INVERNESS RESIDENCE
COASTAL PERMIT SUBMITTAL

370 VIA DE LA VISTA
INVERNESS, CA 94937

PROJECT TEAM

■ **ARCHITECT:**
BAR ARCHITECTS
77 GEARY STREET, SUITE 200
SAN FRANCISCO, CA 94108
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CONTACT: MICHAEL BEN-MEIR
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■ **OWNER:**
JON SHENK AND BONNI COHEN
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■ **OWNER'S REPRESENTATIVE**
RE PROJECT DEVELOPMENT, LLC.
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■ **LANDSCAPE ARCHITECT:**
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■ **CIVIL ENGINEER**
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■ **BIOLOGIST**
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■ **ARBORIST**
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PMB 101 / 157 N MCDOWELL BLVD
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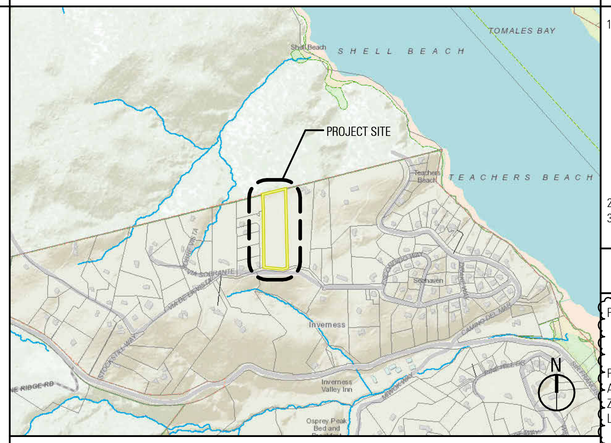
CONTACT: BEN ANDERSON
EMAIL: BEN@URBANFORESTRYASSOCIATES.COM

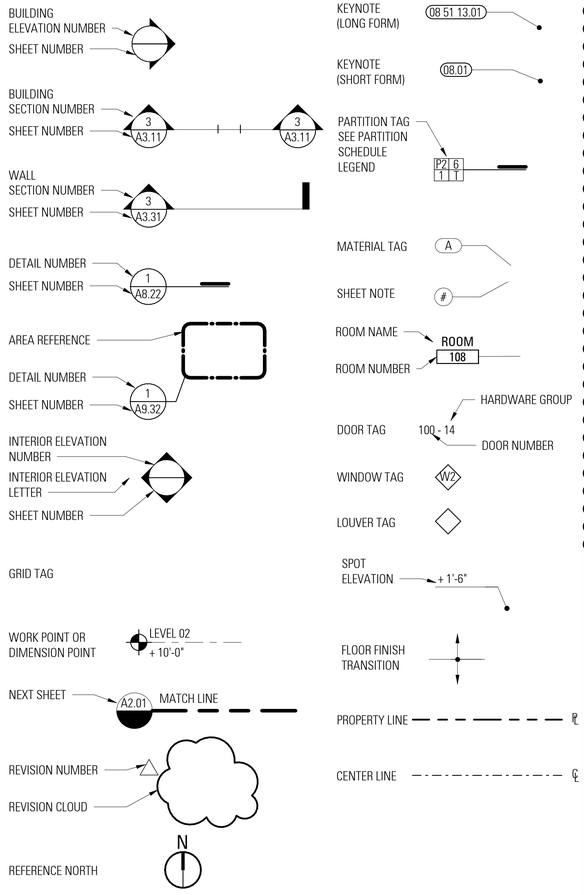
ARCHITECTURAL ABBREVIATIONS

A/C	AIR CONDITIONER / CONDITIONING	FTG	FOOTING	RO	ROUGH OPENING
AD	AREA DRAIN	FURR	FURRED / FURRING	ROW	RIGHT OF WAY
ADDL	ADDITIONAL	GA	GAUGE	S	SOUTH
ADJ	ADJUSTABLE	GALV	GALVANIZED	SA	SUPPLY AIR
AFF	ABOVE FINISH FLOOR	GD	GARBAGE DISPOSAL	SAF	SELF-ADHERED FLASHING
AGGR	AGGREGATE	GEN	GENERAL	SC	SOLID CORE
AHJ	AUTHORITY HAVING JURISDICTION	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	SCD	SEE CIVIL DRAWINGS
				SCHED	SCHEDULE
AHU	AIR HANDLING UNIT	GFRC	GLASS FIBER REINFORCED CONCRETE	SD	STORM DRAIN
ALT	ALTERNATE			SEAL	SEALANT
ALUM	ALUMINUM	GL	GLASS	SECT	SECTION
ANOD	ANODIZED	GM	GAS METER	SED	SEE ELECTRICAL DRAWINGS
APPROX	APPROXIMATE	GR	GRADE		
ARCH	ARCHITECT / ARCHITECTURAL	GSF	GROSS SQUARE FEET	SF	SQUARE FEET
		GSM	GALVANIZED SHEET METAL	SHT	SHEET
AWRB	AIR & WATER RESISTIVE BARRIER	GYP	GYPSUM	SHTG	SHEATHING
				SIM	SIMILAR
		HB	HOSE BIBB	SJ	SEISMIC JOINT
BD	BOARD	HC	HOLLOW CORE	SL	SLIDING
BITUM	BITUMINOUS	HDBD	HARDBOARD	SLD	SEE LANDSCAPE DRAWINGS
BLDG	BUILDING	HDG	HOT DIPPED GALVANIZED		
BLKG	BLOCKING	HDR	HEADER	SMD	SEE MECHANICAL DRAWINGS
BM	BEAM	HDW	HARDWARE		
BO	BOTTOM OF	HM	HOLLOW METAL	SMS	SHEET METAL SCREWS
BR	BEDROOM	HORIZ	HORIZONTAL	SOG	SLAB ON GRADE
BSMT	BASEMENT	HR	HOUR	SP	STANDPIPE
BTWN	BETWEEN	HRA	HOT FLUID APPLIED RUBBERIZED ASPHALT WATERPROOFING	SPD	SEE PLUMBING DRAWINGS
BUR	BUILT UP ROOF			SPEC	SPECIFICATION / SPECIFIED
				SPF	SPRAY POLYURETHANE FOAM
CABT	CABINET	HSS	HOLLOW STRUCTURAL SECTION	SQ	SQUARE
CEM	CEMENT / CEMENTITIOUS			SSD	SEE STRUCTURAL DRAWINGS
CER	CERAMIC	HT	HEIGHT		
CIP	CAST IN PLACE	HVAC	HEATING VENTILATING & AIR CONDITIONING	SSTL	STAINLESS STEEL
CJ	CONTROL JOINT			ST	STONE
CLG	CEILING			STC	SOUND TRANSMISSION CLASS
CLKG	CAULKING	ID	INSIDE DIAMETER		
CLOS	CLOSET	IN	INCH		
CLR	CLEAR / CLEARANCE	INCL	INCLUDE / INCLUDING	STD	STANDARD
CMU	CONCRETE MASONRY UNIT	INFO	INFORMATION	STL	STEEL
CNTR	COUNTER	INSUL	INSULATION / INSULATING	STN	STAIN
COL	COLUMN	INT	INTERIOR	STOR	STORAGE
CONC	CONCRETE			STRUCT	STRUCTURAL / STRUCTURE
COND	CONDITION	KIT	KITCHEN	SUSP	SUSPENDED
CONSTR	CONSTRUCTION			SW	SHEAR WALL
CONT	CONTINUOUS	LAM	LAMINATE	SYM	SYMMETRICAL
CPT	CARPET	LAV	LAVATORY	SYS	SYSTEM
CT	CERAMIC TILE	LB	POUND		
CTR	CENTER			T&G	TONGUE AND GROOVE
CTSK	COUNTERSINK	MATL	MATERIAL	TEL	TELECOMMUNICATIONS / TELEPHONE
		MAX	MAXIMUM		
D	DRYER	MB	MACHINE BOLT	TEMP	TEMPERED
DBL	DOUBLE	MC	MEDICINE CABINET	THK	THICK / THICKNESS
DEMO	DEMOLISH / DEMOLITION	MDF	MEDIUM DENSITY FIBERBOARD	TO	TOP OF
DIA	DIAMETER			TOC	TOP OF CONCRETE
DIM	DIMENSION	MECH	MECHANICAL	TOP	TOP OF PLATE
DN	DOWN	MEMBR	MEMBRANE	TOS	TOP OF STEEL
DR	DOOR	MFR	MANUFACTURER	TPO	THERMOPLASTIC POLYOLEFIN
DS	DOWNSPOUT	MIN	MINIMUM		
DTL	DETAIL	MISC	MISCELLANEOUS	TRANS	TRANSPARENT
DU	DWELLING UNIT	MTD	MOUNTED	TW	TOP OF WALL
DW	DISHWASHER	MTL	METAL	TYP	TYPICAL
DWG	DRAWING				
DWR	DRAWER	(N)	NEW	UON	UNLESS OTHERWISE NOTED
		N	NORTH		
(E)	EXISTING	NC	NOISE CONTROL		
E	EAST	NIC	NOT IN CONTRACT	VAR	VARIES
EA	EACH	NO	NUMBER	VCT	VINYL COMPOSITION TILE
EJ	EXPANSION JOINT	NOM	NOMINAL	VEN	VENEER
EL	ELEVATION	NSF	NET SQUARE FEET	VERT	VERTICAL
ELEC	ELECTRICAL	NTS	NOT TO SCALE	VEST	VESTIBULE
ELEV	ELEVATOR			VIF	VERIFY IN FIELD
EMER	EMERGENCY	OC	ON CENTER	VOL	VOLUME
ENCL	ENCLOSE/ENCLOSURE	OD	OUTSIDE DIAMETER		
EPB	ELECTRICAL PANEL BOARD	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	W	WEST / WASHER
EQ	EQUAL			W/	WITH
EQUIP	EQUIPMENT	OFOI	OWNER FURNISHED OWNER INSTALLED	W/D	WASHER / DRYER
EXP	EXPANSION			W/O	WITHOUT
EXT	EXTERIOR	OLF	OCCUPANT LOAD FACTOR	WC	WALL COVERING / WATER CLOSET
		OPNG	OPENING		
F	FREEZER	OPP	OPPOSITE	WD	WOOD
FA	FIRE ALARM			WDW	WINDOW
FAF	FLUID-APPLIED FLASHING	PERIM	PERIMETER	WH	WATER HEATER
FD	FLOOR DRAIN / FIRE DEPARTMENT	PL	PLATE	WP	WATERPROOFING
		PLAM	PLASTIC LAMINATE	WPM	WATERPROOF MEMBRANE
FDC	FIRE DEPARTMENT CONNECTION	PLYWD	PLYWOOD	WR	WATER-RESISTANT
		PNL	PANEL	WRB	WATER-RESISTIVE BARRIER
FE	FIRE EXTINGUISHER	PNT	PAINT		
FEC	FIRE EXTINGUISHER CABINET	PSI	PER SQUARE INCH	WT	WEIGHT
		PT	PRESSURE TREATED	WUI	WILDLAND URBAN INTERFACE
FFE	FINISHED FLOOR ELEVATION	PTD	PAINTED		
FIN	FINISH / FINISHED	RA	RETURN AIR		
FIXT	FIXTURE	RAD	RADIUS		
FL	FLOOR	RCP	REFLECTED CEILING PLAN		
FLASH	FLASHING	RD	ROOF DRAIN		
FLUOR	FLUORESCENT	REF	REFERENCE		
FO	FACE OF	REFL	REFLECTED		
FOC	FACE OF CONCRETE	REG	REGISTER		
FOF	FACE OF FINISH	REINF	REINFORCED		
FOS	FACE OF STUD	REQD	REQUIRED		
FR	FRAME	RESIL	RESILIENT		
FRP	FIBERGLASS REINFORCED PLASTIC	REV	REVISION / REVISED / REVERSED		
FT	FOOT / FEET	RM	ROOM		

VICINITY MAP



LEGEND



APPLICABLE CODES & REGULATIONS

1. CALIFORNIA CODE OF REGULATIONS, TITLE 24, PUBLISHED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION:
   - PART 2.5, "2022 CALIFORNIA RESIDENTIAL CODE" (CRC)
   - PART 3, "2022 CALIFORNIA ELECTRICAL CODE" (CEC)
   - PART 4, "2022 CALIFORNIA MECHANICAL CODE" (CMC)
   - PART 5, "2022 CALIFORNIA PLUMBING CODE" (CPC)
   - PART 6, "2022 CALIFORNIA ENERGY CODE"
   - PART 9, "2022 CALIFORNIA FIRE CODE" (CFC)
   - PART 11, "2022 CALIFORNIA GREEN BUILDING STANDARDS CODE"

   ALONG WITH ANY OTHER APPLICABLE CALIFORNIA STATE LAWS AND REGULATIONS OR WITH ANY OTHER APPLICABLE LOCAL MORE RESTRICTIVE PROVISIONS AND ADOPTED ORDINANCES THAT APPLY TO THE CONSTRUCTION OF BUILDINGS.
2. 2024 MARIN COUNTY CODE (MCC), TITLE 20 COASTAL ZONING CODE + TITLE 19 BUILDING CODE
3. NFPA 13 "STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS" (2016), PUBLISHED BY THE NATIONAL FIRE PROTECTION ASSOCIATION

PROJECT DATA

PROJECT DESCRIPTION:	CONSTRUCTION OF A NEW ONE-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE, A DETACHED ADU, SEPTIC SYSTEM, IRRIGATION WELL, AND ASSOCIATED SITE AND LANDSCAPING IMPROVEMENTS. THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.	
PROJECT ADDRESS:	370 VIA DE LA VISTA, INVERNESS, CA 94937	
ASSESSOR'S PARCEL NO.:	112-080-09	
ZONING:	C-RSP-0.33 (COASTAL, RESIDENTIAL, SINGLE-FAMILY PLANNED DISTRICT)	
LOT AREA:	EXISTING:	177,289.2 SF / 4.07 ACRES
	PROPOSED:	177,289.2 SF / 4.07 ACRES (NO CHANGE)
CONSTRUCTION TYPE:	TYPE V-B	
SPRINKLERED:	FULLY SPRINKLERED (NFPA13)	
OCCUPANCY GROUP(S):	R-3, SINGLE-FAMILY RESIDENTIAL	
BUILDING AREA ALLOWED:	PER COASTAL DEVELOPMENT PERMIT	
BUILDING AREA PROPOSED:	MAIN HOUSE:	2,635 GSF
	GARAGE:	575 GSF
	ADU:	660 GSF
	TOTAL:	3,870 GSF
FLOOR AREA ALLOWED:	PER COASTAL DEVELOPMENT PERMIT	
FLOOR AREA PROPOSED:	MAIN HOUSE:	2,635 GSF
	GARAGE:	35 GSF (EXCLUDES 540 SF PER MCC 20.130)
	ADU:	660 GSF
	TOTAL:	3,330 GSF
FLOOR AREA RATIO	EXISTING:	0
	PROPOSED:	3,330 / 177,289.2 = .02
LOT COVERAGE EXISTING:	PERVIOUS:	174,815.2 SF (99%)
	IMPERVIOUS:	2,474 SF (1%)
LOT COVERAGE PROPOSED:	PERVIOUS:	163,330.2 SF (92%)
	IMPERVIOUS:	13,959 SF (8%)
GRADING CALCULATIONS:	CUT:	747 CY
	FILL:	747 CY
	OFFHAUL:	0 CY
FRONT YARD SETBACK:	REQUIRED:	PER COASTAL DEVELOPMENT PERMIT
	PROPOSED:	320'-11"
REAR YARD SETBACK:	REQUIRED:	PER COASTAL DEVELOPMENT PERMIT
	PROPOSED:	338'-6"
SIDE YARD SETBACK:	REQUIRED:	PER COASTAL DEVELOPMENT PERMIT
	PROPOSED:	20'-3"
PARKING	EXISTING:	0 SPACES
	PROPOSED:	2 COVERED SPACES IN ATTACHED GARAGE 3 UNCOVERED SPACES
HEIGHT ALLOWED:	MAIN HOUSE:	25'-0"
	ADU:	25'-0" PER MCC 20.32.130.A.3.a (> 40'-0" FROM PROPERTY LINE)
HEIGHT PROPOSED:	MAIN HOUSE:	1 STORY / 24'-11 1/4"
	ADU:	1 STORY / 24'-7 1/4"

GENERAL NOTES

1. THE INTENT OF THE DRAWINGS (WHICH ARE A PART OF THE CONTRACT DOCUMENTS) IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. THESE DOCUMENTS DESCRIBE DESIGN INTENT, AND DO NOT INTEND TO SHOW EVERY ITEM REQUIRED TO CONSTRUCT THE WORK.
2. THE CONSTRUCTION AND SERVICES REQUIRED BY THE CONTRACT DOCUMENTS, WHETHER COMPLETED OR PARTIALLY COMPLETED, INCLUDES LABOR, MATERIALS, EQUIPMENT AND SERVICES PROVIDED OR TO BE PROVIDED BY THE CONTRACTOR TO FULFILL THE CONTRACTOR'S OBLIGATIONS. THIS MAY CONSTITUTE THE WHOLE OR PART OF THE PROJECT.
3. THE CONTRACT DOCUMENTS ARE COMPLIMENTARY AND TOGETHER DESCRIBE THE PROJECT REQUIREMENTS. PROMPTLY REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED BY OR MADE KNOWN TO THE CONTRACTOR BEFORE BIDDING AND PROCEEDING WITH THE WORK. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS, BETWEEN DRAWINGS AND SPECIFICATIONS, OR WITHIN THE SPECIFICATIONS, AND A RESOLUTION IS NOT OBTAINED FROM THE ARCHITECT PRIOR TO THE BIDDING DATE, THE MOST STRINGENT ALTERNATE WILL BECOME THE CONTRACTUAL REQUIREMENT. DO NOT PROCEED WITH AFFECTED WORK UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
4. PLAN DIMENSIONS ARE TO FACE OF CONCRETE,EDGE OF SLAB, FACE OF STUD, CENTERLINE OF GRID, CENTER OF DOOR, CENTER OF WINDOW OR CENTER OF PLUMBING FIXTURE, UNLESS OTHERWISE NOTED.
5. DETAILS AND NOTES ARE TYPICAL. SIMILAR DETAILS AND NOTES APPLY IN SIMILAR CONDITIONS. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.
6. CHECK DIMENSIONS NOTED VIF PRIOR TO CONSTRUCTION. REPORT ANY VARIANCES TO THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
7. INSTALL WORK TRUE, PLUMB, SQUARE, LEVEL AND IN PROPER ALIGNMENT.
8. VERIFY CLEARANCES FOR ITEMS INCLUDING BUT NOT LIMITED TO FLUES, VENTS, CHASES, SOFFITS AND FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OR INSTALLATION OF SUCH ITEMS OF WORK.
9. PROVIDE GYPSUM BOARD OR PLASTER BEHIND AND AROUND ALL OPENINGS INCLUDING WALL CABINETS, RECESSED FIRE HOSE VALVE AND FIRE EXTINGUISHER CABINETS, ELECTRICAL PANELS AND ELECTRICAL BOXES WHERE REQUIRED BY CODE TO MAINTAIN FIRE RATED CONSTRUCTION.
10. CONSTRUCTION REQUIREMENTS FOR EARTHWORK, UTILITIES, VEHICULAR AND PEDESTRIAN PAVING, AND LANDSCAPING ARE PROVIDED IN DRAWINGS AND SPECIFICATIONS PREPARED BY THE CIVIL ENGINEER AND THE LANDSCAPE ARCHITECT. SUCH ELEMENTS INDICATED ON THE ARCHITECT'S DRAWINGS ARE FOR REFERENCE ONLY.
11. INSTALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS, AND OTHER SUPPORT FOR APPLIANCES, FIXTURES, EQUIPMENT, SHELVING AND CASEWORK.

SHEET INDEX

NO	NAME	COASTAL PERMIT	REVISION 1	REVISION 2	REVISION 3
GENERAL					
G0.00	COVER SHEET	●	●		
G0.01	GENERAL INFORMATION	●	●		
CIVIL					
1	SITE TOPOGRAPHY	●	●		
2	SITE TOPOGRAPHY	●	●		
3	SITE TOPOGRAPHY	●	●		
C1.0	OVERALL SITE PLAN	●	●		
C2.0	GRADING & DRAINAGE PLAN	●	●		
CM1.0	CONSTRUCTION MANAGEMENT PLAN		●		
CM1.1	CONSTRUCTION MANAGEMENT PLAN		●		
SEPTIC					
W1	SEPTIC SYSTEM COVER SHEET	●	●		
W2	SEPTIC SYSTEM PLAN SHEET	●	●		
W3	SEPTIC SYSTEM DETAILS	●	●		
LANDSCAPE					
L1.01	EXISTING SITE CONSTRAINTS	●	●		
L1.02	PRELIMINARY LANDSCAPE PLAN	●	●		
ARBORIST					
T1.0	TREE PROTECTION PLAN	●	●		
V1.0	VEGETATION MANAGEMENT PLAN	●	●		
ARCHITECTURE					
A1.10	OVERALL ARCHITECTURAL SITE PLAN	●	●		
A1.11	MAIN HOUSE PARTIAL SITE AND STORY POLE PLAN	●	●		
A1.12	ADU PARTIAL SITE AND STORY POLE PLAN	●	●		
A2.10	FLOOR PLAN - MAIN HOUSE	●	●		
A3.10	EXTERIOR ELEVATIONS - MAIN RESIDENCE	●	●		
A3.11	EXTERIOR ELEVATIONS AND SECTIONS - MAIN RESIDENCE	●	●		
A4.10	ADU	●	●		

TOTAL: 23

BAR architects & interiors
San Francisco | Los Angeles
bararch.com

INVERNESS RESIDENCE

370 VIA DE LA VISTA
INVERNESS, CA 94937

DRAWN BY
CHECKED BY
PROJECT NO 2024046

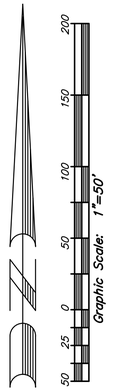
DATE	ISSUE
1 MAR 25	COASTAL PERMIT
29 MAY 25	CP RESUBMITTAL

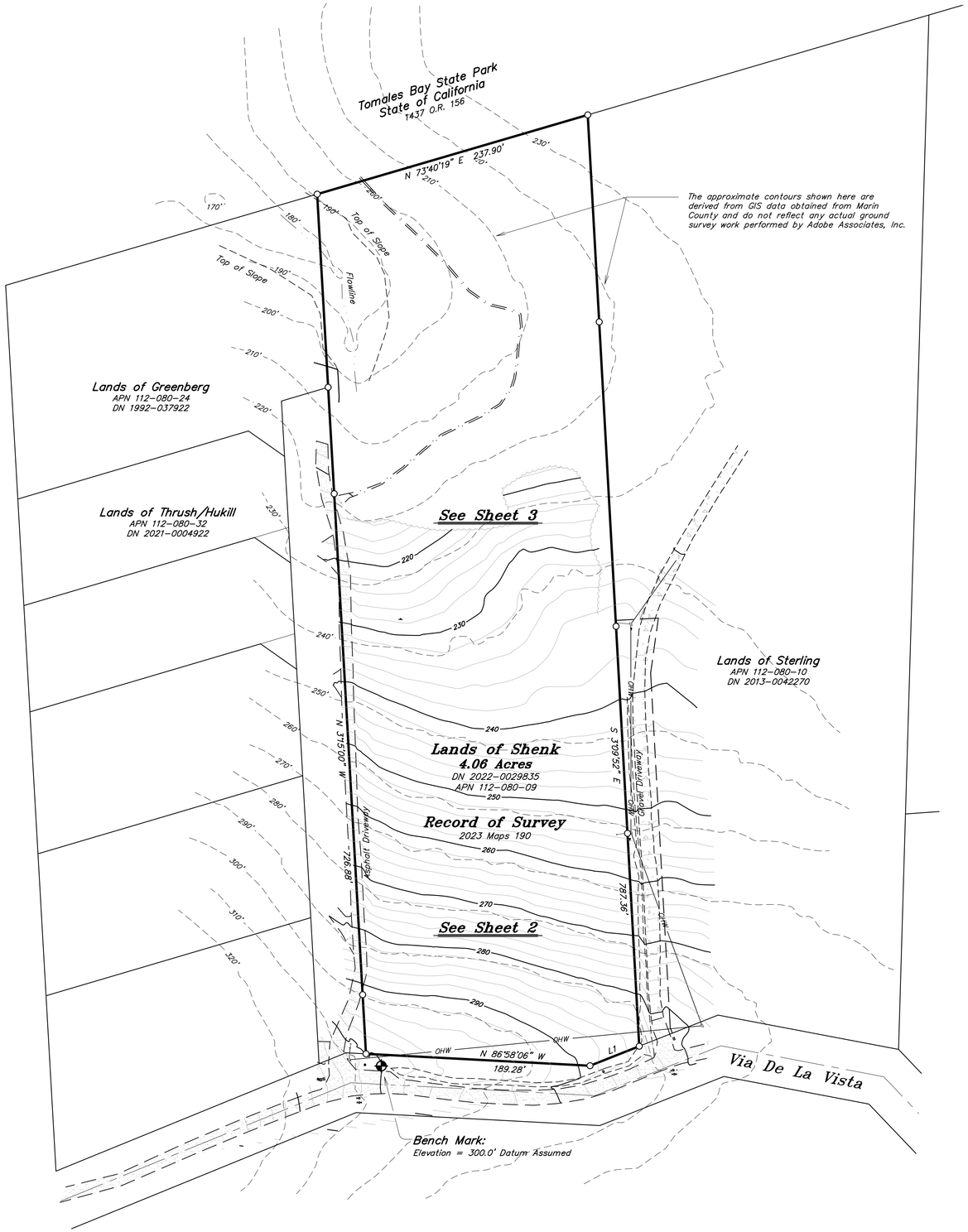
LICENSED ARCHITECT
EARL B. WILSON
C-22028
11-30-2025
RENEWAL DATE
STATE OF CALIFORNIA

