

# HAYES ADDITION, ADU & GUEST HOUSE

## INVERNESS, CALIFORNIA

PLANNING SUBMISSION  
03.07.2024

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ARCHI  
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PROJECT ADDRESS:  
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INVERNESS, CA 93937

ISSUANCE:  
PLANNING SUBMISSION #1 03.07.2024

SHEET REVISIONS



PROPOSED ADDITION



PROPOSED ADU & GUEST HOUSE

PROJECT DIRECTORY

OWNER	KEN HAYES & KATHY BARKER 130 SPRINGDALE WAY EMERALD HILLS, CA 94062 (850) 364.4072 PH / (415) 203.2597 CELL KHAYES@THEHAYESGROUP.COM
ARCHITECT	HAYES GROUP ARCHITECTS, INC 2657 SPRING STREET REDWOOD CITY, CA 94063 (850) 365.0600 PH / (415) 203.2597 CELL CONTACT: KEN HAYES (x15) KHAYES@THEHAYESGROUP.COM
GENERAL CONTRACTOR	TBD
STRUCTURAL ENGINEER	STRANDBERG ENGINEERING 1511 15TH STREET SAN FRANCISCO, CA 94103 (415) 778.8726 PH CONTACT: DAVID STRANDBERG DAVID@STRANDBERGENG.COM
CIVIL ENGINEER	CLARK CIVIL ENGINEERING, INC P.O. BOX 143, NICASIO, CA 94946 (415) 295.4450 PH CONTACT: WILLIAM CLARK WCLARK@CLARKCIVIL.COM
LANDSCAPE ARCHITECT	TBD
SURVEYOR	L.A STEVENS & ASSOCIATES INC. 7 COMMERCIAL BLVD. SUITE 1 NOVATO, CA 94949 (415) 382.7713 PH CONTACT: LARRY STEVENS LARRY@LASTEVENSINC.COM
ARBORIST	URBAN FORESTRY ASSOCIATES, INC. 209 SAN ANSELMO AVE., SAN ANSELMO, CA 94960 (805) 748.3124 CELL CONTACT: BEN ANDERSON BEN@URBANFORESTRYASSOCIATES.COM
BIOLOGIST	HUFFMAN-BROADWAY GROUP, INC. 523 4TH ST. STE224 SAN RAFAEL, CA 94901 (415) 925.2000 PH CONTACT: GARY DEGHI GDEGHI@HBGROUP.COM

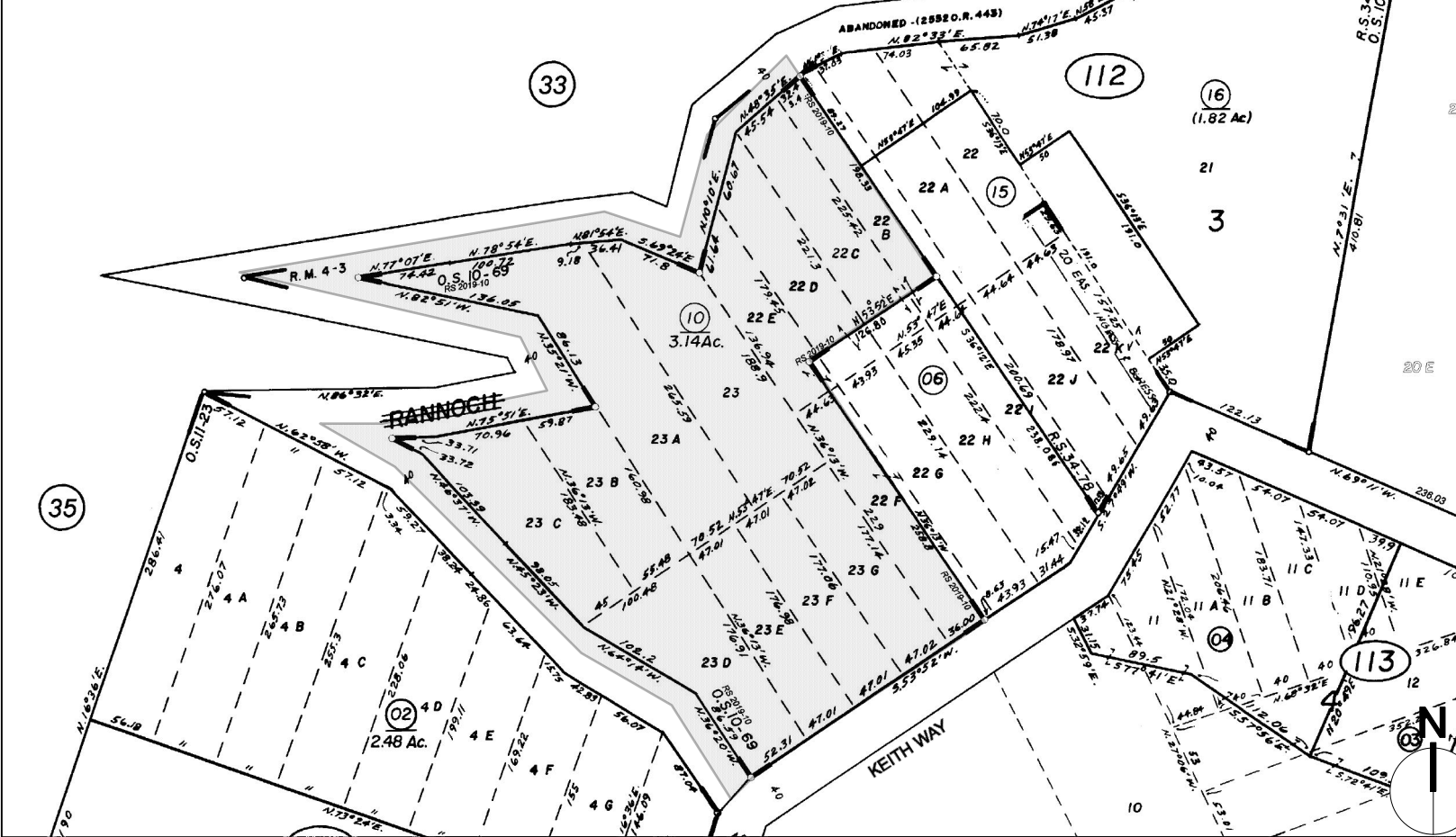
PROJECT INFORMATION

PROJECT DESCRIPTION:	PROPOSED ADDITION TO MAIN RESIDENCE , NEW CATEGORY 1 ACCESSORY DWELLING UNIT AND NEW GUEST HOUSE.
APN / SITE AREA:	112-112-10 / +/- 3.8 AC
SITE LATITUDE	38° 5' 22"N
SITE LONGITUDE	122° 54' 22"W
ZONING:	C-RSP-33 - RESIDENTIAL, SINGLE FAMILY PLANNED, COASTAL ZONE
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	V-B
BUILDING CODES:	2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) 2022 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS) 2022 CALIFORNIA ENERGY CODE ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS & REGULATIONS
FIRE SPRINKLER:	MAIN HOUSE: NONE PROVIDED; EXEMPT PER MCC16.16.040. (FIRE SPRINKLERS NOT REQUIRED FOR ADDITIONS < 50% OF EXISTING AREA) ADU: FULLY SPRINKLERED GUEST HOUSE: FULLY SPRINKLERED
ENERGY:	ALL-ELECTRIC @ (N) ADU & GUEST HOUSE SUPPLEMENTAL SOLAR PV ARRAY @ (N) ADU & GUEST HOUSE (E) GAS SERVICE @ (E) HOUSE TO REMAIN
GREEN BUILDING:	ADDITION TO COMPLY W/ CALGREEN MANDATORY MEASURES FOR RESIDENTIAL PROJECT, (N) ADU & GUEST HOUSE TO COMPLY W/ CALGREEN TIER 1 MEASURES FOR RESIDENTIAL PROJECTS

WILDLAND URBAN INTERFACE

- THE PARCEL IS LOCATED IN A "VERY HIGH" FIRE HAZARD SEVERITY ZONE
- ALL WORK SHALL BE IN COMPLIANCE WITH CBC CHAPTER 704A, CRC SEC. 337, AND CA REFERENCED STANDARDS CODE 12-7A
- ALL EXTERIOR WINDOWS, GLAZED OPENINGS & GLAZED DOORS SHALL BE INSULATED GLASS UNITS W/ A MIN. OF (1) TEMPERED PANE OR HAVE A FIRE RESISTIVE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257
- ALL EXTERIOR DOORS SHALL BE APPROVED NON-COMBUSTIBLE OR IGNITION RESISTANT MATERIAL OR SOLID CORE WOOD HAVING STILES & RAILS NOT LESS THAN 1.375 INCH THICK OR SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES
- ALL NEW ROOFS SHALL BE CLASS B OR HIGHER
- ALL DECKING, LANDING, PORCHES, AND BALCONIES WHERE ANY PORTION IS WITHIN 10FT OF THE STRUCTURE MUST BE CONSTRUCTED OF IGNITION-RESISTANT MATERIALS AND PASS PERFORMANCE OF SFM 12-7A-4 PARTS A & B OR CONSTRUCTED BY HEAVY TIMBER, EXTERIOR FIRE-RETARDANT-TREATED WOOD OR APPROVED NON-COMBUSTIBLE MATERIALS
- ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER
- ROOF & ATTIC VENTS SHALL BE DESIGNED TO RESIST THE INTRUSION OF FRAME AND BURNING EMBERS THRU THE VENTILATION OPENINGS AND SHALL BE PROTECTED BY CORROSION RESISTANT, NON-COMBUSTIBLE WIRE MESH WITH A MIN. OF 1/16" AND MAX. OF 1/8" OPENINGS

PARCEL MAP



VICINITY MAP

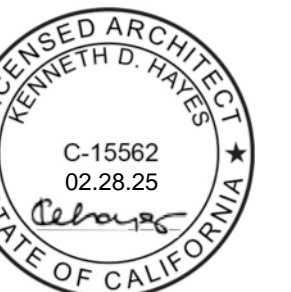


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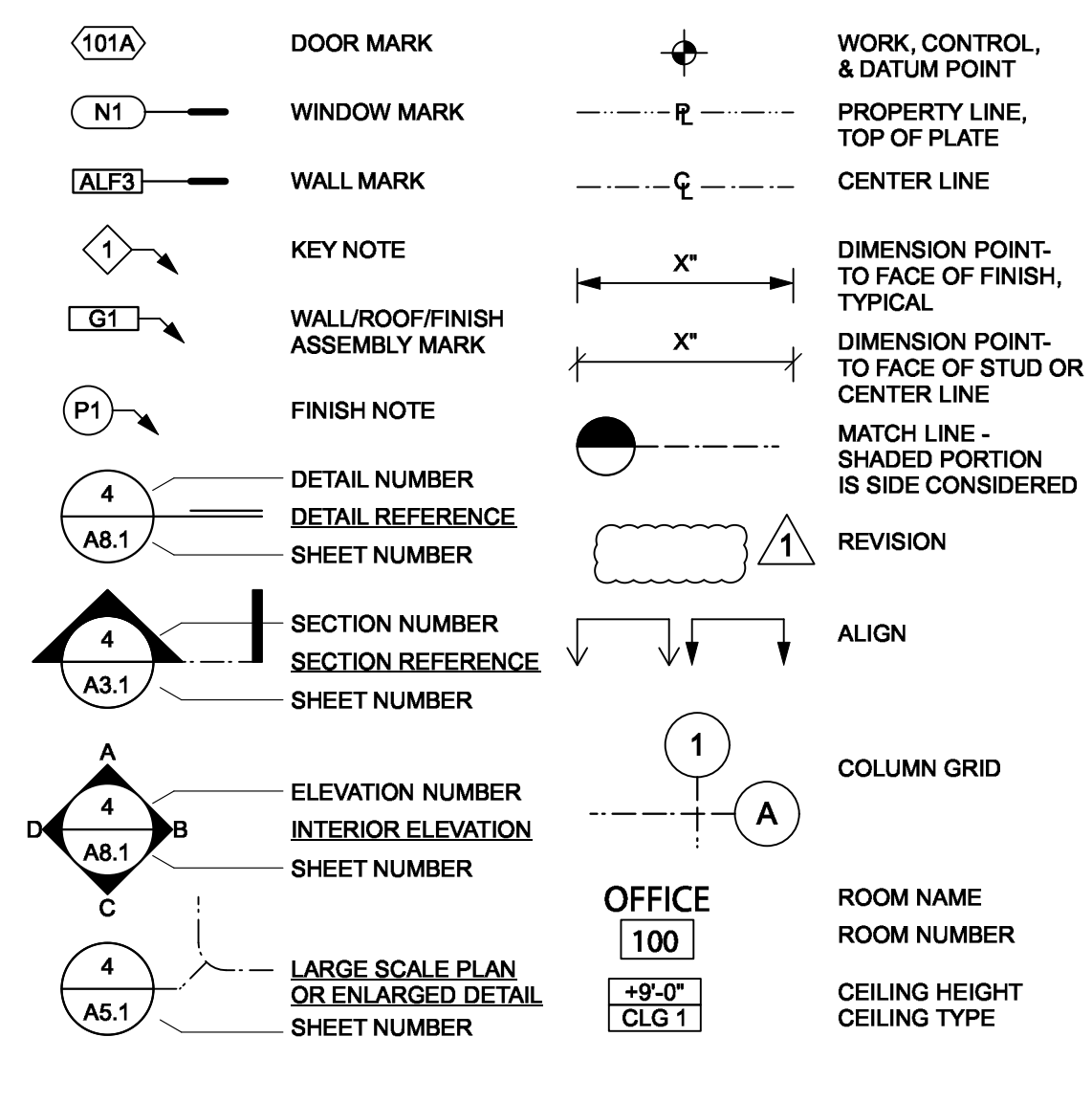
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RESIDENTIAL DEMO & EXCAVATION NOTES

- 1. FOR ADDITIONAL NOTES SEE SITE PLAN.
2. THE INTENT OF THE SITE PLAN IS TO SHOW THE GENERAL NATURE OF THE SCOPE OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE JOB SITE TO VERIFY THE EXISTING CONDITION. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
3. COMPLY WITH BAY AREA AIR QUALITY BOARDS REQUIREMENTS FOR DEMOLITION.
4. COMPLY WITH MUNICIPAL BEST PRACTICES FOR EROSION AND POLLUTION PREVENTION.
5. COMPLY WITH ANSI A10.6 "AMERICAN NATIONAL STANDARD SAFETY REQUIREMENTS FOR DEMOLITION".
6. SEE OWNER FOR DEMOLISHED ITEMS TO BE SALVAGED FOR REUSE. ALL OTHER DEMOLISHED ITEMS BECOME PROPERTY OF THE GENERAL CONTRACTOR.
7. DISPOSE OF ALL DEMOLISHED OR REMOVED MATERIALS LEGALLY OFF THE SITE. COMPLY WITH ALL LOCAL HAULING, DISPOSAL, CONSTRUCTION WASTE MANAGEMENT AND RECYCLING REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS & FEES.
8. ANY ITEM IDENTIFIED TO BE DEMOLISHED, REMOVED OR RELOCATED IS TO BE COMPLETELY REMOVED, INCLUDING BUT NOT LIMITED TO ANY CONCEALED ITEMS (PIPES, CURBS, FRAMING, BEAMS, FASTENERS, ETC.). ALL ITEMS WITHIN A DEMOLISHED AREA THAT MUST BE REROUTED IN ORDER TO MAINTAIN CONTINUITY SHALL BE DONE SO IN ACCORDANCE WITH APPROPRIATE SECTIONS IN THE PROJECT MANUAL. IF NO SPECIFICATION CAN BE FOUND WITHIN THE PROJECT MANUAL, THEN CONTINUITY SHALL BE MAINTAINED BY CURRENT STANDARD METHODS FOR CONSTRUCTION BUT NOT LESSER IN QUALITY THAN EXISTING.
9. PERFORM ALL DEMOLITION IN AN ORDERLY MANNER. CAUSE NO DAMAGE TO EXISTING CONSTRUCTION TO REMAIN. TAKE CARE NOT TO ENCRoACH ON ADJACENT OCCUPIED AREAS. PROTECT ALL EXISTING FINISHES, DOORS, FRAMES, ETC. WHICH ARE TO REMAIN.
10. USE ALL MEANS NECESSARY TO PREVENT THE SPREAD OF DUST TO ADJACENT AREAS. CONTRACTOR TO VERIFY EXISTING THROUGH WALL PENETRATIONS AND SEAL AS REQUIRED PRIOR TO DEMOLITION.
11. CONDUCT DEMOLITION OPERATIONS & THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH STREETS, WALKS, & OTHER ADJACENT OCCUPIED OR USED FACILITIES. ALL DEMOLITION ACTIVITIES TO BE COORDINATED W/ OWNER & SITE MANAGEMENT TEAM PRIOR TO DEMOLITION.
12. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. METER REMOVAL AND SERVICE DISCONNECT / RECONNECT ARE TO BE PERFORMED BY UTILITIES PERSONNEL ONLY.
13. UPON COMPLETION, CLEAN THE ENTIRE AREA OF DEMOLITION TO A TIDY, UNIFORM CONDITION REMOVING ALL DEBRIS, DUST PARTITIONS & ASSOCIATED MATERIALS USED DURING THE DEMOLITION.
14. SHOULD ANY UNIDENTIFIED ITEM BE ENCOUNTERED DURING DEMOLITION, DO NOT PROCEED UNTIL THE OWNER HAS BEEN NOTIFIED & DIRECTION HAS BEEN GIVEN.
15. SCHEDULE ALL SERVICE SHUTDOWNS WITH THE OWNER. NOTIFY OWNER A MINIMUM OF 72 HOURS PRIOR TO ANY SHUTDOWNS OR COMPARE WITH OWNER'S REQUIREMENT OF MORE RESTRICTION.
16. CONFIRM WITH OWNER EXISTING ELECTRICAL / SECURITY / TELEPHONE / DATA SERVICES TO REMAIN DURING DEMOLITION. TRACE ALL LINES AND FIELD MARK TO REMAIN.
17. EXCAVATIONS FOR BASEMENTS MUST BE SHORED PER SOILS REPORT REQUIREMENTS AND CAL OSHA STANDARDS. CAL OSHA REQUIRES PERMITS FOR ALL EXCAVATIONS EXCEEDING 4' IN DEPTH.
18. EXCAVATIONS EXTENDING BELOW THE WATER TABLE MUST PROVIDE FOR PUMPING, DESALINATION, AND TRANSFERENCE OF GROUND WATER TO AN APPROVED LOCATION AS SPECIFIED BY PUBLIC WORKS IN AN APPROVED DEWATERING PLAN.

TYPICAL SYMBOL LEGEND



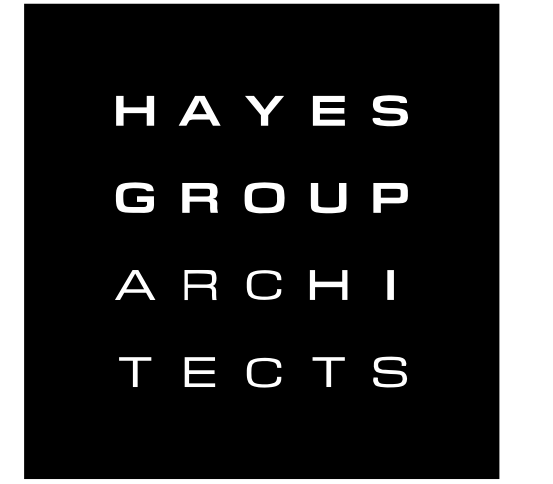
GENERAL NOTES

- 1. EXISTING CONSTRUCTION DATA WAS OBTAINED IN THE FIELD BY VISUAL MEANS ONLY. DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB SITE BY EACH CONTRACTOR. ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE WORK BEGINS OR SUPPLIES ARE ORDERED.
2. SEE ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN RELATING TO EXISTING CONSTRUCTION ARE APPROXIMATE. FIELD VERIFY ACTUAL DIMENSIONS.
3. ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH, & FACE OF FINISH, TO CENTERLINES OF COLUMNS & CENTERLINES OF DOORS AND OTHER SCHEDULED OPENINGS UNLESS OTHERWISE NOTED. GC SHALL VERIFY AND NOTIFY ARCHITECT OF ANY DISCREPANCY. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. REFER TO SYMBOL LEGEND ABOVE FOR COMMON GRAPHICAL CONVENTIONS.
4. THE CONTRACTOR SHALL VERIFY ELECTRICAL, MECHANICAL PLUMBING AND FIRE ALARM REQUIREMENTS BEFORE CONSTRUCTION BEGINS. ALL DISCREPANCIES BETWEEN ARCHITECTURAL AND CONSULTANT DRAWINGS SHALL BE CLARIFIED WITH THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
5. IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN OR DETAILED ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR.
6. WORK SHALL BE PERFORMED IN CONFORMANCE WITH LOCAL, COUNTY, STATE, AND FEDERAL CODES, LAWS AND REGULATIONS APPLICABLE TO THIS WORK, INCLUDING THE 2022 CAL. RESIDENTIAL CODE.
7. DEFERRED SUBMITTALS SHALL FIRST BE SUBMITTED TO THE PROJECT ARCHITECT AND OR ENGINEER FOR REVIEW AND COORDINATION. FOLLOWING THE COMPLETION OF PROJECT ARCHITECT/ENGINEER REVIEW AND APPROVAL, WHICH SHALL INCLUDE A LETTER STATING THIS REVIEW AND COORDINATION HAS BEEN PERFORMED AND COMPLETED AND PLANS AND CALCULATIONS FOR THE DEFERRED ITEMS ARE FOUND TO BE ACCEPTABLE (E.G. WITH REGARD TO GEOMETRY, LOAD CONDITIONS, ETC.) WITH NO EXCEPTIONS.
8. ANY ITEM OR WORK NOT NOTED AS "EXISTING" (E) SHALL BE NEW.
9. THE CONTRACTOR SHALL PROTECT THE AREA AND ALL NEW OR EXISTING MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC., AND SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC., AS REQUIRED TO PROTECT THE PUBLIC AND OWNERS DURING THE PERIOD OF CONSTRUCTION. SECURE THE HOME WHEN THE SITE IS UNATTENDED. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, OR EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE GENERAL CONTRACTOR.
10. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES, AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED. IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS WITHOUT WRITTEN PERMISSION OF THE BUILDING DEPARTMENT. STAMPING OF THESE PLANS AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO APPROVE THE VIOLATION OF ANY LAW OR ORDINANCE.
11. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE JOB SITE. THE CONTRACTOR SHALL LEAVE PREMISES AND ALL AFFECTED AREAS CLEAN AND IN AN ORDERLY MANNER READY FOR MOVE IN.
12. THE CONTRACTOR OR SUBCONTRACTORS SHALL SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES AND LICENSES REQUIRED FOR PROPER COMPLETION OF THE WORK. THE CONTRACTORS SHALL REQUEST ALL INSPECTIONS REQUIRED BY LOCAL GOVERNMENT AGENCIES AND COORDINATE THEIR WORK ACCORDINGLY.
13. THE CONTRACTOR SHALL COORDINATE ACCESS DOOR LOCATIONS (FOR CONCEALED ITEMS) WITH APPROPRIATE TRADES AND REVIEW WITH ARCHITECT PRIOR TO INSTALLATION.
14. THE CONTRACTOR SHALL PROVIDE BLOCKING, BACKING AND MISCELLANEOUS FRAMING FOR ATTACHMENT OF EQUIPMENT ACCESSORIES, TOWEL BARS, LIGHTING AND OTHER ELEMENTS TO ENSURE COMPLETE CONSTRUCTION.
15. THE CONTRACTOR SHALL COMPLY WITH MUNICIPAL CODE NOISE ORDINANCE REQUIREMENTS FOR WORK HOURS.
16. TREE PROTECTION MEASURES, WHEN REQUIRED, SHOULD BE IMPLEMENTED IN ACCORDANCE WITH THE TREE PROTECTION PLAN AND ARBORIST REPORT.
17. SPECIAL INSPECTION, WHEN REQUIRED, IS IN ADDITION TO ALL REQUIRED CITY INSPECTION. SEE STRUCTURAL DRAWINGS FOR SPECIAL INSPECTION REQUIREMENTS. STRUCTURAL OBSERVATION BY THE ENGINEER OF RECORD, WHEN REQUIRED, SHALL BE COMPLETED PRIOR TO CITY INSPECTION. NOTIFY OWNER AT LEAST 48 HOURS IN ADVANCE.
18. UPON PROJECT CLOSEOUT CONTRACTOR SHALL FURNISH ALL PRODUCT LITERATURE AND WARRANTY INFORMATION TO THE OWNERS.

TYPICAL ABBREVIATIONS

Table listing abbreviations such as A.B. ANCHOR BOLT, A.C. ASPHALTIC CONCRETE, MAX. MAXIMUM, M.B. MACHINE BOLT, etc.

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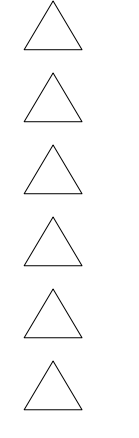


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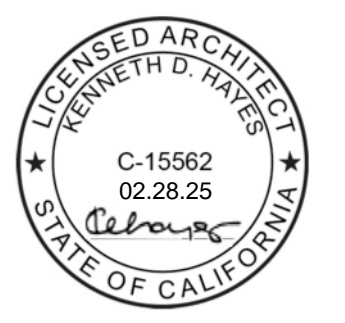
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DRAWING CONTENT GENERAL NOTES, SYMBOL LEGEND, AND TYPICAL ABBREVIATIONS

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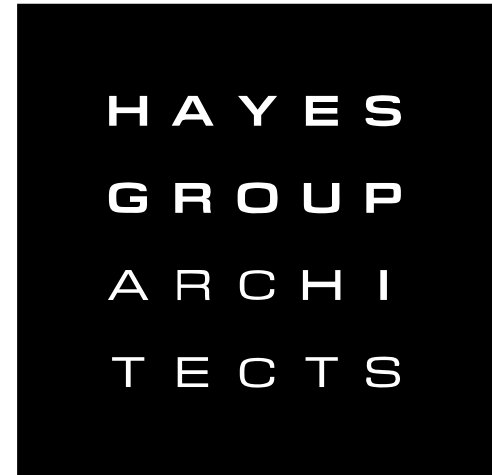


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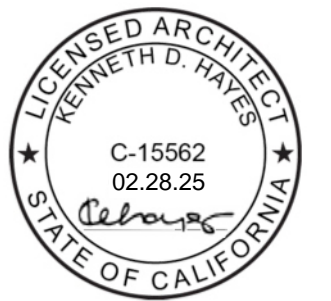
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Order No. 00506748-208-PH-BC  
Guarantee No. 5026900-0007369E

**Condition of Title Guarantee**

ISSUED BY  
**First American Title Insurance Company**

GUARANTEE NUMBER  
**5026900-0007369E**

**Guarantee**

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, AND THE GUARANTEE CONDITIONS ATTACHED HERETO AND MADE A PART OF THIS GUARANTEE.

**FIRST AMERICAN TITLE INSURANCE COMPANY**  
a Nebraska corporation, herein called the Company

**GUARANTEES**  
the Assured named in Schedule A of this Guarantee

against loss or damage not exceeding the Amount of Liability stated in Schedule A sustained by the Assured by reason of any incorrectness in the Assurances set forth in Schedule A.

**First American Title Insurance Company**

**First American Title Insurance Company**

Kenneth D. DeGiorgio  
President

Greg L. Smith  
Secretary

By:   
Authorized Countersignature

CLTA Guarantee Face Page (06-05-14)  
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Order No. 00506748-208-PH-BC  
Guarantee No. 5026900-0007369E

**Condition of Title Guarantee**

ISSUED BY  
**First American Title Insurance Company**

GUARANTEE NUMBER  
**5026900-0007369E**

**Exhibit A**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF INVERNESS, IN THE COUNTY OF MARIN, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Lots 22, 22A, 22B, 22C, 22D, 22E, 22F, 22G, 22H, 22I, 22J, 22K, 23, 23A, 23B, 23C, 23D, 23E, 23F and 23G, in Block 3, as shown upon that certain Map entitled "Map of Subdivision No. 2 Inverness, Marin Co., Calif., 1910", filed for record June 22, 1911 in [Volume 4 of Maps](#), at [Page 3](#), Marin County Records.

Together with the Easterly and Southerly one-half of Rannoch Way, now abandoned which abuts said property heretofore described and extending from Keith Way to the extension of the line common to Lots 21 and 22, as shown on said Map heretofore described and more particularly described in the Resolution abandoning a portion of Rannoch Way, recorded March 24, 1972 in [Book 2552 of Official Records](#), at [Page 443](#), Marin County Records.

Excepting therefrom that portion as granted to William S. Rouverol, et ux recorded February 23, 1956 in [Book 1008 of Official Records](#) at [Page 108](#), Marin County Records, more particularly described as follows:

Beginning at a point on the Northerly line of Keith Way said point being the most Easterly corner of Lot 22K in Block 3 as shown upon that certain Map entitled "Map of Subdivision No. 2 Inverness, Marin Co., Calif., 1910", filed for record June 22, 1911 in [Volume 4 of Maps](#), at [Page 3](#), Marin County Records; and running thence along said Northerly line South 27° 49' West 164.4 feet and South 53° 52' West 84.0 feet; thence leaving said line North 36° 13' West 258.8 feet and North 53° 47' East 231.6 feet to the Northeasterly line of Lot 22 in said Block 3, thence along said line and the Northeasterly line of said Lot 22K, South 36° 13' East 186.9 feet to the point of commencement.

Being portions of Lots 22, 22A, 22B, 22C, 22D, 22E, and 22F and all of Lots 22G, 22H, 22I, 22J and 22K, in Block 3, as shown upon that certain Map entitled "Map of Subdivision No. 2 Inverness, Marin Co., Calif., 1910", filed for record June 22, 1911 in [Volume 4 of Maps](#), at [Page 3](#), Marin County Records.

Also excepting therefrom that portion as granted to James Laws, et ux recorded June 3, 1996, as Instrument No. [96-029123](#), Marin County Records, more particularly described as follows:

Beginning at the most Westerly corner of that parcel of land described in the Grant Deed from David Arnold Gidley to James W. Laws and Joyce D. Laws, husband and wife, as Joint Tenants, recorded August 31, 1997, as Instrument No. [87-58462](#), Marin County Records, thence leaving said point of beginning and running North 36° 12' 45" West 198.327 feet along the Northwesterly prolongation of the Westerly line of the above mentioned parcel to a point of intersection with the Southerly line of that forty foot road right of way shown as Rannoch Way on that certain Map entitled "Map of Subdivision No. 2 Inverness, Marin Co., Calif., 1910", filed for record June 22, 1911 in [Volume 4 of Maps](#), at [Page 3](#), Marin County Records; running thence along the Southerly line of Rannoch Way, the following courses: North 46° 35' East 3.422 feet, North 61° 58' East 37.03 feet, and North 82° 33' East 74.034 feet to a point of intersection with the Northwesterly prolongation of the Easterly line of the parcel described in the above mentioned Deed from Gidley to Laws; thence leaving the Southerly line of Rannoch Way and running South 36° 13' East 157.952 feet to the Northeasterly corner of said parcel described in the Deed from Gidley to Laws; thence along the Northerly line of the above mentioned parcel South 53° 47' West 105.002 feet to the point of beginning.

CLTA Guarantee Form No. 28 (06-05-14)  
Condition of Title Guarantee  
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Order No. 00506748-208-PH-BC  
Guarantee No. 5026900-0007369E

**GUARANTEE EXCLUSIONS AND CONDITIONS (06-05-14)**

**EXCLUSIONS FROM COVERAGE**

Except as expressly provided by the assurances in Schedule A, the Company assumes no liability for loss or damage by reason of the following:

(a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the Land.

(b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the Public Records (1) that are created, assumed, or agreed to by one or more of the Assureds; or (2) that result in no loss to the Assured.

(c) Defects, liens, encumbrances, adverse claims or other matters not shown by the Public Records.

(d) The identity of any party shown or referred to in any of the schedules of this Guarantee.

(e) The validity, legal effect or priority of any matter shown or referred to in any of the schedules of this Guarantee.

(f) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the Public Records.

(g) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the Public Records.

**GUARANTEE CONDITIONS**

**3. No Duty to Defend or Prosecute.**  
The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

**4. Company's Option to Defend or Prosecute Actions; Duty of Assured to Cooperate.**  
Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

(a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in Paragraph 4 (b), or to do any other act which in its opinion may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.

(b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of the Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel; nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.

(c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.

(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, the Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding.

**2. Notice of Claim to Be Given by Assured.**  
The Assured shall notify the Company promptly in writing in case knowledge shall come to the Assured of any assertion of facts, or claim of title or interest that is contrary to the assurances set forth in Schedule A and that might cause loss or damage for which the Company may be liable under this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of the Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

CLTA Guarantee Exclusions and Conditions (06-05-14)  
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Order No.: 00506748-208-PH-BC  
Guarantee No.: 5026900-0007369E

**Condition of Title Guarantee**

ISSUED BY  
**First American Title Insurance Company**

GUARANTEE NUMBER  
**5026900-0007369E**

**Schedule A**

Order No.: **00506748-208-PH-BC**  
Guarantee No.: **5026900-0007369E**  
Amount of Liability: **\$2,500.00**  
Date of Guarantee: **July 19, 2023 at 7:30 AM**  
Fee: **\$400.00**

1. Name of Assured:  
**Kenneth D. Hayes and Kathleen E. Barker, Trustees**

2. The estate or interest in the Land which is covered by this Guarantee is:  
**A FEE**

3. The Land referred to in this Guarantee is described as follows:  
**See Exhibit A attached hereto and made a part hereof.**

4. ASSURANCES:  
According to the Public Records as of the Date of Guarantee,

a. Title to the estate or interest in the Land is vested in:  
**Kenneth D. Hayes and Kathleen E. Barker, Trustees of the Kenneth D. Hayes and Kathleen E. Barker Trust Agreement dated March 31, 2005**

b. Title to the estate or interest is subject to defects, liens or encumbrances shown in Schedule B which are not necessarily shown in the order of their priority.

CLTA Guarantee Form No. 28 (06-05-14)  
Condition of Title Guarantee  
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Order No. 00506748-208-PH-BC  
Guarantee No. 5026900-0007369E

**Condition of Title Guarantee**

ISSUED BY  
**First American Title Insurance Company**

GUARANTEE NUMBER  
**5026900-0007369E**

**Guarantee**

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, AND THE GUARANTEE CONDITIONS ATTACHED HERETO AND MADE A PART OF THIS GUARANTEE.

**FIRST AMERICAN TITLE INSURANCE COMPANY**  
a Nebraska corporation, herein called the Company

**GUARANTEES**  
the Assured named in Schedule A of this Guarantee

against loss or damage not exceeding the Amount of Liability stated in Schedule A sustained by the Assured by reason of any incorrectness in the Assurances set forth in Schedule A.

**First American Title Insurance Company**

**First American Title Insurance Company**

Kenneth D. DeGiorgio  
President

Greg L. Smith  
Secretary

By:   
Authorized Countersignature

CLTA Guarantee Face Page (06-05-14)  
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Order No. 00506748-208-PH-BC  
Guarantee No. 5026900-0007369E

**Subrogation Upon Payment or Settlement.**  
Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured.  
The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.  
If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

**11. Arbitration.**  
Either the Company or the Assured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision, or to any other controversy or claim arising out of the transaction giving rise to this Guarantee. All arbitrable matters when the amount of liability is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. Arbitration pursuant to this Guarantee and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

**12. Liability Limited to This Guarantee; Guarantee Entire Contract.**  
(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.  
(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.  
(c) No amendment or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

**13. Severability**  
In the event any provision of this Guarantee, in whole or in part, is held invalid or unenforceable under applicable law, the Guarantee shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

**14. Choice of Law; Forum**  
(a) Choice of Law: The Assured acknowledges the Company has underwritten the risks covered by this Guarantee and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of Guarantees of the jurisdiction where the Land is located.  
Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of the Assured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.  
(b) Choice of Forum: Any litigation or other proceeding brought by the Assured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

**15. Notices, Where Sent.**  
All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, California 92707. Claims.NIC@firstam.com Phone: 888-632-1642 Fax: 877-804-7606.

