

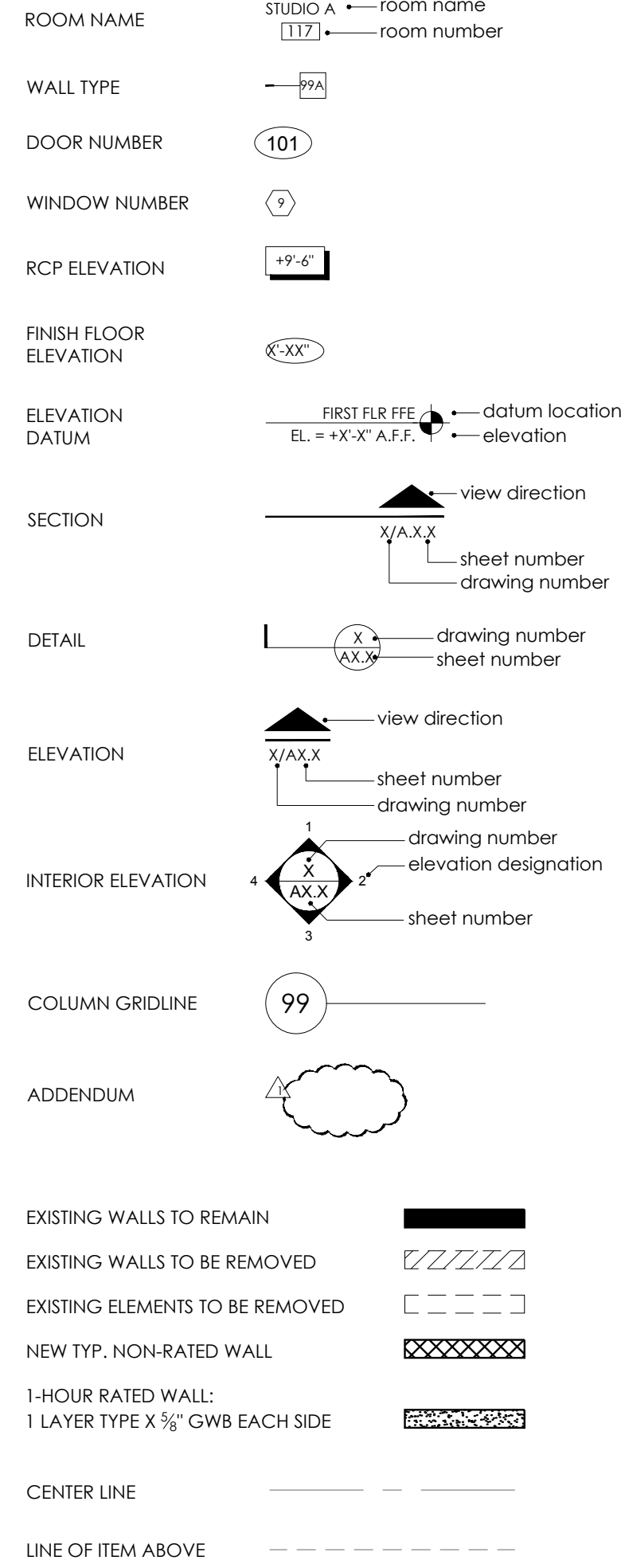
227 REED STREET
MILL VALLEY, CA 94941 APN# 048-101-26

DESIGN REVIEW
SUBMITTAL: 1.5.2025

GENERAL NOTES

- 1. VERIFY ALL EXISTING DIMENSIONS & CONDITIONS AT THE SITE & NOTIFY ARCHITECT OF ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO BIDDING OR COMMENCING WORK...
2. CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION...
3. ALL MATERIALS, WORKMANSHIP & METHODS SHALL CONFORM TO CURRENTLY ADOPTED CALIFORNIA BUILDING CODE (CBC)...

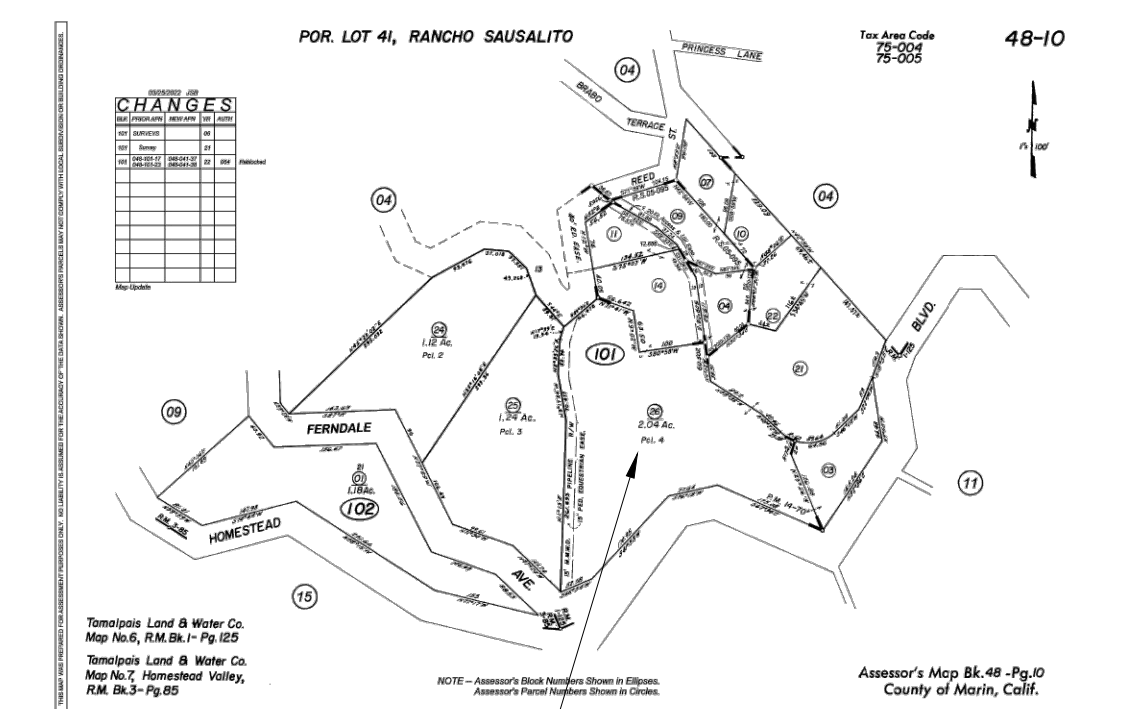
SYMBOL LEGEND



FRONT FACADE

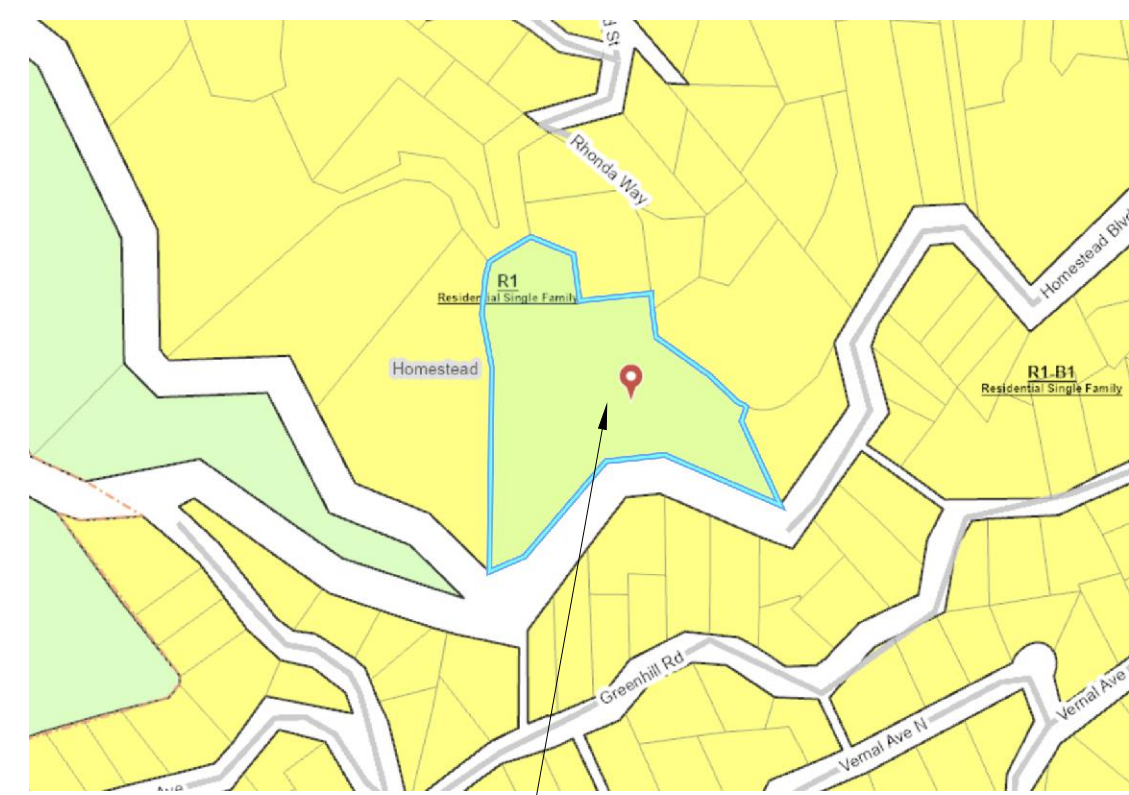


VICINITY MAP



PROJECT SITE

ZONING MAP



PROJECT SITE

APPLICABLE CODES
ALL CONSTRUCTION, REGARDLESS OF DETAILS ON PLANS, SHALL COMPLY WITH THE FOLLOWING CODES:
CURRENT MILL VALLEY MUNICIPAL CODE,
2022 CALIFORNIA BUILDING CODE (CBC),
2022 CALIFORNIA ELECTRICAL CODE (CEC),
2022 CALIFORNIA MECHANICAL CODE (CMC),
2022 CALIFORNIA PLUMBING CODE (CPC),
2022 CALIFORNIA BUILDING ENERGY STANDARDS,
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE,
2022 CALIFORNIA RESIDENTIAL CODE

PROJECT DIRECTORY

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227 REED STREET
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CONTACT: BROOKS MCDONALD
GENERAL CONTRACTOR: TBD
STRUCTURAL ENGINEER: TURBIN STRUCTURAL ENGINEERS
244 MILLER AVE. MILL VALLEY, CA 94941
415.373.9472 x105
KELLY@TURBINSTRUCTURAL.COM
CONTACT: KELLY TURBIN

EXCAVATION/LOT COVERAGE

EXCAVATION CHART (CUBIC YARDS)

Table with columns: LOCATION, CUT, FILL. Rows include GARAGE & PARKING, RESIDENCE (FOUNDATIONS), RESIDENCE (BENEATH DECK), LANDSCAPE, and TOTAL.

LOT COVERAGES

Table with columns: LOT SIZE*, EXISTING LOT COVERAGES (IMPERVIOUS, PERVIOUS), PROPOSED LOT COVERAGES (IMPERVIOUS, PERVIOUS).

AREA OF WORK SCOPE

Table with columns: FLOOR, AREA. Rows include 1ST FLOOR, 2ND FLOOR, TOTAL, and (E) FLOOR AREA.

PROJECT DESCRIPTION

APPLICANT REQUESTS DESIGN REVIEW APPROVAL FOR A HORIZONTAL AND VERTICAL ADDITION TO THE NORTH SIDE OF THE BUILDING, INTERIOR REMODEL AND NEW DECK ALONG THE WEST SIDE OF THE BUILDING.

DESIGN REVIEW APPROVAL IS REQUIRED BECAUSE THE PROJECT WOULD INVOLVE AN ADDITION THAT IS <3000 SF FOR A 2-STORY ADDITION.

PROJECT DATA

PARCEL INFORMATION

Table with columns: APN #, PROPERTY ADDRESS, LOT AREA, FLOOD ZONE. Values include 048-101-26, 227 REED ST., MILL VALLEY, CA 94941, 88,862 SF (ASSESSOR), and X.

ZONING INFORMATION

Table with columns: ZONING DISTRICT, PLANNING DISTRICT, COMMUNITY PLAN, SIDE SETBACKS, FRONT & REAR SETBACK, MAX F.A.R., MAX HEIGHT, W.U.I., SLOPE. Values include R-1 RESIDENTIAL SINGLE FAMILY, DISTRICT 4 TAMALPAIS, 6', 25', 30% (26,658 SF), 30' MAIN BUILDING, YES, 47%.

BUILDING INFORMATION

Table with columns: OCCUPANCY, NO. STORIES, CONSTRUCTION TYPE, SPRINKLERS, FLOOR AREA, MAX ADDITIONAL SF, TOTAL ALLOWABLE SF, LOT COVERAGE. Values include R-3 SINGLE FAMILY RESIDENTIAL, 2 EXISTING / 2 PROPOSED, V-B, SPRINKLERED ON SEPARATE PERMIT PER NFPA 13D, 3315 SF EXISTING, 3664 SF PROPOSED, 3315 X 30% = 995 SF MAX, 30% F.A.R. = 88,862 X .30 = 26,658.6 SF, 40% MAX (35,544.8).

FLOOR AREA CALC (SQUARE FEET) MCC 22.130.030

Table with columns: FLOOR, EXISTING, PROPOSED, DELTA. Rows include 1ST FLOOR, 2ND FLOOR, TOTAL FLOOR AREA, FAR, and CARPORT.

BUILDING AREA CALC (SQUARE FEET) MCC 22.130.030

Table with columns: FLOOR, EXISTING, PROPOSED, DELTA. Rows include HOUSE FLOOR AREA, CARPORT, TOTAL BLDG AREA.

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A1.1 PROPOSED SITE & ROOF PLAN
A1.1.1 PROPOSED SITE & ROOF PLAN AT 1:20 SCALE
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A5.1 MATERIALS BOARD & SCHEDULE SURVEY

ISSUED
DR REV2: 1.8.2024

PROJECT INFO

A0.1

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APN #048-101-26

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CONSTRUCTION EROSION CONTROL PLAN

Install erosion control measures conforming to the EROSION CONTROL STANDARDS and as shown on the drawings and described in the following notes. Install all erosion control measures before October 15th.

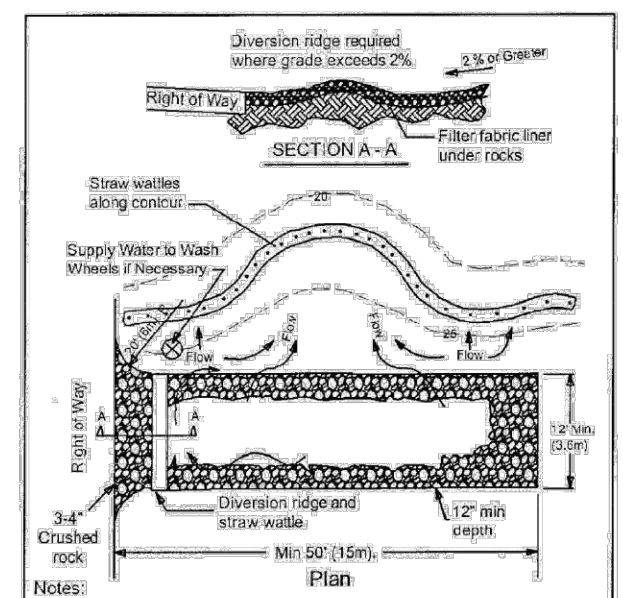
LIMITS ON THE WORK AREA

- 1. Phase grading work to minimize the extent of the disturbed area prior to restoration.
2. Confine grading within the construction limits shown on the drawings. Mark the construction limits using temporary fencing or flagging.
3. Do not disturb vegetation outside the construction limits.

EXCAVATED MATERIAL

- 1. Use excavated material to construct finished grades as shown on the drawings and in accordance with the geotechnical specifications for the project.
2. Remove excess excavated material from the site and dispose in approved off-site disposal areas.

- 3. Avoid tracking soil onto streets. Install a temporary stabilized construction entrance in accordance with TC-1 BMP Handbook and Standard Erosion Control Measure A (ABAG, 1945).



TEMPORARY SOIL STOCKPILES

- 1. Place excavated top soil from the drilled piers, foundation wall excavation and retaining wall excavation in one or more stockpiles located as shown on the drawings. Grade temporary soil stockpiles to a maximum height of five feet, with maximum side slope of 2:1H:1V. Avoid creating depressions that trap water.
2. Install silt fence or straw wattle around each soil stockpile in accordance with the manufacturer's recommendations. Brace the silt fence sufficiently to support the weight of any sediment that accumulates against it.

DIVERSION BERMS AND DOWN-SLOPE PIPES

- 1. Construct earth diversion berms at the top of cut and fill slopes to intercept runoff and divert it around the disturbed area.
2. Install pipes (HDPE, PVC or corrugated metal) to convey water down steep slopes.
3. Whenever possible, construct berms at near level gradients to reduce flow velocities and the possibility of erosion damage.
4. Comply with EC-10 and EC-11 BMP Handbook and Standard Erosion Control Measure E for diversion berms and Measure G for down-slope pipes (ABAG, 1945).

TEMPORARY PIPES AND LINED DITCHES

- 1. Install temporary pipes and construct lined ditches to convey runoff to the temporary sediment basin.
2. Line ditches with rock, erosion control blankets or concrete, depending on the flow velocity and slope of the ditch.
3. Where ditches cannot be used, install HDPE, PVC or corrugated metal pipe.
4. Size all temporary pipes and ditches for the 10-year, 1-hour storm intensity of 3.0 inches per hour.
5. Erosion Control Blanket Lining (velocity less than 6 fps): Long-term coconut fiber erosion control blanket with organic jute fiber netting top and bottom.
6. Rock Lining (velocity greater than 6 fps and less than 8 fps): Galtrans No.1 rock slope protection placed in a twelve-inch-thick layer over a nonwoven 4 oz/sy geotextile.
7. Comply with EC-12 BMP Handbook and Standard Erosion Control Measures F and I (ABAG, 1945).

TEMPORARY SEDIMENT BASIN

- 1. When directed by the Engineer during construction, construct a temporary sediment basin to detain runoff and allow suspended sediment to settle out of surface water runoff before it is discharged to the existing stormwater drainage system on the site. Discharge of surface water runoff from disturbed areas directly to the stormwater drainage system is not allowed. Filter all surface runoff through straw wattle or silt fence.
2. Maintain the sediment basin throughout construction until the disturbed area is revegetated and slopes are stabilized.
3. Remove accumulated sediment from the sediment basin before the volume reaches 25% of the total basin volume. Inspect the basin after every significant rainfall and, if necessary, remove the accumulated sediment.
4. Comply with SE-2, BMP Handbook and Standard Erosion Control Measures O and P, (ABAG, 1945).

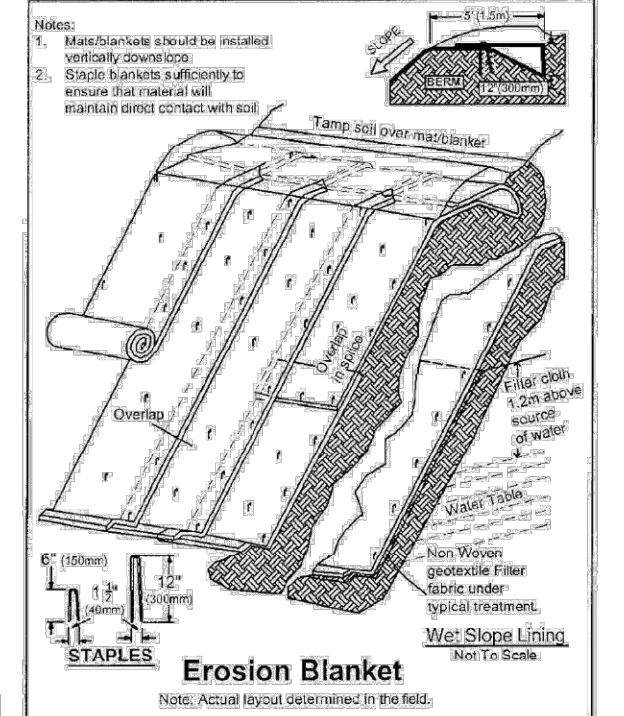


SEDIMENT FILTER

- 1. Install sediment filters at all stormwater drainage inlets and culvert inlets.
2. Comply with SE-10 BMP Handbook and Standard Erosion Control Measures M and N, (ABAG, 1945).

