

Stone veneer units not exceeding 10 inches in thickness may be anchored directly to structural masonry, concrete, or to studs.

bend. One inch of cement grout shall be placed between the backing and the stone veneer.

Anchor ties shall not be less than 0.109-inch (No. 12 B.W. gage) galvanized wire, or approved equal, formed as an exposed eye

extending not less than 1/2 inch beyond the face of the backing. The legs of the loops shall not be less than 6 inches in length

bent at right angles and laid in the masonry mortar joint and spaced so that the eyes or loops are 12 inches maximum on center in both directions. There shall be provided not less than a 0.109-inch (No. 12 B.W. gage) galvanized wire tie, or approved equal,

threaded through the exposed loops for every 2 square feet of stone veneer. This tie shall be a loop having legs not less than 15

inches in length bent so that it will lie in the stone veneer mortar joint. The last 2 inches of each wire leg shall have a right angle

A 2-inch-by-2-inch 0.065-inch (No. 16 B.W. gage) galvanized wire mesh with two layers of waterproof paper backing shall be

on center. On studs, the mesh shall be attached with 2-inch-long galvanized steel wire furring nails at 4 inches on center

applied directly to 2x4 wood studs spaced a maximum of 16 inches on center or 2x6 wood studs space a maximum of 24 inches

providing a minimum 1-1/8-inch penetration into each stud and with 8-penny common nailes at 8 inches on center into top and

0.109-inch (No. 12 B.W. gage) galvanized wire, or approved equal, looped through the mesh for every 2 square feet of stone

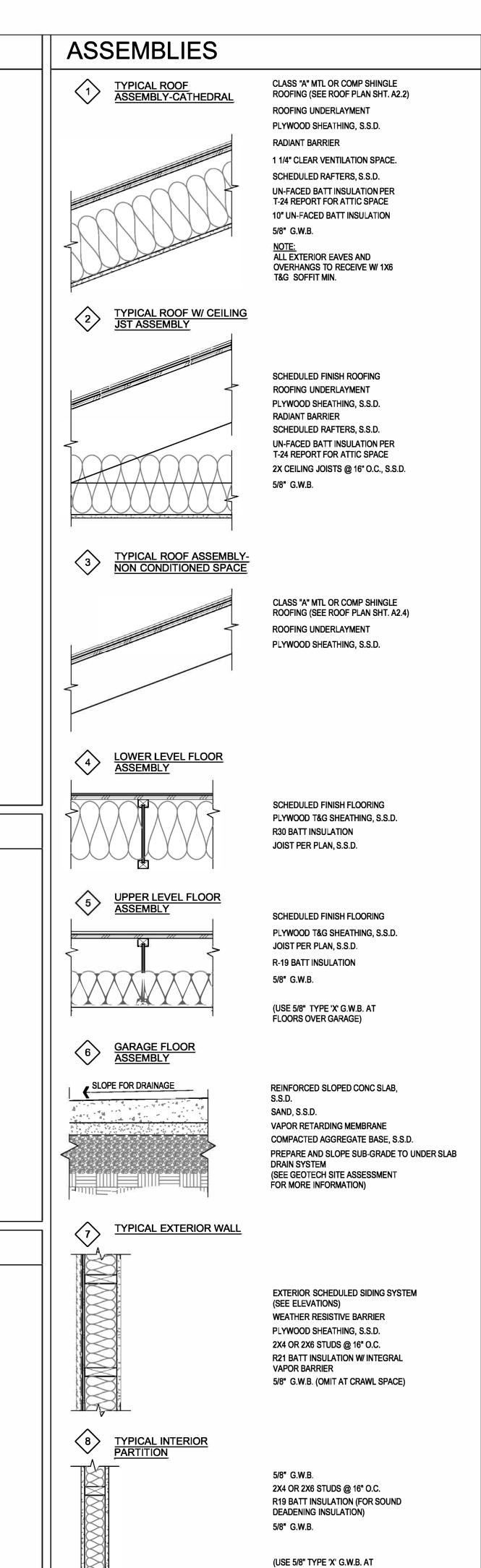
last 2 inches of each wire leg shall have a right angle bend. One-inch-minimum thickness of cement grout shall be placed

bottom plates. The galvanized wire mesh may be attached to steel studs with equivalent wire ties. There shall not be less than

veneer. This tie shall be a loop having legs not less than 15 inches in length, bent so that it will lie in the veneer mortar joint. The

1. WITH CONCRETE OR MASONRY BACKING:

between the backing and the stone veneer.



GARAGE WALL WITH FIRE

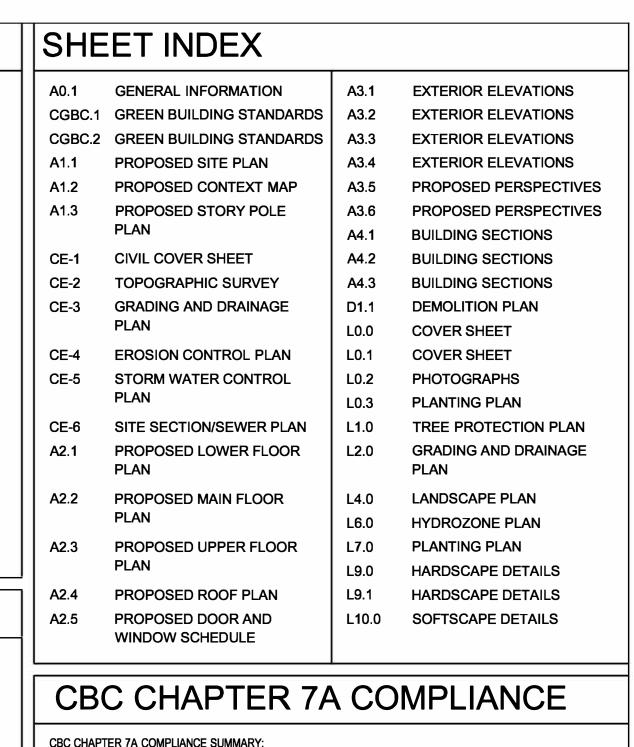
GENERAL NOTES: GENERAL NOTES: ALL WORK SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP AND BEST TRADE PRACTICES. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND/OR LOCAL CODES, LAWS AND ORDINANCES, RULES AND REGULATIONS REFERENCES IN THE SPECIFICATIONS TO "CODE" OR TO "BUILDING CODE" NOT OTHERWISE IDENTIFIED SHALL MEAN THE CALIFORNIA BUILDING CODE, 2019 EDITION, TOGETHER WITH ADDITIONS, AND IN EFFECT ON THE DATE OF RECEIPT OF BIDS, NOTHING IN THE DRAWINGS IS TO BE CONSTRUED AS OR PERMITTING WORK THAT IS CONTRARY TO THESE RULES, REGULATIONS, AND CODES. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. WRITTEN DIMENSIONS ARE TO BE USED, DO NOT SCALE PLANS. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING. NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IF DISCREPANCIES, INCONSISTENCIES OR UNANTICIPATED CONDITIONS ARE ENCOUNTERED ALL PERMITS EXCEEDING \$1,000 IN VALUATION SHALL REQUIRE INSTALLATION OF APPROVED SMOKE AND CARBON MONOXIDE DETECTORS WITHIN THE DWELLING. ALL PERMITS EXCEEDING \$10,000 IN VALUATION SHALL REQUIRE INSTALLATION OF AN APPROVED AUTOMATIC GAS SHUT-OFF DEVICE ON THE CUSTOMER OWNED PIPING AT THE UTILITY METER. BUILDING ADDRESS NUMBERS MUST BE A MINIMUM OF 4 INCHES IN HEIGHT OR 3 INCHES IN HEIGHT AND **SELF-ILLUMINATED** THE FOLLOWING ITEMS ARE TO BE REVIEWED UNDER A DEFERRED SUBMITTAL 1. FIRE SPRINKLER DESIGN 2. TRUSS CALCULATIONS PROJECT SUMMARY: EXISTING LOT SIZE: 8,790 S.F. PROPOSED RESIDENCE(ACTUAL NUMBERS): MAIN FLOOR LIVING AREA 1,749 S.F. UPPER FLOOR LIVING AREA 1,507 S.F. LOWER FLOOR LIVING AREA 410 S.F. TOTAL CONDITIONED AREA 3,666 S.F. ATTACHED GARAGE EXISTING SETBACKS: 3' 10" 7' 5"/-2' 6" REAR 22' 2" PROPOSED SETBACKS: 12' 4" FRONT SIDE 18' 5"**/5**' 6" REQUIRED SETBACKS: FRONT BUILDING HEIGHT EXISTING LOWEST GRADE POINT 313' 2" HIGHEST GRADE POINT 324' 6" AVERAGE GRADE 318' 10" HIGHEST RIDGE POINT 337' 10-1/8" MAX PROPOSED HEIGHT 19' 0-1/8" BUILDING HEIGHT PROPOSED LOWEST GRADE POINT 309' 9" HIGHEST GRADE POINT 320' 9" AVERAGE GRADE 315' 3' HIGHEST RIDGE POINT 344' IO-I/8" MAX PROPOSED HEIGHT 29' 7-1/8" MAX ALLOWABLE HEIGHT EXISTING RESIDENCE(FAR ADJUSTED NUMBERS) MAIN FLOOR LIVING AREA 2,068 S.F. ATTACHED GARAGE 378 S.F. TOTAL FLOOR AREA 2,446 S.F. EXISTING FAR(2,4465.F. / 8,7905.F.): PROPOSED RESIDENCE(FAR ADJUSTED NUMBERS): MAIN FLOOR LIVING AREA 1.749 S.F. MAIN FLOOR DOUBLE HEIGHT (*.5) 147 S.F. UPPER FLOOR LIVING AREA 1507 S.F. LOWER FLOOR LIVING AREA(210 + (210 * 5)) 315 S.F. ATTACHED GARAGE 0 S.F. TOTAL FLOOR AREA 3,718 S.F. PROPOSED FAR (3,7185.F. / 8,7705.F.). MAX ALLOWABLE FAR: COVERAGE EXISTING: LIVING AREA 2,068 S.F. GARAGE AREA 378 S.F. DECK AREA 1,180 S.F. TOTAL COVERAGE 3,626 S.F. LOT COVERAGE(3,626/8,790) COVERAGE PROPOSED: LIVING AREA 1,893 S.F. GARAGE AREA DECK AREA 351 S.F. TOTAL COVERAGE 2,728 S.F. LOT COVERAGE(2,728/8,790) A.P.N: 065-163-26 MAX ALLOWABLE COVERAGE **ARCHITECT** IMPERVIOUS EXISTING: MASON WODHAMS ARCHITECTURE CORP. 2,446 S.F. 23 RAILROAD AVE. #352 DECK AREA 1.180 S.F. DANVILLE, CA 94526 HARDSCAPE 470 S.F. PH: 805.234.3812 TOTAL COVERAGE 4,096 S.F. CONTACT: MASON WODHAMS IMPERVIOUS COVERAGE(4,096/8,790) 46.6% IMPERVIOUS PROPOSED: 2,378 S.F. LIVING AREA DECK AREA 351 S.F. HARDSCAPE 1,037 S.F. TOTAL COVERAGE 3,766 S.F. IMPERVIOUS COVERAGE(2,728/8,790) 42.8% MAX ALLOWABLE IMPERVIOUS COVERAGE PARKING EXISTING SPACES PROPOSED SPACES REQUIRED SPACES *DRIVEWAY SPACES NOT INCLUDED AS THEY PARTIALLY OCCUPY THE PUBLIC RIGHT-OF-WAY **SCOPE OF WORK:** SCOPE OF PROJECT SHALL INCLUDE THE DEMOLITION OF AN EXISTING SINGLE FAMILY HOME ON AN EXISTING SINGLE-FAMILY LOT OF RECORD. PROJECT WILL INCLUDE THE REMOVAL OF TREES AS

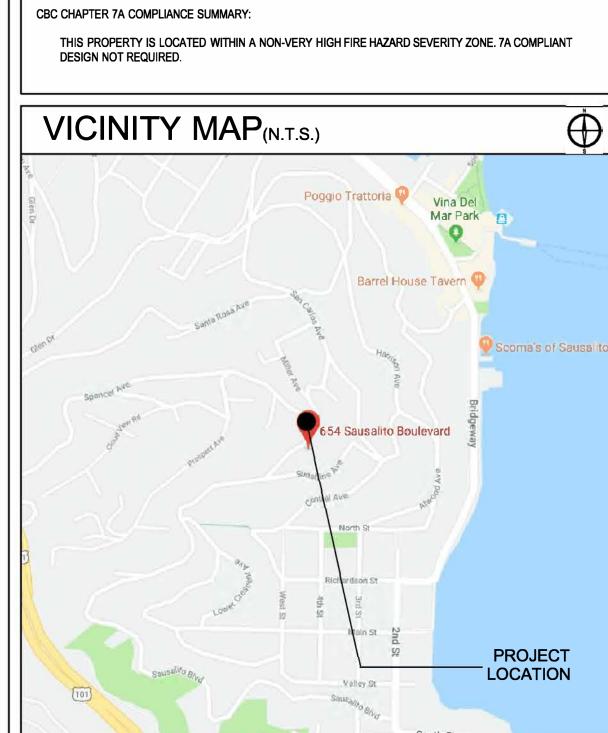
OUTLINED IN THE SITE PLAN. CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE IN PLACE OF

A 434 S.F. ATTACHED GARAGE.

EXISTING. PROPOSED HOUSE WILL HAVE 410 S.F ON THE LOWER FLOOR, 1,749 S.F. ON THE MAIN FLOOR,

AND 1,507 S.F. ON THE UPPER FLOOR FOR A TOTAL OF 3,666 S.F. OF LIVABLE AREA. THERE WILL ALSO BE





PROJECT INFORMATION PROJECT LOCATION OWNER INFORMATION 654 SAUSALITO BLVD. JACKSON AND ALISON BUTTLES SAUSALITO, CA 94585

654 SAUSALITO BLVD.	220
SAUSALITO, CA 94585	
CODE INFORMAT	ION
PARCEL ZONING:	 R-1-6
CONSTRUCTION TYPE:	5-B
OCCUPANCY	R-3
SPRINKLERS:	YES
CODE INFORMAT	<u>ION</u>
2019 CALIFORNIA BUILDING	CODE
2019 CALIFORNIA ELECTRIC	AL CODE
2019 CALIFORNIA MECHANIC	CAL CODE
2019 CALIFORNIA PLUMBING	CODE
2019 CALIFORNIA FIRE CODI	E
2019 CALIFORNIA RESIDENT	IAL CODE
2019 CALIFORNIA ENERGY C	
2019 CALIFORNIA GREEN BU	JILDING STANDARDS
CODE	

CODE

CONSULTANTS

ARBORIST

WALNUT CREEK CA, 94597 PH: (925) 932-6173 CONTACT: TOMAS FERNANDEZ

PH: (925) 932-6173

WODHAMS **ARCHITECTURAL** CORP. 23 RAILROAD AVE. #352

MASON



PORTOLA H O M E S

CLIENT

JACKSON AND ALISON BUTTLES

654 SAUSALITO BLVD SAUSALITO, CA 94585

PROJECT

BUTTLES **RESIDENCE**

654 SAUSALITO BLVD. SAUSALITO, CA 94565

APN: 065-163-26



REVISIONS

DATE

05.02.20

SCALE

N/A

COVER SHEET

SHEET

STRUCTURAL ENGINEERING 2678 NORTH MAIN STREET, #27

SURVEYOR DEBOLT CIVIL ENGINEERING 811 SAN RAMON VALLEY BLVD. DANVILLE CA, 94526 PH: (925) 837-3780 CONTACT: JIM DIGGINS

TITLE 24 ENERGY CALCULATIONS 2678 NORTH MAIN STREET, #27 WALNUT CREEK CA, 94597

CONTACT: TOMAS FERNANDEZ



2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

YES NOT APPLICABLE RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.) CHAPTER 3 **GREEN BUILDING SECTION 301 GENERAL** DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION 4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces **301.1 SCOPE.** Buildings shall be designed to include the green building measures specified as mandatory in required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options: **EFFICIENCY** the application checklists contained in this code. Voluntary green building measures are also included in the 4.303 INDOOR WATER USE application checklists and may be included in the design and construction of structures covered by this code, 1. The EV space shall be located adjacent to an accessible parking space meeting the 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and but are not required unless adopted by a city, county, or city and county as specified in Section 101.7. requirements of the California Building Code, Chapter 11A, to allow use of the EV charger urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, 4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in from the accessible parking space. sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such 2. The EV space shall be located on an accessible route, as defined in the California Building 301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing additions or alterations of existing residential buildings where the addition or alteration increases the Code, Chapter 2, to the building. Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving building's conditioned area, volume, or size. The requirements shall apply only to and/or within the plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final specific area of the addition or alteration. **Exception:** Electric vehicle charging stations designed and constructed in compliance with the completion, certificate of occupancy, or final permit approval by the local building department. See Civil 1.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential 4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or Section 4.106.4.2.2, Item 3. buildings affected and other important enactment dates. percent of the non-hazardous construction and demolition waste in accordance with either Section improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste Note: Electric Vehicle charging stations serving public housing are required to comply with the California Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate 4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per management ordinance. of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and Specification for Tank-type Toilets. other important enactment dates. 4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following: Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume Excavated soil and land-clearing debris. of two reduced flushes and one full flush. 2. Alternate waste reduction methods developed by working with local agencies if diversion or 301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of The minimum length of each EV space shall be 18 feet (5486 mm). recycle facilities capable of compliance with this item do not exist or are not located reasonably individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential The minimum width of each EV space shall be 9 feet (2743 mm). 4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. buildings, or both. Individual sections will be designated by banners to indicate where the section applies 3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) 3. The enforcing agency may make exceptions to the requirements of this section when isolated The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the iobsites are located in areas beyond the haul boundaries of the diversion facility. high-rise buildings, no banner will be used. minimum width of the EV space is 12 feet (3658 mm). 4.303.1.3 Showerheads I.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units 4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 in conformance with Items 1 through 5. The construction waste management plan shall be updated as **SECTION 302 MIXED OCCUPANCY BUILDINGS** horizontal (2.083 percent slope) in any direction. gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA necessary and shall be available during construction for examination by the enforcing agency. WaterSense Specification for Showerheads. 302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, shall comply with the specific green building measures applicable to each specific occupancy. 4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one reuse on the project or salvage for future use or sale. volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by Specify if construction and demolition waste materials will be sorted on-site (source separated) or diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only bulk mixed (single stream). **ABBREVIATION DEFINITIONS:** cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction allow one shower outlet to be in operation at a time. 3. Identify diversion facilities where the construction and demolition waste material collected will be Department of Housing and Community Development documents shall identify the raceway termination point. The service panel and/or subpanel shall provide California Building Standards Commission capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit Note: A hand-held shower shall be considered a showerhead 4. Identify construction methods employed to reduce the amount of construction and demolition waste DSA-SS Division of the State Architect, Structural Safety installation of a branch circuit overcurrent protective device. **OSHPD** Office of Statewide Health Planning and Development 4.303.1.4 Faucets. 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated Low Rise 4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway by weight or volume, but not by both. High Rise termination point and proposed location of future EV spaces and EV chargers. Construction documents 4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall Additions and Alterations shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall I.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the electrical load calculations to verify that the electrical panel service capacity and electrical system, not be less than 0.8 gallons per minute at 20 psi. enforcing agency, which can provide verifiable documentation that the percentage of construction and including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs demolition waste material diverted from the landfill complies with Section 4.408.1. at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory **CHAPTER 4** 40-ampere minimum branch circuit. Required raceways and related components that are planned to be faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential Note: The owner or contractor may make the determination if the construction and demolition waste installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the buildings shall not exceed 0.5 gallons per minute at 60 psi. materials will be diverted by a waste management company. RESIDENTIAL MANDATORY MEASURES time of original construction. 4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver I.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined DIVISION 4.1 PLANNING AND DESIGN 4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent more than 0.2 gallons per cycle. weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in with the California Electrical Code. **SECTION 4.102 DEFINITIONS 4.303.1.4.4** Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not 4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per 4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined **4.106.4.3 New hotels and motels.** All newly constructed hotels and motels shall provide EV spaces weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds capable of supporting future installation of EVSE. The construction documents shall identify the location FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar per square foot of the building area, shall meet the minimum 65% construction waste reduction of the EV spaces. pervious material used to collect or channel drainage or runoff water. Note: Where complying faucets are unavailable, aerators or other means may be used to achieve requirement in Section 4.408.1 WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials I.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates 4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.. 1. Construction documents are intended to demonstrate the project's capability and capacity used for perimeter and inlet controls. in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table or facilitating future EV charging. 1701.1 of the California Plumbing Code. 2. There is no requirement for EV spaces to be constructed or available until EV chargers **4.106 SITE DEVELOPMENT 4.106.1 GENERAL.** Preservation and use of available natural resources shall be accomplished through evaluation 1. Sample forms found in "A Guide to the California Green Building Standards Code and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in 4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND management of storm water drainage and erosion controls shall comply with this section. documenting compliance with this section. on the total number of parking spaces provided for all types of parking facilities in accordance with IS INCLUDED AS A CONVENIENCE FOR THE USER. 2. Mixed construction and demolition debris (C & D) processors can be located at the California Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less Department of Resources Recycling and Recovery (CalRecycle). nearest whole number. than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre TABLE - MAXIMUM FIXTURE WATER USE 1.410 BUILDING MAINTENANCE AND OPERATION or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent **4.410.1 OPERATION AND MAINTENANCE MANUAL.** At the time of final inspection, a manual, compact TABLE 4.106.4.3.1 FIXTURE TYPE property, prevent erosion and retain soil runoff on the site. disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building: TOTAL NUMBER OF PARKING NUMBER OF REQUIRED EV SHOWER HEADS . Retention basins of sufficient size shall be utilized to retain storm water on the site. 1.8 GMP @ 80 PSI SPACES **SPACES** (RESIDENTIAL) 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar 1. Directions to the owner or occupant that the manual shall remain with the building throughout the disposal method, water shall be filtered by use of a barrier system, wattle or other method approved life cycle of the structure LAVATORY FAUCETS MAX. 1.2 GPM @ 60 PSI 2. Operation and maintenance instructions for the following: MIN. 0.8 GPM @ 20 PSI (RESIDENTIAL) 3. Compliance with a lawfully enacted storm water management ordinance. a. Equipment and appliances, including water-saving devices and systems, HVAC systems, LAVATORY FAUCETS IN photovoltaic systems, electric vehicle chargers, water-heating systems and other major 10-25 0.5 GPM @ 60 PSI Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or **COMMON & PUBLIC USE AREAS** appliances and equipment are part of a larger common plan of development which in total disturbs one acre or more of soil. Roof and yard drainage, including gutters and downspouts. 1.8 GPM @ 60 PSI KITCHEN FAUCETS 26-50 Space conditioning systems, including condensers and air filters. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html) d. Landscape irrigation systems. **METERING FAUCETS** 0.2 GAL/CYCLE 51-75 e. Water reuse systems. 4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will 3. Information from local utility, water and waste recovery providers on methods to further reduce WATER CLOSET 1.28 GAL/FLUSH 76-100 manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface 5 resource consumption, including recycle programs and locations. water include, but are not limited to, the following: URINALS 0.125 GAL/FLUSH 4. Public transportation and/or carpool options available in the area. 101-150 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. 151-200 10 2. Water collection and disposal systems 6. Information about water-conserving landscape and irrigation design and controllers which conserve 3. French drains 6 percent of total 201 and over 4.304 OUTDOOR WATER USE 4. Water retention gardens 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with feet away from the foundation. 5. Other water measures which keep surface water away from buildings and aid in groundwater a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water 4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to 8. Information on required routine maintenance measures, including, but not limited to, caulking, Efficient Landscape Ordinance (MWELO), whichever is more stringent. painting, grading around the building, etc. **Exception**: Additions and alterations not altering the drainage path. Information about state solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this code. 1. The minimum length of each EV space shall be 18 feet (5486mm). 2. The minimum width of each EV space shall be 9 feet (2743mm) 4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations. 4.106.4.1. 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply **4.410.2 RECYCLING BY OCCUPANTS.** Where 5 or more multifamily dwelling units are constructed on a Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. 4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the available at: https://www.water.ca.gov/ in accordance with Section 4.106.4.2.3. depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and 4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be ordinance, if more restrictive. designed in accordance with Section 4.106.4.2.4. infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no commercial power supply. **Exception:** Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 1.2 Where there is evidence substantiating that meeting the requirements will alter the local 4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than \$400.00 per **4.106.4.3.6** Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional stations in the California Building Code, Chapter 11B. parking facilities. DIVISION 4.5 ENVIRONMENTAL QUALITY 4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway **SECTION 4.501 GENERAL** DIVISION 4.2 ENERGY EFFICIENCY shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main 4.501.1 Scope service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the 4.201 GENERAL The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors. 4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere Commission will continue to adopt mandatory standards. minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent **SECTION 4.502 DEFINITIONS** protective device. 5.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) **4.106.4.1.1 Identification.** The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door location shall be permanently and visibly marked as "EV CAPABLE". cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements. 4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated be rounded up to the nearest whole number. wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 1. Construction documents are intended to demonstrate the project's capability and capacity for DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed 4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

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BUTTLES RESIDENCE

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APN: 065-163-26



REVISIONS

DATE

05.02.20

SCALE

CALIFORNIA GREEN BUILDING

SHEET



2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

YES NOT APPLICABLE RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O3/g ROC). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood. PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a). REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a). 4.503 FIREPLACES 4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances. 4.504 POLLUTANT CONTROL 4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system. 4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section. 4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

- Manufacturer's product specification. 2. Field verification of on-site product containers.
- TABLE 4.504.1 ADHESIVE VOC LIMIT₁₂ (Less Water and Less Exempt Compounds in Grams per Liter) ARCHITECTURAL APPLICATIONS VOC LIMIT INDOOR CARPET ADHESIVES 50 CARPET PAD ADHESIVES **OUTDOOR CARPET ADHESIVES** 150 WOOD FLOORING ADHESIVES 100 RUBBER FLOOR ADHESIVES 60 SUBFLOOR ADHESIVES 50 CERAMIC TILE ADHESIVES 65 VCT & ASPHALT TILE ADHESIVES 50 DRYWALL & PANEL ADHESIVES COVE BASE ADHESIVES MULTIPURPOSE CONSTRUCTION ADHESIVE 100 STRUCTURAL GLAZING ADHESIVES 250 SINGLE-PLY ROOF MEMBRANE ADHESIVES OTHER ADHESIVES NOT LISTED SPECIALTY APPLICATIONS PVC WELDING 510 CPVC WELDING 325 ABS WELDING 250 PLASTIC CEMENT WELDING ADHESIVE PRIMER FOR PLASTIC 550 CONTACT ADHESIVE 80 250 SPECIAL PURPOSE CONTACT ADHESIVE STRUCTURAL WOOD MEMBER ADHESIVE 140 250 TOP & TRIM ADHESIVE SUBSTRATE SPECIFIC APPLICATIONS METAL TO METAL 30 50 PLASTIC FOAMS POROUS MATERIAL (EXCEPT WOOD) 50 30 WOOD **FIBERGLASS**
- 1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
- 2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

(Less Water and Less Exempt Compounds in Gr	ams per Liter)
SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR

GRAMS OF VOC PER LITER OF COATING, LESS COMPOUNDS	
COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS1	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

- 2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
- 3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

Y N/A RESPO		Y N/A RESPON.	
PART		PARTY	
	TABLE 4.504.5 - FORMALDEHYDE LIMITS		CHAPTER 7
	MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION		INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
	PRODUCT CURRENT LIMIT		702 QUALIFICATIONS
	HARDWOOD PLYWOOD VENEER CORE 0.05		702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or
	HARDWOOD PLYWOOD COMPOSITE CORE 0.05		certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:
	PARTICLE BOARD 0.09 MEDIUM DENSITY FIBERBOARD 0.11		State certified apprenticeship programs. 1. State certified apprenticeship programs.
	THIN MEDIUM DENSITY FIBERBOARD2 0.13		 Otatic definited apprenticeship programs. Public utility training programs. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
	VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL		Programs sponsored by manufacturing organizations. Other programs acceptable to the enforcing agency.
	MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF.		702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the
	CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.		responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence
	2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).		to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:
			 Certification by a national or regional green building program or standard publisher. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors. Successful completion of a third party apprentice training program in the appropriate trade.
	DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)		4. Other programs acceptable to the enforcing agency.
	4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:		Notes: 1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
	 Carpet and Rug Institute's Green Label Plus Program. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile 		2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).
	Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).		[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall
	3. NSF/ANSI 140 at the Gold level. 4. Scientific Certifications Systems Indoor Advantage⊤м Gold.		employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the
	4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the		particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification
	requirements of the Carpet and Rug Institute's Green Label program.		shall be closely related to the primary job function, as determined by the local agency. Note: Special inspectors shall be independent entities with no financial interest in the materials or the
	4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1. 4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving		project they are inspecting for compliance with this code.
	resilient flooring shall comply with one or more of the following:		703 VERIFICATIONS
	 Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," 		703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other
	 Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program). 		methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in
	 Products certified under OL GREENGOARD Gold (formerly the Greenguard Children & Schools program). Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of 		the appropriate section or identified applicable checklist.
	Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).		
	4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard		
	composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5		
	4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested		
	by the enforcing agency. Documentation shall include at least one of the following:		
	 Product certifications and specifications. Chain of custody certifications. 		
	 3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.). 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered 		
	Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.		
	5. Other methods acceptable to the enforcing agency.		
	4.505 INTERIOR MOISTURE CONTROL 4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.		
	4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the		
	California Residential Code, Chapter 5, shall also comply with this section.		
	4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:		
	 A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, 		
	shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.		
	 Other equivalent methods approved by the enforcing agency. A slab design specified by a licensed design professional. 		
	4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:		
	Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.		
	 Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified. At least three random moisture readings shall be performed on wall and floor framing with documentation 		
	acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.		
	Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying		
	recommendations prior to enclosure.		
	4.506 INDOOR AIR QUALITY AND EXHAUST 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:		
	Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.		
	 Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. 		
	 a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of 		
	equal to 50% to a maximum of 80%. A numidity control may utilize manual or automatic means of adjustment. b. A humidity control may be a separate component to the exhaust fan and is not required to be		
	integral (i.e., built-in)		
	Notes:		
	 For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code. 		
	4.507 ENVIRONMENTAL COMFORT		
	4.507 ENVIRONMENTAL COMIFORT 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:		

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems),

3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential

Exception: Use of alternate design temperatures necessary to ensure the system functions are

ASHRAE handbooks or other equivalent design software or methods.

Equipment Selection), or other equivalent design software or methods.