CLTA Guarantee Exclusions and Conditions (06-05-14)  
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Date: 3/3/24  
File name: 200\_Keith-A0-CURRENT-v2020.rvt

EXHIBIT A  
(Continued)

APN: 112-112-10

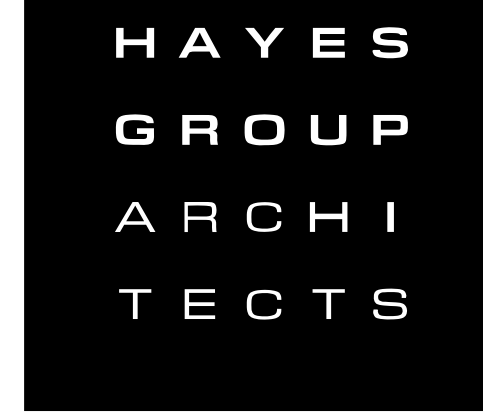
 <b>First American Title™</b> ISSUED BY <b>First American Title Insurance Company</b> GUARANTEE NUMBER <b>5026900-0007369E</b>	<b>Condition of Title Guarantee</b>
	<b>Schedule B</b>

EXCEPTIONS

- General and special taxes and assessments for the fiscal year 2023-2024, a lien not yet due or payable.
- The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
- The rights, if any, of a city, public utility or special district, pursuant to Section 8345 et seq. of the California Streets and Highways Code, to preserve a public easement in Rannoch Way as the same was vacated by the Board of Supervisors of the County of Marin Resolution No. 72-79 recorded March 24, 1972 in [Book 2552 of Official Records at Page 443](#), Marin County Records.
- Any rights, easements, interests or claims which may exist by reason of or reflected by the following facts shown on the Survey dated December 1995 and recorded June 3, 1996 in [Book 34 of Official Surveys at Page 78](#), Marin County Records. Encroachment onto Keith Way by the improvements located on the herein described property.
- The effect of a map purporting to show the land and other property, filed February 22, 2019 as [Book 2019 at page 10](#) of Record of Surveys.
- A deed of trust to secure an original indebtedness of \$463,000.00 recorded January 24, 2020 as [2020-0003042](#) of Official Records.  
 Dated : January 21, 2020  
 Trustor : Kenneth D. Hayes and Kathleen E. Barker Trustees of the Kenneth D. Hayes and Kathleen E. Barker Trust Agreement dated March 31, 2005  
 Trustee : Heather Lovler  
 Beneficiary : Mortgage Electronic Registration Systems, Inc. (MERS), acting solely as a nominee for Quicken Loans Inc.  
 Loan No. : none listed  
 According to the public records, the beneficial interest under the deed of trust was assigned to Charles Schwab Bank, a federal savings bank by assignment recorded February 28, 2020 as [2020-0007888](#) of Official Records.
- Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
- Water rights, claims or title to water, whether or not shown by the Public Records.
- Rights of parties in possession.

SCHEDULE B  
(Continued)

10. The terms, covenants and provisions of the trust referred to in the vesting herein and all supplements, amendments or modifications thereto, and the effect of any failure to comply with such terms, covenants and provisions.



HAYES GROUP ARCHITECTS, INC.  
2657 SPRING STREET  
REDWOOD CITY, CA 94063  
P: 650.365.0600  
F: 650.365.0670  
www.thehayesgroup.com

PROJECT ADDRESS:  
200 KEITH WAY  
INVERNESS, CA 93937

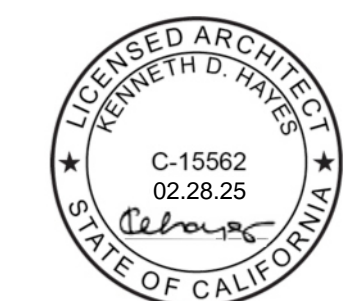
ISSUANCE:  
PLANNING SUBMISSION #1 03.07.2024

SHEET REVISIONS

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DRAWING CONTENT  
TITLE REPORT/  
RESOLUTION  
VACATED EASEMENT

STAMP



JOB NUMBER:  
2209.00  
SCALE:  
As Noted  
DRAWN BY:  
Initials

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A0.4

Date: 3/3/24  
File name: 200 Keith-A0-CURRENT-2020.rvt

OFFICIAL RECORDS COUNTY OF MARIN

10329  
10329  
RECORDED AT REQUEST OF  
BOARD OF SUPERVISORS  
AT 25 MAR 2024 11:14 AM  
MAR 24 1972  
RESOLUTION NO. 72-79  
RESOLUTION ABANDONING A PORTION OF RANNOCH WAY  
IN INVERNESS, MARIN COUNTY, CALIFORNIA

WHEREAS, this Board has heretofore, on the 29th day of February, 1972, adopted Resolution No. 72-62 declaring its intention to abandon a portion of Rannoch Way in Inverness as required by Streets and Highways Code Sections 956.8 et seq; and

WHEREAS, the Notice of Hearing on said abandonment has been properly given as required by the aforesaid portions of the Streets and Highways Code; and

WHEREAS, said portion of Rannoch Way is more particularly described as follows:

ALL THAT PORTION of Rannoch Way which lies westerly and southerly of the southwesterly line of Mull Way, as said Ways are shown on the "Map of Subdivision No. 2, Inverness," recorded in Book 4 of Maps at Page 3.

WHEREAS, the aforesaid portion of Rannoch Way is not necessary for present or prospective public use;

NOW, THEREFORE, BE IT RESOLVED that the portion of Rannoch Way above described be abandoned, and is hereby declared abandoned as a County highway.

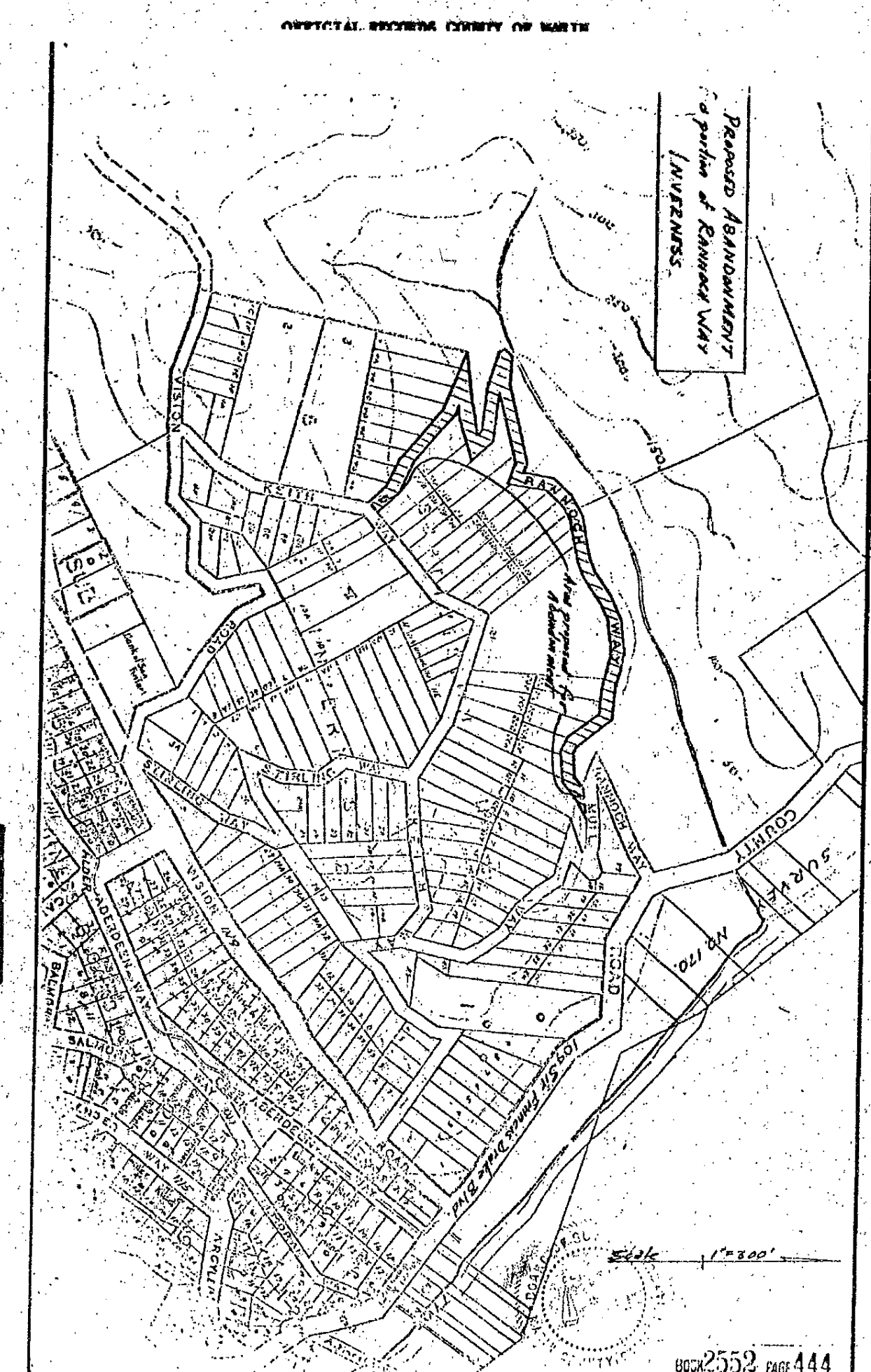
BE IT FURTHER RESOLVED THAT a certified copy of this resolution shall be recorded in the office of the County Recorder of the County of Marin.

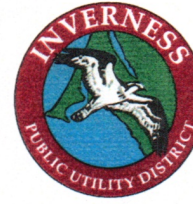
PASSED AND ADOPTED at a regular meeting of the Board of Supervisors held on the 21st day of March, 1972 by the following vote:

AYES: SUPERVISORS John F. McInnis, Arnold H. Baptiste, Michael Worman, Peter R. Arrington  
 NOES: SUPERVISORS  
 ABSENT: SUPERVISORS Louis H. Bear

ATTEST:  
 Peter R. Arrington  
 Chairman of the Board of Supervisors  
 Clerk of the Board of Supervisors

Book 2552 Page 443





**INVERNESS PUBLIC UTILITY DISTRICT**  
 FIRE DEPARTMENT • WATER SYSTEM  
 POST OFFICE BOX 469  
 INVERNESS, CA 94937  
 OFFICE: 12781 SIR FRANCIS DRAKE BLVD., SUITE 5, INVERNESS, CA  
 415-669-1414 • WWW.INVERNESSPUD.ORG • ADMIN@INVERNESSPUD.ORG

**READINESS TO SERVE LETTER (ADU/JADU)**

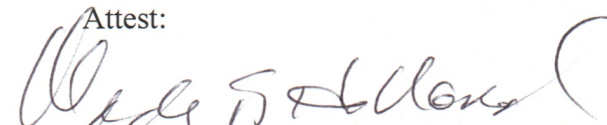
To Whom It May Concern: July 24, 2023

This will confirm that the Inverness Public Utility District Water System is currently ready, able, and willing to provide domestic water service to an **accessory dwelling unit (ADU)** or **junior accessory dwelling unit (JADU)** at the following location:

Assessor's Parcel No.	112-112-10
Street Address	200 Keith Way, Inverness, CA 94937
Property Owner	Kenneth D. and Kathleen E. Barker
IPUD Water System Customer No.	654-010-10

This declaration of readiness to serve is valid for 180 days from the date shown hereon, but may at any time be rendered null and void by the terms of a declaration by the Inverness Public Utility District's Board of Directors of a Water Shortage Emergency, pursuant to Sec. 350, et seq., of the California Water Code.

Please note that there is currently no requirement to apply to, be approved by, or pay any impact or connection fees to the Inverness Public Utility District for an ADU or JADU at a property to which the IPUD Water System currently provides domestic water service.

Attest:  
  
 Wade B. Holland  
 Customer Services Manager

BOARD OF DIRECTORS: KENNETH J. EMANUELS, PRESIDENT • DAKOTA WHITNEY, VICE PRESIDENT  
 KATHRYN DONOHUE, TREASURER • BRENT JOHNSON • DAVID PRESS  
 SHELLEY REDDING, GENERAL MANAGER  
 JAMES K. FOX, CHIEF OF OPERATIONS (FIRE CHIEF, WATER SUPERINTENDENT)

**HAYES  
 GROUP  
 ARCHITECTS**

HAYES GROUP ARCHITECTS, INC.  
 2657 SPRING STREET  
 REDWOOD CITY, CA 94063  
 P: 650.365.0600  
 F: 650.365.0670  
 www.thehayesgroup.com

**PROJECT ADDRESS:**  
**200 KEITH WAY**  
**INVERNESS, CA 93937**

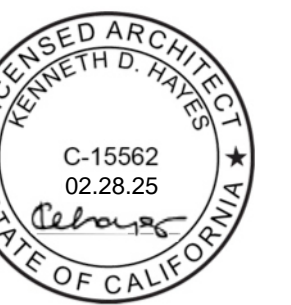
**ISSUANCE:**  
**PLANNING SUBMISSION #1 03.07.2024**

**SHEET REVISIONS**

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**DRAWING CONTENT**  
**WATER SERVICE**

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**JOB NUMBER:**  
2209.00  
**SCALE:**  
As Noted  
**DRAWN BY:**  
Initials

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**DRAWING NUMBER**

**A0.5**



PACIFIC SLOPE TREE COOPERATIVE  
 PO BOX 400  
 POINT REYES STATION, CA. 94956

Nick Whitney, ISA Certified Arborist #697  
 Office: (415) 663-1300  
 Home: (415) 663-1572  
 Cell: (415) 640-3046  
 Fax: (415) 663-1303  
 Contractor License Number 637668

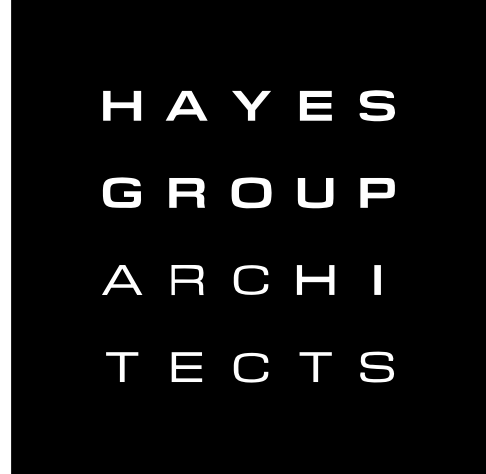
Ken and Kathy Hayes  
 200 Keith Way  
 Inverness, Ca. 94937

Tree Risk Assessment:

Ken and Kathy Hayes asked me to evaluate the health and the possible risk factors of a large Bishop pine, *Pinus muricata*, growing approximately five feet from their house. The tree has a diameter of 38" at breast height (DBH). The tree is significantly past the midway point in its life, and could be considered senescent. It has a significant bark beetle attack, which can only weaken the tree and reduce its vigor. It also had a significant spar removed at an earlier date, probably prior to house construction, approximately 40 years ago. The resulting large cut is an avenue for rot. The tree leans away from the house, and were it to fail, it would fall away from the house. It is conceivable that the uprooting of the roots in toppling could do damage to the foundation. Whether that occurs or not the tree's failure would do irreparable harm to the garden and landscaping. It would destroy a very charming twin trunked Live oak as well as the garden fence and a myriad of other plantings. Additionally, Bishop pines are a firebrand species that cause fire to advance exponentially if fire were to get in the crown. For these reasons, it is altogether reasonable to remove this significant tree.

Sincerely,

Nick Whitney



HAYES GROUP ARCHITECTS, INC.  
 2657 SPRING STREET  
 REDWOOD CITY, CA 94063  
 P: 650.365.0600  
 F: 650.365.0670  
 www.thehayesgroup.com

PROJECT ADDRESS:

200 KEITH WAY  
 INVERNESS, CA 93937

ISSUANCE:

PLANNING SUBMISSION #1 03.07.2024

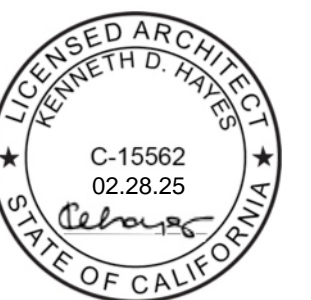
SHEET REVISIONS

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DRAWING CONTENT

TREE RISK  
 ASSESSMENT

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A0.6

Client: Ken Hayes  
Project Location: 200 Keith Way, Inverness, CA  
Inspection Date: August 25, 2023  
Arborist: Ben Anderson



**Assignment**

Ken Hayes asked me to perform an inventory of the trees with the potential to be significantly impacted by the proposed development of an improved lot and to produce a report documenting the removals and any recommendations to protect the remaining trees during construction. This report is to be viewed only as a supplement to the plan sheet I produced, which contains the inventory spreadsheet and map of tree locations.

**Observations**


At the time of my inspection, the site was improved and occupied by the owner. The property is dominated by native vegetation, including coast live oak (*Quercus agrifolia*), California bay (*Umbellularia californica*) and Pacific madrone (*Arbutus menziesii*). The oaks are mature generally healthy, though many display significant leans, which is normal for the species and not especially concerning.

**Discussion & Conclusions**

Five notable tree removals will be required for the project (see the photos at the end of this report). Of these, only two are "heritage" as defined by the Local Coastal Plan's 2019 Implementation Plan. These are an old Bishop pine in the early stages of decline and a coast live oak that is the only tree left standing following the death or failure of all the adjacent trees. I find this to be a reasonable number of removals, considering the number of trees left on the site. The other trees that are adjacent to the development should be able to be preserved easily if the recommendations in this plan are followed. Tree 6 is the most complicated tree, and its preservation will be dependent on the final design of the patio around its base, which is not finalized as of the writing of this report. The existing patio could be left in place to adequately protect this tree during the proposed work. See the Tree Protection Plan sheet for fencing locations, general recommendations, and the inspection schedule for construction activities.

**SCOPE OF WORK AND LIMITATIONS**

Urban Forestry Associates has no personal or monetary interest in the outcome of this investigation. All observations regarding trees in this report were made by UFA, independently, based on our education and experience. All determinations of health condition, structural condition, or hazard potential of a tree or trees at issue are based on our best professional judgment. The health and hazard assessments in this report are limited by the visual nature of the assessment. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Since trees are living organisms, conditions are often hidden within the tree and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specific period of time. Likewise, remedial treatments cannot be guaranteed. Trees can be managed but they cannot be controlled. To live near trees is to accept some degree of risk and the only way to eliminate all risk associated with trees is to eliminate all trees.

  
Benjamin Anderson, Urban Forester  
ISA Board Certified Master Arborist & TRAQ  
RCA #686, WE #10160B  
(415) 454-4212 ex. 1

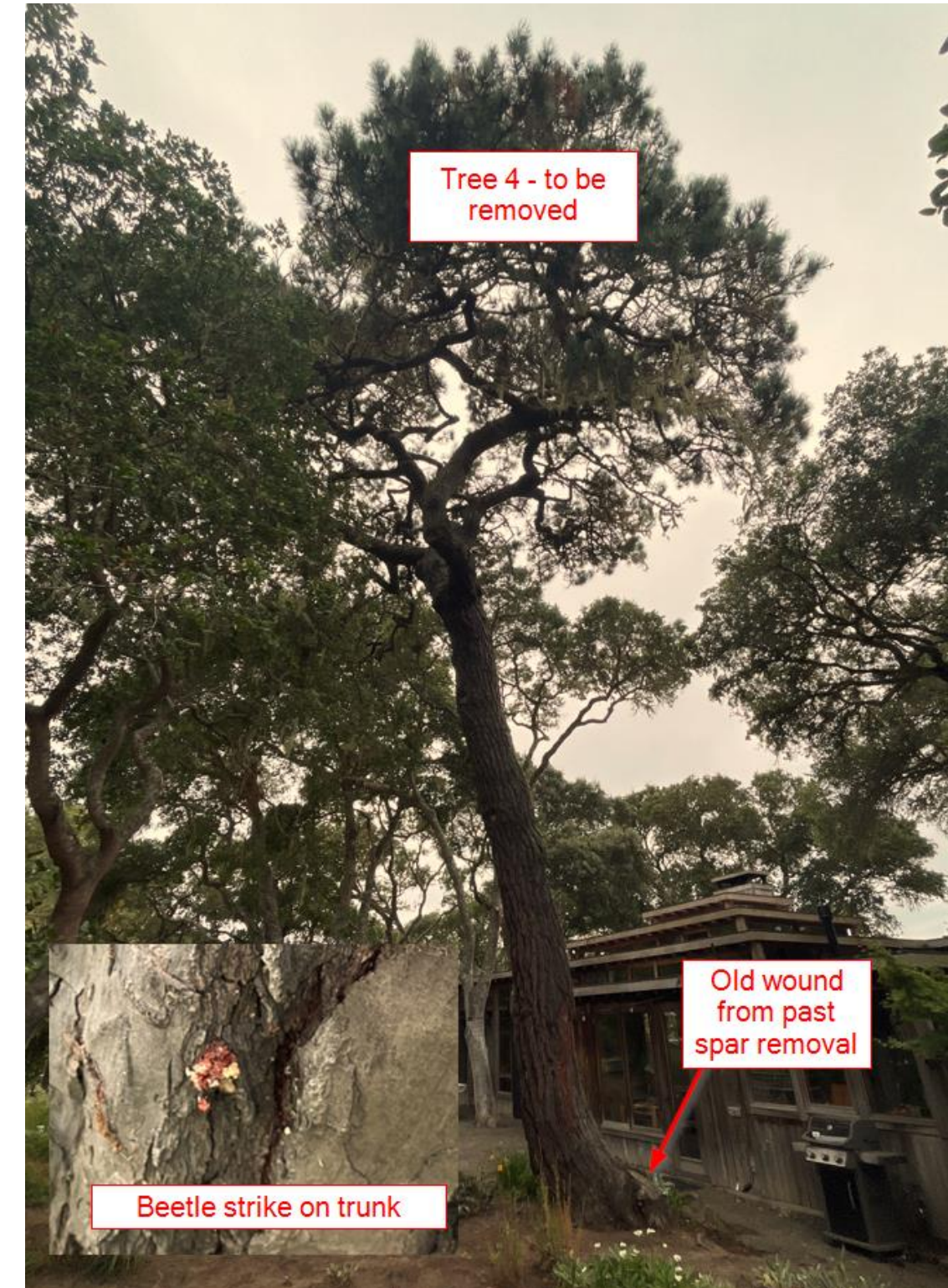


Figure 1. Tree 4 is to be removed to accommodate the proposed addition. This is an unnaturally old Bishop pine with beetle activity in the trunk.



Figure 2. Tree 5 which may be impacted by the replacement of the patio over the root system. The new patio has yet to be designed but will require input from the arborist.

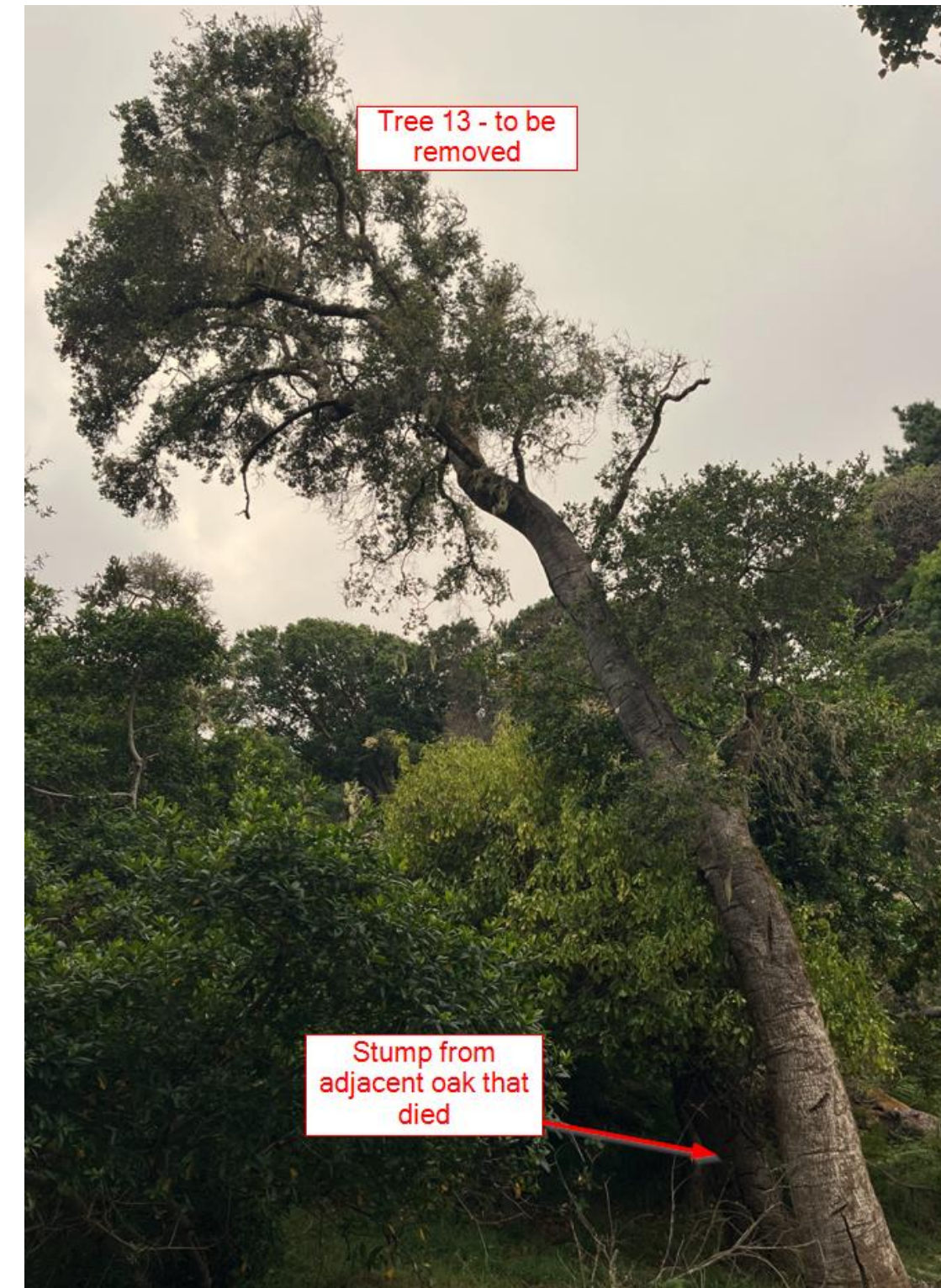


Figure 3. Tree 13 that is to be removed to accommodate the ADU. The tree has an odd form as it used to be an interior tree.



Figure 4. Tree 14 is a madrone in poor condition to be removed to accommodate the ADU. This is not a heritage tree (not major vegetation).

HAYES  
GROUP  
ARCHI  
TECTS

HAYES GROUP ARCHITECTS, INC.  
2657 SPRING STREET  
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INVERNESS, CA 93937

ISSUANCE:  
PLANNING SUBMISSION #1 03.07.2024

**SHEET REVISIONS**

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ARBORIST REPORT

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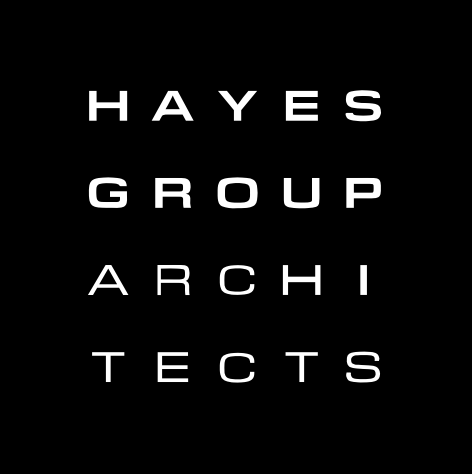


Figure 5. Tree 16 is a madrone that previously failed from the roots and remains barely alive. It is to be removed to accommodate the ADU. This is not a heritage tree (not major vegetation).



Figure 6. Tree 17 growing out of the root ball of Tree 16. Both are to be removed for the ADU and neither is a heritage tree.

Date: 3/3/24  
File name: 200 Keith-A0-CURRENT-2020.rvt



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200 KEITH WAY  
INVERNESS, CA 93937

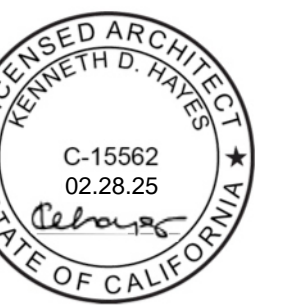
ISSUANCE:  
PLANNING SUBMISSION #1 03.07.2024

SHEET REVISIONS

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DRAWING CONTENT  
ARBORIST REPORT

STAMP



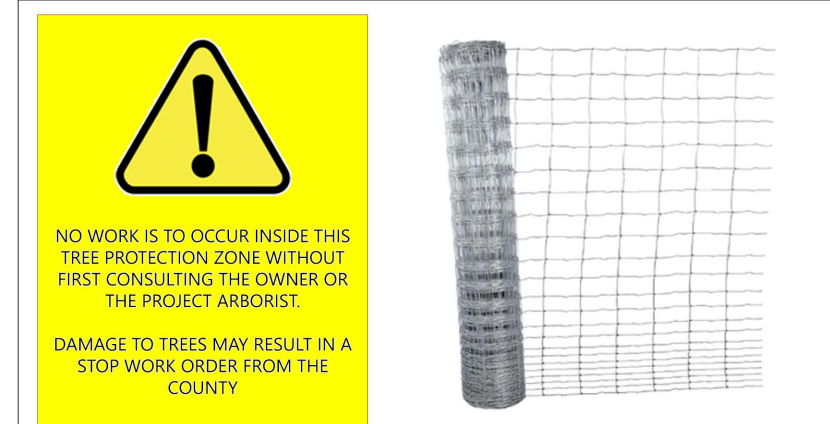
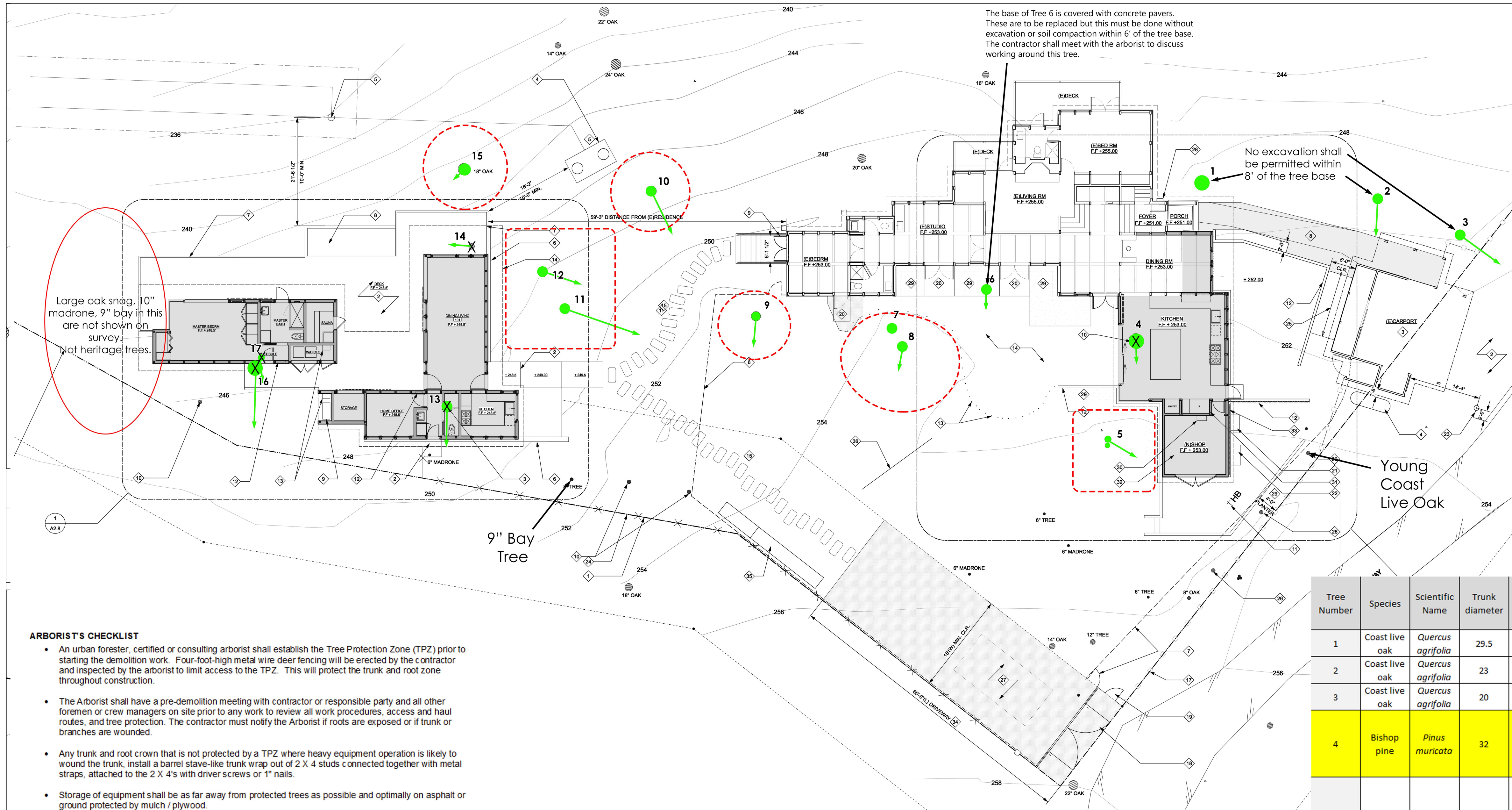
JOB NUMBER:  
2209.00  
SCALE:  
As Noted  
DRAWN BY:  
Initials

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DRAWING NUMBER

A0.7b





TREE FENCING SHALL BE A MINIMUM OF 4' METAL DEER FENCE. FENCE SHALL BE LABELED WITH SIGNAGE SHOWN.

SEE CHECKLIST FOR WORK RESTRICTIONS IN THESE AREAS

SOIL ARMORING MAY BE USED IN PLACE OF FENCING IF NECESSARY

Green arrows indicate direction of trunk lean/canopy distribution. Longer arrow indicate a stronger lean.



PROJECT ADDRESS:  
200 KEITH WAY  
INVERNESS  
CA, 94937

ISSUANCE:  
PLANNING SUBMISSION #1 03.07.2024

SHEET REVISIONS

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ARBORIST'S CHECKLIST

- An urban forester, certified or consulting arborist shall establish the Tree Protection Zone (TPZ) prior to starting the demolition work. Four-foot-high metal wire deer fencing will be erected by the contractor and inspected by the arborist to limit access to the TPZ. This will protect the trunk and root zone throughout construction.
- The Arborist shall have a pre-demolition meeting with contractor or responsible party and all other foremen or crew managers on site prior to any work to review all work procedures, access and haul routes, and tree protection. The contractor must notify the Arborist if roots are exposed or if trunk or branches are wounded.
- Any trunk and root crown that is not protected by a TPZ where heavy equipment operation is likely to wound the trunk, install a barrel stave-like trunk wrap out of 2 X 4 studs connected together with metal straps, attached to the 2 X 4's with driver screws or 1" nails.
- Storage of equipment shall be as far away from protected trees as possible and optimally on asphalt or ground protected by mulch / plywood.
- Heavy equipment use should be limited around trees and the roots. No equipment may be transported or used on bare ground within the root zone. A 6" layer of mulch (chipped tree debris and other site vegetation or chipped, non-treated lumber) and plywood must be placed under the path for access and egress. The protective 'bridge' shall be maintained by the contractor and inspected by the arborist when on site.
- Any damage to trees due to demolition or construction activities shall be reported to the arborist within 6 hours, so that remedial action can be taken. Any damage done to the trees in violation of the contract agreement shall be appraised as a casualty loss by the arborist and provided to the tree owner.
- All trenching within the TPZ shall be done pneumatically or by hand, being careful not to damage any of the bark of any root encountered.
- An arborist shall inspect all grading, trenching, tunneling or other excavation within the root zones of trees prior to backfill.
- No chemicals or other waste materials shall be dumped within 20' of the base of any tree. There shall be no material storage in the TPZ.
- Any tree pruning will be done in accordance with ISA standards. All pruning will be inspected by the arborist.
- The arborist must perform a final inspection to ensure that no unmitigated damage has occurred and to specify any pest, disease or other health care. The arborist shall specify and oversee any necessary restorative actions.
- Any suspected omissions or conflict between various elements of the plan shall be brought to the attention of the arborist and resolved before proceeding with the work.

INSPECTION SCHEDULE

**Inspection of site: Prior to Equipment and Materials Move In, Site Work, Demolition and Tree Removal:** The Project Arborist will meet with the General Contractor, Architect / Engineer, and Owner or their representative to review tree preservation measures, designate tree removals, delineate the location of tree protection / non-intrusion zone fencing, specify equipment access routes and materials storage areas, review the existing condition of trees and provide any necessary recommendations.

