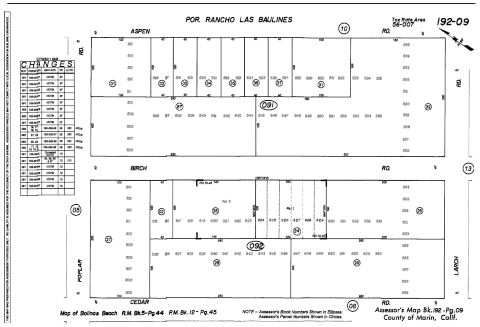
440 BIRCH ROAD

440 BIRCH ROAD, BOLINAS, CA 94924
APN: 192-091-32

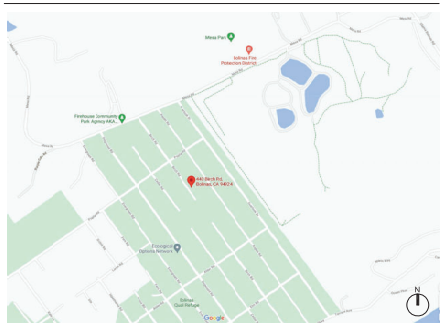
ISSUED: 07/27/2021

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DRAWINGS, CALCULATIONS, GOVERNMENTAL AGENCY APPROVAL SAND FEES TO COMPLETE THIS WORK. CONTRACTOR/SUBCONTRACTORS SHALL SUBMIT MECHANICAL, ELECTRICAL, COMMUNICATIONS AND PLUMBING DRAWINGS TO RO ROCKETT DESIGN FOR PREVIEW OF DEVICE TYPES, LOCATIONS AND QUANTITIES. HVAC ZONING/THERMOSTAT LOCATIONS, ETC. PRIOR TO SUBMITTING FOR PERMIT AND CONSTRUCTION.

ACCESSOR'S PARCEL MAP



VICINITY MAP



GRAPHIC SYMBOLS & LEGEND

- ELEVATION REFERENCE
- SECTION REFERENCE
- DETAIL REFERENCE
- REVISION NUMBER
- INTERIOR ELEVATION REFERENCE
- GRIDLINE NUMBER
- GRIDLINE DIMENSION
- GRIDLINE
- DIMENSION TO FINISH FACE OF WALL, UON
- CENTERLINE
- PROPERTY LINE
- ROOM NUMBER
- ROOM NAME
- EXIT SIGN
- 1 HR NON COMBUSTIBLE WALL
- 2HR NON COMBUSTIBLE WALL
- NEW CONSTRUCTION
- ON DEMO PLAN EXISTING ELEMENTS TO BE DEMOLISHED ON FLOOR PLAN ELEMENTS ABOVE OR BELOW CUTTING PLANE
- EXISTING WALL TO REMAIN - COVER & PROTECT FROM DAMAGE DURING CONSTRUCTION
- WALL TYPE
- DOOR REFERENCE
- WINDOW REFERENCE
- MILLWORK
- PLUMBING FIXTURE
- PLUMBING ACCESSORY
- APPLIANCE
- SPOT ELEVATION
- ELEVATION MARKER

APPLICABLE CODES

2019 MARIN COUNTY CODE (MCC)
2019 CALIFORNIA BUILDING CODE (CBC)
2016 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA REFERENCED STANDARDS CODE
CALIFORNIA BUILDING CODE 7A FOR URBAN WILDLIFE INTERFACE
2019 CALIFORNIA RESIDENTIAL BUILDING CODE
-(FOR NON-STRUCTURAL REVIEW ONLY)
2019 CALGREEN RESIDENTIAL MEASURES MARIN
COUNTY FIRE CODE - TITLE 16 MCC MARIN COUNTY CODE TITLE 19

2019 CALGREEN MANDATORY MEASURES

1. STORMWATER TO BE MANAGED DURING CONSTRUCTION PER CALGREEN SECTION 4.106.2.
2. SURFACE WATER TO BE KEPT AWAY FROM BUILDINGS PER CALGREEN SECTION 4.106.3.
3. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED.
4. BEST MANAGEMENT WORKSHEET FOR CONSTRUCTION WASTE MANAGEMENT TO BE SUBMITTED BY CONTRACTOR.
5. DUCT SYSTEMS ARE TO BE SIZED, DESIGNED, AND EQUIPMENT SELECTED PER SECTION 4.507.2, HVAC SYSTEM INSTALLERS ARE TO BE TRAINED AND CERTIFIED SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY TO BE QUALIFIED.
6. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED (4.304.1).
7. COVER DUCT OPENINGS AND OTHER RELATED AIR-DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4.504.1).
8. PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2).
9. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.3).
10. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR EXHAUST FAN, AND FAN MUST BE CONTROLLED BY A HUMIDITY CONTROL (4.506.1).
11. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING TO BE CHECKED BEFORE ENCLOSED (4.505.3).

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PROJECT SCOPE

APPLY FOR A COASTAL PERMIT FOR NEW 588 SQ FT LEVEL 1 ADDITION, AN INTERIOR STAIR TO NEW 681 SQ FT LEVEL 2 BEDROOM SUITE ADDITION, ROOF DECK, AND INTERIOR RENOVATION TO EXISTING 1,214 SQ FT RESIDENCE. WORK INCLUDES DEMOLITION OF EXISTING BATHROOM (114 SQ FT), ENTRY CORNER (12 SQ FT), AND SUN ROOM (UNCONDITIONED SPACE, 125 SQ FT). TOTAL NEW CONSTRUCTION PROPOSED IS 1,143 SQ FT. PROJECT INVOLVES CONSTRUCTION OF A NEW 5-BEDROOM CLASS 1 MOUND SEPTIC SYSTEM (CONDITIONALLY APPROVED BY E.H.S.) TO REPAIR AND REPLACE THE EXISTING SYSTEM WHICH IS MALFUNCTIONING AND DISCHARGING INTO WINTER GROUNDWATER.

PROJECT DATA

PARCEL INFORMATION

ASSESSOR'S PARCEL NUMBER:	192-091-32
PROPERTY ADDRESS:	440 BIRCH ROAD BOLINAS, CA 94924
LOT AREA:	48,000 SQ FT
F.A.R.:	1,214 SQ FT (2.5%) EXISTING; 2,288 SQ FT (4.8%) PROPOSED

ZONING DISTRICT INFORMATION

ZONING DISTRICT	R-1: RESIDENTIAL, SINGLE FAMILY (C-RA-B2)
MAX. BUILDING HEIGHT:	25'-0" (approx. 16'-10" EXISTING)
FRONT SETBACK:	25'-0"
SIDE SETBACKS:	10'-0"
REAR SETBACKS:	20% LOT DEPTH (25'-0" MAX.)
F.A.R.:	30% LOT AREA MAX.: (48,000 X 30% = 14,400 SQ FT MAX.)
SITE PARKING:	2 SPACES REQUIRED; 2 PROVIDED
BEDROOMS:	2

BUILDING INFORMATION

OCCUPANCY:	R-3: SINGLE-FAMILY RESIDENTIAL
NO. OF STORIES:	1 EXISTING; 2 PROPOSED
CONSTRUCTION TYPE:	V-B
SPRINKLER PROTECTION:	NONE
WILDLIFE-URBAN INTERFACE:	YES: MATERIALS USED ON EXTERIOR STRUCTURE SHALL COMPLY WITH BLDG. STANDARDS IN CHAP. 7 OF THE CBC AND/OR SECTION 337 OF THE CRC.

AREA CALCULATIONS (SQUARE FEET)

PRIMARY RESIDENCE FLOOR AREA / CONDITIONED AREA

EXISTING LEVEL 01:	1,214 SQ FT
DEMOLITION LEVEL 01:	126 SQ FT
EXISTING LEVEL 02:	0 SQ FT
PROPOSED LEVEL 01:	585 SQ FT *(New floor area)*
PROPOSED LEVEL 02:	615 SQ FT *(New floor area; excludes lvl 02 stair)*
TOTAL=	**2,288 SQ FT**
EXISTING F.A.R.:	2.5%
PROPOSED F.A.R.:	4.8%

SEE MORE DETAILED FLOOR AREA CALC'S. AND DIAGRAMS ON A111 & A112

BUILDING AREA / BUILDING COVERAGE

EXISTING RESIDENCE (BLDG. FOOTPRINT):	1,214 SQ FT
EXISTING SUN ROOM:	125 SQ FT
PROPOSED RESIDENCE (BLDG. FOOTPRINT):	
LEVEL 01 *(total footprint)*	1,673 SQ FT
LEVEL 02 *(total footprint)*	681 SQ FT
EXISTING DETACHED ACCESSORY STRUCTURES	
ACCESSORY BLDG 01 - NO NEW WORK (GARDEN SHED)	*285 SQ FT*
ACCESSORY BLDG 02 - NO NEW WORK (ART STUDIO)	*300 SQ FT*
ACCESSORY BLDG 03 - NO NEW WORK (PLAY ROOM)	*116 SQ FT*
ACCESSORY BLDG 04 - NO NEW WORK (STUDIO)	*180 SQ FT*
TOTAL=	**3,235 SQ FT**

NO PROPOSED MODICATIONS OR NEW WORK TO EXISTING ACCESSORY STRUCTURES

EXTERIOR DECKS (PERVIOUS SURFACE)

EXISTING:	863 SQ FT
DEMOLITION:	198 SQ FT
PROPOSED:	213.5 SQ FT (New area)
TOTAL=	**878.5 SQ FT**

NO IMPERVIOUS PATIOS, DECKS, OR COURTS PROPOSED ON SITE

440 BIRCH ROAD

OWNER:
Claire Molesworth & Nate Siedman
440 BIRCH ROAD
BOLINAS, CA 94924

PROJECT DESIGNER:
ALEXANDER GREEN DESIGN
594 DOGWOOD ROAD
BOLINAS, CA 94924
TEL: 202.870.3099

STRUCTURAL ENGINEER

CIVIL ENGINEER
CLARK CIVIL ENGINEERING
PO BOX 1031
POINT REYES STATION, CA 94956
TEL: 415.295.0450

SEPTIC ENGINEER
ECKMANN ENVIRONMENTAL DESIGNS, INC.
100 SHORELINE HIGHWAY
BLDG B, SUITE 6100
MILL VALLEY, CA 94941
TEL: 510.390.3992

LANDSCAPE ARCHITECT

MEP ENGINEER

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SEAL:

NO	DATE	ISSUE
01	7/29/2021	COASTAL PERMIT

PROJECT:
440 BIRCH ROAD
440 Birch Road
Bolinas, CA 94924

PROJECT NUMBER:
2007

DRAWING TITLE:
COVER SHEET

DRAWING NUMBER:
G-000

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GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENT OF THE APPLICABLE CODES, LAWS & REQUIREMENTS APPLICABLE TO THE LOCATION OF THE PROJECT.

2. THE CONTRACTOR (AND THEIR SUB-CONTRACTORS) SHALL STUDY AND COMPARE THE CONTRACT DOCUMENTS AND SHALL AT ONCE REPORT TO THE OWNER/DESIGNER IN WRITING ALL ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING THE WORK. IF THE CONTRACTOR KNOWINGLY PROCEEDS WITH ANY OF THE WORK SO AFFECTED WITHOUT WRITTEN INSTRUCTION OF THE OWNER/DESIGNER, THE CONTRACTOR SHALL MAKE GOOD AT HIS OWN COST ANY RESULTING ERROR, DAMAGE, OR DEFECTS OR TIME DELAYS CAUSED. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK WITHOUT CONTRACT DOCUMENTS OR, WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA OR SAMPLES FOR SUCH PORTION OF WORK.

3.NO WORK TO COMMENCE ON SITE UNTIL PLAN HAS BEEN APPROVED AND PERMIT ISSUED BY THE DEPARTMENT OF BUILDINGS.

4. ALL STRUCTURAL WORK SHALL BE COORDINATED W/ DESIGN DRAWINGS AND SHALL CONFORM TO THE PROJECT SPECIFICATIONS AND APPLICABLE BUILDING CODES.

5. ALL MECHANICAL AND ELECTRICAL WORK SHALL BE DESIGN BUILD, FILED BY THE CONTRACTOR. RELATED FILINGS SHALL ALSO BE COORDINATED AND EXECUTED BY THE CONTRACTOR. ANY DISCREPANCIES BETWEEN THE ENGINEERED SYSTEMS AND THE DESIGN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY, PRIOR TO ANY CONSTRUCTION OR PURCHASING OF MATERIAL.

6. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, SHEETING AND MAKE SAFE ALL FLOORS, ROOFS, WALLS AND ADJACENT PROPERTY AS PROJECT CONDITIONS REQUIRE. SHORING AND SHEETING SHALL BE DESIGNED BY A STATE OF CALIFORNIA LICENSED PROFESSIONAL ENGINEER HIRED BY THE CONTRACTOR, WHO SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR THE OWNER'S REVIEW.

7. DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION GIVEN IN STRUCTURAL DRAWINGS ARE BASED ON INFORMATION CONTAINED IN VARIOUS ORIGINAL DESIGN AND CONSTRUCTION DOCUMENTS PROVIDED BY THE OWNER, AND LIMITED FIELD OBSERVATIONS AND MEASUREMENTS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO EXISTING CONDITIONS BY ACTUAL MEASUREMENT AND OBSERVATION AT THE SITE. ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE DESIGNER OF RECORD FOR HIS EVALUATION BEFORE THE AFFECTED CONSTRUCTION IS PUT IN PLACE.

8. PRODUCTS: TRADE NAMES OR MANUFACTURERS NOTED WITHIN DRAWINGS AND/OR SPECIFICATIONS ARE TO ESTABLISH A STANDARD OF QUALITY: CONTRACTOR MAY SUBMIT OTHER MANUFACTURERS PRODUCTS EQUAL TO THOSE SPECIFIED FOR APPROVAL.

9. THE CONTRACTOR SHALL MAKE NO DEVIATION FROM THE DRAWINGS WITHOUT WRITTEN APPROVAL OF THE DESIGNER.

10. THE CONTRACTOR SHALL GUARANTEE ALL WORK PERFORMED UNDER THIS CONTRACT FOR A PERIOD OF ONE YEAR AFTER COMPLETION AND FINAL ACCEPTANCE BY THE OWNER.

11. THE CONTRACTOR SHALL INSPECT EXISTING CONDITIONS AT JOB SITE BEFORE SUBMITTING BID. CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONDITIONS ON SITE WHETHER INDICATED ON DRAWINGS OR NOT. SUBMISSION OF A PROPOSAL SHALL SIGNIFY THE CONTRACTOR'S ACCEPTANCE OF THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS.

12.CONTRACTOR MUST CONDUCT A PRE-DEMOLITION MEETING AND SITE WALKTHROUGH WITH THE OWNER AND ARCHITECT BEFORE THE COMMENCEMENT OF ANY DEMOLITION OR REMOVAL OF MATERIALS.

13. THE WORK TO BE PERFORMED CONSISTS OF FURNISHING ALL LABOR, EQUIPMENT, TOOLS, TRANSPORTATION, SUPPLIES, FEES, MATERIALS, AND SERVICES IN ACCORDANCE WITH THESE NOTES AND DRAWINGS; AND INCLUDES PERFORMING ALL OPERATIONS NECESSARY TO CONSTRUCT AND INSTALL COMPLETE, IN SATISFACTORY CONDITION, THE VARIOUS MATERIALS AND EQUIPMENT AT THE LOCATIONS SHOWN.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE BUILDING, ITS OCCUPANTS, AND THE GENERAL PUBLIC.

15. PROVIDE ALL WORK INDICATED OR IMPLIED BY THE DRAWINGS.

16. SUBMIT SHOP DRAWINGS TO DESIGNER FOR REVIEW. DO NOT COMMENCE WORK UNTIL REVIEW OF SHOP DRAWINGS HAS BEEN COMPLETED AND THE DRAWINGS APPROVED. ALLOW TEN (10) BUSINESS DAYS MIN FOR REVIEW.

17. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR HIS WORK UNTIL TURNED OVER TO THE OWNER.

18. THE GENERAL CONSTRUCTION NOTES AND/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND THE GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.

19. THE CONTRACTOR SHALL MAKE ALL REQUIRED ARRANGEMENTS FOR DELIVERY OF MATERIALS.

20. BUILDING CONDITIONS, INCLUDING SIZE OF SERVICE ELEVATORS, DOORWAYS, STAIRS, CORRIDORS, WINDOW OPENINGS, ETC., SHALL BE CHECKED FOR ITEMS BEING DELIVERED.

21.THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE PREMISES EACH EVENING PRIOR TO LEAVING THE JOB SITE. THE SITE SHALL REMAIN LOCKED AND SECURED AT ALL TIMES WHEN THE GENERAL CONTRACTOR IS NOT ON SITE AND KEYS FOR THE SITE SHALL BE HELD BY THE GENERAL CONTRACTOR. NO UNSUPERVISED SUBCONTRACTORS SHALL HAVE KEYS OR ACCESS TO THE SITE WITHOUT THE OWNER'S PRIOR CONSENT.

22. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL FURNISH A SCHEDULE SHOWING THE CHRONOLOGICAL PHASES OF THE WORK. THIS SCHEDULE SHALL INDICATE ALL ORDERING LEAD TIMES, LENGTH FOR EACH PHASE, ITS START AND COMPLETION AND A PROJECTED COMPLETION DATE FOR THE PROJECT.

23. ANY COST CAUSED BY DEFECTIVE OR ILL-TIMED WORK, AS A RESULT OF, BUT NOT LIMITED TO, INFERIOR WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING OR DELINQUENT ORDERING SHALL BE BORNE BY THE CONTRACTOR.

24. ALL RUBBISH AND WASTE MATERIALS CAUSED BY THE INSTALLATION OF THE WORK SHALL BE REMOVED FROM THE PREMISES PROMPTLY.

25. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL RULES, REGULATIONS, CODES AND ALL AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL COMPLY WITH ALL APPROPRIATE MUNICIPAL AND REGULATORY AGENCIES, CODES AND REQUIREMENTS. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND APPROVALS.

26. THE CONTRACTOR SHALL EXAMINE ALL AREAS OF CONSTRUCTION AFTER COMPLETION OF WORK AND PROVIDE NECESSARY TOUCH UP PAINTING OR WALL COVERING FOR PROTECTION.

27. THE CONTRACTOR SHALL INSPECT ALL EXISTING FINISHED SURFACES INCLUDING CORNER BEADS, STOPS, ETC. FOR CHIPS, CRACKS, HOLES, DAMAGED SURFACES AND ANY OTHER DEFECTS CAUSING AN APPEARANCE DIFFERENT FROM A NEW FIRST-CLASS FINISHED INSTALLATION. ALL DEFECTS SHALL BE REPAIRED, OR IF BEYOND REPAIR, THEN INSTALLED AND FINISHED TO THE SATISFACTION OF THE DESIGNER JUST PRIOR TO BEING TURNED OVER TO THE OWNER.

28. THE CONTRACTOR SHALL THOROUGHLY CLEAN ALL LIGHT FIXTURES AND LENSES, A/C DIFFUSERS AND REGISTERS, FLOORS AND BASES, DOORS, ETC. CONTRACTOR SHALL ALSO PROVIDE A FULL POST-CONSTRUCTION CLEAN PRIOR TO FINAL PROJECT ACCEPTANCE.

29. THIS PROJECT IS A CAPITAL IMPROVEMENT AND NO SALES TAX SHALL BE PAID FOR THE PURCHASE OF EQUIPMENT AND MATERIALS BY OWNER.

30. THE CONTRACTOR SHALL PROTECT ALL INSTALLED WORK AND EXISTING, EXTERIOR GLASS AGAINST ANY DAMAGE UNTIL PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.

31. REMOVE ALL EXISTING APPLIANCES AND PLUMBING FIXTURES FROM THE SITE, UNO.

32. PREPARE THE KITCHEN SURFACES FOR NEW EQUIPMENT AND CABINETS AND PROVIDE UTILITIES AS REQUIRED TO CONNECT ALL NEW APPLIANCES.

33. CONTRACTOR SHALL CONSULT WITH REPRESENTATIVES OF APPLICABLE UTILITIES, INCLUDING GAS, WATER, POWER, TELEPHONE AND CABLE TV AND DETERMINE EXACT LOCATIONS AND AVAILABILITY OF UTILITIES AND DETERMINE CONDITION OF EXISTING SERVICE PRIOR TO COMMENCING WORK OR CONNECTING UTILITIES.

34. CONTRACTOR SHALL PROVIDE TEMPORARY TOILET FACILITIES AT THE JOB SITE AS NECESSARY AND REQUIRED BY CODE.

35. CONTRACTOR SHALL PROTECT FLOOR SURFACES FROM DAMAGE WITH RAMBOARD AND EQUIP MOBILE EQUIPMENT WITH PNEUMATIC TIRES.

36. PRIOR TO ISSUANCE OF A BUILDING PERMIT THE CONTRACTOR SHALL HAVE THE FOLLOWING: 1) CERTIFICATE OF WORKER'S COMPENSATION INSURANCE MADE OUT TO THE CONTRACTOR'S STATE LICENSE BOARD 2) COPY OF BUSINESS TAX REGISTRATION CERTIFICATE OR A NEWLY PAID RECEIPT FOR ONE FOR APPLICABLE JURISDICTION. 3) NOTARIZED LETTER OF AUTHORIZATION FOR AGENTS 4) COPY OF CONTRACTOR'S STATE LICENSE OR POCKET ID.

DEMOLITION:

1. AS REQUIRED TO INSTALL NEW SCOPE OF WORK.

2. ALL DEBRIS TO BE PROMPTLY REMOVED FROM SITE.

3. ANY DAMAGE DONE TO FLOORS, WALLS, ETC. DUE TO REMOVAL OF EXISTING PARTITIONS, PLUMBING FIXTURES, OR ANYTHING REMOVED IN ORDER TO COMPLETE THE SCOPE OF WORK AS INDICATED ON DRAWINGS SHOULD BE PATCHED TO MATCH EXISTING AND MEET DESIGNER'S AND OWNER'S APPROVAL.

4. SEAL ALL VENTS AND OPENINGS AS REQUIRED DURING DEMOLITION TO PREVENT DUST DAMAGE ACROSS ROOMS.

5. CONTRACTOR TO REMOVE ALL FURNITURE, APPLIANCES, ETC., IN ORDER TO ALLOW FOR NEW CONSTRUCTION AS SHOWN.

6. CONTRACTOR TO PROVIDE ALL SCAFFOLDING AND BRIDGING AS REQUIRED TO COMPLETE SCOPE OF WORK.

7. FOR ALL NEW STONE AND WOOD FLOORING, CONTRACTOR IS TO REMOVE ANY EXISTING SUBSTRATE AS REQUIRED TO KEEP FLOORS LEVEL AND TRUE.

8. WHEN DEMOLITION IS REQUIRED ON SITE: 1) ALL DEBRIS SHALL BE WET AT THE TIME OF HANDLING TO PREVENT DUST, 2) NO STRUCTURAL MEMBER OF ANY KIND SHALL BE DEMOLISHED UNTIL THE STORY ABOVE IS COMPLETELY REMOVED, 3) FREE FALL DUMPING OVER EXTERIOR WALL WILL NOT BE ALLOWED 4) DEMOLITION PERMIT SHALL BE OBTAINED BY A LICENSED WRECKING CONTRACTOR (CLASS C-21) OR A LICENSED GENERAL CONTRACTOR (CLASS B-1). 5) CONTRACTOR SHALL USE NEGATIVE PRESSURE MACHINES AND HEPA FILTERS THROUGHOUT DEMOLITION TO REDUCE AIRBORNE DUST.

PRODUCT NOTES:

1. ALL PRODUCTS SPECIFIED SHALL BE PROVIDED IN LOCATIONS INDICATED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS.

2. PROVIDE BLOCKING WITHIN ALL WALLS TO SECURE SHELVING WHERE REQUIRED.

3. GENERAL CONTRACTOR (GC) TO ENSURE THAT ALL APPLIANCES, TO INCLUDE CONDENSER AND AIR HANDLING UNITS, ARE OPERATIONAL BEFORE HANDING OVER TO OWNER, ENSURE THAT ALL POWER, WATER AND VENTILATION PROVIDE AS NECESSARY.

4. GC TO PROVIDE OWNER WITH PROJECT MANUALS AT CLOSE OF JOB INCLUDING ALL OWNER'S MANUALS AND WARRANTIES FOR ALL EQUIPMENT AND APPLIANCES INSTALLED WITHIN THE SCOPE OF WORK.

POWER AND TELEPHONE NOTES:

1. PROVIDE ALL ELECTRICAL WORK AS INDICATED ON OR IMPLIED BY THE CONTRACT DOCUMENTS.

2. PROVIDE ALL ELECTRICAL POWER AS REQUIRED BY TELEPHONE COMPANY. PROVIDE TELEPHONE AND DATA WIRING IN LOCATIONS INDICATED AND ALL NECESSARY CONDUIT. VOICE WIRING TO BE CAT3, DATA WIRING TO BE CAT6. PATCH PANEL TO BE PROVIDED IN LOCATION INDICATED. TERMINATIONS TO BE PROVIDED BY GC AT LOCATIONS INDICATED. TELEPHONE EQUIPMENT TO BE PROVIDED BY OTHERS.

3. ALL ELECTRICAL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.

4. ALL WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENT OF ALL AUTHORITIES HAVING JURISDICTION.

5. ALL ELECTRICAL, SPEAKER, AND TELEPHONE WIRING SHALL BE CONCEALED IN DRYWALL AND/OR CEILING. INSTALL SPEAKER WIRE IN LOCATIONS INDICATED. TERMINATIONS AND SPEAKER INSTALLATION ARE BY OTHERS.

6. ALL ELECTRICAL, SPEAKER AND LIGHTING WORK IN CONJUNCTION WITH CABINET WORK SHALL BE COORDINATED WITH THE MILLWORK CONTRACTOR.

7. REFER TO ELEVATIONS FOR DIMENSIONED LOCATIONS OF SWITCHES, PLATES, AND OTHER EQUIPMENT.

8. ALL 125-V RECEPTACLES IN GARAGE (INCLUDING ANY CEILING OUTLETS) SHALL HAVE GFCI PROTECTION.

9. ALL 125-V RECEPTACLES SERVING COUNTER TOP SURFACES IN THE KITCHEN SHALL HAVE GFCI PROTECTION.

10. ALL 120-V BRANCH CIRCUITS SUPPLYING OUTLETS IN CLOSETS, HALLWAYS, BEDROOMS AND OTHER HABITABLE ROOMS (EXCEPT KITCHEN) SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI).

11. RECEPTACLE OUTLETS IN HABITABLE ROOMS SHALL BE SPACED 12' O.C. MAXIMUM AND SHALL BE LOCATED WITHIN 6' OF WALL ENDS, DOOR OPENINGS, AND AT EVERY 2' OR WIDER WALL.

12. RECEPTACLE OUTLETS AT KITCHEN COUNTER-TOPS SHALL BE SPACED AT 4' O.C. MAXIMUM AND WITHIN 2' OF ENDS/BREAKS OF COUNTERS.

