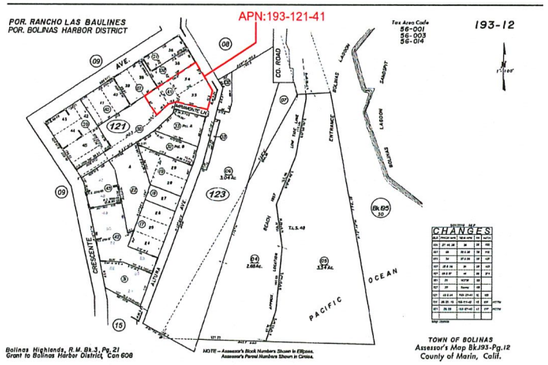
66 ALTURA AVENUE

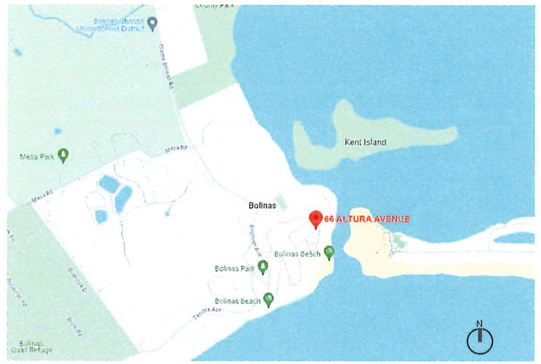
66 ALTURA AVENUE, BOLINAS, CA 94924
APN: 193-121-41

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DRAWINGS, CALCULATIONS, GOVERNENTAL AGENCY APPROVALS AND FEES TO COMPLETE THIS WORK. CONTRACTOR/SUBCONTRACTORS SHALL SUBMIT MECHANICAL, ELECTRICAL, COMMUNICATIONS AND PLUMBING DRAWINGS TO ALEXANDER GREEN DESIGN (AGD) FOR PREVIEW OF DEVICE TYPES, LOCATIONS AND QUANTITIES, HVAC ZONING/THERMOSTAT LOCATIONS, ETC. PRIOR TO SUBMITTING FOR PERMIT AND CONSTRUCTION.

ACCESSOR'S PARCEL MAP



VICINITY MAP (37.908784915386775, -122.68331126003739)



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	REPORTS AND OTHER ITEMS
O	TITLE REPORT
O	DRAINAGE ANALYSIS (CIVIL ENGINEER)
O	STORMWATER CONTROL PLAN (CIVIL)
O	GEOTECHNICAL SOILS REPORT
O	GEOTECHNICAL BLUFF ANALYSIS - V. HOWES
O	BLUFF EDGE ASSESSMENT - RGH
O	GEOLOGIC EVALUATION - RGH
O	HISTORIC RESOURCE EVALUATION

PROJECT DESCRIPTION

THE PROJECT IS LOCATED ON THE LITTLE MESA AREA OF BOLINAS AND IS IN WUI AND COASTAL ZONES, CONNECTED TO BCPUD SEWER SYSTEM. WATER SUPPLIED BY BCPUD, CURRENT OPERATING WATER METER IN USE. THE CURRENT USE IS A 1,459 SQ FT SINGLE-FAMILY RESIDENCE WITH ATTACHED 361 SQ FT GARAGE; EXISTING 2-STORY, 4-BEDROOM, 3-BATH. THE PROPOSED PROJECT IS A LEVEL 02 DEMOLITION, INTERIOR RENOVATION, AND NEW 1,722 SQ FT ADDITION TO EXISTING SINGLE FAMILY RESIDENCE. **NEW BLDG IS A 3-BEDROOM, 2.5 BATH RESIDENCE WITH ATTACHED GARAGE, AND A NEW 742 SQ FT DETACHED 1-BDRM ADU.** NO CHANGE TO OFF-STREET PARKING. NEW RAINWATER CATCHMENT AND PHOTOVOLTAIC SYSTEMS TO BE INCORPORATED. THE TOTAL PROJECT HEIGHT IS REDUCED FROM THE EXISTING RESIDENCE AND COMPLIES WITH ALL SETBACK, AREA, AND HEIGHT REQUIREMENTS. ALL NEW PROJECT COMPONENTS ALL STEP BACK FROM THE FRONT YARD SETBACK. SIMPLE ONE-STORY FORMS, MASSING, AND A MATERIAL PALETTE OF WEATHERED WOOD SIDING MAINTAINS THE CHARACTER OF BOLINAS.

PROJECT DATA

PARCEL INFORMATION

ASSESSOR'S PARCEL NUMBER:	193-121-41
PROPERTY ADDRESS:	66 ALTURA AVENUE BOLINAS, CA 94924
LOT AREA:	17,517 SQ FT
F.A.R.:	1,459 SQ FT (8.3%)

ZONING DISTRICT INFORMATION

ZONING DISTRICT	R-1; RESIDENTIAL, SINGLE FAMILY (C-RA-B2)
MAXIMUM BLDG HEIGHT:	**PROPOSED BDLG HEIGHT**
25'-0"	**18'-4 1/2"**
15'-0"	14'-5 1/2"
REQUIRED SETBACKS:	**PROPOSED SETBACKS - PRIMARY RESIDENCE**
FRONT: 25'-0"	35'-11 3/16"
SIDE (NORTH): 10'-0"	10'-5 1/2"
SIDE (SOUTH) 10'-0"	10'-5 3/8"
REAR: 25'-0"	66'-7 1/4"
REQUIRED SETBACKS - ADU:	**PROPOSED SETBACKS - ADU**
FRONT: 25'-0"	156'-1 1/2"
SIDE (NORTH): 4'-0"	10'-0"
SIDE (SOUTH) 4'-0"	19'-10 3/8"
REAR: 4'-0"	4'-1"
F.A.R.:	30% LOT AREA MAX.: (17,517 X 30% = 5,255 SQ FT MAX.)
SITE PARKING:	2 SPACES REQUIRED; 2 PROVIDED
BEDROOMS:	3 + 1 ADU *(4 EXISTING)*

BUILDING INFORMATION

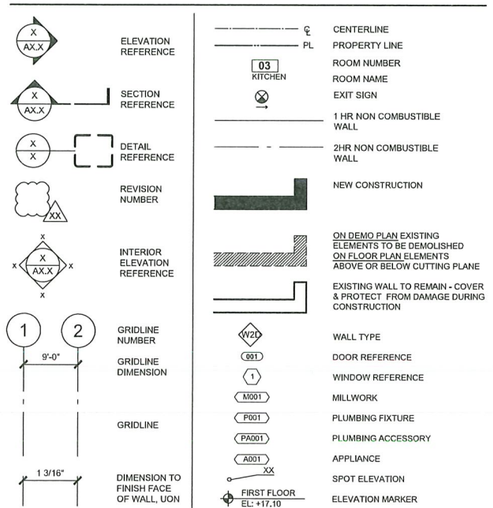
OCCUPANCY:	R-3; SINGLE-FAMILY RESIDENTIAL
NO. OF STORIES:	2 EXISTING; 1 PROPOSED
CONSTRUCTION TYPE:	V-B
SPRINKLER PROTECTION:	YES, STAND-ALONE SYSTEM
SEWER:	YES, EXISTING BCPUD CONNECTION
WATER SUPPLY:	BCPUD EXISTING WATER METER CONNECTION
COASTAL ZONE:	YES
WILDLIFE-URBAN INTERFACE:	YES; MATERIALS USED ON EXTERIOR STRUCTURE SHALL COMPLY WITH BLDG. STANDARDS IN CHAP. 7 OF THE CBC AND/OR SECTION 337 OF THE CRC.

AREA CALCULATIONS (SQUARE FEET)

PRIMARY RESIDENCE & ADU FLOOR AREA - CONDITIONED AREA

EXISTING	
GARAGE (UNCONDITIONED)	361 SQ FT (EXEMPT)
LEVEL 01:	1,034 SQ FT
LEVEL 02:	425 SQ FT
EXISTING TOTAL =	**1,459 SQ FT**
DEMOLITION	
LEVEL 01:	0 SQ FT
LEVEL 02:	425 SQ FT
DEMOLITION TOTAL =	**425 SQ FT**
PROPOSED	
GARAGE (UNCONDITIONED)	540 SQ FT (EXEMPT)
LEVEL 01:	1,722 SQ FT
LEVEL 02:	0 SQ FT
SUBTOTAL	**2,756 SQ FT** (1,034 + 1,722 SQ FT)
PROPOSED ADU	742 SQ FT
PROPOSED TOTAL FLOOR AREA =	**3,498 SQ FT**
EXISTING F.A.R.	8.3% (1,459 SF / 17,517 SF)
PROPOSED F.A.R.	**20%** (3,498 SF / 17,517 SF)
PROPOSED LOT COVERAGE	20%

GRAPHIC SYMBOLS & LEGEND



APPLICABLE CODES

2022 MARIN COUNTY CODE (MCC)
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA REFERENCED STANDARDS CODE
CALIFORNIA BUILDING CODE 7A FOR URBAN WILDLIFE INTERFACE
2022 CALIFORNIA RESIDENTIAL BUILDING CODE
-(FOR NON-STRUCTURAL REVIEW ONLY)
2022 CALGREEN RESIDENTIAL MEASURES MARIN
COUNTY FIRE CODE - TITLE 16 MCC MARIN COUNTY CODE TITLE 19

2023 CALGREEN MANDATORY MEASURES

1. STORMWATER TO BE MANAGED DURING CONSTRUCTION PER CALGREEN SECTION 4.106.2.
2. SURFACE WATER TO BE KEPT AWAY FROM BUILDINGS PER CALGREEN SECTION 4.106.3.
3. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED.
4. BEST MANAGEMENT WORKSHEET FOR CONSTRUCTION WASTE MANAGEMENT TO BE SUBMITTED BY CONTRACTOR.
5. DUCT SYSTEMS ARE TO BE SIZED, DESIGNED, AND EQUIPMENT SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLERS ARE TO BE TRAINED AND CERTIFIED SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY TO BE QUALIFIED.
6. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED (4.304.1).
7. COVER DUCT OPENINGS AND OTHER RELATED AIR-DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4.504.1).
8. PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2).
9. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.3).
10. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR EXHAUST FAN, AND FAN MUST BE CONTROLLED BY A HUMIDITY CONTROL (4.506.1).
11. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING TO BE CHECKED BEFORE ENCLOSED (4.505.3).

DZA - Attachment #8

66 ALTURA AVENUE
APN: 193-121-41

OWNER:
Chloe Sladden & Kevin McElroy
66 ALTURA AVENUE
BOLINAS, CA 94924

PROJECT DESIGNER:
ALEXANDER GREEN DESIGN
398 DOGWOOD ROAD
BOLINAS, CA 94924
TEL: 262.573.3066

STRUCTURAL ENGINEER

CIVIL ENGINEER
ADOBE ASSOCIATES, INC.
1220 N. DUTTON AVENUE
SANTA ROSA, CA 95401
TEL: 707.541.2300

LANDSCAPE ARCHITECT
TORI JOHNSON
16087 WESTSIDE ROAD
HEALDSBURG, CA 95448
TEL: 505.803.0852

MEP ENGINEER

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SEAL:

NO	DATE	ISSUE

PROJECT:
66 ALTURA AVENUE
66 Altura Avenue
Bolinas, CA 94924

PROJECT NUMBER:
2101

DRAWING TITLE:
COVER SHEET

DRAWING NUMBER:
G-000

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GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENT OF THE APPLICABLE CODES, LAWS & REQUIREMENTS APPLICABLE TO THE LOCATION OF THE PROJECT.

2. THE CONTRACTOR (AND THEIR SUB-CONTRACTORS) SHALL STUDY AND COMPARE THE CONTRACT DOCUMENTS AND SHALL AT ONCE REPORT TO THE OWNER/DESIGNER IN WRITING ALL ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING THE WORK. IF THE CONTRACTOR KNOWINGLY PROCEEDS WITH ANY OF THE WORK SO AFFECTED WITHOUT WRITTEN INSTRUCTION OF THE OWNER/DESIGNER, THE CONTRACTOR SHALL MAKE GOOD AT HIS OWN COST ANY RESULTING ERROR, DAMAGE, OR DEFECTS OR TIME DELAYS CAUSED. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK WITHOUT CONTRACT DOCUMENTS OR, WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA OR SAMPLES FOR SUCH PORTION OF WORK.

3.NO WORK TO COMMENCE ON SITE UNTIL PLAN HAS BEEN APPROVED AND PERMIT ISSUED BY THE DEPARTMENT OF BUILDINGS.

4. ALL STRUCTURAL WORK SHALL BE COORDINATED W/ DESIGN DRAWINGS AND SHALL CONFORM TO THE PROJECT SPECIFICATIONS AND APPLICABLE BUILDING CODES.

5. ALL MECHANICAL AND ELECTRICAL WORK SHALL BE DESIGN BUILD, FILED BY THE CONTRACTOR. RELATED FILINGS SHALL ALSO BE COORDINATED AND EXECUTED BY THE CONTRACTOR. ANY DISCREPANCIES BETWEEN THE ENGINEERED SYSTEMS AND THE DESIGN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY, PRIOR TO ANY CONSTRUCTION OR PURCHASING OF MATERIAL.

6. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, SHEETING AND MAKE SAFE ALL FLOORS, ROOFS, WALLS AND ADJACENT PROPERTY AS PROJECT CONDITIONS REQUIRE. SHORING AND SHEETING SHALL BE DESIGNED BY A STATE OF CALIFORNIA LICENSED PROFESSIONAL ENGINEER HIRED BY THE CONTRACTOR, WHO SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR THE OWNER'S REVIEW.

7. DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION GIVEN IN STRUCTURAL DRAWINGS ARE BASED ON INFORMATION CONTAINED IN VARIOUS ORIGINAL DESIGN AND CONSTRUCTION DOCUMENTS PROVIDED BY THE OWNER, AND LIMITED FIELD OBSERVATIONS AND MEASUREMENTS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO EXISTING CONDITIONS BY ACTUAL MEASUREMENT AND OBSERVATION AT THE SITE. ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE DESIGNER OF RECORD FOR HIS EVALUATION BEFORE THE AFFECTED CONSTRUCTION IS PUT IN PLACE.