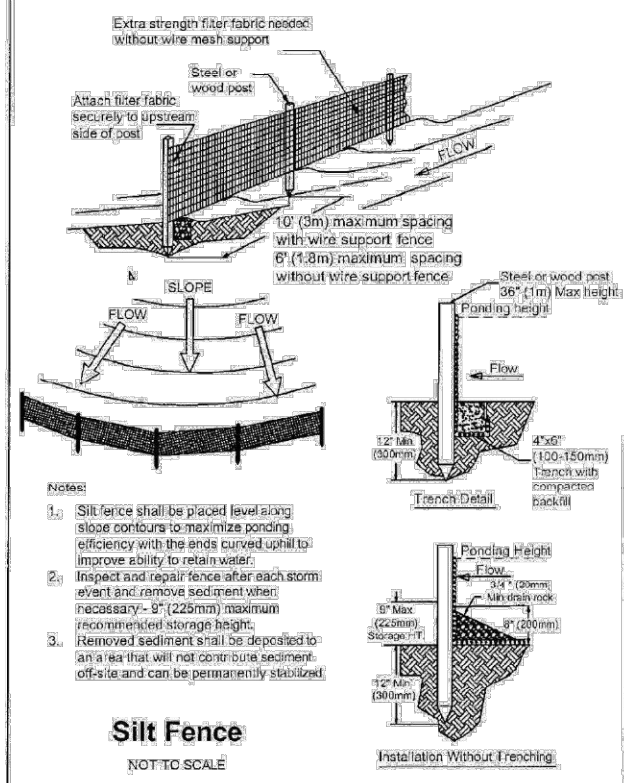
SLOPE PROTECTION

- 1. Install an erosion control blanket in accordance with manufacturer's recommendations on all disturbed areas with a slope equal to or steeper than 3H:1V. (EC-1, BMP Handbook)
2. Install straw wattles along the contour of the slope at 20 feet on center and as shown on the drawings. Anchor using 1X1/2" x 1/2" wood stakes at 4 feet on center. (SE-5, BMP Handbook)
3. Erosion Control Blanket: Long-term coconut fiber erosion control blanket with organic jute fiber netting top and bottom.
4. RiceStraw Wattle, 0.5-inch diameter, with biodegradable netting. Anchor using 3/4" x 3/4" wood stakes at 4 ft spacing.



SILT FENCE

- 1. Install prefabricated silt fence at the locations shown on the drawings and at other field-identified locations where needed to trap eroded sediment and reduce runoff velocities during construction.
2. Silt Fence: Prefabricated silt fence consisting of a woven, UV-stabilized geotextile with sewn pockets for wooden stakes.
3. Temporary Check Dams: Construct temporary rock check dams in the larger drainage ditches to reduce velocities and control erosion.



TEMPORARY CHECK DAMS

- 1. Construct temporary rock check dams in the larger drainage ditches to reduce velocities and control erosion. Use rock sized to resist the estimated flow velocity.
2. Comply with SE-4 BMP Handbook and Standard Erosion Control Measure H, (ABAG, 1945).

SITE RESTORATION PLAN

- 1. Restore all disturbed areas of the site after completing construction of the project.
2. Remove temporary erosion control measures installed during construction.
3. Grade the site to eliminate depressions where stormwater runoff could accumulate or where runoff could flow in a concentrated channel.
4. Apply mulch and native grass seed to disturbed areas in accordance with the requirements for materials, seed mixes and application methods detailed in the project landscaping specification.
5. Install erosion control blanket and turf reinforcing material as detailed on the plans.
6. Install rip rap erosion protection as detailed on the plans.

EROSION CONTROL STANDARDS

- 1. Install all erosion control measures in accordance with the details and methods specified in the Manual of Standards for Erosion & Sediment Control Measures, Second Edition, May 1945, Association of Bay Area Governments (ABAG).
2. Comply with all rules, regulations and procedures of the National Pollution Discharge Elimination System (NPDES) for construction activities as required by the California Regional Water Quality Control Board and City of Lafayette.
3. Install erosion control measures in accordance with the product manufacturer's recommendations, the California Stormwater Best Management Practices Handbook, California Stormwater Quality Association, www.csbmhandbooks.com and the Project Erosion Control Plan.

STORMWATER POLLUTION PREVENTION PLAN

PAINTING

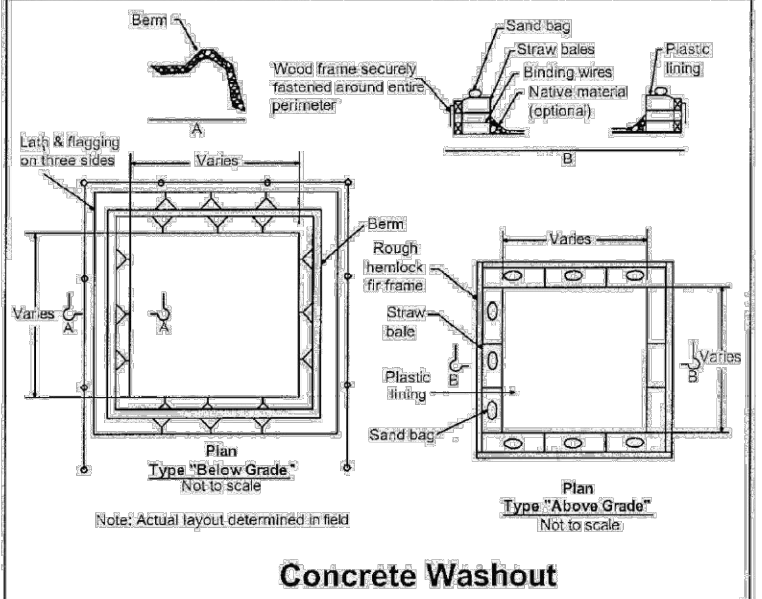
- 1. Do not rinse paint brushes or materials into a stormwater drain inlet or onto the street.
2. Paint out excess water-based paint before rinsing brushes, rollers or containers in a sink.
3. Paint out excess oil-based paint before cleaning brushes in paint thinner.
4. Whenever possible, filter paint thinner and solvents for reuse.
5. Dispose of empty paint cans as hazardous waste.

PAVING AND ASPHALT WORK

- 1. Do not pave during wet weather or when rain is forecast.
2. Always cover stormwater drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal or fog seal.
3. Prevent paving materials from entering stormwater drain inlets, ditches and stream channels.
4. Do not use water to wash down fresh asphalt or concrete pavement.
5. Do not sweep or wash down excess materials into stormwater drain inlets, ditches or stream channels.

WATER STORAGE AND WASTE DISPOSAL

- 1. Sweep streets and other paved areas daily.
2. Store stockpiles of dirt, sand, asphalt, concrete, grout and mortar under cover and away from drainage areas.
3. Wash out concrete equipment, concrete trucks and concrete pumps at a designated on-site area for washing where water and excess concrete will flow into a temporary pit in a dirt area.



DEWATERING OPERATIONS

- 1. Reuse water for dust control, irrigation or another on-site purpose to greatest extent possible.
2. Contact the local Stormwater Coordinator before discharging water to a street, stormwater drain or creek.

VEHICLE AND EQUIPMENT MAINTENANCE

- 1. Frequently inspect vehicles and equipment for leaks.
2. Fuel and maintain vehicles on-site only in a bermed area or over a drip pan.
3. Clean vehicles or equipment using clean water in a bermed area.
4. Do not clean vehicles on-site using soap, solvents, degreasers or steam cleaning equipment.

SAW CUTTING

- 1. Completely cover or barricade stormwater drain inlets when saw cutting.
2. Shovel, absorb or vacuum saw-cut slurry and pick up all waste as soon as work is finished.
3. Immediately cleanup and remove any saw-cut slurry that enters a stormwater drain inlet.

HAZARDOUS MATERIAL MANAGEMENT

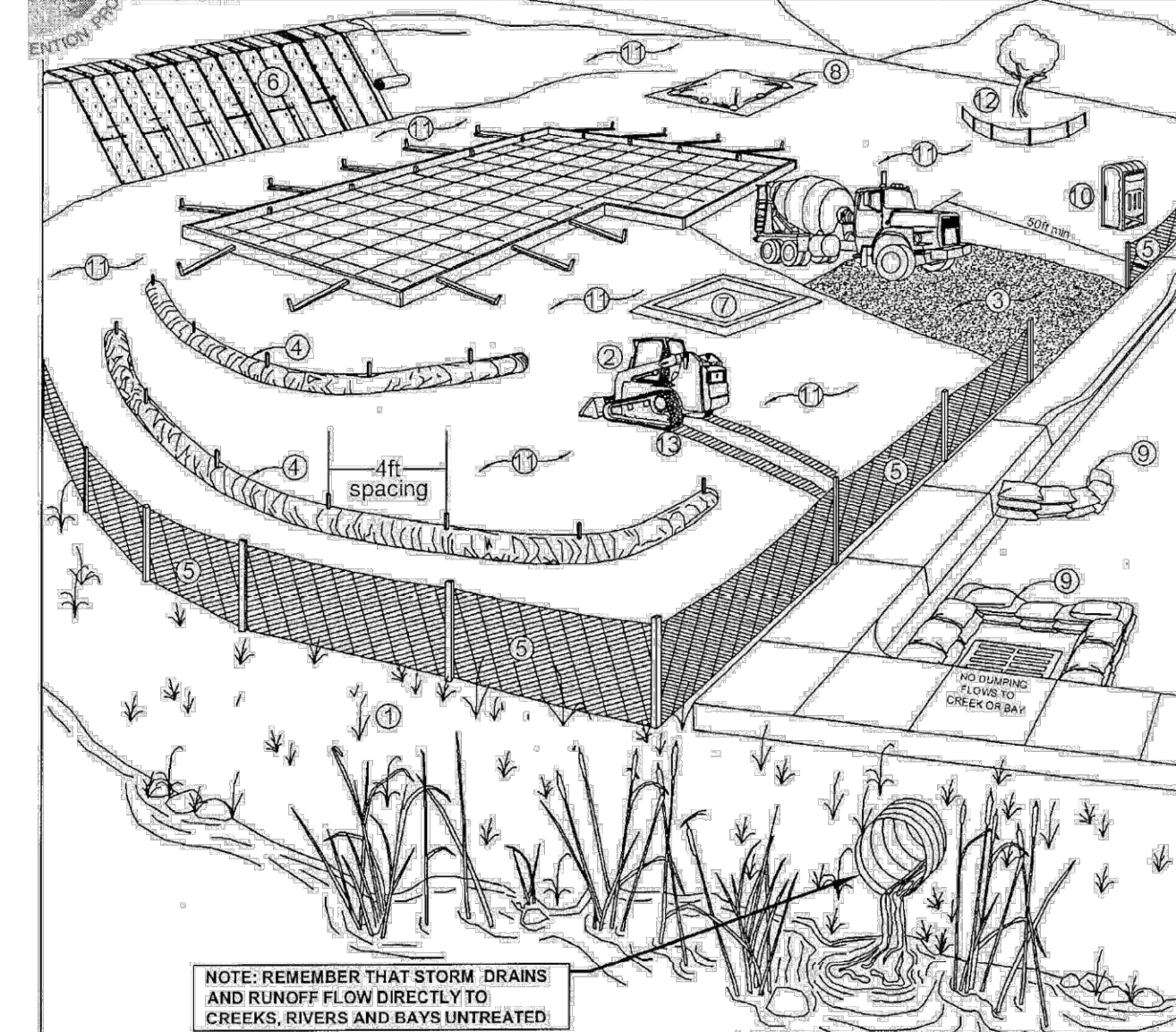
- 1. Label all hazardous materials and hazardous wastes.
2. Store hazardous materials and wastes in secondary containment.
3. Follow manufacturer's application instructions for hazardous materials.

EROSION CONTROL MONITORING AND MAINTENANCE

Monitor erosion control measures and disturbed areas of the site between October 15th and April 1st. Apply corrective measures as needed to maintain sediment control.

Table with 3 columns: CONTROL MEASURE, INSPECTION ITEMS, ACTION TO BE TAKEN. Rows include Vegetation, Swales, Pipe drains, Grassed waterways, Riprap-lined waterways, Outlet protection, Sediment traps, Straw Wattles, Silt Fences, Check Dams, Inlet Structures.

Source: Goldman, Steven J., Katharine Jackson and Taras A. Bursztynsky, 1986, Erosion and Sediment Control Handbook, McGraw Hill.



- (1) Check with your local Planning and Public Works departments for creek setback requirements.
(2) During grading phase, track-walk up and down slopes.
(3) Stabilize site entrance and temporary driveway.

BROOKS MCDONALD ARCHITECTURE

RAFFETTO RESIDENCE 227 REED STREET, MILL VALLEY CA 94941



ISSUED DR REV: 11.21.2023

BMP'S, STORMWATER MANAGEMENT PRACTICES

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SITE PLAN NOTES:

1. ALL EXISTING BUILDING AREA IS LEGALLY PERMITTED.
2. SCOPE INCLUDES INTERIOR REMODEL & EXPANSION OF THE FLOOR AREA AND EXTERIOR DECK
3. ALL EXTERIOR LIGHTING SHALL BE HOODED, DOWN-DIRECTED, LOW LUMEN LED'S, WHERE SHOWN WITH THIS SYMBOL
4. SUBJECT PROPERTY IS LOCATED WITHIN THE WILDLAND URBAN INTERFACE (WUI) AND ALL NEW EXTERIOR WORK SHALL COMPLY WITH APPLICABLE BUILDING CODES, INCLUDING CHAPTER 7A OF THE CBC AND SECTION 337 OF THE CRC.
5. 15' WATER PIPELINE WATER RIGHT-OF-WAY & PEDESTRIAN/EQUESTRIAN EASEMENT ALONG NORTH-WEST PROPERTY LINE. NO WORK PROPOSED IN THIS AREA.
6. NO PRIVATE WELLS OR SEPTIC SYSTEMS PROPOSED - CONNECT TO CITY SEWER/MMWD.
7. NO TREES ARE PROPOSED FOR REMOVAL

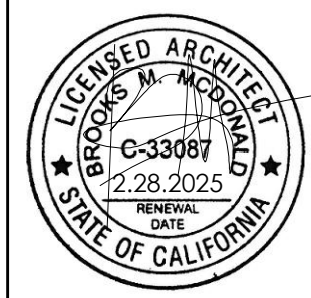


SITE DATA:	EXISTING	PROPOSED	ALLOWABLE
LOT AREA:	88,862	88,862	43,560 MIN (47% SLOPE)
BUILDING AREA	3794	4143	N/A
FLOOR AREA	3315	3664	26,658 SF
F.A.R.	3.7%	4.1%	30%
MIN DECK TO FRONT PL	126'-10"	118'-10"	25' MIN
MIN HOUSE TO FRONT PL	134'-11"	130'-5"	25' MIN
MIN 2ND FLR TO FRONT PL	141'-4"	137'-8"	25' MIN
MIN HOUSE TO REAR PL	102'-11"	93'-9"	25' MIN
MIN 2ND FLR TO REAR PL	105'-0"	85'-11"	25' MIN
MIN HOUSE TO EAST PL	113'-7"	103'-11"	6' MIN
MIN 2ND FLR TO EAST PL	132'-8"	117'-8"	6' MIN
MIN DECK TO EAST PL	100'-8"	93'-5"	6' MIN
MIN HOUSE TO WEST PL	27'-5"	69'-2"	6' MIN
MIN 2ND FLR TO WEST PL	33'-4"	66'-9"	6' MIN
MIN DECK TO WEST PL	67'-7"	45'-3"	6' MIN
MAX HEIGHT	28'-8"	28'-8"	30'
MAX HEIGHT OF ADDITIONS	NA	27'-8"	30'
IMPERVIOUS AREA	6975	7428	35,545
IMPERVIOUS AREA %	8%	8%	40%
APN# 048-101-26			
ZONING: R1			
SLOPE: 47%			

1 EXISTING SITE PLAN & ROOF PLAN
1/16" = 1'-0"

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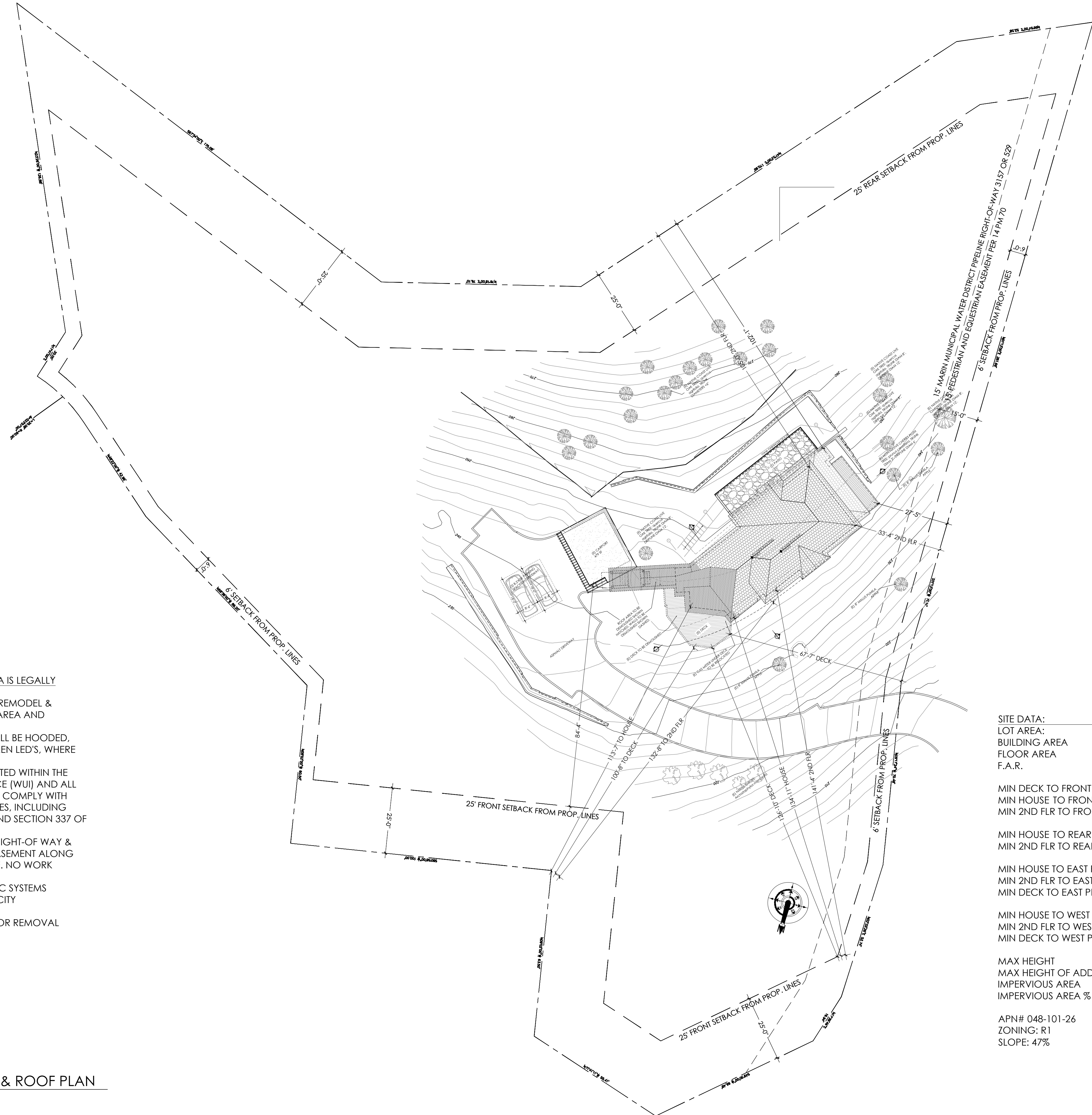
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SITE PLAN

1/16" = 1'-0"

A1.0

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1 EXISTING SITE PLAN & ROOF PLAN
1:20 SCALE - 1" = 20'-0"

