

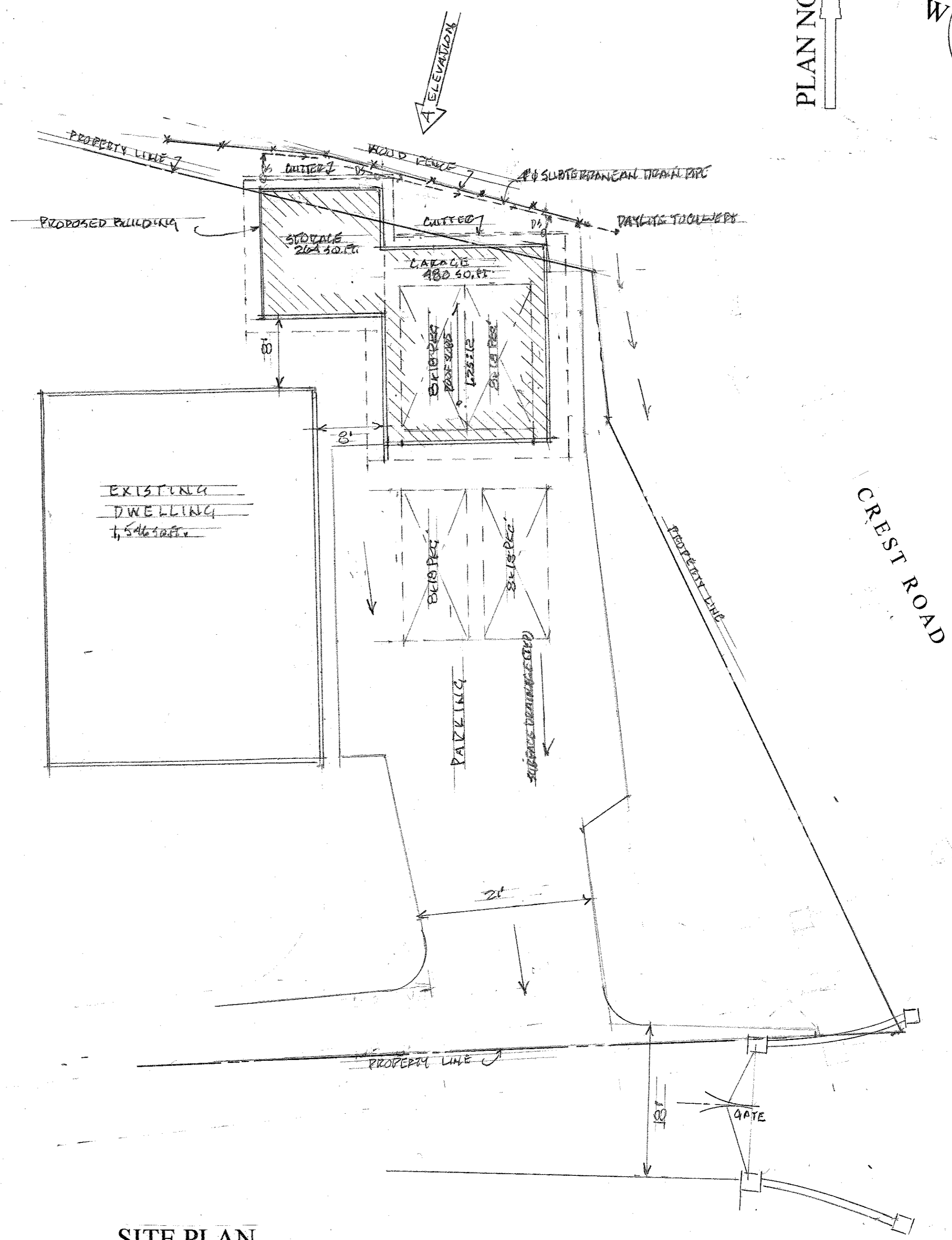
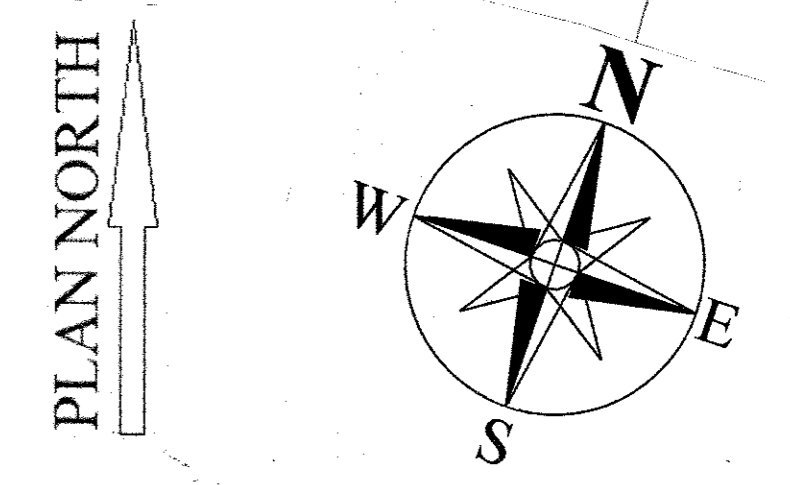
REVISIONS	BY
9-23-24	

GENERAL NOTES

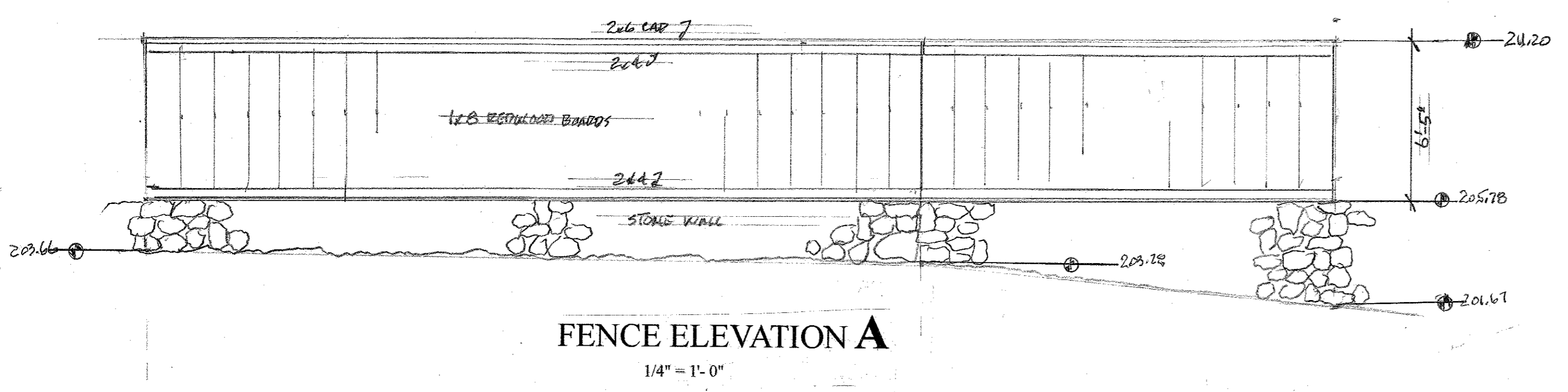
1. All work and materials shall be in full accordance with the latest rules, regulations and publications of the following codes:

