GENERAL NOTES

1. THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS NOTED OR SPECIFIED FOR MORE SPECIFIC REQUIREMENTS APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK. SPECIFICATIONS AND SHEET NOTES CONTAINED IN SUBSECTIONS OF THESE DRAWINGS.


3. CONTRACTOR SHALL VISIT SITE AND BE FULLY COGNIZANT OF ALL FIELD CONDITIONS PRIOR TO SUBMITTING BID. ANY CONFLICTS OR DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE CONTRACTING OFFICER.

4. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS IN FIELD. ON DRAWINGS, ONLY WRITTEN DIMENSIONS SHALL BE USED. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. ARCHITECT MUST BE NOTIFIED IN WRITING OF ANY PROPOSED OR REQUIRED VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN; A WRITTEN CHANGE ORDER ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.

5. BY ACCEPTING AND USING THESE DRAWINGS, CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.


7. THE DRAWINGS SCHEMATICALLY INDICATE EXISTING AND NEW CONSTRUCTION. DUE TO THE NATURE OF THE WORK, ADJUSTMENTS WILL LIKELY BE REQUIRED IN THE FIELD TO MEET THE DESIGN OBJECTIVES.
PROJECT INFORMATION

COMMUNITY LAND TRUST OF WEST MARIN
POINT REYES HOUSING RENEWAL
100 COMMODORE WEBSTER DR
POINT REYES STATION, CA 94956
TEL 510 / 547-8092
info@siegelstrain.com

7/28/2022 4:46:43 PM

G1.02
NOTES
1. EXISTING TOPOGRAPHIC AND UTILITY INFORMATION AND ABBREVIATIONS SHOWN ON THESE PLANS ARE BASED ON THE TOPOGRAPHIC AND UTILITY SURVEY DATED JANUARY 10, 2022, PREPARED BY MARK H. WEHBER, CARLSON, BARBEE & GIBSON, INC.
2. PROPERTY AND EASEMENT INFORMATION SHOWN ON THESE PLANS ARE BASED ON THE PROPERTY AND EASEMENT SURVEY DATED DECEMBER 23, 2021, PREPARED BY MARK H. WEHBER, CARLSON, BARBEE & GIBSON, INC.
3. ENVIRONMENTALLY SENSITIVE HABITAT AREA (ESHA) AND BUFFER INFORMATION SHOWN ON THESE PLANS IS BASED ON DATA PROVIDED BY WRA, INC. ENVIRONMENTAL CONSULTANTS IN AUGUST 2021. SEE BIOLOGICAL ASSESSMENT REPORT UNDER SEPARATE COVER FOR MORE DETAILED INFORMATION ON SPECIFIC WETLANDS, RIPARIAN AND HABITAT DELINEATIONS.
4. THE PROJECT WILL BE APPLYING FOR A LETTER OF MAP AMENDMENT WITH FEMA PRIOR TO BUILDING PERMIT OR FINAL APPROVAL OF THE PROJECT'S LOT LINE ADJUSTMENT APPLICATION. THE FEMA-DOCUMENTED FLOODWAY LINE DOES NOT REFLECT THE ACTUAL SITE CONDITIONS AS SINCE DETERMINED WITH THE PROJECT'S DETAILED TOPOGRAPHIC SURVEY, AND THE APPROVED LOMA APPLICATION WILL RESULT IN A FLOODWAY LINE THAT SUPPORTS THE PG&E'S REQUIREMENTS FROM THE FLOODWAY BOUNDARY.
21. The Contractor shall abide by the rules and regulations of the State of California Construction Marin County Fire Department for specific requirements for buildings under construction.

22. The cost of protection and/or repair of the Contractor’s work as affected by stormwater during a flood event shall be borne by the contractor.

23. The cost of corrective work required for completion and/or acceptance of the work necessitated by a flood event shall be borne by the contractor. The contractor shall bear the cost of any corrective work required in order to bring the work into conformance with the requirements of the applicable flood protection regulations.

UNAVAILABILITY AND CHANGE

24. The work site shall be cleaned and left free of construction waste and rubbish of any nature by the contractor at the end of each work day.

25. The project team will assist the county with an application for a letter of map amendment, to demonstrate that the actual base flood elevation is outside the limits of improved areas, and as such all buildings within the project should be removed from the flood hazard zone.

26. The cost of design and/or design work shall not be responsible for construction means, methods, equipment, or procedures.

APPLICATIONS AND STANDARDS

27. The design drawings and specifications shall be reviewed and approved by the appropriate agencies and/or organizations identified in the contract documents.

28. The contractor shall abide by the rules and regulations of the State of California Construction Marin County Fire Department for specific requirements for buildings under construction.

29. The project plans and specifications shall be reviewed and approved by the appropriate agencies and/or organizations identified in the contract documents.

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(P) PARCEL C

Scale: 1" = 10'

BOT ELEV = 23.00  TOP ELEV = 23.75

Project Title:

KEYNOTES & LEGEND

1. ASPHALT MILL AND OVERLAY (2" THICK)
2. CONCRETE TO BE MILLED AND OVERLAY (2" THICK)
3. ASPHALT MILL AND OVERLAY (2" THICK)
4. ASPHALT MILL AND OVERLAY (2" THICK)
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50. ASPHALT MILL AND OVERLAY (2" THICK)

5' 10' 20'

ROCK LINED

Checked by: MH

BOT ELEV = 23.00  TOP ELEV = 23.75

Project ID: PAVING PER LANDSCAPE PLANS

07/29/22

(REMOVED)

PLANNING SET

8.5' 9.0' 9.0' 9.0' 9.0'

REINFORCED ROCK SPILLWAY

Issue Note:

BOT ELEV = 25.15

SD

RG-2

11

TRUCK TURN AROUND

www.sherwoodengineers.com

info@siegelstrain.com

SIEGEL & STRAIN Architects

TRUCK TURN AROUND

EXISTING PEDESTRIAN HARDSCAPE TO REMAIN,

NEW PEDESTRIAN HARDSCAPE, SLP FOR DETAILS

POINT REYES HOUSING RENEWAL

POINT REYES STATION, CA 94956

New improvements up to grade CONCRETE IN KIND, SLP AND CONFORM TO ADJACENT

LANDSCAPE PLANS

New concrete curb and gutter SLP FOR DETAILS ON MATERIALS

EXISTING RAILROAD HARDSCAPE TO REMAIN

FUTURE DETAILS OUT FOR DESCRIPTION OF MATERIALS

EXISTING RAILROAD HARDSCAPE TO REMAIN

OVERLAID WITH ASPHALT (2" MIN)

CONCRETE TO BE MILLED AND OVERLAY (2" THICK)

New concrete curb and gutter SLP FOR DETAILS ON MATERIALS

New embedded curbs SLP FOR DETAILS ON MATERIALS

New embedded curbs SLP FOR DETAILS ON MATERIALS

New improvements up to grade

Detail 8/C5.2 (REPLACE IN KIND

SF 28.76

1.5% 3.7%

8.0%

1.9%

1.5% 1.5%

TS 27.55

TS 27.79

TS 27.47

TS 27.71

1.5%

4

3

9

5

10

R27.00

FS 28.76

FS 28.60

FS 28.50

FS 28.29

FS 28.50

FS 28.40

FS 28.60

FS 28.80
COMMUNITY LAND TRUST OF W. MARIN &
EDEN HOUSING, INC.

100 COMMODORE WEBSTER DR.
POINT REYES STATION, CA 94956

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

POINT REYES HOUSING RENEWAL
COMMUNITY LAND TRUST OF W. MARIN &
EDEN HOUSING, INC.

07/29/22

Scale: C2.05

PROJECT TITLE:

Grading Plan

Keynotes & Legend

Asphalt Mill and Overlay (2" Min)
Concrete to be milled and overlaid with asphalt (2" Min)
Concrete Valley Gutter per detail 11/C5.2
New Concrete Curb and Gutter per detail 8/C5.3 (replace in kind and conform to adjacent improvements)
Self-Reinforced, Expressway Type Wall, Landscaped, See detail 11/C5.2
Detectable Warning, Yellow Landscape, See detail 11/C5.2
Self-Reinforced, Expressway Type Wall, Landscaped, See detail 11/C5.2
Detectable Warning, Yellow Landscape, See detail 11/C5.2
New Pedestrian Hardscaping, See details on materials
Existing Pedestrian Hardscaping to remain, See details on materials
New Gravel, See details on materials
New Vegetation, See details on cover type
Existing Vegetation, See details on cover type

Issue Note:

PLANNING SET
07/29/22

1:125

MATCHLINE C2.04
MATCHLINE C2.03

Design Firm:

Sherwood Engineers
625 2nd Street, Suite 202
Petaluma, CA 94952
www.sherwoodengineers.com

Stamp:

Project No.:

File Name:

Sheet No.:

Sheet Title:

Drawn by:

Checked by:

Plot Date:

Project Title:

Design Firm:

Consultant:

Issue Date:

www.sherwoodengineers.com

C2.05
## TREATMENT AREAS SUMMARY

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<thead>
<tr>
<th>DMA #</th>
<th>Total Area (SF)</th>
<th>Pervious Area Treated (SF)</th>
<th>Impervious Area (SF)</th>
<th>Outfall/ Treatment</th>
<th>Bioretention Area (SF)</th>
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### Bioretention Area Sizing

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<th>DMA</th>
<th>Pervious Area of DMA</th>
<th>Impervious Area of DMA</th>
<th>Minimum Bioretention Area (4%)</th>
<th>Actual Bioretention Area (SF)</th>
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<td>3750</td>
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### Flow Direction

**Legend**

- **Floor Directives**
- **Bioretention Areas**
- **Stormwater Control Areas**
- **Wetland Areas**
- **Riparian Areas**
- **Terminals**
- **Stormwater Control Plan**
CONCRETE MIX PER SPECIFICATIONS.

ALTERNATIVE SECTION DEPTH OR SUBGRADE TREATMENTS TO ACHIEVE THE REQUIRED SECTION STRENGTH.

1. WHERE TYPICAL ASPHALT SECTION INSTALL IS OVER ENCOUNTERED MANUFACTURER SPECIFICATIONS.

2. DO NOT POUR SIDEWALK MONOLITHICALLY UNLESS OTHERWISE NOTED.

3. PROVIDE A 3" LAYER OF CLASS 2 AGGREGATE BASE OR SUBBASE UNDER CURB AND GUTTER

4. ALTERNATE REINFORCEMENT: USE FIBER MATRIX ADD MIXTURE PER SPECIFICATIONS.

5. CONCRETE WHEEL STOP

6. ACCESSIBLE PARKING ONLY SIGN SHALL BE SIGN R99C (CA) OR SIGN R99 (CA) WITH PLAQUE R99B (CA).

7. WHERE CURB ABUTS PROPOSED SIDEWALK, FORM 1" X 2" KEY IN BACK OF CURB TO CONNECT WITH PROPOSED SIDEWALK.

8. DISCONTINUE THE GUTTER LONGITUDINAL REBAR 3" EACH SIDE OF ALL CONTROL JOINTS AT MAXIMUM 10 FEET O.C. CRACK CONTROL JOINTS SHALL BE 1/8 INCH WIDE, AND TOOLED OR SAW CUT TO A MINIMUM DEPTH EQUAL TO 1/4 OF THE TOTAL SLAB DEPTH.

9. CONCRETE MIX PER SPECIFICATIONS.

10. THE WORDS "NO PARKING" SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 1' HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC. THE WORDS "NO PARKING" MUST COMPARE IN SIZE WITH THE WORDS "NO TRUCK PERS" IN THE ADOPTED CALIFORNIA BUILDING CODE.

11. ACCESSIBLE PARKING ONLY SIGN MARKINGS TO NOT BE VISIBLE.

12. IN EACH PARKING STALL, A CURB OR WHEEL STOP SHALL BE PROVIDED AND LOCATED TO PREVENT ENCROACHMENT OF VEHICLES OVER THE REQUIRED WIDTH OF WALKWAYS.