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ISSUED
DR REV2:
1.8.2024

SITE PLAN

1:20 SCALE

A1.01

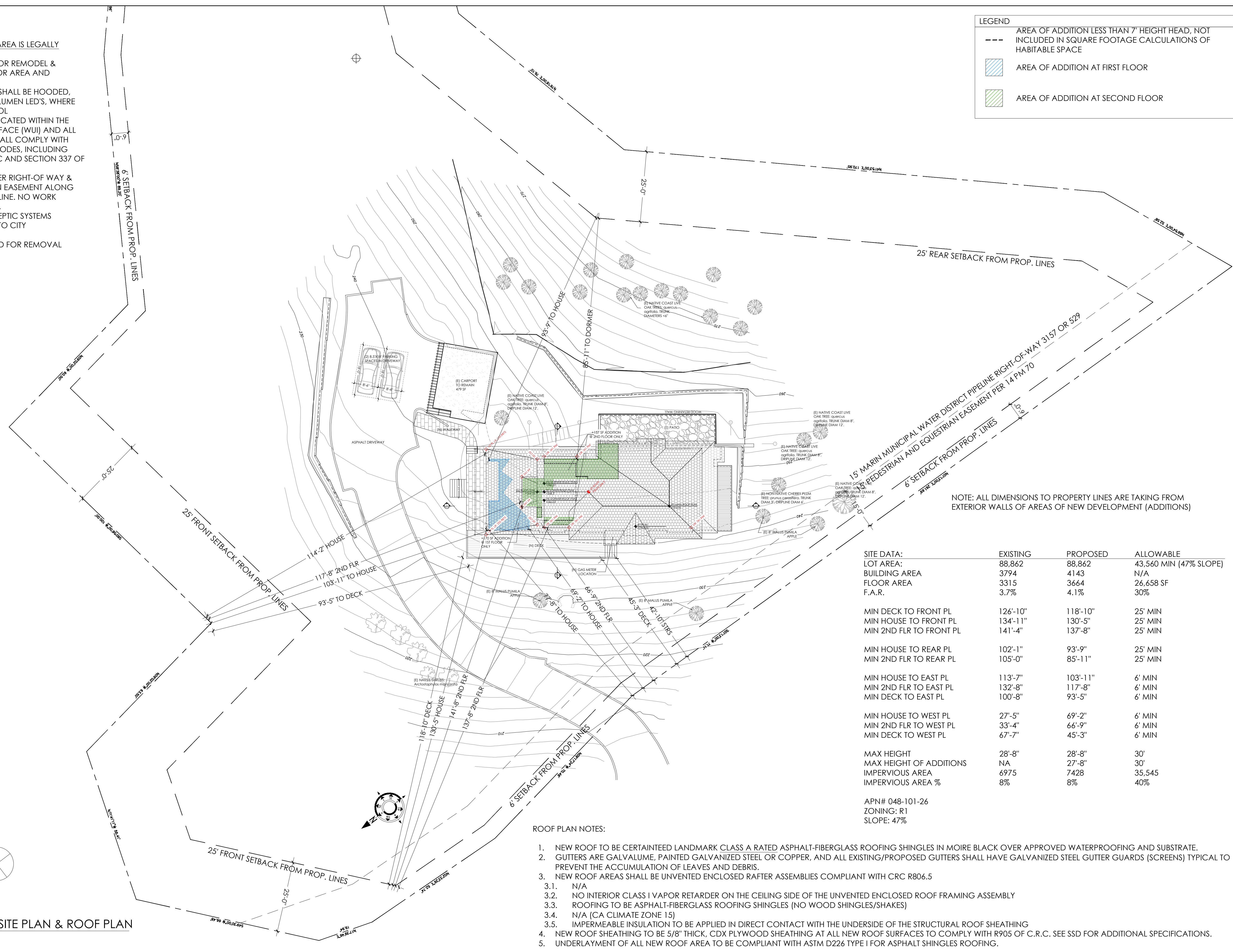
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LEGEND

- AREA OF ADDITION LESS THAN 7' HEIGHT HEAD, NOT INCLUDED IN SQUARE FOOTAGE CALCULATIONS OF HABITABLE SPACE
- ▨ AREA OF ADDITION AT FIRST FLOOR
- ▩ AREA OF ADDITION AT SECOND FLOOR



NOTE: ALL DIMENSIONS TO PROPERTY LINES ARE TAKING FROM EXTERIOR WALLS OF AREAS OF NEW DEVELOPMENT (ADDITIONS)

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MIN 2ND FLR TO REAR PL	105'-0"	85'-11"	25' MIN
MIN HOUSE TO EAST PL	113'-7"	103'-11"	6' MIN
MIN 2ND FLR TO EAST PL	132'-8"	117'-8"	6' MIN
MIN DECK TO EAST PL	100'-8"	93'-5"	6' MIN
MIN HOUSE TO WEST PL	27'-5"	69'-2"	6' MIN
MIN 2ND FLR TO WEST PL	33'-4"	66'-9"	6' MIN
MIN DECK TO WEST PL	67'-7"	45'-3"	6' MIN
MAX HEIGHT	28'-8"	28'-8"	30'
MAX HEIGHT OF ADDITIONS	NA	27'-8"	30'
IMPERVIOUS AREA	6975	7428	35,545
IMPERVIOUS AREA %	8%	8%	40%

APN# 048-101-26
ZONING: R1
SLOPE: 47%

ROOF PLAN NOTES:

1. NEW ROOF TO BE CERTAINTIRED LANDMARK CLASS A RATED ASPHALT-FIBERGLASS ROOFING SHINGLES IN MOIRE BLACK OVER APPROVED WATERPROOFING AND SUBSTRATE.
2. GUTTERS ARE GALVALUME, PAINTED GALVANIZED STEEL OR COPPER, AND ALL EXISTING/PROPOSED GUTTERS SHALL HAVE GALVANIZED STEEL GUTTER GUARDS (SCREENS) TYPICAL TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS.
3. NEW ROOF AREAS SHALL BE UNVENTED ENCLOSED RAFTER ASSEMBLIES COMPLIANT WITH CRC R806.5
 - 3.1. N/A
 - 3.2. NO INTERIOR CLASS I VAPOR RETARDER ON THE CEILING SIDE OF THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY
 - 3.3. ROOFING TO BE ASPHALT-FIBERGLASS ROOFING SHINGLES (NO WOOD SHINGLES/SHAKES)
 - 3.4. N/A (CA CLIMATE ZONE 15)
 - 3.5. IMPERMEABLE INSULATION TO BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING
4. NEW ROOF SHEATHING TO BE 5/8" THICK, CDX PLYWOOD SHEATHING AT ALL NEW ROOF SURFACES TO COMPLY WITH R905 OF C.R.C. SEE SSD FOR ADDITIONAL SPECIFICATIONS.
5. UNDERLAYMENT OF ALL NEW ROOF AREA TO BE COMPLIANT WITH ASTM D226 TYPE I FOR ASPHALT SHINGLES ROOFING.

1 PROPOSED SITE PLAN & ROOF PLAN
1/16" = 1'-0"

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SITE PLAN

1/16" = 1'-0"

A1.1

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SITE PLAN NOTES:

1. ALL EXISTING BUILDING AREA IS LEGALLY PERMITTED.
2. SCOPE INCLUDES INTERIOR REMODEL & EXPANSION OF THE FLOOR AREA AND EXTERIOR DECK
3. ALL EXTERIOR LIGHTING SHALL BE HOODED, DOWN-DIRECTED, LOW LUMEN LED'S, WHERE SHOWN WITH THIS SYMBOL
4. SUBJECT PROPERTY IS LOCATED WITHIN THE WILDLAND URBAN INTERFACE (WUI) AND ALL NEW EXTERIOR WORK SHALL COMPLY WITH APPLICABLE BUILDING CODES, INCLUDING CHAPTER 7A OF THE CBC AND SECTION 337 OF THE CRC.
5. 15' WATER PIPELINE WATER RIGHT-OF WAY & PEDESTRIAN/EQUESTRIAN EASEMENT ALONG NORTH-WEST PROPERTY LINE. NO WORK PROPOSED IN THIS AREA.
6. NO PRIVATE WELLS OR SEPTIC SYSTEMS PROPOSED - CONNECT TO CITY SEWER/MMWD.
7. NO TREES ARE PROPOSED FOR REMOVAL

NOTE: ALL DIMENSIONS TO PROPERTY LINES ARE TAKING FROM EXTERIOR WALLS OF AREAS OF NEW DEVELOPMENT (ADDITIONS)

SITE DATA:	EXISTING	PROPOSED	ALLOWABLE
LOT AREA:	88,862	88,862	43,560 MIN (47% SLOPE)
BUILDING AREA	3794	4143	N/A
FLOOR AREA	3315	3664	26,658 SF
F.A.R.	3.7%	4.1%	30%
MIN DECK TO FRONT PL	126'-10"	118'-10"	25' MIN
MIN HOUSE TO FRONT PL	134'-11"	130'-5"	25' MIN
MIN 2ND FLR TO FRONT PL	141'-4"	137'-8"	25' MIN
MIN HOUSE TO REAR PL	102'-1"	93'-9"	25' MIN
MIN 2ND FLR TO REAR PL	105'-0"	85'-11"	25' MIN
MIN HOUSE TO EAST PL	113'-7"	103'-11"	6' MIN
MIN 2ND FLR TO EAST PL	132'-8"	117'-8"	6' MIN
MIN DECK TO EAST PL	100'-8"	93'-5"	6' MIN
MIN HOUSE TO WEST PL	27'-5"	69'-2"	6' MIN
MIN 2ND FLR TO WEST PL	33'-4"	66'-9"	6' MIN
MIN DECK TO WEST PL	67'-7"	45'-3"	6' MIN
MAX HEIGHT	28'-8"	28'-8"	30'
MAX HEIGHT OF ADDITIONS	NA	27'-8"	30'
IMPERVIOUS AREA	6975	7428	35,545
IMPERVIOUS AREA %	8%	8%	40%
APN# 048-101-26			
ZONING: R1			
SLOPE: 47%			

1 PROPOSED SITE PLAN & ROOF PLAN
1:20 SCALE - 1" = 20'-0"

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SITE PLAN

1:20 SCALE

A1.11

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EXCAVATION CHART
(CUBIC YARDS)

LOCATION	CUT	FILL
GARAGE & PARKING	0	0
RESIDENCE (FOUNDATIONS)	13	0
RESIDENCE (BENEATH DECK)	0	13
LANDSCAPE	0	0
TOTAL	0	0

TOTAL OFF-HAUL = 0 CU YARDS

SEE SHEET A1.3 FOR
ADDITIONAL REQUIRED
DRAINAGE MEASURES

GRADING & DRAINAGE NOTES:

- NO TREES TO BE REMOVED
- ALL ROOF GUTTERS TO CONNECT TO DOWN SPOUTS AND DISCHARGE INTO ON-SITE RETENTION/INFILTRATION AREAS.
- EXCESS CATCHMENT CAPACITY PROVIDED IN BIORETENTION BASINS TO ACCOUNT FOR DRIVEWAY IMPERVIOUS AREA.
- PER 2019 CBC J109.4 DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING.
- PROJECTS DISTURBS LESS THAN 1 ACRE AND THUS DOES NOT REQUIRE PERMIT TO COVER FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY.
- PROJECT ARCHITECT/DESIGN ENGINEER SHALL CERTIFY TO THE COUNTY IN WRITING UPON THE COMPLETION OF WORK THAT ALL GRADING AND DRAINAGE IMPROVEMENTS AND FOUNDATIONS WERE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND FIELD DIRECTION AND SHALL REFERENCE THE BUILDING PERMIT NUMBER, ADDRESS AND APN#, SIGNED AND STAMPED BY THE CERTIFYING PROFESSIONAL
- THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% MIN SLOPE FOR 10 FEET MIN.
- ANY OFF-HAUL SHALL BE DISPOSED OF IN A LEGAL MANNER, EITHER AT MCNEAR BRICK AND BLOCK OR MARIN RESOURCE RECOVERY.
- APPROX. 600 SF OF AREA TO BE DISTURBED DURING EXCAVATION & GRADING, WHICH INCLUDES REMOVAL OF PART OF THE ASPHALT DRIVEWAY WHICH WILL BECOME PERVIOUS AREA.
- IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

LEGEND

- TREE TO BE REMOVED - NONE (SEE LANDSCAPE PLAN)
- EXISTING TREE / SIGNIFICANT VEGETATION TO REMAIN (SEE LANDSCAPE PLAN)
- 4" PERFORATED DRAIN PIPE, PVC TYP.
- 4" NON-PERFORATED DRAIN PIPE, PVC TYP.
- PROPOSED CONTOURS SHOWN WITH SOLID LINE
- EXISTING CONTOURS SHOW WITH DASHED LINE
- AREA DRAIN
- SUBDRAIN OUTLET:
4" ATRIUM GRATE OVER 6" LAYER 3-6" GRAVEL
- STRAW WATTLE
- RAIN LEADER: DOWNSPOUT TO 4" PVC DRAIN PIPE TO DRYWELL OR BIORETENTION BASIN

PERMANENT SLOPE STABILIZATION STRATEGY:

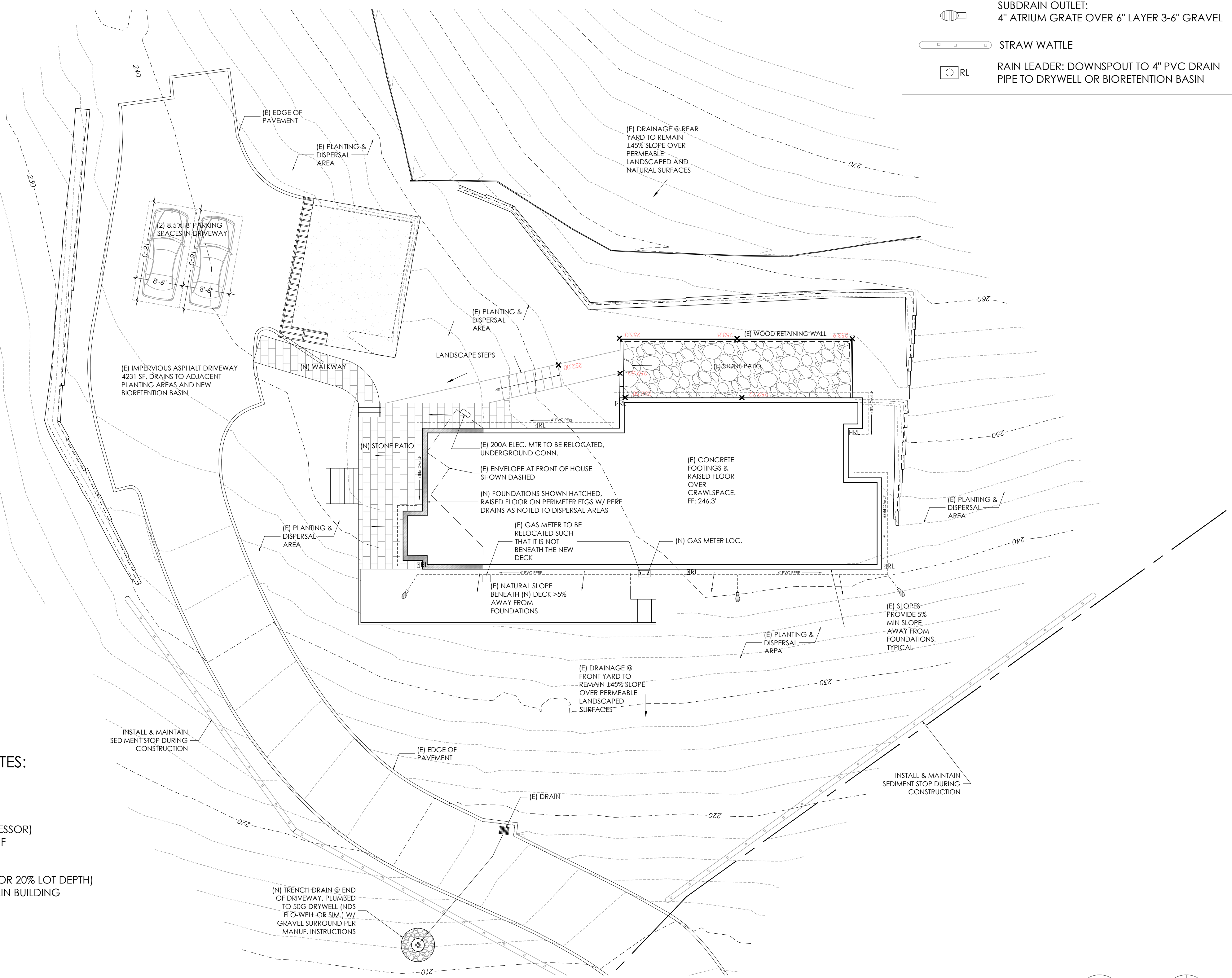
- WHERE REQUIRED, UTILIZE REVERSE TERRACING (IN-SLOPE BENCHING) TO PROVIDE TEMPORARY RETENTION AND INFILTRATION MITIGATION WHILE EROSION CONTROL VEGETATION DEVELOPS. INSTALL STRAW-WATTLES AT 10'-14' SPACING, STAKED INTO HILLSIDE AT IN-SLOPE BENCHES, 10" WIDE TYPICAL. (NOT SHOWN ON DRAINAGE PLAN.)
- APPLY 2-3" NATIVE COMPOST RAKED OVER GRADED HILLSIDE, FOLLOWED BY 1" INDIGENOUS MULCH AND/OR MULCH STRAW, FOLLOWED BY JUTE NETTING STAKED AT TOP AND BOTTOM EDGES. FINISH WITH LOCAL NATIVE GROUND COVER SEED MIX. LIMITED WATERING MAY BE REQUIRED TO ESTABLISH INDIGENOUS GROWTH.

ROADWAY NOTES:

- NO WORK TO BE DONE TO THE EXISTING ROADWAY, EDGE OF PAVEMENT, EXISTING DRIVEWAY, PARKING AREAS, OR PEDESTRIAN APPROACHES.

GEOTECHNICAL CONDITIONS:

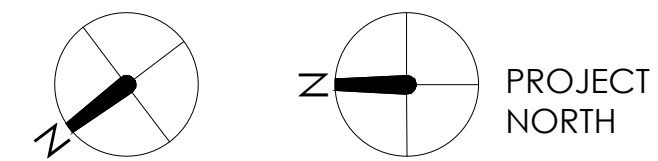
- ANY CONSTRUCTION DEBRIS OR ABANDONED UTILITIES ENCOUNTERED DURING SITE GRADING SHOULD BE REMOVED FROM THE SITE. ROCKS LARGER THAN 6 INCHES (150 MM) ENCOUNTERED DURING SUBGRADE PREPARATION OR SITE GRADING SHOULD BE REMOVED FROM THE SITE.
- MATERIALS - NON-EXPANSIVE SOIL AND ROCK MIXTURES GENERATED FROM ON-SITE EXCAVATIONS MAY BE SUITABLE FOR USE AS FILL PROVIDED THE MAXIMUM PARTICLE SIZES ARE LESS THAN FOUR INCHES AND THE SOIL HAS A MAXIMUM PI OF 15. PROCESSING WILL INCLUDE REMOVAL AND/OR CRUSHING OF ROCK, MIXING AND MOISTURE CONDITIONING AS DESCRIBED BELOW.
- COMPACTED FILL - ON-SITE FILL, BACKFILL, AND SCARIFIED SUBGRADES SHOULD BE CONDITIONED WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT. PROPERLY MOISTURE CONDITIONED AND CURED ON SITE MATERIALS SHOULD SUBSEQUENTLY BE PLACED IN LOOSE HORIZONTAL LIFTS OF 8-INCHES THICK OR LESS, AND UNIFORMLY COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION. COMPACTED SURFACES SHOULD ALSO BE FIRM AND UNYIELDING UNDER HEAVY RUBBER-TIRED EQUIPMENT.
- IMPORTED SELECT FILL - IF IMPORTED FILL IS REQUIRED, THE MATERIAL SHALL CONSIST OF SOIL AND ROCK MIXTURES THAT SHALL BE FREE OF ORGANIC MATERIAL, HAVE A LIQUID LIMIT LESS THAN 40 AND A PLASTICITY INDEX LESS THAN 12, HAVE A MINIMUM R-VALUE OF 20, BE WELL-GRADED, AND CONSIST OF AT LEAST 50% SAND WITH 4-INCH MAXIMUM PARTICLE SIZES.
- TEMPORARY SLOPES - IN CONFORMANCE WITH OSHA'S CATEGORIZATION, THE ONSITE SOIL IS "TYPE C". THE CONTRACTOR MAY ELECT TO USE A VARIETY OF SHORING AND TEMPORARY SLOPE CONFIGURATIONS, BUT HIS OPERATIONS MUST CONFORM TO FEDERAL AND STATE OSHA REGULATIONS. THE SAFETY OF EXCAVATIONS, SLOPES, CONSTRUCTION OPERATIONS, AND PERSONNEL ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



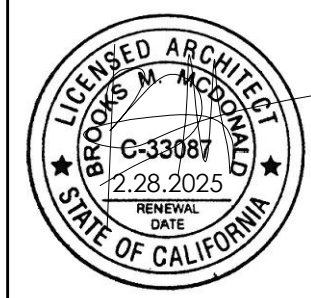
SITE PLAN NOTES:

APN: 048-101-26
 ZONING: R1
 % SLOPE: 47%
 LOT SIZE: 88862 (ASSESSOR)
 FAR: 30% = 26,658 SF
 FRONT SETBACK: 25'
 SIDE SETBACKS: 6'
 REAR SETBACK: 25' (OR 20% LOT DEPTH)
 MAX HEIGHT: 30' MAIN BUILDING