- California Building Code 2022 Edition
- California Residential Code 2022 Edition
- California Fire Code 2022 Edition
- California Electrical Code 2022 Edition
- California Mechanical Code 2022 Edition

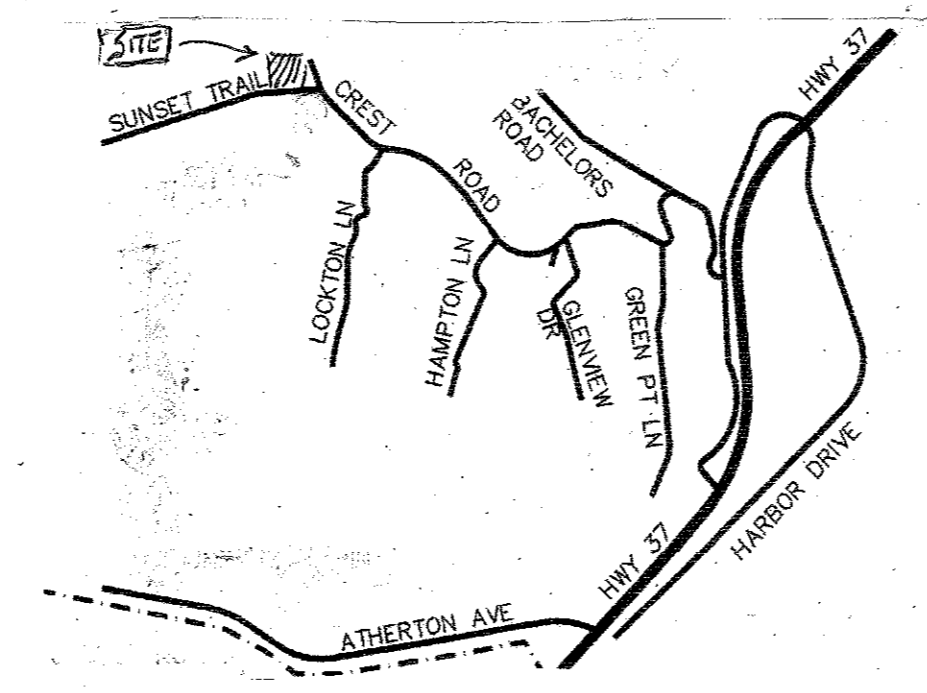
- Nothing in these plans is to be construed to permit work not conforming to these codes.
2. Construction activities shall comply with applicable Zoning Ordinance and Municipal Code Performance Standards regarding noise, dust, odor, vehicle traffic, etc.
 3. The Contractor shall be responsible for construction in conformance with the approved plans, specifications, and all code references under which the plans and specifications were approved.
 4. The Contractor shall visit the site and become familiar with the construction and other pertinent information regarding existing conditions.
 5. Prior to any excavation work, the Contractor shall verify that no underground utilities, drains, etc. or other subterranean impediments exist in the excavation area.
 6. An intact set of approved plans is to be available on the job-site at all times.
 7. The drawings are to be kept in a clean condition.
 8. All manufactured articles materials and equipment shall be applied, connected, erected, used, cleaned and conditioned in strict accordance with the Manufacturer's written recommendations, directions and specifications.
 9. Clean-up shall be performed as required to prevent accidents to personnel and occupants. To effect completion of the project in an orderly manner, protect the existing building and all work in place. Dispose of all debris and surplus material from the site in a legal manner. The job is to be left broom-clean at the completion of the day's work.
 10. All employees of the Contractor and all Subcontractors shall be covered by Workman's Compensation Insurance.



SITE PLAN
1" = 10' - 0"



FENCE ELEVATION A
1/4" = 1' - 0"



VICINITY MAP
NO SCALE

NOTE

For additional site information and details see :
TOPOGRAPHIC MAP by Cinquini & Passarino, Inc.
Job No. 10616-24

SITE AND PROJECT INFORMATION

Property address: 249 Crest Rd., Novato, CA 94945
Assessor's parcel number: 143-370-05
Owner: Wendy Calcaterra: (415) 215-0758
Latitude: 38.12
Longitude: -122.52
Zoning Classification: ARP-2
Lot size: 20,242 sq. ft.
existing dwelling: 1,546 sq. ft.
proposed building: 744 sq. ft.
TOTAL: 2,290 sq. ft.
Lot coverage 11%
Occupancy: U-1
Construction type: VB

Wendy Calcaterra

**SITE PLAN
GENERAL NOTES
FENCE ELEVATION**

**NEW GARAGE / STORAGE BUILDING and
DIMINISH HEIGHT OF EXISTING ENTRY GATE PILLARS**
249 Crest Rd. • Novato • Marin County • California
A/P # 143-370-05 OWNER/DESIGNER: Wendy Calcaterra: (415) 215-0758