8. PRODUCTS: TRADE NAMES OR MANUFACTURERS NOTED WITHIN DRAWINGS AND/OR SPECIFICATIONS ARE TO ESTABLISH A STANDARD OF QUALITY: CONTRACTOR MAY SUBMIT OTHER MANUFACTURERS PRODUCTS EQUAL TO THOSE SPECIFIED FOR APPROVAL.

9. THE CONTRACTOR SHALL MAKE NO DEVIATION FROM THE DRAWINGS WITHOUT WRITTEN APPROVAL OF THE DESIGNER.

10. THE CONTRACTOR SHALL GUARANTEE ALL WORK PERFORMED UNDER THIS CONTRACT FOR A PERIOD OF ONE YEAR AFTER COMPLETION AND FINAL ACCEPTANCE BY THE OWNER.

11. THE CONTRACTOR SHALL INSPECT EXISTING CONDITIONS AT JOB SITE BEFORE SUBMITTING BID. CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONDITIONS ON SITE WHETHER INDICATED ON DRAWINGS OR NOT. SUBMISSION OF A PROPOSAL SHALL SIGNIFY THE CONTRACTOR'S ACCEPTANCE OF THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS.

12.CONTRACTOR MUST CONDUCT A PRE-DEMOLITION MEETING AND SITE WALKTHROUGH WITH THE OWNER AND ARCHITECT BEFORE THE COMMENCEMENT OF ANY DEMOLITION OR REMOVAL OF MATERIALS.

13. THE WORK TO BE PERFORMED CONSISTS OF FURNISHING ALL LABOR, EQUIPMENT, TOOLS, TRANSPORTATION, SUPPLIES, FEES, MATERIALS, AND SERVICES IN ACCORDANCE WITH THESE NOTES AND DRAWINGS; AND INCLUDES PERFORMING ALL OPERATIONS NECESSARY TO CONSTRUCT AND INSTALL COMPLETE, IN SATISFACTORY CONDITION, THE VARIOUS MATERIALS AND EQUIPMENT AT THE LOCATIONS SHOWN.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE BUILDING, ITS OCCUPANTS, AND THE GENERAL PUBLIC.

15. PROVIDE ALL WORK INDICATED OR IMPLIED BY THE DRAWINGS.

16. SUBMIT SHOP DRAWINGS TO DESIGNER FOR REVIEW. DO NOT COMMENCE WORK UNTIL REVIEW OF SHOP DRAWINGS HAS BEEN COMPLETED AND THE DRAWINGS APPROVED. ALLOW TEN (10) BUSINESS DAYS MIN FOR REVIEW.

17. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR HIS WORK UNTIL TURNED OVER TO THE OWNER.

18. THE GENERAL CONSTRUCTION NOTES AND/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND THE GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.

19. THE CONTRACTOR SHALL MAKE ALL REQUIRED ARRANGEMENTS FOR DELIVERY OF MATERIALS.

20. BUILDING CONDITIONS, INCLUDING SIZE OF SERVICE ELEVATORS, DOORWAYS, STAIRS, CORRIDORS, WINDOW OPENINGS, ETC., SHALL BE CHECKED FOR ITEMS BEING DELIVERED.

21.THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE PREMISES EACH EVENING PRIOR TO LEAVING THE JOB SITE. THE SITE SHALL REMAIN LOCKED AND SECURED AT ALL TIMES WHEN THE GENERAL CONTRACTOR IS NOT ON SITE AND KEYS FOR THE SITE SHALL BE HELD BY THE GENERAL CONTRACTOR. NO UNSUPERVISED SUBCONTRACTORS SHALL HAVE KEYS OR ACCESS TO THE SITE WITHOUT THE OWNER'S PRIOR CONSENT.

22. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL FURNISH A SCHEDULE SHOWING THE CHRONOLOGICAL PHASES OF THE WORK. THIS SCHEDULE SHALL INDICATE ALL ORDERING LEAD TIMES, LENGTH FOR EACH PHASE, ITS START AND COMPLETION AND A PROJECTED COMPLETION DATE FOR THE PROJECT.

23. ANY COST CAUSED BY DEFECTIVE OR ILL-TIMED WORK, AS A RESULT OF, BUT NOT LIMITED TO, INFERIOR WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING OR DELINQUENT ORDERING SHALL BE BORNE BY THE CONTRACTOR.

24. ALL RUBBISH AND WASTE MATERIALS CAUSED BY THE INSTALLATION OF THE WORK SHALL BE REMOVED FROM THE PREMISES PROMPTLY.

25. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL RULES, REGULATIONS, CODES AND ALL AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL COMPLY WITH ALL APPROPRIATE MUNICIPAL AND REGULATORY AGENCIES, CODES AND REQUIREMENTS. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND APPROVALS.

26. THE CONTRACTOR SHALL EXAMINE ALL AREAS OF CONSTRUCTION AFTER COMPLETION OF WORK AND PROVIDE NECESSARY TOUCH UP PAINTING OR WALL COVERING FOR PROTECTION.

27. THE CONTRACTOR SHALL INSPECT ALL EXISTING FINISHED SURFACES INCLUDING CORNER BEADS, STOPS, ETC. FOR CHIPS, CRACKS, HOLES, DAMAGED SURFACES AND ANY OTHER DEFECTS CAUSING AN APPEARANCE DIFFERENT FROM A NEW FIRST-CLASS FINISHED INSTALLATION. ALL DEFECTS SHALL BE REPAIRED, OR IF BEYOND REPAIR, THEN INSTALLED AND FINISHED TO THE SATISFACTION OF THE DESIGNER JUST PRIOR TO BEING TURNED OVER TO THE OWNER.

28. THE CONTRACTOR SHALL THOROUGHLY CLEAN ALL LIGHT FIXTURES AND LENSES, A/C DIFFUSERS AND REGISTERS, FLOORS AND BASES, DOORS, ETC. CONTRACTOR SHALL ALSO PROVIDE A FULL POST-CONSTRUCTION CLEAN PRIOR TO FINAL PROJECT ACCEPTANCE.

29. THIS PROJECT IS A CAPITAL IMPROVEMENT AND NO SALES TAX SHALL BE PAID FOR THE PURCHASE OF EQUIPMENT AND MATERIALS BY OWNER.

30. THE CONTRACTOR SHALL PROTECT ALL INSTALLED WORK AND EXISTING, EXTERIOR GLASS AGAINST ANY DAMAGE UNTIL PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.

31. REMOVE ALL EXISTING APPLIANCES AND PLUMBING FIXTURES FROM THE SITE, UNO.

32. PREPARE THE KITCHEN SURFACES FOR NEW EQUIPMENT AND CABINETS AND PROVIDE UTILITIES AS REQUIRED TO CONNECT ALL NEW APPLIANCES.

33. CONTRACTOR SHALL CONSULT WITH REPRESENTATIVES OF APPLICABLE UTILITIES, INCLUDING GAS, WATER, POWER, TELEPHONE AND CABLE TV AND DETERMINE EXACT LOCATIONS AND AVAILABILITY OF UTILITIES AND DETERMINE CONDITION OF EXISTING SERVICE PRIOR TO COMMENCING WORK OR CONNECTING UTILITIES.

34. CONTRACTOR SHALL PROVIDE TEMPORARY TOILET FACILITIES AT THE JOB SITE AS NECESSARY AND REQUIRED BY CODE.

35. CONTRACTOR SHALL PROTECT FLOOR SURFACES FROM DAMAGE WITH RAMBOARD AND EQUIP MOBILE EQUIPMENT WITH PNEUMATIC TIRES.

36. PRIOR TO ISSUANCE OF A BUILDING PERMIT THE CONTRACTOR SHALL HAVE THE FOLLOWING: 1) CERTIFICATE OF WORKER'S COMPENSATION INSURANCE MADE OUT TO THE CONTRACTOR'S STATE LICENSE BOARD 2) COPY OF BUSINESS TAX REGISTRATION CERTIFICATE OR A NEWLY PAID RECEIPT FOR ONE FOR APPLICABLE JURISDICTION. 3) NOTARIZED LETTER OF AUTHORIZATION FOR AGENTS 4) COPY OF CONTRACTOR'S STATE LICENSE OR POCKET ID.

DEMOLITION:

1. AS REQUIRED TO INSTALL NEW SCOPE OF WORK.

2. ALL DEBRIS TO BE PROMPTLY REMOVED FROM SITE.

3. ANY DAMAGE DONE TO FLOORS, WALLS, ETC. DUE TO REMOVAL OF EXISTING PARTITIONS, PLUMBING FIXTURES, OR ANYTHING REMOVED IN ORDER TO COMPLETE THE SCOPE OF WORK AS INDICATED ON DRAWINGS SHOULD BE PATCHED TO MATCH EXISTING AND MEET DESIGNER'S AND OWNER'S APPROVAL.

4. SEAL ALL VENTS AND OPENINGS AS REQUIRED DURING DEMOLITION TO PREVENT DUST DAMAGE ACROSS ROOMS.

5. CONTRACTOR TO REMOVE ALL FURNITURE, APPLIANCES, ETC., IN ORDER TO ALLOW FOR NEW CONSTRUCTION AS SHOWN.

6. CONTRACTOR TO PROVIDE ALL SCAFFOLDING AND BRIDGING AS REQUIRED TO COMPLETE SCOPE OF WORK.

7. FOR ALL NEW STONE AND WOOD FLOORING, CONTRACTOR IS TO REMOVE ANY EXISTING SUBSTRATE AS REQUIRED TO KEEP FLOORS LEVEL AND TRUE.

8. WHEN DEMOLITION IS REQUIRED ON SITE: 1) ALL DEBRIS SHALL BE WET AT THE TIME OF HANDLING TO PREVENT DUST, 2) NO STRUCTURAL MEMBER OF ANY KIND SHALL BE DEMOLISHED UNTIL THE STORY ABOVE IS COMPLETELY REMOVED, 3) FREE FALL DUMPING OVER EXTERIOR WALL WILL NOT BE ALLOWED 4) DEMOLITION PERMIT SHALL BE OBTAINED BY A LICENSED WRECKING CONTRACTOR (CLASS C-21) OR A LICENSED GENERAL CONTRACTOR (CLASS B-1), 5) CONTRACTOR SHALL USE NEGATIVE PRESSURE MACHINES AND HEPA FILTERS THROUGHOUT DEMOLITION TO REDUCE AIRBORNE DUST.

PRODUCT NOTES:

1. ALL PRODUCTS SPECIFIED SHALL BE PROVIDED IN LOCATIONS INDICATED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS.

2. PROVIDE BLOCKING WITHIN ALL WALLS TO SECURE SHELVING WHERE REQUIRED.

3. GENERAL CONTRACTOR (GC) TO ENSURE THAT ALL APPLIANCES, TO INCLUDE CONDENSER AND AIR HANDLING UNITS, ARE OPERATIONAL BEFORE HANDING OVER TO OWNER, ENSURE THAT ALL POWER, WATER AND VENTILATION PROVIDE AS NECESSARY.

4. GC TO PROVIDE OWNER WITH PROJECT MANUALS AT CLOSE OF JOB INCLUDING ALL OWNER'S MANUALS AND WARRANTIES FOR ALL EQUIPMENT AND APPLIANCES INSTALLED WITHIN THE SCOPE OF WORK.

POWER AND TELEPHONE NOTES:

1. PROVIDE ALL ELECTRICAL WORK AS INDICATED ON OR IMPLIED BY THE CONTRACT DOCUMENTS.

2. PROVIDE ALL ELECTRICAL POWER AS REQUIRED BY TELEPHONE COMPANY. PROVIDE TELEPHONE AND DATA WIRING IN LOCATIONS INDICATED AND ALL NECESSARY CONDUIT. VOICE WIRING TO BE CAT3, DATA WIRING TO BE CAT6. PATCH PANEL TO BE PROVIDED IN LOCATION INDICATED. TERMINATIONS TO BE PROVIDED BY GC AT LOCATIONS INDICATED. TELEPHONE EQUIPMENT TO BE PROVIDED BY OTHERS.

3. ALL ELECTRICAL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.

4. ALL WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENT OF ALL AUTHORITIES HAVING JURISDICTION.

5. ALL ELECTRICAL, SPEAKER, AND TELEPHONE WIRING SHALL BE CONCEALED IN DRYWALL AND/OR CEILING. INSTALL SPEAKER WIRE IN LOCATIONS INDICATED. TERMINATIONS AND SPEAKER INSTALLATION ARE BY OTHERS.

6. ALL ELECTRICAL, SPEAKER AND LIGHTING WORK IN CONJUNCTION WITH CABINET WORK SHALL BE COORDINATED WITH THE MILLWORK CONTRACTOR.

7. REFER TO ELEVATIONS FOR DIMENSIONED LOCATIONS OF SWITCHES, PLATES, AND OTHER EQUIPMENT.

8. ALL 125-V RECEPTACLES IN GARAGE (INCLUDING ANY CEILING OUTLETS) SHALL HAVE GFCI PROTECTION.

9. ALL 125-V RECEPTACLES SERVING COUNTER TOP SURFACES IN THE KITCHEN SHALL HAVE GFCI PROTECTION.

10. ALL 120-V BRANCH CIRCUITS SUPPLYING OUTLETS IN CLOSETS, HALLWAYS, BEDROOMS AND OTHER HABITABLE ROOMS (EXCEPT KITCHEN) SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI).

11. RECEPTACLE OUTLETS IN HABITABLE ROOMS SHALL BE SPACED 12' O.C, MAXIMUM AND SHALL BE LOCATED WITHIN 6' OF WALL ENDS, DOOR OPENINGS, AND AT EVERY 2' OR WIDER WALL.

12. RECEPTACLE OUTLETS AT KITCHEN COUNTER-TOPS SHALL BE SPACED AT 4' O.C. MAXIMUM AND WITHIN 2' OF ENDS/BREAKS OF COUNTERS.

