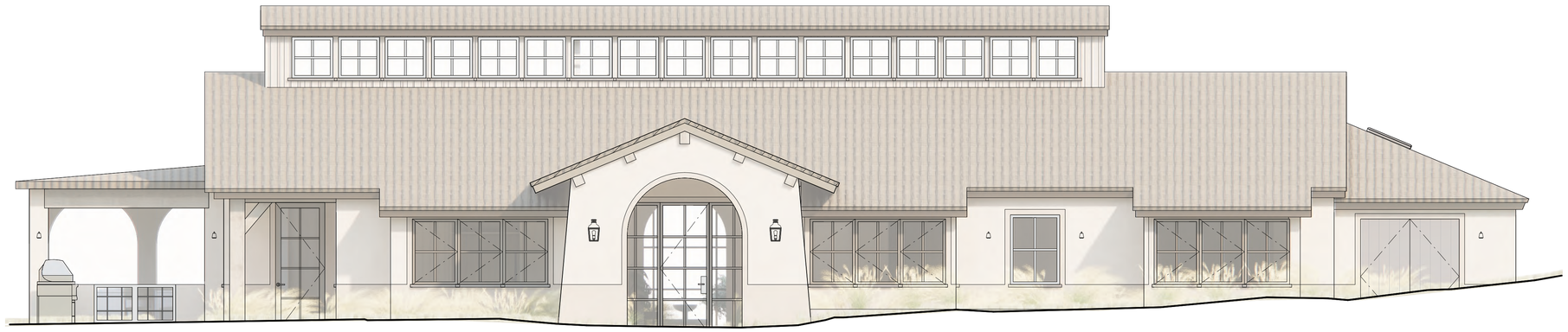


Arnold Residence

0 Deer Camp Drive, San Geronimo CA 94963

PROJECT DIRECTORY

OWNER:
BEN & MARY-ELLIS ARNOLD
OAKLAND, CA
(510) 410-7237 (ELLIS)

ARCHITECT:
WADE DESIGN ARCHITECTS
29 MAGNOLIA AVENUE
SAN ANSELMO, CA 94960
(415) 578-2856
CONTACT: AN WADE

BIOLOGIST:
WRA ENVIRONMENTAL CONSULTANTS
1918 REDWOOD WAY, SUITE 200
PETALUMA, CA 94954
(707) 480 5880
CONTACT: AARON ARTHUR

CIVIL ENGINEER + SURVEYOR:
CLARK CIVIL ENGINEERING
5500 NICASIO VALLEY ROAD
NICASIO, CA 94946
(415) 295-4450
CONTACT CIVIL: WILL CLARK

SEPTIC & GEOTECHNICAL ENGINEER:
AC ENGINEERING INC.
454 LAS GALLINAS AVE. SUITE 1047
SAN RAFAEL, CA 94903
(415) 295-2152
CONTACT: ORION AGNEW

ELECTRICAL ENGINEER:
RCA ELECTRIC
(707) 508-6432
CONTACT: RYAN ANDERSON

PROJECT STATISTICS

PROJECT ADDRESS:
0 DEER CAMP DRIVE, SAN GERONIMO, CA 94963

NUMBER OF STORIES:
MAIN HOUSE 1 STORY
ACCESSORY (BARN) 1 STORY

FLOOR AREA:

PROPOSED MAIN HOUSE	2,804 SF
PROPOSED ACCESSORY STRUCTURE (WITHOUT BREEZEWAY)	1,624 SF
TOTAL FLOOR AREA	4,428 SF

BUILDING AREAS:

PROPOSED MAIN HOUSE	2,804 SF
PROPOSED ACCESSORY STRUCTURE	2,086 SF (INCLUDES BREEZEWAY)
MH SCREENED PORCH	347 SF
MH ENTRY PORCH	158 SF
MH SIDE ENTRY PORCH	48 SF
TOTAL BUILDING AREA	5,423 SF

FLOOR AREA RATIO (ON PARCEL 169-303-01) FAR = GFA/TOTAL LOT SIZE
ALLOWED: 30% (0.30)
PROPOSED: 2% (.02)

MAXIMUM HEIGHT:
ALLOWED: MAIN HOUSE 30'
ACCESSORY 16'
PROPOSED: MAIN HOUSE 20'
ACCESSORY 16'

SETBACKS:
DETERMINED BY SITE CONSTRAINTS & IMPLEMENTED THROUGH DISCRETIONARY REVIEW (DESIGN REVIEW)

APPLICABLE CODES:
2022 CALIFORNIA RESIDENTIAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE, ENERGY AND GREEN BUILDING CODES & ANY OTHER LOCAL GOVERNING CODES AND ORDINANCES

A.P.N.:
169-303-01, (169-302-08, 169-302-09)

LOT AREA:
230,868 SF (5.3 ACRES) + 17,860 SF(.41 ACRES) + 126,324 SF (2.9 ACRES) = 375,052 SF (8.61 ACRES)

ZONING:
RSP-0.23-SGV
RESIDENTIAL SINGLE FAMILY PLANNED - SAN GERONIMO VALLEY

FIRE SEVERITY ZONE:
HIGH

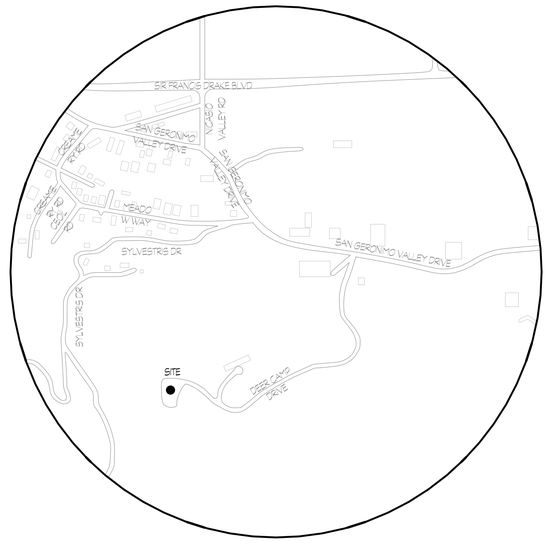
WUI COMPLIANT REQUIRED:
YES

OCCUPANCY GROUP:
R3 / U

CONSTRUCTION TYPE:
TYPE VB - NON-RATED, SPRINKLERED

PROJECT DESCRIPTION:
CONSTRUCTION OF NEW 2,804 SF ONE-STORY, SINGLE FAMILY RESIDENCE AND A 1,624 SF ACCESSORY BARN.

MAP



DRAWING INDEX

SHEET NUMBER	SHEET NAME	PLANNING SUBMITTAL
A0	COVER SHEET	●
A1	PROPERTY / SITE PLAN	●
A2	LANDSCAPE PLAN & FUEL MANAGEMENT PLAN	●
A3	MH + BARN - STORY POLE PLAN	●
A4	MH - FLOOR PLAN	●
A5	MH - ROOF PLAN	●
A6	MH - EXTERIOR ELEVATIONS	●
A7	MH - EXTERIOR ELEVATIONS	●
A8	MH SECTIONS	●
A9	MH EXTERIOR MATERIAL PALETTE	●
A10	BARN - FIRST FLOOR / ROOF PLAN	●
A11	BARN - EXTERIOR ELEVATIONS	●
A12	BARN SECTIONS	●
A13	BARN EXTERIOR MATERIAL PALETTE	●

SHEET NUMBER	CONSULTANT SHEET NAME	PLANNING SUBMITTAL
CW - 1.0 OWTS	SITE OVERVIEW PLAN	●
TPO 1	PRELIMINARY TOPOGRAPHIC SURVEY	●
TPO 2	PRELIMINARY TOPOGRAPHIC SURVEY	●
TPO 3	PRELIMINARY TOPOGRAPHIC SURVEY	●
C0.1	TITLE SHEET (CIVIL)	●
C0.2	GRADING SPECIFICATION	●
C2.0	OVERALL SITE PLAN	●
C2.1	GRADING AND DRAINAGE PLAN	●
C2.2	GRADING AND DRAINAGE PLAN	●
C3.1	DETAILS	●
C4.1	CONSTRUCTION MANAGEMENT, EROSION CONTROL AND DUST CONTROL PLAN	●
C4.2	EROSION CONTROL DETAILS	●
C4.3	CONSTRUCTION BMP	●
C5.1	STORMWATER MANAGEMENT PLAN	●
E0.1	COVER SHEET AND SYMBOLS (ELECTRICAL)	●
E1.1	ELECTRICAL SITE PLAN	●
E2.1	SINGLE LINE DIAGRAM, SCHEDULES	●
E2.2	GENERATOR DATASHEET	●

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APN: 169-303-01, (169-302-08, 169-302-09)

Drawn By WD
Checked By WD
Project No. 24006

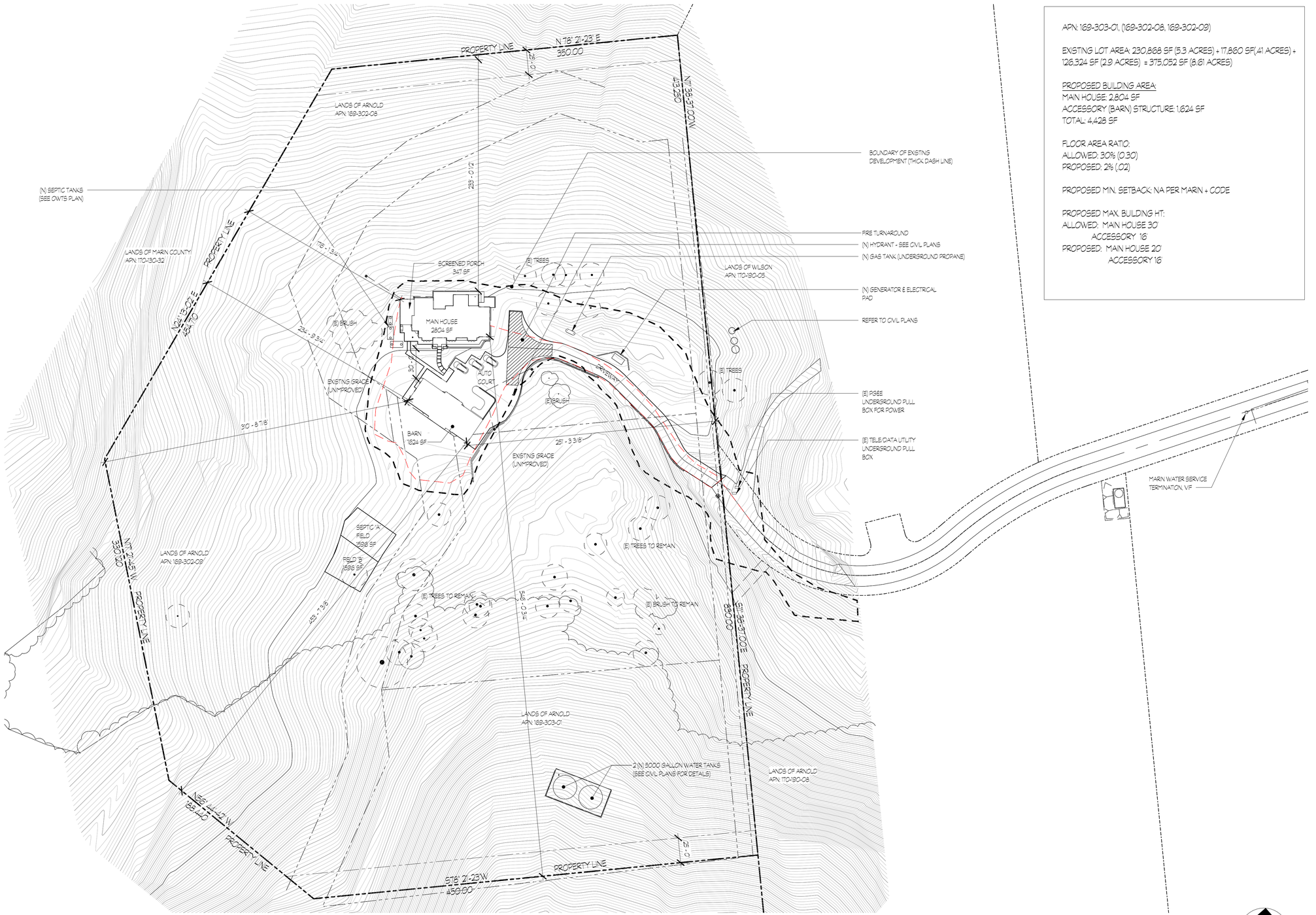
6/02/2025
Date

PLANNING SUBMITTAL
Issue

COVER SHEET

As indicated

A0



1 A1 PROPERTY PLAN
SCALE 1" = 50'-0"

APN: 169-303-01, (169-302-08, 169-302-09)

EXISTING LOT AREA: 230,868 SF (5.3 ACRES) + 17,860 SF(.41 ACRES) + 126,324 SF (2.9 ACRES) = 375,052 SF (8.61 ACRES)

PROPOSED BUILDING AREA:
MAIN HOUSE: 2,804 SF
ACCESSORY (BARN) STRUCTURE: 1,624 SF
TOTAL: 4,428 SF

FLOOR AREA RATIO:
ALLOWED: 30% (0.30)
PROPOSED: 2% (.02)

PROPOSED MIN. SETBACK: NA PER MARIN + CODE

PROPOSED MAX. BUILDING HT:
ALLOWED: MAIN HOUSE 30'
ACCESSORY 16'
PROPOSED: MAIN HOUSE 20'
ACCESSORY 16'

GENERAL NOTES

1. REFER TO CIVIL PLANS FOR GRADING, DRAINAGE, AND EROSION CONTROL DESIGN. PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATIONS AT ALL EXTERIOR GRADES AND HARDSCAPING AREAS.
2. UTILITY ROUTING MODIFICATIONS ARE DESIGN/BUILD. VERIFY EXISTING UTILITY LOCATIONS IN FIELD. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
3. SEE SHEET A2 FOR PROPOSED PLANTINGS.
4. NO TREES SHALL BE REMOVED AS PART OF PROJECT. REFER TO SURVEY FOR INFORMATION ON EXISTING TREES TO REMAIN.
5. REFER TO LETTER FROM MMWD FOR WATER UTILITIES

SHEET NOTES

SITE LEGEND

- DS — DOWNSPOUT
- PROPERTY LINE
- EASEMENT LINE
- EXISTING TREE TO REMAIN
- TREE DRIPLINE
- UNDERGROUND UTILITY LINE

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LICENSED ARCHITECT
SYLVIA B. WADE
No. C-31956
Ren. 3-31-27
STATE OF CALIFORNIA

Drawn By WD
Checked By WD
Project No. 24006

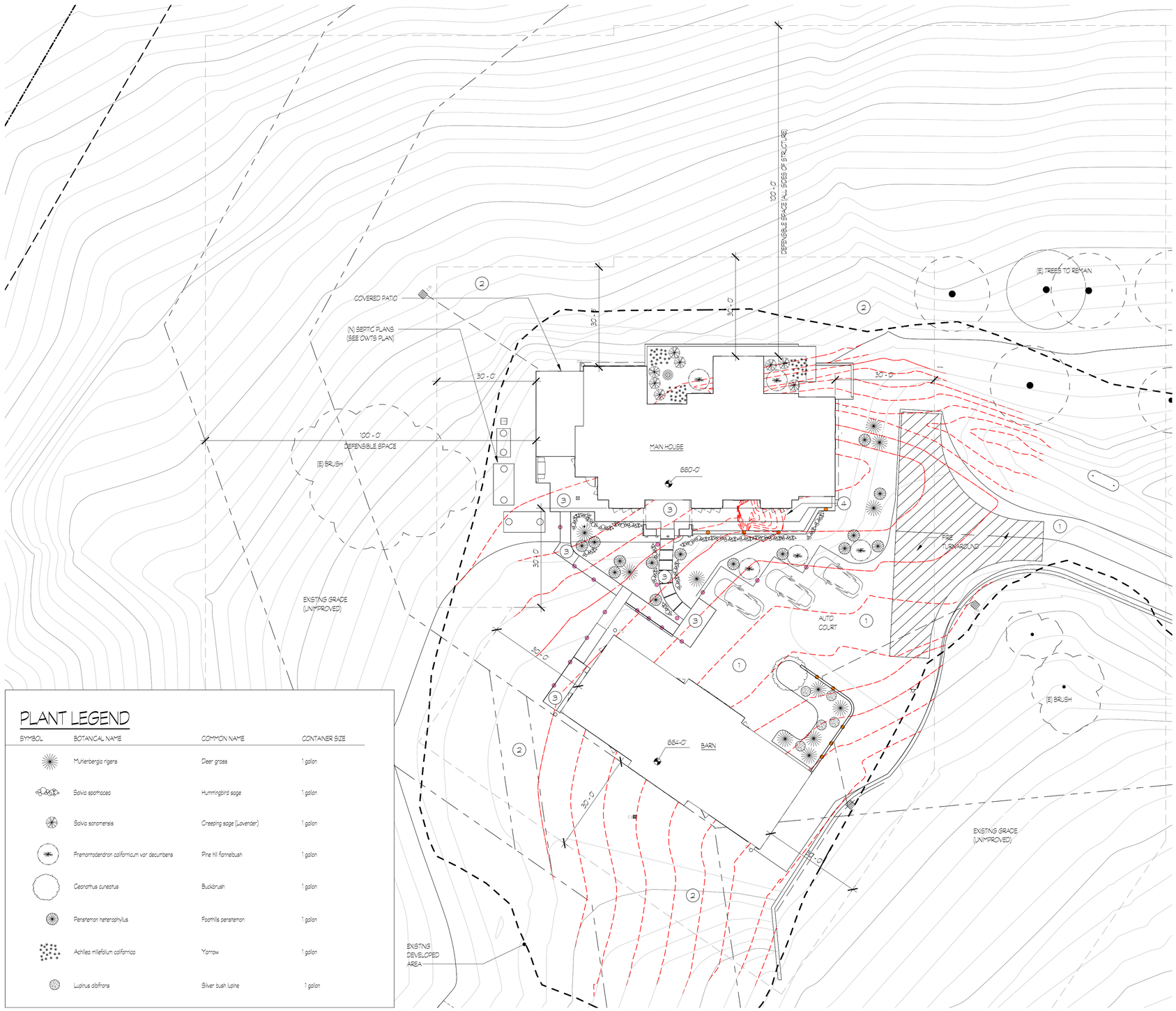
6/02/2025
Date
PLANNING SUBMITTAL
Issue

REFER TO COVER SHEET A0.0 FOR SHEET INDEX BY RELEASE DATE

PROPERTY / SITE PLAN

As indicated

A1



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE
	Muhlenbergia rigens	Deer grass	1 gallon
	Salvia spathacea	Hummingbird sage	1 gallon
	Salvia sonomensis	Creeping sage (Lavender)	1 gallon
	Fremontodendron californicum var decumbens	Pine hill flannelbush	1 gallon
	Ceanothus cuneatus	Buckbrush	1 gallon
	Penstemon heterophyllus	Foothills penstemon	1 gallon
	Achillea millefolium californica	Yarrow	1 gallon
	Lupinus albifrons	Silver bush lupine	1 gallon

1 / A2 LANDSCAPE PLAN
SCALE 1/16" = 1'-0"

GENERAL NOTES

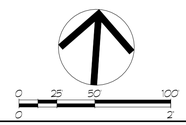
1. REFER TO CIVIL PLANS FOR GRADING, DRAINAGE, AND EROSION CONTROL DESIGN. PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATIONS AT ALL EXTERIOR GRADES AND HARDSCAPE AREAS.
2. UTILITY ROUTING MODIFICATIONS ARE DESIGN/BUILD. VERIFY EXISTING UTILITY LOCATIONS IN FIELD. SEE CIVIL, ELECTRICAL, SEPTIC PLANS FOR ADDITIONAL INFORMATION.
3. ALL EXTERIOR LIGHTING SHALL BE SHIELDED & AIMED DOWNWARD. COLOR TEMPERATURE SHALL NOT EXCEED 3000K. LUMEN OUTPUT SHALL NOT EXCEED 1000 FOR ANY SINGLE FIXTURE.
4. ALL PLANTING AND VEGETATION MANAGEMENT SHALL BE IN COMPLIANCE WITH R33715.
5. PLANTING PLAN ONLY INCLUDES HIGHLY DROUGHT TOLERANT, AND SERPENTINE SOIL TOLERANT, NATIVE SPECIES. PLANTS WILL BE HAND WATERED UNTIL ESTABLISHED. NO BUILT-IN IRRIGATION IS PROPOSED.
6. REFER TO EXTERIOR ELEVATIONS PAGES A6, A7, AND A11 FOR BUILDING MOUNTED EXTERIOR LIGHTS

SHEET NOTES

1 CONCRETE PATHWAYS PER CIVIL PLAN
1 IMPERVIOUS SURFACE AT DRIVEWAY PER CIVIL PLAN
2 PERVIOUS GRADE - EXISTING UNDISTRUBED OR GRADED
3 CONCRETE PATHWAYS PER CIVIL PLAN
4 ROCK FORMATION TO BE REMOVED

BRAND/MODEL: TEKNA STEPLIGHT
DESCRIPTION: WALL MOUNT
QUANTITY: 4
LUMENS: 650 LM PER FIXTURE
WATTAGE: 6W PER FIXTURE

BRAND/MODEL: TEKNA COUNTRY
DESCRIPTION: POST LIGHT
QUANTITY:
LUMENS: 650 LM PER FIXTURE
WATTAGE: 6W PER FIXTURE



SITE LEGEND

O_{DS}	DOWNSPOUT
	PROPERTY LINE
	EASEMENT LINE
	EXISTING TREE TO REMAIN
	TREE DRIPLINE
	UNDERGROUND UTILITY LINE

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Ren. 3-31-27
STATE OF CALIFORNIA

Drawn By WD
Checked By WD
Project No. 24006

6/02/2025
Date

PLANNING SUBMITTAL
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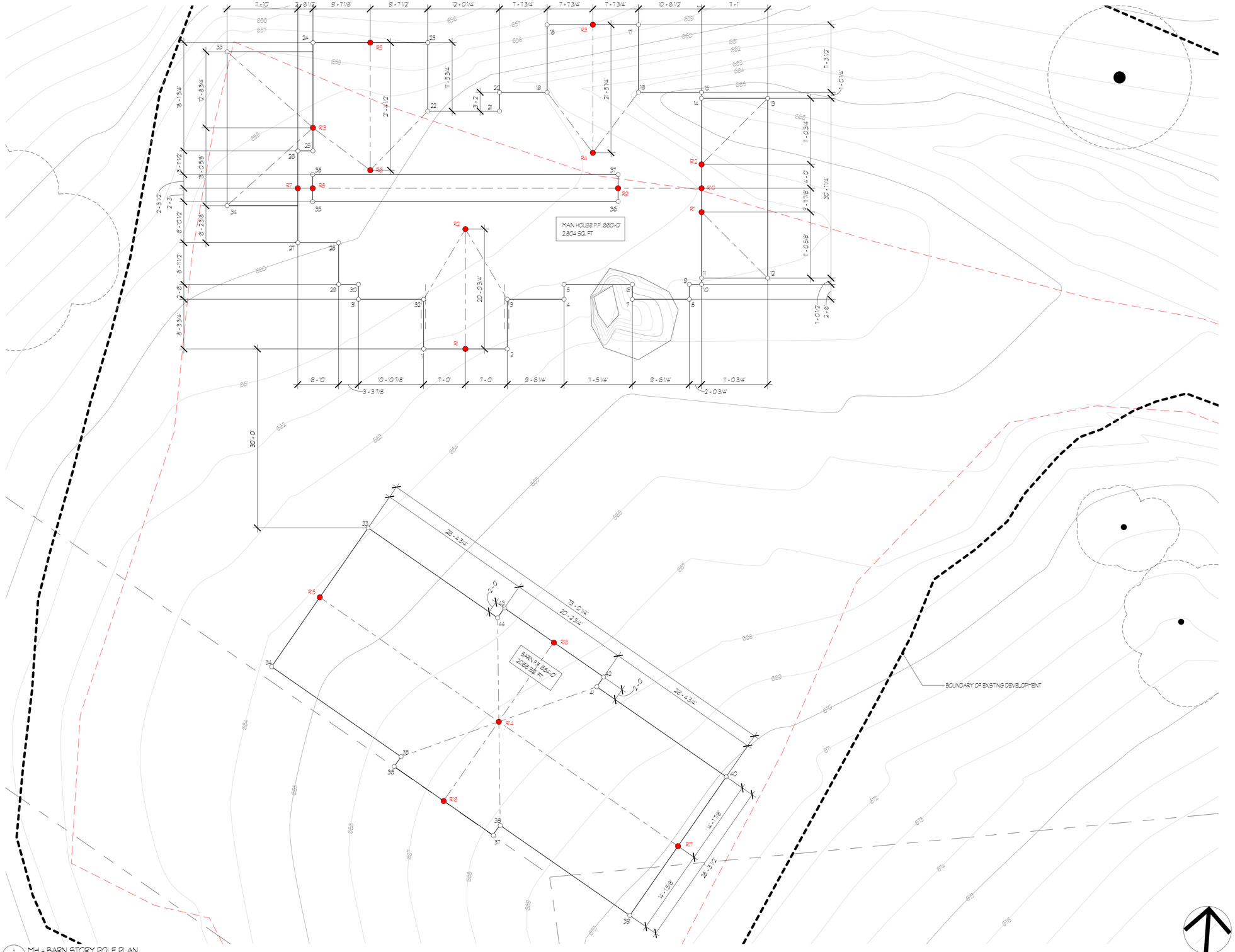
REFER TO COVER SHEET A0.0 FOR SHEET INDEX BY RELEASE DATE

LANDSCAPE PLAN & FUEL MANAGEMENT PLAN

As indicated

A2



MH + BARN STORY POLE			
POLE #	(E) ELEVATION	T.O. POLE	HEIGHT (FT.)
1	662.2	669	6.8
2	663.2	669	5.8
3	661.9	667.7	5.8
4	662.4	667.7	5.3
5	662.1	668.8	6.7
6	663.1	668.8	5.7
7	663.4	667.7	4.3
8	663.3	667.7	4.4
9	663.1	668.8	5.7
10	663.1	668.8	5.7
11	662.9	668.0	5.1
12	663.1	668.0	4.9
13	665.6	668.0	2.4
14	665.8	668.0	2.2
15	665.2	668.8	3.6
16	664.1	668.8	4.7
17	658.7	669.8	11.1
18	657.7	669.8	12.1
19	661.5	668.8	7.3
20	660.5	668.8	8.3
21	660.4	670.1	9.7
22	659.6	670.1	10.5
23	656.9	670.2	13.3
24	657.4	670.2	12.8
25	659.4	672.8	13.4
26	659.3	672.8	13.5
27	659.8	671.6	11.8
28	659.9	671.6	11.7
29	660.4	668.8	8.4
30	660.5	668.8	8.3
31	660.6	667.7	7.1
32	661.1	667.7	6.6
33	657.5	668.8	11.3
34	659.4	668.8	9.4
35	659.6	678.5	18.9
36	661.4	678.5	17.1
37	661.3	678.5	17.2
38	659.5	678.5	19.0
39	663.9	673.8	9.9
40	664.1	673.8	9.7
41	665.5	675.8	9.3
42	666.4	675.8	9.4
43	668.1	675.8	7.7
44	668.1	675.8	7.7
45	670.2	673.8	3.6
46	670.1	673.8	3.7
47	667.5	675.8	8.3
48	667.5	675.8	8.3
49	665.9	675.8	9.9
50	665.9	675.8	9.9
R1	662.6	673.1	10.5
R2	660.6	673.1	12.5
R3	658.1	673.5	15.4
R4	661.2	673.5	12.3
R5	657.2	674.7	17.5
R6	659.7	674.7	15.0
R7	659.5	676.0	16.5
R8	659.6	680.0	20.4
R9	661.3	680.0	18.7
R10	662.1	676.0	13.9
R11	662.2	673.2	11.0
R12	662.9	673.2	10.3
R13	659.2	670.3	11.1
R14	667.2	680.0	12.8
R15	664.1	680.0	15.9
R16	667.3	680.0	12.7
R17	670.1	680.0	9.9
R18	666.6	680.0	13.4