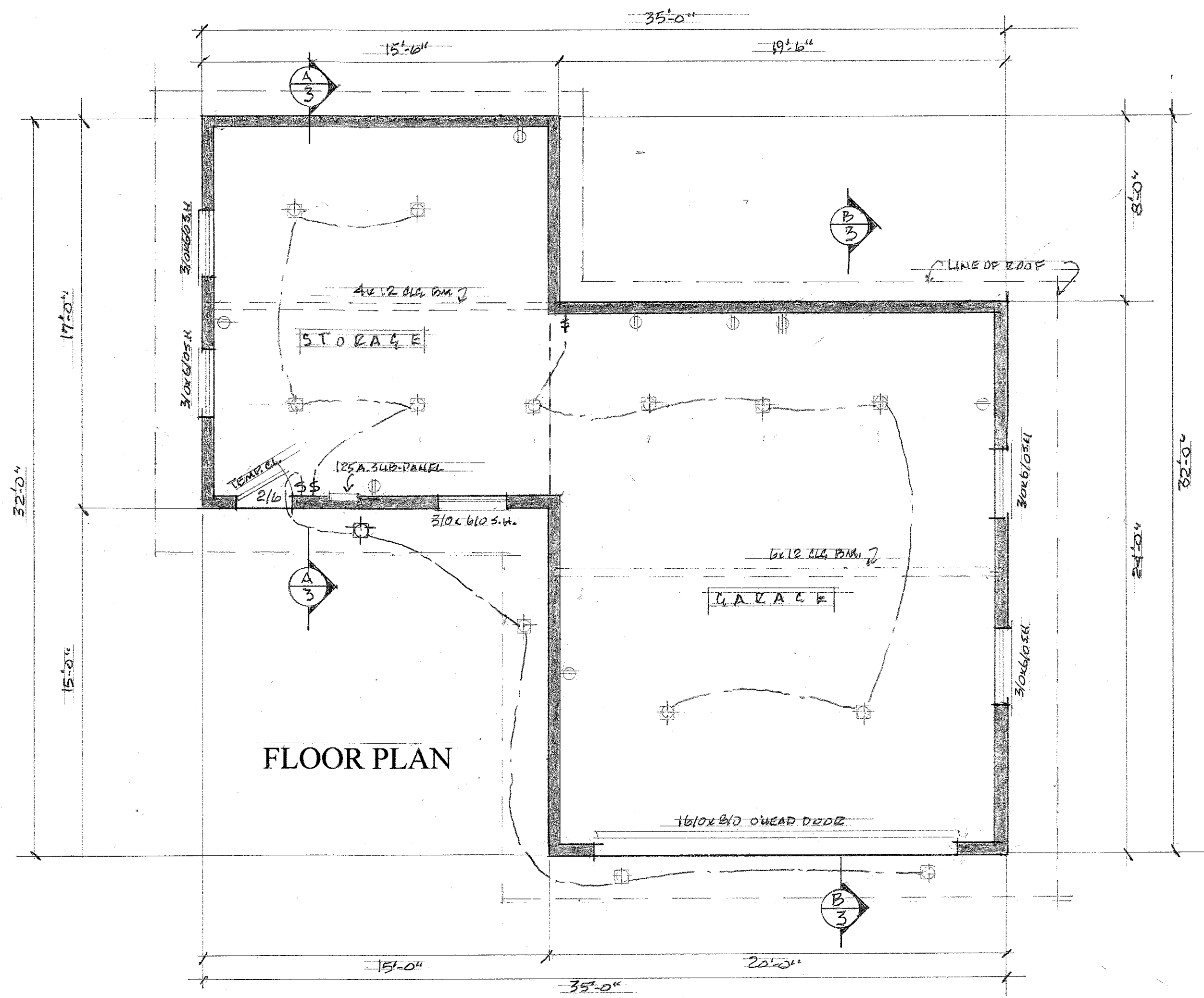
Date	5-21-24
Scale	NOTED
Drawn	
Job	
Sheet	1
Of 4	Sheets

PLAN NOTES

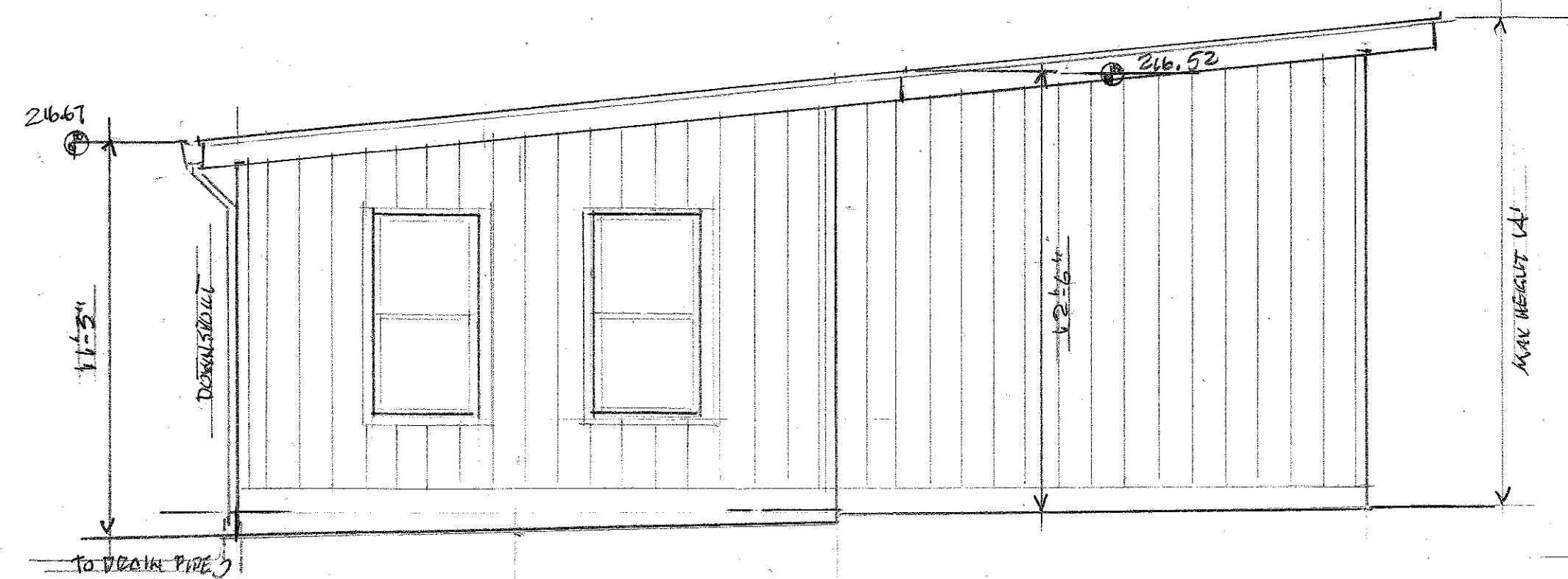
1. Partition and wall dimensions are to face of stud (F.O.S.) unless otherwise noted (U.O.N.).
2. Interior finish details; flooring, textures, trim, colors, surfaces, fixtures, etc. to be by mutual agreement between Contractor and Owner
3. The height of the step down to a landing beyond the threshold of an exterior door shall not exceed 1/2". Exceptions allow 3/4" at sliding doors and 7 3/4" at in-swinging doors.
4. Sizes called out for windows are nominal. Style, color and finish to be chosen by Owner. Prior to ordering, the Contractor shall confirm the Manufacturer's specifications for rough-opening dimensions.
5. All luminaries to be Light Emitting Diodes or other of high efficacy.
6. Provide (MIN) 20 lin. ft. of #4 bare copper conductor in lower 2" of concrete foundation as electrical grounding electrode.

