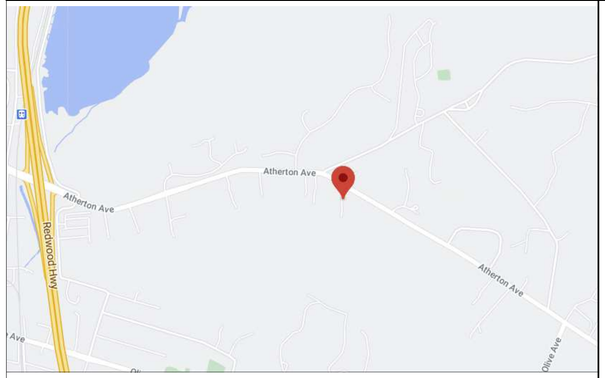
675 Atherton Ave.

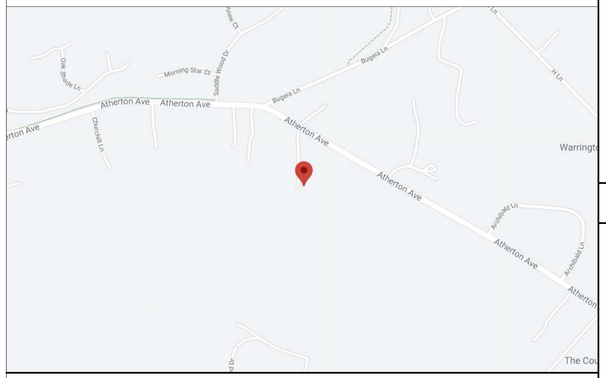
Novato, CA 94945

Studio AR

VICINITY



AREA MAP



BLOCK/LOT

RENDER

DRAWING INDEX

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ENERGY REQUIREMENTS

Envelope:

R-38 ceiling in kitchen/living/dining and entry areas where cathedral ceiling.

R-38 in attic areas at the rafters. No insulation at flat ceilings.

R-21 at all wood framed walls.

R-9 on the interior side of the underground concrete walls.

R-30 in the floor above the unconditioned basement and garage.

Windows and doors to be 0.4 u factor & 0.23 SHGC or less.

Mechanical:

95% AFUE gas furnace with 16 SEER & 12.5 EER cooling.

Tankless water heater with a 50 gallon indirect storage tank. 0.95 UEF or greater.

PV & battery Storage:

2.95 KW or greater.

5 KW battery storage system or greater.

HERS TEST REQUIREMENT

Building-level Verifications:

• Quality insulation installation (QII)

• Indoor air quality ventilation

Cooling System Verifications:

• Minimum Airflow

• Verified EER

• Verified SEER

• Fan Efficacy Watts/CFM

Heating System Verifications:

• -- None --

HVAC Distribution System Verifications:

• Duct leakage testing

Domestic Hot Water System Verifications:

• -- None --

Project Data

PROJECT ADDRESS
675 Atherton Ave., Novato, CA 94945

DESCRIPTION
CONSTRUCTION OF NEW 4517 SQUARE FOOT TWO-STORY, SINGLE-FAMILY RESIDENCE AND ALL RELEVANT SITE AND LANDSCAPING IMPROVEMENTS

CLIENT
Parisa Jamasbi
Mehrak Jamasbi

DESIGN & PROJECT MANAGEMENT
Studio AR LLC
3527 Mt Diablo Blvd, Suite 299
Lafayette, Ca 94549

STRUCTURAL ENGINEER
Ashley & Vance Engineering
1729B Telegraph Avenue | Oakland, CA 94612

CIVIL ENGINEER
Tarnoff Engineering Corporation
1442A Walnut Street, #428
Berkeley, CA 94709

TITLE 24
Energy Calc Co.
45 Mitchell Blvd, Suite 16
San Rafael, CA 94903

ASSESSOR'S PARCEL NUMBER	143-101-33
ZONING	A2-B4
USE CODE	11 - SINGLE FAMILY RESIDENCE
CONSTRUCTION TYPE	R3
STORIES	TWO
SPRINKLERS	YES

LOT AREA: 4.17 Acres

PROPOSED BUILDING AREA:	3,330.74 SF
PROPOSED FLOOR AREA:	4,516.95 SF
PROPOSED FLOOR AREA RATIO:	0.025

BASEMENT FLOOR AREA:

CONDITIONED:	1,213.18 SF
GARAGE:	738.29 SF

MAIN FLOOR AREA:

CONDITIONED:	3,105.48 SF
TRELLIS:	484.1 SF

EXISTING LOT COVERAGE

PERVIOUS COVERAGE:	177,986 SF
IMPERVIOUS COVERAGE:	3,659 SF

MINIMUM SET BACKS FOR EXTERIOR WALLS

FRONT	30' MIN.
SIDES	20' MIN.
REAR	20% LOT DEPTH OR 25' MAX

GRADING CALCULATIONS

CUT:	1,625 C.Y.
FILL:	1,625 C.Y.
OFF HAUL:	0 C.Y.

ON-SITE PARKING: 3 CAR GARAGE

PROPOSED LOT COVERAGE

PERVIOUS COVERAGE:	162,300 SF
IMPERVIOUS COVERAGE:	19,345 SF
TOTAL DISTURBED AREA:	34,900 SF

PROPOSED SET BACKS FOR EXTERIOR WALLS

FRONT	206' 11"
SIDES	34' 1"(RIGHT) ; 76' 4"(LEFT)
REAR	600' 4"

MAXIMUM HEIGHT FOR MAIN BUILDING: 30' MAX

MAXIMUM PROPOSED:	21' - 5 1/2"

GENERAL NOTES

1. The work included under this contract consist of all labor materials, transportation, tools and equipment necessary for the construction of the project leaving all work ready for use.
2. All construction shall conform to the 2019 California Building Code; 2018 Uniform Mechanical, Electrical, and Plumbing Codes; Title 24; Fire Safe Standards and any other local governing codes and ordinances. In the event of conflict, the most stringent requirements shall apply.
3. The plans indicate the general extent of new construction necessary for the work, but are not intended to be all-inclusive. All demolition and all new work necessary to allow for a finished job in accordance with the intention of the drawing is included regardless of whether shown on the drawings or mentioned in the notes. All work is new, U.O.N.
4. Any errors, omissions or conflicts found in the various parts of the construction documents shall be brought to the attention of the Architect and the Owner for clarification before proceeding with the work.
5. The General Contractor shall maintain a current and complete set of the construction documents on the job site during all phases of construction for use of all the trades and shall provide all the subcontractors with current construction documents as required.
6. The General Contractor shall verify and assume responsibility for all dimensions and site conditions. The General Contractor shall inspect the existing premises and take note of existing conditions prior to submitting prices. No claim shall be allowed for difficulties encountered which could have reasonably been inferred from such examination.
7. Written dimensions take precedence. Do not scale drawings.
8. All dimensions to and from new construction when shown in plan are to face of stud, face of masonry, centerline, unless otherwise noted.
9. All dimensions on reflected ceiling or electrical plans are from face of finish or center line of column to center line of fixture or group of fixtures.
10. All vertical dimensions are to face of finish, finish floor, unless otherwise noted.
11. All dimensions noted "Verify" and "V.I.F." are to be checked by contractor prior to construction. Immediately report any variances to the architect for resolution.
12. Interior walls are 2x4 or 2x6 wood studs @ 16" o.c. unless otherwise noted and all exterior wall are 2x6 wood studs @ 16" o.c. unless otherwise noted.
13. Contractor shall provide all seismic bracing and hold-down clips as required by Code for all suspended ceiling and soffit framing conditions.
14. Coordinate all work with existing conditions, including but not limited to: irrigation pipes, electrical conduit, water lines, gas lines, drainage lines, etc.
15. Provide adequate temporary support as necessary to assure the structural value or integrity of the building.
16. Protect all existing building and site conditions to remain including walls, cabinets, finishes, trees and shrubs, paving, etc.
17. Details shown are typical. Similar details apply in similar conditions.
18. Verify all architectural details with structural, and design/build drawings before ordering or installation of any work.
19. Where locations of windows and doors are not dimensioned, they shall be centered in the wall or placed two stud widths from adjacent wall as indicated on the drawings.
20. All required exits shall be operable from inside, without the use of key or special knowledge.
21. All changes in floor materials occur at centerline of door or framed opening unless otherwise indicated on the drawings.
22. Install all fixtures, equipment and materials per manufacturer's recommendations.
23. Verify clearances for flues, vents, chases, soffits, fixtures, etc. before any construction, ordering of, or installation of any items of work.
24. Sealant, caulking and flashing, etc. locations shown on drawings are not intended to be inclusive. Follow manufacturer's installation recommendations and standard industry and building practices.
25. All roof deck penetrations and exterior wall openings shall be guaranteed by the contractor to be water tight for a minimum period of one year after substantial completion of all work under this contract.
26. The General Contractor shall remove all rubbish and waste materials of all subcontractors and trades on a regular basis, and shall exercise a strict control over job cleaning to prevent any direct debris or dust from affecting, in any way, finished areas in or outside job site.
27. Contractor shall leave premises and all affected areas clean and orderly, ready for occupancy. This includes cleaning of all glass (inside and outside) and frames, both new and existing.
28. Install smoke detectors in accordance with the specifications and in conformance with local Fire Marshal requirements.
29. All exterior doors and windows are to be weather stripped per Title 24 requirements, unless otherwise noted in door details.
30. Glass subject to human impact shall be of safety glazing material to meet State and Federal requirements.
31. Any survey monuments within the area of construction shall be preserved or reset by a registered civil engineer or a licensed land surveyor.
32. Provide shop drawings for all millwork, metal work and custom items.
33. Contractor is responsible for reviewing and complying with requirements of Soil Report as prepared by Geotechnical Engineer.
34. The proposed builing will meet the WUI requirements set forth in Chapter 7A of the 2019 California Building Code.