GENERAL INFORMATION

SCALE:

G0.01



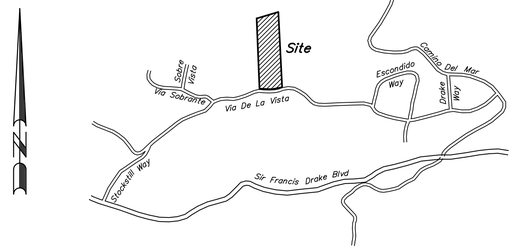


Line Table

No.	Direction	Length
L1	S 68°24'40" W	44.68'

Location Map

not to scale



Legend:

C.M.P.	Corrugated Metal Pipe
Ex.	Existing
FL	Flowline
GB	Grade Break
Inv	Invert Grade
P.G.&E.	Pacific Gas & Electric
Bo	Black Oak Tree
Lo	Live Oak Tree
Mad	Madrone Tree
Rdwd	Redwood Tree
R.C.P.	Reinforced Concrete Pipe
ssco	Sanitary Sewer Cleanout
SSMH	Sanitary Sewer Manhole
TW	Top of Wall
●	Found Monument As Shown
○	Set 3/4" Iron Pipe, PLS 7901 Per "Record of Survey", 2023 Maps 190
A	Exploration Pit
	Electric Box
—x—x—	Fence, as noted
	Fire Hydrant
	Flowline
	Guy Wire
—ohw—	Overhead Wires
	Utility Pole
	Dripline of trees
	Water Box
	Water Valve
	Concrete
	Gravel
	Pavement

General Notes

Property owner information is based upon that "Grant Deed" recorded under Document Number 2022-0029835 of Official Records, Marin County Records. Property lines shown hereon are based upon found monumentation and delineated from that map titled "Record of Survey" recorded in Book 2023 of Maps at Page 190, Marin County Records. A field survey was performed by Adobe Associates, Inc. on October 23-25, 2022.

A "Record of Survey" is in process with this office and will be submitted to the County of Sonoma for review and subsequent recording pursuant to Section 8762 of the Professional Land Surveyor's Act.

Utilities and features shown hereon are based upon physical features observed at the time of this survey, such as paint markings, overhead wiring, utility poles, and utility boxes. For the location of under ground utilities, a subsurface utility locating company should be contacted.

Contours shown hereon are a 2' (two foot) vertical interval and are shown based upon a field survey performed by Adobe Associates, Inc., on October 23-25, 2022.

Bench Mark: Set 8" Nail and Cap, Adobe Associates Control Point #1, as shown hereon. Elevation = 300.0' This elevation is on an assumed datum.

Revisions			
No.	Date	Description	Approved

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P: (707) 541-2300 F: (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

PROFESSIONAL LAND SURVEYOR ★ AARON R. SMITH No. L 7901 ★ STATE OF CALIFORNIA

Aaron R. Smith, PLS 7901

Site Topography

Lands of Shenk

370 Via de la Vista, Inverness Ca.
Assessor's Parcel Number 112-080-09

Scale: 1" = 50'
Date: March 4, 2025
Drawn by: RBT/SJM
Checked by: DPL/ARS

Sheet 1 of 3 sheets
Job No. 22213

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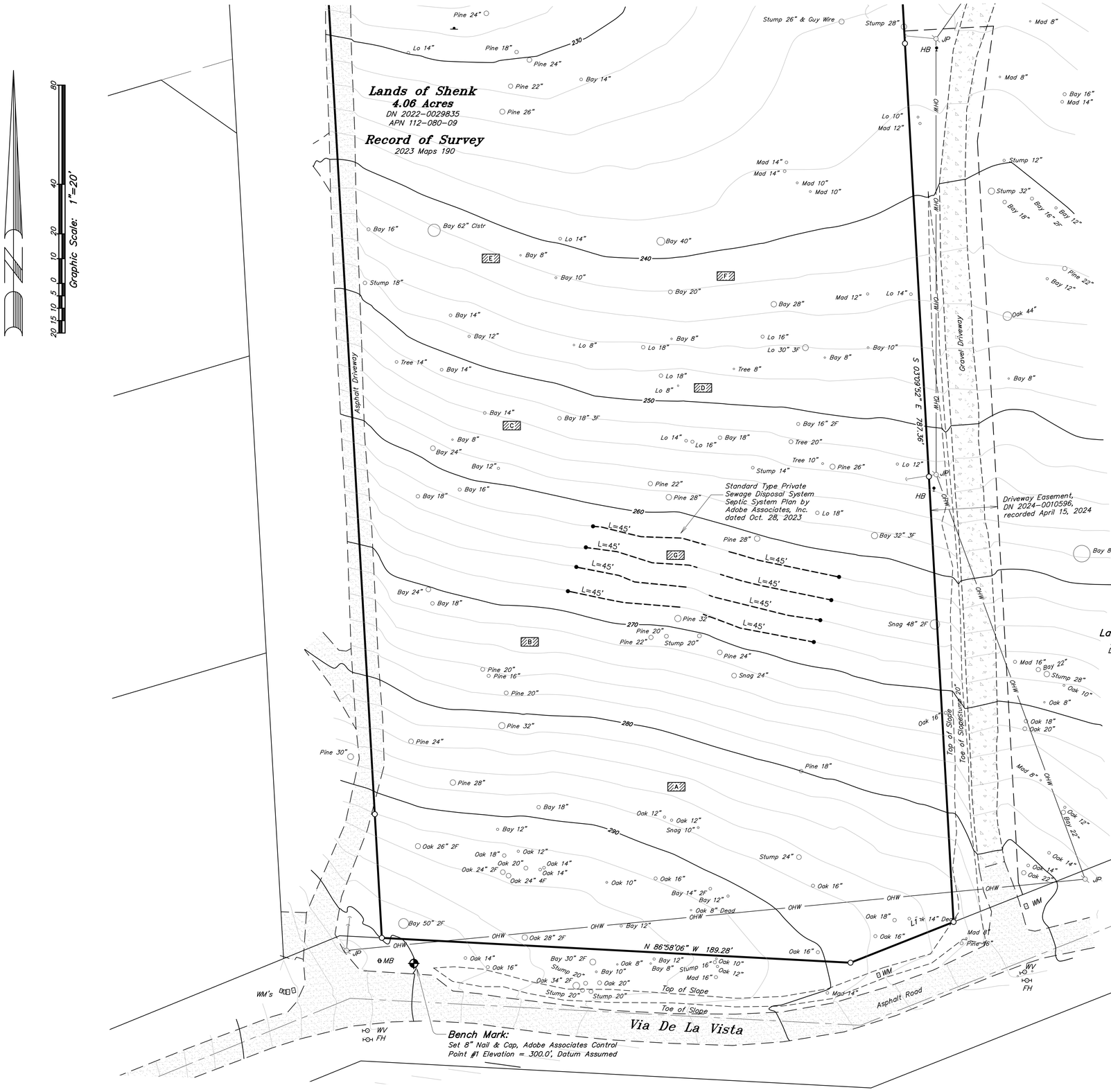

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⊠A⊠	Exploration Pit
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—x—x—	Fence, as noted
⊢O⊣	Fire Hydrant
— — —	Flowline
——→	Guy Wire
—ohw—	Overhead Wires
	Utility Pole
	Dripline of trees
▭	Water Box
⊢O⊣	Water Valve
	Concrete
	Gravel
	Pavement

Revisions

No.	Date	Description	Approved

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P: (707) 541-2300 F: (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

Site Topography

Lands of Shenk

Inverness Ca.

370 Via de la Vista, Assessor's Parcel Number 112-080-09

Aaron R. Smith, PLS 7901

PROFESSIONAL LAND SURVEYOR ★ STATE OF CALIFORNIA ★ AARON R. SMITH No. L 7901

Scale: 1" = 50'

Date: March 4, 2025

Drawn by: RBT/SJM

Checked by: DPL/ARS

Sheet 2 of 3 sheets

Job No. 22213

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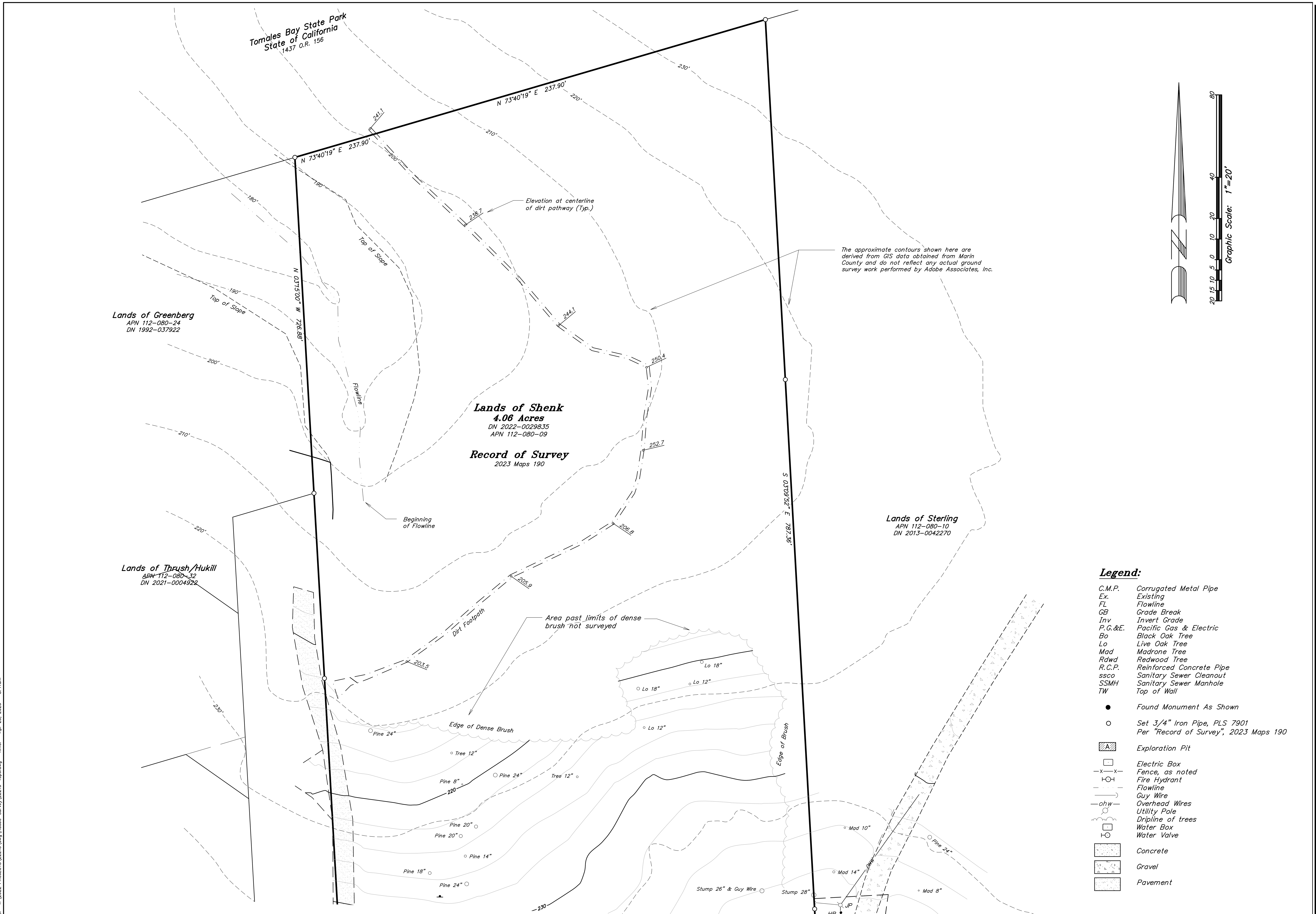

Tomales Bay State Park
State of California
1437 O.R. 156
N 73°40'19" E 237.90'
N 73°40'19" E 237.90'
241.1
238.7
244.1
250.4
252.7
206.8
205.9
203.5
Elevation at centerline of dirt pathway (Typ.)
The approximate contours shown here are derived from GIS data obtained from Marin County and do not reflect any actual ground survey work performed by Adobe Associates, Inc.
Top of Slope
Top of Slope
Flowline
Beginning of Flowline
Lands of Greenberg
APN 112-080-24
DN 1992-037922
N 03°15'00" W 726.88'
S 03°09'52" E 787.36'
Lands of Shenk
4.06 Acres
DN 2022-0029835
APN 112-080-09
Record of Survey
2023 Maps 190
Lands of Sterling
APN 112-080-10
DN 2013-0042270
Lands of Thrush/Hukill
APN 112-080-32
DN 2021-0004922
Dirt Footpath
Area past limits of dense brush not surveyed
Edge of Dense Brush
Edge of Brush
Lo 18"
Lo 18"
Lo 12"
Lo 12"
Pine 24"
Tree 12"
Pine 8"
Pine 24"
Tree 12"
Pine 20"
Pine 20"
Pine 14"
Pine 18"
Pine 24"
Mad 10"
Mad 14"
Pine 24"
Mad 8"
Stump 26" & Guy Wire
Stump 28"
JP
HR
230'
220'
210'
200'
190'
180'
190'
200'
210'
220'
230'
220
230
Graphic Scale: 1"=20'
20 15 10 5 0 10 20 40 80
Legend:
C.M.P. Corrugated Metal Pipe
Ex. Existing
FL Flowline
GB Grade Break
Inv Invert Grade
P.G.&E. Pacific Gas & Electric
Bo Black Oak Tree
Lo Live Oak Tree
Mad Madrone Tree
Rdwd Redwood Tree
R.C.P. Reinforced Concrete Pipe
ssco Sanitary Sewer Cleanout
SSMH Sanitary Sewer Manhole
TW Top of Wall
Found Monument As Shown
Set 3/4" Iron Pipe, PLS 7901 Per "Record of Survey", 2023 Maps 190
Exploration Pit
Electric Box
Fence, as noted
Fire Hydrant
Flowline
Guy Wire
Overhead Wires
Utility Pole
Dripline of trees
Water Box
Water Valve
Concrete
Gravel
Pavement

Revisions			
No.	Date	Description	Approved

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Professional Land Surveyor ★ Aaron R. Smith No. L 7901 ★ State of California

Aaron R. Smith, PLS 7901

Site Topography

Lands of Shenk

370 Via de la Vista, Inverness Ca.
Assessor's Parcel Number 112-080-09

Scale: 1" = 20'
Date: March 4, 2025
Drawn by: RBT/SJM
Checked by: DPL/ARS

Sheet
3
of 3 sheets
Job No. 22213

File: T:\2022 PROJECTS\22213\dwg\Adobe-Survey\22213-Topo.dwg Time: Apr 23, 2025 - 8:41am

PROJECT DATA FORM	
PROJECT NAME	LANDS OF SHENK IMPROVEMENTS
APPLICATION SUBMITTAL DATE	
PROJECT LOCATION	INVERNESS, CA
PROJECT PHASE NO.	N/A
PROJECT TYPE & DESCRIPTION	SINGLE FAMILY, SCHEMATIC DESIGN
TOTAL NEW & REPLACED IMPERVIOUS	11,485 SF
TOTAL PRE PROJECT IMPERVIOUS SURFACE AREA	2,474 SF (Ex Driveway, Western P.)
TOTAL POST-PROJECT IMPERVIOUS SURFACE AREA	13,959 SF
RUNOFF REDUCTION MEASURES SELECTED	2:1 VEGETATED AREA

GRADING QUANTITIES:

Site Grading is based upon subgrade to existing grade. No account has been taken for strippings, expansion or contraction. Volumes should be verified and determined independently by the contractor.

CUT	FILL	TOTAL
747 CY	747 CY	0 CY

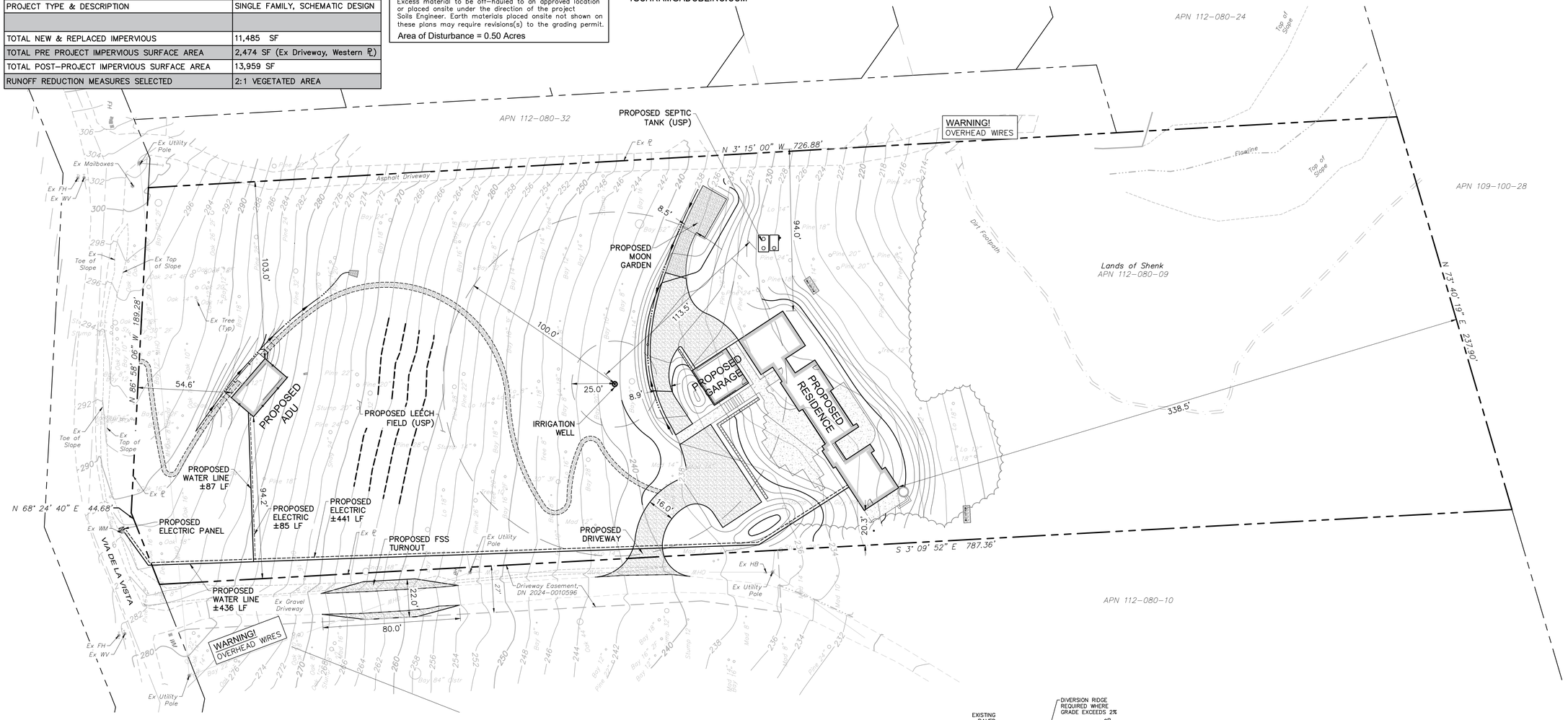
Note:
Excess material to be off-hauled to an approved location or placed onsite under the direction of the project Soils Engineer. Earth materials placed onsite not shown on these plans may require revisions(s) to the grading permit.

Area of Disturbance = 0.50 Acres

ENGINEER INFO

ADOBE ASSOCIATES INC
C/O TIM SCHRAM
1220 NORTH DUTTON AVE
SANTA ROSA, CA 95401
707-541-2300
TSCHRAM@ADOBEINC.COM

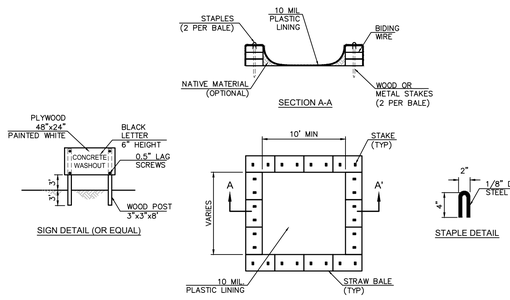
CIVIL SHEET INDEX



OVERALL SITE PLAN

30' 15' 0 15' 30' 60' 90'

Graphic Scale: 1" = 30'



SIGN DETAIL (OR EQUAL)

PLAN
(TYPE "ABOVE GRADE" WITH STRAW BALES)

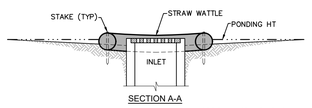
NOTE:

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY

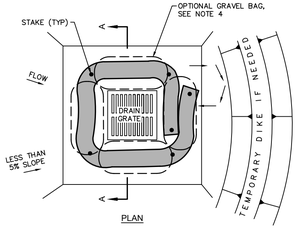
SECTION A-A

STAPLE DETAIL

1 CONCRETE WASHOUT (WM8)
NTS



SECTION A-A

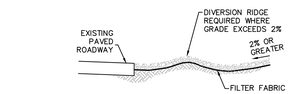


PLAN

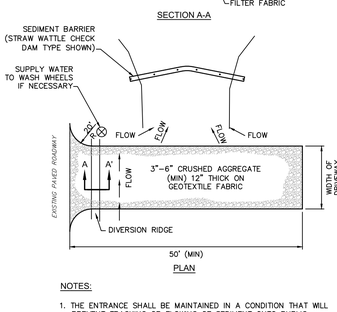
NOTES:

1. INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. USE 1X4 WOOD OR EQUIVALENT METAL STAKES, (3 FT MIN LENGTH).
3. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.
4. GRAVEL BAGS TO BE USED IN LIEU OF STRAW WATTLE AFTER PAVEMENT HAS BEEN INSTALLED.

