

| No. | Description | Date |
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| 1 | Planning R1 | 03/15/23 |
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Issue Note:

PLANNING SET
 07/29/22

Project ID: PRH
 File Name:
 Drawn by: KA
 Checked by: CC
 Plot Date: 02/23/23
 Scale: AS SHOWN

Sheet Title:
WASTEWATER TREATMENT PLAN

Sheet No.:

DESIGN CRITERIA

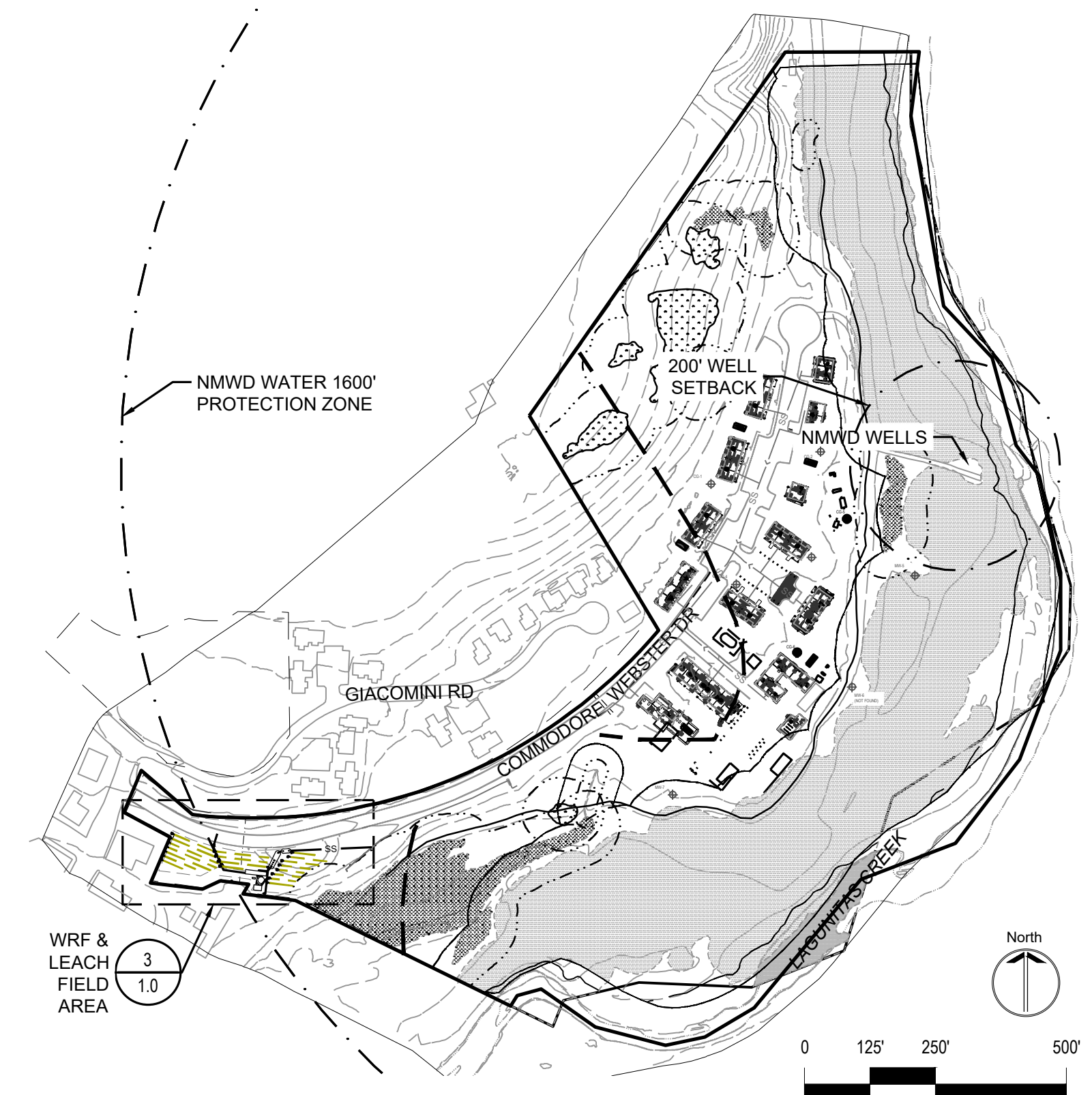
| WASTEWATER PRODUCTION | |
|-----------------------|-----------|
| DESIGN FLOW | 9,700 GPD |

| INFLUENT AND EFFLUENT QUALITY | | | |
|-------------------------------|------|----------|----------|
| PARAMETER | UNIT | INFLUENT | EFFLUENT |
| BOD | MG/L | 210 | 10 |
| TSS | MG/L | 210 | 10 |
| TN | MG/L | 35 | 10 |

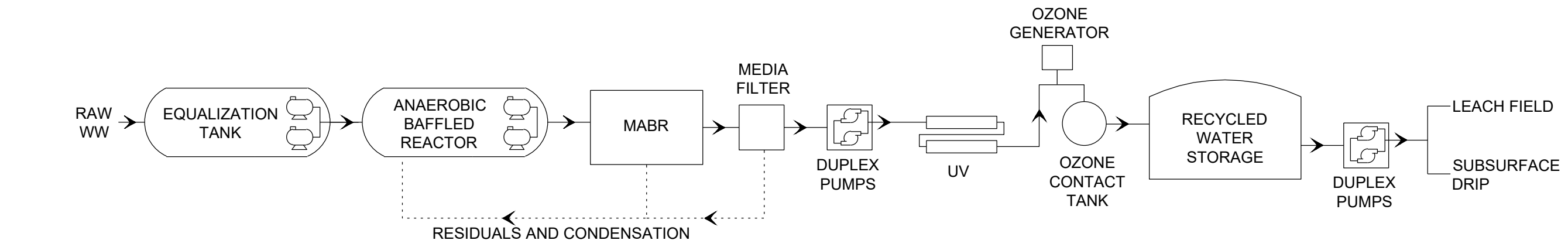
| DISPOSAL / REUSE ASSUMPTIONS | |
|------------------------------|----------------|
| SOIL APPLICATION RATE | 2.0 GAL/SF-DAY |
| CLIMATE ZONE | 1 |

ACRONYMS

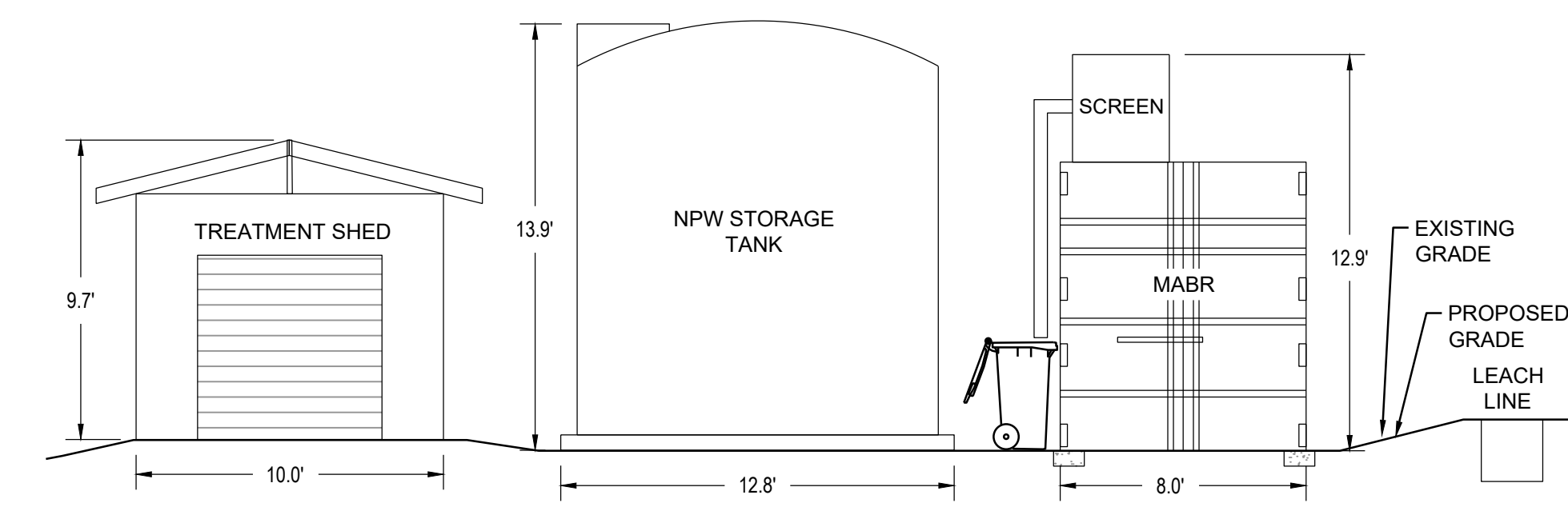
| | |
|------|--|
| ABR | ANAEROBIC BAFFLED REACTOR |
| BOD | BIOCHEMICAL OXYGEN DEMAND |
| ESHA | ENVIRONMENTALLY SENSITIVE HABITAT AREA |
| EQ | EQUALIZATION |
| MABR | MEMBRANE AERATED BIOFILM REACTOR |
| NMWD | NORTH MARIN WATER DISTRICT |
| PL | PROPERTY LINE |
| SSD | SUBSURFACE DRIP |
| TN | TOTAL NITROGEN |
| TSS | TOTAL SUSPENDED SOLIDS |
| WRF | WATER REUSE FACILITY |



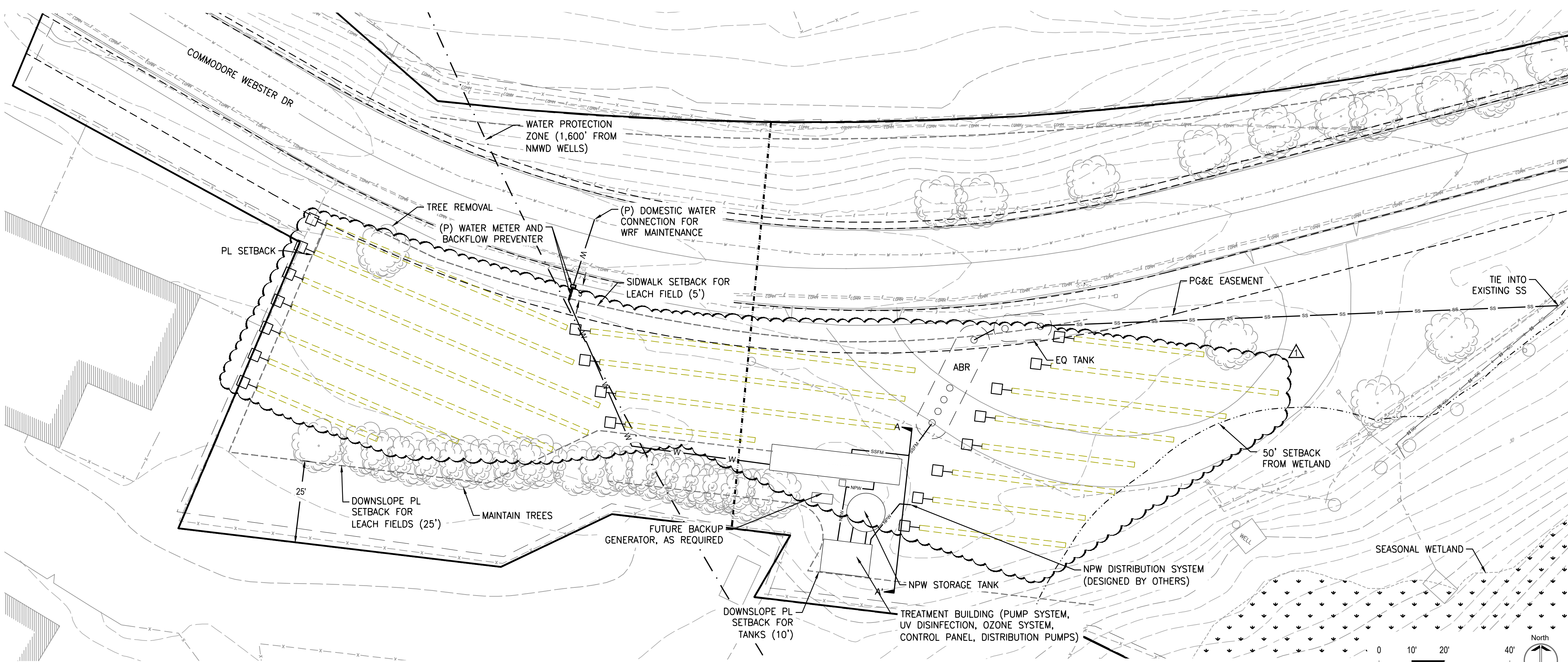
4 KEY MAP



1 WASTEWATER TREATMENT SCHEMATIC



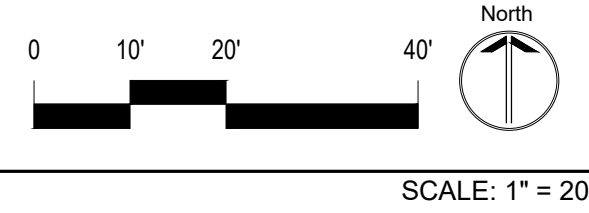
2 WRF SECTION A-A'



LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- - - 20' (E) MAJOR CONTOUR
- - - 10' (E) MINOR CONTOUR
- - - (E) CREEK
- - - (E) TREE CANOPY
- - - NMWD WATER PROTECTION ZONE
- ▭ EDGE OF PAVEMENT
- ▭ (E) BUILDING
- ▭ (E) AC PAVEMENT
- ▨ CCC SEASONAL WETLAND
- ▨ CORPS SEASONAL WETLAND
- ▨ PERENNIAL STREAM
- ▨ PURPLE NEEDLEGRASS GRASSLAND
- ▨ RIPARIAN WOODLAND
- - - LEACH LINES
- - - SETBACK
- - - EASEMENT

3 WATER REUSE FACILITY AND LEACH FIELD AREA





1 KEY MAP

SCALE: 1" = 250'

LEGEND

| | |
|--|--|
| | PROPERTY LINE |
| | EASEMENT LINE |
| | (E) MAJOR CONTOUR |
| | (E) MINOR CONTOUR |
| | (E) CREEK |
| | (E) TREE CANOPY |
| | NMWD WATER PROTECTION ZONE |
| | EDGE OF PAVEMENT |
| | (E) BUILDING |
| | (E) AC PAVEMENT |
| | CCC SEASONAL WETLAND |
| | CORPS SEASONAL WETLAND |
| | PERENNIAL STREAM |
| | PURPLE NEEDLEGRASS GRASSLAND |
| | RIPARIAN WOODLAND |
| | SSD OR IRRIGATED AREA |
| | (E) MONITORING WELL (APPROX.) |
| | (P) MONITORING WELL |
| | ESTIMATED TWO-YR TIME OF TRAVEL GROUNDWATER BOUNDARY (QUESTA REPORT, 2022) |

NOTES
 1. PROPOSED IRRIGATED AREAS PROVIDED BY BAY TREE DESIGN ON 02/21/2023 AND SHOULD ONLY BE INTERPRETED AS CONCEPTUAL.



2 SSD AREA AT AGRONOMIC APPLICATION RATE

SCALE: 1" = 100'

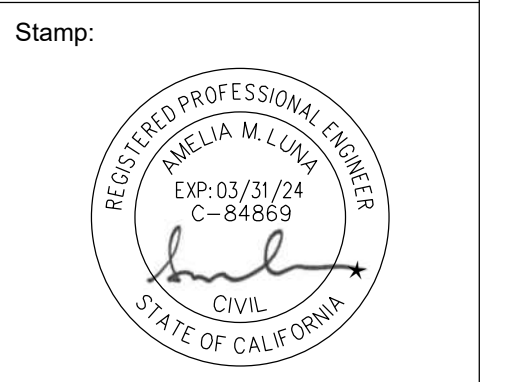
Project Title:

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

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

Consultant:

 1525 Seabright Ave
 Santa Cruz, CA 95062
 www.sherwoodengineers.com



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Project ID: PRH
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Sheet Title:
SUBSURFACE DRIP PLAN

Sheet No.:
WW2.00

POINT REYES HOUSING RENEWAL

100 COMMODORE WEBSTER DR
POINT REYES STATION, CA 04956

PROJECT TEAM

| | |
|---------------------|--|
| ARCHITECT | SIEGEL & STAIN ARCHITECTS 6210 DOYLE STREET, BERKELEY, CA 94710 (510) 547 8092 |
| LANDSCAPE ARCHITECT | BAY TREE DESIGN 2808 ADELINE STREET, UNIT 1 BERKELEY, CA 94703 (510) 644-1320 |
| CIVIL ENGINEER | SHERWOOD DESIGN ENGINEERS 625 2ND ST SUITE 202, PETALUMA, CA 94952 (415) 677-7300 |

ABBREVIATIONS

| | |
|--------|---------------------------|
| ADJ. | ADJACENT |
| BLDG | BUILDING |
| CONC | CONCRETE |
| C.I.P. | CAST IN PLACE CONCRETE |
| CLR | CLEAR |
| D.B.H. | DIAMETER AT BREAST HEIGHT |
| DIA. | DIAMETER |
| Ø | DIAMETER |
| (E) | EXISTING |
| EQ | EQUAL |
| E.W. | EACH WAY |
| F.G. | FINISH GRADE |
| GALV | GALVANIZED |
| H | HIGH/HEIGHT |
| H.D.G. | HOT-DIPPED GALVANIZED |
| HORZ | HORIZONTAL |
| L.O.W. | LIMIT OF WORK |
| MIN | MINIMUM |
| (N) | NEW |
| N.T.S. | NOT TO SCALE |
| O.C. | ON CENTER |
| O.D. | OUTER DIAMETER |
| P.A. | PLANTING AREA |
| P.O.B. | POINT OF BEGINNING |
| R | RADIUS |
| S.C.D. | SEE CIVIL DRAWING |
| S.E.D. | SEE ELECTRICAL DRAWING |
| SQ | SQUARE |
| T.W. | TOP OF WALL |
| TYP | TYPICAL |
| U.O.N. | UNLESS OTHERWISE NOTED |
| W.W.M. | WELDED WIRE MESH |

SYMBOLS

| | |
|--|--|
| | L.O.W. |
| | CENTERLINE |
| | ALIGN FACE OF FINISH |
| | POINT OF BEGINNING |
| | KEYNOTE |
| | REFERENCE NOTE |
| | DETAIL |
| | DETAIL NUMBER |
| | SECTION/ELEVATION |
| | SECTION/ELEVATION NUMBER |
| | SHEET WHERE SECTION/ELEVATION IS LOCATED |

PROJECT NOTES

- Existing base information of the existing walls, buildings, walks, stairs, utilities, grading etc. is based on drawings: "3349-000_EXMABD" (dated December 2021), prepared by licensed surveyors, CBG., provided by Eden Housing to Bay Tree Design, Inc. in December 2021.
- Base information and utility locations may not be accurate and have not been verified by Landscape Architect. It is the contractor's responsibility to test and verify the location of all utility lines, vaults, and boxes prior to demolition and construction. Report any conflicts or discrepancies to Landscape Architect prior to construction. If discrepancies/conflicts arise and the contractor does not report to the Landscape Architect before commencement of work, any necessary repairs or replacement of walls, paving, utilities, etc. will be the contractor's sole responsibility.
- The Contractor shall be responsible for repair or replacement of any walls, paving, utilities, etc. damaged or destroyed by themselves, their employees, or subcontractors at their own expense.
- See written specifications for complete requirements related to construction.
- The Contractor shall verify all distances and dimensions in the field; any discrepancies shall be brought to the attention of the Landscape Architect immediately for a decision before proceeding with the work.
- Written dimensions shown on drawings shall in all cases take precedence over scaled dimensions.
- All dimensions shall be measured horizontally. Dimensions called out as "Equal" are equidistant measurements to designated centerlines. Take all dimensions perpendicular to any reference line, work line, face of wall, or centerline.
- Contractor shall stake the layout for walkways, walls, fences, prior to construction for Landscape Architect's review. Curves will have smooth, uniform and continuous arcs as shown in layout and dimensioning.

INDEX OF DRAWINGS

| | |
|-------|--|
| L0.00 | TITLE SHEET, NOTES, SYMBOLS, AND ABBREVIATIONS |
| L0.01 | LANDSCAPE MATERIAL PALETTE |
| L1.00 | FULL LANDSCAPE PLAN |
| L1.01 | LANDSCAPE PLAN |
| L1.02 | LANDSCAPE PLAN |
| L1.03 | LANDSCAPE PLAN |
| L1.04 | LANDSCAPE PLAN |
| L1.05 | LANDSCAPE PLAN |
| L2.01 | TREE DISPOSITION LIST |
| L2.02 | TREE DISPOSITION LIST |
| L2.03 | TREE DISPOSITION LIST |
| L2.04 | TREE DISPOSITION LIST |
| L2.05 | TREE DISPOSITION LIST |
| L2.06 | TREE DISPOSITION LIST |
| L2.07 | TREE DISPOSITION LIST AND DETAILS |
| L2.08 | TREE DISPOSITION PLAN |
| L2.09 | TREE DISPOSITION PLAN |
| L2.10 | TREE DISPOSITION PLAN |
| L2.11 | TREE DISPOSITION PLAN |
| L2.12 | TREE DISPOSITION PLAN |
| L3.01 | PLANTING LIST |
| L3.02 | PLANTING LIST |
| L3.03 | PLANTING PLAN |
| L3.04 | PLANTING PLAN |
| L3.05 | PLANTING PLAN |
| L3.06 | PLANTING PLAN |
| L3.07 | PLANTING PLAN |
| L4.01 | VEGETATION MANAGEMENT PLAN |
| L4.02 | VEGETATION MANAGEMENT PLAN |
| L4.03 | VEGETATION MANAGEMENT PLAN |
| L4.04 | VEGETATION MANAGEMENT PLAN |
| L4.05 | VEGETATION MANAGEMENT PLAN |
| L4.06 | VEGETATION MANAGEMENT PLAN |
| L5.01 | LANDSCAPE DETAILS |

Project Title:

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Design Firm:

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Emeryville, CA 94608
TEL 510 / 547-8092
info@siegelstrain.com

Consultant:

BAY TREE DESIGN
berkeley, california
505 544 5229
www.baytreedesign.com
info@baytreedesign.com

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Issue Note:

PLANNING SET
07/29/22

Project ID: PRH

File Name:

Drawn by:

Checked by:

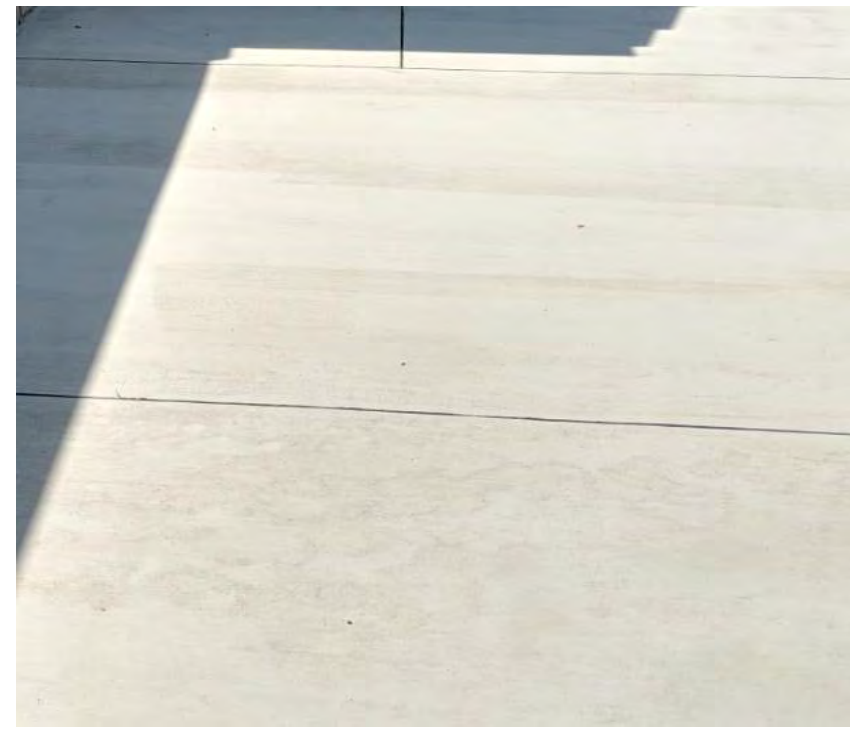
Plot Date: 03/15/23

Scale:

Sheet Title:
**TITLE SHEET
NOTES,
SYMBOLS, AND
ABBREVIATIONS**

Sheet No.:

L0.00



1.10
CAST-IN-PLACE CONCRETE
NO COLOR



1.20
GRAVEL DRYSCAPE
TYP. W/IN 5' OF BUILDING



1.21
CONCRETE PAINT STRIPING



1.30
STABILIZED FINES & STAIRS



1.40
WOOD DECKING



1.41
ENGINEERED PLAY SURFACING



1.50
GABION SEAT WALL



1.80
WARNING CURB RAIL



2.40
STEPSTONE PAVERS



2.50
ENGINEERED WOOD FIBER



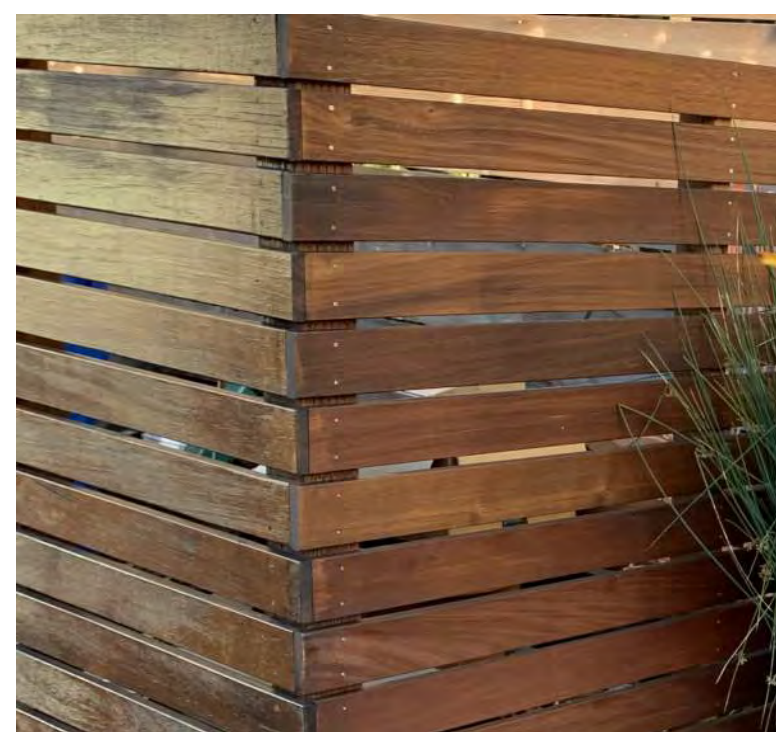
3.10
WOVEN WIRE MESH
FENCE



3.12
ALUMINUM FENCE
VERTICAL



3.20
SPORT COURT FENCE



3.30
WOOD FENCE



4.10
PICNIC TABLE



4.30
RAISED BEDS



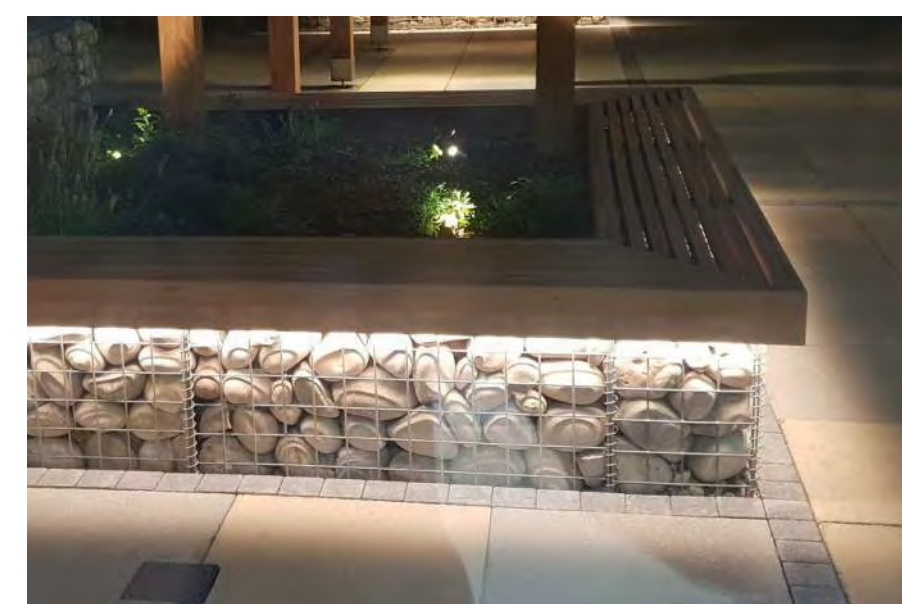
4.60
NATURAL CHARACTER ELEMENTS



4.71
PLAY EQUIPMENT



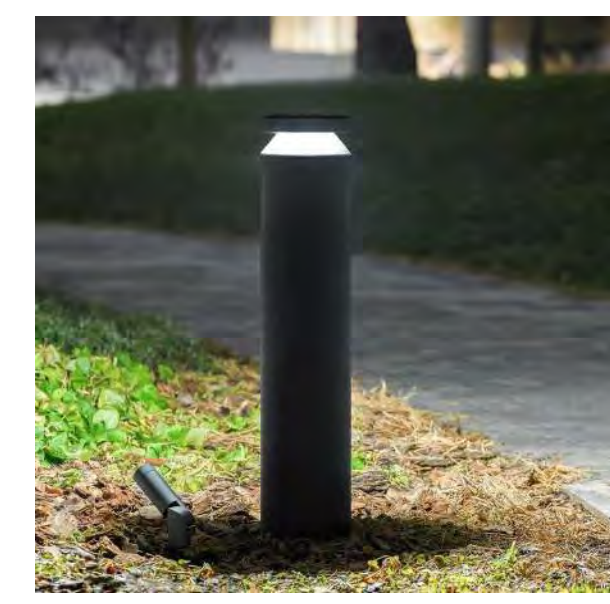
4.90
(N) STORAGE SHEDS TO MATCH (E)
PAINTED



4.91
SEATWALL
WITH BUILT IN LIGHTING



4.92
WOOD BENCH



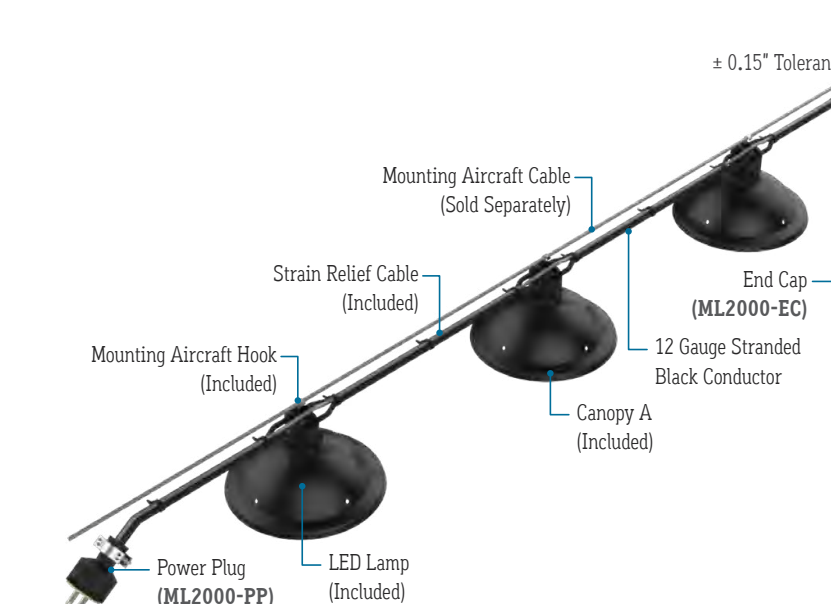
5.10
BOLLARD
SEE LIGHTING CUT SHEETS



5.11
PEDESTRIAN POLE LIGHTS
SEE LIGHTING CUT SHEETS



5.12
PARKING POLE LIGHTS
SEE LIGHTING CUT SHEETS



5.20
FESTOON LIGHTS
SEE LIGHTING CUT SHEETS

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Issue Note:

PLANNING SET
07/28/22

Project ID: PRH

File Name:

Drawn by: CF

Checked by: LH

Plot Date: 06/06/22

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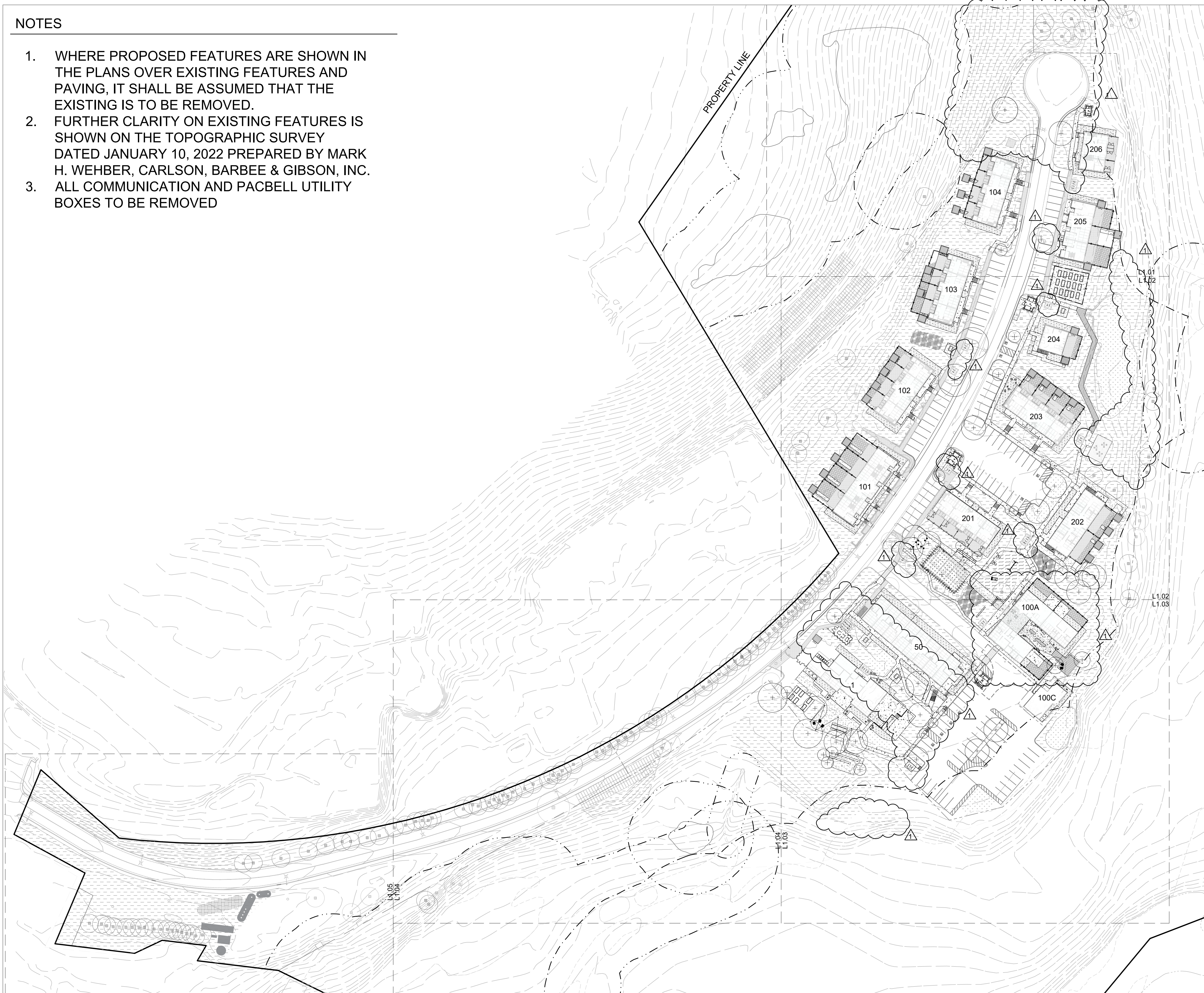
Sheet Title:
**LANDSCAPE
MATERIAL PALETTE**

Sheet No.:

L0.01

NOTES

1. WHERE PROPOSED FEATURES ARE SHOWN IN THE PLANS OVER EXISTING FEATURES AND PAVING, IT SHALL BE ASSUMED THAT THE EXISTING IS TO BE REMOVED.
2. FURTHER CLARITY ON EXISTING FEATURES IS SHOWN ON THE TOPOGRAPHIC SURVEY DATED JANUARY 10, 2022 PREPARED BY MARK H. WEHBER, CARLSON, BARBEE & GIBSON, INC.
3. ALL COMMUNICATION AND PACBELL UTILITY BOXES TO BE REMOVED



| MATERIALS LEGEND AND SITE DETAIL KEYNOTES: | | NOTES |
|--|-------------------------------|--|
| WALLS, CURBS AND PAVEMENTS | | |
| 1.10 | NEW CONCRETE | |
| 1.20 | GRAVEL | |
| 1.21 | STIRPING / ASPHALT PAINT | |
| 1.30 | STABILIZED FINES | |
| 1.40 | DECK OR BOARDWALK | |
| 1.41 | ENGINEERED CORK SURFACING | |
| 1.50 | GABION SEAT WALL | |
| 1.60 | RAMPS | |
| 1.61 | STAIR | |
| 1.62 | HANDRAIL | |
| 1.70 | CROSSWALK | |
| 1.80 | WARNING CURB RAIL | |
| PLANTING AREAS | | |
| 2.10 | PLANTING AREA | |
| 2.20 | PLANTING AREA PRIVATE SPACES | |
| 2.30 | STORMWATER PLANTING AREA | S.C.D. |
| 2.40 | STEPSTONE PAVERS | |
| 2.50 | ENGINEERED WOOD FIBER | |
| 2.60 | PROPOSED TREE | |
| 2.70 | PLANTING SCREEN | |
| 2.80 | BOULDERS | |
| FENCES | | |
| 3.10 | 8' W/M GARDEN DEER FENCE | |
| 3.11 | 8' W/M GARDEN DEER FENCE GATE | |
| 3.12 | METAL FENCE | 42" or 72" |
| 3.20 | 10' SPORT COURT FENCE | |
| 3.30 | 6' WOOD FENCE | |
| SITE FURNISHINGS | | |
| 4.10 | PICNIC TABLE | |
| 4.20 | MOVABLE FURNITURE | ADIRONDACK CHAIRS, CAFE TABLE AND CHAIRS |
| 4.30 | RAISED BEDS | |
| 4.40 | CISTERN | |
| 4.60 | NATURAL CHARACTER ELEMENTS | |
| 4.70 | BASKETBALL HOOP | |
| 4.71 | PLAY EQUIPMENT | |
| 4.80 | TRASH ENCLOSURE | SEE LIGHTING SHEETS |
| 4.81 | TRASH CARTS | |
| 4.82 | TRASH CARTS FOR PICK UP DAY | |
| 4.90 | STORAGE | |
| 4.91 | SEATWALL W/ RBUILT LIGHTING | |
| 4.92 | BENCH | |
| 4.93 | STOP SIGN | |
| 4.94 | PV PANELS IN LANDSCAPE | |
| 4.95 | BIKE RACK | |
| 4.96 | BIKE LOCKER | |
| SITE LIGHTING | | |
| 5.10 | BOLLARD LIGHT | SEE LIGHTING SHEETS |
| 5.11 | POLE LIGHT | SEE LIGHTING SHEETS |
| 5.20 | FESTOON LIGHTS AND POLES | SEE LIGHTING SHEETS |
| 5.30 | EMBEDDED LED STRIP DOWNLIGHTS | SEE LIGHTING SHEETS |
| 5.40 | POST-MOUNTED LED LUMINAIR | SEE LIGHTING SHEETS |

| EXISTING (E) LEGEND | | ESHA LEGEND | |
|---------------------|-----------------------------|--|---|
| [Symbol] | (E) KEYSTONE WALL TO REMAIN | [Symbol] | 20' EPHEMERAL STREAM BUFFER |
| [Symbol] | (E) SHED TO REMAIN | [Symbol] | 50' COASTAL STREAM AND RIPARIAN ESHA BUFFER |
| [Symbol] | (E) SHED TO RELOCATE | [Symbol] | 50' WETLAND ESHA BUFFER |
| [Symbol] | (E) SHED TO ROTATE | [Symbol] | 50' TERRESTRIAL ESHA BUFFER |
| [Symbol] | (E) POLE LIGHT TO REMAIN | *SEE G2.00 EXISTING CONDITIONS PLAN FOR MORE INFORMATION ON ESHA BUFFERS | |
| [Symbol] | (E) CONCRETE TO REMAIN | ADD ALT. | |
| [Symbol] | (E) TREE TO REMAIN | [Symbol] | COMMUNITY GARDEN EDUCATIONAL/DEMONSTRATION CISTERNS |

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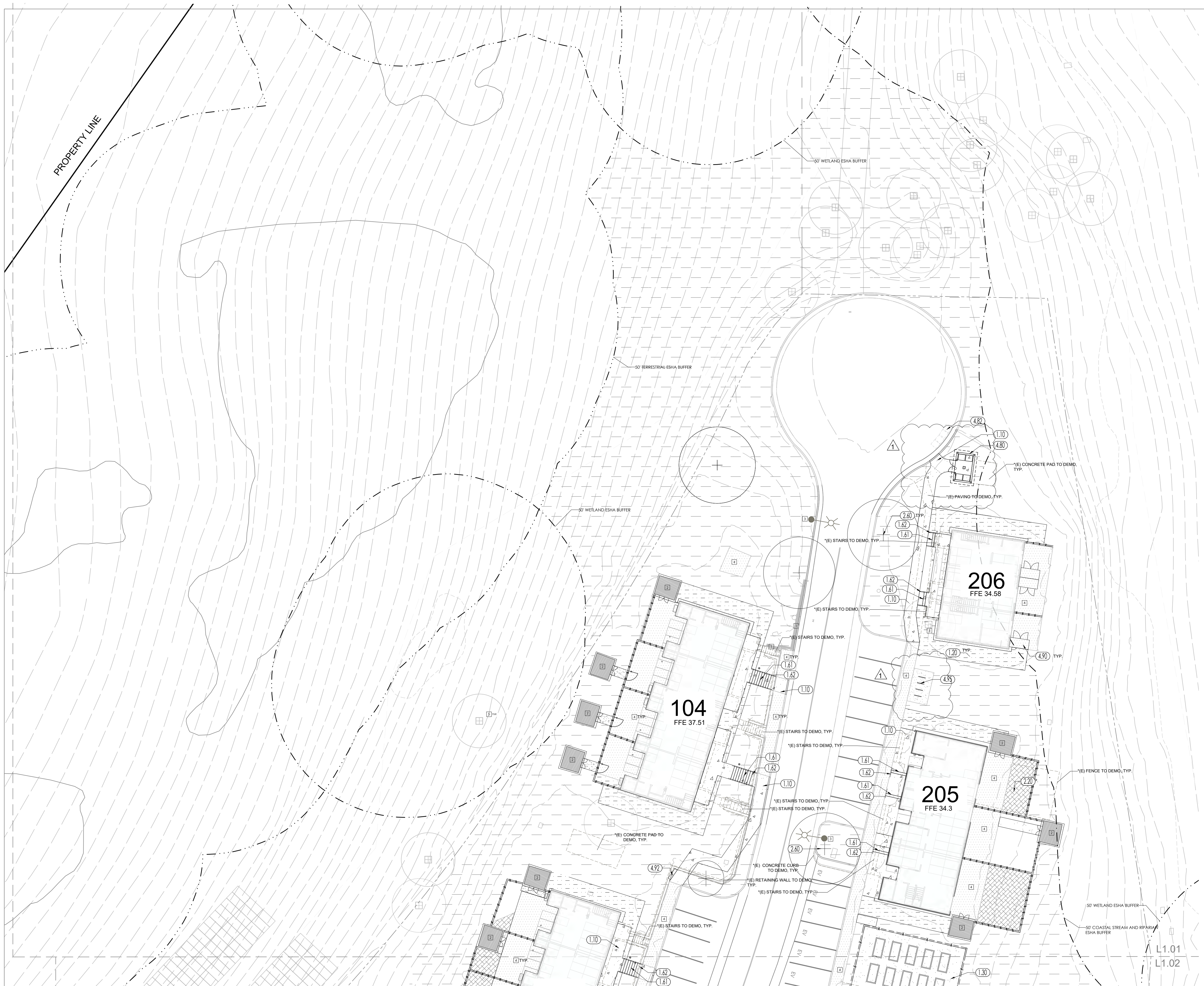
PLANNING SET
07/29/22

Project ID: PRH
File Name: MI / AgD
Drawn by: MI / AgD
Checked by: LH
Plot Date: 03/15/23
Scale: 1:60

Sheet Title:

FULL LANDSCAPE PLAN

Sheet No.: **L1.00**



| MATERIALS LEGEND AND SITE DETAIL KEYNOTES: | | NOTES |
|--|-------------------------------|--|
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| 5.40 | POST-MOUNTED LED LUMINAIR | SEE LIGHTING SHEETS |

| EXISTING (E) LEGEND | | ESHA LEGEND | |
|---------------------|-----------------------------|-------------|--|
| [1] | (E) KEYSTONE WALL TO REMAIN | [---] | 20' EPHEMERAL STREAM BUFFER |
| [2] | (E) SHED TO REMAIN | [---] | 50' COASTAL STREAM AND RIPARIAN ESHA BUFFER |
| [2A] | (E) SHED TO RELOCATE | [---] | 50' WETLAND ESHA BUFFER |
| [2B] | (E) SHED TO ROTATE | [---] | 50' TERRESTRIAL ESHA BUFFER |
| [3] | (E) POLE LIGHT TO REMAIN | [---] | *SEE G2.00 EXISTING CONDITIONS PLAN FOR MORE INFORMATION ON ESHA BUFFERS |
| [4] | (E) CONCRETE TO REMAIN | [---] | |
| [5] | (E) TREE TO REMAIN | [---] | |
| ADD. ALT. | | [---] | COMMUNITY GARDEN |
| | | [---] | EDUCATIONAL GARDEN |
| | | [---] | EDUCATION/DEMONSTRATION CISTERN |

Project Title:
COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC
POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR
 POINT REYES STATION, CA 04956
 APN#: 1 1 9 - 2 4 0 - 7 3

Design Firm:
SIEGEL & STRAIN Architects
 6201 Doyle Street, Suite B
 Emeryville, CA 94608
 TEL 510 / 547-8092
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Consultant:
BAY TREE DESIGN
 Berkeley, California
 500 5th St
 www.baytreedesign.com
 info@baytreedesign.com

Stamp:

| No. | Description | Date |
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| 1 | Planning R1 | 03/15/23 |
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Issue Note:
PLANNING SET
 07/29/22

Project ID: PRH
 File Name:
 Drawn by: MI / AgD
 Checked by: LH
 Plot Date: 03/15/23
 Scale: 1:20

Sheet Title:
LANDSCAPE PLAN
 Sheet No.: **L1.01**



| MATERIALS LEGEND AND SITE DETAIL KEYNOTES: | | NOTES |
|---|---|--|
| WALLS, CURBS AND PAVEMENTS | | |
| 1.10 | NEW CONCRETE | |
| 1.20 | GRAVEL | |
| 1.21 | STRIPING / ASPHALT PAINT | |
| 1.30 | STABILIZED FINES | |
| 1.40 | DECK OR BOARDWALK | |
| 1.41 | ENGINEERED CORK SURFACING | |
| 1.50 | GABION SEAT WALL | |
| 1.60 | RAMPS | |
| 1.61 | STAIR | |
| 1.62 | HANDRAIL | |
| 1.70 | CROSSWALK | |
| 1.80 | WARNING CURB RAIL | |
| PLANTING AREAS | | |
| 2.10 | PLANTING AREA | |
| 2.20 | PLANTING AREA PRIVATE SPACES | |
| 2.30 | STORMWATER PLANTING AREA | S.C.D. |
| 2.40 | STEPSTONE PAVERS | |
| 2.50 | ENGINEERED WOOD FIBER | |
| 2.60 | PROPOSED TREE | |
| 2.70 | PLANTING SCREEN | |
| 2.80 | BOULDERS | |
| FENCES | | |
| 3.10 | 8" W/M GARDEN DEER FENCE | |
| 3.11 | 8" W/M GARDEN DEER FENCE GATE | |
| 3.12 | METAL FENCE | 42" or 72" |
| 3.20 | 10' SPORT COURT FENCE | |
| 3.30 | 6" WOOD FENCE | |
| SITE FURNISHINGS | | |
| 4.10 | PICNIC TABLE | |
| 4.20 | MOVABLE FURNITURE | ADIRONDACK CHAIRS, CAFE TABLE AND CHAIRS |
| 4.30 | RAISED BEDS | |
| 4.40 | CISTERN | |
| 4.60 | NATURAL CHARACTER ELEMENTS | |
| 4.70 | BASKETBALL HOOP | |
| 4.71 | PLAY EQUIPMENT | |
| 4.80 | TRASH ENCLOSURE | SEE LIGHTING SHEETS |
| 4.81 | TRASH CARTS | |
| 4.82 | TRASH CARTS FOR PICK UP DAY | |
| 4.90 | STORAGE | |
| 4.91 | SEATWALL W. REBUILT LIGHTING | |
| 4.92 | BENCH | |
| 4.93 | STOP SIGN | |
| 4.94 | PV PANELS IN LANDSCAPE | |
| 4.95 | BIKE RACK | |
| 4.96 | BIKE LOCKER | |
| SITE LIGHTING | | |
| 5.10 | BOLLARD LIGHT | SEE LIGHTING SHEETS |
| 5.11 | POLE LIGHT | SEE LIGHTING SHEETS |
| 5.20 | FESTOON LIGHTS AND POLES | SEE LIGHTING SHEETS |
| 5.30 | EMBEDDED LED STRIP DOWNLIGHTS | SEE LIGHTING SHEETS |
| 5.40 | POST-MOUNTED LED LUMINAIR | SEE LIGHTING SHEETS |
| EXISTING (E) LEGEND | | |
| (E) KEYSTONE WALL TO REMAIN | (E) SHED TO REMAIN | (E) SHED TO RELOCATE |
| (E) SHED TO ROTATE | (E) POLE LIGHT TO REMAIN | (E) CONCRETE TO REMAIN |
| (E) TREE TO REMAIN | | |
| ESHA LEGEND | | |
| 20' SPHERICAL STREAM BUFFER | 50' COASTAL STREAM AND RIPARIAN ESHA BUFFER | 50' WETLAND ESHA BUFFER |
| 50' TERRESTRIAL ESHA BUFFER | | |
| SEE G2.00 EXISTING CONDITIONS PLAN FOR MORE INFORMATION ON ESHA BUFFERS | | |
| ADD ALL: | | |
| COMMUNITY GARDEN | EDUCATIONAL GARDEN | EDUCATION/DEMONSTRATION CISTERNS |
| NORTH | | |
| Scale: 1" = 20' | | |

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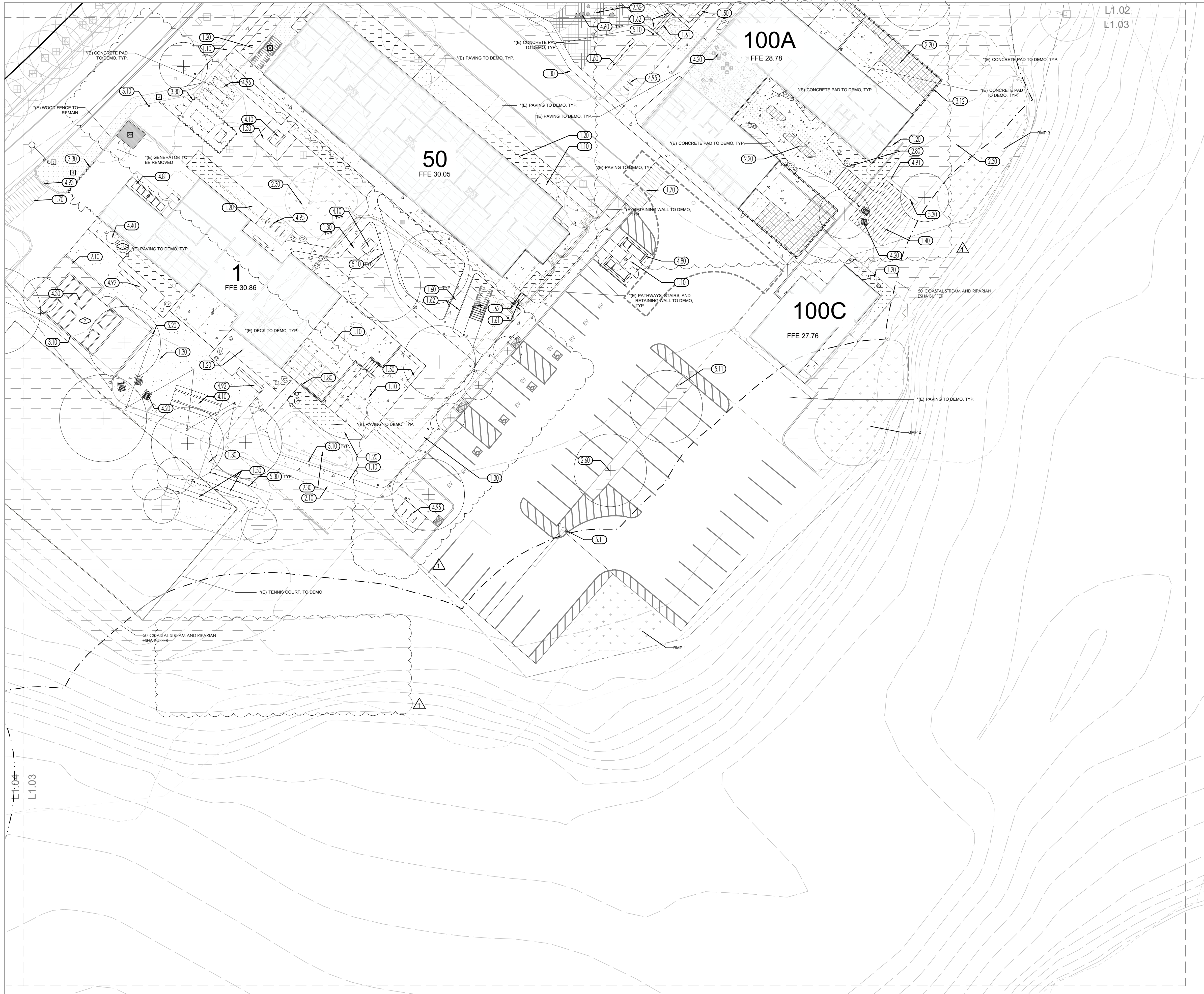
Issue Note:
PLANNING SET
 07/29/22

Project ID: PRH
 File Name: MI / AgD
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 Plot Date: 03/15/23
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Sheet Title:
LANDSCAPE PLAN

Sheet No.: **L1.02**

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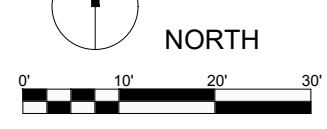
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| MATERIALS LEGEND AND SITE DETAIL KEYNOTES: | | NOTES |
|--|-------------------------------|--|
| WALLS, CURBS AND PAVEMENTS | | |
| 1.10 | NEW CONCRETE | |
| 1.20 | GRAVEL | |
| 1.21 | STIRRING / ASPHALT PAINT | |
| 1.30 | STABILIZED FINES | |
| 1.40 | DECK OR BOARDWALK | |
| 1.41 | ENGINEERED CORK SURFACING | |
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| EXISTING (E) LEGEND | ESHA LEGEND |
|-----------------------------|---|
| (E) KEYSTONE WALL TO REMAIN | 20' SPHERICAL STREAM BUFFER |
| (E) SHED TO REMAIN | 50' COASTAL STREAM AND RIPARIAN ESHA BUFFER |
| (E) SHED TO RELOCATE | 50' WETLAND ESHA BUFFER |
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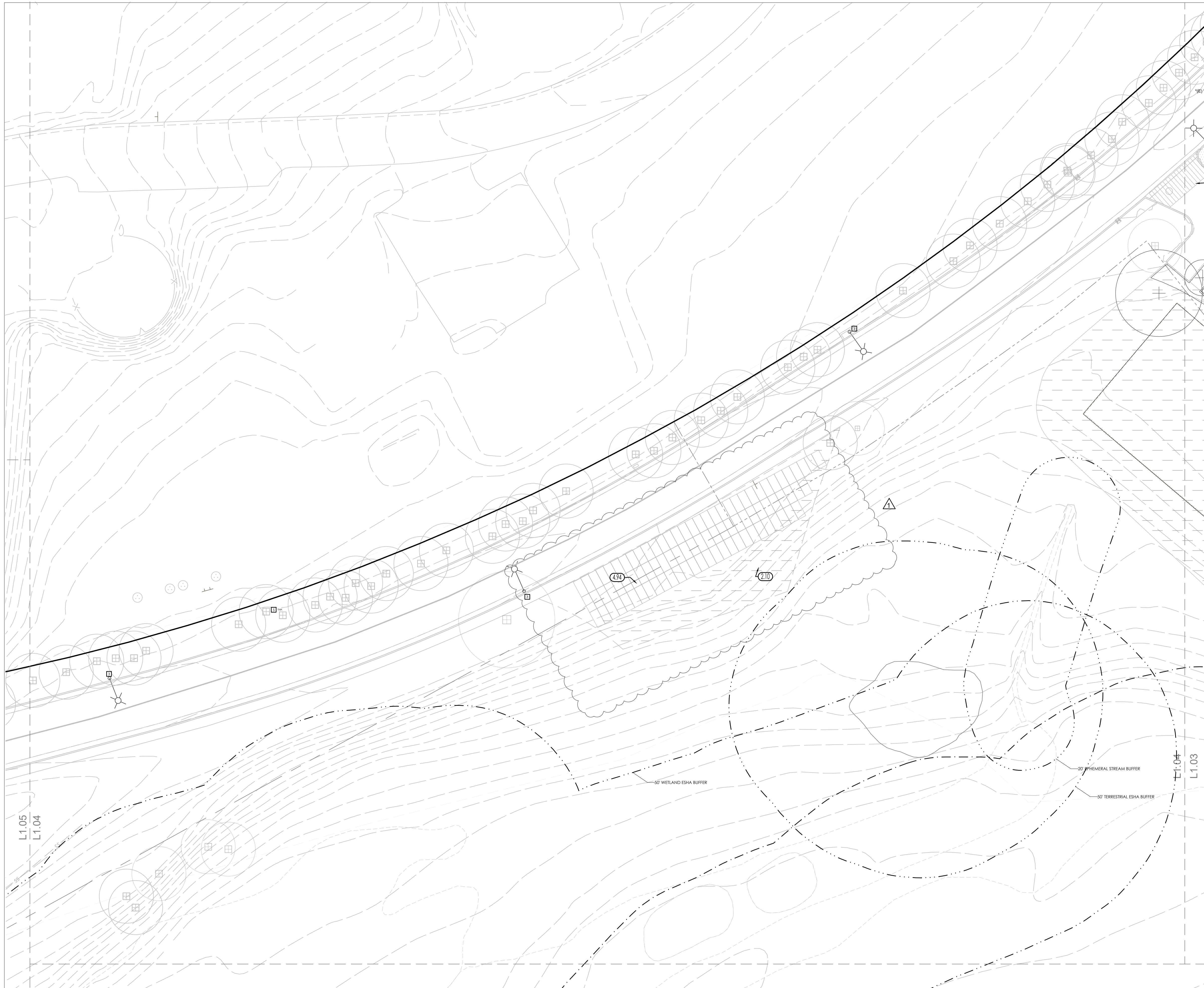
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Issue Note:
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07/29/22
Project ID: PRH
File Name:
Drawn by: MI / AgD
Checked by: LH
Plot Date: 03/15/23
Scale: 1:20

Sheet Title:
LANDSCAPE PLAN
Sheet No.:
L1.03



| MATERIALS LEGEND AND SITE DETAIL KEYNOTES: | | NOTES |
|--|-------------------------------|--|
| WALLS, CURBS AND PAVEMENTS | | |
| 1.10 | NEW CONCRETE | |
| 1.20 | GRAVEL | |
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| (E) CONCRETE TO REMAIN | ADD ALT. |
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Issue Note:
PLANNING SET
07/29/22

Project ID: PRH
 File Name:
 Drawn by: MI / AgD
 Checked by: LH
 Plot Date: 03/15/23
 Scale: 1:20

Sheet Title:
LANDSCAPE PLAN

Sheet No.:
L1.04



| MATERIALS LEGEND AND SITE DETAIL KEYNOTES: | | NOTES |
|--|-------------------------------|--|
| WALLS, CURBS AND PAVEMENTS | | |
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| SITE FURNISHINGS | | |
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| EXISTING (E) LEGEND | ESHA LEGEND |
|-----------------------------|--|
| (E) KEYSTONE WALL TO REMAIN | 20' EPHEMERAL STREAM BUFFER |
| (E) SHED TO REMAIN | 50' COASTAL STREAM AND RIPARIAN ESHA BUFFER |
| (E) SHED TO RELOCATE | 50' WETLANDS ESHA BUFFER |
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| (E) CONCRETE TO REMAIN | ADD ALT. |
| (E) TREE TO REMAIN | COMMUNITY GARDEN |
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Issue Note:

PLANNING SET
07/29/22

Project ID: PRH

File Name:

Drawn by: MI / AgD

Checked by: LH

Plot Date: 03/15/23

Scale: 1:20

Sheet Title:

LANDSCAPE PLAN

Sheet No.:

L1.05

Point Reyes Station, California

Sunset 15, WUCOLS Zone 1, North Central Coast

| ARBORIST DATA | | | | | | | | CLIMATE RESILIENCE | | | AHJ | | | |
|---------------|-----------------------|-----------------|-----------|--------------|--------------|--------------|--------------|--|-------------------------------------|---|--------------------------------|-----------------------|---------------------------------|-------------|
| Tree # | Latin Name | Species | CA Native | Diameter | Health | Structure | Form | Comments | WUCOLS Zone 1 (North Central Coast) | WUCOLS Zone 3 (Climate Change...South Coastal)* | Fire Resistance-Joe McBride*** | Fire Safe Marin Notes | PRCP | LCP |
| 1 | Eucalyptus viminalis | Manna gum | | 45 25 | Good | Fair to Good | Good | | L | L | | Fire Prone | not recommended | discouraged |
| 2 | Cupressus x leylandii | Leyland cypress | Native | 18.5 | Fair to Good | Fair to Good | Good | General note for this row of cypresses: Most were topped and were planted closely. Structure and form ratings were degraded accordingly. All the trees are suffering from varying degrees of cypresscanker and exhibited scattered twig dieback throughout their canopies. | M | M | Recommended** | Fire Prone Native | | |
| 3 | Cupressus x leylandii | Leyland cypress | Native | 11.5 | Fair | Fair to Good | Fair | Beetle damage on trunk. | M | M | Recommended** | Fire Prone Native | | |
| 4 | Cupressus x leylandii | Leyland cypress | Native | 16 | Fair to Good | Fair to Good | Fair to Good | | M | M | Recommended** | Fire Prone Native | | |
| 5 | Cupressus x leylandii | Leyland cypress | Native | 14.5 | Fair to Good | Fair to Good | Fair to Good | | M | M | Recommended** | Fire Prone Native | | |
| 6 | Cupressus x leylandii | Leyland cypress | Native | 18.5 | Fair to Good | Fair to Good | Fair to Good | | M | M | Recommended** | Fire Prone Native | | |
| 7 | Cupressus x leylandii | Leyland cypress | Native | 12.5 | Fair | Poor to Fair | Poor | | M | M | Recommended** | Fire Prone Native | | |
| 8 | Cupressus x leylandii | Leyland cypress | Native | 15.5 15.5 | Fair to Good | Fair to Good | Fair to Good | | M | M | Recommended** | Fire Prone Native | | |
| 9 | Cupressus x leylandii | Leyland cypress | Native | 18.5 12.5 | Fair to Good | Fair to Good | Fair to Good | | M | M | Recommended** | Fire Prone Native | | |
| 10 | Cupressus x leylandii | Leyland cypress | Native | 16 | Fair to Good | Fair to Good | Fair to Good | | M | M | Recommended** | Fire Prone Native | | |
| 11 | Cupressus x leylandii | Leyland cypress | Native | 18 11 | Fair to Good | Fair to Good | Fair to Good | | M | M | Recommended** | Fire Prone Native | in 20' property offset | |
| 12 | Cupressus x leylandii | Leyland cypress | Native | 20.5 7.5 | Fair to Good | Fair to Good | Fair to Good | | M | M | Recommended** | Fire Prone Native | in 20' property offset | |
| 13 | Cupressus x leylandii | Leyland cypress | Native | 16 15 | Fair to Good | Fair to Good | Fair | | M | M | Recommended** | Fire Prone Native | in 20' property offset | |
| 14 | Cupressus x leylandii | Leyland cypress | Native | 13.5 10.5 | Fair to Good | Fair to Good | Fair to Good | | M | M | Recommended** | Fire Prone Native | in 20' property offset | |
| 15 | Cupressus x leylandii | Leyland cypress | Native | 19 | Fair to Good | Fair to Good | Fair to Good | | M | M | Recommended** | Fire Prone Native | in 20' property offset | |
| 16 | Cupressus x leylandii | Leyland cypress | Native | 16 | Fair to Good | Fair to Good | Fair to Good | Over extended limb targets parking area over fence. | M | M | Recommended** | Fire Prone Native | in 20' property offset | |
| 17 | Cupressus x leylandii | Leyland cypress | Native | 21.5 | Fair to Good | Fair to Good | Fair to Good | | M | M | Recommended** | Fire Prone Native | in 20' property offset | |
| 18 | Cupressus x leylandii | Leyland cypress | Native | 18.5 | Fair to Good | Good | Fair to Good | | M | M | Recommended** | Fire Prone Native | in 20' property offset | |
| 19 | Cupressus x leylandii | Leyland cypress | Native | 28.5 | Fair to Good | Fair to Good | Fair | | M | M | Recommended** | Fire Prone Native | in 20' property offset | |
| 20 | Cupressus x leylandii | Leyland cypress | Native | 25.5 14.5 | Fair to Good | Fair to Good | | | M | M | Recommended** | Fire Prone Native | in 20' property offset | |
| 21 | Calocedrus decurrens | Incense Cedar | Native | 44 | Good | Fair | Good | Approximately 10 stems all share a common attachment point at approximately 8 feet above grade. Southeast lean. | M | M | | | not suitable for built-up areas | |
| 22 | Acacia decurrens | Green wattle | | 25 | Good | Poor to Fair | Fair | Southeast lean. Entire canopy is poorly attached and a major failure should be expected within the next few years. Targets storage tanks. Prolific sprouting around tree base. | VL | L | | Fire Prone | Invasive, eliminate | discouraged |
| 23 | Acacia decurrens | Green wattle | | 21 | Poor | Poor | Poor | Mostly dead and decaying trunk with several living sprouts. | VL | L | | Fire Prone | Invasive, eliminate | discouraged |
| 24 | Cupressus x leylandii | Leyland cypress | Native | 18.5 | Good | Good | Good | | M | M | Recommended** | Fire Prone Native | not suitable for built-up areas | |
| 25 | Cupressus x leylandii | Leyland cypress | Native | 19 | Good | Good | Good | | M | M | Recommended** | Fire Prone Native | not suitable for built-up areas | |
| 26 | Cupressus x leylandii | Leyland cypress | Native | 18.5 | Fair | Fair to Good | Fair | Heavy sap exudation on trunk. Necrotic area on lower trunk at old stem removal wound. | M | M | Recommended** | Fire Prone Native | not suitable for built-up areas | |
| 27 | Cupressus x leylandii | Leyland cypress | Native | 21 | Fair to Good | Fair to Good | Fair to Good | Topped. | M | M | Recommended** | Fire Prone Native | not suitable for built-up areas | |
| 28 | Cupressus x leylandii | Leyland cypress | Native | 12.5 | Fair | Fair | Poor to Fair | | M | M | Recommended** | Fire Prone Native | not suitable for built-up areas | |
| 29 | Cupressus x leylandii | Leyland cypress | Native | 19.5 18 16.5 | Fair to Good | Fair to Good | Fair to Good | | M | M | Recommended** | Fire Prone Native | not suitable for built-up areas | |
| 30 | Cupressus x leylandii | Leyland cypress | Native | 30 17 12 | Fair to Good | Good | Fair to Good | | M | M | Recommended** | Fire Prone Native | not suitable for built-up areas | |
| 31 | Cupressus x leylandii | Leyland cypress | Native | 19.5 14 13 | Fair to Good | Fair to Good | Fair to Good | | M | M | Recommended** | Fire Prone Native | not suitable for built-up areas | |
| 32 | Cupressus x leylandii | Leyland cypress | Native | 21 18 16.5 | Fair to Good | Fair to Good | Fair to Good | Branches over road are becoming overextended. | M | M | Recommended** | Fire Prone Native | not suitable for built-up areas | |

*Zone 3, South Coastal (to account for Climate Change '99)
 **not considered fire resistant in Marin County, but cypress in Portugal and Spain are considered "fire proof" because of their high moisture content and demonstrated capacity to stop fires
 *** Joe McBride is an arborist specialist and professor emeritus at U.C. Berkeley, whose research in urban forestry and the effects of climate change on California street trees has been published widely in academia.
 ****Planting areas irrigated with tertiary water from site

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COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC
POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR
 POINT REYES STATION, CA 04956
 APN#: 1 19 - 240 - 73

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Stamp:

| No. | Description | Date |
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| 1 | Planning R1 | 03/15/23 |
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Issue Note:

PLANNING SET
 07/29/22

Project ID: PRH

File Name:

Drawn by:

Checked by:

Plot Date: 03/15/23

Scale:

Sheet Title:

TREE DISPOSITION LIST

Sheet No.:

L2.01

| ARBORIST DATA | | | | | | | | CLIMATE RESILIENCE | | | AHJ | | | |
|---------------|-----------------------|-----------------|-----------|------------|--------------|--------------|--------------|---|-------------------------------------|--|--------------------------------|-----------------------|---------------------------------|-------------|
| Tree # | Latin Name | Species | CA Native | Diameter | Health | Structure | Form | Comments | WUCOLS Zone 1 (North Central Coast) | WUCOLS Zone 3 (Climate Change... South Coastal)* | Fire Resistance-Joe McBride*** | Fire Safe Marin Notes | PRCP | LCP |
| 33 | Cupressus x leylandii | Leyland cypress | Native | 24.5 15 | Fair | Fair to Good | Fair to Good | Numerous cankers and associated necrotic areas on trunk and stems. Deep cankers on underside of limb over the road. | M | M | Recommended** | Fire Prone Native | not suitable for built-up areas | |
| 34 | Cupressus x leylandii | Leyland cypress | Native | 22.5 7 | Fair to Good | Fair to Good | Fair to Good | | M | M | Recommended** | Fire Prone Native | not suitable for built-up areas | |
| 35 | Cupressus x leylandii | Leyland cypress | Native | 17.5 | Fair to Good | Fair | Poor to Fair | | M | M | Recommended** | Fire Prone Native | not suitable for built-up areas | |
| 36 | Cupressus x leylandii | Leyland cypress | Native | 23.5 | Fair to Good | Fair | Fair | | M | M | Recommended** | Fire Prone Native | not suitable for built-up areas | |
| 37 | Cupressus leylandii | Leyland cypress | Native | 15 | Fair to Good | Fair | Poor to Fair | | M | M | Recommended** | Fire Prone Native | not suitable for built-up areas | |
| 38 | Cupressus x leylandii | Leyland cypress | Native | 14 | Fair to Good | Fair | Poor to Fair | | M | M | Recommended** | Fire Prone Native | not suitable for built-up areas | |
| 39 | Quercus agrifolia | Coast live oak | Native | 7 | Good | Good | Fair | Strong north lean | VL | VL | Recommended** | Fire Prone | recommended | |
| 40 | Quercus agrifolia | Coast live oak | Native | 16 | Good | Good | Good | | VL | VL | Recommended** | Fire Prone | recommended | |
| 41 | Acacia decurrens | Green wattle | | 8 6.5 | Good | Fair | Fair to Good | | VL | L | | Fire Prone | Invasive, eliminate | discouraged |
| 42 | Acacia decurrens | Green wattle | | 11.5 6.5 6 | Good | Fair to Good | Fair to Good | Cluster of many stems | VL | L | | Fire Prone | Invasive, eliminate | discouraged |
| 43 | Acacia decurrens | Green wattle | | 13 | Fair | Good | Fair to Good | | VL | L | | Fire Prone | Invasive, eliminate | discouraged |
| 44 | Acacia decurrens | Green wattle | | 15 9.5 8 | Good | Fair to Good | Fair to Good | Cluster of many stems. Heavy sapsucker woodpecker damage. [NOT IN SURVEY] | VL | L | | Fire Prone | Invasive, eliminate | discouraged |
| 45 | Cupressus x leylandii | Leyland cypress | Native | 16 | Fair to Good | Good | Fair to Good | | M | M | Recommended** | Fire Prone Native | | |
| 46 | Cupressus x leylandii | Leyland cypress | Native | 8.5 8 | Fair to Good | Fair | Poor to Fair | | M | M | Recommended** | Fire Prone Native | | |
| 47 | Cupressus x leylandii | Leyland cypress | Native | 13 | Fair to Good | Fair to Good | Fair | | M | M | Recommended** | Fire Prone Native | | |
| 48 | Eucalyptus viminalis | Manna gum | | 40.5 | Good | Good | Good | | L | L | | Fire Prone | | |
| 49 | Cupressus x leylandii | Leyland cypress | Native | 17.5 | Good | Good | Fair to Good | | M | M | Recommended** | Fire Prone Native | | |
| 50 | Cupressus x leylandii | Leyland cypress | Native | 13.5 | Fair to Good | Fair to Good | Poor to Fair | | M | M | Recommended** | Fire Prone Native | | |
| 51 | Cupressus x leylandii | Leyland cypress | Native | 16.5 | Fair to Good | Fair to Good | Fair | | M | M | Recommended** | Fire Prone Native | | |
| 52 | Cupressus x leylandii | Leyland cypress | Native | 9 | Poor to Fair | Fair | Poor | Dead top. Tree is 15' high. | M | M | Recommended** | Fire Prone Native | | |
| 53 | Cupressus x leylandii | Leyland cypress | Native | 18 | Fair to Good | Fair to Good | Fair | | M | M | Recommended** | Fire Prone Native | | |
| 54 | Cupressus x leylandii | Leyland cypress | Native | 9.5 | Fair | Fair | Poor | Dead top. | M | M | Recommended** | Fire Prone Native | | |
| 55 | Cupressus x leylandii | Leyland cypress | Native | 14.5 | Fair to Good | Fair to Good | Poor to Fair | | M | M | Recommended** | Fire Prone Native | | |
| 56 | Cupressus x leylandii | Leyland cypress | Native | 14 10.5 | Fair | Fair | Poor to Fair | | M | M | Recommended** | Fire Prone Native | | |
| 57 | Pinus radiata | Monterey Pine | Native | 32.5 | Fair to Good | Fair to Good | Fair to Good | Red turpentine beetle activity. Roots damaging sidewalk. Symptoms of pinepitch canker in the canopy. | M | M | | Fire Prone Native | not recommended | discouraged |
| 58 | Cupressus leylandii | Leyland cypress | Native | 14.5 | Fair to Good | Good | Fair to Good | | M | M | Recommended** | Fire Prone Native | | |
| 59 | Cupressus x leylandii | Leyland cypress | Native | 17 | Fair to Good | Fair to Good | Fair to Good | | M | M | Recommended** | Fire Prone Native | | |
| 60 | Cupressus x leylandii | Leyland cypress | Native | 13.5 | Fair to Good | Fair to Good | Fair | | M | M | Recommended** | Fire Prone Native | | |
| 61 | Cupressus x leylandii | Leyland cypress | Native | 14.5 | Fair | Fair | Poor | | M | M | Recommended** | Fire Prone Native | | |
| 62 | Cupressus x leylandii | Leyland cypress | Native | 15 | Fair | Fair | Fair | | M | M | Recommended** | Fire Prone Native | | |
| 63 | Cupressus x leylandii | Leyland cypress | Native | 14 | Fair to Good | Fair | Poor | | M | M | Recommended** | Fire Prone Native | | |
| 64 | Cupressus x leylandii | Leyland cypress | Native | 19.5 | Good | Fair to Good | Fair to Good | | M | M | Recommended** | Fire Prone Native | | |
| 65 | Cupressus x leylandii | Leyland cypress | Native | 11.5 | Fair to Good | Fair to Good | Poor | | M | M | Recommended** | Fire Prone Native | | |
| 66 | Cupressus leylandii | Leyland cypress | Native | 18 | Good | Fair to Good | Fair to Good | | M | M | Recommended** | Fire Prone Native | | |
| 67 | Cupressus x leylandii | Leyland cypress | Native | 15 | Good | Fair | Fair to Good | | M | M | Recommended** | Fire Prone Native | | |
| 68 | Cupressus x leylandii | Leyland cypress | Native | 12 | Fair to Good | Fair to Good | Poor to Fair | | M | M | Recommended** | Fire Prone Native | | |
| 69 | Cupressus x leylandii | Leyland cypress | Native | 18 | Fair to Good | Fair to Good | Fair to Good | | M | M | Recommended** | Fire Prone Native | | |
| 70 | Cupressus x leylandii | Leyland cypress | Native | 15.5 | Fair to Good | Fair to Good | Fair to Good | | M | M | Recommended** | Fire Prone Native | | |
| 71 | Cupressus x leylandii | Leyland cypress | Native | 14.5 | Fair to Good | Poor to Fair | Poor | | M | M | Recommended** | Fire Prone Native | | |
| 72 | Cupressus x leylandii | Leyland cypress | Native | 25.5 17 15 | Fair to Good | Fair to Good | Fair to Good | | M | M | Recommended** | Fire Prone Native | | |
| 74 | Cupressus x leylandii | Leyland cypress | Native | 20 | Good | Fair to Good | Fair to Good | | M | M | Recommended** | Fire Prone Native | | |

*Zone 3, South Coastal (to account for Climate Change '99)
 **not considered fire resistant in Marin County, but cypress in Portugal and Spain are considered "fire proof" because of their high moisture content and demonstrated capacity to stop fires
 *** Joe McBride is an arborist specialist and professor emeritus at U.C. Berkeley, whose research in urban forestry and the effects of climate change on California street trees has been published widely in academia.
 ****Planting areas irrigated with tertiary water from site

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POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR
 POINT REYES STATION, CA 04956
 APN#: 1 1 9 - 2 4 0 - 7 3

Design Firm:

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| No. | Description | Date |
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| 1 | Planning R1 | 03/15/23 |
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Issue Note:

PLANNING SET
07/29/22

Project ID: PRH

File Name:

Drawn by:

Checked by:

Plot Date: 03/15/23

Scale:

Sheet Title:
TREE DISPOSITION LIST

Sheet No.:

L2.02

| ARBORIST DATA | | | | | | | | CLIMATE RESILIENCE | | | AHJ | | | |
|---------------|-----------------------|------------------|-----------|--------------|--------------|--------------|--------------|--------------------|-------------------------------------|---|--------------------------------|-----------------------|--|-----|
| Tree # | Latin Name | Species | CA Native | Diameter | Health | Structure | Form | Comments | WUCOLS Zone 1 (North Central Coast) | WUCOLS Zone 3 (Climate Change...South Coastal)* | Fire Resistance-Joe McBride*** | Fire Safe Marin Notes | PRCP | LCP |
| 75 | Cupressus x leylandii | Leyland cypress | Native | 28 | Fair to Good | Fair to Good | Fair to Good | | M | M | Recommended** | Fire Prone Native | | |
| 75 | Cupressus x leylandii | Leyland cypress | Native | 18.5 | Fair | Good | Fair to Good | | M | M | Recommended** | Fire Prone Native | | |
| 76 | Cupressus x leylandii | Leyland cypress | Native | 19.5 | Fair to Good | Fair to Good | Fair to Good | | M | M | Recommended** | Fire Prone Native | | |
| 77 | Cupressus x leylandii | Leyland cypress | Native | 15.5 | Good | Fair to Good | Fair | | M | M | Recommended** | Fire Prone Native | | |
| 78 | Cupressus macrocarpa | Monterey cypress | Native | 35 | Good | Fair to Good | Fair to Good | | M | L | Recommended** | Fire Prone Native | not suitable for built areas-maintenance for wind damage | |
| 79 | Cupressus macrocarpa | Monterey cypress | Native | 31.5 | Good | Good | Fair to Good | | M | L | Recommended** | Fire Prone Native | not suitable for built areas-maintenance for wind damage | |
| 80 | Cupressus macrocarpa | Monterey cypress | Native | 32 22.5 10 | Good | Poor to Fair | Fair | | M | L | Recommended** | Fire Prone Native | not suitable for built areas-maintenance for wind damage | |
| 81 | Cupressus macrocarpa | Monterey cypress | Native | 24 11.5 | Good | Fair to Good | Fair to Good | | M | L | Recommended** | Fire Prone Native | not suitable for built areas-maintenance for wind damage | |
| 82 | Cupressus macrocarpa | Monterey cypress | Native | 23 15.5 11.5 | Good | Fair to Good | Fair to Good | | M | L | Recommended** | Fire Prone Native | not suitable for built areas-maintenance for wind damage | |
| 83 | Cupressus macrocarpa | Monterey cypress | Native | 26 16 | Good | Fair to Good | Fair to Good | | M | L | Recommended** | Fire Prone Native | not suitable for built areas-maintenance for wind damage | |
| 84 | Cupressus macrocarpa | Monterey cypress | Native | 42 | Good | Fair | Fair to Good | | M | L | Recommended** | Fire Prone Native | not suitable for built areas-maintenance for wind damage | |
| 85 | Cupressus macrocarpa | Monterey cypress | Native | 19.5 19 | Good | Fair | Fair | | M | L | Recommended** | Fire Prone Native | not suitable for built areas-maintenance for wind damage | |
| 86 | Cupressus macrocarpa | Monterey cypress | Native | 25 | Good | Fair to Good | Fair | | M | L | Recommended** | Fire Prone Native | not suitable for built areas-maintenance for wind damage | |
| 87 | Cupressus macrocarpa | Monterey cypress | Native | 25.5 24.5 22 | Good | Fair | Fair to Good | | M | L | Recommended** | Fire Prone Native | not suitable for built areas-maintenance for wind damage | |
| 88 | Cupressus macrocarpa | Monterey cypress | Native | 25.5 | Good | Poor to Fair | Fair | | M | L | Recommended** | Fire Prone Native | not suitable for built areas-maintenance for wind damage | |
| 89 | Cupressus macrocarpa | Monterey cypress | Native | 25 | Good | Poor to Fair | Fair | | M | L | Recommended** | Fire Prone Native | not suitable for built areas-maintenance for wind damage | |
| 90 | Cupressus macrocarpa | Monterey cypress | Native | 32.5 | Good | Poor to Fair | Fair | | M | L | Recommended** | Fire Prone Native | not suitable for built areas-maintenance for wind damage | |
| 91 | Cupressus macrocarpa | Monterey cypress | Native | 25 | Good | Fair to Good | Fair | | M | L | Recommended** | Fire Prone Native | not suitable for built areas-maintenance for wind damage | |
| 92 | Cupressus macrocarpa | Monterey cypress | Native | 92 | Good | Fair | Fair | | M | L | Recommended** | Fire Prone Native | not suitable for built areas-maintenance for wind damage | |
| 93 | Cupressus macrocarpa | Monterey cypress | Native | 30 | Good | Fair | Fair | | M | L | Recommended** | Fire Prone Native | not suitable for built areas-maintenance for wind damage | |
| 94 | Cupressus macrocarpa | Monterey cypress | Native | 25.5 | Good | Fair to Good | Fair | | M | L | Recommended** | Fire Prone Native | not suitable for built areas-maintenance for wind damage | |
| 95 | Cupressus macrocarpa | Monterey cypress | Native | 22 | Good | Fair | Fair | | M | L | Recommended** | Fire Prone Native | not suitable for built areas-maintenance for wind damage | |