675 Atherton Ave.

Novato, CA 94945

REVISION:	
▲	2-18-2021
▲	12-24-2021
▲	1-13-2022
▲	2-2-2022
▲	2-10-2022

COVER SHEET

2-10-2022

A0.0

IMPROVEMENT PLANS

FOR

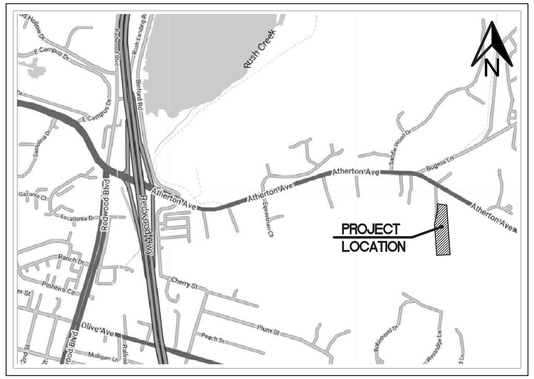
675 ATHERTON AVENUE
NOVATO, MARIN COUNTY, CALIFORNIA

ABBREVIATIONS

AB	AGGREGATE BASE	L	LENGTH
AC	ASPHALTIC CONCRETE	LF	LINEAL FEET
AD	AREA DRAIN	LFF	LOWER FINISHED FLOOR
APPROX	APPROXIMATE	LIP	LIP OF GUTTER
BFP	BACK FLOW PREVENTOR	LP	LOW POINT
BC	BEGIN HORIZONTAL CURVE	LT	LEFT
B COR	BUILDING CORNER	MAX	MAXIMUM
BLDG	BUILDING	MH	MANHOLE
BM	BENCH MARK	MIN	MINIMUM
BNDY	BOUNDARY	MISC	MISCELLANEOUS
BSW	BACK OF SIDEWALK	NG	NATURAL GROUND
BVC	BEGIN VERTICAL CURVE	NIC	NOT INCLUDED IN CONTRACT
BVCE	BEGIN VERTICAL CURVE ELEVATION	NTS	NOT TO SCALE
BW	BOTTOM OF WALL	OH	OVERHEAD
CATV	CABLE TELEVISION	PG&E	PACIFIC GAS & ELECTRIC
CB	CATCH BASIN	P/L PL	PROPERTY LINE
C&G	CURB & GUTTER	PP	POWER POLE
CL	CLASS	PRO	PROPOSED
C/L	CENTERLINE	PVMT	PAVEMENT
CMP	CORRUGATED METAL PIPE	R	RADIUS
CO	CLEANOUT	REF	REFERENCE
CONC	CONCRETE	REINF	REINFORCED
CONST	CONSTRUCTION	REQ'D	REQUIRED
CONT	CONTINUOUS	RET WALL	RETAINING WALL
CU FT, CF	CUBIC FEET	RT	RIGHT
CY	CUBIC YARDS	R/W, ROW	RIGHT OF WAY
DI	DROP INLET	SCH	SCHEDULE
DIA	DIAMETER	SD	STORM DRAIN
DS	DOWNSPOUT	SDMH	STORM DRAIN MANHOLE
DWG	DRAWING	SDCO	STORM DRAIN CLEANOUT
DWY, D/W	DRIVEWAY	SF	SQUARE FEET
EC	END HORIZONTAL CURVE	SS	SANITARY SEWER
EG	EXISTING GRADE	SSCO	SANITARY SEWER CLEAN OUT
EL, ELEV	ELEVATION	SSMH	SANITARY SEWER MANHOLE
ELEC	ELECTRIC	STA	STATION
EP	EDGE OF PAVEMENT	STD	STANDARD
ESMT	EASEMENT	SW, S/W, SWK	SIDEWALK
EVC	END VERTICAL CURVE	TB OR TOB	TOP OF BANK
EVCE	END VERTICAL CURVE ELEVATION	TC	TOP OF CURB
EXIST, EX, (E)	EXISTING	TELE OR TEL	TELEPHONE
FG	FINISH GRADE	TEMP	TEMPORARY
FF	FINISH FLOOR	TOE	TOE OF BANK
FH, HYD	FIRE HYDRANT	TS	TURNING STRUCTURE
FL, INV	FLOWLINE	TRANS	TRANSFORMER
FS	FINISHED SURFACE	TW OR TOW	TOP OF WALL
G	GAS MAIN	TYP	TYPICAL
GB	GRADE BREAK	UTIL	UTILITY
GFF	GARAGE FINISHED FLOOR	VAR	VARIES
GR	GRATE	VC	VERTICAL CURVE
H	HEIGHT	VERT	VERTICAL
HP	HIGH POINT	W, WTR	WATER LINE
JP	JOINT POLE	WM	WATER METER
JT	JOINT TRENCH		

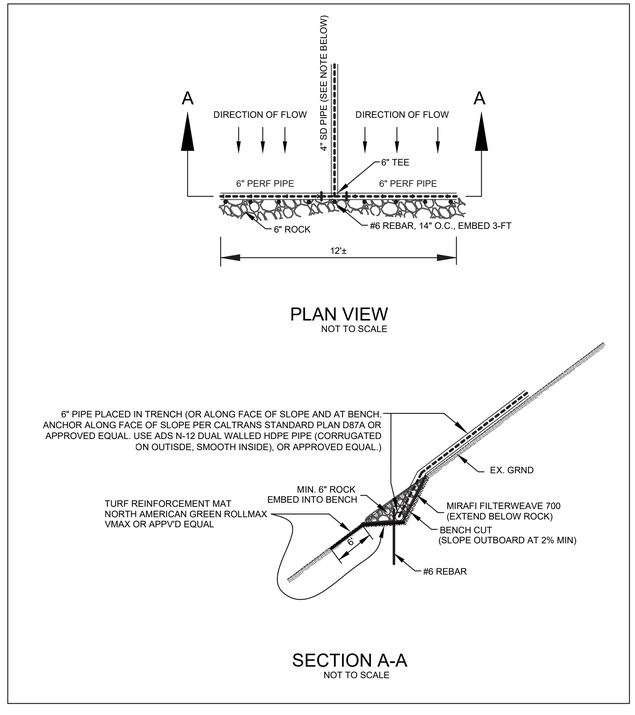
SYMBOLS LEGEND

PROPERTY LINE
LOT LINE
CENTERLINE
EASEMENT LINE
PERIMETER OF BUILDING
CONTOUR & ELEVATION — 35
CUT/FILL; DAYLIGHT LINE
DRAINAGE SWALE
DISTURBED AREA LINE
PAVEMENT
CONCRETE
GRAVEL PATH
RETAINING WALL
ROCK WALL
RET WALL # AND HEIGHT INFO — G9
ELECTRIC LINE — E
GAS LINE — G
JOINT TRENCH — JT
OVERHEAD LINE — OH
WATER LINE — 1"W
SANITARY SEWER LINE — 4"SS
STORM DRAIN LINE — 4"SD
STORM DRAIN SUBDRAIN
STORM DRAIN DISSIPATER
CHAIN LINK FENCE
CATCH BASIN (CURB INLET)
DROP INLET
AREA DRAIN
DOWNSPOUT — DS
STORM DRAIN MANHOLE — SD
SANITARY SEWER MANHOLE — SS
CLEANOUT — CO
GUY
POWER POLE — P
JOINT UTILITY POLE — JP
JOINT POLE W/STREET LIGHT — JP
STREET LIGHT
FIRE HYDRANT
WATER METER — M
SIGN
SPOT ELEVATION — x 100.00
DIRECTION OF FLOW
SURVEY CONTROL POINT
CENTERLINE MONUMENT
PEDESTRIAN RAMP
TREE SYMBOL & DRIP LINE
DETAIL REFERENCE — A1
SHEET NUMBER — L2.0



VICINITY MAP

SCALE: NO SCALE



DISSIPATION TRENCH

NOT TO SCALE

GENERAL NOTES

1. All work and materials shall conform to the Cities and County of Marin Uniform Construction Standards and Standard Specifications, and the State of California Standard Plans and Specifications, where applicable.
2. The contractor shall notify the County Department of Public Works 48 hours prior to starting any work.
3. The contractor shall obtain applicable permits from the issuing agencies prior to commencing any work.
4. Tarnoff Engineering Corporation shall not be responsible for any unauthorized changes to, or uses of these plans. The contractor shall assume complete responsibility for any and all changes to these plans without the written authorization of Tarnoff Engineering Corporation.
5. All changes to the plans must be in writing, and must be approved by Tarnoff Engineering Corporation.
6. The topographic information shown on these plans is provided by others. Tarnoff Engineering Corporation makes no warranties, either expressed or implied, as to the accuracy of this data. The Contractor shall be responsible for notifying Tarnoff Engineering Corporation if there any topographic discrepancies that impact the plan design or the constructability of any planned improvement.
7. The location of existing utilities shown on these plans is approximate only. The type, size, depth, and location of all existing utilities should be verified by the contractor prior to commencing any site work, including demolition. If the actual location of any utility is different from what is shown on the plans, and impacts the design or constructability of any planned improvement, the Contractor shall notify Tarnoff Engineering Corporation so that an alternate solution can be approved.
8. All work shall be constructed in compliance with the project geotechnical report, including all letters and recommendations.
9. The engineer shall certify to the County that all grading and drainage improvements were installed per the approved plans and field direction.

CONSTRUCTION NOTES

1. The project engineer and geotechnical engineer shall be given minimum 48 hours' notice for any required inspection.
2. No grading allowed between October 1 and April 1 without written consent from the authorizing agency.
3. All permanent embankments shall be constructed at slopes of 2:1 or flatter, or as directed by the project geotechnical engineer.
4. All tops and toes of graded embankments shall be rounded.
5. All embankments and graded areas shall be treated with erosion control measures (per details in this plan set, or as directed by agency officials) by October 1, and maintained until April 1. Sediment control is required year-round to prevent offsite tracking or release of airborne particles.
6. Dust control must be maintained at all times. Watering or covering graded areas, sweeping, and all other Best Management Practices must be maintained onsite. No silt, dirt, mud, or debris may accumulate in the public right of way.
7. All excess materials must be stockpiled and covered properly, or placed at an approved fill site.
8. The contractor is responsible for matching streets, surrounding landscape, and other improvements with a smooth transition – be it for grading, paving, curbs, gutters, sidewalks, etc. Contractor shall avoid abrupt or apparent grade changes, cross slopes, low spots (except for where intended), or hazardous conditions.
9. All trees to be saved shall be protected per landscape architect or arborist details.
10. If any archeological, historical, or paleontological materials are uncovered, discovered, or otherwise detected or observed during project grading and construction operations, work will cease immediately within the vicinity of the discovery until a qualified archeologist can be brought to the site for an assessment of the resources.
11. Any subdrain information shown on these plans is for informational purposes only. Subdrain placement and construction shall adhere to the recommendations of, and direction from the project geotechnical engineer.
12. All private sanitary sewer and storm drain pipe shall be PVC SDR-35 with water-tight gasketed joints, or approved equal. Private large diameter storm drain pipe shall be Hancor N-12 HDPE pipe, or equal.
13. Stationing is generally along roadway or driveway centerline, unless otherwise shown or indicated.
14. Curb return radii and data are to the face of curb.
15. Lengths of utility pipes are horizontal distances from center to center of structure, rounded to the nearest tenth of a foot.
16. Traffic control during construction shall comply with the California Manual on Uniform Traffic Control Devices (CMUTCD).
17. Signing and Striping shall be in accordance with the applicable details from the CMUTCD, latest edition.
18. Manhole, grate, and rim elevations are approximate only. The contractor shall be responsible for adjusting rims and covers to match finished grade.
19. Best Management Practices must be applied at all times during construction.

