

PLANNING REVIEW SET REVISION 2

02/19/24

INVERNESS REMODEL AND ADDITION

49 DRAKES SUMMIT RD. INVERNESS, CA 94937

A.P.N. 114-320-03

ABBREVIATIONS USED IN THE DRAWINGS

~	APPROXIMATELY	MTL.	METAL
&	AND	NEC'Y	NECESSARY
@	AT	N.I.C.	NOT IN CONTRACT
Ø	DIAMETER	NO.	NUMBER
ABV.	ABOVE	N.T.S.	NOT TO SCALE
A.F.F.	ABOVE FINISHED FLOOR	O/	OVER
ALT'D	ALTERED	O.C.	ON CENTER
APP. GAR.	APPLIANCE GARAGE	O.D.	OUTSIDE DIAMETER
A.P.N.	ASSESSOR'S PARCEL NUMBER	OD	OVERFLOW DRAIN
ARCH'L	ARCHITECTURAL	O.H.	OPPOSITE HAND, OVERHANG
BD.	BOARD	O.P.C.I.	OWNER PROVIDED, CONTRACTOR INSTALLED
BLKG.	BLOCKING	OPP.	OPPOSITE
BOT./B.O.	BOTTOM/BOTTOM OF	PL.	PROPERTY LINE
B.P.	BUILDING WRAP	PLT.	PLATE
BTWN.	BETWEEN	PLY.	PLYWOOD
CBC	CALIFORNIA BUILDING CODE	P.T.	PRESSURE-TREATED
CD	CLOTHES DRYER	PV	PLUMBING VENT
C.L.	CENTERLINE	(R)	REPLACEMENT
CLG.	CEILING	R.C.P.	REFLECTED CEILING PLAN
CLOS.	CLOSET	RD	ROOF DRAIN
CMU	CONCRETE MASONRY UNIT	REF.	REFRIGERATOR
CNTRL.	CONTROL(S)	REQ'D	REQUIRED
CONSTR.	CONSTRUCTION	RG	RANGE
DR.	DOOR	R.O.	ROUGH OPENING
DS	DOWNSPOUT	S.A.F.F.	SELF-ADHERING FLEXIBLE FLASHING
DW	DISHWASHER	SCD.	SEE CIVIL DRAWINGS
DWG.	DRAWING	SEC.	SECTION
(E)	EXISTING	SEP.	SEPARATE
ELEV.	ELEVATION	SF	SQUARE FOOT / SQUARE FEET
ETC.	AND OTHERS	SHT.	SHEET
EXT.	EXTERIOR	SIM.	SIMILAR
F.F.	FINISH FLOOR	SLAD.	SEE LANDSCAPE ARCHITECT DRAWINGS
FLASH.	FLASHING	SLSD.	SEE LAND SURVEY DRAWINGS
FLEX.	FLEXIBLE	SQ.	SQUARE
FLR.	FLOOR	S.S.	STAINLESS STEEL
F.O.	FACE OF	SSD.	SEE STRUCTURAL DRAWINGS
FT.	FOOT, FEET	STL.	STEEL
GALV.	GALVANIZED	T	TEMPERED
G.C.	GENERAL CONTRACTOR	T.B.D.	TO BE DETERMINED
GSF	GROSS SQUARE FEET	THK.	THICK
GYP.	GYPNUM	T.O.	TOP OF
HRV.	HEAT RECOVERY VENTILATOR	T.P.	TOP PLATE
I.C.F.	INSULATED CONCRETE FORM	T&G	TONGUE AND GROOVE
INFO.	INFORMATION	TYP.	TYPICAL
INSUL.	INSULATION	U.O.N.	UNLESS OTHERWISE NOTED
INT.	INTERIOR	VERT.	VERTICAL
LOC'N.	LOCATION	V.I.F.	VERIFY IN FIELD
M.E.P.	MECHANICAL, ELECTRICAL, AND PLUMBING	WH	DOMESTIC HOT WATER HEATER
MAX.	MAXIMUM	W	CLOTHES WASHER
MECH.	MECHANICAL	W/	WITH
MICRO	MICROWAVE	WDW.	WINDOW
MFR.	MANUFACTURER	W/O	WITHOUT
MIN.	MINIMUM	W.O.	WHERE OCCURS
MISC.	MISCELLANEOUS	W.P.	WATERPROOF/WATERPROOFING
		WT.	WEIGHT

SYMBOLS USED IN THE DRAWINGS

	DETAIL NUMBER SHEET NUMBER		WOOD BLOCKING
	SECTION NUMBER SHEET NUMBER		CONTINUOUS WOOD
	ELEVATION NUMBER SHEET NUMBER		FINISH WOOD
	DOOR MARK		WOOD DECKING
	WINDOW MARK		PLYWOOD
	WINDOW ABOVE		GYPNUM BOARD
	ELEVATION ABOVE REFERENCE LEVEL		CONCRETE
	WALL TYPE		BLOCK MASONRY
	GRIDLINE - CENTERLINE OF STRUCTURAL MEMBER		SAND
	GRIDLINE - FACE OF STUD		FIBERGLASS INSULATION
	GAS METER/ELECTRIC METER/ELECTRIC PANEL		RIGID INSULATION
	ALIGN FACE OF FINISH		TILE
	ALIGN FACE OF FRAMING		STUCCO
			EARTH
			SPRAY FOAM INSULATION
			FLOOR FINISH TRANSITION

GENERAL NOTES

- DO NOT SCALE THESE DRAWINGS.
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE STARTING THE WORK.
- IF THESE DRAWINGS ARE NOT 24" X 36" THEY HAVE BEEN REDUCED OR ENLARGED.
- (1X) INDICATES NOMINAL SIZE. (1") INDICATES ACTUAL SIZE.
- REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.
- ALL OMISSIONS OR CONFLICTS BETWEEN DRAWINGS, SPECIFICATIONS, AND GOVERNING CODES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE STARTING THE WORK INVOLVED.
- TITLE 24 ENERGY REQUIREMENTS DESCRIBED IN THE REPORT ARE INCLUDED IN THE CONTRACT DOCUMENTS, AND REPRESENT MINIMUM REQUIREMENTS.
- SEE ARCHITECTURAL DRAWINGS FOR INFO ON ITEMS REQUIRING STRUCTURAL/ FRAMING MEMBERS TO BE PLACED A CERTAIN WAY PRIOR TO PERFORMING ANY STRUCTURAL WORK

SUMMARY OF WORK

THE WORK CONSISTS OF THE ADDITION OF APPROXIMATELY 336 SQUARE FEET TO AN EXISTING PRIMARY RESIDENCE. THE WORK ALSO INCLUDES THE REMODELING OF THE EXISTING KITCHEN AND BATHROOM SPACES.

CONTRACTOR: THE ABOVE PARAGRAPH IS ONLY A SUMMARY OF THE WORK. CAREFULLY EXAMINE THE ENTIRE SET OF DRAWINGS AND SPECIFICATIONS TO DETERMINE THE ACTUAL WORK TO BE PERFORMED.

APPLICABLE CODES

ALL DEMOLITION AND CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING LOCAL CODES AND STATE CODES, WITH LOCAL AMENDMENTS, FOR THE OCCUPANCY GROUP(S) AND CONSTRUCTION TYPE(S) INDICATED IN "BUILDING AND SITE INFORMATION" ON THIS SHEET.

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA GREEN BUILDING CODE ("CALGREEN")
- 2022 CALIFORNIA ENERGY CODE
- COUNTY OF MARIN MUNICIPAL CODE

FIRE SPRINKLERS

NOT REQUIRED

SEPTIC

EXISTING ONE BEDROOM SEPTIC SYSTEM TO REMAIN. MAIN TANK TO BE REPLACED WITH 1200 GAL. TANK PER SEPTIC EVALUATION UNDER SEPARATE PERMIT

DRAWING INDEX

TITLE SHEETS	
T0.0 COVER SHEET	
T0.1 TREE PROTECTION	
T0.2 CONSTRUCTION WASTE REDUCTION	
T1.0 TITLE 24 CERTIFICATES	
T1.1 TITLE 24 CERTIFICATES	
T1.2 CALGREEN RATED CHECKLIST	
T2.0 PERMIT ONLY SPECIFICATIONS	

CIVIL

SURVEY 0.3	LOWER LOT
SURVEY 0.2	UPPER LOT
SURVEY 0.1	ENTIRE PROPERTY
4 OF 4	EROSION + SEDIMENT CONTROL SHEET
3 OF 4	DRAINAGE PLANS
2 OF 4	SITE PLAN
1 OF 4	TITLE SHEET

LANDSCAPE

L0.1	ARBORIST MAP
L1.0	VEGETATION MANAGEMENT PLAN
L1.1	VM NARRATIVE AND LEGEND
L2.0	DRIVEWAY LAYOUT PLAN

ARCHITECTURAL

A0.0	EXISTING SITE PLAN LARGE SCALE
A0.1	EXISTING SITE PLAN
A0.2	ALTERED SITE PLAN
A0.3	SITE / CONTEXT PHOTOS
A0.4	PROPOSED MATERIAL PALETTE
A1.0	EXISTING MAIN FLOOR PLAN
A1.1	ALTERED MAIN FLOOR PLAN
A1.2	REFLECTED CEILING PLAN
A1.3	EXISTING ROOF PLAN
A1.4	ALTERED ROOF PLAN
A1.5	NEW UTILITY STRUCTURE PLANS/ELEVATIONS/SECTIONS
A2.0	EXISTING & ALTERED EXTERIOR ELEVATIONS
A2.1	EXISTING & ALTERED EXTERIOR ELEVATIONS
A3.0	EXISTING & ALTERED BUILDING SECTIONS
A3.1	EXISTING & ALTERED BUILDING SECTIONS
A4.0	WALL, ROOF, FLOOR TYPES
A4.1	DETAILS
A5.0	DOOR/WINDOW/SKYLIGHT SCHEDULES, NOTES, & DETAILS
A5.1	DOOR/WINDOW DETAILS
A7.0	EXISTING M.E.P. PLAN, M.E.P. SCHEDULES
A7.1	M.E.P. PLAN, NOTES, AND DETAILS

STRUCTURAL - SEE GENERAL NOTE #8

S0.1	GENERAL NOTES
S1.1	STRUCTURAL SPECIFICATIONS AND TYPIC...
S1.2	TYPICAL WOOD DETAILS
S1.3	TYPICAL WOOD DETAILS
S1.4	TYPICAL STEEL DETAILS
S2.1	FOUNDATION PLAN
S2.2	ROOF FRAMING PLAN
S2.3	UTILITY STRUCTURE FOUNDATION AND RO...
S4.1	FOUNDATION DETAILS
S6.1	FRAMING DETAILS

BUILDING AND SITE INFORMATION

A.P.N.	114-320-03
ZONING	C-RSP-0.1
SPECIAL USE DISTRICT	NONE
OCCUPANCY GROUP(S)	R-3U
CONSTRUCTION TYPE(S)	V-B

LOT DIMENSIONS	APPROX. 1500' X 600'
AREA OF LOT	871,128.00 SF
ALLOWABLE FLOOR AREA RATIO	30%
ALLOWABLE FLOOR AREA	261,338.4 SF

PROPOSED HOUSE GROUND FLOOR / LOT AREA	626.92 GSF
PROPOSED ADDITION FLOOR / LOT AREA	367.62 GSF
PROPOSED UTILITY STRUCTURE FLOOR / LOT AREA	184.45 GSF
EXISTING TURNBULL HOUSE FLOOR / LOT AREA	862.47 GSF
TOTAL PROPOSED FLOOR / LOT AREA	2041.46 GSF

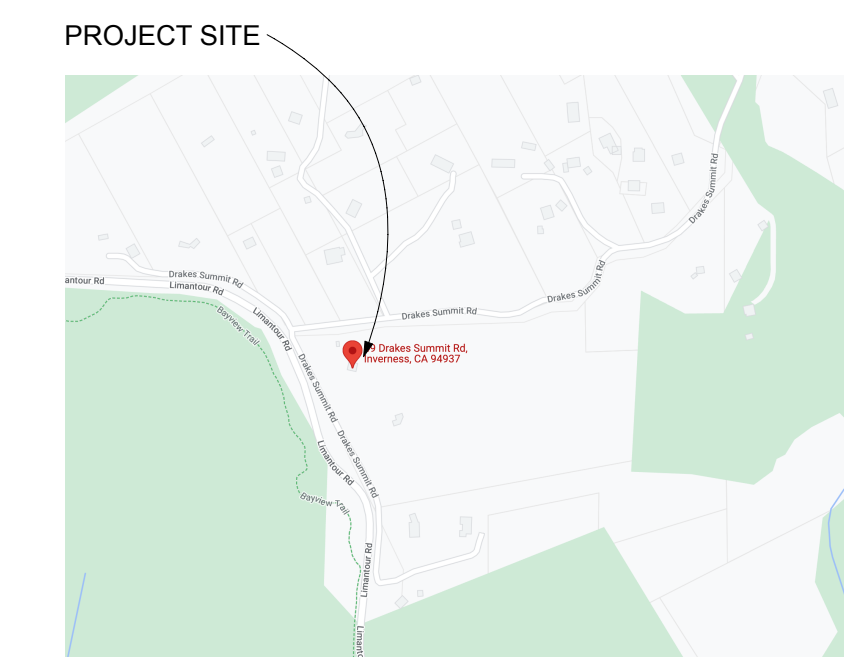
REQUIRED FRONT YARD SETBACK	25'
REQUIRED REAR YARD SETBACK	20%
REQUIRED SIDE YARD SETBACK	6'
HEIGHT LIMIT	MAIN 25', ACCESSORY 15'
REQUIRED OPEN SPACE ON LOT	NONE
REQUIRED GARAGE PARKING SPACES	0
GARAGE PARKING SPACES PROVIDED	1
REQUIRED OTHER COVERED PARKING SPACES	2
OTHER COVERED PARKING SPACES PROVIDED	1
REQUIRED UNCOVERED PARKING SPACES	0
UNCOVERED PARKING SPACES PROVIDED	N/A

EXISTING NUMBER OF MAIN BUILDINGS ON LOT	1
EXISTING NUMBER OF ACCESSORY BLDGS. ON LOT	1
TOTAL NUMBER OF (E) BUILDINGS ON LOT	2
PROPOSED NUMBER OF MAIN BUILDINGS ON LOT	1
PROPOSED NUMBER OF ACCESSORY BLDGS. ON LOT	1
PROPOSED TOTAL NUMBER OF BUILDINGS ON LOT	2

FLOOR AREA CALCULATIONS	
EXISTING MAIN HOUSE GROSS FLOOR AREA	626.92 GSF
EXISTING TURNBULL HOUSE GROSS FLOOR AREA	862.47 GSF
TOTAL EXISTING GROSS AREA	1555.39 GSF

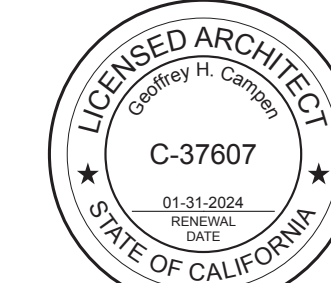
PROPOSED GROSS GROUND FLOOR AREA	626.92 GSF
PROPOSED GROSS ADDITION FLOOR AREA	367.62 GSF
PROPOSED GROSS NEW UTILITY FLOOR AREA	184.45 GSF
PROPOSED TURNBULL HOUSE FLOOR / LOT AREA	862.47 GSF
TOTAL PROPOSED GROSS AREA	2041.46 GSF
ADDED GROSS BUILDING AREA	486.07 GSF

VICINITY MAP (NTS)



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phone: 415.691.7227
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KLOPF
ARCHITECTURE



Starting 6/17/2021 signature
not valid unless Docusigned

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49 Drakes Summit Road
Inverness, CA 94937

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ZFA Structural Engineers
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Sound/Vision
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Phone: 415.456-7000

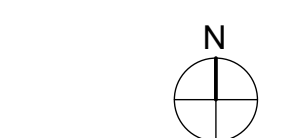
**INVERNESS
REMODEL AND
ADDITION**
49 DRAKES SUMMIT RD.
INVERNESS, CA 94937
A.P.N. 114-320-03

Accepted For Owner By:

#	DATE	DESCRIPTION
09/25/23	PLANNING REVIEW	
11/22/23	PLANNING REV. 1	
2/02/24	PLANNING REV. 2	

Checked by: Drawn by:
ET ST, RD

Project No: Issue Date:
2222 02/19/24



COVER SHEET

T0.0

BOUNDARY NOTE

BASIS OF BEARINGS: NORTH 25°50'59" WEST, BETWEEN FOUND N.P.S. MONUMENT A 41 I & A 41 J, 1981 LS3850 AS SHOWN ON BOUNDARY SURVEY PARCEL 12-131 POINT REYES NATIONAL SEASHORE - MAP 612/41007, NATIONAL PARK SERVICE RECORDS.

PROPERTY LINES SHOWN ARE BASED ON FOUND IRON PIPES, NATIONAL PARK SERVICE MONUMENTS AND RECORD INFORMATION PER:

- DOC#2022-0023966
- RECORD OF SURVEY ~ BOOK 14 OF SURVEYS 30
- DOC 86-71402
- BOUNDARY SURVEY PARCEL 12-131 POINT REYES NATIONAL SEASHORE - MAP 612/41007
- RECORD OF SURVEY ~ BOOK 3 OF SURVEYS 56

ANY BOUNDARY INFORMATION SHOWN HEREON IS RECORD DATA AND IS NOT REPRESENTATIVE OF A BOUNDARY SURVEY.

TOPOGRAPHIC NOTE

TOPOGRAPHY IS BASED ON A FIELD SURVEY BY DIMENSIONS 4 ENGINEERING INC. COMPLETED ON 9/14/2022 & 9/16/2022.

VERTICAL DATUM NOTE

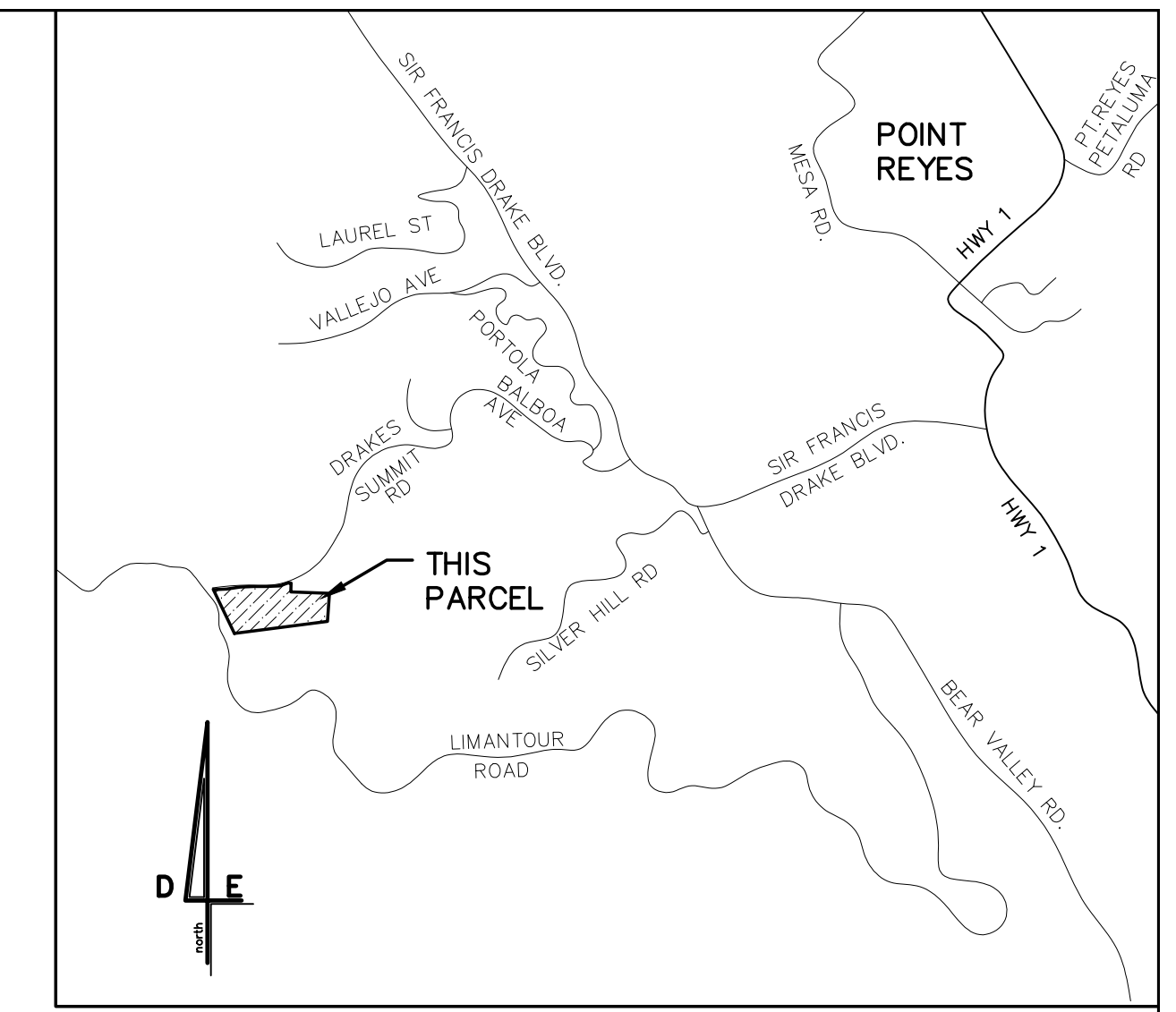
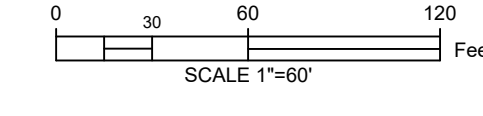
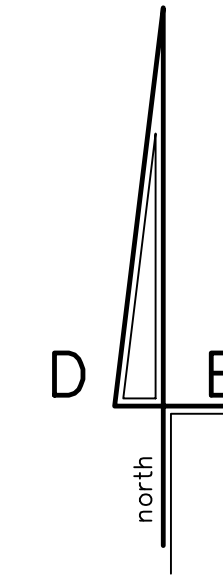
ELEVATIONS AND CONTOURS SHOWN ARE BASED ON AN ASSUMED ELEVATION OF 816.00 FEET AT D4E CONTROL POINT #6. CONTOURS SHOWN ON SHEET 1 ARE APPROXIMATE PER 2019 MARIN COUNTY 10-FT CONTOUR LIDAR DATA PER MARIN MAP GIS.(NAVD88)

ATTENTION

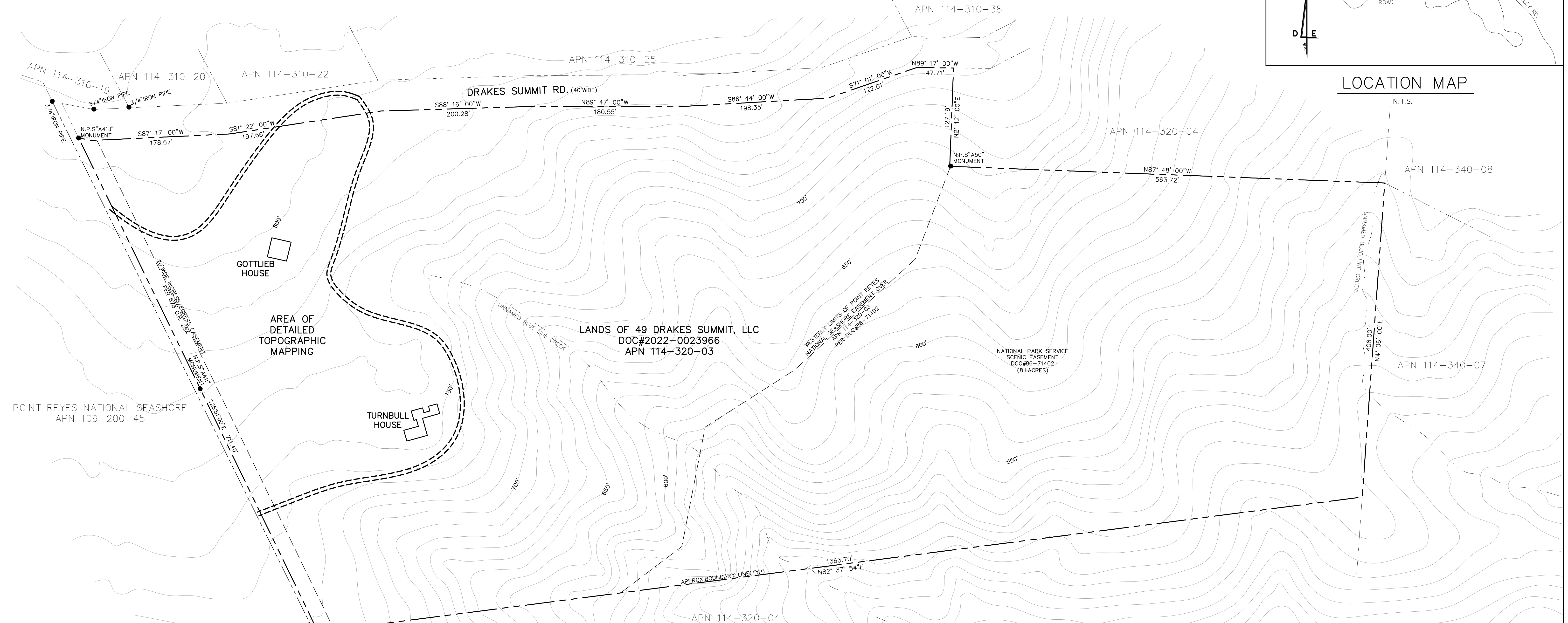
AN ELECTRONIC FORMAT OF THIS MAP IS AVAILABLE AS A COURTESY TO THE CLIENT. HOWEVER, ONLY THE SIGNED AND SEALED PAPER ORIGINAL CONSTITUTES A PROFESSIONAL DELIVERY PRODUCT AND IS TO BE REFERRED TO FOR CORRECT INFORMATION.

UNDERGROUND NOTE

THE LOCATIONS OF UNDERGROUND STRUCTURES & UTILITIES SHOWN HEREON HAS BEEN DETERMINED FROM SURFACE EVIDENCE AND/OR RECORD INFORMATION. THE SURVEYOR ACCEPTS NO LIABILITY FOR THE LOCATION, EXISTENCE OR NONEXISTENCE OF THOSE UNDERGROUND STRUCTURES, UTILITY LINE AND RELATED APPURTENANCES.



LOCATION MAP

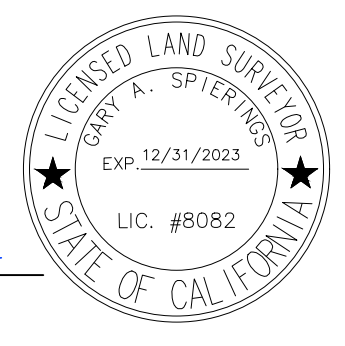


LEGEND

18"OK	= TREE SPECIES & DIAMETER
D4E#1	= D4E CONTROL POINT
CB	= COMMON BASE
CC	= CONCRETE
IP	= IRON PIPE
IRR	= IRRIGATION
FF	= FINISH FLOOR ELEVATION
GB	= GRADE BREAK
HB	= HOSE BIB
JP	= JOINT POLE
NPS	= NATIONAL PARK SURVEY
NT	= NO TAG
OK	= OAK
ORN	= ORNAMENTAL
P.REG	= PROPANE REGULATOR
RR	= RAILROAD TIE
RTWL	= RETAINING WALL
RWD	= REDWOOD
SS	= SEPTIC SYSTEM
SSCO	= SEPTIC SYSTEM CLEAN OUT
x773.0'	= SPOT ELEVATION

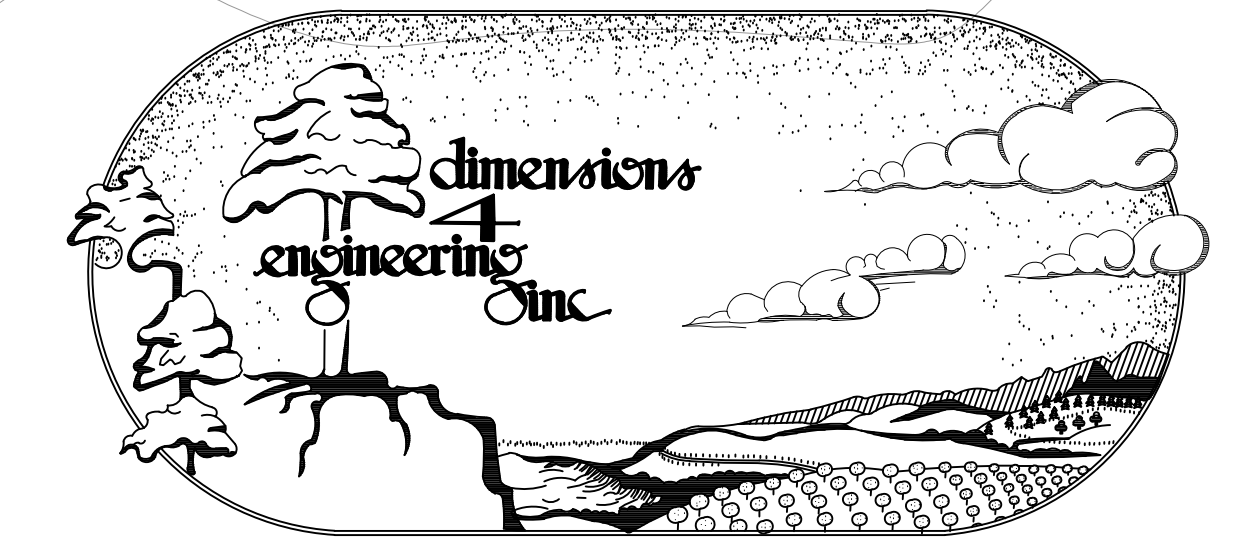
APPROVED:

[Signature]
GARY SPIERINGS, L.S. 8082 DATE 9/30/22



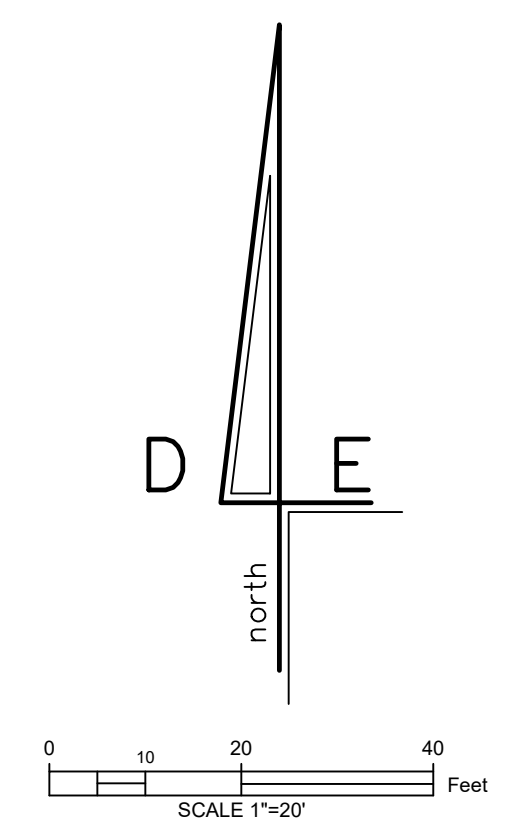
TOPOGRAPHIC MAP

FOR
CAMEO WOOD
AT
49 DRAKES SUMMIT RD.
INVERNESS, CALIFORNIA
MARIN APN 114-320-03





POINT REYES NATIONAL SEASHORE
APN 109-200-45

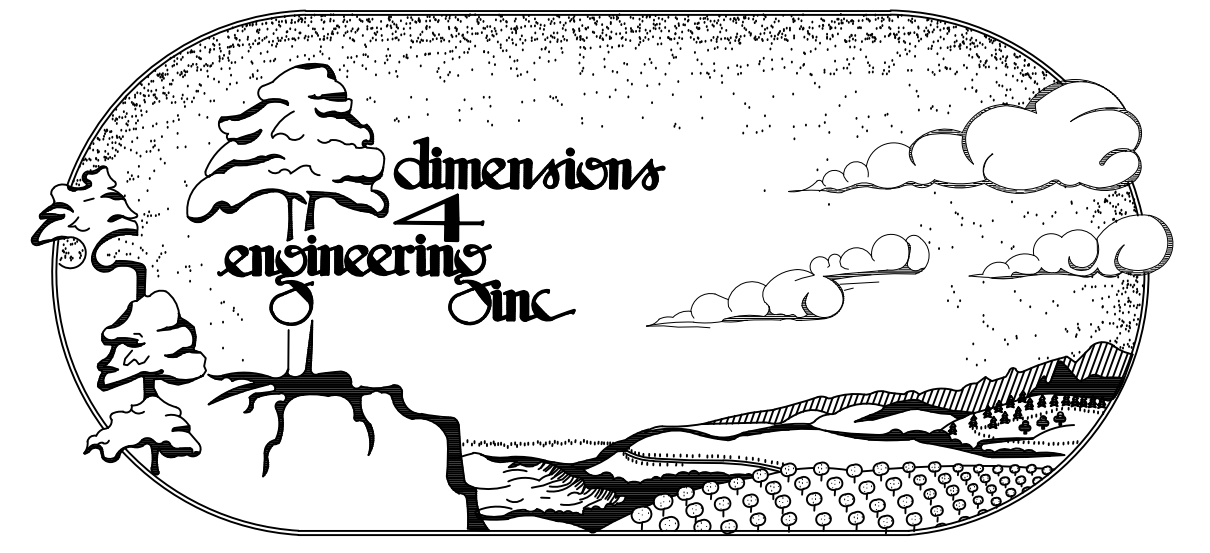


LANDS OF 49 DRAKES SUMMIT, LLC
DOC#2022-0023966
APN 114-320-03

MATCHLINE

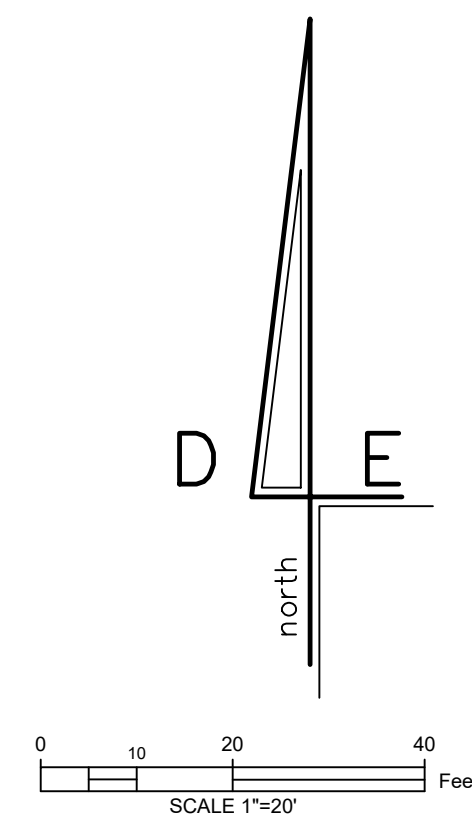
TOPOGRAPHIC MAP

FOR
CAMEO WOOD
AT
49 DRAKES SUMMIT RD.
INVERNESS, CALIFORNIA
MARIN APN 114-320-03



ANALYSIS • PLANNING • SURVEYING • ENGINEERING
2952 MENDOCINO AVENUE, SANTA ROSA CA. 95403 (707) 578-3433

POINT REYES NATIONAL SEASHORE
APN 109-200-45

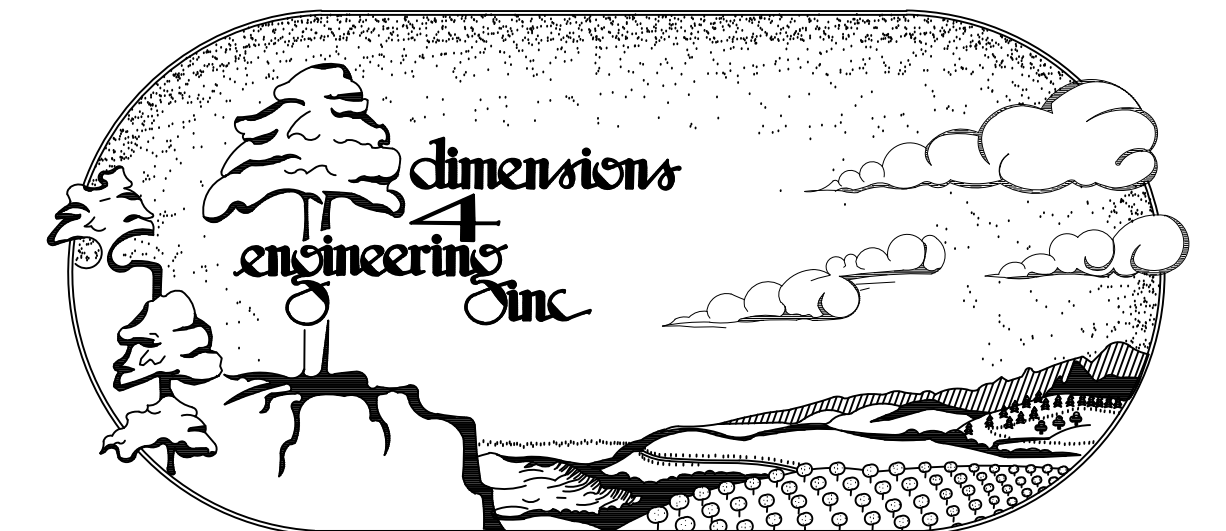


LANDS OF 49 DRAKES SUMMIT, LLC
DOC#2022-0023966
APN 114-320-03

MATCHLINE

TOPOGRAPHIC MAP

FOR
CAMEO WOOD
AT
49 DRAKES SUMMIT RD.
INVERNESS, CALIFORNIA
MARIN APN 114-320-03



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2952 MENDOCINO AVENUE, SANTA ROSA CA. 95403 (707) 578-3433

2-9-20-2022

GENERAL NOTES

- 1) ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS AND STANDARD PLAN, (CURRENT EDITION) IN ADDITION TO CURRENT MRS SPECIFICATIONS.
- 2) FOR ANY WORK TO BE PERFORMED ON THE COUNTY RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE COUNTY OF MARIN BUILDING DEPARTMENT
- 3) THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR 48 HOURS BEFORE STARTING WORK. (SEE "INSPECTIONS" FOR REQUIRED NOTIFICATIONS AND APPROVALS.)
- 4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UNDERGROUND SERVICE ALERT (U.S.A.) - CALL TOLL FREE 800-642-2444 AT LEAST 2 WORKING DAYS PRIOR TO EXCAVATION. THE CONTRACTOR SHALL UNCOVER EXISTING BURIED UTILITIES WITH UTILITY OWNER TO VERIFY LOCATIONS AND ELEVATIONS OF UTILITIES. BURIED UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER, SEWER, ELECTRICAL, GAS, AND TELEPHONE. ALL UTILITIES CONFLICTING WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED PRIOR TO START OF CONSTRUCTION.
- 5) THE CONTRACTOR SHALL OBTAIN A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE EXCAVATION OF ANY TRENCH OVER 5 FEET IN DEPTH.
- 6) ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED AND APPROVED PRIOR TO ROAD SURFACING.
- 7) THE CONSTRUCTION OF BRIDGES, RETAINING WALLS, AND REINFORCED BUTTRESSES REQUIRE A BUILDING PERMIT FROM THE PERMIT AND RESOURCE MANAGEMENT DEPARTMENT.
- 8) THE COUNTY MAY REQUIRE ADDITIONAL WORK OR FACILITIES IN THE COURSE OF THE CONSTRUCTION OF PROJECT IN ORDER FOR THE IMPROVEMENTS TO REASONABLY PROVIDE FOR THE INTENDED FUNCTION OR FOR PUBLIC SAFETY.
- 9) ALL GRADED AREAS AND EXPOSED SOIL WITHIN THIS PROJECT SHALL BE SEEDED FOR EROSION CONTROL PRIOR TO ONSET OF WINTER RAINS.
- 10) CONTRACTOR IS RESPONSIBLE FOR INSURING THAT ALL CONSTRUCTION MEETS CODE.
- 11) CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS SHOWN.
- 12) ALL DIMENSIONS SHOWN TAKE PRECEDENCE OVER SPECIFIED SCALE.
- 13) CONTRACTOR IS RESPONSIBLE IN OBTAINING ALL NECESSARY PERMITS.

INSPECTION NOTES

APPROVAL OF ALL WORK SHALL BE NECESSARY AT THE COMPLETION OF EACH OF THE FOLLOWING STAGES OF WORK AND SUCH APPROVAL MUST BE OBTAINED BEFORE SUBSEQUENT STAGES OF WORK MAY BE COMMENCED. ADDITIONALLY, THE INSPECTOR SHALL BE NOTIFIED AT LEAST ONE WORKING DAY IN ADVANCE BEFORE ANY OF THE FOLLOWING STAGES OF WORK ARE COMMENCED. ONLY THAT WORK THAT IS DONE IN THE PRESENCE OF THE INSPECTOR, OR LACKING SUCH PRESENCE AT HIS OPTION, DONE WITH HIS KNOWLEDGE, WILL BE APPROVED. (THE INSPECTOR CAN BE CONTACTED AT 415-499-6528, AND IF NOT AVAILABLE THEN LEAVE A MESSAGE.)

- 1) Earthwork:
 - Construction of embankments, excavations
 - Excavation for storm drains and culverts
 - Preparation of subgrade
 - Back-filling of structures and pipes and public utilities
- 2) Concrete work:
 - Construction of forms, for all concrete structure; including curbs, gutters and sidewalks.
 - Placing of concrete in structures, including curbs, gutters, and sidewalks.
- 3) Drainage facilities:
 - Placing of storm drains and culvert pipes
 - Construction of roadside ditches and other drainage ways
- 4) Roadway construction
 - Placing and compacting of base material. If more than one course or type of base or subbase is to be used, approval shall be necessary for each course and/or type.
 - Placing of pavement or surfacing
- 5) Final cleanup

STORM DRAIN NOTES

- 1) TRENCH AND BACKFILL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CALTRANS' STANDARD PLAN A62-D FOR CONCRETE CULVERTS AND A62-F FOR METAL AND PLASTIC CULVERTS, EXCEPT THAT THE TRENCH WIDTH NEED ONLY BE ONE FOOT ON EACH SIDE OF THE PIPE.
- 2) OFF-SITE DRAINAGE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO NOVEMBER 1ST.

