

**GENERAL NOTES**

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF LOCAL BUILDING CODES, ZONING CODES, THE NATIONAL ELEC. CODE, N.F.P.A. & ALL OTHER APPLICABLE CODES, RULES, & REGULATION IN THEIR LATEST ADOPTED EDITION. THE CONTRACTOR IS RESPONSIBLE TO ENFORCE THESE REQS WITH ALL SUBCONTRACTORS.

2. THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH THE PROJECT AS IT RELATES TO PLANS, SPECIFICATIONS & ALL SCOPE OF WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE ARCHITECT ANY ERRORS, OMISSIONS OR DISCREPANCIES THAT MAY AFFECT THE WORK. THE ARCHITECT WILL PROVIDE APPROPRIATE CLARIFICATIONS AS NECESSARY. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED AT THE CONTRACTOR'S EXPENSE AS DIRECTED BY THE ARCHITECT.

3. DETAILS ARE KEVED ONCE ON THE PLANS OR ELEVATIONS, & ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT.

4. ALL WORK SHALL BE PROPERLY PROTECTED AT ALL TIMES. THE CONTRACTOR SHALL FOLLOW ACCEPTED METHODS OF SAFETY PRACTICE AS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THE WORK. THE CONTRACTOR SHALL REPAIR AT OWN COST ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATION.

5. ALL PERMITS, INSPECTIONS, APPROVALS, ETC. SHALL BE APPLIED FOR & PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF INSPECTIONS & APPROVALS OF THE WORK.

6. BEFORE COMMENCING WITH ANY WORK, THE CONTRACTOR SHALL SEND THE OWNER CURRENT INSURANCE CERTIFICATES IN THE AMOUNT REQUESTED BY THE OWNER FOR WORKMANS COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY & PROPERTY DAMAGE.

7. ALL SUBCONTRACTORS SHALL SUBMIT SHOP DWGS TO THE CONTRACTOR FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT ANY MATERIAL SUBSTITUTIONS TO THE ARCHITECT FOR REVIEW & APPROVAL PRIOR TO START OF CONSTRUCTION.

8. ALL THERMAL & ACOUSTIC INSULATION SHALL COMPLY WITH THE 2015 UNIFORM BUILDING CODE.

9. THE ARCHITECT SHALL HAVE ACCESS TO THE PROJECT AT ALL TIMES. ANY INFERIOR MATERIAL OR WORKMANSHIP SHALL BE REMOVED AS DIRECTED BY THE ARCHITECT, & RECONSTRUCTED TO MEET THE ARCHITECT'S APPROVAL.

10. A COPY OF THE AGENCY APPROVED CONSTRUCTION DRAWINGS SHALL BE KEPT AT THE JOB SITE AT ALL TIMES FOR REVIEW BY THE ARCHITECT.

11. THE CONTRACTOR SHALL GUARANTEE IN WRITING ALL LABOR, MATERIAL, & WORKMANSHIP INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR AFTER DATE OF ACCEPTANCE OF THE WORK BY THE OWNER. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO COST TO THE OWNER.

12. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CLEAN & ORDERLY WORK AREA AT ALL TIMES & PROMPTLY CLEAN UNKEMPT AREAS WHEN DIRECTED BY THE OWNER OR THE ARCHITECT.

13. ALL FURNITURE IS SHOWN FOR REFERENCE ONLY, U.N.O.

14. COORDINATE THE TRADES, CRAFTS, & SUBCONTRACTS AS REQUIRED TO PROVIDE CORRECT & ACCURATE CONNECTION OF ABUTTING, ADJOINING, OVERLAPPING & RELATED WORK. PROVIDE ANCHORS, FASTENERS, BLOCKING, ACCESSORIES, APPURTENANCES, CAULKING & SEALING & INCIDENTAL ITEMS AS REQUIRED TO COMPLETE THE WORK PROPERLY, FULLY, & CORRECTLY IN ACCORDANCE WITH CONTRACT DOCUMENTS.

15. THE CONTRACTOR SHALL BE IN CHARGE OF THIS CONTRACT WITHIN THE LIMITS OF THE SITE & ACCESS TO & FROM THE SITE. THE CONTRACTOR SHALL DIRECT, SCHEDULE & MONITOR THE WORK. FINAL RESPONSIBILITY FOR PERFORMANCE, INTERFACE & COMPLETION OF THE WORK & THE PROJECT SHALL BE THE CONTRACTORS.

16. ALL MATERIALS & FINISHES USED ON THE PROJECT SHALL BE NEW & FREE OF DEFECTS OR DAMAGE, U.N.O.

17. ITEMS OF EQUIPMENT, FIXTURES, SIZE, CAPACITY, MODEL, STYLE & MATERIALS NOT DEFINITELY SPECIFIED HEREIN OR INDICATED ON THE DRAWINGS, BUT NECESSARY FOR THE COMPLETION OF THE WORK, SHALL BE PROVIDED. SUCH ITEMS SHALL MEET APPLICABLE CODE REQUIREMENTS & BE THE TYPE & QUALITY SUITABLE FOR THE SERVICE REQUIRED & COMPARABLE TO ADJACENT OR SIMILAR ITEMS IN THE PROJECT. WHERE THESE & VISIBLE IN THE FINAL WORK, OBTAIN ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH THE WORK.

18. DIMENSIONING STANDARDS:

- HORIZONTAL DIMENSIONS ARE SHOWN FROM FACE OF WALL & DO NOT INCLUDE FINISH MATERIALS, U.N.O.
- DIMENSIONS NOTED AS CLEAR OR "CL" MUST BE PRECISELY MAINTAINED & SHALL INCLUDE APPLIED FINISH MATERIALS.
- DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ACCEPTANCE BY THE ARCHITECT, UNLESS NOTED AS +/-.
- VERTICAL DIMS. ARE FROM THE TOP OF THE FINISHED FLOOR SLAB DATUM LINE, ESTABLISHED BY CONTRACTOR SUBJECT TO ACCEPTANCE OF THE OWNER & ARCHITECT, U.N.O.
- DIMENSIONS MARKED AS "A.F.F." ARE ABOVE FINISHED FLOOR MATERIALS. IN CARPETED AREAS, THE TOP OF SLAB IS CONSIDERED TO BE THE FINISHED FLOOR.
- DO NOT SCALE DRAWINGS, IF DIMENSIONS, LAYOUT, OR ITEMS OF WORK CANNOT BE LOCATED, DO NOT PROCEED WITH WORK WITHOUT THE CLARIFICATION & CONSENT OF THE ARCHITECT.

23. THE CONTRACTOR IS RESPONSIBLE FOR COOPERATING & COORDINATING WITH OTHERS AS IT EFFECTS THE PROJECT.

24. DRAWINGS & SPECIFICATIONS ARE INTENDED FOR ASSISTANCE & GUIDANCE, BUT EXACT DIMENSIONS & CLEARANCES SHALL BE VERIFIED BY THE CONTRACTOR. CHECK LEVELS & LINES INDICATED BEFORE COMMENCING WORK. THE ARCHITECT SHOULD BE NOTIFIED OF ANY DISCREPANCIES FOR ADJUSTMENTS, CORRECTIONS OR CLARIFICATIONS.

25. INSTALL WORK PLUMB, LEVEL, SQUARE, TRUE & IN PROPER ALIGNMENT. PERFORM ALL THE WORK IN A WORKMANLIKE & WELL MANNER.

26. DO NOT SUBSTITUTE, REVISE, OR CHANGE THE WORK WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

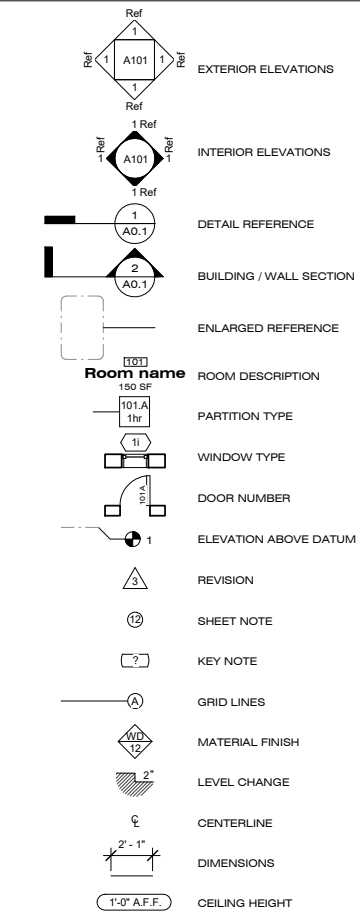
27. THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING FOR ALL WALL & CEILING MOUNTED ACCESSORIES & HARDWARE.

28. THE CONTRACTOR SHALL PROVIDE SUBMITTALS FOR LIGHTING, PLUMBING, TILE, & STONE TO THE ARCHITECT FOR REVIEW & APPROVAL.

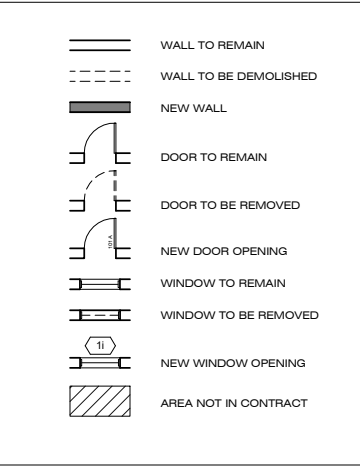
**ABBREVIATIONS**

# - NUMBER OR POUND & - AND (E) - EXISTING @ - AT +/- - PLUS OR MINUS < - LESS THAN > - GREATER THAN AB - ANCHOR BOLT ABV - ABOVE AC - ASPHALTED CONC ACT - ACOUSTICAL CLG TILE AD - AREA DRAIN ADD - ADDENDUM ADOL - ADDITIONAL ADJ - ADJUSTABLE ADJ - ADJACENT ADMIN - ADMINISTRATION AFT - ABOVE FINISH FLOOR ALT - ALTERNATE ALUM - ALUMINUM AMEND - AMENDMENT AP - ACCESS PANEL APPROX - APPROXIMATE ARCH - ARCHITECT AUTO - AUTOMATIC BFE - BOTTOM FTG ELEV BIT - BITUMINOUS BLDG - BUILDING BLKG - BLOCKING BLW - BELOW BM - BEAM BO - BY OWNER BOT - BOTTOM BSMT - BASEMENT BTWN - BETWEEN CAB - CABINET CANTL - CANTILEVER CCTV - CLOSED CIRCUIT TV CJT - CONTROL JOINT CL - CENTER LINE CLG - CEILING CLR - CLEAR CO - GASED OPENING COL - COLUMN CONC - CONCRETE CONF - CONFERENCE CONST - CONSTRUCTION CONT - CONTINUOUS CONTR - CONTRACTOR COORD - COORDINATE CPT - CURTAIN CT - CERAMIC TILE CTR - CENTER CTSK - COUNTERSUNK/SINK CW - COLD WATER D - DEPTH OR DEEP DEG - DEGREE(S) DEMO - DEMOLITION DEPT - DEPARTMENT DF - DRINKING FOUNTAIN DIA - DIAMETER DIAG - DIAGONAL DIM - DIMENSION DIST - DISTRIBUTION DN - DOWN DR - DOOR DSP - DOWNSPOUT DW - DISHWASHER DWG - DRAWING EA - EACH EJ - EXPANSION JOINT ELEC - ELECTRICAL ELEV - ELEVATION EM - ELECTRIC METER EMERG - EMERGENCY EQ - EQUAL EQUIP - EQUIPMENT EXT - EXTERIOR FA - FIRE ALARM FD - FLOOR DRAIN FDN - FOUNDATION FE - FIRE EXTINGUISHER FH - FIRE HOSE FIN - FINISH FIXT - FIXTURE FL - FLOOR FLASH - FLASHING FRMG - FRAMING FRN - FURNACE FT - FOOT/FEET FTG - FOOTING FURN - FURNITURE FURR - FURRING GA - GAUGE GAL - GALLONS GALV - GALVANIZED GB - GRAB BAR GEN - GENERAL GL - GLASS GM - GAS METER GWB - GYPSUM WALLBOARD H - HIGH HB - HOSE BIB HC - HOLLOW CORE HDR - HEADER HDW - HARDWARE HM - HOLLOW METAL HORIZ - HORIZONTAL HR - HANDRAIL HT - HEIGHT HTR - HEATER HVAC - HEATING/VENTILATING HW - HOT WATER	HWD - HARDWOOD ID - INSIDE DIAMETER IN - INCH INSUL - INSULATION INT - INTERIOR ISO - ISOLATION JAN - JANITOR JB - JUNCTION BOX JST - JOIST JT - JOINT LAV - LAVATORY LBS - POUNDS (WEIGHT) LIN - LINEAR LOC - LOCATION OR LOCATE LT - LIGHT LTG - LIGHTING MAN - MANUAL MAT - MATERIAL MAX - MAXIMUM MECH - MECHANICAL MEMB - MEMBRANE MEZZ - MEZZANINE MFR - MANUFACTURER MIN - MINIMUM MIR - MIRROR MISC - MISCELLANEOUS MONO - MONOLITHIC MTD - MOUNTED MTL - METAL MULL - MULLION NA - NOT APPLICABLE NIC - NOT IN CONTRACT NO - NUMBER NOM - NOMINAL NRO - NOISE REDUCTION COEF. NT - NOTE NTS - NOT TO SCALE OC - ON CENTER OD - OUTSIDE DIAMETER OH - OVERHEAD OPP - OPPOSITE PART - PARTITION PED - PEDESTAL PL - PROPERTY LINE PLAM - PLASTIC LAMINATE PLT - PLATE PLYWD - PLYWOOD PRELIM - PRELIMINARY PRESS - PRESSURE PT - PAINT PVC - POLYVINYL CHLORIDE R - RADIUS REC - RECESSED REF - REFERENCE REFR - REFRIGERATOR REINF - REINFORCE/ - ED/ - ING REM - REMOVE REQD - REQUIRED RETD - DEPARTMENT REV - REVISE/ REVISION RH - ROOF HATCH RM - ROOM RSG - ROUGH OPENING RS - RISER RWL - RAIN WATER LEADER SCHED - SCHEDULE SD - SHOWER DRAIN SECT - SECTION SF - SQUARE FOOT SHT - SHEET SHTG - SHEATHING SHWR - SHOWER SIM - SIMILAR SLNT - SEALANT SPEC - SPECIFICATIONS SQ - SQUARE SS - STAINLESS STEEL ST - STREET STC - SOUND TRANSMISSION STD - STANDARD STL - STEEL STN - STONE STOR - STORAGE STRT - STRUCTURAL SUPV - SUPERVISOR SUSP - SUSPENDED SW - SWITCH SWD - SOFTWOOD SYM - SYMMETRICAL TAN - TANGENT TEL - TELEPHONE TEMP - TEMPERATURE TG - TONGUE & GROOVE THRES - THRESHOLD TR - TREAD TRANS - TRANSFORMER TV - TELEVISION TYP - TYPICAL UNO - UNLESS NOTED OTHERWISE UTL - UTILITY VENT - VENTILATION VERT - VERTICAL VEST - VESTIBULE W - WIDTH WIDW - WIDTHWISE WI - WROUGHT IRON W/ - WITH W/O - WITHOUT WC - WATER CLOSET WD - WOOD WH - WATER HEATER WIN - WINDOW WT - WEIGHT YD - YARD
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**SHEET SYMBOLS**



**LEGEND:**



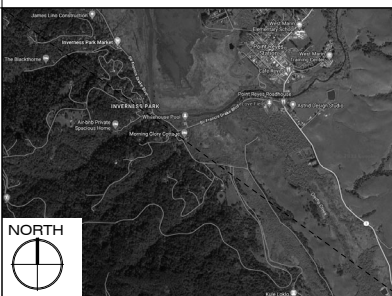
**SHEET INDEX**

ARCHITECTURAL SHEET INDEX	
SHEET NUMBER	SHEET NAME
ARCHITECTURAL	
A0.0	INDEX/NOTES/SCOPE OF WORK
SURVEY	
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TPO 2	SURVEY
TPO 3	SURVEY
TPO 4	SURVEY
ARCHITECTURAL	
A1.0	SITE PLAN
A2.1	PROPOSED SFR FLOOR PLAN
A2.2	PROPOSED SFR ROOF PLAN
A2.3	PROPOSED ADU FLOOR PLAN
A2.4	PROPOSED ADU ROOF PLAN
A3.1	PROPOSED RCPs
A4.1	PROPOSED SECTIONS
A4.2	PROPOSED SFR ELEVATIONS
A4.3	PROPOSED ADU ELEVATIONS
A5.1	FFE SCHEDULES AND NOTES
GREEN BUILDING	
CG-1	CAL GREEN BUILDING STANDARDS CODE
CG-2	CAL GREEN BUILDING STANDARDS CODE
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C0.1	
C0.1	TITLE SHEET
C0.2	GRADING SPECIFICATIONS
C0.2	GRADING & DRAINAGE PLAN
C2.1	PRELIMINARY GRADING & DRAINAGE PLAN
C2.2	PRELIMINARY GRADING & DRAINAGE PLAN
C2.3	PRELIMINARY GRADING & DRAINAGE PLAN
C2.4	PRELIMINARY GRADING & DRAINAGE PLAN
C0.1	
C4.1	EROSION CONTROL PLAN
C4.2	EROSION CONTROL DETAILS
C4.3	CONSTRUCTION BEST MANAGEMENT PRACTICES
C4.4	STORMWATER CONTROL PLAN NOTES
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S2.0	FOUNDATION PLAN
S2.1	ROOF FRAMING PLAN
S3.0	STRUCTURAL DETAILS
S3.1	STRUCTURAL DETAILS
S4.0	STRUCTURAL DETAILS
S4.1	STRUCTURAL DETAILS

**PROJECT INFO:**

PROJECT ADDRESS	5 Fox Drive Point Reyes Station CA 94956
APN	166-360-02
ZONING	C-RSP-0.144
OCCUPANCY/GRP	R3
PARCEL AREA	127,195 SF, 2.92 AC.S, SETBACKS = 15' - 0"
BUILDING AREA	(E) > 0
F.A.R.	1.9%
UNITS	PRIMARY, ADU
STORIES	PRIMARY: 1 STORY, ADU: 1 STORY
BUILDING HEIGHT	15'-0" MAX @ DETACHED ACCESSORY
CONSTR. TYPE	(E) NONE, PROPOSED 3 SPACES
PARKING	(E) NONE, PROPOSED 3 SPACES
SPRINKLERS	NO
WUI	YES

**VICINITY MAP:**



**FOX DRIVE**

5 Fox Drive  
Point Reyes Station  
CA 94956

166-360-02

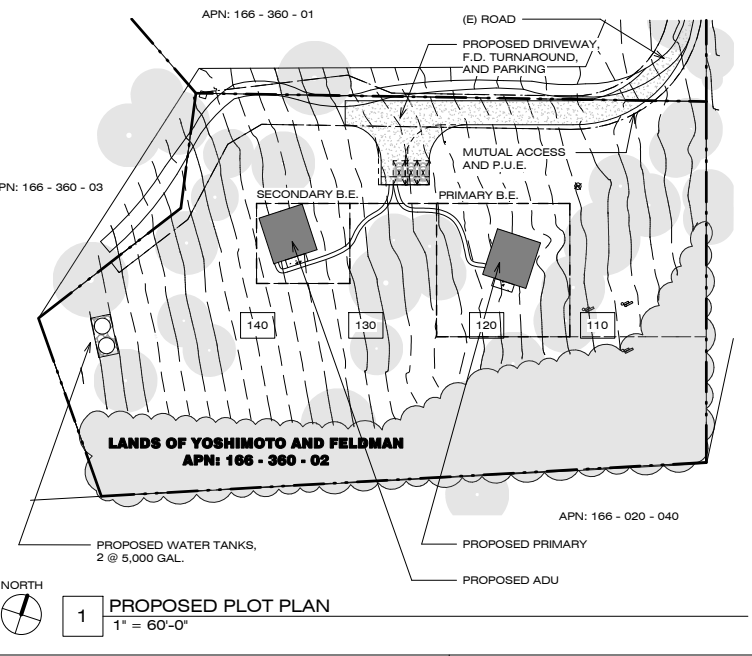
**PRIMARY RESIDENCE AND ADU**

**AREA CALCS:**

- (E) = 0
- PRIMARY
  - ENVELOPE = 1,062 SF
  - COVERED DECK = 162 SF
  - TOTAL = 1,224 SF
- ADU
  - ENVELOPE = 1,062 SF
  - COVERED DECK = 162 SF
  - TOTAL = 1,224 SF

**FAR CALCS:**

- (E) = 0%
- 1,224 + 1,224 = 2,448 SF / 127,195 SF = 1.9%
- MAX = 30%



**APPLICABLE CODES:**

THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODE AND REGULATORY AGENCY REQUIREMENTS INCLUDING BUT NOT LIMITED TO:

- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA PLUMBING, ELECTRICAL, AND MECHANICAL CODES (CPC, CEC, CMC)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN)

**SUBMITTED UNDER SEPARATE PERMIT:**

- MECHANICAL/TITLE 24
- PLUMBING
- ELECTRICAL/LIGHTING/TITLE 24
- SPRINKLER/LIFE SAFETY

**SCOPE OF WORK:**

**DESCRIPTION:**  
CONSTRUCT A PRIMARY RESIDENCE AND ADU AND ASSOCIATED INFRASTRUCTURE:

- (2) 5,000 GALLON HOLDING TANKS
- FIRE DEPARTMENT CONNECTION
- DRIVEWAYS
- PATHS

**STUDIO BBA**

MAIL 921 Larkin Street  
San Francisco, CA 94109  
TEL 415 241 7160  
WWW studio-bba.com



**ISSUE**

2023-12-15	COASTAL PERMIT R1
2023-10-19	COASTAL PERMIT

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PROJECT FOX DRIVE

5 Fox Drive  
Point Reyes Station  
CA 94956

NUMBER 202303

CONTACT TAYLOR PALMER

OWNER YOSHIMOTO AND FELDMAN

APN 166-360-02

INDEX/NOTES/SCOPE OF WORK

**A0.0**



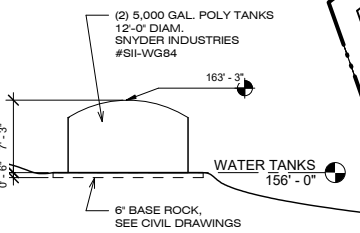
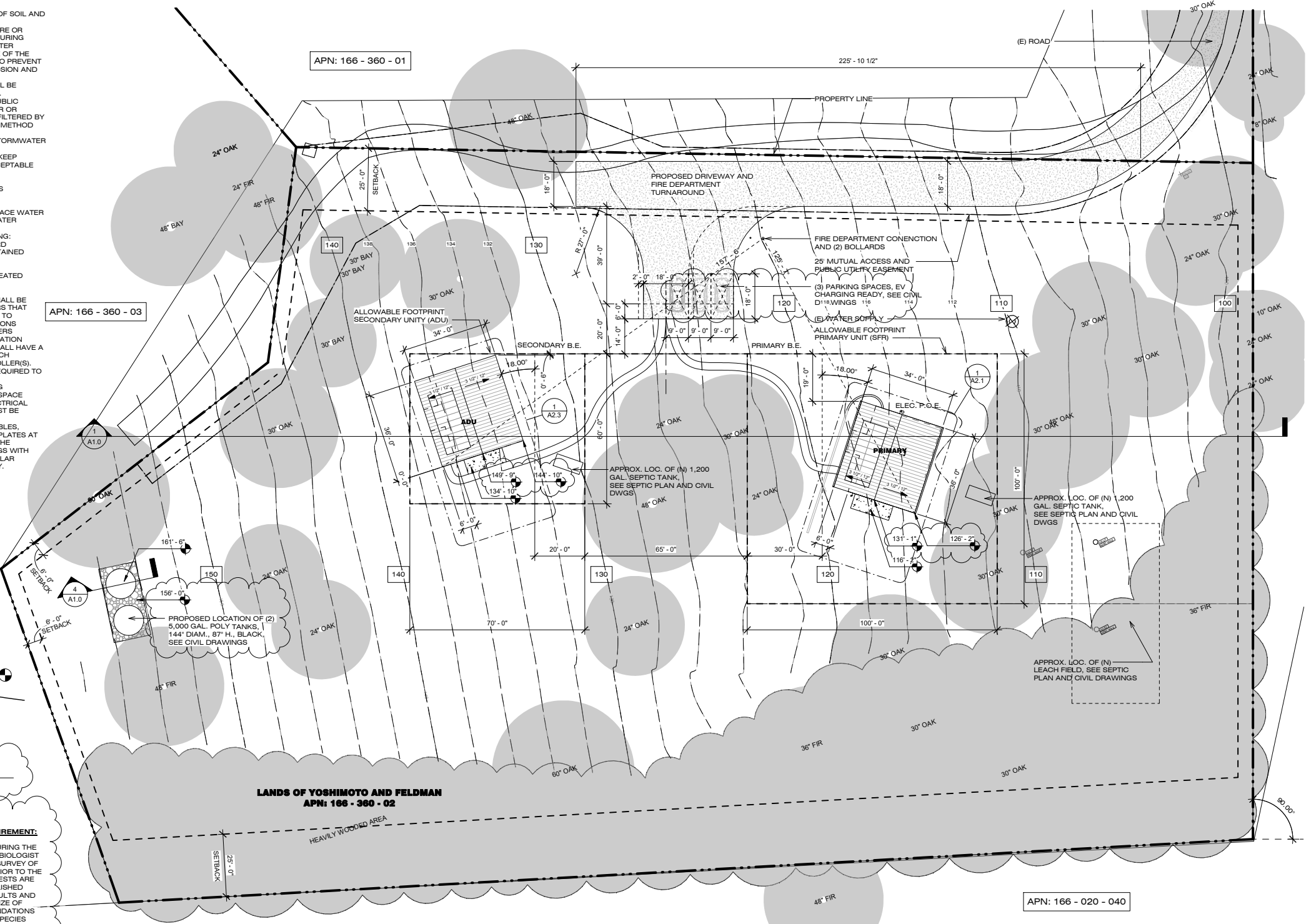
**SITE NOTES**

- PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORMWATER DRAINAGE DURING CONSTRUCTION. IN ORDER TO MANAGE STORMWATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE:
  - RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORMWATER ON THE SITE.
  - WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY.
  - COMPLIANCE WITH A LAWFULLY ENACTED STORMWATER MANAGEMENT ORDINANCE.
- THE SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER FROM ENTERING BUILDINGS. ACCEPTABLE METHODS INCLUDE:
  - SWALES
  - WATER COLLECTION AND DISPOSAL SYSTEMS
  - FRENCH DRAINS
  - WATER RETENTION GARDENS
  - OTHER WATER MEASURES WHICH KEEP SURFACE WATER AWAY FROM BUILDINGS AND AID IN GROUNDWATER RECHARGE.
- BIOSWALES SHALL BE DESIGNED TO THE FOLLOWING:
  - SURFACE RESERVOIR MIN. 4" PLUS 2" FREEBOARD
  - MIN. 18" DEEP ENGINEERED SOIL MIX, MIN. SUSTAINED INFILTRATION OF 9" PER HOUR
  - CLASS 2 PERMEABLE GRAVEL DRAINAGE LAYER
  - UNDERDRAIN OR WEEP HOLES TO DISPERSE TREATED DRAINAGE
- OVERFLOW DRAIN
- AUTOMATIC IRRIGATION SYSTEM CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE. WEATHER BASED IRRIGATION CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL, SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.
- OPENINGS IN THE BUILDING ENVELOPE SEPARATING CONDITIONED SPACE FROM THE UNCONDITIONED SPACE NEEDED TO ACCOMMODATE GAS, PLUMBING, ELECTRICAL LINES AND OTHER NECESSARY PENETRATIONS MUST BE SEALED IN COMPLIANCE WITH THE CBC.
- ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
- SEE CAL GREEN NOTES.