13. PROVIDE AT LEAST ONE OUTDOOR RECEPTACLE OUTLET WITH WEATHER PROOF COVER AND GFCI AT FRONT AND REAR OF DWELLING UNIT AND AT DECK/BALCONY (EXCEPTION: DECK/BALCONY WITH USABLE AREA LESS THAN 20 SQ.FT.

14. ALL RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLE.

15. BATHROOM RECEPTACLES SHALL BE SERVED BY A DEDICATED 20 AMP CIRCUIT.

16. PROVIDE A WALL SWITCHED-CONTROLLED LIGHTING OUTLET ON THE EXTERIOR SIDE OF OUTDOOR ENTRANCES OR EXITS WITH GRADE LEVEL ACCESS.

PLUMBING NOTES:

1. PROVIDE ALL PLUMBING ROUGHING AS INDICATED OR IMPLIED BY CONTRACT DOCUMENTS.

2. ALL FIXTURES AND ACCESSORIES TO BE PROVIDED AND INSTALLED BY CONTRACTOR AS PER MANUFACTURER'S GUIDELINES. IF CONTRACTOR FINDS THAT COMPONENTS OR ITEMS ARE MISSING WHICH ARE REQUIRED FOR THE COMPLETE INSTALLATION AS IMPLIED IN THE CONTRACT DOCUMENTS THE GC SHALL NOTIFY THE DESIGNER IMMEDIATELY FOR COORDINATION.

3. PLUMBING WORK SHALL BE COORDINATED WITH ALL OTHER TRADES.

4. INSTALL FIXTURES, LINES OR PIECES OF THE APPROVED ALL VALVES AS INDICATED ON THE DRAWINGS OR AS MAY BE REQUIRED FOR THE PROPER CONTROL OF THE VARIOUS APPARATUS AND PIPELINES SO THAT ANY OF THE FIXTURE, LINES OR PIECES OF APPARATUS MAY BE CUT OFF FOR REPAIR WITHOUT INTERFERING OR INTERRUPTING SERVICE TO THE REST OF THE PROJECT. ALL VALVES SHALL BE DESIGNED FOR REPACKING WHEN WIDE OPEN UNDER PRESSURE.

5. BEFORE BEING COVERED UP OR BUILT IN, ALL PIPING SHALL BE TESTED AS REQUESTED BY THE AUTHORITIES HAVING JURISDICTION AND WITNESS BY THE OWNER, DESIGNER AND OR BUILDING ENGINEER.

6. DIVERSION OF PLUMBING SHALL NOT INTERRUPT DRAINAGE SERVICE IN ANY WAY.

7. REMOVE ANY DORMANT PIPES DISCOVERED.

8. CONTRACTOR TO ENSURE THAT ANY EXISTING PIPES ARE IN GOOD CONDITION OR REMEDY OR REPLACE EXISTING PIPES.

9. IDENTIFY ALL ITEMS REQUIRING SERVICE ACCESS AND PROVIDE APPROVED TYPE ACCESS DOORS. SUCH LOCATIONS TO BE COORDINATED AND APPROVED BY DESIGNER. ACCESS DOOR TO BE RECESSED FOR DRYWALL SURFACES.

10. IF REQUIRED A NEW WATER METER SHALL BE INSTALLED TO MEET CAPACITY OF THE NEW DOMESTIC AND SPRINKLER CAPACITY DEMANDS.

11. WATER METERS SHALL BE PLACED NEAR THE PROPERTY LINE AND OUT OF THE DRIVEWAY APPROACH WHENEVER POSSIBLE.

12. THE WATER METER BOX MUST BE PURCHASED FORM THE CITY AND MUST HAVE A TRAFFIC RATED LID IF THE BOX IS LOCATED IN THE DRIVEWAY.

SHOP DRAWINGS & SAMPLES:

1. SUBMIT SHOP DRAWINGS FOR DESIGNERS APPROVAL FOR THE FOLLOWING ITEMS: CABINETRY/MILLWORK, ALL DOOR & WINDOW ASSEMBLIES, ALL METAL WORK & STRUCTURAL STEEL, TILE LAYOUT DETAILS WITH STARTING POINTS AND JOINT LAYOUT, CUSTOM CONCRETE, MECHANICAL DUCTWORK, ELECTRICAL WORK, GLAZED ASSEMBLIES.

2. CONTRACTOR SHALL SUBMIT THREE SAMPLES OF ALL FINISH MATERIALS, INCLUDING BUT NOT LIMITED TO, TILE, GLASS, STONE, WOOD VENEER FOR DESIGNER/OWNER REVIEW.

SAMPLES MAY BE REVIEWED ON SITE, SEE PROJECT MANUAL.

MILLWORK:

1. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. CONTRACTOR TO NOTIFY DESIGNER OF ANY DISCREPANCIES IN FIELD.

2. CONTRACTOR SHALL CHECK JOB PROGRESS AND COORDINATE WITH OTHER TRADES INVOLVED.

3. PERFORM ALL FABRICATION FROM FIELD MEASUREMENT WITH PROVISION FOR SCRIBING AS REQUIRED TO MEET BUILT-IN CONDITIONS.

4. ALL MILLWORK TO INCLUDE INSTALLATION SHALL BE AWI 'PREMIUM GRADE.'

5. ALL WOOD SHALL BE FIRE-RATED IN ACCORDANCE WITH LOCAL FIRE RATING REGULATIONS.

6. GROUNDS, FURRING, STRAPPING AND BLOCKING SHALL BE FREE FROM KNOTS WHICH WOULD AFFECT THE STRENGTH OR RENDER NAILING DIFFICULT.

7. ALL MATERIALS FOR WOODWORK SHALL BE THOROUGHLY KILN-DRIED.

8. ALL FINISHED WORK SHALL AS FAR AS PRACTICABLE BE ASSEMBLED AND FINISHED IN THE SHOP AND DELIVERED TO THE BUILDING READY TO ERECT IN PLACE.

9. ALL WORK SHALL BE FABRICATED, ASSEMBLED, FINISHED AND ERECTED IN ACCORDANCE WITH AWI 'PREMIUM GRADE' STANDARDS. SURFACES AND ARISES SHALL BE TRUE, STRAIGHT, AND FREE FROM ALL MACHINE AND TOOL MARKINGS, BRUISES, INDENTATIONS, CHIPS OR ABRASIONS.

10. WHERE MEMBERS ARE MITERED OR BUTTED, THEY SHALL BE JOINED AND IN A MANNER TO INSURE AGAINST THE JOINT OPENING.

11. PROVIDE ALL CABINET DOOR AND SHELVING WORK HARDWARE AS REQUIRED FOR A COMPLETE INSTALLATION. REFER TO HARDWARE SCHEDULE.

12. AFTER TOTAL COMPLETION OF ERECTION, ALL NAIL HOLES, SCRATCHES AND OPEN JOINTS SHALL BE FILED AND TOUCHED UP SO AS TO BE INVISIBLE.

13. ALL WHITE LACQUER MDO AND WOOD VENEER PLYWOOD TO RECEIVE SOLID EDGE BANDING TO CONCEAL LAMINATIONS. EDGE BANDING TO BE VENEER THICK UNLESS OTHERWISE NOTED.

14. FLITCHES TO BE MAXIMUM PRACTICABLE WIDTHS AND FULL HEIGHT IN SEQUENTIAL BOOK MATCH PATTERN. GRAIN DIRECTION ON WALL PANELS AND CABINET FACES TO BE VERTICAL UNLESS OTHERWISE NOTED. ARCHITECT TO REVIEW SELECTION PRIOR TO PURHCASE.

15. FABRICATE UNITS IN LARGEST PRACTICABLE SECTIONS. ASSEMBLE IN THE SHOP FOR TRIAL FIT. DISASSEMBLE FOR SHIPMENT AND REASSEMBLE WITH CONCEALED FASTENERS.

16. MAINTAIN RELATIVE HUMIDITY AND TEMPERATURE DURING FABRICATION, STORAGE AND FINISHING OPERATIONS MATCHING THAT OF THE AREAS OF INSTALLATION.

17. FACTORY FINISH ALL ITEMS WHERE POSSIBLE. DEFER FINAL TOUCH-UP, CLEANING AND POLISHING UNTIL AFTER DELIVERY AND INSTALLATION.

18. PANELING - PROVIDE CONCEALED WOOD BLOCKING AND FRAMING, ANCHORS, CLIPS, SPLINES, SUPPORTING AND ATTACHING DEVICES. PROVIDE CUT-OUTS TO RECEIVE ATTACHMENTS, MECHANICAL AND ELECTRICAL WORK AS REQUIRED.

19. MAKE ALL JOINTS HAIRLINE TIGHT, FITTED ACCURATELY AND JOINTED WITH HARDWOOD SPLINES OR DOWELS, GLUED TOGETHER OR BY OTHER METHOD APPROVED BY DESIGNER. USE SCREWS, NOT NAILS, FOR FASTENING TO GYPSUM BOARD.

20. ALL DRAWERS SHALL BE MAXIMUM DEPTH OF THE HOUSE CABINET W/ FULL EXTENSION, SOFT CLOSING SLIDES, 100 LBS MIN CAPACITY, UNO.

21. ALL CABINET DOORS SHALL HAVE SOFT CLOSING CONCEALED ERO HINGES, UNO. WHEN THE DOOR OPEN ADJACENT TO A PERPENDICULAR WALL CONTRACTOR SHALL PROVIDE LIMITER CLIPS TO PREVENT CLASHING DOOR W/ WALL, PROVIDE HINGE AT MAX 16 " O.C.

22. ALL DRAWERS & CABINET DOOR PANELS SHALL BE FITTED W/ (4) FOUR 1/8 " THK CLEAR SELF-ADHESIVE BUMPERS AS EACH CORNER.

23. ALL REVEAL JOINTS BETWEEN CABINET & DRAWER PANELS SHALL ALIGN + BE LEVEL + PLUMB.

GYPSUM BOARD WORK:

1. GYPSUM BOARD PARTITIONS SHALL TYPICALLY CONSIST OF 2X6 WOOD STUDS AT 16" O.C. WITHOUT EXCEPTION, STUDS SHALL BE FIRMLY ANCHORED TO THE FLOOR AND CEILING PLATES. THE FLOOR AND CEILING PLATES SHALL IN TURN BE ANCHORED TO THE FLOOR AND CEILING STRUCTURES WITH TWO CONTINUOUS BEADS OF ACOUSTIC/FIRE SEALANT BETWEEN SUBSTRUCTURE & RUNNER.

2. ALL GYPSUM BOARD WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL AUTHORITIES HAVING JURISDICTION AND WITH MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS. ALL NEW GYPSUM SURFACES TO BE LEVEL 5 DRYWALL FINISH AND BOARDS TO HAVE TAPERED EDGES.

3. PROVIDE ALL REQUIRED FASTENERS, ANCHORS, ADHESIVES, COMPOUNDS, ETC. AS INDICATED PER GYPSUM BOARD MANUFACTURE'S STANDARDS AND AS REQUIRED FOR A COMPLETE INSTALLATION.

4. ALL EXPOSED EDGES AND/OR CORNERS OF GYPSUM BOARD SHALL RECEIVE A HOT-DIPPED GALVANIZED METAL CORNER BEAD AND ALL EDGES OF A GYPSUM BOARD ABUTTING OTHER MATERIAL SHALL RECEIVE A HOT-DIPPED GALVANIZED METAL CASING BEAD, TAPED AND SPACKLED SMOOTH.

5. PROVIDE NEW SPECIAL WATER RESISTANT TYPE GYPSUM BOARD IN ALL WET LOCATIONS SUCH AS BATHROOMS. PROVIDE CEMENT BOARD SUCH AS DUROCK AT ALL SHOWER AND BATH AREAS OVER MEMBRANE WATER PROOFING.

6. WALLS SHOWN ALIGNED WITH EXISTING BUILDING CONSTRUCTION SHALL BE FLUSH AND SMOOTH WITH EXISTING BUILDING CONSTRUCTION UNLESS OTHERWISE INDICATED.

7. ALL PARTITIONS SHALL BE FURNISHED WITH BASES AS INDICATED IN THE CONTRACT DOCUMENTS.

8. ALL NEW PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED.

9. WHERE SPECIFIED, PLYWOOD UNDERLAYMENT TO HAVE STAGGERED JOINTS, GWB OVERLAY ALSO STAGGERED SO THAT PLYWOOD JOINTS DO NOT TELEGRAPH THROUGH TO SURFACE OF GWB.

10. AT EXISTING PARTITIONS, CONTRACTOR TO PROBE WALL TO LOCATE STUDS AND COORDINATE WITH NEW CONSTRUCTION.

11. PROVIDE A FULL SKIM COAT OF COMPOUND AT ALL EXISTING AND NEW GWB SURFACES THAT ARE NOT SMOOTH AND TRUE.

12. ALL DRYWALL SURFACES ABUTTING FINISH CASEWORK SHALL RECEIVE SKIM COATING AS REQUIRED TO MAKE SURFACE LEVEL AND PLUMB.

HVAC:

1. CONTRACTOR TO TEST ANY FANS, EXHAUSTS, MECHANICAL EQUIPMENT PRIOR TO HANDOVER OF PROJECT TO OWNER.

2. NEW DWELLING UNIT SHALL HAVE A MECHANICAL VENTILATION SYSTEM.

PAINTING:

1. ALL AREAS RECEIVING PAINT, AS INDICATED IN FINISH SCHEDULE, SHALL BE PAINTED IN ACCORDANCE WITH PAINT MANUFACTURE'S WRITTEN INSTRUCTIONS.
2. WALLS SCHEDULED TO BE PAINTED SHALL INCLUDE SURFACES FROM FLOOR TO CEILING INCLUDING PILASTERS, FASCIAS, DOORS, BUCKS, REVEALS, AND ALL SURFACES NOT INCLUDING FLOOR AND CEILINGS.