**Inspection of site: After installation of fencing:** Inspect site for the adequate installation of tree preservation measures. Review any requests by contractor for access, soil disturbance or excavation areas within root zones of protected trees. Assess any changes in the health of trees since last inspection.

**Inspection of site: During excavation or any activities that could affect trees:** Inspect site during any activity within the Non-Intrusion Zones of preserved trees and any recommendations implemented. Assess any changes in the health of trees since last inspection.

**Final Inspection of Site: Inspection of site following completion of construction:** Inspect for tree health and make any necessary recommendations.

Tree Number	Species	Scientific Name	Trunk diameter	Health	Structure	Form	Comments	Major Vegetation (permit required)	Impact
1	Coast live oak	<i>Quercus agrifolia</i>	29.5	Good	Good	Good		Yes	
2	Coast live oak	<i>Quercus agrifolia</i>	23	Good	Good	Good	Leans over entry path	Yes	
3	Coast live oak	<i>Quercus agrifolia</i>	20	Good	Good	Fair to good	Leans through fence and over road	Yes	
4	Bishop pine	<i>Pinus muricata</i>	32	Fair to good	Fair	Fair	Some red turpentine beetle activity on trunk. Leans away from home. Old pruning wound at tree base opposite lean.	Yes	Removal
5	Coast live oak	<i>Quercus agrifolia</i>	16 12.5	Good	Good	Fair to good	Two trunks from grade. Leans over proposed addition	Yes	May require significant pruning for building clearance.
6	Coast live oak	<i>Quercus agrifolia</i>	18	Good	Fair to good	Fair	Bows over patio. Decay cavity in one of two main boughs.	Yes	See note on map
7	Coast live oak	<i>Quercus agrifolia</i>	26	Good	Good	Good		Yes	
8	Coast live oak	<i>Quercus agrifolia</i>	22.5	Good	Good	Fair to good	Leans away from home	Yes	
9	Coast live oak	<i>Quercus agrifolia</i>	21.5	Good	Fair to good	Fair	Strong lean away from home	Yes	
10	Coast live oak	<i>Quercus agrifolia</i>	26.5	Fair to good	Fair to good	Fair to good	Leans towards house	Yes	
11	Coast live oak	<i>Quercus agrifolia</i>	20.5	Good	Fair to good	Fair	Strong lean	Yes	
12	Coast live oak	<i>Quercus agrifolia</i>	24	Good	Good	Fair to good	Slight lean	Yes	
13	Coast live oak	<i>Quercus agrifolia</i>	21	Good	Fair to good	Fair	Formerly an interior tree but all the other trees around it died. Leans away from property.	Yes	Removal
14	Pacific madrone	<i>Arbutus menziesii</i>	12.5	Fair	Fair to good	Poor to fair			Removal
15	Coast live oak	<i>Quercus agrifolia</i>	20.5	Fair to good	Good	Good		Yes	
16	Pacific madrone	<i>Arbutus menziesii</i>	~36	Poor	Poor to fair	Very poor	Previously fell over from the roots but remains barely alive		Removal
17	Coast live oak	<i>Quercus agrifolia</i>	8	Good	Poor	Good	Growing from the root ball of the failed madrone		Removal

TREE PROTECTION PLAN

1

Data collected 8/25/2023

DRAWING CONTENT  
TREE PROTECTION PLAN



JOB NUMBER:  
2209.00  
SCALE:  
As Noted

Ben Anderson, Urban Forester  
ISA Board Certified Master Arborist & TRAQ  
RCA # 686, WE #10160B

DRAWING NUMBER

T1.0

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DRAWING NUMBER

**SU-1**

**REFERENCES**

- ( ) 1 4 RM 3, Filed 6/22/1911
- ( ) 2 Unfiled Survey by W.G. Voorhies, Titled, "Survey of 5 AC Tract N.W. of Sub No 2 of Inverness and Adjoining Keatly Ridge", for Harry Smisaert, Survey No. 2021, Dated 11/1948
- ( ) 3 10 OS 69, Filed 10/15/1971
- ( ) 4 2546 OR 234, Filed 3/3/1972
- ( ) 5 11 OS 2, Filed 3/14/1972
- ( ) 6 11 OS 5, Filed 3/22/1972
- ( ) 7 11 OS 20, Filed 6/6/1972
- ( ) 8 11 OS 23, Filed 7/10/1972
- ( ) 9 11 PM 77, Filed 9/2/1975
- ( ) 10 12 PM 95, Filed 9/16/1976
- ( ) 11 19 OS 61, Filed 11/7/1984
- ( ) 12 34 OS 78, Filed 6/3/1996
- ( ) 13 2003 M 238, Filed 10/13/2003
- ( ) 14 2006 PM 142, Filed 6/19/2006
- ( ) 15 2007 PM 68, Filed 3/28/2007
- ( ) 16 2008 M 11, Filed 1/22/2008
- ( ) 17 2011 M 126, Filed 9/2/2011
- ( ) 18 I.N. 2012-0082260, Recorded 12/28/2012
- ( ) 19 I.N. 2552 OR 443, Recorded 03/24/1972

**NOTES**

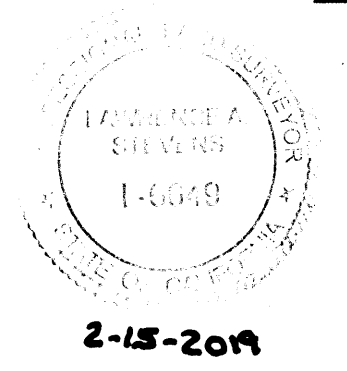
1. Boundary evidence collected between 8/23/2017 & 12/4/2017.
2. The archives of Gordon Voorhies are available for review at the Anne T. Kent California Room, part of the Marin County Free Library.
3. The Title Insurance Policy reviewed during the course of this survey was provided by Stewart Title Co., dated 11/30/2016, Policy Number 0-9281-000166336.
4. All distances are in feet and decimals thereof.
5. Although an abandonment occurred that extinguished the public right to use Rannoch Way, private easement rights may still exist. An attorney should be consulted for the best way to extinguish said private easement rights.
6. The found 2x2 hubs shown on the North R/W line of Rannoch Way were assumed to be set ( ) 2 based on the field notes showing those positions as occupied and measured.

**BASIS OF BEARINGS**

The Basis of Bearings of this survey is N36°13'00"W between two Found 1/2" Inside Diameter Iron Pipes with Nail and Tag Stamped, "LS 3775" per 10 OS 69( ) 3.

**SURVEYOR'S STATEMENT**

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act at the request of Ken Hayes in August, 2017.  
*Lawrence A. Stevens*  
Lawrence A. Stevens, PLS 6649



**COUNTY SURVEYOR'S STATEMENT**

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 20th day of FEBRUARY, 2019.  
*Tracy W. Park*  
Tracy W. Park, County Surveyor  
By Deputy

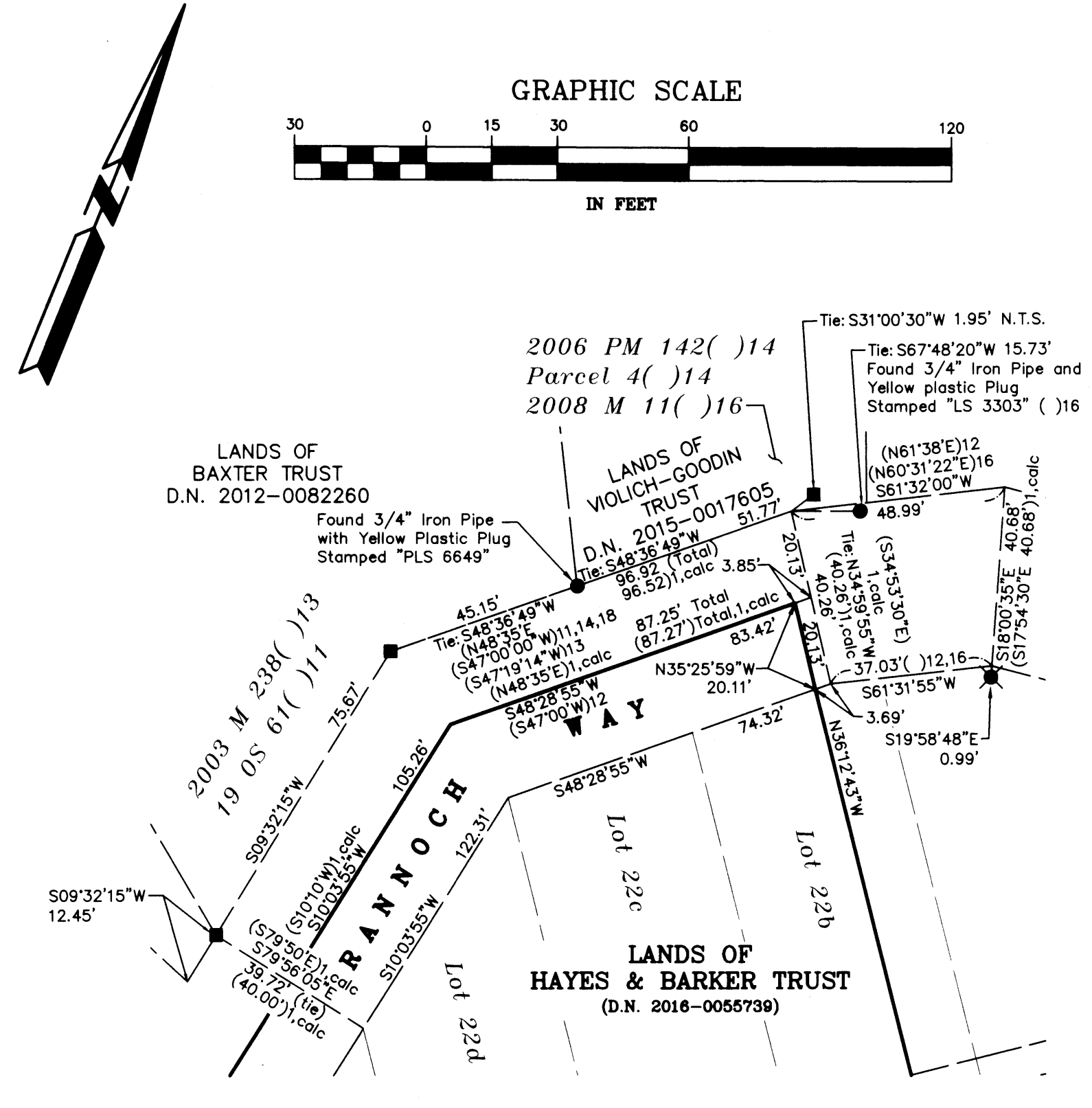
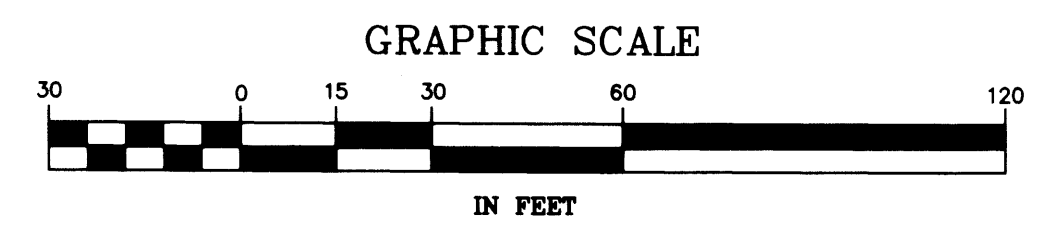


**RECORDER'S STATEMENT**

Filed this 22nd day of FEB., 2019 at 8:00 a.m. in Book 2019 of Maps, Page 10 at the request of Marin County Public Works.  
Serial No. 2019-0005081 Fee: \$86  
*Shelly Scott*  
County Recorder Deputy Recorder  
AP 112-112-10

**RECORD OF SURVEY**  
LANDS OF  
**HAYES & BARKER TRUST**  
(DN 2016-055739)  
INVERNESS  
COUNTY OF MARIN STATE OF CALIFORNIA  
December 2017 SCALE: 1" = 30'  
**L.A. Stevens & Associates, Inc.**  
Professional Land Surveyors \* (415) 382-7713  
7 Commercial Blvd. Suite 1 \* Novato, California 94949  
Drawing No. 171843R0S.DWG Sheet 1 Of 2

SURVEYOR'S COPY



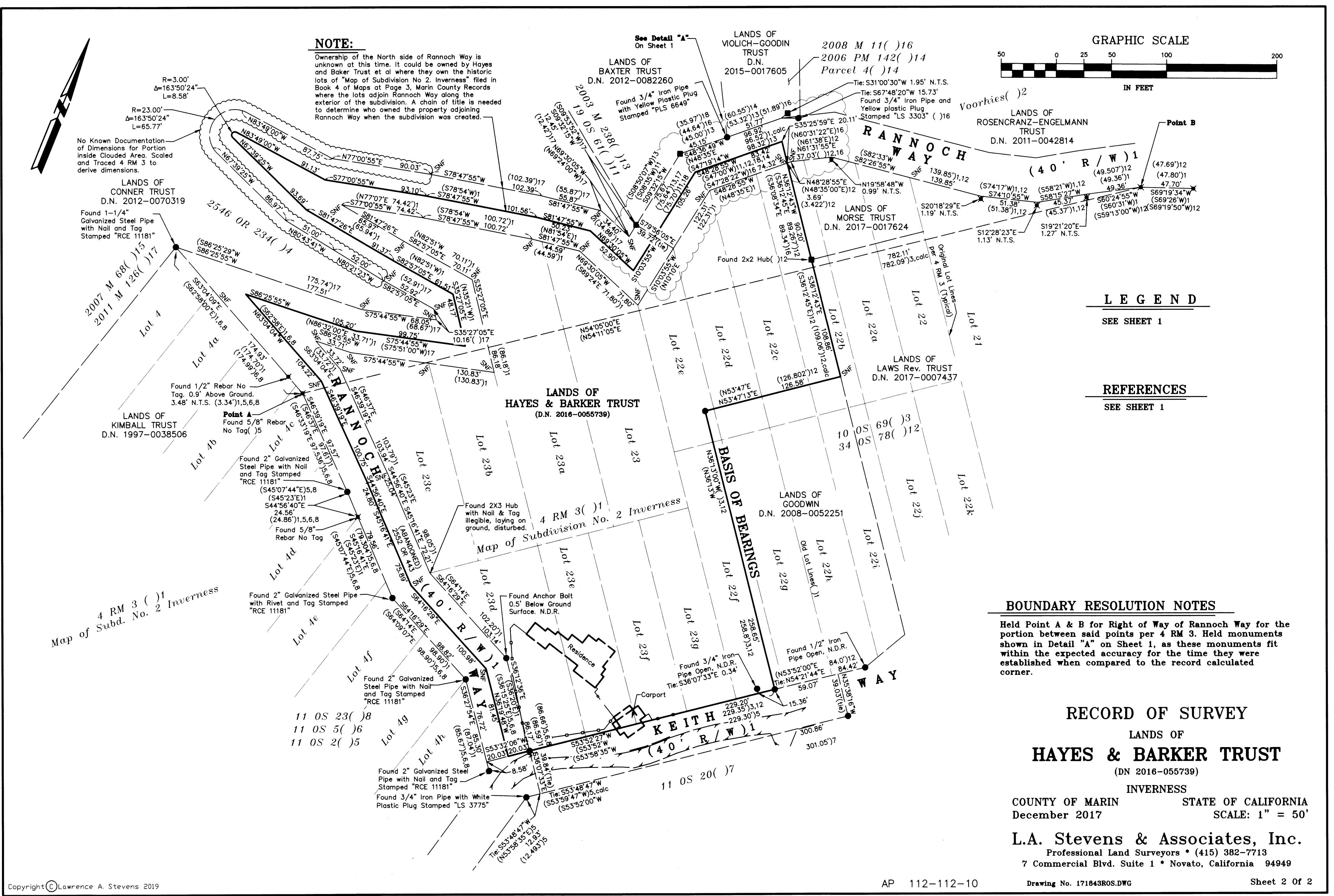
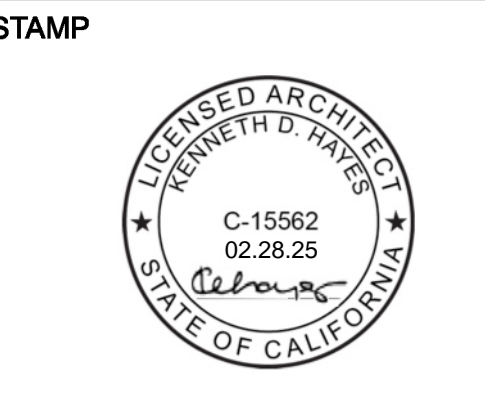
**DETAIL "A"**  
Scale: 1" = 30'

**LEGEND**

- Found 2 x 2 Redwood Hub ( ) 2, U.N.O.
- Found 1/2" Iron Pipe with Nail & Tag, Stamped "LS 3775" U.N.O. ( ) 3
- ✖ Found 1/2" Rebar & Yellow Plastic Cap, Stamped "LS 3887" ( ) 12
- Set Mag Nail & Brass Washer, Stamped "LA STEVENS PLS 6649"
- Set 5/8" Rebar & Punched Aluminum Cap, Stamped "L.A. Stevens, PLS 6649"
- Calc Calculated per Record Map
- NDR No Discovered Record
- NTS Not to Scale
- SNF Searched Area Nothing Found
- UNO Unless Noted Otherwise
- PM Parcel Map Filed in Book of Maps
- Edge of Asphalt Concrete Pavement
- Wood Fence
- Wire Fence

SHEET REVISIONS

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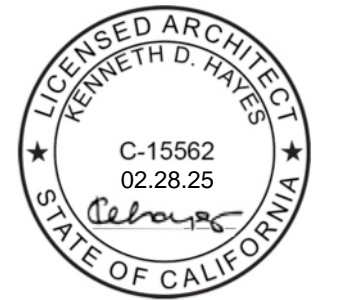


**SHEET REVISIONS**

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**DRAWING CONTENT  
 TOPOGRAPHIC SURVEY**

**STAMP**



JOB NUMBER:  
2209.00

SCALE:  
As Noted

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DRAWING NUMBER

**SU-3**

**LEGEND**

- ⊙ Tree (Size & Type Noted)
- Found 2 x 2 Redwood Hub
- Found 1/2" Iron Pipe with Nail & Tag, Stamped "LS 3887" U.N.O.
- ✕ Found 1/2" Rebar & Yellow Plastic Cap, Stamped "LS 3775"
- 101.4 Spot Elevation
- FF = 101.4 Finish Floor Elevation
- Water Valve
- ⊕ Joint Pole
- △ Random Survey Control Point
- ⊞ Rock Wall
- ⊞ Concrete Surface
- ⊞ Wood Post Wire Fence, U.N.O.
- ⊞ Angle Iron Wire Fence
- ⊞ Edge of Asphalt Concrete Pavement
- TBM Temporary Benchmark
- TBW Top Back of Wall
- U.N.O. Unless Noted Otherwise
- GV Gas Valve
- DS Concrete Downspout Catchment
- Guy Wire

**Note**

Per Title Report the Lands of Hayes is subject to, "the rights, if any, of a city, public utility or special district, pursuant to Section 8345 et seq. of the California Streets and Highways Code, to preserve a public easement in Rannoch Way as the same was vacated by the Board of Supervisors of the County of Marin Resolution No. 72-79 recorded March 24, 1972 in Book 2552 of Official Records at Page 443.

**SURVEYOR'S NOTES:**

1. Contour Interval: 2 Feet
2. Vertical Datum: NAVD88
3. Benchmark: Continuously Operating Reference Stations (CORS): CASR, P183, P198, P198, T188
4. The fieldwork for this topographic map was conducted by L.A. Stevens & Associates, Inc. on July 27, 2023. The topographic elements shown hereon reflect the site conditions existing at that time.
5. The boundary lines shown hereon are based on a boundary retracement survey conducted by L.A. Stevens & Associates, Inc. filed in Book 2019 of Maps at Page 10 on 02/22/2019, Marin County Records.
6. Assessor's Parcel: 112-112-10
7. Individual steps are not accurately located.
8. All documents of record reviewed are noted hereon (see Reference Documents list). There may exist other documents of record and not of record that affect this surveyed parcel.
9. The Title Insurance Policy reviewed during the course of this survey was provided by Stuart Title Guaranty Co., dated 11/30/2016, Policy Number 0-9281-000168396; File No.: 01180-241720
10. Dashed lines connected to the boundary hereon are approximate boundary lines of the adjoining right of way and/or adjoining land owners boundaries. Said dashed lines may not be resolved as a part of this boundary resolution, as many issues can impact the location of said boundary lines. The only boundary lines established by this survey are shown as a thick continuous line for the parcels owned by Lands of Hayes & Barker Trust.
11. Subsurface and environmental conditions were not surveyed or examined or considered as part of this survey. No statement is made concerning the existence of underground or overhead conditions, containers, or facilities that may affect the use or development of this property.
12. Only bond copies, with an original stamp and signature in red, may be considered to represent the work of L.A. Stevens & Associates, Inc. - Professional Land Surveyors. Any data relied upon from another format shall be checked to a bond copy mentioned above.
13. This map was prepared for the exclusive use of Hayes & Barker Trust and/or their legal representatives for future development of the property. Use or reliance on this map by any other party is forbidden without expressed written permission by Lawrence A. Stevens whose seal and signature are shown hereon.
14. This document shall be considered a "Preliminary Check Print" without a wet signature in red ink and wet stamp of the licensee responsible for the work.

**Area**

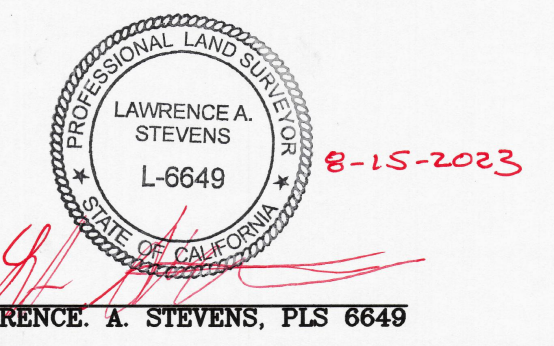
Gross Area: 3.8 ± Acres  
 Net Area: 3.1 ± Acres (Excludes Private Easement in Rannoch Way)  
 Unknown Ownership of Rannoch Way: 0.5 ± Acres

No.	REVISION	BY	DATE

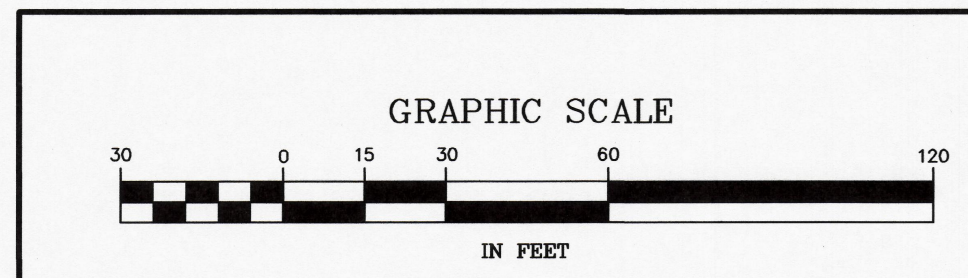
**L.A. Stevens & Associates, Inc.**  
 Professional Land Surveyors \* (415) 382-7713  
 7 Commercial Blvd., Suite 1 \* Novato, California 94949

**HAYES & BARKER TRUST**  
 200 Keith Way  
 Inverness, California

**PARTIAL SITE TOPOGRAPHY**



LAWRENCE A. STEVENS, PLS 6649

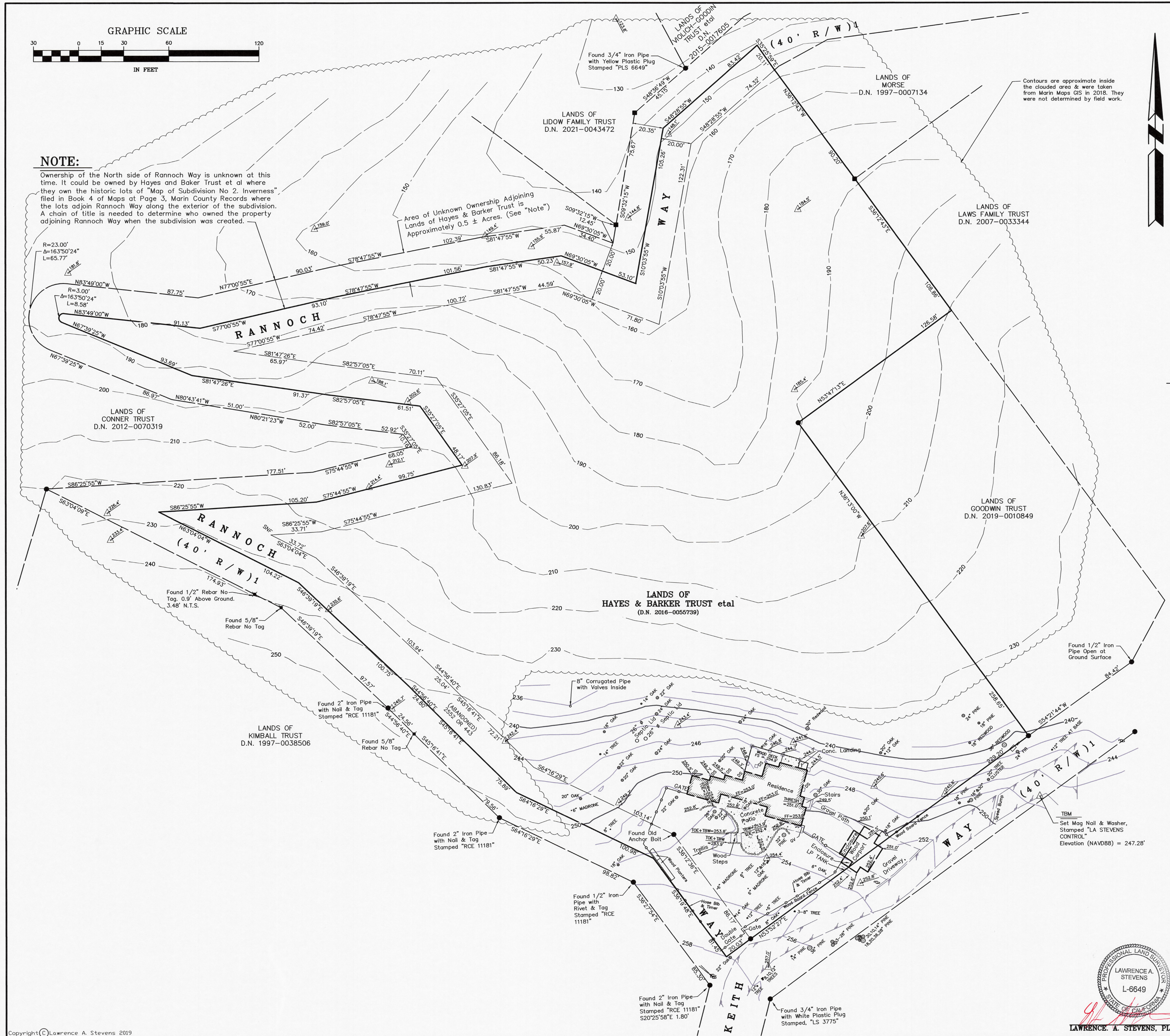


**NOTE:**

Ownership of the North side of Rannoch Way is unknown at this time. It could be owned by Hayes and Barker Trust et al where they own the historic lots of "Map of Subdivision No 2. Inverness" filed in Book 4 of Maps at Page 3, Marin County Records where the lots adjoin Rannoch Way along the exterior of the subdivision. A chain of title is needed to determine who owned the property adjoining Rannoch Way when the subdivision was created.

Area of Unknown Ownership Adjoining Lands of Hayes & Barker Trust is Approximately 0.5 ± Acres. (See "Note")

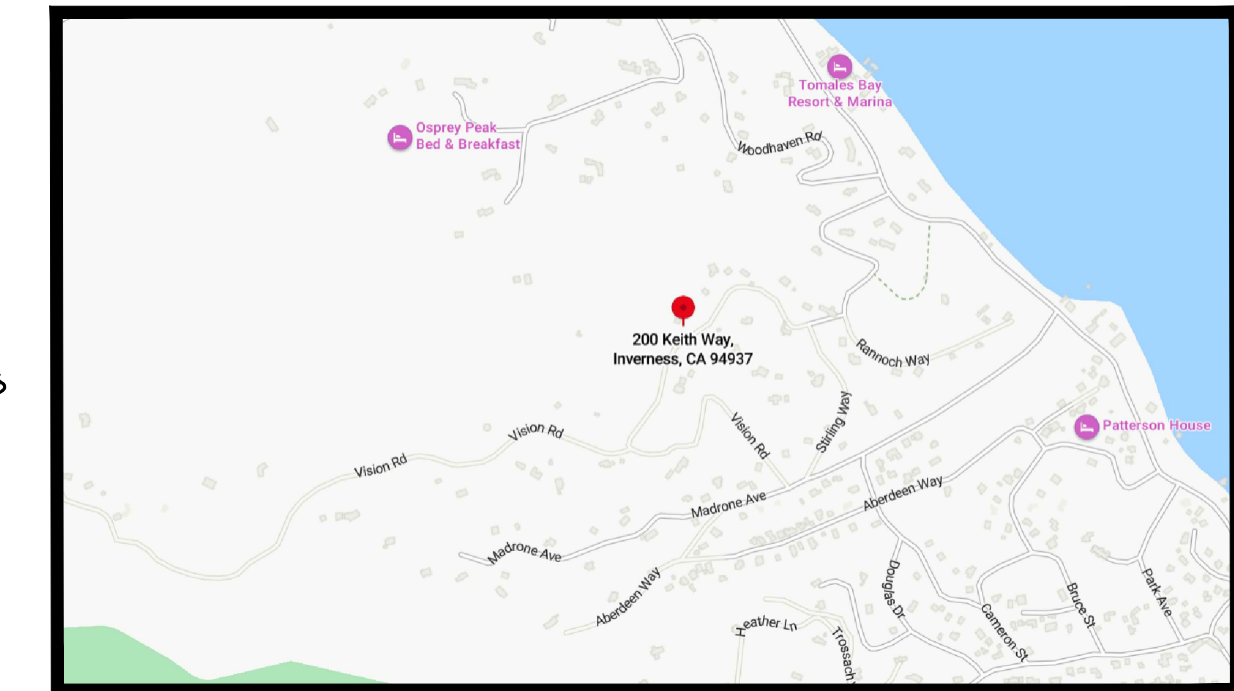
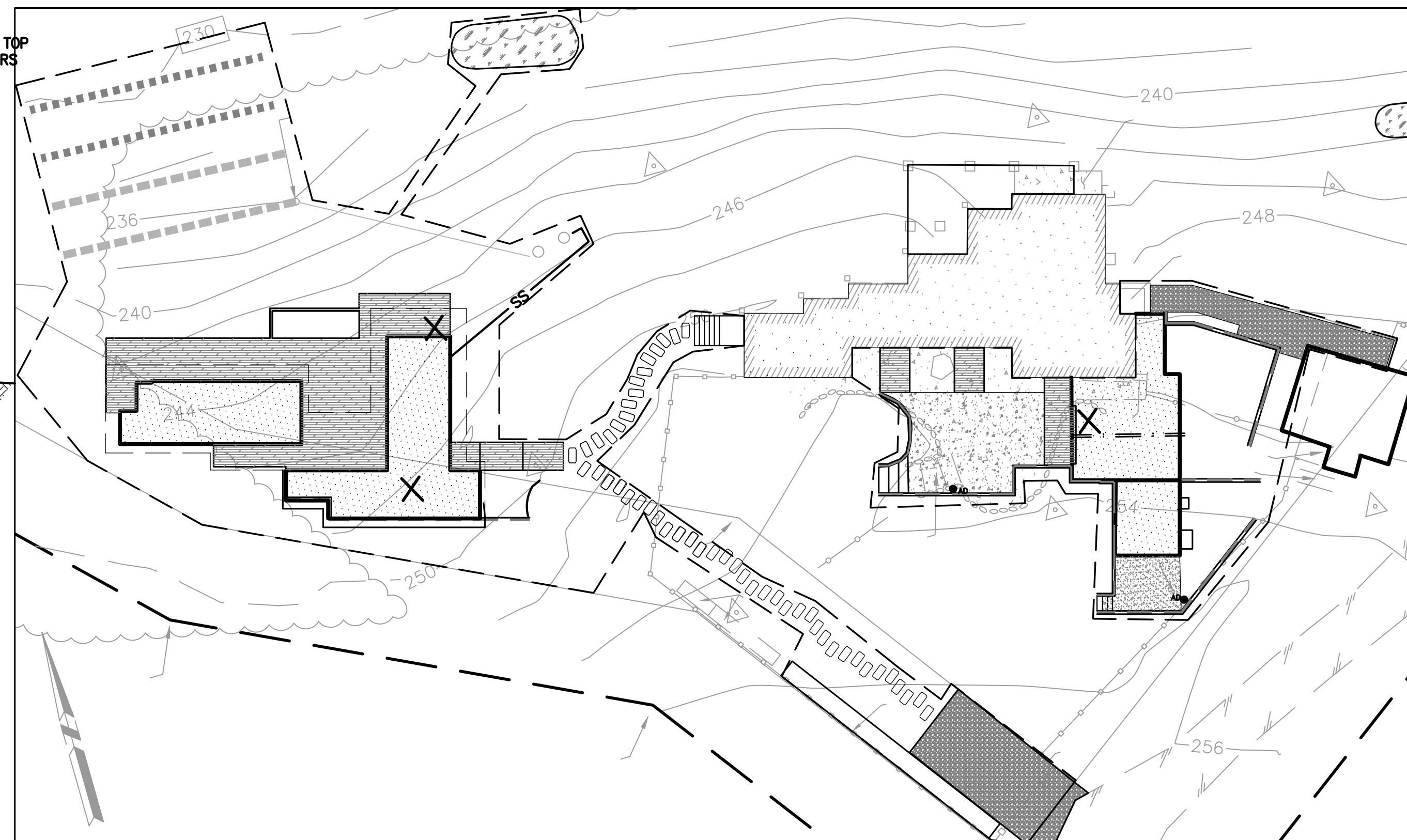
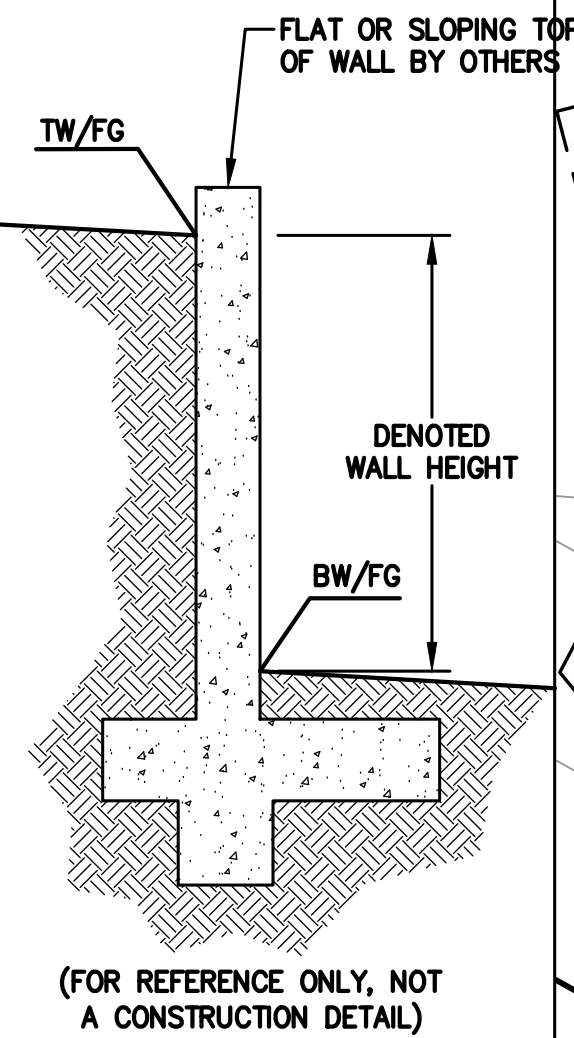
Contours are approximate inside the clouded area & were taken from Marin Maps GS in 2018. They were not determined by field work.



# GRADING AND DRAINAGE PLAN 200 KEITH WAY, INVERNESS, CALIFORNIA

## RETAINING WALL NOTES

- TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
- GRADES SHOWN ON PLAN AS TW X.XX & BW X.XX REPRESENT DENOTED WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
- REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
- REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
- ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
- SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
- PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.



