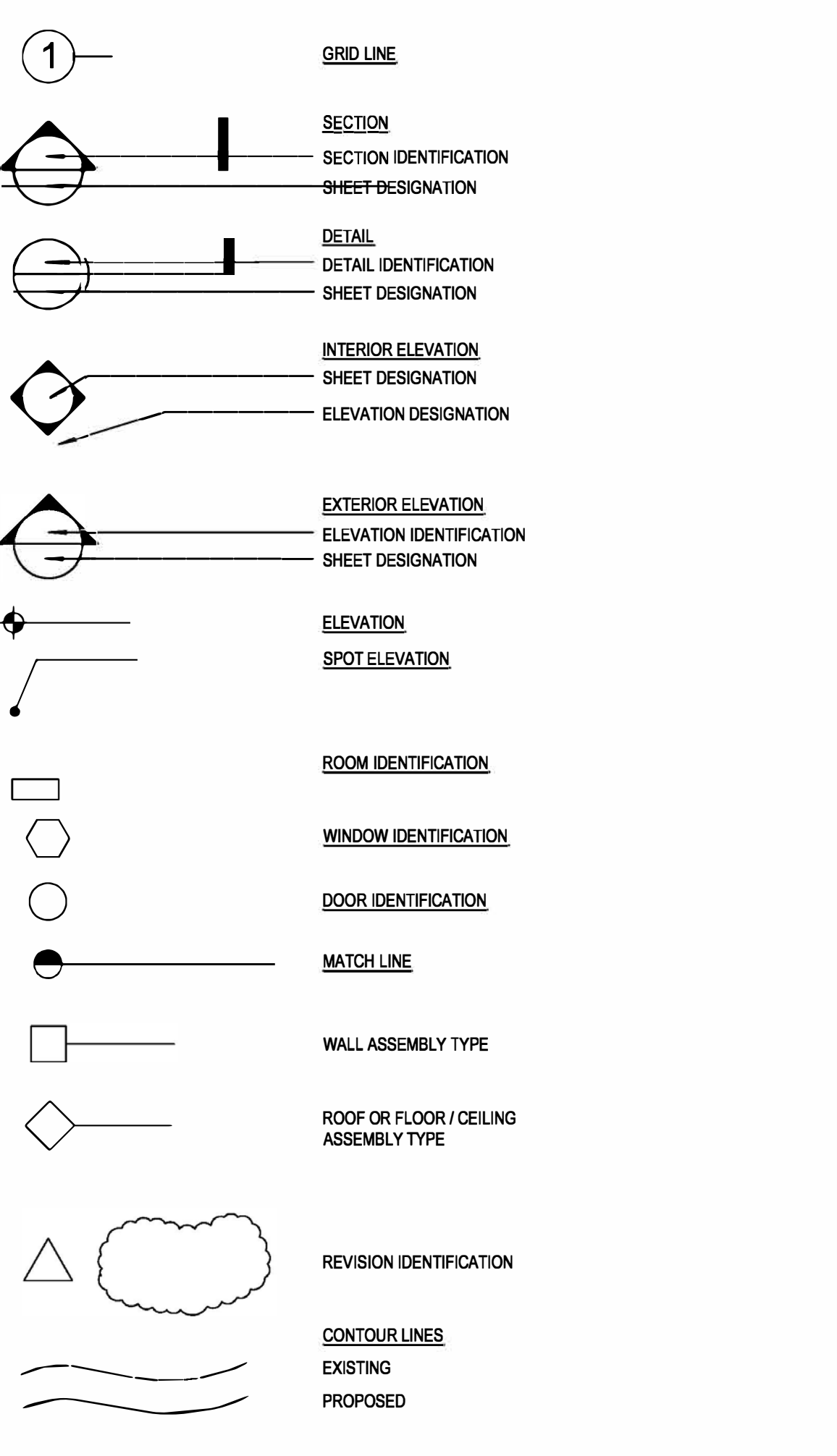


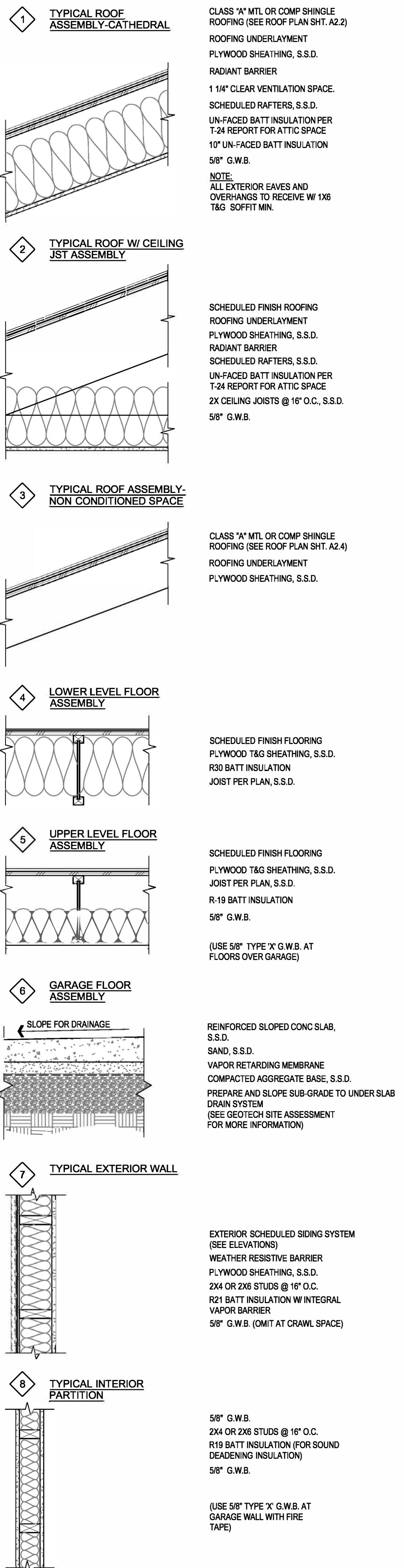
## ABBREVIATIONS

A.B. ANCHOR BOLT	FP. FIREPROOF	F.R. FIRE-RACE	Q.I. QUARRY TILE
AC ASPHALT CONCRETE	FRM. FRAMING	R. REBAR	R.R. RETURN AIR
AC.1 AC COMBUSTIBLE	F.R.P. FIBER REINFORCED PLASTIC	R.A. RAIN	R.S. RUBBERBASE
A.C. ACYRILIC TILE	FT. FOOT	R.D. RADIUS	RUB. RUBBER
A.C. ACYRILIC TILE	FT. FOOTING	R.S. RUBBERBASE	RUB. RUBBER
ACUST. ACOUSTICAL	FUR. FURRED / FURNING	RUB. REINFORCED CONCRETE	R.C. REINFORCED CONCRETE
A.D. AREA DRAIN	G. GAS	R.D. ROOF DRAIN	R.C. REINFORCED CONCRETE
A.J. ADJUTANT	GA. GAUGE	REIN. REINFORCING	REIN. REINFORCING
A.F.F. ABOVE FINISHED FLOOR	GALV. GALVANIZED	REIN.F. REINFORCING	REIN.F. REINFORCING
AG. AIR	GR. GRASS	REF. REFERENCE	REF. REFERENCE
ALUM. ALUMINUM	GR. GENERAL CONTRACTOR	REF. REFERENCE	REF. REFERENCE
ALUM. ALUMINUM	GR. GENERAL CONTRACTOR	REF. REFERENCE	REF. REFERENCE
ANCH. ANCHOR / ANCHORAGE	GL. GALVANIZED IRON	REF. REFERENCE	REF. REFERENCE
ARCH. ARCHITECTURAL	GR. GROUND	REF. REFERENCE	REF. REFERENCE
AVG. AVERAGE	GR. GROUND	REF. REFERENCE	REF. REFERENCE
AW. AIRWAY	GR. GROUND	REF. REFERENCE	REF. REFERENCE
BD. BOARD	GR. GROUND	REF. REFERENCE	REF. REFERENCE
B.F. BOTH FACES	GR. GROUND	REF. REFERENCE	REF. REFERENCE
B.L. BLOCK	GR. GROUND	REF. REFERENCE	REF. REFERENCE
B.L. BLOCK	GR. GROUND	REF. REFERENCE	REF. REFERENCE
B.M. BEAM	GR. GROUND	REF. REFERENCE	REF. REFERENCE
B.P. BUILDING PAPER	GR. GROUND	REF. REFERENCE	REF. REFERENCE
B.R.M. BEDROOM	GR. GROUND	REF. REFERENCE	REF. REFERENCE
B.R. BRACKET	GR. GROUND	REF. REFERENCE	REF. REFERENCE
BR. BRONZE	GR. GROUND	REF. REFERENCE	REF. REFERENCE
B.T. BOTTOM	GR. GROUND	REF. REFERENCE	REF. REFERENCE
B.T. BOTTOM	GR. GROUND	REF. REFERENCE	REF. REFERENCE
B.T. BOTTOM	GR. GROUND	REF. REFERENCE	REF. REFERENCE
B.T. BOTTOM	GR. GROUND	REF. REFERENCE	REF. REFERENCE
B.T. BOTTOM	GR. GROUND	REF. REFERENCE	REF. REFERENCE

## REFERENCE SYMBOLS



## ASSEMBLIES



## 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:
  - FIRE SPRINKLER DESIGN
  - TRUSS CALCULATIONS

## PROJECT SUMMARY:

EXISTING LOT SIZE:	8,190 S.F.
PROPOSED RESIDENCE (ACTUAL NUMBERS):	
MAIN FLOOR LIVING AREA	1,144 S.F.
UPPER FLOOR LIVING AREA	1,501 S.F.
LOWER FLOOR LIVING AREA	410 S.F.
TOTAL CONDITIONED AREA	3,055 S.F.
ATTACHED GARAGE	454 S.F.

EXISTING SETBACKS:	
FRONT	5' 10"
SIDE	7' 5" / 2' 5"
REAR	22' 2"

PROPOSED SETBACKS:	
FRONT	12' 4"
SIDE	10' 5" / 6'
REAR	20' 5"

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

BUILDING HEIGHT EXISTING:	
LOWEST GRADE POINT	313' 2"
HIGHEST GRADE POINT	324' 6"
AVERAGE GRADE	318' 10"
HIGHEST RIDGE POINT	331' 10' - 1/8"
MAX PROPOSED HEIGHT	14' 0' - 1/8"

BUILDING HEIGHT PROPOSED:	
LOWEST GRADE POINT	304' 4"
HIGHEST GRADE POINT	320' 4"
AVERAGE GRADE	305' 3"
HIGHEST RIDGE POINT	344' 10' - 1/8"
MAX PROPOSED HEIGHT	24' 1' - 1/8"

MAX ALLOWABLE HEIGHT	32'
EXISTING RESIDENCE (PER ADJUSTED NUMBERS):	
MAIN FLOOR LIVING AREA	2,066 S.F.
ATTACHED GARAGE	378 S.F.
TOTAL FLOOR AREA	2,444 S.F.
EXISTING FAR (4,466 S.F. / 8,190 S.F.)	29%

PROPOSED RESIDENCE (PER ADJUSTED NUMBERS):	
MAIN FLOOR LIVING AREA	1,144 S.F.
MAIN FLOOR DOUBLE HEIGHT (1.5)	147 S.F.
UPPER FLOOR LIVING AREA	1,501 S.F.
LOWER FLOOR LIVING AREA (210' x 210' 5")	39 S.F.
ATTACHED GARAGE	454 S.F.
TOTAL FLOOR AREA	3,185 S.F.
PROPOSED FAR (3,185 S.F. / 8,190 S.F.)	42

MAX ALLOWABLE FAR:	.45
COVERAGE EXISTING:	
LIVING AREA	2,066 S.F.
GARAGE AREA	378 S.F.
DECK AREA	1,800 S.F.
TOTAL COVERAGE	3,626 S.F.
LOT COVERAGE (3,626 / 8,190)	44%

COVERAGE PROPOSED:	
LIVING AREA	1,815 S.F.
GARAGE AREA	454 S.F.
DECK AREA	299 S.F.
TOTAL COVERAGE	2,568 S.F.
LOT COVERAGE (2,568 / 8,190)	31%

MAX ALLOWABLE COVERAGE:	35%
IMPERVIOUS EXISTING:	
LIVING AREA	2,446 S.F.
DECK AREA	1,800 S.F.
HARDSCAPE	470 S.F.
TOTAL COVERAGE	4,096 S.F.
IMPERVIOUS COVERAGE (4,096 / 8,190)	46.6%

IMPERVIOUS PROPOSED:	
LIVING AREA	2,278 S.F.
DECK AREA	391 S.F.
HARDSCAPE	1,201 S.F.
TOTAL COVERAGE	3,769 S.F.
IMPERVIOUS COVERAGE (3,769 / 8,190)	42.8%

MAX ALLOWABLE IMPERVIOUS COVERAGE:	67.5%
PARKING	
EXISTING SPACES	2
PROPOSED SPACES	2
REQUIRED SPACES	2
*DRIVEWAY SPACES NOT INCLUDED AS THEY PARTIALLY OCCUPY THE PUBLIC RIGHT-OF-WAY	

## SHEET INDEX

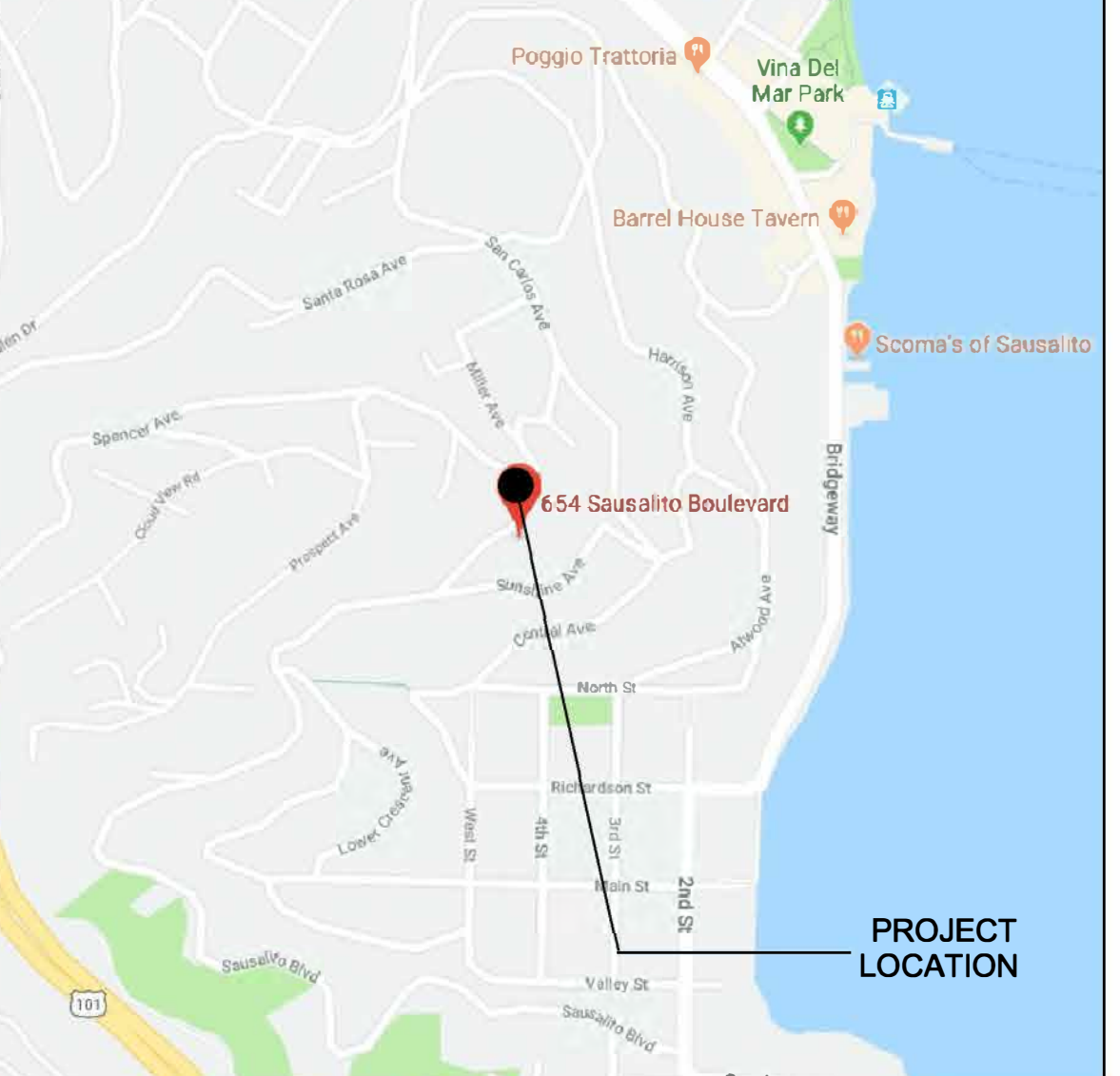
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CGBC.1 GREEN BUILDING STANDARDS	A3.2 EXTERIOR ELEVATIONS
CGBC.2 GREEN BUILDING STANDARDS	A3.3 EXTERIOR ELEVATIONS
A1.1 PROPOSED SITE PLAN	A3.4 EXTERIOR ELEVATIONS
A1.2 PROPOSED CONTEXT MAP	A3.5 PROPOSED PERSPECTIVES
A1.3 PROPOSED STORY POLE PLAN	A3.6 PROPOSED PERSPECTIVES
CE-1 CIVIL COVER SHEET	A4.1 BUILDING SECTIONS
CE-2 TOPOGRAPHIC SURVEY	A4.2 BUILDING SECTIONS
CE-3 GRADING AND DRAINAGE PLAN	A4.3 BUILDING SECTIONS
CE-4 EROSION CONTROL PLAN	D1.1 DEMOLITION PLAN
CE-5 STORM WATER CONTROL PLAN	L0.0 COVER SHEET
CE-6 SITE SECTION/SEWER PLAN	L0.1 COVER SHEET
A2.1 PROPOSED LOWER FLOOR PLAN	L0.2 PHOTOGRAPHS
A2.2 PROPOSED MAIN FLOOR PLAN	L0.3 PLANTING PLAN
A2.3 PROPOSED UPPER FLOOR PLAN	L1.0 TREE PROTECTION PLAN
A2.4 PROPOSED ROOF PLAN	L2.0 GRADING AND DRAINAGE PLAN
A2.5 PROPOSED DOOR AND WINDOW SCHEDULE	L4.0 LANDSCAPE PLAN
	L6.0 HYDROZONE PLAN
	L7.0 PLANTING PLAN
	L9.0 HARDSCAPE DETAILS
	L10.0 SOFTSCAPE DETAILS

## CBC CHAPTER 7A COMPLIANCE

CBC CHAPTER 7A COMPLIANCE SUMMARY:

THIS PROPERTY IS LOCATED WITHIN A NON-VERY HIGH FIRE HAZARD SEVERITY ZONE. 7A COMPLIANT DESIGN NOT REQUIRED.

## VICINITY MAP (N.T.S.)



## PROJECT INFORMATION

<b>PROJECT LOCATION</b>	654 SAUSALITO BLVD. SAUSALITO, CA 94585 A.P.N: 065-163-26	<b>OWNER INFORMATION</b>	JACKSON AND ALISON BUTTLES 654 SAUSALITO BLVD. SAUSALITO, CA 94585
<b>ARCHITECT</b>	MASON WODHAMS ARCHITECTURE CORP. 23 RAILROAD AVE. #352 DANVILLE, CA 94526 PH: 805 234-3812 CONTACT: MASON WODHAMS	<b>CODE INFORMATION</b>	PARCEL ZONING: R-14 CONSTRUCTION TYPE: S-B OCCUPANCY: R-3 SPRINKLERS: YES
		<b>CODE INFORMATION</b>	2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA RESIDENTIAL CODE 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

## CONSULTANTS

<b>STRUCTURAL ENGINEERING</b>	<b>ARBORIST</b>
TAF 2678 NORTH MAIN STREET, #27 WALNUT CREEK, CA, 94597 PH: (925) 932-6173 CONTACT: TOMAS FERNANDEZ	TBD
<b>SURVEYOR</b>	<b>TITLE 24 ENERGY CALCULATIONS</b>
DEBOLT CIVIL ENGINEERING 811 SAN RAMON VALLEY BLVD. DANVILLE, CA, 94526 PH: (925) 837-3780 CONTACT: JIM DIGGINS	TAF 2678 NORTH MAIN STREET, #27 WALNUT CREEK, CA, 94597 PH: (925) 932-6173 CONTACT: TOMAS FERNANDEZ

## 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 EXISTING. PROPOSED HOUSE WILL HAVE 410 S.F. ON THE LOWER FLOOR, 1,749 S.F. ON THE MAIN FLOOR, AND 1,501 S.F. ON THE UPPER FLOOR FOR A TOTAL OF 3,660 S.F. OF LIVABLE AREA. THERE WILL ALSO BE A 434 S.F. ATTACHED GARAGE.

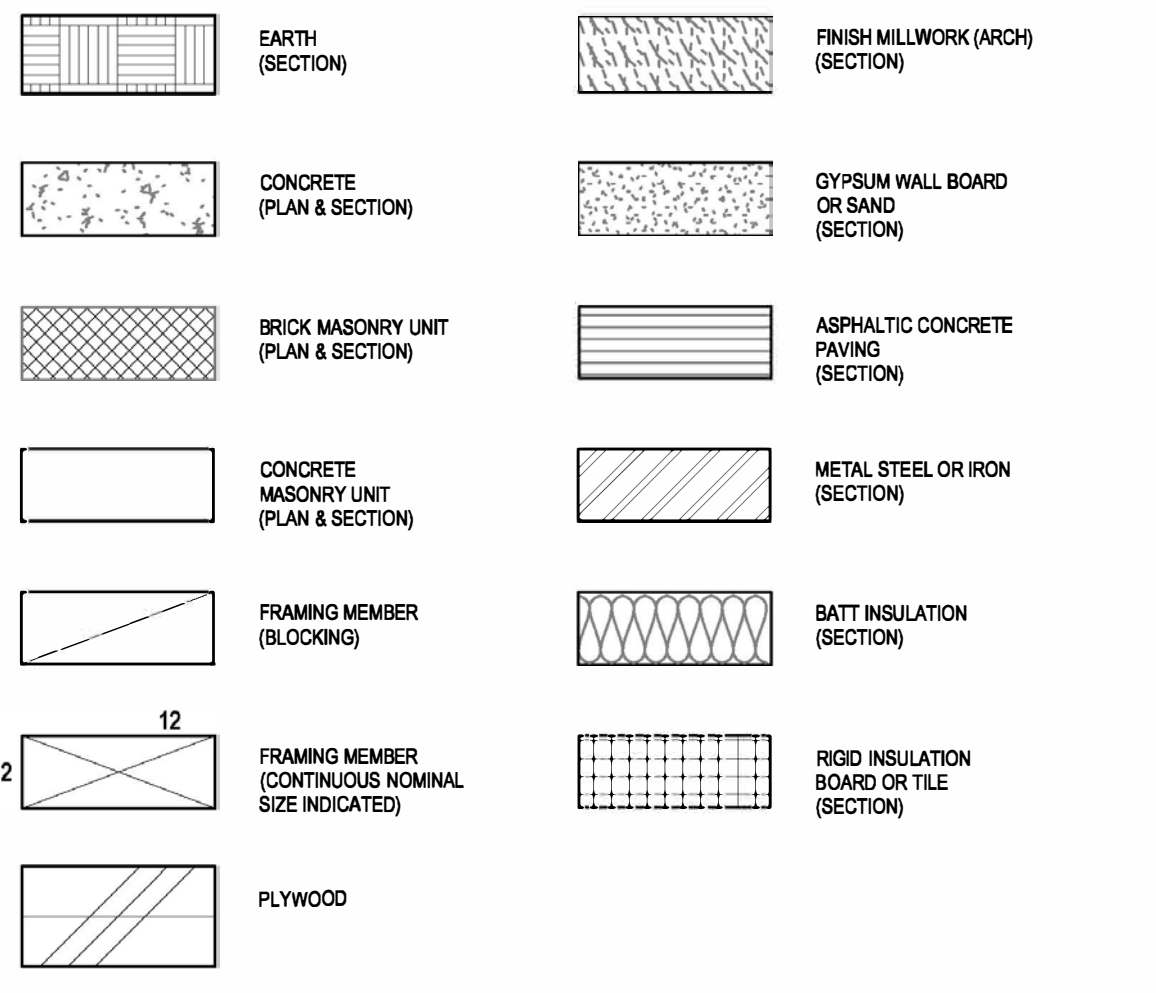
## ASSEMBLY NOTES:

- ASSEMBLY NOTES:**
- REFER TO PROJECT SPECIFICATIONS FOR INFORMATION ON PRODUCTS LISTED IN THE FLOOR, ROOF AND WALL ASSEMBLIES.
  - REFER TO FINISH SCHEDULE FOR SCHEDULED INTERIOR FINISHES.
  - PROVIDE HORIZONTAL & VERTICAL FIRE BLOCKING & DRAFT STOPPING AT ALL ASSEMBLIES AS REQUIRED BY CODE.
  - PROVIDE REINFORCED BACKING AT WALLS & CEILINGS AS REQUIRED TO SUPPORT ALL EQUIPMENT, FIXTURES, FURNISHINGS, ETC. TO BE ATTACHED TO FRAMING.
  - SEAL ALL PENETRATIONS AT FIRE & SOUND RATED PARTITIONS WITH APPROVED SYSTEMS TO MAINTAIN REQUIRED RATINGS.
  - PROVIDE FIRE RATED GYP. BOARD ENCLOSURE AT ALL RECESSED FIXTURES TO MAINTAIN REQUIRED RATINGS.
  - METAL STUD GAUGES WHERE SHOWN ARE MINIMUM REQUIRED. PROVIDE STUD GAUGES & CONNECTIONS AS REQUIRED BY BUILDING CODE FOR ALL CONDITIONS.
  - ALL INTERIOR PARTITIONS SHALL EXTEND TO STRUCTURE, UNLESS NOTED OTHERWISE.
  - WOOD STUD SIZES SHOWN ARE THE MINIMUM REQUIRED AND STUD SPACING IS THE MAXIMUM ALLOWED. REFER TO THE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND OTHER REQUIREMENTS.
  - REQUIRED STRUCTURAL PLYWOOD SHEATHING IS NOT SHOWN ON ALL WALL ASSEMBLIES. REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS AND REQUIREMENTS FOR PLYWOOD SHEATHING.
  - REFER TO THE REFERENCED STANDARDS FOR SPECIFIC CONSTRUCTION REQUIREMENTS AT FIRE RATED ASSEMBLIES. U.L. - UNDERWRITERS LABORATORIES, C.B.C. - CALIFORNIA BUILDING CODE.
  - PROVIDE CEMENTITIOUS BACKER BOARD @ WALL AREAS SCHEDULED TO RECEIVE TILE.

**STONE VENEER ANCHORING SYSTEM:**  
Stone veneer units not exceeding 10 inches in thickness may be anchored directly to structural masonry, concrete, or to studs.

- WITH CONCRETE OR MASONRY BACKING:  
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 bend. One inch of cement grout shall be placed between the backing and the stone veneer.
- WITH STUD BACKING:  
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 applied directly to 2x4 wood studs spaced a maximum of 16 inches on center or 2x6 wood studs spaced a maximum of 24 inches on center. On studs, the mesh shall be attached with 2-inch-long galvanized steel wire turning nails at 4 inches on center providing a minimum 1-1/8-inch penetration into each stud and with 8-penny corner nails at 4 inches on center into top and bottom plates. The galvanized wire mesh may be attached to steel studs with equivalent wire ties. There shall not be less than 0.109-inch (No. 12 B.W. gage) galvanized wire, or approved equal, looped through the mesh 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 veneer mortar joint. The last 2 inches of each wire leg shall have a right angle bend. One-inch-minimum thickness of cement grout shall be placed between the backing and the stone veneer.

## MATERIAL SYMBOLS



## SYMBOLS

&	AND	'	FEET
∠	ANGLE	d	PENNY
@	AT	⊥	PERPENDICULAR
⊖	CENTER LINE	ℙ	PROPERTY LINE
⊏	CHANNEL	□	SQUARE FEET
∅	DIAMETER	#	POUND
"	INCHES		

## MASON WODHAMS ARCHITECTURAL CORP.

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



## PORTOLA HOMES

## CLIENT JACKSON AND ALISON BUTTLES

654 SAUSALITO BLVD.  
SAUSALITO, CA 94565

## PROJECT BUTTLES RESIDENCE

654 SAUSALITO BLVD.  
SAUSALITO, CA 94565

APN: 065-163-26



## REVISIONS

## DATE

05.02.20

## SCALE

N/A

## COVER SHEET

## SHEET

A0.1









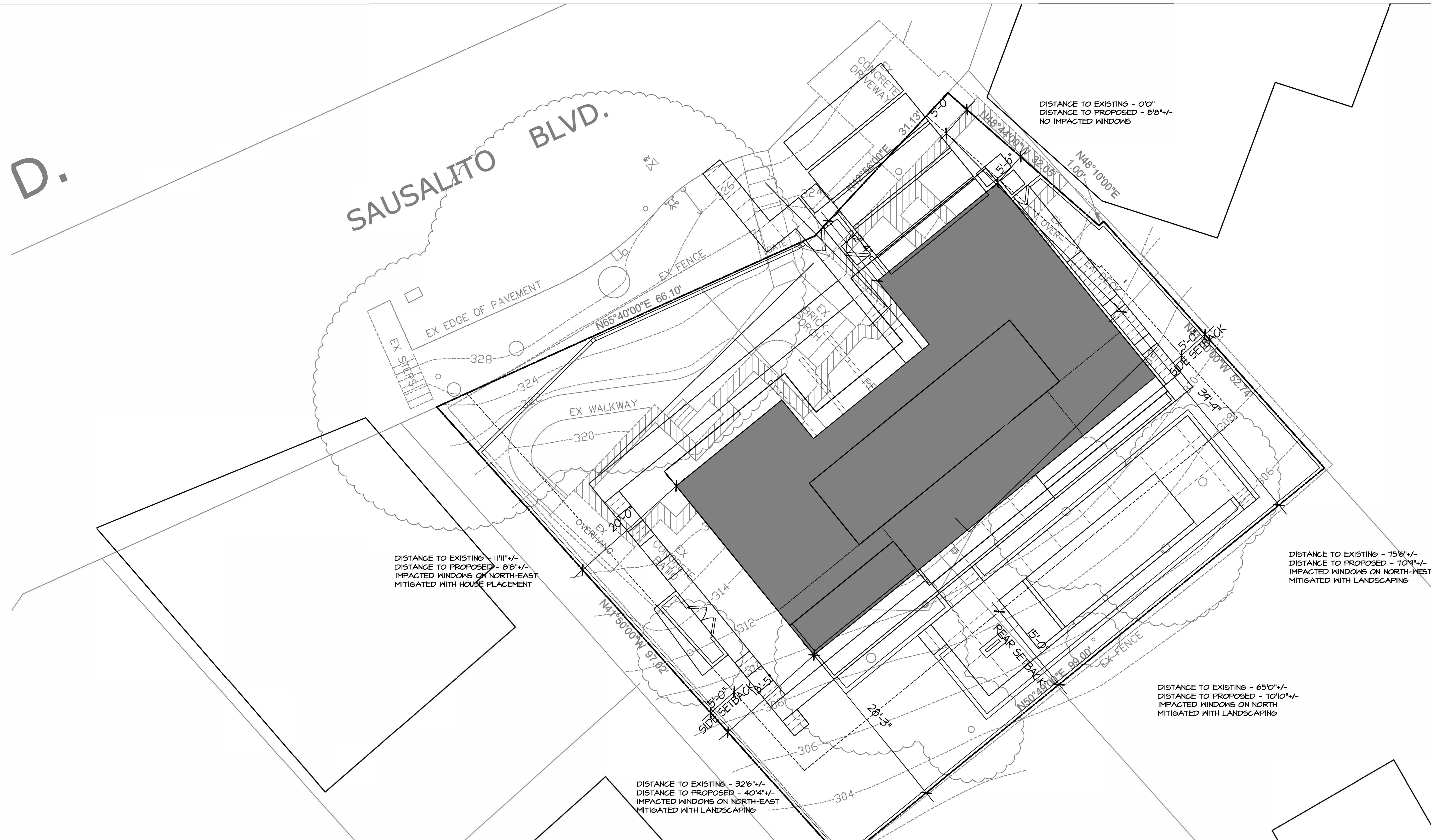


D.

SAUSALITO BLVD.

/S  
M-162)

R/S  
(2000-M-1)



DISTANCE TO EXISTING - 11'1\"/>

DISTANCE TO EXISTING - 32'6\"/>

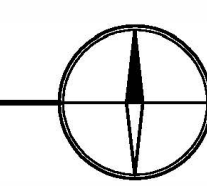
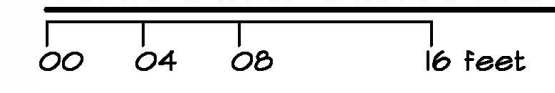
DISTANCE TO EXISTING - 0'0\"/>

DISTANCE TO EXISTING - 15'6\"/>

DISTANCE TO EXISTING - 65'0\"/>

IMPERVIOUS CALCULATIONS		PROJECT SUMMARY	
PROPOSED COVERAGE:		EXISTING LOT SIZE:	8,740 S.F.
BUILDINGS	2,378 S.F.	PROPOSED RESIDENCE:	
COVERED PORCHES/RAISED DECKS	351 S.F.	MAIN FLOOR LIVING AREA	1,744 S.F.
HARDSCAPE	1,037 S.F.	UPPER FLOOR LIVING AREA	1,507 S.F.
TOTAL PROPOSED COVERAGE	3,766 S.F.	LOWER FLOOR LIVING AREA	410 S.F.
		TOTAL CONDITIONED AREA	3,666 S.F.
TOTAL PROPOSED COVERAGE:	3,766 S.F.	ATTACHED GARAGE	434 S.F.
LOT SIZE:	8,740 S.F.		
% LOT COVERAGE	42.8 %		
		FAR CALCULATIONS	
		EXISTING LOT SIZE:	8,740 S.F.
		MAX FAR(8,740S.F. • .45):	3,955 S.F.
		PROPOSED RESIDENCE:	
		MAIN FLOOR LIVING AREA	1,744 S.F.
		MAIN FLOOR DOUBLE HEIGHT(*.5)	147 S.F.
		UPPER FLOOR LIVING AREA	1,507 S.F.
		LOWER FLOOR LIVING AREA(210 + (210*.5))	315 S.F.
		ATTACHED GARAGE	0 S.F.
		TOTAL FLOOR AREA	3,718 S.F.
PARKING SUMMARY			
SPACES PROVIDED			
COVERED	2		
UNCOVERED	2		

PROPOSED SITE PLAN



MASON WODHAMS ARCHITECTURAL CORP.

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



PORTOLA HOMES

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

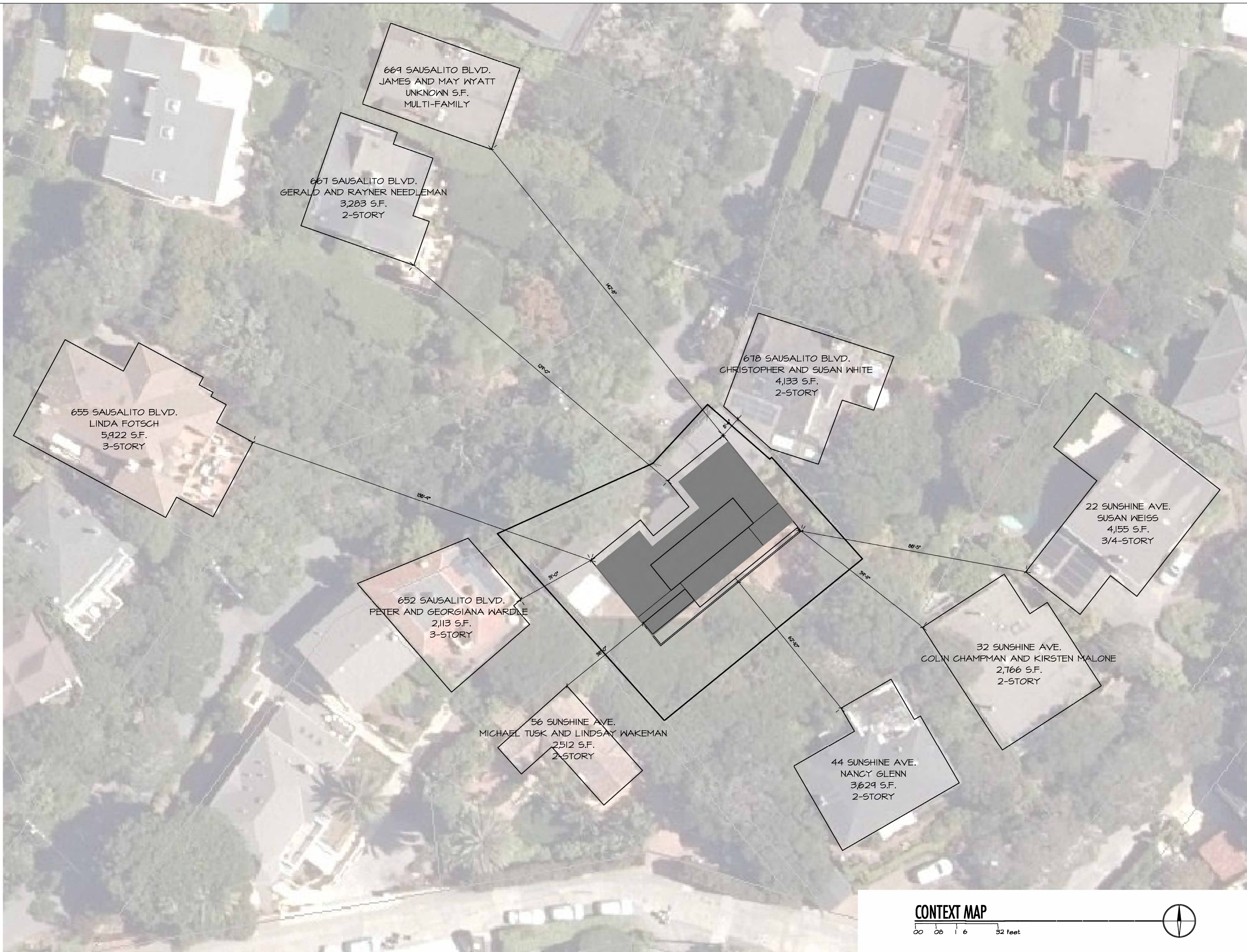
1/8"=1'-0"

PROPOSED SITE PLAN

SHEET

A1.1





**MASON WODHAMS ARCHITECTURAL CORP.**

23 RAILROAD AVE. #352  
DANVILLE, CA 94526  
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**PORTOLA HOMES**

**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**

1/16"=1'-0"

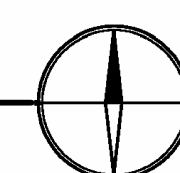
**CONTEXT MAP**

**SHEET**

**A1.2**

**CONTEXT MAP**

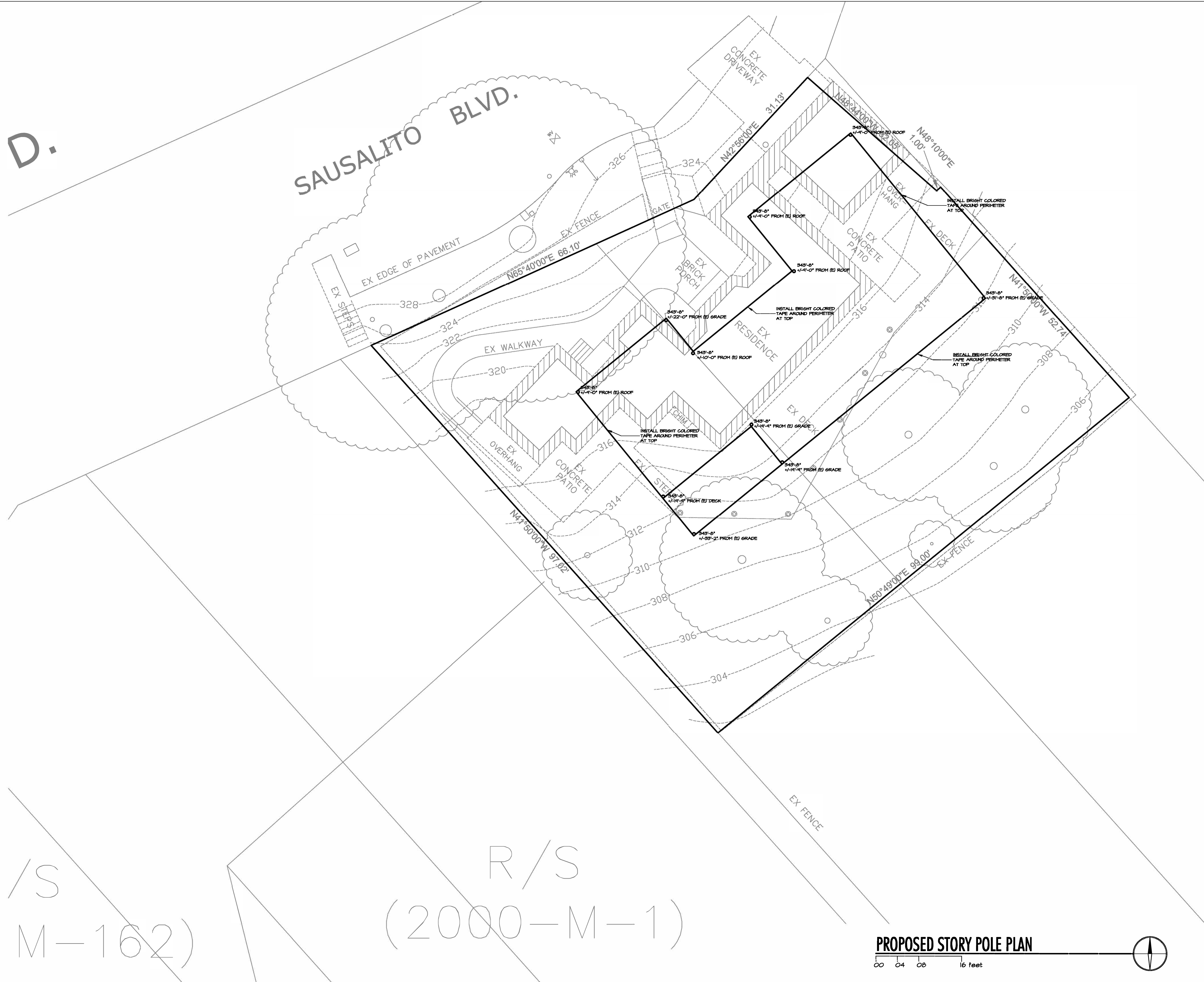
00 08 16 32 Feet





D.