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LICENSED ARCHITECT
AMA SYLVIA B. WADE
Lic. No. C-31956
Ren. 3-31-27
STATE OF CALIFORNIA

Drawn By	WD
Checked By	WD
Project No.	24006

6/02/2025
Date

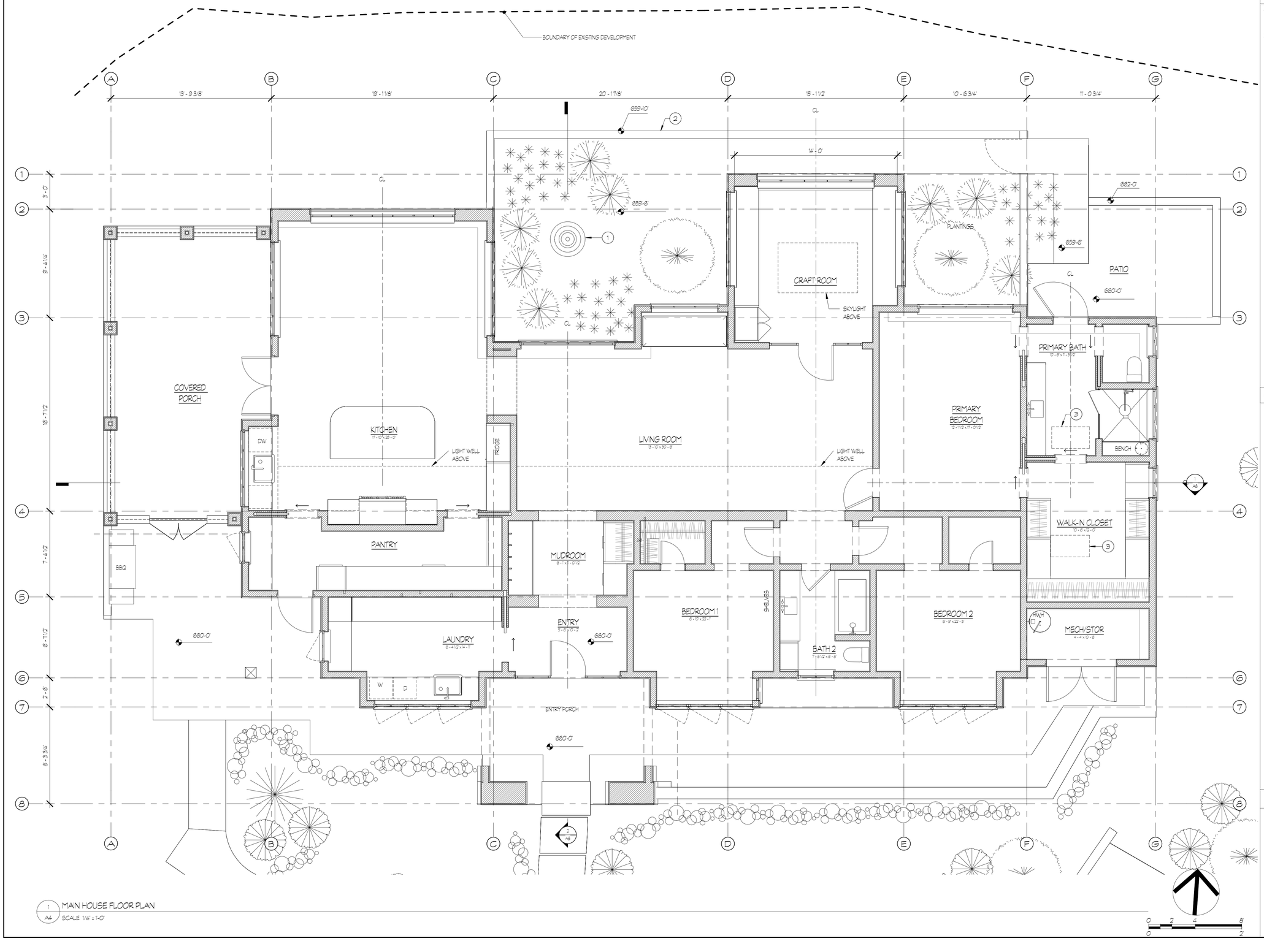
PLANNING SUBMITTAL
Issue

REFER TO COVER SHEET A0.0 FOR SHEET INDEX BY RELEASE DATE

MH + BARN - STORY POLE PLAN

1/8" = 1'-0"

A3



1 / A4 MAIN HOUSE FLOOR PLAN
SCALE 1/4" = 1'-0"

GENERAL NOTES

1. REFER TO SITE PLAN FOR EXTERIOR SCOPE NOT NOTED HERE.
2. GRIDLINES & DIMENSIONS ARE TO FACE OF PLY. + FACE OF FOUNDATION AT EXTERIOR WALLS, AND TO FACE OF STUD AT INTERIOR WALLS, U.O.N.

SHEET NOTES

1. WATER FEATURE
2. 2-8" TALL LANDSCAPE WALL
3. SKYLIGHT ABOVE

SITE LEGEND

- DS — DOWNSPOUT
- PROPERTY LINE
- EASEMENT LINE
- EXISTING TREE TO REMAIN
- TREE DRIPLINE
- UNDERGROUND UTILITY LINE

0 2 4 8
0 2

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LICENSED ARCHITECT
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No. C-31956
Ren. 3-31-27
STATE OF CALIFORNIA

Drawn By	WD
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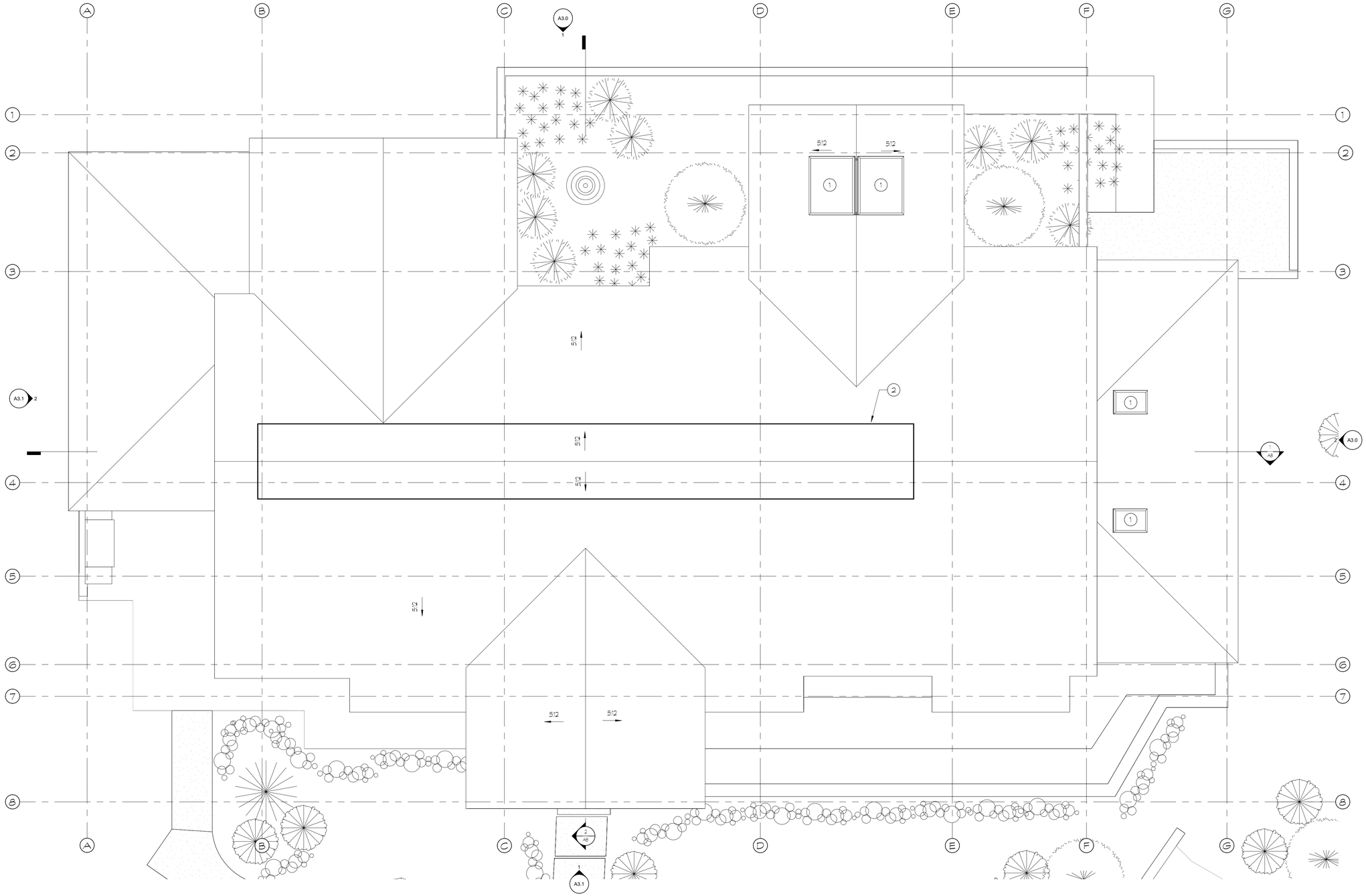
REFER TO COVER SHEET A0.0 FOR SHEET INDEX BY RELEASE DATE

MH - FLOOR PLAN

As indicated

A4



1 / A5 MAIN HOUSE ROOF PLAN
SCALE 1/4" = 1'-0"

GENERAL NOTES

1. ALL EXTERIOR FINISHES SHALL COMPLY WITH WILDLAND URBAN INTERFACE REQUIREMENTS. SEE EXTERIOR DETAILS.
2. ALL ROOF COVERINGS ARE CLASS 'A' ASSEMBLIES
3. 6" HALF-ROUND GUTTERS, TYPICAL U.O.N. GUTTERS SHALL BE PROVIDED WITH SCREENS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS
4. CLAY TILE ROOF TYPICAL AT MAIN HOUSE
5. PAINTED GSM OR COPPER GUTTERS AND DOWNSPOUTS TYPICAL AT ALL ROOFS, WITH DEBRIS COVERS

SHEET NOTES

1 SKYLIGHT
2 LIGHT MONITOR

SITE LEGEND

- DS — DOWNSPOUT
- PROPERTY LINE
- EASEMENT LINE
- EXISTING TREE TO REMAIN
- TREE DRIPLINE
- UNDERGROUND UTILITY LINE

0 2 4 8
0 2

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Issue

REFER TO COVER SHEET A0.0 FOR SHEET INDEX BY RELEASE DATE

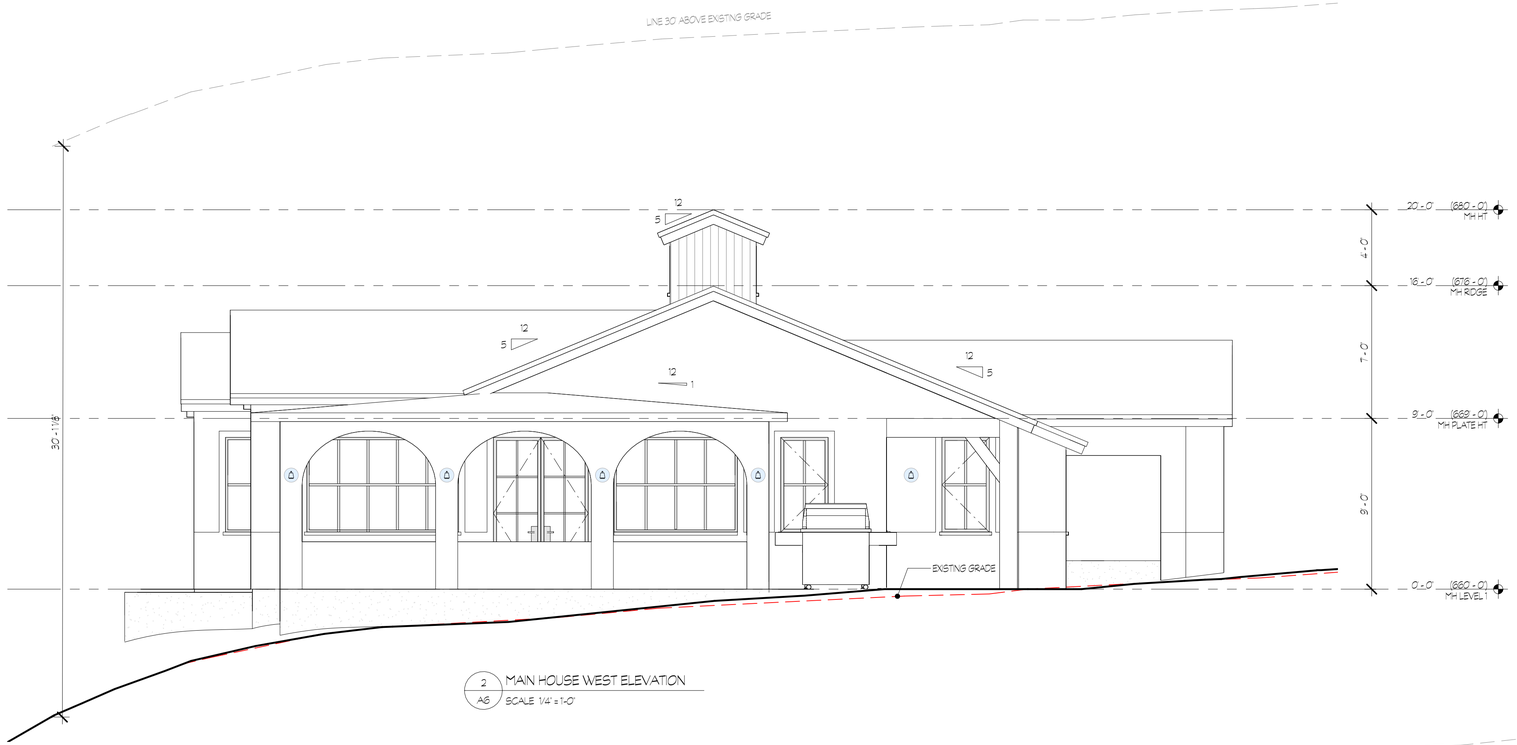
MH - ROOF PLAN

As indicated

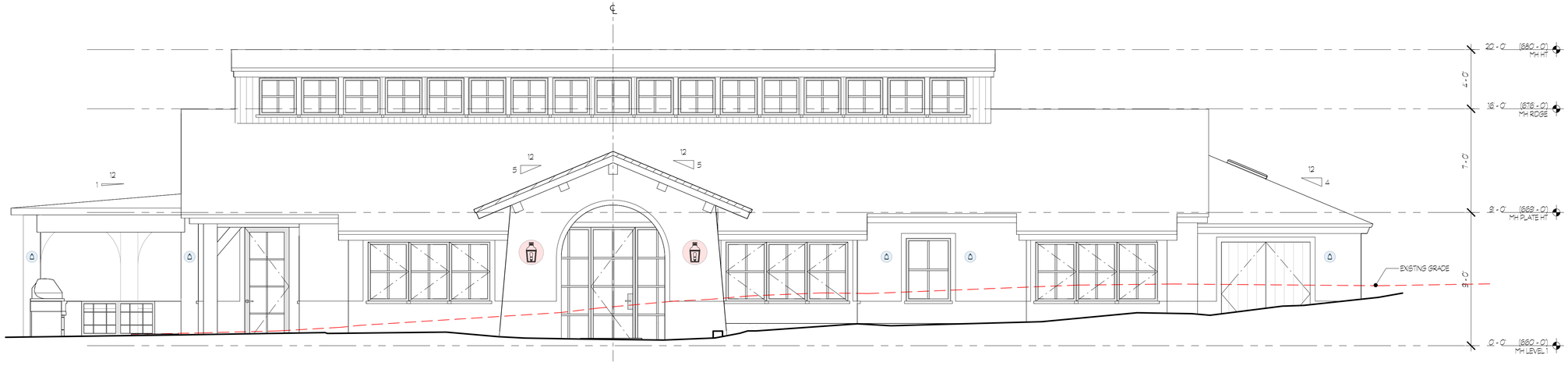
A5

BRAND/MODEL: TEKNA SPREADER-LIGHT 12V LED
DESCRIPTION: WALL MOUNT
QUANTITY: 18
LUMENS: 450 LM PER FIXTURE
WATTAGE: 9W PER FIXTURE

BRAND/MODEL: TEKNA MONTROSE CITY SMALL
DESCRIPTION: WALL MOUNT
QUANTITY: 6
LUMENS: 400 LM PER FIXTURE
WATTAGE: 5W PER FIXTURE



2 / A6 MAIN HOUSE WEST ELEVATION
SCALE 1/4" = 1'-0"



1 / A6 MAIN HOUSE SOUTH ELEVATION
SCALE 1/4" = 1'-0"

0 2 4 8
0 2

GENERAL NOTES

1. REFER TO A9 FOR EXTERIOR FINISH DESCRIPTIONS

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REFER TO COVER SHEET A0.0 FOR SHEET INDEX BY RELEASE DATE

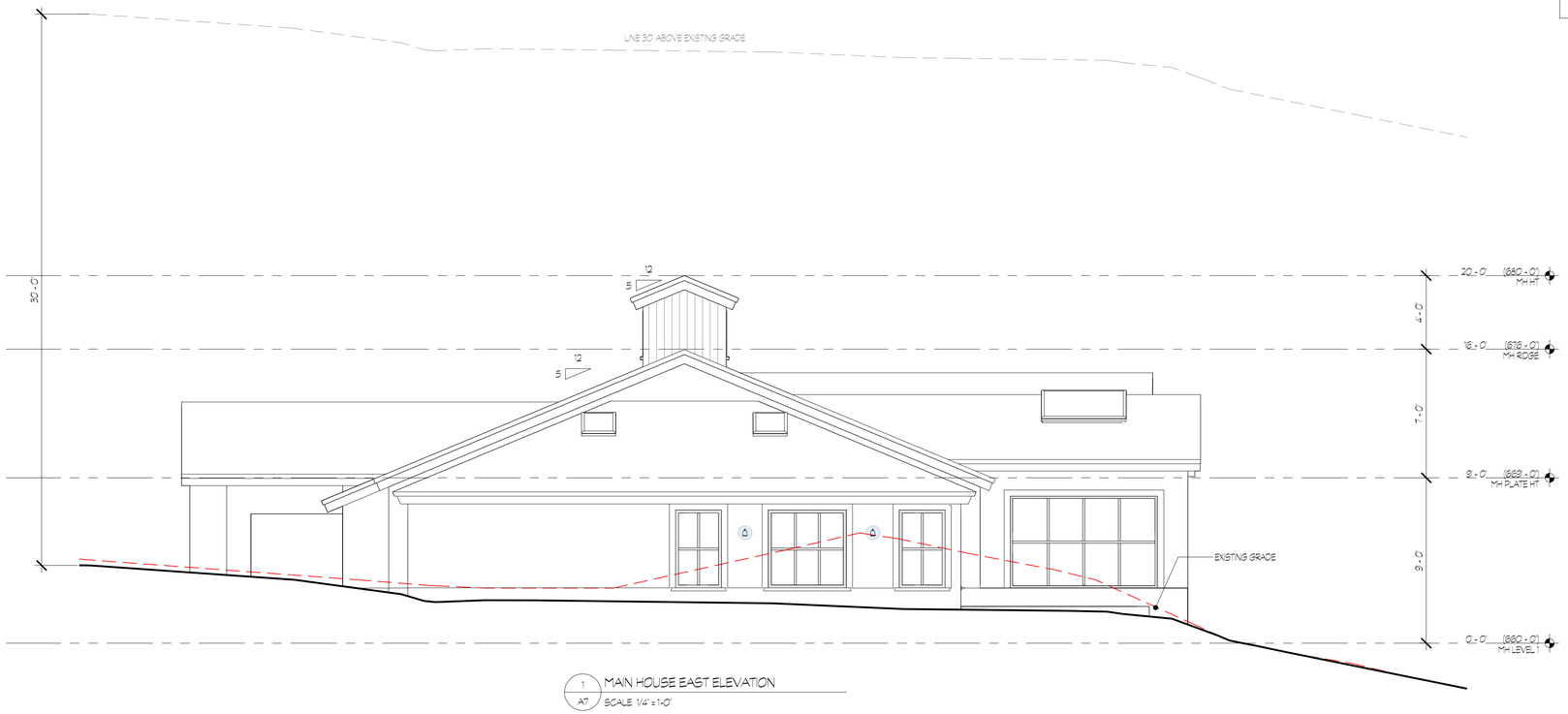
MH - EXTERIOR ELEVATIONS

As indicated

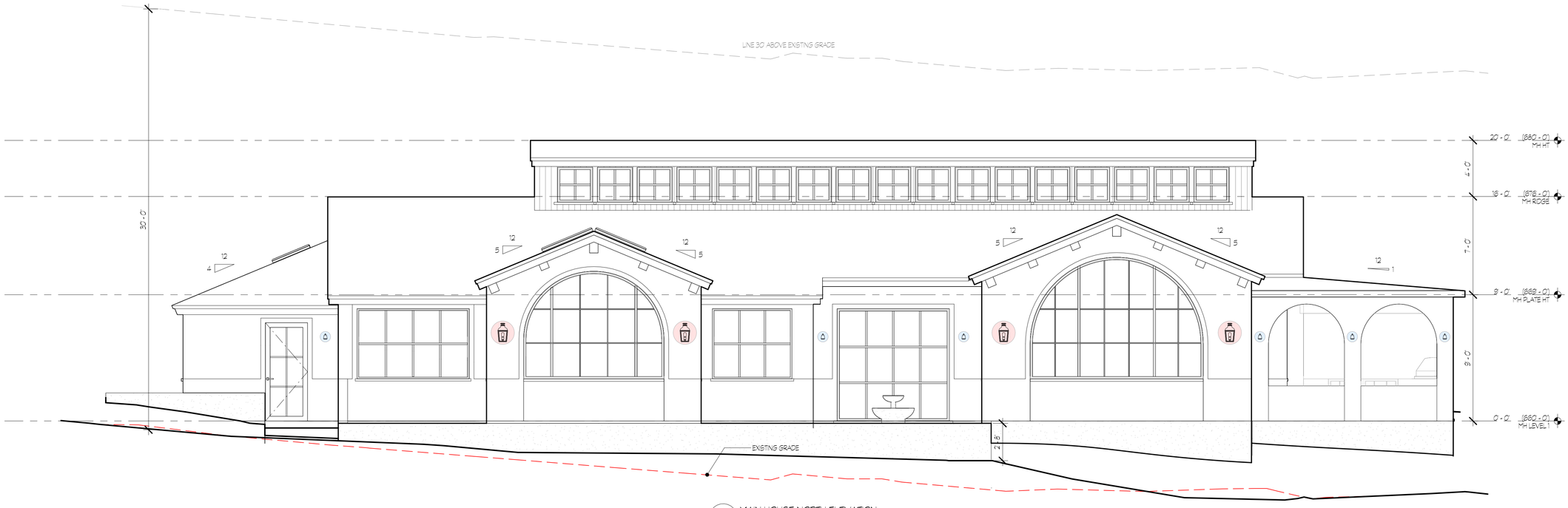
A6

BRAND/MODEL: TEKNA SPREADER-LIGHT 12V LED
DESCRIPTION: WALL MOUNT
QUANTITY: 18
LUMENS: 450 LM PER FIXTURE
WATTAGE: 9W PER FIXTURE

BRAND/MODEL: TEKNA MONTROSE CITY SMALL
DESCRIPTION: WALL MOUNT
QUANTITY: 6
LUMENS: 400 LM PER FIXTURE
WATTAGE: 5W PER FIXTURE



1 A7 MAIN HOUSE EAST ELEVATION
SCALE 1/4" = 1'-0"



2 A7 MAIN HOUSE NORTH ELEVATION
SCALE 1/4" = 1'-0"

0 2 4 8
0 2

GENERAL NOTES

1. REFER TO A9 FOR EXTERIOR FINISH DESCRIPTIONS

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info@wade-design.com

0 Deer Camp Drive

San Geronimo, CA 94963
APN: 169-303-01, (169-302-08, 169-302-09)

LICENSED ARCHITECT
SYLVIA B. WADE
No. C-31956
Ren. 3-31-27
STATE OF CALIFORNIA

Drawn By	WD
Checked By	WD
Project No.	24006

6/02/2025
Date

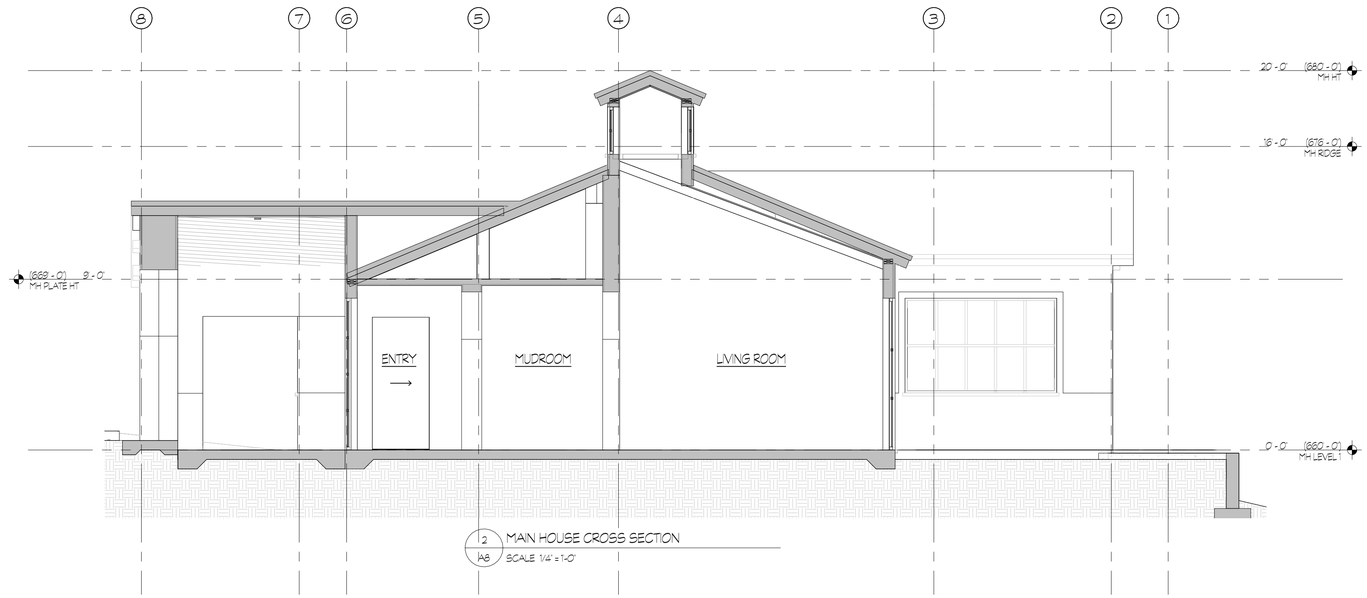
PLANNING SUBMITTAL
Issue

REFER TO COVER SHEET A0.0 FOR SHEET INDEX BY RELEASE DATE

MH - EXTERIOR ELEVATIONS

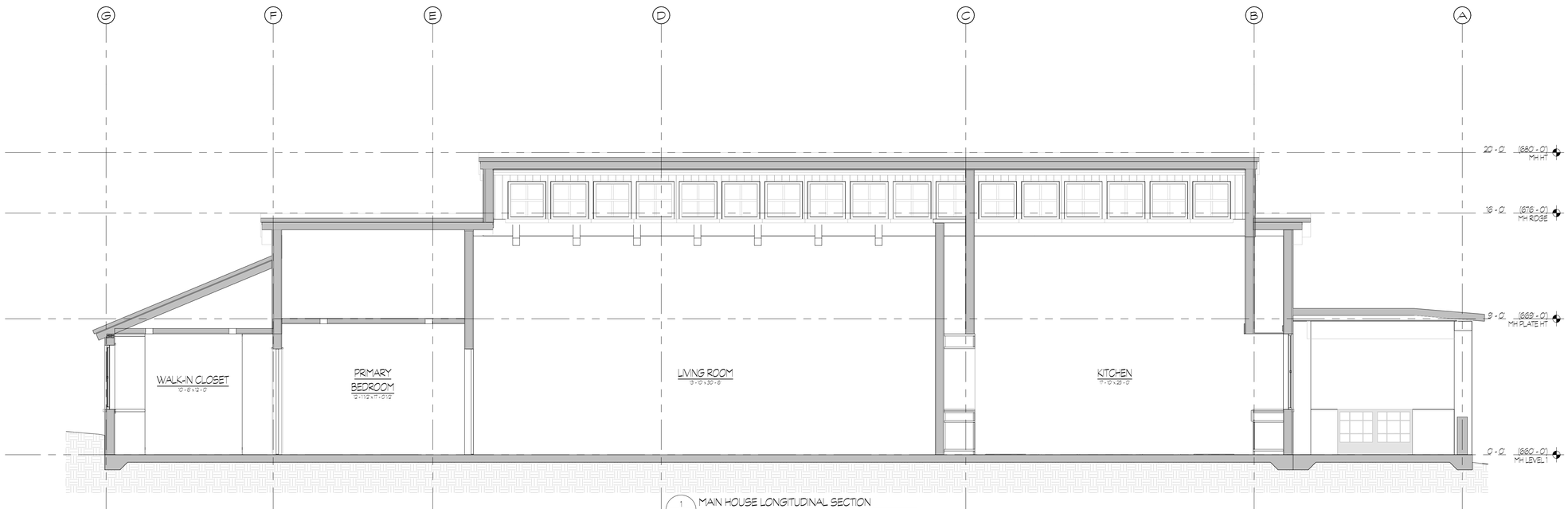
As indicated

A7



2 / A8 MAIN HOUSE CROSS SECTION

SCALE 1/4" = 1'-0"



