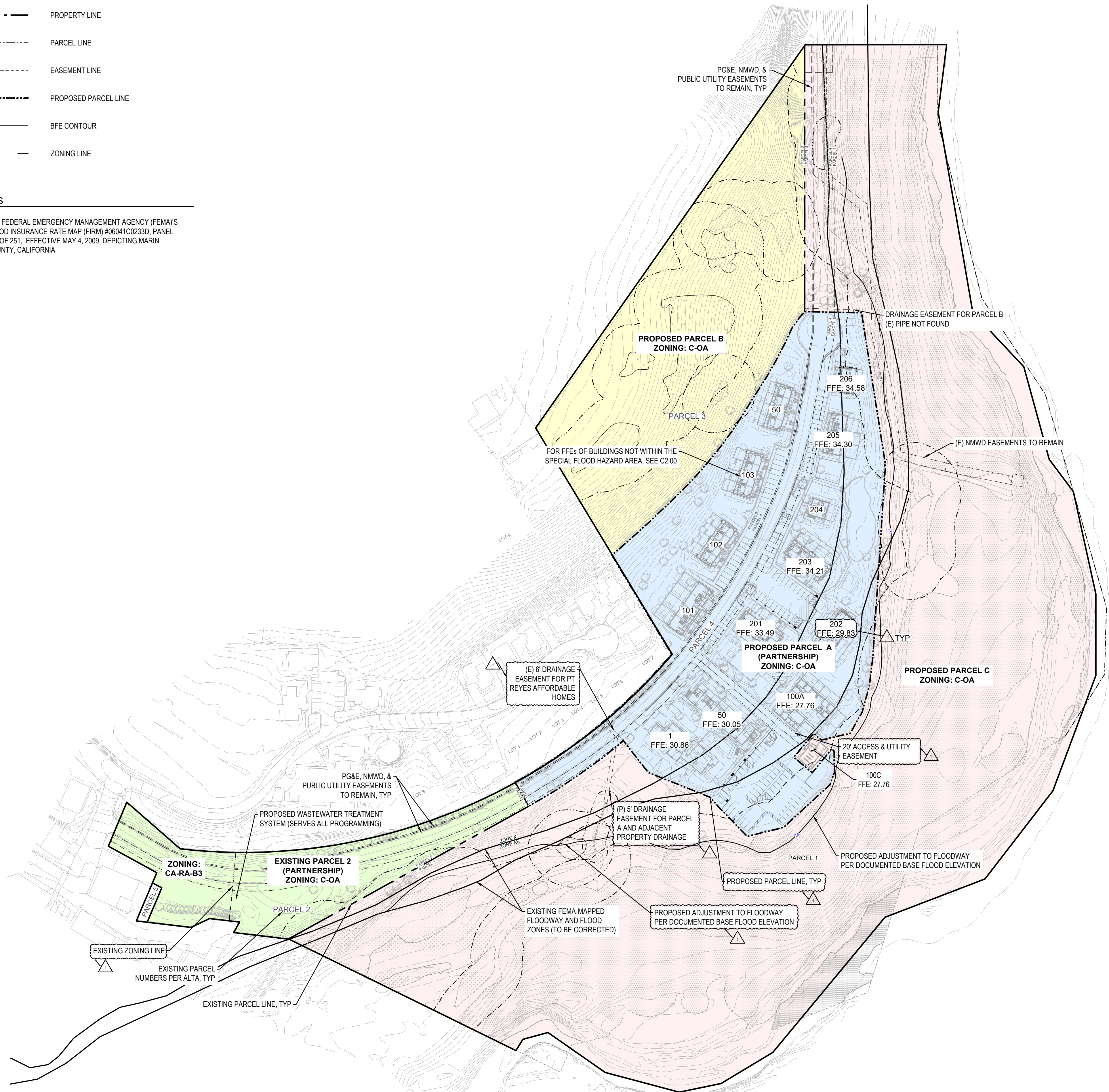


LEGEND

- PROPERTY LINE
- - - - - PARCEL LINE
- - - - - EASEMENT LINE
- - - - - PROPOSED PARCEL LINE
- BFE CONTOUR
- - - - - ZONING LINE

NOTES

1. SEE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)'S FLOOD INSURANCE RATE MAP (FIRM) #06041C0233D, PANEL 233 OF 251, EFFECTIVE MAY 4, 2009, DEPICTING MARIN COUNTY, CALIFORNIA.

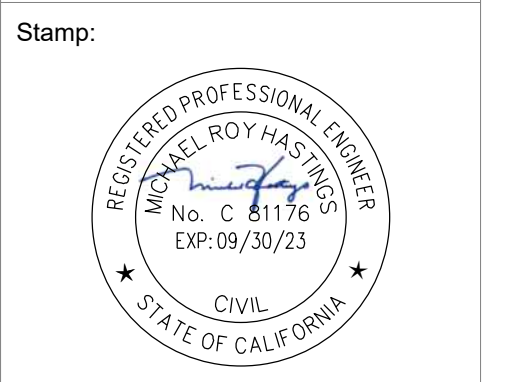


Project Title:
COMMUNITY LAND TRUST OF W. MARIN & EDEN HOUSING, INC.
POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR.
 POINT REYES STATION, CA 94956
 APN#: 1 1 9 - 2 4 0 - 7 3

Design Firm:
SIEGEL & STRAIN Architects
 6201 Doyle Street, Suite B
 Emeryville, CA 94608
 TEL 510 / 547-8092
 info@siegelstrain.com

Consultant:

SHERWOOD
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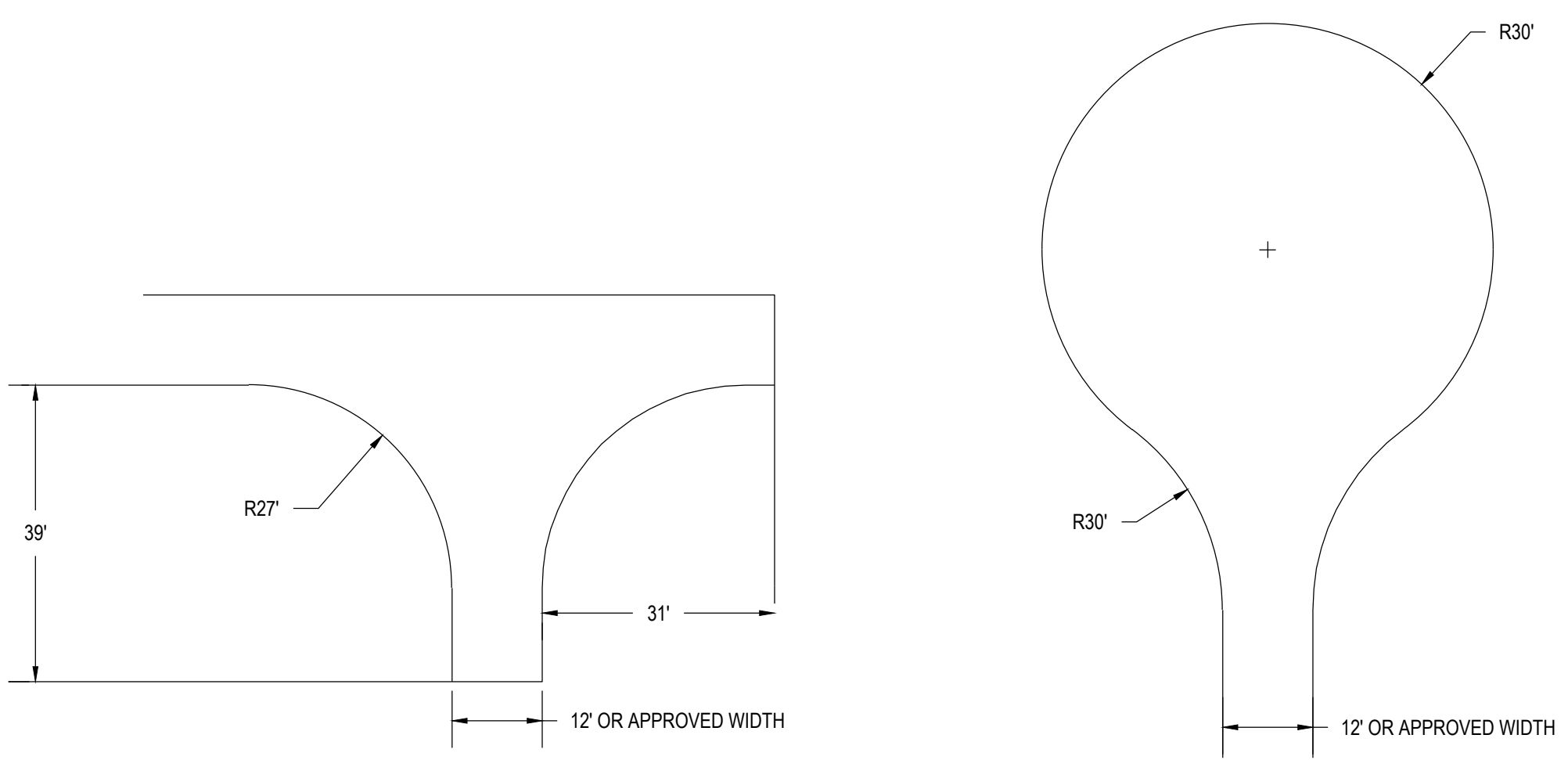
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PROPOSED LOT LINE ADJUSTMENTS

Sheet No.:
C1.00

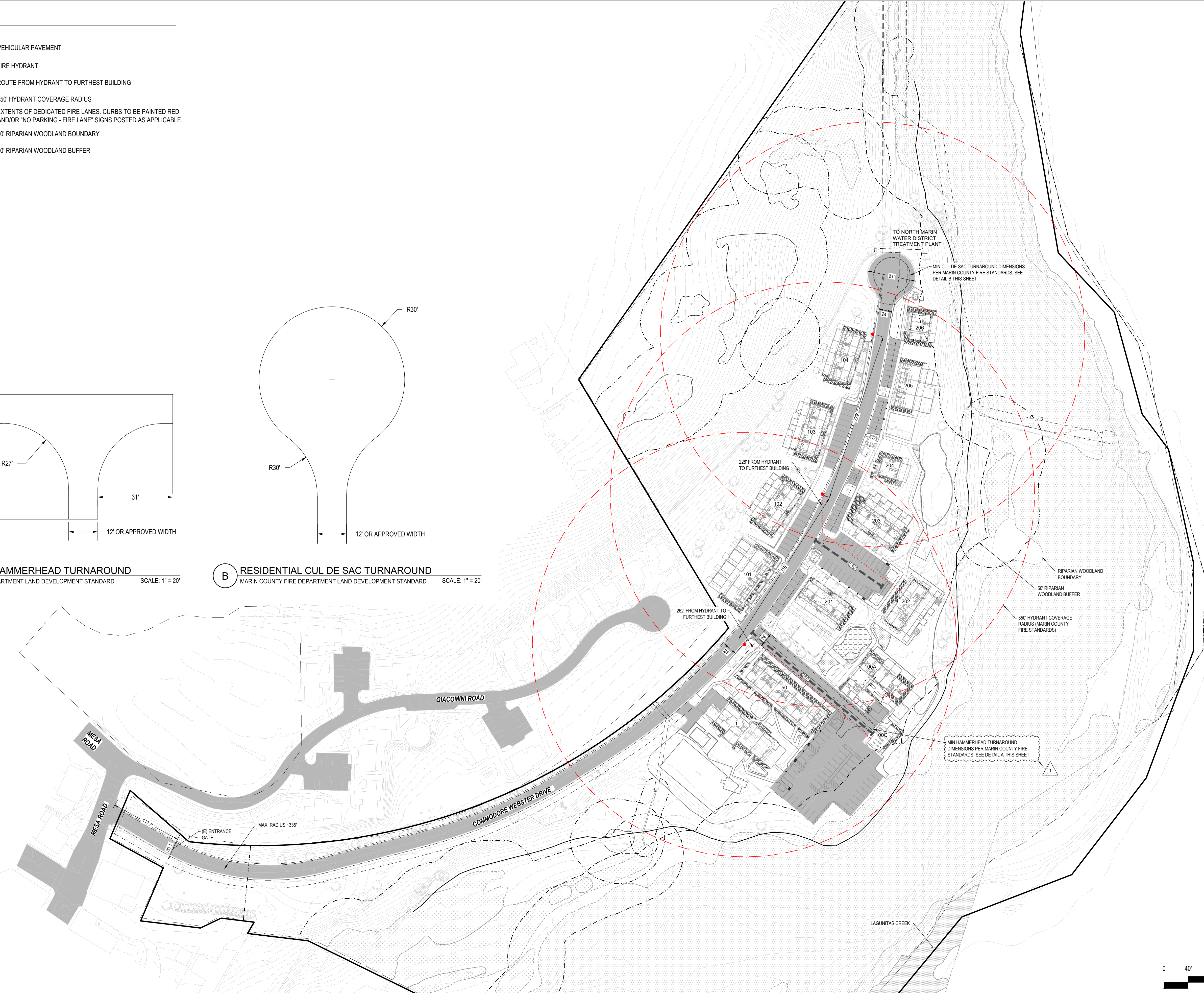
P:\2021\190_Pt Reyes_C2010_Design\01_CADD\1\LOT LINE ADJUSTMENT.dwg PROPOSED LOT LINE ADJUSTMENTS, Jena Scott, 3/8/2023, 10:50:08 AM ANSIL.M Meer D (2,01 x 3,410 Inches), 1:1

- LEGEND**
-  VEHICULAR PAVEMENT
 -  FIRE HYDRANT
 -  ROUTE FROM HYDRANT TO FURTHEST BUILDING
 -  350' HYDRANT COVERAGE RADIUS
 -  EXTENTS OF DEDICATED FIRE LANES. CURBS TO BE PAINTED RED AND/OR "NO PARKING - FIRE LANE" SIGNS POSTED AS APPLICABLE.
 -  50' RIPARIAN WOODLAND BOUNDARY
 -  50' RIPARIAN WOODLAND BUFFER



A RESIDENTIAL HAMMERHEAD TURNAROUND
MARIN COUNTY FIRE DEPARTMENT LAND DEVELOPMENT STANDARD SCALE: 1" = 20'

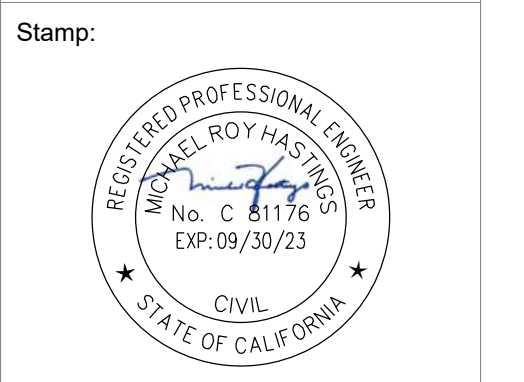
B RESIDENTIAL CUL DE SAC TURNAROUND
MARIN COUNTY FIRE DEPARTMENT LAND DEVELOPMENT STANDARD SCALE: 1" = 20'



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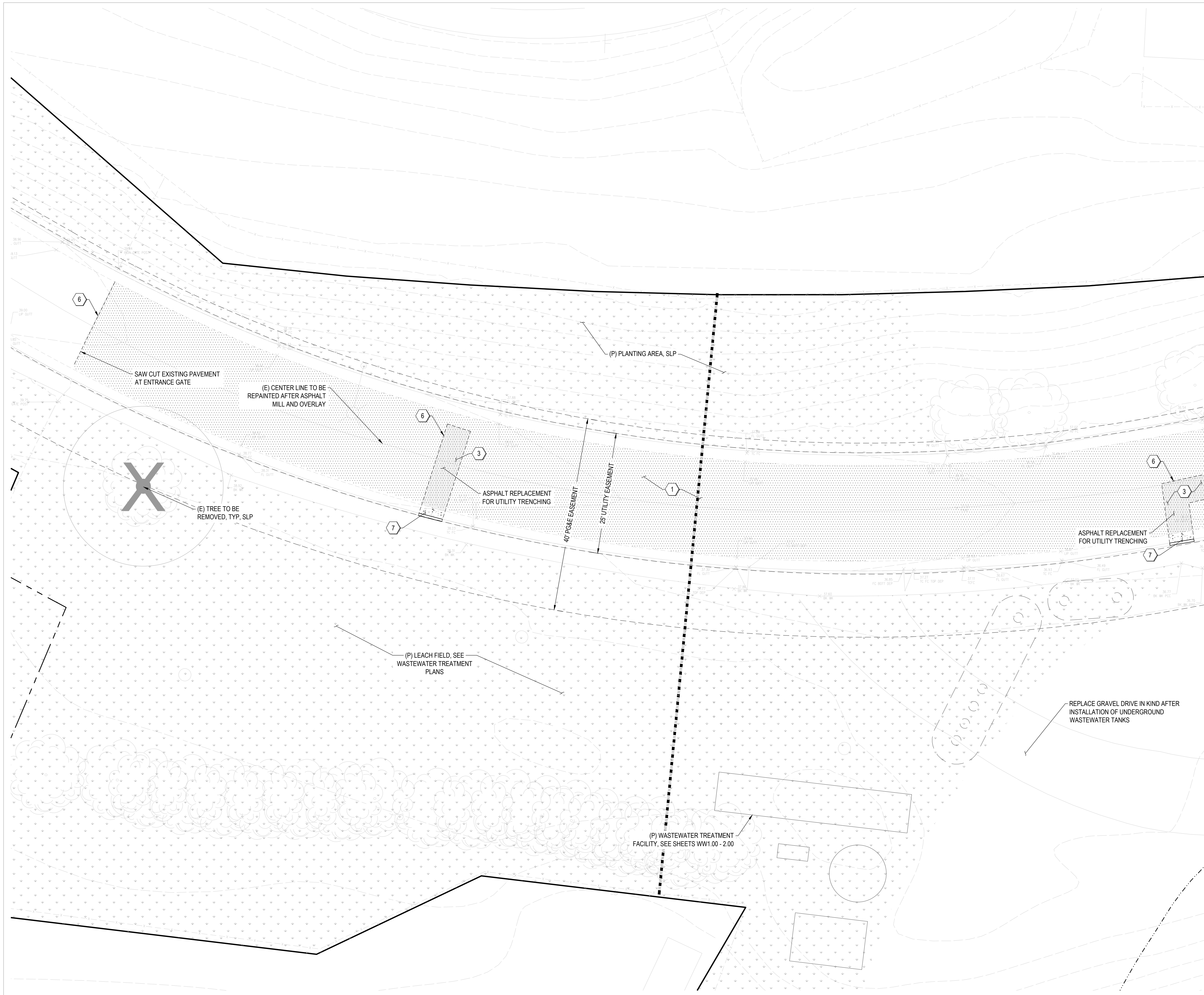