SAUSALITO BLVD.

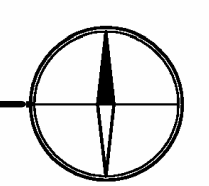


/S  
M-162)

R/S  
(2000-M-1)

PROPOSED STORY POLE PLAN

00 04 08 16 feet



MASON WODHAMS ARCHITECTURAL CORP.

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



PORTOLA HOMES

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PROJECT

BUTTLES RESIDENCE

654 SAUSALITO BLVD. SAUSALITO, CA 94565

APN: 065-163-26



REVISIONS

DATE

05.02.20

SCALE

1/8"=1'-0"

PROPOSED STORY POLE PLAN

SHEET

A1.3



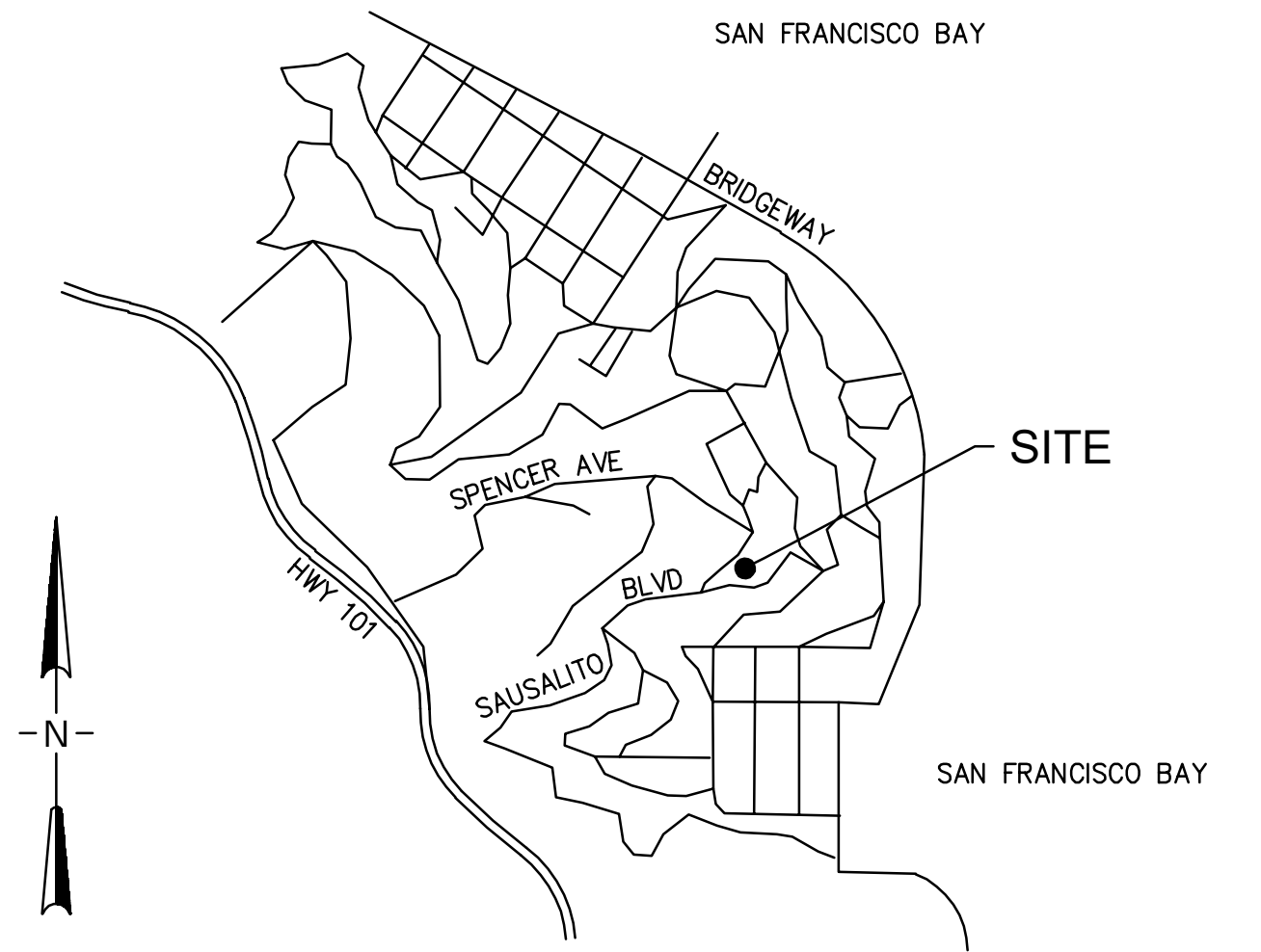
**GENERAL NOTES**

- 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.
- 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 IMPROVED FILL AS NECESSARY.
- 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.
- CONTRACTOR TO MAINTAIN 8" VERTICAL SEPARATION BETWEEN WOOD FRAMING MEMBERS AND ADJACENT EXPOSED EARTH PER IBC SECTION 2304.11
- 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.
- UNLESS SHOWN OTHERWISE, ALL CUT AND FILL SLOPES SHALL BE GRADED NO STEEPER THAN 2 FEET HORIZONTALLY TO 1 FOOT VERTICALLY.
- 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.
- 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.
- 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.

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

**GRADING SECTION GENERAL NOTES**

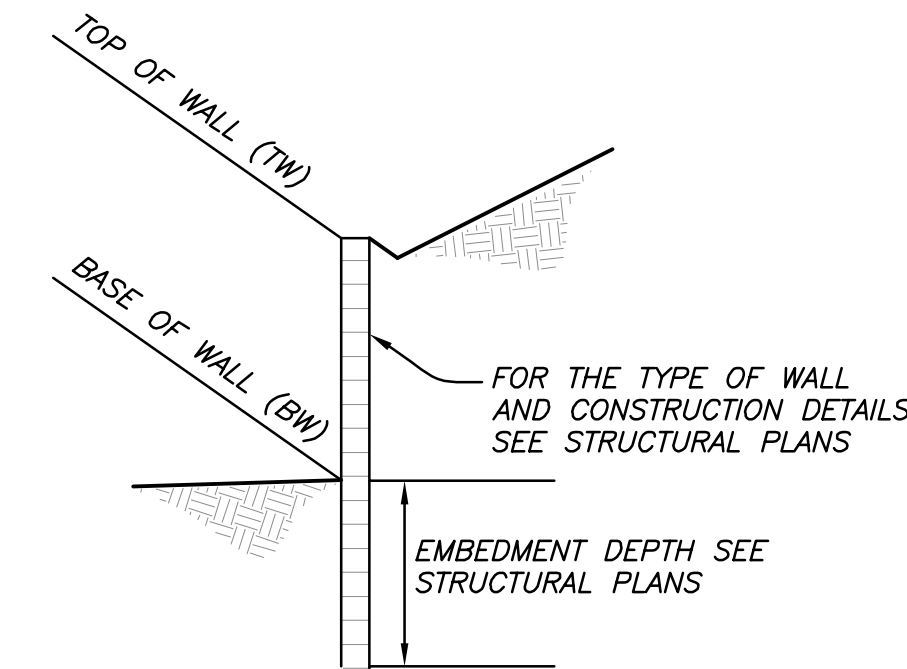
- ALL GRADING, SITE PREPARATION, PLACING AND COMPACTION OF FILL TO BE DONE IN ACCORDANCE WITH THE CITY'S GRADING ORDINANCE; ALSO UNDER THE DIRECT SUPERVISION OF THE SOIL ENGINEER. SUBSEQUENT TO COMPLETION OF THE WORK, THE SOIL ENGINEER SHALL SUBMIT TO THE CITY BUILDING INSPECTION DEPARTMENT A REPORT STATING THAT ALL WORK HAS BEEN DONE TO ITS SATISFACTION.
- 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.
- 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"



**VICINITY MAP**  
N.T.S.

**LEGEND AND ABBREVIATIONS**

PROPOSED	EXISTING	DESCRIPTION
		SPOT ELEVATION
		AC BERM
		EDGE OF PAVEMENT
		HOUSE FOOTPRINT
		GAS SERVICE
		SANITARY SEWER
		EARTH SWALE
		PAVEMENT
		GRATE
		INVERT
		FINISHED FLOOR
		TOP OF WALL
		BOTTOM OF WALL
		FINISH GRADE
		TOP OF CURB
		FLOW LINE



**TYPICAL WALL SECTION**  
N.T.S.

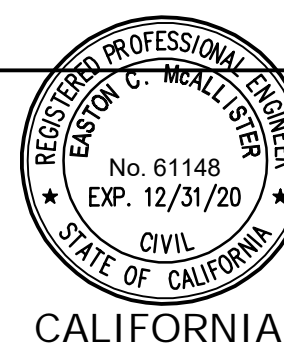
SHEET INDEX	
SHT #	DESCRIPTION
CE-1	COVER SHEET
CE-2	TOPOGRAPHIC SURVEY
CE-3	GRADING PLAN
CE-4	EROSION CONTROL PLAN
CE-5	PRELIMINARY STORM WATER CONTROL PLAN
CE-6	SITE SECTION AND SEWER REPLACEMENT PLAN

**COVER SHEET**

**654 SAUSALITO BLVD**

SAUSALITO

MARIN COUNTY



*Easton C. McAllister*  
EASTON C McALLISTER - R.C.E. 61148  
RENEWAL DATE: 12/31/20

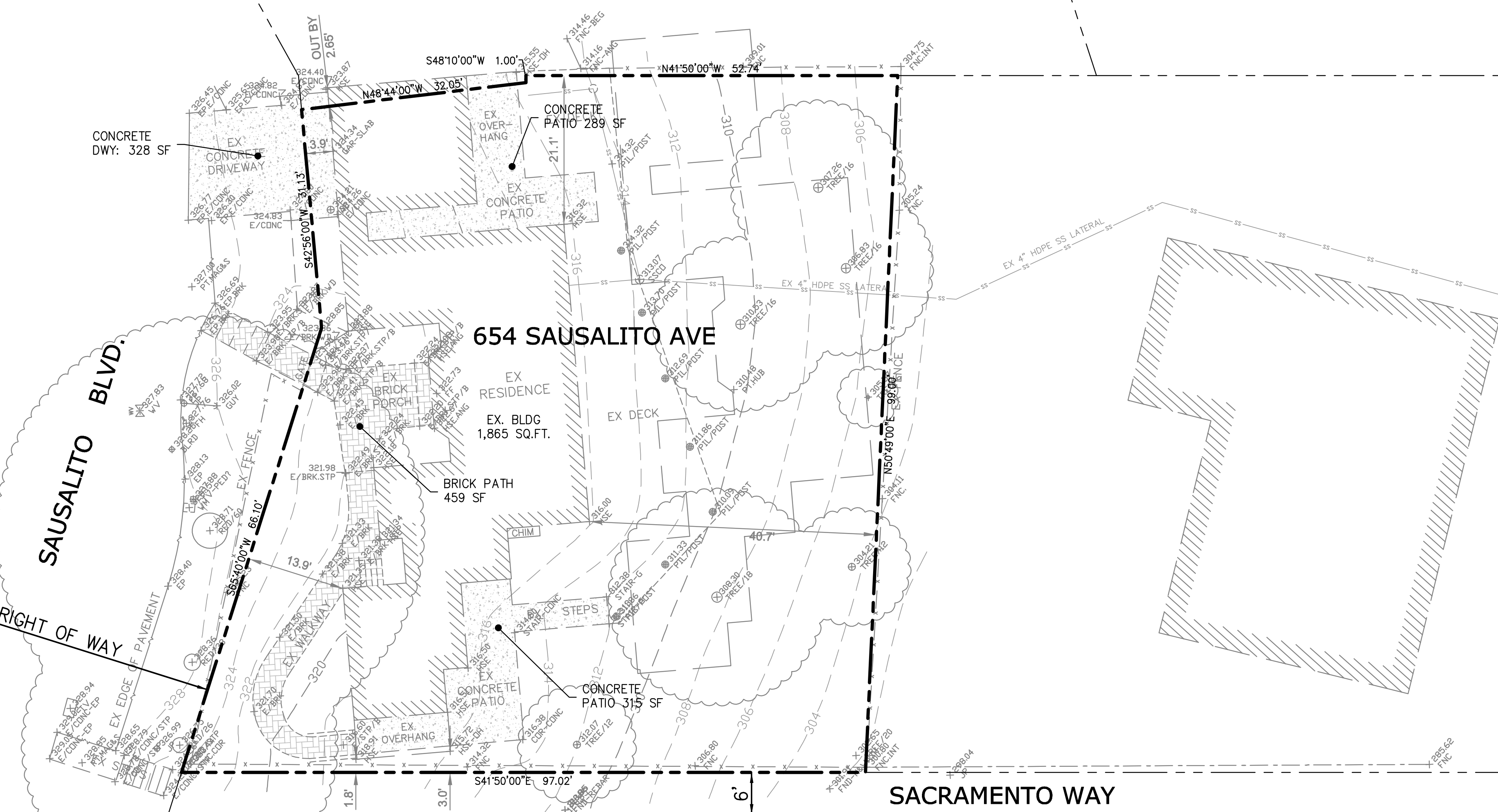
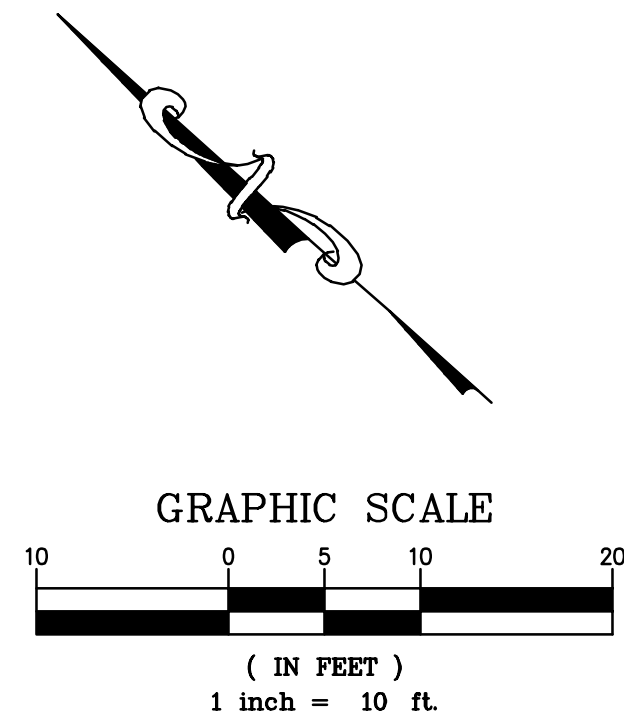
#	REVISIONS	DATE



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**45+**  
YEARS  
811 SAN RAMON VALLEY BLVD #201  
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Date: 05/28/20  
Scale: NTS  
By: TEM  
Job No.: 18308





**TOPOGRAPHIC SURVEY**

**654 SAUSALITO BLVD**

SAUSALITO MARIN COUNTY CALIFORNIA



*Easton C. McAllister*  
 EASTON C McALLISTER - R.C.E. 61148  
 RENEWAL DATE: 12/31/20

#	REVISIONS	DATE

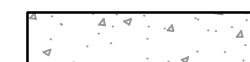

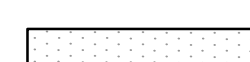
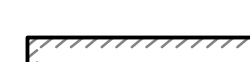
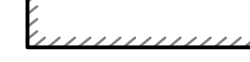
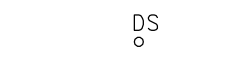
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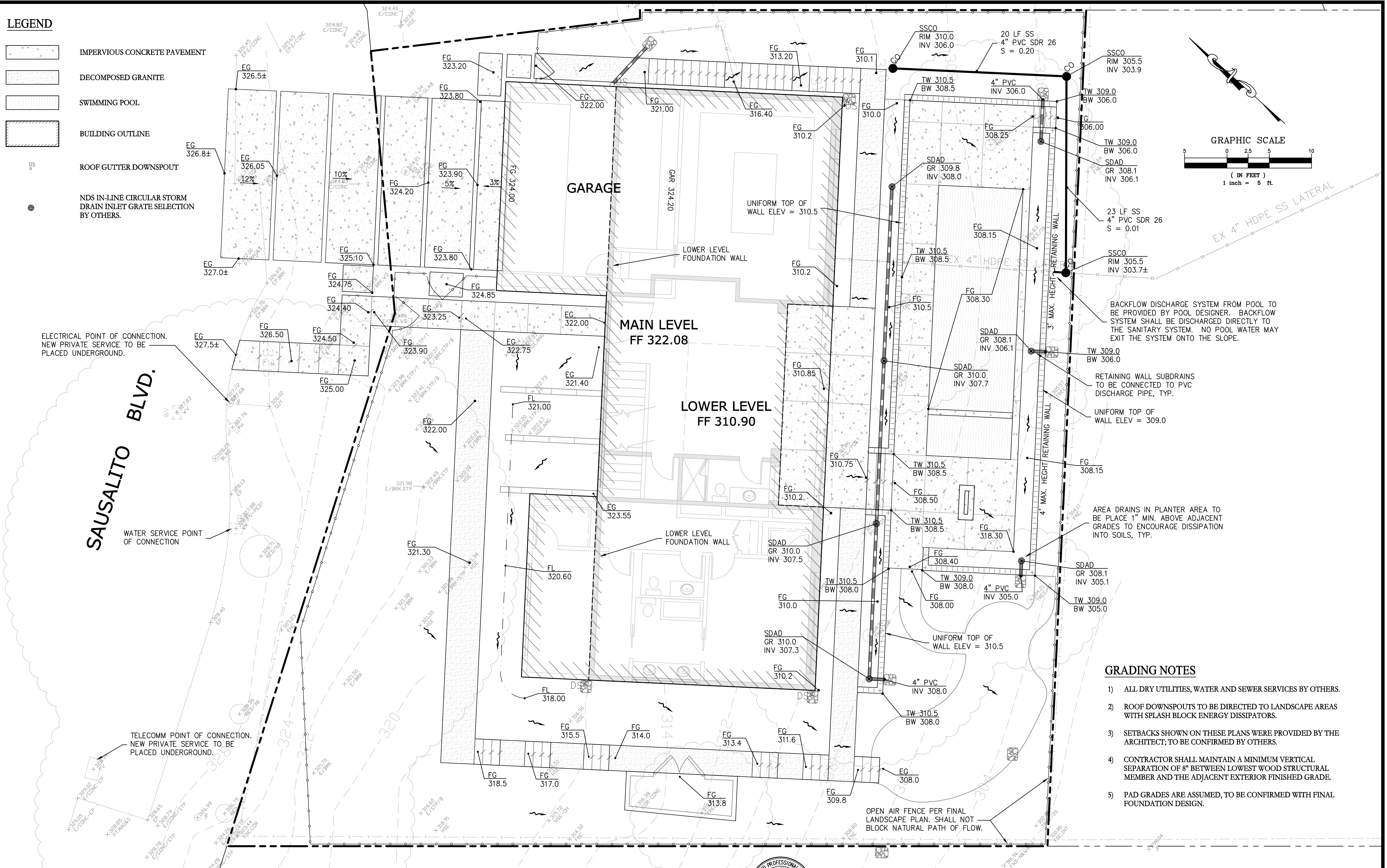
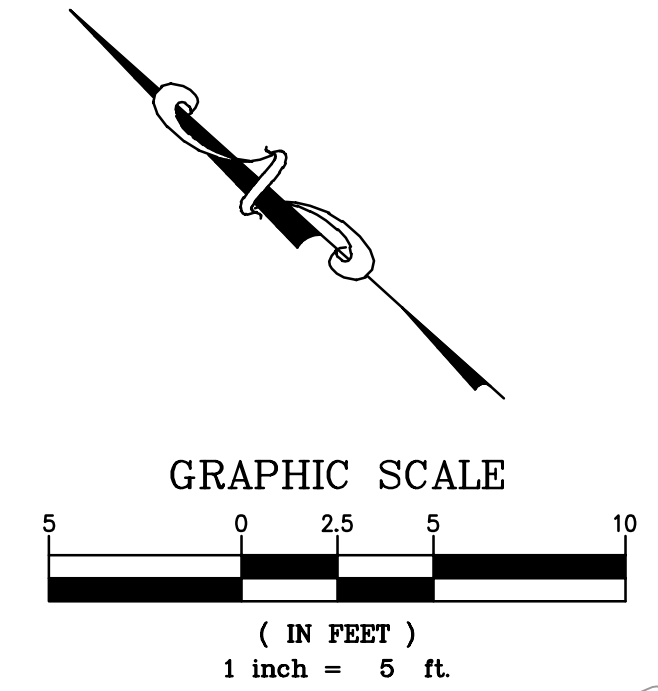
Date: 05/28/20  
 Scale: 1" = 5'  
 By: EM  
 Job No.: 18308

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**LEGEND**

-  IMPERVIOUS CONCRETE PAVEMENT
-  DECOMPOSED GRANITE
-  SWIMMING POOL
-  BUILDING OUTLINE
-  ROOF GUTTER DOWNSPOUT
-  NDS IN-LINE CIRCULAR STORM DRAIN INLET GRATE SELECTION BY OTHERS.



ELECTRICAL POINT OF CONNECTION. NEW PRIVATE SERVICE TO BE PLACED UNDERGROUND.

SAUSALITO BLVD.

WATER SERVICE POINT OF CONNECTION

TELECOMM POINT OF CONNECTION. NEW PRIVATE SERVICE TO BE PLACED UNDERGROUND.

**GRADING NOTES**

- 1) ALL DRY UTILITIES, WATER AND SEWER SERVICES BY OTHERS.
- 2) ROOF DOWNSPOUTS TO BE DIRECTED TO LANDSCAPE AREAS WITH SPLASH BLOCK ENERGY DISSIPATORS.
- 3) SETBACKS SHOWN ON THESE PLANS WERE PROVIDED BY THE ARCHITECT; TO BE CONFIRMED BY OTHERS.
- 4) CONTRACTOR SHALL MAINTAIN A MINIMUM VERTICAL SEPARATION OF 8" BETWEEN LOWEST WOOD STRUCTURAL MEMBER AND THE ADJACENT EXTERIOR FINISHED GRADE.
- 5) PAD GRADES ARE ASSUMED, TO BE CONFIRMED WITH FINAL FOUNDATION DESIGN.

**GRADING AND DRAINAGE PLAN**

**654 SAUSALITO BLVD**

SAUSALITO MARIN COUNTY CALIFORNIA



*Easton C. McAllister*  
 EASTON C McALLISTER - R.C.E. 61148  
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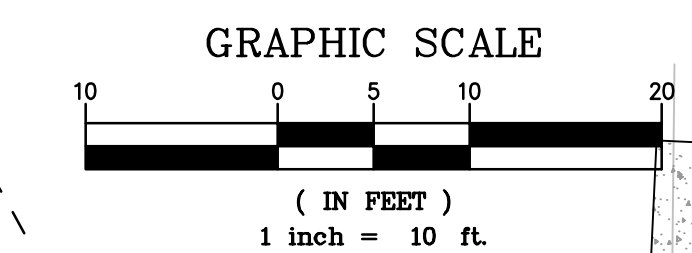
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**EROSION CONTROL NOTES**

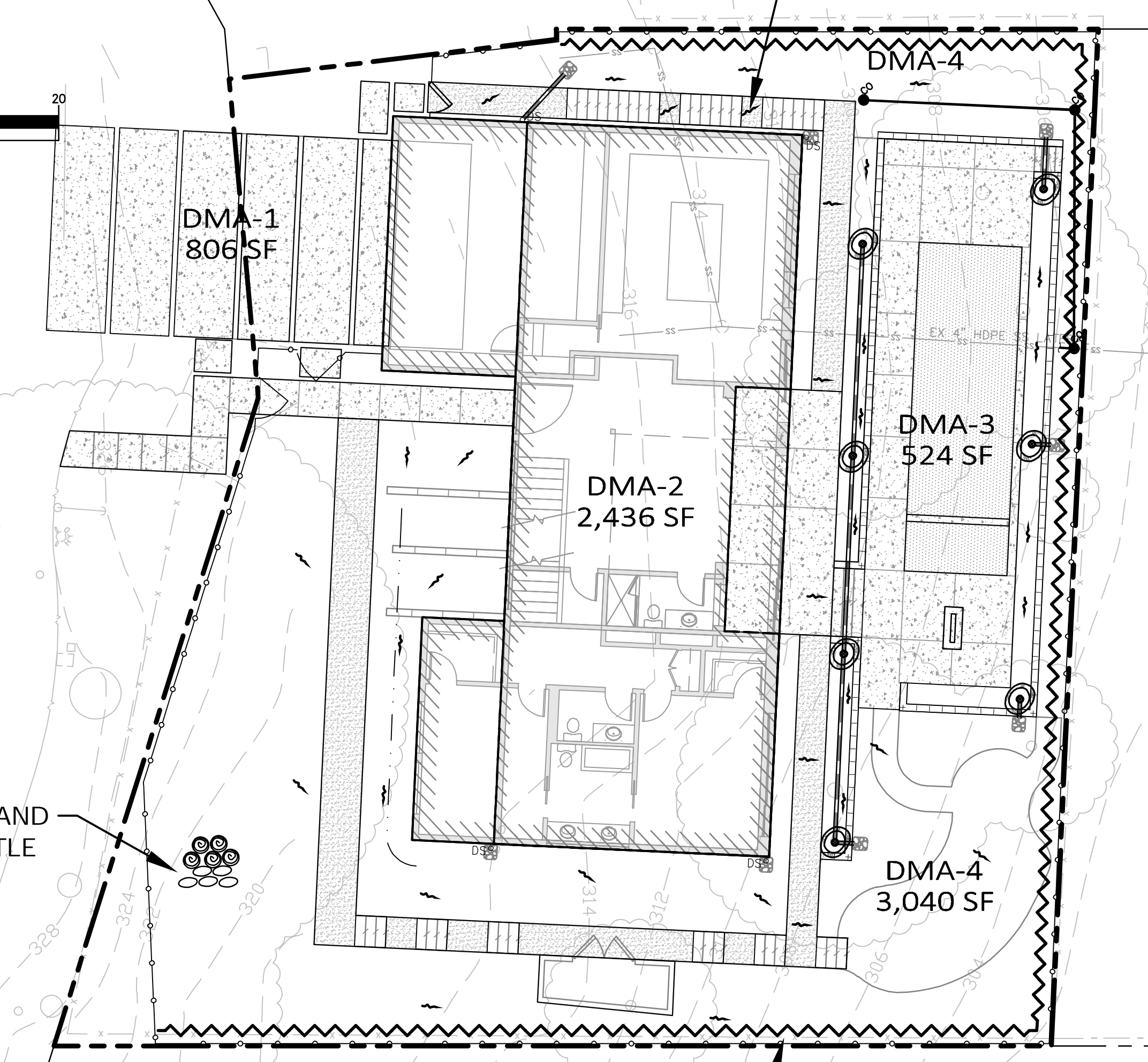
1. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, OCTOBER FIRST TO APRIL FIFTEENTH. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER FIRST AND APRIL FIFTEENTH UNLESS AUTHORIZED BY THE DIRECTOR OF PUBLIC 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 THE INSPECTOR.



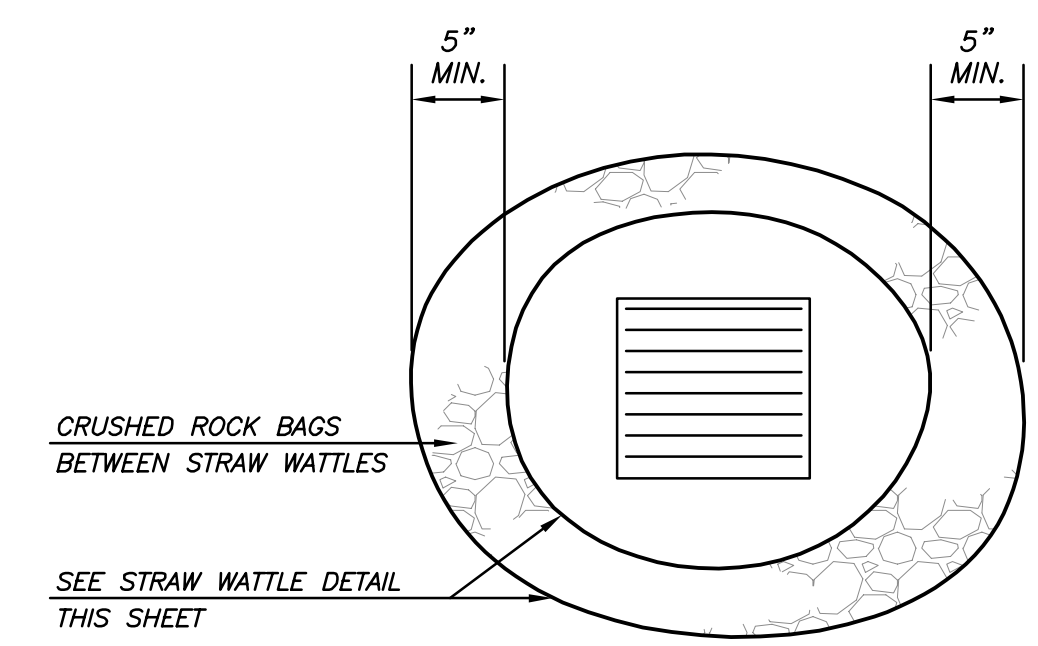
SAUSALITO BLVD.

STOCKPILE SAND BAGS AND STRAW WATTLE

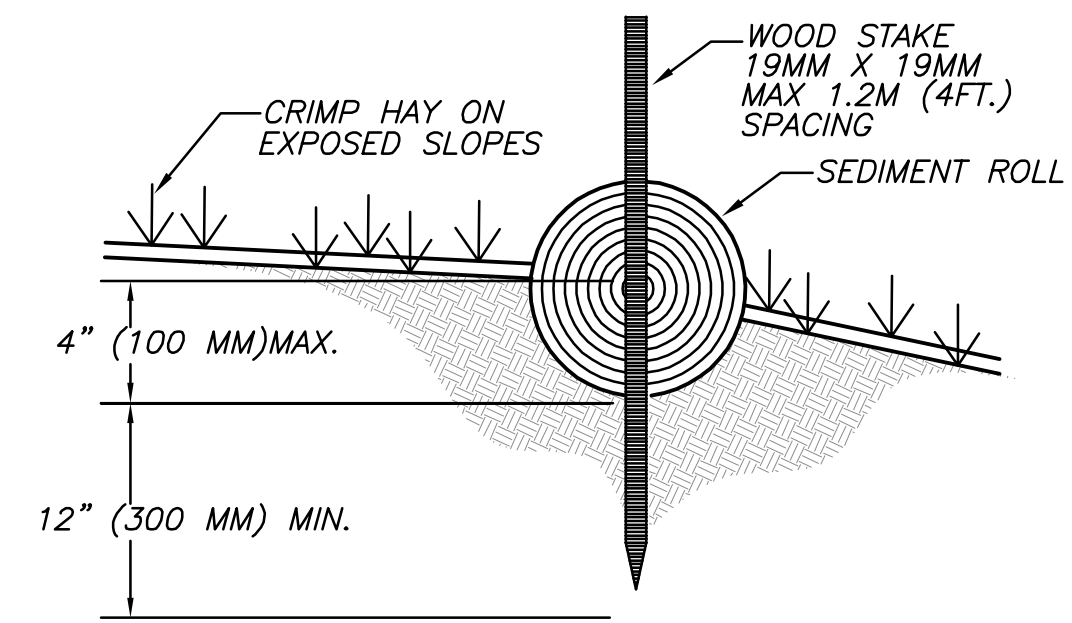
ENCIRCLE ALL STORM INLETS WITH CRUSHED ROCKS BETWEEN STRAW WATTLE. SEE DETAIL.



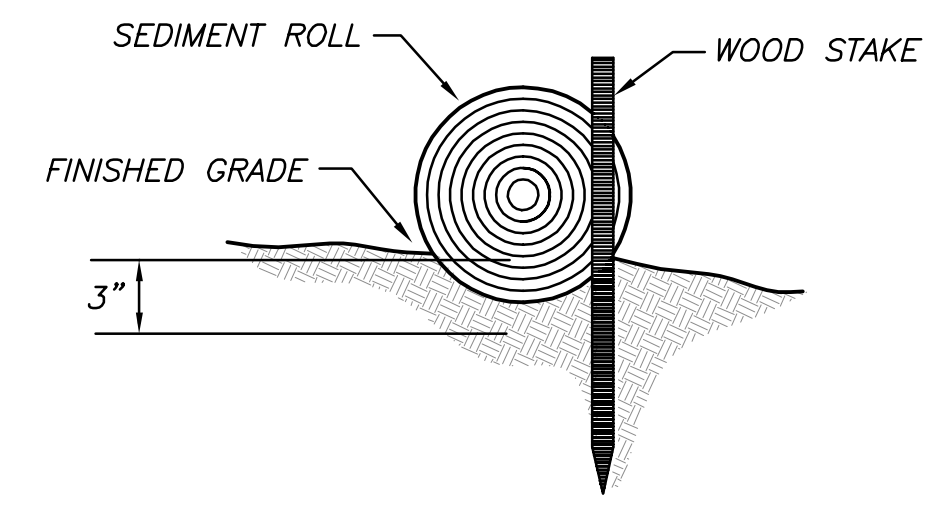
INSTALL STRAW WATTLE FENCING, TYP.



INLET PROTECTION DETAIL  
N.T.S.



ENTRENCHMENT DETAIL IN SLOPE AREA  
N.T.S.



ENTRENCHMENT DETAIL IN FLAT AREAS  
N.T.S.

**LEGEND**

- STRAW WATTLE
- STRAW WATTLE / SILT FENCE
- INLET PROTECTION

STRAW WATTLE DETAILS  
N.T.S.

**EROSION CONTROL PLAN**

654 SAUSALITO BLVD

SAUSALITO MARIN COUNTY CALIFORNIA



*Easton C. McAllister*  
EASTON C McALLISTER - R.C.E. 61148  
RENEWAL DATE: 12/31/20

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Date: 05/28/20  
Scale: 1" = 10'  
By: TM  
Job No.: 18308

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► **STEP 1: PROJECT DATA FORM AND RUNOFF REDUCTION MEASURE SELECTION**

Complete all fields.

<b>Project Name/Number</b>	654 Sausalito Blvd
<b>Application Submittal Date</b> <small>(to be verified by municipal staff)</small>	05/28/2020
<b>Project Location</b> <small>(Street Address if available, or intersection and/or APN)</small>	654 Sausalito Blvd Sausalito, CA 94965
<b>Name of Owner or Developer</b>	Jackson Buttles and Alison Sonsini
<b>Project Type and Description</b> <small>(Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking")</small>	Single Family Residential House
<b>Total Project Site Area (acres)</b>	0.2 ac
<b>Total New Impervious Surface Area (square feet)</b> <small>(Sum of currently pervious areas that will be covered with new impervious surfaces)</small>	3,766 sf
<b>Total Replaced Impervious Surface Area</b> <small>(Sum of currently impervious areas that will be covered with new impervious surfaces.)</small>	3,256 sf
<b>Total Pre-Project Impervious Surface Area</b>	3,256 sf
<b>Total Post-Project Impervious Surface Area</b>	3,766 sf
<b>Runoff Reduction Measures Selected</b> <small>(Check one or more)</small>	<input checked="" type="checkbox"/> 1. Disperse runoff to vegetated area <input type="checkbox"/> 2. Pervious pavement <input type="checkbox"/> 3. Cisterns or Rain Barrels <input type="checkbox"/> 4. Bioretention Facility or Planter Box

► **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 requirements.