LEGEND

- ⊕ switch
- ⊕ recessed ceiling light
- ⊕ 120 V. duplex outlet
- ⊕ 240 V. outlet



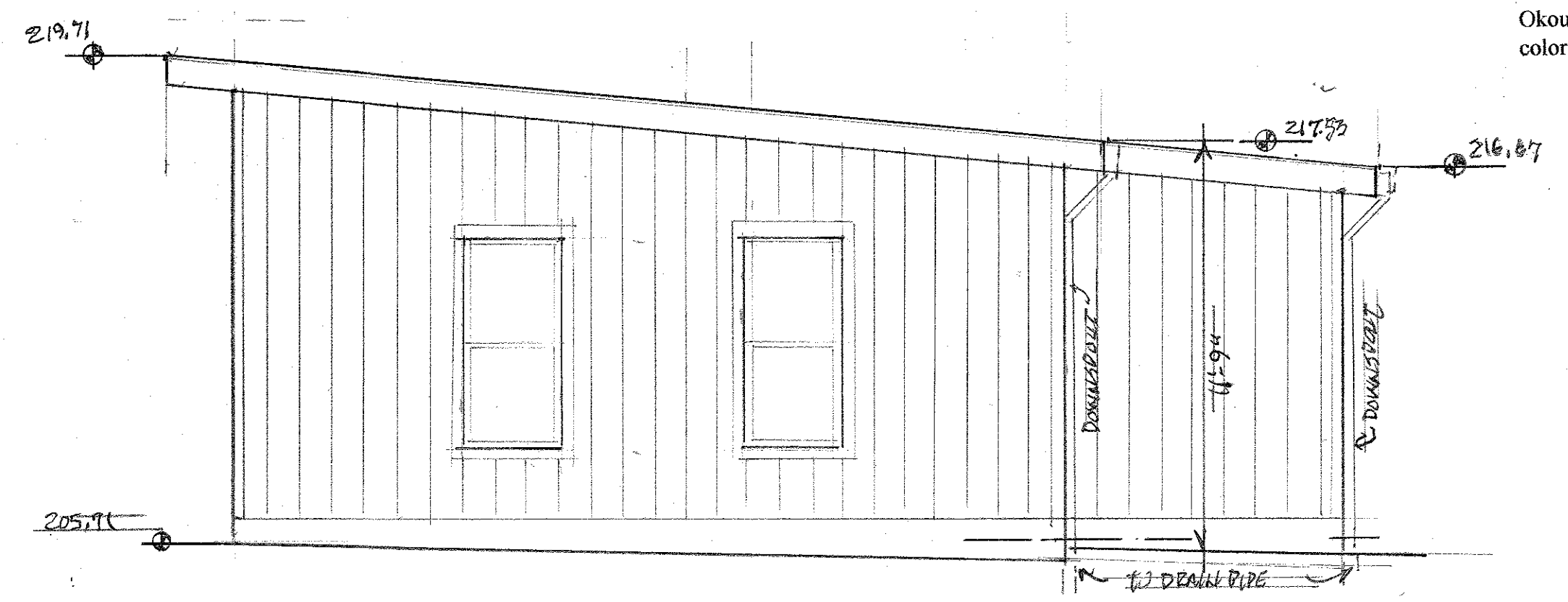
PLAN NORTH



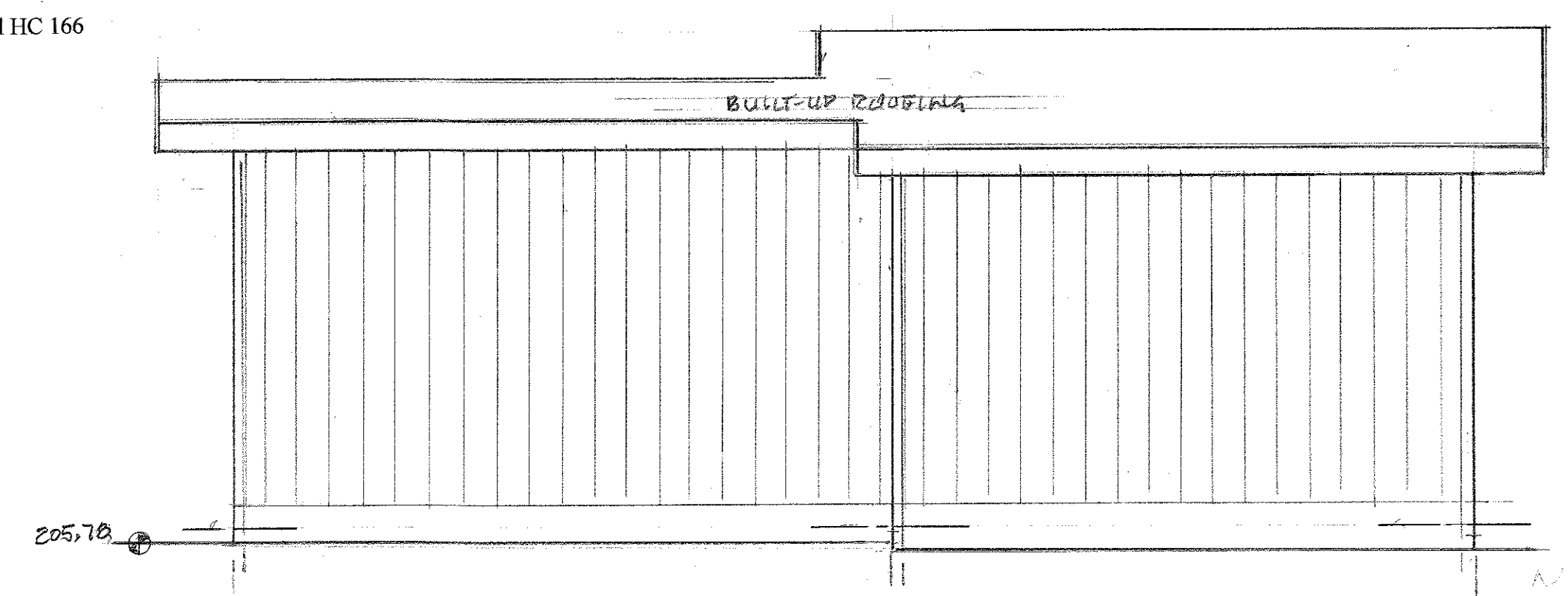
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