ABBREVIATIONS/LEGEND

A.B. = AGGREGATE BASE	HP = HIGH POINT SWALE	S.W.E. = SIDEWALK EASEMENT
A.C. = ASPHALT CONCRETE	I.G. = INVERT GRADE	tw = TOP OF WALL
A.S.B. = AGGREGATE SUBBASE	I.P. = IRON PIPE, SIZE AS NOTED	bw = BASE OF WALL
B.O. = BLOW-OFF	J.P. = JOINT POLE	T.C. = TOP OF CURB
B.V.C. = BEGIN VERTICAL CURVE	L.F. = LINEAL FEET	T.G. = TOP OF GRADE
C.B. = CATCH BASIN	NT = NEW TREE	TYP. = TYPICAL
C.I. = CURB INLET	P.I. = POINT OF INTERSECTION	W.M. = WATER METER
C.L. = CENTERLINE	P.L. = PROPERTY LINE	153.0x = EX. SPOT ELEVATION
C.M.P. = CORRUGATED METAL PIPE	P.U.E. = PUBLIC UTILITIES EASEMENT	153.0x = PROPOSED SPOT ELEVATION
CONC. = CONCRETE	R = = RADIUS	BC = BEGINNING OF CURVE
D.I. = DROP INLET	R.C.P. = REINFORCED CONCRETE PIPE	EC = END OF CURVE
D/W = DRIVEWAY	RED. = REDUCER	
E.P. = EDGE OF PAVEMENT	R/W = RIGHT OF WAY	
ESMT. = EASEMENT	S = = SLOPE	
E.V.C. = END VERTICAL CURVE	S.D. = STORM DRAIN	
EX. = EXISTING	S.S.C.O. = SANITARY SEWER CLEANOUT	
F.G. = FINISH GRADE	S.S.M.H. = SANITARY SEWER MANHOLE	
F.H. = FIRE HYDRANT	STD. = STANDARD	
G.B. = GRADE BREAK	S/W = SIDEWALK	
G.V. = GATE VALVE	X = TREE TO BE REMOVED	

GRADING NOTES

- 1) THE CONTRACTOR SHALL ENLIST THE SERVICES OF A REGISTERED GEOTECHNICAL ENGINEER TO MONITOR THE PLACEMENT OF EMBANKMENTS. THE GEOTECHNICAL ENGINEER SHALL SUBMIT A FINAL SOILS REPORT WHICH CERTIFIES THAT THE EMBANKMENTS WERE PLACED IN ACCORDANCE WITH THE PROJECT PLANS (AND AMENDMENTS THERE TO, IF ANY,) SPECIFICATIONS, AND SOUND GEOTECHNICAL PRACTICE. THE REPORT SHALL ADDRESS IN PARTICULAR THE SUITABILITY OF THE NATIVE SOIL ENCOUNTERED AT THE TOE AND BASE OF ALL FILLS. FURTHER, THE REPORT SHALL CONTAIN ANALYSIS OF THE SOILS ENCOUNTERED AND A COMPILATION OF COMPACTION TESTS PERFORMED.
- 2) CUT SLOPES SHALL BE EQUAL TO OR LESS THAN 2:1, WITH A GEOTECHNICAL ENGINEER'S WRITTEN PERMISSION, WEATHERED ROCK CUTS MAY BE STEEPENED. FILL SLOPES SHALL BE EQUAL TO OR LESS THAN 2:1.
- 3) ALL EXCESS SOIL MATERIAL, STUMPS, AND BOULDERS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ANY ENVIRONMENTAL REGULATIONS AND COUNTY OF MARIN BUILDING GRADING ORDINANCE AS THEY MAY APPLY.
- 4) IF CONSTRUCTION IS PERFORMED EARLIER THAN MAY 1ST. OR LATER THAN OCTOBER 1ST. IN ANY GIVEN YEAR, AN APPROVED EROSION CONTROL PLAN, DESIGNED BY A CIVIL ENGINEER OR APPROVED, COMPETENT INDIVIDUAL IS REQUIRED.
- 5) PERFORM GRADING IN ACCORDANCE WITH THE LATEST EDITION OF APPENDIX CHAPTER 33 OF THE CALIFORNIA BUILDING CODE & APPLICABLE MARIN COUNTY REGULATIONS.
- 6) EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THE SITE AND LOCATED THROUGHOUT THIS SITE SHALL REMAIN OPEN AND CLEAR OF DEBRIS TO PROPERLY CONVEY STORM WATER. IN ANY EVENT, THE OWNER AND/OR CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
- 7) RETAINING WALLS ARE NOT APPROVED UNDER THIS GRADING PERMIT. RETAINING WALLS REQUIRE A SEPARATE BUILDING PERMIT, UNLESS EXEMPTED.
- 8) THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER UPON DISCOVERING SIGNIFICANT DISCREPANCIES, ERRORS OR OMISSIONS IN THE PLANS. PRIOR TO PROCEEDING, THE OWNER SHALL HAVE THE PLANS REVISED TO CLARIFY IDENTIFIED DISCREPANCIES, ERRORS OR OMISSIONS. THE REVISED PLANS SHALL BE SUBJECT TO REVIEW BY THE CHIEF BUILDING OFFICIAL.
- 9) IN THE EVENT CULTURAL RESOURCES (I.E., HISTORICAL, ARCHAEOLOGICAL, AND PALEONTOLOGICAL RESOURCES, AND HUMAN REMAINS) ARE DISCOVERED DURING GRADING OR OTHER CONSTRUCTION ACTIVITIES, WORK SHALL BE HALTED WITHIN A 100 FOOT RADIUS OF THE FIND. THE NORTHWEST INFORMATION CENTER SHALL BE NOTIFIED AT (707) 664-0880. A QUALIFIED ARCHAEOLOGIST SHALL BE CONSULTED FOR AN ON-SITE EVALUATION. ADDITIONAL MITIGATION MAY BE REQUIRED BY THE COUNTY PER THE ARCHAEOLOGIST'S RECOMMENDATIONS. IF HUMAN BURIALS OR HUMAN REMAINS ARE ENCOUNTERED, THE CONTRACTOR SHALL ALSO NOTIFY THE COUNTY CORONER AT (415) 499-6043
- 10) SHOULD GRADING OPERATIONS ENCOUNTER HAZARDOUS MATERIALS, OR WHAT APPEAR TO BE HAZARDOUS MATERIALS, STOP WORK IN THE AFFECTED AREA IMMEDIATELY AND CONTACT 911 OR THE APPROPRIATE AGENCY FOR FURTHER INSTRUCTION.
- 11) THE GRADING PERMIT AND APPROVED COPY OF THE GRADING PLANS SHALL BE MAINTAINED ON THE PROJECT SITE THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
- 12) DRAINAGE FACILITIES AND GRADING SHALL BE INSPECTED BEFORE RECEIVING FINAL APPROVAL. THE CONTRACTOR SHALL CONSULT THE REQUIRED INSPECTIONS NOTES FOR COORDINATION OF INSPECTION REQUESTS.
- 13) CONTRACTOR TO NOTIFY SOILS ENGINEER FOR REVIEW OF ALL FINAL GRADING FOR THE SITE(S).

REVISIONS

REVISION	DATE	BY
△		

California Council of Civil Engineers & Land Surveyors
UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for 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 construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of the design professional.

PROJECT DISTURBANCE AREA

0.43 ACRES ± DISTURBED AREA
 (PRE-CONSTRUCTION IMPERVIOUS SURFACE AREA= 1080±SF)
 (PRE-CONSTRUCTION GRAVEL SURFACE AREA= 1295±SF)
 (POST-CONSTRUCTION IMPERVIOUS SURFACE AREA= 1770±SF)
 (POST-CONSTRUCTION GRAVEL SURFACE AREA= 4020±SF)

PROPERTY OWNER INFORMATION

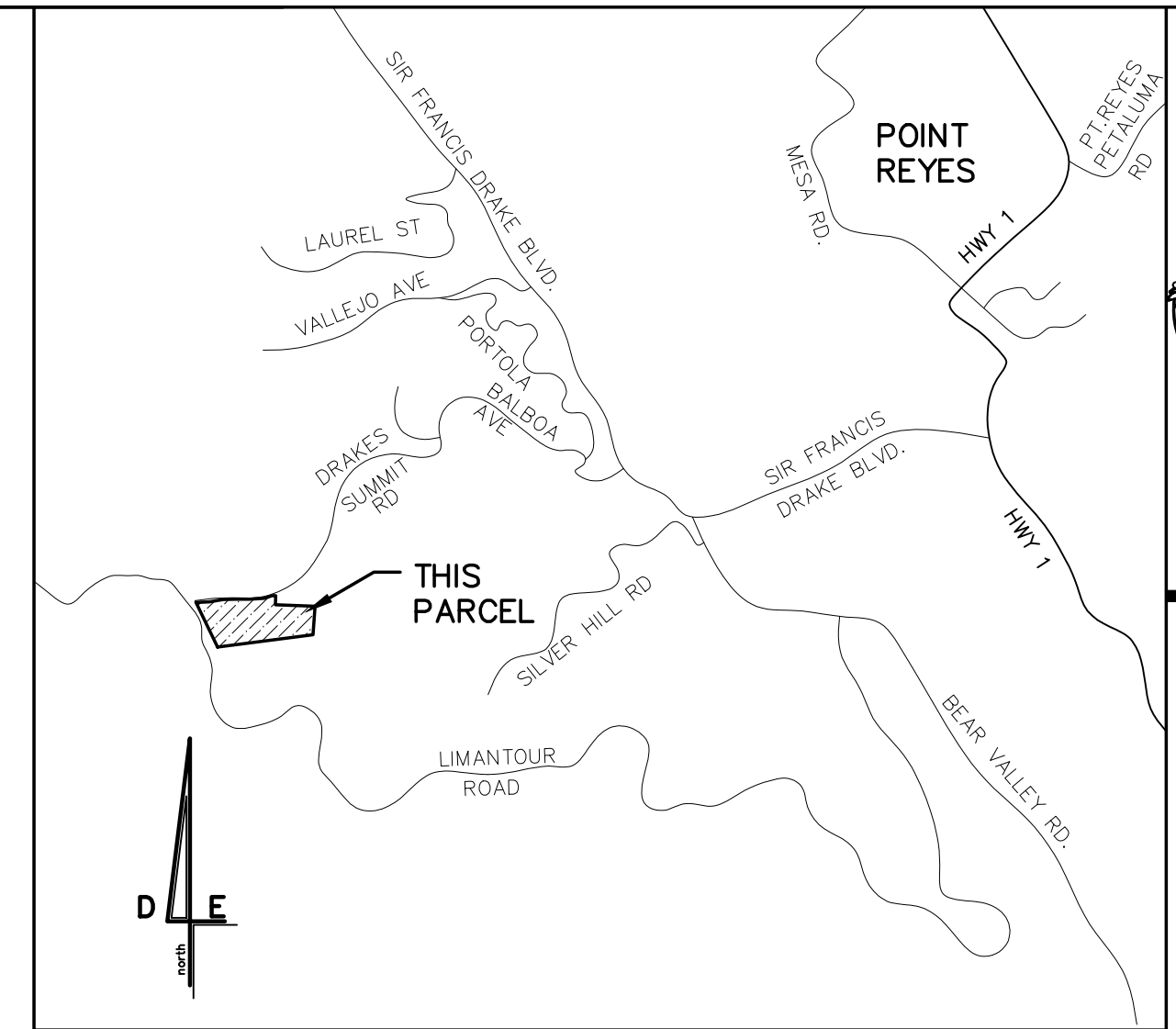
OWNER: 49 DRAKES SUMMIT LLC
 c/o ETHAN TAYLOR ~ KLOPF ARCHITECTURE
 ADDRESS: 49 DRAKES SUMMIT RD.
 INVERNESS, CA 94937
 CONTACT: Ethan Taylor ethan@klopfarchitecture.com

PURPOSE STATEMENT

THESE DRAINAGE PLANS ARE BEING PREPARED FOR THE PURPOSE OF CONSTRUCTING AN ADDITION TO AN EXISTING (1)BEDROOM SINGLE FAMILY RESIDENCE(GOTTLIEB HOUSE). POST DEVELOPMENT OF RESIDENCE REMAINS A (1)BEDROOM.

UNDERGROUND SERVICE ALERT

Call: TOLL FREE 1-800-227-2600



LOCATION MAP

N.T.S.

INDEX OF SHEETS

SHEET NO.	TITLE
1	TITLE/NOTE SHEET
2	SITE PLAN
3	DRAINAGE PLAN
4	EROSION + SEDIMENT CONTROL SHEET

CUMULATIVE GRADING QUANTITIES

SITE WORK	CUT	FILL
TOTAL	281± C.Y. (NATIVE RD+PAD)	0± C.Y.(NATIVE) 114± C.Y.(CL.2)

IMPORT/EXPORT 281 C.Y. NATIVE CUT(OFF-HAUL)
 QUANTITIES WITH AREA BELOW FOUNDATION INCLUDED

NOTE:
 1) OWNER & CONTRACTOR TO BE RESPONSIBLE TO OFF-HAUL SURPLUS GRADING MATERIAL TO AN APPROVED SITE WITH APPROPRIATE EROSION AND SEDIMENT CONTROLS APPLIED.

NOTE

DIMENSIONS 4 ENGINEERING, INC. IS NOT AN ENGINEERING CONTRACTOR, NOR SHOULD OUR RENDERING OF CUT AND FILL EARTHWORK VOLUMES BE CONSIDERED EQUIVALENT TO THE NATURE AND EXTENT OF SERVICE AN ENGINEERING CONTRACTOR WOULD PROVIDE. THIS ESTIMATE IS BASED SOLELY ON OUR OWN ANALYSIS, WHICH IS AS ACCURATE AS THE INFORMATION PROVIDED TO US IN REGARDS TO EXISTING TOPOGRAPHY. THIS ANALYSIS WILL NOT REFLECT THE LOCALIZED SITE CONDITIONS NOT REPRESENTED ON THE TOPOGRAPHIC SURVEY, NOR DOES IT TAKE INTO EFFECT FACTORS SUCH AS CONSTRUCTION DEBRIS THAT MAY BE ENCOUNTERED DURING EXCAVATION, SHRINKAGE, SWELL, LOSS DURING TRANSPORT AND SUBSIDENCE. THIS EARTHWORK VOLUME ANALYSIS SHOULD NOT BE USED FOR BID PURPOSES. DUE TO THESE FACTORS, DIMENSIONS 4 ENGINEERING CANNOT GUARANTEE THE ACCURACY OF OUR EARTHWORK VOLUME ESTIMATE BEYOND USE AS A PLANNING TOOL.

GEOTECHNICAL REFERRAL

SOILS INVESTIGATION REPORT FOR 49 DRAKES SUMMIT RD, INVERNESS CA, BY RGH CONSULTANTS, DATED 5/17/2023 UNDER PROJECT NO.7673.01.04.1
 ~CONTRACTOR TO BE FAMILIAR WITH AND FOLLOW ALL CONSTRUCTION REQUIREMENTS AS ADDRESSED IN THE SOILS REPORT.

TOPOGRAPHIC NOTE

TOPOGRAPHY IS BASED ON A FIELD SURVEY BY DIMENSIONS 4 ENGINEERING INC. COMPLETED ON 9/14/2022 & 9/16/2022.

VERTICAL DATUM NOTE

ELEVATIONS AND CONTOURS SHOWN ARE BASED ON AN ASSUMED ELEVATION OF 816.00 FEET AT D4E CONTROL POINT #6.

CONTOURS SHOWN ON SHEET 1 ARE APPROXIMATE PER 2019 MARIN COUNTY 10-FT CONTOUR LIDAR DATA PER MARIN MAP GIS.(NAVD88)

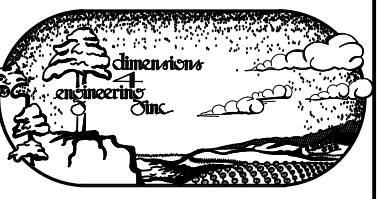
BOUNDARY NOTE

BASIS OF BEARINGS: NORTH 25°50'59" WEST, BETWEEN FOUND N.P.S. MONUMENT A 41 I & A 41 J , 1981 LS3850 AS SHOWN ON BOUNDARY SURVEY PARCEL 12-131 POINT REYES NATIONAL SEASHORE - MAP 612/41007, NATIONAL PARK SERVICE RECORDS.

- PROPERTY LINES SHOWN ARE BASED ON FOUND IRON PIPES, NATIONAL PARK SERVICE MONUMENTS AND RECORD INFORMATION PER:
- DOC#2022-0023966
 - RECORD OF SURVEY ~ BOOK 14 OF SURVEYS 30
 - DOC 86-71402
 - BOUNDARY SURVEY PARCEL 12-131 POINT REYES NATIONAL SEASHORE - MAP 612/41007
 - RECORD OF SURVEY ~ BOOK 3 OF SURVEYS 56

ANY BOUNDARY INFORMATION SHOWN HEREON IS RECORD DATA AND IS NOT REPRESENTATIVE OF A BOUNDARY SURVEY.

D4E



DIMENSIONS 4 ENGINEERING, INC.
 ANALYSIS
 PLANNING
 LAND SURVEYING &
 CIVIL ENGINEERING

APPROVED: *John R. Rainwater*
 JOHN R. RAINWATER RCE 56029 DATE 12/19/23
 DIMENSIONS 4 ENGINEERING, INC.
 2952 MENDOCINO AVE
 SANTA ROSA, CA 95403
 (707) 578-3433



CAMEO WOOD ~ GOTTLIEB HOUSE REMODEL DRAINAGE PLANS
 TITLE SHEET
 49 DRAKES SUMMIT RD. ~ INVERNESS
 MARIN APN: 114-320-03

DATE: 2-12-19-2023
 SCALE:
 DRAWN: MFG
 D4E JOB NO. #22-8082.2

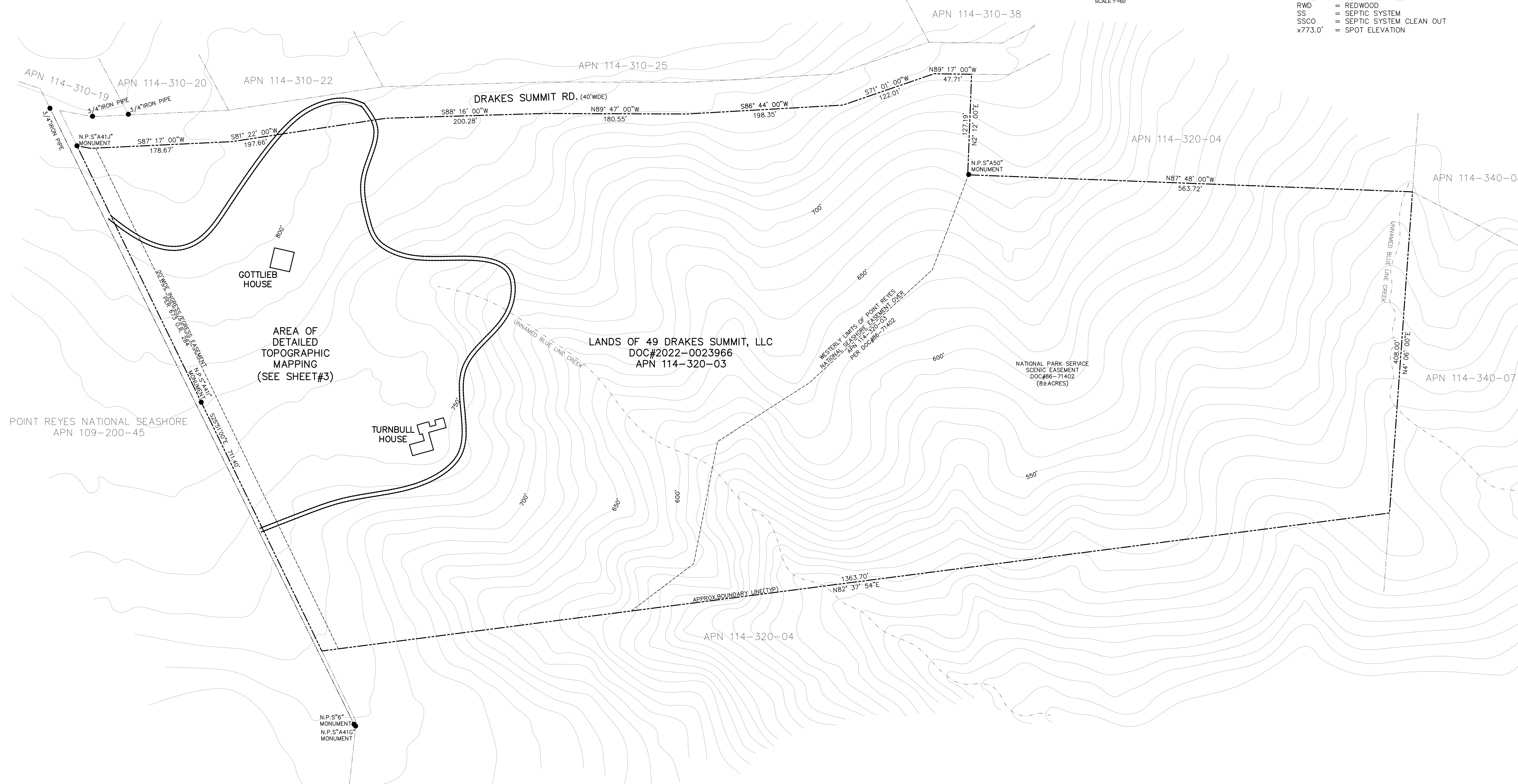
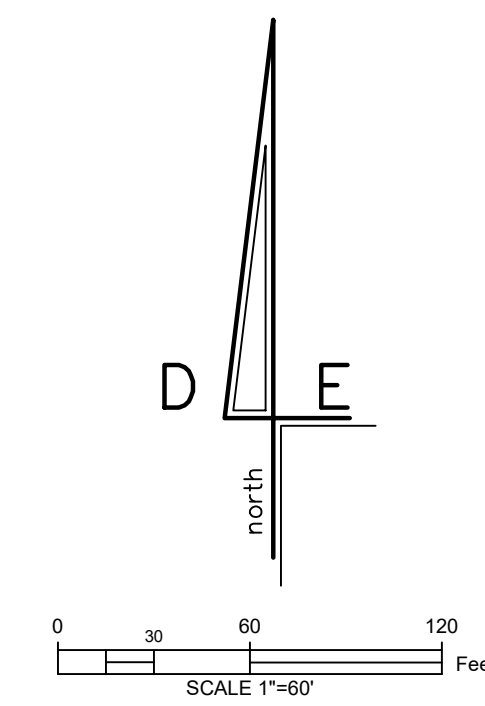
SHEET #
1 OF 4



DIMENSIONS 4
ENGINEERING, INC.
ANALYSIS
PLANNING
LAND SURVEYING &
CIVIL ENGINEERING

LEGEND

- 18"OK = TREE SPECIES & DIAMETER
- D4E#1 = D4E CONTROL POINT
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- SSCO = SEPTIC SYSTEM CLEAN OUT
- x773.0' = SPOT ELEVATION



AREA OF
DETAILED
TOPOGRAPHIC
MAPPING
(SEE SHEET#3)

LANDS OF 49 DRAKES SUMMIT, LLC
DOC#2022-0023966
APN 114-320-03

NATIONAL PARK SERVICE
SCENIC EASEMENT
DOC#86-71402
(8±ACRES)

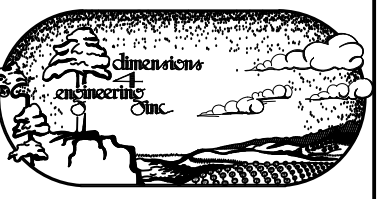
12/19/23
DATE

APPROVED: *John R. Rainwater*
JOHN R. RAINWATER RCE 56029
DIMENSIONS 4 ENGINEERING, INC.
 2952 MENDOCINO AVE
 SANTA ROSA, CA 95403
 (707) 578-3433



**CAMEO WOOD ~ GOTTLIEB HOUSE REMODEL
 DRAINAGE PLANS
 SITE PLAN SHEET**
 49 DRAKES SUMMIT RD. ~ INVERNESS
 MARIN APN: 114-320-03

DATE: 2-12-19-2023
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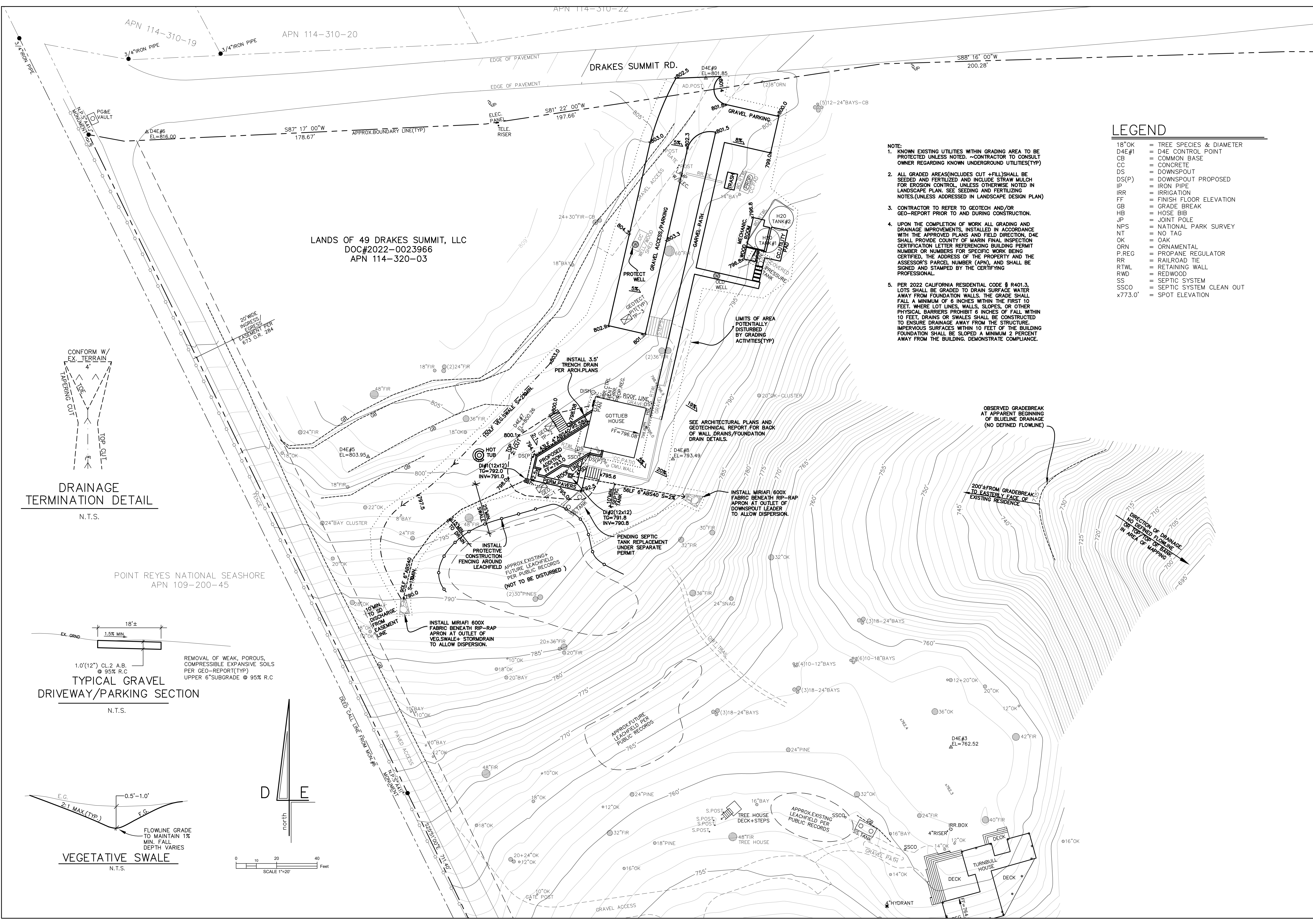


APPROVED: *[Signature]* DATE: 12/19/23
JOHN R. RAINWATER RCE 56029
DIMENSIONS 4 ENGINEERING, INC.
2952 MENDOCINO AVE
SANTA ROSA, CA 95403
(707) 578-3433



CAMEO WOOD ~ GOTTLIEB HOUSE REMODEL
DRAINAGE PLANS
PLAN SHEET
49 DRAKES SUMMIT RD. ~ INVERNESS
MARIN APN: 114-320-03

DATE: 2-12-19-2023
SCALE:
DRAWN: MFG
D4E JOB NO. #22-8082.2
SHEET #
3 OF 4

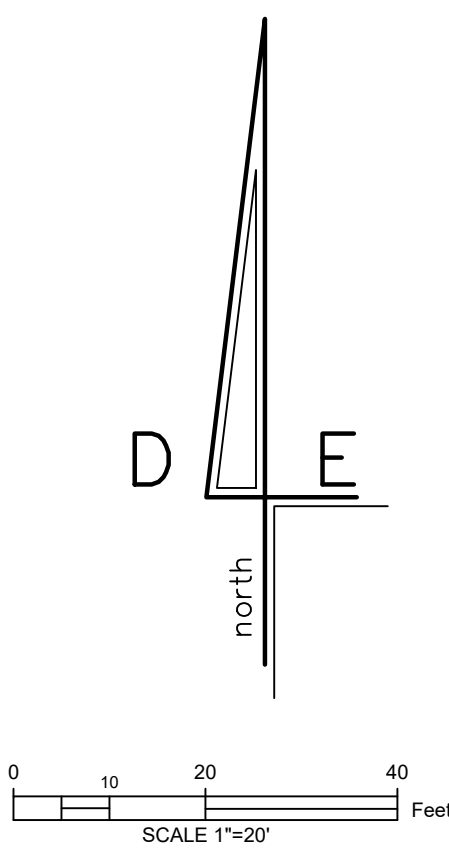
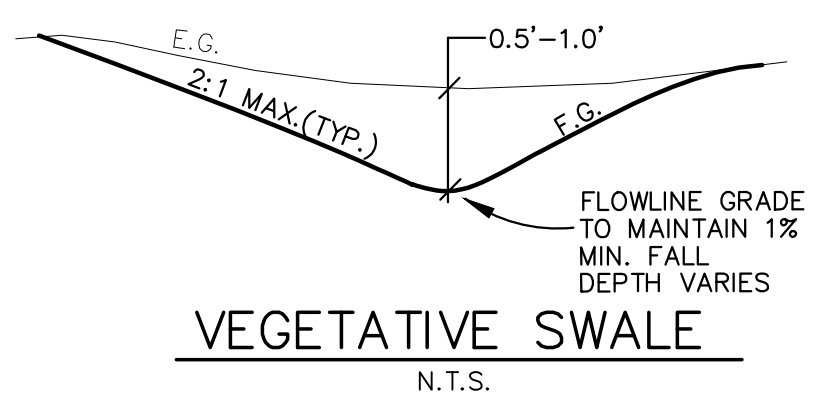
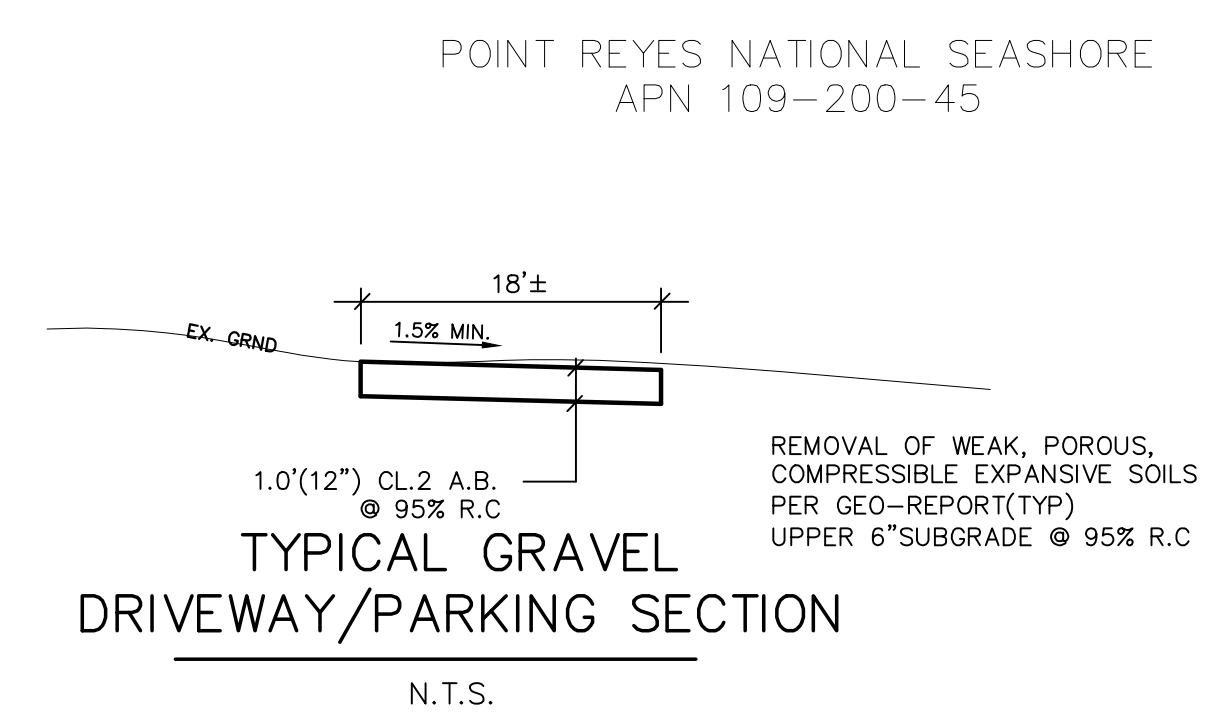
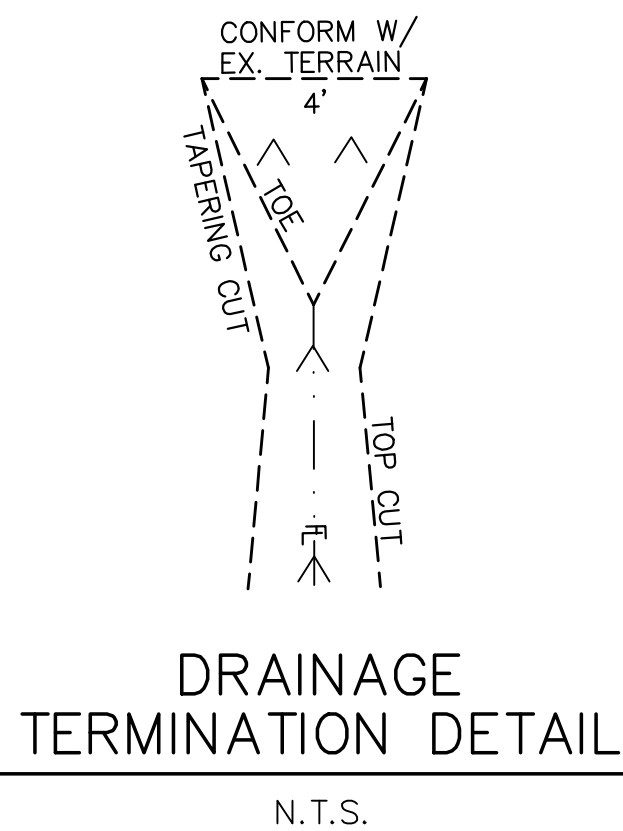


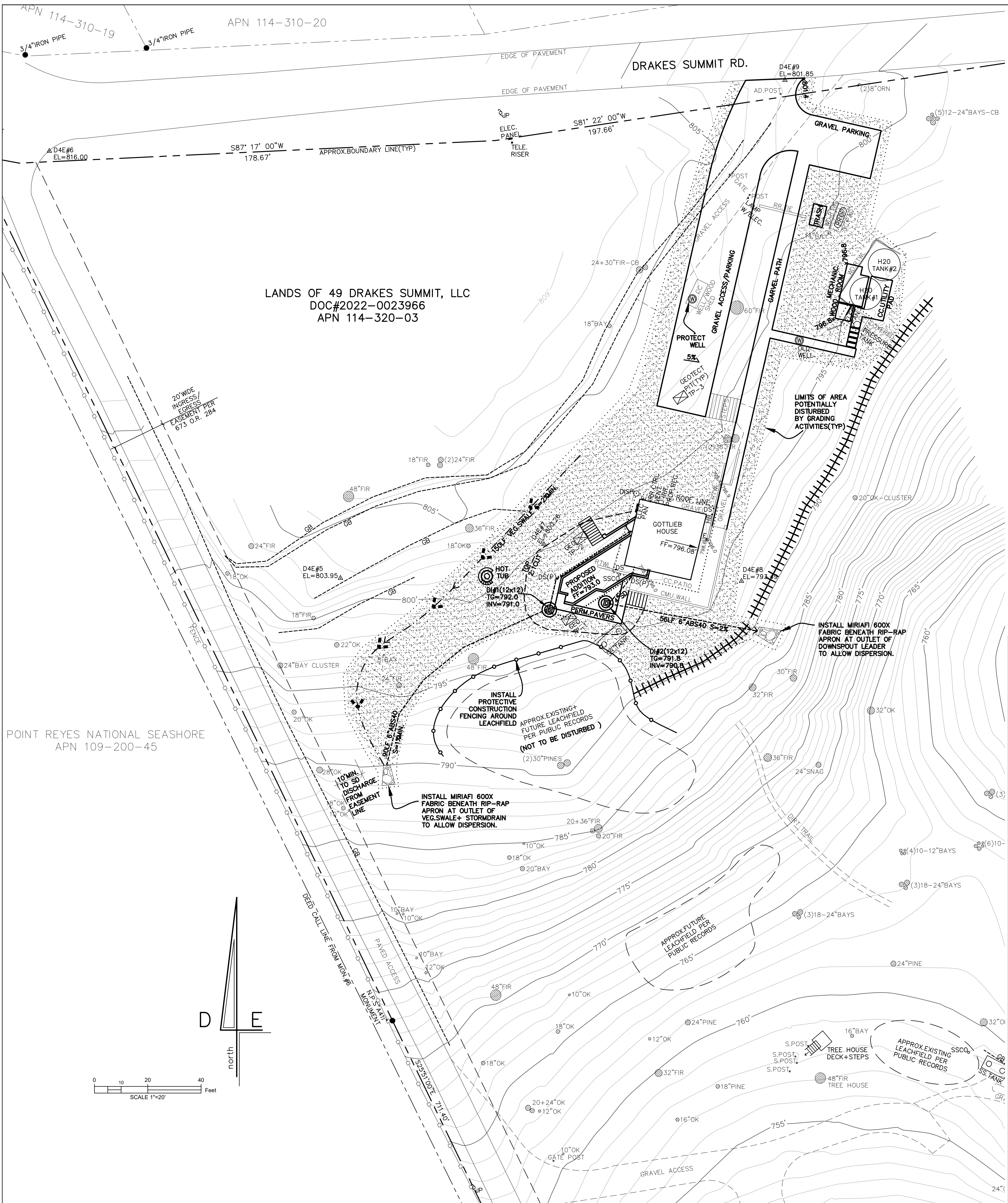
LANDS OF 49 DRAKES SUMMIT, LLC
DOC#2022-0023966
APN 114-320-03

- NOTE:
- KNOWN EXISTING UTILITIES WITHIN GRADING AREA TO BE PROTECTED UNLESS NOTED. CONTRACTOR TO CONSULT OWNER REGARDING KNOWN UNDERGROUND UTILITIES(TYP)
 - ALL GRADED AREAS(INCLUDES CUT +FILL)SHALL BE SEEDED AND FERTILIZED AND INCLUDE STRAW MULCH FOR EROSION CONTROL, UNLESS OTHERWISE NOTED IN LANDSCAPE PLAN. SEE SEEDING AND FERTILIZING NOTES.(UNLESS ADDRESSED IN LANDSCAPE DESIGN PLAN)
 - CONTRACTOR TO REFER TO GEOTECH AND/OR GEO-REPORT PRIOR TO AND DURING CONSTRUCTION.
 - UPON THE COMPLETION OF WORK ALL GRADING AND DRAINAGE IMPROVEMENTS, INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND FIELD DIRECTION, D4E SHALL PROVIDE COUNTY OF MARIN FINAL INSPECTION CERTIFICATION LETTER REFERENCING BUILDING PERMIT NUMBER OR NUMBERS FOR SPECIFIC WORK BEING CERTIFIED, THE ADDRESS OF THE PROPERTY AND THE ASSESSOR'S PARCEL NUMBER (APN), AND SHALL BE SIGNED AND STAMPED BY THE CERTIFYING PROFESSIONAL.
 - PER 2022 CALIFORNIA RESIDENTIAL CODE § 401.3, LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET, WHERE LOT LINES, WALLS, SLOPES, OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET. DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM 2 PERCENT AWAY FROM THE BUILDING. DEMONSTRATE COMPLIANCE.

LEGEND

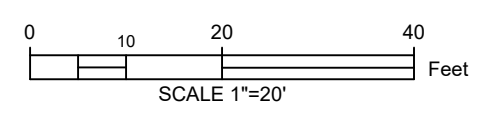
18"OK	= TREE SPECIES & DIAMETER
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x773.0'	= SPOT ELEVATION





LANDS OF 49 DRAKES SUMMIT, LLC
 DOC#2022-0023966
 APN 114-320-03

POINT REYES NATIONAL SEASHORE
 APN 109-200-45



EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- GENERAL**
- PERFORM EROSION PREVENTION AND SEDIMENT CONTROL IN ACCORDANCE WITH MARIN COUNTY DEPARTMENT OF PUBLIC WORKS CODE.
 - THE APPROVED PLANS SHALL CONFORM WITH THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S) GUIDE.
 - THE OWNER IS RESPONSIBLE FOR PREVENTING STORM WATER POLLUTION GENERATED FROM THE CONSTRUCTION SITE YEAR ROUND. WORK SITES WITH INADEQUATE EROSION AND SEDIMENT CONTROL MAY BE SUBJECT TO A STOP WORK ORDER.
 - IF DISCREPANCIES OCCUR BETWEEN THESE NOTES, MATERIAL REFERENCED HEREIN OR MANUFACTURER'S RECOMMENDATIONS, THEN THE MOST PROTECTIVE SHALL APPLY.
 - AT ALL TIMES THE OWNER IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH THE STATE OF CALIFORNIA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY. CONSTRUCTION ACTIVITIES INCLUDE BUT ARE NOT LIMITED TO CLEARING, GRADING, EXCAVATION, STOCKPILING, AND RECONSTRUCTION OF EXISTING FACILITIES INVOLVING REMOVAL AND REPLACEMENT.

- RAINY SEASON OPERATIONS**
- THE OWNER MUST IMPLEMENT AN EFFECTIVE COMBINATION OF EROSION PREVENTION AND SEDIMENT CONTROL ON ALL DISTURBED AREAS DURING THE RAINY SEASON (OCTOBER 15-APRIL 15). CONSTRUCTION GRADING AND DRAINAGE IMPROVEMENT SHALL BE PERMITTED DURING THE RAINY SEASON ONLY WHEN ON-SITE SOIL CONDITIONS PERMIT THE WORK TO BE PERFORMED IN COMPLIANCE WITH SCC CHAPTER 11 AND 11A. STORM WATER BMP'S REFERENCED OR DETAILED IN THE PERMIT AUTHORITY'S BEST MANAGEMENT PRACTICES GUIDE SHALL BE IMPLEMENTED AND FUNCTIONAL ON THE SITE AT ALL TIMES.
 - THE AREA OF ERODIBLE LAND EXPOSED AT ANY ONE TIME DURING THE WORK SHALL NOT EXCEED 1 ACRE OR 20% OF THE PERMITTED WORK AREA, WHICHEVER IS GREATER, AND THE TIME OF EXPOSURE SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE.
 - AGRICULTURAL GRADING AND DRAINAGE IMPROVEMENTS, AND INITIAL LAND PREPARATION WORK FOR VINEYARD AND ORCHARD PLANTING, SHALL BE PERMITTED DURING THE RAINY SEASON ONLY FROM APRIL 1 TO APRIL 15, AND ONLY WHEN ON-SITE SOIL CONDITIONS PERMIT THE WORK TO BE PERFORMED IN COMPLIANCE WITH MARIN COUNTY CODE.

- YEAR ROUND REQUIREMENTS**
- DURING THE NON-RAINY SEASON, ON ANY DAY WHEN THE NATIONAL WEATHER SERVICE FORECAST IS A CHANCE OF RAIN OF 30% OR GREATER WITHIN THE NEXT 24 HOURS, STORM WATER BMP'S REFERENCED OR DETAILED IN PRMD'S BEST MANAGEMENT PRACTICES GUIDE SHALL BE IMPLEMENTED, INSTALLED, AND FUNCTIONAL ON THE SITE TO PREVENT SOIL AND OTHER POLLUTANT DISCHARGES. AT ALL OTHER TIMES, BMP'S SHOULD BE STORED ON SITE IN PREPARATION FOR INSTALLATION PRIOR TO RAIN EVENTS.
 - EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED BY THE OWNER BEFORE FORECASTED STORM EVENTS AND AFTER STORM EVENTS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT HAVE FAILED OR ARE NO LONGER EFFECTIVE SHALL BE PROMPTLY REPLACED. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
 - THE LIMITS OF GRADING SHALL BE DEFINED AND MARKED ON SITE TO PREVENT DAMAGE TO SURROUNDING VEGETATION. PRESERVATION OF EXISTING VEGETATION SHALL OCCUR TO THE MAXIMUM EXTENT PRACTICABLE. ANY EXISTING VEGETATION WITHIN THE LIMITS GRADING THAT IS TO REMAIN UNDISTURBED BY THE WORK SHALL BE IDENTIFIED AND PROTECTED FROM DAMAGE BY MARKING, FENCING, OR OTHER MEASURES.
 - CHANGES TO THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN MAY BE MADE TO RESPOND TO FIELD CONDITIONS AND SHALL BE NOTED ON THE PLAN.
 - DISCHARGES OF POTENTIAL POLLUTANTS FROM CONSTRUCTION SITES SHALL BE PREVENTED USING SOURCE CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT, TRASH, NUTRIENTS, PATHOGENS, PETROLEUM HYDROCARBONS, METALS, CONCRETE, CEMENT, ASPHALT, LIME, PAINT, STAINS, GLUES, WOOD PRODUCTS, PESTICIDES, HERBICIDES, CHEMICAL, HAZARDOUS WASTES, SANITARY WASTE, VEHICLE OR EQUIPMENT WASH WATER, AND CHLORINATED WATER.
 - ENTRANCE(S) TO THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF POTENTIAL POLLUTANTS OFFSITE. POTENTIAL POLLUTANTS DEPOSITED ON PAVED AREAS WITHIN THE COUNTY RIGHT-OF-WAY, SUCH AS ROADWAYS AND SIDEWALKS, SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH WORKING DAY OR MORE FREQUENTLY AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING CONSTRUCTION VEHICLES LEAVING THE SITE ON A DAILY BASIS TO PREVENT DUST, SILT, AND DIRT FROM BEING RELEASED OR TRACKED OFFSITE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AT THE END OF EACH WORKING DAY OR MORE OFTEN AS NECESSARY.