13. PROVIDE AT LEAST ONE OUTDOOR RECEPTACLE OUTLET WITH WEATHER PROOF COVER AND GFCI AT FRONT AND REAR OF DWELLING UNIT AND AT DECK/BALCONY (EXCEPTION: DECK/BALCONY WITH USABLE AREA LESS THAN 20 SQ.FT.

14. ALL RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLE.

15. BATHROOM RECEPTACLES SHALL BE SERVED BY A DEDICATED 20 AMP CIRCUIT.

16. PROVIDE A WALL SWITCHED-CONTROLLED LIGHTING OUTLET ON THE EXTERIOR SIDE OF OUTDOOR ENTRANCES OR EXITS WITH GRADE LEVEL ACCESS.

PLUMBING NOTES:

1. PROVIDE ALL PLUMBING ROUGHING AS INDICATED OR IMPLIED BY CONTRACT DOCUMENTS.

2. ALL FIXTURES AND ACCESSORIES TO BE PROVIDED AND INSTALLED BY CONTRACTOR AS PER MANUFACTURER'S GUIDELINES. IF CONTRACTOR FINDS THAT COMPONENTS OR ITEMS ARE MISSING WHICH ARE REQUIRED FOR THE COMPLETE INSTALLATION AS IMPLIED IN THE CONTRACT DOCUMENTS THE GC SHALL NOTIFY THE DESIGNER IMMEDIATELY FOR COORDINATION.

3. PLUMBING WORK SHALL BE COORDINATED WITH ALL OTHER TRADES.

4. INSTALL FIXTURES, LINES OR PIECES OF THE APPROVED ALL VALVES AS INDICATED ON THE DRAWINGS OR AS MAY BE REQUIRED FOR THE PROPER CONTROL OF THE VARIOUS APPARATUS AND PIPELINES SO THAT ANY OF THE FIXTURE, LINES OR PIECES OF APPARATUS MAY BE CUT OFF FOR REPAIR WITHOUT INTERFERING OR INTERRUPTING SERVICE TO THE REST OF THE PROJECT. ALL VALVES SHALL BE DESIGNED FOR REPACKING WHEN WIDE OPEN UNDER PRESSURE.

5. BEFORE BEING COVERED UP OR BUILT IN, ALL PIPING SHALL BE TESTED AS REQUESTED BY THE AUTHORITIES HAVING JURISDICTION AND WITNESS BY THE OWNER, DESIGNER AND OR BUILDING ENGINEER.

6. DIVERSION OF PLUMBING SHALL NOT INTERRUPT DRAINAGE SERVICE IN ANY WAY.

7. REMOVE ANY DORMANT PIPES DISCOVERED.

8. CONTRACTOR TO ENSURE THAT ANY EXISTING PIPES ARE IN GOOD CONDITION OR REMEDY OR REPLACE EXISTING PIPES.

9. IDENTIFY ALL ITEMS REQUIRING SERVICE ACCESS AND PROVIDE APPROVED TYPE ACCESS DOORS. SUCH LOCATIONS TO BE COORDINATED AND APPROVED BY DESIGNER. ACCESS DOOR TO BE RECESSED FOR DRYWALL SURFACES.

10. IF REQUIRED A NEW WATER METER SHALL BE INSTALLED TO MEET CAPACITY OF THE NEW DOMESTIC AND SPRINKLER CAPACITY DEMANDS.

11. WATER METERS SHALL BE PLACED NEAR THE PROPERTY LINE AND OUT OF THE DRIVEWAY APPROACH WHENEVER POSSIBLE.

12. THE WATER METER BOX MUST BE PURCHASED FORM THE CITY AND MUST HAVE A TRAFFIC RATED LID IF THE BOX IS LOCATED IN THE DRIVEWAY.

SHOP DRAWINGS & SAMPLES:

1. SUBMIT SHOP DRAWINGS FOR DESIGNERS APPROVAL FOR THE FOLLOWING ITEMS: CABINETRY/MILLWORK, ALL DOOR & WINDOW ASSEMBLIES, ALL METAL WORK & STRUCTURAL STEEL, TILE LAYOUT DETAILS WITH STARTING POINTS AND JOINT LAYOUT, CUSTOM CONCRETE, MECHANICAL DUCTWORK, ELECTRICAL WORK, GLAZED ASSEMBLIES.

2. CONTRACTOR SHALL SUBMIT THREE SAMPLES OF ALL FINISH MATERIALS, INCLUDING BUT NOT LIMITED TO, TILE, GLASS, STONE, WOOD VENEER FOR DESIGNER/OWNER REVIEW.

SAMPLES MAY BE REVIEWED ON SITE. SEE PROJECT MANUAL.

MILLWORK:

1. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. CONTRACTOR TO NOTIFY DESIGNER OF ANY DISCREPANCIES IN FIELD.

2. CONTRACTOR SHALL CHECK JOB PROGRESS AND COORDINATE WITH OTHER TRADES INVOLVED.

3. PERFORM ALL FABRICATION FROM FIELD MEASUREMENT WITH PROVISION FOR SCRIBING AS REQUIRED TO MEET BUILT-IN CONDITIONS.

4. ALL MILLWORK TO INCLUDE INSTALLATION SHALL BE AWI 'PREMIUM GRADE.'

5. ALL WOOD SHALL BE FIRE-RATED IN ACCORDANCE WITH LOCAL FIRE RATING REGULATIONS.

6. GROUNDS, FURRING, STRAPPING AND BLOCKING SHALL BE FREE FROM KNOTS WHICH WOULD AFFECT THE STRENGTH OR RENDER NAILING DIFFICULT.

7. ALL MATERIALS FOR WOODWORK SHALL BE THOROUGHLY KILN-DRIED.

8. ALL FINISHED WORK SHALL AS FAR AS PRACTICABLE, BE ASSEMBLED AND FINISHED IN THE SHOP AND DELIVERED TO THE BUILDING READY TO ERECT IN PLACE.

9. ALL WORK SHALL BE FABRICATED, ASSEMBLED, FINISHED AND ERECTED IN ACCORDANCE WITH AWI 'PREMIUM GRADE' STANDARDS. SURFACES AND ARISES SHALL BE TRUE, STRAIGHT, AND FREE FROM ALL MACHINE AND TOOL MARKINGS, BRUISES, INDENTATIONS, CHIPS OR ABRASIONS.

10. WHERE MEMBERS ARE MITERED OR BUTTED, THEY SHALL BE JOINED AND IN A MANNER TO INSURE AGAINST THE JOINT OPENING.

11. PROVIDE ALL CABINET DOOR AND SHELVING WORK HARDWARE AS REQUIRED FOR A COMPLETE INSTALLATION. REFER TO HARDWARE SCHEDULE.

12. AFTER TOTAL COMPLETION OF ERECTION, ALL NAIL HOLES, SCRATCHES AND OPEN JOINTS SHALL BE FILED AND TOUCHED UP SO AS TO BE INVISIBLE.

13. ALL WHITE LACQUER MDO AND WOOD VENEER PLYWOOD TO RECEIVE SOLID EDGE BANDING TO CONCEAL LAMINATIONS. EDGE BANDING TO BE VENEER THICK UNLESS OTHERWISE NOTED.

14. FLITCHES TO BE MAXIMUM PRACTICABLE WIDTHS AND FULL HEIGHT IN SEQUENTIAL BOOK MATCH PATTERN. GRAIN DIRECTION ON WALL PANELS AND CABINET FACES TO BE VERTICAL UNLESS OTHERWISE NOTED. ARCHITECT TO REVIEW SELECTION PRIOR TO PURHCASE.

15. FABRICATE UNITS IN LARGEST PRACTICABLE SECTIONS. ASSEMBLE IN THE SHOP FOR TRIAL FIT. DISASSEMBLE FOR SHIPMENT AND REASSEMBLE WITH CONCEALED FASTENERS.

16. MAINTAIN RELATIVE HUMIDITY AND TEMPERATURE DURING FABRICATION, STORAGE AND FINISHING OPERATIONS MATCHING THAT OF THE AREAS OF INSTALLATION.

17. FACTORY FINISH ALL ITEMS WHERE POSSIBLE. DEFER FINAL TOUCH-UP, CLEANING AND POLISHING UNTIL AFTER DELIVERY AND INSTALLATION.

18. PANELING - PROVIDE CONCEALED WOOD BLOCKING AND FRAMING, ANCHORS, CLIPS, SPLINES, SUPPORTING AND ATTACHING DEVICES. PROVIDE CUT-OUTS TO RECEIVE ATTACHMENTS, MECHANICAL AND ELECTRICAL WORK AS REQUIRED.

19. MAKE ALL JOINTS HAIRLINE TIGHT, FITTED ACCURATELY AND JOINTED WITH HARDWOOD SPLINES OR DOWELS, GLUED TOGETHER OR BY OTHER METHOD APPROVED BY DESIGNER. USE SCREWS, NOT NAILS, FOR FASTENING TO GYPSUM BOARD.

20. ALL DRAWERS SHALL BE MAXIMUM DEPTH OF THE HOUSE CABINET W/ FULL EXTENSION, SOFT CLOSING SLIDES, 100 LBS MIN CAPACITY, UNO.

21. ALL CABINET DOORS SHALL HAVE SOFT CLOSING CONCEALED ERO HINGES, UNO. WHEN THE DOOR OPEN ADJACENT TO A PERPENDICULAR WALL CONTRACTOR SHALL PROVIDE LIMITER CLIPS TO PREVENT CLASHING DOOR W/ WALL, PROVIDE HINGE AT MAX 16 " O.C.

22. ALL DRAWERS & CABINET DOOR PANELS SHALL BE FITTED W/ (4) FOUR 1/8 " THK CLEAR SELF-ADHESIVE BUMPERS AS EACH CORNER.

23. ALL REVEAL JOINTS BETWEEN CABINET & DRAWER PANELS SHALL ALIGN + BE LEVEL + PLUMB.

GYPSUM BOARD WORK:

1. GYPSUM BOARD PARTITIONS SHALL TYPICALLY CONSIST OF 2X6 WOOD STUDS AT 16" O.C. WITHOUT EXCEPTION, STUDS SHALL BE FIRMLY ANCHORED TO THE FLOOR AND CEILING PLATES. THE FLOOR AND CEILING PLATES SHALL IN TURN BE ANCHORED TO THE FLOOR AND CEILING STRUCTURES WITH TWO CONTINUOUS BEADS OF ACOUSTIC/FIRE SEALANT BETWEEN SUBSTRUCTURE & RUNNER.

2. ALL GYPSUM BOARD WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL AUTHORITIES HAVING JURISDICTION AND WITH MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS. ALL NEW GYPSUM SURFACES TO BE LEVEL 5 DRYWALL FINISH AND BOARDS TO HAVE TAPERED EDGES.

3. PROVIDE ALL REQUIRED FASTENERS, ANCHORS, ADHESIVES, COMPOUNDS, ETC. AS INDICATED PER GYPSUM BOARD MANUFACTURE'S STANDARDS AND AS REQUIRED FOR A COMPLETE INSTALLATION.

4. ALL EXPOSED EDGES AND/OR CORNERS OF GYPSUM BOARD SHALL RECEIVE A HOT-DIPPED GALVANIZED METAL CORNER BEAD AND ALL EDGES OF A GYPSUM BOARD ABUTTING OTHER MATERIAL SHALL RECEIVE A HOT-DIPPED GALVANIZED METAL CASING BEAD, TAPED AND SPACKLED SMOOTH.

5. PROVIDE NEW SPECIAL WATER RESISTANT TYPE GYPSUM BOARD IN ALL WET LOCATIONS SUCH AS BATHROOMS. PROVIDE CEMENT BOARD SUCH AS DUROCK AT ALL SHOWER AND BATH AREAS OVER MEMBRANE WATER PROOFING.

6. WALLS SHOWN ALIGNED WITH EXISTING BUILDING CONSTRUCTION SHALL BE FLUSH AND SMOOTH WITH EXISTING BUILDING CONSTRUCTION UNLESS OTHERWISE INDICATED.

7. ALL PARTITIONS SHALL BE FURNISHED WITH BASES AS INDICATED IN THE CONTRACT DOCUMENTS.

8. ALL NEW PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED.

9. WHERE SPECIFIED, PLYWOOD UNDERLAYMENT TO HAVE STAGGERED JOINTS, GWB OVERLAY ALSO STAGGERED SO THAT PLYWOOD JOINTS DO NOT TELEGRAPH THROUGH TO SURFACE OF GWB.

10. AT EXISTING PARTITIONS, CONTRACTOR TO PROBE WALL TO LOCATE STUDS AND COORDINATE WITH NEW CONSTRUCTION.

11. PROVIDE A FULL SKIM COAT OF COMPOUND AT ALL EXISTING AND NEW GWB SURFACES THAT ARE NOT SMOOTH AND TRUE.

12. ALL DRYWALL SURFACES ABUTTING FINISH CASEWORK SHALL RECEIVE SKIM COATING AS REQUIRED TO MAKE SURFACE LEVEL AND PLUMB.

HVAC:

1. CONTRACTOR TO TEST ANY FANS, EXHAUSTS, MECHANICAL EQUIPMENT PRIOR TO HANDOVER OF PROJECT TO OWNER.

2. NEW DWELLING UNIT SHALL HAVE A MECHANICAL VENTILATION SYSTEM.

PAINTING:

1. ALL AREAS RECEIVING PAINT, AS INDICATED IN FINISH SCHEDULE, SHALL BE PAINTED IN ACCORDANCE WITH PAINT MANUFACTURE'S WRITTEN INSTRUCTIONS.
2. WALLS SCHEDULED TO BE PAINTED SHALL INCLUDE SURFACES FROM FLOOR TO CEILING INCLUDING PILASTERS, FASCIAS, DOORS, BUCKS, REVEALS, AND ALL SURFACES NOT INCLUDING FLOOR AND CEILINGS.

3. PAINT GYPSUM CEILINGS AND WALLS AS PER FINISH SCHEDULE.

4. PAINT COLORS AND TEXTURES SHALL BE SELECTED AND SPECIFIED IN FINISH SCHEDULE, AND CONTRACTOR SHALL SUBMIT THREE 18"X18" SAMPLES OF EACH SELECTED COLOR AND TEXTURE FOR DESIGNERS REVIEW.

5. ALL WALLS AND CEILINGS SHALL BE PROPERLY PREPARED, SPACKLED, SANDED, ETC., TO PROVIDE A PERFECTLY SMOOTH SURFACE TO RECEIVE PAINT, SKIM COAT, ETC. AS REQUIRED.

6. ALL PAINT SHALL BE WATER BASED PAINT, PROVIDE ONE (1) PRIMER COAT AND TWO (2) FINISH COATS OF PAINT AS SPECIFIED IN FINISH SCHEDULE.

7. ALL ROOMS TO BE BENJAMIN MOORE AURA, DUNN EDWARDS SUPREMA OR APPROVED EQUAL. COLORS & FINISH TBD BY DESIGNER.

DOOR NOTES:

1. ALL DOORS TO BE 1-3/4" SOLID LUMBER CORE FLUSH WHITE OAK VENEER DOORS W/ 'A' FACE ON BOTH SIDES OR APPROVED EQUAL. DOORS IN EXCESS OF 36" IN WIDTH AND/OR 96" IN HEIGHT SHALL BE 2" IN THICKENSS.

2. DOORS SHALL BE MANUFACTURED BY WEYERHAEUSER, ALGOMA OR EGGERS HARDWOOD PRODUCTS CORP., OR OTHER APPROVED EQUALS.

3. DOORS WHEN INSTALLED SHALL NOT BOW OR BECOME OUT OF PLANE. ALL DOORS SHALL BE FABRICATED TO ACCOMODATE SELF WEIGHT AND THE DISTRIBUTION OF WEIGHT SPECIFIC TO OPERATION AND ATTACHMENT OF ASSIGNED HARDWARE EACH DOOR.

4. ALL DOOR STOPS SHALL BE LOCATED IN THE FIELD W/ DESIGNER & OWNER PRIOR TO INSTALLATION.

STONE NOTES:

1. A WATERPROOFING MEMBRANE SHALL BE PLACED OVER ALL PORTIONS OF SUBFLOOR AT BATHROOMS AND RUN UP VERTICAL AT ALL WALLS AS HIGH AS POSSIBLE, BUT A MINIMUM OF 12" ABOVE FINISHED FLR, WHILE REMAINING CONCEALED BEHIND THE WALL BASE TRIM AND OR WALL CLADDING MATERIAL.

2. ANY STONE OR TILE SHALL BE SET LEVEL, PLUMB AND FLUSH ALIGNED. JOINTS SHALL BE 1/8" MAX AND 1/16" MIN.

3. GROUT COLOR SHALL BE AS PER FINISH SCHEDULE AND A SAMPLE MEASURING 12"X12" SHALL BE SUBMITTED FOR DESIGNER AND OWNER APPROVAL.

4. FINAL STONE, TILE INSTALLATION SHALL BE FREE OF CHIPS, SCRATCHES, GROUT HAZE OR STAINS.

5. ALL EXPOSED EDGES ON COUNTERTOPS SHALL BE SLIGHTLY EASED, 1/8" MAX AT ALL UNDERMOUNT SINKS AND TUBS AND 1/16" MAX AT ALL OTHER LOCATIONS. CONTRACTOR SHALL SUBMIT AN EASED EDGE SAMPLE FOR DESIGNER'S REVIEW.

6. ALL STONE TO BE FINISHED WITH DRY TREAT BRAND SEALER OR SUPPLIER RECOMMENDED SEALER.

7. CONTRACTOR SHALL CLEAN, PATCH AND LEVEL THE SUBFLOOR AS REQUIRED FOR ALL TILE/STONE FLOORING.

WOOD FLOORING:

1. GENERAL STANDARDS TO COMPLY WITH RECOMMENDATIONS OF NATIONAL FLOORING MANUFACTURER'S ASSOCIATION (NOFMA).

2. FLOORING TO BE INSTALLED AS SPECIFIED IN FINISH SCHEDULE AND AS PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

3. PROTECT FLOORING FROM EXCESSIVE MOISTURE IN SHIPMENT, STORAGE AND HANDLING. DELIVER IN UNOPENED CARTONS OR BUNDLES AND STORE IN A DRY PLACE WITH ADEQUATE AIR CIRCULATION. DO NOT DELIVER MATERIAL TO BUILDING UNTIL WET WORK SUCH AS CONCRETE HAVE BEEN COMPLETED AND CURED TO A CONDITION OF EQUILIBRIUM.

4. PROVIDE MOCK-UP OF WOOD 4'X4' SQUARE ON SITE (TO BE REPLACED WITH FINAL FLOORING) FOR DESIGNER AND OWNER REVIEW AND APPROVE.

5. WHERE THE SUBFLOOR IS NOT LEVEL, THE CONTRACTOR SHALL TAKE MEASURES TO LEVEL THE SUBSTRATE WITHOUT AFFECTING THE INSTALLATION OF FLOOR.

6. GRAIN/BOARD DIRECTION SHALL BE INDICATED ON FLOOR PLAN.

7. CONTRACTOR SHALL PROVIDE MANUFACTURER RECOMMENDED VAPOR BARRIER OVER SUBFLOOR THROUGHOUT PROJECT AND PROVIDE 1/4" FLOOR UNDERLAYMENT

8. CONTRACTOR SHALL STORE WOOD FLOOR ON SITE FOR MINIMUM OF TWO WEEKS TO ALLOW WOOD TO ACCLIMATE PRIOR TO INSTALLATION. BOARDS SHALL BE SPACED OUT TO ALLOW AIR FLOW ACROSS ALL FACES OF EACH BOARD.

9. ADHESIVE AND FASTENING AGENTS USED TO INSTALL FLOORING SHALL BE MANUFACTURER APPROVED ONLY.

10. CONTRACTOR SHALL COORDINATE AND ALLOW FOR (IF ANY) THERMAL EXPANSION TO PREVENT PLANKS FROM BUCKLING.

11. BOARDS SHALL BE A MINIMUM OF 60" IN LENGTH AND SHALL NOT ACCOUNT FOR MORE THAN 25% OF THE BOARD MIX. REMAINING MIX OF BOARDS SHALL BE AT MINIMUM 25% 5'-8', 25% 8'-10' & 25% 10'-0" AND LONGER.

12. SEE FINISH AND MATERIAL SCHEDULE FOR MORE INFORMATION.

TEMPORARY MEASURES:

1. GC SHALL MAINTAIN A COMPUTER & INTERNET CONNECTION TO RECEIVE SKETCHES & TRANSMISSIONS ON SITE DURING CONSTRUCTION. GC SHALL ALSO PROVIDE THE DESIGNER WITH A TELEPHONE NUMBER FOR THE JOB SITE WHETHER WIRED OR MOBILE.

2. GC TO PROVIDE A FIRE EXTINGUISHER AND FIRST AID KIT ON SITE DURING CONSTRUCTION.

3. GC SHALL PROVIDE A NEST WEBCAM OR APPROVED EQUIVALENT FOR REMOTE VIEWING OF SITE FROM TWO LOCATIONS. OWNER SHALL INSTALL & PAY COST OF INTERNET BANDWITH TO SUPPORT CONTINUOUS CAMERA FEED.

DEPARTMENT NOTES:

1. GC TO REFER TO APPLICABLE FIRE CODE NOTES RELEVANT TO NEW CONSTRUCTION OF SINGLE FAMILY RESIDENCE.

2. PROJECT CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STANDARDS OF THE MOST CURRENT BUILDING AND MUNICIPAL CODES AS ADOPTED BY GOVERNING JURISDICTIONS OF THE PROJECT LOCATION AT TIME OF INITIAL FILING.

3. A SET OF PLANS MUST REMAIN ON THE JOB SITE AT ALL TIMES. APPOINTMENTS FOR INSPECTIONS, IF REQUIRED, SHOULD BE MADE AT LEAST TWO DAYS IN ADVANCE OF THE REQUIRED INSPECTION.

4. A 2A10BC FIRE EXTINGUISHER IS RECOMMENDED FOR HOUSEHOLD USE.

5. IF APPLICABLE, APPROVED ADDRESS NUMBERS SHALL BE ATTACHED TO BUILDING PER HOA GUIDELINES.

6. STRUCTURES UNDER CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL BE PROVIDED WITH NOT LESS THAN ONE 2A10BC FIRE EXTINGUISHER AS FOLLOWS: 1) ON ALL FLOORS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED 2) IN EVERY STORAGE AND CONSTRUCTION SHED 3) WHERE SPECIAL HAZARDS EXIST INCLUDING BUT NOT LIMITED TO THE STORAGE AND USE OF COMBUSTIBLE AND FLAMMABLE LIQUIDS.

7. PROVIDE FIRE HYDRANT FOR THE PROPERTY AS REQ'D PER NLTFD REQUIREMENTS AND IFC Table C102.1 (IFC Appendix C).

8. ALL BUILDINGS EQUIPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL HAVE A MONITORED FIRE ALARM PER (IFC 903.4) PLANS AND INSTALLATION OF 13R FIRE SPRINKLER AND MONITORED FIRE ALARM SYSTEM UNDER SEPARATE PERMIT PER RESOLUTION 16-1.

LANDSCAPE & LANDSCAPE IRRIGATION:

1. ALL LANDSCAPE IRRIGATION BACKFLOW DEVICES MUST MEET CURRENT JURISDICTION'S REQUIREMENTS FOR PROPER INSTALLATION.

FIRE PROTECTION

1. (IFC 907.2.10): INTERCONNECTED SMOKE ALARMS SHALL BE INSTALLED INSIDE ALL BEDROOMS, ON THE CEILING OR WALL OUTSIDE OF EACH BEDROOM AND IN EVERY STORY IN THE DWELLING UNIT INCLUDING BASEMENTS BUT NOT CRAWL SPACES, UNINHABITED ATTICS AND GARAGES.

2. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IMMEDIATELY OUTSIDE OF ALL BEDROOMS AND IN THE IMMEDIATE VICINITY OF BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL FIRED APPLIANCES ARE INSTALLED, AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.

3. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, SHALL BE EQUIPPED WITH A BATTERY BACKUP AND INTERCONNECTED

4.CUT SHEETS OF ALL DEVICES SHALL BE SUBMITTED TO ARCHITECT PRIOR TO PURCHASE AND INSTALLATION

5. FIRE SUPPRESSION SHALL BE PROVIDED IN NEW DWELLING UNIT, ATTACHED GARAGE AND ANY CRAWL SPACES IF APPLICABLE. THE AUTOMATIC RESIDENTIAL SPRINKLER SYSTEM WILL COMPLY WITH NFPA 13R, MONITORED BY AN APPROVED FIRE ALARM SYSTEM IN ACCORDANCE WITH NFPA 72, AND PER REQ'S OF AUTHORITY HAVING JURISDICTION.