APN: 166 - 360 - 03

APN: 166 - 360 - 01

APN: 166 - 020 - 040



4 SECTION AT WATER TANKS  
1/8" = 1'-0"

**PRECONSTRUCTION NESTING BIRD SURVEY REQUIREMENT:**

IF CLEARING OF VEGETATION IS TO BE CONDUCTED DURING THE FEBRUARY 1 TO AUGUST 31 BIRD NESTING SEASON, A BIOLOGIST WILL CONDUCT A PRECONSTRUCTION NESTING BIRD SURVEY OF CONSTRUCTION AREAS NO SOONER THAN 14 DAYS PRIOR TO THE ONSET OF CONSTRUCTION ACTIVITY. IF ACTIVE BIRD NESTS ARE FOUND, APPROPRIATE BUFFER ZONES WILL BE ESTABLISHED AROUND THE ACTIVE NESTS TO PROTECT NESTING ADULTS AND THEIR YOUNG FROM CONSTRUCTION DISTURBANCE. SIZE OF BUFFER ZONES WILL BE DETERMINED PER RECOMMENDATIONS OF THE BIOLOGIST BASED ON SITE CONDITIONS AND SPECIES INVOLVED AND WILL BE MAINTAINED UNTIL IT CAN BE DOCUMENTED THAT EITHER THE NEST HAS FAILED, OR THE YOUNG HAVE FLEDGED.

**AREA CALCS:**  
(E) = 0

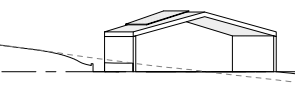
- PRIMARY
- ENVELOPE = 1,062 SF
- COVERED DECK = 162 SF
- TOTAL = 1,224 SF

**ADU**

- ENVELOPE = 1,062 SF
- COVERED DECK = 162 SF
- TOTAL = 1,224 SF

**FAR CALCS:**  
(E) = 0%

- 1,224 + 1,224 = 2,448 SF / 127,195 SF = 1.9%
- MAX = 30%



2 SITE PLAN AND SECTION  
1" = 20'-0"

ISSUE

2023-12-15	COASTAL PERMIT R1
2023-10-19	COASTAL PERMIT

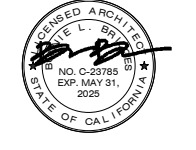
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PROJECT FOX DRIVE

5 Fox Drive  
Point Reyes Station  
CA 94956

NUMBER 202303  
CONTACT TAYLOR PALMER  
OWNER YOSHIMOTO AND FELDMAN  
APN 166-360-02

SITE PLAN  
**A1.0**

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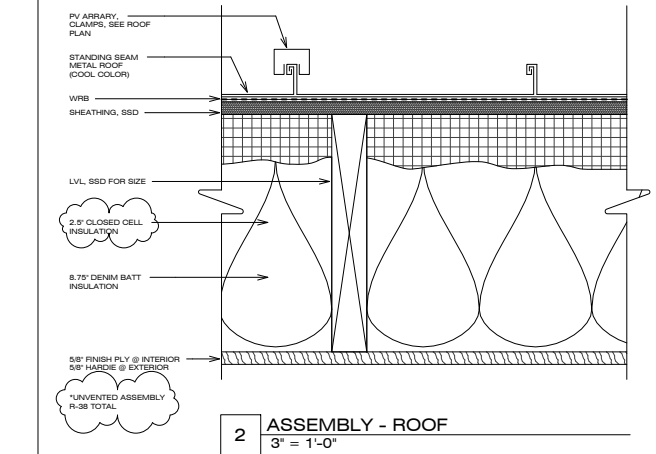
DOOR SCHEDULE													
NO.	F-R	MANUFACTURER	HEIGHT	WIDTH	FRAME	EXT. FIN.	INT. FIN.	TH.	U-FACTOR	SHGC	VT	TEMPERED	NOTES
101.1	Y	SIERRA PACIFIC	6'-0"	3'-0"	ALUM. CLAD	PAINT	DF, CLEAR	0'-1 3/4"	.28	.17	.38	Yes	
102.1	Y	SIERRA PACIFIC	6'-0"	5'-7 3/8"	ALUM. CLAD	PAINT	DF, CLEAR	0'-1 3/4"	.26	.18	.41	Yes	
103.1	Y	SIERRA PACIFIC	6'-0"	5'-7 3/8"	ALUM. CLAD	PAINT	DF, CLEAR	0'-1 3/4"	.26	.18	.41	Yes	
106.1		CUSTOM	6'-8"	2'-8"	SCW	VGDF	VGDF	0'-1 3/4"					
106.2	Y	SIERRA PACIFIC	6'-0"	3'-0"	ALUM. CLAD	PAINT	DF, CLEAR	0'-1 3/4"	.28	.17	.38	Yes	
107.1		CUSTOM	6'-8"	2'-8"	SCW	VGDF	VGDF	0'-1 3/4"					
108.1		CUSTOM	6'-8"	2'-8"	SCW	VGDF	VGDF	0'-1 3/4"					
109.1		CUSTOM	6'-8"	2'-8"	SCW	VGDF	VGDF	0'-1 3/4"					
110.1		CUSTOM	6'-8"	3'-0"	SCW	VGDF	VGDF	0'-1 3/4"					FIRE RATED

Aluminum Clad Outswing Door/Sidelite Argon Gas-Filled													
CPD NUMBER	GLAZING DESCRIPTION	U-FACTOR	R-VALUE	SHGC	VT	CR	ENERGY STAR ZONE RATING	CAN ER RATING					
DUAL GLAZE OPTIONS													
101-N-29-0772-0000	101-N-29-0772-0000	0.31	3.29	0.26	0.43	60	None	16					
101-N-29-0773-0000	101-N-29-0773-0000	0.31	3.29	0.26	0.43	60	None	16					
101-N-29-0809-0000	101-N-29-0809-0000	0.28	3.56	0.25	0.42	47	None	19					
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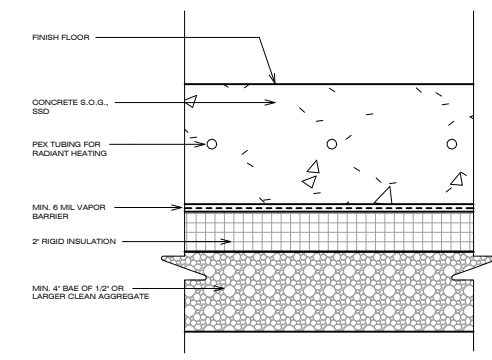
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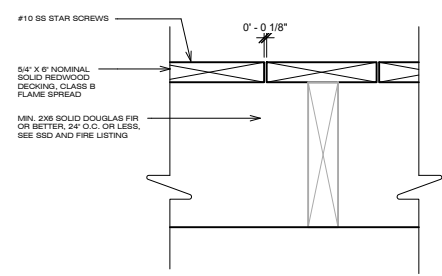
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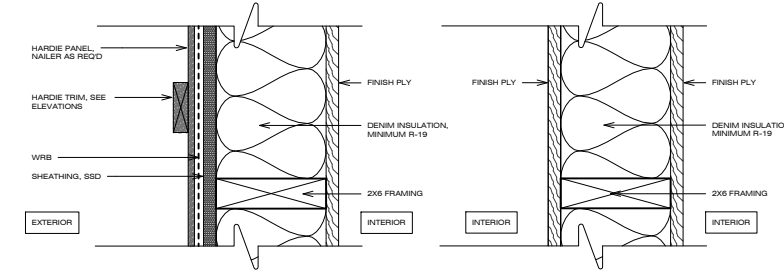
2 ASSEMBLY - ROOF  
3" = 1'-0"



3 ASSEMBLY - S.O.G.  
3" = 1'-0"



5 ASSEMBLY - WALL-A  
3" = 1'-0"



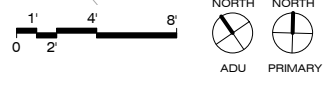
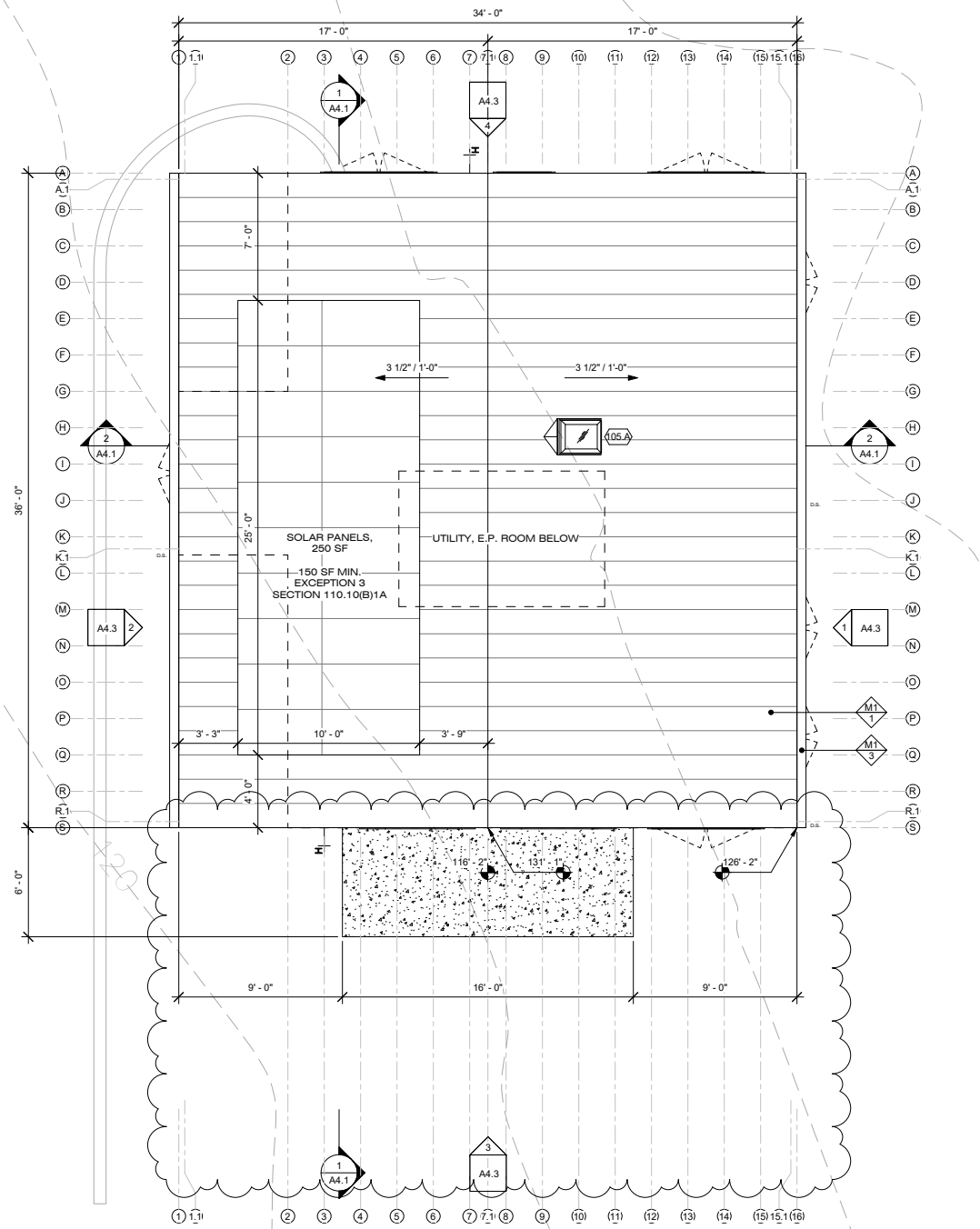
6 ASSEMBLY - WALL-B  
3" = 1'-0"

**WUI NOTES**

- PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182.
- WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS AND HAVE ONE LAYER OF 72 POUND MINERAL SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D5892 INSTALLED OVER THE COMBUSTIBLE DECKING, OR CLASS A FIRE RATED ROOF UNDERLAYMENT.
- VALLEY FLASHINGS SHALL BE NOT LESS THAN NO. 26 GALVANIZED SHEET GAGE INSTALLED OVER A MINIMUM 36 INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF 72 POUND MINERAL SURFACED NON-PERFORATED CAP SHEET.
- ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS.
- THE ROOFING INSTALLER SHALL PROVIDE A COMPLETED 'CERTIFICATE OF COMPLIANCE' TO THE FIELD INSPECTOR PRIOR TO, OR AT THE TIME OF THE FINAL INSPECTION OF THE STRUCTURE, THAT CERTIFIES THE ROOF MEETS THE 'CLASS A' REQUIREMENT AND CERTIFIES THAT THE ROOFING MATERIAL WAS INSTALLED PER THE MANUFACTURER'S INSTALLATION REQUIREMENTS AND ANY APPLICABLE LISTING.
- VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION SHALL RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENTILATION OPENING.
- EAVES, SOFFITS, EXTERIOR PORCH CEILINGS, UNDERSIDES OF FLOOR PROJECTIONS AND APPENDAGES SHALL MEET THE REQUIREMENTS OF SPM 12-7A-3 OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NON-COMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE.
- VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES UNLESS THE VENTS ARE WILDLAND FLAME AND EMBER RESISTANT (WUI) VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI VENTS LISTED TO ASTM E2886.
- EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.
- EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR IN ACCORDANCE WITH SECTION 715, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SPM 12-7A-2.
- OPERABLE SKYLIGHTS SHALL BE PROTECTED BY A NONCOMBUSTIBLE MESH SCREEN WHERE THE DIMENSIONS OF THE OPENINGS IN THE SCREEN SHALL NOT EXCEED 1/8 INCH.
- EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SPM 12-7A-1 OR SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4 INCHES THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR IN ACCORDANCE WITH SECTION 715. GLAZING IN EXTERIOR DOORS SHALL COMPLY.
- EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS FROM ENTERING BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS, AT THE BOTTOM, SIDES AND TOPS OF DOORS, FROM EXCEEDING 1/8 INCH (3.2 MM). GAPS BETWEEN DOORS AND DOOR OPENINGS SHALL BE CONTROLLED BY EITHER WEATHERSTRIPPING, DOOR OVERLAPS ONTO JAMBS AND HEADERS, OR METAL FLASHING.
- THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL BE CONSTRUCTED WITH IGNITION-RESISTANT MATERIALS, NON-COMBUSTIBLE MATERIALS, OR ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SPM STANDARD 12-7A-4 WHEN ATTACHED TO AN EXTERIOR WALL COVERING THAT IS ALSO COMPOSED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL. A MINIMUM OF A 6-INCH (150 MM) METAL FLASHING, APPLIED VERTICALLY ON THE EXTERIOR OF THE WALL, SHALL BE INSTALLED AT ALL DECK-TO-WALL INTERSECTIONS.
- ANCILLARY BUILDINGS AND STRUCTURES AND DETACHED ACCESSORY STRUCTURES SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 7A.

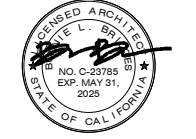
**MECHANICAL/PLUMBING NOTES**

- AIR INFILTRATION, INSULATION, SPACE HEATING, SPACE COOLING, WATER HEATING, ETC., SHALL MEET CA ENERGY COMMISSION STANDARDS.
- EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68 DEGREES F. AT 3'-0" ABOVE THE FLOOR AND 2'-0" FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS.
- PIPE INSULATION IS A MANDATORY REQUIREMENT IN THE FOLLOWING CASES:
  - A) STORAGE WATER TANKS FOR A NON-RECIRCULATING SYSTEM MUST HAVE PIPE INSULATION ON BOTH HOT AND COLD WATER PIPES FOR A LENGTH OF FIVE FEET. THERE IS NO EXCEPTION FOR WATER HEATER PIPING IN THE CONDITIONED SPACE.
  - B) RECIRCULATING SECTIONS OF DOMESTIC HOT WATER SYSTEMS MUST BE INSULATED (THE ENTIRE LENGTH OF PIPING, WHETHER BURIED OR EXPOSED).
  - C) INDIRECT FIRED DOMESTIC HOT WATER SYSTEM PIPING FROM THE HEATING SOURCE TO THE STORAGE TANK.
  - D) HOT WATER PIPE FROM THE WATER HEATER TO THE KITCHEN.
- HEATING AND AIR CONDITIONING SYSTEMS SHALL BE DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:
  - A) THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ACCA MANUAL J, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE METHODS.
  - B) DUCT SYSTEMS ARE SIZED ACCORDING TO ACCA 29-D MANUAL D, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
  - C) SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-S MANUAL S OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- PROVIDE COMBUSTIBLE AIR FOR THE MECHANICAL EQUIPMENT AND BOILER WHEN LOCATED IN AN ENCLOSED SPACE. PROVIDE TWO VENTILATION OPENINGS AT THE ENCLOSURE. EACH OPENING SHALL HAVE A MINIMUM AREA OF 1 SQUARE INCH FOR EACH 1000 BTU OF THE TOTAL INPUT RATING OF THE FUEL BURNING APPLIANCES, BUT NOT LESS THAN 100 SQUARE INCHES. ONE OPENING SHALL COMMENCE WITHIN 12 INCHES OF THE TOP, AND ONE OPENING SHALL COMMENCE WITHIN 12 INCHES OF THE BOTTOM OF THE ENCLOSURE.
- WATER HEATERS SHALL BE STRAPPED TO THE BUILDING WITH AT LEAST TWO STRAPS TO PREVENT SEISMIC MOVEMENT. ONE STRAP WITHIN THE TOP THIRD AND THE OTHER WITHIN THE BOTTOM THIRD OF THE WATER HEATER. THE LOWER STRAP SHALL NOT BE WITHIN 4" OF THE CONTROLS.
- PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE FOR WATER HEATER.
- PROVIDE AN EXPANSION TANK IF PRESSURE REDUCING VALVE IS REQUIRED ON THE SUPPLY LINE.
- PROVIDE 18" CLEARANCE IN FRONT AND 6" ON THE SIDES OF A WATER HEATER OR USE CLEARANCES LISTED BY THE MANUFACTURER.
- VENT CLOTHES DRYER TO OUTSIDE OF BUILDING (NOT TO UNDERFLOOR AREA). VENT LENGTH SHALL BE 14 FEET MAXIMUM AND THE VENT DIAMETER SHALL NOT BE LESS THAN 4 INCHES.
- PROVIDE BACKFLOW PREVENTERS ON ALL HOSE BIBBS.
- PROVIDE A MINIMUM 18 INCH BY 24 INCH FOUNDATION ACCESS THROUGH FLOORS OR A 16 INCH BY 24 INCH FOUNDATION ACCESS THROUGH PERIMETER WALLS WITHIN 5 FEET OF ALL PLUMBING CLEANOUTS.
- EACH BATHROOM (WITH TUB OR SHOWER) SHALL INCLUDE THE FOLLOWING:
  - A) ENERGY STAR FANS DUCTED TO THE OUTSIDE OF THE BUILDING AND
  - B) FANS MUST BE CONTROLLED BY A HUMIDITY CONTROLLER OR FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM AND
  - C) HUMIDITY CONTROLS MUST HAVE A MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT, CAPABLE OF ADJUSTING BETWEEN A RELATIVE HUMIDITY RANGE OF LESS THAN OR EQUAL TO 50% UP TO A MAXIMUM OF 90%.
- SEE CAL GREEN NOTES.



1 PROPOSED PRIMARY ROOF PLAN  
1/4" = 1'-0"

**STUDIO BBA**  
MAIL 921 Larkin Street  
San Francisco, CA 94109  
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FAX 415 241 7164  
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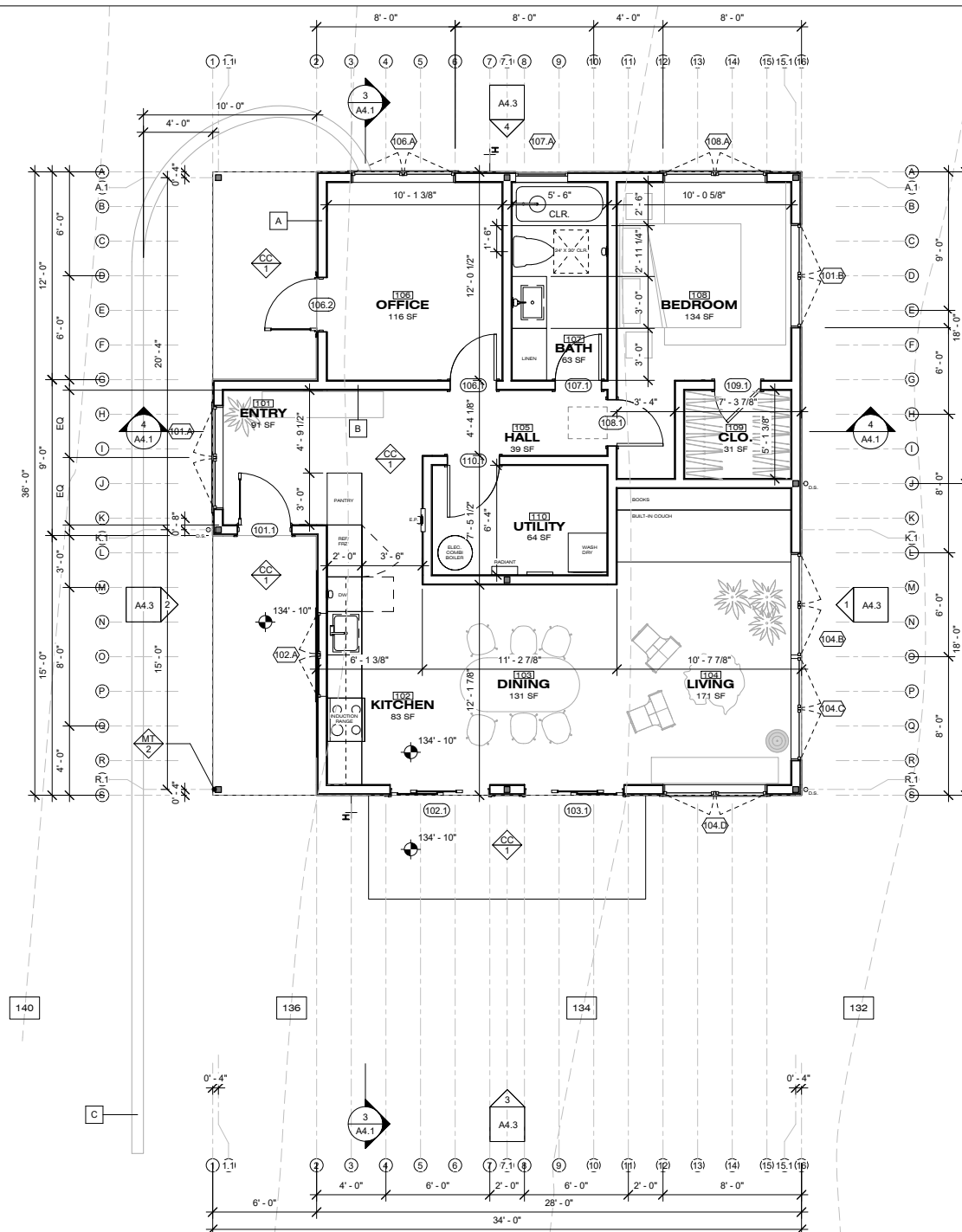
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2023-10-19	COASTAL PERMIT

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PROJECT FOX DRIVE

5 Fox Drive  
Point Reyes Station  
CA 94956  
NUMBER 202303  
CONTACT TAYLOR PALMER  
OWNER YOSHIMOTO AND FELDMAN  
APN 166-360-02