No.	Description	Date
1	Planning R1	03/15/23

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FIRE ACCESS PLAN

Sheet No.:
C1.10

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KEYNOTES & LEGEND

1	ASPHALT MILL AND OVERLAY (2" MIN)	
2	CONCRETE TO BE MILLED AND OVERLAID WITH ASPHALT (2" MIN)	
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8	SELF-RETAINING, DEPRESSED (3" MIN) LANDSCAPE. SEE C3.00 FOR SIZING	
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10	DETECTABLE WARNINGS, YELLOW	
11	LANDSCAPE SWALE PER 5/C5.01	
12	EV CHARGING STATION PER 14/C5.03	
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	EXISTING PEDESTRIAN HARDSCAPE TO REMAIN, SLP FOR DETAILS ON MATERIALS	
	NEW GRAVEL, SLP FOR DETAILS ON MATERIALS	
	NEW VEGETATION, SLP FOR DETAILS ON COVER TYPE	

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Stamp:

No.	Description	Date
1	Planning R1	03/15/23

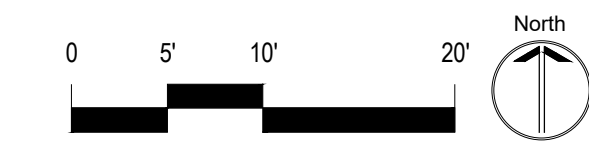
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Sheet Title:
GRADING PLAN

Sheet No.: **C2.01**





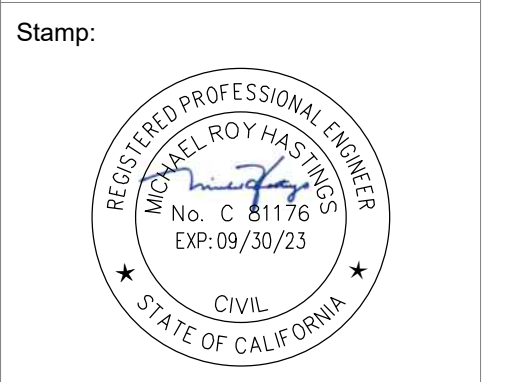
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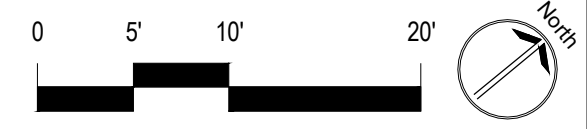


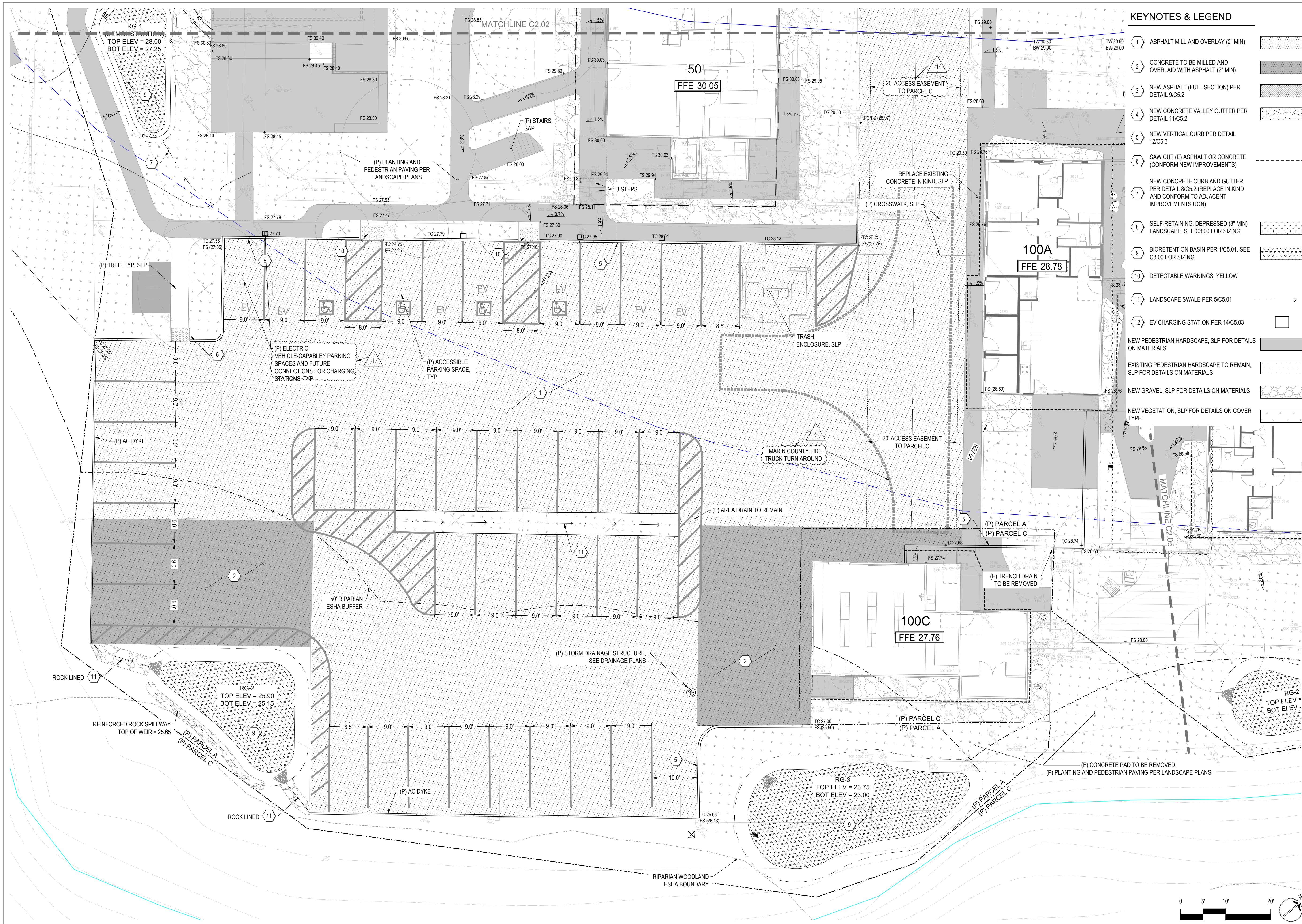
No.	Description	Date
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Issue Note:
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07/29/22

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Sheet No.:
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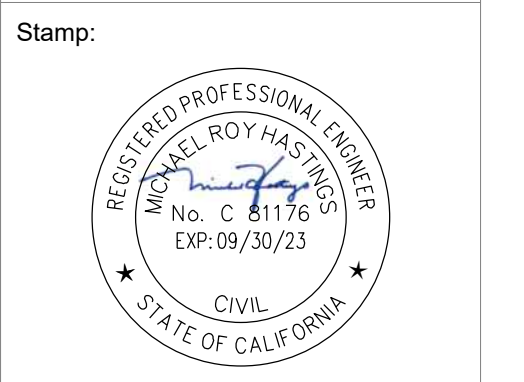
KEYNOTES & LEGEND

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Project Title:
COMMUNITY LAND TRUST OF W. MARIN & EDEN HOUSING, INC.
POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR.
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 APN#: 119-240-73

Design Firm:
SIEGEL & STRAIN Architects
 6201 Doyle Street, Suite B
 Emeryville, CA 94608
 TEL 510 / 547-8092
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Consultant:
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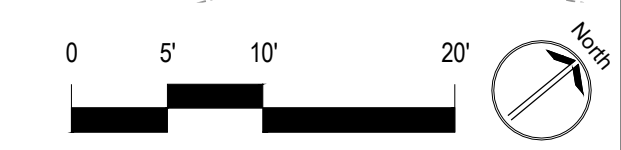


No.	Description	Date
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Sheet No.:
C2.03





KEYNOTES & LEGEND

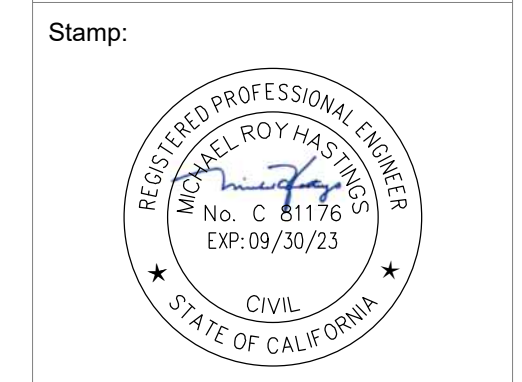
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POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR.
 POINT REYES STATION, CA 94956
 APN#: 1 19 - 24 0 - 7 3

Design Firm:
 SIEGEL & STRAIN Architects
 6201 Doyle Street, Suite B
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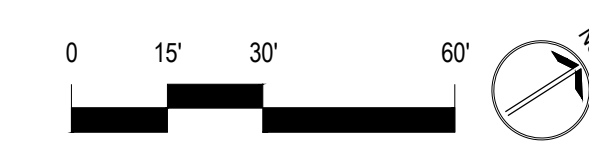
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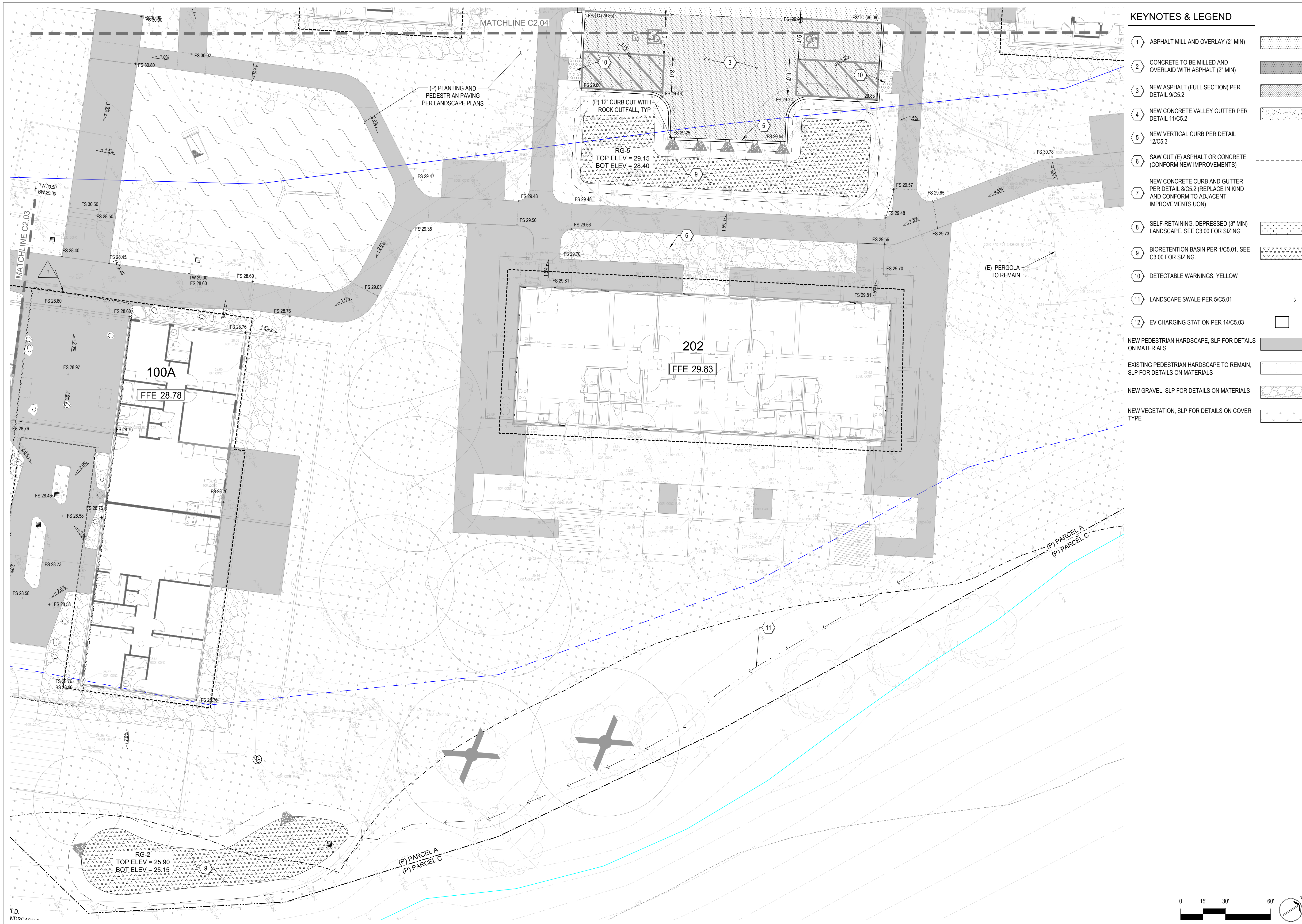
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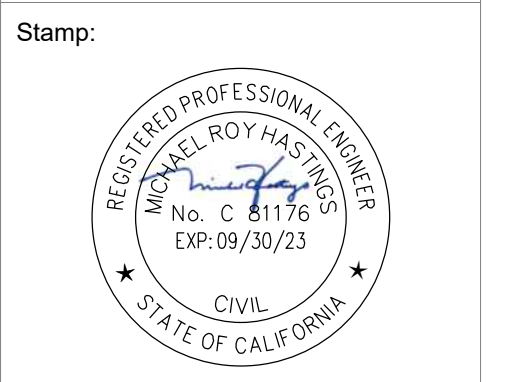


- ### KEYNOTES & LEGEND
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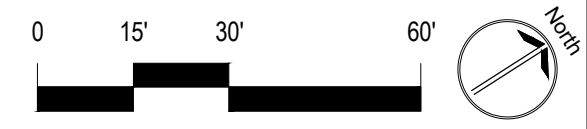
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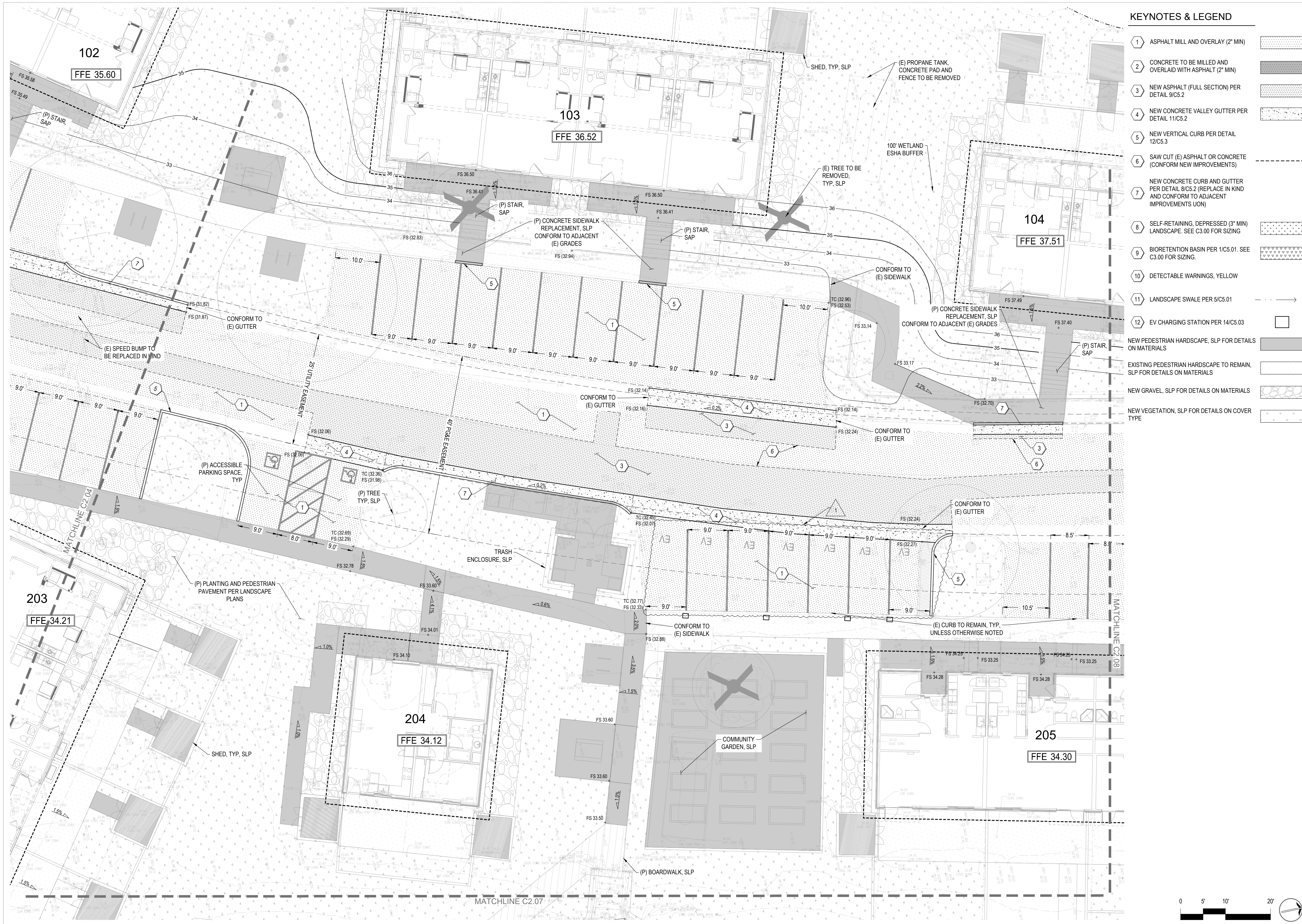
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Sheet No.:



C2.05



KEYNOTES & LEGEND

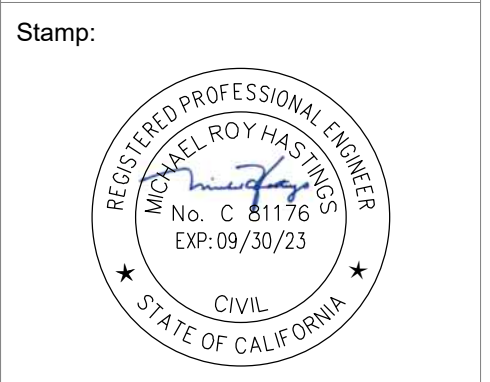
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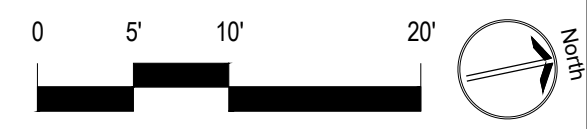


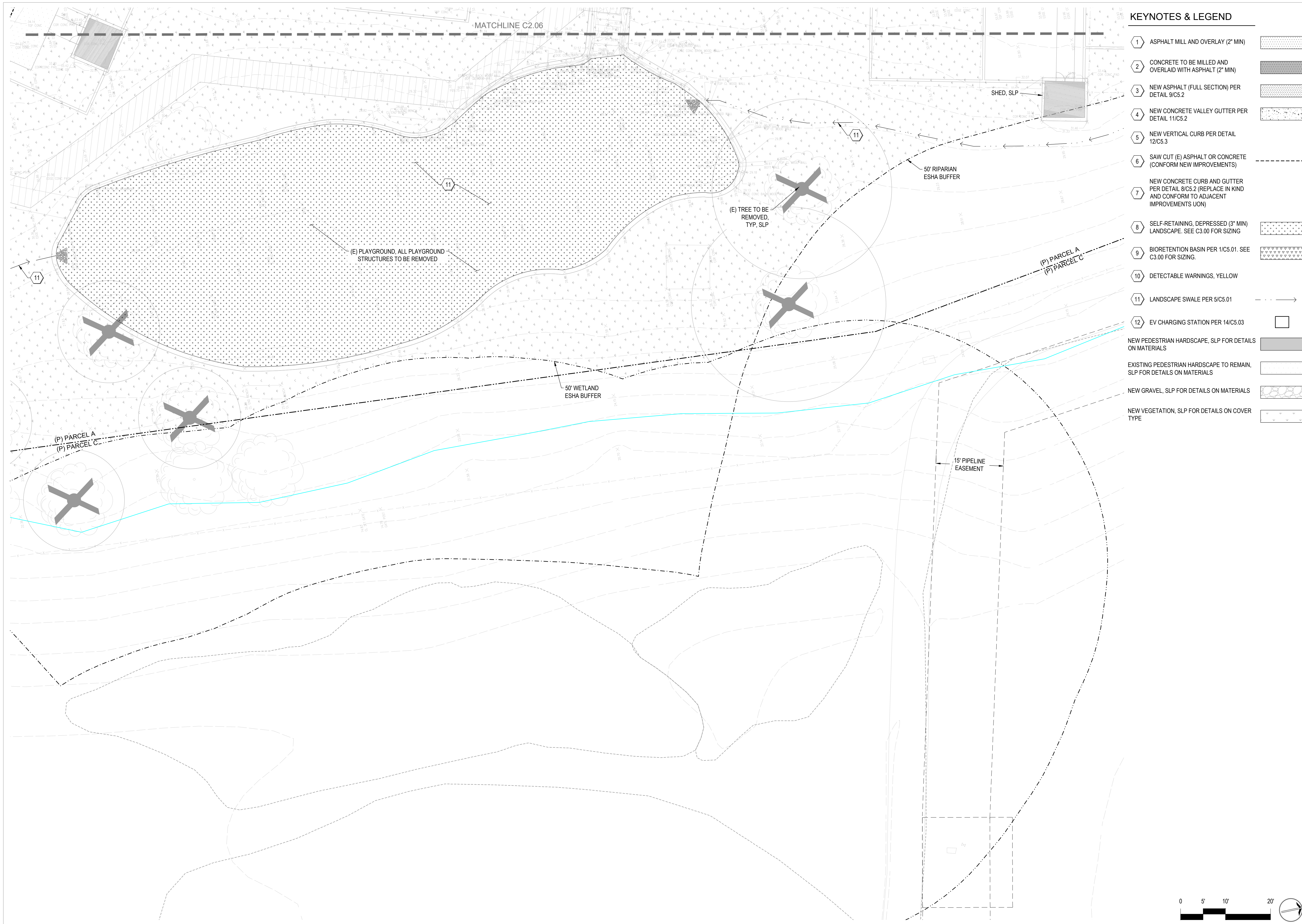
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Issue Note:
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07/29/22

Project ID: PRH
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Sheet No.:
C2.06





KEYNOTES & LEGEND

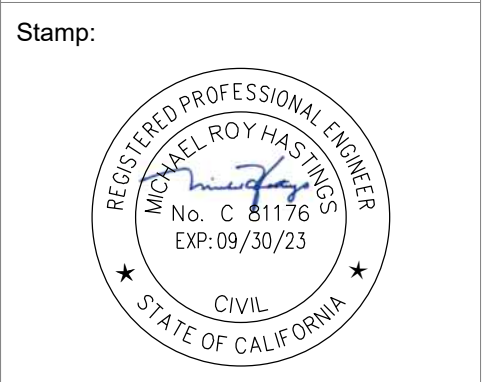
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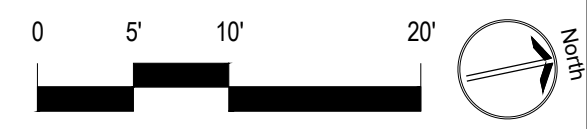
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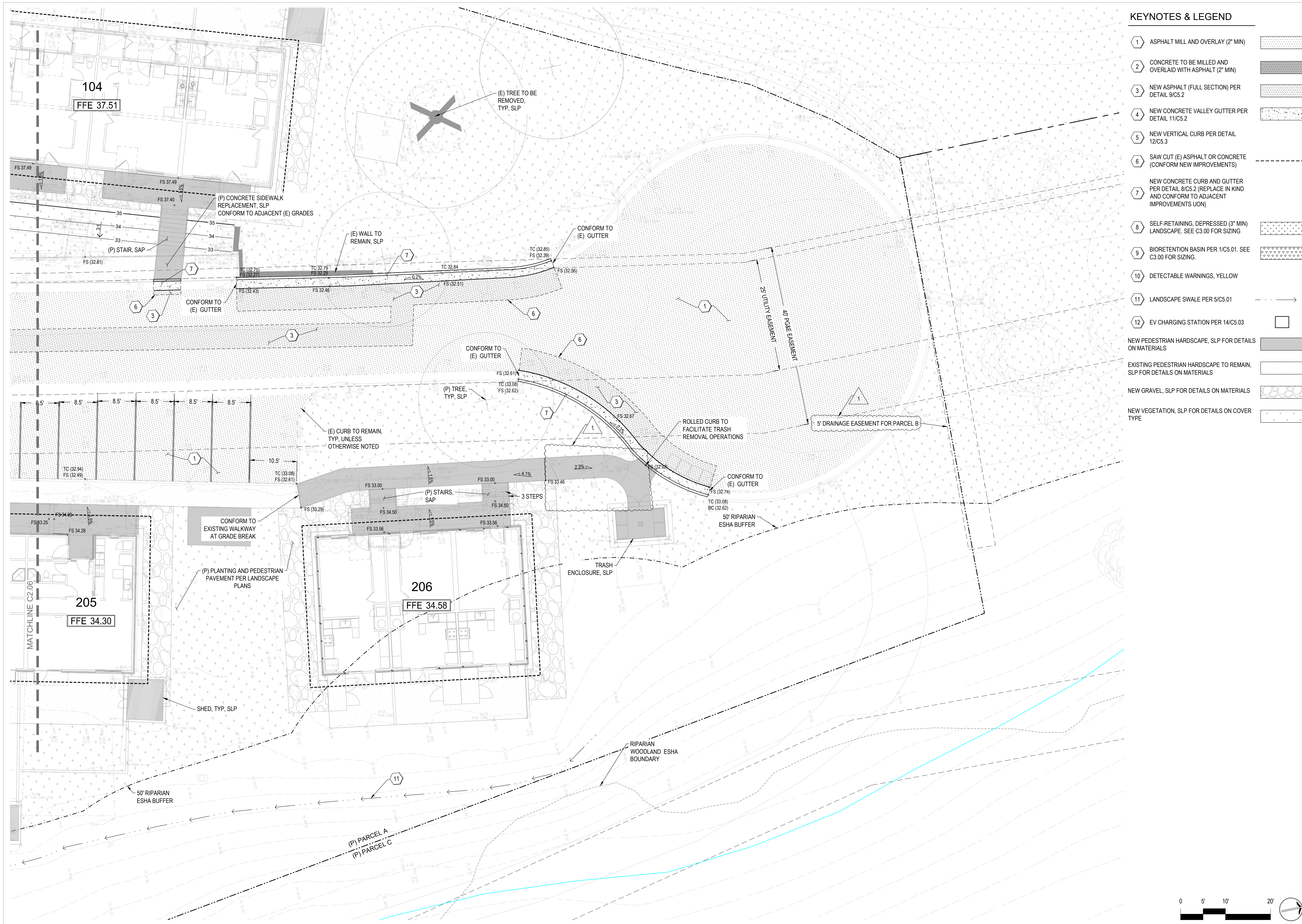


No.	Description	Date
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Issue Note:
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Sheet Title:
GRADING PLAN
 Sheet No.:
C2.07





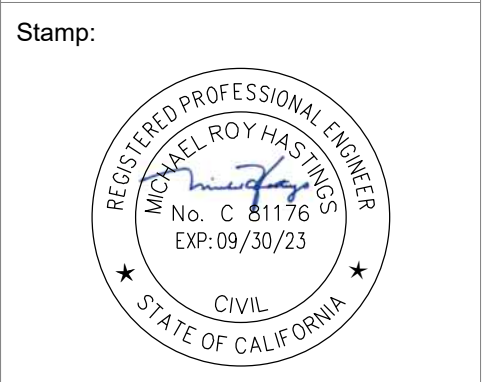
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 - 7 NEW CONCRETE CURB AND GUTTER PER DETAIL 8/C5.2 (REPLACE IN KIND AND CONFORM TO ADJACENT IMPROVEMENTS UON)
 - 8 SELF-RETAINING, DEPRESSED (3" MIN) LANDSCAPE. SEE C3.00 FOR SIZING
 - 9 BIORETENTION BASIN PER 11/C5.01. SEE C3.00 FOR SIZING.
 - 10 DETECTABLE WARNINGS, YELLOW
 - 11 LANDSCAPE SWALE PER 5/C5.01
 - 12 EV CHARGING STATION PER 14/C5.03
- NEW PEDESTRIAN HARDSCAPE, SLP FOR DETAILS ON MATERIALS
- EXISTING PEDESTRIAN HARDSCAPE TO REMAIN, SLP FOR DETAILS ON MATERIALS
- NEW GRAVEL, SLP FOR DETAILS ON MATERIALS
- NEW VEGETATION, SLP FOR DETAILS ON COVER TYPE

Project Title:
COMMUNITY LAND TRUST OF W. MARIN & EDEN HOUSING, INC.
POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR.
 POINT REYES STATION, CA 94956
 APN#: 1 19 - 24 0 - 7 3

Design Firm:
SIEGEL & STRAIN Architects
 6201 Doyle Street, Suite B
 Emeryville, CA 94608
 TEL 510 / 547-8092
 info@siegelstrain.com

Consultant:
SHERWOOD DESIGN ENGINEERS
 625 2nd Street, Suite 202
 Petaluma, CA 94952
 www.sherwoodengineers.com



No.	Description	Date
1	Planning R1	03/15/23

Issue Note:
PLANNING SET
 07/29/22

Project ID: PRH
 File Name:
 Drawn by: KB
 Checked by: MH
 Plot Date: 02/23/23
 Scale: 1" = 10'

Sheet Title:
GRADING PLAN





Sheet No.:
C2.08

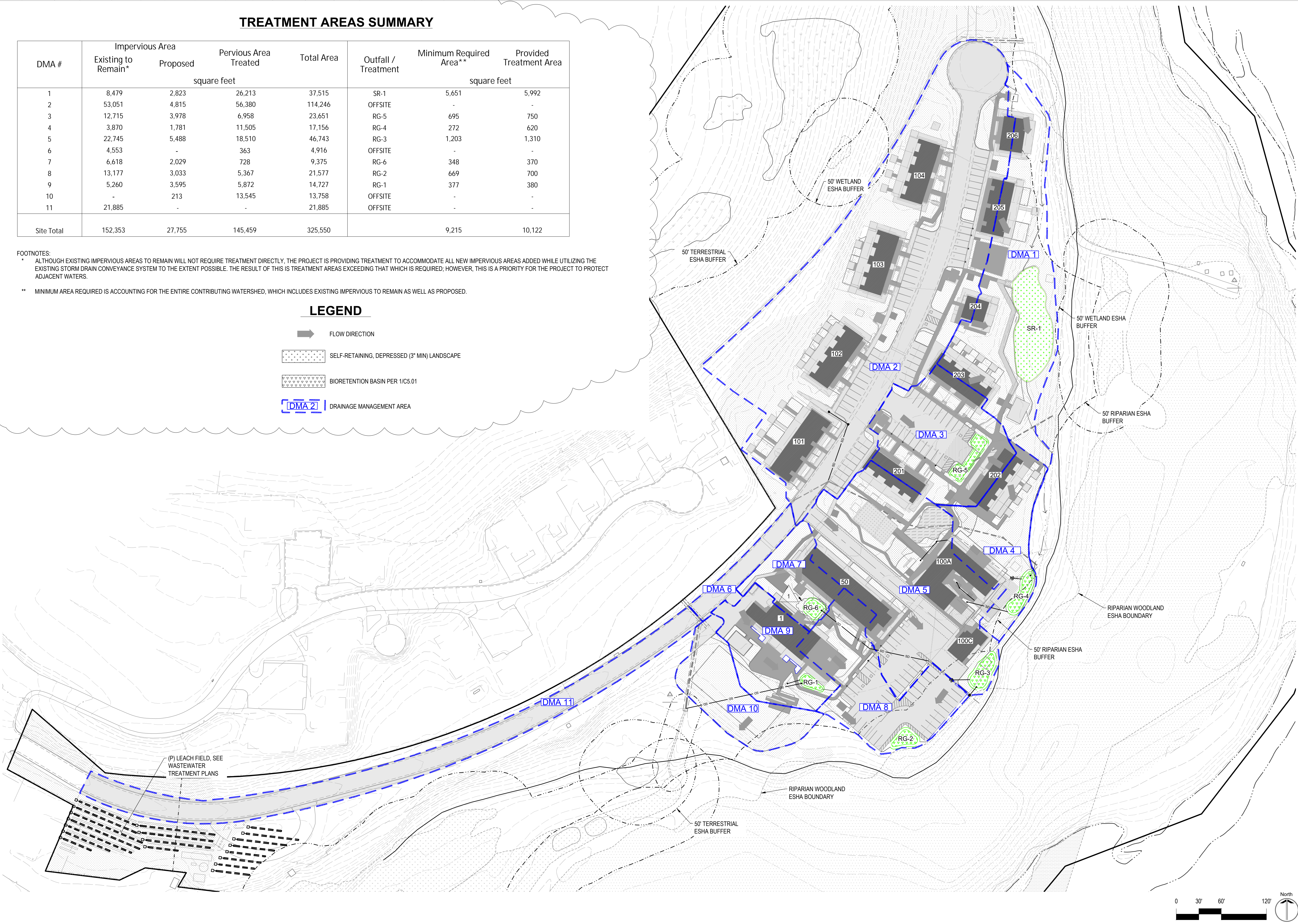
TREATMENT AREAS SUMMARY

DMA #	Impervious Area		Pervious Area Treated	Total Area	Outfall / Treatment	Minimum Required Area**	Provided Treatment Area
	Existing to Remain*	Proposed					
	square feet						
1	8,479	2,823	26,213	37,515	SR-1	5,651	5,992
2	53,051	4,815	56,380	114,246	OFFSITE	-	-
3	12,715	3,978	6,958	23,651	RG-5	695	750
4	3,870	1,781	11,505	17,156	RG-4	272	620
5	22,745	5,488	18,510	46,743	RG-3	1,203	1,310
6	4,553	-	363	4,916	OFFSITE	-	-
7	6,618	2,029	728	9,375	RG-6	348	370
8	13,177	3,033	5,367	21,577	RG-2	669	700
9	5,260	3,595	5,872	14,727	RG-1	377	380
10	-	213	13,545	13,758	OFFSITE	-	-
11	21,885	-	-	21,885	OFFSITE	-	-
Site Total	152,353	27,755	145,459	325,550		9,215	10,122

FOOTNOTES:
 * ALTHOUGH EXISTING IMPERVIOUS AREAS TO REMAIN WILL NOT REQUIRE TREATMENT DIRECTLY, THE PROJECT IS PROVIDING TREATMENT TO ACCOMMODATE ALL NEW IMPERVIOUS AREAS ADDED WHILE UTILIZING THE EXISTING STORM DRAIN CONVEYANCE SYSTEM TO THE EXTENT POSSIBLE. THE RESULT OF THIS IS TREATMENT AREAS EXCEEDING THAT WHICH IS REQUIRED; HOWEVER, THIS IS A PRIORITY FOR THE PROJECT TO PROTECT ADJACENT WATERS.
 ** MINIMUM AREA REQUIRED IS ACCOUNTING FOR THE ENTIRE CONTRIBUTING WATERSHED, WHICH INCLUDES EXISTING IMPERVIOUS TO REMAIN AS WELL AS PROPOSED.