1 / A8 MAIN HOUSE LONGITUDINAL SECTION

SCALE 1/4" = 1'-0"

0 25' 50' 100'
0 2'

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Issue

REFER TO COVER SHEET A0.0 FOR SHEET INDEX BY RELEASE DATE

MH SECTIONS

1/4" = 1'-0"

A8

ANTIQUE TERRACOTTA FRENCH HEXAGON - SURROUNDING PORCH FLOORING

CLAY ROOFING TILES

BRONZE FINISH STEEL DOOR AND WINDOW UNITS

HEAVY TIMBER CEDAR BEAMS, COLUMNS, AND OVERHANG EAVE ELEMENTS

PAINTED FIBERCEMENT BOARD AND BATT SIDING ON UPPER LIGHT MONITOR WALL

STUCCO - LOWER WALL COLOR

STUCCO - UPPER WALL COLOR

CONCRETE - SURROUNDING PATHS

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LICENSED ARCHITECT
AMA SYLVIA B. WADE
No. C-31956
Ren. 3-31-27
STATE OF CALIFORNIA

Drawn By	WD
Checked By	WD
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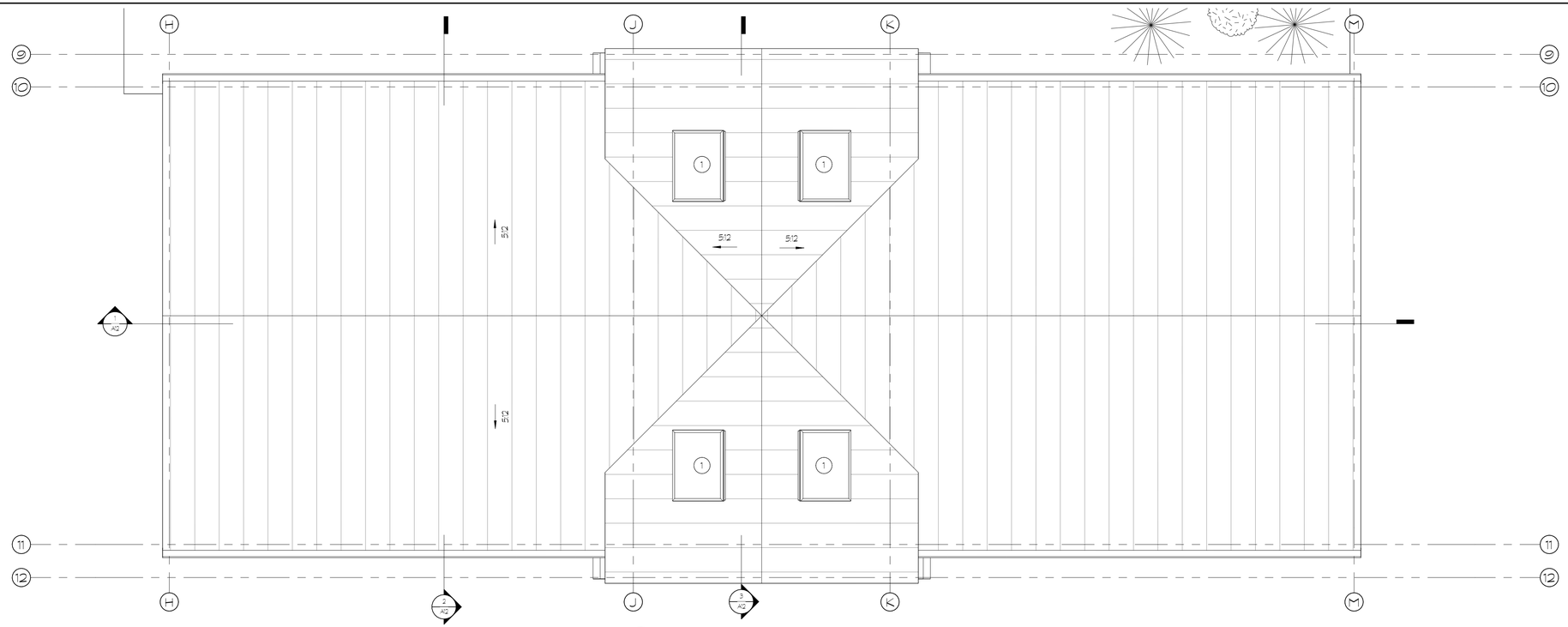
Date

PLANNING SUBMITTAL
Issue

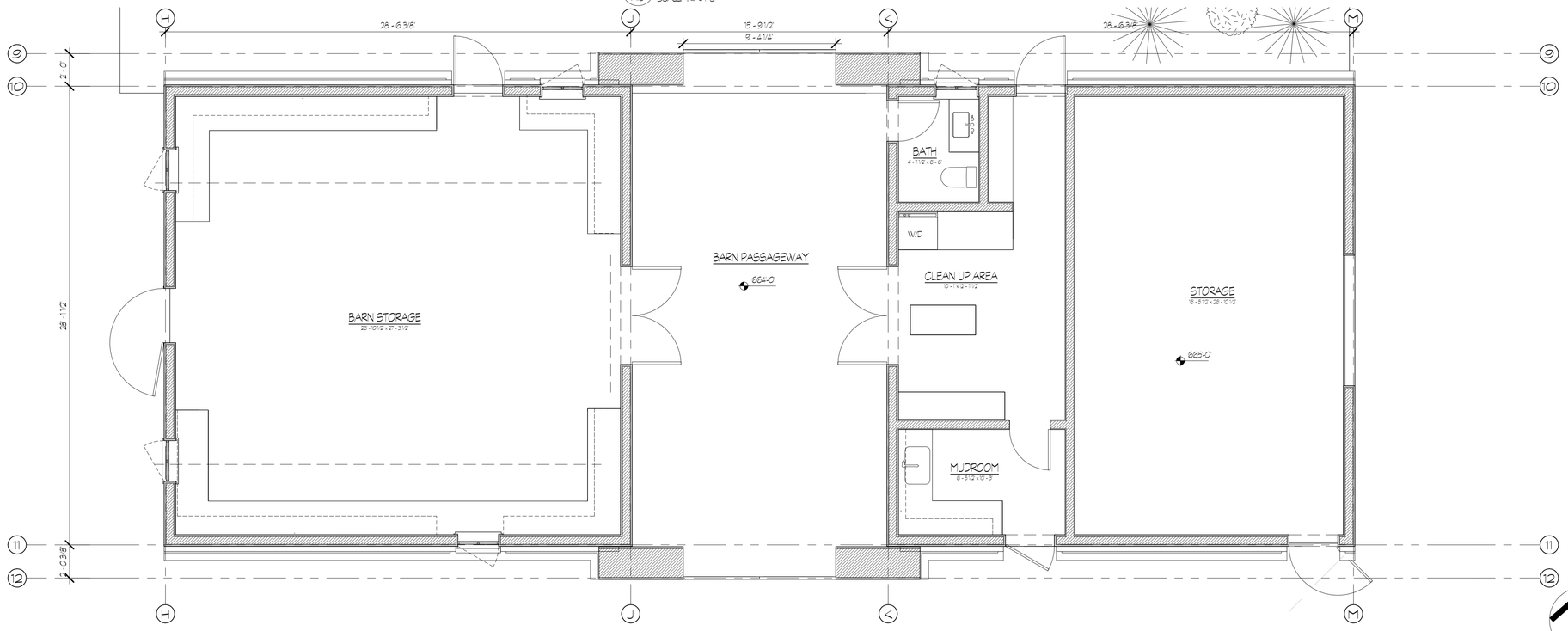
REFER TO COVER SHEET A0.0 FOR SHEET INDEX BY RELEASE DATE

MH EXTERIOR MATERIAL PALETTE

A9



2 A0 BARN ROOF PLAN
SCALE 1/4" = 1'-0"



1 A0 BARN FLOOR PLAN
SCALE 1/4" = 1'-0"

GENERAL NOTES

1. ALL EXTERIOR FINISHES SHALL COMPLY WITH WILDLAND URBAN INTERFACE REQUIREMENTS. SEE EXTERIOR DETAILS.
2. ALL ROOF COVERINGS ARE CLASS A ASSEMBLIES
3. 6" HALF-ROUND GUTTERS, TYPICAL U.O.N. GUTTERS SHALL BE PROVIDED WITH SCREENS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS
4. CORRUGATED METAL ROOF TYPICAL AT BARN
5. PAINTED GSM OR COPPER GUTTERS AND DOWNSPOUTS TYPICAL AT ALL ROOFS, WITH DEBRIS COVERS

SHEET NOTES

1 SKYLIGHT

SITE LEGEND

- DS — DOWNSPOUT
- PROPERTY LINE
- EASEMENT LINE
- EXISTING TREE TO REMAIN
- TREE DRIPLINE
- UNDERGROUND UTILITY LINE

0 2 4 8
0 2

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6/02/2025
Date

PLANNING SUBMITTAL
Issue

REFER TO COVER SHEET A0.0 FOR SHEET INDEX BY RELEASE DATE

BARN - FIRST FLOOR / ROOF PLAN

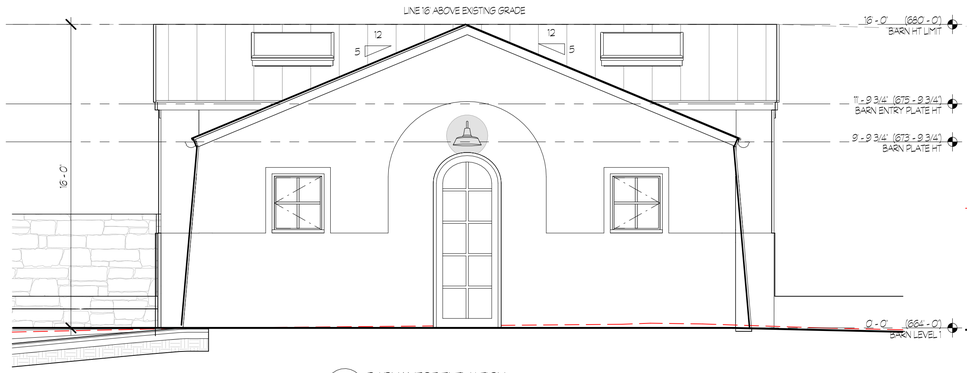
As indicated

A10

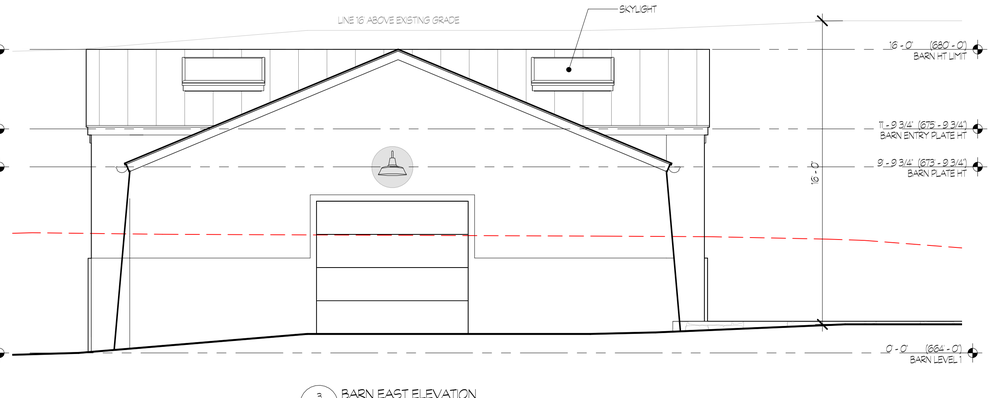
BRAND/MODEL: VISUAL COMFORT & CO. EXTRA LARGE ONE LIGHT OUTDOOR WALL LANTERN
DESCRIPTION: WALL MOUNT
QUANTITY: 2
LUMENS: 360 LM PER FIXTURE
WATTAGE: 4W PER FIXTURE

BRAND/MODEL: SEAN LAVIN WARREN SMALL LATERN
DESCRIPTION: WALL MOUNT
QUANTITY: 4
LUMENS: 680 LM PER FIXTURE
WATTAGE: 10W PER FIXTURE

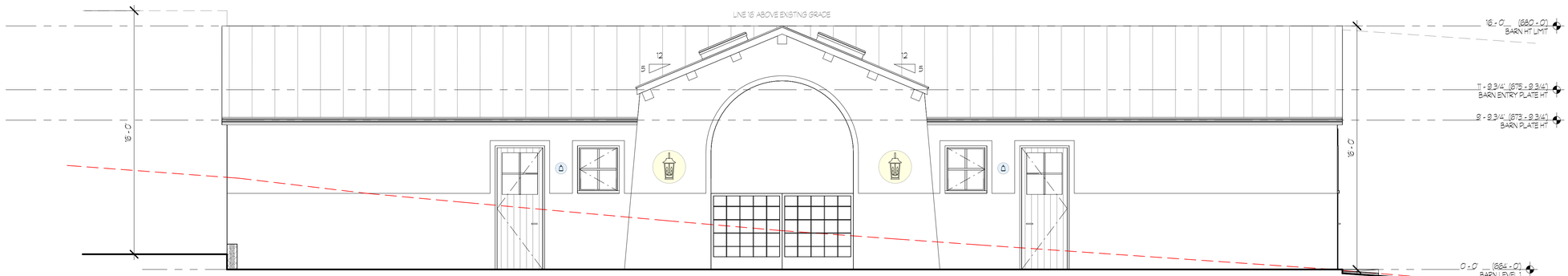
BRAND/MODEL: TEKNA SPREADER-LIGHT 12V LED
DESCRIPTION: WALL MOUNT
QUANTITY: 3
LUMENS: 450 LM PER FIXTURE
WATTAGE: 9W PER FIXTURE



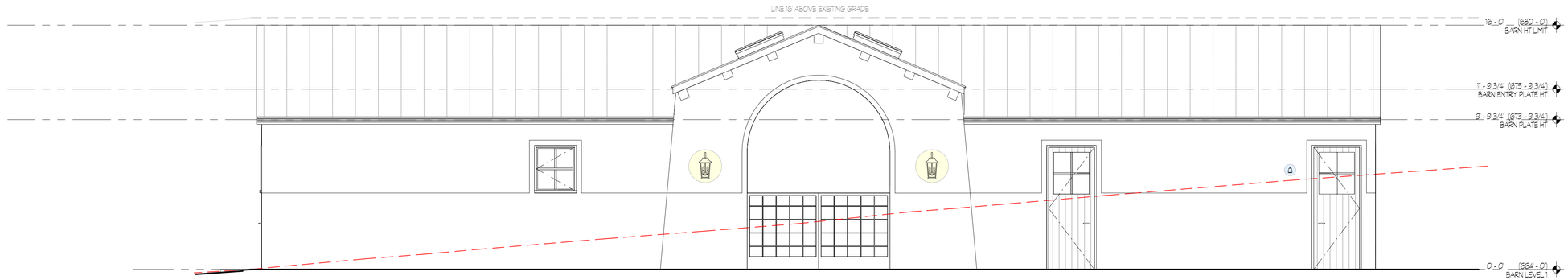
4 / A11 BARN WEST ELEVATION
SCALE 1/4" = 1'-0"



3 / A11 BARN EAST ELEVATION
SCALE 1/4" = 1'-0"



2 / A11 BARN NORTH ELEVATION
SCALE 1/4" = 1'-0"



1 / A11 BARN SOUTH ELEVATION
SCALE 1/4" = 1'-0"

0 25 50 100
0 2

GENERAL NOTES

1. REFER TO A11 FOR EXTERIOR FINISH DESCRIPTIONS

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LICENSED ARCHITECT
SYLVIA B. WADE
No. C-31956
Ren. 3-31-27
STATE OF CALIFORNIA

Drawn By WD
Checked By WD
Project No. 24006

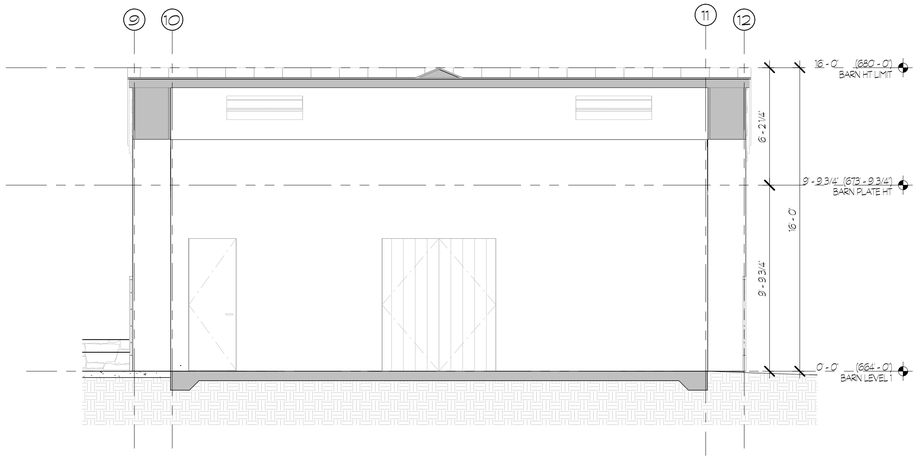
Date 6/02/2025
Issue PLANNING SUBMITTAL

REFER TO COVER SHEET A0.0 FOR SHEET INDEX BY RELEASE DATE

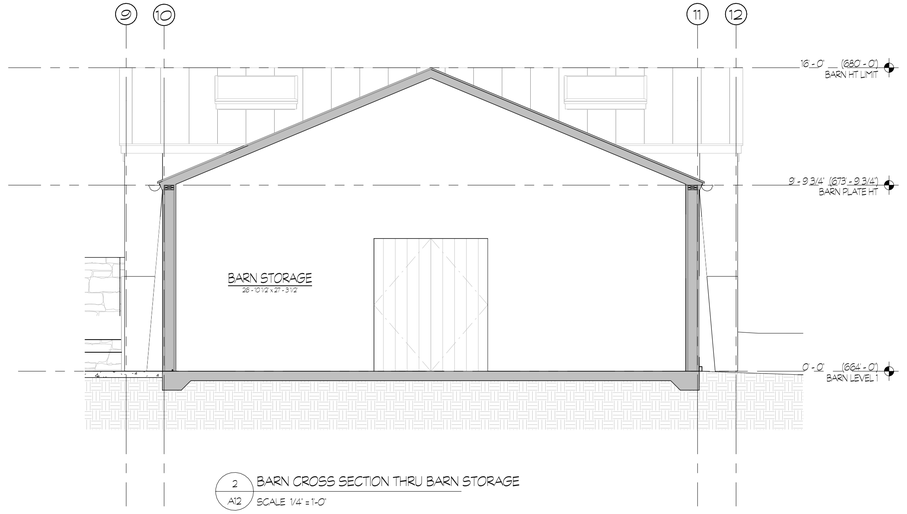
BARN - EXTERIOR ELEVATIONS

As indicated

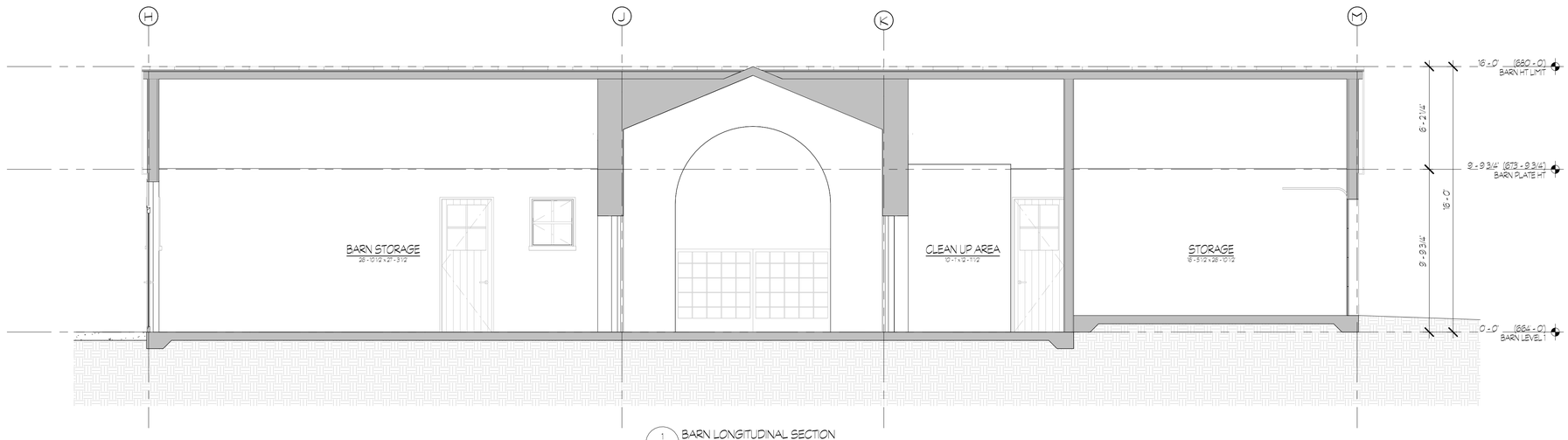
A11



3 A12 BARN CROSS SECTION THRU ENTRY
SCALE 1/4" = 1'-0"



2 A12 BARN CROSS SECTION THRU BARN STORAGE
SCALE 1/4" = 1'-0"



1 A12 BARN LONGITUDINAL SECTION
SCALE 1/4" = 1'-0"

0 2 4 8
0 2'

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ANA SYLVIA B. WADE
No. C-31956
Ren. 3-31-27
STATE OF CALIFORNIA

Drawn By	WD
Checked By	WD
Project No.	24006

6/02/2025
Date

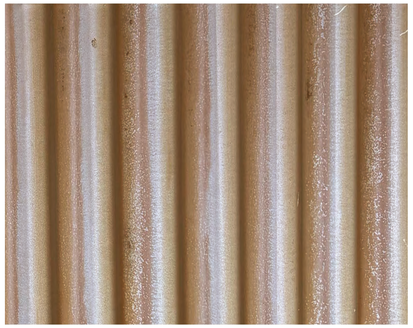
PLANNING SUBMITTAL
Issue

REFER TO COVER SHEET A0.0 FOR SHEET INDEX BY RELEASE DATE

BARN SECTIONS

1/4" = 1'-0"

A12

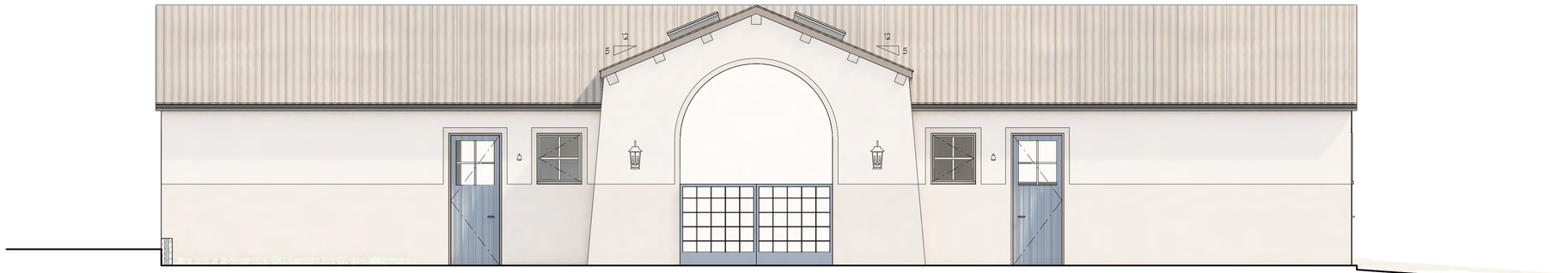


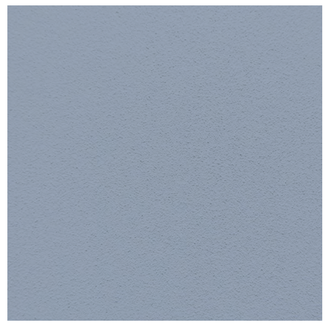
CORRUGATED METAL ROOFING

BRONZE FINISH STEEL DOOR AND WINDOW UNITS

CEDAR OVERHANG EAVE ELEMENTS

STAINED WOOD EXTERIOR DOORS





POWDER COAT STEEL GATE

STUCCO - LOWER WALL COLOR

STUCCO - UPPER WALL COLOR

CONCRETE - SURROUNDING PATHS

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San Geronimo, CA 94963
APN: 169-303-01, (169-302-08, 169-302-09)

LICENSED ARCHITECT
AM SYLVIA B. WADE
No. C-31956
Ren. 3-31-27
STATE OF CALIFORNIA

Drawn By WD
Checked By WD
Project No. 24006

6/02/2025
Date

PLANNING SUBMITTAL
Issue

REFER TO COVER SHEET A0.0 FOR SHEET INDEX BY RELEASE DATE

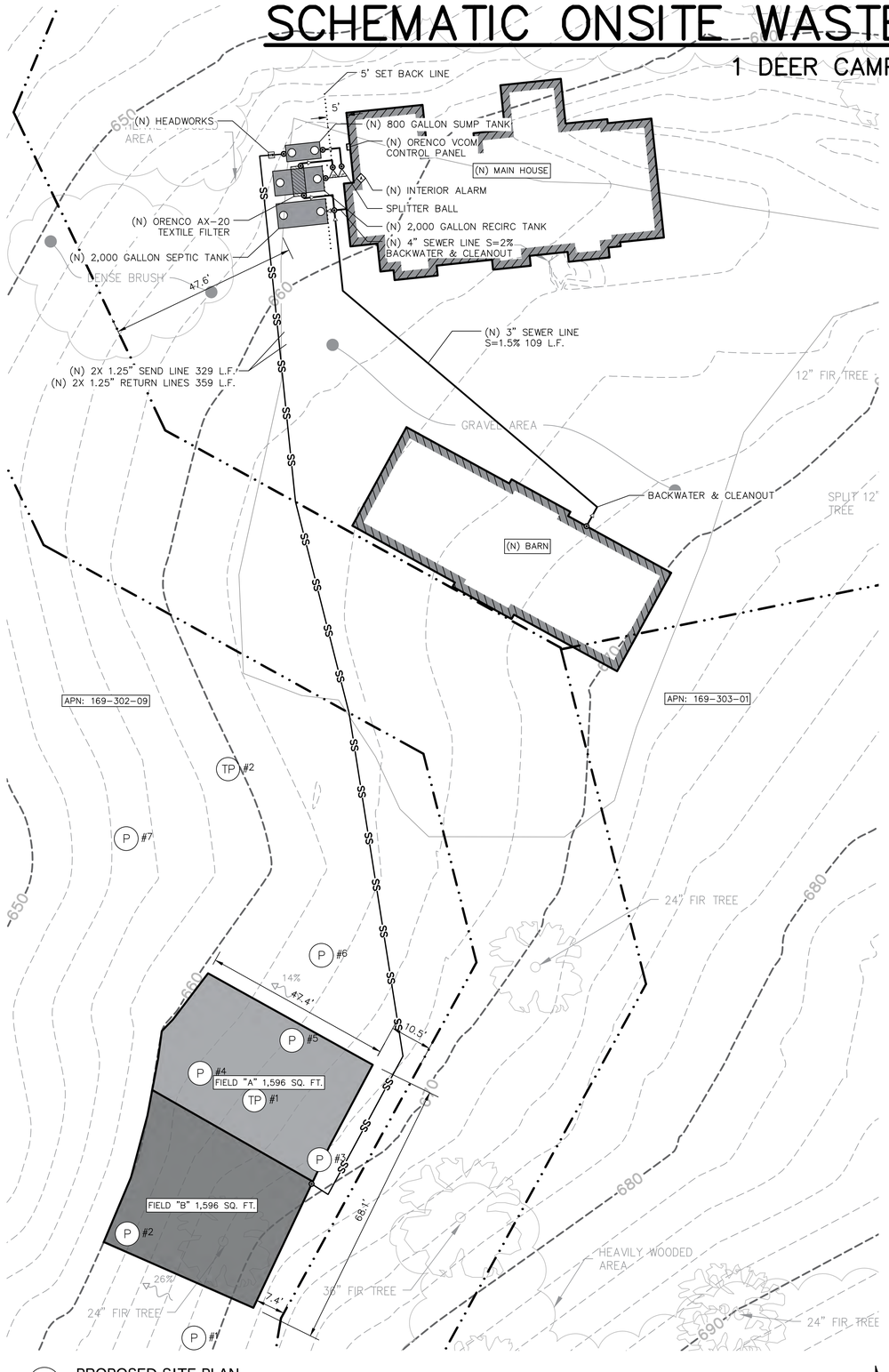
BARN EXTERIOR MATERIAL PALETTE

A13

SCHEMATIC ONSITE WASTEWATER TREATMENT SYSTEM DESIGN

1 DEER CAMP DR, SAN GERONIMO, CA 94963

SHEET SIZE: "Arch D" (36"x24")



1 PROPOSED SITE PLAN

SCALE 1" = 16'

LEGEND

EXISTING	PROPOSED
	PROPERTY LINE
	EASEMENT
	PRESSURE LINE
	SEWER LINE
	DIRECTION OF FLOW
	CHECK VALVE
	CLEANOUT
	BACKFLOW DEVICE
	CONNECTION POINT
	SURFACE FLOW
	DETAIL NUMBER / SHEET NUMBER (1 / C-2)
	DELTA w/COMMENT # (1)
	SPOT ELEVATION (NAME XXX)
	CONTROL PANEL (CV)
	HEADWORKS (HW)
	MONITORING WELL (MW)
	PERC HOLE (P)
	TEST PIT (TP)
	INTERIOR ALARM (A)

QUICK REFERENCE TABLE

LIST	VALUE
CONTROLLER	ORENCO VCOM W. REMOTE MONITORING
NUMBER OF PUMPS	2
SEPTIC TANK SIZE	2,000 GALLONS
SUMP TANK SIZE	2,000 GALLONS
TEXTILE FILTER	ORENCO AX-20
SEWER LATERAL	3" AND 4"
TRANSPORT LINE	1.25" SCH. 40 PVC
LATERAL SIZE	1.25" SCH. 40 PVC
NUMBER OF ZONES	2
DAILY DESIGN VALUE AND BEDROOM	630 GPD / 6BR

GRAPHIC SCALE (IN FEET)

16 0 8 16 32 64

1 INCH = 16 FEET

VICINITY MAP
N.T.S.