SHEET INDEX

C1	TITLE SHEET, NOTES & LEGEND
C2	GRADING & DRAINAGE PLAN
C3	DRIVEWAY PROFILE & GRADING INSERT
C4	SITE SECTIONS & TYPICAL DRIVEWAY SECTION
C5	UTILITY PLAN
C6	EROSION & SEDIMENT CONTROL PLAN

UNDERGROUND SERVICE ALERT 800.227.2600 U.S.A. CALL BEFORE YOU DIG

TARNOFF engineering corp.
1442 A Walnut St. #428
Berkeley, CA 94709
415.279.5996
www.tarnoffengineering.com

Prepared under the Direction of:

REGISTERED PROFESSIONAL ENGINEER MICHAEL L. TARNOFF No. C 48596 EXP. 06/30/2022 CIVIL STATE OF CALIFORNIA

Michael L. Tarnoff
RCE 48596 Exp. 06/30/2022

675 ATHERTON AVE, APN 143-101-33
MARIN COUNTY, CALIFORNIA

IMPROVEMENT PLANS

TITLE SHEET, NOTES & LEGEND

REVISION BLOCK

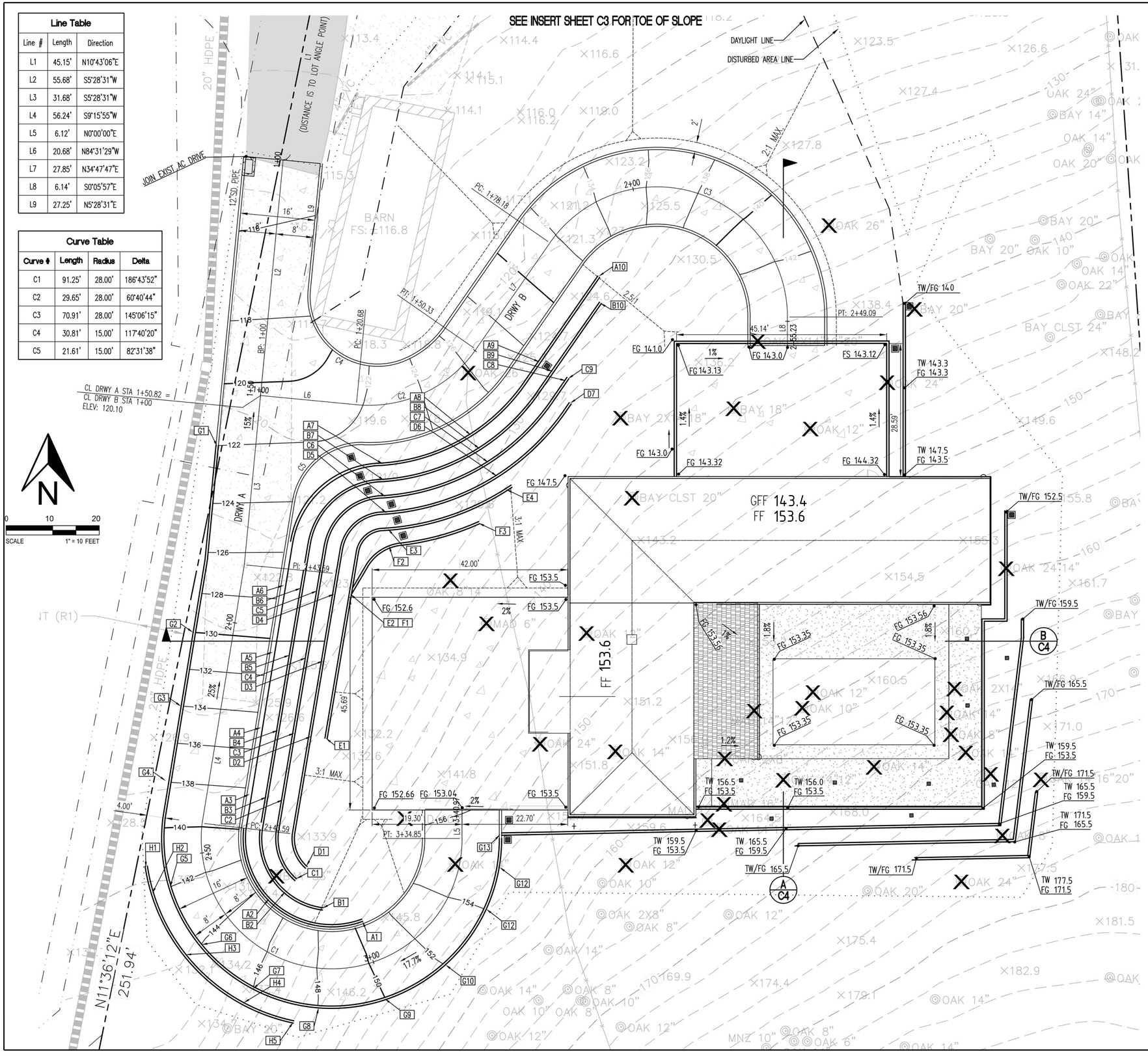
No.	Date	Description

PROJECT NO. 2022
PROJECT DATE 07/19/2021
REVIEWED BY MLT

SHEET C1 OF 6 SHEETS

Line Table		
Line #	Length	Direction
L1	45.15'	N10°43'06"E
L2	55.68'	S5°28'31"W
L3	31.68'	S5°28'31"W
L4	56.24'	S9°15'55"W
L5	6.12'	N0°00'00"E
L6	20.68'	N84°31'29"W
L7	27.85'	N34°47'47"E
L8	6.14'	S0°05'57"E
L9	27.25'	N5°28'31"E

Curve Table			
Curve #	Length	Radius	Delta
C1	91.25'	28.00'	186°43'52"
C2	29.65'	28.00'	60°40'44"
C3	70.91'	28.00'	145°06'15"
C4	30.81'	15.00'	117°40'20"
C5	21.61'	15.00'	82°31'38"



GENERAL NOTES

1. ALL PROPOSED WALLS PER STRUCTURAL PLANS. RAILING, IF NECESSARY, BY OTHERS.
2. TOTAL DISTURBED AREA = 34,900 SQUARE FEET
3. EARTHWORK QUANTITIES: THE ESTIMATED EARTHWORK QUANTITIES FOR THE SITE GRADING ARE AS FOLLOWS:
   CUT = 1,625 C.Y.
   FILL = 1,625 C.Y.

CONSTRUCTION NOTES

A. PAVING SHALL BE 6" PCC OVER 6" CLASS 2AB, WITH #4 BARS 18" O.C., OR PER GEOTECH OR STRUCTURAL ENGINEER. SAWCUT EXISTING PAVEMENT AT JOINT POINT TO FORM SMOOTH TRANSITION.

B. 6" CURB SHALL BE TYPE "E" PER MARIN UCS DWG 105.

C. HARDSCAPE PER ARCHITECT PLANS.

Wall A		
WALL/#	TW	FG
A1	150.5	150.5
A2	143.0	140.6
A3	139.0	133.0
A4	136.0	130.0
A5	135.0	129.0
A6	130.6	124.6
A7	128.0	122.0
A8	131.0	125.0
A9	136.0	130.0
A10	134.0	134.0

Wall B		
WALL/#	TW	FG
B1	150.0	150.0
B2	148.6	143.0
B3	145.0	139.0
B4	142.0	136.0
B5	141.0	135.0
B6	136.6	130.6
B7	134.0	128.0
B8	137.0	131.0
B9	142.0	136.0
B10	135.5	135.5

Wall C		
WALL/#	TW	FG
C1	149.6	149.6
C2	152.0	145.0
C3	148.0	142.0
C4	147.0	141.0
C5	142.6	136.6
C6	140.0	134.0
C7	143.0	137.0
C8	145.0	142.0
C9	142.0	142.0

Wall D		
WALL/#	TW	FG
D1	150.6	150.6
D2	154.0	148.0
D3	153.0	147.0
D4	148.6	142.6
D5	146.0	140.0
D6	149.0	143.0
D7	145.0	145.0

Wall E		
WALL/#	TW	FG
E1	155.0	155.0
E2	155.6	148.6
E3	152.0	146.0
E4	149.0	149.0

Wall F		
WALL/#	TW	FG
F1	155.6	148.6
F2	156.0	152.0
F3	152.0	152.0

Wall G		
WALL/#	TW	EG/FG
G1	122.5	121.0
G2	130.5	124.3
G3	134.5	126.0
G4	138.5	128.0
G5	142.5	131.0
G6	144.5	138.0
G7	146.5	144.0
G8	148.5	146.0
G9	152.0	150.5
G10	156.0	152.5
G11	154.5	154.0
G12	155.5	152.0
G13	156.0	151.0

Wall H		
WALL/#	TW	FG
H1	129.5	129.5
H2	131.0	130.3
H3	138.0	132.0
H4	144.0	138.0
H5	144.0	144.0

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675 ATHERTON AVE, APN 143-101-33
MARIN COUNTY, CALIFORNIA

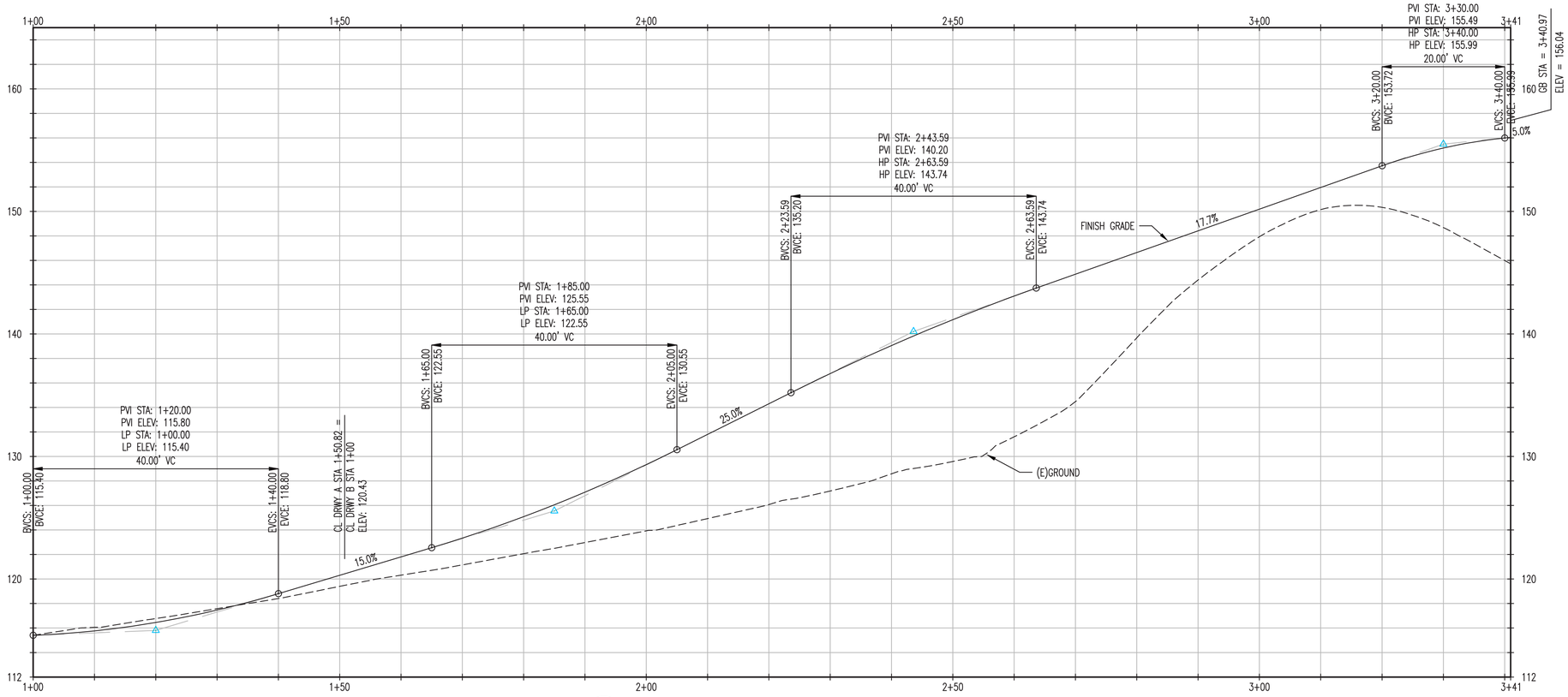
IMPROVEMENT PLANS
GRADING & DRAINAGE PLAN