440 BIRCH ROAD

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LANDSCAPE ARCHITECT

MEP ENGINEER

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SEAL:

NO	DATE	ISSUE
01	7/29/2021	COASTAL PERMIT

PROJECT:

440 BIRCH ROAD

440 Birch Road
Bolinas, CA 94924

PROJECT NUMBER:

2007

DRAWING TITLE:

GENERAL NOTES

DRAWING NUMBER:

G-002

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ABBREVIATIONS

&	AND
<	ANGLE OR LESS THAN
@	AT
℄	CENTERLINE
Ø	DIAMETER OR ROUND
$	DOLLAR (US CURRENCY)
#	NUMBER OR POUND
	PERPENDICULAR
AB	ANCHOR BOLT
ABV	ABOVE
ACT	ACOUSTICAL CEILING TILES
ACCES	ACCESSORIES
AD	AREA DRAIN
ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
AGGR	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ANNUNC	ANNUNCIATOR
ANOD	ANODIZED
AP	ACCESS PANEL
APPL	APPLIANCE
APPROX	APPROXIMATELY
ARCH	ARCHITECT
AV1	AUDIOVISUAL & INTEGRATION HEAD
BD	BOARD
BET/BTW	BETWEEN
BL	BUILDING LINE
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF
BOS	BOTTOM OF STRUCTURE
BRKT	BRACKET
BS	BOTH SIDES
BTU	BRITISH THERMAL UNIT
BYND	BEYOND
CAB	CABINET
CAM	SURVEILLANCE CAMERA
CBC	CALIFORNIA BUILDING CODE
C/C	CENTER TO CENTER
CEM	CEMENT
CG	CORNER GUARD
CL	CENTERLINE
CLG/CLNG	CEILING
CLKG	CAULKING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMP	COMPOSITION
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CP	CONTROL PANEL
COORD	COORDINATE
CORR	CORRIDOR
CORRG	CORRUGATED
CPT	CARPET
CS	COUNTER SUNK
CT	CERAMIC TILE
CTR	CENTER
CW	COLD WATER
CND	FLEXIBLE NON-METALIC CONDUIT
D	DRYER
DBL	DOUBLE
DEG	DEGREES
DEPT	DEPARTMENT
DET	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DESP	DISPENSER
DIV	DIVISION
DN	DOWN
DR	DOOR
DS	DOWN SPOUT
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
DC	DOOR CONTACT
E	EAST
EA	EACH
EF	EACH FACE
EG	EXISTING GRADE
EJ	EXPANSION JOINT
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EMBED	EMBEDD(ED)(ING)
EMER	EMERGENCY
ENAM	ENAMEL
ENCL	ENCLOSURE
ENG	ENGINEER
EP	ELECTRICAL PANEL
EQ	EQUAL SPACE
EQPT	EQUIPMENT
EXH	EXHAUST
EXIST'G/(E)	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FAB	FABRICAT(E)(ION)
FB	FROM BELOW
FC	FINISHED CEILING
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FHC	FIRE HOSE CABINET
FIN	FINISH
FIX	FIXED
FIXT	FIXTURE
FLR OR FLRG	FLOOR(ING)
FLUOR	FLUORESCENT
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STRUCTURE
FOW	FACE OF WALL
FPRF	FIRE PROOF
FR	FIRE RAT(ED)(ING)
FRMG	FRAMING
FT	FOOT/FEET
FTNG	FOOTING
FUR	FURRING
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GEN	GENERAL
GL	GLASS
GLAZ	GLAZING
GLB	GLUE LAMINATED BEAM
GSM	GALVANIZED SHEET METAL
GYP	GYPSUM
GWB	GYPSUM WALL BOARD
HB	HOSE BIB
HC	HEAD
HDF	HIGH DENSITY FIBERBOARD
HDG	HOT DIPPED GALVANIZED
HDR	HEADER
HDWD	HARDWOOD
HDWR	HARDWARE
HT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HW	HOT WATER
HVAC	HEATING/VENTILATION & AIR CONDITIONING
H2O	WATER SENSOR
ID	INSIDE DIAMETER
INV	INVERT
IN	INCH
INCL	INCLUD(ED)(ING)
IF	INSIDE FACE
INFILTR	INFILTRATION
INFO	INFORMATION
INSTAL	INSTALL(ATION)
INSTRUC	INSTRUCTION
INSUL	INSULATION
INT	INTERIOR
INTERMED	INTERMED
INTEG	INTEGRATION
L	LENGTH
LAV	LAVATORY
LABS OR #	POUNDS
LF	LINEAL FEET
LH	LEFT HAND
LIN	LINEN
LL	LIVE LOAD
LO	LINE OF
LOBA	LINE OF BUILDING ABOVE
LP	LOW POINT
LT	LIGHT
LTWT	LIGHT WEIGHT
LVR	LOUVER
LCR	LEFT/CENTER/RIGHT SPEAKER BAR
LC	LIGHTING CONTROL HEAD END
LS	LOW TEMP SENSOR
MACH	MACHINE
MAN	MANUAL
MAT'L	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MC	MEDICINE CABINET
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MF	MOMENT FRAME
MFD	MANUFACTURED
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MLWK	MILLWORK
MOIST	MOISTURE
MOT	MOTOR(IZED)
MTD	MOUNTED
MTL	METAL
MIX	MIXTURE
MULL	MULLION
MM	MULTIMEDIA
MS	MOTION SENSOR
(N)	NEW
N	NORTH
NAT	NATURAL
NIC	NOT IN CONTRACT
NO or #	NUMBER
NTS	NOT TO SCALE
OBS	OBSCURE
OC	ON CENTER
OD	OUTSIDE DIAMETER or OVERFLOW DRAIN
OFF	OFFICE
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
ORIG	ORIGINAL
OS	OVERFLOW SCUPPER
OT	OUTLET
OSA	OUTSIDE AIR
O/	OVER
OVFL	OVERFLOW
OVHD	OVERHEAD
OCC	OCCUPANCY SENSOR
PA	PLANTING AREA
PBD	PARTICLE BOARD
PTZ	PAN/TILT/ZOOM SURVEILLANCE CAMERA
PED	PEDESTRIAN
PERF	PERFORATED
PJ	POUR JOINT
PL	PROPERTY LINE OR PLATE
PLAS	PLASTER
PLAM	PLASTIC LAMINTATE
PLBNG	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
PP	POWER POLE
PR	PAIR
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PRVD	PROVIDED
PROJ	PROJECT
PRO	PROJECTOR
PRM	PRIMER
PSF	POUNDS PER SQUARE FOOT
PT	POINT
PTD	PAINTED
PVC	POLYVINYL CHLORIDE
PWDR CTD	POWDER COATED
QT	QUARRY TILE
QTY	QUANTITY
R	RISER
RA	RETURN AIR
RAD	RADIUS
RAH	ROOF ACCESS HATCH
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REC	RECESSED
RECIRC	RECIRCULATING
RECEP	RECEPTACLE
RECS	RECOMMENDATIONS
REF	REFERENCE or REFRIGERATOR
REG	REGISTER or REGULATION or REGULAR
REINF	REINFORCEMENT
RMV	REMOVE
RESD'L	RESIDENTIAL
RESIL	RESILIENT
REQ'D	REQUIRED
REV	REVISED or REVISION
RF	ROOF
RFNG	ROOFING
RH	RIGHT HAND
RJ	ROOF JOIST
RND	ROUND
RM	ROOM
RMV	REMOVE
RO	ROUGH OPENING
ROD	ROOF OVERFLOW DRAIN
ROW	RIGHT OF WAY
RP	ROOF PLAN
RR	ROOF RAFTERS
RDWD	REDWOOD
S	SOUTH
SA	SUPPLY AIR
SC	SOLID CORE
SCHED	SCHEDULE
SCUP	SCUPPER
SEC	SECURITY HEAD END
SECT	SECTION
SEP	SEPARATE
SF	SQUARE FEET
SFL	SUB FLOOR
SGL	SINGLE
SHT	SHEET
SHRNG	SHORING
SIM	SIMILAR (NOT INDENTICAL)
SCD	SEE CIVIL DRAWINGS
SDNG	SIDING
SED	SEE ELECTRICAL DRAWINGS
SEW	SEWER
SHWR	SHOWER
SKP	SECURITY KEY PAD
SL	SLOPE
SLD	SEE LANDSCAPE DRAWINGS
SLCD	SEE LIGHTING CONSULTANT'S DRAWINGS
SMD	SEE MECHANICAL DRAWINGS
SOG	SLAB ON GRADE
S&P	SHELF AND POLE
SP	STANDPIPE
SPD	SEE PLUMBING DRAWINGS
SPEC	SPECIFICATIONS
SQ	SQUARE
SSD	SEE STRUCTURAL DRAWINGS
SS	SELECT STRUCTURAL OR STAINLESS STEEL
STD	STANDARD OR STAINED
STL	STEEL
STOR	STORAGE
STRFR	STOREFRONT
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SUR	SURVEILLANCE HEAD END / SURFACE
SUB	SUBWOOFER
SYM	SYMMETRICAL
SHD	MOTORIZED SHADING HEAD END
TBD	TO BE DETERMINED
TEL	TELEPHONE
TEMP	TEMPERED OR TEMPORARY
T&B	TOP AND BOTTOM
THK	THICK(NESS)
THRU	THROUGH
TO	TOP OF
TOC	TOP OF CONCRETE
TOD	TOP OF DECK
TOJ	TOP OF JOIST
TOP	TOP OF PARAPET
TOS	TOP OF STRUCTURE
TOSL	TOP OF SLAB
TOST	TOP OF STEEL
TOW	TOP OF WALL
TR	TREAD
TRTD	TREATED
TS	TUBULAR STEEL
TV	TELEVISION
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE or APPLICABLE LOCAL BLDG CODE
UC	UNDER CABINET
UL	UNDERWRITER'S LABORATORY
UNDERLAY	UNDERLAYMENT
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
U/S	UNDERSIDE
UTIL	UTILITY
V	VOID
VB	VAPOR BARRIER
VCT	VINYL COMPOSITE TILE
VG	VERTICAL GRAIN
VGDF	VERTICAL GRAIN DOUGLAS FIR
VENT	VENTILATION
VERT	VERTICAL
VIF	VERIFY IN FIELD
VOL	VOLUME
VTR	VENT THROUGH ROOF
W	WEST or WIDE FLANGE or WASHER
W/	WITH
WC	WATER CLOSET
WD	WOOD
W/D	WASHER AND DRYER
WF	WALL FURNACE
WGL	WIRE GLASS
WH	WATER HEATER OR WEEP HOLE
WN	WINDOW
W/O	WITHOUT
WP	WATERPROOF(ING)
WPM	WATERPROOFING MEMBRANE
WT	WEIGHT

POWER & COMMUNCATION

SEE CONDUIT SYMBOL KEY FOR ADDITIONAL INFORMATION

- WALL-MOUNTED DUPLEX RECEPTACLE
- FLOOR-MOUNTED DUPLEX RECEPTACLE
- WALL-MOUNTED DOUBLE-DUPLEX RECEPTACLE
- FLOOR-MOUNTED DOUBLE-DUPLEX RECEPTACLE
- WALL-MOUNTED SIMPLEX RECEPTACLE
- WALL-MOUNTED SPECIAL RECEPTACLE
- WALL-MOUNTED RECESSED CLOCK-HANGER RECEPTACLE
- WALL-MOUNTED POWER CONNECTION TO WORKSTATION
- FLOOR-MOUNTED POWER CONNECTION TO WORKSTATION
- WALL-MOUNTED ELECTRICAL JUNCTION BOX
- FLOOR-MOUNTED ELECTRICAL JUNCTION BOX
- PB — PULLBOX
- TR — TRANSFORMER
- DS — DISCONNECT SWITCH
- PP — POWER PANEL
- WALL-MOUNTED COMMUNICATION RECEPTACLE
- FLOOR-MOUNTED COMMUNICATION RECEPTACLE
- WALL-MOUNTED COMMUNICATION CONNECTION TO WORKSTATION
- FLOOR-MOUNTED COMMUNICATION CONNECTION TO WORKSTATION
- IC — INTERCOM
- TV — CABLE TV RECEPTACLE
- WALL MOUNT DEVICE
- CEILING MOUNT DEVICE
- CP — COMMUNICATION PANEL
- ELEVATOR CALL PANEL
- ELEVATOR DIRECTION LANTERN
- N'N" / N'N" — HEIGHT OF OBJECT / HEIGHT ABOVE FINISHED FLOOR TO BOTTOM OBJECT
- —C— COMMUNICATION LINE
- —E— ELECTRICAL CONDUIT
- —E?— POWER/COMMUNICATION LINE, VIF SERVICE TYPE

REFLECTED CEILING SYMBOL KEY

- SMOKE/FIRE DETECTOR
- EXIT SIGN (SHADED PORTION DENOTES ILLUMINATED SIDE, ARROW DENOTES DIRECTION INDICATOR)
- EMERGENCY LIGHT
- CEILING FIRE/SECURITY SYSTEM SPEAKER
- MOTORIZED SHADE POCKET
- CEILING-MOUNTED SECURITY CAMERA
- WALL-MOUNTED SECURITY CAMERA
- SPRINKLER HEAD
- $F — FAN SWITCH
- $K — KEY PAD
- THERMOSTAT
- ROUND DIFFUSER
- 3-WAY DIFFUSER
- 4-WAY DIFFUSER
- REGISTER
- $V — SPEAKER VOLUME SWITCH
- SPEAKER
- NOTE — WALL MOUNTED SPEAKER
- $ — LIGHT SWITCH
- $VS — MANUAL ON/VACANCY SENSOR
- $D — DIMMER SWITCH
- $3 — 3-WAY SWITCH
- $4 — 4-WAY SWITCH
- LIGHT SCENE CONTROL
- SM — SURFACE-MOUNTED LIGHT FIXTURE
- RECESSED DOWNLIGHT
- RECESSED WALL WASHER
- LIGHT FIXTURE WITH PULLCHAIN
- PENDANT LIGHT FIXTURE
- SCONCE
- MISSING SCONCE, J-BOX ONLY
- CEILING FAN
- SM — 2'x2' FLUORESCENT FIXTURE (SM WHEN SHOWN DENOTES SURFACE MOUNTED)
- 2'x4' FLUORESCENT FIXTURE
- 1'x4' FLUORESCENT FIXTURE
- N'N" N'N" — CEILING HEIGHT CHANGE
- CH +N'-N" — CEILING, SOFFIT OR BEAM HEIGHT ABOVE SURVEY DATUM

HVAC SYMBOL KEY

SEE PIPE SYMBOL KEY FOR ADDITIONAL INFORMATION

- $F — FAN SWITCH
- THERMOSTAT
- ROUND DIFFUSER
- 3-WAY DIFFUSER
- 4-WAY DIFFUSER
- REGISTER
- SUPPLY DUCT THRU FLOOR AND CEILING (RISER)
- RISER AND TAKEOFF
- SUPPLY DUCT TURNS DOWN TO EQUIPMENT OR THRU FLOOR
- SUPPLY DUCT TURNS UP TO EQUIPMENT OR THRU CEILING
- SUPPLY DUCT HEIGHT CHANGE
- LOW SIDE / HIGH SIDE — RETURN/EXHAUST DUCT HEIGHT CHANGE
- RETURN/EXH. DUCT THRU FLOOR AND CEILING (RISER)
- RISER AND TAKEOFF
- RETURN/EXHAUST DUCT TURNS DOWN TO EQUIPMENT OR THRU FLOOR
- RETURN/EXHAUST DUCT TURNS UP TO EQUIPMENT OR THRU CEILING
- HEIGHT OF OBJECT / HEIGHT ABOVE SURVEY DATUM TO BOTTOM OF OBJECT
- N'N" / +N'N" — CONDENSATE LINE
- —C— CHILLED WATER RETURN LINE
- —CHWR— CHILLED WATER SUPPLY LINE
- —CHWS— CONDENSER WATER RETURN LINE
- —CWR— CONDENSER WATER SUPPLY LINE
- —CWS— EQUIPMENT DRAIN LINE
- —D— FILTRATION RETURN LINE
- —FR— FILTRATION SUCTION LINE
- —FS— HIGH PRESSURE STEAM LINE
- —HPS— HVAC PIPE, VIF SERVICE TYPE
- —HVAC?— LOW PRESSURE STEAM LINE
- —LPS— REFRIGERANT VENT LINE
- —RV— SECONDARY HOT WATER RETURN LINE
- —SHWR— SECONDARY HOT WATER SUPPLY LINE
- —SHWS—

440 BIRCH ROAD

OWNER:
Claire Molesworth & Nate Siedman
440 BIRCH ROAD
BOLINAS, CA 94924

PROJECT DESIGNER:
ALEXANDER GREEN DESIGN
398 DOGWOOD ROAD
BOLINAS, CA 94924
TEL: 262.573.3066

STRUCTURAL ENGINEER

CIVIL ENGINEER
CLARK CIVIL ENGINEERING
PO BOX1031
POINT REYES STATION, CA 94956
TEL: 415.295.4450

SEPTIC ENGINEER
ECKMANN ENVIRONMENTAL DESIGNS, INC.
100 SHORELINE HIGHWAY
BLDG B, SUITE 6100
MILL VALLEY, CA 94941
TEL: 510.390.3992

LANDSCAPE ARCHITECT

MEP ENGINEER

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SEAL:

NO	DATE	ISSUE
01	7/29/2021	COASTAL PERMIT

PROJECT:
440 BIRCH ROAD
440 Birch Road
Bolinas, CA 94924

PROJECT NUMBER:
2007

N

DRAWING TITLE:
ABBREVIATIONS & SYMBOLS

DRAWING NUMBER:
G-003

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EXISTING SOUTH FACADE

EXISTING EAST FACADE

EXISTING NORTH FACADE

BATH TO BE DEMOLISHED

EXISTING WEST FACADE

SUN ROOM TO BE DEMOLISHED

440 BIRCH ROAD

OWNER:

Claire Molesworth & Nate Siedman
440 BIRCH ROAD
BOLINAS, CA 94924

PROJECT DESIGNER:

ALEXANDER GREEN DESIGN
396 DOGWOOD ROAD
BOLINAS, CA 94924
TEL: 202.375.3066

STRUCTURAL ENGINEER

CIVIL ENGINEER

CLARK CIVIL ENGINEERING
PO BOX 1331
POINT REYES STATION, CA 94956
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SEPTIC ENGINEER

ECKMANN ENVIRONMENTAL DESIGNS, INC.
100 SHORELINE HIGHWAY
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SEAL:

NO	DATE	ISSUE
01	7/29/2021	COASTAL PERMIT

PROJECT:

440 BIRCH ROAD
440 Birch Road
Bollnas, CA 94924

PROJECT NUMBER:

2007

DRAWING TITLE:

EXISTING PHOTOS

DRAWING NUMBER:

G-004

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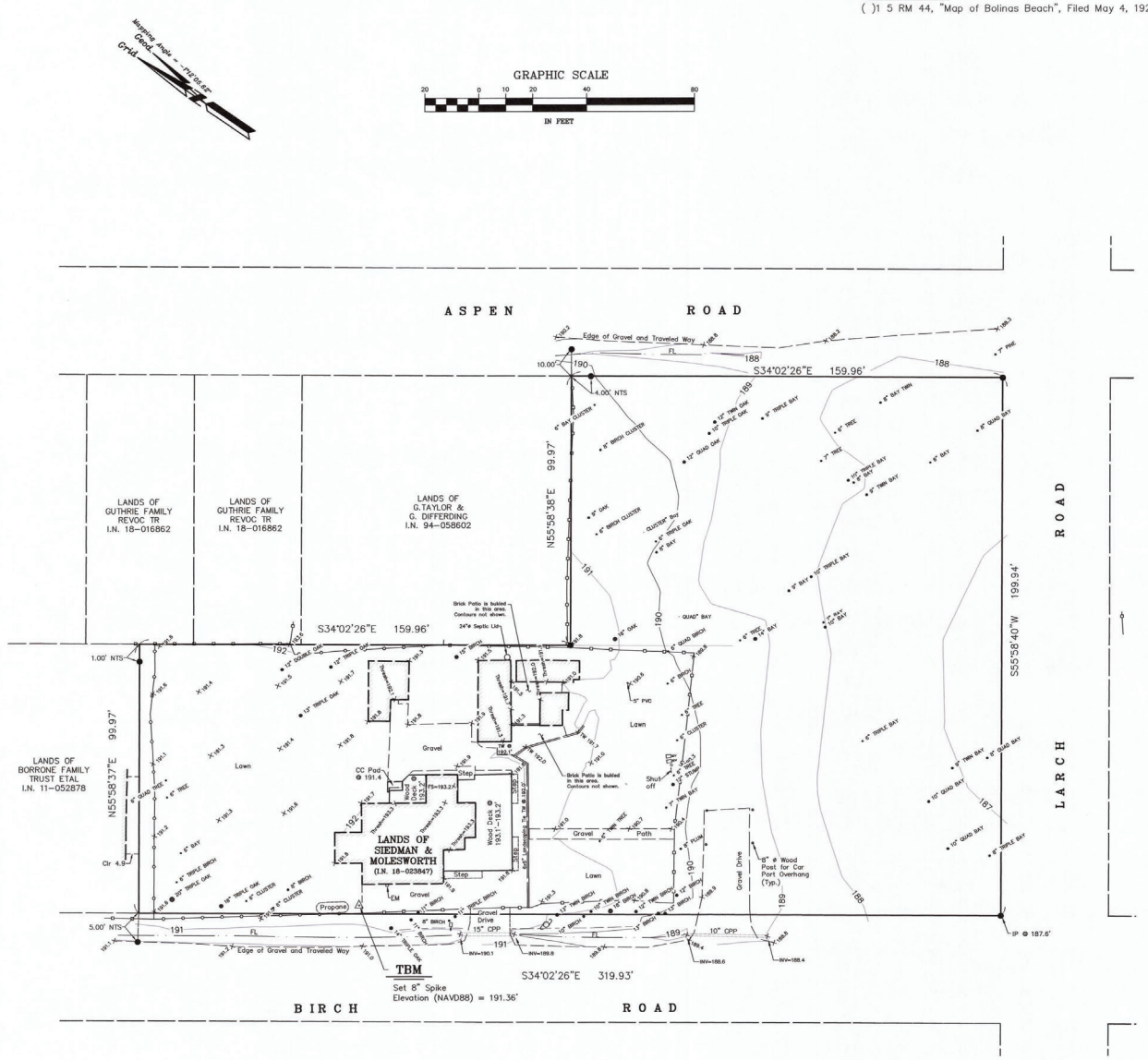
REFERENCES

( )1 5 RM 44, "Map of Bolinas Beach", Filed May 4, 1927



SURVEYOR'S NOTES:

1. Contour Interval: 1 Foot
2. Vertical Datum: North American Vertical Datum of 1988 (NAVD88)
3. Bechmark: Elevation established by GPS relative positioning from National Geodetic Survey (NGS) Continuously Operating Reference Stations (CORS). Stations used were: FARB, P181, OHLN, P198
4. The fieldwork for this topographic map was conducted by L.A. Stevens & Associates, Inc. on 6-17-2021 The topographic elements shown hereon reflect the site conditions existing at that time.
5. The Boundary Lines shown hereon are APPROXIMATE. The boundary lines shown hereon are based on a boundary retracement survey conducted by L.A. Stevens & Associates, Inc. on 12-22-2020. A Record of Survey is in progress and will be recorded at the County of Marin Recorder's Office upon completion.
6. Dashed Lines are not to be considered the location of final boundary lines. Said dashed lines are to be considered dimension lines to document the location of evidence found in the field. The only boundary lines established by this survey are shown as a thick continuous line for the parcels owned by Siedman and Molesworth.
7. An easement exist in benifit to PG&E for ingress/egress and maitnence of poles and wires through Book 119 OR Page 85 dated May 13, 1927. The exact location of said easement is not disclosed.
8. Assessor's Parcel: 192-091-32
9. The Title Insurance Policy reviewed during the course of this survey was provided by Old Republic Title Co., dated May 29, 2018, Policy Number 0435022340. Only documents within said Policy were reviewed for this work. .
10. Subsurface and environmental conditions were not surveyed or examined or considered as part of this survey. No statement is made concerning the existence of underground or overhead conditions, containers, or facilities that may affect the use or development of this property.
11. Only bond copies, with an original stamp and signature in red, may be considered to represent the work of L.A. Stevens & Associates, Inc. – Professional Land Surveyors. Any data relied upon from another format shall be checked to a bond copy mentioned above.
12. This map was prepared for the exclusive use of Siedman and Molesworth and/or their legal representatives for the design and construction of Improvements. Use or reliance on this map by any other party is forbidden without expressed written permission by Lawrence A. Stevens whose seal and signature are shown hereon.
13. This document shall be considered a "Preliminary Check Print" without a wet signature in red ink and wet stamp of the licensee responsible for the work.

LEGEND

- Tree (Size & Type Noted)
- Found 5/8" & Punched Aluminum Cap, Stamped "L.A. Stevens, LS 6649"
- x101.4 Spot Elevation
- FS = 101.4 Finish Surface Elevation
- Thresh 101.4 Threshold Elevation
- WM Water Meter
- Joint Pole
- Random Survey Control Point
- CC Concrete Surface
- Wood Fence
- Metal Fence
- CO Cleanout
- E Electrical Meter
- FL Flow Line
- TBM Temporary Benchmark
- TW Top Back of Wall
- U.N.O. Unless Noted Otherwise
- UB Utility Box

PROFESSIONAL LAND SURVEYOR LAWRENCE A. STEVENS L-6649 STATE OF CALIFORNIA 6-30-2021

LAWRENCE. A. STEVENS, PLS 6649

No.	REVISION:	BY:	DATE:

L.A. Stevens & Associates, Inc.
Professional Land Surveyors * (415) 382-7713
7 Commercial Blvd., Suite 1 * Novato, California 94949

LANDS OF
SIEDMAN & MOLESWORTH
445 BIRCH ROAD
BOLINAS, CALIFORNIA

BY: R.K./L.A.S.
DATE: 6-29-2021
SCALE: 1" = 20'
DRAWING NO. 202080fld

TOPOGRAPHIC MAP

Copyright © Lawrence A. Stevens 2021

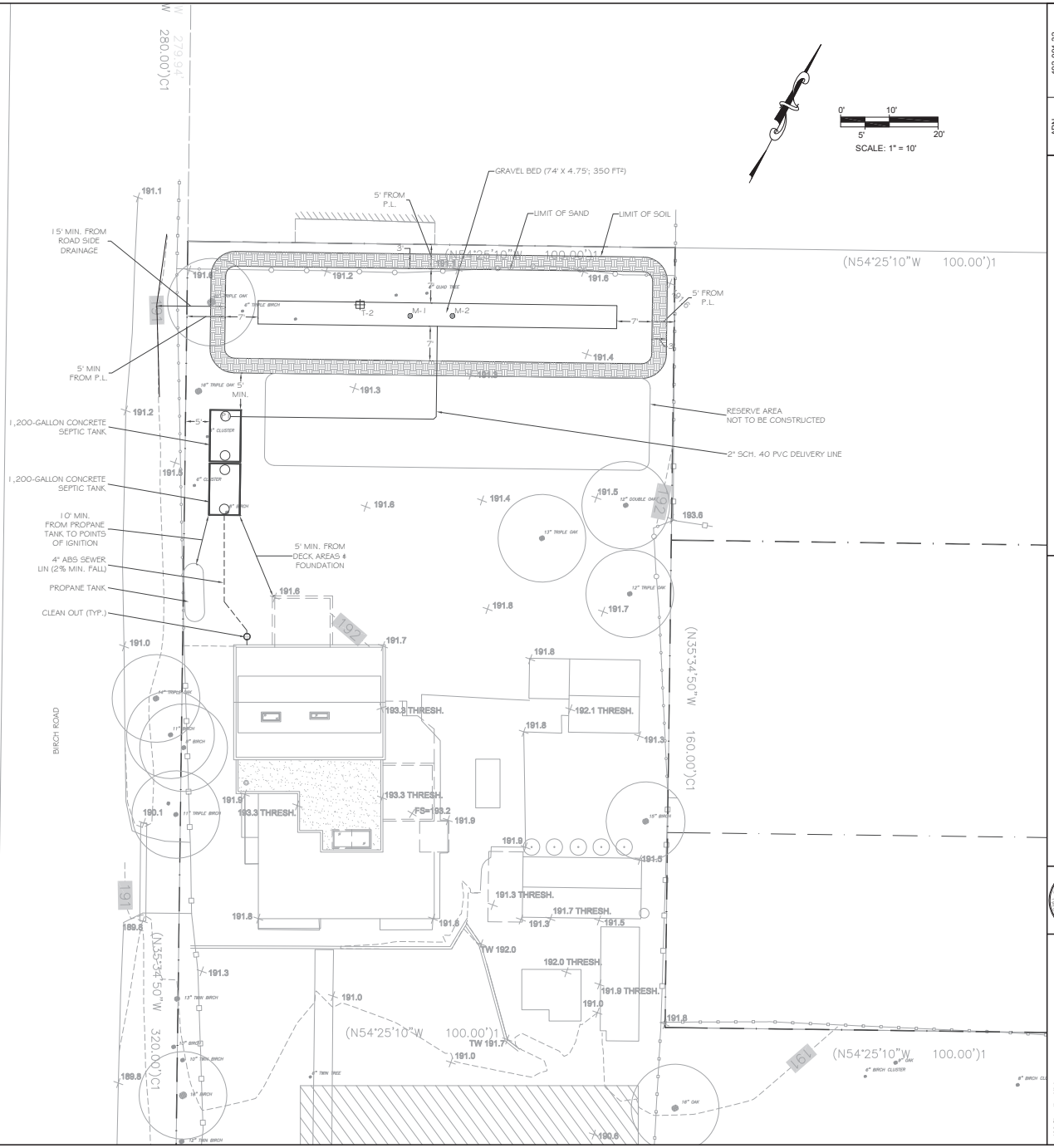
PROPERTY BOUNDARIES (1" = 40')