► **STEP 3: COMPLETE AND SUBMIT YOUR PLAN**

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

December 1, 2012

**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:

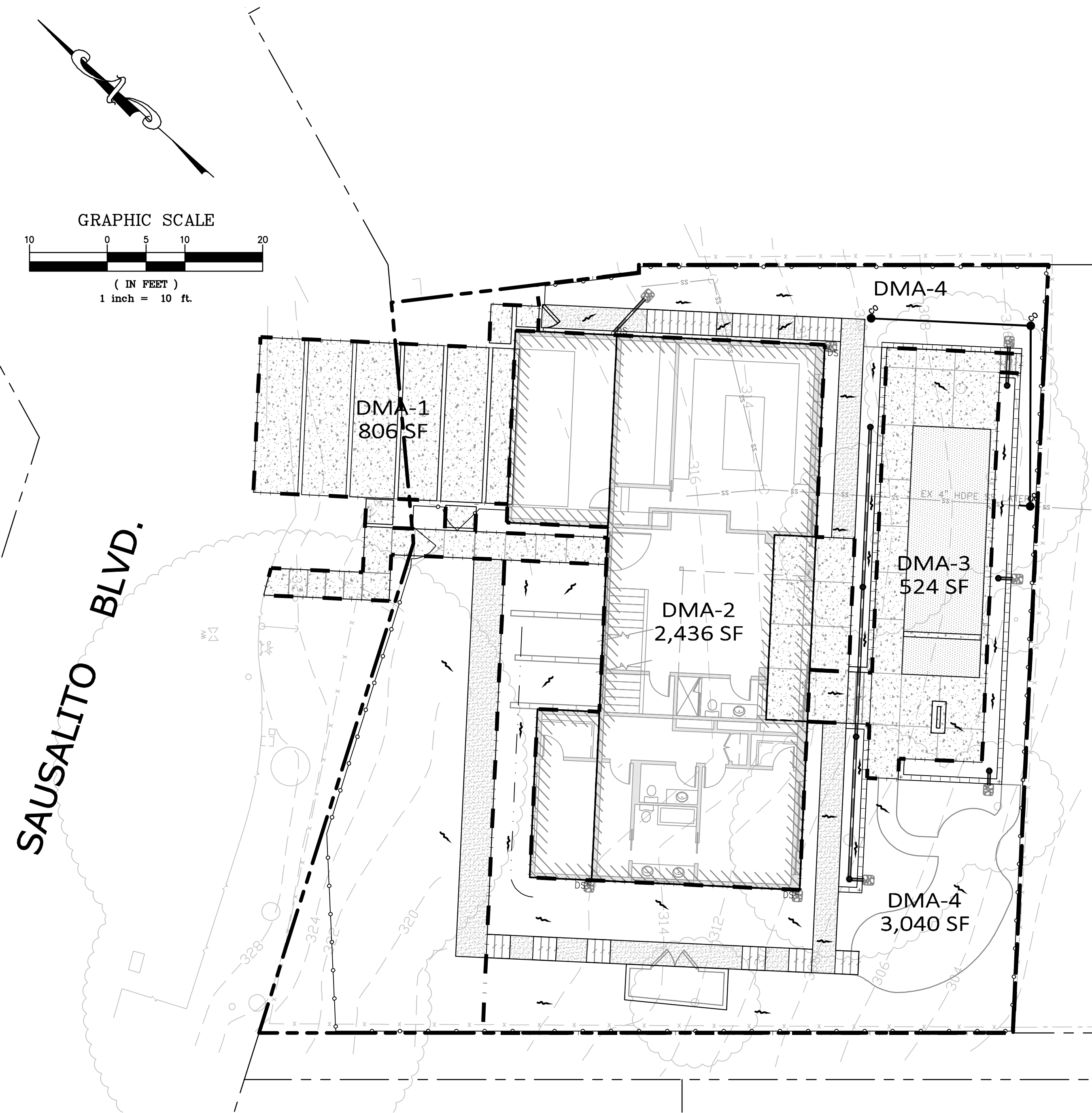
- Each impervious area from which runoff will be directed, and its square footage.
- The vegetated areas that will receive runoff, and the approximate square footage of each.
- If necessary, explain in notes on the plan how runoff will be routed from impervious surfaces to vegetated areas.

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 pervious area.
- 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 permeability.
- Any drain inlets within the vegetated area are at least 3 inches above surrounding grade.



December 1, 2012



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**PRELIMINARY STORM WATER CONTROL PLAN**

**654 SAUSALITO BLVD**

SAUSALITO

MARIN COUNTY



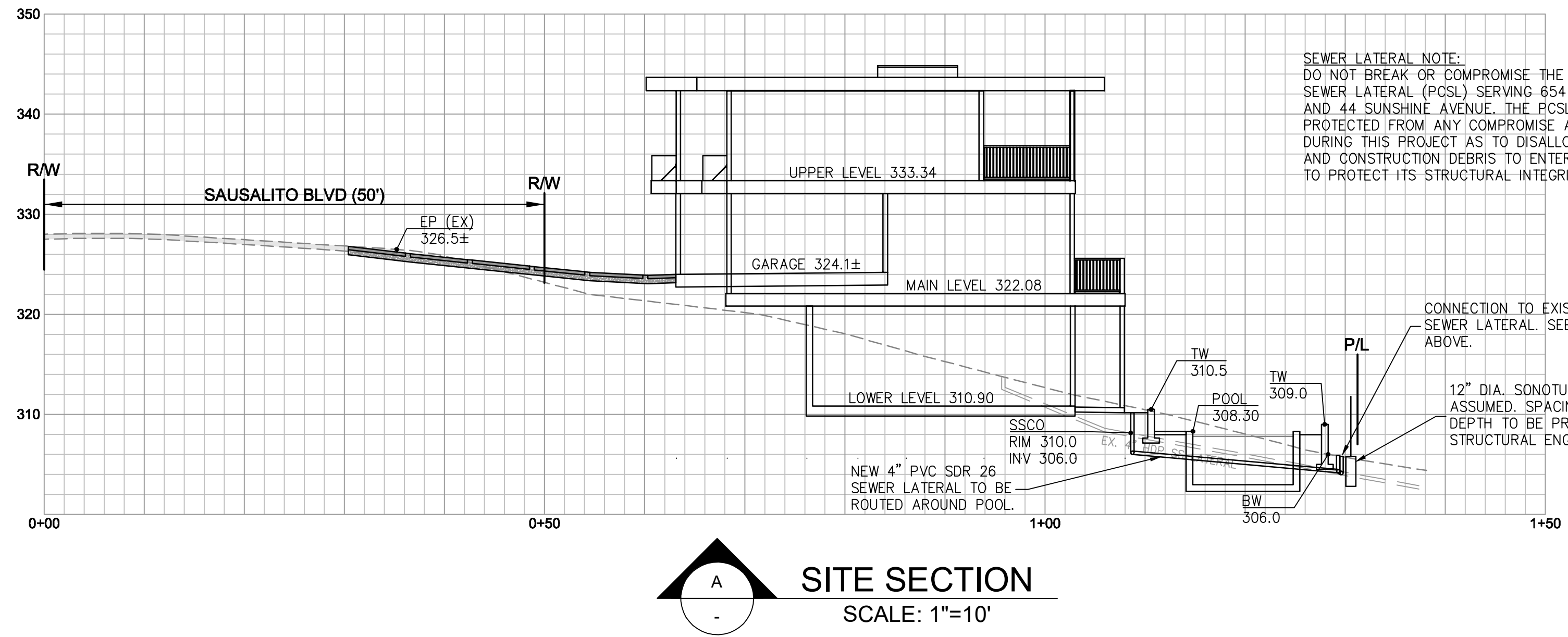
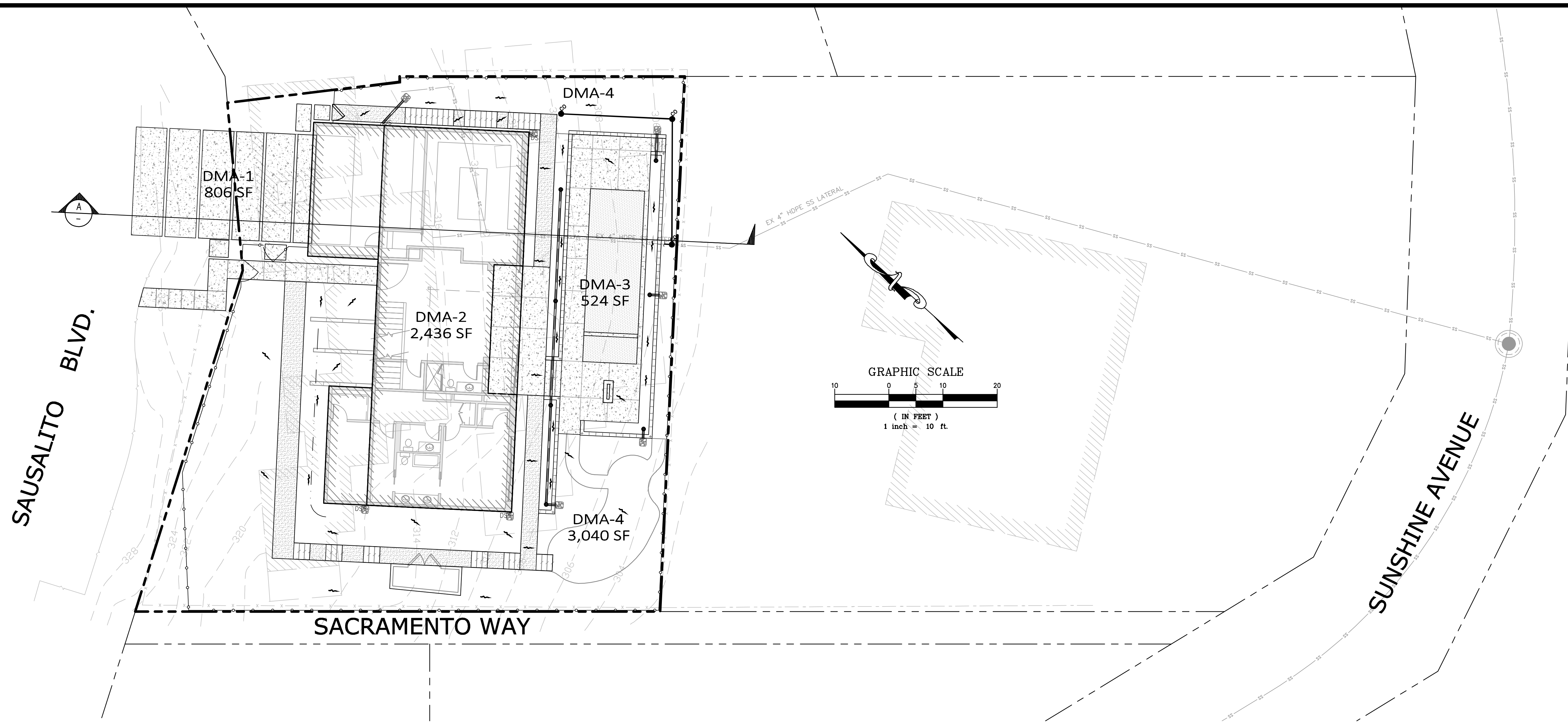
*Easton C. McAllister*  
EASTON C McALLISTER - R.C.E. 61148  
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**SEWER LATERAL NOTE:**  
 DO NOT BREAK OR COMPROMISE THE PRIVATE COMMON SEWER LATERAL (PCSL) SERVING 654 SAUSALITO BLVD AND 44 SUNSHINE AVENUE. THE PCSL MUST BE PROTECTED FROM ANY COMPROMISE AT ALL TIMES DURING THIS PROJECT AS TO DISALLOW DEMOLITION AND CONSTRUCTION DEBRIS TO ENTER SAID PCSL AND TO PROTECT ITS STRUCTURAL INTEGRITY.

CONNECTION TO EXISTING SEWER LATERAL. SEE NOTE ABOVE.  
 12" DIA. SONOTUBE FOOTING ASSUMED. SPACING AND DEPTH TO BE PROVIDED BY STRUCTURAL ENGINEER.

**SITE SECTION**  
 SCALE: 1"=10'

**SITE SECTION AND SEWER REPLACEMENT PLAN**

**654 SAUSALITO BLVD**

SAUSALITO MARIN COUNTY CALIFORNIA



*Easton C. McAllister*  
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#	REVISIONS	DATE

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

Date: 05/28/20  
 Scale: 1" = 20'  
 By: EM  
 Job No.: 18308

ALL PLANS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS SIGNED AND STAMPED BY THE ENGINEER AND REVIEWING AGENCY.





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

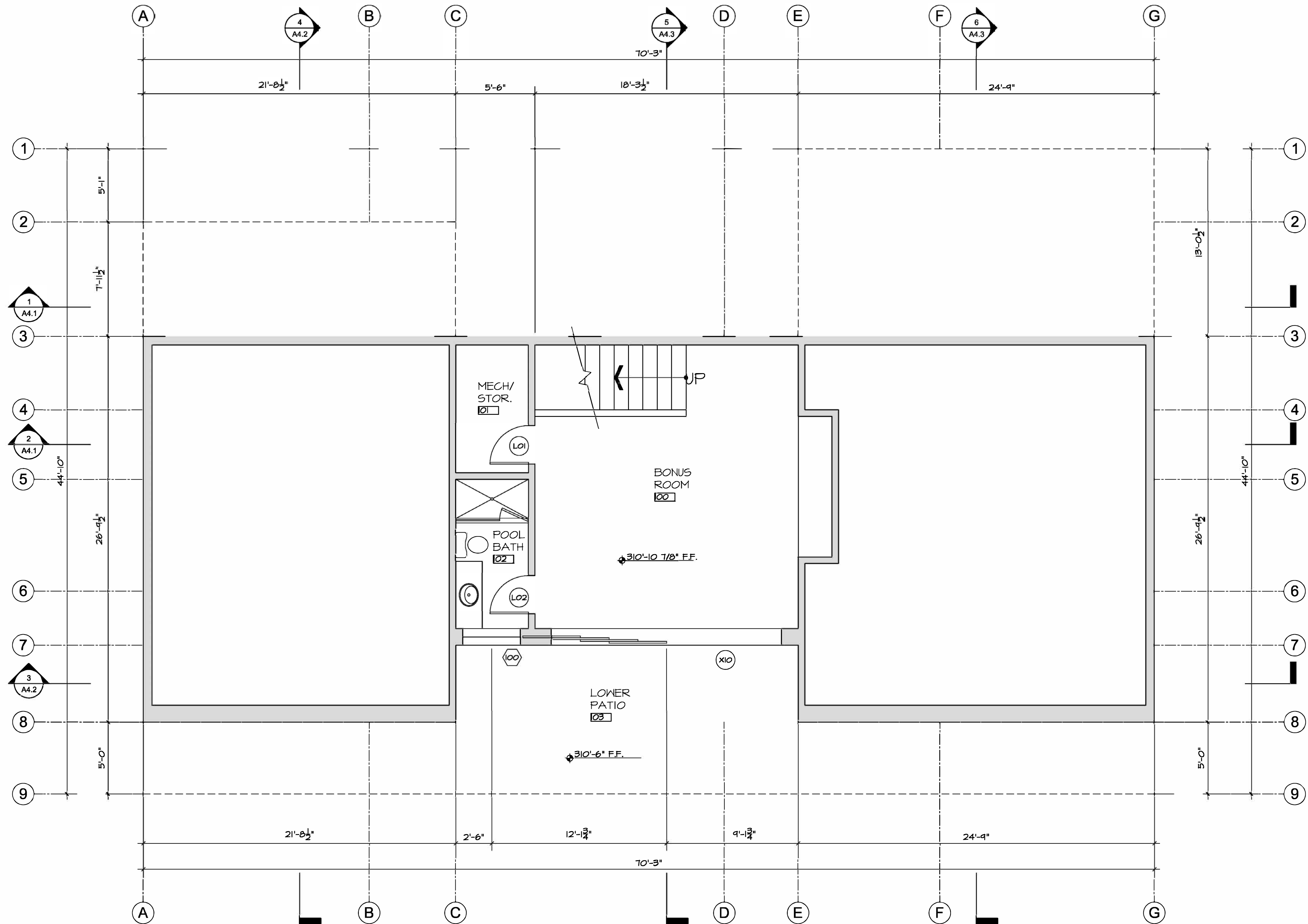
SCALE

1/4"=1'-0"

PROPOSED  
LOWER FLOOR  
PLAN

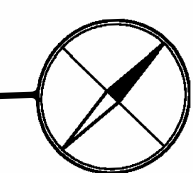
SHEET

A2.1



PROPOSED LOWER FLOOR PLAN

0 0 2 4 0 Feet







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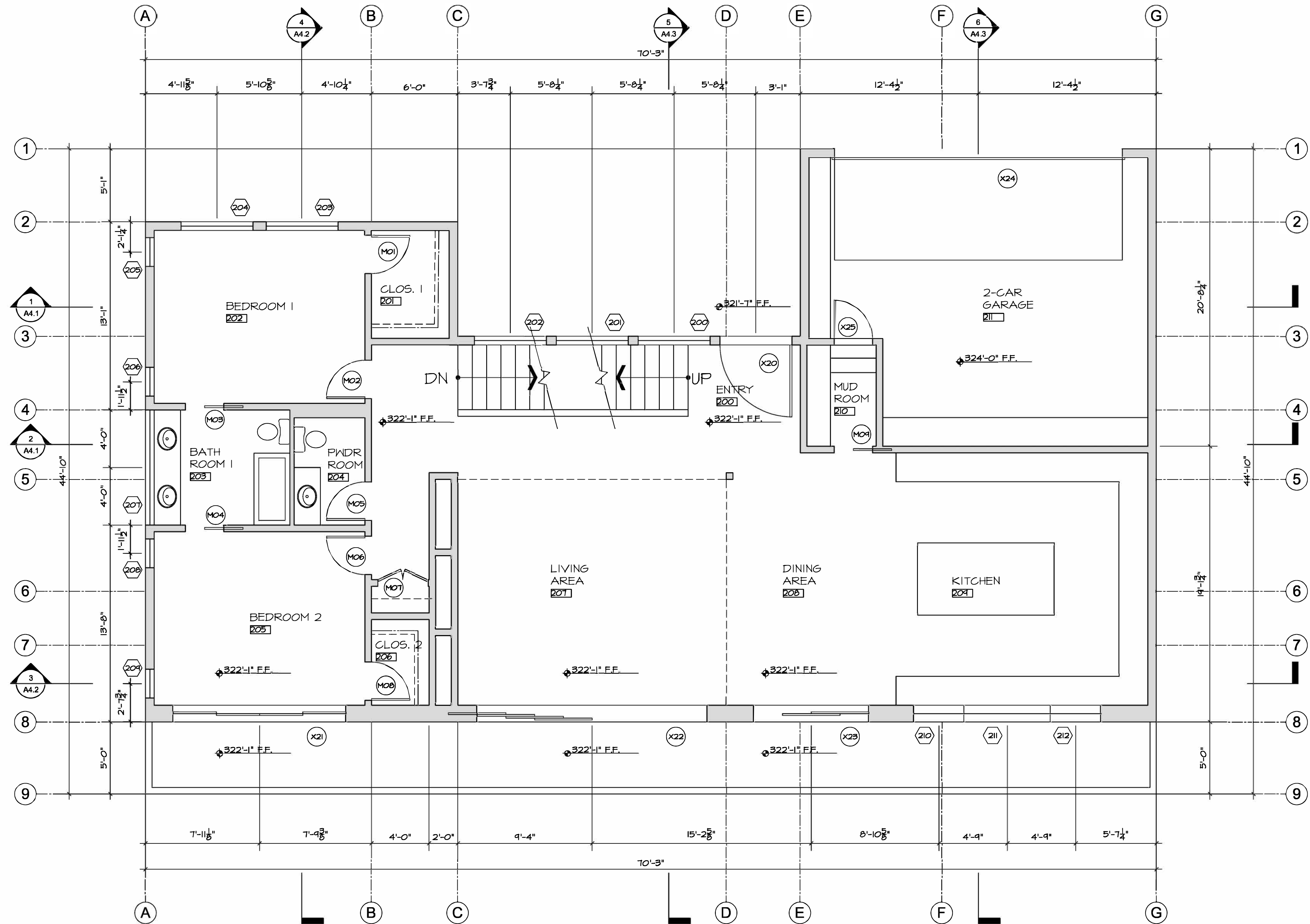
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1/4"=1'-0"

PROPOSED MAIN FLOOR PLAN

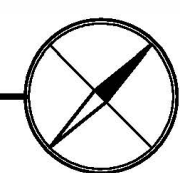
SHEET

A2.2



PROPOSED MAIN FLOOR PLAN

00 02 04 06 feet







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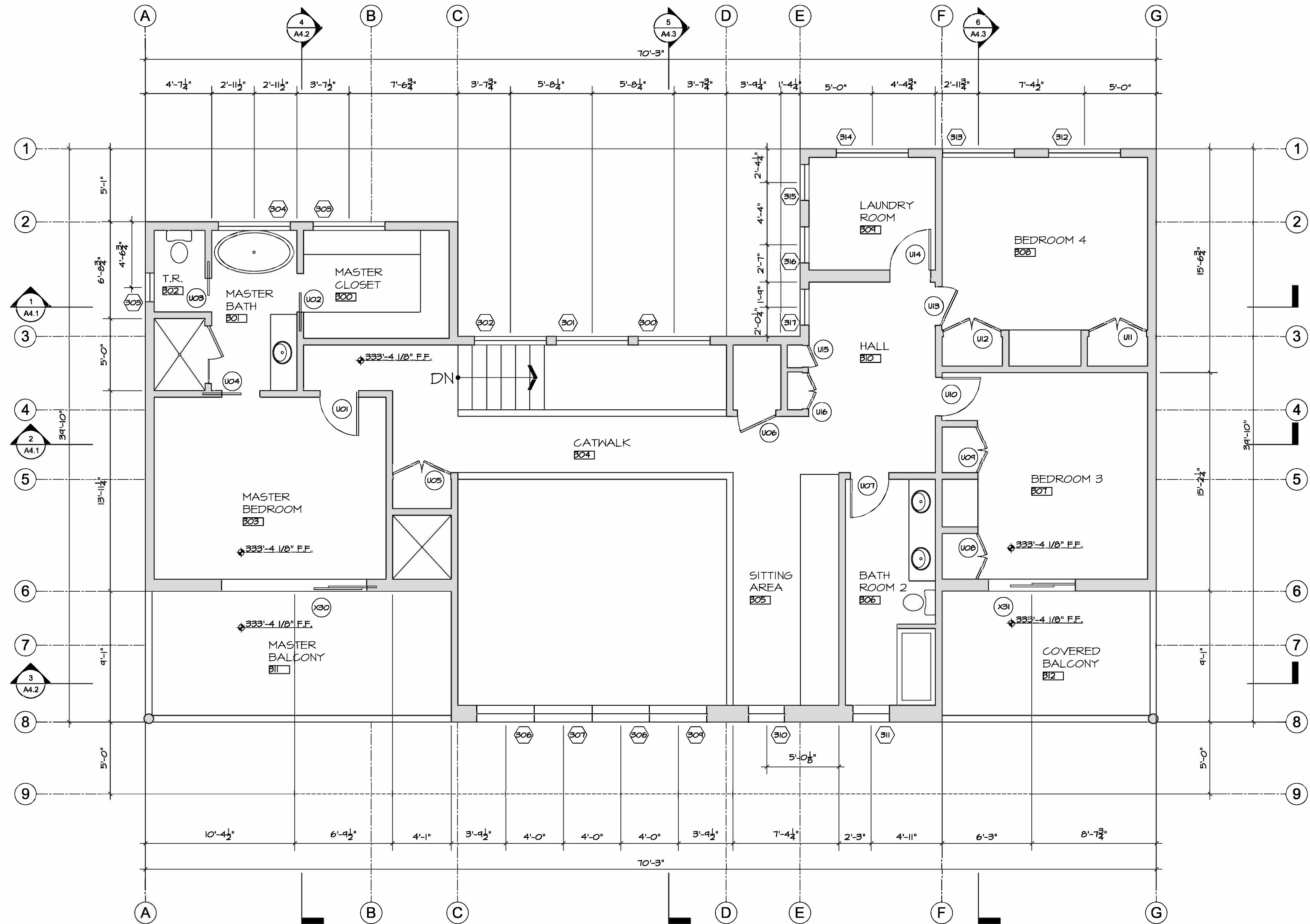
SCALE

1/4"=1'-0"

PROPOSED UPPER FLOOR PLAN

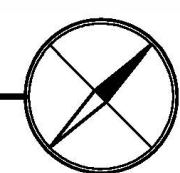
SHEET

A2.3



PROPOSED UPPER FLOOR PLAN

00 02 04 06 feet







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REVISIONS

DATE

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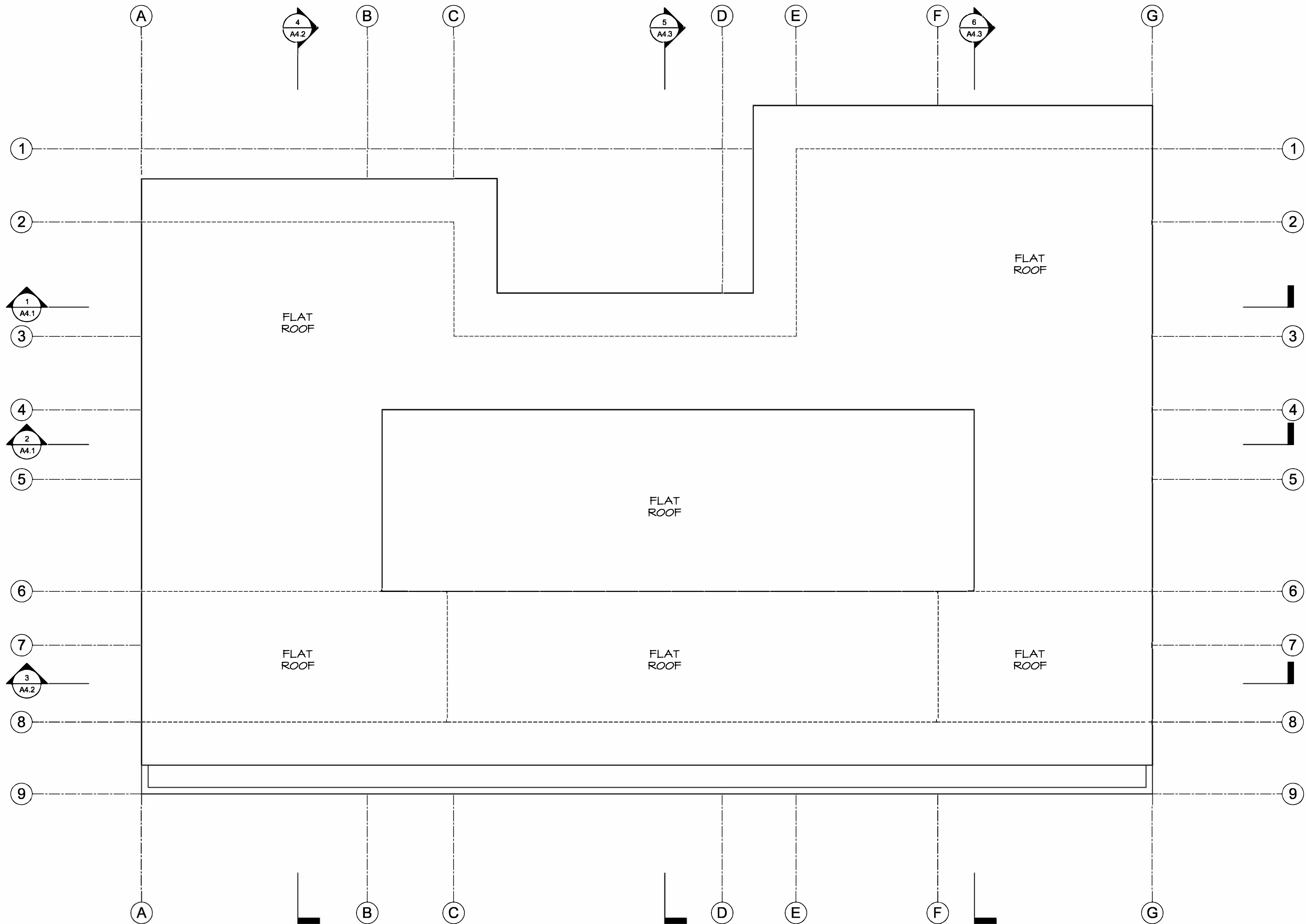
SCALE

1/4"=1'-0"

PROPOSED  
ROOF PLAN

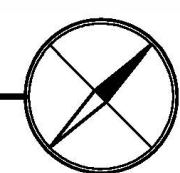
SHEET

A2.4



PROPOSED ROOF PLAN

00 02 04 06 feet





DOOR SCHEDULE									
LOCATION	SYM	SIZE			MATERIAL		FINISH		COMMENTS
		WIDTH	HEIGHT	HEAD HT.	DOOR	FRAME	DOOR	FRAME	
01 LOWER	(X10)	16'-0"	9'-0"	9'-0"					FLEETWOOD 3070 POCKET MULTI-SLIDE DOOR
02 MAIN	(X20)	5'-0"	10'-0"	10'-0"					CUSTOM WOOD FRONT DOOR
02 MAIN	(X21)	12'-0"	9'-0"	9'-0"					FLEETWOOD 3070 "OXO" SLIDING DOOR
02 MAIN	(X22)	16'-0"	10'-0"	10'-0"					FLEETWOOD 3070 POCKET MULTI-SLIDE DOOR
02 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
03 UPPER	(X30)	10'-0"	8'-0"	8'-0"					FLEETWOOD 3070 POCKET MULTI-SLIDE DOOR
03 UPPER	(X31)	6'-0"	8'-0"	8'-0"					FLEETWOOD 3070 POCKET MULTI-SLIDE DOOR
01 LOWER	(L01)	2'-8"	9'-0"	9'-0"					SEE INTERIORS FOR MAKE/MODEL
01 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"					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	(M09)	2'-8"	9'-0"	9'-0"					SEE INTERIORS FOR MAKE/MODEL
03 UPPER	(U01)	2'-8"	8'-0"	8'-0"					SEE INTERIORS FOR MAKE/MODEL
03 UPPER	(U02)	2'-8"	8'-0"	8'-0"					SEE INTERIORS FOR MAKE/MODEL
03 UPPER	(U03)	2'-4"	8'-0"	8'-0"					SEE INTERIORS FOR MAKE/MODEL
03 UPPER	(U04)	2'-8"	8'-0"	8'-0"					SEE INTERIORS FOR MAKE/MODEL
03 UPPER	(U05)	4'-0"	8'-0"	8'-0"					SEE INTERIORS FOR MAKE/MODEL
03 UPPER	(U06)	2'-8"	8'-0"	8'-0"					SEE INTERIORS FOR MAKE/MODEL
03 UPPER	(U07)	2'-8"	8'-0"	8'-0"					SEE INTERIORS FOR MAKE/MODEL
03 UPPER	(U08)	3'-2"	8'-0"	8'-0"					SEE INTERIORS FOR MAKE/MODEL
03 UPPER	(U09)	3'-2"	8'-0"	8'-0"					SEE INTERIORS FOR MAKE/MODEL
03 UPPER	(U10)	2'-8"	8'-0"	8'-0"					SEE INTERIORS FOR MAKE/MODEL
03 UPPER	(U11)	4'-0"	8'-0"	8'-0"					SEE INTERIORS FOR MAKE/MODEL
03 UPPER	(U12)	4'-0"	8'-0"	8'-0"					SEE INTERIORS FOR MAKE/MODEL
03 UPPER	(U13)	2'-8"	8'-0"	8'-0"					SEE INTERIORS FOR MAKE/MODEL
03 UPPER	(U14)	2'-10"	8'-0"	8'-0"					SEE INTERIORS FOR MAKE/MODEL
03 UPPER	(U15)	1'-6"	8'-0"	8'-0"					SEE INTERIORS FOR MAKE/MODEL
03 UPPER	(U16)	2'-6"	8'-0"	8'-0"					SEE INTERIORS FOR MAKE/MODEL

WINDOW SCHEDULE										
LOCATION	SYM	SIZE			MATERIAL		FINISH		TYPE	COMMENTS
		WIDTH	HEIGHT	HEAD HT.	WINDOW	FRAME	WINDOW	FRAME		
01 LOWER	(W09)	4'-0"	3'-0"	9'-0"					FLEETWOOD 250 TRANSOM	-
02 MAIN	(W03)	5'-0"	10'-0"	10'-0"					FLEETWOOD 3800 FIXED	TEMPERED
02 MAIN	(W07)	5'-0"	10'-0"	10'-0"					FLEETWOOD 3800 FIXED	TEMPERED
02 MAIN	(W02)	5'-0"	10'-0"	10'-0"					FLEETWOOD 3800 FIXED	TEMPERED
02 MAIN	(W03)	5'-0"	6'-0"	9'-0"					FLEETWOOD 250	-
02 MAIN	(W04)	5'-0"	6'-0"	9'-0"					FLEETWOOD 250	-
02 MAIN	(W05)	2'-0"	6'-0"	9'-0"					FLEETWOOD 250	FROSTED
02 MAIN	(W06)	2'-0"	6'-0"	9'-0"					FLEETWOOD 250	FROSTED
02 MAIN	(W07)	8'-0"	2'-0"	9'-0"					FLEETWOOD 250 TRANSOM	-
02 MAIN	(W08)	2'-0"	6'-0"	9'-0"					FLEETWOOD 250	FROSTED
02 MAIN	(W09)	2'-0"	6'-0"	9'-0"					FLEETWOOD 250	FROSTED
02 MAIN	(W10)	3'-6"	5'-6"	9'-0"					FLEETWOOD 250	-
02 MAIN	(W11)	6'-0"	5'-6"	9'-0"					FLEETWOOD 250	-
02 MAIN	(W12)	3'-6"	5'-6"	9'-0"					FLEETWOOD 250	-
03 UPPER	(W03)	5'-0"	8'-0"	8'-0"					FLEETWOOD 3800 FIXED	TEMPERED
03 UPPER	(W07)	5'-0"	8'-0"	8'-0"					FLEETWOOD 3800 FIXED	TEMPERED
03 UPPER	(W02)	5'-0"	8'-0"	8'-0"					FLEETWOOD 3800 FIXED	TEMPERED
03 UPPER	(W03)	5'-0"	5'-0"	8'-0"					FLEETWOOD 250	-
03 UPPER	(W04)	5'-0"	5'-0"	8'-0"					FLEETWOOD 250	-
03 UPPER	(W05)	2'-0"	5'-0"	8'-0"					FLEETWOOD 250	FROSTED
03 UPPER	(W06)	4'-0"	8'-0"	8'-0"					FLEETWOOD 3800 FIXED	-
03 UPPER	(W07)	4'-0"	8'-0"	8'-0"					FLEETWOOD 3800 FIXED	-
03 UPPER	(W08)	4'-0"	8'-0"	8'-0"					FLEETWOOD 3800 FIXED	-
03 UPPER	(W09)	4'-0"	8'-0"	8'-0"					FLEETWOOD 3800 FIXED	-
03 UPPER	(W10)	2'-6"	8'-0"	8'-0"					FLEETWOOD 250	-
03 UPPER	(W11)	2'-6"	8'-0"	8'-0"					FLEETWOOD 250	-
03 UPPER	(W12)	5'-0"	5'-0"	8'-0"					FLEETWOOD 250	-
03 UPPER	(W13)	5'-0"	5'-0"	8'-0"					FLEETWOOD 250	-
03 UPPER	(W14)	5'-0"	5'-0"	8'-0"					FLEETWOOD 250	-
03 UPPER	(W15)	2'-6"	5'-0"	8'-0"					FLEETWOOD 250	-
03 UPPER	(W16)	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



PORTOLA HOMES

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

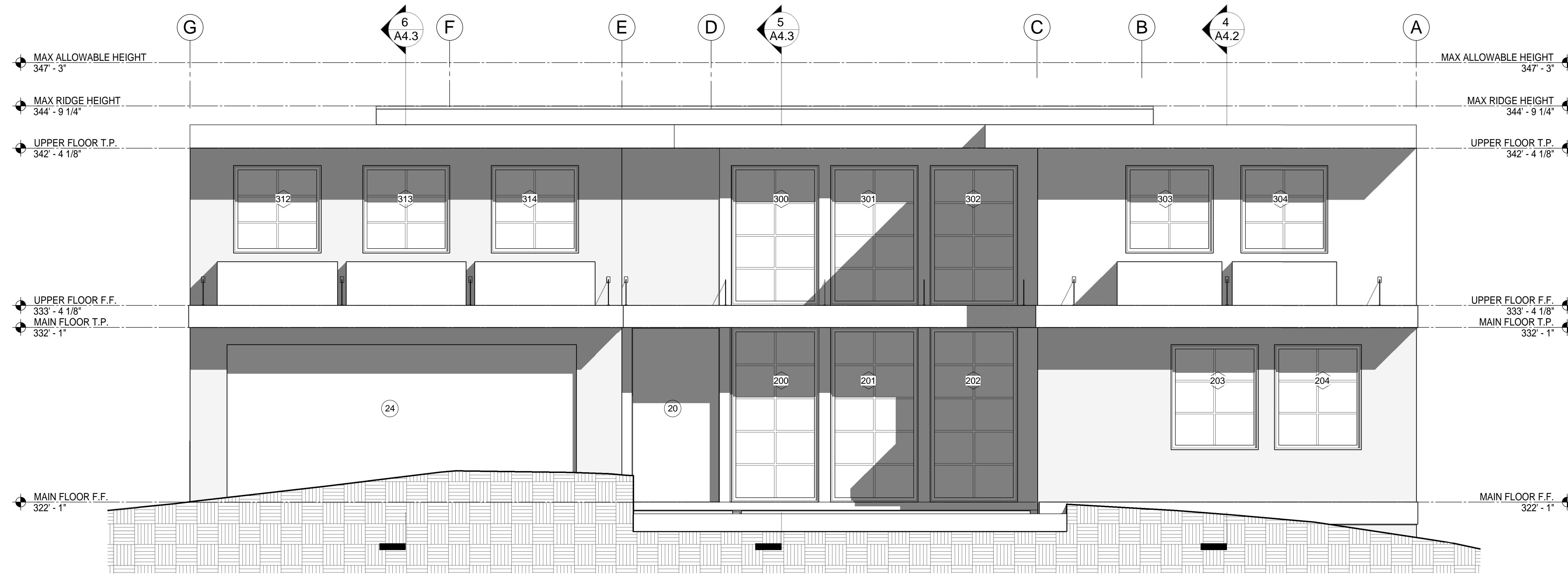
DATE  
05.02.20

SCALE  
N.T.S.