VICINITY MAP  
NTS

## REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:

- TOPOGRAPHIC SURVEY BY:  
L.A. STEVENS & ASSOCIATES, INC.  
7 COMMERCIAL BLVD., STE 1  
NOVATO, CA, 94949
- ARCHITECTURAL PLAN BY  
HAYES GROUP ARCHITECTS, INC.  
2657 SPRING STREET  
REDWOOD CITY, CA 94063

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

## ON-SITE IMPERVIOUS AREA

	EXISTING	PROPOSED
HOUSE, ADU AND GUEST HOUSE	1720 S.F.	4465 S.F.
DRIVEWAY AND PATIO	0 S.F.	528 S.F.
NET INCREASE IN IMPERVIOUS SURFACE		3270 S.F.

## ESTIMATED EARTHWORK QUANTITIES

CUT	60 C.Y.	FILL	0 C.Y.
EXPORT	60 C.Y.		

NOTE: GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES

EXISTING	PROPOSED	DESCRIPTION	KEY MAP 1" = 20'
---	---	BOUNDARY	
---	---	PROPERTY LINE	
---	---	RETAINING WALL	
---	---	LANDSCAPE RETAINING WALL	
---	---	SUBDRAIN LINE	
---	---	TIGHTLINE	
---	---	STORM DRAIN LINE	
---	---	SANITARY SEWER LINE	
---	---	WATER LINE	
---	---	GAS LINE	
---	---	PRESSURE LINE	
---	---	JOINT TRENCH	
---	---	SET BACK LINE	
---	---	CONCRETE VALLEY GUTTER	
---	---	SWALE FLOW DIRECTION	
---	---	CATCH BASIN	
---	---	JUNCTION BOX	
---	---	AREA DRAIN	
---	---	SQUARE AREA DRAIN	
---	---	CURB INLET	
---	---	STORM DRAIN MANHOLE	
---	---	FIRE HYDRANT	
---	---	SANITARY SEWER MANHOLE	
---	---	STREET SIGN	
---	---	SPOT ELEVATION	
---	---	FLOW DIRECTION	
---	---	BENCHMARK	
---	---	CONTOURS	
---	---	TREE TO BE REMOVED	

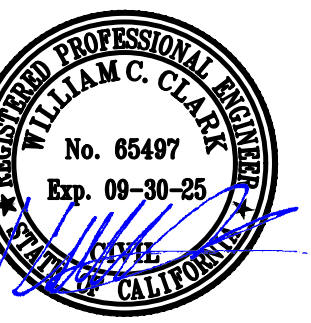
## ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAL FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	(N)	NEW
BM	BENCHMARK	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
CL	CENTER LINE	(PA)	PLANTING AREA
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PED	PEDESTRIAN
CO	CLEANOUT	PIV	POST INDICATOR VALVE
CONC	CONCRETE	PSS	PUBLIC SERVICES EASEMENT
CONST	CONSTRUCT or -TION	PL	PROPERTY LINE
CONC COR	CONCRETE CORNER	PP	POWER POLE
CY	CUBIC YARD	PUC	PUBLIC UTILITY EASEMENT
D	DIAMETER	PVC	POLYVINYL CHLORIDE
DI	DROP INLET	R	RADIUS
DIP	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
EA	EACH	RIM	RIM ELEVATION
EC	END OF CURVE	RW	RIGHT OF WAY
EG	EXISTING GRADE	S	SLOPE
EL	ELEVATIONS	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EP	EDGE OF PAVEMENT	SAN	SANITARY
EQ	EQUIPMENT	SD	STORM DRAIN
EW	EACH WAY	SDMH	STORM DRAIN MANHOLE
(E)	EXISTING	SHT	SHEET
FC	FACE OF CURB	S.L.D.	SEE LANDSCAPE DRAWINGS
FF	FINISHED FLOOR	SPEC	SPECIFICATION
FG	FINISHED GRADE	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSMH	SANITARY SEWER MANHOLE
FL	FLOW LINE	ST.	STREET
FS	FINISHED SURFACE	STA	STATION
G	GAS	STD	STANDARD
GA	GAGE OR GAUGE	STRUCT	STRUCTURAL
GB	GRADE BREAK	T	TELEPHONE
HDPE	HIGH DENSITY CORRUGATED	TC	TOP OF CURB
POLYETHYLENE PIPE		TEMP	TEMPORARY
HORIZ	HORIZONTAL	TP	TOP OF PAVEMENT
HI PT	HIGH POINT	TW/FG	TOP OF WALL/FINISH GRADE
H&T	HUB & TACK	TYP	TYPICAL
ID	INSIDE DIAMETER	VC	VERTICAL CURVE
INV	INVERT ELEVATION	VCP	VITRIFIED CLAY PIPE
JB	JUNCTION BOX	VERT	VERTICAL
JT	JOINT TRENCH	W	WITH
JP	JOINT UTILITY POLE	W, WL	WATER LINE
L	LENGTH	WM	WATER METER
LNDR	LANDING	WWF	WELDED WIRE FABRIC

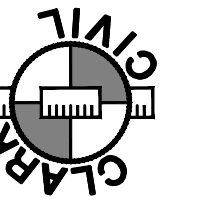


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INVERNESS, CA.

APN: 112-112-10

MARIN COUNTY

TITLE SHEET

PLANNING SUBMISSION # 03-07-24

REVISIONS	BY

JOB NO: 223061

DATE: 12-15-23

SCALE: AS NOTED

DESIGN BY: RG

DRAWN BY: OD

SHEET NO:

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**GENERAL SITE NOTES:**

- 1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING OF A BID.
- 2. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
- 3. PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO OWNER'S PROJECT MANAGER AND CIVIL ENGINEER.
- 4. DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN SHALL BE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
- 5. CONTRACTOR SHALL REPLACE ALL STRUCTURES AND GRATE LIDS FOR VAULTS, CATCH BASINS, ETC., WITH VEHICULAR-RATED STRUCTURES IN ALL TRAFFIC ACCESSIBLE AREAS WITHIN NEW CONSTRUCTION AREA UNLESS OTHERWISE NOTED.
- 6. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL EXISTING AND/OR NEW MANHOLES, CURB INLETS, CATCH BASIN, VALVES, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE CONSTRUCTION AREA TO FINAL GRADE IN PAVEMENT AND LANDSCAPE AREAS UNLESS OTHERWISE NOTED.
- 7. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE OWNER, THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE CONSULTING ENGINEER.
- 8. EXISTING PEDESTRIAN WALKWAYS, BIKE PATHS AND ACCESSIBLE PATHWAYS SHALL BE MAINTAINED, WHERE FEASIBLE, DURING CONSTRUCTION.
- 9. IF A CONFLICT ARISES BETWEEN THE SPECIFICATIONS AND THE PLANS NOTES, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
- 10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED PERMITS AND COSTS ASSOCIATED WITH SAID PERMITS

**TREE/PLANT PROTECTION NOTES:**

- 1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY, CONFIRM WITH OWNER AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
- 2. PROVIDE 5 FOOT TALL TREE PROTECTION FENCE WITH DISTINCTIVE MARKING VISIBLE TO CONSTRUCTION EQUIPMENT, ENCLDSING DRIP LINES OF TREES DESIGNATED TO REMAIN.
- 3. WORK REQUIRED WITHIN FENCE LINE SHALL BE HELD TO A MINIMUM, AVOID UNNECESSARY MOVEMENT OF HEAVY EQUIPMENT WITHIN FENCED AREA AND DO NOT PARK ANY VEHICLES UNDER DRIP LINE OR TREES. DO NOT STORE EQUIPMENT OR MATERIALS WITHIN FENCE LINE.
- 4. PRIOR TO REMOVING ROOTS AND BRANCHES LARGER THAN 2" IN DIAMETER OF TREES OR PLANTS THAT ARE TO REMAIN, CONSULT WITH THE OWNER'S PROJECT MANAGER.
- 5. ANY GRADE CHANGES GREATER THAN 6" WITHIN THE DRIPLINE OF EXISTING TREES SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE ARCHITECT / CIVIL ENGINEER.
- 6. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIALS; AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
- 7. PROVIDE TEMPORARY IRRIGATION TO ALL TREES AND PLANTS THAT ARE IN OR ADJACENT TO CONSTRUCTION AREAS WHERE EXISTING IRRIGATION SYSTEMS MAY BE AFFECTED BY THE CONSTRUCTION. ALSO PROVIDE TEMPORARY IRRIGATION TO RELOCATE TREES.
- 8. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES AND PLANTS DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES OR PLANTS THAT DIE DUE TO LACK OF MAINTENANCE.
- 9. TREE PROTECTION ZONES NEED TO BE SET UP WITH FENCING AROUND TREES TO A MINIMUM DISTANCE OF 10 FEET FROM THE BUTTRESS FLAIR. NO EQUIPMENT, MATERIALS STORAGE, OR DIGGING IS ALLOWED WITHIN THE TREE PROTECTION ZONE WITHOUT WRITTEN AUTHORIZATION FROM THE PROJECT ARBOHIST, ARBOHIST SUPERVISOR OR AUTHORIZED DESIGNATE. ANY AUTHORIZED DIGGING WITHIN THE TREE PROTECTION ZONE MUST BE DONE BY HAND; I.E. PICK AND SHOVEL. CARE MUST BE TAKEN TO AVOID SEVERING ANY STRUCTURAL ROOTS. ANY ROOTS GREATER THAN 2" IN DIAMETER INCIDENTALLY SEVERED, WHETHER INSIDE OR OUTSIDE OF THE TREE PROTECTION ZONE, WILL NEED TO BE BROUGHT TO THE ATTENTION OF AND INSPECTED BY THE PROJECT ARBOHIST, ARBOHIST SUPERVISOR OR AUTHORIZED DESIGNATE; WHO WILL EVALUATE THE TREE IN QUESTION FOR IMPACTS TO BOTH LONG TERM HEALTH AND STABILITY. ANY ROOT SEVERANCE CONCLUDED TO COMPROMISE TREE STABILITY/SAFETY MAY RESULT IN TREE REMOVAL. ANY COSTS RESULTING FROM TREE REMOVALS WILL BE CHARGED TO THE PROJECT IN QUESTION. ANY COSTS FROM TREE REMOVALS RESULTING FROM VIOLATIONS OF THE COUNTY CODES WILL BE ABSORBED BY THE CONTRACTOR UP TO AND INCLUDING ANY FINES LEVIED BY THE COUNTY.

**SITE MAINTENANCE:**

- 1. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS ROUTES ONTO THE SITE AND PLACE GRAVEL PADS AT THESE LOCATIONS. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR GRAVELED AREAS DURING WET WEATHER.
- 2. SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJOINING THE PROJECT SITE AND THE ON-SITE PAVED AREAS ON A DAILY BASIS. SCRAPE CAKED-ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING. CORNERS AND HARD TO REACH AREAS SHALL BE SWEEPED MANUALLY.
- 3. CONTRACTOR SHALL: GATHER ALL CONSTRUCTION DEBRIS ON A REGULAR BASIS AND PLACE IT IN A DUMPSTER OR OTHER CONTAINER WHICH IS EMPTIED OR REMOVED ON A REGULAR BASIS. WHEN APPROPRIATE, USE TARPS ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORM WATER RUNOFF POLLUTION.
- 4. IF THE STREET, SIDEWALKS AND/OR PARKING LOT ARE PRESSURE WASHED, DEBRIS MUST BE TRAPPED AND COLLECTED TO PREVENT ENTRY INTO THE STORM DRAIN SYSTEM. NO CLEANING AGENT MAY BE DISCHARGED INTO THE STORM DRAIN. IF ANY CLEANING AGENT OR DEGREASER IS USED, WASHED WATER MUST BE COLLECTED AND DISCHARGED TO THE SANITARY SEWER, SUBJECT TO THE APPROVAL OF THE OWNER'S PROJECT MANAGER, OR OTHERWISE DISPOSED OF THROUGH APPROVED DISPOSAL METHODS.
- 5. CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIAL USED ON THE SITE THAT HAVE THE POTENTIAL OF BEING WIND-BLOWN OR IN THE EVENT OF A MATERIAL SPILL.
- 6. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
- 7. ENSURE THAT CEMENT TRUCKS, PAINTERS, OR STUCCO/PLASTER FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM EQUIPMENT, TOOLS OR RINSE CONTAINERS INTO GUTTERS OR DRAINS.
- 8. THE ON-SITE STORM DRAIN FACILITIES SHALL BE CLEANED A MINIMUM OF TWICE A YEAR AS FOLLOWS: IMMEDIATELY PRIOR TO OCTOBER 15TH AND ONCE IN JANUARY. ADDITIONAL CLEANING MAY BE REQUIRED IF FOUND NECESSARY BY THE INSPECTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR COST ASSOCIATED WITH CLEANING.
- 9. PREVENT DUST FROM LEAVING THE SITE AND ACCUMULATING ON ADJACENT AREAS AS REQUIRED IN THE DUST CONTROL NOTES ON THIS SHEET.
- 10. PREVENT SEDIMENT LADEN STORM RUN-OFF FROM LEAVING THE SITE OR ENTERING STORM DRAIN OR SANITARY SEWER SYSTEMS AS REQUIRED IN THE EROSION AND SEDIMENTATION CONTROL NOTES ON THIS SHEET.
- 11. MAINTAIN EXISTING TREES AND PLANTS THAT ARE TO REMAIN AS REQUIRED BY THE TREE AND PLANT PROTECTION NOTES ON THE SHEET.

**STORMWATER POLLUTION PREVENTION NOTES:**

- 1. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
  - 2. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.
  - 3. USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
  - 4. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.
  - 5. DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.
  - 6. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
  - 7. PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.
  - 8. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
  - 9. LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
  - 10. AVOID TRACKING DIRT OR MATERIALS OFF-SITE. CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.
- SUPPLEMENTAL MEASURES**
- A. THE PHRASE "NO DUMPING - DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.
  - B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
  - C. STABILIZING ALL DENuded AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.
  - D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPIILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.
  - E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.
  - F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.
  - G. LIMITING AND TIMING APPLICATIONS OF PESTICIDES AND FERTILIZER TO AVOID POLLUTING RUNOFF.

**WATER SYSTEM NOTES:**

- 1. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE THE TOP OF THE SANITARY SEWER LINES.
- 2. WATER LINES ARE SHOWN SCHEMATICALLY; CONTRACTOR SHALL IDENTIFY EACH ANGLE AND/OR BEND THAT MAY BE REQUIRED TO ACCOMPLISH THE INTENDED DESIGN.
- 3. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE, TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-WATER LINE BELOW", CALPICO TYPE 2 OR EQUAL.
- 4. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OR APPLICABLE WATER DISTRICT STANDARDS.
- 5. PUBLIC AND PRIVATE WATER MAIN AND WATER SERVICE LINE 4-INCH THROUGH 12-INCH SHALL BE POLYVINYL CHLORIDE (PVC) AND SHALL MEET AWWA C900, RATED FOR 200 PSI CLASS PIPE WITH EPOXY COATED DUCTILE IRON FITTINGS AND FUSION EPOXY COATED GATE VALVES. ALL JOINTS SHALL FACTORY MANUFACTURED WITH BELL AND SPIGOT ENDS AND RUBBER GASKETS. NONMETALLIC WATER LINES HAVE TRACER WIRE INSTALLED.
- 6. CONNECTION TO THE EXISTING WATER MAIN SHALL BE APPROVED BY WATER COMPANY. THE DISTRICT SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE VALVE AND ALL THRUST BLOCKS. BACKFILL, RESTORE THE SURFACE, AND CLEANUP. ALL WET TAPS SHALL BE APPROVED BY THE CITY OR APPLICABLE WATER DISTRICT. NONMETALLIC WATER LINES SHALL HAVE TRACER WIRES INSTALLED.
- 7. ALL WATER LINES 3" OR SMALLER SHALL BE TYPE K COPPER WITH SILVER BRAZED JOINTS. POLYETHYLENE PIPE MAY BE SUBSTITUTED, CONTRACTOR SHOULD SEEK APPROVAL FROM DISTRICT BEFORE MAKING SUBSTITUTION. CONTRACTOR TO VERIFY PRESSURES FROM EXISTING LINES ARE ADEQUATE TO SERVICE BUILDINGS AS SPECIFIED BY THE PLUMBING PLANS.
- 8. ALL WATER LINES SHALL BE INSTALLED WITH 3' MINIMUM COVER.
- 9. ALL WATER VALVES SHALL BE PER CITY STANDARD.
- 10. ALL TEMPORARY AND/OR PERMANENT AIR-RELEASE AND BLOW-OFF VALVES SHALL BE PER CITY STANDARD AND AS DIRECTED BY THE CITY ENGINEER.
- 11. CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, CROSSINGS, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS PER CITY STANDARD. AWWA C600, SECTION 3.8 UNLESS NOTED OTHERWISE.
- 12. MECHANICALLY RESTRAINED JOINTS SHALL BE INSTALLED AT VERTICAL BENDS IN ACCORDANCE WITH CITY STANDARDS AND AS APPROVED BY THE CITY ENGINEER.
- 13. ALL WATER VALVES SHALL BE CLUSTERED, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.

**STORM DRAIN NOTES:**

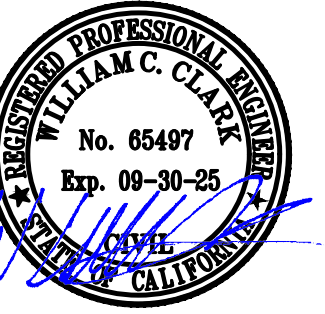
- 1. ALL STORM DRAIN PIPE SHALL BE PVC PER SECTION 02630, SLOPED AT 2% UNLESS OTHERWISE SPECIFIED ON THE PLANS. PIPE SHALL BE SIZED AS SPECIFIED ON THE PLANS. ALL DIRECTION CHANGES SHALL BE MADE WITH A Y CONNECTION OR LONG SWEEP ELBOWS, REGULAR ELBOWS, AND TEE'S SHOULD BE AVOIDED.
- 2. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATE 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION- STORM DRAIN LINE BELOW", CALPICO TYPE 2 OR EQUAL.
- 3. PAINT THE TOP OF THE CURBS ADJACENT TO EACH CATCH BASIN INSTALLED UNDER THE WORK OR ADJACENT TO THIS SITE WITH THE WORDS "NO DUMPING". WORDING TO BE BLUE 4" HIGH LETTERS ON A PAINTED WHITE BACKGROUND. A " NO DUMPING"
- 4. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS AND HAVE BOLT DOWN GRATES.
- 5. ALL TRENCHES SHALL BE BACKFILLED PER THE SPECIFICATIONS OF THE CIVIL ENGINEER TO VERIFY COMPACTION VALUES.
- 6. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO TRENCH OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
- 7. COMPLETE SYSTEMS; ALL UTILITY SYSTEMS ARE DELINEATED IN SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES, AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.

**SANITARY SEWER NOTES:**

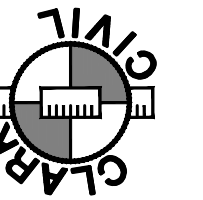
- 1. INSTALL DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6"-12" BELOW THE SURFACE IN NON-PAVED AREAS, AND AT THE BOTTOM OF BASEROCK FOR PAVED AREAS. GREEN IMPRINTED WITH "CAUTION-SANITARY SEWER LINE BELOW", CALPICO TYPE 2 OR EQUAL.
- 2. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE CITY OR APPROPRIATE SANITARY SEWER DISTRICT.
- 3. PUBLIC AND PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-08 WITH GLUED JOINTS.

**DEMOLITION NOTES:**

- 1. CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
- 2. THE CONTRACTOR SHALL LOCATE AND CLEARLY MARK (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL TELEPHONE, DATA, STREET LIGHT, SIGNAL LIGHT AND POWER FACILITIES THAT ARE IN OR NEAR THE AREA OF CONSTRUCTION.
- 3. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED CONTRACTOR SHALL PAY DISPOSAL FEES.
- 6. CONTRACTOR SHALL PAY DISPOSAL FEES.
- 7. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION OF FOUNDATIONS & UTILITIES.
- 8. WITHIN LIMITS OF WORK, REMOVE CURBS, GUTTERS, LANDSCAPING, SIGNAGE, TREES, SCRUBS, ASPHALT, UNDERGROUND PIPES, ETC. AS INDICATED ON THE PLANS AND SPECS.
- 9. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
- 10. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION & SEDIMENTATION CONTROL PLAN & DETAILS.
- 11. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING ALL DEMOLITION MATERIALS, OR STORING SELECTED ITEMS BY OWNER'S REPRESENTATIVE AT DESIGNATED LOCATIONS.
- 12. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
- 13. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OF ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE.
- 14. COORDINATE WITH ELECTRICAL, MECHANICAL, FIRE PROTECTION AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUT-DOWN / DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE OWNER. DO NOT INTERRUPT SERVICES ADJACENT OFF-SITE OWNERS. ALSO SEE ARCHITECTURAL PLANS FOR ADDITIONAL SCOPE OF WORK.
- 15. DEMOLITION INCLUDES REMOVAL OF ALL ITEMS ASSOCIATED WITH THE UTILITIES AND SHALL INCLUDE PREPARING THE SITE FOR NEW UTILITIES, BUILDINGS, RETAINING WALLS, ETC.
- 16. ALL MATERIALS TO BE DEMOLISHED AND REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF-SITE.
- 17. THE PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OR WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.



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200 KEITH WAY  
INVERNESS, CA.

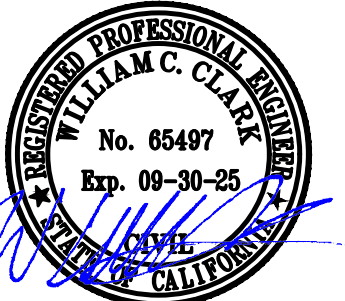
GRADING  
SPECIFICATIONS

PLANNING SUBMISSION #	03-07-24
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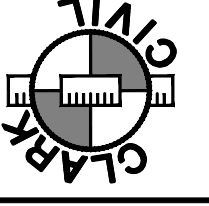


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MARIN COUNTY



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200 KEITH WAY  
INVERNESS, CA.

GRADING &  
DRAINAGE PLAN

PLANNING SUBMISSION # 03-07-24

NO.	REVISIONS	BY

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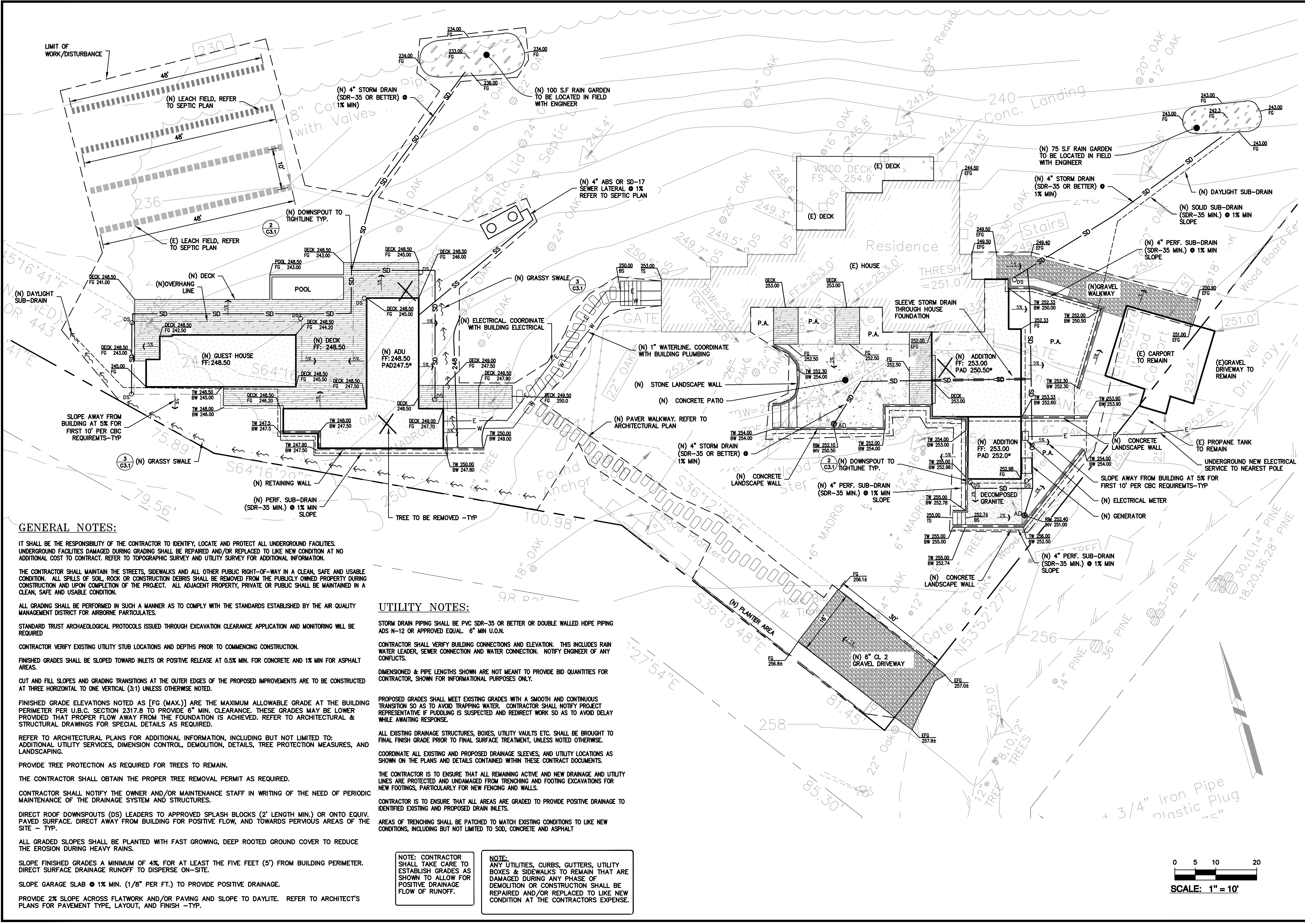
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**GENERAL NOTES:**

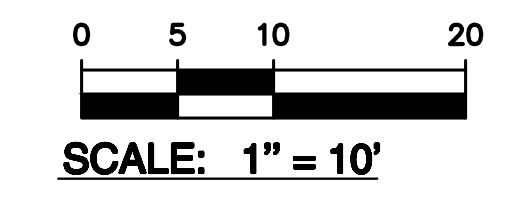
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES. UNDERGROUND FACILITIES DAMAGED DURING GRADING SHALL BE REPAIRED AND/OR REPLACED TO LIKE NEW CONDITION AT AN ADDITIONAL COST TO CONTRACT. REFER TO TOPOGRAPHIC SURVEY AND UTILITY SURVEY FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
- STANDARD TRUST ARCHAEOLOGICAL PROTOCOLS ISSUED THROUGH EXCAVATION CLEARANCE APPLICATION AND MONITORING WILL BE REQUIRED.
- CONTRACTOR VERIFY EXISTING UTILITY STUB LOCATIONS AND DEPTHS PRIOR TO COMMENCING CONSTRUCTION.
- FINISHED GRADES SHALL BE SLOPED TOWARD INLETS OR POSITIVE RELEASE AT 0.5% MIN. FOR CONCRETE AND 1% MIN FOR ASPHALT AREAS.
- CUT AND FILL SLOPES AND GRADING TRANSITIONS AT THE OUTER EDGES OF THE PROPOSED IMPROVEMENTS ARE TO BE CONSTRUCTED AT THREE HORIZONTAL TO ONE VERTICAL (3:1) UNLESS OTHERWISE NOTED.
- FINISHED GRADE ELEVATIONS NOTED AS [FG (MAX.)] ARE THE MAXIMUM ALLOWABLE GRADE AT THE BUILDING PERIMETER PER U.B.C. SECTION 2317.8 TO PROVIDE 6" MIN. CLEARANCE. THESE GRADES MAY BE LOWER PROVIDED THAT PROPER FLOW AWAY FROM THE FOUNDATION IS ACHIEVED. REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS FOR SPECIAL DETAILS AS REQUIRED.
- REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO: ADDITIONAL UTILITY SERVICES, DIMENSION CONTROL, DEMOLITION, DETAILS, TREE PROTECTION MEASURES, AND LANDSCAPING.
- PROVIDE TREE PROTECTION AS REQUIRED FOR TREES TO REMAIN.
- THE CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMIT AS REQUIRED.
- CONTRACTOR SHALL NOTIFY THE OWNER AND/OR MAINTENANCE STAFF IN WRITING OF THE NEED OF PERIODIC MAINTENANCE OF THE DRAINAGE SYSTEM AND STRUCTURES.
- DIRECT ROOF DOWNSPOUTS (DS) LEADERS TO APPROVED SPLASH BLOCKS (2' LENGTH MIN.) OR ONTO EQUIV. PAVED SURFACE. DIRECT AWAY FROM BUILDING FOR POSITIVE FLOW, AND TOWARDS PERVIOUS AREAS OF THE SITE - TYP.
- ALL GRADED SLOPES SHALL BE PLANTED WITH FAST GROWING, DEEP ROOTED GROUND COVER TO REDUCE THE EROSION DURING HEAVY RAINS.
- SLOPE FINISHED GRADES A MINIMUM OF 4% FOR AT LEAST THE FIVE FEET (5') FROM BUILDING PERIMETER. DIRECT SURFACE DRAINAGE RUNOFF TO DISPERSE ON-SITE.
- SLOPE GARAGE SLAB @ 1% MIN. (1/8" PER FT.) TO PROVIDE POSITIVE DRAINAGE.
- PROVIDE 2% SLOPE ACROSS FLATWORK AND/OR PAVING AND SLOPE TO DAYLITE. REFER TO ARCHITECT'S PLANS FOR PAVEMENT TYPE, LAYOUT, AND FINISH -TYP.

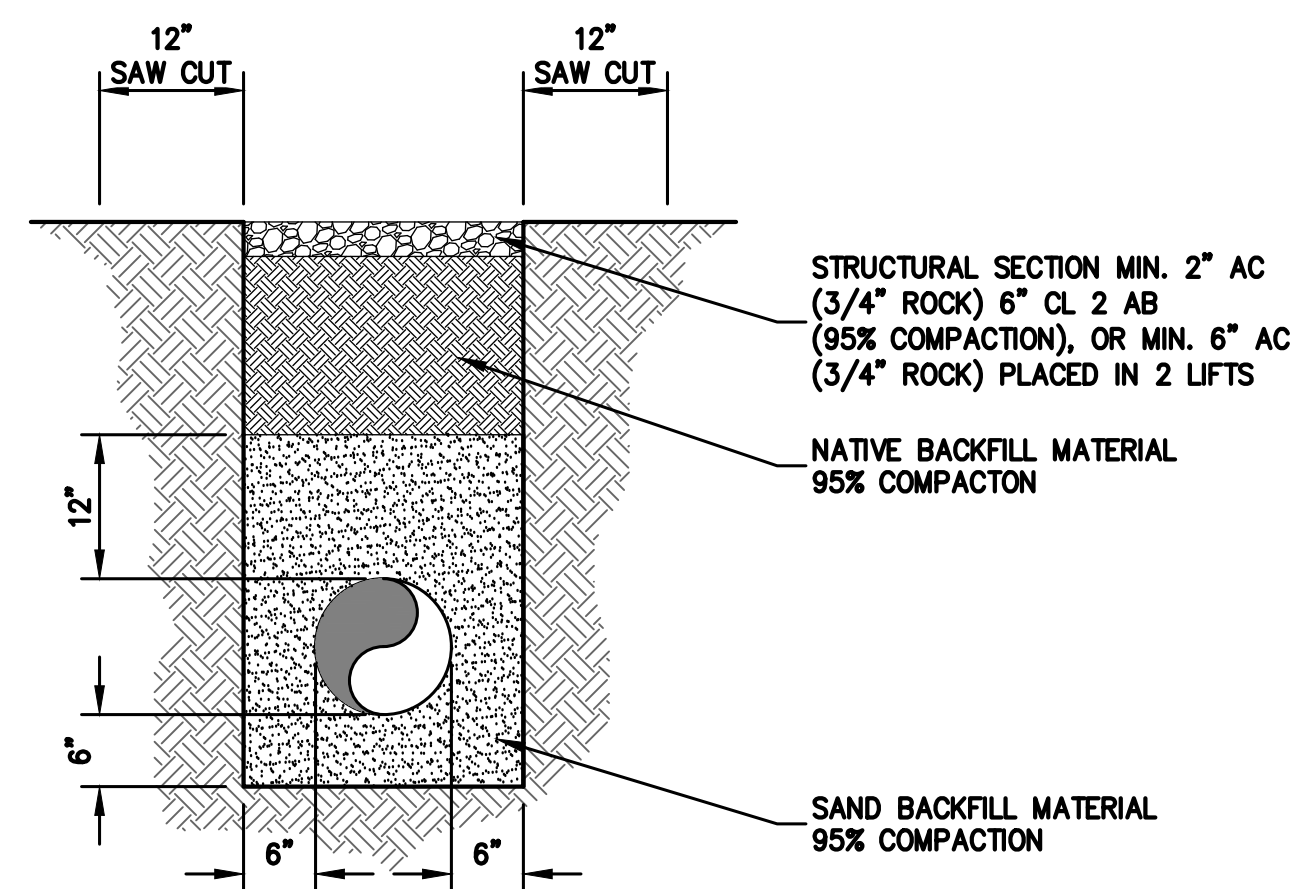
**UTILITY NOTES:**

- STORM DRAIN PIPING SHALL BE PVC SDR-35 OR BETTER OR DOUBLE WALLED HDPE PIPING ADS N-12 OR APPROVED EQUAL. 6" MIN U.O.N.
- CONTRACTOR SHALL VERIFY BUILDING CONNECTIONS AND ELEVATION. THIS INCLUDES RAIN WATER LEADER, SEWER CONNECTION AND WATER CONNECTION. NOTIFY ENGINEER OF ANY CONFLICTS.
- DIMENSIONED & PIPE LENGTHS SHOWN ARE NOT MEANT TO PROVIDE BID QUANTITIES FOR CONTRACTOR, SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- PROPOSED GRADES SHALL MEET EXISTING GRADES WITH A SMOOTH AND CONTINUOUS TRANSITION SO AS TO AVOID TRAPPING WATER. CONTRACTOR SHALL NOTIFY PROJECT REPRESENTATIVE IF PUDDLING IS SUSPECTED AND REDIRECT WORK SO AS TO AVOID DELAY WHILE AWAITING RESPONSE.
- ALL EXISTING DRAINAGE STRUCTURES, BOXES, UTILITY VAULTS ETC. SHALL BE BROUGHT TO FINAL FINISH GRADE PRIOR TO FINAL SURFACE TREATMENT, UNLESS NOTED OTHERWISE.
- COORDINATE ALL EXISTING AND PROPOSED DRAINAGE SLEEVES, AND UTILITY LOCATIONS AS SHOWN ON THE PLANS AND DETAILS CONTAINED WITHIN THESE CONTRACT DOCUMENTS.
- THE CONTRACTOR IS TO ENSURE THAT ALL REMAINING ACTIVE AND NEW DRAINAGE AND UTILITY LINES ARE PROTECTED AND UNDAMAGED FROM TRENCHING AND FOOTING EXCAVATIONS FOR NEW FOOTINGS, PARTICULARLY FOR NEW FENCING AND WALLS.
- CONTRACTOR IS TO ENSURE THAT ALL AREAS ARE GRADED TO PROVIDE POSITIVE DRAINAGE TO IDENTIFIED EXISTING AND PROPOSED DRAIN INLETS.
- AREAS OF TRENCHING SHALL BE PATCHED TO MATCH EXISTING CONDITIONS TO LIKE NEW CONDITIONS, INCLUDING BUT NOT LIMITED TO SOD, CONCRETE AND ASPHALT

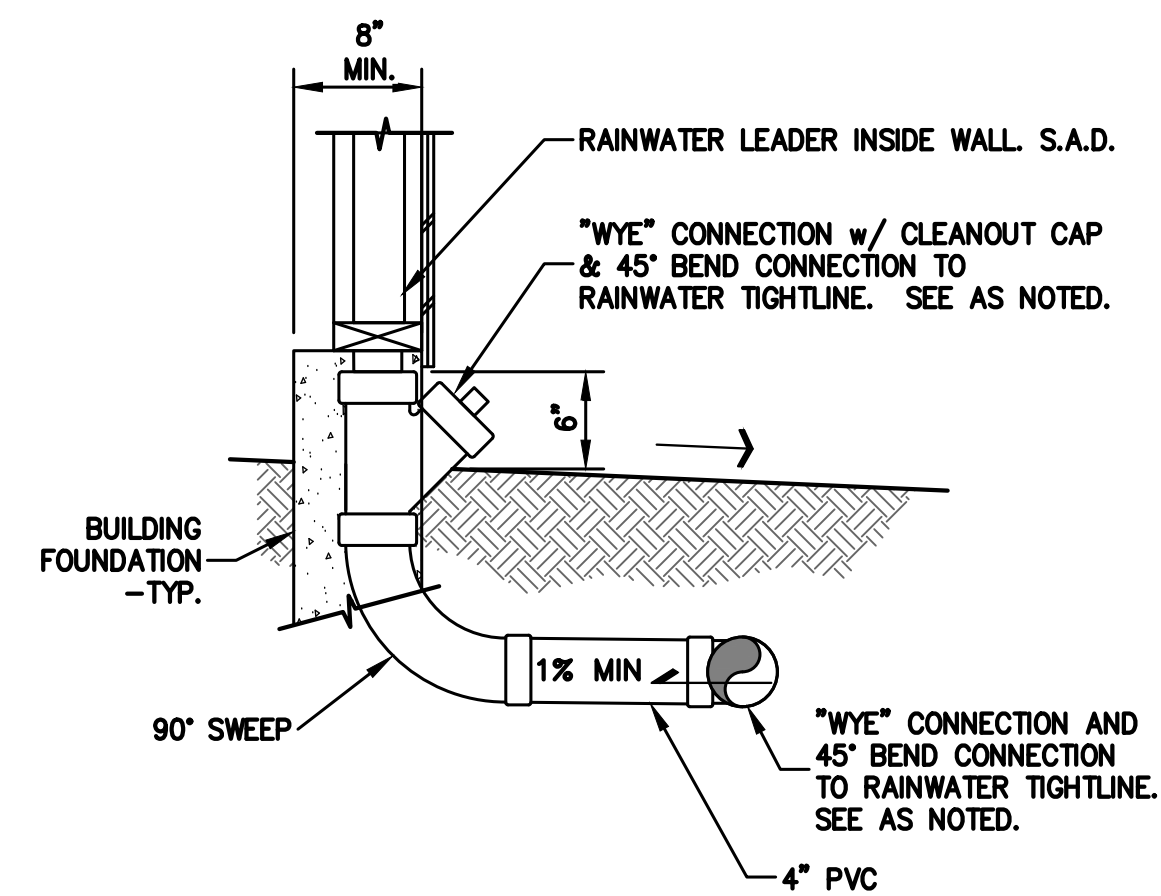
NOTE: CONTRACTOR SHALL TAKE CARE TO ESTABLISH GRADES AS SHOWN TO ALLOW FOR POSITIVE DRAINAGE FLOW OF RUNOFF.