LEGEND

- Soil Profile Trench
- Percolation Test
- GW-1
- Clean Out
- Monitoring Well
- Gravity Line
- Pressure Line

NOTES

- Survey provided by owner. EED assumes no responsibility.
- 420 GPD System
- 2' Contours show



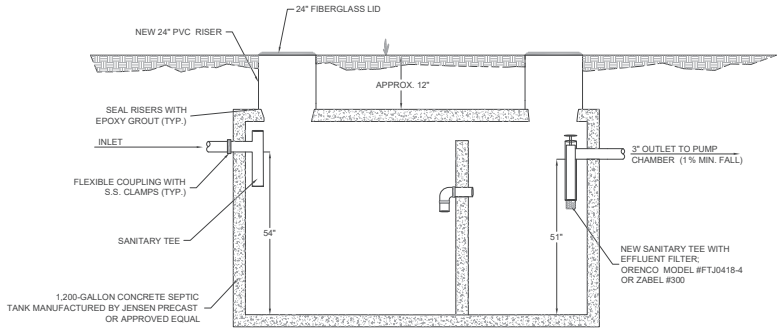
APN 192-091-32
DATE / REV. 07-03-2021 / A
SCALE/SIZE 1" = 10' / ARCHD
SHEET 1 OF 3

CLASS I FOUR-BEDROOM
ON-SITE WASTEWATER SYSTEM
SITE PLAN

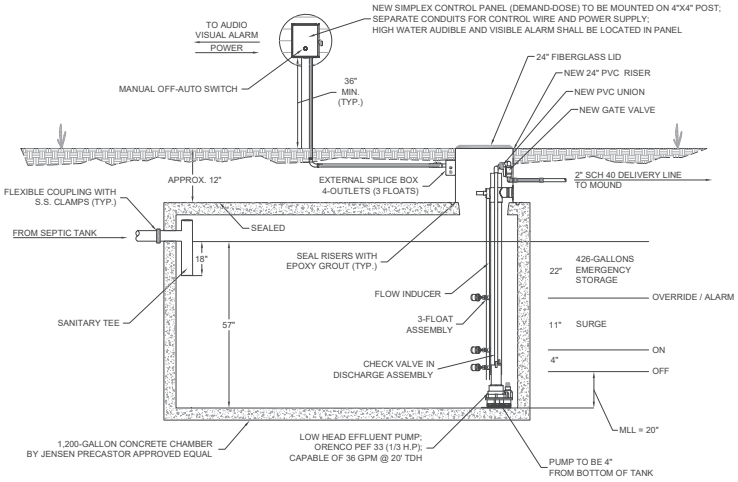
RESIDENCE
440 BIRCH ROAD
BOLINAS, CALIFORNIA

KOADIAH S ECKMAN No. 7486

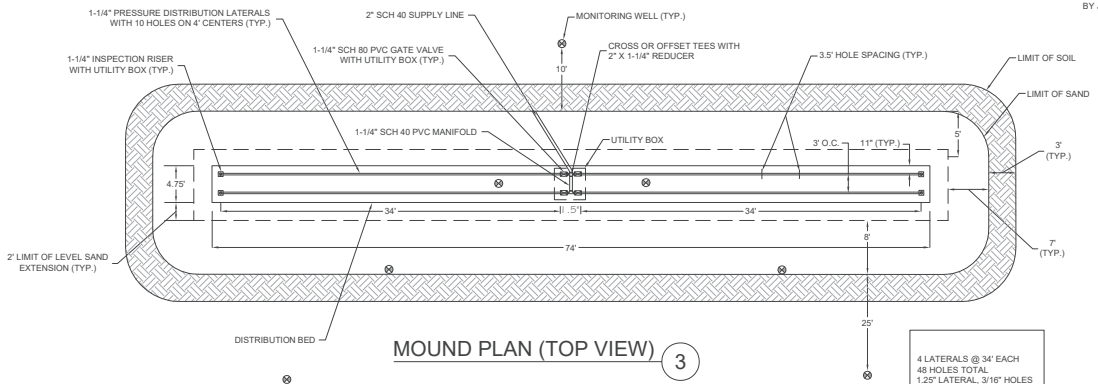
eckman environmental designs, inc
100 Shoreline Highway
Bld B, Suite 6100
Mill Valley, CA 94941
510.390.3932



1,200-GALLON CONCRETE SEPTIC TANK (1)

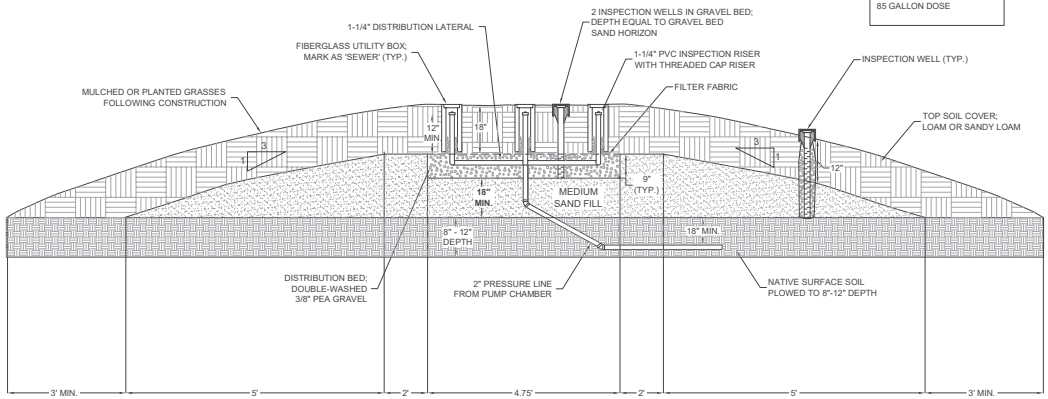


1200-GALLON CONCRETE PUMP CHAMBER (21 GAL/INCH) (2)

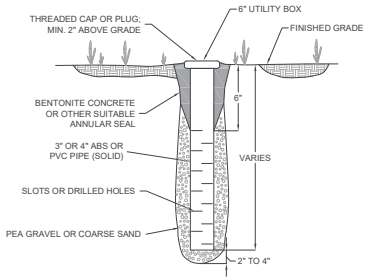


MOUND PLAN (TOP VIEW) (3)

4 LATERALS @ 34' EACH
48 HOLES TOTAL
1.25" LATERAL, 3/16" HOLES
3' SPACING
HOLES ORIENTED UP W/ SHIELDS
85 GALLON DOSE



MOUND PLAN (CROSS VIEW)
18" SAND DEPTH (4)



MONITORING WELL (5)

APN	192-091-32
DATE / REV.	07-03-2021 / A
SCALE/SIZE	NONE / ARCHD
SHEET	2 OF 3

ON-SITE WASTEWATER SYSTEM PLAN
CONSTRUCTION DETAILS

RESIDENCE
440 BIRCH ROAD
BOLINAS, CALIFORNIA

KOADIAH S ECKMAN No. 7486

eckman environmental designs, inc
100 Shoreline Highway
Bld B, Suite 6100
Mill Valley, CA 94941
510.390.3932

CONSTRUCTION SPECIFICATIONS

GENERAL

1. Plan Changes. Changes in plans or specifications shall be made only after consultation with and approval of the Designer.

2. Property Lines. Property lines shown on drawing are approximate. The owner has had the property boundaries marked by a licensed surveyor.

3. Mound Construction. Mound shall be created with a crawler tractor; no rubber-tired vehicles shall be permitted in mound area.

4. Construction Inspection. Construction inspection by the Designer shall be required at checkpoints as outlined in the attached Construction Inspection Schedule. It shall be the responsibility of the contractor to call for the required inspections, and to provide at least 48-hours advance notification of the Designer and Marin County Environmental Health Department.

MATERIALS

5. General. All construction materials shall be approved by the designer prior to their placement. Marin County electrical permit is required.

6. Sand Fill. Sand fill for the mound shall be a medium to coarse textured sand conforming to the following specifications (concrete #33 sand OK):

Sieve Size	Percent Passing
3/8	100
#4	90 - 100
#10	62 - 100
#16	45 - 82
#30	25 - 55
#50	5 - 20
#60	0 - 10
#100	0 - 4

7. Pea Gravel. Shall be cleaned and nominally 3/8"-size.

8. Distribution Piping. All piping for the delivery and pressure distribution network shall be Schedule 40 PVC and have a minimum pressure rating of 150 psi unless otherwise specified. All joints shall be solvent-cement socket type conforming to ASTM D-2672.

   Perforations for the pressure distribution network shall be drilled in a straight line along the invert of the pipe according to the hole diameter and spacing as shown on the plans or as modified by the designer. Clean all drilling burrs from the inside and outside of the pipe prior to installation.

9. Filter Fabric. Filter fabric shall be Mirafi 140N or approved equal. Filter fabric shall be handled and installed in accordance with manufacturer's recommendations. Borders of fabric shall be overlapped 12 to 18 inches. Any torn or damaged sections of fabric shall be covered with additional pieces of filter fabric sufficient to meet the above overlapping requirement.

10. Effluent Filter. Contractor shall use Zoeller Pump Company Effluent Screen, Model #170-0078, or approved equal.

11. Septic Tank. A 1,200-gallon concrete septic tank as manufactured by Jensen Precast Concrete Products, 478 Roseville Road, Roseville, CA 95678, (916) 783-0800, or equal, shall be used for septic tank shown on the plans. Septic tanks shall be water tight construction and certified as such. Field testing of septic tank integrity shall be required.

12. Pump Chamber. A 1,200-gallon concrete pump chamber as manufactured by Jensen Precast Concrete Products, 478 Roseville Road, Roseville, CA 95678, (916) 783-0800, or equal, shall be used for pump chamber shown on the plans. The pump chamber shall be of watertight construction and certified as such. Field-testing of the chamber shall be required.

13. Pumps. The pumps are to be Orenco Pump Company, #PEF 33 , 1/3 HP or equal for the mound capable of 36 gpm and 20' TDH.

14. Control Panel. Contractor shall use Orenco control panel simplex, or equal, to control the mound pump. The 3-float configuration on the plans supports demand-dose (Mound). Distributed by Pace Supply, Santa Rosa, CA, 707-545-7101.

15. Access Risers. Watertight and gas tight access risers shall be installed over the inlet and outlet openings of both the septic tank and the pump chamber. Access risers shall be installed from the top of the tanks to about ½-inch above ground surface at all tank openings. The riser must be watertight at all points and have a watertight seal at the top of the tank.

CONSTRUCTION

17. Installation. All installation work shall be in accordance with applicable Marin County Regulations.

18. Mound Area Compaction. Vehicle traffic shall not be permitted within an area of ten feet downslope of the mound and five feet of the sideslope.

19. Location of Mound. Location shown for the mound is approximate, subject to adjustment in the field by the Contractor according to building constraints and noted setback requirements.

20. Septic Tank and Pump Chamber Location. Location for the septic tank and pump chamber is approximate, subject to adjustment in the field by the contractor according to building constraints and noted setback requirements. They shall be located and installed to be free from vehicle traffic and protected against entry of surface runoff. Install clean-outs every 100 feet and on turns to septic tank.

21. Septic Tank/Pump Chamber Leak Test. The new septic tank and new pump chamber shall be required to be certified as watertight. Field testing of tanks shall be required and conducted as follows:

    Designer to visually inspect tank prior to conducting leak test. Fill tank and pump chamber so water level is 2 inches ± above tank/access riser joints. Note depth of water and re-measure not less than one hour later. A water level drop of 0.25 inches or greater shall be considered to be an indicator of a leaking tank; a tank shall be repaired or replaced to the satisfaction of the engineer. Note: The septic tank and pump chamber excavation are not to be backfilled until the leak test is completed.

22. Electrical.

- High water audio and visual alarm shall be located within the house.
- All electrical work shall conform to procedures and codes of Marin County Building Department.

23. Pressure Pipe Network.

- All pressure pipe shall be Schedule 40 PVC or approved equal.
- All joints shall be glued with solvent cement.
- Distribution pipe shall be laid level with a maximum permissible slope of three (3) inches in 100 feet.
- Hydraulic testing shall be conducted in the presence of the Designer to determine any leaks in the system and to check the discharge head and pump operation.
- A concrete thrust block shall be installed at all pipe bends of 45° or greater in the 2-inch pressure line from the pump to the sand filter and mound.

24. Erosion Protection. Re-seed mound area for erosion protection following final cover placement. Divert existing garage roof drainage away from mound area.

25. Clearing and Grubbing Limits. All disposal sites will be cleared and grubbed. These areas will be cleared and grubbed only after the Designer has observed and approved the Contractors staking of the clearing limits, to ensure that no more clearing and grubbing is done than necessary.

Mound Construction

Mound construction shall be in accordance with the following guidelines, or as may be modified in consultation with the Design Engineer:

a) Pump Chambers and Pumps

All electrical, mechanical, and plumbing work, and the methods of construction shall meet Uniform Plumbing Code and National Electrical Code, and shall conform to all local, state, federal and other laws pertaining to this work.

b) Disposal Site Preparation

Rope off the site of the mound including the area extending five feet beyond the mound on all sides to prevent damage to the area during other construction activity on the lot. Vehicular traffic over the area shall be prohibited to avoid soil compaction.

Stake out the mound perimeter and beds in the proper orientation. Reference stakes set some distance from the mound perimeter are also required in case the corner stakes are disturbed.

Cut and remove vegetation.

Install the delivery pipe from the sump to the mound. Lay the pipe at a depth of 24 inches and slope it uniformly back to the pump chamber. Backfill and compact the soil around the pipe.

Plow the area within the mound perimeter. Use a two bottom or larger moldboard plow or chisel plow, plowing 8-12 inches deep, parallel to the slope contour. Plowing should be done when the soil is dry. The Designer shall be consulted to determine if proper soil moisture conditions exist.

c) Fill Placement

Place the fill materials on the edges of the plowed area, keeping trucks off the plowed area.

Move the medium sand fill material into place using a track type tractor with a blade. Maintain a minimum of 6 inches of material beneath the tracks of the tractor to minimize compaction of the natural soil. The fill material should be worked in this manner until the height of the fill reaches the elevation of the top of the absorption bed.

With the blade of the tractor or by hand, form the absorption bed. Hand level the bottom of the bed, checking for the proper elevation. Shape the sides to the desired slope.

d) Distribution Network Placement

Carefully place the pea gravel in the bed, taking care not to create ruts in the bottom of the bed. Level the pea gravel to a minimum depth of 6 inches.

Assemble the distribution network on the pea gravel, laying the lateral level. Perform hydraulic test of distribution system in the presence of the Design Engineer.

Place additional pea gravel to a depth of at least 2 inches over the crown of the pipe.

Place filter fabric over the pea gravel to form silt barrier; filter fabric shall be Mirafi 140N for approved equal.

e) Mound Covering

Place good quality topsoil over the entire mound surface. Topsoil depth should be roughly 18 inches over the center and 12 inches minimum over the side slopes. The soil cover of the mound should be compacted with a small track machine or by hand.

Plant grass over the entire mound using grasses adapted to the area that shall aid in protecting the mound from erosion. Shrubs can be planted around the base and up the side slopes. Shrubs should be somewhat moisture tolerant since the downslope perimeter may become moist during early spring and late fall. Plants placed on top of the mound should be drought tolerant.

Inspection of the system shall be performed by the Designer at various stages of construction to verify adherence to design specifications. Inspections are recommended as indicated in the attached schedule.

RECOMMENDED CONSTRUCTION INSPECTION SCHEDULE

In accordance with requirements of Marin County Environmental Health Department, the following construction activities will be inspected by the Designer.

INSPECTION #1

On-site preconstruction conference to discuss project with contractor;

Staking of septic tank and pump chamber;

Staking and layout of mound disposal area; and

Review/approval of material.

INSPECTION #2

Placement of 4-inch tight line;

Septic tank and pump chamber installation;

Leak testing of septic tank and pump chamber;

Clearing of mound site;

Plowing of surface soils; and,

Placement of sand fill.

INSPECTION #3

Placement of mound pea gravel in distribution bed;

Assembly and layout of mound distribution pipe network;

Placement of 2-inch pressure line;

INSPECTION #4

Testing of pumps and distribution systems.

Installation of monitoring wells; and,

Final fastening of pipe connections.

INSPECTION #5

Placement of filter fabric;

Placement of topsoil cover;

Final shaping of mound;

Seeding of mound; and,

Pump alarm; Confirm low flow fixtures

APN 192-091-32
DATE / REV. 07-03-2021 / A
SCALE/SIZE NONE / ARCH D
SHEET 3 OF 3

ON-SITE WASTEWATER SYSTEM PLAN
CONSTRUCTION DETAILS

RESIDENCE
440 BIRCH ROAD
BOLINAS, CALIFORNIA

KOADAH S ECKMAN No. 7486

100 Shoreline Highway
Bld B, Suite 6100
Mill Valley, CA 94941
510.390.3932
eckman environmental designs, inc

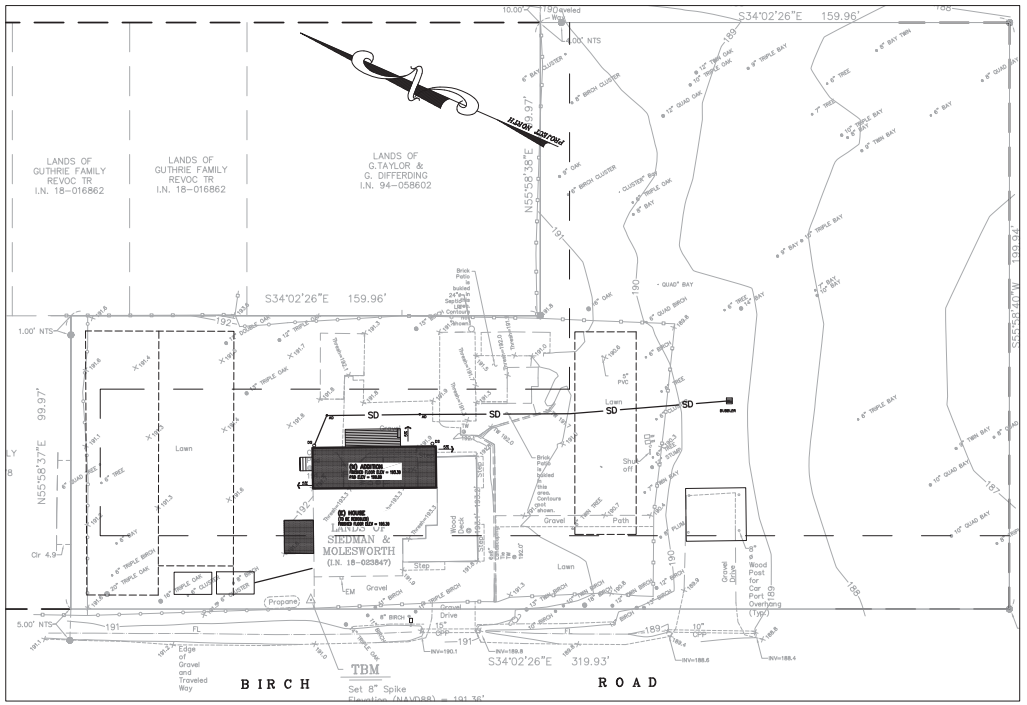
440 BIRCH ROAD
BOLINAS, CALIFORNIA

LEGEND

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

ABBREVIATIONS

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



KEY MAP
1" = 20'

VICINITY MAP
NTS

CERTIFICATION

PLAN PREPARER TO CERTIFY TO COUNTY IN WRITING UPON COMPLETION OF WORK THAT ALL GRADING AND DRAINAGE IMPROVEMENTS WERE INSTALLED IN ACCORDANCE WITH APPROVED PLANS AND FIELD DIRECTION. DPW ENGINEER TO INSPECT WORK FOR ACCEPTANCE AFTER RECEIPT OF CERTIFICATION LETTER.

ESTIMATED EARTHWORK QUANTITIES

	CUBIC YARDS	TOTAL CUBIC YARDS
CUT	10	-
FILL	10	-
EXPORT		0

NOTE:
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

PERVIOUS AREA

	SQUARE FEET
IMPERVIOUS, EXISTING	2,655
PERVIOUS, EXISTING	45,320
IMPERVIOUS, PROPOSED	3,121
PERVIOUS, PROPOSED	44,854

* BUILDING PAD NOTE:
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

1-800-227-2600 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT USA

SHEET INDEX

C0.1	TITLE SHEET
C0.2	GRADING SPECIFICATIONS
C2.1	GRADING & DRAINAGE PLAN
C3.1	DETAILS
C4.1	EROSION CONTROL PLAN
C4.2	EROSION CONTROL DETAILS
C4.3	CONSTRUCTION BEST MANAGEMENT PRACTICES (SWPPP)

WILLIAM C. CLARK
No. 65497
Exp. 06-30-21
CIVIL
CALIFORNIA

CLARK CIVIL ENGINEERING
DESIGN • CONSULTING • SURVEY
12700 Highway One, Point Reyes Station, CA
PH: 415-295-4455 FAX: 510-372-0259

440 BIRCH RD.
BOLINAS, CALIFORNIA
APN: APN 192-091-32
MARIN COUNTY

TITLE SHEET

REVISIONS	BY
–	–
–	–
–	–
–	–
–	–

JOB NO:	221040
DATE:	7-23-21
SCALE:	AS NOTED
DESIGN BY:	WCC
DRAWN BY:	WCC
SHEET NO:	C0.1

GENERAL NOTES

ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF CLARK CIVIL ENGINEERING WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSION, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CONSTRUCTION BEGINS.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

WORK SEQUENCE

IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER OR THE CONTRACTOR, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

SITE EXAMINATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS/HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS/HER NEGLECT TO EXAMINE, OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS/HER WORK.

CLARK CIVIL ENGINEERING EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF CLARK CIVIL ENGINEERING IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD HARMLESS CLARK CIVIL ENGINEERING

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE PROJECTS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL COMPONENTS BY VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY. IT IS THE INTENTION OF THESE ENGINEERING DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT IS ALSO PRESUMED BY THESE DOCUMENTS THAT CONSTRUCTION REVIEW SERVICES WILL BE PROVIDED BY THE ENGINEER. SHOULD THE OWNER NOT RETAIN THE ENGINEER TO PROVIDE SUCH SERVICES, OR SHOULD HE/SHE RETAIN THE ENGINEER TO PROVIDE ONLY PARTIAL OR LIMITED SERVICES, THEN IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO FULLY RECOGNIZE AND PROVIDE THAT STANDARD OF CARE.

IF THE OWNER OR CONTRACTOR OBSERVES OR OTHERWISE BECOMES AWARE OF ANY FAULT OR DEFECT IN THE PROJECT OR NONCONFORMANCE WITH THE CONTRACT DOCUMENTS, PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN BY THE OWNER AND/OR CONTRACTOR TO THE ENGINEER.

THE ENGINEER SHALL NOT HAVE CONTROL OF OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

SITE PROTECTION

PROTECT ALL LANDSCAPING THAT IS TO REMAIN. ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION, GRADING, OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SITE UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATIONS (IF ANY) TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT AREAS. THE GENERAL CONTRACTOR SHALL INFORM HIM/HERSELF OF MUNICIPAL REGULATIONS AND CARRY OUT HIS/HER WORK IN COMPLIANCE WITH ALL FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARDS AND INJURIES TO THE PUBLIC.

STORMWATER POLLUTION PREVENTION NOTES

1) STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.

2) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.

3) USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

4) AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.

5) DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.

6) PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.

7) PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.

8) LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.

9) LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.

10) AVOID TRACKING DIRT OR MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

A. THE PHRASE "NO DUMPING – DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.

B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

C. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 1 AND APRIL 30.

D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.

E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.

F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

GRADING & DRAINAGE NOTES:

1. SCOPE OF WORK

THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.

2. GENERAL

A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS AND SOILS REPORT AND THE CITY OF SAN JOSE.

B. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TEST AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.

3. CLEARING AND GRUBBING

A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE COUNTY OF ALAMEDA WITH NO EXTRA COMPENSATION.

B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

C. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.

D. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:

(1) EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.

(2) EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.

(3) CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE COUNTY OF ALAMEDA ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETED MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

4. SITE PREPARATION AND STRIPPING

A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.

B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION, THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS, STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE PLOWED OR SCARIFIED UNTIL THE SURFACE IS FREE OF RUTS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBIT UNIFORM SOIL COMPACTION. THE GROUND SURFACE SHALL THEN BE DISCED OR BLADED TO A DEPTH OF AT LEAST 6 INCHES. UPON ENGINEER'S SATISFACTION, THE NEW SURFACE SHALL BE WATER CONDITIONED AND RECOMPACTED PER REQUIREMENTS FOR COMPACTING FILL MATERIAL.

5. EXCAVATION

A. UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN. WHERE REQUIRED BY THE SOILS ENGINEER, UNACCEPTABLE NATIVE SOILS OR UNENGINEERED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. CONTACT CITY ENGINEER FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL. RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE.

B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

6. PLACING, SPREADING AND COMPACTING FILL MATERIAL

A. FILL MATERIALS

THE MATERIALS PROPOSED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER, IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPETENT SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL VOIDS SHALL BE FILLED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.

B. FILL CONSTRUCTION

THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER. THE RESULTING GROUND LINE SHALL BE SCARIFIED MOISTURE CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE. GROUND PREPARATION SHALL BE FOLLOWED CLOSELY BY FILL PLACEMENT TO PREVENT DRYING OUT OF THE SUBSOIL BEFORE PLACEMENT OF THE FILL.

THE APPROVED FILL MATERIALS SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NO THICKER THAN 6" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. WHEN THE MOISTURE CONTENT OF THE FILL IS BELOW THAT SPECIFIED, WATER SHALL BE ADDED UNTIL THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS ABOVE THAT SPECIFIED, THE FILL MATERIAL SHALL BE AERATED BY BLADING OR OTHER SATISFACTORY METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.

AFTER EACH LAYER HAS BEEN PLACED, MIXED, SPREAD EVENLY AND MOISTURE CONDITIONED, IT SHALL BE COMPACTED TO AT LEAST THE SPECIFIED DENSITY.

THE FILL OPERATION SHALL BE CONTINUED IN COMPACTED LAYERS AS SPECIFIED ABOVE UNTIL THE FILL HAS BEEN BROUGHT TO THE FINISHED SLOPES AND GRADES AS SHOWN ON THE PLANS. NO LAYER SHALL BE ALLOWED TO DRY OUT BEFORE SUBSEQUENT LAYERS ARE PLACED.

COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL BE ABLE TO COMPACT THE FILL TO THE SPECIFIED MINIMUM COMPACTION WITHIN THE SPECIFIED MOISTURE CONTENT RANGE. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA UNTIL THE REQUIRED MINIMUM DENSITY HAS BEEN OBTAINED.

7. CUT OR FILL SLOPES

ALL CONSTRUCTED SLOPES, BOTH CUT AND FILL, SHALL BE NO STEEPER THAN 2 TO 1 (HORIZONTAL TO VERTICAL). DURING THE GRADING OPERATION, COMPACTED FILL SLOPES SHALL BE OVERFILLED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS, THE EXCESS FILL EXISTING ON THE SLOPES SHALL BE BLADED OFF TO CREATE THE FINISHED SLOPE EMBANKMENT. ALL CUT AND FILL SLOPES SHALL BE TRACK WALKED AFTER BEING BROUGHT TO FINISH GRADE AND THEN BE PLANTED WITH EROSION CONTROL SLOPE PLANTING. THE SOILS ENGINEER SHALL REVIEW ALL CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.

8. SEASONAL LIMITS AND DRAINAGE CONTROL

FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS INTERRUPTED FOR ANY REASON THE FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TEST PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

9. DUST CONTROL

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVATION OR PREVENTION OF ANY DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

10. INDEMNITY

THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ENGINEER, THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.

11. SAFETY

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

12. GUARANTEE

NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.

THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THERE FROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

13. TRENCH BACKFILL

EITHER THE ON-SITE INORGANIC SOIL OR APPROVED IMPORTED SOIL MAY BE USED AS TRENCH BACKFILL. THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS AND BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 90% RELATIVE COMPACTION. IMPORTED SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. WATER JETTING ASSOCIATED WITH COMPACTION USING VIBRATORY EQUIPMENT WILL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND BACKFILL.

14. EROSION CONTROL

A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE COUNTY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.

B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.

C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, OCTOBER FIRST TO APRIL THIRTIETH. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER FIRST AND APRIL THIRTIETH UNLESS AUTHORIZED BY THE COUNTY OF ALAMEDA ENGINEER.

D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.

E. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.

F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.

G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE COUNTY OF ALAMEDA.

H. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3") MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.

I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:

FIBER, 2000 LBS/ACRE
SEED, 200 LBS/ACRE (SEE NOTE J, BELOW)
FERTILIZER (11-8-4), 500 LBS/ACRE
WATER, AS REQUIRED FOR APPLICATION

J. SEED MIX SHALL BE PER CALTRANS STANDARDS.

K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND WEED SEED.

L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL AND HIGHWAY PLANTING", OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.

M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL, PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.

N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE COUNTY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.

O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.

P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE COUNTY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.

15. CLEANUP

THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

NOTE:
THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON-SITE RECOMMENDATIONS DURING GRADING OPERATIONS.

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Exp. 09-30-21
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BOLINAS, CALIFORNIA
APN: APN 192-091-32
MARIN COUNTY

GRADING
SPECIFICATIONS

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REVISIONS	BY
JOB NO:	221040
DATE:	7-23-21
SCALE:	AS NOTED
DESIGN BY:	WCC
DRAWN BY:	WCC
SHEET NO:	

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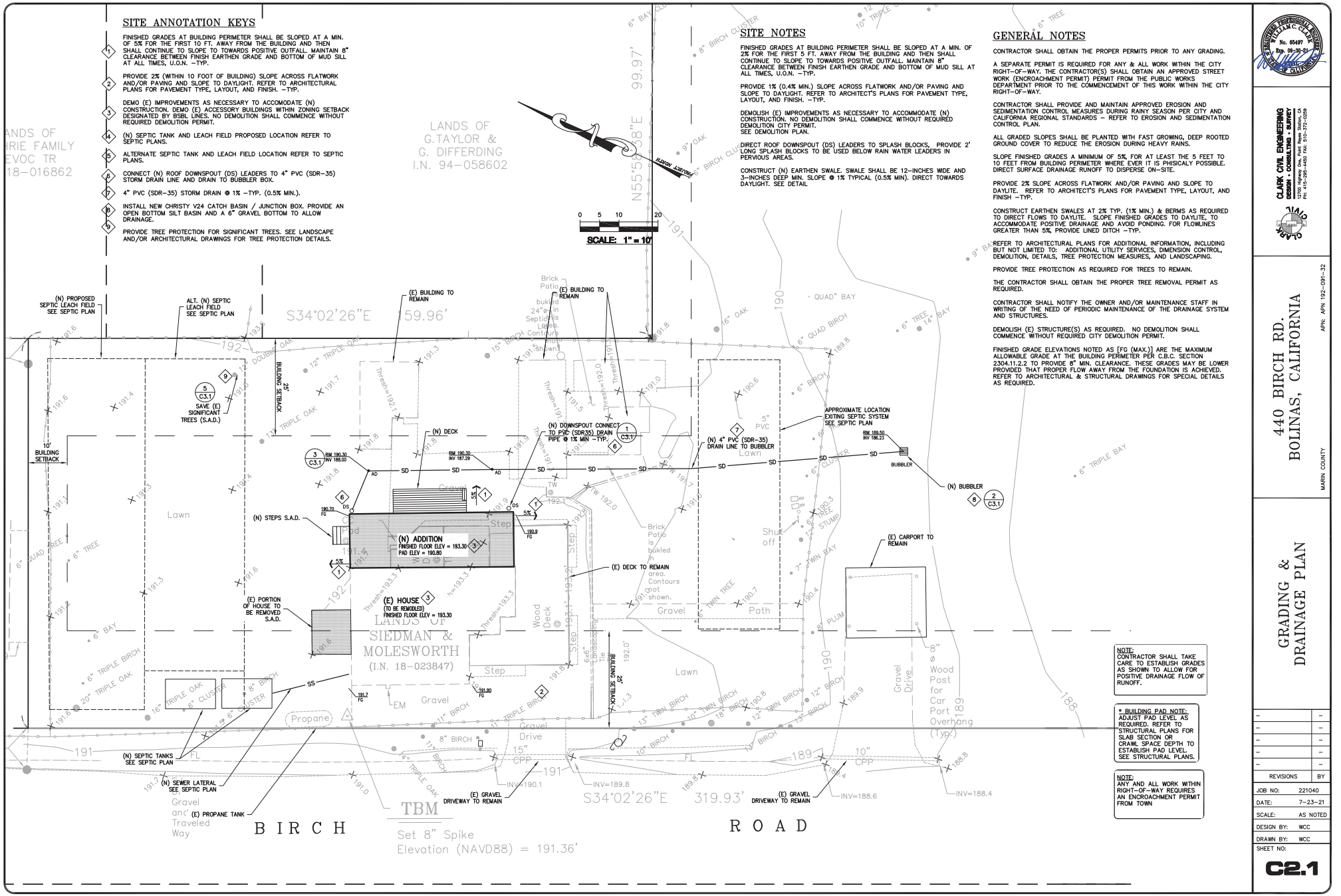

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MARIN COUNTY

GRADING & DRAINAGE PLAN

REVISIONS	BY
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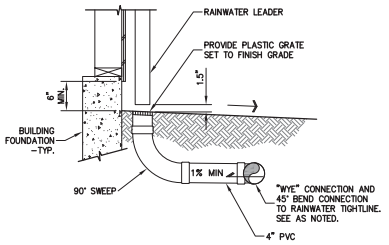
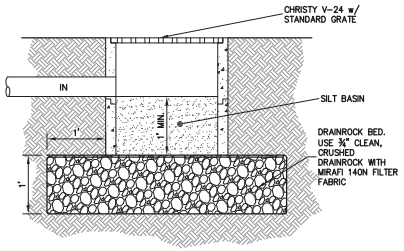
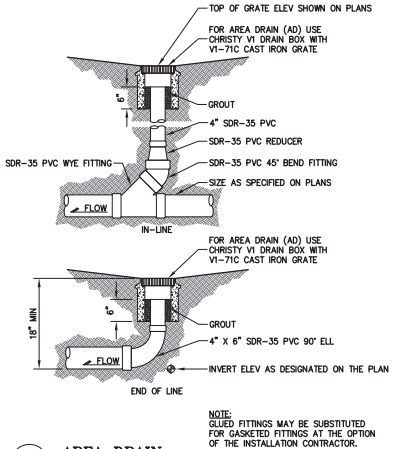


1 C3.1 **RAIN WATER LEADER TO TIGHTLINE CONNECTION**
NTS

NOTE:
CONTRACTOR SHALL NOTIFY OWNER IN WRITING OF THE NEED FOR PERIODIC AND REGULAR INSPECTION AND CLEARING OF SILT BASINS FOR LONG TERM PERFORMANCE.

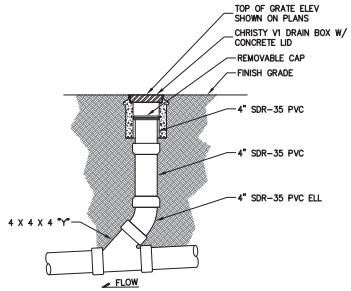


2 C3.1 **BUBBLER / SILT BASIN**
NTS

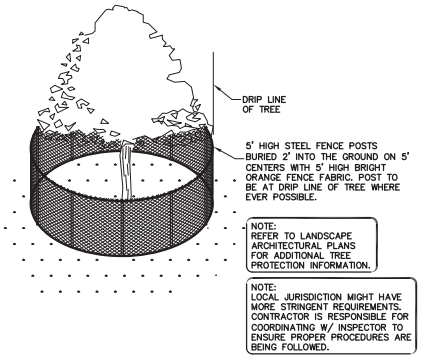


NOTE:
GLUED FITTINGS MAY BE SUBSTITUTED FOR GASKETED FITTINGS AT THE OPTION OF THE INSTALLATION CONTRACTOR.

3 C3.1 **AREA DRAIN**
NTS



4 C3.1 **ON-SITE CLEANOUT**
NTS



NOTE:
REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL TREE PROTECTION INFORMATION.

NOTE:
LOCAL JURISDICTION MIGHT HAVE MORE STRINGENT REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING W/ INSPECTOR TO ENSURE PROPER PROCEDURES ARE BEING FOLLOWED.

5 C3.1 **EXISTING TREE PROTECTION DETAIL**
NTS

6 C3.1 **MARIN COUNTY UNIFORM CONST. STD. DWG 135**
NTS

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DETAILS

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JOB NO:	221040
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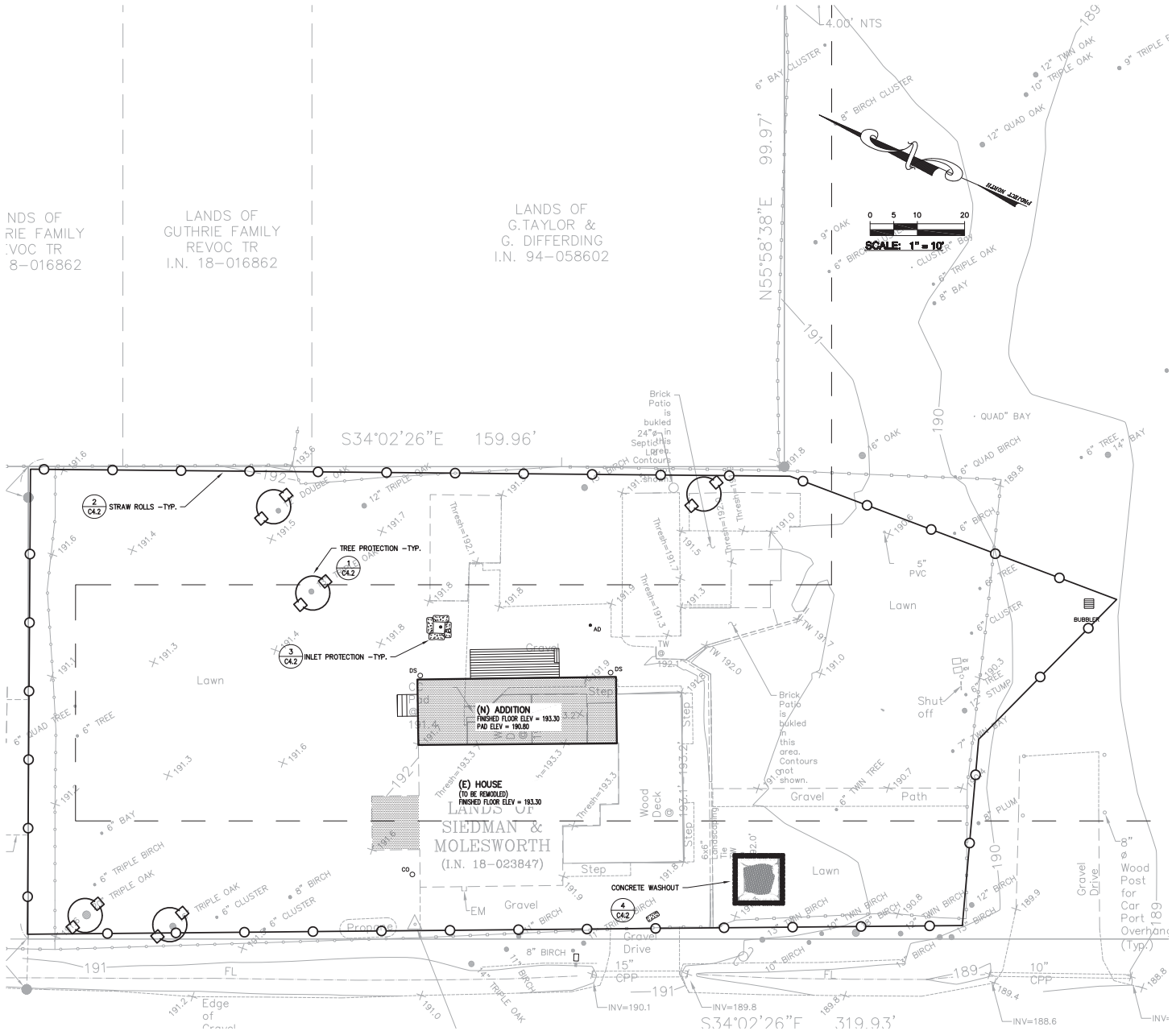

EROSION CONTROL MEASURES:

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

REFERENCES:

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

PURPOSE:

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

EROSION CONTROL LEGEND

- GRAVEL BAG
- INLET PROTECTION
- STRAW ROLL
- SILT FENCE
- CONCRETE WASHOUT
- TREE PROTECTION

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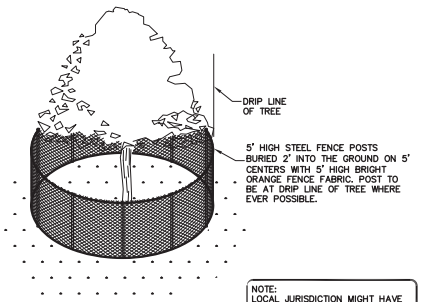
MARIN COUNTY

EROSION & SEDIMENTATION CONTROL PLAN

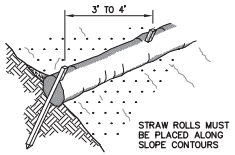
REVISIONS	BY

JOB NO:	221040
DATE:	7-23-21
SCALE:	AS NOTED
DESIGN BY:	WCC
DRAWN BY:	WCC
SHEET NO:	C4.1



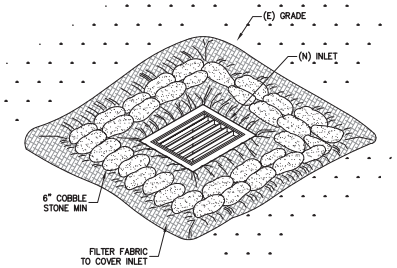
NOTE:
LOCAL JURISDICTION MIGHT HAVE MORE STRINGENT REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING W/ INSPECTOR TO ENSURE PROPER PROCEDURES ARE BEING FOLLOWED.

1 C4.2 **EXISTING TREE PROTECTION DETAIL**
NTS

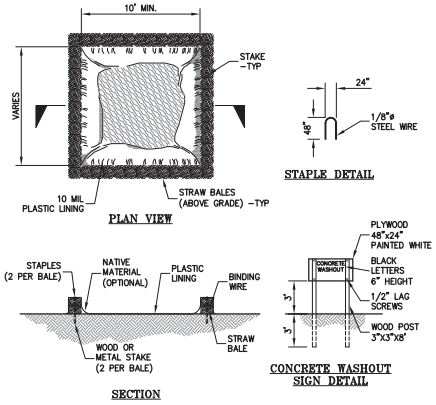


NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE AND INSPECTION. THE SILT SHALL BE CLEANED OUT WHEN IT REACHES HALF THE HEIGHT OF THE ROLL.

2 C4.2 **STRAW ROLLS**
NTS



3 C4.2 **INLET PROTECTION**
NTS



NOTES:
ACTUAL LAYOUT DETERMINED IN FIELD.

THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

4 C4.2 **CONCRETE WASHOUT**
NTS

PURPOSE:

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

EROSION CONTROL NOTES:

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

PERIODIC MAINTENANCE:

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

EROSION CONTROL MEASURES:

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

REFERENCES:

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

CLARK CIVIL ENGINEERING
DESIGN • CONSULTING • SURVEY
12700 Highway One, Point Reyes Station, CA
PH: 415-295-4455 FAX: 510-372-0259

440 BIRCH RD.
BOLINAS, CALIFORNIA
APN: APN 192-091-32
MARIN COUNTY

EROSION & SEDIMENTATION CONTROL NOTES & DETAILS

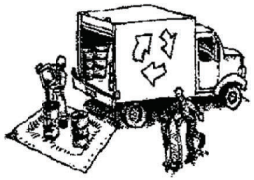
REVISIONS	BY
-	-
-	-
-	-
-	-
-	-

JOB NO: 221040
DATE: 7-23-21
SCALE: AS NOTED
DESIGN BY: WCC
DRAWN BY: WCC
SHEET NO:
C4.2

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control

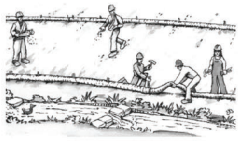
Maintenance and Parking

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

Spill Prevention and Control

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

Earthwork & Contaminated Soils



Erosion Control

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

Sediment Control

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

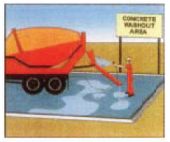
Paving/Asphalt Work

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

Sawcutting & Asphalt/Concrete Removal

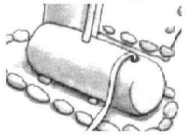
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the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

Concrete, Grout & Mortar Application



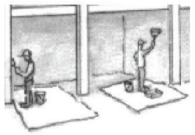
- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden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

Dewatering



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

Painting & Paint Removal



Painting cleanup

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

Paint removal

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

Landscape Materials

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

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

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440 BIRCH RD.
BOLINAS, CALIFORNIA
APN: APN 192-091-32
MARIN COUNTY

CONSTRUCTION BEST MANAGEMENT PRACTICES (SWPPP)

REVISIONS	BY
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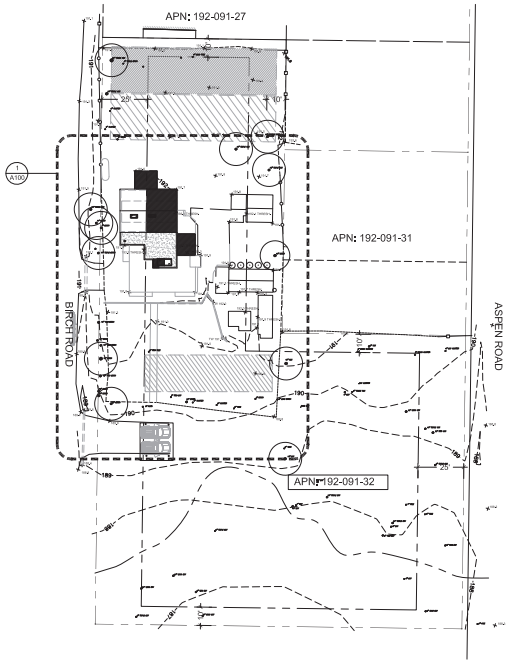
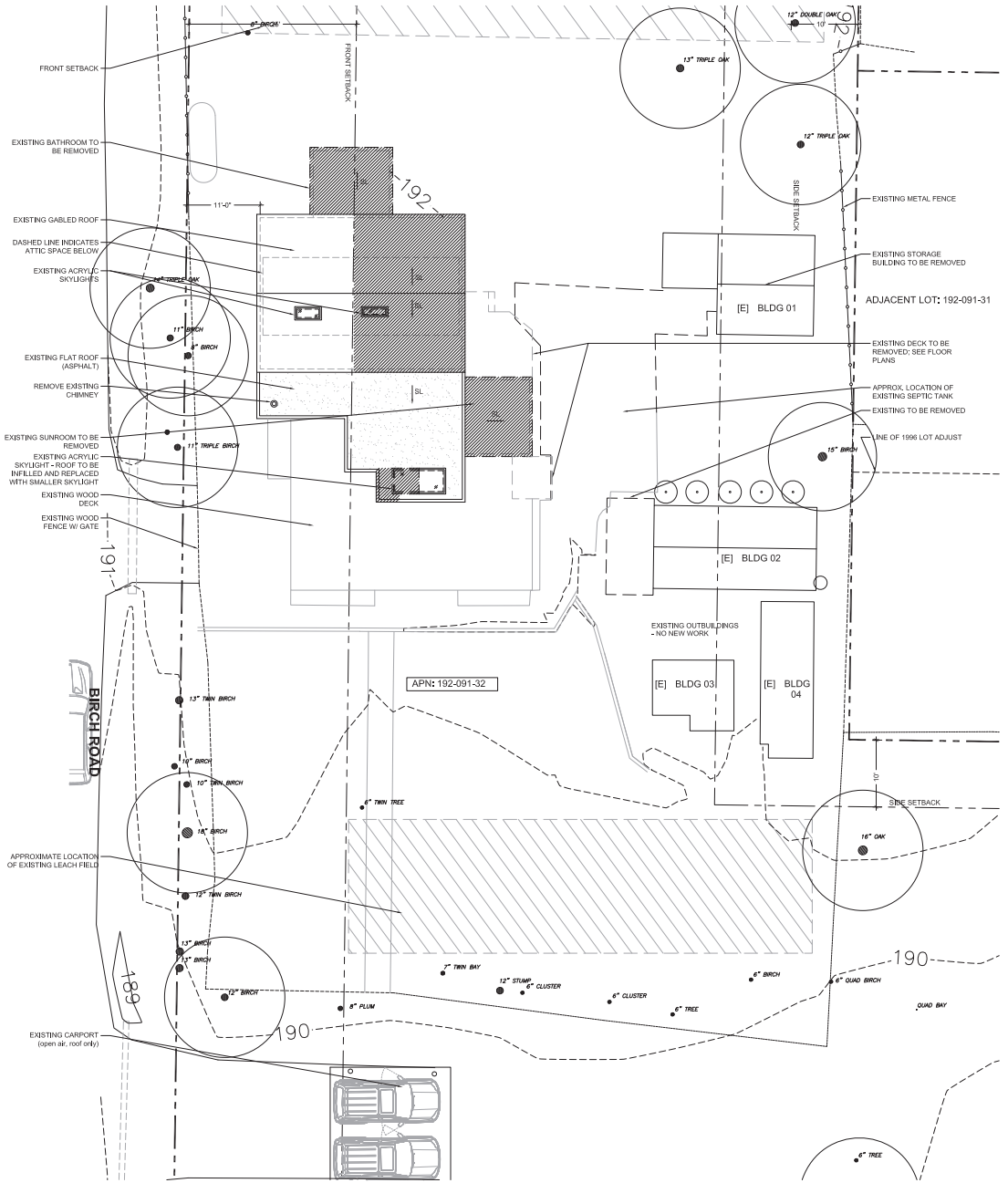
–	–
–	–

JOB NO:	221040
DATE:	7-23-21
SCALE:	AS NOTED
DESIGN BY:	WCC
DRAWN BY:	WCC
SHEET NO:	C4.3



1 SCALE:1/32" = 1'-0" **SITE PLAN**



1 SCALE:1/8" = 1'-0" **SITE PLAN - ENLARGED**

440 BIRCH ROAD

OWNER:
Claire Molesworth & Nate Siedman
440 BIRCH ROAD
BOLINAS, CA 94924

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LANDSCAPE ARCHITECT

MEP ENGINEER

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SEAL:

NO	DATE	ISSUE
01	7/29/2021	COASTAL PERMIT

PROJECT:
440 BIRCH ROAD
440 Birch Road
Bolinas, CA 94924

PROJECT NUMBER:
2007

DRAWING TITLE:
DEMOLITION / SITE PLAN

DRAWING NUMBER:
A-000

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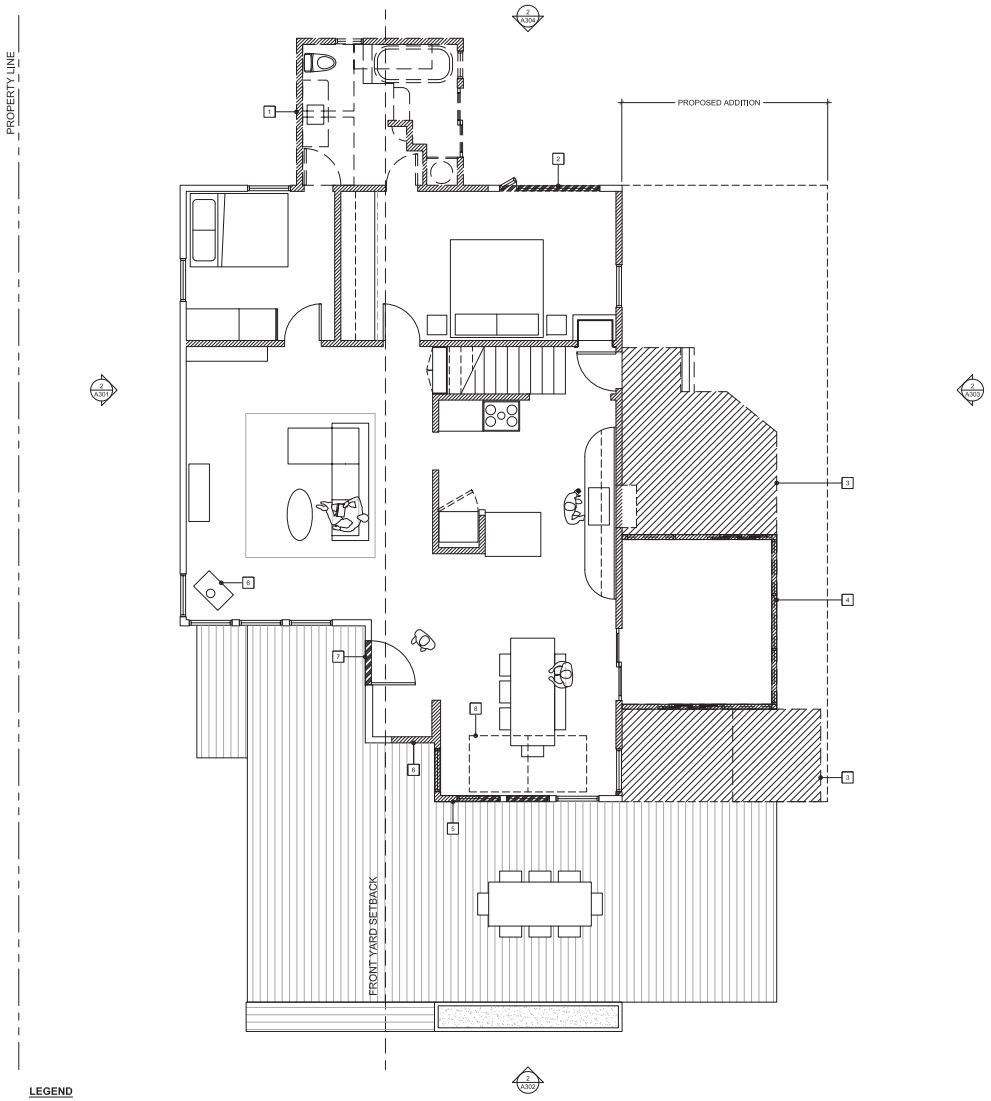

