1. THESE GENERAL NOTES SHALL APPLY TO ALL SUBCONTRACTORS AND SUPPLIERS ON THIS PROJECT.

2. ALL WORK SHOWN HEREIN IS SUBJECT TO THE REQUIREMENTS OF THE CURRENTLY ADOPTED CODES.

3. 2019 CALIFORNIA RESIDENTIAL CODE (IRC)

4. 2019 CALIFORNIA BUILDING CODE (IRC)

5. 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (title 24, part 6)

6. 2019 CALIFORNIA PUBLIC FIRE PROTECTION CODE (title 24, part 6)

7. AND ALL OTHER REQUIREMENTS PRESCRIBED BY AUTHORITIES HAVING JURISDICTION. ALL MANDATORY REQUIREMENTS OF THE CALIFORNIA ADMINISTRATIVE CODE TITLE 24, PART 2.

8. PROVIDE GROUNDED METAL PATH AT ALL EXTERIOR DOORS.

9. PROVIDE NUMBER, ADDRESS NUMBERS AT LEAST "1" "T" MUST BE PAINTED A DISTANT FROM THE STREET. ADDITIONAL NUMBERS AND ADDRESSES NUMBERS SHALL HAVE MIN. 2" STRINGS PER COUNTER AND SHALL BE ILLUMINATED.

10. TITLE 20 ENERGY COMPLIANCE FORM. THIS PROJECT HAS BEEN ANALYSED FOR COMPLIANCE WITH THE STATE ENERGY CODES AND STANDARDS. SEE FORM OF 19P AND 19R. ALL REQUIREMENTS AND STANDARDS LISTED IN FORM 19P AND 19R MUST BE FOLLOWED AND COMPLIED WITH.

11. COMPOUND LIMITS; PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS; AEROSOL PAINTS AND COATINGS ON THE PROJECT, NOT LESS THAN A 10 PERCENT RECYCLED CONTENT VALUE.

12. POST CONSUMER OR PRE CONSUMER RECYCLED CONTENT VALUE (RCV) MATERIALS ARE USED.

13. INSTALL ALL OPENED INTERIOR WALL AT GARAGE AND EXTERIOR WALLS, FLOORS AND CEILINGS WITH THE FOLLOWING MIN. FIBERGLASS BATT INSULATION:


15. INSULATION SCHEDULE: INSULATE ALL OPENED INTERIOR WALL AT GARAGE AND EXTERIOR WALLS, FLOORS AND CEILINGS WITH THE FOLLOWING MIN. FIBERGLASS BATT INSULATION.

16. CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKERS SHALL BE USED A BASE FOR WALL TIME IN 150 SF PER 150 SF OF CRAWL SPACE AREA. TOTAL AREA CRAWL SPACE = 513 SF = 808 SPRING DRIVE

17. REFLECTIVE INSULATION ON CONDENSATION SPACE IN WALLS. INSTALL THE FIRST SHEET OF WATER PROOFING MATERIAL IMMEDIATELY AFTER THE INSULATION IS INSTALLED.

18. PROVIDE NUMBER, ADDRESS NUMBERS AT LEAST "1" "T" MUST BE PAINTED A DISTANT FROM THE STREET. ADDITIONAL NUMBERS AND ADDRESSES NUMBERS SHALL HAVE MIN. 2" STRINGS PER COUNTER AND SHALL BE ILLUMINATED.

19. PROVIDE MEXICO, PE IS THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PROJECT.
CERTIFICATE OF COMPLIANCE

The Marin County Community Development Agency has determined that the use of real property described herein is a single-family residence.

Property Owner(s) of Record:  Laura McIvor
Recent Date for Subject Property:  11/01/2022
Address of Subject Residence:  808 Spring Drive
Number of Legal Lots of Record:  One
Conditions:

This certificate is issued as Exhibit "A" attached, but is not to be used as a substitute for Exhibit "A". This certificate is issued in accordance with the provisions of the Marin County Unplanned Area Development Ordinance, as amended. This certificate is issued for the purpose of certifying that the project described herein is in compliance with all applicable laws, regulations, and ordinances of the county.

Date of Certification:  11/01/2022

For further information or other questions, please contact the Marin County Community Development Agency at (415) 474-6222.