MATERIALS

- (5) Milgard Ultra temp. glass windows, black trim
- (1) Milgard Ultra temp. glass door, black trim
- (1) Carriage House garage door w/1/8" square glass windows, natural cedar trim
- Okoume 'Breckenridge' 5/8" siding,
- color: 'Benjamin Moore' Kendall Charcoal HC 166

REVISIONS	BY
9-23-24	

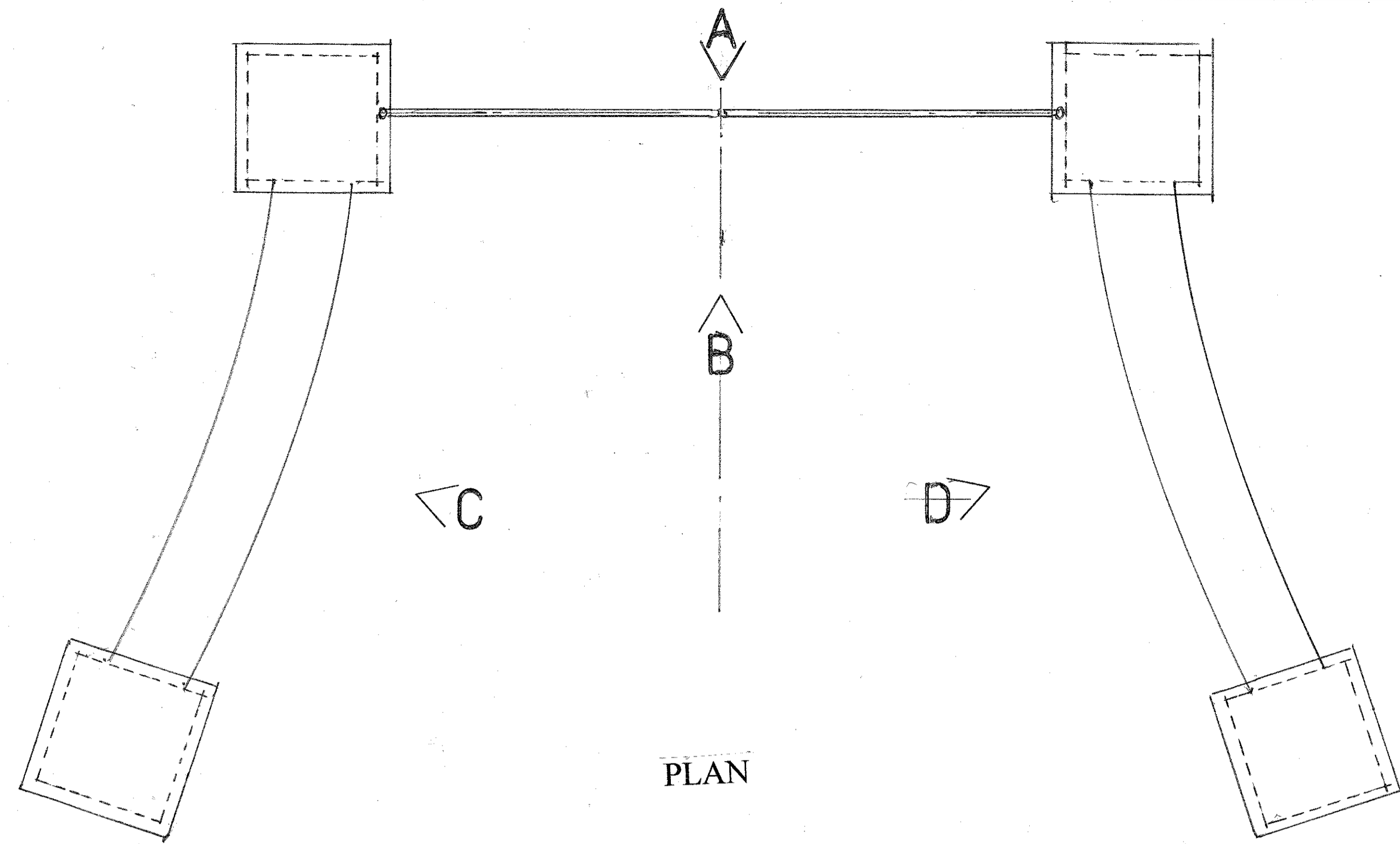
**FLOOR PLAN • PLAN NOTES
EXTERIOR ELEVATIONS**

Wendy Calcaterra
**NEW GARAGE / STORAGE BUILDING and
 DIMINISH HEIGHT OF EXISTING ENTRY GATE PILLARS**
 249 Crest Rd. • Novato • Marin County • California
 A/P # 143-370-05 OWNER/DESIGNER: Wendy Calcaterra: (415) 215-0758