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 **not considered fire resistant in Marin County, but cypress in Portugal and Spain are considered "fire proof" because of their high moisture content and demonstrated capacity to stop fires
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 ****Planting areas irrigated with tertiary water from site

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| No. | Description | Date |
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Issue Note:

PLANNING SET
07/29/22

Project ID: PRH

File Name:

Drawn by:

Checked by:

Plot Date: 03/15/23

Scale:

Sheet Title:
TREE DISPOSITION LIST

Sheet No.:

L2.03

| ARBORIST DATA | | | | | | | | CLIMATE RESILIENCE | | | AHJ | | | |
|---------------|--------------------------------|------------------|-----------|------------|--------------|--------------|--------------|--|-------------------------------------|---|--------------------------------|-----------------------|--|-------------|
| Tree # | Latin Name | Species | CA Native | Diameter | Health | Structure | Form | Comments | WUCOLS Zone 1 (North Central Coast) | WUCOLS Zone 3 (Climate Change...South Coastal)* | Fire Resistance-Joe McBride*** | Fire Safe Marin Notes | PRCP | LCP |
| 96 | Cupressus macrocarpa | Monterey cypress | Native | 27 | Good | Fair | Fair | | M | L | Recommended** | Fire Prone Native | not suitable for built areas-maintenance for wind damage | |
| 97 | Cupressus macrocarpa | Monterey cypress | Native | 16.5 11.5 | Fair to Good | Fair to Good | Fair | | M | L | Recommended** | Fire Prone Native | not suitable for built areas-maintenance for wind damage | |
| 98 | Cupressus macrocarpa | Monterey cypress | Native | 26 | Good | Fair to Good | Fair | | M | L | Recommended** | Fire Prone Native | not suitable for built areas-maintenance for wind damage | |
| 99 | Cupressus macrocarpa | Monterey cypress | Native | 29.5 | Good | Fair to Good | Fair to Good | | M | L | Recommended** | Fire Prone Native | not suitable for built areas-maintenance for wind damage | |
| 100 | Eucalyptus viminalis | Manna gum | | 26 21 | Good | Fair to Good | Good | | L | L | | Fire Prone | | discouraged |
| 101 | Quercus ilex | Holly oak | | 22 | Excellent | Fair | Good | Diameter taken below weak common attachment of major spars at 3 feet above grade. Heavy sapsucker activity | L | L | | Fire Prone | | |
| 102 | Quercus ilex | Holly oak | | 17 | Good | Fair to Good | Good | Diameter taken below common attachment of major spars. | L | L | | Fire Prone | | |
| 103 | Quercus ilex | Holly oak | | 15.5 | Good | Poor to Fair | Fair | Asymmetrical due to adjacent eucalyptus. Canopy composed of sprouts from old topping cut. | L | L | | Fire Prone | | |
| 104 | Eucalyptus globulus 'Compacta' | Dwarf blue gum | | 50 | Good | Poor to Fair | Fair to Good | Extreme accumulation of dead material in the canopy which is typical for the cultivar. | L | L | | Fire Prone | | discouraged |
| 105 | Eucalyptus globulus 'Compacta' | Dwarf blue gum | | 62 | Good | Poor to Fair | Fair to Good | Extreme accumulation of dead material in the canopy which is typical for the cultivar. | L | L | | Fire Prone | | discouraged |
| 106 | Sequoia sempervirens | Coast redwood | Native | 22.5 | Fair | Good | Good | Sparse canopy likely due to water stress. | H | H | | | not recommended for built area | |
| 107 | Alnus sp. | Alder | | 21 | Fair | Good | Fair to Good | | | | | | | |
| 108 | Quercus ilex | Holly oak | | 17 | Excellent | Fair to Good | Fair to Good | | L | L | | Fire Prone | | |
| 109 | Eucalyptus globulus 'Compacta' | Dwarf blue gum | | 55 | Good | Good | Good | | L | L | | Fire Prone | | |
| 110 | Eucalyptus globulus 'Compacta' | Dwarf blue gum | | 35 | Fair to Good | Good | Good | | L | L | | Fire Prone | | |
| 111 | Eucalyptus globulus 'Compacta' | Dwarf blue gum | | 67 | Good | Good | Good | | L | L | | Fire Prone | | |
| 112 | Eucalyptus globulus 'Compacta' | Dwarf blue gum | | 52 | Good | Good | Good | | L | L | | Fire Prone | | |
| 113 | Quercus ilex | Holly oak | | 13 10.5 8 | Excellent | Good | Good | | L | L | | Fire Prone | | |
| 114 | Cupressus macrocarpa | Monterey cypress | Native | 34 26.5 13 | Good | Good | Good | | M | L | Recommended** | Fire Prone Native | not suitable for built areas-maintenance for wind damage | |
| 115 | Eucalyptus globulus 'Compacta' | Dwarf blue gum | | 48 | Good | Good | Good | | L | L | | Fire Prone | | |
| 116 | Eucalyptus globulus 'Compacta' | Dwarf blue gum | | 43.5 | Good | Good | Good | | L | L | | Fire Prone | | |
| 117 | Eucalyptus polyanthemus | Red box | | 22.5 | Good | Good | Good | | L | L | | Fire Prone | not recommended | |
| 118 | Pinus radiata | Monterey pine | Native | 11.5 | Fair | Good | Good | | M | M | | Fire Prone Native | not recommended | discouraged |
| 119 | Quercus agrifolia | Coast live oak | Native | 8.5 7.5 7 | Good | Good | Fair to Good | | VL | VL | Recommended** | Fire Prone | Recommended | |
| 120 | Quercus agrifolia | Coast live oak | Native | 13.5 | Good | Good | Fair to Good | | VL | VL | Recommended** | Fire Prone | Recommended | |
| 121 | Quercus agrifolia | Coast live oak | Native | 20 | Good | Good | Fair to Good | | VL | VL | Recommended** | Fire Prone | Recommended | |
| 122 | Umbellularia californica | California bay | Native | 10 7.5 6 | Good | Good | Fair to Good | | M | L | | Fire Prone Native | Recommended | |
| 123 | Umbellularia californica | California bay | Native | 12 7 5 | Good | Good | Fair to Good | | M | L | | Fire Prone Native | Recommended | |
| 124 | Quercus agrifolia | Coast live oak | Native | 9 | Fair to Good | Fair to Good | Fair | | VL | VL | Recommended** | Fire Prone | Recommended | |
| 125 | Quercus agrifolia | Coast live oak | Native | 30.5 | Fair to Good | Good | Good | | VL | VL | Recommended** | Fire Prone | Recommended | |
| 126 | Quercus agrifolia | Coast live oak | Native | 9 7 | Fair to Good | Fair | Poor to Fair | | VL | VL | Recommended** | Fire Prone | Recommended | |
| 127 | Quercus agrifolia | Coast live oak | Native | 5.5 | Fair to Good | Fair to Good | Fair | | VL | VL | Recommended** | Fire Prone | Recommended | |
| 128 | Quercus agrifolia | Coast live oak | Native | 14.5 14 | Good | Good | Fair to Good | | VL | VL | Recommended** | Fire Prone | Recommended | |
| 129 | Quercus agrifolia | Coast live oak | Native | 22 | Poor to Fair | Good | Good | | VL | VL | Recommended** | Fire Prone | Recommended | |
| 130 | Umbellularia californica | California bay | Native | 20 9 6 | Good | Good | Fair to Good | | M | L | | Fire Prone Native | Recommended | |
| 131 | Umbellularia californica | California bay | Native | 17 13 12.5 | Good | Fair to Good | Fair to Good | | M | L | | Fire Prone Native | Recommended | |
| 132 | Quercus agrifolia | Coast live oak | Native | 13 13 6 | Poor to Fair | Fair | Poor | | VL | VL | Recommended** | Fire Prone | Recommended | |

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| No. | Description | Date |
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| 1 | Planning R1 | 03/15/23 |
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Issue Note:

**PLANNING SET
 07/29/22**

Project ID: PRH

File Name:

Drawn by:

Checked by:

Plot Date: 03/15/23

Scale:

Sheet Title:
TREE DISPOSITION LIST

Sheet No.:

L2.04

| ARBORIST DATA | | | | | | | | CLIMATE RESILIENCE | | | AHJ | | | |
|---------------|--------------------------------|---------------------|-----------|-----------|--------------|--------------|--------------|--|-------------------------------------|---|--------------------------------|-----------------------|---|-------------|
| Tree # | Latin Name | Species | CA Native | Diameter | Health | Structure | Form | Comments | WUCOLS Zone 1 (North Central Coast) | WUCOLS Zone 3 (Climate Change...South Coastal)* | Fire Resistance-Joe McBride*** | Fire Safe Marin Notes | PRCP | LCP |
| 133 | Umbellularia californica | California bay | Native | 15 13.5 | Poor to Fair | Fair | Poor | | M | L | | Fire Prone Native | Recommended | |
| 134 | Umbellularia californica | California bay | Native | 7 6.5 6 | Good | Good | Fair to Good | | M | L | | Fire Prone Native | Recommended | |
| 135 | Quercus agrifolia | Coast live oak | Native | 14 | Fair to Good | Fair to Good | Fair to Good | | VL | VL | Recommended** | Fire Prone | Recommended | |
| 136 | Maytenus boaria | Mayten | | 11 | Good | Good | Good | | M | M | | | | |
| 137 | Eucalyptus globulus 'Compacta' | Dwarf blue gum | | 47 | Excellent | Good | Excellent | | L | L | | Fire Prone | | |
| 138 | Eucalyptus globulus 'Compacta' | Dwarf blue gum | | 60 | Excellent | Good | Good | | L | L | | Fire Prone | | |
| 139 | Maytenus boaria | Mayten | | 12.5 | Poor | Good | Good | | M | M | | | | |
| 140 | Acer saccharinum | Silver maple | | 9 | Good | Good | Excellent | | M | H | | Fire Resistant | | |
| 141 | Maytenus boaria | Mayten | | 10 7 | Fair to Good | Good | Good | | M | M | | | | |
| 142 | Maytenus boaria | Mayten | | 16 | Fair to Good | Fair to Good | Good | | M | M | | | | |
| 143 | Pittosporum eugenioides | Lemonwood | | 6.5 5 5 | Good | Good | Good | | M | M | | Fire Resistant | | |
| 144 | Pittosporum eugenioides | Lemonwood | | 9 6 5.5 | Good | Fair to Good | Good | | M | M | | Fire Resistant | | |
| 145 | Pittosporum eugenioides | Lemonwood | | 14 | Good | Good | Fair | | M | M | | Fire Resistant | | |
| 146 | Maytenus boaria | Mayten | | 5.5 4 | Good | Good | Good | | M | M | | | | |
| 147 | Quercus ilex | Holly oak | | 7 | Good | Good | Good | | L | L | | Fire Prone | | |
| 148 | Umbellularia californica | California bay | Native | 19.5 15.5 | Good | Good | Good | [NOT IN SURVEY] | M | L | | Fire Prone Native | Recommended | |
| 149 | Quercus agrifolia | Coast live oak | Native | 15.5 | Fair | Fair to Good | Poor to Fair | [NOT IN SURVEY] | VL | VL | Recommended** | Fire Prone | Recommended | |
| 150 | Cupressus x leylandii | Leyland cypress | Native | 29.5 | Fair to Good | Fair to Good | Fair to Good | | M | M | Recommended** | Fire Prone Native | | |
| 151 | Cupressus x leylandii | Leyland cypress | Native | 17.5 | Fair to Good | Fair to Good | Fair | | M | M | Recommended** | Fire Prone Native | not recommended; wind damage, susceptible to fire | |
| 152 | Eucalyptus globulus 'Compacta' | Dwarf blue gum | | 19 17 17 | Good | Fair to Good | Good | | L | L | | Fire Prone | not recommended; wind damage, susceptible to fire | |
| 153 | Eucalyptus globulus 'Compacta' | Dwarf blue gum | | 40 | Good | Good | Good | | L | L | | Fire Prone | not recommended; wind damage, susceptible to fire | |
| 154 | Eucalyptus globulus | Blue gum eucalyptus | | 72 | Good | Fair to Good | Good | | L | L | | Fire Prone | not recommended; wind damage, susceptible to fire | |
| 155 | Eucalyptus globulus 'Compacta' | Dwarf blue gum | | 67 | Good | Fair to Good | Good | | L | L | | Fire Prone | not recommended; wind damage, susceptible to fire | |
| 156 | Cupressus x leylandii | Leyland cypress | Native | 17.5 | Fair to Good | Fair to Good | Fair | | M | M | Recommended** | Fire Prone Native | | |
| 157 | Cupressus x leylandii | Leyland cypress | Native | 23.5 | Fair to Good | Fair to Good | Fair to Good | | M | M | Recommended** | Fire Prone Native | | |
| 158 | Cupressus x leylandii | Leyland cypress | Native | 31.5 | Fair to Good | Fair to Good | Fair to Good | | M | M | Recommended** | Fire Prone Native | | |
| 159 | Cupressus x leylandii | Leyland cypress | Native | 52 | Fair to Good | Fair to Good | Good | | M | M | Recommended** | Fire Prone Native | | |
| 160 | Cupressus x leylandii | Leyland cypress | Native | 51 | Fair to Good | Fair to Good | Good | | M | M | Recommended** | Fire Prone Native | | |
| 161 | Pinus radiata | Monterey pine | Native | 44.5 | Fair to Good | Fair to Good | Good | | M | M | | Fire Prone Native | not recommended | discouraged |
| 162 | Pinus radiata | Monterey pine | Native | 31 | Fair to Good | Poor | Poor | Damaged top and compromised limbs over existing sheds. | M | M | | Fire Prone Native | not recommended | discouraged |
| 163 | Pinus radiata | Monterey pine | Native | 32 | Fair to Good | Good | Fair to Good | | M | M | | Fire Prone Native | not recommended | discouraged |
| 164 | Cupressus x leylandii | Leyland cypress | Native | 34 | Fair to Good | Good | Fair to Good | | M | M | Recommended** | Fire Prone Native | | |
| 165 | Quercus agrifolia | Coast live oak | Native | 9 8 8 | Good | Fair to Good | Good | Fence embedded in largest stem. | VL | VL | Recommended** | Fire Prone | Recommended | |
| 166 | Maytenus boaria | Mayten | | 22.5 | Fair to Good | Fair to Good | Fair | Strongly asymmetric canopy to the south. Past failures in canopy. Decay cavity in trunk. | M | M | | | | |
| 167 | Maytenus boaria | Mayten | | 19.5 | Fair to Good | Fair | Poor to Fair | Codominant stems at 5'. Strongly asymmetric canopy to the south. | M | M | | | | |

*Zone 3, South Coastal (to account for Climate Change '99)
**not considered fire resistant in Marin County, but cypress in Portugal and Spain are considered "fire proof" because of their high moisture content and demonstrated capacity to stop fires
***Joe McBride is an arborist specialist and professor emeritus at U.C. Berkeley, whose research in urban forestry and the effects of climate change on California street trees has been published widely in academia.
****Planting areas irrigated with tertiary water from site

Project Title:
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POINT REYES HOUSING RENEWAL
100 COMMODORE WEBSTER DR
POINT REYES STATION, CA 04956
APN#: 1 19 - 2 4 0 - 7 3

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Issue Note:
PLANNING SET
07/29/22

Project ID: PRH
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Sheet Title:
TREE DISPOSITION LIST

Sheet No.:
L2.05

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| ARBORIST DATA | | | | | | | | CLIMATE RESILIENCE | | | AHJ | | | |
|---------------|-------------------------|--------------------------------|-----------|-------------|--------------|--------------|--------------|---|-------------------------------------|--|--------------------------------|-----------------------|---------------------------------|-----|
| Tree # | Latin Name | Species | CA Native | Diameter | Health | Structure | Form | Comments | WUCOLS Zone 1 (North Central Coast) | WUCOLS Zone 3 (Climate Change... South Coastal)* | Fire Resistance-Joe McBride*** | Fire Safe Marin Notes | PRCP | LCP |
| 168 | Acer saccharinum | Silver maple | | 17.5 | Fair to Good | Fair to Good | Good | Old wound on trunk. | M | H | | Fire Resistant | | |
| 169 | Quercus agrifolia | Coast live oak | Native | 12.5 10 6.5 | Good | Fair | Good | | VL | VL | Recommended** | Fire Prone | Recommended | |
| 170 | Washingtonia robusta | Mexican Fan Palm | | 22.5 | Good | Good | Good | Owl pellets around tree base | L | L | | | | |
| 171 | Washingtonia robusta | Mexican Fan Palm | | 22.5 | Good | Good | Good | Owl pellets around tree base | L | L | | | | |
| 172 | Sequoia sempervirens | Coast redwood | Native | 33 | Good | Good | Good | Prolific sprouting around base | H | H | | | not recommended for built areas | |
| 173 | Cupressus x leylandii | Leyland cypress | Native | 28 | Fair to Good | Fair to Good | Good | | M | M | Recommended** | Fire Prone Native | | |
| 174 | Sequoia sempervirens | Coast redwood | Native | 20.5 | Good | Good | Fair | | H | H | | | not recommended for built areas | |
| 175 | Sequoia sempervirens | Coast redwood | Native | 44.5 | Good | Good | Good | | H | H | | | not recommended for built areas | |
| 176 | Sequoia sempervirens | Coast redwood | Native | 35.5 29.5 | Good | Fair | Good | Roots from this cluster of redwoods are lifting the road. | H | H | | | not recommended for built areas | |
| 177 | Cedrus deodara | Deodar Cedar | | 24 18.5 | Good | Fair to Good | Good | | L | L | | Fire Prone | | |
| 178 | Cedrus deodara | Deodar Cedar | | 19.5 | Good | Good | Fair to Good | | L | L | | Fire Prone | | |
| 179 | Cedrus deodara | Deodar Cedar | | 24 | Good | Good | Good | | L | L | | Fire Prone | | |
| 180 | Eucalyptus grandis | Flooded gum | | 9.5 | Fair to Good | Fair to Good | Fair to Good | | M | M | | Fire Prone | | |
| 181 | Alnus sp. | Alder | | 25.5 | Dead | | | | | | | | | |
| 182 | Alnus sp. | Alder | | 33.5 | Fair | Fair to Good | Fair to Good | Numerous beetle strikes on trunk. | | | | | | |
| 183 | Quercus ilex | Holly oak | | 9.5 | Fair to Good | Fair to Good | Fair to Good | | L | L | | Fire Prone | | |
| 184 | Betula pendula | European White Birch | | 21.5 | Poor to Fair | Good | Good | | H | H | | | not suitable for built-up areas | |
| 185 | Ceratonia siliqua | Carob | | 12 | Excellent | Good | Fair to Good | [NOT IN SURVEY] | L | L | | Fire Prone | not suitable for built-up areas | |
| 186 | Eucalyptus globulus | Blue gum eucalyptus | | 65 | Good | Fair to Good | Good | | L | L | | Fire Prone | not suitable for built-up areas | |
| 187 | Eucalyptus nicholii | Narrow-leaved black peppermint | | 45 | Excellent | Fair to Good | Good | | L | L | | Fire Prone | not suitable for built-up areas | |
| 188 | Sequoia sempervirens | Coast redwood | Native | 21 | Excellent | Excellent | Excellent | [NOT IN SURVEY] | H | H | | | not suitable for built-up areas | |
| 189 | Maytenus boaria | Mayten | | 12 | Fair to Good | Fair to Good | Good | | M | M | | | | |
| 190 | Maytenus boaria | Mayten | | 9.5 | Fair to Good | Good | Fair to Good | | M | M | | | | |
| 191 | Maytenus boaria | Mayten | | 11 | Fair | Good | Fair to Good | | M | M | | | | |
| 192 | Maytenus boaria | Mayten | | 16 | Fair to Good | Good | Fair to Good | | M | M | | | | |
| 193 | Maytenus boaria | Mayten | | 12.5 | Fair to Good | Good | Fair to Good | | M | M | | | | |
| 194 | Maytenus boaria | Mayten | | 15 | Fair to Good | Good | Fair to Good | | M | M | | | | |
| 195 | Maytenus boaria | Mayten | | 17.5 | Good | Good | Fair to Good | | M | M | | | | |
| 196 | Pittosporum eugenioides | Lemonwood | | 7.5 5 5 | Fair to Good | Fair to Good | Fair to Good | | M | M | | Fire Resistant | | |

*Zone 3, South Coastal (to account for Climate Change '99)
 **not considered fire resistant in Marin County, but cypress in Portugal and Spain are considered "fire proof" because of their high moisture content and demonstrated capacity to stop fires
 *** Joe McBride is an arborist specialist and professor emeritus at U.C. Berkeley, whose research in urban forestry and the effects of climate change on California street trees has been published widely in academia.
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Issue Note:

PLANNING SET
 07/29/22

Project ID: PRH

File Name:

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Plot Date: 03/15/23

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Sheet Title:

TREE DISPOSITION LIST

Sheet No.:

L2.06

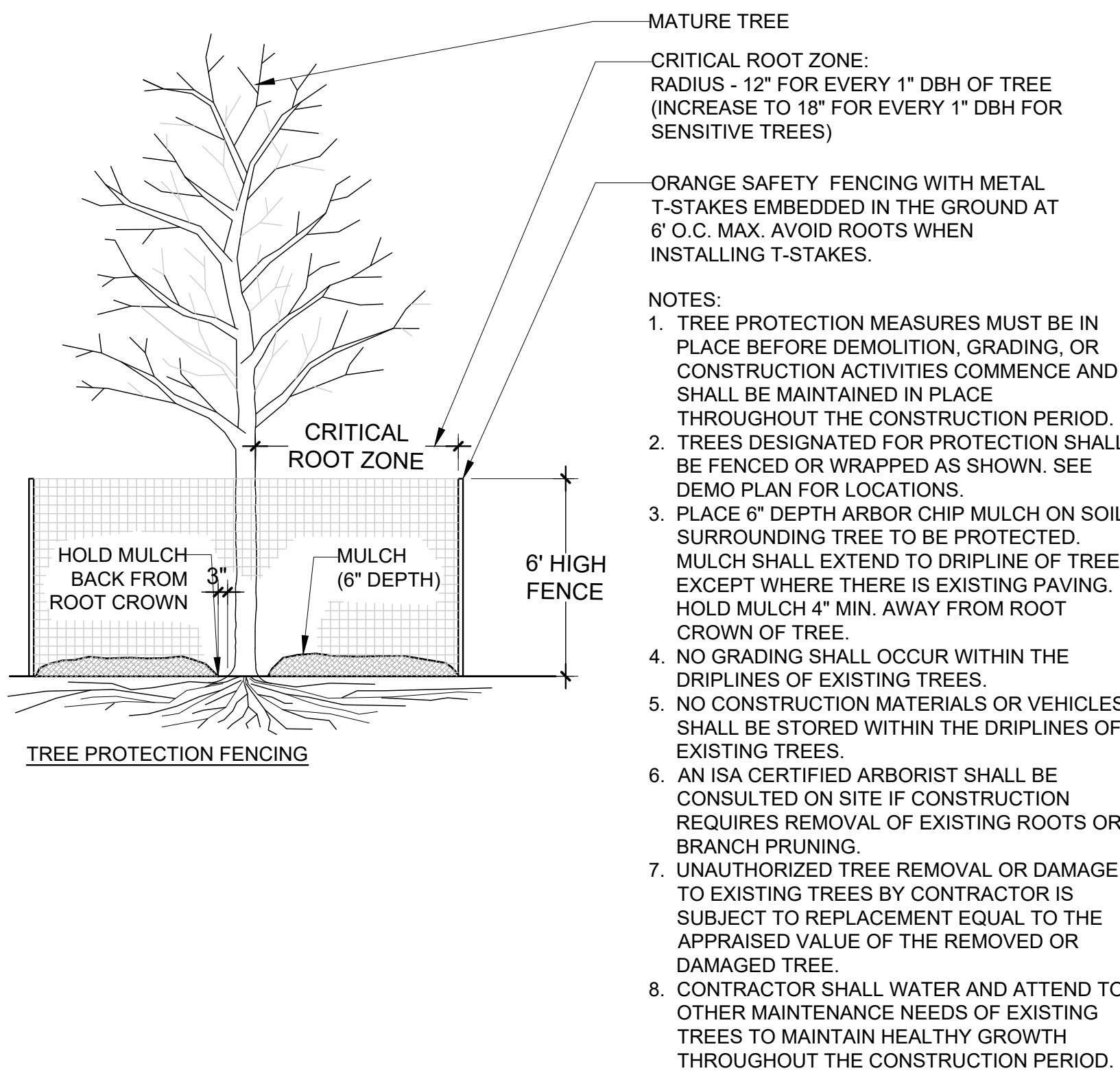
Point Reyes Station, California
Sunset 15, WUCOLS Zone 1, North Central Coast

PROPOSED TREES

| ID | Quantity | Common Name | Latin Name | Container Size | Native or Non-Native | Height (ft) | Width (ft) | Sun / Shade | Evergreen/Deciduous | Water Use Zone 1 | Water Use Zone 3* | Fire Safe Marin | PRCP | Marin County-Protected or Heritage Tree | Wildlife/Habitat benefits |
|---------|----------|-------------------|--------------------------------|----------------|----------------------|-------------|------------|-------------|---------------------|------------------|-------------------|-----------------|-------------|---|---------------------------|
| ACE NEG | 5 | Box elder | Acer negundo var. californicum | 24" BOX | Native | 35-66' | 30-40' | S / PSH | D | M | M | | | Y | Butterflies, birds |
| ALN RUB | 9 | Red alder | Alnus rubra | 24" BOX | Native | 50-98' | 30-45' | S / PSH | D | H | H | | | Y | Butterflies, birds |
| AME ALN | 11 | Service-berry | Amelanchier alnifolia | 24" BOX | Native | 15-35' | 15-20' | S / PSH | D | M | | | | Y | Butterflies, birds |
| CER BET | 8 | Mountain-mahogany | Cercocarpus betuloides | 24" BOX | Native | 8-20' | 10-12' | S / PSH | D | VL | VL | Y | | Y | Butterflies, birds |
| FRA LAT | 9 | Oregon ash | Fraxinus latifolia | 24" BOX | Native | 35-82' | 30' | S / PSH | D | M | M | Y | | Y | Butterflies, birds |
| PIN MUR | 1 | Bishop Pine | Pinus muricata | 24" BOX | Native | 35-90' | 20-40' | S / PSH | E | M | L | Fire Prone | | Y | Birds |
| SEQ SEM | 3 | Coast Redwood | Sequoia sempervirens | 24" BOX | Native | 60-380' | 45' | S / PSH | E | H | H | | | Y | |
| UMB CAL | 1 | California bay | Umbellularia californica | 24" BOX | Native | 6-80' | 3-30' | S / PSH | E | M | L | Fire Prone | Recommended | Y | Butterflies |

Footnotes:

- *Zone 3, South Coastal (to account for Climate Change '99)
- **Planting areas irrigated with tertiary water from site



1 TREE PROTECTION DURING CONSTRUCTION
SCALE: 1/4"=1'-0"

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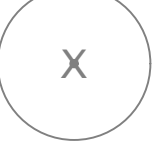
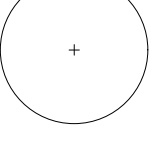
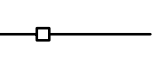
TREE DISPOSITION LIST AND DETAILS

Sheet No.:

L2.07



PLANTING KEY

-  EXISTING TREE TO PROTECT
-  EXISTING TREE TO REMOVE
-  PROPOSED TREE
-  TREE PROTECTION FENCE

NOTES:
 PROTECT TREES WHICH ARE A) LOCATED WITHIN 10 FT OF CONSTRUCTION AREAS - AS DEFINED BY RE-GRADING, RE-PAVING, NEW HARDSCAPE OR UTILITY TRENCHING. MEASURE DISTANCE FROM THE DRIPLINES

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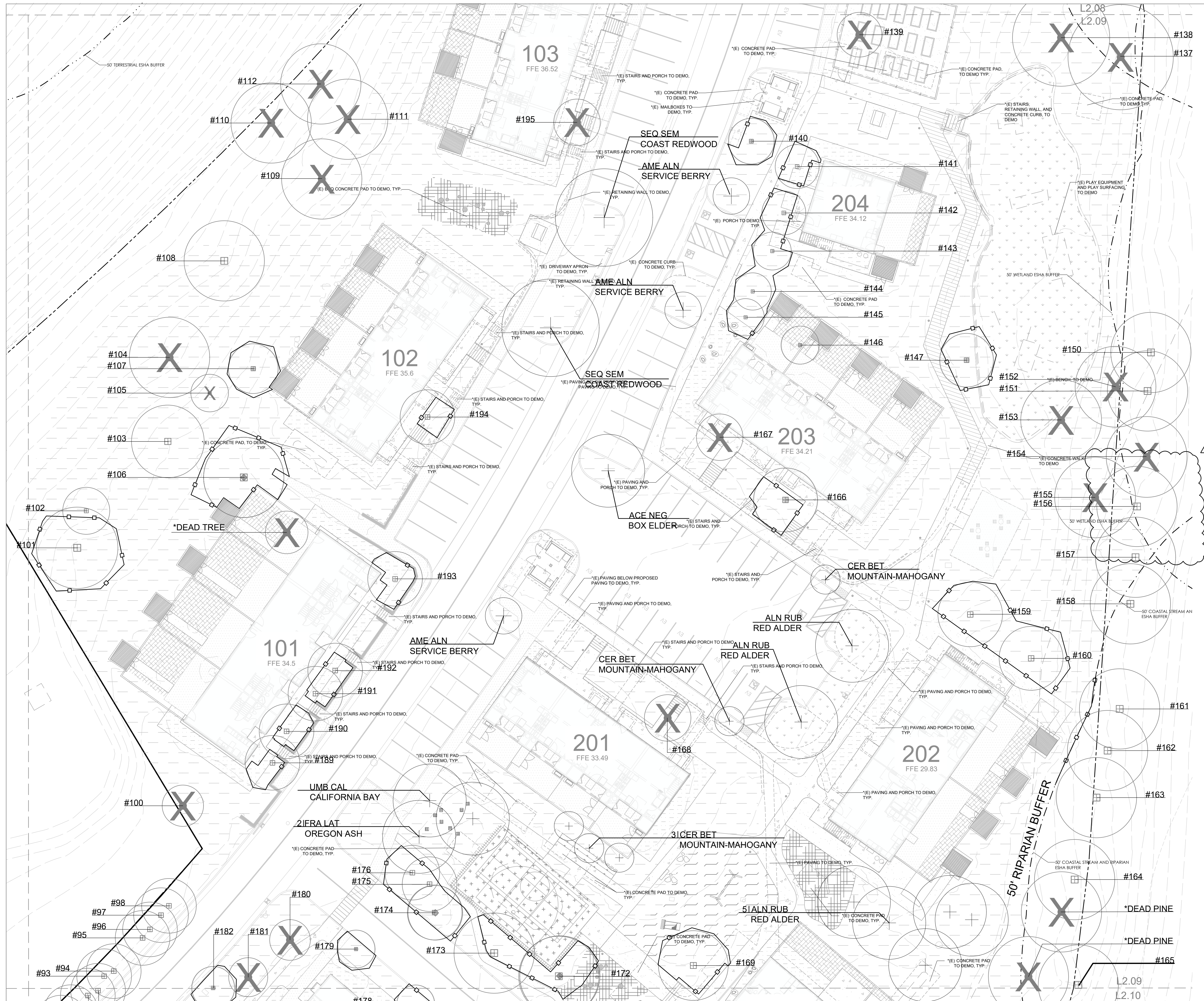
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TREE DISPOSITION PLAN

Sheet No.:
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PLANTING KEY

- EXISTING TREE TO PROTECT
- X EXISTING TREE TO REMOVE
- + PROPOSED TREE
- TREE PROTECTION FENCE

NOTES:
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 Plot Date: 03/15/23

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 Sheet Title:
TREE DISPOSITION PLAN

Sheet No.:

L2.09





- PLANTING KEY**
- EXISTING TREE TO PROTECT
 - X EXISTING TREE TO REMOVE
 - + PROPOSED TREE
 - TREE PROTECTION FENCE

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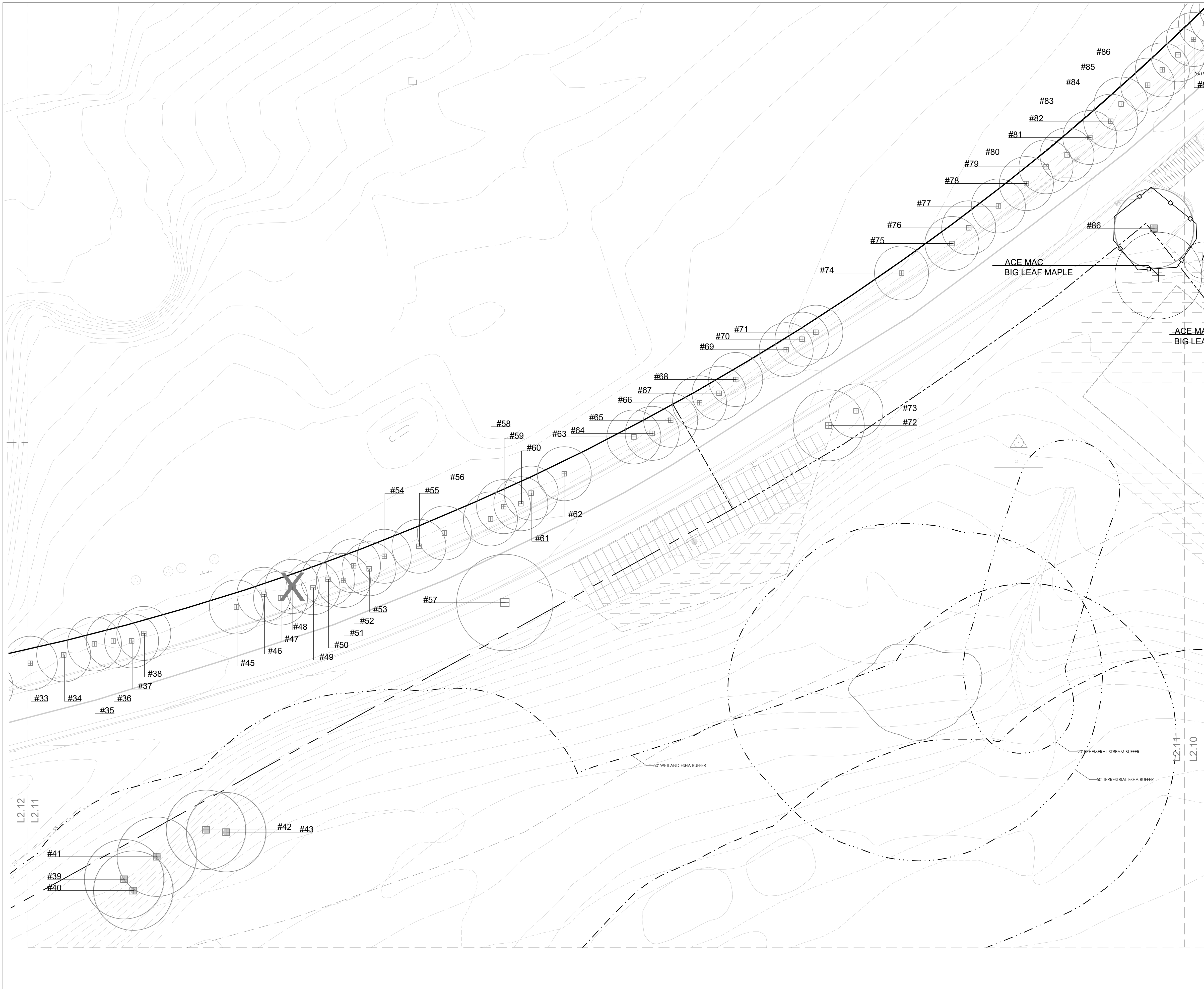
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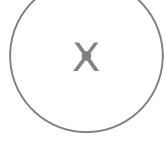
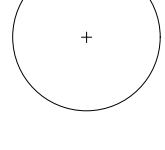
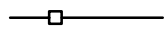
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TREE DISPOSITION PLAN

Sheet No.:
L2.10





PLANTING KEY

-  EXISTING TREE TO PROTECT
-  EXISTING TREE TO REMOVE
-  PROPOSED TREE
-  TREE PROTECTION FENCE

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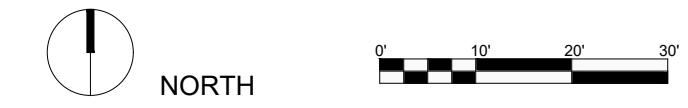
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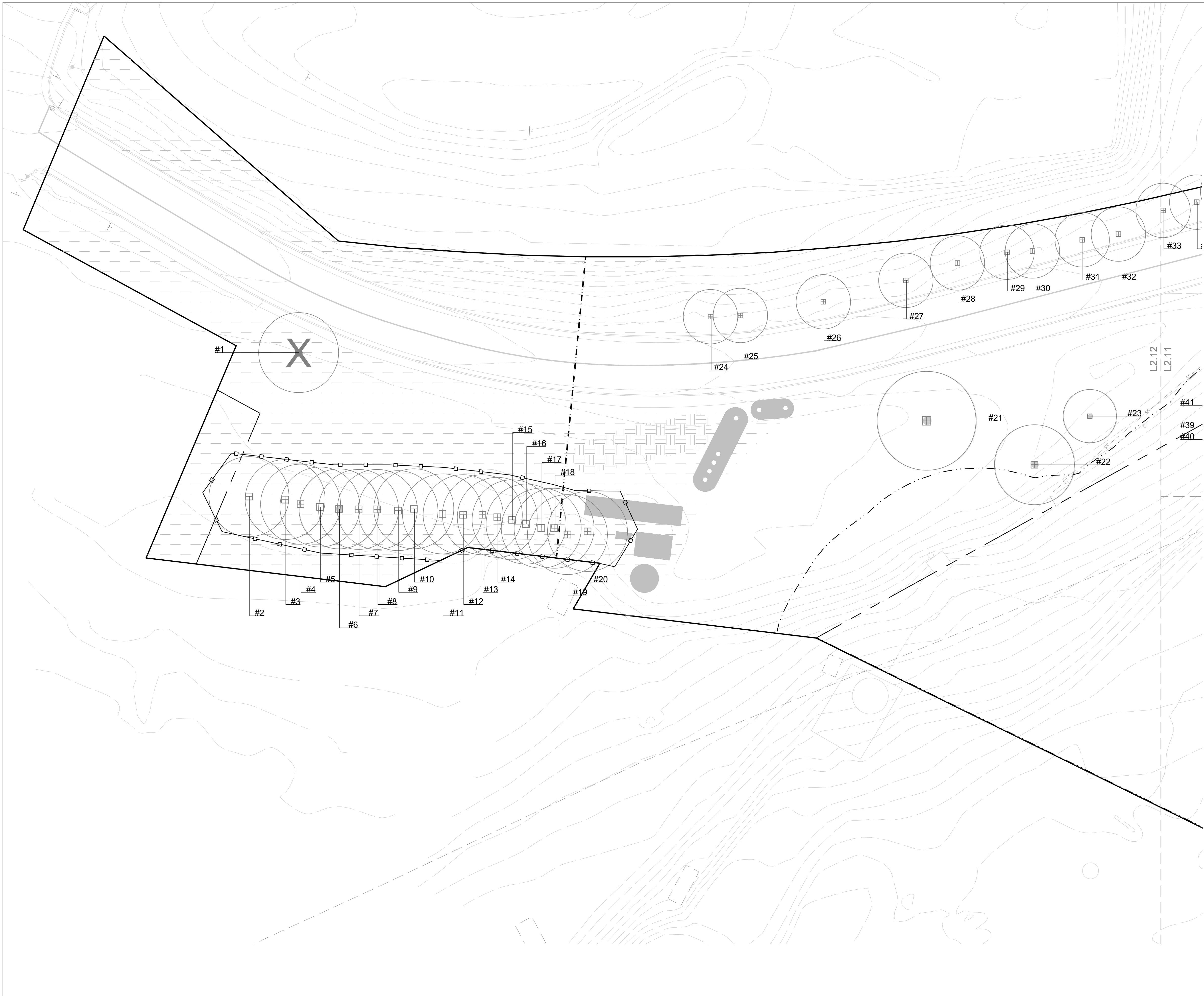
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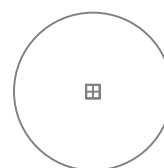
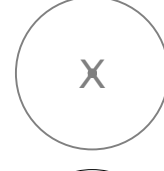
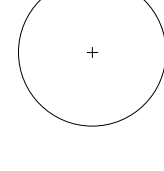
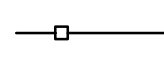
Issue Note:
PLANNING SET
07/29/22

Project ID: PRH
 File Name:
 Drawn by:
 Checked by:
 Plot Date: 03/15/23
 Scale:
 Sheet Title:
TREE DISPOSITION PLAN
 Sheet No.:

L2.11





- PLANTING KEY**
-  EXISTING TREE TO PROTECT
 -  EXISTING TREE TO REMOVE
 -  PROPOSED TREE
 -  TREE PROTECTION FENCE

NOTES:
 PROTECT TREES WHICH ARE A) LOCATED WITHIN 10 FT OF CONSTRUCTION AREAS - AS DEFINED BY RE-GRADING, RE-PAVING, NEW HARDSCAPE OR UTILITY TRENCHING. MEASURE DISTANCE FROM THE DRIPLINES

Project Title:
COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC
POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR
 POINT REYES STATION, CA 04956
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Design Firm:
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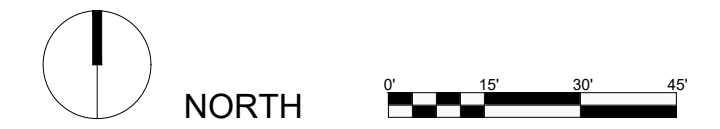
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Issue Note:
PLANNING SET
07/29/22

Project ID: PRH
 File Name:
 Drawn by:
 Checked by:
 Plot Date: 03/15/23
 Scale:
 Sheet Title:
TREE DISPOSITION PLAN

Sheet No.:
L2.12



Irrigation Notes:

1. Planting areas will be irrigated with tertiary water from the site, at High and Moderate use per WUCOLS to meet watering needs. Planting below existing trees will be irrigation at Low water use per WUCOLS.

1. The proposed planting indicate all areas receiving irrigation areas and are shown on Sheets: WW2.0 - Subsurface Drip Plan; L2.08 - L2.12 for the Tree Disposition Plan; and L 3.03 - 3.07 Planting Plan. The palette of plants as listed on Sheets L3.01 - L3.02, Plant List and Legend, were chosen to be primarily native, work with existing trees on site (listed on Sheets L2.01 - L2.07 - Tree Disposition List), and to allow for adequate irrigation, as required, for the tertiary treatment of the wastewater on site.

All planting areas will only receive water from the wastewater treatment facility and not from NMWD water. The method of irrigation will include subsurface drip irrigation.

| Point Reyes Station, California | | | | | | | | | | | | |
|---|---|----------------|-------------|-------------|------------|--------------|------------------|-----------------------|-----------------------|---|---------------|--------------|
| Sunset 15, WUCOLS Zone 1, North Central Coast | | | | | | | | | | | | |
| UNDER REDWOODS (ASSUME HIGH IRRIGATION) | | | | | | | | | | | | |
| Latin Name | Common Name | Container Size | Native | Height (ft) | Width (ft) | Sun / Shade | WUCOLS (Fairfax) | Evergreen / Deciduous | Fire Safe Marin | Wildlife / Habitat benefits | Deer tolerant | Notes |
| ✓ Asclepias speciosa | Showy Milkweed | 1 GAL | Y | 4-6 | 4 | S | L | Perennial | | Butterflies, birds | Y | Monarch host |
| ✓ Blechnum (Struthiopteris) spicant | Deer fern | 1 GAL | Y | 2-3 | 2 | PSH / SH | M | D | | | Y | |
| ✓ Ceanothus thyrsiflorus repens | Low blue blossom | 1 GAL | Y | 2-3 | 6-10 | S / PSH / SH | L | E | Y (note 1) | Butterflies, pollinators, birds | | |
| ✓ Cornus stolonifera | Red twig dogwood | 5 GAL | Y | 6-9 | 7-10 | S / PSH / SH | H | D | | Butterflies, birds | Y | |
| ✓ Dryopteris arguta | Coastal wood fern | 1 GAL | Y | 2 | 2 | S / PSH / SH | M | | Y (note 1) | Butterflies | Y | |
| ✓ Fragaria chiloensis or vesca | Coast strawberry | 1 GAL | | 0.5-1 | 3 | S / PSH | M | Perennial | | Butterflies, birds | Y | |
| ✓ Mimulus aurantiacus 'cherry' | Cherry Moneyflower | 1 GAL | Y(cultivar) | 4-5 | 5 | S / PSH | VL | E | Y | Butterflies, pollinators, birds, hummingbirds | Y | |
| ✓ Mimulus guttatus | Seep monkeyflower | 1 GAL | Y | 2-5 | 0.5 | S / PSH | M | Perennial | Y | Butterflies, pollinators, birds, hummingbirds | Y | |
| ✓ Rubus parviflorus | Thimbleberry | 1 GAL | Y | 4-8 | | PSH | L | D | Y (note 1) | Butterflies, birds | | |
| ✓ Rhododendron occidentale | Western azalea | 1 GAL | Y | 6-16 | 10 | PSH | M | D | Y | Butterflies | | |
| ✓ Satureja douglasii | Yerba buena | 1 GAL | Y | 3-7 | 3 | PSH / SH | L | E | Y | Butterflies | Y | |
| UNDER PINES/OAKS/CYPRESS (ASSUME LOW IRRIGATION) | | | | | | | | | | | | |
| Latin Name | Common Name | Container Size | Native | Height (ft) | Width (ft) | Sun / Shade | WUCOLS (Fairfax) | Evergreen / Deciduous | Fire Safe Marin | Wildlife / Habitat benefits | Deer tolerant | Notes |
| ✓ Achillea millefolium | Yarrow | 1 GAL | Y | 1 | 1 | S | L | Perennial | Y | Butterflies, pollinators, birds | Y | |
| ✓ Arctostaphylos edmundsii 'Little Sur' | Little Sur Manzanita | 1 GAL | Y | 1 | 5 | S / PSH | L | E | FIRE PRONE Y (note 1) | Butterflies, pollinators, birds, hummingbirds | Y | |
| ✓ Arctostaphylos edmundsii 'Carmel Sur' | Carmel Sur Manzanita | 1 GAL | Y | 1-1.5 | 4-6 | S / PSH | L | E | FIRE PRONE Y (note 1) | Butterflies, pollinators, birds, hummingbirds | Y | |
| ✓ Calamagrostis foliosa | Leafy reed grass | 1 GAL | Y | 1-2 | 2 | S | L | | | Butterflies | Y | |
| ✓ Heuchera spp. | Heuchera varieties | 1 GAL | Y(cultivar) | | | S / PSH / SH | M | | Y | Butterflies, pollinators, birds, hummingbirds | | |
| ✓ Leymus condensatus 'Canyon Prince' | Canyon Prince Wildrye | 1 GAL | Y | 3-6 | 2-8 | S | VL | E | | Butterflies | Y | |
| ✓ Mahonia aquifolium | Oregon Grape | 5 GAL | Y | 3.5-7 | 6 | S / PSH / SH | M | E | Y | Butterflies, pollinators, birds | Y | |
| ✓ Mahonia pinnata | California Holly Grape | 1 GAL | Y | 3.5-7 | 5 | S / PSH / SH | L | E | | Butterflies, pollinators, birds | Y | |
| ✓ Muhlenbergia rigens | Deer Grass | 1 GAL | Y | 4 | 4 | S / PSH | L | Perennial | Y (note 1) | Butterflies | Y | |
| ✓ Polystichum munitum | Western sword fern | 1 GAL | Y | 1.5-5 | 2-3 | PSH / SH | M | D / E | Y | Butterflies | Y | |
| ✓ Salvia sonomensis | Creeping sage | 1 GAL | Y | 1 | 3-4 | S | L | Perennial | Y (note 1) | Butterflies, pollinators, birds, hummingbirds | Y | |
| ✓ Salvia spathacea | Hummingbird sage | 1 GAL | Y | 1-3 | 3 | S / PSH / SH | L | D | Y (note 1) | Butterflies, pollinators, birds, hummingbirds | Y | |
| NO MOW TURF (ASSUME HIGH IRRIGATION/LEACH FIELD) | | | | | | | | | | | | |
| Latin Name | Common Name | Container Size | Native | Height (ft) | Width (ft) | Sun / Shade | WUCOLS (Fairfax) | Evergreen / Deciduous | Fire Safe Marin | Wildlife / Habitat benefits | Deer tolerant | Notes |
| ✓ Fesluca idahoensis, Fesluca rubra, Fesluca occidentalis | Delta Blue Grass Native Mow Free: https://www.deltabluegrass.com/sod-products/california-native-sod/ | 1 GAL | Y | 0.5-1 | Sod | S / PSH | L | | see below | Butterflies | Y | |
| RIPARIAN EDGE (ASSUME HIGH IRRIGATION) | | | | | | | | | | | | |
| Latin Name | Common Name | Container Size | Native | Height (ft) | Width (ft) | Sun / Shade | WUCOLS (Fairfax) | Evergreen / Deciduous | Fire Safe Marin | Wildlife / Habitat benefits | Deer tolerant | Notes |
| ✓ Amelanchier alnifolia | Service-berry | 24" BOX | Y | 15-30 | 15-20 | S / PSH | M | D | | Butterflies, birds | | |
| ✓ Baccharis pilularis | Dwarf coyote bush | 1 GAL | Y | 1.5-10 | 12 | S / PSH | VL | E | FIRE PRONE Y (note 1) | Butterflies, pollinators, birds | Y | |
| ✓ Cornus stolonifera | Red twig dogwood | 5 GAL | Y | 4-13 | 9-15 | PSH / SH | H | D | Y | Butterflies, birds | | |
| ✓ Holodiscus discolor | Ocean Spray | 1 GAL | Y | 3-16 | 10-15 | PSH / SH | L | D | | Butterflies | Y | |
| ✓ Mimulus aurantiacus 'cherry' | Cherry Moneyflower | 1 GAL | Y(cultivar) | 4-5 | 5 | S / PSH | VL | E | Y | Butterflies, pollinators, birds, hummingbirds | Y | |
| ✓ Rhododendron occidentale | Western azalea | 1 GAL | Y | 6-16 | 10 | PSH | M | D | Y | Butterflies | | |
| ✓ Rubus parviflorus | Thimbleberry | 1 GAL | Y | 4-8 | | PSH | L | D | Y (note 1) | Butterflies, birds | | |
| ✓ Vaccinium ovatum | California huckleberry | 1 GAL | Y | 1.5-8 | 15 | PSH | M | E | ? | Butterflies | Y | |
| ✓ Woodwardia fimbriata | Western chain fern | 1 GAL | Y | 4-6 | 4-6 | PSH / SH | M | E | Y (note 1) | | Y | |
| UNDER REMOVED EUCALYPTUS (ASSUME HIGH IRRIGATION) | | | | | | | | | | | | |
| Latin Name | Common Name | Container Size | Native | Height (ft) | Width (ft) | Sun / Shade | WUCOLS (Fairfax) | Evergreen / Deciduous | Fire Safe Marin | Wildlife / Habitat benefits | Deer tolerant | Notes |
| ✓ Baccharis pilularis | Dwarf coyote bush | 1 GAL | Y | 1.5-10 | 12 | S / PSH | VL | E | FIRE PRONE Y (note 1) | Butterflies, pollinators, birds | Y | |
| ✓ Calamagrostis foliosa | Leafy reed grass | 1 GAL | Y | 1-2 | 2 | S | L | | | Butterflies | Y | |
| ✓ Erigeron glaucus | Seaside daisy | 1 GAL | Y | 0.5-1 | 2 | S / PSH | VL | E | Y | Butterflies, pollinators | Y | |
| ✓ Heteromeles arbutifolia | Toyon | 5 GAL | Y | 8-15 | 8-15 | S / PSH | L | E | Y (note 1) | Butterflies, birds | Y | |
| ✓ Muhlenbergia rigens | Deer Grass | 1 GAL | Y | 4 | 4 | S / PSH | L | Perennial | Y (note 1) | Butterflies | Y | |
| ✓ Rhamnus californica (Frangula cal.) | Coffeeberry | 5 GAL | Y | 6-8 | 6-8 | S / PSH | L | E | Y | Butterflies, pollinators, birds | Y | |
| ✓ Salvia leucophylla | Purple sage | 1 GAL | Y | 2-5 | 3-10 | S | VL | E | Y (note 2) | Butterflies, pollinators, birds | Y | |
| PRIVACY SHRUBS NEAR UNITS (ASSUME HIGH IRRIGATION) | | | | | | | | | | | | |
| Latin Name | Common Name | Container Size | Native | Height (ft) | Width (ft) | Sun / Shade | WUCOLS (Fairfax) | Evergreen / Deciduous | Fire Safe Marin | Wildlife / Habitat benefits | Deer tolerant | Notes |
| ✓ Ceanothus thyrsiflorus | Blue blossom Ceanothus | 5 GAL | Y | 4-5 | 6-7 | S | L | E | Y (note 1) | Butterflies, pollinators, birds | | |
| ✓ Garrya elliptica | Coast silk tassel | 5 GAL | Y | 8-12 | 8-12 | S / PSH | L | E | Y (note 1) | | Y | |
| ✓ Heteromeles arbutifolia | Toyon | 5 GAL | Y | 8-15 | 8-15 | S / PSH | L | E | Y (note 1) | Butterflies, birds | Y | |
| ✓ Myrica californica | Pacific wax myrtle | 5 GAL | Y | 20-30 | 10-20 | S | M | E | Y | Butterflies | Y | |
| ✓ Rhamnus californica (Frangula cal.) | Coffeeberry | 5 GAL | Y | 6-8 | 6-8 | S / PSH | L | E | Y | Butterflies, pollinators, birds | Y | |
| ✓ Rhamnus californica 'Mound San Bruno' | Mound San Bruno Coffeeberry | 5 GAL | Y | 4-6 | 4-6 | S / PSH | L | E | Y | Butterflies, pollinators, birds | Y | |
| ✓ Salvia clevelandii | California Blue Sage | 5 GAL | Y | 3-5 | 5-8 | S | VL | E | | Butterflies, pollinators, birds, hummingbirds | Y | |
| STORMWATER PLANTS | | | | | | | | | | | | |
| Latin Name | Common Name | Container Size | Native | Height (ft) | Width (ft) | Sun / Shade | WUCOLS (Fairfax) | Evergreen / Deciduous | Fire Safe Marin | Wildlife / Habitat benefits | Deer tolerant | Notes |
| ✓ Achillea millefolium | Yarrow | 1 GAL | Y | 1 | 1 | S | L | Perennial | Y | Butterflies, pollinators, birds | Y | |
| ✓ Chondropetalum tectorum | Cape Rush | 1 GAL | | 3-5 | 4-6 | S / PSH | L | Perennial | | | | |
| ✓ Juncus effusus | Common Rush | 1 GAL | Y | 4-6 | 3 | PSH | M | E | Y (note 3) | Butterflies | Y | |
| ✓ Juncus phaecephalus | Brown Headed Rush | 1 GAL | Y | 0.5-2 | | S / PSH | M | E | Y (note 3) | Butterflies | | |
| ✓ Leymus condensatus 'Canyon Prince' | Canyon Prince Wildrye | 1 GAL | Y | 3-6 | 2-8 | S | VL | E | | Butterflies | Y | |
| ✓ Muhlenbergia rigens | Deer Grass | 1 GAL | Y | 4 | 4 | S / PSH | L | Perennial | Y (note 1) | Butterflies | Y | |

Project Title:

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 POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR
 POINT REYES STATION, CA 94956
 APN#: 119 - 240 - 73

Design Firm:

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 TEL 510 / 547-8092
 info@siegelstrain.com

Consultant:

BAY TREE DESIGN
 Berkeley, California
 505 5th St
 www.baytreedesign.com
 info@baytreedesign.com

Stamp:

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Issue Note:

PLANNING SET
 07/29/22

Project ID: PRH

File Name:

Drawn by: EX/WC

Checked by: LH

Plot Date: 07/29/22

Scale:

Sheet Title:

**PLANT LIST
 AND LEGEND**

Sheet No.:

L3.01

Irrigation Notes:

- Planting areas will be irrigated with tertiary water from the site, at High and Moderate use per WUCOLS to meet watering needs. Planting below existing trees will be irrigation at Low water use per WUCOLS.
- The proposed planting indicate all areas receiving irrigation areas and are shown on Sheets: WW2.0 - Subsurface Drip Plan; L2.08 - L2.12 for the Tree Disposition Plan; and L 3.03 - 3.07 Planting Plan. The palette of plants as listed on Sheets L3.01 - L3.02, Plant List and Legend, were chosen to be primarily native, work with existing trees on site (listed on Sheets L2.01 - L2.07 - Tree Disposition List), and to allow for adequate irrigation, as required, for the tertiary treatment of the wastewater on site.

All planting areas will only receive water from the wastewater treatment facility and not from NMWD water. The method of irrigation will include subsurface drip irrigation.

| NATIVE EROSION CONTROL SEED MIX | | | | | | | | | | | | |
|-------------------------------------|------------------------------|----------------|--------|-------------|------------|-------------|------------------|-----------------------|-----------------|---|---------------|-------|
| Latin Name | Common Name | Container Size | Native | Height (ft) | Width (ft) | Sun / Shade | WUCOLS (Fairfax) | Evergreen / Deciduous | Fire Safe Marin | Wildlife / Habitat benefits | Deer tolerant | Notes |
| <input checked="" type="checkbox"/> | <i>Bromus carinatus</i> | SEED | Y | 1-5 | 1 | S / PSH | L | D | Y (note 4) | Butterflies | | |
| <input checked="" type="checkbox"/> | <i>Elymus glaucus</i> | SEED | Y | 1-5 | 1 | S / PSH | L | D | | Butterflies | Y | |
| <input checked="" type="checkbox"/> | <i>Festuca microstachys</i> | SEED | Y | 2-3 | | S | VL | | | Butterflies, pollinators, birds, hummingbirds | | |
| <input checked="" type="checkbox"/> | <i>Nassella pulchra</i> | SEED | Y | 3 | 1 | S | VL | E | Y (note 1) | Butterflies | Y | |
| <input checked="" type="checkbox"/> | <i>Trifolium willdenovii</i> | SEED | Y | | | S | L | | | Butterflies, pollinators | | |

| IRRIGATED WILDFLOWERS AND GRASSES | | | | | | | | | | | | |
|-------------------------------------|-------------------------------|----------------|--------|-------------|------------|-------------|------------------|-----------------------|-----------------|---|---------------|-------|
| Latin Name | Common Name | Container Size | Native | Height (ft) | Width (ft) | Sun / Shade | WUCOLS (Fairfax) | Evergreen / Deciduous | Fire Safe Marin | Wildlife / Habitat benefits | Deer tolerant | Notes |
| <input checked="" type="checkbox"/> | <i>Achillea millefolium</i> | 1 GAL | Y | 1 | 1 | S | L | Perennial | Y | Butterflies, pollinators, birds | Y | |
| <input checked="" type="checkbox"/> | <i>Festuca rubra</i> | 1 GAL | Y | 1.5-2 | 1.5-2 | S | L | Perennial | Y | Butterflies | Y | |
| <input checked="" type="checkbox"/> | <i>Hordeum californicum</i> | SEED | Y | 1.5-3 | 1.5-3 | PSH | L | D | | Butterflies | | |
| <input checked="" type="checkbox"/> | <i>Hordeum brachyantherum</i> | SEED | Y | 2-3 | 2-3 | S | L | D | | Butterflies | Y | |
| <input checked="" type="checkbox"/> | <i>Lasthenia glabrata</i> | SEED | Y | 1-2 | 1-2 | S / PSH | L | Perennial | | Butterflies, pollinators | | |
| <input checked="" type="checkbox"/> | <i>Phacelia campanularia</i> | SEED | Y | 0.5-1.5 | 0.5-1.5 | S | L | Annual | | Butterflies, pollinators | | |
| <input checked="" type="checkbox"/> | <i>Salvia somnensis</i> | 1 GAL | Y | 1 | 3-4 | S | L | Perennial | | Butterflies, pollinators, birds, hummingbirds | Y | |
| <input checked="" type="checkbox"/> | <i>Sisyrinchium bellum</i> | 1 GAL | Y | 0.5-2 | 0.5-2 | S / PSH | VL | Perennial | | | Y | |

| GRASSES | | | | | | | | | | | | |
|-------------------------------------|------------------------------|----------------|--------|-------------|------------|-------------|------------------|-----------------------|-----------------|-----------------------------|---------------|--|
| Latin Name | Common Name | Container Size | Native | Height (ft) | Width (ft) | Sun / Shade | WUCOLS (Fairfax) | Evergreen / Deciduous | Fire Safe Marin | Wildlife / Habitat benefits | Deer tolerant | Notes |
| <input checked="" type="checkbox"/> | <i>Artistida purpurea</i> | 1 GAL | Y | 2 | 2 | S | L | Perennial | | | | |
| <input checked="" type="checkbox"/> | <i>Bouteloua gracilis</i> | 4" | Y | 1.5-2 | 1 | S | L | Perennial | | Butterflies | | |
| <input checked="" type="checkbox"/> | <i>Calamagrostis foliosa</i> | 1 GAL | Y | 1-2 | 2 | S | L | | | Butterflies | Y | |
| <input checked="" type="checkbox"/> | <i>Carex tumulicola</i> | 1 GAL | Y | 1.5 | 2 | S / PSH | L | | | Butterflies | Y | |
| <input checked="" type="checkbox"/> | <i>Deschampsia cespitosa</i> | 1 GAL | Y | 1-4 * | 2 | S / PSH | L | Perennial | | Butterflies | Y | *1-2" clumps + up to 4" with inflorescences in Spring-Summer |
| <input checked="" type="checkbox"/> | <i>Festuca idahoensis</i> | 1 GAL | Y | 1.5-4 | 3 | S | L | Perennial | | Butterflies | Y | |
| <input checked="" type="checkbox"/> | <i>Muhlenbergia rigens</i> | 1 GAL | Y | 4 | 4 | S / PSH | L | Perennial | Y (note 1) | Butterflies | Y | |

| GROUNDCOVER/VINES | | | | | | | | | | | | |
|-------------------------------------|--------------------------------------|----------------|--------|-------------|------------|-------------|------------------|-----------------------|-----------------------|-----------------------------|---------------|-------|
| Latin Name | Common Name | Container Size | Native | Height (ft) | Width (ft) | Sun / Shade | WUCOLS (Fairfax) | Evergreen / Deciduous | Fire Safe Marin | Wildlife / Habitat benefits | Deer tolerant | Notes |
| <input checked="" type="checkbox"/> | <i>Arctostaphylos 'Pacific Mist'</i> | 1 GAL | Y | 2-3 | 6-15 | S / PSH | L | E | FIRE PRONE Y (note 1) | Hummingbirds | Y | |
| <input checked="" type="checkbox"/> | <i>Lonicera hispidula</i> | 1 GAL | Y | 4 | 4-8 | PSH | L | | Y | Hummingbirds | | |

Fire Safe Notes

1 Considered Fire Safe by San Mateo County: <https://www.firesafesanteo.org/preparedness/defensible-space/fire-resistant-plant-list>

2 Considered Fire Resistant by Santa Barbara City Fire Department: https://tuolumnefiresafe.org/wp-content/uploads/2018/07/Defensible_Space_Landscaping_in_the_Wildland_Urban_Interface.pdf

3 Fire resistant California State Fire Marshal List: https://tuolumnefiresafe.org/wp-content/uploads/2018/07/Defensible_Space_Landscaping_in_the_Wildland_Urban_Interface.pdf

4 Orange County Fire Department: https://tuolumnefiresafe.org/wp-content/uploads/2018/07/Defensible_Space_Landscaping_in_the_Wildland_Urban_Interface.pdf

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100 COMMODORE WEBSTER DR
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BAY TREE DESIGN INC
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Stamp:

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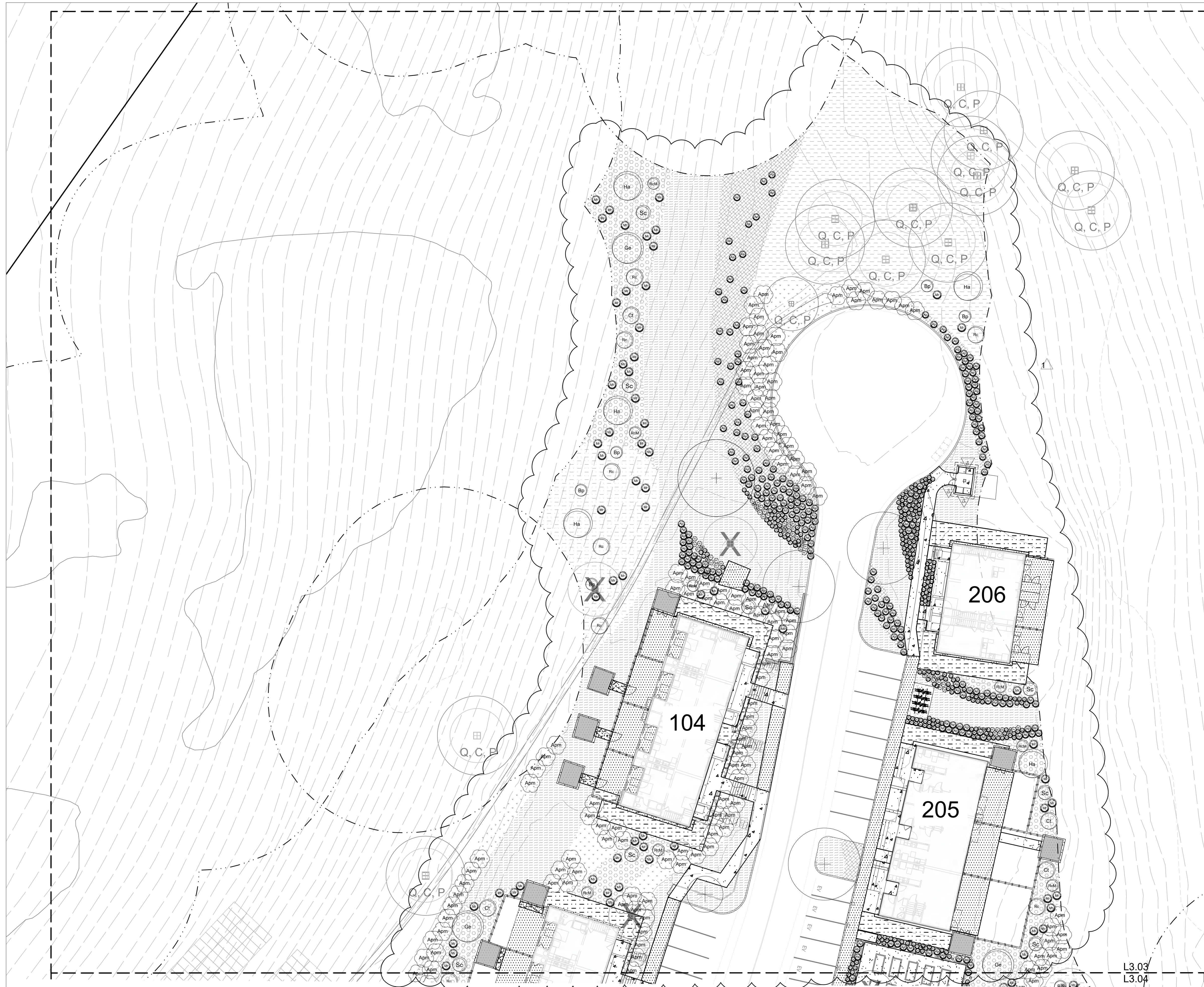
Issue Note:

PLANNING SET
07/29/22

Project ID: PRH
File Name:
Drawn by: EX/WC
Checked by: LH
Plot Date: 07/29/22
Scale:

Sheet Title:
PLANT LIST

Sheet No.:
L3.02



PLANTING KEY

-  UNDER REDWOODS
-  UNDER PINES/OAKS/CYPRESS
-  UNDER REMOVED EUCALYPTUS
-  RIPARIAN EDGE
-  STORMWATER
-  NO MOW TURF
-  PRIVACY SHRUB NEAR UNITS
-  NATIVE EROSION CONTROL SEED MIX
-  IRRIGATED WILDFLOWER + GRASS SEED MIX
-  GRASSES
-  GROUNDCOVER
-  (E) TREE, TO DEMO
-  (E) OAK, CYPRESS, PINE, TO PROTECT
-  (E) REDWOODS, TO PROTECT
-  X PROPOSED TREE

NOTES

1. FOR MORE INFORMATION ON TREES, SEE TREE DISPOSITION PLANS
2. NO PLANTING WITHIN FIRE ZONE 0, OR 5' FROM BUILDING OVERHANGS

L3.03
L3.04



Project Title:

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info@siegelstrain.com

Consultant:

BAY TREE DESIGN
berkeley, california
510.848.0200
www.baytreedesign.com
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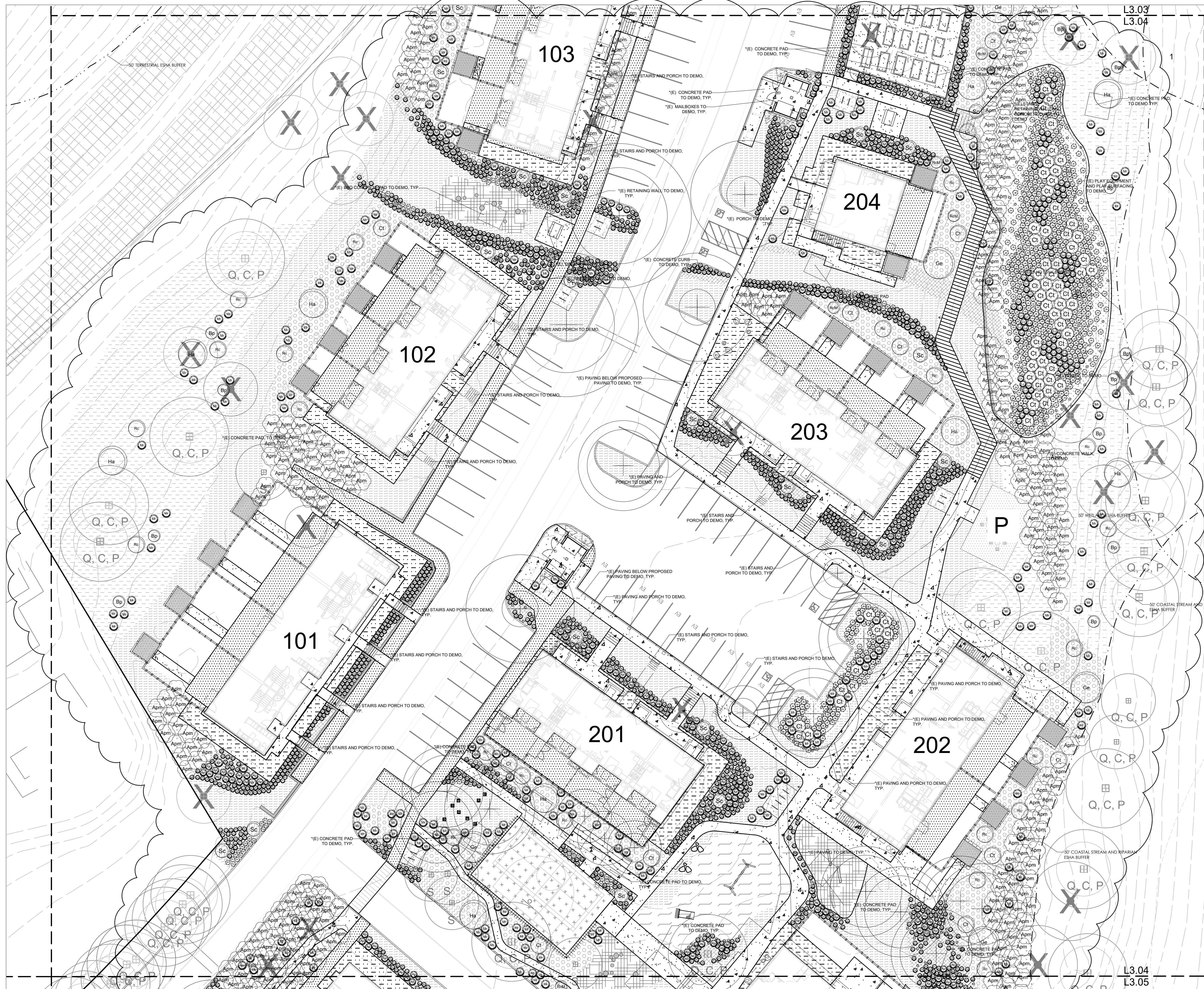
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07/29/22

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








Sheet No.:
L3.03



L3.03
L3.04

L3.04
L3.05

PLANTING KEY

-  UNDER REDWOODS
-  UNDER PINES/OAKS/CYPRESS
-  UNDER REMOVED EUCALYPTUS
-  RIPARIAN EDGE
-  STORMWATER
-  NO MOW TURF
-  PRIVACY SHRUB NEAR UNITS
-  NATIVE EROSION CONTROL SEED MIX
-  IRRIGATED WILDFLOWER + GRASS SEED MIX
-  GRASSES
-  GROUNDCOVER
-  (E) TREE, TO DEMO
-  (E) OAK, CYPRESS, PINE, TO PROTECT
-  (E) REDWOODS, TO PROTECT
-  PROPOSED TREE

NOTES

1. FOR MORE INFORMATION ON TREES, SEE TREE DISPOSITION PLANS
2. NO PLANTING WITHIN FIRE ZONE 0, OR 5' FROM BUILDING OVERHANGS

Project Title:

COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC
POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR
 POINT REYES STATION, CA 04956
 APN#: 1 1 9 - 2 4 0 - 7 3

Design Firm:

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

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Issue Note:

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








PLANTING PLAN

Sheet No.:

L3.04



PLANTING KEY

-  UNDER REDWOODS
-  UNDER PINES/OAKS/CYPRESS
-  UNDER REMOVED EUCALYPTUS
-  RIPARIAN EDGE
-  STORMWATER
-  NO MOW TURF
-  PRIVACY SHRUB NEAR UNITS
-  NATIVE EROSION CONTROL SEED MIX
-  IRRIGATED WILDFLOWER + GRASS SEED MIX
-  GRASSES
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-  (E) OAK, CYPRESS, PINE, TO PROTECT
-  (E) REDWOODS, TO PROTECT
-  PROPOSED TREE

NOTES

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2. NO PLANTING WITHIN FIRE ZONE 0, OR 5' FROM BUILDING OVERHANGS

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 100 COMMODORE WEBSTER DR
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 APN#: 1 1 9 - 2 4 0 - 7 3

Design Firm:

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Consultant:

BAY TREE DESIGN
 berkeley, california
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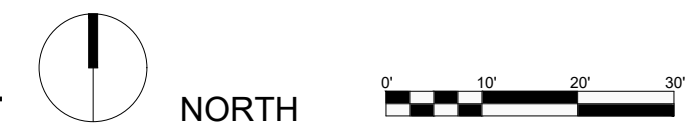
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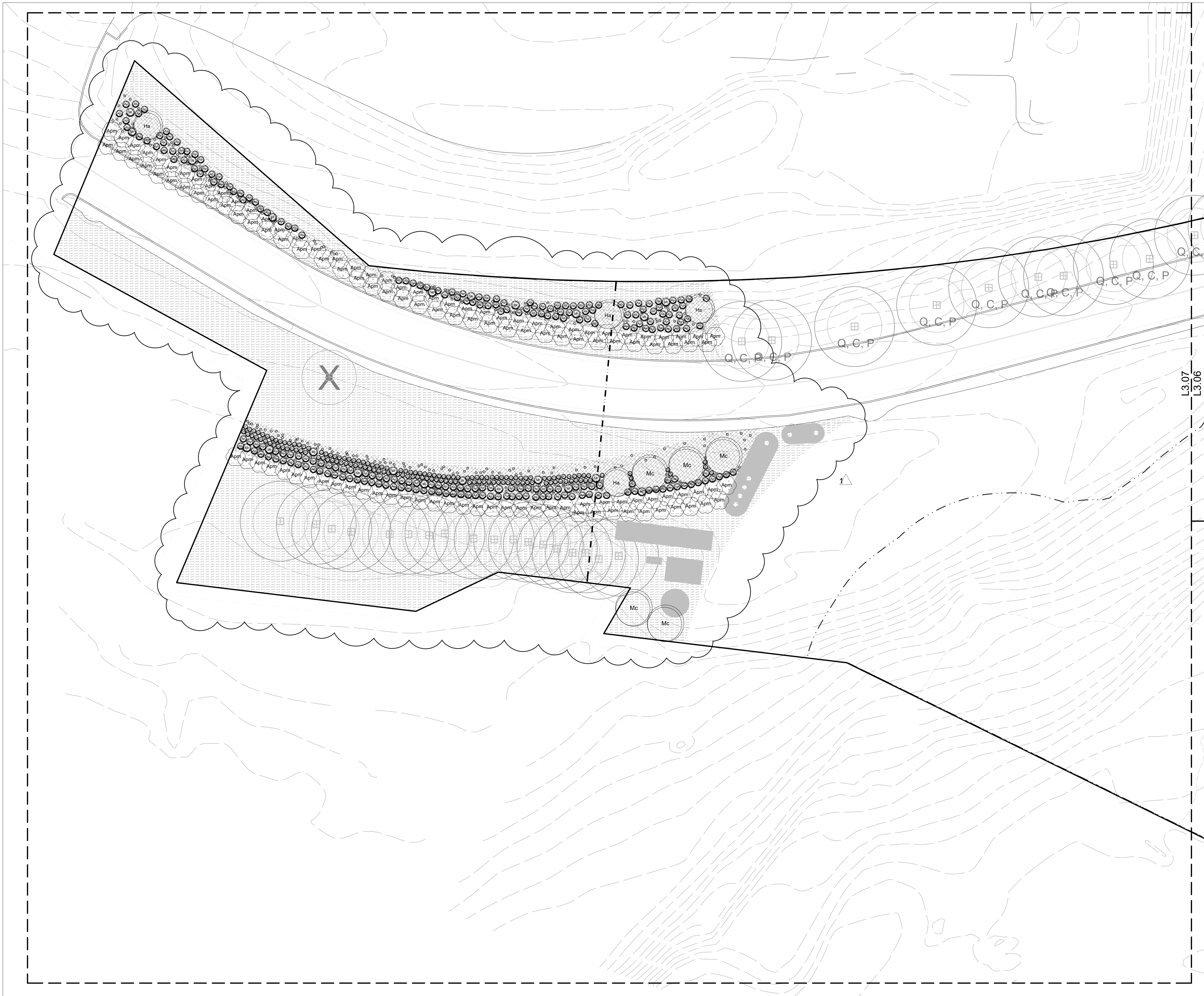
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












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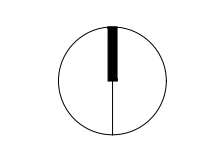


PLANTING KEY

-  UNDER REDWOODS
-  UNDER PINES/OAKS/CYPRESS
-  UNDER REMOVED EUCALYPTUS
-  RIPARIAN EDGE
-  STORMWATER
-  NO MOW TURF
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-  GROUNDCOVER
-  (E) TREE, TO DEMO
-  (E) OAK, CYPRESS, PINE, TO PROTECT
-  (E) REDWOODS, TO PROTECT
-  PROPOSED TREE

NOTES

1. FOR MORE INFORMATION ON TREES, SEE TREE DISPOSITION PLANS
2. NO PLANTING WITHIN FIRE ZONE 0, OR 5' FROM BUILDING OVERHANGS



Project Title:
COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC
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Issue Note:
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PLANTING PLAN

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| FIRE HAZARD ASSESSMENT MATRIX | | | | | | | | | | | |
|-------------------------------|--------|--------|-------|--------|----------------|--------|------------------|--------|--------------|-------------------------------|--|
| BUILDING/ LOCATION | ASPECT | POINTS | SLOPE | POINTS | FUEL ZONE 0-30 | POINTS | FUEL ZONE 30-100 | POINTS | TOTAL POINTS | DEFENSIBLE SPACE MODIFICATION | VEGETATION MANAGEMENT NOTES |
| G | N/A | 0 | 0 | 0 | GRASS | 3 | GRASS | 1 | 4 | 30X30X30 | TRIM TREE #184 TO REMOVE DEAD BRANCHES AND AT LEAST 6' AWAY FROM BUILDING 50. |
| 50 | N/A | 0 | 0 | 0 | MOSTLY GRASS | 4 | MOSTLY GRASS | 1 | 5 | 30X30X30 | TRIM TREES #177, 178, 179, AT LEAST 6' FROM ROOF, REMOVE DEAD/DYING TREES #180 & 181. TRIM GROUND SUCKERS AND BRANCHES BELOW 14' ON TREES #172, 174, 175, 176. REMOVE DEAD FRONDS ON TREES #170, 171. REMOVE DEAD SHRUBS ON SOUTH SIDE |
| 100A | N/A | 0 | 0 | 0 | GRASS | 3 | HARDWOODS | 0 | 3 | 30X30X30 | REMOVE OR TRIM ROSEMARY BUSHES (2) |
| 100C | N/A | 0 | 0 | 0 | GRASS | 3 | HARDWOODS | 0 | 3 | 30X30X30 | NONE |
| 101 | N/A | 0 | 0 | 0 | MOSTLY GRASS | 4 | MOSTLY GRASS | 1 | 5 | 30X30X30 | TRIM TREES #189, 190, 191, 192 AT LEAST 6' FROM ROOF. REMOVE TREE #100 AND DEAD TREE ON PATIO. |
| 102 | N/A | 0 | 0 | 0 | GRASS | 3 | MOSTLY GRASS | 1 | 4 | 30X30X30 | REMOVE TREE #104 AND GROUP OF 4 EUCALYPTUS (NO ID#S). PRUNE TREE #194 AT LEAST 6' FROM ROOF. PRUNE TREE #108 TO REMOVE LOW BRANCHES TO HEIGHT OF 10' MIN. |
| 103 | N/A | 0 | 0 | 0 | GRASS | 3 | MOSTLY GRASS | 1 | 4 | 30X30X30 | REMOVE TREES #195 AND #196. PRUNE TREES #113, HOLLY OAK (NO ID), TO THIN AND SEPARATE CANOPIES BY 10' AND REMOVE LOW BRANCHES TO HEIGHT OF 10' MIN. |
| 104 | N/A | 0 | 0 | 0 | GRASS | 3 | MOSTLY GRASS | 1 | 4 | 30X30X30 | REMOVE TREES #116 AND 117 AND EUCALYPTUS (NO ID). PRUNE TREE #114 TO REMOVE LOW BRANCHES TO HEIGHT OF 10' MIN. PRUNE LOWER BRANCHES OF BOTTLE BRUSH SHRUB. REMOVE DEAD SHRUBS AT FRONT OF BUILDING. |
| 201 | N/A | 0 | 0 | 0 | GRASS | 3 | GRASS/HARDSCAPE | 1 | 4 | 30X30X30 | REMOVE TREE #168. |
| 202 | N/A | 0 | 0 | 0 | MOSTLY GRASS | 4 | MOSTLY GRASS | 1 | 5 | 30X30X30 | PRUNE TREE #160 AT LEAST 6' AWAY FROM ROOF. PRUNE TO SEPARATE CANOPIES OF TREE #161, 162, 163. REMOVE UNIDENTIFIED DEAD TREES BETWEEN #164 AND #165. |
| 203 | N/A | 0 | 0 | 0 | MOSTLY GRASS | 4 | MOSTLY GRASS | 1 | 5 | 30X30X30 | REMOVE TREES #144, 145, 152-155, AND 167. TRIM TREES #146, 166 TO REMOVE DEAD BRANCHES AND/OR AT LEAST 6' AWAY FROM ROOF. |
| 204 | N/A | 0 | 0 | 0 | GRASS | 3 | GRASS | 1 | 4 | 30X30X30 | REMOVE TREE 143. TRIM TREES #141, 142 AT LEAST 6' AWAY FROM ROOF. REMOVE DEAD BRANCHES FROM ROSEMARY AROUND MAILBOX. |
| 205 | N/A | 0 | 0 | 0 | GRASS | 3 | GRASS | 1 | 4 | 30X30X30 | REMOVE DECLINING TREE #139. REMOVE TREES #137 AND 138 TO REDUCE FUEL |
| 206 | N/A | 0 | 0 | 0 | GRASS | 3 | MOSTLY GRASS | 1 | 4 | 30X30X30 | PRUNE TREE #136 AT LEAST 6' AWAY FROM ROOF |
| ROAD FROM GATE TO BLDG 1 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | REMOVE TREE #1 AND #48. PRUNE TREE #188 TO 15' ABOVE DRIVE |
| ROAD AND TURN AROUND | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | PRUNE LOW OR DEAD BRANCHES OF TREES #26, #27, AND #118 AT LEAST 15' ABOVE ROAD |

VEGETATION MANAGEMENT PLAN NOTES

- AS DESCRIBED ON THE PLANT LIST AND LEGEND, THE LANDSCAPE PLANTINGS PROPOSED WILL RECEIVE HIGH IRRIGATION WITH RECYCLED WATER FROM THE ON-SITE WATER TREATMENT SYSTEM, THEREBY REDUCING THE ANTICIPATED DROUGHT STRESS AND RESULTING FIRE RISK AT THIS PROJECT.
- AS DETERMINED BY THE MARIN COUNTY FIRE DEPARTMENT HAZARD ASSESSMENT MATRIX, A DEFENSIBLE SPACE OF 30' UPSLOPE, 30' SIDESLOPE, AND 30' DOWNSLOPE FROM EACH BUILDING SHALL BE MAINTAINED.
- ZONE 0 WITHIN 5' OF EACH BUILDING SHALL BE MAINTAINED WITH FEW TO NO COMBUSTIBLES.
- ZONE 1 FROM 5' TO 30' SHALL BE ESTABLISHED WITH WELL-SPACED, WELL-MAINTAINED, IRRIGATED AND FIRE-RESISTANT PLANTS.
- ZONE 3 ACCESS ZONE FROM 0' TO 10' HORIZONTALLY AND 14' VERTICALLY FROM THE EDGE OF THE ROAD SHALL BE CLEAR OF OVERHANGING VEGETATION AND SHALL BE ESTABLISHED WITH WELL-SPACED, WELL MAINTAINED, IRRIGATED AND FIRE-RESISTANT PLANTS.
- LANDSCAPE SHALL BE PLANTED WITH FIRE-RESISTANT PLANTS.
- TREES SHALL BE PLANTED SUCH THAT WHEN MATURE, THEIR CROWNS WILL BE SEPARATED AT LEAST 10'
- SHRUBS SHALL BE PLANTED AT A HORIZONTAL DISTANCE THAT IS AT LEAST TWO TIMES THEIR HEIGHT AT MATURITY.
- TREES SHALL BE LIMBED 10' FROM THE GROUND TO REDUCE 'FIRE LADDER'.
- TREES SHALL BE TRIMMED AT LEAST 5' AWAY FROM THE BUILDINGS AND DEAD BRANCHES SHALL BE REMOVED IF THEY GROW OVER THE ROOF.
- ALL PLANTS SHALL BE MAINTAINED BY WATERING AS NECESSARY, AND BY REMOVING DEAD BRANCHES, LEAVES AND NEEDLES.
- DRY GRASS SHALL BE MOWN REGULARLY, BUT ONLY ON COOL MOIST DAYS BEFORE 10AM.

