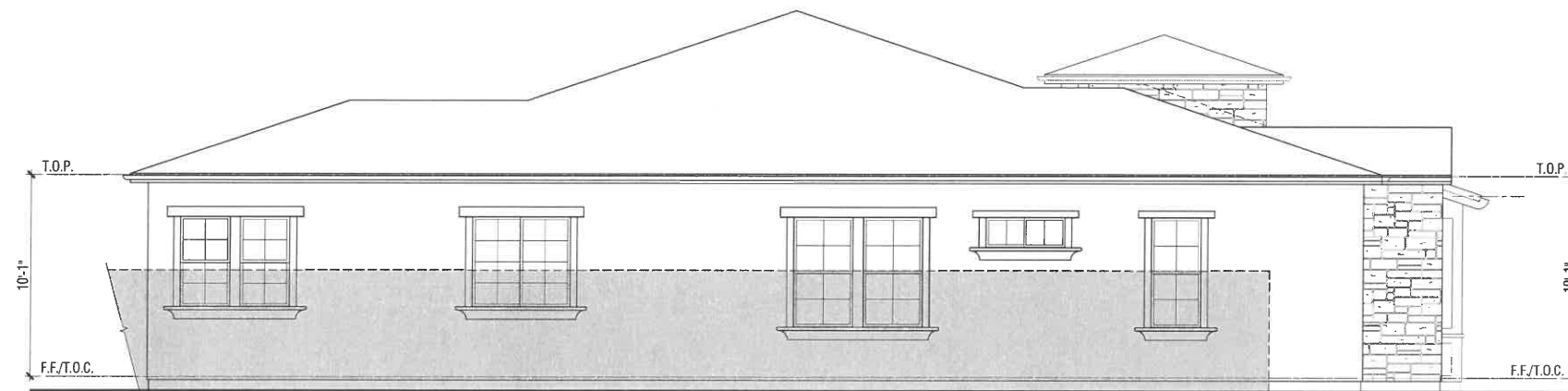
Plan 2C  
Elevation-Mediterranean

VERNA WAY - SUBDIVISION 9419  
CLAYTON, CALIFORNIA  
CASTLE COMPANIES



**WH**  
WILLIAM HEZMALHALCH  
ARCHITECTS INC.  
5000 EXECUTIVE PARKWAY SUITE 375 SAN RAMON CA 94583-4210  
925 483 1700 fax 949 250 1529  
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543  
949 250 0607 www.wharchitects.com fax 949 250 1529

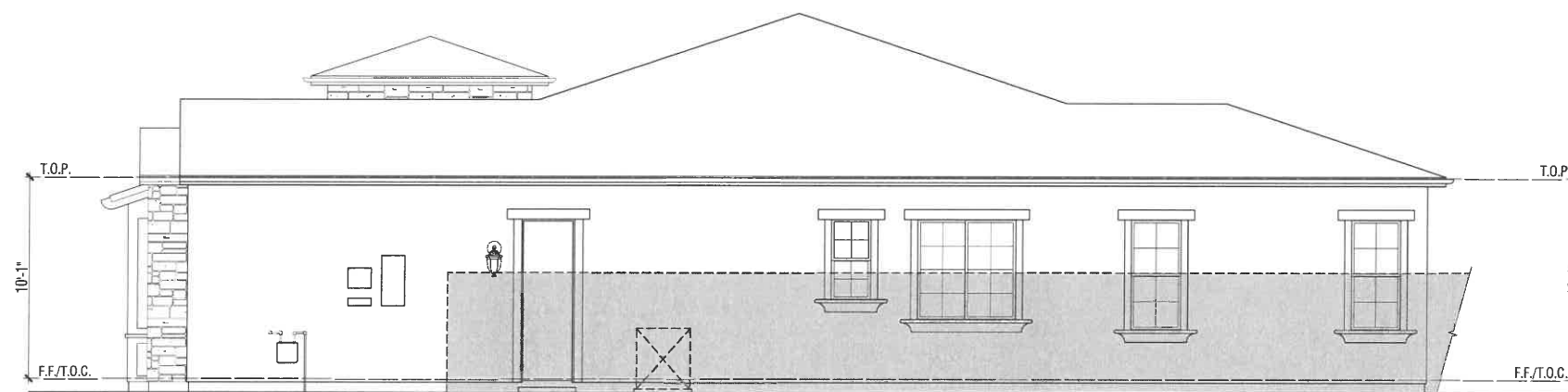
April 14, 2017
2.11
2017041



LEFT

Materials List

- Concrete "S" tile roofing
- 3 coat stucco
- Adhered stone veneer
- Insulated dual-glazed vinyl windows
- Sectional roll-up garage door
- 2x8 fascia board
- 2x4 over cut 2x8 barge board
- Stucco or foam trim (windows, doors)
- Prefabricated column
- Metal grille



RIGHT

TYPICAL 6 FOOT SIDE &  
REAR YARD FENCE

Plan 2C  
Elevation-Mediterranean

VERNA WAY - SUBDIVISION 9419  
CLAYTON, CALIFORNIA  
CASTLE COMPANIES



  
**WILLIAM HEZMALHALCH ARCHITECTS INC.**  
 5000 EXECUTIVE PARKWAY SUITE 375 SAN RAMON CA 94583-4210  
 925 463 1700 fax 949 250 1529  
 2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543  
 949 250 0607 www.whearchitects.com fax 949 250 1529

April 14, 2017
2.12
2017041