13. THE SURROUNDING SURFACE.

14. IN EACH PARKING STALL, WHEEL STOP USE BLUE PAINT, INSTEAD OF WHITE MAY BE USED FOR MARKING ACCESSIBILITY AISLES IN AREAS WHERE SNOW MAY CAUSE WHITE MARKINGS TO BE OVERWHELMED.

15. IN EACH PARKING STALL, A CURB OR WHEEL STOP SHALL BE PROVIDED AND LOCATED TO PREVENT ENCROACHMENT OF VEHICLES OVER THE REQUIRED WIDTH OF WALKWAYS.
NOTES
1. SEE ASPHALT CONCRETE PAVEMENT, CONCRETE PAVEMENT, AND CONCRETE SIDEWALK DETAILS FOR ADJACENT PAVEMENT SECTIONS. SEE LANDSCAPE ARCHITECT PLANS FOR ADJACENT LANDSCAPING.

2. CURB TO EXTEND 6" BELOW DEPTH OF PAVEMENT SECTION WHEN BASE MATERIAL IS AGGREGATE BASE.

3. AT CONTRACTOR OPTION, BATTER ON FACE OF CURB CAN EXTEND FULL DEPTH OF CURB.

4. CONCRETE MIX PER SPECIFICATIONS.

5. "SEE NOTE 3"

NOTES
1. APPLY TACK COAT A MINIMUM OF ONE FOOT BEYOND THE LIMITS OF PAVEMENT REMOVAL IN COORDINATION WITH FINAL LIFT OF PROPOSED SECTION TO PROVIDE A SMOOTH FINISH SURFACE.

2. INSTALL NEW PAVEMENT AND AGGREGATE BASE PER PLANS.

3. ASPHALT MIX PER SPECIFICATIONS. THICKNESS PER PLAN. OTHERWISE MATCH EXISTING THICKNESS OR PROVIDE 1-1/2" ASPHALT ON 6" AGGREGATE BASE, WHICHEVER IS GREATER.
1.10 CAST-IN-PLACE CONCRETE
NO COLOR

1.20 GRAVEL DRYSCAPE
TYP. WIN 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

4.20 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

± 0.15” Tolerance

Strain Relief Cable (Included)

Mounting Aircraft Hook (Included)

Mounting Aircraft Cable (Sold Separately)

End Cap (ML2000-EC)

Power Plug (ML2000-PP)

LED Lamp (Included)

Canopy A (Included)

12 Gauge Stranded Black Conductor

± 0.15” Tolerance

Strain Relief Cable (Included)

Mounting Aircraft Hook (Included)

Mounting Aircraft Cable (Sold Separately)

End Cap (ML2000-EC)

Power Plug (ML2000-PP)

LED Lamp (Included)

Canopy A (Included)

12 Gauge Stranded Black Conductor
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.
<table>
<thead>
<tr>
<th>Tree #</th>
<th>Latin Name</th>
<th>Species</th>
<th>CA Native</th>
<th>Diameter</th>
<th>Health</th>
<th>Structure</th>
<th>Form</th>
<th>Comments</th>
<th>PRCP</th>
<th>LCP</th>
<th>Color</th>
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<td>45.25</td>
<td>Good</td>
<td>Fair</td>
<td>Good</td>
<td>General note for this row of oaks trees;去做是翠绿和被破坏的床,结构和病害均受降级。All the trees are suffering from varying degrees of crownrot and exhibited scattered twig dieback throughout their canopy.</td>
<td>L</td>
<td>L</td>
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<td>M</td>
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<td>Approximately 10 stems all share a common attachment point at approximately 8 feet above grade. Southern lean.</td>
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<td>Fair</td>
<td>Southward 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.</td>
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<td>Poor</td>
<td>Mostly dead and declining trunk with several living sprouts.</td>
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<td>Fire Phone&lt;br&gt;Invasive, eliminate&lt;br&gt;discouraged</td>
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<td>Heavy wet soil on trunk. Necrotic area on lower trunk at 36 stem removal wound.</td>
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### ARBORIST DATA

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<th>Diameter</th>
<th>Height</th>
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<th>Form</th>
<th>Comments</th>
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<th>WUCOLS Zone 3 (Climate Change, South Coastal)</th>
<th>Fire Resistance (see mobility)***</th>
<th>Fire Side Variations</th>
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<td>Numerous cankers and associated necrotic areas on trunks and stems. Deep cankers on underside of limbs over the road.</td>
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*NOTE: Fire resistance mobility is 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 fire.***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.
<table>
<thead>
<tr>
<th>Tree #</th>
<th>Ladin Name</th>
<th>Species</th>
<th>CA Native</th>
<th>Diameter</th>
<th>Health</th>
<th>Structure</th>
<th>Form</th>
<th>Comments</th>
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<th>WUCOLS Zone 3 (South Coastal)</th>
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"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
<table>
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<th>Tree #</th>
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*Zone 3, South Coastal (to account for Climate Change)*
**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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<td>19 17 17</td>
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<td>Poor</td>
<td>Damaged and compromised limbs over existing trunks</td>
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<td>164</td>
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<td>Good</td>
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<td>Fence embedded in retaining wall</td>
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<td>165</td>
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<td>9 8 8</td>
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<td>Strongly asymmetric canopy on the south. Poor foliage in canopies. Dying candy in trunk</td>
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<td>Oat pellets around tree base</td>
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<td>Oat pellets around tree base</td>
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<td>172</td>
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<td>Prolific sprouting around base</td>
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*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.
NOTES:
1. TREE PROTECTION MEASURES MUST BE IN PLACE BEFORE DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITIES COMMENCE AND SHALL BE MAINTAINED IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD.
2. TREES DESIGNATED FOR PROTECTION SHALL BE FENCED OR WRAPPED AS SHOWN. SEE DEMO PLAN FOR LOCATIONS.
3. PLACE 6" DEPTH ARBOR CHIP MULCH ON SOIL SURROUNDING TREE TO BE PROTECTED. MULCH SHALL EXTEND TO DRIPLINE OF TREE EXCEPT WHERE THERE IS EXISTING PAVING. HOLD MULCH 4" MIN. AWAY FROM ROOT CROWN OF TREE.
4. NO GRADING SHALL OCCUR WITHIN THE DRIPLINES OF EXISTING TREES.
5. NO CONSTRUCTION MATERIALS OR VEHICLES SHALL BE STORED WITHIN THE DRIPLINES OF EXISTING TREES.
6. AN ISA CERTIFIED ARBORIST SHALL BE CONSULTED ON SITE IF CONSTRUCTION REQUIRES REMOVAL OF EXISTING ROOTS OR BRANCH PRUNING.
7. UNAUTHORIZED TREE REMOVAL OR DAMAGE TO EXISTING TREES IS SUBJECT TO REPLACEMENT EQUAL TO THE APPRAISED VALUE OF THE REMOVED OR DAMAGED TREE.
8. CONTRACTOR SHALL WATER AND ATTEND TO OTHER MAINTENANCE NEEDS OF EXISTING TREES TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD.