2 INLET SEDIMENT BARRIER
NTS



SECTION A-A

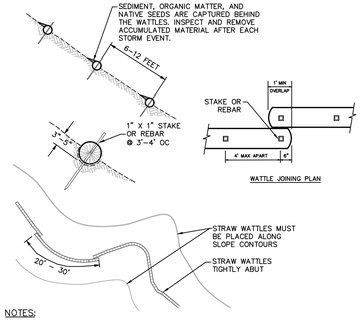


PLAN

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS- OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

3 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE / EXIT
(IF NEEDED - VERIFY WITH ENGINEER PRIOR TO CONSTRUCTION)



NOTES:

1. STRAW WATTLES ARE TUBES MADE FROM STRAW AND BOUND W/ BIO-DEGRADABLE WRAPPED NETTING. THEY ARE APPROXIMATELY 8" DIA AND 20 - 30 FT LONG.
2. STRAW WATTLES TRAP SEDIMENT AND REDUCE SHEET & RILL EROSION BY REDUCING SLOPE GRADIENT, INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
3. STRAW WATTLE INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE WATTLE IN A TRENCH, 3" - 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND WATTLE.

STRAW WATTLES
(CONSTRUCTION SPECIFICATIONS)

PREPARE SLOPE BEFORE THE WATTLING PROCEDURE IS STARTED. SHALLOW GULLIES SHOULD BE SMOOTHED AS WORK PROGRESSES.

DIG SMALL TRENCHES ACROSS SLOPE ON CONTOUR, TO PLACE WATTLES IN. THE TRENCH SHOULD BE DEEP ENOUGH TO ACCOMMODATE HALF THE THICKNESS OF THE WATTLE. WHEN THE SOIL IS LOOSE AND UNCOMPACTED, THE TRENCH SHOULD BE DEEP ENOUGH TO BURY THE WATTLE 2/3 OF ITS THICKNESS BECAUSE THE GROUND WILL SETTLE. IT IS CRITICAL THAT WATTLES ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR.

START BUILDING TRENCHES AND INSTALL WATTLES FROM THE BOTTOM OF THE SLOPE AND WORK UP.

CONSTRUCT TRENCHES AT CONTOUR INTERVALS OF THREE TO EIGHT FEET APART DEPENDING ON STEEPNESS OF SLOPE. THE STEEPER THE SLOPE, THE CLOSER TOGETHER THE TRENCHES.

LAY THE WATTLE ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE STRAW WATTLE.

USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE WATTLE AND INTO THE SOIL FOR THE WOODEN STAKES.

DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE WATTLE.

INSTALL STAKES AT LEAST EVERY FOUR FEET APART THROUGH WATTLE. ADDITIONAL STAKES MAY BE DRIVEN ON THE DOWNSLOPE SIDE OF THE TRENCHES ON HIGHLY EROSIVE OR VERY STEEP SLOPES.

4 STRAW WATTLE
NTS

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INVERNESS RESIDENCE

370 VIA DE LA VISTA
INVERNESS, CA 94937

DRAWN BY EB
CHECKED BY TLS
PROJECT NO 2024046

DATE	ISSUE
1 MAR 25	COASTAL PERMIT
29 MAY 25	CP RESUBMITTAL

LICENSED PROFESSIONAL ENGINEER TIMOTHY LEE SCHRAM No. C67890 Exp.6/30/2025 CIVIL STATE OF CALIFORNIA

Timothy L. Schram, RCE 67890
My license expires 6/30/2025
AAI JN 22213

OVERALL SITE PLAN

SCALE: 1" = 30'

SCHEMATIC DESIGN

C1.0

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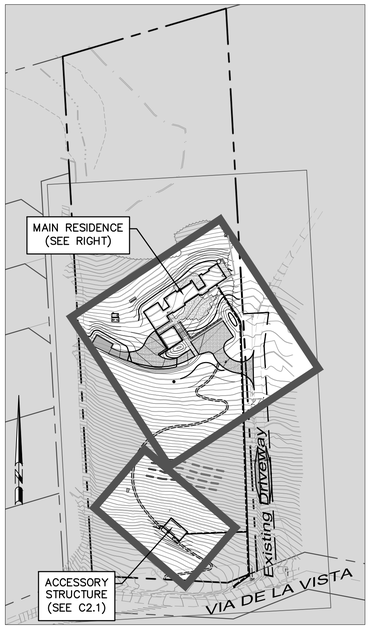

KEYMAP

PROPOSED SEPTIC (USP)
T–DISSIPATER
4 C1.0 (TYP)
2:1 MAX
4" SD TO COLLECT DS's
PROPOSED MOON GARDEN
237.17 FS
237.45 FS
1 PROPOSED RESIDENCE
2 232.00 SLAB
231.17 PAD
231.77 FS
231.96 FS
231.79 FS
231.96 FS
AD–Y (TYP)
CHANNEL DRAIN 231.94 GR
231.76 FS
SDCO
231.96 FS
231.79 FS
231.76 FS
COVERED BREEZEWAY
231.66 FS
4 C1.0 AD–X (TYP)
1 C1.0
6.6%
231.86 FS
234.67 TW
1 PROPOSED GARAGE
2 232.00 SLAB
231.17 PAD
235.16 TW
233.00 BW
235.16 TW
231.94 BW
236.66 FS
237.80 TW
236.70 FS
AD–Y (TYP) 4 C1.0
237.80 TW
237.2 FG
236.5 BW
237.30 FS
237.75 FS
PROPOSED SWALE
16.0'
Driveway Easement DN 2024-0010596
3 C1.0 TEMPORARY CONSTRUCTION ENTRANCE
239.3 FS,ME
LS PATH (SAD)
PROPOSED WATER
WARNING! OVERHEAD WIRES
EXISTING DRIVEWAY
243.6 FS,ME
Ex Utility Pole
Ex WV
Ex ℄

HATCHING LEGEND:

- GRAVEL
- NON–COMPACTED DECOMPOSED GRANITE
- HARDSCAPE (SLD)

KEY NOTES:

1. CONTRACTOR TO VERIFY STRUCTURAL SECTION PRIOR TO CONSTRUCTION & NOTIFY ENGINEER IF DIFFERENT.
2. REFER TO STRUCTURAL AND GEOTECHNICAL ENGINEERING PLANS FOR FOUNDATION AND DRAINS.

STORM DRAIN SCHEDULE	
AD–X	4" NDS DRAIN WITH GRATE (OR APPROVED EQUAL)
AD–Y	4" NDS DRAIN WITH SQUARE GRATE (OR APPROVED EQUAL)
CHANNEL DRAIN	NDS DURA SLOPE CHANNEL DRAIN WITH GRATE & BOTTOM OUTLET (OR APPROVED EQUAL)
FOUNDATION DRAINS PER GEOTECH'S RECOMMENDATION	
ALL DOWNSPOUTS TO BE TIED TO UNDERGROUND SD SYSTEM WITH 4" SD, S=0.010 (MIN). (SAP)	
STORM DRAIN PIPE SHALL BE RCP, PVC, OR HDPE. (MEETING CALTRANS SEC. 64 SPECIFICATIONS).	

GRADING QUANTITIES:

Site Grading is based upon subgrade to existing grade. No account has been taken for strippings, expansion or contraction. Volumes should be verified and determined independently by the contractor.

CUT	FILL	TOTAL
917 CY	917 CY	0 CY

Note:
Excess material to be off–hauled to an approved location or placed onsite under the direction of the project Soils Engineer. Earth materials placed onsite not shown on these plans may require revisions(s) to the grading permit.

Area of Disturbance = 0.50 Acres

MAIN RESIDENCE

20' 10' 0 10' 20' 40' 60'

Graphic Scale: 1" = 20'

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INVERNESS, CA 94937

DRAWN BY	EB
CHECKED BY	TLS
PROJECT NO	2024046

DATE	ISSUE
1 MAR 25	COASTAL PERMIT
29 MAY 25	CP RESUBMITTAL

LICENSED PROFESSIONAL ENGINEER TIMOTHY LEE SCHRAM No. 067890 Exp.6/30/2025 Civil STATE OF CALIFORNIA

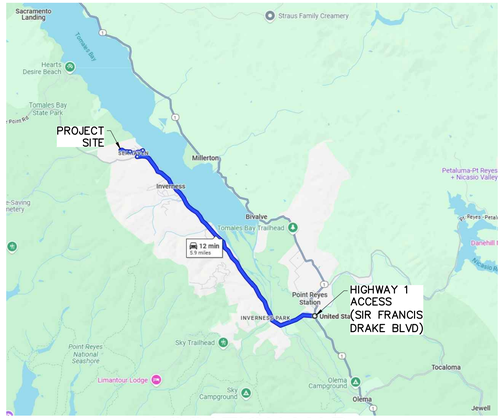
Timothy L. Schram, RCE 67890
My license expires 6/30/2025
AAI JN 22213

GRADING & DRAINAGE PLAN

SCALE: 1" = 10'

SCHEMATIC DESIGN

C2.0



LOCATION MAP

Truck Route:
Head west on Sir Francis Drake Blvd, travel for 5.2 mi. Turn right onto Camino Del Mar, travel 0.2 mi. Turn left onto Via De La Vista, travel 0.3 mi. Slight left to stay on Via De La Vista. Destination will be on the right.

Construction Hours (Per Marin County Code Section 6.70.030 (5)):
Monday – Friday: 7 am to 6 pm
Saturday: 9 am to 5 pm
Prohibited on Sundays and Holidays (New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.)
Loud noise–generating construction–related equipment (e.g., backhoes, generators, jackhammers) can be maintained, operated, or serviced at a construction site for permits administered by the community development agency from eight a.m. to five p.m. Monday through Friday only.

Construction Signs :
Post a publicly visible sign with the construction supervisor's name, telephone number, and address to contact regarding dust control, noise control, or other complaints about the construction activities. Unless otherwise specified by the conditions of approval for a development project, construction signage shall consist of a single yard sign and shall remain on site until the outdoor construction activities are completed.

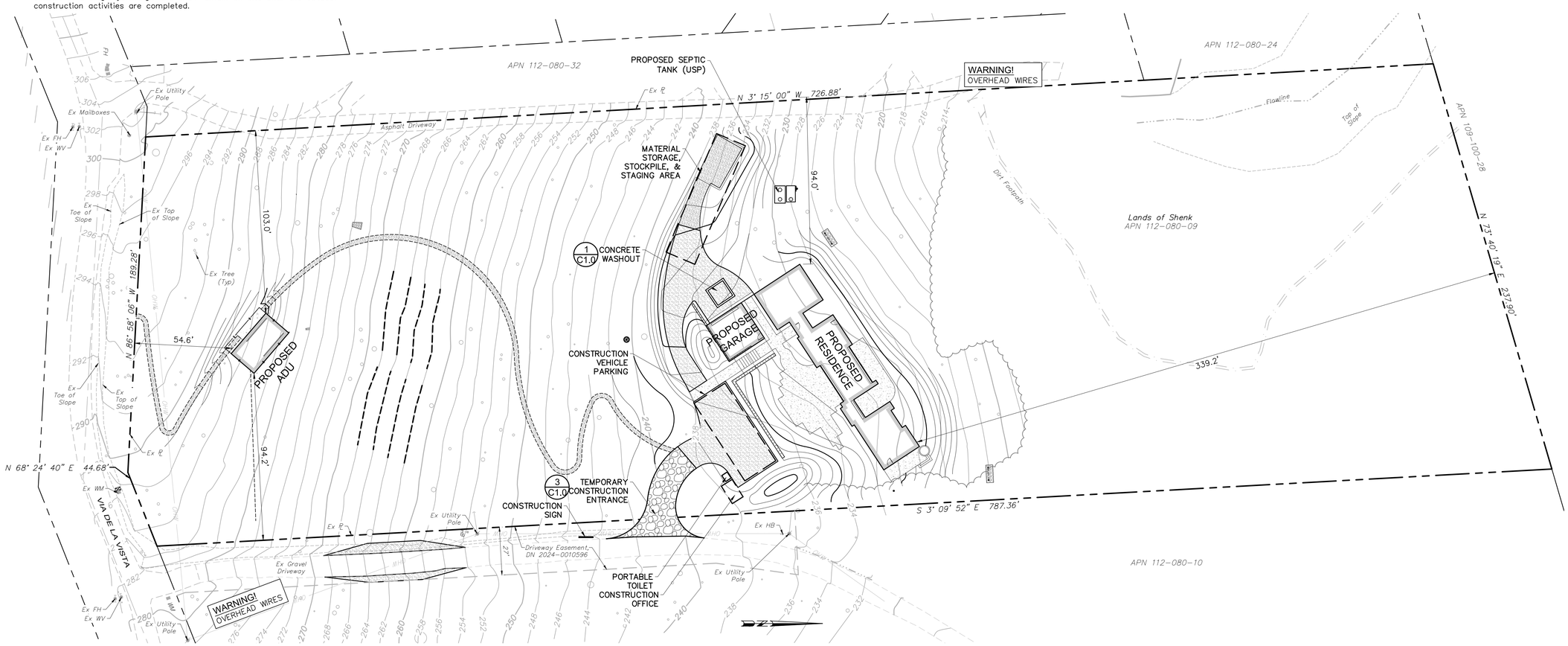
Dust and Emission Control:

(1) All unpaved exposed surfaces (e.g., parking areas, staging areas, soil piles, and graded areas, and unpaved access roads) shall be watered two times a day.
(2) All haul trucks transporting soil, sand, or other loose material off–site shall be covered.
(3) All visible mud or dirt track–out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
(4) All vehicle speeds on unpaved roads shall be limited to a maximum of 15 miles per hour.
(5) All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
(6) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California of Regulations). Clear signage shall be provided for construction workers at all access points.
(7) All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified emissions evaluator.
(8) All construction areas shall be sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable dust control of areas subject to windblown erosion.
(9) All earthmoving or excavation activities shall be discontinued during periods of high winds to prevent excessive amounts of fugitive dust generation.

Water Quality / Erosion Control Measures – see also sheets C1.0 and C2.0
a. Revegetate all disturbed areas at the onset (October) of the first winter rainy season following completion of any phase of construction during a year and at a similar time during the next year as required to fully revegetate the site.
b. Install some type of biodegradable surface erosion protection (such as natural mulch, jute netting, erosion control blankets, punched straw) to reduce the erosive energy of incoming raindrops for the first couple of winter months.
c. Install silt fencing along the construction perimeter before the start of construction and retain it in–place until that particular phase of construction is complete and erosion control winterization measures are implemented.
Road/Land Closures:
Permits must be obtained from the Department of Publick Works. Rpad Closures require posting sings a minumum of 48 hours in advance. Copies of permits mut be maintained ant the job site for the duration of the closure.
Deliveries/Off Haul: Deliveries are limited to weekdays between 10AM and 2PM for trucks exceeding 26' in length.
Parking:
All worker vehicles must park at the job site. Construction vehicle parking in the public right of way will be limited to the hours of work and not exceed posted limits.
Oversize and/or Overweight vehicles:
Per the State of California's Streets & Highways Code (SHC), transportation involving the operation of oversize and/or overweight vehicles on roads maintained by the County of Marin requires a permit from the Department of Public Works — Land Development Division

Construction Management Plan:
Construction will occur on APN 112–080–09 (370 Via De La Vista) –– an unbuilt parcel
Task 1: Site Preparation will involve developing staging areas to place parking for construction vehicles, and material storage recycling and debris bins, storm drain and runoff protection and truck–wheel gratings/rock beds to keep soil from exiting the site onto Via De La Vista.
Task 2: Site Grading includes cut and fill operations for new construction. This task involves the use of bulldozers, compactors, motor graders, scrapers, a water truck, and transportation for workers. The contractor will define the limits of grading, install construction barriers around sensitive trees and vegetation to be avoided, and remove vegetation where construction is planned. Small bulldozers, chain saws, trucks to haul debris and to transport workers will be required. Underground Utilities work involves the installation of pipelines, conduits, and drainage improvements on site. Off–site, new tie–ins at the existing water meter at Via De La Vista will be installed, as well as a new electric connection. A trenching machine, backhoe, material trucks, a water truck and motor grader will be needed. Truck traffic will primarily take place between 9:00 a.m. and 3:00 p.m. Monday through Friday. Construction equipment and trucks will at minimum meet Tier 3 interim requirements and all State of California emissions standards. Concrete as well as soldier pile & timber lagging retaining walls, primarily in the auto court and driveway, will be installed due to the change in grades.
Task 3: Building Construction, involves:
Structural work: foundations, slab on grade, structural steel erection, wood structure erection. Mobile cranes and all–terrain forklifts will be used to hoist materials. Mobile cranes for steel erection will likely be rough terrain cranes and will be on site for approximately 6–8 weeks. A similar size crane would be used for wood framing, for a total of 4–6 weeks. Concrete boom pumps will be staged next to the building site on concrete pour days, with concrete trucks cycling through the site. Concrete trucks will arrive between 7:00 a.m.–5:00 p.m. with generally no more than 4 trucks/hour during peak traffic times. Large trucks will be making deliveries for steel reinforcement, structural steel, and wood framing materials. These deliveries will primarily occur between the hours of 9:00 a.m. and 3:00 p.m. with generally no more than 1–2 truck deliveries per day outside that window during peak traffic hours. These trucks will mostly be 20' long flatbed trailers, and these deliveries will be limited to no more than 3–4 on any given work day.
a. Exterior skin: includes framing of exterior walls, glazing, roofing/skylights, and exterior finishes. Scaffolding will be installed along the building perimeter to facilitate this work. Most staging will be done using all–terrain forklifts and scissor lifts, with occasional use of mobile cranes.
b. Interiors and Equipment: includes mechanical and electrical piping/ductwork, interior stud framing, stairs, drywall, and interior finishes. This work will commence near completion of structure and will continue nearly to project completion. Most material deliveries will be small to moderate in size.
Task 4: Hardscape, Landscape and Cleanup, includes exterior concrete and paving, some soil will be imported for landscaping and drainage. Planting will be installed last. In this phase, we will reintroduce concrete boom pumps and trucks as in the beginning of Task 3, though for smaller quantities and shorter durations. The bulk of the remainder of the trucking will be for soil and aggregate import, asphalt operations (driveway as new permeable paving), and material deliveries. Limited mobile crane mobilization may be required to install large trees.

SEE CM1.1 FOR BIOLOGICAL SITE ASSESSMENT NOTES.



CONSTRUCTION MANAGEMENT PLAN

30' 15' 0 15' 30' 60' 90'
Graphic Scale: 1" = 30'

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INVERNESS RESIDENCE

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INVERNESS, CA 94937

DRAWN BY EB
CHECKED BY TLS
PROJECT NO 2024046

DATE	ISSUE
1 MAR 25	COASTAL PERMIT
29 MAY 25	CP RESUBMITTAL

REGISTERED PROFESSIONAL ENGINEER TIMOTHY LEE SCHRAM No. 067890 Exp.6/30/2025 CIVIL STATE OF CALIFORNIA

Timothy L. Schram, RCE 67890
My license expires 6/30/2025
AAI JN 22213

CONSTRUCTION MANAGEMENT PLAN

SCALE: 1" = 30'

SCHEMATIC DESIGN

CM1.0

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BIOLOGICAL SITE ASSESSMENT (BSA) NOTES:

BSA Prepared by:

WRA, Inc.
2169-G East Francisco Boulevard
San Rafael, CA 94901
Aaron Arthur
415-454-8868
arthur@wra-ca.com

6.0 PROJECT ANALYSIS AND RECOMMENDATIONS:

The Proposed Project is the new construction of a single-family residence and accessory dwelling unit (ADU). In addition to these living spaces, there will be the new construction of a septic system with lines, septic tank, and leach field; a driveway and parking area; and a garage. The Project Area has been intentionally sited in a clearing in bishop pine forest to minimize the extent of vegetation removal including trees. This clearing is connected to an unnamed paved road by an existing two-track; the proposed driveway will be located on this two-track. Additionally, the Project Area was intentionally sited greater than 100 feet from an intermittent stream that merits a Stream Conservation Area setback.
Detailed building plans, geotechnical report, septic report, and drainage plans are available in a separate package. Figures in Appendix A are a summary of these plans and the biological resources documented here.

6.1 Land Cover Types:

6.1.1 Land Cover Types

As noted, the Project Area has been sited intentionally in a forest clearing to minimize vegetation removal. No further actions are recommended for land cover types.

6.1.2 Aquatic Resources

The stream within the Study Area contains an intermittent hydroperiod. It is directly connected to Tomales Bay through an unnamed dashed blue-line stream and therefore would be considered jurisdictional under the CWA, State Water Policy, and CFGC. The stream meets the qualification of SCA under Marin County Code based on hydrology and size. The Proposed Project will be entirely located greater than 150 feet from the stream and the vegetation between such will remain intact and undisturbed. Therefore, the Proposed Project will not impact the intermittent stream, and there are no further actions recommended for aquatic resources.

6.2 Special-status Species:

6.2.1 Special-status Plants

The Study Area has the potential to support 13 special-status plants, all of which were identifiable during the several site visits. No special-status plants were observed during protocol-level botanical surveys; therefore, no impacts will occur to such and there are no further recommendations.

6.2.2 Special-status Wildlife

The Study Area has the potential to support ten special-status wildlife species (three mammals and seven birds), as well as non-status birds protected under the MBTA and CFGC. As noted, the Project Area has been intentionally sited in a forest clearing which will minimize (or eliminate) the potential impacts to such species. The following measures are recommended to avoid or otherwise minimize potential impacts to these species.

Bat Species: Two special-status bats have the potential to occur within the Study Area (pallid bat, Townsend's western big-eared bat). Removal and trimming of trees during the local bat maternity season (generally, April through August) could impact bat breeding and potentially result in the take of bats. Those trees within the Project Area do not contain the substrates necessary (large trunks, exfoliating bark, large cavities) to support maternity roosting. The targeted roost habitat assessment was not conducted throughout the entirety of the Study Area. Because tree and other vegetation removal and initial ground disturbance will occur from September 1 to March 31, outside of the general bat maternity season the Proposed Project would not incur an impact to maternity roosting bats. Should project elements change and large trees are slated for removal, then the following recommendation should be deployed.
Tree removal will be performed from September 31 to January 31, outside of the general bat maternity season. If tree removal during this period is not feasible, it is recommended that a bat habitat assessment and survey effort (the latter if needed) be performed by a qualified biologist prior to tree removal to determine if bats are present in the trees. If no suitable roosting habitat for bats is found, then no further study is warranted. If special-status bat species or bat maternity roosts are detected, then roost trees should be avoided until the end of the maternity roosting season. If this avoidance is not feasible, appropriate species- and roost-specific mitigation measures should be developed in consultation with CDFW. Irrespective of time of year, all felled trees should remain on the ground for at least 24 hours prior to chipping, off-site removal, or other processing to allow any bats present within the felled trees to escape.

Point Reyes mountain beaver: This species has the potential to occur around the intermittent stream with the north-facing slope and dense vegetation. A burrow survey throughout the Project Area conducted in February and April 2024 resulted in no indications of this species (i.e., no burrows). If present, this species would likely be around the on-site stream due to the presence of available water for several months and unlikely to occur in the Project Area due to the lack of water throughout the year.
Although the species is unlikely to be present near the project area, a follow-up burrow survey throughout the Project Area (plus a 25-foot buffer) no more than 14 days prior to ground-breaking activities will ensure no potential presence of this species. If suspected burrows are detected then avoid burrows during construction. If this avoidance is not feasible, appropriate mitigation measures should be developed in consultation with CDFW.