PROPOSED WINDOW AND DOOR SCHEDULE

SHEET  
A2.5





**NORTH ELEVATION**

00 02 04 08 FEET



**EXISTING NORTH ELEVATION**

00 02 04 08 FEET

MASON WODHAMS  
ARCHITECTURAL  
CORPORATION

23 RAILROAD AVE. #352  
DANVILLE, CA 94526



PORTOLA  
H O M E S

**CLIENT:**  
JACKSON AND  
ALISON BUTTLES

654 SAUSALITO BLVD.  
SAUSALITO, CA 94585

**PROJECT:**  
BUTTLES  
RESIDENCE

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APN: 065-163-26



**REVISIONS:**

**DATE:**

05/02/2020

**SCALE:**

1/4" = 1'-0"

**TITLE:**

**EXTERIOR  
ELEVATIONS**

**SHFFT:**

**A3.1**





PORTOLA  
H O M E S

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05/02/2020

**SCALE:**

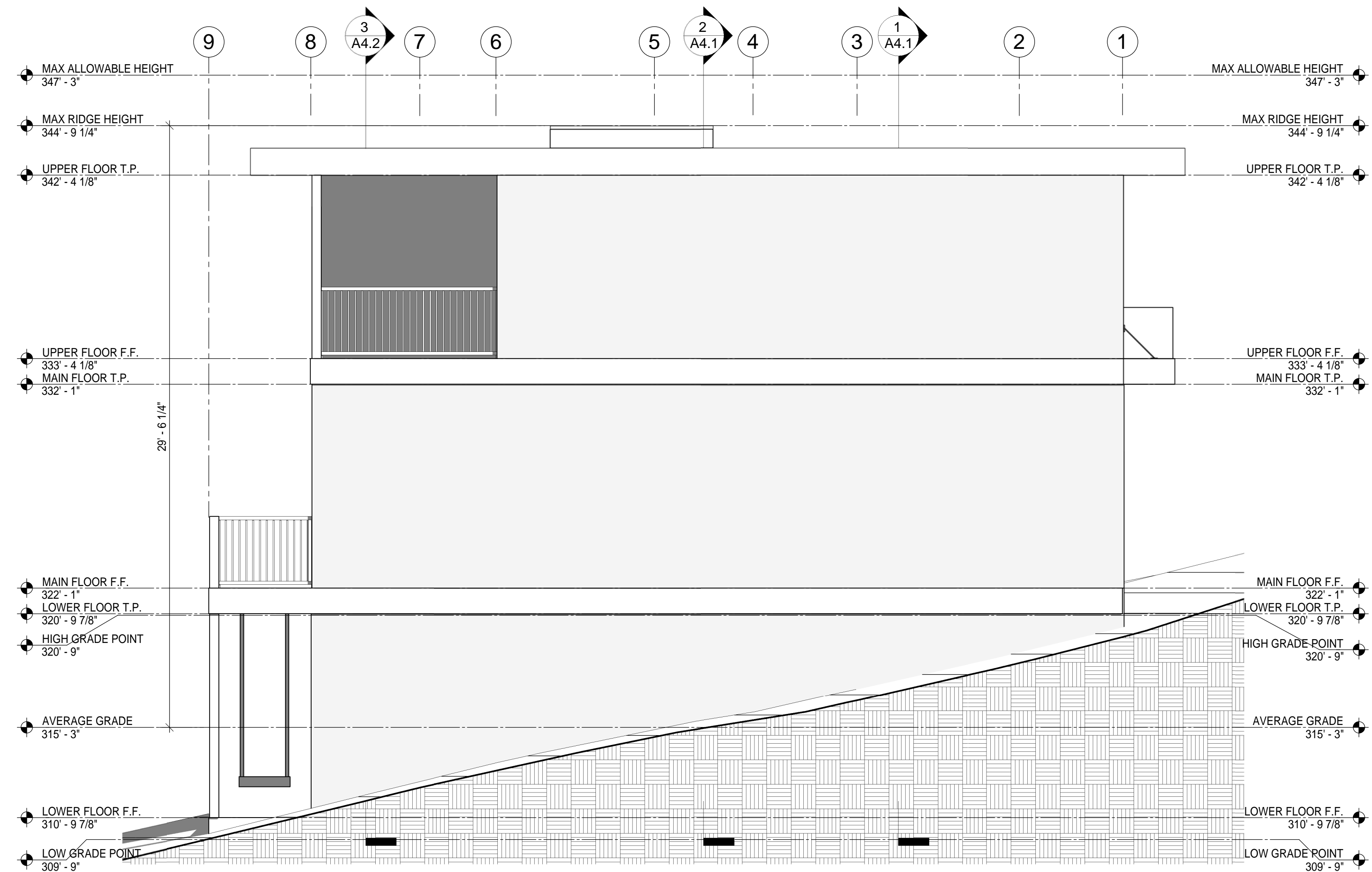
1/4" = 1'-0"

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**EXTERIOR  
ELEVATIONS**

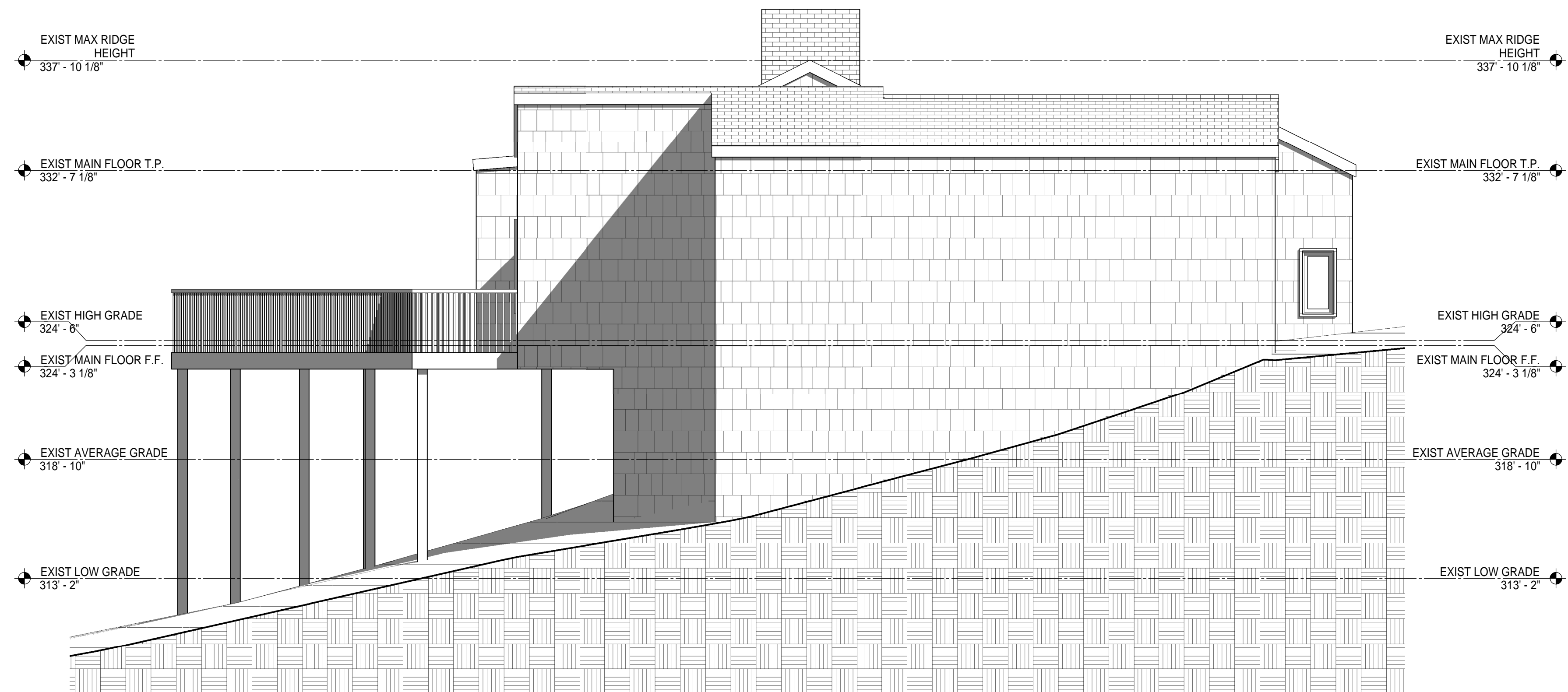
**SHEET:**

**A3.2**



**EAST ELEVATION**

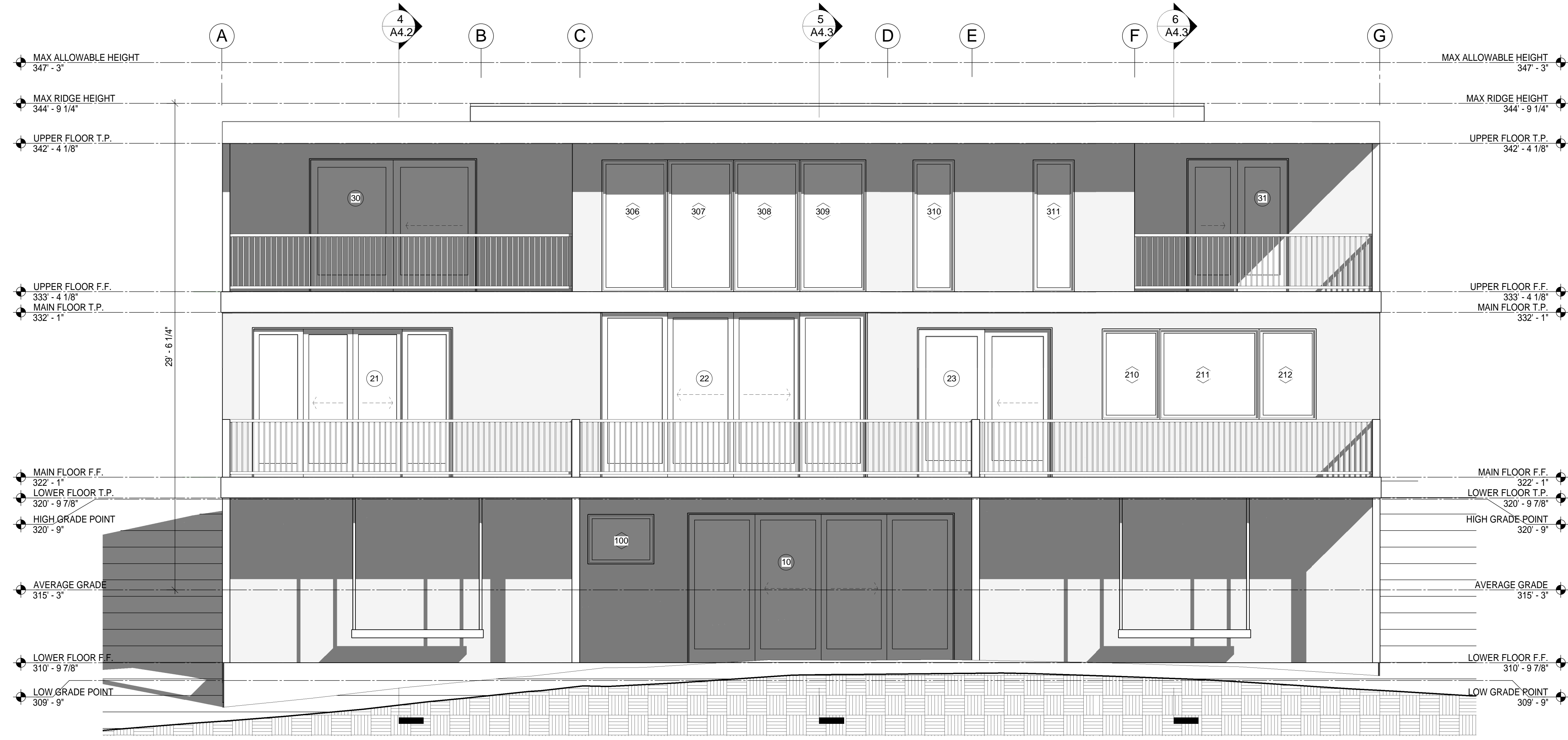
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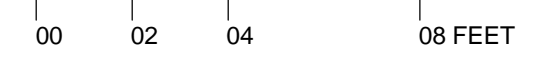
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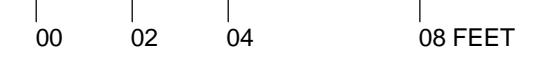




**SOUTH ELEVATION**



**EXISTING SOUTH ELEVATION**



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DANVILLE, CA 94526



PORTOLA  
H O M E S

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**SCALE:**

1/4" = 1'-0"

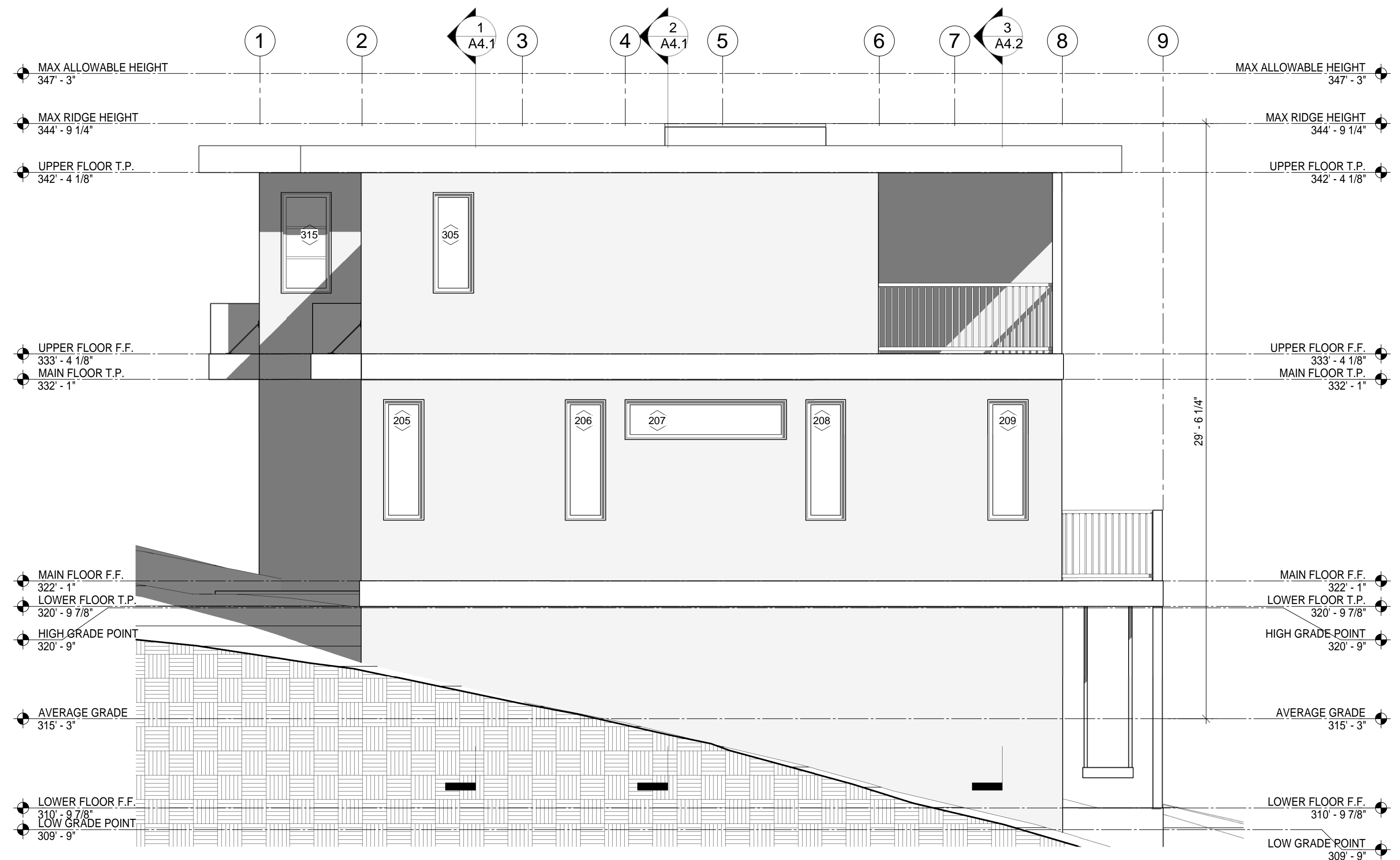
**TITLE:**

**EXTERIOR  
ELEVATIONS**

**SHFFT-**

**A3.3**





**WEST ELEVATION**

00 02 04 08 FEET



**EXISTING WEST ELEVATION**

00 02 04 08 FEET

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PORTOLA  
H O M E S

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SAUSALITO, CA 94585

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APN: 065-163-26



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05/02/2020

**SCALE:**

1/4" = 1'-0"

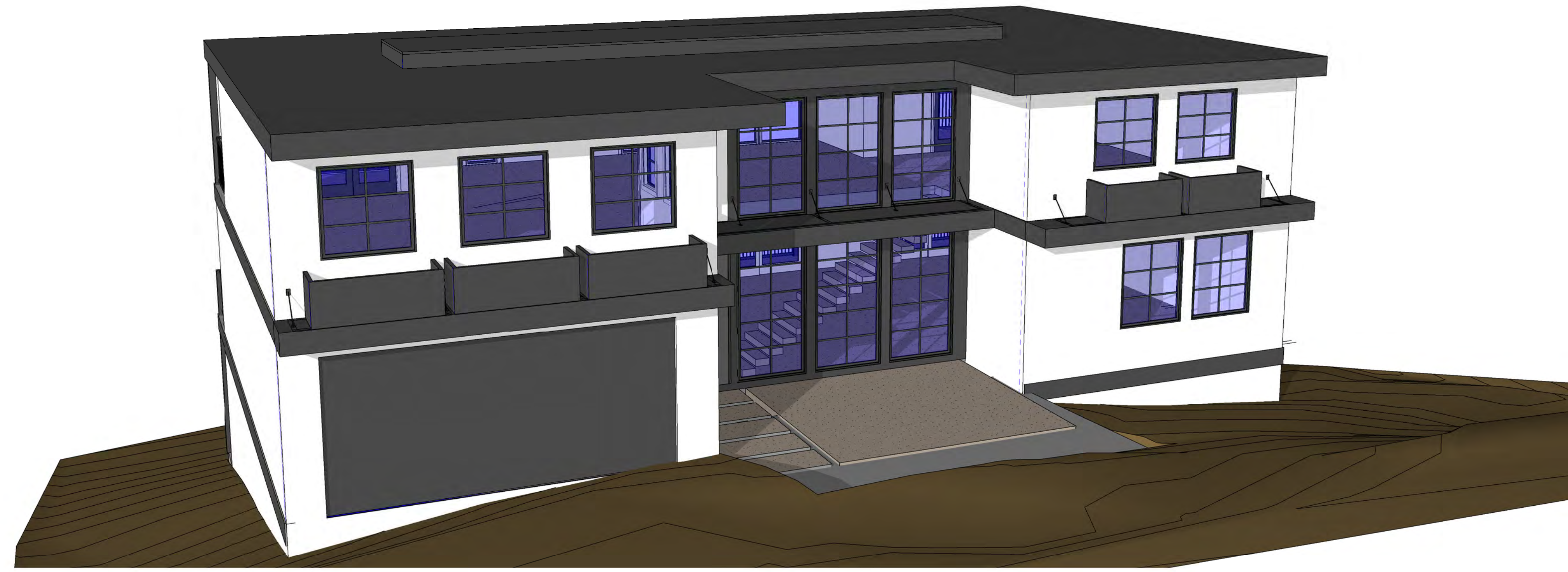
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**EXTERIOR  
ELEVATIONS**

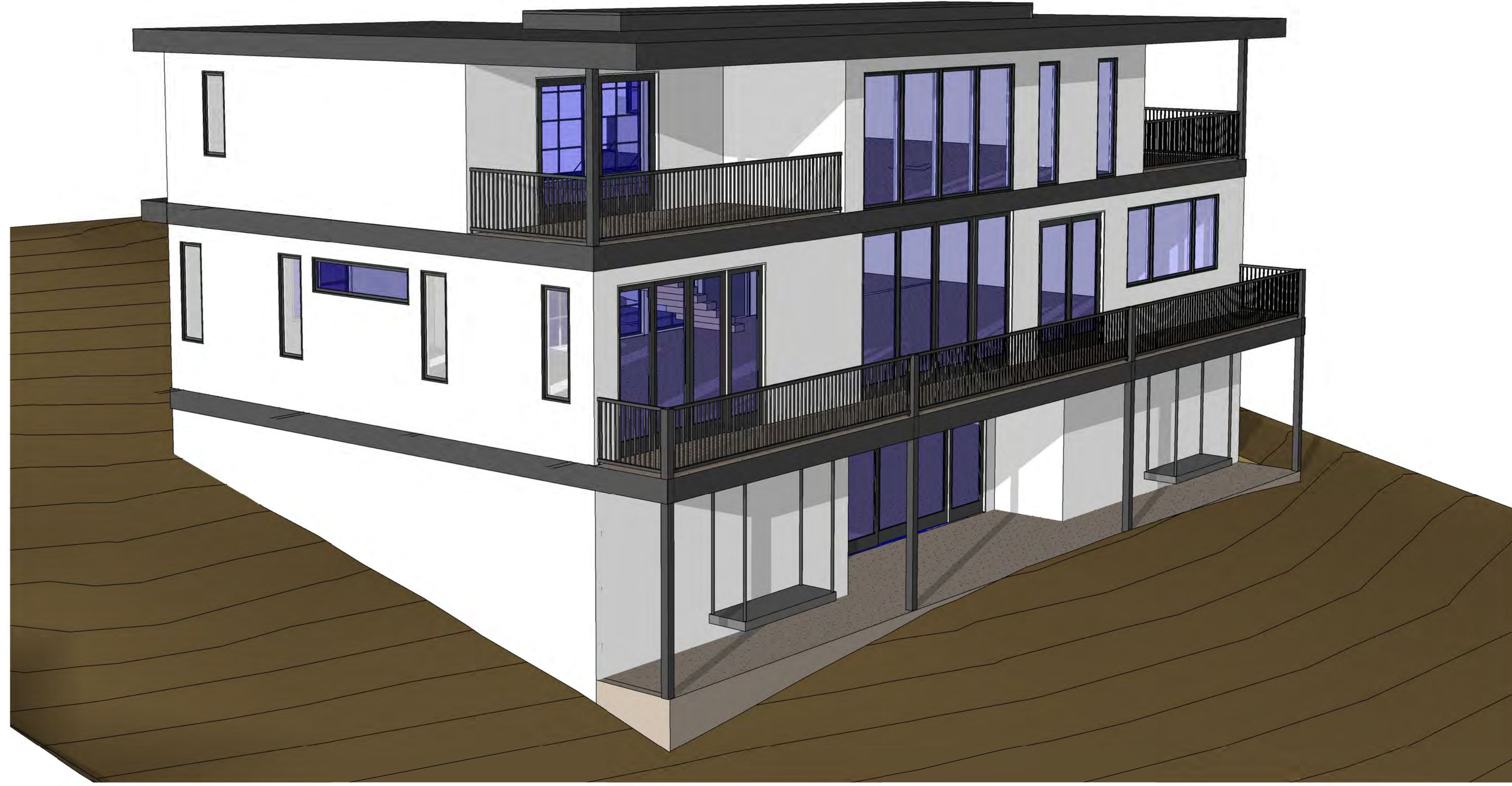
**SHEET:**

**A3.4**





① NORTH-EAST PERSPECTIVE



② SOUTH-WEST PERSPECTIVE

MASON WODHAMS  
ARCHITECTURAL  
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PORTOLA  
H O M E S

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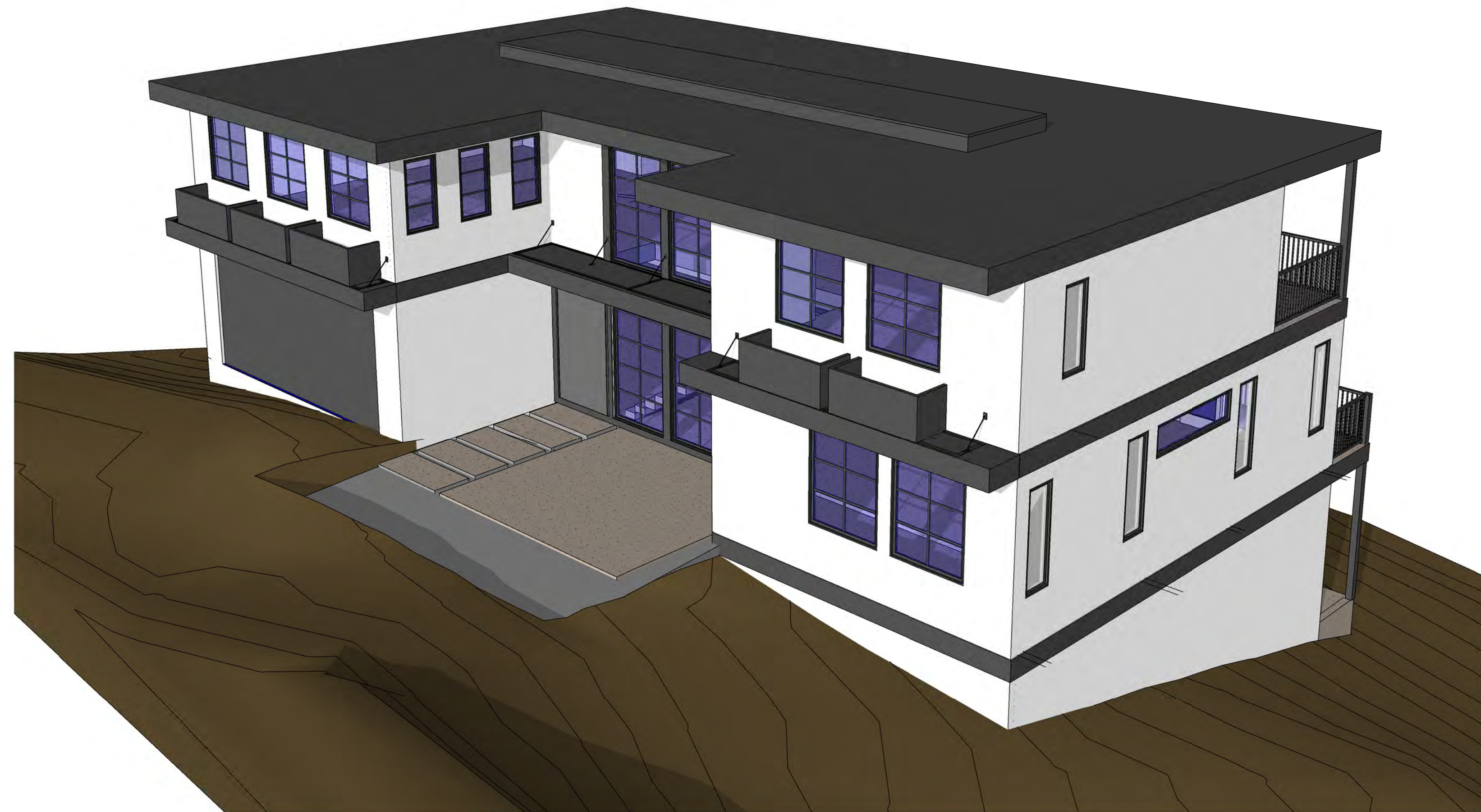
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05/02/2020

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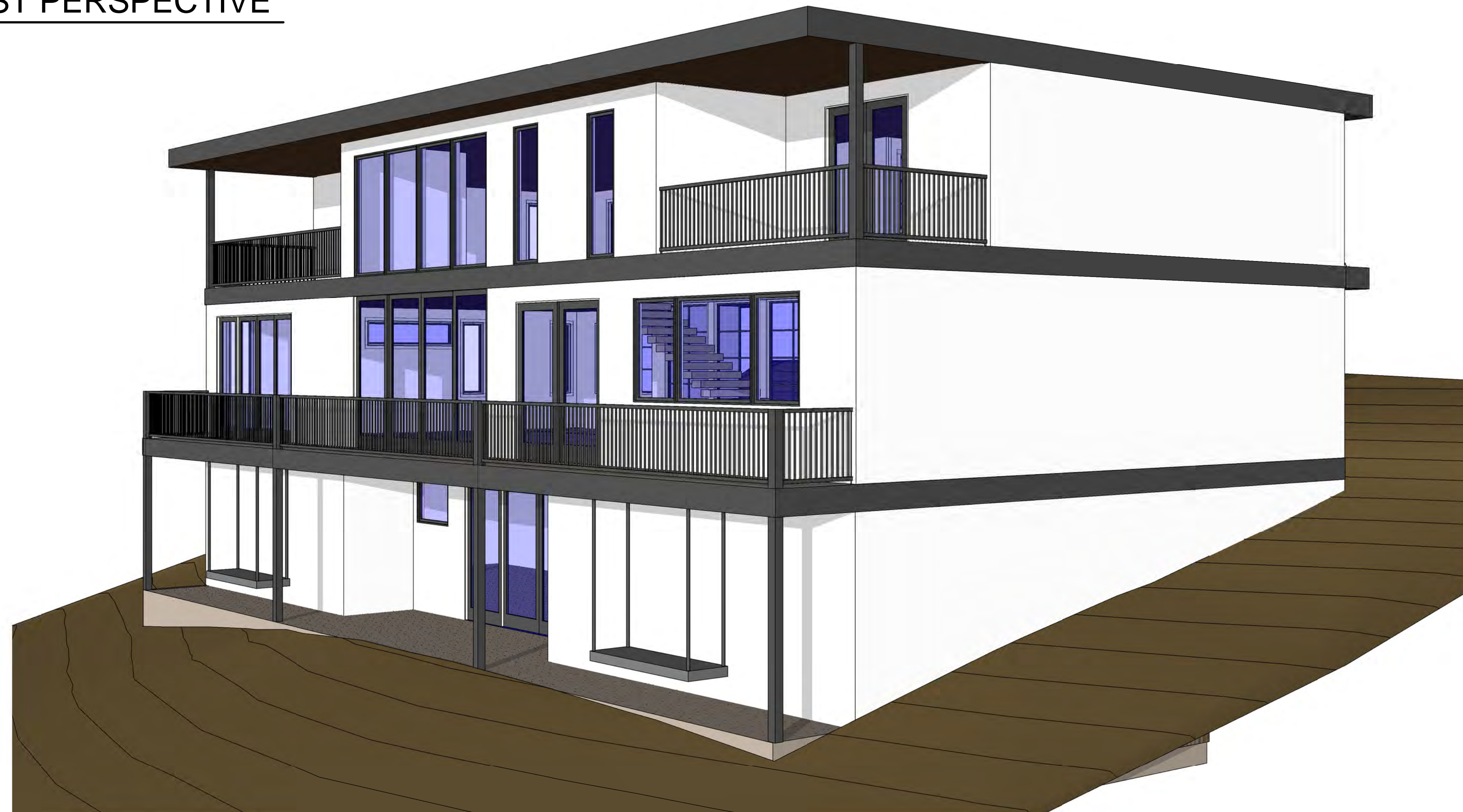
**TITLE:**  
PERSPECTIVES

**SHFFT:**  
A3.5





③ SOUTH-EAST PERSPECTIVE



④ NORTH-WEST PERSPECTIVE

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**DATE:**

05/02/2020

**SCALE:**

**TITLE:**

PERSPECTIVES

**SHFFT:**

A3.6





CLIENT

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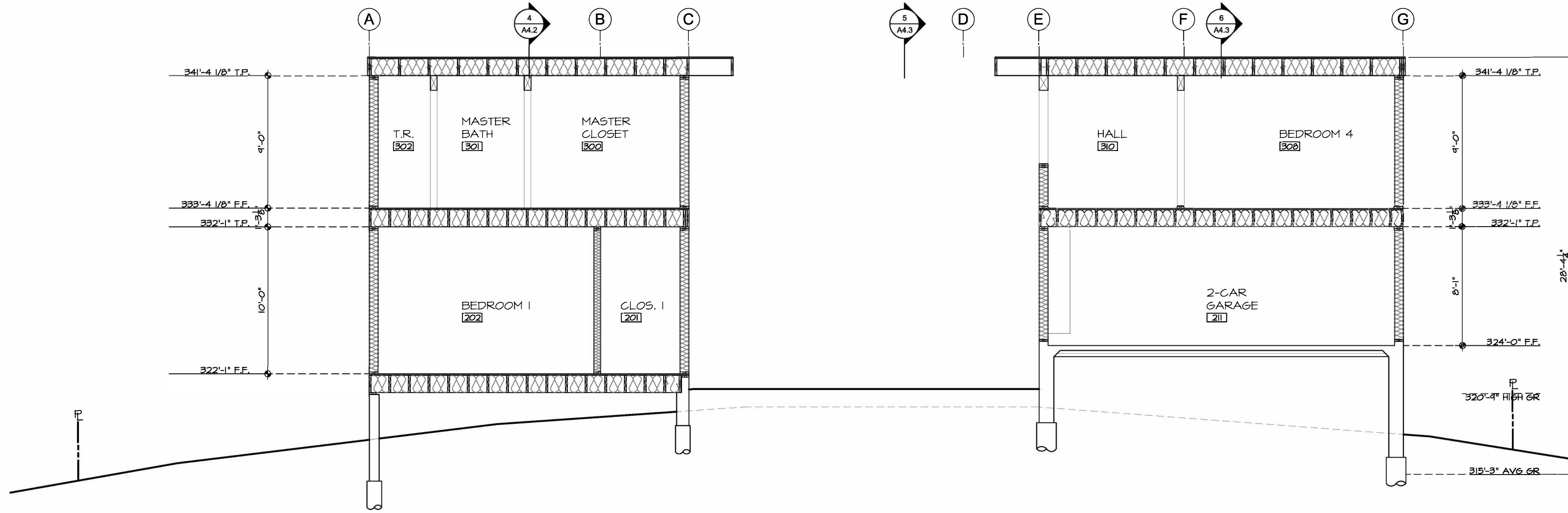
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1/4"=1'-0"

PROPOSED SECTIONS

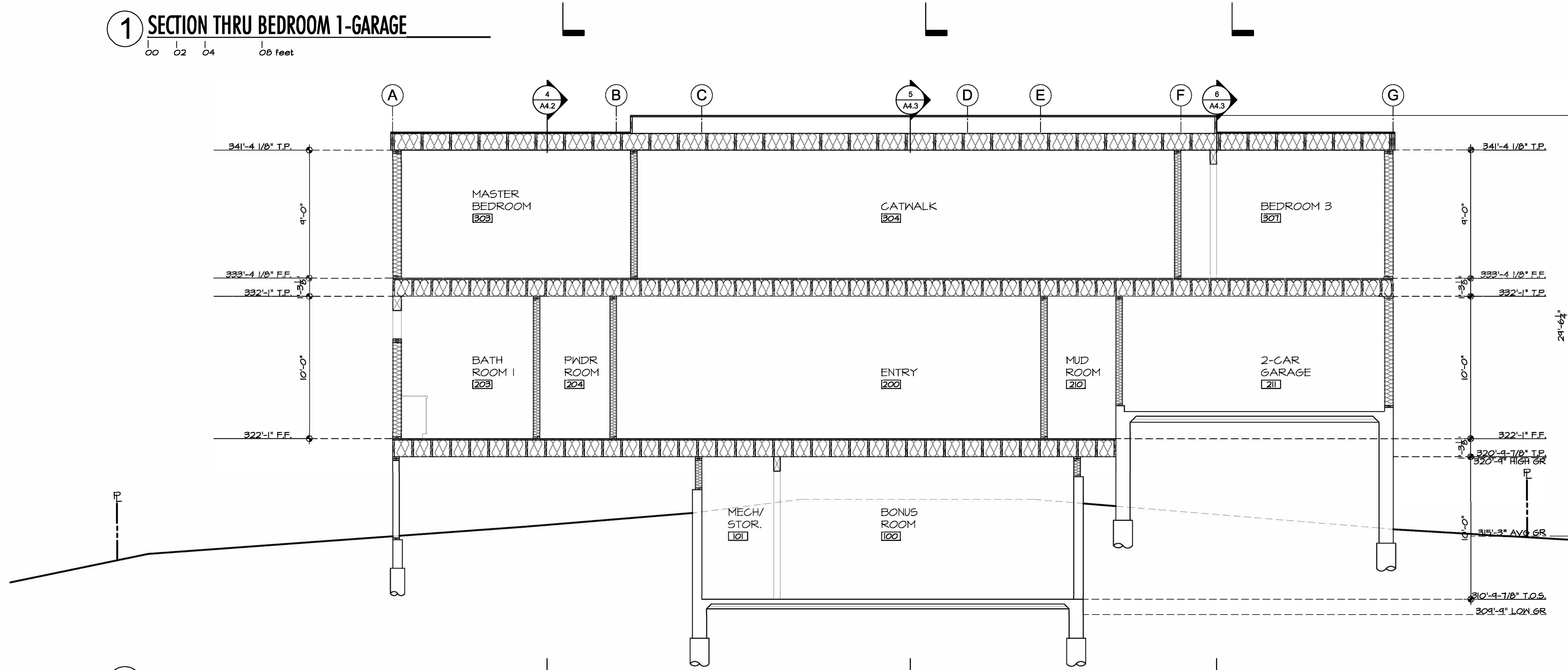
SHEET

A4.1



1 SECTION THRU BEDROOM 1-GARAGE

00 02 04 06 feet



2 SECTION THRU BONUS ROOM-CATWALK

00 02 04 06 feet





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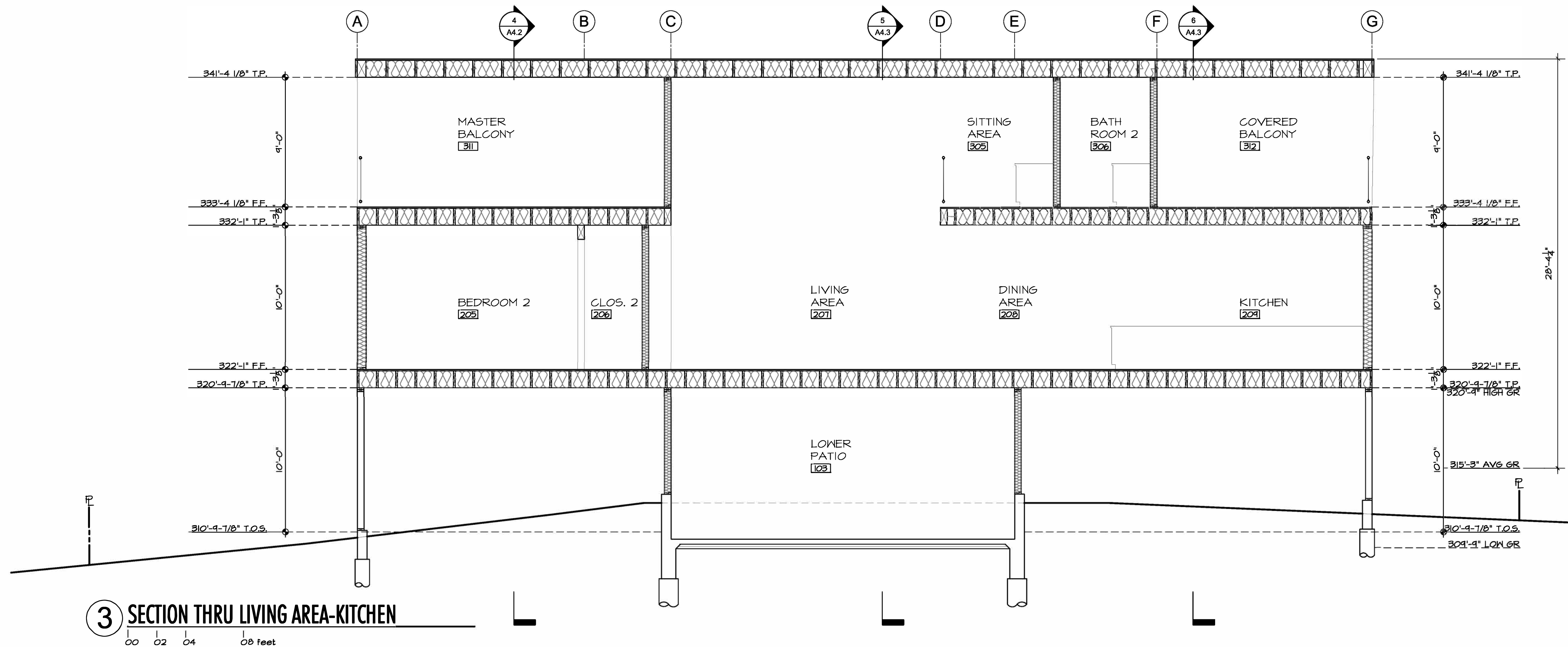
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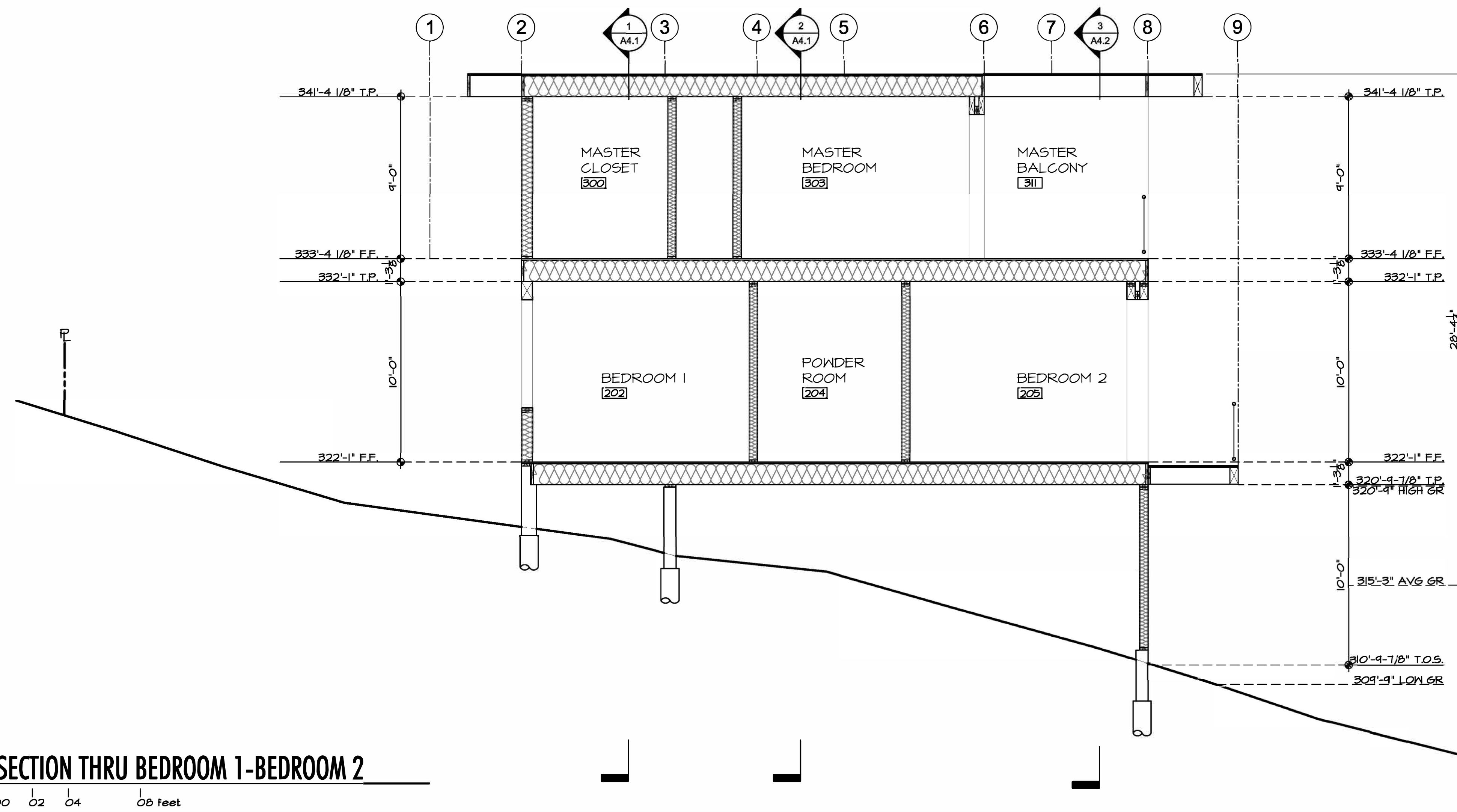
PROPOSED SECTIONS