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REVISIONS

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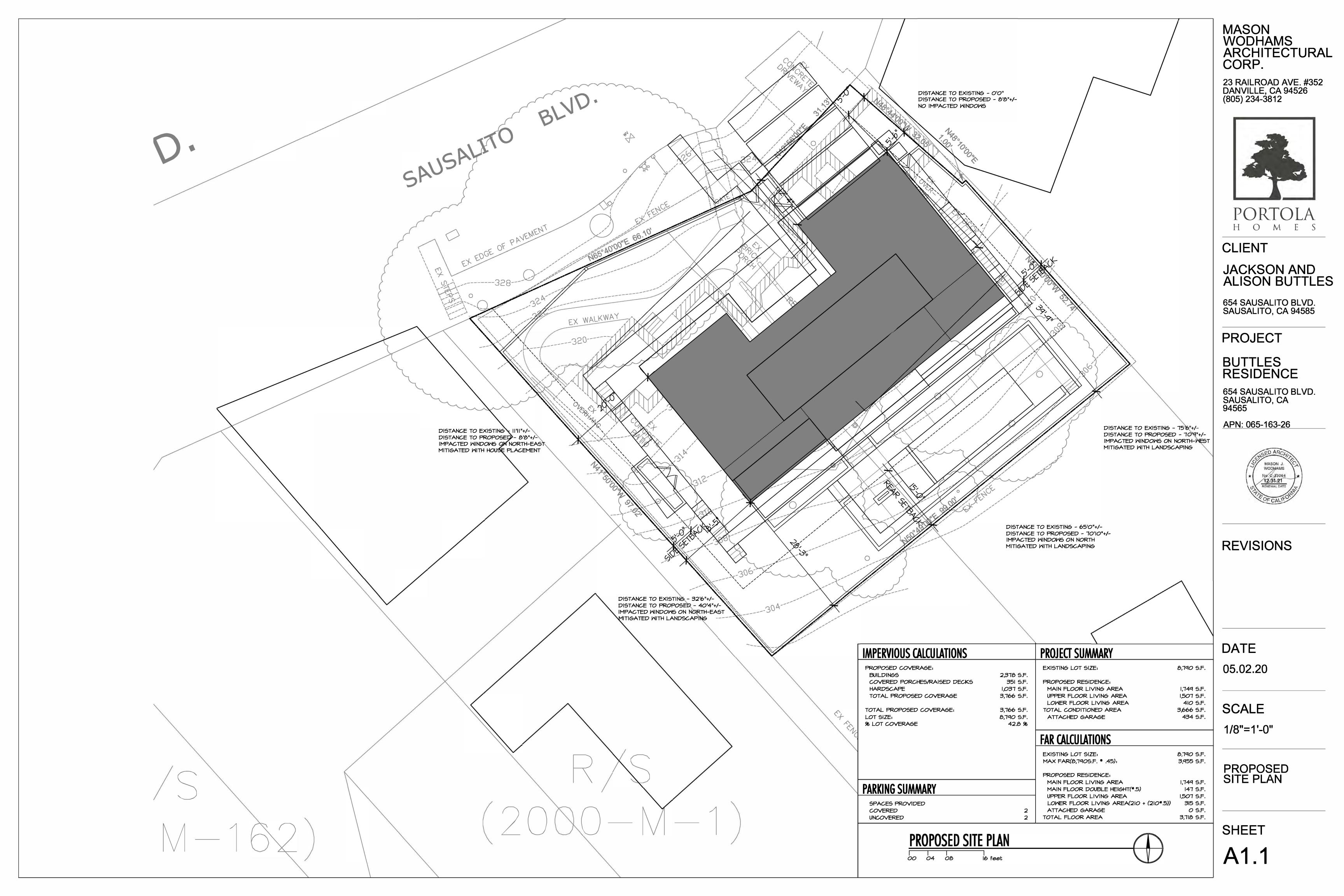
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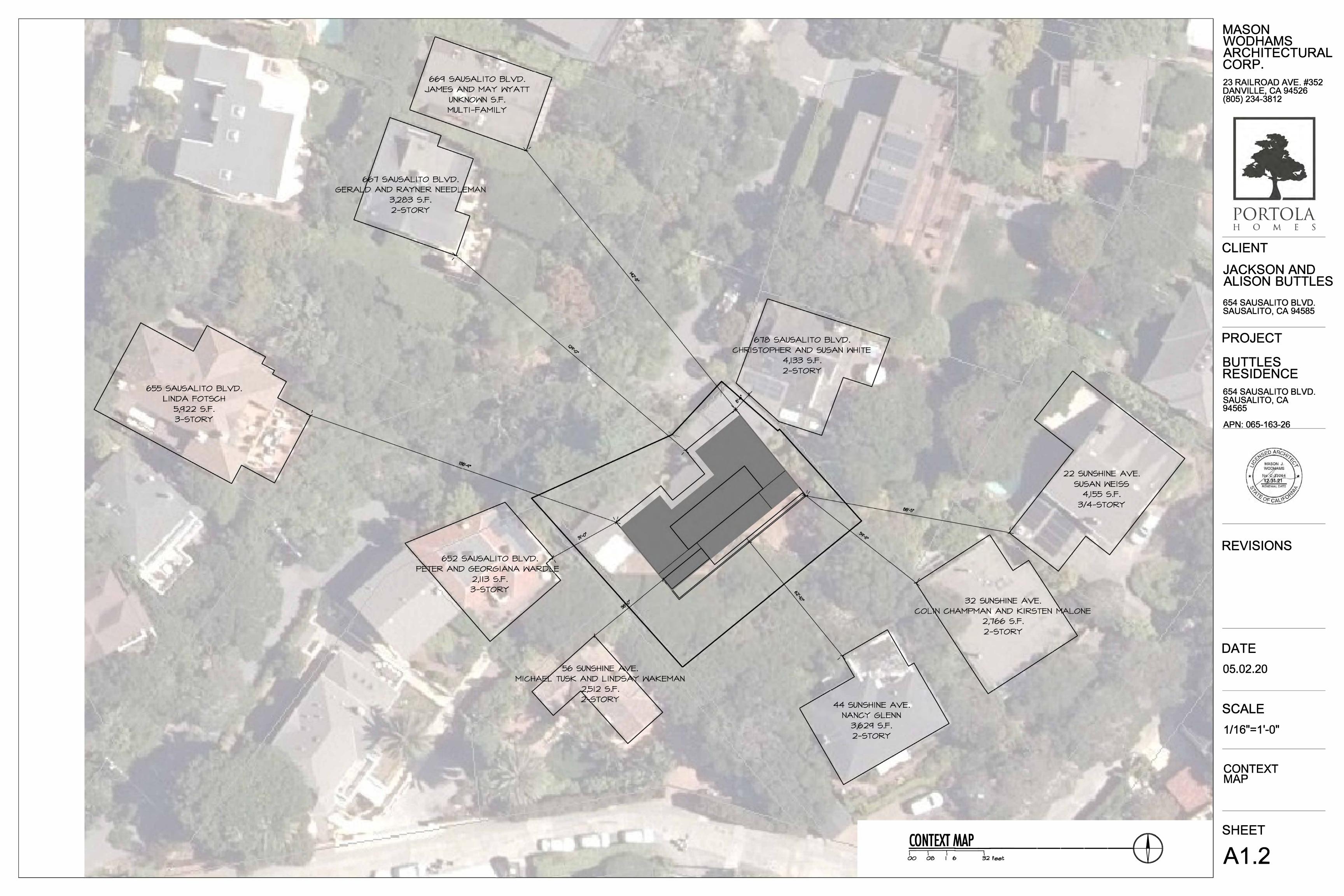
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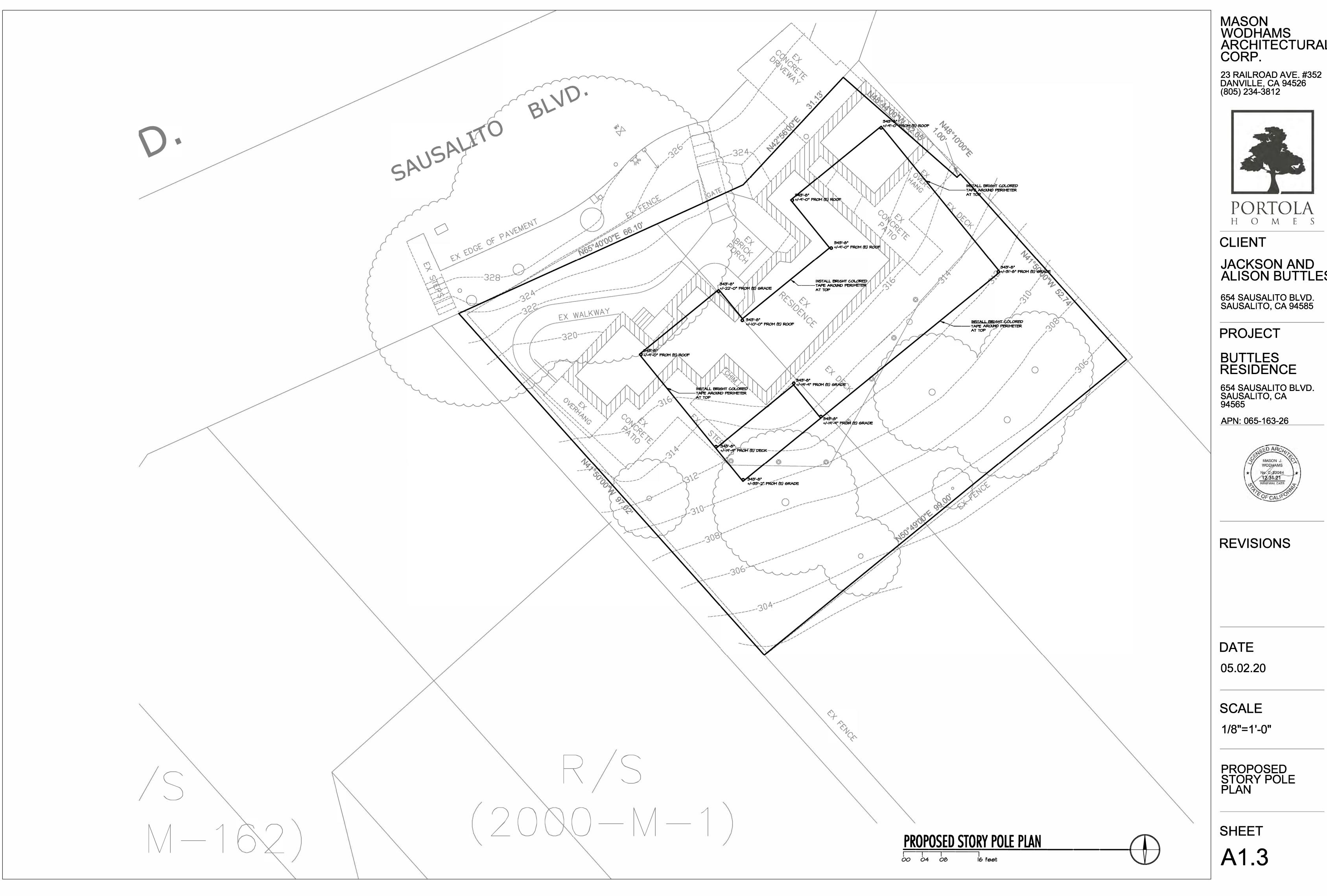
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CALIFORNIA **GREEN BUILDING**

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ARCHITECTURAL CORP.



JACKSON AND ALISON BUTTLES



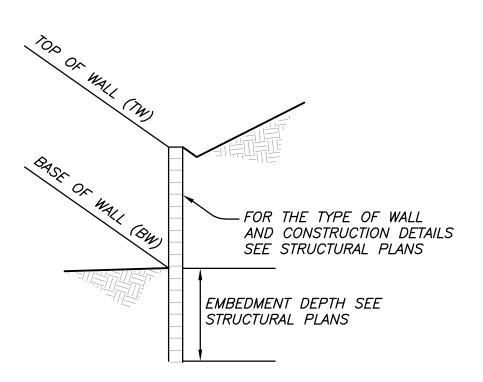
GENERAL NOTES

- 1. IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER ONSITE EXCAVATION, EARTHWORK WITHIN 400 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES IF THEY ARE DEEMED NECESSARY.
- THE PAD IS TO BE CONSTRUCTED LEVEL FRONT TO REAR AND SIDE TO SIDE WITH A TOLERANCE OF 0.1 FEET.
- ONCE THE GRADING OPERATION IS UNDERWAY AND IT IS APPARENT THAT STRICT CONFORMANCE TO THE GRADING PLAN WILL NOT RESULT IN A BALANCED CUT AND FILL, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- NO TREES SHALL BE REMOVED UNLESS THEY ARE NOTED TO BE REMOVED ON THE GRADING PLAN. ALL TREES CONFLICTING WITH GRADING, UTILITIES, OR OTHER IMPROVEMENTS, OR WHICH ARE OVERHANGING THE SIDEWALK OR PAVEMENT SO AS TO FORM A NUISANCE OR HAZARD, SHALL BE TRIMMED, TREATED, AND SEALED.
- SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT DE BOLT CIVIL ENGINEERING AT 925 / 837 - 3780 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
- THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AT ALL TIMES. THE CONTRACTOR SHALL HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY REAL OR ALLEGED LIABILITIES, EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- SHOULD THE CONTRACTOR ENCOUNTER ANY DISCREPANCIES IN THE FIELD OR INTERNAL DISCREPANCIES WITHIN THESE PLANS, THE ENGINEER SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE INSTALLATION OF THE ASSOCIATED IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD. UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND BASED UPON AVAILABLE DATA. ANY UTILITIES EXPOSED OR DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED BY HIM AT HIS EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DIFFERENCES IN LOCATION OF EXISTING UTILITIES FROM THAT SHOWN, OR ANY CONFLICTS WITH THE DESIGN, BEFORE CONTINUING WITH WORK IN THAT AREA.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, (800) 642 2444, 48 HOURS PRIOR TO ANY EXCAVATION. THE USA AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE.
- 10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DISPOSE OF ALL STRIPINGS BY PLACING THEM IN THE STOCKPILES AND EXCHANGING CLEARING, STRIPPING, GRUBBING, AND DEBRIS REMOVAL WITH ON-SITE OR APPROVED IMPROTED FILL AS NECESSARY.
- 11. ALL COMPACTED FINISHED GRADES SHOULD BE SLOPED AT A MINIMUM OF 5% FROM THE EXTERIOR FOUNDATION FOR A DISTANCE OF 5 FEET MINIMUM. WATER SHOULD NOT BE ALLOWED TO COLLECT NEAR THE SURFACE OF THE FOUNDATION OF FLOOR SLAB AREAS OF THE STRUCTURE.
- 12. CONTRACTOR TO MAINTAIN 8" VERTICAL SEPARATION BETWEEN WOOD FRAMING MEMBERS AND ADJACENT EXPOSED EARTH PER IBC SECTION 2304.11
- 13. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.
- 14. UNLESS SHOWN OTHERWISE. ALL CUT AND FILL SLOPES SHALL BE GRADED NO STEEPER THAN 2 FEET HORIZONTALLY TO 1 FOOT VERTICALLY.
- 15. IF THERE ARE ANY EXISTING WATER WELLS ON THIS PROPERTY, CONTRACTOR IS TO CONTACT THE COUNTY DEPARTMENT OF HEALTH SERVICES, ENVIRONMENTAL HEALTH DIVISION, PRIOR TO ANY GRADING IN THE IMMEDIATE VICINITY OF THESE WELLS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY EXISTING IMPROVEMENTS WHICH ARE TO REMAIN, SUCH AS PAVEMENT, CURB, GUTTER, AND SIDEWALK DAMAGED BY HIM, HIS SUBCONTRACTORS, OR MATERIAL SUPPLIERS.
- 17. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY FIELD CONFLICTS AND TO PROCEED AS DIRECTED BY THE ENGINEER.
- THE CONTRACTOR AND SUBCONTRACTORS TO FIT ALL INTERNAL COMBUSTION ENGINES WITH MUFFLERS WHICH ARE IN GOOD CONDITION, AND TO LOCATE STATIONARY NOISE - GENERATING EQUIPMENT AS FAR AWAY FROM EXISTING RESIDENCES AS FEASIBLE.
- A WATERING PROGRAM WHICH INCORPORATES THE USE OF A DUST SUPPRESSANT AND WHICH COMPLIES WITH REGULATION 2 OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT SHALL BE ESTABLISHED AND IMPLEMENTED FOR ALL ON AND OFF - SITE CONSTRUCTION ACTIVITIES. EQUIPMENT AND HUMAN RESOURCES FOR WATERING ALL EXPOSED OR DISTURBED SOIL SURFACES SHALL BE SUPPLIED ON WEEKENDS AND HOLIDAYS AS WELL AS WORK DAYS. DUST-PRODUCING ACTIVITIES SHALL BE DISCONTINUED DURING HIGH WIND PERIODS.
- 20. STOCKPILES OF DEBRIS, SOIL, SAND OR OTHER MATERIALS THAT CAN BE BLOWN BY THE WIND SHALL BE COVERED.
- THE CONTRACTOR SHALL KEEP ADJOINING PUBLIC STREETS FREE AND CLEAN OF PROJECT DIRT, MUD, MATERIALS AND DEBRIS DURING THE CONSTRUCTION PERIOD.
- DOWN SPOUTS TO BE DISCHARGED TO LANDSCAPED AREAS ~ NOT INTO UNDERGROUND STORM SYSTEMS.

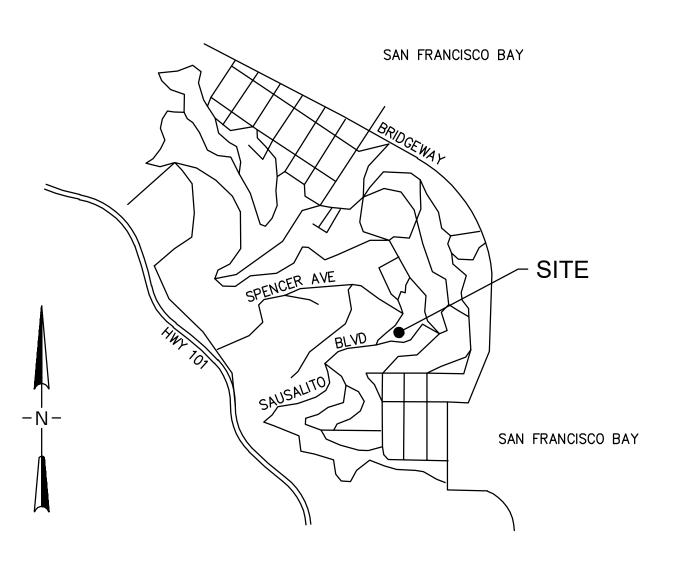
- 23. SEE STRUCTURAL PLANS FOR FOOTING EMBEDMENT DEPTH AND DETAILS.
- 24. SEE ARCHITECTURAL PLANS FOR DETAILS OF WALKS AND FENCES.

GRADING SECTION GENERAL NOTES

- ALL GRADING, SITE PREPARATION, PLACING AND COMPACTION OF FILL TO BE DONE IN ACCORDANCE WITH THE CITY'S GRADING ORDINANCE; ALSO UNDER THE DIRECT SUPERVISION OF THE SOIL ENGINEER. SUBSEQUENT TO COMPLETION OF THE WORK, THE SOIL ENGINEER SHALL SUBMIT TO THE CITY BUILDING INSPECTION DEPARTMENT A REPORT STATING THAT ALL WORK HAS BEEN DONE TO ITS SATISFACTION.
- 2. CONTRACTOR TO NOTIFY CITY OF MARTINEZ GRADING SECTION 48-HOURS PRIOR TO START OF WORK. OWNER/CONTRACTOR NEEDS TO SET UP AN INSPECTION OFF THE PERMIT CARD.
- ANY DEVIATION FROM APPROVED PLAN REQUIRES APPROVAL FROM THE CITY'S SENIOR GRADING INSPECTOR, PRIOR TO ANY CHANGES OCCURRING IN THE FIELD.
- 4. ALL SLIDE REPAIR WORK, KEYWAYS, SUBDRAIN INSTALLATION, AND BUTTRESS FILLS WORK SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR IS RESPONSIBLE FOR MEASURING AND RECORDING HORIZONTAL AND VERTICAL CONTROL OF KEYWAY AND KEYWAY DRAINAGE SYSTEMS. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWING TO CIVIL ENGINEER. GEOTECHNICAL ENGINEER SHALL PROVIDE VERIFICATION THAT THE WORK WAS DONE IN CONFORMANCE WITH THE GEOTECHNICAL REPORT. REPORT FROM THE SOIL ENGINEER SHALL BE SUBMITTED TO THE GRADING SECTION REGARDING THE SLIDE REPAIR AND/OR SUBDRAIN INSTALLATION, AND A SCALED DRAWING OF THE HORIZONTAL AND VERTICAL LOCATION OF ALL KEYWAY EXCAVATIONS, AND ALL SUB DRAIN IMPROVEMENT INSTALLATION.
- DURING GRADING OPERATIONS, CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES ON SITE AND HAUL ROUTES.
- A FINAL REPORT BY THE CIVIL ENGINEER CERTIFYING THAT ALL GRADING, LOT DRAINAGE AND DRAINAGE FACILITIES HAVE BEEN COMPLETED AND THE SLOPE PLANNING INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS, SHALL BE SUBMITTED TO THE CITY PRIOR TO ISSUANCE OF BUILDING PERMITS.
- EROSION AND SEDIMENT CONTROL PLANS REQUIRED FOR WORK DURING RAINY SEASON. (OCTOBER 1 THROUGH APRIL 30) EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED BY OCT. 1. COMPLIANCE TO STORMWATER POLLUTION PREVENTION REGULATIONS IS AT ALL TIMES (YEAR-ROUND).
- GRADING WORK HOURS ARE 7:30 a.m. TO 5:30 p.m.. MONDAY THRU FRIDAY. NO GRADING WORK WILL BE PERFORMED ON OBSERVED FEDERAL AND STATE HOLIDAYS.
- "BY ACCEPTING THIS PERMIT, THE PERMITEE, FOR HIMSELF, HIS CONTRACTORS, AND EMPLOYEES, PROMISE TO SAVE, INDEMNIFY AND HOLD HARMLESS THE CITY OF MARTINEZ AND ITS EMPLOYEES, AGENTS AND REPRESENTATIVES FROM ALL LIABILITIES AND CLAIMS FOR DAMAGES BY REASON IN INJURY OR DEATH TO ANY PERSON(S), OR DAMAGE TO PROPERTY, FROM ANY CAUSE WHATSOEVER WHILE IN, UPON OR ANY WAY CONNECTED WITH THE WORK COVERED BY THE GRADING PERMIT, AND DOES FURTHER PROMISE TO DEFEND THESE INDEMNITY IN ANY CLAIM OR ACTION ARISING OUT OR AS A RESULT OF WORK DONE UNDER THIS PERMIT'



TYPICAL WALL SECTION N.T.S.



VICINITY MAP N.T.S.

LEGEND AND ABBREVIATIONS

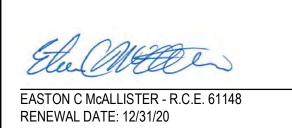
PROPOSED	EXISTING	DESCRIPTION
<u> 628.0</u>	(643.8)	SPOT ELEVATION
		AC BERM
		EDGE OF PAVEMENT
		HOUSE FOOTPRINT
		GAS SERVICE
	ss	SANITARY SEWER
		EARTH SWALE
P. GR. INV. FF. TW. BW. FG. TC. FL.		PAVEMENT GRATE INVERT FINISHED FLOOR TOP OF WALL BOTTOM OF WALL FINISH GRADE TOP OF CURB FLOW LINE

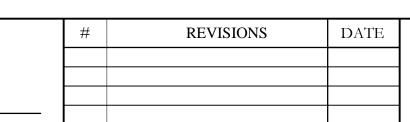
	SHEET INDEX
SHT#	DESCRIPTION
CE-1	COVER SHEET
CE-2	TOPOGRAPHIC SURVEY
CE-3	GRADING PLAN
CE-4	EROSION CONTROL PLAN
CE-5	PRELIMINARY STORM WATER CONTROL PLAN
CE-6	SITE SECTION AND SEWER REPLACEMENT PLAN

COVER SHEET

654 SAUSALITO BLVD





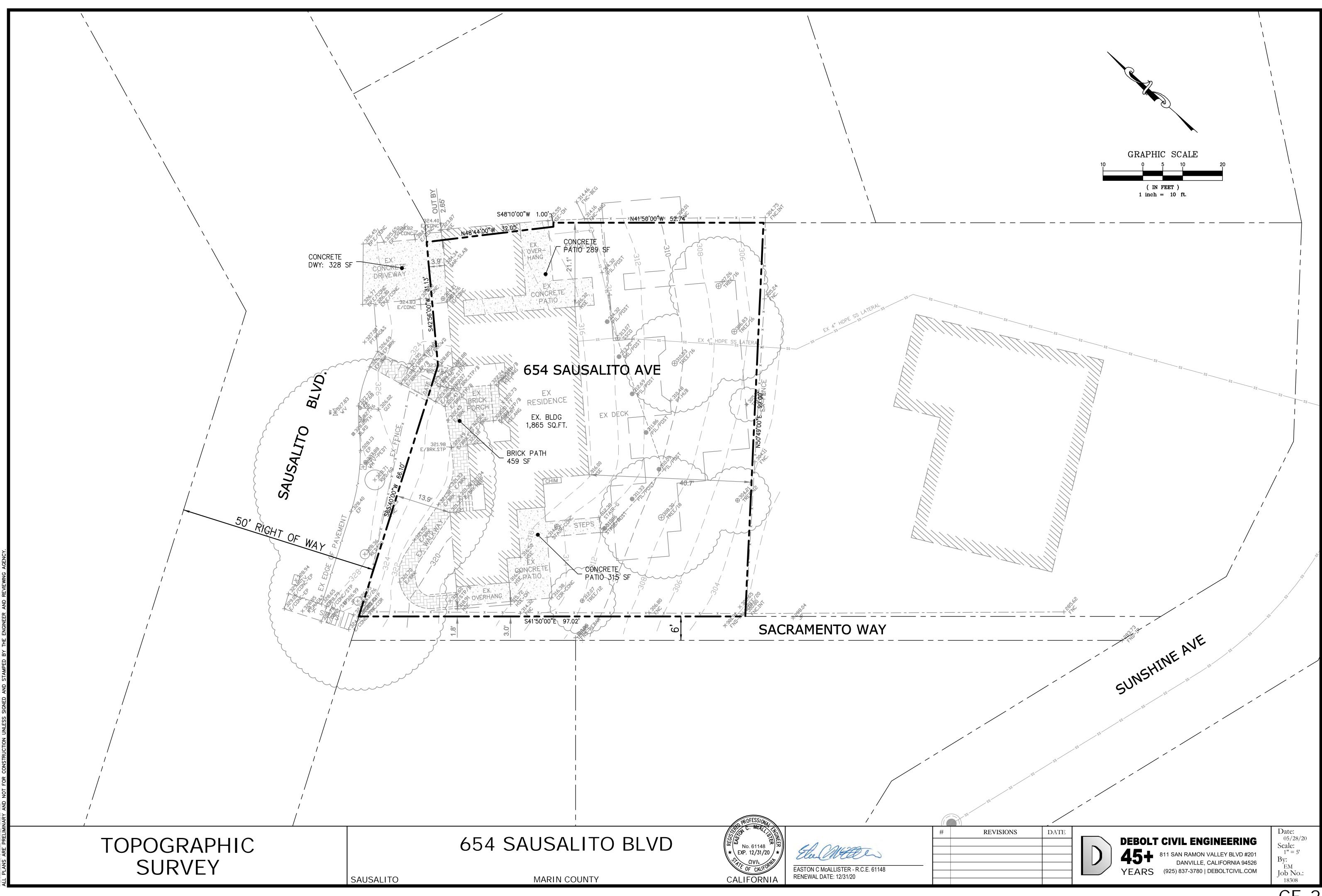


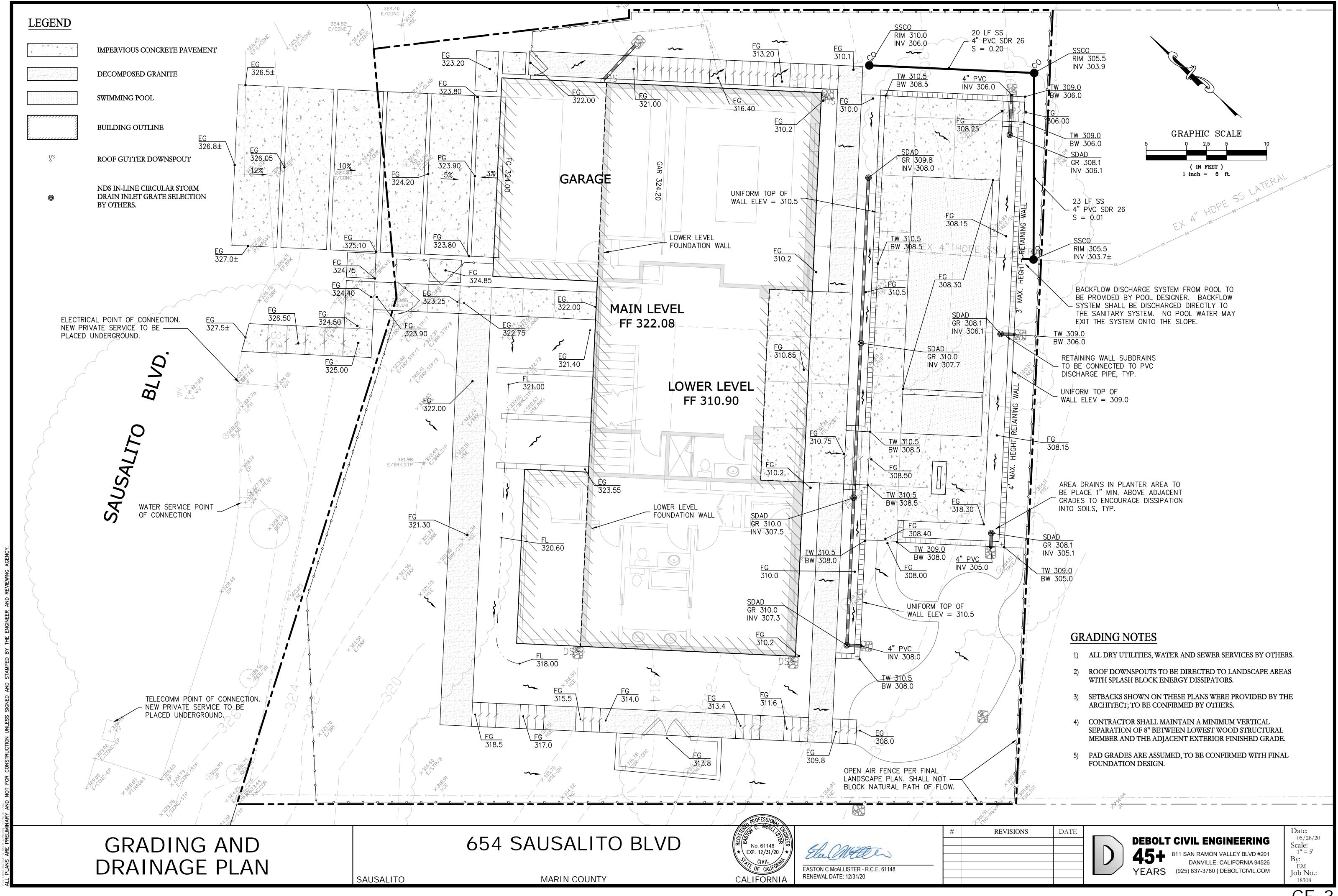


DEBOLT CIVIL ENGINEERING 45+ 811 SAN RAMON VALLEY BLVD #201 DANVILLE, CALIFORNIA 94526 DANVILLE, CALIFORNIA 94526

05/28/20 Scale: NTS Job No.:

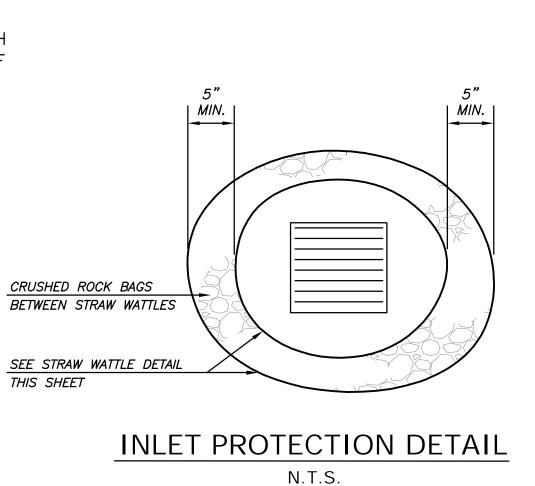
18308



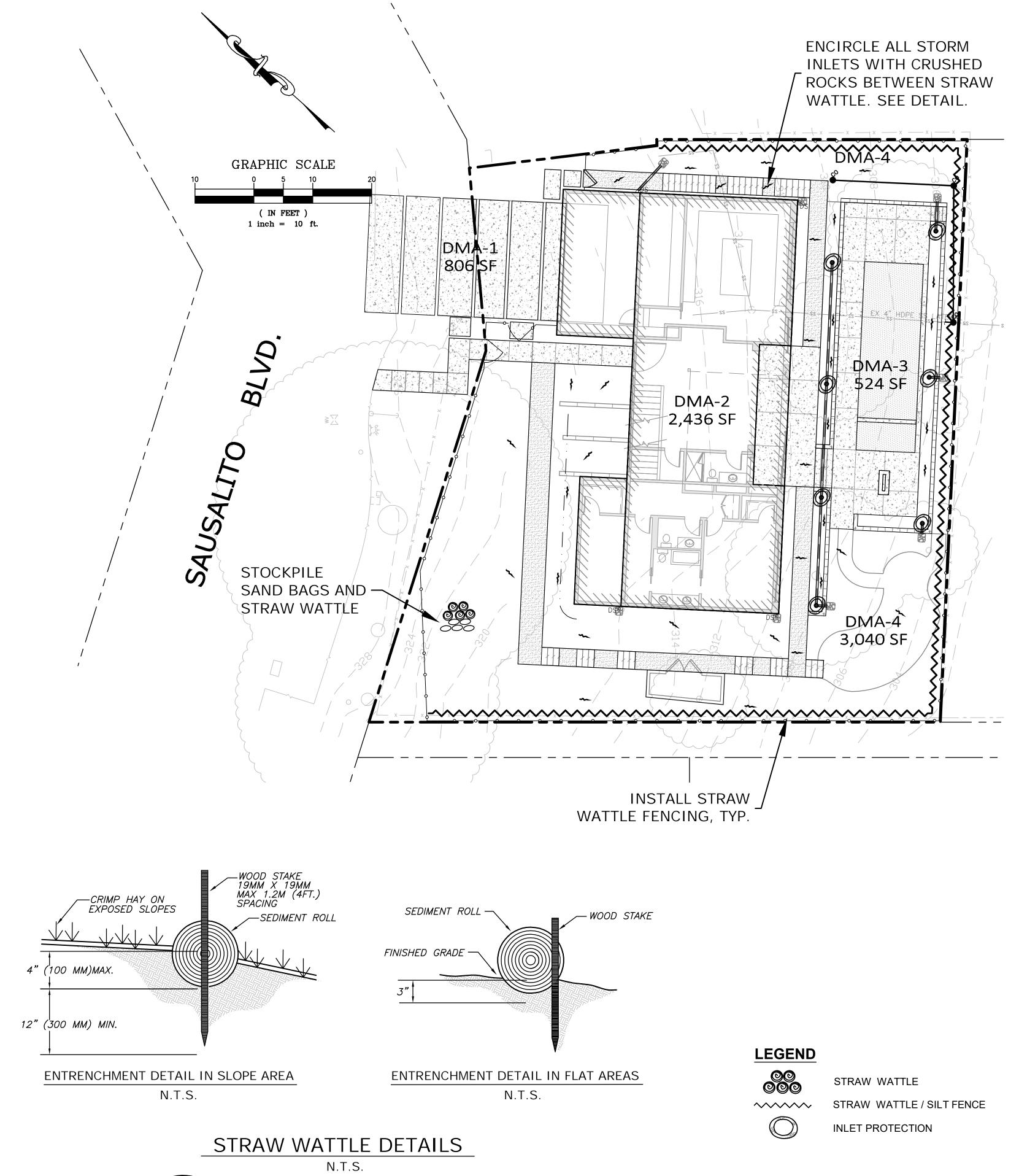


EROSION CONTROL NOTES

- 1. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, OCTOBER FIRST TO APRIL FIFTEENTH. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER FIRST AND APRIL FIFTEENTH UNLESS AUTHORIZED BY THE DIRECTOR OF PUBLIC WORKS.
- 2. 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 DIRECTOR OF PUBLIC WORKS.
- 3. 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.
- 4. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.
- 5. 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 (3" MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG FOR THE FULL WIDTH AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.
- 6. TEMPORARY EROSION CONTROL DEVICES WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED ONLY WHEN THE GRADING INSPECTOR SO DIRECTS.
- 7. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND REMOVED DAILY AND AS DIRECTED BY THE INSPECTOR.
- 8. AFTER SEWER LATERAL AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHALL BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTERLINE OF A CROWNED STREET.
- 9. EXCEPT AS OTHERWISE DIRECTED BY THE INSPECTOR, ALL DEVICES SHOWN SHALL ALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FORECAST OF RAIN PROBABILITY EXCEEDS 40 % AND MAINTAINED DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15).
- 10. STRAW WATTLES AND SANDBAGS SHALL BE STOCKPILED AS SHOWN ON THE EROSION CONTROL PLAN READY TO BE PLACED IN POSITION WHEN RAIN FORECAST IS 40% OR WHEN DIRECTED BY THE INSPECTOR.
- 11. SANDBAGS REFERRED TO IN THE PRECEDING ITEMS MUST BE FULL. APPROVED SANDBAG FILL MATERIALS ARE SAND, DECOMPOSED GRANITE, AND/OR GRAVEL OR OTHER MATERIALS APPROVED BY THE INSPECTOR.
- 12. THE DOWNSTREAM STORM SYSTEM SHOULD BE INSPECTED TO VERIFY THAT THE SYSTEM IS CLEAR OF OBSTRUCTIONS AND FUNCTIONING PROPERLY.
- 13. AS PART OF THE EROSION CONTROL MEASURES, THE UNDERGROUND STORM DRAIN FACILITIES SHOULD BE INSTALLED COMPLETE AS SHOWN ON THESE PLANS.
- 14. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THESE PLANS IN THE FIELD, SUBJECT TO APPROVAL OF THE CITY ENGINEER.
- 15. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG) "MANUAL OF STANDARDS FOR EROSION AND SEDIMENT CONTROL." MEASURES ARE SUBJECT TO THE INSPECTION AND APPROVAL OF THE CITY ENGINEER.
- 16. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES (SEEDED) TO THE SATISFACTION OF



SAUSALITO

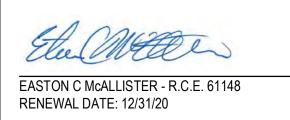


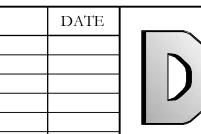
EROSION CONTROL PLAN

654 SAUSALITO BLVD

MARIN COUNTY







REVISIONS

DEBOLT CIVIL ENGINEERING 45+ 811 SAN RAMON VALLEY BLVD #201 DANVILLE, CALIFORNIA 94526 YEARS (925) 837-3780 | DEBOLTCIVIL.COM

05/28/20 Scale: 1'' = 10'DANVILLE, CALIFORNIA 94526 Job No.:

▶ STEP 1: PROJECT DATA FORM AND RUNOFF REDUCTION MEASURE SELECTION

Project Name/Number	654 Sausalito Blvd		
Application Submittal Date [to be verified by municipal staff]	05/28/2020		
Project Location [Street Address if available, or intersection and/or APN]	654 Sausalito Blvd Sausalito, CA 94965		
Name of Owner or Developer	Jackson Buttles and Alison Sonsini		
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	Single Family Residential House		
Total Project Site Area (acres)	0,2 ac		
Total New Impervious Surface Area (square feet) [Sum of currently pervious areas that will be covered with new impervious surfaces]	3,766 sf		
Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surfaces.]	3,256 sf		
Total Pre-Project Impervious Surface Area	3,256 sf		
Total Post-Project Impervious Surface Area	3,766 sf		
Runoff Reduction Measures Selected (Check one or more)	 1. Disperse runoff to vegetated area 2. Pervious pavement 3. Cisterns or Rain Barrels 4. Bioretention Facility or Planter Bo 		

▶ STEP 2: DELINEATE IMPERVIOUS AREAS AND LOCATIONS OF RUNOFF REDUCTION MEASURES

Delineate the impervious area. On a site plan or sketch, show the impervious area—for example, a roof, or portion of a roof, or a paved area—that will drain to your runoff reduction measure. Typically these delineations follow roof ridge lines or grade breaks. Alternatively, show the type and extent of pervious paving. An example sketch is attached.

Indicate the location and kind of runoff reduction measure you've selected. At least one option, designed to manage runoff from some amount of impervious area—or to avoid creating runoff—is required. For each option selected, there is a brief checklist to confirm your design and your submittal meet minimum

► STEP 3: COMPLETE AND SUBMIT YOUR PLAN

Consult with municipal staff about when and how to submit your Stormwater Control Plan for Small

Option 1: Disperse runoff from roofs or pavement to vegetated areas.

This is the simplest option. Downspouts can be directed to vegetated areas adjacent to buildings, or extended via pipes to reach vegetated areas further away. Paved areas can be designed with curb cuts, or without curbs, to direct flow into

surrounding vegetation. On the site plan, show:

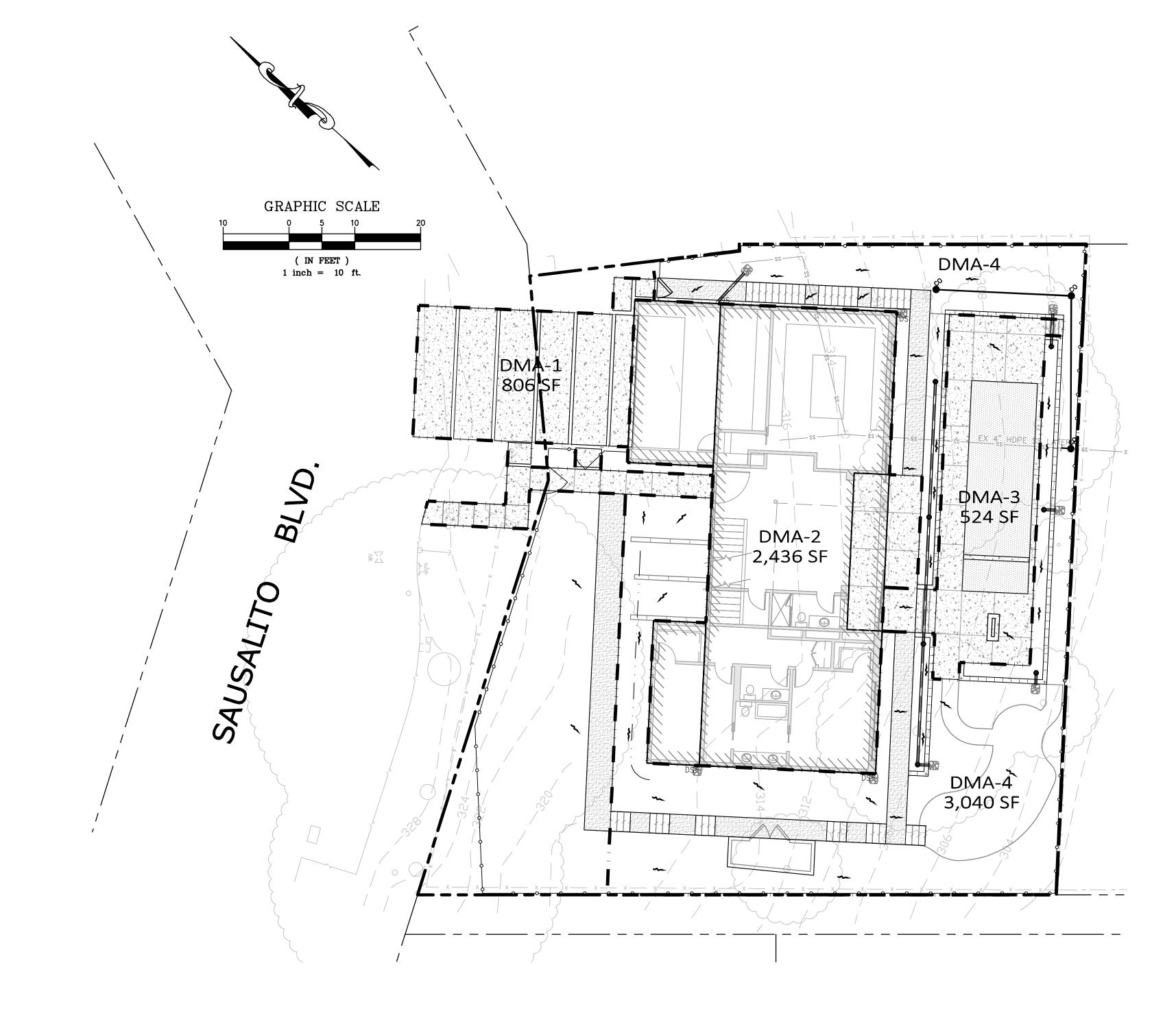
- Each impervious area from which runoff will be directed, and
- The vegetated areas that will receive runoff, and the approximate square footage of each.

 If necessary, explain in notes on the plan how runoff will be routed from impervious surfaces to vegetated areas.

Confirm the following standard specifications are met:

- Tributary impervious square footage in no instance exceeds twice the square footage of the receiving pervious area.
- Roof areas collect runoff and route it to the receiving pervious area via gutters and downspouts.
- Paved areas are sloped so drainage is routed to the receiving
- Runoff is dispersed across the vegetated area (for example, with
- a splash block) to avoid erosion and promote infiltration.

 Vegetated area has amended soils, vegetation, and irrigation as required to maintain soil stability and
- Any drain inlets within the vegetated area are at least 3 inches above surrounding grade.



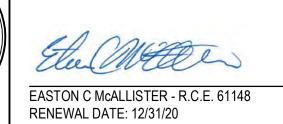
December 1, 2012

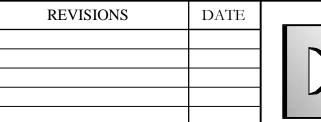
PRELIMINARY STORM WATER CONTROL PLAN 654 SAUSALITO BLVD

SAUSALITO MARIN COUNTY

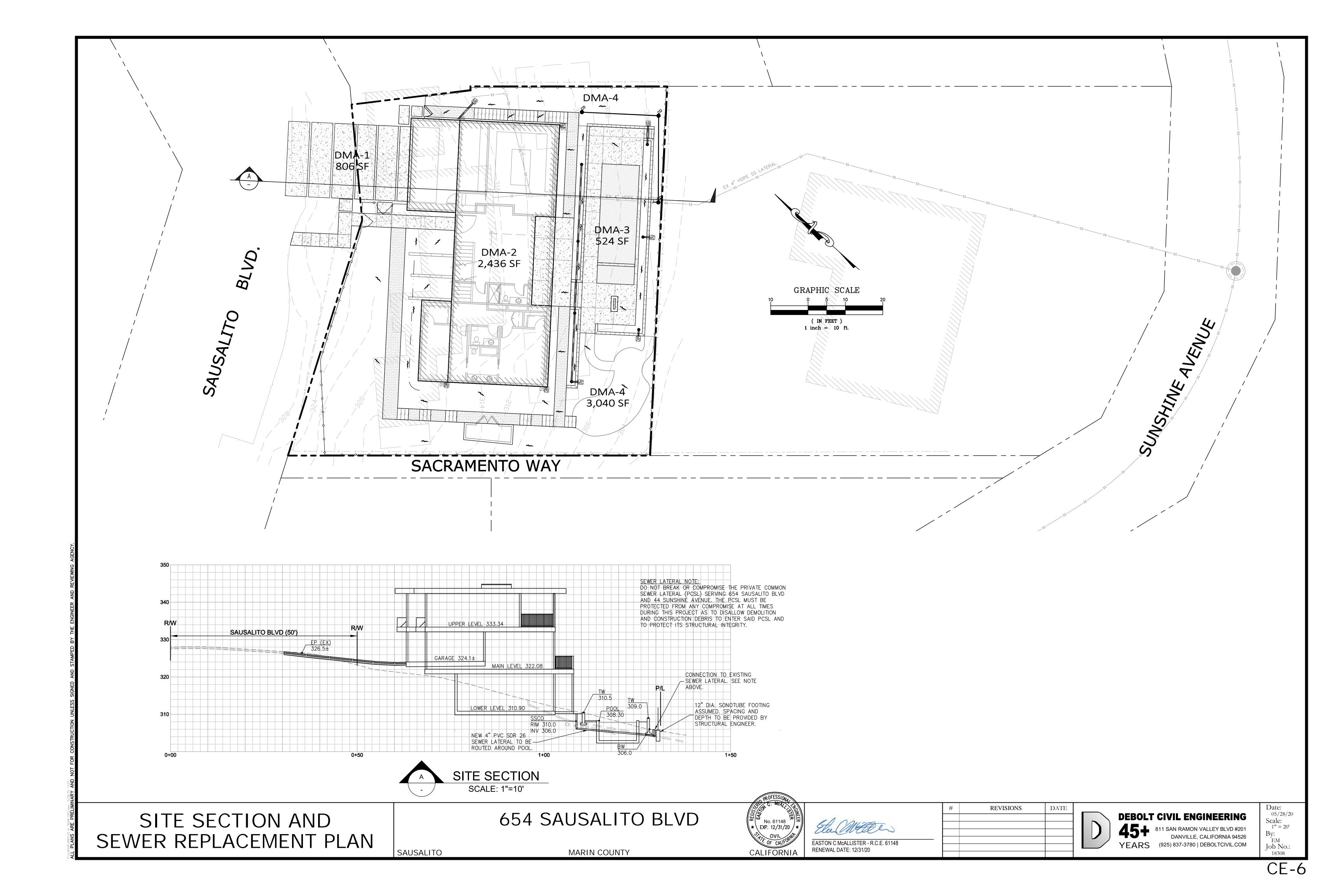
makes it possible to route roof dramage some distance away from

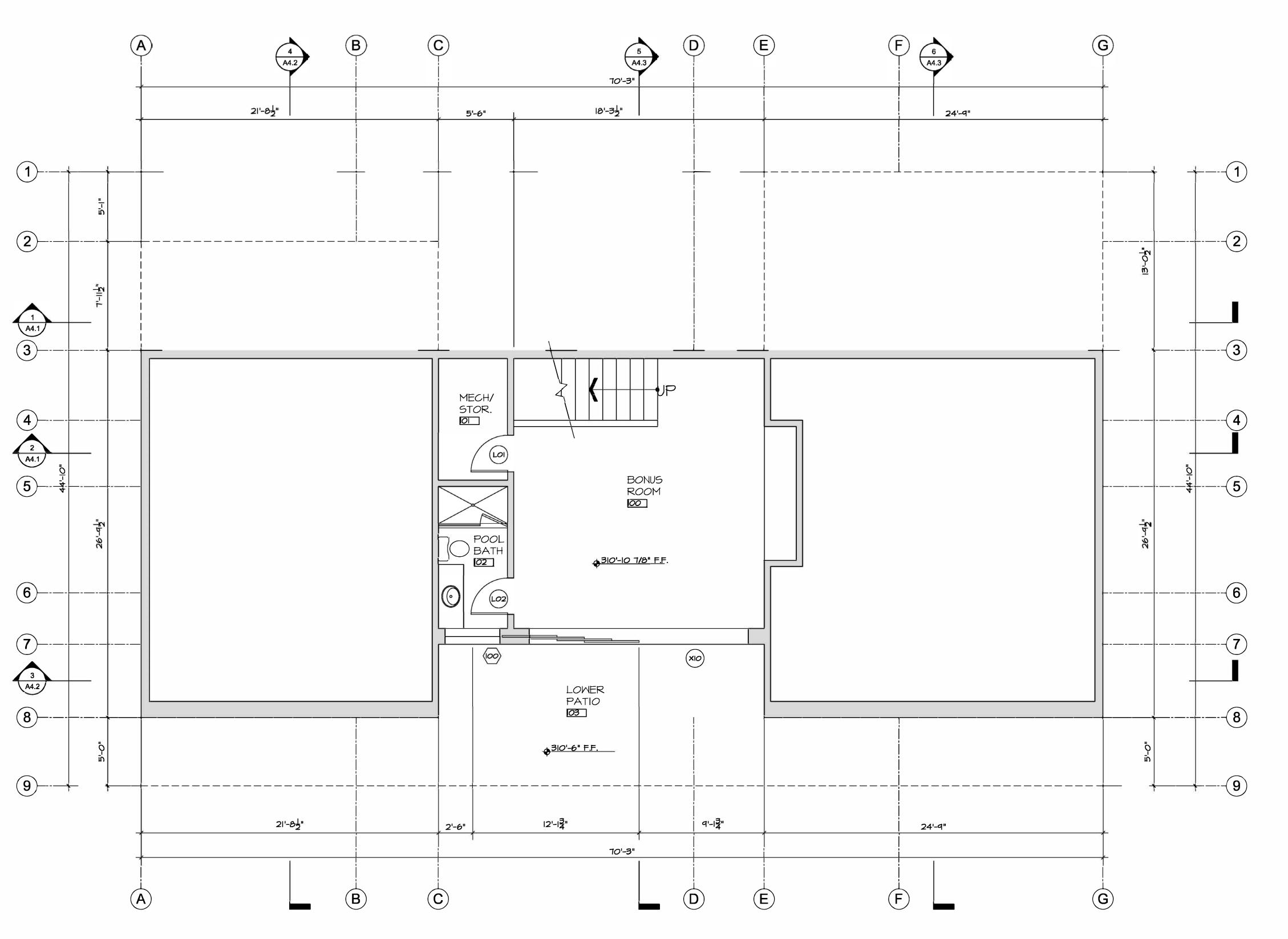






DEBOLT CIVIL ENGINEERING 45+ 811 SAN RAMON VALLEY BLVD #201 DANVILLE, CALIFORNIA 94526 DANVILLE, CALIFORNIA 94526 **YEARS** (925) 837-3780 | DEBOLTCIVIL.COM





23 RAILROAD AVE. #352 DANVILLE, CA 94526 (805) 234-3812



CLIENT

JACKSON AND ALISON BUTTLES

H O M E S

654 SAUSALITO BLVD. SAUSALITO, CA 94585

PROJECT

BUTTLES RESIDENCE

654 SAUSALITO BLVD. SAUSALITO, CA 94565

APN: 065-163-26



REVISIONS

DATE

05.02.20

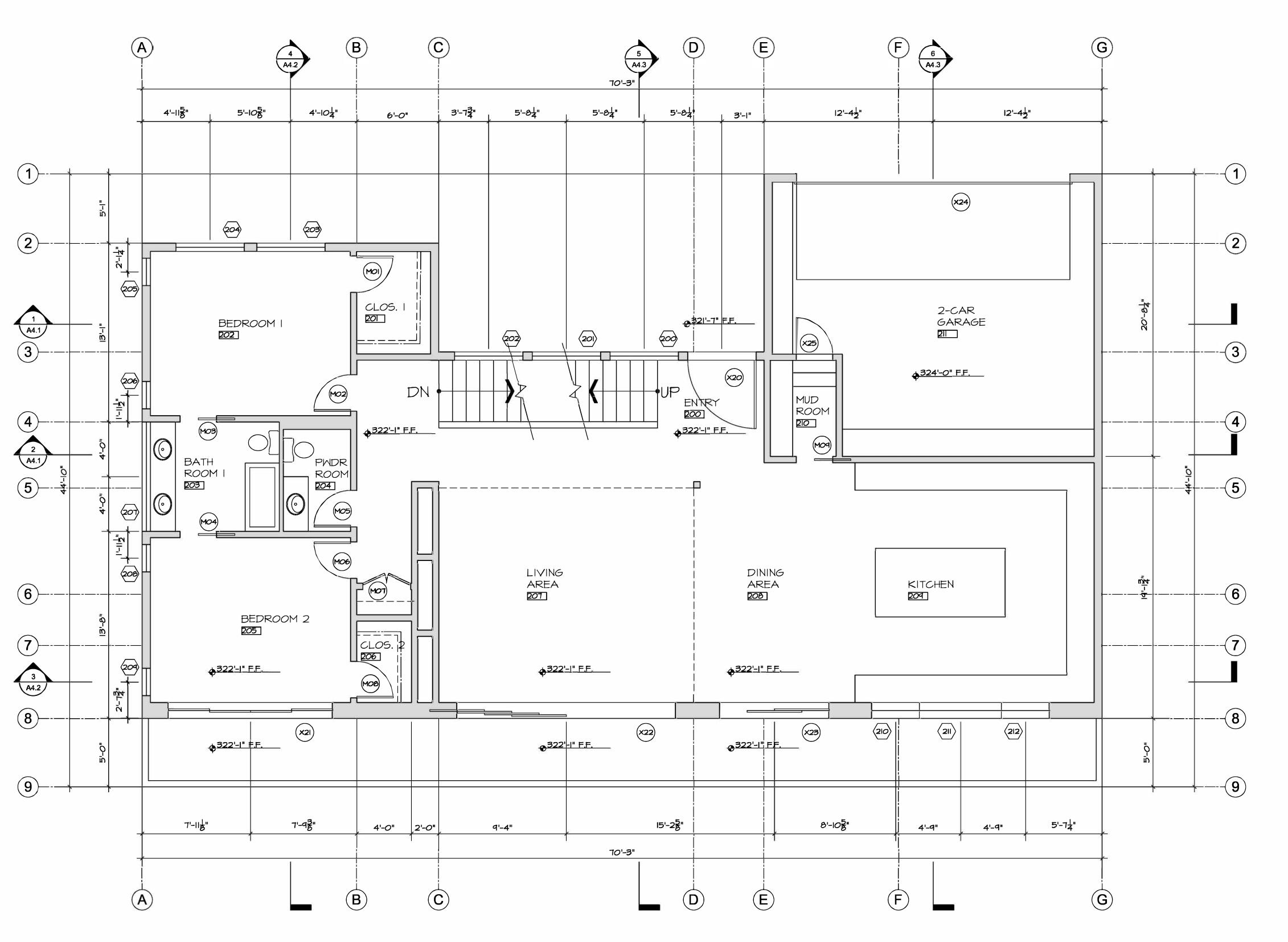
SCALE

1/4"=1'-0"

PROPOSED LOWER FLOOR PLAN

SHEET

PRO FOSE DOW BR FLOOR PLAN
OO 0 2 04 Object



23 RAILROAD AVE. #352 DANVILLE, CA 94526 (805) 234-3812



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1/4"=1'-0"

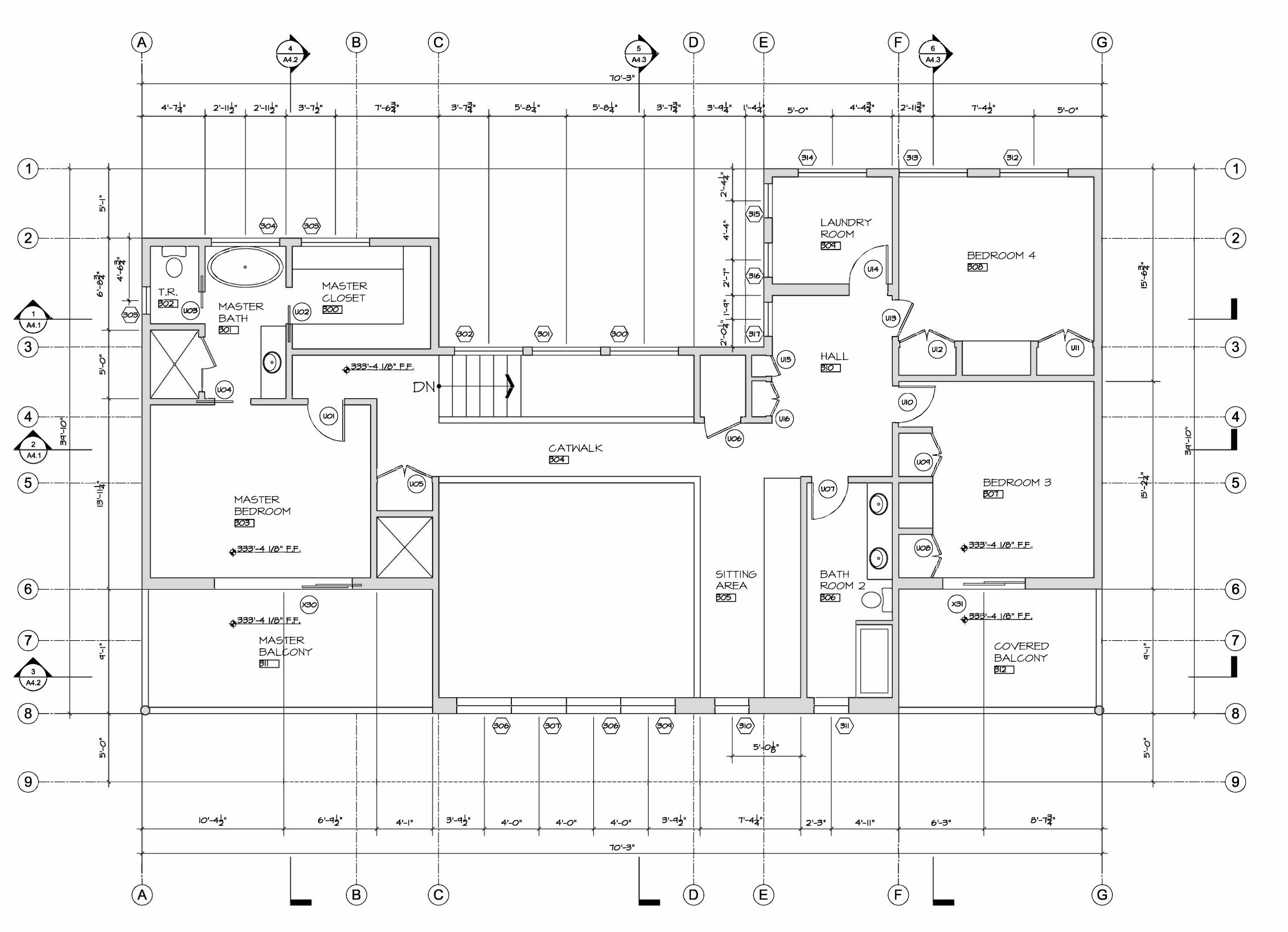
PROPOSED MAIN FLOOR PLAN

SHEET

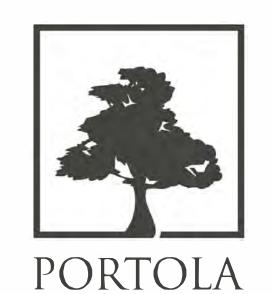
PROPOSED MAIN FLOOR PLAN

08 feet

00 02 04



23 RAILROAD AVE. #352 DANVILLE, CA 94526 (805) 234-3812



H O M E S

CLIENT

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654 SAUSALITO BLVD. SAUSALITO, CA 94585

PROJECT

BUTTLES RESIDENCE

654 SAUSALITO BLVD. SAUSALITO, CA 94565

APN: 065-163-26



REVISIONS

DATE

05.02.20

SCALE

1/4"=1'-0"