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

**Tree protection during construction**

---

*Tree Protection Fencing*

**Critical Root Zone:**

- Orange safety fencing with metal T-stakes embedded in the ground at 6’ O.C. max. Avoid roots when installing T-stakes.

**Critical Root Zone:**

- 6’ high fence

---

**Tree Disposition**

- List and Details

- Project ID:
- Plot Date:
- Drawn by:
- Checked by:
- Stamp:
- Issue Note:
- Sheet No.:
- Scale:
- File Name:

---

*Point Reyes Station, California*

Sunset 15, W/02/3 Zone 1, North Central Coast

---

*PROPOSED TREES*

<table>
<thead>
<tr>
<th>ID</th>
<th>Quantity</th>
<th>Common Name</th>
<th>Latin Name</th>
<th>Container Size</th>
<th>Native of Non-Native</th>
<th>Height (ft)</th>
<th>Spacing</th>
<th>Evergreen/Deciduous</th>
<th>Water Use Zone 1</th>
<th>Water Use Zone 3</th>
<th>Fire Safe Margin</th>
<th>PREC</th>
<th>Width/Habitat benefits</th>
</tr>
</thead>
</table>
NOTES:

PROTECT TREES WHICH ARE ALLOCATED WITHIN 10 FT OF CONSTRUCTION AREAS - AS DEFINED BY RE-GRADING, RE-PAVING, NEW HARDSCAPE OR UTILITY TRENCHING. MEASURE DISTANCE FROM THE DRIPLINES.
PLANTING KEY

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

NOTES:

- PROTECT TREES WHICH ARE ALLOCATED FOR CONSTRUCTION AREAS - AS DEFINED BY RE-GRADING, RE-PAVING, NEW HARDSCAPE OR UTILITY TRENCHING. MEASURE DISTANCE FROM THE DRIPLINES.

No. Description Date

TREE DISPOSITION PLAN

NORTH 0'10' 20' 30'
NOTES:

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

NORTH

PLANTING KEY

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

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

No. Description Date

TREE DISPOSITION PLAN

Sheet No.: L2.12

Sheet Title:

File Name:

Scale:

Stamp:

Design Firm:

Consultant:

Stamp:

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

Project Title:

POINT REYES HOUSING RENEWAL

COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC

100 COMMODORE WEBSTER DR
POINT REYES STATION, CA 94956

APN#: 1 1 9 - 2 4 0 - 7 3

No. Description Date

PLANNING SET
07/29/22

Sheet No.: L2.12

Sheet Title:

File Name:

Scale:

Stamp:

Project Title:

POINT REYES HOUSING RENEWAL

COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC

100 COMMODORE WEBSTER DR
POINT REYES STATION, CA 94956

APN#: 1 1 9 - 2 4 0 - 7 3

No. Description Date

PLANNING SET
07/29/22
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 irrigated at Low water use per WUCOLS.

2. 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.
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 irrigated at Low water use per WUCOLS.

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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.

**PLANT LIST**

<table>
<thead>
<tr>
<th>Area Name</th>
<th>Common Name</th>
<th>Diameter (in)</th>
<th>Spread (ft)</th>
<th>Native</th>
<th>Tertiary</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

**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 irrigated at Low water use per WUCOLS.

2. 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.
PLANTING KEY

- UNDER REDWOODS
- UNDER PINE/SUGAR PINE
- UNDER REMOVED SUGAR PINE
- RIPARIAN EDGE
- STORMWATER
- NO MOW TURF
- PRIVACY SHRUB NEAR UNITS
- NATIVE EROSION CONTROL SEED MIX
- IRREGULAR WILDFLOWER + GRASS SEED MIX
- GRASSES
- GROUND COVER

- (E) TREE TO PROTECT
- (E) OAK, CYPRESS, PINE, TO PROTECT
- (E) REDWOODS TO PROTECT
- PROPOSED TREE

NOTES:
1. FOR MORE INFORMATION ON TREES, SEE TREE DERATION PLANS
2. NO PLANTING WITHIN FIRE ZONE 0, OR 0 FEET FROM BUILDING ENVELOPES

EDEN HOUSING, INC
COMMUNITY LAND TRUST OF WEST MARIN & EVEN HOUSING, INC
POINT REYES HOUSING RENEWAL
109 COMMODES WEBSTER DR
POINT REYES POST OFFICE
PLANTING PLAN

PLANNING SET
07/28/22

L3.03
2. NO PLANTING WITHIN FIRE ZONE 0, OR 5' FROM BUILDING OVERHANGS

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

Under Redwoods
Under Pines/Cypress
Under Removed Eucalyptus
Riprap 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
PLANTING KEY

- UNDER REDWOODS
- UNDER PINE/OC/ACR/CYPRESS
- UNDER REMOVED LOCAL VITUS
- RIPRAP EDGE
- STORMWATER
- NO MOW TURF
- PRIVACY SHRUB NEAR UNITS
- NATIVE EROSION CONTROL SEED MIX
- IRRI-PLANTED WILDFLOWER + GRASS SEED MIX
- GRASSES
- GROUND COVER

- (C) TREE TO PROTECT
- (D) 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 0.5 OR 0.6 FROM BUILDING OVERHANGS

COMMUNITY LAND TRUST OF WEST MARIN & EVEN HOUSING, INC.