REVISION BLOCK

No.	Date	Description

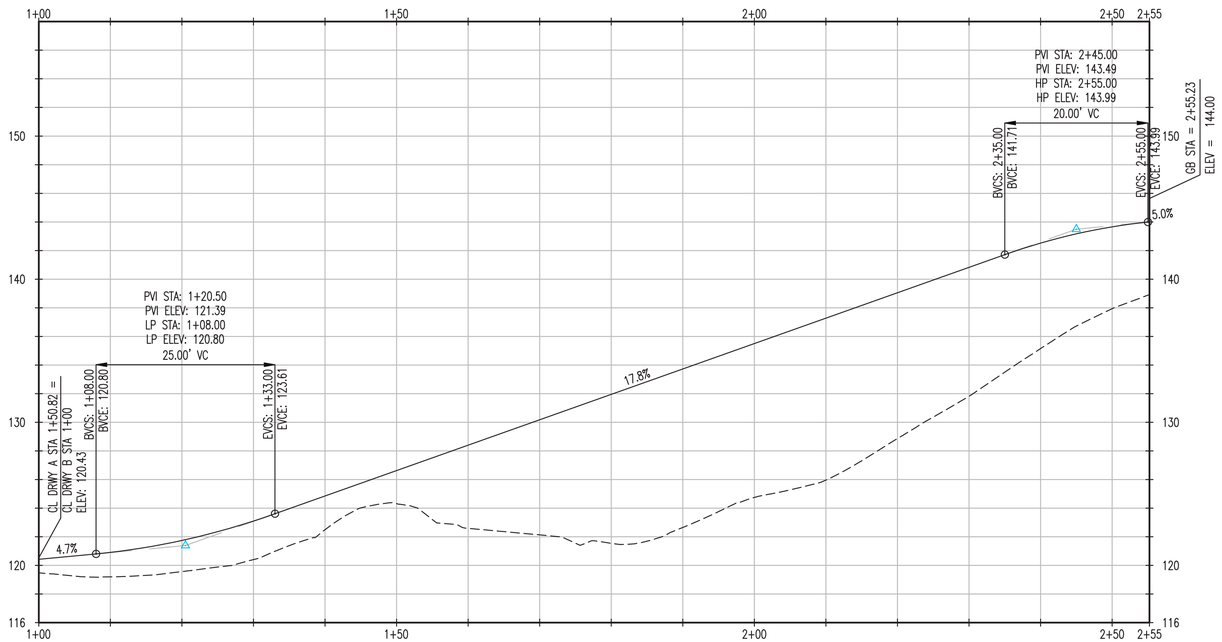
PROJECT NO. 2022
PROJECT DATE 07/19/2021
REVIEWED BY MLT

SHEET
C2
OF 6 SHEETS



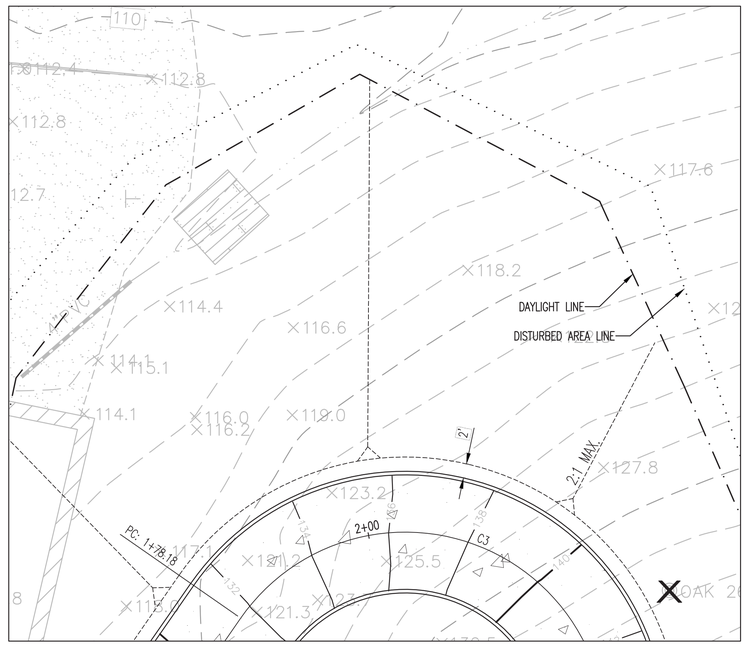
1 DRIVEWAY A CENTERLINE PROFILE

1"=10'(H) 1"=5'(V)



2 DRIVEWAY A CENTERLINE PROFILE

1"=10'(H) 1"=5'(V)



3 GRADED SLOPE INSERT DETAIL

SCALE: 1" = 10'

0 10 20

SCALE 1 IN = 10 FEET

TARNOFF engineering corp.
1442 A Walnut St. #428
Berkeley, CA 94709
415.279.5996
www.tarnoffengineering.com

Prepared under the Direction of:

REGISTERED PROFESSIONAL ENGINEER MICHAEL L. TARNOFF No. C 48596 EXP. 06/30/2022 CIVIL STATE OF CALIFORNIA

Michael L. Tarnoff
RCE 48596 Exp. 06/30/2022

675 ATHERTON AVE, APN 143-101-33
MARIN COUNTY, CALIFORNIA

IMPROVEMENT PLANS
DRIVEWAY PROFILE

REVISION BLOCK

No.	Date	Description

PROJECT NO. 2022
PROJECT DATE 07/19/2021
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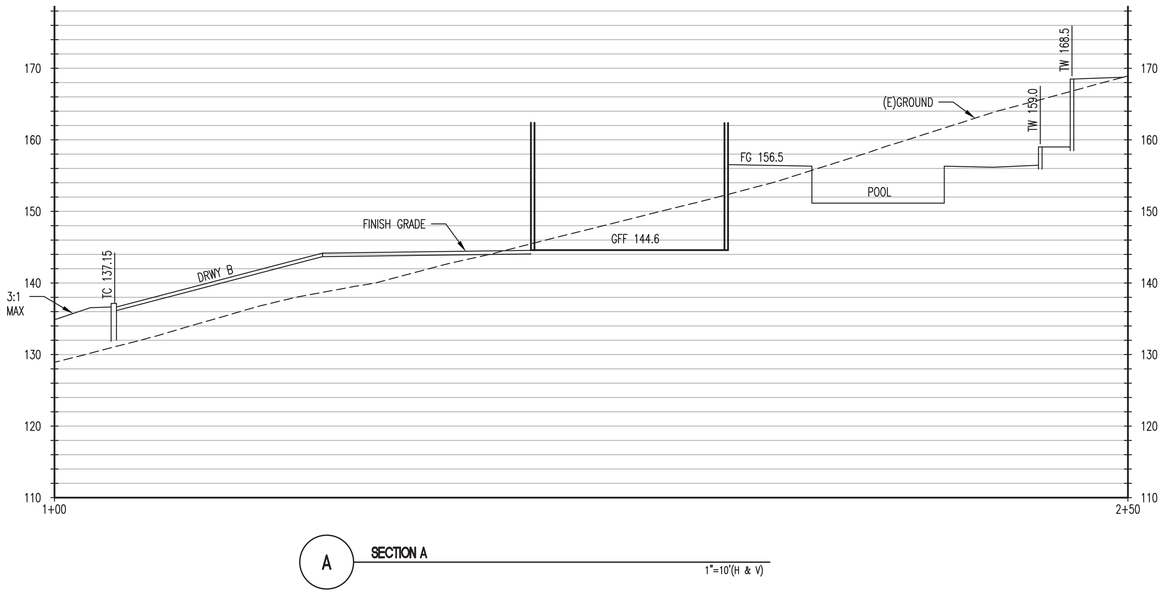
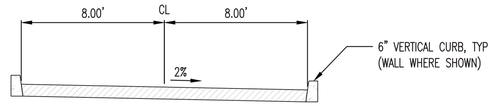
SHEET C3

OF 6 SHEETS



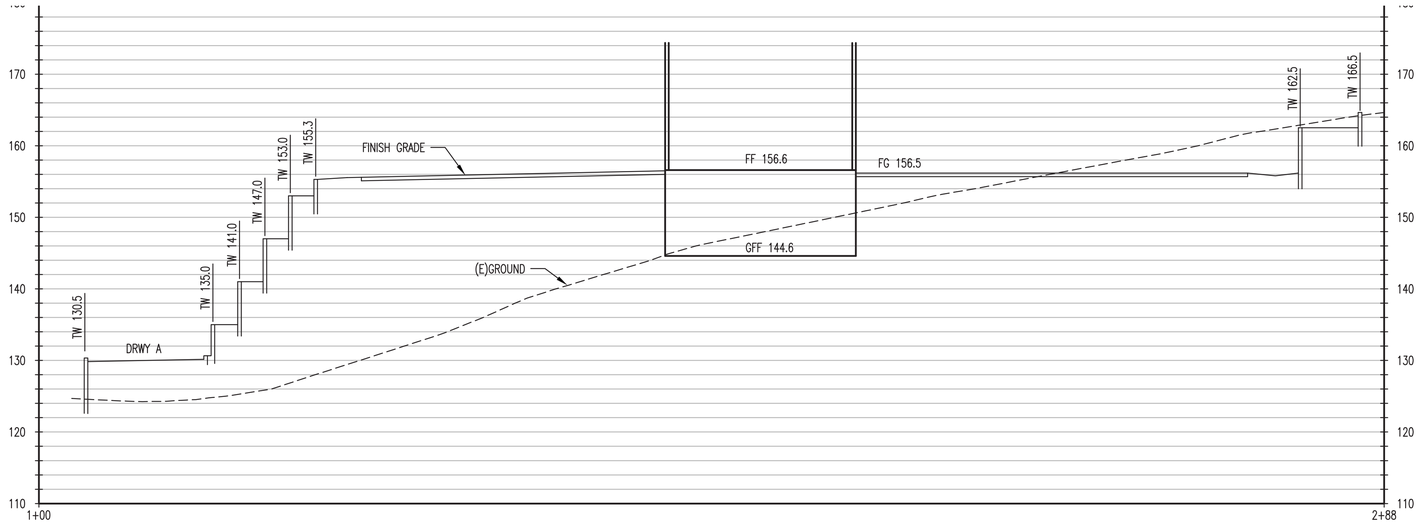
A **SECTION A**

1"=10'(H & V)



C **TYPICAL DRIVEWAY SECTION**

NTS



B **SECTION B**

1"=10'(H & V)

0 10 20

SCALE 1 IN = 10 FEET

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MICHAEL L. TARNOFF
No. C 48596
EXP. 06/30/2022
CIVIL
STATE OF CALIFORNIA

Michael L. Tarnoff
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675 ATHERTON AVE, APN 143-101-33
MARIN COUNTY, CALIFORNIA
IMPROVEMENT PLANS
SECTIONS