Project Title:

COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC
POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR
 POINT REYES STATION, CA 94956
 APN#: 119 - 240 - 73

Design Firm:

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

Consultant:



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Issue Note:

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VEGETATION MANAGEMENT PLAN

Sheet No.:

L4.01



- PLANTING KEY**
- UNDER REDWOODS
 - UNDER PINES/OAKS/CYPRESS
 - UNDER REMOVED EUCALYPTUS
 - RIPARIAN EDGE
 - STORMWATER
 - NO MOW TURF
 - PRIVACY SHRUB NEAR UNITS
 - NATIVE EROSION CONTROL SEED MIX
 - IRRIGATED WILDFLOWER + GRASS SEED MIX
 - GRASSES
 - GROUNDCOVER
 - (E) TREE, TO PROTECT
 - (E) OAK, CYPRESS, PINE, TO PROTECT
 - (E) REDWOODS, TO PROTECT
 - PROPOSED TREE
- VEGETATION MANAGEMENT LEGEND**
- ZONE 0 - NO COMBUSTIBLES
 - ZONE 1 - FUEL MANAGEMENT
 - ZONE 3 - ACCESS ZONE
- NOTES**
- FOR FULL PLANTING LEGEND, SEE PLANTING PLANS
 - NO PLANTING WITHIN FIRE ZONE 0, OR 5' FROM BUILDING OVERHANGS

VEGETATION MANAGEMENT LEGEND

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VEGETATION MANAGEMENT PLAN

Sheet No.:
L4.02

Project Title:
COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC
POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR
 POINT REYES STATION, CA 94956
 APN#: 119 - 240 - 73

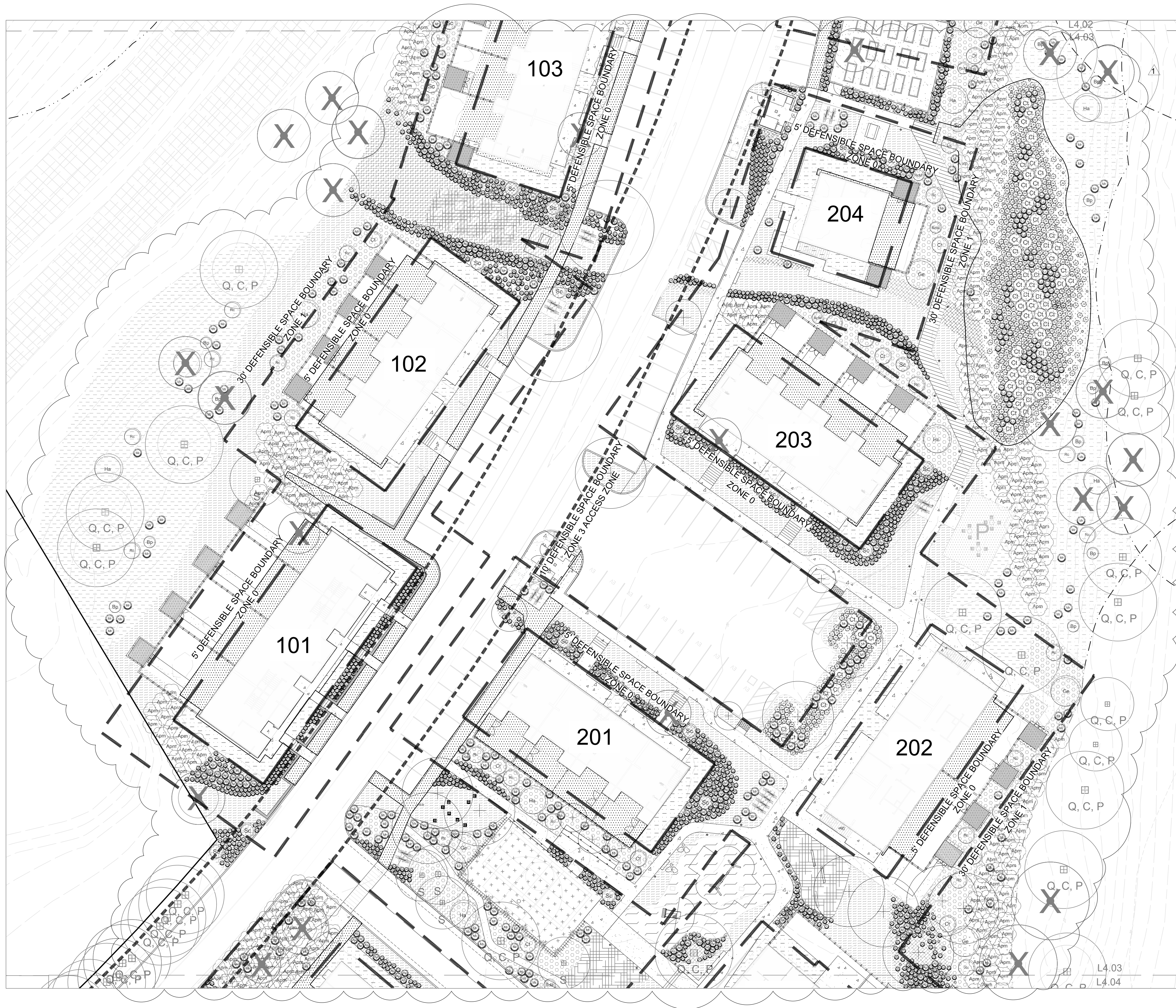
Design Firm:
SIEGEL & STRAIN Architects
 6201 Doyle Street, Suite B
 Emeryville, CA 94608
 TEL 510 / 547-8092
 info@siegelstrain.com

Consultant:

MWS Consulting
 LANDSCAPE ARCHITECTURE & GRASS SEEDING
 10000 SUTTER AVENUE, SUITE 200
 COLLEGEVILLE, CA 94506
 WWW.MWSCONSULTING.COM

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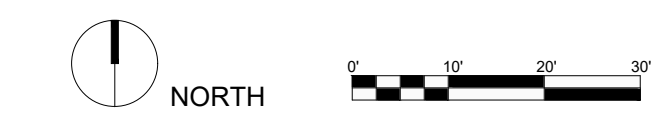


- PLANTING KEY**
- [Hatched Box] UNDER REDWOODS
 - [Hatched Box] UNDER PINES/OAKS/CYPRESS
 - [Hatched Box] UNDER REMOVED EUCALYPTUS
 - [Hatched Box] RIPARIAN EDGE
 - [Dotted Box] STORMWATER
 - [Hatched Box] NO MOW TURF
 - [Hatched Box] PRIVACY SHRUB NEAR UNITS
 - [Hatched Box] NATIVE EROSION CONTROL SEED MIX
 - [Hatched Box] IRRIGATED WILDFLOWER + GRASS SEED MIX
 - [Hatched Box] GRASSES
 - [Dotted Box] GROUNDCOVER
 - (E) TREE, TO PROTECT
 - (E) OAK, CYPRESS, PINE, TO PROTECT
 - (E) REDWOODS, TO PROTECT
 - X PROPOSED TREE

- VEGETATION MANAGEMENT LEGEND**
- [Solid Line] ZONE 0 - NO COMBUSTIBLES
 - [Dashed Line] ZONE 1 - FUEL MANAGEMENT
 - [Dotted Line] ZONE 3 - ACCESS ZONE


NOTES

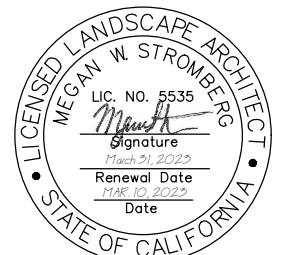
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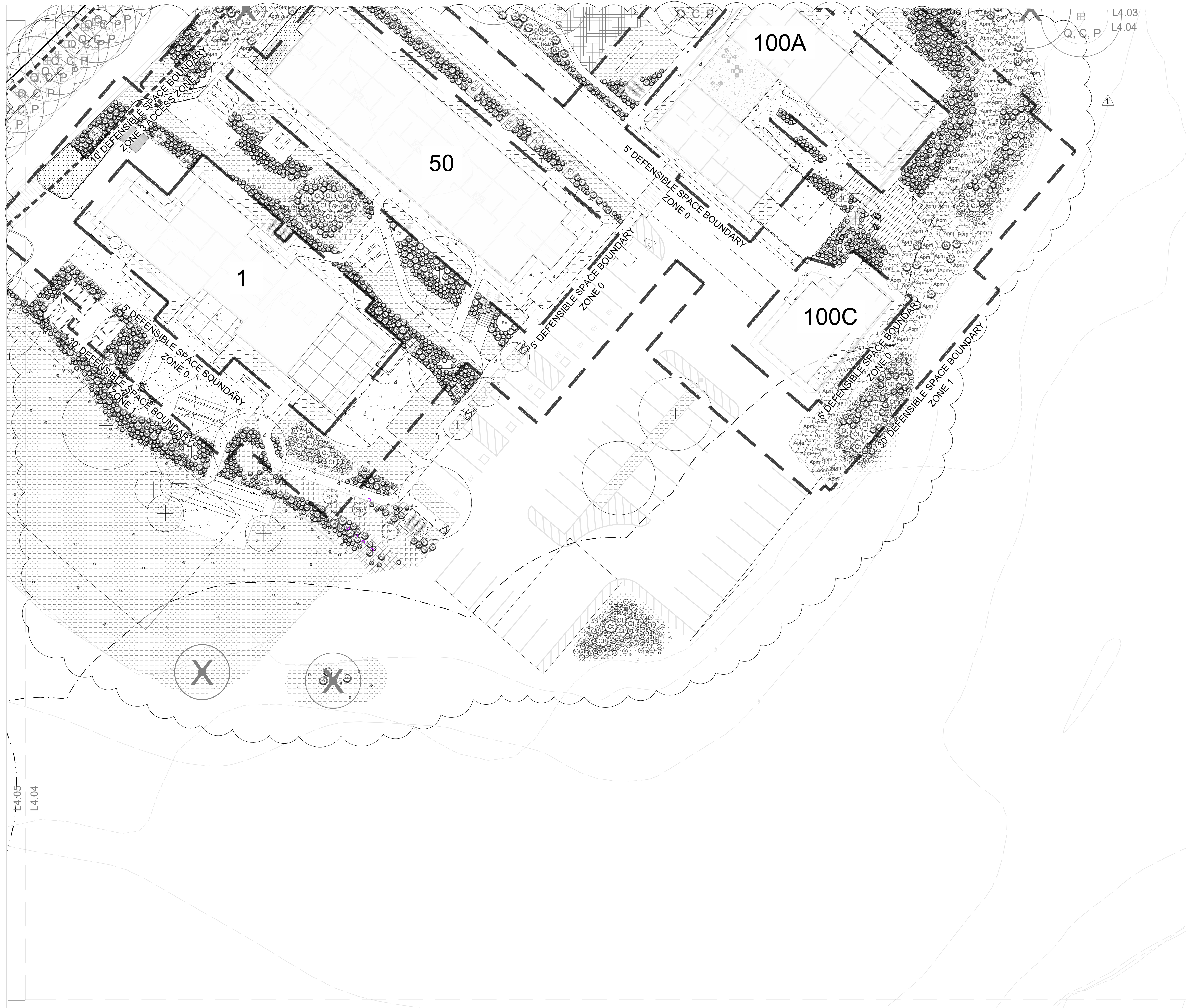
Consultant:

MWS Consulting
 LANDSCAPE ARCHITECTURE & GRAPHIC DESIGN

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VEGETATION MANAGEMENT PLAN
 Sheet No.:
L4.03



PLANTING KEY

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VEGETATION MANAGEMENT LEGEND

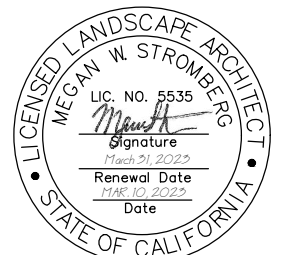
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-  ZONE 1 - FUEL MANAGEMENT
-  ZONE 3 - ACCESS ZONE

- NOTES
1. FOR FULL PLANTING LEGEND, SEE PLANTING PLANS
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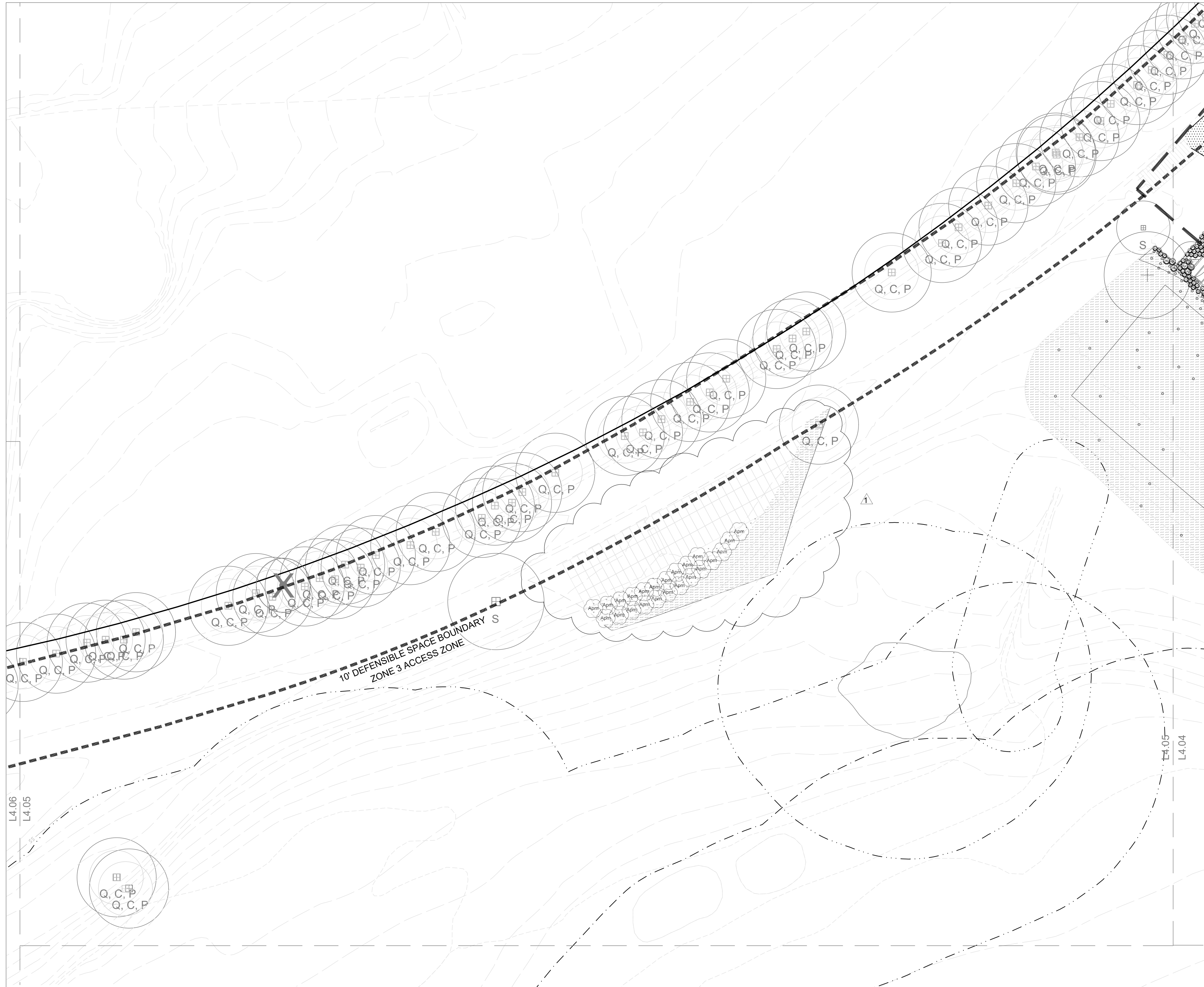
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VEGETATION MANAGEMENT PLAN
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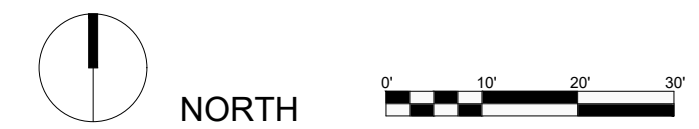
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- PROPOSED TREE

VEGETATION MANAGEMENT LEGEND

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2. NO PLANTING WITHIN FIRE ZONE 0, OR 5' FROM BUILDING OVERHANGS



Project Title:
COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC
POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR
 POINT REYES STATION, CA 94956
 APN#: 119 - 240 - 73

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

Consultant:

MWS Consulting
 LANDSCAPE ARCHITECTURE & GRADE RETAINING
 10000 S. HIGHWAY 101, SUITE 200
 CALIFORNIA
 www.mwsconsulting.com

Stamp:

| No. | Description | Date |
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| 1 | Planning R1 | 03/15/23 |
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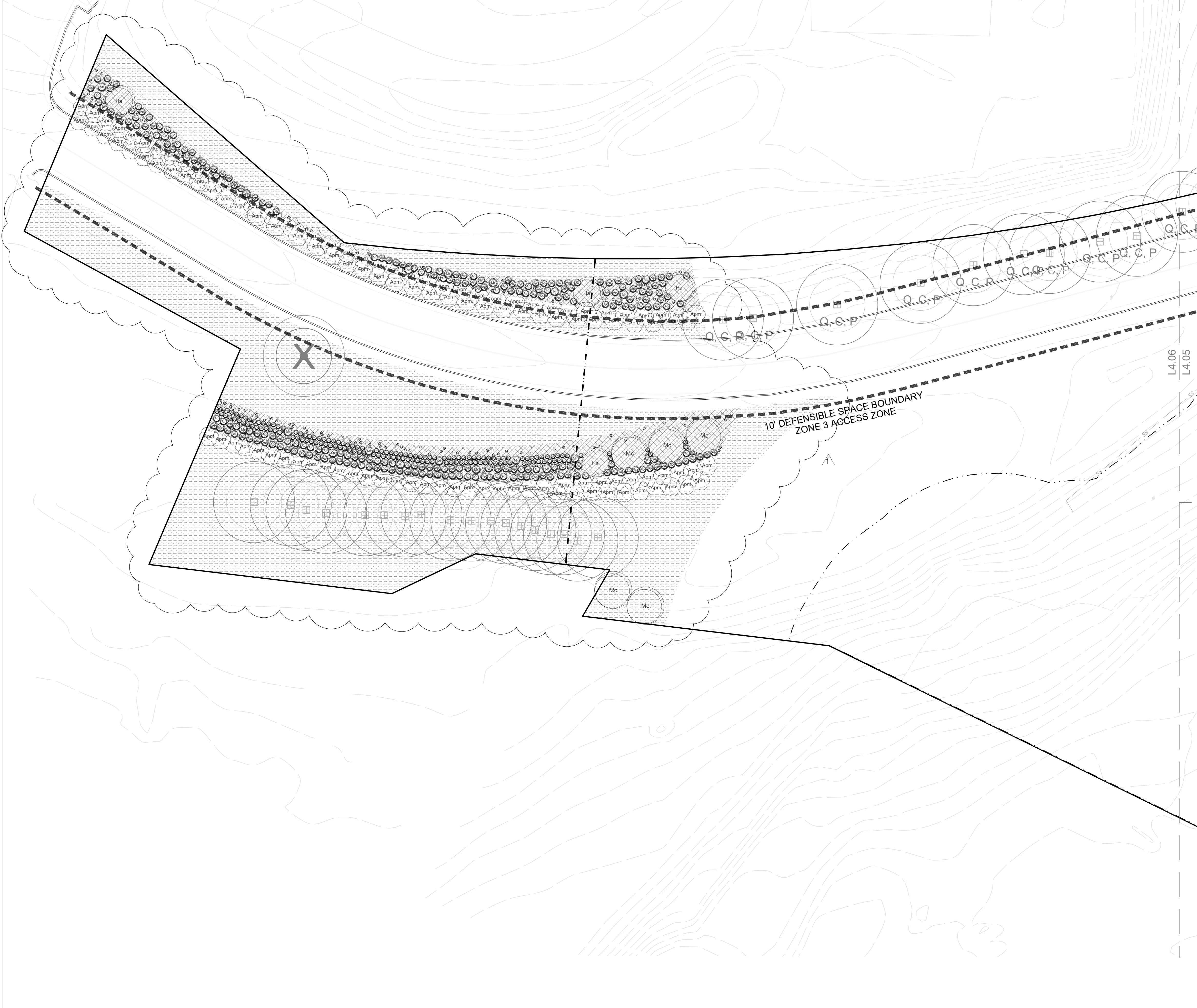
Issue Note:
PLANNING SET
 07/29/22

Project ID: PRH
 File Name:
 Drawn by: MS
 Checked by: MS
 Plot Date: 03/15/2023
 Scale: 1:20
















Sheet Title:
VEGETATION MANAGEMENT PLAN

Sheet No.:
L4.05




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PLANTING KEY

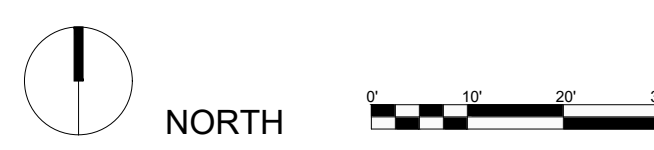
-  UNDER REDWOODS
-  UNDER PINES/OAKS/CYPRESS
-  UNDER REMOVED EUCALYPTUS
-  RIPARIAN EDGE
-  STORMWATER
-  NO MOW TURF
-  PRIVACY SHRUB NEAR UNITS
-  NATIVE EROSION CONTROL SEED MIX
-  IRRIGATED WILDFLOWER + GRASS SEED MIX
-  GRASSES
-  GROUNDCOVER
-  (E) TREE, TO PROTECT
-  (E) OAK, CYPRESS, PINE, TO PROTECT
-  (E) REDWOODS, TO PROTECT
-  PROPOSED TREE

VEGETATION MANAGEMENT LEGEND

-  ZONE 0 - NO COMBUSTIBLES
-  ZONE 1 - FUEL MANAGEMENT
-  ZONE 3 - ACCESS ZONE

NOTES

1. FOR FULL PLANTING LEGEND, SEE PLANTING PLANS
2. NO PLANTING WITHIN FIRE ZONE 0, OR 5' FROM BUILDING OVERHANGS



Project Title:

COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC
POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR
 POINT REYES STATION, CA 94956
 APN#: 119 - 240 - 73

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 6201 Doyle Street, Suite B
 Emeryville, CA 94608
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 info@siegelstrain.com



| No. | Description | Date |
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| 1 | Planning R1 | 03/15/23 |
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Issue Note:

PLANNING SET
07/29/22

Project ID: PRH
 File Name:
 Drawn by: MS
 Checked by: MS
 Plot Date: 03/15/2023
 Scale: 1:20

Sheet Title:
VEGETATION MANAGEMENT PLAN

Sheet No.:
L4.06

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Project Title:

COMMUNITY LAND TRUST OF WEST MARIN &
EDEN HOUSING, INC
POINT REYES HOUSING RENEWAL
100 COMMODORE WEBSTER DR
POINT REYES STATION, CA 04956
APN#: 1 1 9 - 2 4 0 - 7 3

Design Firm:

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

Consultant:

BAY TREE DESIGN INC
Berkeley, California
510.848.0200
www.baytreedesign.com
info@baytreedesign.com

Stamp:

| No. | Description | Date |
|-----|-------------|----------|
| 1 | Planning R1 | 03/15/23 |
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Issue Note:

PLANNING SET
07/29/22

Project ID: PRH

File Name:

Drawn by:

Checked by:

Plot Date: 03/15/23

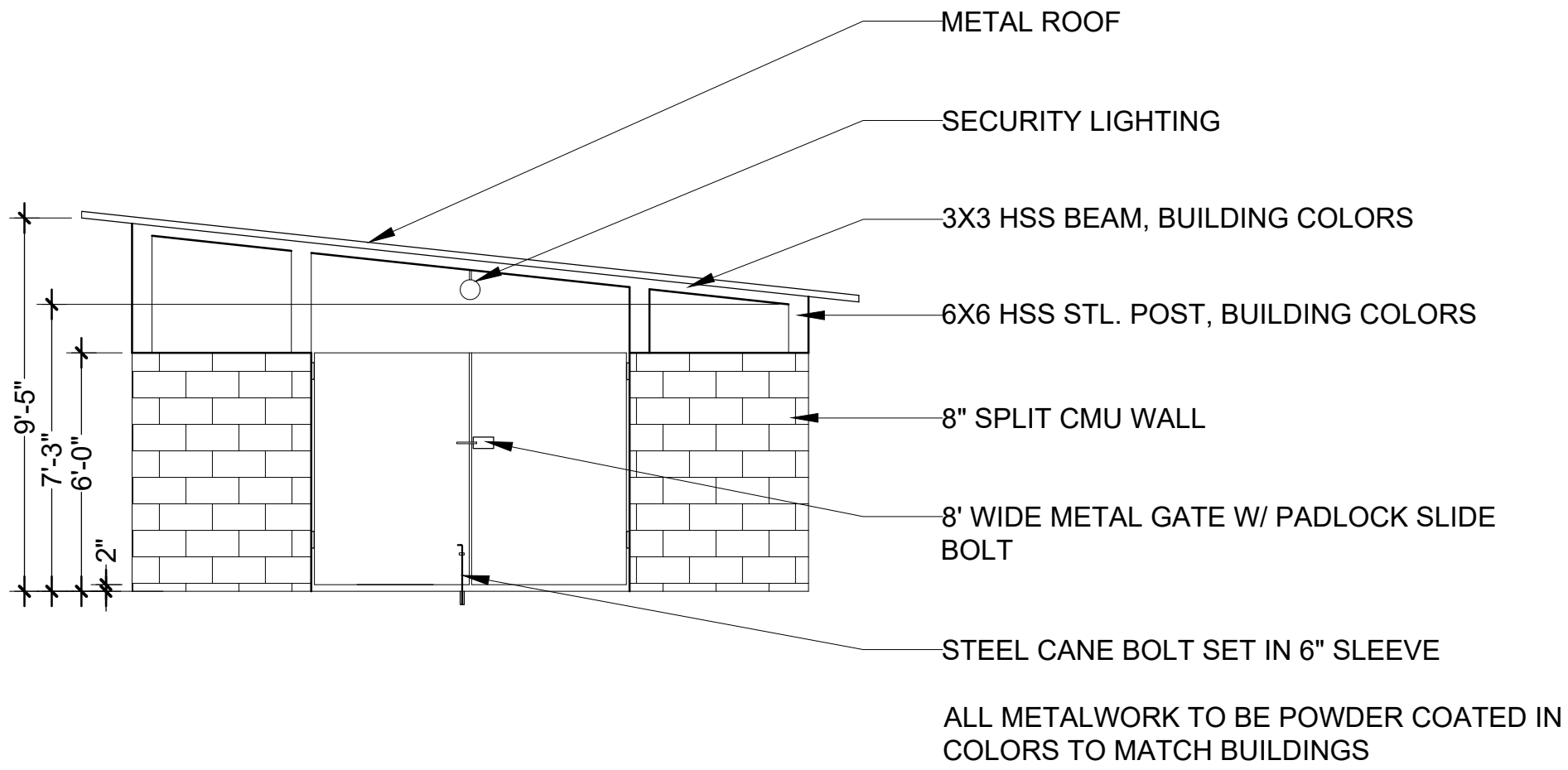
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Sheet Title:

**LANDSCAPE
DETAILS**

Sheet No.:

L5.01

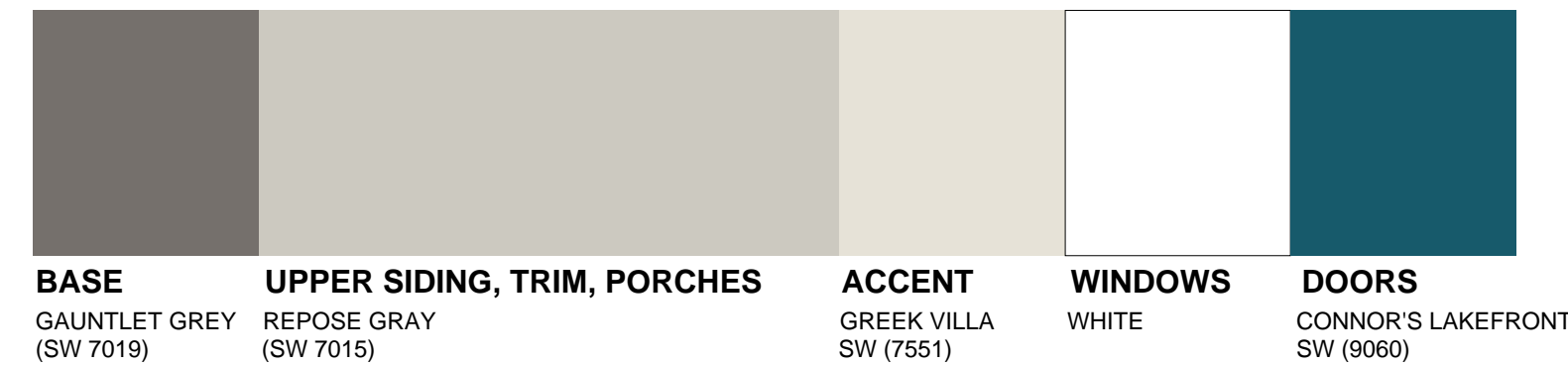


1 TRASH ENCLOSURE
SCALE: 1/4"=1'-0"

PROPOSED RESIDENTIAL COLOR PALETTE

NOTE:
THE TOWNHOMES AND APARTMENTS WILL BE FIELD PAINTED IN ONE OF TWO COLOR SCHEMES WITHIN A SINGLE PALETTE, WITH VARIATION IN THE UPPER SIDING AND TRIM COLOR. THE BASE AND ACCENT COLORS WILL BE CONSISTENT THROUGHOUT. BUILDING 100A WILL MATCH THIS PALETTE.

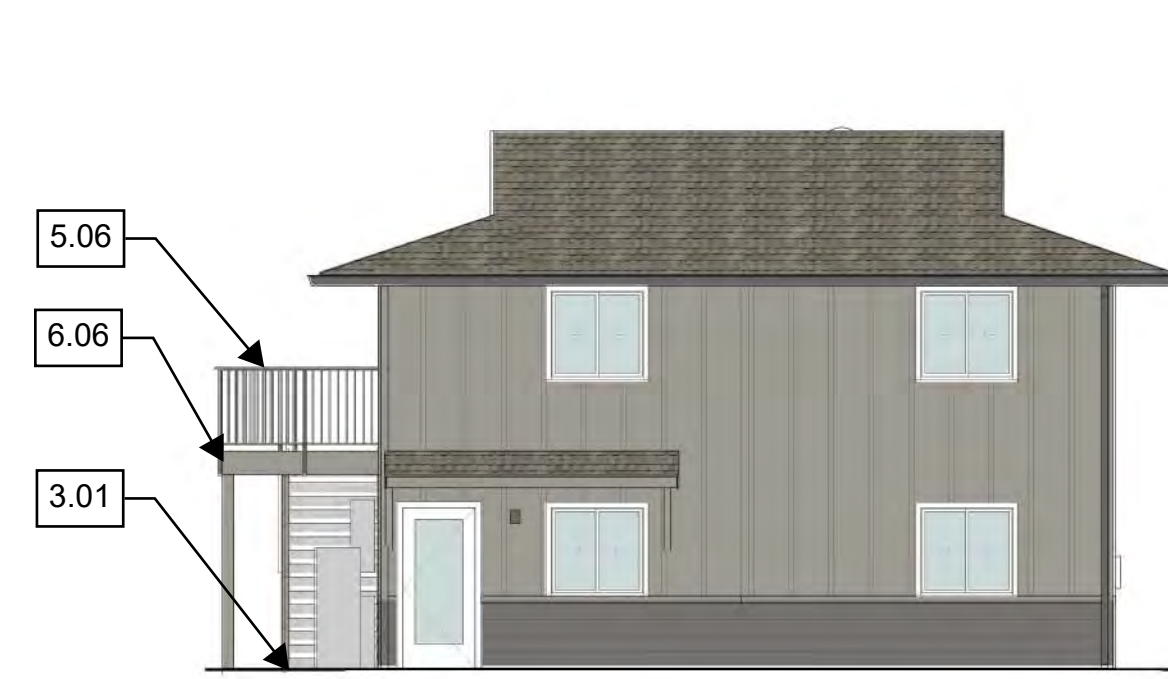
SCHEME 1



SCHEME 2



TYPICAL TOWNHOME - BACK ELEVATION



ALT. TOWNHOME - BACK ELEVATION



TYPICAL TOWNHOME - FRONT ELEVATION



ALT. TOWNHOME - FRONT ELEVATION

PROPOSED RESIDENTIAL MATERIALS



7.01 ROOFING
Asphalt Shingle
CertainTeed
Weathered Wood



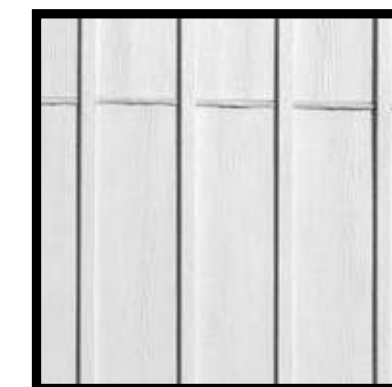
8.01a WINDOWS
Vinyl
Pre-finished



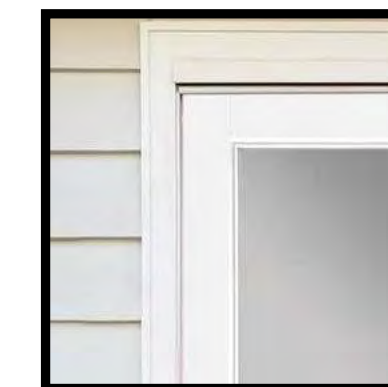
7.04 BASE SIDING
Fiber Cement
James Hardie
Horizontal lap, 9.25"
Smooth
Painted, see palette



8.02a ENTRY DOORS
Fiberglass
Solid, 1 panel
Painted, see palette



7.12 UPPER SIDING
Fiber Cement
James Hardie
Board & Batten (2 1/2")
Smooth
Painted, see palette



8.02b DOORS
Fiberglass
Full Lite glass panel
Painted, see palette



6.06 PORCH & DECK
Heavy timber
6x6 posts, 6x10 beams
Painted, see palette



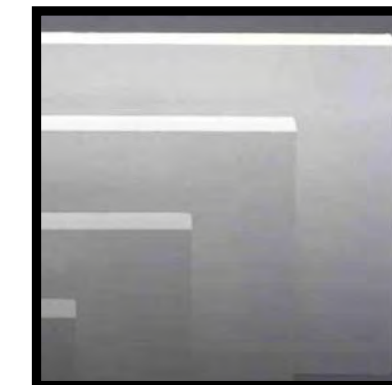
5.03 GUTTER & DS
5" Fascia mounted
Metal painted
gutters, with gutter
guard, 2 1/2" round
DS to match.



6.03 STAIR
Heavy timber
Painted, see palette



5.06 GUARDRAIL
Steel
2"x2" HSS posts w/
3/4" x 3/4" pickets
Painted



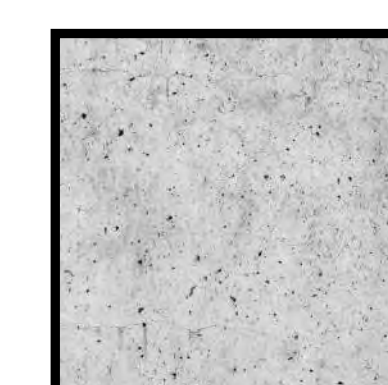
6.18 TRIM & FASCIA
Fiber Cement
James Hardie
5/4 smooth, 5 1/2"
Painted, see palette



3.06 TREADS
Precast concrete



26.07 PV PANELS



3.01 SLAB
Cast-in-place
concrete



26.03 TYP. BUILDING WALL MOUNTED LED
Lithonia Lighting,
WDGE LED
Dark bronze
See cut sheets

Project Title:

COMMUNITY LAND TRUST OF WEST MARIN &
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100 COMMODORE WEBSTER DR
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Design Firm:

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

Consultant:

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Issue Note:

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Project ID: PRH

File Name:

Drawn by: CF

Checked by: CF

Plot Date: 06/06/22

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Sheet Title:
ARCHITECTURAL
MATERIAL PALETTE

Sheet No.:

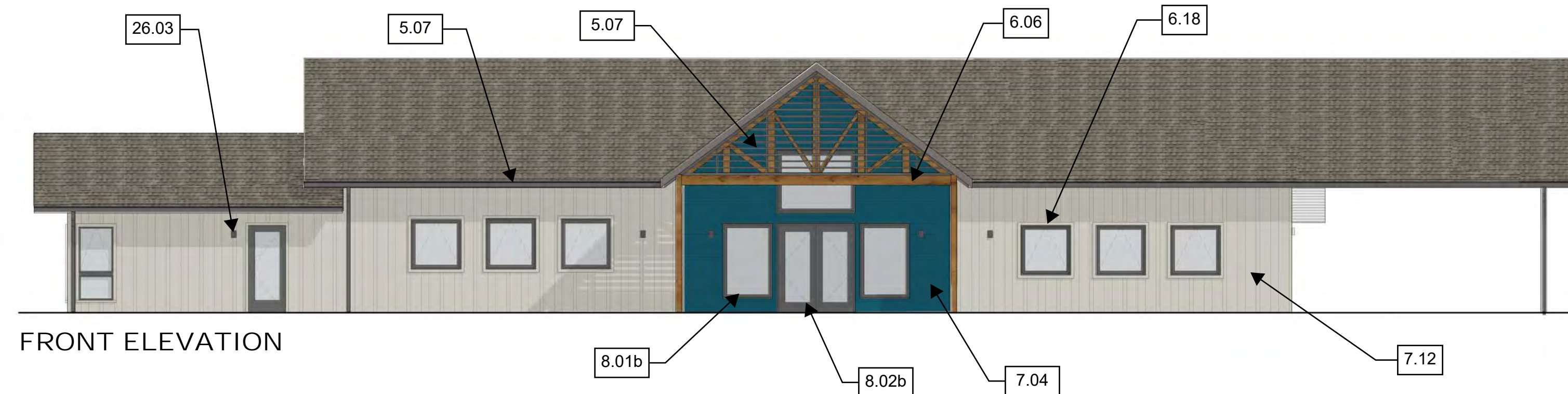
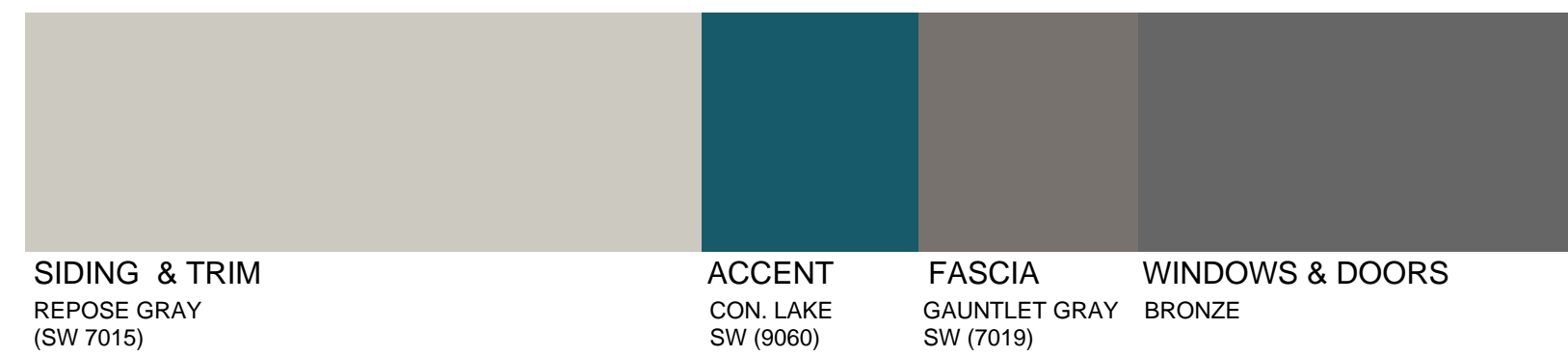
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PROPOSED RESIDENT SERVICES COLOR PALETTE

NOTE:
BUILDING 100C WILL MATCH THIS PALETTE

COLOR SCHEME



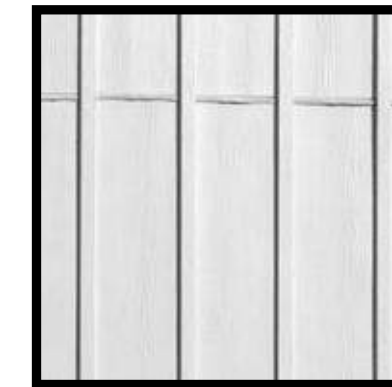
PROPOSED MATERIALS



7.01 ROOFING
Asphalt Shingle
CertainTeed
Weathered Wood



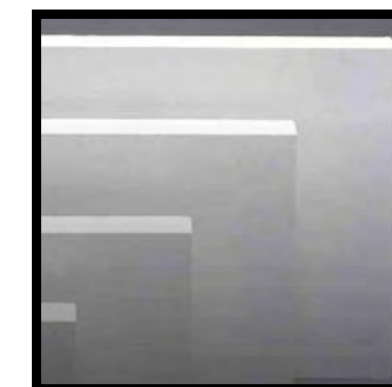
7.04 ACCENT SIDING
Fiber Cement
James Hardie
Horizontal lap, 9.25"
Smooth
Painted, see palette



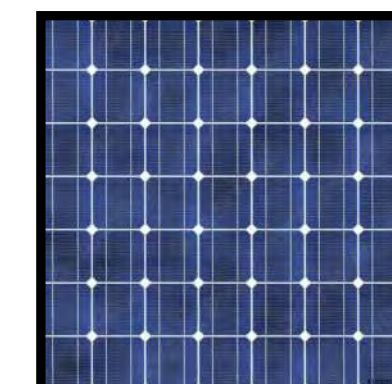
7.12 MAIN SIDING
Fiber Cement
James Hardie
Board & Batten (2 1/2")
Smooth
Painted, see palette



6.06 ENTRY CANOPY
Heavy timber
6x6 posts, 6x10 beams
Sealed



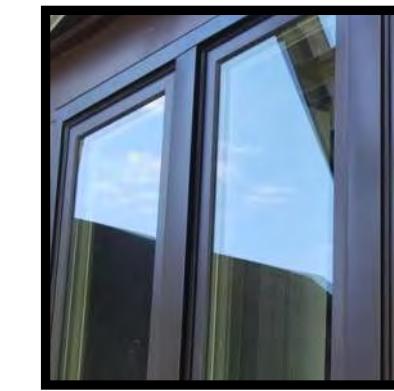
6.18 TRIM & FASCIA
Fiber Cement
James Hardie
5/4 smooth
Painted, see palette



26.07 PV PANELS



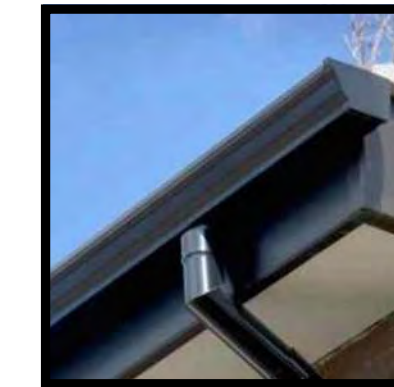
26.03 BUILDING MOUNTED LIGHT FIXTURE
WAC Lighting, Sodor
Large form factor
Dark bronze
See cut sheets



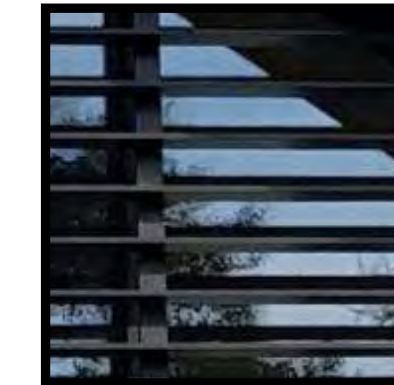
8.01b WINDOWS
Fiberglass
Dark bronze



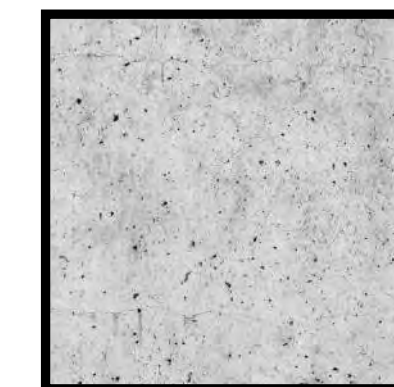
8.02b DOORS
Fiberglass
Full Lite glass
Painted



5.03 GUTTER & DS
5" Fascia mounted
Aluminum painted
gutters, with gutter
guard, 2 1/2" round
DS to match.



5.07 SCREEN
Metal frame w/
metal louver



3.01 SLAB
Cast-in-place
concrete

Project Title:

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

Design Firm:

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

Consultant:

Stamp:

| No. | Description | Date |
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| 1 | Planning R1 | 03/15/23 |
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Issue Note:

PLANNING SET
07/29/22

Project ID: PRH

File Name:

Drawn by: CF

Checked by: CF

Plot Date: 03/15/23

Scale:

Sheet Title:

ARCHITECTURAL
MATERIAL PALETTE

Sheet No.:

A0.02



LEGEND

- PROPERTY LINE
- 20' EPHEMERAL STREAM ESHA BUFFER
- 50' WETLAND ESHA BUFFER
- 50' TERRESTRIAL ESHA BUFFER
- 50' COASTAL STREAM AND RIPARIAN ESHA BUFFER
- COASTAL STREAM (PERENNIAL), COASTAL RIPARIAN WOODLAND, SEASONAL WETLAND, PURPLE NEEDLE GRASSLAND OR EPHEMERAL DITCH
- A 100A SHEET SUBSET LETTER BUILDING NUMBER
- (E) STRUCTURE TO BE DEMOLISHED
- SITE ELEMENTS TO BE DEMO'D; SEE CIVIL DRAWINGS, SEE LANDSCAPE DRAWINGS
- AREA OF ADDITION

SHEET NOTES - DEMO

A SEE LANDSCAPE DRAWINGS FOR MORE DETAIL ON EXSTG. SITE FEATURES TO BE REMOVED

B SEE TOPOGRAPHIC SURVEY DATED JANUARY 10, 2022, PREPARED BY MARK H. WEBBER, CARLSON, BARBEE & GIBSON, INC. FOR COMPLETE EXSTG. CONDITIONS

C SEE CIVIL DRAWINGS FOR DEMOLITION OF EXSTG. UTILITIES; HARDSCAPE, INCL. TRENCHING; AND STORMWATER CONTROL FEATURES

KEYNOTES

| No. | Description | Date |
|-------|---|----------|
| 1 | Planning R1 | 03/15/23 |
| 2.79 | (E) BUILDING AND SLAB TO BE DEMOLISHED, SLD | |
| 2.88 | (E) STORAGE SHED TO BE RELOCATED, SLD | |
| 2.98 | (E) PROPANE TANKS AND CONC. PADS TO BE REMOVED, TYP., SLD | |
| 2.99 | (E) ABOVE GROUND POOL TO BE REMOVED, PRESERVE SLAB, SLD | |
| 2.100 | (E) PERGOLA TO REMAIN | |
| 2.108 | (E) SHED(S) TO BE REMOVED | |
| 2.109 | (E) PERGOLA TO BE REMOVED | |
| 2.110 | (E) MAIL KIOSK TO BE REMOVED | |
| 2.111 | (E) STORAGE SHEDS TO REMAIN, TYP., SLD | |
| 2.112 | (E) PLAYGROUND EQUIP. TO BE REMOVED | |
| 2.113 | (E) COVERED WALKWAY TO BE REMOVED | |
| 2.115 | INDICATED (E) PORCHES TO BE REMOVED, TYP. | |
| 48.01 | (E) GENERATOR TO BE REMOVED | |

Project Title:
COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC
POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR
 POINT REYES STATION, CA 94956
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Design Firm:
SIEGEL & STRAIN Architects
 6201 Doyle Street, Suite B
 Emeryville, CA 94608
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 info@siegelstrain.com

Consultant:

Stamp:

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

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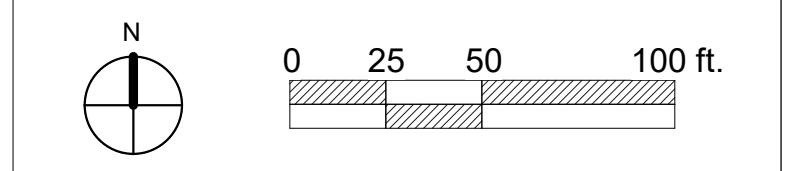
PLANNING SET
 07/29/22

Project ID: PRH
 File Name:
 Drawn by: AJ
 Checked by: CF
 Plot Date: 03/15/2023
 Scale: 1" = 50'-0"

Sheet Title:
SITE PLAN - EXISTING & DEMO

Sheet No.:
A1.01

1 SITE PLAN - EXISTING & DEMO
 1" = 50'-0"





LEGEND

- PROPERTY LINE
- 20' EPHEMERAL STREAM ESHA BUFFER
- 50' WETLAND ESHA BUFFER
- 50' TERRESTRIAL ESHA BUFFER
- 50' COASTAL STREAM AND RIPARIAN ESHA BUFFER
- COASTAL STREAM (PERENNIAL), COASTAL RIPARIAN WOODLAND, SEASONAL WETLAND, PURPLE NEEDLE GRASSLAND OR EPHEMERAL DITCH

A
100A SHEET SUBSET LETTER
BUILDING NUMBER

(E) STRUCTURE TO BE DEMOLISHED

SITE ELEMENTS TO BE DEMO'D; SEE CIVIL DRAWINGS, SEE LANDSCAPE DRAWINGS

AREA OF ADDITION

SHEET NOTES - PROPOSED

A SEE LANDSCAPE DRAWINGS FOR PROPOSED SITE INFORMATION
 B SEE CIVIL DRAWINGS FOR PROPOSED UTILITY AND DRAINAGE INFORMATION

KEYNOTES

| Key Value | Keynote Text |
|-----------|--|
| 2.100 | (E) PERGOLA TO REMAIN |
| 3.02 | (N) CONCRETE STAIRS, TYP. SLD |
| 3.03 | (N) CONCRETE PORCH, TYP. SLD |
| 6.03 | (N) WOOD STAIR W PRECAST CONCRETE TREADS |
| 6.07 | (N) WOOD DECK STRUCTURE, TYP. |
| 10.02 | (N) STORAGE SHEDS TO MATCH (E), SLD |
| 10.03 | (E) RELOCATED STORAGE SHED, SLD |
| 32.01 | (N) ACCESSIBLE PATH, SHED |
| 46.01 | (N) TRASH ENCLOSURES, TYP. SLD L5.01 |
| 48.03 | (N) GROUND-MOUNTED PV ARRAY |

Project Title:
COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC
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 Emeryville, CA 94608
 TEL 510 / 547-8092
 info@siegelstrain.com

Consultant:
 Stamp:

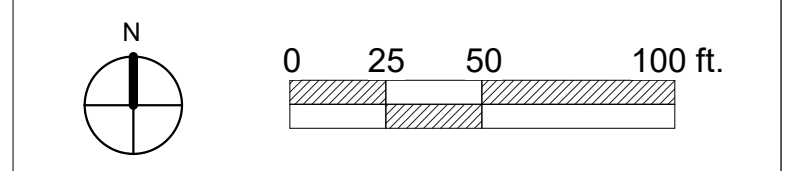
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| 1 | Planning R1 | 03/15/23 |

Issue Note:
PLANNING SET
07/29/22

Project ID: PRH
 File Name:
 Drawn by: AJ
 Checked by: CF
 Plot Date: 03/15/2023
 Scale: 1" = 50'-0"

Sheet Title:
SITE PLAN - PROPOSED

Sheet No.:
A1.02



1 SITE PLAN - PROPOSED
 A1.02 1" = 50'-0"



LEGEND

- PROPERTY LINE
- 20' EPHEMERAL STREAM ESHA BUFFER
- 50' WETLAND ESHA BUFFER
- 50' TERRESTRIAL ESHA BUFFER
- 50' COASTAL STREAM AND RIPARIAN ESHA BUFFER
- COASTAL STREAM (PERENNIAL), COASTAL RIPARIAN WOODLAND, SEASONAL WETLAND, PURPLE NEEDLE GRASSLAND OR EPHEMERAL DITCH
- SHEET SUBSET LETTER
- BUILDING NUMBER
- (E) STRUCTURE TO BE DEMOLISHED
- SITE ELEMENTS TO BE DEMO'D; SEE CIVIL DRAWINGS, SEE LANDSCAPE DRAWINGS
- AREA OF ADDITION

SHEET NOTES - PROPOSED

A SEE LANDSCAPE DRAWINGS FOR PROPOSED SITE INFORMATION

B SEE CIVIL DRAWINGS FOR PROPOSED UTILITY AND DRAINAGE INFORMATION

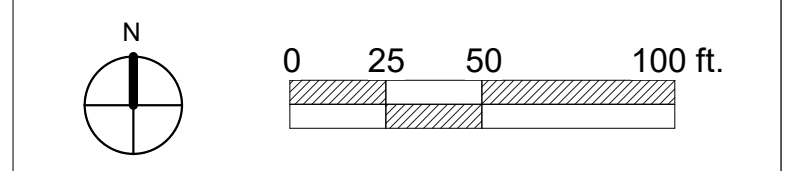
| KEYNOTES | | |
|----------|---|----------|
| No. | Description | Date |
| 1 | Planning R1 | 03/15/23 |
| 2.100 | (E) PERGOLA TO REMAIN | |
| 6.03 | (N) WOOD STAIR W PRECAST CONCRETE TREADS | |
| 6.07 | (N) WOOD DECK STRUCTURE, TYP. | |
| 6.21 | (N) WOOD WALKWAY STRUCTURE | |
| 7.10 | (N) WOOD FRAMED PORCH W/ ASPHALT SHINGLE ROOF, TYP. | |
| 10.02 | (N) STORAGE SHEDS TO MATCH (E), SLD | |
| 10.03 | (E) RELOCATED STORAGE SHED, SLD | |
| 46.01 | (N) TRASH ENCLOSURES, TYP, SLD L5.01 | |
| 48.02 | (N) ROOF-MOUNTED PV ARRAY, TYP. | |
| 48.03 | (N) GROUND-MOUNTED PV ARRAY | |

Project Title:
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 6201 Doyle Street, Suite B
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 TEL 510 / 547-8092
 info@siegelstrain.com

Consultant:
 Stamp:

1 SITE PLAN - PROPOSED ROOF
 A1.03 1" = 50'-0"



| No. | Description | Date |
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Issue Note:
PLANNING SET
07/29/22

Project ID: PRH
 File Name:
 Drawn by: AJ
 Checked by: CF
 Plot Date: 03/15/2023
 Scale: 1" = 50'-0"

Sheet Title:
SITE PLAN - PROPOSED ROOF

Sheet No.:
A1.03



LEGEND

- PROPERTY LINE
- - - 50' WETLAND ESHA BUFFER
- - - 25' TERRESTRIAL ESHA BUFFER
- - - 50' COASTAL STREAM AND RIPARIAN ESHA BUFFER
- - - COASTAL STREAM (PERENNIAL), COASTAL RIPARIAN WOODLAND, SEASONAL WETLAND, PURPLE NEEDLE GRASSLAND OR EPHEMERAL DITCH
- - - ACCESSIBLE PATH OF TRAVEL
- ♿ ACCESSIBLE BUILDING - FIRST LEVEL
- ♿ ACCESSIBLE BUILDING - BOTH LEVELS
- SAFE DISPERSAL AREA
- A 100A SHEET SUBSET LETTER BUILDING NUMBER

SAFE DISPERSAL DIAGRAM

TOTAL OCCUPANTS: 453
 TOTAL AREA NEEDED: 2265 SQ FT
 TOTAL AREA PROVIDED: 2396 SQ FT
 *PER CBC 1028.5, MIN. 5 SQ FT PER PERSON

Project Title:
COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC
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Consultant:

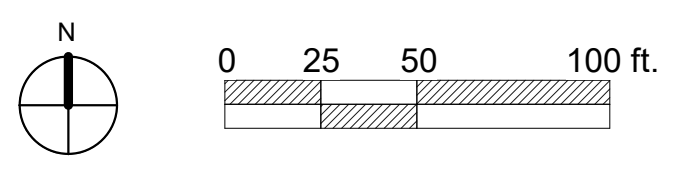
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| No. | Description | Date |
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| 1 | Planning R1 | 03/15/23 |
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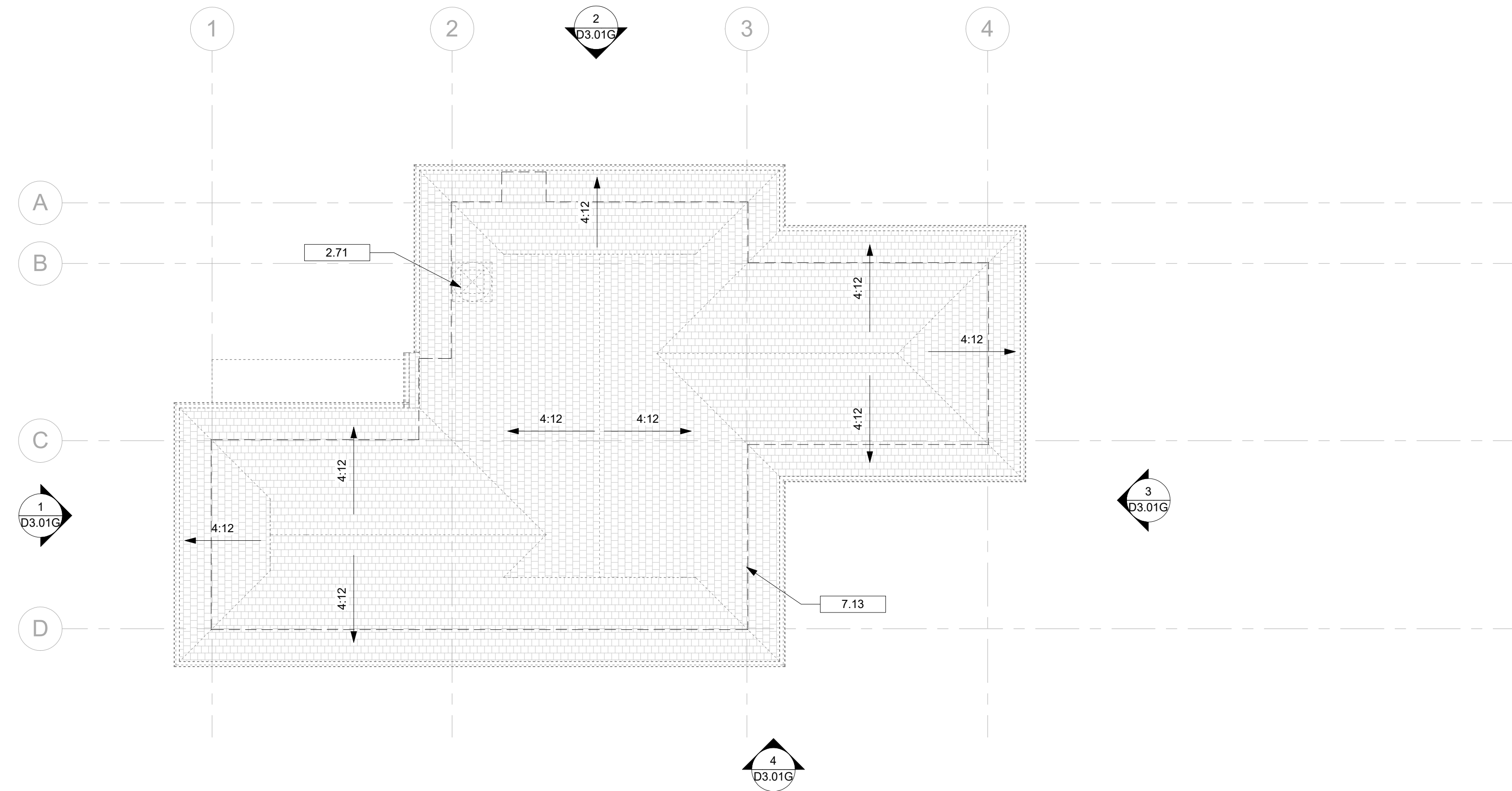
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PLANNING SET
07/29/22

Project ID: PRH
 File Name:
 Drawn by: AJ
 Checked by: CF
 Plot Date: 03/15/2023
 Scale: As indicated
 Sheet Title:
SITE ACCESSIBILITY PLAN

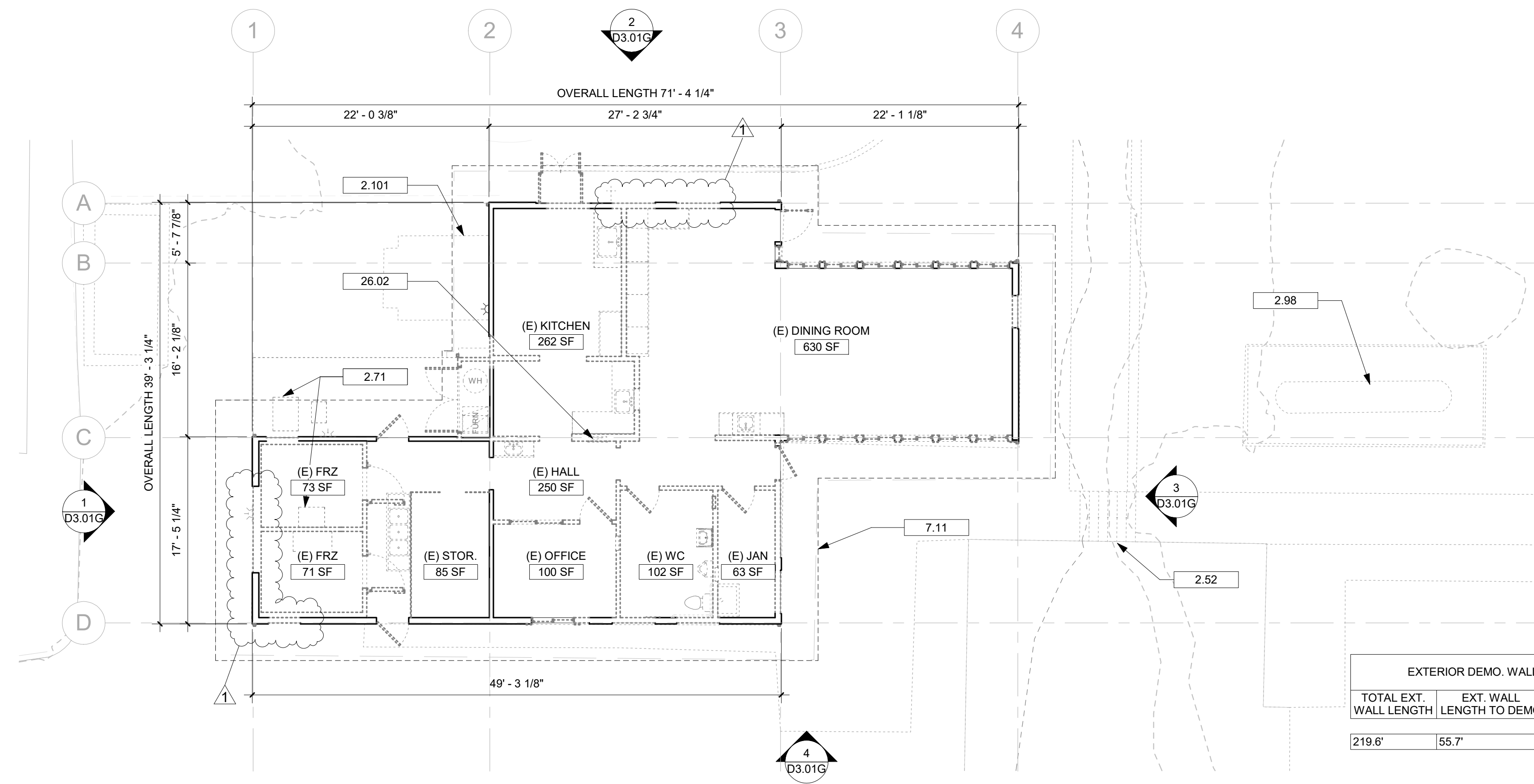
1 SITE PLAN - ACCESSIBILITY
 A1.04 1" = 50'-0"



Sheet No.: **A1.04**



2 ROOF PLAN - EXISTING & DEMO
 1/8" = 1'-0"



1 FIRST FLOOR PLAN - EXISTING & DEMO
 1/8" = 1'-0"

| EXTERIOR DEMO. WALL CALC. | | |
|---------------------------|--------------------------|-------------------|
| TOTAL EXT. WALL LENGTH | EXT. WALL LENGTH TO DEMO | % OF WALL TO DEMO |
| 219.6' | 55.7' | 25.36% |

KEY PLAN

PLAN LEGEND

- APPROXIMATE LINE OF ESHA BOUNDARY
- (E) WALL
- (E) WALL TO BE REMOVED
- (N) WALL
- (N) EXTERIOR SHEATHING & CLADDING
- AREA OF ADDITION
- EXISTING MAJOR (5') CONTOUR
- EXISTING MINOR (1') CONTOUR
- PROPOSED MAJOR (5') CONTOUR
- PROPOSED MINOR (1') CONTOUR

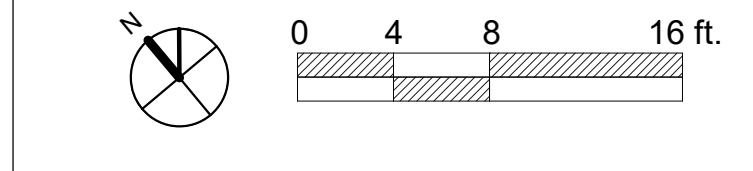
SHEET NOTES - DEMO

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

A (E) ROOFING, SHEATHING, & ROOF STRUCTURE TO BE REMOVED.
 B (E) EXTERIOR WALL FINISHES & TRIM TO BE REMOVED. TYP. WALLS WILL BE STRIPPED DOWN TO STUDS.
 C (E) EXTERIOR DOORS AND WINDOWS TO BE REMOVED, TYP.
 D (E) INTERIOR FINISHES TO BE REMOVED, TYP.
 E (E) CASEWORK, APPLIANCES, AND EQUIPMENT TO BE REMOVED, TYP.
 F (E) PLUMBING FIXTURES TO BE REMOVED
 G (E) CONCRETE SLAB TO REMAIN
 H (E) HVAC & DHW EQUIPMENT TO BE REMOVED

KEYNOTES

| KEY VALUE | KEYNOTE TEXT |
|-----------|---|
| 2.52 | (E) CONCRETE PATH AND STAIRS TO BE REMOVED, TYP. UON, SLD |
| 2.71 | (E) EQUIPMENT TO BE REMOVED, TYP |
| 2.98 | (E) PROPANE TANKS AND CONC. PADS TO BE REMOVED, TYP., SLD |
| 2.101 | (E) CONCRETE SLAB TO BE REMOVED, SLD |
| 7.11 | LINE OF ROOF OVERHANG ABOVE |
| 7.13 | LINE OF EXTERIOR WALL BELOW |
| 26.02 | (E) BREAKER PANEL TO BE RELOCATED |



Project Title:
COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC
POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR
 POINT REYES STATION, CA 04956
 APN#: 1 1 9 - 2 4 0 - 7 3

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

Consultant:

Stamp:

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

Issue Note:
PLANNING SET
 07/29/22

Project ID: PRH
 File Name:
 Drawn by: AJ
 Checked by: CF
 Plot Date: 03/15/2023
 Scale: As indicated

Sheet Title:
EXISTING & DEMO PLANS - 1

Sheet No.:
D2.01G

3/10/2023 11:49:29 AM

| SHEET NOTES - DEMO ELEV. | |
|--------------------------|--|
| A | (E) ROOFING, SHEATHING, & ROOF STRUCTURE TO BE REMOVED |
| B | (E) EXTERIOR FINISHES & TRIM TO BE REMOVED, TYP. WALLS WILL BE STRIPPED DOWN TO STUDS. |
| C | (E) EXTERIOR DOORS AND WINDOWS TO BE REMOVED, TYP. |
| D | (E) GUTTERS & DOWNSPOUTS TO BE REMOVED, TYP. |

Project Title:
COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC
POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR
 POINT REYES STATION, CA 04956
 APN#: 1 1 9 - 2 4 0 - 7 3

| KEYNOTES | |
|-----------|----------------------------------|
| KEY VALUE | KEYNOTE TEXT |
| 2.10 | (E) STUCCO TO BE REMOVED, TYP. |
| 2.71 | (E) EQUIPMENT TO BE REMOVED, TYP |

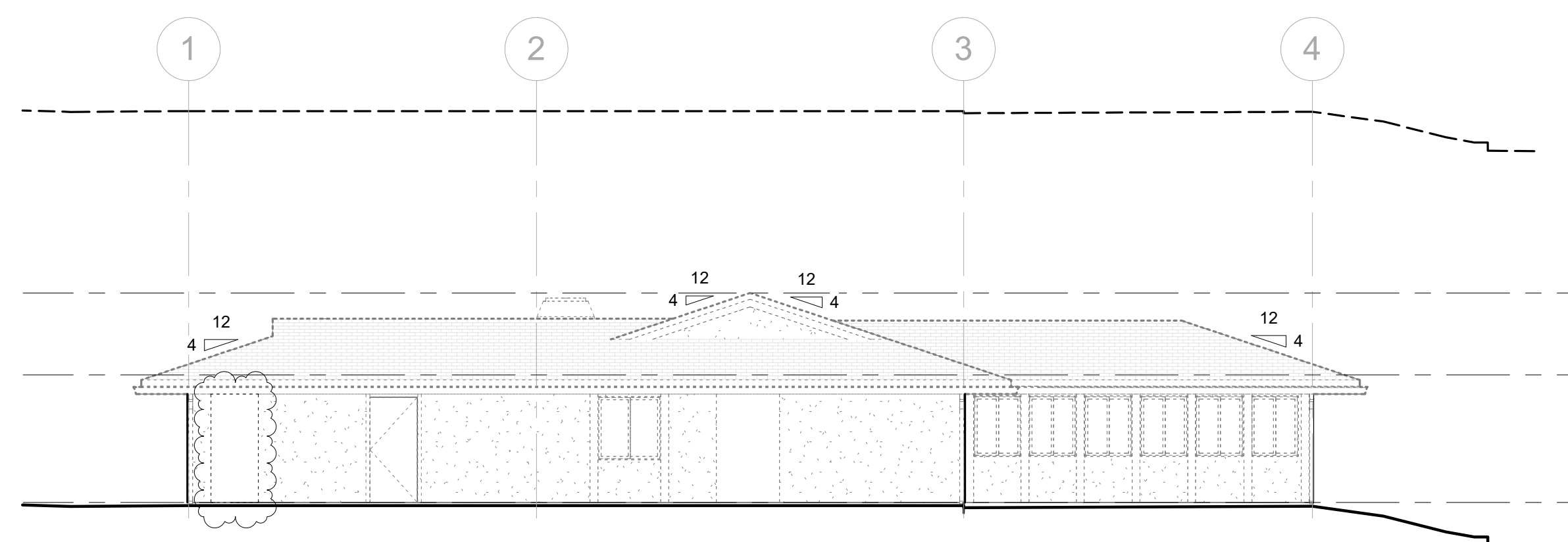
Design Firm:
SIEGEL & STRAIN Architects
 6201 Doyle Street, Suite B
 Emeryville, CA 94608
 TEL 510 / 547-8092
 info@siegelstrain.com

Consultant:

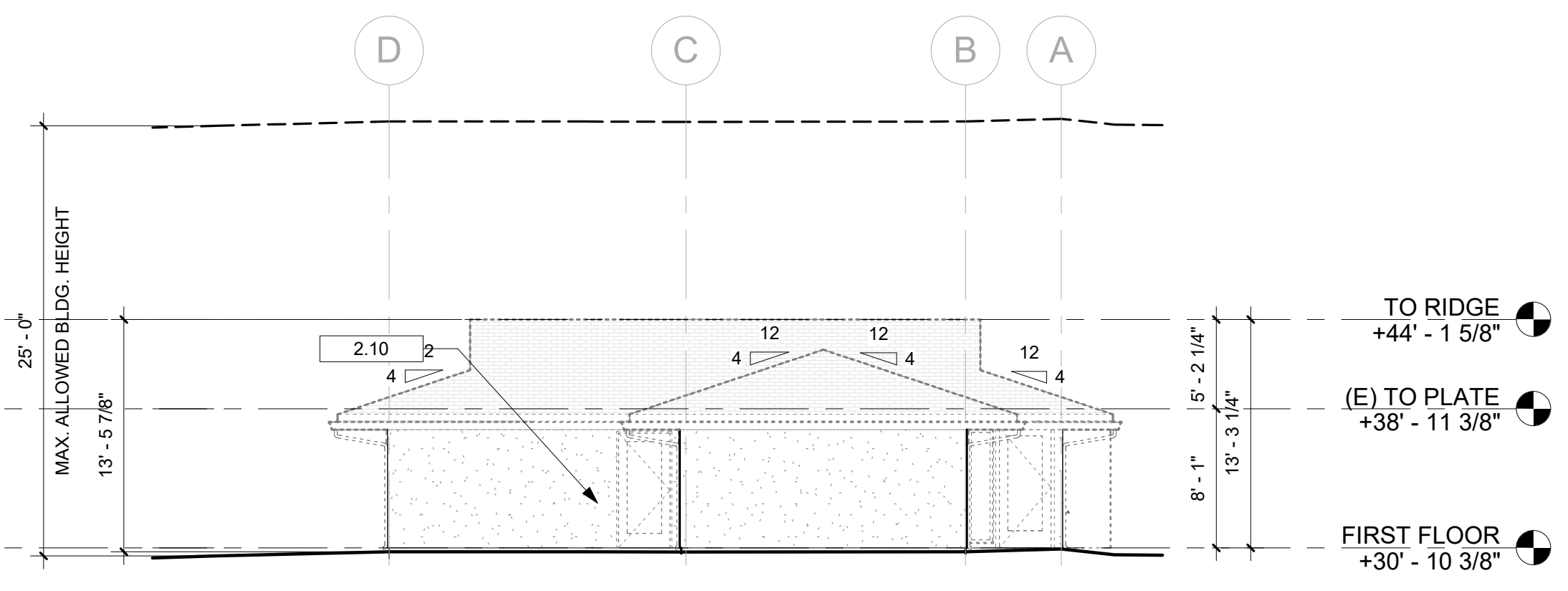
Stamp:

| No. | Description | Date |
|-----|-------------|----------|
| 1 | Planning R1 | 03/15/23 |
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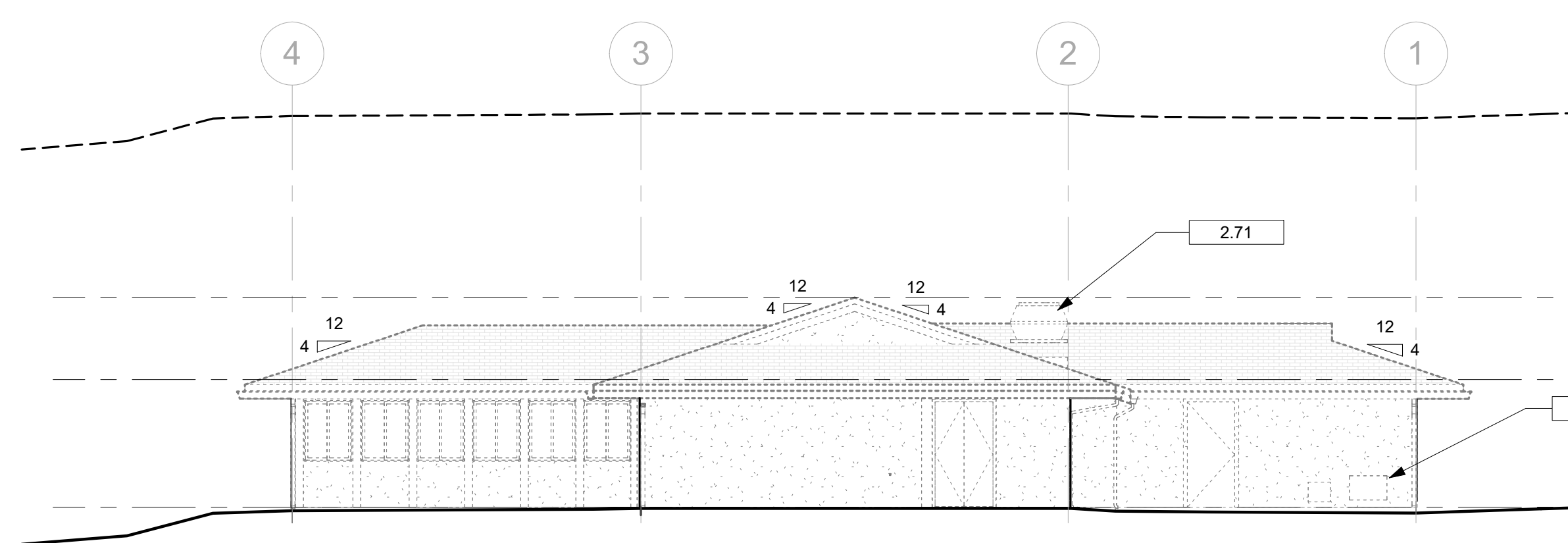
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PLANNING SET
07/29/22
 Project ID: PRH
 File Name:
 Drawn by: AJ
 Checked by: CF
 Plot Date: 03/15/2023
 Scale: 1/8" = 1'-0"
 Sheet Title:
EXISTING & DEMO ELEVATIONS - 1
 Sheet No.:
D3.01G