SHEET

A4.2



3 SECTION THRU LIVING AREA-KITCHEN



4 SECTION THRU BEDROOM 1-BEDROOM 2





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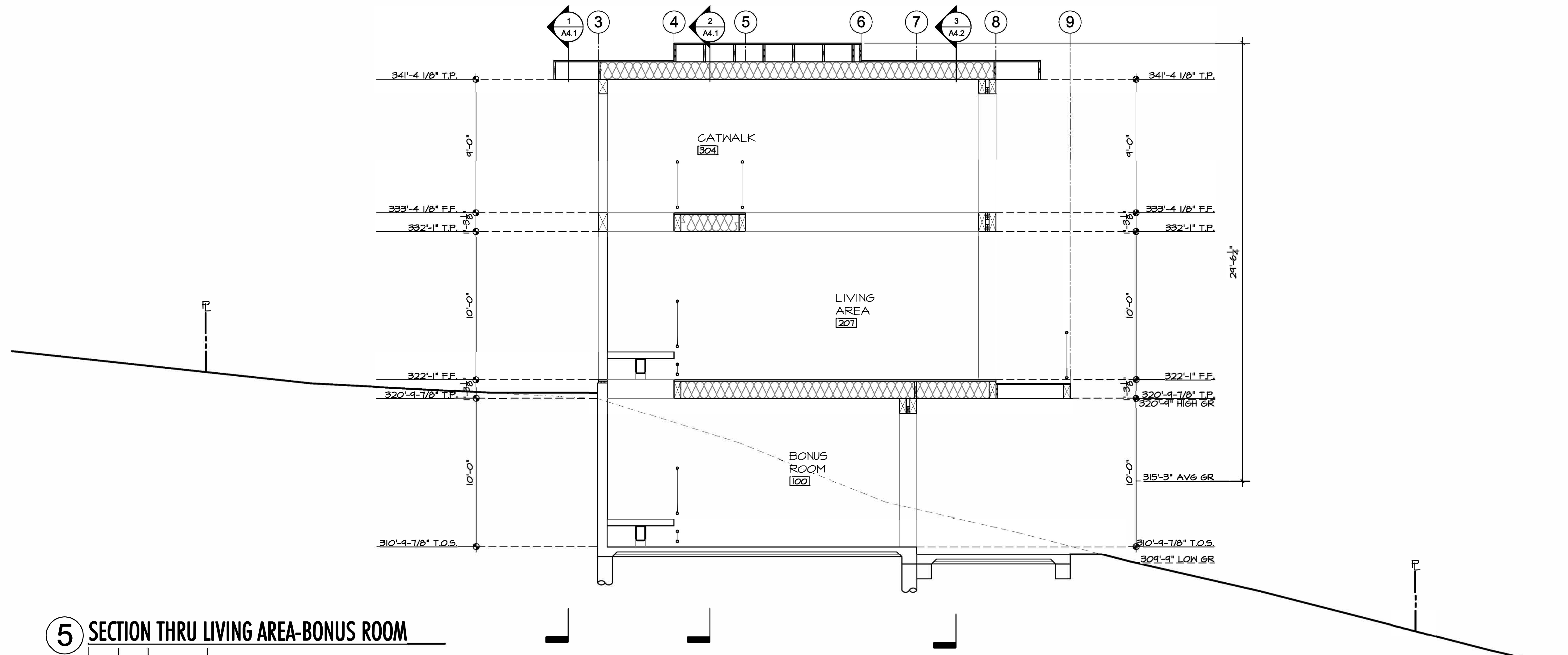
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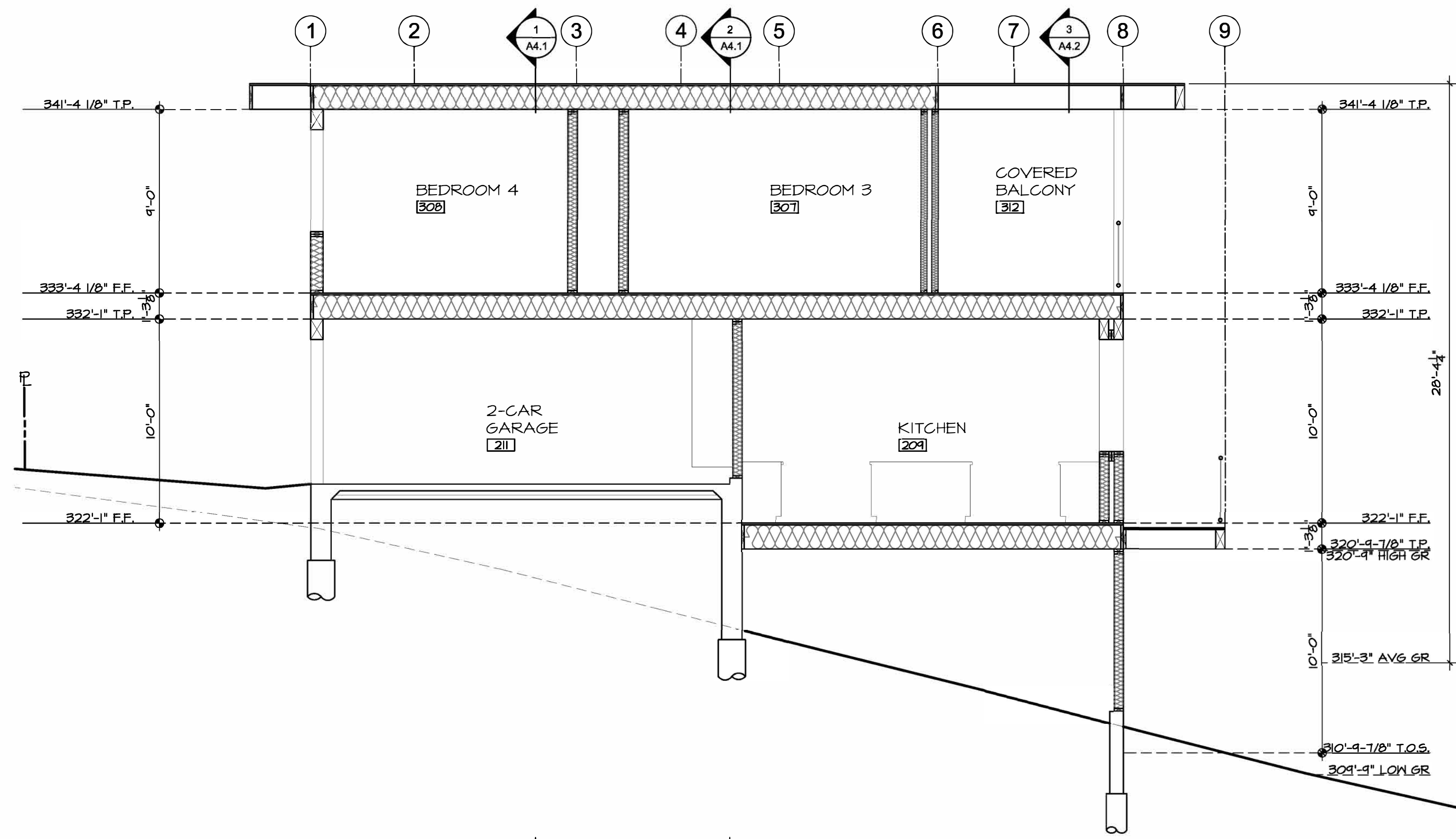
PROPOSED SECTIONS

SHEET

A4.3



5 SECTION THRU LIVING AREA-BONUS ROOM



6 SECTION THRU KITCHEN-GARAGE

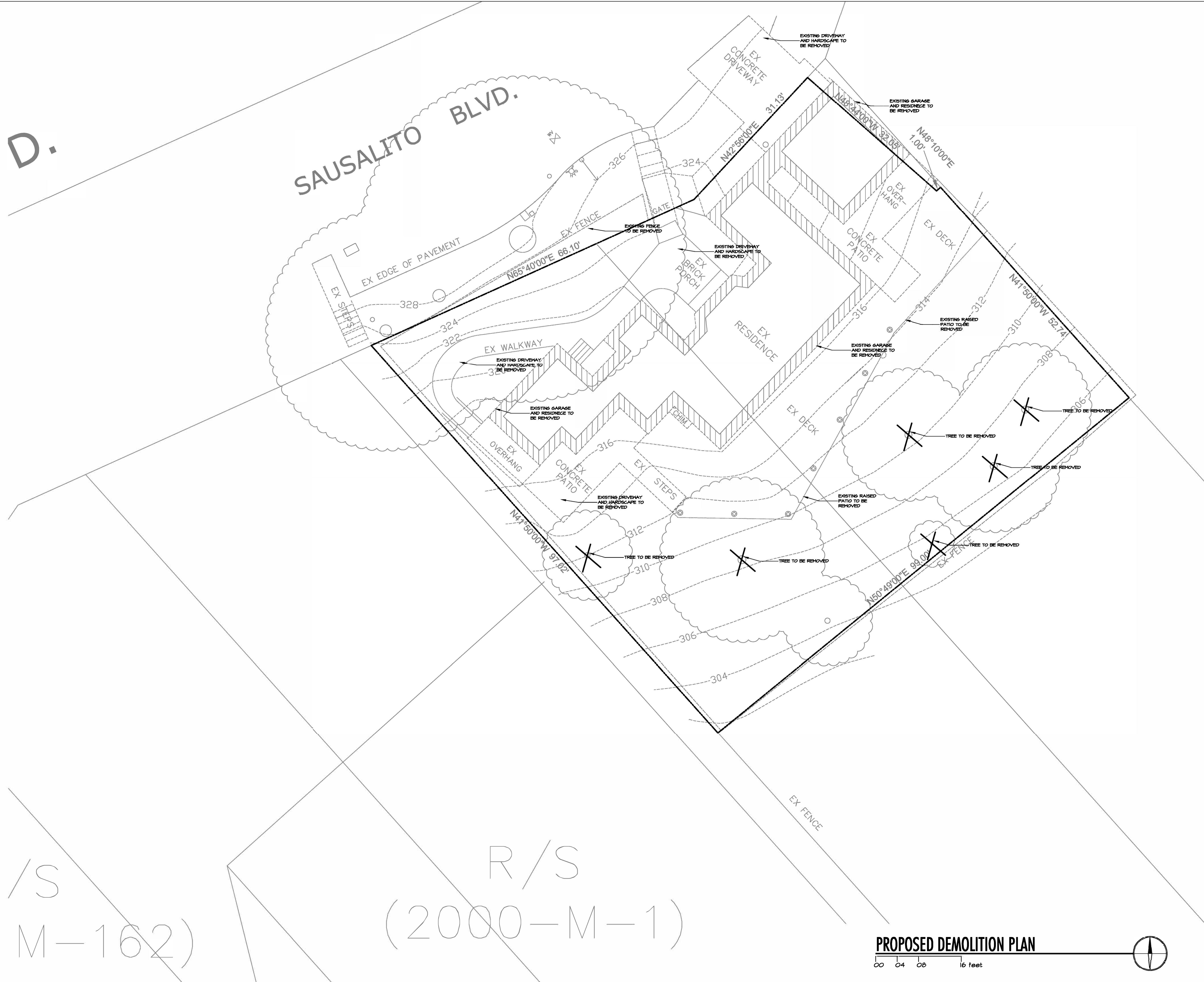


D.

SAUSALITO BLVD.

/S  
M-162)

R/S  
(2000-M-1)



**PROPOSED DEMOLITION PLAN**

**MASON WODHAMS ARCHITECTURAL CORP.**

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



**PORTOLA HOMES**

**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**

1/8"=1'-0"

**PROPOSED DEMOLITION PLAN**

**SHEET**

**D1.1**







# GENERAL NOTES

## SCOPE OF WORK

- THESE NOTES AND LEGENDS REFER TO THE LANDSCAPE DRAWINGS ONLY.
- ALL ITEMS SHOWN IN THESE DOCUMENTS ARE NEW CONSTRUCTION UNLESS OTHERWISE NOTED.
- THE WORD "CONTRACTOR" REFERS TO TERRA FERMA LANDSCAPES CONSTRUCTION AND, WHERE APPLICABLE BY TRADE, SUB-CONTRACTORS.
- 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.
- 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.
- 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 SUBMITTED IN A TIMELY MANNER, WITH WRITTEN CLARIFICATIONS FORWARDED TO ALL BIDDERS.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AT LEAST 48 HOURS PRIOR TO ALL REQUIRED FIELD OBSERVATIONS AND MEETINGS.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES, CONSTRUCTION SCHEDULING AND PROJECT SEQUENCING TO PREVENT CONFLICTS OR DELAYS TO OVERALL CONSTRUCTION SCHEDULE.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING FINAL PROJECT SITE WALK-THROUGH INCLUDING OF LANDSCAPE ARCHITECT AND NECESSARY PARTIES TO ACHIEVE SUBSTANTIAL COMPLETION.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO LANDSCAPE ARCHITECT UPON PROJECT COMPLETION.

## EXECUTION

- 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.
- 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.
- 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.
- CONTRACTOR SHALL REQUEST CLARIFICATION OR ADDITIONAL INFORMATION FROM LANDSCAPE ARCHITECT FOR ITEMS NOT SPECIFICALLY DETAILED.
- CONTRACTOR SHALL ADVISE LANDSCAPE ARCHITECT AND OWNER OF ANY RECOMMENDED CHANGES OR SUBSTITUTION REQUESTS OF ALL NOTES AND SPECIFICATIONS PRIOR TO ORDERING OR INSTALLATION.
- 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.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS.
- 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.
- 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 PRIOR TO INSTALLATION.
- 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.
- 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.
- CONTRACTOR SHALL CONFIRM ANY DISCREPANCIES BETWEEN DRAWINGS, SPECS, AND PROJECT SITE CONDITIONS WITH LANDSCAPE ARCHITECT PRIOR TO BEGINNING ANY WORK WITHIN AFFECTED AREAS.
- 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
- 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.
- 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.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL EQUIPMENT AND MATERIALS PER MANUFACTURER'S SPECIFICATIONS.
- 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 LOCATION.

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 NEGLIGENCE 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.

GAS PLUMBING  
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.



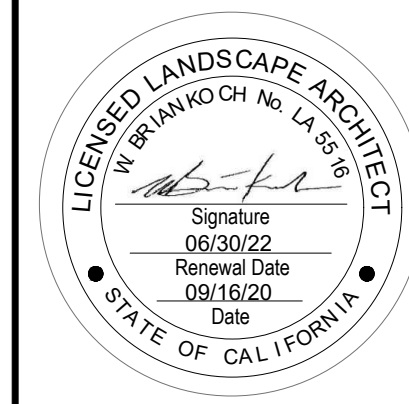
Landscape Architecture  
Landscape Construction  
Fine Gardening  
  
139 Mitchell Avenue, Suite 220  
So. San Francisco, CA 94080  
p: 650.952.5659  
f: 650.952.0667  
e: info@tferma.com

## PERMIT SET

# BUTTLES RESIDENCE

654 SAUSALITO BLVD  
SAUSALITO, CA 94965

APN: 065-163-26



REVISIONS:		
#:	DATE:	ISSUED FOR:

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

TITLE  
**GENERAL NOTES**

SHEET NO.  
**L0.1**



The limit of professional liability for this project shall be limited to an amount equal to the fee paid or all work performed by Terra Ferma Landscapes, Inc.



6



3



7



4



8



5



9 EXISTING SITE PLAN



2

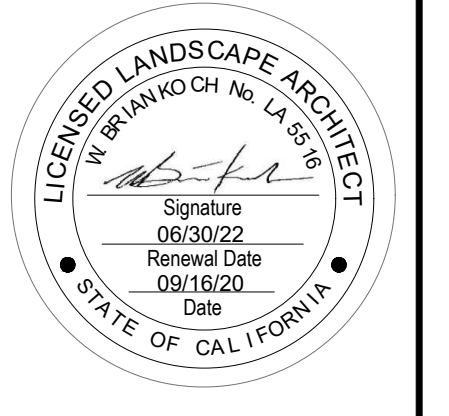


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**TERRA FERMA LANDSCAPES**  
 Landscape Architecture  
 Landscape Construction  
 Fine Gardening  
 139 Mitchell Avenue, Suite 220  
 So. San Francisco, CA 94080  
 p: 650.952.5659  
 f: 650.952.0667  
 e: info@terraferma.com

**PERMIT SET**

**BUTTLES RESIDENCE**  
 654 SAUSALITO BLVD  
 SAUSALITO, CA 94965  
 APN: 065-163-26



REVISIONS:

#	DATE	ISSUED FOR:

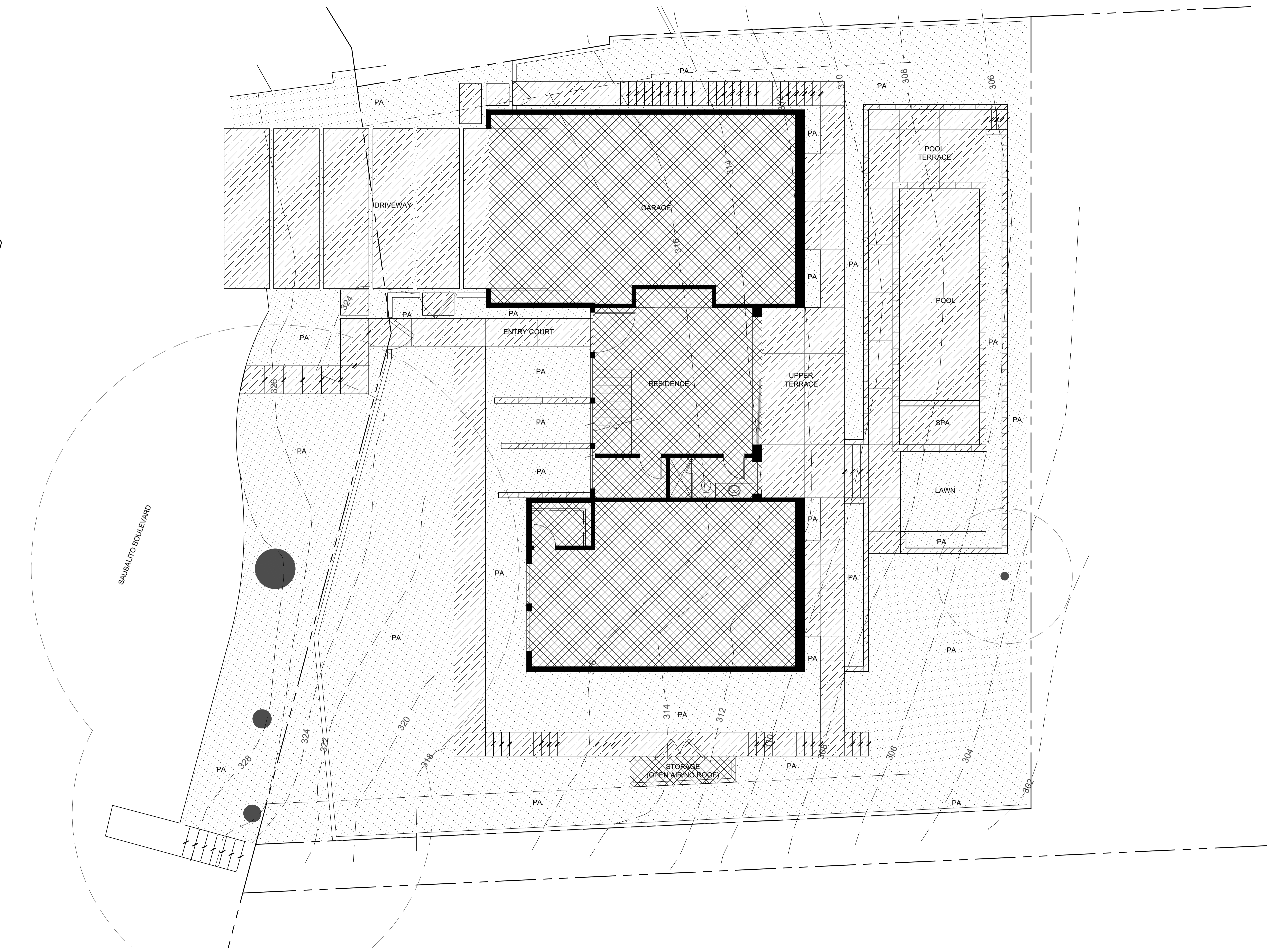
DATE: 08/21/20  
 DRAWN BY: VY  
 CHECKED BY: BK  
 SCALE: 3/32"=1'-0"  
 PROJECT #: 1821

TITLE  
**PHOTOGRAPHS**

SHEET NO.  
**L0.2**



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**GEOMETRIC VERIFICATION LEGEND**

SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - - -	SETBACKS
- . - . - .	UTILITY EASEMENT
---	100 (E) CONTOURS
---	100 PROPOSED CONTOURS
○	(E) TREES
▨	PLANTING AREA
▩	STRUCTURAL COVERAGE
▧	HARDSCAPE COVERAGE

**LOT COVERAGE CALCULATIONS**

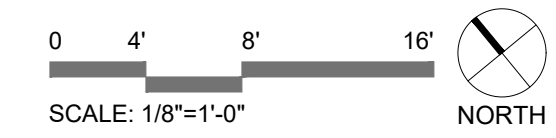
	STRUCTURE	HARDSCAPE	LANDSCAPE	TOTAL LOT
EXISTING (SF)	2,366	1,554	5,882	8,912
TO BE REMOVED (SF)	-2,366	-1,555	-5,882	-8,912
TO BE ADDED (SF)	2,443	2,638	3,831	8,912
TOTAL PROPOSED (SF)	2,443	2,638	3,831	8,912
% OF TOTAL LOT PROPOSED (SF)	27%	30%	43%	100%

**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 PERCENTAGE OF IMPERVIOUS SURFACE	67.5%
	% OF IMPERVIOUS SURFACE	61%

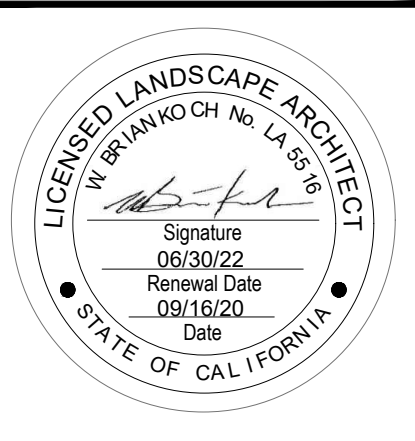


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 139 Mitchell Avenue, Suite 220  
 So. San Francisco, CA 94080  
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**PERMIT SET**

**BUTTLERS RESIDENCE**  
 654 SAUSALITO BLVD  
 SAUSALITO, CA 94965

APN: 065-163-26



REVISIONS:

#	DATE	ISSUED FOR:

DATE: 08/21/20  
 DRAWN BY: VY  
 CHECKED BY: BK  
 SCALE: 1/8"=1'-0"  
 PROJECT #: 1821

TITLE  
**GEOMETRIC VERIFICATION PLAN**

SHEET NO.  
**L0.3**







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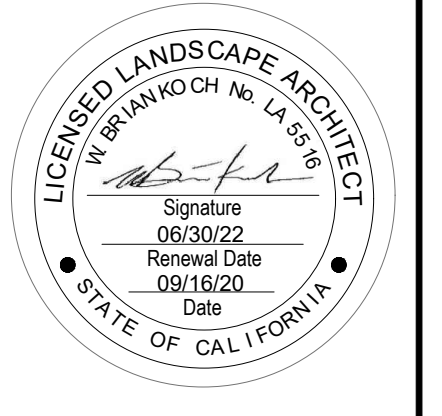


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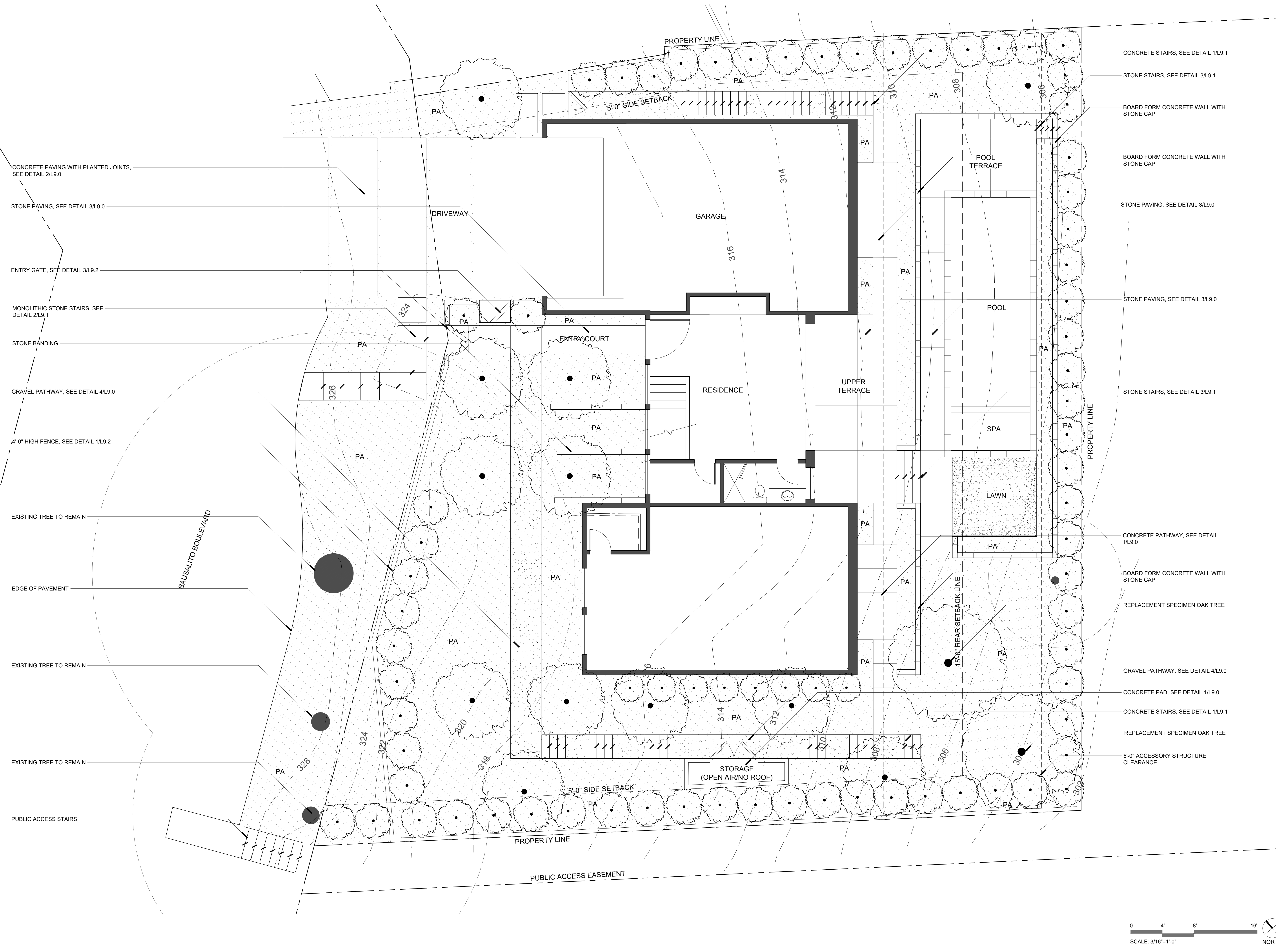
REVISIONS:

#	DATE	ISSUED FOR

DATE:	08/21/20
DRAWN BY:	VY
CHECKED BY:	BK
SCALE:	3/16"=1'-0"
PROJECT #:	1821

TITLE  
MATERIALS PLAN

SHEET NO.  
**L4.0**



CONCRETE PAVING WITH PLANTED JOINTS, SEE DETAIL 2/L9.0

STONE PAVING, SEE DETAIL 3/L9.0

ENTRY GATE, SEE DETAIL 3/L9.2

MONOLITHIC STONE STAIRS, SEE DETAIL 2/L9.1

STONE BANDING

GRAVEL PATHWAY, SEE DETAIL 4/L9.0

4'-0" HIGH FENCE, SEE DETAIL 1/L9.2

EXISTING TREE TO REMAIN

EDGE OF PAVEMENT

EXISTING TREE TO REMAIN

EXISTING TREE TO REMAIN

PUBLIC ACCESS STAIRS

CONCRETE STAIRS, SEE DETAIL 1/L9.1

STONE STAIRS, SEE DETAIL 3/L9.1

BOARD FORM CONCRETE WALL WITH STONE CAP

BOARD FORM CONCRETE WALL WITH STONE CAP

STONE PAVING, SEE DETAIL 3/L9.0

STONE PAVING, SEE DETAIL 3/L9.0

STONE STAIRS, SEE DETAIL 3/L9.1

CONCRETE PATHWAY, SEE DETAIL 1/L9.0

BOARD FORM CONCRETE WALL WITH STONE CAP

REPLACEMENT SPECIMEN OAK TREE

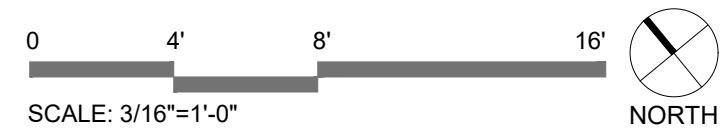
GRAVEL PATHWAY, SEE DETAIL 4/L9.0

CONCRETE PAD, SEE DETAIL 1/L9.0

CONCRETE STAIRS, SEE DETAIL 1/L9.1

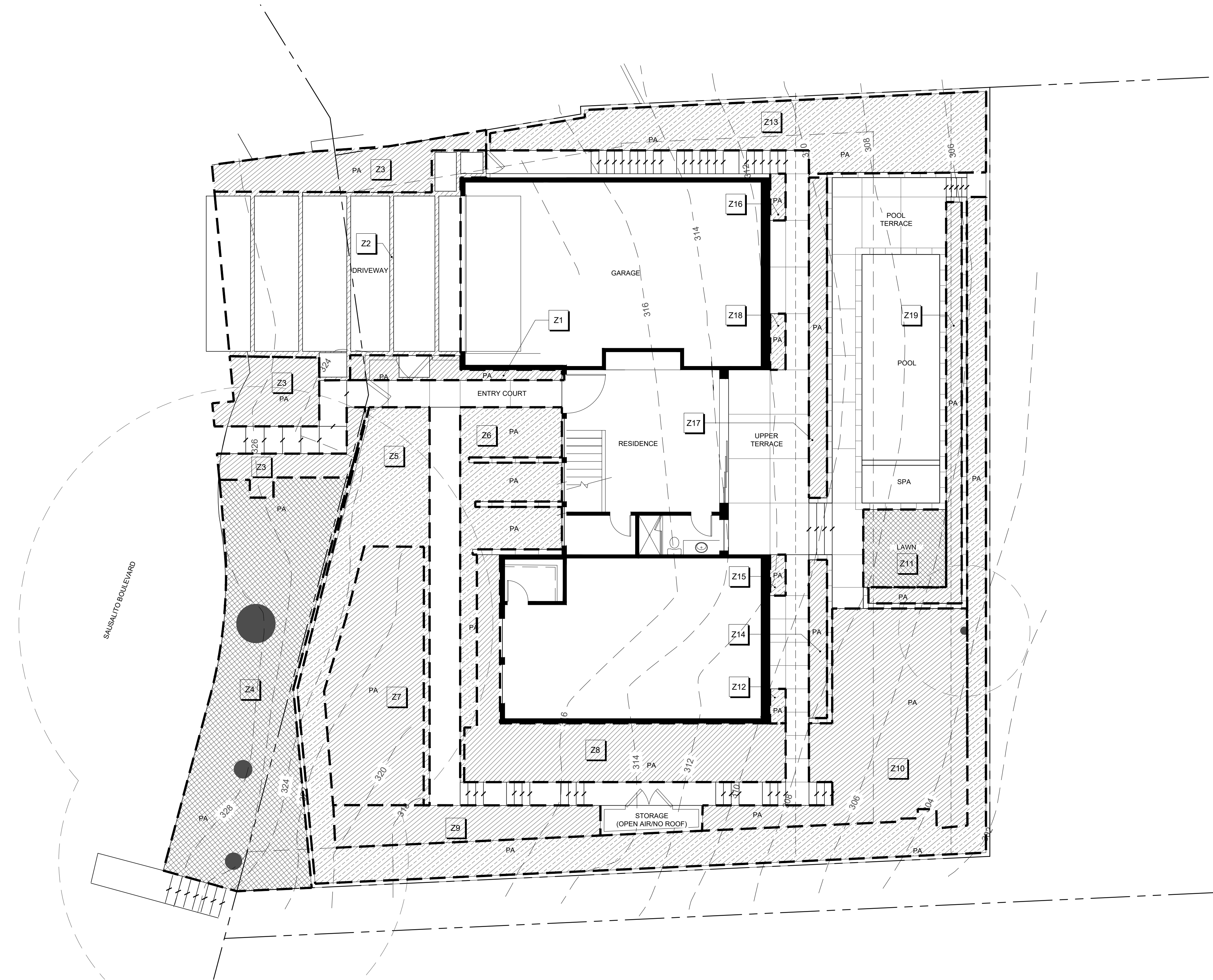
REPLACEMENT SPECIMEN OAK TREE

5'-0" ACCESSORY STRUCTURE CLEARANCE





The limit of professional liability for this project shall be limited to an amount equal to the fee paid or all work performed by Terra Ferma Landscapes, Inc.



### IRRIGATION HYDROZONE LEGEND

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACKS
---	UTILITY EASEMENT
100	(E) CONTOURS
100	PROPOSED CONTOURS
---	HYDROZONE AREA
Z1	ZONE IDENTIFICATION
[Hatched Box]	LOW WATER USE
[Hatched Box]	MEDIUM WATER USE
[Hatched Box]	HIGH WATER USE
[Hatched Box]	SPECIAL USE
[Hatched Box]	GRAVEL MULCH
(E) TREE	(E) TREE

### IRRIGATION NOTES

- IRRIGATION SYSTEM SHALL BY AN AUTOMATIC SYSTEM WITH A WALL-MOUNTED DUAL PROGRAMMABLE CONTROLLER.
- SHRUBS AND TREES SHALL BE WATERED WITH AN IN-LINE DRIP SYSTEM.
- ORGANIC MULCH SHALL BE APPLIED TO ALL EXPOSED PLANTING SURFACES - 3" DEPTH.