REVISION BLOCK

No.	Date	Description

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PROJECT DATE 07/19/2021
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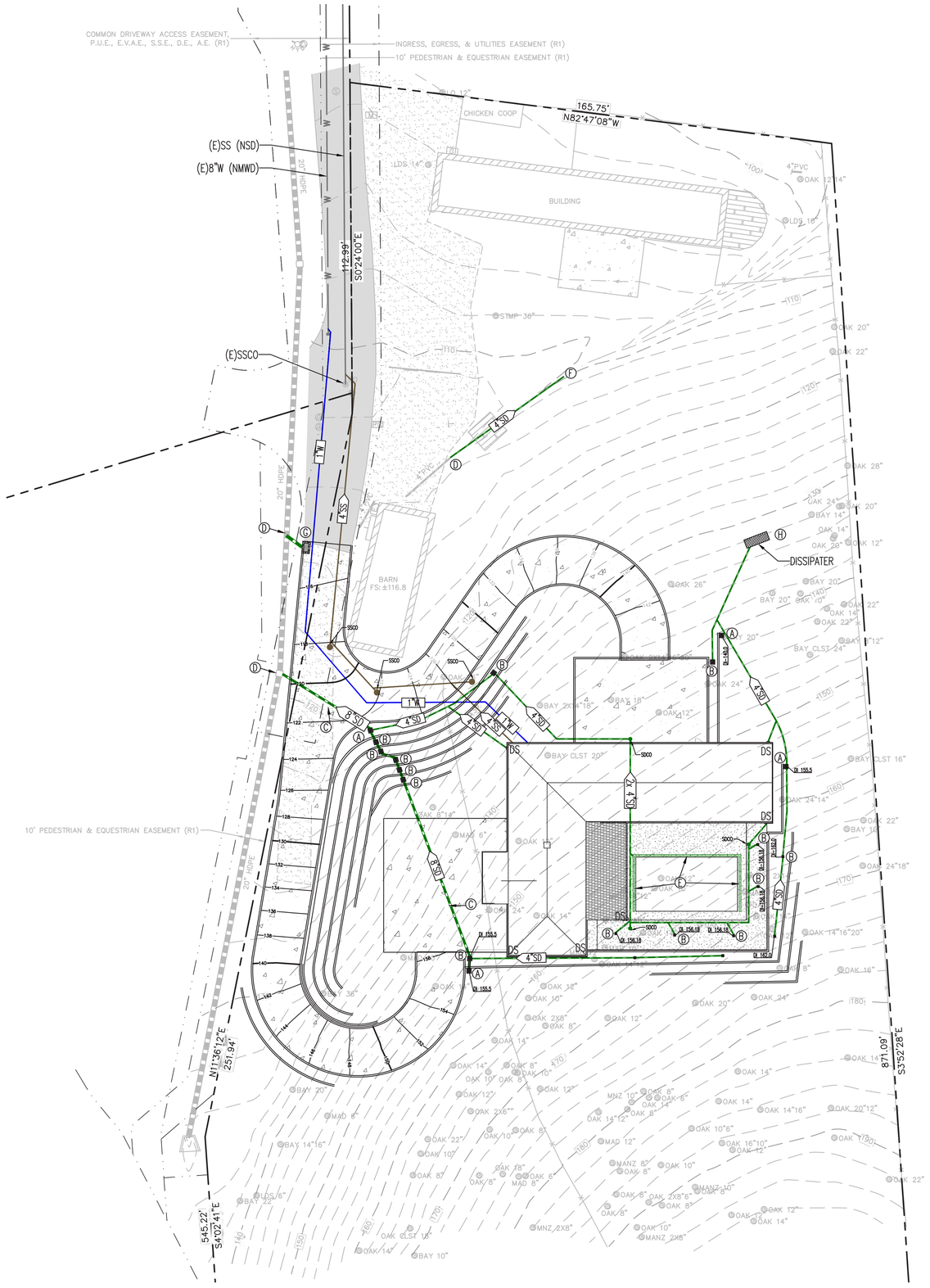
SHEET
C4
OF 6 SHEETS



0 20 40

SCALE 1 IN = 20 FEET

UTILITY NOTES

A. 12"x12" JENSEN PRECAST DRAIN INLET WITH METAL GRATE TOP.

B. 9" NDS ATRIUM GRATE.

C. PVC SDR-35 SD PIPE, SIZE AS NOTED, SLOPED AT 2% MINIMUM WITH 18" MINIMUM COVER.

D. CONNECT TO EXISTING STORM DRAIN PIPE.

E. 4" ACO 5100K TRENCH DRAIN, OR APPROVED EQUAL.

F. 12" WIDE CUTOFF WALL WITH 2'x4' RIP RAP DISSIPATER (12" THICK, 3" ROCK MIN. SIZE).

G. GRATED CURB INLET PER MARIN UCS DWG 235, OR APPROVED EQUAL

H. DISSIPATION TRENCH PER DETAIL ON SHEET C1

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Michael L. Tarnoff
RCE 48596 Exp. 06/30/2022

675 ATHERTON AVE, APN 143-101-33
MARIN COUNTY, CALIFORNIA
IMPROVEMENT PLANS
UTILITY PLAN

REVISION BLOCK

No.	Date	Description

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PROJECT DATE 07/19/2021
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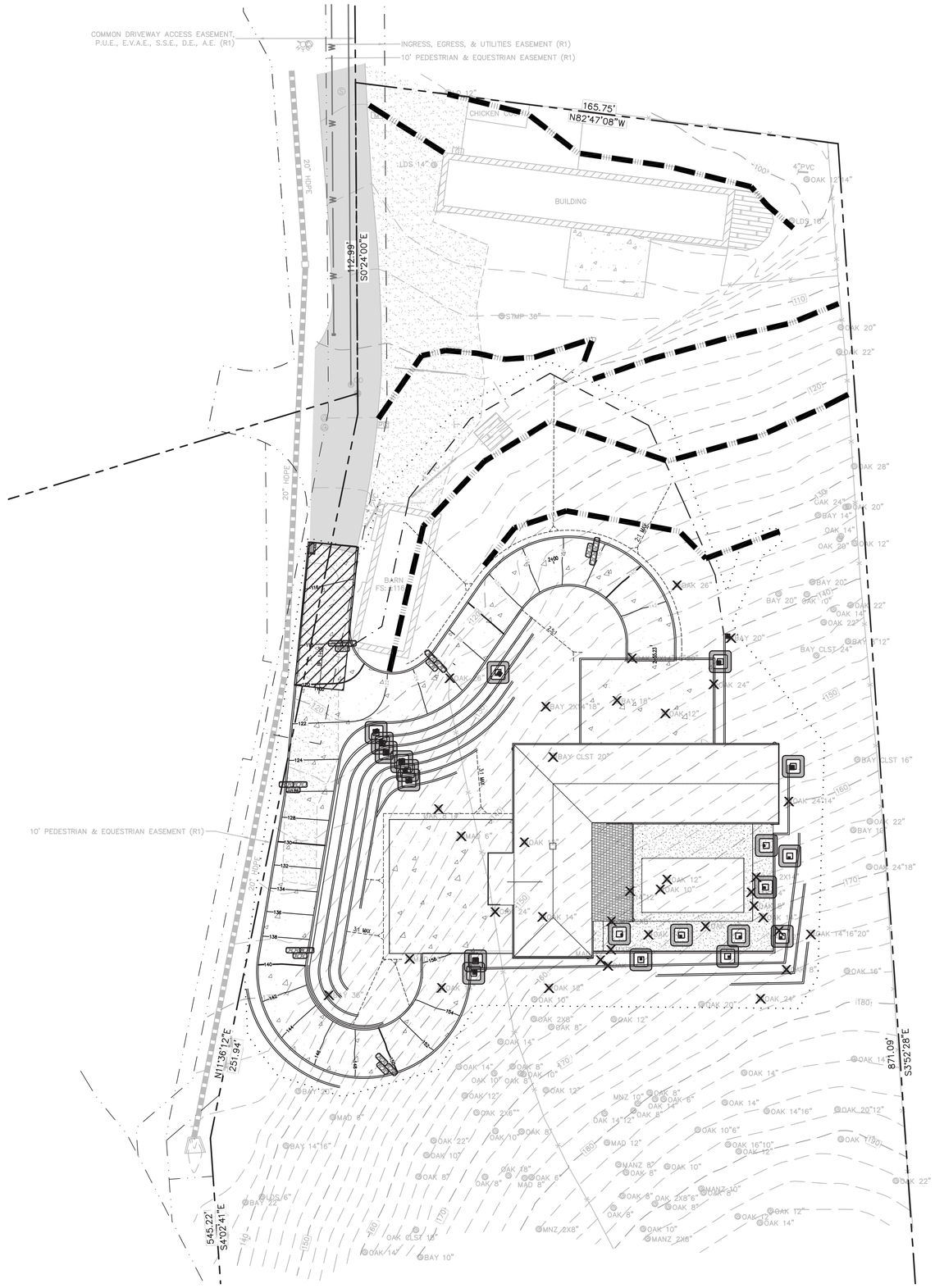
SHEET

C5

OF 6 SHEETS



0 20 40

SCALE 1 IN = 20 FEET

KEY NOTES/SYMBOLS LEGEND

- INSTALL FIBER ROLLS PER CASQA SE-5
- INSTALL INLET PROTECTION PER CASQA SE-10
- INSTALL GRAVEL BAG CHECK DAM PER CASQA SE-4
- INSTALL CONSTRUCTION ENTRANCE PER CASQA TC-1

NOTES

1. ALL DISTURBED AREAS TO BE REVEGETATED OR STABILIZED WITH ADEQUATE SOIL COVER (STRAW MULCH WITH TACKIFIER, HYDROSEED, OR EROSION CONTROL BLANKETS), FOR AREAS INACTIVE FOR MORE THAN 14 DAYS AND PRIOR TO FORECASTED RAIN EVENTS. WOVEN COCONUT MATS OR EQUAL SHALL BE USED FOR ALL EXPOSED GRADED SLOPE AREAS. STEEPER EMBANKMENTS MAY REQUIRE GEOTEXTILE FABRIC ENFORCEMENT TO PREVENT EROSION. DO NOT USE LOOSE STRAW MULCH.
2. THIS PLAN IS FOR EROSION & SEDIMENT CONTROL ONLY. SEE SHEETS C2 & C5 FOR GRADING, DRAINAGE, AND UTILITIES.
3. THE ENGINEER SHALL HAVE THE AUTHORITY TO MODIFY ALL EROSION CONTROL MEASURES AS NECESSARY TO MEET MCSTOPPP STANDARDS.
4. ALL CHANGES TO SITE EROSION CONTROL SHALL BE DOCUMENTED BY THE CONTRACTOR IN THE ONSITE COPY OF THE EROSION CONTROL PLAN.
5. INTERIM EROSION CONTROL: IF STORM EVENTS OR SITE CONDITIONS PREVENT THE COMPLETION OF THE SITE GRADING, AND INSTALLATION OF THE PROPOSED STORM DRAIN PIPE, INTERIM EROSION CONTROL MEASURES MAY BE REQUIRED. THE ENGINEER SHALL BE CONSULTED FOR ANY INTERIM OR TEMPORARY EROSION CONTROL MEASURES, AND ANY CHANGE TO THIS PLAN MUST COMPLY WITH MCSTOPPP SANDARDS.
6. FOR HAZARDOUS WASTE MANAGEMENT AND SANITARY WASTE MANAGEMENT, THE CONTRACTOR MUST FOLLOW BEST MANAGEMENT PRACTICES, THE GUIDELINES IN THE BASMAA POST-CONSTRUCTION MANUAL, THE MARIN COUNTY CODE, AND NOVATO SANITARY DISTRICT REQUIREMENTS.