POINT REYES HOUSING RENEWAL

100 COMMODORE WEBSTER DR
POINT REYES STATION, CA 94956

PLANNING SET

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

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

NOTES
1. FOR MORE INFORMATION ON TREES, SEE TREE DISPOSITION PLANS.
2. TURF DESTRUCTION PLANS, DISTANCE, OR ZERO FROM BUILDING OVERHANGS.
VEGETATION MANAGEMENT PLAN NOTES

1. 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.

2. 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.

3. ZONE 0 WITHIN 5' OF EACH BUILDING SHALL BE MAINTAINED WITH FEW TO NO COMBUSTIBLES.

4. ZONE 1 FROM 5' TO 30' SHALL BE ESTABLISHED WITH WELL-SPACED, WELL-MAINTAINED, IRREGULATED AND FIRE-RESISTANT PLANTS.

5. ZONE 2 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, IRREGULATED AND FIRE-RESISTANT PLANTS.

6. LANDSCAPE SHALL BE PLANTED WITH FIRE-RESISTANT PLANTS.

7. TREES SHALL BE PLANTED SUCH THAT WHEN MATURE, THEIR CROWNS WILL BE SEPARATED AT LEAST 10'.

8. SHRUBS SHALL BE PLANTED AT A HORIZONTAL DISTANCE THAT IS AT LEAST TWO TIMES THEIR HEIGHT AT MATURITY.

9. TREES SHALL BE TRIMMED AT LEAST 5' AWAY FROM THE BUILDINGS AND DEAD BRANCHES SHALL BE REMOVED IF THEY GROW OVER THE ROOF.

10. ALL PLANTS SHALL BE MAINTAINED BY WATERING AS NECESSARY, AND BY REMOVING DEAD BRANCHES, LEAVES AND NEEDLES.

11. DRY GRASS SHALL BE MOWN REGULARLY, BUT ONLY ON COOL, MOIST DAYS BEFORE 10AM.

12. TREES SHALL BE LIMBED 10' FROM THE GROUND TO REDUCE 'FIRE LADDER'.

13. SHRUBS SHALL BE PLANTED AT A HORIZONTAL DISTANCE THAT IS AT LEAST TWO TIMES THEIR HEIGHT AT MATURITY.

14. TREES SHALL BE PLANTED SUCH THAT WHEN MATURE, THEIR CROWNS WILL BE SEPARATED AT LEAST 10'.

15. LANDSCAPE SHALL BE PLANTED WITH FIRE-RESISTANT PLANTS.

16. 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.
drawn by:

file name:

march 31, 2023

10' defensible space boundary

zone 0 - no combustibles

zone 1 - fuel management

zone 2 - access zone

notes:
1. for full planting legend, see planting plans
2. no planting within zone 0, 1, or 2 from building overhangs

vegetation management plan

planting key
- under redwoods
- under pines/cypress
- under 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
- (c) redwoods to protect

proposed tree
1. Full planting legend: See planting plan.
2. No planting within Fire Zone 0, Zone 0, Zone 0, or 5' from building overhangs.

Zone 0 - No combustibles
Zone 1 - Fuel Management
Zone 3 - Access Zone

PROPOSED TREE

Native grass, control seedmix
Irrigated wildflower + grass seed mix
Grasses
groundcover

(F) Tree to protect
(F) Oak, Cypress, Pine, to protect
(F) Redwoods to protect

STORMWATER
Riparian Edge
Privacy shrub near units
Native grass, control seedmix

PRH
(F) Eucalyptus, to protect
GRASS SEED MIX
PRH
(F) Pines/Oaks/Cypress, under
PRH
(F) Eucalyptus, under removed

EVEN HOUSING, INC
PROJECT REYES HOUSING RENEWAL
POINT REYES STATION, CA 94956
APRIL 9, 2020

Design Firm: Siegel & Strain
6201 Doyle Street, Suite B
Point Reyes Station, CA 94956
Tel: 510/547-8092
info@siegelstrain.com
PLANTING KEY

- UNDER REDWOODS
- UNDER PINON/CYPRESS
- UNDER REMOVED EUCLID
- RIPARIAN EDGE
- STORMWATER
- NO MOW TURF
- PRIVACY SHRUB NEAR UNITS
- NATIVE PLANT CONTROL SEED MIX
- IRRIGATED WILDFLOWER + GRASS SEED MIX
- GRASSES
- GROUND COVER

- TREE TO PROTECT
- OAK, CYPRESS, PINE, TO PROTECT
- 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 EVACUATION PLANS
2. NO PLANTING WITHIN FIRE ZONE 0, 5', OR 10' FROM BUILDINGS OR HAMMERS

COMMUNITY LAND TRUST OF WEST MARIN & EDDEN HOUSING, INC.
POINT REYES HOUSING RENEWAL
100 COMMODORE WEBSTER DR
Point Reyes, CA 94956

PROJECT TITLE:
COMMUNITY LAND TRUST OF WEST MARIN & EDDEN HOUSING, INC.
POINT REYES HOUSING RENEWAL
100 COMMODORE WEBSTER DR
Point Reyes, CA 94956

DESIGNER:
SIEGEL STRAIN, INC.
6201 DOYLE STREET, SUITE B
EMERYVILLE, CA 94608
TEL 510 / 547-8092
info@siegelstrain.com