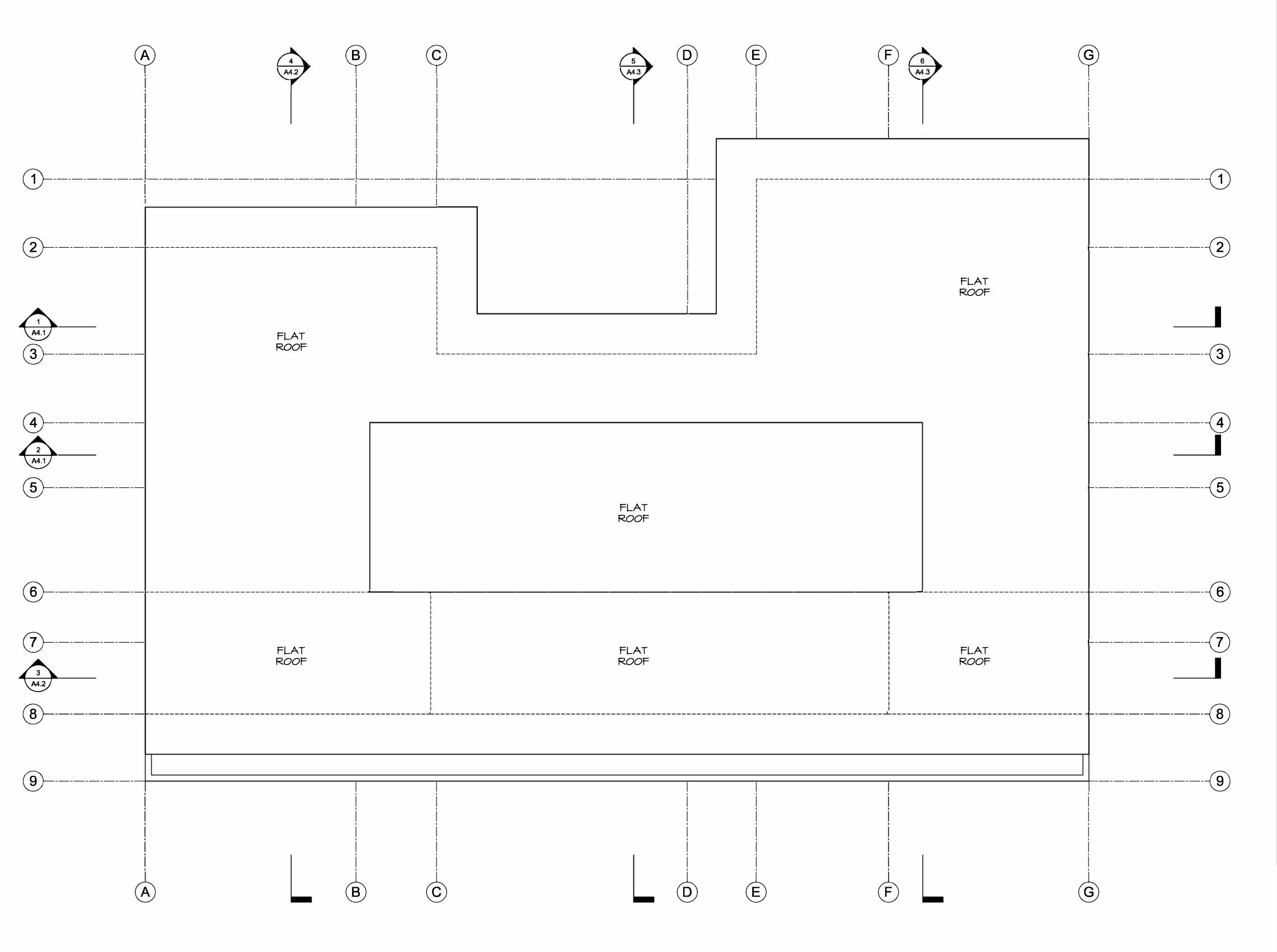
PROPOSED UPPER FLOOR PLAN

SHEET

PROPOSED UPPER FLOOR PLAN

08 feet

00 02 04



23 RAILROAD AVE. #352 DANVILLE, CA 94526 (805) 234-3812



CLIENT

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REVISIONS

DATE

05.02.20

SCALE

1/4"=1'-0"

PROPOSED ROOF PLAN

SHEET

PROPOSED ROOF PLAN

	SYM)	94	SIZE		MATE			IJSH		
OCATION	+	WIDTH	HEIGHT	HEAD HT.	DOOR	FRAME	DOOR	FRAME	COMMENTS	
LOWER	(X10)	16'-0"	9'-0"	9'-0"					FLEETWOOD 3070 POCKET MULTI-SLIDE DOOR	
)2 MAIN	(x20)	5-0"	10'-0"	10'-0"					CUSTOM WOOD FRONT DOOR	
	(X21)	<u> </u>								
2 MAIN	(X22)	12'-0"	9'-0"	9'-0"					FLEETWOOD 3070 "OXXO" SLIDING DOOR	
2 MAIN	> <	16'-0"	10'-0"	10'-0"					FLEETWOOD 3070 POCKET MULTI-SLIDE DOOR	
D2 MAIN	(X23)	8'-0"	9'-0"	9'-0"					FLEETWOOD 3070 "XX" MULTI-SLIDE DOOR	
02 MAIN	(X24)	20'-0"	8'-0"	8'-0"	:				CUSTOM OVERHEAD DOOR	
02 MAIN	(X25)	2'-8"	9'-0"	9'-0"					SEE INTERIORS FOR MAKE/MODEL	
3 UPPER	(x30)	10'-0"	8'-0"	8'-0"					FLEETWOOD 3070 POCKET MULTI-SLIDE DOOR	
3 UPPER	(X31)	6'-0"	8'-0"	8'-0"	:				FLEETWOOD 3070 POCKET MULTI-SLIDE DOOR	
1 LOWER	(L01)	2'-8"	9'-0"	9'-0"				,	SEE INTERIORS FOR MAKE/MODEL	
1 LOWER	(L02)	2'-8"	9'-0"	9'-0"					SEE INTERIORS FOR MAKE/MODEL	
								,		
02 MAIN	(M01)	2'-8"	9'-0"	9'-0"	-				SEE INTERIORS FOR MAKE/MODEL	
02 MAIN	(M02)	2'-8"	9'-0"	9'-0"					SEE INTERIORS FOR MAKE/MODEL	
02 MAIN	(M03)	2'-8"	9'-0"	9'-0"				ā	SEE INTERIORS FOR MAKE/MODEL	
02 MAIN	(M04)	2'-8"	9'-0"	9'-0"					SEE INTERIORS FOR MAKE/MODEL	
02 MAIN	(M05)	2'-8"	9'-0"	9'-0"	· · · · · · · · · · · · · · · · · · ·				SEE INTERIORS FOR MAKE/MODEL	
02 MAIN	(M06)	2'-8"	9'-0"	9'-0"					SEE INTERIORS FOR MAKE/MODEL	
02 MAIN	(M07)	3'-6"	9'-0"	9'-0"					SEE INTERIORS FOR MAKE/MODEL	
02 MAIN	(M08)	2'-8"	9'-0"	9'-0"					SEE INTERIORS FOR MAKE/MODEL	
02 MAIN	(MO9)	2'-8"	9'-0"	9'-0"	·			15	SEE INTERIORS FOR MAKE/MODEL	
	(10)			01.011						
3 UPPER	(U01)	2'-8"	8'-0"	8'-0"					SEE INTERIORS FOR MAKE/MODEL	
3 UPPER	(U02)	2'-8"	8'-0"	8'-0"				-	SEE INTERIORS FOR MAKE/MODEL	
3 UPPER	(003)	2'-4"	8'-0"	8'-0"					SEE INTERIORS FOR MAKE/MODEL	
3 UPPER	(U04)	2'-8"	8'-0"	8'-0"					SEE INTERIORS FOR MAKE/MODEL	
3 UPPER	(U05)	4'-0"	8'-0"	8'-0"	. ,			-	SEE INTERIORS FOR MAKE/MODEL	
3 UPPER	(006)	2'-8"	8'-0"	8'-0"					SEE INTERIORS FOR MAKE/MODEL	
3 UPPER	(U07)	2'-8"	8'-0"	8'-0"					SEE INTERIORS FOR MAKE/MODEL	
3 UPPER	(008)	3'-2"	8'-0"	8'-0"					SEE INTERIORS FOR MAKE/MODEL	
3 UPPER	(009)	3'-2"	8'-0"	8'-0"					SEE INTERIORS FOR MAKE/MODEL	
3 UPPER	(U10)	2'-8"	8'-0"	8'-0"					SEE INTERIORS FOR MAKE/MODEL	
3 UPPER	(U11)	4'-0"	8'-0"	8'-0"	-				SEE INTERIORS FOR MAKE/MODEL	
3 UPPER	(U12)	4'-0"	8'-0"	8'-0"					SEE INTERIORS FOR MAKE/MODEL	
3 UPPER	(U13)	2'-8"	8'-0"	8'-0"					SEE INTERIORS FOR MAKE/MODEL	
3 UPPER	(U14)	2'-10"	8'-0"	8'-0"					SEE INTERIORS FOR MAKE/MODEL	
3 UPPER	(U15)	1'-6"	8'-0"	8'-0"					SEE INTERIORS FOR MAKE/MODEL	
3 UPPER	(U16)	2'-6"	8'-0"	8'-0"					SEE INTERIORS FOR MAKE/MODEL	

OCATION	(SYM)	WINTI	SIZE	LIEADUT	MATE		FINI		TYPE	COMMENTS
OCATION	\/	WIDTH	HEIGHT	HEAD HT.	WINDOW	FRAME	WINDOW	FRAME	TYPE	COMMENTS
1 LOWER	<u> </u>	4'-0"	3'-0"	9'-0"			-		FLEETWOOD 250 TRANSOM	-
	+						-			
02 MAIN	@	5'-0"	10'-0"	10'-0"					FLEETWOOD 3800 FIXED	TEMPERED
02 MAIN	(29)	5'-0"	10'-0"	10'-0"					FLEETWOOD 3800 FIXED	TEMPERED
02 MAIN	202	5'-0"	10'-0"	10'-0"					FLEETWOOD 3800 FIXED	TEMPERED
02 MAIN	203	5'-0"	6'-0"	9'-0"					FLEETWOOD 250	-
02 MAIN	204)	5'-0"	6'-0"	9'-0"					FLEETWOOD 250	-
02 MAIN	200	2'-0"	6'-0"	9'-0"					FLEETWOOD 250	FROSTED
02 MAIN	(209)	2'-0"	6'-0"	9'-0"					FLEETWOOD 250	FROSTED
02 MAIN	(20)	8'-0"	2'-0"	9'-0"					FLEETWOOD 250 TRANSOM	-
02 MAIN	200	2'-0"	6'-0"	9'-0"			11		FLEETWOOD 250	FROSTED
02 MAIN	209	2'-0"	6'-0"	9'-0"					FLEETWOOD 250	FROSTED
02 MAIN	(210)	3'-6"	5'-6"	9'-0") Ver ::		FLEETWOOD 250	-
02 MAIN	(21)	6'-0"	5'-6"	9'-0"					FLEETWOOD 250	-
02 MAIN	212	3'-6"	5'-6"	9'-0"					FLEETWOOD 250	-
03 UPPER	<u>@</u>	5'-0"	8'-0"	8'-0"					FLEETWOOD 3800 FIXED	TEMPERED
03 UPPER	(30)	5'-0"	8'-0"	8'-0"					FLEETWOOD 3800 FIXED	TEMPERED
03 UPPER	(302)	5'-0"	8'-0"	8'-0"					FLEETWOOD 3800 FIXED	TEMPERED
03 UPPER	(63)	5'-0"	5'-0"	8'-0"					FLEETWOOD 250	-
03 UPPER	(30 4)	5'-0"	5'-0"	8'-0"		-			FLEETWOOD 250	-
03 UPPER	[69]	2'-0"	5'-0"	8'-0"					FLEETWOOD 250	FROSTED
03 UPPER	<u>@</u>	4'-0"	8'-0"	8'-0"		·			FLEETWOOD 3800 FIXED	-
03 UPPER	1	4'-0"	8'-0"	8'-0"					FLEETWOOD 3800 FIXED	-
03 UPPER	(30)	4'-0"	8'-0"	8'-0"		1			FLEETWOOD 3800 FIXED	•
03 UPPER	(69)	4'-0"	8'-0"	8'-0"					FLEETWOOD 3800 FIXED	-
03 UPPER	(10)	2'-6"	8'-0"	8'-0"					FLEETWOOD 250	-
03 UPPER	(1)	2'-6"	8'-0"	8'-0"					FLEETWOOD 250	-
03 UPPER	<u>{13</u>	5'-0"	5'-0"	8'-0"					FLEETWOOD 250	-
03 UPPER	(313)	5'-0"	5'-0"	8'-0"					FLEETWOOD 250	•
03 UPPER	314)	5'-0"	5'-0"	8'-0"					FLEETWOOD 250	
03 UPPER	(313)	2'-6"	5'-0"	8'-0"					FLEETWOOD 250	-
03 UPPER	(319)	2'-6"	5'-0"	8'-0"					FLEETWOOD 250	
03 UPPER	(317)	2'-6"	5'-0"	8'-0"					FLEETWOOD 250	-

NOTES:

1. ALL DOOR TYPES, STYLES, FUNCTIONS, DETAILS, MATERIALS, HARDWARE, ETC SHALL BE SPECIFIED BY THE INTERIOR DESIGNER IN CONJUNCTION WITH THE OWNERS APPROVAL. DOOR REPRESENTATIVE SHALL PROVIDE THE INTERIOR DESIGNER A COMPLETE DOOR SCHEDULE FOR THEIR REVIEW AND APPROVAL. ALL FRAMING ROUGH OPENINGS SHALL BE VERIFIED BY THE DOOR REPRESENTATIVE PRIOR TO ORDERING ANY DOORS.

2. ALL WINDOW TYPES, STYLES, FUNCTIONS, DETAILS, MATERIALS, HARDWARE, ETC SHALL BE SPECIFIED BY THE INTERIOR DESIGNER IN CONJUNCTION WITH THE OWNERS APPROVAL. WINDOW REPRESENTATIVE SHALL PROVIDE THE INTERIOR DESIGNER A COMPLETE WINDOW SCHEDULE FOR THEIR REVIEW AND APPROVAL. ALL FRAMING ROUGH OPENINGS SHALL BE VERIFIED BY THE WINDOW REPRESENTATIVE PRIOR TO ORDERING ANY WINDOWS.

3. AN EXTERIOR EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT THAT IS READILY-OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

4. CONTRACTOR TO CONFIRM WINDOW SIZES TO PROVIDE ADEQUATE EGRESS.

MASON WODHAMS ARCHITECTURAL CORP.

23 RAILROAD AVE. #352 DANVILLE, CA 94526 (805) 234-3812



CLIENT

JACKSON AND ALISON BUTTLES

654 SAUSALITO BLVD. SAUSALITO, CA 94585

PROJECT

BUTTLES RESIDENCE

654 SAUSALITO BLVD. SAUSALITO, CA 94565

APN: 065-163-26



REVISIONS

DATE

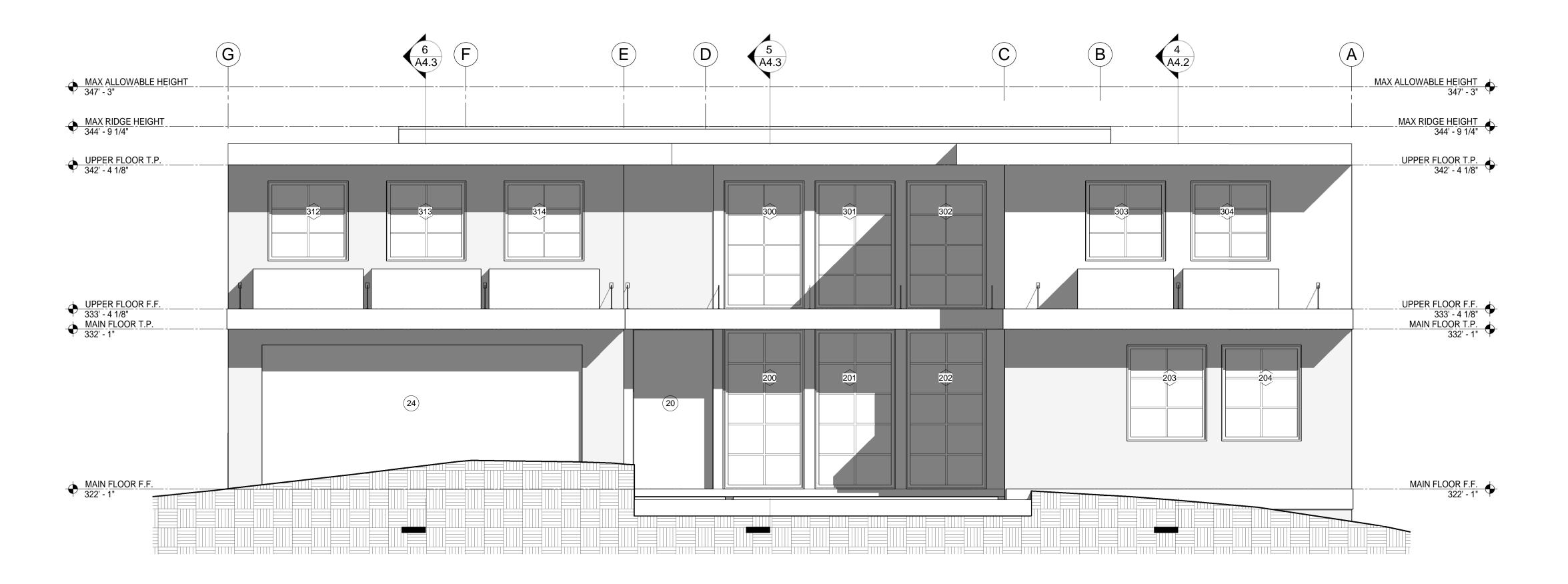
05.02.20

SCALE

N.T.S.

PROPOSED WINDOW AND DOOR SCHEDULE

SHEET



NORTH ELEVATION

00 02 04 08 FF

EXIST MAX ALLOWABLE
HEIGHT
350' - 10"

EXIST MAX ALLOWABLE
HEIGHT
350' - 10"



EXISTING NORTH ELEVATION

00 02 04 08

MASON WODHAMS ARCHITECTURAL CORPORATION

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05/02/2020

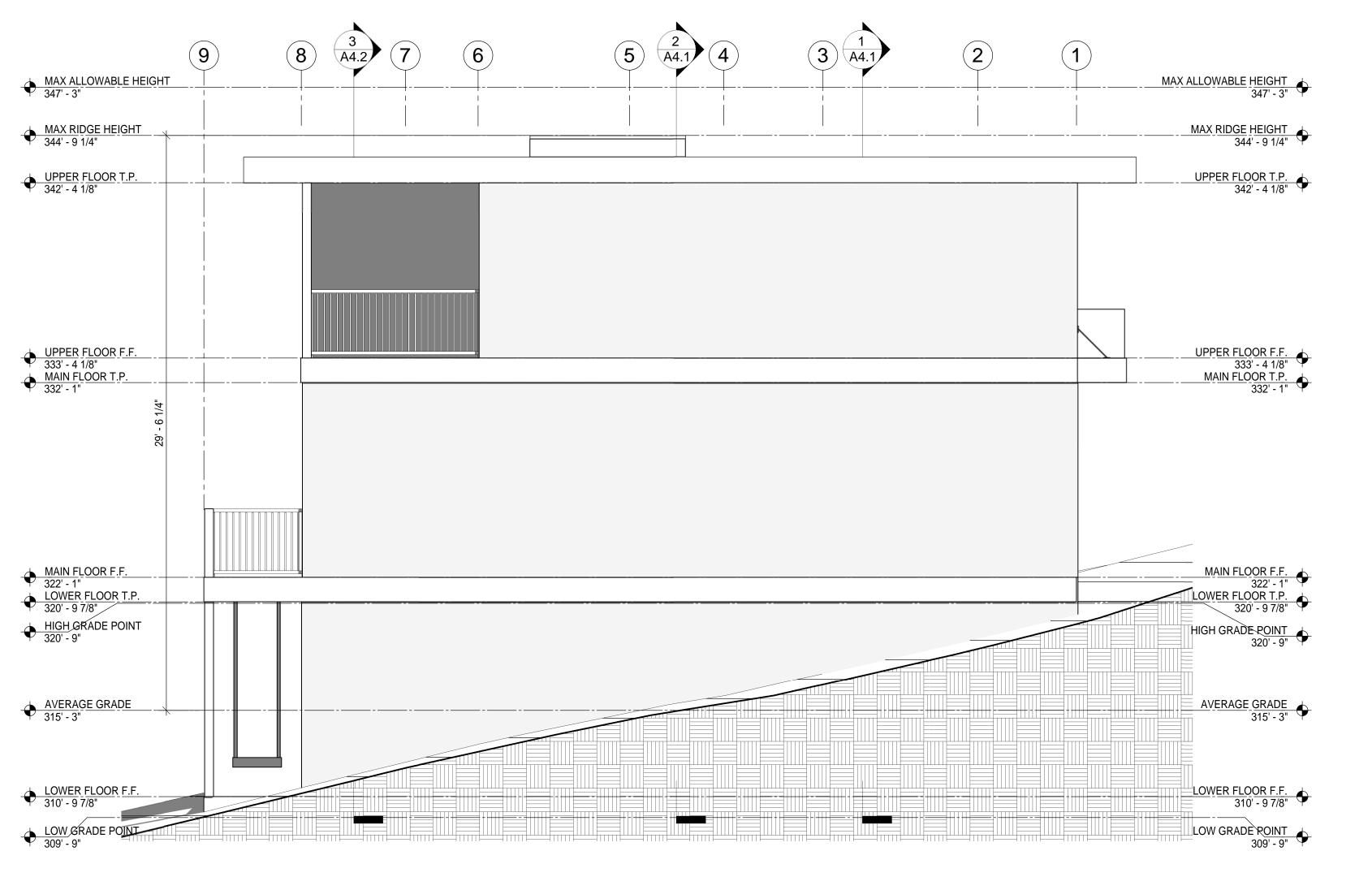
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1/4" = 1'-

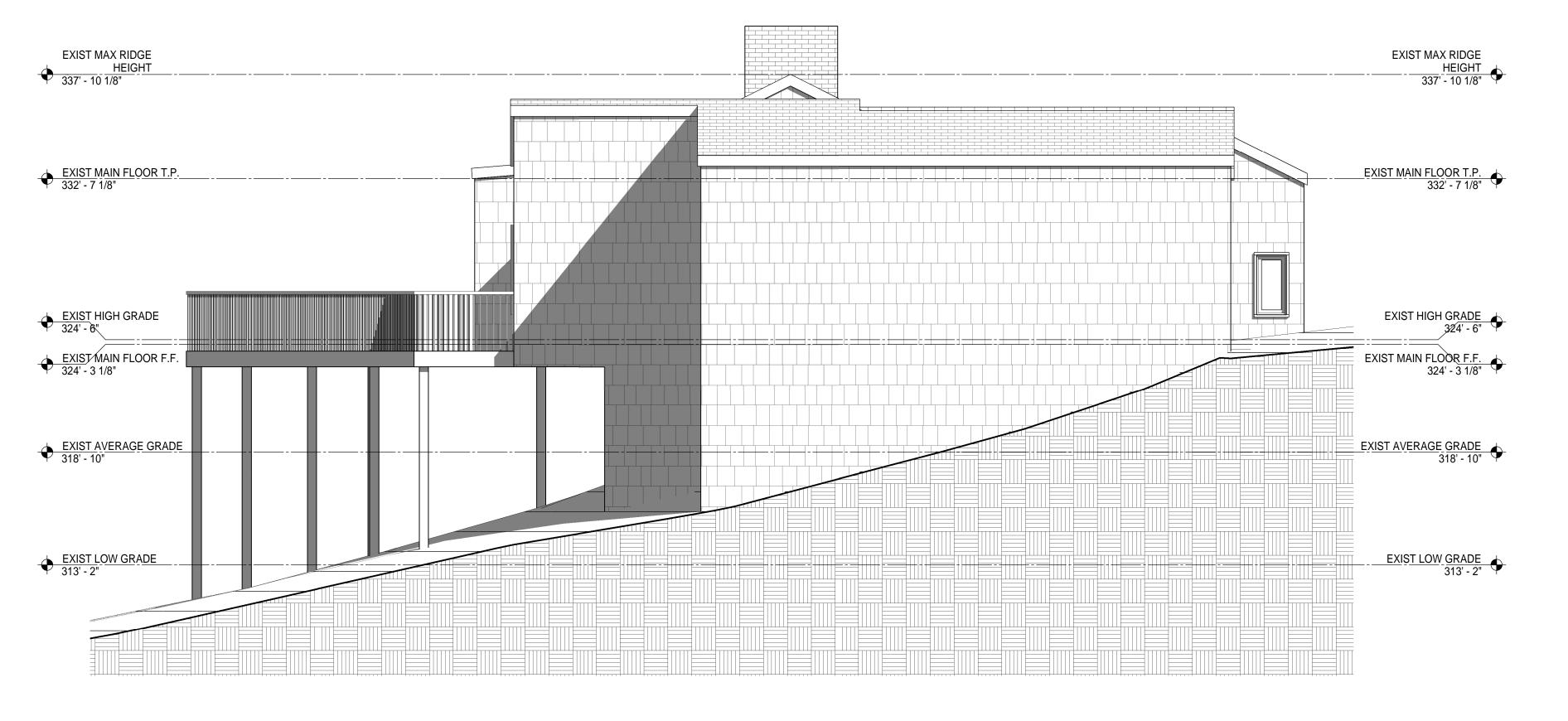
TITLE:

EXTERIOR ELEVATIONS

SHFFT



EAST ELEVATION



EXISTING EAST ELEVATION

00 02 04 08 FEE

MASON WODHAMS
ARCHITECTURAL
CORPORATION

23 RAILROAD AVE. #352 DANVILLE, CA 94526



CLIENT:

JACKSON AND ALISON BUTTLES

654 SAUSALITO BLVD. SAUSALITO, CA 94585

PROJECT:

BUTTLES RESIDENCE

654 SAUSALITO BLVD. SAUSALITO, CA 94585

APN: 065-163-26



REVISIONS:

DATE:

05/02/2020

SCALE:

1/4" = 1'-0"

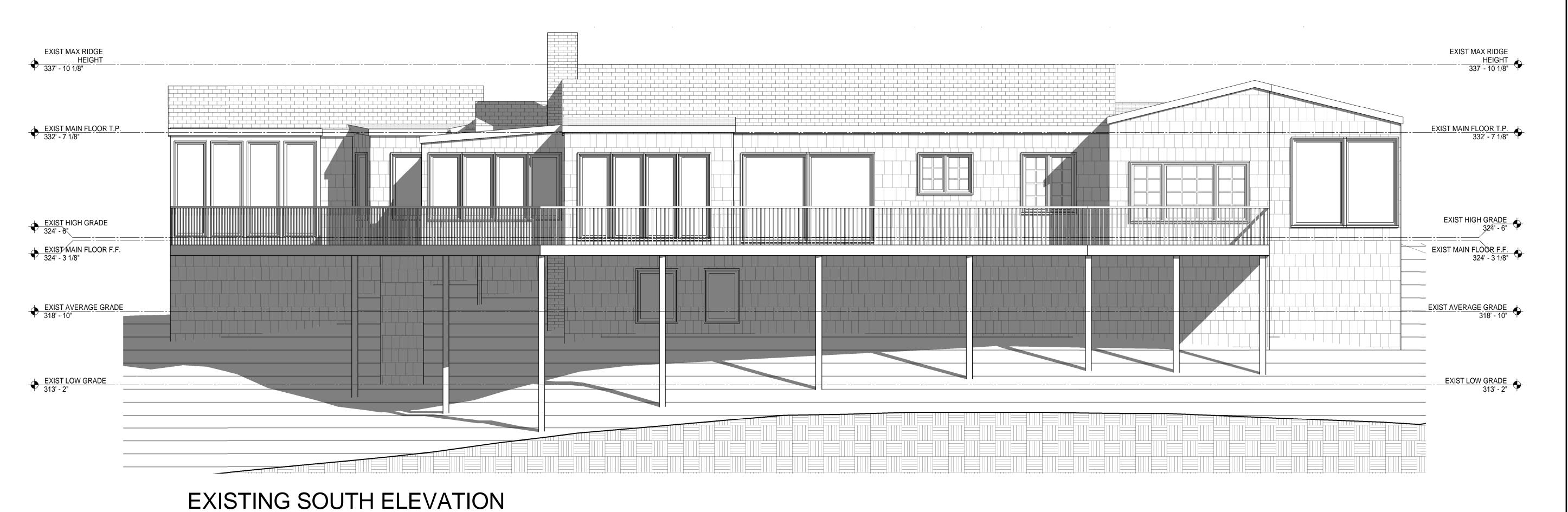
TITLE:

EXTERIOR ELEVATIONS

SHFFT



SOUTH ELEVATION



MASON WODHAMS
ARCHITECTURAL
CORPORATION

23 RAILROAD AVE. #352 DANVILLE, CA 94526



CLIENT:

JACKSON AND ALISON BUTTLES

654 SAUSALITO BLVD. SAUSALITO, CA 94585

PROJECT:

BUTTLES RESIDENCE

654 SAUSALITO BLVD. SAUSALITO, CA 94585

APN: 065-163-26



REVISIONS:

DATE:

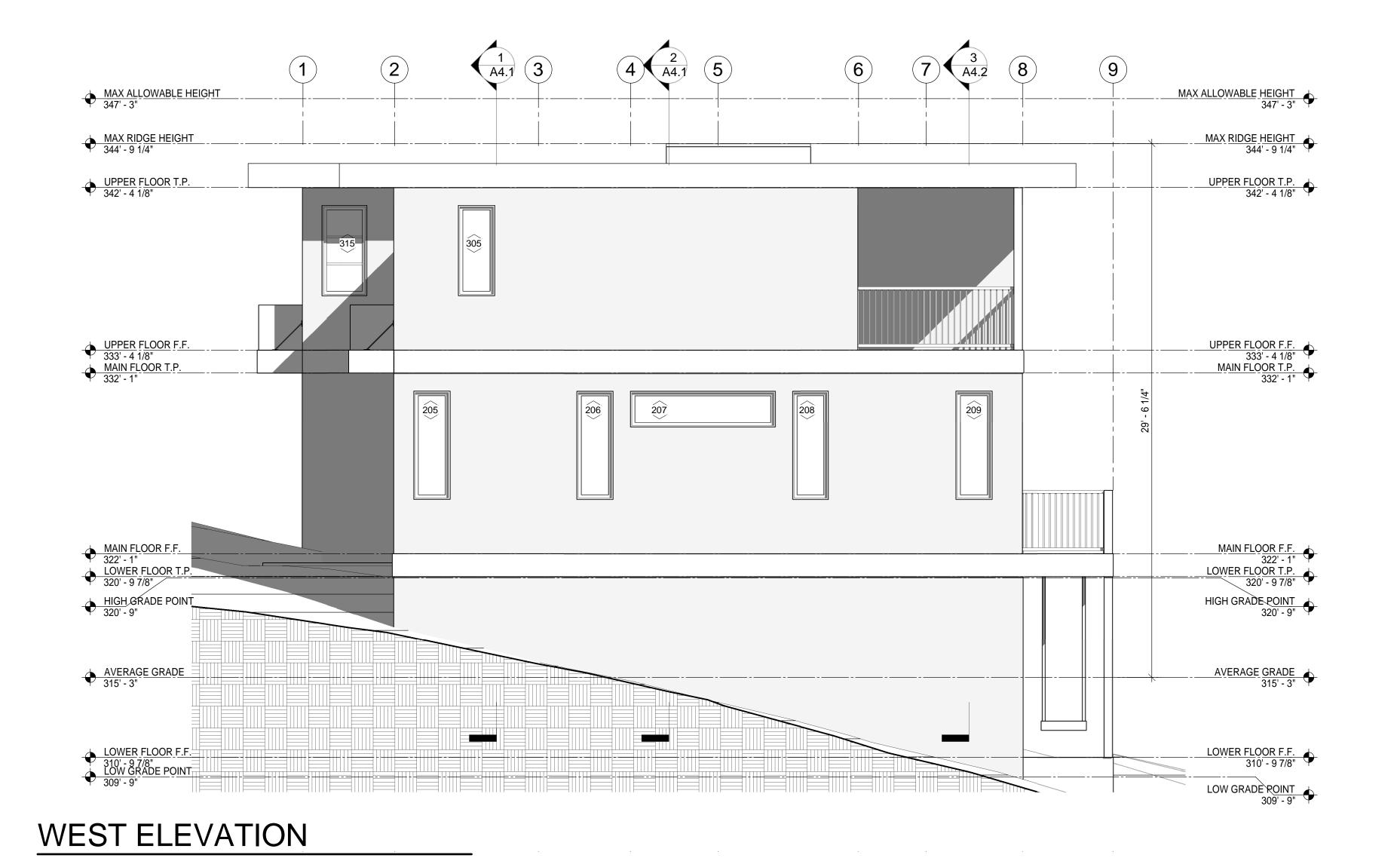
05/02/20

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

TITLE:

EXTERIOR ELEVATIONS

SHFFT



EXIST MAX RIDGE HEIGHT 337' - 10 1/8"



EXISTING WEST ELEVATION

MASON WODHAMS ARCHITECTURAL CORPORATION

23 RAILROAD AVE. #352 DANVILLE, CA 94526



CLIENT:

JACKSON AND ALISON BUTTLES

654 SAUSALITO BLVD. SAUSALITO, CA 94585

PROJECT:

BUTTLES RESIDENCE

654 SAUSALITO BLVD. SAUSALITO, CA 94585

APN: 065-163-26



REVISIONS:

DATE:

05/02/2020

SCALE:

1/4" = 1'-0"

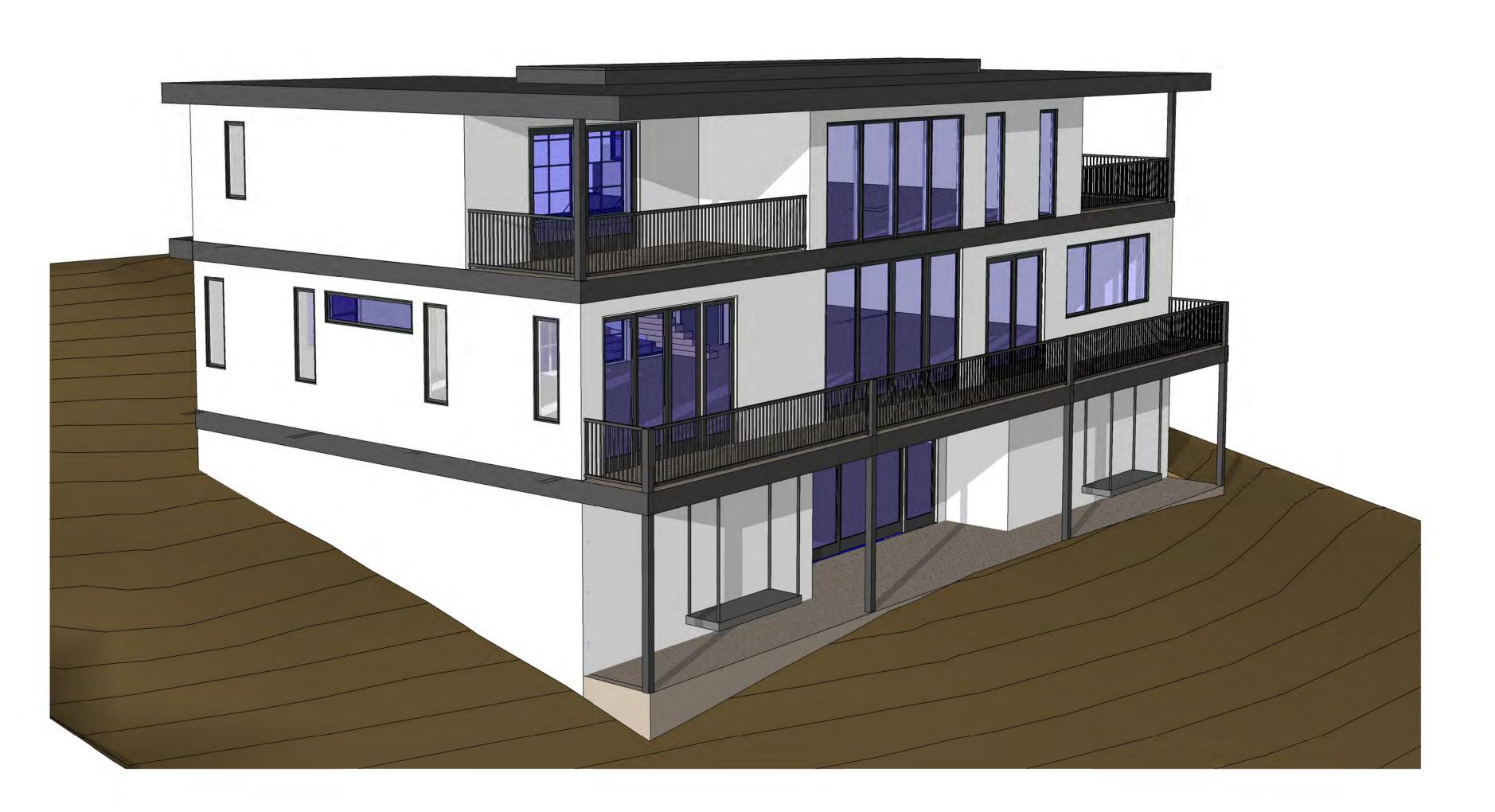
TITLE:

EXTERIOR ELEVATIONS

SHFFT



1 NORTH-EAST PERSPECTIVE



2 SOUTH-WEST PERSPECTIVE

MASON WODHAMS ARCHITECTURAL CORPORATION

23 RAILROAD AVE. #352 DANVILLE, CA 94526



CLIENT:

JACKSON AND ALISON BUTTLES

654 SAUSALITO BLVD. SAUSALITO, CA 94585

PROJECT:

BUTTLES RESIDENCE

654 SAUSALITO BLVD. SAUSALITO, CA 94585

APN: 065-163-26



REVISIONS:

DATE:

05/02/2020

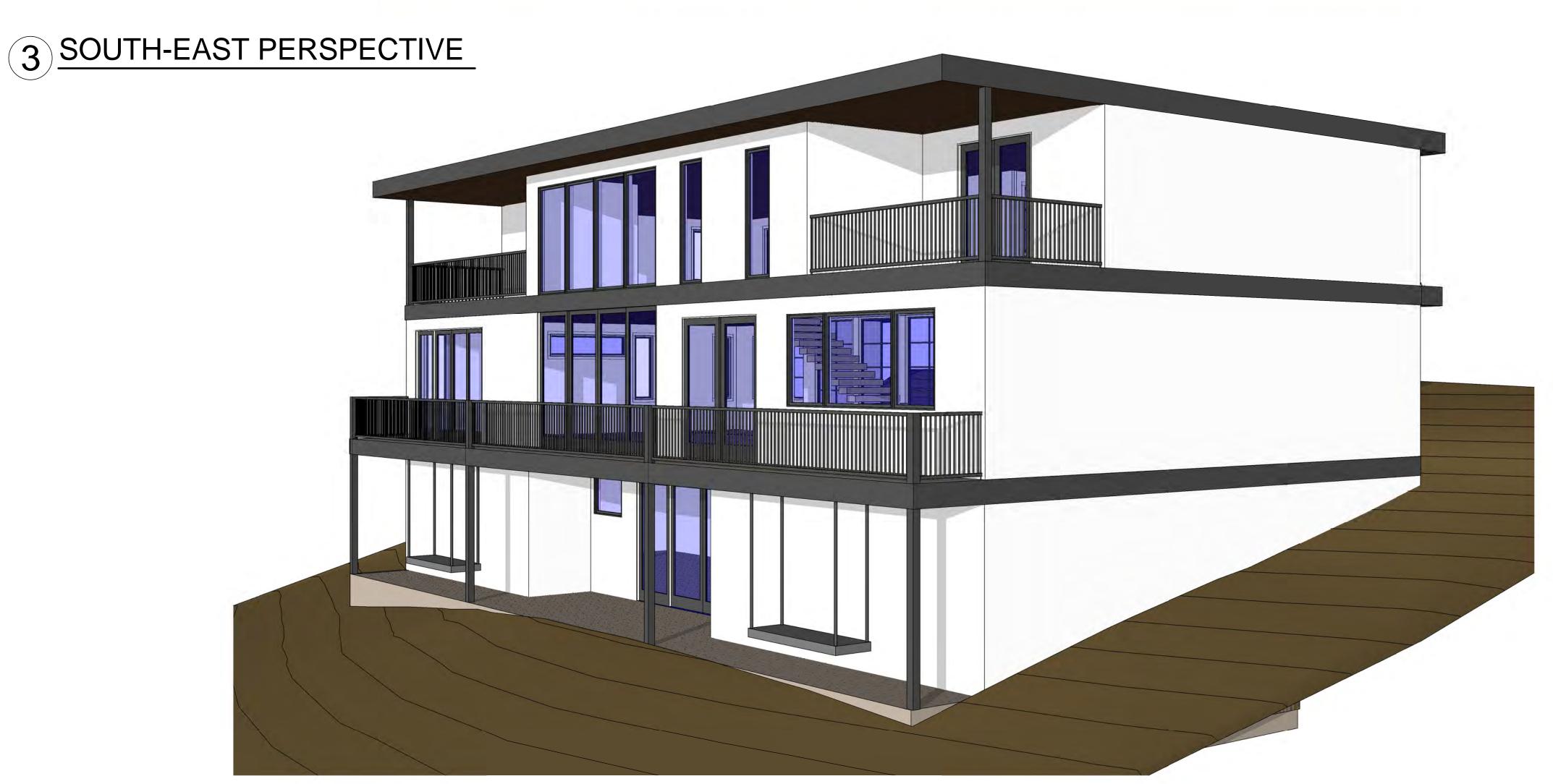
SCALE:

||TITLE:

PERSPECTIVES

SHFFT.





4 NORTH-WEST PERSPECTIVE

MASON WODHAMS ARCHITECTURAL CORPORATION

23 RAILROAD AVE. #352 DANVILLE, CA 94526



CLIENT:

JACKSON AND ALISON BUTTLES

654 SAUSALITO BLVD. SAUSALITO, CA 94585

PROJECT:

BUTTLES RESIDENCE

654 SAUSALITO BLVD. SAUSALITO, CA 94585

APN: 065-163-26



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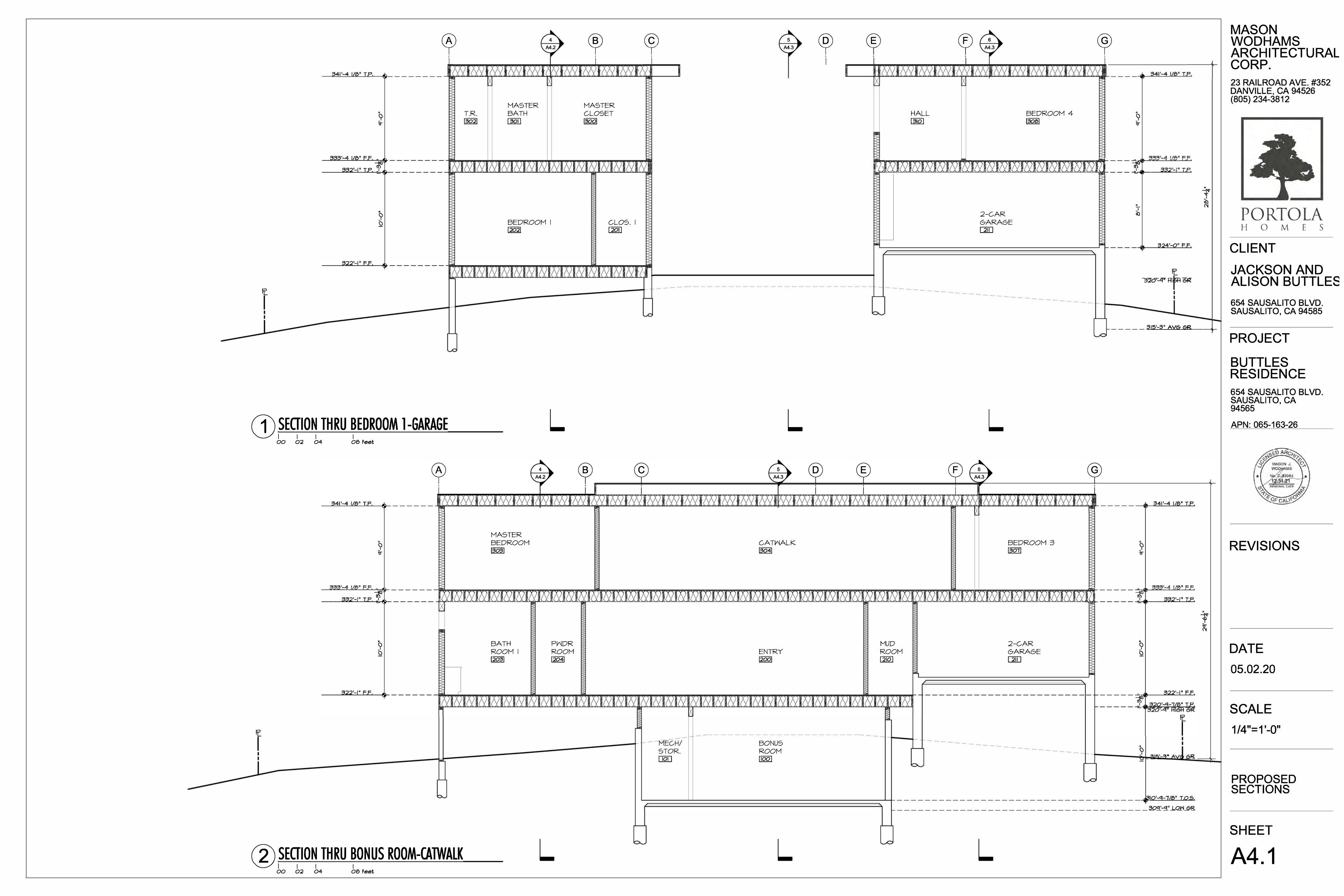
05/02/2020

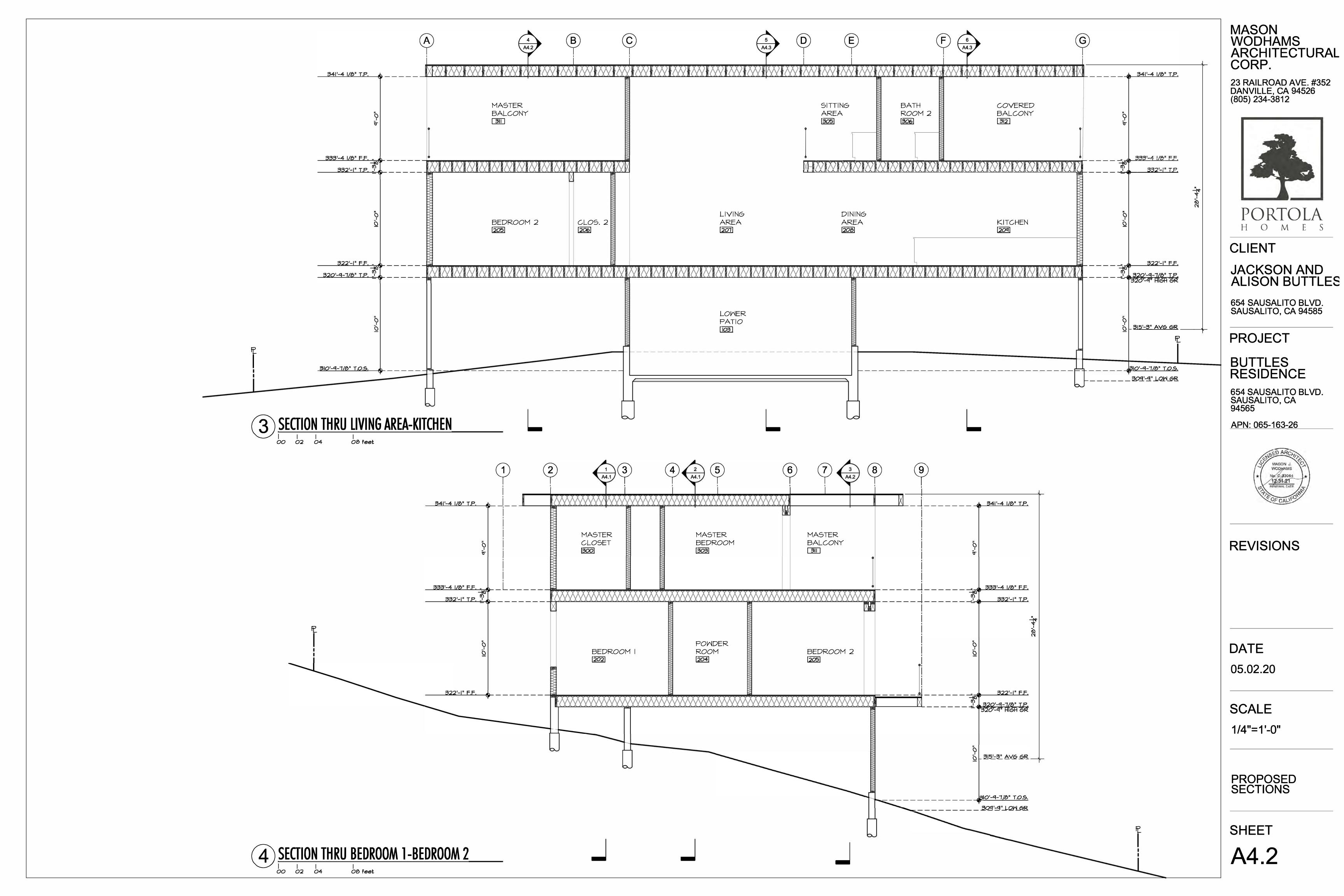
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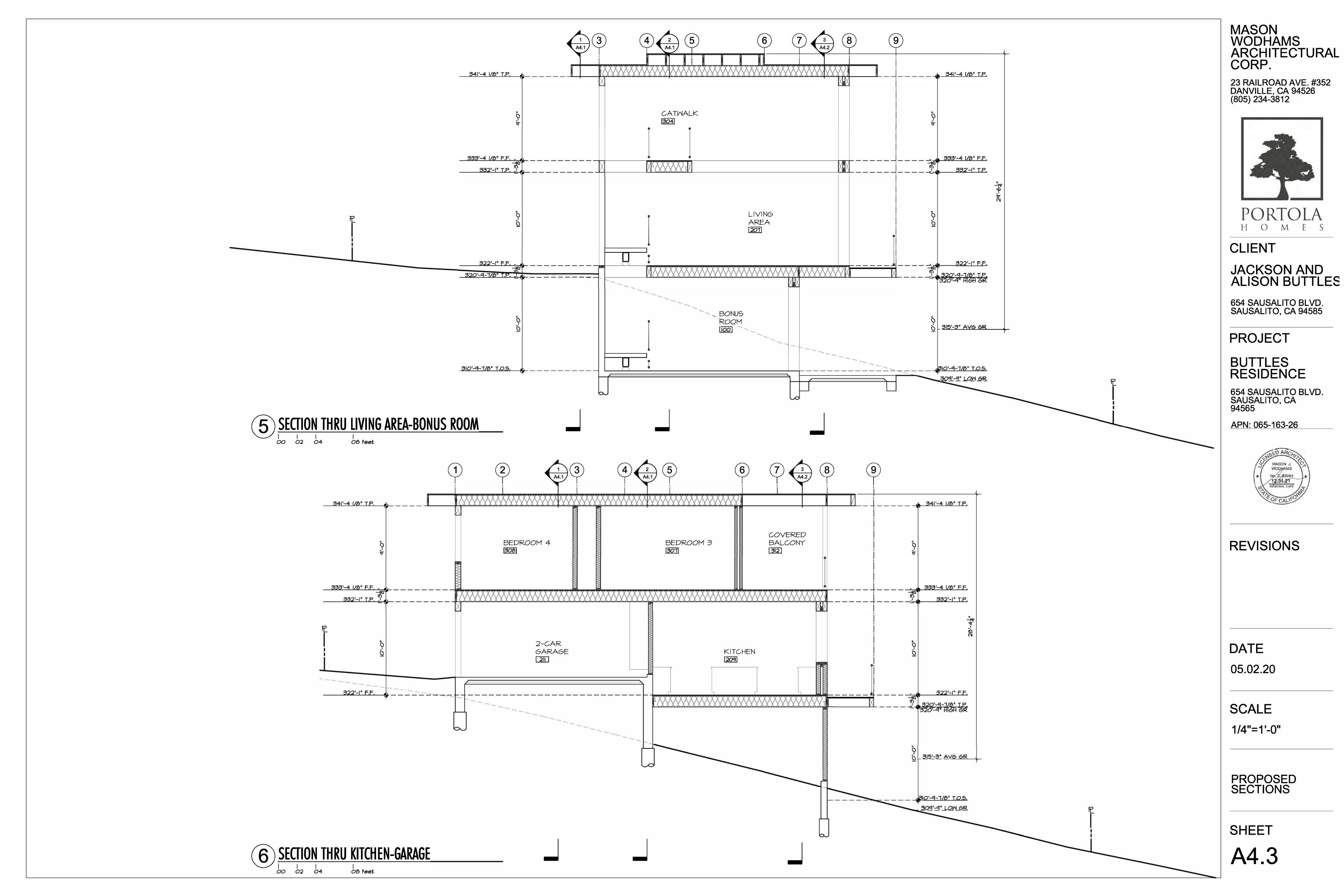
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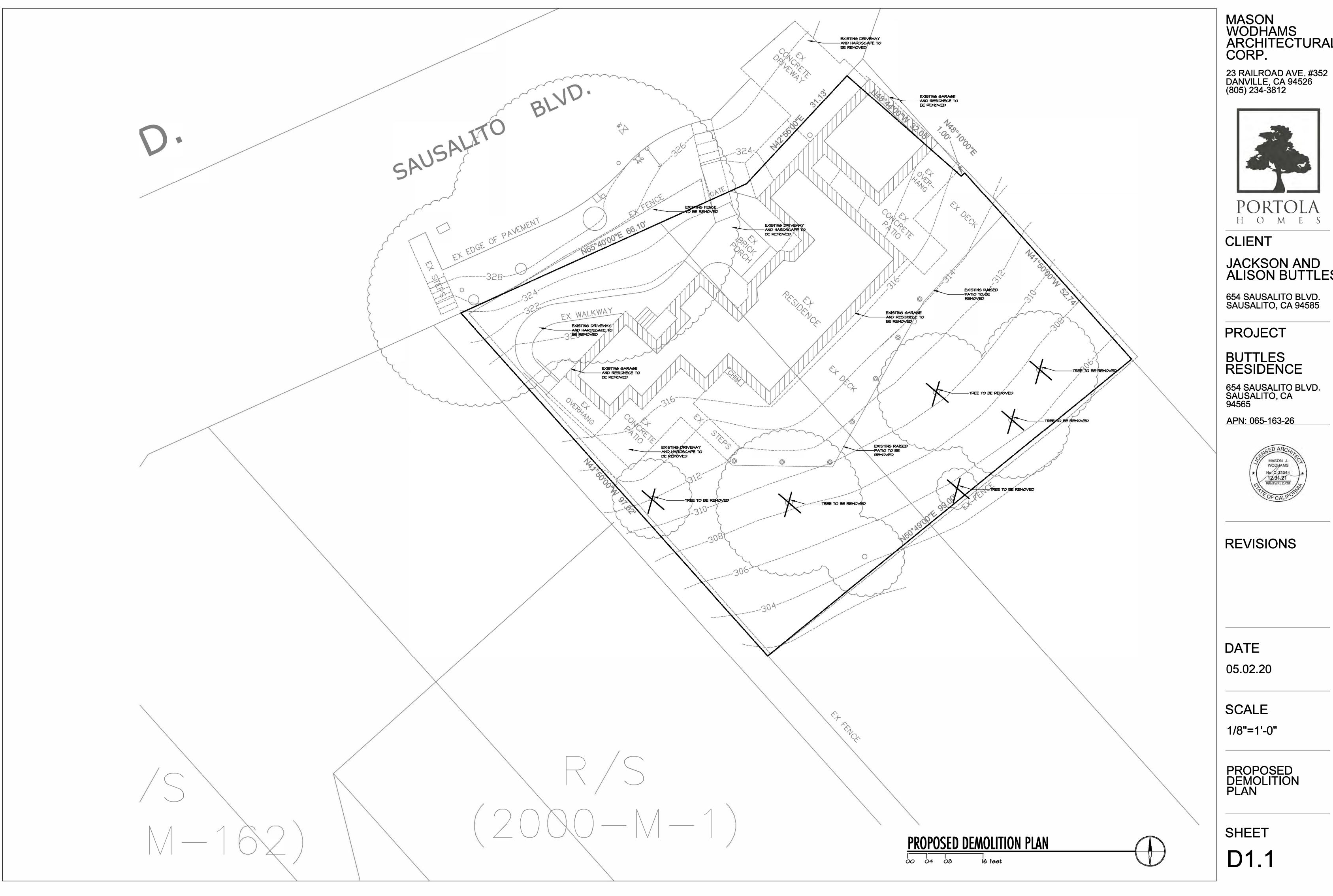
PERSPECTIVES

SHFFT.











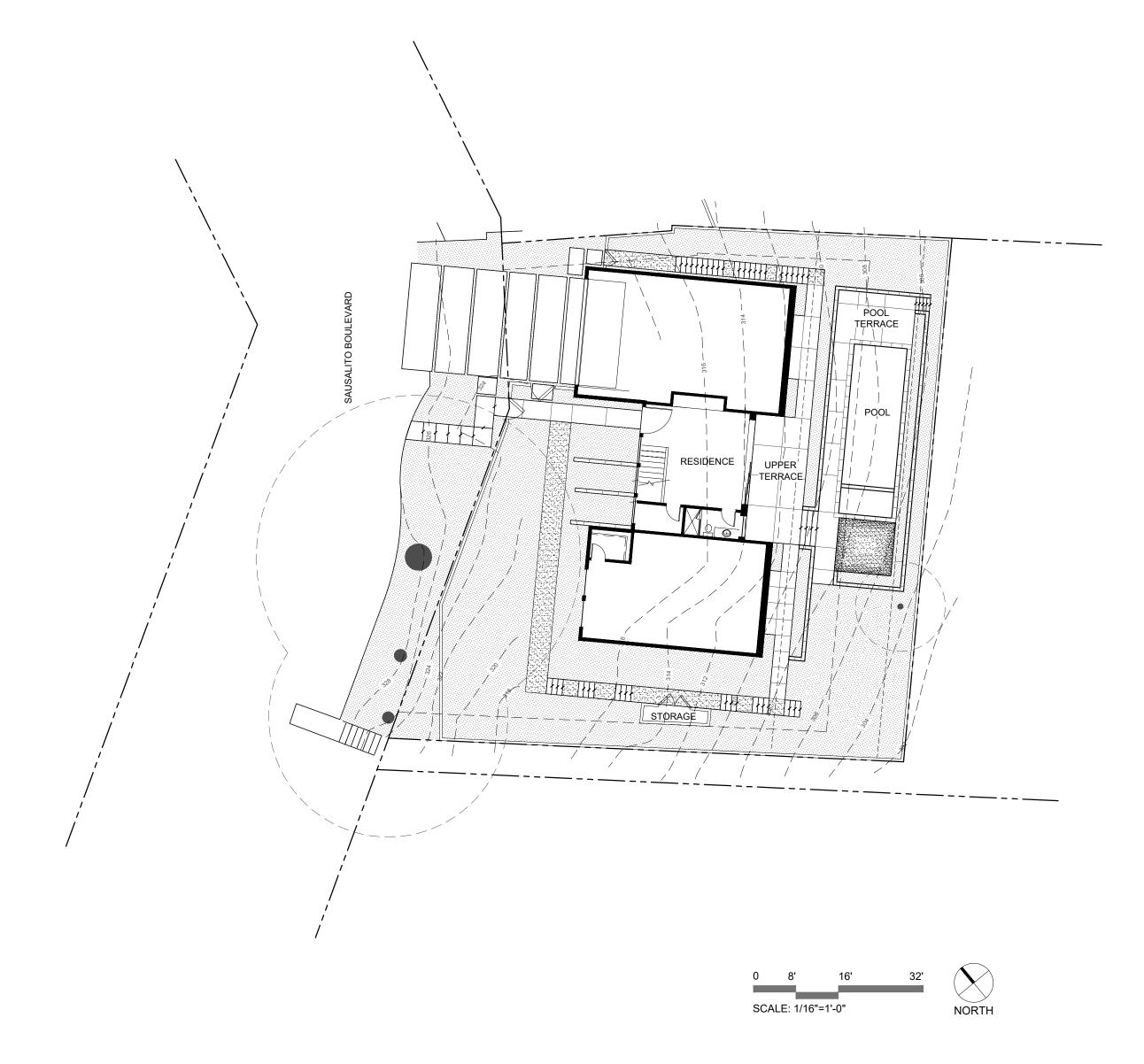
JACKSON AND ALISON BUTTLES

654 SAUSALITO BLVD. SAUSALITO, CA 94565

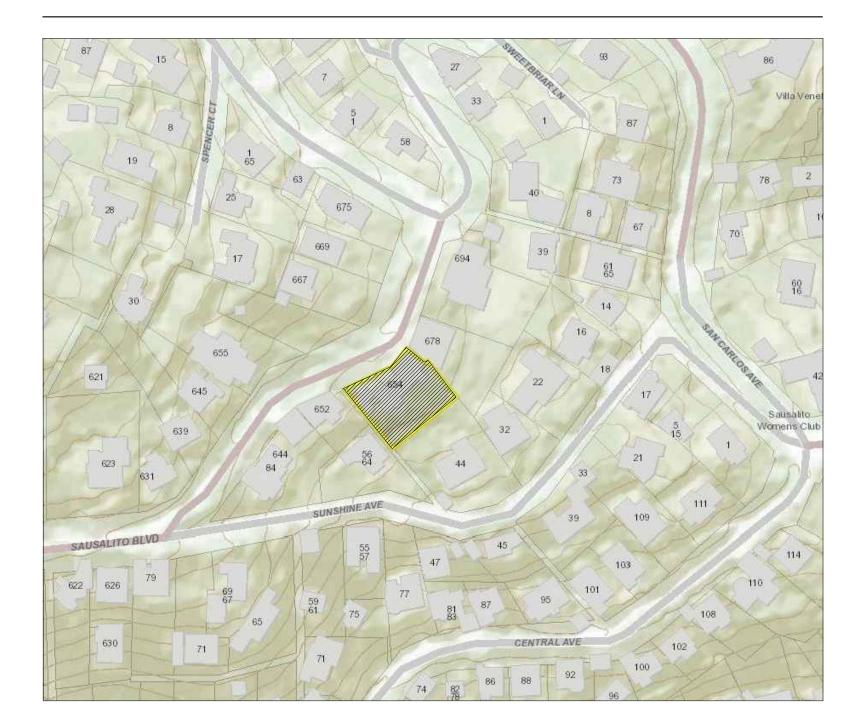


BUTTLES RESIDENCE

654 SAUSALITO BOULEVARD, SAUSALITO, CA 94965



VICINITY MAP



PROJECT DIRECTORY

CLIENT
ALISON AND JACKSON BUTTLES
654 SAUSALITO BLVD
SAUSALITO, CA 94965

LANDSCAPE ARCHITECT
TERRA FERMA LANDSCAPES
CONTACT: JOE BECK
139 MITCHELL AVENUE, SUITE 220
SO. SAN FRANCISCO, CA 94080
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JOE BECK
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DANVILLE, CA 94506
T (925) 667-0772
GREG SPALASSO
SPLASSO@ICLOUD.COM
JOB NO. TBD
DATED: TBD