PARCEL LOCATION MAP
N.T.S.


MarinMap Site Parcel Report

Property ID: 169-303-01

Report generated 5/13/2025 2:40:41 PM

Parcel Information

Property ID: 169-303-01
Address:
Land Use: Single-Resid. - Unimproved
Units: 0
Tax Rate Area: 070-002
Average Slope: 30.50

Parcel highlighted in blue

Census: 113000
District: 4 Dennis Rodoni
Wildland Interface: Y
Community Plan: West Marin
Community: San Geronimo Village
ClubList: SAN GERONIMO
Traffic Zone: 150
Zoning: RSP-0 23.90V
Residential Single Family Planned

Local Coastal Plan:
Dam Failure Area:
Alquist Priolo Zone:
Stream Conserv. Area/Buffer: 0
CWP Area: West Marin
CWP Corridor: INLAND-RURAL
Fire Service: County Fire (CSA 31)
Fire Authority: County Fire (CSA 31)

Flood Zone: X Insurance Required: N

Zones A, C, and X are the flood insurance rate zones that correspond to areas outside the 1-percent annual chance floodplain, areas within the 1-percent annual chance floodplain, and areas of 1-percent annual chance sheet flow flooding, where the contributing drainage area is less than 1 square mile, or areas protected from the 1-percent annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

MARIN MAPS PARCEL DETAIL
N.T.S.

SHEET INDEX

DEVELOPER / APPLICANT

MARY-ELLIS ARNOLD
1 Deer Camp Dr, San Geronimo, CA 94963

SITE INFO

1 Deer Camp Dr, San Geronimo, CA 94963
APN: 169-303-01, 169-302-08, 169-302-09, 170-190-08
LOT SQ/FT: 230,868 – 17,860 – 126,324 – 659,062
38.00873794080364, -122.66376182561682

SCOPE OF WORK

CONSTRUCTION OF NEW SINGLE FAMILY RESIDENCE, BARN, AND RELATED WORK

DESIGN

CLASS I SUBSURFACE DRIP DISPERSAL SYSTEM

REFERENCES

TOPOGRAPHY & BOUNDARY : "PRELIMINARY TOPOGRAPHIC SURVEY," BY: CLARK CIVIL ENGINEERING, DATED: 05/15/2024

SOILS REPORT: "GEOTECHNICAL INVESTIGATION," BY: AC ENGINEERING, INC., DATED: 05/08/2025

BENCHMARK

SURVEY CONTROL SET MAG NAIL ELEVATION = 646.42

BASIS OF BEARINGS

NA:

ESTIMATED EARTHWORK QUANTITIES

CUT	NA
FILL	NA
EXPORT	NA

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

IMPERVIOUS SURFACE DATA

EXISTING	NA
PROPOSED	NA
POST PROJECT	NA

AREA OF DISTURBANCE

PROPOSED	NA

REVISISON TABLE

DATE	DELTA	COMMENTS

ISSUES

ISSUE	DATE	DESCRIPTION
0	5/23/25	INITIAL

AC ENGINEERING, INC.
CIVIL & GEOTECHNICAL CONSULTANTS
454 LAS GALLINAS AVE., SUITE 1047
SAN RAFAEL, CA 94903
P: 415-295-2152
admin@agnewcivil.com

STAMP

REGISTERED PROFESSIONAL ENGINEER
ORION W. AGNEW
C 87262
CIVIL
STATE OF CALIFORNIA

SITE OVERVIEW PLAN

ARNOLD / MARY-ELLIS ARNOLD
1 DEER CAMP DR, SAN GERONIMO, CA 94963
APN: 169-303-01, 169-302-08, 169-302-09, 170-190-08

JOB #

331-1

CW-1.0

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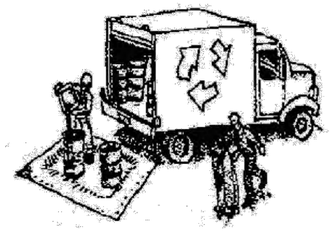
Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control

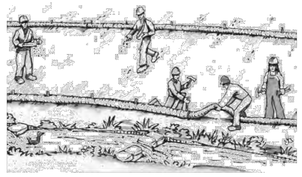
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

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

Sawcutting & Asphalt/Concrete Removal

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

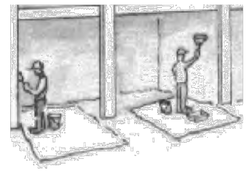
Concrete, Grout & Mortar Application

- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

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

SHEET SIZE: Arch D (36"x24")

ISSUES

ISSUE	DATE	DESCRIPTION
0	5/23/25	INITIAL

AC ENGINEERING, INC.
CIVIL & GEOTECHNICAL CONSULTANTS
454 LAS GALLINAS AVE., SUITE 1047
SAN RAFAEL, CA 94903
P: 415-295-2152
admin@agnewcivil.com

STAMP

REGISTERED PROFESSIONAL ENGINEER
ORION W. AGNEW
C 87262
CIVIL
STATE OF CALIFORNIA

BMPS

ARNOLD / MARY-ELLIS ARNOLD
1 DEER CAMP DR, SAN GERONIMO, CA 94963
APN: 169-303-01, 169-302-08, 169-302-09, 170-190-08

JOB #

331-1

BMP

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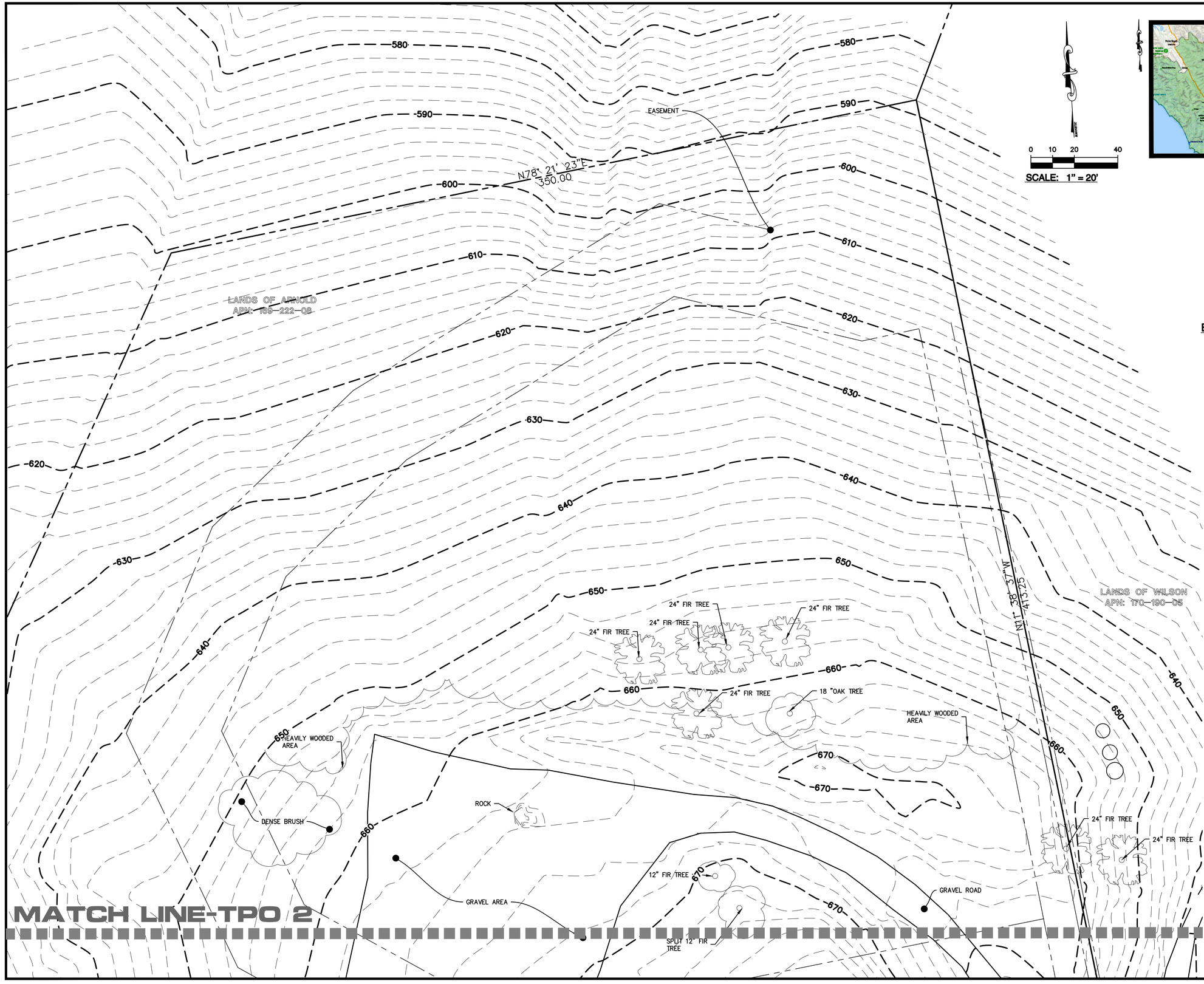
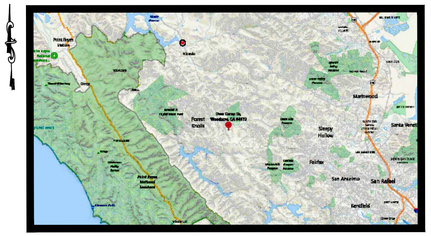


0 10 20 40

SCALE: 1" = 20'



VICINITY MAP

SITE BENCHMARK

SURVEY CONTROL
SET MAG NAIL
ELEVATION=646.42'

EASEMENT/BOUNDARY NOTE:

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS BEEN EXAMINED BY CLARK CIVIL, THE GRANT DEED FOR THE SUBJECT PARCEL IS SHOWN HERE ON. THERE IS SOME QUESTION TO THE RIGHT-OF-WAY SHOWN ON THE SUBDIVISION MAP OF "MAP #2 OF SAN GERONIMO" RECORDED IN RECORD MAP BOOK 4 PAGES 68 TO 69 AS THE GRANT DEED HAS NO EXCEPTION OR THE RIGHT-OF-WAY. THE STATUS AND EXISTENCES OF THIS RIGHT-OF-WAY IS UNDER REVIEW OF CLIENTS LEGAL COUNCIL AND A RECORD OF SURVEY FOR THIS LOT IS IN PROGRESS AND WILL BE FILED WITH THE COUNTY OF MAIN.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

NOTES & LEGEND:

* DRIVEWAY = DW
* TBM (ELEVATION) =
* SURVEY MONUMENT FOUND =
* WATER VALVE = WV
* FIRE HYDRANT =
* SEWER LINE = ——— SS ———
* FENCE = ——— x ———
* TREE (TYPE NOT SPECIFIED) =
* WATER METER = WM
* ASPHALT = AC
* SANITARY SEWER CLEAN OUT = SSCO
* SANITARY SEWER MAN HOLE = SSMH
* CONCRETE = CONC
* JOINT POLE =
* ELECTRIC METER = EM
* GUY ANCHOR = GA
* GAS METER = GM
* MAIL BOX = MB
* POWER LINE = ——— OH ———
* FINISH FLOOR = FF
* BOUNDARY LINE = ———————
* CENTER LINE = ——— _ _ ———

LICENSED LAND SURVEYOR
WILLIAM C. CLARK
No. 9871
Exp. 06-30-26
STATE OF CALIFORNIA

CLARK CIVIL ENGINEERING
DESIGN • CONSULTING • SURVEY
5500 Nicasio Valley Rd., Nicasio, CA 94946
PH: 415-295-4450 FAX: 510-372-0259

DEER CAMP ROAD
SAN GERANIMO, CA

APN: 169-303-01 & 169-302-09 & 169-302-08
MARIN COUNTY

PRELIMINARY TOPOGRAPHIC SURVEY

REVISIONS	BY
–	–
–	–
–	–
–	–
–	–

JOB NO:	224037
DATE:	5-14-25
SCALE:	1" = 20'
DESIGN BY:	RG
DRAWN BY:	RG
SHEET NO:	TPO 1

1 OF 3 SHEETS

MATCH LINE-TPO 1

MATCH LINE-TPO 3

HEAVILY WOODED AREA
DENSE BROCH
ROCK
GRAVEL AREA
12" FIR TREE
SPLIT 12" FIR TREE
24" FIR TREE
18 "OAK TREE
HEAVILY WOODED AREA
GRAVEL ROAD
24" FIR TREE
24" FIR TREE
N42° 51' 00"W
ASPHAULT ROAD
BENCHMARK
MAG NAIL :646.42
DEER CAMP RD.
(R/W 40' WIDE)
L=18.28 R=
D=104°4
L=111.15 R=120.00
D=053°04'06"
S20° 39' 5
2
0 10 20 40
SCALE: 1" = 20'
LANDS OF ARNOLD
APN: 169-303-01
24" FIR TREE
18" FIR TREE
24" FIR TREE
BRUSH
18" FIR TREE
24" FIR TREE
HEAVILY WOODED AREA
36" FIR TREE
24" FIR TREE
LANDS OF ARNOLD
APN: 169-302-09
18" FIR TREE
24" FIR TREE
30" FIR TREE
24" FIR TREE
30" FIR TREE
24" FIR TREE
24" FIR TREE
HEAVILY WOODED AREA
LANDS OF ARNOLD
APN: 170-190-08
HEAVILY WOODED AREA
36" FIR TREE

LICENSED LAND SURVEYOR
WILLIAM C. CLARK
No. 9671
Exp. 06-30-26
STATE OF CALIFORNIA

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DEER CAMP ROAD
SAN GERANIMO, CA
APN: 169-303-01 & 169-302-09 & 169-302-08
MARIN COUNTY

PRELIMINARY
TOPOGRAPHIC SURVEY

REVISIONS	BY
–	–
–	–
–	–
–	–
–	–

JOB NO:	224037
DATE:	5-14-25
SCALE:	1" = 20'
DESIGN BY:	RG
DRAWN BY:	RG
SHEET NO:	TPO 2
	2 OF 3 SHEETS

MATCH LINE-TPO 2

LANDS OF ARNOLD
APN: 169-302-09

LANDS OF ARNOLD
APN: 170-190-08

LANDS OF MARIN COUNTY
APN: 170-130-32

HEAVILY WOODED AREA

HEAVILY WOODED AREA

HEAVILY WOODED AREA

BRUSH

18" FIR TREE

24" FIR TREE

36" FIR TREE

30" FIR TREE

680 690 700 710 720 730 740 750 760 770 780 790 800

630 640 650 660 670 680 690 700 710 720 730 740 750 760

N56° 44' 42"W 188.44

S11° 58' 37"E 830.08

450.09
S78° 21' 23"W

0 10 20 40
SCALE: 1" = 20'

LICENSED LAND SURVEYOR
WILLIAM C. CLARK
No. 9871
Exp. 06-30-26
STATE OF CALIFORNIA

CLARK CIVIL ENGINEERING
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PH: 415-295-4450 FAX: 510-372-0259

DEER CAMP ROAD
SAN GERANIMO, CA
MARIN COUNTY
APN: 169-303-01 & 169-302-09 & 169-302-08

PRELIMINARY
TOPOGRAPHIC SURVEY

REVISIONS	BY
–	–
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–	–
–	–
–	–

JOB NO:	224037
DATE:	5-14-24
SCALE:	1" = 20'
DESIGN BY:	RG
DRAWN BY:	RG

SHEET NO:
TP0 3
3 OF 3 SHEETS

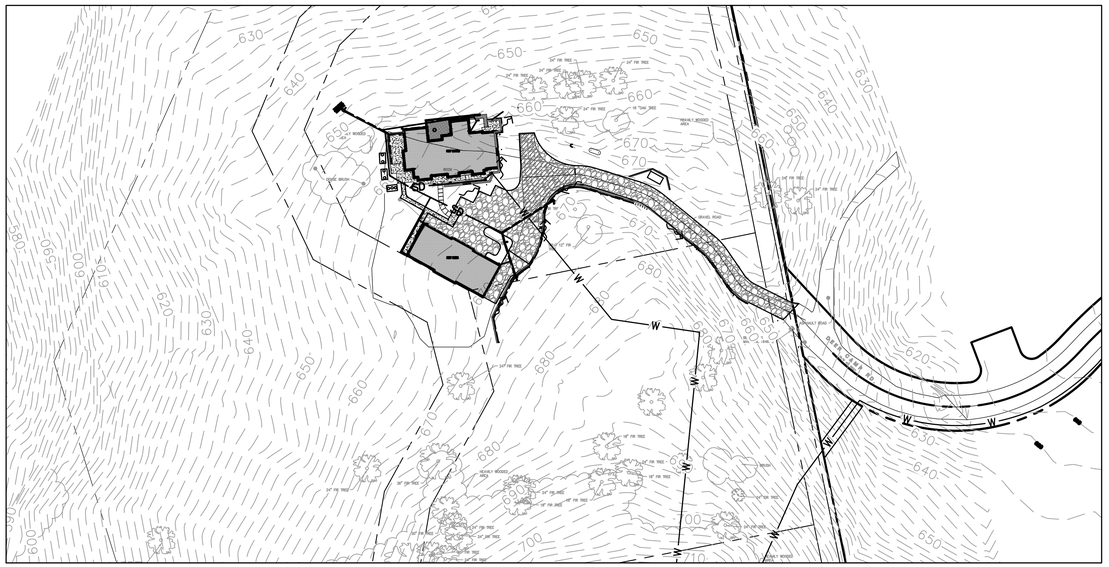
NEW RESIDNECE AND BARN
0 DEER CAMP ROAD
SAN GERONIMO, CA

ABBREVIATIONS

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

LEGEND

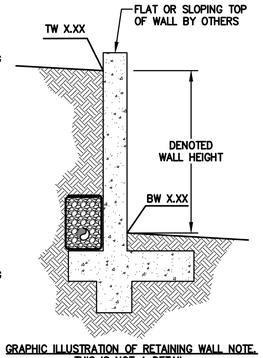
EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
		SUBDRAIN LINE
		TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	P	PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		SWALE FLOW DIRECTION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



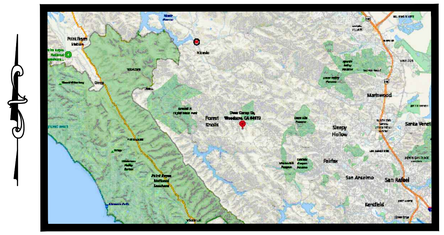
KEY MAP
1" = 60'

RETAINING WALL NOTES

1. TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL. NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
2. GRADES SHOWN ON PLAN AS TW X.XX & BW X.XX REPRESENT DENOTED WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
3. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
4. REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUB-DRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
5. ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING MIRADRAIN PANELS TERMINATING INTO A GRAVEL DRAIN AT THE BASE OF THE WALL (BELOW FINISHED FLOOR LEVEL) CONSISTING OF PERFORATED PIPE ENCAPSULATED IN 3/4 INCH CRUSHED ROCK WITH THE ROCK WRAPPED IN MIRAFI 140N OR APPROVED EQUAL FABRIC. TO PREVENT HYDROSTATIC PRESSURE. THE SUBDRAIN PIPE SHALL BE CONNECTED TO A SUITABLE DISCHARGE POINT AS SHOWN ON THE PLANS.
6. PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.



GRAPHIC ILLUSTRATION OF RETAINING WALL NOTE. THIS IS NOT A DETAIL.
PROFESSIONAL DISCIPLINE RESPONSIBLE FOR RETAINING WALL DESIGN VARIES PER PROJECT. SEE ARCHITECTURAL TITLE SHEET INDEX FOR REFERENCE TO RETAINING WALL DESIGN.



VICINITY MAP

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:

1. TOPOGRAPHIC SURVEY BY:
   CLARK CIVIL ENGINEERING
   5500 NICASIO VALLEY ROAD
   NICASIO, CALIFORNIA 94946

2. ARCHITECTURAL PLAN BY WADE DESIGN ARCHITECTURE

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

ON-SITE IMPERVIOUS AREA

	EXISTING	PROPOSED
BUIDLINGS	0 S.F.	5011 S.F.
PATIOS	0 S.F.	1356 S.F.
NET INCREASE IN IMPERVIOUS SURFACE		6367 S.F.

DISTURBED AREA

40,580 SF

ESTIMATED EARTHWORK QUANTITIES

CUT	2225 C.Y.
FILL	80 C.Y.
EXPORT	2145 C.Y

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

SHEET INDEX

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

REGISTERED PROFESSIONAL ENGINEER
WILLIAM C. CLARK
No. 65497
Exp. 09-30-25
CIVIL
STATE OF CALIFORNIA

CLARK CIVIL ENGINEERING
DESIGN • CONSULTING • SURVEY
5500 Nicasio Valley Rd., Nicasio, CA 94946
PH: 415-295-4450

0 DEER CAMP ROAD
SAN GERONIMO, CA
APN: 169-303-01 & 169-302-09 & 169-302-08
MARIN COUNTY

TITLE SHEET

–	
–	–
–	–
–	–
–	–
REVISIONS	BY
JOB NO:	224037
DATE:	6-2-25
SCALE:	AS NOTED
DESIGN BY:	WCC
DRAWN BY:	WCC
SHEET NO:	C0.1

GENERAL SITE NOTES:

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING OF A BID.
2. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
3. PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO OWNER'S PROJECT MANAGER AND CIVIL ENGINEER.
4. DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN SHALL BE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
5. CONTRACTOR SHALL REPLACE ALL STRUCTURES AND GRATE LIDS FOR VAULTS, CATCH BASINS, ETC.., WITH VEHICULAR-RATED STRUCTURES IN ALL TRAFFIC ACCESSIBLE AREAS WITHIN NEW CONSTRUCTION AREA UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL EXISTING AND/OR NEW MANHOLES, CURB INLETS, CATCH BASIN, VALVES, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE CONSTRUCTION AREA TO FINAL GRADE IN PAVEMENT AND LANDSCAPE AREAS UNLESS OTHERWISE NOTED.
7. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE OWNER, THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE CONSULTING ENGINEER.
8. EXISTING PEDESTRIAN WALKWAYS. BIKE PATHS AND ACCESSIBLE PATHWAYS SHALL BE MAINTAINED, WHERE FEASIBLE, DURING CONSTRUCTION.
9. IF A CONFLICT ARISES BETWEEN THE SPECIFICATIONS AND THE PLANS NOTES, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED PERMITS AND COSTS ASSOCIATED WITH SAID PERMITS

TREE/PLANT PROTECTION NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY, CONFIRM WITH OWNER AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
2. PROVIDE 5 FOOT TALL TREE PROTECTION FENCE WITH DISTINCTIVE MARKING VISIBLE TO CONSTRUCTION EQUIPMENT, ENCLOSING DRIP LINES OF TREES DESIGNATED TO REMAIN.
3. WORK REQUIRED WITHIN FENCE LINE SHALL BE HELD TO A MINIMUM, AVOID UNNECESSARY MOVEMENT OF HEAVY EQUIPMENT WITHIN FENCED AREA AND DO NOT PARK ANY VEHICLES UNDER DRIP LINE OR TREES. DO NOT STORE EQUIPMENT OR MATERIALS WITHIN FENCE LINE.
4. PRIOR TO REMOVING ROOTS AND BRANCHES LARGER THAN 2" IN DIAMETER OF TREES OR PLANTS THAT ARE TO REMAIN, CONSULT WITH THE OWNER'S PROJECT MANAGER.
5. ANY GRADE CHANGES GREATER THAN 6" WITHIN THE DRIPLINE OF EXISTING TREES SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE ARCHITECT / CIVIL ENGINEER.
6. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIALS; AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
7. PROVIDE TEMPORARY IRRIGATION TO ALL TREES AND PLANTS THAT ARE IN OR ADJACENT TO CONSTRUCTION AREAS WHERE EXISTING IRRIGATION SYSTEMS MAY BE AFFECTED BY THE CONSTRUCTION. ALSO PROVIDE TEMPORARY IRRIGATION TO RELOCATE TREES.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES AND PLANTS DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES OR PLANTS THAT DIE DUE TO LACK OF MAINTENANCE.
9. TREE PROTECTION ZONES NEED TO BE SET UP WITH FENCING AROUND TREES TO A MINIMUM DISTANCE OF 10 FEET FROM THE BUTTRESS FLAIR. NO EQUIPMENT, MATERIALS STORAGE, OR DIGGING IS ALLOWED WITHIN THE TREE PROTECTION ZONE WITHOUT WRITTEN AUTHORIZATION FROM THE PROJECT ARBOHIST, ARBOHIST SUPERVISOR OR AUTHORIZED DESIGNATE. ANY AUTHORIZED DIGGING WITHIN THE TREE PROTECTION ZONE MUST BE DONE BY HAND; I.E. PICK AND SHOVEL: CARE MUST BE TAKEN TO AVOID SEVERING ANY STRUCTURAL ROOTS. ANY ROOTS GREATER THAN 2" IN DIAMETER INCIDENTALLY SEVERED, WHETHER INSIDE OR OUTSIDE OF THE TREE PROTECTION ZONE, WILL NEED TO BE BROUGHT TO THE ATTENTION OF AND INSPECTED BY THE PROJECT ARBOHIST, ARBOHIST SUPERVISOR OR AUTHORIZED DESIGNATE; WHO WILL EVALUATE THE TREE IN QUESTION FOR IMPACTS TO BOTH LONG TERM HEALTH AND STABILITY. ANY ROOT SEVERANCE CONCLUDED TO COMPROMISE TREE STABILITY/SAFETY MAY RESULT IN TREE REMOVAL. ANY COSTS RESULTING FROM TREE REMOVALS WILL BE CHARGED TO THE PROJECT IN QUESTION. ANY COSTS FROM TREE REMOVALS RESULTING FROM VIOLATIONS OF THE COUNTY CODES WILL BE ABSORBED BY THE CONTRACTOR UP TO AND INCLUDING ANY FINES LEVIED BY THE COUNTY.