- YEAR ROUND REQUIREMENTS CONTINUED-**
- ALL DISTURBED AREAS SHALL BE PROTECTED BY USING EROSION PREVENTION MEASURES TO THE MAXIMUM EXTENT PRACTICABLE, SUCH AS ESTABLISHING VEGETATION COVERAGE, HYDROSEEDING, STRAW MULCH, GEOTEXTILES, PLASTIC COVERS, BLANKETS OR MATS. TEMPORARY OR PERMANENT REVEGETATION SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER VEGETATION REMOVAL BUT IN ALL CASES PRIOR TO OCTOBER 15. PRIOR TO FINAL INSPECTION, ALL DISTURBED AREAS SHALL BE REVEGETATED OR LANDSCAPING SHALL BE INSTALLED.
 - WHENEVER IT IS NOT POSSIBLE TO USE EROSION PREVENTION MEASURES ON EXPOSED SLOPES, SEDIMENT CONTROL DEVICES SUCH AS FIBER ROLLS AND SILT FENCES SHALL BE INSTALLED TO PREVENT SEDIMENT MIGRATION. FIBER ROLLS AND SILT FENCES SHALL BE TRENCHED AND KEYS INTO THE SOIL AND INSTALLED ON CONTOUR. SILT FENCES SHALL BE INSTALLED APPROXIMATELY 2 TO 5 FEET FROM TOE OF SLOPE.
 - HYDROSEEDING SHALL BE CONDUCTED IN A THREE STEP PROCESS. FIRST, EVENLY APPLY SEED MIX AND FERTILIZER TO THE EXPOSED SLOPE. SECOND, EVENLY APPLY MULCH OVER THE SEED AND FERTILIZER. THIRD, STABILIZE THE MULCH IN PLACE. AN EQUIVALENT SINGLE STEP PROCESS, WITH SEED, FERTILIZER, WATER, AND BONDED FIBERS IS ACCEPTABLE. APPLICATIONS SHALL BE BROADCASTED MECHANICALLY OR MANUALLY AT THE RATES SPECIFIED BELOW. SEED MIX AND FERTILIZER SHALL BE WORKED INTO THE SOIL BY ROLLING OR TAMPING. IF STRAW IS USED AS MULCH, STRAW SHALL BE DERIVED FROM WHEAT, RICE, OR BARLEY AND BE APPROXIMATELY 6 TO 8 INCHES IN LENGTH. STABILIZATION OF MULCH SHALL BE DONE HYDRAULICALLY BY APPLYING AN EMULSION OR MECHANICALLY BY CRIMPING OR PUNCHING THE MULCH INTO THE SOIL. EQUIVALENT METHODS AND MATERIALS MAY BE USED ONLY IF THEY ADEQUATELY PROMOTE VEGETATION GROWTH AND PROTECT EXPOSED SLOPES.

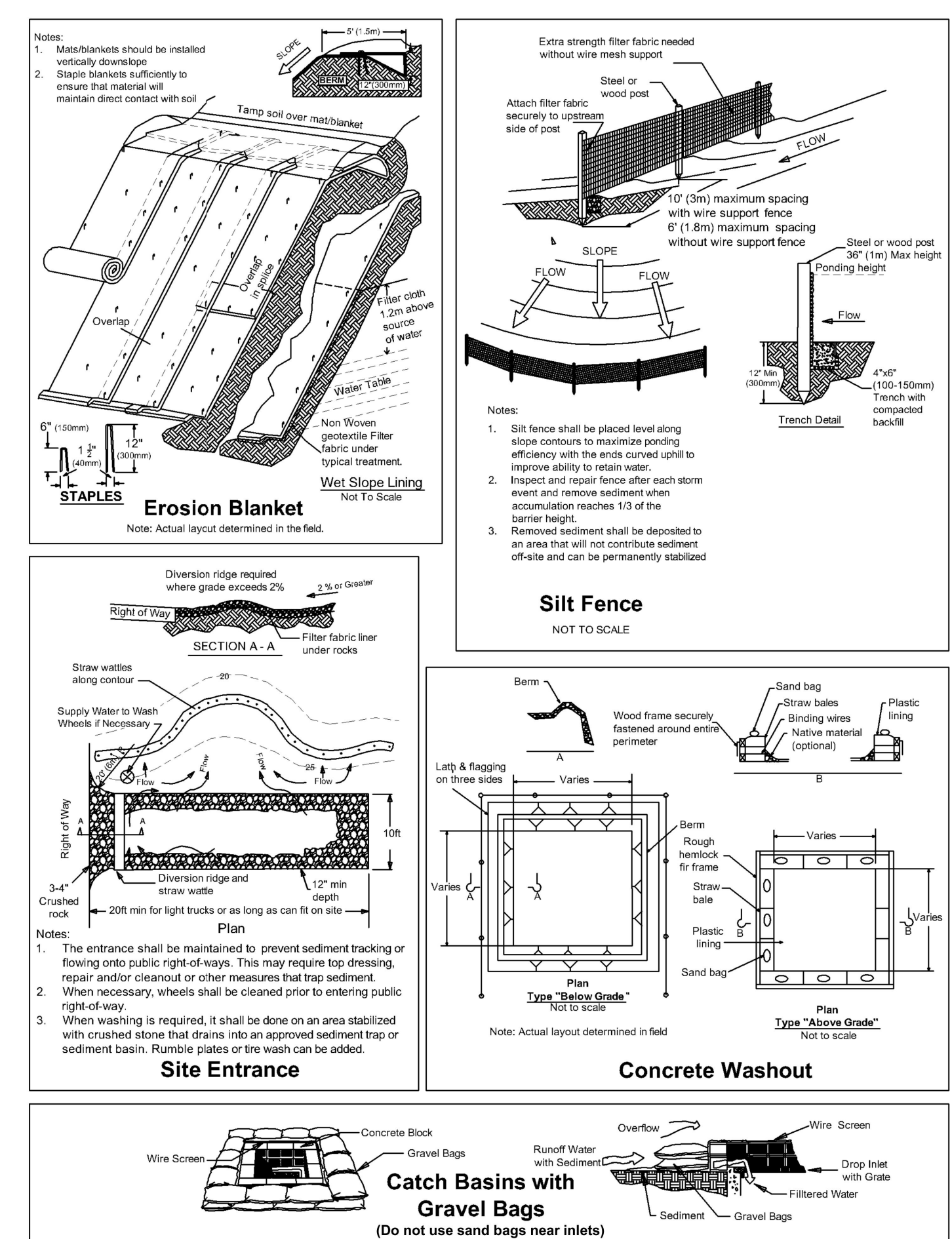
MATERIALS

SEED MIX	APPLICATION RATE (POUNDS PER ACRE)
HOLD FAST NATIVE BLEND(LEBALLISTER'S)	65
37.5% California Brome (Annual)	
27.5% California Brome (Perennial)	
15% Blue Wildrye	
17% California Poppy	
3% California native lupines	

FERTILIZER	500
16-20-0 & 15% SULPHUR	500
MULCH	4000
STRAW	
HYDRAULIC STABILIZING*	75-100
M-BINDER OR SENTINEL	
EQUIVALENT MATERIAL	PER MANUFACTURER

*NON-ASPHALTIC, DERIVED FROM PLANTS

- YEAR ROUND REQUIREMENTS CONTINUED-**
- DUST CONTROL SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
 - STORM DRAIN INLETS SHALL BE PROTECTED FROM POTENTIAL POLLUTANTS UNTIL DRAINAGE CONVEYANCE SYSTEMS ARE FUNCTIONAL AND CONSTRUCTION HAS BEEN COMPLETED.
 - ENERGY DISSIPATORS SHALL BE INSTALLED AT STORM DRAIN OUTLETS WHICH MAY CONVEY ERODIVE STORM WATER FLOW.
 - SOIL, MATERIAL STOCKPILES, AND FERTILIZER MATERIAL SHALL BE PROPERLY PROTECTED TO MINIMIZE SEDIMENT AND POLLUTANT TRANSPORT FROM THE CONSTRUCTION SITE.
 - SOLID WASTE, SUCH AS TRASH, DISCARDED BUILDING MATERIALS AND DEBRIS, SHALL BE PLACED IN DESIGNATED COLLECTION AREAS OR CONTAINERS. THE CONSTRUCTION SITE SHALL BE CLEARED OF SOLID WASTE DAILY OR AS NECESSARY. REGULAR REMOVAL AND PROPER DISPOSAL SHALL BE COORDINATED BY THE CONTRACTOR.
 - A CONCRETE WASHOUT AREA, SUCH AS A TEMPORARY PIT, SHALL BE DESIGNATED TO CLEAN CONCRETE TRUCKS AND TOOLS. AT NO TIME SHALL CONCRETE PRODUCTS AND WASTE BE ALLOWED TO ENTER COUNTY WATERWAYS SUCH AS CREEKS OR STORM DRAINS. NO WASHOUT OF CONCRETE, MORTAR MIXERS, OR TRUCKS SHALL BE ALLOWED ON SOIL.
 - PROPER APPLICATION, CLEANING, AND STORAGE OF POTENTIALLY HAZARDOUS MATERIALS, SUCH AS PAINTS AND CHEMICALS, SHALL BE CONDUCTED TO PREVENT THE DISCHARGE OF POLLUTANTS.
 - TEMPORARY RESTROOMS AND SANITARY FACILITIES SHALL BE LOCATED AND MAINTAINED DURING CONSTRUCTION ACTIVITIES TO PREVENT DISCHARGE OF POLLUTANTS.
 - APPROPRIATE VEHICLE STORAGE, FUELING, MAINTENANCE, AND CLEANING AREAS SHALL BE DESIGNATED AND MAINTAINED TO PREVENT DISCHARGE OF POLLUTANTS.



NOTE:
 ALL GRADED AREAS (INCLUDES CUT & FILL) SHALL BE SEEDDED AND FERTILIZED AND INCLUDE STRAW MULCH FOR EROSION CONTROL. SEE SEEDING AND FERTILIZING NOTES, THIS SHET.

- = AREA HATCHED SYMBOLIZES AREAS REQUIRING SEED, FERTILIZER & STRAW
- = DROP INLET PROTECTION SHALL BE PLACED AT EACH INLET
- = SILT FENCE
- = STRAW WATTLES

D4E

DIMENSIONS 4 ENGINEERING, INC.
 ANALYSIS
 PLANNING
 LAND SURVEYING &
 CIVIL ENGINEERING

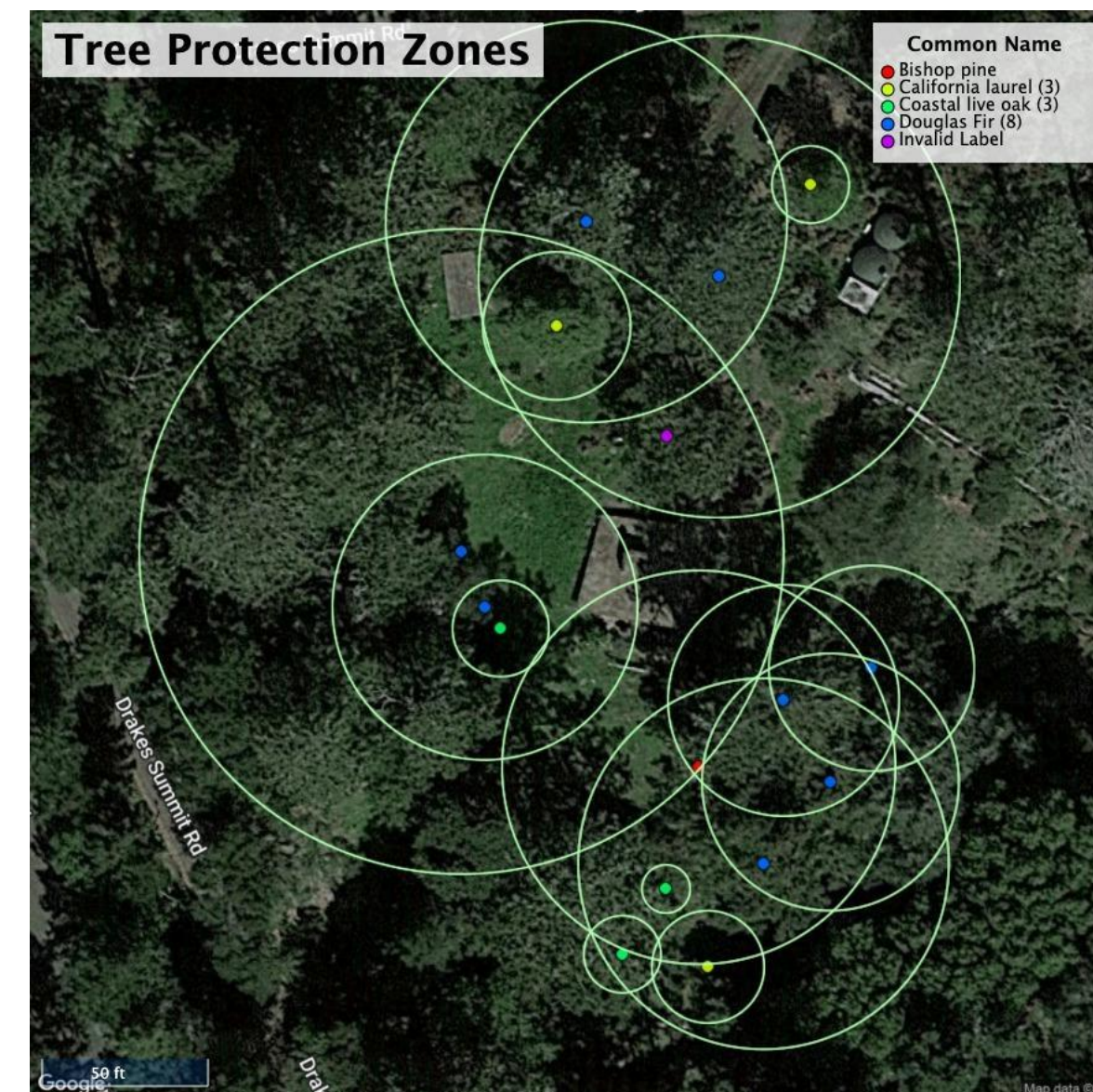
DATE: 12/19/23
 APPROVED:
 JOHN R. RAINWATER RCE 56029
 DIMENSIONS 4 ENGINEERING, INC.
 2952 MENDOCCINO AVE
 SANTA ROSA, CA 95403
 (707) 578-3433



**CAMEO WOOD ~ GOTTLEB HOUSE REMODEL
 DRAINAGE PLANS
 EROSION + SEDIMENT CONTROL SHEET**

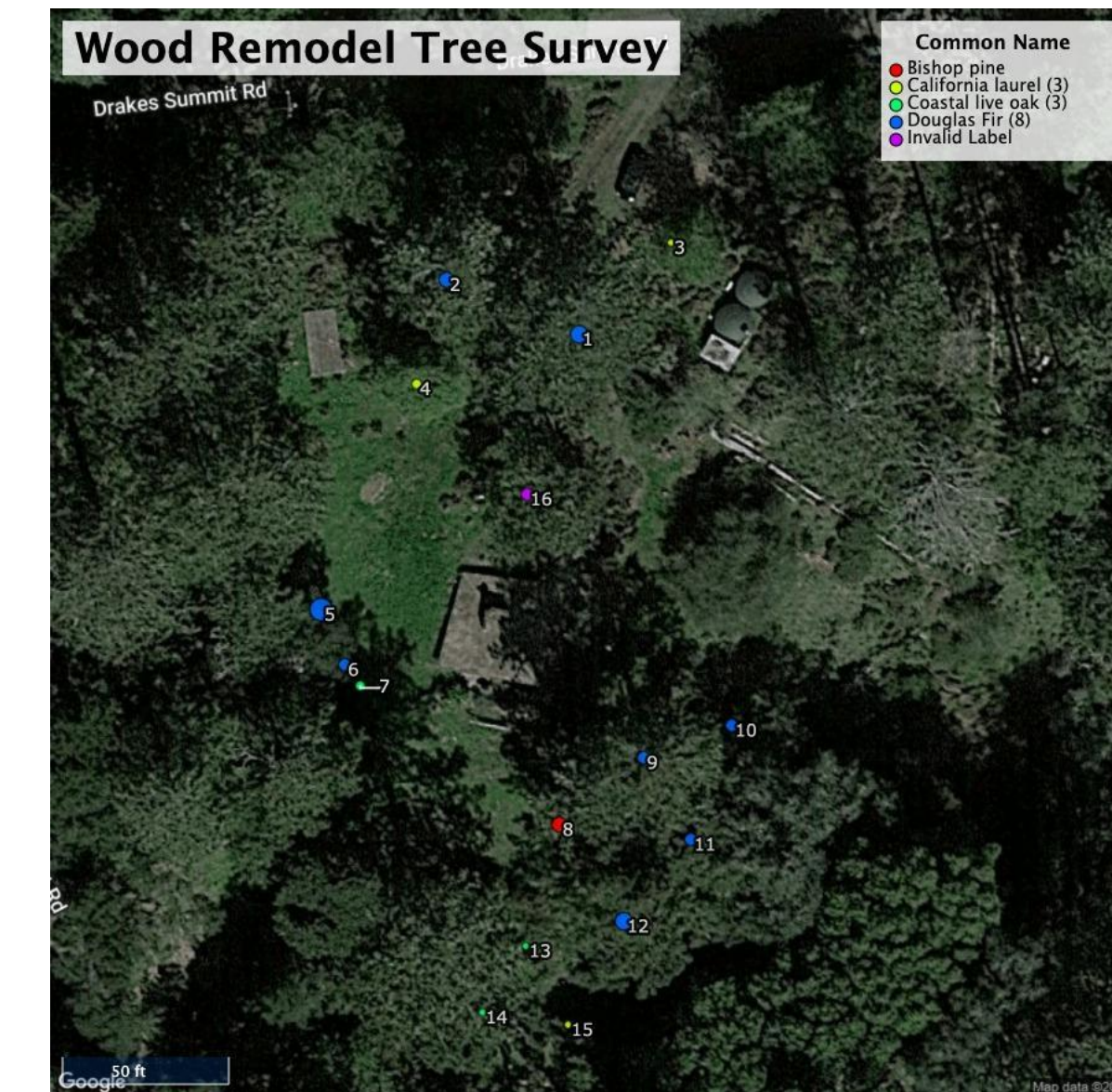
49 DRAKES SUMMIT RD. ~ INVERNESS
 MARIN APN: 114-320-03

DATE: 2-12-19-2023
 SCALE:
 DRAWN: MFG
 D4E JOB NO. #22-8082.2
 SHEET #
4 OF 4



Map 2: Approximate Tree Protection Zones

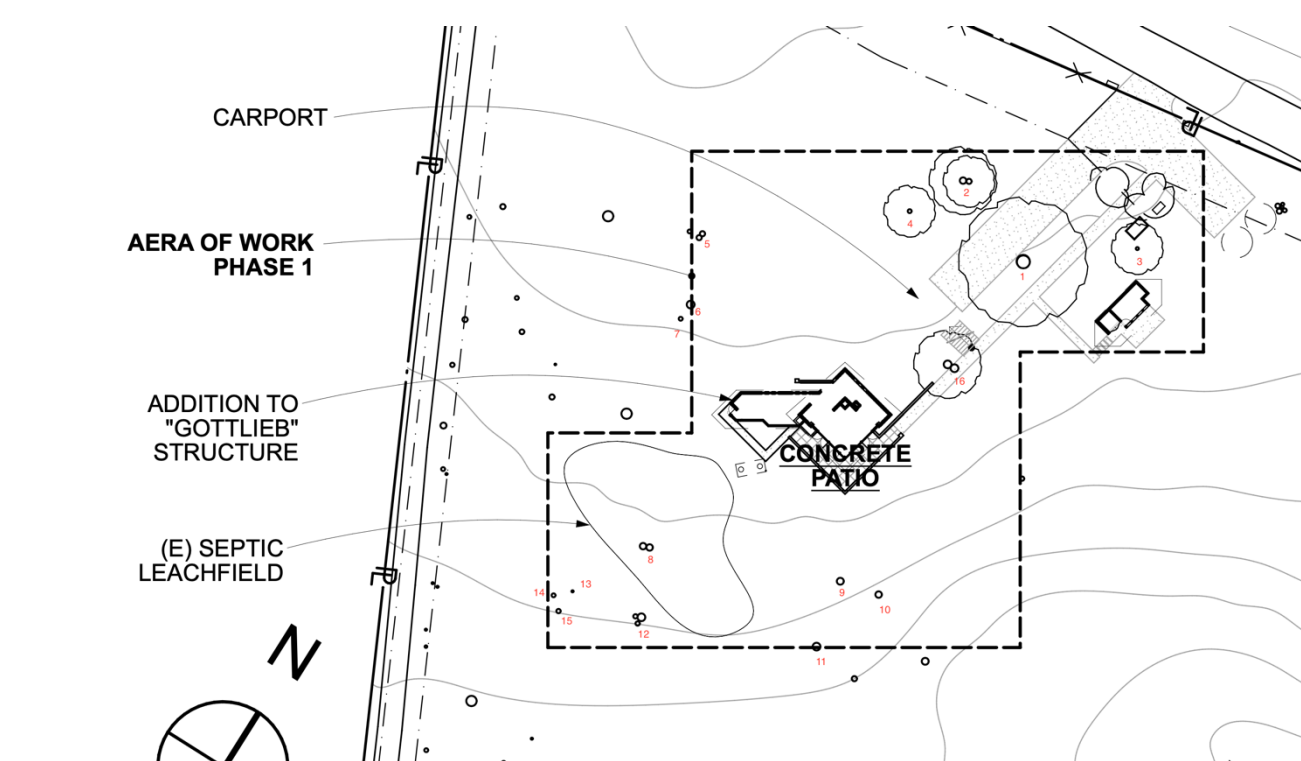
Appendix A – Map



Map 1: surveyed trees

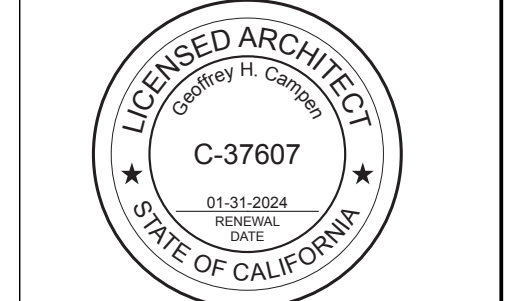
Appendix B – Tree Table

Tree ID	Common Name	Latin Name	DBH	Height	Estimated	Visual	DBH	Height	Tree Height	Tree Age	Observations/Characteristics	Observation Comments
			(inches)	(feet)	(feet)	Quality	(inches)	(feet)	(feet)			
1	Coastal live oak	Quercus laevis	18	100	100	1			75	100	Low risk - 100% fit	Healthy, 100% fit
2	Douglas Fir	Pseudotsuga menziesii	56	100	100	1			82.5	100	Over-mat. 100% fit	Over-mat. 100% fit
3	California laurel	Umbellularia californica	2	100	100	1			12	100	Healthy 100% fit	Healthy 100% fit
4	California laurel	Umbellularia californica	14	100	100	1			14	100	Healthy 100% fit	Healthy 100% fit
5	Douglas Fir	Pseudotsuga menziesii	82.5	100	100	1	79	100	100.25	100	Over-mat. 100% fit	Over-mat. 100% fit
6	Douglas Fir	Pseudotsuga menziesii	56	100	100	1			87.5	100	Over-mat. 100% fit	Over-mat. 100% fit
7	Coastal live oak	Quercus laevis	16	100	100	1			16	100	Healthy 100% fit	Healthy 100% fit
8	Douglas Fir	Pseudotsuga menziesii	48	100	100	1			67.25	100	Over-mat. 100% fit	Over-mat. 100% fit
9	Douglas Fir	Pseudotsuga menziesii	36	100	100	1			58	100	Healthy 100% fit	Healthy 100% fit
10	Douglas Fir	Pseudotsuga menziesii	30	100	100	1			37	100	Healthy 100% fit	Healthy 100% fit
11	Douglas Fir	Pseudotsuga menziesii	48	100	100	1			42	100	Healthy 100% fit	Healthy 100% fit
12	Douglas Fir	Pseudotsuga menziesii	87.25	100	100	1	87	100	107.75	100	Over-mat. 100% fit	Over-mat. 100% fit
13	Coastal live oak	Quercus laevis	14	100	100	1			14	100	Healthy 100% fit	Healthy 100% fit
14	California laurel	Umbellularia californica	14	100	100	1			12	100	Healthy 100% fit	Healthy 100% fit
15	California laurel	Umbellularia californica	17.5	100	100	1			17.49	100	Healthy 100% fit	Healthy 100% fit
16									10	100		



Plan 1: Field notes, surveyed tree locations

KLOPF ARCHITECTURE



Starting 6/17/2021 signature not valid unless DocuSigned

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Inverness, CA 94937

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**INVERNESS
REMODEL AND
ADDITION**
49 DRAKES SUMMIT RD.
INVERNESS, CA 94937
A.P.N. 114-320-03

Accepted For Owner By:

#	DATE	DESCRIPTION
1	09/25/23	PLANNING REVIEW
2	02/22/23	PLANNING REV. 1
2	02/19/24	PLANNING REV. 2

Checked by: Drawn by:

ET ST, RD

Project No: Issue Date:
2222 02/19/24

ARBORIST MAP

L0.1

APN 114-310-20

APN 114-310-22

APN 114-310-25

DRAKES

DRAKES SUMMIT RD.

ZONE 3 (0'-10')

APN 114-310-19

LIMIT OF WORK

ZONE 3 (0'-10')

PACKED EARTH PATH, TYP.

TURF BLOCK

ZONE 2 (30'-100')

ZONE 3 (0'-10')

ZONE 1 (5'-30')

ZONE 0 (0'-5')

ADDITION

SINGLE-FAMILY RESIDENCE
49 DRAKES
SUMMIT ROAD

ZONE 1 (5'-30')

PACKED EARTH PATH, TYP.

ZONE 1 (5'-30')

PACKED EARTH STAIR W/
GRANITE TREADS

LANDS OF 49 DRAKES SUMMIT, LLC
DOC #2022-0023966
APN 114-320-03

KEY

HAZARD ZONES

IMMEDIATE ZONE (ZONE 0) 0'-5'

The Immediate Zone extends 0-5' from your house. ZONE 0 is the area closest to your house, including the structure itself, decks, outdoor furniture, and the outside walls and coverings. This area is most vulnerable, and should be most aggressively maintained for fire resistance.

- Remove any combustible outdoor furniture. Replace jute or fiber doormats with fire resistant materials.
- Remove or relocate all combustibles materials, including garbage and recycling containers, lumber, trash, and patio accessories.
- Clean all fallen leaves and needles regularly. Repeat often during fire season.
- No vegetation is recommended within 5' of structures.
- Remove tree limbs that extend into this zone. Fire-prone tree varieties should be removed if they extend within 5' of structures.
- Do not store firewood, lumber, or combustibles here, even (especially) under decks or overhangs.
- Move stored combustibles inside, or at least 30' away from structures.
- Use only inorganic, non-combustible mulches such as stone or gravel.

KEY

INTERMEDIATE ZONE (ZONE 1) 5'-30'

The Intermediate Zone from 5' to 30' out from buildings, structures, decks, etc. Keep ZONE 1 "Lean, Clean, and Green" and employ careful landscaping to create breaks that can help influence and decrease fire behavior.

- Remove all dead plants, grass, and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Remove vegetation and items that could catch fire from around and under decks.
- Create additional separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc. Provide adequate spacing between all plants.
- Remove fire-prone plants, and choose only fire-resistant varieties. Irrigate regularly.
- Use only fire resistant inorganic mulches. "Gorilla Hair" or similar shredded bark mulch should be removed in this zone. Composted mulch and large bark and chips (greater than 1/2" diameter) may be OK.

KEY

EXTENDED ZONE (ZONE 2) 30'-100'

The extended zone from 30' to 100' (or more, if required due to steep slopes, nearby vegetation conditions, and/or your local fire department). The goal here is not to eliminate fire but to interrupt fire's path and keep flames smaller and on the ground. This zone should include at a minimum:

- Cut or mow annual grass down to a maximum height of 4 inches.
- Create horizontal spacing between shrubs, trees and vertical spacing between grass, shrubs and trees.
- Remove fallen leaves, needles, twigs, bark, cones, and small branches. However, they may be permitted to a depth of 3 inches if erosion control is an issue.

KEY

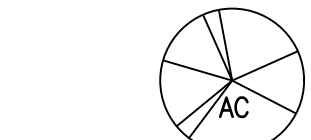
ACCESS ZONE (ZONE 3) 0'-10'

Extends 10 feet horizontally from the edge on either side of the road or driveway. Within this zone, plantings shall be fire resistant and shall not extend within the 14 foot vertical.

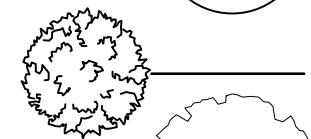
- Clearance above the surface of the roadway or driveway, as required for emergency access.
- All landscape shall meet the requirements for separation as stated in the Zone 2 above.

KEY

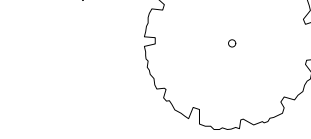
PLAN LEGEND



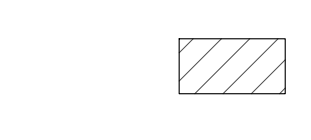
NEW TREE



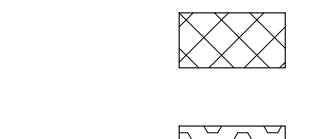
NEW LARGE SHRUB



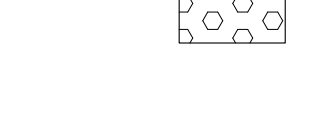
EXISTING TREE



EXISTING UNDERSTORY PLANTING

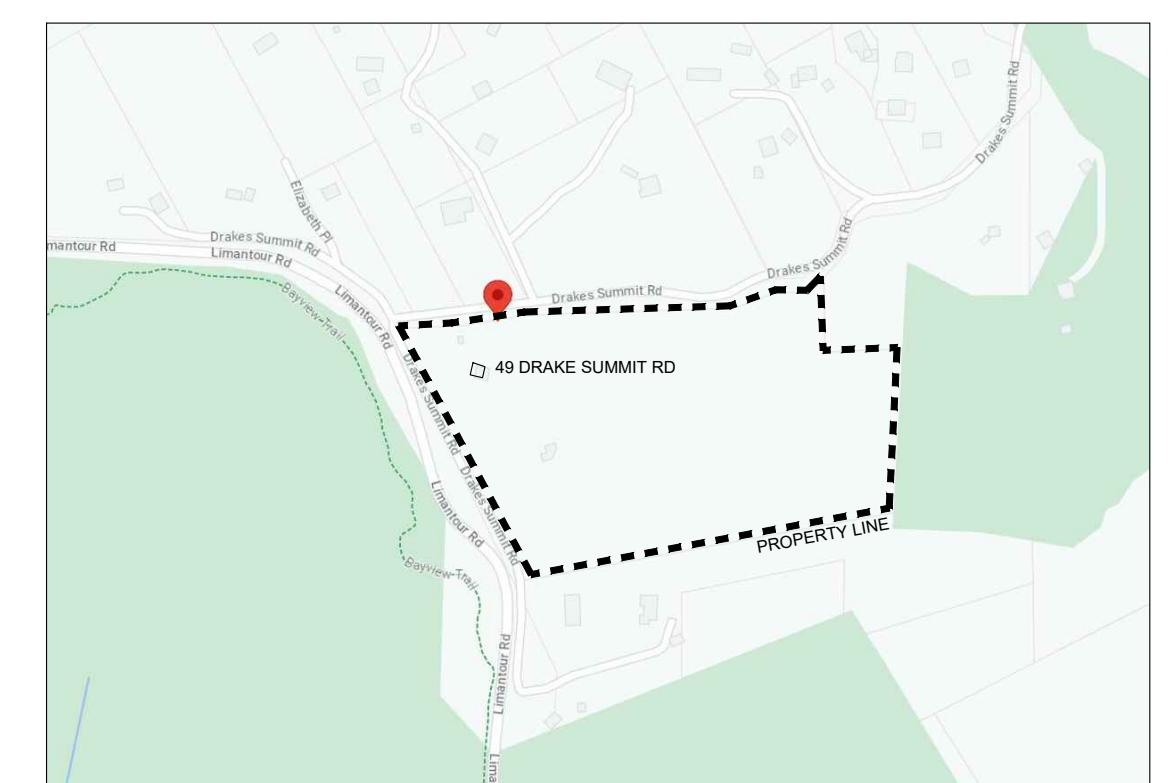


NEW AND EXISTING PLANTING
MULCH TYPE: DG MULCH



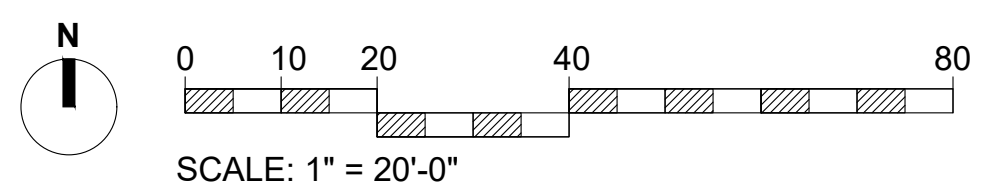
NEW PLANTING
MULCH: COMPOSED WOOD
CHIPS 1"-3"

POINT REYES NATIONAL SEASHORE
APN 109-200-45



VICINITY MAP

PLAN PREPARER CONTACT:
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PROJECT

WOOD RESIDENCE

49 DRAKE SUMMIT RD
POINT REYES STATION
CA, USA 94956

ISSUE SET

VEGETATION MANAGEMENT PLAN

ISSUE DATE

06/30/2023

REV. DATE

ISSUE

BY

DRAWN BY:
CHECKED BY:

SCALE

1" = 20'-0"

SHEET TITLE

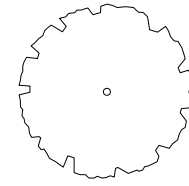
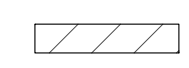
VEGETATION MANAGEMENT PLAN

SHEET NUMBER

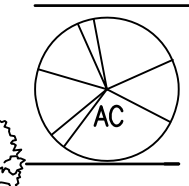
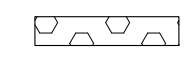
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VMP PLANT LIST

LANDSCAPE LEGEND - EXISTING

SYM	QTY	BOTANICAL NAME	COMMON NAME	TYPE	FIRE RESISTANT	IRRIGATED
	58	(E) TREES - TO REMAIN AND BE MAINTAINED			YES, W/ MAINTENANCE	NO
		PINUS MURICATA	BISHOP PINE	TREE		
		PSEUDOTSUGA MENZIESII	DOUGLAS FIR	TREE		
		SEQUOIA SEMPERVIRENS	COAST REDWOOD	TREE		
		QUERCUS AGRIFOLIA	COAST LIVE OAK	TREE		
		UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	TREE		
	36100 SF	(E) UNDERSTORY PLANTING - TO REMAIN AND BE MAINTAINED			YES, W/ MAINTENANCE	NO
		ACHILLEA MILLEFOLIUM	YARROW	PERENNIAL		
		FRAGARIA CHILOENSIS	BEACH STRAWBERRY	GROUNDCOVER		
		POLYSTICHUM MUNITUM	SWORD FERN	PERENNIAL		
		SISYRINCHIUM BELLUM	BLUE-EYED GRASS	PERENNIAL		

LANDSCAPE LEGEND - NEW

SYM	QTY	BOTANICAL NAME	COMMON NAME	TYPE	FIRE RESISTANT	IRRIGATED
	(N) TREES + LARGE SHRUBS					
	3	ACER, SPP.	MAPLE	TREE	YES	YES
	67	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	HEDGE	YES	YES
	6	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	TREE	YES	YES
	6	SEQUOIA SEMPERVIRENS	COAST REDWOOD	TREE	YES	YES
	2	QUERCUS AGRIFOLIA	COAST LIVE OAK	TREE	YES	YES
2	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	TREE	YES	YES	
	20960 SF (N) PLANTING					
		AQUILEGIA FORMOSA	WESTERN COLUMBINE	PERENNIAL	YES	YES
		ARMERIA MARITIMA	COMMON THRIFT	GROUNDCOVER	YES	YES
		BERBERIS AQUIFOLIUM VAR. REPENS	CREeping MAHONIA	SHRUB	YES	YES
		DICENTRA FORMOSA	WESTERN BLEEDING HEART	PERENNIAL	YES	YES
		ERIGERON GLAUCUS	BEACH ASTER	GROUNDCOVER	YES	YES
		ERIOGONUM SPP.	WILD BUCKWHEAT	PERENNIAL	YES	YES
		ERIOPHYLLUM STACHAEDIFOLIUM	LIZARDTAIL	PERENNIAL	YES	YES
		ERYSIMUM LINIFOLIUM	WALLFLOWER	PERENNIAL	YES	YES
		ESCHSCHOLZIA SPP.	CALIFORNIA POPPY	PERENNIAL	YES	YES
		IRIS DOUGLASSIANA	DOUGLAS IRIS	PERENNIAL	YES	YES
		LUPINUS SPP.	LUPINE	PERENNIAL	YES	YES
		ROMNEYA COULTERI	MATILUA POPPY	PERENNIAL	YES	YES
		SIDALCEA MALVIFLORA	CHECKERBLOOM	PERENNIAL	YES	YES

VMP NARRATIVE

1. Existing Conditions
There are currently mature coast live oaks, redwood trees, douglas firs, california bay trees, bishop pines, and a understory planting consisting mainly of sword ferns and other native shrub species located throughout the property.
2. Proposed Scope
a. The intent of this plan is to properly maintain the existing mature trees with selective pruning and removal of all dead material per Firewise standards. The existing shrubs will be thinned or removed to provide a firebreak from 0- 30' from the home.
3. Future Planting
a. Any future plantings throughout the site will include fire-resistant, irrigated shrubs, perennials, and ground covers as in the FIREsafe MARIN planting lists located at www.firesafemarin.org/plants. All new planting shall conform to FIREsafe MARIN plant spacing as well.
4. Long Term Maintenance Schedule and Safety Practices
a. All fire prone fuels and dead material will be removed within 100' of the home.
b. Remove branches beneath large trees for a 6-foot minimum clearance.
c. Needles and leaves and other combustible debris and litter shall be removed from roofs and gutter at minimum twice yearly.
d. All weeds and grasses shall be cut regularly to a height of 4' or less.
e. Vegetation shall be trimmed to within 10' horizontally of roadways, and trees shall be trimmed as not to overhang roadways and provide 14' of clearance vertically.
f. All dead and dying vegetation shall be removed seasonally to reduce vegetation volume and ladder fuels.
g. Coordinate with adjacent property owners to maintain tree canopies, vegetation and ladder fuels on an annual basis.
h. No native grasses shall be planted within Home ignition zones 1 and 2.
i. All planted areas inside Home ignition zones 1 and 2 shall be irrigated.
j. All plantings shall be selected in coordination with the FIREsafe Marin planting list located at www.firesafemarin.org/plants. Other fire resistant plants can be utilized with prior approval of the Fire Code Official.
k. Regardless of plant selection, shrubs shall be spaced so that no continuity exists between ground fuels and tree crowns, such that a ground fire will not extend into the tree canopy.