CONSULTANT:
MWS Consulting

SCALE: 1:20

NOTE: FOR FULL PLANTING LEGEND, SEE EVACUATION PLANS.
TRASH ENCLOSURE

METAL ROOF
SECURITY LIGHTING
3X3 HSS BEAM, BUILDING COLORS
2X6 HSS STL. POST, BUILDING COLORS
8" SPLIT CMI WALL
8" WIDE METAL GATE W/ PADLOCK SLIDE BOLT
STEEL CANE BOLT SET IN 6" SLEEVE
ALL METAL WORK TO BE POWDER COATED IN COLORS TO MATCH BUILDINGS

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

- **BASE:** Gauntlet Grey (SW 7019)
- **UPPER SIDING, TRIM, PORCHES:** Repose Grey (SW 7015)
- **ACCENT:** Greek Villa (SW 7551)
- **BASE SIDING:** White (SW 9060)

### SCHEME 2

- **BASE:** Gauntlet Grey (SW 7019)
- **UPPER SIDING, DECK:** Acier (SW 9170)
- **BASE SIDING:** White

### PROPOSED RESIDENTIAL MATERIALS

- **WALL MOUNTED LED:** Lithonia Lighting, Dark bronze, See cut sheets
- **PV PANELS:**
- **PORCH & DECK:** Heavy timber, 6x6 posts, 6x10 beams, Painted, see palette
- **STAIR:** Heavy timber, Painted, see palette
- **TRIM & FASCIA:**
  - Fiber Cement, James Hardie, 5/4 smooth, 5 1/2", Painted, see palette
  - Horizontal lap, 9.25", Smooth, Painted, see palette
- **BASE SIDING:**
  - Fiber Cement, James Hardie, 6x6 posts, 6x10 beams, Painted, see palette
  - Fiber Cement, Smooth, Painted, see palette
- **ROOFING:**
  - Asphalt Shingle, CertainTeed, Weathered Wood
- **SLAB:** Cast-in-place concrete
- **TREADS:** Precast concrete
- **GUARDRAIL:** Steel, 2"x2" HSS posts w/ 3/4" x 3/4" packets, Painted
- **GUTTER & DS:** 5" Fascia mounted, Metal painted, gutters, with gutter guard, 3 1/2" round, DS to match, 5" Fascia mounted, Metal painted, gutters, with gutter guard, 3 1/2" round, DS to match
- **ENTRY DOORS:** Fiberglass, Solid, 1 panel, Painted, see palette
- **DOORS:** 5" Fascia mounted, Metal painted
- **ENTRY DOORS:** Fiberglass, 2 Full Lite glass panel, Metal painted
- **ENTRY DOORS:** Fiberglass, 5 Full Lite glass panel, Metal painted
- **ENTRY DOORS:** Fiberglass, 5 Full Lite glass panel, Metal painted
PROPOSED EDUCATION CENTER COLOR PALETTE

NOTE: BUILDING 100C WILL MATCH THIS PALETTE
**Sheet Notes - Demo Elev.**

- **A (E)** Roofing, sheathing, & roof structure to be removed.
- **B (E)** Exterior finishes & trim to be removed; walls will be stripped down to studs.
- **C (E)** Exterior doors and windows to be removed, typ.
- **D (E)** Gutters & downsputs to be removed, typ.

**Key Notes**

- 2.10 (E) Stucco to be removed, typ.
- 2.71 (E) Equipment to be removed, typ.

**Points of Reference:**

- **To Ridge:**
  - First floor: +30' - 10 3/8".
  - Plate: +38' - 11 3/8".
  - Ridge: +44' - 1 5/8".

**Dimensions:**

- **SOUTH ELEVATION - EXISTING & DEMO:**
  - 13' - 3 1/4".
  - 5' - 2 1/4".
  - 8' - 1".

- **EAST ELEVATION - EXISTING & DEMO:**
  - 13' - 5 7/8".

- **NORTH ELEVATION - EXISTING & DEMO:**
  - 12".

- **WEST ELEVATION - EXISTING & DEMO:**
  - 12".

**Max. Allowed Bldg. Height:**

- 25' - 0".

**Scale:**

- 1/8" = 1'-0"
2.69 (E) SOLATUBES TO BE REMOVED, TYP.
2.79 (E) BUILDING TO BE DEMOLISHED. PRESERVE SLAB, SLD
2.85 (E) PORTION OF ROOF FRAMING TO BE REMOVED
2.86 (E) RIDGE VENTS TO BE REMOVED, TYP.
7.13 LINE OF EXTERIOR WALL BELOW 8.06 (E) SOLATUBE TO REMAIN, SHOWN SOLID BLDG 100C, SEE D2.01C

A (E) ASPHALT SHINGLE ROOFING TO BE REMOVED, TYP.
B (E) GUTTERS & DOWNSPOUTS TO BE REMOVED, TYP.
C (E) PLUMBING VENTS TO BE REMOVED
**EXISTING & DEMO ELEVATIONS - 100A/B**

- **1/8" = 1'-0"**

**North Courtyard Elevation - Existing & Demo**

**North Elevation - Existing & Demo**

**East Elevation 100B - Existing & Demo**

**East Elevation - Existing & Demo**

**Key Notes**

1. **08 (E)** Vinyl siding to be removed, TYP.
2. **10 (E)** Stucco to be removed, TYP.
3. **35 (E)** Concrete slab to remain.
4. **62 (E)** Cut out for future opening, TYP.
5. **69 (E)** Solatubes to be removed, TYP.
6. **73 (E)** Wood fascia to be removed, TYP.
7. **79 (E)** Building to be demolished. Preserve slab, SLD.
8. **80 (E)** Chain link fence to be removed.
9. **82 (E)** Roof brackets to be removed, TYP.
10. **84 (E)** Grade beam to remain, TYP, VIF.
11. **85 (E)** Portion of roof framing to be removed.

**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.
**KEY PLAN**

0 200 400 ft.
0 1/8" = 1'-0".