SITE MAINTENANCE:

1. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS ROUTES ONTO THE SITE AND PLACE GRAVEL PADS AT THESE LOCATIONS. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR GRAVELED AREAS DURING WET WEATHER.
2. SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJOINING THE PROJECT SITE AND THE ON-SITE PAVED AREAS ON A DAILY BASIS. SCRAPE CAKED-ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING. CORNERS AND HARD TO REACH AREAS SHALL BE SWEPT MANUALLY.
3. CONTRACTOR SHALL: GATHER ALL CONSTRUCTION DEBRIS ON A REGULAR BASIS AND PLACE IT IN A DUMPSTER OR OTHER CONTAINER WHICH IS EMPTIED OR REMOVED ON A REGULAR BASIS. WHEN APPROPRIATE, USE TARPS ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORM WATER RUNOFF POLLUTION.
4. IF THE STREET, SIDEWALKS AND/OR PARKING LOT ARE PRESSURE WASHED, DEBRIS MUST BE TRAPPED AND COLLECTED TO PREVENT ENTRY INTO THE STORM DRAIN SYSTEM. NO CLEANING AGENT MAY BE DISCHARGED INTO THE STORM DRAIN. IF ANY CLEANING AGENT OR DEGREASER IS USED, WASHED WATER MUST BE COLLECTED AND DISCHARGED TO THE SANITARY SEWER, SUBJECT TO THE APPROVAL OF THE OWNER'S PROJECT MANAGER, OR OTHERWISE DISPOSED OF THROUGH APPROVED DISPOSAL METHODS.
5. CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIAL USED ON THE SITE THAT HAVE THE POTENTIAL OF BEING WIND-BLOWN OR IN THE EVENT OF A MATERIAL SPILL.
6. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
7. ENSURE THAT CEMENT TRUCKS, PAINTERS, OR STUCCO/PLASTER FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM EQUIPMENT, TOOLS OR RINSE CONTAINERS INTO GUTTERS OR DRAINS.
8. THE ON-SITE STORM DRAIN FACILITIES SHALL BE CLEANED A MINIMUM OF TWICE A YEAR AS FOLLOWS: IMMEDIATELY PRIOR TO OCTOBER 15TH AND ONCE IN JANUARY. ADDITIONAL CLEANING MAY BE REQUIRED IF FOUND NECESSARY BY THE INSPECTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR COST ASSOCIATED WITH CLEANING.
9. PREVENT DUST FROM LEAVING THE SITE AND ACCUMULATING ON ADJACENT AREAS AS REQUIRED IN THE DUST CONTROL NOTES ON THIS SHEET.
10. PREVENT SEDIMENT LADEN STORM RUN-OFF FROM LEAVING THE SITE OR ENTERING STORM DRAIN OR SANITARY SEWER SYSTEMS AS REQUIRED IN THE EROSION AND SEDIMENTATION CONTROL NOTES ON THIS SHEET.
11. MAINTAIN EXISTING TREES AND PLANTS THAT ARE TO REMAIN AS REQUIRED BY THE TREE AND PLANT PROTECTION NOTES ON THE SHEET.

STORMWATER POLLUTION PREVENTION NOTES:

1. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
2. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.
3. USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
4. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.
5. DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.
6. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
7. PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.
8. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
9. LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
10. AVOID TRACKING DIRT OR MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

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

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

C. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.

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

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

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

G. LIMITING AND TIMING APPLICATIONS OF PESTICIDES AND FERTILIZER TO AVOID POLLUTING RUNOFF.

WATER SYSTEM NOTES:

1. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE THE TOP OF THE SANITARY SEWER LINES.
2. WATER LINES ARE SHOWN SCHEMATICALLY; CONTRACTOR SHALL IDENTIFY EACH ANGLE AND/ OR BEND THAT MAY BE REQUIRED TO ACCOMPLISH THE INTENDED DESIGN.
3. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE, TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-WATER LINE BELOW", CALPICO TYPE 2 OR EQUAL.
4. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OR APPLICABLE WATER DISTRICT STANDARDS.
5. PUBLIC AND PRIVATE WATER MAIN AND WATER SERVICE LINE 4-INCH THROUGH 12-INCH SHALL BE POLYVINYL CHLORIDE (PVC) AND SHALL MEET AWWA C900, RATED FOR 200 PSI CLASS PIPE WITH EPOXY COATED DUCTILE IRON FITTINGS AND FUSION EPOXY COATED GATE VALVES. ALL JOINTS SHALL FACTORY MANUFACTURED WITH BELL AND SPIGOT ENDS AND RUBBER GASKETS. NONMETALLIC WATER LINES HAVE TRACER WIRE INSTALLED.
6. CONNECTION TO THE EXISTING WATER MAIN SHALL BE APPROVED BY WATER COMPANY. THE DISTRICT SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE VALVE AND ALL THRUST BLOCKS. BACKFILL, RESTORE THE SURFACE, AND CLEANUP. ALL WET TAPS SHALL BE APPROVED BY THE CITY OR APPLICABLE WATER DISTRICT. NONMETALLIC WATER LINES SHALL HAVE TRACER WIRES INSTALLED.
7. ALL WATER LINES 3" OR SMALLER SHALL BE TYPE K COPPER WITH SILVER BRAZED JOINTS. POLYETHYLENE PIPE MAY BE SUBSTITUTED, CONTRACTOR SHOULD SEEK APPROVAL FROM DISTRICT BEFORE MAKING SUBSTITUTION. CONTRACTOR TO VERIFY PRESSURES FROM EXISTING LINES ARE ADEQUATE TO SERVICE BUILDINGS AS SPECIFIED BY THE PLUMBING PLANS.
8. ALL WATER LINES SHALL BE INSTALLED WITH 3' MINIMUM COVER.
9. ALL WATER VALVES SHALL BE PER CITY STANDARD.
10. ALL TEMPORARY AND/OR PERMANENT AIR-RELEASE AND BLOW-OFF VALVES SHALL BE PER CITY STANDARD AND AS DIRECTED BY THE CITY ENGINEER.
11. CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, CROSSINGS, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS PER CITY STANDARD. AWWA C600, SECTION 3.8 UNLESS NOTED OTHERWISE.
12. MECHANICALLY RESTRAINED JOINTS SHALL BE INSTALLED AT VERTICAL BENDS IN ACCORDANCE WITH CITY STANDARDS AND AS APPROVED BY THE CITY ENGINEER.
13. ALL WATER VALVES SHALL BE CLUSTERED, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.

STORM DRAIN NOTES:

1. ALL STORM DRAIN PIPE SHALL BE PVC PER SECTION 02630, SLOPED AT 2% UNLESS OTHERWISE SPECIFIED ON THE PLANS. PIPE SHALL BE SIZED AS SPECIFIED ON THE PLANS. ALL DIRECTION CHANGES SHALL BE MADE WITH A Y CONNECTION OR LONG SWEEP ELBOWS, REGULAR ELBOWS, AND TEE'S SHOULD BE AVOIDED.
2. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATE 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION- STORM DRAIN LINE BELOW", CALPICO TYPE 2 OR EQUAL.
3. PAINT THE TOP OF THE CURBS ADJACENT TO EACH CATCH BASIN INSTALLED UNDER THE WORK OR ADJACENT TO THIS SITE WITH THE WORDS "NO DUMPING". WORDING TO BE BLUE 4" HIGH LETTERS ON A PAINTED WHITE BACKGROUND. A " NO DUMPING"
4. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS AND HAVE BOLT DOWN GRATES.
5. ALL TRENCHES SHALL BE BACKFILLED PER THE SPECIFICATIONS OF THE CIVIL ENGINEER TO VERIFY COMPACTION VALUES.
6. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO TRENCH OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
7. COMPLETE SYSTEMS; ALL UTILITY SYSTEMS ARE DELINEATED IN SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES, AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.

SANITARY SEWER NOTES:

1. INSTALL DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6"-12" BELOW THE SURFACE IN NON-PAVED AREAS, AND AT THE BOTTOM OF BASEROCK FOR PAVED AREAS. GREEN IMPRINTED WITH "CAUTION-SANITARY SEWER LINE BELOW", CALPICO TYPE 2 OR EQUAL.
2. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE CITY OR APPROPRIATE SANITARY SEWER DISTRICT.
3. PUBLIC AND PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-08 WITH GLUED JOINTS.

DEMOLITION NOTES:

1. CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
2. THE CONTRACTOR SHALL LOCATE AND CLEARLY MARK (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL TELEPHONE, DATA, STREET LIGHT, SIGNAL LIGHT AND POWER FACILITIES THAT ARE IN OR NEAR THE AREA OF CONSTRUCTION.
3. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED CONTRACTOR SHALL PAY DISPOSAL FEES.
6. CONTRACTOR SHALL PAY DISPOSAL FEES.
7. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION OF FOUNDATIONS & UTILITIES.
8. WITHIN LIMITS OF WORK, REMOVE CURBS, GUTTERS, LANDSCAPING, SIGNAGE, TREES, SCRUBS, ASPHALT, UNDERGROUND PIPES, ETC. AS INDICATED ON THE PLANS AND SPECS.
9. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
10. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION & SEDIMENTATION CONTROL PLAN & DETAILS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING ALL DEMOLITION MATERIALS, OR STORING SELECTED ITEMS BY OWNER'S REPRESENTATIVE AT DESIGNATED LOCATIONS.
12. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
13. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OF ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE.
14. COORDINATE WITH ELECTRICAL, MECHANICAL, FIRE PROTECTION AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUT-DOWN / DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE OWNER. DO NOT INTERRUPT SERVICES ADJACENT OFF-SITE OWNERS. ALSO SEE ARCHITECTURAL PLANS FOR ADDITIONAL SCOPE OF WORK.
15. DEMOLITION INCLUDES REMOVAL OF ALL ITEMS ASSOCIATED WITH THE UTILITIES AND SHALL INCLUDE PREPARING THE SITE FOR NEW UTILITIES, BUILDINGS, RETAINING WALLS, ETC.
16. ALL MATERIALS TO BE DEMOLISHED AND REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF-SITE.
17. THE PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OR WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.

REGISTERED PROFESSIONAL ENGINEER
WILLIAM C. CLARK
No. 65497
Exp. 09-30-25
CIVIL
STATE OF CALIFORNIA

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0 DEER CAMP ROAD
SAN GERONIMO, CA

APN: 169-303-01 & 169-302-09 & 169-302-08

MARIN COUNTY

GRADING SPECIFICATIONS

REVISIONS	BY
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JOB NO:	224037
DATE:	6-2-25
SCALE:	AS NOTED
DESIGN BY:	WCC
DRAWN BY:	WCC
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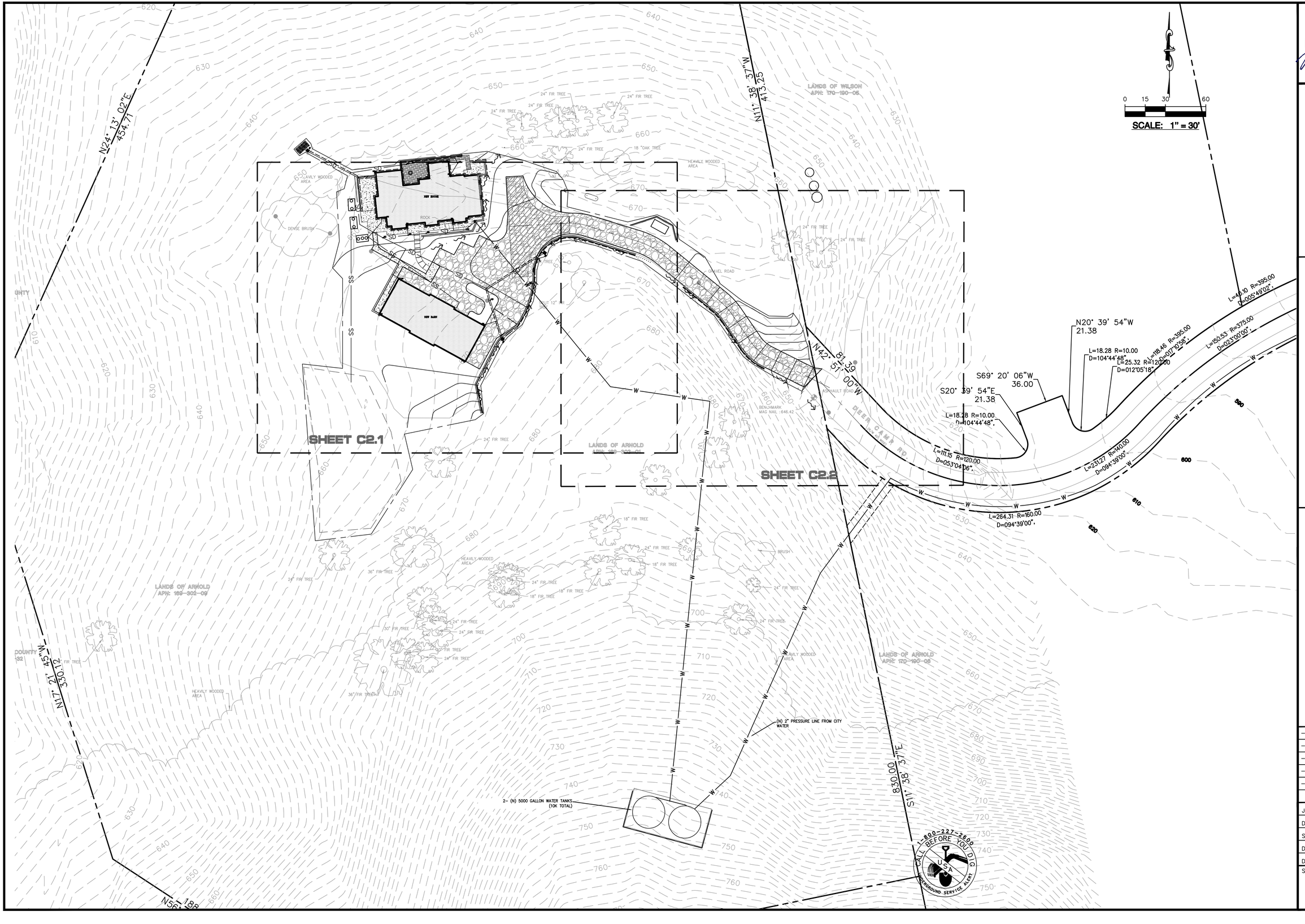

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MARIN COUNTY

OVERALL SITE PLAN

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REVISIONS	BY
JOB NO:	224037
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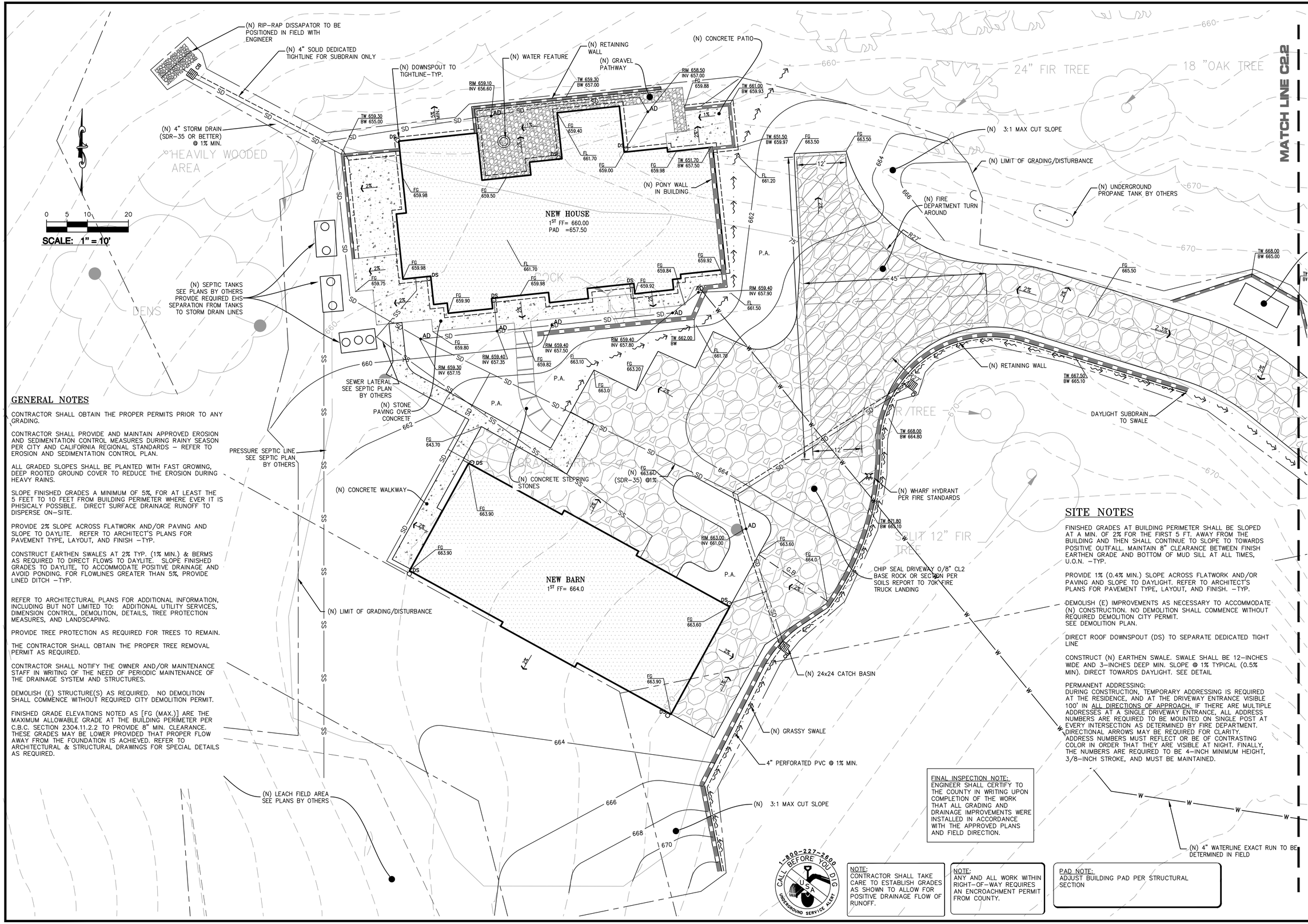

GENERAL NOTES

CONTRACTOR SHALL OBTAIN THE PROPER PERMITS PRIOR TO ANY GRADING.

CONTRACTOR SHALL PROVIDE AND MAINTAIN APPROVED EROSION AND SEDIMENTATION CONTROL MEASURES DURING RAINY SEASON PER CITY AND CALIFORNIA REGIONAL STANDARDS – REFER TO EROSION AND SEDIMENTATION CONTROL PLAN.

ALL GRADED SLOPES SHALL BE PLANTED WITH FAST GROWING, DEEP ROOTED GROUND COVER TO REDUCE THE EROSION DURING HEAVY RAINS.

SLOPE FINISHED GRADES A MINIMUM OF 5%, FOR AT LEAST THE 5 FEET TO 10 FEET FROM BUILDING PERIMETER WHERE EVER IT IS PHISICALY POSSIBLE. DIRECT SURFACE DRAINAGE RUNOFF TO DISPERSE ON-SITE.

PROVIDE 2% SLOPE ACROSS FLATWORK AND/OR PAVING AND SLOPE TO DAYLITE. REFER TO ARCHITECT'S PLANS FOR PAVEMENT TYPE, LAYOUT, AND FINISH –TYP.

CONSTRUCT EARTHEN SWALES AT 2% TYP. (1% MIN.) & BERMS AS REQUIRED TO DIRECT FLOWS TO DAYLITE. SLOPE FINISHED GRADES TO DAYLITE, TO ACCOMMODATE POSITIVE DRAINAGE AND AVOID PONDING. FOR FLOWLINES GREATER THAN 5%, PROVIDE LINED DITCH –TYP.

REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO: ADDITIONAL UTILITY SERVICES, DIMENSION CONTROL, DEMOLITION, DETAILS, TREE PROTECTION MEASURES, AND LANDSCAPING.

PROVIDE TREE PROTECTION AS REQUIRED FOR TREES TO REMAIN.

THE CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMIT AS REQUIRED.

CONTRACTOR SHALL NOTIFY THE OWNER AND/OR MAINTENANCE STAFF IN WRITING OF THE NEED OF PERIODIC MAINTENANCE OF THE DRAINAGE SYSTEM AND STRUCTURES.

DEMOLISH (E) STRUCTURE(S) AS REQUIRED. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED CITY DEMOLITION PERMIT.

FINISHED GRADE ELEVATIONS NOTED AS [FG (MAX.)] ARE THE MAXIMUM ALLOWABLE GRADE AT THE BUILDING PERIMETER PER C.B.C. SECTION 2304.11.2.2 TO PROVIDE 8" MIN. CLEARANCE. THESE GRADES MAY BE LOWER PROVIDED THAT PROPER FLOW AWAY FROM THE FOUNDATION IS ACHIEVED. REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS FOR SPECIAL DETAILS AS REQUIRED.

SITE NOTES

FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MIN. OF 2% FOR THE FIRST 5 FT. AWAY FROM THE BUILDING AND THEN SHALL CONTINUE TO SLOPE TO TOWARDS POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES, U.O.N. –TYP.

PROVIDE 1% (0.4% MIN.) SLOPE ACROSS FLATWORK AND/OR PAVING AND SLOPE TO DAYLIGHT. REFER TO ARCHITECT'S PLANS FOR PAVEMENT TYPE, LAYOUT, AND FINISH. –TYP.

DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION CITY PERMIT. SEE DEMOLITION PLAN.

DIRECT ROOF DOWNSPOUT (DS) TO SEPARATE DEDICATED TIGHT LINE

CONSTRUCT (N) EARTHEN SWALE. SWALE SHALL BE 12-INCHES WIDE AND 3-INCHES DEEP MIN. SLOPE @ 1% TYPICAL (0.5% MIN). DIRECT TOWARDS DAYLIGHT. SEE DETAIL

PERMANENT ADDRESSING:
DURING CONSTRUCTION, TEMPORARY ADDRESSING IS REQUIRED AT THE RESIDENCE, AND AT THE DRIVEWAY ENTRANCE VISIBLE 100' IN ALL DIRECTIONS OF APPROACH. IF THERE ARE MULTIPLE ADDRESSES AT A SINGLE DRIVEWAY ENTRANCE, ALL ADDRESS NUMBERS ARE REQUIRED TO BE MOUNTED ON SINGLE POST AT EVERY INTERSECTION AS DETERMINED BY FIRE DEPARTMENT. DIRECTIONAL ARROWS MAY BE REQUIRED FOR CLARITY. ADDRESS NUMBERS MUST REFLECT OR BE OF CONTRASTING COLOR IN ORDER THAT THEY ARE VISIBLE AT NIGHT. FINALLY, THE NUMBERS ARE REQUIRED TO BE 4-INCH MINIMUM HEIGHT, 3/8-INCH STROKE, AND MUST BE MAINTAINED.

FINAL INSPECTION NOTE:
ENGINEER SHALL CERTIFY TO THE COUNTY IN WRITING UPON COMPLETION OF THE WORK THAT ALL GRADING AND DRAINAGE IMPROVEMENTS WERE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND FIELD DIRECTION.

NOTE:
CONTRACTOR SHALL TAKE CARE TO ESTABLISH GRADES AS SHOWN TO ALLOW FOR POSITIVE DRAINAGE FLOW OF RUNOFF.

NOTE:
ANY AND ALL WORK WITHIN RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM COUNTY.

PAD NOTE:
ADJUST BUILDING PAD PER STRUCTURAL SECTION

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

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PRELIMINARY GRADING & DRAINAGE PLAN

REVISIONS	BY
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JOB NO:	224037
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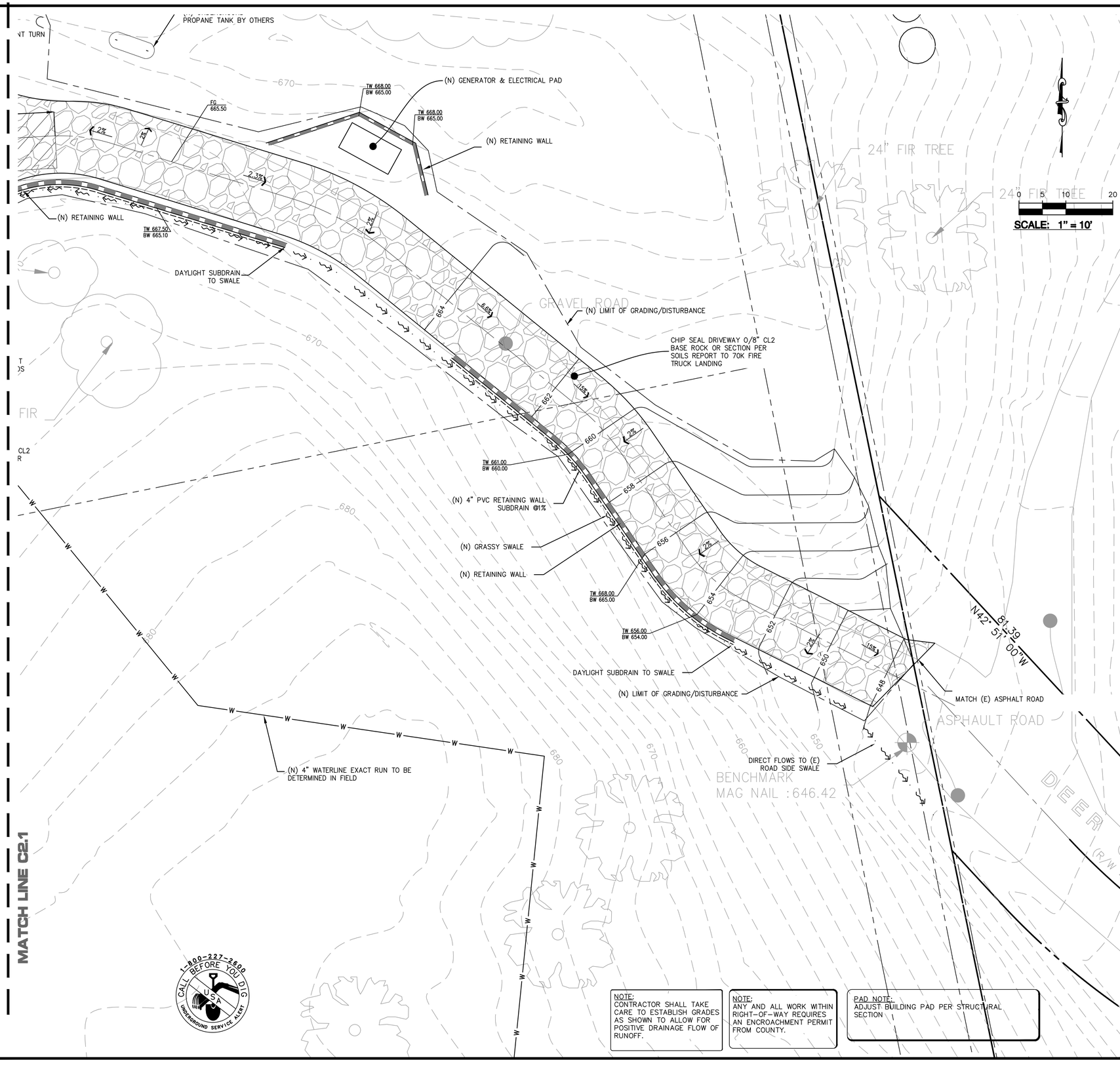

SITE NOTES

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CONSTRUCT (N) EARTHEN SWALE. SWALE SHALL BE 12–INCHES WIDE AND 3–INCHES DEEP MIN. SLOPE @ 1% TYPICAL (0.5% MIN). DIRECT TOWARDS DAYLIGHT. SEE DETAIL

PERMANENT ADDRESSING:
DURING CONSTRUCTION, TEMPORARY ADDRESSING IS REQUIRED AT THE RESIDENCE, AND AT THE DRIVEWAY ENTRANCE VISIBLE 100' IN ALL DIRECTIONS OF APPROACH. IF THERE ARE MULTIPLE ADDRESSES AT A SINGLE DRIVEWAY ENTRANCE, ALL ADDRESS NUMBERS ARE REQUIRED TO BE MOUNTED ON SINGLE POST AT EVERY INTERSECTION AS DETERMINED BY FIRE DEPARTMENT. DIRECTIONAL ARROWS MAY BE REQUIRED FOR CLARITY. ADDRESS NUMBERS MUST REFLECT OR BE OF CONTRASTING COLOR IN ORDER THAT THEY ARE VISIBLE AT NIGHT. FINALLY, THE NUMBERS ARE REQUIRED TO BE 4–INCH MINIMUM HEIGHT, 3/8–INCH STROKE, AND MUST BE MAINTAINED.