A. McIvor
Certified Planner
Marin County Community Development Agency

This certificate of compliance does not affect the requirements of any other County, State, or federal agency that regulates development of real property.

Date:  11/01/2022
NOTE: THIS RECORD OF SURVEY FOR 812 SPRING DRIVE WAS SUBMITTED TO THE COUNTY OF MARIN FOR REVIEW ON NOVEMBER 4, 2021 BY DVC GROUP (THE SURVEYOR) AND APPROVED/RECORDED ON (SEE SNAPSHOT BELOW FROM COUNTY OF MARIN DATABASE). THE TOTAL SQUARE FOOTAGE FOR 812 SPRING DRIVE IS 9'647 SF AS SHOWN ABOVE. THIS IS THE LOT SIZE SQUARE FOOTAGE USED ON SHEET A-0 FOR FAR AND LOT COVERAGE CALCULATIONS.
X TREE TO BE REMOVED

TREES SHALL BE REMOVED PER WRA ENVIRONMENTAL REPORT DATED JANUARY 31, 2022 AS PART OF THIS PLANNING SUBMITTAL PACKAGE.
NOTE: THIS RECORD OF SURVEY FOR 812 SPRING DRIVE WAS SUBMITTED TO THE COUNTY OF MARIN FOR REVIEW ON NOVEMBER 4, 2021 BY DVC GROUP (THE SURVEYOR) AND APPROVED/RECORDED ON (SEE SNAPSHOT BELOW FROM COUNTY OF MARIN DATABASE). THE TOTAL SQUARE FOOTAGE FOR 812 SPRING DRIVE IS 9'647 SF AS SHOWN ABOVE. THIS IS THE LOT SIZE SQUARE FOOTAGE USED ON SHEET A-0 FOR FAR AND LOT COVERAGE CALCULATIONS.
NOTE: SITE PLAN WITH SMALLER SCALE SHOWN SO THAT READER CAN SEE ENTIRE PROPERTY. ALL PERTINENT DETAILS AND CALL OUTS SHOWN ON SITE PLAN ON THIS SHEET WITH SCALE 1"=10'.
FOUNDATION & CRAWL SPACE MEP

DATE: 1-15-2022

SHEET: A-11

OWNER(S): PETER MOECK
808 SPRING DRIVE
MILL VALLEY, CA 94941

PROJECT: MOECK RESIDENCE
812 SPRING DRIVE
MILL VALLEY, CA 94941

APN: 049-182-0

R-1 5-15-22      PM

Peter Moeck, P.E.
Designer + Engineer
353 Pine Hill Road
Mill Valley, CA 94941
Tel. 415-845-9032 pmoeck@yahoo.com
ITEM DESCRIPTION