**KEYNOTES**

1. **.78 COASTAL STREAM AND RIPARIAN ESHA BUFFER**
2. **6.16 (N) DECK O/ EXISTING SLAB, SLD**
3. **6.23 (N) KITCHENETTE**
4. **7.11 LINE OF ROOF OVERHANG ABOVE**
5. **8.11 (N) ROLL-UP DOOR IN (E) OPENING**
6. **8.12 (N) STOREFRONT DOOR SYSTEM**
7. **8.13 (N) INTERIOR STOREFRONT SYSTEM**

**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**
G **I (N) HVAC AND DHW EQUIPMENT, TYP.**
H **J (N) PLUMBING, TYP.**

**EXTERIOR DEMO. WALL CALC.**

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>100A</td>
<td>367.5'</td>
<td>62.9'</td>
</tr>
<tr>
<td>100B</td>
<td>149.7'</td>
<td>149.7'</td>
</tr>
</tbody>
</table>

*TOTAL WALL LENGTH IS SUM OF BOTH FLOORS*
Sheet Notes - Proposed Roof:

- (N) CLASS 'A' ASPHALT SHINGLE ROOFING, TYP.
- (N) METAL GUTTERS & DOWNSPOUTS, TYP.
- 2.105 (E) SOLATUBES TO REMAIN
- 7.13 LINE OF EXTERIOR WALL BELOW
- 48.02 (N) ROOF-MOUNTED PV ARRAY, TYP.
1. **EAST ELEVATION - PROPOSED**

2. **NORTH COURTYARD ELEVATION - PROPOSED**

3. **NORTH ELEVATION - PROPOSED**

**KEYNOTES**

- **2.83 (E)** GANG NAIL TRUSSES TO REMAIN
- **2.105 (E)** SOLATUBES TO REMAIN
- **6.14 (N)** WOOD FASCIA, PAINTED, TYP.
- **6.16 (N)** DECK O/ EXISTING SLAB, SLD
- **7.12 (N)** FIBER CEMENT SIDING - BOARD & BATTEN, PAINTED
- **8.11 (N)** ROLL-UP DOOR IN (E) OPENING
- **8.12 (N)** STOREFRONT DOOR SYSTEM
- **26.03 (N)** LIGHT FIXTURE, TYP.

---

**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.
SOUTH COURTYARD ELEVATION - PROPOSED

SOUTH ELEVATION - PROPOSED

WEST ELEVATION - PROPOSED

1.83 (E) GANG NAIL TRUSSES TO REMAIN
2.107 (E) FOUNDATION TO REMAIN, TYP., UON
6.14 (N) WOOD FASCIA, PAINTED, TYP.
7.04 (N) FIBER CEMENT SIDING, HORIZONTAL LAP, PAINTED
8.14 (N) STOREFRONT ENTRY DOOR W/ SIDELITES
26.03 (N) LIGHT FIXTURE, TYP.

KEYNOTES

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.
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
2.85 (E) PORTION OF ROOF FRAMING TO BE REMOVED

7.13 LINE OF EXTERIOR WALL BELOW

A (E) ASPHALT SHINGLES TO BE REMOVED, TYP.
B (E) GUTTERS & DOWNSPOUTS TO BE REMOVED, TYP.
C (E) PLUMBING VENTS TO BE REMOVED

PORTION OF ROOF FRAMING TO BE REMOVED
PORTION OF ROOF FRAMING TO BE REMOVED
PORTION OF ROOF FRAMING TO BE REMOVED
EXISTING & DEMO ELEVATIONS - 50

1. NORTH ELEVATION - EXISTING & DEMO

2. EAST ELEVATION - EXISTING & DEMO

3. WEST ELEVATION - EXISTING & DEMO

4. SOUTH ELEVATION - EXISTING & DEMO

5. PORTION OF ROOF FRAMING TO BE REMOVED

6. PORTION OF ROOF FRAMING TO REMAIN

7. PORTION OF ROOF FRAMING TO BE REMOVED

8. PORTION OF ROOF FRAMING TO REMAIN

9. PORTION OF ROOF FRAMING TO BE REMOVED

KEYNOTES

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

Sheet: D2.03B

Scale: 1/8" = 1'-0"
Project Title: POINT REYES HOUSING RENEWAL
COMMUNITY LAND TRUST OF WEST MARIN & EDEN HOUSING, INC

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

PLANNING SET 07/29/22

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

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

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) over (N) WRB.
- D (N) Fiber cement trim, painted, typ.
- E (N) Asphalt shingle roofing, typ.
- F (N) Metal gutters & downspouts, typ.

Area of New Roof

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

Sheet No.: A3.01B

Issue Note:

- Proposed Elevations - 50
FIRST FLOOR

SECOND FLOOR

T.O. RIDGE

B. C. 8' - 0 1/2"
22' - 4"
8' - 0"

2.35
2.03
2.83
2.35

(E) BEDROOM 1
(E) BEDROOM 2
(E) LIVING RM
(E) STAIR
(R) STOR.
(R) UTL

(E) HALL
(E) HALL B
(R) BATH 2
(R) BATH 2
(E) HALL A
(E) HALL C

Project ID:
Plot Date:
Drawn by:
Checked by:
Sheet No.:
Sheet Title:
File Name:
Scale:
Stamp:

6201 Doyle Street, Suite B
Emeryville, CA 94608
TEL 510 / 547 - 8092
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1/8" = 1'-0"
SECOND FLOOR PLAN - EXISTING & DEMO

FIRST FLOOR PLAN - EXISTING & DEMO
EXISTING & DEMO

ROOF PLAN - EXISTING & DEMO

SOUTH ELEVATION - EXISTING & DEMO

WEST ELEVATION - EXISTING & DEMO

NORTH ELEVATION - EXISTING & DEMO

EAST ELEVATION - EXISTING & DEMO

KEYNOTES

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.

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.