3. PAINT GYPSUM CEILINGS AND WALLS AS PER FINISH SCHEDULE.

4. PAINT COLORS AND TEXTURES SHALL BE SELECTED AND SPECIFIED IN FINISH SCHEDULE, AND CONTRACTOR SHALL SUBMIT THREE 18"X18" SAMPLES OF EACH SELECTED COLOR AND TEXTURE FOR DESIGNERS REVIEW.

5. ALL WALLS AND CEILINGS SHALL BE PROPERLY PREPARED, SPACKLED, SANDED, ETC., TO PROVIDE A PERFECTLY SMOOTH SURFACE TO RECEIVE PAINT, SKIM COAT, ETC. AS REQUIRED.

6. ALL PAINT SHALL BE WATER BASED PAINT, PROVIDE ONE (1) PRIMER COAT AND TWO (2) FINISH COATS OF PAINT AS SPECIFIED IN FINISH SCHEDULE.

7. ALL ROOMS TO BE BENJAMIN MOORE AURA, DUNN EDWARDS SUPREMA OR APPROVED EQUAL. COLORS & FINISH TBD BY DESIGNER.

DOOR NOTES:

1. ALL DOORS TO BE 1-3/4" SOLID LUMBER CORE FLUSH WHITE OAK VENEER DOORS W/ 'A' FACE ON BOTH SIDES OR APPROVED EQUAL. DOORS IN EXCESS OF 36" IN WIDTH AND/OR 96" IN HEIGHT SHALL BE 2" IN THICKENSS.

2. DOORS SHALL BE MANUFACTURED BY WEYERHAEUSER, ALGOMA OR EGGERS HARDWOOD PRODUCTS CORP., OR OTHER APPROVED EQUALS.

3. DOORS WHEN INSTALLED SHALL NOT BOW OR BECOME OUT OF PLANE. ALL DOORS SHALL BE FABRICATED TO ACCOMODATE SELF WEIGHT AND THE DISTRIBUTION OF WEIGHT SPECIFIC TO OPERATION AND ATTACHMENT OF ASSIGNED HARDWARE EACH DOOR.

4. ALL DOOR STOPS SHALL BE LOCATED IN THE FIELD W/ DESIGNER & OWNER PRIOR TO INSTALLATION.

STONE NOTES:

1. A WATERPROOFING MEMBRANE SHALL BE PLACED OVER ALL PORTIONS OF SUBFLOOR AT BATHROOMS AND RUN UP VERTICAL AT ALL WALLS AS HIGH AS POSSIBLE, BUT A MINIMUM OF 12" ABOVE FINISHED FLR, WHILE REMAINING CONCEALED BEHIND THE WALL BASE TRIM AND OR WALL CLADDING MATERIAL.

2. ANY STONE OR TILE SHALL BE SET LEVEL, PLUMB AND FLUSH ALIGNED. JOINTS SHALL BE 1/8" MAX AND 1/16" MIN.

3. GROUT COLOR SHALL BE AS PER FINISH SCHEDULE AND A SAMPLE MEASURING 12"X12" SHALL BE SUBMITTED FOR DESIGNER AND OWNER APPROVAL.

4. FINAL STONE, TILE INSTALLATION SHALL BE FREE OF CHIPS, SCRATCHES, GROUT HAZE OR STAINS.

5. ALL EXPOSED EDGES ON COUNTERTOPS SHALL BE SLIGHTLY EASED, 1/8" MAX AT ALL UNDERMOUNT SINKS AND TUBS AND 1/16" MAX AT ALL OTHER LOCATIONS. CONTRACTOR SHALL SUBMIT AN EASED EDGE SAMPLE FOR DESIGNER'S REVIEW.

6. ALL STONE TO BE FINISHED WITH DRY TREAT BRAND SEALER OR SUPPLIER RECOMMENDED SEALER.

7. CONTRACTOR SHALL CLEAN, PATCH AND LEVEL THE SUBFLOOR AS REQUIRED FOR ALL TILE/STONE FLOORING.

WOOD FLOORING:

1. GENERAL STANDARDS TO COMPLY WITH RECOMMENDATIONS OF NATIONAL FLOORING MANUFACTURER'S ASSOCIATION (NOFMA).

2. FLOORING TO BE INSTALLED AS SPECIFIED IN FINISH SCHEDULE AND AS PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

3. PROTECT FLOORING FROM EXCESSIVE MOISTURE IN SHIPMENT, STORAGE AND HANDLING. DELIVER IN UNOPENED CARTONS OR BUNDLES AND STORE IN A DRY PLACE WITH ADEQUATE AIR CIRCULATION. DO NOT DELIVER MATERIAL TO BUILDING UNTIL WET WORK SUCH AS CONCRETE HAVE BEEN COMPLETED AND CURED TO A CONDITION OF EQUILIBRIUM.

4. PROVIDE MOCK-UP OF WOOD 4'X4' SQUARE ON SITE (TO BE REPLACED WITH FINAL FLOORING) FOR DESIGNER AND OWNER REVIEW AND APPROVE.

5. WHERE THE SUBFLOOR IS NOT LEVEL, THE CONTRACTOR SHALL TAKE MEASURES TO LEVEL THE SUBSTRATE WITHOUT AFFECTING THE INSTALLATION OF FLOOR.

6. GRAIN/BOARD DIRECTION SHALL BE INDICATED ON FLOOR PLAN.

7. CONTRACTOR SHALL PROVIDE MANUFACTURER RECOMMENDED VAPOR BARRIER OVER SUBFLOOR THROUGHOUT PROJECT AND PROVIDE 1/4" FLOOR UNDERLAYMENT

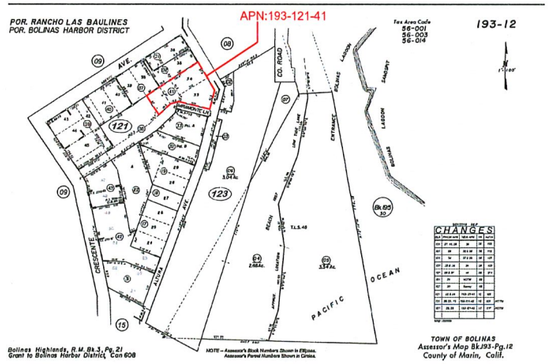
8. CONTRACTOR SHAL

66 ALTURA AVENUE

66 ALTURA AVENUE, BOLINAS, CA 94924
APN: 193-121-41

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DRAWINGS, CALCULATIONS, GOVERNENTAL AGENCY APPROVALS AND FEES TO COMPLETE THIS WORK. CONTRACTOR/SUBCONTRACTORS SHALL SUBMIT MECHANICAL, ELECTRICAL, COMMUNICATIONS AND PLUMBING DRAWINGS TO ALEXANDER GREEN DESIGN (AGD) FOR PREVIEW OF DEVICE TYPES, LOCATIONS AND QUANTITIES, HVAC ZONING/THERMOSTAT LOCATIONS, ETC. PRIOR TO SUBMITTING FOR PERMIT AND CONSTRUCTION.

ACCESSOR'S PARCEL MAP



VICINITY MAP (37.908784915386775, -122.68331126003739)



SHEET INDEX

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1	TOPOGRAPHICAL SURVEY
	CIVIL
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A-303	EXTERIOR ELEVATIONS
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O	TITLE REPORT
O	DRAINAGE ANALYSIS (CIVIL ENGINEER)
O	STORMWATER CONTROL PLAN (CIVIL)
O	GEOTECHNICAL SOILS REPORT
O	GEOTECHNICAL BLUFF ANALYSIS - V. HOWES
O	BLUFF EDGE ASSESSMENT - RGH
O	GEOLOGIC EVALUATION - RGH
O	HISTORIC RESOURCE EVALUATION

PROJECT DESCRIPTION

THE PROJECT IS LOCATED ON THE LITTLE MESA AREA OF BOLINAS AND IS IN WUI AND COASTAL ZONES, CONNECTED TO BCPUD SEWER SYSTEM. WATER SUPPLIED BY BCPUD, CURRENT OPERATING WATER METER IN USE. THE CURRENT USE IS A 1,459 SQ FT SINGLE-FAMILY RESIDENCE WITH ATTACHED 361 SQ FT GARAGE; EXISTING 2-STORY, 4-BEDROOM, 3-BATH. THE PROPOSED PROJECT IS A LEVEL 02 DEMOLITION, INTERIOR RENOVATION, AND NEW 1,722 SQ FT ADDITION TO EXISTING SINGLE FAMILY RESIDENCE. **NEW BLDG IS A 3-BEDROOM, 2.5 BATH RESIDENCE WITH ATTACHED GARAGE, AND A NEW 742 SQ FT DETACHED 1-BDRM ADU.** NO CHANGE TO OFF-STREET PARKING. NEW RAINWATER CATCHMENT AND PHOTOVOLTAIC SYSTEMS TO BE INCORPORATED. THE TOTAL PROJECT HEIGHT IS REDUCED FROM THE EXISTING RESIDENCE AND COMPLIES WITH ALL SETBACK, AREA, AND HEIGHT REQUIREMENTS. ALL NEW PROJECT COMPONENTS ALL STEP BACK FROM THE FRONT YARD SETBACK. SIMPLE ONE-STORY FORMS, MASSING, AND A MATERIAL PALETTE OF WEATHERED WOOD SIDING MAINTAINS THE CHARACTER OF BOLINAS.

PROJECT DATA

PARCEL INFORMATION

ASSESSOR'S PARCEL NUMBER:	193-121-41
PROPERTY ADDRESS:	66 ALTURA AVENUE BOLINAS, CA 94924
LOT AREA:	17,517 SQ FT
F.A.R.:	1,459 SQ FT (8.3%)

ZONING DISTRICT INFORMATION

ZONING DISTRICT	R-1; RESIDENTIAL, SINGLE FAMILY (C-RA-B2)
MAXIMUM BLDG HEIGHT:	**PROPOSED BDLG HEIGHT**
25'-0"	**18'-4 1/2"**
15'-0"	14'-5 1/2"
REQUIRED SETBACKS:	**PROPOSED SETBACKS - PRIMARY RESIDENCE**
FRONT: 25'-0"	35'-11 3/16"
SIDE (NORTH): 10'-0"	10'-5 1/2"
SIDE (SOUTH) 10'-0"	10'-5 3/8"
REAR: 25'-0"	66'-7 1/4"
REQUIRED SETBACKS - ADU:	**PROPOSED SETBACKS - ADU**
FRONT: 25'-0"	156'-1 1/2"
SIDE (NORTH): 4'-0"	10'-0"
SIDE (SOUTH) 4'-0"	19'-10 3/8"
REAR: 4'-0"	4'-1"
F.A.R.:	30% LOT AREA MAX.: (17,517 X 30% = 5,255 SQ FT MAX.)
SITE PARKING:	2 SPACES REQUIRED; 2 PROVIDED
BEDROOMS:	3 + 1 ADU *(4 EXISTING)*

BUILDING INFORMATION

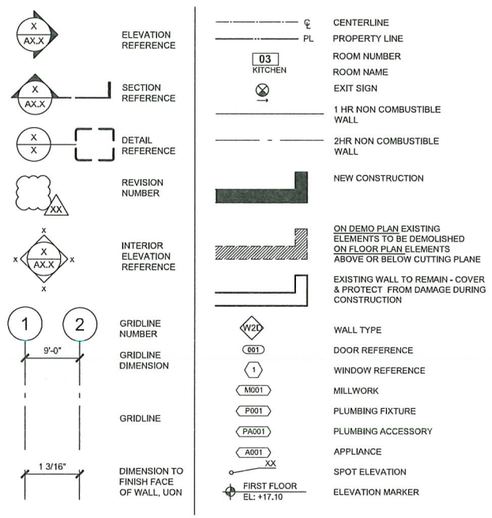
OCCUPANCY:	R-3; SINGLE-FAMILY RESIDENTIAL
NO. OF STORIES:	2 EXISTING; 1 PROPOSED
CONSTRUCTION TYPE:	V-B
SPRINKLER PROTECTION:	YES, STAND-ALONE SYSTEM
SEWER:	YES, EXISTING BCPUD CONNECTION
WATER SUPPLY:	BCPUD EXISTING WATER METER CONNECTION
COASTAL ZONE:	YES
WILDLIFE-URBAN INTERFACE:	YES; MATERIALS USED ON EXTERIOR STRUCTURE SHALL COMPLY WITH BLDG. STANDARDS IN CHAP. 7 OF THE CBC AND/OR SECTION 337 OF THE CRC.

AREA CALCULATIONS (SQUARE FEET)

PRIMARY RESIDENCE & ADU FLOOR AREA - CONDITIONED AREA

EXISTING	
GARAGE (UNCONDITIONED)	361 SQ FT (EXEMPT)
LEVEL 01:	1,034 SQ FT
LEVEL 02:	425 SQ FT
EXISTING TOTAL =	**1,459 SQ FT**
DEMOLITION	
LEVEL 01:	0 SQ FT
LEVEL 02:	425 SQ FT
DEMOLITION TOTAL =	**425 SQ FT**
PROPOSED	
GARAGE (UNCONDITIONED)	540 SQ FT (EXEMPT)
LEVEL 01:	1,722 SQ FT
LEVEL 02:	0 SQ FT
SUBTOTAL	**2,756 SQ FT** (1,034 + 1,722 SQ FT)
PROPOSED ADU	742 SQ FT
PROPOSED TOTAL FLOOR AREA =	**3,498 SQ FT**
EXISTING F.A.R.	8.3% (1,459 SF / 17,517 SF)
PROPOSED F.A.R.	**20%** (3,498 SF / 17,517 SF)
PROPOSED LOT COVERAGE	20%

GRAPHIC SYMBOLS & LEGEND



APPLICABLE CODES

2022 MARIN COUNTY CODE (MCC)
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA REFERENCED STANDARDS CODE
CALIFORNIA BUILDING CODE 7A FOR URBAN WILDLIFE INTERFACE
2022 CALIFORNIA RESIDENTIAL BUILDING CODE
-(FOR NON-STRUCTURAL REVIEW ONLY)
2022 CALGREEN RESIDENTIAL MEASURES MARIN
COUNTY FIRE CODE - TITLE 16 MCC MARIN COUNTY CODE TITLE 19

2023 CALGREEN MANDATORY MEASURES

1. STORMWATER TO BE MANAGED DURING CONSTRUCTION PER CALGREEN SECTION 4.106.2.
2. SURFACE WATER TO BE KEPT AWAY FROM BUILDINGS PER CALGREEN SECTION 4.106.3.
3. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED.
4. BEST MANAGEMENT WORKSHEET FOR CONSTRUCTION WASTE MANAGEMENT TO BE SUBMITTED BY CONTRACTOR.
5. DUCT SYSTEMS ARE TO BE SIZED, DESIGNED, AND EQUIPMENT SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLERS ARE TO BE TRAINED AND CERTIFIED SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY TO BE QUALIFIED.
6. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED (4.304.1).
7. COVER DUCT OPENINGS AND OTHER RELATED AIR-DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4.504.1).
8. PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2).
9. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.3).
10. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR EXHAUST FAN, AND FAN MUST BE CONTROLLED BY A HUMIDITY CONTROL (4.506.1).
11. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING TO BE CHECKED BEFORE ENCLOSED (4.505.3).