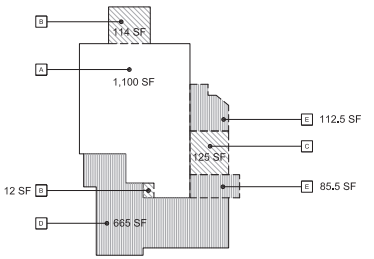

2	SCALE:1/16" = 1'-0"	AREA CALCULTION DIAGRAM

A - EXISTING FLOOR AREA (to remain)	1,100 SQ FT
B - DEMOLITION FLOOR AREA	114 SQ FT
	12 SQ FT
C - DEMOLITION SUN ROOM	(125 SQ FT)
D - EXISTING DECK	665 SQ FT
E - DEMOLITION DECK	112.5 SQ FT
	85.5 SQ FT

PRIMARY RESIDENCE FLOOR AREA / CONDITIONED AREA

LEVEL 01	
EXISTING	1,214 SQ FT
DEMOLITION	126 SQ FT
PROPOSED	585 SQ FT *(New floor area)*
SUBTOTAL=	**1,673 SQ FT**
LEVEL 02	
EXISTING	0 SQ FT
DEMOLITION	0 SQ FT
PROPOSED	615 SQ FT *(New floor area)*
SUBTOTAL=	**615 SQ FT**
TOTAL=	**2,288 SQ FT**
EXISTING FLOOR AREA	1,214 SQ FT
PROPOSED FLOOR AREA	2,288 SQ FT
EXISTING F.A.R.:	2.5%
PROPOSED F.A.R.:	4.8%

KEYED NOTES - DEMOLITION

1. DEMOLISH EXISTING BATHROOM ADDITION
2. REMOVE EXISTING WINDOWS, PATCH AS REQ'D. PER PLAN
3. REMOVE EXISTING WOOD DECKS
4. DEMOLISH/REMOVE EXISTING SUN ROOM
5. DEMOLISH [E] BLDG CORNER FOR [N] ENRTY ZONE
6. DEMO. / MODIFY [E] WALL FOR [N] ENTRY DOOR & WINDOW
7. [E] FRONT DOOR TO BE REMOVED: INSTALL NEW WINDOW
8. DEMO [E] ACRYLIC SKYLIGHT: REPLACE W/ ALUMINUM UNIT
9. DEMO [E] INTERIOR ATTIC STAIR / WALLS FOR [N] BDRM SUITE
10. DEMO [E] CHIMNEY
11. DEMO [E] ACRYLIC SKYLIGHT

LEGEND

- EXISTING BUILDING FOOTPRINT
- EXISTING TO REMAIN
- DEMO WALL
- MODIFIED WALL ([N] OPENING OR WALL PATCH)
- NEW WALL
- NEW FLOOR / WALL AREA

WALL DEOMLITION CALCULATIONS:

LIN. FT OF WALLS TO BE REMOVED	84'-4 1/2"
LIN. FT OF WALL TO BE MODIFIED	14'-7 3/4"
TOTAL WALLS TO BE REMOVED OR MODIFIED	98'-10 1/4"
TOTAL FT OF EXISTING WALLS	**164'-4 1/2"**

98'-10 1/4" / 164'-4 1/2" = **60.1%**

*SEE PLANS FOR WALLS TO REMAIN, BE MODIFIED, OR DEMO'D

1	SCALE:1/4" = 1'-0"	DEMOLITION FLOOR PLAN / LEVEL 01

440 BIRCH ROAD

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LANDSCAPE ARCHITECT

MEP ENGINEER

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SEAL:

NO	DATE	ISSUE
01	7/29/2021	COASTAL PERMIT

PROJECT:
440 BIRCH ROAD
440 Birch Road
Bollnas, CA 94924

PROJECT NUMBER:
2007

DRAWING TITLE:
DEMOLITION PLAN / LEVEL 01

DRAWING NUMBER:
A-011

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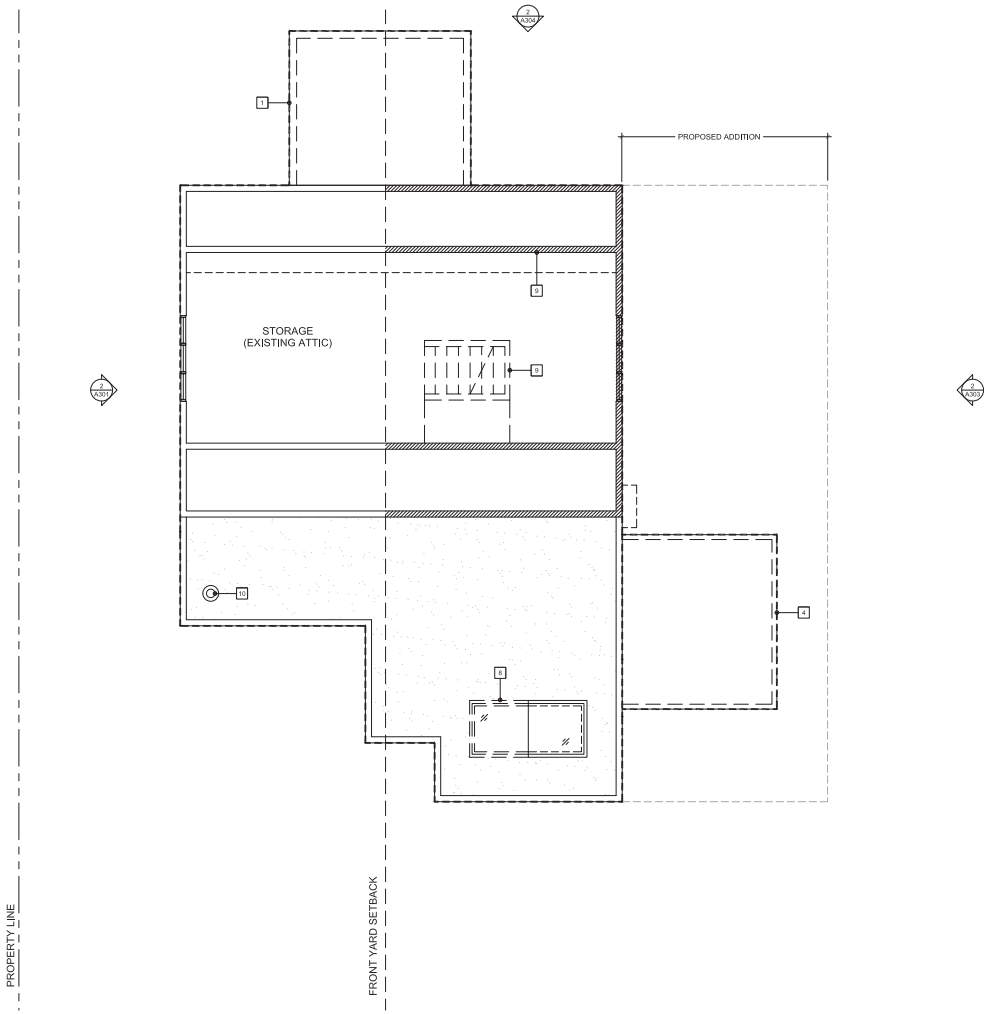

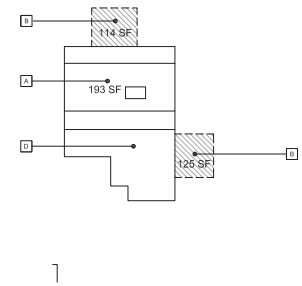

2	SCALE:1/16" = 1'-0"	AREA CALCULTION DIAGRAM

A -	EXISTING ATTIC	193 SQ FT
B -	DEMOLITION ROOF	114 SQ FT (125 SQ FT)
C -	EXISTING ROOF	500 SQ FT

PRIMARY RESIDENCE FLOOR AREA / CONDITIONED AREA

LEVEL 01	
EXISTING	1,214 SQ FT
DEMOLITION	126 SQ FT
PROPOSED	585 SQ FT *(New floor area)*
SUBTOTAL=	**1,673 SQ FT**
LEVEL 02	
EXISTING	0 SQ FT
DEMOLITION	0 SQ FT
PROPOSED	615 SQ FT *(New floor area)*
SUBTOTAL=	**615 SQ FT**
TOTAL=	**2,288 SQ FT**
EXISTING FLOOR AREA	1,214 SQ FT
PROPOSED FLOOR AREA	2,288 SQ FT
EXISTING F.A.R.:	2.5%
PROPOSED F.A.R.:	4.8%

KEYED NOTES - DEMOLITION

1. DEMOLISH EXISTING BATHROOM ADDITION
2. REMOVE EXISTING WINDOWS, PATCH AS REQ'D. PER PLAN
3. REMOVE EXISTING WOOD DECKS
4. DEMOLISH/REMOVE EXISTING SUN ROOM
5. DEMOLISH [E] BLDG CORNER FOR [N] ENRTY ZONE
6. DEMO. / MODIFY [E] WALL FOR [N] ENTRY DOOR & WINDOW
7. [E] FRONT DOOR TO BE REMOVED: INSTALL NEW WINDOW
8. DEMO [E] ACRYLIC SKYLIGHT; REPLACE W/ ALUMINUM UNIT
9. DEMO [E] INTERIOR ATTIC STAIR / WALLS FOR [N] BDRM SUITE
10. DEMO [E] CHIMNEY
11. DEMO [E] ACRYLIC SKYLIGHT

LEGEND

- EXISTING BUILDING FOOTPRINT
- EXISTING TO REMAIN
- DEMO WALL
- MODIFIED WALL ([N] OPENING OR WALL PATCH)
- NEW WALL
- NEW FLOOR / WALL AREA

1	SCALE:1/4" = 1'-0"	DEMOLITION FLOOR PLAN / LEVEL 02

440 BIRCH ROAD

OWNER:
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LANDSCAPE ARCHITECT

MEP ENGINEER

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NO	DATE	ISSUE
01	7/29/2021	COASTAL PERMIT

PROJECT:
440 BIRCH ROAD
440 Birch Road
Bollnas, CA 94924

PROJECT NUMBER:
2007

DRAWING TITLE:
DEMOLITION PLAN / LEVEL 02

DRAWING NUMBER:
A-012

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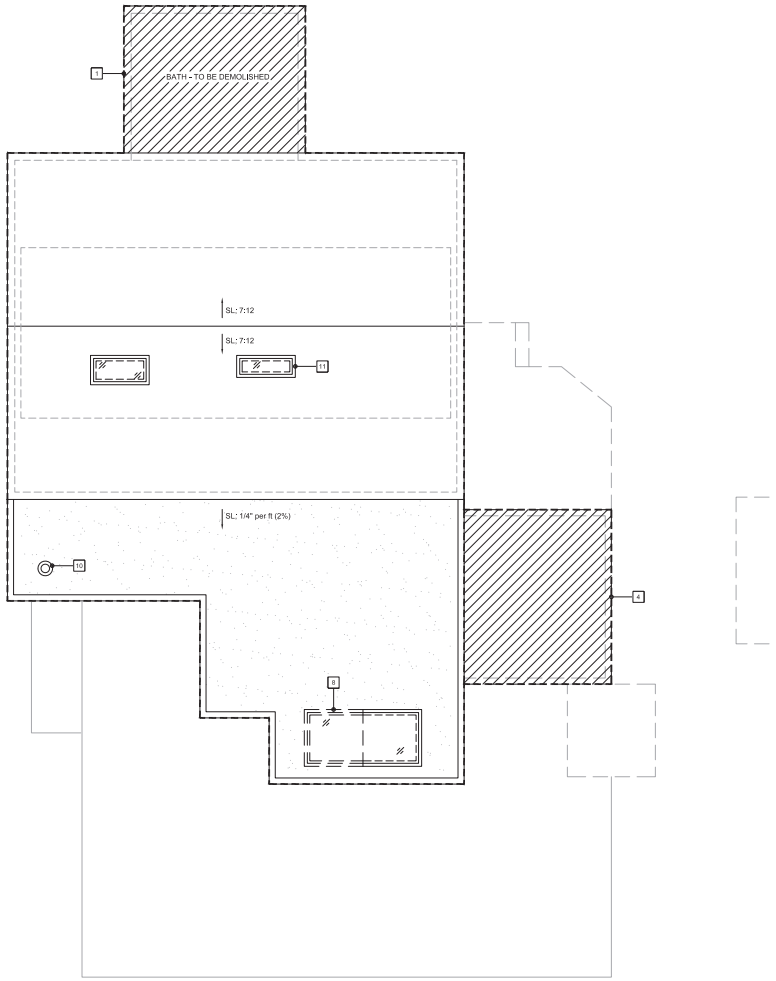

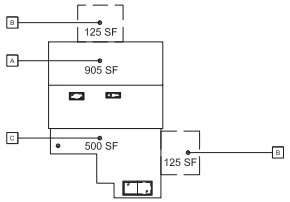

2	SCALE:1/16" = 1'-0"	AREA CALCULATION DIAGRAM

A - EXISTING ROOF (7:12 pitch)	905 SQ FT
B - DEMOLITION ROOF	125 SQ FT (125 SQ FT)
C - EXISTING ROOF (¼ per foot)	500 SQ FT

PRIMARY RESIDENCE FLOOR AREA / CONDITIONED AREA

LEVEL 01	
EXISTING	1,214 SQ FT
DEMOLITION	126 SQ FT
PROPOSED	585 SQ FT *(New floor area)*
SUBTOTAL=	**1,673 SQ FT**
LEVEL 02	
EXISTING	0 SQ FT
DEMOLITION	0 SQ FT
PROPOSED	615 SQ FT *(New floor area)*
SUBTOTAL=	**615 SQ FT**
TOTAL=	**2,288 SQ FT**
EXISTING FLOOR AREA	1,214 SQ FT
PROPOSED FLOOR AREA	2,288 SQ FT
EXISTING F.A.R.:	2.5%
PROPOSED F.A.R.:	4.8%

KEYED NOTES - DEMOLITION

1. DEMOLISH EXISTING BATHROOM ADDITION
2. REMOVE EXISTING WINDOWS, PATCH AS REQ'D. PER PLAN
3. REMOVE EXISTING WOOD DECKS
4. DEMOLISH/REMOVE EXISTING SUN ROOM
5. DEMOLISH [E] BLDG CORNER FOR [N] ENRTY ZONE
6. DEMO. / MODIFY [E] WALL FOR [N] ENTRY DOOR & WINDOW
7. [E] FRONT DOOR TO BE REMOVED: INSTALL NEW WINDOW
8. DEMO [E] ACRYLIC SKYLIGHT: REPLACE W/ ALUMINUM UNIT
9. DEMO [E] INTERIOR ATTIC STAIR / WALLS FOR [N] BDRM SUITE
10. DEMO [E] CHIMNEY
11. DEMO [E] ACRYLIC SKYLIGHT

LEGEND

- EXISTING BUILDING FOOTPRINT
- EXISTING TO REMAIN
- DEMO WALL
- MODIFIED WALL ([N] OPENING OR WALL PATCH)
- NEW WALL
- NEW FLOOR / WALL AREA

1	SCALE:1/4" = 1'-0"	EXISTING / DEMOLITION ROOF PLAN

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LANDSCAPE ARCHITECT

MEP ENGINEER

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NO	DATE	ISSUE
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PROJECT:
440 BIRCH ROAD
440 Birch Road
Bollnas, CA 94924

PROJECT NUMBER:
2007

DRAWING TITLE:
DEMOLITION ROOF PLAN

DRAWING NUMBER:
A-013

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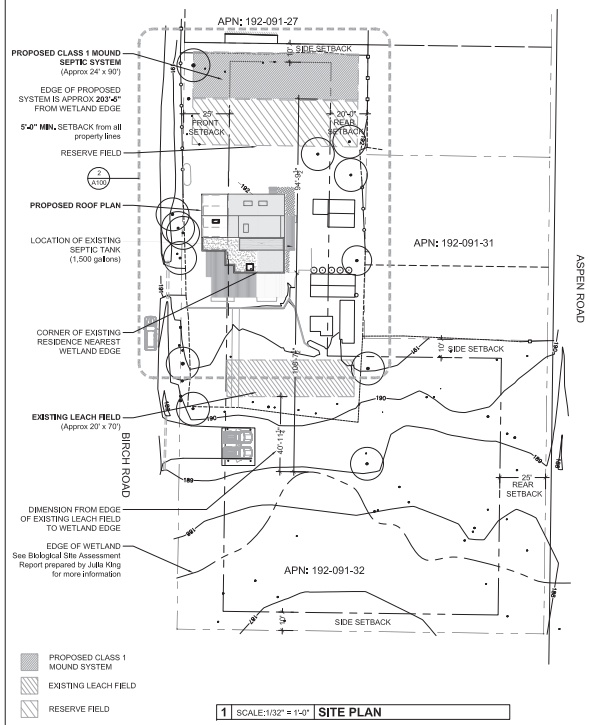
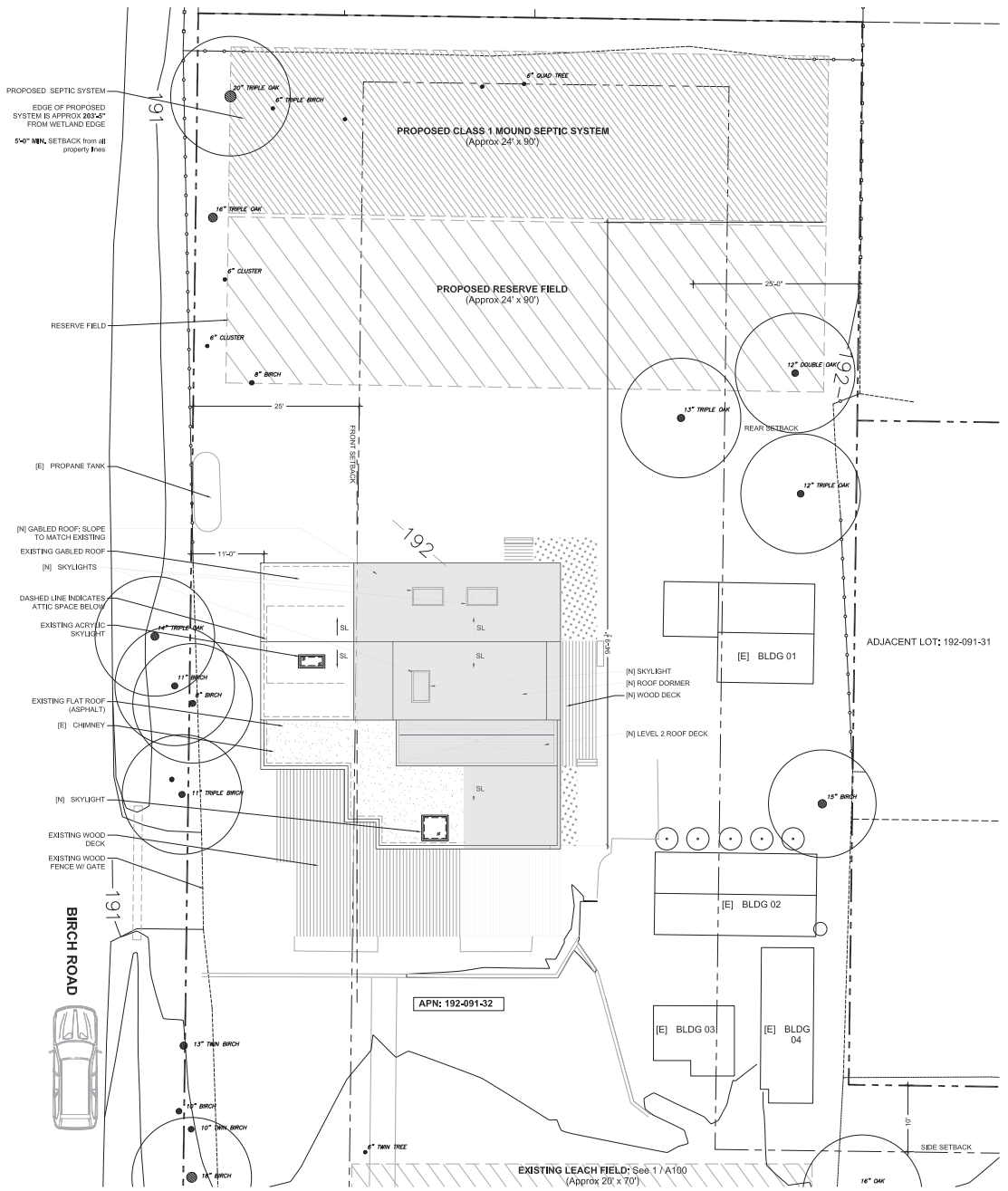


1 SCALE:1/32" = 1'-0" **SITE PLAN**



2 SCALE:1/8" = 1'-0" **SITE PLAN - PROPOSED**

440 BIRCH ROAD

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LANDSCAPE ARCHITECT

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01	7/29/2021	COASTAL PERMIT

PROJECT:
440 BIRCH ROAD
440 Birch Road
Bolinas, CA 94924

PROJECT NUMBER:
2007

DRAWING TITLE:
SITE PLAN

DRAWING NUMBER:
A-100

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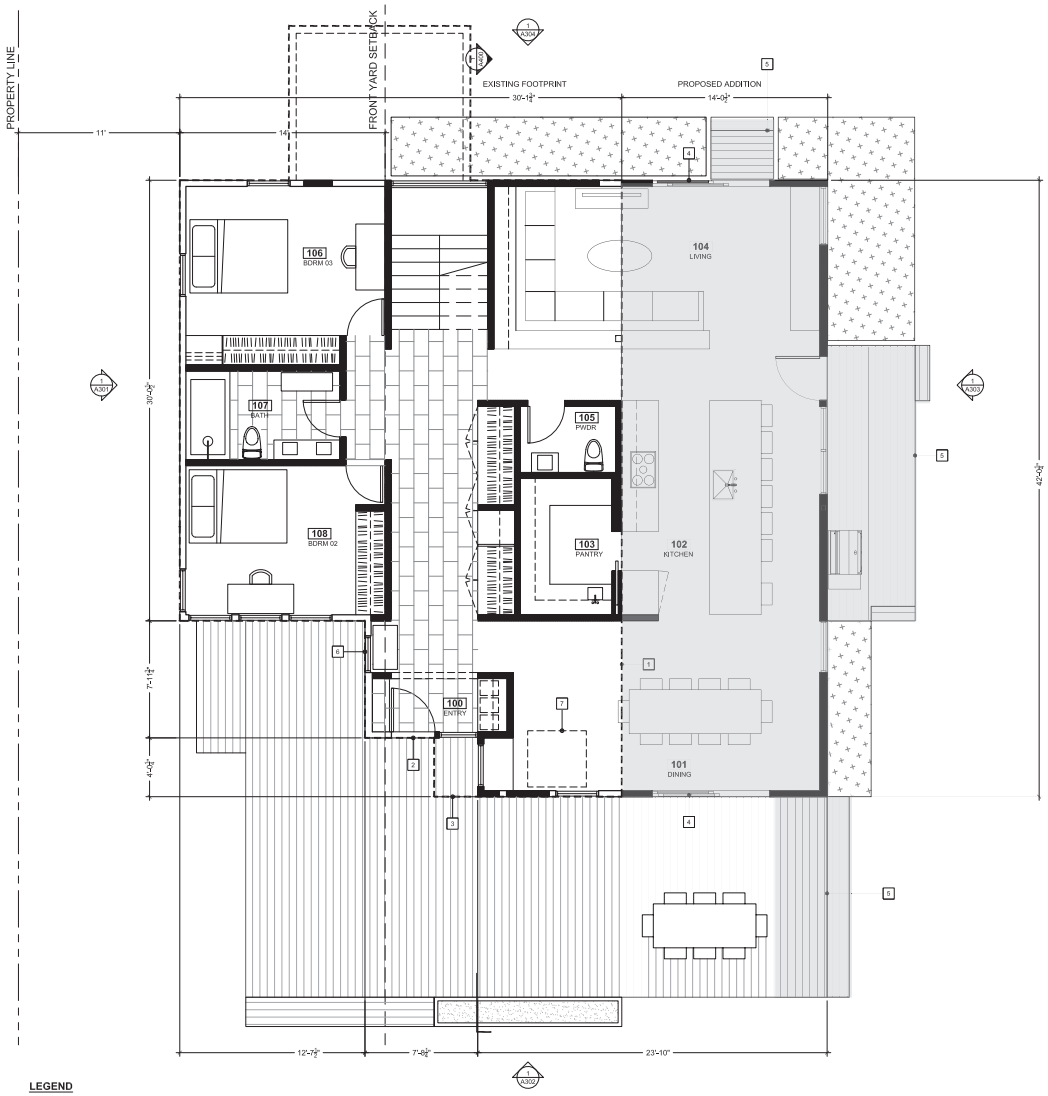
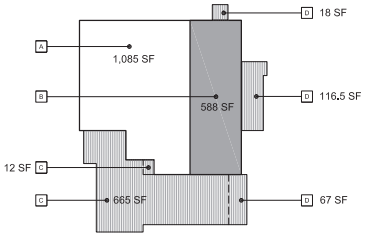


LEGEND

- EXISTING BUILDING FOOTPRINT
- EXISTING TO REMAIN
- DEMO WALL
- MODIFIED WALL ([N] OPENING OR WALL PATCH)
- NEW WALL
- NEW FLOOR / WALL AREA

1 SCALE:1/4" = 1'-0" **PROPOSED FLOOR PLAN / LEVEL 01**



2 SCALE:1/16" = 1'-0" **AREA CALCULTION DIAGRAM**

A - EXISTING FLOOR AREA	1,085 SQ FT
B - PROPOSED FLOOR AREA	588 SQ FT
C - EXISTING DECK	665 SQ FT
D - PROPOSED NEW DECK	213.5 SQ FT

PRIMARY RESIDENCE FLOOR AREA / CONDITIONED AREA

LEVEL 01	
EXISTING	1,214 SQ FT
DEMOLITION	126 SQ FT
PROPOSED	585 SQ FT *(New floor area)*
SUBTOTAL=	**1,673 SQ FT**
LEVEL 02	
EXISTING	0 SQ FT
DEMOLITION	0 SQ FT
PROPOSED	615 SQ FT *(New floor area)*
SUBTOTAL=	**615 SQ FT**
TOTAL=	**2,288 SQ FT**
EXISTING FLOOR AREA	1,214 SQ FT
PROPOSED FLOOR AREA	2,288 SQ FT
EXISTING F.A.R.:	2.5%
PROPOSED F.A.R.:	4.8%

KEYED NOTES

1. LINE OF EXISTING EXTERIOR WALL / BLDG FOOTPRINT
2. NEW ENTRY DOOR
3. DEMOLITION OF EXISTING BUILDING CORNER
4. NEW OPERABLE GLASS DOORS
5. NEW REDWOOD DECK
6. [E] FRONT DOOR TO BE REMOVED: INSTALL [N] WINDOW
7. [E] ACRYLIC SKYLIGHT TO BE REMOVED: INSTALL NEW
8. NEW CUSTOM-SIZE SOLID CORE ATTIC ACCESS DOOR
9. NEW REDWOOD ROOF DECK: WATERPROOF AS REQ'D.
10. NEW ROOF: MATCH EXISTING PROFILE AND EAVE DIMS.
11. LINE OF RIDGE
12. DASHED LINE INDICATES EXTENTS OF NEW DORMER
13. [N] STEEL GUARDRAIL: 42" AFF
14. [N] ALUMINUM SKYLIGHT: VELUX OR EQUAL

SHEET NOTES

1. EMERGENCY EGRESS REQUIREMENTS FROM SLEEPING ROOMS
   - MINIMUM NET CLEAR OPENABLE DIMENSIONS OF 24" IN HEIGHT
   - MINIMUM NET CLEAR OPENABLE DIMENSION OF 20" IN WIDTH
   - MINIMUM NET CLEAR OPENABLE DIMENSION SOF 5.7 SQ FT IN AREA
   - SILL HEIGHT OF SUCH OPENINGS SHALL NOT EXCEED 44" A.F.F.