Date	5-21-24
Scale	1/4" = 1'-0"
Drawn	
Job	
Sheet	2
Of 4	Sheets

REVISIONS	BY
9-23-24	

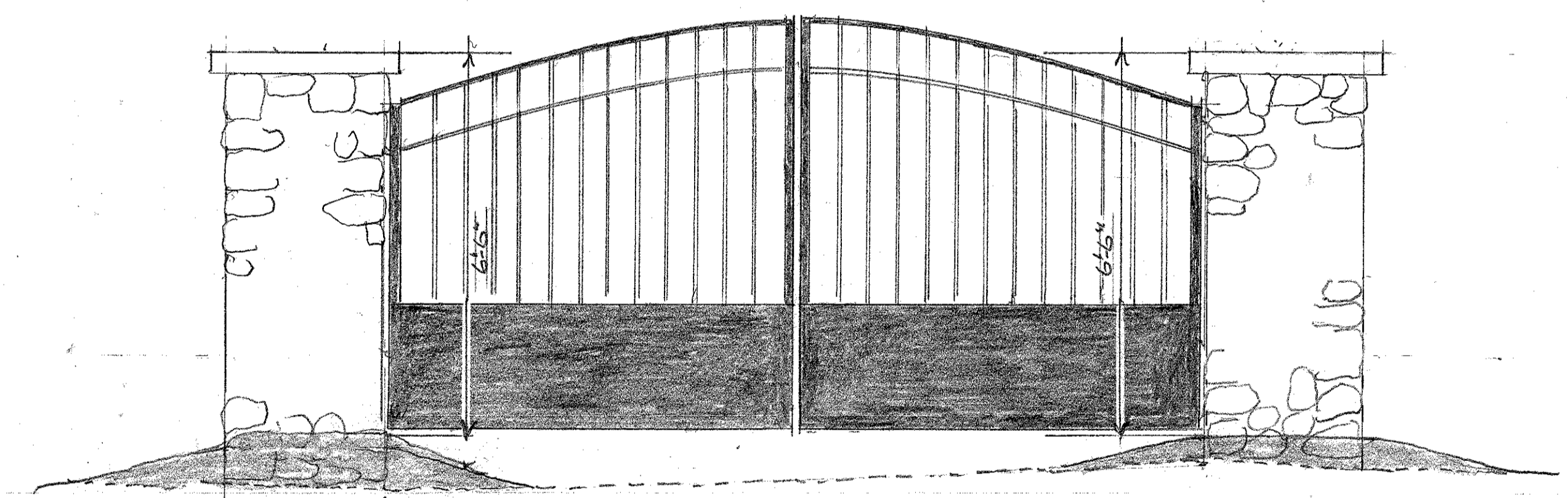
ENTRY GATE PILLARS



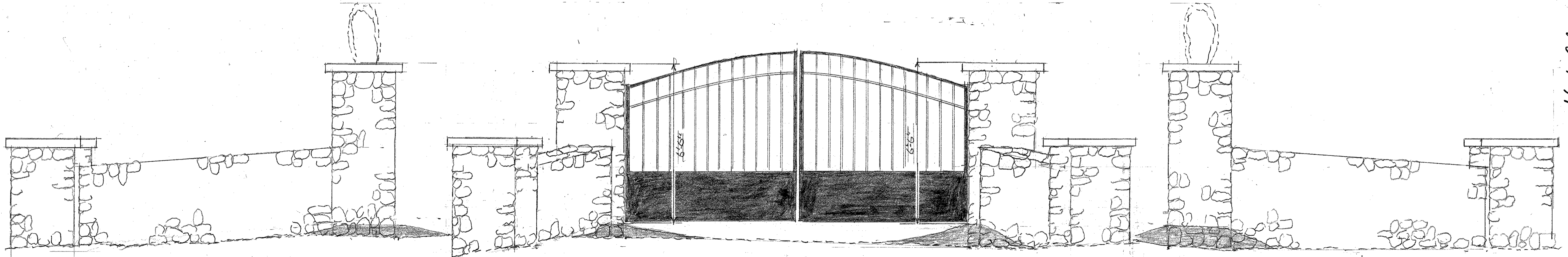
PLAN

MATERIALS

- concrete pillars w/ natural stone cladding, 3" caps poured in place
- (2) 7'x 6.7' Royal Style iron swinging gates, 24" bottom plates, black w/ arm kits welded to gates
- (2) 'Liftmaster' CSW-24UL commercial gate operators on concrete pads
- (2) loop detectors
- Fire Dept. Knox lock system



VIEW A



VIEW C

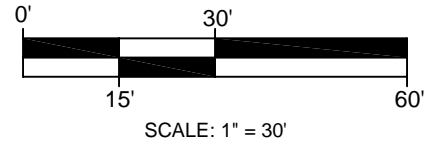
VIEW B

VIEW D

Wendy Calcaterra

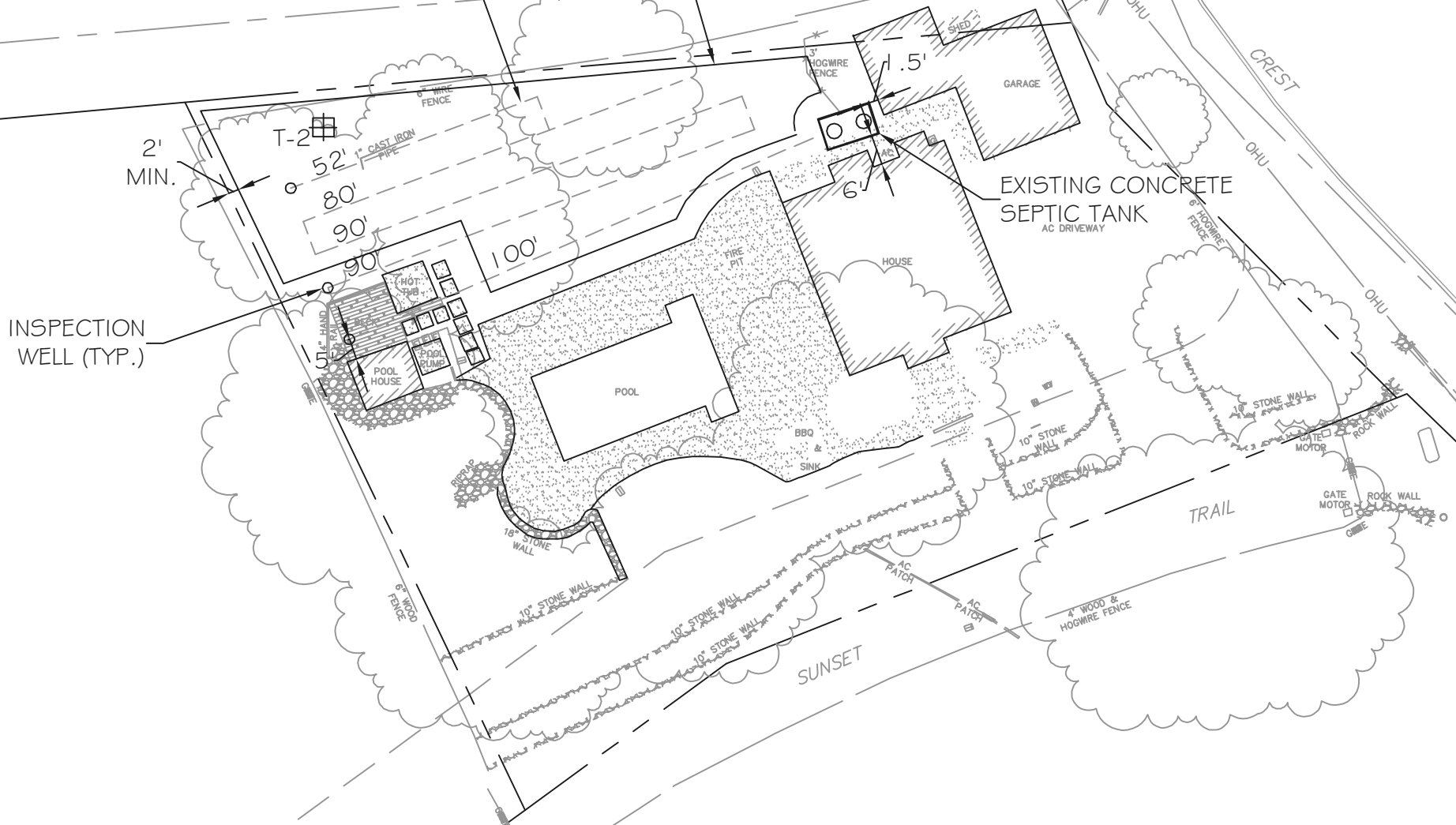
**NEW GARAGE / STORAGE BUILDING and
 DIMINISH HEIGHT OF EXISTING ENTRY GATE PILLARS**
 249 Crest Rd. • Novato • Marin County • California
 A/P # 143-370-05 OWNER/DESIGNER: Wendy Calcaterra: (415) 215-0758