DZA - Attachment #8

66 ALTURA AVENUE
APN: 193-121-41

OWNER:
Chloe Sladden & Kevin McElroy
66 ALTURA AVENUE
BOLINAS, CA 94924

PROJECT DESIGNER:
ALEXANDER GREEN DESIGN
395 DOGWOOD ROAD
BOLINAS, CA 94924
TEL: 262.573.3066

STRUCTURAL ENGINEER

CIVIL ENGINEER
ADOBE ASSOCIATES, INC.
1220 N. DUTTON AVENUE
SANTA ROSA, CA 95401
TEL: 707.541.2300

LANDSCAPE ARCHITECT
TORI JOHNSON
10957 WESTSIDE ROAD
HEALDSBURG, CA 95448
TEL: 505.803.0392

MEP ENGINEER

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SEAL:

NO	DATE	ISSUE

PROJECT:
66 ALTURA AVENUE
66 Altura Avenue
Bolinas, CA 94924

PROJECT NUMBER:
2101

DRAWING TITLE:
COVER SHEET

DRAWING NUMBER:
G-000

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GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENT OF THE APPLICABLE CODES, LAWS & REQUIREMENTS APPLICABLE TO THE LOCATION OF THE PROJECT.

2. THE CONTRACTOR (AND THEIR SUB-CONTRACTORS) SHALL STUDY AND COMPARE THE CONTRACT DOCUMENTS AND SHALL AT ONCE REPORT TO THE OWNER/DESIGNER IN WRITING ALL ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING THE WORK. IF THE CONTRACTOR KNOWINGLY PROCEEDS WITH ANY OF THE WORK SO AFFECTED WITHOUT WRITTEN INSTRUCTION OF THE OWNER/DESIGNER, THE CONTRACTOR SHALL MAKE GOOD AT HIS OWN COST ANY RESULTING ERROR, DAMAGE, OR DEFECTS OR TIME DELAYS CAUSED. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK WITHOUT CONTRACT DOCUMENTS OR, WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA OR SAMPLES FOR SUCH PORTION OF WORK.

3.NO WORK TO COMMENCE ON SITE UNTIL PLAN HAS BEEN APPROVED AND PERMIT ISSUED BY THE DEPARTMENT OF BUILDINGS.

4. ALL STRUCTURAL WORK SHALL BE COORDINATED W/ DESIGN DRAWINGS AND SHALL CONFORM TO THE PROJECT SPECIFICATIONS AND APPLICABLE BUILDING CODES.

5. ALL MECHANICAL AND ELECTRICAL WORK SHALL BE DESIGN BUILD, FILED BY THE CONTRACTOR. RELATED FILINGS SHALL ALSO BE COORDINATED AND EXECUTED BY THE CONTRACTOR. ANY DISCREPANCIES BETWEEN THE ENGINEERED SYSTEMS AND THE DESIGN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY, PRIOR TO ANY CONSTRUCTION OR PURCHASING OF MATERIAL.

6. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, SHEETING AND MAKE SAFE ALL FLOORS, ROOFS, WALLS AND ADJACENT PROPERTY AS PROJECT CONDITIONS REQUIRE. SHORING AND SHEETING SHALL BE DESIGNED BY A STATE OF CALIFORNIA LICENSED PROFESSIONAL ENGINEER HIRED BY THE CONTRACTOR, WHO SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR THE OWNER'S REVIEW.

7. DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION GIVEN IN STRUCTURAL DRAWINGS ARE BASED ON INFORMATION CONTAINED IN VARIOUS ORIGINAL DESIGN AND CONSTRUCTION DOCUMENTS PROVIDED BY THE OWNER, AND LIMITED FIELD OBSERVATIONS AND MEASUREMENTS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO EXISTING CONDITIONS BY ACTUAL MEASUREMENT AND OBSERVATION AT THE SITE. ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE DESIGNER OF RECORD FOR HIS EVALUATION BEFORE THE AFFECTED CONSTRUCTION IS PUT IN PLACE.

8. PRODUCTS: TRADE NAMES OR MANUFACTURERS NOTED WITHIN DRAWINGS AND/OR SPECIFICATIONS ARE TO ESTABLISH A STANDARD OF QUALITY: CONTRACTOR MAY SUBMIT OTHER MANUFACTURERS PRODUCTS EQUAL TO THOSE SPECIFIED FOR APPROVAL.

9. THE CONTRACTOR SHALL MAKE NO DEVIATION FROM THE DRAWINGS WITHOUT WRITTEN APPROVAL OF THE DESIGNER.

10. THE CONTRACTOR SHALL GUARANTEE ALL WORK PERFORMED UNDER THIS CONTRACT FOR A PERIOD OF ONE YEAR AFTER COMPLETION AND FINAL ACCEPTANCE BY THE OWNER.

11. THE CONTRACTOR SHALL INSPECT EXISTING CONDITIONS AT JOB SITE BEFORE SUBMITTING BID. CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONDITIONS ON SITE WHETHER INDICATED ON DRAWINGS OR NOT. SUBMISSION OF A PROPOSAL SHALL SIGNIFY THE CONTRACTOR'S ACCEPTANCE OF THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS.

12.CONTRACTOR MUST CONDUCT A PRE-DEMOLITION MEETING AND SITE WALKTHROUGH WITH THE OWNER AND ARCHITECT BEFORE THE COMMENCEMENT OF ANY DEMOLITION OR REMOVAL OF MATERIALS.

13. THE WORK TO BE PERFORMED CONSISTS OF FURNISHING ALL LABOR, EQUIPMENT, TOOLS, TRANSPORTATION, SUPPLIES, FEES, MATERIALS, AND SERVICES IN ACCORDANCE WITH THESE NOTES AND DRAWINGS; AND INCLUDES PERFORMING ALL OPERATIONS NECESSARY TO CONSTRUCT AND INSTALL COMPLETE, IN SATISFACTORY CONDITION, THE VARIOUS MATERIALS AND EQUIPMENT AT THE LOCATIONS SHOWN.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE BUILDING, ITS OCCUPANTS, AND THE GENERAL PUBLIC.

15. PROVIDE ALL WORK INDICATED OR IMPLIED BY THE DRAWINGS.

16. SUBMIT SHOP DRAWINGS TO DESIGNER FOR REVIEW. DO NOT COMMENCE WORK UNTIL REVIEW OF SHOP DRAWINGS HAS BEEN COMPLETED AND THE DRAWINGS APPROVED. ALLOW TEN (10) BUSINESS DAYS MIN FOR REVIEW.

17. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR HIS WORK UNTIL TURNED OVER TO THE OWNER.

18. THE GENERAL CONSTRUCTION NOTES AND/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND THE GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.

19. THE CONTRACTOR SHALL MAKE ALL REQUIRED ARRANGEMENTS FOR DELIVERY OF MATERIALS.

20. BUILDING CONDITIONS, INCLUDING SIZE OF SERVICE ELEVATORS, DOORWAYS, STAIRS, CORRIDORS, WINDOW OPENINGS, ETC., SHALL BE CHECKED FOR ITEMS BEING DELIVERED.

21.THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE PREMISES EACH EVENING PRIOR TO LEAVING THE JOB SITE. THE SITE SHALL REMAIN LOCKED AND SECURED AT ALL TIMES WHEN THE GENERAL CONTRACTOR IS NOT ON SITE AND KEYS FOR THE SITE SHALL BE HELD BY THE GENERAL CONTRACTOR. NO UNSUPERVISED SUBCONTRACTORS SHALL HAVE KEYS OR ACCESS TO THE SITE WITHOUT THE OWNER'S PRIOR CONSENT.

22. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL FURNISH A SCHEDULE SHOWING THE CHRONOLOGICAL PHASES OF THE WORK. THIS SCHEDULE SHALL INDICATE ALL ORDERING LEAD TIMES, LENGTH FOR EACH PHASE, ITS START AND COMPLETION AND A PROJECTED COMPLETION DATE FOR THE PROJECT.

23. ANY COST CAUSED BY DEFECTIVE OR ILL-TIMED WORK, AS A RESULT OF, BUT NOT LIMITED TO, INFERIOR WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING OR DELINQUENT ORDERING SHALL BE BORNE BY THE CONTRACTOR.

24. ALL RUBBISH AND WASTE MATERIALS CAUSED BY THE INSTALLATION OF THE WORK SHALL BE REMOVED FROM THE PREMISES PROMPTLY.

25. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL RULES, REGULATIONS, CODES AND ALL AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL COMPLY WITH ALL APPROPRIATE MUNICIPAL AND REGULATORY AGENCIES, CODES AND REQUIREMENTS. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND APPROVALS.

26. THE CONTRACTOR SHALL EXAMINE ALL AREAS OF CONSTRUCTION AFTER COMPLETION OF WORK AND PROVIDE NECESSARY TOUCH UP PAINTING OR WALL COVERING FOR PROTECTION.

27. THE CONTRACTOR SHALL INSPECT ALL EXISTING FINISHED SURFACES INCLUDING CORNER BEADS, STOPS, ETC. FOR CHIPS, CRACKS, HOLES, DAMAGED SURFACES AND ANY OTHER DEFECTS CAUSING AN APPEARANCE DIFFERENT FROM A NEW FIRST-CLASS FINISHED INSTALLATION. ALL DEFECTS SHALL BE REPAIRED, OR IF BEYOND REPAIR, THEN INSTALLED AND FINISHED TO THE SATISFACTION OF THE DESIGNER JUST PRIOR TO BEING TURNED OVER TO THE OWNER.

28. THE CONTRACTOR SHALL THOROUGHLY CLEAN ALL LIGHT FIXTURES AND LENSES, A/C DIFFUSERS AND REGISTERS, FLOORS AND BASES, DOORS, ETC, CONTRACTOR SHALL ALSO PROVIDE A FULL POST-CONSTRUCTION CLEAN PRIOR TO FINAL PROJECT ACCEPTANCE.

29. THIS PROJECT IS A CAPITAL IMPROVEMENT AND NO SALES TAX SHALL BE PAID FOR THE PURCHASE OF EQUIPMENT AND MATERIALS BY OWNER.

30. THE CONTRACTOR SHALL PROTECT ALL INSTALLED WORK AND EXISTING, EXTERIOR GLASS AGAINST ANY DAMAGE UNTIL PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.

31. REMOVE ALL EXISTING APPLIANCES AND PLUMBING FIXTURES FROM THE SITE, UNO.

32. PREPARE THE KITCHEN SURFACES FOR NEW EQUIPMENT AND CABINETS AND PROVIDE UTILITIES AS REQUIRED TO CONNECT ALL NEW APPLIANCES.

33. CONTRACTOR SHALL CONSULT WITH REPRESENTATIVES OF APPLICABLE UTILITIES, INCLUDING GAS, WATER, POWER, TELEPHONE AND CABLE TV AND DETERMINE EXACT LOCATIONS AND AVAILABILITY OF UTILITIES AND DETERMINE CONDITION OF EXISTING SERVICE PRIOR TO COMMENCING WORK OR CONNECTING UTILITIES.

34. CONTRACTOR SHALL PROVIDE TEMPORARY TOILET FACILITIES AT THE JOB SITE AS NECESSARY AND REQUIRED BY CODE.

35. CONTRACTOR SHALL PROTECT FLOOR SURFACES FROM DAMAGE WITH RAMBOARD AND EQUIP MOBILE EQUIPMENT WITH PNEUMATIC TIRES.

36. PRIOR TO ISSUANCE OF A BUILDING PERMIT THE CONTRACTOR SHALL HAVE THE FOLLOWING: 1) CERTIFICATE OF WORKER'S COMPENSATION INSURANCE MADE OUT TO THE CONTRACTOR'S STATE LICENSE BOARD 2) COPY OF BUSINESS TAX REGISTRATION CERTIFICATE OR A NEWLY PAID RECEIPT FOR ONE FOR APPLICABLE JURISDICTION. 3) NOTARIZED LETTER OF AUTHORIZATION FOR AGENTS 4) COPY OF CONTRACTOR'S STATE LICENSE OR POCKET ID.

DEMOLITION:

1. AS REQUIRED TO INSTALL NEW SCOPE OF WORK.

2. ALL DEBRIS TO BE PROMPTLY REMOVED FROM SITE.

3. ANY DAMAGE DONE TO FLOORS, WALLS, ETC. DUE TO REMOVAL OF EXISTING PARTITIONS, PLUMBING FIXTURES, OR ANYTHING REMOVED IN ORDER TO COMPLETE THE SCOPE OF WORK AS INDICATED ON DRAWINGS SHOULD BE PATCHED TO MATCH EXISTING AND MEET DESIGNER'S AND OWNER'S APPROVAL.

4, SEAL ALL VENTS AND OPENINGS AS REQUIRED DURING DEMOLITION TO PREVENT DUST DAMAGE ACROSS ROOMS.