1. EXTERIOR WINDOWS/DOORS - BLACK MATTE FINISH AT OUTSIDE, WHITE INSIDE MILGUARD TRINSIC

2. EXTERIOR TRIM - 2X12 REDWOOD PAINTED BLACK

3. ROOF - STANDING SEAM METAL ROOF - BLACK COLOR PER GILBRALTOR INDUSTRIES - S8 RIB MODEL (OR APPROVED EQUAL)

4. MOSO BAMBOO SIDING 1X6

5. HARDI ARCHITECTURAL SIDING - FINE SAND FINISH (MANCHESTER TAN)

6. FRONT DRIVEWAY, CONCRETE SILVERSMOKE COLOR

7. 4" GUTTER AT LOWER ROOF (AT FRONT HOUSE) GALVINIZED PAINTED BLACK

8. 3" GALVANIZED METAL DOWNSPOUT - PAINTED BLACK

9. FEENEY RAILING AT REAR DECKS - STAINLESS STEEL CABLES, BRONZE POSTS

10. REAR DECK (AT PRIMARY) TILES OVER WATERPROOF (OWNER SELECTED)

11. SOFFIT - 1/4" HARDIE BOARD PAINTED MANCHESTER TAN

EXTERIOR LIGHT FIXTURE

All Modern – Z-Bulb 18" Tall Led Light Black Matte Finish
ITEM DESCRIPTION

1. EXTERIOR WINDOWS/DOORS - BLACK MATTE FINISH AT OUTSIDE, WHITE INSIDE, MULGARD TRINSIC

2. EXTERIOR TRIM - 2X12 REDWOOD PAINTED BLACK

3. ROOF - STANDING SEAM METAL ROOF - BLACK COLOR PER GUARDIAN TRIB. MODEL (OR APPROVED EQUAL)

4. MOSO BAMBOO SIDING 1X6

5. HARDI ARCHITECTURAL SIDING - FINE SAND FINISH (ARTIC WHITE)

6. FRONT DRIVEWAY, CONCRETE - SILVERSMOKE COLOR

7. 4" GUTTER AT LOWER ROOF (AT FRONT HOUSE) GALVANIZED PAINTED BLACK

8. 3" GALVANIZED METAL DOWNSPOUT - PAINTED BLACK

9. FEENEY RAILING AT REAR DECKS - STAINLESS STEEL CABLES, BRONZE POSTS

10. REAR DECK (AT PRIMARY) TILES OVER WATERPROOF (OWNER SELECTED)

11. SOFFIT - 5-1/4" HARDI BOARD PAINTED MANCHESTER TAN

OWNER(S): PETER MOECK
808 SPRING DRIVE
MILL VALLEY, CA 94941

PROJECT: MOECK RESIDENCE
812 SPRING DRIVE
MILL VALLEY, CA 94941

APN: 049-182-0

DATE: 1-15-2022

SCALE: AS NOTED

DRAWN: P. MOECK

SHEET: A-17
ITEM DESCRIPTION

1. EXTERIOR WINDOWS/DOORS - BLACK MATTE FINISH AT OUTSIDE, WHITE INSIDE
   MILGUARD TRINSIC

2. EXTERIOR TRIM - 2X12 REDWOOD PAINTED BLACK

3. ROOF - STANDING SEAM METAL ROOF - BLACK COLOR PER GILBRALTOR INDUSTRIES - SM RIB MODEL (OR APPROVED EQUAL)

4. MOSO BAMBOO SIDING 1X6

6. FRONT DRIVEWAY, CONCRETE SILVERSMOKE COLOR

7. 4" GUTTER AT LOWER ROOF (AT FRONT HOUSE) GALVINIZED PAINTED BLACK

8. 3" GALVANIZED METAL DOWNSPOUT - PAINTED BLACK

9. FEENEY RAILING AT REAR DECKS - STAINLESS STEEL CABLES, BRONZE POSTS

10. REAR DECK (AT PRIMARY) TILES OVER WATERPROOF (OWNER SELECTED)

5. HARDI ARCHITECTURAL SIDING - FINE SAND FINISH (ARTIC WHITE)

11. SOFFIT - 1-4" HARDI BOARD PAINTED MANCHESTER TAN

YARD - ARTIFICIAL GRASS (IN FOREGROUND)
1. General
   a. Stabilize site entrance to prevent tracking soil offsite. Inspect streets daily and sweep street as needed.

2. Service Alert
   a. Notified at least two (2) working days in advance of any work to be done in any of the facilities under its jurisdiction.

3. Contractor Responsibility
   a. Contractor shall assume sole and complete responsibility for the job site conditions during the operations the grading contractor shall implement dust control measures on both the site and any additional construction work shall be allowed.

4. Soil Preparation
   a. Soil preparation is essential to vegetation establishment and BMP installation. It includes soil testing and profiles. For more info see the following factsheets: CASQA: EC-2; or Caltrans: SS-2.

5. Irrigation
   a. Use fiber rolls as a perimeter control measure, along contours of slopes, and around soil stockpiles. On site perimeter control and away from waterbodies. For more info see the following factsheets: CASQA: WM-3 or Caltrans: WM-5.

6. Waterouts
   a. Cover all stockpiles and landscape material and berm properly with fiber rolls or sand bags. Keep behind the site perimeter control and away from waterbodies. For more info see the following factsheets: CASQA: WM-5; or Caltrans: WM-5.