GENERAL NOTES

CONTRACTOR SHALL OBTAIN THE PROPER PERMITS PRIOR TO ANY GRADING.

CONTRACTOR SHALL PROVIDE AND MAINTAIN APPROVED EROSION AND SEDIMENTATION CONTROL MEASURES DURING RAINY SEASON PER CITY AND CALIFORNIA REGIONAL STANDARDS – REFER TO EROSION AND SEDIMENTATION CONTROL PLAN.

ALL GRADED SLOPES SHALL BE PLANTED WITH FAST GROWING, DEEP ROOTED GROUND COVER TO REDUCE THE EROSION DURING HEAVY RAINS.

SLOPE FINISHED GRADES A MINIMUM OF 5%, FOR AT LEAST THE 5 FEET TO 10 FEET FROM BUILDING PERIMETER WHERE EVER IT IS PHISICALY POSSIBLE. DIRECT SURFACE DRAINAGE RUNOFF TO DISPERSE ON–SITE.

PROVIDE 2% SLOPE ACROSS FLATWORK AND/OR PAVING AND SLOPE TO DAYLITE. REFER TO ARCHITECT'S PLANS FOR PAVEMENT TYPE, LAYOUT, AND FINISH –TYP.

CONSTRUCT EARTHEN SWALES AT 2% TYP. (1% MIN.) & BERMS AS REQUIRED TO DIRECT FLOWS TO DAYLITE. SLOPE FINISHED GRADES TO DAYLITE, TO ACCOMMODATE POSITIVE DRAINAGE AND AVOID PONDING. FOR FLOWLINES GREATER THAN 5%, PROVIDE LINED DITCH –TYP.

REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO: ADDITIONAL UTILITY SERVICES, DIMENSION CONTROL, DEMOLITION, DETAILS, TREE PROTECTION MEASURES, AND LANDSCAPING.

PROVIDE TREE PROTECTION AS REQUIRED FOR TREES TO REMAIN.

THE CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMIT AS REQUIRED.

CONTRACTOR SHALL NOTIFY THE OWNER AND/OR MAINTENANCE STAFF IN WRITING OF THE NEED OF PERIODIC MAINTENANCE OF THE DRAINAGE SYSTEM AND STRUCTURES.

DEMOLISH (E) STRUCTURE(S) AS REQUIRED. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED CITY DEMOLITION PERMIT.

FINISHED GRADE ELEVATIONS NOTED AS [FG (MAX.)] ARE THE MAXIMUM ALLOWABLE GRADE AT THE BUILDING PERIMETER PER C.B.C. SECTION 2304.11.2.2 TO PROVIDE 8" MIN. CLEARANCE. THESE GRADES MAY BE LOWER PROVIDED THAT PROPER FLOW AWAY FROM THE FOUNDATION IS ACHIEVED. REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS FOR SPECIAL DETAILS AS REQUIRED.

FINAL INSPECTION NOTE:
ENGINEER SHALL CERTIFY TO THE COUNTY IN WRITING UPON COMPLETION OF THE WORK THAT ALL GRADING AND DRAINAGE IMPROVEMENTS WERE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND FIELD DIRECTION.

NOTE:
CONTRACTOR SHALL TAKE CARE TO ESTABLISH GRADES AS SHOWN TO ALLOW FOR POSITIVE DRAINAGE FLOW OF RUNOFF.

NOTE:
ANY AND ALL WORK WITHIN RIGHT–OF–WAY REQUIRES AN ENCROACHMENT PERMIT FROM COUNTY.

PAD NOTE:
ADJUST BUILDING PAD PER STRUCTURAL SECTION

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0 DEER CAMP ROAD
SAN GERONIMO, CA

APN: 169-303-01 & 169-302-09 & 169-302-08

MARIN COUNTY

PRELIMINARY GRADING & DRAINAGE PLAN

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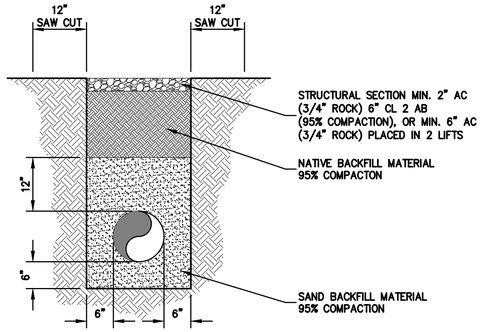
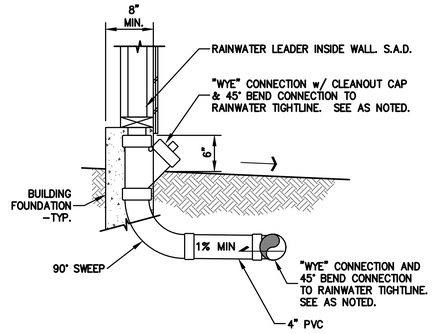
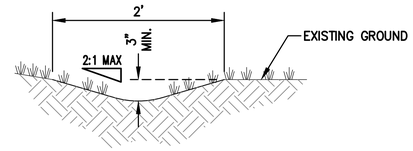
REVISIONS	BY
JOB NO:	224037
DATE:	6-2-25
SCALE:	AS NOTED
DESIGN BY:	WCC
DRAWN BY:	WCC
SHEET NO:	C2.2



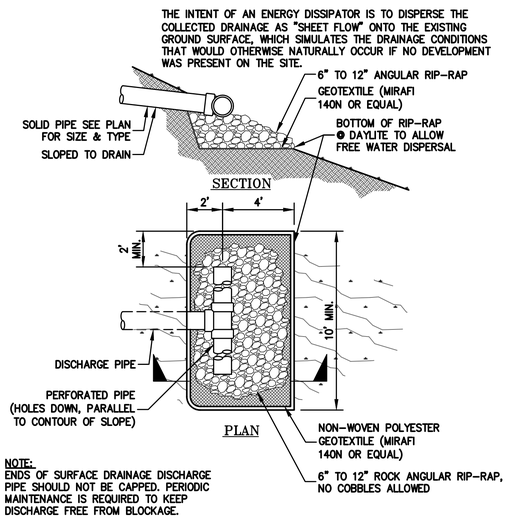
3 C3.1 **TRENCH BACKFILL**
NTS



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



5 C3.1 **GRASSY SWALE DETAIL**
NTS



NOTE:
ENDS OF SURFACE DRAINAGE DISCHARGE PIPE SHOULD NOT BE CAPPED. PERIODIC MAINTENANCE IS REQUIRED TO KEEP DISCHARGE FREE FROM BLOCKAGE.

6 C3.1 **ENERGY DISSIPATOR DISCHARGE**
NTS

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DETAILS

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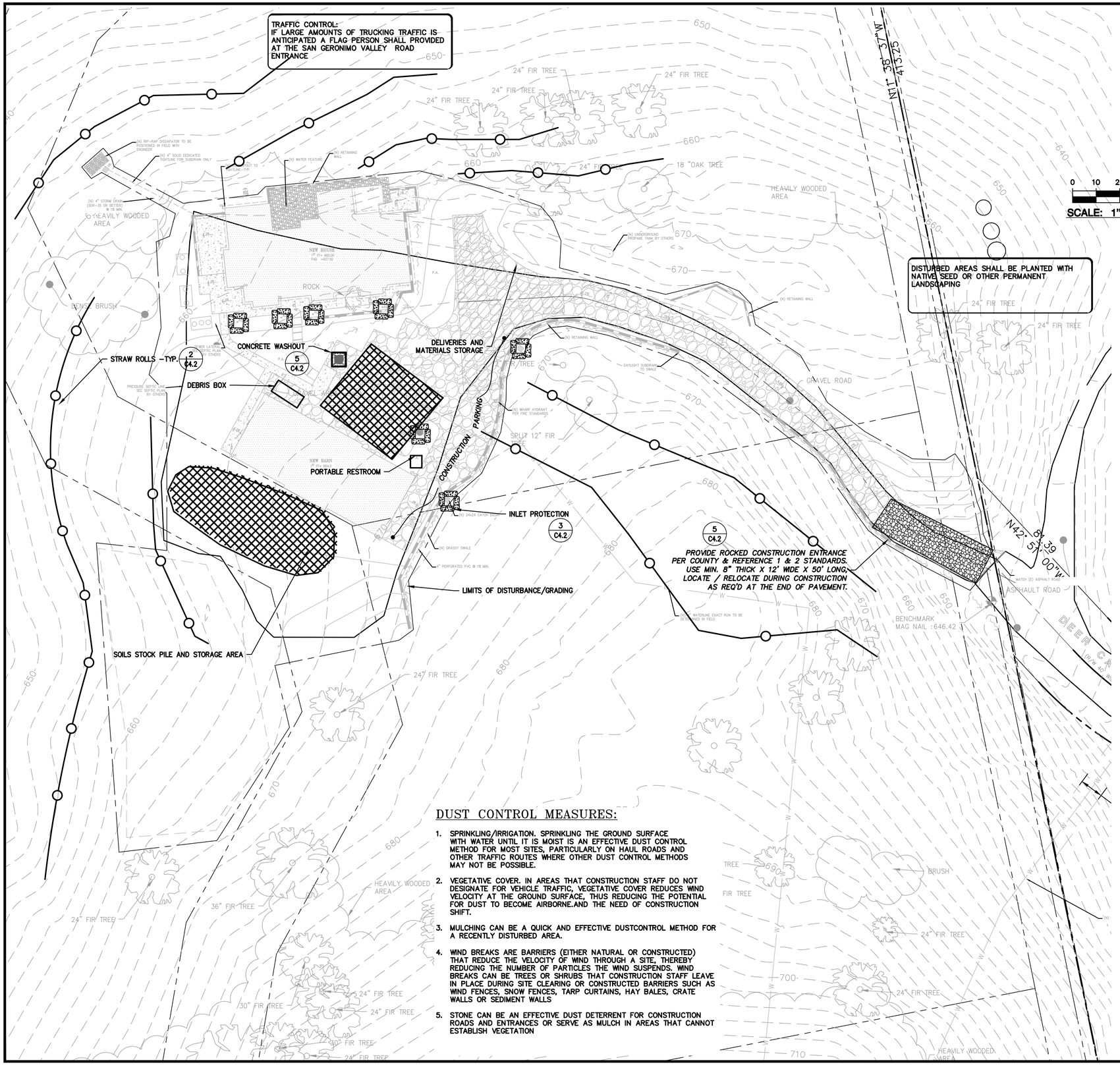

DUST CONTROL MEASURES:

1. SPRINKLING/IRRIGATION. SPRINKLING THE GROUND SURFACE WITH WATER UNTIL IT IS MOIST IS AN EFFECTIVE DUST CONTROL METHOD FOR MOST SITES, PARTICULARLY ON HAUL ROADS AND OTHER TRAFFIC ROUTES WHERE OTHER DUST CONTROL METHODS MAY NOT BE POSSIBLE.
2. VEGETATIVE COVER. IN AREAS THAT CONSTRUCTION STAFF DO NOT DESIGNATE FOR VEHICLE TRAFFIC, VEGETATIVE COVER REDUCES WIND VELOCITY AT THE GROUND SURFACE, THUS REDUCING THE POTENTIAL FOR DUST TO BECOME AIRBORNE.AND THE NEED OF CONSTRUCTION SHIFT.
3. MULCHING CAN BE A QUICK AND EFFECTIVE DUSTCONTROL METHOD FOR A RECENTLY DISTURBED AREA.
4. WIND BREAKS ARE BARRIERS (EITHER NATURAL OR CONSTRUCTED) THAT REDUCE THE VELOCITY OF WIND THROUGH A SITE, THEREBY REDUCING THE NUMBER OF PARTICLES THE WIND SUSPENDS. WIND BREAKS CAN BE TREES OR SHRUBS THAT CONSTRUCTION STAFF LEAVE IN PLACE DURING SITE CLEARING OR CONSTRUCTED BARRIERS SUCH AS WIND FENCES, SNOW FENCES, TARP CURTAINS, HAY BALES, CRATE WALLS OR SEDIMENT WALLS
5. STONE CAN BE AN EFFECTIVE DUST DETERRENT FOR CONSTRUCTION ROADS AND ENTRANCES OR SERVE AS MULCH IN AREAS THAT CANNOT ESTABLISH VEGETATION

EROSION CONTROL MEASURES:

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

REFERENCES:

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

PURPOSE:

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

EROSION CONTROL LEGEND

GRAVEL BAG

INLET PROTECTION

CONCRETE WASHOUT

CONSTRUCTION PHASING AND SCHEDULING:

VEGETATION REMOVAL TO BE AFTER APRIL 15 AND WHEN RAIN IS NOT PREDICTED

GRADING WORK: TBD

CONSTRUCTION ACTIVITIES MONDAY THROUGH FRIDAY 8 AM TO 5 PM

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MARIN COUNTY APN: 169-303-01 & 169-302-09 & 169-302-08

CONSTRUCTION MANAGEMENT, EROSION CONTROL AND DUST CONTROL PLAN

REVISIONS	BY
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JOB NO:	224037
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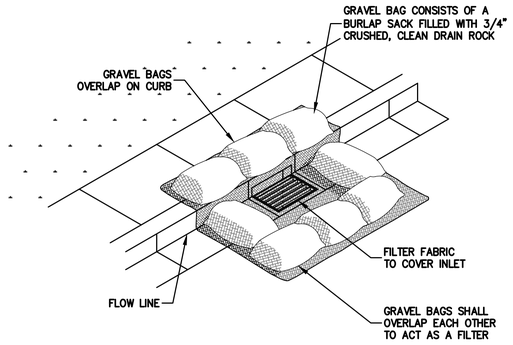
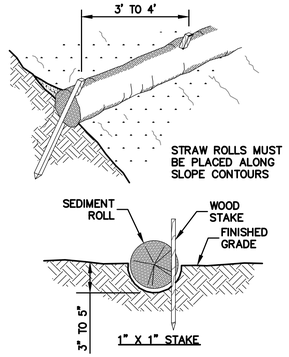


1 C4.2 GRAVEL BAG INLET PROTECTION

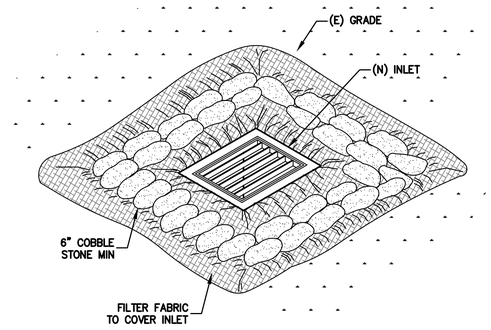
NTS



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

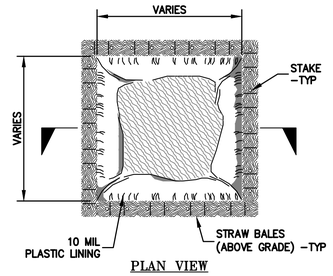
2 C4.2 STRAW ROLLS

NTS

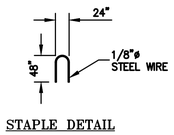


3 C4.2 INLET PROTECTION

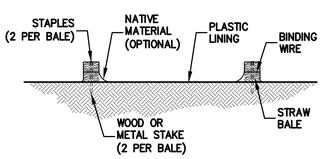
NTS



PLAN VIEW



STAPLE DETAIL



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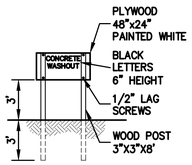


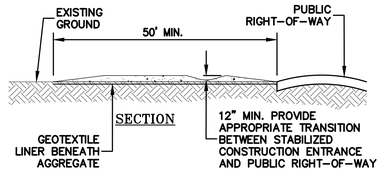
CONCRETE WASHOUT SIGN DETAIL

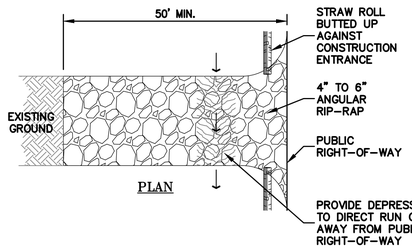
NOTES:
ACTUAL LAYOUT DETERMINED IN FIELD.

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

4 C4.2 CONCRETE WASHOUT

NTS





PLAN

NOTES:

STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" WASHED, FRACTURED STONE AGGREGATE.

MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 12". LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 50'.

WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.

THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN ABOVE NOTE.

ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL. WITH MAINTENANCE PROVIDED AS NECESSARY.

PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.

5 C4.2 CONSTRUCTION ENTRANCE

NTS

EROSION CONTROL NOTES:

1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 1ST.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 1ST THROUGH APRIL 30, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY COUNTY'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 30

. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THRU APRIL 30, WHICHEVER IS GREATER.

PERIODIC MAINTENANCE:

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

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EROSION CONTROL DETAILS

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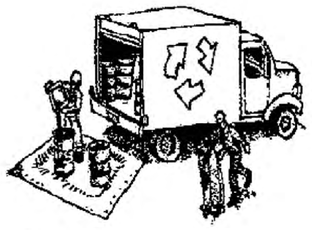
REVISIONS	BY
JOB NO:	224037
DATE:	6-2-25
SCALE:	AS NOTED
DESIGN BY:	WCC
DRAWN BY:	WCC
SHEET NO:	C4.2

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control

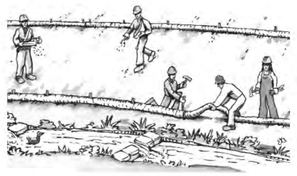
Maintenance and Parking

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

Spill Prevention and Control

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

Earthwork & Contaminated Soils



Erosion Control

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

Sediment Control

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

Paving/Asphalt Work

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

Sawcutting & Asphalt/Concrete Removal

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

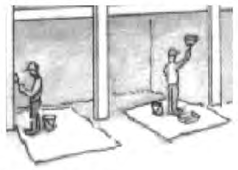
Concrete, Grout & Mortar Application

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

Dewatering

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

Painting & Paint Removal



Painting cleanup

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

Paint removal

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

Landscape Materials

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

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

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0 DEER CAMP ROAD
SAN GERONIMO, CA
MARIN COUNTY
APN: 169-303-01 & 169-302-09 & 169-302-08

CONSTRUCTION BEST MANAGEMENT PRACTICES (SWPPP)

–	
–	–
–	–
–	–
–	–
REVISIONS	BY

JOB NO:	224037
DATE:	6-2-25
SCALE:	AS NOTED
DESIGN BY:	WCC
DRAWN BY:	WCC
SHEET NO:	

C4.3

STORM WATER CONTROL PLAN NOTES:

ONSITE STORM DRAINS
- MARK ALL INLETS WITH THE WORDS "NO DUMPING! FLOWS TO BAY"
- MAINTAIN AND PERIODICALLY REPAINT OR REPLACE INTEL MARKINGS
- PROVIDE STORMWATER POLLUTION PREVENTION INFORMATION TO NEW OPERATOR .
- NO ONE SHALL DISCHARGE ANYTHING TO STORM DRAINS OR TO STORE OR DEPOSIT MATERIALS SO AS TO CREATE A POTENTIAL DISCHARGE TO STORM DRAINS

INTERIOR FLOOR DRAINS
- INTERIOR FLOOR DRAINS AND ELEVATOR SHAFT SUMP PUMPS WILL BE PLUMBED TO SANITARY SEWER
- PERIODICALLY INSPECT INLETS AND PUMPS TO PREVENT BLOCKAGE AND OVREFLOWS

REFUSE AREA
- TRASH TO BE TRANSPORTED TO CENTRAL DUMPSTER FACILITY ONSITE
- DUMPSTER AREA TO BE POSTED WITH"DO NOT DUMP HAZARDOUS MATERIALS HERE"

INDUSTRIAL PROCESS
- NO INDUSTRIAL PROCESS PROPOSED, PROPOSED FOOD STORAGE AND DISTRIBUTION

OUTDOOR STORAGE AREAS:
- ALL FOOD STORAGE TO BE INDOORS NONE PROPOSED OUTSIDE

VEHICLE AND EQUIPMENT CLEANING
- NONE PROPOSED

VEHICLE/EQUIPMENT REPAIR AND MAINTENANCE
- NONE PROPOSED

FUEL DESPENSING
- NONE PROPOSED

LOADING DOCKS
- ALL MATERIAL TO BE MOVED INTO INDOOR AS SOON AS POSSIBLE

FIRE SPRINKLER TEST WATER
- PROVIDE MEANS TO DRAIN FIRE SPRINKLER TEST WATER TO THE SANITARY SEWER

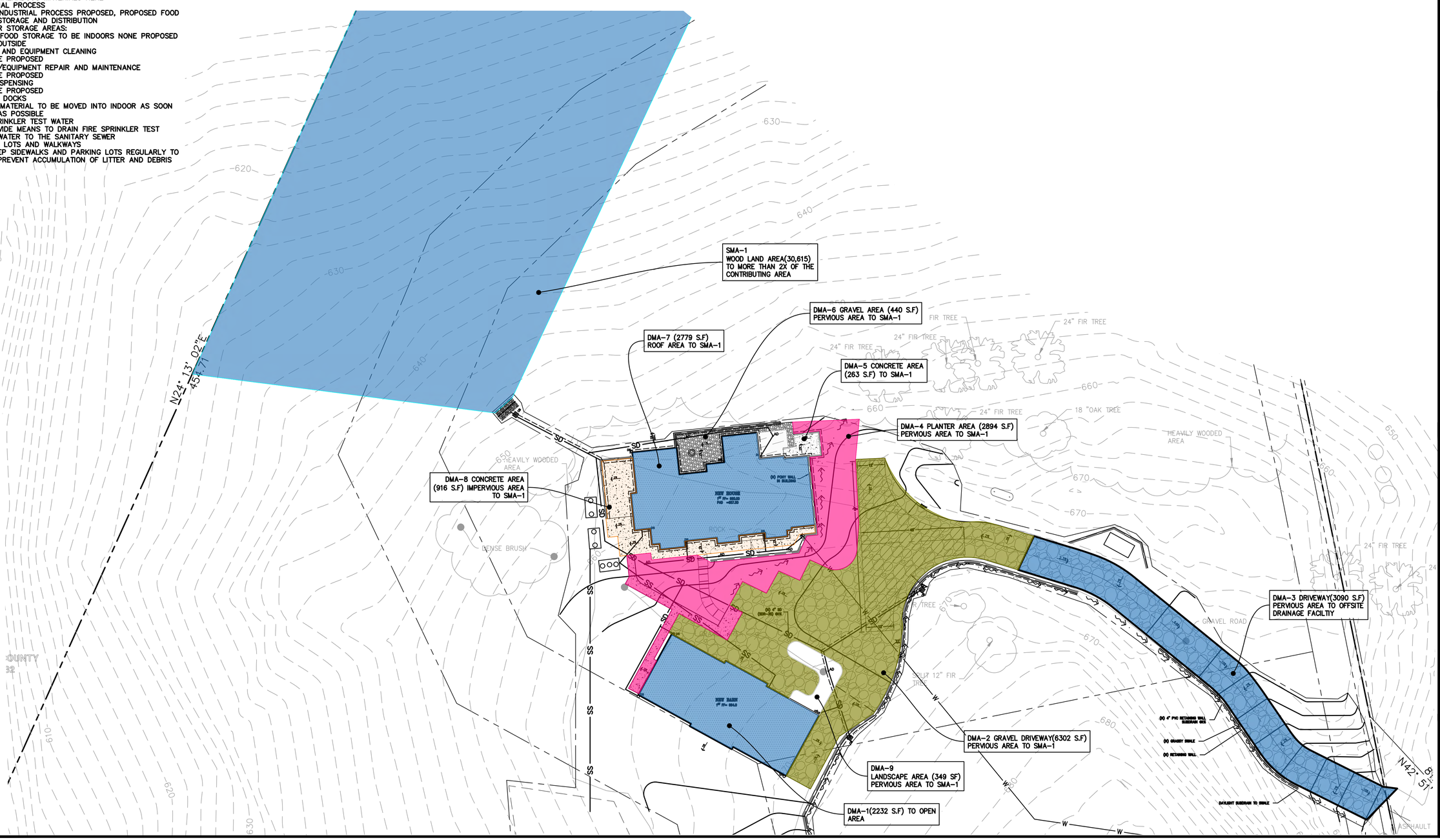
PARKING LOTS AND WALKWAYS
- SWEEP SIDEWALKS AND PARKING LOTS REGULARLY TO PREVENT ACCUMULATION OF LITTER AND DEBRIS

IMPERVIOUS AREAS SUMMARY TABLE

DRAINAGE MANAGMENT AREAS	ROOF	CONCRETE/ASPHALT	PERVIOUS AREA	BIO TREATMENT PLANTERS	TOTAL(S.F)
DMA-1	2232				
DMA-2			6302		
DMA-3			3090		
DMA-4			2894		
DMA-5					
DMA-6		440	440		
DMA-7	2779				
DMA-8		916			
DMA-P					
SMA-1				30615	
TOTAL	5011	1356		30615	36982

0 10 20 40

SCALE: 1" = 20'



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PRELIMINARY
STORMWATER MANAGEMENT PLAN

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

JOB NO:	224037
DATE:	6-2-25
SCALE:	AS NOTED
DESIGN BY:	WCC
DRAWN BY:	WCC
SHEET NO:	C5.1

ABBREVIATIONS

A / AMP	AMPERE
AC	ALTERNATING CURRENT
AIC	AMPERE INTERRUPTING CURRENT
AFCI	ARC FAULT CIRCUIT INTERRUPTER
AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
AL	ALUMINUM
ATS	AUTOMATIC TRANSFER SWITCH
AUX	AUXILLARY
AUTO	AUTOMATIC
AWG	AMERICAN WIRE GAUGE
BLDG	BUILDING
BKR	BREAKER
C	CONDUIT
CEC	CALIFORNIA ELECTRIC CODE
CO	CONDUIT ONLY
CKT	CIRCUIT
CT	CURRENT TRANSFORMER
DC	DIRECT CURRENT
DIA	DIAMETER
DISC	DISCONNECT
DIST	DISTRIBUTION
DIV	DIVISION
DN	DOWN
DPDT	DOUBLE POLE DOUBLE THROW
DPST	DOUBLE POLE SINGLE THROW
DWG	DRAWING
(E)	EXISTING
EC	ELECTRICAL CONTRACTOR
ELEC	ELECTRICAL
EM	EMERGENCY
EQPT	EQUIPMENT
EV	ELECTRIC VEHICLE
(F)	FUTURE
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPS
FU	FUSE/FUSIBLE
G / GND	GROUND
GEN	GENERATOR
GFI	GROUND FAULT INTERRUPTING
HP	HORSE POWER
HV	HIGH VOLTAGE
IG	ISOLATED GROUND
JB	JUNCTION BOX
kVA	KILOVOLT-AMPERES
kW	KILOWATTS
LED	LIGHT-EMITTING DIODE
MECH	MECHANICAL
MIN	MINIMUM SIZE OR RATING
MLO	MAIN LUGS ONLY
MTS	MANUAL TRANSFER SWITCH
(N)	NEW
NEC	NATIONAL ELECTRIC CODE
NEMA	NATIONAL ELEC. MANUFACT. ASSOC.
NIC	NOT IN CONTRACT/SCOPE
NTS	NOT TO SCALE
O.H.	OVERHEAD
PNL	PANEL
RECEP	RECEPTACLE
RCPT	RECEPTACLE
SMD	SEE MECHANICAL DRAWINGS
SPD	SURGE PROTECTION DEVICE
SWBD	SWITCHBOARD
TYP	TYPICAL
U.G.	UNDERGROUND
UL	UNDERWRITERS LABORATORIES
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
V	VOLTS
VA	VOLT-AMPERE
W	WATT
WP	WEATHER PROOF
XFMR	TRANSFORMER

GENERAL

- KEYNOTE, REFER TO KEYNOTE LEGEND ON DRAWING
- DETAIL REFERENCE DETAIL " #1 " ON DRAWING " E6.1 "
- SECTION OR ELEVATION REFERENCE
- FIRE TREATED PLYWOOD BACKBOARD 3/4" X 96"H X TOTAL WIDTH AS SHOWN ON PLANS (STANDARD IS 48"W)

SINGLE LINE DIAGRAM

- CIRCUIT BREAKER
- NON-FUSIBLE SWITCH
- FUSIBLE SWITCH
- FUSE
- CURRENT TRANSFORMER
- SPLICE / TAP
- GROUND CONNECTION
- NEUTRAL " N " , GROUND " G " BUS CONNECTIONS
- METER
- SURGE PROTECTION DEVICE
- GROUND FAULT
- PROVIDE WITH ARC FAULT REDUCTION / MAINTENANCE MODE SETTING
- SHUNT TRIP
- UNDERVOLTAGE TRIP
- CIRCUIT BREAKER WITH ADJUSTABLE LONG TIME, SHORT TIME, AND INSTANTANEOUS TRIP SETTINGS. IF "G" IS INCLUDED PROVIDE WITH GROUND FAULT TRIP SETTINGS.
- KIRK KEY INTERLOCK BETWEEN DEVICES. SOLID STRIP IN CIRCLE INDICATES KEY NORMALLY CAPTIVE.