Landscape Architecture  
Landscape Construction  
Fine Gardening  
139 Mitchell Avenue, Suite 220  
So. San Francisco, CA 94080  
p: 650.952.5659  
f: 650.952.0667  
e: info@terraferma.com

### PERMIT SET

**BUTTLERS RESIDENCE**  
654 SAUSALITO BLVD  
SAUSALITO, CA 94965

APN: 065-163-26

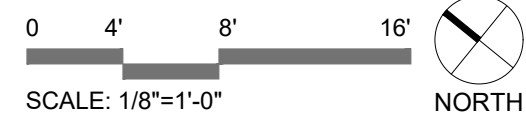


REVISIONS:		
#	DATE	ISSUED FOR:

DATE: 08/21/20  
DRAWN BY: VY  
CHECKED BY: BK  
SCALE: 1/8"=1'-0"  
PROJECT #: 1821

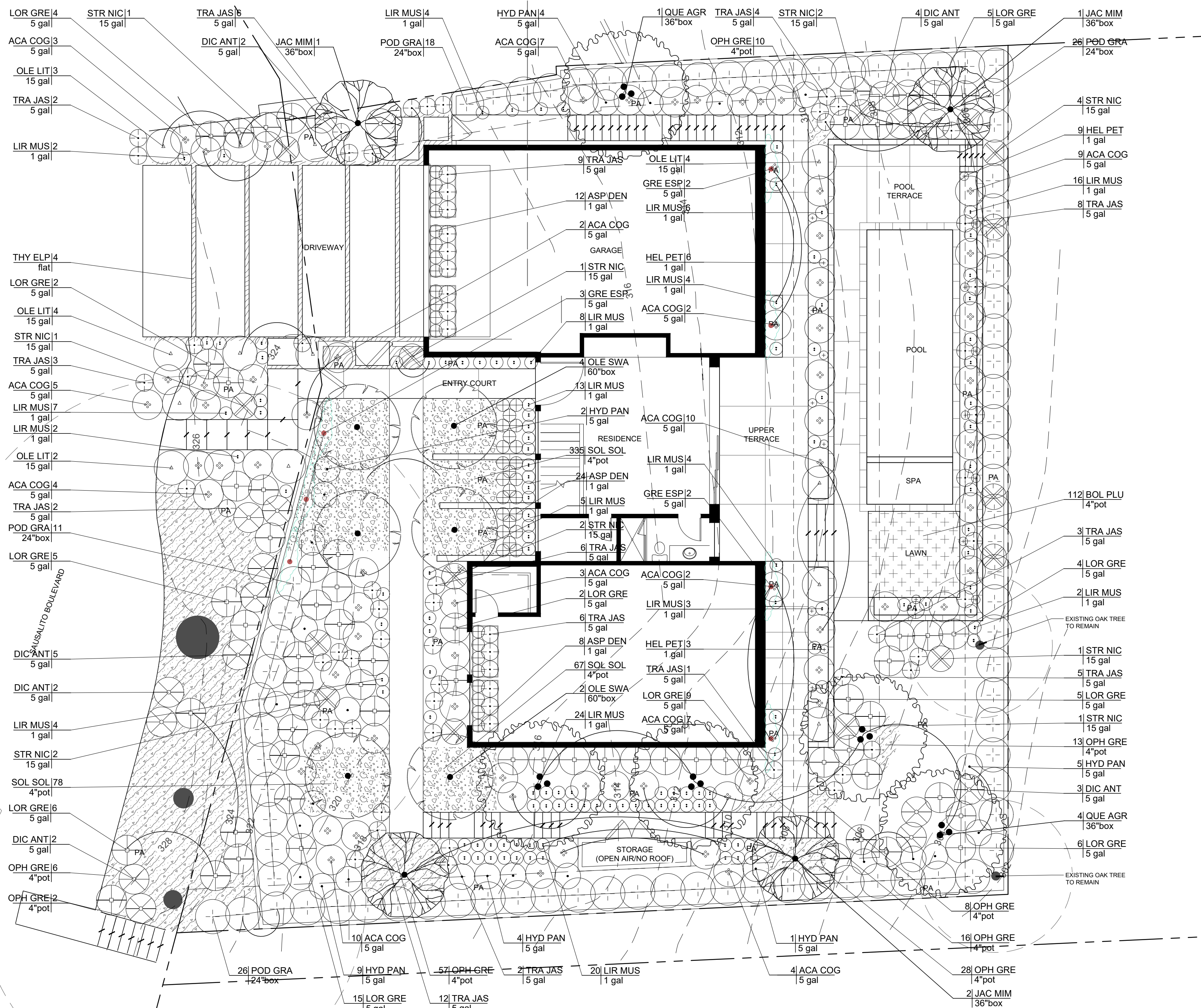
TITLE  
**HYDROZONE PLAN**

SHEET NO.  
**L6.0**





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**PLANTING NOTES**

- 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.
- 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.
- 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.
- PLANT MATERIAL SHALL BE TYPICAL OF THE SPECIES, OR VARIETY, AND HAVE NORMAL HABITS OF GROWTH.
- ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 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.
- PLANT SPACING SHALL TAKE PRIORITY OVER IRRIGATION VALVE BOX, PIPE, AND OTHER EQUIPMENT LOCATIONS.
- NO PLANT SUBSTITUTIONS MAY BE MADE WITHOUT WRITTEN APPROVAL OF LANDSCAPE ARCHITECT.
- 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.
- 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.
- 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.
- 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.
- CULTIVATE ALL AREAS TO BE PLANTED (EXCEPT SLOPES EXCEEDING 3:1) AND AMEND EVENLY PER SOILS REPORT.
- BACKFILL FOR ALL PLANTING PITS SHALL BE PER SOILS REPORT/DETAILS.
- 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.
- ALL MATERIAL SHALL BE INSTALLED WHERE BOTTOM OF ROOT BALL RESTS ON NATIVE SUB-GRADE TO PREVENT SETTLING.
- 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.
- SEE PLANTING DETAILS FOR PLANTING REQUIREMENTS, MATERIALS, STAKING, AND EXECUTION.
- ALL GROUND COVERS SHALL BE TRIANGULARLY SPACED AND APPLIED IN ALL PLANTING AREAS INDICATED ON PLAN AS WELL AS UNDER SHRUBS UNLESS NOTED OTHERWISE.
- ALL TREES PLANTED IN PUBLIC RIGHT OF WAY SHALL BE PLANTED PER CITY STANDARDS.
- MULTI-TRUNK INDICATES (2) TRUNKS MINIMUM. BRANCHED FROM BASE OF TREE.
- DO NOT DELIVER ANY PLANT MATERIAL OR TREES UNTIL ALL PLANTING PREPARATIONS HAVE BEEN COMPLETED.
- MIX SPECIFIED SOIL AMENDMENTS AND FERTILIZERS WITH TOPSOIL AT RATES SPECIFIED PER SOIL REPORT RECOMMENDATIONS.
- 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.
- 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.
- 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.

**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	JAC MIM	4	JACARANDA MIMOSIFOLIA	JACARANDA	36"BOX	STANDARD
	OLE SWA	6	OLEA EUROPAEA 'SWAN HILL' TM	SWAN HILL OLIVE	60"BOX	MULTI-TRUNK
	QUE AGR	5	QUERCUS AGRIFOLIA	COAST LIVE OAK MULTI-TRUNK	36"BOX	MULTI-TRUNK
	ACA COG	68	ACACIA COGNATA 'COUSIN ITT'	RIVER WATTLE	5 GAL	42" o.c.
	ASP DEN	44	ASPARAGUS DENSIFLORUS	FOXTAIL FERN	1 GAL	18" o.c.
	DIC ANT	18	DICKSONIA ANTARCTICA	TASMANIAN TREE FERN	5 GAL	42" o.c.
	GRE ESP	7	GREWIA OCCIDENTALIS	LAVENDER STARFLOWER ESPALIER	5 GAL	96" o.c.
	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.
	LOR GRE	63	LOROPETALUM CHINENSE	GREEN LOROPETALUM	5 GAL	42" o.c.
	OLE LIT	13	OLEA EUROPAEA 'LITTLE OLLIE' TM	LITTLE OLLIE OLIVE	15 GAL	48" o.c. GLOBE
	POD GRA	81	PODOCARPUS GRACILIOR	FERN PINE	24"BOX	48" o.c. COLUMNAR/BUSH
	STR NIC	15	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	15 GAL	36" o.c.
	TRA JAS	72	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL	24" o.c.
	BOL PLU	112	BOLERO PLUS	LAWN - SOD	4"POT	12" o.c.
	OPH GRE	163	OPHIOPOGON PLANISCAPUS 'GREEN'	MONDO GRASS	4"POT	12" o.c.
	SOL SOL	480	SOLEIROLIA SOLEIROLII - 50% MIX OPHIOPOGON PLANISCAPUS 'GREEN' - 50% MIX	BABY TEARS MONDO GRASS	4"POT	12" o.c.
	THY ELP	5	THYMUS SERPYLLUM 'ELFIN'	ELFIN THYME	FLAT	72" o.c. MUD FLAT

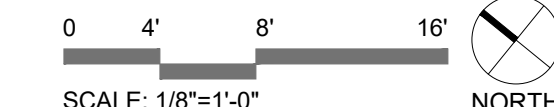
**GROUND COVERS**

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
	BOL PLU	112	BOLERO PLUS	LAWN - SOD	4"POT	12" o.c.	
	OPH GRE	163	OPHIOPOGON PLANISCAPUS 'GREEN'	MONDO GRASS	4"POT	12" o.c.	
	SOL SOL	480	SOLEIROLIA SOLEIROLII - 50% MIX OPHIOPOGON PLANISCAPUS 'GREEN' - 50% MIX	BABY TEARS MONDO GRASS	4"POT	12" o.c.	
	THY ELP	5	THYMUS SERPYLLUM 'ELFIN'	ELFIN THYME	FLAT	72" o.c.	MUD FLAT

**PLANTING LEGEND**

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

- 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.
- 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.
- 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.
- PLANT MATERIAL SHALL BE GUARANTEED TO BE AVAILABLE AND MEET OR EXCEED REQUIRED SPECIFICATION ON ESTIMATED DATE OF START OF PLANTING.
- ALL PLANTS SHALL BE LABELED WITH PLANT NAME FOR IDENTIFICATION.
- WHEN PLACING PLANT OR TREE INTO HOLE, MAKE SURE TO SCARIFY 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.
- BACKFILL TO BE A MIX OF 50% NATIVE MATERIAL AND 50% AMENDMENT OR PER SOILS TESTING SPECS.
- 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.
- 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.
- 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.
- PRIOR TO IRRIGATION INSTALLATION THE LANDSCAPE ARCHITECT SHALL APPROVE ALL FREESTANDING PLANTER LOCATIONS.



**TERRA FERMA LANDSCAPES**  
 Landscape Architecture  
 Landscape Construction  
 Fine Gardening  
 139 Mitchell Avenue, Suite 220  
 So. San Francisco, CA 94080  
 p: 650.952.5659  
 f: 650.952.0667  
 e: info@terraferma.com

**PERMIT SET**

**BUTTLERS RESIDENCE**  
 654 SAUSALITO BLVD  
 SAUSALITO, CA 94965

APN: 065-163-26



REVISIONS:

#	DATE	ISSUED FOR:

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

**PLANTING PLAN**

SHEET NO.

**L7.0**



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Landscape Architecture  
Landscape Construction  
Fine Gardening

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

**BUTTLES RESIDENCE**  
654 SAUSALITO BLVD  
SAUSALITO, CA 94965

APN: 065-163-26



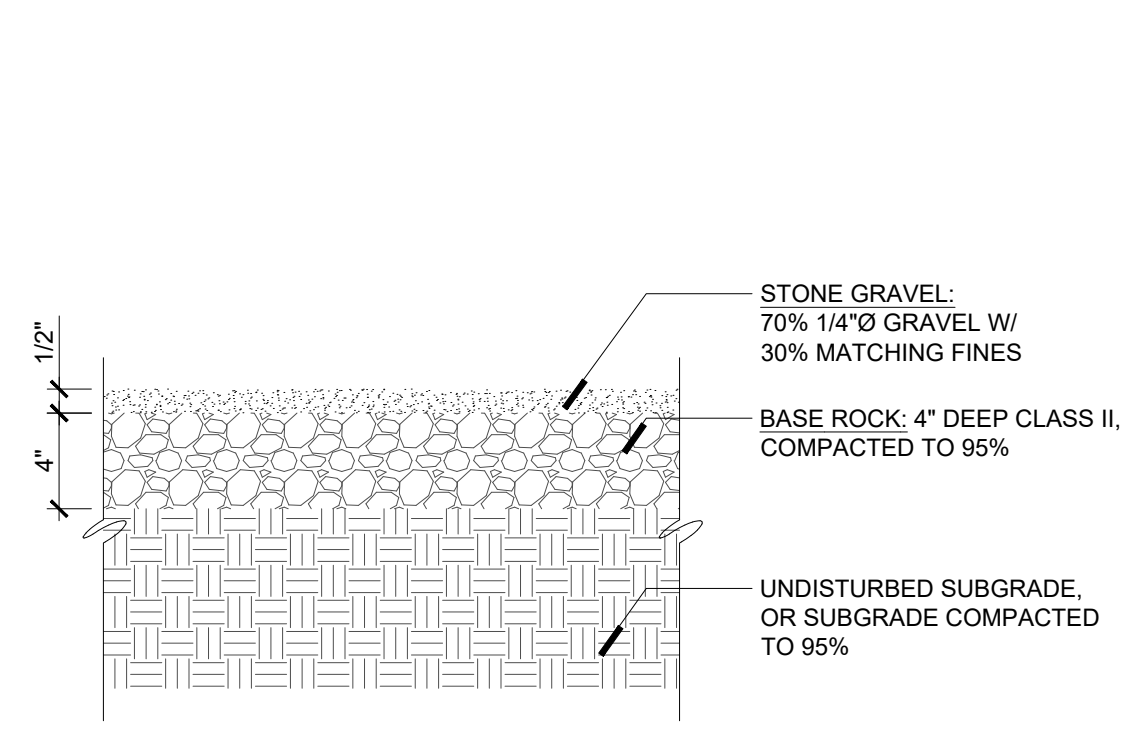
REVISIONS:

#	DATE	ISSUED FOR:

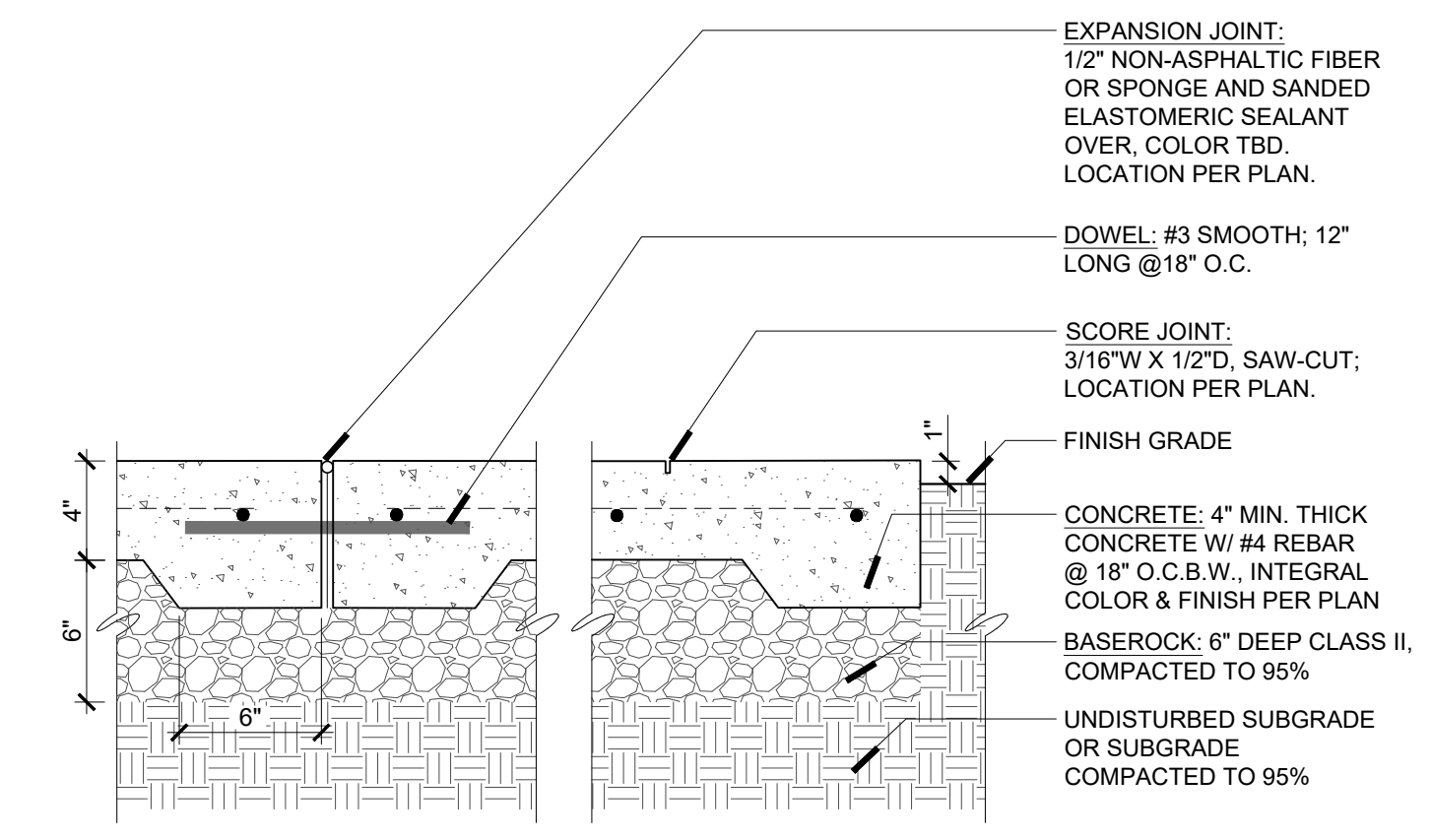
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DRAWN BY: VY  
CHECKED BY: BK  
SCALE: N/A  
PROJECT #: 1821

TITLE  
**HARDSCAPE DETAILS**

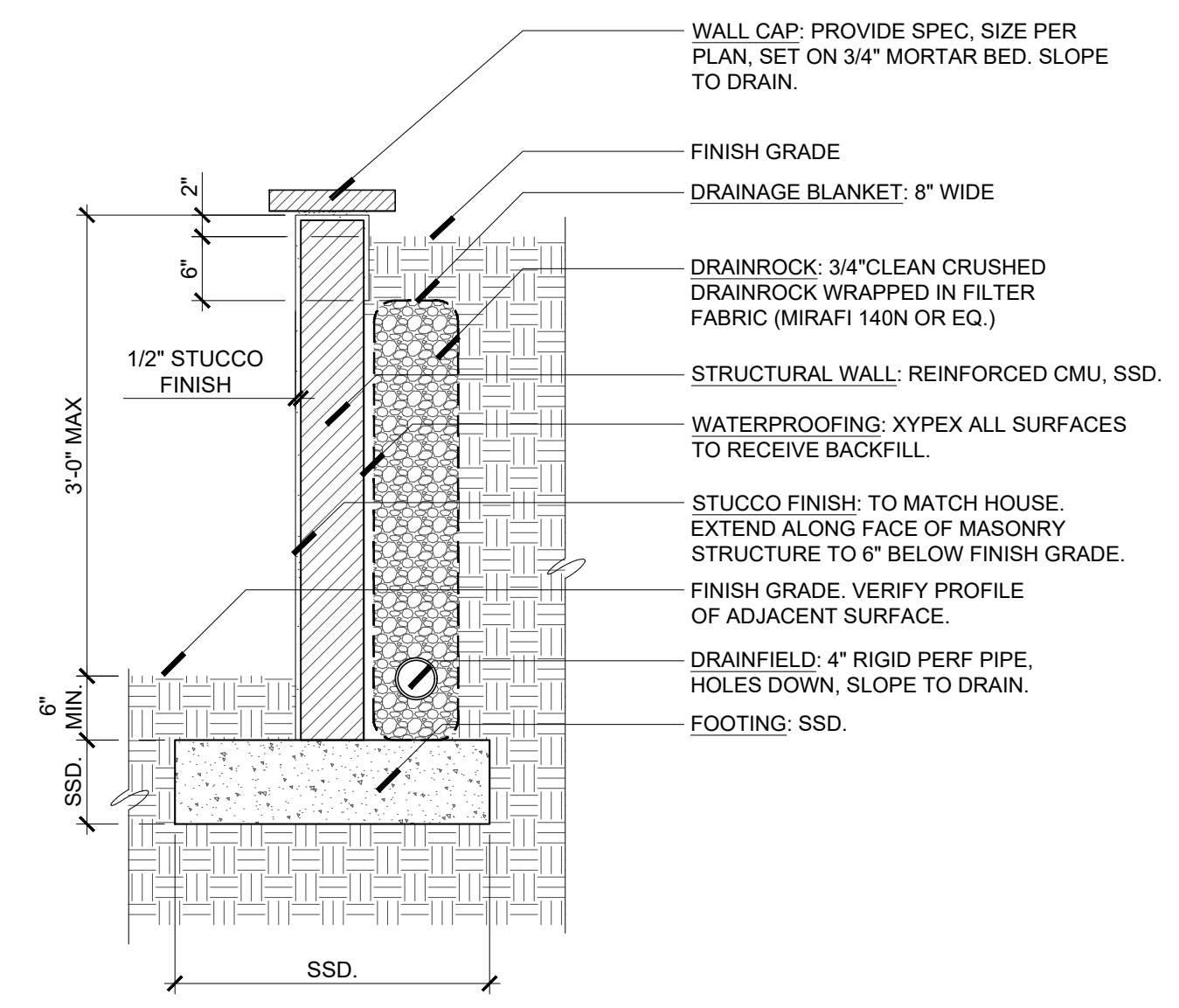
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**L9.0**



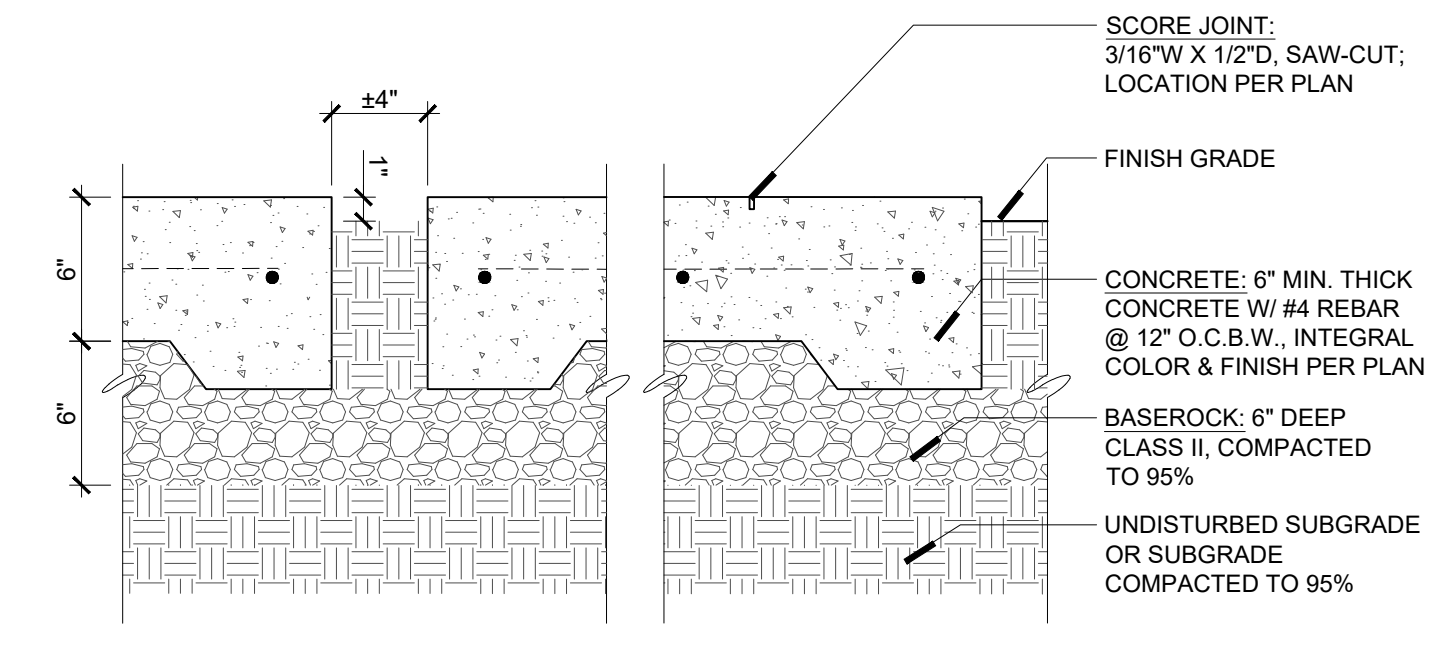
**4 PAVE - GRAVEL PEDESTRIAN**  
DETAIL-TYPE 1 1/2" = 1'-0" PROJ-1821-12



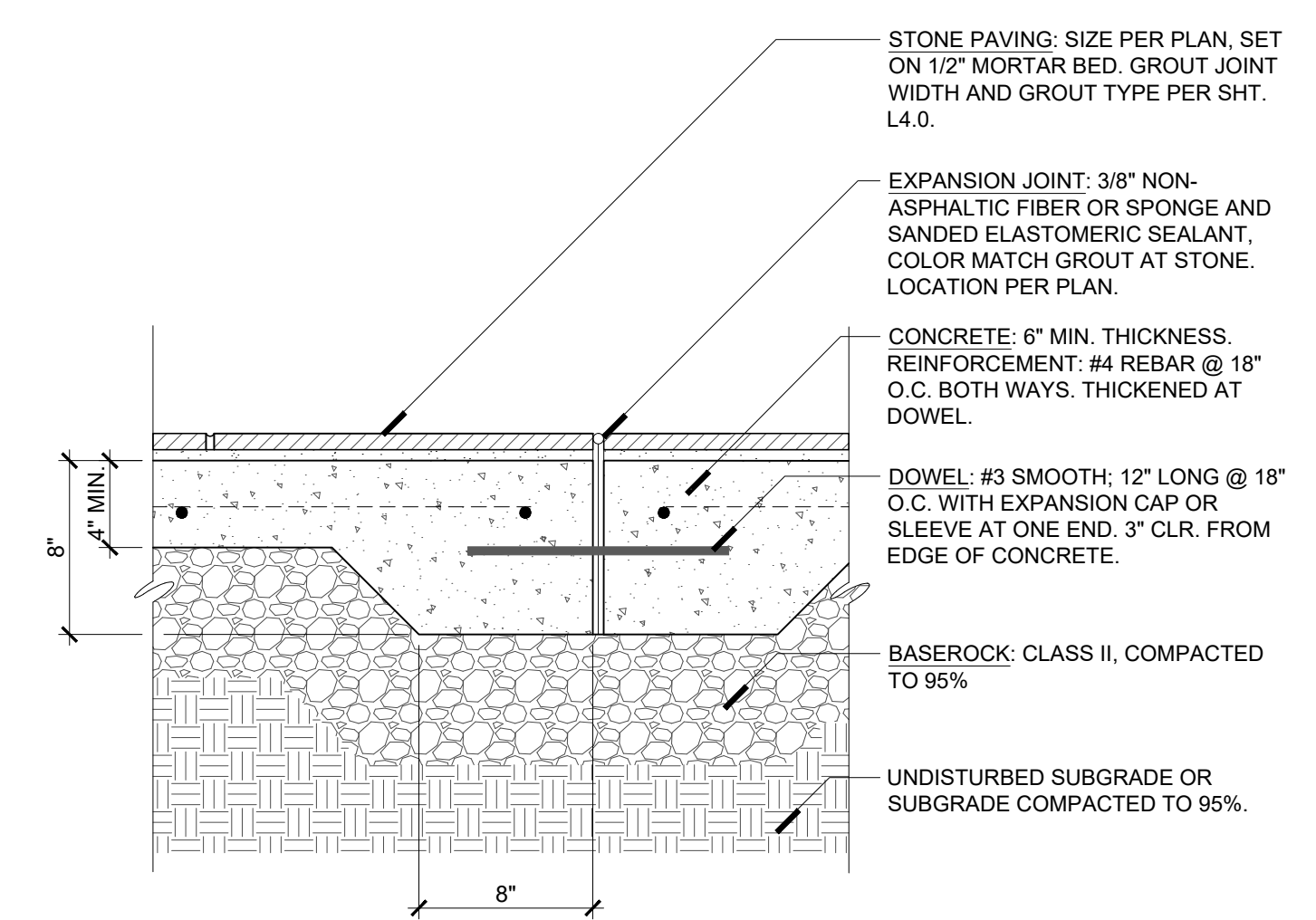
**1 PAVE - CONCRETE PEDESTRIAN**  
SECTION 1 1/2" = 1'-0" PROJ-1821-05



**5 WALL - CMU RETAINING WITH STONE CAP**  
DETAIL-TYPE 3/4" = 1'-0" PROJ-1821-40



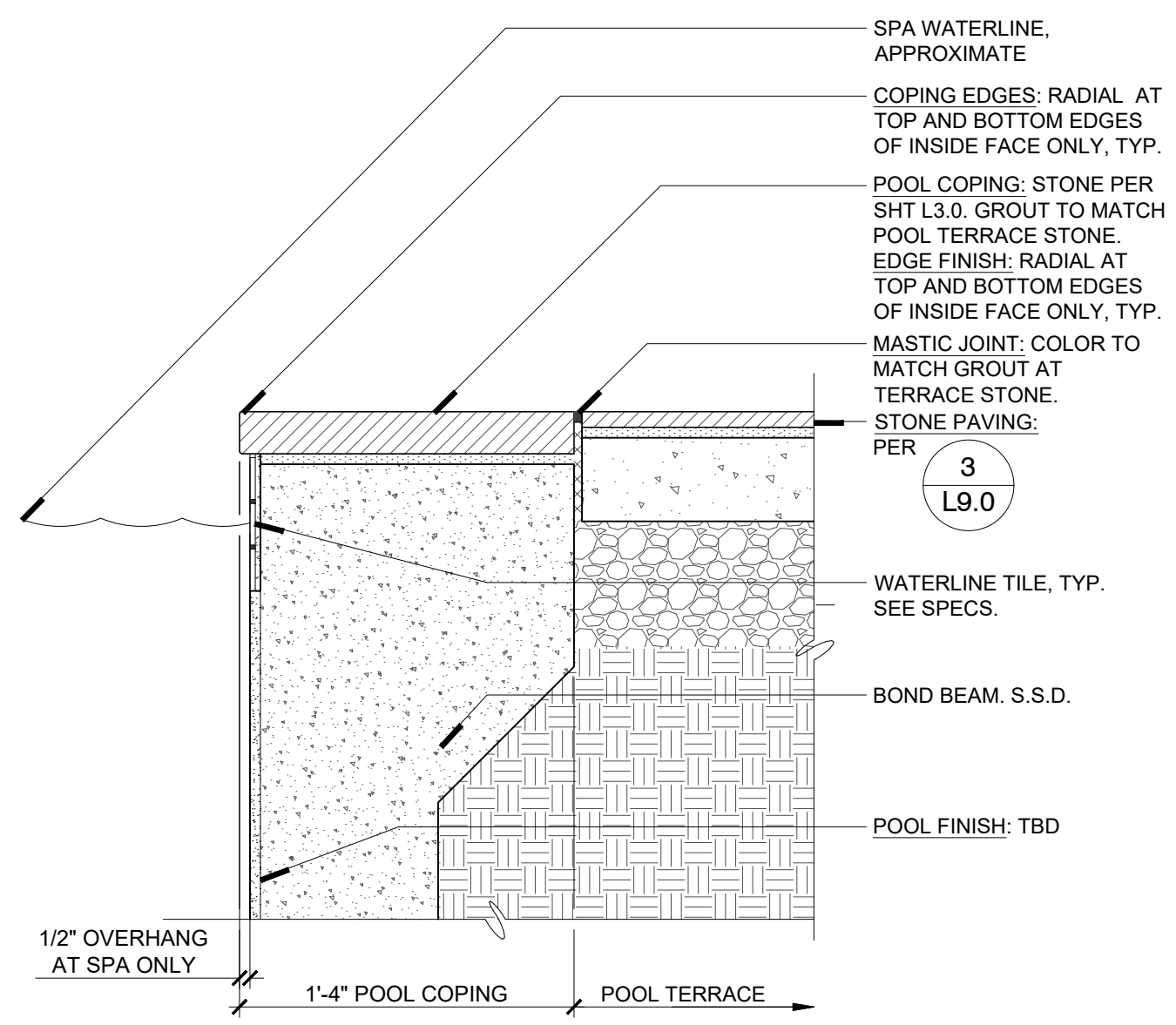
**2 PAVE - CONC. VEHICULAR W/ PLANTED JOINTS**  
SECTION 1 1/2" = 1'-0" PROJ-1821-08



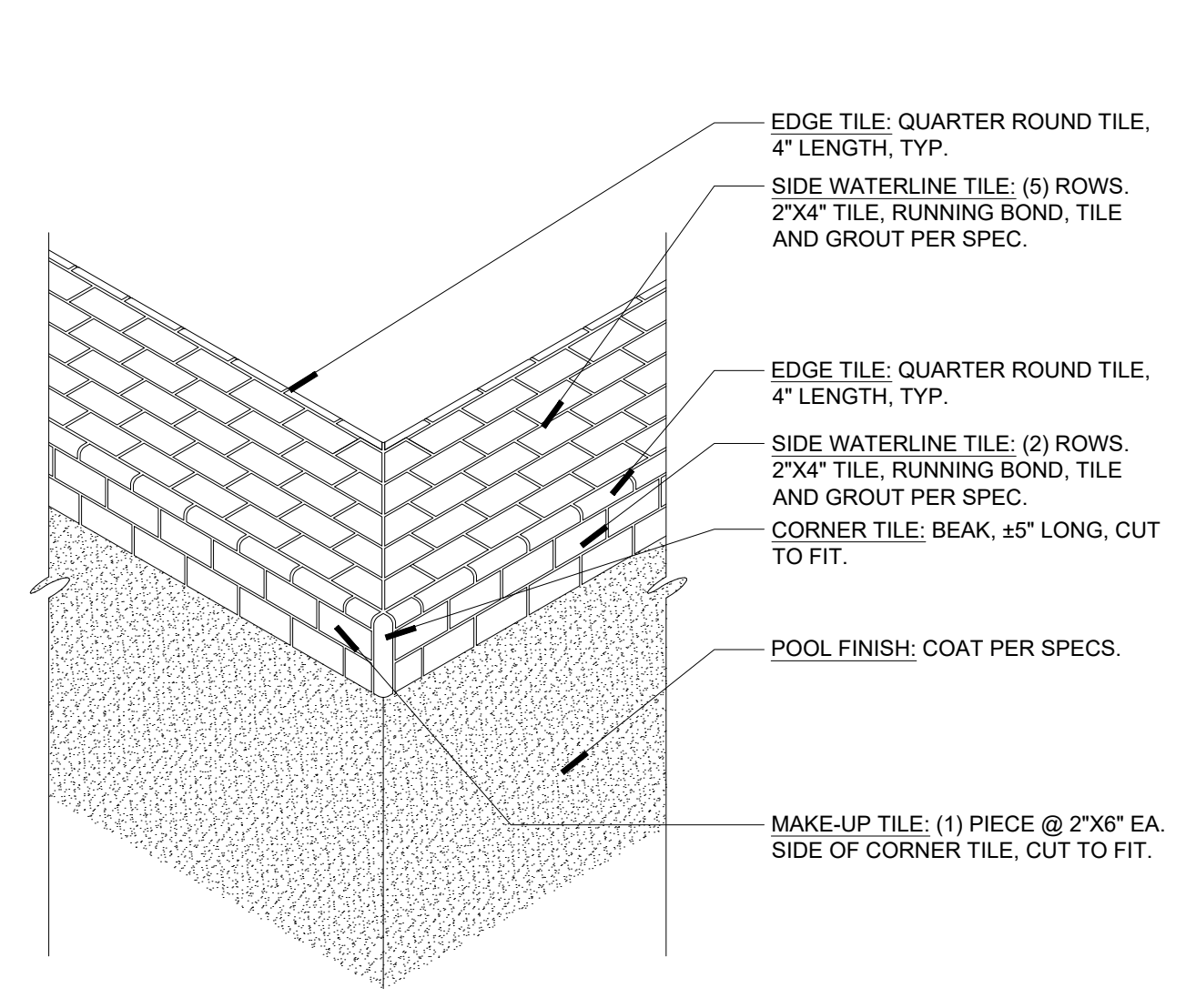
**3 PAVE - STONE PEDESTRIAN W/ CONC. BASE**  
SECTION 1 1/2" = 1'-0" PROJ-1821-19