NOTE: ANY UTILITIES, CURBS, GUTTERS, UTILITY BOXES & SIDEWALKS TO REMAIN THAT ARE DAMAGED DURING ANY PHASE OF DEMOLITION OR CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED TO LIKE NEW CONDITION AT THE CONTRACTORS EXPENSE.

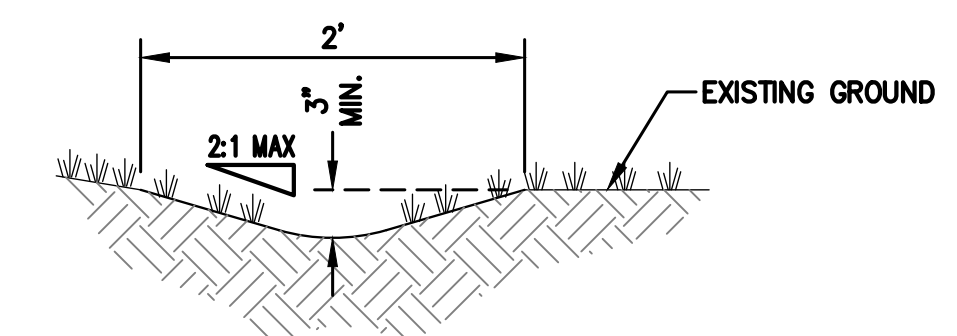




1 TRENCH BACKFILL  
C3.1 NTS



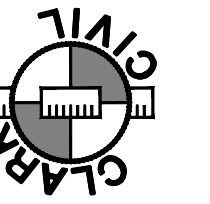
2 RAIN WATER LEADER TO TIGHTLINE CONNECTION  
C3.1 NTS



3 GRASSY SWALE DETAIL  
C3.1 NTS



CLARK CIVIL ENGINEERING  
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5500 Nicastro Valley Rd., Nicastro, CA 94946  
Ph: 415-295-4450



200 KEITH WAY  
INVERNESS, CA.

APN: 112-112-10

MARIN COUNTY

DETAILS

PLANNING SUBMISSION #1 03-07-24

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REVISIONS BY

JOB NO: 223061

DATE: 12-15-23

SCALE: AS NOTED

DESIGN BY: RG

DRAWN BY: OD

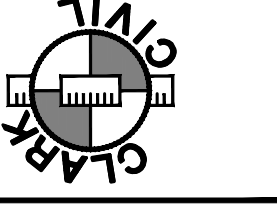
SHEET NO:

**C3.1**





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200 KEITH WAY  
INVERNESS, CA.

STORM WATER  
MANAGEMENT PLAN

PLANNING SUBMISSION # 03-07-24

REVISIONS	BY

JOB NO: 223061

DATE: 12-15-23

SCALE: AS NOTED

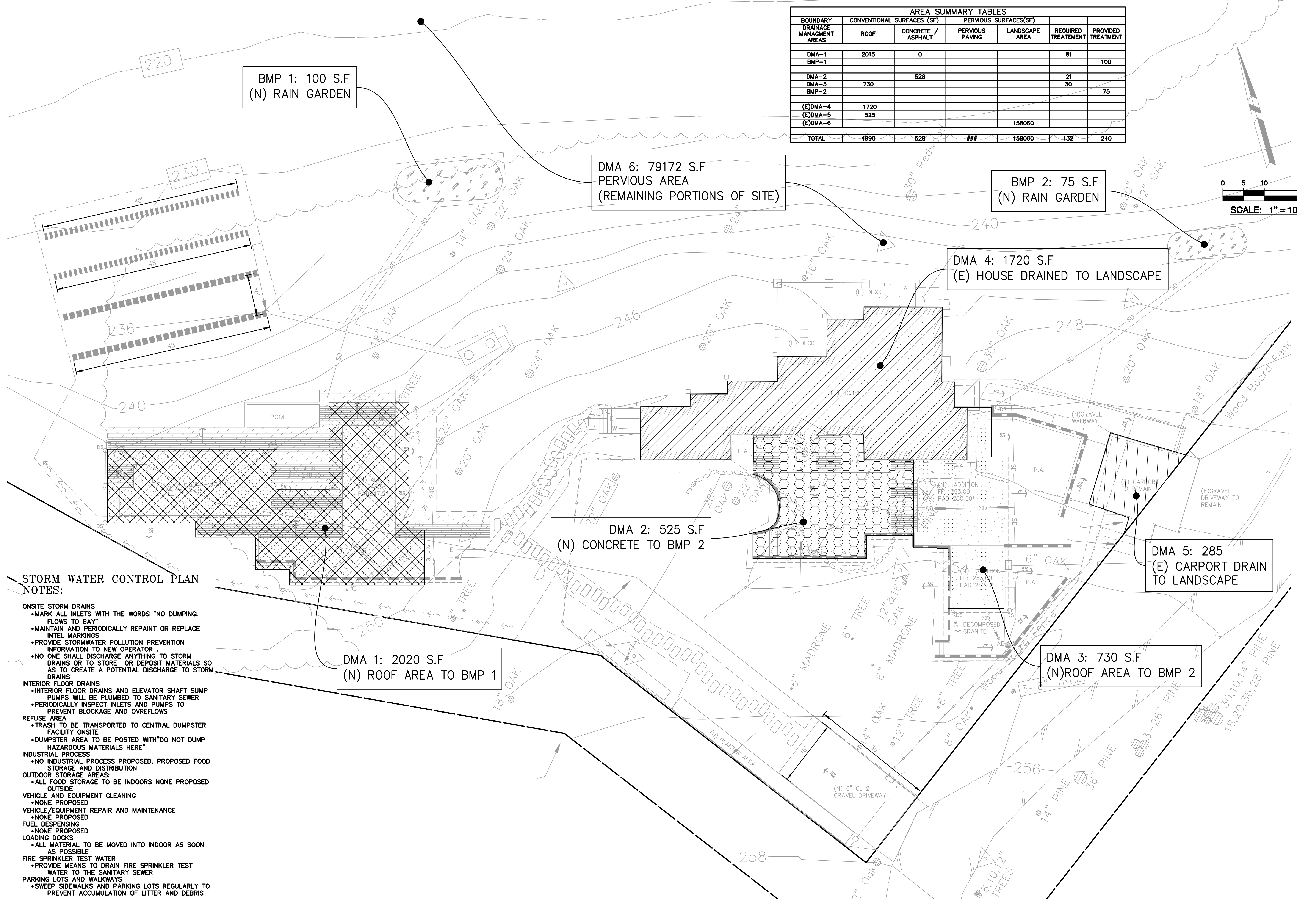
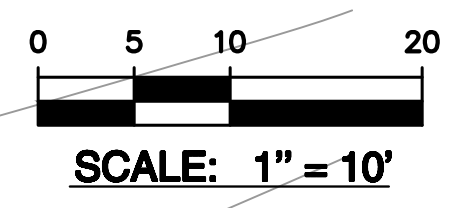
DESIGN BY: RG

DRAWN BY: OD

SHEET NO:

**C4.4**

BOUNDARY DRAINAGE MANAGEMENT AREAS	CONVENTIONAL SURFACES (SF)		PERVIOUS SURFACES(SF)		REQUIRED TREATMENT	PROVIDED TREATMENT
	ROOF	CONCRETE / ASPHALT	PERVIOUS PAVING	LANDSCAPE AREA		
DMA-1 BMP-1	2015	0			81	100
DMA-2 DMA-3 BMP-2	730	528			21 30	75
(E)DMA-4 (E)DMA-5 (E)DMA-6	1720 525			158060		
<b>TOTAL</b>	<b>4990</b>	<b>528</b>	<b>###</b>	<b>158060</b>	<b>132</b>	<b>240</b>

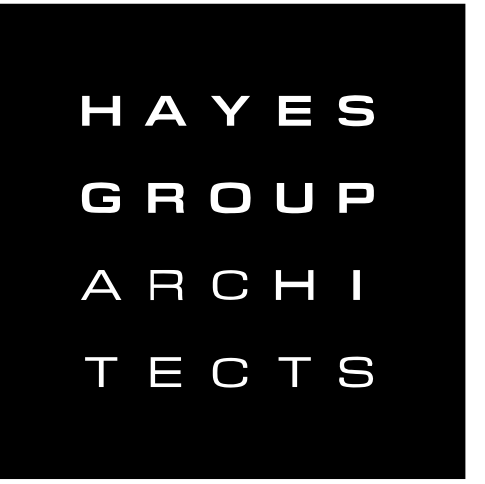


**STORM WATER CONTROL PLAN NOTES:**

- ONSITE STORM DRAINS**
  - MARK ALL INLETS WITH THE WORDS "NO DUMPING! FLOWS TO BAY"
  - MAINTAIN AND PERIODICALLY REPAINT OR REPLACE INTEL MARKINGS
  - PROVIDE STORMWATER POLLUTION PREVENTION INFORMATION TO NEW OPERATOR
  - NO ONE SHALL DISCHARGE ANYTHING TO STORM DRAINS OR TO STORE OR DEPOSIT MATERIALS SO AS TO CREATE A POTENTIAL DISCHARGE TO STORM DRAINS
- INTERIOR FLOOR DRAINS**
  - INTERIOR FLOOR DRAINS AND ELEVATOR SHAFT SUMP PUMPS WILL BE PLUMBED TO SANITARY SEWER
  - PERIODICALLY INSPECT INLETS AND PUMPS TO PREVENT BLOCKAGE AND OVFLOWS
- REFUSE AREA**
  - TRASH TO BE TRANSPORTED TO CENTRAL DUMPSTER FACILITY ONSITE
  - DUMPSTER AREA TO BE POSTED WITH "DO NOT DUMP HAZARDOUS MATERIALS HERE"
- INDUSTRIAL PROCESS**
  - NO INDUSTRIAL PROCESS PROPOSED, PROPOSED FOOD STORAGE AND DISTRIBUTION
- OUTDOOR STORAGE AREAS:**
  - ALL FOOD STORAGE TO BE INDOORS NONE PROPOSED OUTSIDE
- VEHICLE AND EQUIPMENT CLEANING**
  - NONE PROPOSED
- VEHICLE/EQUIPMENT REPAIR AND MAINTENANCE**
  - NONE PROPOSED
- FUEL DISPENSING**
  - NONE PROPOSED
- LOADING DOCKS**
  - ALL MATERIAL TO BE MOVED INTO INDOOR AS SOON AS POSSIBLE
- FIRE SPRINKLER TEST WATER**
  - PROVIDE MEANS TO DRAIN FIRE SPRINKLER TEST WATER TO THE SANITARY SEWER
- PARKING LOTS AND WALKWAYS**
  - SWEEP SIDEWALKS AND PARKING LOTS REGULARLY TO PREVENT ACCUMULATION OF LITTER AND DEBRIS

APN: 112-112-10

MARIN COUNTY



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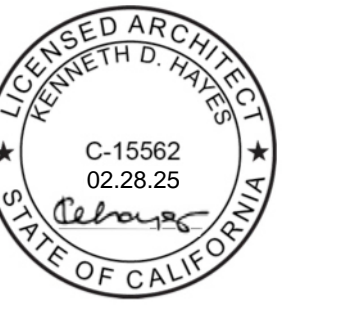
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DRAWING CONTENT  
**SITE PLAN**

STAMP



JOB NUMBER:  
2209.00  
 SCALE:  
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**A1.1**

**GENERAL SITE PLAN KEYNOTES**

- 1 (N) PROPOSED ADDITION, SEE 1/A2.1
- 2 (N) PROPOSED ADU & GUEST HOUSE AREA, SEE 1/A2.6
- 3 PROPERTY LINE, SEE SURVEY
- 4 ABANDONED ROAD RIGHT-OF-WAY, SEE SURVEY
- 5 (E) GRAVEL PATH TO BE REPLACED WITH (N) GRAVEL
- 6 (E) PAVED RIGHT-OF-WAY, KEITH WAY
- 7 (E) HERITAGE TREE TO BE REMOVED, SEE ARBORIST REPORT. REFER A2.1 & A2.6 FOR REPLACEMENT TREE LOCATIONS
- 8 (E) CARPORT TO REMAIN
- 9 (E) PROPANE TANK TO REMAIN [PROVIDE NEW SEISMIC GAS SHUT-OFF DEVICE PER COUNTY STANDARDS]
- 10 (E) 1200G SEPTIC TANK / LID
- 11 (E) LEACH FIELD, SEE CIVIL DRAWINGS FOR EXPANSION EXTENTS
- 12 (E) WIRE FENCE TO REMOVE
- 13 REMOVE (E) WOODEN FENCE
- 14 (E) WATER VALVE/ HOSE BIBB TO BE REMOVED
- 15 (E) DOUBLE GATE(12'-0"(W)) TO REMAIN & USE AS VEHICULAR GATE
- 16 EXTENSION OF (E)STONE RETAINING WALL
- 17 (N) CONC. PATIO
- 18 (N) 6"(H) WOODEN FENCE ON PROPERTY LINE & (N)GATE
- 19 (N) 400 AMP MAIN ELECT. SERVICE UNDERGROUND TO POLE RISER
- 20 (E) ELECT. SERVICE PANEL LOCATION
- 21 (N) 18KW PROPANE-FUELED BACKUP ELECTRICAL POWER GENERATOR
- 22 (1) (N) (6'-6"x18'-0") MIN. UNCOVERED PARKING SPACE FOR (N) ADU
- 23 (N) WIRE FENCE
- 24 (E) PG & E POWER POLE W/ TRANSFORMER & RISER POLE # 12163293
- 25 (N) ELECT. SUB PANEL W/ UNDERGROUND CONNECT TO MAIN HOUSE
- 26 16'(W) GRAVEL AREA
- 27 (E) WOOD PLANTER
- 28 (E) TRELIS TO REMAIN
- 29 (N) 4'(W) PLANTING STRIP

**GENERAL SITE PLAN & GENERAL NOTES**

- SEE SURVEY FOR PARCEL METES & BOUNDS
- SEE MAIN HOUSE AND ADU FOCUSED SITE PLANS FOR SIZE / SPECIES OF EXISTING TREES
- SEE A1.2 VEGETATION MANAGEMENT PLAN FOR (N) REPLACEMENT TREE LOCATIONS
- SEE CIVIL DRAWINGS FOR MORE INFORMATION.

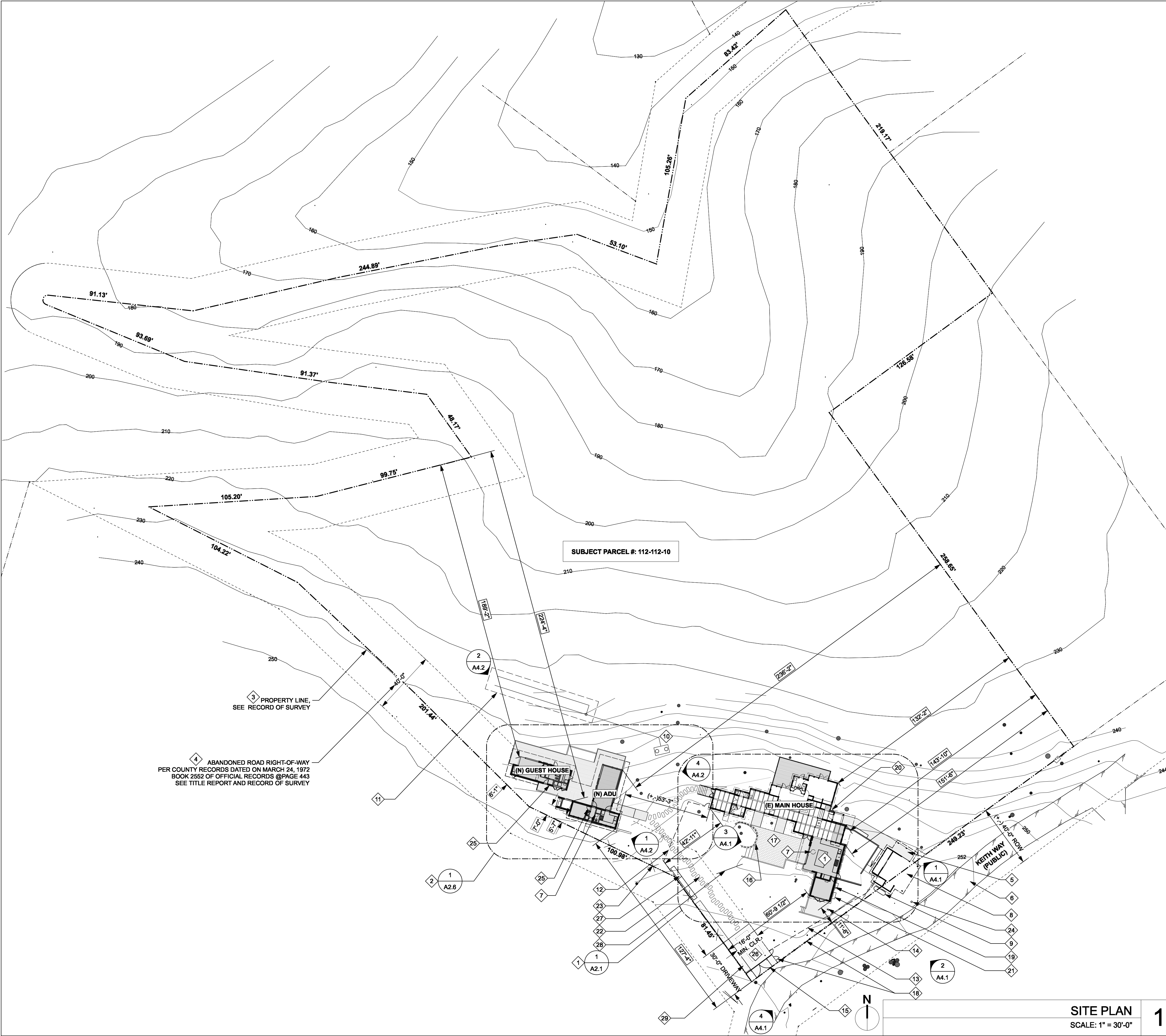
**ZONING COMPLIANCE INFORMATION**

	EXISTING	PROPOSED	
<b>PARCEL AREA</b>	165,528 SF (~3.8 AC)	165,528 SF (~3.8 AC)	
<b>BUILDING AREA</b>			
MAIN HOUSE	1,958 SF <sup>1</sup>	2,692 SF <sup>1</sup>	
CARPORT	544 SF	544 SF	
ADU	-	701 SF <sup>2</sup>	
GUEST HOUSE	-	449 SF	
TOTAL	2,502 SF	3,271 SF	
<b>FLOOR AREA</b>			
MAIN HOUSE	1,958 SF <sup>1</sup>	2,692 SF <sup>1</sup> (+37%)	
CARPORT	N/A	N/A	
ADU	-	642 SF	
GUEST HOUSE	-	449 SF	
TOTAL	1,958 SF	3,783 SF	
<b>LOT COVERAGE</b>			
IMPERVIOUS COVERAGE	SEE CIVIL DRAWINGS	SEE CIVIL DRAWINGS	
PERVIOUS COVERAGE	SEE CIVIL DRAWINGS	SEE CIVIL DRAWINGS	
	<b>REQUIRED/ALLOWED</b>	<b>PROPOSED</b>	
<b>PARKING<sup>3</sup></b>			
MAIN HOUSE	2 SPACES	2 SPACES	
ADU	1 SPACE	1 SPACE	
GUEST HOUSE	0 SPACES	0 SPACES	
<b>SETBACK<sup>4</sup></b>			
MAIN HOUSE	N/A	11'-6" <sup>3</sup>	
ADU	4' SIDE, 4' REAR <sup>4</sup>	5'-7" SIDE, 22'-4" REAR	
GUEST HOUSE	N/A	6'-1" <sup>3</sup>	
<b>BUILDING HEIGHT</b>			
MAIN HOUSE	25'-0" MAX <sup>5</sup>	25'-0" MAX	
MAIN HOUSE(ADDITION)	25'-0" MAX <sup>6</sup>	10'-6" MAX	
ADU	15'-0" MAX <sup>7</sup>	14'-11" MAX	
GUEST HOUSE	15'-0" MAX <sup>7</sup>	14'-6" MAX	
<b>GRADING</b>			
	CUT	FILL	OFF-HAUL
	SEE CIVIL DRAWINGS	SEE CIVIL DRAWINGS	SEE CIVIL DRAWINGS

- INCLUDES (E) BASEMENT AREA OF 238 SF
- INCLUDES EXTERIOR COVERED STORAGE
- INDICATED SETBACK IS THE SHORTEST DISTANCE FROM ANY PROPERTY LINE
- SEE MCMC 24.04.340 FOR DEVELOPMENT STANDARDS
- SEE MCMC 20.04.030
- SEE MCMC 22.32.120(A)
- SEE MCMC 20.32.130

**LEGEND**

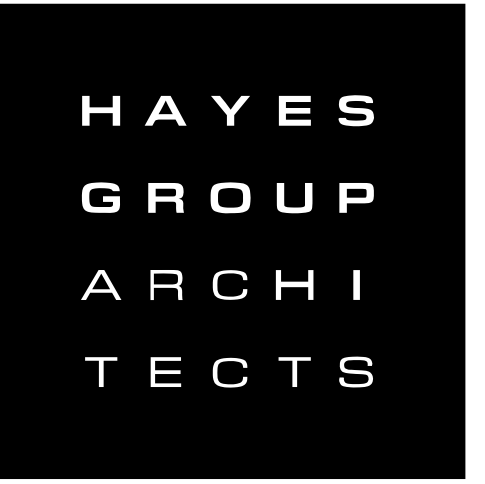
- PROPERTY LINE
- - - ABANDONED ROAD RIGHT OF WAY
- WIRE FENCE
- 6"(H) WOODEN FENCE
- LN OF MODIFIED/EXTENDED (E) ROCK WALL
- (N)GRAVEL PATH
- PAVED ROAD RIGHT OF WAY
- (- - -) SETBACK
- ADDITION : AREA OF WORK



**SITE PLAN**  
 SCALE: 1" = 30'-0"

**1**

Date: 3/4/24  
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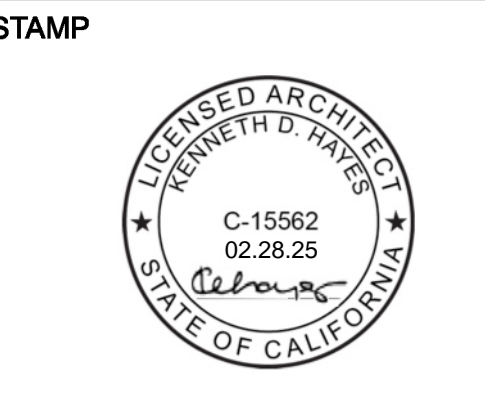
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PLANNING SUBMISSION #1 03.07.2024

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DRAWING CONTENT  
VEGETATION FUELS  
MANAGEMENT PLAN



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DRAWING NUMBER

A1.2

NOTES

EXISTING TREE TYPES

BOTANICAL NAME	COMMON NAME
QUERCUS AGRIFOLIA	COAST LIVE OAK
UMBELLULARIA CALIFORNIA	CALIFORNIA BAY
ARBUTUS MENZIESII	PACIFIC MADRONE
SEQUOIA SEMPERVIRENS	REDWOOD
PINUS MURICATA	BISHOP PINE

EXISTING VEGETATION TYPES

BOTANICAL NAME	COMMON NAME
RHAMNUS CALIFORNICA	COFFEEBERRY
DRYOPTERIS ARGUTA	CALIFORNIA WOOD FERN
ATHYRIUM FILIX-FERMINA	COMMON LADY FERN
STRUTHOPTERIS SPICANT	DEER FERN
POLYSTICHUM MUNITUM	SWORD FERN
HOLCUS LANATUS	VEVET GRASS
CORYLUS CORNUTA	HAZELNUT

1. (2) EXISTING HERITAGE TREES TO BE REMOVED AND REPLACE WITH 6 TREES, DETAILS LISTED BELOW(SEE ARBORIST REPORT)

- ① REPLACEMENT OF (E)21" OAK
- ② COAST LIVE OAK
- ③ COAST LIVE OAK
- ④ JAPANESE MAPLE
- ⑤ JAPANESE MAPLE
- ⑥ JAPANESE MAPLE

2. (3) EXISTING NON-HERITAGE TREES TO BE REMOVED DUE TO POOR CONDITION AND OBSTRUCTION OF (N) PROPOSED BUILDING LOCATION. SEE ARBORIST REPORT / T1.0(TREE PROTECTION PLAN) FOR DETAILS

3. NEW LANDSCAPING TO INCLUDE ORNAMENTAL LANDSCAPING ON INTERIOR PORTION OF THE SITE, ORNAMENTAL PLANTING NOT SHOWN

4. ORNAMENTAL LANDSCAPING ON INTERIOR PORTION OF SITE AND THE AREA WITHIN THE DEFENSIBLE SPACE ZONE SHALL BE IRRIGATED (IF NECESSARY) BY A ZONED AUTOMATED DRIP IRRIGATION SYSTEM CONTROLLED BY AN AUTOMATIC IRRIGATION CONTROLLER

HAZARD ASSESSMENT

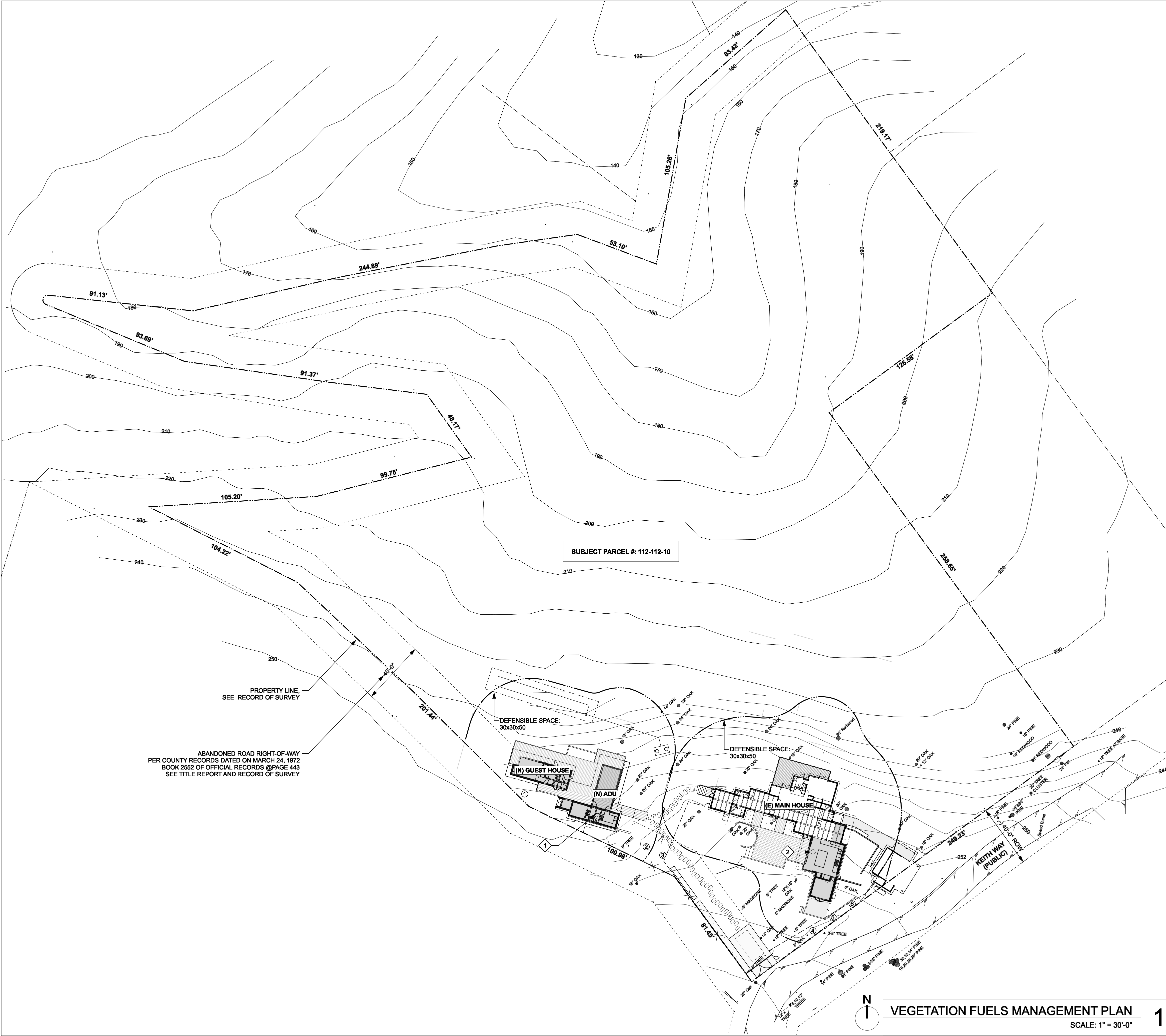
	MAIN HOUSE	ADU
HAZARD ASSESSMENT POINTS	9 (30x30x50FT)	14 (30x30x50FT)
ASPECT = NW, N (2 PTS)	2	2
SLOPE = 11-20 (4 PTS)	4	4
FUEL TYPE = 0-30	1 (SPECIMEN GARDEN)	4 (MOSTLY GRASS)
30-100	2 (MOSTLY BRUSH)	4 (PYROPHORIC HARDWOODS CHAPARRAL)

FIRE HAZARD MITIGATION

- THE AREA WITHIN THE DEFENSIBLE SPACE ZONE SHALL BE PLANTED (IF APPLICABLE) AND IRRIGATED (IF NECESSARY) BY AN AUTOMATED DRIP IRRIGATION SYSTEM CONTROLLED BY AN AUTOMATIC IRRIGATION CONTROLLER
- SHRUBS SHALL BE PLACED SO THAT NO CONTINUITY EXISTS BETWEEN THE GROUND FUELS AND TREE CROWNS
- SEPARATE INDIVIDUAL SHRUB CROWNS BY AT LEAST TWO TIMES THE HEIGHT OR CLUMP SHRUBS INTO ISLANDS OF NO GREATER THAN 18FT. DIAMETER. SEPARATE THE ISLANDS BY DISTANCE OF NO LESS THAN TWO TIMES THE CANOPY HEIGHT
- (6) NEW TREES ARE PROPOSED TO REPLACE (2) EXISTING HERITAGE TREES IN THE PROPERTY, THE TREE CROWNS SHALL BE SEPARATED BY AT LEAST 10FT (SEE LIST ABOVE)
- ALL MATURE AND NATIVE TREE LIMBS WILL BE TRIMMED TO A MIN. OF 6FT ABOVE GROUND LEVEL
- ALL DEAD TREE LIMBS AND WOOD RESULTING FROM THE PRIOR WINTER SEASON WILL BE REMOVED FROM THE GROUND PRIOR TO MAY 1ST
- TRIM AND MAINTAIN VEGETATION WITHIN 10FT OF ROADWAYS AS FOR DEFENSIBLE SPACE
- TRIM TREES SO THEY DO NOT HANG LOWER THAN 15FT OF ROADWAY
- SHREDDED BARK, SOMETIMES REFERRED TO AS "MONKEY HAIR", WILL NOT BE USED

LEGEND

	PROPERTY LINE
	ABANDONED ROAD RIGHT OF WAY
	WIRE FENCE
	6"(H) WOODEN FENCE
	LN OF MODIFIED/EXTENDED (E) ROCK WALL
	(N)GRAVEL PATH
	PAVED ROAD RIGHT OF WAY
	0-30/ 31-100 FUEL ZONE
	DEFENSIBLE SPACE ZONE
	ADDITION AREA OF WORK



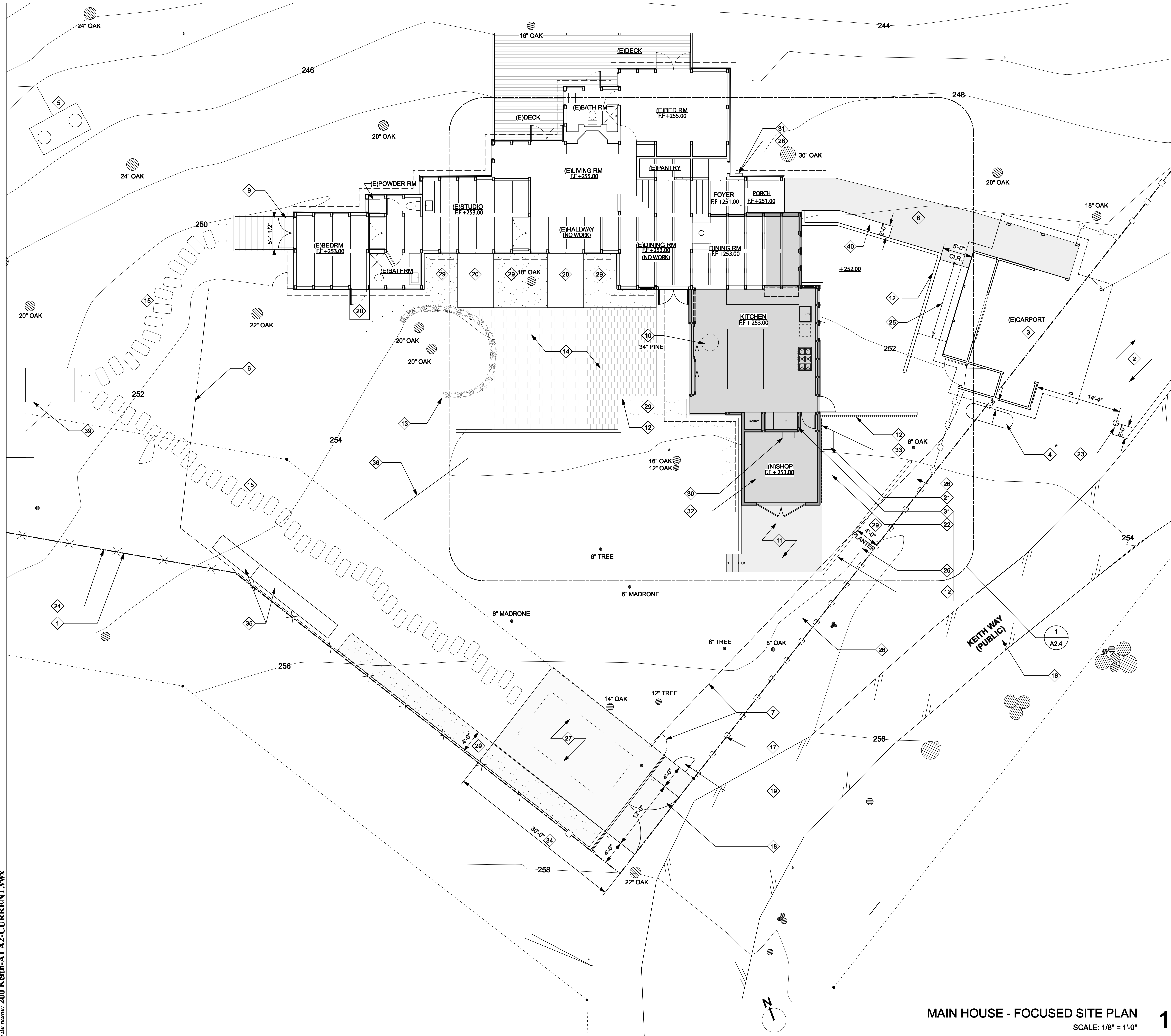
VEGETATION FUELS MANAGEMENT PLAN  
SCALE: 1" = 30'-0"