ARCHITECT MASON WODHAMS ARCHITECTURAL CORP. 23 RAILROAD AVENUE #352 DANVILLE, CA 94526 T (805) 234-3812 MASON WODHAMS MASON@MJWARCH.COM

SURVEYOR
DEBOLT CIVIL ENGINEERING
811 SAN RAMON VALLEY BLVD
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T (925) 837-3780
JOB NO. 18308
DATED: 11-12-2018

JOB NO. TBD DATED: TBD

ABBREVIATIONS

ABBR.	DESCRIPTION	ABBR.	DESCRIPTION
&	AND	LP	LOW POINT
@	AT	MAX	MAXIMUM
#	NUMBER	MIN	MINIMUM
AB	AGGREGATE BASE	MISC	MISCELLANEOUS
AC	ASPHALT CONCRETE	(N)	NEW
AD	AREA DRAIN	N/A	NOT APPLICABLE
ALT	ALTERNATE	NIC	NOT IN CONTRACT
APPROX	APPROXIMATE	NOM	NOMINAL
ARCH	ARCHITECTURAL	NTS	NOT TO SCALE
ASPH	ASPHALT	OC	ON CENTER
AVC	ARCHITECTURAL VAULT COVER	OCBW	ON CENTER BOTH WAYS
BC	BOTTOM OF CURB	PA	PLANTING AREA
BLDG	BUILDING	PERF	PERFORATED
BLDG BS	BOTTOM OF STAIR	PL	PROPERTY LINE
SSW	BACK OF SIDEWALK	PROP	
	BOTTOM OF WALL	PVMT	PROPERTY
3W			PAVEMENT
CIP	CAST-IN-PLACE	RD DEF	RADIUS
CJ	CONTROL JOINT	REF	REFER
CL	CENTERLINE	REINF	REINFORCED
CMU	CONCRETE MASONRY UNIT	REV	REVISION/REVISED
CONC	CONCRETE	RM	ROOM
CUP	CONCRETE UNIT PAVER	SAD	SEE ARCHITECTURAL DRAWING
DET/DETL	DETAIL	SCD	SEE CIVIL DRAWING
OG	DECOMPOSED GRANITE	SECT	SECTION
DIA	DIAMETER	SED	SEE ELECTRICAL DRAWING
OIM	DIMENSION	SHT	SHEET
OWG	DRAWING	SID	SEE IRRIGATION DRAWING
(E)	EXISTING	SIM	SIMILAR
ĒÁ	EACH	SPEC	SPECIFICATION
ΞJ	EXPANSION JOINT	SF	SQUARE FOOT / FEET
EL /ELEV	ELEVATION	SQ	SQUARE
ELEC	ELECTRICAL	SSD	SEE STRUCTURAL DRAWING
ΞQ	EQUAL	SS	STAINLESS STEEL
EXT	EXTERIOR	STD	STANDARD
FE	FINISH FLOOR ELEVATION	TBD	TO BE DETERMINED
 =G	FINISH GRADE	TC	TOP OF CURB
-s	FINISH SURFACE	TEMP	TEMPORARY
-T	FOOT OR FEET	TOC	TOP OF CONCRETE
НВ	HOSE BIB	TS	TOP OF STAIR
HP	HIGH POINT	TW	TOP OF WALL
n N	INCH	TYP	TYPICAL
NFO		VAR	
NT	INFORMATION	VAR	VARIES
RR	INTERIOR	W	VERIFY IN FIELD
	IRRIGATION		WITH
VC	INTEGRAL VAULT COVER	W/O	WITH OUT
LT	LIGHT	WT	WEIGHT
_OW	LIMIT OF WORK		

PROJECT SUMMARY

PROJECT DESCRIPTION
LANDSCAPE IMPROVEMENTS

SITE ADDRESS 654 SAUSALITO BLVD SAUSALITO, CA

LEGAL DESCRIPTION APN: 065-163-26 ZONING: R-1-6

FAR TOTALS

TOTAL LOT SIZE: 8,790 SF MAXIMUM ALLOWABLE FAR (45% OF 8,790 SF): 3,955.5 SF ACTUAL FAR OF PROJECT ADDRESS: 3,718 SF

IMPERVIOUS SURFACE CALCULATIONS PROPOSED COVERAGE: BUILDINGS: 2,378 SF

COVERED PORCHES/RAISED DECKS: 351 SF HARDSCAPE: 1,887 SF TOTAL PROPOSED COVERAGE 4,616 SF TOTAL PROPOSED COVERAGE: 4,616 SF

% LOT COVERAGE: 52.5%

LANDSCAPE COVERAGE: 4,174 SF (47.5% OF 8,790 SF)

MAIN STRUCTURE SETBACKS

LOT SIZE: 8,790 SF

FRONT: 0' REAR: 15' SIDE: 5'

APPLICABLE CODES
CITY OF SAUSALITO MUNICIPAL CODE
COUNTY OF MARIN MUNICIPAL CODE

2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA RESIDENTIAL BUILDING CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA MECHANICAL CODE

2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA ENERGY CODE 2016 CALIFORNIA GREEN BUILDING CODE

2016 CALIFORNIA FIRE CODE

AMERICAN WITH DISABILITIES ACT (ADA)
TITLE 24 ENERGY REQUIREMENTS

EXCAVATION

CALIFORNIA EXCAVATION LAW, CODE 4216 CALOSHA TITLE 8, SECTION 1541

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE PRECISE LOCATIONS, DEPTH, AND SIZES OF ALL UNDERGROUND FACILITIES AT LEAST SEVEN (7) BUSINESS DAYS PRIOR TO EXCAVATION. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA 1-800-227-2600) AT LEAST 48 HOURS PRIOR TO START OF WORK TO DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF UTILITIES.

SHEET INDEX

DESCRIPTION

OHEET#	DEGGINI 11611	INE VIOLOTU
L0.0	COVER SHEET	
L0.1	GENERAL NOTES	
L0.2	PHOTOGRAPHS	
L0.3	GEOMETRIC VERIFICATION PLAN	
L1.0	TREE PROTECTION / RETENTION PLAN	
L2.0	RESERVED	
L3.0	RESERVED	
L4.0	MATERIALS PLAN	
L4.1	RESERVED	
L5.0	RESERVED	
L6.0	HYDROZONE PLAN	
L7.0	PLANTING PLAN	
L8.0	RESERVED	
L9.0	HARDSCAPE DETAILS	
L9.1	HARDSCAPE DETAILS	
L9.2	HARDSCAPE DETAILS	
L10.0	SOFTSCAPE DETAILS	



Landscape Architecture

139 Mitchell Avenue, Suite 220 So. San Francisco, CA 94080 p: 650.952.5659 f: 650.952.0667

e: info@tflandscapes.com

Landscape Construction

Fine Gardening

PERMIT SET

ESIDENCE

SAUSALITO BLVD SALITO, CA 94965

REVISION#

Signature
06/30/22
Renewal Date
09/16/20
Date
OF CAL I FORM

#: DATE: ISSUED FOR:

DATE: 08/21/20
DRAWN BY: VY
CHECKED BY: BK
SCALE: 1/16"=1'-0"
PROJECT #: 1821

TITLE

COVER SHEET

HEET NO

L0.0

SCOPE OF WORK

1. THESE NOTES AND LEGENDS REFER TO THE LANDSCAPE DRAWINGS ONLY.

2. ALL ITEMS SHOWN IN THESE DOCUMENTS ARE NEW CONSTRUCTION UNLESS OTHERWISE NOTED.

SUBMITTED IN A TIMELY MANNER, WITH WRITTEN CLARIFICATIONS FORWARDED TO ALL BIDDERS.

3. THE WORD "CONTRACTOR" REFERS TO TERRA FERMA LANDSCAPES CONSTRUCTION AND, WHERE APPLICABLE BY TRADE, SUB-CONTRACTORS.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE PRECISE LOCATIONS, DEPTH, AND SIZES OF ALL UNDERGROUND FACILITIES AT LEAST SEVEN (7) BUSINESS DAYS PRIOR TO EXCAVATION. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA 1-800-227-2600) AT LEAST 48 HOURS PRIOR TO START OF WORK TO DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF UTILITIES.

5. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE LANDSCAPE ARCHITECT AT THE TIME OF PREPARATION OF THESE DRAWINGS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY AND COMPLETENESS OF THE INFORMATION SHOWN.

6. CONTRACTOR AND ALL SUBCONTRACTORS WILL VISIT THE SITE PRIOR TO BIDDING IN ORDER TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITION AND THE IMPACT OF THE PROPOSED WORK, INDICATED ON THE DRAWINGS AND SPECIFICATIONS. ANY QUESTION REGARDING THE COORDINATION OF NEW WORK OR EXISTING CONDITIONS MUST BE SUBMITTED TO THE OWNER'S REPRESENTATIVE IN WRITING PRIOR TO THE BID SUBMISSION AND WITH ADEQUATE TIME FOR RESPONSE TO ALL BIDDERS. THE OWNER'S REPRESENTATIVE WILL RESPOND TO QUESTIONS

7. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AT LEAST 48 HOURS PRIOR TO ALL REQUIRED FIELD OBSERVATIONS AND MEETINGS.

8. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES, CONSTRUCTION SCHEDULING AND PROJECT SEQUENCING TO PREVENT CONFLICTS OR DELAYS TO OVERALL CONSTRUCTION SCHEDULE.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PROTECTION, TRANSPORTATION, DEMOLITION, MATERIAL REMOVAL AND SITE PREPARATION NECESSARY FOR THE PROPER EXECUTION OF ALL WORK SHOWN ON THE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS.

10. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL RUBBISH. DEBRIS. UNSUITABLE AND WASTE MATERIALS ON A REGULAR BASIS GENERATED BY CONTRACTORS, SUBCONTRACTORS AND TRADE OPERATIONS, WITHIN PLANTING AREAS.

11. CONTRACTOR SHALL EXERCISE STRICT CONTROL OVER SITE CLEANING TO PREVENT MATERIALS, DIRT, DEBRIS OR DUST FROM AFFECTING ANY FINISHED AREAS OF THE PROJECT SITE AND/OR AREAS ADJACENT TO THE PROJECT.

12. CONTRACT INCLUDES THE FURNISHING OF ALL MATERIALS, LABOR, EQUIPMENT, AND SERVICES REQUIRED TO EXECUTE THE PROJECT SCOPE MORE FULLY DESCRIBED IN THESE SPECIFICATIONS, DRAWING SET AND ALLOWANCES IN BID DOCUMENT.

13. THIS CONSTRUCTION CONTRACT IS FOR THE CONSTRUCTION OF A COMPLETE AND FULLY FUNCTIONING LANDSCAPE INSTALLATION. THESE DOCUMENTS DESCRIBE THE DESIGN INTENT AND SPECIFIC REQUIREMENTS OF THE INSTALLATION. THESE DOCUMENTS DO NOT INTEND TO BE ALL INCLUSIVE OF ALL WORK REQUIRED TO CONSTRUCT THE PROJECT. ITEMS SUCH AS FASTENERS, CONNECTORS, FILLERS, MISCELLANEOUS CLOSURE ELEMENTS, ANCILLARY CONTROL WIRING, AND POWER WHERE REQUIRED FOR THE CONTROL OR OPERATION OF THE PROVIDED EQUIPMENT ARE NOT ALWAYS SHOWN BUT ARE CONSIDERED INCLUDED IN THE SCOPE OF THE WORK.

14. DETAILS ARE INTENDED TO SHOW FINAL DESIGN INTENT OF CONSTRUCTION. MINOR MODIFICATION MAY BE REQUIRED TO SUIT PARTICULAR PROJECT SITE DIMENSIONS OR CONDITIONS AND SHALL BE INCLUDED WITHIN THE SCOPE OF THE WORK AND CONSTRUCTION CONTRACT. ANY MODIFICATIONS REQUIRED ARE TO BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION/CONSTRUCTION.

15. CONTRACTOR SHALL MAINTAIN ALL PUBLIC RIGHT OF WAYS TO BE ACCESSIBLE TO PEDESTRIAN/VEHICULAR TRAFFIC EXCEPT IN THE CASE WHERE NECESSARY EQUIPMENT IS REQUIRED FOR CONSTRUCTION. TRAFFIC CONTROL MEASURES SHALL BE IMPLEMENTS PER CITY STANDARDS AND CODES.

16. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES, IMPROVEMENTS, EXISTING CONDITIONS TO REMAIN, AND STRUCTURES, INCLUDING LANDSCAPE ARCHITECTURAL WALLS, PAVING AND SURFACES, WHETHER SHOWN ON THE DRAWING OR NOT.

17. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETION OF ALL ITEMS NOTED ON ISSUED PUNCH LIST BY LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT SHALL REVIEW AND APPROVE ALL COMPLETED PUNCH LIST ITEMS PRIOR TO SUBSTANTIAL COMPLETION ISSUANCE. CONTRACTOR SHALL HAVE 10 DAYS TO PROVIDE NECESSARY CORRECTIONS.

18. SUBSTANTIAL COMPLETION SHALL BE REACHED WHEN THE WORK OR DESIGNATED PORTION THEREOF IS SUFFICIENTLY COMPLETE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS SO THE OWNER CAN OCCUPY OR UTILIZE THE WORK FOR ITS INTENDED USE. SECTION A.9.8.1 OF AMERICAN INSTITUTE OF ARCHITECTS.

19. CONTRACTOR TO PROVIDE FINAL CLOSE OUT BINDER INCLUSIVE OF ALL NECESSARY INSTRUCTION MANUALS, SPECIFICATION SHEETS, AS-BUILTS. IRRIGATION ZONES. CONTROLLER KEYS. AND ANY OTHER APPLICABLE PAPERWORK TO ACCOMPANY ALL PRODUCTS AND INSTALLATIONS TO OWNER AT TIME OF PROJECT COMPLETION.

20. CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING FINAL PROJECT SITE WALK-THROUGH INCLUDING OF LANDSCAPE ARCHITECT AND NECESSARY PARTIES TO ACHIEVE SUBSTANTIAL COMPLETION.

21. CONTRACTOR SHALL PERFORM LANDSCAPE MAINTENANCE OF THE PROPERTY FOR A PERIOD OF 30 DAYS, 30 DAY MAINTENANCE SHALL BEGIN IMMEDIATELY UPON RECEIVING SUBSTANTIAL COMPLETION. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SOFTSCAPE AREAS PRIOR TO PROJECT COMPLETION. MAINTENANCE WILL BE FOR NEWLY INSTALLED LANDSCAPE ONLY. ANY EXISTING GARDEN IS EXCLUDED.

22. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO LANDSCAPE ARCHITECT UPON PROJECT COMPLETION.

23. THE DRAWINGS SHALL NOT BE SCALED WITHOUT PRIOR APPROVAL FROM LANDSCAPE ARCHITECT. CONTRACTOR SHALL REFER TO THE DIMENSIONS INDICATED OR THE ACTUAL SIZES OF THE CONSTRUCTION ELEMENTS. ALIGNMENTS TAKE PRECEDENCE OVER DIMENSIONS WHERE DIMENSION CONFLICT OCCURS. WHERE NO DIMENSION OR METHOD OF DETERMINING A LOCATION IS GIVEN, CONTRACTOR SHALL VERIFY CORRECT DIMENSION OR LOCATION WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

24. ALL CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS IDENTIFIED BY CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. SHOULD CONTRACTOR PROCEED WITH THE WORK PRIOR TO RECEIVING CLARIFICATIONS, HE DOES SO AT HIS/HER OWN RISK. ANY DEVIATION OR CHANGES FROM THESE DRAWINGS WITHOUT WRITTEN ACCEPTANCE BY THE LANDSCAPE ARCHITECT SHALL ABSOLVE THE LANDSCAPE ARCHITECT OF ANY AND ALL RESPONSIBILITY OF SAID DEVIATION AND CHANGE.

25. CONTRACTOR, SUBCONTRACTORS, AND INSTALLERS ARE RESPONSIBLE FOR REVIEW OF ALL DRAWINGS, PROJECT MANUALS, NOTES, ETC. FAILURE TO REVIEW AND COORDINATE ALL CONTRACT DOCUMENTS SHALL NOT RELIEVE THE RESPONSIBLE PARTIES FROM PERFORMING ALL THE WORK REQUIRED.

26. CONTRACTOR SHALL REQUEST CLARIFICATION OR ADDITIONAL INFORMATION FROM LANDSCAPE ARCHITECT FOR ITEMS NOT SPECIFICALLY DETAILED.

27. CONTRACTOR SHALL ADVISE LANDSCAPE ARCHITECT AND OWNER OF ANY RECOMMENDED CHANGES OR SUBSTITUTION REQUESTS OF ALL NOTES AND SPECIFICATIONS PRIOR TO ORDERING OR INSTALLATION.

28. DETAILS ARE INTENDED TO SHOW FINAL DESIGN INTENT OF CONSTRUCTION. MINOR MODIFICATION MAY BE REQUIRED TO SUIT PARTICULAR PROJECT SITE DIMENSIONS OR CONDITIONS AND SHALL BE INCLUDED WITHIN THE SCOPE OF THE WORK AND CONSTRUCTION CONTRACT. ANY MODIFICATIONS REQUIRED ARE TO BE REVIEWED AND CONFIRMED WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION/CONSTRUCTION.

29. CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE PROJECT SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED. UPON RECEIPT OF DATED AND ISSUED REVISIONS TO THE CONSTRUCTION DOCUMENT BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL IMMEDIATELY REVISE THE FIELD SET OF CONSTRUCTION DOCUMENTS AND NOTIFY ALL AFFECTED TRADES OF SUCH REVISION. CONTRACTOR SHALL BE RESPONSIBLE THAT ALL SUBCONTRACT WORK AND/OR INSTALLATION IS BEING ACCOMPLISHED PER MOST CURRENT CONSTRUCTION DOCUMENTS, REVISIONS, SKETCH DRAWINGS, DETAILS, AND SPECIFICATIONS.

30. PRIOR TO FINALIZING CONTRACT PRICES, CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING ALL NOTES AND DRAWINGS TO INCLUDE ANY SUBCONTRACT REQUIREMENTS OR INFORMATION WHICH MAY NOT BE INDICATED ON SUB-CONTRACTOR'S SHEETS OR NOTES, BUT WHICH ARE INDICATED ELSEWHERE IN THE CONSTRUCTION DOCUMENTS.

31. WHEN APPLICABLE, CONTRACTOR SHALL REFER TO CONSULTANT DRAWINGS FOR ANY ADDITIONAL INFORMATION, INCLUDING LAYOUT OF BUILDINGS, ROADWAYS, DRIVEWAYS, UTILITIES, AND OTHER MISCELLANEOUS ITEMS AS NOTED ON DRAWINGS.

32. CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS

33. CONTRACTOR SHALL VISIT THE PROPERTY PRIOR TO SUBMITTING ESTIMATE. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED, WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION OR REQUEST FOR INFORMATION FROM LANDSCAPE ARCHITECT.

34. THE DRAWINGS AND REFERENCED DETAILS HAVE BEEN DIMENSIONED IN ORDER TO ESTABLISH THE CONTROL AND GUIDELINES FOR FIELD LAYOUT. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHERE ANY DISCREPANCIES EXIST BETWEEN THE DRAWING AND DETAILS

35. DIMENSIONS NOTED AS 'VERIFIED IN FIELD' (VIF) ASSUME MEASUREMENT SHOWN IS THE DESIGN BASIS AND MAY DIFFER FROM ACTUAL SITE CONDITIONS. CONTRACTOR SHALL VERIFY THESE DIMENSIONS WHILE LAYING OUT THE WORK AND REPORT ANY DISCREPANCIES BETWEEN THE DESIGN BASIS AND ACTUAL DIMENSIONS TO THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. WHERE DIMENSIONS ARE NOTED "+/-" FIELD DIMENSIONS MAY VARY FROM THE NOTED DIMENSIONS BY MINOR AMOUNTS.

36. CONTRACTOR SHALL VERIFY ALL WORKS, DIMENSIONS AND DETAILS AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. DURING CONSTRUCTION, THE OWNER AND LANDSCAPE ARCHITECT ARE TO BE ADVISED REGARDING ANY DISCREPANCIES IN MEASUREMENT, DIMENSION, LOCATION, OR DETAILS PRIOR TO CONTRACTORS PROCEEDING WITH THAT PORTION OF THE WORK.

37. CONTRACTOR SHALL CONFIRM ANY DISCREPANCIES BETWEEN DRAWINGS, SPECS, AND PROJECT SITE CONDITIONS WITH LANDSCAPE ARCHITECT PRIOR TO BEGINNING ANY WORK WITHIN AFFECTED AREAS.

38. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION WHEN DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.

SAFETY AND CLEANLINESS

39. IF LIVE UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION PROTECT THEM FROM DAMAGE AND IN THE EVENT OF DAMAGE, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE UTILITY PROVIDER. DO NOT PROCEED UNTIL FURTHER INSTRUCTIONS ARE RECEIVED.

40. CONTRACTOR SHALL KEEP PREMISES CLEAN AND HAZARD FREE. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, SUPERVISING AND MAINTAINING THE EQUIPMENT, MATERIALS, AND WORK IN NEAT, CLEAN, ORDERLY, AND SAFE CONDITION AT ALL TIMES. ALL FINISHED WORK SHALL BE CLEAN, FREE OF DEBRIS, AND READY FOR USE.

41. CONTRACTOR SHALL SECURE THE PREMISES AND MATERIALS WITHIN THE CONSTRUCTION AREA FOR THE DURATION OF CONSTRUCTION UNTIL THE OWNER'S FINAL ACCEPTANCE. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS AT THE END OF EACH WORKDAY TO INSURE UNAUTHORIZED PERSONS CANNOT ENTER THE PROJECT SITE.

42. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL EQUIPMENT AND MATERIALS PER MANUFACTURER'S SPECIFICATIONS.

43. CONTRACTOR SHALL PROVIDE PROPER VENTILATION, CLEARANCES AND FIRE PROTECTION FOR ALL NEW FIREPLACES, OVENS, HOT WATER HEATERS, FURNACES, VENTS AND FLUES AS REQUIRED BY THE DRAWINGS, SPECIFICATIONS, AND CODES.

44. CONTRACTOR SHALL MAINTAIN TEMPORARY BARRICADES USING CAUTION TAPE AND HOLD SAFETY SITE MEETINGS AS NEEDED FOR PROTECTION AGAINST ACCIDENT ON THE PROJECT SITE.

45. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY WITH OWNER AND LANDSCAPE ARCHITECT ANY AND ALL ITEMS TO BE SALVAGED FOR REUSE AND SHALL REMOVE AND STORE THEM IN A PROTECTED AREA ON THE PROJECT SITE OR AS DIRECTED BY OWNER AND LANDSCAPE ARCHITECT. IF SIDEWALK PROTECTION IS REQUIRED, CONTRACTOR TO REVIEW ALL APPLICABLE CODES AND REQUIREMENTS TO PROTECT THE GENERAL PUBLIC.

46. CONTRACTOR IS RESPONSIBLE FOR ANY MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.

47. CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY TOILET FACILITIES ON THE PROJECT SITE.

48. CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING ALL WORK COMPLIES WITH REQUIREMENTS OF JURISDICTIONS OVER THE PROJECT

49. SHOULD FAILURE TO COMPLY WITH CLEAN-UP REQUIREMENTS RESULT IN THE OWNER INCURRING EXPENSE TO HAVE THE DEBRIS REMOVED FROM THE NEW PLANTING OR STAGING AREAS, CONTRACTOR AGREES THAT OWNER MAY DEDUCT SUCH EXPENSE FROM THE FINAL PAYMENT. IF FINAL PAYMENT HAS BEEN MADE, CONTRACTOR AGREES TO REIMBURSE OWNER FOR THE EXPENSE.

50. CONTRACTOR SHALL NOT USE ANY POTENTIALLY HAZARDOUS MATERIAL OR PRODUCTS THROUGHOUT CONSTRUCTION AND SHALL ADVISE OWNER OF IF ANY SUCH MATERIALS OR PRODUCTS HAVE BEEN SELECTED OR SPECIFIED PRIOR TO PURCHASING OR INSTALLING.

51. AT CLOSE OF LANDSCAPE ARCHITECTURE PORTION OF WORK ALL DEBRIS GENERATED BY CONSTRUCTION OF LANDSCAPE WILL BE REMOVED AND SITE SHALL BE CLEANED.

CODES/PERMITS

52. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND IS RESPONSIBLE FOR ALL FEES ASSOCIATED WITH PERMITS, LICENSE, INSPECTIONS, FILINGS, AND APPROVALS REQUIRED BY LOCAL LAWS ORDINANCES, AND REGULATIONS NECESSARY FOR COMPLETION OF THE PROJECT.

53. IF SEPARATE PLANS AND PERMITS ARE REQUIRED FOR SPAS, POOLS, AND SOLAR SYSTEMS, ETC OR AS A CONDITION TO BEGIN CONSTRUCTION; SUCH PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION OR AT THE TIME THE BUILDING PERMIT IS ISSUED.

CONTRACT DOCUMENTS

54. CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL WORK OR CHANGES FOR WHICH ADDITIONAL COMPENSATION IS EXPECTED WITHOUT A WRITTEN AUTHORIZATION FROM THE OWNER AND/OR THE LANDSCAPE ARCHITECT.

55. NO UNSPECIFIED PRODUCT WILL BE CONSIDERED AFTER BID TIME WITHOUT LANDSCAPE ARCHITECTS AND OWNERS APPROVAL. CONTRACTOR CAN REQUEST A SUBSTITUTION IN WRITTEN FORM. THE LETTER SHALL INDICATE REASONS FOR THE SUBSTITUTION REQUEST AND ANY ADJUSTMENTS TO COST. SUBSTITUTIONS ARE SUBJECT TO LANDSCAPE ARCHITECT'S REVIEW. CONTRACTOR SHALL WARRANT THAT SUBSTITUTIONS ARE ACCEPTABLE BY GOVERNING AUTHORITIES.

56. CONTRACTOR AND LANDSCAPE ARCHITECT SHALL IMMEDIATELY NOTIFY THE OWNER OF ANY EXTRA COSTS OUTSIDE OF THE EXECUTION OF HIS CONTRACT OR SUBCONTRACTS AND SHALL RECEIVE OWNER'S WRITTEN APPROVAL PRIOR TO DOING NECESSARY WORK

57. CONTRACTOR SHALL REVIEW ALL ITEMS NOTED 'VERIFY, CONFIRM, OR TBD' WITH LANDSCAPE ARCHITECT, WHICH MAY AFFECT COSTS PRIOR TO FINALIZING CONSTRUCTION CONTRACT INCLUDING SELECTION OF MATERIALS, COLOR, FINISH OR OTHER UNDETERMINED ITEMS. CONTRACTOR SHALL INCLUDE THE COST OF THESE ITEMS WITHIN THE ORIGINAL CONTRACT PRICE.

58. ANY ALLOWANCE ITEMS SHALL BE SPECIFICALLY IDENTIFIED AS ALLOWANCE AND INCLUDED IN THE ESTIMATE OR CONTRACT PRICE PRIOR TO STARTING CONSTRUCTION/INSTALLATION.

59. SUBSTITUTIONS REQUESTED ON BASIS OF DELIVERY DATES THAT MAY CAUSE PROJECT'S COMPLETION DATE TO BE DELAYED, DUE TO CONTRACTOR'S NEGLECT IN ORDERING THE SPECIFIED PRODUCT IN AN APPROPRIATE TIME FRAME, WILL NOT BE CONSIDERED.

60. OCATION OF SITE FIXTURES ONLY. ALL ADDITIONAL EQUIPMENT, TRANSFORMERS, VAULTS, CONDUIT, SLEEVING, WIRING, JUNCTION BOXES, PANEL BOARDS, BREAKERS AND SCHEDULES TO BE PROVIDED & INSTALLED BY CONTRACTOR AS NEEDED. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CIRCUITRY AND LOAD CALCULATIONS.

61. TRANSFORMERS ADJACENT TO BUILDING OR SITE WALLS SHALL BE MOUNTED A MINIMUM OF 12" ABOVE GRADE. ALL TRANSFORMERS LOCATED IN PLANTING AREAS SHALL BE MOUNTED 12" ABOVE GRADE ON CON HEART REDWOOD 4X4 POST WITH CONCRETE FOOTING.

62. ALL GAS PLUMBING TO BE INSTALLED PER CODE REQUIREMENTS

63. ALL GAS PLUMBING TO BE PRESSURE TESTED FOR LEAKS INCLUDING PRIOR TO ANY CONCRETE POUR WHERE GAS LINE IS BURIED BELOW OR THROUGH CONCRETE.