LEGEND

-  FLOW DIRECTION
-  SELF-RETAINING, DEPRESSED (3" MIN) LANDSCAPE
-  BIORETENTION BASIN PER 1/C5.01
-  DRAINAGE MANAGEMENT AREA

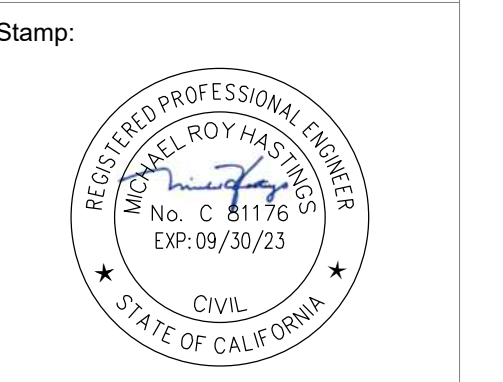


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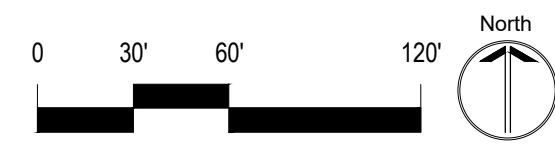
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 Petaluma, CA 94952
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No.	Description	Date
1	Planning R1	03/15/23

Issue Note:
PLANNING SET
07/29/22
 Project ID: PRH
 File Name: KB
 Drawn by: MH
 Checked by: MH
 Plot Date: 02/23/23
 Scale: 1" = 60'
 Sheet Title:
STORMWATER CONTROL PLAN

Sheet No.:
C3.00



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LEGEND

- NEW PEDESTRIAN HARDSCAPE, SLP FOR DETAILS ON MATERIALS
- EXISTING PEDESTRIAN HARDSCAPE TO REMAIN, SLP FOR DETAILS ON MATERIALS
- NEW GRAVEL, SLP FOR DETAILS ON MATERIALS
- NEW VEGETATION, SLP FOR DETAILS ON COVER TYPE

NOTES

1. A DETAILED UTILITY PLAN SHALL BE DEVELOPED IN LATER STAGES OF THE PROJECT ONCE ALL IMPROVEMENTS ARE AGREED UPON AND ACCEPTED.
2. SEE ELECTRICAL PLANS FOR REMOVAL OF EXISTING AND PROPOSED COMMUNICATIONS AND ELECTRICAL INFRASTRUCTURE.
3. THE LOCATION OF THE NON-POTABLE WATER MAIN IS PRELIMINARY AND SHALL BE REFINED IN LATER STAGES OF THE PROJECT.



P:\2023\1500_Pt Reyes_C4.00_CAD\CAD\DRAINAGE & UTILITY\PLANNING\C4.00_Pt Reyes_C4.00.dwg, 03/15/23 10:56:54 AM ANSBI (M) (Sheet) 1 of 1

Project Title:

**COMMUNITY LAND TRUST OF W. MARIN &
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POINT REYES HOUSING RENEWAL
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SHERWOOD
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625 2nd Street, Suite 202
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Issue Note:

PLANNING SET
07/29/22

Project ID: PRH
File Name:
Drawn by: KB
Checked by: MH
Plot Date: 02/23/23
Scale: 1" = 60'

Sheet Title:
OVERALL UTILITY PLAN

Sheet No.:

C4.00



KEYNOTES & LEGEND

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- 2 (P) STORM DRAIN INLET PER 3/C5.01
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POINT REYES HOUSING RENEWAL

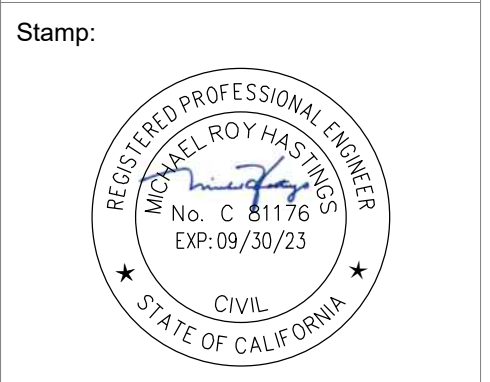
100 COMMODORE WEBSTER DR.
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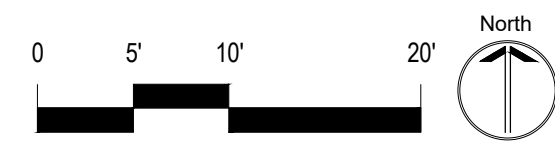
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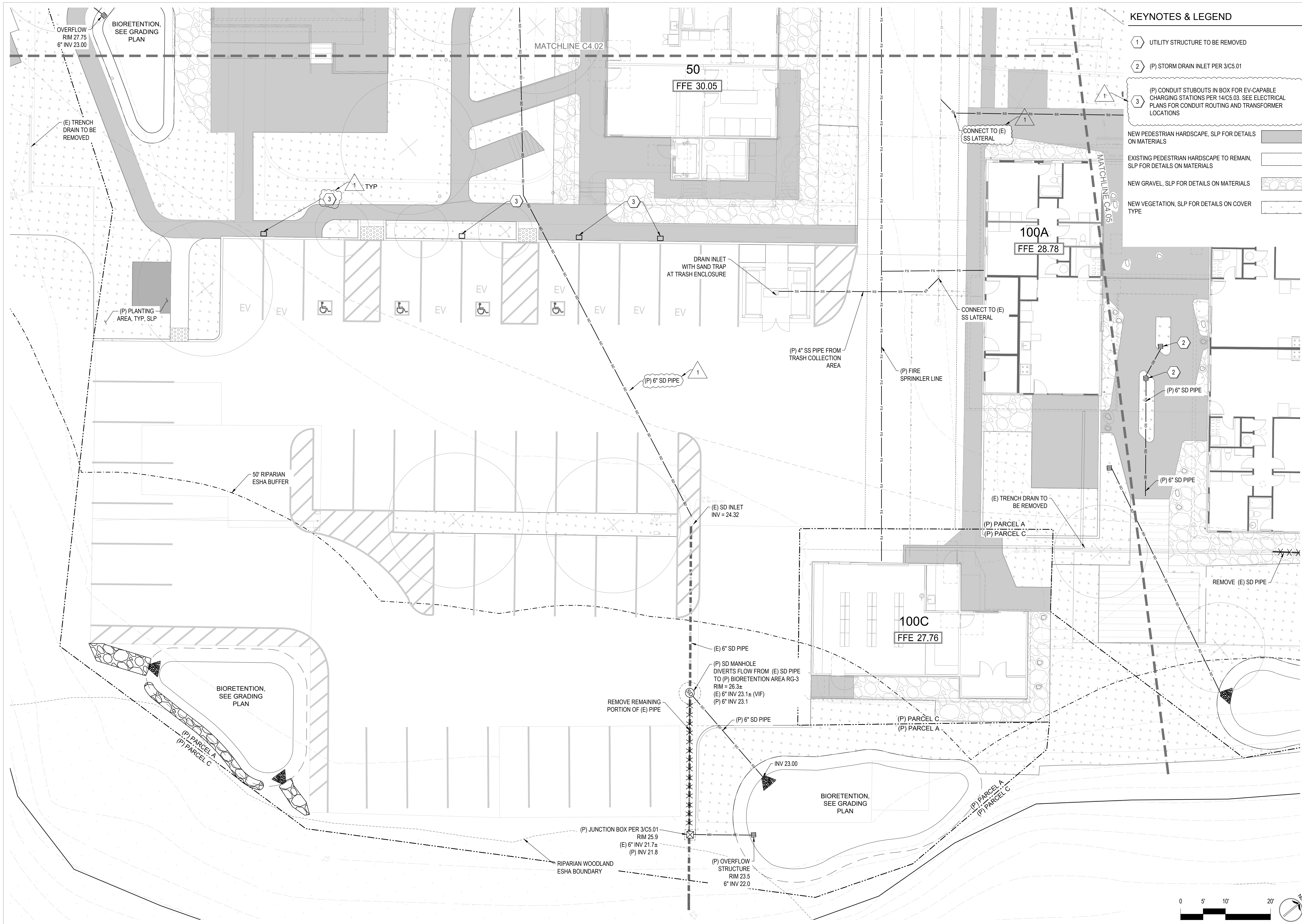
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Sheet Title:
UTILITY PLAN

Sheet No.:

C4.01





KEYNOTES & LEGEND

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Issue Note:

PLANNING SET
07/29/22

Project ID: PRH

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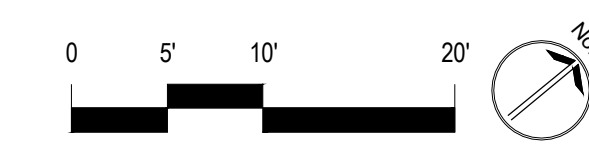
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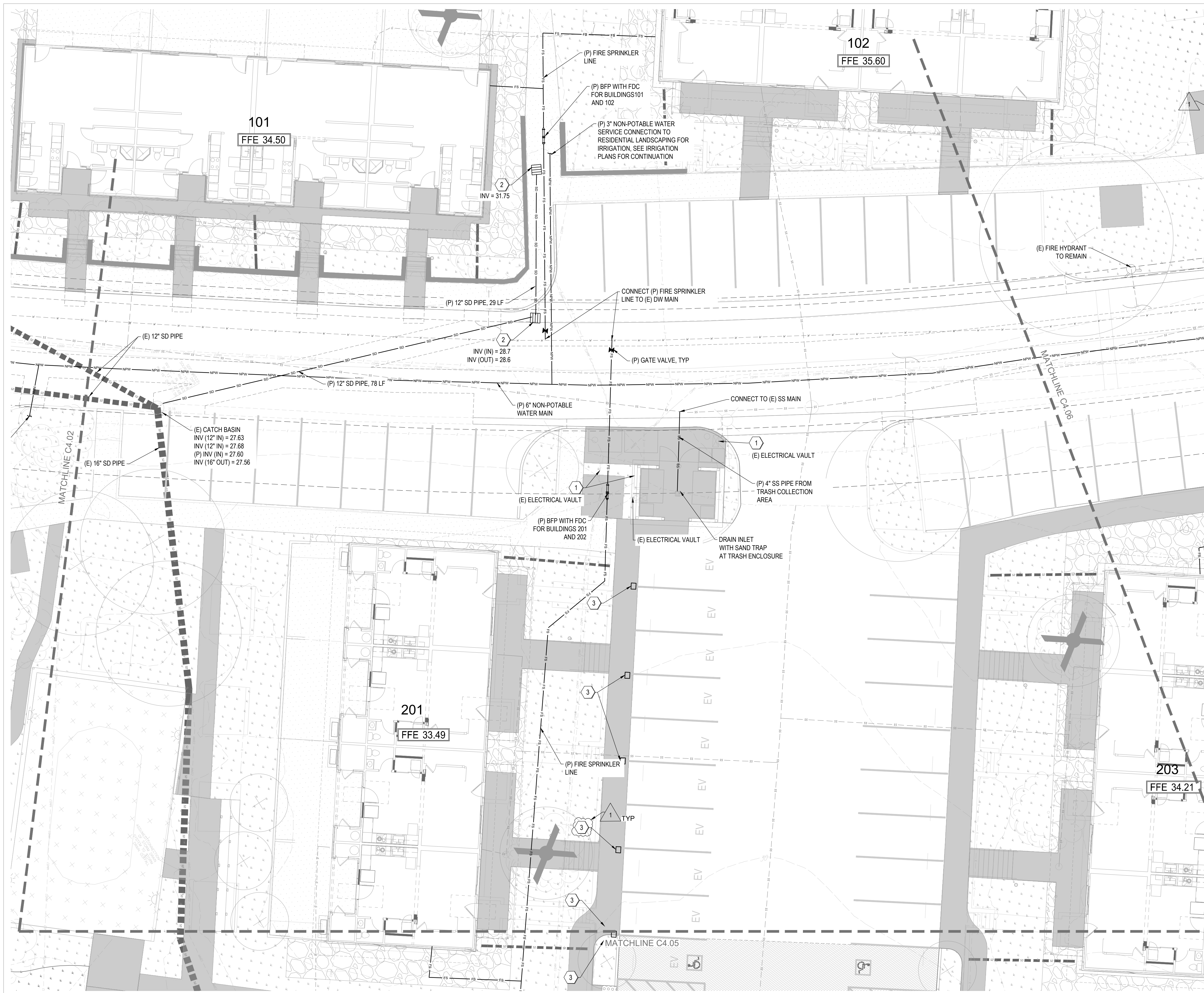
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Sheet Title:
UTILITY PLAN

Sheet No.:

C4.03





KEYNOTES & LEGEND

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POINT REYES HOUSING RENEWAL

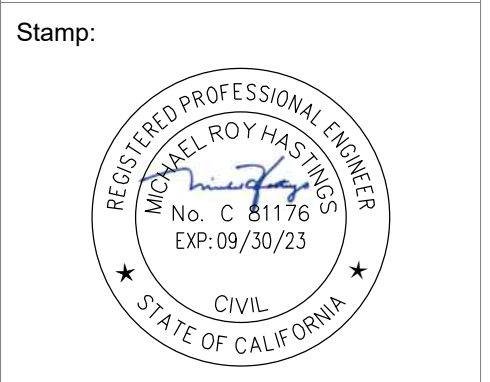
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No.	Description	Date
1	Planning R1	03/15/23

Issue Note:

PLANNING SET
07/29/22

Project ID: PRH

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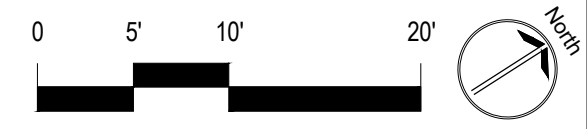
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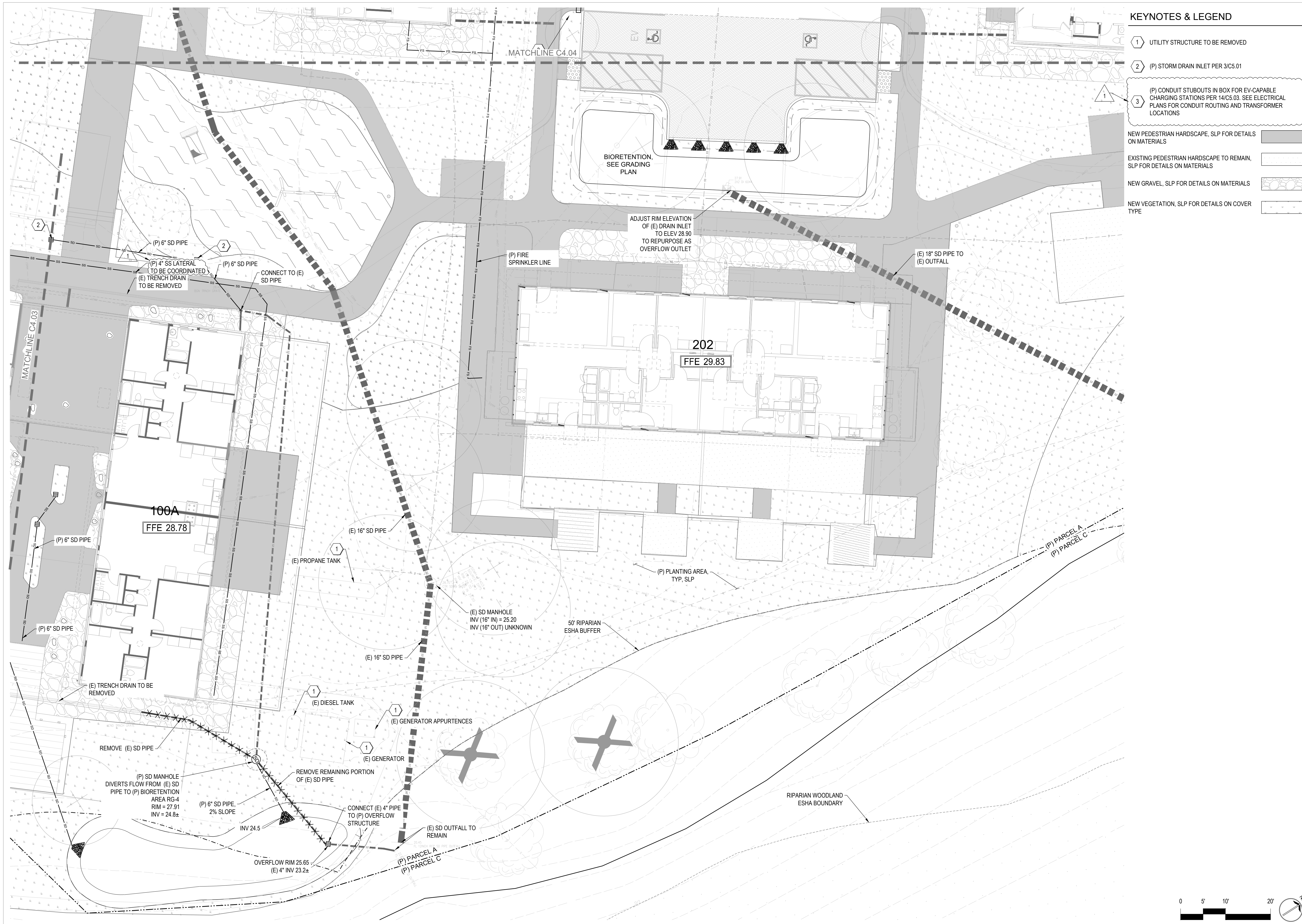
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UTILITY PLAN

Sheet No.:



C4.04



KEYNOTES & LEGEND

- 1 UTILITY STRUCTURE TO BE REMOVED
- 2 (P) STORM DRAIN INLET PER 3/C5.01
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NEW GRAVEL, SLP FOR DETAILS ON MATERIALS

NEW VEGETATION, SLP FOR DETAILS ON COVER TYPE

Project Title:

COMMUNITY LAND TRUST OF W. MARIN & EDEN HOUSING, INC.