All Bird Species (including non-special-status): In addition to the seven special-status bird species discussed above (great egret, great blue heron, olive-sided flycatcher, snowy egret, purple martin, Brewster's yellow warbler, northern spotted owl (NSO)), various non-status bird species with baseline protections under the MBTA and CFGC may use vegetation within the Project Areas for nesting. As noted, the Project Area was sited in a forest clearing which will reduce the potential of tree and shrub nesting. The Project Area does not contain any trees sufficient to provide roosting/nesting for great egret, great blue heron, or snowy egret as well as nesting substrate for NSO. Initial noise disturbance may disrupt nesting in the immediate vicinity of the Project Area. Tree and other vegetation removal and initial ground disturbance will occur from August 16 to January 31, outside of the general bird nesting season.
If tree and other vegetation removal during this time is not feasible and to avoid any potential impacts to these species, a pre-construction nesting bird survey should be performed by a qualified biologist no more than 7 days prior to the initiation of tree removal or ground disturbance is recommended. The survey should cover the Project Area (including tree removal areas) and surrounding areas within 500 feet. If active bird nests are found during the survey, an appropriate no-disturbance buffer should be established by the qualified biologist. Once it is determined that the young have fledged (left the nest) or the nest otherwise becomes inactive (e.g., due to predation), the buffer may be lifted, and work may be initiated within the buffer.

Similar to other nesting birds, if project activities occur between August 16 and January 31 and such activities are not the removal of potential nest trees (i.e., old-growth conifers with broken tops, large cavities), then no further actions are required for NSO. If this timing is not feasible, then additional surveys for NSO should be conducted to determine if they are nesting within the Study Area or its immediate vicinity and could be impacted by Project activities. The nearest documented nesting activity is less than one-quarter mile to the north in bishop pine forest (CNDDB 2025a). Because of this, it is recommended that surveys be conducted following the USFWS protocol for Surveying Proposed Management Activities That May Impact Northern Spotted Owls (USFWS 2012); however, the full six surveys are unlikely to be necessary to determine if owls are nesting in the vicinity and the location of the nest. If there is a nesting pair of NSO within the Study Area or immediate vicinity, then the biologist would conduct an analysis to determine if the Proposed Project activities would impact owls following the USFWS guidance for Estimating the Effects of Auditory and Visual Disturbance to Northern Spotted Owls and Marbled Murrelets (USFWS 2006). If impacts would be unavoidable, then potentially impacting activities would only be initiated after it has been established that young owls have fledged the nest and have fully independent mobility.

6.2.3 Critical Habitat, Essential Fish Habitat, and Wildlife Corridors

The Study Area does not contain Critical Habitat, Essential Fish Habitat, or other significant wildlife corridor functions. The Proposed Project does not propose wildlife fencing or other complete barriers to prevent localized wildlife movement. On a local scale, wildlife moves through the surrounding, similarly lightly developed properties and will almost certainly continue within the Study Area without substantial change; therefore, no impacts will occur to such and there are no further recommendations.

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Website: www.adobeinc.com
"A Service You Can Count On!"

INVERNESS RESIDENCE

370 VIA DE LA VISTA
INVERNESS, CA 94937

DRAWN BY EB
CHECKED BY TLS
PROJECT NO 2024046

DATE	ISSUE
1 MAR 25	COASTAL PERMIT
29 MAY 25	CP RESUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
TIMOTHY LEE SCHRAM
No. C67890
Exp.6/30/2025
CIVIL
STATE OF CALIFORNIA

Timothy L. Schram, RCE 67890
My license expires 6/30/2025

AAI JN 22213

CONSTRUCTION MANAGEMENT PLAN

SCALE: 1" = 30'

SCHEMATIC DESIGN

CM1.1

STANDARD TYPE DOMESTIC WASTEWATER SYSTEM

Via de la Vista
Inverness, California

APN 112-080-09

CONCRETE SEPTIC TANK NOTES:

1. Seal interior of septic tank with thoroseal or equal. Seal all joints with mastic. Seal precast concrete joints with ramnek or equal.
2. Pipes through holes in the septic tank or riser must be sealed with gas–tight compression connectors or waterproof sealant or precast into septic tank.
3. Tank and riser joint shall be sealed and made water tight with non–shrink grout overlaid with xypex or thoroseal.
4. The septic tank shall be IAPMO listed. Water tightness test may be required by Marin County E.H.S. The water tightness test consists of filling the tank 2 inches into the risers with clear water.
5. The tank shall be considered adequately water tight if there is no measurable fall of water in the tank in 1/2 hour.

CONCRETE PUMP SUMP NOTES:

1. Seal interior of pump sump with thoroseal or equal. Seal all joints with mastic. Seal precast concrete joints with ramnek or equal.
2. Penetrations in the pump sump or riser must be sealed with gas–tight compression connectors or waterproof sealant or precast into pump sump.
3. Tank and riser joint shall be sealed and made water tight with non–shrink grout overlaid with xypex or thoroseal.
4. The pump sump shall be iapmo listed. Water tightness test is required by Sonoma County Permit & Resource Management Department the water tightness test consists of filling the tank full to 2 inches into the risers with clear water.
5. The tank shall be considered adequately water tight if there is no measurable drop of water in the tank in 1/2 hour.

PRESSURE DISTRIBUTION NOTES:

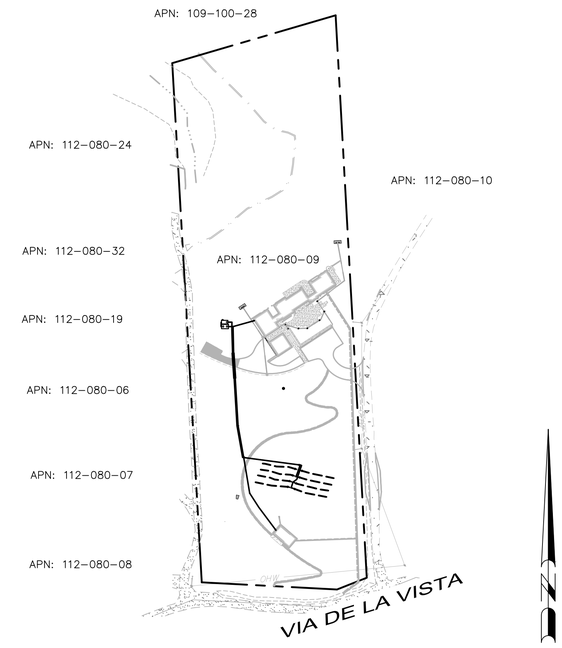
1. Contractor to give Adobe Associates, Inc. And Marin County E.H.S. 48 hours notice for inspection.
2. Leave ends of leach lines exposed for inspection, and open inspection points at 50' maximum intervals. The Marin County E.H.S and engineer inspectors may request visual inspection of any point in trench, at their option.
3. Smeared or compacted trench sides shall be scarified to a depth of one inch, and the loose material removed before placing the drain rock in the trench.
4. Watertight cap or seal to be placed at the end of each leach line.
5. The IAPMO approved concrete septic tank and IAPMO listed concrete pump sump shall be set level in the excavation with a minimum recommended earth cover of 12 inches, and a maximum recommended earth cover of 48 inches.
6. The leach line trench bottom and total length of the leach line shall be level and placed with the aid of transit or level.
7. Secure an electrical permit from the Marin County Building Department for sump pump installations.
8. The connection between the septic tank and the first distribution box shall be of schedule 40 abs, cast iron pipe or any other material approved for a house sewer connection.
9. Contractor shall be responsible for discovery and avoidance of all underground utilities.
10. Any alteration to the approved plans must be approved by the engineer prior to construction.
11. Trench shoring and ground water control may be required during the rainy season. Obtain engineer's prior approval for rainy season construction.
12. Engineer is to be notified immediately of any adverse conditions discovered during the construction such as impermeable soil layer, springs, ground water, etc.
13. Distribution boxes shall be built on a level prepared surface in natural or compacted soil.
14. All materials and workmanship shall conform with County of Marin Standards and Requirements, including building, plumbing and electrical codes.
15. This sewage disposal system has been designed to accommodate a peak daily flow of 120 gallons per bedroom, and a long term average daily flow of 60 gallons per bedroom. Water conservation measures will be necessary to maintain these water usage limits.
16. Minimum clearance from any existing or proposed structure to any septic tank shall be 5' unless greater clearance is required by others.
17. Minimum clearance from any roadway or parking area to any septic tank shall be 5' unless greater clearance is required by others.
18. Gravel is to be 3/4" to 1 1/2" double washed, double run gravel from a Marin County E.H.S. approved quarry.
19. At the time of inspection of the disposal field the contractor shall perform a hydraulic (squirt) pump test. The test shall be performed with the distribution lines set with the orifice's in an upward position (laterals shall not be glued at this time) and all sump pump and pump sump equipment installed per plan. Minimum acceptable head in all lines, as measured by height of the water column above the pipe, shall be 60 inches. Once hydraulic test is approved leave the holes pointing up and install orifice shields on all holes and then glued water tight per Marin County Requirements.

GENERAL NOTES:

1. Low flow toilets (1.6 gal. Max.) are required in all bathrooms and lavatories.
2. Water service lines to observe all setbacks required by the Marin County Environmental Health Services.
3. Contours shown are based on field work performed by Adobe Associates, Inc. On March 23 and June 22, 2022. Contour interval is two (2) foot, datum assumed.
4. No foundation and/or driveway cuts, and no surface or sub–surface drains are to be located within 50 feet downslope or laterally of the primary or expansion/repair area of any leachfield. Direct downspouts away from leach field.
5. The boundary information shown is per record information and is not the result of a survey by Adobe Associates, Inc.
6. Any proposed change to house design or location is to be approved by Adobe Associates, inc. And the the Marin County E.H.S. Specialist for compatibility with the septic system.
7. Removal of trees within any proposed fill area is required. Trees allowed to remain in the fill area may be damaged or destroyed by the deleterious effects of the fill soil.

ENGINEERING NOTES:

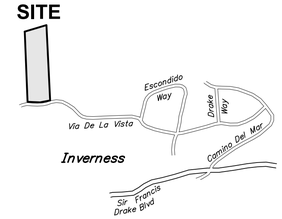
1. The designing engineer shall inspect the site and weather conditions prior to construction of the system. He/she must verify dry and acceptable soil and weather conditions for construction and decide if conditions are suitable to begin construction.
2. The designing engineer shall verify (with the contractor) the proper staking of the system prior to any construction. The system details, configuration, location, contour, percolation area, expansion area, etc. Shall be verified.
3. All materials and workmanship shall conform to the requirements of the Marin County Environmental Health Services (E.H.S.). All mechanical, plumbing and electrical work shall conform to the appropriate codes adopted by the County of Marin.
4. The contractor shall give the engineer (1–707–541–2300) 48 hours notice of commencement of construction and prior to required inspections. the contractor shall give 48 hours minimum notice to the Marin County E.H.S. prior to commencement of work (1–415–499–6907). These shall include as a minimum:
   A) Pre–construction conference
   B) Inspection of fill soil.
   C) Interim inspection, performed prior to covering any elements of the system. see "construction notes".
   D) Final inspection of the completed system and all related items per the construction documents.
5. At the pre–construction conference, the following items shall be reviewed. Construction may proceed if the designing engineer notifies the Marin County E.H.S. verbally that all elements appear to conform to the following requirements:
   A) Soil moisture at the appropriate depths are not so high as to have the soil smear or compact due to construction activities.
   B) Imminent weather conditions appear that they will not create unsuitable soil moisture conditions during the course of construction.
   C) The source of the soil cover material shall be designated, and a sample shall be made available and approved by the design consultant prior to placement.
6. At the interim inspection, the following elements, (when required), shall be verified.
   A) Inspect fill soil for quality and proper placement.
   B) Layout and staking of the primary leach field area and the expansion reserve bounders substantially conform to the approved construction documents has been accomplished.
7. At the interim inspection, the following elements, (when required), shall be verified by the designing engineer and the Marin County E.H.S. by visual inspection and operation of the system. When all required items are completed and approved, the disposal field, trenches and tanks may be covered or backfilled.
   A) Line and grade of all excavations and fills as applicable.
   B) Function and setting of the control devices, including but not limited to valves, switches, and alarms.
   C) Hydraulic testing of any pump and distribution system to assure that the pump is adequate for design flow.
   D) All the remaining elements required to complete the system shall be on site at the time for verification and approval by the designer for conformance with the plans and specifications.
8. At the final inspection, the designing engineer shall verify that all construction is in general conformance with the approved plans and specifications. The septic tank shall be iapmo approved. The septic tank and pump sump may be subjected to a water tightness test by the Marin County E.H.S. The water test shall be performed by the contractor and consists of filling the tanks 2" into the risers with clear water. The tanks may be tested separately and shall be considered adequately water tight if no measurable drop of water in 1/2 hour.
9. A final letter from the designing engineer to the Permit & Resource Management Department shall state that all construction has been completed, approved, and is in conformance with all specifications.
10. The Marin County E.H.S specialist will perform a final inspection of the system following receipt of the designing engineer's approval letter. E.H.S. Will not sign off the permit or job card until the house or structure is ready for occupancy. At this time the operational permit will be issued and the anniversary date established.
11. At the start–up of the system, the installer, engineer, service provider, and Marin County E.H.S. staff shall be present to verify proper operation and settings of all controls. A copy of the contract with the service provider shall be given to the County at this time.



OVERALL SITE PLAN

100' 50' 0 50' 100' 200' 300'

Graphic Scale: 1" = 100'



LOCATION MAP

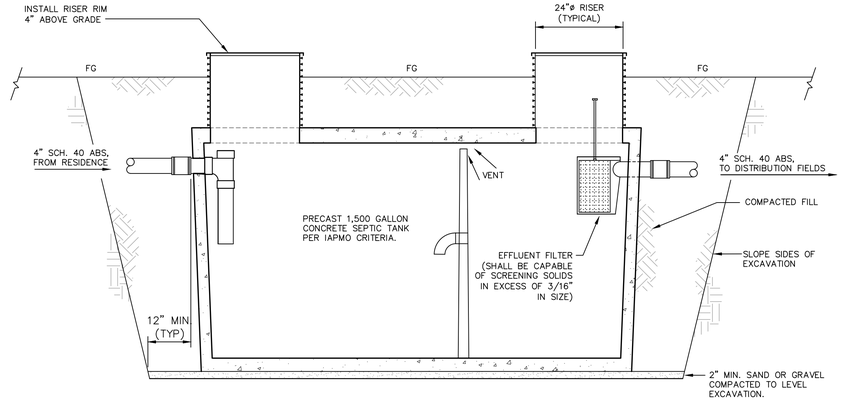
NTS

OWNER INFO

JON SHENK
1363 15TH AVENUE,
SAN FRANCISCO, CA 94122

SHEET INDEX

Tank Size	1,500–GAL
Leach Trench	
Length	360'
Width	24"
Depth	48"
Rock	24"



1,500 GALLON CONCRETE SEPTIC TANK

NTS

NOTES:

A MANUAL SWITCH FOR THE PUMP SHALL BE LOCATED WITHIN 25' AND IN CLEAR VIEW OF THE SUMP. MOUNT CONTROL PANEL ON HOUSE OR ON A POST WITHIN 25' OF THE SUMP AND IN CLEAR VIEW OF THE SUMP. IF CONTROL PANEL IS MORE THAN 75' FROM HOUSE, PROVIDE A REMOTE ALARM WITH AN ADDITIONAL LIGHT AND HORN AT THE HOUSE.

CONTROL/ALARM BOX – NEMA TYPE 4X WITH FUSED DISCONNECT & MOTOR PROTECTION SWITCH, HOA SWITCH, ALARM, ALARM ON/OFF TEST SWITCH, DISPLAY LIGHT, NON–RESETTABLE DOSE COUNTER, AND SONOMA COUNTY PLEXIGLASS SHIELD.

PROVIDE SEPARATE ELEC. CIRCUITS FOR PUMP AND ALARM.

NOTE: AN INTERNET CONNECTION IS REQUIRED TO THE CONTROL PANEL AND WILL BE ACTIVATED PRIOR TO THE FINAL/STARTUP INSPECTION.

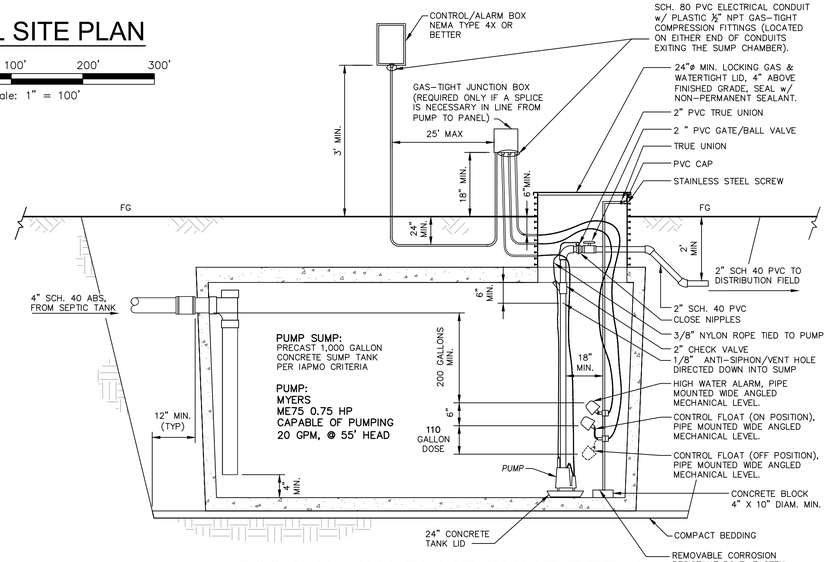
ALL HIGH VOLTAGE WIRES SHOULD BE IN A SEPARATE CONDUIT FROM LOW VOLTAGE WIRES.

IF THE CONTROL PANEL IS LOWER IN ELEVATION THAN THE POWER SUPPLY, A CONDUIT SEAL SHALL BE INSTALLED ON THE CONDUIT TO PROTECT THE CONTROL PANEL FROM CONDENSATION.

SEPTIC ELECTRICAL (#189) TO BE INSPECTED UNDER SEPARATE BLD PERMIT.

ALARM BOX TO BE POSTED WITH THE FOLLOWING NOTES:

- "CAUTION ELECTRICAL HAZARD" ON THE EXTERIOR
- FLOAT SWITCH SETTINGS & DOSE VOLUME ON THE INTERIOR
- DOSE SETTINGS



1,000 GALLON PUMP SUMP DETAIL

NTS

Revisions			
No.	Date	Description	Approved

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"A Service You Can Count On!"

Steven R. Brown, RCE 43825
My License Expires 6/30/2025

REGISTERED PROFESSIONAL ENGINEER * STEVEN R. BROWN * No. 43825 * Exp.6/30/2025 * CIVIL * STATE OF CALIFORNIA

STANDARD TYPE PRIVATE SEWAGE DISPOSAL SYSTEM
COVER SHEET
Via de la Vista
Inverness, California
APN 112-080-09

Scale:	AS SHOWN
Date:	March 12, 2025
Design by:	SRB
Drawn by:	JMO
Checked by:	SRB

Sheet
W1
1 of 3 Sheets
Job No. 22213

DESIGN CRITERIA

DESIGN PURPOSE
THE PURPOSE OF THIS PROJECT IS TO PROVIDE SEPTIC DISPOSAL CAPACITY FOR A POTENTIAL 4–BEDROOM RESIDENCE AND 1–BEDROOM ADU ON THE PARCEL LOCATED ON VIA DE LA VISTA IN INVERNESS (APN 112–080–09). THE PROPOSED DESIGN IS A STANDARD SYSTEM. THE PROPOSED DESIGN MEETS ALL CURRENT MARIN COUNTY OWTS STANDARDS.

SITE REVIEW:
A SITE REVIEW WAS CONDUCTED BY ADOBE ASSOCIATES WITH A REPRESENTATIVE FROM THE MARIN COUNTY ENVIRONMENTAL HEALTH SERVICES DEPARTMENT ON AUGUST 18, 2022.

PERCOLATION TEST:
PERCOLATION TESTING WAS CONDUCTED BY A REPRESENTATIVE FROM ADOBE ASSOCIATES INC. ON NOVEMBER 29, 2023 (P1942).

AVERAGE PERCOLATION RATE:	8 MINUTES PER INCH AT A DEPTH OF 36" & 48"
CORRESPONDING SOIL LOADING RATE:	0.88 GAL/SF/DAY
AVERAGE GROUND SLOPE:	20%

5 BEDROOM RESIDENCE

PRIMARY SYSTEM DESIGN:
(5 BEDROOMS)(120 GALLONS PER DAY/BEDROOM) = 600 GPD TOTAL WASTEWATER LOAD.
(600 GPD)/(0.88 GAL/SF/DAY)/(4 SQ FT/LF) X 200% = 342 LINEAL FEET (200%) TOTAL PRIMARY DISPOSAL FIELD REQUIRED.
360 LINEAL FEET PRIMARY DISPOSAL FIELD SHOWN (180 LINEAL FEET EACH ZONE).

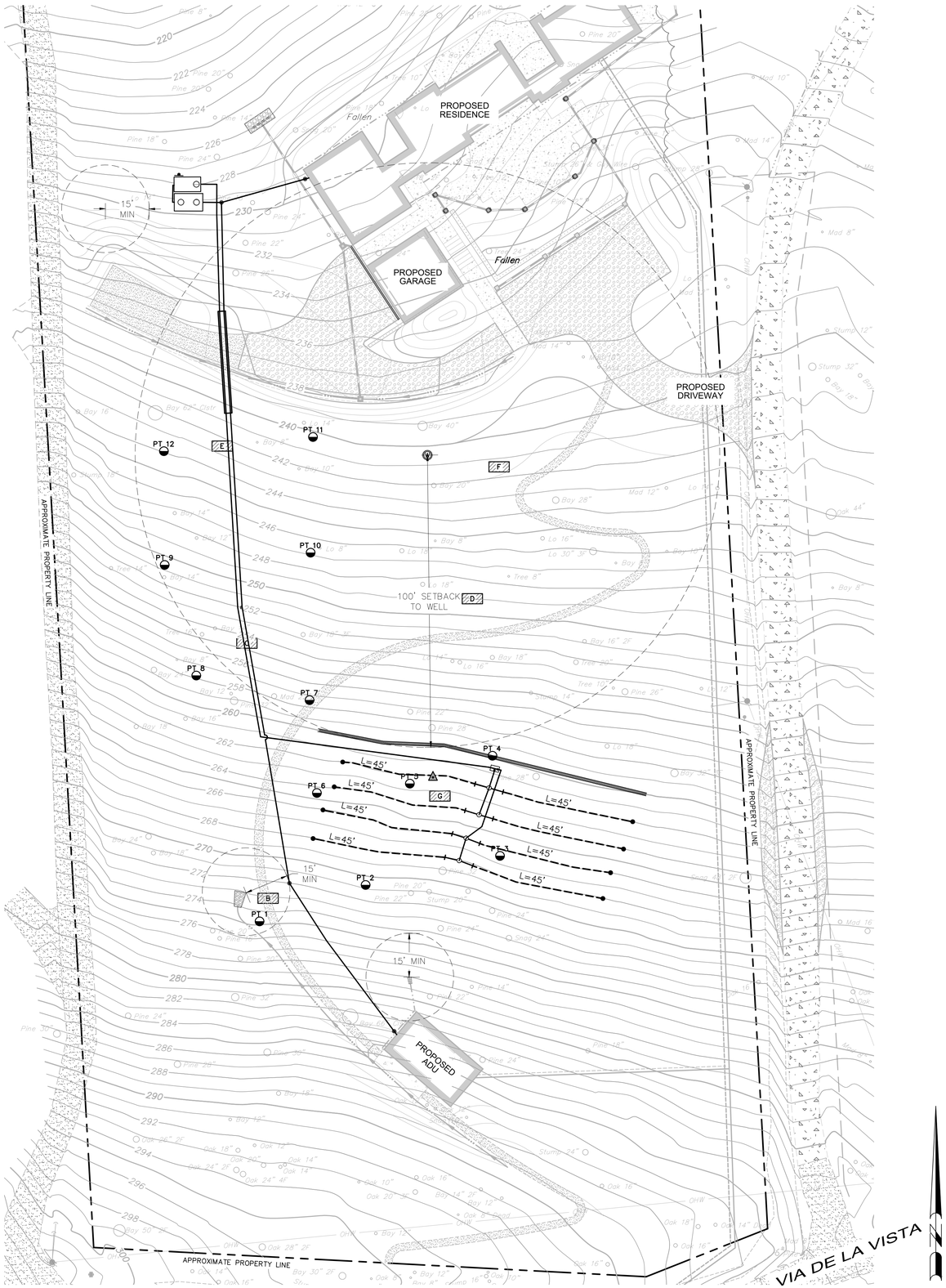
DISPOSAL FIELD TRENCH DESIGN:
48" DEEP X 24" WIDE, WITH 24" GRAVEL BELOW LEACHLINE LATERAL, SPACED 8' O.C.
(4 SQ FT/LF TRENCH SIDEWALL)

LEGEND

1. 1,500 GALLON (IAPMO APPROVED) CONCRETE SEPTIC TANK WITH 24"ø RISERS OVER BOTH PORTS; INSTALL EFFLUENT FILTER AT OUTLET (SEE DETAIL, SHEET W1)
2. 1,000 GALLON (IAPMO LISTED) CONCRETE PUMP SUMP AND SUMP PUMP WITH 24"ø RISER OVER SUMP PUMP PORT (SEE DETAIL, SHEET W1)
3. CONTROL PANEL WITHIN 25' OF THE SUMP; INSTALL REMOTE ALARM IF THE PANEL IS MORE THAN 75' AWAY FROM THE HOUSE (SEE DETAIL, SHEET 1)
4. DIVERSION VALVE, TO BE SWITCHED ANNUALLY (SEE DETAIL, SHEET W3)
5. DISTRIBUTION MANIFOLD IN CHRISTY BOX (OR EQUAL) (SEE DETAIL, SHEET W3)
6. DUAL 100% PRIMARY DISPOSAL FIELDS, TO BE SWITCHED ANNUALLY. CONTAINING 180 LINEAL FEET EACH OF 1–1/4"ø DISTRIBUTION LATERALS WITH (15) 3/16"ø HOLES 36 INCHES ON CENTER (SEE TRENCH DETAIL, SHEET W3)
7. PURGE VALVE IN CHRISTY BOX (OR EQUAL) (SEE DETAIL, SHEET W3)
8. INSPECTION WELL IN VALVE BOX, TYP (12 MINIMUM) (SEE DETAIL, SHEET W3)
9. TWO–WAY GRAVITY TYPE SANITARY SEWER CLEANOUT; INSTALL 2' FROM BUILDING EXTERIOR WALL (SEE DETAIL, SHEET W3)
10. ONE–WAY GRAVITY TYPE CLEANOUT; INSTALL AT ANGLE POINTS AND AT 100' MAX INTERVALS ON GRAVITY LINE (SEE DETAIL, SHEET W3)
11. STRAW WATTLE CHECK DAM (SEE DETAIL, SHEET W3)

SOIL PROFILE HOLE
PT X PERCOLATION TEST
SURVEY CONTROL POINT

NOTES
1. NO FOUNDATION AND/OR DRIVEWAY CUTS, AND NO SURFACE OR SUB–SURFACE DRAINS ARE TO BE LOCATED WITHIN 50 FEET DOWNSLOPE OR LATERALLY OF THE PRIMARY OR EXPANSION/REPAIR AREA OF ANY LEACH FIELD. DIRECT DOWNSPOUTS AWAY FROM LEACH FIELD.
2. ALL UNDERGROUND BOXES REQUIRE INSTALLATION OF GOPHER–RESISTANT BARRIERS.