64. ALL GAS LINES TO BE WRAPPED AND TAPED PER BUILDING CODES.



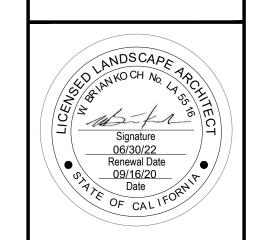
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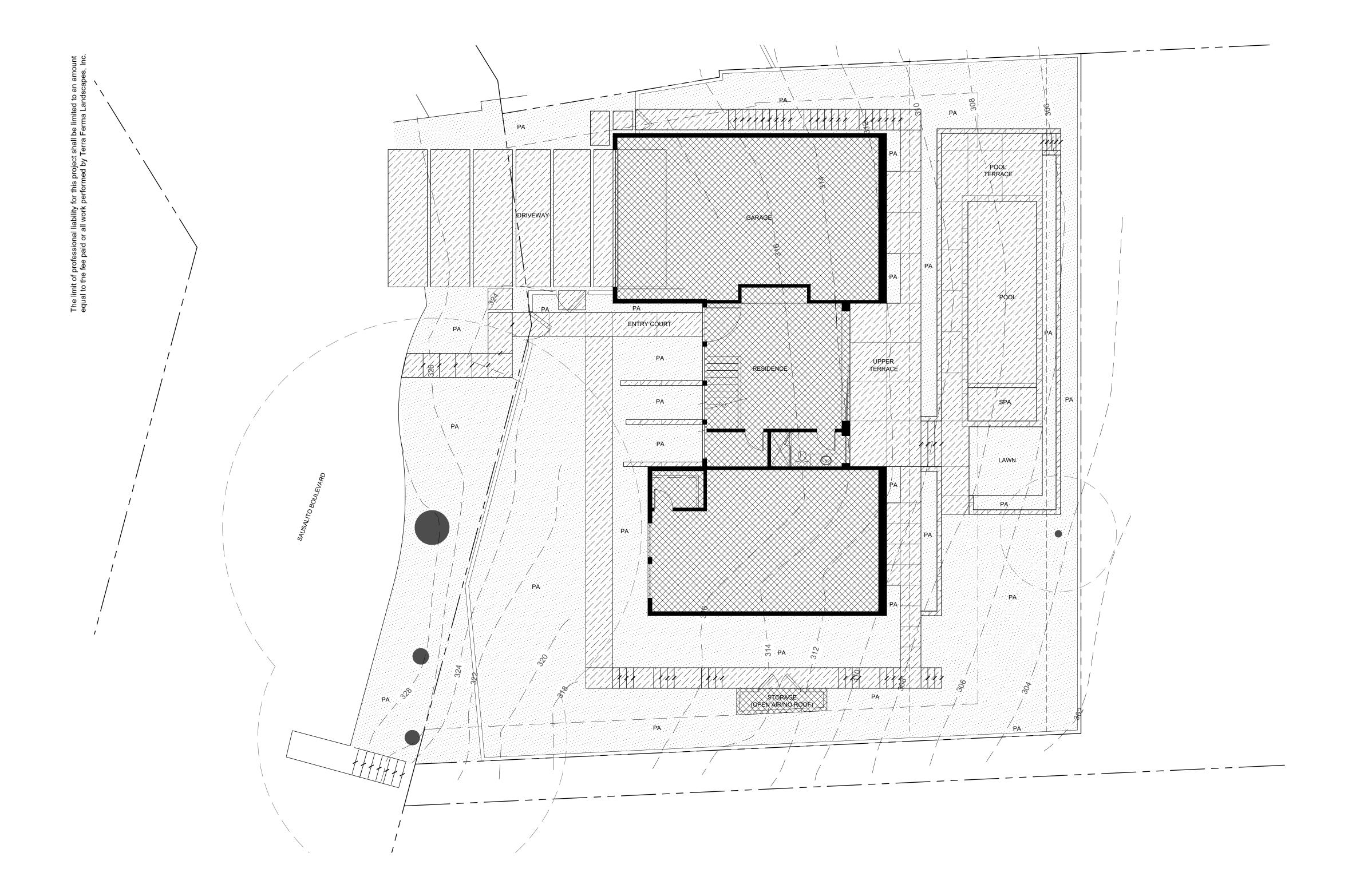
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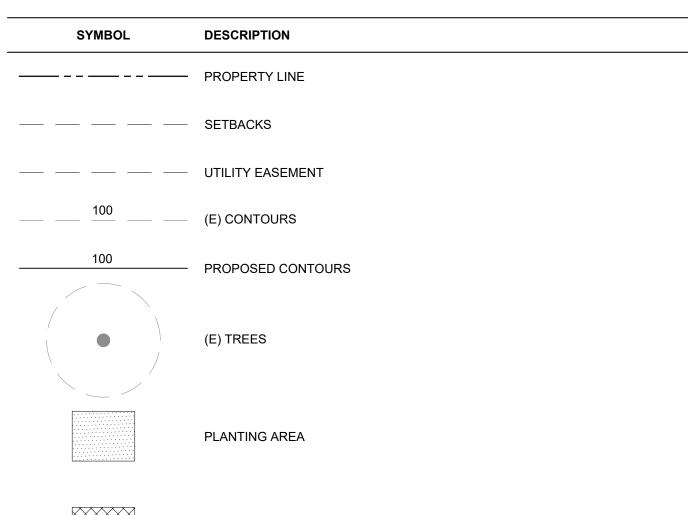
GENERAL NOTES

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GEOMETRIC VERIFICATION LEGEND





STRUCTURAL COVERAGE

HARDSCAPE COVERAGE

LOT COVERAGE CALCULATIONS

	STRUCTURE	HARDSCAPE	LANDSCAPE	TOTAL LOT
EXISTING (SF)	2,366	1,554	5,882	8,912
TO BE REMOVED (SF)	-2,366	-1,555	-5,882	-8,912
TO BE ADDED (SF)	2,443	2,638	3,831	8,912
TOTAL PROPOSED (SF)	2,443	2,638	3,831	8,912
% OF TOTAL LOT PROPOSED (SF)	27%	30%	43%	100%

BUILDING COVERAGE CALCULATIONS

SYMBOL	STRUCTURE	SIZE
	BUILDING AND STRUCTURE	2,443 SF
	COVERED PORCHES/RAISED DECKS	351 SF
	TOTAL BUILDING COVERAGE	2,794 SF
	MAX PERCENTAGE OF ALLOWABLE BUILDING COVERAGE	35%
	% OF BUILDING COVERAGE	31%

IMPERVIOUS SURFACE COVERAGE

SYMBOL	AREA#	SIZE
	HARDSCAPE	2,638 SF
	STRUCTURE	2,794 SF
	TOTAL	5,432 SF
MAX PERCENTA	GE OF IMPERVIOUS SURFACE	67.5%
	% OF IMPERVIOUS SURFACE	61%

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



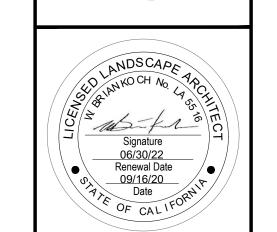
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GEOMETRIC VERIFICATION

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TREE PROTECTION/REMOVAL LEGEND

SYMBOL DESCRIPTION

PROPERTY LINE

TREE PROTECTION FENCING

(E) CONTOURS

PROPOSED CONTOURS

(E) TREES

TREES TO BE REMOVED

XX TREE IDENTIFICATION

EXISTING TREES

TREE #	SCIENTIFIC NAME	DIAMETER	REMOVE / RE
1	QUERCUS AGRIFOLIA - COAST LIVE OAK	1'-0"	REMOVE
2	QUERCUS AGRIFOLIA - COAST LIVE OAK	2'-0"	RETAIN
3	QUERCUS AGRIFOLIA - COAST LIVE OAK	1'-6"	REMOVE
4	QUERCUS AGRIFOLIA - COAST LIVE OAK	1'-0"	RETAIN
5	QUERCUS AGRIFOLIA - COAST LIVE OAK	1'-4"	REMOVE
6	QUERCUS AGRIFOLIA - COAST LIVE OAK	1'-4"	REMOVE
7	QUERCUS AGRIFOLIA - COAST LIVE OAK	1'-4"	REMOVE
8	LAURUS NOBILIS - BAY LAUREL	0'-6"	REMOVE

REFER TO THE ARBORIST REPORT FOR 654 SAUSALITO BLVD. PREPARED BY ARBOR GREEN

TREE PROTECTION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT ALL TREES AND PLANTING DESIGNATED TO REMAIN OR PRESERVE IN PLACE SHALL RECEIVE ALL REASONABLE PROTECTION, CARE, AND MAINTENANCE REQUIRED FOR THEIR SURVIVAL DURING AND AFTER CONSTRUCTION.

2. CONTRACTOR SHALL PROTECT THE ROOT AREAS OF TREES TO REMAIN/PRESERVE IN PLACE WITHIN A MINIMUM 10' RADIUS OF TRUNK OR AS DIRECTED BY CONSULTING ARBORIST.

3. STOCKPILING OF MATERIALS, VEHICLE PARKING AND TRAFFIC, DUMPING OF REFUSE AND CONTINUOUS RUNNING OR PONDING OF WATER SHALL NOT TAKE PLACE WITHIN THE DRIP LINE OF ANY TREES.

4. ALL VEHICLES SHALL REMAIN ON PAVED SURFACES. TEMPORARY ACCESS AND EGRESS OF HEAVY EQUIPMENT WITHIN TREE PROTECTION ZONES SHALL HAVE 6 INCHES OF MULCH OR GRAVEL WITH 1/2" PLYWOOD OVERLAID AS RECOMMENDED BY LANDSCAPE ARCHITECT. PARKING OF ANY EQUIPMENT OR VEHICLES IS NOT ALLOWED OFF PAVED SURFACES.

5. THE RETAINED TREES ON THE PROPERTY SHALL BE FENCED TO PROTECT THEM FROM HEAVY EQUIPMENT IMPACTS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITIES. THE PROBLEMS OF SOIL COMPACTION AND ROOT DISTURBANCE AROUND PRESERVED TREES SHOULD BE PREVENTED THROUGH FENCING. FENCING MAY EITHER BE INSTALLED AROUND THE CONSTRUCTION ZONE(S), AROUND GROUPS OF TREES, OR AROUND INDIVIDUAL TREES. INSTALL TREE PROTECTION FENCING PER THE DRAWINGS OR UNDER THE DIRECTION OF THE ARBORIST OR LANDSCAPE ARCHITECT.

6. IF TREE PROTECTION FENCING IS DISTURBED DURING WORK WITHIN THE ROOT ZONE, CONTRACTOR SHALL REPLACE THE FENCING IMMEDIATELY FOLLOWING COMPLETION OF THE WORK.

7. WHERE IT IS NECESSARY TO TRENCH, EXCAVATE, OR GRADE WITHIN THE DRIP LINES AND ROOT ZONES OF EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FENCING AND EXCLUDE CONSTRUCTION ACTIVITIES FROM THESE ZONES UNLESS APPROVED BY THE ARBORIST. IF ACCESS CANNOT BE AVOIDED A FOUR INCH OF MULCH SHALL BE MAINTAINED OVER THE TREE PROTECTION ZONE.

9. GRADING SHALL BE KEPT AWAY FROM ROOT ZONES, IF POSSIBLE. UNAVOIDABLE GRADING WITHIN TREE PROTECTION ZONES SHALL BE PERFORMED MANUALLY OR PNEUMATICALLY AND OVERSEEN BY THE CONSULTING ARBORIST.

10. EXCAVATION IN THESE AREAS SHALL BE DONE BY HAND. WHERE 1"-2" AND LARGER ROOTS OCCUR AT HERITAGE TREES, EXISTING OAKS, OR REDWOOD TREES, NOTIFY THE LANDSCAPE ARCHITECT FOR FURTHER INSTRUCTIONS. CLEAN VERTICAL CUTS OF ROOTS SHALL BE DONE AT THE TIME OF EARTHWORK. CLOSE ALL TRENCHES WITHIN THE ROOT ZONE WITHIN 24 HOURS. WHERE THIS IS NOT POSSIBLE, ANY ROOTS EXPOSED FOR MORE THAN 24 HOURS SHALL BE COVERED WITH BURLAP ON THE SIDE OF THE TRENCH ADJACENT TO THE TREE AND KEPT MOIST.

- x - x - x - x - x - x

11. EXPOSED AND PRUNED ROOTS SHALL BE COVERED WITH LIGHT, WELL-DRAINED SOILS AND MULCH. THE AREA SHALL BE KEPT MOIST DURING THE DROUGHT SEASON TO AVOID DESICCATION EXCEPT FOR OAKS AND SPECIES THAT ARE HIGHLY SUSCEPTIBLE TO ROOT DISEASE AND DECAY.

12. CUTTING ROOTS THREE INCHES OR GREATER IN DIAMETER SHALL BE AVOIDED. ROOTS ONE INCH OR GREATER IN DIAMETER THAT MUST BE CUT SHALL BE CUT CLEANLY AND OBLIQUELY WITH THE CUT SURFACE FACING DOWN. HOWEVER, SPECIES VARY IN THEIR TOLERANCE OF ROOT PRUNING AND THE PROJECT ARBORIST OR LANDSCAPE ARCHITECT SHALL MAKE PRUNING DETERMINATIONS IN THE FIELD.

13. CANOPY PRUNING SHALL BE IN ACCORDANCE WITH ISA STANDARDS AND UNDER THE DIRECTION OF THE PROJECT ARBORIST. THE RETAINED TREES MAY NEED SPECIAL PRUNING TO ACCOMMODATE THE CONSTRUCTION. ONLY AN EXPERIENCED, LICENSED ARBORIST SHALL PERFORM THE NECESSARY TREE WORK. ALL TREE WORK SHALL BE OVERSEEN BY THE CONSULTING ARBORIST AND UNDER OBSERVATION OF THE PROJECT LANDSCAPE ARCHITECT.

14. ALL TREE PROTECTION MUST BE IN PLACE PRIOR TO AND DURING DEMOLITION. LANDSCAPE ARCHITECT OR CONSULTING ARBORIST SHALL INSPECT AND APPROVE TREE PROTECTION MEASURES.

15. FOR EXISTING TREES THAT SUSTAIN DAMAGE OR CRITICAL INJURY DURING THE COURSE OF CONSTRUCTION, CONTRACTOR ASSUMES RESPONSIBILITY FOR THE RESULTING REMEDIATION, PURCHASE, AND INSTALLATION REPLACEMENT MATERIAL BASED ON CRITERIA SET FORTH BY LANDSCAPE ARCHITECT OR FINES PER CITY CODE, IF APPLICABLE.

16. WHERE EXISTING TREES AND OTHER PLANTING ARE TO REMAIN, REGULAR IRRIGATION SHALL BE MAINTAINED THROUGHOUT DURATION OF CONSTRUCTION. EXISTING MATURE TREES MAY NOT REQUIRE WARM SEASON IRRIGATION. IF EXISTING TREES BECOME STRESSED, HEAVY FLOOD-TYPE IRRIGATION TWO TIMES A MONTH SHALL BE IMPOSED. 4-6 INCHES OF CHIPPER CHIP MULCH SHALL BE APPLIED TO EXISTING TOPSOIL.

17. NO MATERIALS OR EQUIPMENT SHALL BE STORED OR CLEANED OR DISPOSED OF WITHIN THE TREE PROTECTION ZONES. AREAS OUTSIDE THE TEMPORARY FENCING, BUT WITHIN TREE DRIP LINES WHERE PEDESTRIAN/VEHICULAR TRAFFIC IS EXPECTED TO BE HEAVY, SHALL BE MULCHED WITHIN 4 TO 6 INCHES OF CHIPPER CHIPS. PERMEABLE SURFACE BELOW CANOPY SHALL BE DETERMINED BY ARBORIST.

18. FENCING SHALL BE INSTALLED ROUND THE PERIMETER EDGE OF THE TREE DRIP LINE PER LOCATIONS SHOWING ON PLAN. DIFFERENT SPECIES HAVE DIFFERENT ROOT CHARACTERISTICS AND THEREFORE DIFFERENT PROTECTION REQUIREMENTS. THE EXACT PLACEMENT OF THE FENCING SHOULD BE DETERMINED BY THE SUPERVISING ARBORIST.

19. THE CONSTRUCTION FENCING FOR THE TREE PROTECTION ZONES SHALL BE 5' TALL METAL CHAIN LINK TYPE SUPPORTED BY TWO INCH METAL POLES POUNDED INTO THE GROUND BY NO LESS THAN 2 FEET. THE SUPPORT POLES SHOULD BE SPACED NO MORE THAN 10 FEET APART ON CENTER. THE LOCATION FOR THE PROTECTION FENCING SHOULD BE AS CLOSE TO THE DRIP LINE AS POSSIBLE, STILL ALLOWING FROM FOR CONSTRUCTION TO SAFELY CONTINUE. CANOPIES AND DRIP LINES MAY EXTEND PAST TREE PROTECTION ZONES. SIGNS SHALL BE PLACED ON FENCING SIGNIFYING "TREE PROTECTION ZONE – KEEP OUT. CONTACT LANDSCAPE ARCHITECT BEFORE ENTERING OR REMOVING. COMPANY NAME, PHONE NUMBER"

20. DEPENDING ON THE SURFACE SOIL CONDITIONS, SOILS SHALL BE HEAVILY MULCHED TO A DEPTH OF 4" AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. MULCH SHALL NOT BE PILED ON TRUNK OR ROOT FLARE. IN SPECIFIED AREAS WHERE HEAVY EQUIPMENT WILL OPERATE OR DEMOLITION WILL OCCUR, ALL WORK DONE WITHIN THE TREE PROTECTION ZONE SHALL BE SUPERVISED BY THE ARBORIST.

21. FOR HERITAGE, HIGH VALUE, OR DISEASED TREES, TO BE SELECTED BY ARBORIST, LANDSCAPE ARCHITECT OR ARBORIST SHALL BE ON SITE DURING ALL TRENCHING AND EXCAVATION WORK NEAR PROTECTED TREES. TRENCHING FOR IRRIGATION, ELECTRICAL, DRAINAGE, OR ANY OTHER REASON SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. TRENCHES SHALL BE BACKFILLED IMMEDIATELY FOLLOWING LINE INSTALLATION WITH NATIVE MATERIAL AND COMPACTED TO ITS ORIGINAL RATE. TRENCHES LEFT EXPOSED FOR A PERIOD OF TIME SHALL BE COVERED WITH LAYERS OF BURLAP AND KEPT MOIST. PLYWOOD MAY BE LAID OVER TOPS OF TRENCHES TO PROTECT EXPOSED ROOTS.

22. IRRIGATION SHALL BE APPLIED TO ROOT ZONE AND NOT TREE TRUNKS.



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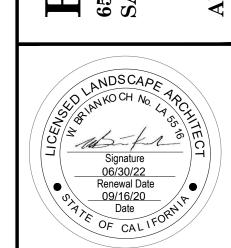
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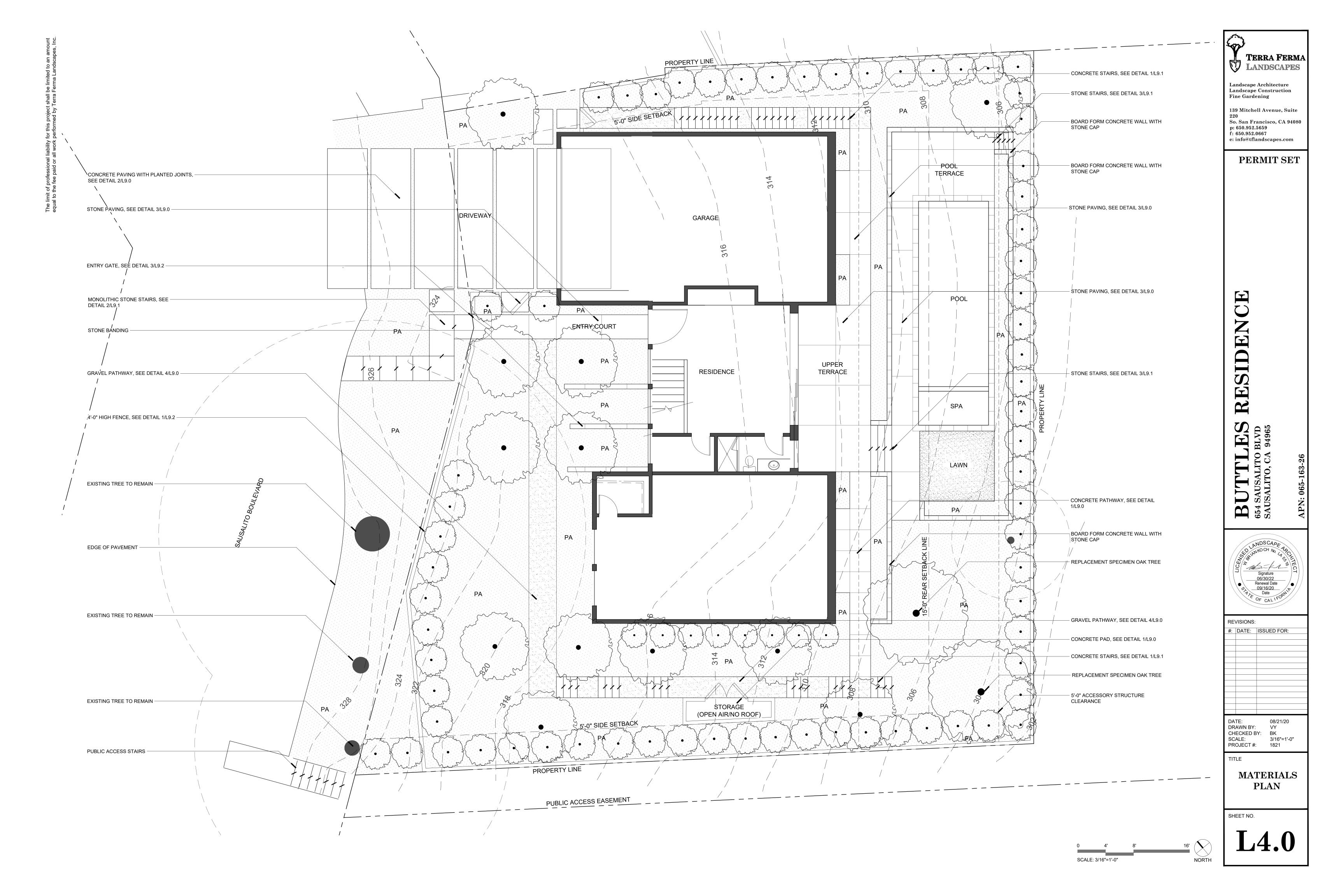
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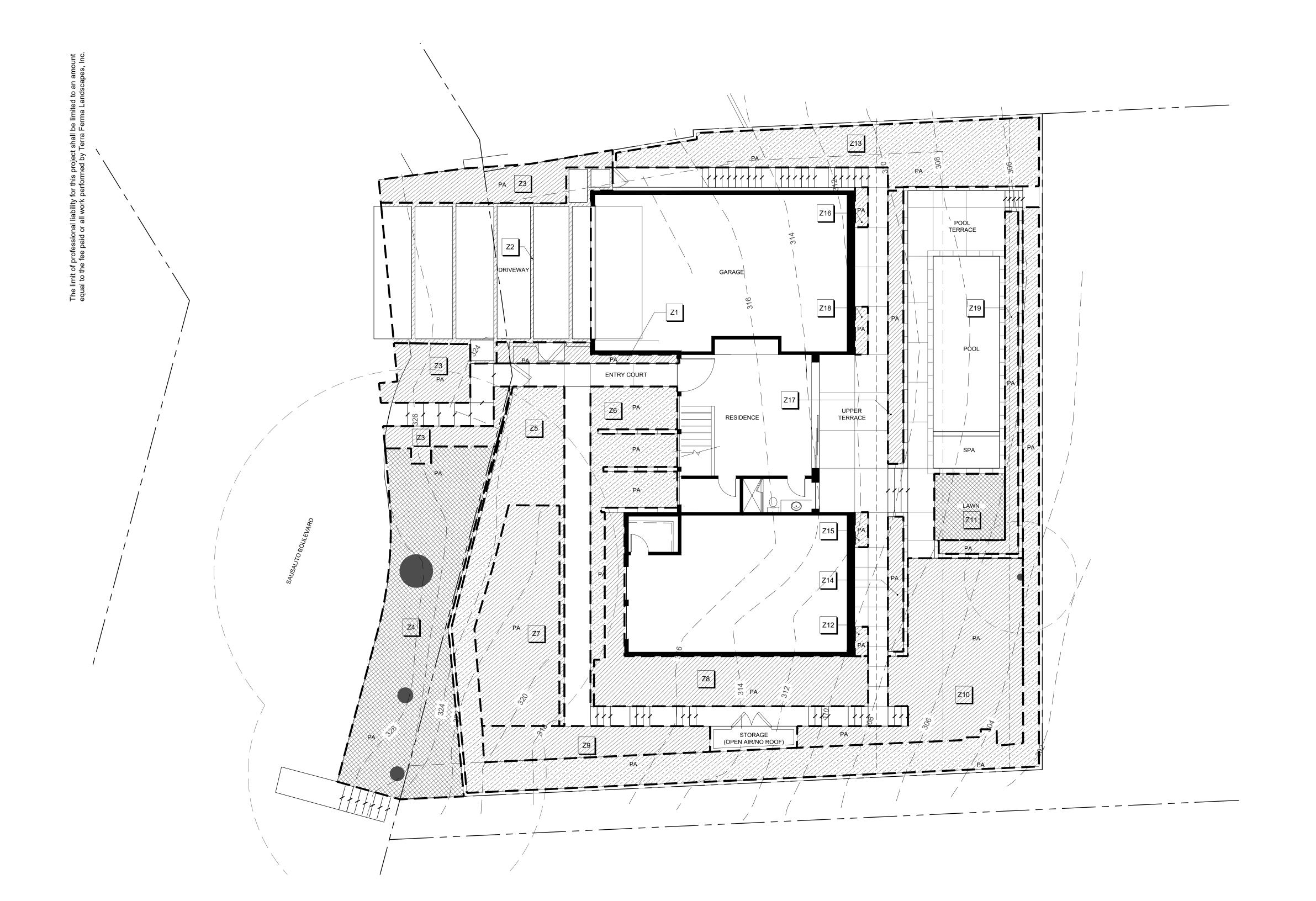
TREE PROTECTION PLAN

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IRRIGATION HYDROZONE LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACKS
	UTILITY EASEMENT
100	(E) CONTOURS
100	PROPOSED CONTOURS
	HYDROZONE AREA
Z1	ZONE IDENTIFICATION
	LOW WATER USE
	MEDIUM WATER USE
	HIGH WATER USE
	SPECIAL USE
28/8/8/8/8/8/8/8/8/8/8/8/8/8/8/8/8/8/8/	GRAVEL MULCH
	(E) TREE

IRRIGATION NOTES

1. IRRIGATION SYSTEM SHALL BY AN AUTOMATIC SYSTEM WITH A WALL-MOUNTED DUAL PROGRAMMABLE CONTROLLER.

4. ORGANIC MULCH SHALL BE APPLIED TO ALL EXPOSED PLANTING SURFACES - 3" DEPTH.

TERRA FERMA LANDSCAPES

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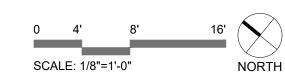
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HYDROZONE **PLAN**



PLANT SCHEDULE

COMMON NAME SIZE **REMARKS** QTY BOTANICAL NAME CODE STANDARD JAC MIM JACARANDA MIMOSIFOLIA JACARANDA 36"BOX OLE SWA 6 OLEA EUROPAEA 'SWAN HILL' TM **MULTI-TRUNK** SWAN HILL OLIVE 60"BOX 36"BOX **MULTI-TRUNK** COAST LIVE OAK MULTI-TRUNK QUE AGR QUERCUS AGRIFOLIA **COMMON NAME** SPACING REMARKS QTY BOTANICAL NAME RIVER WATTLE 5 GAL 42" o.c. 68 ACACIA COGNATA `COUSIN ITT FOXTAIL FERN 1 GAL 18" o.c. ASP DEN 44 ASPARAGUS DENSIFLORUS TASMANIAN TREE FERN 5 GAL 42" o.c. DIC ANT 18 DICKSONIA ANTARCTICA LAVENDER STARFLOWER ESPALIER 5 GAL 96" o.c. GRE ESP 7 GREWIA OCCIDENTALIS HEL PET 18 HELICHRYSUM PETIOLARE `PETITE LICORICE` PETITE LICORICE PLANT 1 GAL 12" o.c. HYD PAN 25 HYDRANGEA PANICULATA `LIMELIGHT LIMELIGHT HYDRANGEA 5 GAL 36" o.c. LIR MUS 124 LIRIOPE MUSCARI 'GROON' BLUE LILYTURF 1 GAL 18" o.c. GREEN LOROPETALUM 5 GAL 42" o.c. LOROPETALUM CHINENSE LOR GRE 63 LITTLE OLLIE OLIVE 15 GAL OLE LIT 13 OLEA EUROPAEA 'LITTLE OLLIE' TM 48" o.c. GLOBE COLUMNAR/BUSH POD GRA 81 PODOCARPUS GRACILIOR FERN PINE GIANT BIRD OF PARADISE 15 GAL 36" o.c. STR NIC 15 STRELITZIA NICOLAI STAR JASMINE 5 GAL 24" o.c. 72 TRACHELOSPERMUM JASMINOIDES COMMON NAME SPACING REMARKS **GROUND COVERS** QTY BOTANICAL NAME CODE 4"POT 12" o.c. LAWN - SOD 112 BOLERO PLUS MONDO GRASS 4"POT 12" o.c. OPH GRE 163 OPHIOPOGON PLANISCAPUS 'GREEN' BABY TEARS 4"POT 12" o.c. SOLEIROLIA SOLEIROLII - 50% MIX OPHIOPOGON PLANISCAPUS 'GREEN' - 50% MIX MONDO GRASS 72" o.c. ELFIN THYME MUD FLAT THY ELP 5 THYMUS SERPYLLUM 'ELFIN'

1. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, DISTANCES, AND DIMENSIONS AS RELATED TO TREE AND SHRUB PLACEMENT IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

2. SOIL SAMPLES SHALL BE TAKEN BY CONTRACTOR AFTER GRADING OPERATIONS ARE COMPLETED FOR SOIL FERTILITY AND AGRICULTURAL SUITABILITY TESTING AND RECOMMENDATIONS, SEE GRADING NOTES. PROVIDE LANDSCAPE ARCHITECT WITH SOILS REPORT AND PROPOSED SOIL AND AMENDMENT MATERIALS FOR APPROVAL, PRIOR TO INSTALLATION OF MATERIALS.

3. ALL PLANTS TO BE OF THE FINEST QUALITY, GOOD FORM, AND FREE OF PESTS OR PLANT DISEASES AND DAMAGE. ALL PLANT MATERIAL SHALL BE CERTIFIED BY STATE DEPARTMENT OF AGRICULTURE AS FREE OF DISEASE OR HAZARDS INSECTS.

4. PLANT MATERIAL SHALL BE TYPICAL OF THE SPECIES, OR VARIETY, AND HAVE NORMAL HABITS OF GROWTH.

5. ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

6. PLANTING PLAN PROVIDES A GUIDE FOR GENERAL PLANTING LAYOUT ONLY. PRIOR TO INSTALLATION LANDSCAPE ARCHITECT SHALL APPROVE FINAL LAYOUT OF PLANTS. FIELD ADJUSTMENTS MAY BE MADE AT THIS TIME.

7. PLANT SPACING SHALL TAKE PRIORITY OVER IRRIGATION VALVE BOX, PIPE, AND OTHER EQUIPMENT LOCATIONS.

8. NO PLANT SUBSTITUTIONS MAY BE MADE WITHOUT WRITTEN APPROVAL OF LANDSCAPE ARCHITECT.

9. PLANTING AND PLANT OPERATION WHICH COULD ENDANGER THE PUBLIC SAFETY BY OBSTRUCTING THE VISION OF PUBLIC TRAFFIC OR CONFLICTING WITH THE SAFE FUNCTION OF UTILITY WIRES WILL NOT BE PERMITTED IN THE PUBLIC RIGHT OF WAY. ANY SUCH INSTANCES SHOULD BE BROUGHT TO THE ATTENTION OF LANDSCAPE ARCHITECT.

10. CONTRACTOR SHALL SUBMIT FOR APPROVAL, PHOTOS OF ONE REPRESENTATIVE EXAMPLE OF EACH TREE VARIETY. PHOTOS SHOULD INCLUDE A PERSON FOR SCALE. TREE SPECIFICATIONS SHALL INCLUDE PLANTED HEIGHT, SPREAD, AND CALIPER SIZE.

11. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE SUCH MATERIALS.

12. PROVIDE PLANT QUANTITIES AS INDICATED IN LEGEND. PLANT SYMBOLS SHOWN ON PLAN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PLANTS AS REQUIRED TO MEET ON-CENTER SPACING AS NOTES IN THE PLANT LEGEND.

13. CULTIVATE ALL AREAS TO BE PLANTED (EXCEPT SLOPES EXCEEDING 3:1) AND AMEND EVENLY PER SOILS REPORT.

14. BACKFILL FOR ALL PLANTING PITS SHALL BE PER SOILS REPORT/DETAILS.

15. CONTRACTOR TO EXCAVATE PLANT PITS AND CONDUCT PERCOLATION TESTS AT LEAST 2 WEEKS PRIOR TO TREE OR PLANT INSTALLATION. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF PITS DO NOT PERCOLATE IN FIRST 24 HOURS.

16. ALL MATERIAL SHALL BE INSTALLED WHERE BOTTOM OF ROOT BALL RESTS ON NATIVE SUB-GRADE TO PREVENT SETTLING.

17. ALL AREAS THAT ARE 2:1 SLOPE OR LESS SHALL BE COVERED WITH 3" DEEP ORGANIC MULCH TO COMPLETELY COVER SOIL SURFACE, UNLESS OTHERWISE NOTED. SUBMIT 1 CU. FT. SAMPLE PRIOR TO APPLICATION.

18. SEE PLANTING DETAILS FOR PLANTING REQUIREMENTS, MATERIALS, STAKING, AND EXECUTION.

19. ALL GROUND COVERS SHALL BE TRIANGULARLY SPACED AND APPLIED IN ALL PLANTING AREAS INDICATED ON PLAN AS WELL AS UNDER SHRUBS UNLESS NOTED OTHERWISE.