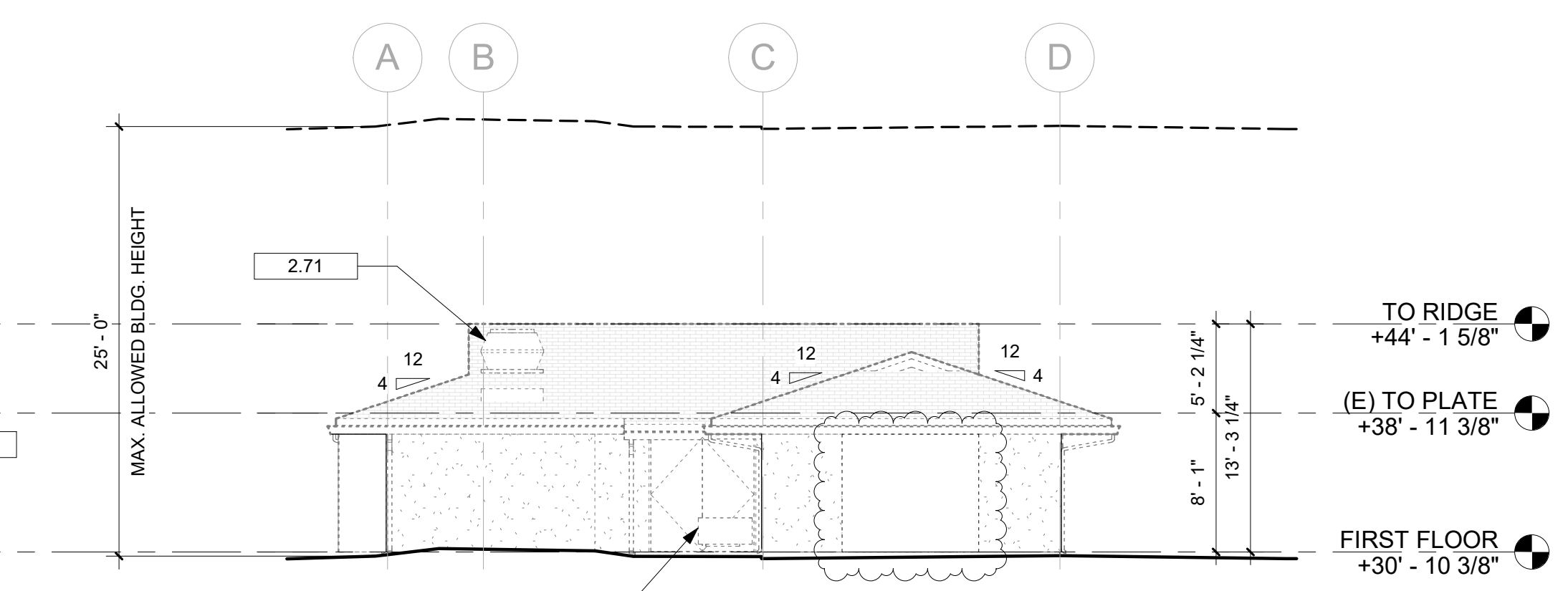
4 SOUTH ELEVATION - EXISTING & DEMO
 D3.01G 1/8" = 1'-0"



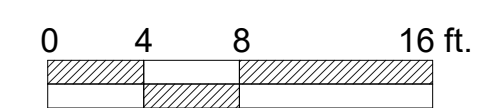
3 EAST ELEVATION - EXISTING & DEMO
 D3.01G 1/8" = 1'-0"

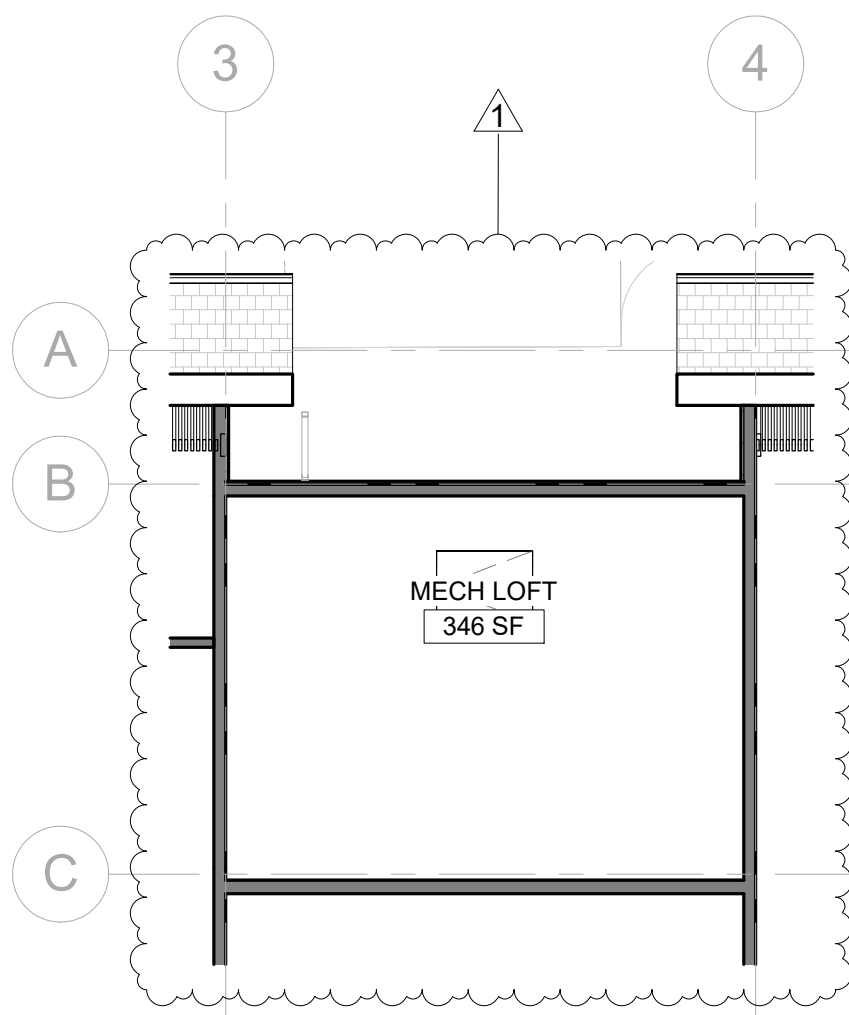
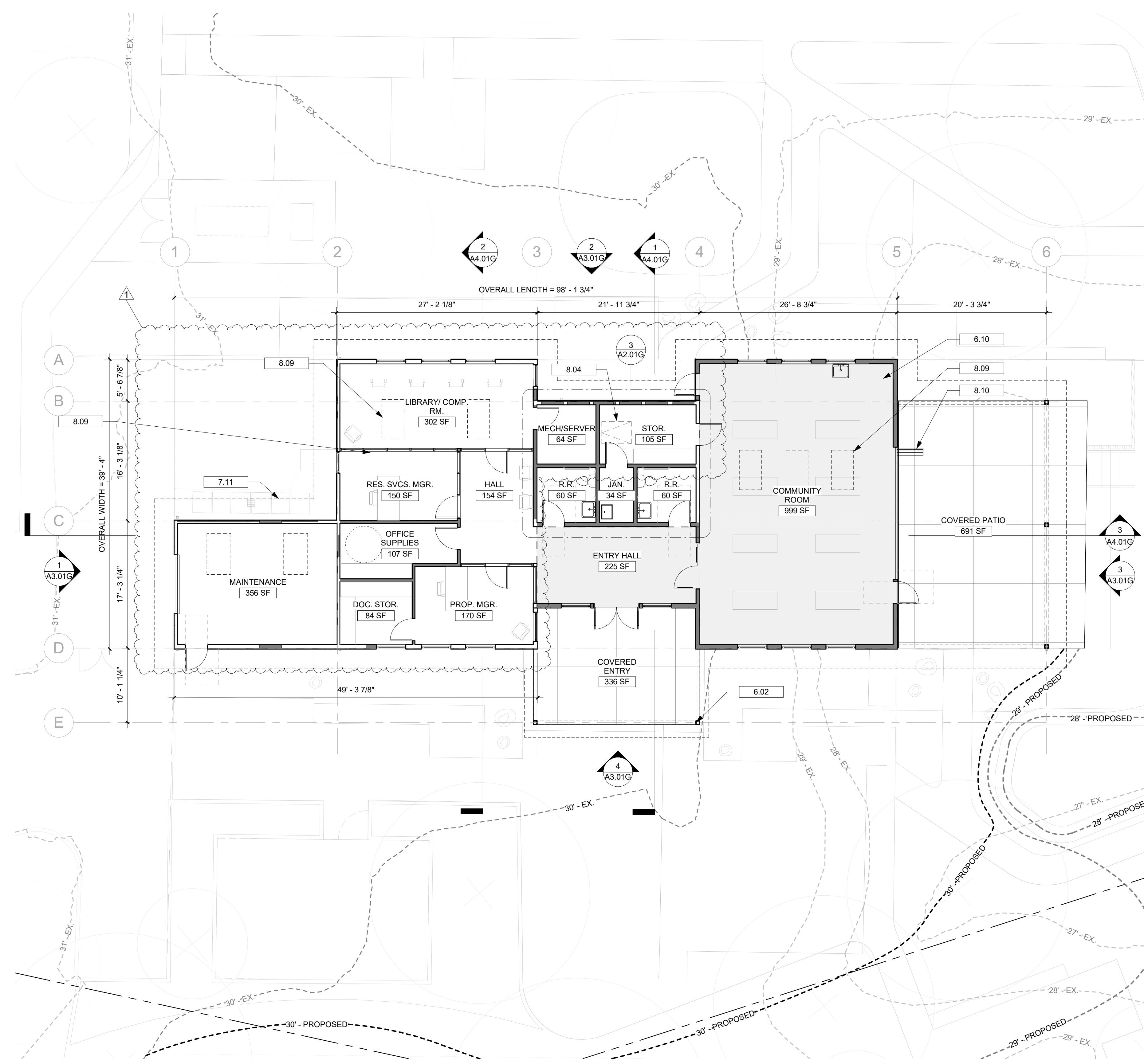


2 NORTH ELEVATION - EXISTING & DEMO
 D3.01G 1/8" = 1'-0"



1 WEST ELEVATION - EXISTING & DEMO
 D3.01G 1/8" = 1'-0"

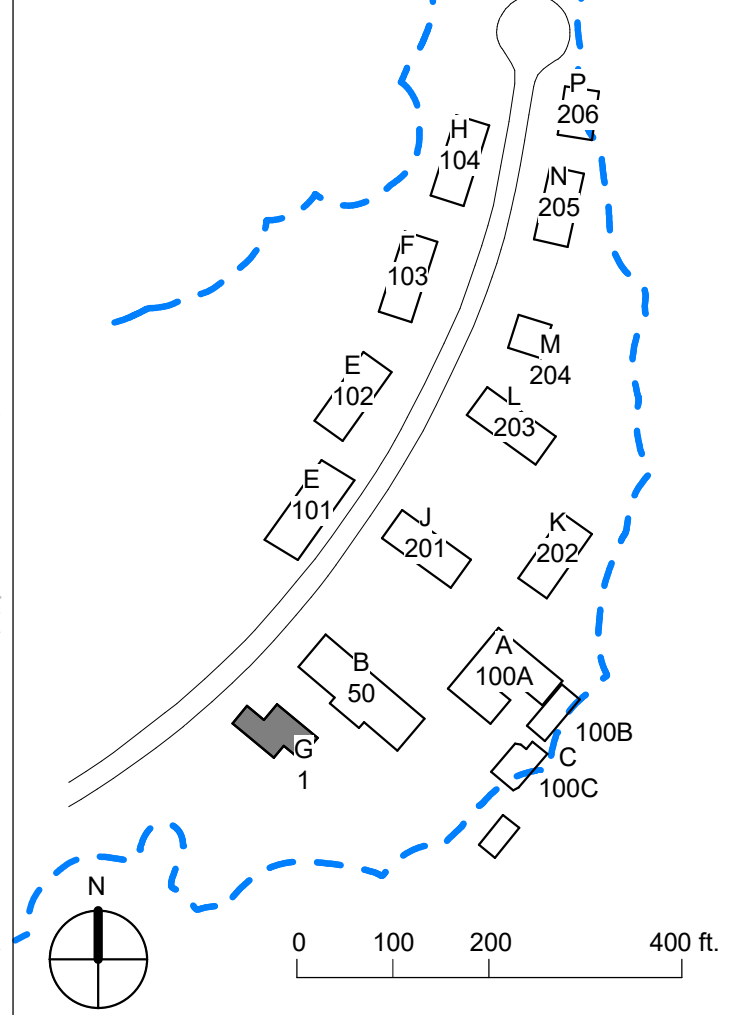




3 MECH LOFT - PROPOSED
 A2.01G 1/8" = 1'-0"

1 FIRST FLOOR PLAN - PROPOSED
 A2.01G 1/8" = 1'-0"

KEY PLAN



PLAN LEGEND

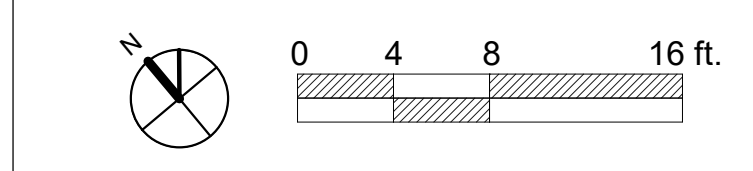
- APPROXIMATE LINE OF ESHA BOUNDARY
- (E) WALL
- (E) WALL TO BE REMOVED
- (N) WALL
- (N) EXTERIOR SHEATHING & CLADDING
- AREA OF ADDITION
- EXISTING MAJOR (5') CONTOUR
- EXISTING MINOR (1') CONTOUR
- PROPOSED MAJOR (5') CONTOUR
- PROPOSED MINOR (1') CONTOUR

SHEET NOTES - PROPOSED

- A (N) EXTERIOR FIBERGLASS DOORS AND WINDOWS, TYP.
- B (N) EXTERIOR SHEATHING TO BE ADDED OVER (E) STUDS, WHERE APPLICABLE FOR SEISMIC STRENGTHENING
- C (N) EXTERIOR FIBER CEMENT SIDING, PAINTED, O/ (N) WRB.
- D (N) FIBER CEMENT TRIM, PAINTED, TYP.
- E (N) ASPHALT SHINGLE ROOFING, TYP.
- F (N) INTERIOR FINISHES, THROUGHOUT
- I (N) HVAC AND DHW EQUIPMENT, TYP.
- J (N) PLUMBING FIXTURES, TYP.
- K (N) POLISHED CONCRETE FLOOR, THROUGHOUT

KEYNOTES

| KEY VALUE | KEYNOTE TEXT |
|-----------|---------------------------------|
| 6.02 | (N) 6X6 WOOD POST, TYP. |
| 6.10 | (N) COUNTER W/ LOW STORAGE |
| 7.11 | (N) LINE OF ROOF OVERHANG ABOVE |
| 8.04 | (N) ATTIC ACCESS HATCH |
| 8.09 | (N) SKYLIGHTS ABOVE, TYP. |
| 8.10 | (N) FIBERGLASS BIFOLD DOOR |



Project Title:
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Design Firm:
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 6201 Doyle Street, Suite B
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 TEL 510 / 547-8092
 info@siegelstrain.com

Consultant:
 Stamp:

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

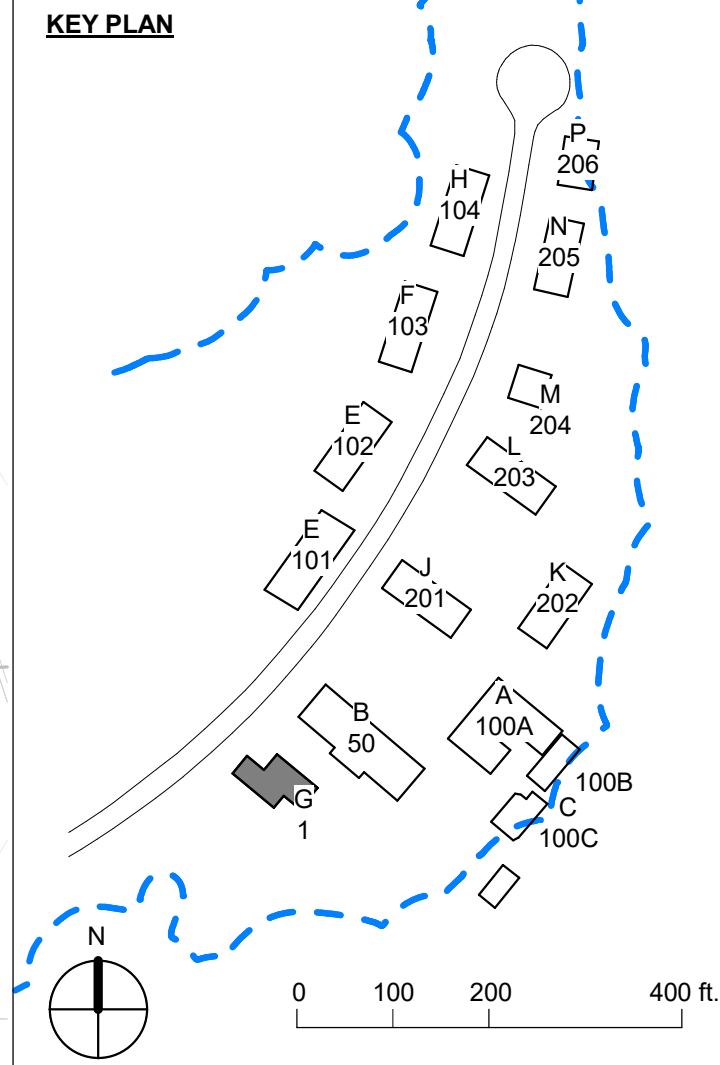
Issue Note:
PLANNING SET
 07/29/22

Project ID: PRH
 File Name:
 Drawn by: AJ
 Checked by: CF
 Plot Date: 03/15/2023
 Scale: As indicated

Sheet Title:
PROPOSED PLANS - 1

Sheet No.:
A2.01G

| STORY POLE LEGEND | | | |
|-------------------|-----------------------|---------------------------|----------------------|
| MARK | BASE ELEV @ (E) GRADE | T.O. BLDG CORNER OR RIDGE | HEIGHT ABV BASE ELEV |
| 1 | 31.32 | 40.30 | 8.98 |
| 2 | 30.85 | 45.26 | 14.41 |
| 3 | 30.48 | 40.30 | 9.82 |
| 4 | 30.61 | 51.27 | 20.66 |
| 5 | 30.58 | 39.41 | 8.83 |
| 6 | 30.79 | 39.41 | 8.62 |
| 7 | 30.83 | 42.84 | 12.01 |
| 8 | 30.64 | 42.84 | 12.20 |
| 9 | 30.51 | 39.41 | 8.90 |
| 10 | 27.71 | 39.41 | 11.70 |
| 11 | 27.79 | 42.89 | 15.10 |
| 12 | 27.73 | 51.27 | 23.54 |
| 13 | 27.44 | 42.89 | 15.45 |
| 14 | 27.32 | 42.16 | 14.84 |
| 15 | 30.46 | 42.83 | 12.37 |
| 16 | 30.64 | 44.94 | 14.30 |
| 17 | 30.64 | 44.94 | 14.30 |
| 18 | 30.64 | 42.83 | 12.19 |
| 19 | 30.35 | 42.87 | 12.52 |
| 20 | 30.34 | 50.97 | 20.63 |
| 21 | 30.46 | 42.87 | 12.41 |
| 22 | 30.67 | 42.16 | 11.49 |



KEY PLAN

PLAN LEGEND

- APPROXIMATE LINE OF ESHA BOUNDARY
- (E) WALL
- (E) WALL TO BE REMOVED
- (N) WALL
- (N) EXTERIOR SHEATHING & CLADDING
- AREA OF ADDITION
- EXISTING MAJOR (5') CONTOUR
- EXISTING MINOR (1') CONTOUR
- PROPOSED MAJOR (5') CONTOUR
- PROPOSED MINOR (1') CONTOUR

SHEET NOTES - PROPOSED

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

A (N) EXTERIOR FIBERGLASS DOORS AND WINDOWS, TYP.

B (N) EXTERIOR SHEATHING TO BE ADDED OVER (E) STUDS, WHERE APPLICABLE FOR SEISMIC STRENGTHENING

C (N) EXTERIOR FIBER CEMENT SIDING, PAINTED, O/ (N) WRB.

D (N) FIBER CEMENT TRIM, PAINTED, TYP.

E (N) ASPHALT SHINGLE ROOFING, TYP.

F (N) INTERIOR FINISHES, THROUGHOUT

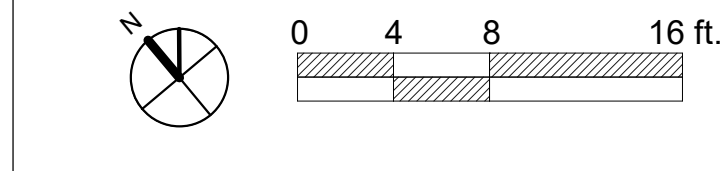
I (N) HVAC AND DHW EQUIPMENT, TYP.

J (N) PLUMBING FIXTURES, TYP.

K (N) POLISHED CONCRETE FLOOR, THROUGHOUT

KEYNOTES

| KEY VALUE | KEYNOTE TEXT |
|-----------|-----------------------------|
| 5.03 | (N) GUTTER, TYP. |
| 7.13 | LINE OF EXTERIOR WALL BELOW |



1 ROOF PLAN - PROPOSED
A2.02G 1/8" = 1'-0"

Project Title:

COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC

POINT REYES HOUSING RENEWAL

100 COMMODORE WEBSTER DR
POINT REYES STATION, CA 04956
APN#: 1 1 9 - 2 4 0 - 7 3

Design Firm:
SIEGEL & STRAIN Architects
6201 Doyle Street, Suite B
Emeryville, CA 94608
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info@siegelstrain.com

Consultant:

Stamp:

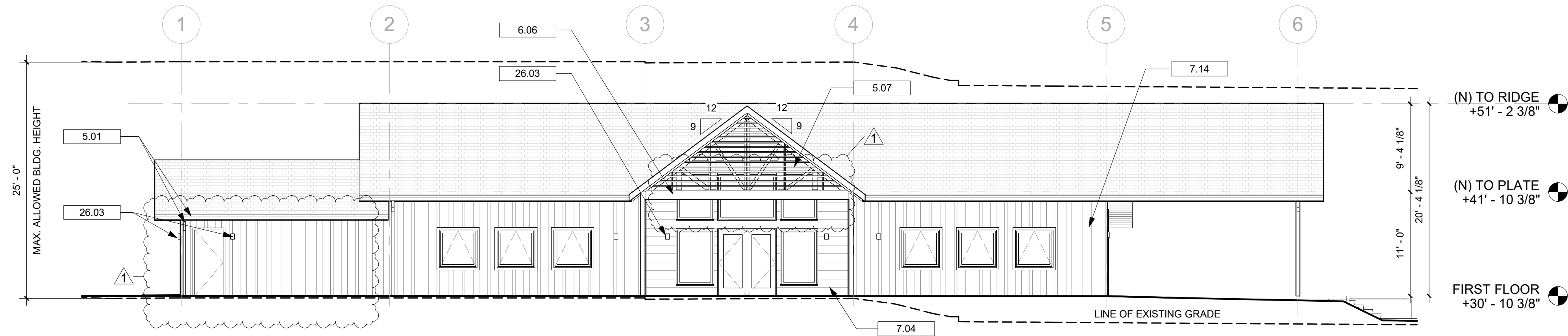
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| 1 | Planning R1 | 03/15/23 |

Issue Note:

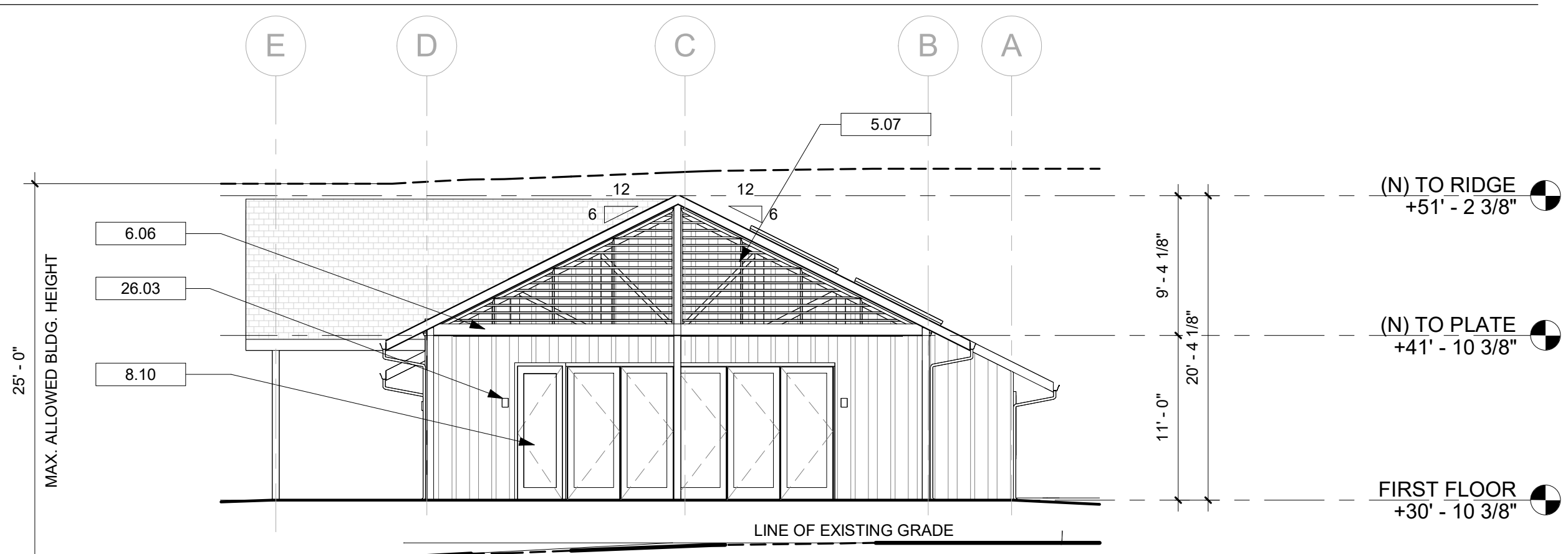
Project ID: PRH
File Name:
Drawn by: AJ
Checked by: CF
Plot Date: 03/15/2023
Scale: As indicated
Sheet Title:
PROPOSED ROOF PLAN - 1
Sheet No.:

A2.02G

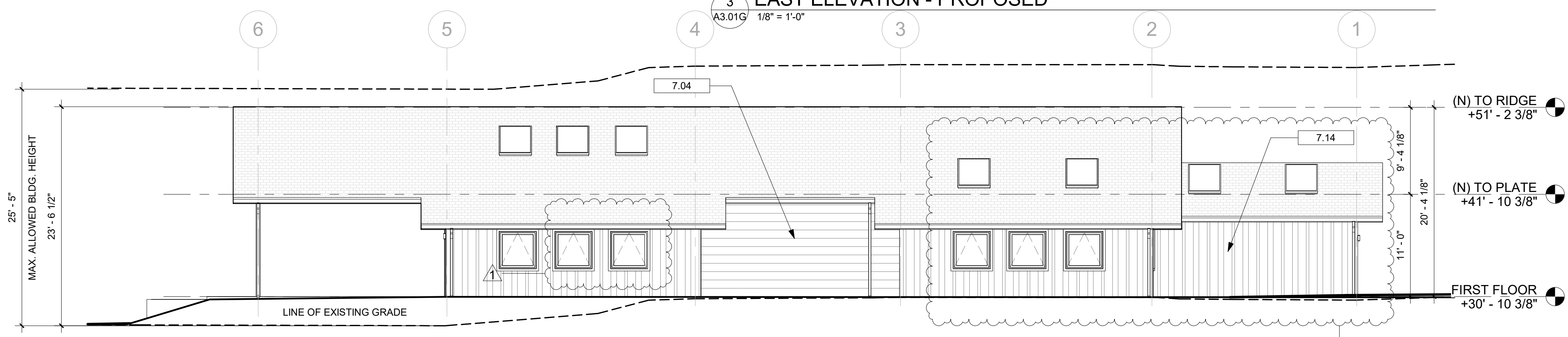
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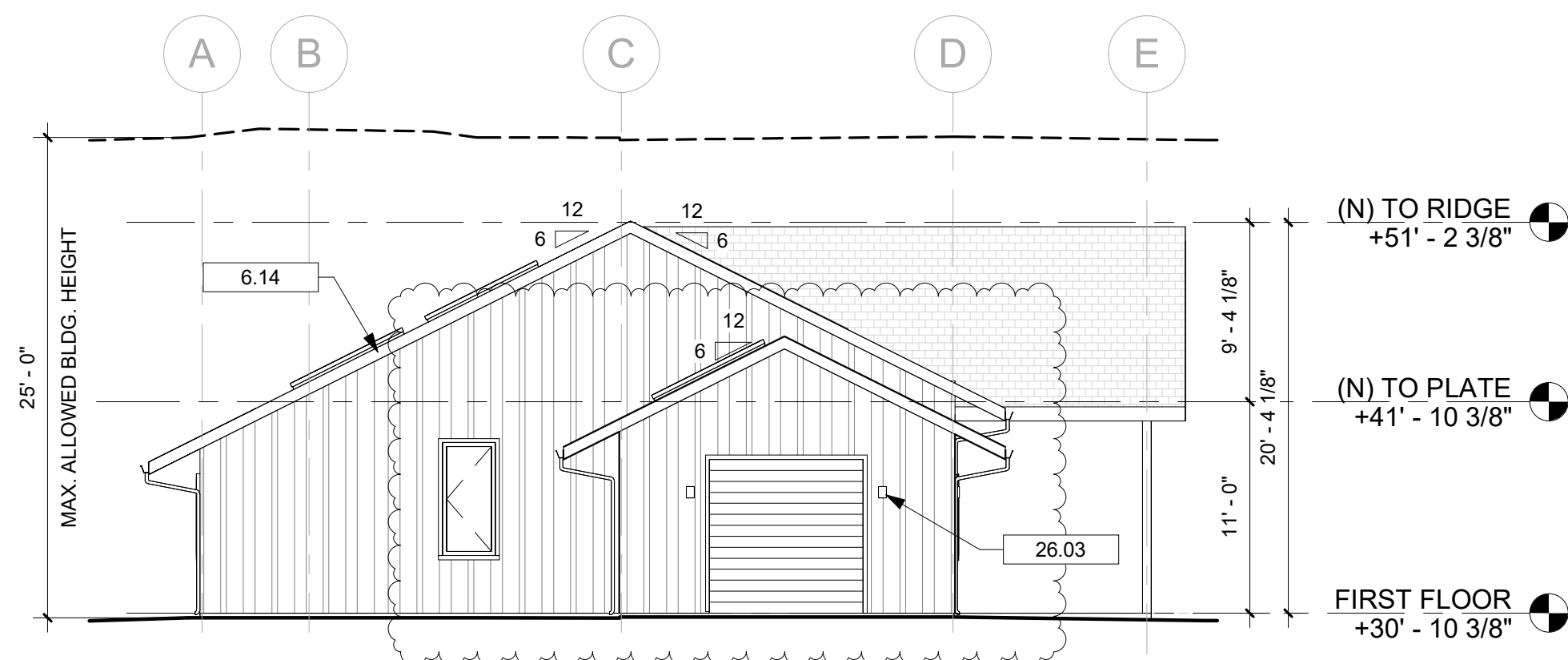
4 SOUTH ELEVATION - PROPOSED
A3.01G 1/8" = 1'-0"



3 EAST ELEVATION - PROPOSED
A3.01G 1/8" = 1'-0"



2 NORTH ELEVATION - PROPOSED
A3.01G 1/8" = 1'-0"



1 WEST ELEVATION - PROPOSED
A3.01G 1/8" = 1'-0"

| SHEET NOTES - PROPOSED ELEVATIONS | |
|-----------------------------------|--|
| A | (N) EXTERIOR DOORS AND WINDOWS, TYP. |
| B | (N) EXTERIOR SHEATHING TO BE ADDED OVER (E) STUDS FOR SEISMIC STRENGTHENING |
| C | (N) EXTERIOR FIBER CEMENT SIDING (PAINTED) O/ 2 1/4" FURRING W/ CONTINUOUS EXTERIOR INSULATION O/ WRB. |
| D | (N) FIBER CEMENT TRIM, PAINTED, TYP. |
| E | (N) ASPHALT SHINGLE ROOFING, TYP. ALL ROOFS, PORCHES, AND OVERHANGS |

| KEYNOTES | |
|-----------|---|
| KEY VALUE | KEYNOTE TEXT |
| 5.01 | (N) GUTTER & DOWNSPOUT, TYP. |
| 5.07 | (N) METAL LOUVER SCREEN |
| 6.06 | (N) HEAVY TIMBER STRUCTURE, PAINTED |
| 6.14 | (N) WOOD FASCIA, PAINTED, TYP. |
| 7.04 | (N) FIBER CEMENT SIDING, HORIZONTAL LAP, PAINTED |
| 7.14 | (N) FIBER CEMENT SIDING - BOARD & BATTEN, PAINTED |
| 8.10 | (N) FIBERGLASS BIFOLD DOOR |
| 26.03 | (N) LIGHT FIXTURE, TYP. |

Project Title:
COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC
POINT REYES HOUSING RENEWAL
100 COMMODORE WEBSTER DR
POINT REYES STATION, CA 04956
APN#: 1 1 9 - 2 4 0 - 7 3

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

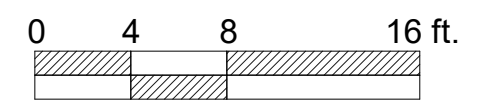
Consultant:

Stamp:

| No. | Description | Date |
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| 1 | Planning R1 | 03/15/23 |
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Issue Note:
PLANNING SET
07/29/22

Project ID: PRH
File Name:
Drawn by: AJ
Checked by: CF
Plot Date: 03/15/2023
Scale: 1/8" = 1'-0"
Sheet Title:
PROPOSED ELEVATIONS - 1
Sheet No.:
A3.01G



| KEYNOTES | |
|-----------|---|
| KEY VALUE | KEYNOTE TEXT |
| 5.07 | (N) METAL LOUVER SCREEN |
| 6.20 | (N) CASEWORK, TYP. |
| 6.27 | (N) T&G WOOD SOFFIT O/ TYPE-X GYP SHEATHING |

Project Title:
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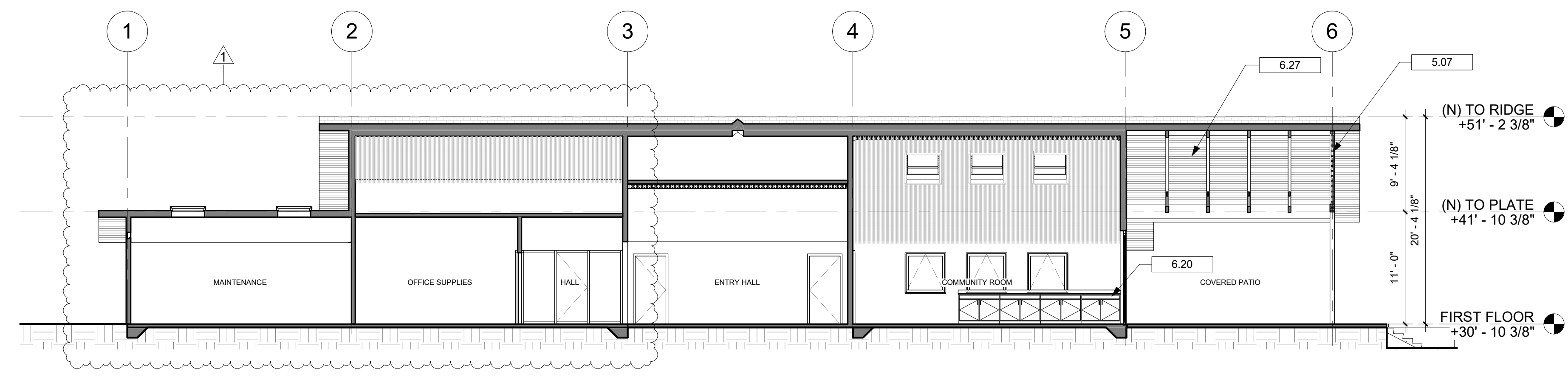
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SIEGEL & STRAIN Architects
 6201 Doyle Street, Suite B
 Emeryville, CA 94608
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Consultant:

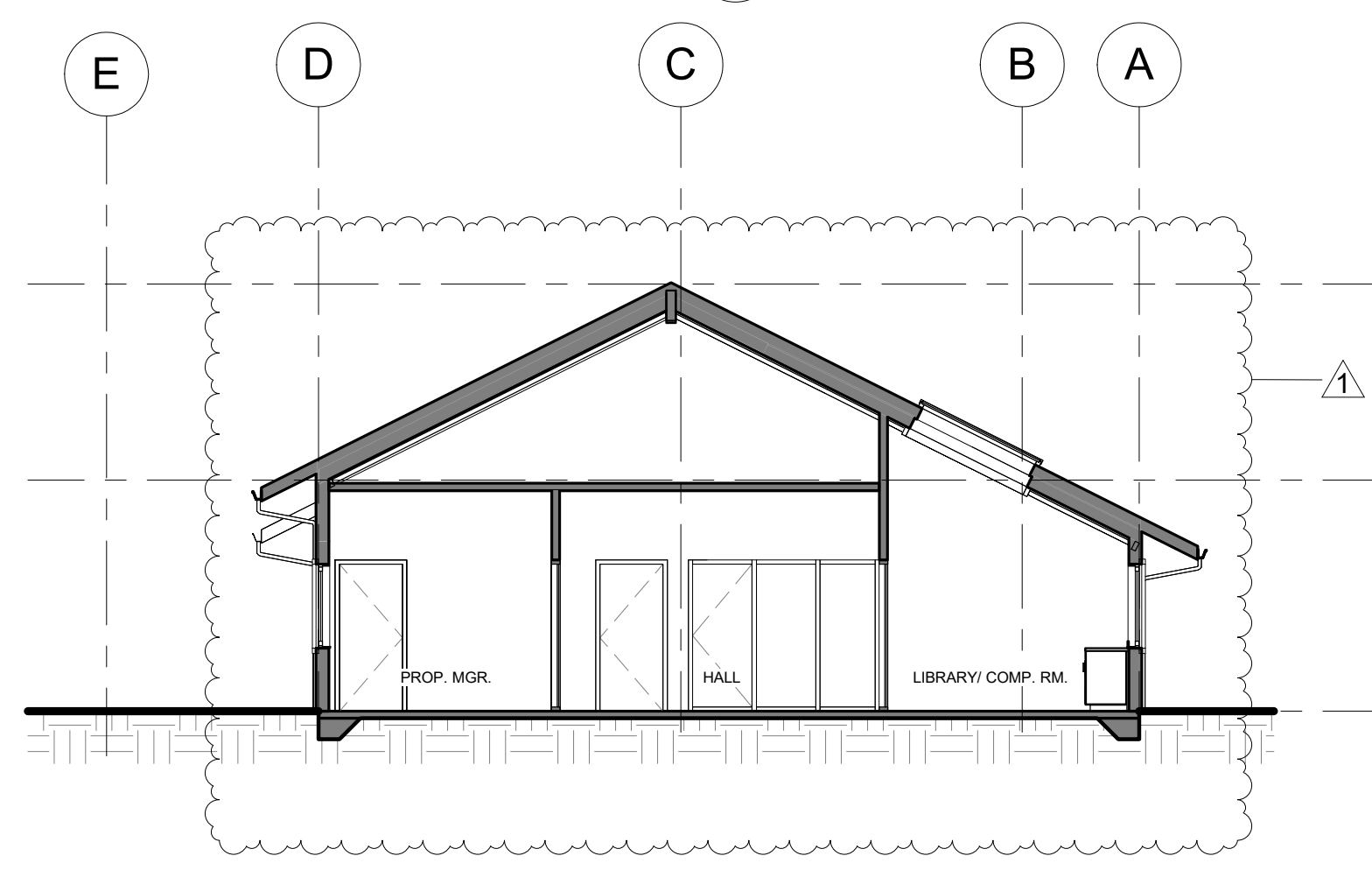
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| No. | Description | Date |
|-----|-------------|----------|
| 1 | Planning R1 | 03/15/23 |
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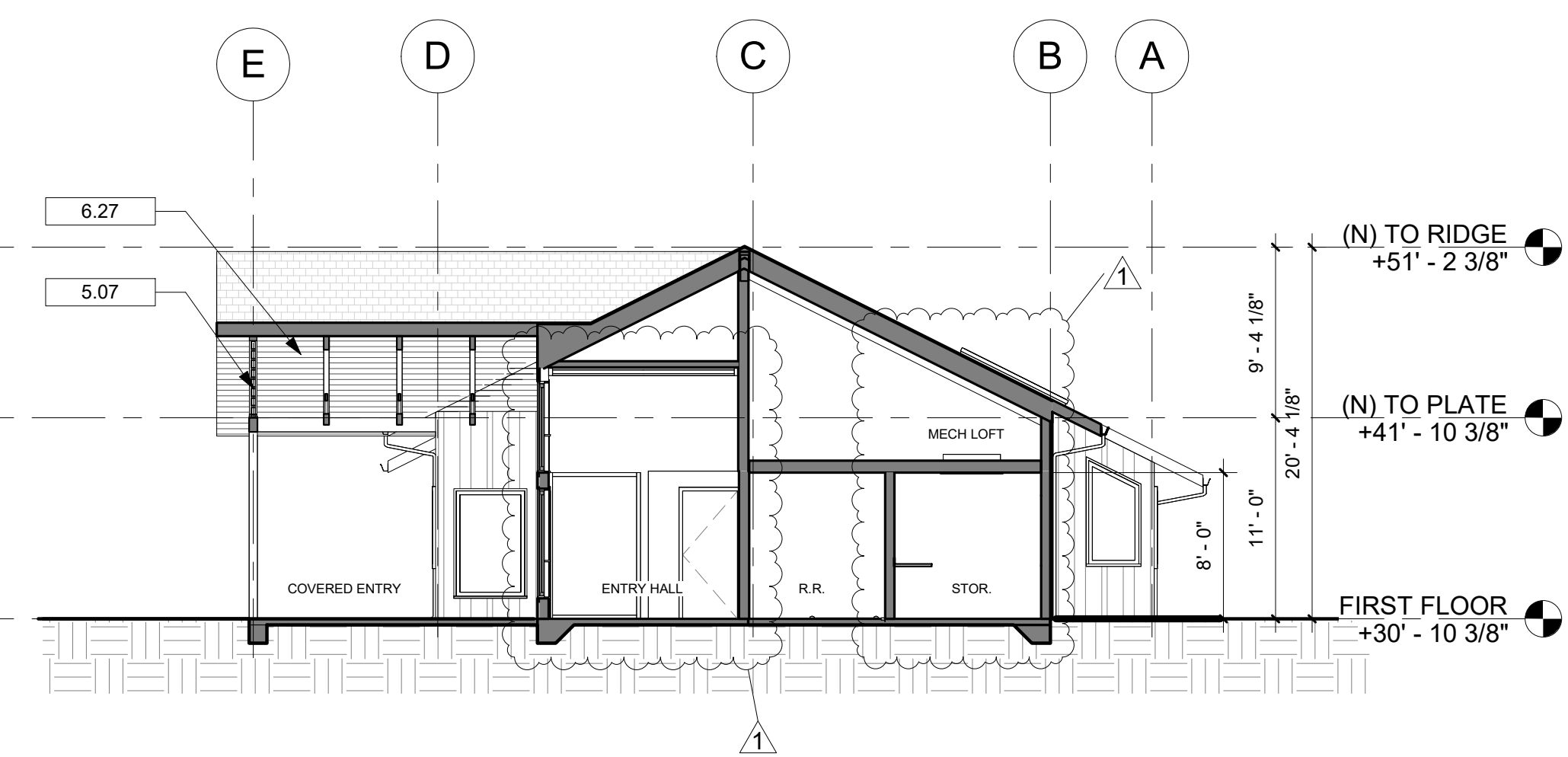
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07/29/22
 Project ID: PRH
 File Name:
 Drawn by: AJ
 Checked by: CF
 Plot Date: 03/15/2023
 Scale: 1/8" = 1'-0"
 Sheet Title:
PROPOSED SECTIONS
 - 1
 Sheet No.:



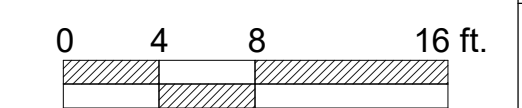
3 LONG SECTION - PROPOSED
 A4.01G 1/8" = 1'-0"



2 CROSS SECTION - PROPOSED
 A4.01G 1/8" = 1'-0"

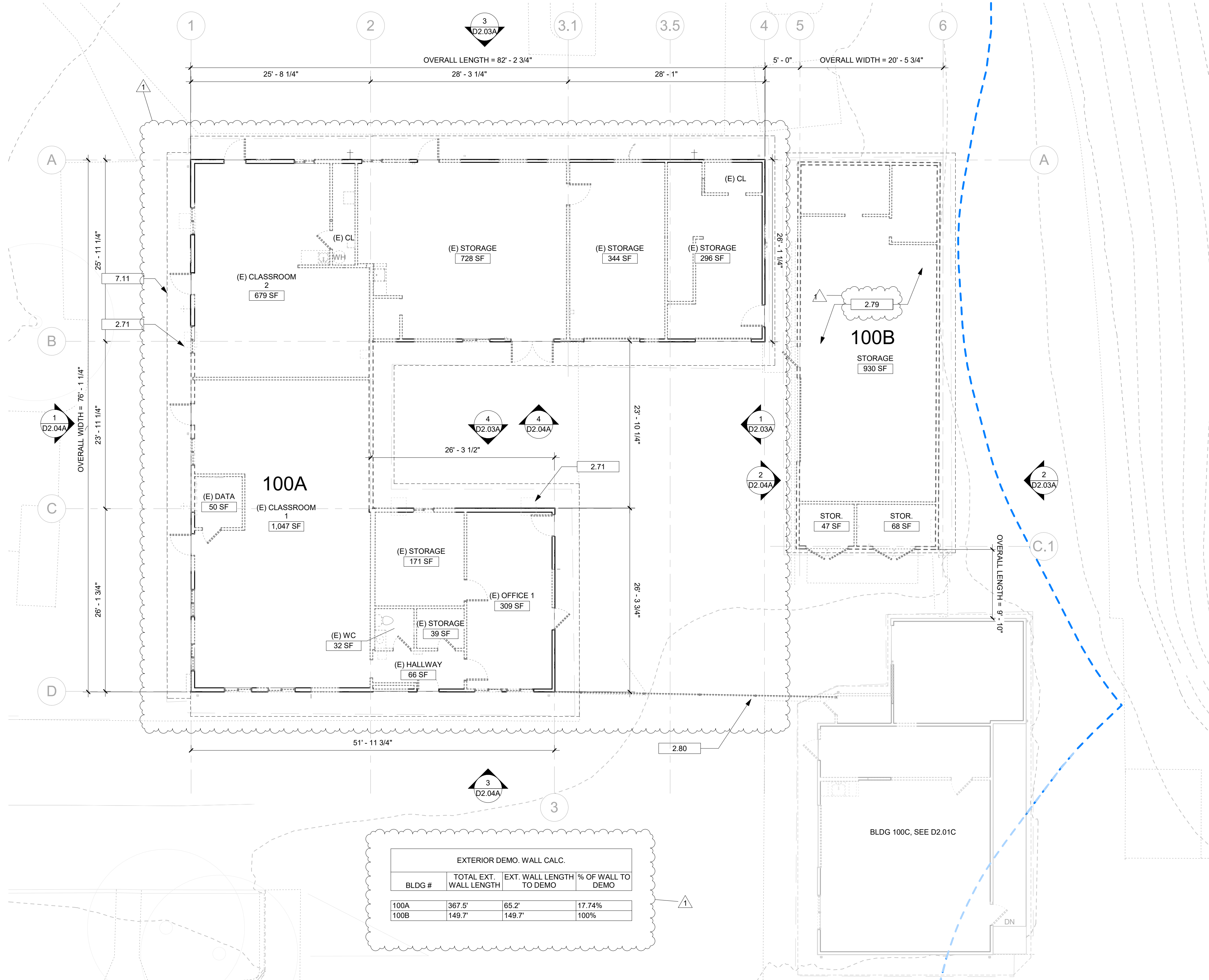


1 CROSS SECTION AT ENTRY - PROPOSED
 A4.01G 1/8" = 1'-0"



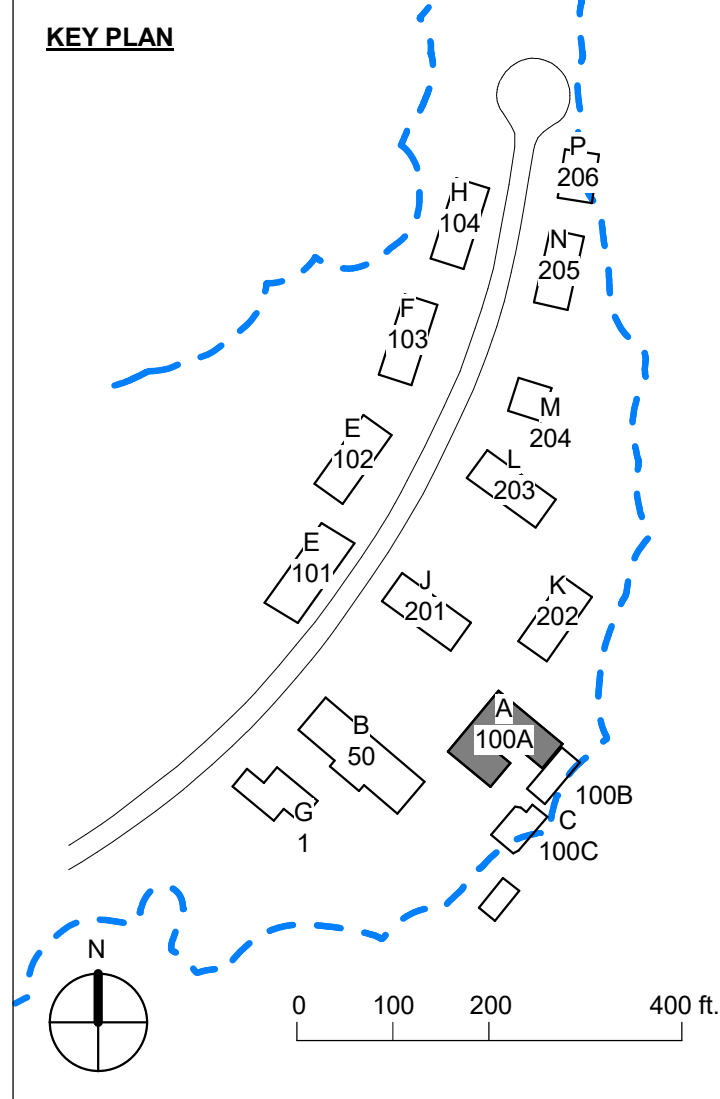
A4.01G

3/10/2023 11:45:33 AM



1 FIRST FLOOR PLAN - EXISTING & DEMO
D2.01A 1/8" = 1'-0"

| EXTERIOR DEMO. WALL CALC. | | | |
|---------------------------|------------------------|--------------------------|-------------------|
| BLDG # | TOTAL EXT. WALL LENGTH | EXT. WALL LENGTH TO DEMO | % OF WALL TO DEMO |
| 100A | 367.5' | 65.2' | 17.74% |
| 100B | 149.7' | 149.7' | 100% |



- PLAN LEGEND**
- ESHA BOUNDARY
 - (E) WALL TO REMAIN
 - (E) WALL TO BE REMOVED
 - (E) EXTERIOR WALL TO BE REMOVED
 - (N) WALL
 - (N) EXTERIOR RAINSCREEN W/ CONTINUOUS INSULATION

- SHEET NOTES - DEMO PLAN**
- | Letter | Description |
|--------|--|
| A | (E) EXTERIOR DOORS AND WINDOWS TO BE REMOVED, TYP. |
| B | (E) ASPHALT SHINGLE ROOFING TO BE REMOVED, TYP. |
| C | (E) INTERIOR DOORS TO BE REMOVED, TYP. |
| D | (E) INTERIOR FINISHES TO BE REMOVED, TYP. |
| E | (E) HVAC AND DHW EQUIPMENT TO BE REMOVED, TYP. |
| F | (E) BATH FIXTURES TO BE REMOVED, TYP. |
| G | (E) PLUMBING TO BE REMOVED, AS REQUIRED |

- KEYNOTES**
- | No. | Description | Date |
|------|---|----------|
| 1 | Planning R1 | 03/15/23 |
| 2.71 | (E) EQUIPMENT TO BE REMOVED, TYP | |
| 2.79 | (E) BUILDING AND SLAB TO BE DEMOLISHED, SLD | |
| 2.80 | (E) CHAIN LINK FENCE TO BE REMOVED | |
| 7.11 | LINE OF ROOF OVERHANG ABOVE | |

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

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 6201 Doyle Street, Suite B
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Consultant:

Stamp:

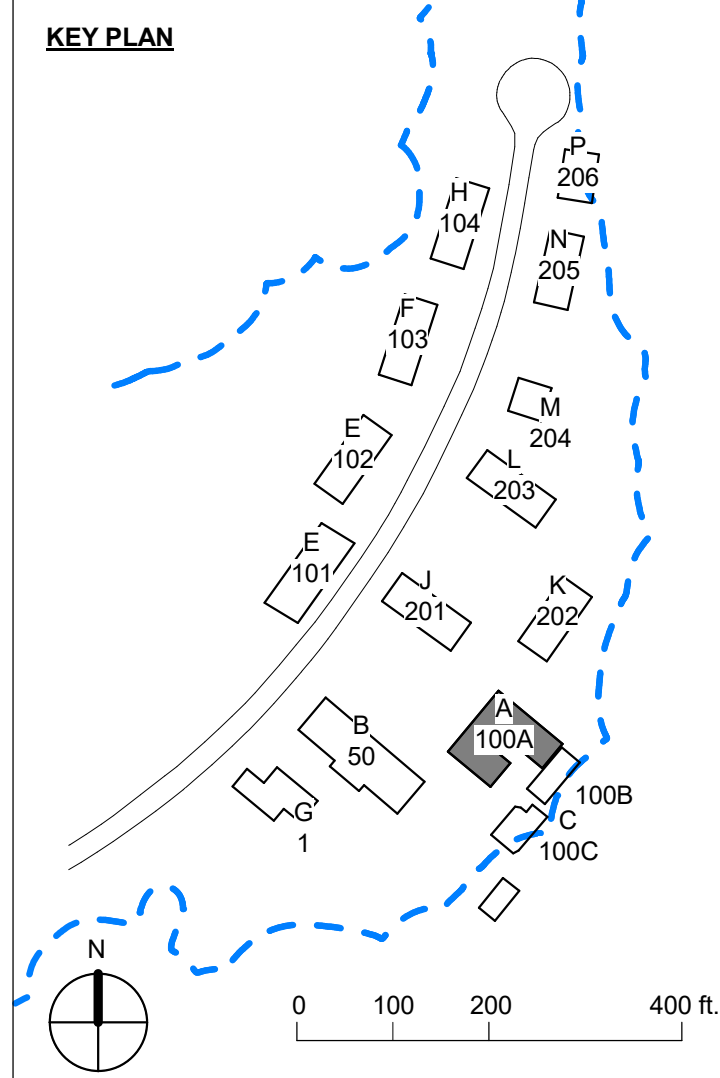
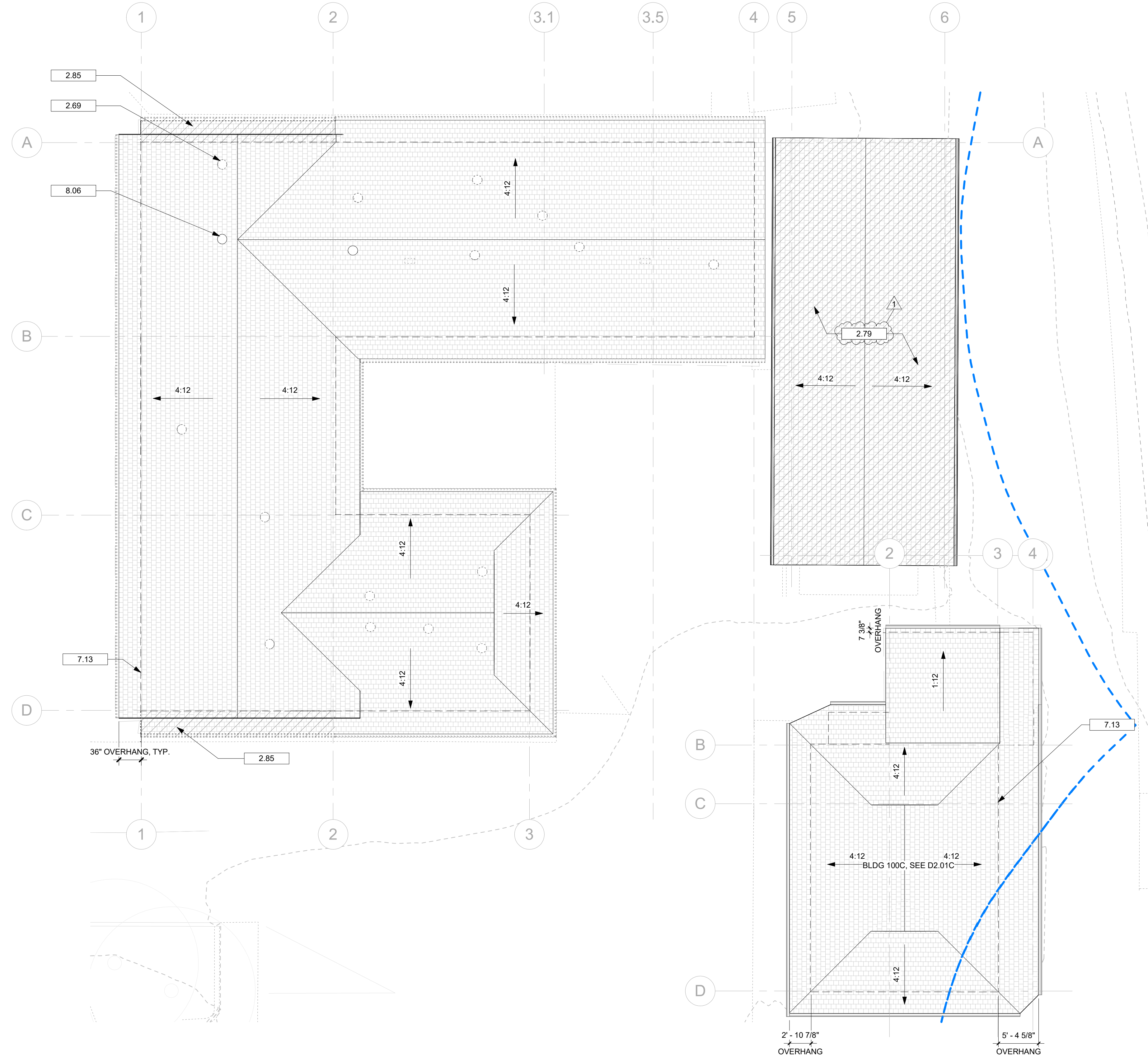
| No. | Description | Date |
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| 1 | Planning R1 | 03/15/23 |

Issue Note:

PLANNING SET
 07/29/22

Project ID: PRH
 File Name:
 Drawn by: AJ
 Checked by: CF
 Plot Date: 03/15/2023
 Scale: 1/8" = 1'-0"
 Sheet Title:
EXISTING & DEMO FLOOR PLAN - 100A/B
 Sheet No.:

D2.01A



- PLAN LEGEND**
- ESHA BOUNDARY
 - (E) WALL TO REMAIN
 - (E) WALL TO BE REMOVED
 - (E) EXTERIOR WALL TO BE REMOVED
 - (N) WALL
 - (N) EXTERIOR RAINSCREEN W/ CONTINUOUS INSULATION

SHEET NOTES - DEMO ROOF PLAN

| | |
|---|---|
| A | (E) ASPHALT SHINGLE ROOFING TO BE REMOVED, TYP. |
| B | (E) GUTTERS & DOWNSPOUTS TO BE REMOVED, TYP. |
| C | (E) PLUMBING VENTS TO BE REMOVED |

KEYNOTES

| | |
|------|---|
| 2.69 | (E) SOLATUBES TO BE REMOVED, TYP. |
| 2.79 | (E) BUILDING AND SLAB TO BE DEMOLISHED, SLD |
| 2.85 | (E) PORTION OF ROOF FRAMING TO BE REMOVED |
| 7.13 | LINE OF EXTERIOR WALL BELOW |
| 8.06 | (E) SOLATUBE TO REMAIN, SHOWN SOLID |

Project Title:
COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC
POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR
 POINT REYES STATION, CA 94956
 APN#: 119-240-73

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

Consultant:

Stamp:

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

Issue Note:

PLANNING SET
07/29/22

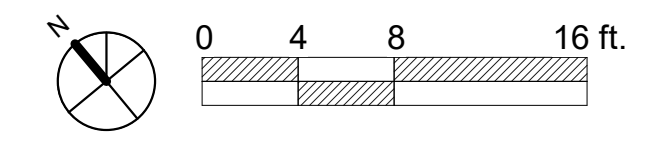
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 File Name:
 Drawn by: AJ
 Checked by: CF
 Plot Date: 03/15/2023
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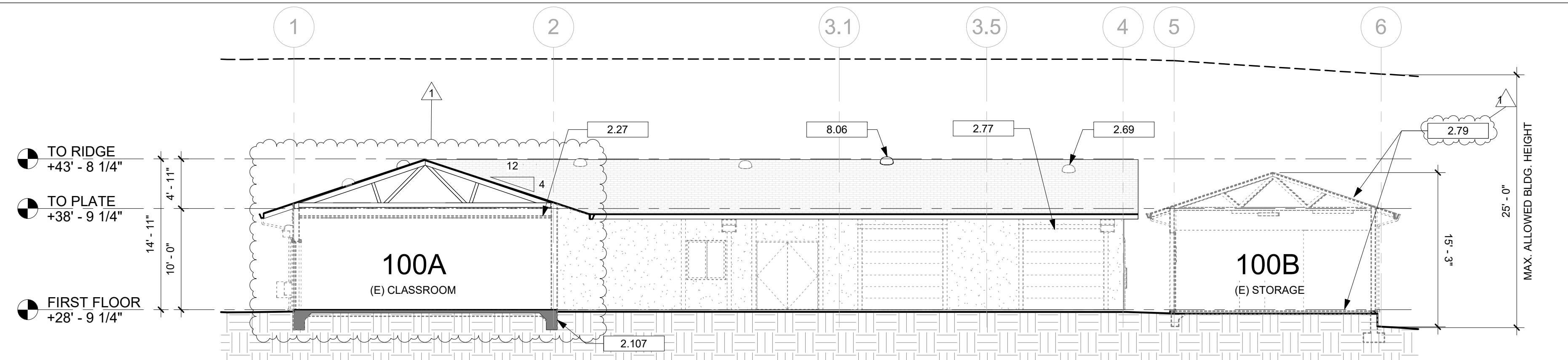
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EXISTING & DEMO ROOF PLAN - 100A/B

Sheet No.:

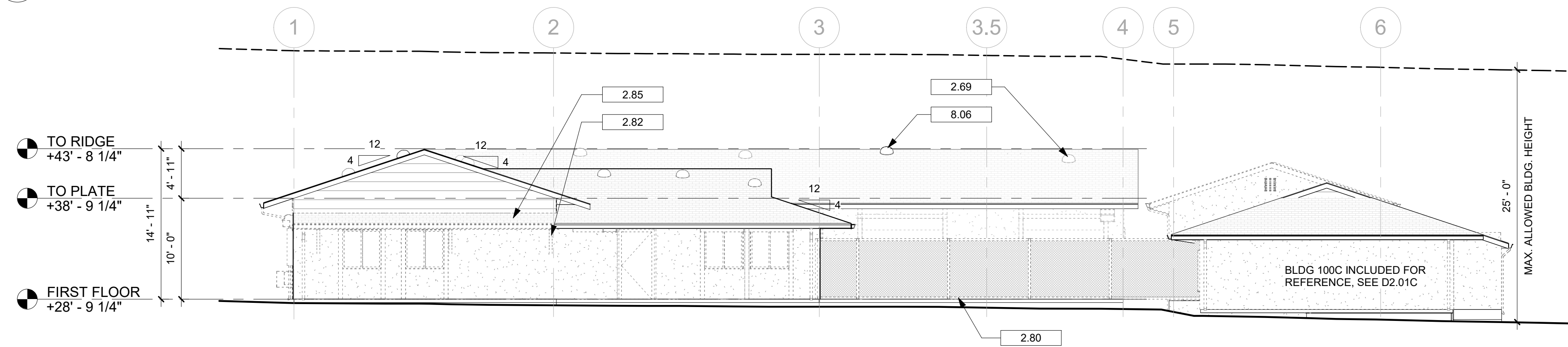
D2.02A

1 ROOF PLAN - EXISTING & DEMO
 D2.02A 1/8" = 1'-0"

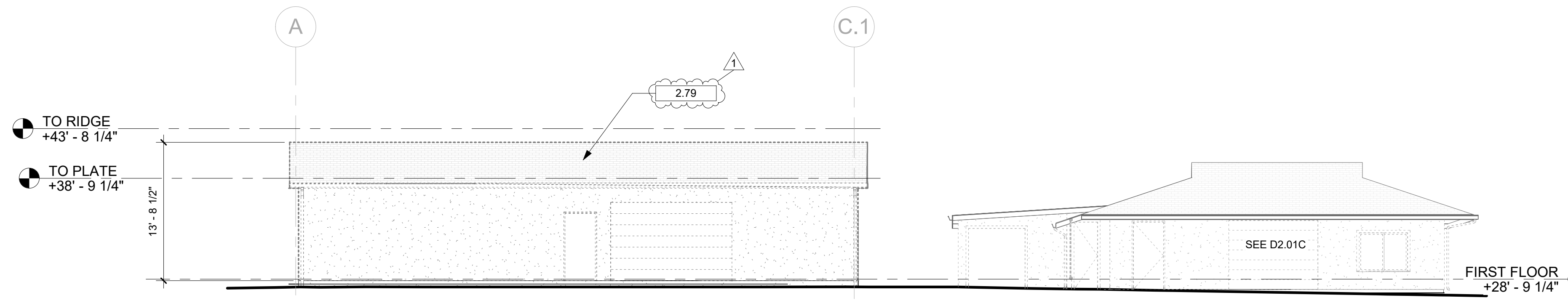




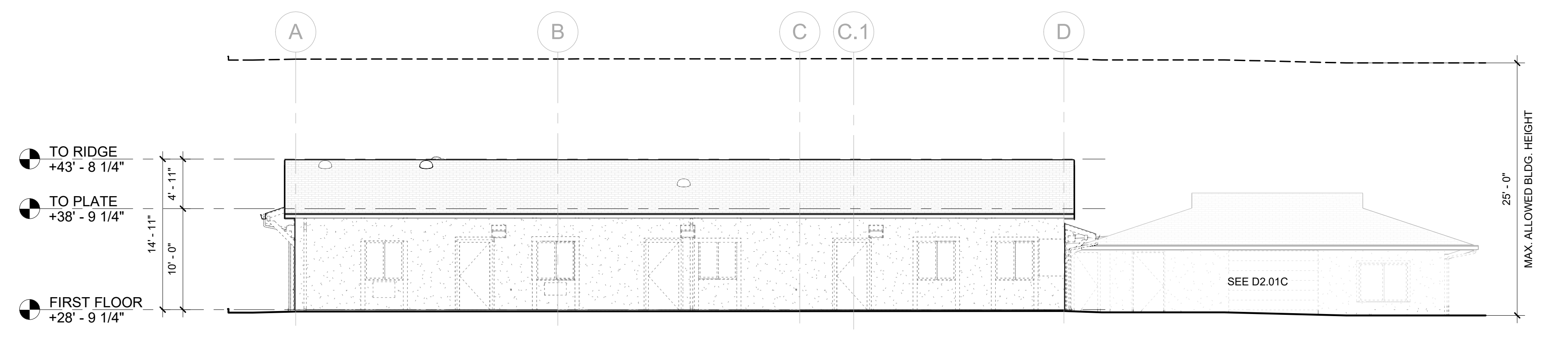
4 SOUTH COURTYARD ELEVATION - EXISTING & DEMO
D2.04A 1/8" = 1'-0"



3 SOUTH ELEVATION - EXISTING & DEMO
D2.04A 1/8" = 1'-0"



2 WEST ELEVATION 100B - EXISTING & DEMO
D2.04A 1/8" = 1'-0"



1 WEST ELEVATION - EXISTING & DEMO
D2.04A 1/8" = 1'-0"

SHEET NOTES - DEMO ELEV.

| | |
|---|--|
| A | (E) EXTERIOR DOORS AND WINDOWS TO BE REMOVED, TYP. |
| B | (E) EXTERIOR TRIM & FINISHES TO BE REMOVED, TYP. WALLS WILL BE STRIPPED DOWN TO STUDS. |
| C | (E) ASPHALT SHINGLE ROOFING TO BE REMOVED, TYP. |
| D | (E) GUTTERS & DOWNSPOUTS TO BE REMOVED, TYP. |
| E | (E) LIGHT FIXTURES TO BE REMOVED, TYP. |

KEYNOTES

| | |
|-------|---|
| 2.27 | REMOVE (E) ACT CEILING |
| 2.69 | (E) SOLATUBES TO BE REMOVED, TYP. |
| 2.77 | (E) ROLL-UP DOOR TO BE REMOVED |
| 2.79 | (E) BUILDING AND SLAB TO BE DEMOLISHED, SLD |
| 2.80 | (E) CHAIN LINK FENCE TO BE REMOVED |
| 2.82 | (E) ROOF BRACKETS TO BE REMOVED, TYP. |
| 2.85 | (E) PORTION OF ROOF FRAMING TO BE REMOVED |
| 2.107 | (E) FOUNDATION TO REMAIN, TYP., UON |
| 8.06 | (E) SOLATUBE TO REMAIN, SHOWN SOLID |

Project Title:
COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC
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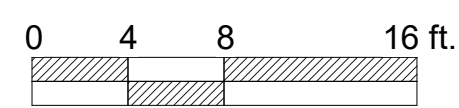
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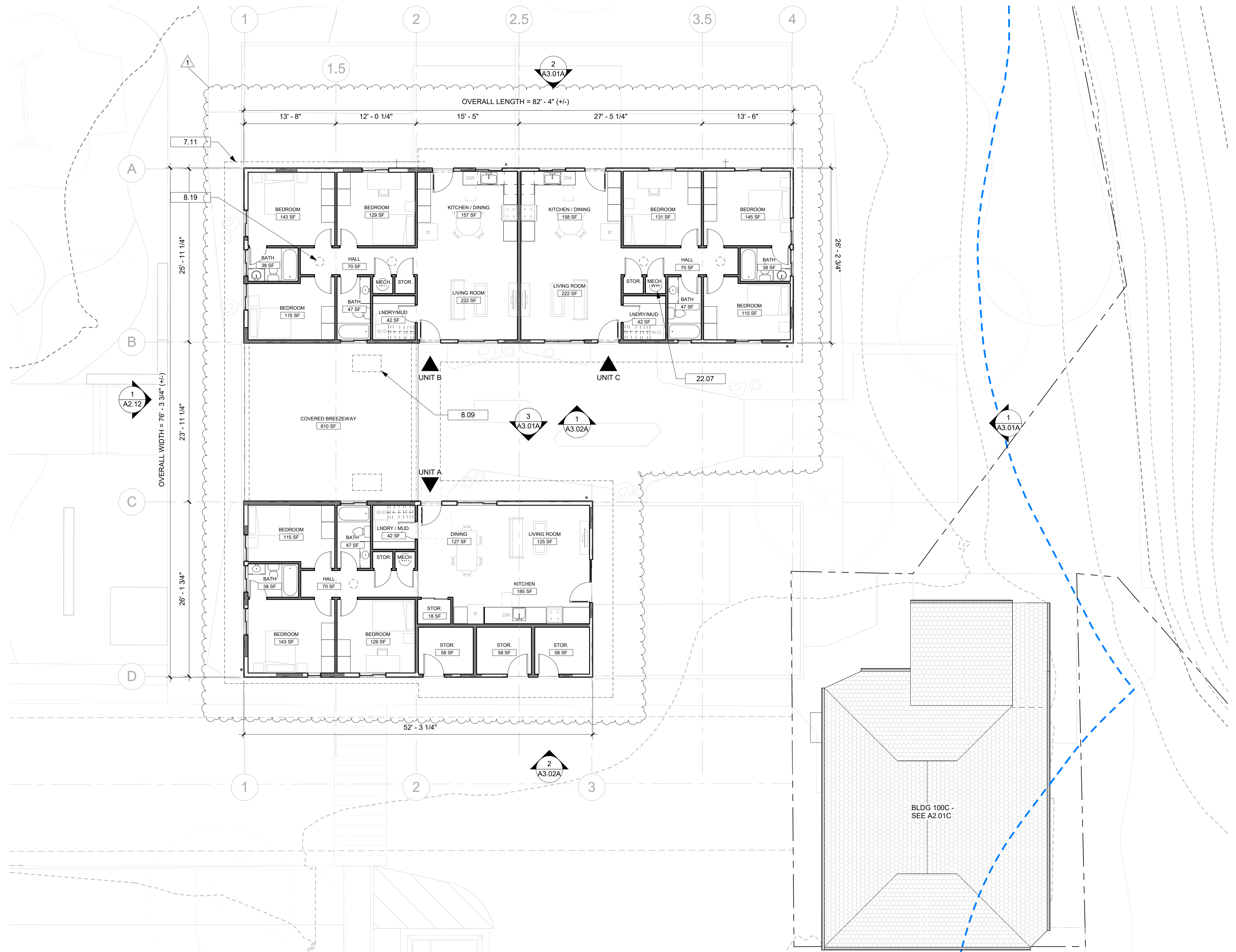
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| No. | Description | Date |
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| 1 | Planning R1 | 03/15/23 |
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Issue Note:
PLANNING SET
07/29/22
 Project ID: PRH
 File Name:
 Drawn by: AJ
 Checked by: CF
 Plot Date: 03/15/2023
 Scale: 1/8" = 1'-0"
 Sheet Title:
EXISTING & DEMO ELEVATIONS - 100A/B

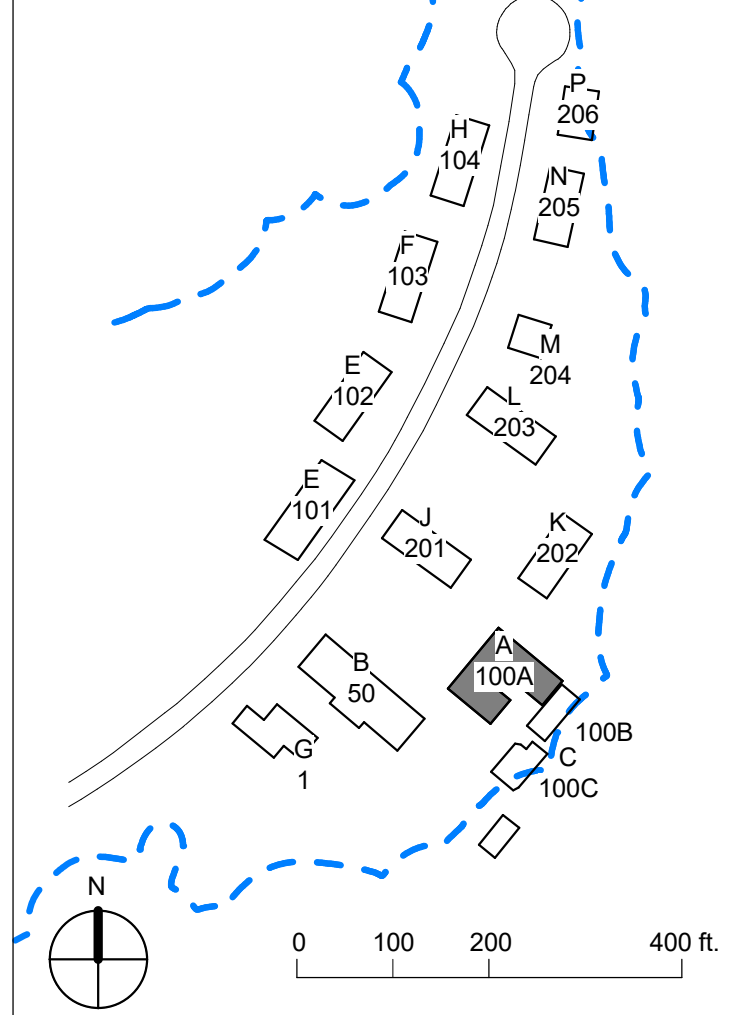
Sheet No.:
D2.04A





1 FIRST FLOOR PLAN - PROPOSED
A2.01A 1/8" = 1'-0"

KEY PLAN



PLAN LEGEND

- ESHA BOUNDARY
- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED
- (E) EXTERIOR WALL TO BE REMOVED
- (N) WALL
- (N) EXTERIOR RAINSCREEN W/ CONTINUOUS INSULATION

SHEET NOTES - PROPOSED PLAN

- A (N) EXTERIOR FIBERGLASS DOORS AND WINDOWS, TYP.
- B (N) EXTERIOR SHEATHING TO BE ADDED OVER (E) STUDS, WHERE APPLICABLE FOR SEISMIC STRENGTHENING
- C (N) EXTERIOR FIBER CEMENT SIDING, PAINTED, O/ (N) WRB.
- D (N) FIBER CEMENT TRIM, PAINTED, TYP.
- E (N) ASPHALT SHINGLE ROOFING, TYP.
- F (N) INTERIOR FINISHES, THROUGHOUT
- I (N) HVAC AND DHW EQUIPMENT, TYP.
- J (N) PLUMBING, TYP.