5. CONTRACTOR TO REMOVE ALL FURNITURE, APPLIANCES, ETC., IN ORDER TO ALLOW FOR NEW CONSTRUCTION AS SHOWN.

6. CONTRACTOR TO PROVIDE ALL SCAFFOLDING AND BRIDGING AS REQUIRED TO COMPLETE SCOPE OF WORK.

7. FOR ALL NEW STONE AND WOOD FLOORING, CONTRACTOR IS TO REMOVE ANY EXISTING SUBSTRATE AS REQUIRED TO KEEP FLOORS LEVEL AND TRUE.

8. WHEN DEMOLITION IS REQUIRED ON SITE: 1) ALL DEBRIS SHALL BE WET AT THE TIME OF HANDLING TO PREVENT DUST, 2) NO STRUCTURAL MEMBER OF ANY KIND SHALL BE DEMOLISHED UNTIL THE STORY ABOVE IS COMPLETELY REMOVED, 3) FREE FALL DUMPING OVER EXTERIOR WALL WILL NOT BE ALLOWED 4) DEMOLITION PERMIT SHALL BE OBTAINED BY A LICENSED WRECKING CONTRACTOR (CLASS C-21) OR A LICENSED GENERAL CONTRACTOR (CLASS B-1), 5) CONTRACTOR SHALL USE NEGATIVE PRESSURE MACHINES AND HEPA FILTERS THROUGHOUT DEMOLITION TO REDUCE AIRBORNE DUST.

PRODUCT NOTES:

1. ALL PRODUCTS SPECIFIED SHALL BE PROVIDED IN LOCATIONS INDICATED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS.

2. PROVIDE BLOCKING WITHIN ALL WALLS TO SECURE SHELVING WHERE REQUIRED.

3. GENERAL CONTRACTOR (GC) TO ENSURE THAT ALL APPLIANCES, TO INCLUDE CONDENSER AND AIR HANDLING UNITS, ARE OPERATIONAL BEFORE HANDING OVER TO OWNER, ENSURE THAT ALL POWER, WATER AND VENTILATION PROVIDE AS NECESSARY.

4. GC TO PROVIDE OWNER WITH PROJECT MANUALS AT CLOSE OF JOB INCLUDING ALL OWNER'S MANUALS AND WARRANTIES FOR ALL EQUIPMENT AND APPLIANCES INSTALLED WITHIN THE SCOPE OF WORK.

POWER AND TELEPHONE NOTES:

1. PROVIDE ALL ELECTRICAL WORK AS INDICATED ON OR IMPLIED BY THE CONTRACT DOCUMENTS.

2. PROVIDE ALL ELECTRICAL POWER AS REQUIRED BY TELEPHONE COMPANY. PROVIDE TELEPHONE AND DATA WIRING IN LOCATIONS INDICATED AND ALL NECESSARY CONDUIT. VOICE WIRING TO BE CAT3, DATA WIRING TO BE CAT6. PATCH PANEL TO BE PROVIDED IN LOCATION INDICATED. TERMINATIONS TO BE PROVIDED BY GC AT LOCATIONS INDICATED. TELEPHONE EQUIPMENT TO BE PROVIDED BY OTHERS.

3. ALL ELECTRICAL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.

4, ALL WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENT OF ALL AUTHORITIES HAVING JURISDICTION.

5. ALL ELECTRICAL, SPEAKER, AND TELEPHONE WIRING SHALL BE CONCEALED IN DRYWALL AND/OR CEILING. INSTALL SPEAKER WIRE IN LOCATIONS INDICATED. TERMINATIONS AND SPEAKER INSTALLATION ARE BY OTHERS.

6. ALL ELECTRICAL, SPEAKER AND LIGHTING WORK IN CONJUNCTION WITH CABINET WORK SHALL BE COORDINATED WITH THE MILLWORK CONTRACTOR.

7. REFER TO ELEVATIONS FOR DIMENSIONED LOCATIONS OF SWITCHES, PLATES, AND OTHER EQUIPMENT.

8. ALL 125-V RECEPTACLES IN GARAGE (INCLUDING ANY CEILING OUTLETS) SHALL HAVE GFCI PROTECTION.

9. ALL 125-V RECEPTACLES SERVING COUNTER TOP SURFACES IN THE KITCHEN SHALL HAVE GFCI PROTECTION.

10. ALL 120-V BRANCH CIRCUITS SUPPLYING OUTLETS IN CLOSETS, HALLWAYS, BEDROOMS AND OTHER HABITABLE ROOMS (EXCEPT KITCHEN) SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI).

11. RECEPTACLE OUTLETS IN HABITABLE ROOMS SHALL BE SPACED 12' O.C. MAXIMUM AND SHALL BE LOCATED WITHIN 6' OF WALL ENDS, DOOR OPENINGS, AND AT EVERY 2' OR WIDER WALL.

12. RECEPTACLE OUTLETS AT KITCHEN COUNTER-TOPS SHALL BE SPACED AT 4' O.C, MAXIMUM AND WITHIN 2' OF ENDS/BREAKS OF COUNTERS.

13. PROVIDE AT LEAST ONE OUTDOOR RECEPTACLE OUTLET WITH WEATHER PROOF COVER AND GFCI AT FRONT AND REAR OF DWELLING UNIT AND AT DECK/BALCONY (EXCEPTION: DECK/BALCONY WITH USABLE AREA LESS THAN 20 SQ.FT.

14. ALL RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLE.

15. BATHROOM RECEPTACLES SHALL BE SERVED BY A DEDICATED 20 AMP CIRCUIT.

16. PROVIDE A WALL SWITCHED-CONTROLLED LIGHTING OUTLET ON THE EXTERIOR SIDE OF OUTDOOR ENTRANCES OR EXITS WITH GRADE LEVEL ACCESS.

PLUMBING NOTES:

1. PROVIDE ALL PLUMBING ROUGHING AS INDICATED OR IMPLIED BY CONTRACT DOCUMENTS.

2. ALL FIXTURES AND ACCESSORIES TO BE PROVIDED AND INSTALLED BY CONTRACTOR AS PER MANUFACTURER'S GUIDELINES. IF CONTRACTOR FINDS THAT COMPONENTS OR ITEMS ARE MISSING WHICH ARE REQUIRED FOR THE COMPLETE INSTALLATION AS IMPLIED IN THE CONTRACT DOCUMENTS THE GC SHALL NOTIFY THE DESIGNER IMMEDIATELY FOR COORDINATION.

3. PLUMBING WORK SHALL BE COORDINATED WITH ALL OTHER TRADES.

4. INSTALL FIXTURES, LINES OR PIECES OF THE APPROVED ALL VALVES AS INDICATED ON THE DRAWINGS OR AS MAY BE REQUIRED FOR THE PROPER CONTROL OF THE VARIOUS APPARATUS AND PIPELINES SO THAT ANY OF THE FIXTURE, LINES OR PIECES OF APPARATUS MAY BE CUT OFF FOR REPAIR WITHOUT INTERFERING OR INTERRUPTING SERVICE TO THE REST OF THE PROJECT. ALL VALVES SHALL BE DESIGNED FOR REPACKING WHEN WIDE OPEN UNDER PRESSURE.

5. BEFORE BEING COVERED UP OR BUILT IN, ALL PIPING SHALL BE TESTED AS REQUESTED BY THE AUTHORITIES HAVING JURISDICTION AND WITNESS BY THE OWNER, DESIGNER AND OR BUILDING ENGINEER.

6. DIVERSION OF PLUMBING SHALL NOT INTERRUPT DRAINAGE SERVICE IN ANY WAY.

7. REMOVE ANY DORMANT PIPES DISCOVERED.

8. CONTRACTOR TO ENSURE THAT ANY EXISTING PIPES ARE IN GOOD CONDITION OR REMEDY OR REPLACE EXISTING PIPES.

9. IDENTIFY ALL ITEMS REQUIRING SERVICE ACCESS AND PROVIDE APPROVED TYPE ACCESS DOORS. SUCH LOCATIONS TO BE COORDINATED AND APPROVED BY DESIGNER. ACCESS DOOR TO BE RECESSED FOR DRYWALL SURFACES.

10. IF REQUIRED A NEW WATER METER SHALL BE INSTALLED TO MEET CAPACITY OF THE NEW DOMESTIC AND SPRINKLER CAPACITY DEMANDS.

11. WATER METERS SHALL BE PLACED NEAR THE PROPERTY LINE AND OUT OF THE DRIVEWAY APPROACH WHENEVER POSSIBLE.

12. THE WATER METER BOX MUST BE PURCHASED FORM THE CITY AND MUST HAVE A TRAFFIC RATED LID IF THE BOX IS LOCATED IN THE DRIVEWAY.

SHOP DRAWINGS & SAMPLES:

1. SUBMIT SHOP DRAWINGS FOR DESIGNERS APPROVAL FOR THE FOLLOWING ITEMS: CABINETRY/MILLWORK, ALL DOOR & WINDOW ASSEMBLIES, ALL METAL WORK & STRUCTURAL STEEL, TILE LAYOUT DETAILS WITH STARTING POINTS AND JOINT LAYOUT, CUSTOM CONCRETE, MECHANICAL DUCTWORK, ELECTRICAL WORK, GLAZED ASSEMBLIES.

2. CONTRACTOR SHALL SUBMIT THREE SAMPLES OF ALL FINISH MATERIALS, INCLUDING BUT NOT LIMITED TO, TILE, GLASS, STONE, WOOD VENEER FOR DESIGNER/OWNER REVIEW.

SAMPLES MAY BE REVIEWED ON SITE, SEE PROJECT MANUAL.

MILLWORK:

1. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. CONTRACTOR TO NOTIFY DESIGNER OF ANY DISCREPANCIES IN FIELD.

2. CONTRACTOR SHALL CHECK JOB PROGRESS AND COORDINATE WITH OTHER TRADES INVOLVED.

3. PERFORM ALL FABRICATION FROM FIELD MEASUREMENT WITH PROVISION FOR SCRIBING AS REQUIRED TO MEET BUILT-IN CONDITIONS.

4. ALL MILLWORK TO INCLUDE INSTALLATION SHALL BE AWI 'PREMIUM GRADE.'

5. ALL WOOD SHALL BE FIRE-RATED IN ACCORDANCE WITH LOCAL FIRE RATING REGULATIONS.

6. GROUNDS, FURRING, STRAPPING AND BLOCKING SHALL BE FREE FROM KNOTS WHICH WOULD AFFECT THE STRENGTH OR RENDER NAILING DIFFICULT.

7. ALL MATERIALS FOR WOODWORK SHALL BE THOROUGHLY KILN-DRIED.

8. ALL FINISHED WORK SHALL AS FAR AS PRACTICABLE, BE ASSEMBLED AND FINISHED IN THE SHOP AND DELIVERED TO THE BUILDING READY TO ERECT IN PLACE.

9. ALL WORK SHALL BE FABRICATED, ASSEMBLED, FINISHED AND ERECTED IN ACCORDANCE WITH AWI 'PREMIUM GRADE' STANDARDS. SURFACES AND ARISES SHALL BE TRUE, STRAIGHT, AND FREE FROM ALL MACHINE AND TOOL MARKINGS, BRUISES, INDENTATIONS, CHIPS OR ABRASIONS.

10. WHERE MEMBERS ARE MITERED OR BUTTED, THEY SHALL BE JOINED AND IN A MANNER TO INSURE AGAINST THE JOINT OPENING.

11. PROVIDE ALL CABINET DOOR AND SHELVING WORK HARDWARE AS REQUIRED FOR A COMPLETE INSTALLATION. REFER TO HARDWARE SCHEDULE.

12. AFTER TOTAL COMPLETION OF ERECTION, ALL NAIL HOLES, SCRATCHES AND OPEN JOINTS SHALL BE FILED AND TOUCHED UP SO AS TO BE INVISIBLE.

13. ALL WHITE LACQUER MDO AND WOOD VENEER PLYWOOD TO RECEIVE SOLID EDGE BANDING TO CONCEAL LAMINATIONS. EDGE BANDING TO BE VENEER THICK UNLESS OTHERWISE NOTED.

14. FLITCHES TO BE MAXIMUM PRACTICABLE WIDTHS AND FULL HEIGHT IN SEQUENTIAL BOOK MATCH PATTERN. GRAIN DIRECTION ON WALL PANELS AND CABINET FACES TO BE VERTICAL UNLESS OTHERWISE NOTED. ARCHITECT TO REVIEW SELECTION PRIOR TO PURHCASE.

15. FABRICATE UNITS IN LARGEST PRACTICABLE SECTIONS. ASSEMBLE IN THE SHOP FOR TRIAL FIT. DISASSEMBLE FOR SHIPMENT AND REASSEMBLE WITH CONCEALED FASTENERS.

16. MAINTAIN RELATIVE HUMIDITY AND TEMPERATURE DURING FABRICATION, STORAGE AND FINISHING OPERATIONS MATCHING THAT OF THE AREAS OF INSTALLATION.

17. FACTORY FINISH ALL ITEMS WHERE POSSIBLE. DEFER FINAL TOUCH-UP, CLEANING AND POLISHING UNTIL AFTER DELIVERY AND INSTALLATION.

18. PANELING - PROVIDE CONCEALED WOOD BLOCKING AND FRAMING, ANCHORS, CLIPS, SPLINES, SUPPORTING AND ATTACHING DEVICES. PROVIDE CUT-OUTS TO RECEIVE ATTACHMENTS, MECHANICAL AND ELECTRICAL WORK AS REQUIRED.

19. MAKE ALL JOINTS HAIRLINE TIGHT, FITTED ACCURATELY AND JOINTED WITH HARDWOOD SPLINES OR DOWELS, GLUED TOGETHER OR BY OTHER METHOD APPROVED BY DESIGNER. USE SCREWS, NOT NAILS, FOR FASTENING TO GYPSUM BOARD.

20. ALL DRAWERS SHALL BE MAXIMUM DEPTH OF THE HOUSE CABINET W/ FULL EXTENSION, SOFT CLOSING SLIDES, 100 LBS MIN CAPACITY, UNO.