1 GRADING, DRAINAGE & UTILITIES PLAN
 3/32" = 1'-0"



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GRADING, DRAINAGE & UTILITIES PLAN

3/32" = 1'-0"

A1.2

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STORMWATER PROJECT DATA FORM

Project Name/Number	PROJECT ID #TBD
Application Submittal Date <small>(to be verified by municipal staff)</small>	10/6/2023
Project Location <small>(Street Address if available, or intersection and/or APN)</small>	APN 048-101-26 TOP OF REED ST.
Name of Owner or Developer	KATIE & JOE RAFFETTO
Project Type and Description <small>[Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]</small>	SINGLE FAMILY RESIDENCE
Total Project Site Area (acres)	88.862 SF, 2.04 ACRES
Total New or Replaced Impervious Surface Area <small>(square feet) [Sum of impervious area that will be constructed as part of the project]</small>	453 SF NEW IMPERVIOUS AREA
Total Pre-Project Impervious Surface Area	6975 SF
Total Post-Project Impervious Surface Area	7428 SF
Runoff Reduction Measures Selected <small>(Check one or more)</small>	<input checked="" type="checkbox"/> 1. Disperse runoff to vegetated area <input type="checkbox"/> 2. Pervious pavement <input type="checkbox"/> 3. Cisterns or Rain Barrels <input checked="" type="checkbox"/> 4. Bioretention Facility or Planter Box

DMA NAME	AREA (SF)	POST-PROJECT SURFACE	RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR (SF) [A]	RETENTION AREA	SIZING FACTOR	MIN FACILITY SIZE (SF)	PROPOSED SIZE (SF)
ROOF SOUTH**	660	ROOF	1	660	#1	0.5	330	>535 SF
ROOF EAST**	884	ROOF	1	884	#2	0.5	442	>647 SF
ROOF WEST**	1248	ROOF	1	1248	#3	0.5	624	>624 SF
1/2 EXISTING REAR STONE PATIO	410	HARDSCAPE	1	410	#1	0.5	205	>535 SF
1/2 EXISTING REAR STONE PATIO	410	HARDSCAPE	1	410	#2	0.5	205	>647 SF
FRONT PATIO	491	HARDSCAPE	1	491	#4	0.5	245.5	>246 SF
EXISTING ASPHALT DRIVEWAY/CARPORT	4231	PAVING	1	4231	#5	0.04	169.24	*169 equiv

*NOTE: EQUIVALENT AREA OF PROPOSED BIORETENTION BASIN WILL BE CONFIRMED WITH MANUFACTURER. EACH BIORETENTION AREAS SHALL CONTAIN (1) 50GALLON DRYWELL (NDS FLOW-WELL) WITH GRAVEL BACKFILL AT SIDES AND BENEATH. VOLUME OF BACKFILL SHALL BE CALCULATED TO PROVIDE EQUIVALENT RETENTION AREA
 **SELF-RETAINING AREAS HAVE A SIZING FACTOR OF 1/2, PER BASMAA PAGE 4-4: "MAXIMUM RATIO IS 2 PARTS IMPERVIOUS FOR EVERY 1 PART PERVIOUS AREA."

GENERAL EROSION CONTROL NOTES:

- CONTRACTOR TO COMPLY WITH MCC 24.04.625 FOR EROSION AND SEDIMENT CONTROL AND MCC 24.04.627 FOR SURFACE RUNOFF POLLUTION CONTROL.
- PROTECT EXISTING STORM DRAIN FACILITIES AT ALL TIMES FROM EXCESS SEDIMENT.
- THE CONTRACTOR SHALL MAINTAIN A CLEAN SITE AT ALL TIMES WHICH IS FREE OF ALL DEBRIS, HAZARDOUS WASTES, AND STOCKPILED MATERIALS UNLESS APPROVED BY THE PROJECT ARCHITECT. ALL APPROVED STOCKPILES SHALL BE COVERED AND PROTECTED TO PREVENT STORMWATER POLLUTION.
- PER MCC 23.18.093, THE CONTRACTOR SHALL PREVENT STORMWATER POLLUTION FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL CONFORM TO THE "BEST MANAGEMENT PRACTICES" PUBLISHED BY CASQA (CALIFORNIA STORMWATER QUALITY ASSOCIATION) TO PREVENT STORMWATER POLLUTION FROM CONSTRUCTION-RELATED ACTIVITIES.
- PER MCC 24.04.016 IF CONSTRUCTION ACTIVITY CAUSES DAMAGE TO ANY EXISTING FACILITY IN THE PUBLIC R.O.W. BEYOND NORMAL WEAR AND TEAR, AS DETERMINED BY THE PUBLIC WORKS AGENCY, THE PERMITTEE SHALL BE RESPONSIBLE FOR THE REPAIR OF THE SAME.

TEMPORARY EROSION CONTROL MEASURES:

- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE MAINTAINED BY THE CONTRACTOR IN PROPER WORKING ORDER THROUGHOUT THE FIRST WINTER. THIS PROTECTION SHALL CONSIST OF APPROPRIATE FILTER FENCES, DIVERSION BERMS, STRAW BALE DIKES, ETC. THESE DEVICES SHALL BE PLACED IN ORDER TO MINIMIZE EROSION AND TO COLLECT SEDIMENT GENERATED BY THE CONSTRUCTION OF THIS PROJECT. EXCEPT FOR PAVED AND LANDSCAPED AREAS ALREADY COMPLETED, ALL GRADED AREAS SHALL BE HYDROSEEDDED IN ORDER TO PREVENT EROSION OF BARE EARTH. ALL EROSION CONTROL FACILITIES SHALL CONFORM TO THE "MANUAL OF STANDARDS FOR EROSION & SEDIMENT CONTROL MEASURES," AS PUBLISHED BY THE ASSOCIATION OF BAY AREA GOVERNMENTS, LATEST EDITION.
- STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND MAY 1. CONDUCT ROUTINE INSPECTIONS OF EROSION CONTROL MEASURES, ESPECIALLY BEFORE AND AFTER RAINSTORMS, AND MAKE REPAIRS AS NECESSARY REMOVE SOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHOULD BE TARPED AT THE REQUEST OF THE CITY ENGINEER.
- STORE, HANDLE AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM SYSTEM. CONTRACTOR MUST NOT ALLOW CONCRETE, WASHWATERS, SLURRIES, PAINT OR OTHER MATERIALS TO ENTER CATCH BASINS OR TO ENTER SITE RUNOFF.
- THE CONTRACTOR SHALL STABILIZE THE SITE ENTRANCE WITH 3" +/- OF CRUSHED ROCK AND PLACE REMOVABLE HAYROLLS AT THE INTERFACE UNTIL FINAL PAVING.
- PLACE AND MAINTAIN SAND/GRAVEL BAGS AROUND ALL DRAINAGE INLETS AND CATCH BASINS AS LAST LINE OR PREVENTION. INSPECT AND MAINTAIN DURING WINTER STORMS.
- PLACE AND MAINTAIN RUBBLE/RIPRAP AT DISCHARGE OF MAJOR DRAINS. KEY/ANCHOR RUBBLE APRONS MAY BE CONSTRUCTED FROM EITHER STONE OR BROKEN CONCRETE AND KEYED (EXCAVATED) INTO SLOPES AS NEEDED TO PREVENT MOVEMENT.
- EXCAVATED SLOPES SHALL BE COVERED WITH A PROTECTIVE NETTING I.E. JUTE, STRAW, OR EXCELSIOR MATTING OR MULCH NETTING. APPLY PARALLEL TO DIRECTION OF FLOW ON STEEP SLOPES AND ANCHOR SECURELY. INSPECT AND REPAIR AS NEEDED.
- USE FILTRATION OR OTHER MEASURES TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
- INSTALL FILTER FABRIC BAGS INSIDE ALL CATCH BASINS & MAINTAIN DURING WINTER STORMS.

CONSTRUCTION WASTE MANAGEMENT:

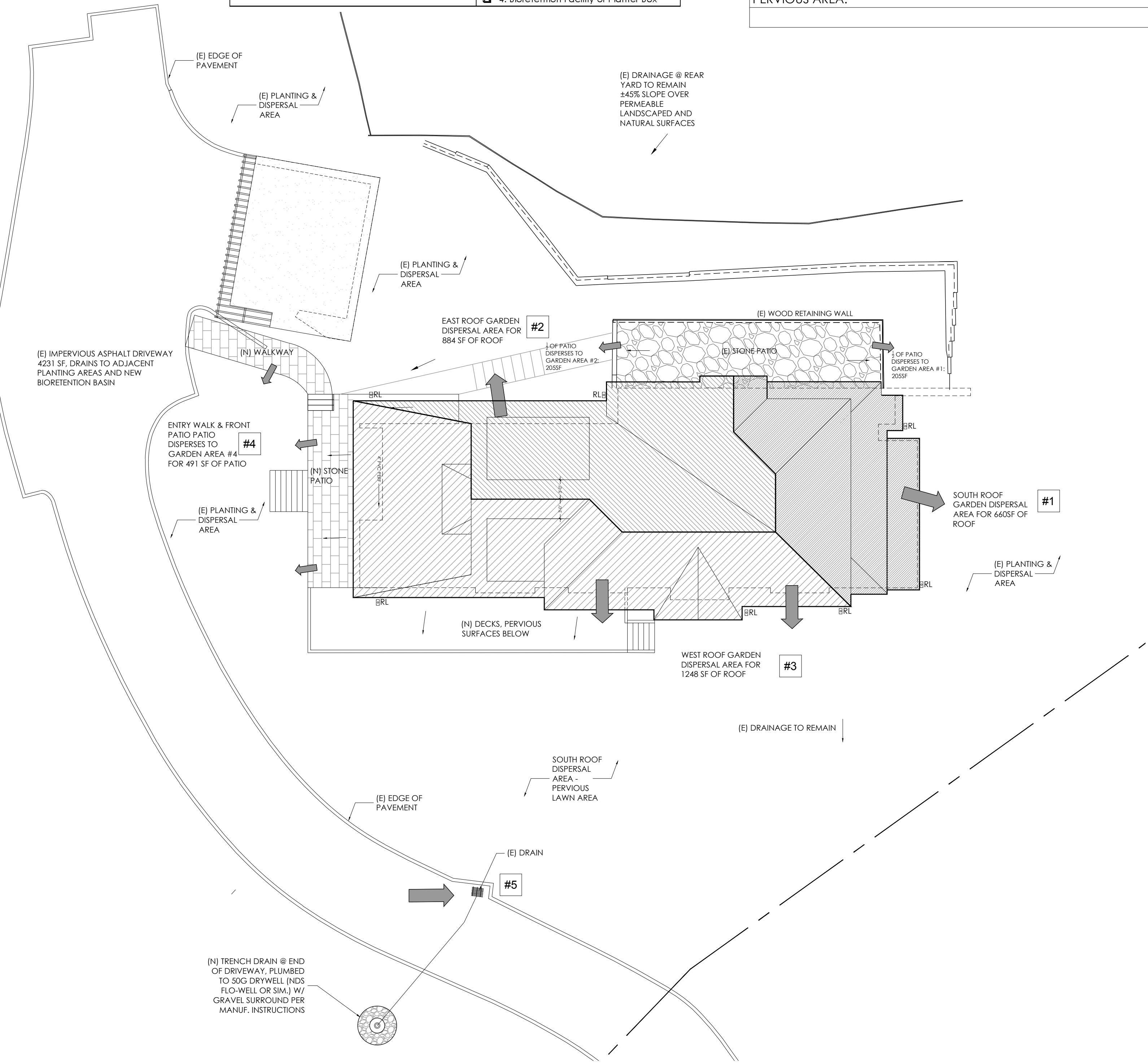
- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM SYSTEM. CONTRACTOR MUST NOT ALLOW CONCRETE, WASHWATERS, SLURRIES, PAINT OR OTHER MATERIALS TO ENTER CATCH BASINS OR TO ENTER SITE RUNOFF.
- CLEANING, FUELING, OR MAINTAINING VEHICLES SHALL NOT BE PERFORMED ON-SITE.
- USE OF PESTICIDES AND/OR FERTILIZERS, WHEN APPLIED, SHALL BE CONTROLLED TO PREVENT POLLUTION RUNOFF.

PERMANENT EROSION CONTROL MEASURES:

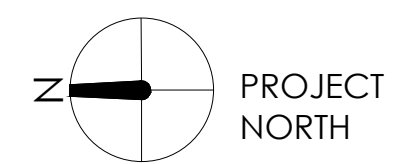
- ALL AREAS OF CUT, FILL AND UNGRADED AREAS DISTURBED BY THE GRADING OPERATION SHALL BE HYDROSEEDDED AND/OR HYDROMULCHED WITH A CITY AND/OR COUNTY APPROVED NATIVE CALIFORNIA MIX.
- LANDSCAPING AND GROUND COVER SHALL BE PLANTED AFTER ALL WORK HAS BEEN COMPLETED. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FURNISHING LABOR AND MATERIALS TO ACCOMPLISH A DENSE PLANT COVER FOR EROSION CONTROL.
- INSPECT AND CLEAN OUT DEBRIS FROM ALL CATCH BASINS. MAINTAIN FILTER FABRIC BAGS (INSIDE CATCH BASINS) BEFORE AND AFTER WINTER STORMS.
- PERIODICALLY CONDUCT ROUTINE INSPECTIONS OF ALL EROSION CONTROL MEASURES ESPECIALLY BEFORE AND AFTER RAINSTORMS AND MAKE REPAIRS IF NECESSARY. EXAMINE ALL STORM, PERIMETER AND FOUNDATION DRAIN EFFLUENTS. PERIODICALLY CLEAN AND INSPECT GUTTERS, CATCH BASINS, DRAINAGE INLETS, DIVERSION DITCHES, SILT FENCING, SEDIMENT STOP INSTALLATION. PERIODICALLY TEST OPERATION AND FUNCTIONALITY OF DRAINAGE SYSTEMS.

STORMWATER CONTROL STRATEGY / DRAINAGE PLAN:

- THE TOTAL LOT AREA IS 88,862 SF, WHICH CURRENTLY INCLUDES 6975 SF OF IMPERVIOUS AREA, WHICH AMOUNTS TO 8% OF THE LOT AREA. PROPOSED DEVELOPMENT WILL RESULT IN AN OVERALL INCREASE OF IMPERVIOUS AREA OF 453SF, RESULTING IN 7428SF OF IMPERVIOUS AREA.
- RUNOFF FROM IMPERVIOUS ROOFS WILL BE DIRECTED TO SELF-RETAINING PERVIOUS LANDSCAPE AREAS SURROUNDING THE HOUSE.
- RUNOFF FROM THE EXISTING IMPERVIOUS PAVED DRIVEWAY WILL BE COLLECTED IN A PIPED DRAINAGE SYSTEM AND DIRECTED TO ON-SITE BIO-RETENTION BASINS WITH DRY WELLS.
- THE BIO-RETENTION BASINS WITH DRY WELLS SHALL BE SIZED ACCORDING TO THE AREA OF THE DRAINAGE MANAGEMENT AREA AS SHOWN IN THE CHART TO THE RIGHT, PER MANUFACTURER'S RECOMMENDATIONS, WITH APPROPRIATE VOLUME OF GRAVEL BACKFILL.
- FOUNDATION DRAINS DISPERSE TO VEGETATED AREAS ON THE SOUTH, EAST AND WEST SIDES OF THE HOUSE.
- THE PROPOSED CONSTRUCTION OF A BIO-RETENTION BASINS, DRY-WELLS AND PERVIOUS AREAS WILL INFILTRATE RUNOFF AND PROVIDE IMPROVED ON-SITE STORMWATER RUNOFF CONTROL COMPARED TO EXISTING CONDITIONS. DRAINAGE OFF THE PROPERTY SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING (CBC 1804.3).
- SEE SHEET A0.2 FOR OTHER POST-CONSTRUCTION STORMWATER CONTROL AND MAINTENANCE PRACTICES.



1 STORMWATER CONTROL PLAN DIAGRAM
3/32" = 1'-0"



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ISSUED
DR REV1:
11.21.2023

STORMWATER CONTROL PLAN & CONSTRUCTION MANAGEMENT

3/32" = 1'-0"

A1.3

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TREE REMOVAL & REPLACEMENT SUMMARY (MCC 22.26.040.H):

PROTECTED TREES TO BE REMOVED: 0
 PROPOSED REPLACEMENT TREES: 0

NOTE: ALL SELECTED SPECIES ARE NATIVE TO MARIN, THE BAY AREA AND CALIFORNIA.

WWW.CALSCAPE.ORG - CALIFORNIA NATIVE PLANT SOCIETY

PLANT LEGEND

-  TREE TO BE REMOVED
-  TREE / SIGNIFICANT VEGETATION
-  PROPOSED NEW REPLACEMENT TREE LOCATION (COAST LIVE OAK, U.O.N.)
-  SHRUB

SELECTED NATIVE WOODLAND SHRUB MIX SPECIES:

(5 GALLON, TYPICAL NEW CONTAINER SIZE)

- | | |
|-----------------------------|---|
| 1. RIBES CALIFORNICUM | HILLSIDE GOOSEBERRY, 6-8' MATURE HT |
| 2. HOLODISCUS DISCOLOR | OCEAN SPRAY (CREAMBUSH), 3-12' MATURE HT |
| 3. RHAMNUS CALIFORNICA | CALIFORNIA BUCKTHORN (COFFEEBERRY), 3-15' MATURE HT |
| 4. MIMULUS AURANTIACUS | STICKY MONKEY FLOWER, 4-5' MATURE HT |
| 5. SAMBUCUS NIGRA | BLUE ELDERBERRY, 20' MATURE HT |
| 6. SYMPHORICARPOS ALBUS | SNOWBERRY, 3-6' MATURE HT |
| 7. LONICERA HISPIDULA | PINK HONEYSUCKLE, 4' MATURE HT |
| 8. HETEROMELES ARBUTIFOLIA | TOYON SHRUB, 6-30' MATURE HT |
| 9. ARCTOSTAPHYLOS MANZANITA | MANZANITA SHRUB, 6-20' MATURE HT |
| 10. RIBES SANGUINEUM | WILD CURRANT, 7-13' MATURE HT |

SELECTED NATIVE GROUNDCOVER SPECIES:

1 GALLON, TYPICAL NEW CONTAINER SIZE

- | | |
|------------------------------------|---|
| 1. CEANOETHUS GRISEUS HORIZONTALIS | YANKEE POINT CEANOETHUS, 2-3' MATURE HT |
| 2. ESCHSCHOLZIA CALIFORNICA | CALIFORNIA POPPY, 1' MATURE HT |
| 3. RANUNCULUS CALIFORNICA | BUTTERCUP, 1' MATURE HT |
| 4. POLYSTICHUM MUNITUM | WESTERN SWORD FERN, 2-5' MATURE HT |
| 5. FESTUCA CALIFORNICA | CALIFORNIA FESCUE, 1.5-4' MATURE HT |
| 6. SATUREJA DOUGLASSI | YERBA BUENA, 1' MATURE HT |
| 7. ASARUM CAUDATUM | WILD GINGER, 1' MATURE HT |
| 8. DICENTRA FORMOSA | BLEEDING HEARTS, 1.5' MATURE HT |