POINT REYES HOUSING RENEWAL

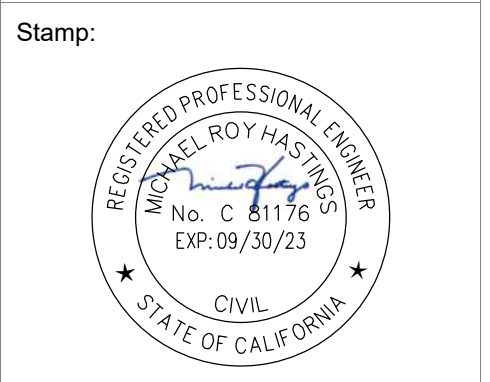
100 COMMODORE WEBSTER DR.
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No.	Description	Date
1	Planning R1	03/15/23

Issue Note:

PLANNING SET
07/29/22

Project ID: PRH

File Name: KB

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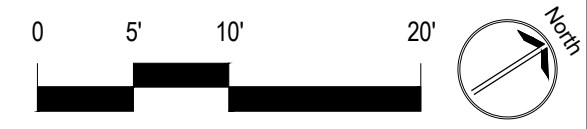
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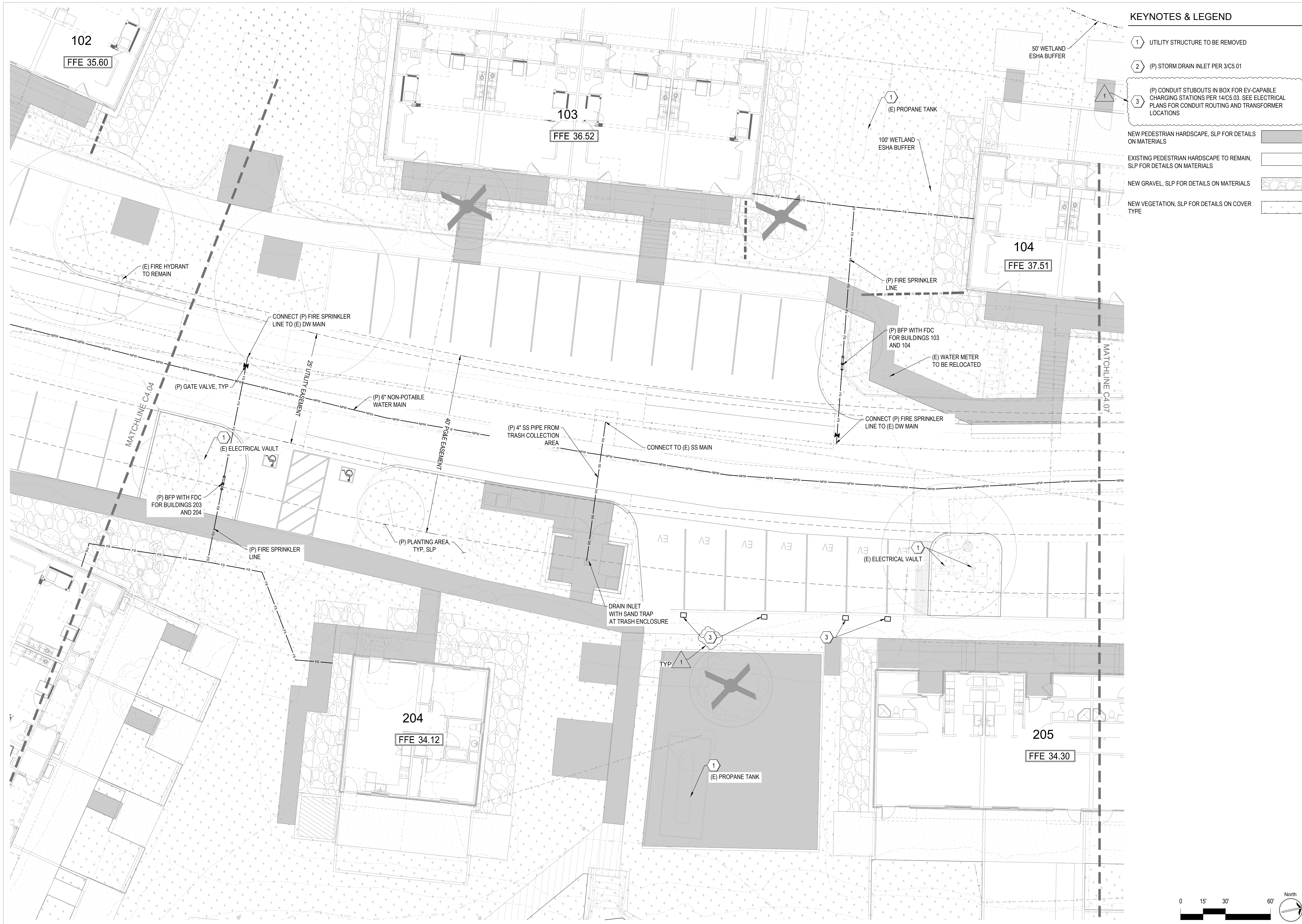
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UTILITY PLAN

Sheet No.:



C4.05



KEYNOTES & LEGEND

- 1 UTILITY STRUCTURE TO BE REMOVED
- 2 (P) STORM DRAIN INLET PER 3/C5.01
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POINT REYES HOUSING RENEWAL

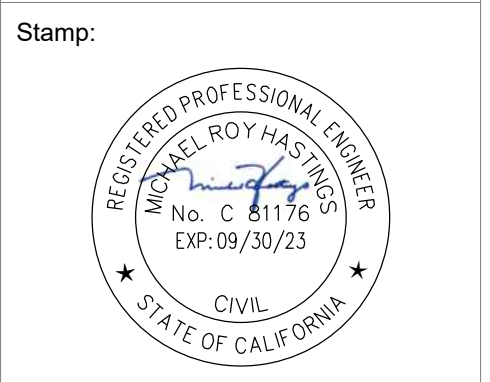
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07/29/22

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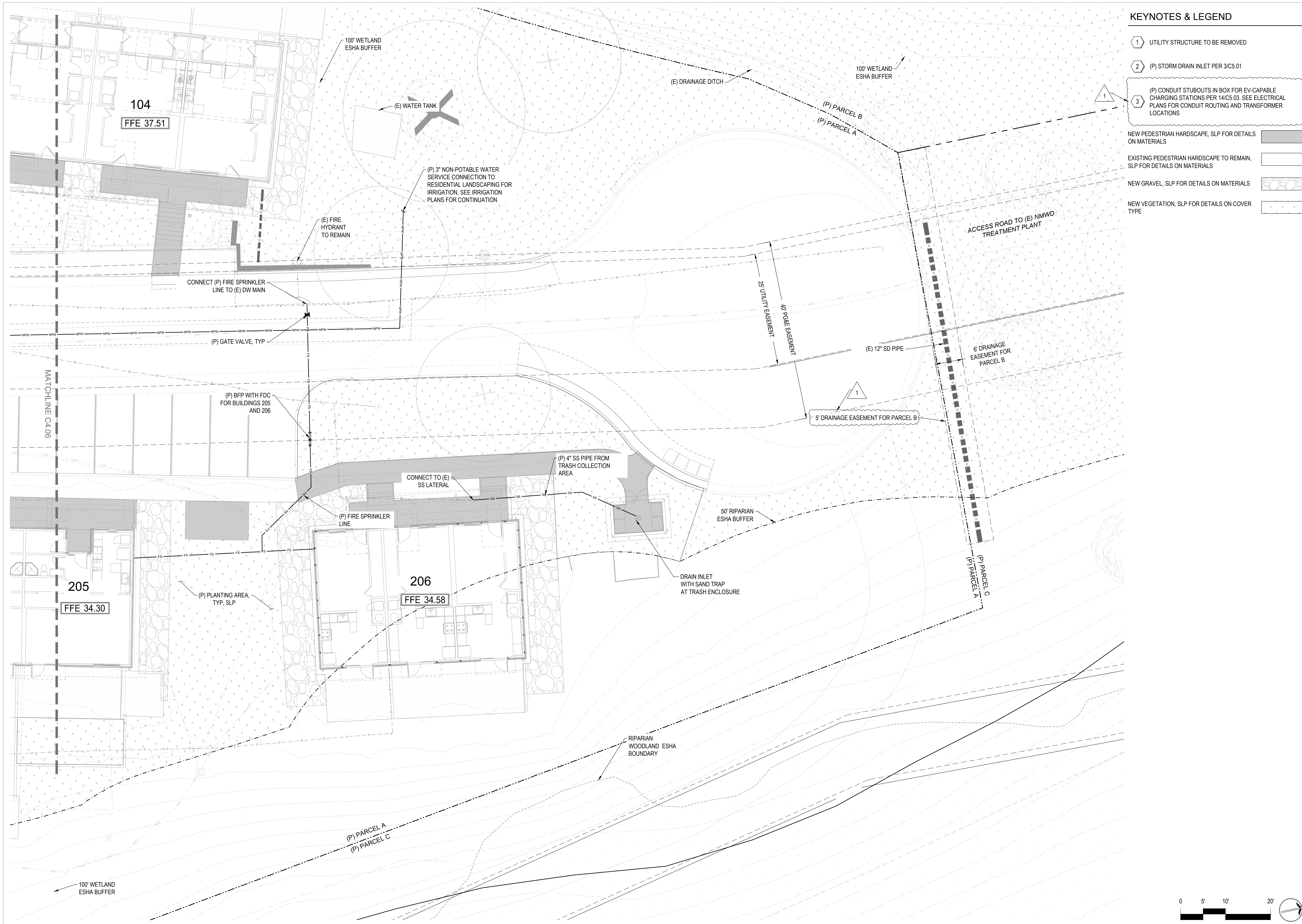
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Sheet Title:
UTILITY PLAN

Sheet No.: **C4.06**



KEYNOTES & LEGEND

- 1 UTILITY STRUCTURE TO BE REMOVED
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POINT REYES HOUSING RENEWAL

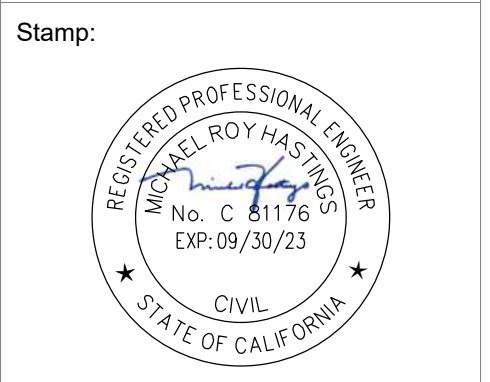
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No.	Description	Date
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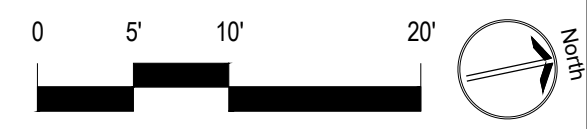
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PLANNING SET
07/29/22

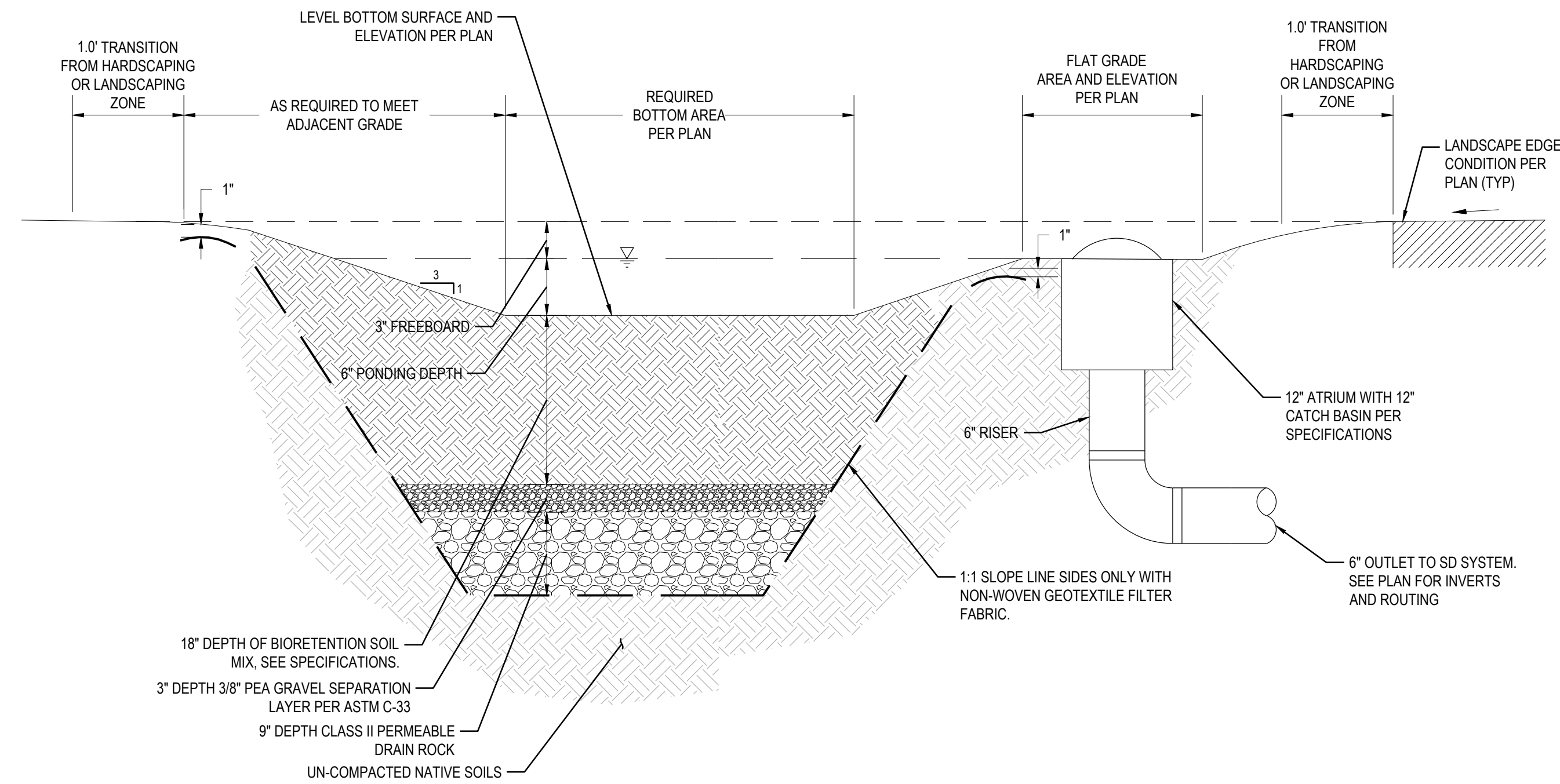
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Checked by: MH
Plot Date: 02/23/23
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Sheet Title:
UTILITY PLAN

Sheet No.:

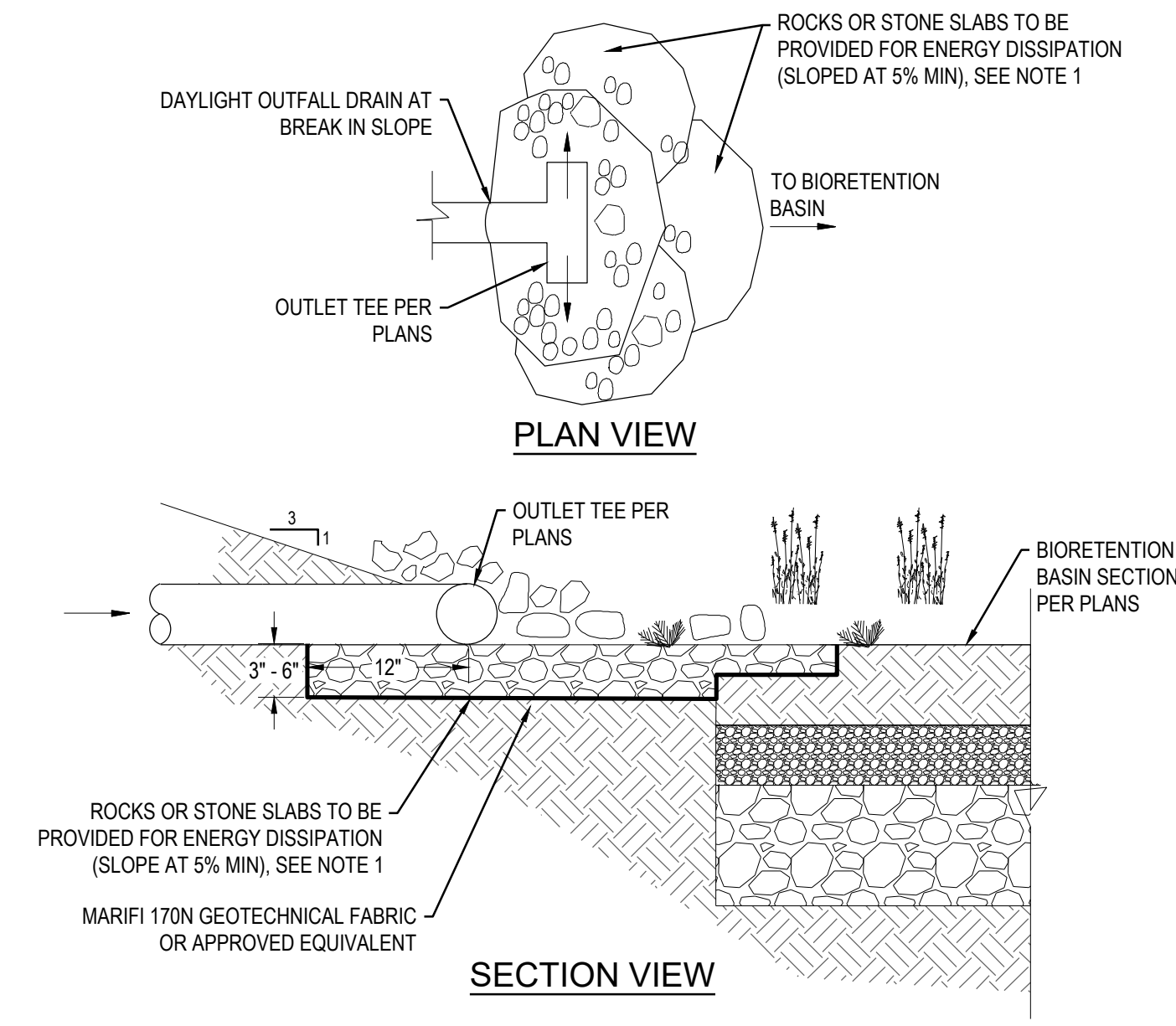


C4.07



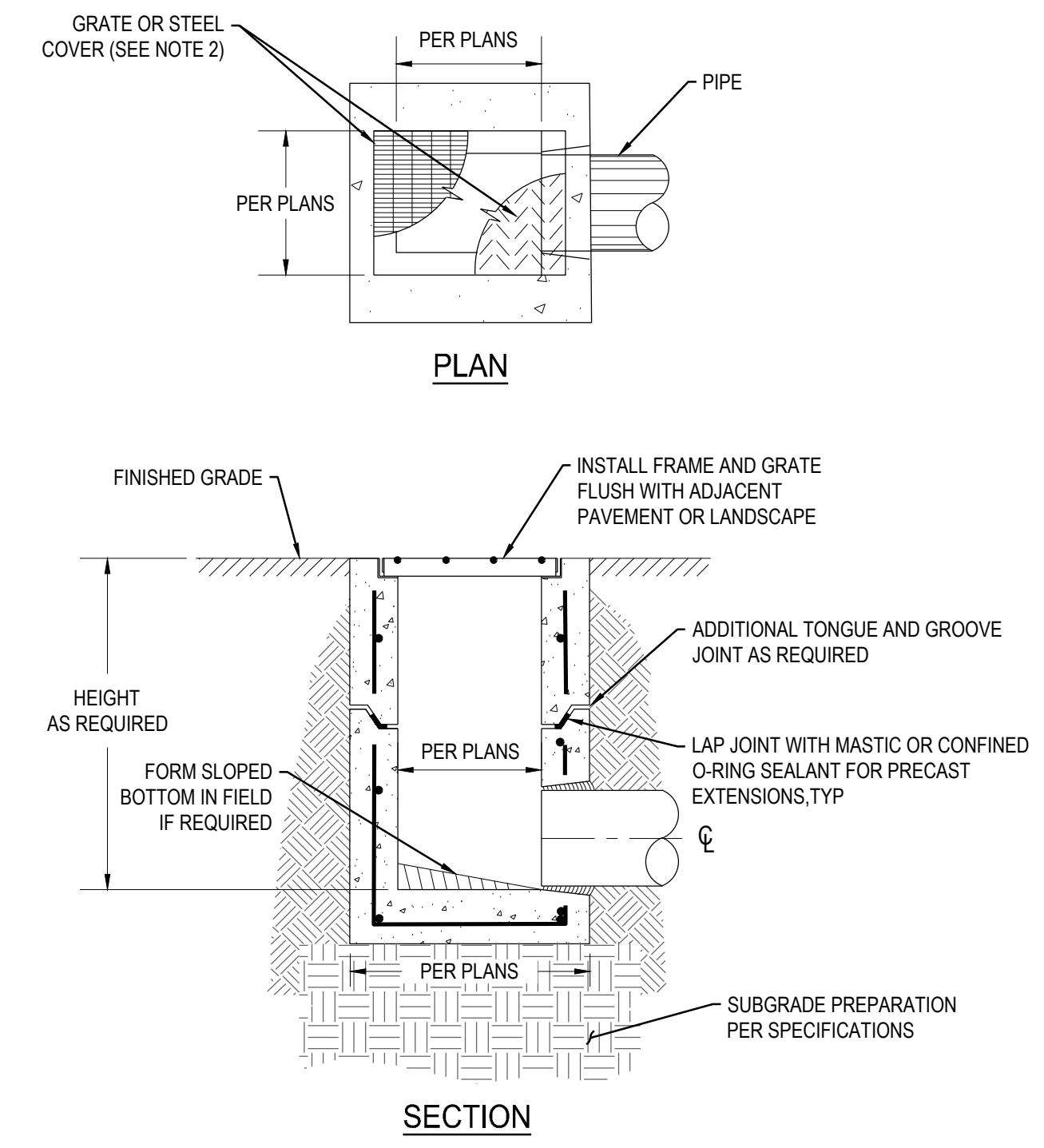
1 BIORETENTION BASIN

SCALE: NTS



2 BIORETENTION BASIN SPLASH PAD

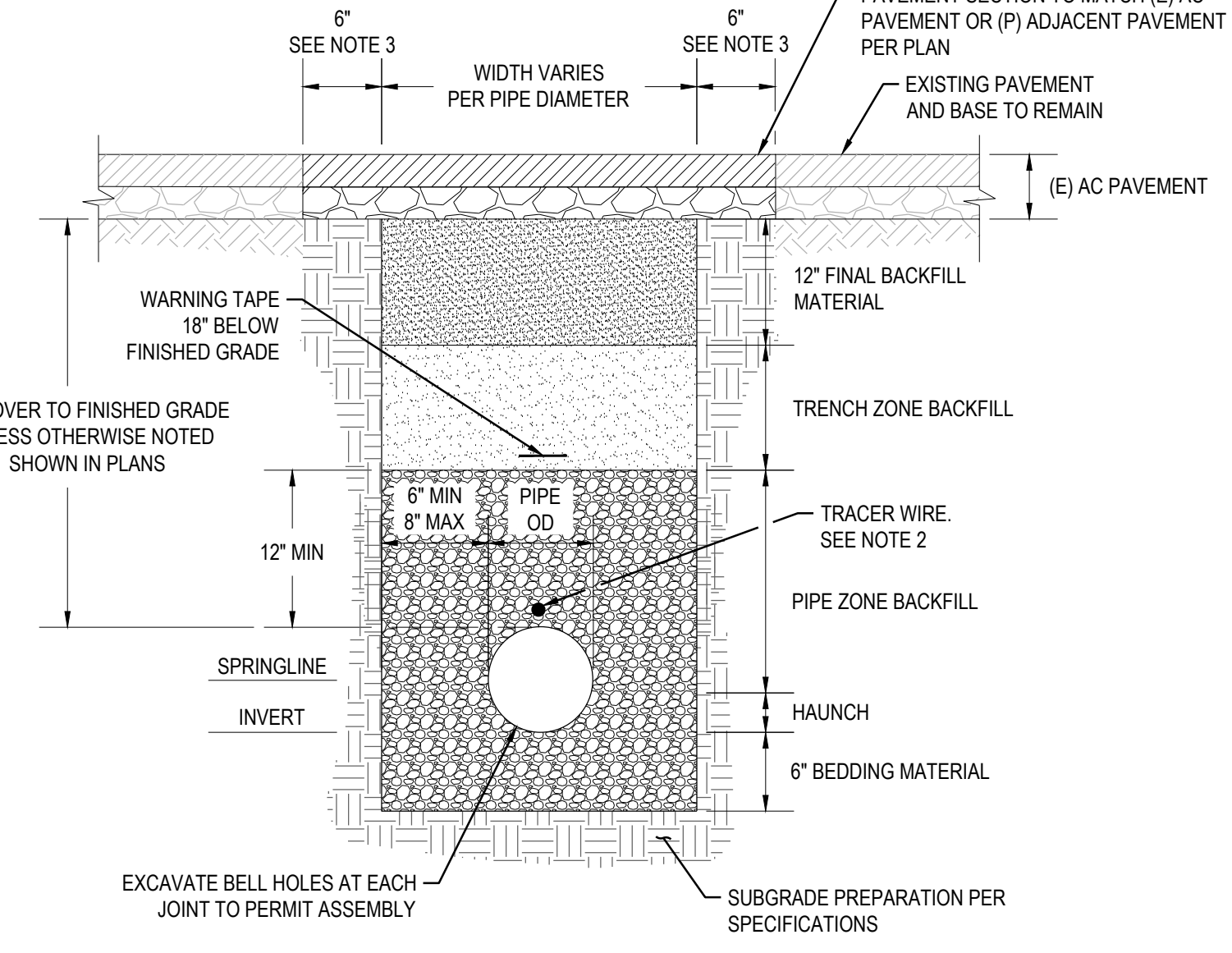
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3 CATCH BASIN/JUNCTION BOX

SCALE: NTS

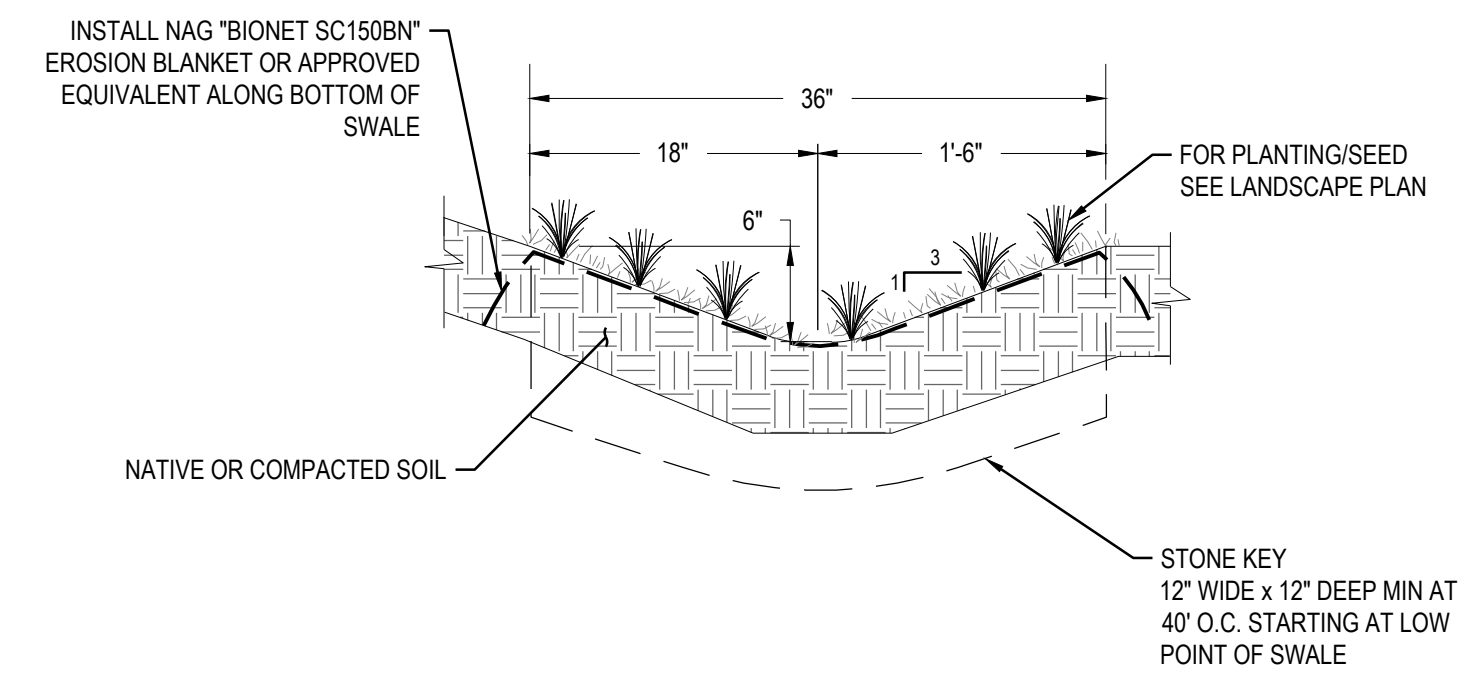
- NOTES
- JUNCTION BOXES SHALL BE FURNISHED WITH GALVANIZED STEEL. BOLT DOWN CHECKERED PLATE LIDS. FRAMES FOR GRATES AND LIDS SHALL BE GALVANIZED STEEL.
 - PROVIDE 12" DEEP SUMP BELOW OUTLET INVERT WHERE NOTED ON PLANS OR IN SCHEDULE.



4 UTILITY TRENCH

SCALE: NTS

- NOTES
- BACKFILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 8".
 - IF DIP IS NOT USED, FOR WATER AND FIRE WATER MAINS INSTALL SINGLE STRAND 12 AWG COPPER WIRE.
 - WHERE APPLICABLE, REMOVE A MINIMUM 6" OF PAVEMENT SURFACE BEYOND EDGE OF TRENCH WHEN INSTALLING UTILITY UNDER EXISTING PAVEMENT SURFACE REPLACE EXISTING PAVEMENT OVER TRENCH IN-KIND. IN LANDSCAPE AREAS, OMIT 6" OF OVERCUT ON EITHER SIDE OF TRENCH.



5 LANDSCAPE SWALE

SCALE: NTS

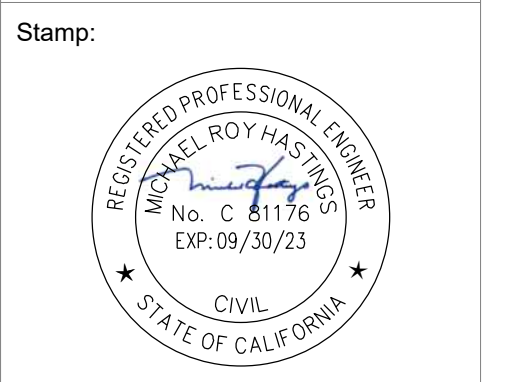
- NOTES
- "LANDSCAPED" SWALE TO BE CONSTRUCTED FOR SWALES WITH LONGITUDINAL SLOPES BETWEEN 0% AND 2%, OR AS SHOWN ON PLANS.
 - "STONE KEY" SHALL BE EXCAVATED INTO DISTURBED NATIVE SOIL OR INTO SUITABLE FILL COMPACTED TO 90% RELATIVE DENSITY, FILLED WITH COMPACTED 1 1/2" DRAIN ROCK, AND OVERLAY WITH EROSION CONTROL BLANKET.

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Design Firm:
 SIEGEL & STRAIN Architects
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 Emeryville, CA 94608
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Sheet Title:
DETAILS

Sheet No.:

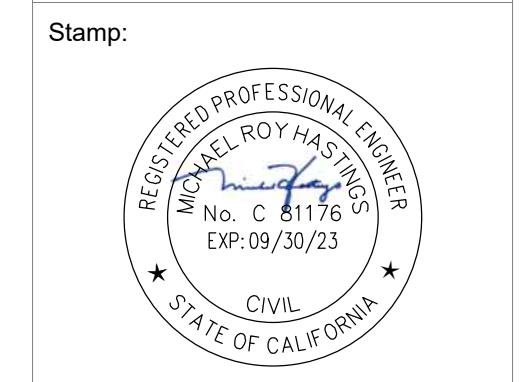
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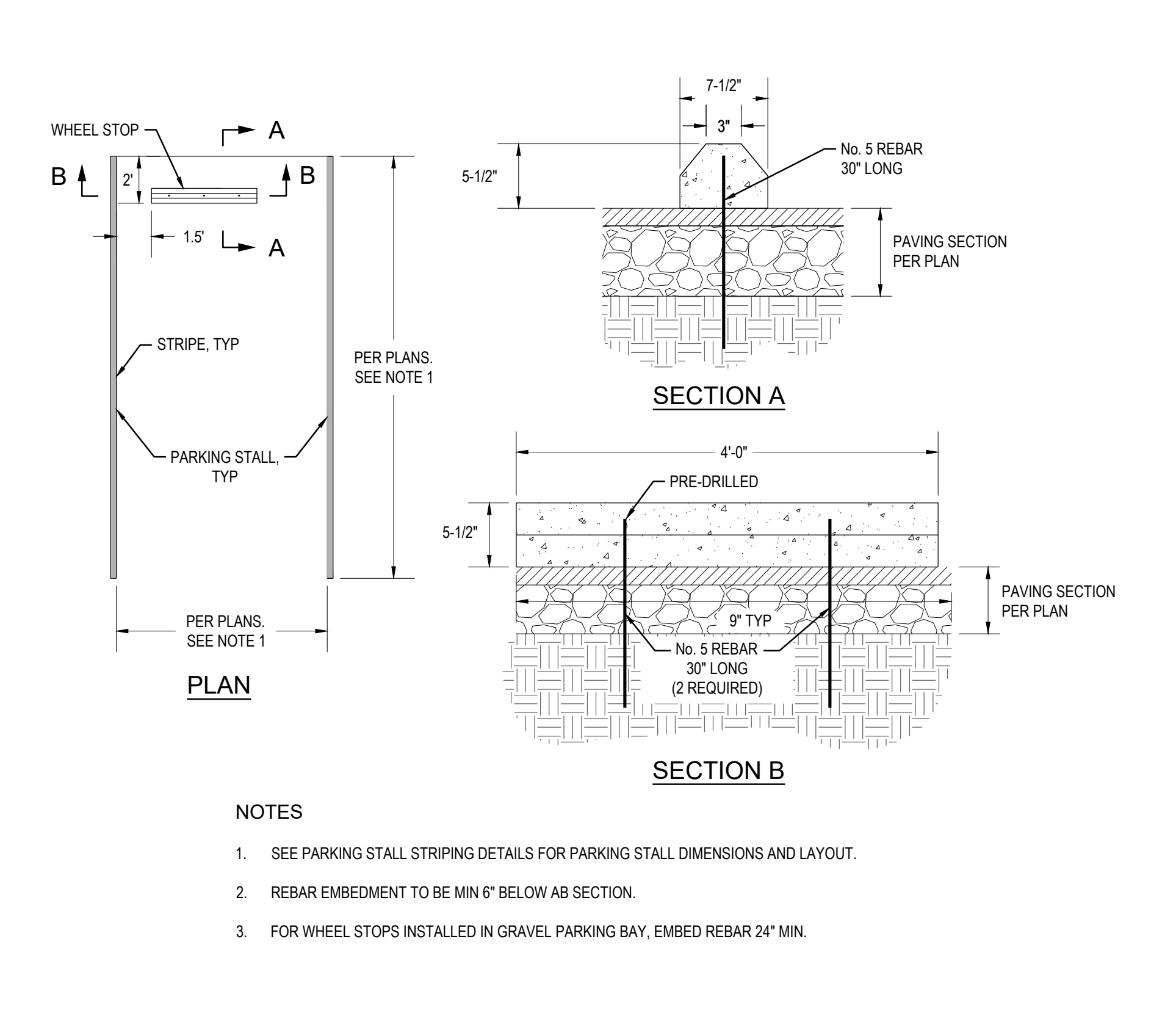
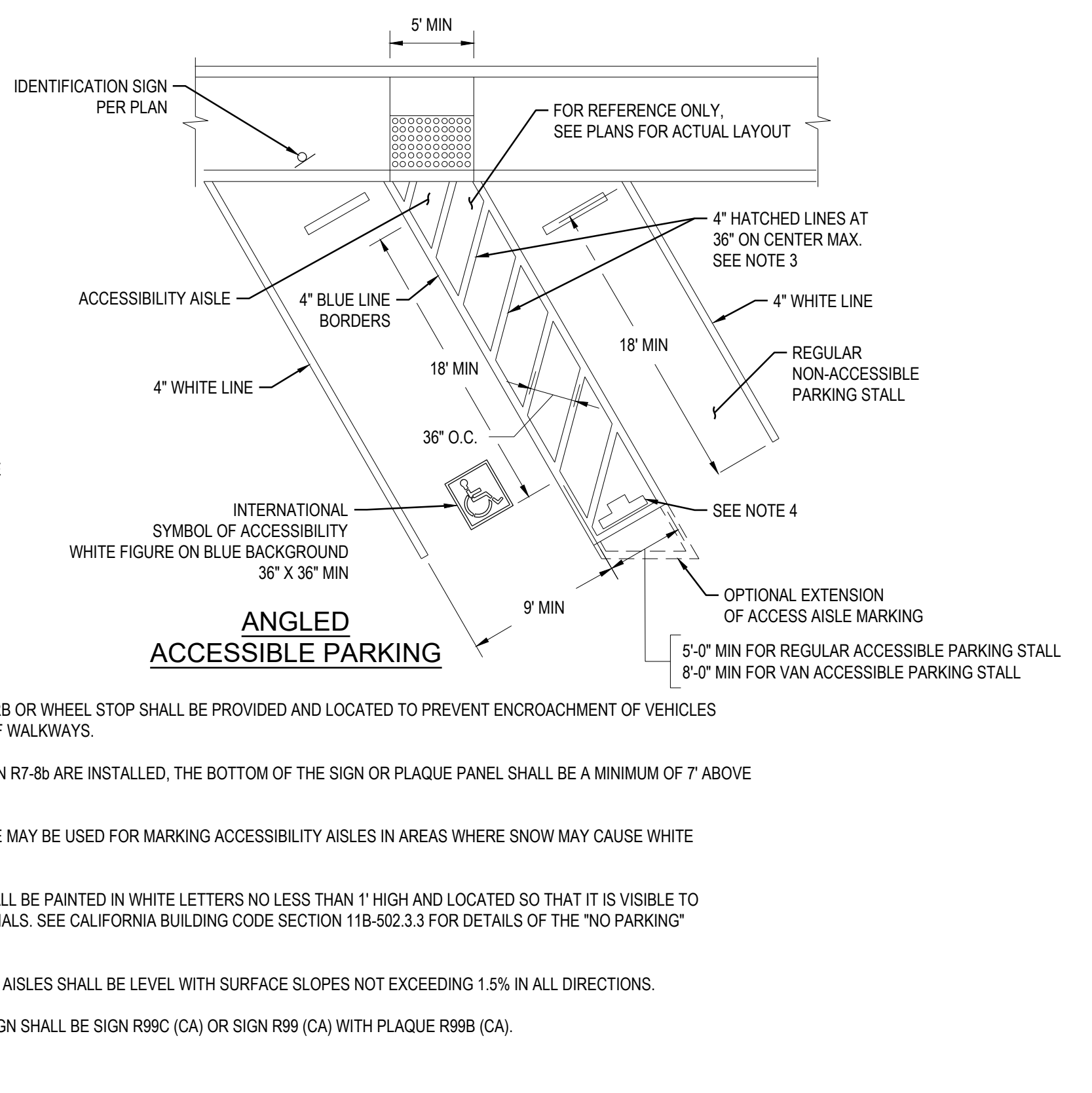
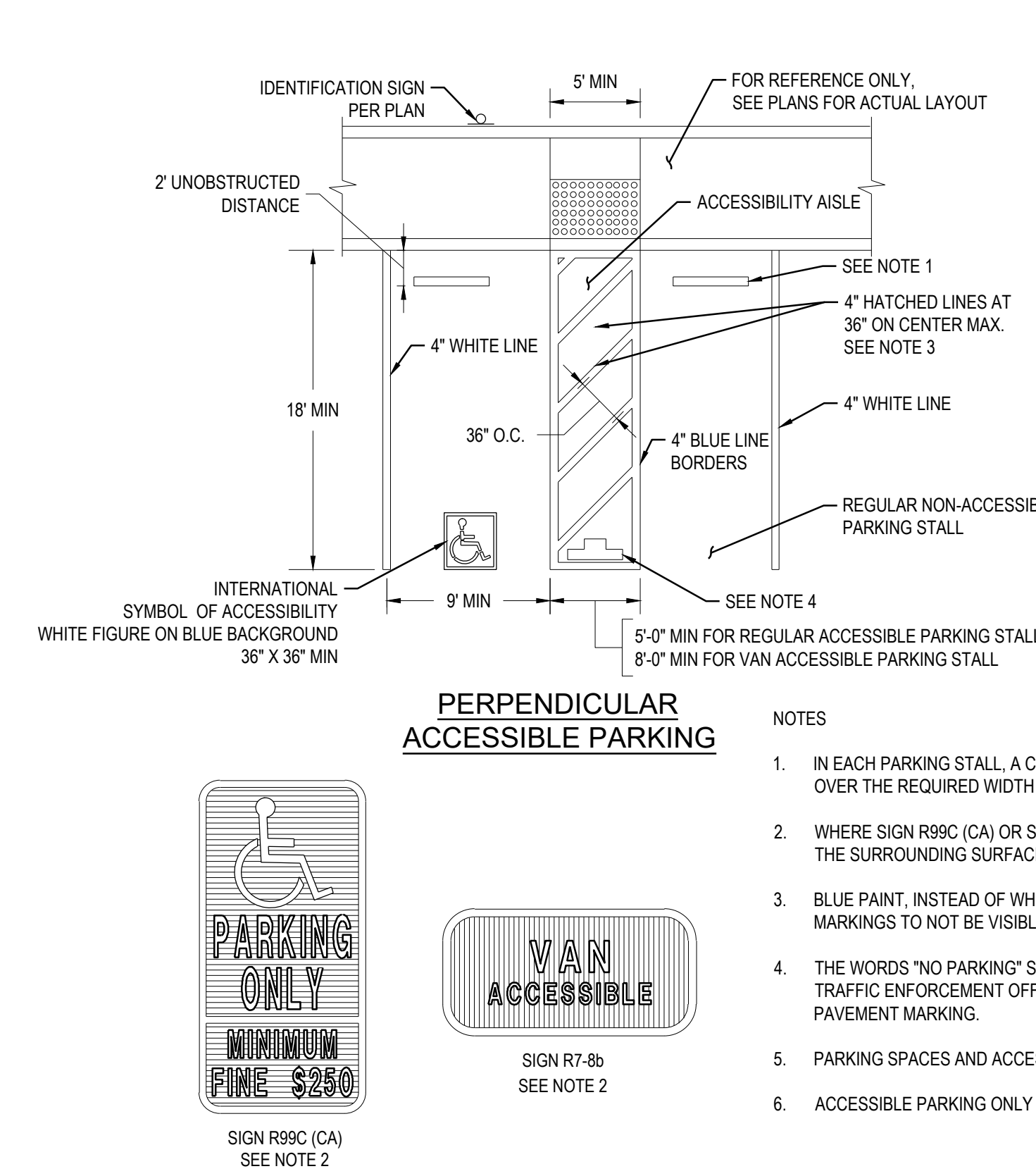
PLANNING SET
 07/29/22

Project ID: PRH
 File Name:
 Drawn by: KB
 Checked by: MH
 Plot Date: 02/23/23
 Scale: NTS

Sheet Title:
DETAILS

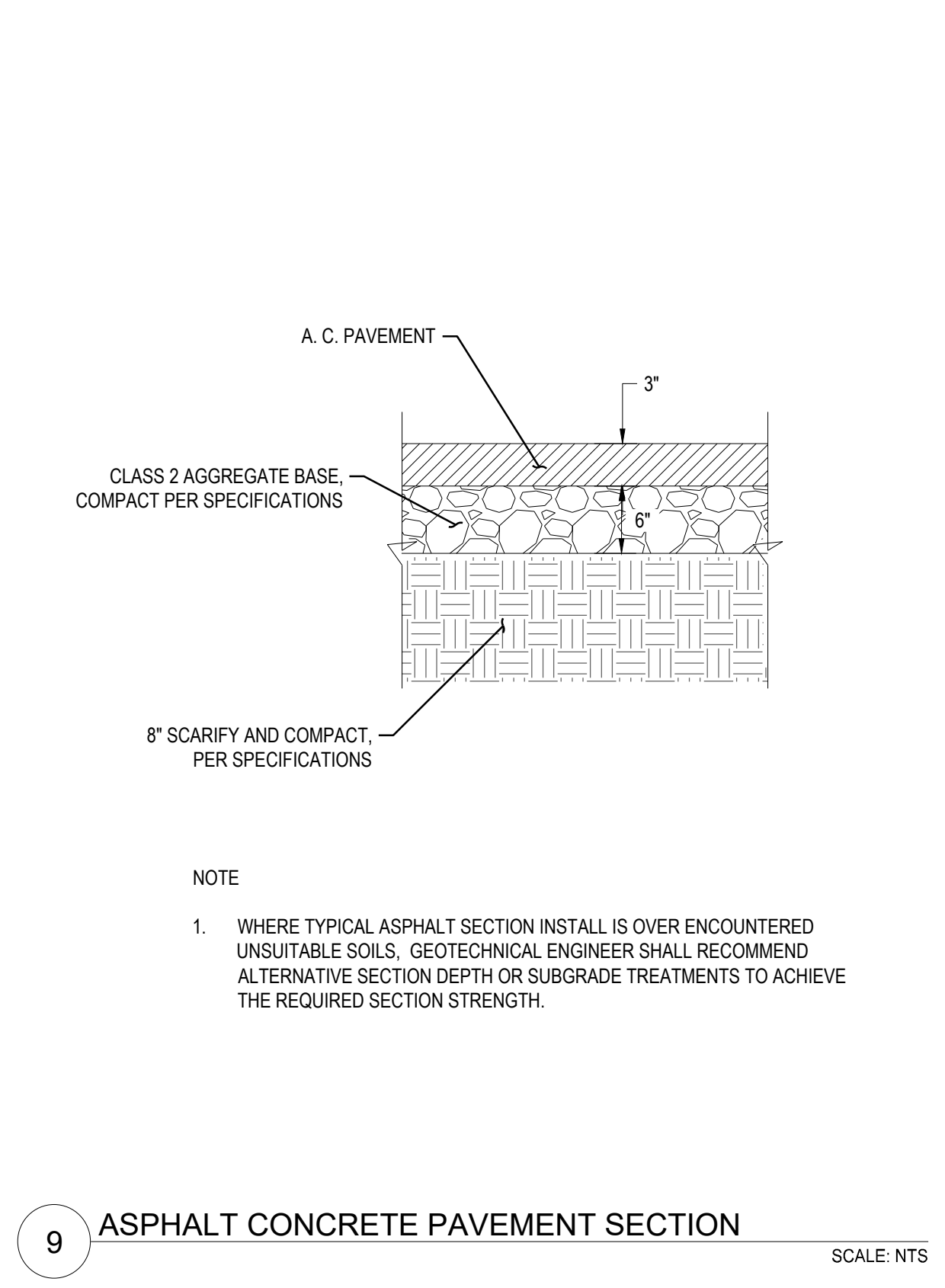
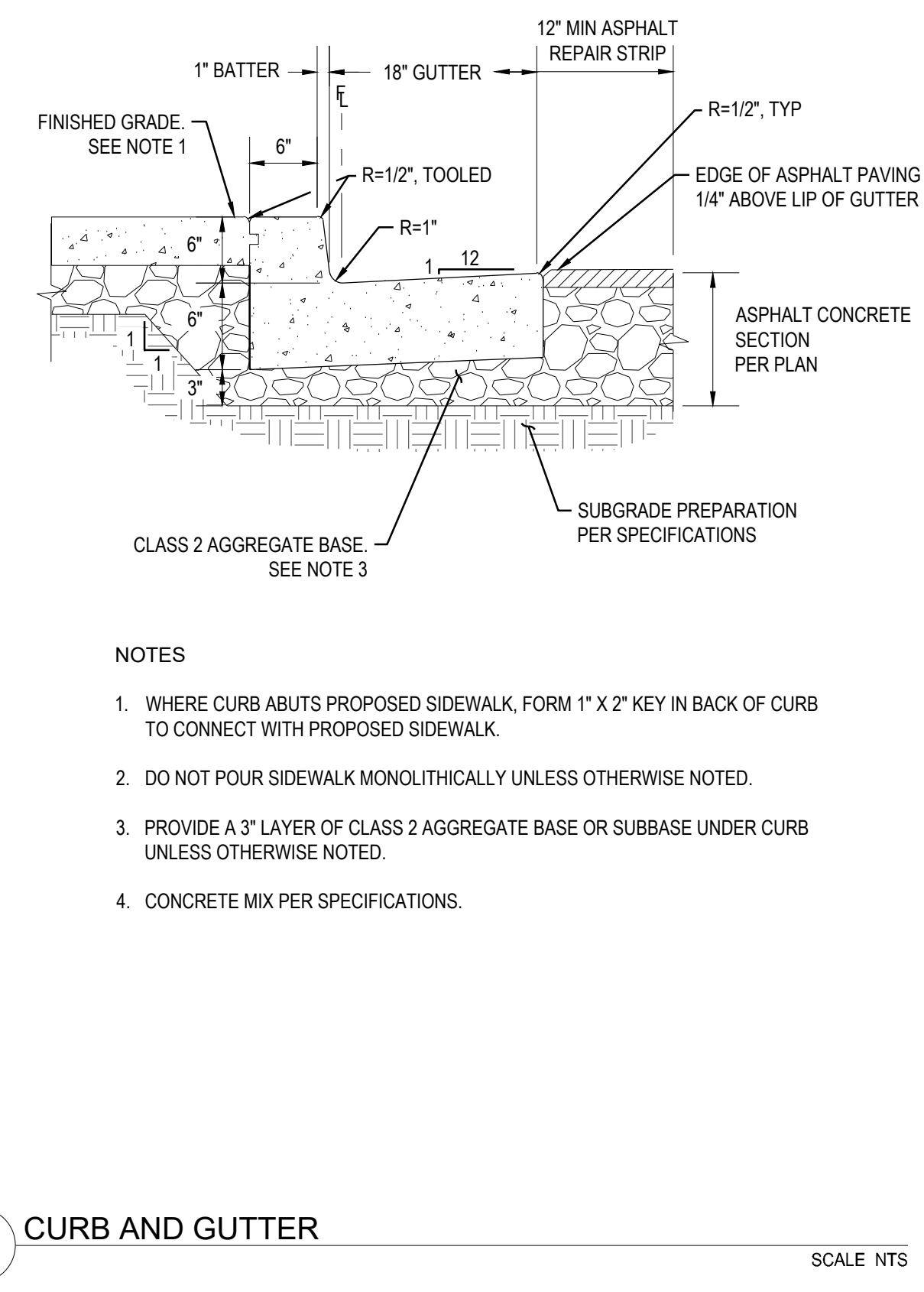
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C5.02