2. EXIT DOOR LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL NOT LESS THAN 36" AND BE AS WIDE AS DOOR OPENING, TYP. (SEC. 1003.3.1.6, 1003.3.1.7)

440 BIRCH ROAD

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LANDSCAPE ARCHITECT

MEP ENGINEER

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SEAL:

NO	DATE	ISSUE
01	7/29/2021	COASTAL PERMIT

PROJECT:
440 BIRCH ROAD
440 Birch Road
Bolinas, CA 94924

PROJECT NUMBER:
2007

DRAWING TITLE:
FLOOR PLAN / LEVEL 01

DRAWING NUMBER:
A-111

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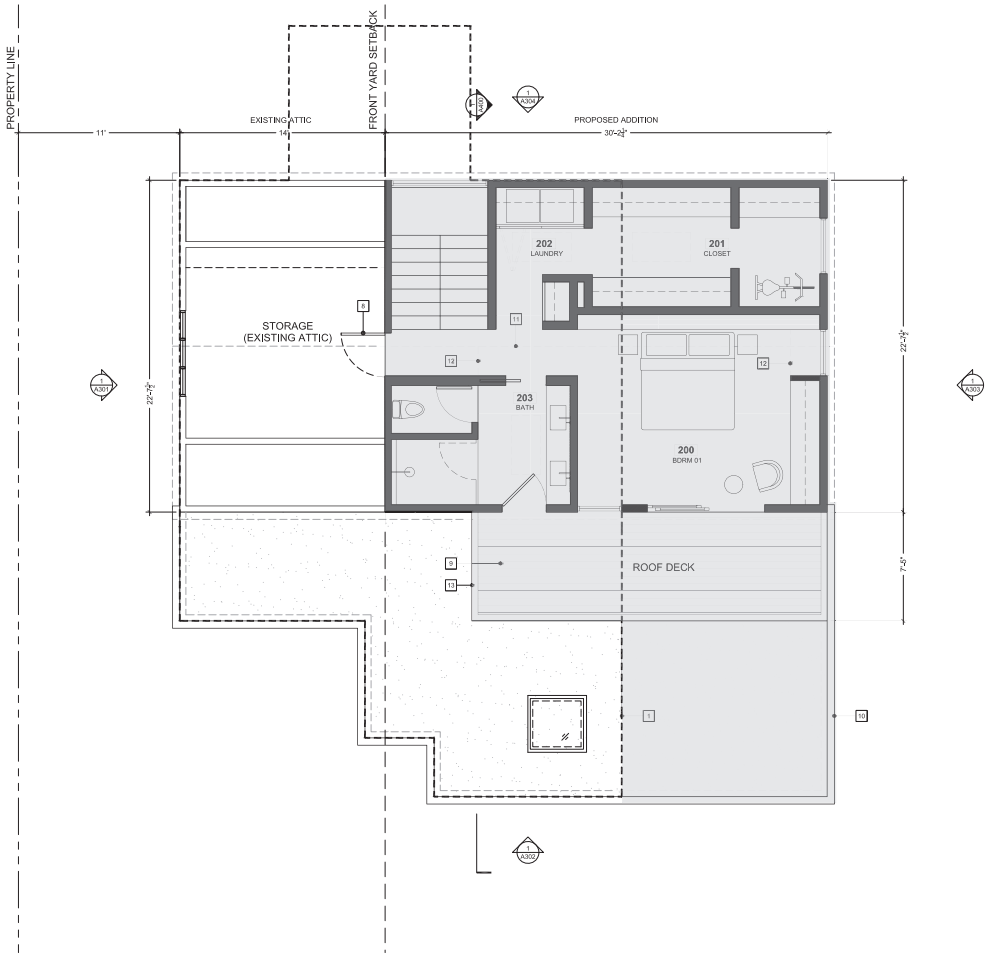

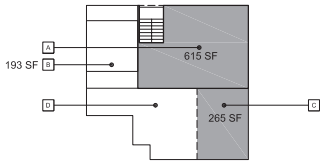

2 SCALE:1/16" = 1'-0" **AREA CALCULATION DIAGRAM**

A - PROPOSED FLOOR AREA	615 SQ FT
B - EXISTING ATTIC	193 SQ FT
C - PROPOSED NEW ROOF	265 SQ FT
D - EXISTING ROOF	500 SQ FT

PRIMARY RESIDENCE FLOOR AREA / CONDITIONED AREA

LEVEL 01	
EXISTING	1,214 SQ FT
DEMOLITION	126 SQ FT
PROPOSED	585 SQ FT *(New floor area)*
SUBTOTAL=	**1,673 SQ FT**
LEVEL 02	
EXISTING	0 SQ FT
DEMOLITION	0 SQ FT
PROPOSED	615 SQ FT *(New floor area)*
SUBTOTAL=	**615 SQ FT**
TOTAL=	**2,288 SQ FT**
EXISTING FLOOR AREA	1,214 SQ FT
PROPOSED FLOOR AREA	2,288 SQ FT
EXISTING F.A.R.:	2.5%
PROPOSED F.A.R.:	4.8%

KEYED NOTES

1. LINE OF EXISTING EXTERIOR WALL / BLDG FOOTPRINT
2. NEW ENTRY DOOR
3. DEMOLITION OF EXISTING BUILDING CORNER
4. NEW OPERABLE GLASS DOORS
5. NEW REDWOOD DECK
6. [E] FRONT DOOR TO BE REMOVED; INSTALL [N] WINDOW
7. [E] ACRYLIC SKYLIGHT TO BE REMOVED; INSTALL NEW
8. NEW CUSTOM-SIZE SOLID CORE ATTIC ACCESS DOOR
9. NEW REDWOOD ROOF DECK; WATERPROOF AS REQ'D.
10. NEW ROOF; MATCH EXISTING PROFILE AND EAVE DIMS.
11. LINE OF RIDGE
12. DASHED LINE INDICATES EXTENTS OF NEW DORMER
13. [N] STEEL GUARDRAIL; 42" AFF
14. [N] ALUMINUM SKYLIGHT; VELUX OR EQUAL

SHEET NOTES

1. EMERGENCY EGRESS REQUIREMENTS FROM SLEEPING ROOMS
   - MINIMUM NET CLEAR OPENABLE DIMENSIONS OF 24" IN HEIGHT
   - MINIMUM NET CLEAR OPENABLE DIMENSION OF 20" IN WIDTH
   - MINIMUM NET CLEAR OPENABLE DIMENSION SOF 5.7 SQ FT IN AREA
   - SILL HEIGHT OF SUCH OPENINGS SHALL NOT EXCEED 44" A.F.F.

2. EXIT DOOR LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL NOT LESS THAN 36" AND BE AS WIDE AS DOOR OPENING, TYP. (SEC. 1003.3.1.6, 1003.3.1.7)

LEGEND

- EXISTING BUILDING FOOTPRINT
- EXISTING TO REMAIN
- DEMO WALL
- MODIFIED WALL ([N] OPENING OR WALL PATCH)
- NEW WALL
- NEW FLOOR / WALL AREA

1 SCALE:1/4" = 1'-0" **PROPOSED FLOOR PLAN / LEVEL 02**

440 BIRCH ROAD

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LANDSCAPE ARCHITECT

MEP ENGINEER

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PROJECT:
440 BIRCH ROAD
440 Birch Road
Bollnas, CA 94924

PROJECT NUMBER:
2007

DRAWING TITLE:
FLOOR PLAN / LEVEL 02

DRAWING NUMBER:
A-112

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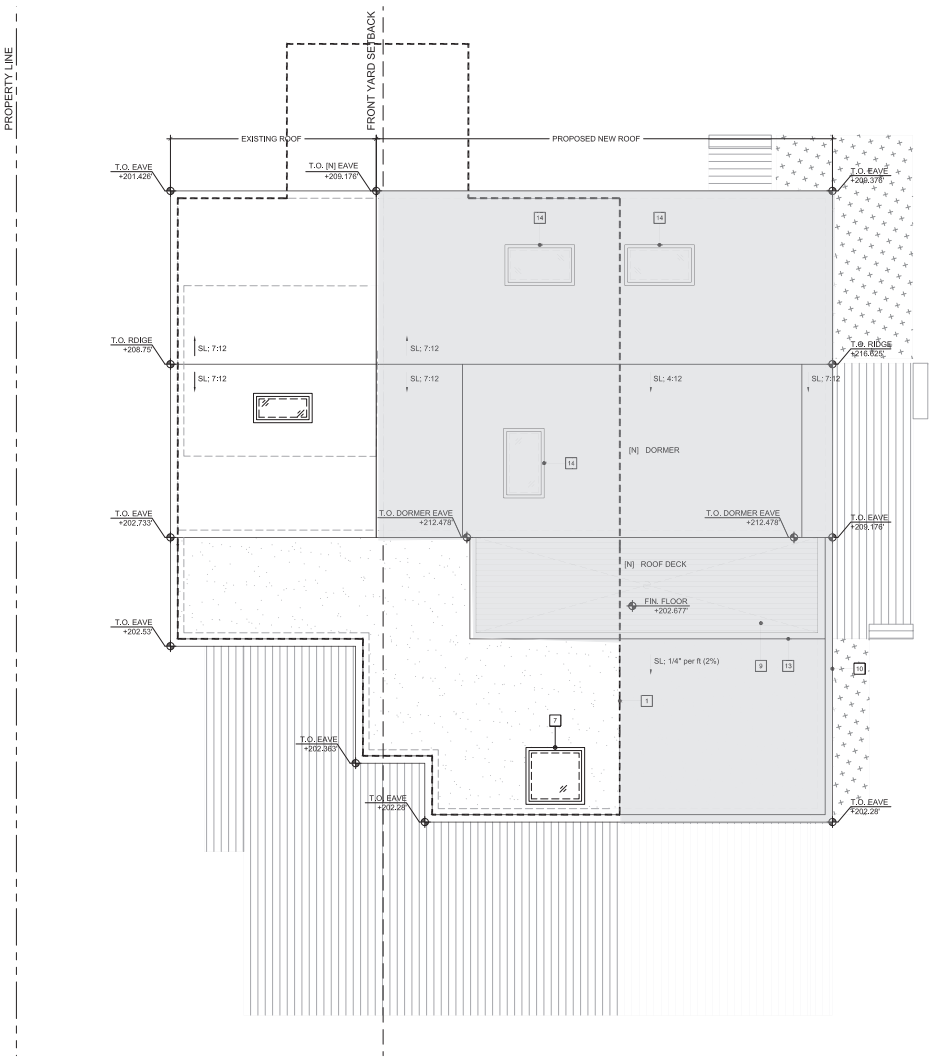
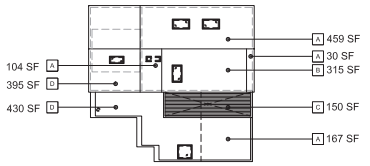


LEGEND

- EXISTING BUILDING FOOTPRINT
- EXISTING TO REMAIN
- DEMO WALL
- MODIFIED WALL ([N] OPENING OR WALL PATCH)
- NEW WALL
- NEW FLOOR / WALL AREA

1 SCALE:1/4" = 1'-0" **PROPOSED ROOF PLAN**



2 SCALE:1/16" = 1'-0" **AREA CALCULTION DIAGRAM**

A - PROPOSED NEW ROOF	1173 SQ FT
B - PROPOSED DORMER	(Included above)
C - PROPOSED ROOF DECK	150 SQ FT
D - EXISTING ROOF	825 SQ FT

PRIMARY RESIDENCE FLOOR AREA / CONDITIONED AREA

LEVEL 01	
EXISTING	1,214 SQ FT
DEMOLITION	126 SQ FT
PROPOSED	585 SQ FT *(New floor area)*
SUBTOTAL=	**1,673 SQ FT**
LEVEL 02	
EXISTING	0 SQ FT
DEMOLITION	0 SQ FT
PROPOSED	615 SQ FT *(New floor area)*
SUBTOTAL=	**615 SQ FT**
TOTAL=	**2,288 SQ FT**
EXISTING FLOOR AREA	1,214 SQ FT
PROPOSED FLOOR AREA	2,288 SQ FT
EXISTING F.A.R.:	2.5%
PROPOSED F.A.R.:	4.8%

KEYED NOTES

1. LINE OF EXISTING EXTERIOR WALL / BLDG FOOTPRINT
2. NEW ENTRY DOOR
3. DEMOLITION OF EXISTING BUILDING CORNER
4. NEW OPERABLE GLASS DOORS
5. NEW REDWOOD DECK
6. [E] FRONT DOOR TO BE REMOVED: INSTALL [N] WINDOW
7. [E] ACRYLIC SKYLIGHT TO BE REMOVED: INSTALL NEW
8. NEW CUSTOM-SIZE SOLID CORE ATTIC ACCESS DOOR
9. NEW REDWOOD ROOF DECK: WATERPROOF AS REQ'D.
10. NEW ROOF: MATCH EXISTING PROFILE AND EAVE DIMS.
11. LINE OF RIDGE
12. DASHED LINE INDICATES EXTENTS OF NEW DORMER
13. [N] STEEL GUARDRAIL: 42" AFF
14. [N] ALUMINUM SKYLIGHT: VELUX OR EQUAL

SHEET NOTES

1. EMERGENCY EGRESS REQUIREMENTS FROM SLEEPING ROOMS
   - MINIMUM NET CLEAR OPENABLE DIMENSIONS OF 24" IN HEIGHT
   - MINIMUM NET CLEAR OPENABLE DIMENSION OF 20" IN WIDTH
   - MINIMUM NET CLEAR OPENABLE DIMENSION SOF 5.7 SQ FT IN AREA
   - SILL HEIGHT OF SUCH OPENINGS SHALL NOT EXCEED 44" A.F.F.

2. EXIT DOOR LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL NOT LESS THAN 36" AND BE AS WIDE AS DOOR OPENING, TYP. (SEC. 1003.3.1.6, 1003.3.1.7)

440 BIRCH ROAD

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LANDSCAPE ARCHITECT

MEP ENGINEER

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NO	DATE	ISSUE
01	7/29/2021	COASTAL PERMIT

PROJECT:
440 BIRCH ROAD
440 Birch Road
Bolinas, CA 94924

PROJECT NUMBER:
2007

DRAWING TITLE:
ROOF PLAN

DRAWING NUMBER:
A-113

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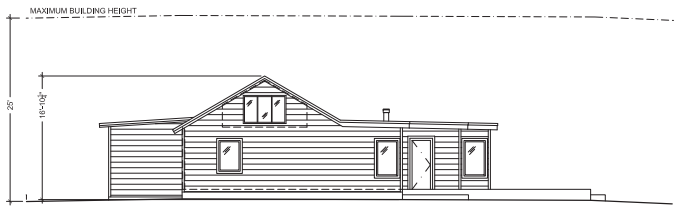
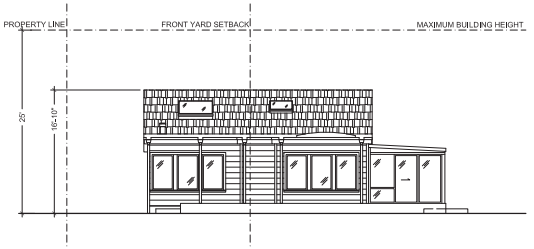
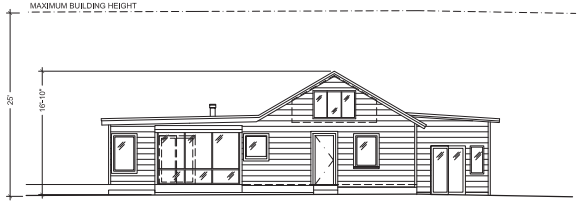


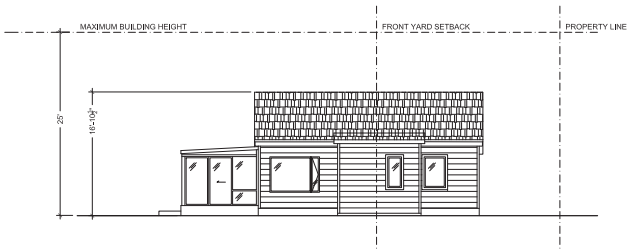
4 | SCALE: 1/8" = 1'-0" | **EXISTING ELEVATION / WEST**



2 | SCALE: 1/8" = 1'-0" | **EXISTING ELEVATION / SOUTH**



3 | SCALE: 1/8" = 1'-0" | **EXISTING ELEVATION / EAST**



1 | SCALE: 1/8" = 1'-0" | **EXISTING ELEVATION / NORTH**

440 BIRCH ROAD

OWNER:
Claire Molesworth & Nate Siedman
440 BIRCH ROAD
BOLINAS, CA 94924

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LANDSCAPE ARCHITECT

MEP ENGINEER

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NO	DATE	ISSUE
01	7/29/2021	COASTAL PERMIT

PROJECT:
440 BIRCH ROAD
440 Birch Road
Bolinas, CA 94924

PROJECT NUMBER:
2007

DRAWING TITLE:
EXTERIOR ELEVATIONS / REDUCED

DRAWING NUMBER:
A-300

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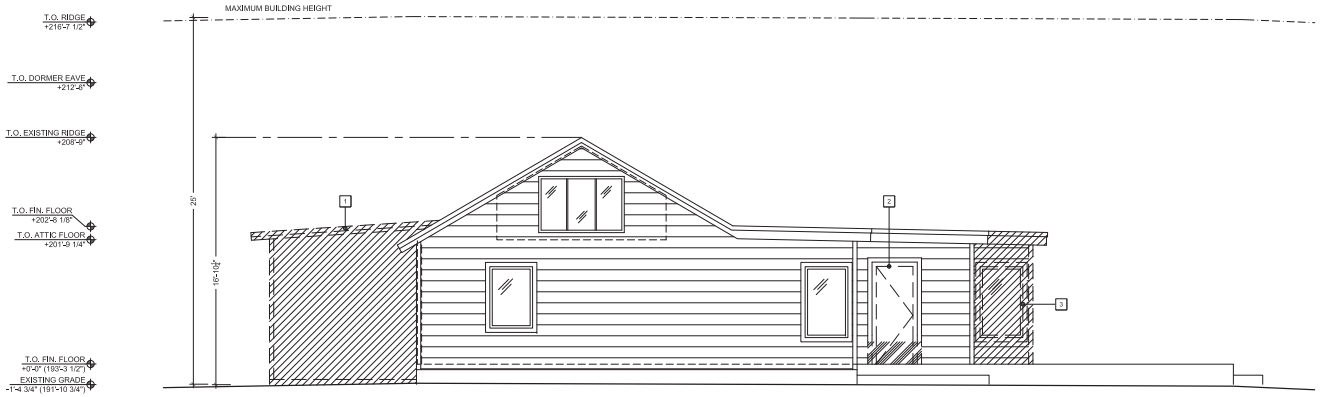
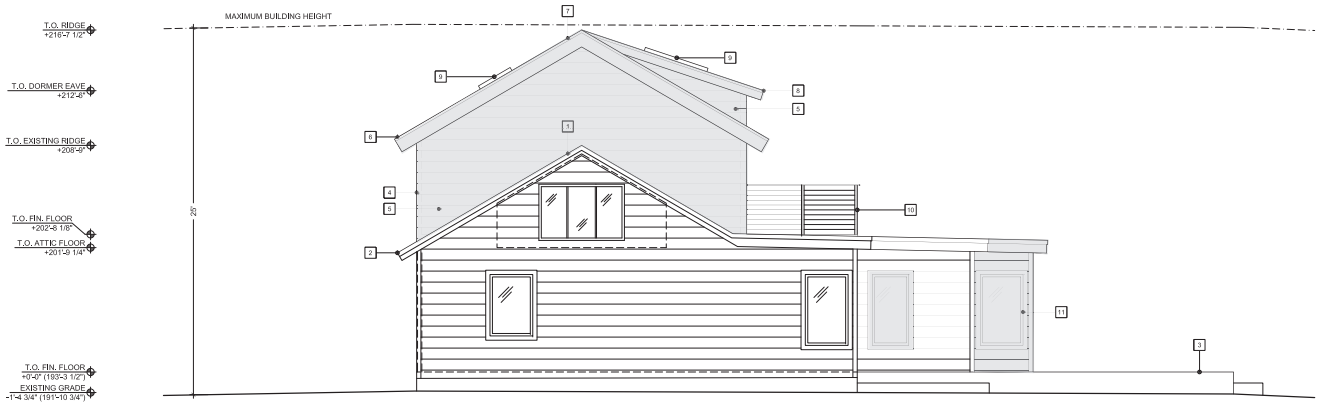


KEYED NOTES - DEMOLITION

1. REMOVE EXISTING BATHROOM ADDITION
2. REMOVE [E] ENTRY DOOR; INSTALL [N] WINDOW & PATCH
3. REMOVE [E] BLDG CORNER PER PLAN
4. REMOVE [E] ACRYLIC SKYLIGHT; REPLACE W/ ALUMINUM
5. EXISTING ACRYLIC SKYLIGHT TO REMAIN
6. REMOVE [E] WALL/WINDOWS; INFILL AS REQ'D.
7. REPLACE/MODIFY [E] COPPER DOWNSPOUTS AS REQ'D
8. REMOVE [E] ROOF AND EAVE AS NEED FOR PROPOSED
9. REMOVE EXISTING SUN ROOM (NON-CONDITIONED SPACE)
10. REMOVE [E] ATTIC ROOF FOR [N] ADDITION PER PLAN
11. REMOVE [E] WINDOW; PATCH & REPAIR PER PLAN
12. REMOVE [E] ACRYLIC SKYLIGHT

2 SCALE:1/4" = 1'-0" **EXISTING / DEMOLITION ELEVATION / WEST**



KEYED NOTES - PROPOSED

1. [E] ASPHALT SHINGLE ROOF
2. [E] ROOF EAVE
3. [E] REDWOOD DECK; MATCH NEW DECKS
4. [N] EXT. WALL AT LEVEL 02; HARDIE OR EQ. CEMENT BD
5. CEMENT BD SIDING (HARDIE OR EQ.); MATCH [E] PROFILE
6. [N] BLDG EAVE; MATCH [E] PROFILES WHERE POSSIBLE
7. [N] NEW CLASS A ASPHALT SHINGLE ROOF
8. [N] DORMER PER PLAN; CLASS A ASPHALT SHINGLES]
9. [N] ALUM. SKYLIGHT; VELUX OR EQUAL
10. [N] STEEL GUARDRAIL @ ROOF DECK; T.O RAIL 42" AFF MIN.
11. [N] WINDOW/WALL AT BLDG CORNER; SEE PLAN
12. [E] PAINTED WD SIDING; MATCH PROFILE FOR CEMENT BD
13. [N] REDWOOD DECK TO MATCH EXISTING
14. [N] OPERABLE GLASS DOOR; SEE SCHEDULE FOR FRAME

LEGEND

- EXISTING BUILDING FOOTPRINT
- EXISTING TO REMAIN
- DEMO WALL
- MODIFIED WALL ([N] OPENING OR WALL PATCH)
- NEW WALL
- NEW FLOOR / WALL AREA

1 SCALE:1/4" = 1'-0" **PROPOSED ELEVATION / WEST**

440 BIRCH ROAD

OWNER:
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LANDSCAPE ARCHITECT

MEP ENGINEER

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NO	DATE	ISSUE
01	7/29/2021	COASTAL PERMIT