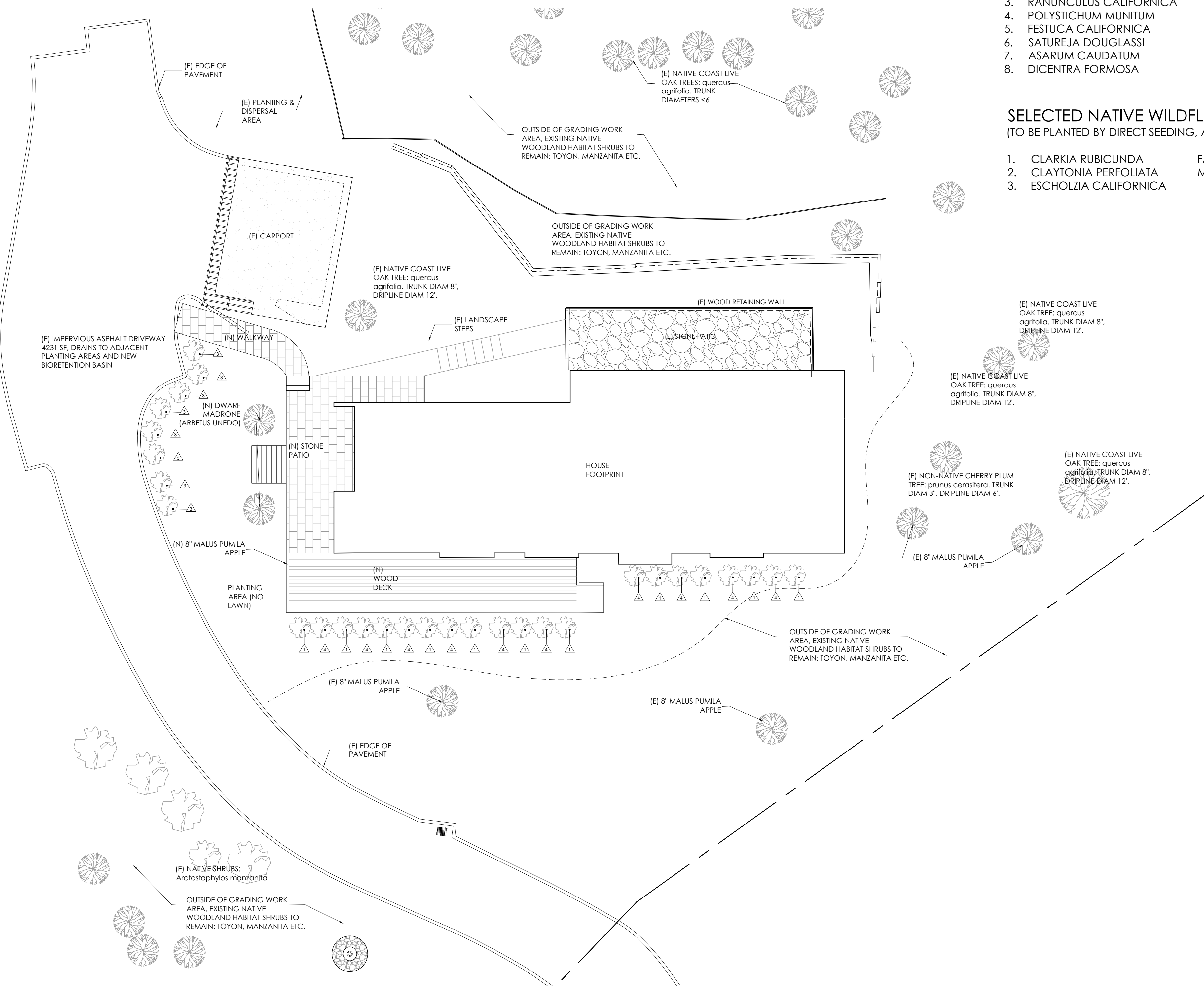
SELECTED NATIVE WILDFLOWER SPECIES:

(TO BE PLANTED BY DIRECT SEEDING, ALL 3 SPECIES INTERMIXED)

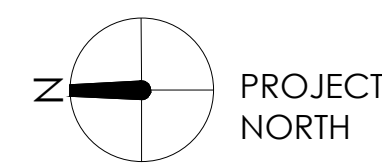
- | | |
|--------------------------|------------------------------------|
| 1. CLARKIA RUBICUNDA | FAREWELL TO SPRING, 2.5' MATURE HT |
| 2. CLAYTONIA PERFOLIATA | MINER'S LETTUCE, 1' MATURE HT |
| 3. ESCHOLZIA CALIFORNICA | CALIFORNIA POPPY, 1' MATURE HT |

LANDSCAPE NOTES:

- NO PROTECTED TREES TO BE REMOVED
- ALL TREES LABELED "NATIVE" ARE NATIVE TO CALIFORNIA, BAY AREA, AND MARIN COUNTY
- ANY INVASIVE FRENCH BROOM OR SIMILAR SHRUBS ARE TO BE CLEARED TO 100' FROM THE HOUSE TO PROVIDE DEFENSIBLE SPACE. IN ADDITION ALL FLAMMABLE BRUSH AND WEEDS TO BE CLEARED TO (AND MAINTAINED AT) 30 FT MINIMUM FROM STRUCTURES AND 10 FT MIN FROM ROADS AND PROPERTY LINES PER CA FIRE CODE 4291. IN ADDITION, A VERTICAL OVERHEAD CLEARANCE OF 13'6" SHALL BE MAINTAINED FREE OF OBSTRUCTIONS ABOVE ANY ROADBED.
- ANY TREES WITHIN VICINITY TO HAVE LIMBS TRIMMED TO 10' MIN FROM CHIMNEY.
- ANY NEWLY PLANTED TREES TO BE SPACED 15' APART MIN.
- MATURE TREES TO HAVE LIMBS TRIMMED TO 10' UP FROM GROUND OR 1/3 THE HEIGHT OF THE TREE IS LESS THAN 30' TALL.
- VEGETATION TO BE CLEARED 5' BACK FROM SIDES OF DRIVEWAY AND 15' OVERHEAD FOR FIRE-ENGINE ACCESS AND SAFETY.
- HIGH-WATER-USING PLANTS DO NOT COMPRISE MORE THAN 25% OF THE LANDSCAPE AREA.
- LANDSCAPE AREAS SHALL BE WATER CONSERVING AND SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM WHICH SHALL BE DESIGNED TO PROVIDE EFFICIENT IRRIGATION COVERAGE WITHOUT OVERSPRAY ONTO NON-LANDSCAPE AREAS. AUTOMATIC SYSTEMS SHALL INCLUDE:
 - IRRIGATION CONTROLLER(S) WITH REPEAT START TIME AND MULTIPLE PROGRAM POTENTIAL
 - AUTOMATIC RAIN SHUT-OFF DEVICE FOR EACH CONTROLLER
 - PRESSURE REGULATION DEVICE(S) AS REQUIRED TO EFFECT APPROPRIATE OPERATING PRESSURES FOR EACH TYPE OF SPRINKLER OR OTHER APPLICATION DEVICE
 - CHECK VALVES WHERE ELEVATION DIFFERENTIAL MAY CAUSE LOW HEAD DRAINAGE
 - HIGH FLOW SHUT-OFF VALVES FOR EACH OVERHEAD SPRINKLER
 - PRECIPITATION RATES MATCHED WITHIN 20% FOR EACH OVERHEAD IRRIGATION CIRCUIT
 - POINT APPLICATION (DRIP, BUBBLER) WHERE OVERHEAD IRRIGATION WILL RESULT IN OVERSPRAY, RUNOFF OR NON-UNIFORM APPLICATION AND
 - SEPARATE IRRIGATION CIRCUITS FOR DIFFERENT HYDROZONES, IRRIGATION METHODS, PRECIPITATION RATES, SOLAR EXPOSURES, MICROCLIMATES, SLOPES AND SOIL TYPES
- SOIL CONDITIONING SHALL BE SUITABLE TO PROVIDE HEALTHY GROWING CONDITIONS FOR PLANTS AND TO ENCOURAGE WATER INFILTRATION AND PENETRATION. SOIL PREPARATION SHALL INCLUDE
 - SCARIFYING SOIL TO A MINIMUM DEPTH OF 6"
 - AMENDING SOIL WITH ORGANIC MATERIAL AT A MINIMUM RATE OF 5 CUBIC YARDS PER 1000 SF OR PER SPECIFIC RECOMMENDATIONS FROM A SOILS LAB REPORT.
 - APPLY A 2" MIN LAYER OF POROUS MULCH TO EXPOSED SOIL SURFACES OF NON-TURF AREAS WITHIN LANDSCAPED AREA
- LANDSCAPE PLANTING TO INCORPORATE ANY VEGETATION MODIFICATION AND MANAGEMENT REQUIREMENTS ESTABLISHED BY THE LOCAL FIRE DISTRICT FOR MINIMUM BRUSH AND TREE CLEARANCE TO CREATE DEFENSIBLE SPACE AROUND THE STRUCTURE.
- EXISTING 6' REDWOOD FENCING TO REMAIN U.O.N.



1 CONCEPTUAL LANDSCAPE PLAN
 3/32" = 1'-0"



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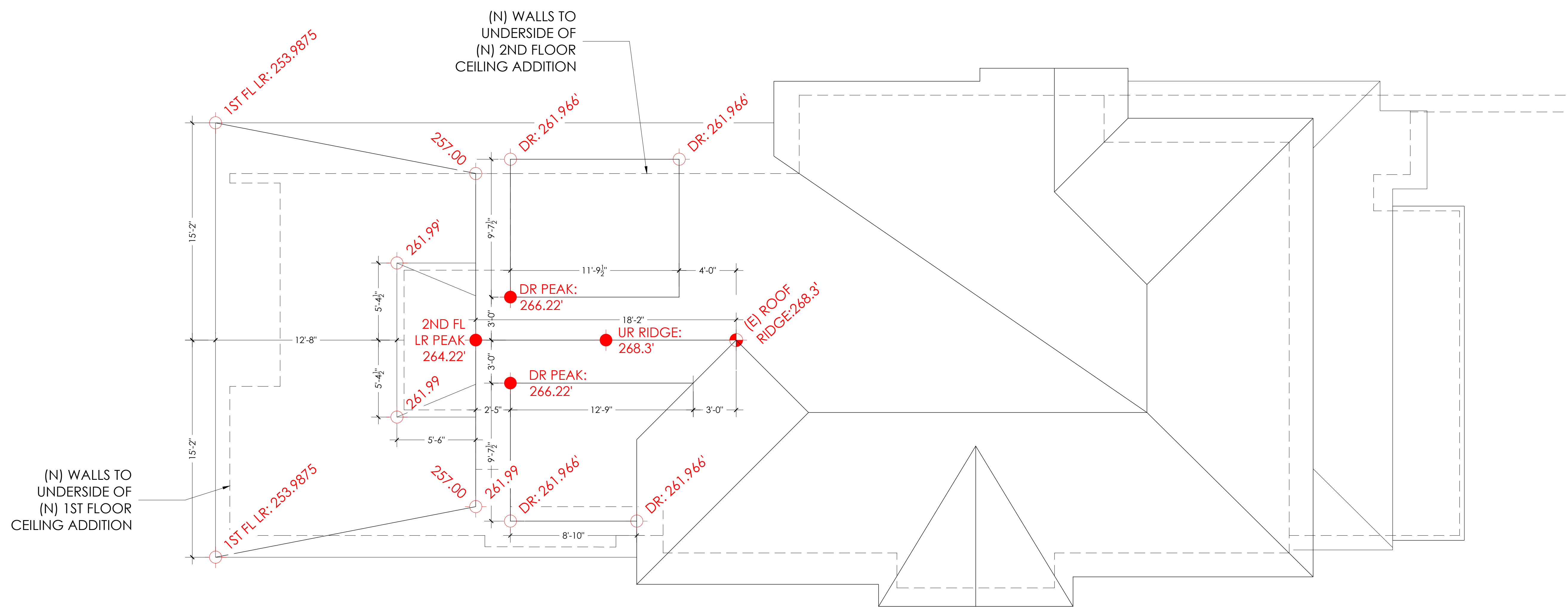
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LANDSCAPE PLAN

3/32" = 1'-0"

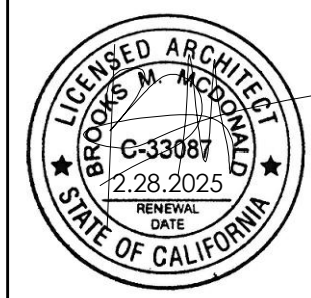
A1.4

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LEGEND	
LR	LOWER ROOF
UR	UPPER ROOF
DR	DORMER ROOF
●	STORY POLE REFERENCE POINT
●	PEAK/RIDGE STORY POLE
○	EAVE STORY POLE

1 STORY POLE PLAN
1/4" = 1'-0"
PROJECT NORTH



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STORY POLE PLAN

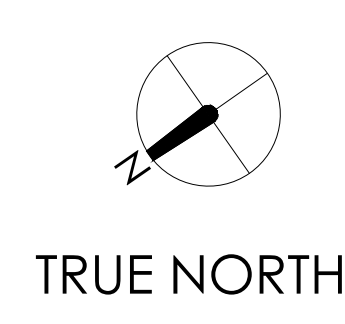
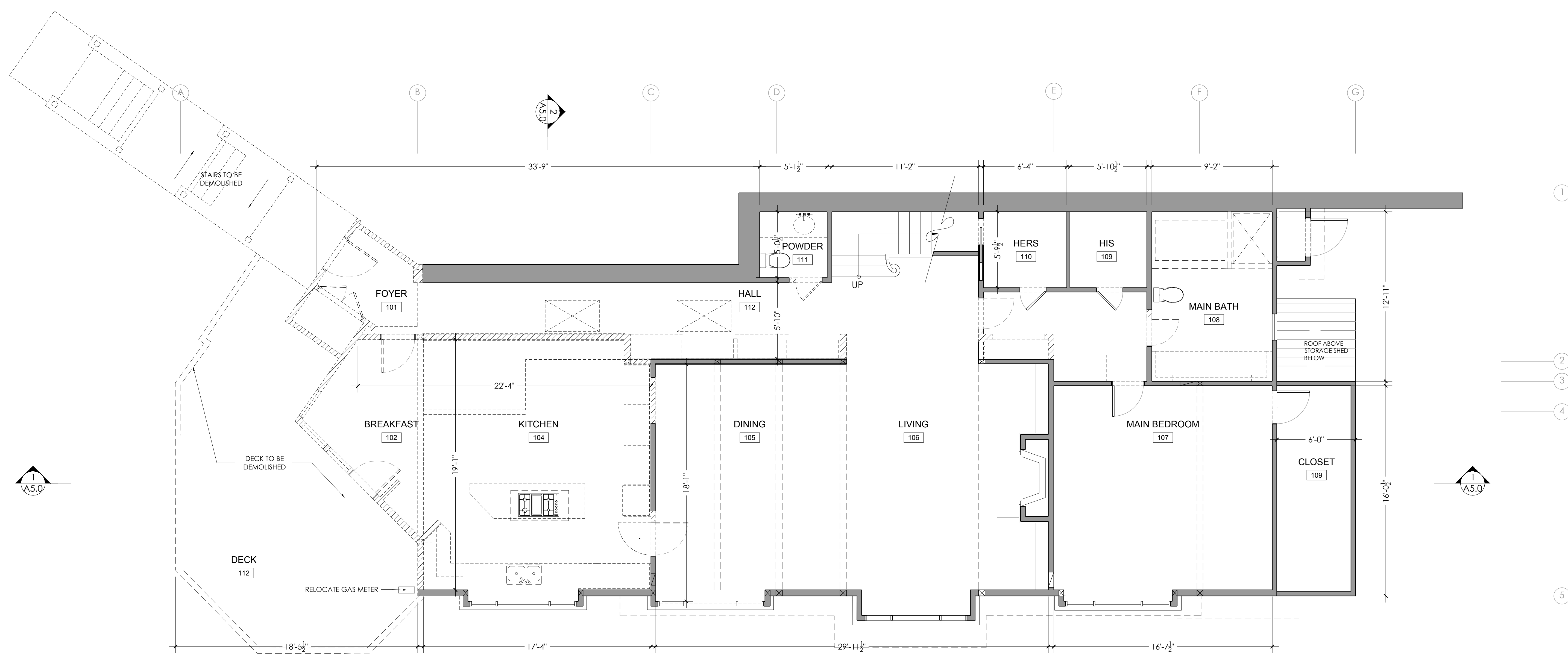
1/4" = 1'-0"

A1.5

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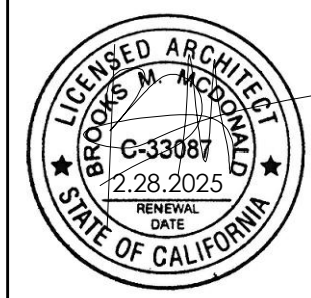
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FIRST FLOOR
EXISTING PLAN

1/4" = 1'-0"

A2.0

1 FIRST FLOOR DEMO PLAN
1/4" = 1'-0"
PROJECT NORTH

- WALL LEGEND:**
- EXISTING WALLS TO REMAIN
 - EXISTING WALLS TO BE REMOVED
 - EXISTING ELEMENTS TO BE REMOVED
 - NEW TYP. NON-RATED WALL
 - 1-HOUR RATED WALL:
1 LAYER TYPE X 5/8" GWB EACH SIDE

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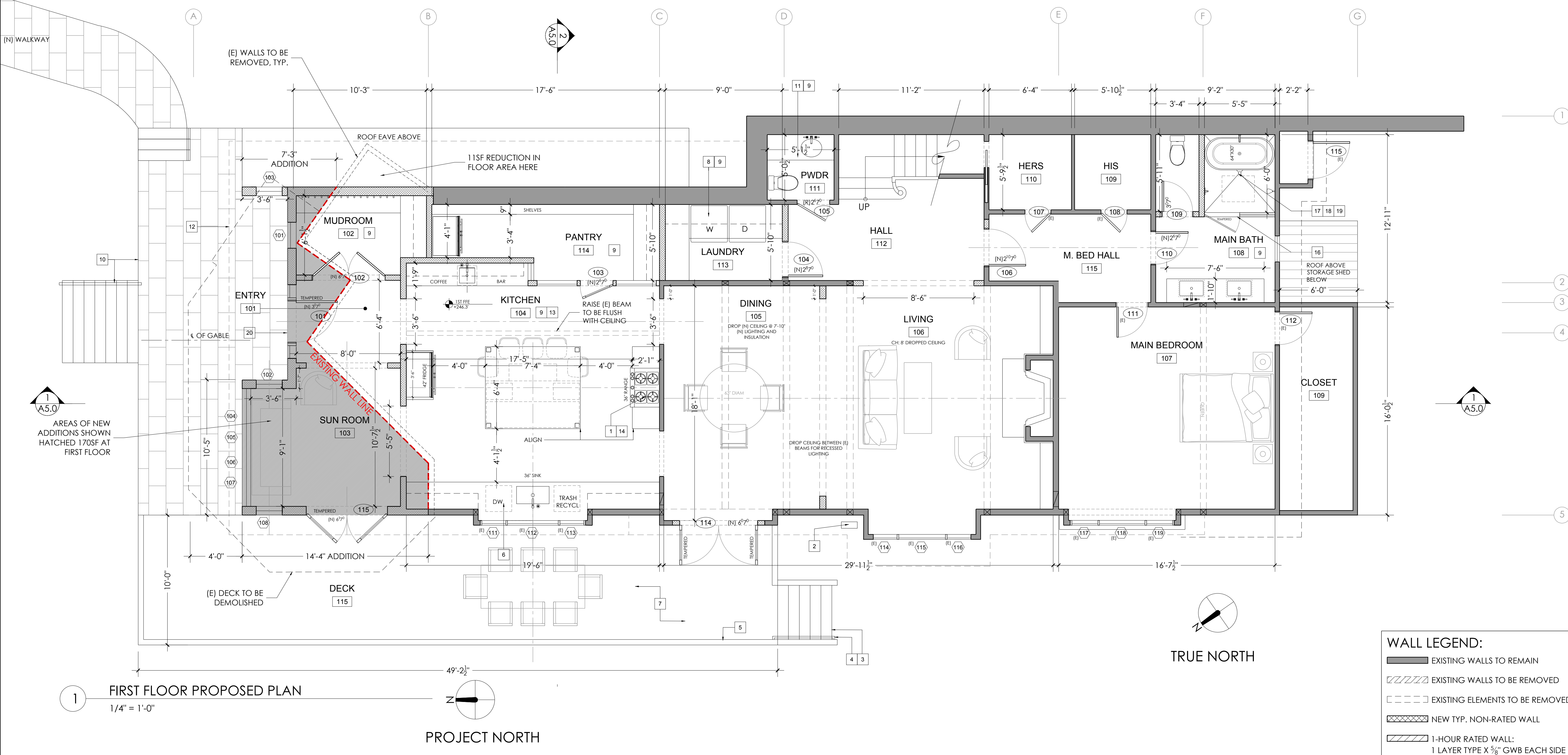
FIRST FLOOR PLAN KEY NOTES

1. PROVIDE GAS SHUTOFF WITHIN 6' OF APPLIANCES. VENT FROM KITCHEN HOOD TO ROOF 3' MIN. FROM PROPERTY LINE
2. RELOCATE GAS METER
3. NEW STAIRS: RISER MAX HT: 7.75", TREAD DEPTH: 11". BOTTOM LANDINGS OF STAIRS: THE WIDTH PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN THE WIDTH OF THE FLIGHT SERVED, WHERE THE STAIRWAY HAS A STRAIGHT RUN, THE DEPTH IN THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN 36 INCHES.
4. CONTINUOUS HANDRAIL @ 36" ABOVE STAIR NOSING PER CRC R311.7.8, SEE

- DETAIL 7/A6.0
5. WOOD GUARDRAIL, 36" ABOVE STAIR NOSINGS AND 42" ABOVE ALL LANDINGS AND DECKS. NO 4" SPHERE SHALL PASS
 6. NEW DISHWASHER SHALL BE ENERGY STAR RATED USING 4.25 GALLONS OF WATER PER CYCLE AND A MAXIMUM 295 KILOWATT-HOURS PER YEAR AND PROVIDED WITH AN APPROVED AIR GAP @ SINK.
 7. TYPICAL DECKING AND EXTERIOR STAIR MATERIAL TO BE 2X6 CON HEART REDWOOD, LISTING 8110-2084:0002 BY CA STATE FIRE MARSHALL FOR WUI COMPLIANCE WITH CLASS B FLAME SPREAD.
 8. (N) LAUNDRY HOOKUPS: PROVIDE 220V, AND 120V, DRAINS AND SUPPLIES. GAS DRYER. PROVIDE GAS SHUTOFF WITHIN 6'.