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PROJECT

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CA, USA 94956

ISSUE SET
VEGETATION MANAGEMENT PLAN

ISSUE DATE
06/30/2023

REV DATE ISSUE BY

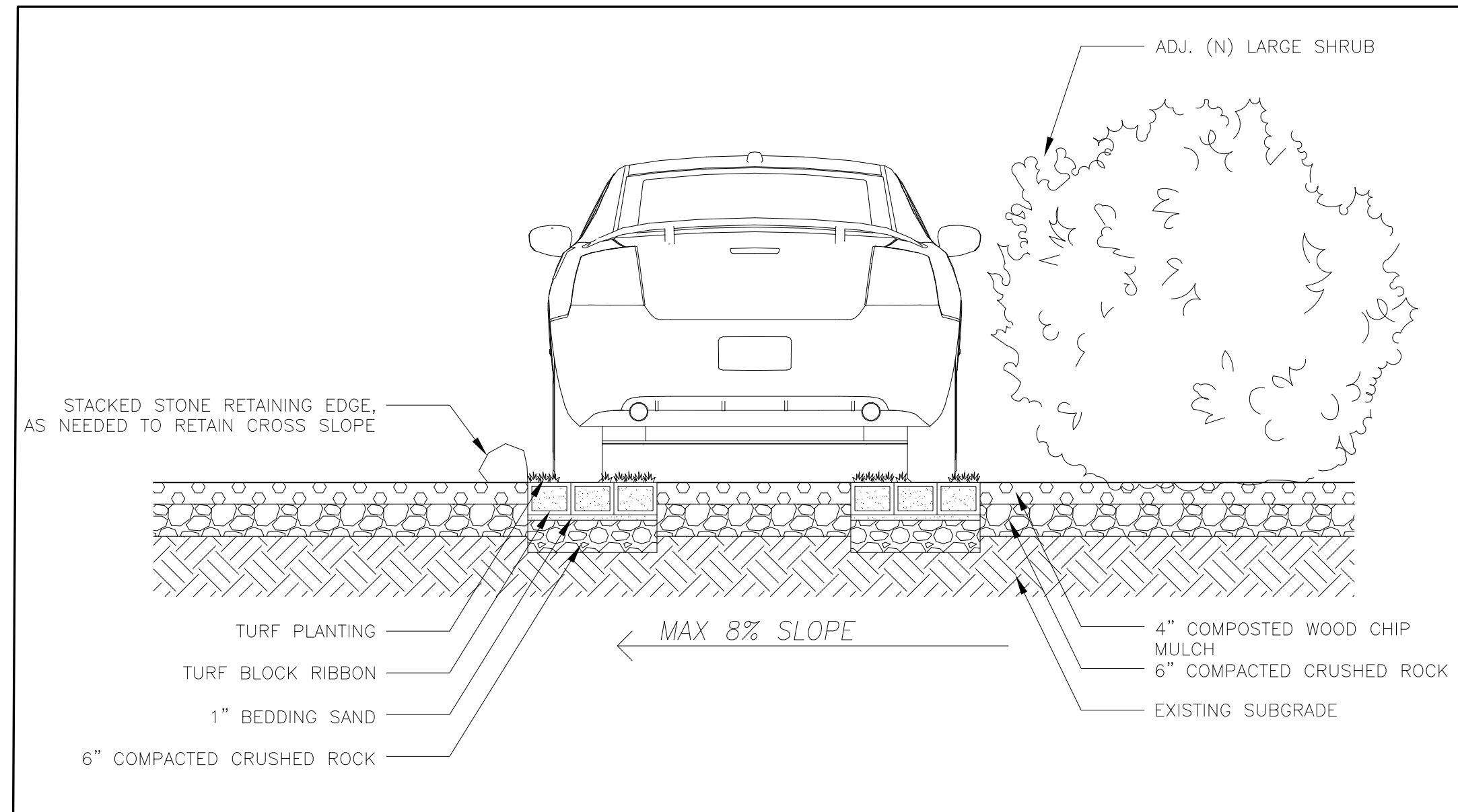
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SCALE
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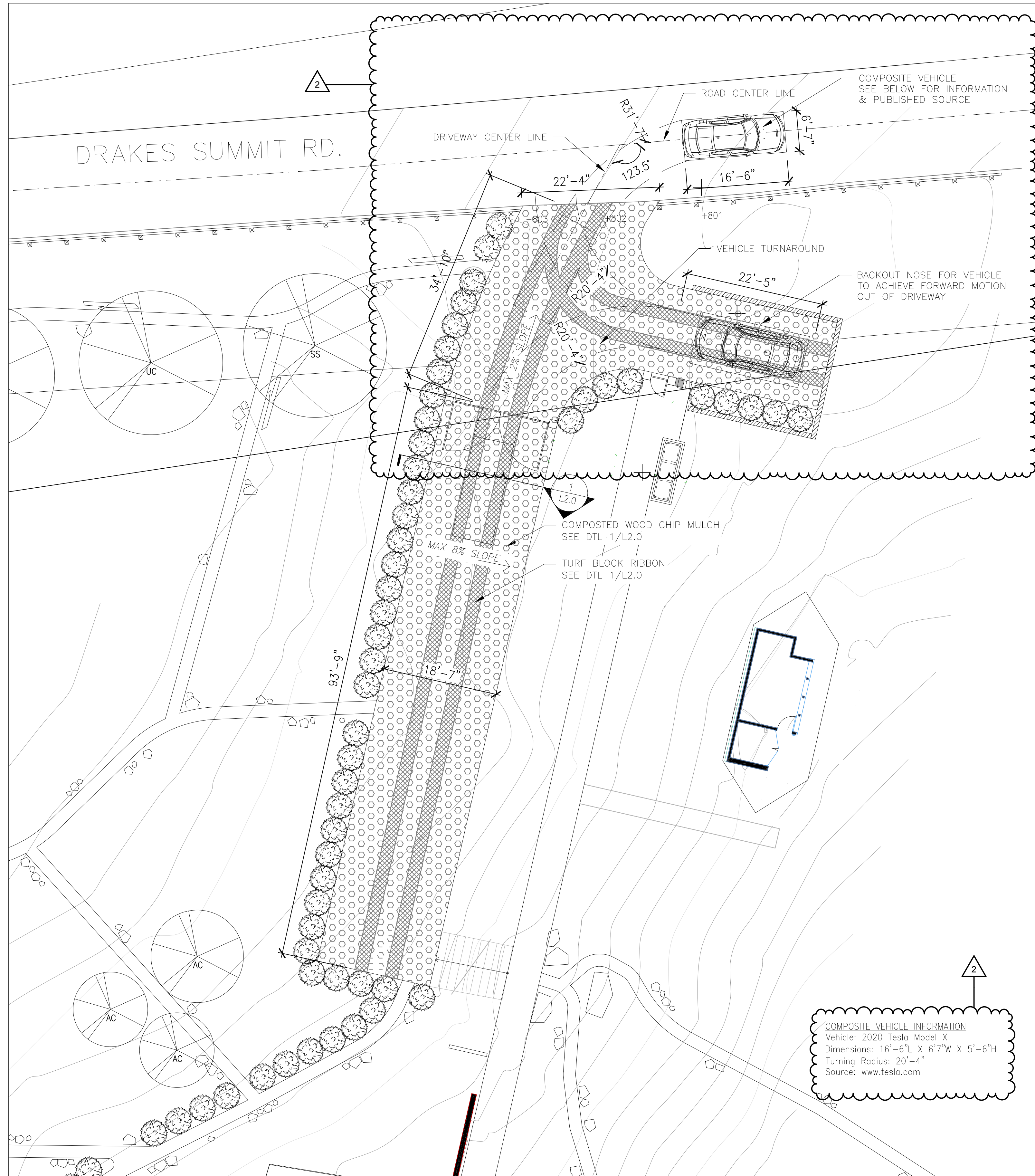
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VEGETATION MANAGEMENT
NARRATIVE AND LEGEND

SHEET NUMBER

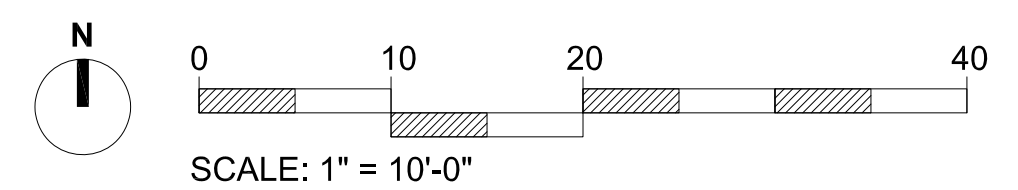
L1.1



1 DRIVEWAY SECTION
SCALE: 1/2" = 1'-0"



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PROJECT

WOOD RESIDENCE

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POINT REYES STATION
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VEGETATION MANAGEMENT PLAN

ISSUE DATE
06/30/2023

REV. DATE ISSUE BY

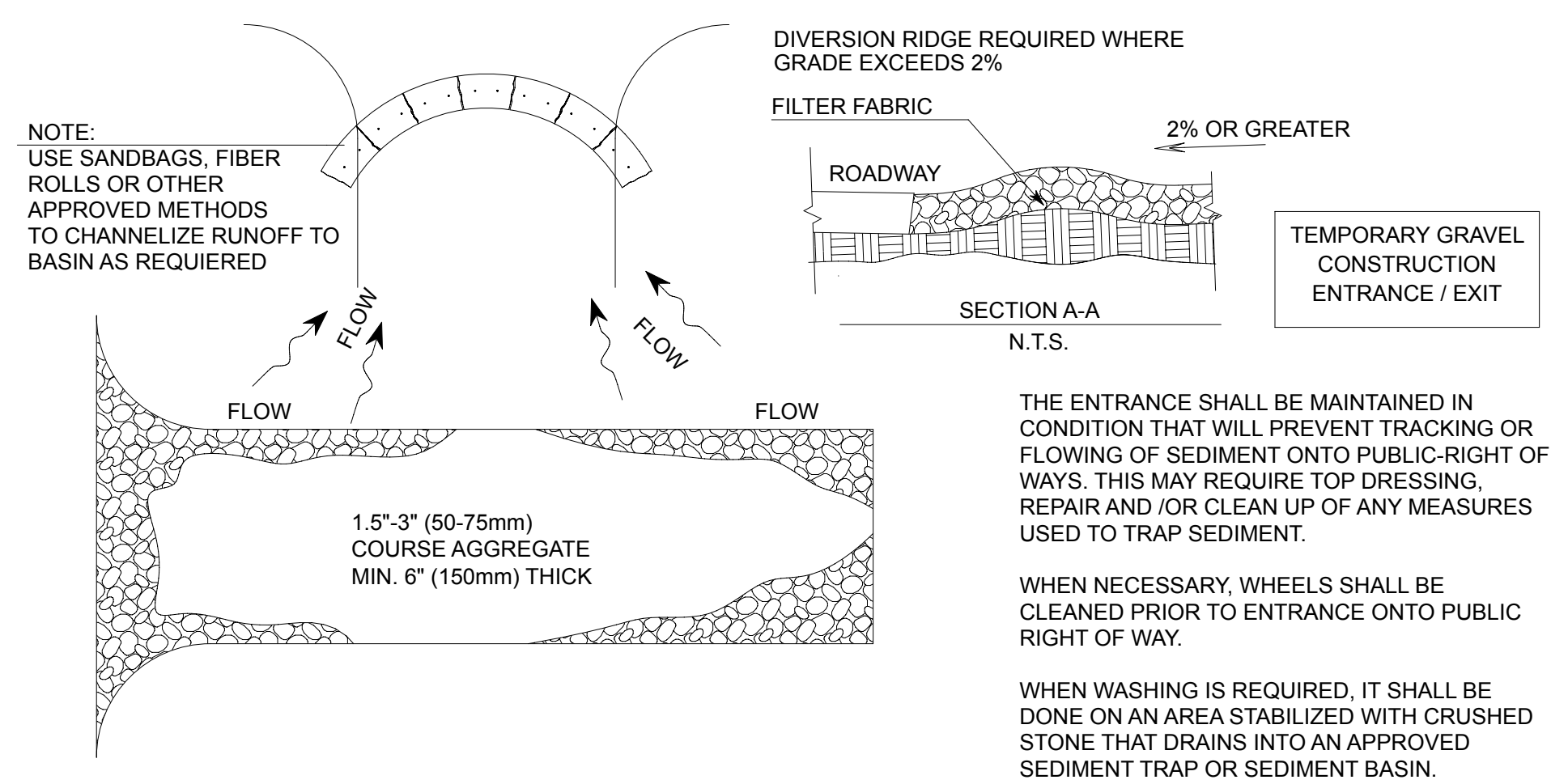
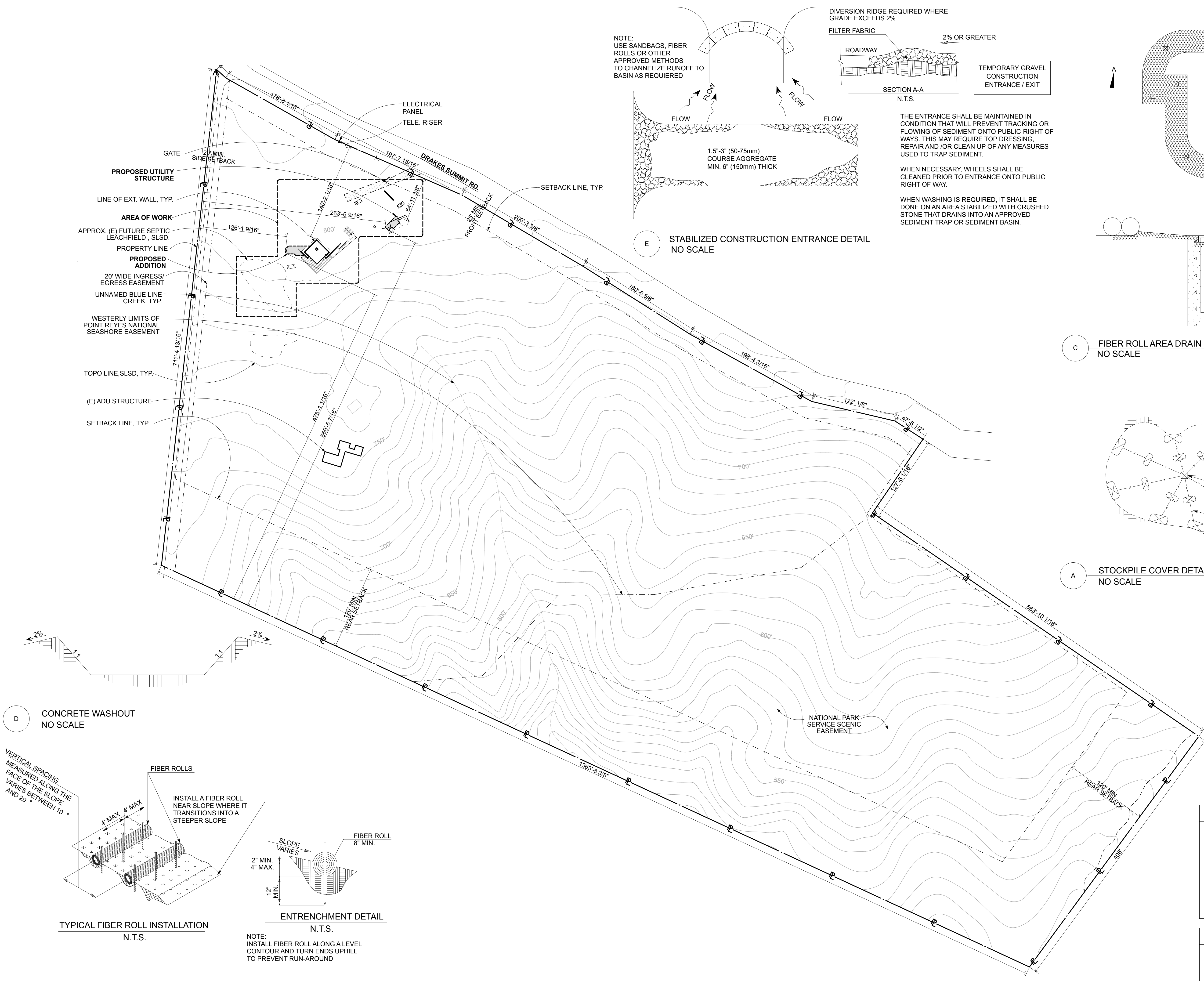
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SCALE
1" = 10'-0"

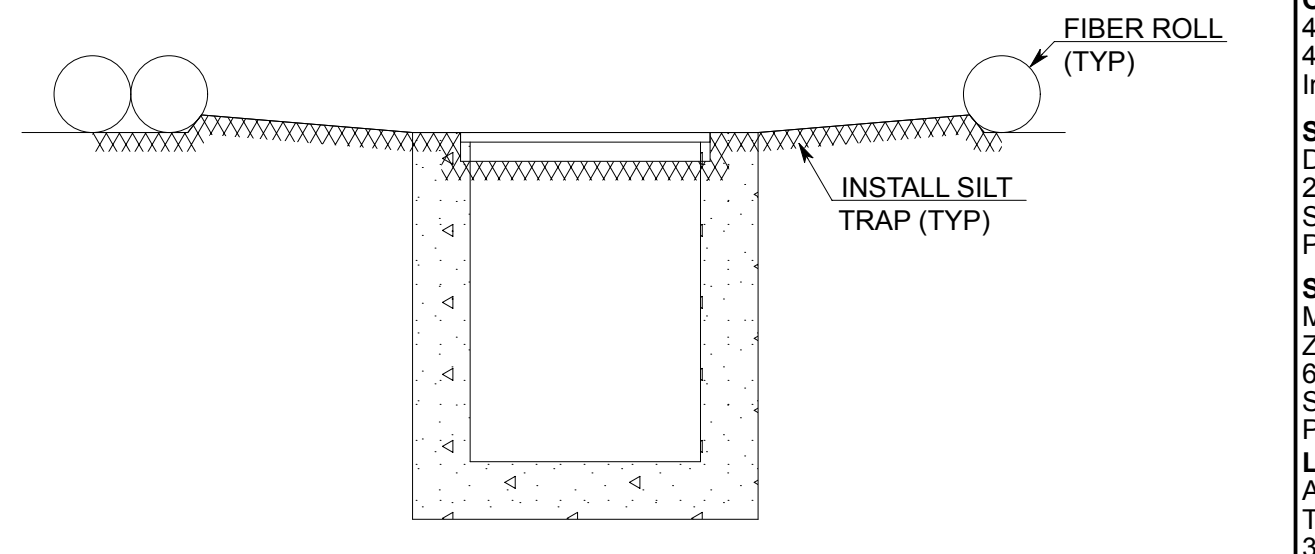
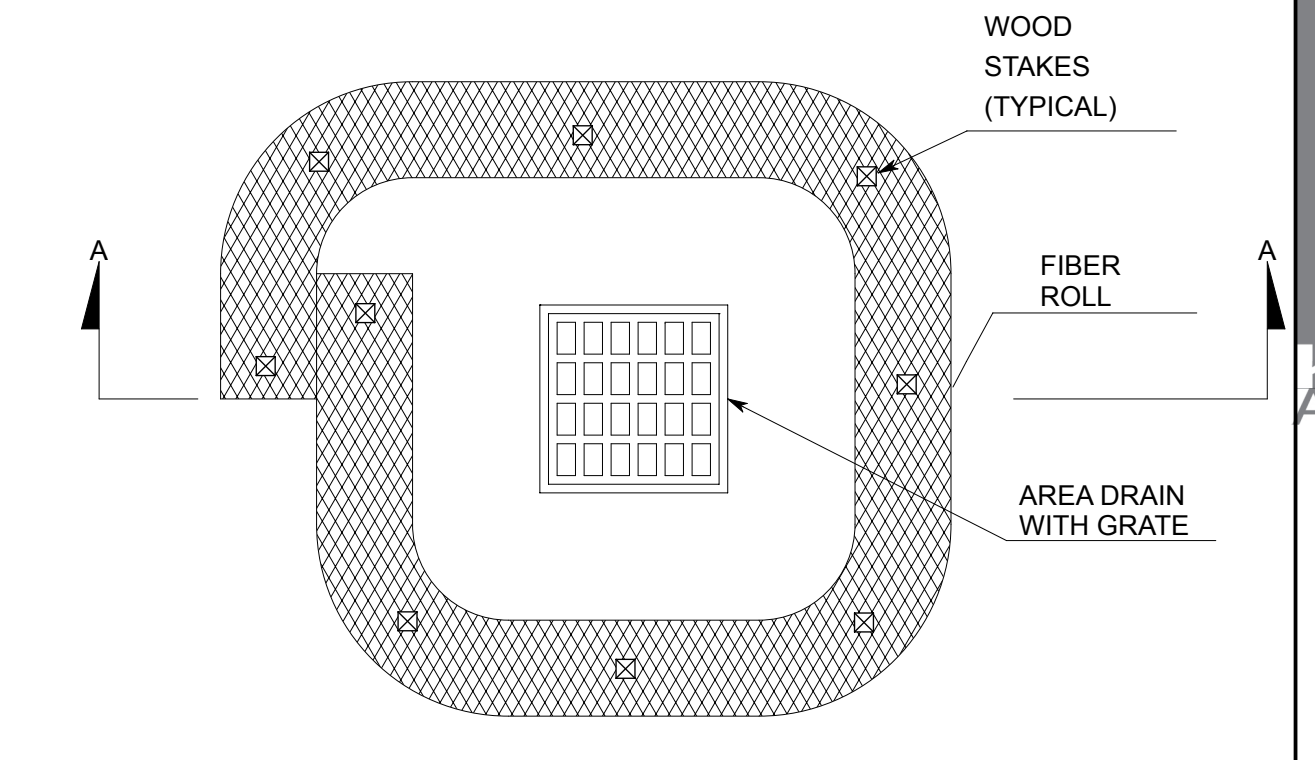
SHEET TITLE
DRIVEWAY LAYOUT PLAN

SHEET NUMBER

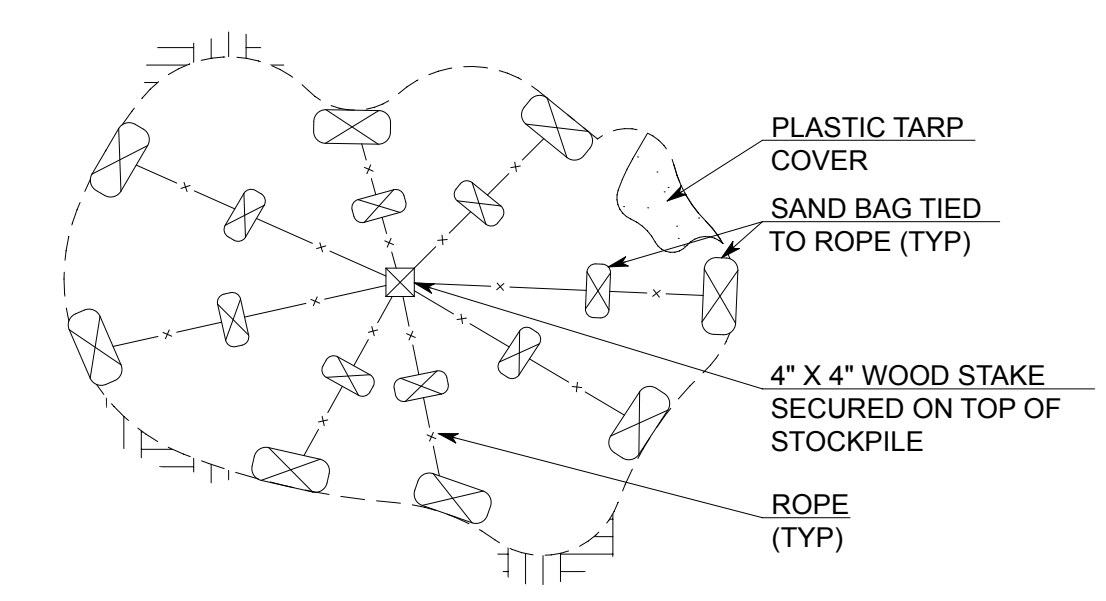
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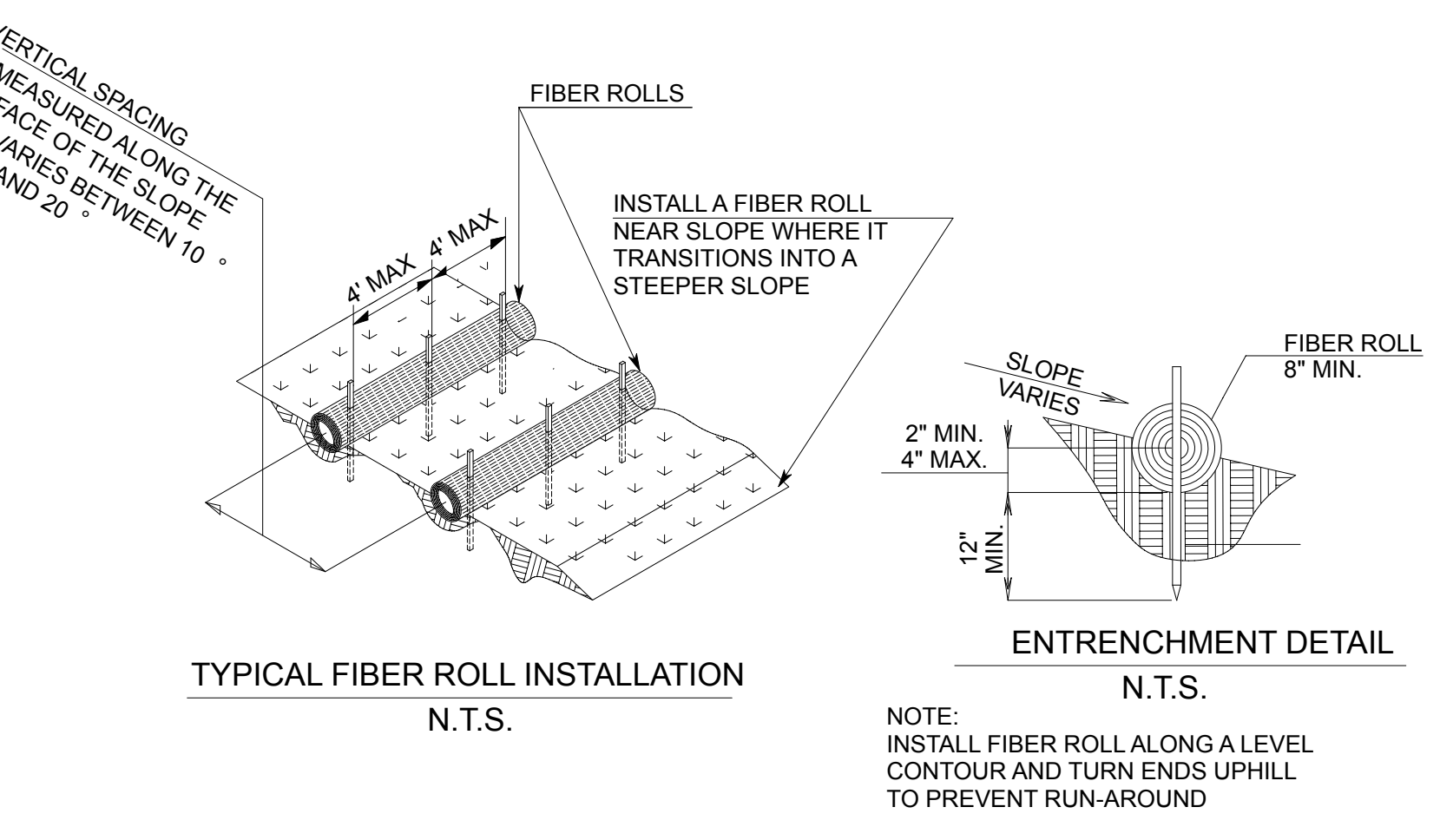


C FIBER ROLL AREA DRAIN DETAIL NO SCALE



A STOCKPILE COVER DETAIL NO SCALE

D CONCRETE WASHOUT NO SCALE



B FIBER ROLL DETAIL NO SCALE

DIMENSIONING LEGEND	
	FACE OF FRAMING
	CENTERLINE
	FACE OF FINISH, CLEAR DIMENSION
	ALIGN FACE OF FRAMING
	ALIGN FACE OF FINISH

NOTES

- SLSD, FOR MORE INFO
- SEE BIOLOGICAL ASSESSMENT REPORT FOR CONSTRAINTS BOUNDARY INFO MAP

1 EXISTING SITE PLAN (LARGE SCALE) SCALE: 1/64" = 1'-0"

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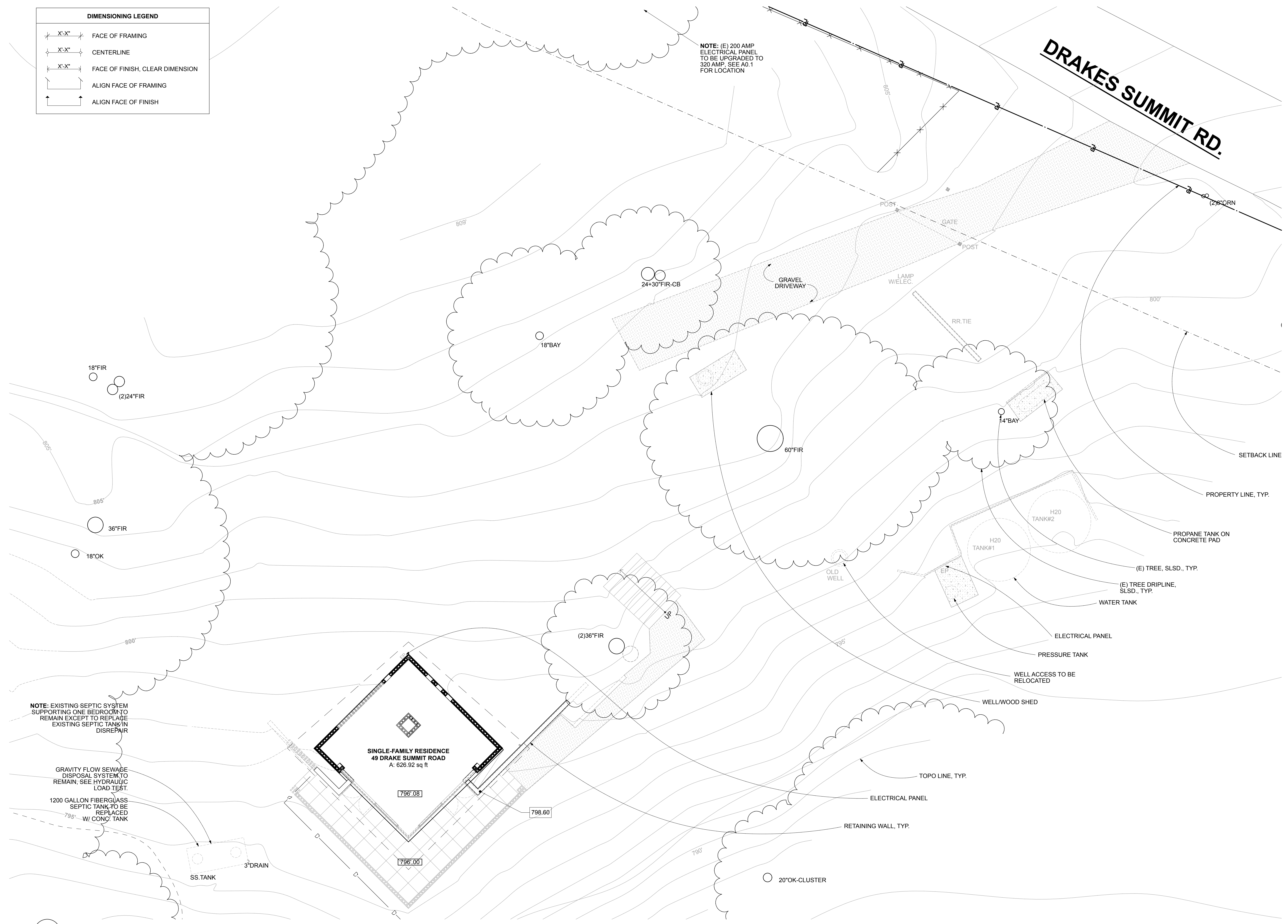
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EXISTING SITE PLAN LARGE SCALE

A0.0

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DIMENSIONING LEGEND	
	FACE OF FRAMING
	CENTERLINE
	FACE OF FINISH, CLEAR DIMENSION
	ALIGN FACE OF FRAMING
	ALIGN FACE OF FINISH



NOTE: (E) 200 AMP ELECTRICAL PANEL TO BE UPGRADED TO 320 AMP. SEE A0.1 FOR LOCATION

NOTE: EXISTING SEPTIC SYSTEM SUPPORTING ONE BEDROOM TO REMAIN EXCEPT TO REPLACE EXISTING SEPTIC TANK IN DISREPAIR

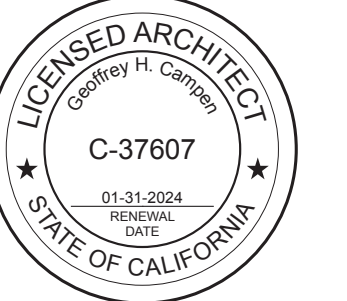
GRAVITY FLOW SEWAGE DISPOSAL SYSTEM TO REMAIN. SEE HYDRAULIC LOAD TEST.

1200 GALLON FIBERGLASS SEPTIC TANK TO BE REPLACED W/ CONC. TANK

1 A0.1 EXISTING PARTIAL SITE PLAN
SCALE: 1/8" = 1'-0"

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EXISTING SITE PLAN

A0.1

DIMENSIONING LEGEND	
	FACE OF FRAMING
	CENTERLINE
	FACE OF FINISH, CLEAR DIMENSION
	ALIGN FACE OF FRAMING
	ALIGN FACE OF FINISH

NOTES	
1.	SLAD, FOR VEGETATION MANAGEMENT/HOME IGNITION ZONES
2.	SCD, AND SLSD, FOR MORE INFO

NOTE: PRIMARY ELECTRICAL SERVICE TO BE UPGRADED TO 320A SLSD, FOR LOCATION

CONDUIT TRENCH TO ELECTRICAL METER

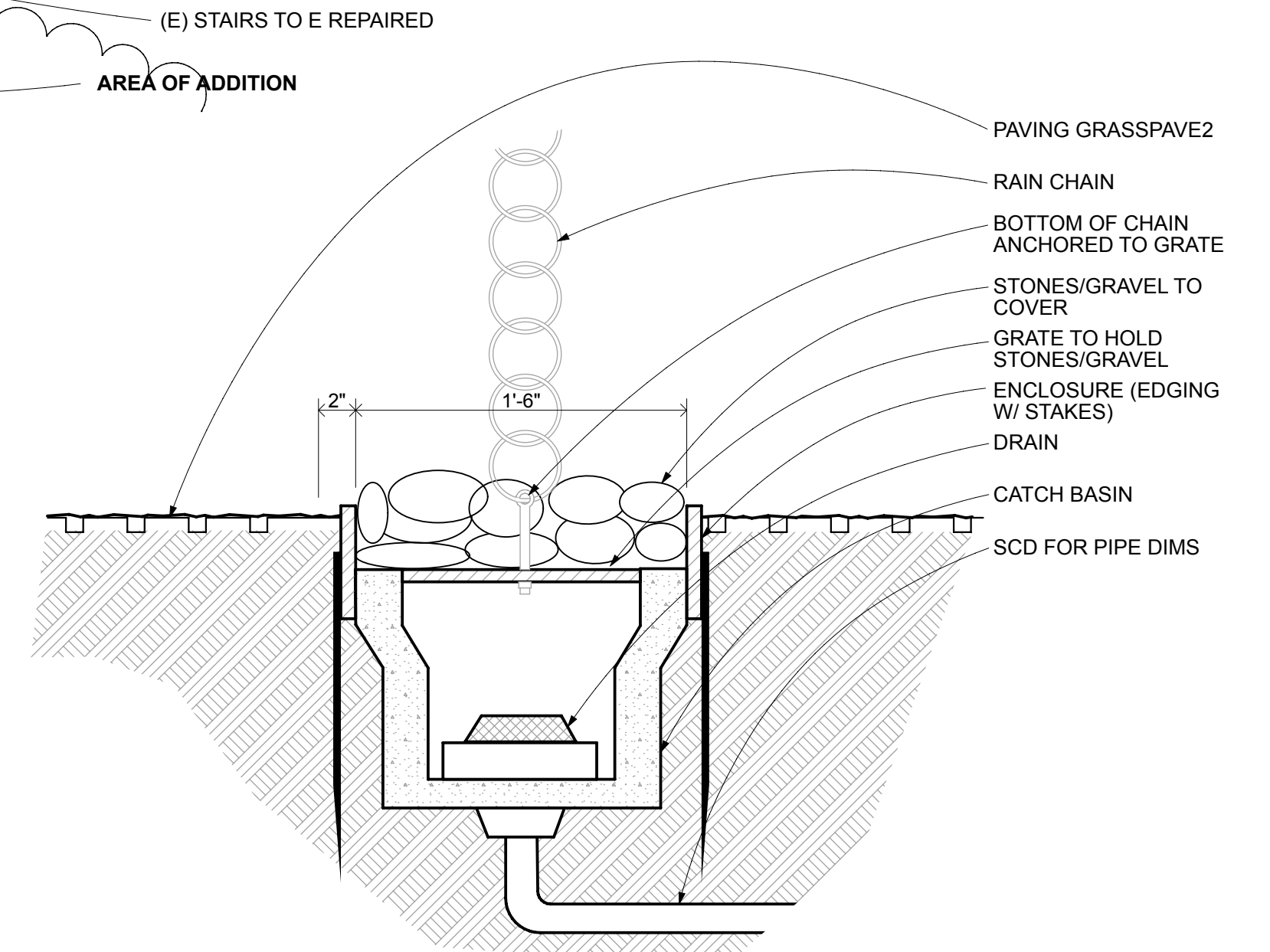
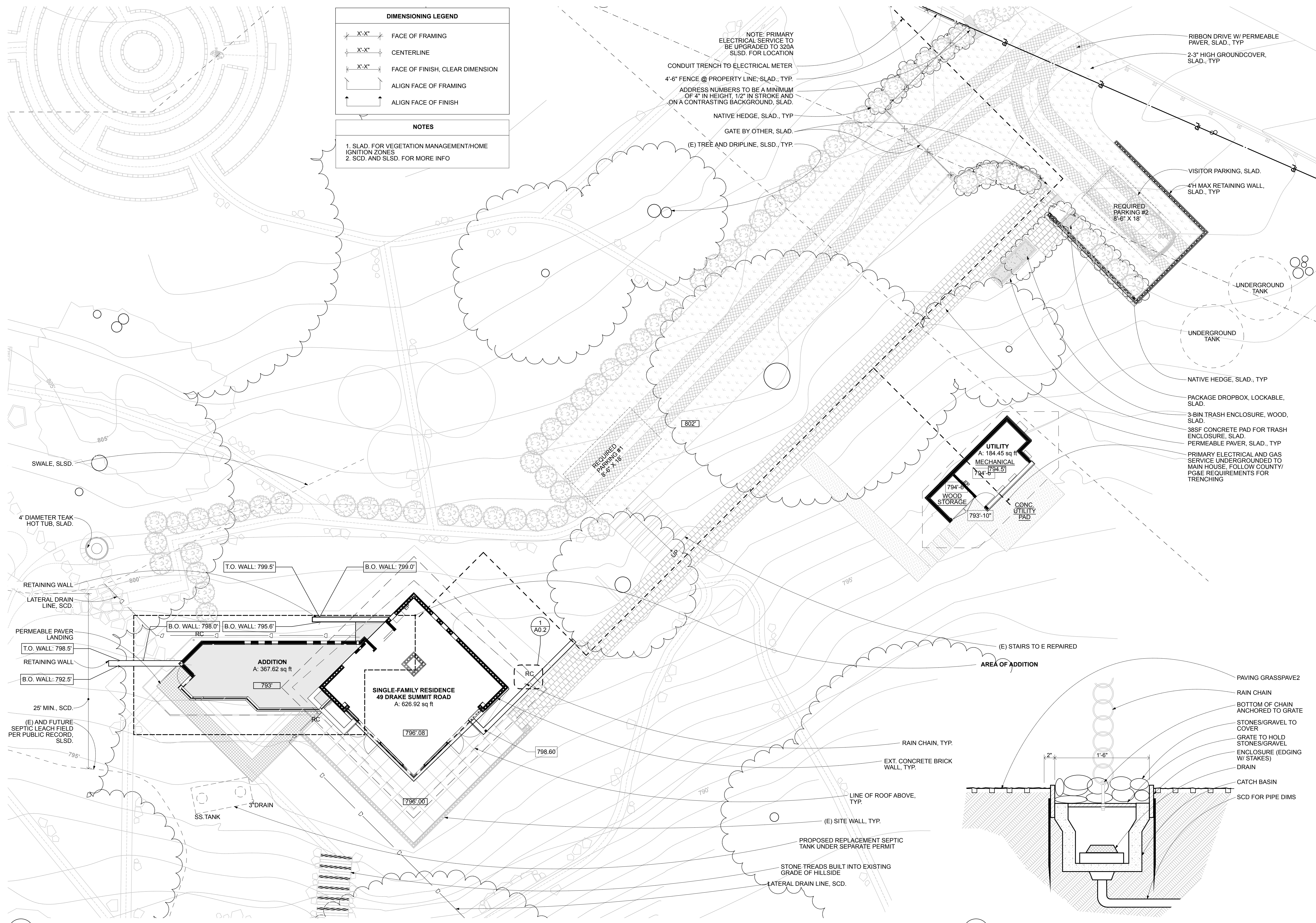
4'-6" FENCE @ PROPERTY LINE, SLAD., TYP.

ADDRESS NUMBERS TO BE A MINIMUM OF 4" IN HEIGHT, 1/2" IN STROKE AND ON A CONTRASTING BACKGROUND, SLAD.

NATIVE HEDGE, SLAD., TYP.

GATE BY OTHER, SLAD.

(E) TREE AND DRIPLINE, SLSD., TYP.



2
A0.2 ALTERED PARTIAL SITE PLAN
SCALE: 1/8" = 1'-0"

1
A0.2 RAIN CHAIN DETAIL
SCALE: 1 1/2" = 1'-0"

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ALTERED SITE PLAN
A0.2

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WEST ELEVATION SITE VIEW



EAST ELEVATION SITE VIEW



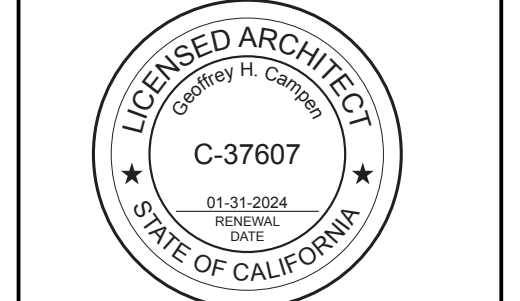
SOUTH ELEVATION SITE VIEW



NORTH ELEVATION SITE VIEW

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**SITE / CONTEXT
 PHOTOS**

A0.3

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**PROPOSED
 MATERIE
 PALETTE**
A0.4



GRAVEL BALLAST TO MATCH ORIGINAL **ROOFING MATERIAL**



CONCRETE BRICK TO MATCH ORIGINAL **EXTERIOR WALL FINISH**



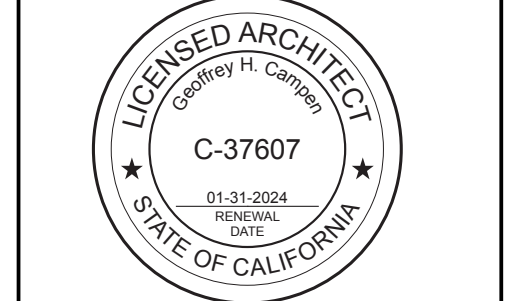
POURED CONCRETE WITH INTEGRAL COLOR TO MATCH EXISTING **EXTERIOR PATIO**



NATURAL STAINED REDWOOD TO MATCH ORIGINAL **FASCIA/TRIM/EAVE FINISH**

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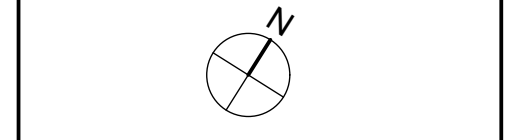
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**EXISTING MAIN
 FLOOR PLAN**

A1.0

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DIMENSIONING LEGEND

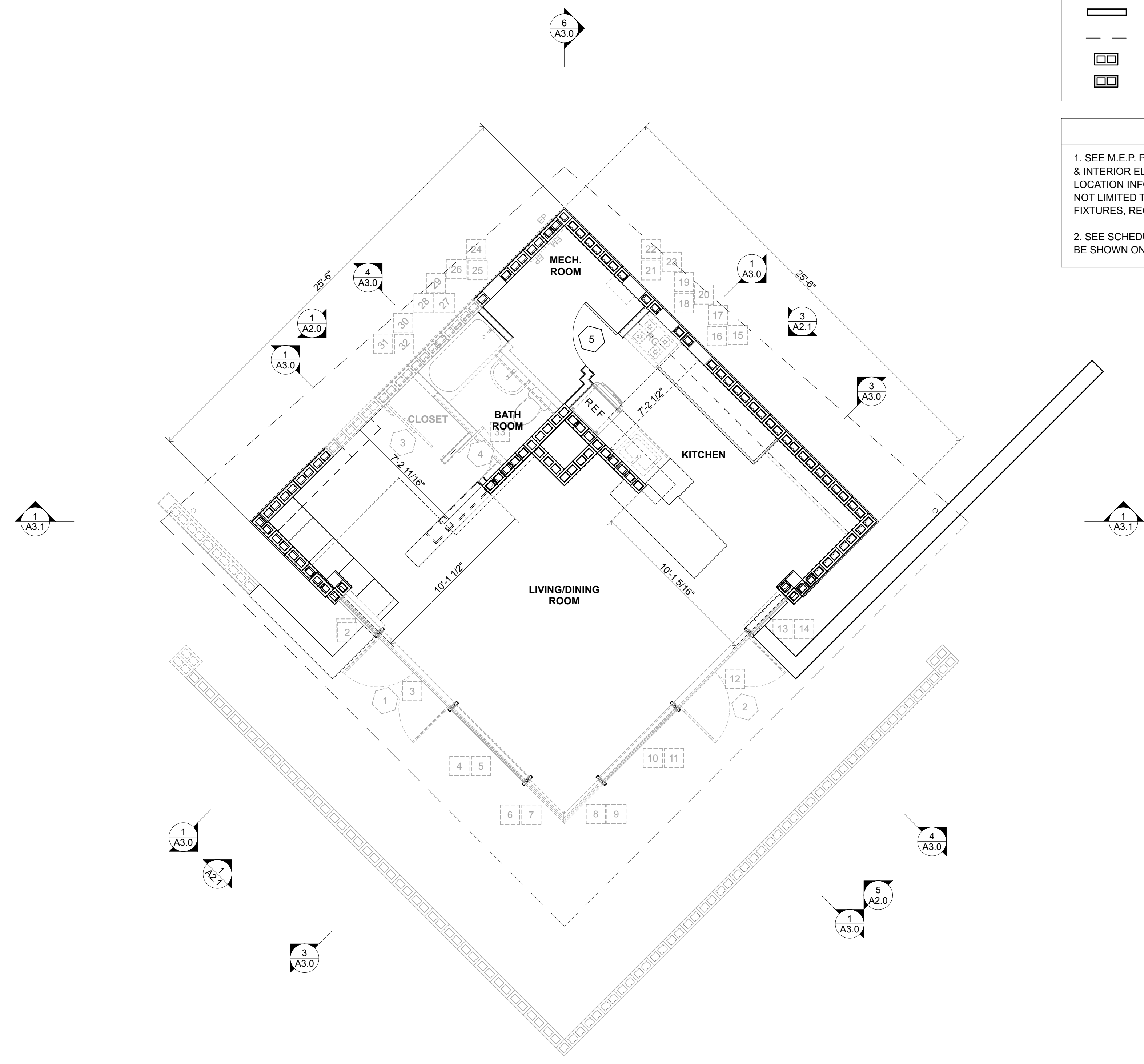
	X'-X"	FACE OF FRAMING
	X'-X"	CENTERLINE
	X'-X"	FACE OF FINISH, CLEAR DIMENSION
		ALIGN FACE OF FRAMING
		ALIGN FACE OF FINISH

WALL LEGEND

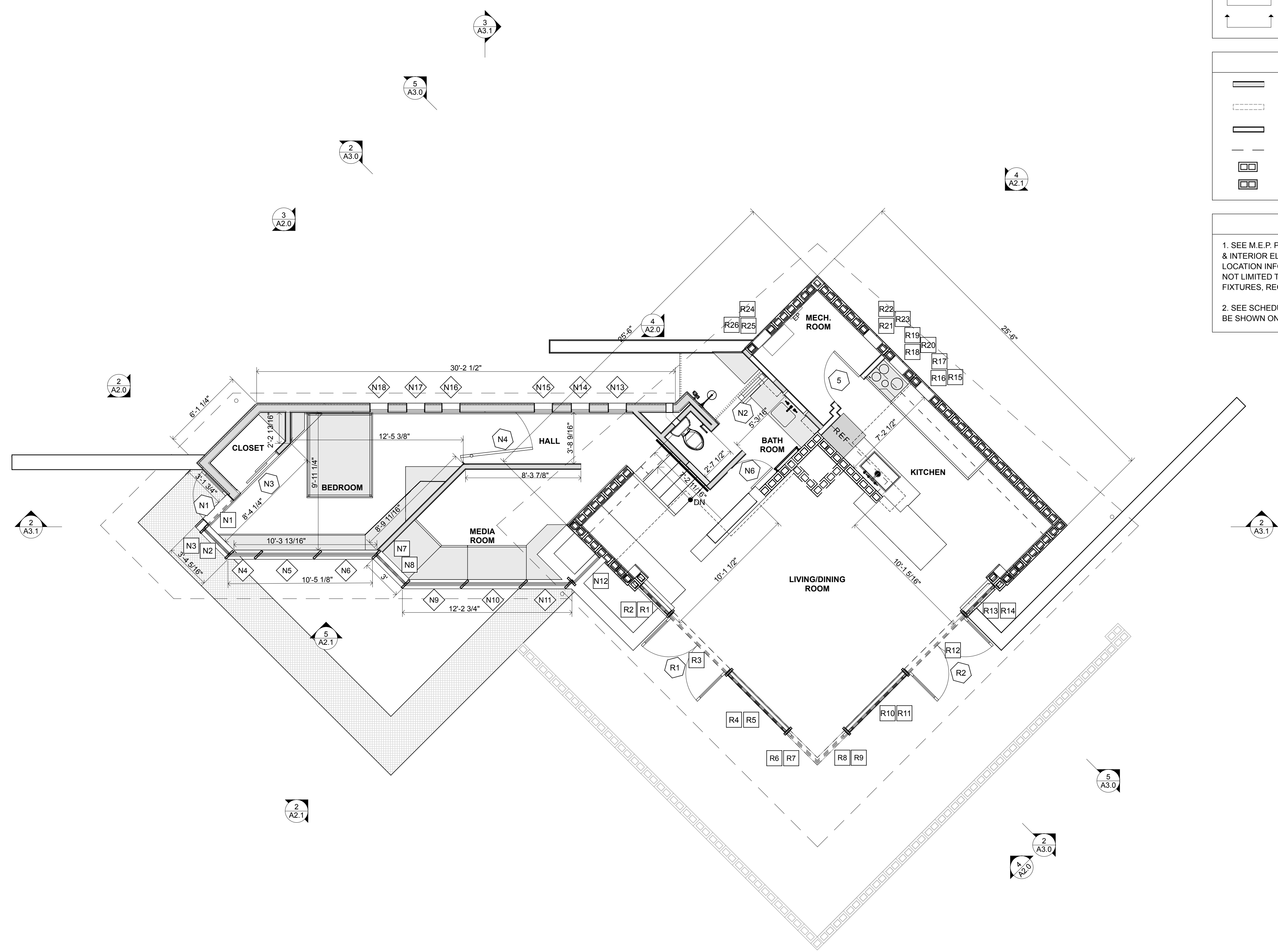
	NEW WALLS
	WALLS / ELEMENTS TO BE DEMOLISHED
	EXISTING WALLS
	STRUCTURE ABOVE
	EXISTING 8"x16" BRICK
	NEW 8"x16" BRICK

NOTES

- SEE M.E.P. PLAN, NOTES & SCHEDULES, R.C.P. PLAN & INTERIOR ELEVATIONS FOR ADD'L DIMENSIONS & LOCATION INFORMATION FOR ITEMS INCLUDING BUT NOT LIMITED TO BATHROOM ACCESSORIES, LIGHT FIXTURES, RECEPTACLES, SWITCHES & CABINETRY.
- SEE SCHEDULES FOR WORK SCOPE THAT MAY NOT BE SHOWN ON PLANS OR OTHER DRAWINGS.