SEPTIC SYSTEM PLAN

20' 10' 0 10' 20' 40' 60'
Graphic Scale: 1" = 20'

Revisions			
No.	Date	Description	Approved

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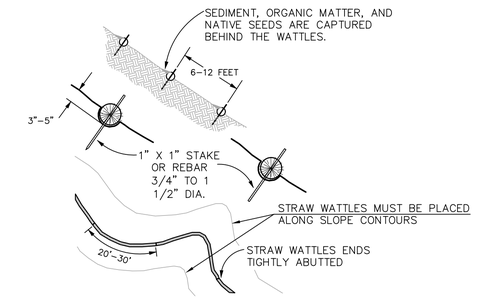
REGISTERED PROFESSIONAL ENGINEER * STEVEN R. BROWN * No. 43825 * Exp.6/30/2025 * CIVIL * STATE OF CALIFORNIA

STANDARD TYPE PRIVATE SEWAGE DISPOSAL SYSTEM SEPTIC SYSTEM PLAN SHEET

Via de la Vista
Inverness, California
APN 112-080-09

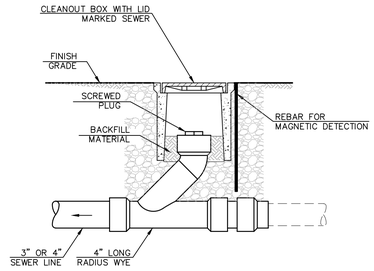
Scale:	AS SHOWN		
Date:	March 12, 2025		
Design by:	SRB		
Drawn by:	JMO		
Checked by:	SRB		

Sheet
W2
2 of 3 Sheets
Job No. 22213

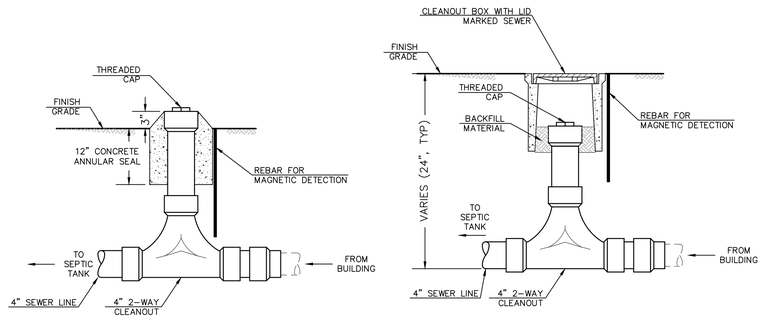


NOTES:
1. STRAW WATTLES ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 – 30 FT. LONG.
2. STRAW WATTLES TRAP SEDIMENT AND REDUCE SHEET & RILL EROSION BY REDUCING SLOPE GRADIENT, INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
3. STRAW WATTLE INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE WATTLE IN A TRENCH, 3" – 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND WATTLE.

STRAW WATTLE CHECK DAM
NTS



ONE-WAY GRAVITY CLEANOUT DETAIL
NTS



TWO-WAY GRAVITY CLEANOUT DETAIL
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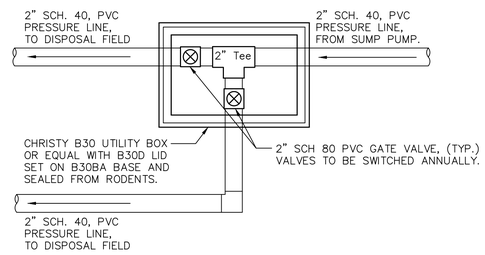
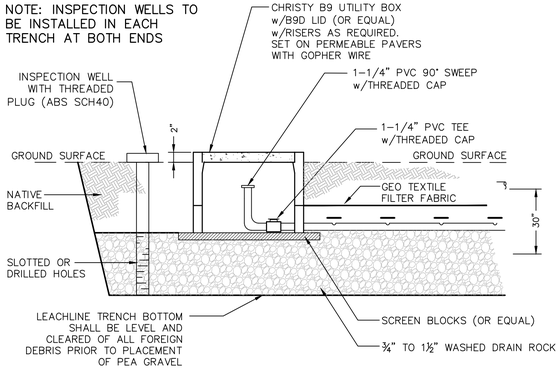
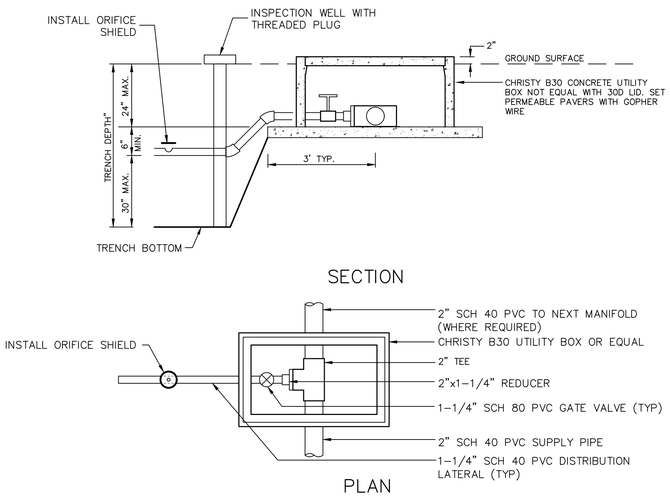


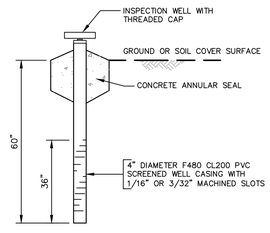
DIVERSION VALVE DETAIL
NTS



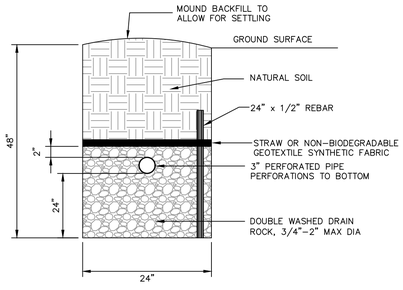
PURGE VALVE DETAIL
NTS



DISTRIBUTION MANIFOLD DETAIL
NTS



INSPECTION WELL
NTS



LEACH LINE TRENCH DETAIL
NTS

Revisions			
No.	Date	Description	Approved

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave, Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

Steven R. Brown, RCE 43825
My License Expires 6/30/2025

REGISTERED PROFESSIONAL ENGINEER * STEVEN R. BROWN * No. 43825 * CIVIL * Exp.6/30/2025 * STATE OF CALIFORNIA

STANDARD TYPE PRIVATE SEWAGE DISPOSAL SYSTEM DETAILS

Via de la Vista **California**
Inverness,
APN 112-080-09

Scale: AS SHOWN
Date: March 12, 2025
Design by: SRB
Drawn by: JMO
Checked by: SRB

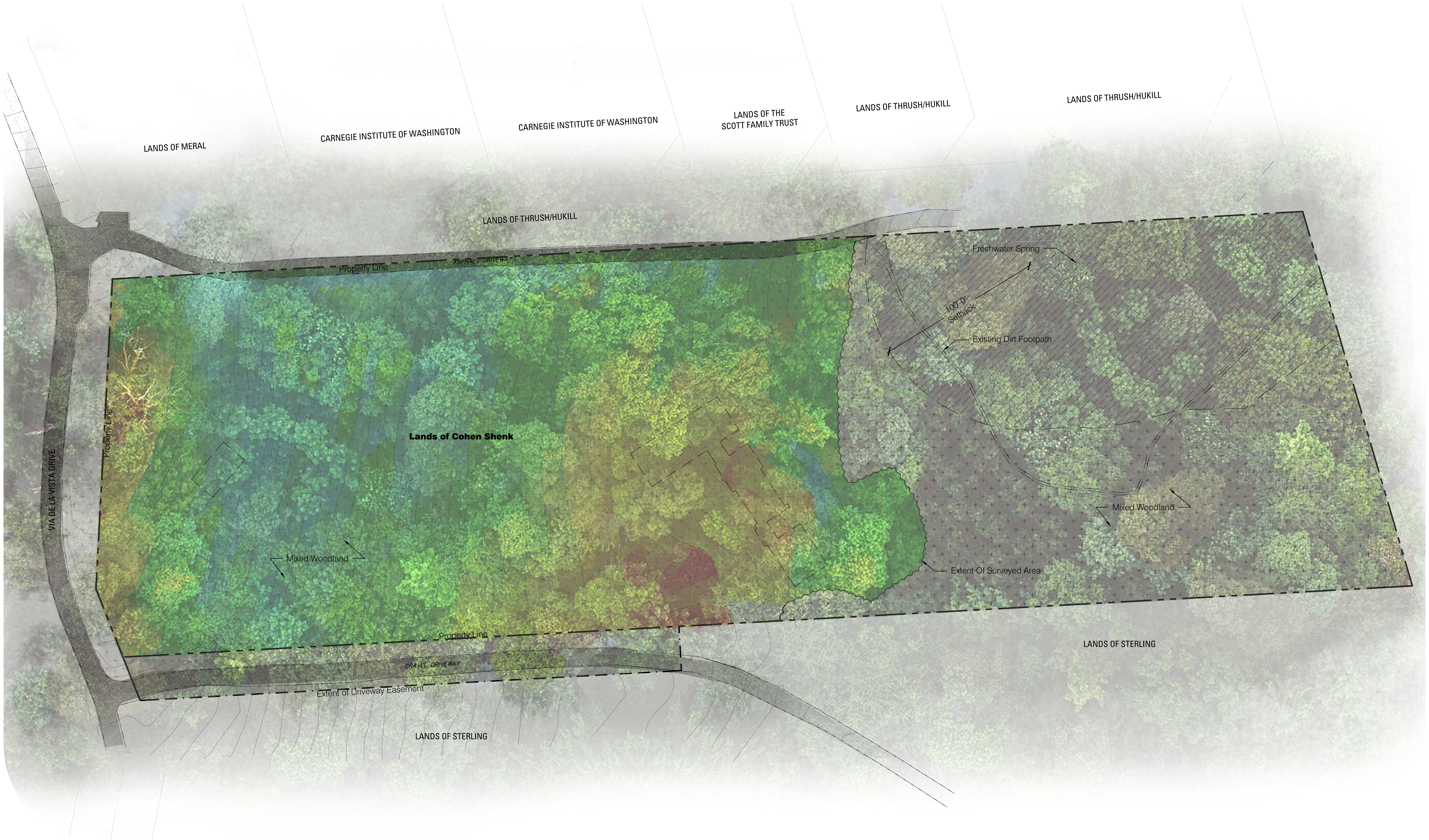
Sheet
W3
of 3 Sheets
Job No. 22213

Landscape Architectural Legend

Percent Slope Analysis

Steep ↑ / Flat ↓	Range
Steep	33%+
	26-32%
	23-25%
	19-22%
	11-18%
	7-10%
	3-6%
Flat	0-2%

- Surveyed Trees
- Property Line
- Driveway Easement
- Mixed Woodland
- SCA Setback



30' 0 30' 60'

SCALE: 1"=30'

N

SURFACEDESIGN INC
Pier 33 North, Suite 200
San Francisco, CA 94111
415.621.5522

INVERNESS RESIDENCE

370 VIA DE LA VISTA
INVERNESS, CA 94937

DRAWN BY BY
CHECKED BY TC
PROJECT NO 2024046

DATE	ISSUE
1 MAR 25	COASTAL PERMIT

LICENSED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA

EXISTING SITE CONSTRAINTS

SCALE:

SCHEMATIC DESIGN

L1.01

Landscape Architectural Legend

- Property Line
- Driveway Easement
- Undisturbed Mixed Woodland
- Hardscape & Paving
- Gravelpave
- Non-compacted Decomposed Granite Trail
- Proposed Tree
  - *5ct - Cornus nuttalli* - Pacific Dogwood - 15 Gal
  - *4ct - Quercus agrifolia* - Coast Live Oak - 15 Gal
  - *5ct - Alnus rhombifolia* - White Alder - 15 Gal
- Surveyed Trees to Remain

Groundcover Planting

Dicentra formosa	Fern-Leaf Bleeding Heart
Achillea millefolium	Yarrow
Achillea millefolium 'Pink Grapefruit'	Yarrow
Sisyrinchium bellum	California Blue-Eyed Grass
Nepeta tuberosa	Catmint
Phlomis fruticosa	Jerusalem Sage
Eschscholzia californica	California Poppy
Asclepias eriocarpa	California Monarch Milkweed
Solidago californica	California Goldenrod
Aquilegia vulgaris var. stellata 'Ruby Port'	Ruby Port (Columbine)
Polystichum munitum	Western Sword Fern
Stipa lepida	Foothill Needlegrass
Muhlenbergia rigens	Deer Grass
Senecio cineraria	Silver ragwort
Artemesia 'Powis Castle'	Wormwood
Myoporum parvifolium	Creeping boobialla
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush
Bouteloua gracilis 'Blonde Ambition'	Blue Grama
Sesleria autumnalis	Autumn Moor Grass
Stipa pulchra	Purple Needlegrass

Landscape Architectural Notes

1. Gravel driveway within easement is existing to remain.
2. Groundcover planting to be hand watered until established.
3. Groundcover planting pot size assumed to be 1 gallon unless otherwise specified.

Existing Driveway to Remain

SURFACEDESIGN INC
Pier 33 North, Suite 200
San Francisco, CA 94111
415.621.5522

INVERNESS RESIDENCE

370 VIA DE LA VISTA
INVERNESS, CA 94937

DRAWN BY	BY
CHECKED BY	TC
PROJECT NO	2024046

DATE	ISSUE
1 MAR 25	COASTAL PERMIT

LICENSED LANDSCAPE ARCHITECT
Roderick Wyllie No. 5630
Signature
Renewal Date
Date
STATE OF CALIFORNIA

PRELIMINARY LANDSCAPE PLAN

SCALE:

SCHEMATIC DESIGN

L1.02

20' 0 20' 40'
SCALE: 1"=30'

NO WORK IS TO OCCUR INSIDE THIS TREE PROTECTION ZONE WITHOUT FIRST CONSULTING THE OWNER OR THE PROJECT ARBORIST

DAMAGE TO TREES MAY RESULT IN A 'STOP WORK ORDER' FROM THE COUNTY

TREE FENCING (RED DOTTED LINE) SHALL BE A MINIMUM OF 4' METAL DEER FENCE. FENCE SHALL BE LABELED WITH SIGNAGE SHOWN.

SEE CHECKLIST FOR WORK RESTRICTIONS IN THESE AREAS

SOIL ARMORING MAY BE USED IN PLACE OF FENCING IF NECESSARY

Notes:
- Any mechanical access through the trees for the ADU should utilize a path of woodchips at least six (6) inches thick to mitigate soil compaction.
- I did not assess the septic plan, but in order to install this without harming the health or stability of the existing trees, any trench within approximately 10 feet of the base of a tree should be carefully dug by hand, preserving roots greater than two inches in diameter. This results in nearly all the trenches being dug by hand. No trench should be dug within three (3) feet of the base of a heritage tree.

INSPECTION SCHEDULE

Inspection of site: Prior to Equipment and Materials Move In, Site Wo
Demolition and Tree Removal: The Project Arborist will meet with the
General Contractor, Architect / Engineer, and Owner or their represen
to review tree preservation measures, designate tree removals, delinea
location of tree protection / non-intrusion zone (TPZ) fencing, specify
equipment access routes and materials storage areas, review the existi
condition of trees and provide any necessary recommendations.

Inspection of site: During excavation or any activities that could affec
trees: Inspect site during any activity within the Tree Protection Zones
preserved trees and any recommendations implemented. Assess any
changes in the health of trees since last inspection.

Final Inspection of Site: Inspection of site following completion of co
struction: Inspect for tree health and make any necessary recommenda
tions.

	Heritage	Protected	Total
Condition removals	0	1	1
Development removals	0	2	2
Total	0	3	3

ARBORIST'S CHECKLIST

- An urban forester, certified or consulting arborist shall establish the Tree Protection Zone (TPZ) prior to starting the demolition work. Four-foot-high metal wire deer fencing will be erected by the contractor and inspected by the arborist to limit access to the TPZ. This will protect the trunk and root zone throughout construction.
- The Arborist shall have a pre-demolition meeting with contractor or responsible party and all other foremen or crew managers on site prior to any work to review all work procedures, access and haul routes, and tree protection. The contractor must notify the Arborist if roots are exposed or if trunk or branches are wounded.
- Any trunk and root crown that is not protected by a TPZ where heavy equipment operation is likely to wound the trunk, install a barrel stave-like trunk wrap out of 2 X 4 studs connected together with metal straps, attached to the 2 X 4's with driver screws or 1" nails.
- Storage of equipment shall be as far away from protected trees as possible and optimally on asphalt or ground protected by mulch / plywood.
- Heavy equipment use should be limited around trees and the roots. No equipment may be transported or used on bare ground within the root zone. A 6" layer of mulch (chipped tree debris and other site vegetation or chipped, non-treated lumber) and plywood must be placed under the path for access and egress. The protective "bridge' shall be maintained by the contractor and inspected by the arborist when on site.
- Any damage to trees due to demolition or construction activities shall be reported to the arborist within 6 hours, so that remedial action can be taken. Any damage done to the trees in violation of the contract agreement shall be appraised as a casualty loss by the arborist and provided to the tree owner.
- All trenching within the TPZ shall be done pneumatically or by hand, being careful not to damage any of the bark of any root encountered.
- An arborist shall inspect all grading, trenching, tunneling or other excavation within the root zones of trees prior to backfill.
- No chemicals or other waste materials shall be dumped within 20' of the base of any tree. There shall be no material storage in the TPZ.
- Any tree pruning will be done in accordance with ISA standards. All pruning will be inspected by the arborist.
- The arborist must perform a final inspection to ensure that no unmitigated damage has occurred and to specify any pest, disease or other health care. The arborist shall specify and oversee any necessary restorative actions.
- Any suspected omissions or conflict between various elements of the plan shall be brought to the attention of the arborist and resolved before proceeding with the work.