21. ALL CABINET DOORS SHALL HAVE SOFT CLOSING CONCEALED ERO HINGES, UNO. WHEN THE DOOR OPEN ADJACENT TO A PERPENDICULAR WALL CONTRACTOR SHALL PROVIDE LIMITER CLIPS TO PREVENT CLASHING DOOR W/ WALL, PROVIDE HINGE AT MAX 16 " O.C.

22. ALL DRAWERS & CABINET DOOR PANELS SHALL BE FITTED W/ (4) FOUR 1/8 " THK CLEAR SELF-ADHESIVE BUMPERS AS EACH CORNER.

23. ALL REVEAL JOINTS BETWEEN CABINET & DRAWER PANELS SHALL ALIGN + BE LEVEL + PLUMB.

GYPSUM BOARD WORK:

1. GYPSUM BOARD PARTITIONS SHALL TYPICALLY CONSIST OF 2X6 WOOD STUDS AT 16" O.C. WITHOUT EXCEPTION, STUDS SHALL BE FIRMLY ANCHORED TO THE FLOOR AND CEILING PLATES. THE FLOOR AND CEILING PLATES SHALL IN TURN BE ANCHORED TO THE FLOOR AND CEILING STRUCTURES WITH TWO CONTINUOUS BEADS OF ACOUSTIC/FIRE SEALANT BETWEEN SUBSTRUCTURE & RUNNER.

2. ALL GYPSUM BOARD WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL AUTHORITIES HAVING JURISDICTION AND WITH MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS. ALL NEW GYPSUM SURFACES TO BE LEVEL 5 DRYWALL FINISH AND BOARDS TO HAVE TAPERED EDGES.

3. PROVIDE ALL REQUIRED FASTENERS, ANCHORS, ADHESIVES, COMPOUNDS, ETC. AS INDICATED PER GYPSUM BOARD MANUFACTURE'S STANDARDS AND AS REQUIRED FOR A COMPLETE INSTALLATION.

4. ALL EXPOSED EDGES AND/OR CORNERS OF GYPSUM BOARD SHALL RECEIVE A HOT-DIPPED GALVANIZED METAL CORNER BEAD AND ALL EDGES OF A GYPSUM BOARD ABUTTING OTHER MATERIAL SHALL RECEIVE A HOT-DIPPED GALVANIZED METAL CASING BEAD, TAPED AND SPACKLED SMOOTH.

5. PROVIDE NEW SPECIAL WATER RESISTANT TYPE GYPSUM BOARD IN ALL WET LOCATIONS SUCH AS BATHROOMS. PROVIDE CEMENT BOARD SUCH AS DUROCK AT ALL SHOWER AND BATH AREAS OVER MEMBRANE WATER PROOFING.

6. WALLS SHOWN ALIGNED WITH EXISTING BUILDING CONSTRUCTION SHALL BE FLUSH AND SMOOTH WITH EXISTING BUILDING CONSTRUCTION UNLESS OTHERWISE INDICATED.

7. ALL PARTITIONS SHALL BE FURNISHED WITH BASES AS INDICATED IN THE CONTRACT DOCUMENTS.

8. ALL NEW PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED.

9. WHERE SPECIFIED, PLYWOOD UNDERLAYMENT TO HAVE STAGGERED JOINTS, GWB OVERLAY ALSO STAGGERED SO THAT PLYWOOD JOINTS DO NOT TELEGRAPH THROUGH TO SURFACE OF GWB.

10. AT EXISTING PARTITIONS, CONTRACTOR TO PROBE WALL TO LOCATE STUDS AND COORDINATE WITH NEW CONSTRUCTION.

11. PROVIDE A FULL SKIM COAT OF COMPOUND AT ALL EXISTING AND NEW GWB SURFACES THAT ARE NOT SMOOTH AND TRUE.

12. ALL DRYWALL SURFACES ABUTTING FINISH CASEWORK SHALL RECEIVE SKIM COATING AS REQUIRED TO MAKE SURFACE LEVEL AND PLUMB.

HVAC:

1. CONTRACTOR TO TEST ANY FANS, EXHAUSTS, MECHANICAL EQUIPMENT PRIOR TO HANDOVER OF PROJECT TO OWNER.

2. NEW DWELLING UNIT SHALL HAVE A MECHANICAL VENTILATION SYSTEM.

PAINTING:

1. ALL AREAS RECEIVING PAINT, AS INDICATED IN FINISH SCHEDULE, SHALL BE PAINTED IN ACCORDANCE WITH PAINT MANUFACTURE'S WRITTEN INSTRUCTIONS.
2. WALLS SCHEDULED TO BE PAINTED SHALL INCLUDE SURFACES FROM FLOOR TO CEILING INCLUDING PILASTERS, FASCIAS, DOORS, BUCKS, REVEALS, AND ALL SURFACES NOT INCLUDING FLOOR AND CEILINGS.

3. PAINT GYPSUM CEILINGS AND WALLS AS PER FINISH SCHEDULE.

4. PAINT COLORS AND TEXTURES SHALL BE SELECTED AND SPECIFIED IN FINISH SCHEDULE, AND CONTRACTOR SHALL SUBMIT THREE 18"X18" SAMPLES OF EACH SELECTED COLOR AND TEXTURE FOR DESIGNERS REVIEW.

5. ALL WALLS AND CEILINGS SHALL BE PROPERLY PREPARED, SPACKLED, SANDED, ETC., TO PROVIDE A PERFECTLY SMOOTH SURFACE TO RECEIVE PAINT, SKIM COAT, ETC. AS REQUIRED.

6. ALL PAINT SHALL BE WATER BASED PAINT, PROVIDE ONE (1) PRIMER COAT AND TWO (2) FINISH COATS OF PAINT AS SPECIFIED IN FINISH SCHEDULE.

7. ALL ROOMS TO BE BENJAMIN MOORE AURA, DUNN EDWARDS SUPREMA OR APPROVED EQUAL. COLORS & FINISH TBD BY DESIGNER.

DOOR NOTES:

1. ALL DOORS TO BE 1-3/4" SOLID LUMBER CORE FLUSH WHITE OAK VENEER DOORS W/ 'A' FACE ON BOTH SIDES OR APPROVED EQUAL. DOORS IN EXCESS OF 36" IN WIDTH AND/OR 96" IN HEIGHT SHALL BE 2" IN THICKENSS.

2. DOORS SHALL BE MANUFACTURED BY WEYERHAEUSER, ALGOMA OR EGGERS HARDWOOD PRODUCTS CORP., OR OTHER APPROVED EQUALS.

3. DOORS WHEN INSTALLED SHALL NOT BOW OR BECOME OUT OF PLANE. ALL DOORS SHALL BE FABRICATED TO ACCOMODATE SELF WEIGHT AND THE DISTRIBUTION OF WEIGHT SPECIFIC TO OPERATION AND ATTACHMENT OF ASSIGNED HARDWARE EACH DOOR.

4, ALL DOOR STOPS SHALL BE LOCATED IN THE FIELD W/ DESIGNER & OWNER PRIOR TO INSTALLATION.

STONE NOTES:

1. A WATERPROOFING MEMBRANE SHALL BE PLACED OVER ALL PORTIONS OF SUBFLOOR AT BATHROOMS AND RUN UP VERTICAL AT ALL WALLS AS HIGH AS POSSIBLE, BUT A MINIMUM OF 12" ABOVE FINISHED FLR, WHILE REMAINING CONCEALED BEHIND THE WALL BASE TRIM AND OR WALL CLADDING MATERIAL.

2. ANY STONE OR TILE SHALL BE SET LEVEL, PLUMB AND FLUSH ALIGNED. JOINTS SHALL BE 1/8" MAX AND 1/16" MIN.

3. GROUT COLOR SHALL BE AS PER FINISH SCHEDULE AND A SAMPLE MEASURING 12"X12" SHALL BE SUBMITTED FOR DESIGNER AND OWNER APPROVAL.

4, FINAL STONE, TILE INSTALLATION SHALL BE FREE OF CHIPS, SCRATCHES, GROUT HAZE OR STAINS.

5. ALL EXPOSED EDGES ON COUNTERTOPS SHALL BE SLIGHTLY EASED, 1/8" MAX AT ALL UNDERMOUNT SINKS AND TUBS AND 1/16" MAX AT ALL OTHER LOCATIONS. CONTRACTOR SHALL SUBMIT AN EASED EDGE SAMPLE FOR DESIGNER'S REVIEW.

6, ALL STONE TO BE FINISHED WITH DRY TREAT BRAND SEALER OR SUPPLIER RECOMMENDED SEALER.

7. CONTRACTOR SHALL CLEAN, PATCH AND LEVEL THE SUBFLOOR AS REQUIRED FOR ALL TILE/STONE FLOORING.

WOOD FLOORING:

1. GENERAL STANDARDS TO COMPLY WITH RECOMMENDATIONS OF NATIONAL FLOORING MANUFACTURER'S ASSOCIATION (NOFMA).

2. FLOORING TO BE INSTALLED AS SPECIFIED IN FINISH SCHEDULE AND AS PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

3. PROTECT FLOORING FROM EXCESSIVE MOISTURE IN SHIPMENT, STORAGE AND HANDLING. DELIVER IN UNOPENED CARTONS OR BUNDLES AND STORE IN A DRY PLACE WITH ADEQUATE AIR CIRCULATION. DO NOT DELIVER MATERIAL TO BUILDING UNTIL WET WORK SUCH AS CONCRETE HAVE BEEN COMPLETED AND CURED TO A CONDITION OF EQUILIBRIUM.

4. PROVIDE MOCK-UP OF WOOD 4'X4' SQUARE ON SITE (TO BE REPLACED WITH FINAL FLOORING) FOR DESIGNER AND OWNER REVIEW AND APPROVE.

5. WHERE THE SUBFLOOR IS NOT LEVEL. THE CONTRACTOR SHALL TAKE MEASURES TO LEVEL THE SUBSTRATE WITHOUT AFFECTING THE INSTALLATION OF FLOOR.

6. GRAIN/BOARD DIRECTION SHALL BE INDICATED ON FLOOR PLAN.

7. CONTRACTOR SHALL PROVIDE MANUFACTURER RECOMMENDED VAPOR BARRIER OVER SUBFLOOR THROUGHOUT PROJECT AND PROVIDE 1/4" FLOOR UNDERLAYMENT