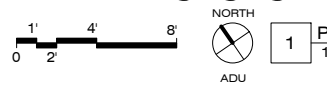
PROPOSED SFR ROOF PLAN  
**A2.2**

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**AREA CALCS:**  
 • (E) = 0  
 • PRIMARY  
 • ENVELOPE = 1,062 SF  
 • COVERED DECK = 162 SF  
 • TOTAL = 1,224 SF  
 • ADU  
 1. ENVELOPE = 1,062 SF  
 2. COVERED DECK = 162 SF  
 3. TOTAL = 1,224 SF

**FAR CALCS:**  
 • (E) = 0%  
 •  $1,224 + 1,224 = 2,448$  SF /  $127,195$  SF = 1.9%  
 • MAX = 30%



**1 PROPOSED ADU FLOOR PLAN**  
 1/4" = 1'-0"

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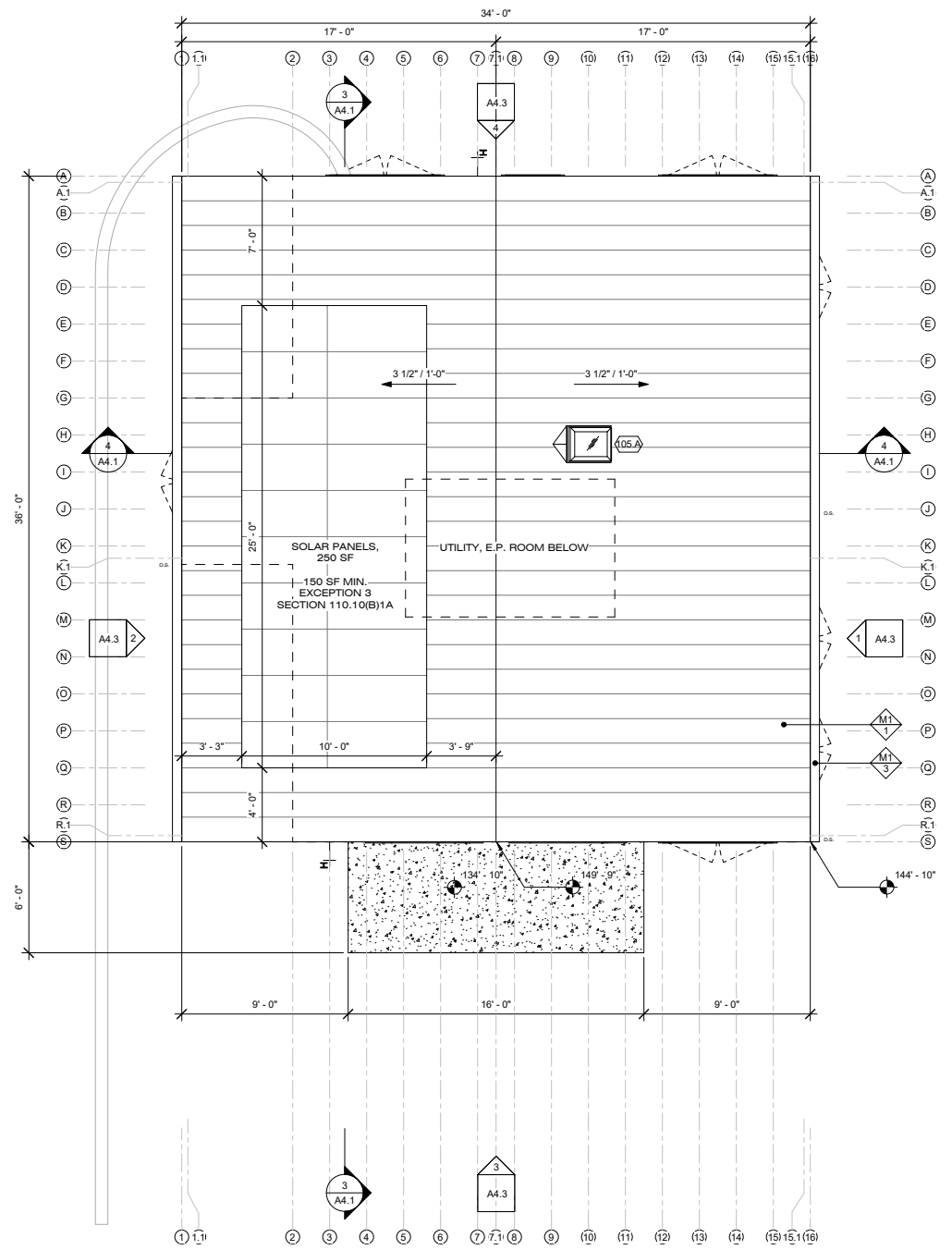
2023-12-15 COASTAL PERMIT R1

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 CA 94956  
 NUMBER 202303  
 CONTACT TAYLOR PALMER  
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 APN 166-360-02

PROPOSED ADU FLOOR PLAN  
**A2.3**

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TEL 415 241 7160  
FAX 415 241 7164  
WWW studio-bba.com



ISSUE  
2023-12-15 COASTAL PERMIT R1  
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PROJECT FOX DRIVE

5 Fox Drive  
Point Reyes Station  
CA 94956  
NUMBER 202303  
CONTACT TAYLOR PALMER  
OWNER YOSHIMOTO AND FELDMAN  
APN 166-360-02

1' 2' 4' 8' NORTH  
1 PROPOSED ADU ROOF PLAN  
1/4" = 1'-0"

PROPOSED ADU ROOF PLAN  
**A2.4**

### ELEC. SYMBOLS

- ⏻ SWITCH
- ⏻ DIMMER
- ⊠ MOTION SENSOR - OCCUPANCY / VACANCY LIGHTING CONTROL PANEL
- ⊠ LIGHTING CONTROL KEYPAD
- ⏻ TIMER
- ⊠ PHOTO CELL
- ⊠ ALARM KEYPAD
- ⊠ GARAGE DOOR CONTROLS
- ⊠ GATE RELEASE
- ⊠ INTERROOM
- ⊠ VOLUME CONTROLS
- ⊠ CEILING SPEAKER
- ⊠ WALL SPEAKER
- ⊠ DOOR BELL
- ⊠ DOOR CHIME
- ⊠ GARAGE DISPOSAL
- ⊠ RECESSED OR SURFACE MOUNT LIGHT FIXTURE
- ⊠ PENDANT LIGHT FIXTURE
- ⊠ WALL MOUNTED LIGHT FIXTURE
- ⊠ CEILING FAN
- ⊠ COMBO FAN / LIGHT FIXTURE
- ⊠ FLUORESCENT LIGHT FIXTURE
- ⊠ UNDERCABINET LIGHT FIXTURE
- ⊠ TRACK AND LIGHT FIXTURE
- ⊠ COMBO EXHAUST FAN / LIGHT FIXTURE
- ⊠ LANDSCAPE LIGHT FIXTURE

### POWER/DATA

- ⊠ DUPLEX RECEPTACLE
- ⊠ QUAD RECEPTACLE
- ⊠ SPECIAL RECEPTACLE
- ⊠ 220V RECEPTACLE
- ⊠ SWITCHED RECEPTACLE
- ⊠ FLOOR RECEPTACLE
- ⊠ JUNCTION BOX
- ⊠ TELEPHONE
- ⊠ CABLE / SATELLITE
- ⊠ DATA

### MECHANICAL

- ⊠ THERMOSTAT
- ⊠ WALL VENT - SUPPLY
- ⊠ WALL VENT - RETURN
- ⊠ CEILING VENT - SUPPLY
- ⊠ CEILING VENT - RETURN
- ⊠ EXHAUST FAN
- ⊠ COMBO EXHAUST FAN / LIGHT FIXTURE

### FIRE & LIFE SAFETY

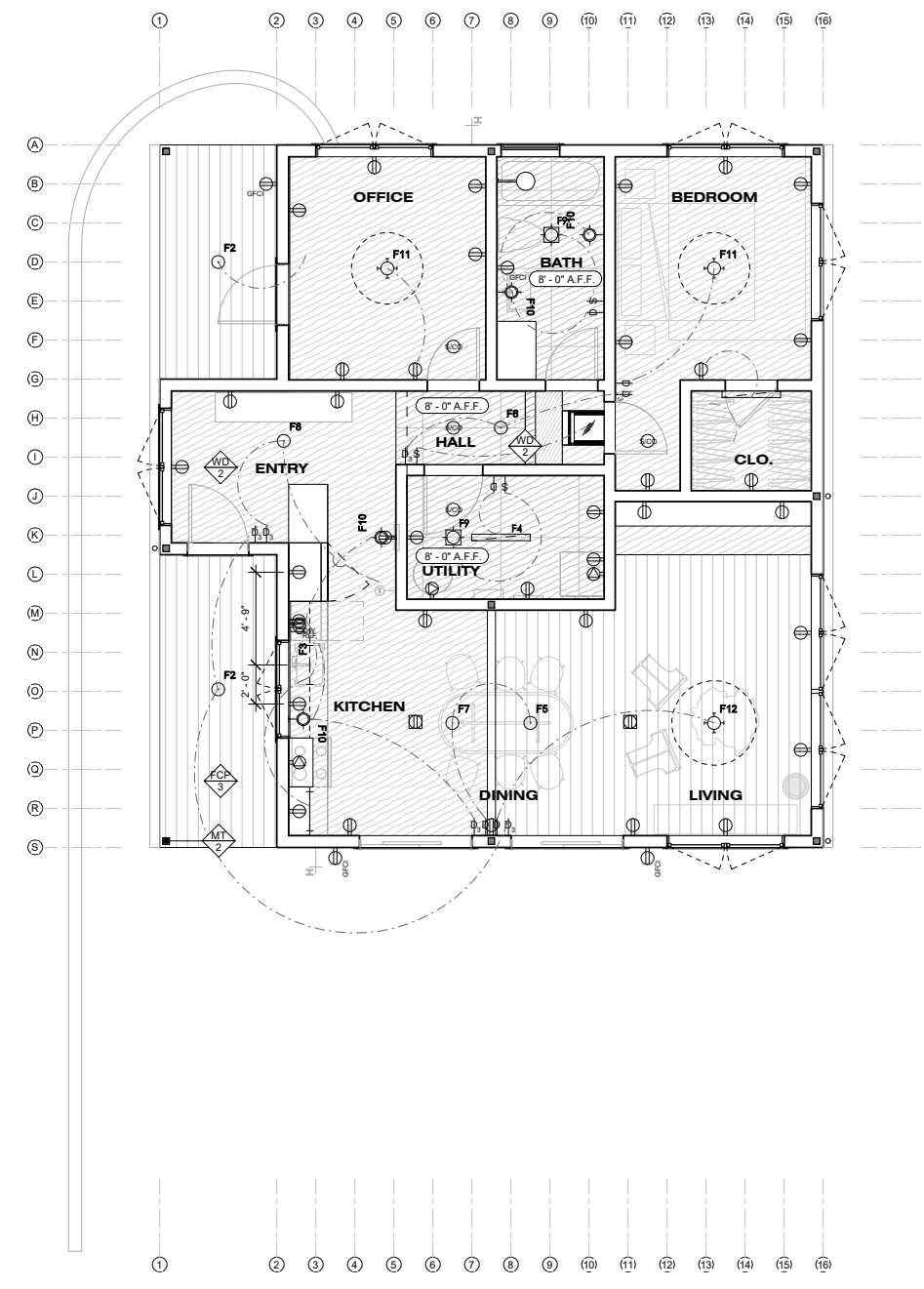
- ⊠ SMOKE / CARBON MONOXIDE DETECTOR
- ⊠ FIRE SPRINKLER
- ⊠ FIRE ALARM
- ⊠ FIRE ALARM PULL
- ⊠ EXIT SIGN - DIRECTIONAL
- ⊠ STROBE
- ⊠ FIRE EXTINGUISHER CABINET

### LIGHTING FIXTURE SCHEDULE

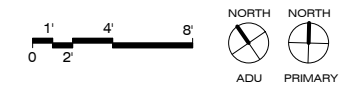
TYPE	QTY	DESCRIPTION	IMAGE	MNFR	MODEL	FINISH	LAMP	TEMP	CFI	LUMENS	NOTES
F2	2	LED EXTERIOR PENDANT		BARN LIGHT ELECTRIC CO	ORIGINAL PENDANT	MATTE BLACK	11W LED	2700K	90	850	
F3	2	LED UNDERCAB		OPTIC ARTS	LINE LED FLEX 18		3W/FOOT	2700K	98	300/FOOT	9.5 LF. LOCATE TRANSFORMER
F4	2	LED LINEAR SURFACE MOUNT		WAC	FLO-500T WS-248	WHITE	30W LED	2700K	90	2630	
F5	1	DECORATIVE PENDANT		AKARI	TBD	WHITE	7W LED	2700K	90		
F6	1	LED CEILING FLUSH MOUNT		RBW	HOIST, LARGE	MATTE BLACK	9W LED	2700K	90	592	
F7	1	DECORATIVE PENDANT		AKARI	TBD	WHITE	7W LED	2700K	90		
F8	1	DECORATIVE PENDANT		AKARI	TBD	WHITE	7W LED	2700K	90		
F9	2	EXHAUST FAN		PANASONIC	WHISPER GREEN	WHITE	4.3W, 70 CFM, ENERGY STAR RATED				WHOLE HOUSE FAN @ UTILITY ROOM
F10	4	LED WALL SCONCE		RBW	PASTILLE	MATTE BLACK	7.5W LED	2700K	90	430	
F11	2	FAN/LIGHT		BARN LIGHT ELECTRIC CO	AXIS 44	MATTE BLACK	19.5W LED	2700K	90	1600	
F12	1	FAN/LIGHT		MODERN FORMS	AXIS 52	MATTE BLACK	19.5W LED	2700K	90	1600	

### ELECTRICAL NOTES

1. SUB-PANELS ARE REQUIRED TO BE READILY ACCESSIBLE.
2. PROVIDE G.F.I. PROTECTION TO ALL 120 VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED OUTDOORS, IN BATHROOMS, IN BASEMENT, AT COUNTERTOP SURFACE AND GARAGES.
3. ARC FAULT PROTECTION REQUIRED FOR OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS.
4. WALLS 2 FEET WIDE OR GREATER SHALL HAVE AN OUTLET. RECEPTACLE OUTLETS SHALL BE SPACED NO MORE THAN 12 FEET APART, AND A MAXIMUM OF 6 FEET FROM END WALL OR OPENING.
5. PROVIDE ELECTRICAL RECEPTACLE OUTLETS IN HALLWAYS OVER 10 FEET IN LENGTH.
6. IN THE KITCHEN AND DINING AREA, TAMPER RESISTANT GFCI RECEPTACLES SHALL BE PROVIDED FOR EACH COUNTER SPACE WIDER THAN 12 INCHES SO THAT NO POINT IS MORE THAN 24" FROM A RECEPTACLE OUTLET. COUNTERTOPS SEPARATED BY SINKS, RANGES, OR OTHER APPLIANCES MUST BE CONSIDERED AS SEPARATE SPACES. ISLAND COUNTERS AND PENINSULAS MUST COMPLY WITH THIS REQUIREMENT.
7. AT LEAST ONE 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
8. OUTLETS:
9. KITCHENS MAY BE SERVED BY NO LESS THAN 2 20 AMP SMALL APPLIANCE BRANCH CIRCUITS.
10. COMPLY WITH THE FOLLOWING MEASURES:
11. KITCHEN: AT LEAST HALF THE INSTALLED WATTAGES OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY AND THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
12. BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS: ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR.
13. OTHER ROOMS: ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQUARE FEET ARE EXEMPT FROM THE REQUIREMENT.
14. OUTDOOR LIGHTING: ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES OR SHALL BE CONTROLLED BY A PHOTO CONTROL/MOTION SENSOR COMBINATION.
15. NON-HIGH EFFICACY LUMINAIRES MUST BE SWITCHED ON A SEPARATE CIRCUIT FROM HIGH EFFICACY LUMINAIRES.
16. OCCUPANCY SENSORS MUST HAVE NO MANUAL OVERRIDE, 30 MINUTE MAXIMUM TIMER AND BE MICROWAVE/ULTRASONIC OR PASSIVE INFRARED TYPE. OCCUPANCY SENSOR LAYOUT MUST BE SHOWN ON PLANS.
17. HIGH EFFICACY LUMINAIRES MUST BE PIN BASED.
18. ALL 120-VOLT, 15- AND 20- AMPERE RECEPTACLES IN DWELLING UNITS SHALL BE TAMPER-RESISTANT RECEPTACLES.
19. ALL RESIDENCES SHALL MEET ANSI/ASHRAE STANDARD 62.2. VENTILATION RATE (cfm) = (3875sf / 100) + 7.5(3bedrooms + 1) = 68.75 cfm
20. PROVIDE A LABEL AT THE EXHAUST FAN SWITCH WHICH SAYS: THIS SWITCH OPERATES WHOLE HOUSE VENTILATION SYSTEM AND SHALL REMAIN ON WHEN THE HOUSE IS OCCUPIED.
21. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. UNLESS FUNCTIONING AS A COMPONENT OF THE WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.
22. MINIMUM VENTILATION RATE FOR BATHROOM EXHAUST FAN IS 50CFM.
23. MINIMUM VENTILATION RATE FOR KITCHEN EXHAUST HOOD IS 100CFM.
24. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN THE IMMEDIATE VICINITY OF EACH BEDROOM AND ON EVERY LEVEL OF A DWELLING UNIT (INCLUDING BASEMENTS).
25. ALL SMOKE DETECTORS IN THE RESIDENCE SHALL BE PROVIDED WITH AC POWER AND BE INTERCONNECTED FOR SIMULTANEOUS ALARM. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM, OUTSIDE OF SLEEPING ROOMS CENTRALLY LOCATED IN THE CORRIDOR AND OVER THE CENTER OF ALL STAIRWAYS WITH A MINIMUM OF ONE DETECTOR PER STORY OF THE OCCUPIED RESIDENCE.
26. A FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE ENTIRE BUILDING WITH COMPLIES WITH THE REQUIREMENTS OF THE NFPA 13-D AND LOCAL STANDARDS.
27. ADDRESS NUMBERS MUST BE AT LEAST 4" TALL AND MINIMUM 1/2" STROKE. IF NOT CLEARLY VISIBLE FROM THE STREET, ADDITIONAL NUMBERS ARE REQUIRED AT
28. THE EDGE OF THE PROPERTY. NUMBERS MUST BE ILLUMINATED BY AN ADJACENT LIGHT WHICH MUST BE CONTROLLED BY A PHOTOCELL AND SWITCHED ONLY BY A BREAKER SO IT WILL REMAIN ILLUMINATED ALL NIGHT. THIS LIGHT MUST NOT HAVE A SCREW BASE SOCKET AND MUST CONSUME NO MORE THAN 5 WATTS OF POWER AND MAY NOT BE USED FOR GENERAL PORCH ILLUMINATION.
29. SEE CAL GREEN NOTES.



\*PRIMARY AND ADU DESIGNS ARE IDENTICAL



1 PROPOSED REFLECTED CEILING PLAN  
1/4" = 1'-0"

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MAIL 921 Larkin Street  
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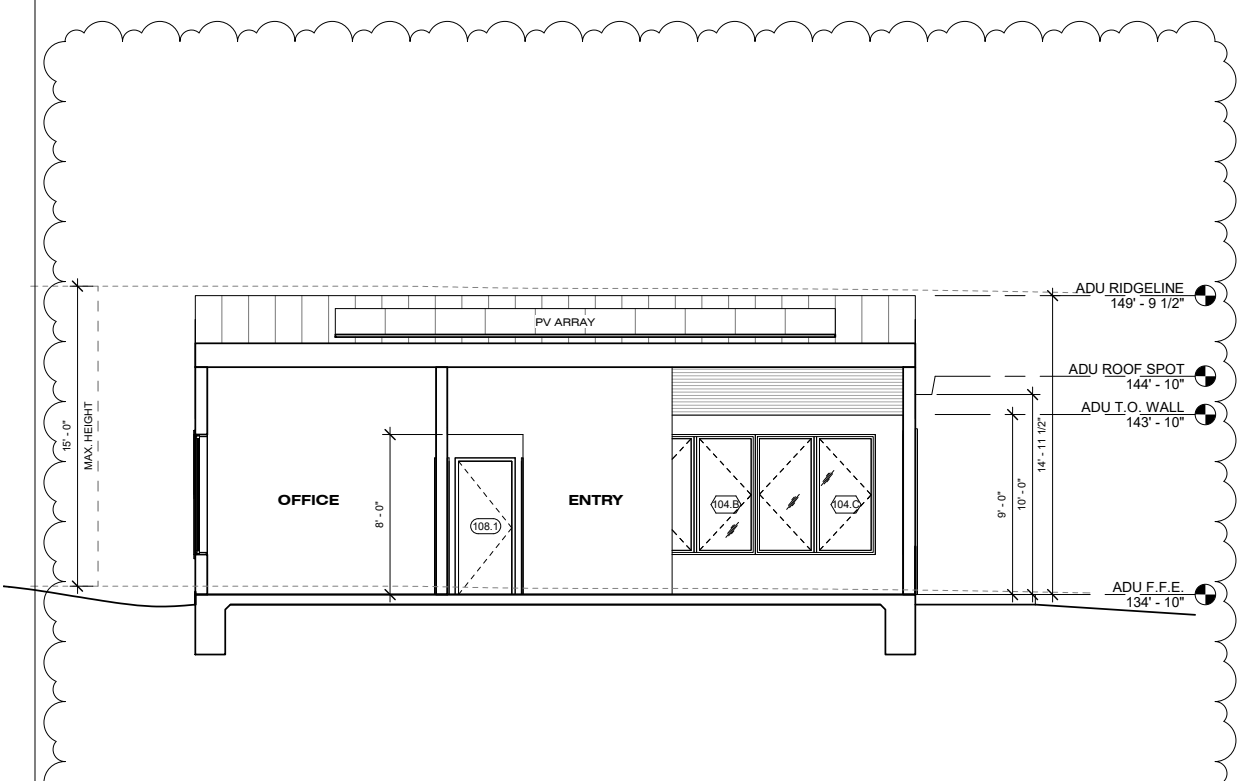
5 Fox Drive  
Point Reyes Station  
CA 94956  
NUMBER 202303  
CONTACT TAYLOR PALMER  
OWNER YOSHIMOTO AND FELDMAN  
APN 166-360-02