Tree Number	Species	Botanical Name	Diameter (inches)	Health	Structure	Form	Comments	Heritage	Removal	Removal Reason
1	Pacific Madrone	*Arbutus menziesii*	6	Fair to Good	Good	Fair				
2	Bishop Pine	*Pinus muricata*	14	Poor to Fair	Fair to Good	Fair	The top is dead. Sparse foliage.			
3	California Bay	*Umbellularia californica*	9	Fair to Good	Good	Good	Growing under powerlines.			
4	Coast live oak	*Quercus agrifolia*	7	Fair	Fair to Good	Fair	Sudden oak death-like symptoms on lower trunk. The canopy is tangled in the communication lines.			
5	Coast live oak	*Quercus agrifolia*	10	Good	Good	Fair	Growing under powerlines.			
6	Coast live oak	*Quercus agrifolia*	13.5	Good	Good	Fair	Canopy distribution and trunk lean south toward the road.			
7	Coast live oak	*Quercus agrifolia*	12	Good	Good	Fair				
9	Pacific Madrone	*Arbutus menziesii*	14.5	Poor to Fair	Fair to Good	Poor to Fair	Lean over road.			
10	Coast live oak	*Quercus agrifolia*	13.5	Poor to Fair	Fair to Good	Fair to Good	Sparse canopy. Sudden oak death-like symptoms on lower trunk.			
11	Coast live oak	*Quercus agrifolia*	14	Fair to Good	Good	Fair to Good				
12	Coast live oak	*Quercus agrifolia*	15.5	Fair to Good	Good	Fair to Good	Canopy tangled, and communication lines.			
13	Tanoak	*Notholithocarpus densiflorus*	11	Fair to Good	Fair to Good	Fair to Good	Growing under powerlines.			
14	Coast live oak	*Quercus agrifolia*	15.5	Dead						
15	Coast live oak	*Quercus agrifolia*	11 8.5	Fair to Good	Fair to Good	Poor to Fair				
16	Coast live oak	*Quercus agrifolia*	12 10	Fair to Good	Fair	Fair	Decay extending into a stem removal wound at the common attachment of stems.			
17	Pacific Madrone	*Arbutus menziesii*	12	Fair to Good	Fair	Poor to Fair	Strong trunk lean and asymmetrical canopy distributed over the road.			
18	Coast live oak	*Quercus agrifolia*	8.5	Fair	Fair to Good	Fair	Minimal live canopy.			
19	Coast live oak	*Quercus agrifolia*	9	Fair to Good	Fair to Good	Fair				
20	Coast live oak	*Quercus agrifolia*	8	Poor to Fair	Fair to Good	Fair	Minimal live canopy.			
21	Tanoak	*Notholithocarpus densiflorus*	10.5	Fair to Good	Good	Fair to Good	Topped under powerlines.			
22	Coast live oak	*Quercus agrifolia*	19	Good	Fair to Good	Fair to Good	Moderate decay in main trunk.	Heritage		
23	Coast live oak	*Quercus agrifolia*	11 5.5	Fair to Good	Fair to Good	Poor to Fair				
24	Coast live oak	*Quercus agrifolia*	8.5	Fair	Fair to Good	Fair	Topped under powerlines. Minimal live canopy.			
25	Bishop Pine	*Pinus muricata*	33.5	Fair to Good	Poor to Fair	Poor to Fair	Large deadwood in canopy. Many sharp bends in the trunk toward the top.	Heritage		
29	Bishop Pine	*Pinus muricata*	28	Good	Fair to Good	Fair to Good	High canopy. Many dead limbs in lower canopy.			
33	Bishop Pine	*Pinus muricata*	25	Good	Fair to Good	Fair	High canopy.			
34	California Bay	*Umbellularia californica*	48	Good	Good	Good		Heritage		
35	California Bay	*Umbellularia californica*	13.5 11	Good	Poor to Fair	Poor	Strong trunk lean and canopy distribution south. Established decay and lower trunk and weak attachment of the largest stem.			
36	Coast live oak	*Quercus agrifolia*	7.5	Fair to Good	Poor	Fair	Established decay in main trunk.		Y	Condition
37	Coast live oak	*Quercus agrifolia*	9.5	Good	Fair to Good	Fair to Good			Y	Development
41	Bishop Pine	*Pinus muricata*	18	Fair to Good	Fair	Poor to Fair	Low live crown ratio. Leggy trunk form.			
42	California Bay	*Umbellularia californica*	16.5 12.5	Fair to Good	Fair to Good	Fair to Good				
43	Coast Redwood	*Sequoia sempervirens*	27.5	Good	Good	Fair to Good				
46	Bishop Pine	*Pinus muricata*	25	Fair	Poor to Fair	Fair	Codominant stems with an acute angle attachment at 30'.			
47	Bishop Pine	*Pinus muricata*	23.5	Fair to Good	Poor to Fair	Poor to Fair	Weak point on lower trunk at hip canker.			
49	Bishop Pine	*Pinus muricata*	23.5	Fair	Poor to Fair	Poor	Top-heavy and asymmetric canopy.			
50	Bishop Pine	*Pinus muricata*	35	Fair	Poor to Fair	Fair	Top heavy canopy			
51	Bishop Pine	*Pinus muricata*	22	Poor to Fair	Poor to Fair	Poor to Fair	Top heavy canopy			
52	Bishop Pine	*Pinus muricata*	21.5	Poor to Fair	Poor to Fair	Poor to Fair	Trunk lean. Top heavy and one sided canopy.			
62	Coast live oak	*Quercus agrifolia*	12	Good	Good	Fair to Good	Lowest limb over the road, may be an access issue.			
63	Coast live oak	*Quercus agrifolia*	13	Good	Fair to Good	Poor	Strong trunk lean and canopy distribution south.			
64	Pacific Madrone	*Arbutus menziesii*	9	Fair to Good	Fair to Good	Poor	Strong trunk lean and canopy distribution east.			
65	Pacific Madrone	*Arbutus menziesii*	12	Good	Good	Fair to Good				
66	California Bay	*Umbellularia californica*	16.5 15	Good	Fair to Good	Good				
67	California Bay	*Umbellularia californica*	24.5	Good	Good	Good				
68	Pacific Madrone	*Arbutus menziesii*	13 6	Fair	Good	Good				
69	Pacific Madrone	*Arbutus menziesii*	7	Fair to Good	Good	Fair to Good				
70	Pacific Madrone	*Arbutus menziesii*	8	Poor to Fair	Poor	Poor	Partially uprooted.			
71	Pacific Madrone	*Arbutus menziesii*	12	Fair	Poor to Fair	Poor				
72	Pacific Madrone	*Arbutus menziesii*	12.5	Good	Good	Fair to Good			Y	Development
75	Coast live oak	*Quercus agrifolia*	8.5	Good	Good	Fair to Good				
76	California Bay	*Umbellularia californica*	11	Good	Fair to Good	Fair	Strong trunk lean southeast.			
77	Coast live oak	*Quercus agrifolia*	13.5	Good	Good	Fair to Good				
78	Pacific Madrone	*Arbutus menziesii*	12	Poor to Fair	Good	Fair to Good				
79	Coast live oak	*Quercus agrifolia*	10	Good	Good	Fair to Good				
80	Pacific Madrone	*Arbutus menziesii*	6.5	Fair	Good	Fair				
81	Coast live oak	*Quercus agrifolia*	12	Poor to Fair	Fair to Good	Fair to Good				
82	Coast live oak	*Quercus agrifolia*	8	Good	Good	Good				
83	California Bay	*Umbellularia californica*	13.5	Good	Fair	Fair to Good	Weak main union.			
84	California Bay	*Umbellularia californica*	40	Good	Good	Good				
85	Coast live oak	*Quercus agrifolia*	14	Fair to Good	Good	Good				
93	Bishop Pine	*Pinus muricata*	35.5	Fair to Good	Fair	Fair to Good				

URBAN FORESTRY ASSOCIATES, INC.
CONSULTING ARBORISTS
(415) 454-4212
info@urbanforestryassociates.com

INVERNESS RESIDENCE

370 VIA DE LA VISTA
INVERNESS, CA 94937

DATE	ISSUE
2/28/25	COASTAL PERMIT

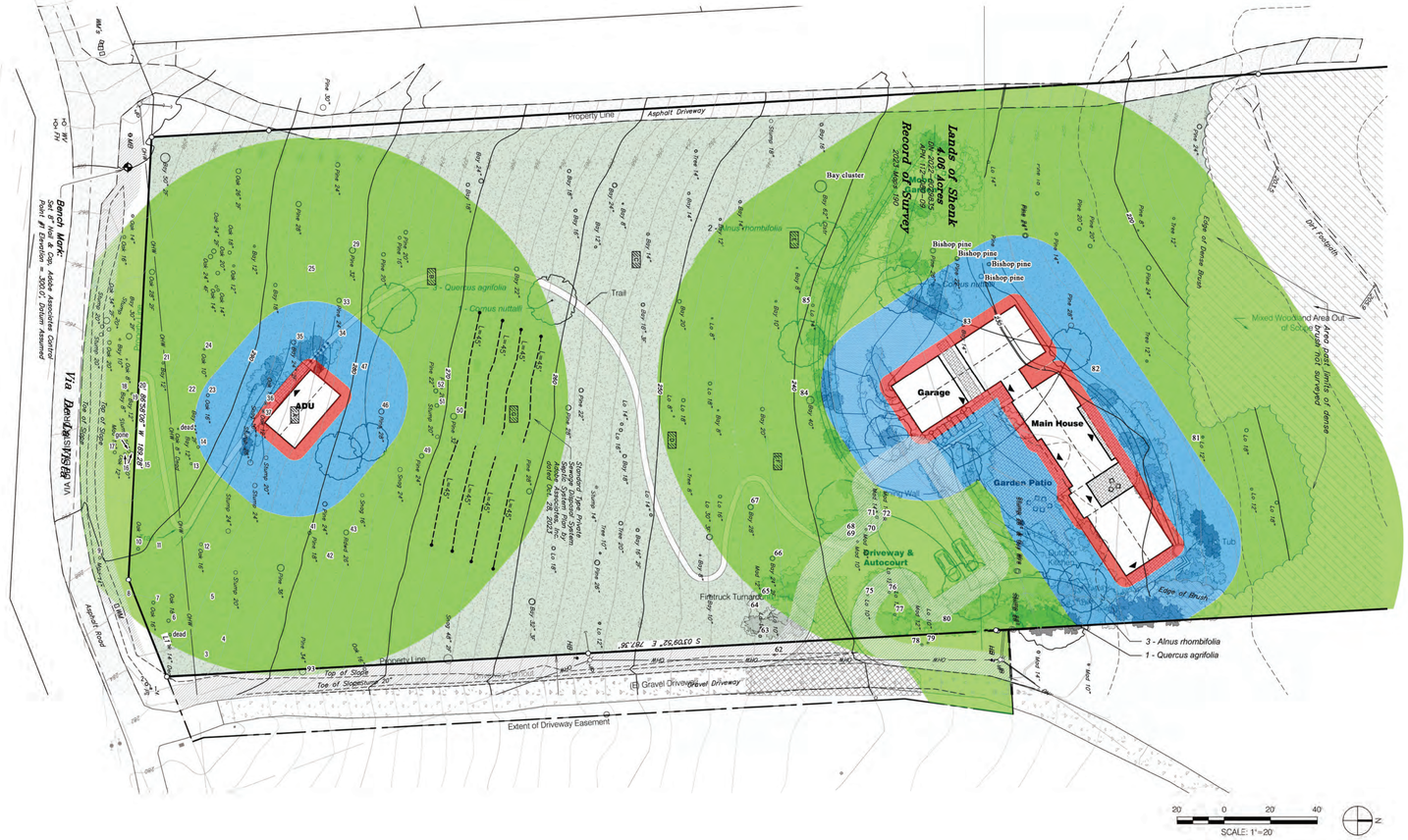
BENJAMIN ANDERSON
ASCA AMERICAN SOCIETY of CONSULTING ARBORISTS
Registered Consulting Arborist #688

TREE PROTECTION PLAN

SCALE: 1" = 30'-0"

T1.0

1 V1.0 **TREE PROTECTION PLAN**
1" = 30'-0"



Existing Conditions:
The property is an unimproved forested lot with a north aspect dominated by coast live oak, California bay, tanoak, and Bishop pine trees. Many of the pines are quite old and have poor health and structure. Sudden oak death is present on the property and several of the oaks appear to be infected. The area proposed for the main house is quite open. The area proposed for the ADU has a nearly closed canopy. Much vegetation clearance work as been done since the property was purchased to remove dead and fallen trees, of which there were many. The understory is dominated by native shrubs including hazelnut and coffeberry.

Proposed Scope:
Construct a new primary residence and an ADU. Install walking paths throughout the property. Remove three non-heritage trees. Continue vegetation clearance work to maintain fire safety. There will still be a closed canopy throughout most of the site, as to create canopy separation would require many tree removals, but the understory will be maintained with good separation between shrubs and dead/diseased plants will be removed..

Undisturbed Mixed Woodland

Hardscape & Paving

Gravelpave

Non-compacted Decomposed Granite Trail

Proposed Tree
5ct - *Cornus nuttalli* - Pacific Dogwood - 48" Box
4ct - *Quercus agrifolia* - Coast Live Oak - 48" Box
5ct - *Alnus rhombifolia* - White Alder - 36" Box

Surveyed Trees to Remain

Groundcover Planting

Dicentra formosa	Fern-Leaf Bleeding Heart
Achillea millefolium	Yarrow
Achillea millefolium 'Pink Grapefruit'	Yarrow
Sisyrinchium bellum	California Blue-Eyed Grass
Nepeta tuberosa	Catmint
Phlomis fructicosa	Jerusalem Sage
Eschscholzia californica	California Poppy
Asclepias eriocarpa	California Monarch Milkweed
Solidago californica	California Goldenrod
Aquilegia vulgaris var. stellata 'Ruby Port'	Ruby Port (Columbine)
Polystichum munitum	Western Sword Fern
Stipa lepida	Foothill Needlegrass
Muhlenbergia rigens	Deer Grass
Senecio cineraria	Silver ragwort
Artemesia 'Powis Castle'	Wormwood
Myoporum parvifolium	Creeping boobialla
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush
Bouteloua gracilis 'Blonde Ambition'	Blue Grama
Sesleria autumnalis	Autumn Moor Grass
Stipa pulchra	Purple Needlegrass

1. Gravel driveway within easement is existing to remain.
2. Groundcover planting to be hand watered until established.
3. Groundcover planting pot size assumed to be 1 gallon unless otherwise specified.

1 V1.0

VEGETATION MANAGEMENT PLAN

1" = 30'-0"

Immediate Zone (Zone 0): 0'-5'
This zone extends from zero to 5' from the structures and is the most vulnerable to ignition.
- No combustible outdoor furniture will be stored in this zone
- No combustible materials will be stored in this area including garbage and recycling containers, lumber, firewood, or patio accessories
- Will be maintained free of fallen leaves and needles
- Will be maintained free of vegetation unless specifically permitted by the Fire Department.
- Only inorganic, non-combustible mulches such as stone or gravel will be used.

Intermediate Zone (Zone 1): 5'-30'
This zone extends from zero to 30' from the structures and overlaps Zone Zero described above.
- Will be maintained free of dead plant materials (grasses, weeds, foliage, etc.)
- No "gorilla hair" or shredded bark mulch
- Only compost or course wood chip mulch will be used
- Only fire resistant plants will be used and will be kept healthy and well-irrigated
- Trees will be maintained free of small limbs below 10' above grade, or the lower 1/3 of the total height of the tree, whichever is lower.
- No branches will be allowed to grow within 10' of a chimney or roof surface
- No combustible material will be stored around or under decks and awnings
- Vegetation will be maintained to be clear of fences, sheds, outdoor furniture, and play structures
- Outbuildings and LPG storage tanks will be maintained with at least 10' of vegetation clearance
- Fire-Hazardous plants will be removed

Extended Zone (Zone 2): 30'-100'
This zone extends from zero to 100' from the structures and overlaps Zones Zero and 1 described above
- Annual grasses will be cut or mowed down to a maximum height of 4 inches when dry (typically in May)
- Horizontal spacing will be maintained between shrubs to disrupt surface and ladder fuel continuity
- Vertical spacing will be maintained between surface/ladder fuels and tree canopies
- No piles of dead vegetation or leaves will be permitted in this zone / on the property

Access Zone (Zone 3): 0'-10'
Zero to 10' horizontal and 14' vertical clearance from the road and driveway
- Will be maintained the same as Zone 2, described above

Trees

Common Name	Botanical Name	Treatment
Bishop pine	*Pinus muricata*	Clean deadwood annually
California bay	*Umbellularia californica*	Clean deadwood annually
Coast live oak	*Quercus agrifolia*	Clean deadwood annually
Coast redwood	*Sequoia sempervirens*	Clean deadwood annually
Douglas fir	*Pseudotsuga menziesii*	Clean deadwood annually
Pacific madrone	*Arbutus menziesii*	Clean deadwood annually
Tanoak	*Northolithocarpus densiflorus*	Clean deadwood annually

Hedges

Common Name	Botanical Name	Treatment
Coffee berry	*Frangula californica*	Regularly clean any accumulated dead material
Hazelnut	*Corylus cornuta*	Regularly clean any accumulated dead material

Prior to building permit final approval, the property shall be in compliance with the vegetation management requirements prescribed in California Fire Code section 4906, including California Public Resources Code 4291 or California Government Code Section 5182 per RC Section R337.1.5

TRUE NORTH

URBAN FORESTRY ASSOCIATES, INC.
CONSULTING ARBORISTS
(415) 454-4212
info@urbanforestryassociates.com

INVERNESS RESIDENCE

370 VIA DE LA VISTA
INVERNESS, CA 94937

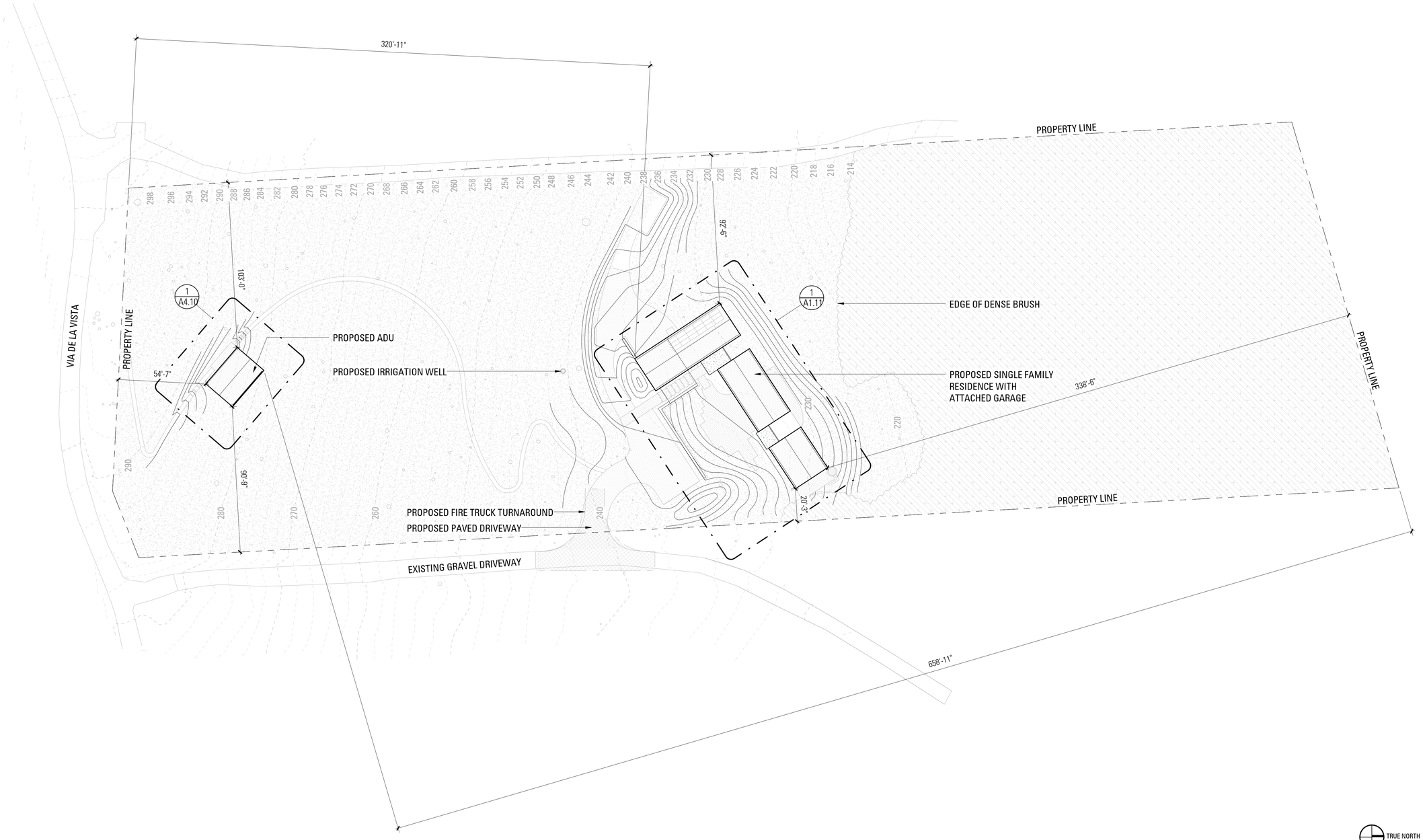
DATE	ISSUE
2/28/25	COASTAL PERMIT

BENJAMIN ANDERSON
ASCA AMERICAN SOCIETY of CONSULTING ARBORISTS
Registered Consulting Arborist # 688

VEGETATION MANAGEMENT PLAN

SCALE: 1" = 30'-0"

V1.0



1 A1.10 **OVERALL ARCHITECTURAL SITE PLAN**
1" = 30'-0"

4/22/2025 10:38:24 AM C:\Users\mben-meir\Documents\Inverness Residence - A_MBen-Meir.rvt

BAR architects & interiors
San Francisco | Los Angeles
bararch.com

INVERNESS RESIDENCE

370 VIA DE LA VISTA
INVERNESS, CA 94937

DRAWN BY
CHECKED BY
PROJECT NO 2024046

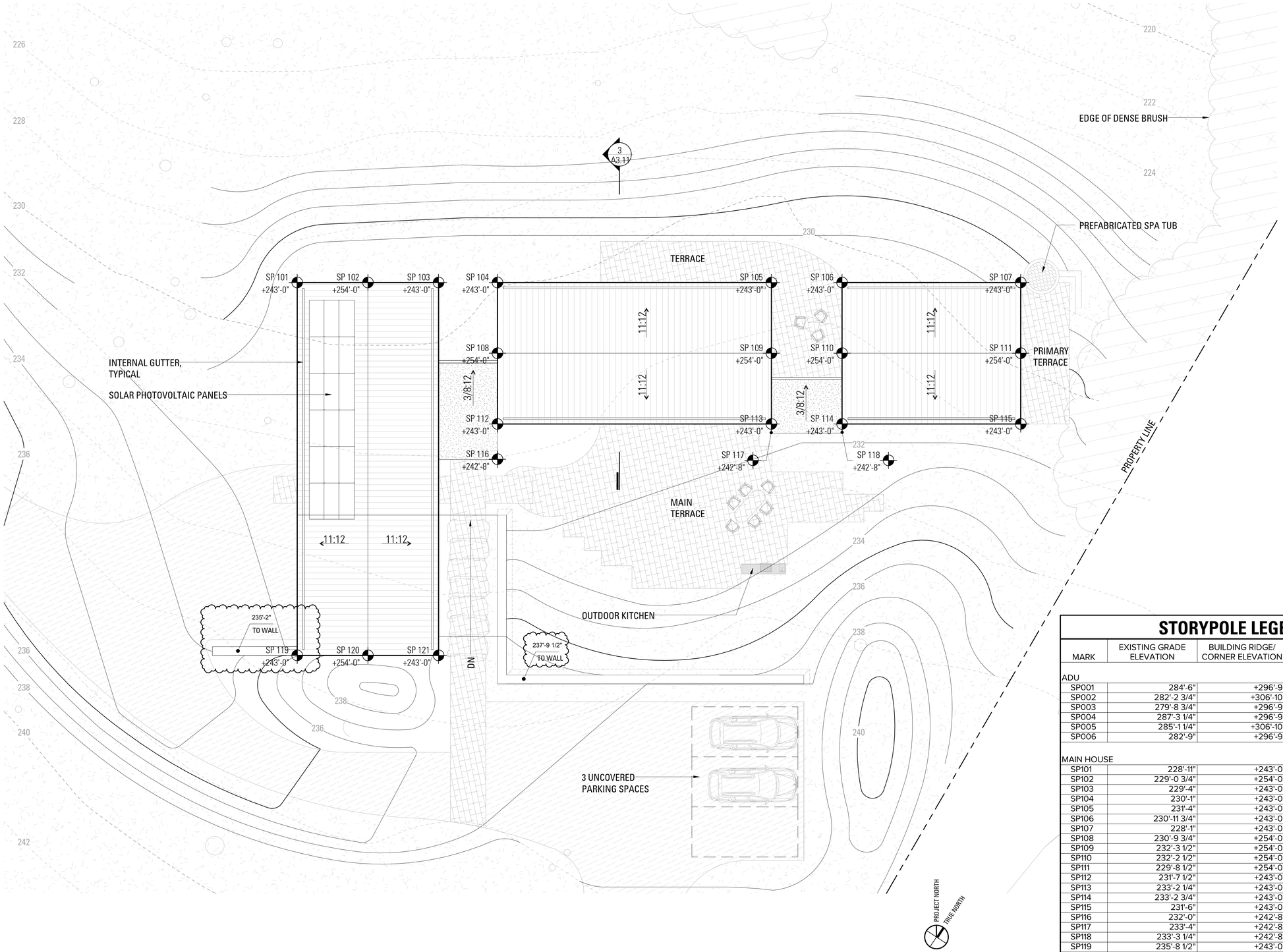
DATE	ISSUE
1 MAR 25	COASTAL PERMIT

LICENSED ARCHITECT
EARL B. WILSON
C-22028
11-30-2025
RENEWAL DATE
STATE OF CALIFORNIA

OVERALL ARCHITECTURAL SITE PLAN

SCALE:

A1.10



1 A1.11 **PARTIAL SITE PLAN AND STORY POLE PLAN - MAIN HOUSE**
1/8" = 1'-0"

STORYPOLE LEGEND

MARK	EXISTING GRADE ELEVATION	BUILDING RIDGE/ CORNER ELEVATION	HEIGHT ABOVE EXISTING GRADE
ADU			
SP001	284'-6"	+296'-9"	12'-3"
SP002	282'-2 3/4"	+306'-10"	24'-7 1/4"
SP003	279'-8 3/4"	+296'-9"	17'-0 1/4"
SP004	287'-3 1/4"	+296'-9"	9'-5 3/4"
SP005	285'-1 1/4"	+306'-10"	21'-8 3/4"
SP006	282'-9"	+296'-9"	14'-0"
MAIN HOUSE			
SP101	228'-11"	+243'-0"	14'-1"
SP102	229'-0 3/4"	+254'-0"	24'-11 1/4"
SP103	229'-4"	+243'-0"	13'-8"
SP104	230'-1"	+243'-0"	12'-11"
SP105	231'-4"	+243'-0"	11'-8"
SP106	230'-11 3/4"	+243'-0"	12'-0 1/4"
SP107	228'-1"	+243'-0"	14'-11"
SP108	230'-9 3/4"	+254'-0"	23'-2 1/4"
SP109	232'-3 1/2"	+254'-0"	21'-8 1/2"
SP110	232'-2 1/2"	+254'-0"	21'-9 1/2"
SP111	229'-8 1/2"	+254'-0"	24'-3 1/2"
SP112	231'-7 1/2"	+243'-0"	11'-4 1/2"
SP113	233'-2 1/4"	+243'-0"	9'-9 3/4"
SP114	233'-2 3/4"	+243'-0"	9'-9 1/4"
SP115	231'-6"	+243'-0"	11'-6"
SP116	232'-0"	+242'-8"	10'-8"
SP117	233'-4"	+242'-8"	9'-4"
SP118	233'-3 1/4"	+242'-8"	9'-4 3/4"
SP119	235'-8 1/2"	+243'-0"	7'-3 1/2"
SP120	235'-3 1/2"	+254'-0"	18'-8 1/2"
SP121	235'-0 1/2"	+243'-0"	7'-11 1/2"

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C-22028
11-30-2025
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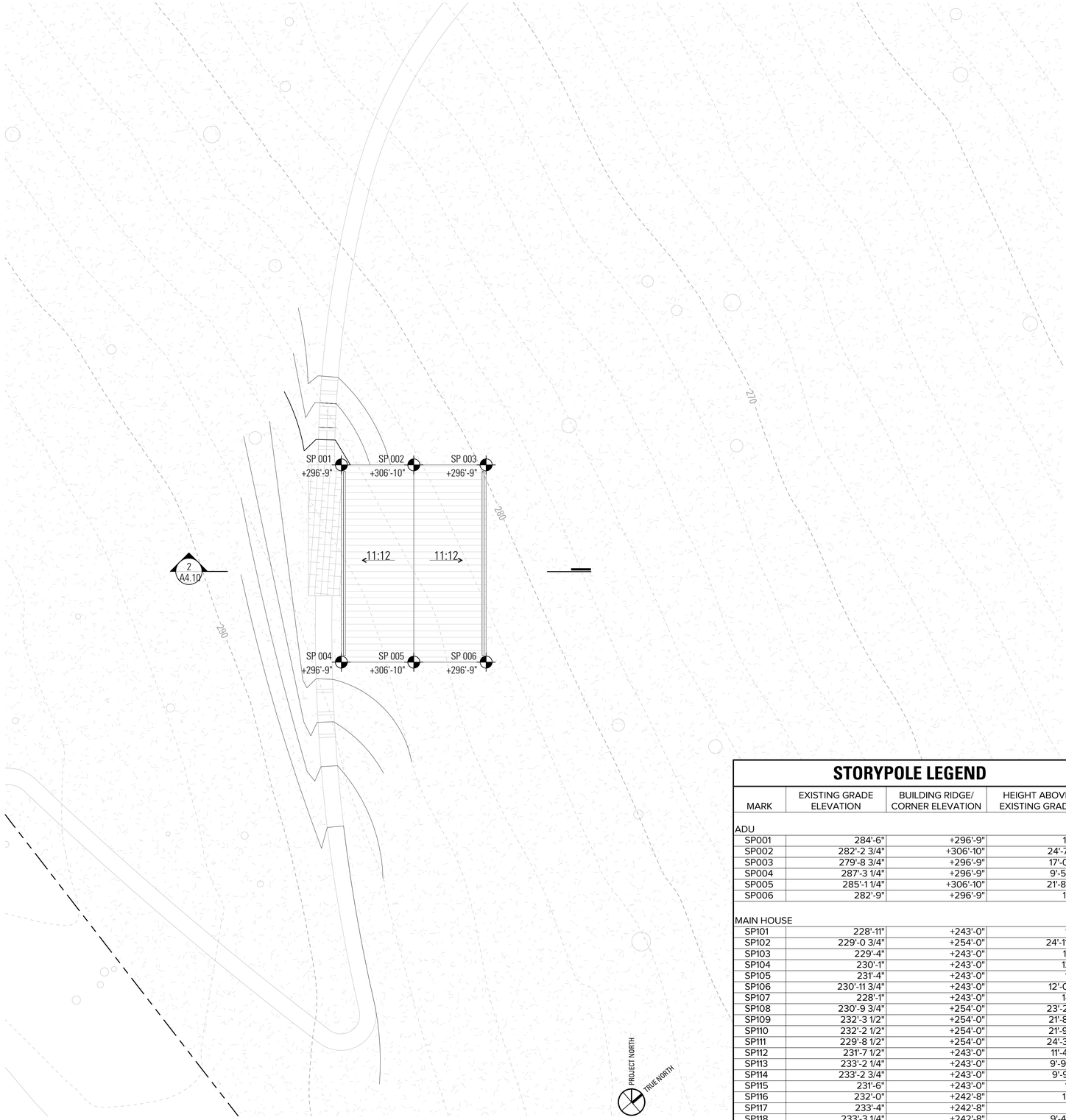
STATE OF CALIFORNIA

MAIN HOUSE PARTIAL SITE AND STORY POLE PLAN

SCALE:

A1.11



1 A1.12 **PARTIAL SITE PLAN AND STORY POLE PLAN - ADU**
1/8" = 1'-0"

STORYPOLE LEGEND

MARK	EXISTING GRADE ELEVATION	BUILDING RIDGE/ CORNER ELEVATION	HEIGHT ABOVE EXISTING GRADE
ADU			
SP001	284'-6"	+296'-9"	12'-3"
SP002	282'-2 3/4"	+306'-10"	24'-7 1/4"
SP003	279'-8 3/4"	+296'-9"	17'-0 1/4"
SP004	287'-3 1/4"	+296'-9"	9'-5 3/4"
SP005	285'-1 1/4"	+306'-10"	21'-8 3/4"
SP006	282'-9"	+296'-9"	14'-0"
MAIN HOUSE			
SP101	228'-11"	+243'-0"	14'-1"
SP102	229'-0 3/4"	+254'-0"	24'-11 1/4"
SP103	229'-4"	+243'-0"	13'-8"
SP104	230'-1"	+243'-0"	12'-11"
SP105	231'-4"	+243'-0"	11'-8"
SP106	230'-11 3/4"	+243'-0"	12'-0 1/4"
SP107	228'-1"	+243'-0"	14'-11"
SP108	230'-9 3/4"	+254'-0"	23'-2 1/4"
SP109	232'-3 1/2"	+254'-0"	21'-8 1/2"
SP110	232'-2 1/2"	+254'-0"	21'-9 1/2"
SP111	229'-8 1/2"	+254'-0"	24'-3 1/2"
SP112	231'-7 1/2"	+243'-0"	11'-4 1/2"
SP113	233'-2 1/4"	+243'-0"	9'-9 3/4"
SP114	233'-2 3/4"	+243'-0"	9'-9 1/4"
SP115	231'-6"	+243'-0"	11'-6"
SP116	232'-0"	+242'-8"	10'-8"
SP117	233'-4"	+242'-8"	9'-4"
SP118	233'-3 1/4"	+242'-8"	9'-4 3/4"
SP119	235'-8 1/2"	+243'-0"	7'-3 1/2"
SP120	235'-3 1/2"	+254'-0"	18'-8 1/2"
SP121	235'-0 1/2"	+243'-0"	7'-11 1/2"

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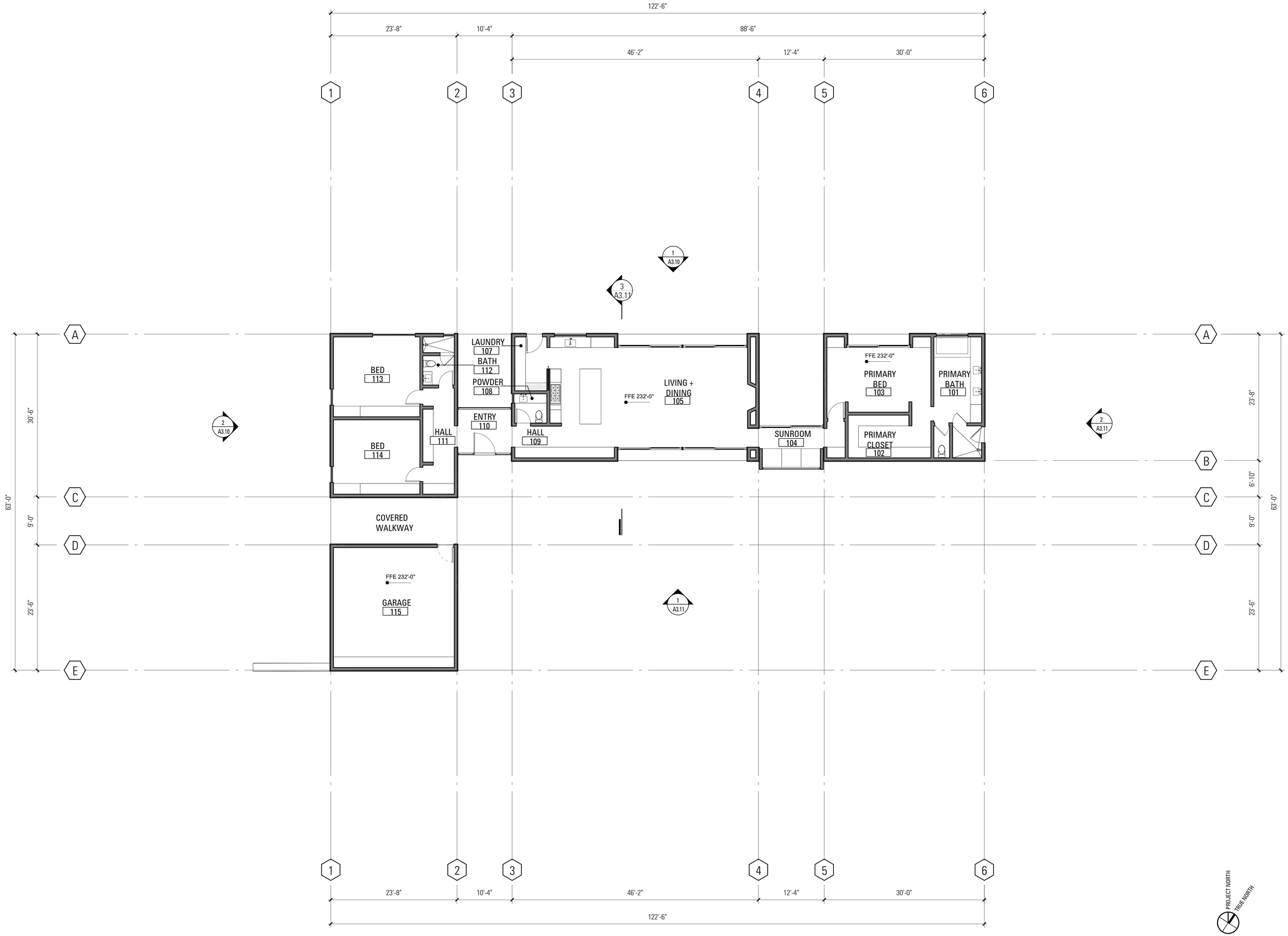
ADU PARTIAL SITE AND STORY POLE PLAN

SCALE:

A1.12



1 A2.10 **FLOOR PLAN - MAIN HOUSE**
1/8" = 1'-0"

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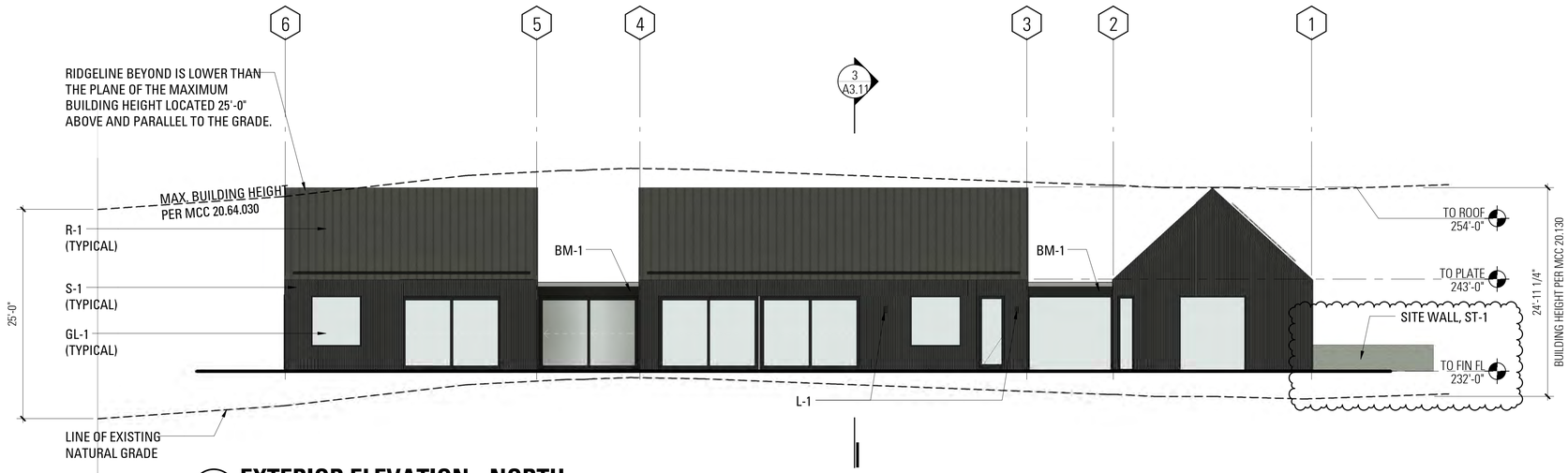
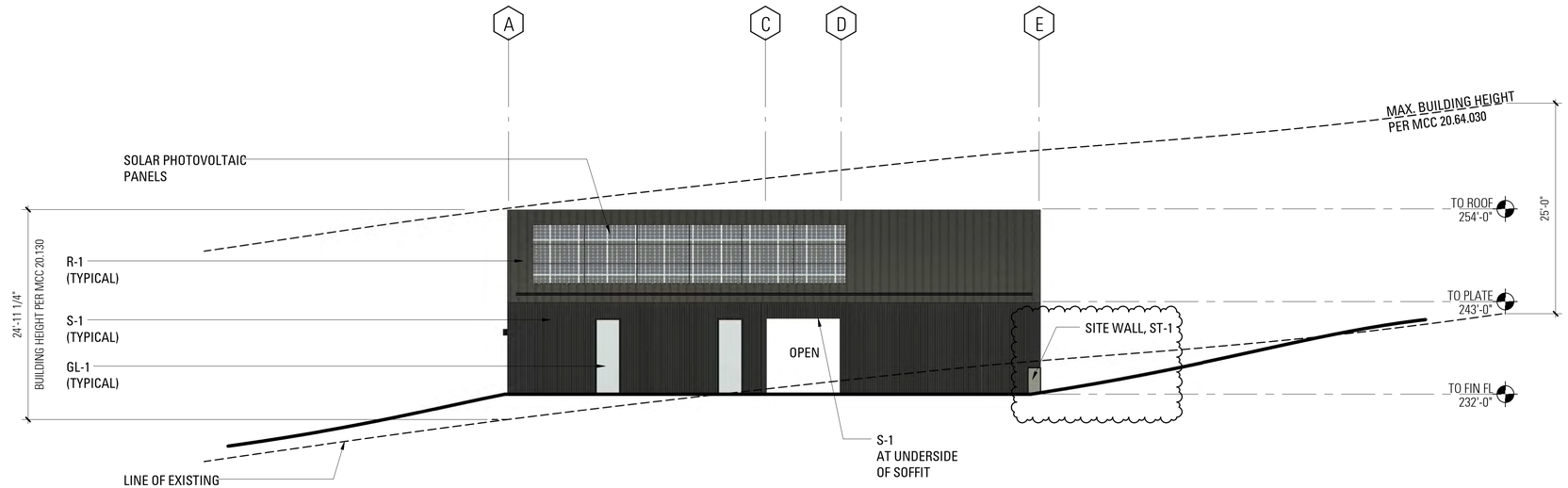
FLOOR PLAN - MAIN HOUSE

SCALE:

A2.10



1 A3.10 **EXTERIOR ELEVATION - NORTH**
1/8" = 1'-0"

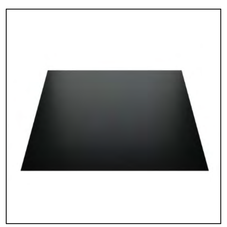


2 A3.10 **EXTERIOR ELEVATION - WEST**
1/8" = 1'-0"

ST-1 NATURAL STONE VENEER

S-1 NONCOMBUSTIBLE FIBER CEMENT OR METAL SIDING AND SOFFITS
COLOR: DARK GRAY

R-1 CLASS A-RATED STANDING SEAM OR CORRUGATED METAL ROOF
COLOR: DARK BRONZE



BM-1 BRAKE METAL PANEL
COLOR: DARK BRONZE

GL-1 ALUMINUM CLAD WOOD OR EXTRUDED ANODIZED ALUMINUM WINDOWS AND DOORS WITH INSULATED GLAZING
COLOR: DARK BRONZE

L-1 EXTERIOR LIGHTING FIXTURE
COLOR: DARK BRONZE

MATERIAL LEGEND
12" = 1'-0"

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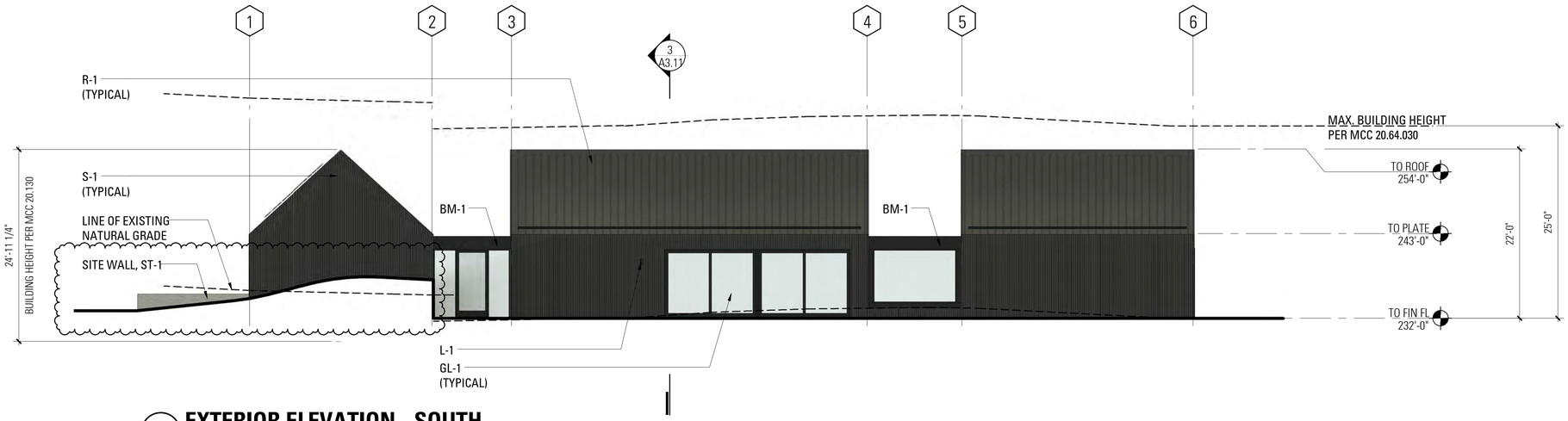
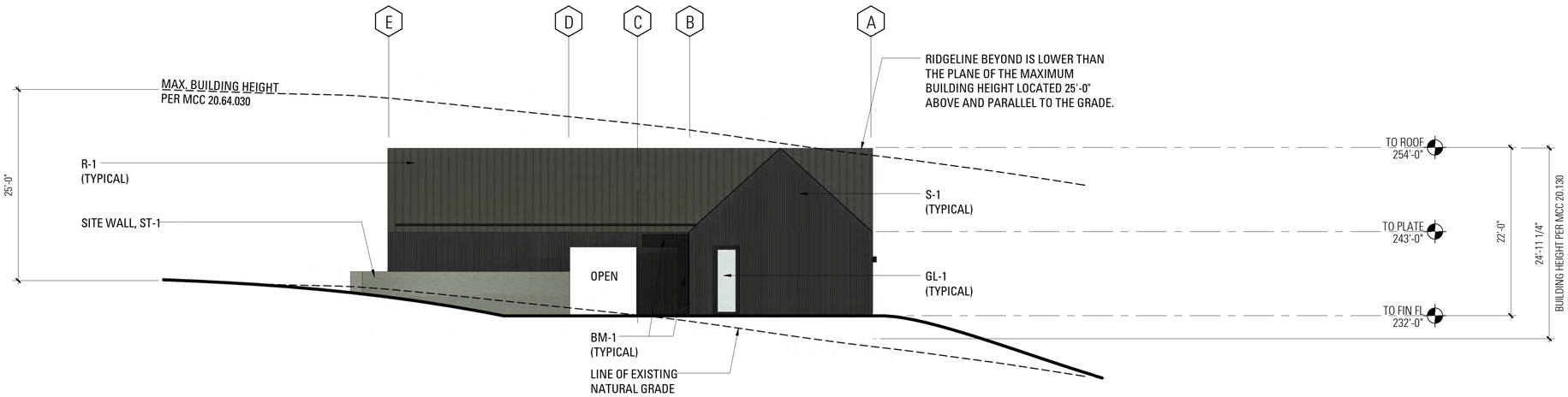
EXTERIOR ELEVATIONS - MAIN RESIDENCE

SCALE:

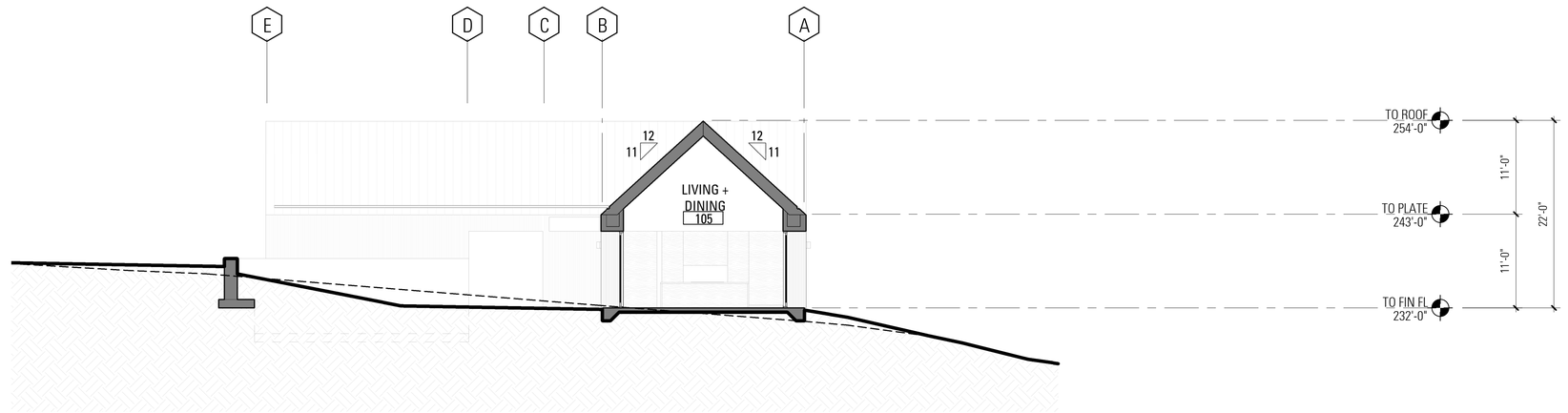
A3.10



1 A3.11 **EXTERIOR ELEVATION - SOUTH**
1/8" = 1'-0"



2 A3.11 **EXTERIOR ELEVATION - EAST**
1/8" = 1'-0"



3 A3.11 **BUILDING SECTION**
1/8" = 1'-0"

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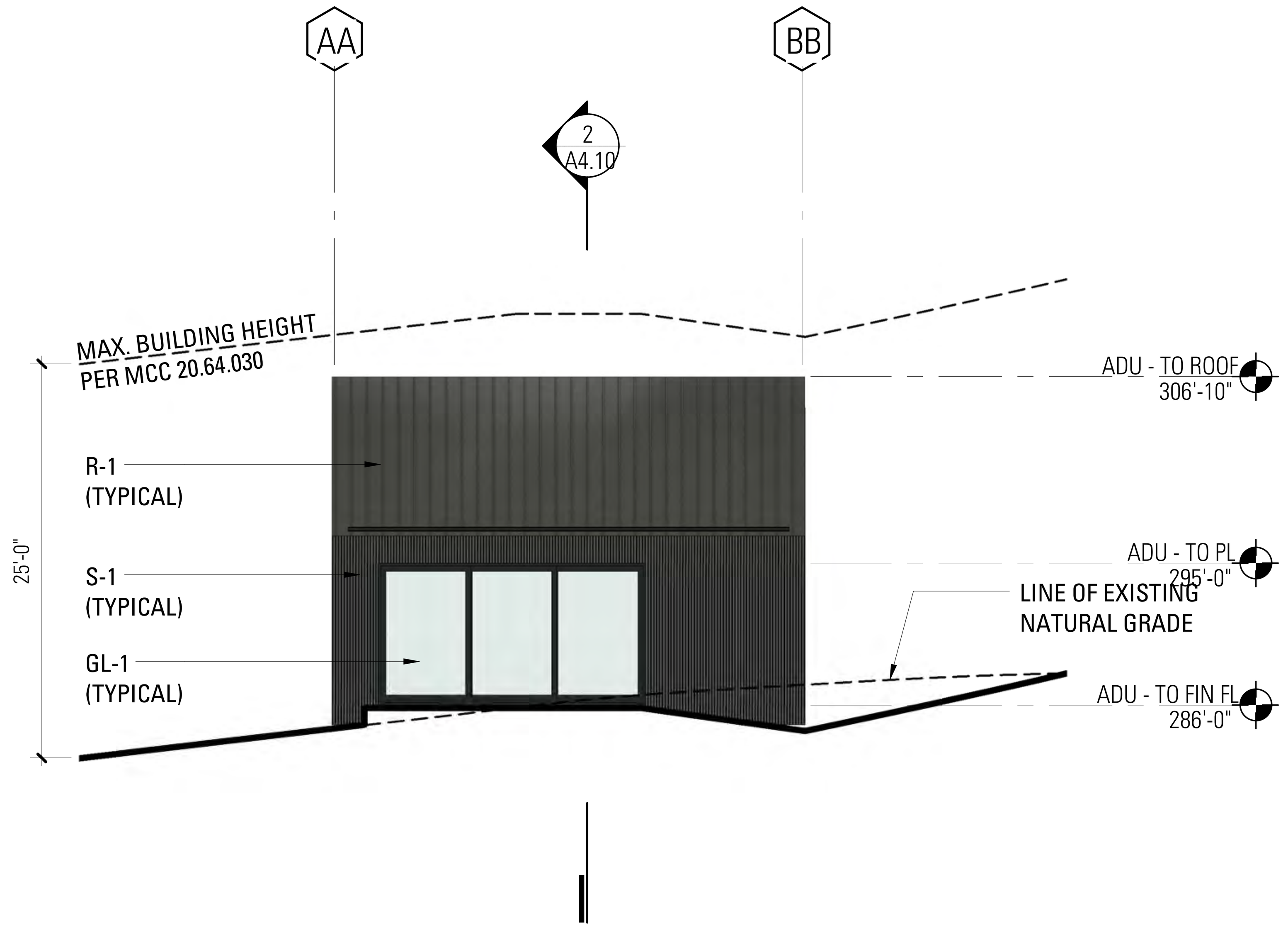
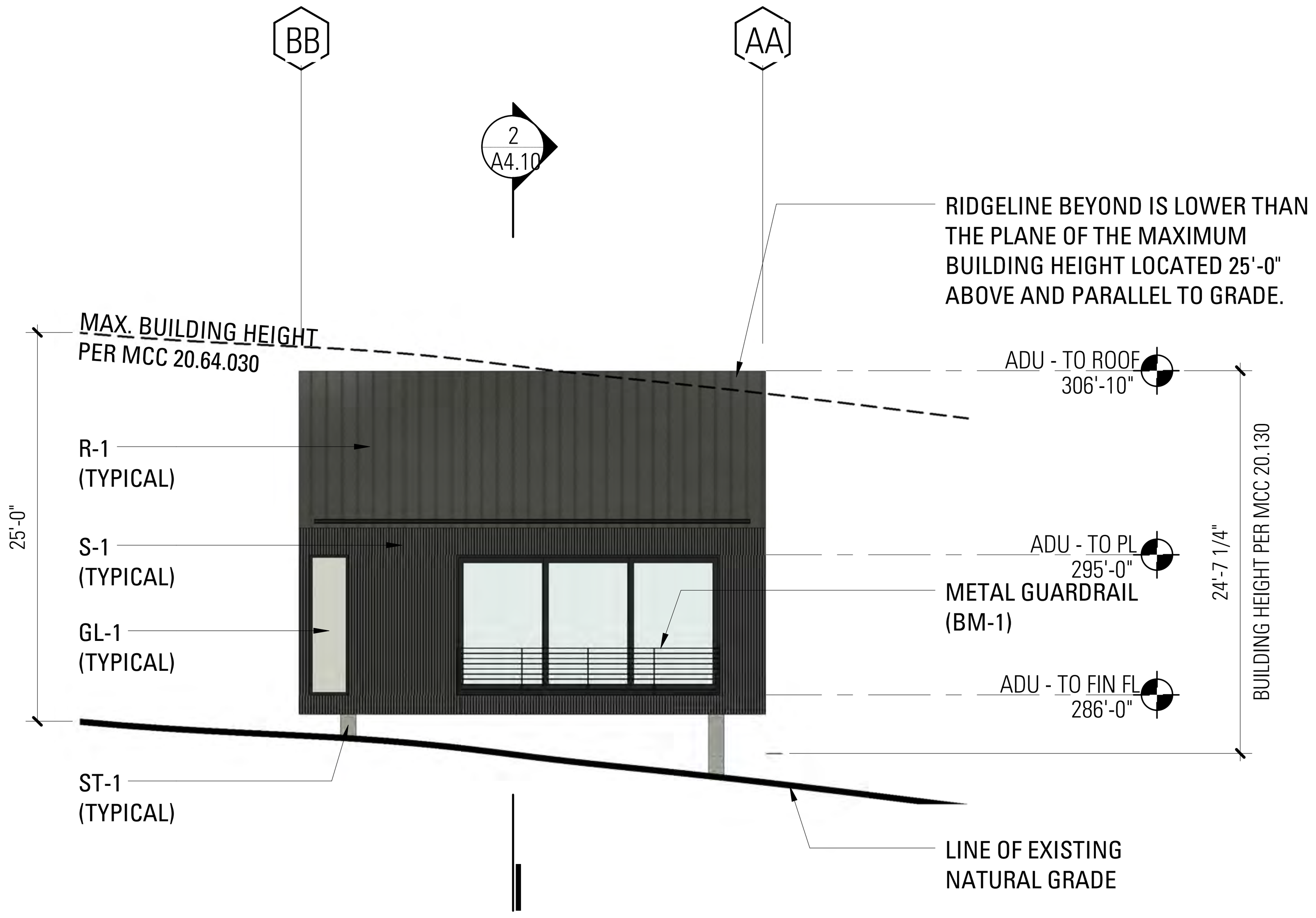
EXTERIOR ELEVATIONS AND SECTIONS - MAIN RESIDENCE

SCALE:

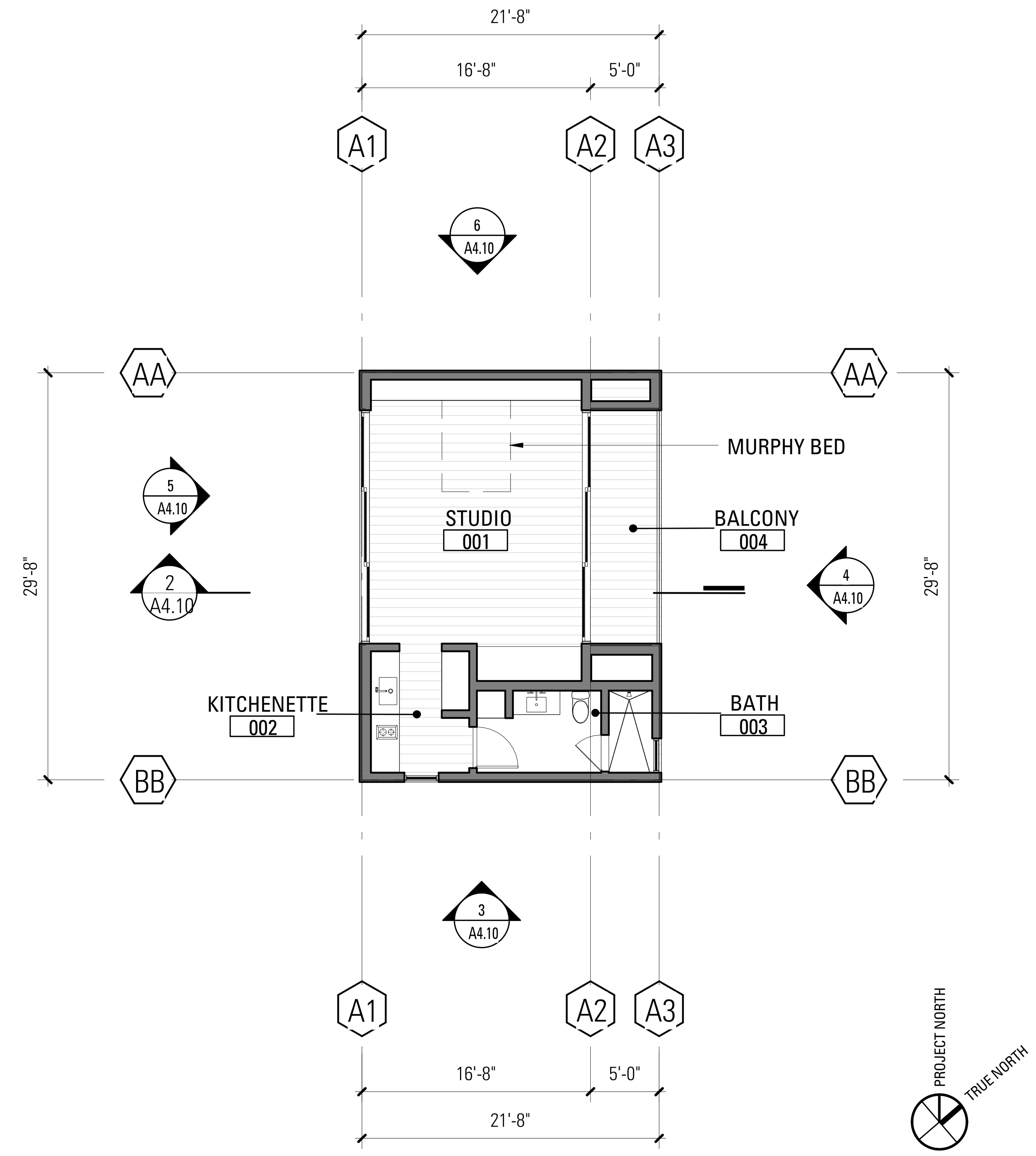
A3.11



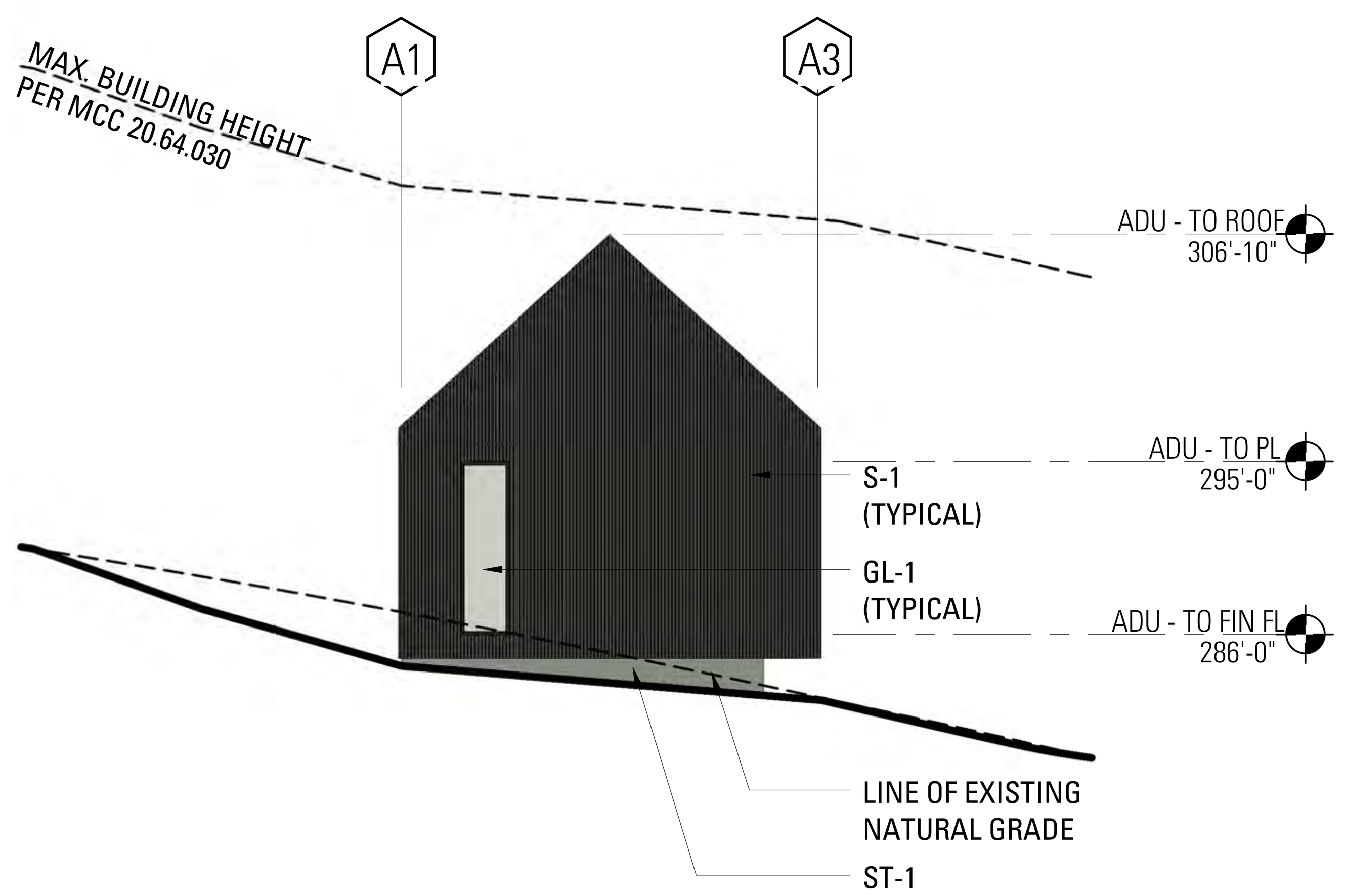
5 A4.10 **ADU ELEVATION - SOUTH**
1/8" = 1'-0"



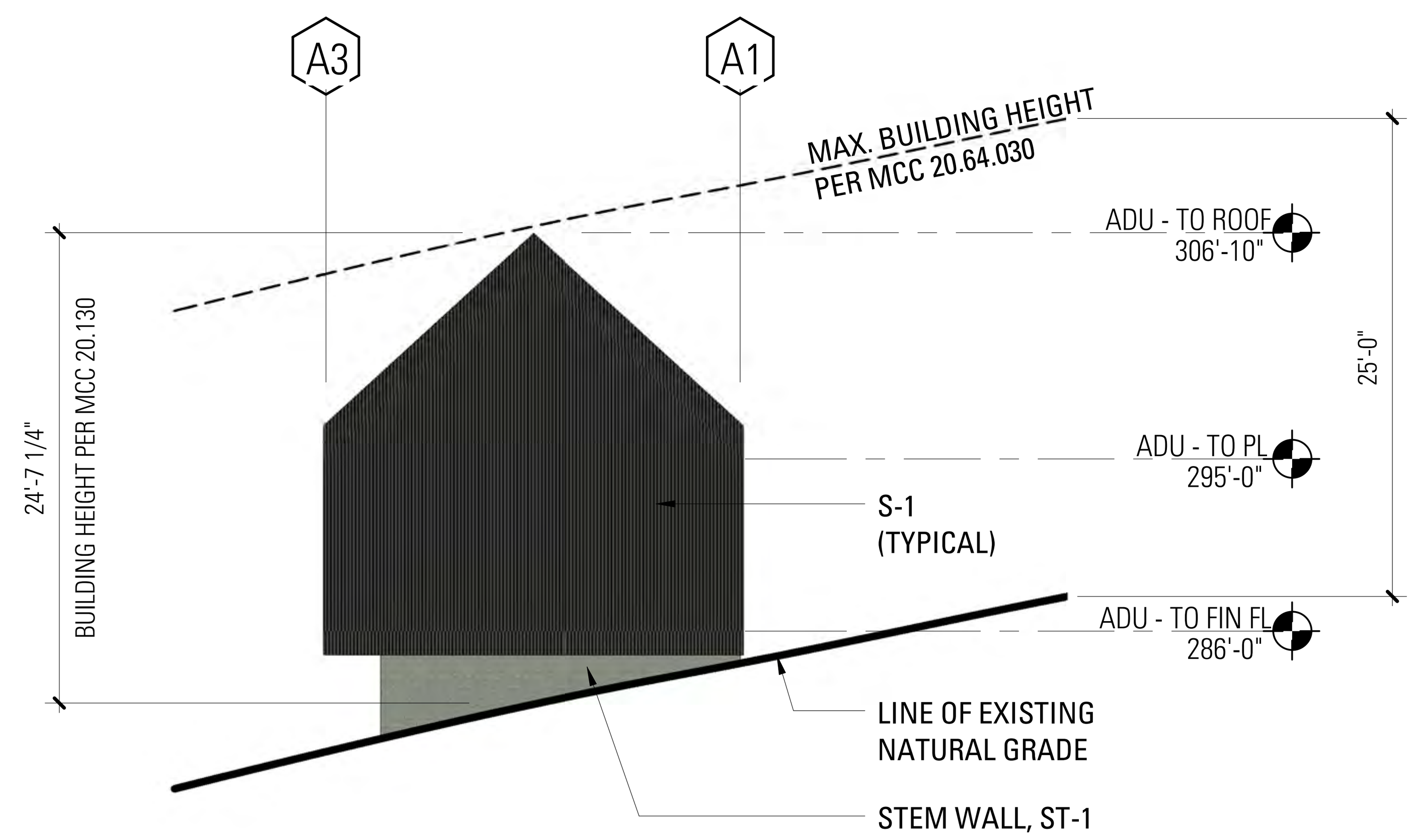
4 A4.10 **ADU ELEVATION - NORTH**
1/8" = 1'-0"



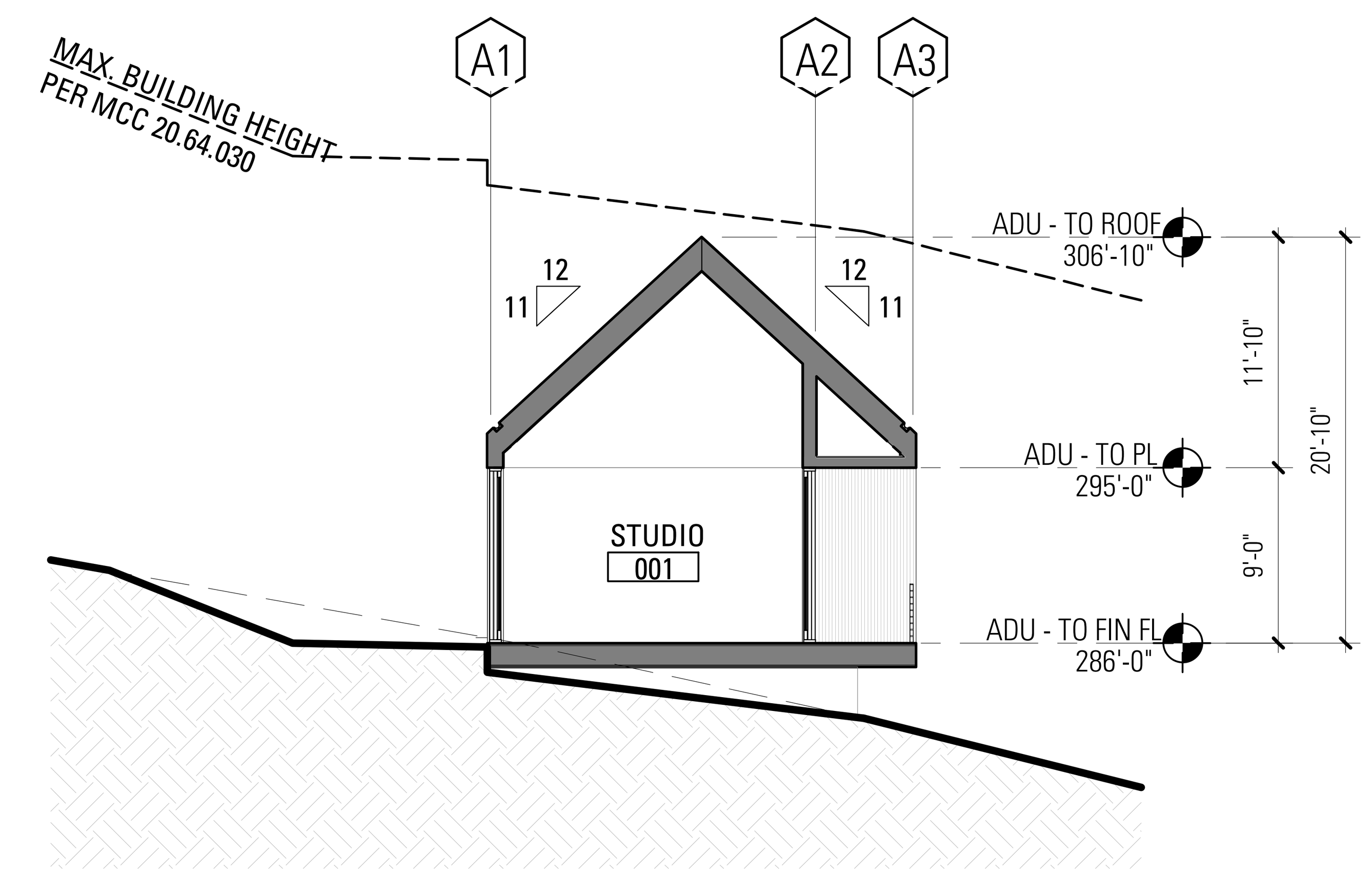
1 A4.10 **ADU - FLOOR PLAN**
1/8" = 1'-0"



3 A4.10 **ADU ELEVATION - EAST**
1/8" = 1'-0"



6 A4.10 **ADU ELEVATION - WEST**
1/8" = 1'-0"



2 A4.10 **ADU - BUILDING SECTION**
1/8" = 1'-0"

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ADU

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

A4.10

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