KEYNOTES

| No. | Description | Date |
|-------|-----------------------------|----------|
| 1 | Planning R1 | 03/15/23 |
| 7.11 | LINE OF ROOF OVERHANG ABOVE | |
| 8.09 | (N) SKYLIGHTS ABOVE, TYP. | |
| 8.19 | (N) SOLATUBE ABOVE, TYP. | |
| 22.07 | (N) DHW TANKS, TYP. | |

Project Title:

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100 COMMODORE WEBSTER DR
POINT REYES STATION, CA 94956
APN#: 1 19 - 240 - 73

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6201 Doyle Street, Suite B
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info@siegelstrain.com

Consultant:

Stamp:

Issue Note:

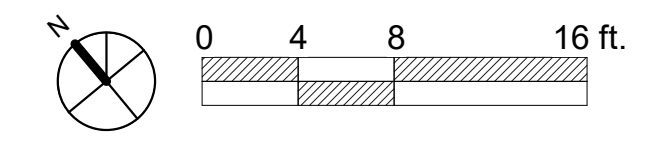
PLANNING SET
07/29/22

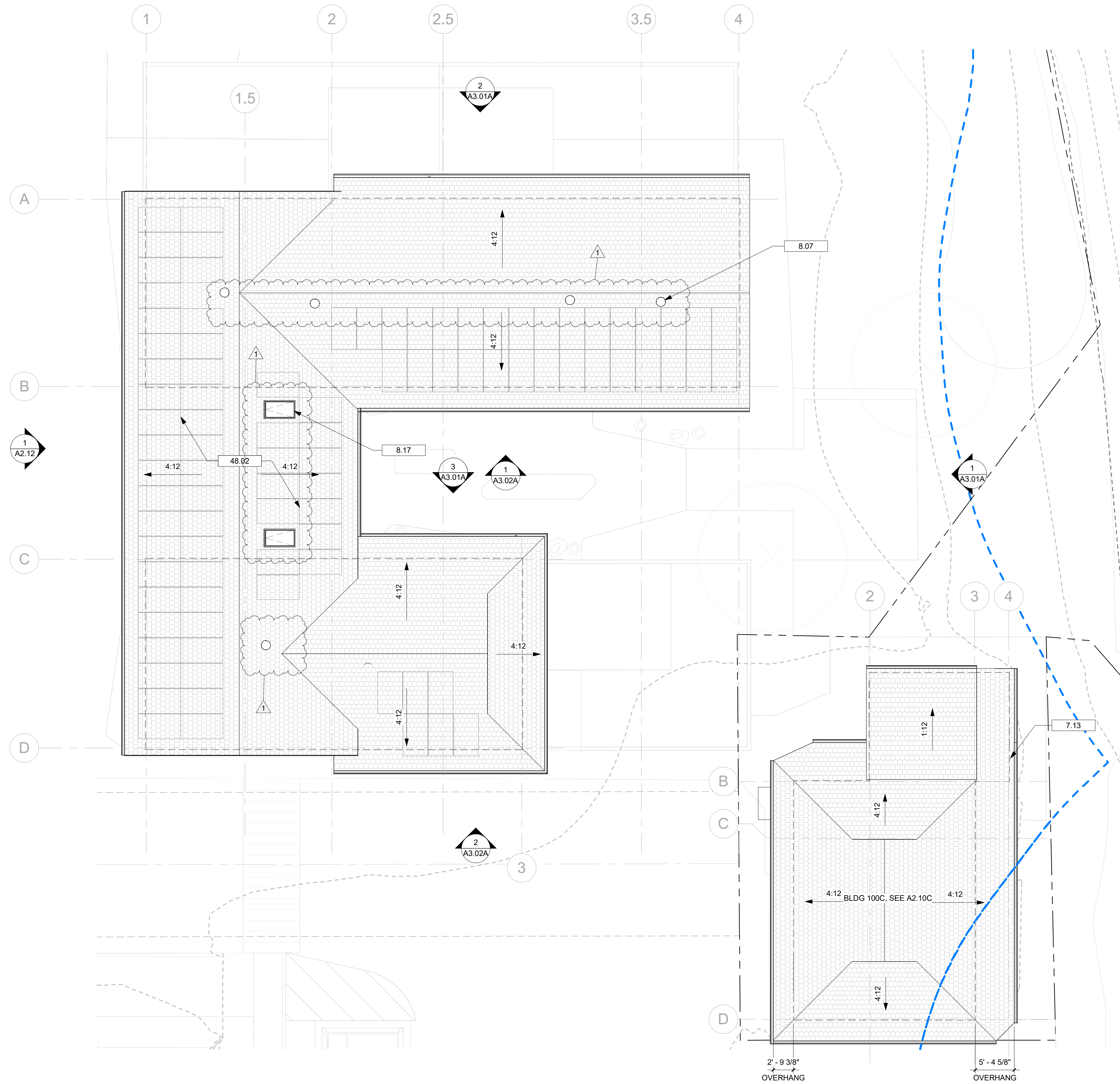
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Drawn by: AJ
Checked by: CF
Plot Date: 03/15/2023
Scale: 1/8" = 1'-0"

Sheet Title:
PROPOSED FLOOR PLAN - 100A

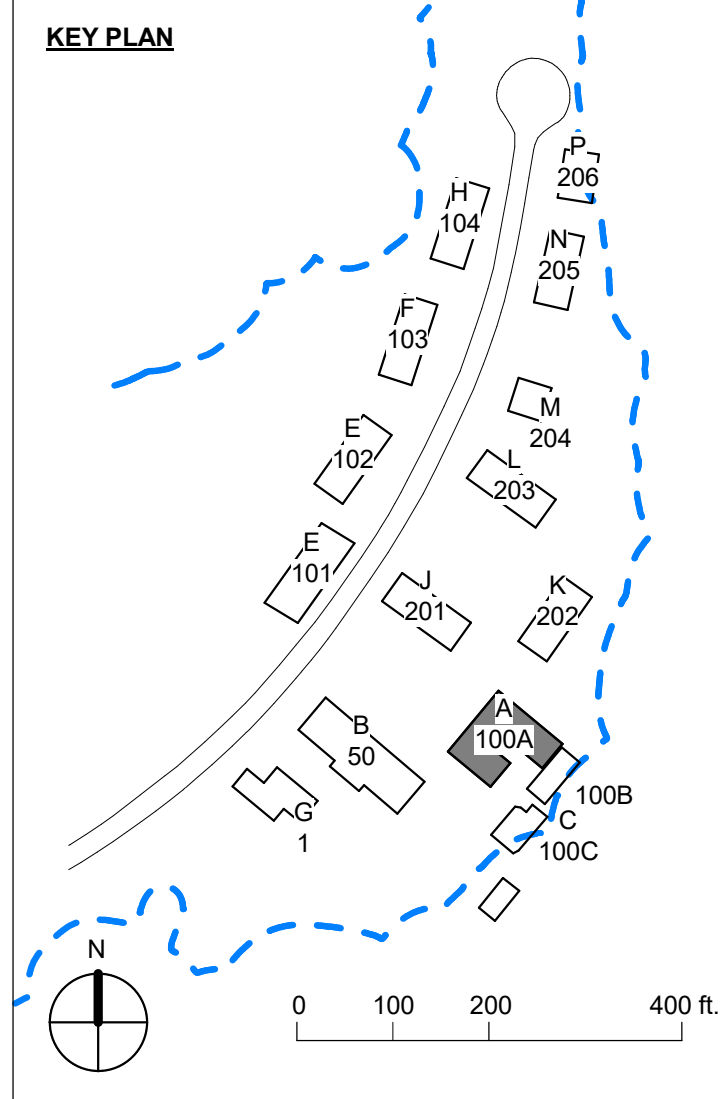
Sheet No.:

A2.01A





1 ROOF PLAN - PROPOSED
A2.02A 1/8" = 1'-0"



PLAN LEGEND

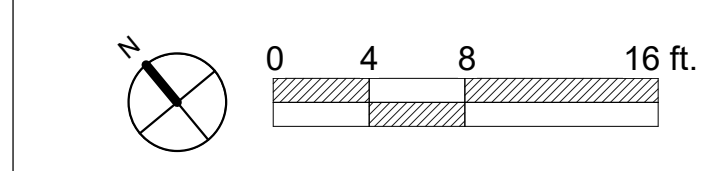
- ESHA BOUNDARY
- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED
- (E) EXTERIOR WALL TO BE REMOVED
- (N) WALL
- (N) EXTERIOR RAINSCREEN W/ CONTINUOUS INSULATION

SHEET NOTES - PROPOSED ROOF

| | |
|---|---|
| A | (N) CLASS 'A' ASPHALT SHINGLE ROOFING, TYP. |
| B | (N) METAL GUTTERS & DOWNSPOUTS, TYP. |

KEYNOTES

| No. | Description | Date |
|-------|---------------------------------|----------|
| 1 | Planning R1 | 03/15/23 |
| 7.13 | LINE OF EXTERIOR WALL BELOW | |
| 8.07 | (N) SOLATUBES, TYP. | |
| 8.17 | (N) SKYLIGHT, TYP. | |
| 48.02 | (N) ROOF-MOUNTED PV ARRAY, TYP. | |



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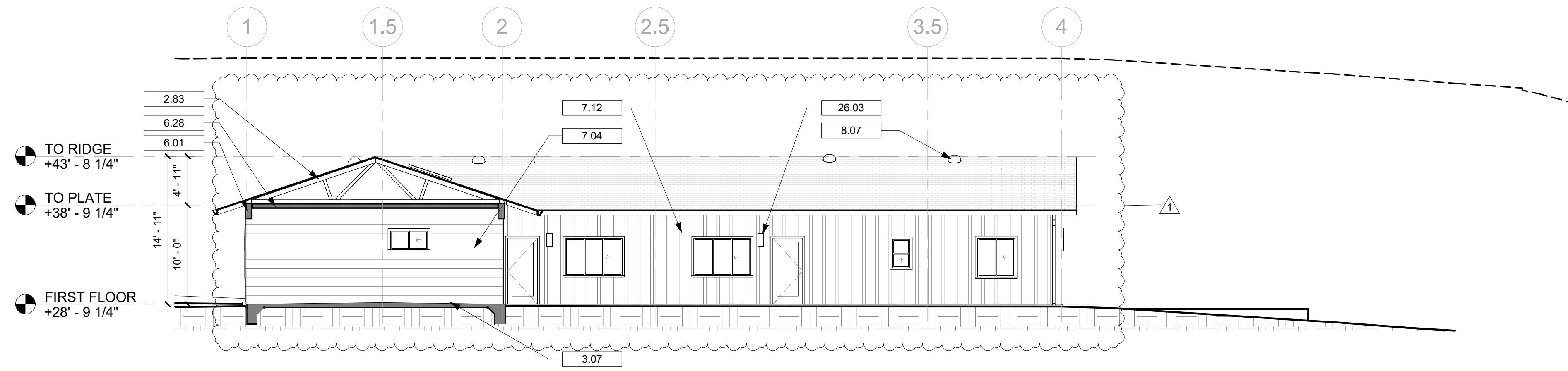
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| 1 | Planning R1 | 03/15/23 |

Issue Note:
PLANNING SET
 07/29/22

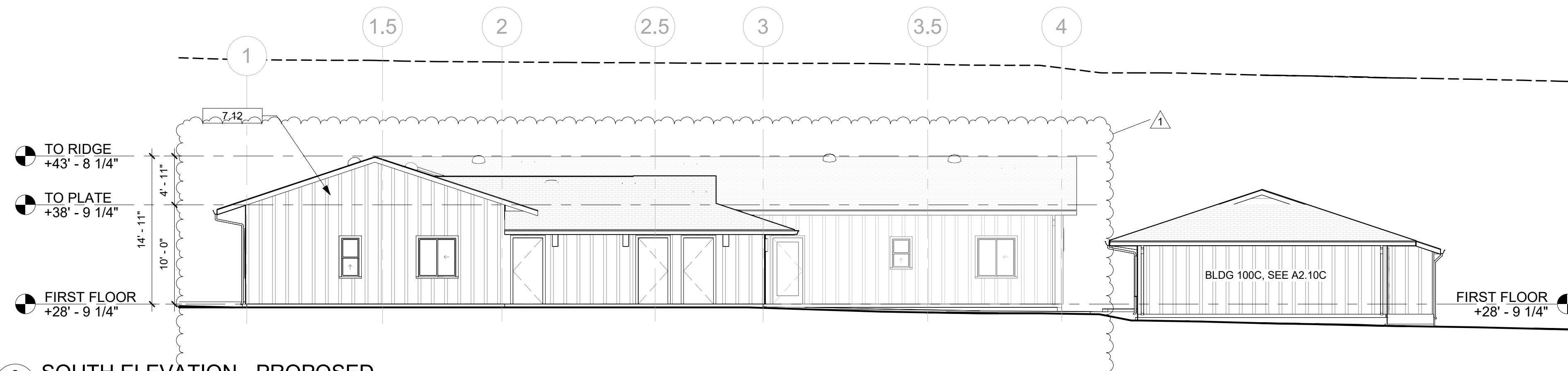
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 Plot Date: 03/15/2023
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Sheet Title:
PROPOSED ROOF PLAN - 100A

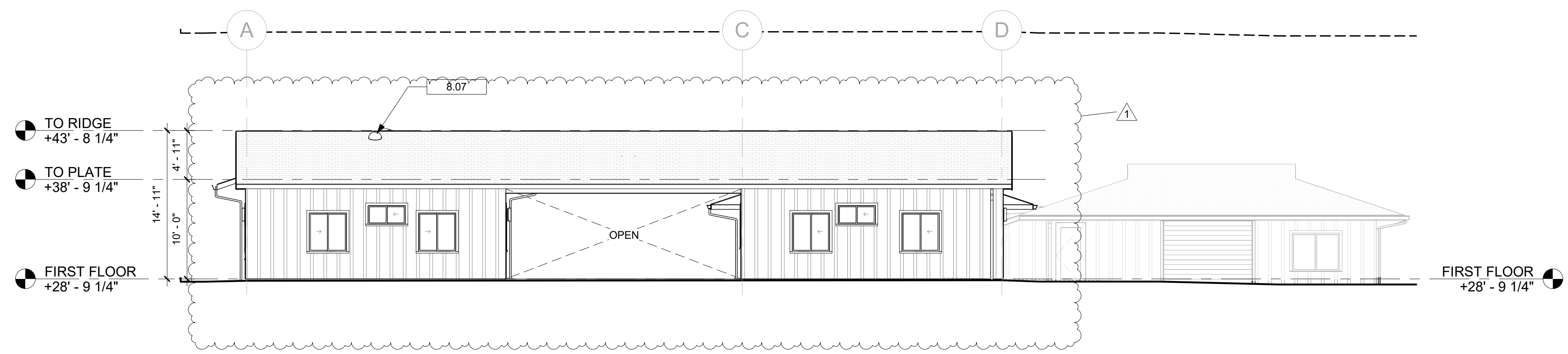
Sheet No.:
A2.02A



1 SOUTH COURTYARD ELEVATION - PROPOSED
A3.02A 1/8" = 1'-0"



2 SOUTH ELEVATION - PROPOSED
A3.02A 1/8" = 1'-0"



3 WEST ELEVATION - PROPOSED
A3.02A 1/8" = 1'-0"

SHEET NOTES - PROPOSED ELEVATIONS

| | |
|---|---|
| A | (N) EXTERIOR DOORS AND WINDOWS, TYP. |
| B | (N) EXTERIOR SHEATHING TO BE ADDED OVER (E) STUDS FOR SEISMIC STRENGTHENING |
| C | (N) EXTERIOR FIBER CEMENT SIDING (PAINTED) O/ (N) WRB. |
| D | (N) FIBER CEMENT TRIM, PAINTED, TYP. |
| E | (N) ASPHALT SHINGLE ROOFING, TYP. |
| F | (N) METAL GUTTERS & DOWNSPOUTS, TYP. |

Project Title:
COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC
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 APN#: 1 1 9 - 2 4 0 - 7 3

KEYNOTES

| | |
|-------|--|
| 2.83 | (E) GANG NAIL TRUSSES TO REMAIN |
| 3.07 | (N) TOPPING SLAB O/ (E) CONCRETE, SLOPE TO DRAIN, SCD. |
| 6.01 | (N) BEAM ABOVE |
| 6.28 | (N) FIBER CEMENT SOFFIT |
| 7.04 | (N) FIBER CEMENT SIDING, HORIZONTAL LAP, PAINTED |
| 7.12 | (N) BOARD & BATTEN SIDING, PAINTED |
| 8.07 | (N) SOLATUBES, TYP. |
| 26.03 | (N) LIGHT FIXTURE, TYP. |

Design Firm:
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Consultant:

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| 1 | Planning R1 | 03/15/23 |
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Issue Note:

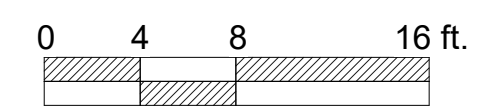
PLANNING SET
 07/29/22

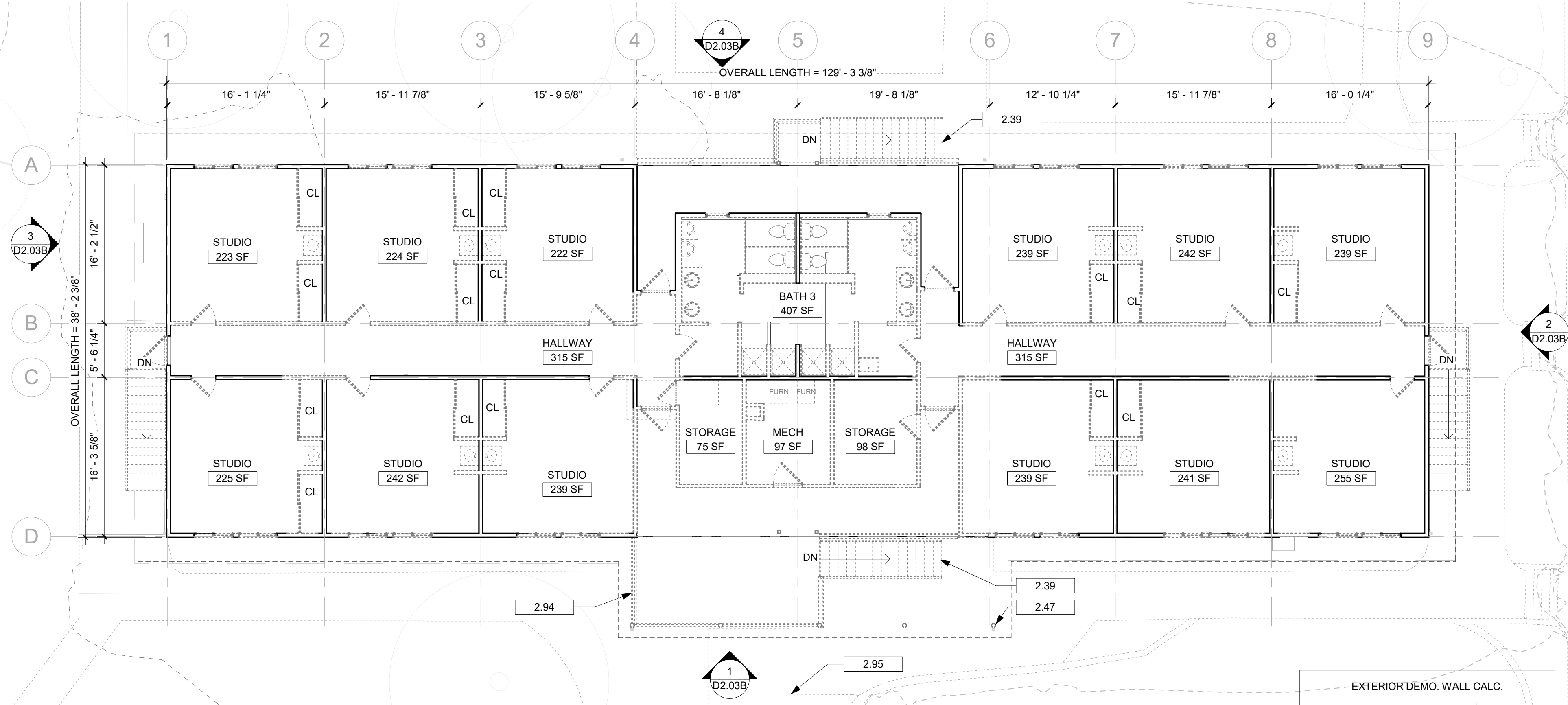
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 Plot Date: 03/15/2023
 Scale: 1/8" = 1'-0"

Sheet Title:
PROPOSED ELEVATIONS - 100A

Sheet No.:

A3.02A



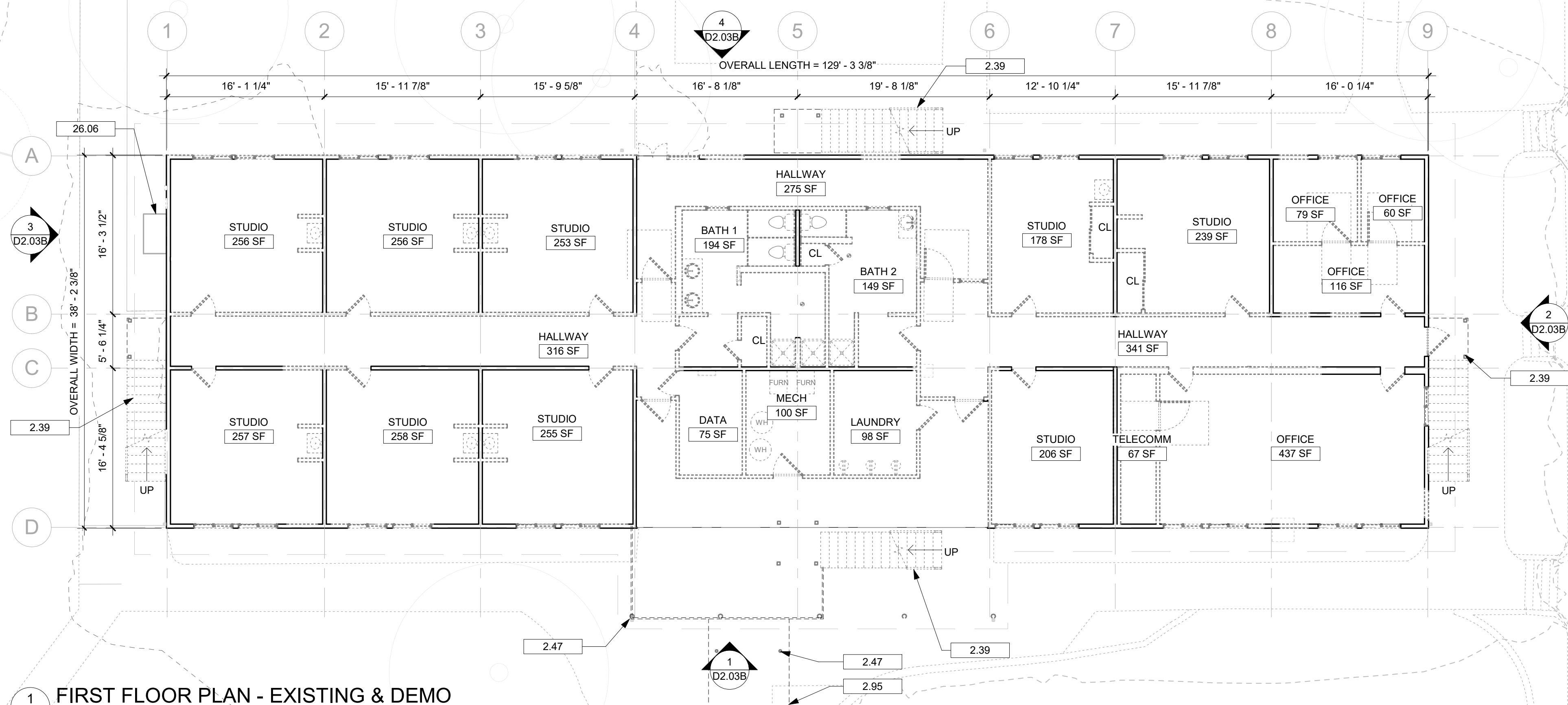


2 SECOND FLOOR PLAN - EXISTING & DEMO
 D2.01B 1/8" = 1'-0"

EXTERIOR DEMO. WALL CALC.

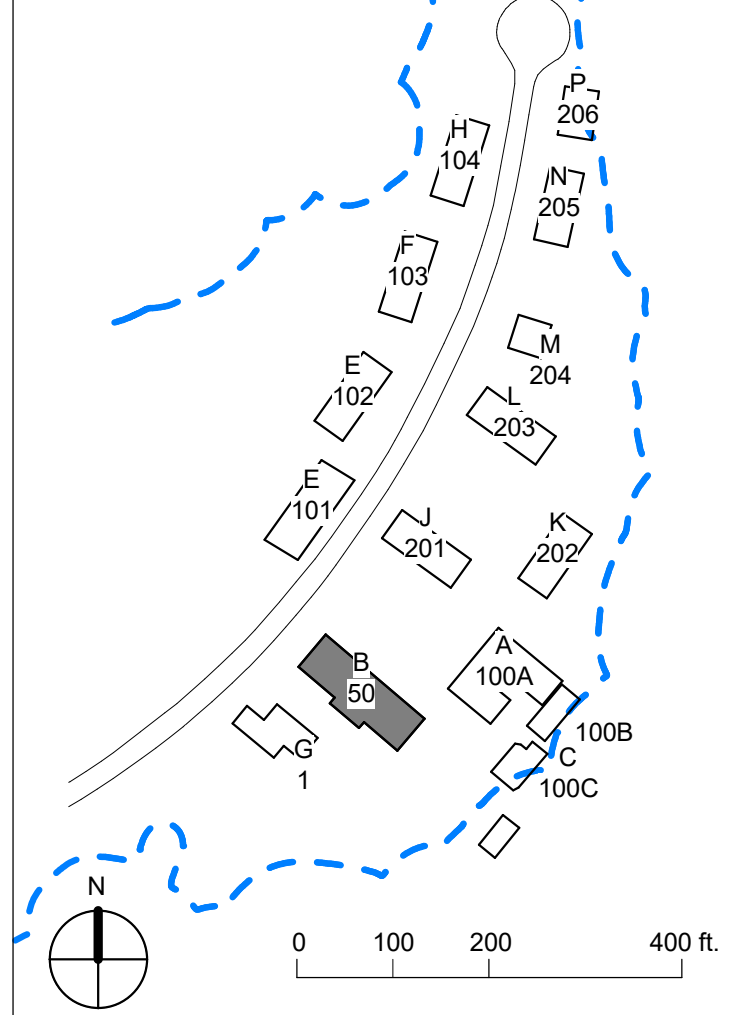
| TOTAL EXT. WALL LENGTH | EXT. WALL LENGTH TO DEMO | % OF WALL TO DEMO |
|------------------------|--------------------------|-------------------|
| 749' | 212.7' | 28.4% |

*TOTAL WALL LENGTH IS SUM OF BOTH FLOORS



1 FIRST FLOOR PLAN - EXISTING & DEMO
 D2.01B 1/8" = 1'-0"

KEY PLAN



PLAN LEGEND

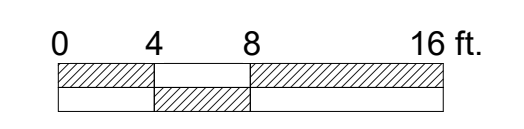
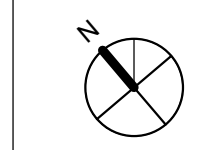
- ESHA BOUNDARY
- (E) WALL
- (E) WALL TO BE REMOVED
- (N) WALL
- (N) EXTERIOR CLADDING
- EXISTING MAJOR (5') CONTOUR
- EXISTING MINOR (1') CONTOUR

SHEET NOTES - DEMO PLAN

- A (E) EXTERIOR DOORS AND WINDOWS TO BE REMOVED, TYP.
- B (E) INTERIOR DOORS TO BE REMOVED, TYP.
- C (E) INTERIOR FINISHES TO BE REMOVED, TYP.
- D (E) HVAC AND DHW EQUIPMENT TO BE REMOVED, TYP.
- E (E) BATH FIXTURES TO BE REMOVED, TYP.
- F (E) PLUMBING TO BE REMOVED, AS REQUIRED

KEYNOTES

| KEY VALUE | KEYNOTE TEXT |
|-----------|---|
| 2.39 | (E) STAIR TO BE REMOVED, TYP. |
| 2.47 | (E) POSTS TO BE REMOVED, TYP. |
| 2.94 | (E) PORCH AND GUARDRAIL TO BE REMOVED, TYP. |
| 2.95 | (E) COVERED WALKWAY TO BE DEMOLISHED |
| 26.06 | (E) POWER PANEL TO BE REMOVED, SED |



Project Title:

COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC
POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR
 POINT REYES STATION, CA 04956
 APN#: 119-240-73

Design Firm:

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

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| 1 | Planning R1 | 03/15/23 |

Issue Note:

PLANNING SET
07/29/22

Project ID: PRH
 File Name:
 Drawn by: AJ
 Checked by: CF
 Plot Date: 03/15/2023
 Scale: 1/8" = 1'-0"

Sheet Title:
EXISTING & DEMO FLOOR PLANS - 50

Sheet No.:

D2.01B

SHEET NOTES - DEMO ELEV.

- A (E) EXTERIOR DOORS AND WINDOWS TO BE REMOVED, TYP.
- B (E) EXTERIOR TRIM & FINISHES TO BE REMOVED, TYP. WALLS WILL BE STRIPPED DOWN TO STUDS.
- C (E) ASPHALT SHINGLE ROOFING TO BE REMOVED, TYP.

Project Title:

COMMUNITY LAND TRUST OF WEST MARIN &
EDEN HOUSING, INC
POINT REYES HOUSING RENEWAL
100 COMMODORE WEBSTER DR
POINT REYES STATION, CA 04956
APN#: 1 1 9 - 2 4 0 - 7 3

KEYNOTES

| KEY VALUE | KEYNOTE TEXT |
|-----------|---|
| 2.05 | (E) GUTTER AND DOWNSPOUT, TO BE REMOVED, TYP. |
| 2.39 | (E) STAIR TO BE REMOVED, TYP. |
| 2.47 | (E) POSTS TO BE REMOVED, TYP. |
| 2.73 | (E) WOOD FASCIA TO BE REMOVED, TYP. |
| 2.85 | (E) PORTION OF ROOF FRAMING TO BE REMOVED |
| 2.94 | (E) PORCH AND GUARDRAIL TO BE REMOVED, TYP. |
| 2.95 | (E) COVERED WALKWAY TO BE DEMOLISHED |

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Issue Note:

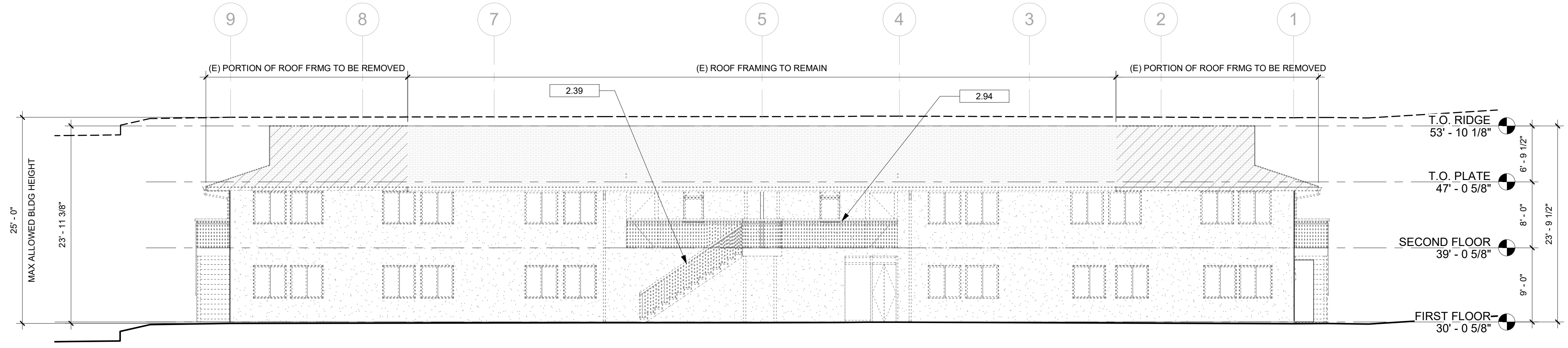
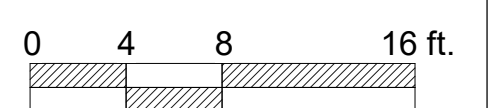
PLANNING SET
07/29/22

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| Checked by: | CF |
| Plot Date: | 03/15/2023 |
| Scale: | 1/8" = 1'-0" |

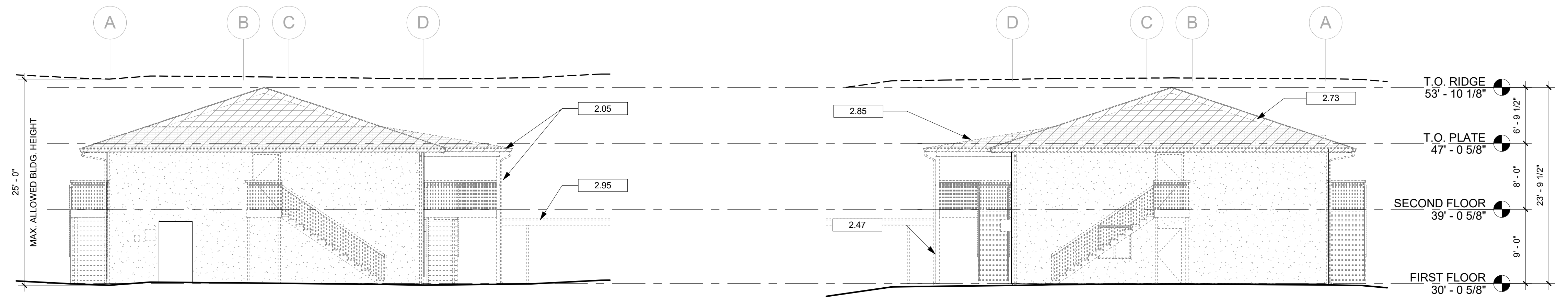
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EXISTING & DEMO ELEVATIONS - 50

Sheet No.:

D2.03B

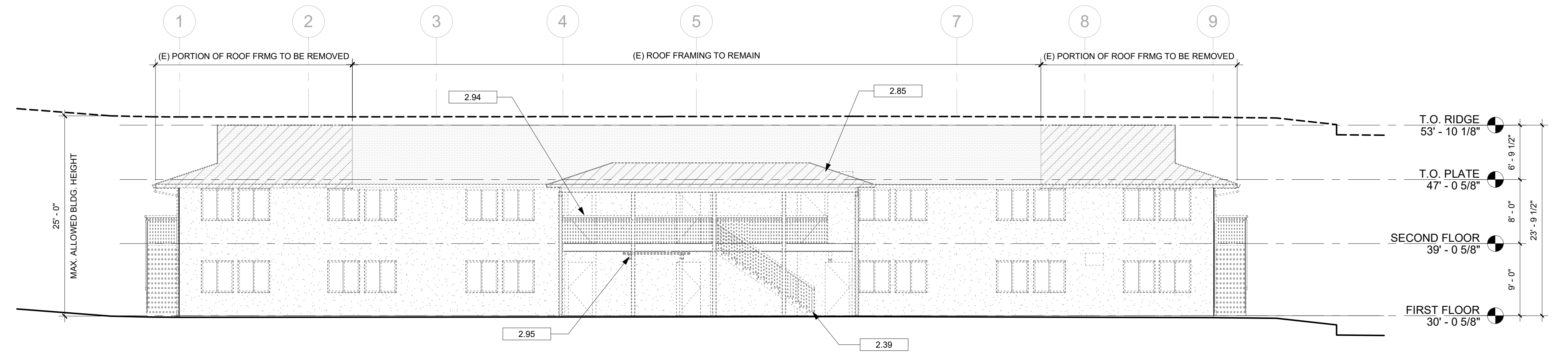


4 NORTH ELEVATION - EXISTING & DEMO
D2.03B 1/8" = 1'-0"

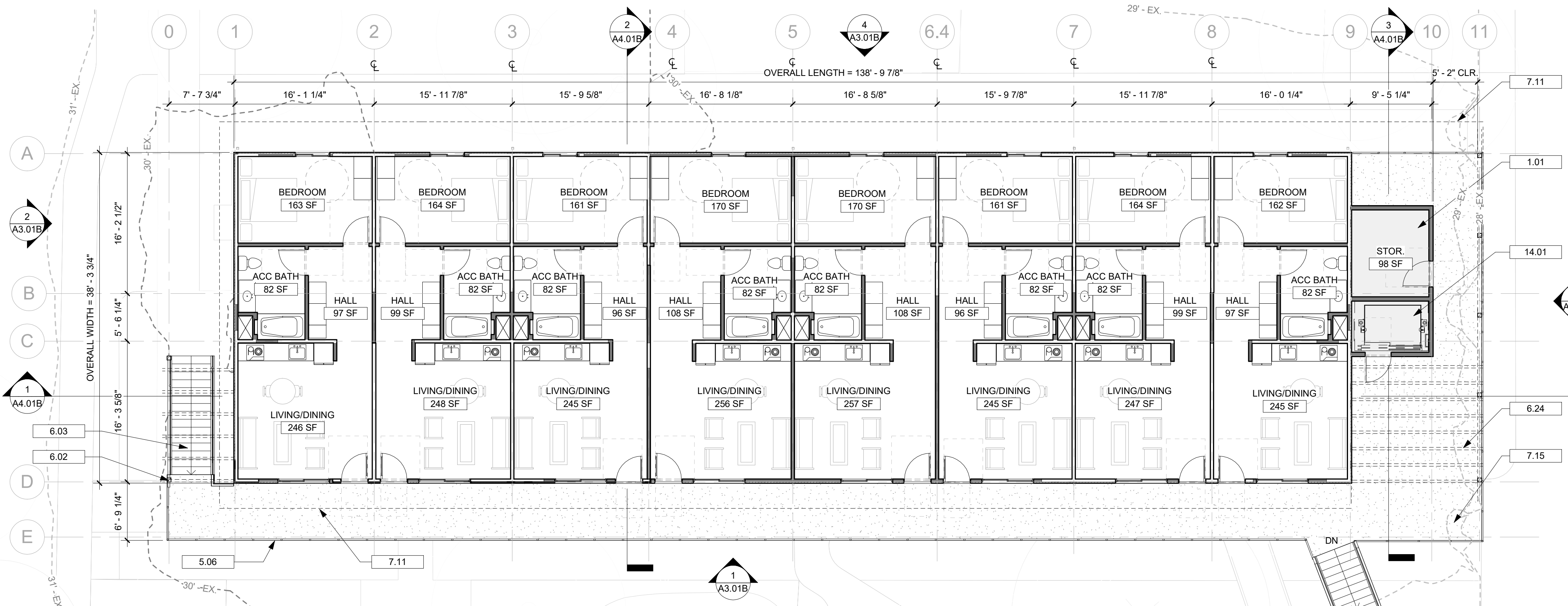


3 WEST ELEVATION - EXISTING & DEMO
D2.03B 1/8" = 1'-0"

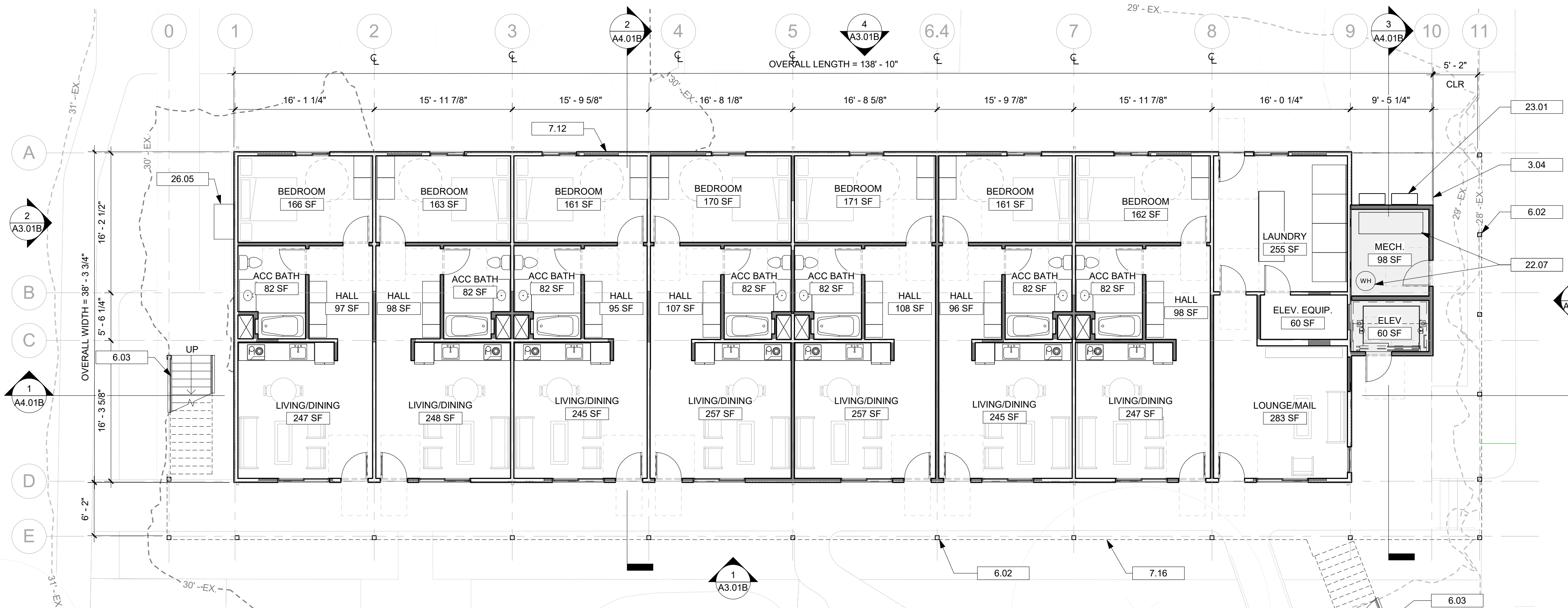
2 EAST ELEVATION - EXISTING & DEMO
D2.03B 1/8" = 1'-0"



1 SOUTH ELEVATION - EXISTING & DEMO
D2.03B 1/8" = 1'-0"



2 ACCESSIBLE SECOND FLOOR PLAN - PROPOSED
1/8" = 1'-0"



1 ACCESSIBLE FIRST FLOOR PLAN - PROPOSED
1/8" = 1'-0"

KEY PLAN

PLAN LEGEND

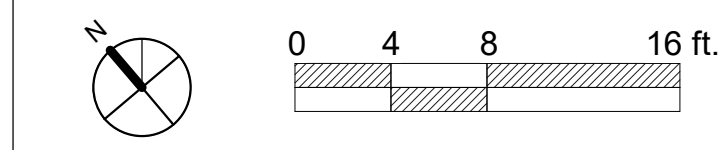
- ESHA BOUNDARY
- (E) WALL
- (E) WALL TO BE REMOVED
- (N) WALL
- (N) EXTERIOR CLADDING
- EXISTING MAJOR (5') CONTOUR
- EXISTING MINOR (1') CONTOUR

SHEET NOTES - PROPOSED PLAN

- A (N) EXTERIOR DOORS AND WINDOWS, TYP.
- B (N) EXTERIOR SHEATHING TO BE ADDED OVER (E) STUDS, WHERE APPLICABLE FOR SEISMIC STRENGTHENING
- C (N) EXTERIOR FIBER CEMENT SIDING, PAINTED, O/ (N) WRB
- D (N) FIBER CEMENT TRIM, PAINTED, TYP.
- E (N) ASPHALT SHINGLE ROOFING, TYP.
- F (N) INTERIOR FINISHES, THROUGHOUT
- G (N) KITCHEN CABINETS AND APPLIANCES, TYP.
- I (N) HVAC AND DHW EQUIPMENT, TYP.
- J (N) PLUMBING FIXTURES, TYP.

KEYNOTES

| KEY VALUE | KEYNOTE TEXT |
|-----------|--|
| 1.01 | SHADING INDICATES AREA OF ADDITION |
| 3.04 | (N) CONCRETE PAD FOR HVAC EQUIP. |
| 5.06 | (N) METAL GUARDRAIL, TYP. |
| 6.02 | (N) 6X6 WOOD POST, TYP. |
| 6.03 | (N) WOOD STAIR W PRECAST CONCRETE TREADS |
| 6.24 | (N) WOOD TRELLIS ABOVE |
| 7.11 | LINE OF ROOF OVERHANG ABOVE |
| 7.12 | (N) BOARD & BATTEN SIDING, PAINTED |
| 7.15 | (N) WATERPROOF WALKWAY, PLI-DECK COATING |
| 7.16 | LINE OF (N) WALKWAY ABOVE |
| 14.01 | (N) HYDRAULIC HOLE-LESS ELEVATOR |
| 22.07 | (N) DHW TANKS, TYP. |
| 23.01 | (N) HEAT PUMPS, TYP. |
| 26.05 | (N) MULTI-METER POWER PANEL, SED |



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Consultant:

Stamp:

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

Issue Note:

PLANNING SET
 07/29/22

Project ID: PRH
 File Name:
 Drawn by: AJ
 Checked by: CF
 Plot Date: 03/15/2023
 Scale: 1/8" = 1'-0"

Sheet Title:
PROPOSED FLOOR PLANS - 50

Sheet No.:
A2.01B

- SHEET NOTES - PROPOSED ELEVATIONS**
- A (N) EXTERIOR FIBERGLASS DOORS AND VINYL WINDOWS, TYP.
 - B (N) EXTERIOR SHEATHING TO BE ADDED OVER (E) STUDS FOR SEISMIC STRENGTHENING
 - C (N) EXTERIOR FIBER CEMENT SIDING (PAINTED) O/ (N) WRB.
 - D (N) FIBER CEMENT TRIM, PAINTED, TYP.
 - E (N) ASPHALT SHINGLE ROOFING, TYP.
 - F (N) METAL GUTTERS & DOWNSPOUTS, TYP.

Project Title:
COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC
POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR
 POINT REYES STATION, CA 04956
 APN#: 1 19 - 2 4 0 - 7 3

KEYNOTES

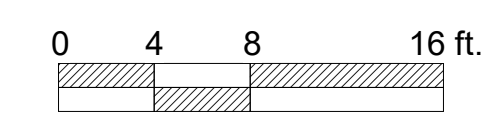
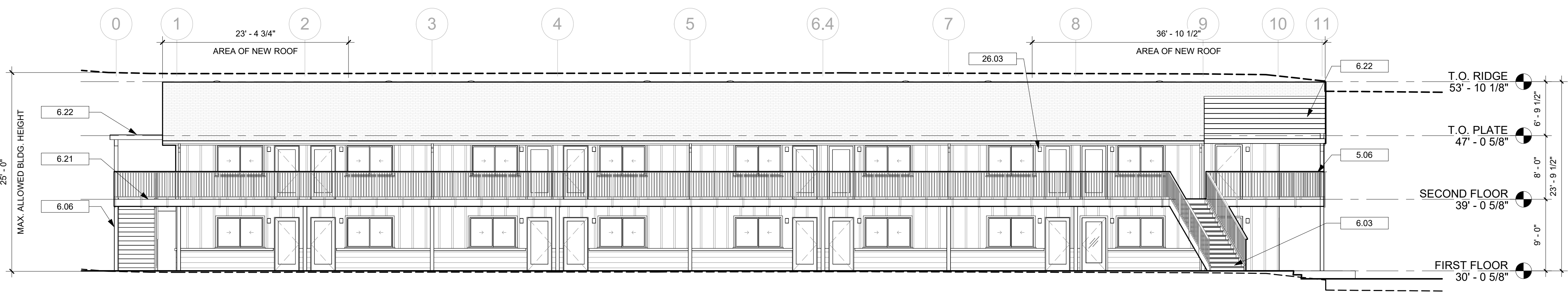
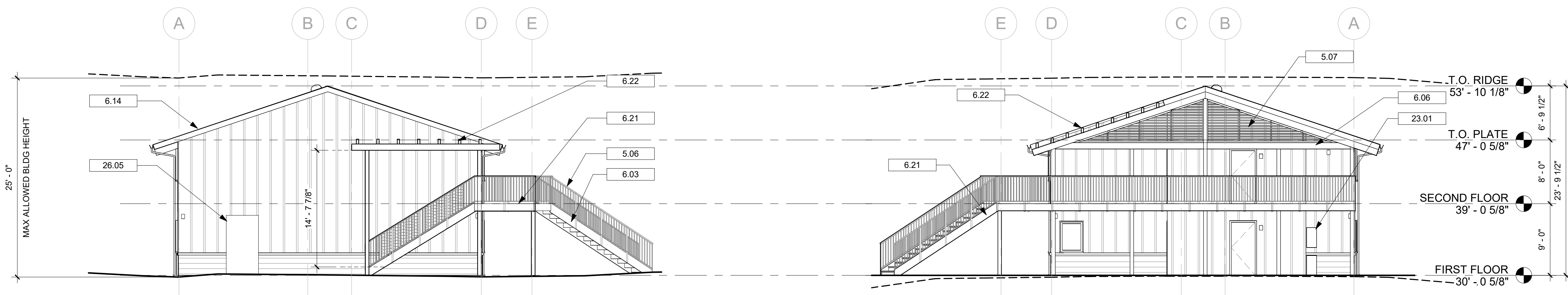
| KEY VALUE | KEYNOTE TEXT |
|-----------|--|
| 5.06 | (N) METAL GUARDRAIL, TYP. |
| 5.07 | (N) METAL LOUVER SCREEN |
| 6.03 | (N) WOOD STAIR W PRECAST CONCRETE TREADS |
| 6.06 | (N) HEAVY TIMBER STRUCTURE, PAINTED |
| 6.14 | (N) WOOD FASCIA, PAINTED, TYP. |
| 6.21 | (N) WOOD WALKWAY STRUCTURE |
| 6.22 | (N) HEAVY TIMBER TRELLIS, PAINTED |
| 7.04 | (N) FIBER CEMENT SIDING, HORIZONTAL LAP, PAINTED |
| 7.12 | (N) BOARD & BATTEN SIDING, PAINTED |
| 8.07 | (N) SOLATUBES, TYP. |
| 23.01 | (N) HEAT PUMPS, TYP. |
| 26.03 | (N) LIGHT FIXTURE, TYP. |
| 26.05 | (N) MULTI-METER POWER PANEL, SED |

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

Consultant:
 Stamp:

| No. | Description | Date |
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Issue Note:
PLANNING SET
07/29/22
 Project ID: PRH
 File Name:
 Drawn by: AJ
 Checked by: CF
 Plot Date: 03/15/2023
 Scale: 1/8" = 1'-0"
 Sheet Title:
PROPOSED ELEVATIONS - 50
 Sheet No.:



A3.01B

| KEYNOTES | |
|-----------|-------------------------------------|
| KEY VALUE | KEYNOTE TEXT |
| 2.35 | (E) CONCRETE SLAB TO REMAIN |
| 2.107 | (E) FOUNDATION TO REMAIN, TYP., UON |
| 5.06 | (N) METAL GUARDRAIL, TYP. |
| 5.07 | (N) METAL LOUVER SCREEN |
| 6.02 | (N) 6X6 WOOD POST, TYP. |
| 6.21 | (N) WOOD WALKWAY STRUCTURE |
| 6.22 | (N) HEAVY TIMBER TRELLIS, PAINTED |

Project Title:
COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC
POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR
 POINT REYES STATION, CA 04956
 APN#: 1 1 9 - 2 4 0 - 7 3

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

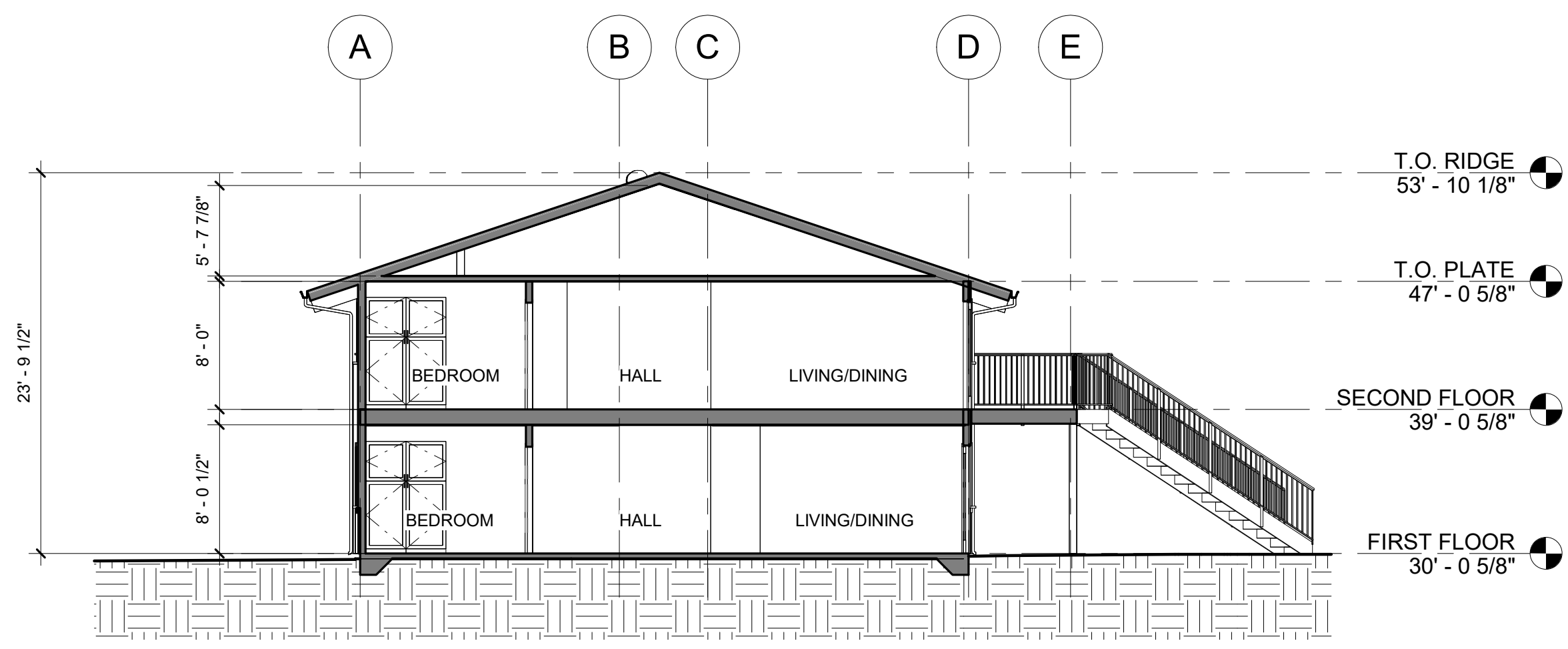
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Stamp:

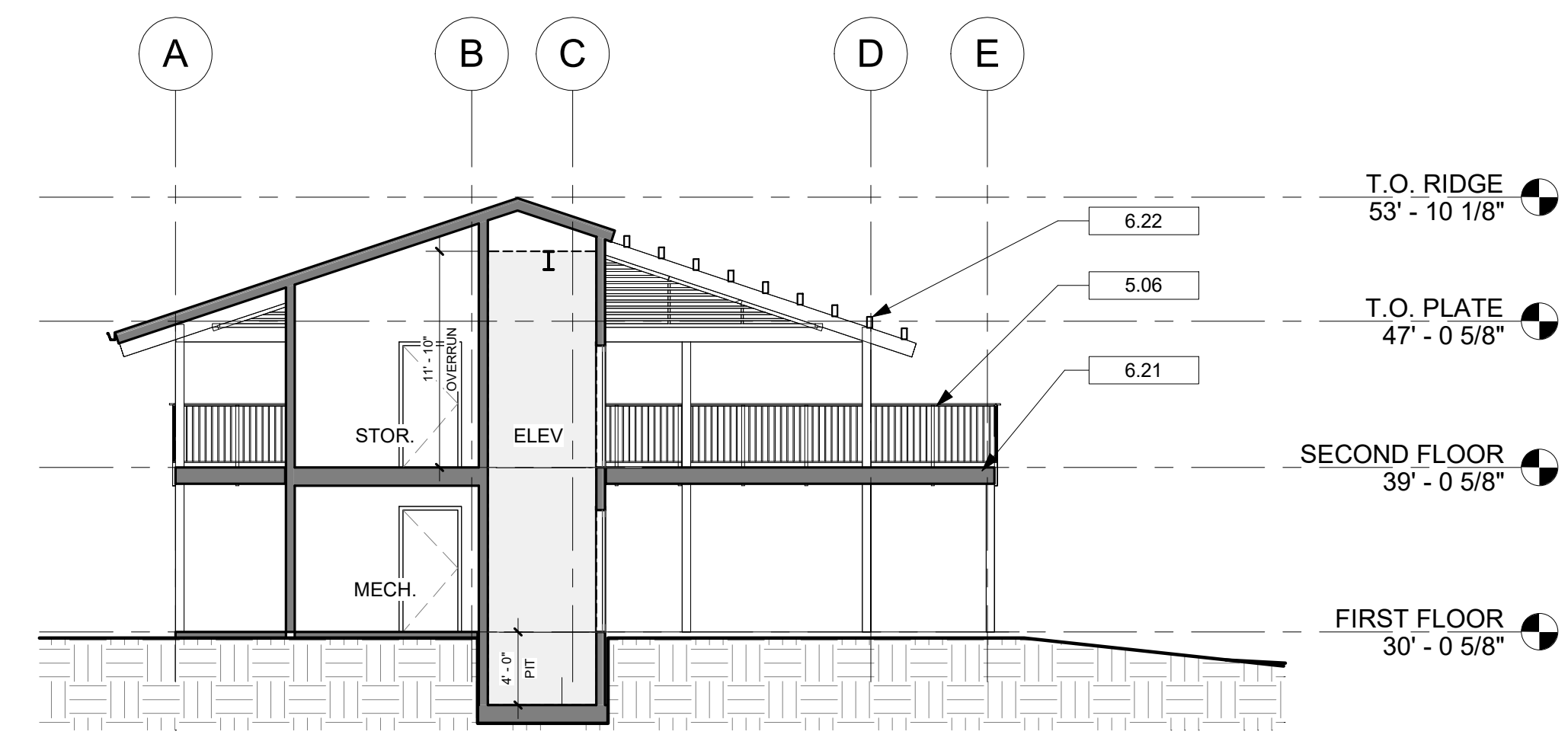
| No. | Description | Date |
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Issue Note:
PLANNING SET
07/29/22
 Project ID: PRH
 File Name:
 Drawn by: AJ
 Checked by: CF
 Plot Date: 03/15/2023
 Scale: 1/8" = 1'-0"
 Sheet Title:
PROPOSED SECTIONS
 - 50

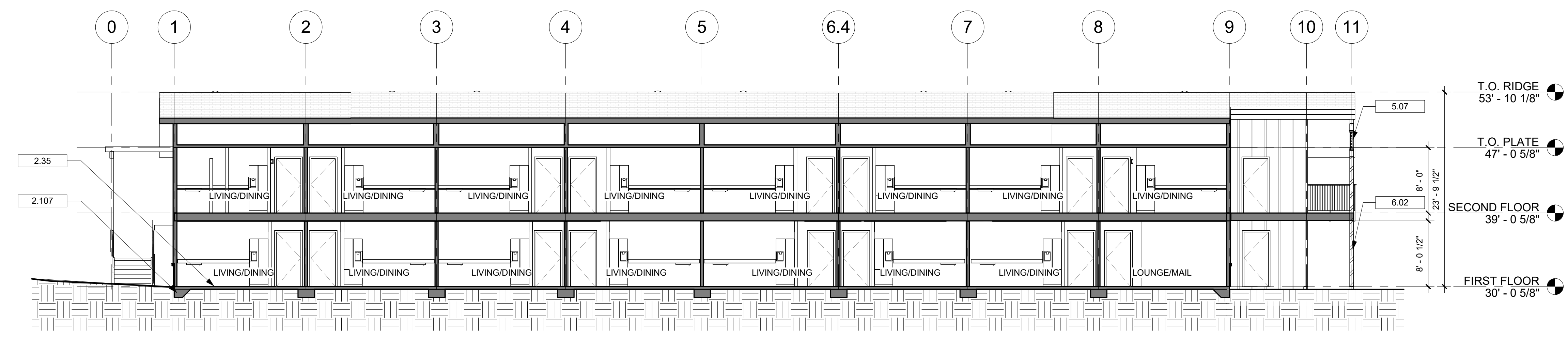
Sheet No.:
A4.01B



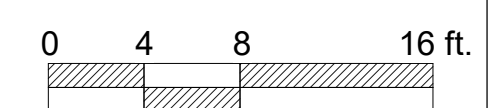
2 CROSS SECTION - PROPOSED
 A4.01B 1/8" = 1'-0"

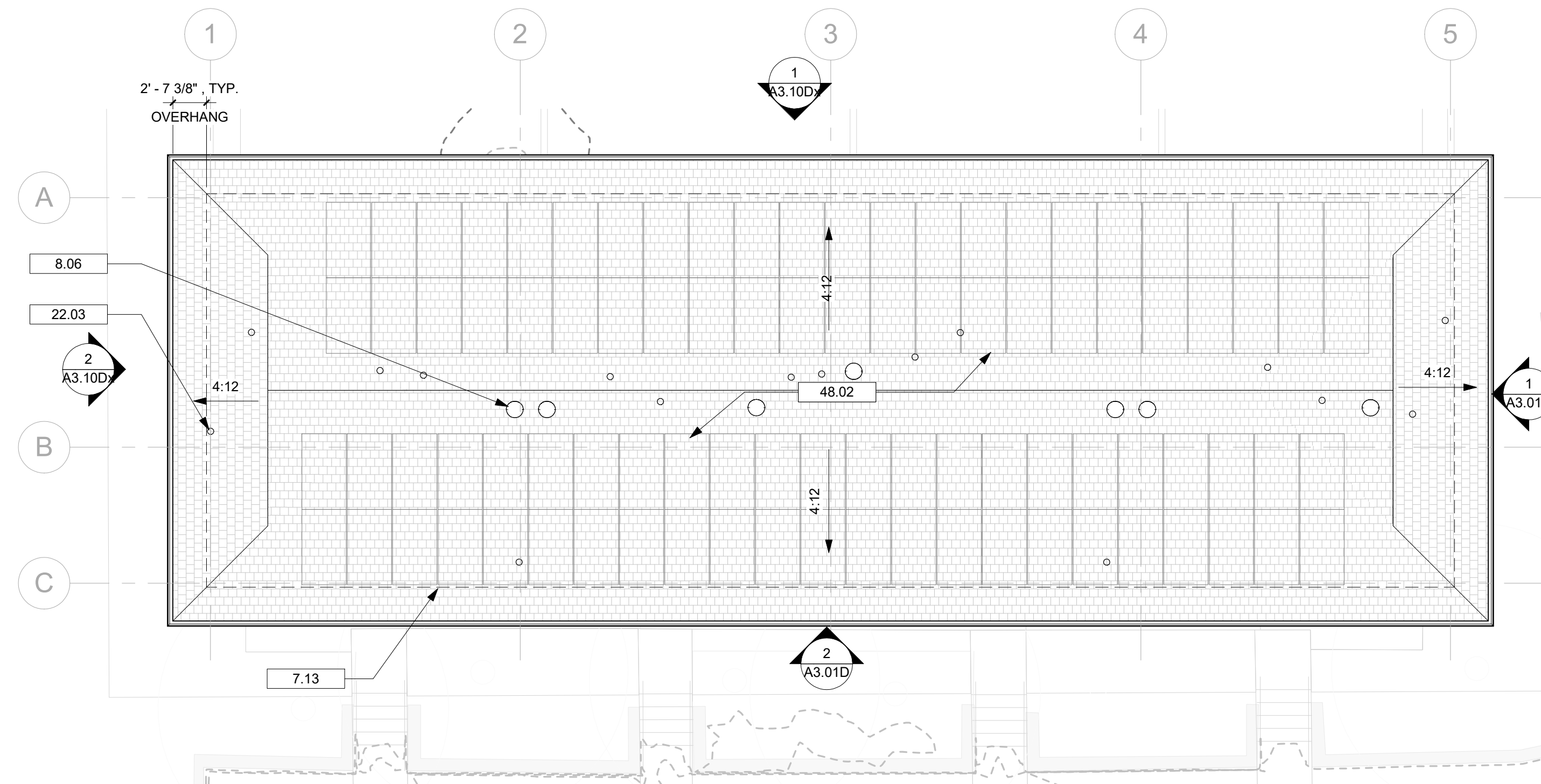


3 CROSS SECTION @ ELEVATOR - PROPOSED
 A4.01B 1/8" = 1'-0"

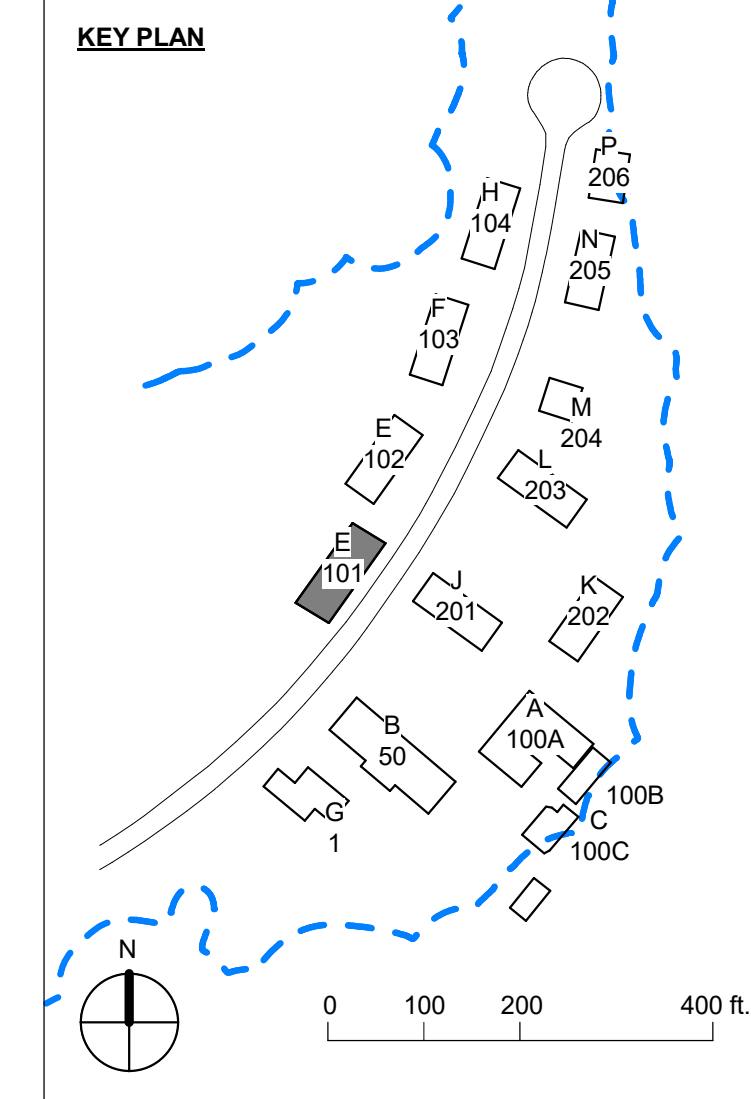


1 LONG SECTION - PROPOSED
 A4.01B 1/8" = 1'-0"





5 ROOF PLAN - PROPOSED
A3.01D 1/8" = 1'-0"



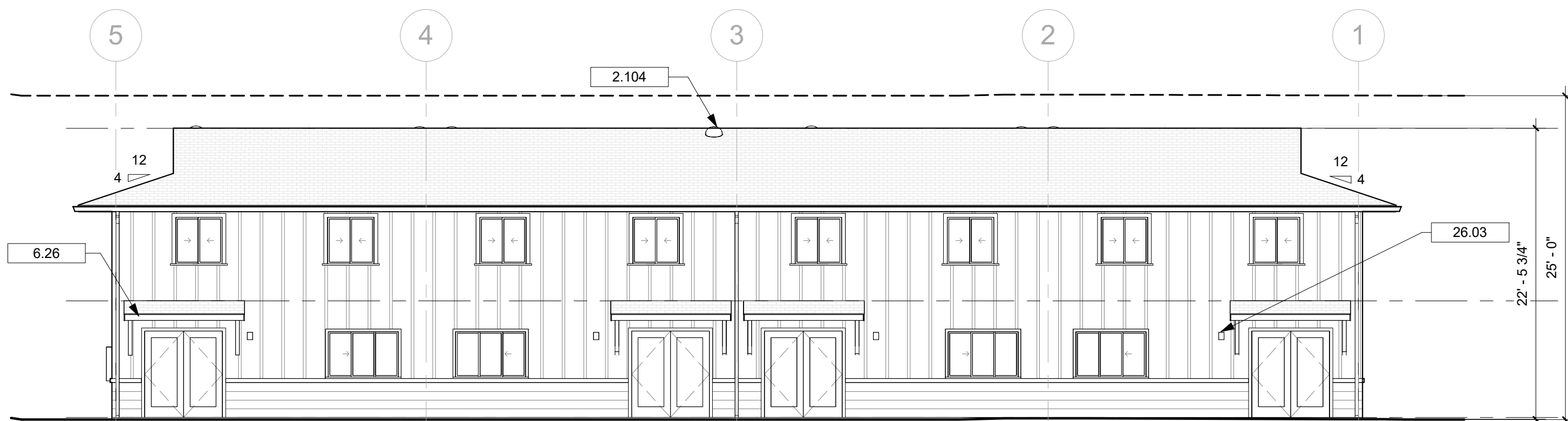
SHEET NOTES - PROPOSED ELEVATIONS

| | |
|---|--|
| A | (N) EXTERIOR DOORS AND WINDOWS, TYP. |
| B | (N) EXTERIOR SHEATHING TO BE ADDED OVER (E) STUDS FOR SEISMIC STRENGTHENING |
| C | (N) EXTERIOR FIBER CEMENT SIDING (PAINTED) O/ 2 1/4" FURRING W/ CONTINUOUS EXTERIOR INSULATION O/ WRB. |
| D | (N) FIBER CEMENT TRIM, PAINTED, TYP. |
| E | (N) ASPHALT SHINGLE ROOFING, TYP. ALL ROOFS, PORCHES, AND OVERHANGS |
| F | (N) METAL GUTTERS & DOWNSPOUTS, TYP. |

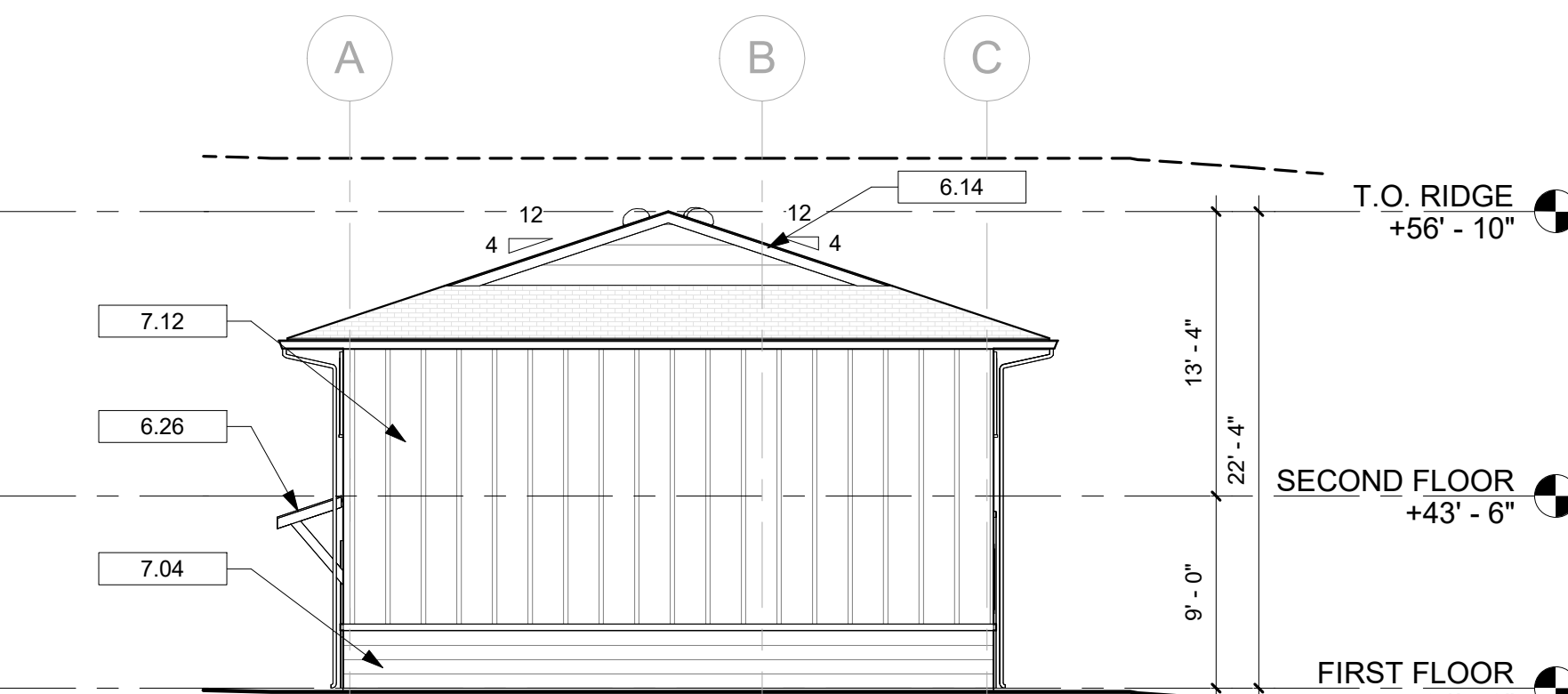
Project Title:
COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC
POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR.
 POINT REYES STATION, CA 04956
 APN#: 1 19 - 2 4 0 - 7 3

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

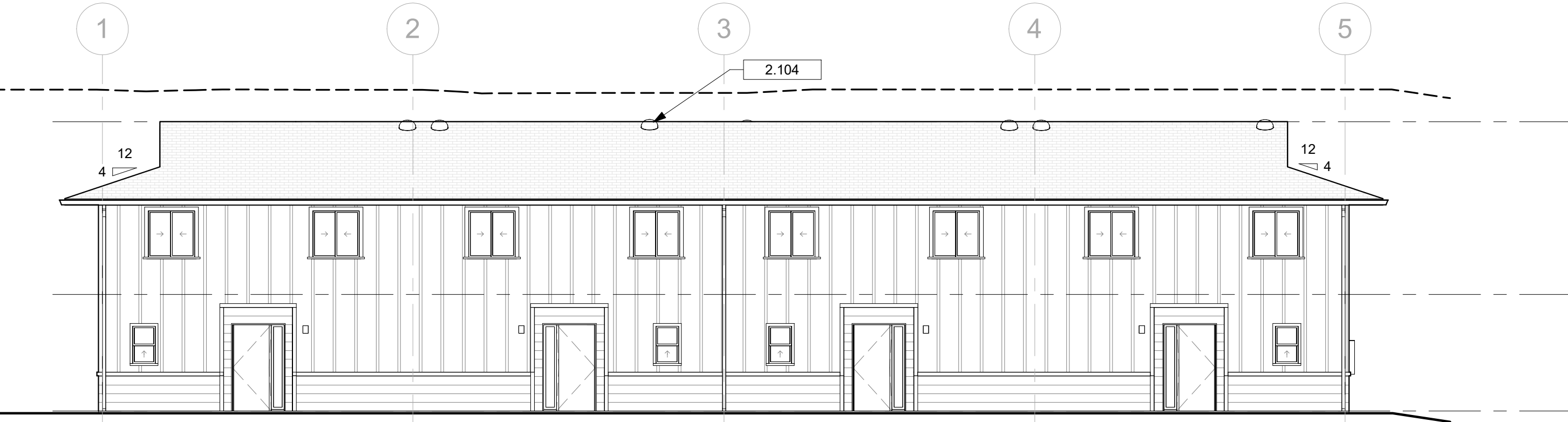
Consultant:
 Stamp:



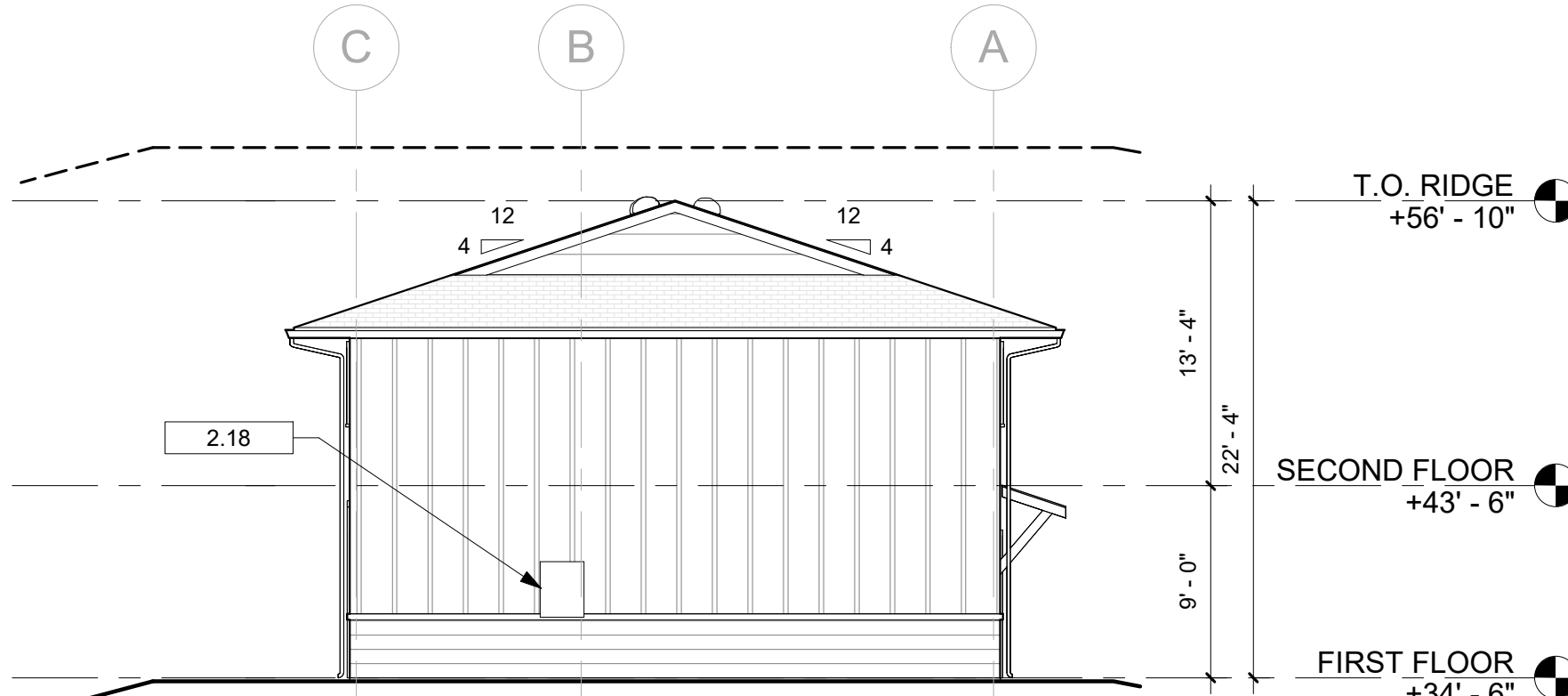
4 WEST ELEVATION - PROPOSED
A3.01D 1/8" = 1'-0"



3 SOUTH ELEVATION - PROPOSED
A3.01D 1/8" = 1'-0"



2 EAST ELEVATION - PROPOSED
A3.01D 1/8" = 1'-0"



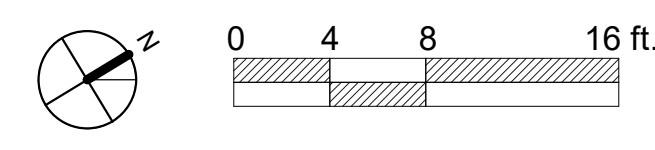
1 NORTH ELEVATION - PROPOSED
A3.01D 1/8" = 1'-0"

KEYNOTES

| KEY VALUE | KEYNOTE TEXT |
|-----------|--|
| 2.18 | (E) ELECTRIC METER TO REMAIN |
| 2.104 | (E) SOLATUBES TO REMAIN, TYP., UON. |
| 6.14 | (N) WOOD FASCIA, PAINTED, TYP. |
| 6.26 | (N) WOOD AWNING W/ ASPHALT SHINGLE ROOF, TYP. |
| 7.04 | (N) FIBER CEMENT SIDING, HORIZONTAL LAP, PAINTED |
| 7.12 | (N) BOARD & BATTEN SIDING, PAINTED |
| 7.13 | LINE OF EXTERIOR WALL BELOW |
| 8.06 | (E) SOLATUBE TO REMAIN, SHOWN SOLID |
| 22.03 | (E) PLUMBING VENTS TO REMAIN, TYP. |
| 26.03 | (N) LIGHT FIXTURE, TYP. |
| 48.02 | (N) ROOF-MOUNTED PV ARRAY, TYP. |

| No. | Description | Date |
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Issue Note:
PLANNING SET
 07/29/22
 Project ID: 19-045
 File Name:
 Drawn by: AJ
 Checked by: CF
 Plot Date: 03/15/2023
 Scale: 1/8" = 1'-0"
 Sheet Title:
PROPOSED ROOF PLAN & ELEVATIONS - 101
 Sheet No.:
A3.01D



| KEYNOTES | |
|-----------|----------------------------------|
| KEY VALUE | KEYNOTE TEXT |
| 2.03 | (E) FLOOR FRAMING TO REMAIN, TYP |
| 2.35 | (E) CONCRETE SLAB TO REMAIN |
| 2.83 | (E) GANG NAIL TRUSSES TO REMAIN |
| 5.01 | (N) GUTTER & DOWNSPOUT, TYP. |

Project Title:
COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC
POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR.
 POINT REYES STATION, CA 04956
 APN#: 1 1 9 - 2 4 0 - 7 3

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

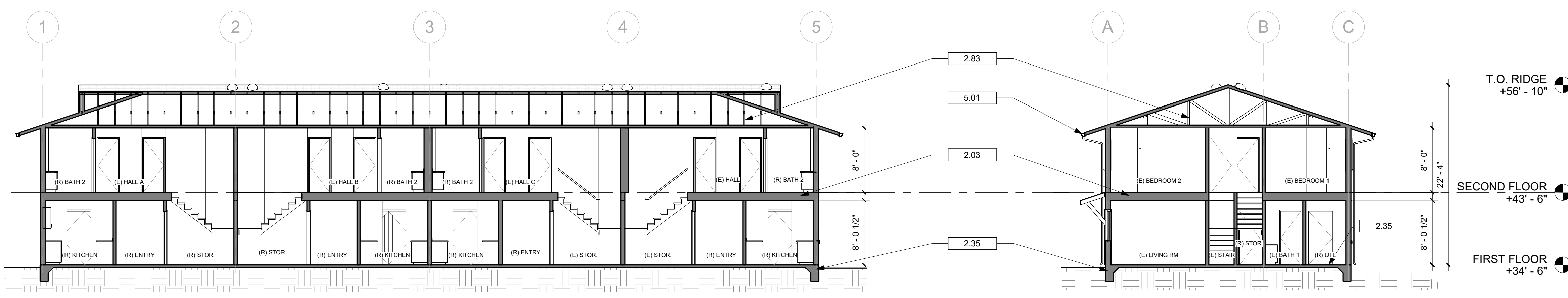
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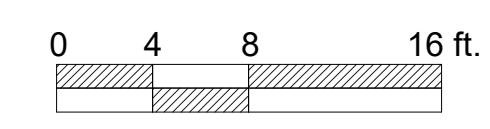
Issue Note:
PLANNING SET
07/29/22
 Project ID: 19-045
 File Name:
 Drawn by: AJ
 Checked by: CF
 Plot Date: 03/15/2023
 Scale: 1/8" = 1'-0"
 Sheet Title:
PROPOSED SECTIONS
 - 101

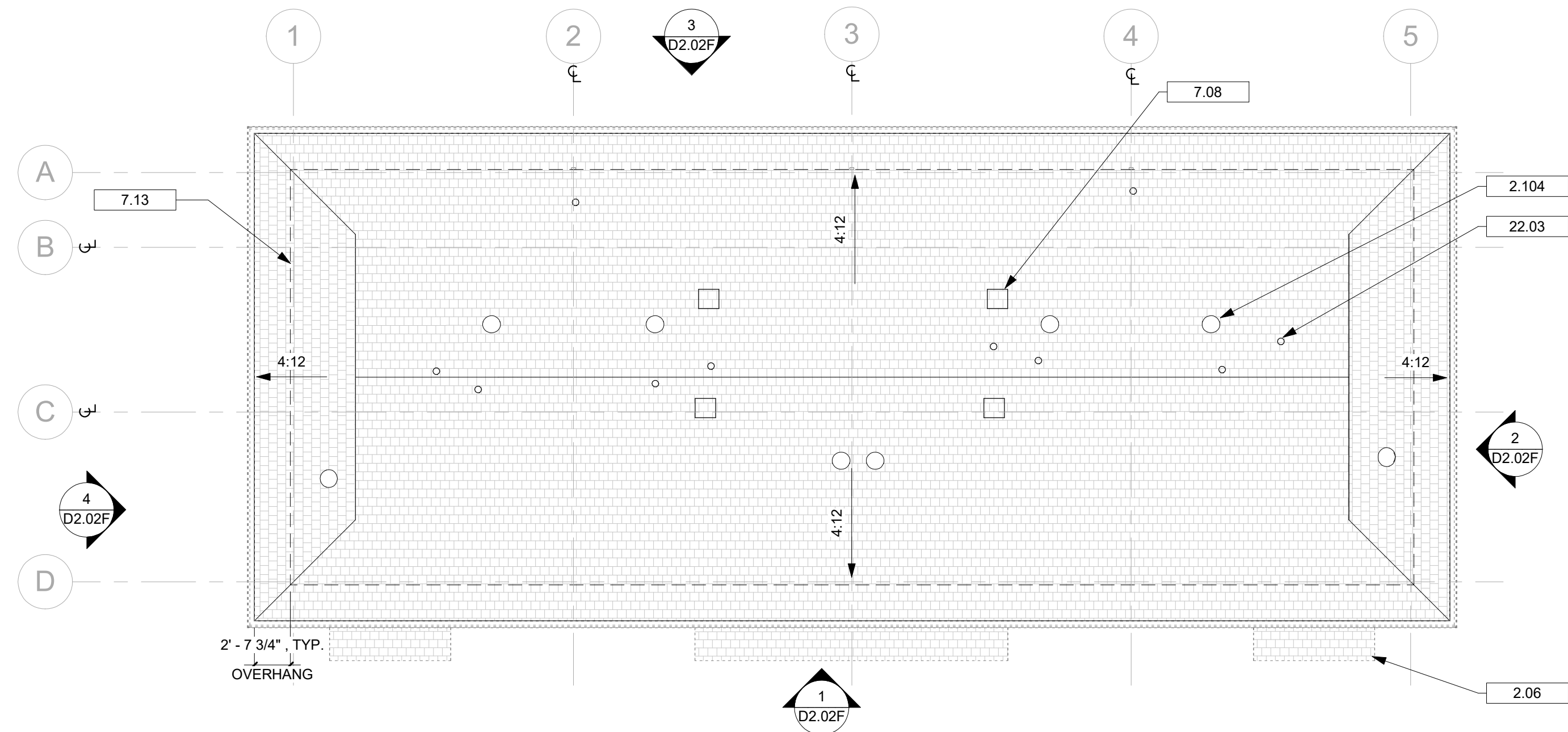
Sheet No.:
A4.01D



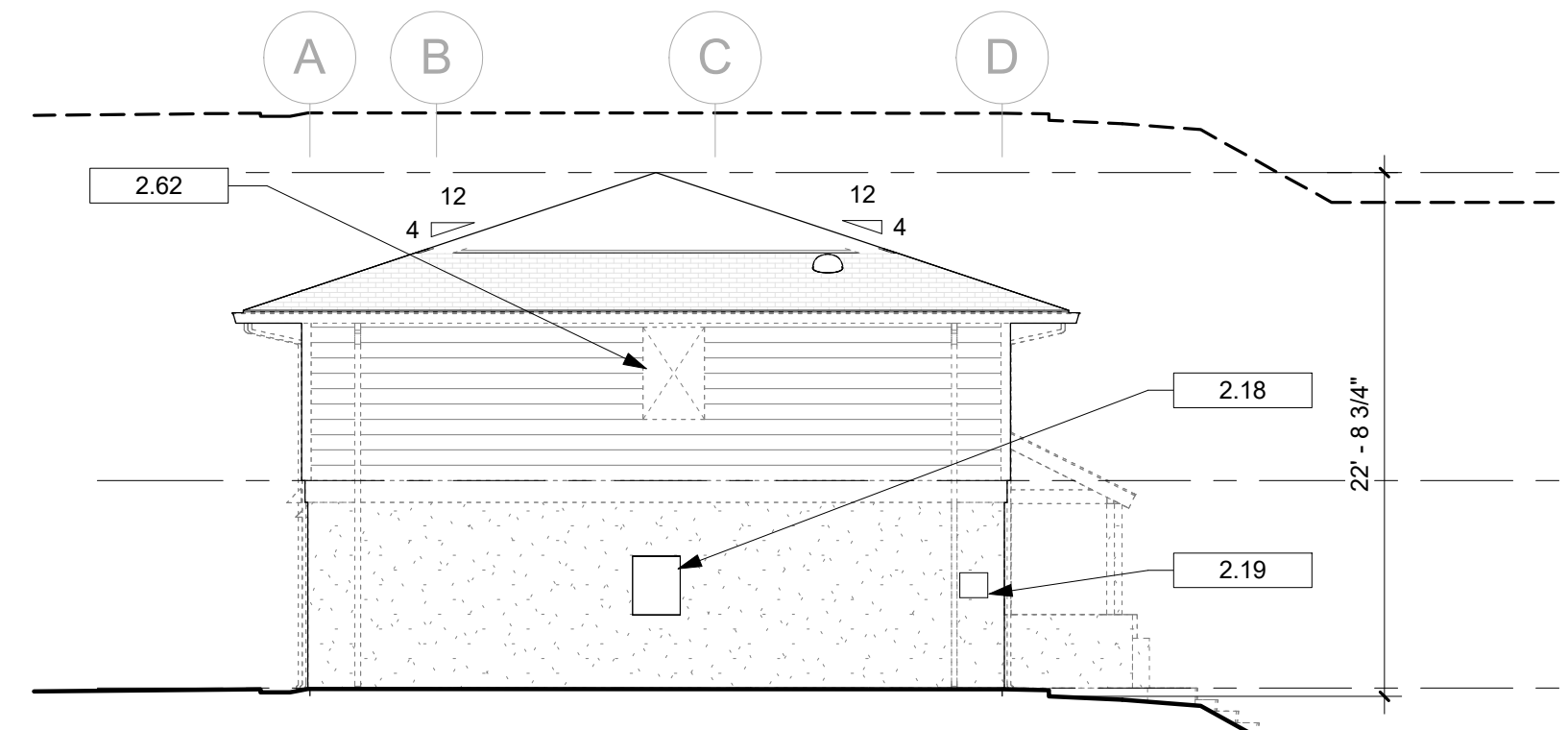
2 LONG SECTION - PROPOSED
 A4.01D 1/8" = 1'-0"