### PROPOSED RCPs A3.1

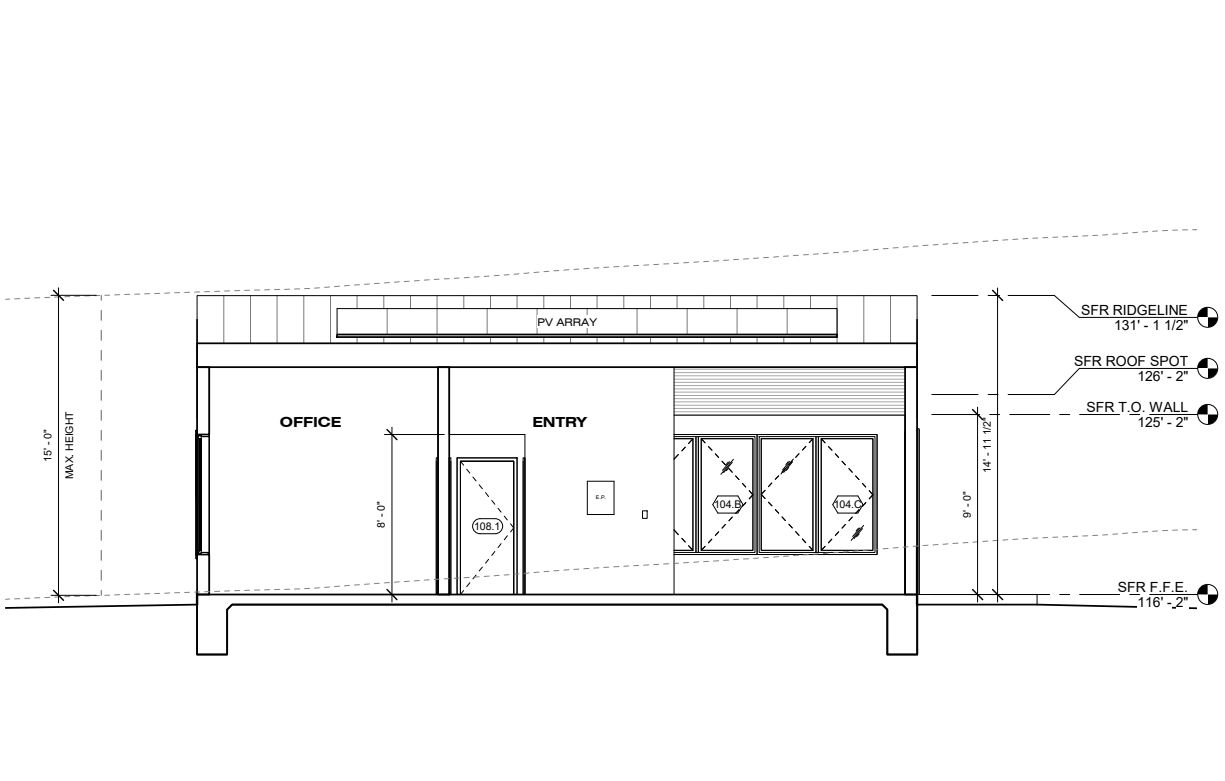
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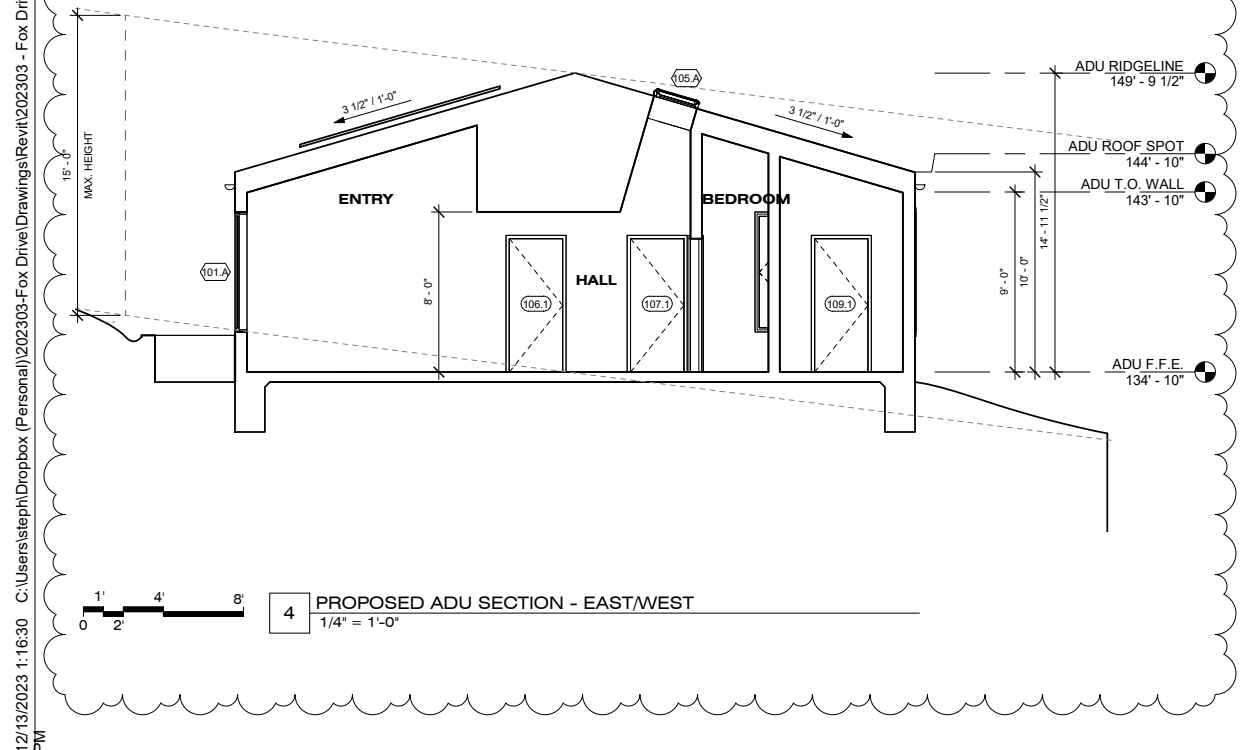
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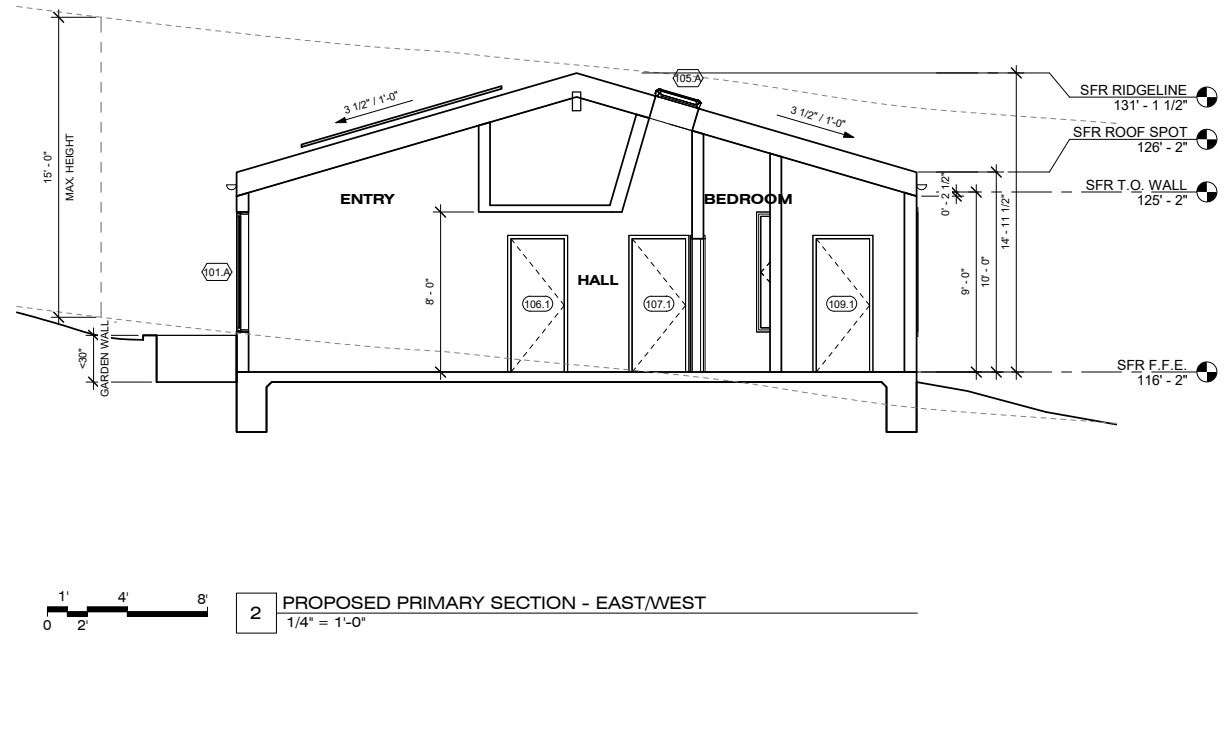
3 PROPOSED ADU SECTION - NORTH SOUTH  
 1/4" = 1'-0"



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



4 PROPOSED ADU SECTION - EAST/WEST  
 1/4" = 1'-0"



2 PROPOSED PRIMARY SECTION - EAST/WEST  
 1/4" = 1'-0"

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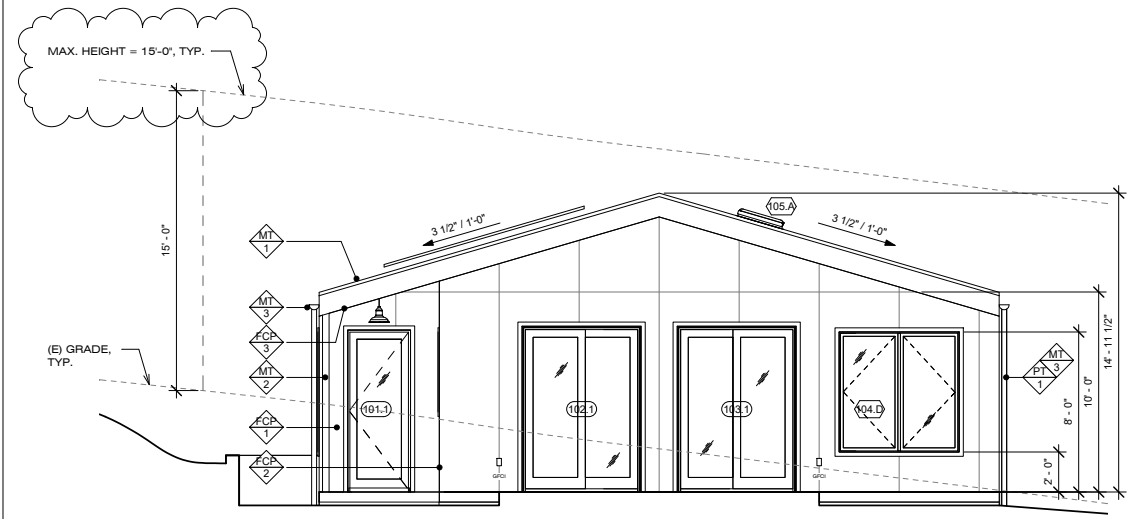
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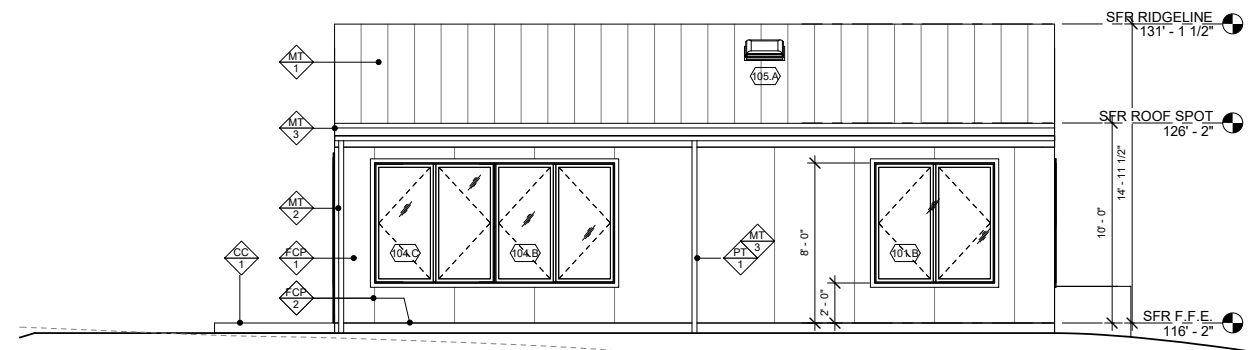
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PROPOSED SECTIONS  
**A4.1**

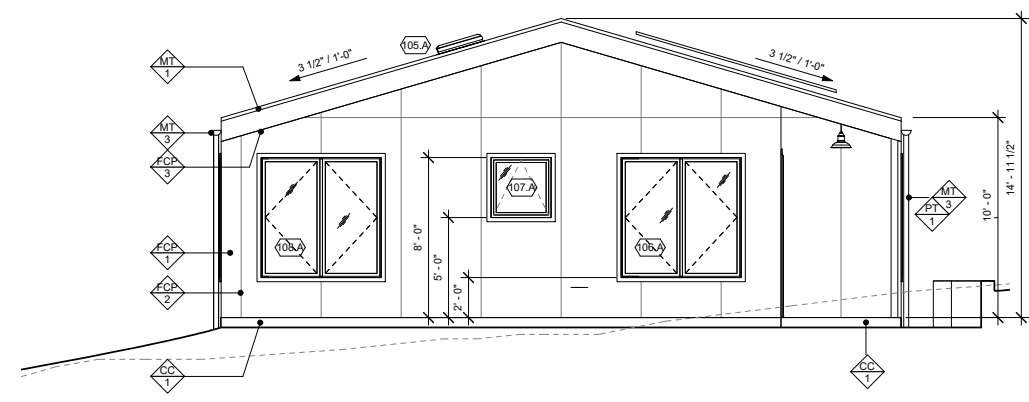
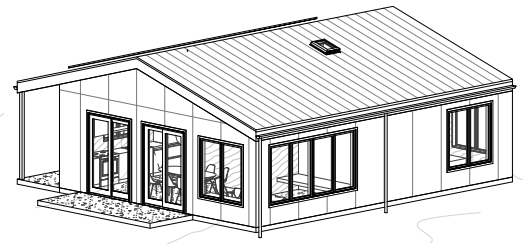




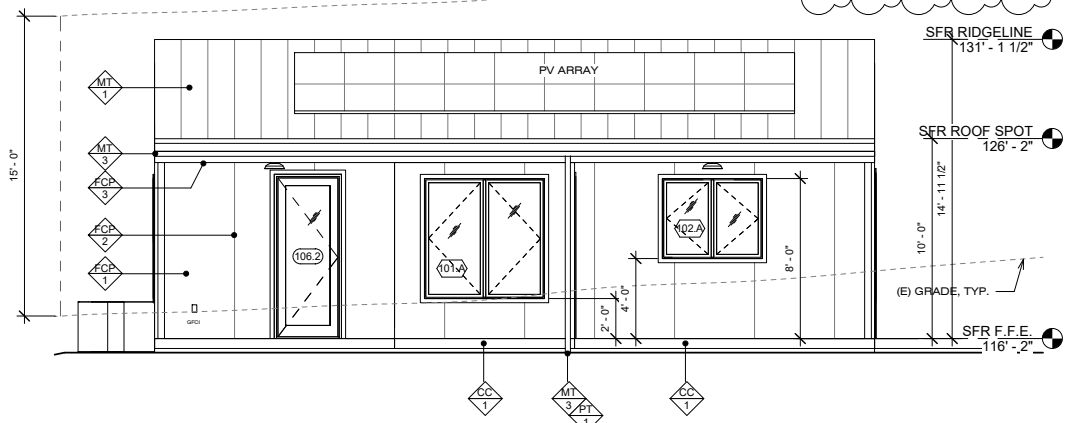
3 PROPOSED SFR ELEVATION - SOUTH  
 1/4" = 1'-0"



1 PROPOSED SFR ELEVATION - EAST  
 1/4" = 1'-0"



4 PROPOSED SFR ELEVATION - NORTH  
 1/4" = 1'-0"



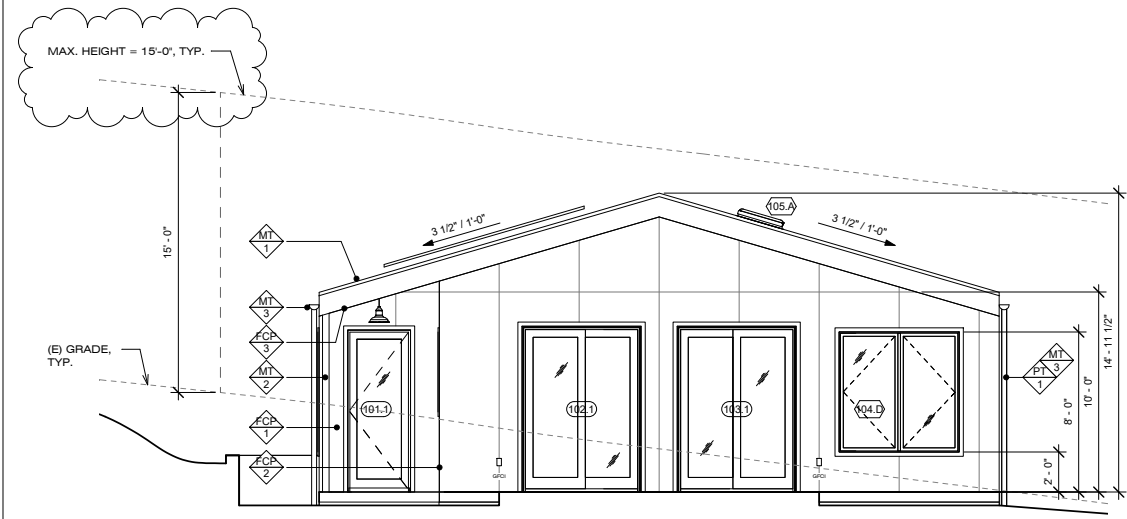
2 PROPOSED SFR ELEVATION - WEST  
 1/4" = 1'-0"

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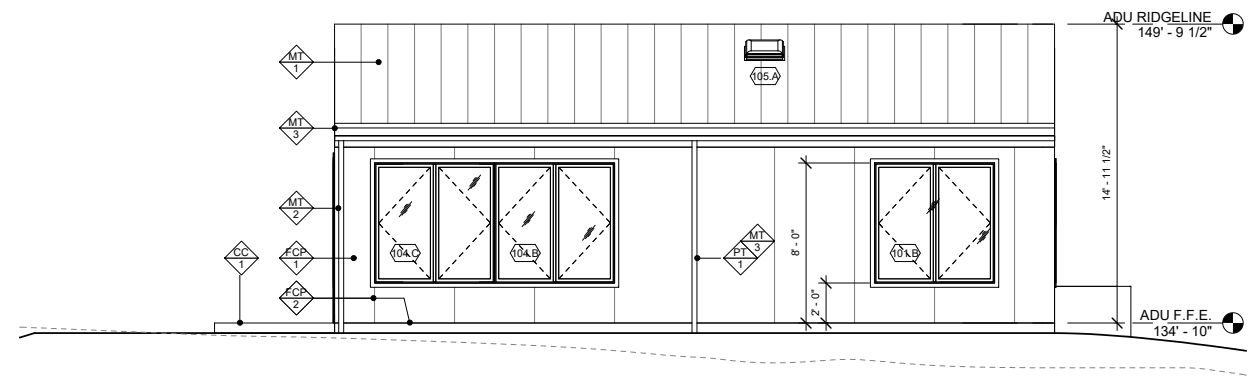
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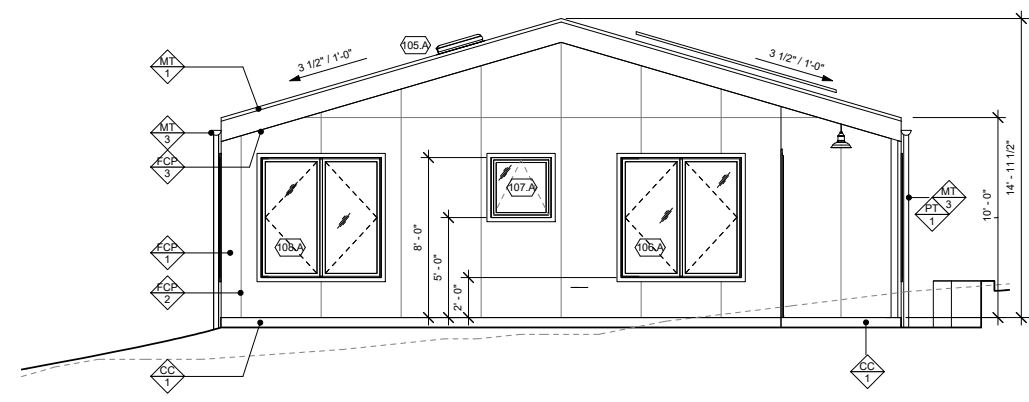
PROPOSED SFR ELEVATIONS  
**A4.2**



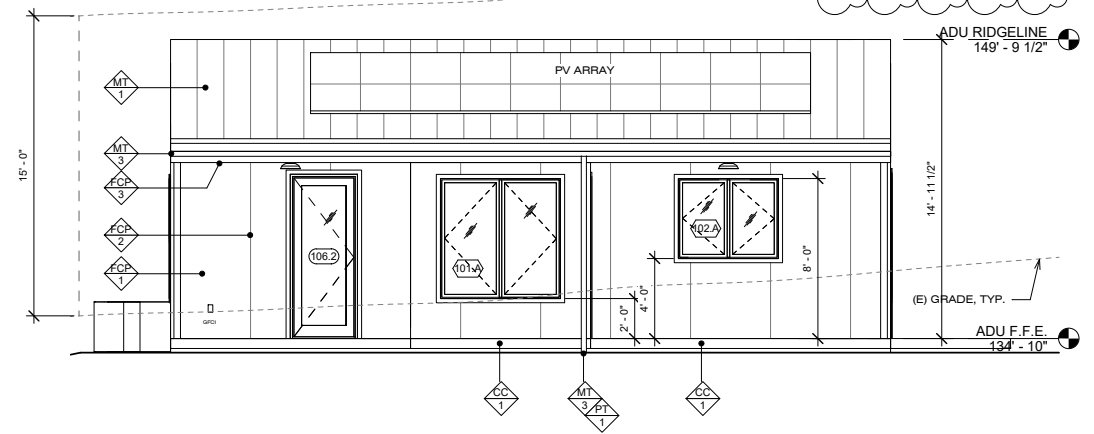
3 PROPOSED ADU ELEVATION - SOUTH  
1/4" = 1'-0"



1 PROPOSED ADU ELEVATION - EAST  
1/4" = 1'-0"



4 PROPOSED ADU ELEVATION - NORTH  
1/4" = 1'-0"



2 PROPOSED ADU ELEVATION - WEST  
1/4" = 1'-0"

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PROPOSED ADU ELEVATIONS  
**A4.3**



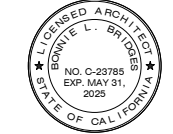


California

# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

STUDIO BBA

MAIL 921 Larkin Street  
San Francisco, CA 94109  
TEL 415 241 7160  
FAX 415 241 7164  
WWW studio-bba.com



**CHAPTER 3  
GREEN BUILDING  
SECTION 301 GENERAL**

**301.1 SCOPE.** Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

**301.1.1 Additions and alterations. [HCD]** The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

**Note:** Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

**Note:** On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

**301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD]** The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

**SECTION 302 MIXED OCCUPANCY BUILDINGS**

**302.1 MIXED OCCUPANCY BUILDINGS.** In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

**Exceptions:**

- [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
- [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

**DIVISION 4.1 PLANNING AND DESIGN**

**ABBREVIATION DEFINITIONS:**

HCD Department of Housing and Community Development  
SBC California Building Standards Commission  
DSA-SS Division of the State Architect, Structural Safety  
OSHPD Office of Statewide Health Planning and Development  
LR Low Rise  
HR High Rise  
AA Additions and Alterations  
N New

**CHAPTER 4  
RESIDENTIAL MANDATORY MEASURES**

**SECTION 4.102 DEFINITIONS**

**4.102.1 DEFINITIONS**  
The following terms are defined in Chapter 2 (and are included here for reference)

**FRENCH DRAIN.** A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

**WATTLES.** Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet control.

**4.106 SITE DEVELOPMENT**

**4.106.1 GENERAL.** Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

**4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION.** Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

- Retention basins of sufficient size shall be utilized to retain storm water on the site.
- Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by way of a barrier system, wattle or other method approved by the enforcing agency.
- Compliance with a lawfully enacted storm water management ordinance.

**Note:** Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil, (Website: [https://www.waterboards.ca.gov/water\\_issues/programs/stormwater/construction.html](https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html))

**4.106.3 GRADING AND PAVING.** Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

- Swales
- Water collection and disposal systems
- French drains
- Water retention gardens
- Other water measures which keep surface water away from buildings and aid in groundwater recharge.

**Exception:** Additions and alterations not altering the drainage path.

**4.106.4 Electric vehicle (EV) charging for new construction.** New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

**Exceptions:**

- On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
  - Where there is no local utility power supply or the local utility is unable to supply adequate power.
  - Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
- Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

**4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages.** For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate in a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved for permit installation of a branch circuit overcurrent protective device.

**Exception:** A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.

**4.106.4.1.1 Identification.** The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

**4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.** When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for parking shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

**4.106.4.2.1 Multifamily development projects with less than 20 dwelling units, and hotels and motels with less than 20 sleeping units or guest rooms.** The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

**1.EV Capable.** Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

**Exceptions:**

- When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.
- When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

**Notes:**

- Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
- There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

**2.EV Ready.** Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

**Exception:** Areas of parking facilities served by parking lifts.

**4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.** The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

**1.EV Capable.** Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

**Exception:** When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

**Notes:**

- Construction documents shall show locations of future EV spaces.
- There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

**2.EV Ready.** Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

**Exception:** Areas of parking facilities served by parking lifts.

**3.EV Chargers.** Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

**4.106.4.2.2.1 Location.** EVCS shall comply with at least one of the following options:

- The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.
- The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

**Exception:** Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1, and Section 4.106.4.2.2.1.2, Item 3.

**4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.** The charging spaces shall be designed with the following:

- The minimum length of each EV space shall be 18 feet (5486 mm).
- The minimum width of each EV space shall be 9 feet (2743 mm).
- One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

**4.106.4.2.2.1.3 Accessible EV spaces.** In addition to the requirements in Sections 4.106.4.2.2.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

**4.106.4.2.3 EV space requirements.**

**1.Single EV space required.** Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate in a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch overcurrent protective device installed, or space(s) reserved for permit installation of a branch circuit overcurrent protective device.

**Exception:** A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

**2.Multiple EV spaces required.** Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on any raceway method(s) or future receptacle(s) or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

**4.106.4.2.4 Identification.** The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

**4.106.4.2.5 Electric Vehicle Ready Space Signage.** Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

**4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.** When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

**Notes:**

- Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
- There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

**DIVISION 4.2 ENERGY EFFICIENCY**

**4.201 GENERAL**

**4.201.1 SCOPE.** For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

**DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION**

**4.303 INDOOR WATER USE**

**4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS.** Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4.

**Note:** All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

**4.303.1.1 Water Closets.** The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

**Note:** The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

**4.303.1.2 Urinals.** The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

**4.303.1.3 Showerheads.**

**4.303.1.3.1 Single Showerhead.** Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

**4.303.1.3.2 Multiple showerheads serving one shower.** When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

**Note:** A hand-held shower shall be considered a showerhead.

**4.303.1.4 Faucets.**

**4.303.1.4.1 Residential Lavatory Faucets.** The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The maximum flow rate of residential lavatory faucets shall not be less than 0.5 gallons per minute at 60 psi.

**4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas.** The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

**4.303.1.4.3 Metering Faucets.** Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

**4.303.1.4.4 Kitchen Faucets.** The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

**Note:** Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

**4.303.1.4.5 Pre-rinse spray valves.** When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

**FOR REFERENCE ONLY:** The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.3 (h)(4)(A) and Section 1605.3 (h)(4)(A).

**TABLE H-2  
STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY  
VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019**

PRODUCT CLASS (spray force in ounce force (ozf))	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A) Commercial pre-rinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf) [113 grams-force (gf)]

**4.303.2 Submitters for multifamily buildings and dwelling units in mixed-used residential-commercial buildings.** Submitters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.

**4.303.3 Standards for plumbing fixtures and fittings.** Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

**NOTE:** THIS TABLE COMPLETES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

**TABLE - MAXIMUM FIXTURE WATER USE**

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

**4.304 OUTDOOR WATER USE**

**4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.** Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

**NOTES:**

- The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: <https://www.water.ca.gov/>

**DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY**

**4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE**

**4.406.1 ROBERT PROOFING.** Annular spaces around pipes, electric cables, conduits or other openings in sole-bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

**4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING**

**4.408.1 CONSTRUCTION WASTE MANAGEMENT.** Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

**Exceptions:**

- Excavated soil and land-clearing debris.
- Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
- The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

**4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN.** Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

- Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
- Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
- Identify diversion facilities where the construction and demolition waste material collected will be taken.
- Identify construction methods employed to reduce the amount of construction and demolition waste generated.
- Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

**4.408.3 WASTE MANAGEMENT COMPANY.** Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that construction and demolition waste management material diverted from the landfill complies with Section 4.408.1.