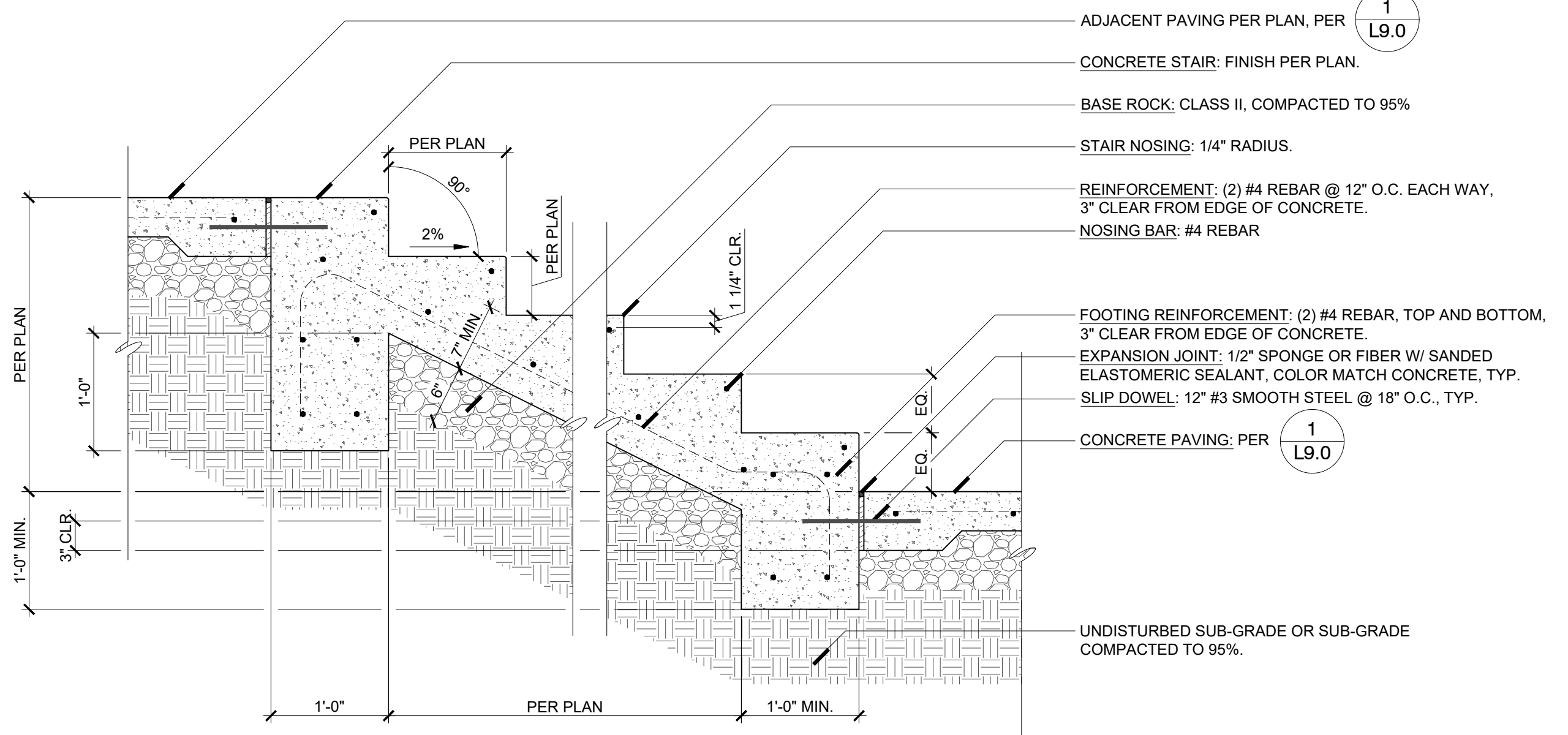
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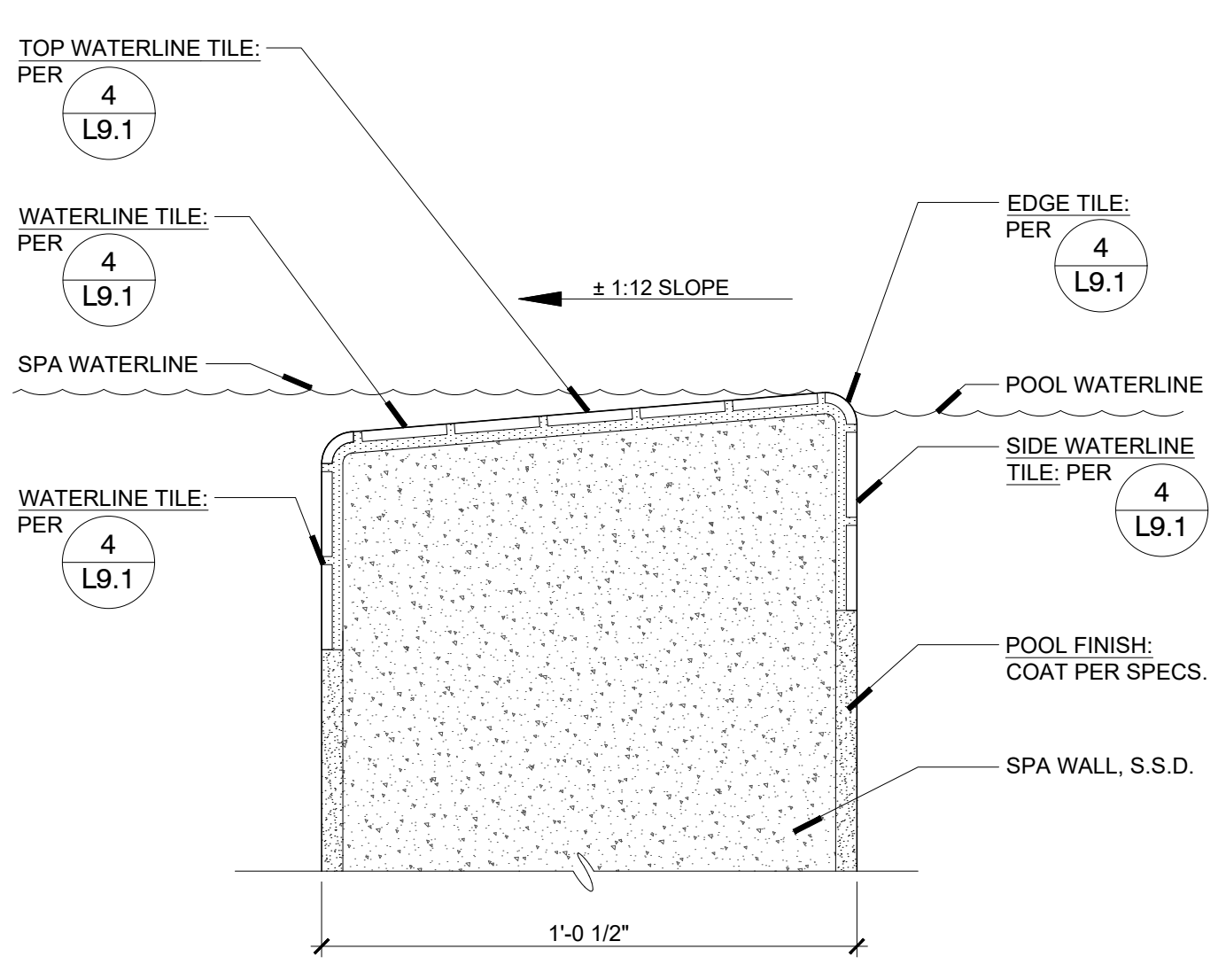
**6 POOL - SPA COPING**  
SECTION  
1 1/2" = 1'-0"  
PRG-1821-04



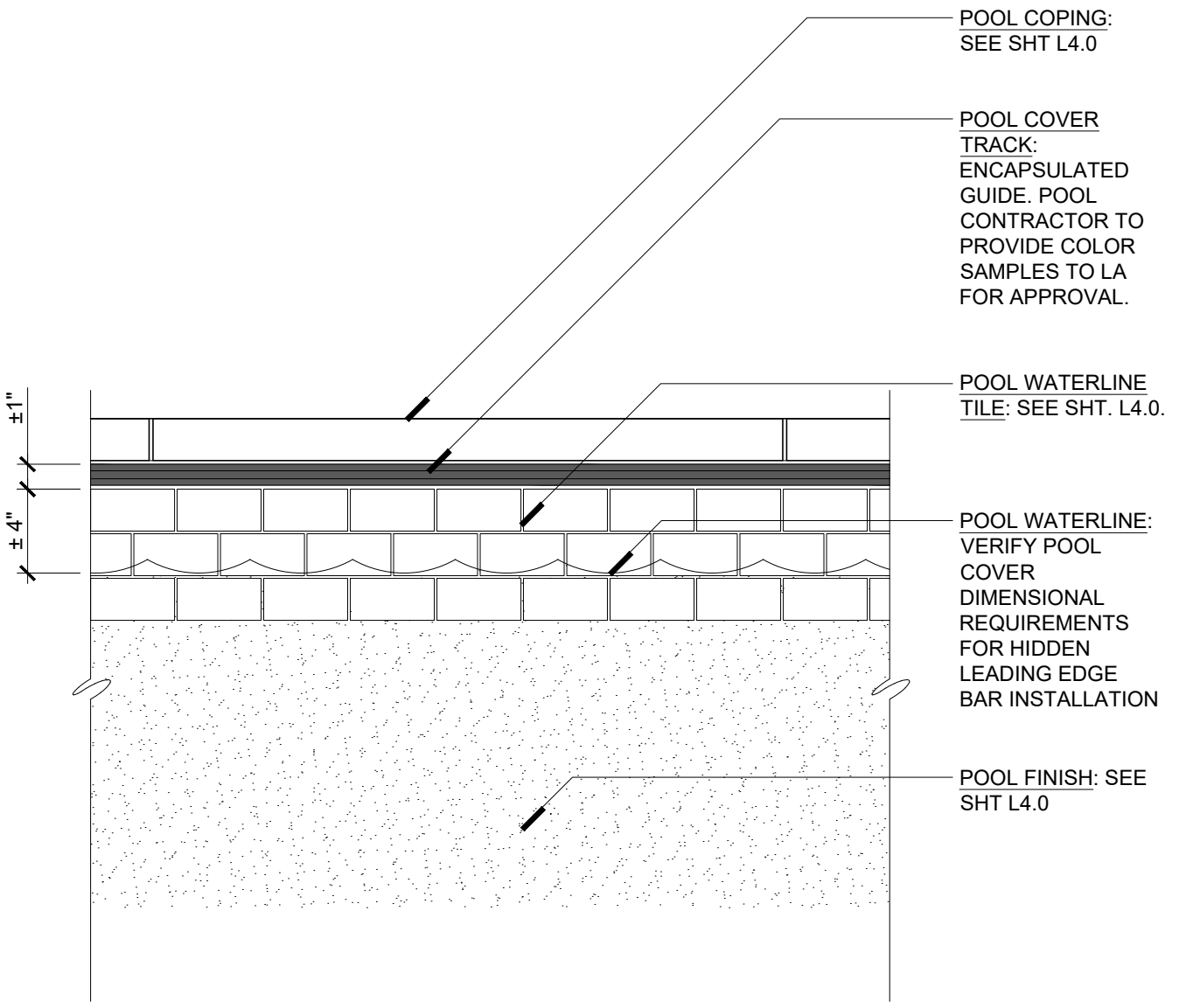
**4 POOL - SPA CORNER TILE**  
ISOMETRIC  
1" = 1'-0"  
PRG-1821-01



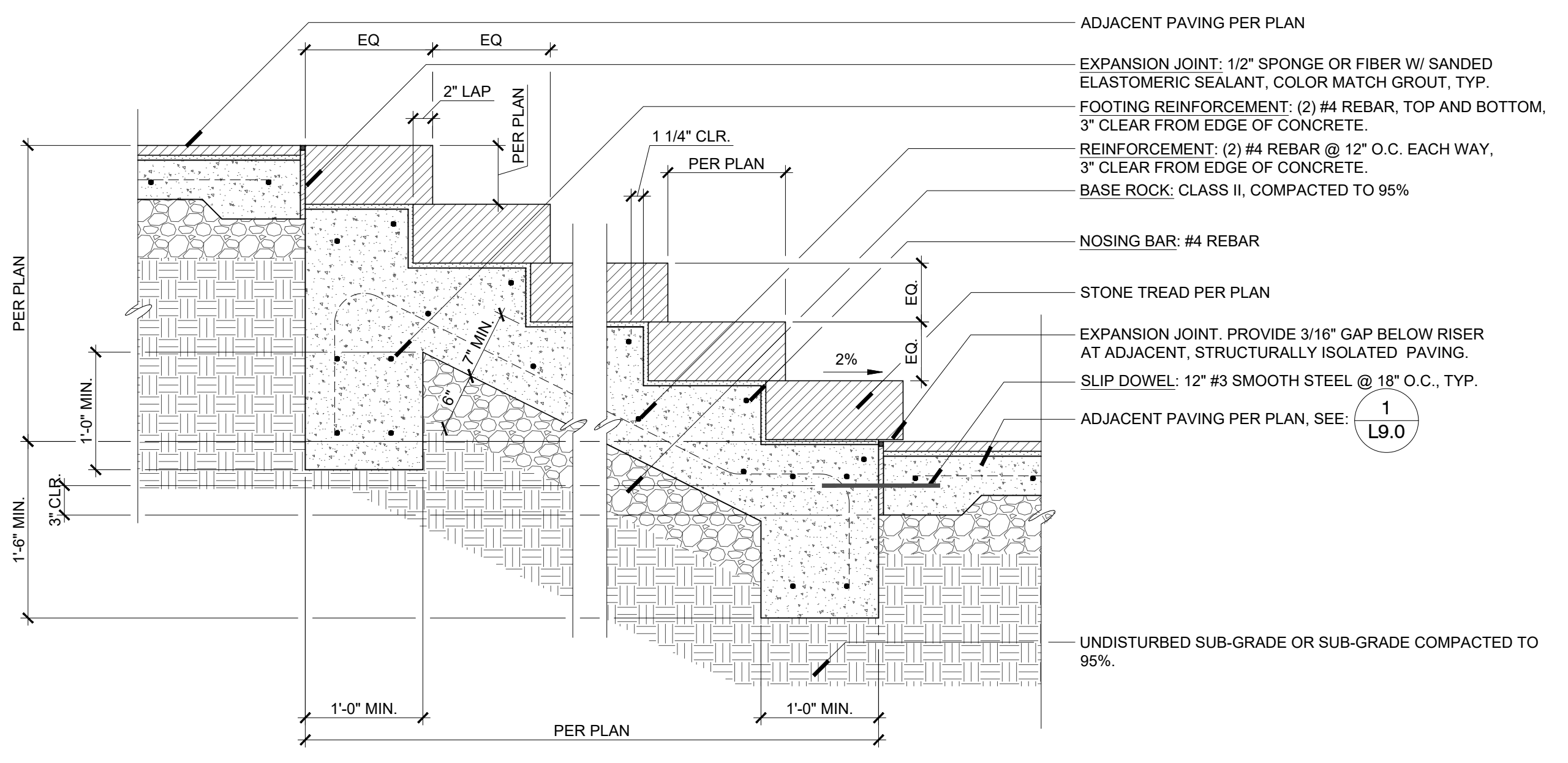
**1 STRS - PIP CONCRETE**  
SECTION  
1" = 1'-0"  
PRG-1821-09



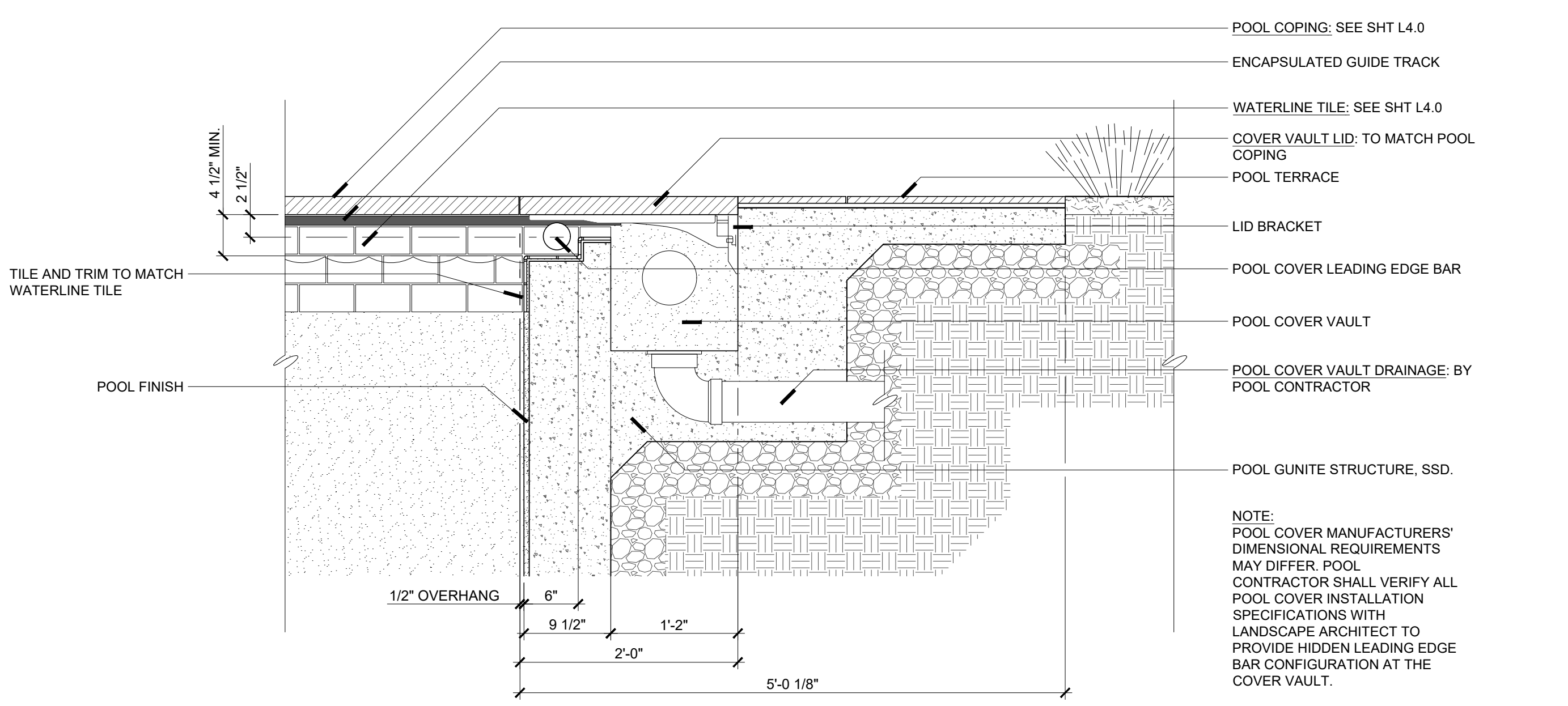
**7 POOL - SPA WALL**  
SECTION  
3" = 1'-0"  
PRG-1821-06



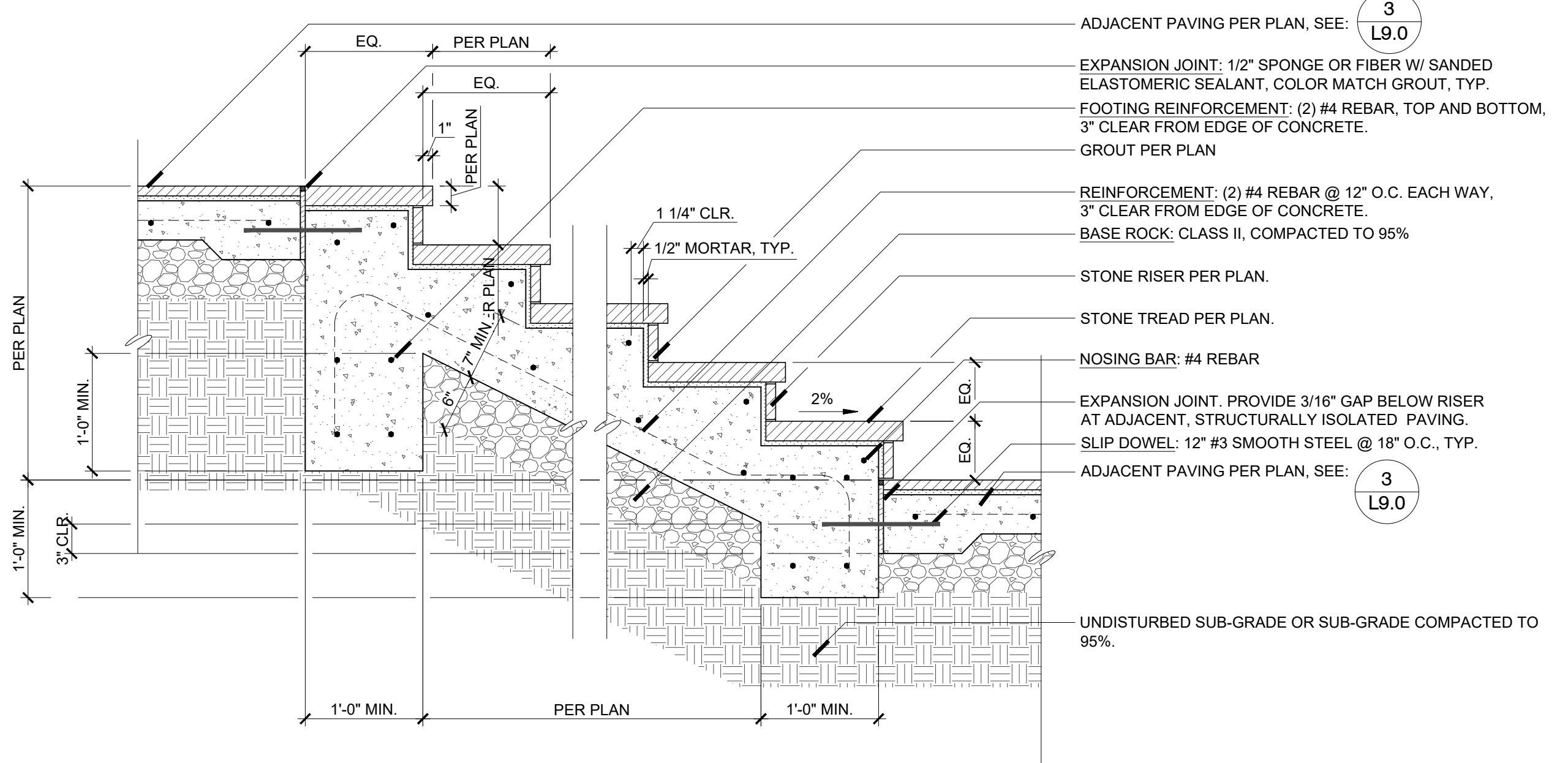
**5 POOL - WATERLINE TILE W/ TRACK**  
ELEVATION  
1 1/2" = 1'-0"  
PRG-1821-02



**2 STRS - MONOLITHIC STONE ON CONCRETE BASE**  
SECTION  
1" = 1'-0"  
PRG-1821-11



**8 POOL - STONE COVER VAULT**  
SECTION  
1" = 1'-0"  
PRG-1821-03



**3 STRS - STONE**  
SECTION  
1" = 1'-0"  
PRG-1821-13

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p: 650.952.5659  
f: 650.952.0667  
e: info@terraferma.com

**PERMIT SET**

**BUTTLES RESIDENCE**  
654 SAUSALITO BLVD  
SAUSALITO, CA 94965  
APN: 065-163-26

LICENSED LANDSCAPE ARCHITECT  
W. BRUNN KOCH No. LA 51818  
Signature  
06/30/22  
Renewal Date  
09/15/20  
Date  
STATE OF CALIFORNIA

REVISIONS:

#	DATE	ISSUED FOR:

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

TITLE  
**HARDSCAPE DETAILS**  
SHEET NO.  
**L9.1**



**PERMIT SET**

**BUTTLES RESIDENCE**  
654 SAUSALITO BLVD  
SAUSALITO, CA 94965

APN: 065-163-26



REVISIONS:

#	DATE	ISSUED FOR:

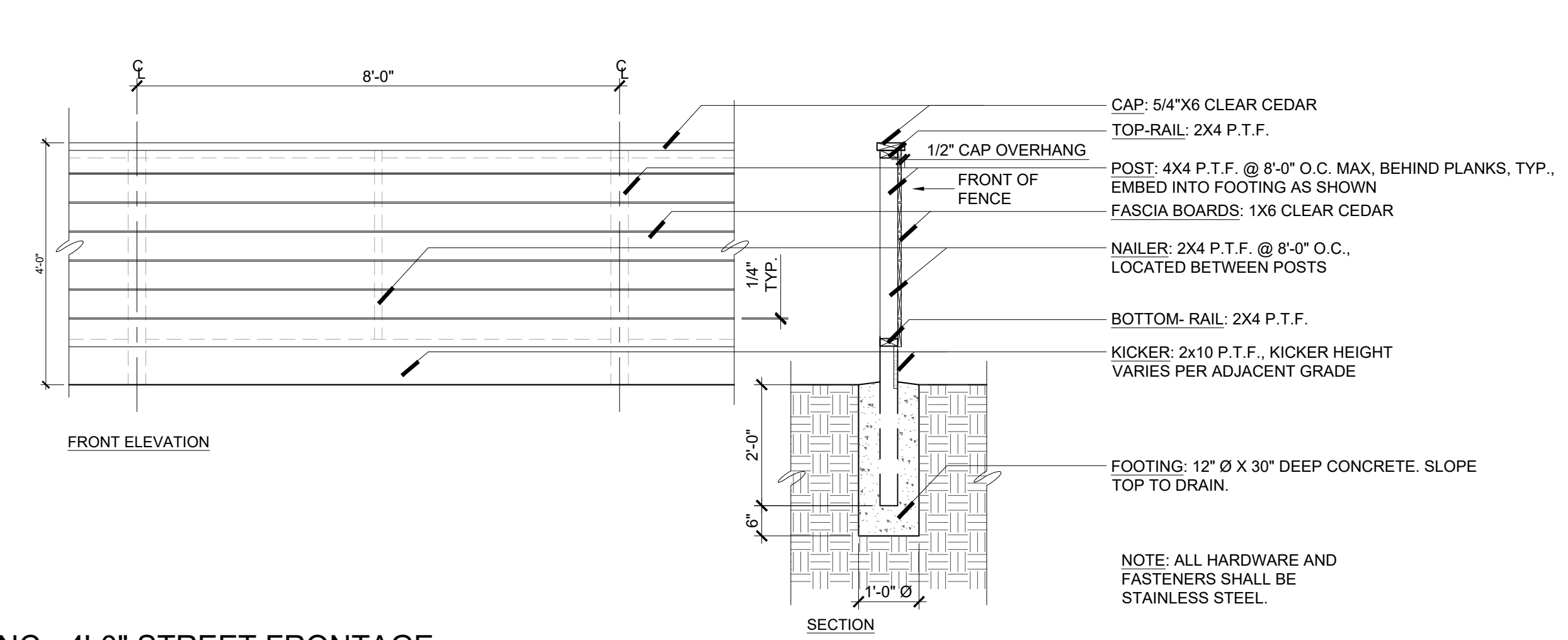
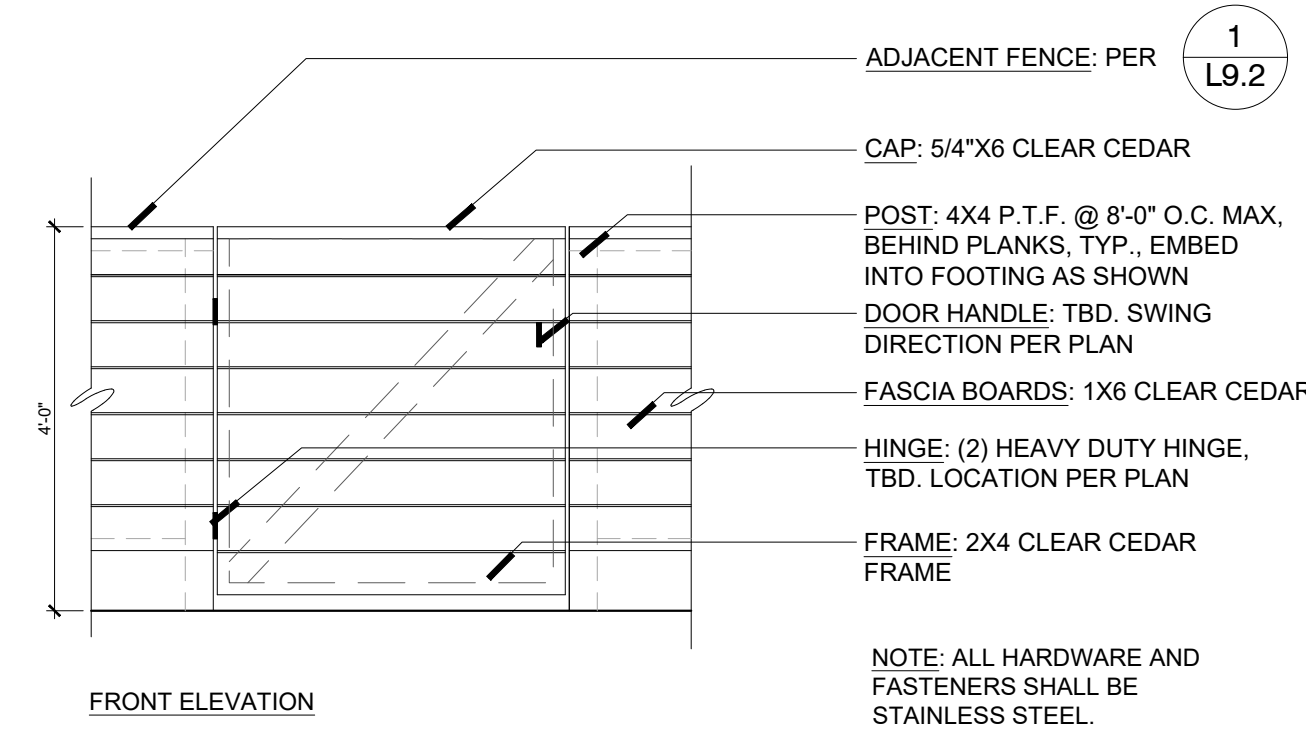
DATE:	08/21/20
DRAWN BY:	VY
CHECKED BY:	BK
SCALE:	N/A
PROJECT #:	1821

TITLE

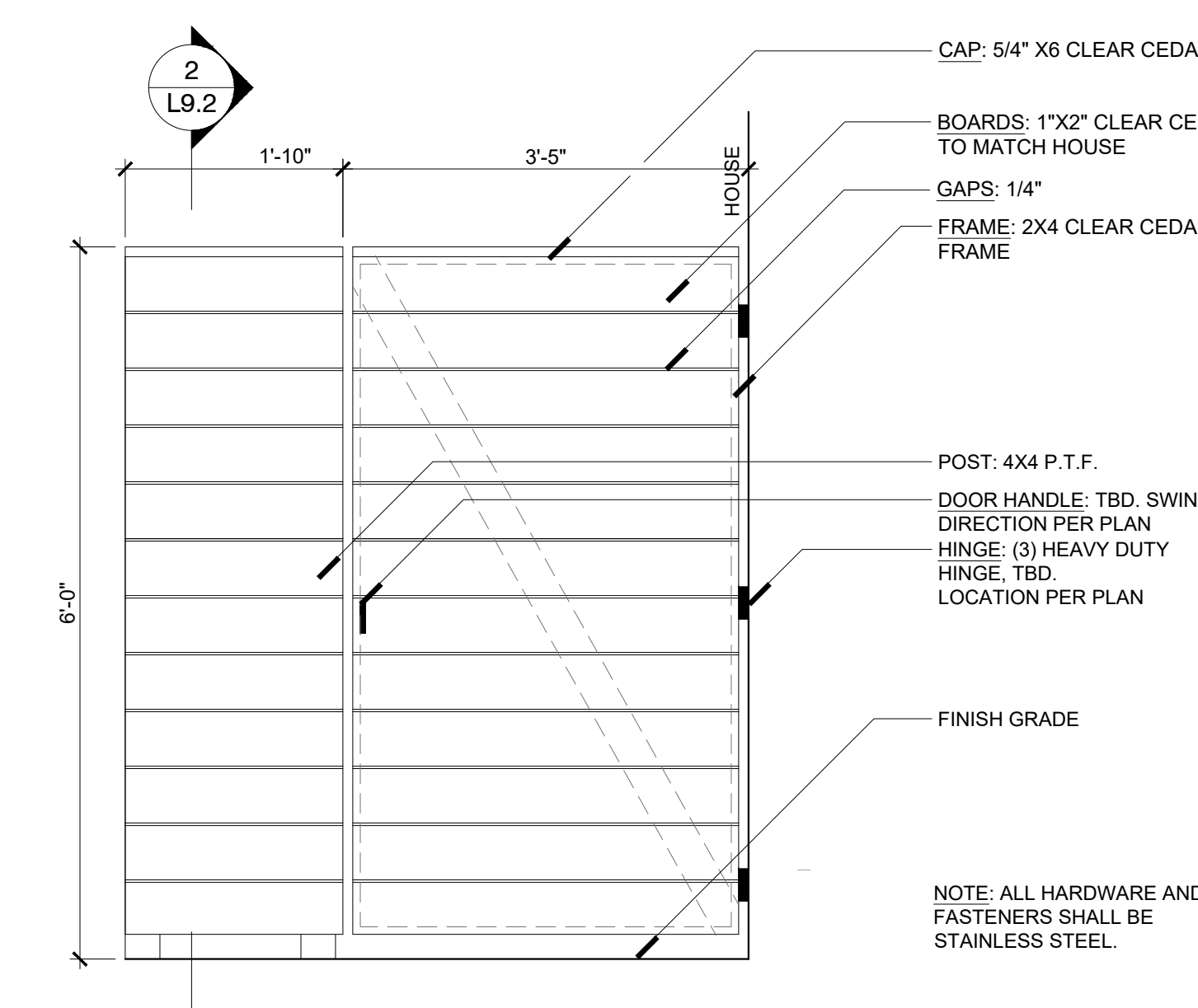
**HARDSCAPE DETAILS**

SHEET NO.

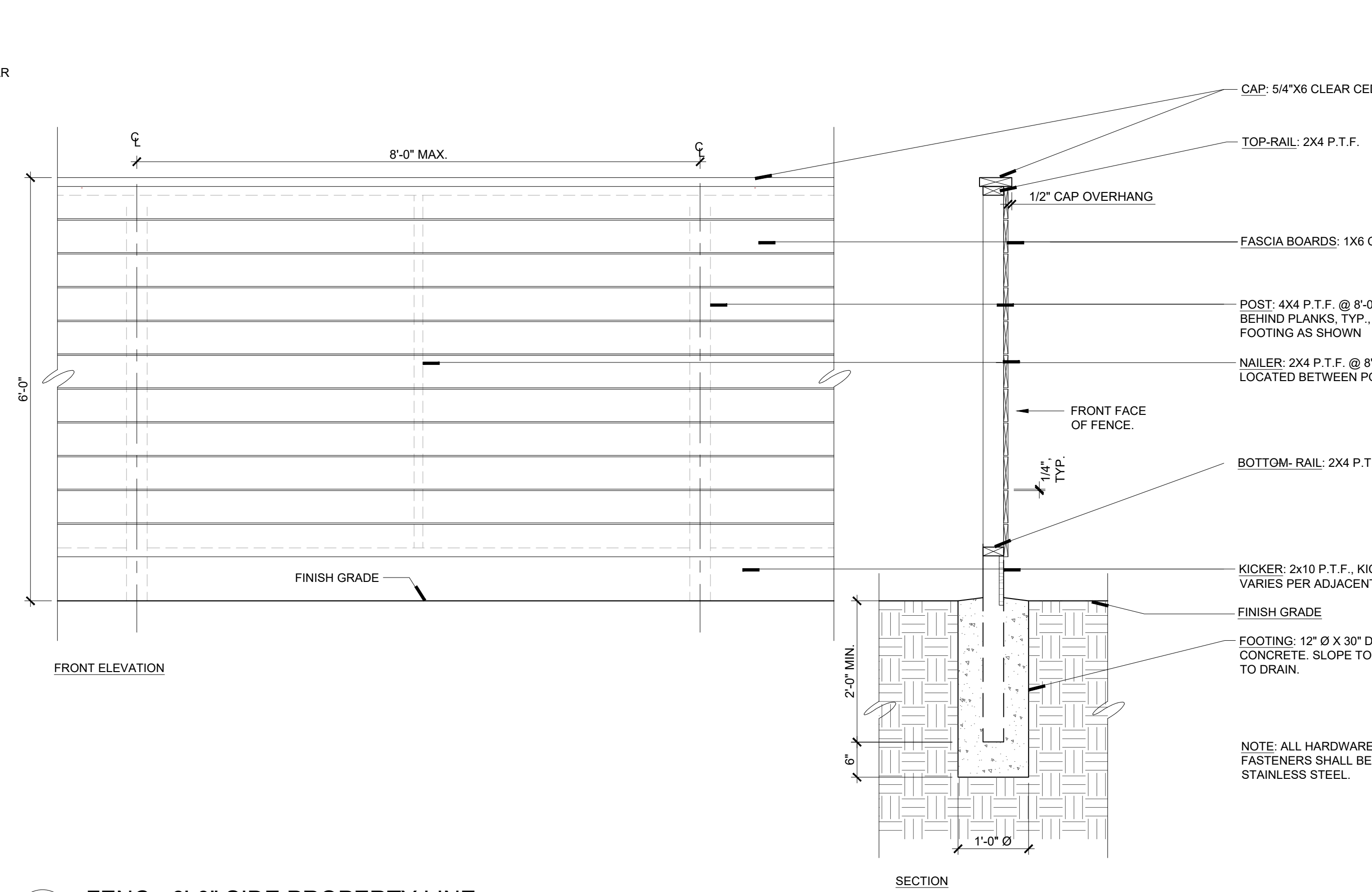
**L9.2**



**3 GATE - 4'-0" STREET FRONTAGE**  
ELEVATION  
1/2" = 1'-0"  
PRG-1821-17



**1 FENC - 4'-0" STREET FRONTAGE**  
ELEVATION  
1/2" = 1'-0"  
PRG-1821-15



**4 FENCE - GATE AT NORTH SIDE**  
ELEVATION  
3/4" = 1'-0"  
PRG-1821-47

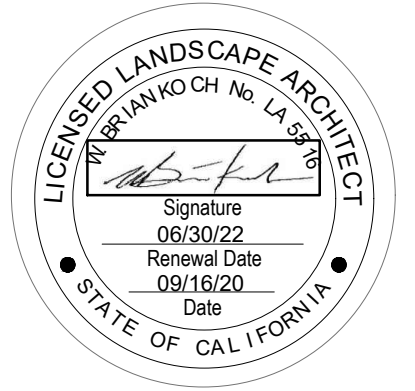
**2 FENC - 6'-0" SIDE PROPERTY LINE**  
ELEVATION  
3/4" = 1'-0"  
PRG-1821-21



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**PERMIT SET**

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 654 SAUSALITO BLVD  
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REVISIONS:

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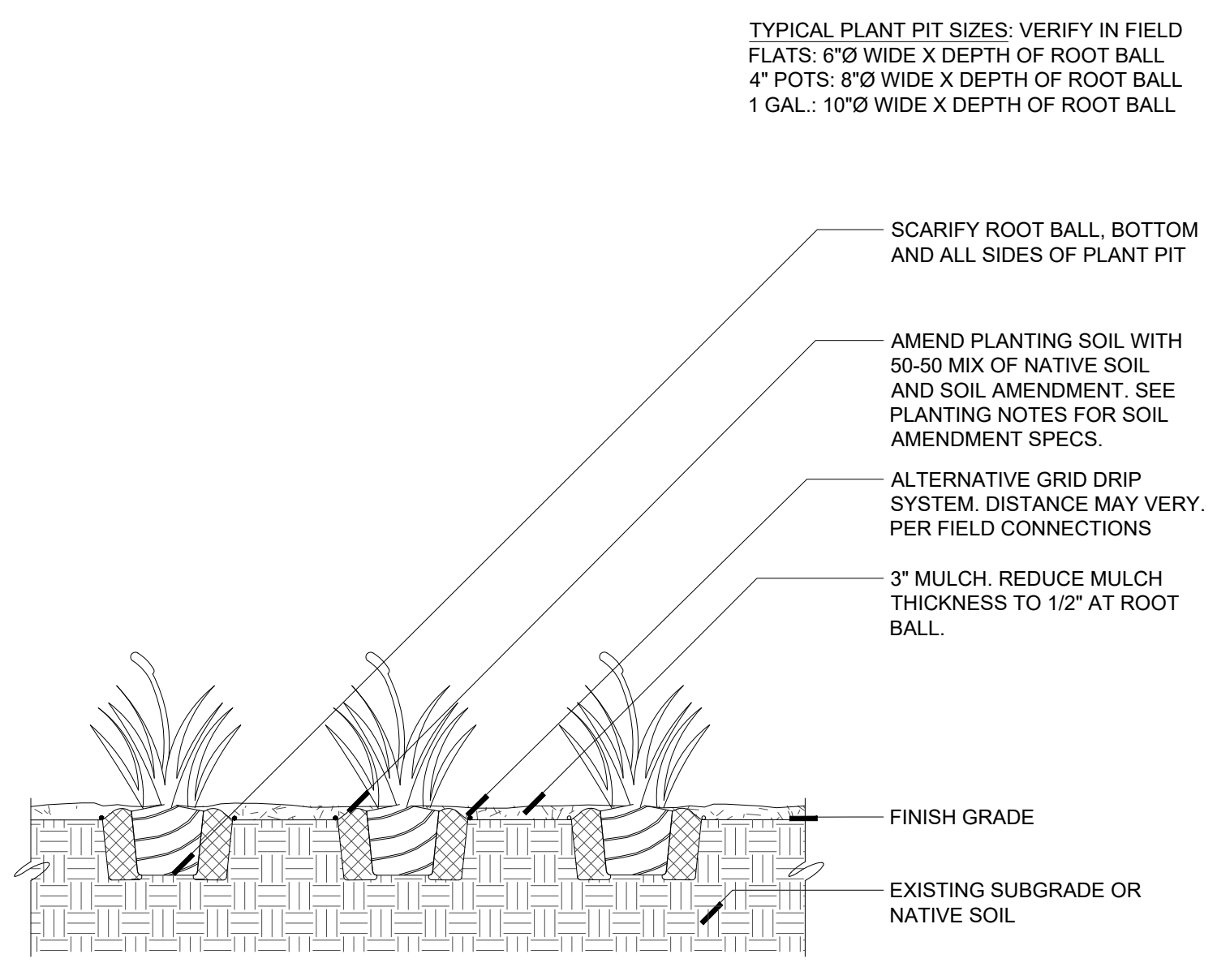
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 DRAWN BY: VY  
 CHECKED BY: BK  
 SCALE: N/A  
 PROJECT #: 1821