PLANNING SET
07/29/22
1. SOUTH ELEVATION - EXISTING & DEMO
2. WEST ELEVATION - EXISTING & DEMO
3. NORTH ELEVATION - EXISTING & DEMO
4. EAST ELEVATION - EXISTING & DEMO

KEYNOTES

1. (E) GUTTER AND DOWNSPOUT, TO BE REMOVED, TYP
2. (E) PORCH ROOF STRUCTURE, TO BE REMOVED, TYP
3. (E) VINYL SIDING TO BE REMOVED, TYP
4. (E) CEMENT PLASTER TO BE REMOVED, TYP
5. (E) WOOD BELLY BAND TO BE REMOVED
6. (E) ELECTRIC METER TO REMAIN
7. (E) CABLE TV BOX TO REMAIN
8. (E) EXTERIOR LIGHT FIXTURES TO BE REMOVED
9. (E) WOOD POST TO REMAIN, TYP. UON.
10. (E) EXHAUST VENT COVER FOR DRYER AND BATH FAN TO BE REMOVED, TYP OF 6
11. (E) HOSE BIB, TYP
12. (E) CONCRETE PATH AND STAIRS TO BE REMOVED, TYP, UON, SLD
13. CUT OUT FOR FUTURE OPENING, TYP.
14. (E) SOLATUBES TO REMAIN, TYP., UON.
15. (E) ATTIC VENTS TO REMAIN, TYP.
16. LINE OF EXTERIOR WALL BELOW
17. (E) PLUMBING VENTS TO REMAIN, TYP.

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.
OVERALL LENGTH - 82' - 2 3/4"
OVERALL WIDTH - 30' - 2 3/4"
Sheet Notes - Demo Plan

As indicated through all areas of work:
- Interior doors to remain, typ.
- Interior finishes to be removed, typ., usual
- Exterior doors and windows to be removed, typ.
- Asphalt shingle roofing to be removed, typ.
- Concrete path and stairs to be removed, typ.
- Gutter and downsputs to be removed, typ.
- Plumbing to be removed, as required
- Bath fixtures to be removed, typ.
- HVAC and DHW equipment to be moved, as required
- Breaker panel to be relocated
- Storage sheds to remain, typ.
- Trellis to be removed, typ.
- Interiors to remain, typ.
- Stair to remain, typ.
- Key Plan

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
601 Doyle Street, Suite 400
Emeryville, CA 94608

T&L 510-696-2400
info@siegelstrain.com

Key Plan

Second Floor Plan - Existing & Demo

First Floor Plan - Existing & Demo

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

WEST ELEVATION - EXISTING & DEMO

NORTH ELEVATION - EXISTING & DEMO

EAST ELEVATION - EXISTING & DEMO

SOUTH ELEVATION - EXISTING & DEMO

EXISTING & DEMO

KEYNOTES

A

1.

SOUTH ELEVATION - EXISTING & DEMO

B

2.

EAST ELEVATION - EXISTING & DEMO

C

3.

NORTH ELEVATION - EXISTING & DEMO

D

4.
KEYNOTES

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) FIBER CEMENT SIDING - BOARD & BATTEN, PAINTED

7.13 LINE OF EXTERIOR WALL BELOW

8.02 (N) LIGHT FIXTURE, TYP.

48.02 (N) ROOF-MOUNTED PV ARRAY, TYP.

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) OVER 1/4" FURRING W/ CONTINUOUS EXTERIOR INSULATION OVER 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.
SITE PLANT WEST - ELECTRICAL & LIGHTING

- Replace old light fixtures with LED lights and tie in with electrical.
- Underground PG&E primary 12KV power lines to remain. Field locate, mark, and protect in place.
- Microgrid back-up power feeder to water treatment near west gate.
- Site mounted PV modules. See E5.1 for size and tie-in location.
- New LED source on pole with electrical to remain.
- Under (E) underground PG&E primary 12KV power lines to water treatment.
- Site lighting legend: Cobra head LED street lighting pole.
- Assumed separate PG&E service for water treatment electrical.
SINGLE LINE DIAGRAM - ELECTRICAL

COPPER FEEDER SCHEDULE

FEEDER CONTACT

<table>
<thead>
<tr>
<th>FEEDER</th>
<th>CURRENT CAPACITY</th>
<th>CONDUCTORS</th>
</tr>
</thead>
<tbody>
<tr>
<td>F1</td>
<td>250 A</td>
<td>4</td>
</tr>
<tr>
<td>F2</td>
<td>125 A</td>
<td>3</td>
</tr>
</tbody>
</table>

WIRE QUANTITY

FEEDER TAG KEY

- WIRE QUANTITY
- FEEDER AMPERITY

PLANNING SET
07/28/22

COMMUNITY LAND TRUST OF W. MARIN & POINT REYES HOUSING RENEWAL
100 COMMODORE WEBSTER DR.
P.O. BOX 150
POINT REYES STATION, CA 04956

POINT REYES HOUSING RENEWAL

EDEN HOUSING, INC.
6201 Doyle Street, Suite B
Point Reyes Station, CA 04956

PANEL FEEDER

AC DISCO

PV NEM

PV AC

STANDARD NET ENERGY METERING (NEM)

VIRTUAL NET METER (VNEM), PER PG&E REQUIREMENTS.

NEW PG&E SECONDARY RACEWAYS:

EXISTING PG&E PRIMARY TO REMAIN.

CONNECTION POINT ON INTEGRATED MICROGRID EQUIPMENT.

CONNECTION, PER PG&E REQUIREMENTS. TERMINATE ON PV APARTMENT PANEL FEEDER.

STANDARD NET ENERGY METERING (NEM) CONNECTION, PER PG&E REQUIREMENTS. PROCESS SUPPLY SIDE AND VOLTAGE DROP AS REFLECTED IN SYNCHRONOUS VOLTAGE PHASE AND FEEDER CONDUCTOR SHEET OR TRANSFORMER SHEET.

STANDARD NET ENERGY METERING (NEM) CONNECTION, PER PG&E REQUIREMENTS. TERMINATE ON DETECTED CONNECTION.

FEEDER TO BE UTILIZED FOR VOLTAGE DROP (1) 22.8kW

CONDUCTORS CONDUIT

NEW PG&E SECONDARY RACEWAYS:

EXISTING PG&E PRIMARY TO REMAIN.

CONNECTION, PER PG&E REQUIREMENTS.