**Note:** The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

**4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR].** Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

**4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE.** Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

**4.408.5 DOCUMENTATION.** Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.

**Notes:**

- Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at [www.hcd.ca.gov/CALGreen.html](http://www.hcd.ca.gov/CALGreen.html) may be used to assist in documenting compliance with this section.
- Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

**4.410 BUILDING MAINTENANCE AND OPERATION**

**4.410.1 OPERATION AND MAINTENANCE MANUAL.** At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

- Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
- Operation and maintenance instructions for the following:
  - Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
  - Roof and vent drainage, including gutters and downspouts.
  - Space conditioning systems, including condensers and air filters.
  - Landscape irrigation systems.
  - Water reuse systems.
- Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
- Public transportation and/or carpool options available in the area.
- Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
- Information about water-conserving landscape and irrigation design and controllers which conserve water.
- Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
- Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
- Information about state solar energy and incentive programs available.
- A copy of all special inspections verifications required by the enforcing agency or this code.
- Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
- Information and/or drawings identifying the location of grab bar restraints.

**4.410.2 RECYCLING BY OCCUPANTS.** Where 5 or more multifamily dwelling units are constructed on a building site, provided readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastic, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

**Exception:** Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42949 (b)(5)(A) et seq. are not required to comply with the organic waste portion of this section.

**DIVISION 4.5 ENVIRONMENTAL QUALITY**

**SECTION 4.501 GENERAL**

**4.501.1 Scope.** The purpose of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

**SECTION 4.502 DEFINITIONS**

**4.502.1 DEFINITIONS**  
The following terms are defined in Chapter 2 (and are included here for reference)

**AGRIFIBER PRODUCTS.** Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FFFE) not considered base building elements.

**COMPOSITE WOOD PRODUCTS.** Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.

**DIRECT-VENT APPLIANCE.** A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

**DISCLAIMER:** THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

ISSUE  
2023-10-19 COASTAL PERMIT

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the Architect.  
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PROJECT FOX DRIVE

5 Fox Drive  
Point Reyes Station  
CA 94956

NUMBER 202303  
CONTACT TAYLOR PALMER  
OWNER YOSHIMOTO AND FELDMAN  
APN 166-360-02

CAL GREEN BUILDING  
STANDARDS CODE  
CG-1

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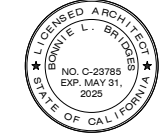


California

# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)



MAIL 921 Larkin Street  
San Francisco, CA 94109  
TEL 415 241 7160  
FAX 415 241 7164  
WWW studio-bba.com



**MAXIMUM INCREMENTAL REACTIVITY (MIR).** The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O<sub>3</sub>/g ROG). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

**MOISTURE CONTENT.** The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

**PRODUCT-WEIGHTED MIR (PW-MIR).** The sum of all weighted-MIR for all ingredients in a product subject to this article. The PW-MIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). Note: PW-MIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

**REACTIVE ORGANIC COMPOUND (ROC).** Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

**VOC.** A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

**4.503 FIREPLACES**  
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

**4.504 POLLUTANT CONTROL**  
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

**4.504.2 FINISH MATERIAL POLLUTANT CONTROL.** Finish materials shall comply with this section.

**4.504.2.1 Adhesives, Sealants and Caulks.** Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

- Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products shall also comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
- Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain compounds, of California Code of Regulations, Title 17, commencing with section 94507.

**4.504.2.2 Paints and Coatings.** Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

**4.504.2.3 Aerosol Paints and Coatings.** Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

**4.504.2.4 Verification.** Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

- Manufacturer's product specification.
- Field verification of on-site product containers.

**TABLE 4.504.1 - ADHESIVE VOC LIMIT<sub>1,2</sub>**  
(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
<b>SPECIALTY APPLICATIONS</b>	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
<b>SUBSTRATE SPECIFIC APPLICATIONS</b>	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL, (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

- IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
- FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

**TABLE 4.504.2 - SEALANT VOC LIMIT**  
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
<b>SEALANT PRIMERS</b>	
ARCHITECTURAL	250
NON-POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

**TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS<sub>1,2</sub>**  
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
<b>SPECIALTY COATINGS</b>	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS <sub>3</sub>	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLAC	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

- GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
- THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
- VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

**TABLE 4.504.5 - FORMALDEHYDE LIMITS:**  
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD <sub>1</sub>	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

**DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)**  
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).  
See California Department of Public Health's website for certification programs and testing labs.  
<https://www.cdph.ca.gov/Programs/CCDCID/DEOD/CEH/BAQ/Pages/VOC.aspx>.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).  
See California Department of Public Health's website for certification programs and testing labs.  
<https://www.cdph.ca.gov/Programs/CCDCID/DEOD/CEH/BAQ/Pages/VOC.aspx>.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).  
See California Department of Public Health's website for certification programs and testing labs.  
<https://www.cdph.ca.gov/Programs/CCDCID/DEOD/CEH/BAQ/Pages/VOC.aspx>.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those standards, as shown in Table 4.504.5.

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

- Product certifications and specifications.
- Chain of custody certifications.
- Product labeled and invoices as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
- Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2209, European EN 339-35 standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
- Other methods acceptable to the enforcing agency.

**4.505 INTERIOR MOISTURE CONTROL**  
4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

- A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
- Other equivalent methods approved by the enforcing agency.
- A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

- Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
- Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
- At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

**4.506 INDOOR AIR QUALITY AND EXHAUST**  
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

- Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
- Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
  - Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
  - A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).

Notes:

- For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
- Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

**4.507 ENVIRONMENTAL COMFORT**  
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

- The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
- Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
- Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

## CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

**702 QUALIFICATIONS**  
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

- State certified apprenticeship programs.
- Public utility training programs.
- Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
- Programs sponsored by manufacturing organizations.
- Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

- Certification by a national or regional green building program or standard publisher.
- Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
- Successful completion of a third party apprentice training program in the appropriate trade.
- Other programs acceptable to the enforcing agency.

Notes:

- Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
- HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

**703 VERIFICATIONS**  
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to: construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

ISSUE  
2023-10-19 COASTAL PERMIT

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PROJECT FOX DRIVE

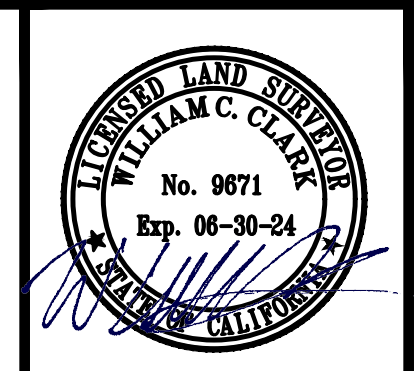
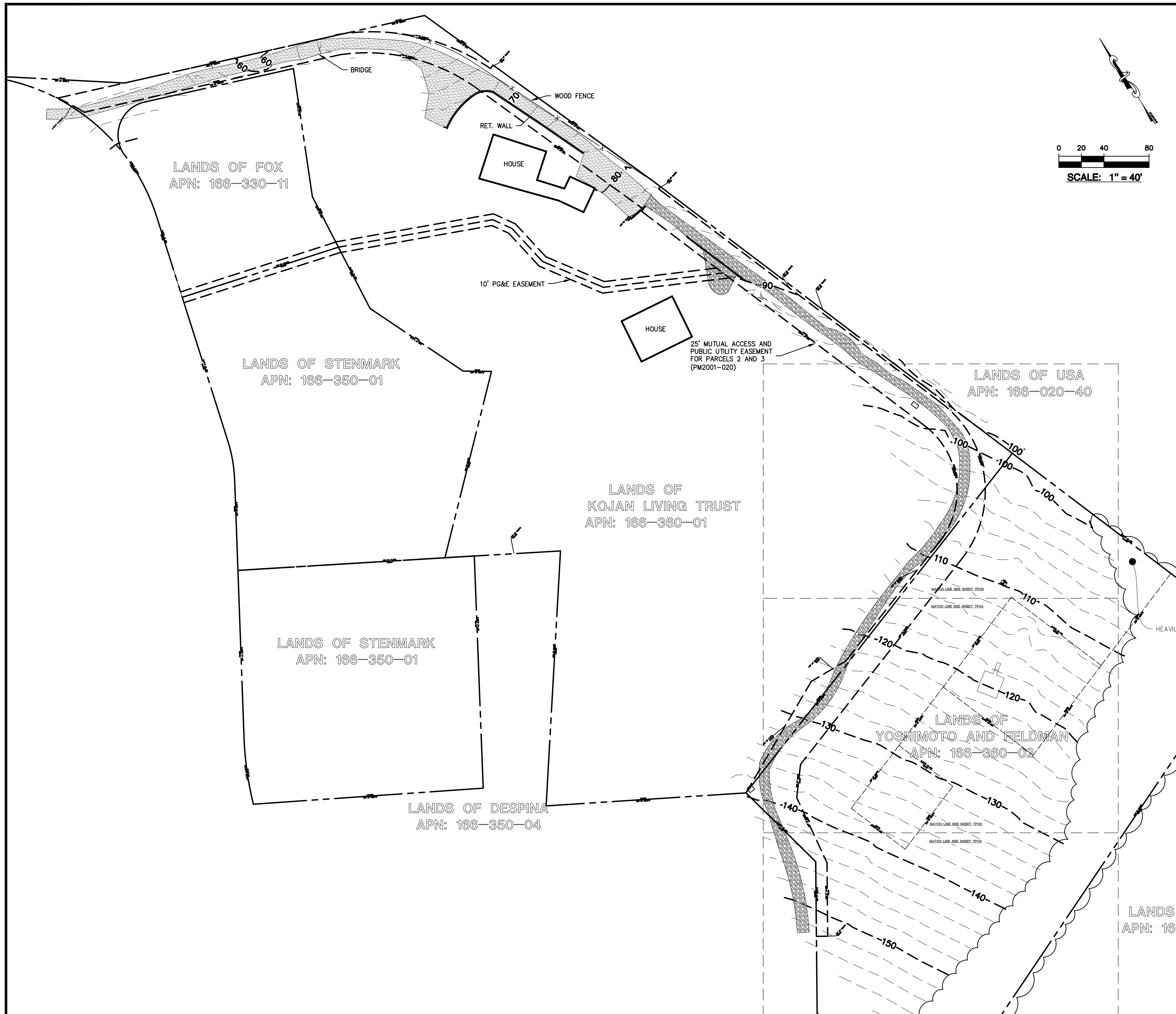
5 Fox Drive  
Point Reyes Station  
CA 94956

NUMBER 202303  
CONTACT TAYLOR PALMER  
OWNER YOSHIMOTO AND FELDMAN  
APN 166-360-02

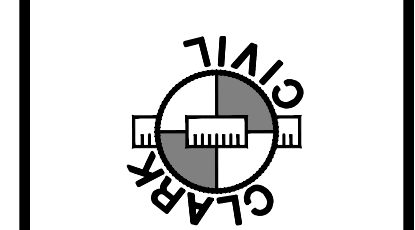
CAL GREEN BUILDING STANDARDS CODE  
**CG-2**

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DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.



**CLARK CIVIL ENGINEERING**  
 DESIGN • CONSULTING • SURVEY  
 8500 Nicuesa Valley Rd., Nicuesa, CA 94946  
 PH: 415-295-4460 FAX: 510-372-0259



**◆ SITE BENCHMARK**  
 SURVEY CONTROL  
 SET NAIL  
 ELEVATION=100.00'

**EASEMENT NOTE:**  
 A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY CLARK CIVIL. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

**NOTES**  
 ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.  
 UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.  
 BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.  
 FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

**TREE DESCRIPTIONS**  
 REFER TO ARBORIST PLAN FOR TREE SIZE AND TYPE

- NOTES & LEGEND:**
- \* DRIVEWAY = DW
  - \* TBM (ELEVATION) = ⬤
  - \* SURVEY MONUMENT FOUND = ⊙
  - \* WATER VALVE = ⌘
  - \* FIRE HYDRANT = ⌘
  - \* SEWER LINE = — SS —
  - \* FENCE = — X —
  - \* TREE (TYPE NOT SPECIFIED) = 🌳
  - \* WATER METER = ◻ WM
  - \* ASPHALT = AC
  - \* SANITARY SEWER CLEAN OUT = ◯ SSCO
  - \* SANITARY SEWER MAN HOLE = ◯ SSMH
  - \* CONCRETE = CONC
  - \* JOINT POLE = ⌘
  - \* ELECTRIC METER = ◻ EM
  - \* GUY ANCHOR = GA
  - \* GAS METER = ◻ GM
  - \* MAIL BOX = MB
  - \* POWER LINE = — OH —
  - \* FINISH FLOOR = FF
  - \* BOUNDARY LINE = —
  - \* CENTER LINE = —

**1 FOX DRIVE, POINT REYES STATION, CA 94956**  
 APN: 166-360-02  
 MARIN COUNTY

TOPOGRAPHIC SURVEY	
REVISIONS	BY
JOB NO: 223030	
DATE: 06/11/23	
SCALE: 1" = 40'	
DESIGN BY: RG	
DRAWN BY: RG	
SHEET NO:	
<b>TPO 1</b>	
1 OF 4 SHEETS	



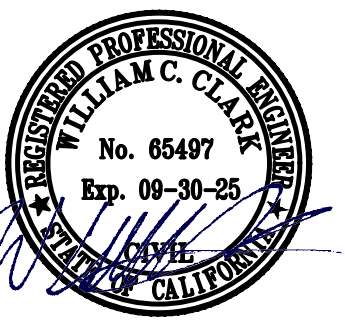




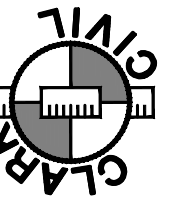


# PRELIMINARY GRADING AND DRAINAGE PLAN

## 5 FOX DRIVE, POINT REYES STATION, CALIFORNIA



CLARK CIVIL ENGINEERING  
DESIGN • CONSULTING • SURVEY  
5500 NICASIO VALLEY ROAD, NICASIO, CA 94946  
PH: 415-295-4450



5 FOX DRIVE, POINT REYES STATION, CA 94956  
MARIN COUNTY APN: 166-360-02

TITLE SHEET

12/15/23	△	
-	-	-
-	-	-
-	-	-
-	-	-
REVISIONS	BY	
JOB NO:	223030	
DATE:	9-21-23	
SCALE:	AS NOTED	
DESIGN BY:	RG	
DRAWN BY:	OD	
SHEET NO:		

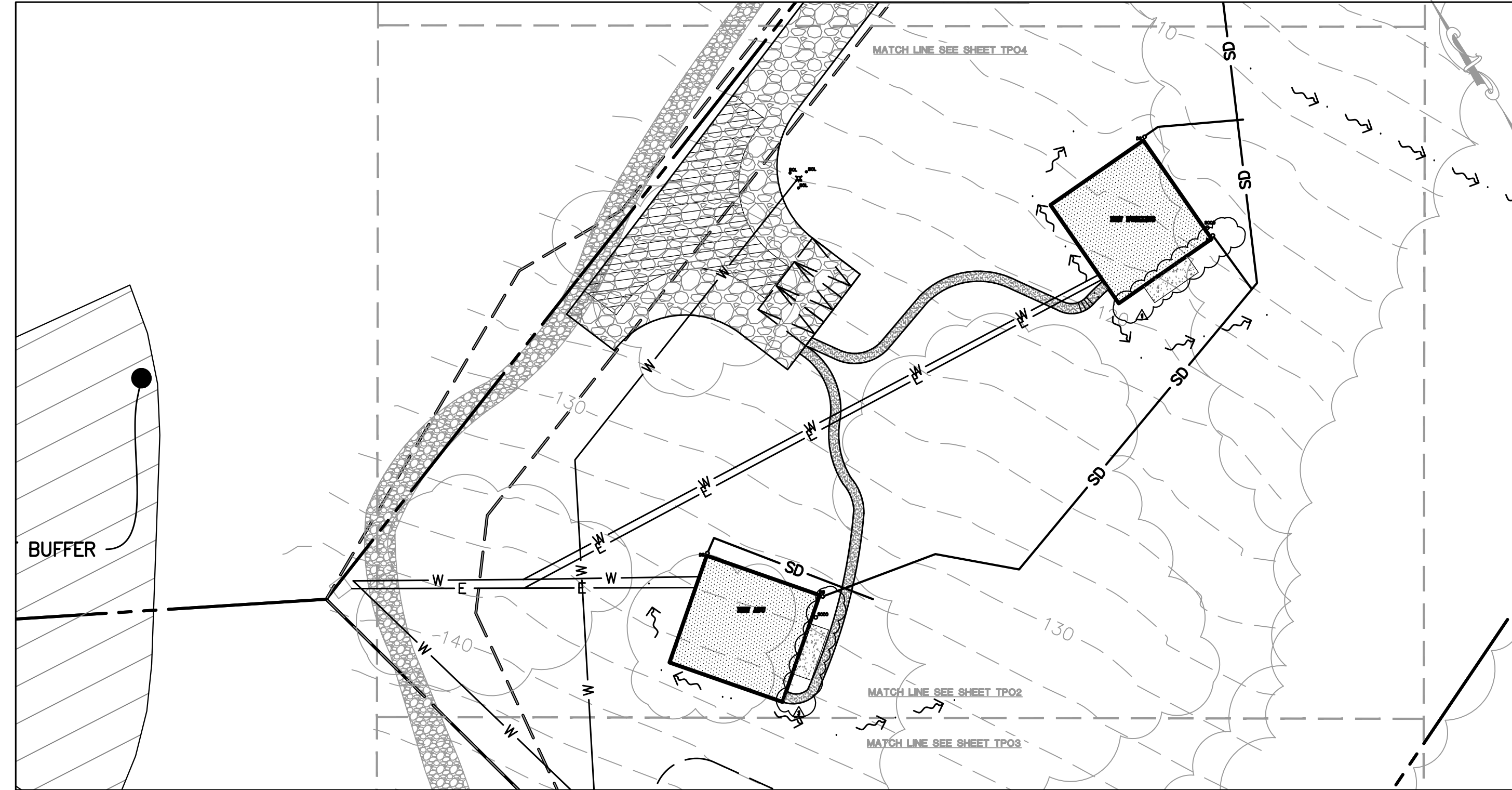
**CO.1**

### ABBREVIATIONS

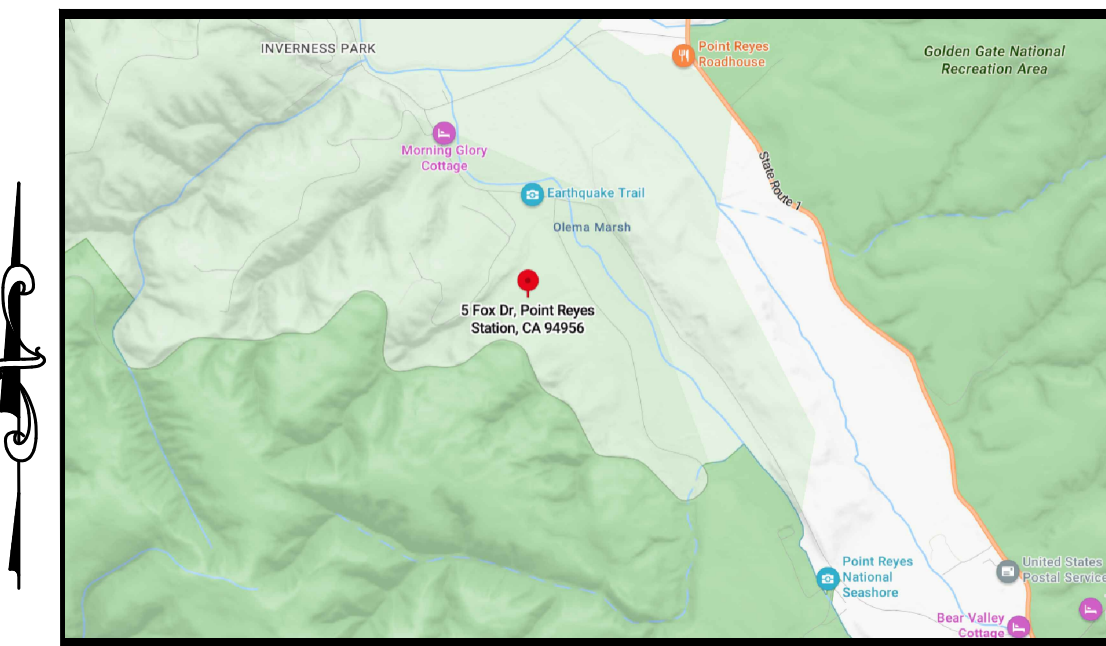
AB	AGGREGATE BASE	LF	LINEAL FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	(N)	NEW
BM	BENCHMARK	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB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

### LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RETAINING WALL
---	---	LANDSCAPE RETAINING WALL
---	---	SUBDRAIN LINE
---	---	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	P	PRESSURE LINE
JT	JT	JOINT TRENCH
---	---	SET BACK LINE
---	---	CONCRETE VALLEY GUTTER
---	---	SWALE FLOW DIRECTION
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
AD	AD	SQUARE AREA DRAIN
AD	AD	CURB INLET
SDMH	SDMH	STORM DRAIN MANHOLE
SSMH	SSMH	FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
222.57 INV	222.57 INV	STREET SIGN
200	200	SPOT ELEVATION
XX TREE	XX TREE	FLOW DIRECTION
XX TREE	XX TREE	BENCHMARK
XX TREE	XX TREE	CONTOURS
XX TREE	XX TREE	TREE TO BE REMOVED



**KEY MAP**  
1" = 30'



**VICINITY MAP**  
NTS

### REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:

- TOPOGRAPHIC SURVEY BY:  
CLARK CIVIL ENGINEERING  
5500 NICASIO VALLEY ROAD  
NICASIO, CALIFORNIA 94946
- ARCHITECTURAL PLAN BY STUDIO BBA  
921 LARKIN STREET  
SAN FRANCISCO, CA, 94109  
(415) 241-7160

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
BUILDINGS	0 S.F.	2450 S.F.
DRIVEWAY	0 S.F.	0 S.F.
NET INCREASE IN IMPERVIOUS SURFACE		2450 S.F.

**DISTURBED AREA**  
32,156 SF

### ESTIMATED EARTHWORK QUANTITIES

CUT 140 C.Y.  
FILL 140 C.Y.  
EXPORT 0 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

### SHEET INDEX

CO.1	TITLE SHEET
CO.2	GRADING SPECIFICATIONS
C2.0	GRADING & DRAINAGE PLAN
C2.1	GRADING & DRAINAGE PLAN
C2.2	GRADING & DRAINAGE PLAN
C2.3	GRADING & DRAINAGE PLAN
C2.4	GRADING & DRAINAGE PLAN
C3.1	DETAILS
C4.1	EROSION CONTROL PLAN
C4.2	EROSION CONTROL DETAILS
C4.3	CONSTRUCTION BMP
C4.4	STORMWATER MANAGEMENT PLAN



**GENERAL SITE NOTES:**

- 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.
- ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
- 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.
- 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.
- 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.
- 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.
- 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.
- EXISTING PEDESTRIAN WALKWAYS, BIKE PATHS AND ACCESSIBLE PATHWAYS SHALL BE MAINTAINED, WHERE FEASIBLE, DURING CONSTRUCTION.
- IF A CONFLICT ARISES BETWEEN THE SPECIFICATIONS AND THE PLANS NOTES, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED PERMITS AND COSTS ASSOCIATED WITH SAID PERMITS

**TREE/PLANT PROTECTION NOTES:**

- PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY, CONFIRM WITH OWNER AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
- PROVIDE 5 FOOT TALL TREE PROTECTION FENCE WITH DISTINCTIVE MARKING VISIBLE TO CONSTRUCTION EQUIPMENT, ENCLOSING DRIP LINES OF TREES DESIGNATED TO REMAIN.
- 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.
- 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.
- ANY GRADE CHANGES GREATER THAN 6" WITHIN THE DRIPLINE OF EXISTING TREES SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE ARCHITECT / CIVIL ENGINEER.
- 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.
- 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.
- 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.
- 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:**

- 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.
- 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.
- 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.
- 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.
- 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.
- NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
- 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.
- 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.
- PREVENT DUST FROM LEAVING THE SITE AND ACCUMULATING ON ADJACENT AREAS AS REQUIRED IN THE DUST CONTROL NOTES ON THIS SHEET.
- 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.
- 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:**

- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
  - 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.
  - USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
  - AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.
  - DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.
  - PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
  - PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.
  - LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
  - LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
  - 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**
- 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.
  - USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
  - STABILIZING ALL DENuded AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.
  - 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.
  - STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.
  - AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.
  - LIMITING AND TIMING APPLICATIONS OF PESTICIDES AND FERTILIZER TO AVOID POLLUTING RUNOFF.

**WATER SYSTEM NOTES:**

- 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.
- WATER LINES ARE SHOWN SCHEMATICALLY; CONTRACTOR SHALL IDENTIFY EACH ANGLE AND/OR BEND THAT MAY BE REQUIRED TO ACCOMPLISH THE INTENDED DESIGN.
- 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.
- ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OR APPLICABLE WATER DISTRICT STANDARDS.
- 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.
- 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.
- 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.
- ALL WATER LINES SHALL BE INSTALLED WITH 3' MINIMUM COVER.
- ALL WATER VALVES SHALL BE PER CITY STANDARD.
- ALL TEMPORARY AND/OR PERMANENT AIR-RELEASE AND BLOW-OFF VALVES SHALL BE PER CITY STANDARD AND AS DIRECTED BY THE CITY ENGINEER.
- 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.
- MECHANICALLY RESTRAINED JOINTS SHALL BE INSTALLED AT VERTICAL BENDS IN ACCORDANCE WITH CITY STANDARDS AND AS APPROVED BY THE CITY ENGINEER.
- ALL WATER VALVES SHALL BE CLUSTERED, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.