Date	5-21-24
Scale	1/2" = 1'-0"
Drawn	
Job	
Sheet	4
Of 4	Sheets



NEW RESERVE AREA
3,382 FT² DRIP IRRIGATION LEACHFIELD

EXISTING LEACHFIELD PERMITTED
BY EHS 2/5/2013



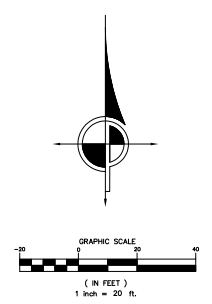
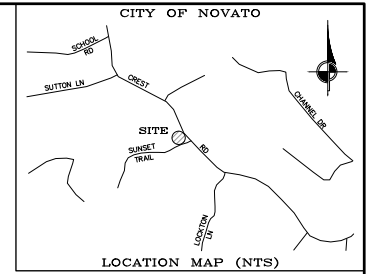
100 Shoreline Highway
Bldg B, Suite 100
Mill Valley, CA 94941
510.390.3982
**eckman environmental
designs, inc**



RESIDENCE
249 CREST ROAD
NOVATO, CALIFORNIA

CLASS III
ON-SITE WASTEWATER SYSTEM PLAN

APN	143-370-05
DATE / REV.	11-02-2024 / A
SCALE/SIZE	NONE / LETTER
SHEET	1 OF 1



BENCHMARK
 CINQUINI & PASSARINO CONTROL POINT NO. 24, BEING A MAG NAIL AS SHOWN HEREON.
 ELEVATION = 198.13' (NAVD 88)

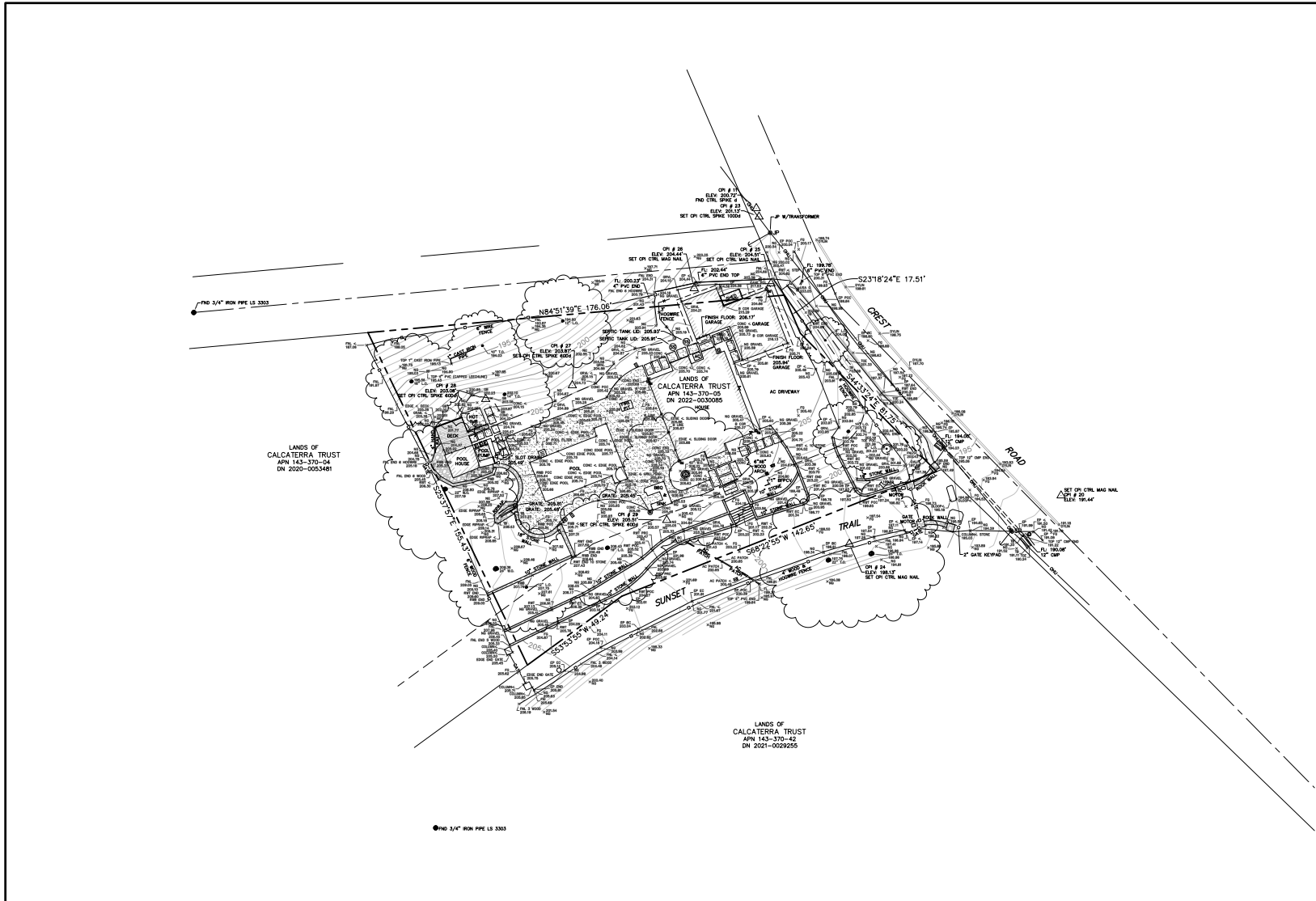
THE ORTHOMETRIC ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND WERE DETERMINED BY STATIC GPS TIES TO CGPS STATION SVIN WITH A PUBLISHED ELIPSOIDAL HEIGHT OF -88.773'. IN ADDITION TO APPLYING THE NGS GEOID HEIGHT MODEL "GEOID09".