1 CROSS SECTION - PROPOSED
 A4.01D 1/8" = 1'-0"

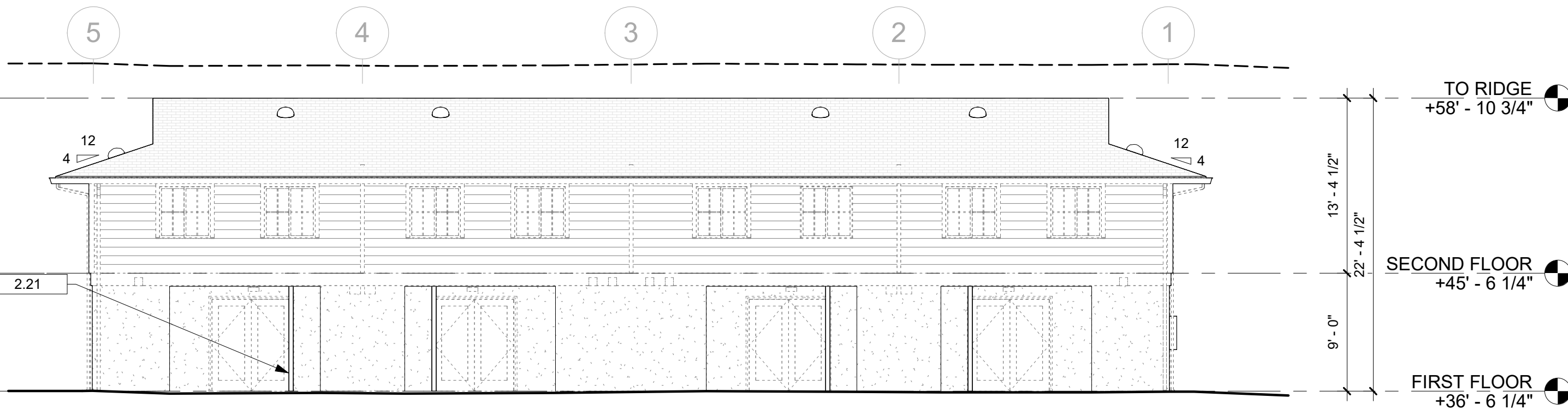




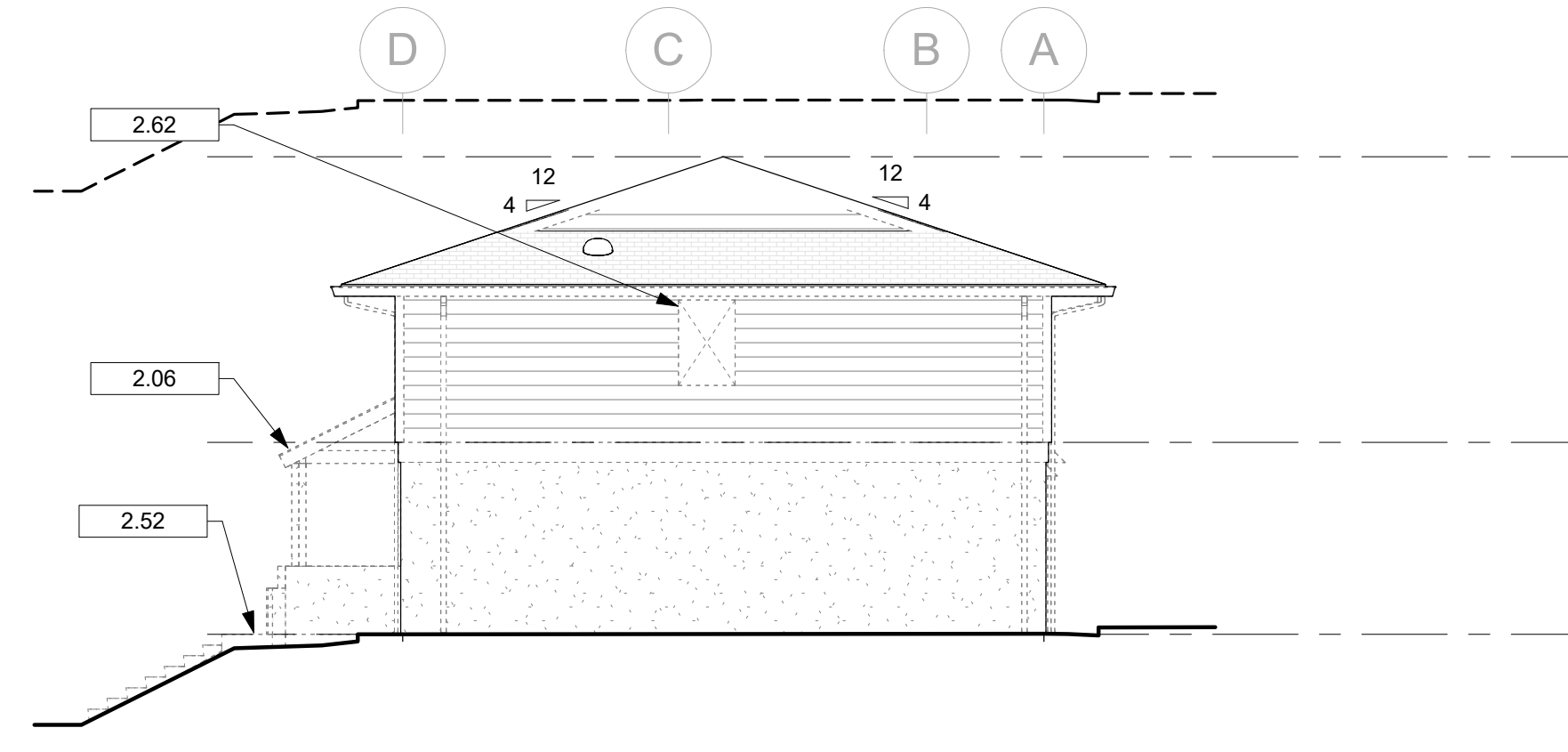
5 ROOF PLAN - EXISTING & DEMO
1/8" = 1'-0"



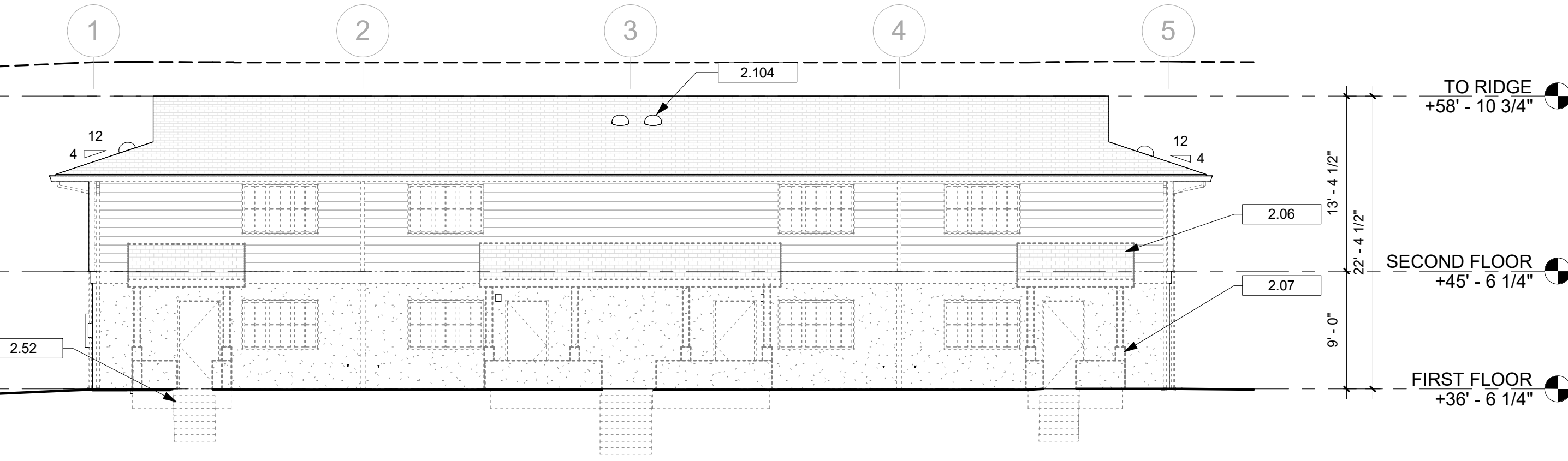
4 SOUTH ELEVATION - EXISTING & DEMO
1/8" = 1'-0"



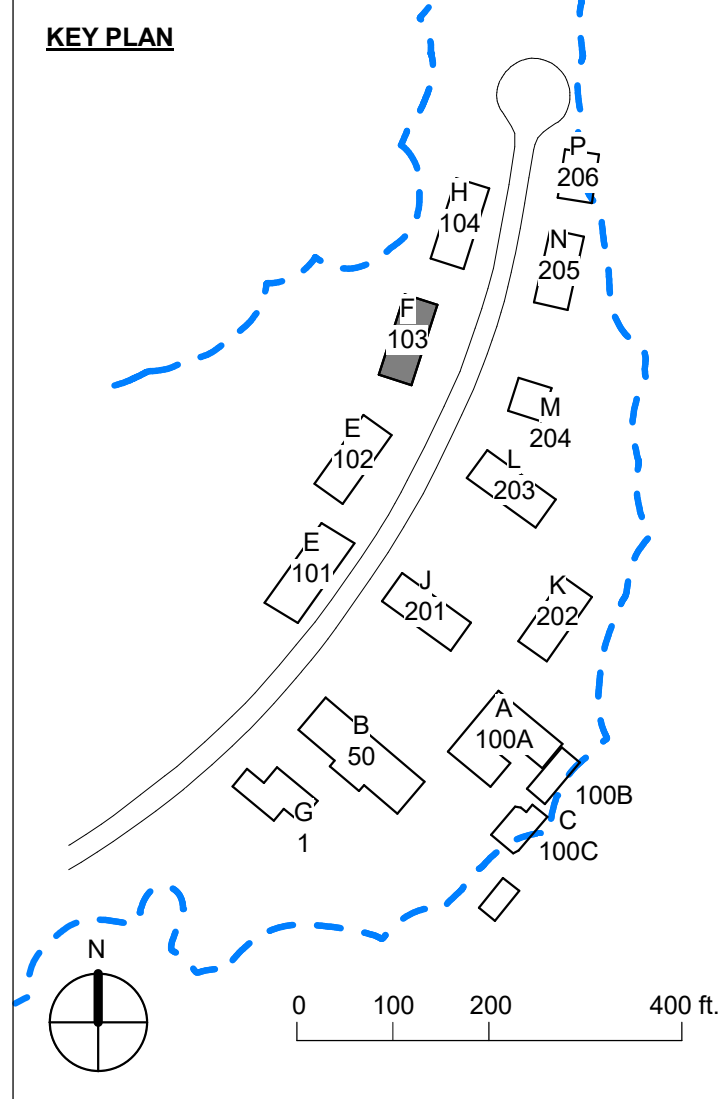
3 WEST ELEVATION - EXISTING & DEMO
1/8" = 1'-0"



2 NORTH ELEVATION - EXISTING & DEMO
1/8" = 1'-0"



1 EAST ELEVATION - EXISTING & DEMO
1/8" = 1'-0"



SHEET NOTES - DEMO ELEV.

| | |
|---|--|
| A | (E) EXTERIOR DOORS AND WINDOWS TO BE REMOVED, TYP. |
| B | (E) EXTERIOR FINISHES & TRIM TO BE REMOVED, TYP. WALLS WILL BE STRIPPED DOWN TO STUDS. |
| C | (E) ASPHALT SHINGLE ROOFING TO BE REMOVED, TYP. |
| D | (E) GUTTERS & DOWNSPOUTS TO BE REMOVED, TYP. |
| E | (E) EXTERIOR LIGHT FIXTURES TO BE REMOVED, TYP. |

KEYNOTES

| KEY VALUE | KEYNOTE TEXT |
|-----------|---|
| 2.06 | (E) PORCH ROOF STRUCTURE, TO BE REMOVED, TYP. |
| 2.07 | (E) PORCH STRUCTURE TO BE REMOVED, TYP. |
| 2.18 | (E) ELECTRIC METER TO REMAIN |
| 2.19 | (E) CABLE TV BOX TO REMAIN |
| 2.21 | (E) WOOD POST TO REMAIN, TYP. UON. |
| 2.52 | (E) CONCRETE PATH AND STAIRS TO BE REMOVED, TYP. UON, SLD |
| 2.62 | CUT OUT FOR FUTURE OPENING, TYP. |
| 2.104 | (E) SOLATUBES TO REMAIN, TYP., UON. |
| 7.08 | (E) ATTIC VENTS TO REMAIN, TYP. |
| 7.13 | LINE OF EXTERIOR WALL BELOW |
| 22.03 | (E) PLUMBING VENTS TO REMAIN, TYP. |

Project Title:
COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC
POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR
 POINT REYES STATION, CA 04956
 APN#: APN#: 1 1 9 - 2 4 0 - 7 3

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

Consultant:

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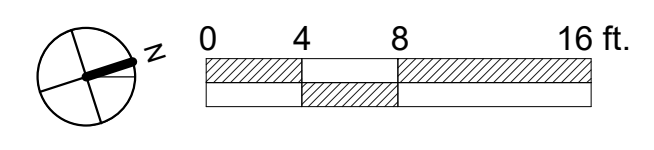
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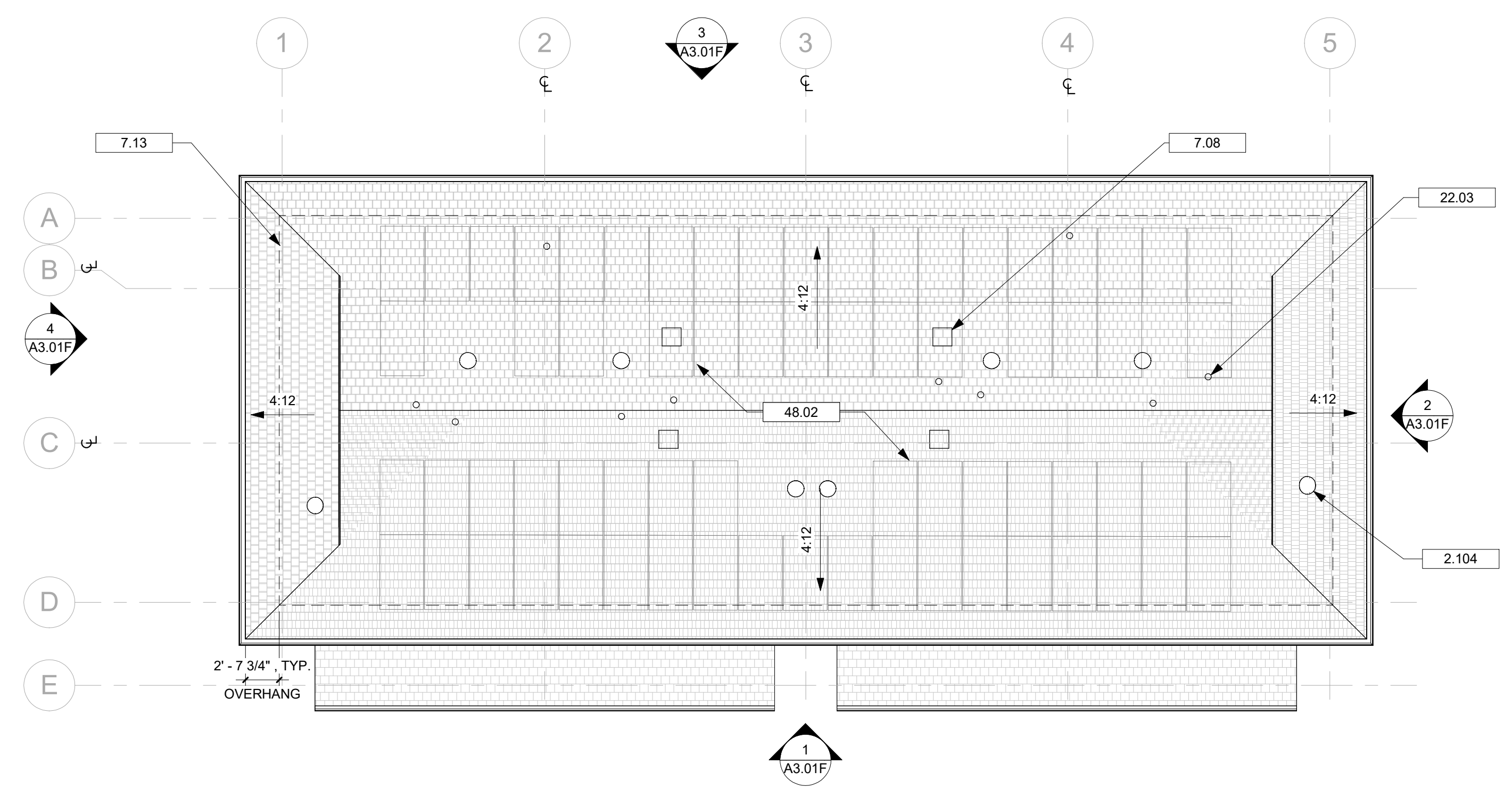
PLANNING SET
 07/29/22

Project ID: PRH
 File Name:
 Drawn by: AJ
 Checked by: CF
 Plot Date: 03/15/2023
 Scale: 1/8" = 1'-0"

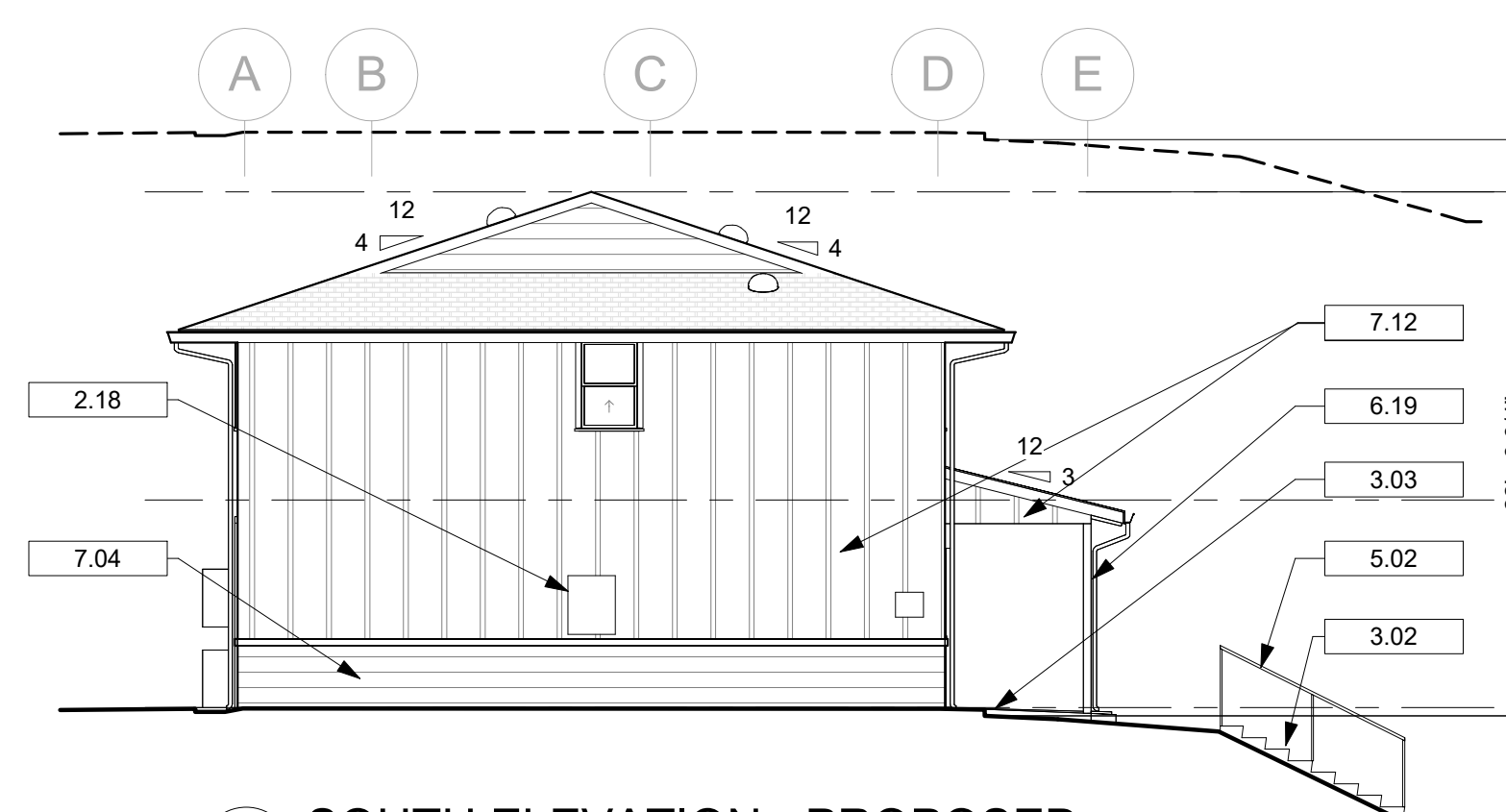
Sheet Title:
EXISTING & DEMO ROOF PLAN & ELEVATIONS - 103

Sheet No.:
D2.02F

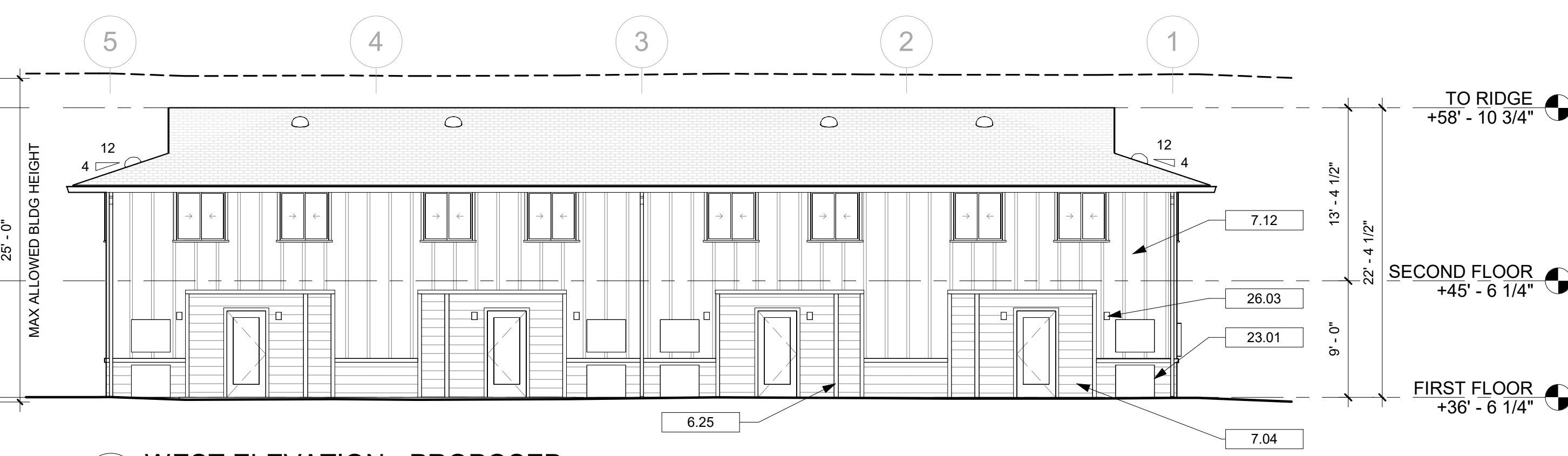




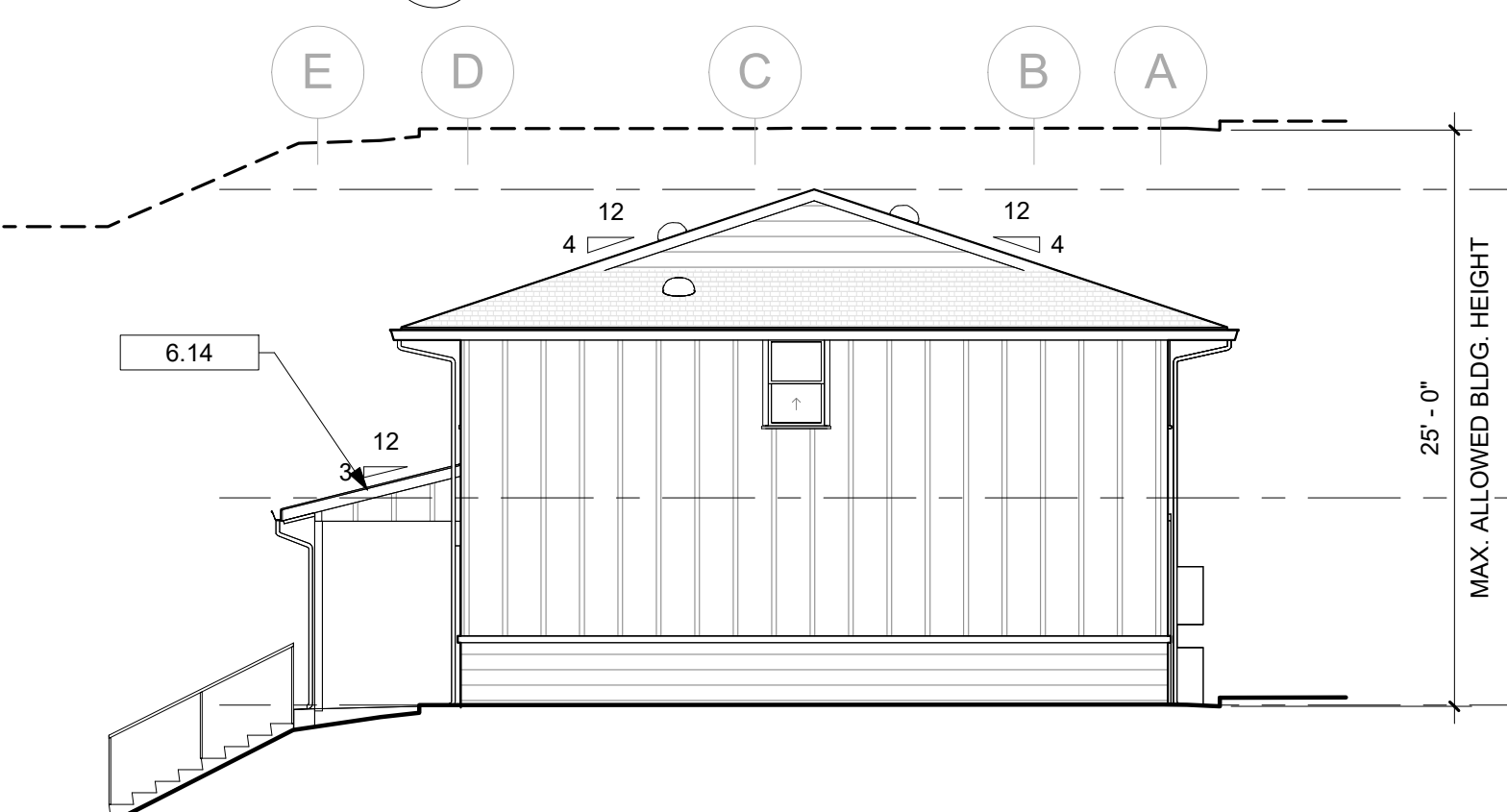
5 ROOF PLAN - PROPOSED
A3.01F 1/8" = 1'-0"



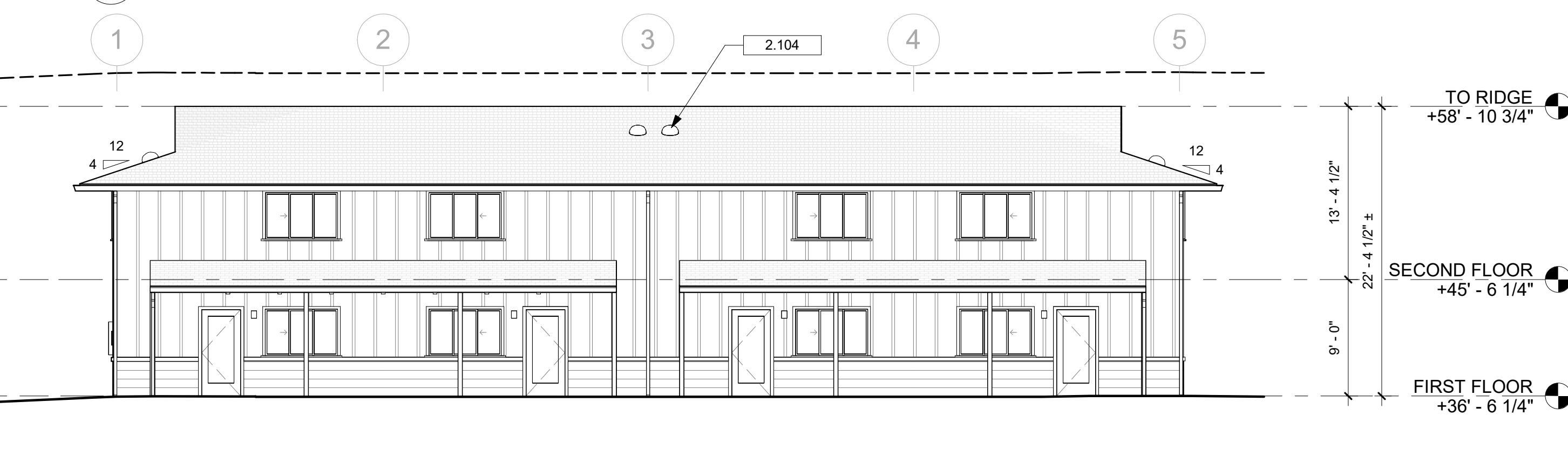
4 SOUTH ELEVATION - PROPOSED
A3.01F 1/8" = 1'-0"



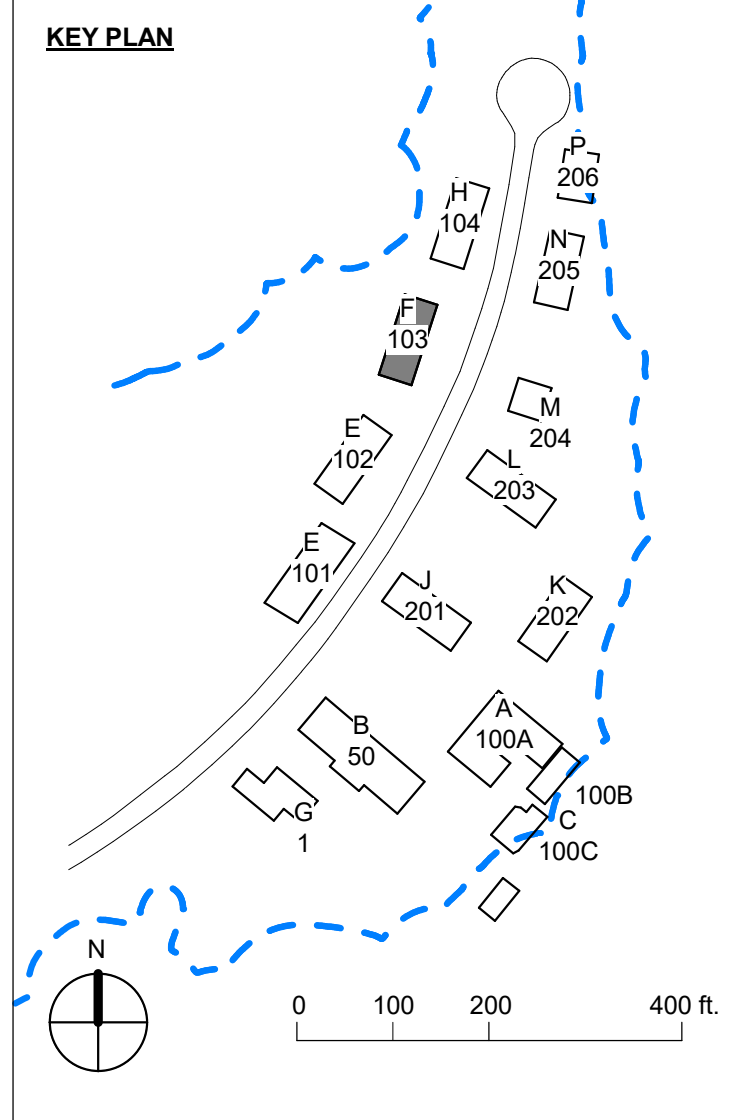
3 WEST ELEVATION - PROPOSED
A3.01F 1/8" = 1'-0"



2 NORTH ELEVATION - PROPOSED
A3.01F 1/8" = 1'-0"



1 EAST ELEVATION - PROPOSED
A3.01F 1/8" = 1'-0"



SHEET NOTES - PROPOSED ELEVATIONS

- A (N) EXTERIOR FIBERGLASS DOORS & VINYL WINDOWS, TYP.
- B (N) EXTERIOR SHEATHING TO BE ADDED OVER (E) STUDS FOR SEISMIC STRENGTHENING
- C (N) EXTERIOR FIBER CEMENT SIDING (PAINTED) O/ 2 1/4\" FURRING W/ CONTINUOUS EXTERIOR INSULATION O/ WRB.
- D (N) FIBER CEMENT TRIM, PAINTED, TYP.
- E (N) ASPHALT SHINGLE ROOFING, TYP. ALL ROOFS, PORCHES, AND OVERHANGS
- F (N) METAL GUTTERS & DOWNSPOUTS, TYP.

KEYNOTES

| KEY VALUE | KEYNOTE TEXT |
|-----------|--|
| 2.18 | (E) ELECTRIC METER TO REMAIN |
| 2.104 | (E) SOLATUBES TO REMAIN, TYP., UON. |
| 3.02 | (N) CONCRETE STAIRS, TYP, SLD |
| 3.03 | (N) CONCRETE PORCH, TYP, SLD |
| 5.02 | (N) METAL HANDRAIL, SLD |
| 6.14 | (N) WOOD FASCIA, PAINTED, TYP. |
| 6.19 | (N) HEAVY TIMBER PORCH STRUCTURE, PAINTED, TYP. |
| 6.25 | (E) WOOD POST, PAINTED, TYP. |
| 7.04 | (N) FIBER CEMENT SIDING, HORIZONTAL LAP, PAINTED |
| 7.08 | (E) ATTIC VENTS TO REMAIN, TYP. |
| 7.12 | (N) BOARD & BATTEN SIDING, PAINTED |
| 7.13 | LINE OF EXTERIOR WALL BELOW |
| 22.03 | (E) PLUMBING VENTS TO REMAIN, TYP. |
| 23.01 | (N) HEAT PUMPS, TYP. |
| 26.03 | (N) LIGHT FIXTURE, TYP. |
| 48.02 | (N) ROOF-MOUNTED PV ARRAY, TYP. |

Project Title:
COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC
POINT REYES HOUSING RENEWAL
100 COMMODORE WEBSTER DR
POINT REYES STATION, CA 04956
APN#: APN#: 1 1 9 - 2 4 0 - 7 3

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

Consultant:

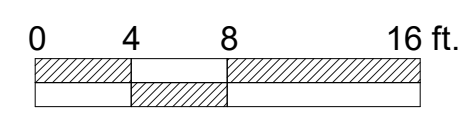
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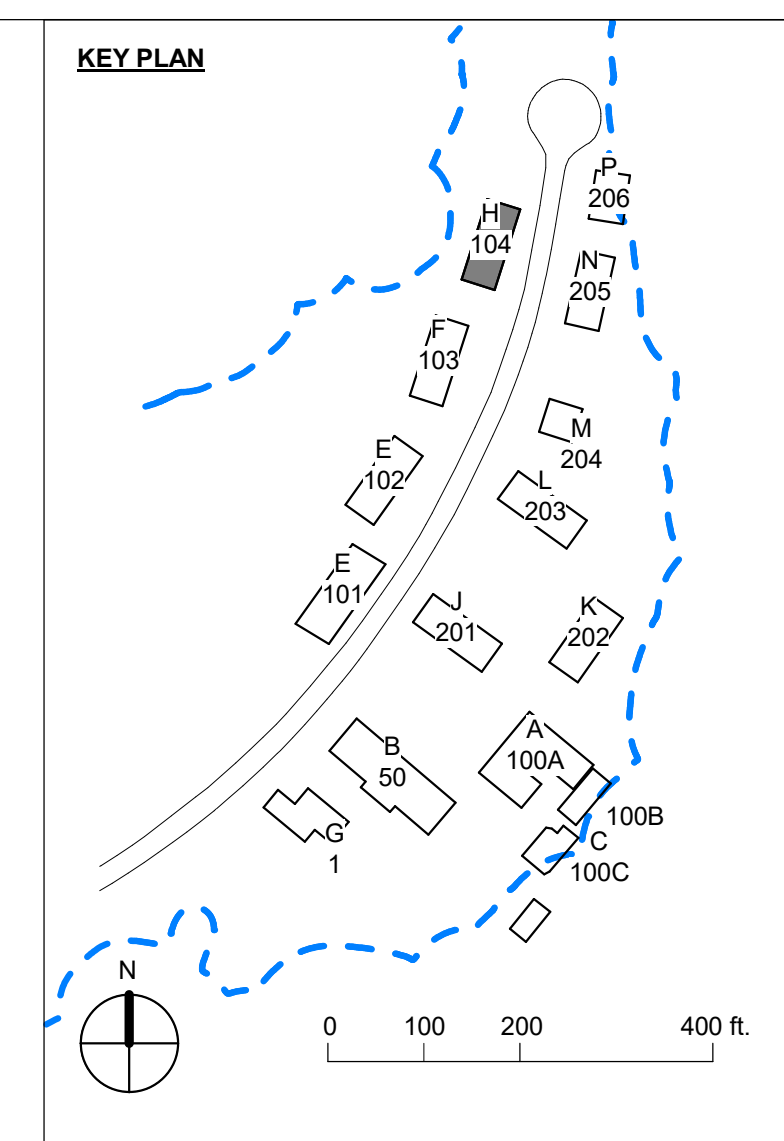
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Issue Note:

PLANNING SET
07/29/22
Project ID: PRH
File Name:
Drawn by: AJ
Checked by: CF
Plot Date: 03/15/2023
Scale: 1/8" = 1'-0"
Sheet Title:
PROPOSED ROOF PLAN & ELEVATIONS - 103

Sheet No.:
A3.01F





Project Title:
COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC
POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR
 POINT REYES STATION, CA 04956
 APN#: APN#: 1 1 9 - 2 4 0 - 7 3

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

Consultant:

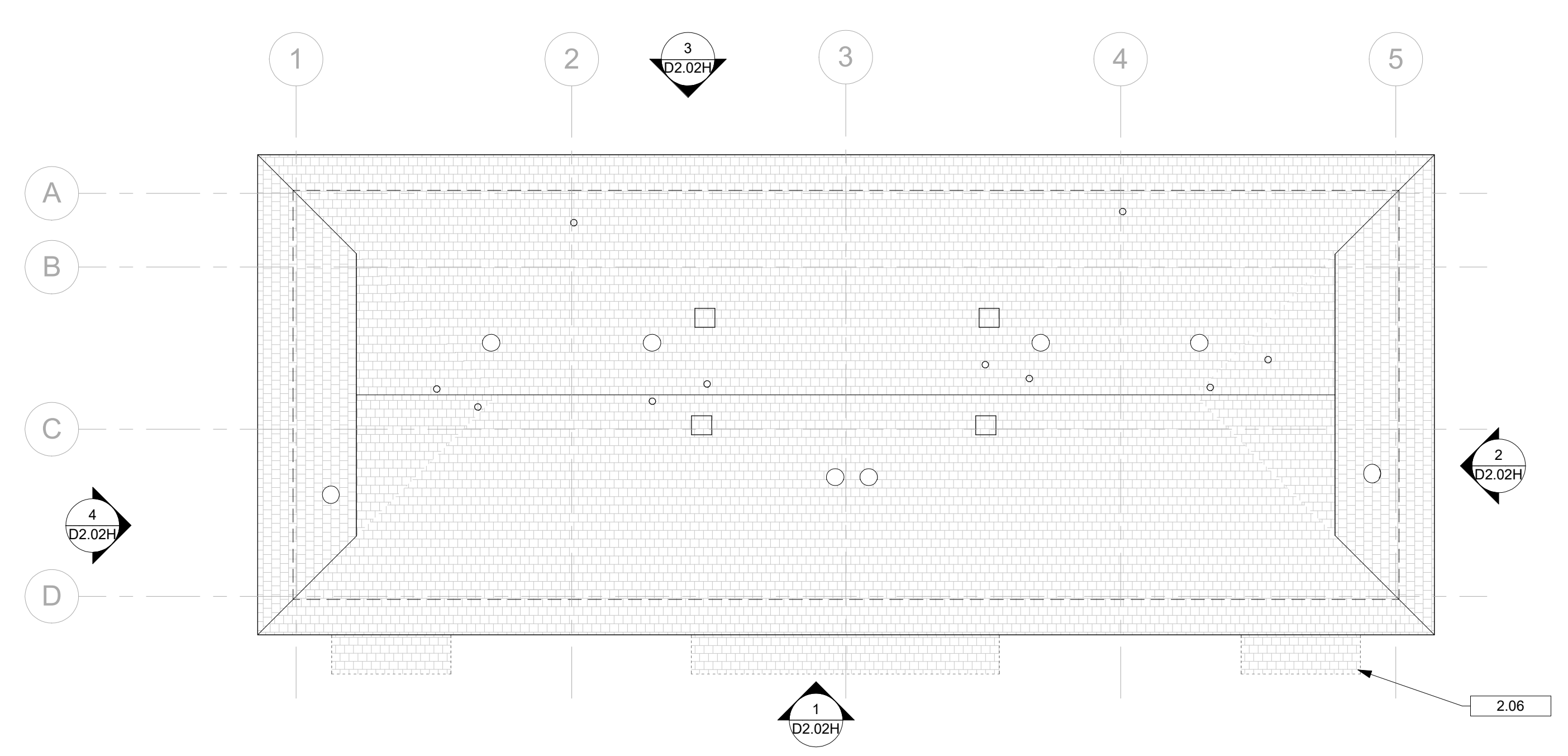
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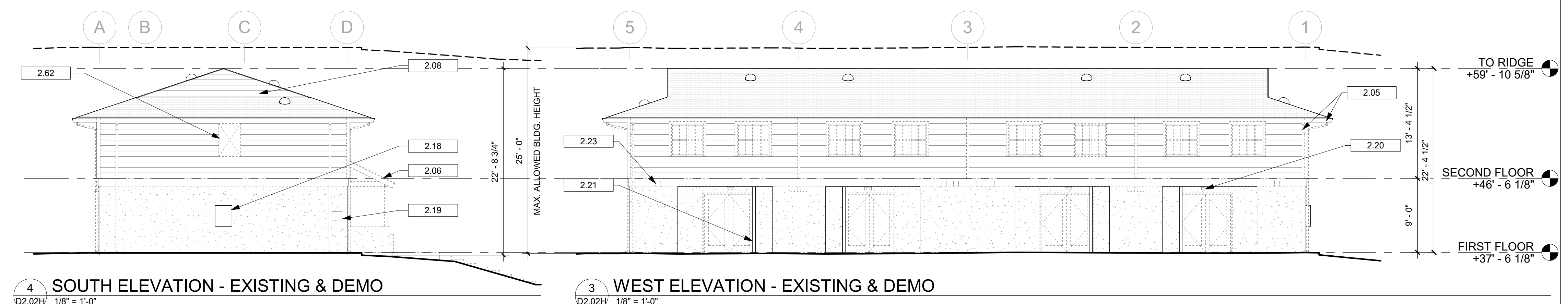
Issue Note:

PLANNING SET
07/29/22
 Project ID: PRH
 File Name:
 Drawn by: AJ
 Checked by: CF
 Plot Date: 03/15/2023
 Scale: 1/8" = 1'-0"
 Sheet Title:
EXISTING & DEMO
ROOF PLAN &
ELEVATIONS - 104

Sheet No.:
D2.02H

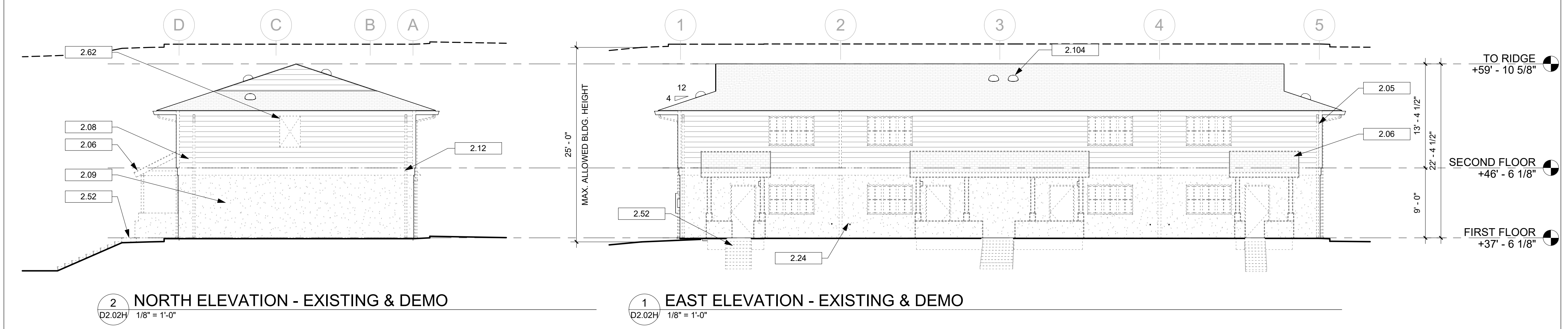


5 ROOF PLAN - EXISTING & DEMO
 D2.02H 1/8" = 1'-0"



4 SOUTH ELEVATION - EXISTING & DEMO
 D2.02H 1/8" = 1'-0"

3 WEST ELEVATION - EXISTING & DEMO
 D2.02H 1/8" = 1'-0"



2 NORTH ELEVATION - EXISTING & DEMO
 D2.02H 1/8" = 1'-0"

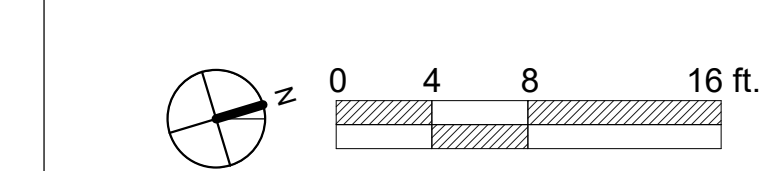
1 EAST ELEVATION - EXISTING & DEMO
 D2.02H 1/8" = 1'-0"

SHEET NOTES - DEMO ELEV.

- A (E) EXTERIOR DOORS AND WINDOWS TO BE REMOVED, TYP.
- B (E) EXTERIOR TRIM & FINISHES TO BE REMOVED, TYP. WALLS WILL BE STRIPPED DOWN TO STUDS.
- C (E) ASPHALT SHINGLE ROOFING TO BE REMOVED, TYP.

KEYNOTES

| KEY VALUE | KEYNOTE TEXT |
|-----------|---|
| 2.05 | (E) GUTTER AND DOWNSPOUT, TO BE REMOVED, TYP |
| 2.06 | (E) PORCH ROOF STRUCTURE, TO BE REMOVED, TYP |
| 2.08 | (E) VINYL SIDING TO BE REMOVED, TYP |
| 2.09 | (E) CEMENT PLASTER TO BE REMOVED, TYP |
| 2.12 | (E) WOOD BELLY BAND TO BE REMOVED |
| 2.18 | (E) ELECTRIC METER TO REMAIN |
| 2.19 | (E) CABLE TV BOX TO REMAIN |
| 2.20 | (E) EXTERIOR LIGHT FIXTURES TO BE REMOVED |
| 2.21 | (E) WOOD POST TO REMAIN, TYP. UON. |
| 2.23 | (E) EXHAUST VENT COVER FOR DRYER AND BATH FAN TO BE REMOVED, TYP OF 6 |
| 2.24 | (E) HOSE BIB, TYP |
| 2.52 | (E) CONCRETE PATH AND STAIRS TO BE REMOVED, TYP. UON. SLD |
| 2.62 | CUT OUT FOR FUTURE OPENING, TYP. |
| 2.104 | (E) SOLATUBES TO REMAIN, TYP., UON. |



| KEYNOTES | |
|-----------|---|
| KEY VALUE | KEYNOTE TEXT |
| 2.02 | (E) ROOF FRAMING TO REMAIN, TYP |
| 2.03 | (E) FLOOR FRAMING TO REMAIN, TYP |
| 2.35 | (E) CONCRETE SLAB TO REMAIN |
| 2.84 | (E) GRADE BEAM TO REMAIN, TYP, VIF |
| 6.27 | (N) T&G WOOD SOFFIT O/ TYPE-X GYP SHEATHING |
| 7.01 | (N) CLASS A ASPHALT SHINGLE ROOF, TYP |
| 7.10 | (N) WOOD FRAMED PORCH W/ ASPHALT SHINGLE ROOF, TYP. |

Project Title:
COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC
POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR
 POINT REYES STATION, CA 04956
 APN#: APN#: 1 1 9 - 2 4 0 - 7 3

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

Consultant:

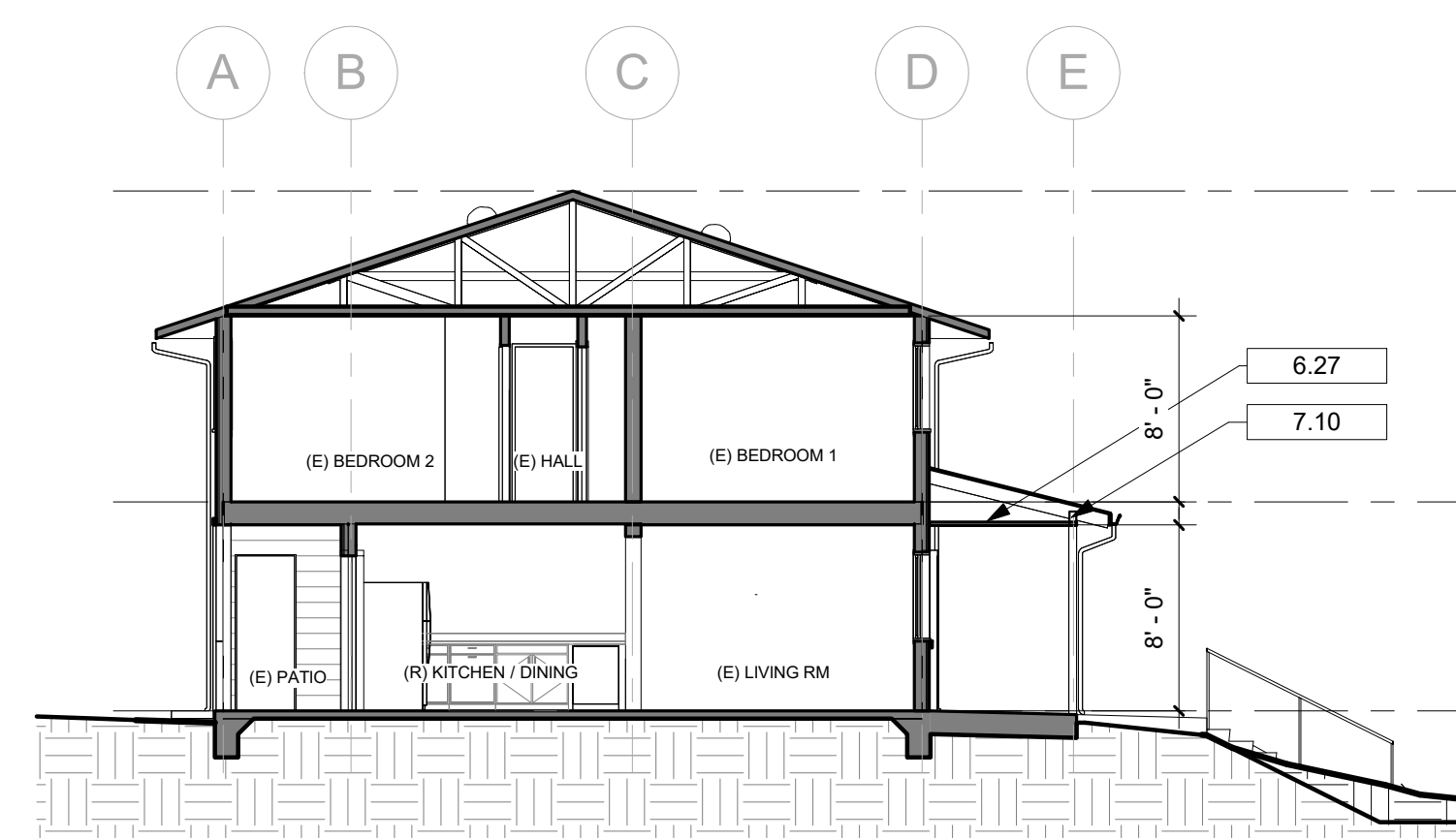
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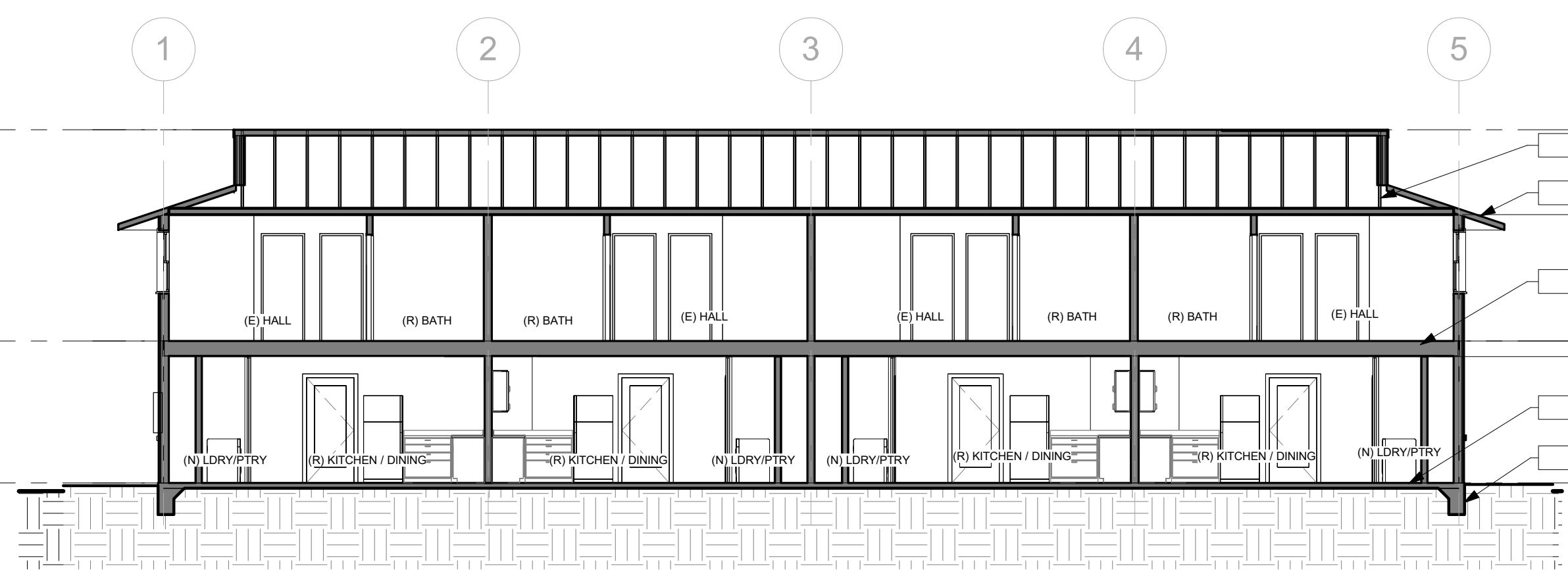
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PLANNING SET
07/29/22
 Project ID: PRH
 File Name:
 Drawn by: AJ
 Checked by: CF
 Plot Date: 03/15/2023
 Scale: 1/8" = 1'-0"
 Sheet Title:
PROPOSED SECTIONS
 - 104

Sheet No.:
A4.01H

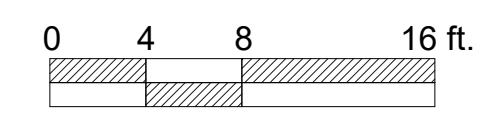


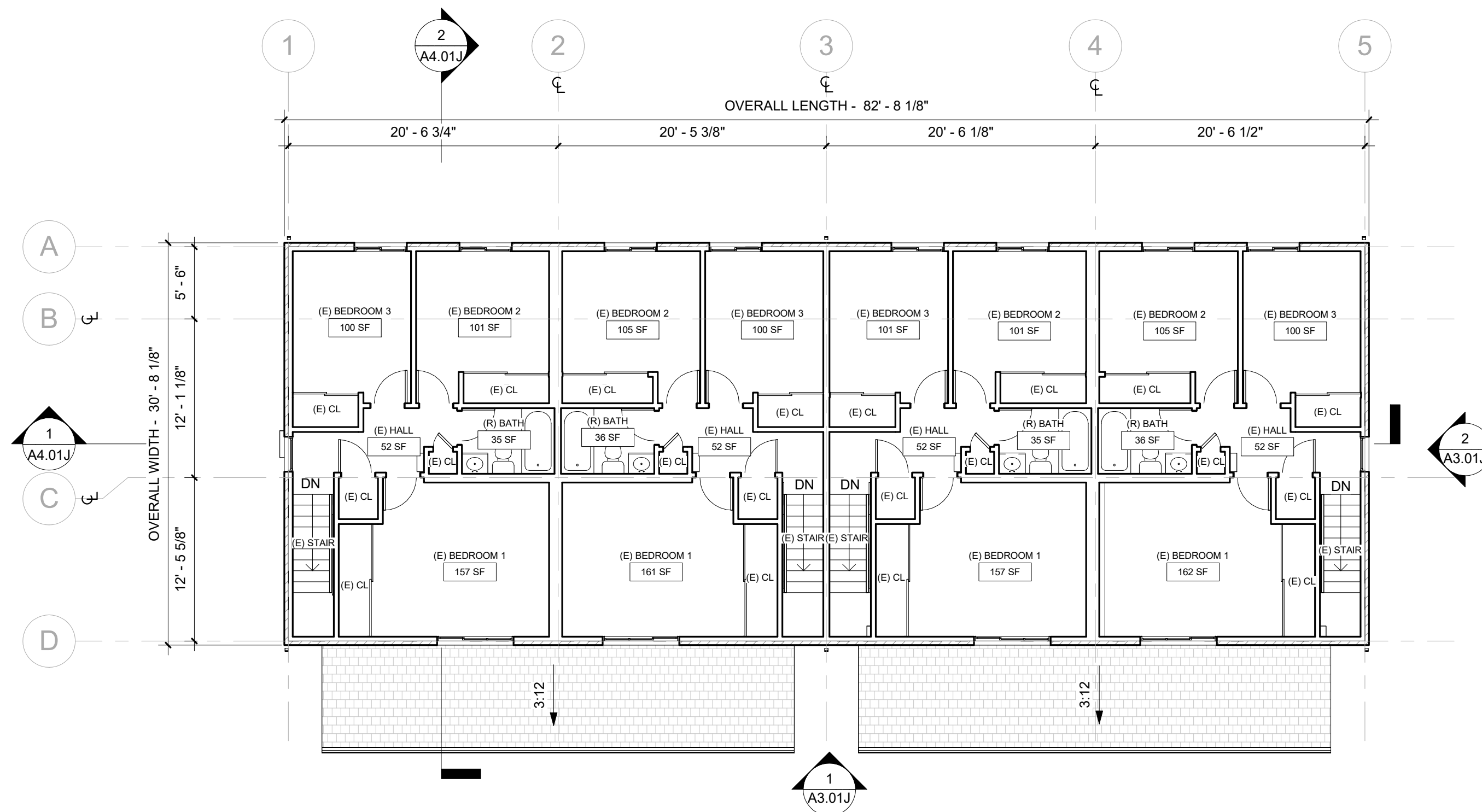
2 CROSS SECTION - PROPOSED
 A4.01H 1/8" = 1'-0"



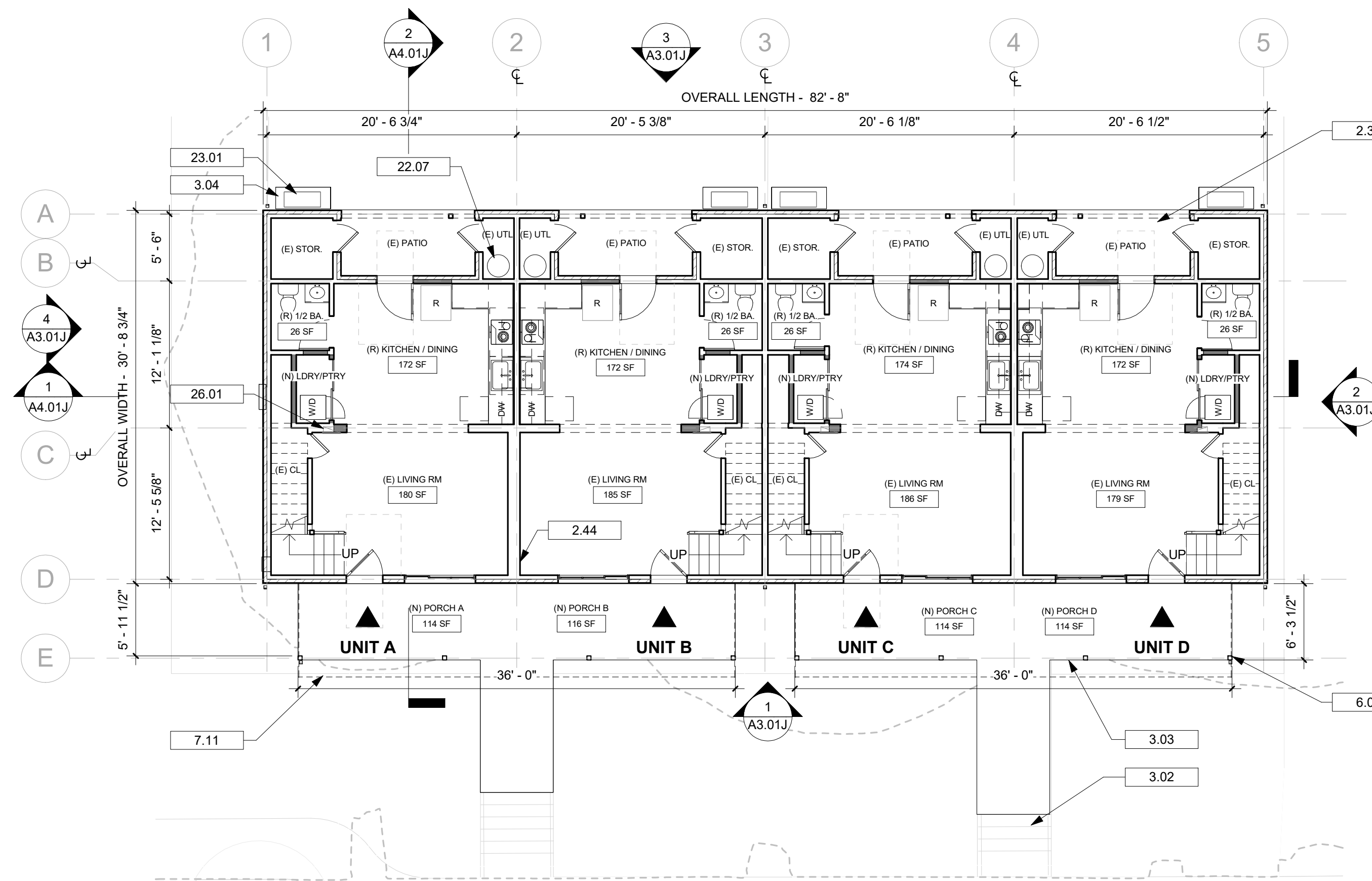
1 LONG SECTION - PROPOSED
 A4.01H 1/8" = 1'-0"

TO RIDGE
 +59' - 10 5/8"
 8'-0"
 22'-4 1/2"
 8'-0"
 8'-0"
 SECOND FLOOR
 +46' - 6 1/8"
 FIRST FLOOR
 +37' - 6 1/8"



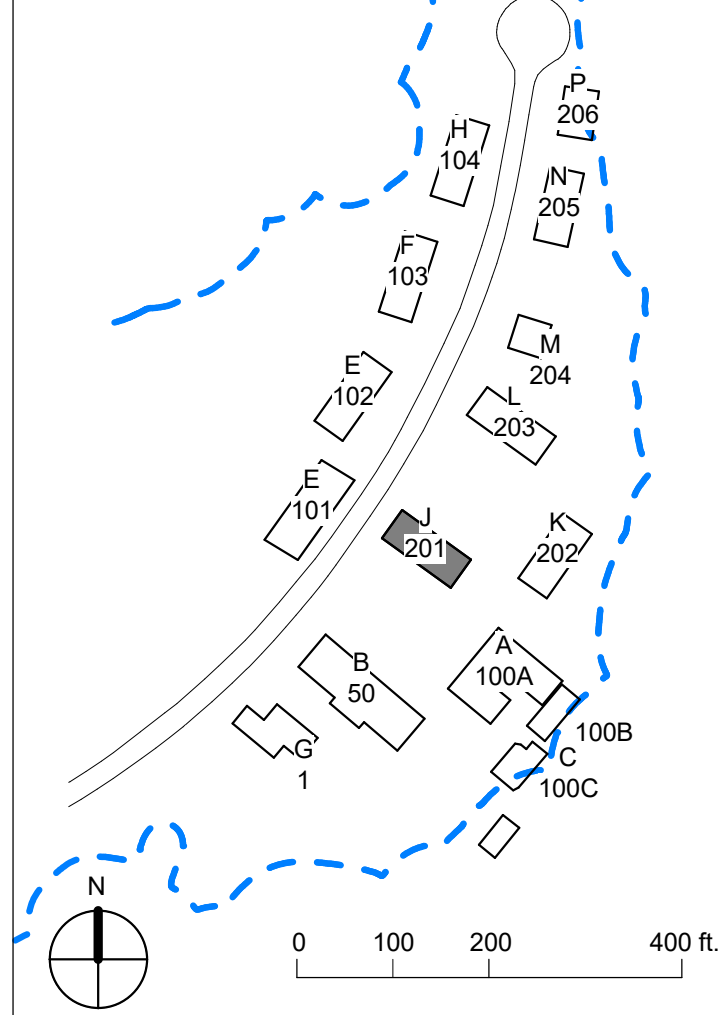


2 SECOND FLOOR PLAN - PROPOSED
 A2.01J 1/8" = 1'-0"



1 FIRST FLOOR PLAN - PROPOSED
 A2.01J 1/8" = 1'-0"

KEY PLAN



PLAN LEGEND

- APPROXIMATE LINE OF ESHA BOUNDARY
- (E) WALL
- (E) WALL TO BE REMOVED
- (N) WALL
- (N) EXTERIOR RAINSCREEN W/ CONTINUOUS INSULATION

SHEET NOTES - PROPOSED PLAN

- A (N) EXTERIOR FIBERGLASS DOORS AND VINYL WINDOWS, TYP.
- B (N) EXTERIOR SHEATHING TO BE ADDED OVER (E) STUDS, WHERE APPLICABLE FOR SEISMIC STRENGTHENING
- C (N) EXTERIOR FIBER SIDING (PAINTED) O/ 2 1/4" FURRING W/ CONTINUOUS EXTERIOR INSULATION O/ WRB.
- D (N) FIBER CEMENT TRIM, PAINTED, TYP.
- E (N) ASPHALT SHINGLE ROOFING, TYP. ALL ROOFS, PORCHES, AND OVERHANGS
- F (N) INTERIOR FINISHES, IN ALL AREAS OF WORK
- G (N) KITCHEN CABINETS AND APPLIANCES, TYP.
- H (N) FLOOR FINISHES, THROUGHOUT
- I (N) HVAC AND DHW EQUIPMENT, TYP.
- J (N) PLUMBING FIXTURES, TYP.

KEYNOTES

| KEY VALUE | KEYNOTE TEXT |
|-----------|----------------------------------|
| 2.35 | (E) CONCRETE SLAB TO REMAIN |
| 2.44 | (E) DEMISING WALL TO REMAIN, TYP |
| 3.02 | (N) CONCRETE STAIRS, TYP. SLD |
| 3.03 | (N) CONCRETE PORCH, TYP. SLD |
| 3.04 | (N) CONCRETE PAD FOR HVAC EQUIP. |
| 6.02 | (N) 6X6 WOOD POST, TYP. |
| 7.11 | LINE OF ROOF OVERHANG ABOVE |
| 22.07 | (N) DHW TANKS, TYP. |
| 23.01 | (N) HEAT PUMPS, TYP. |
| 26.01 | RELOCATED BREAKER PANEL, TYP. |

Project Title:

COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC
POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR
 POINT REYES STATION, CA 04956
 APN#: APN#: 1 1 9 - 2 4 0 - 7 3

Design Firm:

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

Consultant:

Stamp:

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Issue Note:

PLANNING SET
 07/29/22

Project ID: PRH
 File Name:
 Drawn by: AJ
 Checked by: CF
 Plot Date: 03/15/2023
 Scale: As indicated

Sheet Title:
PROPOSED FLOOR PLANS - 201

Sheet No.:

A2.01J

| KEYNOTES | |
|-----------|---|
| KEY VALUE | KEYNOTE TEXT |
| 2.03 | (E) FLOOR FRAMING TO REMAIN, TYP |
| 2.35 | (E) CONCRETE SLAB TO REMAIN |
| 2.83 | (E) GANG NAIL TRUSSES TO REMAIN |
| 2.84 | (E) GRADE BEAM TO REMAIN, TYP, VIF |
| 3.01 | (N) CONCRETE SLAB, SLD |
| 6.27 | (N) T&G WOOD SOFFIT O/ TYPE-X GYP SHEATHING |
| 7.10 | (N) WOOD FRAMED PORCH W/ ASPHALT SHINGLE ROOF, TYP. |

Project Title:
COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC
POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR
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SIEGEL & STRAIN Architects
 6201 Doyle Street, Suite B
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Consultant:

Stamp:

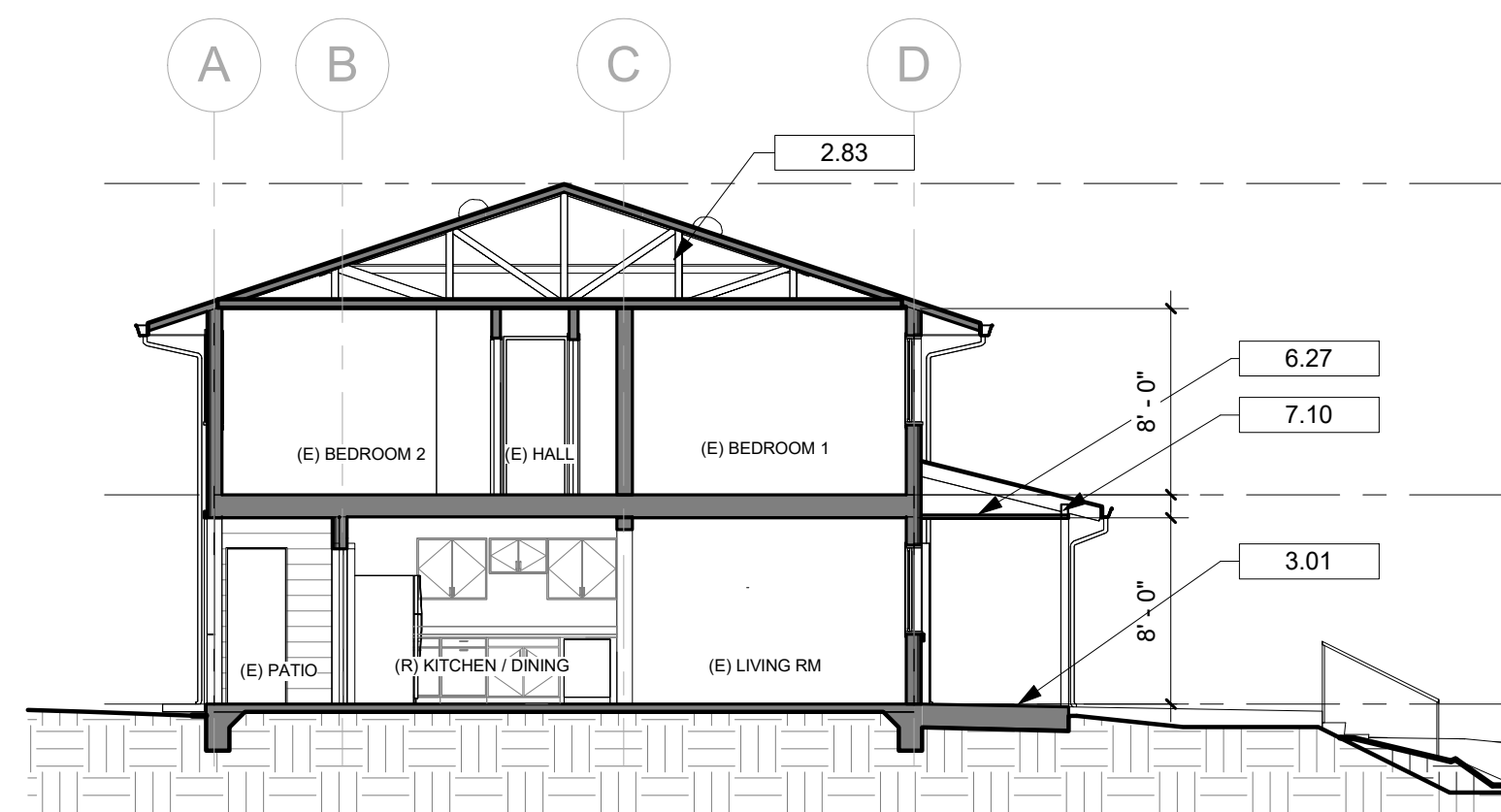
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Issue Note:

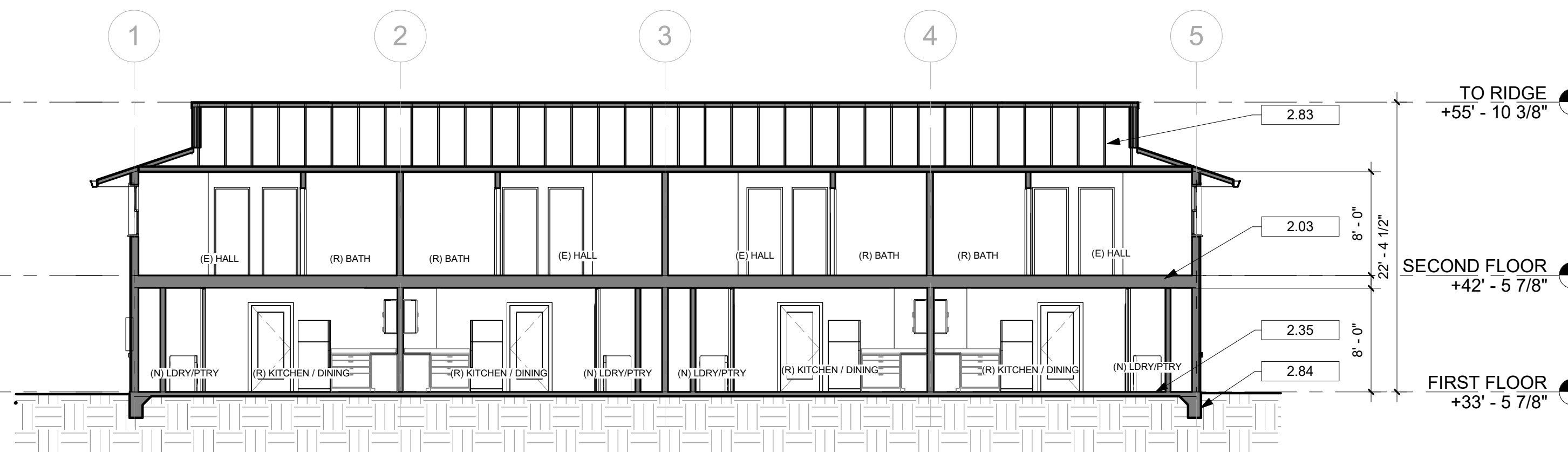
PLANNING SET
 07/29/22

Project ID: PRH
 File Name:
 Drawn by: AJ
 Checked by: CF
 Plot Date: 03/15/2023
 Scale: 1/8" = 1'-0"
 Sheet Title:
PROPOSED SECTIONS - 201

Sheet No.:
A4.01J

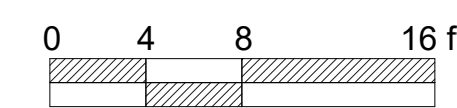


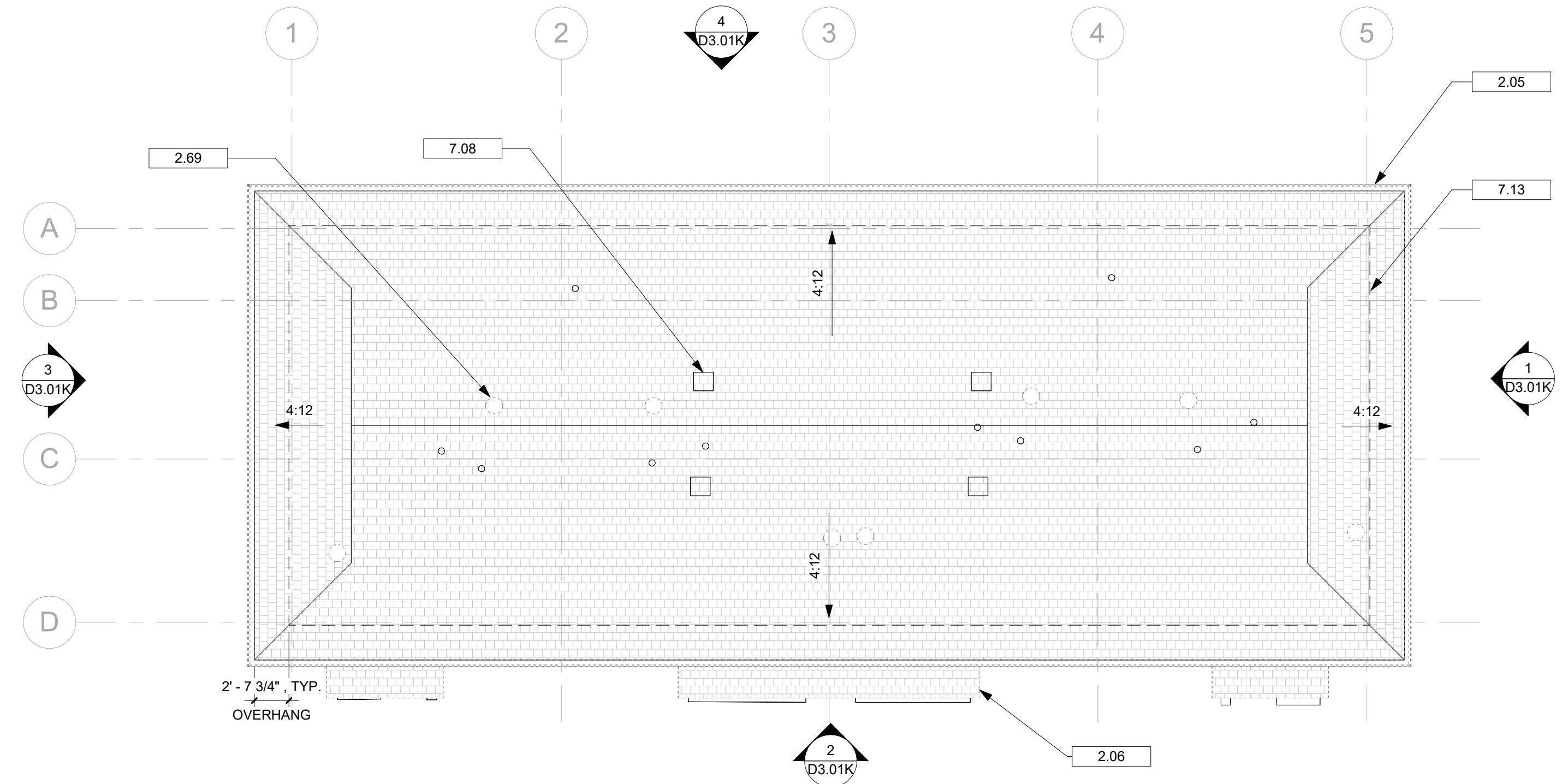
2 CROSS SECTION - PROPOSED
 A4.01J 1/8" = 1'-0"



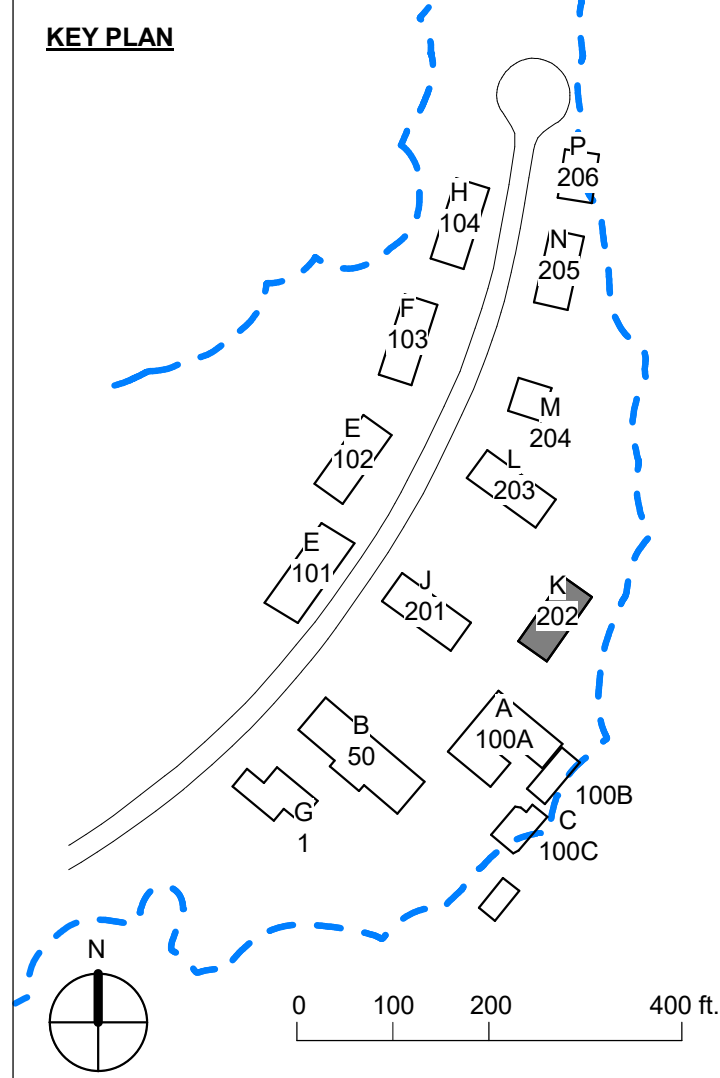
1 LONG SECTION - PROPOSED
 A4.01J 1/8" = 1'-0"

TO RIDGE
 +55' - 10 3/8"
 8' - 0"
 SECOND FLOOR
 +42' - 5 7/8"
 8' - 0"
 FIRST FLOOR
 +33' - 5 7/8"





5 ROOF PLAN - EXISTING & DEMO
 D3.01K 1/8" = 1'-0"



SHEET NOTES - DEMO ELEV.