1
 A1.0 EXISTING MAIN LEVEL PLAN
 SCALE: 1/4" = 1'-0"



DIMENSIONING LEGEND	
	FACE OF FRAMING
	CENTERLINE
	FACE OF FINISH, CLEAR DIMENSION
	ALIGN FACE OF FRAMING
	ALIGN FACE OF FINISH

WALL LEGEND	
	NEW WALLS
	WALLS / ELEMENTS TO BE DEMOLISHED
	EXISTING WALLS
	STRUCTURE ABOVE
	EXISTING 8"x16" BRICK
	NEW 8"x16" BRICK

NOTES

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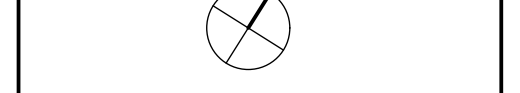
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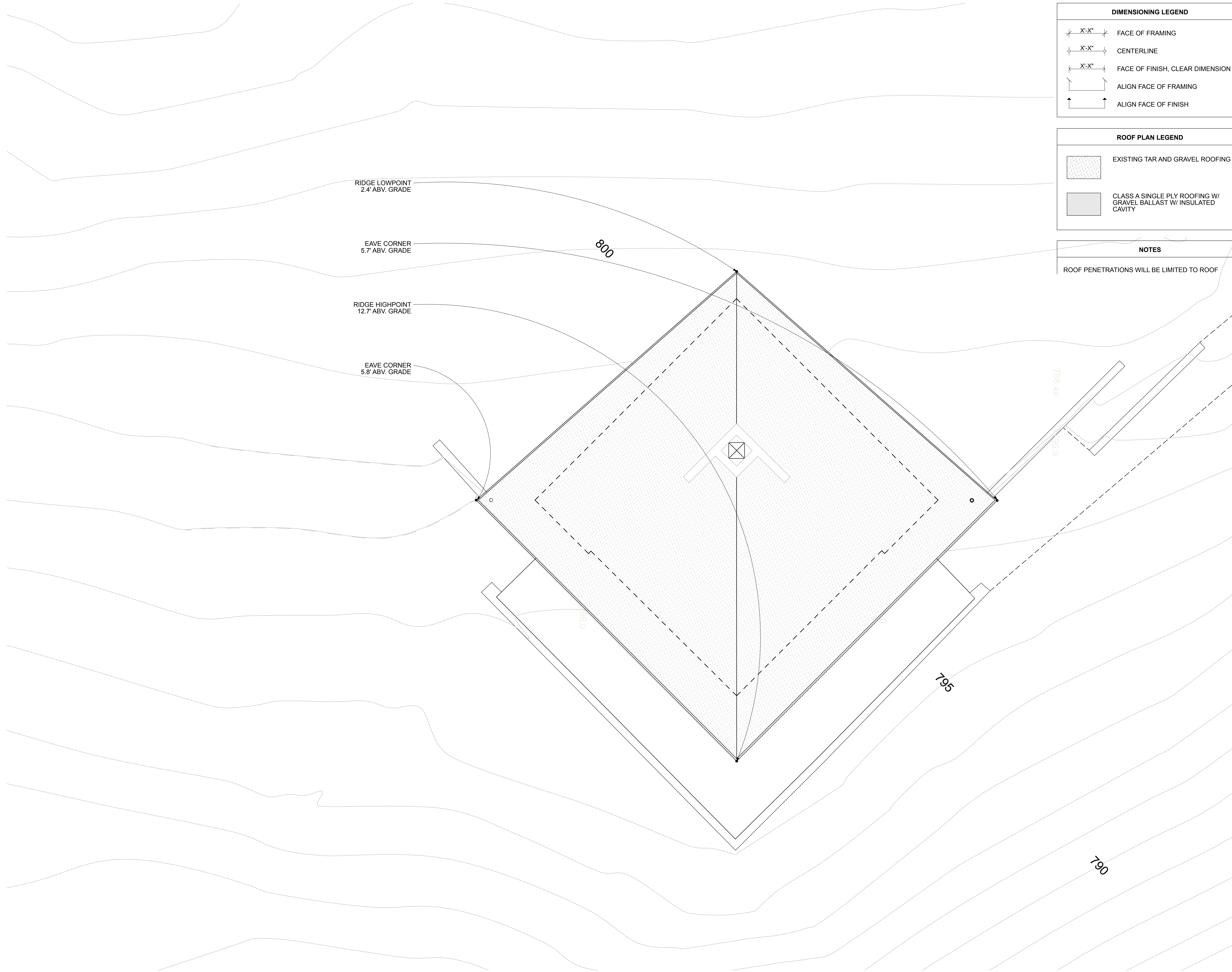
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ALTERED MAIN FLOOR PLAN

A1.1

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DIMENSIONING LEGEND	
	FACE OF FRAMING
	CENTERLINE
	FACE OF FINISH, CLEAR DIMENSION
	ALIGN FACE OF FRAMING
	ALIGN FACE OF FINISH

ROOF PLAN LEGEND	
	EXISTING TAR AND GRAVEL ROOFING
	CLASS A SINGLE PLY ROOFING W/ GRAVEL BALLAST W/ INSULATED CAVITY

NOTES

ROOF PENETRATIONS WILL BE LIMITED TO ROOF

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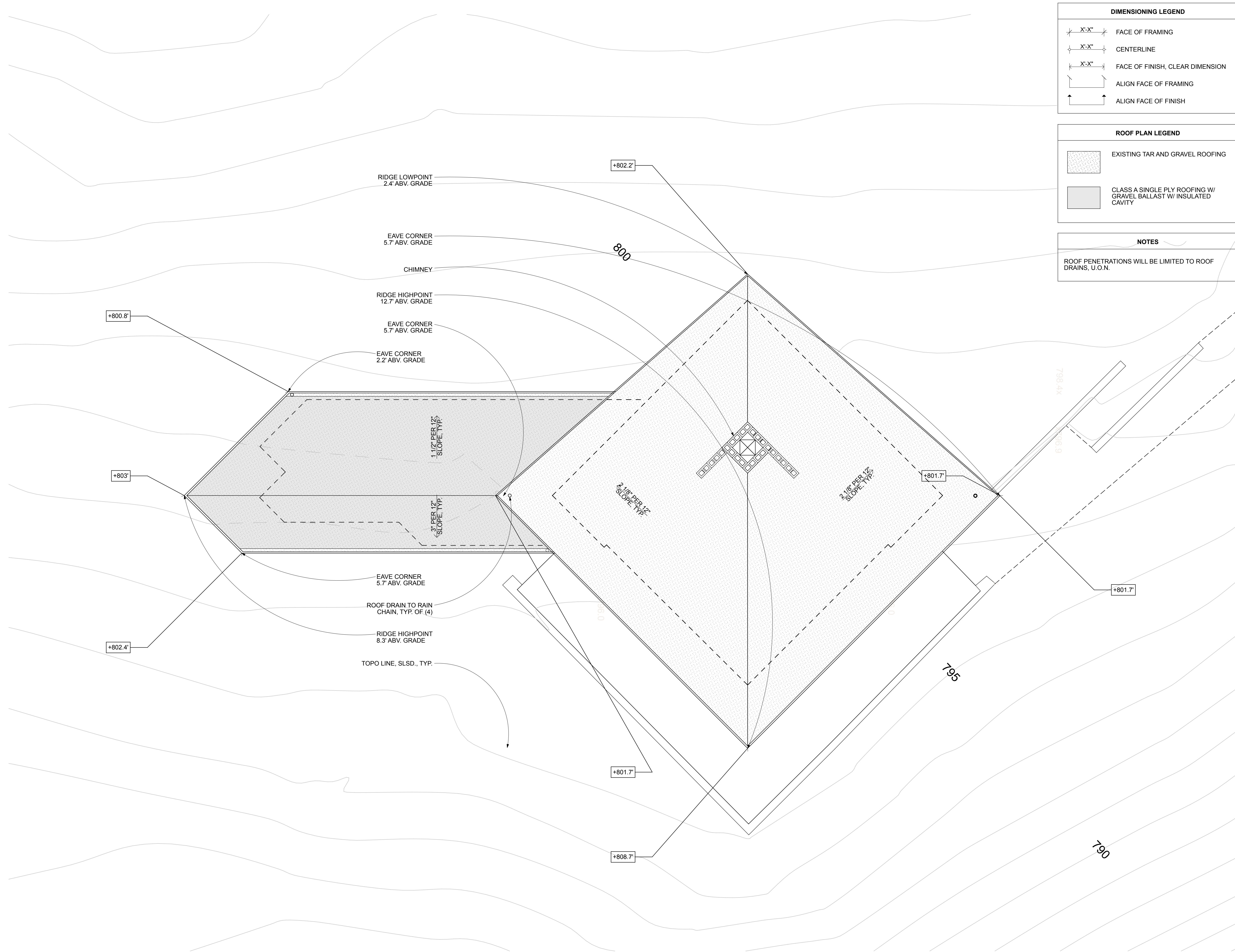
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**EXISTING ROOF
PLAN**

A1.3

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1
A1.3 EXISTING/DEMO ROOF PLAN
SCALE: 1/4" = 1'-0"



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	CENTERLINE
	FACE OF FINISH, CLEAR DIMENSION
	ALIGN FACE OF FRAMING
	ALIGN FACE OF FINISH

ROOF PLAN LEGEND	
	EXISTING TAR AND GRAVEL ROOFING
	CLASS A SINGLE PLY ROOFING W/ GRAVEL BALLAST W/ INSULATED CAVITY

NOTES

ROOF PENETRATIONS WILL BE LIMITED TO ROOF DRAINS, U.O.N.

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 www.kloparchitecture.com

KLOPE ARCHITECTURE

LICENSED ARCHITECT
 Gregory H. Campbell
 C-37607
 03.31.2024
 GENERAL
 STATE OF CALIFORNIA

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 Santa Rosa, CA 95403
 Phone: 707.578.3433
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 ZFA Structural Engineers
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 Phone: 415.243.4091 (Office)
- LANDSCAPE ARCHITECT**
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 ENERGY CONSULTANT**
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**INVERNESS
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 ADDITION**
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1	09/25/23	PLANNING REVIEW
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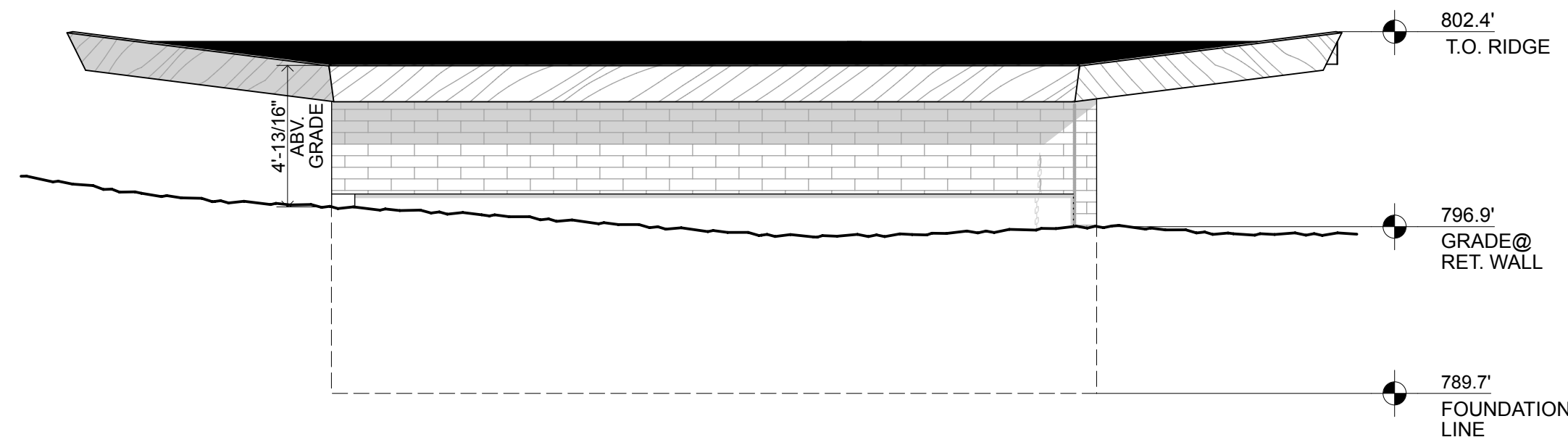
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Project No: Issue Date:
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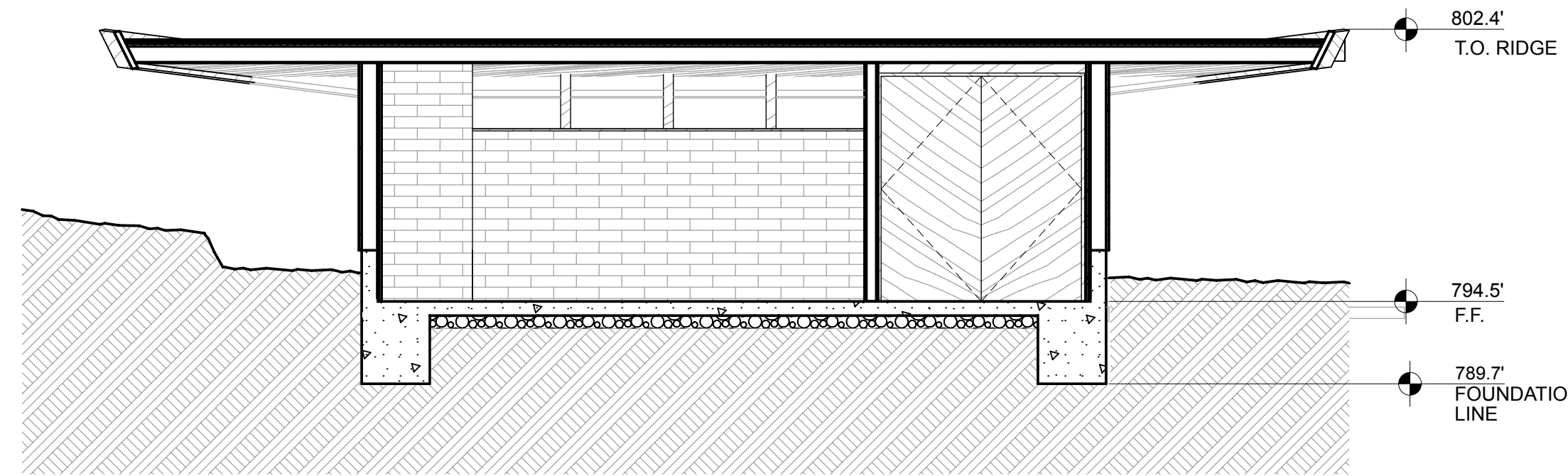
ALTERED ROOF
 PLAN

A1.4

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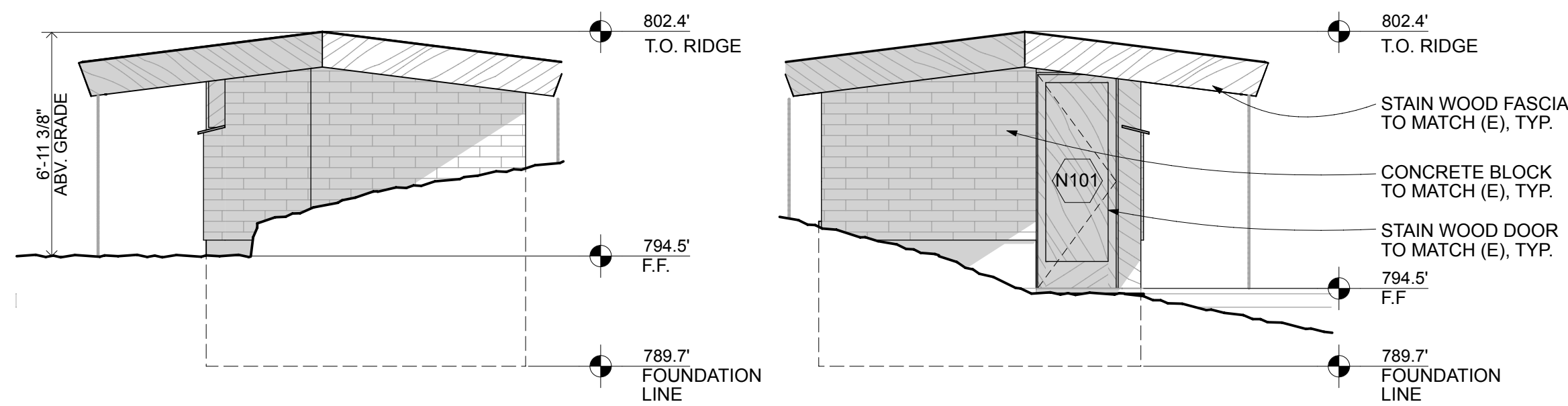


8
A1.5 UTILITY STRUCTURE REAR ELEVATION
SCALE: 1/4" = 1'-0"

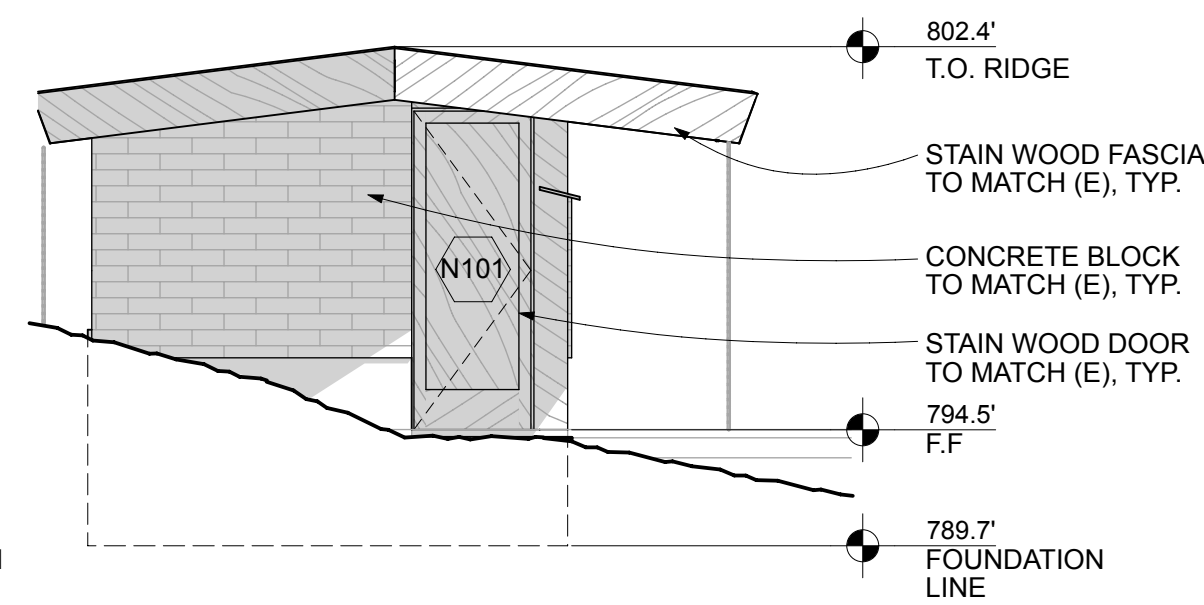


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A1.5 UTILITY STRUCTURE LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"

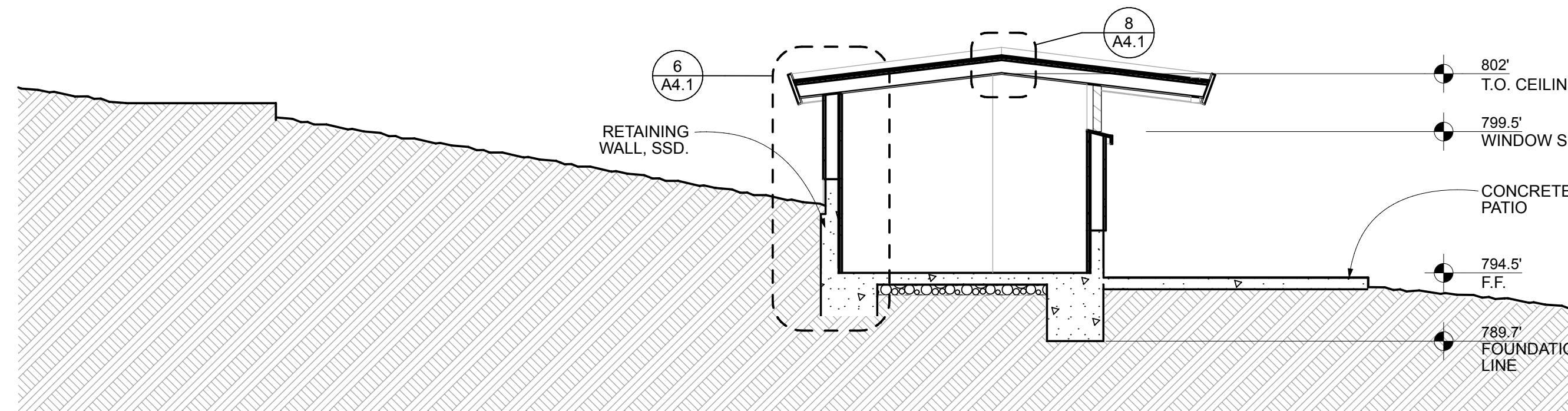
DIMENSIONING LEGEND	
	FACE OF FRAMING
	CENTERLINE
	FACE OF FINISH, CLEAR DIMENSION
	ALIGN FACE OF FRAMING
	ALIGN FACE OF FINISH



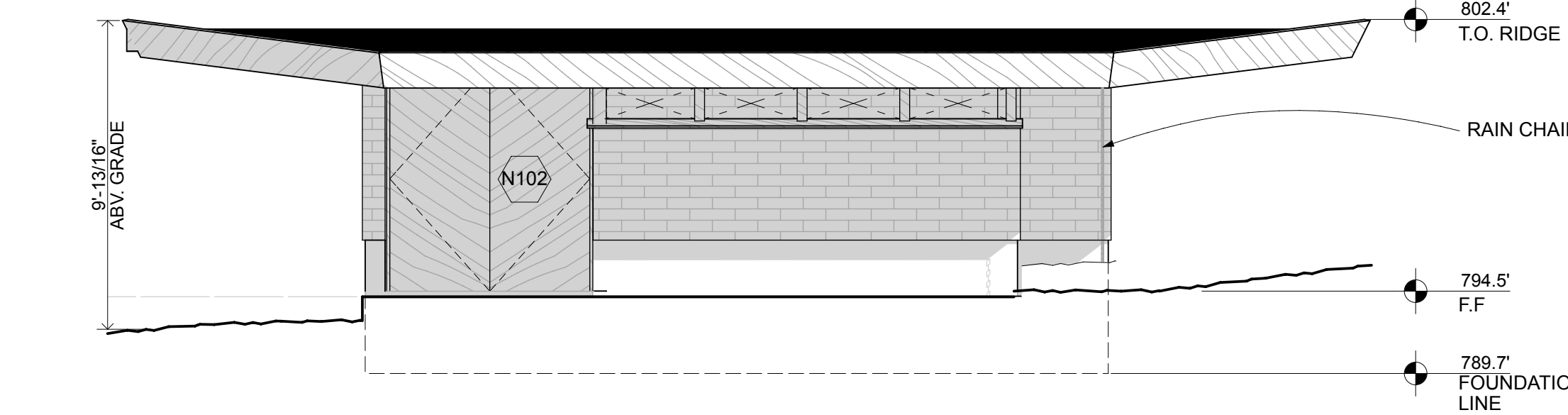
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A1.5 UTILITY STRUCTURE SIDE ELEVATION
SCALE: 1/4" = 1'-0"



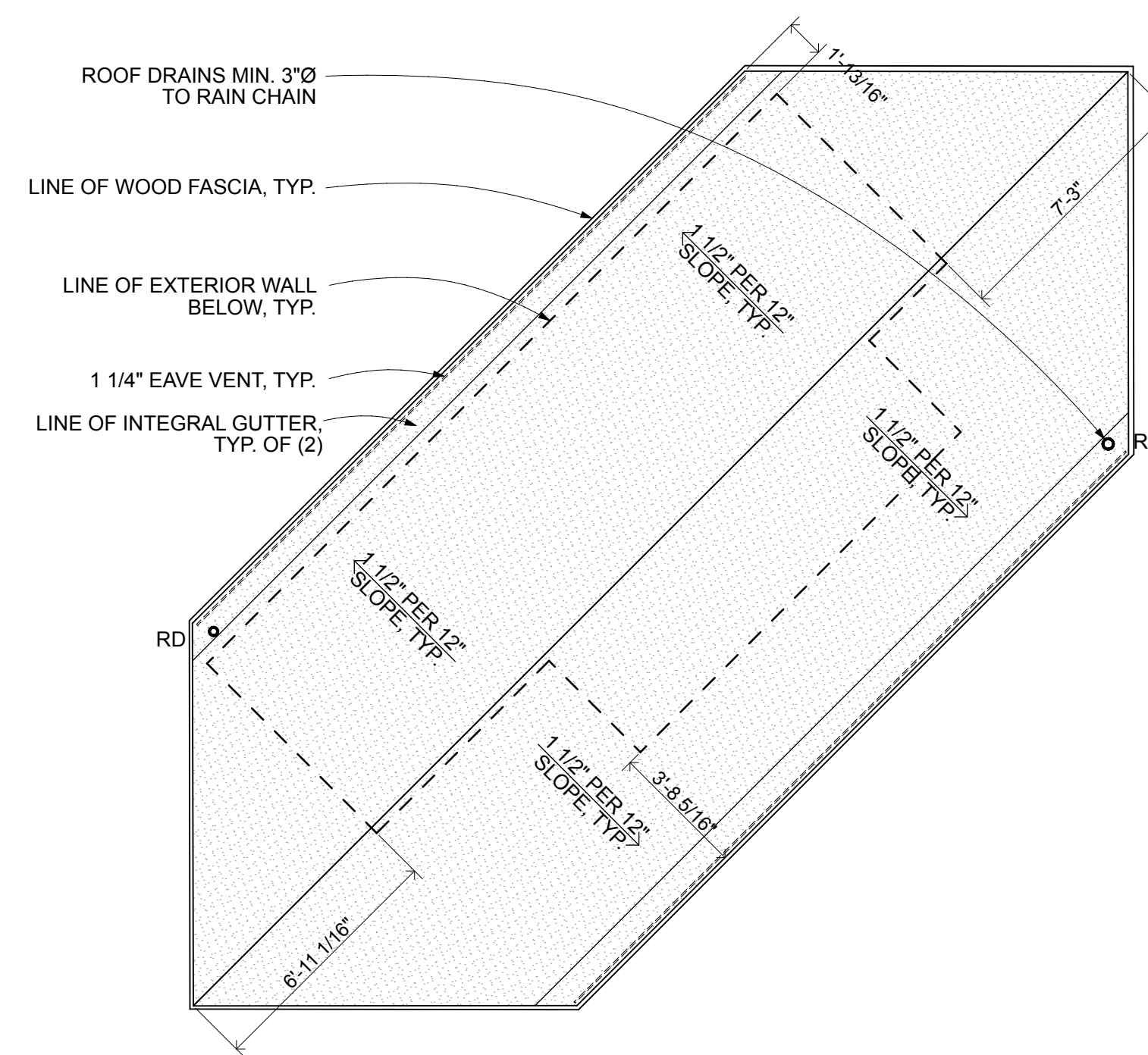
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A1.5 UTILITY STRUCTURE SIDE ELEVATION
SCALE: 1/4" = 1'-0"



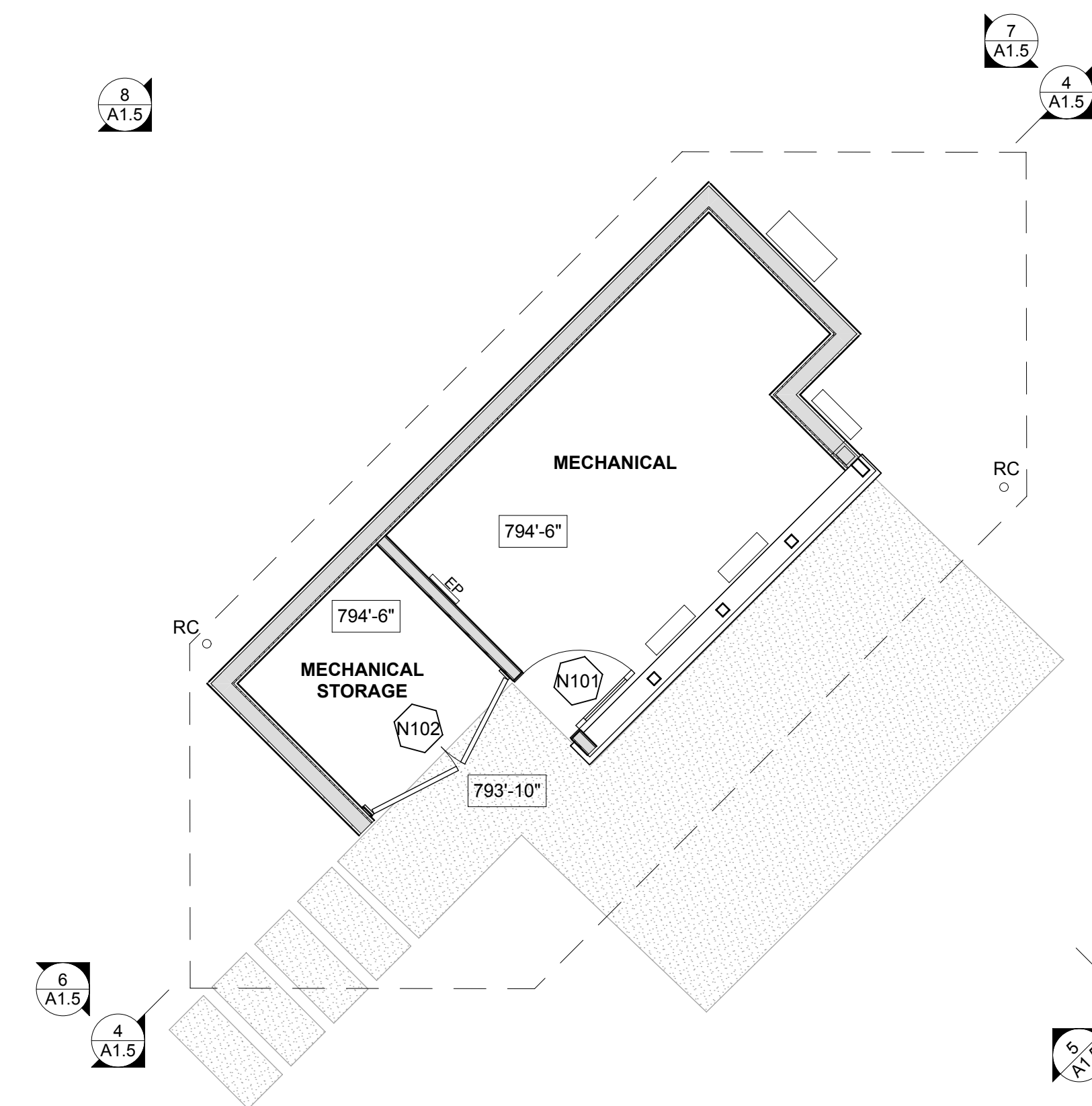
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A1.5 UTILITY STRUCTURE CROSS SECTION
SCALE: 1/4" = 1'-0"



5
A1.5 UTILITY STRUCTURE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



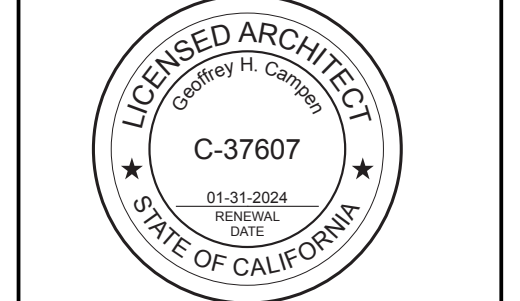
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A1.5 NEW UTILITY STRUCTURE ROOF PLAN
SCALE: 1/4" = 1'-0"



1
A1.5 NEW UTILITY STRUCTURE PLAN
SCALE: 1/4" = 1'-0"

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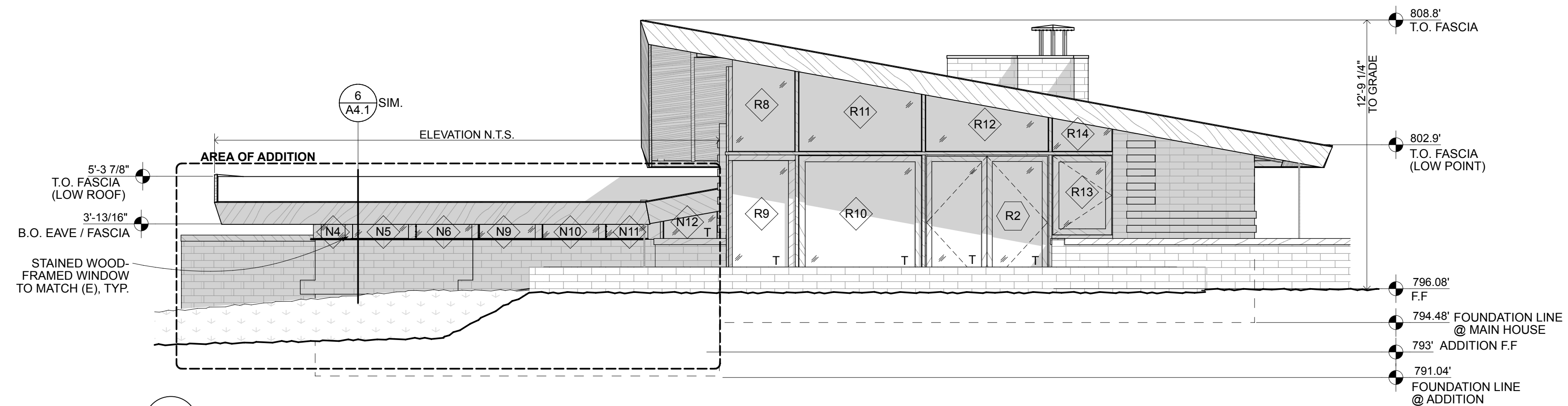
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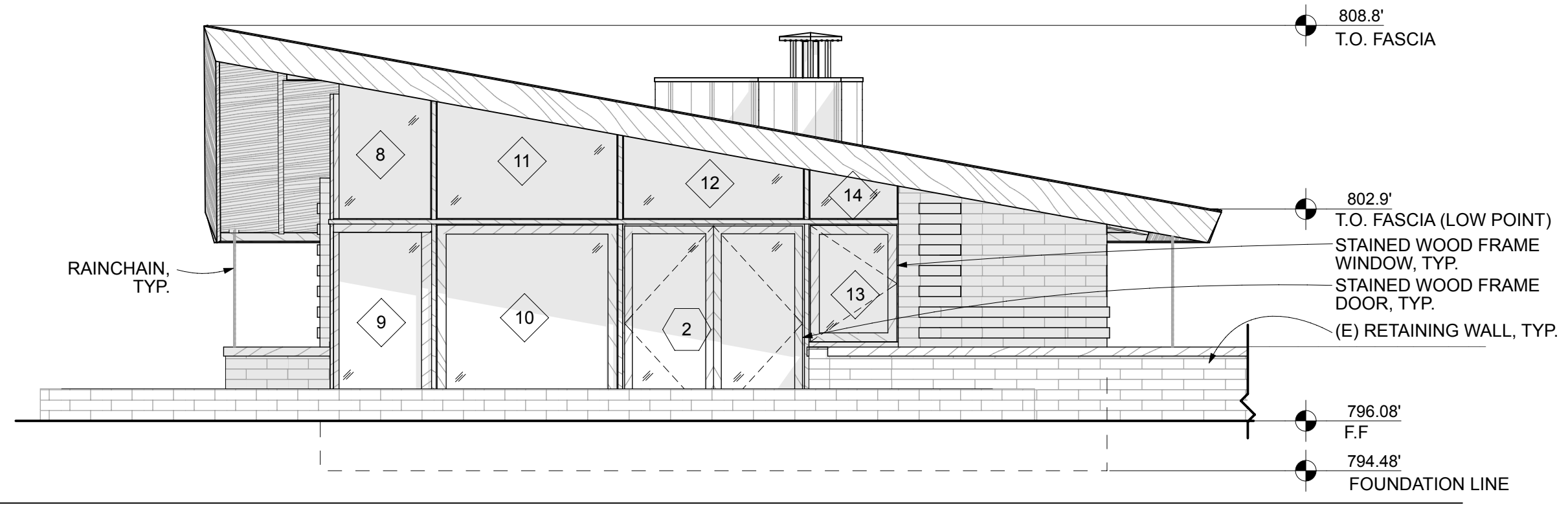
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**NEW UTILITY
STRUCTURE
PLANS/
ELEVATIONS/
SECTIONS**

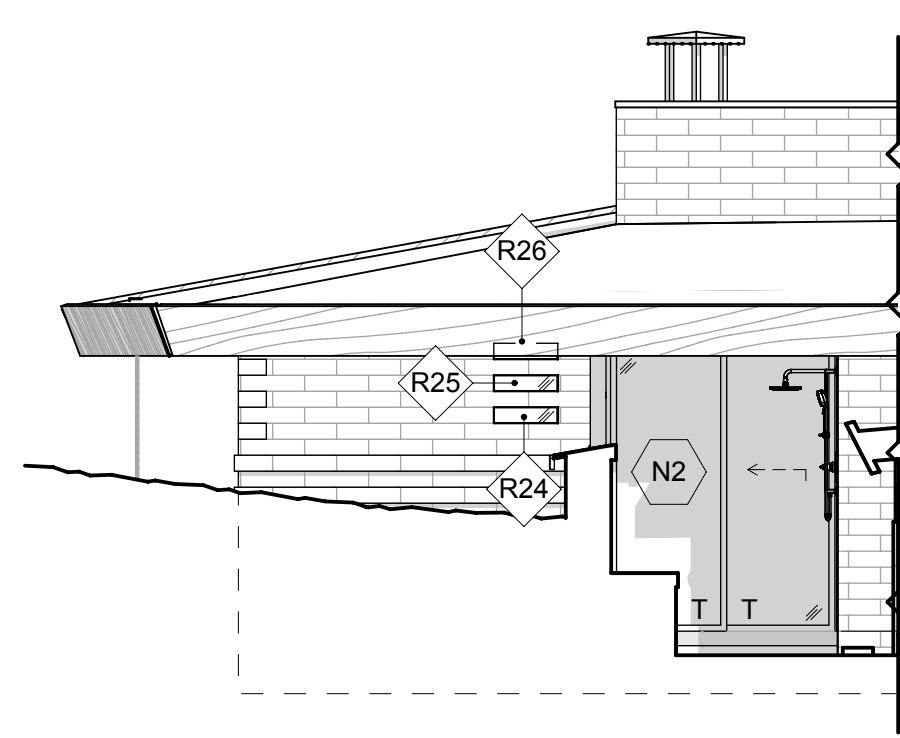
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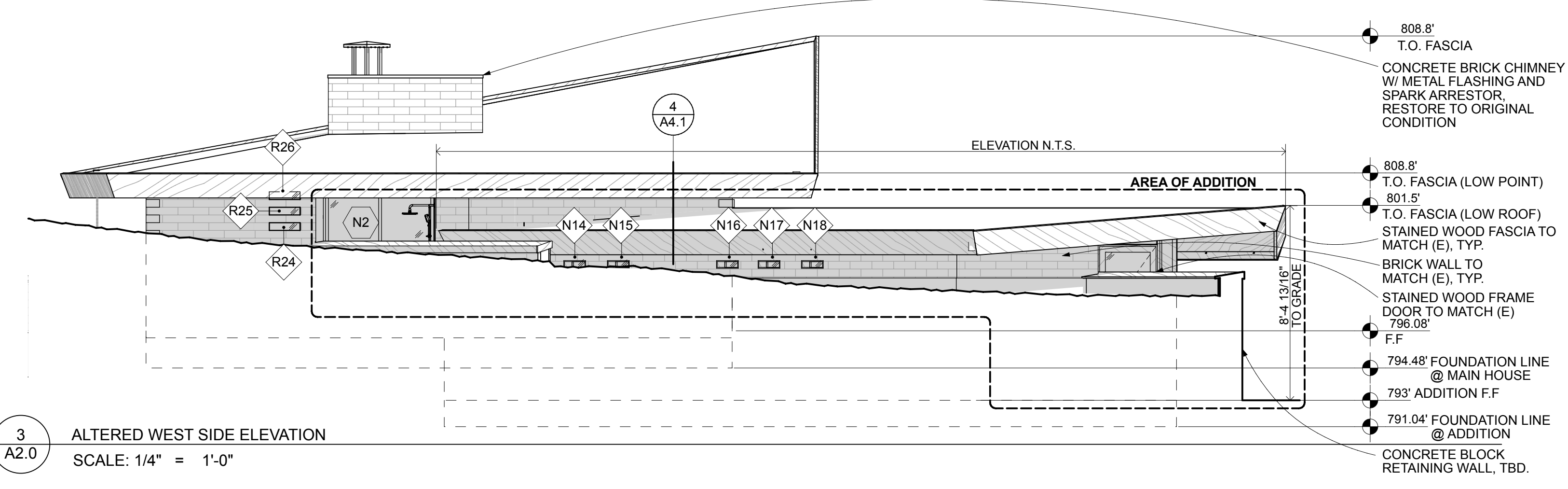
4 ALTERED EAST SIDE ELEVATION
SCALE: 1/4" = 1'-0"



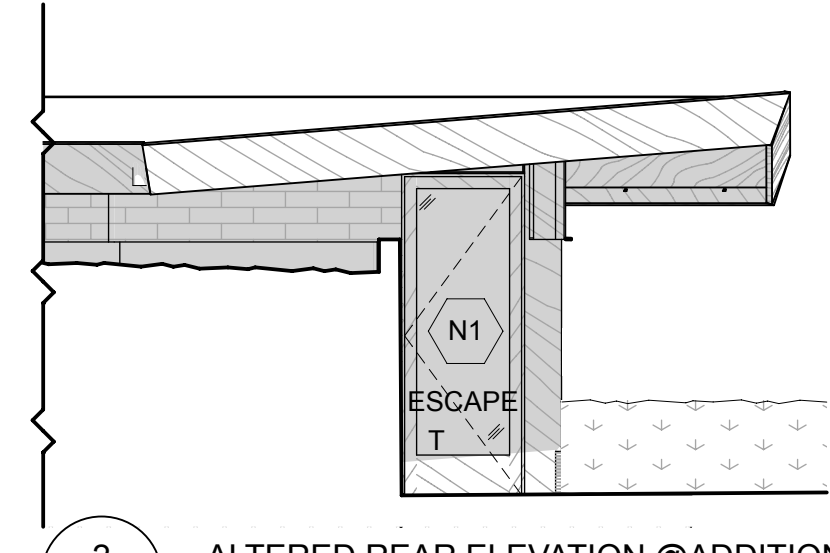
5 EXISTING EAST SIDE ELEVATION
SCALE: 1/4" = 1'-0"