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Michael L. Tarnoff
RCE 48596 Exp. 06/30/2022

675 ATHERTON AVE, APN 143-101-33
MARIN COUNTY, CALIFORNIA
IMPROVEMENT PLANS
EROSION CONTROL PLAN

REVISION BLOCK

No.	Date	Description

PROJECT NO. 2022
PROJECT DATE 07/19/2021
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SHEET
C6
OF 6 SHEETS

DRIPLINE OF TREES

DRIP IRRIGATION SYSTEM

DRIPLINE OF TREES

EXISTING BARN TO BE REMOVED

DRIPLINE OF TREES

ABBREVIATIONS	
OAK	OAK TREE
BAY	BAY TREE
MAD	MADRONE TREE
MANZ	MANZANITA TREE

LEGEND	
—	DRIPLINE
—	IRRIGATION LINE
◎	EXISTING TREES
X	TREES TO BE REMOVED

NEW PLANTING LEGEND	
HEIGHT AT MATURITY	20'-25'
HEIGHT AT PLANTING	5'
SCIENTIFIC NAME	Olea Europea 'Frantoio'
SYMBOL	

ALL DISTURBED LANDSCAPING TO BE POPULATED WITH NATIVE WILD GRASSES

NORTH

5 0 5 10 15 20

Scale 3/32" - 1'

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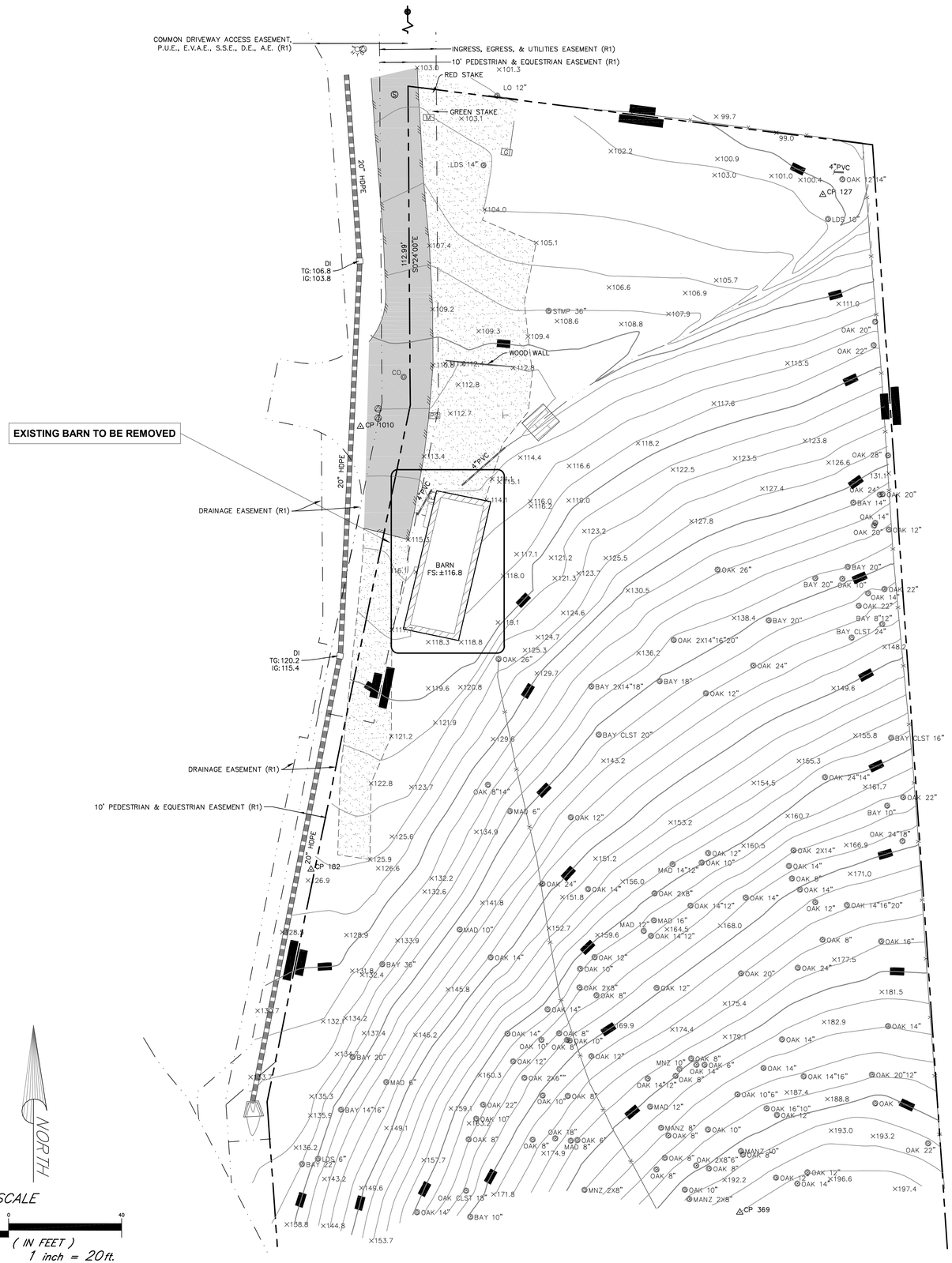
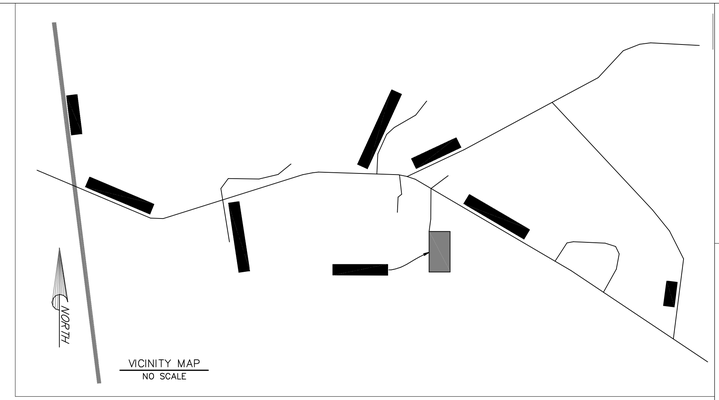
2-10-2022

LANDSCAPING PLAN

2-10-2022

L1.00





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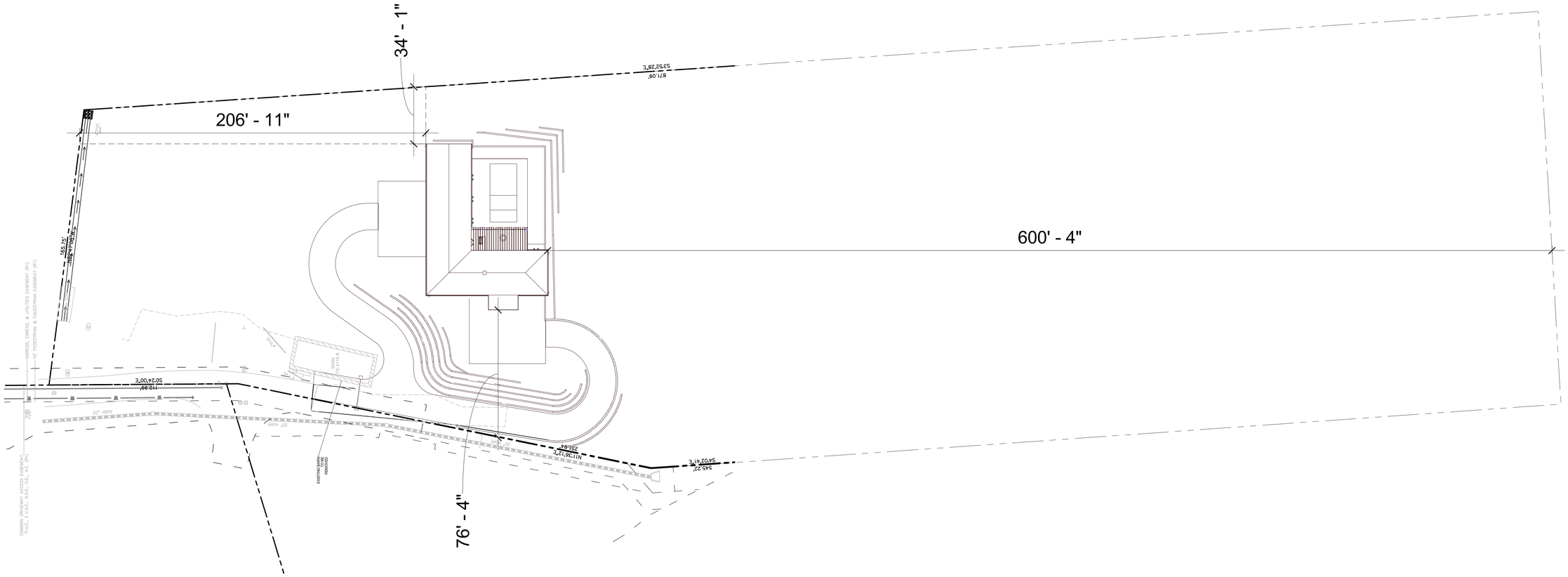
▲	2-2-2022
▲	2-10-2022

EXISTING SITE PLAN

2-10-2022

A1.00



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▲	2-2-2022
▲	2-10-2022

PROPOSED SITE PLAN WITH SETBACKS

2-10-2022

A1.01

NORTH

0 10 50

Scale 1" to 30'

EXISTING CONTOURS (DASHED)

EXISTING CONTOURS (DASHED)

EXISTING CONTOURS (DASHED)

PROPOSED CONTOURS(SOLID)

SOLAR PANELS

REFER TO STRUCTURAL DRAWINGS FOR RETAINING WALLS

LINE OF DISTURBANCE

PROPOSED CONTOURS (SOLID)

REFER TO STRUCTURAL DRAWINGS FOR RETAINING WALLS

LINE OF DISTURBANCE

REFER TO STRUCTURAL DRAWINGS FOR DRIVEWAY

USE EXCESS SPOILS FROM EXCAVATION ON SITE AT ALL RETAINING WALLS TO MAINTAIN A VERTICAL FACE LESS THAN 4'

EXISTING BARN TO BE REMOVED

ELECTRIC GATE

REFER TO STRUCTURAL DRAWINGS FOR DRIVEWAY

N11°36'12"E 251.94'

NORTH

Scale 3/32" - 1'