**STORM DRAIN NOTES:**

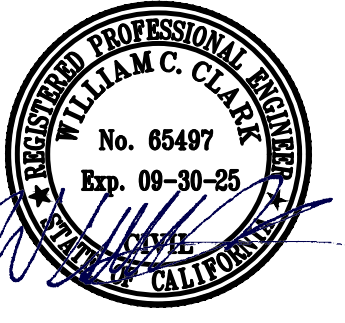
- ALL STORM DRAIN PIPE SHALL BE PVC PER SECTION 02630, SLOPED AT 2% UNLESS OTHERWISE SPECIFIED ON THE PLANS. PIPE SHALL BE SIZED AS SPECIFIED ON THE PLANS. ALL DIRECTION CHANGES SHALL BE MADE WITH A Y CONNECTION OR LONG SWEEP ELBOWS, REGULAR ELBOWS, AND TEE'S SHOULD BE AVOIDED.
- USE DETECTABLE METALIZED 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.
- 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"
- ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS AND HAVE BOLT DOWN GRATES.
- ALL TRENCHES SHALL BE BACKFILLED PER THE SPECIFICATIONS OF THE CIVIL ENGINEER TO VERIFY COMPACTION VALUES.
- 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.
- 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:**

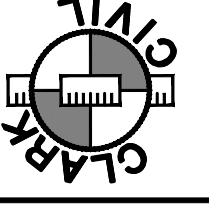
- INSTALL DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6"-12" BELOW THE SURFACE IN NON-PAVED AREAS, AND AT THE BOTTOM OF BASEROCK FOR PAVED AREAS. GREEN IMPRINTED WITH "CAUTION-SANITARY SEWER LINE BELOW", CALPICO TYPE 2 OR EQUAL.
- ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE CITY OR APPROPRIATE SANITARY SEWER DISTRICT.
- 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. FOR SANITARY SEWER LINES IN THE PUBLIC RIGHT-OF-WAY (BELOW THE SIDEWALK OR BELOW THE ROADWAY) THE APPROVED PIPE MATERIALS SHALL CONSIST OF HIGH-DENSITY POLYETHYLENE (HDPE) SDR 17 MINIMUM.
- SEWER WORK IN THE PUBLIC RIGHT-OF-WAY MUST BE PERFORMED BY A C-36, C-42, OR CLASS A

**DEMOLITION NOTES:**

- CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
- 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.
- CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
- 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.
- CONTRACTOR SHALL PAY DISPOSAL FEES.
- BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION OF FOUNDATIONS & UTILITIES.
- WITHIN LIMITS OF WORK, REMOVE CURBS, GUTTERS, LANDSCAPING, SIGNAGE, TREES, SCRUBS, ASPHALT, UNDERGROUND PIPES, ETC. AS INDICATED ON THE PLANS AND SPECS.
- REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
- PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION & SEDIMENTATION CONTROL PLAN & DETAILS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING ALL DEMOLITION MATERIALS, OR STORING SELECTED ITEMS BY OWNER'S REPRESENTATIVE AT DESIGNATED LOCATIONS.
- 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.
- 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.
- 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.
- DEMOLITION INCLUDES REMOVAL OF ALL ITEMS ASSOCIATED WITH THE UTILITIES AND SHALL INCLUDE PREPARING THE SITE FOR NEW UTILITIES, BUILDINGS, RETAINING WALLS, ETC.
- ALL MATERIALS TO BE DEMOLISHED AND REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF-SITE.
- 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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Ph: 415-295-4450



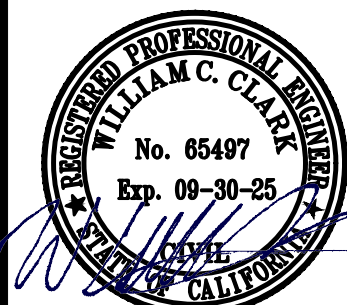
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REYES STATION, CA 94956

GRADING  
SPECIFICATIONS

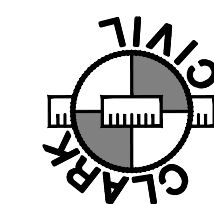
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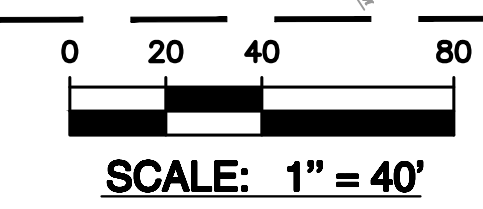
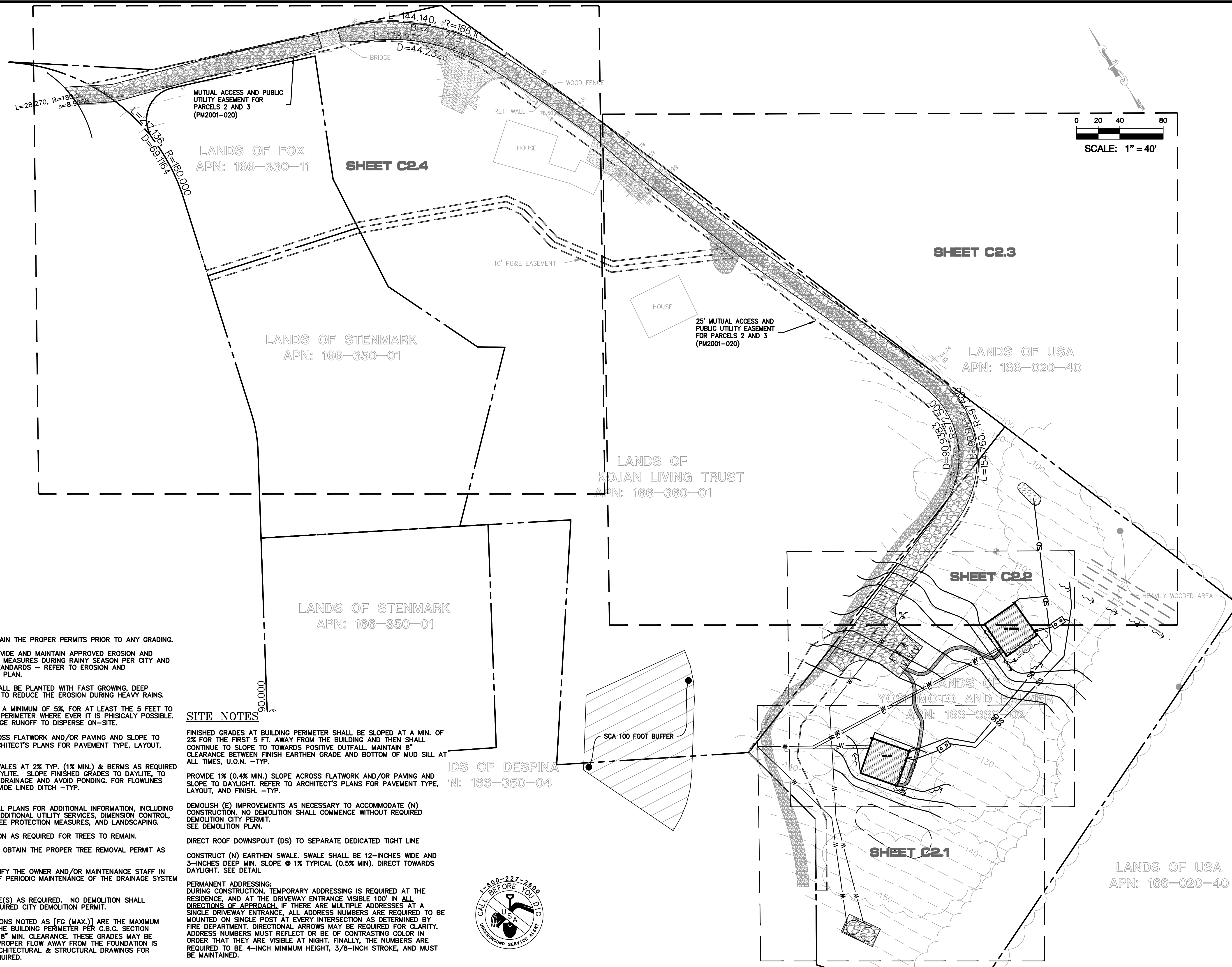
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GRADING &  
DRAINAGE PLAN

12/15/23	
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**GENERAL NOTES**

- CONTRACTOR SHALL OBTAIN THE PROPER PERMITS PRIOR TO ANY GRADING.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN APPROVED EROSION AND SEDIMENTATION CONTROL MEASURES DURING RAINY SEASON PER CITY AND CALIFORNIA REGIONAL STANDARDS - REFER TO EROSION AND SEDIMENTATION CONTROL PLAN.
- 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 5% FOR AT LEAST THE 5 FEET TO 10 FEET FROM BUILDING PERIMETER WHERE EVER IT IS PHYSICALLY POSSIBLE. DIRECT SURFACE DRAINAGE RUNOFF TO DISPERSE ON-SITE.
- PROVIDE 2% SLOPE ACROSS FLATWORK AND/OR PAVING AND SLOPE TO DAYLITE. REFER TO ARCHITECT'S PLANS FOR PAVEMENT TYPE, LAYOUT, AND FINISH -TYP.
- CONSTRUCT EARTHEN SWALES AT 2% TYP. (1% MIN.) & BERMS AS REQUIRED TO DIRECT FLOWS TO DAYLITE. SLOPE FINISHED GRADES TO DAYLITE, TO ACCOMMODATE POSITIVE DRAINAGE AND AVOID PONDING. FOR FLOWLINES GREATER THAN 5%, PROVIDE LINED DITCH -TYP.
- 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.
- DEMOLISH (E) STRUCTURE(S) AS REQUIRED. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED CITY DEMOLITION PERMIT.
- FINISHED GRADE ELEVATIONS NOTED AS [FG (MAX.)] ARE THE MAXIMUM ALLOWABLE GRADE AT THE BUILDING PERIMETER PER C.B.C. SECTION 2304.11.2.2 TO PROVIDE 8" 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.

**SITE NOTES**

- FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MIN. OF 2% FOR THE FIRST 5 FT. AWAY FROM THE BUILDING AND THEN SHALL CONTINUE TO SLOPE TO TOWARDS POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES, U.O.N. -TYP.
- PROVIDE 1% (0.4% MIN.) SLOPE ACROSS FLATWORK AND/OR PAVING AND SLOPE TO DAYLIGHT. REFER TO ARCHITECT'S PLANS FOR PAVEMENT TYPE, LAYOUT, AND FINISH. -TYP.
- DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION CITY PERMIT. SEE DEMOLITION PLAN.
- DIRECT ROOF DOWNSPOUT (DS) TO SEPARATE DEDICATED TIGHT LINE
- CONSTRUCT (N) EARTHEN SWALE. SWALE SHALL BE 12-INCHES WIDE AND 3-INCHES DEEP MIN. SLOPE @ 1% TYPICAL (0.5% MIN). DIRECT TOWARDS DAYLIGHT. SEE DETAIL
- PERMANENT ADDRESSING: DURING CONSTRUCTION, TEMPORARY ADDRESSING IS REQUIRED AT THE RESIDENCE, AND AT THE DRIVEWAY ENTRANCE VISIBLE 100' IN ALL DIRECTIONS OF APPROACH. IF THERE ARE MULTIPLE ADDRESSES AT A SINGLE DRIVEWAY ENTRANCE, ALL ADDRESS NUMBERS ARE REQUIRED TO BE MOUNTED ON SINGLE POST AT EVERY INTERSECTION AS DETERMINED BY FIRE DEPARTMENT. DIRECTIONAL ARROWS MAY BE REQUIRED FOR CLARITY. ADDRESS NUMBERS MUST REFLECT OR BE OF CONTRASTING COLOR IN ORDER THAT THEY ARE VISIBLE AT NIGHT. FINALLY, THE NUMBERS ARE REQUIRED TO BE 4-INCH MINIMUM HEIGHT, 3/8-INCH STROKE, AND MUST BE MAINTAINED.

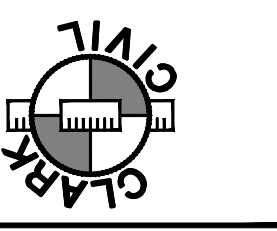


MATCH LINE C2.2

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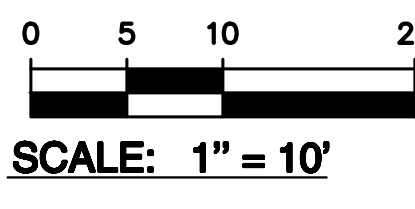
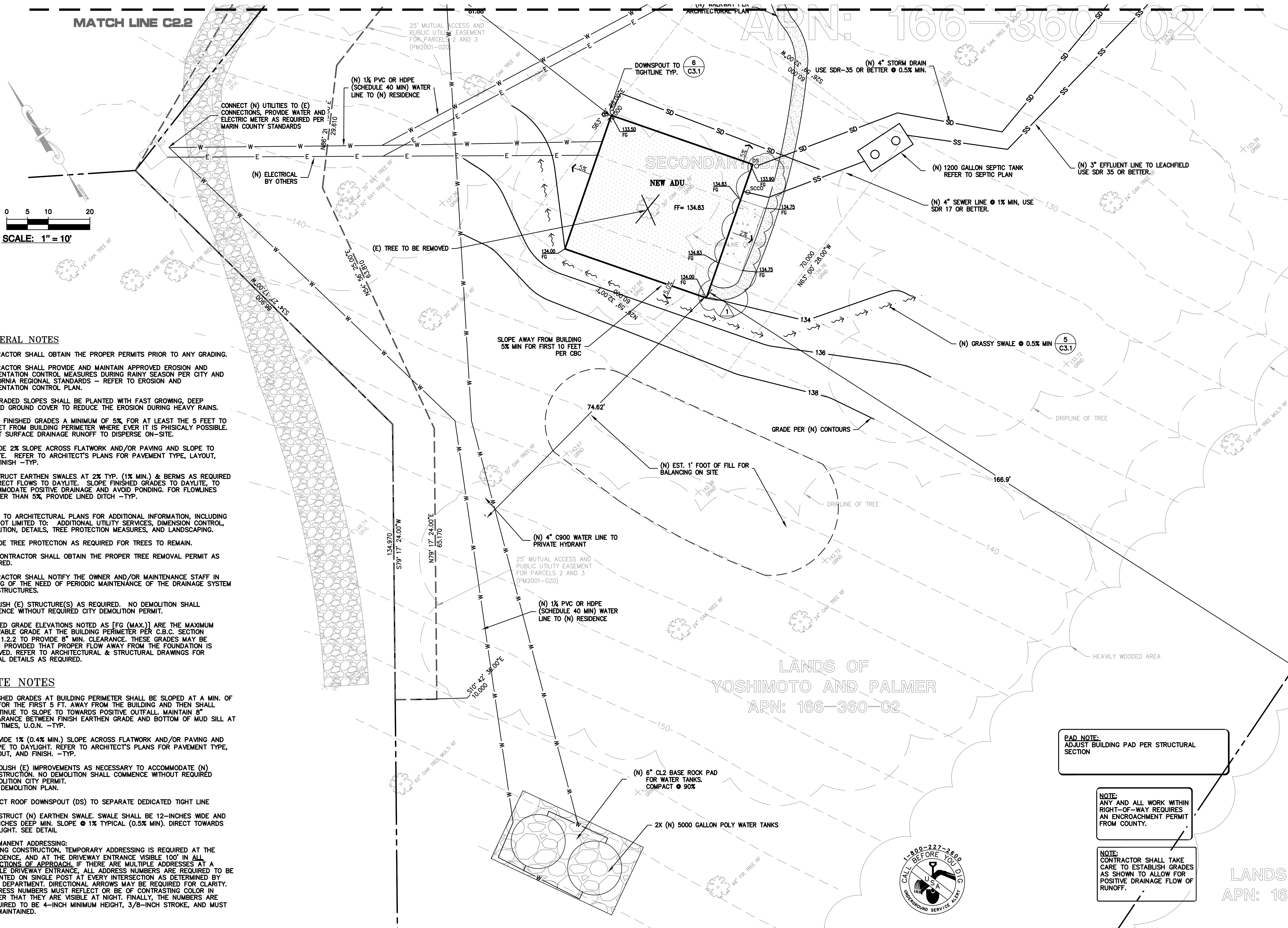


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REYES STATION, CA 94956  
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PRELIMINARY GRADING  
& DRAINAGE PLAN

12/15/23	
REVISIONS	BY
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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 5%, FOR AT LEAST THE 5 FEET TO 10 FEET FROM BUILDING PERIMETER WHERE EVER IT IS PHYSICALLY POSSIBLE. DIRECT SURFACE DRAINAGE RUNOFF TO DISPERSE ON-SITE.

PROVIDE 2% SLOPE ACROSS FLATWORK AND/OR PAVING AND SLOPE TO DAYLITE. REFER TO ARCHITECT'S PLANS FOR PAVEMENT TYPE, LAYOUT, AND FINISH -TYP.

CONSTRUCT EARTHEN SWALES AT 2% TYP. (1% MIN.) & BERMS AS REQUIRED TO DIRECT FLOWS TO DAYLITE. SLOPE FINISHED GRADES TO DAYLITE, TO ACCOMMODATE POSITIVE DRAINAGE AND AVOID PONDING. FOR FLOWLINES GREATER THAN 5%, PROVIDE LINED DITCH -TYP.

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DIRECT ROOF DOWNSPOUT (DS) TO SEPARATE DEDICATED TIGHT LINE

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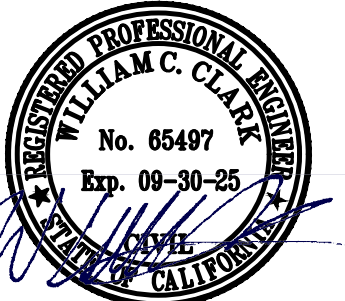
**PAD NOTE:**  
ADJUST BUILDING PAD PER STRUCTURAL SECTION

**NOTE:**  
ANY AND ALL WORK WITHIN RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM COUNTY.

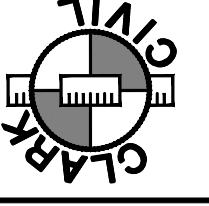
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LANDS  
APN: 16



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Ph: 415-295-4450

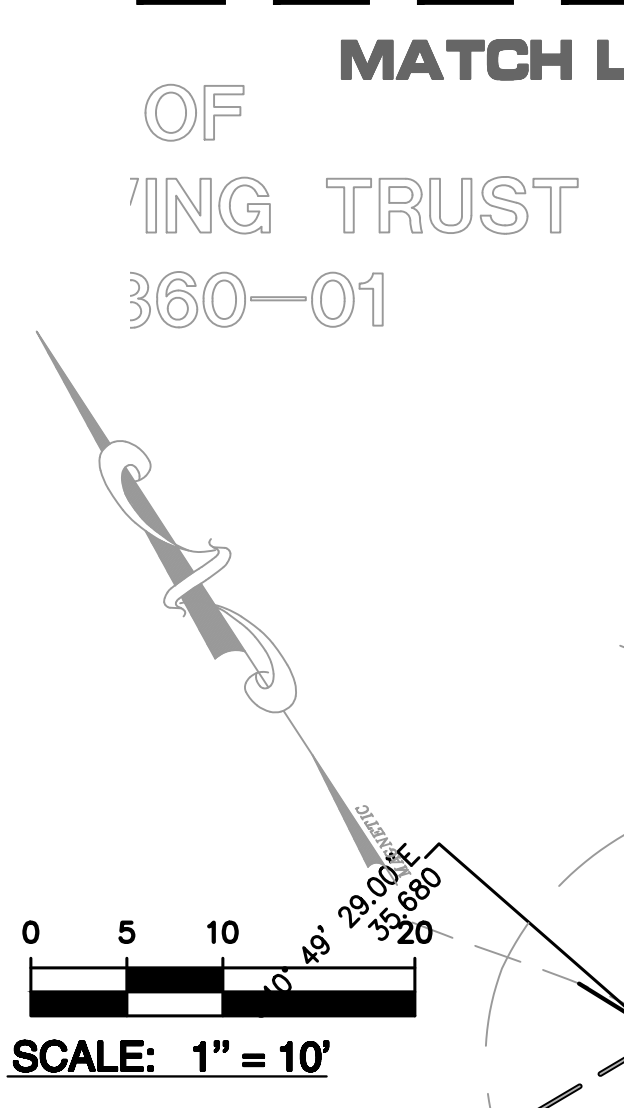
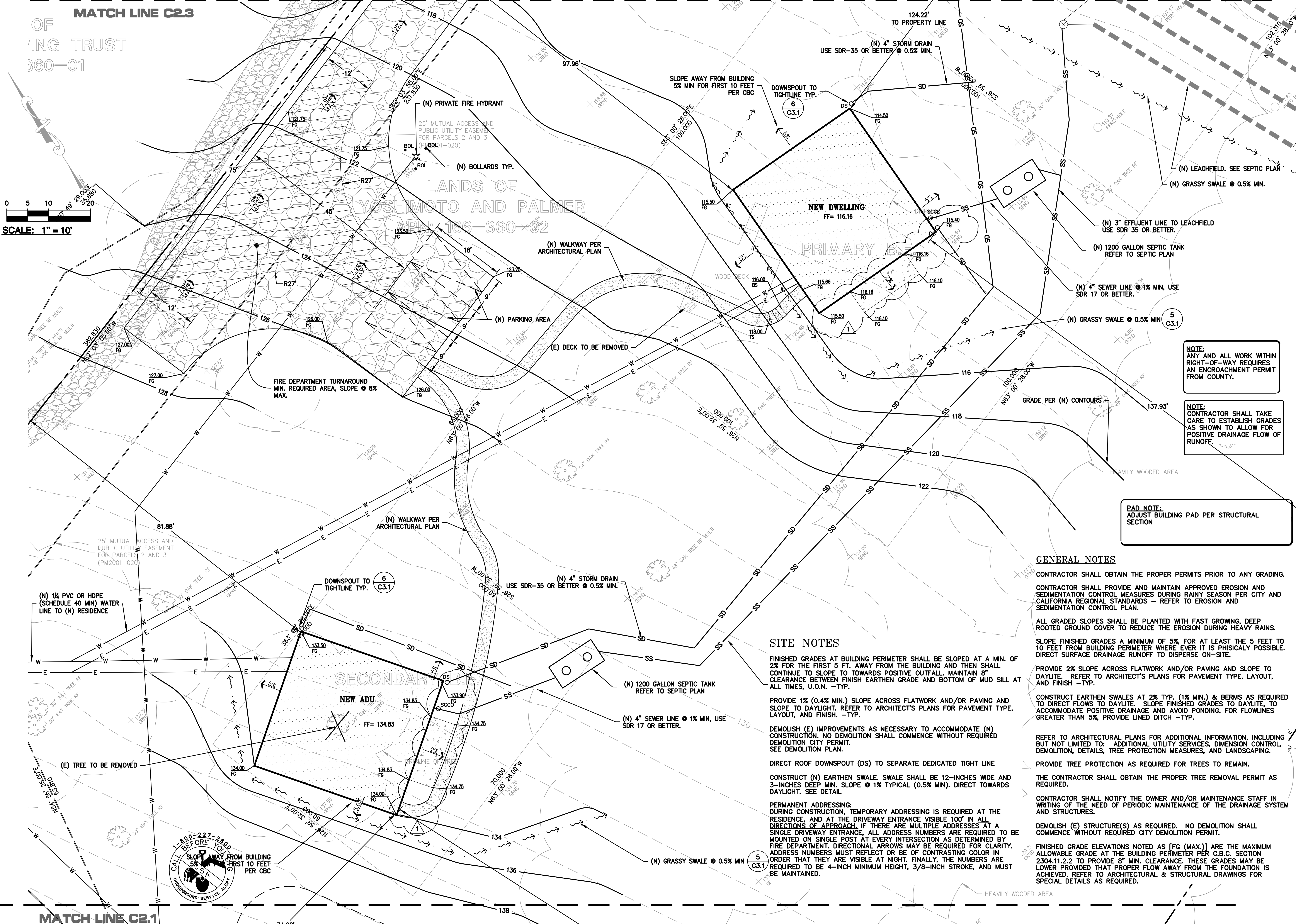


5 FOX DRIVE, POINT  
REYES STATION, CA 94956  
APN: 166-360-02

PRELIMINARY GRADING  
& DRAINAGE PLAN

12/15/23	
REVISIONS	BY
JOB NO: 223030	
DATE: 9-21-23	
SCALE: AS NOTED	
DESIGN BY: RG	
DRAWN BY: OD	
SHEET NO:	