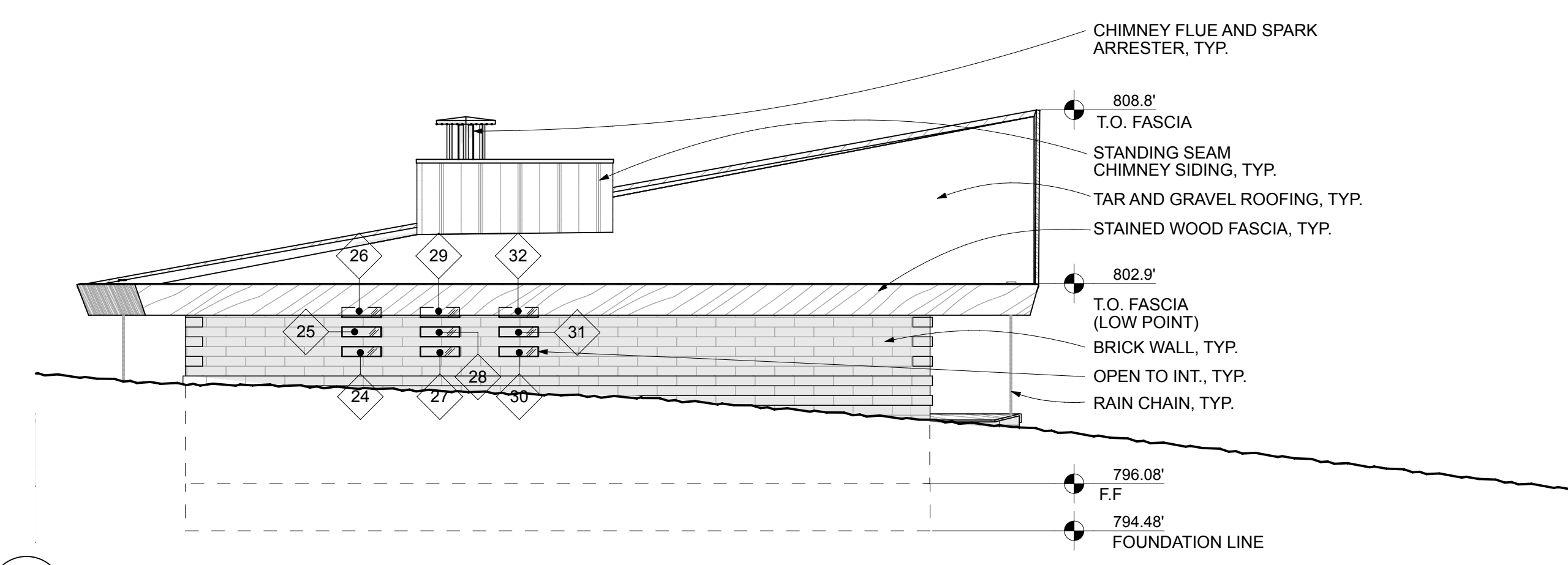
4 A2.0 SHOWER AREA ELEVATION
SCALE: 1/4" = 1'-0"



3 ALTERED WEST SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 A2.0 ALTERED REAR ELEVATION @ADDITION
SCALE: 1/4" = 1'-0"



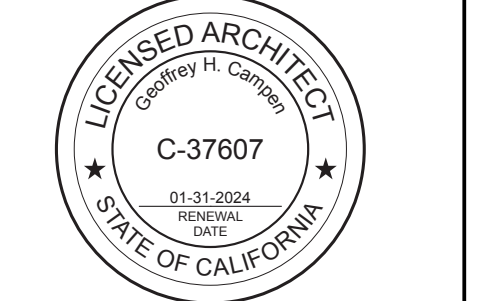
1 A2.0 EXISTING WEST SIDE ELEVATION
SCALE: 1/4" = 1'-0"

DIMENSIONING LEGEND

	FACE OF FRAMING
	CENTERLINE
	FACE OF FINISH, CLEAR DIMENSION
	ALIGN FACE OF FRAMING
	ALIGN FACE OF FINISH

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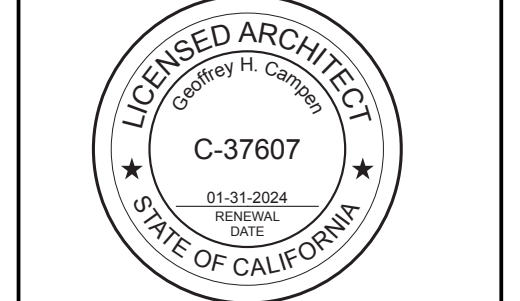
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EXISTING & ALTERED EXTERIOR ELEVATIONS

A2.0



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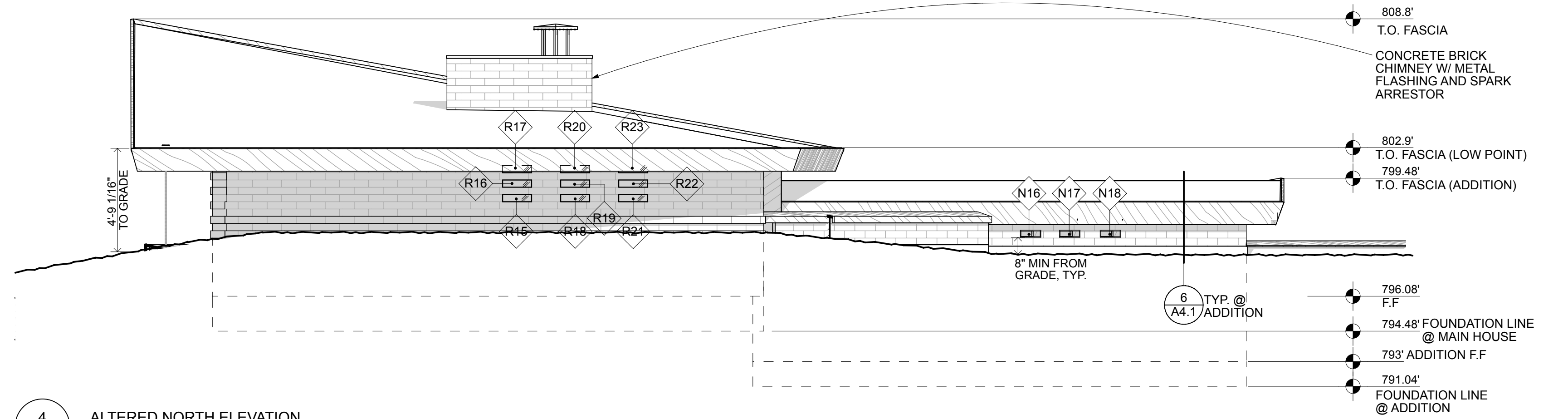
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**EXISTING &
 ALTERED
 EXTERIOR
 ELEVATIONS**

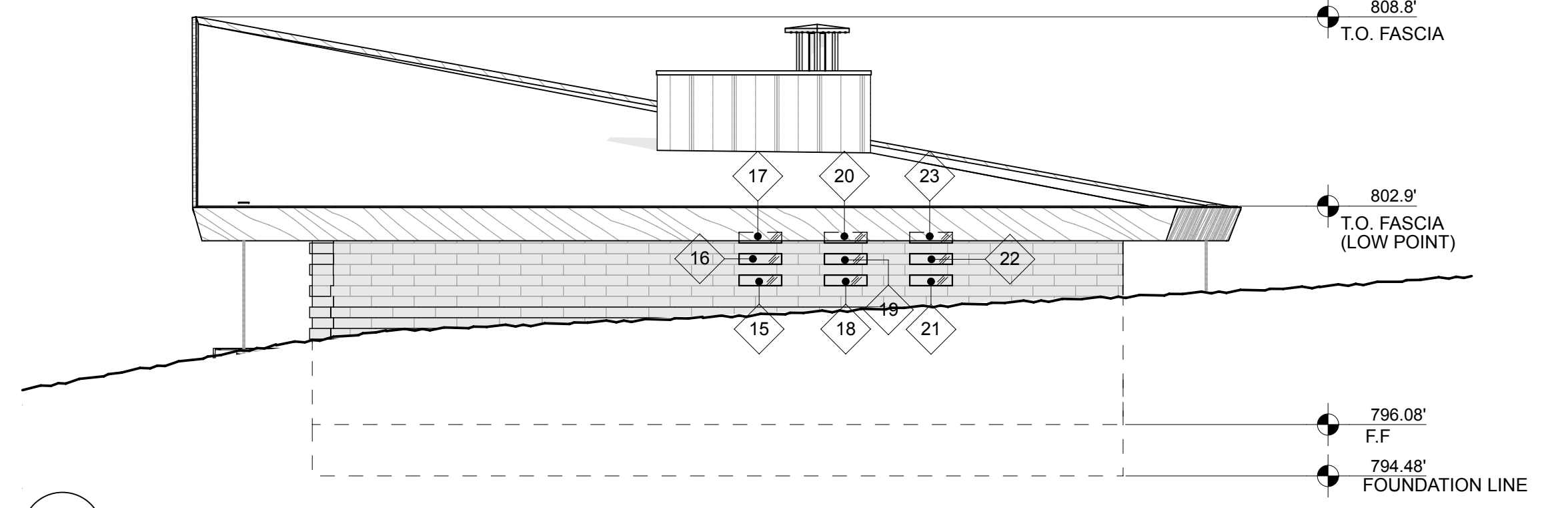
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DIMENSIONING LEGEND

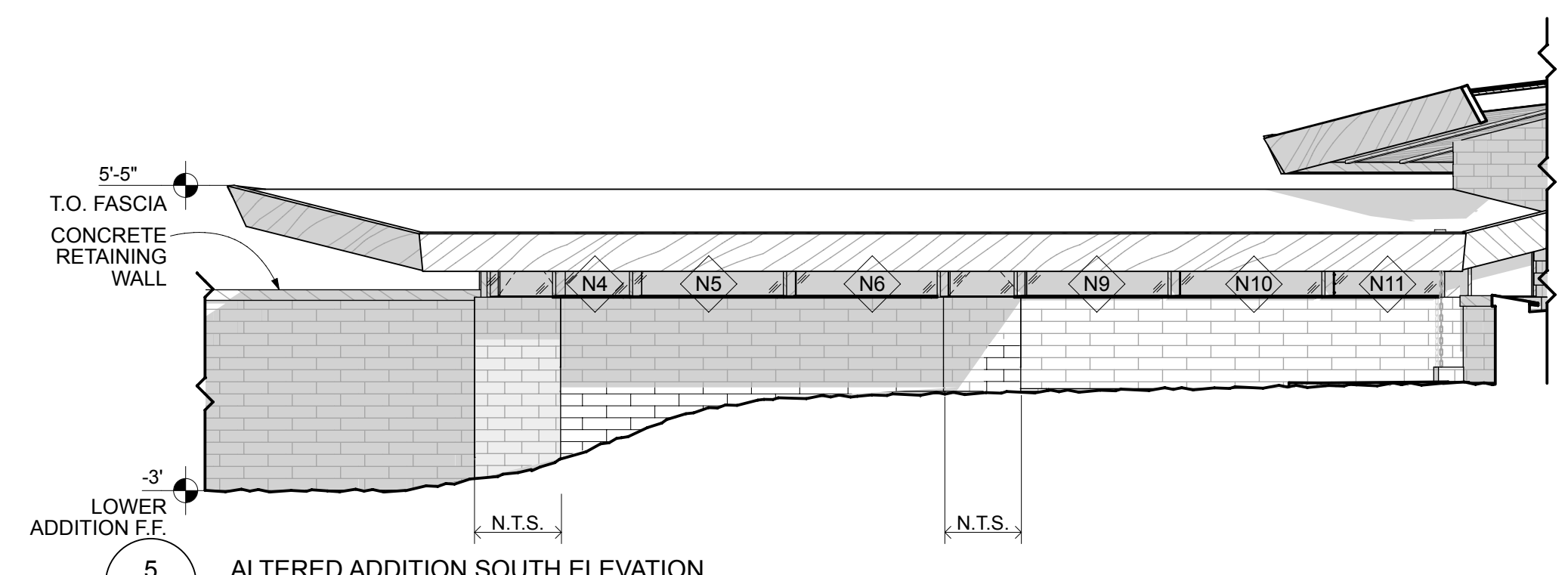
	X'-X"	FACE OF FRAMING
	X'-X"	CENTERLINE
	X'-X"	FACE OF FINISH, CLEAR DIMENSION
		ALIGN FACE OF FRAMING
		ALIGN FACE OF FINISH



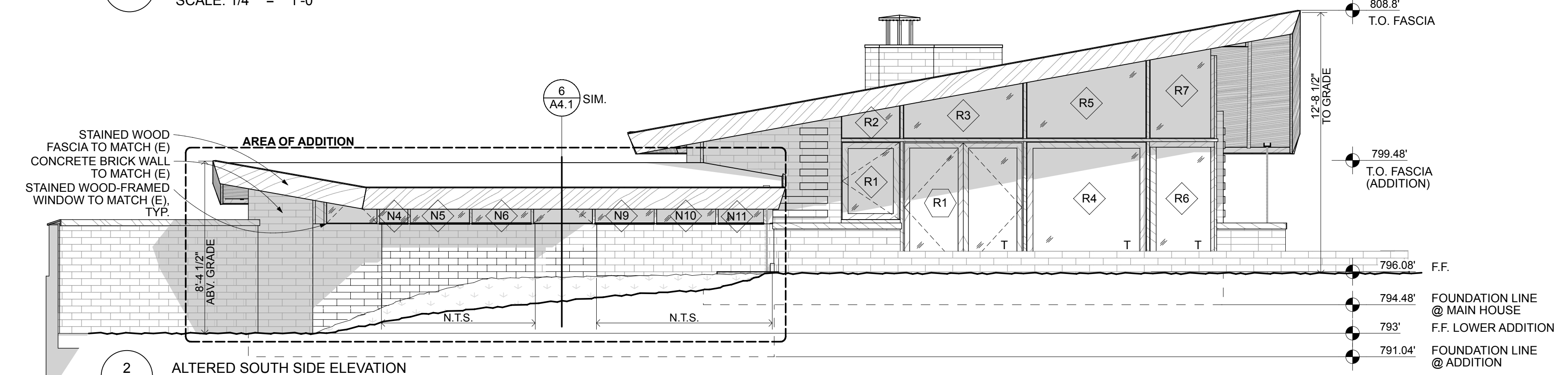
4
 A2.1
 ALTERED NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



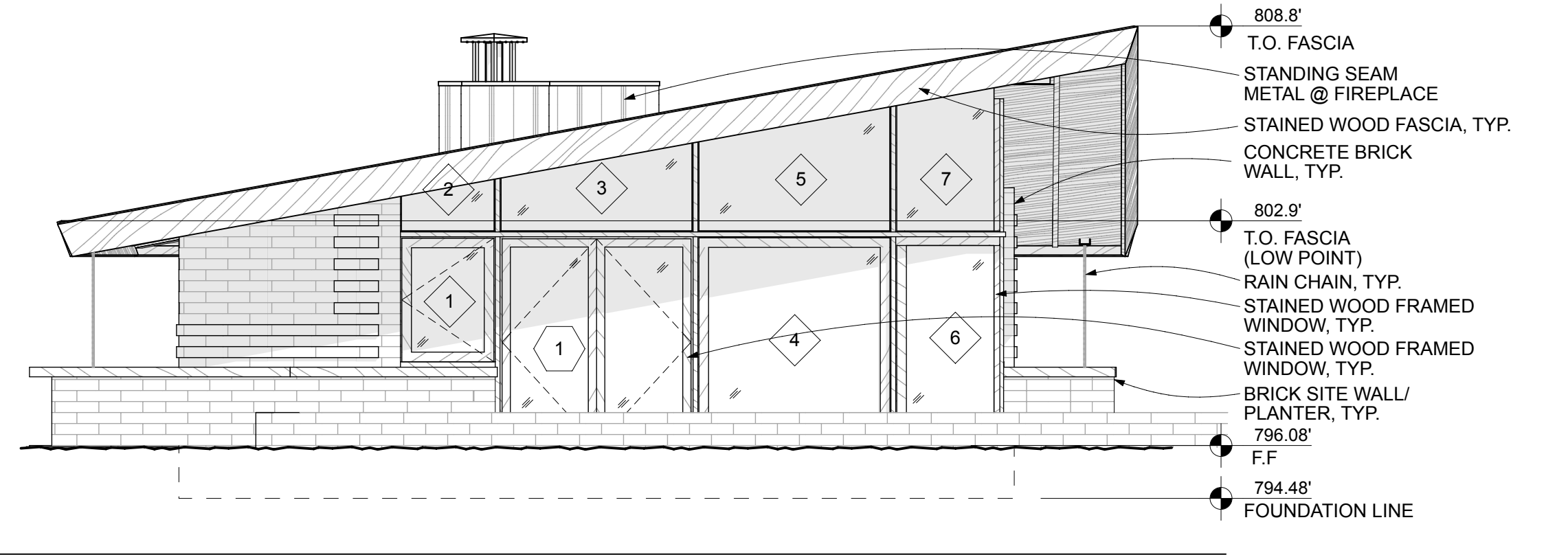
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 A2.1
 EXISTING NORTH SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



5
 A2.1
 ALTERED ADDITION SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

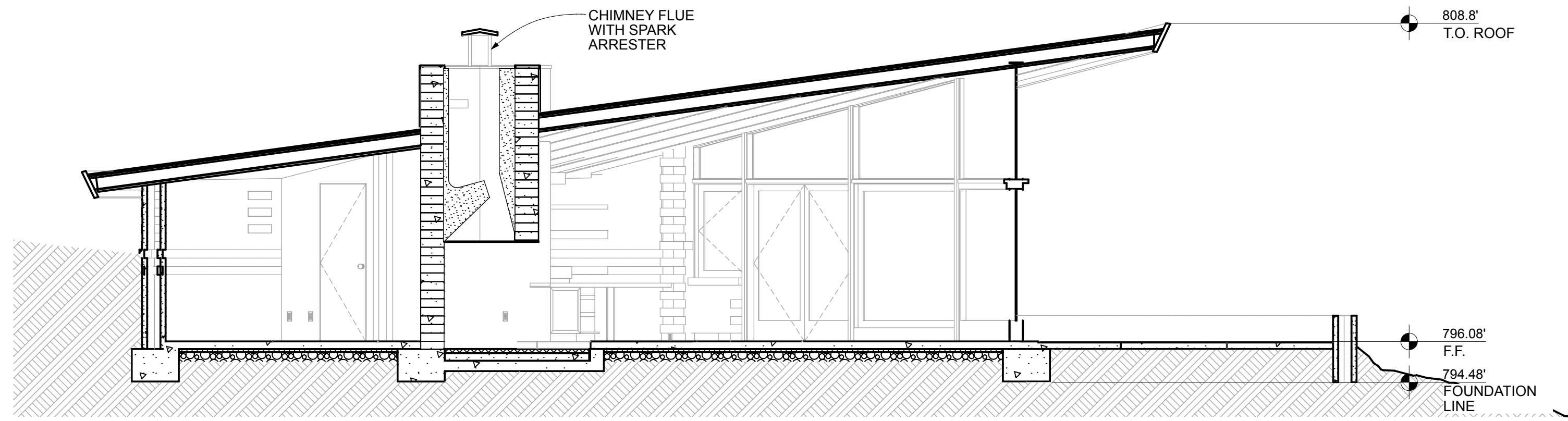


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 A2.1
 ALTERED SOUTH SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

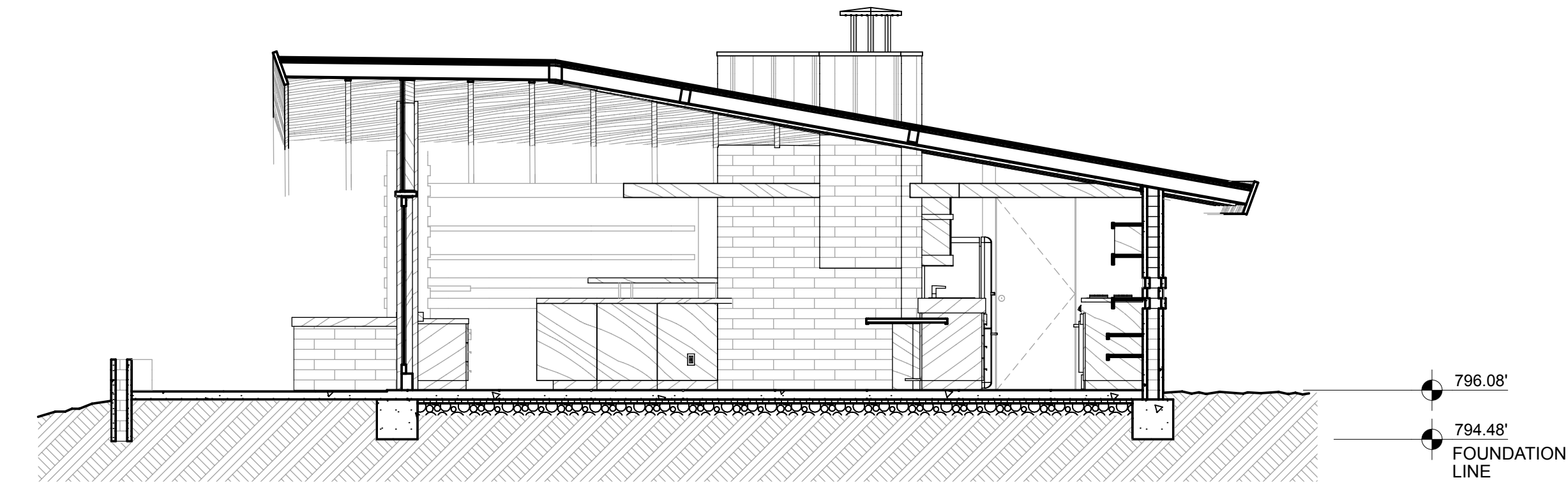


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 A2.1
 EXISTING SOUTH SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

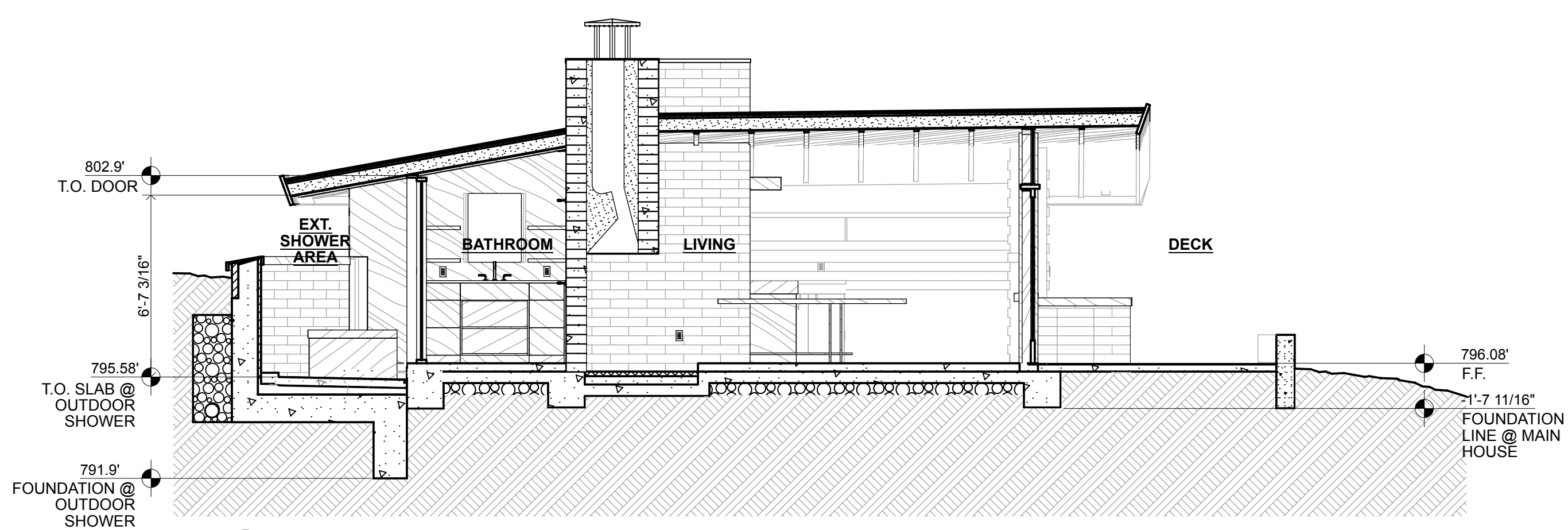
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	CENTERLINE
	FACE OF FINISH, CLEAR DIMENSION
	ALIGN FACE OF FRAMING
	ALIGN FACE OF FINISH



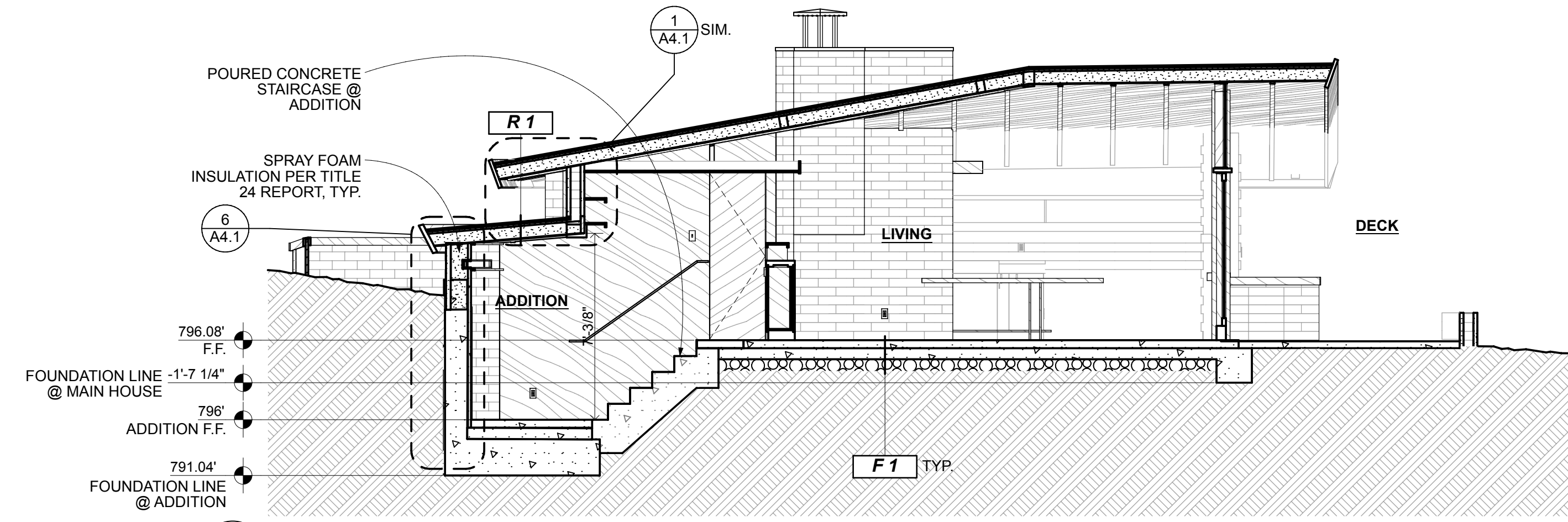
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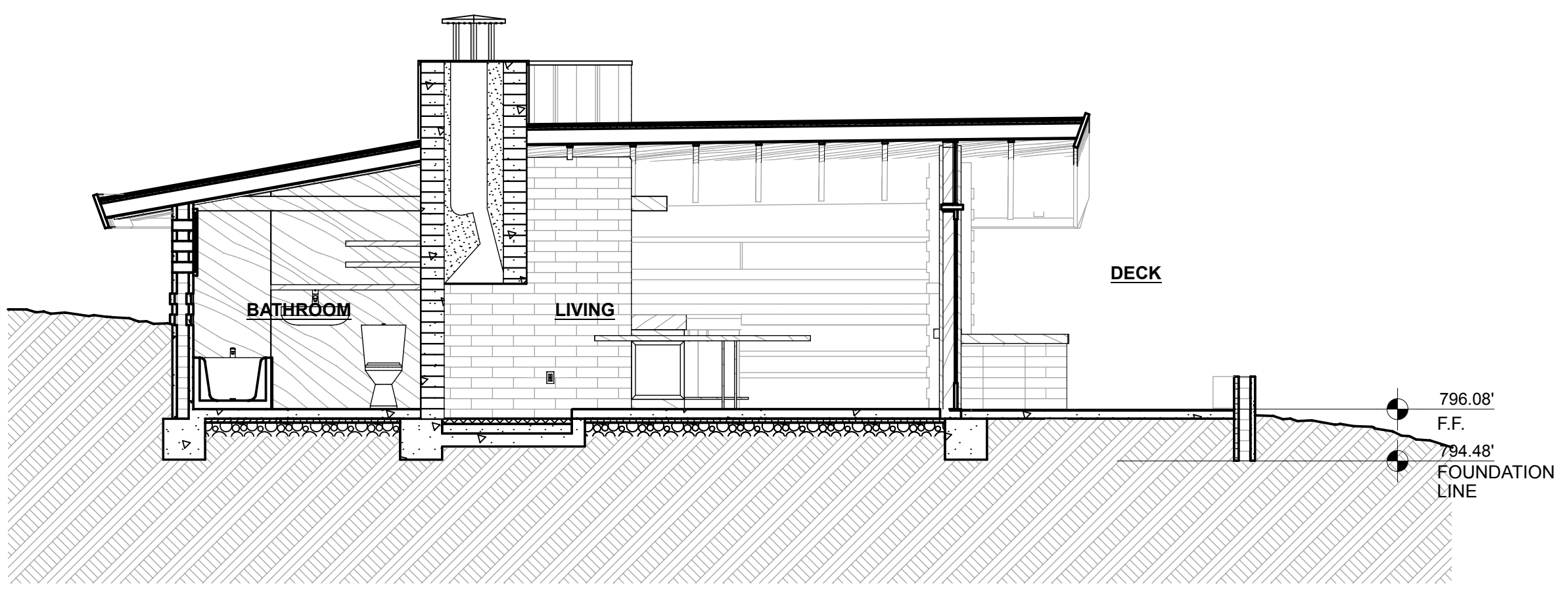
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A3.0 EXISTING KITCHEN SECTION
SCALE: 1/4" = 1'-0"



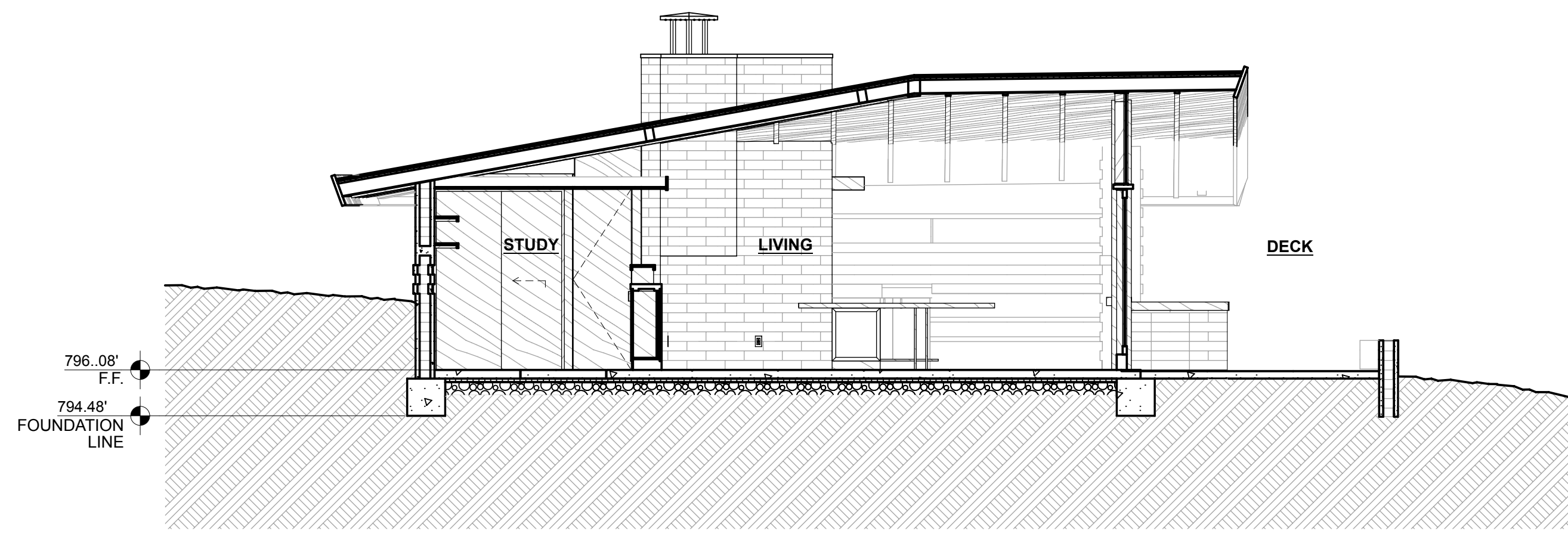
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A3.0 ALTERED BATHROOM SECTION
SCALE: 1/4" = 1'-0"



2
A3.0 ALTERED LIVING SECTION
SCALE: 1/4" = 1'-0"



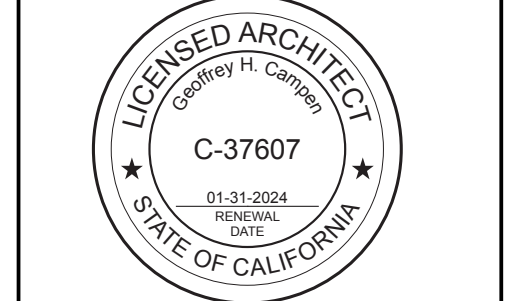
4
A3.0 EXISTING BATHROOM SECTION
SCALE: 1/4" = 1'-0"



1
A3.0 EXISTING LIVING SECTION
SCALE: 1/4" = 1'-0"

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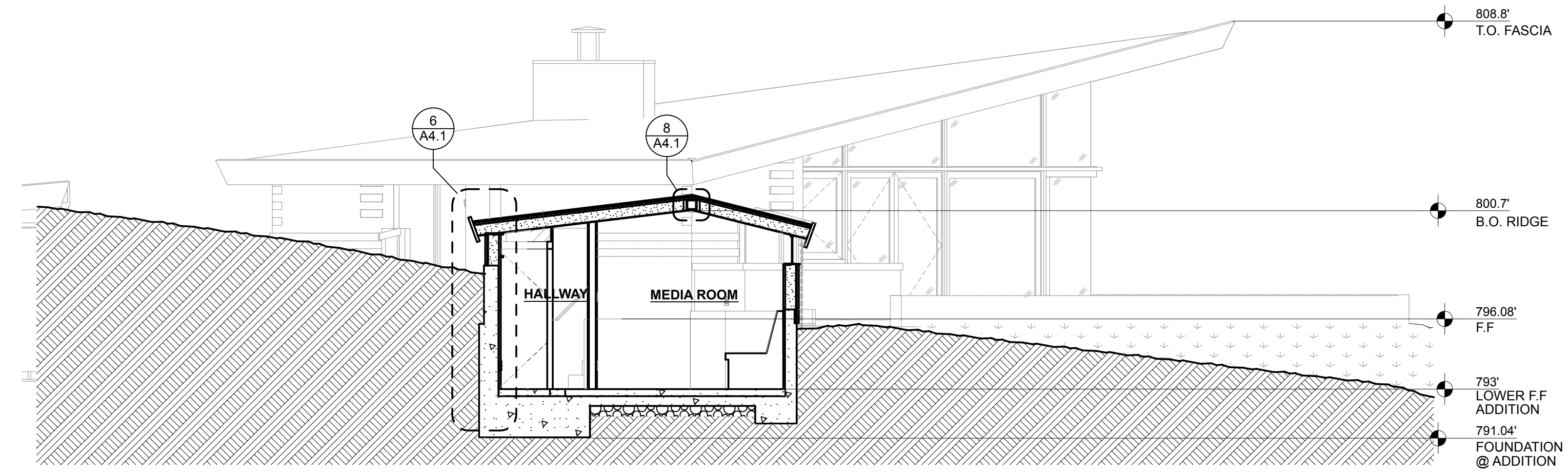
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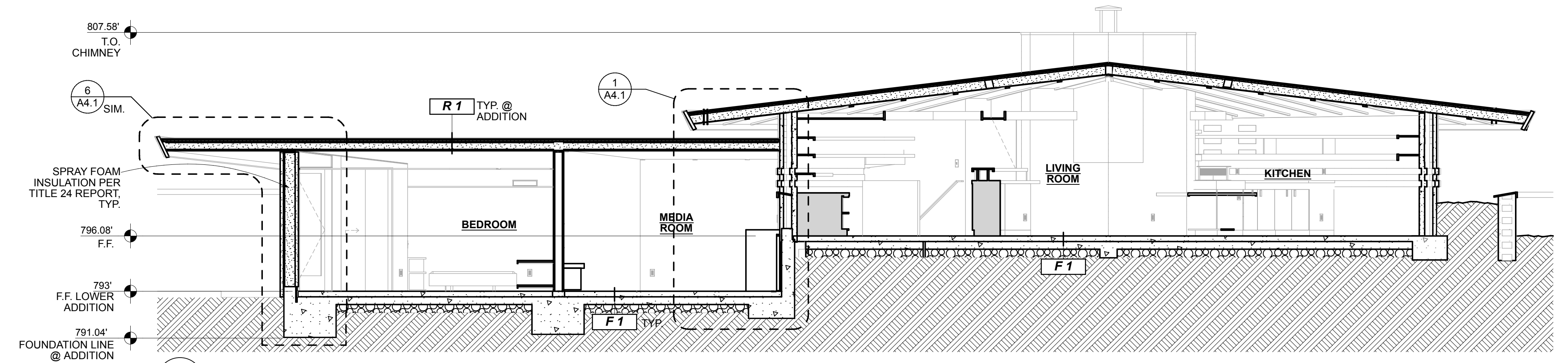
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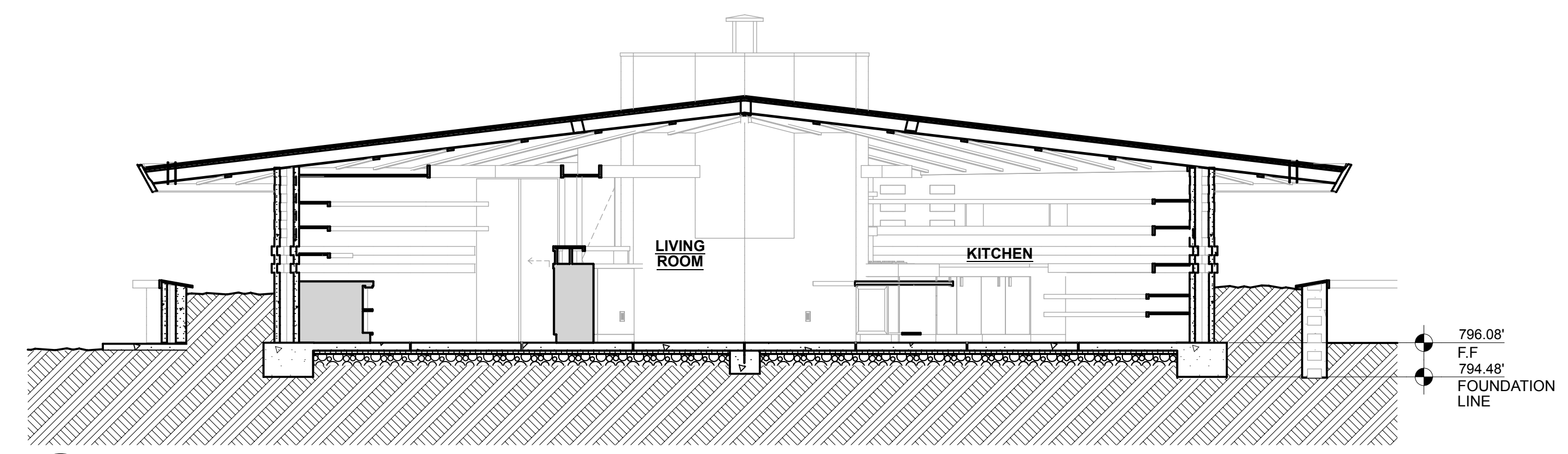
DIMENSIONING LEGEND	
	FACE OF FRAMING
	CENTERLINE
	FACE OF FINISH, CLEAR DIMENSION
	ALIGN FACE OF FRAMING
	ALIGN FACE OF FINISH



3 ADDITION CROSS SECTION
SCALE: 1/4" = 1'-0"



2 ALTERED SW-NE SECTION
SCALE: 1/4" = 1'-0"



1 EXISTING SW-NE SECTION
SCALE: 1/4" = 1'-0"

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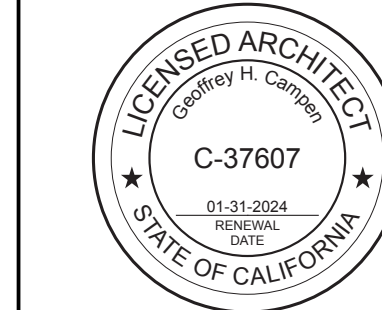
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**INVERNESS
 REMODEL AND
 ADDITION**
 49 DRAKES SUMMIT RD.
 INVERNESS, CA 94937
 A.P.N. 114-320-03

Accepted For Owner By:

#	DATE	DESCRIPTION
1	09/25/23	PLANNING REVIEW
2	02/19/24	PLANNING REV. 1
	02/19/24	PLANNING REV. 2

Checked by: Drawn by:

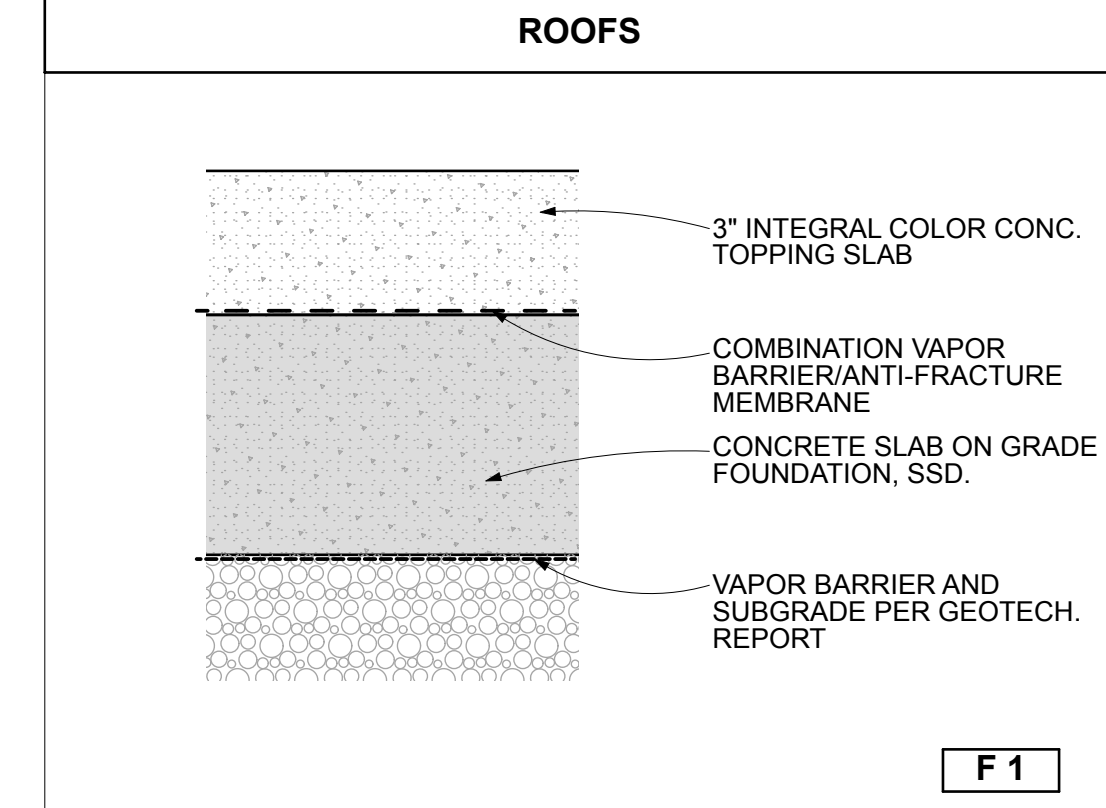
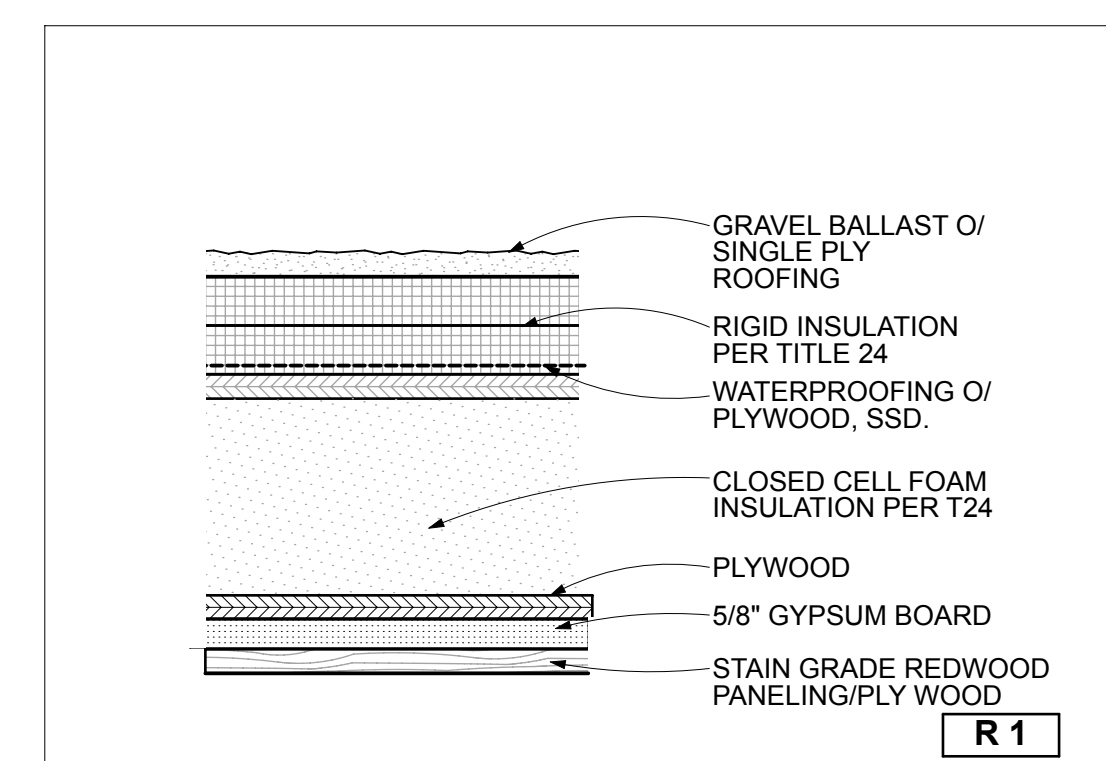
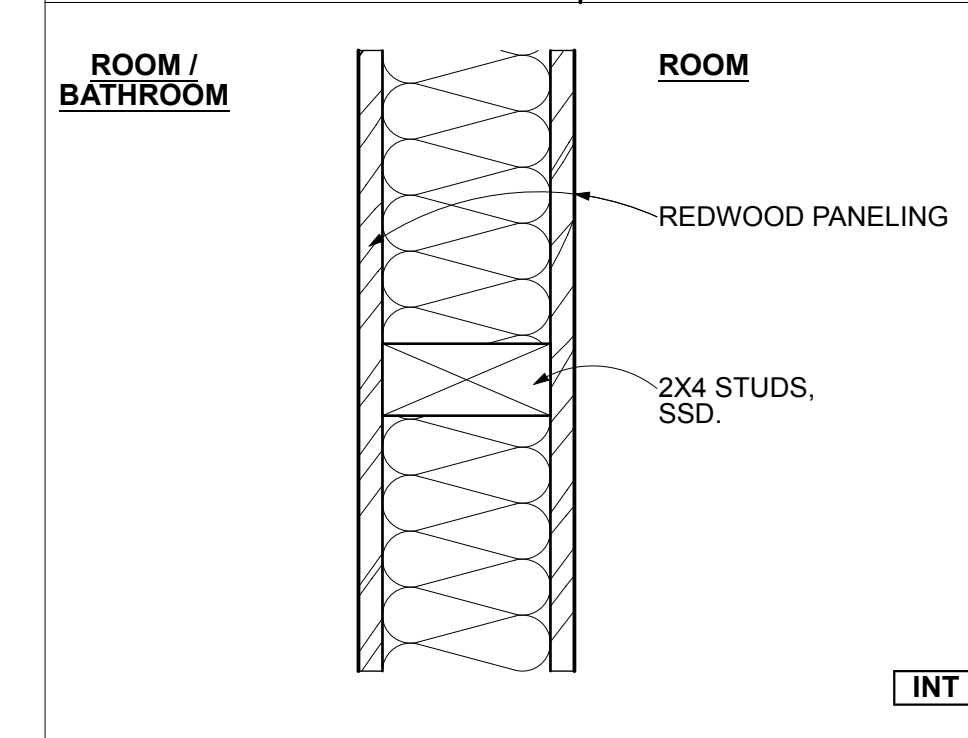
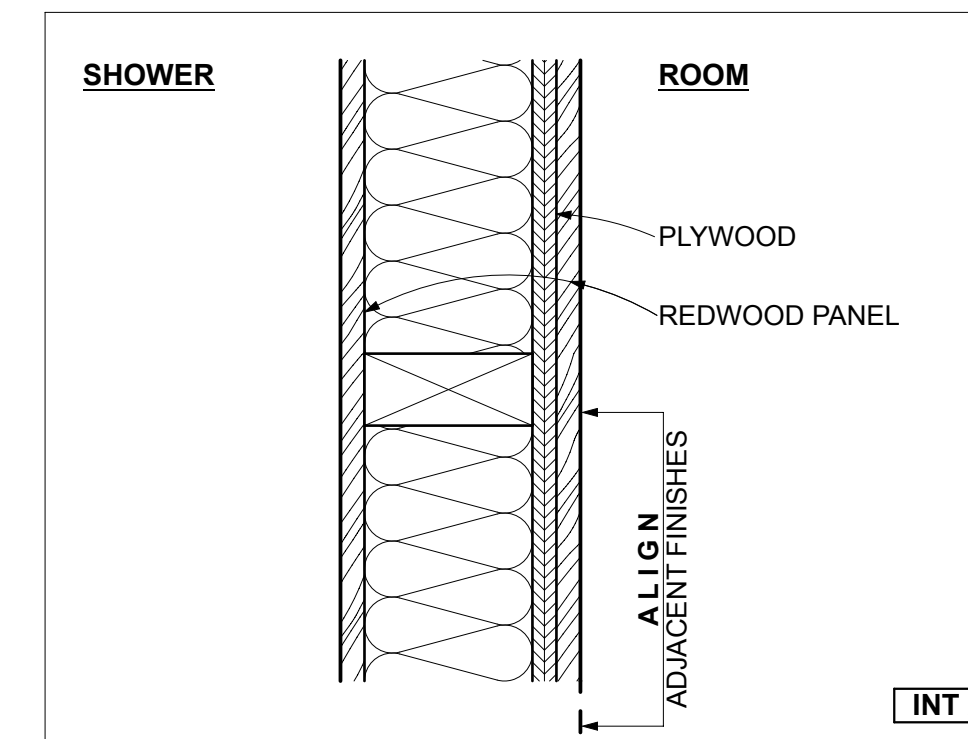
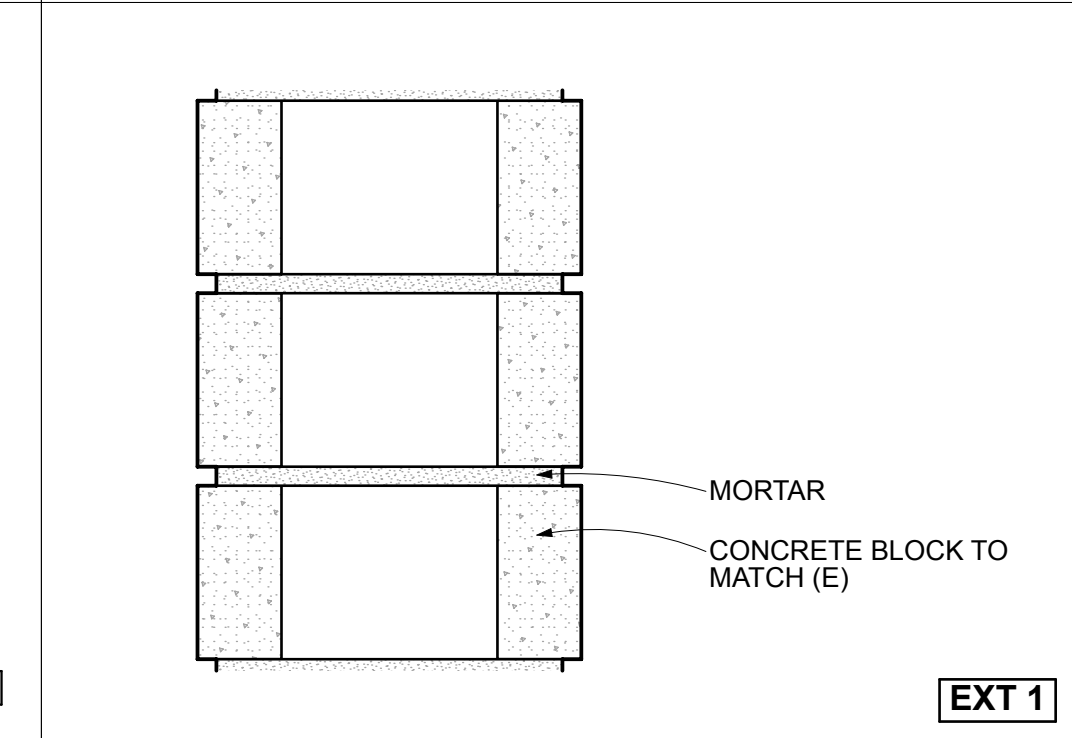
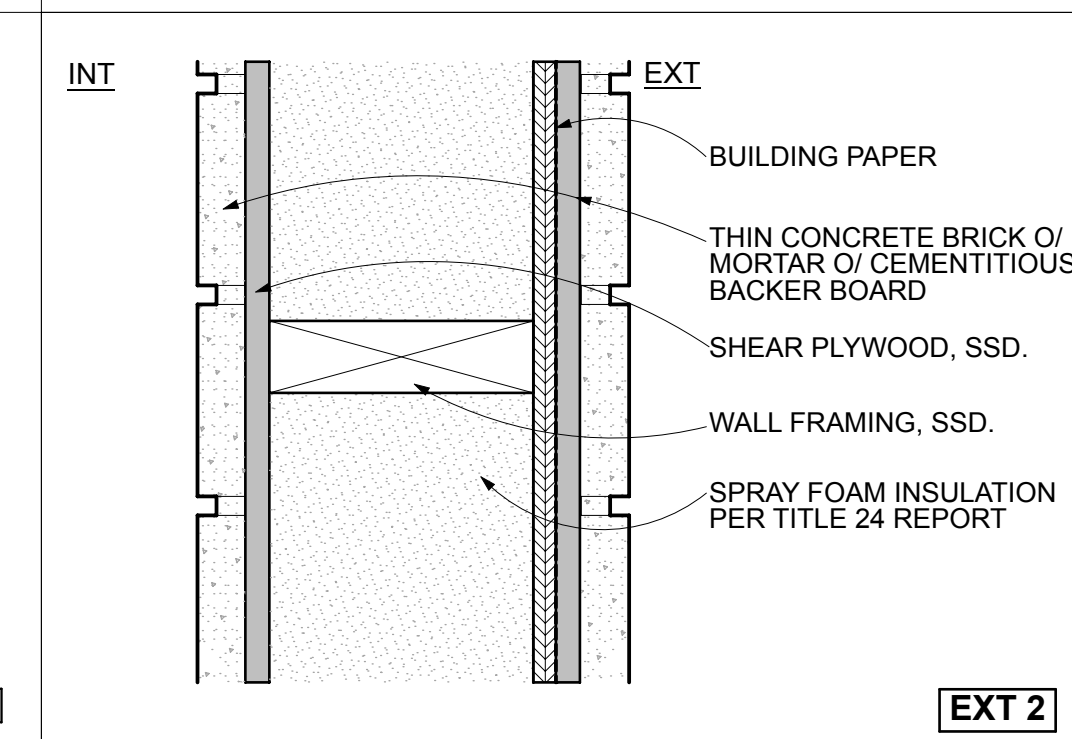
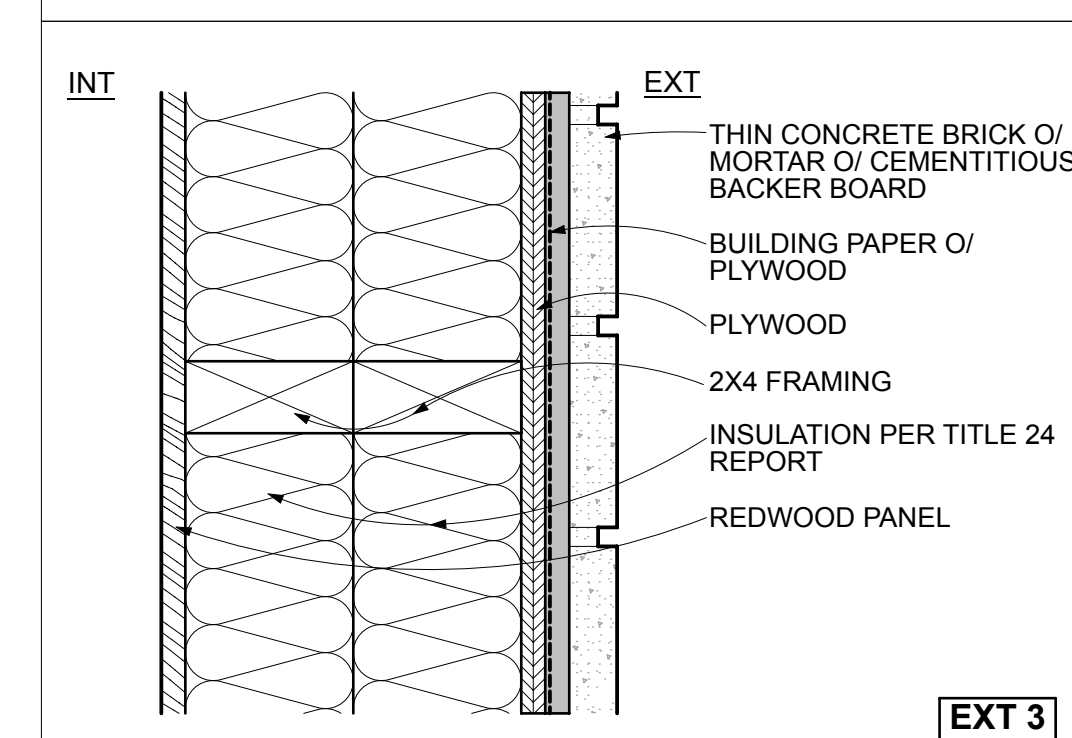
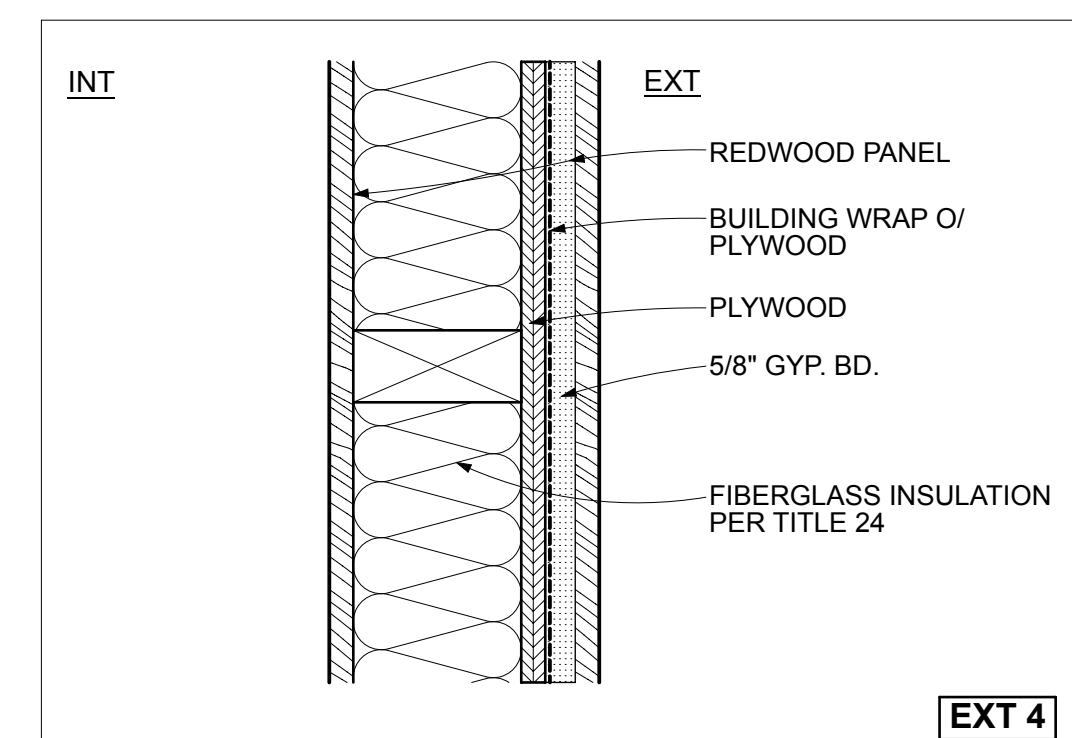
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Project No: Issue Date:

2222 02/19/24

**WALL, ROOF,
 FLOOR TYPES**

A4.0



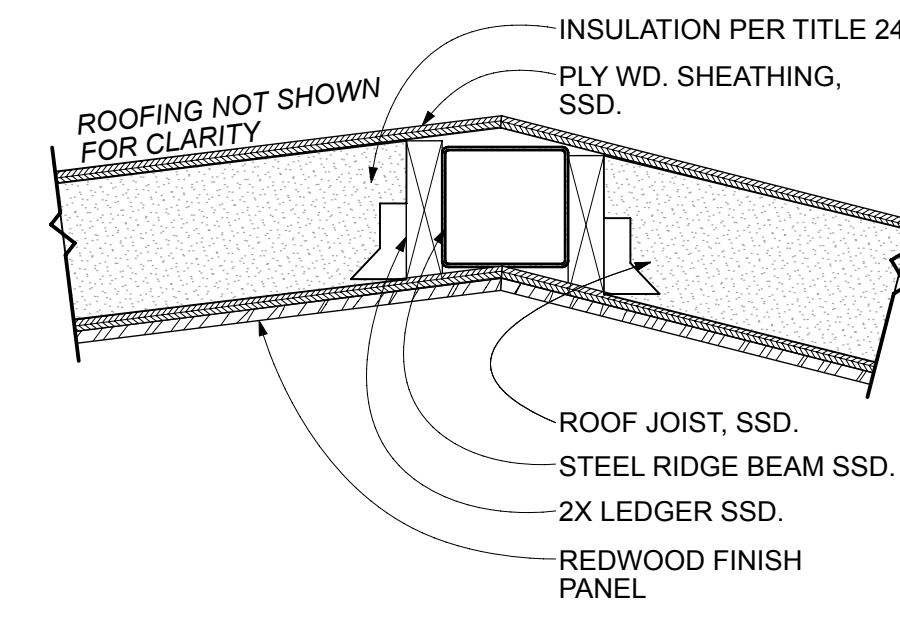
FLOORS

INTERIOR WALLS

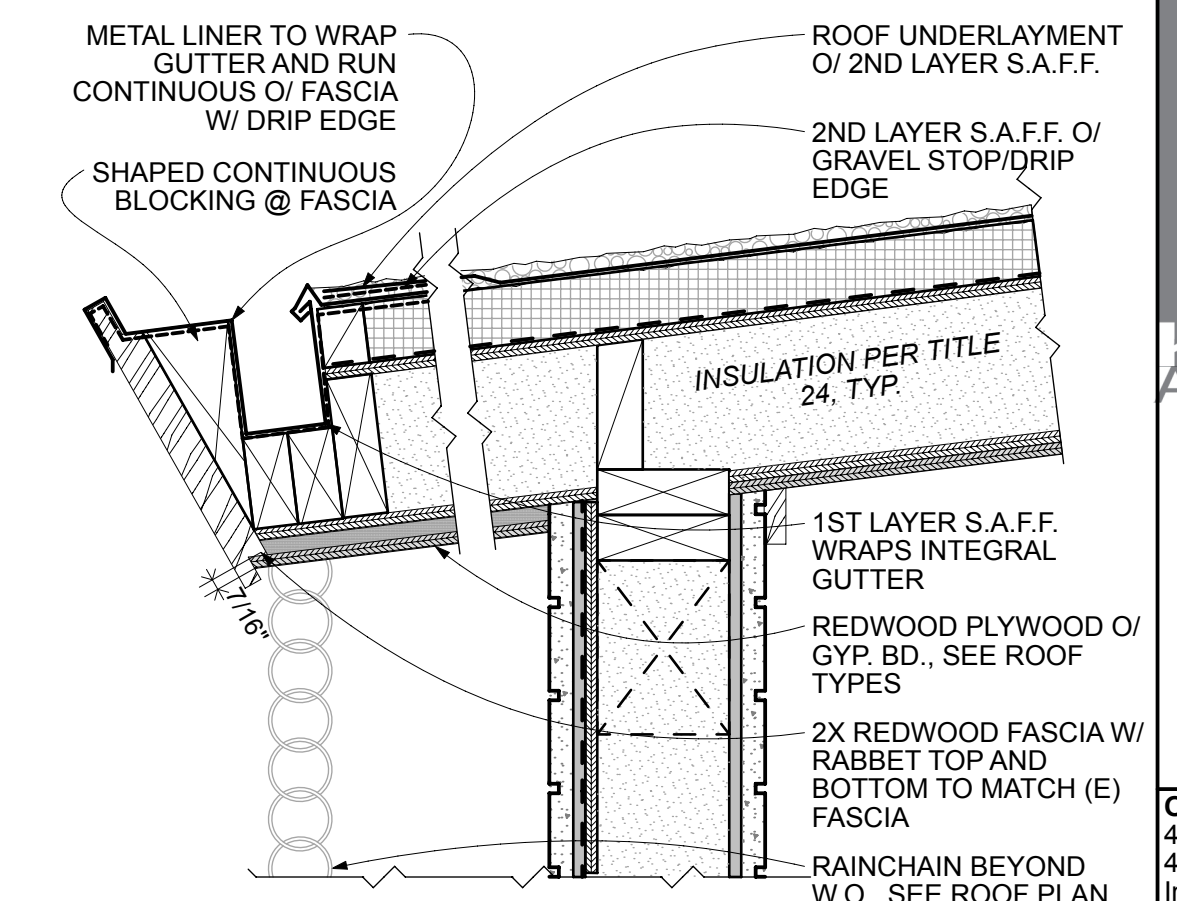
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ROOFS

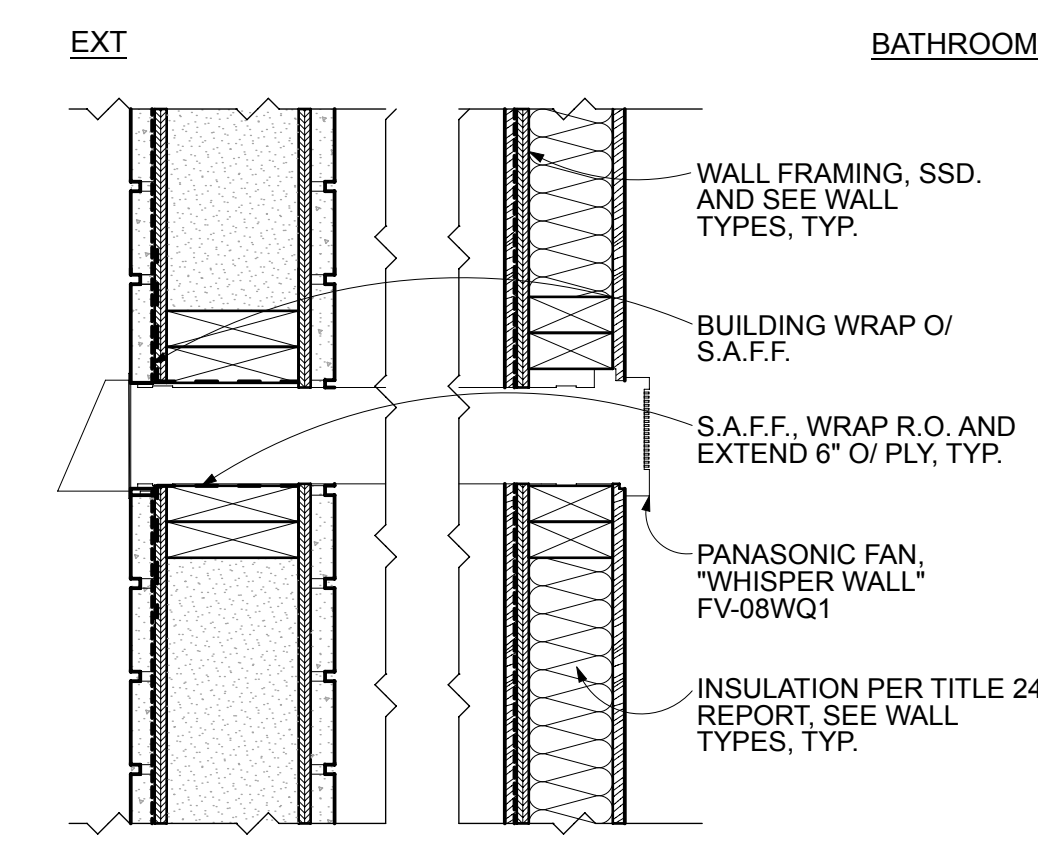
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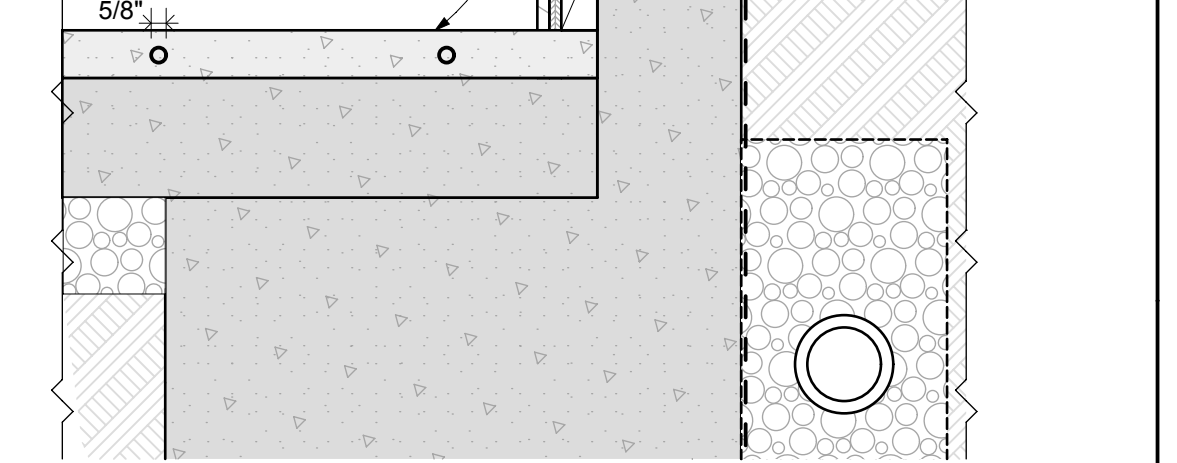
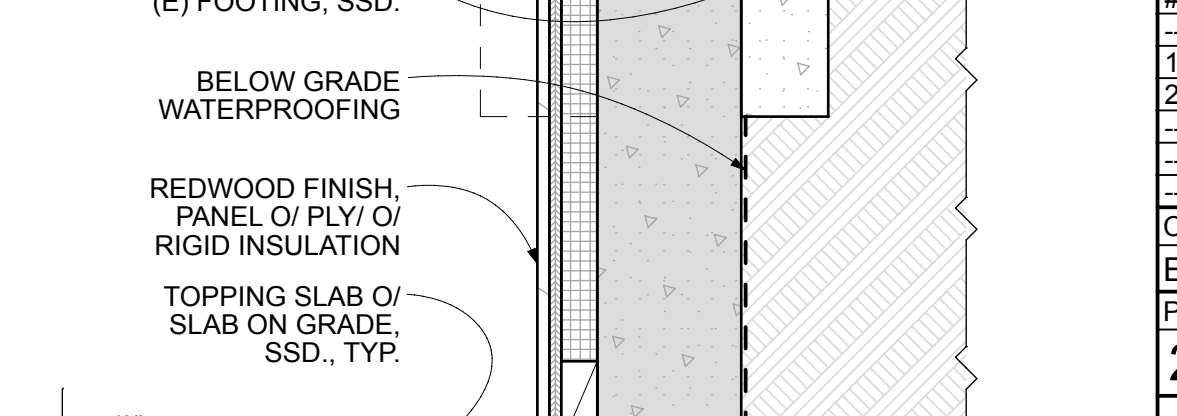
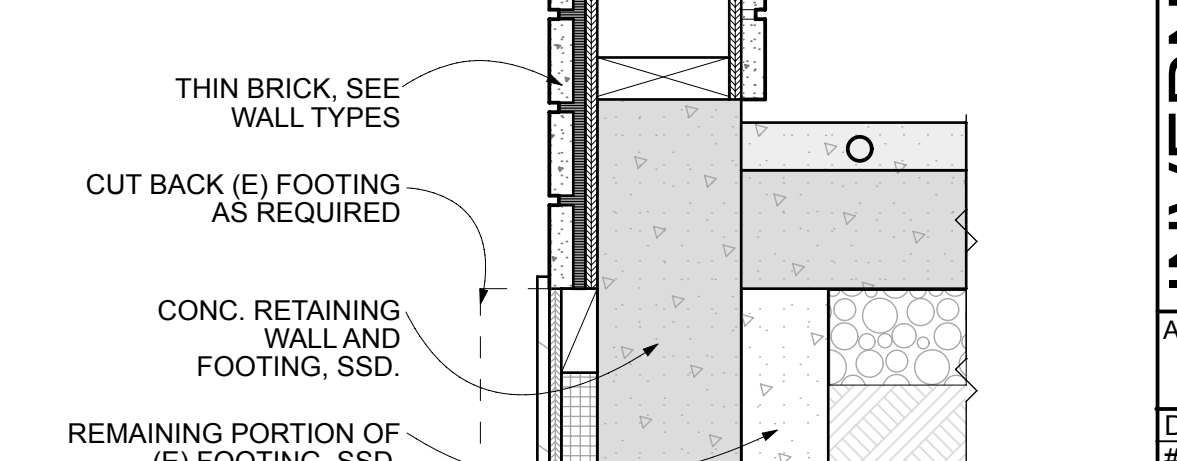
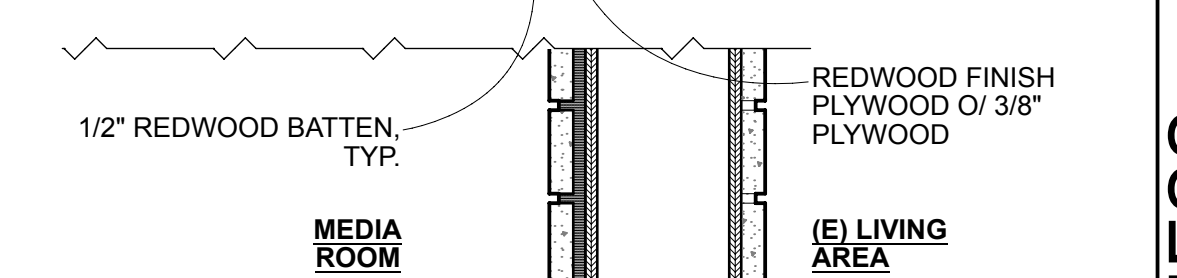
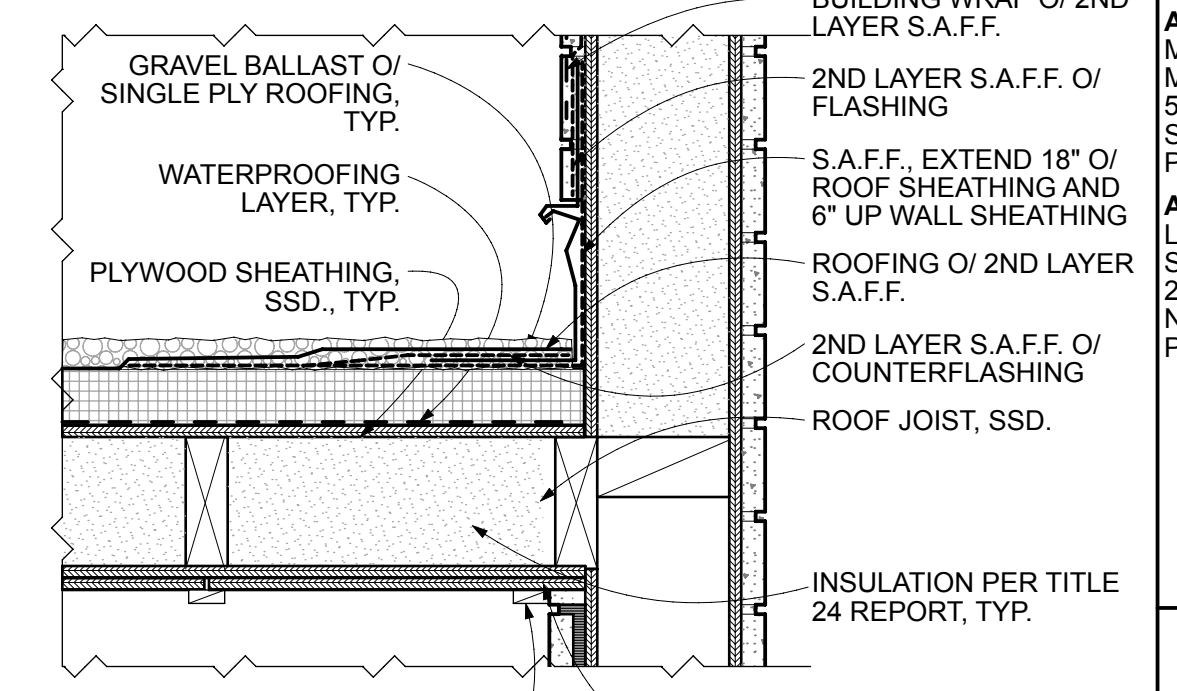
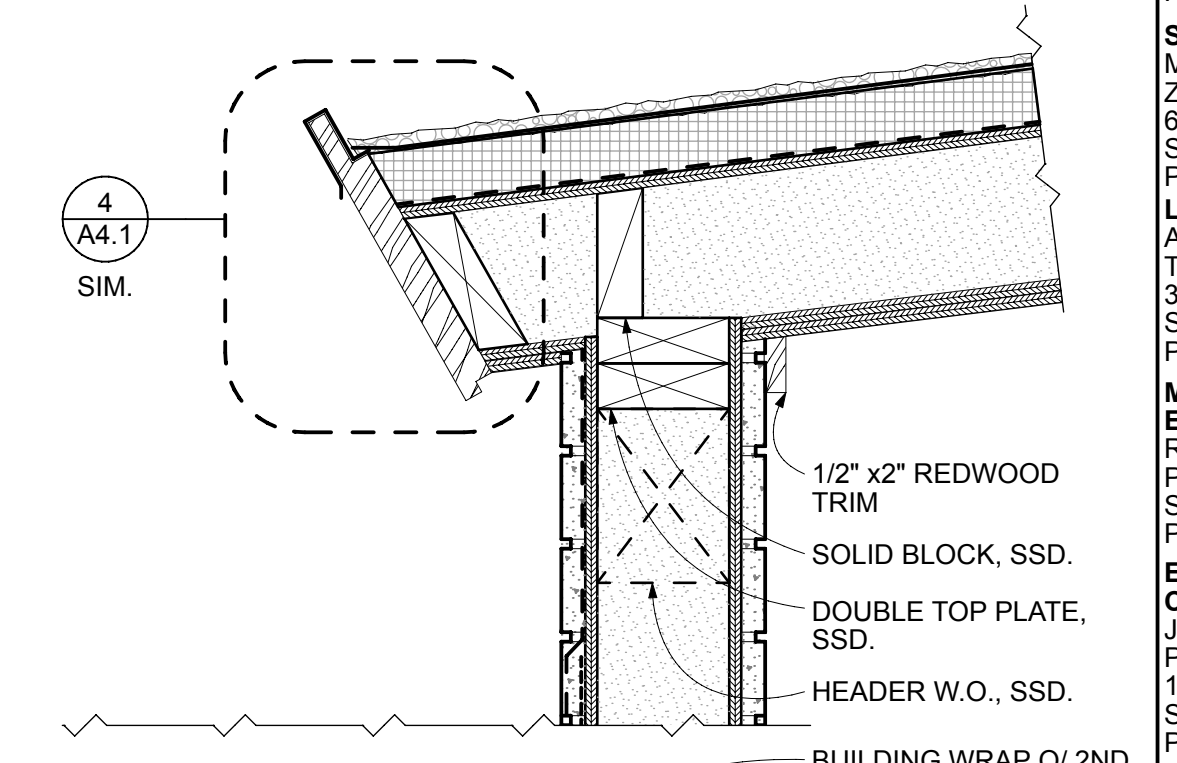
8 ROOF RIDGE @ ADDITION
SCALE: 1 1/2" = 1'-0"



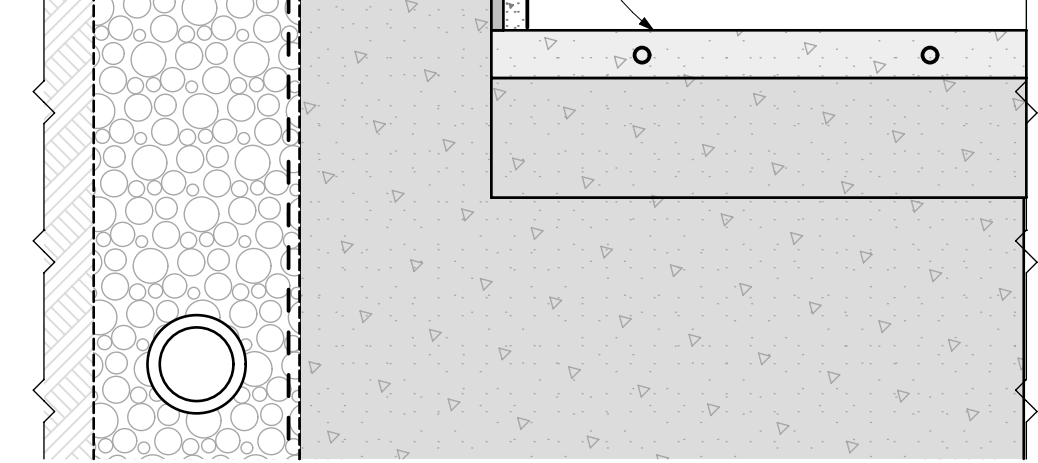
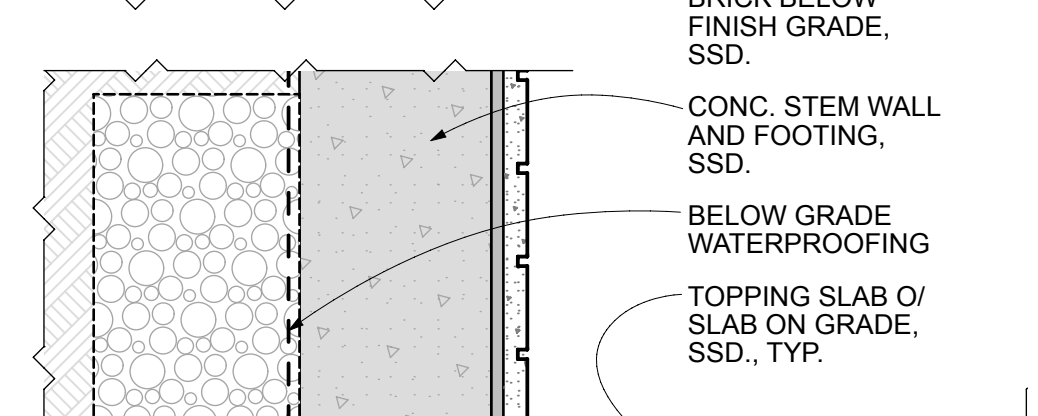
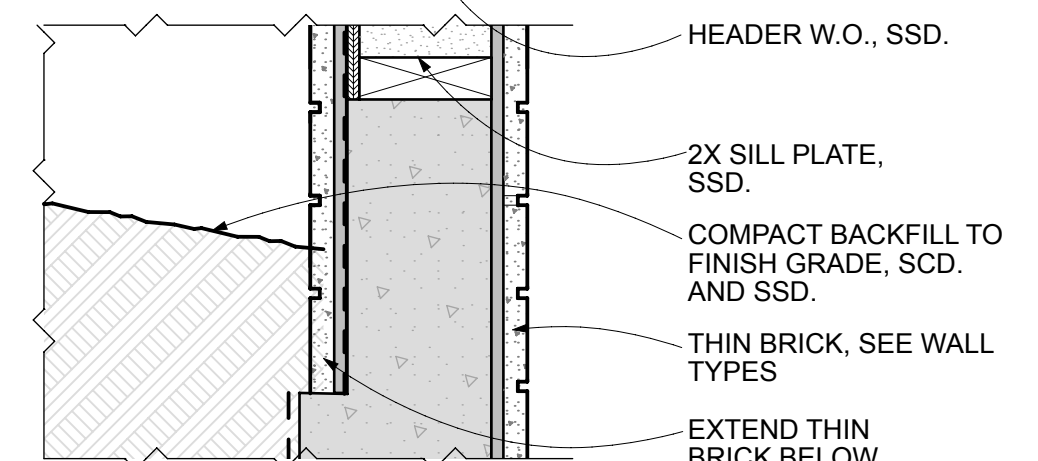
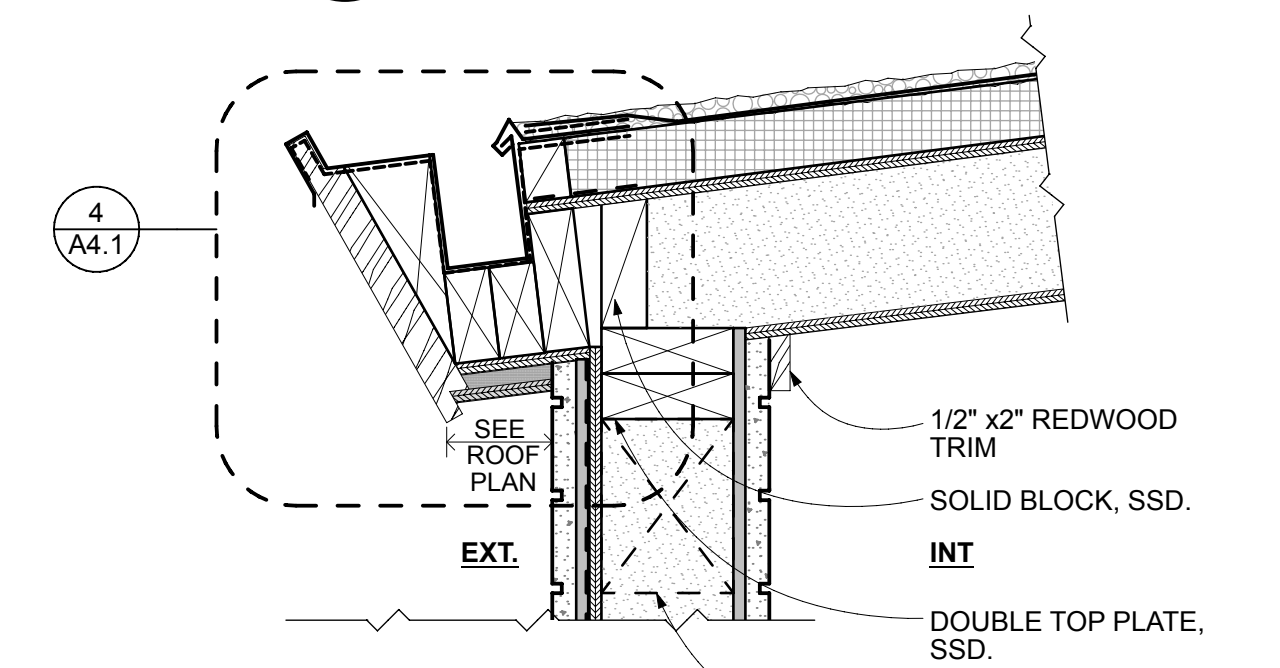
4 EAVE OVERHANG @ ADDITION
SCALE: 1 1/2" = 1'-0"