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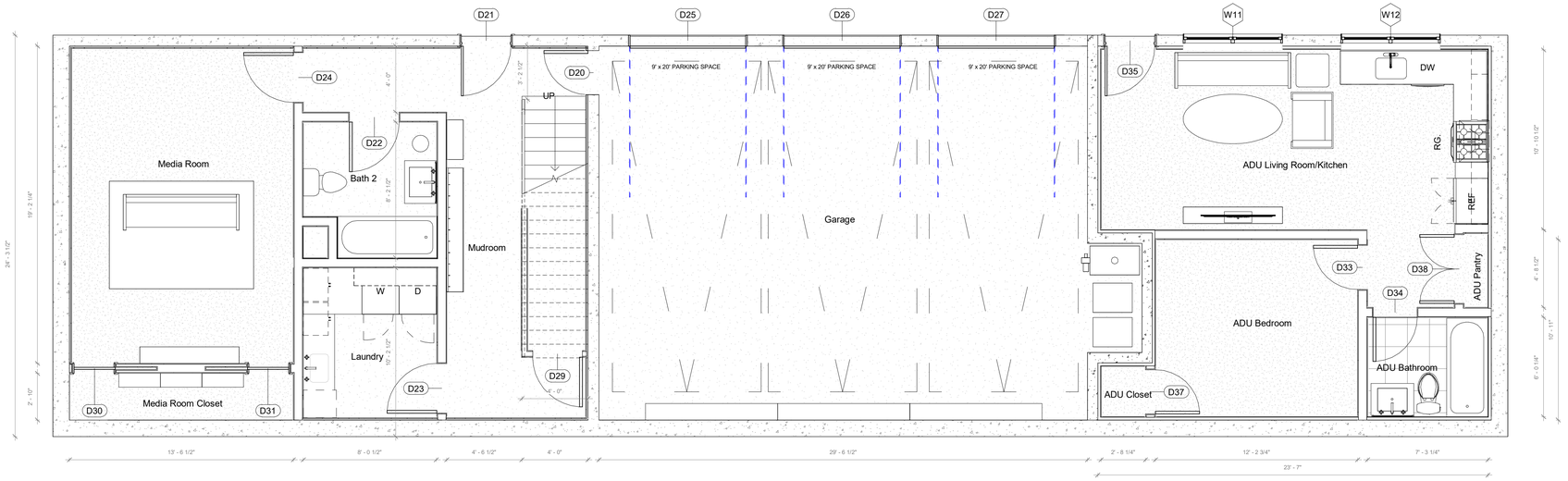
▲	2-2-2022
▲	2-10-2022

SITE PLAN WITH EXISTING / PROPOSED TOPOGRAPHY & OVERLAY ROOF PLAN

2-10-2022

A1.02



FLOOR AREA (NOT INCLUDING GARAGE): 1,213.18 SF

GARAGE FLOOR AREA: 738.29 SF

NORTH

5' 0' 5' 10'

Scale 1/4" to 1'

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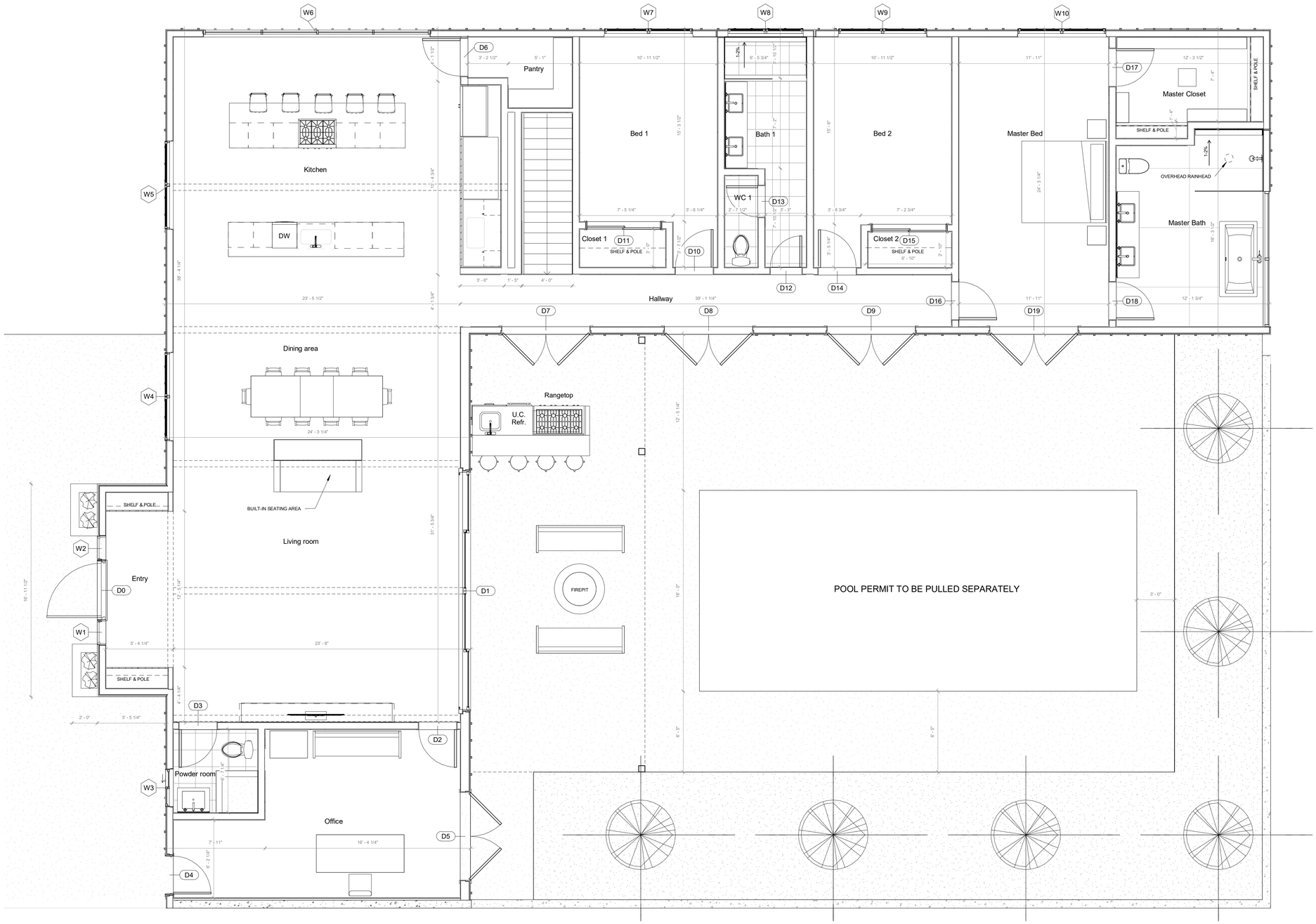
▲	1-13-2022
▲	2-2-2022
▲	2-10-2022

BASEMENT FLOOR PLAN

2-10-2022

A1.03



FLOOR AREA: 3,105.48 SF

TRELLIS AREA: 484.1 SF

NORTH

5' 0' 5' 10'

Scale 1/4" to 1'

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Novato, CA 94945

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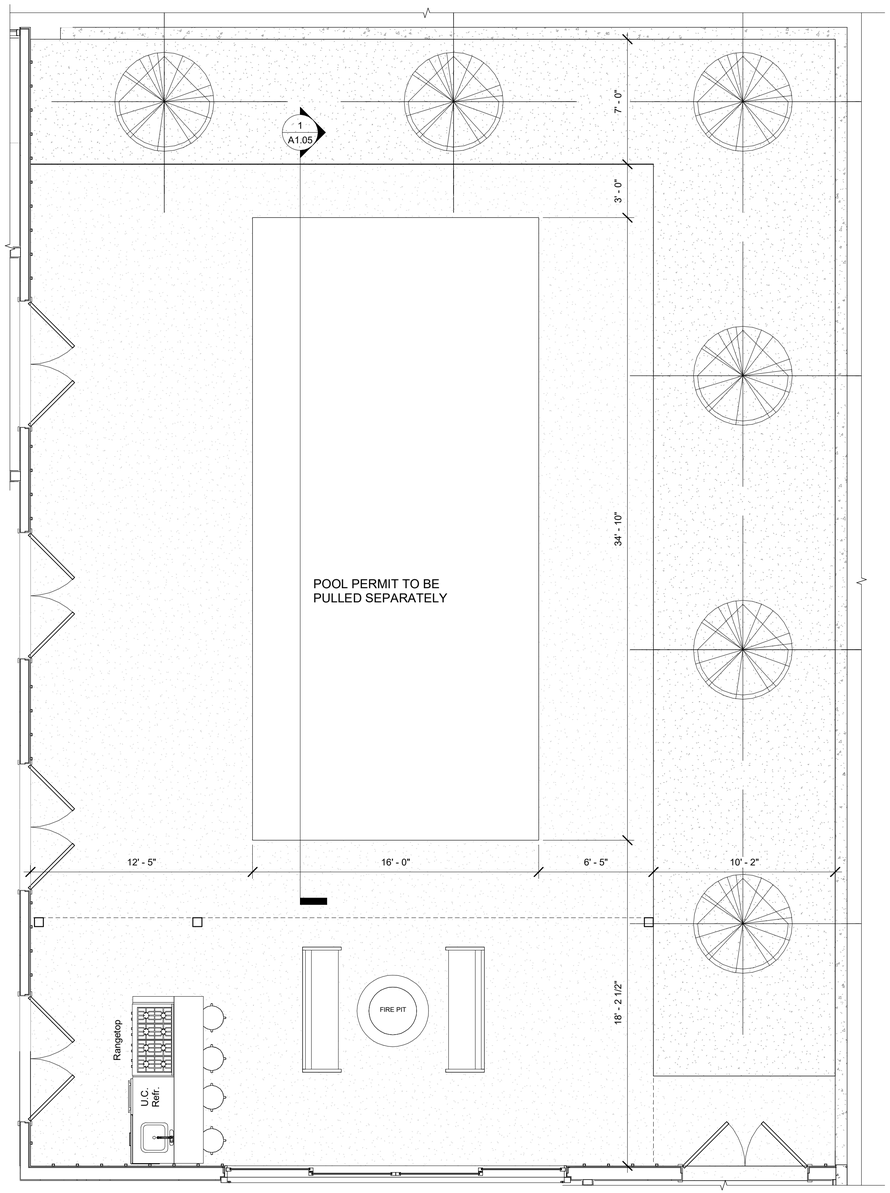
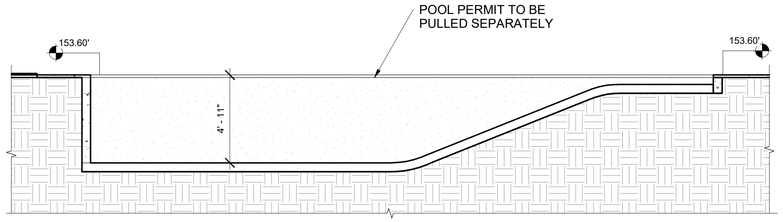
▲	2-10-2022