9. (N) CABINETS.
10. FRONT PATIO AND STAIRS ARE AT GRADE. NO GUARDRAIL. PROVIDE HANDRAIL FOR STAIRS WITH >3 RISERS.
11. LOWER CEILING, (R) SKYLIGHT, (N) VANITY, WOOD FLOORS, AND (N) FAUCET
12. (N) ROOF AT (N) PORCH AREA
13. REMODEL KITCHEN: NEW FINISHES, FIXTURES, LIGHTING, CABINETS
14. RANGE HOOD SHALL VENT TO EXTERIOR THROUGH ROOF
15. REMODEL BATHROOM: NEW FINISHES, FIXTURES, LIGHTING, AND VANITY
16. SHOWER CURB. SEE DETAIL 7/A6.0
17. NEW AREA DRAIN, SLOPE AREA DRAIN 1/4" PER FT

18. NON-ABSORBANT FINISHES TO 72" AFF AND SLOPE SHOWER FLOOR 1/4" PER FT. TO DRAIN
19. (N) GLASS SHOWER SURROUND TO BE TEMPERED, WITH LOW IRON (STARPHIRE) GLASS.
20. THE EGRESS DOOR SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32" WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES.



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FIRST FLOOR
PROPOSED PLAN

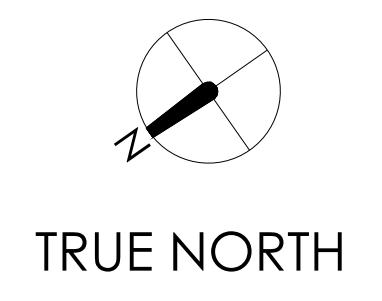
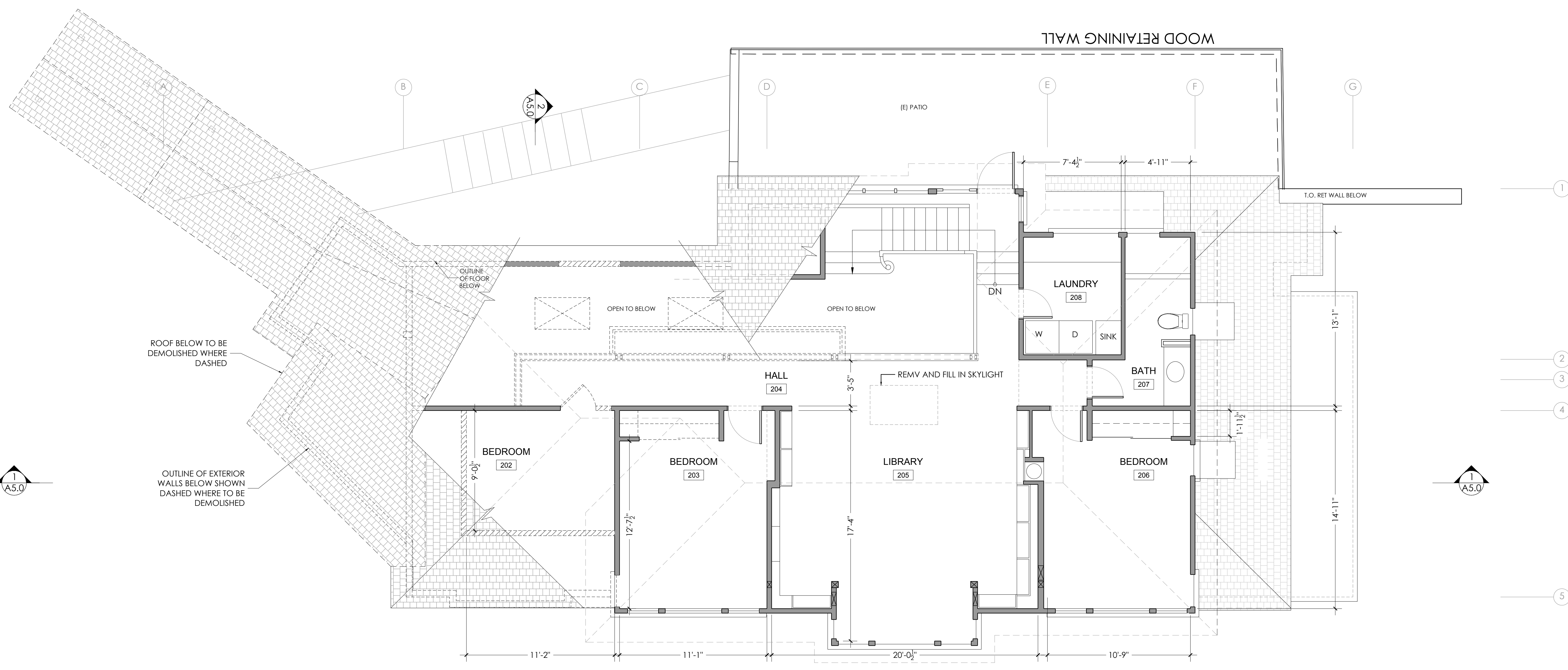
1/4" = 1'-0"

A2.1

WALL LEGEND:

	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	EXISTING ELEMENTS TO BE REMOVED
	NEW TYP. NON-RATED WALL
	1-HOUR RATED WALL: 1 LAYER TYPE X 5/8" GWB EACH SIDE

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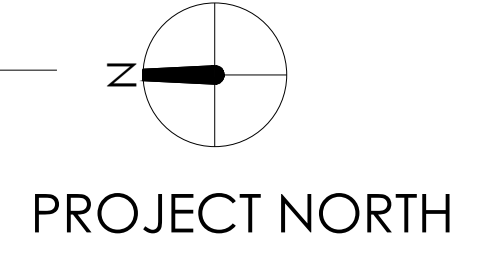
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EXISTING SECOND FLOOR PLAN

1/4" = 1'-0"

A2.2

1 SECOND FLOOR DEMO PLAN
1/4" = 1'-0"



WALL LEGEND:

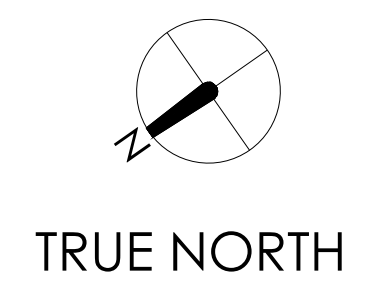
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	EXISTING ELEMENTS TO BE REMOVED
	NEW TYP. NON-RATED WALL
	1-HOUR RATED WALL: 1 LAYER TYPE X 5/8" GWB EACH SIDE

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SECOND FLOOR PLAN KEY NOTES

1. NEW 8'-0" WIDE, 7'-0" TALL POCKET DOOR IN NEW FRAMED, NON-LOAD BEARING WALL TO PLAYROOM
2. NEW BUILT-IN CABINETRY CLOSETS
3. FURR OUT EXISTING WALLS W/ NEW DRYWALL TO LEVEL 4 TO MAKE WALL FLAT.
4. NEW FULL BATH BENEATH NEW SHED DORMER ADDITION.
5. SHOWER CURB, SEE DETAIL 7/A6.0
6. NEW AREA DRAIN, SLOPE AREA DRAIN 1/4" PER FT
7. NON-ABSORBANT FINISHES TO 72" AFF AND SLOPE SHOWER FLOOR 1/4" PER FT.

8. TO DRAIN (N) GLASS SHOWER SURROUND TO BE TEMPERED, WITH LOW IRON (STARPHIRE) GLASS
9. EGRESS-COMPLIANT WINDOWS IN ALL SLEEPING AREAS: 5.4SF MIN CLEAR, 44" MAX SILL HEIGHT, 20" MIN CLEAR WIDTH



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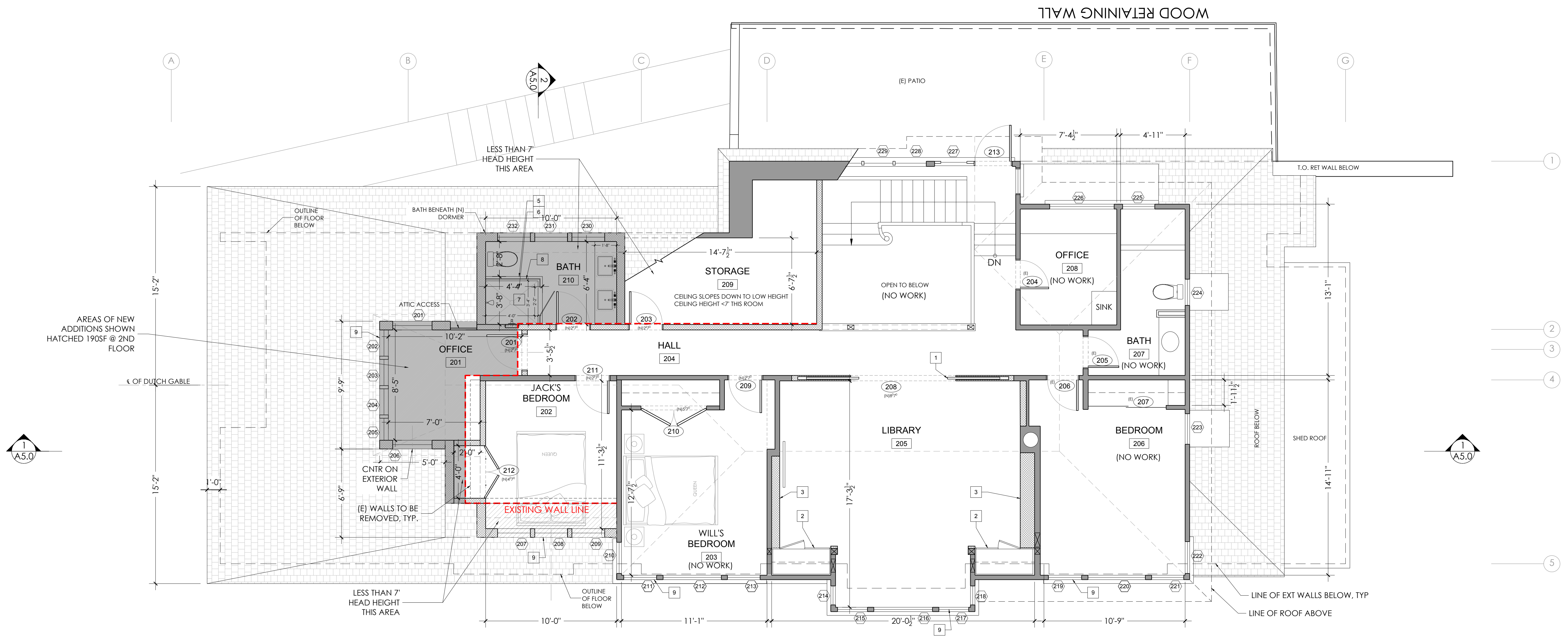


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PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

A2.3

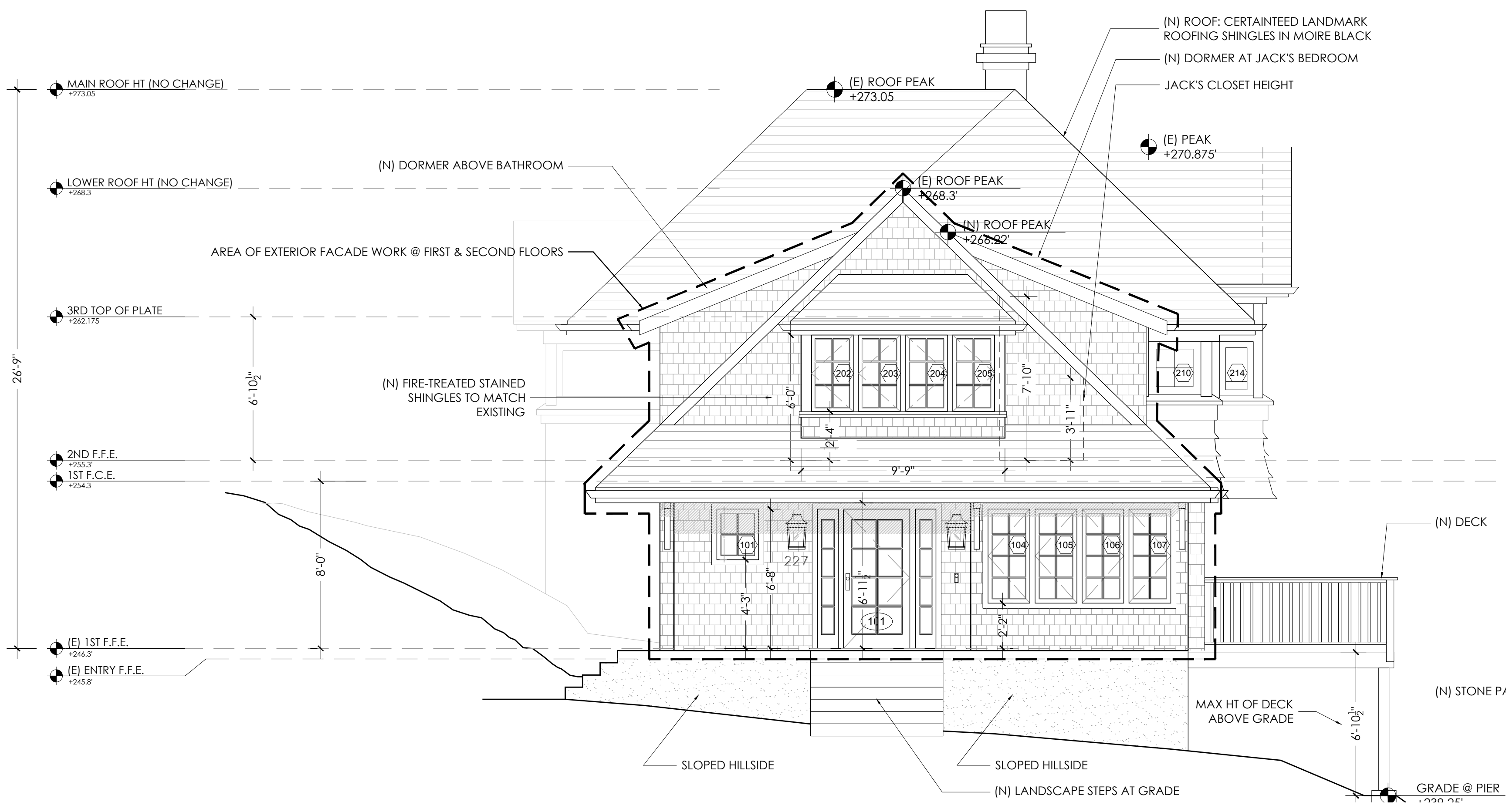


1 SECOND FLOOR PROPOSED PLAN
 1/4" = 1'-0"
 PROJECT NORTH

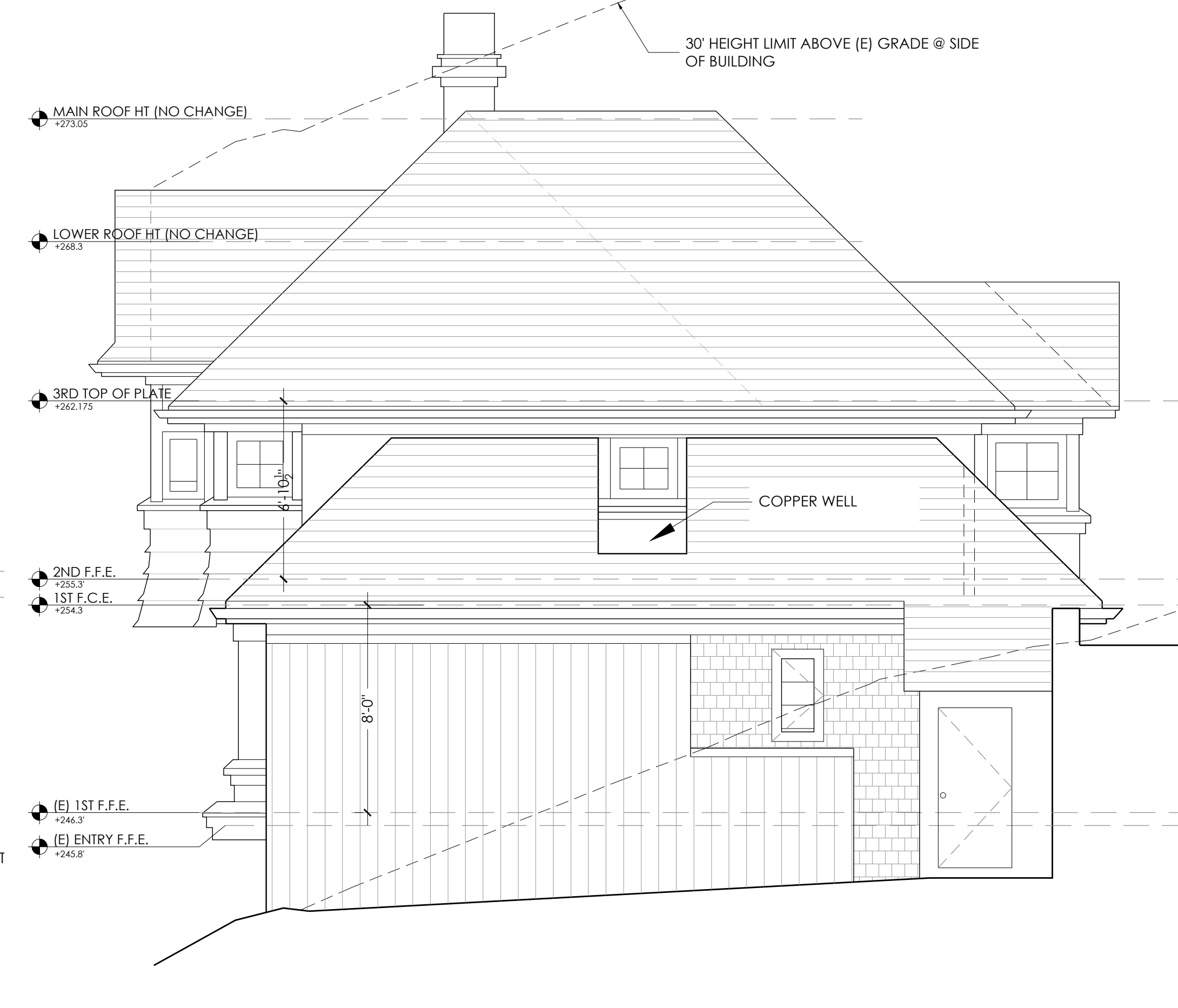
WALL LEGEND:

	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	EXISTING ELEMENTS TO BE REMOVED
	NEW TYP. NON-RATED WALL
	1-HOUR RATED WALL: 1 LAYER TYPE X 5/8" GWB EACH SIDE