20. ALL TREES PLANTED IN PUBLIC RIGHT OF WAY SHALL BE PLANTED PER CITY STANDARDS.

21. MULTI-TRUNK INDICATES (2) TRUNKS MINIMUM. BRANCHED FROM BASE OF TREE.

22. DO NOT DELIVER ANY PLANT MATERIAL OR TREES UNTIL ALL PLANTING PREPARATIONS HAVE BEEN COMPLETED.

23. MIX SPECIFIED SOIL AMENDMENTS AND FERTILIZERS WITH TOPSOIL AT RATES SPECIFIED PER SOIL REPORT

24. FINISHED GRADES FOR PLANTING AREAS VARIES, SEE PLANS AND DETAILS. LANDSCAPE ARCHITECT SHALL REVIEW AND APPROVE ALL FINISH SOIL ELEVATIONS PRIOR TO PLANTING INSTALLATION. CONTRACTOR SHALL MAKE ADJUSTMENTS AS DIRECTED IN THE FIELD BY LANDSCAPE ARCHITECT.

25. MULCH SHALL BE HELD 1/2" BELOW TOP OF PAVING, CURBS, AND STEEL HEADERS IN ALL PLANTING AREAS UNLESS OTHERWISE NOTED. MULCH TO BE HELD MINIMUM 4" FROM CROWN/ TRUNK OF PLANTS.

26. NO PLANTING SHALL COMMENCE UNTIL IRRIGATION MAINLINE HAS BEEN INSTALLED, REVIEWED, AND THE LATERALS ARE FULLY INSTALLED AND OPERATIONAL. DRIP IRRIGATION TO BE INSTALLED AFTER ALL PLANTS HAVE BEEN INSTALLED.

27. ALL PLANT MATERIAL SHALL BE VIGOROUS, WELL-BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. ALL PLANT MATERIAL SHALL HAVE WELL DEVELOPED ROOT SYSTEMS TO OUTSIDE OF EACH CONTAINER WITHOUT BEING ROOT BOUND. NO WEEDS OR OXALIS ALLOWED IN ROOTBALL OF PLANTS.

28. DO NOT PRUNE ANY PLANTS OR TREES PRIOR TO DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUNSCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY NATURAL SHAPE. PROVIDE ADEQUATE PROTECTIVE COVERING DURING TRANSPORT AND DELIVERY TO AVOID WIND BURN. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS OR TREES IF THEY DO NOT MEET THESE MINIMUM STANDARDS.

29. CONTRACTOR SHALL INSTALL PLANTS AS SOON AS POSSIBLE UPON ARRIVAL AT SITE. AFTER ARRIVAL ONSITE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND PROTECTING PLANTS FROM ANY CONDITIONS WHICH THREATEN THEIR SURVIVAL OR ABILITY TO THRIVE ONCE INSTALLED EXCEPT FOR WEATHER INTERFERENCE.

30. PLANT MATERIAL SHALL BE GUARANTEED TO BE AVAILABLE AND MEET OR EXCEED REQUIRED SPECIFICATION ON ESTIMATED DATE OF START OF PLANTING.

31. ALL PLANTS SHALL BE LABELED WITH PLANT NAME FOR IDENTIFICATION.

32. WHEN PLACING PLANT OR TREE INTO HOLE, MAKE SURE TO SCARIFTY ALL ROOTS TO PREVENT ANY GIRDLING. IT IS ACCEPTABLE AND ENCOURAGED TO SEVER AND REMOVE SOME ROOTS THAT COULD CAUSE FUTURE ROOT GIRDLING; THIS INCLUDES REMOVAL OF ROOTS AT BOTTOM OF CONTAINER SHAPED ROOT BALL. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING PLANT MATERIAL PLANTED WITHOUT ADEQUATE ROOT LOOSENING.

33. BACKFILL TO BE A MIX OF 50% NATIVE MATERIAL AND 50% AMENDMENT OR PER SOILS TESTING SPECS.

34. ALL TREES REQUIRING STAKING SHALL BE STAKED WITH (3) STAKES IN A TRIANGULAR FASHION. STAKES MUST BE REMOVABLE WITHIN THE FIRST 1-2 YEARS. DO NOT ALLOW BRANCHES OR TREE TO RUB AGAINST ANY STAKE. USE CANVAS BIO-TIE FOR GUYING PURPOSES.

35. CONTRACTOR SHALL REMOVE ALL EXISTING WEEDS AND THEIR LIVING PARTS (AND AGGRESSIVE GROUND COVERS). WEED SHALL BE ERADICATED AND REMOVED FROM THE SITE PRIOR TO BEGINNING OPERATIONS.

36. TFL WARRANTIES THE INSTALLATION OF ALL NEW PLANT MATERIAL FURNISHED BY THEM. ALL PLANT MATERIAL 15 GAL. SIZE AND LARGER HAS A WARRANTY PERIOD OF ONE YEAR. ALL OTHER PLANT MATERIAL, INCLUDING SOD LAWNS HAS A WARRANTY PERIOD OF SIX MONTHS. WARRANTY PERIOD STARTS UPON ACCEPTANCE OF PLANTING IN PART OR IN FULL. WARRANTY DOES NOT COVER ANY EXISTING PLANT MATERIAL, DAMAGE CAUSED BY RODENTS, INSECTS, DISEASES AND POOR MAINTENANCE PRACTICES BY OTHERS.

37. PRIOR TO IRRIGATION INSTALLATION THE LANDSCAPE ARCHITECT SHALL APPROVE ALL FREESTANDING PLANTER LOCATIONS.

PLANTING LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACKS
	(E) CONTOURS
100	PROPOSED CONTOURS
	(E) TREE
	SECOND FLOOR PLANTER

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

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Renewal Date
09/16/20
Date
OF CAL IFORMIT

REVISIONS:

#: DATE: ISSUED FOR:

06/30/22

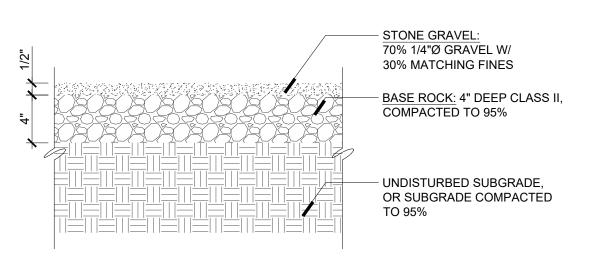
DATE: 09/16/20
DRAWN BY: VY
CHECKED BY: BK
SCALE: 1/8"=1'-0"
PROJECT #: 1821

TITLE

PLANTING PLAN

SHEET NO.

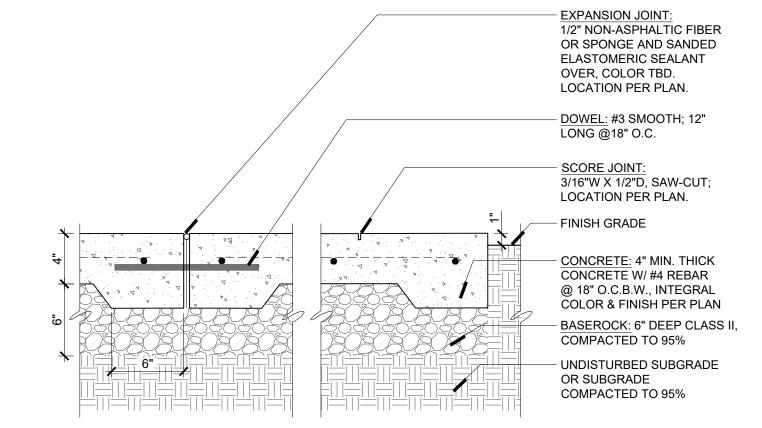
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1 1/2" = 1'-0"

3/4" = 1'-0" PRO-1821-40

PAVE - GRAVEL PEDESTRIAN



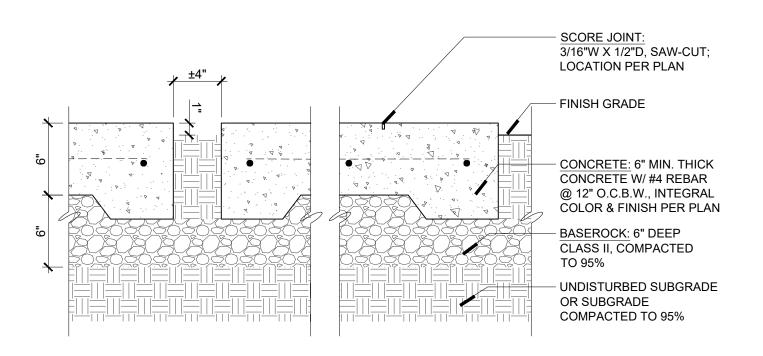
PAVE - CONCRETE PEDESTRIAN

SECTION

1 1/2" = 1'-0"
PRO-1821-05

WALL CAP: PROVIDE SPEC, SIZE PER PLAN, SET ON 3/4" MORTAR BED. SLOPE TO DRAIN. - FINISH GRADE - <u>Drainage Blanket</u>: 8" Wide - DRAINROCK: 3/4"CLEAN CRUSHED DRAINROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N OR EQ.) 1/2" STUCCO - STRUCTURAL WALL: REINFORCED CMU, SSD. FINISH WATERPROOFING: XYPEX ALL SURFACES TO RECEIVE BACKFILL. STUCCO FINISH: TO MATCH HOUSE. EXTEND ALONG FACE OF MASONRY STRUCTURE TO 6" BELOW FINISH GRADE. FINISH GRADE. VERIFY PROFILE OF ADJACENT SURFACE. - <u>DRAINFIELD</u>: 4" RIGID PERF PIPE, HOLES DOWN, SLOPE TO DRAIN. - <u>FOOTING</u>: SSD. SSD.

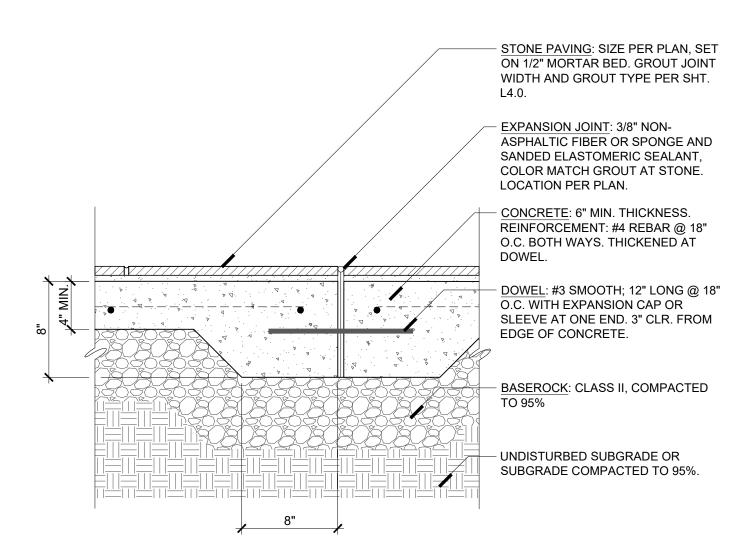
WALL - CMU RETAINING WITH STONE CAP



PAVE - CONC. VEHICULAR W/ PLANTED JOINTS

SECTION

1 1/2" = 1'-0"
PRO-1821-08



PAVE - STONE PEDESTRIAN W/ CONC. BASE

SECTION

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ES RESIDENCE

Signature
06/30/22
Renewal Date
09/16/20
Date
0F CAL IFORM

RE	REVISIONS:		
#:	DATE:	ISSUED FOR:	

DATE: 08/21/20
DRAWN BY: VY
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SCALE: N/A
PROJECT #: 1821

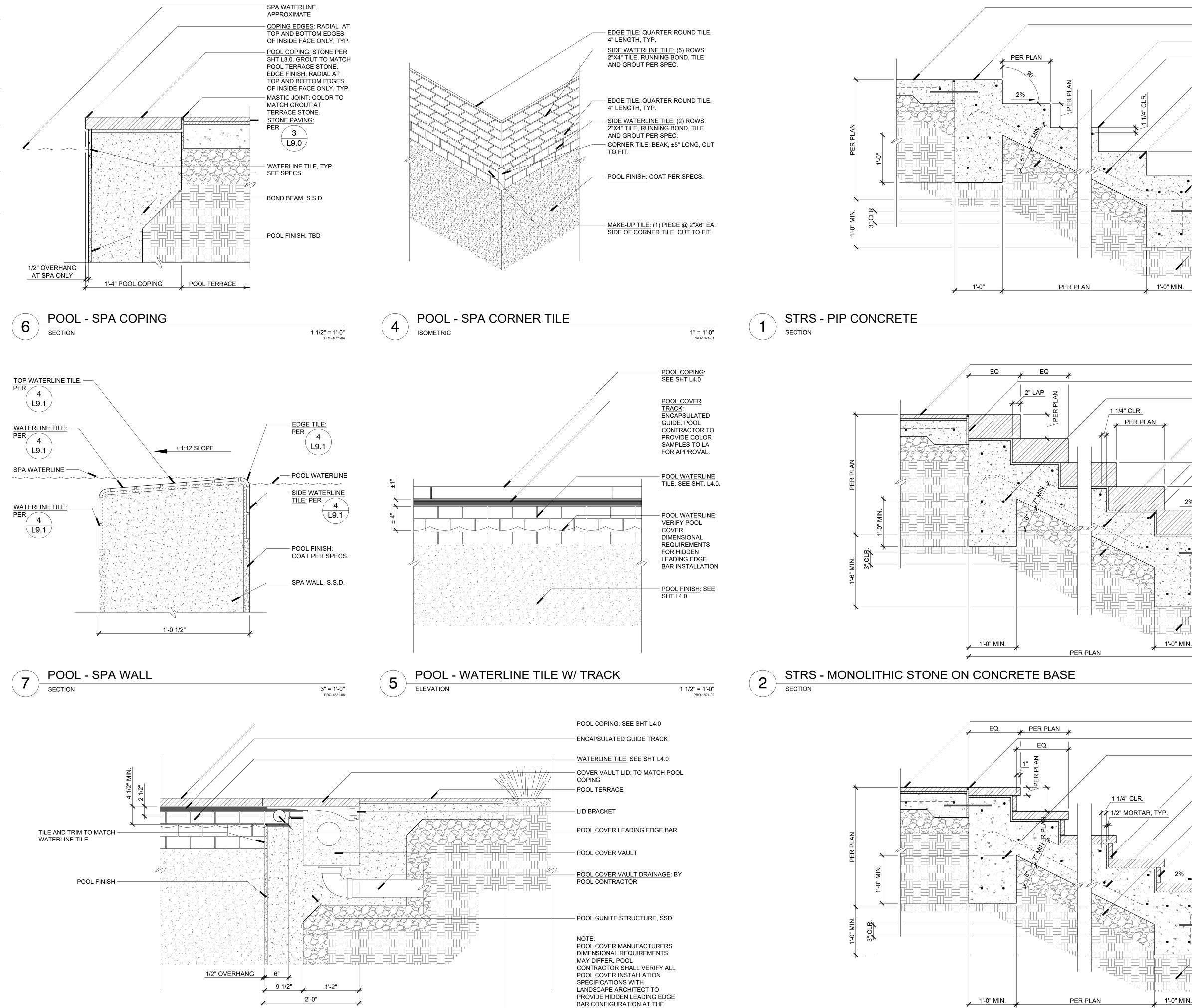
TITLE

HARDSCAPE DETAILS

SHEET NO.

1 1/2" = 1'-0"
PRO-1821-19

L9.0



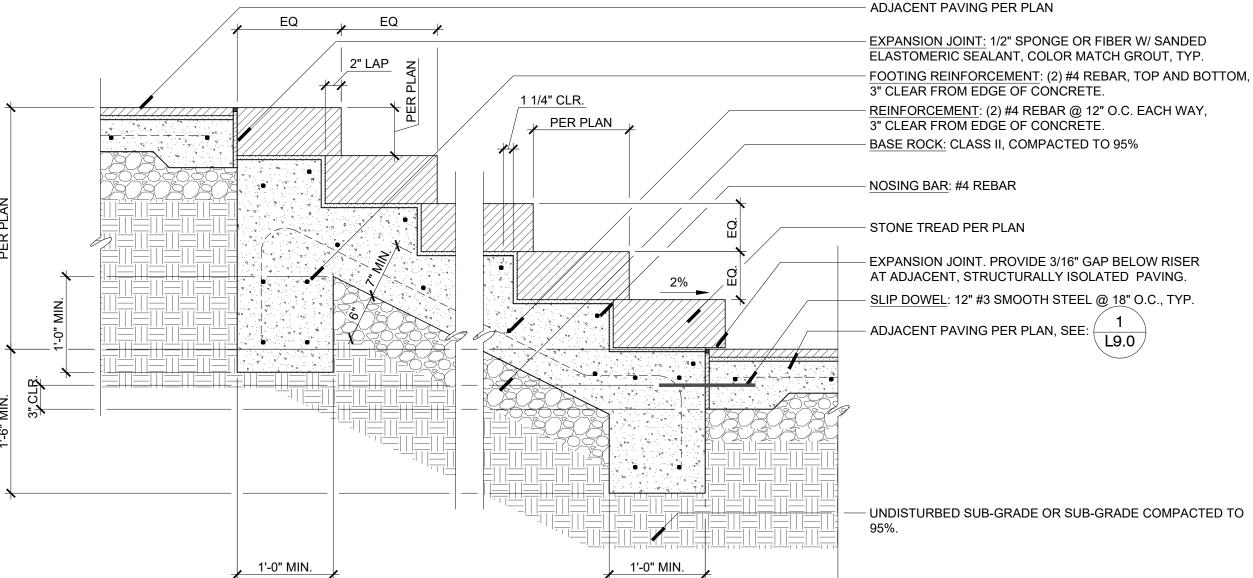
COVER VAULT.

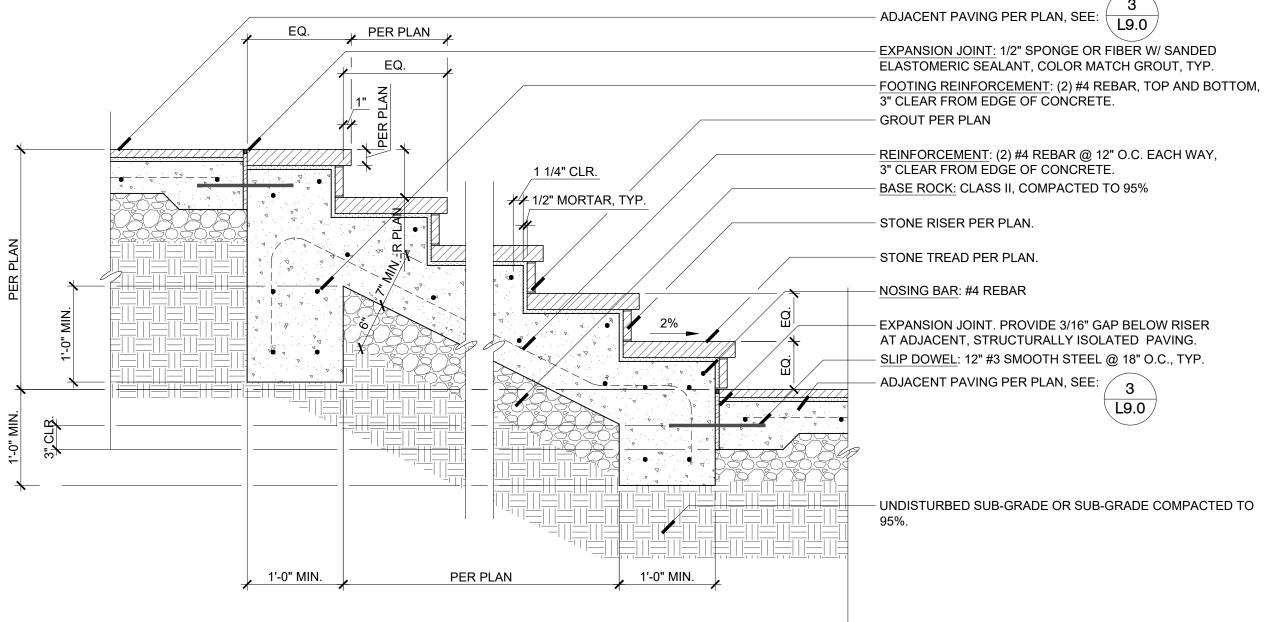
1" = 1'-0" PRO-1821-03

5'-0 1/8"

POOL - STONE COVER VAULT

- ADJACENT PAVING PER PLAN, PER 🖟 CONCRETE STAIR: FINISH PER PLAN. BASE ROCK: CLASS II, COMPACTED TO 95% STAIR NOSING: 1/4" RADIUS. REINFORCEMENT: (2) #4 REBAR @ 12" O.C. EACH WAY, 3" CLEAR FROM EDGE OF CONCRETE. - NOSING BAR: #4 REBAR FOOTING REINFORCEMENT: (2) #4 REBAR, TOP AND BOTTOM, 3" CLEAR FROM EDGE OF CONCRETE. EXPANSION JOINT: 1/2" SPONGE OR FIBER W/ SANDED ELASTOMERIC SEALANT, COLOR MATCH CONCRETE, TYP. SLIP DOWEL: 12" #3 SMOOTH STEEL @ 18" O.C., TYP. CONCRETE PAVING: PER UNDISTURBED SUB-GRADE OR SUB-GRADE COMPACTED TO 95%.





TERRA FERMA LANDSCAPES Landscape Architecture

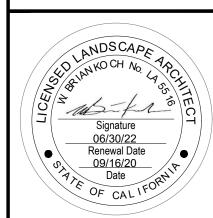
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PERMIT SET

1" = 1'-0" PRO-1821-09

1" = 1'-0" PRO-1821-11



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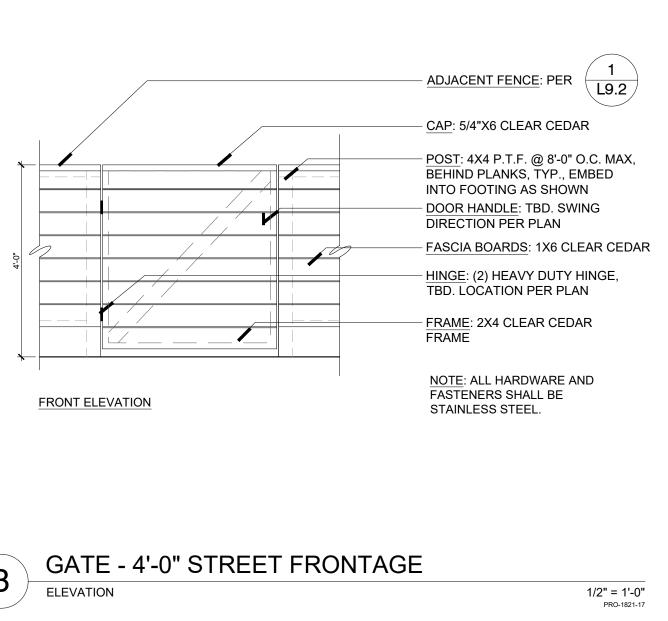
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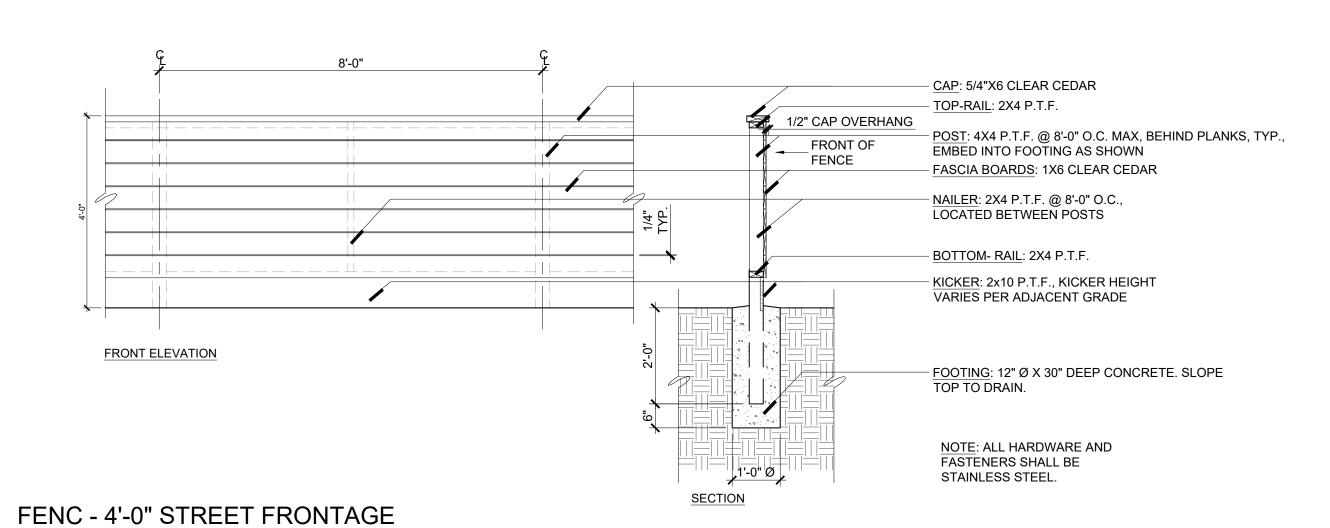
TITLE

HARDSCAPE DETAILS

SHEET NO.

1" = 1'-0"





<u> CAP</u>: 5/4" X6 CLEAR CEDAR L9.2 BOARDS: 1"X2" CLEAR CEDAR TO MATCH HOUSE - <u>CAP</u>: 5/4"X6 CLEAR CEDAR - <u>GAPS</u>: 1/4" FRAME: 2X4 CLEAR CEDAR <u>TOP-RAIL</u>: 2X4 P.T.F. 8'-0" MAX. 1/2" CAP OVERHANG - FASCIA BOARDS: 1X6 CLEAR CEDAR – POST: 4X4 P.T.F. - DOOR HANDLE: TBD. SWING POST: 4X4 P.T.F. @ 8'-0" O.C. MAX, DIRECTION PER PLAN BEHIND PLANKS, TYP., EMBED INTO - <u>HINGE</u>: (3) HEAVY DUTY FOOTING AS SHOWN HINGE, TBD. LOCATION PER PLAN - <u>NAILER</u>: 2X4 P.T.F. @ 8'-0" O.C., LOCATED BETWEEN POSTS FRONT FACE OF FENCE. - FINISH GRADE BOTTOM- RAIL: 2X4 P.T.F. NOTE: ALL HARDWARE AND FASTENERS SHALL BE STAINLESS STEEL. - <u>KICKER</u>: 2x10 P.T.F., KICKER HEIGHT VARIES PER ADJACENT GRADE _ FINISH GRADE FENCE - GATE AT NORTH SIDE - <u>FOOTING</u>: 12" Ø X 30" DEEP CONCRETE. SLOPE TOP ELEVATION 3/4" = 1'-0" PRO-1821-47 FRONT ELEVATION TO DRAIN. NOTE: ALL HARDWARE AND FASTENERS SHALL BE STAINLESS STEEL.

FENC - 6'-0" SIDE PROPERTY LINE

ELEVATION

ELEVATION

3/4" = 1'-0" PRO-1821-21

1'-0" Ø

<u>SECTION</u>

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PERMIT SET

ES RESIDENCE

1/2" = 1'-0"

BUTTLES
654 SAUSALITO BLVD
SAUSALITO, CA 94965



REVISIONS:
#: DATE: ISSUED FOR:

DATE: 08/21/20

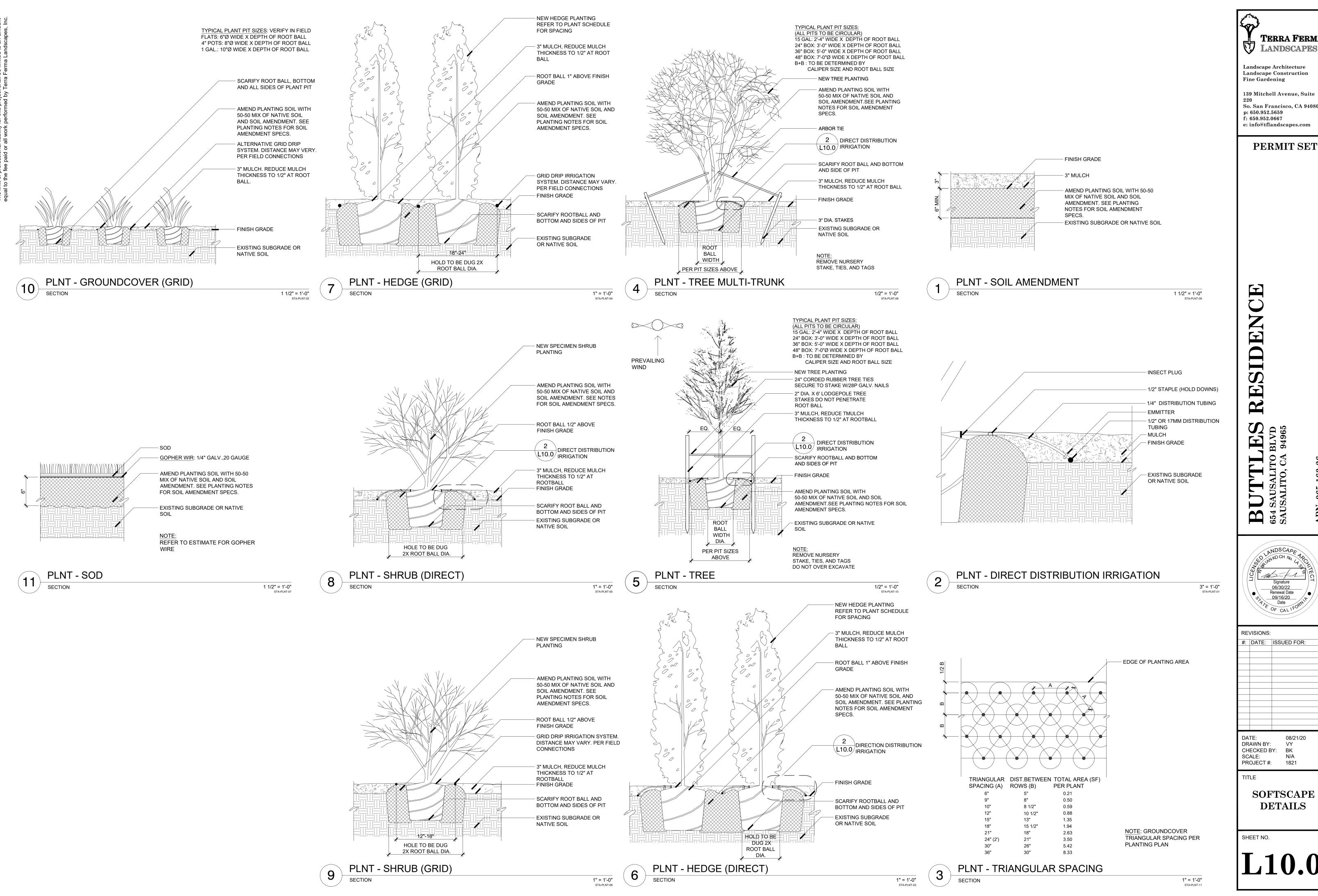
DATE: 08/21/20
DRAWN BY: VY
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SCALE: N/A
PROJECT #: 1821

TITLE

HARDSCAPE DETAILS

SHEET NO.

L9.2



TERRA FERMA LANDSCAPES

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#: DATE: ISSUED FOR: 08/21/20

DETAILS

FRONT ELEVATION

Project: Buttles Residence Location: 654 Sausalito Blvd. Sausalito, CA 94585



COLOR SELECTION

- #1 Stucco Smooth Finish - Dove Gray
- Windows and Doors
 Fleetwood Dark Bronze
 Anodize
- #3 Exterior Trim
 Power Coated Metal Midnight Bronze
- **#4** Soffits Stained Cedar Mahogany



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