BASIS OF BEARINGS
 THAT RECORD OF SURVEY FILED IN BOOK 2013 OF MAPS AT PAGE 11, MARIN COUNTY RECORDS.

SURVEYOR'S STATEMENT
 THIS MAP REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION ON SEPTEMBER 3, 2024 AND REPRESENTS THE VISUAL SURFACE CONDITIONS AS OF FORESAID DATE.

LESLIE KIRBY, P.L.S. 9072

CINQUINI & PASSARINO, INC.
 PROFESSIONAL LAND SURVEYOR
 STATE OF CALIFORNIA
 PLS 9072
 9/11/2024 DATE



LEGEND (ALL SYMBOLS MAY NOT APPLY)

--- SUBJECT PROPERTY BOUNDARY	☐ CABLE TV BOXES	☎ RAINWATER LEADER	☐ WATER BLOWOFF	☐ PARKING METER	--- OVERHEAD ELEC./HIGH VOLTAGE	● TREE TRUNK & DRIP LINE	▨ BUILDING PERIMETER	FS FINISH GRADE	ETW EDGE OF TRAVELED WAY
● FOUND IRON PIPE, AS NOTED.	☐ TELEPHONE MANHOLE	☐ POAE MANHOLE	☐ WATER BACKFLOW PREVENTOR	☐ JUNCTION POLE	--- OVERHEAD UTL./HIGH VOLTAGE	● BLACK OAK	▨ WOOD DECK/STAIRS	BSW BACK OF SIDEWALK	SHWT DOUBLE YELLOW BUTTON
--- FOUND MAG. NAIL, AS NOTED.	☐ TELEPHONE BOXES	☐ POAE	☐ WATER FIRE HYDRANTS	☐ JUNCTION POLE W/LIGHT	--- OVERHEAD TELEPHONE	● WAL. BLACK WALNUT	▨ DECK ROCK/BRICK	EP EDGE OF PAVEMENT	SHWT SINGLE YELLOW BUTTON
● FOUND PN, AS NOTED.	☐ ELECTRIC BOXES/OUTLET	☐ TRAFFIC SIGNAL POLE	☐ WATER HOSE BIB/SPRINKLER	☐ POWER POLE	--- OVERHEAD GUY WIRE	● E.M.W. ENGLISH WALNUT	▨ CONCRETE	EN EDGE NON-PAVED RD	DTM DOUBLE YELLOW LINE
● FOUND REBAR, AS NOTED.	● NATURAL GAS VALVE	☐ TRAFFIC SIGNAL POLE W/LIGHT	☐ WATER METER	☐ SERVICE POLE	--- USA NATURAL GAS	● EUCALYPTUS	▨ TRUNCATED DOMES	TC TOP FACE OF CURB	SHWT SINGLE WHITE BUTTON
● FOUND RAILROAD SPIKE, AS NOTED.	☐ NATURAL GAS VALVE	☐ TRAFFIC SIGNAL BOX	☐ WATER VALVES	☐ SERVICE POLE	--- USA NATURAL GAS	● L.A. LIVE OAK	▨ DIAMOND PLATE	MC BACK ROLLED CURB	SHLN SINGLE WHITE LINE
● FOUND SLASH, AS NOTED.	☐ NATURAL GAS VALVE	☐ TRAFFIC DETECTOR POT	☐ WATER WELL	☐ GUY POLE	--- USA STORM DRAIN	● MAD MADRONE	▨ WOOD WALL/LOG	UP LIP OF GUTTER	CMP CORRUGATED METAL PIPE
● FOUND TAG, AS NOTED.	☐ SANITARY SEWER CLEANOUT	☐ TRAFFIC DETECTOR LOOP	☐ POST INDICATOR VALVE	☐ GUY ANCHOR	--- USA SEWER/FORCE MAIN	● MANDARINA	▨ BRICK	BCW BUILDING CORNER	RFI REINFORCED CONC. PIPE
● FOUND T BAR, AS NOTED.	☐ SANITARY SEWER MANHOLE	☐ STREET LIGHT/LANDSCAPE LIGHT	☐ MONITORING WELL	☐ CHAINLINK FENCE	--- USA WATER/RECLAIMED	● CHINESE PISTACHIO	▨ ROADWAY STRIPING	BM BUILDING LINE	HPD HIGH DENSITY POLYETHYLENE
● FOUND MONUMENT IN WELL, AS NOTED.	☐ STORM DRAIN CATCH BASIN	☐ STREET LIGHT BOX	☐ AIR CONDITIONING UNIT	--- WIRE FENCE	--- USA FIRE WATER/IRRIGATION	● UNKN. SPECIES	▨ NATURAL GROUND	RM RETAINING WALL TOP/BOTTOM	PL PROPERTY LINE
● SURVEY CONTROL POINT	☐ STORM DRAIN INLETS	☐ UNKNOWN UTILITY BOX	☐ BOLLARD	--- WIRE FENCE	--- USA OXYGEN/UNKNOWN	● POPULAR	▨ FLOW LINE	UN UNKNOWN	DN DOCUMENT NUMBER
● 100.00 SPOT ELEVATION	☐ STORM DRAIN MANHOLE	☐ UTILITY RISER	☐ MAILBOXES	--- WIRE FENCE	--- USA TRAFFIC SIGNAL WIRE	● REDWOOD	▨ GRADE BREAK	FN FENCE LINE	OR OFFICIAL RECORD
	☐ JUNCTION BOX	☐ IRRIGATION VALVES	☐ SIGNS	--- VNEROW	--- USA FIBER OPTIC		▨ TOE/TOP OF BANK	FCM/FI FENCE CORNER/INTERSECTION	APN ASSESSOR'S PARCEL NUMBER

Job Name: 249 CREST ROAD
 NOVATO, CA

Description: TOPOGRAPHIC MAP

DRAIN BY: TN
 SCALE: 1" = 20'
 SHEET: 1 OF 1
 JOB NUMBER: 10618-24

DATE/TIME: Sep. 11, 2024 - 1:30pm

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