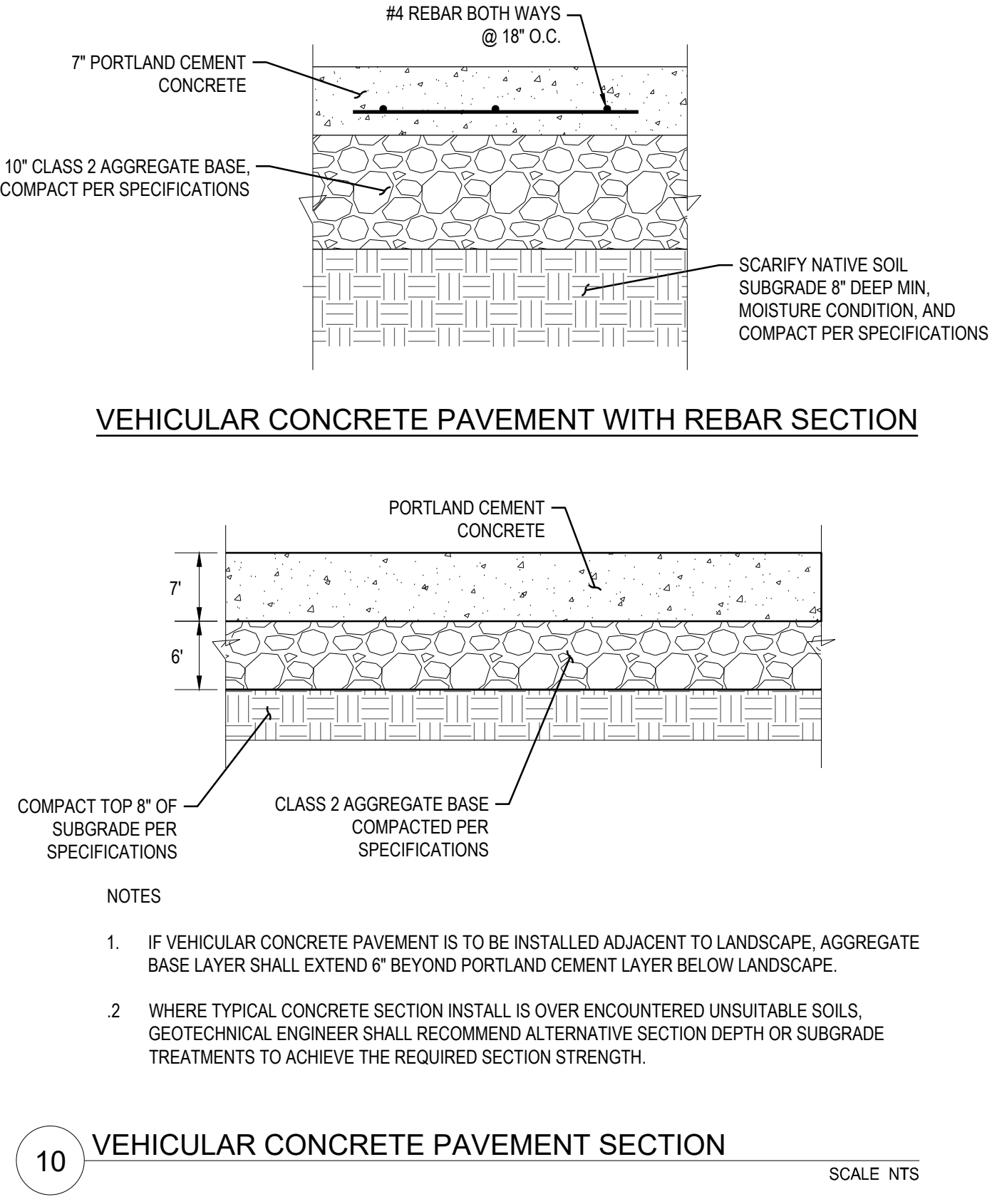
6 ADA PARKING STALL SCALE: NTS

7 CONCRETE WHEEL STOP SCALE: NTS

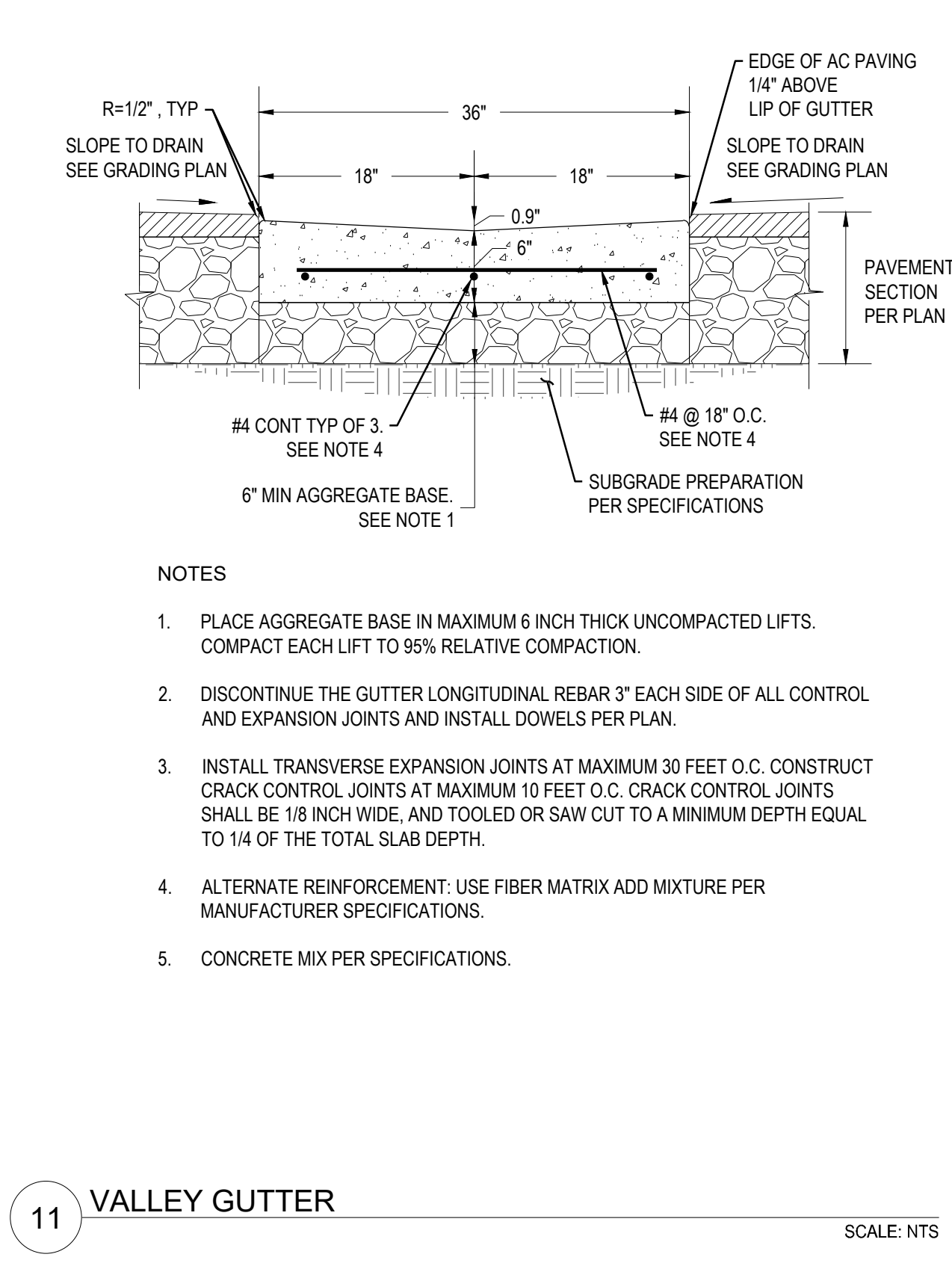


8 CURB AND GUTTER SCALE: NTS

9 ASPHALT CONCRETE PAVEMENT SECTION SCALE: NTS

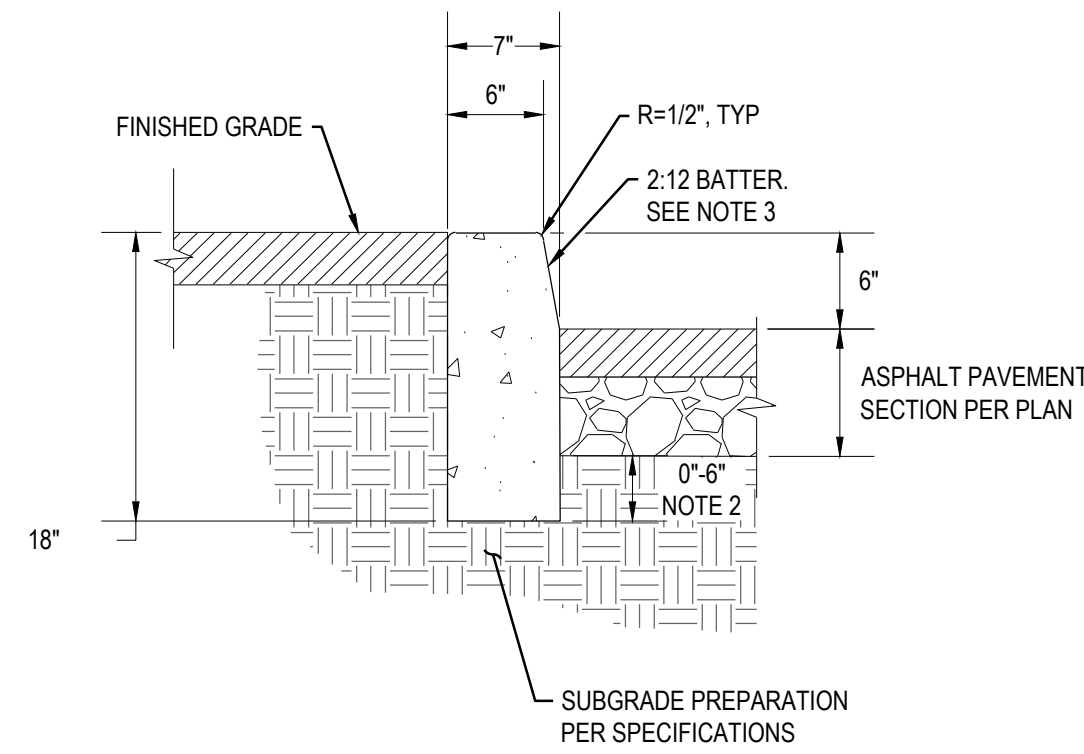


10 VEHICULAR CONCRETE PAVEMENT SECTION SCALE: NTS



11 VALLEY GUTTER SCALE: NTS

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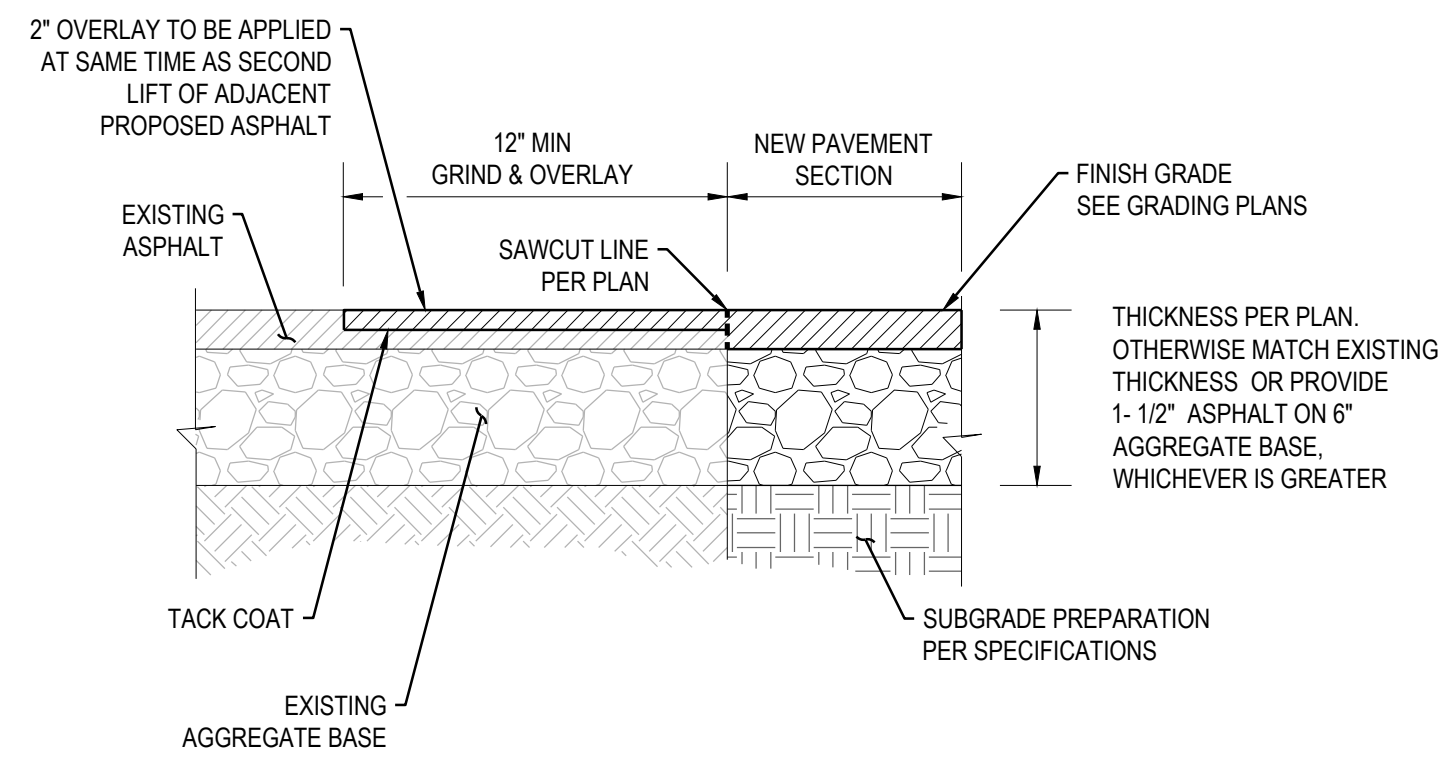


NOTES

1. SEE ASPHALT CONCRETE PAVEMENT, CONCRETE PAVEMENT, AND CONCRETE SIDEWALK DETAILS FOR ADJACENT PAVEMENT SECTIONS. SEE LANDSCAPE ARCHITECT PLANS FOR ADJACENT LANDSCAPING.
2. CURB TO EXTEND 6" BELOW DEPTH OF PAVEMENT SECTION WHEN BASE MATERIAL IS AGGREGATE BASE.
3. AT CONTRACTOR OPTION, BATTER ON FACE OF CURB CAN EXTEND FULL DEPTH OF CURB.
4. CONCRETE MIX PER SPECIFICATIONS.

12 VERTICAL CURB

SCALE: NTS

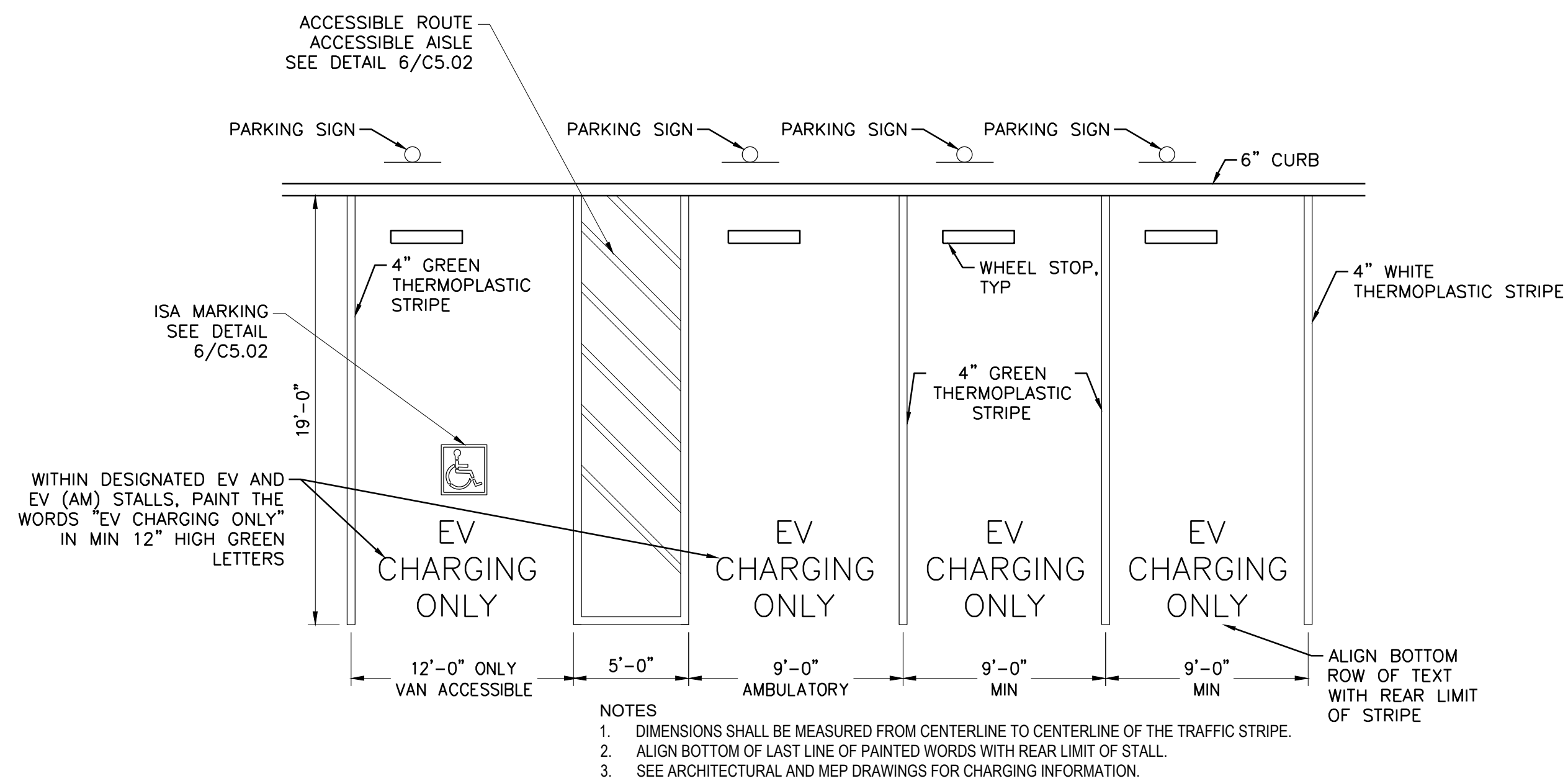


NOTES

1. APPLY TACK COAT A MINIMUM OF ONE FOOT BEYOND THE LIMITS OF PAVEMENT REMOVAL IN COORDINATION WITH FINAL LIFT OF PROPOSED SECTION TO PROVIDE A SMOOTH FINISH SURFACE.
2. INSTALL NEW PAVEMENT AND AGGREGATE BASE PER PLANS.
3. ASPHALT MIX PER SPECIFICATIONS.

13 AC PAVEMENT CONFORM

SCALE: NTS



NOTES

1. DIMENSIONS SHALL BE MEASURED FROM CENTERLINE TO CENTERLINE OF THE TRAFFIC STRIPE.
2. ALIGN BOTTOM OF LAST LINE OF PAINTED WORDS WITH REAR LIMIT OF STALL.
3. SEE ARCHITECTURAL AND MEP DRAWINGS FOR CHARGING INFORMATION.

14 ELECTRIC VEHICLE PARKING STALL

SCALE: NTS

Project Title:

COMMUNITY LAND TRUST OF W. MARIN &
EDEN HOUSING, INC.
POINT REYES HOUSING RENEWAL
100 COMMODORE WEBSTER DR.
POINT REYES STATION, CA 94956
APN#: 1 1 9 - 2 4 0 - 7 3

Design Firm:

SIEGEL & STRAIN Architects
6201 Doyle Street, Suite B
Emeryville, CA 94608
TEL 510 / 547-8092
info@siegelstrain.com

Consultant:

SHERWOOD
DESIGN ENGINEERS
625 2nd Street, Suite 202
Petaluma, CA 94952
www.sherwoodengineers.com

Stamp:



No.	Description	Date
1	Planning R1	03/15/23

Issue Note:

PLANNING SET
07/29/22

Project ID: PRH
File Name:
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Checked by: MH
Plot Date: 02/23/23
Scale: NTS

Sheet Title:
DETAILS

Sheet No.:

C5.03