POWER & WIRING

- EQUIPMENT TAG FOR EQUIPMENT SPECIFIED BY OTHERS (MECHANICAL, PLUMBING, KITCHEN, WINERY, ETC.)
- FEEDER TAG, SEE FEEDER SCHEDULE FOR ADDITIONAL INFORMATION
- SWITCHBOARD, DISTRIBUTION PANEL, ETC.
- SURFACE MOUNTED PANELBOARD
- FLUSH MOUNTED PANELBOARD
- ELECTRICAL OR LOW VOLTAGE UTILITY POLE
- POLE MOUNTED TRANSFORMER
- PAD OR FLOOR MOUNTED TRANSFORMER
- UNDERGROUND PULLBOX OR HANDHOLE
  - P = POWER
  - EP = DEDICATED FOR EMERGENCY POWER SYSTEMS
  - T = TELEPHONE / DATA / LOW VOLTAGE
  - FA = DEDICATED FOR FIRE ALARM
- MOTOR FURNISHED AND SET BY OTHERS. LINE CONNECTIONS BY THE EC.
- HEAVY DUTY NON-FUSED DISCONNECT FURNISHED AND INSTALLED BY THE EC. NEMA TYPE 1 INDOORS, NEMA TYPE 3R OUTDOORS. AMPERAGE AND NUMBER OF POLES TO MATCH FEEDER BREAKER SIZE. ALL SWITCHES TO CONTAIN GROUND LUG. FURNISH AND INSTALL NAMEPLATE ON FRONT TRIM TO IDENTIFY LOAD.
- SIMILAR TO " " EXCEPT FUSED
- ENCLOSED CIRCUIT BREAKER. REFER TO SINGLE LINE DIAGRAM FOR ADDITIONAL INFORMATION.
- MOTOR RATED TOGGLE SWITCH WITH TOGGLE LOCK ATTACHMENT. AMPERAGE AND NUMBER OF POLES TO MATCH FEEDER BREAKER SIZE.
- 3/4" X 10'-0" COPPER CLAD GROUND ROD FURNISHED AND INSTALLED BY THE EC. LOCATE ROD TO MISS BUILDING FOOTERS, CONDUITS AND MECHANICAL PIPING. DRIVE TOP OF ROD TO 6" BELOW FINISHED GRADE. ALL CONNECTIONS TO ROD SHALL BE CADWELD.
- TERMINAL CONNECTION ON EQUIPMENT FURNISHED AND SET BY OTHERS, LINE CONNECTIONS BY THE EC
- JUNCTION BOX WITH BLANK SCREW COVER CONCEALED ABOVE CEILING. SIZE AS REQUIRED BY CEC.
- JUNCTION BOX INSTALLED IN CONJUNCTION WITH SURFACE CONDUIT. SIZE AS REQUIRED BY CEC.
- CONDUIT INSTALLED CONCEALED ABOVE CEILINGS AND IN WALLS BY THE EC. QUANTITY OF #12 THWN CONDUCTORS INDICATED UNLESS NOTED OTHERWISE ON PLANS. SHORT HASH MARK INDICATES GREEN, INSULATED COPPER GROUND CONDUCTOR SIZED IN ACCORDANCE WITH CEC TABLE 250-122.
- SIMILAR TO " " EXCEPT INSTALLED EXPOSED AT CEILING STRUCTURE AND ON WALLS
- UNDERGROUND / UNDER FLOOR CONDUIT
- EXISTING CONDUIT TO REMAIN
- EXISTING CONDUIT TO BE REMOVED
- ELECTRICAL FEEDER. REFER TO FEEDER SCHEDULE.
- CONDUIT HOMERUN TO PANEL OR EQUIPMENT AS NOTED
- CONDUIT STUB AND CAP

RECEPTACLES & MISC.

RECEPTACLE TAG / PRESENTATION DESCRIPTIONS

GFI	GFCI TYPE RECEPTACLE
GFB	RECEPTACLE PROTECTED BY GFCI TYPE CIRCUIT BREAKER (WHERE APPLICABLE PROVIDE AFCI/GFCI BREAKER). DO NOT INSTALL GFCI TYPE RECEPTACLE
USB	RECEPTACLE WITH USB CHARGING PORTS. COORDINATE WITH OWNER EXACT TYPE OF USB PORTS TO PROVIDE.
WP	WEATHER RESISTANT TYPE RECEPTACLE WITH WEATHERPROOF IN-USE COVER
TR	TAMPER RESISTANT TYPE RECEPTACLE
TV	RECEPTACLE FOR WALL MOUNTED DISPLAY, COORDINATE EXACT LOCATION WITH DISPLAY MOUNTING BRACKET AND ARCHITECT
EM	RECEPTACLE CIRCUITED TO EMERGENCY / STANDBY POWER
C	RECEPTACLE MOUNTED FLUSH IN CEILING (NOT ABOVE CEILING)
	SOLID CENTER IDENTIFIES RECEPTACLE CONNECTED TO DEDICATED CIRCUIT
	SOLID SINGLE SIDE INDICATES SPLIT WIRED DUPLEX RECEPTACLE WITH ONE RECEPTACLE OCCUPANCY SENSOR CONTROLLED BY THE LIGHTING CONTROL SYSTEM.
	SOLID OUTSIDE SIDES INDICATE ENTIRE RECEPTACLE TO BE OCCUPANCY CONTROLLED BY THE LIGHTING CONTROL SYSTEM.
	BOX OUTLINE INDICATES RECEPTACLE MOUNTED IN FLOOR BOX. SEE SPECIFICATIONS FOR FLOOR BOX SPECIFICATION.

- 20A, 120V, HEAVY DUTY SPECIFICATION GRADE DUPLEX GROUNDING RECEPTACLE. MOUNT FLUSH IN WALL AT 18" AFF UNLESS NOTED OTHERWISE.
- SIMILAR TO " " EXCEPT TWO DEVICES MOUNTED IN COMMON BACKBOX.
- 20A, 120V, HEAVY DUTY SPECIFICATION GRADE DUPLEX GROUNDING RECEPTACLE. MOUNT FLUSH IN WALL ABOVE COUNTERTOP OR +42" AFF WHERE NO COUNTERTOP. UNLESS NOTED OTHERWISE.
- SIMILAR TO " " EXCEPT TWO DEVICES MOUNTED IN COMMON BACKBOX.
- 20A, 120V, SINGLE SIMPLEX RECEPTACLE. MOUNT FLUSH IN WALL AT 18" AFF UNLESS NOTED OTHERWISE.
- RECEPTACLE WITH NEMA CONFIGURATION AS NOTED ON PLANS. MOUNT FLUSH IN WALL AT 18" AFF UNLESS NOTED OTHERWISE.
- ELECTRIC VEHICLE CHARGING STATION.

DRAWING LIST

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PHONE: 707-828-0571
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NICHOLAS@SOCOENGINEERING.COM
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REGISTERED PROFESSIONAL ENGINEER · NICHOLAS JAMES PETERS · E 22092 · exp. 12/2025 · ELECTRICAL · STATE OF CALIFORNIA

RCA ELECTRIC
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WINDSOR, CALIFORNIA 95492
O (707) 595-3837
LICENSE #1008300

CODE REQUIREMENTS

2022 CALIFORNIA BUILDING CODE VOL. #1 & #2
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA ELECTRIC CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CAL GREEN BUILDING STANDARDS
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
CURRENT APPLICABLE NFPA CODES

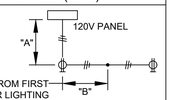
WIRE SIZING TABLE - BRANCH CIRCUITS

TABLES BASED ON EVENLY DISTRIBUTED LOAD, YIELDING 3% V DROP AT LAST DEVICE

FOR 120V , 20A BRANCH CIRCUITS ONLY (UNO)

IF DISTANCE A+B IS:	BASED ON COPPER WIRE IN EMT, AWG SIZE AS FOLLOWS ON ENTIRE CIRCUIT
0 - 100 FT	#12 AWG (MIN)
100 - 175 FT	#10 AWG
175 - 300 FT	#8 AWG
300 - 450 FT	#6 AWG

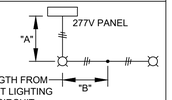
1/2 WIRE LENGTH FROM FIRST TO LAST DEVICE OR LIGHTING FIXTURE ON CIRCUIT.



FOR 277V , 20A BRANCH CIRCUITS ONLY (UNO)

IF DISTANCE A+B IS:	BASED ON COPPER WIRE IN EMT, AWG SIZE AS FOLLOWS ON ENTIRE CIRCUIT
0 - 250 FT	#12 AWG (MIN)
250 - 400 FT	#10 AWG
400 - 700 FT	#8 AWG
700 - 999 FT	#6 AWG

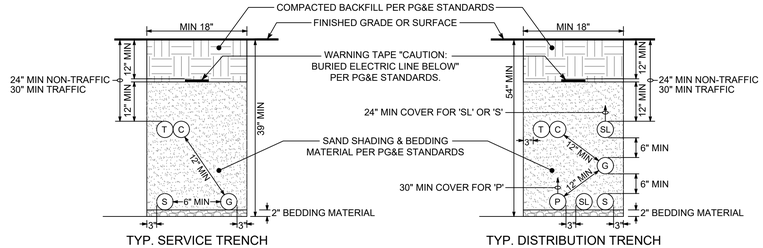
1/2 WIRE LENGTH FROM FIRST TO LAST LIGHTING FIXTURE ON CIRCUIT.



ELECTRICAL DEVICE MOUNTING HEIGHTS

NOTES:
1. ALL DIMENSIONS ARE CONSIDERED FROM FINISHED FLOOR AND, UON, SHALL NOT VARY. RAISED FLOORS ARE CONSIDERED FINISHED FLOOR.
2. ALL DIMENSIONS SHALL BE COORDINATED WITH ARCHITECTURAL DETAILS AND MAY BE ADJUSTED TO CONFORM WITH ARCHITECTURAL REQUIREMENTS AS LONG AS NO CODE RESTRICTION IS VIOLATED.
3. OUTLETS INSTALLED LOWER THEN 15" AFF (FORWARD REACH) ARE IN VIOLATION OF ADA.

LIGHT SWITCHES	48" TO TOP OF BOX. EXCEPTION: 44" MAX TO TOP ABOVE COUNTERS WHICH ARE 20"-25" DEEP.
DISCONNECT SWITCHES, MOTOR STARTERS	60" TO TOP OF ENCLOSURE.
WALL MOUNTED EXIT SIGNS	90" TO CENTERLINE OF SIGN WHERE MOUNTED ADJACENT TO EGRESS OPENING. WHEN MOUNTED ABOVE EGRESS OPENING, LOCATE SIGN CENTERED IN WALL AREA BETWEEN TOP OF DOOR AND CEILING WHERE TOP OF OPENING AND CEILING IS LESS THEN 48". WHEN GREATER THEN 48", LOCATE BOTTOM OF SIGN 12" ABOVE EGRESS OPENING. NFPA 101 SECTION 7.10.1.9 STATES MAX SIGN LOCATION ABOVE EGRESS OPENING IS 6'-8" ABOVE EGRESS OPENING.
RECEPTACLES OR SPECIAL OUTLETS	16" TO BOTTOM OF BOX, UON ON PLANS. ABOVE COUNTER TOPS: 44" MAXIMUM TO TOP ABOVE COUNTERS WHICH ARE 20" - 25"D.
TELE/DATA OUTLETS	16" TO BOTTOM OF BOX, UON ON PLANS. ABOVE COUNTER TOPS: 44" MAXIMUM TO TOP ABOVE COUNTERS WHICH ARE 20" - 25"D.



TYP. SERVICE TRENCH

TYP. DISTRIBUTION TRENCH
(JOINT TRENCH - FRANCHISE OR P.U.E.)

NOTES:
1. PROVIDE TRENCHING WITH UTILITY COMPANY REQUIREMENTS. REFER TO LATEST PG&E GREENBOOK AND UTILITY REQUIREMENTS FOR ADDITIONAL TRENCHING DETAILS AND REQUIREMENTS.
2. MAINTAIN 36" HORIZONTAL SEPARATION BETWEEN ELECTRIC FACILITIES AND WET UTILITIES WITH A MINIMUM OF 12" UNDISTURBED EARTH.

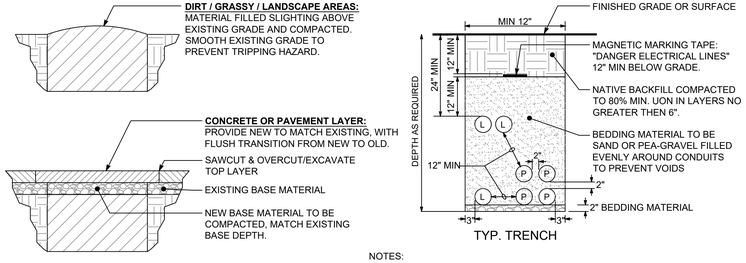
MINIMUM SEPERATION AND CLEARANCE REQUIREMENTS (Inches)

		G	DUCT T	BD T	C	S	P	SL
G	(Gas)	–	12	12	12	6	12	6
T	(TELEPHONE) DUCT	12	–	1	1	12	12	12
T	(TELEPHONE) DIRECT BURY	12	1	–	1	12	12	12
C	(CATV)	12	1	1	–	12	12	12
S	(ELECTRIC SECONDARY)	6	12	12	12	1.5	3	1.5
P	(ELECTRIC PRIMARY)	12	12	12	12	3	3	3
SL	(STREETLIGHT) SEE NOTE 5 ****	6	12	12	12	1.5	3	1.5
FE*	(FOREIGN ELECTRIC SOURCES. NON-PG&E) SEE NOTE 5 ****	12	12**	12**	12**	12	12	12

* Must be considered a "Utility" as defined in Utility Standard S5453, "Joint Trench".
** For exceptions, refer to G.O. 128 rule, section B. Items (1) and (2).
**** It is preferred to have non−PG&E owned streetlights at a level other than the gas or electric level. Non−PG&E owned streetlights may be at the electric level of the trench as long as minimum clearances are provided and comply with all special notes for a joint trench with a second electric utility.

UTILITY TRENCH DETAILS

NO SCALE



TYP. TRENCH

NOTES:
1. PROVIDE 12" CLEAR BETWEEN LINE VOLTAGE POWER CONDUITS AND LOW VOLTAGE TELEPHONE, SIGNAL, CABLE, AND CONTROL CONDUITS.
2. MAINTAIN 36" HORIZONTAL SEPARATION BETWEEN ELECTRIC FACILITIES AND WET UTILITIES WITH A MINIMUM OF 12" UNDISTURBED EARTH.

NON-UTILITY TRENCH DETAILS

NO SCALE

05/22/2025 PLANNING SUBMITTAL

REV DATE ISSUANCE

ISSUANCE LIST:

PROJECT:

ARNOLD RESIDENCE

0 Deer Camp Drive
San Geronimo, CA 94963

SOCO PROJECT # 25012
DRAWN BY: NJP
CHECKED BY: NJP
SCALE: AS NOTED

SHEET TITLE:

COVER SHEET & SYMBOLS

E0.1

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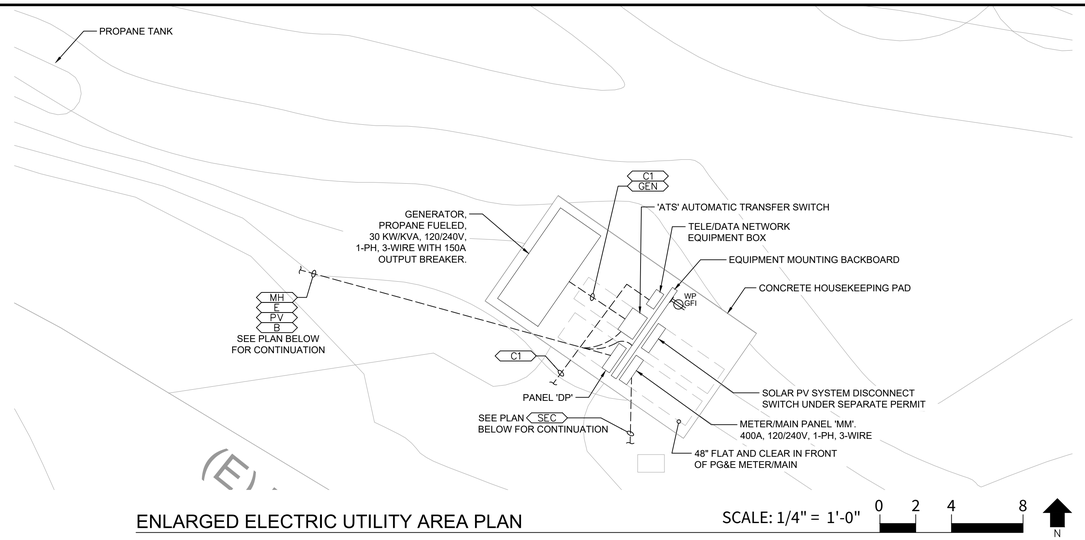
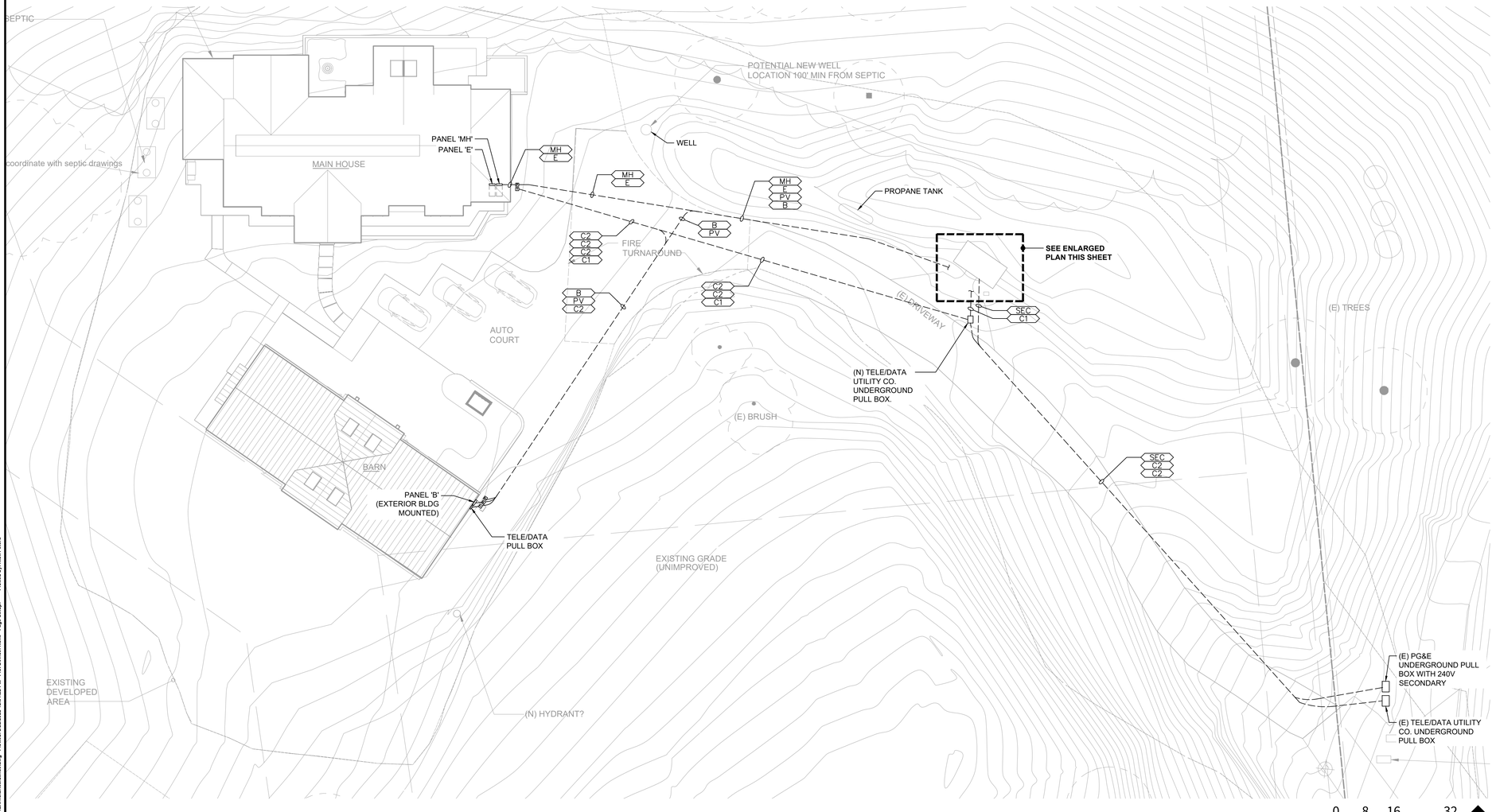


ENLARGED ELECTRIC UTILITY AREA PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8 N



ELECTRICAL SITE PLAN

SCALE: 1/16" = 1'-0" 0 8 16 32 N

GENERAL NOTES

1. CALL UNDERGROUND SERVICE ALERT (USA) BY DIALING 811, TWO WORKING DAYS MINIMUM PRIOR TO TRENCHING AND EXCAVATION.
2. REFER TO DWG E0.1 FOR STANDARD 120V AND 277V BRANCH CIRCUIT CONDUCTOR WIRING SIZING TABLE.
3. PROVIDE DEDICATED NEUTRAL FOR EACH POWER AND/OR LIGHTING BRANCH CIRCUIT.
4. ALL ELECTRICAL INSTALLATION ON THE EXTERIOR SHALL BE UL LABELED AND LISTED FOR OUTDOOR INSTALLATION INCLUDING HARDWARE AND MOUNTING ACCESSORIES.
5. THE EC SHALL COORDINATE ALL SERVICE INSTALLATION AND/OR DEMOLITION WITH THE POWER, TELEPHONE AND CABLE UTILITY COMPANIES. COORDINATE WITH UTILITY COMPANY ON INSTALLATION REQUIREMENTS/STANDARDS, OBTAIN THEIR ENGINEERED DRAWINGS AND PROVIDE ALL REQUIRED LABOR AND MATERIALS FOR A COMPLETE INSTALLATION.
6. CONDUIT ROUTING AND PULL BOX LOCATIONS SHOWN ON PLANS IS DIAGRAMMATIC. THE EC SHALL BE RESPONSIBLE TO COORDINATE AND VERIFY ALL TRENCH LOCATIONS, DEPTHS AND ROUTING WITH ALL TRADES PRIOR TO AND DURING CONSTRUCTION. INSTALL PULL BOXES MINIMUM 36" FROM STORM DRAIN INLETS AND SIMILAR UTILITIES.
7. PROVIDE SEPARATE PULL BOXES FOR POWER, LIGHTING AND LOW VOLTAGE / SIGNAL CONDUITS. LABEL BOXES "POWER", "LIGHTING" AND "SIGNAL" RESPECTIVELY. CONTRACTOR SHALL SIZE ALL IN GRADE PULL BOXES PER APPLICABLE CODE OR STANDARD, OR FOR THEIR CONVENIENCE FOR PULLING WIRE, WHICHEVER IS LARGER. ALL SIZES NOTED ON PLANS ARE BASED ON CODE MINIMUM AND INDUSTRY STANDARD BOX SIZES, AND ARE RECOMMENDATIONS FOR BIDDING PURPOSES ONLY.
8. THE EC SHALL NOTE THAT NOT ALL PULL BOXES ARE SHOWN ON THE DRAWINGS, I.E. BOXES FOR SITE LIGHTING. IT IS THE EC'S RESPONSIBILITY TO PROVIDE ALL REQUIRED PULL BOXES.
9. MINIMUM SIZE OF SITE CONDUITS IS 1"C.

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REGISTERED PROFESSIONAL ENGINEER NICHOLAS JAMES PETERS E 22092 exp. 12/2025 ELECTRICAL STATE OF CALIFORNIA

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LICENSE #1008300

05/22/2025 PLANNING SUBMITTAL

REV DATE ISSUANCE

ISSUANCE LIST:

PROJECT:
ARNOLD RESIDENCE

0 Deer Camp Drive
San Geronimo, CA 94963

SOCO PROJECT # 25012
DRAWN BY: NJP
CHECKED BY: NJP
SCALE: AS NOTED

SHEET TITLE:
ELECTRICAL SITE PLAN

E1.1

Filename: 25012Arnold\Residence.dwg Plotted: 5/22/2025 12:04:52 PM Plot Device: None Page Setup: --- Plotted by: Nick Peters

GROUNDING ELECTRODE SYSTEM

250.50 GROUNDING ELECTRODE SYSTEM:
ALL GROUNDING ELECTRODES AS DESCRIBED IN 250.52(A)(1) THROUGH (A)(7) THAT ARE PRESENT AT EACH BUILDING OR STRUCTURE SERVED SHALL BE BONDED TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM. WHERE NONE OF THESE GROUNDING ELECTRODES EXIST, ONE OR MORE OF THE GROUNDING ELECTRODES SPECIFIED IN 250.52(A)(4) THROUGH (A)(8) SHALL BE INSTALLED AND USED.