ABANDONED ROAD RIGHT-OF-WAY  
PER COUNTY RECORDS DATED ON MARCH 24, 1972  
BOOK 2552 OF OFFICIAL RECORDS @PAGE 443  
SEE TITLE REPORT AND RECORD OF SURVEY

PROPERTY LINE,  
SEE RECORD OF SURVEY

SUBJECT PARCEL #: 112-112-10

Date: 3/4/24  
File name: 200 Keith-A1 A2-CURRENT.rvt

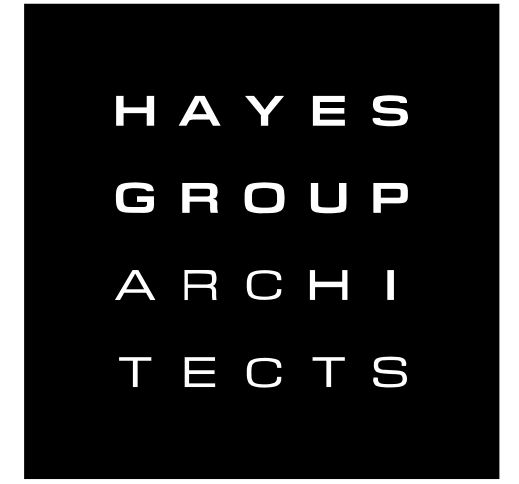


**SITE PLAN KEYNOTES**

- |   |   |
|---|---|
| 1 PROPERTY LINE   | 20 (N) WUI COMPLIANT RAISED WOODEN DECK   |
| 2 (E) GRAVEL DRIVEWAY   | 21 (N) 400 AMP ELECT. SERVICE   |
| 3 (E) CARPORT W/(2) PARKING SPACES FOR MAIN HOUSE TO REMAIN                                 | 22 (N) 18KW PROPANE-FUELED BACKUP ELECTRICAL POWER GENERATOR                            |
| 4 (E) (30"x96") PROPANE TANK [PROVIDE NEW SEISMIC GAS SHUT-OFF DEVICE PER COUNTY STANDARDS] | 23 (E) POWER POLE   |
| 5 (E) 1200G SEPTIC TANK / LID   | 24 (N) WIRE FENCE ON PROPERTY LINE  |
| 6 PARTIAL DEMO (E) WIRE FENCE SHOWN DASHED  | 25 (N) GRAVEL RAMP @ <math>45\%</math> SLOPE  |
| 7 (E) WOODEN FENCE & GATE TO BE REMOVED SHOWN DASHED  | 26 24" BOX REPLACEMENT TREE LOCATIONS, (3) TOTAL @ MAIN HOUSE FOR (N) ADU & GUEST HOUSE |
| 8 (E) GRAVEL PATH TO BE REPLACED W/ (N) GRAVEL PATH   | 27 (1) (N) (8'-6"x18'-0") MIN. PARKING SPACE FOR (N) ADU & GUEST HOUSE                  |
| 9 (N) DOOR & LANDING  | 28 (E) MAIN ELECT. SERVICE TO BE RELOCATED  |
| 10 (E) HERITAGE TREE TO BE REMOVED, SEE ARBORIST REPORT                                     | 29 (N) PLANTING AREA  |
| 11 (N) DECOMPOSED GRANITE SURFACE   | 30 ON DEMAND WATER HEATER TO SERVE (N) ADDITION   |
| 12 (N) CONC. RETAINING WALL, S.C.D.   | 31 ELECT. SUB PANEL   |
| 13 EXTENSION OF (E) STONE RETAINING WALL  | 32 AREA OF (N) ADDITION SHOWN SHADED  |
| 14 (N) CONC. PATIO  | 33 WOOD SCREEN ON TOP OF RETAINING WALL   |
| 15 LANDSCAPE PATH   | 34 16'-0" GRAVEL AREA   |
| 16 (E) PAVED ROAD RIGHT-OF-WAY  | 35 (E) WOOD PLANTER TO REMAIN   |
| 17 (N) 6 FT TALL WOOD FENCE   | 36 (E) TRELLIS TO REMAIN  |
| 18 (E) WOOD VEHICULAR GATE  | 37 NOT USED   |
| 19 (N) WOOD GATE  | 38 NOT USED   |
|   | 39 RAISED DECK TO (N) ADU & GUEST HOUSE   |
|   | 40 (N) BENCH ALONG RETAINING WALL & GRAVEL PATH   |

**SITE PLAN GENERAL NOTES**

1. SEE CIVIL DRAWINGS FOR MORE INFORMATION.



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DRAWING CONTENT  
**MAIN HOUSE -  
FOCUSED SITE PLAN**

**STAMP**



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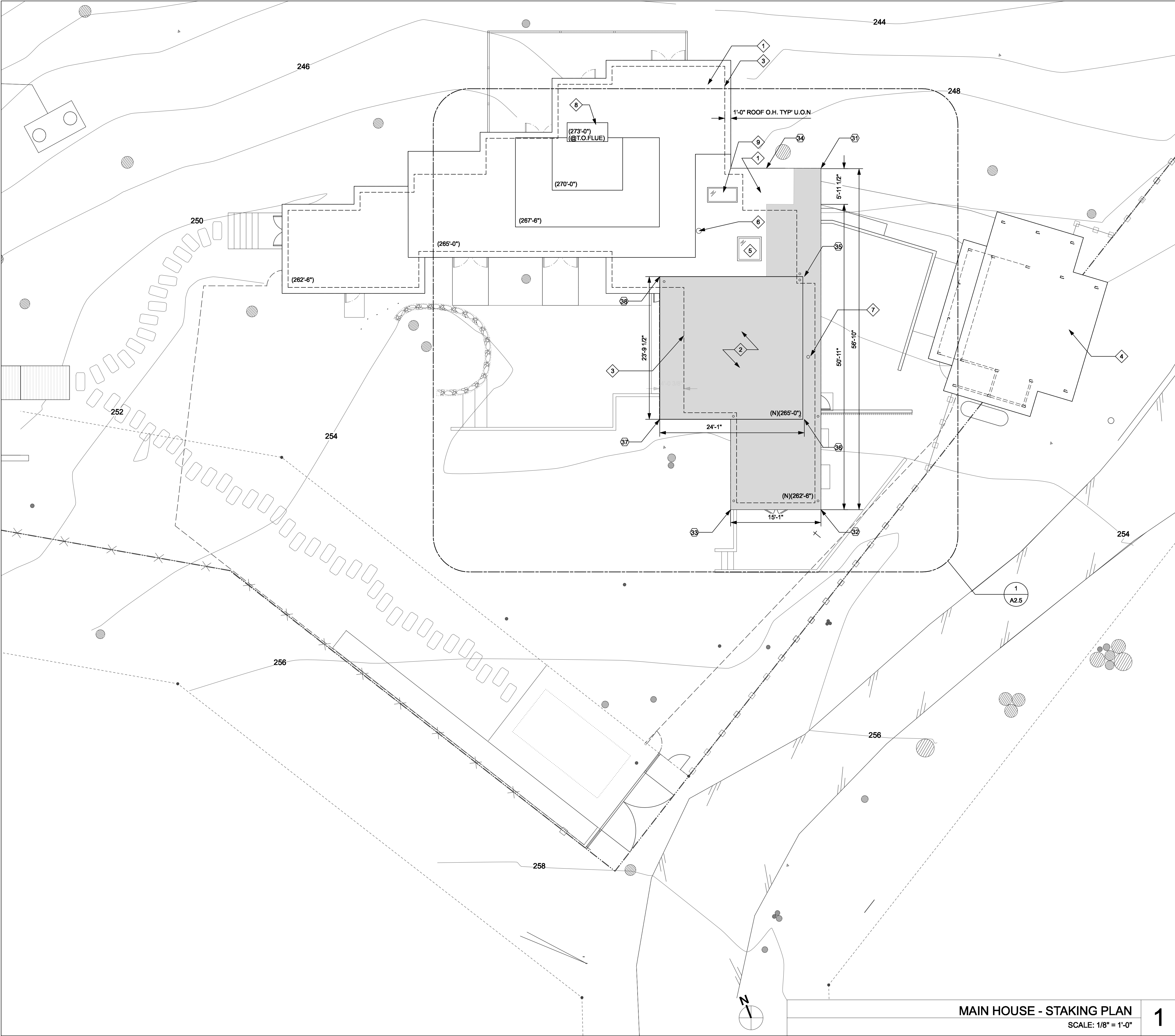
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**MAIN HOUSE - FOCUSED SITE PLAN**  
SCALE: 1/8" = 1'-0"

**1**

**A2.1**

Date: 3/4/24  
File Name: 200 Keith-A1 A2-CURRENT.rwx



**STAKING PLAN KEY NOTES**

- 1 (E) TO REMAIN, TYP U.O.N
- 2 (N) PORTION OF ROOF HATCHED IN GREY
- 3 BUILDING OUTLINE BELOW
- 4 (E) CARPORT ROOF TO REMAIN
- 5 (N) SKYLIGHT
- 6 VENT FOR GAS FIREPLACE
- 7 VENT FOR GAS STOVE
- 8 (E) CHIMNEY TO REMAIN
- 9 (E) SKYLIGHT TO REMAIN

**STAKING PLAN GENERAL NOTES**

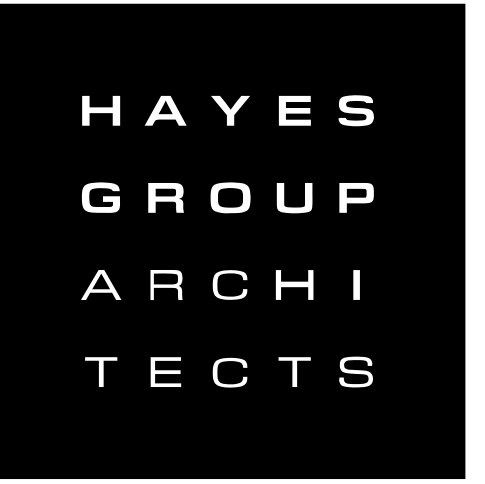
1. STORY POLE INFO. SHOWN ONLY FOR (N) PORTION OF ROOF
2. SEE ROOF PLAN FOR ADDITIONAL ROOF INFORMATION.

**STAKING PLAN LEGEND**

#	A.	B.	C.
UNIT/POLE #	(E) GRADE	HT OF STORY POLE	ROOF ELEVATION
31	249'-6"	12'-3"	(261'-9")
32	255'-2"	6'-7"	(261'-9")
33	255'-0"	6'-3"	(261'-9")
34	249'-3"	12'-6"	(261'-9")
35	251'-6"	12'-9"	(264'-3")
36	253'-11"	10'-4"	(264'-3")
37	253'-11"	10'-4"	(264'-3")
38	252'-6"	11'-9"	(264'-3")

**LEGEND**

- (N) PORTION OF ROOF
- STORY POLE #



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**MAIN HOUSE - STAKING PLAN**

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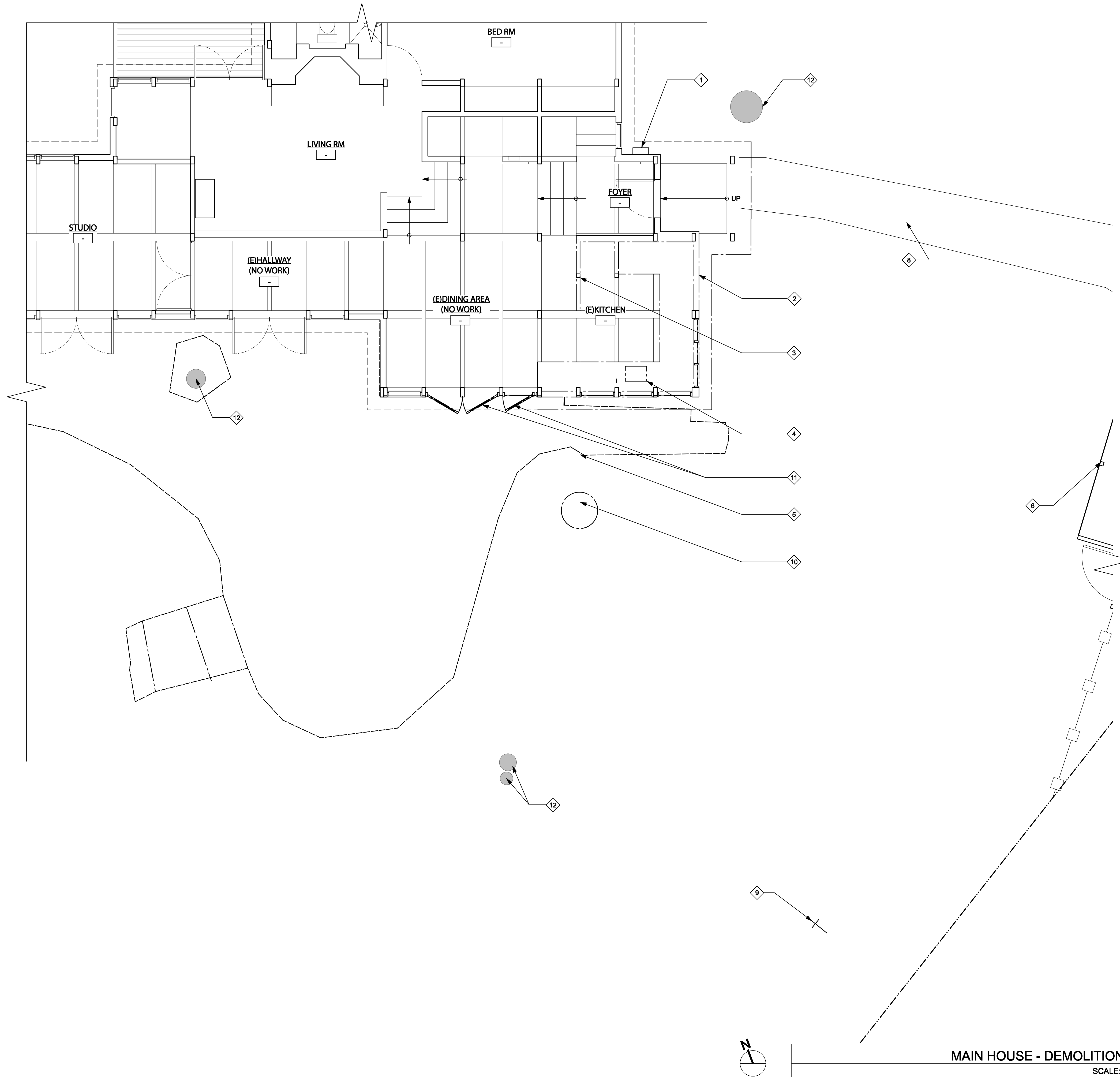
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**A2.2**

**MAIN HOUSE - STAKING PLAN**  
SCALE: 1/8" = 1'-0"  
**1**

Date: 3/4/24  
File name: 200 Keith-A1 A2-CURRENT.rwx

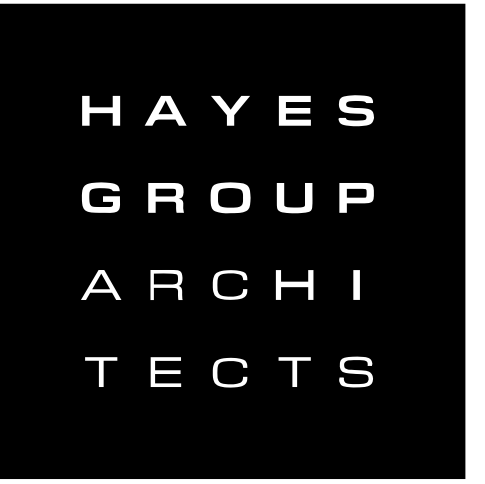


### DEMO PLAN KEYNOTES

- 1 (E) ELECT. MAIN PANEL TO BE REVISED
- 2 (E) WALL TO BE DEMOLISHED
- 3 (E) POST/ WALL/ WINDOWS TO BE REMOVED; SAVE (E) WINDOWS/POSTS/BEAMS
- 4 (E) KITCHEN SINK / FAUCET / CAB. TO BE REMOVED
- 5 (E) CONCRETE PAVING TO BE REMOVED, S.C.D.
- 6 (E) CARPORT, TO REMAIN
- 7 NOT USED
- 8 (E) GRAVEL ENTRY PATH TO BE REMOVED, S.C.D.
- 9 (E) HOSE BIBB TO BE RELOCATED
- 10 (E) TREE TO BE REMOVED, SEE A1.2 & ARBORIST REPORT
- 11 (E) DOOR OR WINDOW TO BE REMOVED
- 12 (E) TREE TO REMAIN. PROTECT PER ARBORIST RECOMMENDATION, TYP.
- 13 NOT USED
- 14 NOT USED
- 15 NOT USED
- 16 NOT USED
- 17 NOT USED

### DEMO PLAN GENERAL NOTES

1. SEE A0.2 FOR DEMOLITION NOTES
2. SEE A1.1/A1.2 FOR (E)TREE TO BE REMOVED AND ANY SITE INFORMATION



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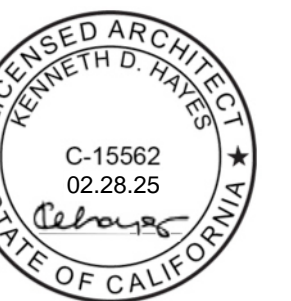
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DRAWING CONTENT  
**MAIN HOUSE -  
DEMOLITION PLAN**

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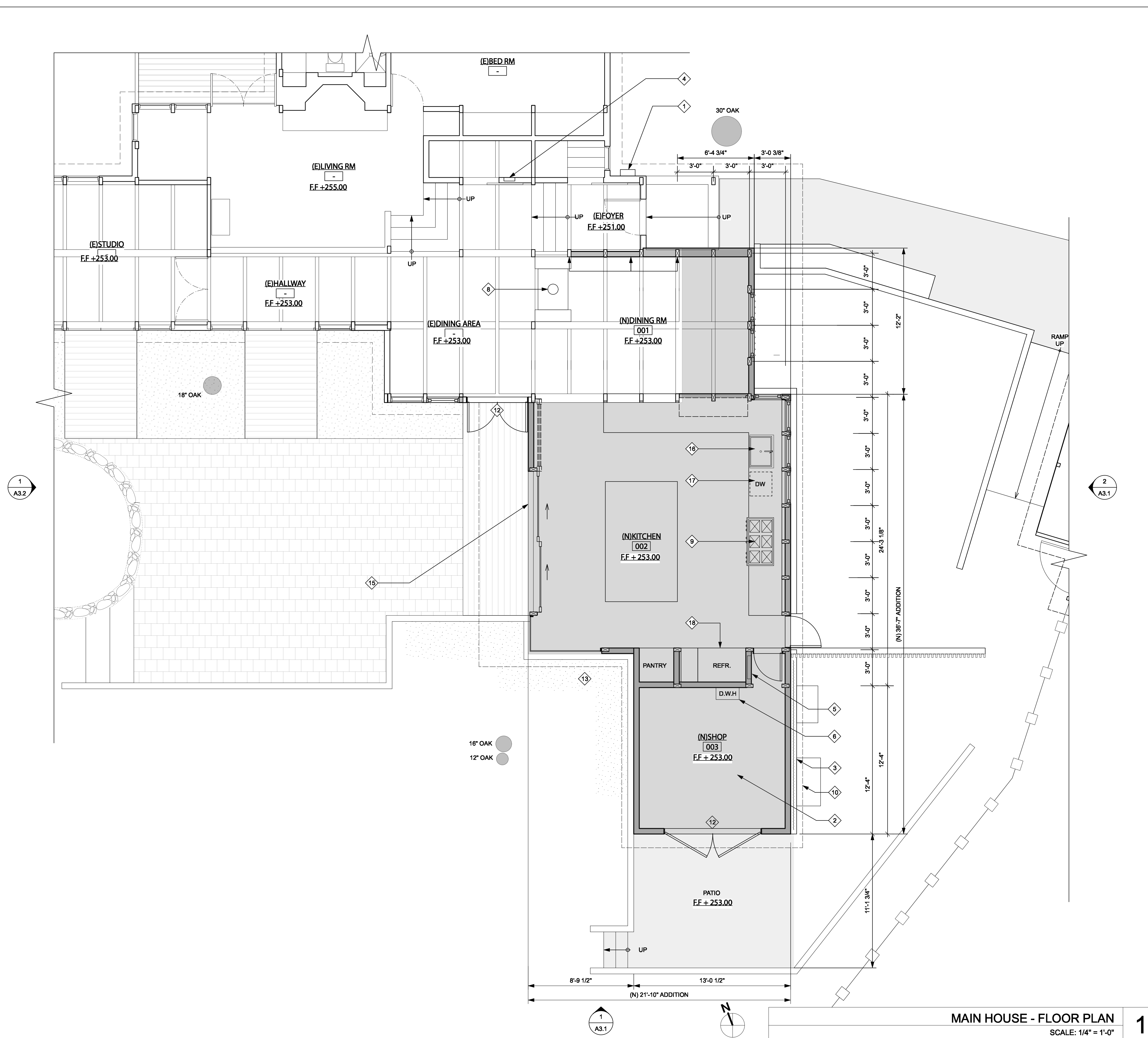
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# A2.3

**MAIN HOUSE - DEMOLITION PLAN**  
SCALE: 1/4" = 1'-0"

**1**

Date: 3/4/24  
File Name: 200 Keith-A1 A2-CURRENT.rwx



**FLOOR PLAN KEYNOTES**

- 1 (E) MAIN ELECT. SERVICE TO BE RELOCATED
- 2 (N) AREA OF ADDITION, SHOWN SHADED
- 3 NOT USED
- 4 (E) ELEC. SUB PANEL
- 5 (N) ELEC. SUB PANEL
- 6 (N) ON DEMAND WATER HEATER
- 7 NOT USED
- 8 (N) SEALED GAS FIREPLACE TO REPLACE (E)
- 9 (N) GAS STOVE TO REPLACE (E)
- 10 ROOF OVERHANG ABOVE SHOWN DASHED
- 11 NOT USED
- 12 (N) PAIR SWING DOOR
- 13 NOT USED
- 14 NOT USED
- 15 (N) SLIDING DOOR
- 16 (N) SINK
- 17 (N) DW
- 18 (N) REFRIGERATOR
- 19 NOT USED
- 20 NOT USED

**FLOOR PLAN GENERAL NOTES**

- 1. SEE SITE PLAN FOR SITE INFORMATION NOT SHOWN.



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DRAWING CONTENT  
**MAIN HOUSE -  
FLOOR PLAN**

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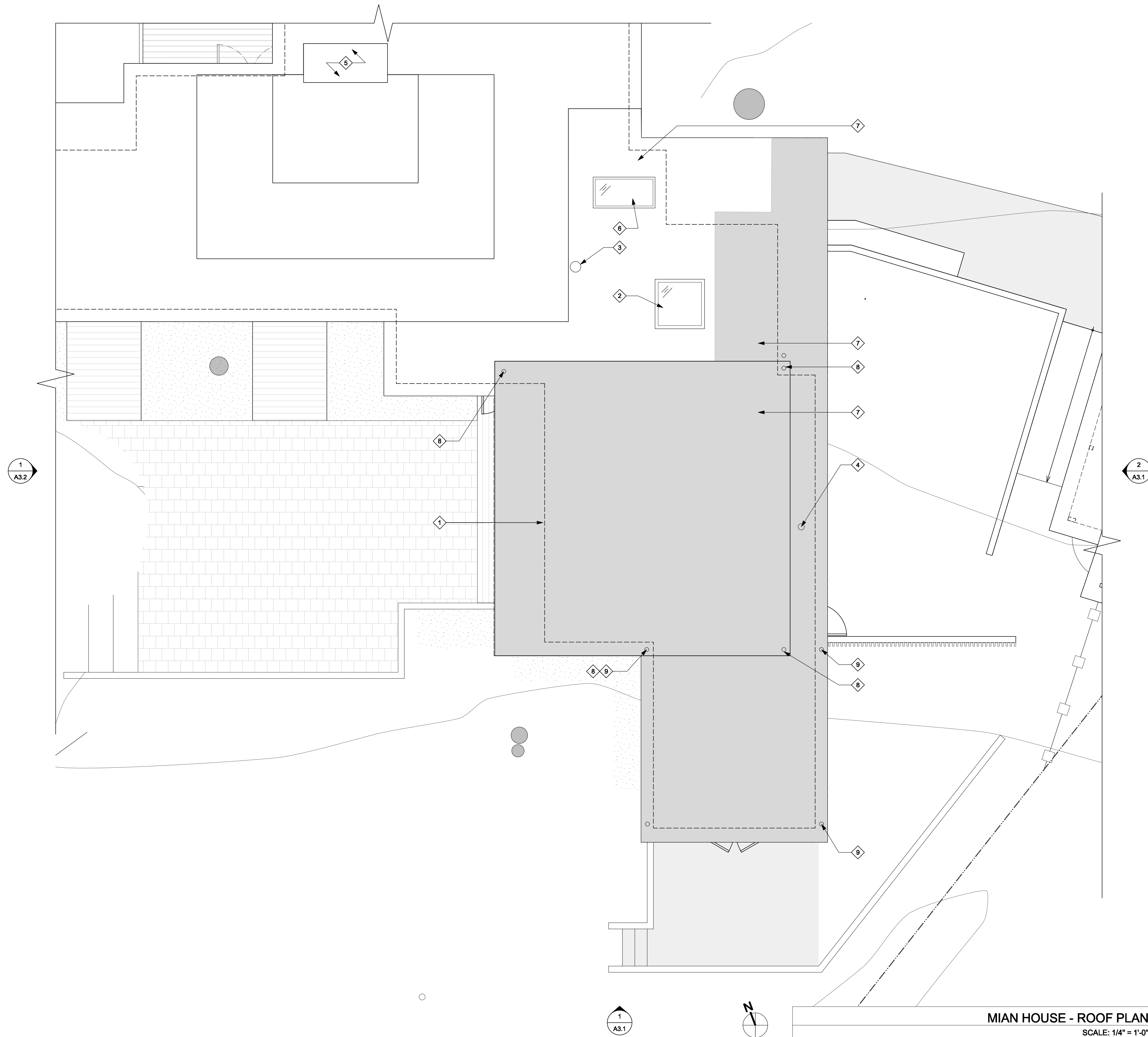
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**A2.4**

**MAIN HOUSE - FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**1**

Date: 3/4/24  
File Name: 200 Keith-A1 A2-CURRENT.rwx



ROOF PLAN KEYNOTES

- 1 BUILDING ENVELOPE BELOW, SHOWN DASHED
- 2 (N) SKYLIGHT
- 3 VENT FOR GAS FIREPLACE
- 4 VENT FOR GAS STOVE
- 5 (E) FLUE TO REMAIN
- 6 (E) SKYLIGHT TO REMAIN
- 7 LOW SLOPE MEMBRANE ROOF, 1/4" FT, TYP
- 8 DOWNSPOUTS TO SPLASH BLOCK, S.C.D
- 9 DOWNSPOUTS TO LOWER ROOF, S.C.D
- 10
- 11
- 12
- 13
- 14
- 15

ROOF PLAN GENERAL NOTES

- SHEET REVISIONS
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MAIN HOUSE -  
ROOF PLAN

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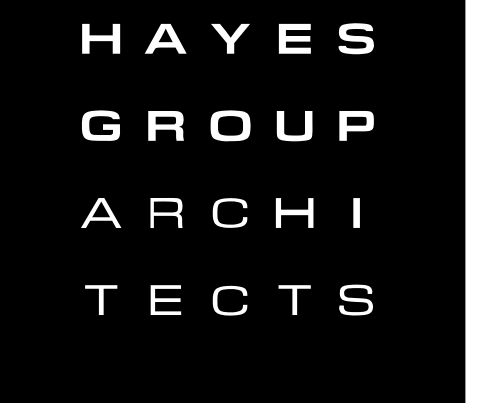
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A2.5

MIAN HOUSE - ROOF PLAN  
SCALE: 1/4" = 1'-0"

1



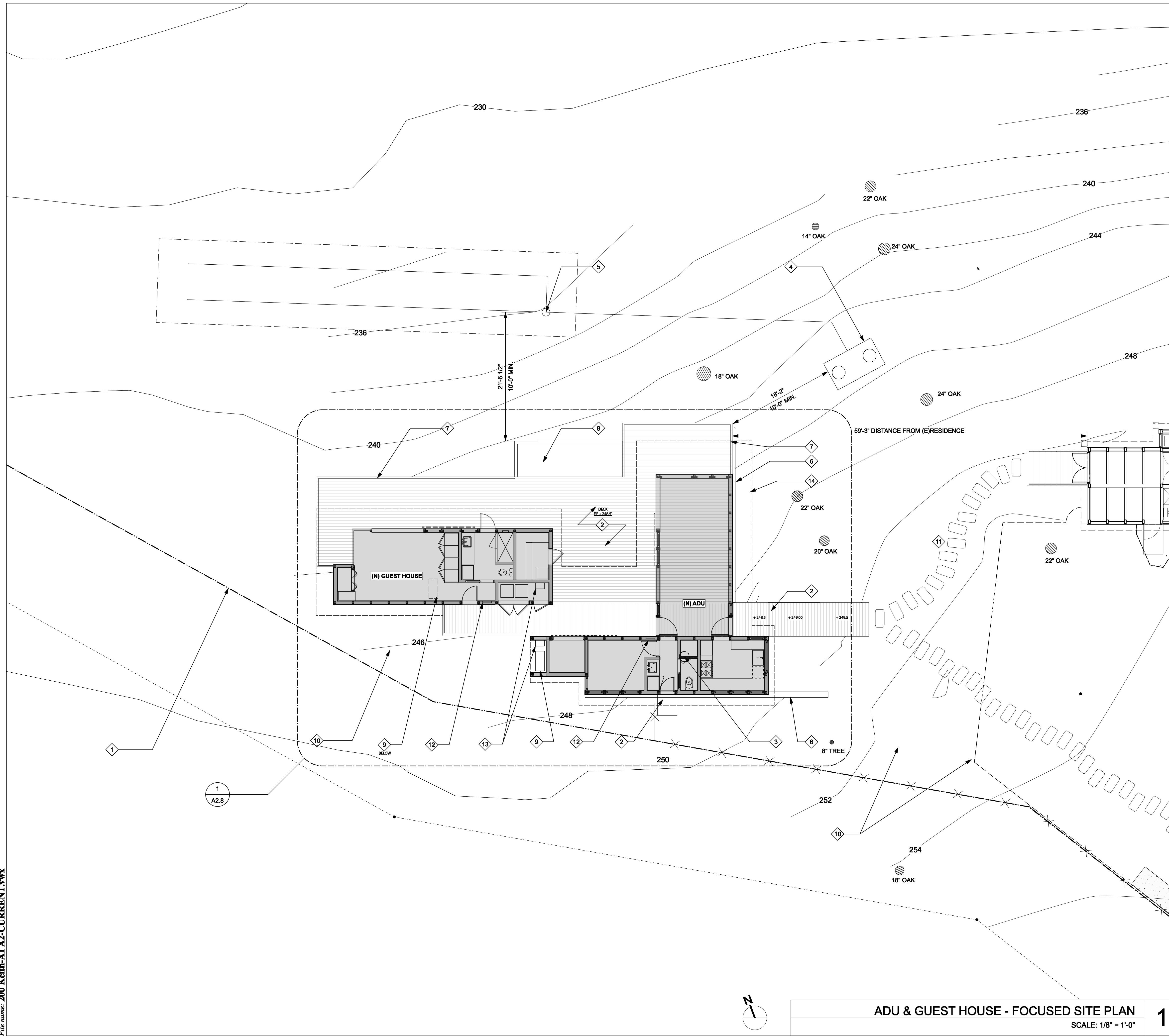
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**SITE PLAN KEYNOTES**

- 1 PROPERTY LINE
- 2 WUI COMPLIANT DECKING
- 3 (E) HERITAGE TREE TO BE REMOVED
- 4 1200G SEPTIC TANK / LID
- 5 (E) LEACH FIELD VALVE BOX. SEE CIVIL DRAWINGS FOR EXPANSION EXTENTS
- 6 CONC. RETAINING WALL
- 7 (N) 42" MIN. GUARDRAIL
- 8 ABOVE GROUND SPA/ POOL W/ AUTOMATIC POOL COVER
- 9 (N) HVAC UNIT / COMPRESSOR
- 10 (N) 24" BOX REPLACEMENT TREES, (3) TOTAL @ADU
- 11 (N) LANDSCAPE PATH
- 12 ELECT. SUB PANEL
- 13 ON DEMAND WATER HEATER
- 14 (N) ROOF OVERHANG SHOWN DASHED, TYP'

**SITE PLAN GENERAL NOTES**

- 1. SEE CIVIL DRAWINGS FOR MORE INFORMATION.