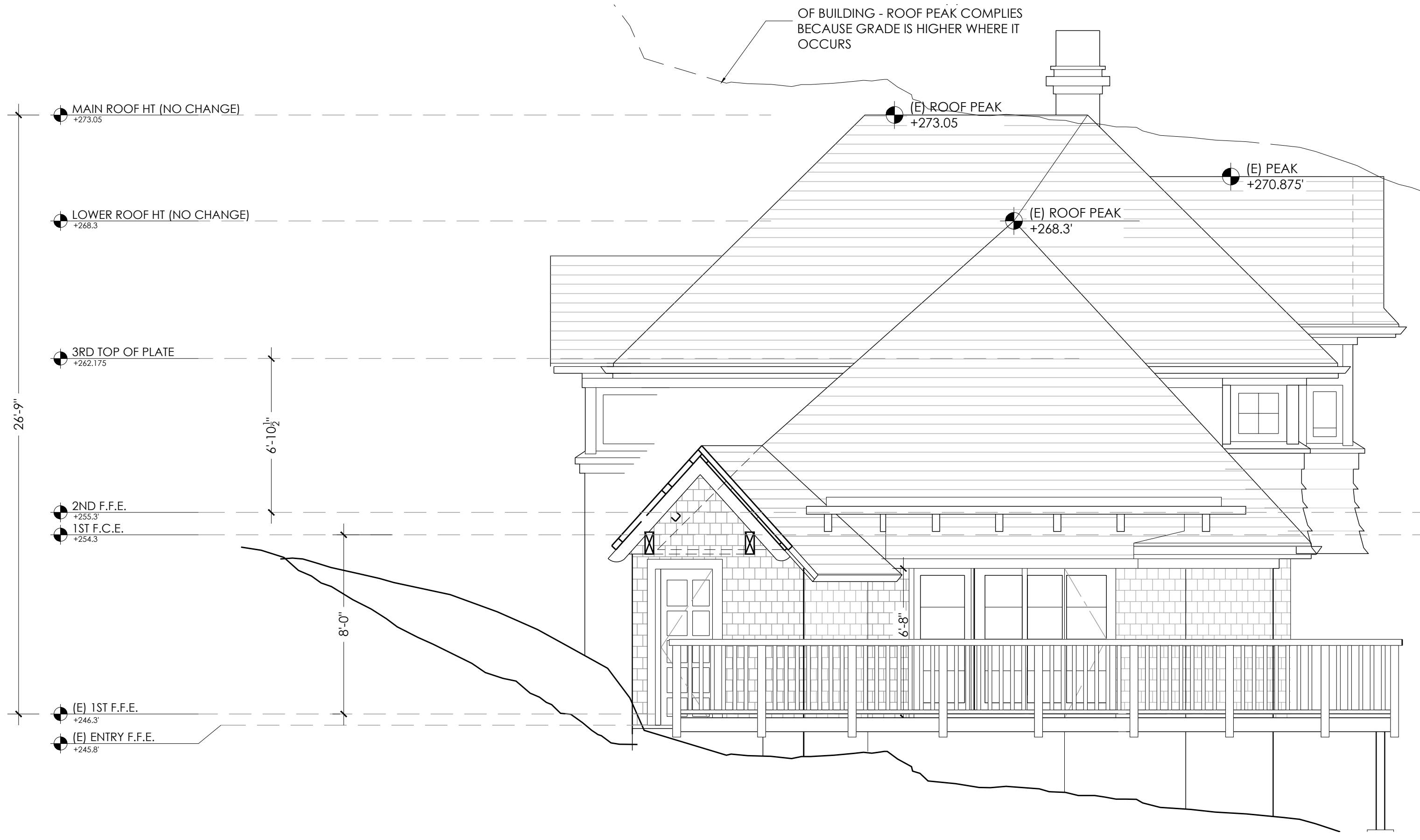
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2 PROPOSED NORTH (SIDE) ELEVATION
1/4" = 1'-0"



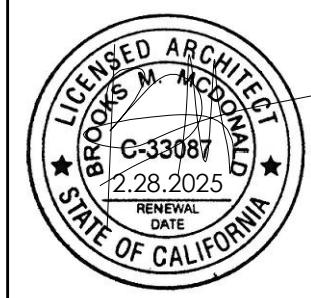
3 EXISTING SOUTH (SIDE) ELEVATION - NO CHANGES
1/4" = 1'-0"



1 EXISTING NORTH (SIDE) ELEVATION
1/4" = 1'-0"

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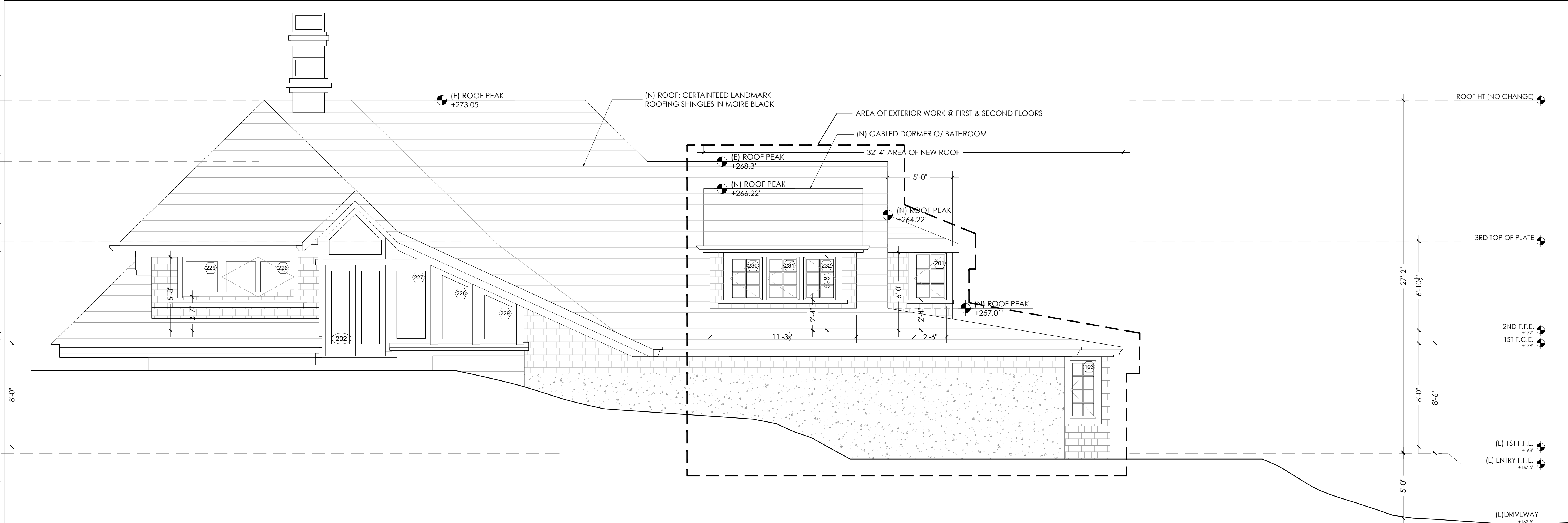
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EXTERIOR ELEVATIONS

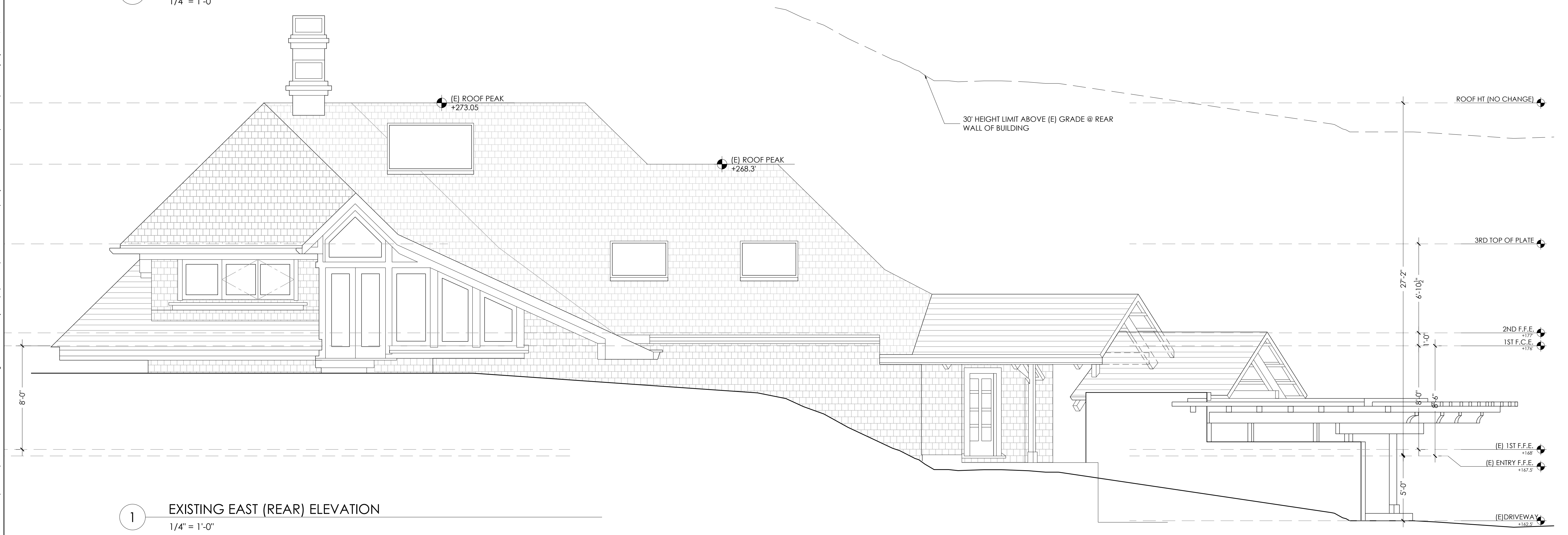
1/4" = 1'-0"

A4.0

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2 PROPOSED EAST (REAR) ELEVATION
1/4" = 1'-0"



1 EXISTING EAST (REAR) ELEVATION
1/4" = 1'-0"

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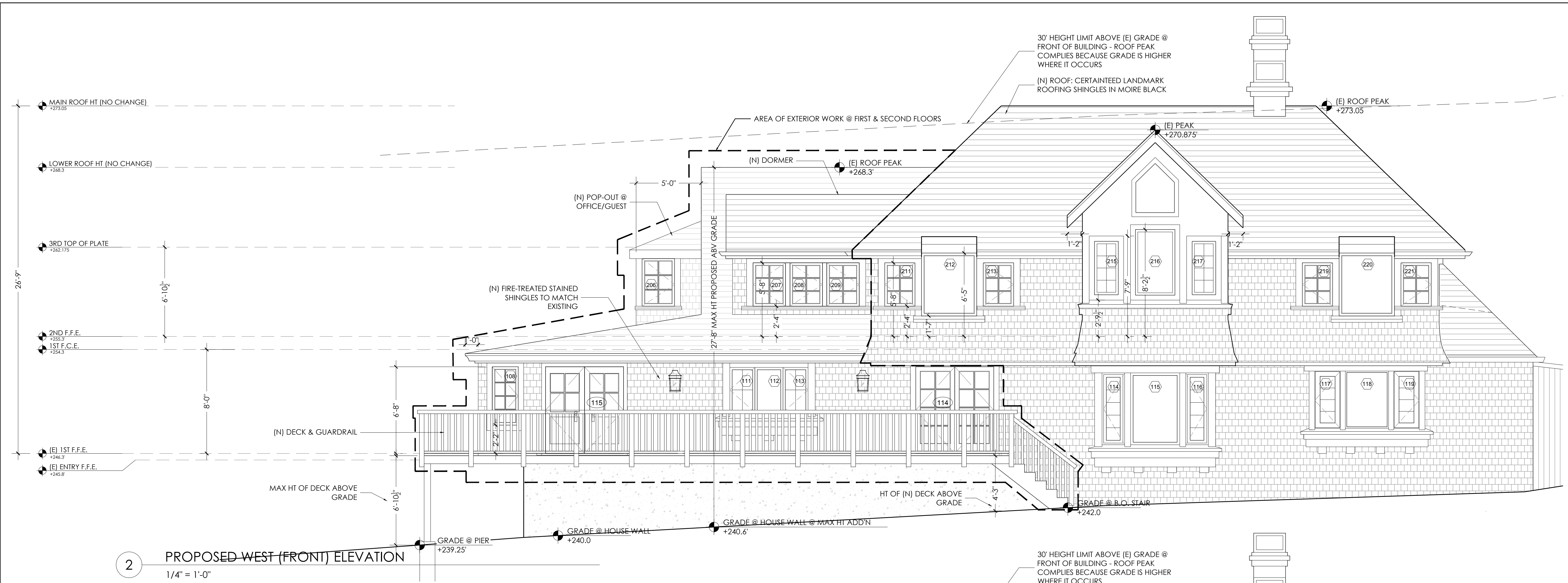
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EXTERIOR ELEVATIONS

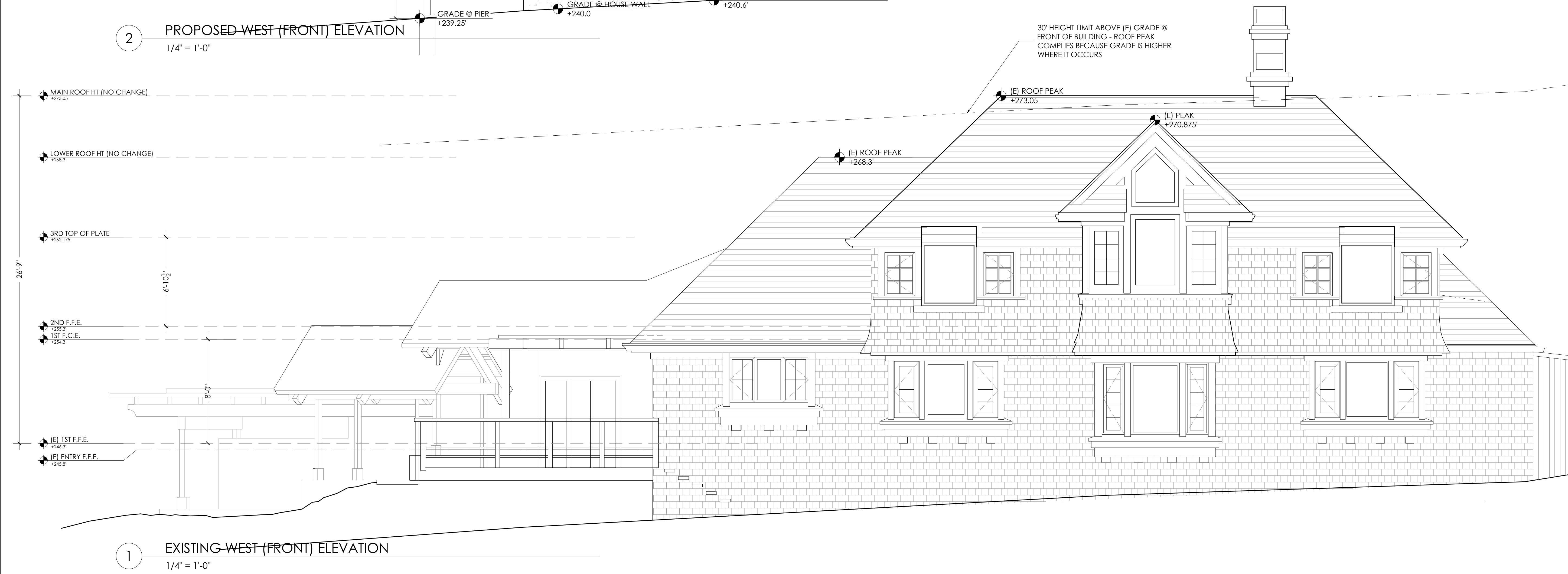
1/4" = 1'-0"

A4.1

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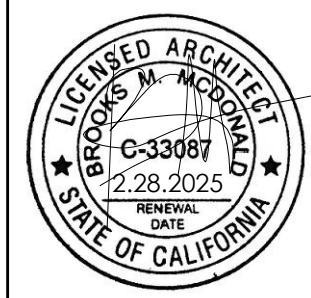
2 PROPOSED WEST (FRONT) ELEVATION
1/4" = 1'-0"



1 EXISTING WEST (FRONT) ELEVATION
1/4" = 1'-0"

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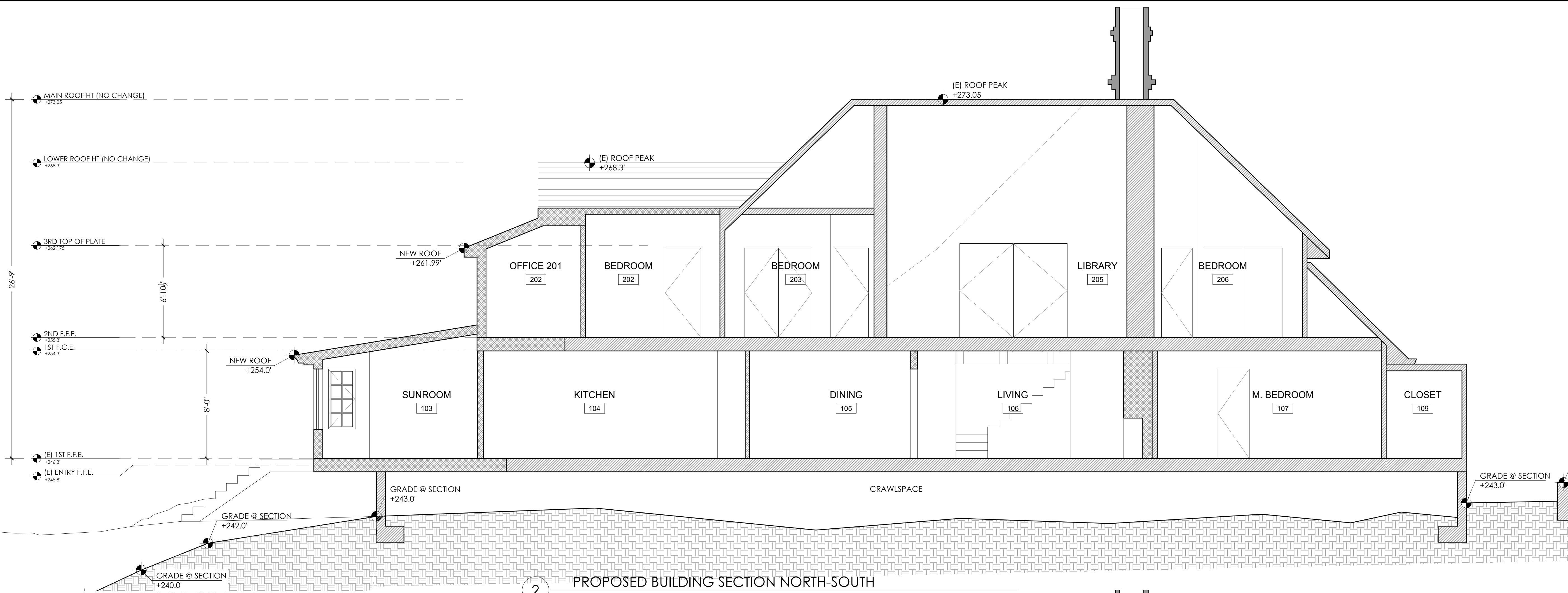
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EXTERIOR ELEVATIONS

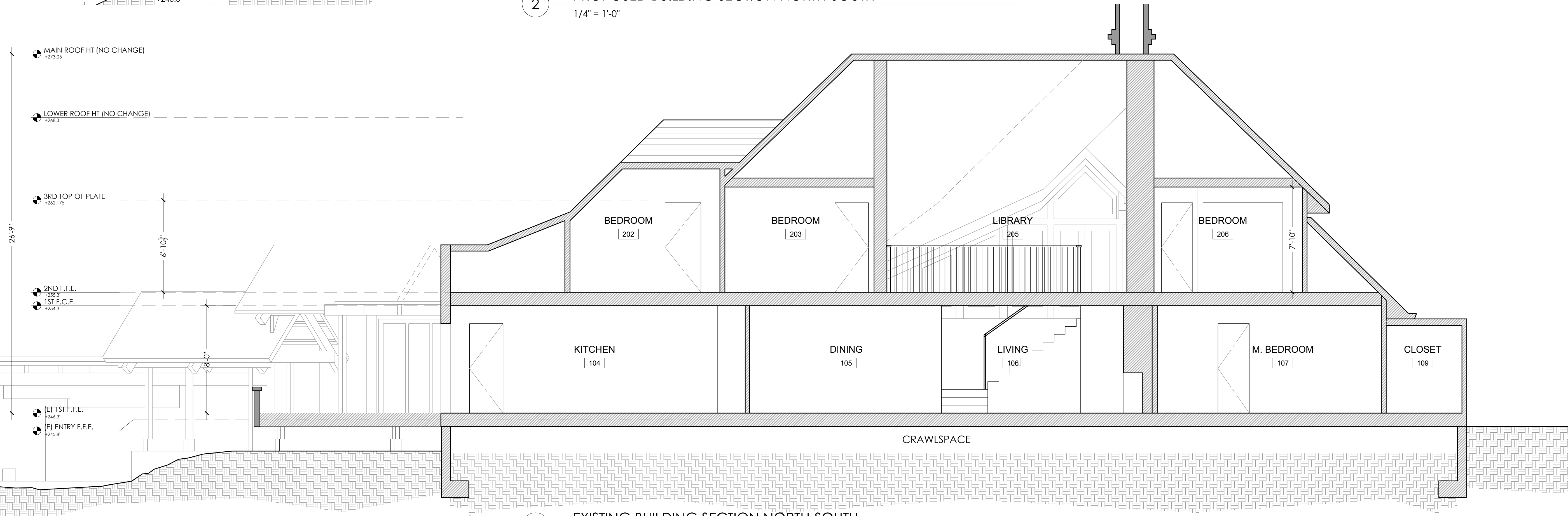
1/4" = 1'-0"