MAIN FLOOR PLAN

2-10-2022

A1.04





POOL CONTRACTOR TO PROVIDE ALL FINAL DETAILS FOR CONSTRUCTION OF POOL

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▲	2-10-2022

REAR COURTYARD PLAN AND SECTION

2-10-2022

A1.05

1

EXTERIOR WALL AND TRIM
COLOR: BENJAMIN MOORE WROUGHT IRON 2124

3

ASPHALT SHINGLE ROOF

5

GARAGE DOOR, ALUMINUM DOOR FRAME
COLOR: KYNAR 500 RETRO RED SRE-42

7

RECLAIMED OAK WOOD DOOR

9

ALUMINUM WINDOW/DOOR FRAME
COLOR: MONUMENTAL, DARK BRONZE ANODIZED

11

ROOF FASCIA
COLOR: KYNAR 500 CHARCOAL GREY SRI-25

13

EXTERIOR LIGHT FIXTURE
PROGRESS LIGHTING CYLINDER 5"
FINISH: BLACK

15

FIRE PIT
UNITY POWDER COAT STEEL FIRE PIT
COLOR: BLACK VEIN

2

BOARD FORMED CONCRETE WALL

4

EXTERIOR WALL
SQUARE RECTANGULAR THIN VENEER

6

CHIMNEY FINISH METAL SHEET
COLOR: KYNAR 500 CHARCOAL GREY SRI-25

8

TRELLIS POST & BEAMS
COLOR: BENJAMIN MOORE WROUGHT IRON 2124

10

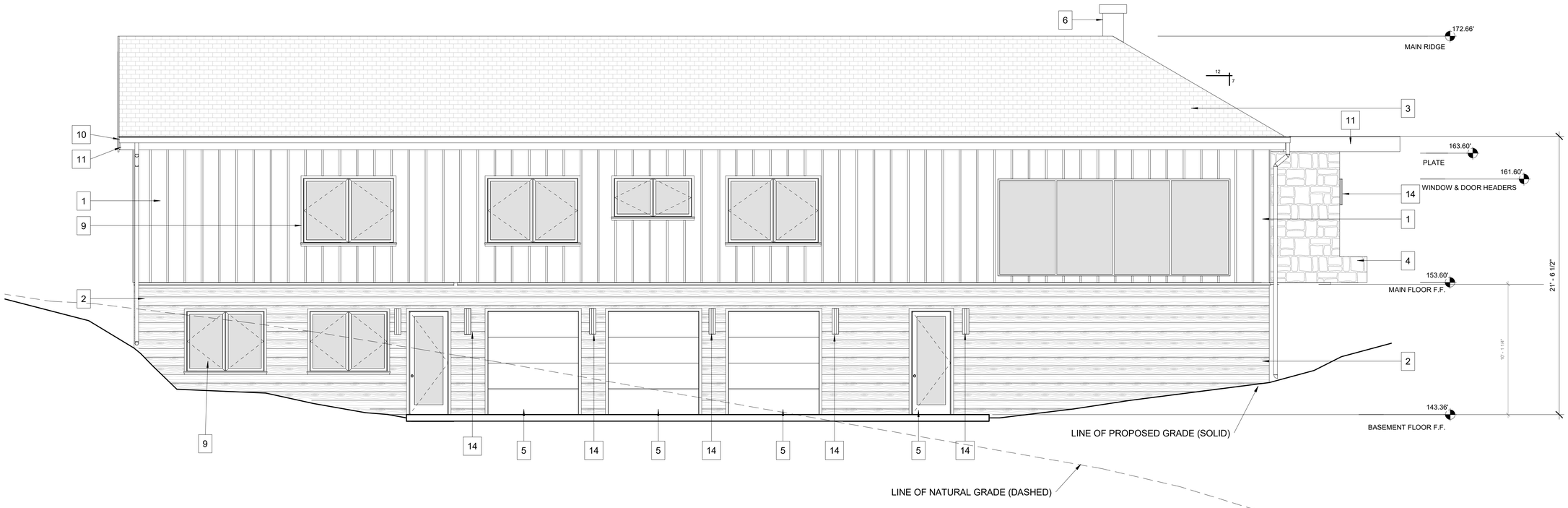
GUTTERS, DOWNSPOUTS
COLOR: KYNAR 500 CHARCOAL GREY SRI-25

12

PAVEMENT - ASPHALT

14

EXTERIOR LIGHT FIXTURE
TECH LIGHTING WINDFALL 24" TALL
FINISH: BLACK



PROPOSED NORTH (FRONT) ELEVATION

5' 0' 5' 10'

Scale 1/4" to 1'

Studio AR

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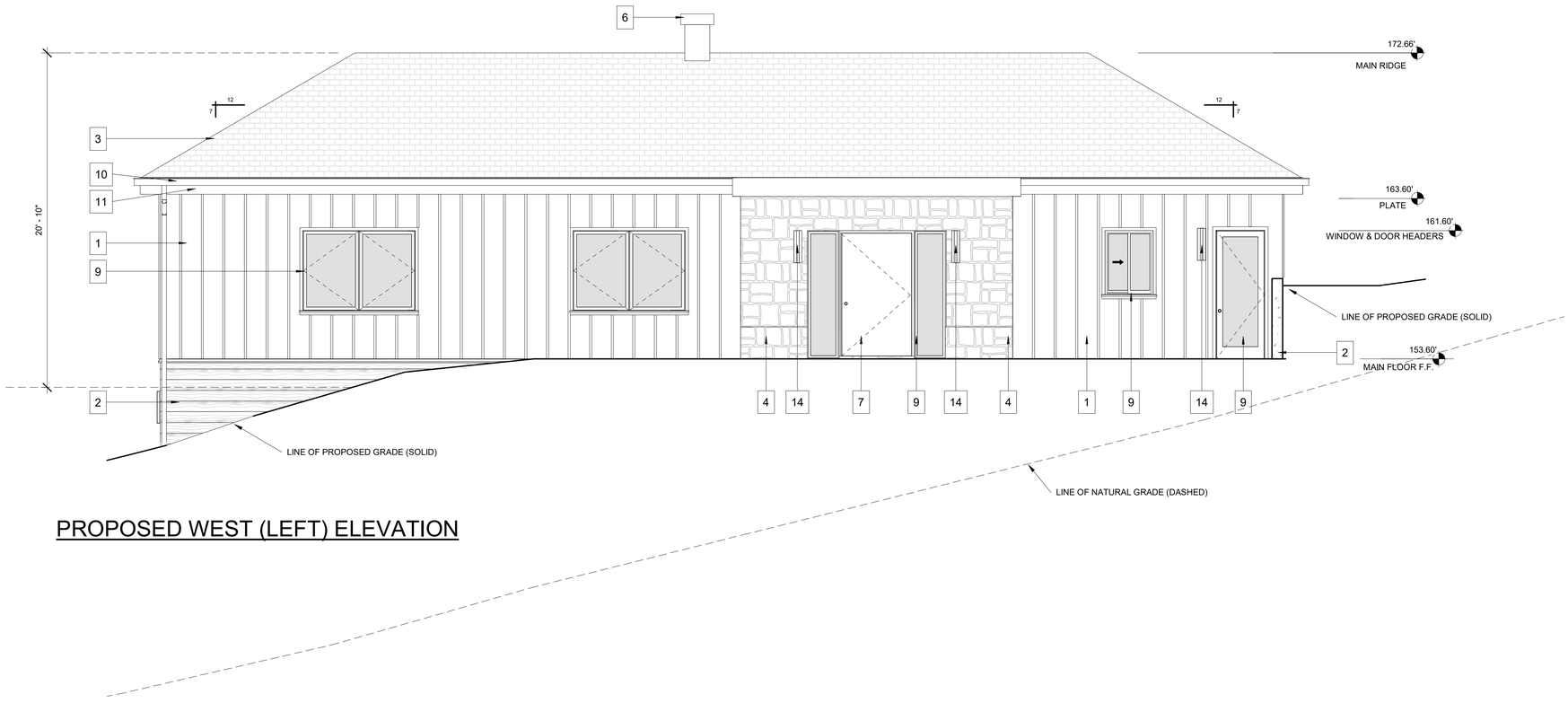
▲	2-10-2022

NORTH ELEVATION

2-10-2022

A4.00



PROPOSED WEST (LEFT) ELEVATION

5' 0' 5' 10'

Scale 1/4" to 1'

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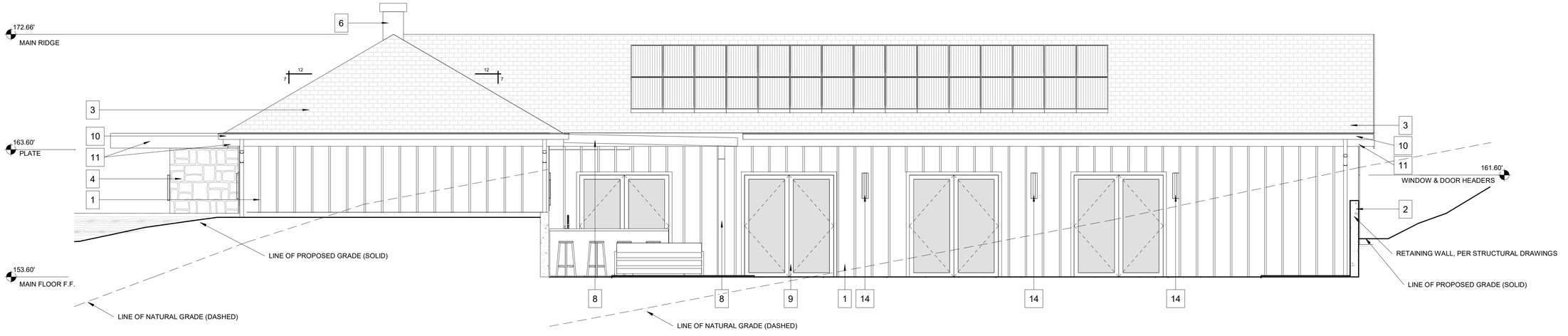
▲	2-10-2022

WEST ELEVATION

2-10-2022

A4.01



PROPOSED SOUTH (REAR) ELEVATION

5' 0' 5' 10'

Scale 1/4" to 1'

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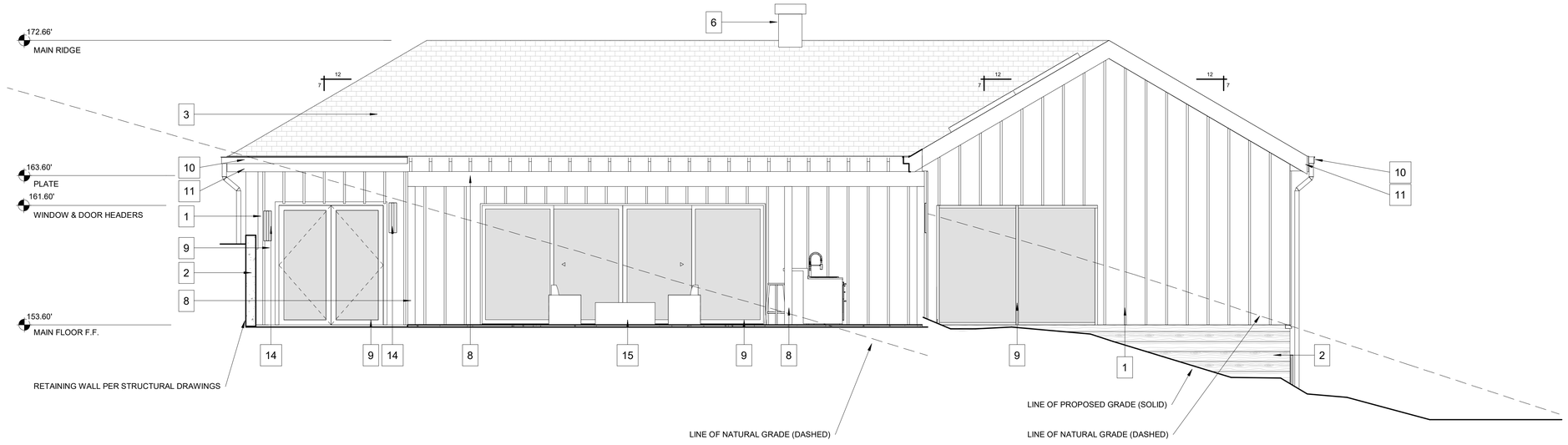
▲	2-2-2022
▲	2-10-2022

SOUTH ELEVATION

2-10-2022

A4.02



PROPOSED EAST (RIGHT) ELEVATION

5' 0' 5' 10'

Scale 1/4" to 1'

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▲	2-2-2022
▲	2-10-2022

EAST ELEVATION

2-10-2022

A4.03