- A (E) EXTERIOR DOORS AND WINDOWS TO BE REMOVED, TYP.
- B (E) EXTERIOR TRIM & FINISHES TO BE REMOVED, TYP. WALLS WILL BE STRIPPED DOWN TO STUDS.
- C (E) ASPHALT SHINGLE ROOFING TO BE REMOVED, TYP.
- D (E) GUTTERS & DOWNSPOUTS TO BE REMOVED, TYP.
- E (E) EXTERIOR LIGHT FIXTURES TO BE REMOVED, TYP.

Project Title:
COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC
POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR
 POINT REYES STATION, CA 04956
 APN#: 1 1 9 - 2 4 0 - 7 3

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

Consultant:

Stamp:

KEYNOTES

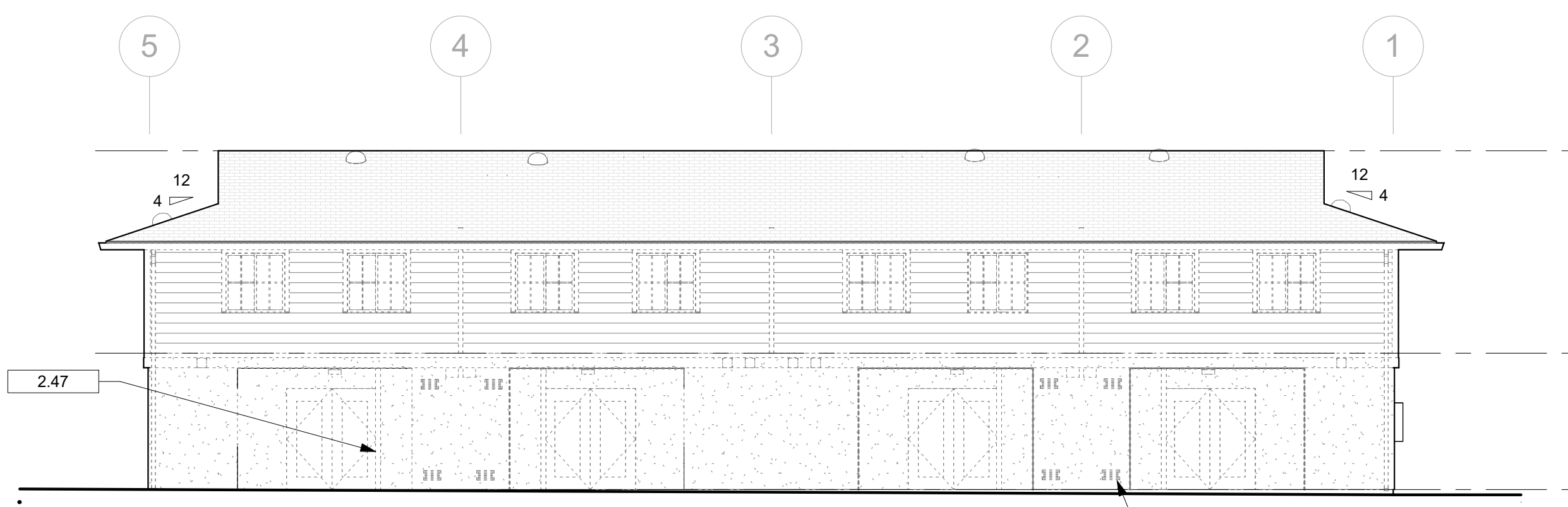
- 2.05 (E) GUTTER AND DOWNSPOUT, TO BE REMOVED, TYP.
- 2.06 (E) PORCH ROOF STRUCTURE, TO BE REMOVED, TYP.
- 2.18 (E) ELECTRIC METER TO REMAIN
- 2.19 (E) CABLE TV BOX TO REMAIN
- 2.22 (E) AIR INTAKE GRILLE TO BE REMOVED, TYP.
- 2.47 (E) POSTS TO BE REMOVED, TYP.
- 2.52 (E) CONCRETE PATH AND STAIRS TO BE REMOVED, TYP. UON, SLD
- 2.62 CUT OUT FOR FUTURE OPENING, TYP.
- 2.69 (E) SOLATUBES TO BE REMOVED, TYP.
- 7.08 (E) ATTIC VENTS TO REMAIN, TYP.
- 7.13 LINE OF EXTERIOR WALL BELOW

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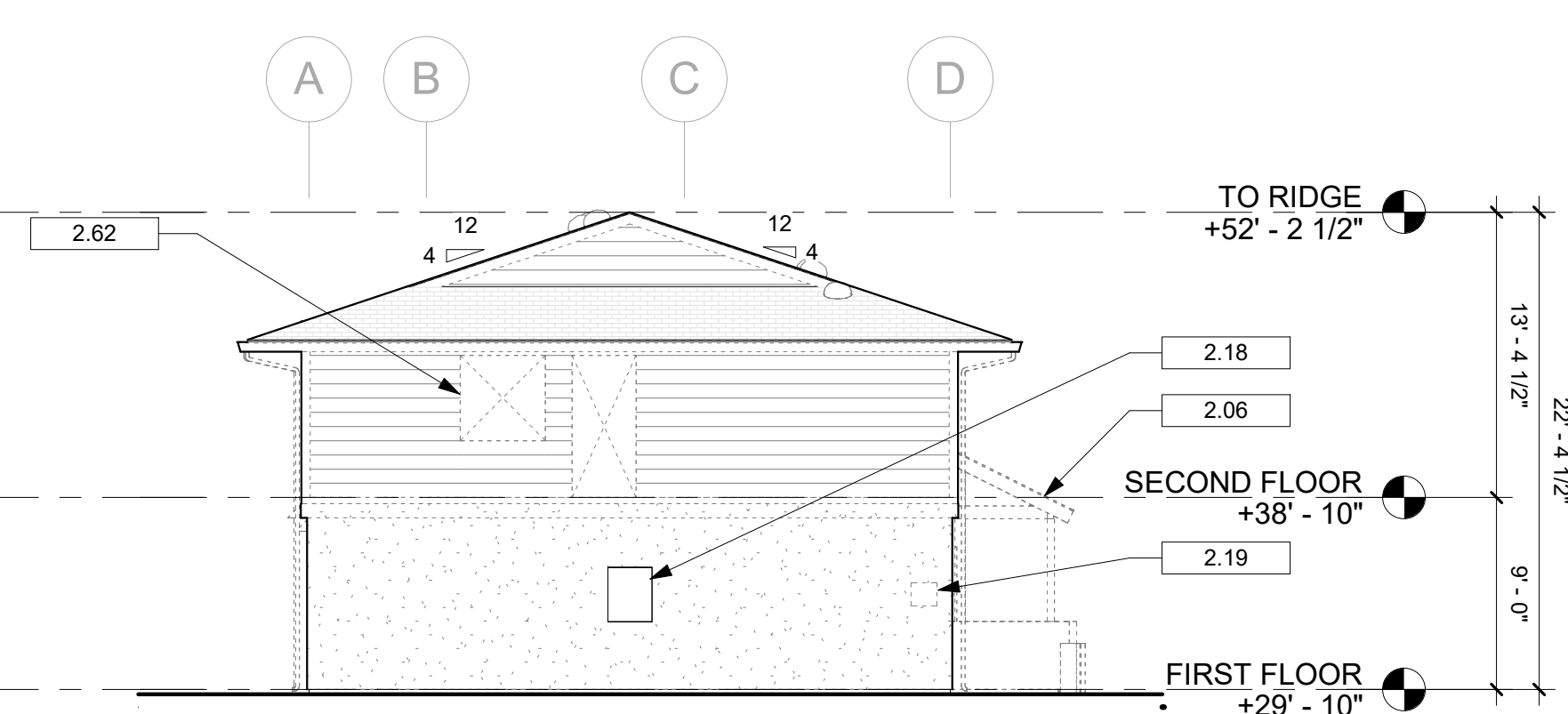
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PLANNING SET
 07/29/22
 Project ID: PRH
 File Name:
 Drawn by: AJ
 Checked by: CF
 Plot Date: 03/15/2023
 Scale: 1/8" = 1'-0"
 Sheet Title:
EXISTING & DEMO ROOF PLAN & ELEVATIONS - 202

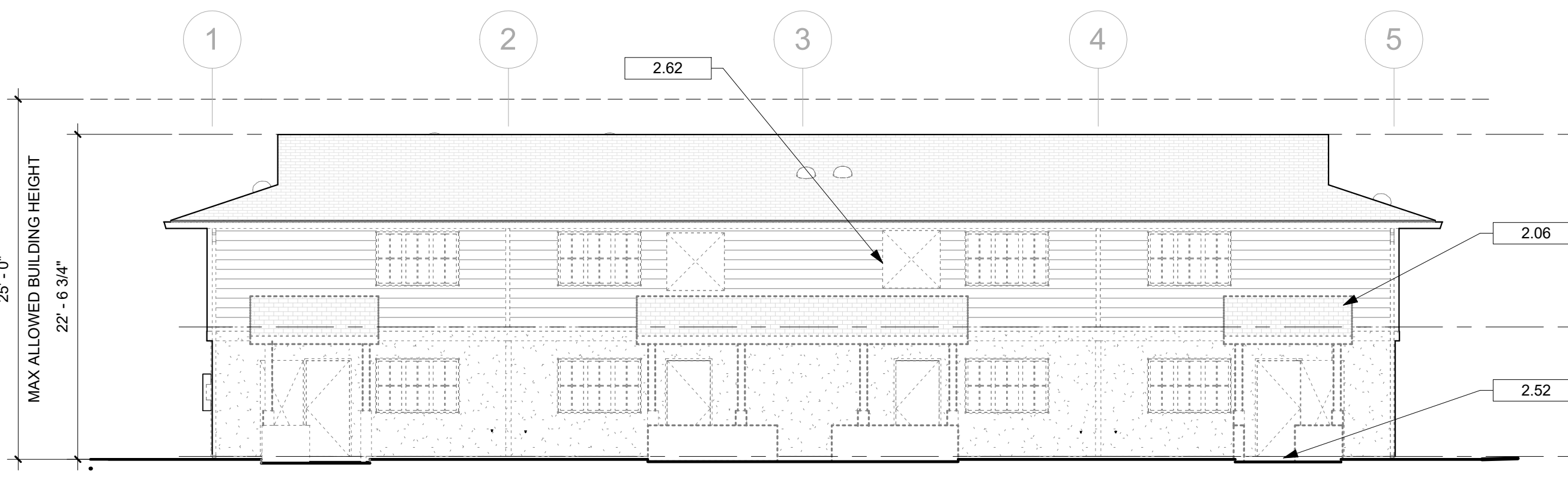
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D3.01K



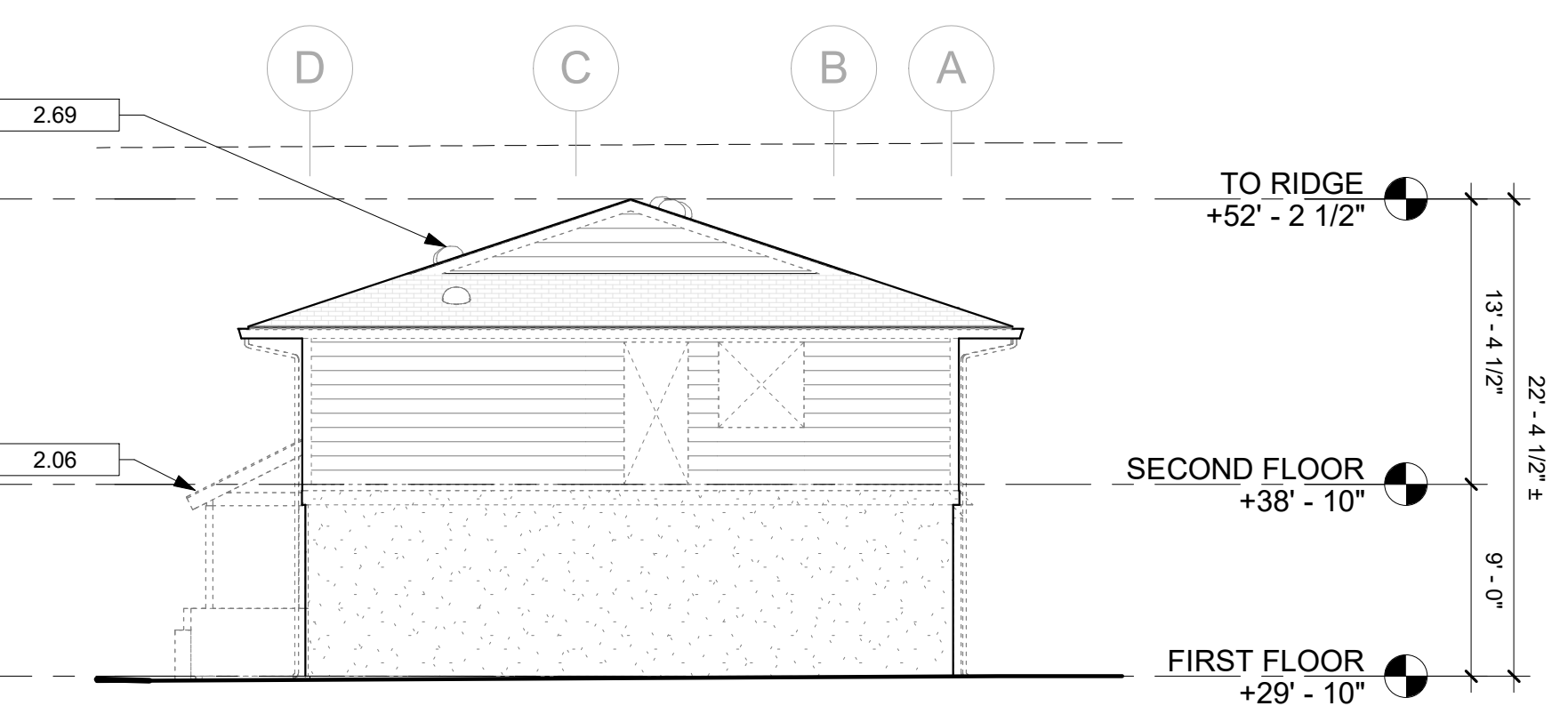
4 WEST ELEVATION - EXISTING & DEMO
 D3.01K 1/8" = 1'-0"



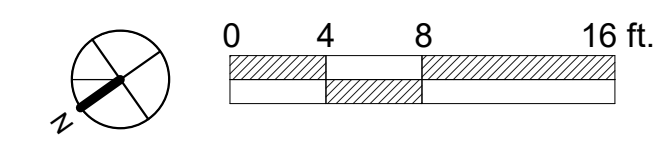
3 SOUTH ELEVATION - EXISTING & DEMO
 D3.01K 1/8" = 1'-0"

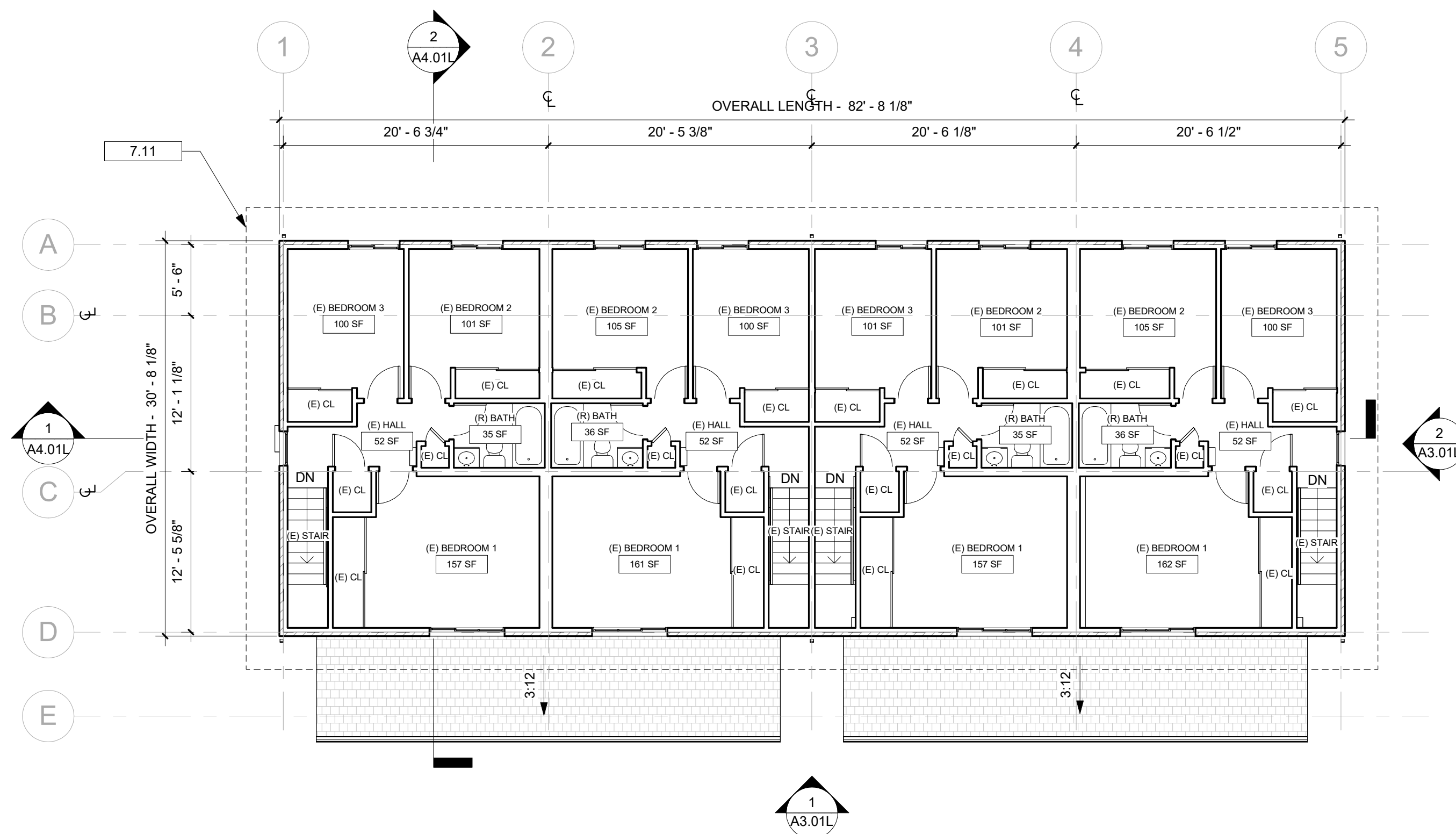


2 EAST ELEVATION - EXISTING & DEMO
 D3.01K 1/8" = 1'-0"

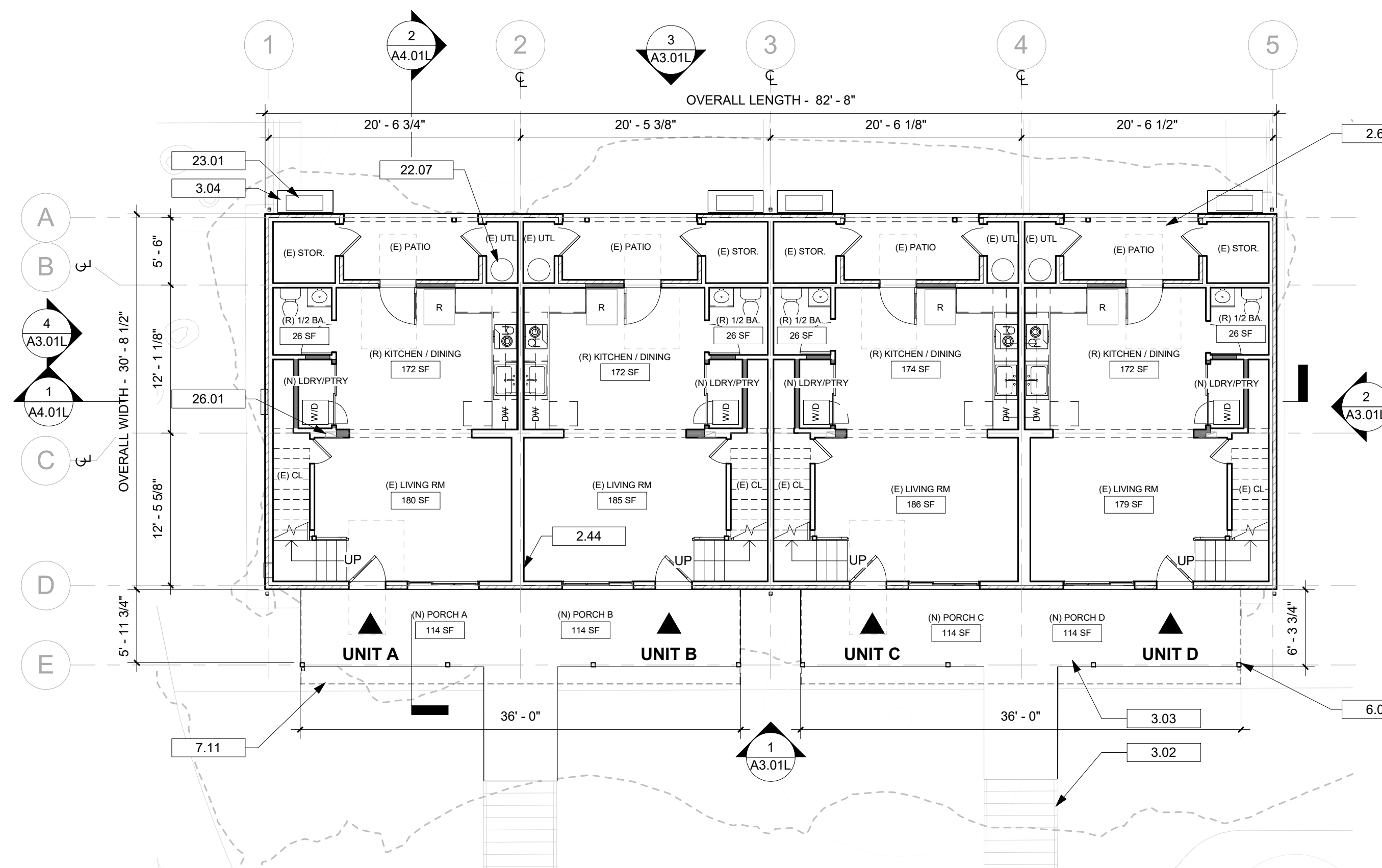


1 NORTH ELEVATION - EXISTING & DEMO
 D3.01K 1/8" = 1'-0"



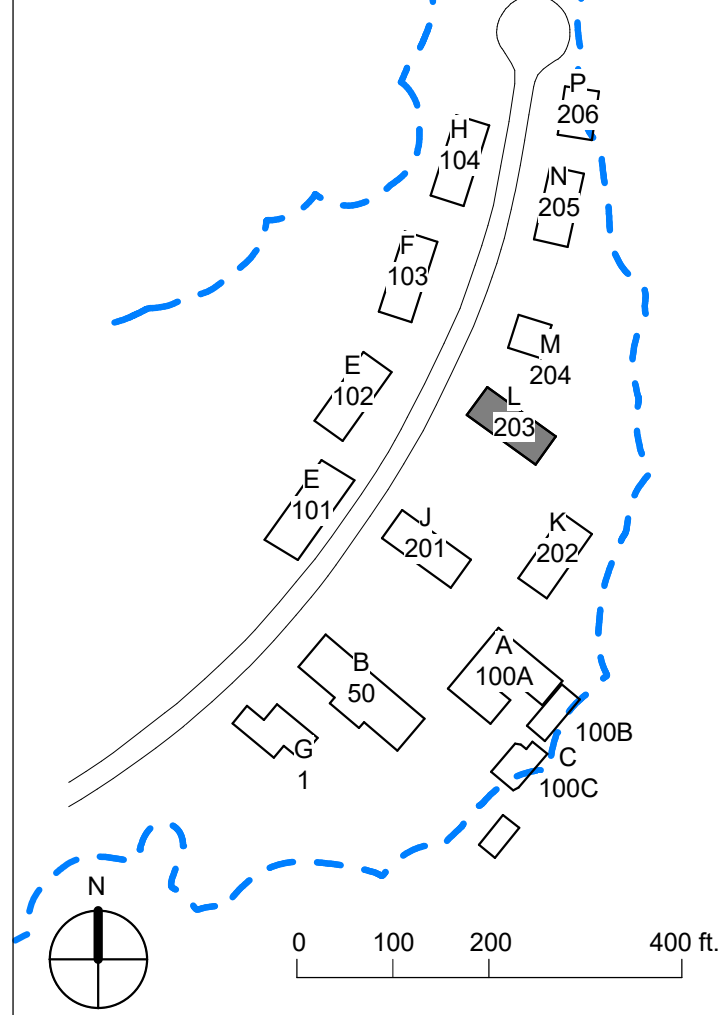


2 SECOND FLOOR PLAN - PROPOSED
A2.01L 1/8" = 1'-0"



1 FIRST FLOOR PLAN - PROPOSED
A2.01L 1/8" = 1'-0"

KEY PLAN



PLAN LEGEND

- APPROXIMATE LINE OF ESHA BOUNDARY
- (E) WALL
- (E) WALL TO BE REMOVED
- (N) WALL
- (N) EXTERIOR RAINSCREEN W/ CONTINUOUS INSULATION

SHEET NOTES - PROPOSED PLAN

- A (N) EXTERIOR DOORS AND WINDOWS, TYP.
- B (N) EXTERIOR SHEATHING TO BE ADDED OVER (E) STUDS, WHERE APPLICABLE FOR SEISMIC STRENGTHENING
- C (N) EXTERIOR FIBER SIDING O/ 2 1/4" FURRING W/ CONTINUOUS EXTERIOR INSULATION O/ WRB.
- D (N) FIBER CEMENT TRIM, TYP.
- E (N) ASPHALT SHINGLE ROOFING, TYP. ALL ROOFS, PORCHES, AND OVERHANGS
- F (N) INTERIOR FINISHES, IN ALL AREAS OF WORK
- G (N) KITCHEN CABINETS AND APPLIANCES, TYP.
- H (N) FLOOR FINISHES, THROUGHOUT
- I (N) HVAC AND DHW EQUIPMENT, TYP.
- J (N) PLUMBING FIXTURES, TYP.

KEYNOTES

| KEY VALUE | KEYNOTE TEXT |
|-----------|---|
| 2.44 | (E) DEMISING WALL TO REMAIN, TYP |
| 2.67 | (E) CONCRETE TO REMAIN, MODIFY AS NEEDED FOR PROPER DRAINAGE; TYP., SLD |
| 3.02 | (N) CONCRETE STAIRS, TYP. SLD |
| 3.03 | (N) CONCRETE PORCH, TYP. SLD |
| 3.04 | (N) CONCRETE PAD FOR HVAC EQUIP. |
| 6.02 | (N) 6X6 WOOD POST, TYP. |
| 7.11 | LINE OF ROOF OVERHANG ABOVE |
| 22.07 | (N) DHW TANKS, TYP. |
| 23.01 | (N) HEAT PUMPS, TYP. |
| 26.01 | RELOCATED BREAKER PANEL, TYP. |

Project Title:
COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC
POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR
 POINT REYES STATION, CA 04956
 APN#: APN#: 1 1 9 - 2 4 0 - 7 3

Design Firm:
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 6201 Doyle Street, Suite B
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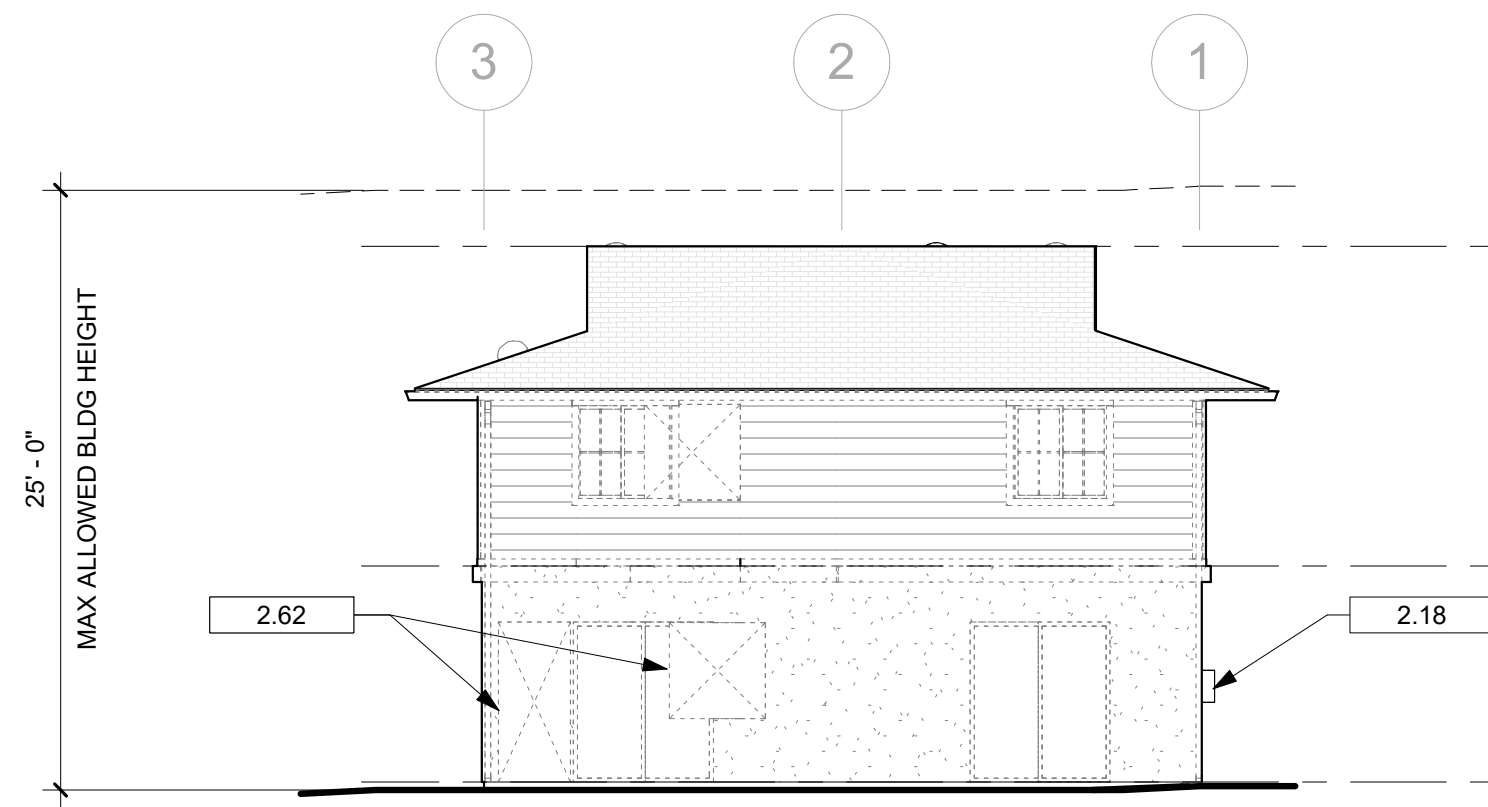
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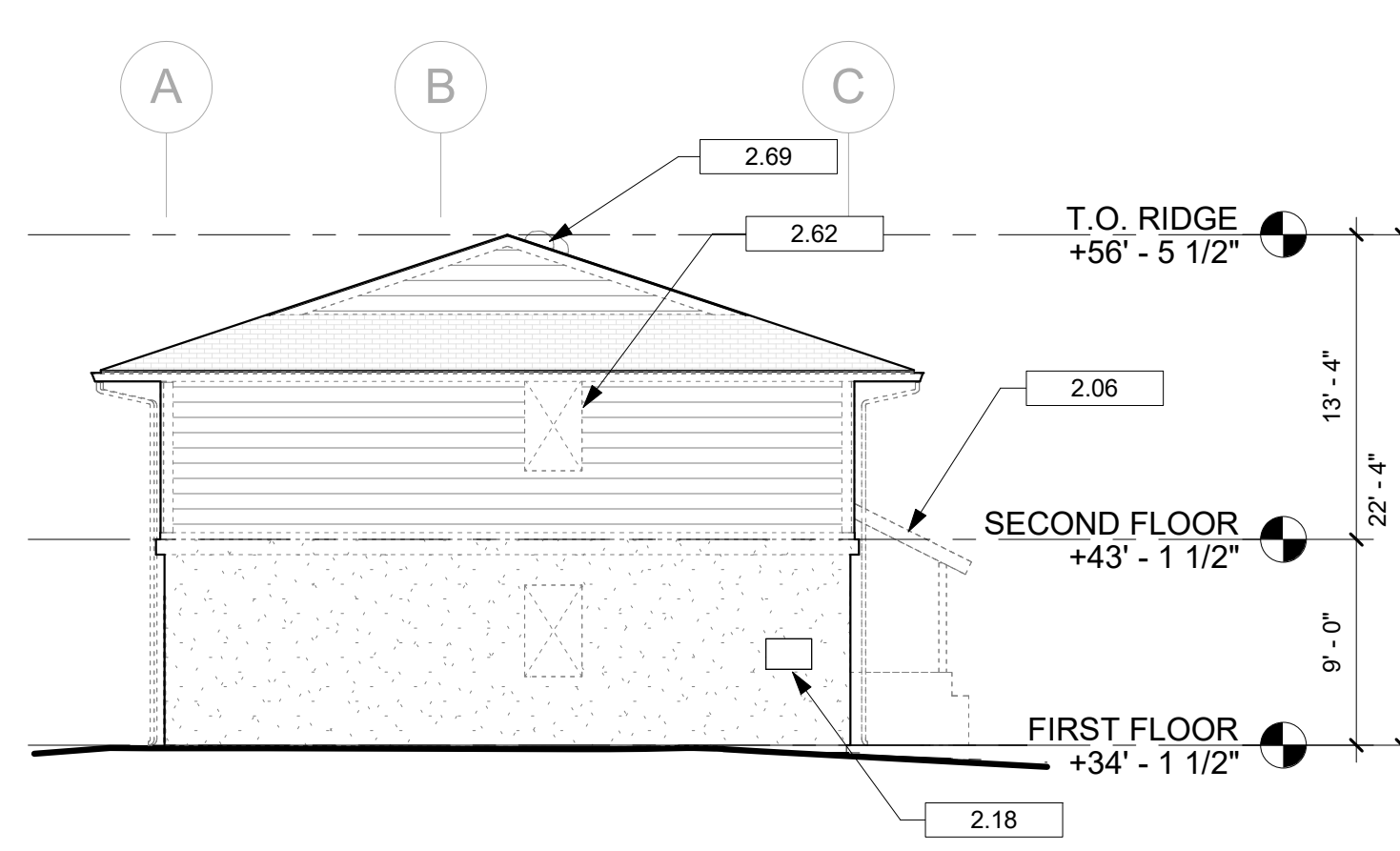
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07/29/22

Project ID: PRH
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 Checked by: CF
 Plot Date: 03/15/2023
 Scale: As indicated
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PROPOSED FLOOR PLANS - 203

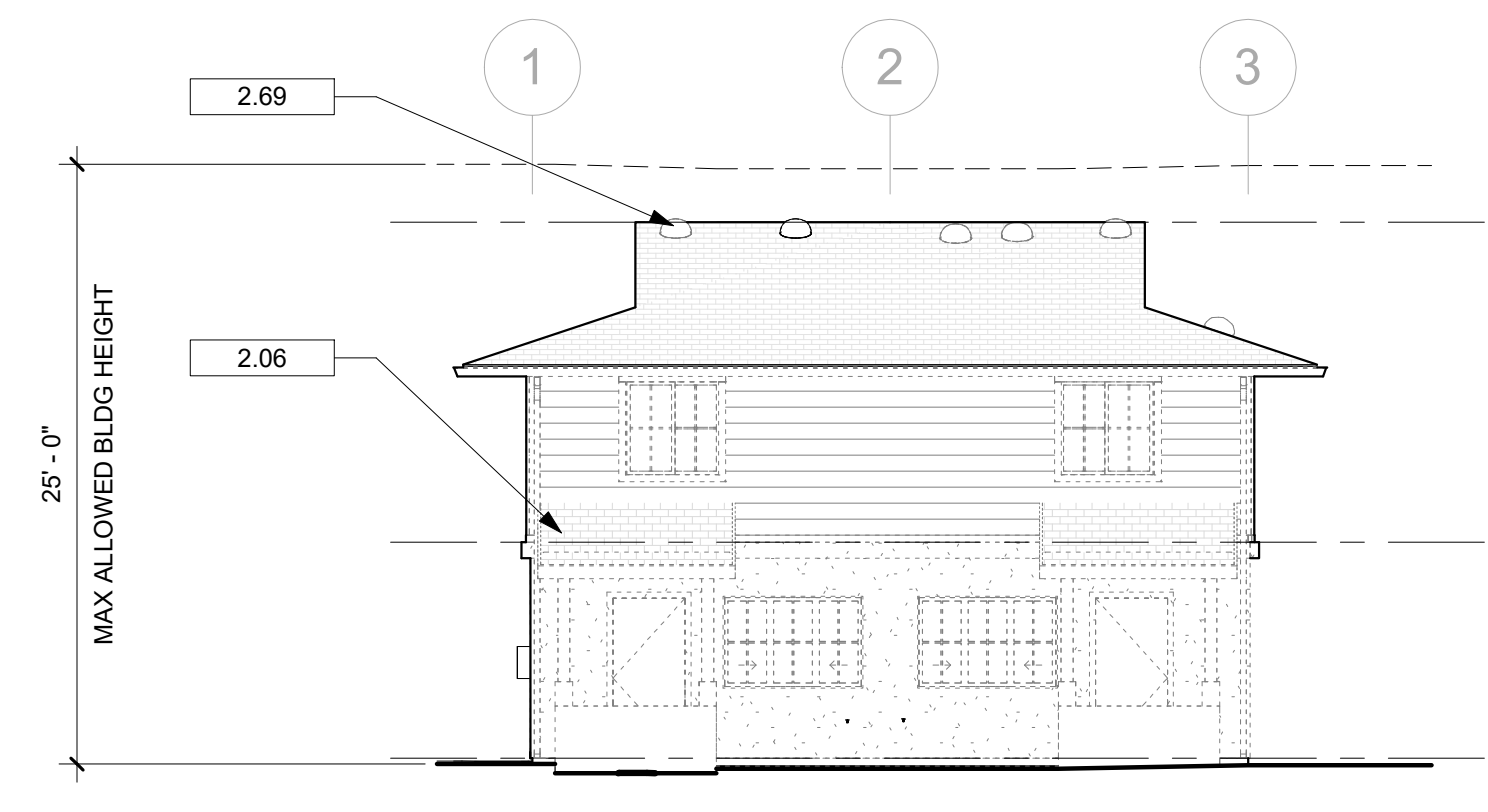
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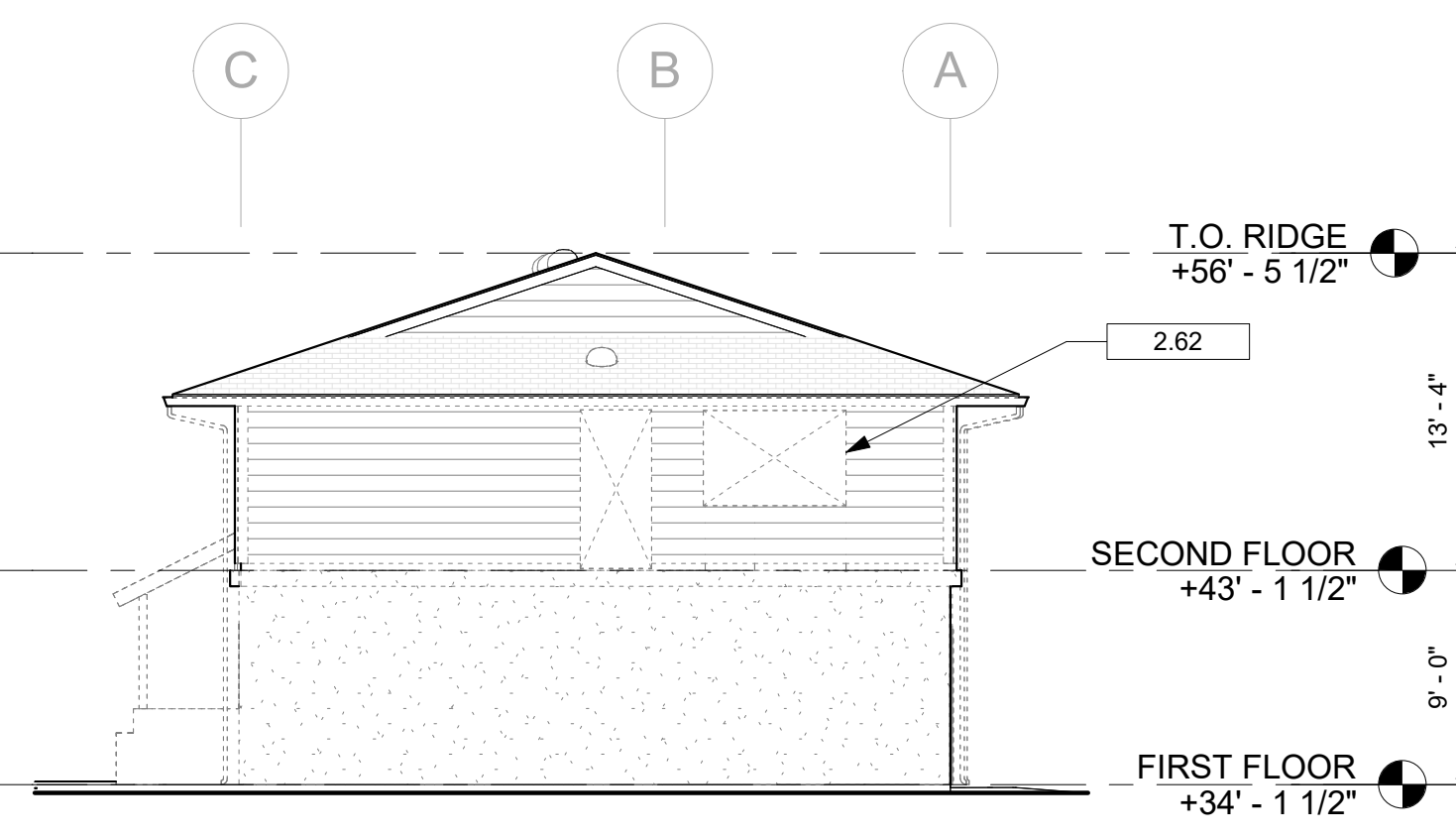
6 EAST ELEVATION - EXISTING & DEMO
D2.01M 1/8" = 1'-0"



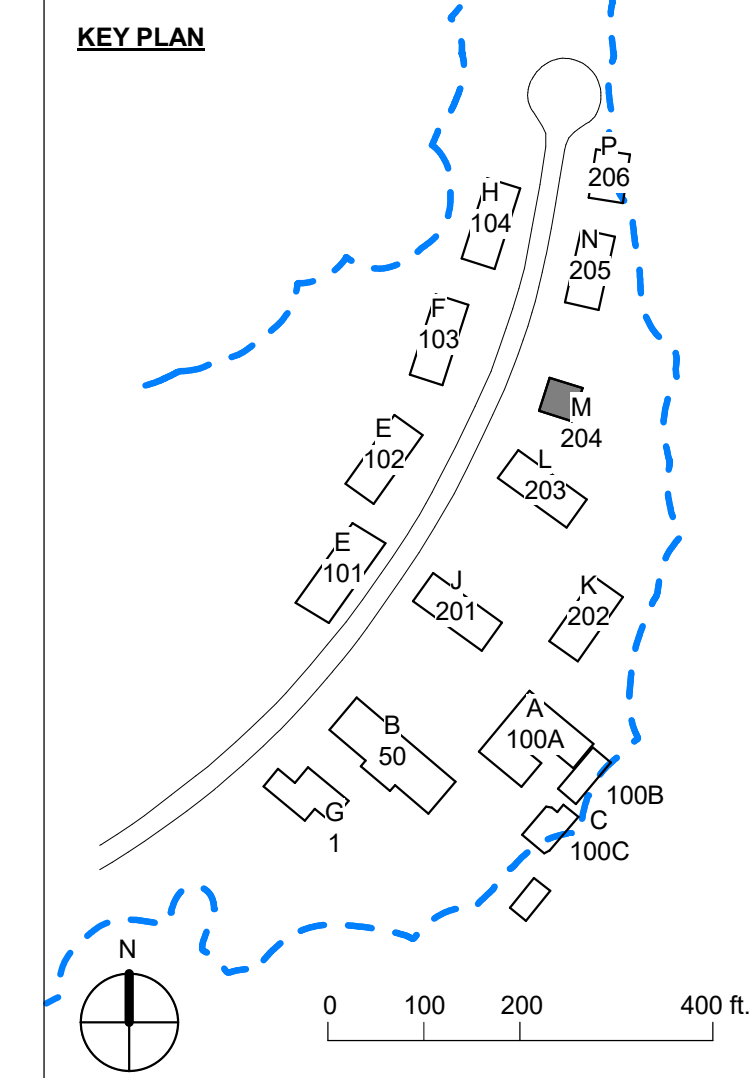
7 NORTH ELEVATION - EXISTING & DEMO
D2.01M 1/8" = 1'-0"



4 WEST ELEVATION - EXISTING & DEMO
D2.01M 1/8" = 1'-0"



5 SOUTH ELEVATION - EXISTING & DEMO
D2.01M 1/8" = 1'-0"



WALL LEGEND

- (E) WALL
- (E) WALL TO BE REMOVED
- (N) WALL
- (N) EXTERIOR RAINSCREEN W/ CONTINUOUS INSULATION

SHEET NOTES - DEMO

| | |
|---|--|
| A | (E) EXTERIOR DOORS AND WINDOWS TO BE REMOVED, TYP. |
| B | (E) EXTERIOR TRIM AND FINISHES TO BE REMOVED, TYP., WALLS TO BE STRIPPED DOWN TO STUDS |
| C | (E) ASPHALT SHINGLE ROOFING TO BE REMOVED, TYP. |
| D | (E) INTERIOR FINISHES TO BE REMOVED, TYP., IN ALL AREAS OF WORK |
| E | (E) FLOOR FINISHES TO BE REMOVED, THROUGHOUT |
| F | (E) HVAC AND DHW EQUIPMENT TO BE REMOVED, TYP. |
| G | (E) KITCHEN CASEWORK, APPLIANCES, AND FIXTURES TO BE REMOVED, TYP. UON. |
| H | (E) PLUMBING TO BE REMOVED, AS REQUIRED |
| I | (E) BATH FIXTURES TO BE REMOVED, TYP. |
| J | (E) GUTTERS & DOWNSPOUTS TO BE REMOVED, TYP. |

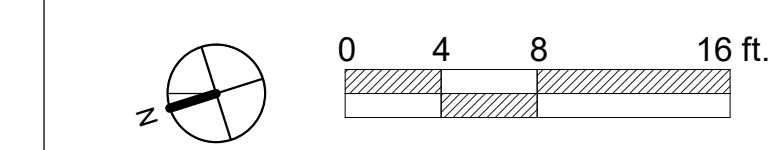
KEYNOTES

| KEY VALUE | KEYNOTE TEXT |
|-----------|--|
| 2.06 | (E) PORCH ROOF STRUCTURE, TO BE REMOVED, TYP. |
| 2.18 | (E) ELECTRIC METER TO REMAIN |
| 2.39 | (E) STAIR TO BE REMOVED, TYP. |
| 2.44 | (E) DEMISING WALL TO REMAIN, TYP. CUT OUT FOR FUTURE OPENING, TYP. |
| 2.62 | (E) SOLATUBES TO BE REMOVED, TYP. |
| 2.69 | (E) RIDGE VENTS TO BE REMOVED, TYP. |
| 7.11 | LINE OF ROOF OVERHANG ABOVE |
| 7.13 | LINE OF EXTERIOR WALL BELOW |
| 8.06 | (E) SOLATUBE TO REMAIN, SHOWN SOLID |
| 26.02 | (E) BREAKER PANEL TO BE RELOCATED |

EXTERIOR DEMO, WALL CALC.

| TOTAL EXT. WALL LENGTH | EXT. WALL LENGTH TO DEMO | % OF WALL TO DEMO |
|------------------------|--------------------------|-------------------|
| 236' | 0' | 0% |

*TOTAL WALL LENGTH IS SUM OF BOTH FLOORS



Project Title:
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COMMODORE WEBSTER DR
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Consultant:

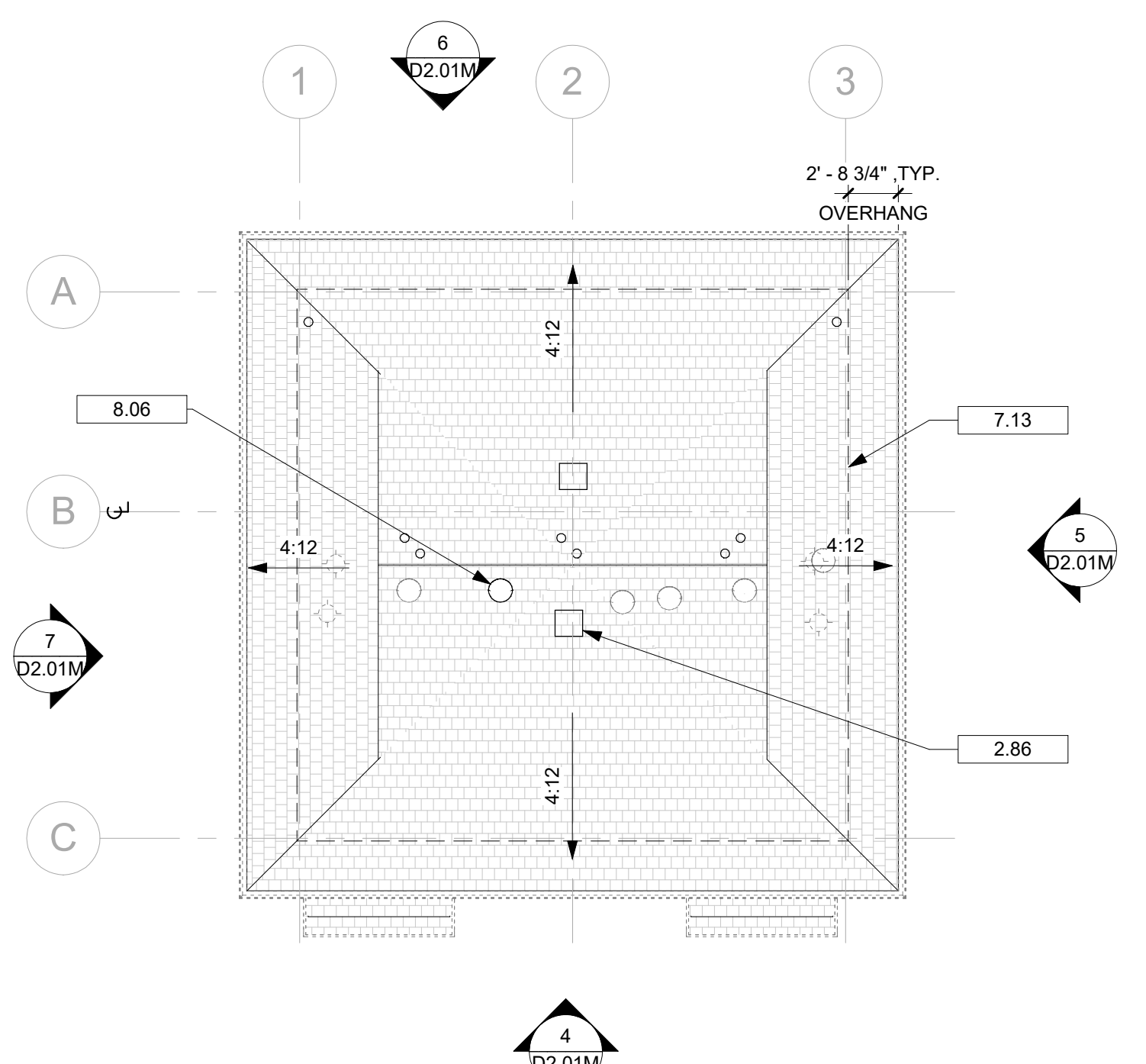
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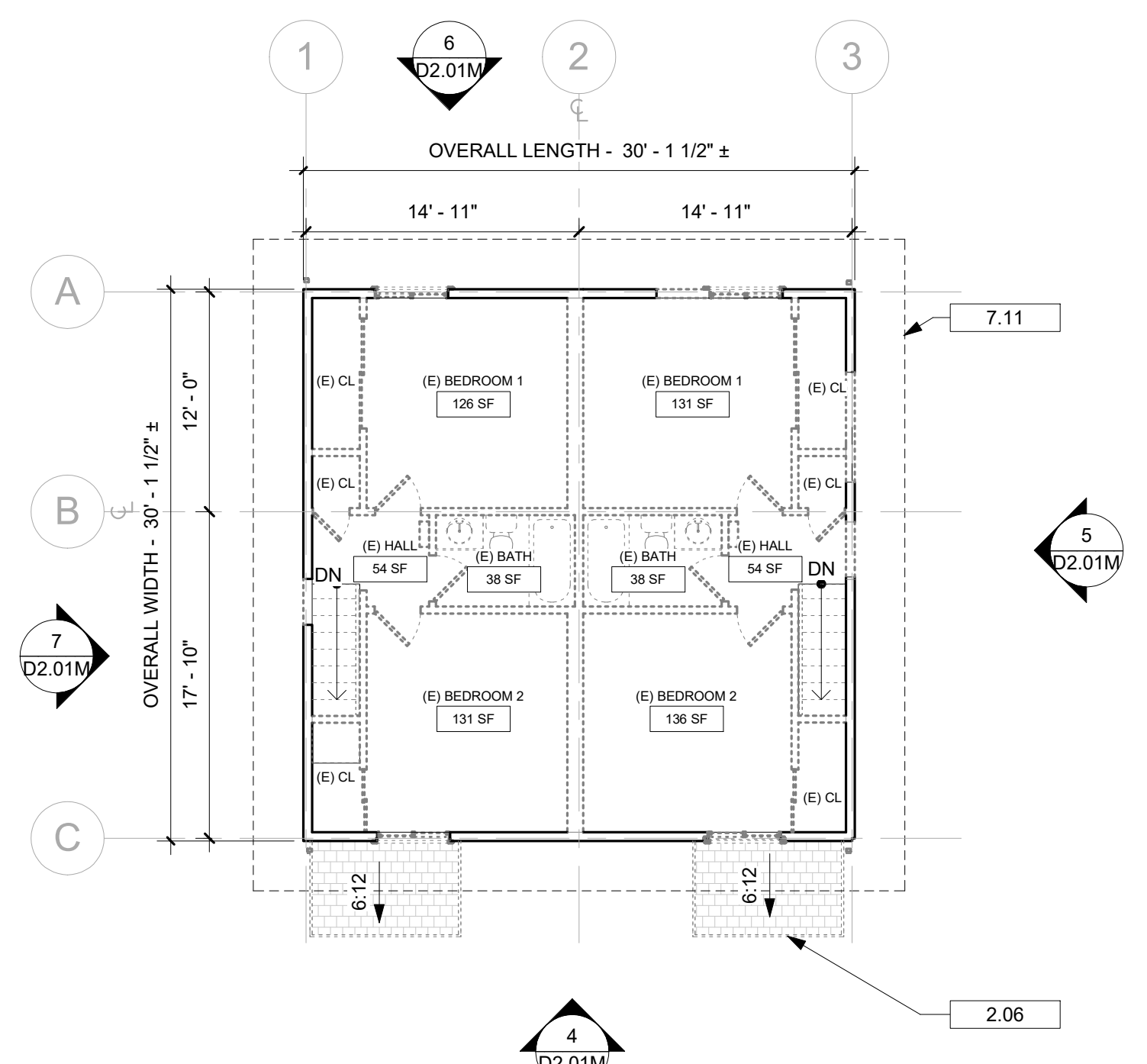
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07/29/22

Project ID: PRH
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Drawn by: AJ
Checked by: CF
Plot Date: 03/15/2023
Scale: As indicated
Sheet Title:
EXISTING & DEMO PLANS & ELEVATIONS - 204
Sheet No.:

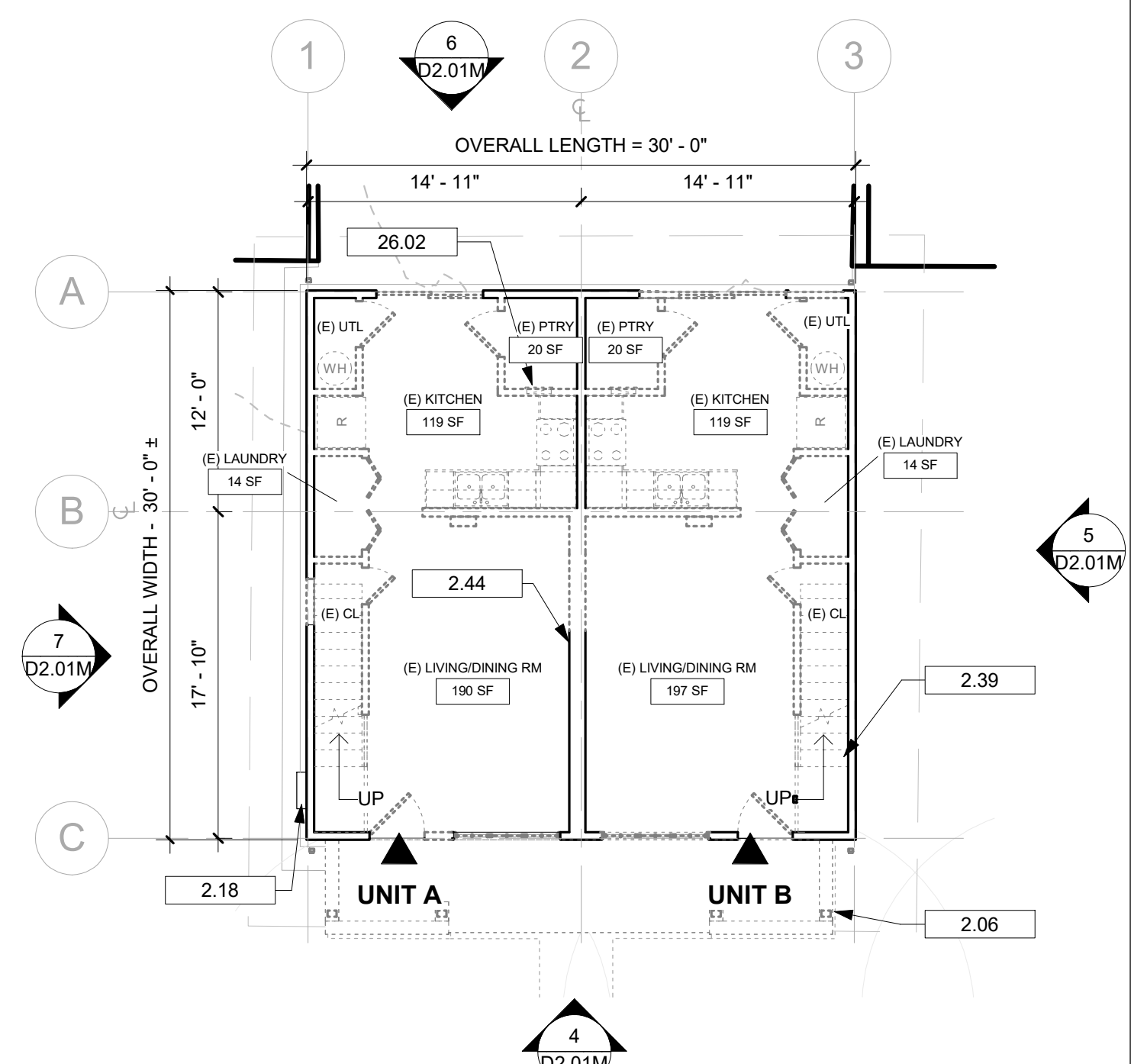
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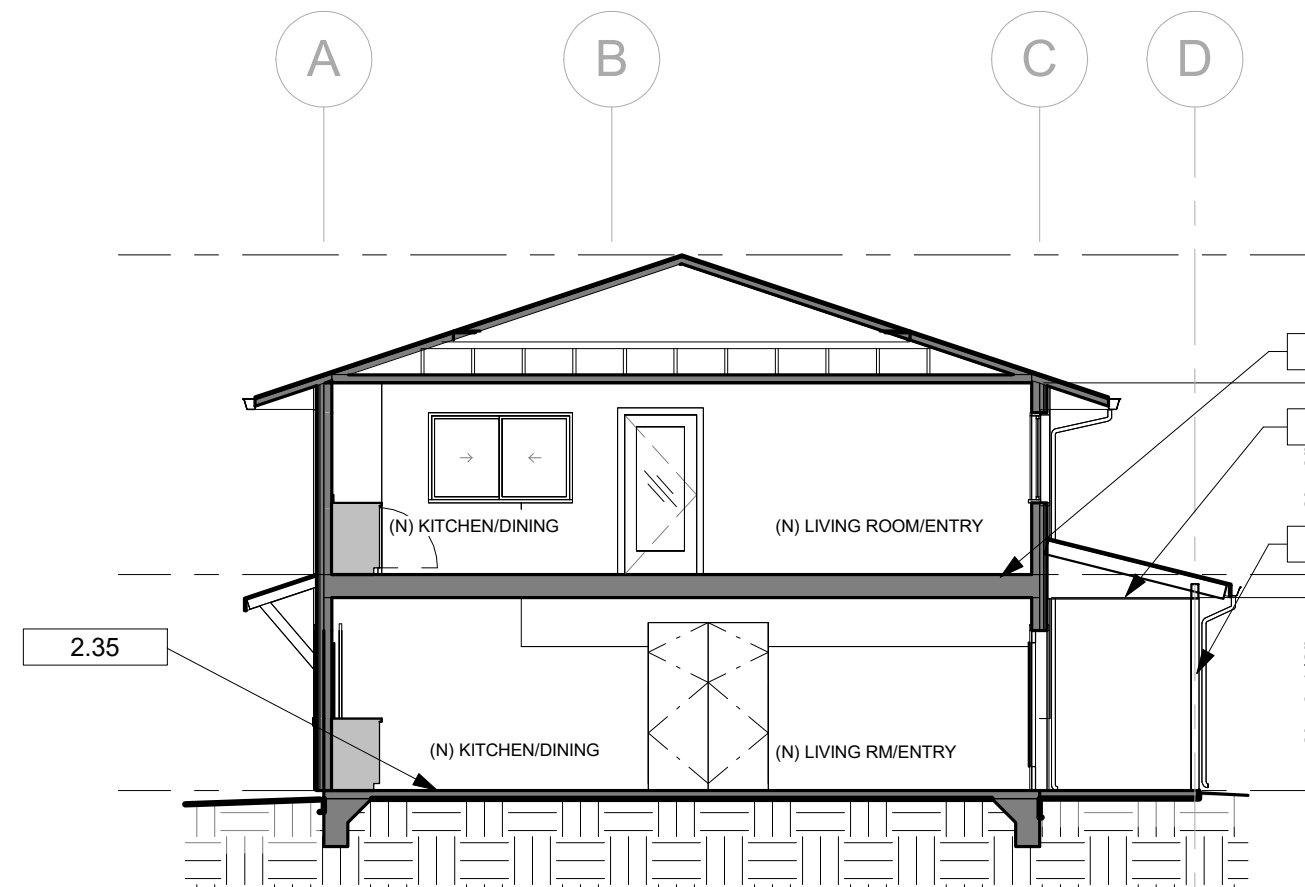
3 ROOF PLAN - EXISTING & DEMO
D2.01M 1/8" = 1'-0"



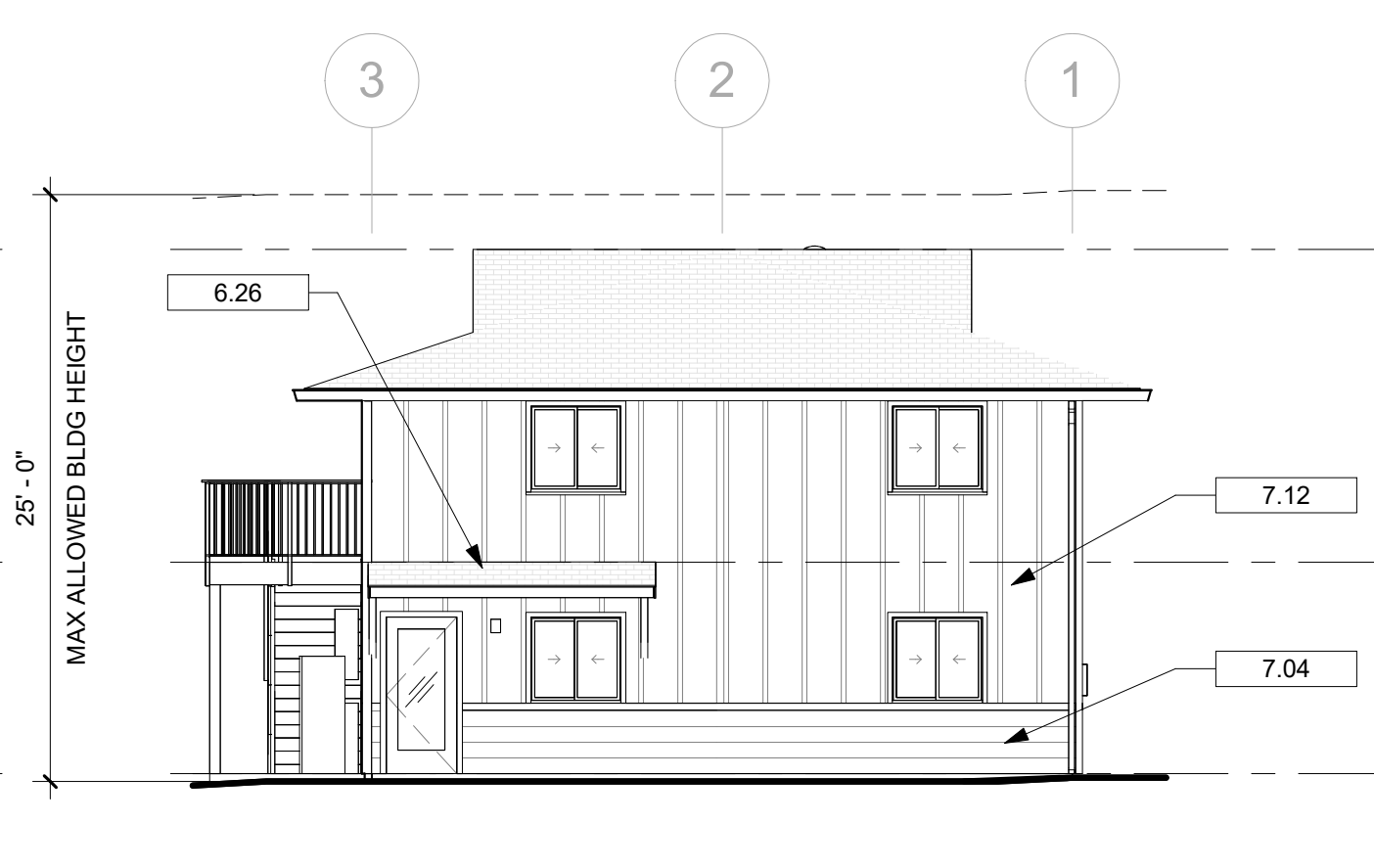
2 SECOND FLOOR PLAN - EXISTING & DEMO
D2.01M 1/8" = 1'-0"



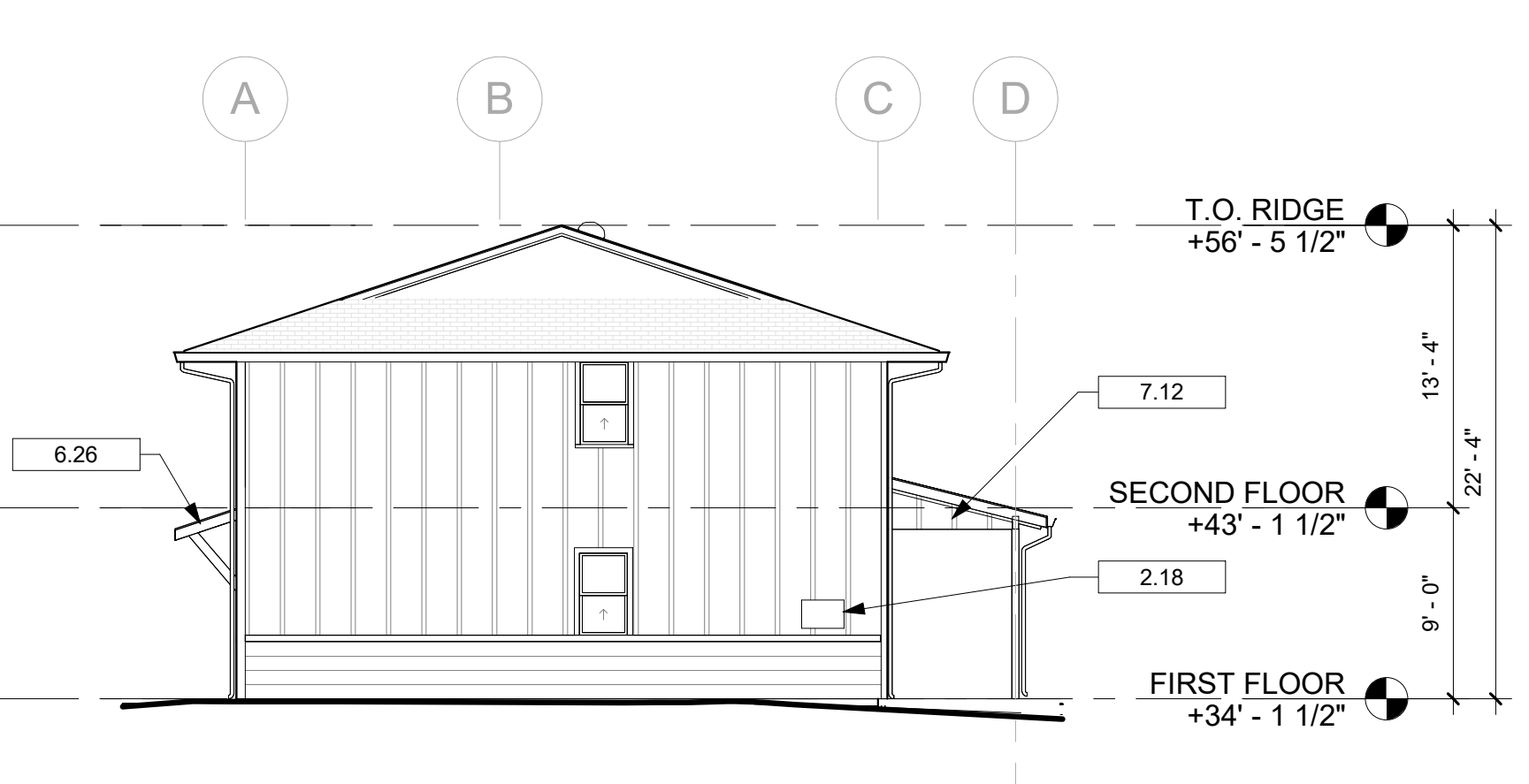
1 FIRST FLOOR PLAN - EXISTING & DEMO
D2.01M 1/8" = 1'-0"



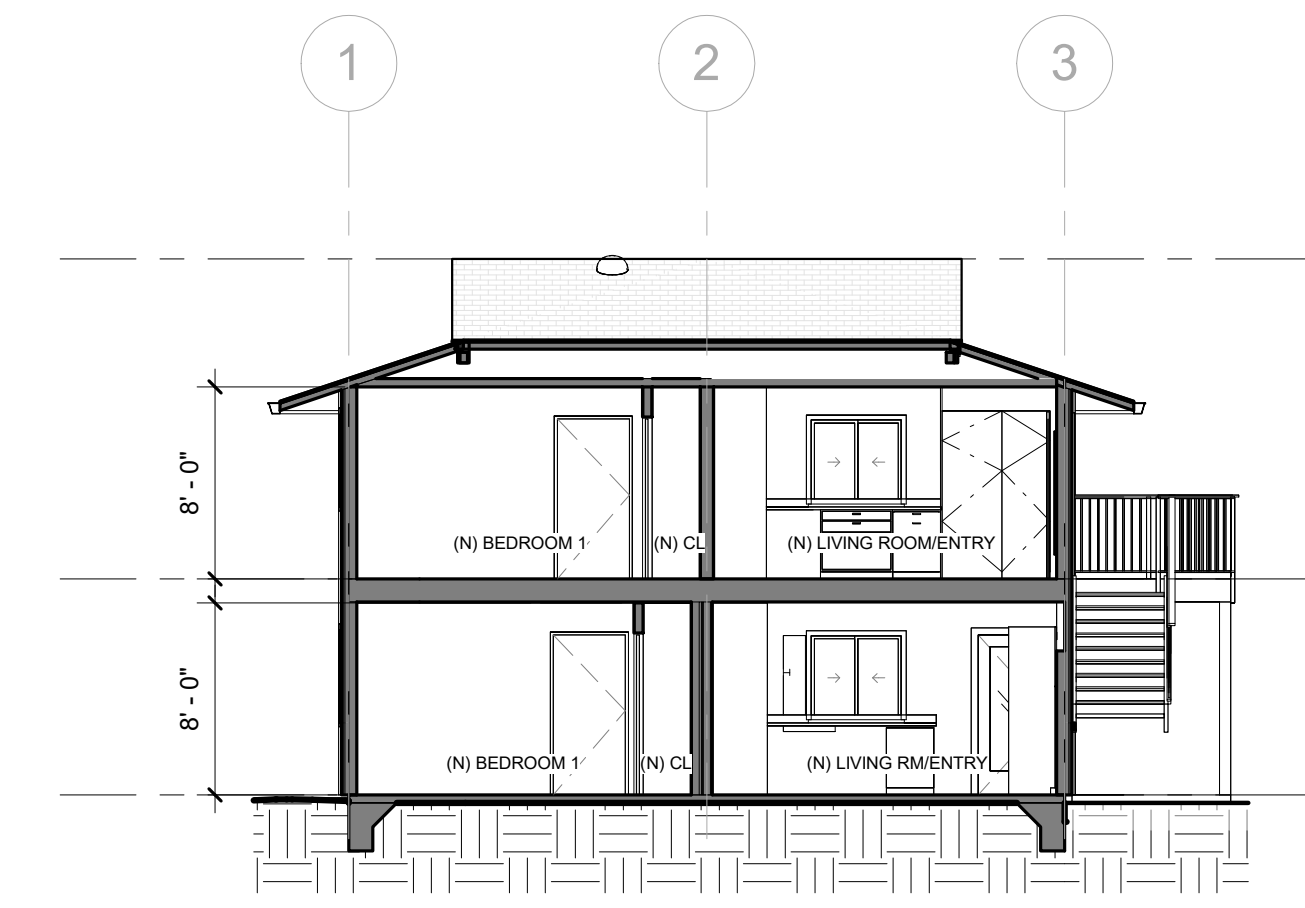
8 CROSS SECTION - PROPOSED
A2.01M 1/8" = 1'-0"



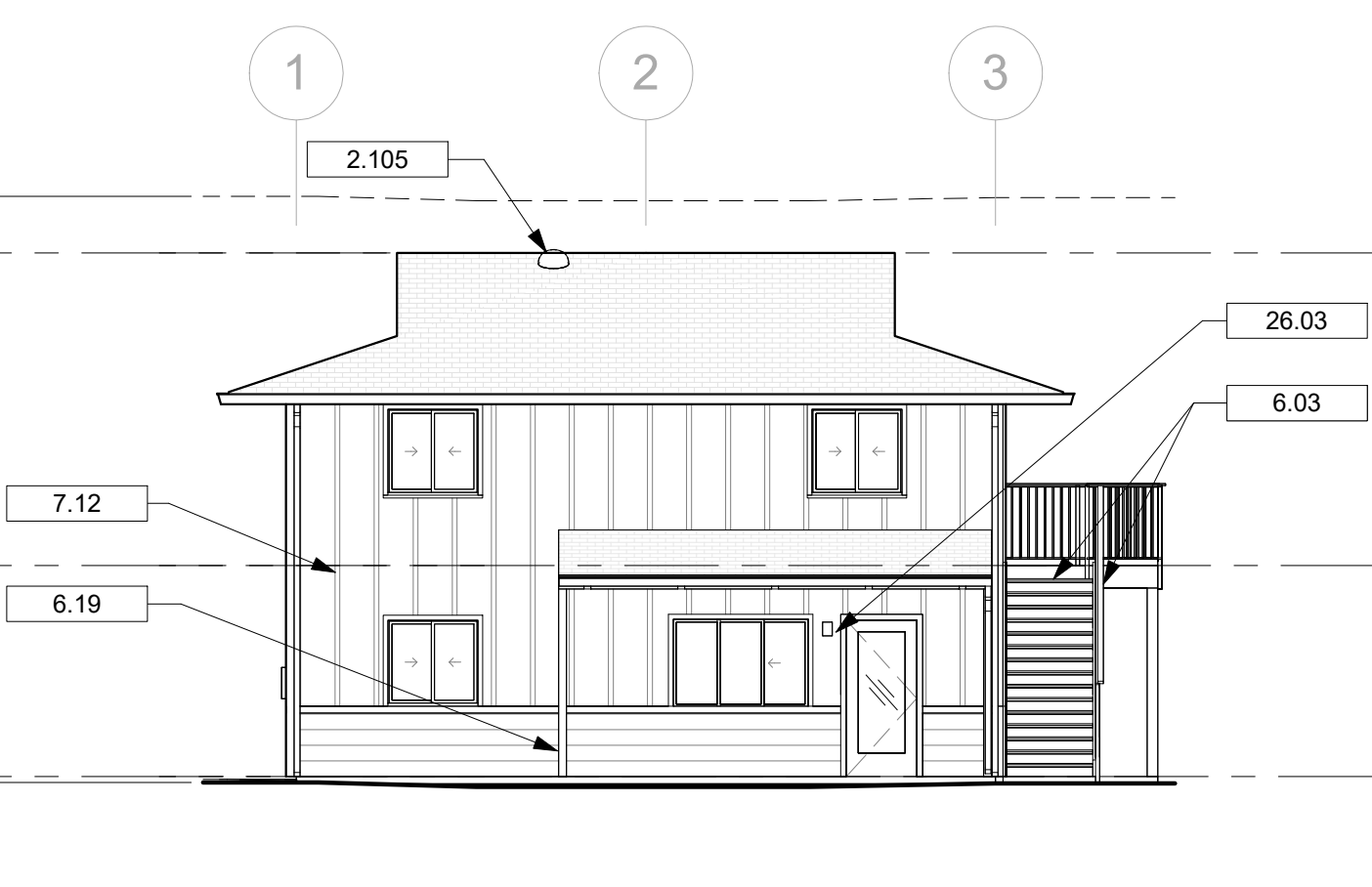
7 EAST ELEVATION - PROPOSED
A2.01M 1/8" = 1'-0"



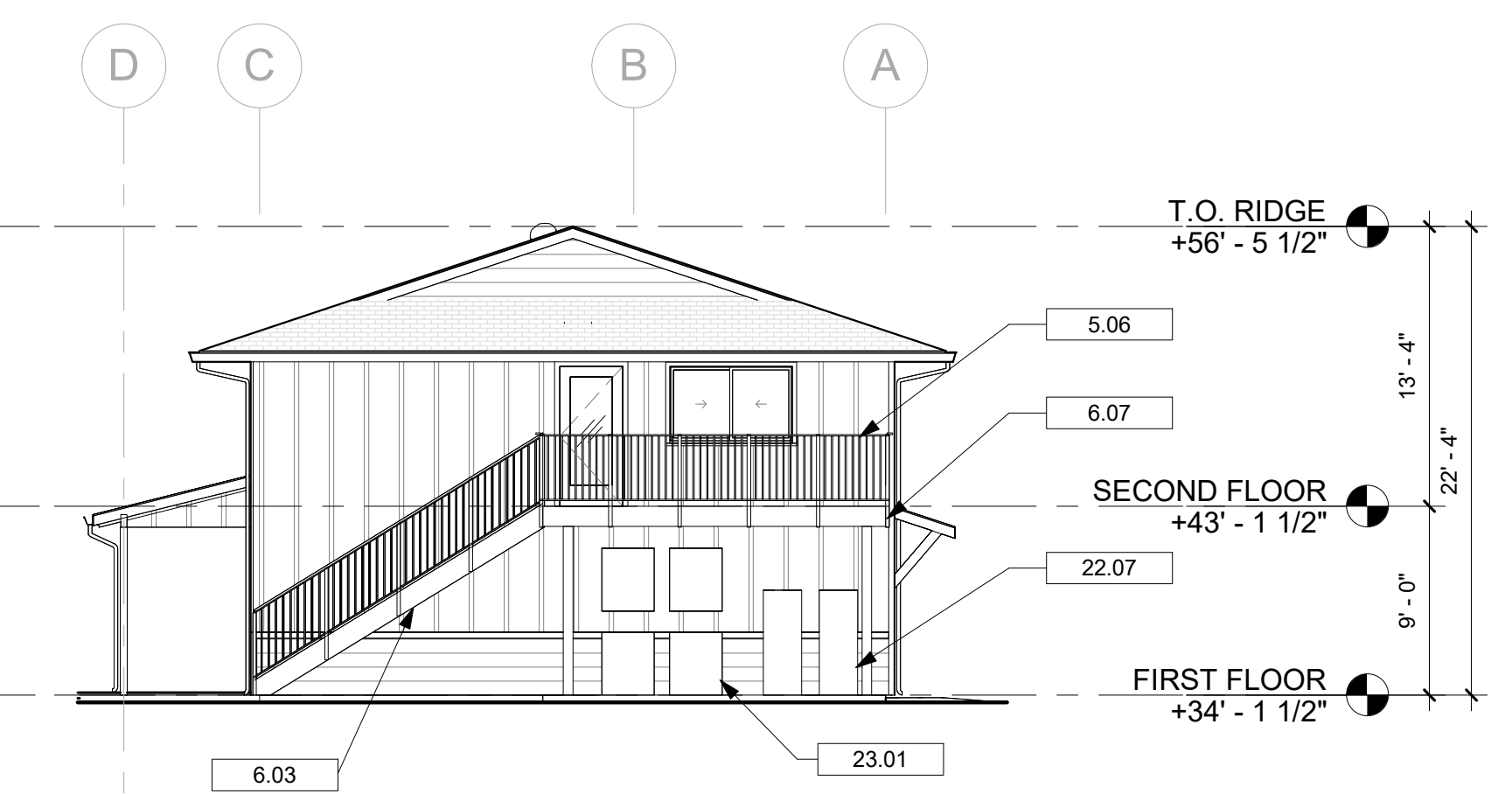
6 NORTH ELEVATION - PROPOSED
A2.01M 1/8" = 1'-0"