PROJECT:
440 BIRCH ROAD
440 Birch Road
Bollnas, CA 94924

PROJECT NUMBER:
2007

DRAWING TITLE:
EXTERIOR ELEVATIONS

DRAWING NUMBER:
A-301

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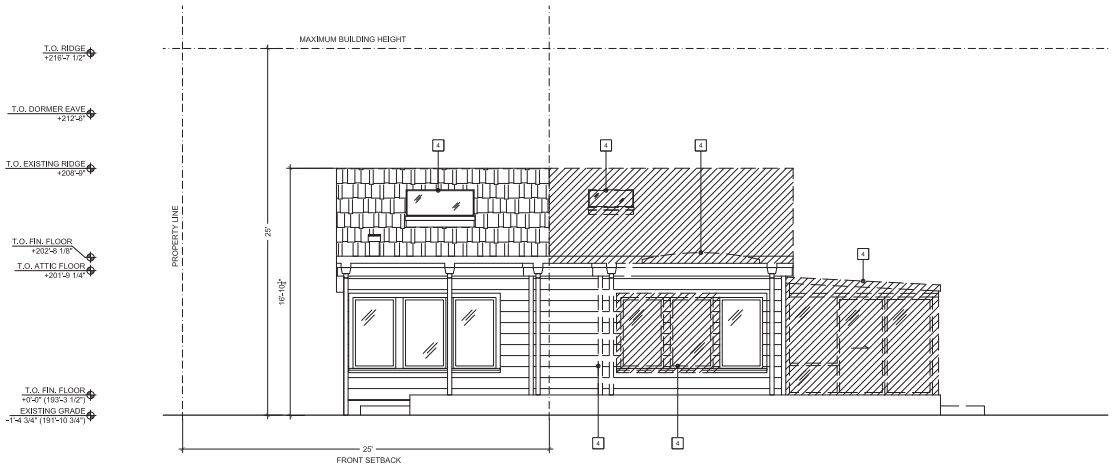
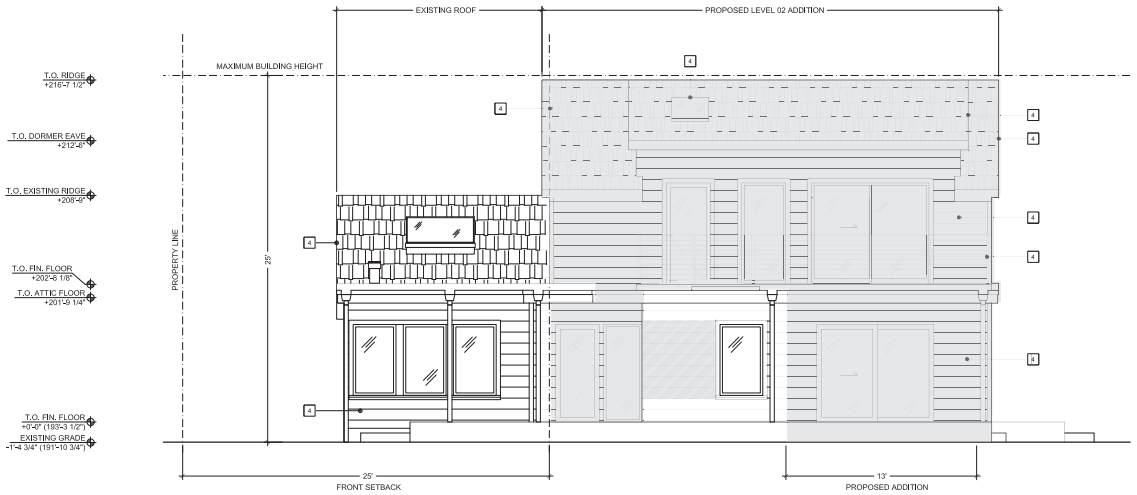


KEYED NOTES - DEMOLITION

1. NOTE
2. NOTE
3. NOTE
4. NOTE
5. NOTE
6. NOTE
7. NOTE
8. NOTE
9. NOTE
10. NOTE
11. NOTE
12. NOTE
13. NOTE
14. NOTE

1 SCALE:1/4" = 1'-0" **EXISTING / DEMOLITION ELEVATION / SOUTH**



KEYED NOTES - PROPOSED

1. NOTE
2. NOTE
3. NOTE
4. NOTE
5. NOTE
6. NOTE
7. NOTE
8. NOTE
9. NOTE
10. NOTE
11. NOTE
12. NOTE
13. NOTE
14. NOTE

LEGEND

- EXISTING BUILDING FOOTPRINT
- EXISTING TO REMAIN
- DEMO WALL
- MODIFIED WALL ([N] OPENING OR WALL PATCH)
- NEW WALL
- NEW FLOOR / WALL AREA

1 SCALE:1/4" = 1'-0" **PROPSED ELEVATION / SOUTH**

440 BIRCH ROAD

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LANDSCAPE ARCHITECT

MEP ENGINEER

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SEAL:

NO	DATE	ISSUE

PROJECT:
440 BIRCH ROAD
440 Birch Road
Bollinas, CA 94924

PROJECT NUMBER:
2007

DRAWING TITLE:
EXTERIOR ELEVATIONS

DRAWING NUMBER:
A-302

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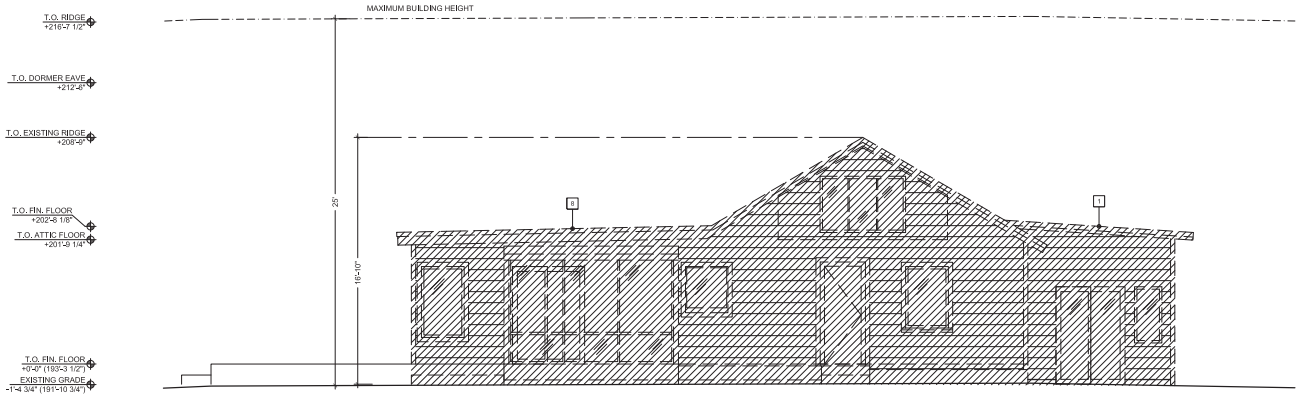

KEYED NOTES - DEMOLITION

1. REMOVE EXISTING BATHROOM ADDITION
2. REMOVE [E] ENTRY DOOR; INSTALL [N] WINDOW & PATCH
3. REMOVE [E] BLDG CORNER PER PLAN
4. REMOVE [E] ACRYLIC SKYLIGHT; REPLACE W/ ALUMINUM
5. EXISTING ACRYLIC SKYLIGHT TO REMAIN
6. REMOVE [E] WALL/WINDOWS; INFILL AS REQ'D.
7. REPLACE/MODIFY [E] COPPER DOWNSPOUTS AS REQ'D
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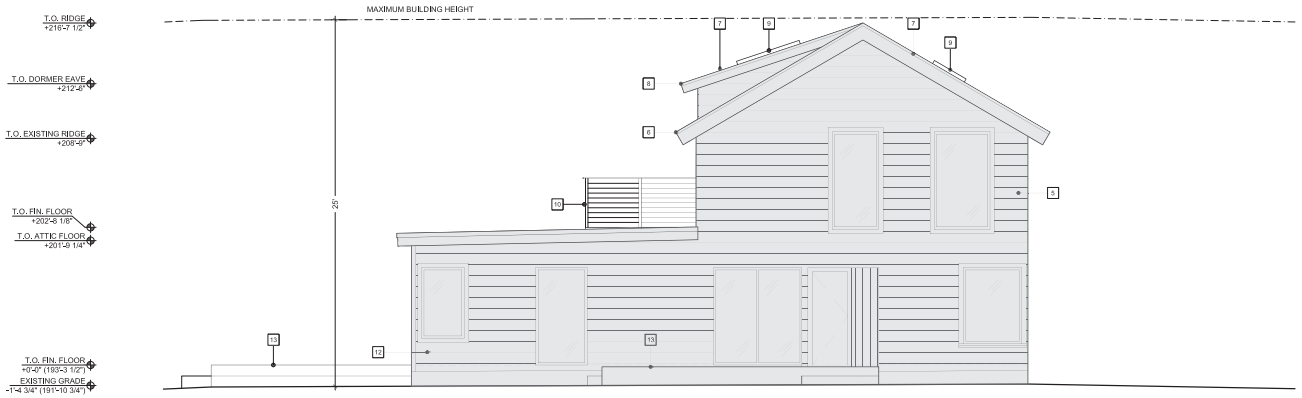
11. REMOVE [E] WINDOW; PATCH & REPAIR PER PLAN
12. REMOVE [E] ACRYLIC SKYLIGHT

2 SCALE:1/4" = 1'-0" **EXISTING / DEMOLITION ELEVATION / EAST**



KEYED NOTES - PROPOSED

1. [E] ASPHALT SHINGLE ROOF
2. [E] ROOF EAVE
3. [E] REDWOOD DECK; MATCH NEW DECKS
4. [N] EXT. WALL AT LEVEL 02; HARDIE OR EQ. CEMENT BD
5. CEMENT BD SIDING (HARDIE OR EQ.); MATCH [E] PROFILE
6. [N] BLDG EAVE; MATCH [E] PROFILES WHERE POSSIBLE
7. [N] NEW CLASS A ASPHALT SHINGLE ROOF
8. [N] DORMER PER PLAN; CLASS A ASPHALT SHINGLES]
9. [N] ALUM. SKYLIGHT; VELUX OR EQUAL
10. [N] STEEL GUARDRAIL @ ROOF DECK; T.O RAIL 42" AFF MIN.
11. [N] WINDOW/WALL AT BLDG CORNER; SEE PLAN
12. [E] PAINTED WD SIDING; MATCH PROFILE FOR CEMENT BD
13. [N] REDWOOD DECK TO MATCH EXISTING
14. [N] OPERABLE GLASS DOOR; SEE SCHEDULE FOR FRAME

LEGEND

- EXISTING BUILDING FOOTPRINT
- EXISTING TO REMAIN
- DEMO WALL
- MODIFIED WALL ([N] OPENING OR WALL PATCH)
- NEW WALL
- NEW FLOOR / WALL AREA

1 SCALE:1/4" = 1'-0" **PROPSED ELEVATION / EAST**

440 BIRCH ROAD

OWNER:
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LANDSCAPE ARCHITECT

MEP ENGINEER

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NO	DATE	ISSUE
01	7/29/2021	COASTAL PERMIT

PROJECT:
440 BIRCH ROAD
440 Birch Road
Bolinas, CA 94924

PROJECT NUMBER:
2007

DRAWING TITLE:
EXTERIOR ELEVATIONS

DRAWING NUMBER:
A-303

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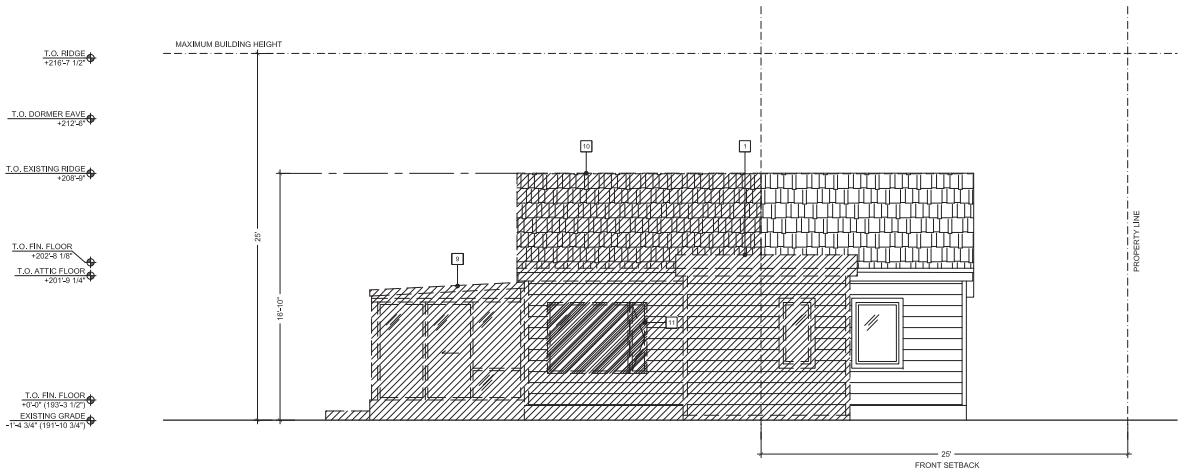

KEYED NOTES - DEMOLITION

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2. REMOVE [E] ENTRY DOOR; INSTALL [N] WINDOW & PATCH
3. REMOVE [E] BLDG CORNER PER PLAN
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5. EXISTING ACRYLIC SKYLIGHT TO REMAIN
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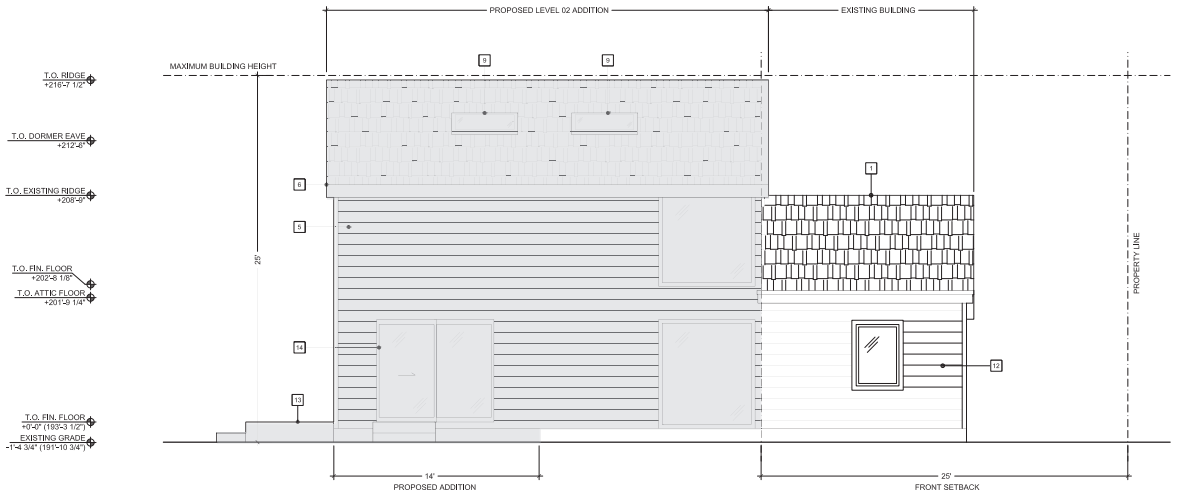
11. REMOVE [E] WINDOW; PATCH & REPAIR PER PLAN
12. REMOVE [E] ACRYLIC SKYLIGHT

2 SCALE:1/4" = 1'-0" **EXISTING / DEMOLITION ELEVATION / NORTH**



KEYED NOTES - PROPOSED

1. [E] ASPHALT SHINGLE ROOF
2. [E] ROOF EAVE
3. [E] REDWOOD DECK; MATCH NEW DECKS
4. [N] EXT. WALL AT LEVEL 02; HARDIE OR EQ. CEMENT BD
5. CEMENT BD SIDING (HARDIE OR EQ.); MATCH [E] PROFILE
6. [N] BLDG EAVE; MATCH [E] PROFILES WHERE POSSIBLE
7. [N] NEW CLASS A ASPHALT SHINGLE ROOF
8. [N] DORMER PER PLAN; CLASS A ASPHALT SHINGLES]
9. [N] ALUM. SKYLIGHT; VELUX OR EQUAL
10. [N] STEEL GUARDRAIL @ ROOF DECK; T.O RAIL 42" AFF MIN.
11. [N] WINDOW/WALL AT BLDG CORNER; SEE PLAN
12. [E] PAINTED WD SIDING; MATCH PROFILE FOR CEMENT BD
13. [N] REDWOOD DECK TO MATCH EXISTING
14. [N] OPERABLE GLASS DOOR; SEE SCHEDULE FOR FRAME

LEGEND

- EXISTING BUILDING FOOTPRINT
- EXISTING TO REMAIN
- DEMO WALL
- MODIFIED WALL ([N] OPENING OR WALL PATCH)
- NEW WALL
- NEW FLOOR / WALL AREA

1 SCALE:1/4" = 1'-0" **PROPSED ELEVATION / NORTH**

440 BIRCH ROAD

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LANDSCAPE ARCHITECT

MEP ENGINEER

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SEAL:

NO	DATE	ISSUE
01	7/29/2021	COASTAL PERMIT

PROJECT:
440 BIRCH ROAD
440 Birch Road
Bollnas, CA 94924

PROJECT NUMBER:
2007

DRAWING TITLE:
EXTERIOR ELEVATIONS

DRAWING NUMBER:
A-304

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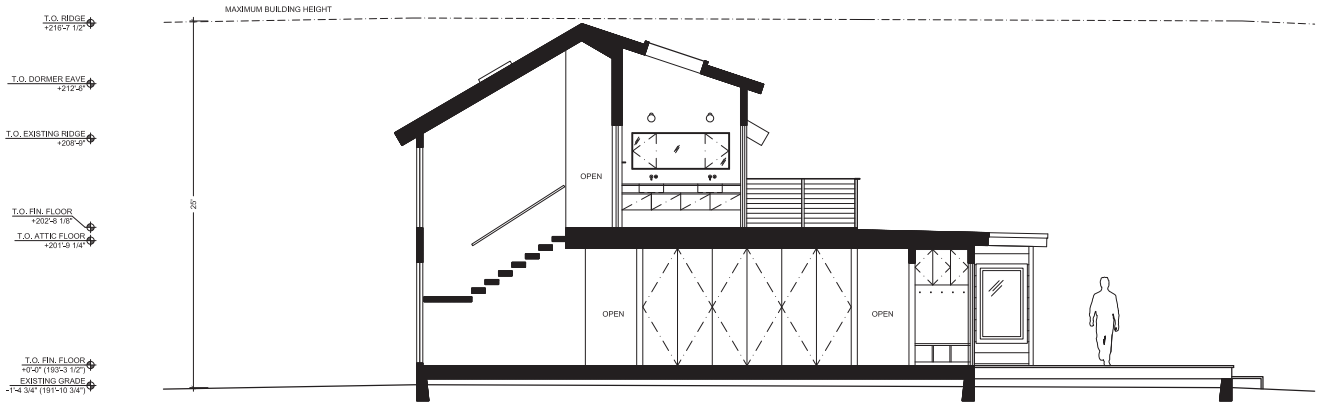

1 SCALE:1/4" = 1'-0" **PROPOSED BUILDING SECTION**

440 BIRCH ROAD

OWNER:

Claire Molesworth & Nate Siedman
440 BIRCH ROAD
BOLINAS, CA 94924

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LANDSCAPE ARCHITECT

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SEAL:

NO	DATE	ISSUE
01	7/29/2021	COASTAL PERMIT

PROJECT:

440 BIRCH ROAD
440 Birch Road
Bollnas, CA 94924

PROJECT NUMBER:

2007

DRAWING TITLE:

BUILDING SECTIONS

DRAWING NUMBER:

A-400

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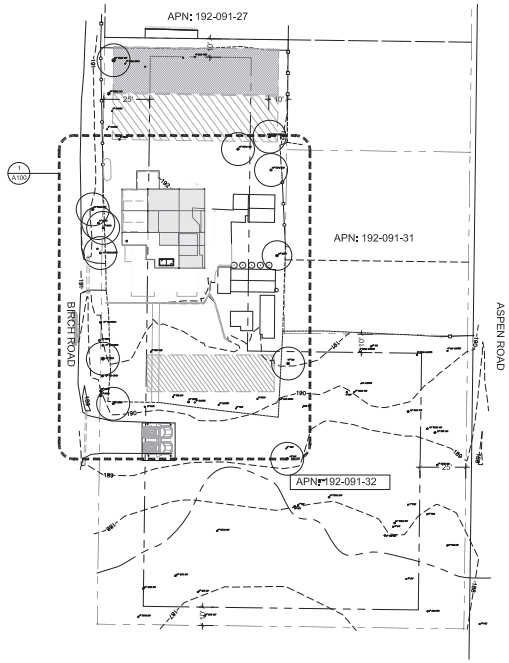
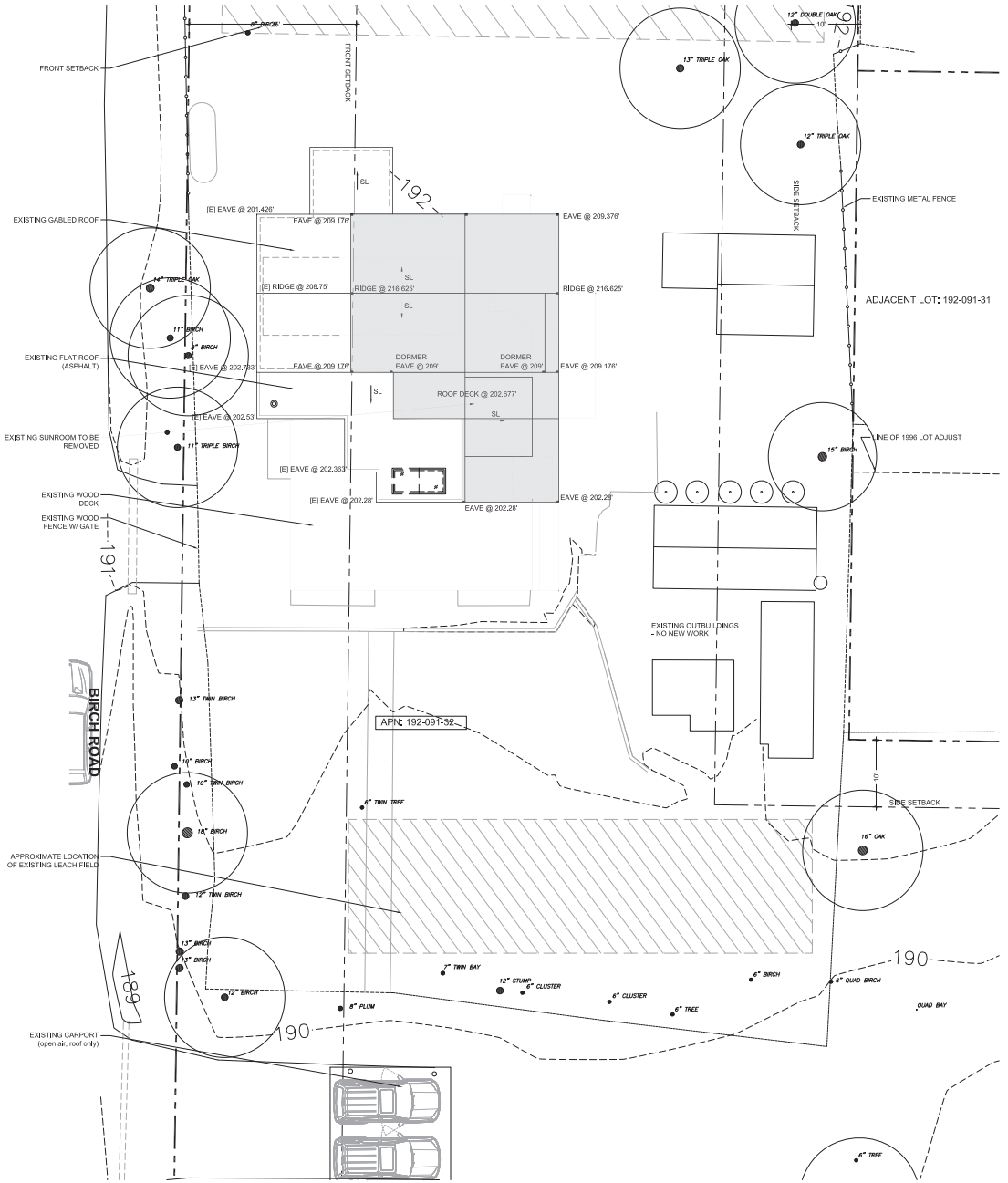


1 SCALE:1/32" = 1'-0" **SITE PLAN - KEY PLAN**



1 SCALE:1/8" = 1'-0" **SITE PLAN - STORY POLES**

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LANDSCAPE ARCHITECT

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SEAL:

NO	DATE	ISSUE
01	7/29/2021	COASTAL PERMIT

PROJECT:
440 BIRCH ROAD
440 Birch Road
Bollnas, CA 94924

PROJECT NUMBER:
2007

DRAWING TITLE:
STORY POLE PLAN

DRAWING NUMBER:
A-900

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EXISTING WEST FACADE

EXISTING EAST FACADE

DARK-PAINTED WD FACADE

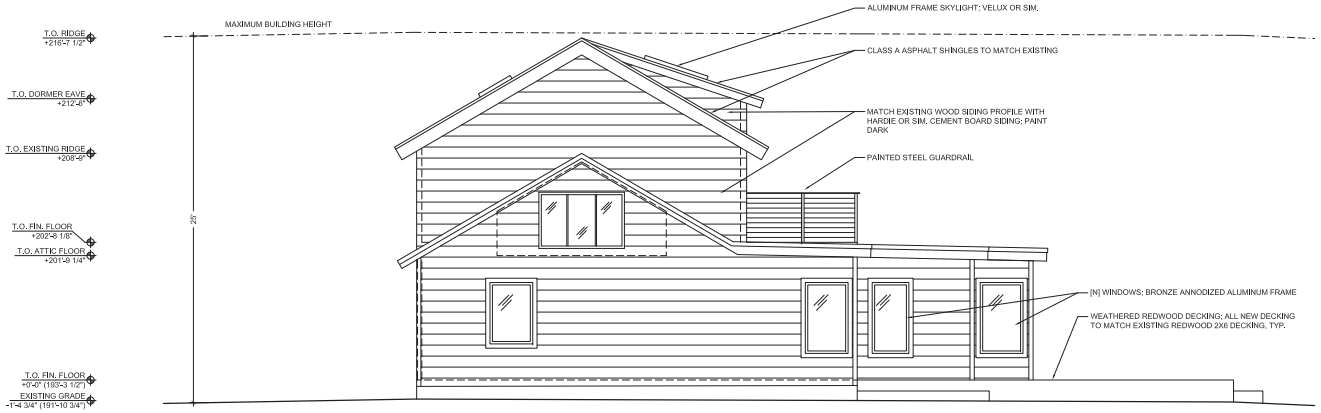
ANNODIZED BRONZE WINDOW FRAMES

ASPHALT SHINGLES

DECK WOOD, SKYLIGHTS, OPERABLE WOOD DOORS

NATURAL WOOD DOORS AT EAST FACADE

ROOF	CLASS A ASPHALT ROOF SHINGLES
GUTTERS	NON-COMBUSTIBLE COPPER GUTTERS TO MATCH EXISTING
SIDING	JAMES HARDIE BLDG PRODUCTS CEMPLANK OR SIM. FIBER CEMENT $\frac{5}{16}$" THICK TO MATCH EXISTING PROFILE: PAINT
DECKING / FRAMING	2X REDWOOD DECKING 2X SOLID REDWOOD DECK FRAMING WITH FOIL-FACED BITUMEN TAPE AT TO AND SIDES
WINDOWS AND DOORS	INSULATED GLASS UNITS W/ ONE PANE TEMPERED, SOLID CORE WOOD DOOR STILES AND RAILS NOT LESS THAN 1-3/8" THICK
WALL VENT	NON-COMBUSTIBLE GALVANIZED METAL WITH SPRING-LOADED METAL BAFFLE AND $\frac{1}{8}$" WIRE MESH INSTALLED
FOUNDATION	CONCRETE W/ CRAWL SPACE VENT: VULCAN VENT VFS614S OR SIM.



1 SCALE:1/4" = 1'-0" **PROPOSED ELEVATION / WEST**

440 BIRCH ROAD

OWNER:
Claire Molesworth & Nate Siedman
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SEAL:

NO	DATE	ISSUE
01	7/29/2021	COASTAL PERMIT

PROJECT:
440 BIRCH ROAD
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Bolinas, CA 94924

PROJECT NUMBER:
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