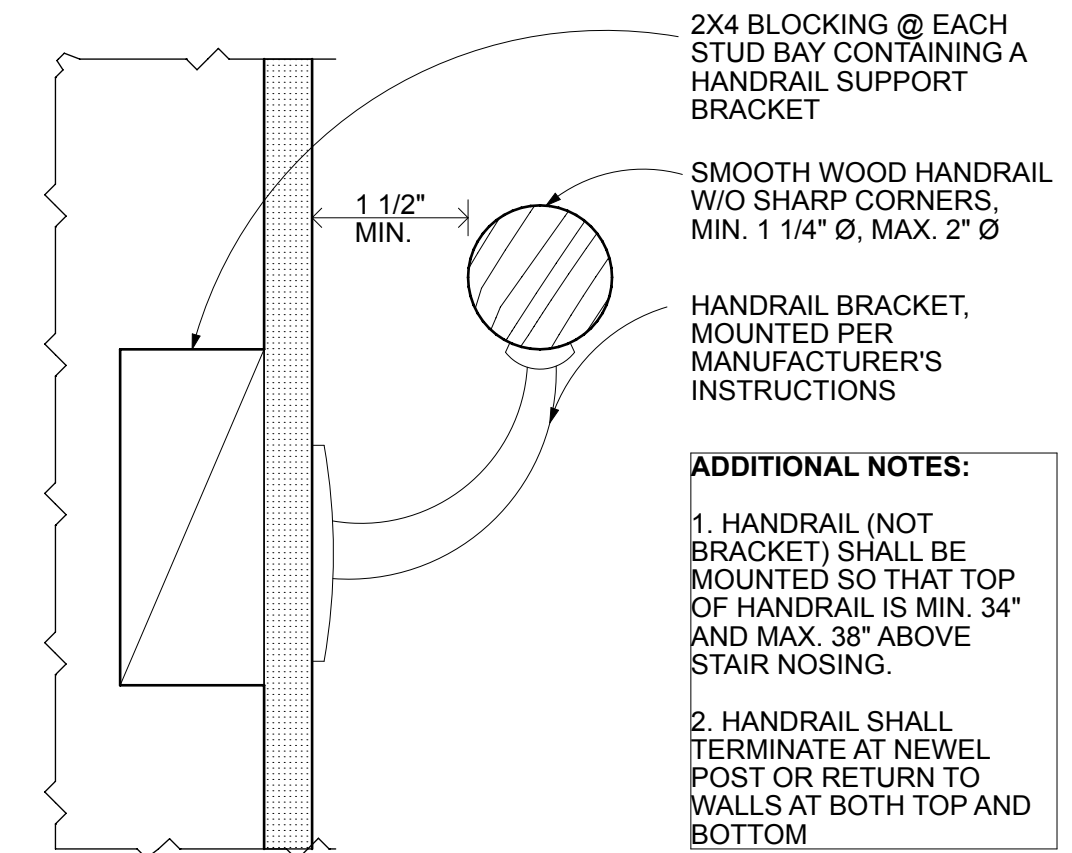
7 WALL MOUNTED EXHAUST FAN
SCALE: 1 1/2" = 1'-0"



1 ADDITION WALL SECTION @ (E) HOUSE
SCALE: 1 1/2" = 1'-0"



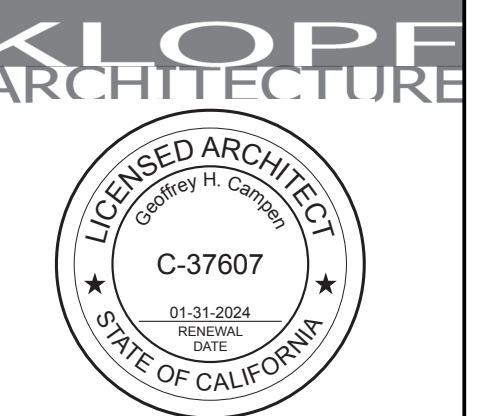
5 TYP. ADDITION WALL SECTION
SCALE: 1 1/2" = 1'-0"



9 TYPICAL STAIR HANDRAIL
SCALE: 6" = 1'-0"

ADDITIONAL NOTES:
1. HANDRAIL (NOT BRACKET) SHALL BE MOUNTED SO THAT TOP OF HANDRAIL IS MIN. 34" AND MAX. 38" ABOVE STAIR NOSING.
2. HANDRAIL SHALL TERMINATE AT NEWEL POST OR RETURN TO WALLS AT BOTH TOP AND BOTTOM

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Checked by: Drawn by:
ET ST, RD

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2222 02/19/24

DETAILS
A4.1

EXISTING DOOR SCHEDULE											
MARK	NOM. SIZE		INT/EXT	FRM. MATL.	TYPE	THK.	CORE	GLS.	DEMOLITION, IF ANY		NOTES
	W	H							ELIMINATE	REPLACE	
1	5'-9 1/2"	6'-3 5/8"	EXT	SG	D	1 1/4"	GL	S	-	Y	
2	5'-9 1/2"	6'-3 5/8"	EXT	SG	D	1 1/4"	GL	S	-	Y	
3	4'-6"	6'-3 5/8"	INT	SG	B	1 3/8"	SC	-	Y	-	
4	2'-3/8"	6'-4"	INT	SG	S	1 3/8"	SC	-	-	-	
5	2'-6 3/4"	6'-3 1/2"	INT	SG	S	1 3/8"	SC	-	-	-	

EXISTING WINDOW SCHEDULE											
MARK	NOM. SIZE		ASSM.	FRM.	GLS.	ELIMINATE	REPLACE				NOTES
	W	H									
1	2'-10 1/2"	4'	FS	SG	S	-	Y	-	-	-	
2	2'-10 1/2"	1'-10 1/4"	FS	SG	S	-	Y	-	-	-	
3	5'-10 1/4"	2'-11 1/8"	FS	SG	S	-	Y	-	-	-	
4	5'-10 1/4"	6'-4"	FS	SG	S	-	Y	-	-	-	
5	5'-10 1/4"	4'-1/8"	FS	SG	S	-	Y	-	-	-	
6	2'-7 5/8"	6'-1 1/8"	FS	SG	S	-	Y	-	-	-	
7	2'-7 5/8"	4'-8 1/8"	FS	SG	S	-	Y	-	-	-	
8	2'-7 5/8"	4'-8 1/8"	FS	SG	S	-	Y	-	-	-	
9	2'-7 5/8"	6'-1 1/8"	FS	SG	S	-	Y	-	-	-	
10	5'-10 1/4"	6'-4"	FS	SG	S	-	Y	-	-	-	
11	5'-10 1/4"	4'-1/8"	FS	SG	S	-	Y	-	-	-	
12	5'-10 1/4"	2'-11 1/4"	FS	SG	S	-	Y	-	-	-	
13	2'-10 1/2"	4'	FS	SG	S	-	Y	-	-	-	
14	2'-10 1/2"	1'-10 1/4"	FS	SG	S	-	Y	-	-	-	
15	1'-4"	4"	FS	SG	S	-	Y	-	-	-	
16	1'-4"	4"	FS	SG	S	-	Y	-	-	-	
17	1'-4"	4"	FS	SG	S	-	Y	-	-	-	
18	1'-4"	4"	FS	SG	S	-	Y	-	-	-	
19	1'-4"	4"	FS	SG	S	-	Y	-	-	-	
20	1'-4"	4"	FS	SG	S	-	Y	-	-	-	
21	1'-4"	4"	FS	SG	S	-	Y	-	-	-	
22	1'-4"	4"	FS	SG	S	-	Y	-	-	-	
23	1'-4"	4"	FS	SG	S	-	Y	-	-	-	
24	1'-4"	4"	FS	SG	S	-	Y	-	-	-	
25	1'-4"	4"	FS	SG	S	-	Y	-	-	-	
26	1'-4"	4"	FS	SG	S	-	Y	-	-	-	
27	1'-4"	4"	FS	SG	S	Y	-	-	-	-	
28	1'-4"	4"	FS	SG	S	Y	-	-	-	-	
29	1'-4"	4"	FS	SG	S	Y	-	-	-	-	
30	1'-4"	4"	FS	SG	S	Y	-	-	-	-	
31	1'-4"	4"	FS	SG	S	Y	-	-	-	-	
32	1'-4"	4"	FS	SG	S	Y	-	-	-	-	
33	5'-7 1/8"	1'-5/8"	FS	SG	S	Y	-	-	-	-	

NEW DOOR SCHEDULE - BEFORE ORDERING, SEE FLOOR PLANS & EXT. ELEV. FOR MORE INFORMATION												
MARK	SIZE - SEE NOTE 12		INT/EXT	FRM. MATL.	TYPE	THK.	CORE	MATL.	GLS.	HARDWARE GROUP	BUG SCR.	NOTES
	W	H										
N1	2'-6"	6'-8"	EXT	SG	S	1 3/4"	GL	SG	I.E.T			
N2	4'-9 5/8"	6'-9 1/2"	EXT	AL	SD	4 1/4"	GL	AL	I.E.T			
N3	3'-11 7/8"	6'-8"	INT	SG	B	1 3/8"	SC	SG				
N4	5'-2 7/8"	5'-11 7/8"	INT	PV	S	2"	SC	SG				
N6	2'-1 3/8"	6'-4"	INT	SG	S	1 3/8"	SC	SG				
N101	2'-6"	6'-8"	EXT	SG	S	1 3/4"	SC	SG				
N102	6"	6'-8"	EXT	D	B	1 3/4"	SC	SG				

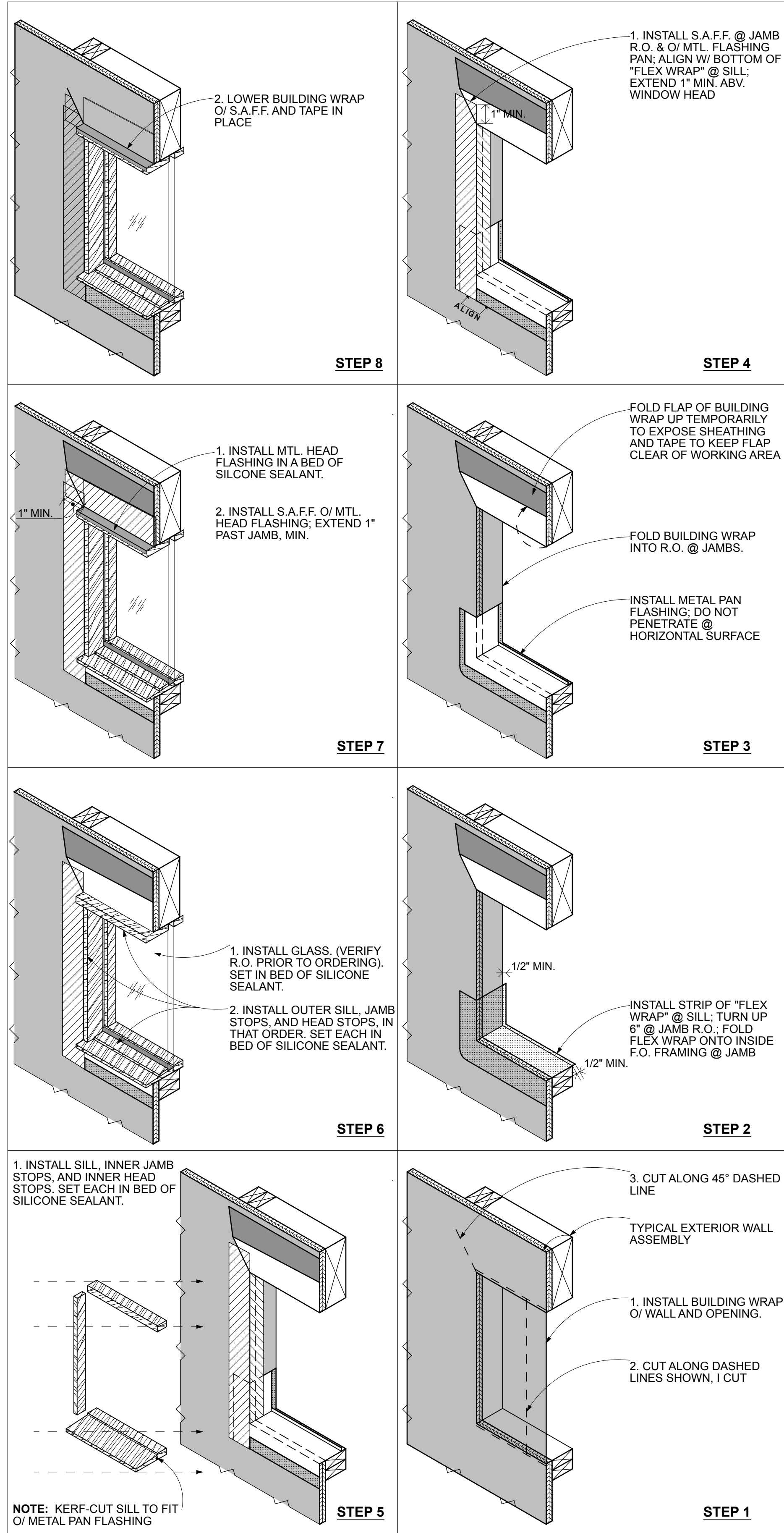
REPLACEMENT DOOR SCHEDULE - BEFORE ORDERING, SEE FLOOR PLANS & EXT. ELEV. FOR MORE INFO.												
MARK	SIZE - SEE NOTE 12		INT/EXT	FRM. MATL.	TYPE	THK.	CORE	MATL.	GLAS.	HARDWARE GROUP	BUG SCR.	HARDWARE GROUP / NOTES
	W	H										
R1	5'-9 1/2"	6'-3 5/8"	EXT	SG	D	1 3/4"	GL	SG	I.E.T			
R2	5'-9 1/2"	6'-3 5/8"	EXT	SG	D	1 3/4"	GL	SG	I.E.T			

REPLACEMENT WINDOW SCHEDULE - BEFORE ORDERING, SEE FLOOR PLANS & EXT. ELEV. FOR MORE INFO.										
MARK	SIZE - SEE NOTE 13		ASSM.	MATERIALS			BUG SCR.	NOTES		
	W	H		FRM	SASH	GLS				
R1	2'-10 1/2"	4'	C	SG	SG	I.E	-			
R2	2'-10 1/2"	1'-10 1/4"	FS	SG	-	I.E	-			
R3	5'-10 1/4"	2'-11 1/8"	FS	SG	-	I.E	-			
R4	5'-10 1/4"	6'-4"	FS	SG	-	I.E.T	-			
R5	5'-10 1/4"	4'-1/8"	FS	SG	-	I.E	-			
R6	2'-7 5/8"	6'-1 1/8"	FS	SG	-	I.E.T	-			
R7	2'-7 5/8"	4'-8 1/8"	FS	SG	-	I.E	-			
R8	2'-7 5/8"	4'-8 1/8"	FS	SG	-	I.E	-			
R9	2'-7 5/8"	6'-1 1/8"	FS	SG	-	I.E.T	-			
R10	5'-10 1/4"	6'-4"	FS	SG	-	I.E.T	-			
R11	5'-10 1/4"	4'-1/8"	FS	SG	-	I.E	-			
R12	5'-10 1/4"	2'-11 1/4"	FS	SG	-	I.E	-			
R13	2'-10 1/2"	4'	C	SG	SG	I.E	-			
R14	2'-10 1/2"	1'-10 1/4"	FS	SG	-	I.E	-			
R15	1'-4"	4"	FS	SG	-	I.E	-			
R16	1'-4"	4"	FS	SG	-	I.E	-			
R17	1'-4"	4"	FS	SG	-	I.E	-			
R18	1'-4"	4"	FS	SG	-	I.E	-			
R19	1'-4"	4"	FS	SG	-	I.E	-			
R20	1'-4"	4"	FS	SG	-	I.E	-			
R21	1'-4"	4"	FS	SG	-	I.E	-			
R22	1'-4"	4"	FS	SG	-	I.E	-			
R23	1'-4"	4"	FS	SG	-	I.E	-			
R24	1'-4"	4"	FS	SG	-	I.E	-			
R25	1'-4"	4"	FS	SG	-	I.E	-			
R26	1'-4"	4"	FS	SG	-	I.E	-			

NEW WINDOW SCHEDULE - BEFORE ORDERING, SEE FLOOR PLANS & EXT. ELEV. FOR MORE INFO.										
MARK	SIZE - SEE NOTE 13		ASSM.	MATERIALS			BUG SCR.	NOTES		
	W	H		FRM	SASH	GLS				
N1	2'-6 3/4"	10 5/8"	FS	SG	-	I.E	-			
N2	2'-5 1/2"	1'-3 1/4"	FS	SG	-	I.E	-			
N3	2'-5 1/2"	10 5/8"	A	SG	SG	I.E	-			
N4	1'-8 1/8"	1'-9 3/8"	FS	SG	-	I.E	-			
N5	3'-9 1/2"	1'-9 3/8"	FS	SG	-	I.E	-			
N6	3'-9 1/2"	1'-9 3/8"	FS	SG	-	I.E	-			
N7	2'-10 1/2"	1'-2 1/8"	A	SG	SG	I.E	-			
N8	2'-10 1/2"	7 3/8"	FS	SG	-	I.E	-			
N9	3'-9 1/2"	1'-3 1/4"	FS	SG	-	I.E	-			
N10	3'-9 1/2"	1'-2 5/8"	FS	SG	-	I.E	-			
N11	2'-10 1/4"	1'-3 1/8"	FS	SG	-	I.E	-			
N12	2'-7"	2'-3 1/2"	FS	SG	-	I.E	-			
N13	1'-4"	4"	FS	SG	-	I.E	-	SILL TO HAVE MIN. 8" CLEARANCE FROM GRADE, V.I.F.		
N14	1'-4"	4"	FS	SG	-	I.E	-	SILL TO HAVE MIN. 8" CLEARANCE FROM GRADE, V.I.F.		
N15	1'-4"	4"	FS	SG	-	I.E	-	SILL TO HAVE MIN. 8" CLEARANCE FROM GRADE, V.I.F.		
N16	1'-4"	4"	FS	SG	-	I.E	-	SILL TO HAVE MIN. 8" CLEARANCE FROM GRADE, V.I.F.		
N17	1'-4"	4"	FS	SG	-	I.E	-	SILL TO HAVE MIN. 8" CLEARANCE FROM GRADE, V.I.F.		
N18	1'-4"	4"	FS	SG	-	I.E	-	SILL TO HAVE MIN. 8" CLEARANCE FROM GRADE, V.I.F.		

- WINDOW, DOOR AND SKYLIGHT NOTES**
- ALL PREFAB WINDOWS AND DOORS SHALL BE SIZED FOR 2X4 CONSTRUCTION.
 - SEE 1/A5.0 FOR TYPICAL WINDOW FLASHING PROCEDURE. 1/A5.0 SHALL ALSO APPLY TO DOOR HEAD AND JAMB FLASHING.
 - CONTRACTOR SHALL VERIFY ALL WINDOW AND DOOR DIMENSIONS TWO WEEKS PRIOR TO ORDERING/MANUFACTURING WINDOW AND/OR DOOR ASSEMBLIES. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
 - CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO ORDERING/MANUFACTURING WINDOW AND/OR DOOR ASSEMBLIES.
 - FOR HARDWARE ORIENTATION SEE DRAWINGS. FOR HARDWARE SEE SPECIFICATIONS.
 - INSULATE ALL GAPS BETWEEN ROUGH FRAMING AND WINDOW/DOOR FRAMES.
 - DIMENSIONS OF (E) WINDOWS AND DOORS ARE APPROXIMATE AND BASED ON NOMINAL SIZES AS OBSERVED BY ARCHITECT.
 - CONTRACTOR SHALL NOTE REQUIRED MINIMUM U-VALUES OF WINDOWS AND DOORS ON FORM CF-1R OF TITLE 24 ENERGY.
 - SLEEPING ROOMS SHALL HAVE AT LEAST ONE WINDOW WITH THE SILL BELOW 44" A.F.F. AND THAT MEETS OR EXCEEDS THE FOLLOWING DIMENSIONS: CLEAR OPENABLE AREA OF 5.7 S.F. (OR 5 S.F. FOR ESCAPE WINDOWS AT GRADE OR IN BASEMENTS), CLEAR OPENABLE WIDTH OF 20", AND CLEAR OPENABLE HEIGHT OF 24". BOTTOM OF CLEAR OPENING SHALL NOT BE GREATER THAN 44" MEASURED FROM FINISHED FLOOR.
 - DOORS FROM GARAGE TO HOUSE SHALL BE 20-MINUTE FIRE-RATED SELF-CLOSING, SELF-LATCHING DOORS WITH SMOKE GASKET SEAL.
 - EXTERIOR DOOR DIMENSIONS LISTED ARE UNIT SIZES, ASSUME 3/8" SHIM @ HEAD & JAMBS. INTERIOR DOOR DIMENSIONS LISTED ARE NOMINAL SIZES.
 - WINDOW DIMENSIONS LISTED ARE UNIT SIZES, ASSUME 3/8" SHIM @ ALL SIDES.

KEY FOR INTERPRETING WINDOW & SKYLIGHT ASSEMBLIES (ASSM.):	KEY FOR INTERPRETING DOOR CORES (CORE):	KEY FOR INTERPRETING DOOR TYPES (TYPE):	KEY FOR INTERPRETING WINDOW, DOOR, FRAME & CASING MATERIALS (MATL.):	KEY FOR INTERPRETING GLASS TYPES (GLS.):
A - AWNING	GL - GLASS DOOR	B - BYPASS DOOR	AL - ALUMINUM	E - LOW E
B - PREFAB POP-OUT/BAY	HC - HOLLOW CORE	BF - BIFOLD DOOR	CS - COMPOSITE	FR - 3/4-HOUR FIRE RATED CLEAR WITH NO MUNTINS OR WIRES
C - CASEMENT	HM - HOLLOW METAL	BR - BARN DOOR	DF - DOUGLAS FIR	H - HIGH PERFORMANCE (INSULATED, LOW E)
DH - DOUBLE HUNG	L - LOUVER	D - DOUBLE DOOR	FI - FIBERGLASS	I - DOUBLE-GLAZED INSULATED
F - FIXED	SC - SOLID CORE	G - GARAGE DOOR	GL - GLASS	LS - LAMINATED SAFETY
FS - FIXED FIELD STOP	S/R - STILE AND RAIL	P - POCKET DOOR	M - MAHOGANY	OB - OBSCURED
HS - HORIZONTAL SLIDER		PV - PIVOT DOOR	O - OAK	S - SINGLE PANE
H - HOPPER		S - SWING DOOR	P - PINE	T - TEMPERED
J - JALOUSIE		SD - SLIDING DOOR	PG - PAINT GRADE	
O - OPERABLE			S - STEEL	
SH - SINGLE HUNG			V - VINYL	
TT - TILT TURN			SG - STAIN GRADE	
			WC - SOLID WOOD W/ CLADDING	



1 TYP. FIELD-STOP WINDOW FLASHING SEQUENCE
A5.0 SCALE: 1" = 1'-0"

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KLOPF ARCHITECTURE

LICENSED ARCHITECT
C-37607
STATE OF CALIFORNIA

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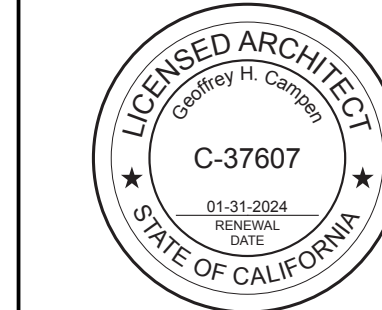
AUDIOVISUAL CONSULTANT
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Sound/Vision
27 Commercial Blvd., Suite A,
Novato, CA 94949
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INVERNESS REMODEL AND ADDITION
49 DRAKES SUMMIT RD.
INVERNESS, CA 94937
A.P.N. 114-320-03

Accepted For Owner By:

#	DATE	DESCRIPTION
1	09/25/23	PLANNING REVIEW
1	12/22/23	PLANNING REV. 1
2	02/19/24	PLANNING REV. 2

Checked by: Drawn by:
ET ST, RD
Project No: Issue Date:
2222 02/19/24



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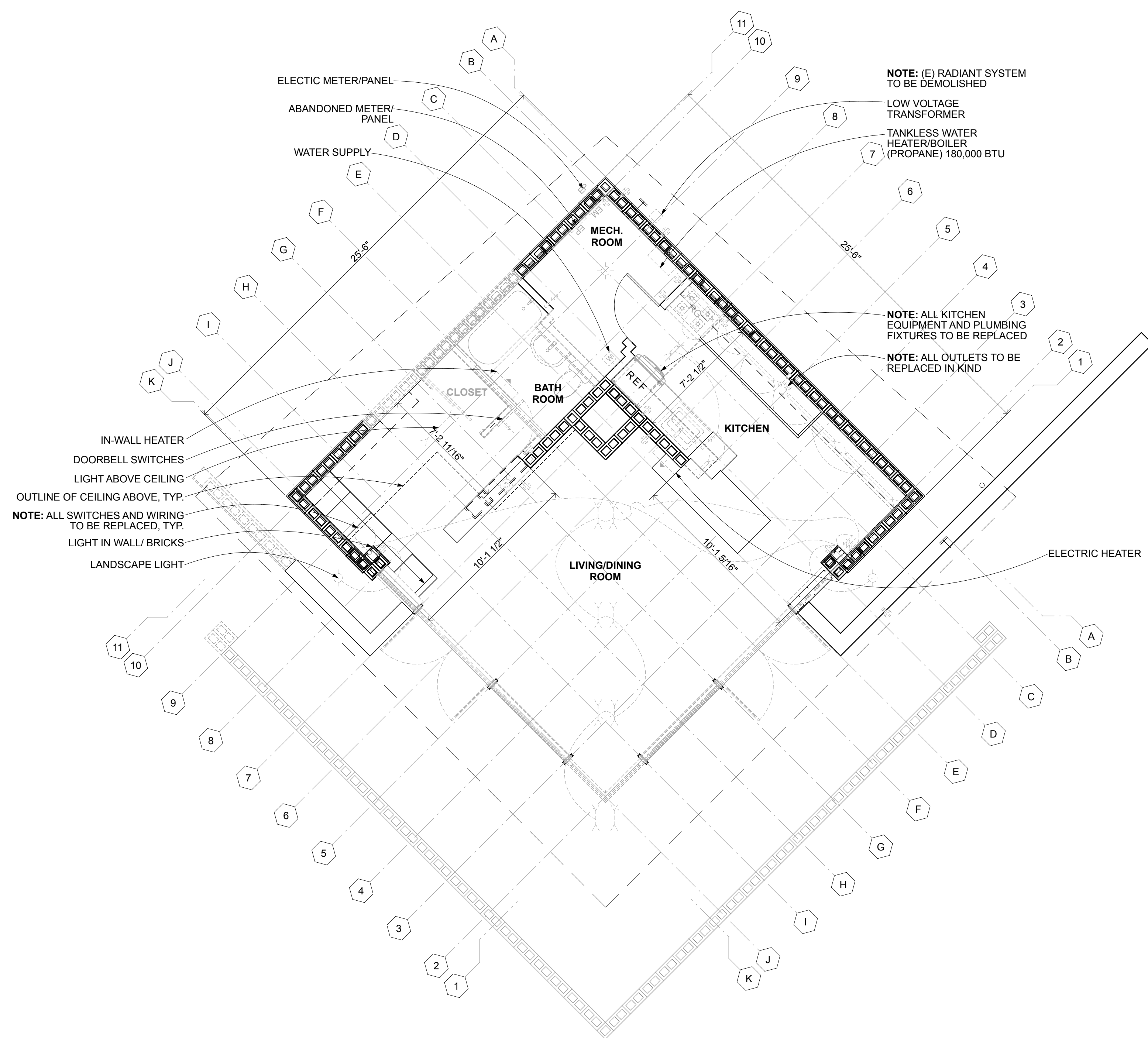
Project No: Issue Date:
 2222 02/19/24



**EXISTING M.E.P.
 PLAN, M.E.P.
 SCHEDULES**

A7.0

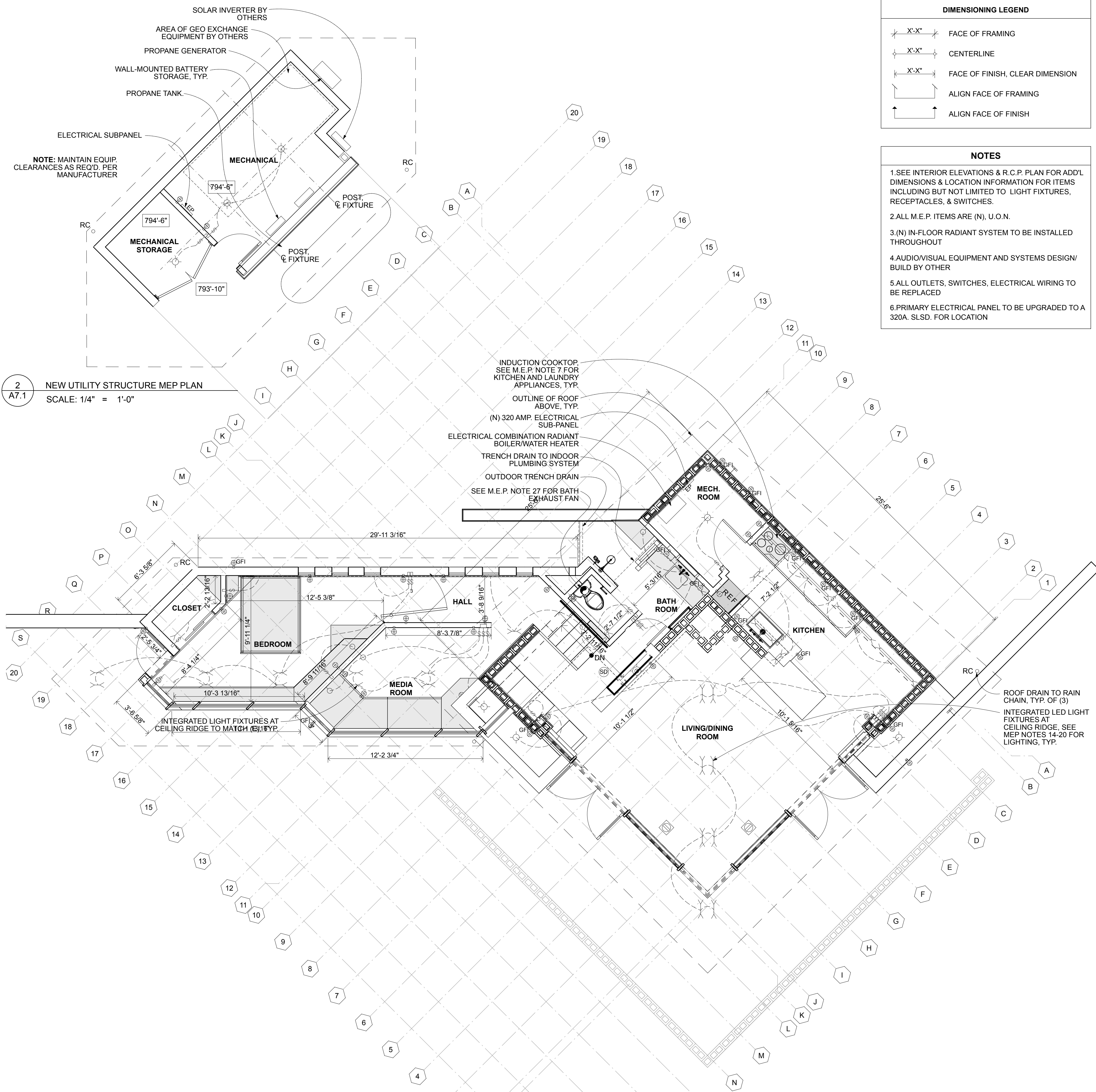
MECHANICAL, ELECTRICAL, AND PLUMBING SYMBOLS	
▲	SHOWER HEAD
⊥	HOSE BIB
⊕	AREA DRAIN
⊙	SMOKE DETECTOR, IF (N) OR (R) THEN 120 V W/ BATTERY BACKUP
⊙	CARBON MONOXIDE DETECTOR
⊙	COMBINED CARBON MONOXIDE DETECTOR & SMOKE DETECTOR, IF (N) OR (R) THEN 120 V W/ BATTERY BACKUP
⊙	JUNCTION BOX
⊥	SETBACK THERMOSTAT CONTROL
F	FAN TIMER SWITCH/HUMIDISTAT CONTROLS
⊥	SINGLE-POLE TOGGLE DIMMER SWITCH
⊥	SINGLE-POLE TOGGLE SWITCH, NON-DIMMER
⊥	THREE-WAY TOGGLE DIMMER SWITCH
⊥	SINGLE-POLE TOGGLE SWITCH W/ MOTION SENSOR
⊥	SINGLE-POLE TOGGLE SWITCH W/ VACANCY SENSOR
⊥	ASTRONOMICAL TIMER SWITCH WITH MANUAL OVERRIDE; SWITCH SHALL AUTOMATICALLY REACTIVATE AUTO CONTROL WITHIN 6 HOURS
⊥	EXTERIOR SINGLE-POLE TOGGLE SWITCH
A	ASTRONOMICAL TIMER
M	MOTION/PHOTO SENSOR
D	DATA RECEPTACLE
T	TELEPHONE RECEPTACLE
TV	CABLE TV RECEPTACLE
⊕	15A 3PG 125V DUPLEX, IF (N) OR (R) THEN AFCI & TAMPER RESISTANT LISTED
⊕	15A 3PG 125V DUPLEX RECEPTACLE W/ INTEGRATED USB PORT
⊕	UNGROUNDDED DUPLEX RECEPTACLE
⊕	15A 3PG 125V QUAD, IF (N) OR (R) THEN AFCI & TAMPER RESISTANT LISTED
⊕	SWITCHABLE 15A 3PG 125V DUPLEX RECEPTACLE, IF (N) OR (R) THEN AFCI & TAMPER RESISTANT LISTED
GFI	15A 3PG 125V DUPLEX GFCI RECEPTACLE, IF (N) OR (R) THEN TAMPER RESISTANT LISTED
220V	20A 3PG 220V DUPLEX RECEPTACLE, IF (N) OR (R) THEN TAMPER RESISTANT LISTED
WP GFI	15A 3PG 125V DUPLEX WEATHERPROOF GFCI RECEPTACLE
GFI	UNDER-COUNTER PLUGMOLD STRIP - 15A 3PG 125V GFCI RECEPTACLE, IF (N) OR (R) THEN TAMPER RESISTANT LISTED
GM	15A 3PG 125V FLOOR DUPLEX RECEPTACLE, IF (N) OR (R) THEN AFCI & TAMPER RESISTANT LISTED
GM	GAS METER
EM	ELECTRIC METER
EP	ELECTRICAL PANEL
⊕	TRACK-MOUNTED FIXTURE
⊕	LINEAR HIGH-EFFICACY FIXTURE
⊕	UNDER-CABINET LINEAR HIGH-EFFICACY FIXTURE
⊕	CEILING-MOUNTED FIXTURE
⊕	WALL-MOUNTED FIXTURE
⊕	PENDANT FIXTURE
⊕	RECESSED FIXTURE
⊕	SHIELDED STEP-LIGHT
⊕	ADJUSTABLE RECESSED FIXTURE
⊕	LIGHT / EXHAUST FAN COMBO - IF (N) OR (R) THEN SEE M.E.P. NOTE #27
⊕	BATHROOM EXHAUST FAN - IF (N) OR (R) THEN SEE M.E.P. NOTE #27
⊕	FORCED AIR REGISTER
⊕	FORCED AIR RETURN
FV	FOUNDATION VENT
GV	GARAGE VENT
	RADIANT MANIFOLD
DB	DOORBELL
⊕	SPEAKER
⊕	CAMERA



1
 A7.0 EXISTING MAIN LEVEL MEP PLAN
 SCALE: 1/4" = 1'-0"

MECHANICAL, ELECTRICAL, AND PLUMBING NOTES	
GENERAL:	
1. HVAC CONTRACTOR, PLUMBING CONTRACTOR, AND ELECTRICAL CONTRACTOR SHALL EACH REVIEW FULL SETS OF DOCUMENTATION, INCLUDING SPECIFICATIONS, FOR THE WORK, AND SHALL BE HELD ACCOUNTABLE FOR APPLICABLE PORTIONS THEREOF.	
ELECTRICAL:	
2. ENSURE NO INTERIOR CONDUIT FOR LINE VOLTAGE AND/OR LOW VOLTAGE WILL BE VISIBLE U.O.N. SEE PLANS AND INTERIOR ELEVATIONS FOR PARTIAL-HEIGHT WALLS, ETC.	
3. SMOKE DETECTORS SHALL BE POWERED BY BUILDING WIRING CURRENT WITH BATTERY BACKUP, AND SHALL BE INTERCONNECTED SUCH THAT ACTUATION OF ONE ALARM SHALL ACTUATE ALL ALARMS.	
4. SMOKE DETECTORS SHALL BE LISTED AS COMPLYING WITH UL 217, AND SHALL BE TESTED AND MAINTAINED PER MANUFACTURER'S INSTRUCTIONS, AND SHALL BE REPLACED 10 YEARS FROM DATE OF MANUFACTURE OR IF NO LONGER FUNCTIONING.	
5. ALL SMOKE DETECTORS LOCATED WITHIN 20'-0" OF A KITCHEN SHALL BE PHOTOELECTRIC DETECTORS OR ALARMS PER PAMC 15.04.275.	
6. CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034 AND COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH BOTH UL 217 AND UL 2034.	
7. PROVIDE SEPARATE 20 AMP CIRCUITS TO EACH KITCHEN APPLIANCE, AND TO EACH PAIR OF LAUNDRY APPLIANCES AND/OR PROVIDE 240V RECEPTACLE AND 40 AMP CIRCUIT FOR ELECTRIC DRYER. -SEE RESIDENTIAL EQUIPMENT SCHEDULE FOR DRYER TYPE. RECEPTACLES NOT SHOWN.	
8. PROVIDE (2) SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN THAT ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, AND SIMILAR AREAS.	
9. RECEPTACLES IN NEW/ALTERED BATHROOMS AND KITCHENS SHALL BE GROUND-FAULT CIRCUIT INTERRUPTOR (GFCI) AND ARC-FAULT CIRCUIT INTERRUPTOR (AFCI).	
10. EXTERIOR RECEPTACLES SHALL BE WATERPROOF GFCI-PROTECTED.	
11. AN ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL RECEPTACLES IN THE HOUSE EXCEPT UNMODIFIED EXISTING CIRCUITS. CEC 210-120 ARC-FAULT CIRCUITS SHALL BE COMBINATION-TYPE ARC FAULT.	
12. ALL RECEPTACLES 125V, 15A, 20A SHALL BE TAMPER RESISTANT.	
13. DEDICATED 20-AMP CIRCUIT IS REQUIRED TO SERVE THE REQUIRED BATHROOM OUTLETS. THE CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION-WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM OUTLET FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.) CEC ART. 210-52	
LIGHTING:	
14. CONFIRM LOCATIONS OF CEILING AND WALL-MOUNTED LIGHT FIXTURES WITH THE ARCHITECT PRIOR TO INSTALLATION.	
15. LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES OR OTHER WET/DAMP LOCATIONS SHALL BE RATED FOR SUCH LOCATIONS.	
16. ALL LIGHTING FIXTURES TO BE HIGH-EFFICACY (PER 2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS.) ALL LIGHTING TO HAVE JA8 COMPLIANT LAMP OR FIXTURE. ALL SCREW AND GU-24 LED PIN BASED LUMINAIRES MUST CONTAIN JA8 COMPLIANT LAMPS. RECESSED DOWNLIGHTS ARE NOT PERMITTED TO BE SCREW BASED.	
17. FORWARD PHASE-CUT DIMMER SWITCHES THAT ARE COMBINED WITH ONE OR MORE DIMMABLE LED LIGHT ENGINES SHALL MEET COMPATIBILITY REQUIREMENTS PER NEMA SSL 7A.	
18. ALL INTERIOR LIGHTING MUST BE CONTROLLED BY A VACANCY SENSOR OR DIMMER EXCEPT IN HALLWAYS OR CLOSETS. ALL UNDER CABINET LIGHTING MUST BE SWITCHED SEPARATELY FROM OTHER LIGHTING IN THE HOME.	
19. AT LEAST ONE LIGHT IN BATHROOMS / LAUNDRY ROOMS / GARAGE MUST BE CONTROLLED BY A VACANCY SENSOR.	
20. ALL EXTERIOR BUILDING MOUNTED LIGHTING MUST BE CONTROLLED BY ONE OF THE FOLLOWING: 1. PHOTOCELL AND MOTION SENSOR, 2. PHOTOCELL AND TIMER, 3. ASTRONOMICAL TIMER, 4. ENERGY MANAGEMENT CONTROL SYSTEM. EXTERIOR LIGHTING MANUAL OVERRIDE SWITCH PERMITTED, AS LONG AS OVERRIDE AUTOMATICALLY REACTIVATES AUTO CONTROL WITHIN 6 HOURS.	
PLUMBING:	
21. PROVIDE NON-REMOVABLE BACKFLOW PREVENTION DEVICE ON ALL NEW/ALTERED EXTERIOR HOSE BIBS AND LAWN SPRINKLER/IRRIGATION SYSTEMS (IF ANY).	
22. SHOWER AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE.	
23. TOILETS MUST HAVE MAX. FLUSH CAPACITY OF 1.28 GALLONS. SHOWER HEADS TO HAVE MAX. 1.8 GPM CAPACITY. LAVATORY FAUCETS TO HAVE MAX. 1.2 GPM CAPACITY. KITCHEN FAUCETS TO HAVE MAX. 1.8 GPM CAPACITY AS DEFAULT. W/ TEMPORARY INCREASES TO 2.2 GPM ALLOWED. ALL NEW AND EXISTING NON-COMPLIANT FIXTURES SHALL BE REPLACED WITH FIXTURES THAT COMPLY WITH THESE LIMITS.	
24. TANK WATER HEATERS TO BE SEISMICALLY ANCHORED AS FOLLOWS. INCLUDE ANCHORS OR STRAPS AT POINTS WITHIN THE UPPER AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSION. THE LOWER ANCHOR/STRAP SHALL BE LOCATED TO MAINTAIN A MINIMUM DISTANCE OF 4 INCHES ABOVE THE CONTROLS.	
25. PROVIDE PRESSURE-RELIEF PIPING AT NEW / ALTERED TANK HOT WATER HEATER(S).	
MECHANICAL:	
26. ALL ROOMS CONTAINING A SHOWER AND/OR TUB SHALL HAVE A MECHANICAL EXHAUST FAN.	
27. ALL BATHROOM EXHAUST FANS SHALL BE OPERATED BY A READILY ACCESSIBLE HUMIDISTAT. SHALL PROVIDE A MINIMUM OF 5 AIR CHANGES PER HOUR, AND SHALL BE ENERGY STAR RATED AEROPURE VSF 110DMH.	
28. DRYER MOISTURE VENTS SHALL TERMINATE OUTSIDE THE BUILDING AND BE EQUIPPED WITH BACKDRAFT DAMPERS.	

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⊥	GARAGE VENT
⊥	RADIANT MANIFOLD
⊥	DOORBELL
⊥	SPEAKER
⊥	CAMERA



2 A7.1 NEW UTILITY STRUCTURE MEP PLAN
SCALE: 1/4" = 1'-0"

1 A7.1 ALTERED MAIN LEVEL MEP PLAN
SCALE: 1/4" = 1'-0"

DIMENSIONING LEGEND	
↔ X'-X" ↔	FACE OF FRAMING
↔ X'-X" ↔	CENTERLINE
↔ X'-X" ↔	FACE OF FINISH, CLEAR DIMENSION
↔ X'-X" ↔	ALIGN FACE OF FRAMING
↔ X'-X" ↔	ALIGN FACE OF FINISH

NOTES	
1.	SEE INTERIOR ELEVATIONS & R.C.P. PLAN FOR ADD'L DIMENSIONS & LOCATION INFORMATION FOR ITEMS INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES, RECEPTACLES, & SWITCHES.
2.	ALL M.E.P. ITEMS ARE (N), U.O.N.
3.	(N) IN-FLOOR RADIANT SYSTEM TO BE INSTALLED THROUGHOUT
4.	AUDIO/VISUAL EQUIPMENT AND SYSTEMS DESIGN/ BUILD BY OTHER
5.	ALL OUTLETS, SWITCHES, ELECTRICAL WIRING TO BE REPLACED
6.	PRIMARY ELECTRICAL PANEL TO BE UPGRADED TO A 320A. SLSD. FOR LOCATION

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LICENSED ARCHITECT
C-37607
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M.E.P. PLAN, NOTES, AND DETAILS
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