A4.2

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2 PROPOSED BUILDING SECTION NORTH-SOUTH
1/4" = 1'-0"



1 EXISTING BUILDING SECTION NORTH-SOUTH
1/4" = 1'-0"

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BUILDING SECTIONS

3/16" = 1'-0"

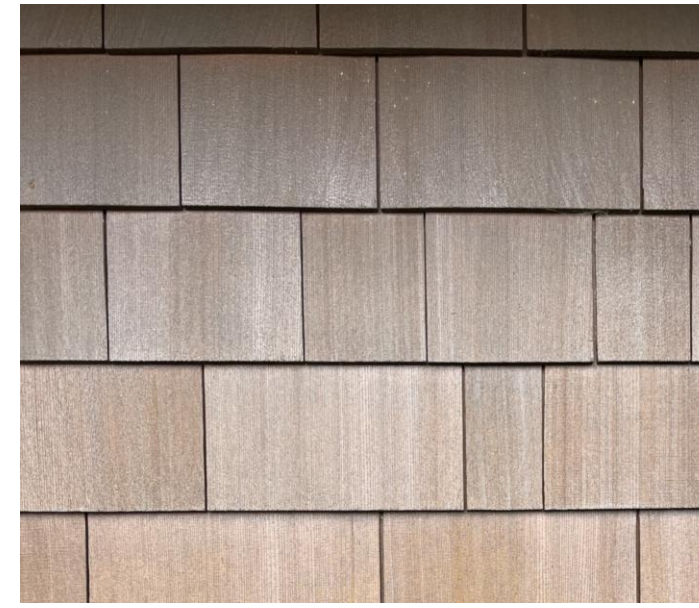
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CERTAINTEED LANDMARK PRO CLASS-A RATED ASPHALT SHINGLES IN MOIRE BLACK



EXTERIOR SIDING: FIRE-TREATED STAINED SHINGLES TO MATCH EXISTING



EXTERIOR TRIM COLOR: BM 2128-10 - BLACK BEAUTY



CLAD WOOD WINDOWS IN MARVIN BRONZE TO MATCH EXISTING



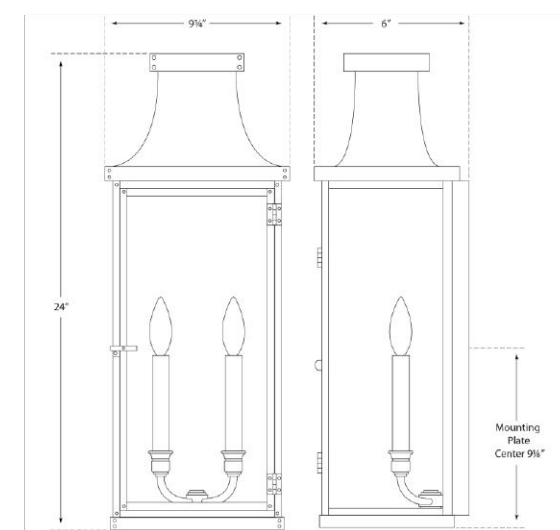
TYPICAL EXTERIOR WALL SCONCE DOWNWARD DIRECTED, LED



Bedford Wide Tall 3/4 Lantern
Item # CHO 2157NC

Designer: Chapman & Myers

Height: 24"
Width: 9.75"
Extension: 6"
Backplate: 8.25" x 14.75"
Finishes: NC
Glass Options: CG
Socket: 2 - E12 Candelabra
Wattage: 2 - 60 C11
Weight: 12 Pounds
©EFC DESIGNS



TYPICAL EXTERIOR STEP LIGHT DOWNWARD DIRECTED, LED



Product Information

Brand: Kichler
Brand Category: Landscape 12V LED Deck
Shipping Method: Ground
SKU: 161100027
UPC: 793927459282

Electrical and Operational Information

Color Temperature: 2700K
Dimmable: No
Lamping Category: LED
Lamping Included: Bulbs Included
Lumens: 41
Primary Number of Bulbs: 1
Total Number of Bulbs: 1
Total Watts: 25
Voltage: 12
Wattage Max: 0.85

Dimensions and Measurements

Height: 2.5
Weight: 0.4875
Width: 3.25

Warranty and Specifications

Country of Origin: CN
UL Rating: eETLus Listed Wet

Additional Details

Features:
• Slope Ceiling Kit: N
• Ceiling Wall Mount Included: N
• Install Glass Up or Down: N
• Low Ceiling Adaptable: N
Material: Copper

227 Reed St: Door & Window schedule (11.02.2023)

Windows	Location	Type	Brand/Model	Product Size		Placement		Notes
				Width (in)	Height (in)	Sill Height (in)	Head Height (in)	
101	MUDROOM 102	CASEMENT	ALUM-CLAD WD	24	29	51	80	NEW
102	SUNROOM 103	CASEMENT	ALUM-CLAD WD	24	54	26	80	NEW
103	SUNROOM 103	CASEMENT	ALUM-CLAD WD	24	54	26	80	NEW
104	SUNROOM 103	CASEMENT	ALUM-CLAD WD	24	54	26	80	NEW
105	SUNROOM 103	CASEMENT	ALUM-CLAD WD	24	54	26	80	NEW
106	SUNROOM 103	CASEMENT	ALUM-CLAD WD	24	54	26	80	NEW
107	SUNROOM 103	CASEMENT	ALUM-CLAD WD	24	54	26	80	NEW
108	SUNROOM 103	CASEMENT	ALUM-CLAD WD	24	54	26	80	NEW
109								OMITTED
110								OMITTED
111	KITCHEN 104	CASEMENT	ALUM-CLAD WD	22	37	43	80	EXISTING TO REMAIN
112	KITCHEN 104	FIXED	ALUM-CLAD WD	46	37	43	80	EXISTING TO REMAIN
113	DINING 105	CASEMENT	ALUM-CLAD WD	22	37	43	80	EXISTING TO REMAIN
114	DINING 105	CASEMENT	ALUM-CLAD WD	33	66	8	74	EXISTING TO REMAIN
115	DINING 105	FIXED	ALUM-CLAD WD	33	66	8	74	EXISTING TO REMAIN
116	DINING 105	CASEMENT	ALUM-CLAD WD	33	66	8	74	EXISTING TO REMAIN
117	MAIN BEDROOM 107	CASEMENT	ALUM-CLAD WD	24	52	24	76	EXISTING TO REMAIN
118	MAIN BEDROOM 107	FIXED	ALUM-CLAD WD	42	52	24	76	EXISTING TO REMAIN
119	MAIN BEDROOM 107	CASEMENT	ALUM-CLAD WD	24	52	24	76	EXISTING TO REMAIN
120	STORAGE	CASEMENT	ALUM-CLAD WD	24	24	52	76	EXISTING TO REMAIN
201	OFFICE 201	CASEMENT	ALUM-CLAD WD	36	42	28	70	NEW
202	OFFICE 201	CASEMENT	ALUM-CLAD WD	24	42	28	70	NEW
203	OFFICE 201	CASEMENT	ALUM-CLAD WD	24	42	28	70	NEW
204	OFFICE 201	CASEMENT	ALUM-CLAD WD	24	42	28	70	NEW
205	OFFICE 201	CASEMENT	ALUM-CLAD WD	24	42	28	70	NEW
206	OFFICE 201	CASEMENT	ALUM-CLAD WD	36	40	28	68	NEW
207	BED 202	CASEMENT	ALUM-CLAD WD	31	40	28	68	NEW
208	BED 202	CASEMENT	ALUM-CLAD WD	31	40	28	68	NEW
209	BED 202	CASEMENT	ALUM-CLAD WD	31	40	28	68	NEW
210	BED 203	CASEMENT	ALUM-CLAD WD	28	30	38	68	EXISTING TO REMAIN
211	BED 203	CASEMENT	ALUM-CLAD WD	30	40	28	68	EXISTING TO REMAIN
212	BED 203	FIXED	ALUM-CLAD WD	53	58	19	77	EXISTING TO REMAIN
213	BED 203	CASEMENT	ALUM-CLAD WD	30	40	28	68	EXISTING TO REMAIN
214	LIBRARY 205	CASEMENT	ALUM-CLAD WD	17	30	38	68	EXISTING TO REMAIN
215	LIBRARY 205	CASEMENT	ALUM-CLAD WD	30	60	33	93	EXISTING TO REMAIN
216	LIBRARY 205	FIXED	ALUM-CLAD WD	53	65	33	98	EXISTING TO REMAIN
217	LIBRARY 205	CASEMENT	ALUM-CLAD WD	30	60	33	93	EXISTING TO REMAIN
218	LIBRARY 205	CASEMENT	ALUM-CLAD WD	17	30	38	68	EXISTING TO REMAIN
219	BED 206	CASEMENT	ALUM-CLAD WD	30	40	28	68	EXISTING TO REMAIN
220	BED 206	FIXED	ALUM-CLAD WD	52	58	19	77	EXISTING TO REMAIN
221	BED 206	CASEMENT	ALUM-CLAD WD	30	40	28	68	EXISTING TO REMAIN
222	BED 206	CASEMENT	ALUM-CLAD WD	29	40	28	68	EXISTING TO REMAIN
223	BED 206	CASEMENT	ALUM-CLAD WD	28	40	28	68	EXISTING TO REMAIN
224	BATH 207	CASEMENT	ALUM-CLAD WD	24	32	36	68	EXISTING TO REMAIN
225	BATH 207	CASEMENT	ALUM-CLAD WD	29	37	31	68	EXISTING TO REMAIN
226	OFFICE 208	DBL CASEMENT	ALUM-CLAD WD	59	37	31	68	EXISTING TO REMAIN
227	STAIRS	FIXED	ALUM-CLAD WD	36	72	0	72	EXISTING TO REMAIN
228	STAIRS	FIXED	ALUM-CLAD WD	28	72	0	72	EXISTING TO REMAIN
229	STAIRS	FIXED	ALUM-CLAD WD	28	51	0	51	EXISTING TO REMAIN
230	BATH 210	CASEMENT	ALUM-CLAD WD	30	40	28	68	NEW
231	BATH 210	CASEMENT	ALUM-CLAD WD	30	40	28	68	NEW
232	BATH 210	CASEMENT	ALUM-CLAD WD	30	40	28	68	NEW
NOTES:		All typical new windows to be Jeld-Wen aluminum clad wood windows, with primed wood interior and exterior in MARVIN BRONZE color. Verify with owner. Alternate brands such as Marvin, Andersen, Loewen are acceptable alternates.						
		All window and door heads to align, typical.						
Exterior Doors	Location	Type	Material/Spec	Product Size				Notes
				Width (in)	Height (in)			
101	ENTRY 101	INSWING	JELD-WEN CLAD WOOD	36	84			NEW
114	DINING 105	FRENCH	JELD-WEN CLAD WOOD	72	84			NEW
115	SUN ROOM 103	FRENCH	JELD-WEN CLAD WOOD	75	84			NEW
213	STAIRS	OUTSWING	JELD-WEN CLAD WOOD	33	84			EXISTING TO REMAIN
NOTES:		Notes: Typical exterior Clad doors to be with primed wood interior and aluminum clad exterior in MARVIN BRONZE color. Verify with owner.						

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RAFFETTO RESIDENCE
227 REED STREET, MILL VALLEY CA 94941
APN #048-101-26



ISSUED
DR REV1:
11.21.2023

MATERIALS BOARD & SCHEDULE

3/16" = 1'-0"

A5.1

LEGEND:

- AD AREA DRAIN
- BRKRW BRICK RETAINING WALL
- CB CATCH BASIN
- CBRW CONCRETE BLOCK RETAINING WALL
- CONC CONCRETE RETAINING WALL
- CRW CONCRETE RETAINING WALL
- FL FLOWLINE
- GB GRADE BREAK
- GS GROUNDSHOT
- HP HINGE POINT
- RRT RAILROAD TIE
- SD STORM DRAIN
- STN STONE
- TBRKRW TOP OF BRICK RETAINING WALL
- TC TOP OF CURB
- TCBRW TOP OF CONCRETE BLOCK RETAINING WALL
- TCRW TOP OF CONCRETE RETAINING WALL
- THRESH THRESHOLD
- TWRW TOP OF WOOD RETAINING WALL
- VG VALLEY GUTTER
- WSB WOOD SUPPORT BEAM
- WRW WOOD RETAINING WALL

- X234.9 INDICATES GROUNDSHOT
- 12TREE INDICATES TREE SIZE AND TYPE
- INDICATES BOUNDARY LINE
- - - INDICATES LOT LINE
- - - INDICATES EASEMENT LINE
- - - INDICATES MAJOR CONTOUR LINE
- - - INDICATES MINOR CONTOUR LINE
- - - INDICATES FLOWLINE
- - - INDICATES ROCK RETAINING WALL

- [Pattern] INDICATES BRICK
- [Pattern] INDICATES CONCRETE
- [Pattern] INDICATES RAISED WOODEN DECK
- [Pattern] INDICATES STONE PAVER PATIO

NOTES:

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. THE DATE OF THE FIELD SURVEY WAS AUGUST 10, 2022.
3. ONLY A SIGNATURE IN BLUE INK INDICATES A TRUE AND ORIGINAL COPY.
4. CONTOURS ARE SET AT 2 FOOT INTERVALS.

BENCHMARK:

ELEVATIONS WERE DERIVED FROM GPS OBSERVATIONS AND ARE BASED ON NAVD83.

BASIS OF BEARINGS:

THE CALCULATED BEARING, NORTH 36°03'15" WEST, BETWEEN TWO FOUND IRON PIPES AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 21, 1977 IN BOOK 14 OF PARCEL MAPS AT PAGE 70 IN THE OFFICE OF THE RECORDER OF MARIN COUNTY, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN ON THIS SURVEY.

TITLE REPORT NOTE:

NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO MUIR CONSULTING, INC. THERE MAY EXIST DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL THAT ARE NOT SHOWN.

UTILITY NOTE:

UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OR ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

HD SCANNING NOTE:

TOPOGRAPHIC DATA DERIVED FROM HIGH DEFINITION SCANNING METHODS.
SCANNER: LEICA P40

TREE NOTE:

TREE TYPES, DRIP LINES, AND SIZE ARE FOR INFORMATIONAL PURPOSES ONLY. ACTUAL TYPE OF TREE, TREE SHAPE, AND GROVE CONFIGURATION MAY VARY FROM ACTUAL FIELD CONDITIONS. NO WARRANTIES ARE IMPLIED IN REGARD TO TREE INFORMATION.

RECORD OF SURVEY NOTE:

BOUNDARY DATA SHOWN ON THIS SURVEY IS BASED ON A BOUNDARY SURVEY RESOLVED BY THE LICENSED LAND SURVEYOR AS SHOWN ON THE SURVEYOR'S STATEMENT. PER SECTION 8762 OF THE LAND SURVEYORS' ACT, A RECORD OF SURVEY WILL BE PREPARED AND SUBMITTED TO THE COUNTY OF RECORD AS PART OF THIS SURVEY.

RECORD BOUNDARY NOTE:

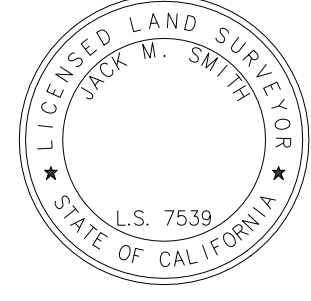
THIS BOUNDARY IS BASED ON RECORD DATA AND DOES NOT CONSTITUTE A BOUNDARY SURVEY. NO WARRANTIES OR GUARANTEES ARE EXPRESSED OR IMPLIED IN REGARD TO THE ACCURACY OF THE BOUNDARY AS SHOWN. IF ACCURATE BOUNDARY DATA IS PERTINENT FOR DESIGN OR DEVELOPMENT, THEN A FULL BOUNDARY SURVEY MUST BE PERFORMED BY MUIR AND A RECORD OF SURVEY MUST BE FILED.

RECORD REFERENCE: 14 PM 70

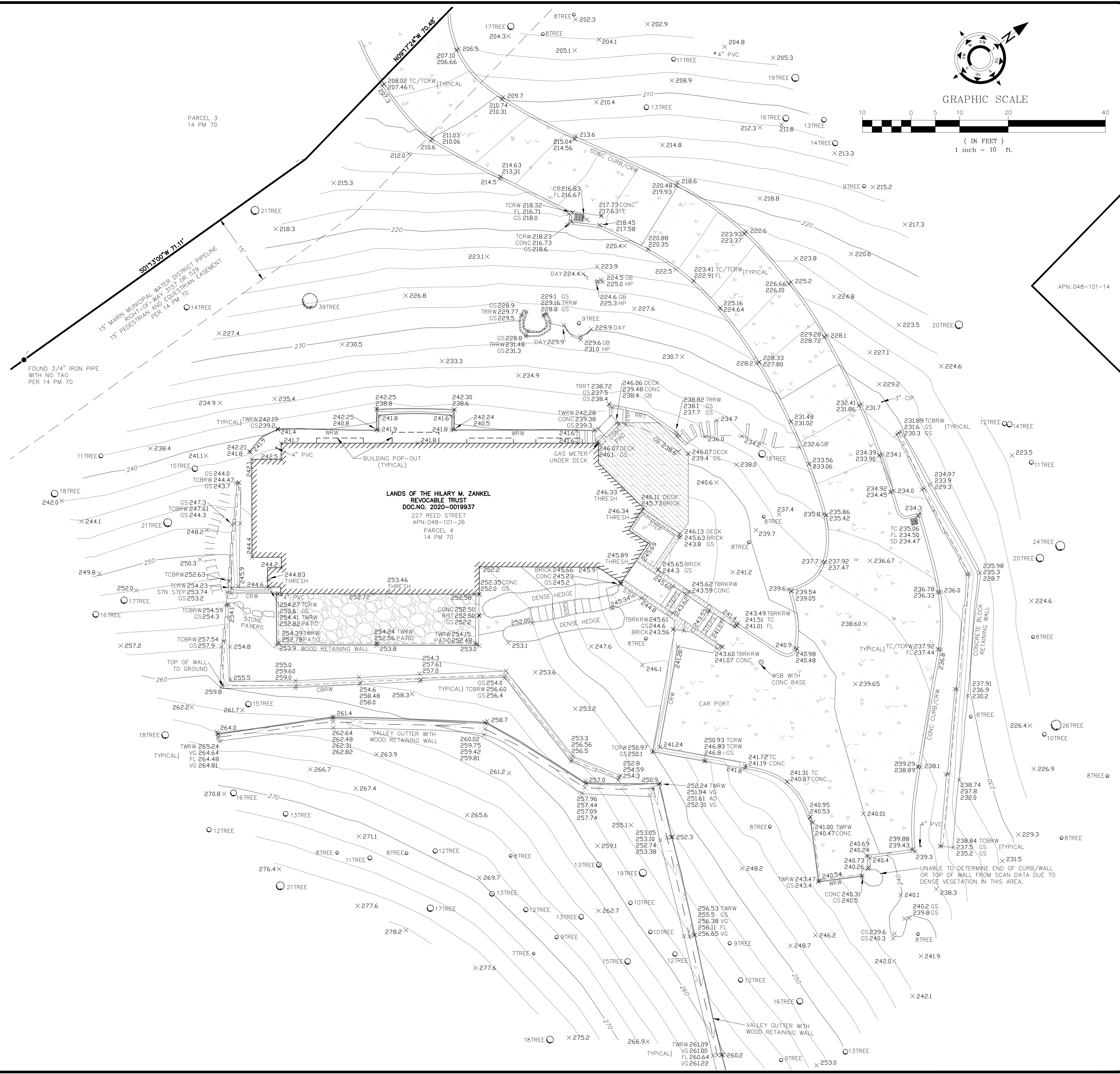
SURVEYOR'S STATEMENT

THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

Jack M. Smith
JACK M. SMITH, L.S. #7539



DATE _____



MUIR CONSULTING
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DANFORTH, CA 95361
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SURVEY • HD • GPS • UAV
www.muirconsulting.com



CALIFORNIA

**PARTIAL TOPOGRAPHIC SURVEY
OF
227 REED STREET
MARIN COUNTY**

MILL VALLEY

JOB NUMBER	7016-01	DRAWING NAME	7016-01 TOPO.dwg	CHECKED BY	TJE	DATE	09/20/2022
	WCC		7016-01 TOPO.dwg		TJE		09/20/2022
REVISIONS							