E1	250.52(A)(1) METAL UNDERGROUND WATER PIPE: A METAL UNDERGROUND WATER PIPE IN DIRECT CONTACT WITH THE EARTH FOR 10FT OR MORE AND ELECTRICALLY CONTINUOUS TO THE POINTS OF CONNECTION OF THE GROUNDING ELECTRODE CONDUCTOR AND THE BODING CONDUCTOR(S) OR JUMPER(S), IF INSTALLED.	SIZED PER TABLE 250.66
E2	250.52(A)(2) METAL IN-GROUND SUPPORT STRUCTURE(S): ONE OR MORE METAL IN-GROUND SUPPORT STRUCTURE(S) IN DIRECT CONTACT WITH THE EARTH VERTICALLY FOR 10FT OR MORE, WITH OR WITHOUT CONCRETE ENCASEMENT. IF MULTIPLE METAL IN-GROUND SUPPORT STRUCTURES ARE PRESENT AT A BUILDING OR STRUCTURE, IT SHALL BE PERMISSIBLE TO BOND ONLY ONE INTO THE GROUNDING ELECTRODE SYSTEM. INFO NOTE: METAL IN-GROUND SUPPORT STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, PILINGS, CASTINGS, AND OTHER STRUCTURAL METAL.	SIZED PER TABLE 250.66
E3	250.52(A)(3) CONCRETE-ENCASED ELECTRODE: A CONCRETE-ENCASED ELECTRODE SHALL CONSIST OF AT LEAST 20FT OF EITHER (1) BASE OR ZINC BARS/RODS PER 250.52(A)(3) OR (2) BARE COPPER CONDUCTOR NOT SMALLER THEN 4 AWG. METALLIC COMPONENTS SHALL BE ENCASED BY AT LEAST 2" OF CONCRETE AND SHALL BE LOCATED HORIZONTALLY WITHIN THAT PORTION OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH OR WITHIN VERTICAL FOUNDATIONS OR STRUCTURAL COMPONENTS OR MEMBERS THAT ARE DIRECT CONTACT WITH THE EARTH. IF MULTIPLE CONCRETE-ENCASED ELECTRODES ARE PRESENT AT A BUILDING OR STRUCTURE, IT SHALL BE PERMISSIBLE TO BOND ONLY ONE INTO THE GROUNDING ELECTRODE SYSTEM. INFO NOTE: CONCRETE INSTALLED WITHIN INSULATION, VAPOR BARRIERS, FILMS OR SIMILAR ITEMS SEPARATING THE CONCRETE FROM THE EARTH IS NOT CONSIDERED TO BE IN "DIRECT CONTACT" WITH THE EARTH.	SIZED PER TABLE 250.66, (MAXIMUM #4 CU PER CODE)
E4	250.52(A)(4) GROUND RING: A GROUND RING ENCIRCLING THE BUILDING OR STRUCTURE, IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20FT OF BARE COPPER CONDUCTOR NOT SMALLER THEN #2 AWG.	SAME SIZE AS GROUND RING, NOT LESS THEN #2 CU.
E5	250.52(A)(5) ROD AND PIPE ELECTRODES: ROD AND PIPE ELECTRODES SHALL NOT BE LESS THAN 8FT IN LENGTH (IN CONTACT WITH EARTH) AND SHALL CONSIST OF THE FOLLOWING MATERIALS: (a) PIPE OR CONDUIT SEE CODE FOR DESCRIPTION, OR (b) ROD-TYPE GROUNDING ELECTRODES OF STAINLESS STEEL AND COPPER OR ZINC COATED STEEL SHALL BE AT LEAST 5/8" IN DIAMETER, UNLESS LISTED.	SIZED PER TABLE 250.66, MAXIMUM #6 CU OR MAXIMUM #4 AL
E6	250.52(A)(6) OTHER LISTED ELECTRODES: OTHER LISTED GROUNDING ELECTRODES SHALL BE PERMITTED.	SIZED PER TABLE 250.66
E7	250.52(A)(7) PLATE ELECTRODES: EACH PLATE ELECTRODE SHALL EXPOSE NOT LESS THAN 2FT^2 OF SURFACE TO EXTERIOR SOIL. ELECTRODES OF BARE OR ELECTRICALLY CONDUCTIVE COATED IRON OR STEEL PLATES SHALL BE AT LEAST 1/4" IN THICKNESS. SOLID, UNCOATED ELECTRODES OF NONFERROUS METAL SHALL BE AT LEAST 0.06" IN THICKNESS.	SIZED PER TABLE 250.66, MAXIMUM #6 CU OR MAXIMUM #4 AL
E8	250.52(A)(8) OTHER LOCAL METAL UNDERGROUND SYSTEMS OR STRUCTURES: OTHER LOCAL METAL UNDERGROUND SYSTEMS OR STRUCTURES SUCH AS PIPING SYSTEMS, UNDERGROUND TANKS, AND UNDERGROUND METAL WELL CASINGS THAT ARE NOT BONDED TO A METAL WATER PIPE.	SIZED PER TABLE 250.66

250.52(B) NOT PERMITTED FOR USE AS GROUNDING ELECTRODES:
(1) METAL UNDERGROUND GAS PIPING SYSTEMS
(2) ALUMINUM
(3) THE STRUCTURES AND STRUCTURAL REINFORCING STEEL DESCRIBED IN 680.26(B)(1) AND (B)(2).

E9	250.94 BONDING FOR COMMUNICATION SYSTEMS. PROVIDE INTERSYSTEM BONDING TERMINATION DEVICE EXTERNAL TO MAIN SWITCHBOARD OR SERVICE PANEL, ERICO #IBTB OR EQUIVALENT.	MINIMUM #6 CU

CEC TABLE 250.66

GROUND ELECTRODE CONDUCTOR FOR AC SYSTEMS

	SIZE OF LARGEST UNGROUNDED CONDUCTOR OR EQUIVALENT AREA FOR PARALLEL CONDUCTORS		SIZE OF GROUNDING ELECTRODE CONDUCTOR	
	COPPER	ALUMINUM OR COPPER-CLAD ALUMINUM	COPPER	ALUMINUM OR COPPER-CLAD ALUMINUM
A	2 OR SMALLER	1/0 OR SMALLER	8	6
B	1 OR 1/0	2/0 OR 3/0	6	4
C	2/0 OR 3/0	4/0 OR 250	4	2
D	OVER 3/0 THROUGH 350	OVER 250 THROUGH 500	2	1/0
E	OVER 350 THROUGH 600	OVER 500 THROUGH 900	1/0	3/0
F	OVER 600 THROUGH 1100	OVER 900 THROUGH 1750	2/0	4/0
G	OVER 1100	OVER 1750	3/0	250

ELECTRIC SERVICE CALCULATION
SITE WIDE SUMMARY

SERVICE CALC "MAIN HOUSE"	TOTAL CONNECTED:	84 KVA
VOLTAGE: 240 / 120V, 1-PHASE, 3-WIRE	TOTAL CONNECTED:	349 AMPS
	TOTAL DEMAND:	59 KVA
	TOTAL DEMAND:	244 AMPS
SERVICE CALC "BARN"	TOTAL CONNECTED:	16 KVA
VOLTAGE: 240 / 120V, 1-PHASE, 3-WIRE	TOTAL CONNECTED:	66 AMPS
	TOTAL DEMAND:	14 KVA
	TOTAL DEMAND:	58 AMPS
TOTAL SUMMATION OF ABOVE	TOTAL CONNECTED:	100 KVA
	TOTAL CONNECTED:	415 AMPS
VOLTAGE: 240 / 120V, 1-PHASE, 3-WIRE	TOTAL DEMAND:	72 KVA
	TOTAL DEMAND:	302 AMPS

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ELECTRIC SERVICE CALCULATION
MAIN HOUSE

PER CEC 220 PART IV - 220.80 THRU 220.83

SQUARE FOOTAGE
MAIN HOUSE 2,800
TOTAL: 2,800 sq.ft

GENERAL LOADS 220.82			WATTS (VA)	"X" ON GENERATOR
GENERAL LIGHTING / GENERAL-USE RECEPTACLES				
2,800 sq.ft.	3 W/sq.ft		8,400	
*2*1500VA CKTS / KITCHEN:*		1 KITCHEN(S)	3,000	X
*1*1500VA CKTS / LAUNDRY:*		1 LAUNDRY ROOM(S)	1,500	
MH Hood	1 at	840 VA	840	
MH Cooktop Electric	1 at	9,500 VA	9,500	
MH Sub Zero	2 at	1,200 VA	2,400	X
MH Microwave	1 at	950 VA	950	X
MH Dishwasher	1 at	960 VA	960	
MH Freezer	1 at	960 VA	960	X
MH Garbage Disposal	1 at	950 VA	950	
MH Electric Toilets	1 at	1,290 VA	1,290	
MH Washer	1 at	1,320 VA	1,320	
MH Dryer Electric	1 at	5,600 VA	5,600	
MH Coffee Machine	1 at	2,500 VA	2,500	
MH Cold Plunge	1 at	1,500 VA	1,500	
MH TANK ELEC WTR HTR	1 at	5,500 VA	5,500	X
		CONNECTED:	47,170	
*CEC 220.82(B): 0-10KVA*100%, >10KVA*40%*		DEMAND:	24,868	

MISCELLANEOUS LOADS - NONCOINCIDENT LOADS
DEMAND FACTOR AT 100%

EV CHARGER (40A/2P, 32FLA, 240V)	1 at	7,680 VA	7,680	
AV Equipment 1	1 at	1,500 VA	1,500	X
AV Equipment 2	1 at	1,500 VA	1,500	X
Water Feature	1 at	1,500 VA	1,500	
Septic Pump	1 at	1,800 VA	1,800	X
WELL	1 at	3,000 VA	3,000	
IRRIGATION BOOSTER PUMPS	2 at	1,500 VA	3,000	
Frontline Water System 3HP	2 at	3,900 VA	7,800	X
DEMAND FACTOR: 90%		CONNECTED:	27,780	
		DEMAND:	25,002	

HEATING AND AIR-CONDITIONING LOAD
PER CEC 220.82(C) - SEE CODE SECTION FOR DEMAND FACTOR

MH HEAT PUMP	1 at	8,800 VA	8,800	
DEMAND FACTOR: 100%		CONNECTED:	8,800	
		DEMAND:	8,800	

VOLTAGE: 240 / 120V, 1-PHASE, 3-WIRE	TOTAL CONNECTED:	84 KVA
	TOTAL CONNECTED:	349 AMPS
	TOTAL DEMAND:	59 KVA
	TOTAL DEMAND:	244 AMPS
5/13/2025 12:55	GENERATOR POWER PANEL LOADS:	106 AMPS

ELECTRIC SERVICE CALCULATION
BARN

PER CEC 220 PART IV - 220.80 THRU 220.83

SQUARE FOOTAGE
BARN 2,060
TOTAL: 2,060 sq.ft

GENERAL LOADS 220.82			WATTS (VA)
GENERAL LIGHTING / GENERAL-USE RECEPTACLES			
2,060 sq.ft.	3 W/sq.ft		6,180
BARN Washer	1 at	1,320 VA	1,320
BARN Dryer Electric	1 at	2,800 VA	2,800
BARN TANK ELEC WTR HTR	1 at	3,000 VA	3,000
		CONNECTED:	13,300
*CEC 220.82(B): 0-10KVA*100%, >10KVA*40%*		DEMAND:	11,320

HEATING AND AIR-CONDITIONING LOAD
PER CEC 220.82(C) - SEE CODE SECTION FOR DEMAND FACTOR

BARN HEAT PUMP	1 at	2,500 VA	2,500
DEMAND FACTOR: 100%		CONNECTED:	2,500
		DEMAND:	2,500

VOLTAGE: 240 / 120V, 1-PHASE, 3-WIRE	TOTAL CONNECTED:	16 KVA
	TOTAL CONNECTED:	66 AMPS
	TOTAL DEMAND:	14 KVA
	TOTAL DEMAND:	58 AMPS

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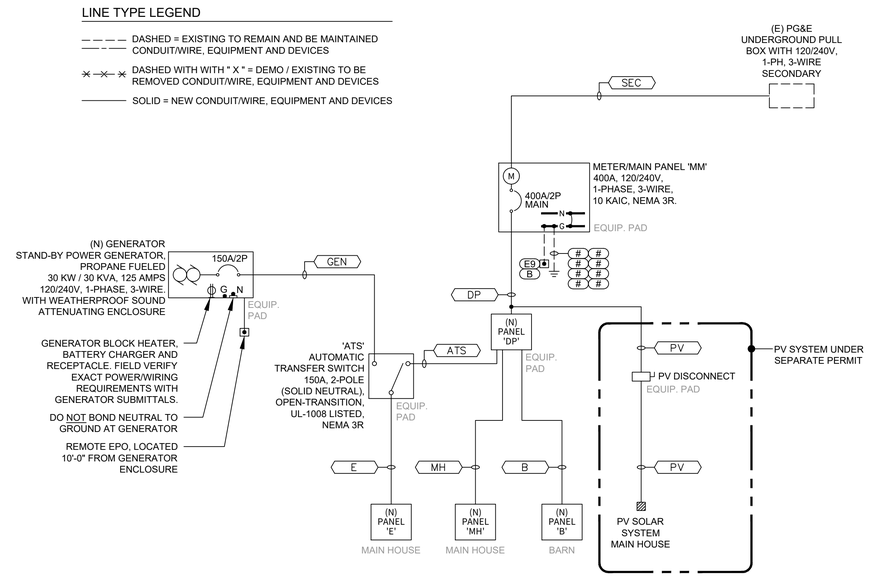
LINE TYPE LEGEND

- DASHED = EXISTING TO REMAIN AND BE MAINTAINED
- CONDUIT/WIRE, EQUIPMENT AND DEVICES
- DASHED WITH WITH " X " = DEMO / EXISTING TO BE REMOVED CONDUIT/WIRE, EQUIPMENT AND DEVICES
- SOLID = NEW CONDUIT/WIRE, EQUIPMENT AND DEVICES



SINGLE LINE DIAGRAM - REVISED CONDITIONS

CONDUIT ONLY FEEDER SCHEDULE

FEEDER ID	CONDUIT AND CONDUCTORS	TO	FROM	COMMENTS (IF REQUIRED)
C1	1" CO	SEE PLANS	SEE PLANS	CONDUIT ONLY
C2	2" CO	SEE PLANS	SEE PLANS	CONDUIT ONLY
PV	2" CO	SEE PLANS	SEE PLANS	CONDUIT ONLY

FEEDER SCHEDULE

FEEDER ID	CONDUIT AND CONDUCTORS	TO	FROM	LENGTH (FT)	DESIGN LOAD (AMPS)	FEEDER AMPACITY (AMPS)	OCPD SIZE (AMPS)	VOLTAGE	VOLTAGE DROP %	CONDUIT FILL %	SHORT CIRCUIT AMPS	COMMENTS (IF REQUIRED)
SEC	4" CO	PG&E PULL BOX	PANEL 'MM'	10	-	-	-	240	-	0%	-	
DP	2 SETS (2"C - 3#250 KCMIL AL, 1#2/0 AL GRD)	PANEL 'MM'	PANEL 'DP'	6	300	410	400	240	0.1%	37%	5060 A	
ATS	2"C - 3#3/0 AL, 1#2 AL GRD	PANEL 'DP'	'ATS'	6	113	155	150	240	0.1%	24%	4920 A	
GEN	2"C - 3#3/0 AL, 1#2 AL GRD	GENERATOR	'ATS'	16	113	155	150	240	0.2%	24%	880 A	
E	2"C - 3#3/0 AL, 1#2 AL GRD	'ATS'	PANEL 'E'	155	113	155	150	240	1.6%	24%	3070 A	UPSIZED FOR VOLTAGE DROP
MH	2"C - 3#250 KCMIL AL, 1#2 AL GRD	PANEL 'DP'	PANEL 'MH'	155	150	205	200	240	1.6%	35%	4310 A	UPSIZED FOR VOLTAGE DROP
B	2"C - 3#3/0 AL, 1#1 AL GRD	PANEL 'DP'	PANEL 'B'	200	94	155	125	240	2.0%	25%	3180 A	UPSIZED FOR VOLTAGE DROP

NOTES: 1. ESTIMATED FEEDER LENGTHS NOTES ARE FOR CALCULATION PURPOSES ONLY, NOT FOR CONTRACTOR BIDDING.
2. ALL CONDUCTORS SHALL BE COPPER UNLESS NOTED AS "AL" ALUMINUM.

PANEL DP

VOLTAGE: 240 / 120V, 1-PHASE, 3-WIRE
BUS (A): 400
MAIN (A): 400 MAIN BREAKER
KAIC (MINIMUM): 10
MOUNTING: SURFACE
ENCLOSURE: NEMA 3R
LOCATION: ELEC EQUIP PAD

CKT	TRIP	POLE	LOAD	CODE	DESCRIPTION	A		B	CKT	TRIP	POLE	LOAD	CODE	DESCRIPTION
1	200	2			PANEL 'MH' MAIN HOUSE	360			2	20	1	360		EQUIP PAD & GEN RECEPTACLE
3	-	-			"			600	4	20	1	600		GENERATOR BATT CHGR
5	150	2			ATS / PANEL 'E'	500			6	20	1	500		GENERATOR BLOCK HTR
7	-	-			"			0	8	20	1			SPARE
9	125	2			PANEL 'B' BARN	0			10	20	1			SPARE
11	-	-			"			0	12	-	1			SPACE
13	125	2			SPARE	0			14	-	1			SPACE
15	-	-			"			0	16	-	1			SPACE
17	-	1			SPACE	0			18	-	1			SPACE
19	-	1			SPACE			0	20	-	1			SPACE
21	-	1			SPACE	0			22	-	1			SPACE
23	-	1			SPACE			0	24	-	1			SPACE
25	-	1			SPACE	0			26	-	1			SPACE
27	-	1			SPACE			0	28	-	1			SPACE
29	-	1			SPACE	0			30	-	1			SPACE
					VA:	860		600						
					AMPS:	7		5						

LOAD SUMMARY

CODE	LOAD TYPE & CODE REFERENCE	PANEL ID & LOAD (kVA) DP	-	-	-	CONN. TOTAL	DEM. TOTAL
C	CONTINUOUS (CEC 220.12(B))	0.0				0.0	0.0
N	NON-CONTINUOUS	0.0				0.0	0.0
R	RECEPTACLE (CEC 220.44)	0.0				0.0	0.0
M	MOTORS (CEC 430.24)	0.0				0.0	0.0
	LARGEST MOTOR kVA	0.0				0.0	
K	KITCHEN (CEC 220.56)	0.0				0.0	0.0
	# OF KITCHEN EQUIP.	0.0				0.0	

TOTAL CONNECTED: 0.0 kVA
TOTAL DEMAND: 0.0 kVA
DEMAND: 0 AMPS
5/13/2025 12:54

PANEL NOTES:
1. PROVIDE PANEL WITH INTEGRAL SURGE PROTECTION DEVICE
2. BREAKER FOR SOLAR LOCATED AT OPPOSITE END OF INCOMING MAIN LUGS.

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REGISTERED PROFESSIONAL ENGINEER — NICHOLAS JAMES PETERS — E 22092 — exp. 12/2025 — ELECTRICAL — STATE OF CALIFORNIA

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REV	DATE	ISSUANCE
	05/22/2025	PLANNING SUBMITTAL

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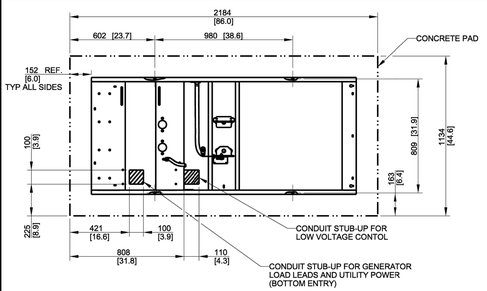
0 Deer Camp Drive
San Geronimo, CA 94963

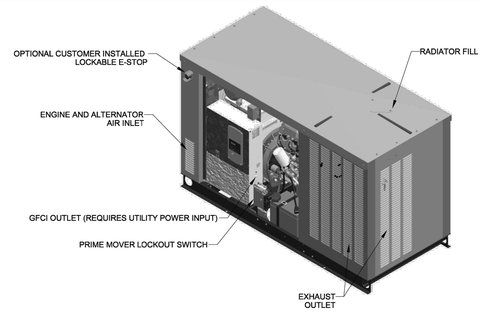
SOCO PROJECT # 25012
DRAWN BY: NJP
CHECKED BY: NJP
SCALE: AS NOTED

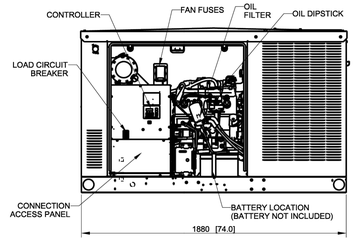
SHEET TITLE:
SINGLE LINE DIAGRAM, SCHEDULES

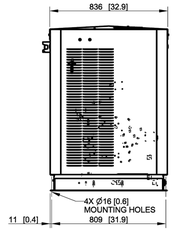
E2.1

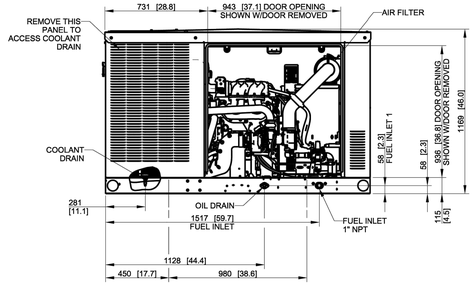
Filename: 25012ArnoldResidence.dwg Plotted: 5/23/2025 12:54:57 PM Plot Device: None Page Set@: — Plotted by: Nick Peters

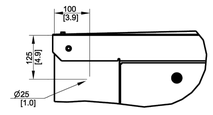












OPTIONAL E-STOP KIT LOCATION

NOTE:
DIMENSIONS IN [ ] ARE ENGLISH STANDARD EQUIVALENTS

REV	DATE	CHANGE NUMBER	ON COMPOSITE DWGS, SEE PART NO. FOR REVISION LEVEL □ INDICATES PART NUMBERS AFFECTED BY LATEST DRAWING REVISION	BY
A	23JUL2021	CT213532	(B-2) FUEL INLET 1 & 2 ADDED	RVM
B	28SEP2022	CT221728	SEE SHEET 2	AAS
C	02NOV2022	CT223403	(B-2) "FUEL INLET 2 1" NPT" REMOVED; "FUEL INLET 1" NPT" WAS "FUEL INLET 1 1" NPT"; (B-3) 1517 [59.7] WAS 1512 [59.5]; (A-1,A-5) "40RCL" REMOVED; (D-3, A-7) OPTIONAL E-STOP KIT LOCATION & NOTE ADDED; SEE SHEET 2	NCD

30RCLA
38RCLC

UNLESS OTHERWISE SPECIFIED:
ALL DIMENSIONS IN MILLIMETERS
GENERAL TOLERANCES:
X ± 1.0
X.X ± 1.0
X.XX ± 1.0
ANGLES ± 0°30'
SURFACE FINISH MAX.
THIRD ANGLE PROJECTION
MAJOR ○ = 0
CRITICAL ◆ = 0
CHARACTERISTICS COMPLY WITH PEP-00002

DRAWN BY: RVM DATE:
APPROVED BY: TAS 22JAN2021

DO NOT SCALE
THIS ASSEMBLY OR PART MUST COMPLY WITH PEP-RML-001.
REFERENCE CAD MODEL FOR UNSPECIFIED DIMENSIONS.

KOHLER.
KOHLER, WISCONSIN 53044

SCALE: 0.050 SHEET SIZE: B SHEET 1 OF 2

TITLE:
DIMENSION PRINT, 30RCLA/38RCLC

DWG NO.: **ADV-9759**

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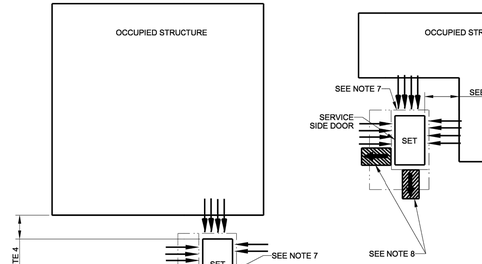

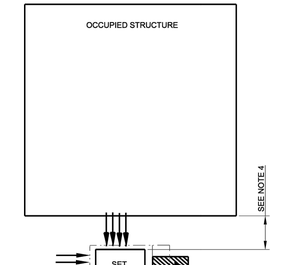

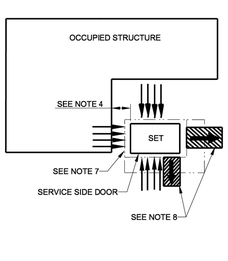

INSTALLATION GUIDELINES

1) EXHAUST IS AIMED AWAY FROM OR PARALLEL TO THE STRUCTURE.

2) EXHAUST IS NOT DIRECTED AT PLAY AREAS, PATIOS OR OTHER AREAS WHERE PEOPLE CONGREGATE.

3) THE NEAREST WINDOW, VENT, DOOR OR SIMILAR STRUCTURE OPENING IS AT LEAST 5 FEET FROM THE EXHAUST END OF THE GENERATOR.

4) GENERATOR SET MUST BE INSTALLED A MINIMUM OF 18 INCHES FROM STRUCTURE PER NFPA 37, HOWEVER, ACTUAL DISTANCE MAY DIFFER BASED ON STATE AND LOCAL CODES.

5) WINDOWS & DOORS ON ADJACENT WALLS ARE CLOSED.

6) FURNACE AND OTHER SIMILAR INTAKES ARE AT LEAST 10 FEET FROM EXHAUST END OF GENERATOR.

7) 4" THICK CONCRETE PAD EXTENDING 6" BEYOND GENSET ON ALL SIDES.

8) NO PLANTS, SHRUBS OR OTHER COMBUSTIBLES ALLOWED IN CLEARANCE AREA. (MINIMUM 4 FT. FROM EXHAUST END).

9) SENSITIVE PLANTS, PATIO FURNITURE, ETC. ARE AT LEAST 8 FEET FROM EXHAUST END OF SET.

10) REFER TO OWNERS MANUAL FOR OTHER INSTALLATION CONSTRAINTS.

11) RECOMMENDED SKID ANCHOR - 1/2" HILTI KWIK BOLT TZ CARBON STEEL WEDGE ANCHOR WITH STANDARD WASHER.

REV	DATE	CHANGE NUMBER	ON COMPOSITE DWGS, SEE PART NO. FOR REVISION LEVEL □ INDICATES PART NUMBERS AFFECTED BY LATEST DRAWING REVISION	BY
-	22JAN2021	CT209473	NEW DRAWING	RVM
A	23JUL2021	CT213532	SEE SHEET 1	RVM
B	29SEP2022	CT221728	(A-7) NOTE 8; 4FT WAS 8FT	AAS
C	02NOV2022	CT223403	(A-8) NOTE 11 ADDED; SEE SHEET 1	NCD

30RCLA
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ANGLES ± 0°30'
SURFACE FINISH MAX.
THIRD ANGLE PROJECTION
MAJOR ○ = 0
CRITICAL ◆ = 0
CHARACTERISTICS COMPLY WITH PEP-00002

DRAWN BY: RVM DATE:
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KOHLER.
KOHLER, WISCONSIN 53044

SCALE: 0.050 SHEET SIZE: B SHEET 2 OF 2

TITLE:
DIMENSION PRINT, 30RCLA/38RCLC

DWG NO.: **ADV-9759**

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WWW.SOCOENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS JAMES PETERS
E 22092
exp. 12/2025
ELECTRICAL
STATE OF CALIFORNIA

RCA ELECTRIC
RCA ELECTRIC
5813 SKYLANE BOULEVARD
WINDSOR, CALIFORNIA 95492
O (707) 595-3837
LICENSE #1008300

05/22/2025 PLANNING SUBMITTAL

REV DATE ISSUANCE

ISSUANCE LIST:

PROJECT:
ARNOLD RESIDENCE

0 Deer Camp Drive
San Geronimo, CA 94963

SOCO PROJECT # 25012
DRAWN BY: NJP
CHECKED BY: NJP
SCALE: AS NOTED

SHEET TITLE:
GENERATOR DATASHEET

E2.2

Filename: 25012ArnoldResidence.dwg Plotted: 5/22/2025 12:05:01 PM Plot Device: None Page Setup: --- Plotted by: Nick Peters