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DRAWING CONTENT  
**ADU & GUEST HOUSE -  
FOCUSED SITE PLAN**

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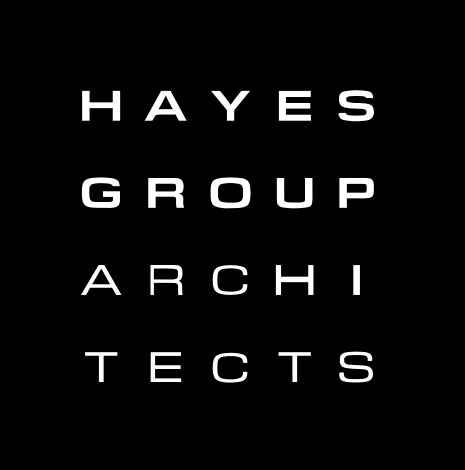
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**A2.6**

**ADU & GUEST HOUSE - FOCUSED SITE PLAN**

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

**1**



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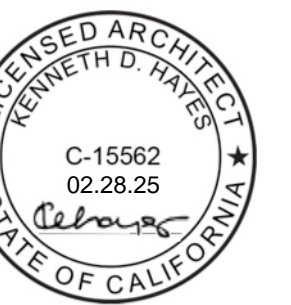
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DRAWING CONTENT  
 ADU & GUEST HOUSE -  
 STAKING PLAN

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STAKING PLAN KEYNOTES

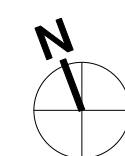
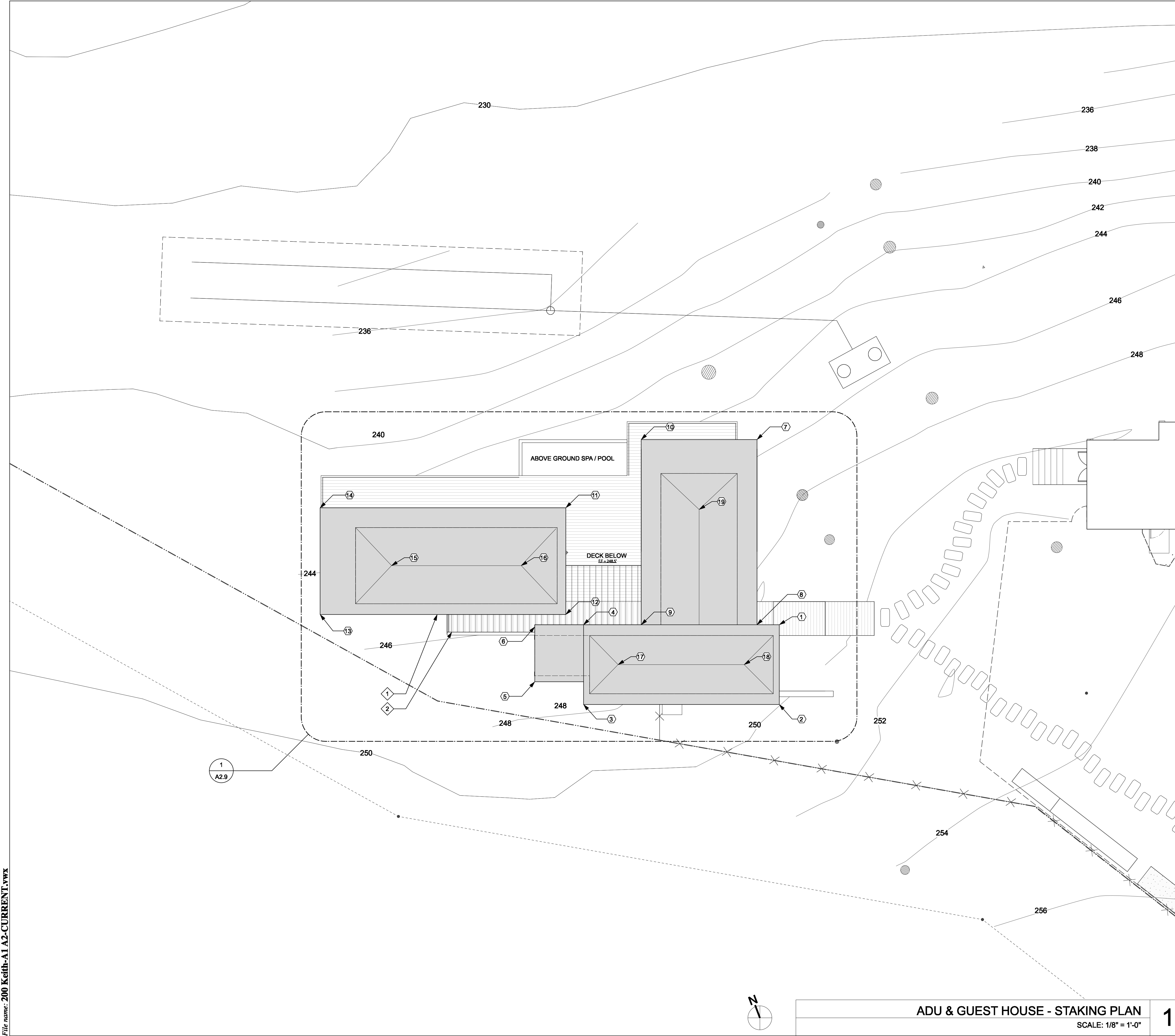
- ① (N) ROOF SHOWN HATCHED IN GRAY
- ② (N) COVERED TRELLIS
- ③ NOT USED
- ④ NOT USED
- ⑤ NOT USED
- ⑥ NOT USED
- ⑦ NOT USED
- ⑧ NOT USED
- ⑨ NOT USED
- ⑩ NOT USED

STAKING PLAN GENERAL NOTES

1. SEE A2.6 FOR ANY SITE / FLOOR PLAN INFORMATION
2. SEE ARBORIST REPORT AND VMP FOR ANY DETAILED TREE INFORMATION
3. SEE ROOF PLAN FOR ADDITIONAL ROOF INFORMATION.

STAKING PLAN LEGEND

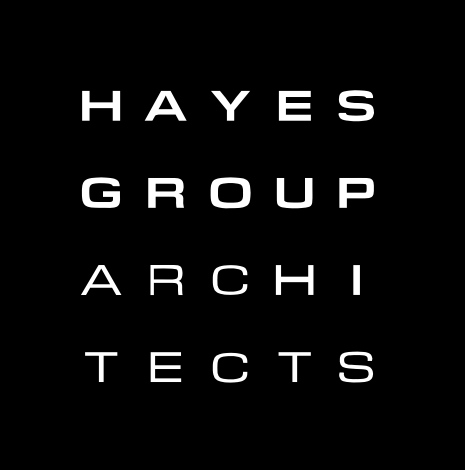
#	A.	B.	C.
UNIT/POLE #	(E) GRADE	HT OF STORY POLE	ROOF ELEVATION
①	248'-4"	11'-11"	(280'-3")
②	249'-11"	10'-4"	(280'-3")
③	247'-9"	12'-8"	(280'-3")
④	246'-2"	14'-1"	(280'-3")
⑤	249'-0"	7'-2"	(256'-2")
⑥	248'-4"	7'-10"	(256'-2")
⑦	245'-8"	12'-7"	(258'-3")
⑧	248'-1"	10'-2"	(258'-3")
⑨	246'-7"	11'-8"	(258'-3")
⑩	243'-9"	14'-6"	(258'-3")
⑪	244'-1"	13'-8"	(257'-9")
⑫	245'-10"	11'-11"	(257'-9")
⑬	246'-2"	11'-7"	(257'-9")
⑭	242'-10"	14'-11"	(257'-9")
⑮	244'-3"	14'-3"	(258'-5")
⑯	245'-1"	13'-10"	(258'-5")
⑰	247'-2"	13'-9"	(280'-11")
⑱	248'-5"	12'-6"	(280'-11")
⑲	246'-0"	12'-11"	(258'-11")



ADU & GUEST HOUSE - STAKING PLAN

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

1



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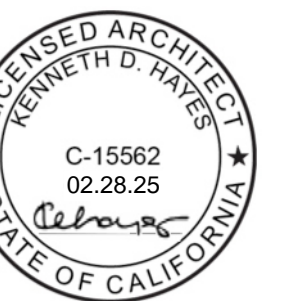
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DRAWING CONTENT  
 ADU & GUEST HOUSE -  
 FLOOR PLAN

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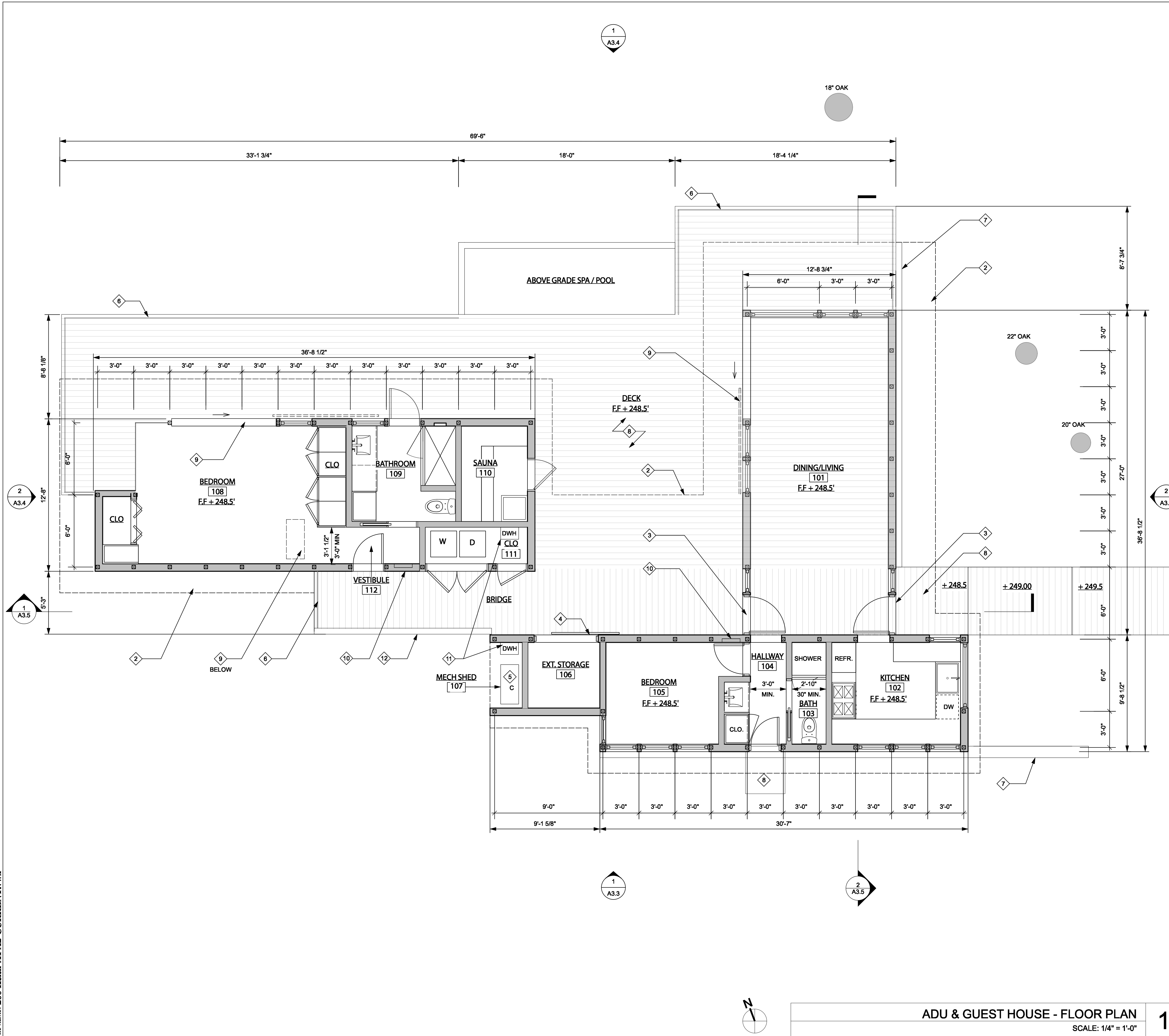
**A2.8**

FLOOR PLAN KEYNOTES

- 1 NOT USED
- 2 ROOF OVERHANG ABOVE SHOWN DASHED
- 3 SWING DOOR W/ SIDE LITE
- 4 BARN DOOR
- 5 HVAC UNIT COMPRESSOR
- 6 42" MIN. GUARD RAIL
- 7 CON'C RETAINING WALL
- 8 WUI COMPLIANT DECKING
- 9 SLIDING DOOR
- 10 ELECT. SUB PANEL
- 11 ON DEMAND WATER HEATER
- 12 WOOD SCREEN WALL
- 13
- 14
- 15
- 16
- 17

FLOOR PLAN GENERAL NOTES

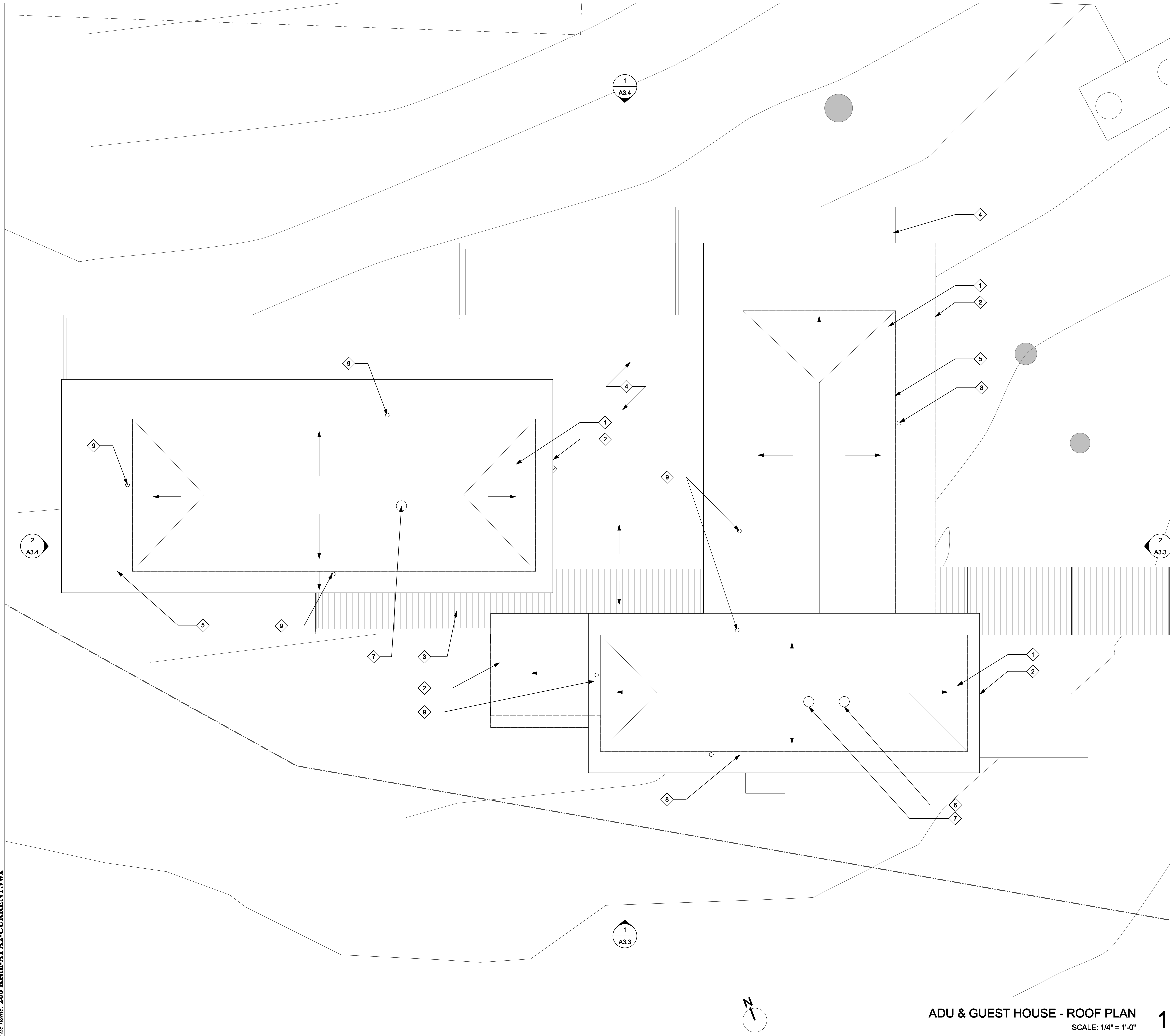
- 1. SEE SITE PLAN FOR SITE INFORMATION NOT SHOWN.



ADU & GUEST HOUSE - FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

1

Date: 3/4/24  
File Name: 200 Keith-A1 A2-CURRENT.rwx



### ROOF PLAN KEYNOTES

- 1 LOW SLOPE MEMBRANE ROOF, 1/4" / FT TYP.
- 2 WOOD FASCIA
- 3 LOW SLOPE POLYCARBONATE COVER
- 4 DECK BELOW
- 5 BUILDING ENVELOPE DOTTED
- 6 KITCHEN HOOD EXHAUST
- 7 BATHROOM EXHAUST VENT
- 8 DOWNSPOUTS TO SPLASH BLOCK, S.C.D
- 9 DOWNSPOUTS TO LOWER ROOF / DECK, S.C.D
- 10
- 11
- 12
- 13
- 14
- 15

### ROOF PLAN GENERAL NOTES

1. SEE SITE PLAN FOR SITE INFORMATION NOT SHOWN.



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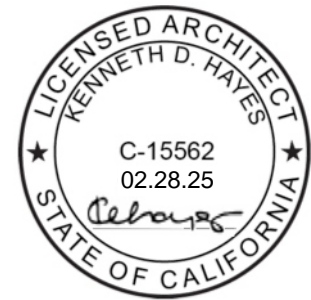
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DRAWING CONTENT  
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ROOF PLAN

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ADU & GUEST HOUSE - ROOF PLAN  
SCALE: 1/4" = 1'-0"

# 1



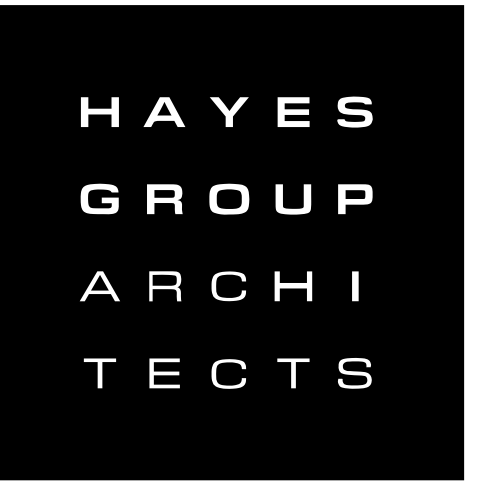
BOARDWALK-STYLE WOOD DECKING



CONCRETE PAVERS & GRAVEL OR DECOMPOSED GRANITE

MATERIAL LEGEND

MATERIAL	REFERENCE	DESCRIPTION
CO-1		BOARD FORMED ARCHITECTURAL CONCRETE
WD-0		(E) EXTERIOR WOOD CLADDING OR FASCIA
WD-1		(N) EXTERIOR WUI COMPLIANT WOOD CLADDING
WD-2		(N) EXTERIOR WUI COMPLIANT WOOD FASCIA
WD-3		(N) EXTERIOR WUI COMPLIANT WOOD SCREEN FENCE
MT-1		(N) PTD METAL GUARDRAIL
GL-0		(E) CLEAR GLASS
GL-1		(N) CLEAR HIGH PERFORMANCE TEMPERED GLASS



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 PLANNING SUBMISSION #1 03.07.2024

LANDSCAPE MATERIALS & PRECEDENT IMAGERY

SCALE: N.T.S.

3



GL-1: CLEAR HIGH PERFORMANCE TEMPERED GLASS W/ WOOD FRAME



MT-1: PAINTED METAL GUARDRAIL & WD-1: WOOD DECKING



WD-1/ WD-2/ WD-3: WOOD CLADDING SIMILAR TO (E)



CO-1: BOARD-FORMED ARCHITECTURAL CONCRETE SIMILAR TO (E)

ARCHITECTURAL MATERIALS & PRECEDENT IMAGERY

SCALE: N.T.S.

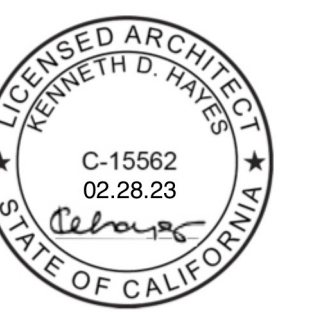
2

SHEET REVISIONS

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DRAWING CONTENT  
 MATERIALS, DETAILS & PRECEDENT IMAGERY

STAMP



SHEET NOTES

- ALL EXTERIOR MATERIALS TO BE IN ACCORDANCE WITH CRC 337 AND COMPLIANT WITH WUI REQUIREMENTS.

JOB NUMBER:  
2209.00

SCALE:  
As Noted

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Initials

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A3.0



EXISTING SOUTH (PATIO) ELEVATION



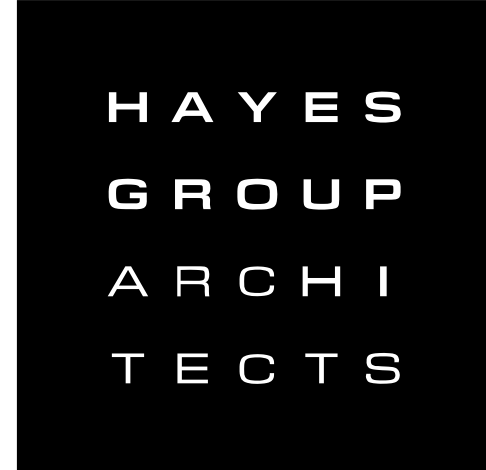
EXISTING EAST (ENTRY) ELEVATION

EXISTING ARCHITECTURAL MATERIALS

SCALE: N.T.S.

1

Date: 3/3/24  
 File name: 200 Keith-A3-CURRENT-2020.vvx



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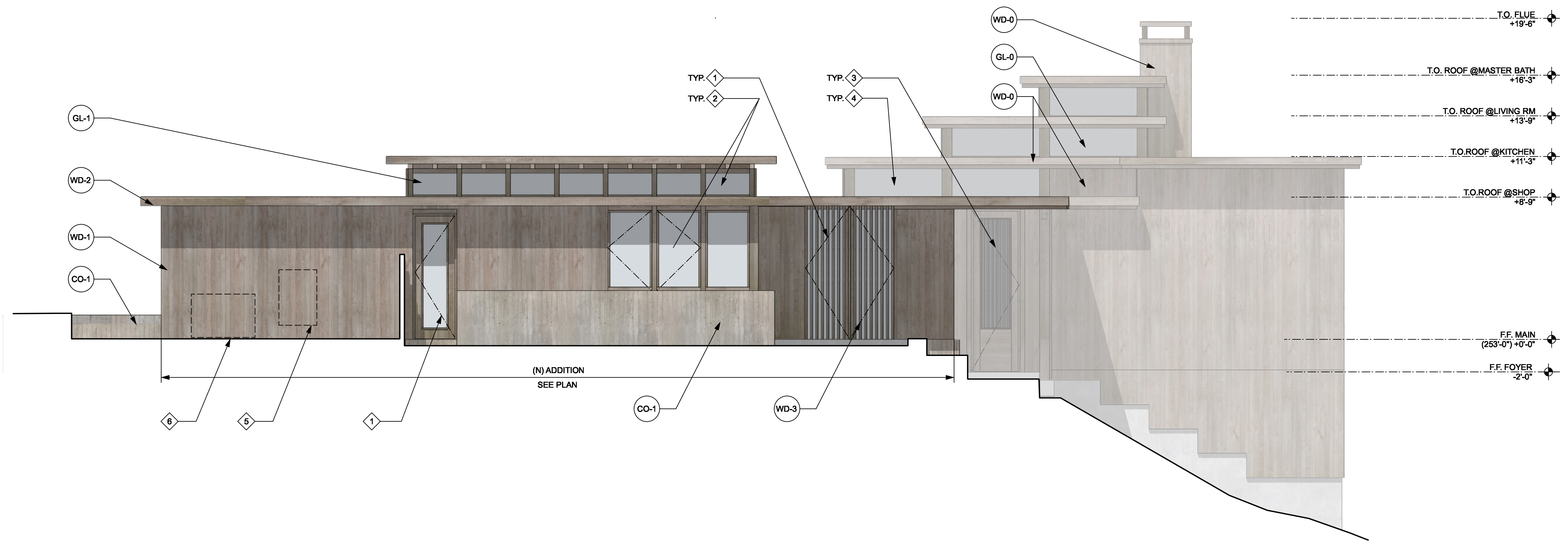
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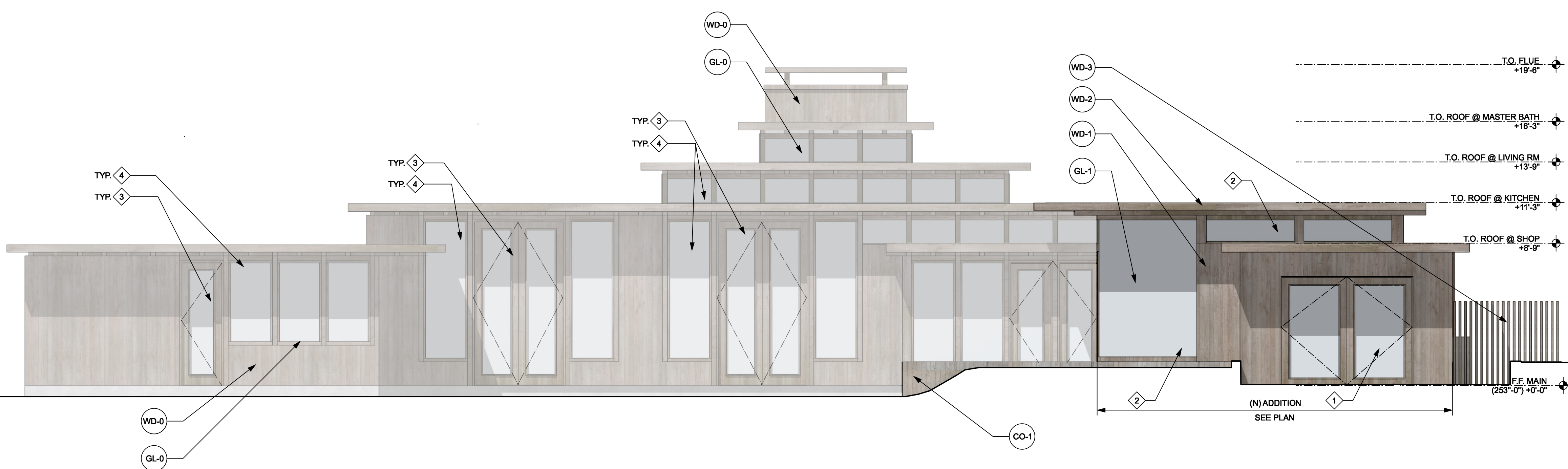
SHEET REVISIONS	
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MATERIAL LEGEND		
MATERIAL	REFERENCE	DESCRIPTION
CO-1		BOARD FORMED ARCHITECTURAL CONCRETE
WD-0		(E) EXTERIOR WOOD CLADDING OR FASCIA
WD-1		(N) EXTERIOR WUI COMPLIANT WOOD CLADDING
WD-2		(N) EXTERIOR WUI COMPLIANT WOOD FASCIA
WD-3		(N) EXTERIOR WUI COMPLIANT WOOD SCREEN FENCE
MT-1		(N) PTD METAL GUARDRAIL
GL-0		(E) CLEAR GLASS
GL-1		(N) CLEAR HIGH PERFORMANCE TEMPERED GLASS

- KEY NOTES**
- ◇ (N) WOOD FRAMED DOOR
  - ◇ (N) WOOD FRAMED WINDOW
  - ◇ (E) WOOD FRAMED DOOR TO REMAIN, TYP.
  - ◇ (E) WOOD FRAMED WINDOW TO REMAIN, TYP.
  - ◇ (N) 400 AMP MAIN ELECT. PANEL
  - ◇ (N) EMERGENCY BACKUP GENERATOR



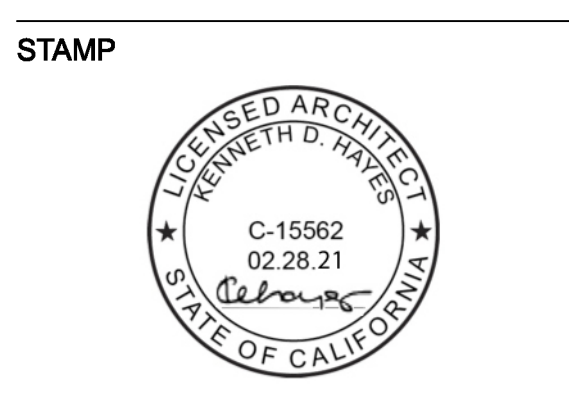
**MAIN HOUSE - EAST ELEVATION** 2  
 SCALE: 1/4" = 1'-0"



**MAIN HOUSE - SOUTH ELEVATION** 1  
 SCALE: 1/4" = 1'-0"

- SHEET NOTES**
- ALL EXTERIOR MATERIALS TO BE IN ACCORDANCE WITH CRC 337 AND COMPLIANT WITH WUI REQUIREMENTS.
  - SEE STAKING PLAN FOR ADDITIONAL BUILDING POINT ELEVATIONS.

DRAWING CONTENT  
**MAIN HOUSE - ELEVATIONS**



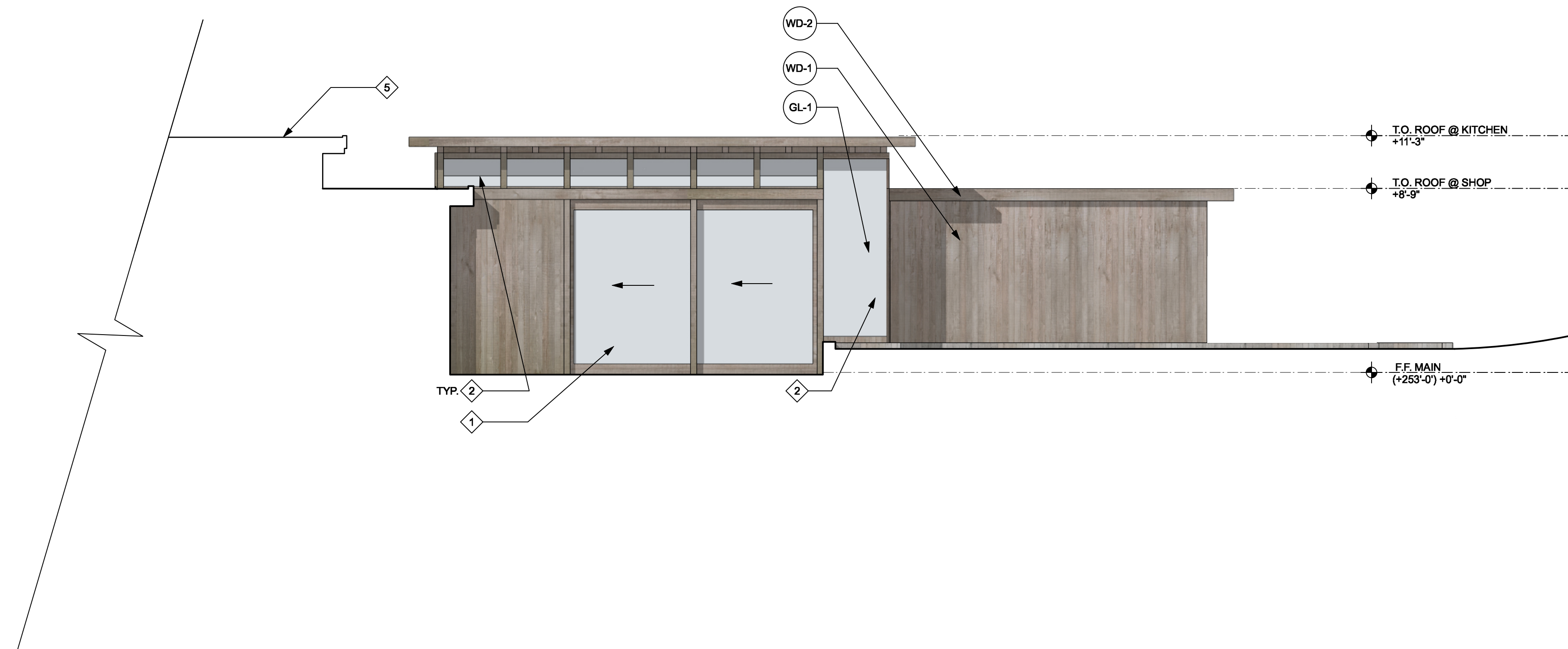
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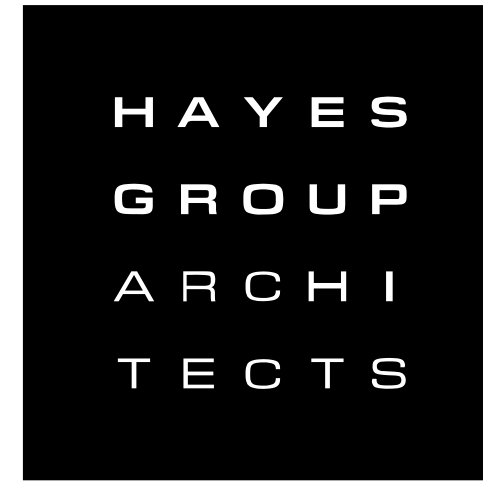
DRAWING NUMBER  
**A3.1**

Date: 3/3/24  
 File name: 200 Keith-A3-CURRENT-2020.vvx

Date: 3/3/24  
File name: 200 Keith-A3-CURRENT-v2020.vwx



MATERIAL LEGEND		
MATERIAL	REFERENCE	DESCRIPTION
CO-1		BOARD FORMED ARCHITECTURAL CONCRETE
WD-0		(E) EXTERIOR WOOD CLADDING OR FASCIA
WD-1		(N) EXTERIOR WUI COMPLIANT WOOD CLADDING
WD-2		(N) EXTERIOR WUI COMPLIANT WOOD FASCIA
WD-3		(N) EXTERIOR WUI COMPLIANT WOOD SCREEN FENCE
MT-1		(N) PTD METAL GUARDRAIL
GL-0		(E) CLEAR GLASS
GL-1		(N) CLEAR HIGH PERFORMANCE TEMPERED GLASS



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ISSUANCE:  
PLANNING SUBMISSION #1 03.07.2024

**KEY NOTES**

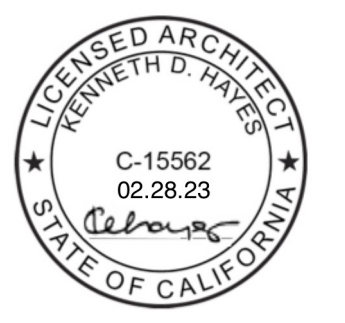
- 1 (diamond) (N) WOOD FRAMED DOOR
- 2 (diamond) (N) WOOD FRAMED WINDOW
- 3 (diamond) (E) WOOD FRAMED DOOR TO REMAIN, TYP.
- 4 (diamond) (E) WOOD FRAMED WINDOW TO REMAIN, TYP.
- 5 (diamond) (E) HOUSE TO REMAIN

**SHEET REVISIONS**

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DRAWING CONTENT  
**MAIN HOUSE -  
ELEVATIONS**

**STAMP**



**SHEET NOTES**

- ALL EXTERIOR MATERIALS TO BE IN ACCORDANCE WITH CRC 337 AND COMPLIANT WITH WUI REQUIREMENTS.
- SEE STAKING PLAN FOR ADDITIONAL BUILDING POINT ELEVATIONS.

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SCALE:  
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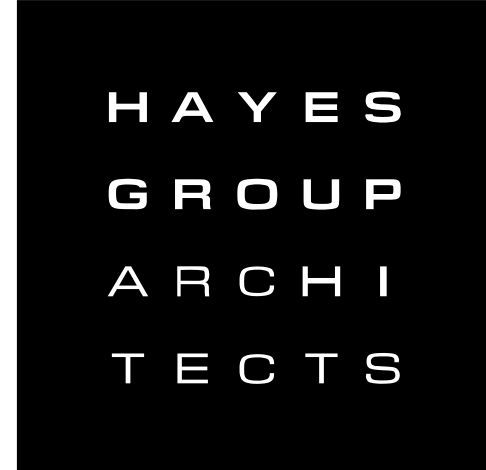
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**A3.2**

**MAIN HOUSE - WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**1**



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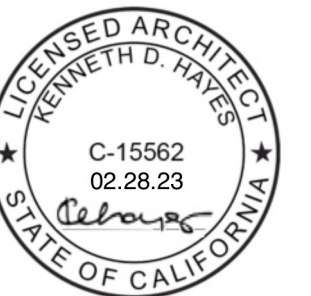
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SHEET REVISIONS

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DRAWING CONTENT  
 ADU & GUEST HOUSE -  
 ELEVATIONS

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**A3.3**

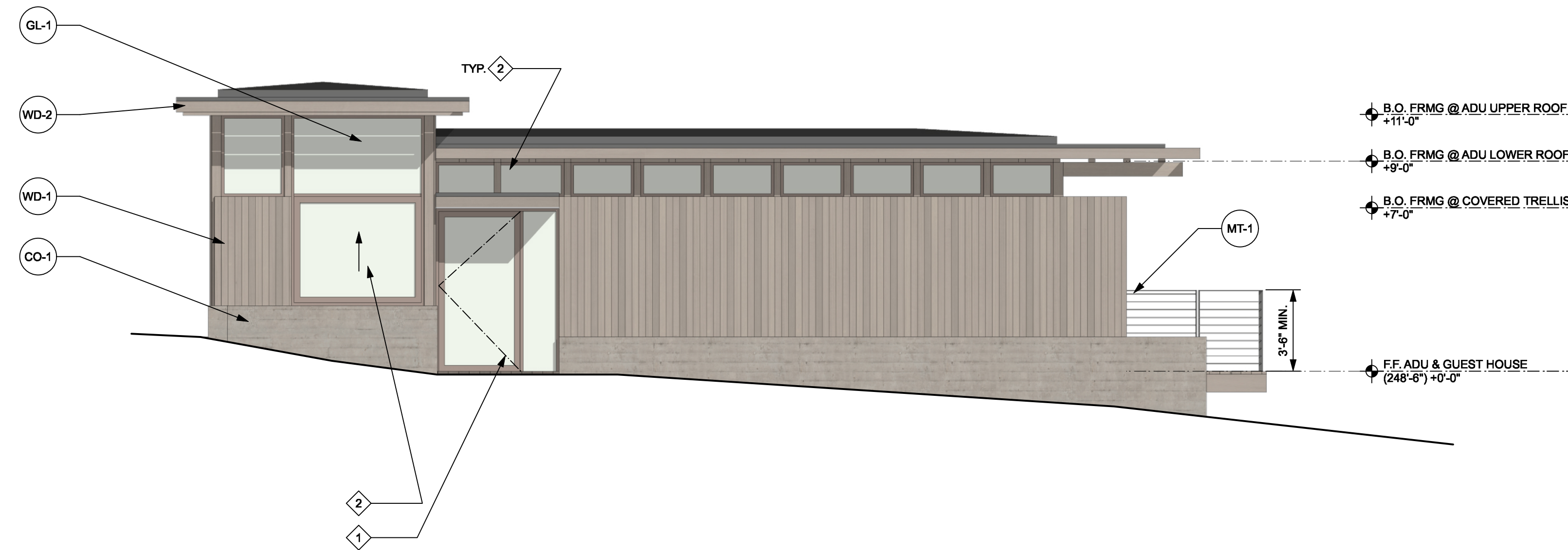
MATERIAL LEGEND		
MATERIAL	REFERENCE	DESCRIPTION
CO-1		BOARD FORMED ARCHITECTURAL CONCRETE
WD-0		(E) EXTERIOR WOOD CLADDING OR FASCIA
WD-1		(N) EXTERIOR WUI COMPLIANT WOOD CLADDING
WD-2		(N) EXTERIOR WUI COMPLIANT WOOD FASCIA
WD-3		(N) EXTERIOR WUI COMPLIANT WOOD SCREEN FENCE
MT-1		(N) PTD METAL GUARDRAIL
GL-0		(E) CLEAR GLASS
GL-1		(N) CLEAR HIGH PERFORMANCE TEMPERED GLASS

KEY NOTES

- ◇ (N) WOOD FRAMED DOOR
- ◇ (N) WOOD FRAMED WINDOW
- ◇ (E) WOOD FRAMED DOOR TO REMAIN, TYP.
- ◇ (E) WOOD FRAMED WINDOW TO REMAIN, TYP.