TITLE  
**SOFTSCAPE DETAILS**

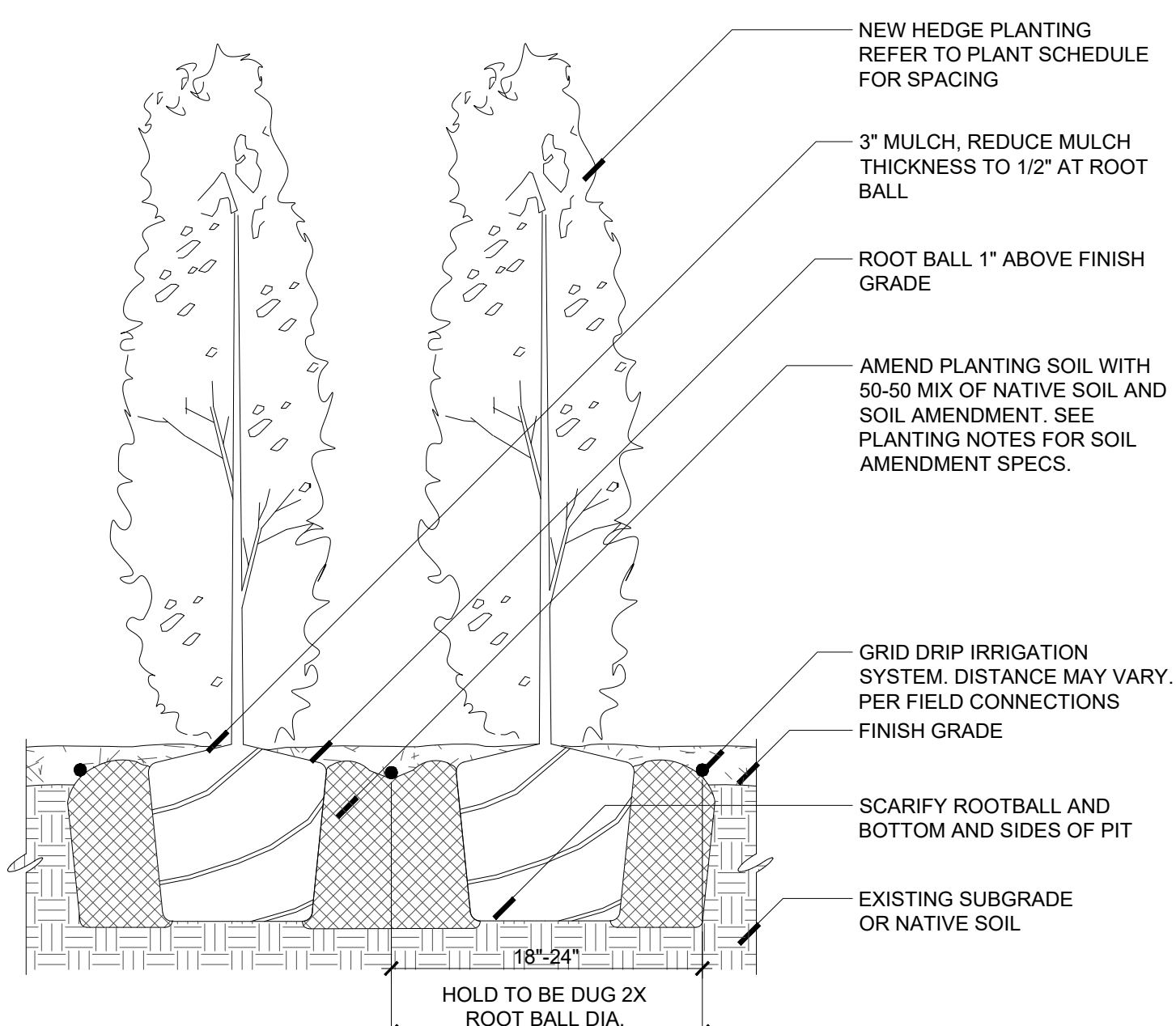
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**L10.0**

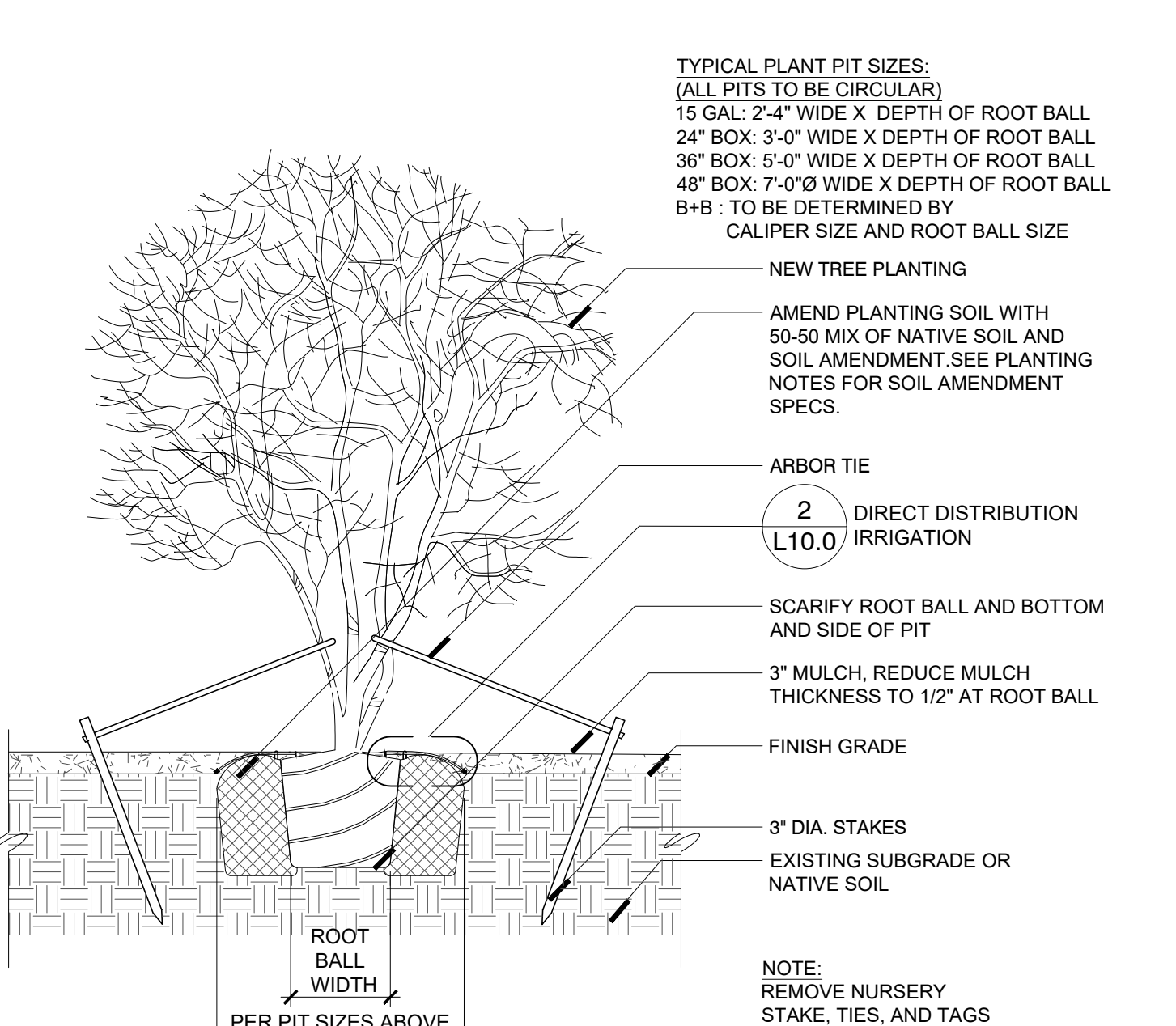
**10 PLNT - GROUNDCOVER (GRID)**  
 SECTION 1 1/2" = 1'-0" STA.PLNT.02



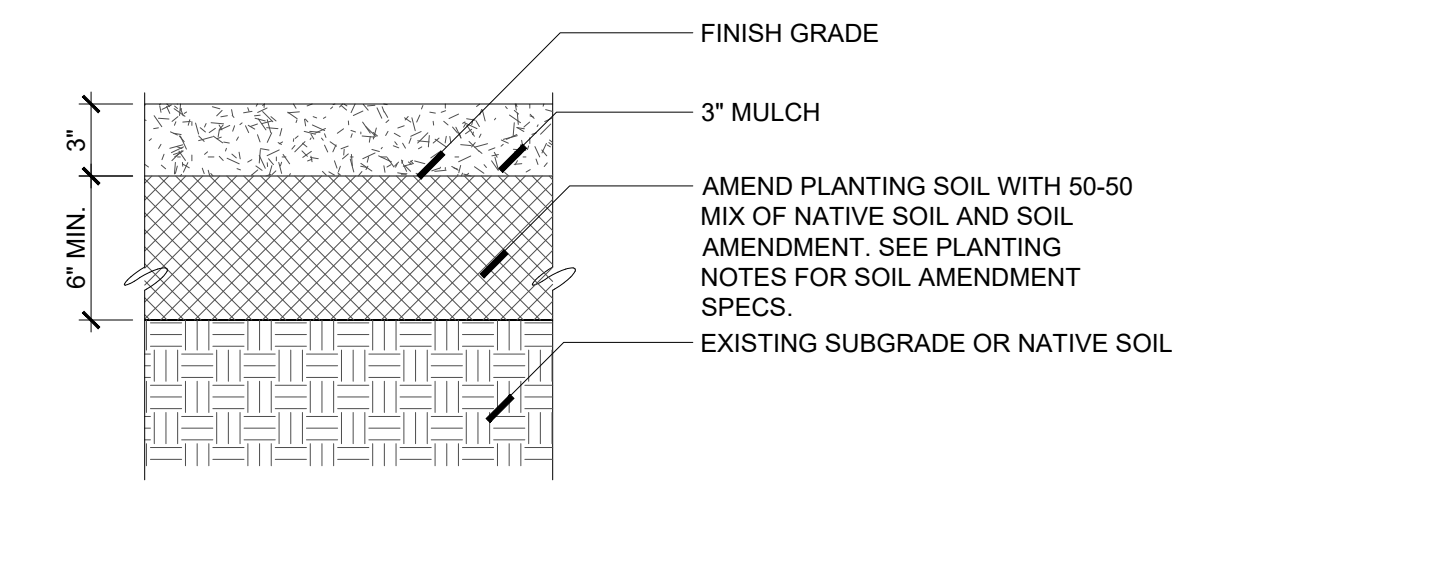
**7 PLNT - HEDGE (GRID)**  
 SECTION 1" = 1'-0" STA.PLNT.04



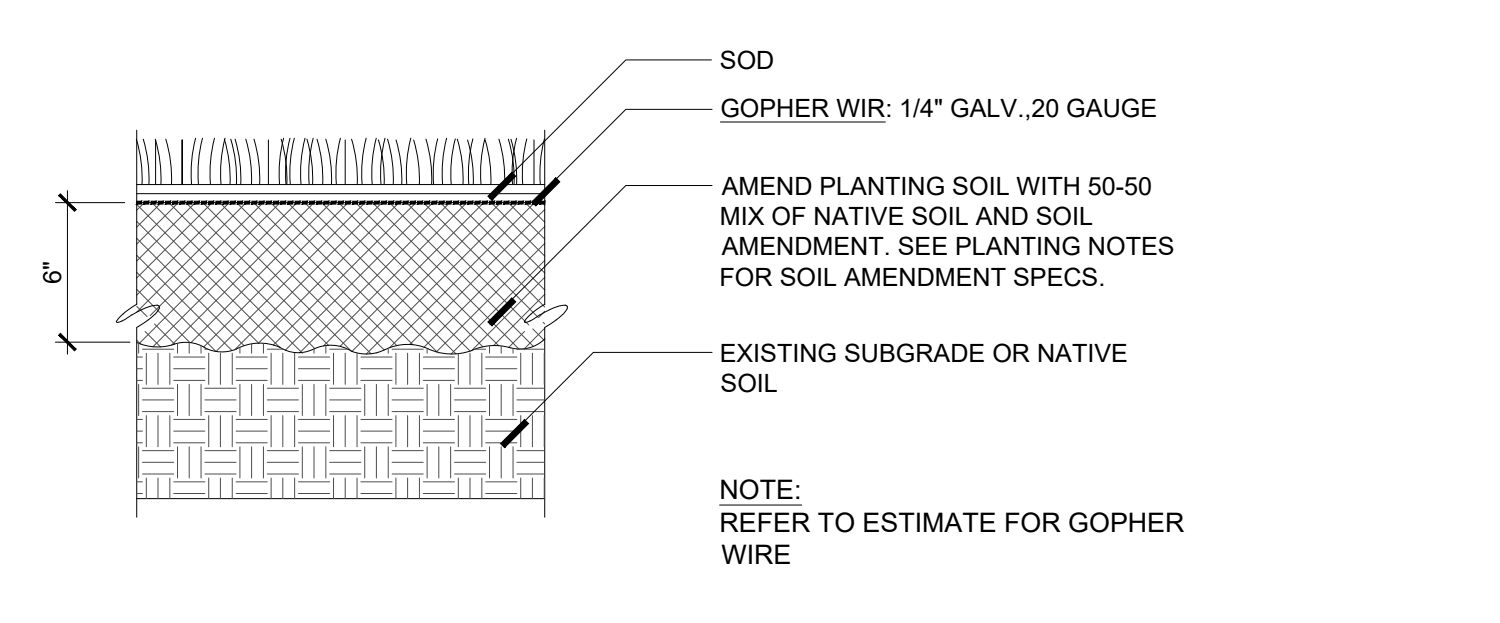
**4 PLNT - TREE MULTI-TRUNK**  
 SECTION 1/2" = 1'-0" STA.PLNT.08



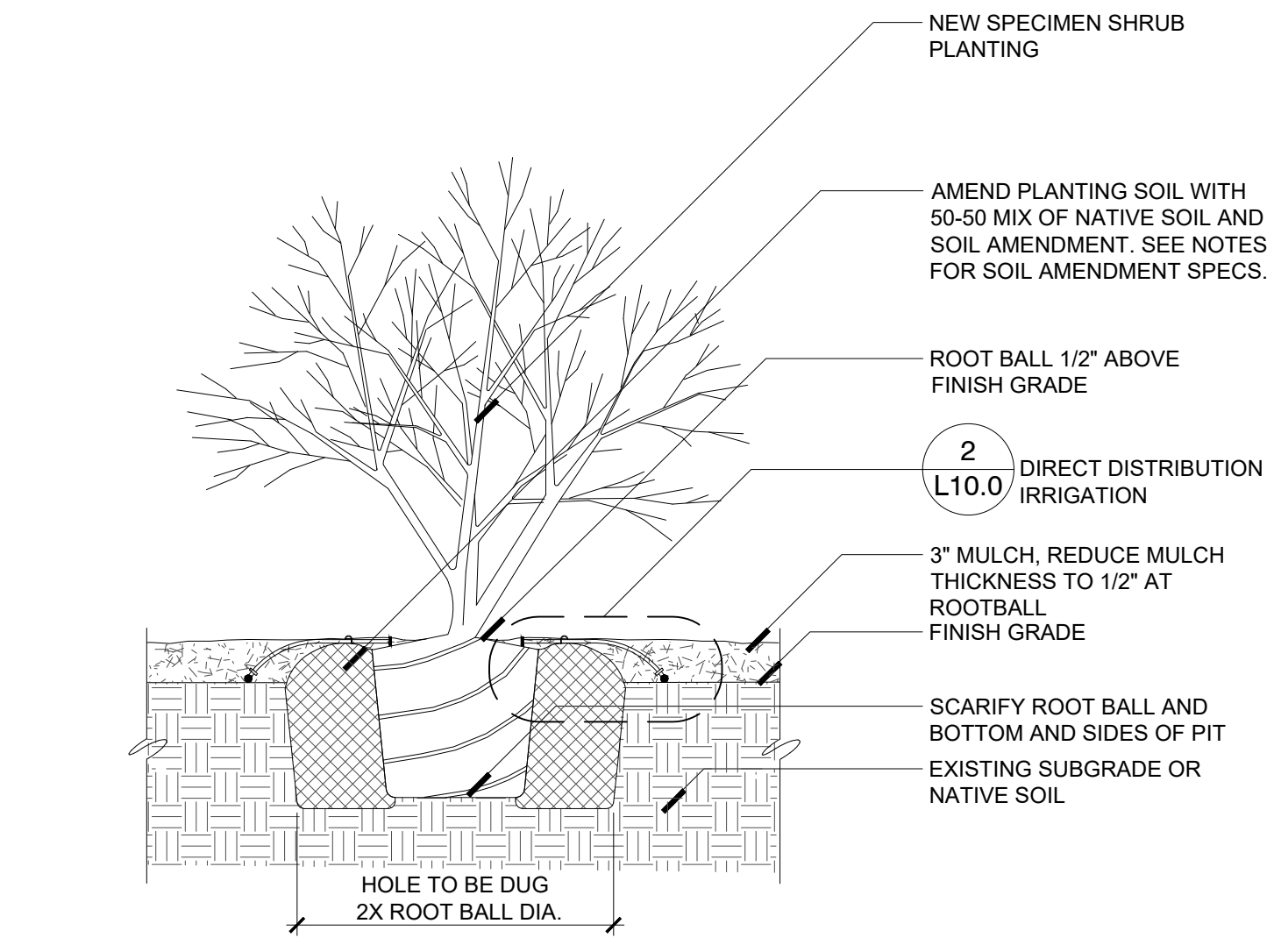
**1 PLNT - SOIL AMENDMENT**  
 SECTION 1 1/2" = 1'-0" STA.PLNT.09



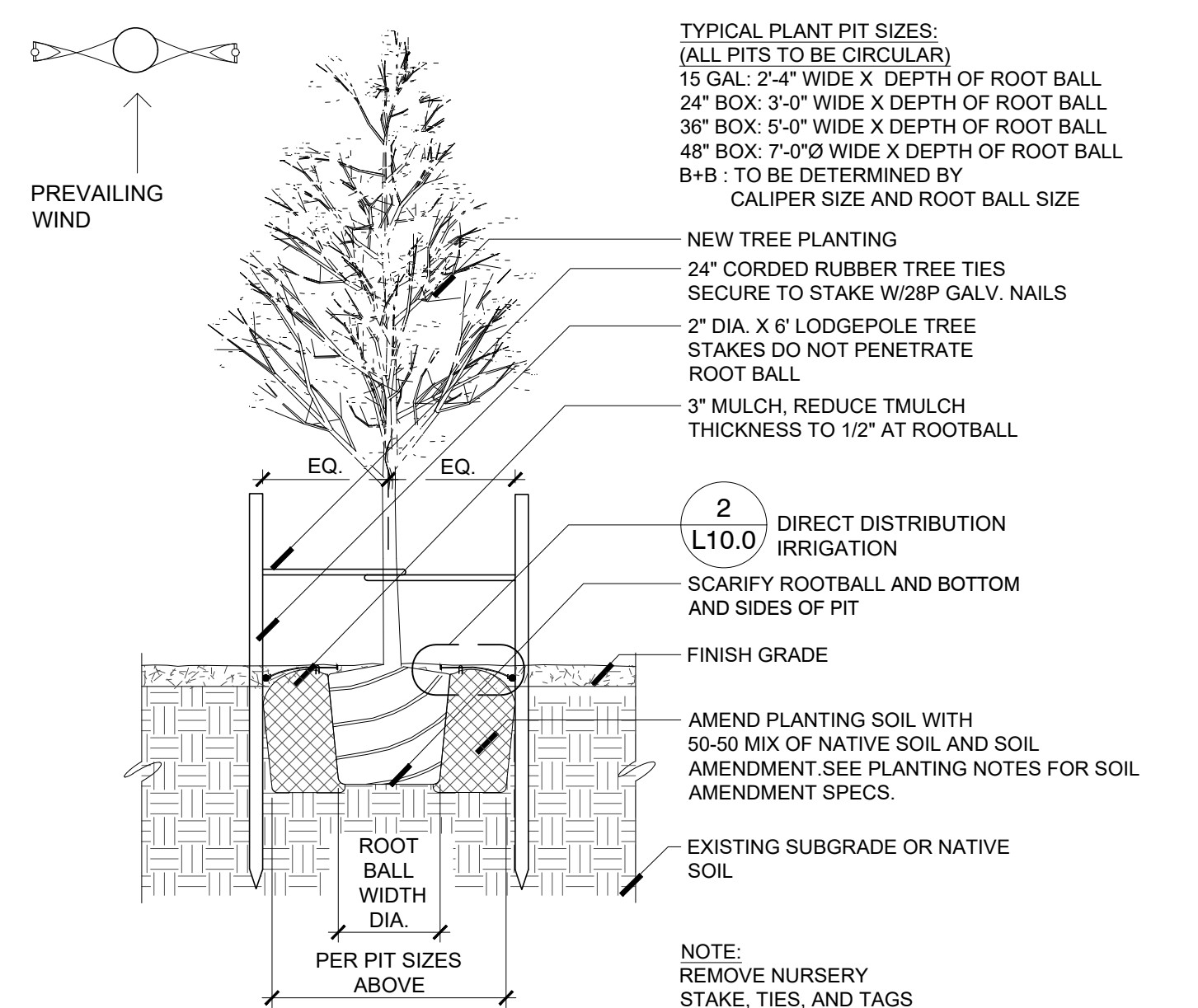
**11 PLNT - SOD**  
 SECTION 1 1/2" = 1'-0" STA.PLNT.07



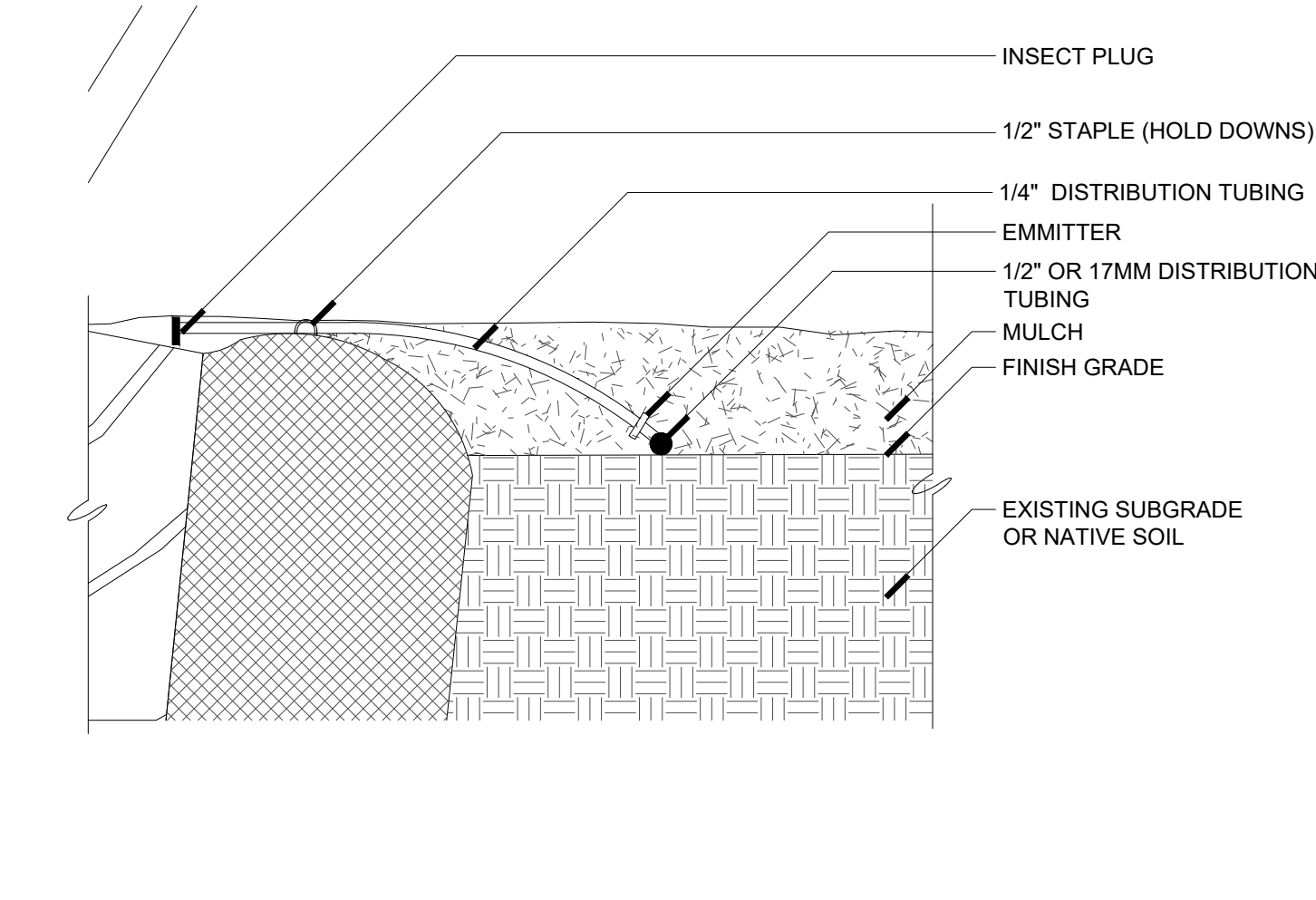
**8 PLNT - SHRUB (DIRECT)**  
 SECTION 1" = 1'-0" STA.PLNT.05



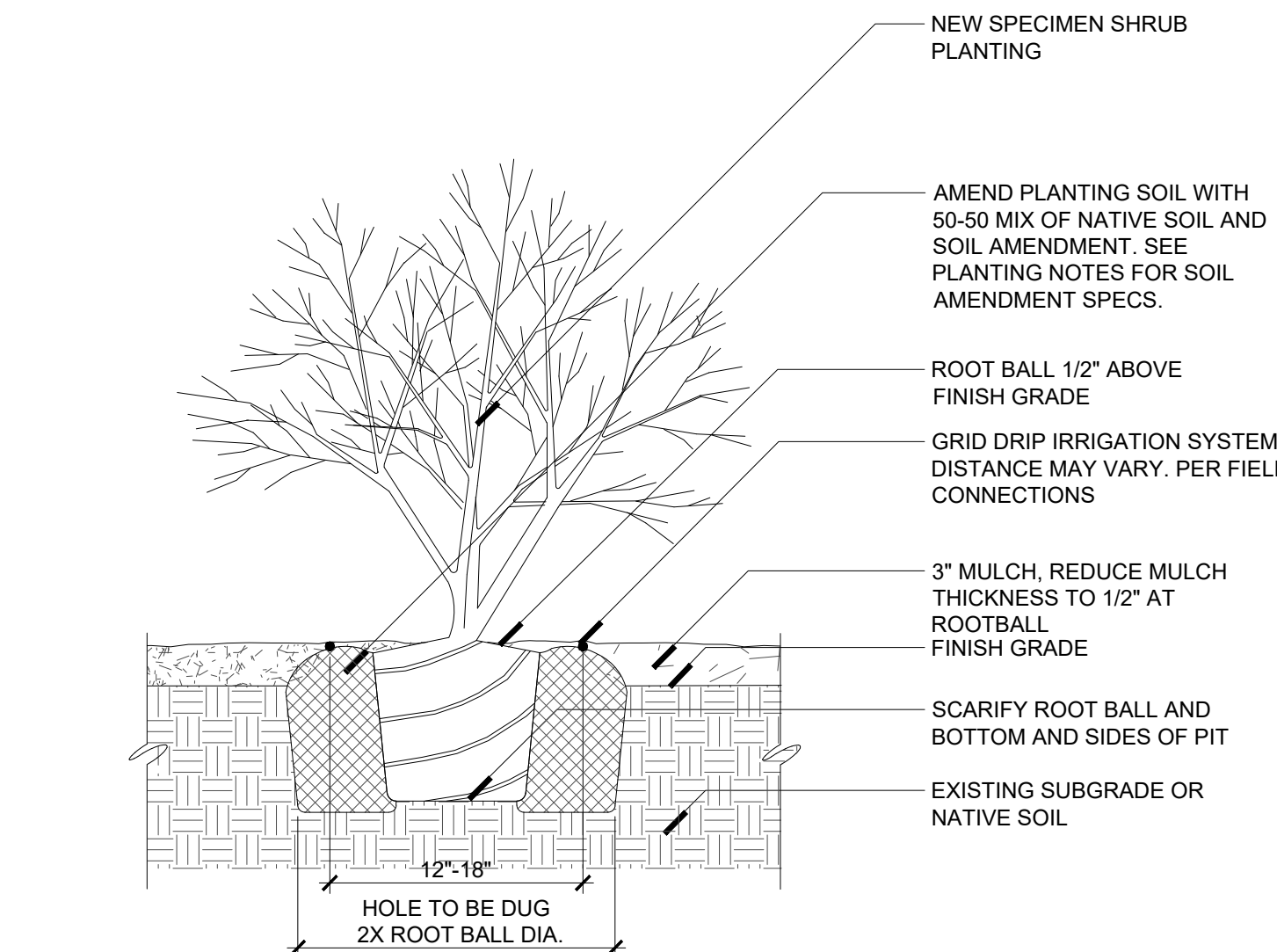
**5 PLNT - TREE**  
 SECTION 1/2" = 1'-0" STA.PLNT.10



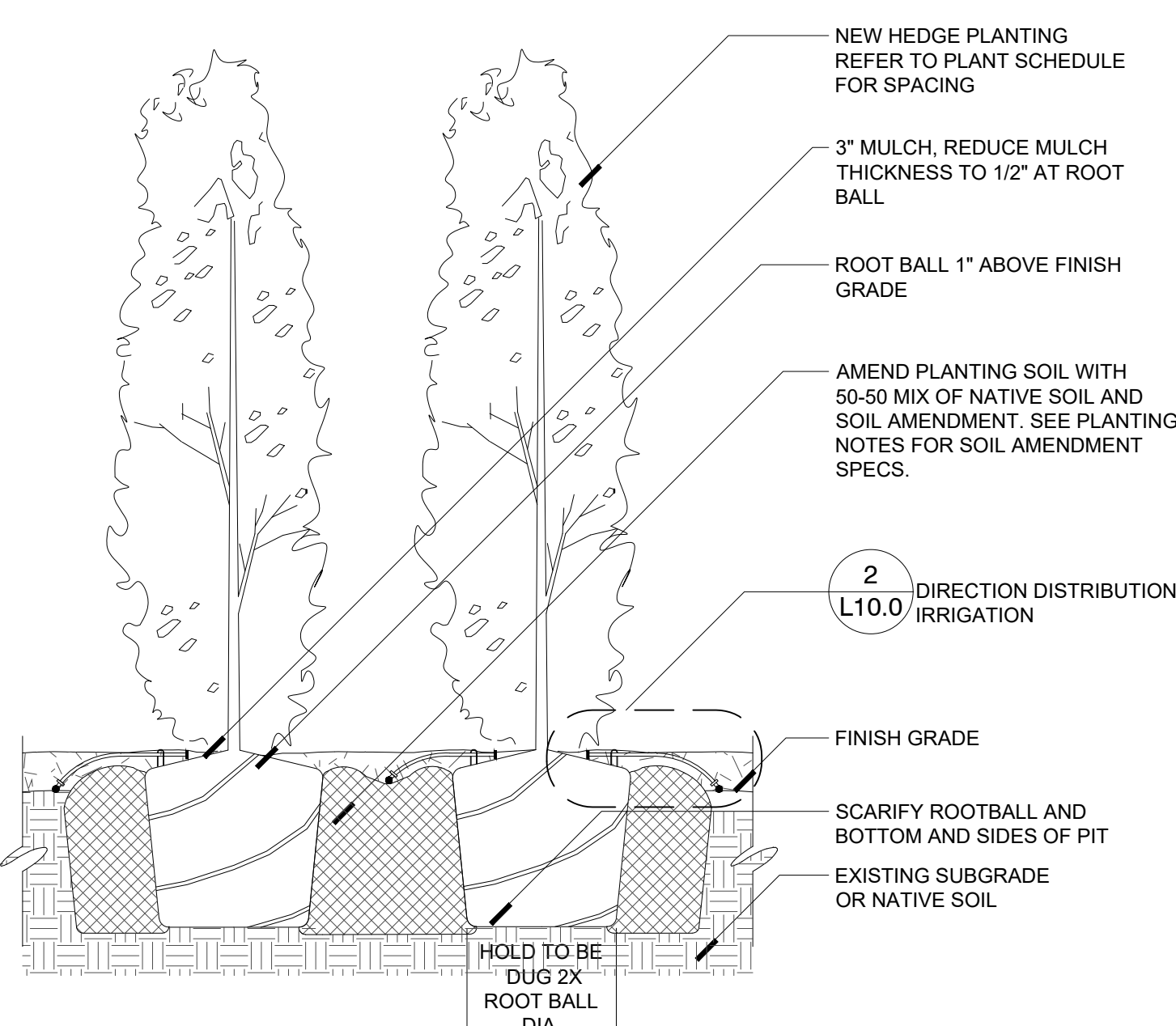
**2 PLNT - DIRECT DISTRIBUTION IRRIGATION**  
 SECTION 3" = 1'-0" STA.PLNT.01



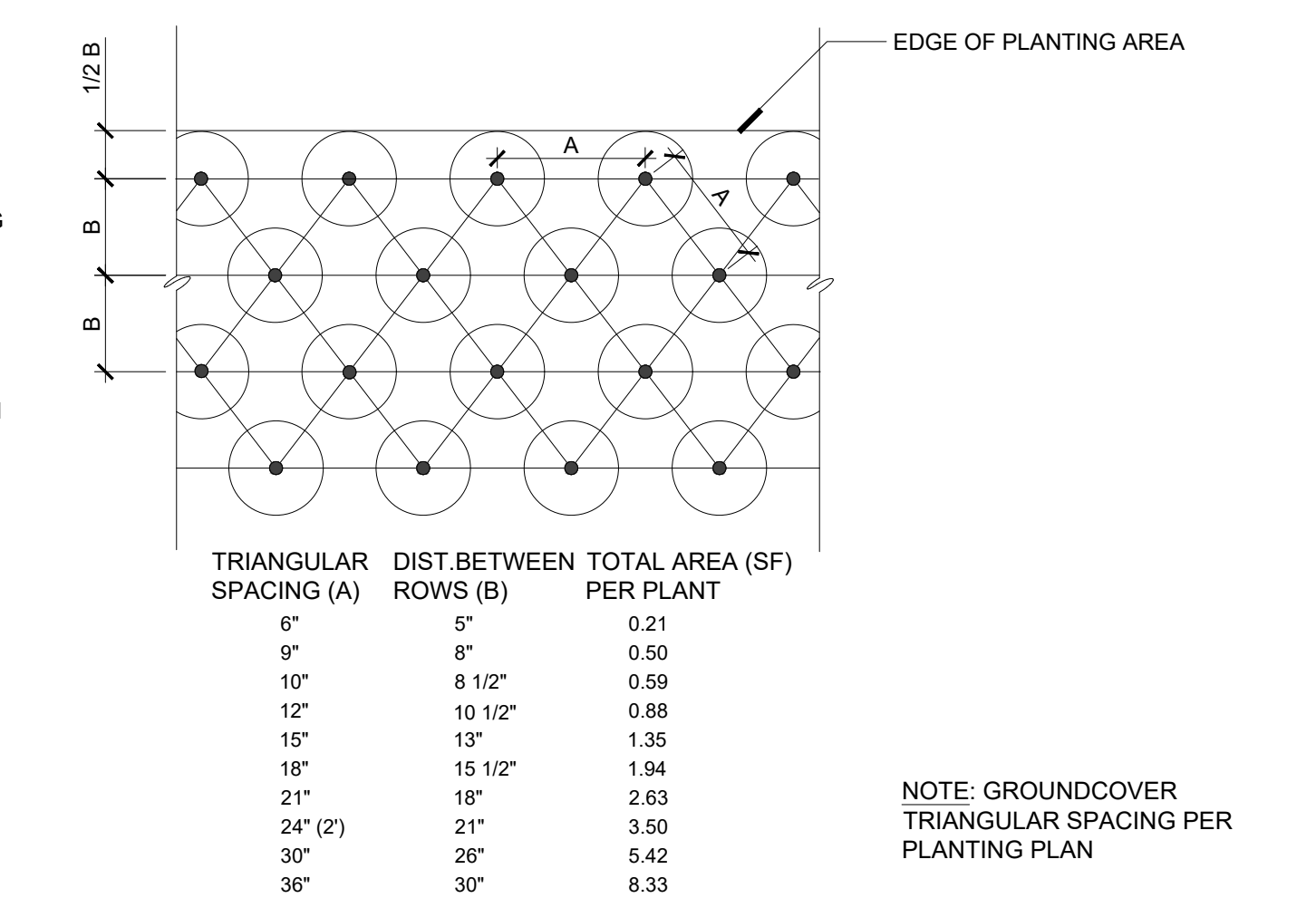
**9 PLNT - SHRUB (GRID)**  
 SECTION 1" = 1'-0" STA.PLNT.06



**6 PLNT - HEDGE (DIRECT)**  
 SECTION 1" = 1'-0" STA.PLNT.03



**3 PLNT - TRIANGULAR SPACING**  
 SECTION 1" = 1'-0" STA.PLNT.11





# FRONT ELEVATION

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



## COLOR SELECTION

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