**C2.2**



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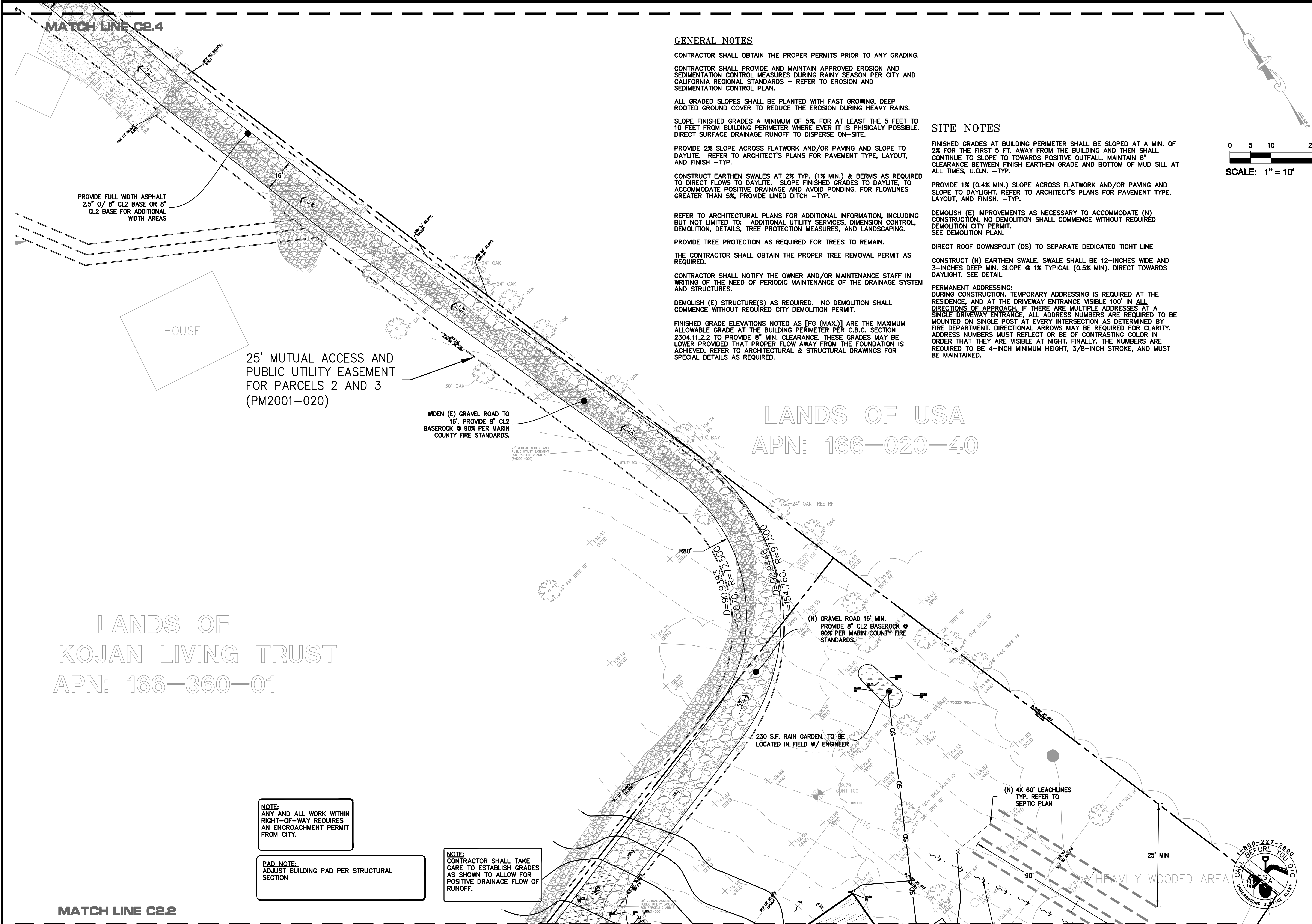
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MATCH LINE C2.1

MATCH LINE C2.3



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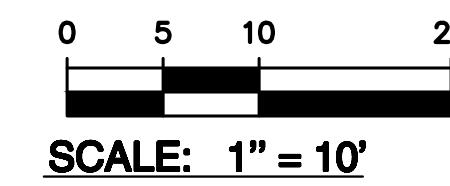
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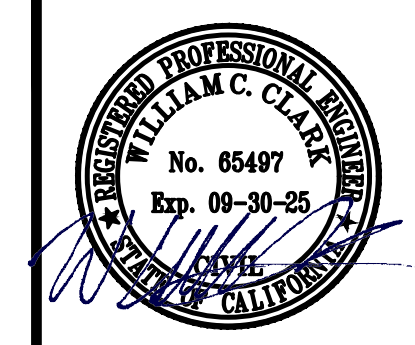
LANDS OF USA  
APN: 166-020-40

LANDS OF KOJAN LIVING TRUST  
APN: 166-360-01

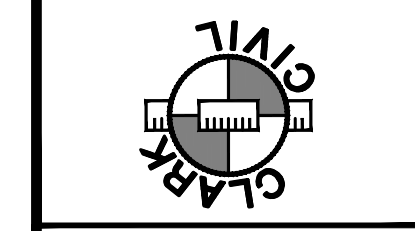
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**CLARK CIVIL ENGINEERING**  
DESIGN • CONSULTING • SURVEY  
5500 Nicastro, Valley Rd., Nicastro, CA 94946  
Ph: 415-295-4450



**5 FOX DRIVE, POINT REYES STATION, CA 94956**  
MARIN COUNTY  
APN: 166-360-02

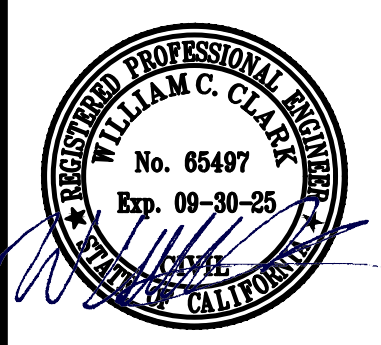
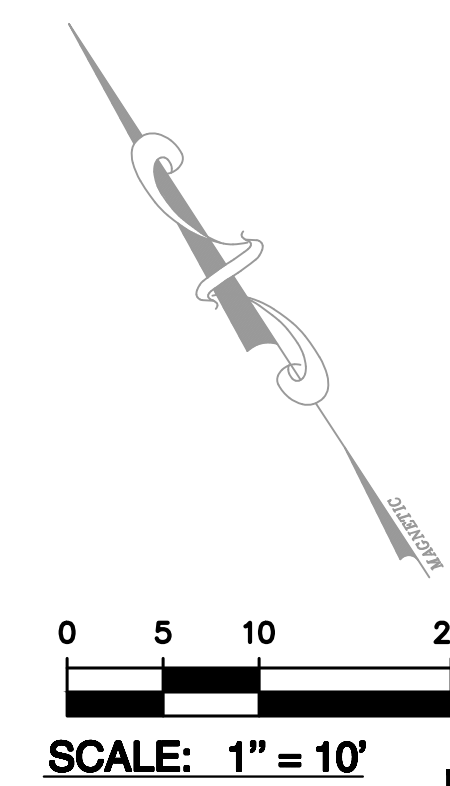
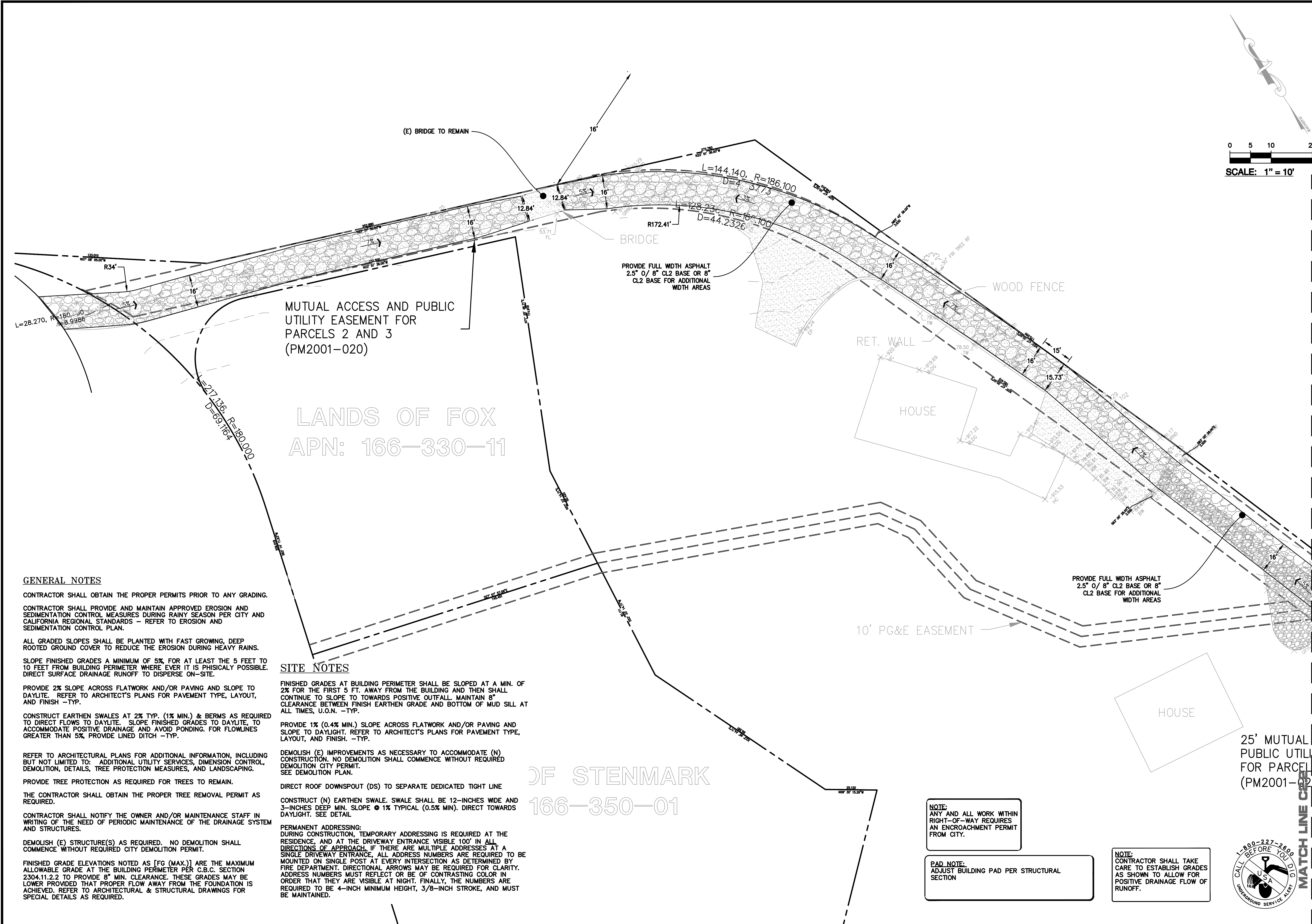
**PRELIMINARY GRADING & DRAINAGE PLAN**

12/15/23	
REVISIONS	BY
JOB NO: 223030	
DATE: 9-21-23	
SCALE: AS NOTED	
DESIGN BY: RG	
DRAWN BY: OD	
SHEET NO:	

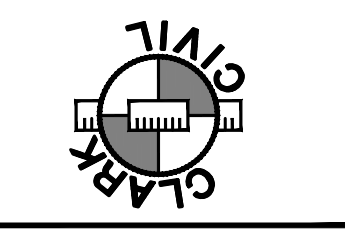
**C2.3**



**MATCH LINE C2.2**



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 5500 Nicastro, Valley Rd., Nicastro, CA 94946  
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5 FOX DRIVE, POINT  
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PRELIMINARY GRADING  
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**C2.4**

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OF STENMARK  
 166-350-01

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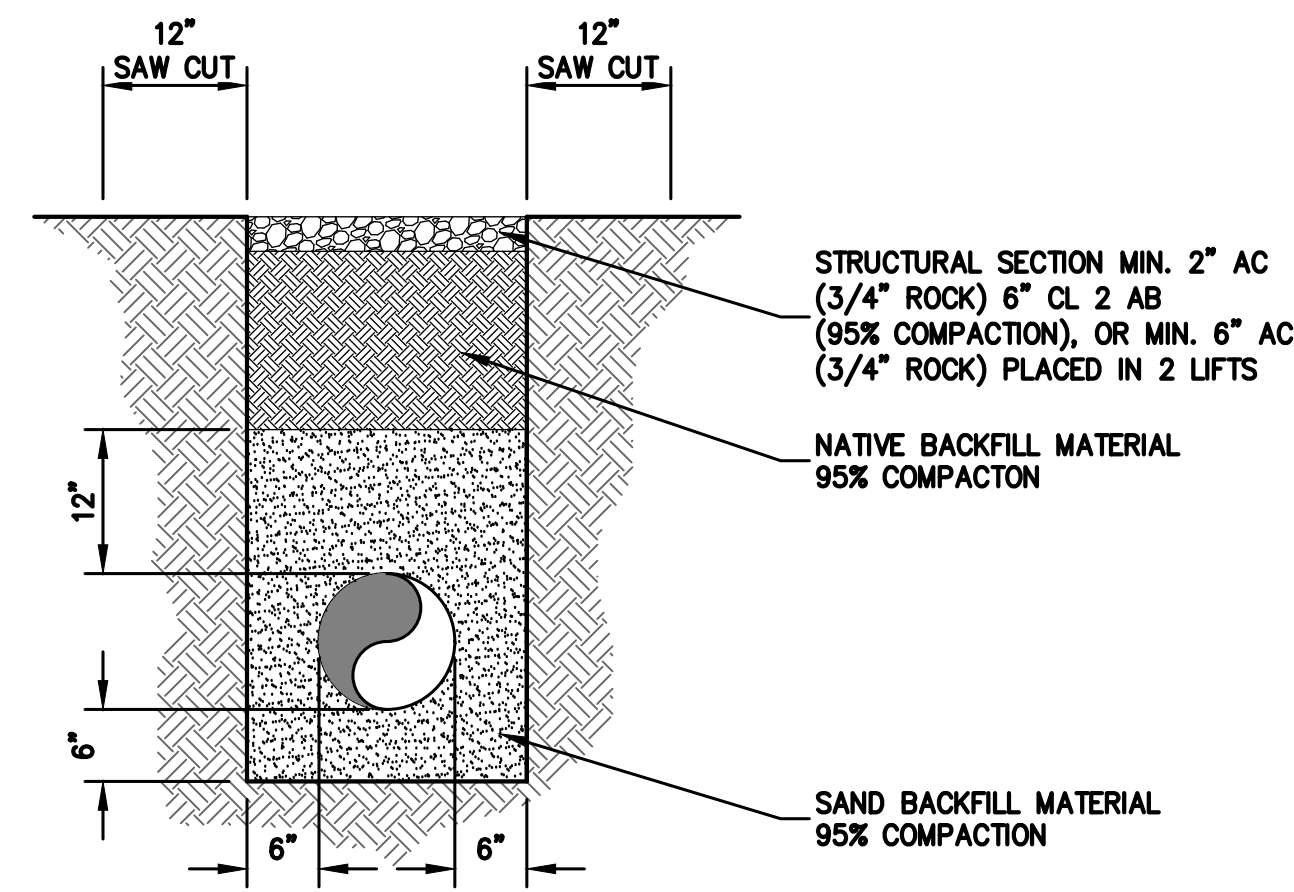
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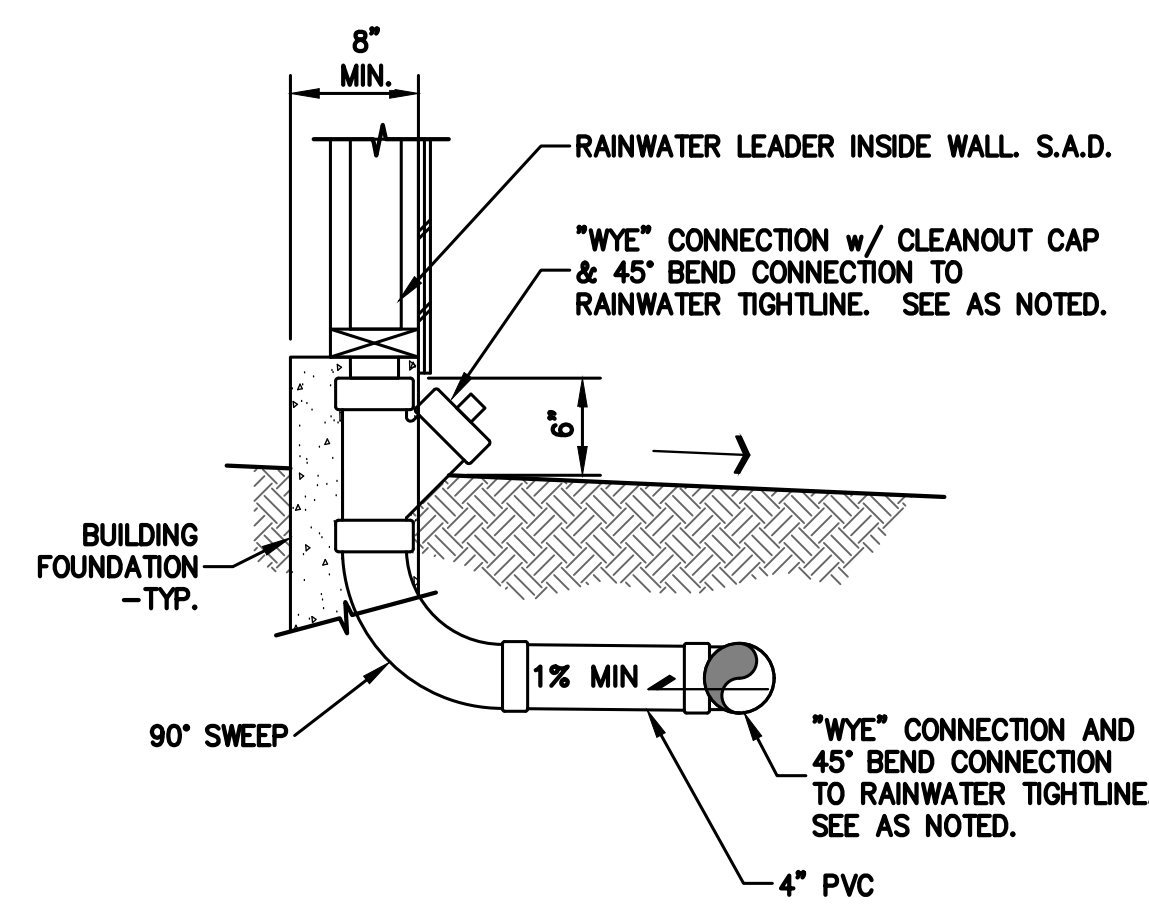
MATCH LINE

25' MUTUAL PUBLIC UTIL. FOR PARCEL (PM2001-020)

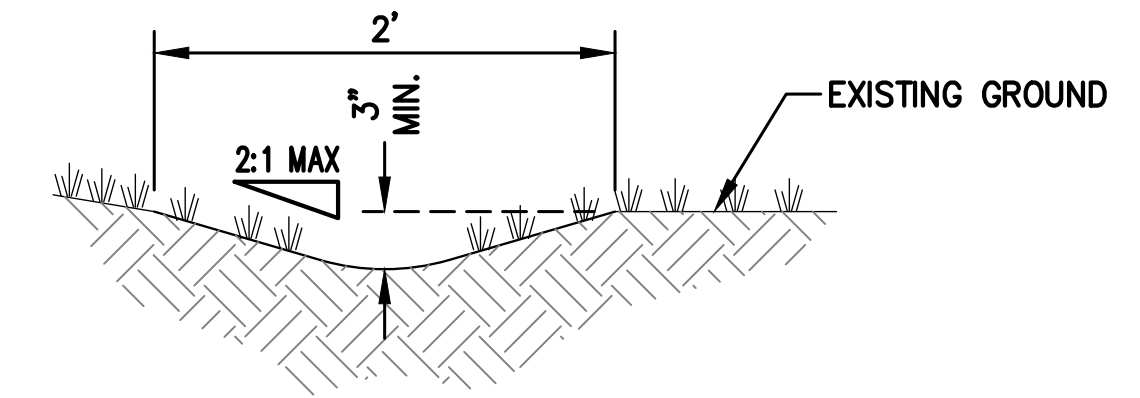




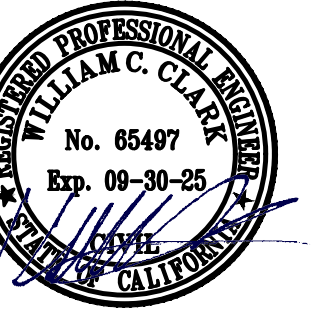
3 TRENCH BACKFILL  
C3.1 NTS



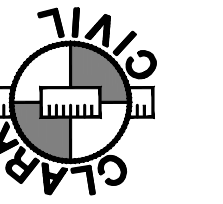
4 RAIN WATER LEADER TO TIGHTLINE CONNECTION  
C3.1 NTS



5 GRASSY SWALE DETAIL  
C3.1 NTS



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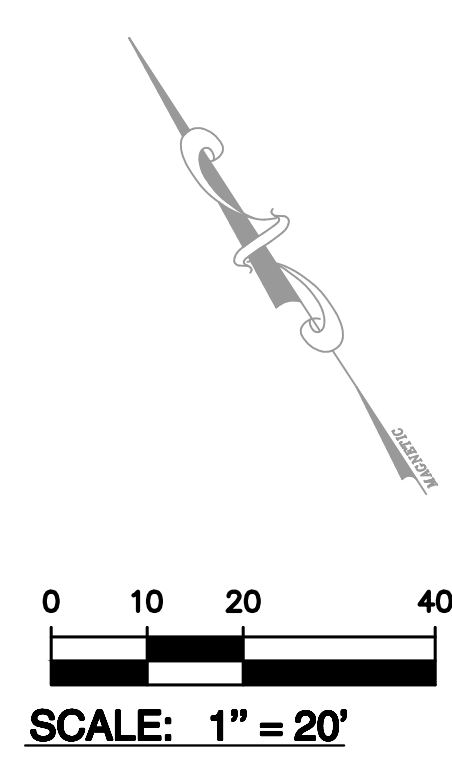
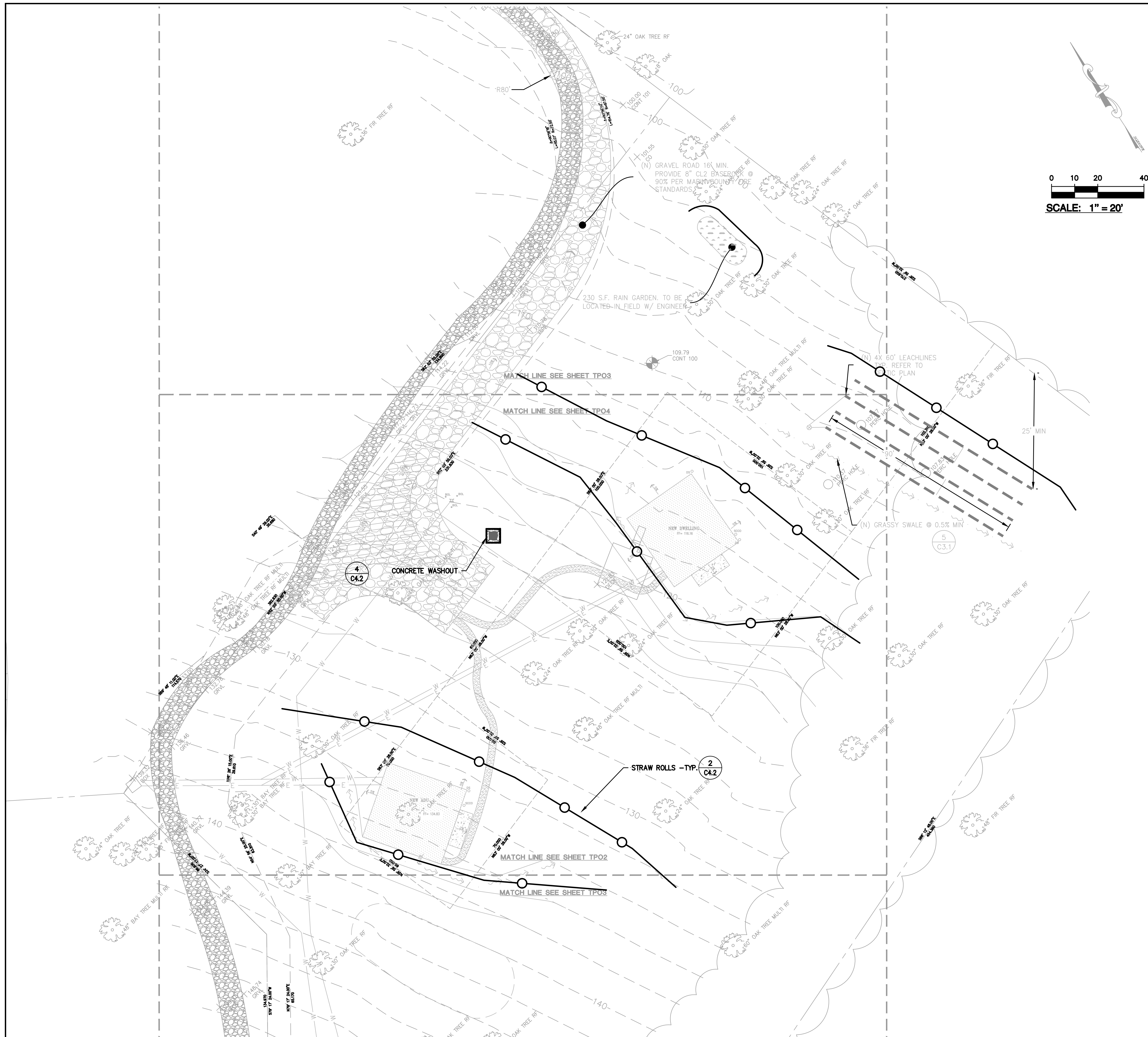
5 FOX DRIVE, POINT REYES STATION, CA 94956

APN:166-360-02  
MARIN COUNTY

DETAILS

12/15/23	△	
-	-	-
-	-	-
-	-	-
-	-	-
REVISIONS		BY
JOB NO:	223030	
DATE:	9-21-23	
SCALE:	AS NOTED	
DESIGN BY:	RG	
DRAWN BY:	OD	
SHEET NO:		

C3.1



**EROSION CONTROL MEASURES:**

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1ST TO APRIL 30. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 1ST OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF CLARK CIVIL ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY CLARK CIVIL ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE COUNTY STANDARDS AND THE APPROVAL OF THE COUNTY'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWNSLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY ENDBUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.