SHEET NOTES

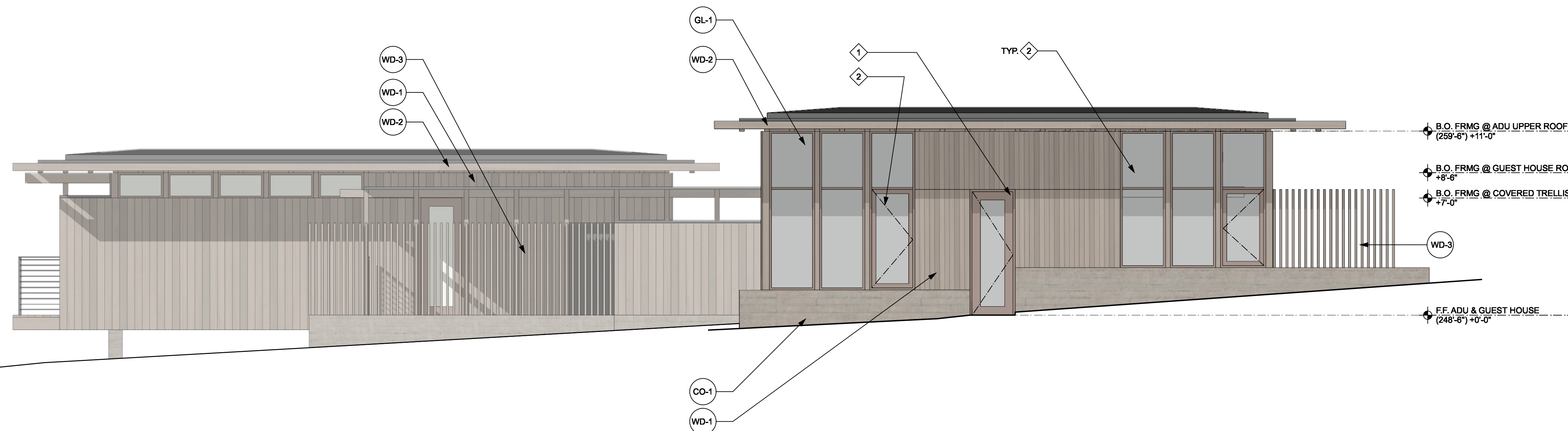
- ALL EXTERIOR MATERIALS TO BE IN ACCORDANCE WITH CRC 337 AND COMPLIANT WITH WUI REQUIREMENTS.
- SEE STAKING PLAN FOR ADDITIONAL BUILDING POINT ELEVATIONS.



ADU & GUEST HOUSE - EAST ELEVATION

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

**2**



ADU & GUEST HOUSE - SOUTH ELEVATION

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

**1**





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DRAWING CONTENT  
 ADU & GUEST HOUSE -  
 ELEVATIONS

STAMP



JOB NUMBER:  
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SCALE:  
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**A3.4**

MATERIAL LEGEND

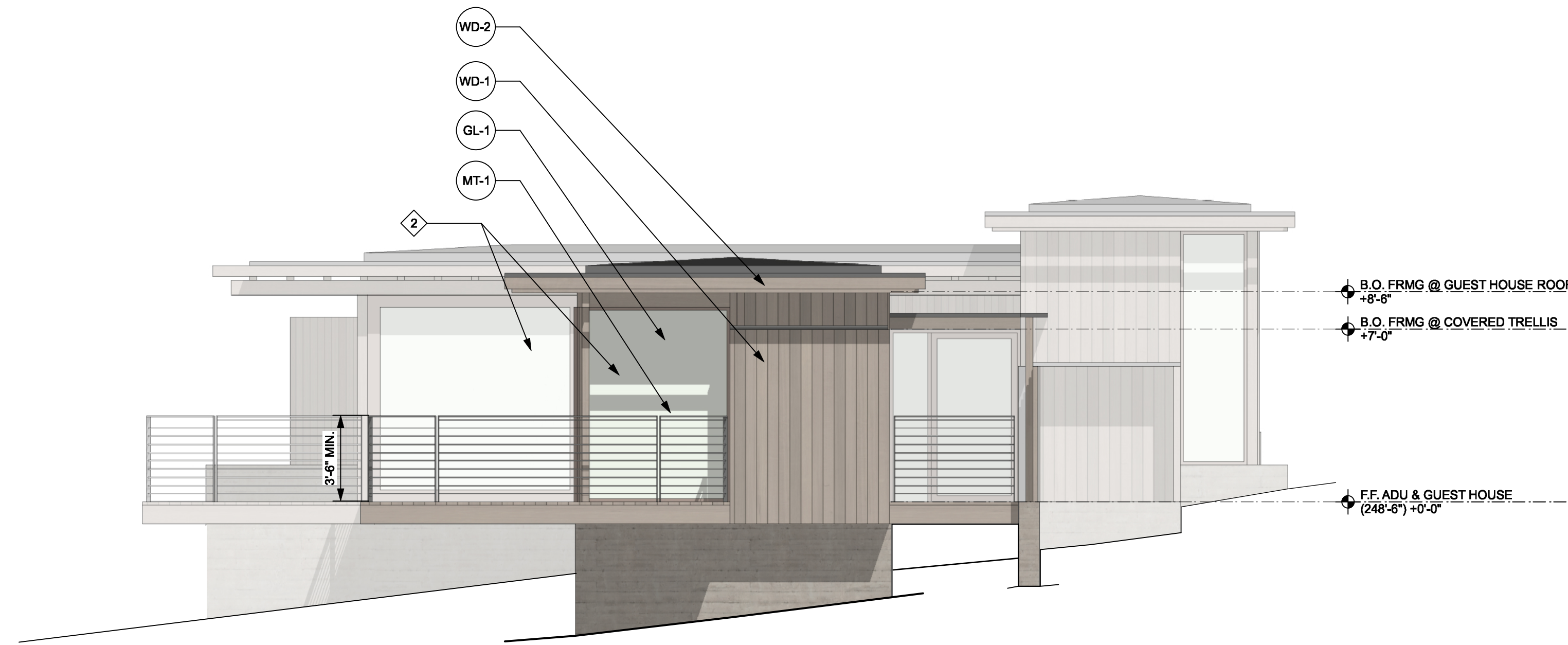
MATERIAL	REFERENCE	DESCRIPTION
CO-1		BOARD FORMED ARCHITECTURAL CONCRETE
WD-0		(E) EXTERIOR WOOD CLADDING OR FASCIA
WD-1		(N) EXTERIOR WUI COMPLIANT WOOD CLADDING
WD-2		(N) EXTERIOR WUI COMPLIANT WOOD FASCIA
WD-3		(N) EXTERIOR WUI COMPLIANT WOOD SCREEN FENCE
MT-1		(N) PTD METAL GUARDRAIL
GL-0		(E) CLEAR GLASS
GL-1		(N) CLEAR HIGH PERFORMANCE TEMPERED GLASS

KEY NOTES

- ◇ (N) WOOD FRAMED DOOR
- ◇ (N) WOOD FRAMED WINDOW
- ◇ (E) WOOD FRAMED DOOR TO REMAIN, TYP.
- ◇ (E) WOOD FRAMED WINDOW TO REMAIN, TYP.
- ◇ PROFILE OF SPA MIN. 42" DEEP AT DOWNHILL EDGE

SHEET NOTES

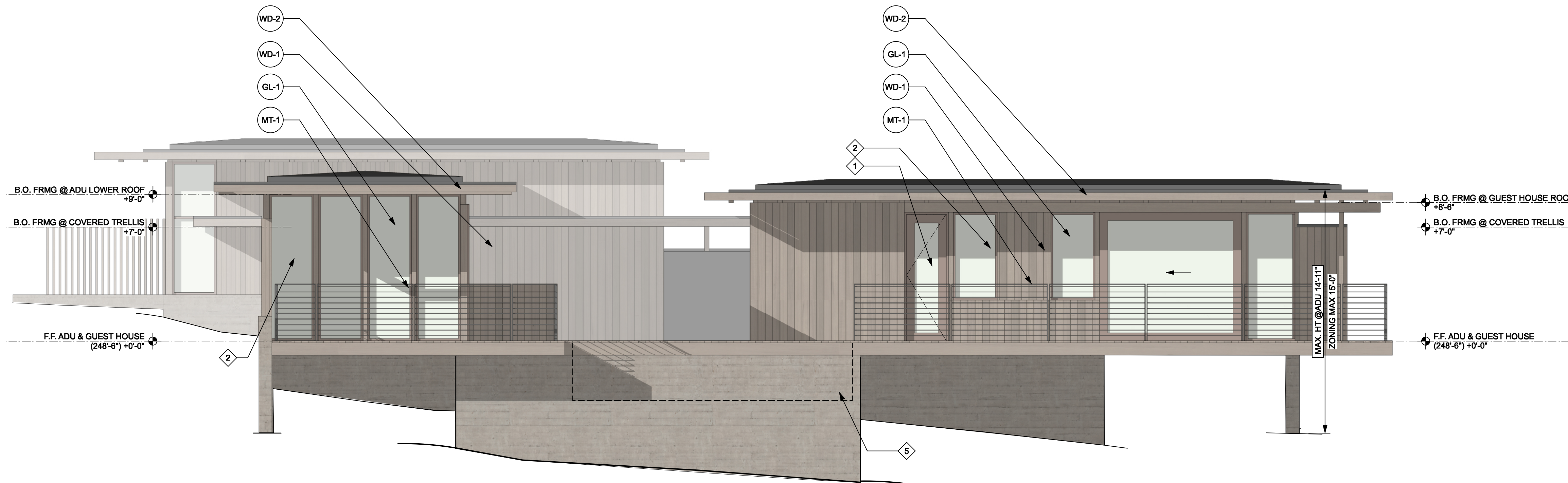
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- SEE STAKING PLAN FOR ADDITIONAL BUILDING POINT ELEVATIONS.



ADU & GUEST HOUSE - WEST ELEVATION

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

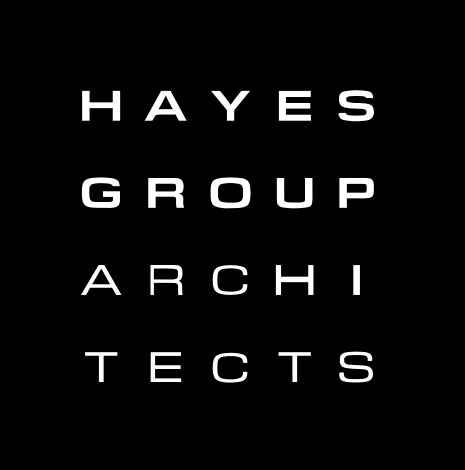
**2**



ADU & GUEST HOUSE - NORTH ELEVATION

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

**1**



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DRAWING CONTENT

ADU & GUEST HOUSE - SECTIONS

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A3.5

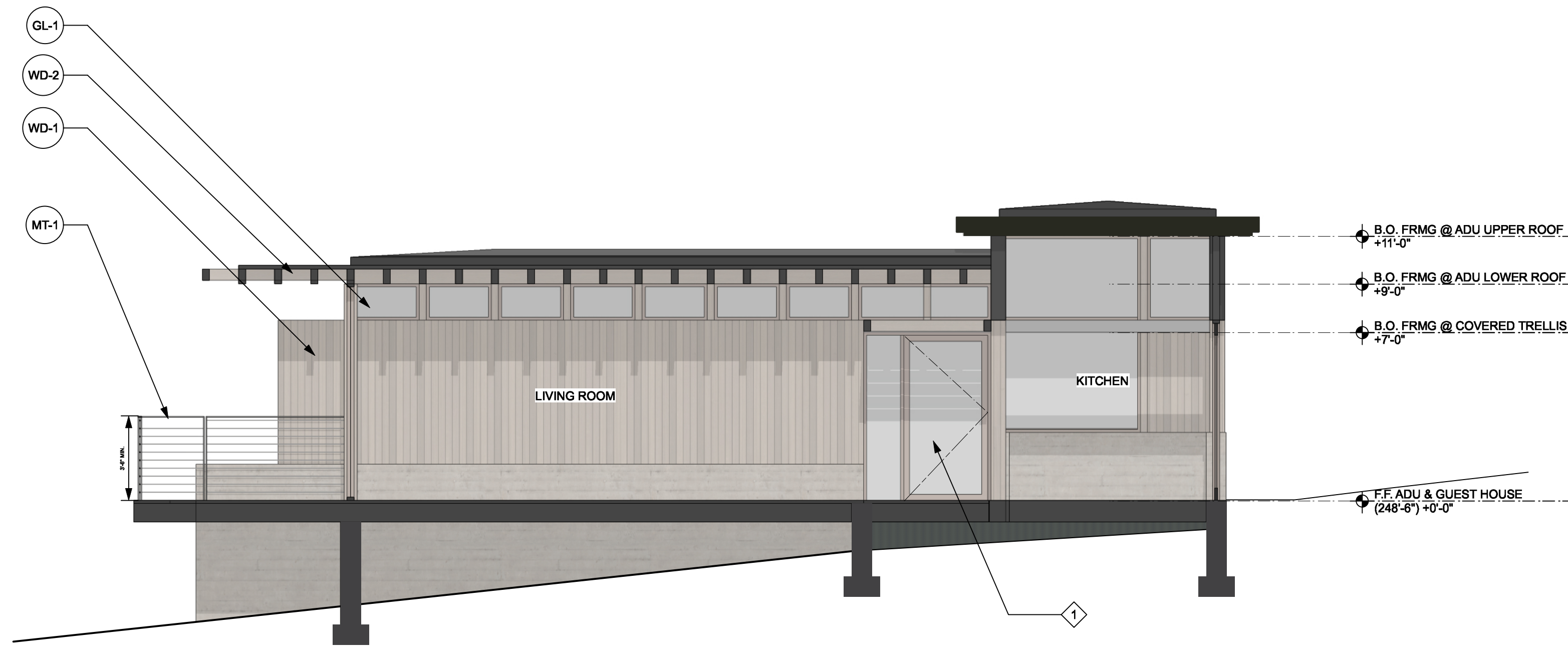
MATERIAL LEGEND		
MATERIAL	REFERENCE	DESCRIPTION
CO-1		BOARD FORMED ARCHITECTURAL CONCRETE
WD-0		(E) EXTERIOR WOOD CLADDING OR FASCIA
WD-1		(N) EXTERIOR WUI COMPLIANT WOOD CLADDING
WD-2		(N) EXTERIOR WUI COMPLIANT WOOD FASCIA
WD-3		(N) EXTERIOR WUI COMPLIANT WOOD SCREEN FENCE
MT-1		(N) PTD METAL GUARDRAIL
GL-0		(E) CLEAR GLASS
GL-1		(N) CLEAR HIGH PERFORMANCE TEMPERED GLASS

KEY NOTES

- ◇ (N) WOOD FRAMED DOOR
- ◇ (N) WOOD FRAMED WINDOW
- ◇ (E) WOOD FRAMED DOOR TO REMAIN, TYP.
- ◇ (E) WOOD FRAMED WINDOW TO REMAIN, TYP.
- ◇ BLIND DOORS TO MATCH SIDING

SHEET NOTES

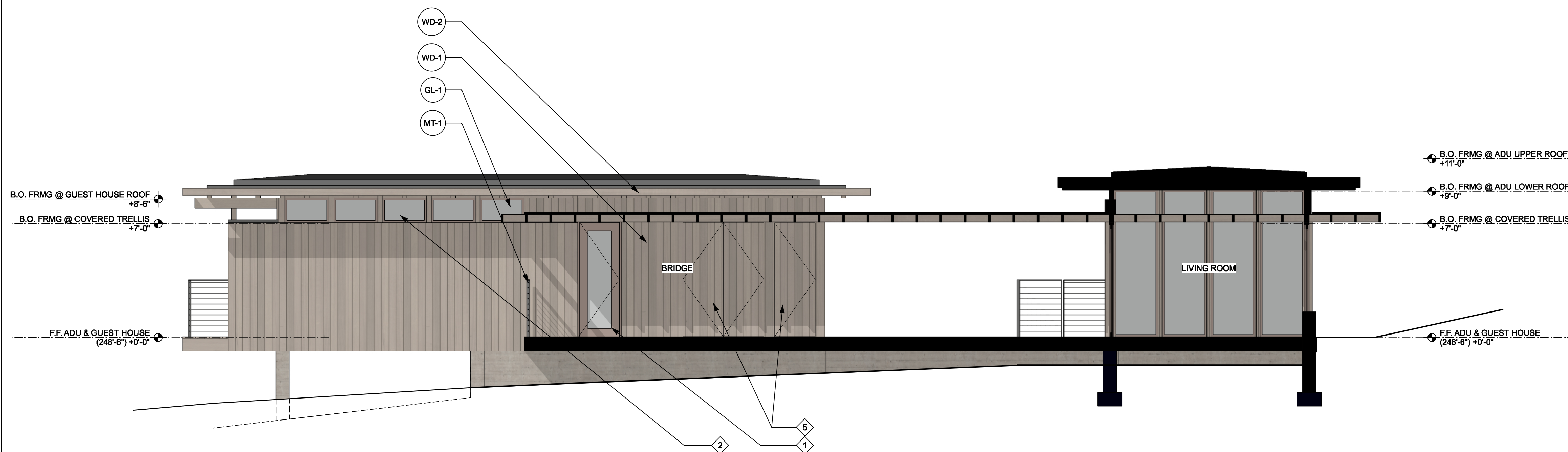
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ADU & GUEST HOUSE - SECTION LOOKING EAST

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

2



ADU & GUEST HOUSE - SECTION LOOKING NORTH

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

1

SHEET REVISIONS

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DRAWING CONTENT  
**MAIN HOUSE -  
PERSPECTIVES**

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2209.00

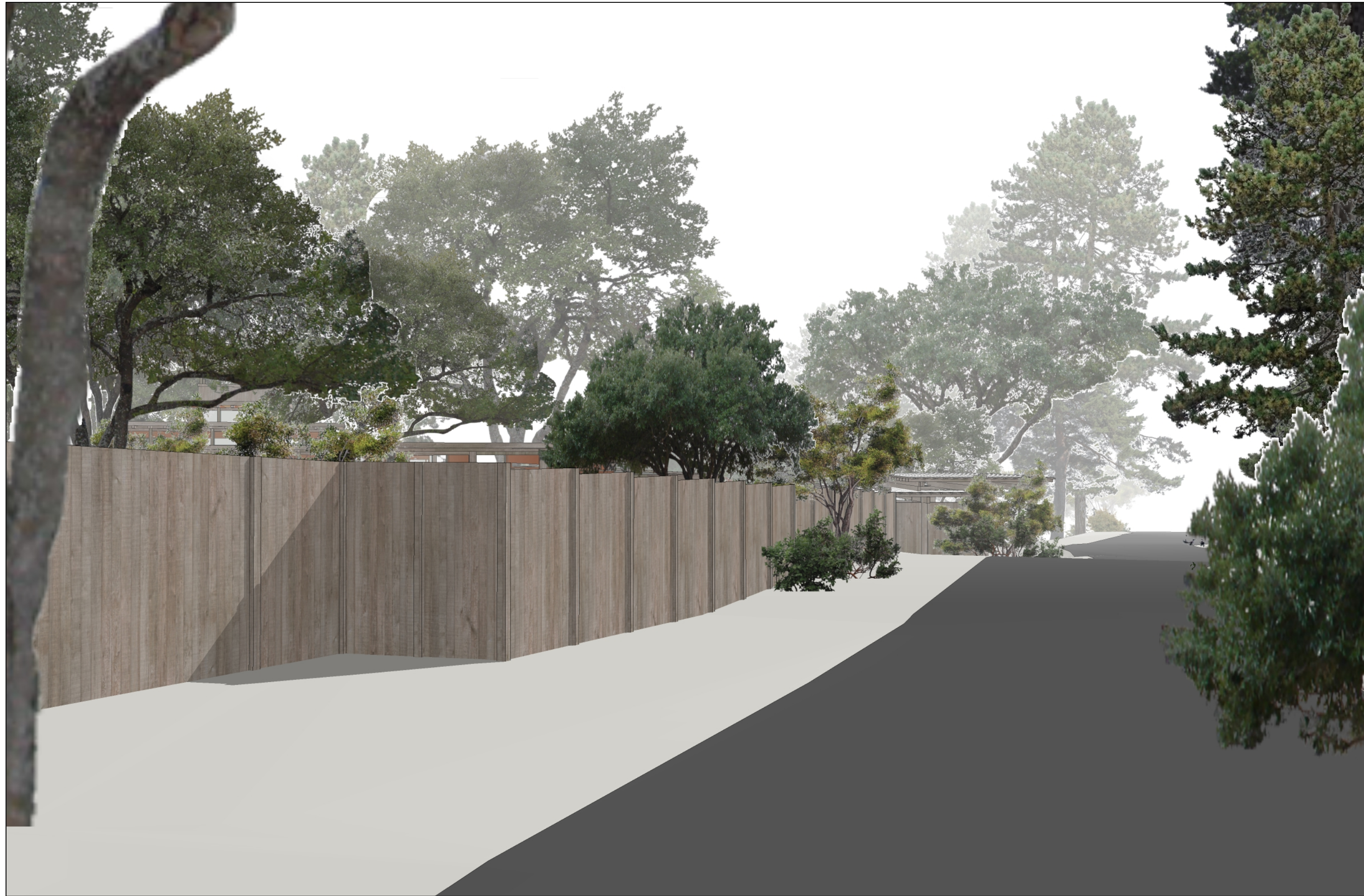
SCALE:  
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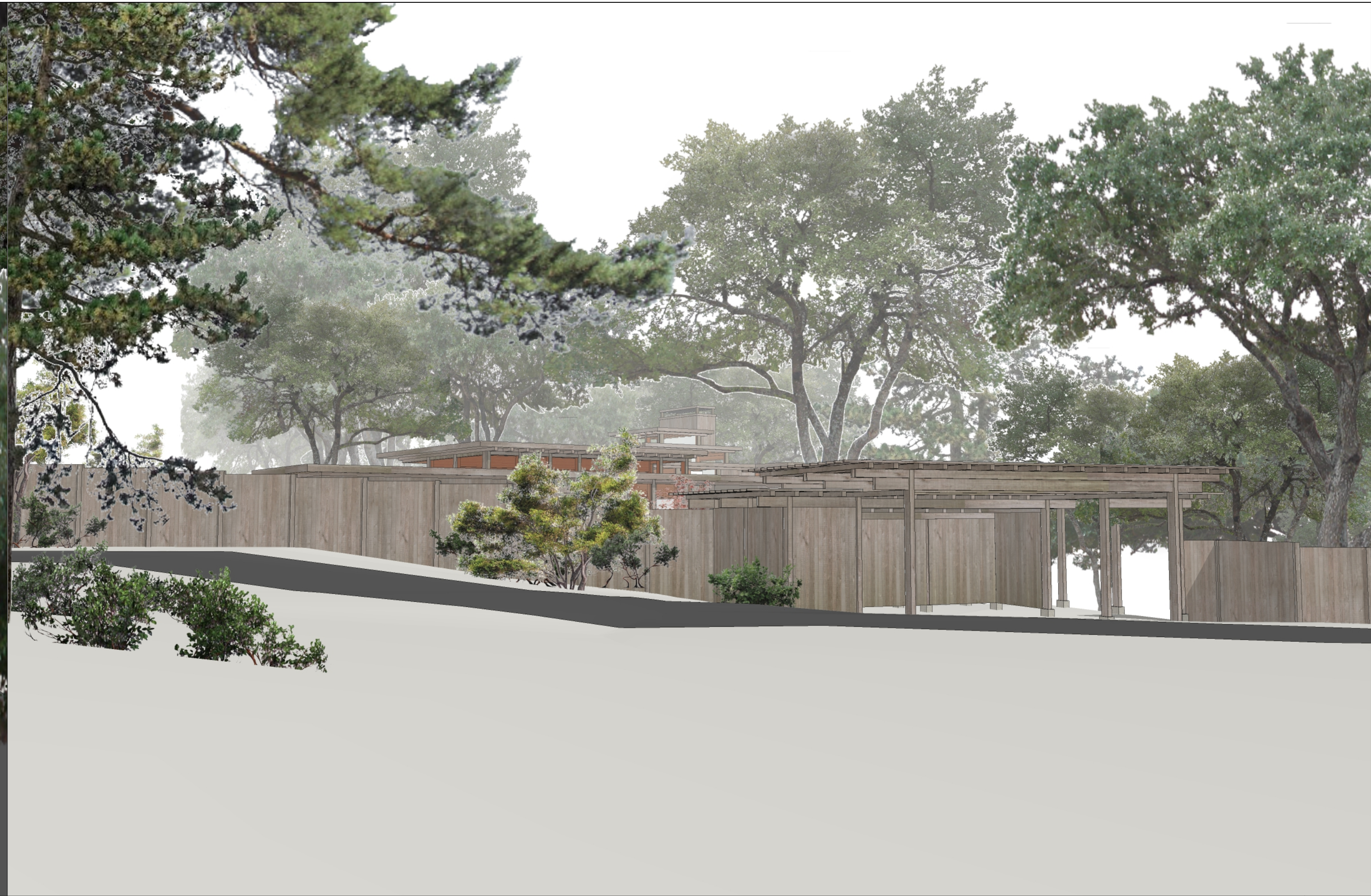
DRAWING NUMBER

**A4.1**



MAIN HOUSE - VIEW FROM SOUTHWEST AT KEITH WAY  
SCALE: N.T.S.

4



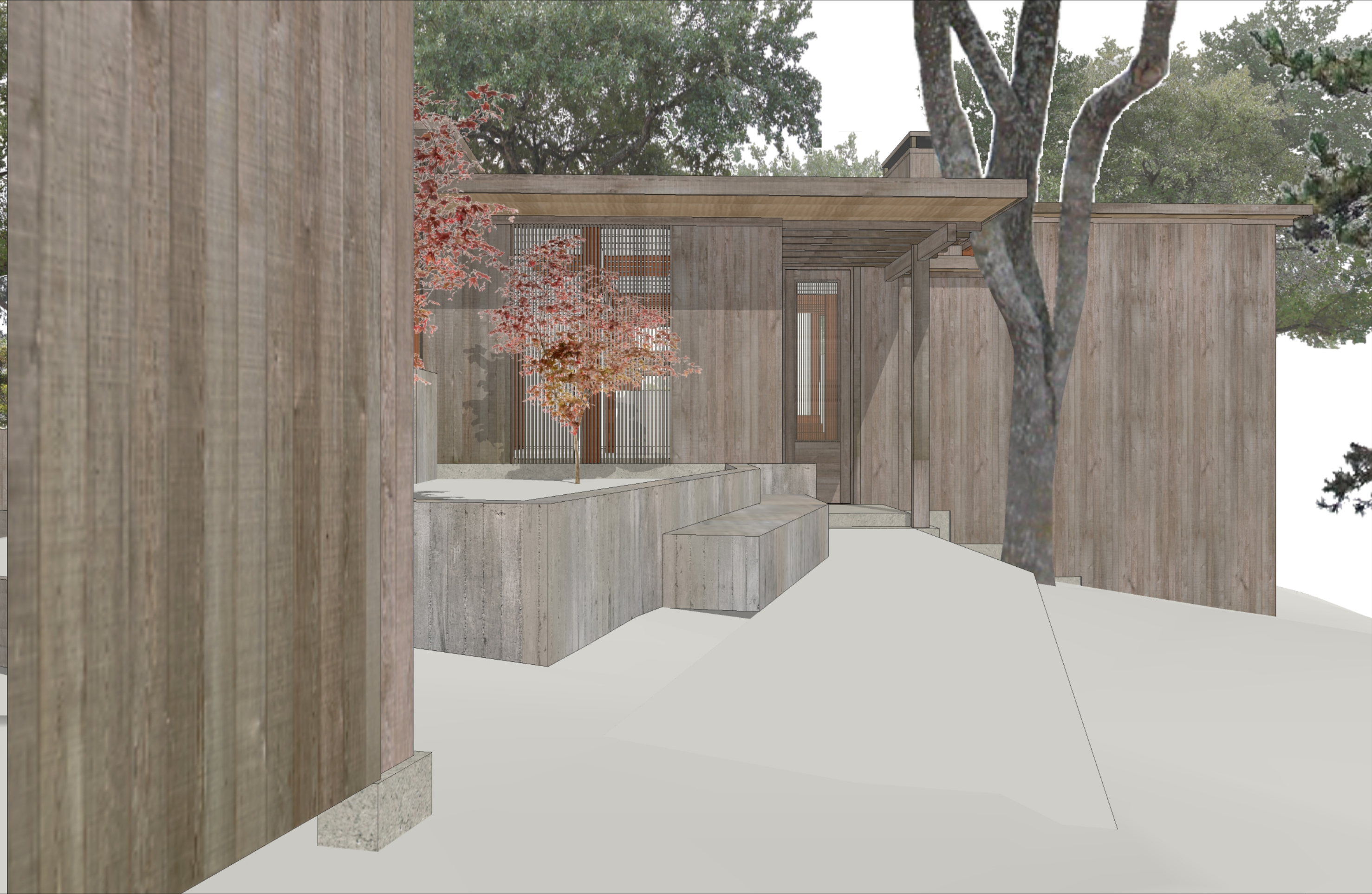
MAIN HOUSE - VIEW FROM SOUTHEAST ACROSS KEITH WAY  
SCALE: N.T.S.

2



MAIN HOUSE - VIEW FROM WEST AT PATIO  
SCALE: N.T.S.

3



MAIN HOUSE - VIEW FROM ENTRY PATH  
SCALE: N.T.S.

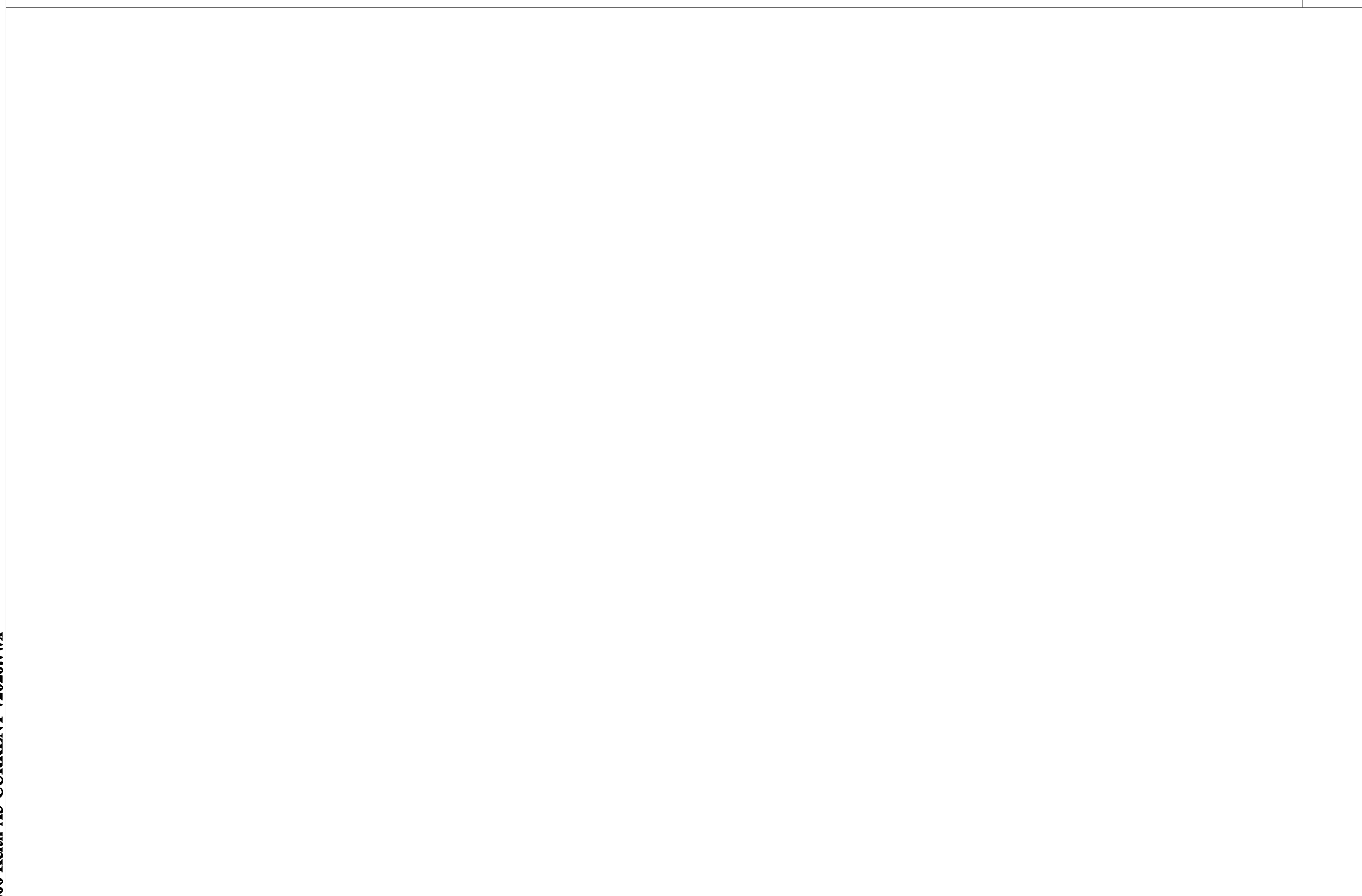
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ADU & GUEST HOUSE - VIEW FROM NORTHEAST  
SCALE: N.T.S. 4



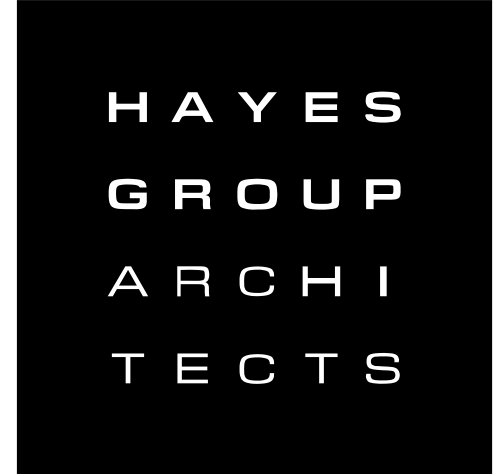
ADU & GUEST HOUSE - VIEW FROM NORTHWEST  
SCALE: N.T.S. 2



NOT USED  
SCALE: N.T.S. 3



ADU & GUEST HOUSE - VIEW FROM EAST  
SCALE: N.T.S. 1



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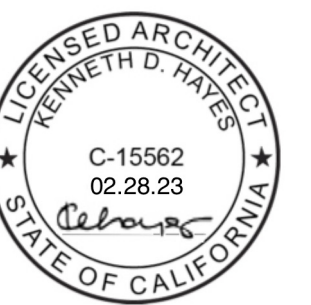
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ADU & GUEST HOUSE - PERSPECTIVES

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A4.2