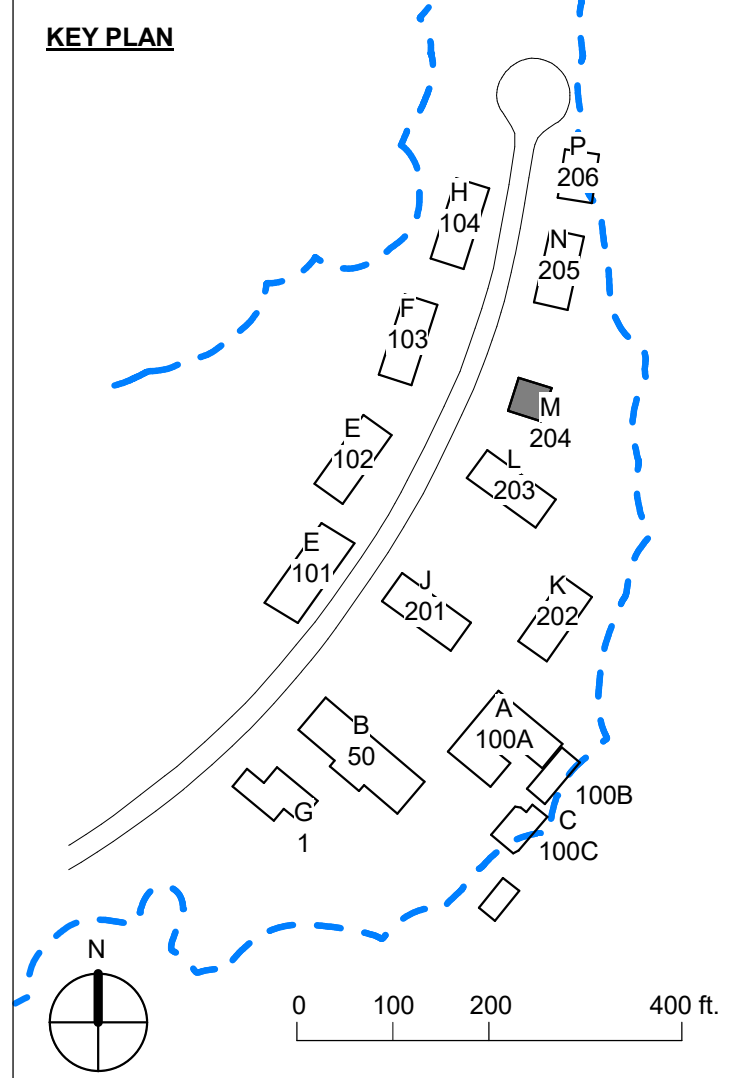
9 LONG SECTION - PROPOSED
A2.01M 1/8" = 1'-0"



5 WEST ELEVATION - PROPOSED
A2.01M 1/8" = 1'-0"



4 SOUTH ELEVATION - PROPOSED
A2.01M 1/8" = 1'-0"



WALL LEGEND

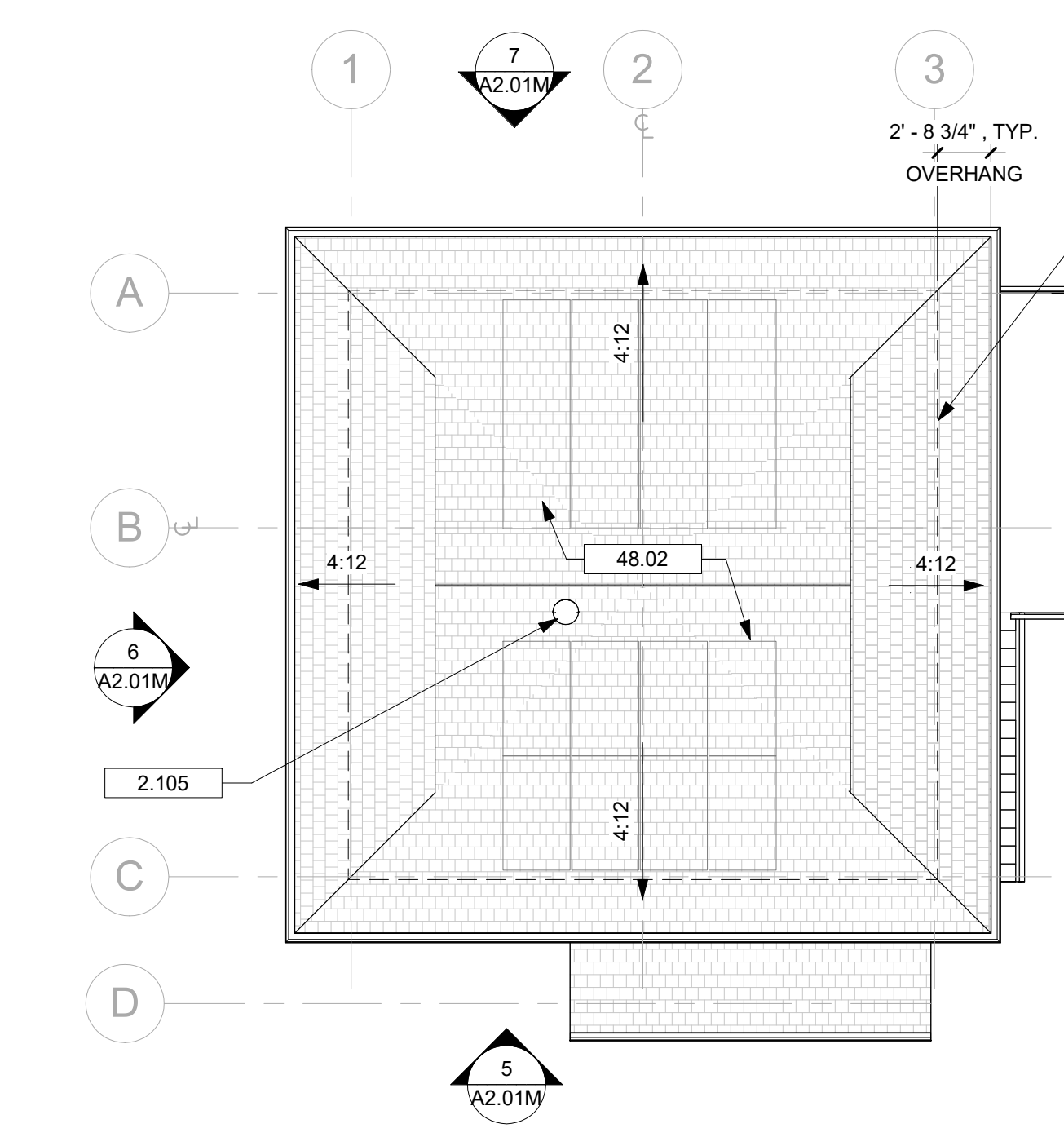
- (E) WALL
- (E) WALL TO BE REMOVED
- (N) WALL
- (N) EXTERIOR RAINDRAIN W/ CONTINUOUS INSULATION

SHEET NOTES - PROPOSED

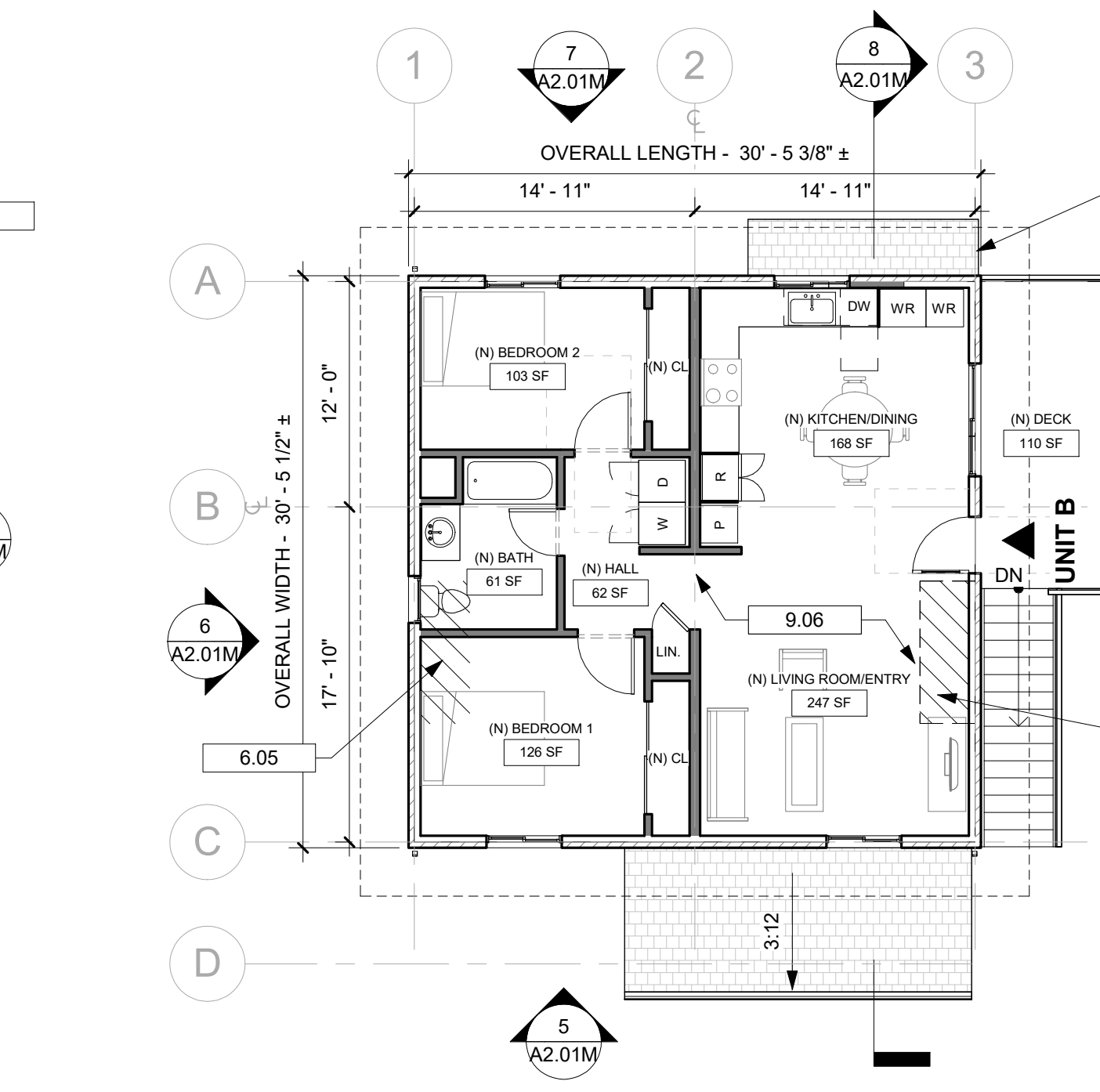
- A (N) EXTERIOR DOORS AND WINDOWS, TYP.
- B (N) EXTERIOR SHEATHING TO BE ADDED OVER (E) STUDS, WHERE APPLICABLE FOR SEISMIC STRENGTHENING
- C (N) EXTERIOR FIBER CEMENT SIDING (PAINTED) O/ 2 1/4" FURRING W/ CONTINUOUS EXTERIOR INSULATION O/ WRB.
- D (N) FIBER CEMENT TRIM, PAINTED, TYP.
- E (N) ASPHALT SHINGLE ROOFING, TYP. ALL ROOFS, PORCHES, AND OVERHANGS
- F (N) INTERIOR FINISHES, IN ALL AREAS OF WORK
- G (N) KITCHEN CABINETS AND APPLIANCES, TYP.
- H (N) FLOOR FINISHES, THROUGHOUT
- I (N) HVAC AND DHW EQUIPMENT, TYP.
- J (N) PLUMBING FIXTURES, TYP.
- K (N) METAL GUTTERS & DOWNSPOUTS, TYP.

KEYNOTES

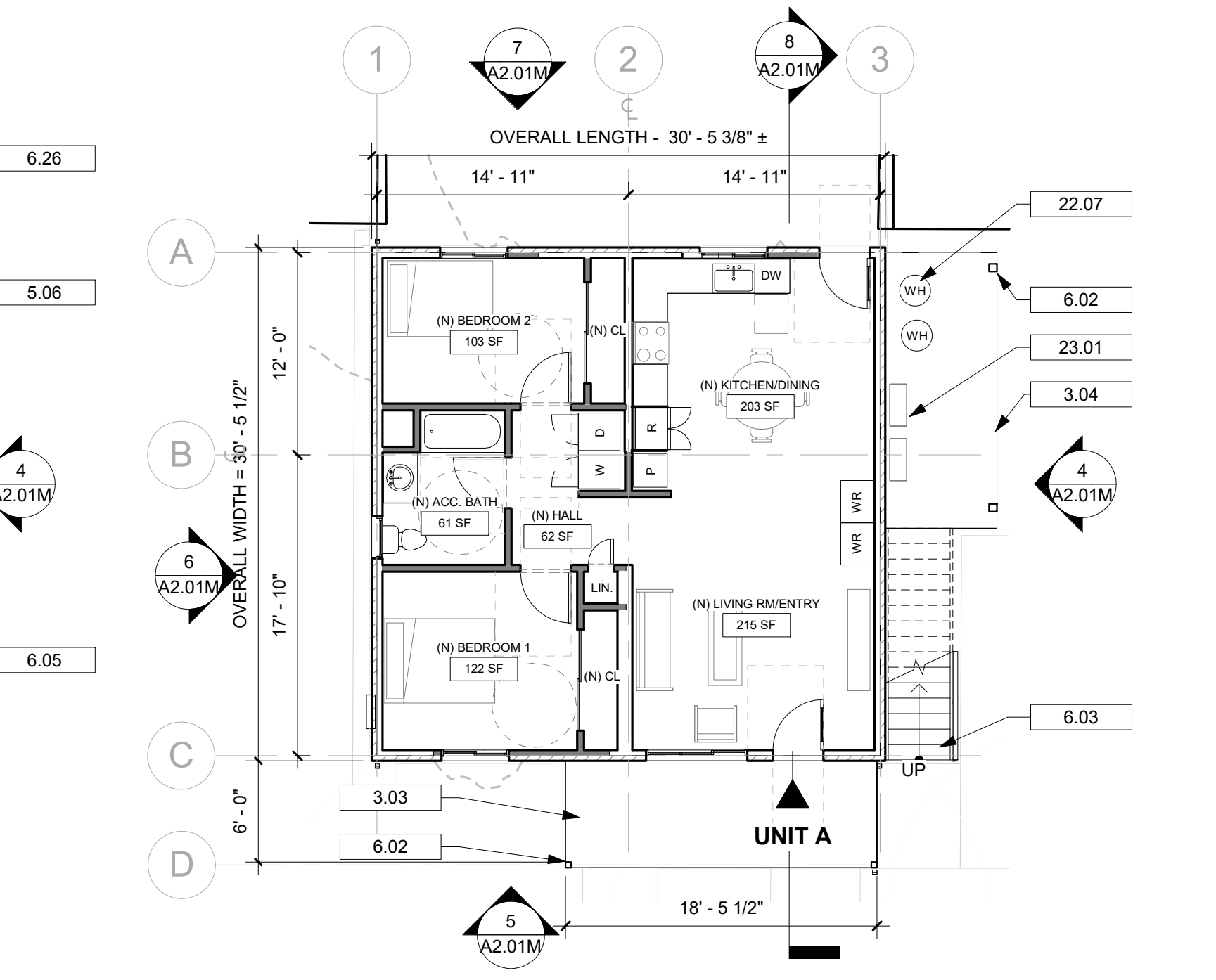
| KEY VALUE | KEYNOTE TEXT |
|-----------|--|
| 2.03 | (E) FLOOR FRAMING TO REMAIN, TYP |
| 2.18 | (E) ELECTRIC METER TO REMAIN |
| 2.35 | (E) CONCRETE SLAB TO REMAIN |
| 2.105 | (E) SOLATUBES TO REMAIN |
| 3.03 | (N) CONCRETE PORCH, TYP. SLD |
| 3.04 | (N) CONCRETE PAD FOR HVAC EQUIP. |
| 5.06 | (N) METAL GUARDRAIL, TYP. |
| 6.02 | (N) 6X6 WOOD POST, TYP. |
| 6.03 | (N) WOOD STAIR W/ PRECAST CONCRETE TREADS |
| 6.05 | (N) WOOD FRAMED FLOOR |
| 6.07 | (N) WOOD DECK STRUCTURE, TYP. |
| 6.19 | (N) HEAVY TIMBER PORCH STRUCTURE, PAINTED, TYP. |
| 6.26 | (N) WOOD AWNING W/ ASPHALT SHINGLE ROOF, TYP. |
| 6.27 | (N) T&G WOOD SOFFIT O/ TYPE-X GYP SHEATHING |
| 7.04 | (N) FIBER CEMENT SIDING, HORIZONTAL LAP, PAINTED |
| 7.12 | (N) BOARD & BATTEN SIDING, PAINTED |
| 7.13 | LINE OF EXTERIOR WALL BELOW |
| 9.06 | (N) FLOOR FINISHES, TYP., THROUGHOUT |
| 22.07 | (N) DHW TANKS, TYP. |
| 23.01 | (N) HEAT PUMPS, TYP. |
| 26.03 | (N) LIGHT FIXTURE, TYP. |
| 48.02 | (N) ROOF-MOUNTED PV ARRAY, TYP. |



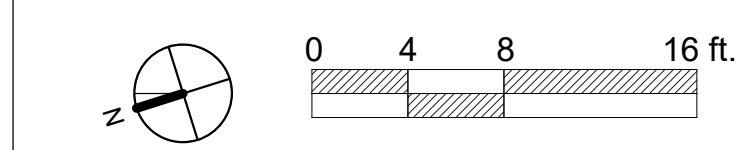
3 ROOF PLAN - PROPOSED
A2.01M 1/8" = 1'-0"



2 SECOND FLOOR PLAN - PROPOSED
A2.01M 1/8" = 1'-0"



1 ACCESSIBLE FIRST FLOOR PLAN - PROPOSED
A2.01M 1/8" = 1'-0"



Project Title:
COMMUNITY LAND TRUST OF WEST MARIN AND EDEN HOUSING, INC
POINT REYES HOUSING RENEWAL
COMMODORE WEBSTER DR
POINT REYES STATION, CA 04956
APN#: 119-240-73

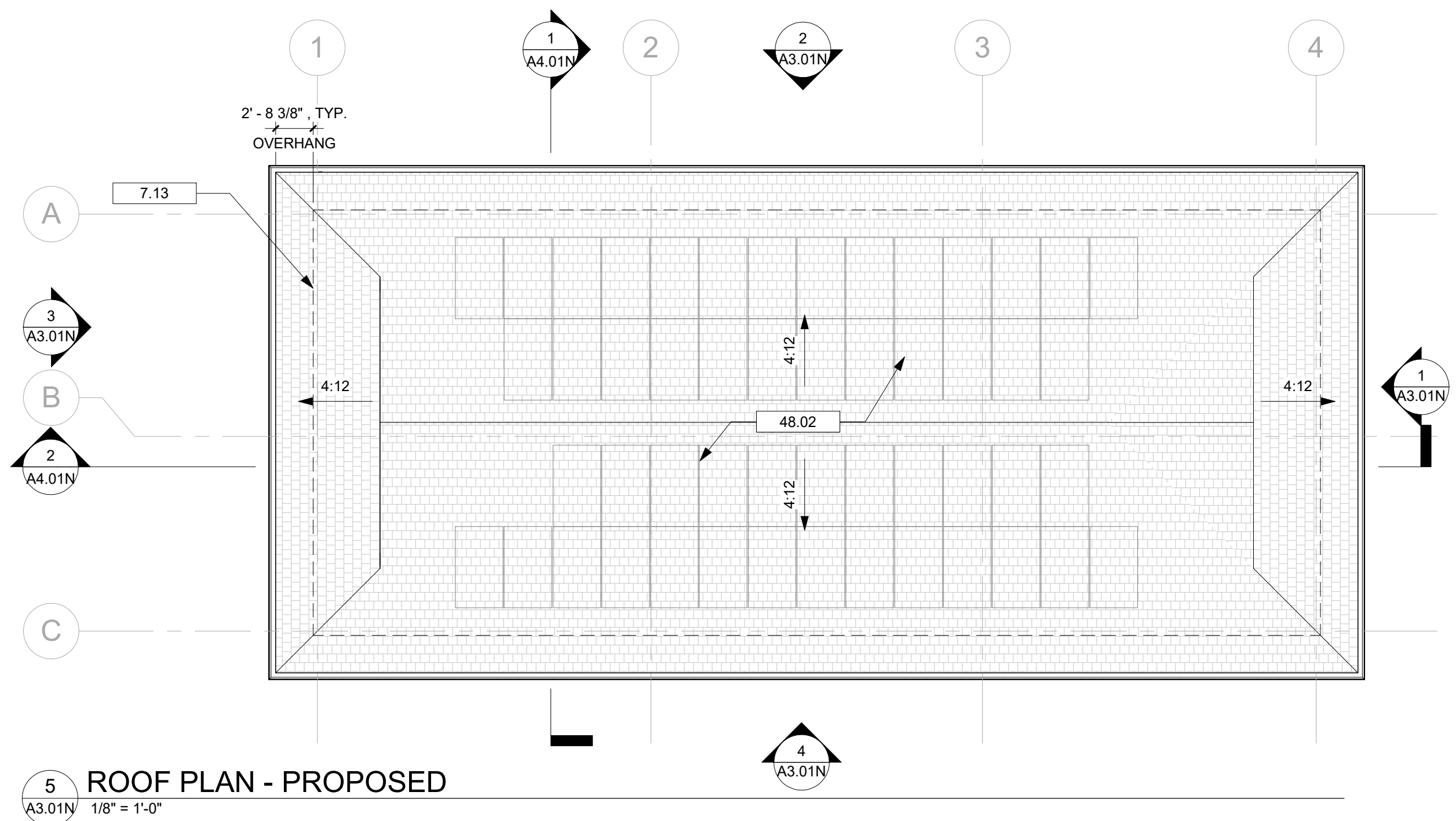
Design Firm:
SIEGEL & STRAIN Architects
6201 Doyle Street, Suite B
Emeryville, CA 94608
TEL 510 / 547-8092
info@siegelstrain.com

Consultant:

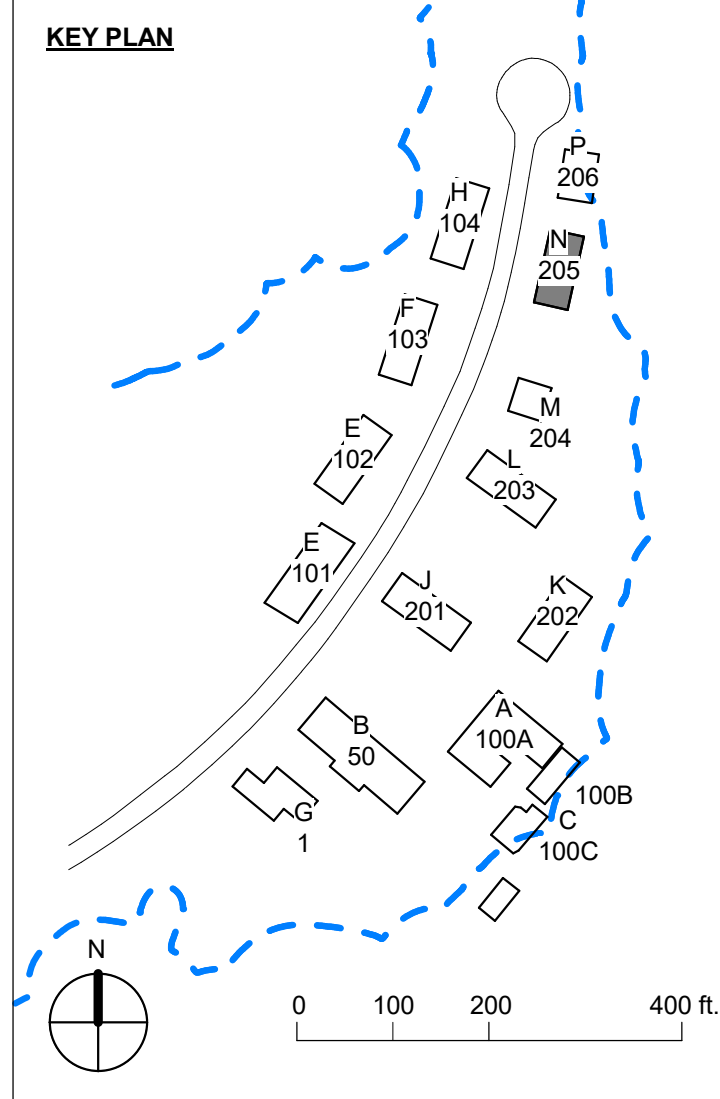
Stamp:

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Issue Note:
PLANNING SET
07/29/22
Project ID: PRH
File Name:
Drawn by: AJ
Checked by: CF
Plot Date: 03/15/2023
Scale: As indicated
Sheet Title:
PROPOSED PLANS, ELEVATIONS, & SECTIONS - 204
Sheet No.:
A2.01M



5 ROOF PLAN - PROPOSED
A3.01N 1/8" = 1'-0"



Project Title:
COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC
POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR.
 POINT REYES STATION, CA 04956
 APN#: 1 1 9 - 2 4 0 - 7 3

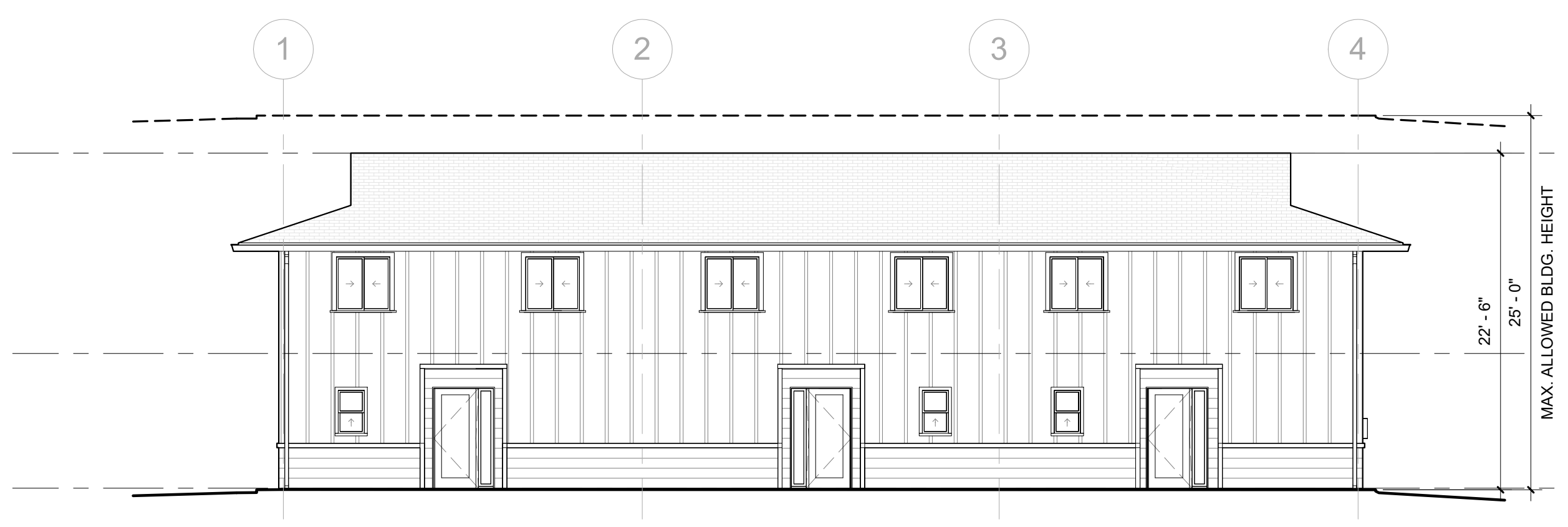
SHEET NOTES - PROPOSED ELEVATIONS

- A (N) EXTERIOR DOORS AND WINDOWS, TYP.
- B (N) EXTERIOR SHEATHING TO BE ADDED OVER (E) STUDS FOR SEISMIC STRENGTHENING
- C (N) EXTERIOR FIBER CEMENT SIDING (PAINTED) O/ 2 1/4" FURRING W/ CONTINUOUS EXTERIOR INSULATION O/ WRB.
- D (N) FIBER CEMENT TRIM, PAINTED, TYP.
- E (N) ASPHALT SHINGLE ROOFING, TYP. ALL ROOFS, PORCHES, AND OVERHANGS
- F (N) METAL GUTTERS & DOWNSPOUTS, TYP.

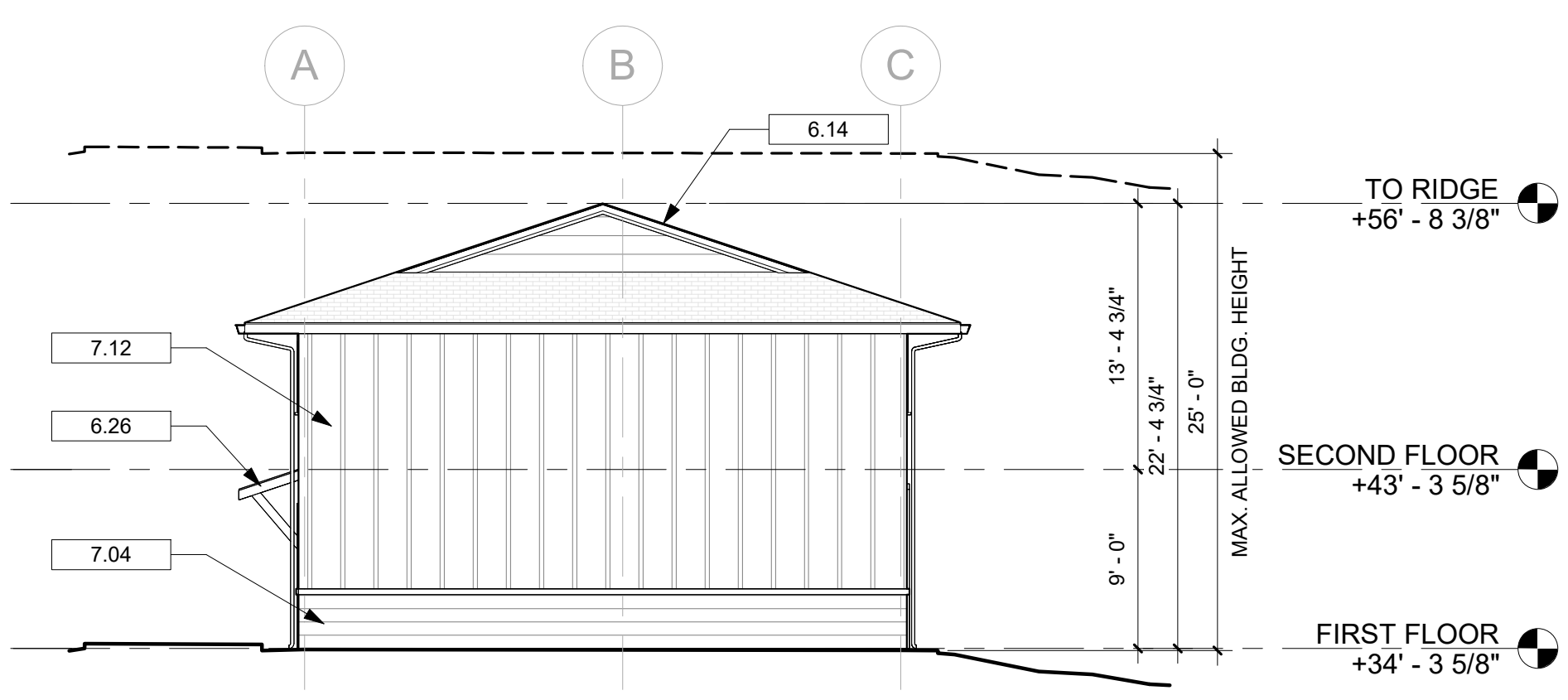
Design Firm:
SIEGEL & STRAIN Architects
 6201 Doyle Street, Suite B
 Emeryville, CA 94608
 TEL 510 / 547-8092
 info@siegelstrain.com

Consultant:

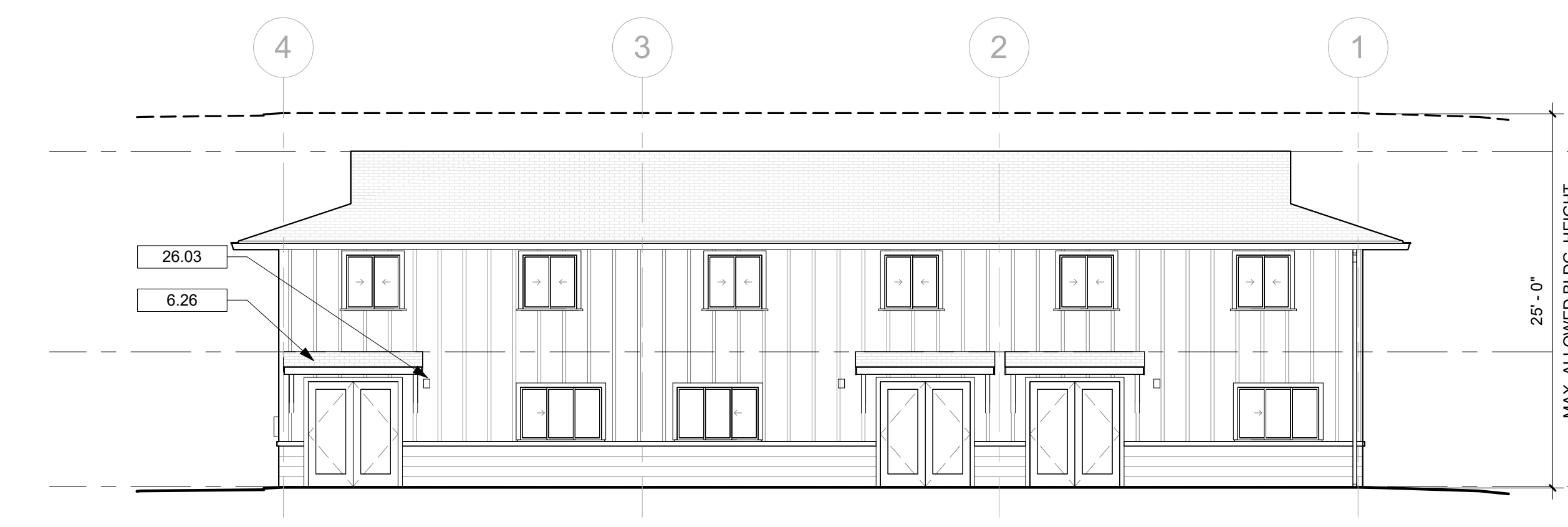
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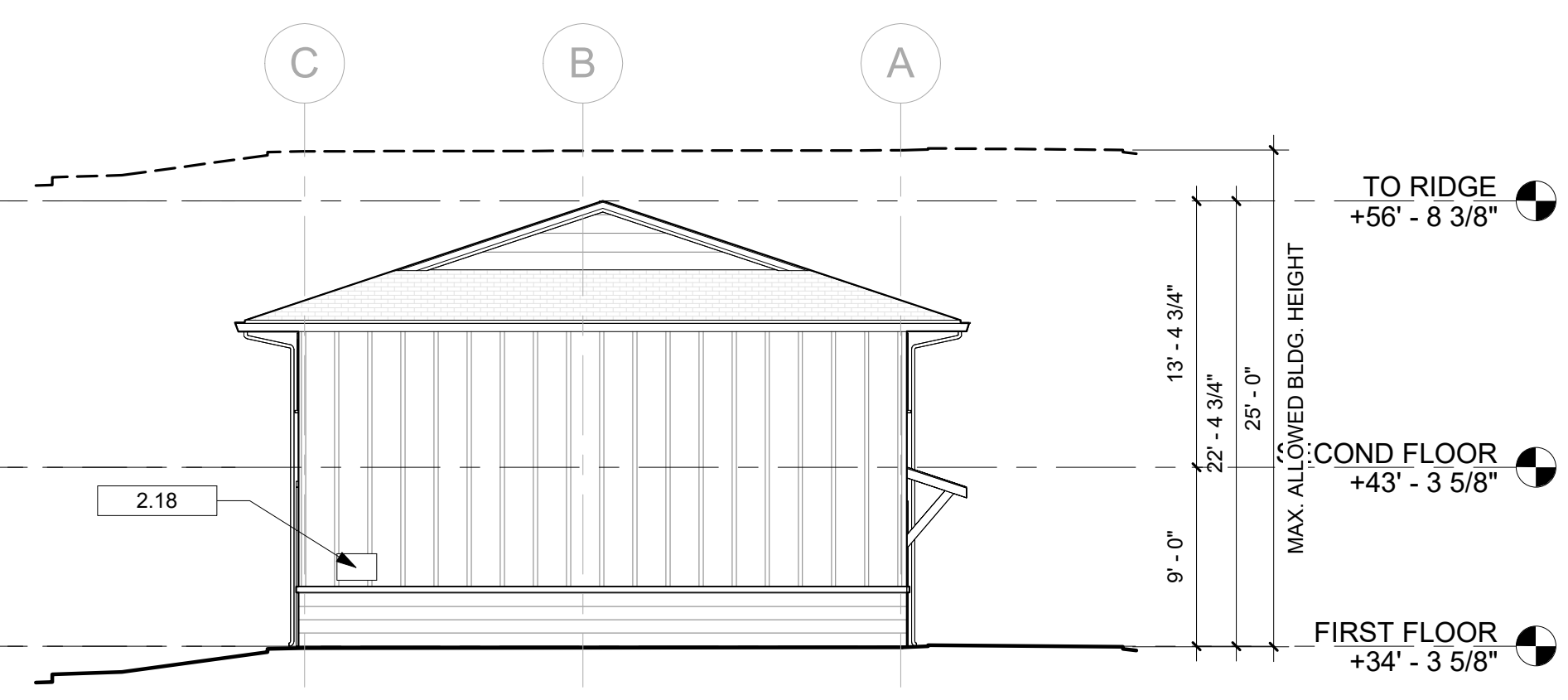
4 SOUTH ELEVATION - PROPOSED
A3.01N 1/8" = 1'-0"



3 WEST ELEVATION - PROPOSED
A3.01N 1/8" = 1'-0"



2 NORTH ELEVATION - PROPOSED
A3.01N 1/8" = 1'-0"



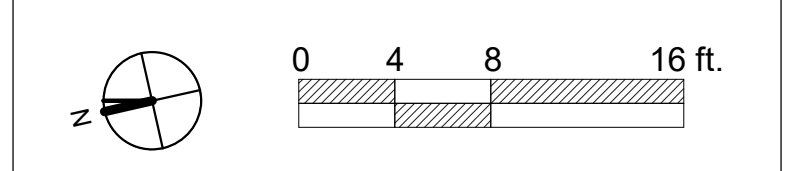
1 EAST ELEVATION - PROPOSED
A3.01N 1/8" = 1'-0"

| KEYNOTES | |
|-----------|--|
| KEY VALUE | KEYNOTE TEXT |
| 2.18 | (E) ELECTRIC METER TO REMAIN |
| 6.14 | (N) WOOD FASCIA, PAINTED, TYP. |
| 6.26 | (N) WOOD AWNING W/ ASPHALT SHINGLE ROOF, TYP. |
| 7.01 | (N) CLASS A ASPHALT SHINGLE ROOF, TYP. |
| 7.04 | (N) FIBER CEMENT SIDING, HORIZONTAL LAP, PAINTED |
| 7.12 | (N) BOARD & BATTEN SIDING, PAINTED |
| 7.13 | LINE OF EXTERIOR WALL BELOW |
| 26.03 | (N) LIGHT FIXTURE, TYP. |
| 48.02 | (N) ROOF-MOUNTED PV ARRAY, TYP. |

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Issue Note:

PLANNING SET
 07/29/22
 Project ID: 19-045
 File Name:
 Drawn by: AJ
 Checked by: CF
 Plot Date: 03/15/2023
 Scale: 1/8" = 1'-0"
 Sheet Title:
PROPOSED ROOF PLAN & ELEVATIONS - 205



Sheet No.:
A3.01N

| KEYNOTES | |
|-----------|----------------------------------|
| KEY VALUE | KEYNOTE TEXT |
| 2.03 | (E) FLOOR FRAMING TO REMAIN, TYP |
| 2.35 | (E) CONCRETE SLAB TO REMAIN |
| 2.83 | (E) GANG NAIL TRUSSES TO REMAIN |

Project Title:
COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC
POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR.
 POINT REYES STATION, CA 04956
 APN#: 1 1 9 - 2 4 0 - 7 3

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

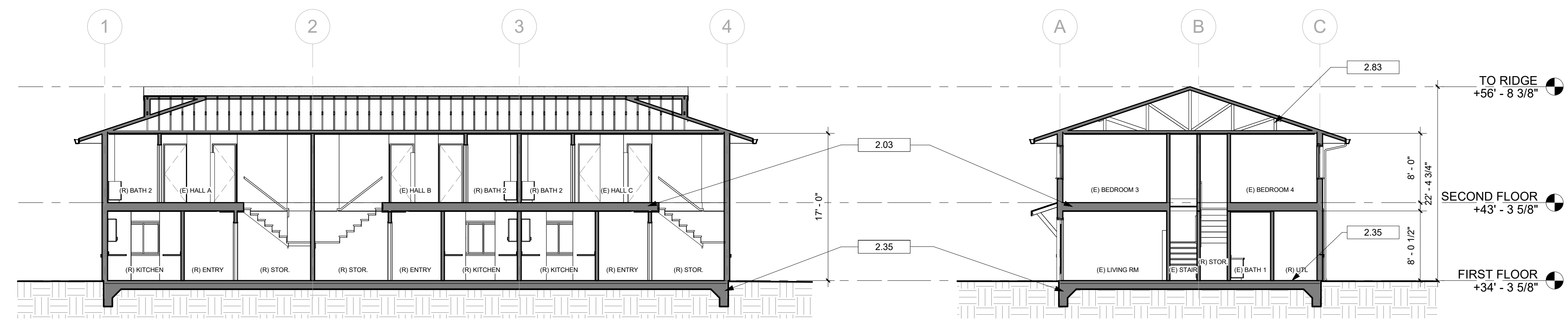
Consultant:

Stamp:

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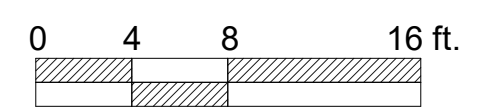
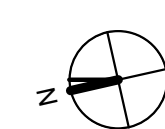
Issue Note:
PLANNING SET
07/29/22
 Project ID: 19-045
 File Name:
 Drawn by: AJ
 Checked by: CF
 Plot Date: 03/15/2023
 Scale: 1/8" = 1'-0"
 Sheet Title:
PROPOSED SECTIONS
- 205

Sheet No.:
A4.01N



2 LONG SECTION - PROPOSED
 A4.01N 1/8" = 1'-0"

1 CROSS SECTION - PROPOSED
 A4.01N 1/8" = 1'-0"



| No. | Description | Date |
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Issue Note:

PLANNING SET
07/29/22

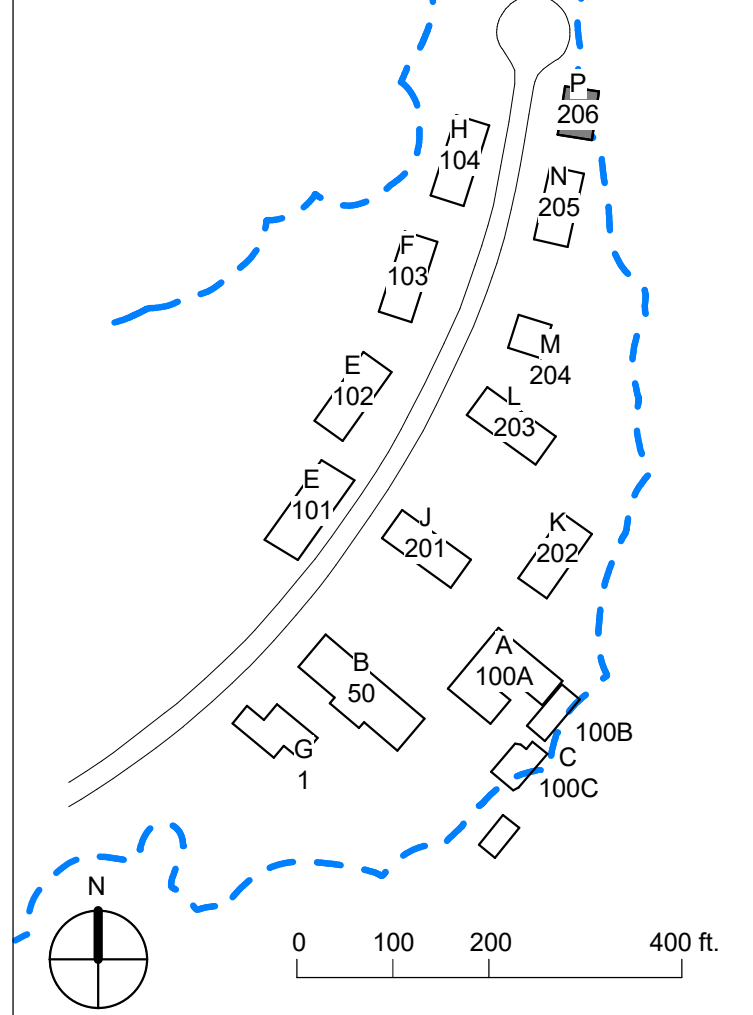
Project ID: PRH
File Name:
Drawn by: AJ
Checked by: CF
Plot Date: 03/15/2023
Scale: As indicated

Sheet Title:
EXISTING & DEMO PLANS - 206

Sheet No.:

D2.01P

KEY PLAN



PLAN LEGEND

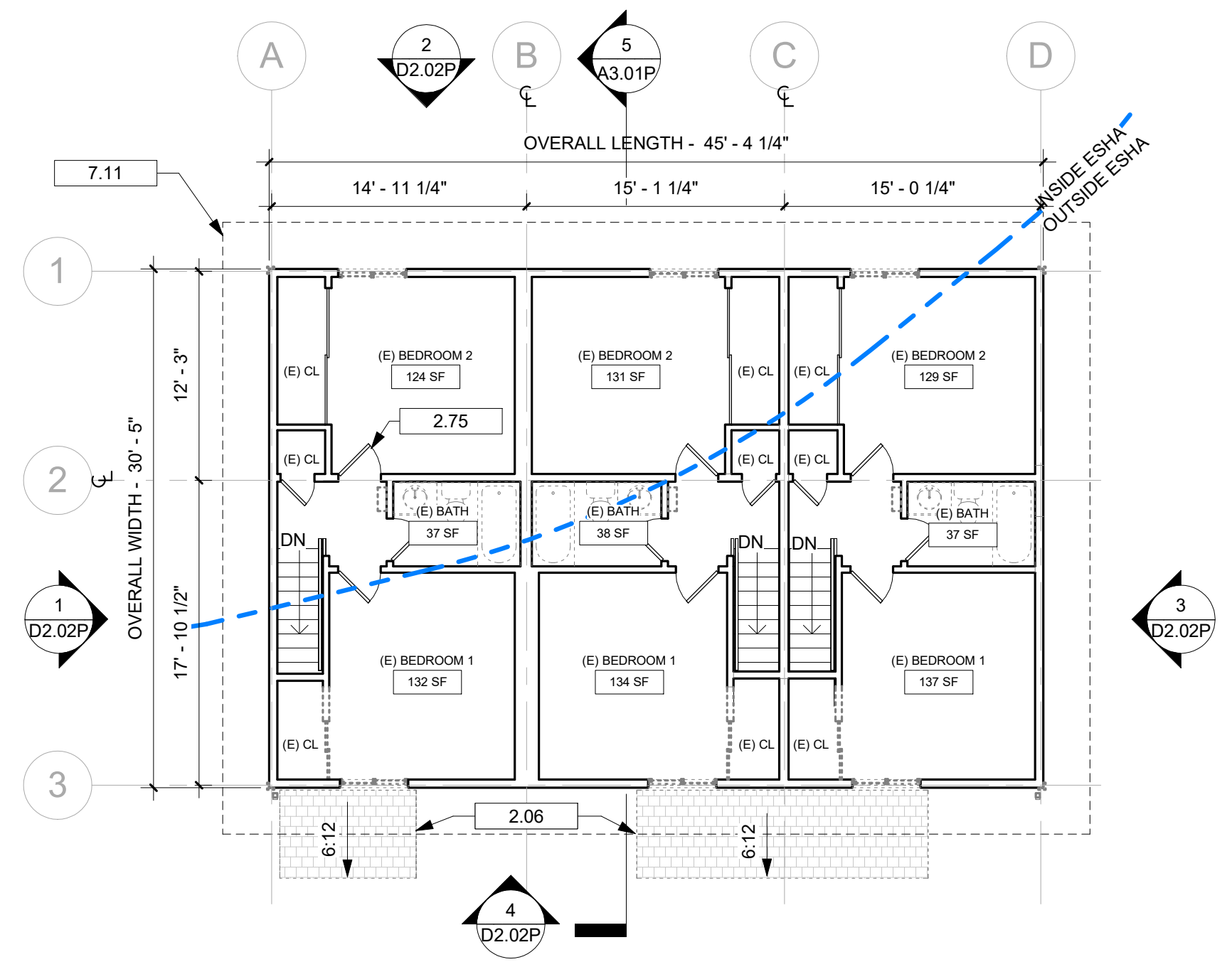
- ESHA BOUNDARY
- (E) WALL
- (E) WALL TO BE REMOVED
- (N) WALL
- (N) EXTERIOR RAINSCREEN W/ CONTINUOUS INSULATION

SHEET NOTES - DEMO PLAN

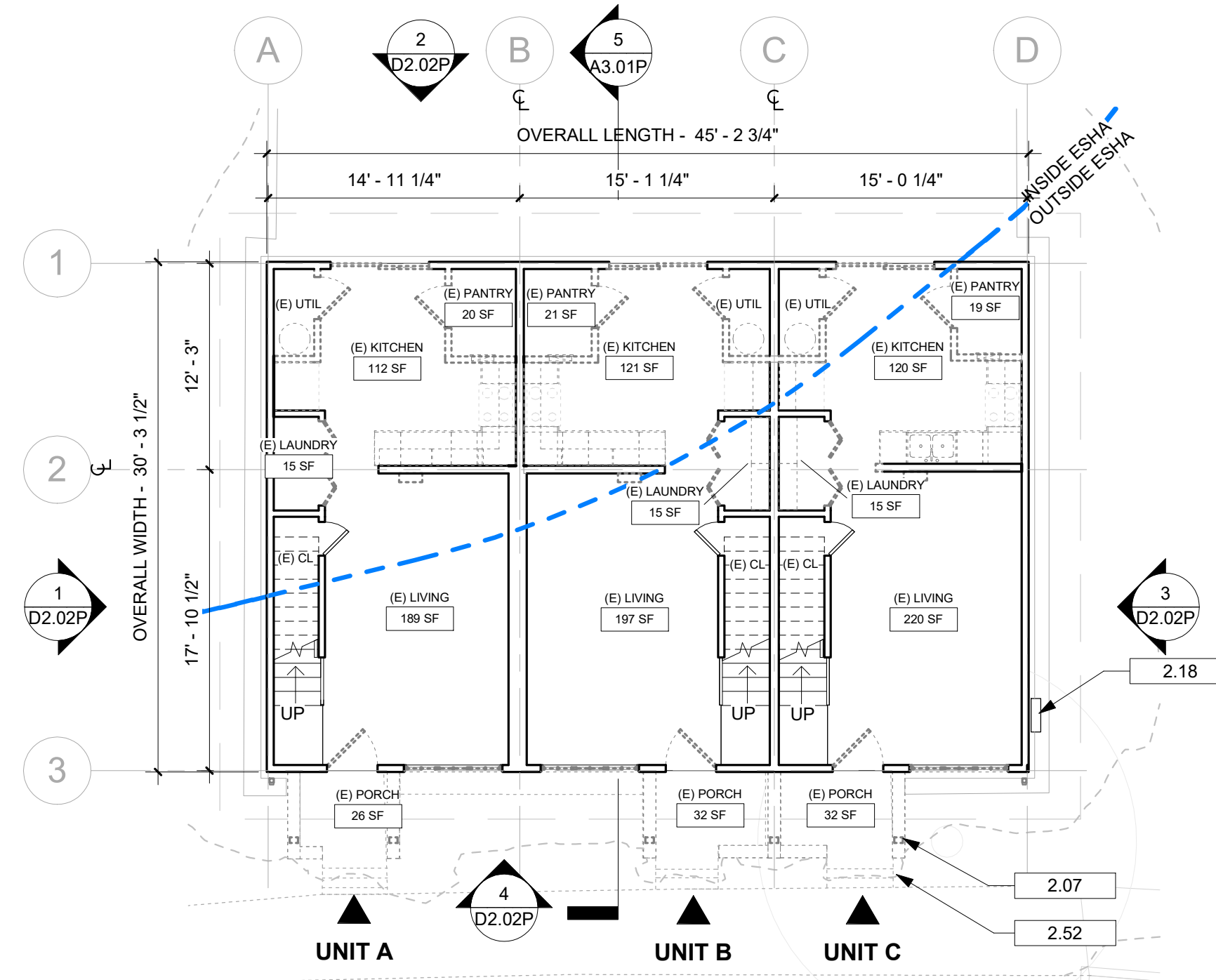
- A (E) EXTERIOR DOORS AND WINDOWS TO BE REMOVED, TYP.
- B (E) ASPHALT SHINGLE ROOFING TO BE REMOVED, TYP.
- C (E) INTERIOR FINISHES TO BE REMOVED, TYP., IN ALL AREAS OF WORK
- D (E) FLOOR FINISHES TO BE REMOVED, THROUGHOUT
- E (E) KITCHEN CASEWORK, APPLIANCES, AND FIXTURES TO BE REMOVED, TYP. UON.
- F (E) HVAC AND DHW EQUIPMENT TO BE REMOVED, TYP.
- G (E) BATH FIXTURES TO BE REMOVED, TYP.
- H (E) PLUMBING TO BE REMOVED, AS REQUIRED
- I (E) GUTTERS & DOWNSPOUTS TO BE REMOVED, TYP.

KEYNOTES

| KEY VALUE | KEYNOTE TEXT |
|-----------|---|
| 2.06 | (E) PORCH ROOF STRUCTURE, TO BE REMOVED, TYP. |
| 2.07 | (E) PORCH STRUCTURE TO BE REMOVED, TYP. |
| 2.18 | (E) ELECTRIC METER TO REMAIN |
| 2.52 | (E) CONCRETE PATH AND STAIRS TO BE REMOVED, TYP. UON, SLD |
| 2.75 | (E) INTERIOR DOORS TO REMAIN, TYP. UON. |
| 2.104 | (E) SOLATUBES TO REMAIN, TYP., UON. |
| 7.08 | (E) ATTIC VENTS TO REMAIN, TYP. |
| 7.11 | LINE OF ROOF OVERHANG ABOVE |
| 7.13 | LINE OF EXTERIOR WALL BELOW |



2 SECOND FLOOR PLAN - EXISTING & DEMO
1/8" = 1'-0"

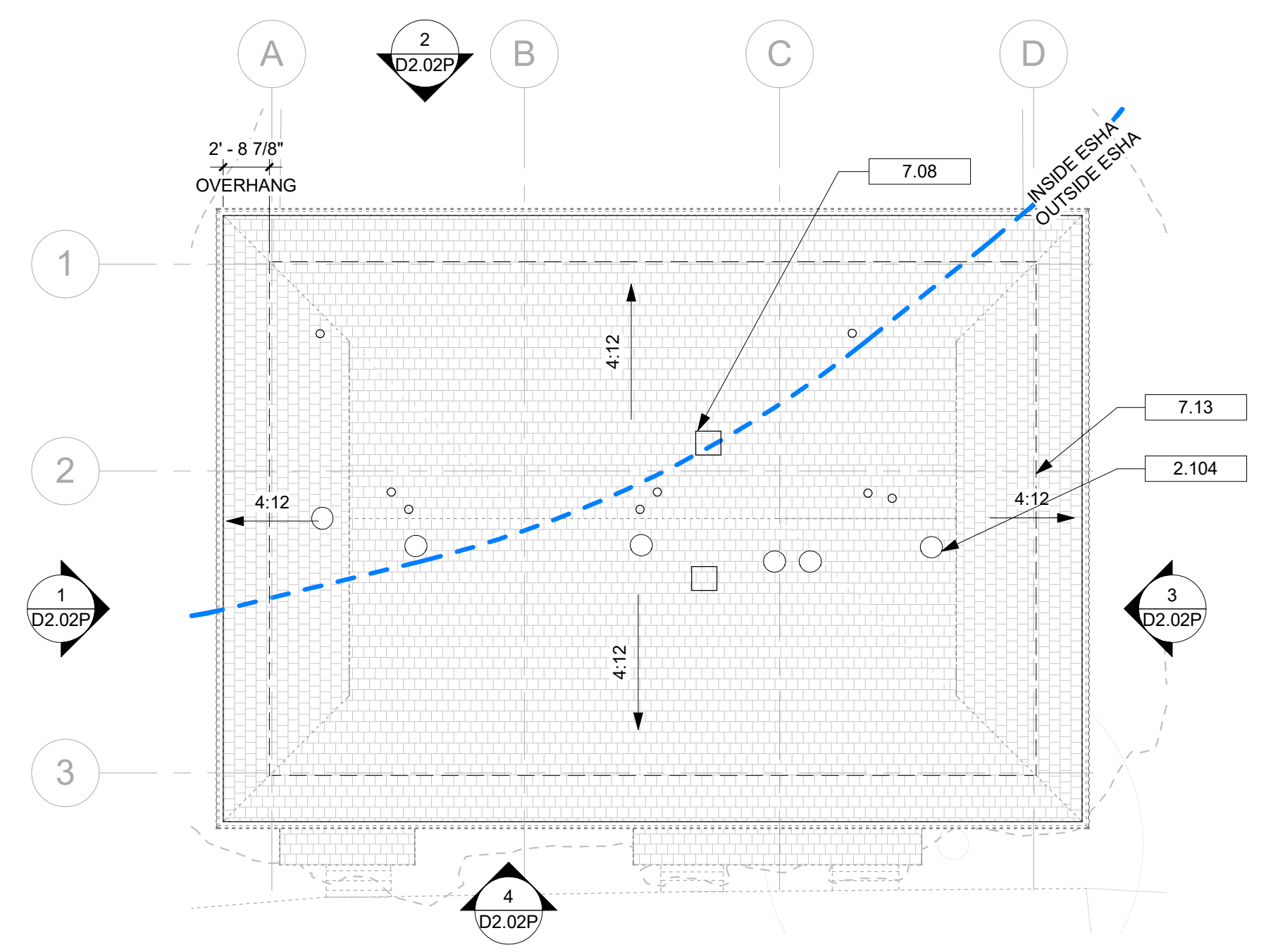


1 FIRST FLOOR PLAN - EXISTING & DEMO
1/8" = 1'-0"

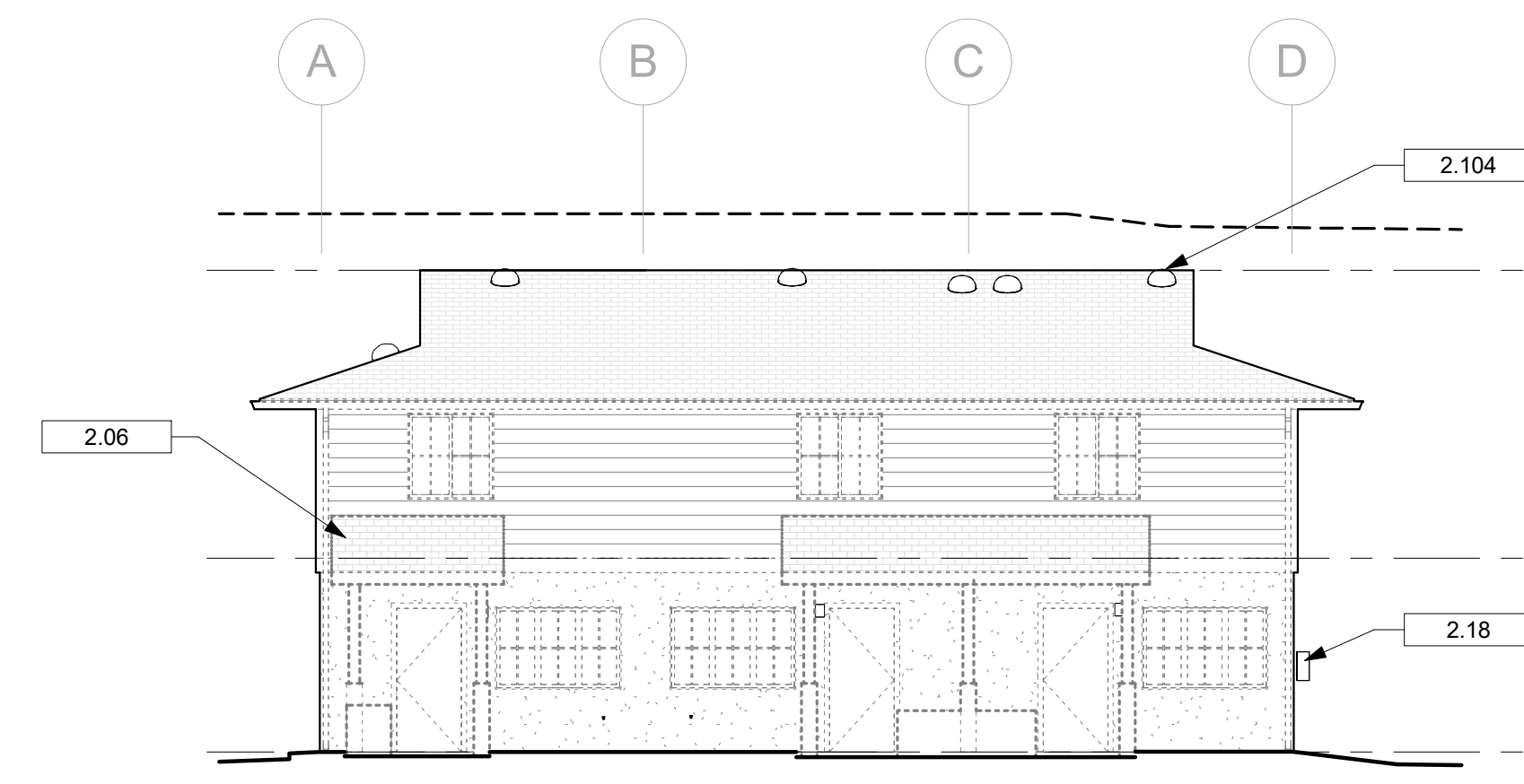
EXTERIOR DEMO. WALL CALC.

| TOTAL EXT. WALL LENGTH | EXT. WALL LENGTH TO DEMO | % OF WALL TO DEMO |
|------------------------|--------------------------|-------------------|
| 298.1' | 0' | 0% |

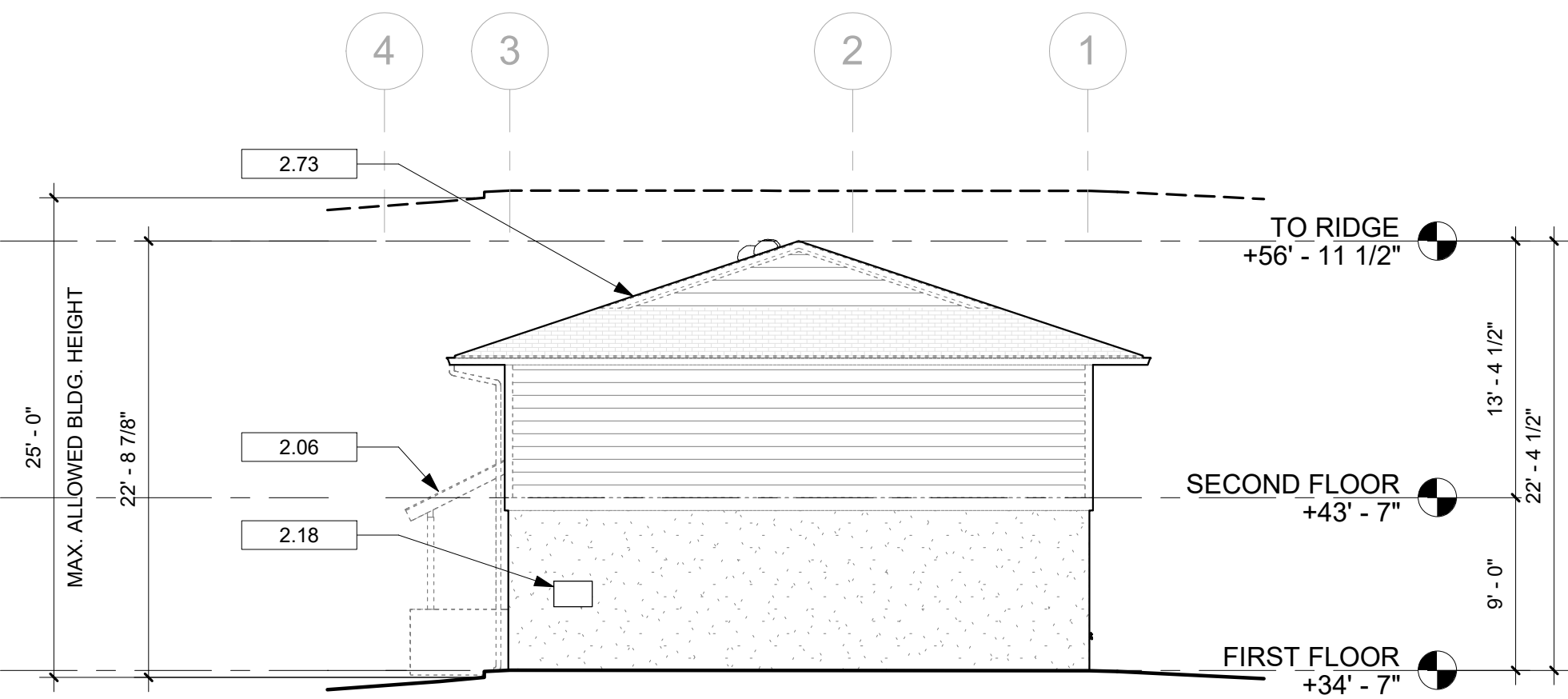
*TOTAL WALL LENGTH IS SUM OF BOTH FLOORS



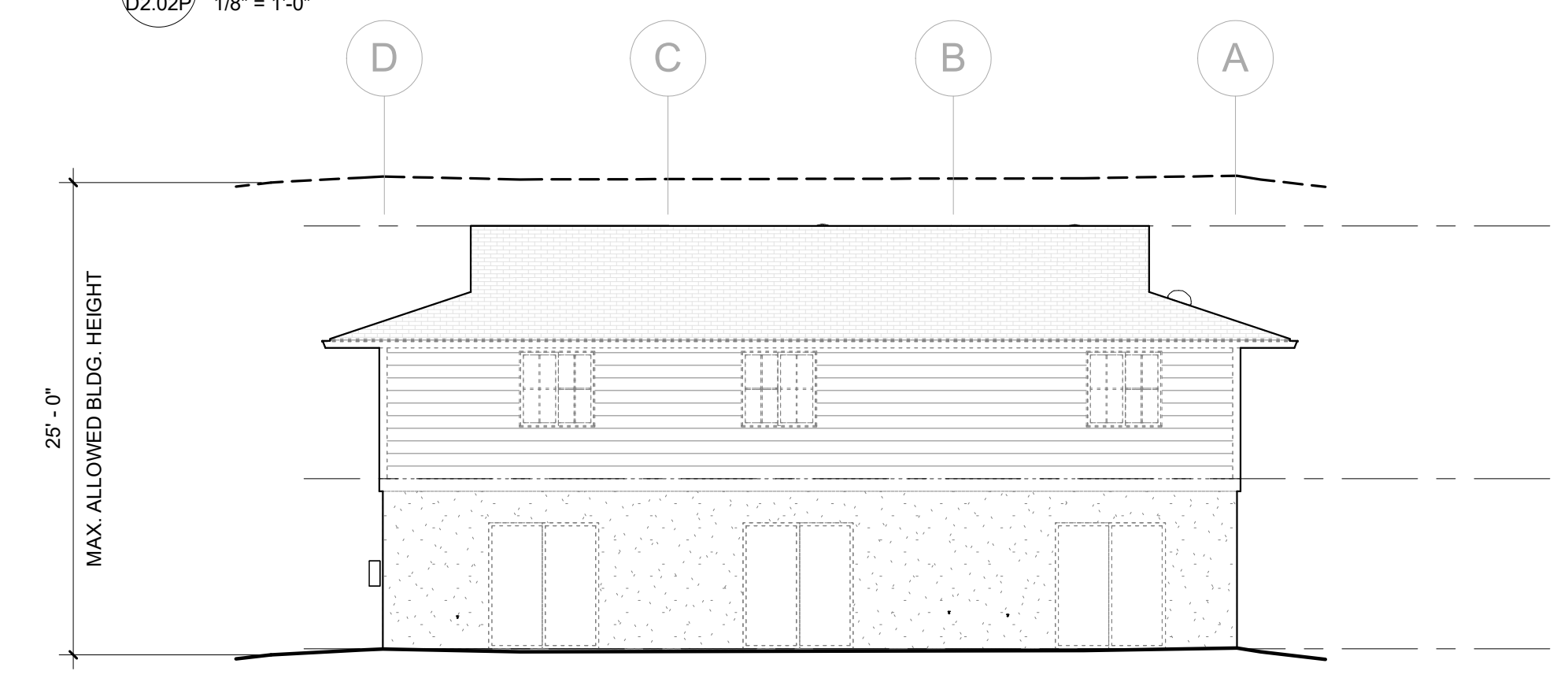
3 ROOF PLAN - EXISTING & DEMO
1/8" = 1'-0"



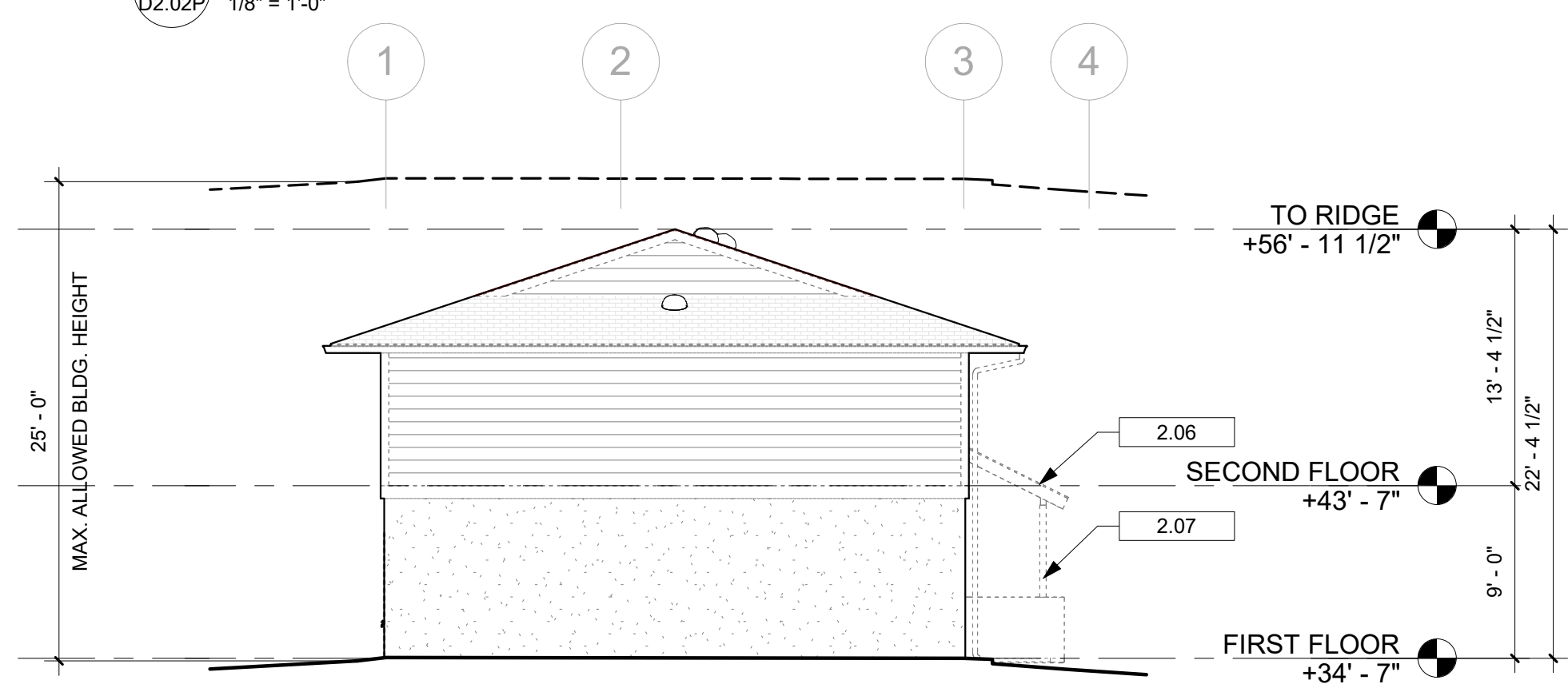
4 WEST ELEVATION - EXISTING & DEMO
 D2.02P 1/8" = 1'-0"



3 SOUTH ELEVATION - EXISTING & DEMO
 D2.02P 1/8" = 1'-0"



2 EAST ELEVATION - EXISTING & DEMO
 D2.02P 1/8" = 1'-0"



1 NORTH ELEVATION - EXISTING & DEMO
 D2.02P 1/8" = 1'-0"

SHEET NOTES - DEMO ELEV.

- A (E) EXTERIOR DOORS AND WINDOWS TO BE REMOVED, TYP.
- B (E) EXTERIOR TRIM & FINISHES TO BE REMOVED, TYP. WALLS WILL BE STRIPPED DOWN TO STUDS.
- C (E) ASPHALT SHINGLE ROOFING TO BE REMOVED, TYP.
- D (E) GUTTERS & DOWNSPOUTS TO BE REMOVED, TYP.
- E (E) EXTERIOR LIGHTING TO BE REMOVED, TYP.

KEYNOTES

| KEY VALUE | KEYNOTE TEXT |
|-----------|---|
| 2.06 | (E) PORCH ROOF STRUCTURE, TO BE REMOVED, TYP. |
| 2.07 | (E) PORCH STRUCTURE TO BE REMOVED, TYP. |
| 2.18 | (E) ELECTRIC METER TO REMAIN |
| 2.73 | (E) WOOD FASCIA TO BE REMOVED, TYP. |
| 2.104 | (E) SOLATUBES TO REMAIN, TYP., UON. |

Project Title:
**COMMUNITY LAND TRUST OF WEST MARIN
 AND EDEN HOUSING, INC**
POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR
 POINT REYES STATION, CA 04956
 APN#: 1 1 9 - 2 4 0 - 7 3

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

Consultant:

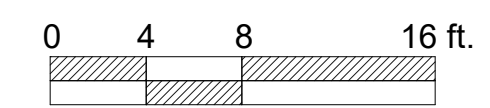
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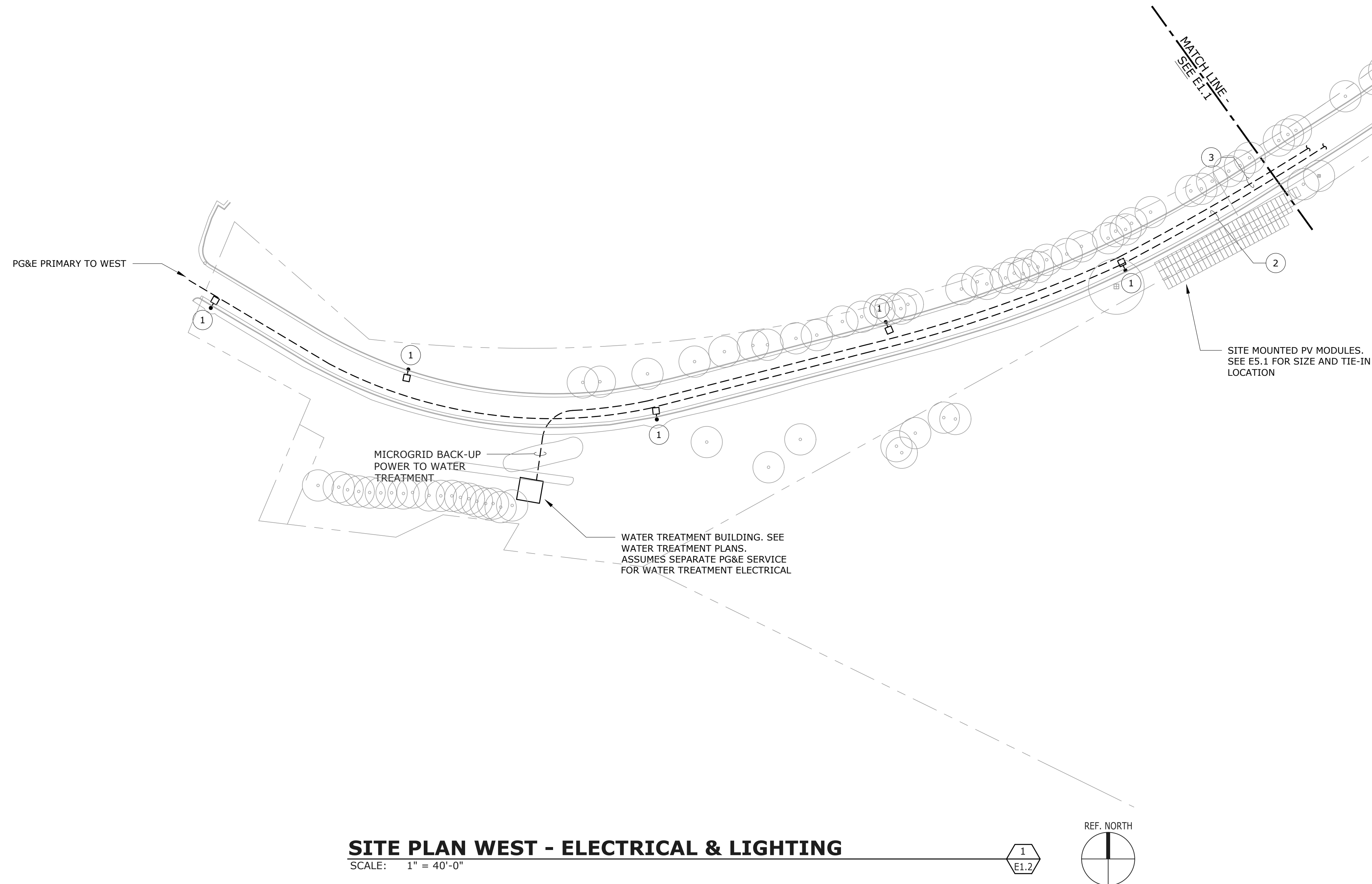
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Issue Note:

PLANNING SET
07/29/22
 Project ID: PRH
 File Name:
 Drawn by: AJ
 Checked by: CF
 Plot Date: 03/15/2023
 Scale: 1/8" = 1'-0"
 Sheet Title:
**EXISTING & DEMO
 ELEVATIONS - 206**

Sheet No.:
D2.02P





SITE PLAN WEST - ELECTRICAL & LIGHTING

SCALE: 1" = 40'-0"

1
E1.2



NUMBERED SHEET NOTES

- 1 REPLACE (E) STREET LIGHT FIXTURE HEADS WITH NEW LED SOURCE ON (E) POLE WITH ELECTRICAL TO REMAIN.
- 2 (E) UNDERGROUND PG&E PRIMARY 12KV POWER LINES TO REMAIN. FIELD LOCATE, MARK, AND PROTECT IN PLACE.
- 3 MICROGRID BACK-UP POWER FEEDER TO WATER TREATMENT NEAR WEST GATE. SEE E5.1.

SITE LIGHTING LEGEND

- NOTES:
- 1. ALL EXTERIOR LIGHTING FIXTURES ARE DARK SKY COMPLIANT.
 - 2. SEE LIGHTING CUT SHEETS PACKAGE FOR LIGHT FIXTURE TYPES AND SALIENT FEATURES.
 - 3. ALL BUILDING EXTERIOR LIGHTING IS SHOWN ON ALL BUILDING ELEVATIONS. SEE ARCHITECTURAL DRAWINGS.
 - 4. SEE ALSO SHEET A0.01 AND A0.02.
- ◻ COBRA HEAD LED STREET LIGHTING POLE

Project Title:

COMMUNITY LAND TRUST OF W. MARIN & EDEN HOUSING, INC.
POINT REYES HOUSING RENEWAL
 100 COMMODORE WEBSTER DR.
 POINT REYES STATION, CA 04956
 APN#: 119 - 240 - 73

Design Firm:

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

Consultant:



O'MAHONY & MYER
 ELECTRICAL ENGINEERING and LIGHTING DESIGN
 4940 REDWOOD HWY, SUITE 245
 SAN RAFAEL, CALIFORNIA 94903
 (415) 492-0420 / FAX (415) 479-9662
 www.ommconsulting.com

Stamp:

| No. | Description | Date |
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| 1 | Planning R1 | 03/15/23 |
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Issue Note:

PLANNING SET
 07/29/22

Project ID: PRH

File Name:

Drawn by: TV

Checked by: PJC

Plot Date: 03/15/23

Scale: AS NOTED

Sheet Title:
SITE PLAN WEST - ELECTRICAL & LIGHTING

Sheet No.:

E1.2