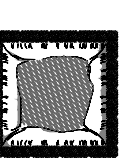
**REFERENCES:**

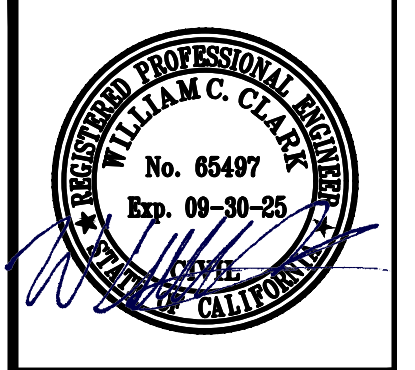
1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

**PURPOSE:**

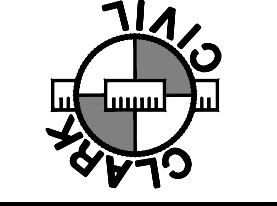
THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. CLARK CIVIL ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

**EROSION CONTROL LEGEND**

-  GRAVEL BAG
-  INLET PROTECTION
-  CONCRETE WASHOUT



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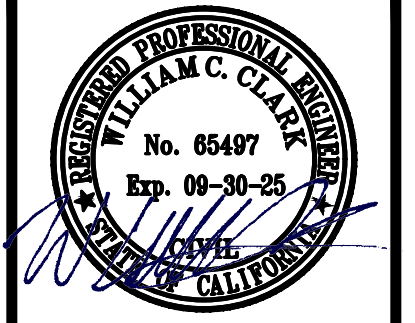


**5 FOX DRIVE, POINT REYES STATION, CA 94956**  
 APN: 166-360-02  
 MARIN COUNTY

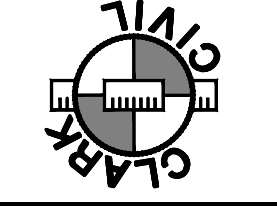
**EROSION CONTROL PLAN**

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REVISIONS	BY	
JOB NO:	223030	
DATE:	9-21-23	
SCALE:	AS NOTED	
DESIGN BY:	RG	
DRAWN BY:	OD	
SHEET NO:		

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APN: 166-360-02

EROSION CONTROL DETAILS

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REVISIONS	BY	
JOB NO:	223030	
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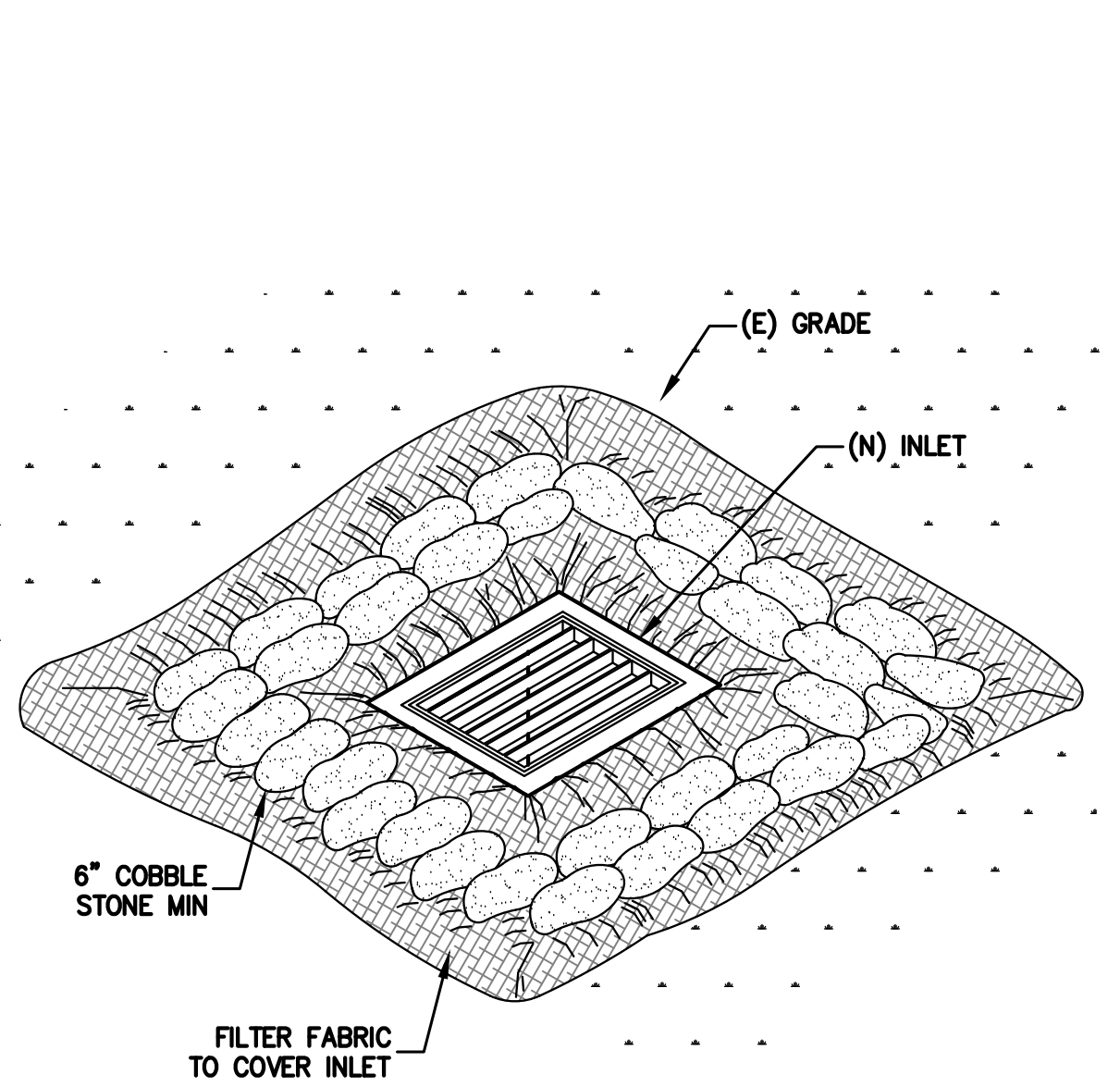
**C4.2**

**EROSION CONTROL NOTES:**

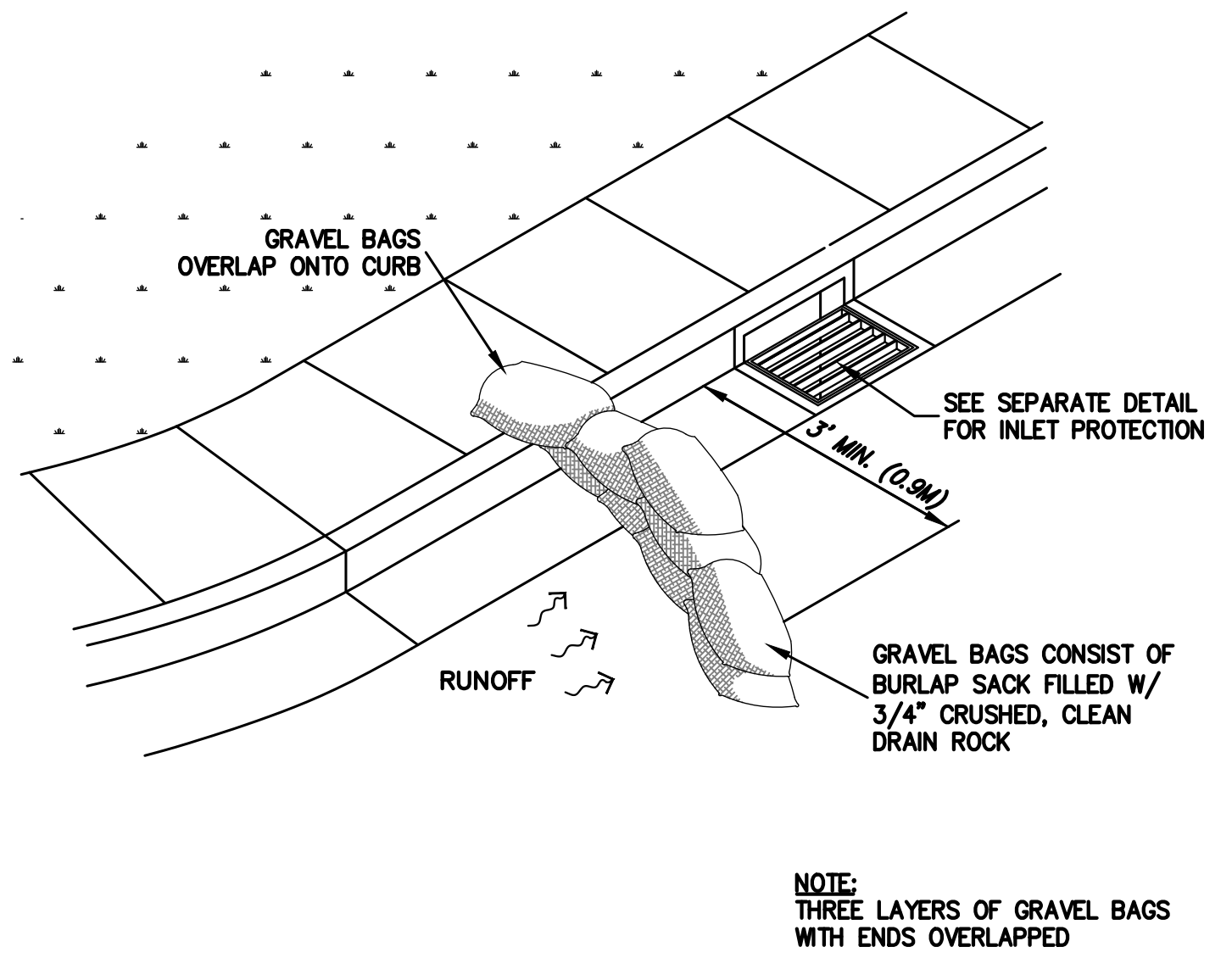
- IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
- THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 1ST.
- EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 1ST THROUGH APRIL 30, WHICHEVER IS LONGER.
- IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY COUNTY'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
- EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 30
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THRU APRIL 30, WHICHEVER IS GREATER.

**PERIODIC MAINTENANCE:**

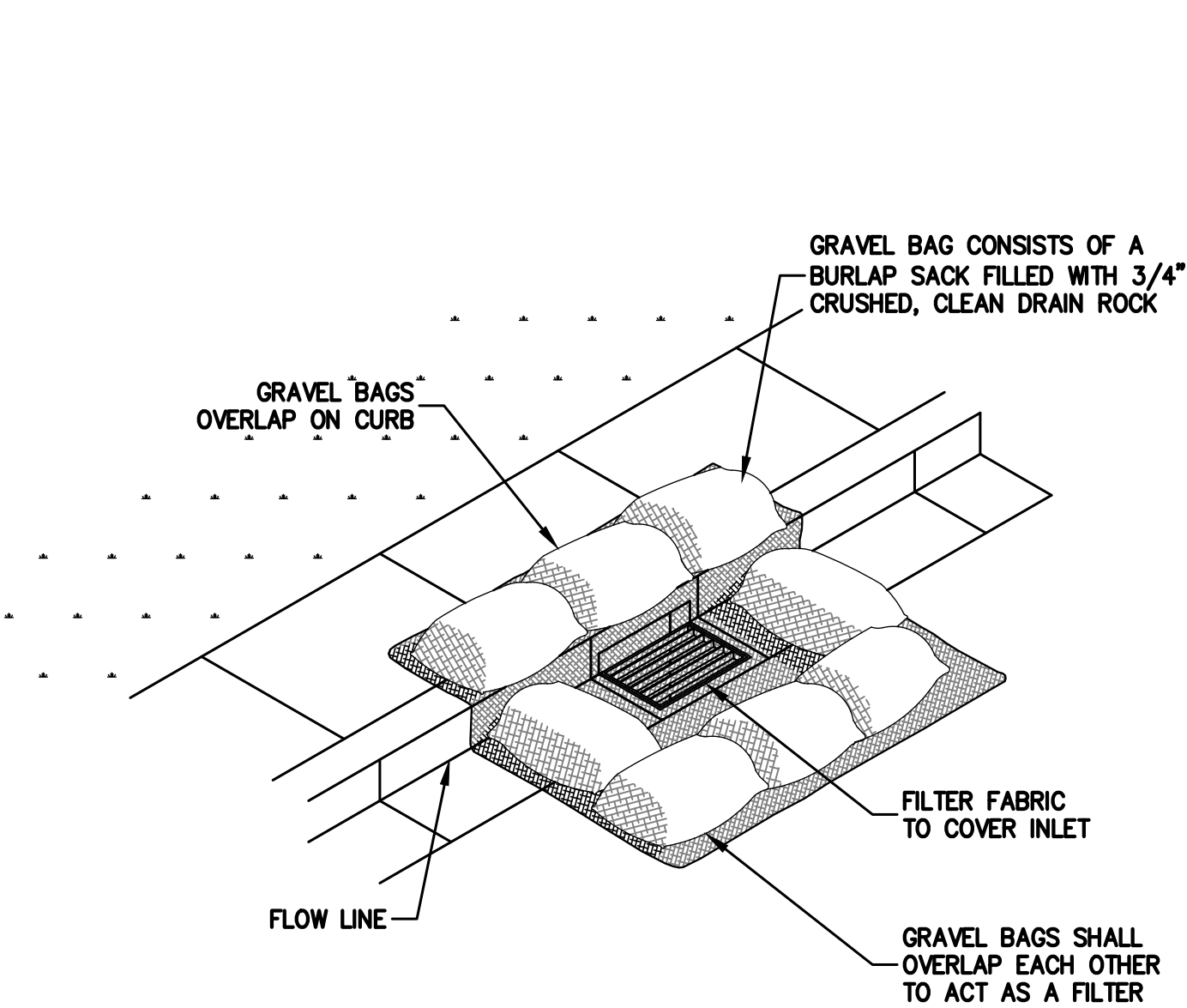
- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
  - DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
  - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
  - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
  - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
  - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
  - RILLS AND GULLIES MUST BE REPAIRED.
- GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
- STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
- SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
- CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
- ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



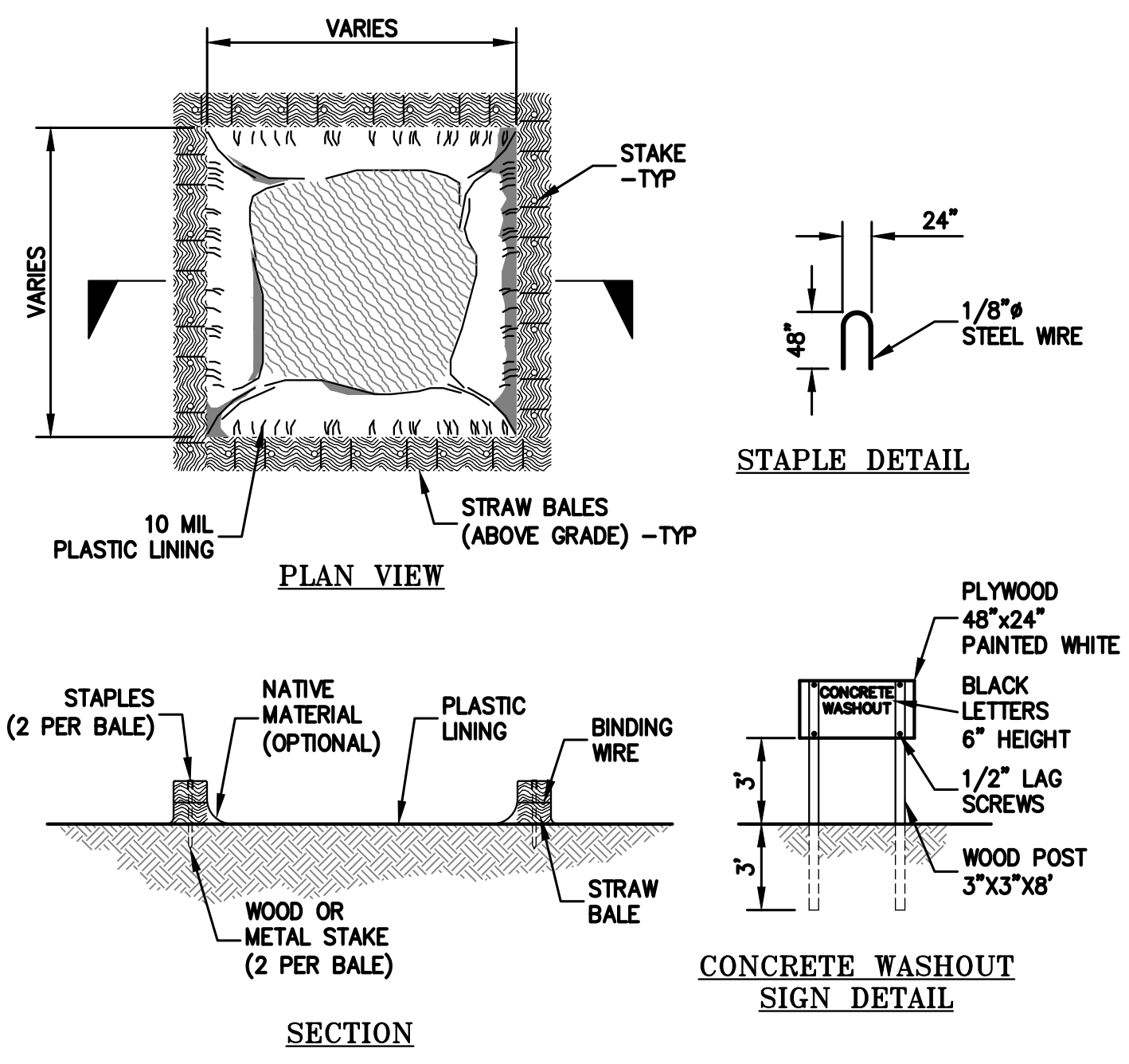
**3 INLET PROTECTION**  
C4.2 NTS



**2 GRAVEL BAG DIKE**  
C4.2 NTS



**1 GRAVEL BAG INLET PROTECTION**  
C4.2 NTS



**4 CONCRETE WASHOUT**  
C4.2 NTS

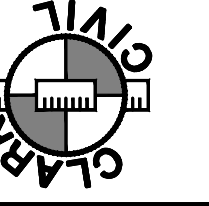
NOTES:  
ACTUAL LAYOUT DETERMINED IN FIELD.  
THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

# Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.



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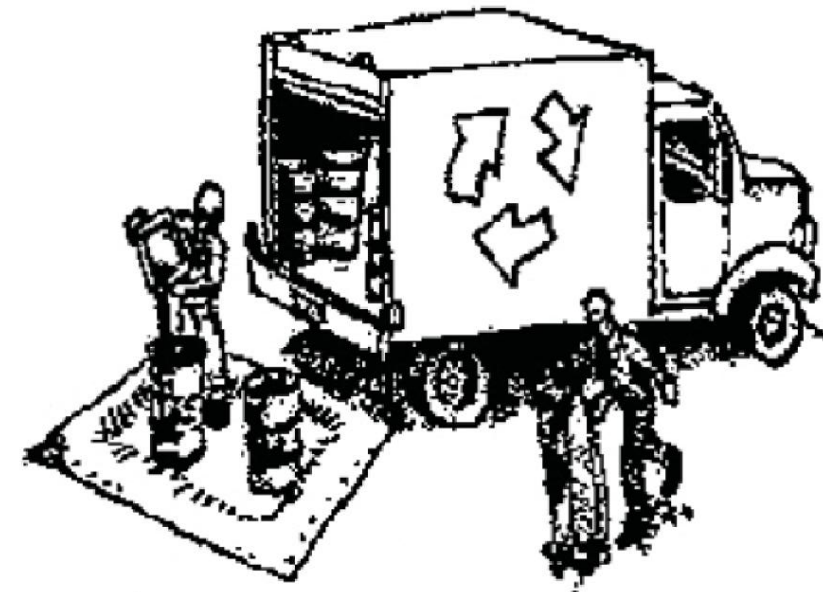
5 FOX DRIVE, POINT REYES STATION, CA 94956  
MARIN COUNTY  
APN: 166-360-02

CONSTRUCTION BEST MANAGEMENT PRACTICES (SWPPP)

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DATE:	9-21-23	
SCALE:	AS NOTED	
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**C4.3**

## Materials & Waste Management



### Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

### Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

### Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

### Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## Equipment Management & Spill Control



### Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

### Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

## Earthwork & Contaminated Soils



### Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

### Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ Contaminated Soils
- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

## Paving/Asphalt Work



- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

### Sawcutting & Asphalt/Concrete Removal

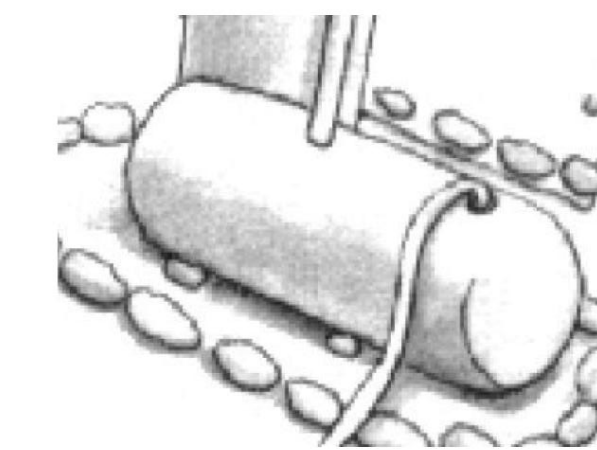
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

## Concrete, Grout & Mortar Application



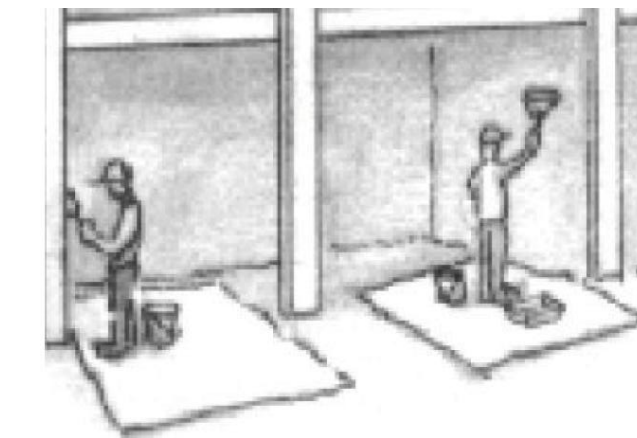
- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

## Dewatering



- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

## Painting & Paint Removal



### Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

### Paint removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

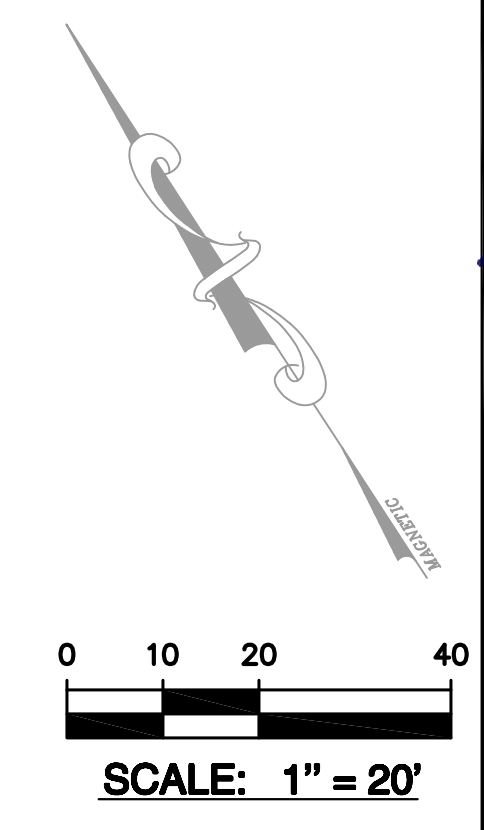
## Landscape Materials



- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

**Storm drain polluters may be liable for fines of up to \$10,000 per day!**

TRUST  
-01

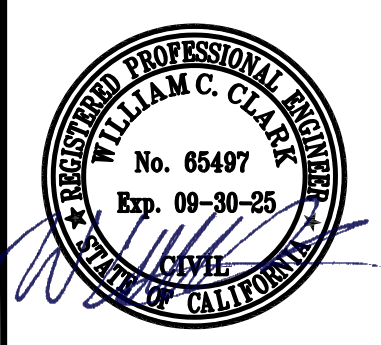


**AREA SUMMARY TABLES**

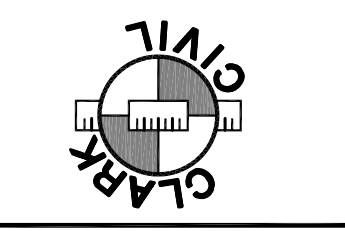
BOUNDARY DRAINAGE MANAGEMENT AREAS	CONVENTIONAL SURFACES (SF)		PLANTERS (SF)			REQUIRED TREATMENT	PROVIDED TREATMENT
	ROOF	CONCRETE / ASPHALT	LANDSCAPE AREA	RAIN-GARDEN			
DMA-1	2450					98	240
BMP-1				240			
<b>TOTAL</b>	<b>2450</b>	<b>###</b>	<b>###</b>	<b>240</b>		<b>98</b>	<b>240</b>

**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



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**STORMWATER CONTROL PLAN NOTES**

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REVISIONS		BY
JOB NO:	223030	
DATE:	9-21-23	
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