7. Litter
   a. Litter shall be removed by sweeping with 1500 psi alkali bentonite waterouts. For more info see the following factsheets: CASQA: SE-5 (Type 1); SE-12, SE-13; or Caltrans: SC-5 (Type 1)

8. Geotextiles
   a. Geotextiles shall be used in lieu of silt fences. For more info see the following factsheets: CASQA: SE-1; SE-12; or Caltrans: SC-5 (Type 1)

9. Linear Sediment Control
   a. Use silt fence as a perimeter control measure, and around soil stockpiles. Install silt fence along contours. Manufacturing linear sediment control or compost socks can be used in lieu of fiber rolls. For more info see the following factsheets: CASQA: EC-4; or Caltrans: SS-4.

10. Vegetation

11. Vegetation and Protection
    a. Manufactured linear sediment control or compost socks can be used in lieu of fiber rolls. See: http://www.coastal.ca.gov/nps/Wildlife-Friendly_Products.pdf.

12. Dewatering

13. Screening
    a. Use gravel bags, (or similar product) around drain inlets located both onsite and in gutter as a last line of defense. For more info see the following factsheets: CASQA: SE-5; SE-12; or Caltrans: SC-5 (Type 1)

14. Slopes
    a. Slopes shall be protected by fiber rolls or sand bags. For more info see the following factsheets: CASQA: SE-1; or Caltrans: SC-5 (Type 1)

15. Flood
    a. Flooded areas shall be protected by fiber rolls or sand bags. For more info see the following factsheets: CASQA: SE-1; or Caltrans: SC-5 (Type 1)

16. Drainage
    a. Drains shall be placed in accordance with draining areas. Drainage and roadway construction shall be performed under the observation and approval of a representative of the engineer or contract field supervisor.

17. Construction Materials
    a. Construction materials shall be placed in accordance with the approved landscape cover installed of October 10.

18. Contours
    a. Contours proposed contours are shown rough fresh grade. Maximum cut and fill slopes are 2:1 unless otherwise shown.

19. Erosion Control Blankets
    a. The project engineer shall be notified by April 2 of erosion control blankets and any requirements prior to any requests for grading inspections.

20. Grading
    a. Grading shall not be performed by the contractor without prior approval of the project engineer. Grading shall not be performed until a minimum of 1500 years have been allowed to pass since the last grading operation. For more info see the following factsheets: CASQA: SE-1; SE-12, SE-13; or Caltrans: SC-5 (Type 1)

21. Grading Permits
    a. Grading permits that may have been required for the project. Inspect and maintain the control measures before and after rain events.

22. Drainage and Structures
    a. Drainage and structures shall be designed and installed in accordance with the approved plans. For more info see the following factsheets: CASQA: EC-4; or Caltrans: SS-4.
LANDSCAPE PLAN
SCALE 1" = 20'

NOTE: LANDSCAPE PLAN WITH SMALLER SCALE SHOWN SO THAT READER CAN SEE ENTIRE PROPERTY - ALL PERTINENT DETAILS AND CALL OUTS SHOWN ON SITE PLAN ON THIS SHEET WITH SCALE 1"=10'

LANDSCAPE PLAN
SCALE 1" = 10'

NOTE:
1. SEE DEMOLITION PLAN FOR REMOVAL OF NON-NATIVE TREES.
VEHICLE SIGHT DISTANCE DIAGRAM FOR EXITING TO MARIN DRIVE (EAST)

1. Line Sight Distance Based on Table 201.1 Per Institute of Architects CALTRANS Highway Design Manual.

STANDARDS FOR RESIDENTIAL CONSTRUCTION (AMERICAN)

VEHICLE SIGHT DISTANCE DIAGRAM FOR EXITING TO CABIN DRIVE (WEST)

VEHICLE TURNING DIAGRAM FOR EXITING TO CABIN DRIVE (WEST)

VEHICLE SIGHT DISTANCE DIAGRAM FOR EXITING TO MARIN DRIVE (EAST)

VEHICLE TURNING DIAGRAM FOR EXITING TO MARIN DRIVE (EAST)

VEHICLE TURNING SCHEMATIC

FIGURE 1: AUTOMOBILE STANDARD TURNING RADIUS

SCALE 1" = 20'

SCALE 1" = 20'

SCALE 1" = 10'

SCALE 1" = 10'

DATE: 1-15-2022

SCALE: AS NOTED

DRAWN: P. MOECK

PROJECT: MOECK RESIDENCE

812 SPRING DRIVE

MILL VALLEY, CA 94941

EROSION CONTROL PLAN

C-2