8. CONTRACTOR SH

ABBREVIATIONS

&	AND
<	ANGLE OR LESS THAN
@	AT
℄	CENTERLINE
Ø	DIAMETER OR ROUND
$	DOLLAR (US CURRENCY)
#	NUMBER OR POUND
	PERPENDICULAR
AB	ANCHOR BOLT
ABV	ABOVE
ACT	ACOUSTICAL CEILING TILES
ACCES	ACCESSORIES
AD	AREA DRAIN
ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
AGGR	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ANNUNC	ANNUNCIATOR
ANOD	ANODIZED
AP	ACCESS PANEL
APPL	APPLIANCE
APPROX	APPROXIMATELY
ARCH	ARCHITECT
AV1	AUDIOVISUAL & INTEGRATION HEAD
BD	BOARD
BET/BTW	BETWEEN
BL	BUILDING LINE
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF
BOS	BOTTOM OF STRUCTURE
BRKT	BRACKET
BS	BOTH SIDES
BTU	BRITISH THERMAL UNIT
BYND	BEYOND
CAB	CABINET
CAM	SURVEILLANCE CAMERA
CBC	CALIFORNIA BUILDING CODE
C/C	CENTER TO CENTER
CEM	CEMENT
CG	CORNER GUARD
CL	CENTERLINE
CLG/CLNG	CEILING
CLKG	CAULKING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMP	COMPOSITION
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CP	CONTROL PANEL
COORD	COORDINATE
CORR	CORRIDOR
CORRG	CORRUGATED
CPT	CARPET
CS	COUNTER SUNK
CT	CERAMIC TILE
CTR	CENTER
CW	COLD WATER
CND	FLEXIBLE NON-METALIC CONDUIT
D	DRYER
DBL	DOUBLE
DEG	DEGREES
DEPT	DEPARTMENT
DET	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DESP	DISPENSER
DIV	DIVISION
DN	DOWN
DR	DOOR
DS	DOWN SPOUT
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
DC	DOOR CONTACT
E	EAST
EA	EACH
EF	EACH FACE
EG	EXISTING GRADE
EJ	EXPANSION JOINT
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EMBED	EMBEDD(ED)(ING)
EMER	EMERGENCY
ENAM	ENAMEL
ENCL	ENCLOSURE
ENG	ENGINEER
EP	ELECTRICAL PANEL
EQ	EQUAL SPACE
EQPT	EQUIPMENT
EXH	EXHAUST
EXISTG/(E)	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FAB	FABRICATE(D)(ION)
FB	FROM BELOW
FC	FINISHED CEILING
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FHC	FIRE HOSE CABINET
FIN	FINISH
FIX	FIXED
FIXT	FIXTURE
FLR OR FLRG	FLOOR(ING)
FLUOR	FLUORESCENT
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STRUCTURE
FOW	FACE OF WALL
FPRF	FIRE PROOF
FR	FIRE RAT(ED)(ING)
FRMG	FRAMING
FT	FOOT/FEET
FTNG	FOOTING
FUR	FURRING
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GEN	GENERAL
GL	GLASS
GLAZ	GLAZING
GLB	GLUE LAMINATED BEAM
GSM	GALVANIZED SHEET METAL
GYP	GYPSUM
GWB	GYPSUM WALL BOARD
HB	HOSE BIB
HC	HEAD
HDF	HIGH DENSITY FIBERBOARD
HDG	HOT DIPPED GALVANIZED
HDR	HEADER
HDWD	HARDWOOD
HDWR	HARDWARE
HT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HW	HOT WATER
HVAC	HEATING/VENTILATION & AIR CONDITIONING
H2O	WATER SENSOR
ID	INSIDE DIAMETER
INV	INVERT
IN	INCH
INCL	INCLUD(ED)(ING)
IF	INSIDE FACE
INFILTR	INFILTRATION
INFO	INFORMATION
INSTAL	INSTALL(ATION)
INSTRUC	INSTRUCTION
INSUL	INSULATION
INT	INTERIOR
INTERMED	INTERMED
INTEG	INTEGRATION
L	LENGTH
LAV	LAVATORY
LABS OR #	POUNDS
LF	LINEAL FEET
LH	LEFT HAND
LIN	LINEN
LL	LIVE LOAD
LO	LINE OF
LOBA	LINE OF BUILDING ABOVE
LP	LOW POINT
LT	LIGHT
LTWT	LIGHT WEIGHT
LVR	LOUVER
LCR	LEFT/CENTER/RIGHT SPEAKER BAR
LC	LIGHTING CONTROL HEAD END
LS	LOW TEMP SENSOR
MACH	MACHINE
MAN	MANUAL
MAT'L	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MC	MEDICINE CABINET
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MF	MOMENT FRAME
MFD	MANUFACTURED
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MLWK	MILLWORK
MOIST	MOISTURE
MOT	MOTOR(IZED)
MTD	MOUNTED
MTL	METAL
MIX	MIXTURE
MULL	MULLION
MM	MULTIMEDIA
MS	MOTION SENSOR
(N)	NEW
N	NORTH
NAT	NATURAL
NIC	NOT IN CONTRACT
NO or #	NUMBER
NTS	NOT TO SCALE
OBS	OBSCURE
OC	ON CENTER
OD	OUTSIDE DIAMETER or OVERFLOW DRAIN
OFF	OFFICE
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
ORIG	ORIGINAL
OS	OVERFLOW SCUPPER
OT	OUTLET
OSA	OUTSIDE AIR
O/	OVER
OVFL	OVERFLOW
OVHD	OVERHEAD
OCC	OCCUPANCY SENSOR
PA	PLANTING AREA
PBD	PARTICLE BOARD
PTZ	PAN/TILT/ZOOM SURVEILLANCE CAMERA
PED	PEDESTRIAN
PERF	PERFORATED
PJ	POUR JOINT
PL	PROPERTY LINE OR PLATE
PLAS	PLASTER
PLAM	PLASTIC LAMINTATE
PLBNG	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
PP	POWER POLE
PR	PAIR
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PRVD	PROVIDED
PROJ	PROJECT
PRO	PROJECTOR
PRM	PRIMER
PSF	POUNDS PER SQUARE FOOT
PT	POINT
PTD	PAINTED
PVC	POLYVINYL CHLORIDE
PWDR CTD	POWDER COATED
QT	QUARRY TILE
QTY	QUANTITY
R	RISER
RA	RETURN AIR
RAD	RADIUS
RAH	ROOF ACCESS HATCH
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REC	RECESSED
RECIRC	RECIRCULATING
RECEP	RECEPTACLE
RECS	RECOMMENDATIONS
REF	REFERENCE or REFRIGERATOR
REG	REGISTER or REGULATION or REGULAR
REINF	REINFORCEMENT
RMV	REMOVE
RESD'L	RESIDENTIAL
RESIL	RESILIENT
REQ'D	REQUIRED
REV	REVISED or REVISION
RF	ROOF
RFNG	ROOFING
RH	RIGHT HAND
RJ	ROOF JOIST
RND	ROUND
RM	ROOM
RMV	REMOVE
RO	ROUGH OPENING
ROD	ROOF OVERFLOW DRAIN
ROW	RIGHT OF WAY
RP	ROOF PLAN
RR	ROOF RAFTERS
RDWD	REDWOOD
S	SOUTH
SA	SUPPLY AIR
SC	SOLID CORE
SCHED	SCHEDULE
SCUP	SCUPPER
SEC	SECURITY HEAD END
SECT	SECTION
SEP	SEPARATE
SF	SQUARE FEET
SFL	SUB FLOOR
SGL	SINGLE
SHT	SHEET
SHRNG	SHORING
SIM	SIMILAR (NOT INDENTICAL)
SCD	SEE CIVIL DRAWINGS
SDNG	SIDING
SED	SEE ELECTRICAL DRAWINGS
SEW	SEWER
SHWR	SHOWER
SKP	SECURITY KEY PAD
SL	SLOPE
SLD	SEE LANDSCAPE DRAWINGS
SLCD	SEE LIGHTING CONSULTANT'S DRAWINGS
SMD	SEE MECHANICAL DRAWINGS
SOG	SLAB ON GRADE
S&P	SHELF AND POLE
SP	STANDPIPE
SPD	SEE PLUMBING DRAWINGS
SPEC	SPECIFICATIONS
SQ	SQUARE
SSD	SEE STRUCTURAL DRAWINGS
SS	SELECT STRUCTURAL OR STAINLESS STEEL
STD	STANDARD OR STAINED
STL	STEEL
STOR	STORAGE
STRFR	STOREFRONT
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SUR	SURVEILLANCE HEAD END / SURFACE
SUB	SUBWOOFER
SYM	SYMMETRICAL
SHD	MOTORIZED SHADING HEAD END
TBD	TO BE DETERMINED
TEL	TELEPHONE
TEMP	TEMPERED OR TEMPORARY
T&B	TOP AND BOTTOM
THK	THICK(NESS)
THRU	THROUGH
TO	TOP OF
TOC	TOP OF CONCRETE
TOD	TOP OF DECK
TOJ	TOP OF JOIST
TOP	TOP OF PARAPET
TOS	TOP OF STRUCTURE
TOSL	TOP OF SLAB
TOST	TOP OF STEEL
TOW	TOP OF WALL
TR	TREAD
TRTD	TREATED
TS	TUBULAR STEEL
TV	TELEVISION
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE or APPLICABLE LOCAL BLDG CODE
UC	UNDER CABINET
UL	UNDERWRITER'S LABORATORY
UNDERLAY	UNDERLAYMENT
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
U/S	UNDERSIDE
UTIL	UTILITY
V	VOID
VB	VAPOR BARRIER
VCT	VINYL COMPOSITE TILE
VG	VERTICAL GRAIN
VGDF	VERTICAL GRAIN DOUGLAS FIR
VENT	VENTILATION
VERT	VERTICAL
VIF	VERIFY IN FIELD
VOL	VOLUME
VTR	VENT THROUGH ROOF
W	WEST or WIDE FLANGE or WASHER
W/	WITH
WC	WATER CLOSET
WD	WOOD
W/D	WASHER AND DRYER
WF	WALL FURNACE
WGL	WIRE GLASS
WH	WATER HEATER OR WEEP HOLE
WN	WINDOW
W/O	WITHOUT
WP	WATERPROOF(ING)
WPM	WATERPROOFING MEMBRANE
WT	WEIGHT

POWER & COMMUNCATION

SEE CONDUIT SYMBOL KEY FOR ADDITIONAL INFORMATION

- WALL-MOUNTED DUPLEX RECEPTACLE
- FLOOR-MOUNTED DUPLEX RECEPTACLE
- WALL-MOUNTED DOUBLE-DUPLEX RECEPTACLE
- FLOOR-MOUNTED DOUBLE-DUPLEX RECEPTACLE
- WALL-MOUNTED SIMPLEX RECEPTACLE
- WALL-MOUNTED SPECIAL RECEPTACLE
- WALL-MOUNTED RECESSED CLOCK-HANGER RECEPTACLE
- WALL-MOUNTED POWER CONNECTION TO WORKSTATION
- FLOOR-MOUNTED POWER CONNECTION TO WORKSTATION
- WALL-MOUNTED ELECTRICAL JUNCTION BOX
- FLOOR-MOUNTED ELECTRICAL JUNCTION BOX
- PB — PULLBOX
- TR — TRANSFORMER
- DS — DISCONNECT SWITCH
- PP — POWER PANEL
- WALL-MOUNTED COMMUNICATION RECEPTACLE
- FLOOR-MOUNTED COMMUNICATION RECEPTACLE
- WALL-MOUNTED COMMUNICATION CONNECTION TO WORKSTATION
- FLOOR-MOUNTED COMMUNICATION CONNECTION TO WORKSTATION
- INTERCOM
- TV — CABLE TV RECEPTACLE
- WALL MOUNT DEVICE
- CEILING MOUNT DEVICE
- CP — COMMUNICATION PANEL
- ELEVATOR CALL PANEL
- ELEVATOR DIRECTION LANTERN
- N'N" / N'N" — HEIGHT OF OBJECT HEIGHT ABOVE FINISHED FLOOR TO BOTTOM OBJECT
- —— C —— COMMUNICATION LINE
- —— E —— ELECTRICAL CONDUIT
- —— E? —— POWER/COMMUNICATION LINE, VIF SERVICE TYPE

REFLECTED CEILING SYMBOL KEY

- SMOKE/FIRE DETECTOR
- EXIT SIGN (SHADED PORTION DENOTES ILLUMINATED SIDE, ARROW DENOTES DIRECTION INDICATOR)
- EMERGENCY LIGHT
- CEILING FIRE/SECURITY SYSTEM SPEAKER
- MOTORIZED SHADE POCKET
- CEILING-MOUNTED SECURITY CAMERA
- WALL-MOUNTED SECURITY CAMERA
- SPRINKLER HEAD
- FAN SWITCH
- KEY PAD
- THERMOSTAT
- ROUND DIFFUSER
- 3-WAY DIFFUSER
- 4-WAY DIFFUSER
- REGISTER
- SPEAKER VOLUME SWITCH
- SPEAKER
- WALL MOUNTED SPEAKER
- NOTE — LIGHT SWITCH
- MANUAL ON/VACANCY SENSOR
- DIMMER SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- LIGHT SCENE CONTROL
- SM — SURFACE-MOUNTED LIGHT FIXTURE
- RECESSED DOWNLIGHT
- RECESSED WALL WASHER
- LIGHT FIXTURE WITH PULLCHAIN
- PENDANT LIGHT FIXTURE
- SCONCE
- MISSING SCONCE, J-BOX ONLY
- CEILING FAN
- SM — 2'x2' FLUORESCENT FIXTURE (SM WHEN SHOWN DENOTES SURFACE MOUNTED)
- 2'x4' FLUORESCENT FIXTURE
- 1'x4' FLUORESCENT FIXTURE
- N'N" / N'N" — CEILING HEIGHT CHANGE
- CH +N'-N" — CEILING, SOFFIT OR BEAM HEIGHT ABOVE SURVEY DATUM

HVAC SYMBOL KEY

SEE PIPE SYMBOL KEY FOR ADDITIONAL INFORMATION

- FAN SWITCH
- THERMOSTAT
- ROUND DIFFUSER
- 3-WAY DIFFUSER
- 4-WAY DIFFUSER
- REGISTER
- SUPPLY DUCT THRU FLOOR AND CEILING (RISER)
- RISER AND TAKEOFF
- SUPPLY DUCT TURNS DOWN TO EQUIPMENT OR THRU FLOOR
- SUPPLY DUCT TURNS UP TO EQUIPMENT OR THRU CEILING
- SUPPLY DUCT HEIGHT CHANGE
- LOW SIDE / HIGH SIDE — RETURN/EXHAUST DUCT HEIGHT CHANGE
- RETURN/EXH. DUCT THRU FLOOR AND CEILING (RISER)
- RISER AND TAKEOFF
- RETURN/EXHAUST DUCT TURNS DOWN TO EQUIPMENT OR THRU FLOOR
- RETURN/EXHAUST DUCT TURNS UP TO EQUIPMENT OR THRU CEILING
- HEIGHT OF OBJECT HEIGHT ABOVE SURVEY DATUM TO BOTTOM OF OBJECT
- N'N" / +N'N" — CONDENSATE LINE
- —— C —— CHILLED WATER RETURN LINE
- —— CHWR —— CHILLED WATER SUPPLY LINE
- —— CHWS —— CONDENSER WATER RETURN LINE
- —— CWR —— CONDENSER WATER SUPPLY LINE
- —— CWS —— EQUIPMENT DRAIN LINE
- —— D —— FILTRATION RETURN LINE
- —— FR —— FILTRATION SUCTION LINE
- —— FS —— HIGH PRESSURE STEAM LINE
- —— HPS —— HVAC PIPE, VIF SERVICE TYPE
- —— HVAC? —— LOW PRESSURE STEAM LINE
- —— LPS —— REFRIGERANT VENT LINE
- —— RV —— SECONDARY HOT WATER RETURN LINE
- —— SHWR —— SECONDARY HOT WATER SUPPLY LINE
- —— SHWS ——

66 ALTURA AVENUE

APN: 193-121-41

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MEP ENGINEER

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SEAL:

NO	DATE	ISSUE

PROJECT:

66 ALTURA AVENUE

66 Altura Avenue
Bolinas, CA 94924

PROJECT NUMBER:

2101

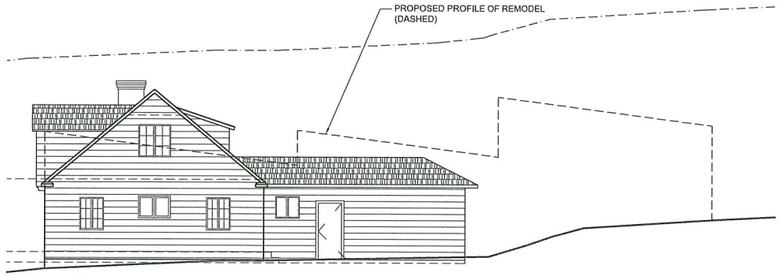
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ABBREVIATIONS & SYMBOLS

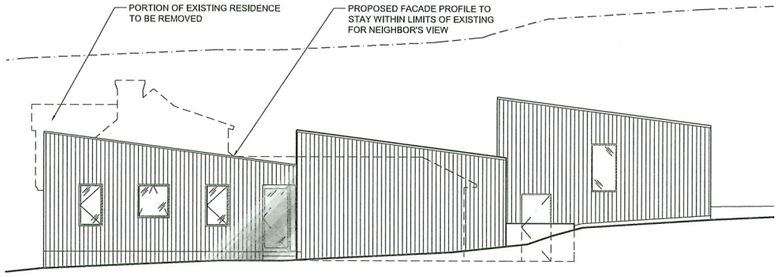
DRAWING NUMBER:

G-003

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EXISTING NORTH FACADE



PROPOSED NORTH FACADE



EXISTING NORTH FACADE



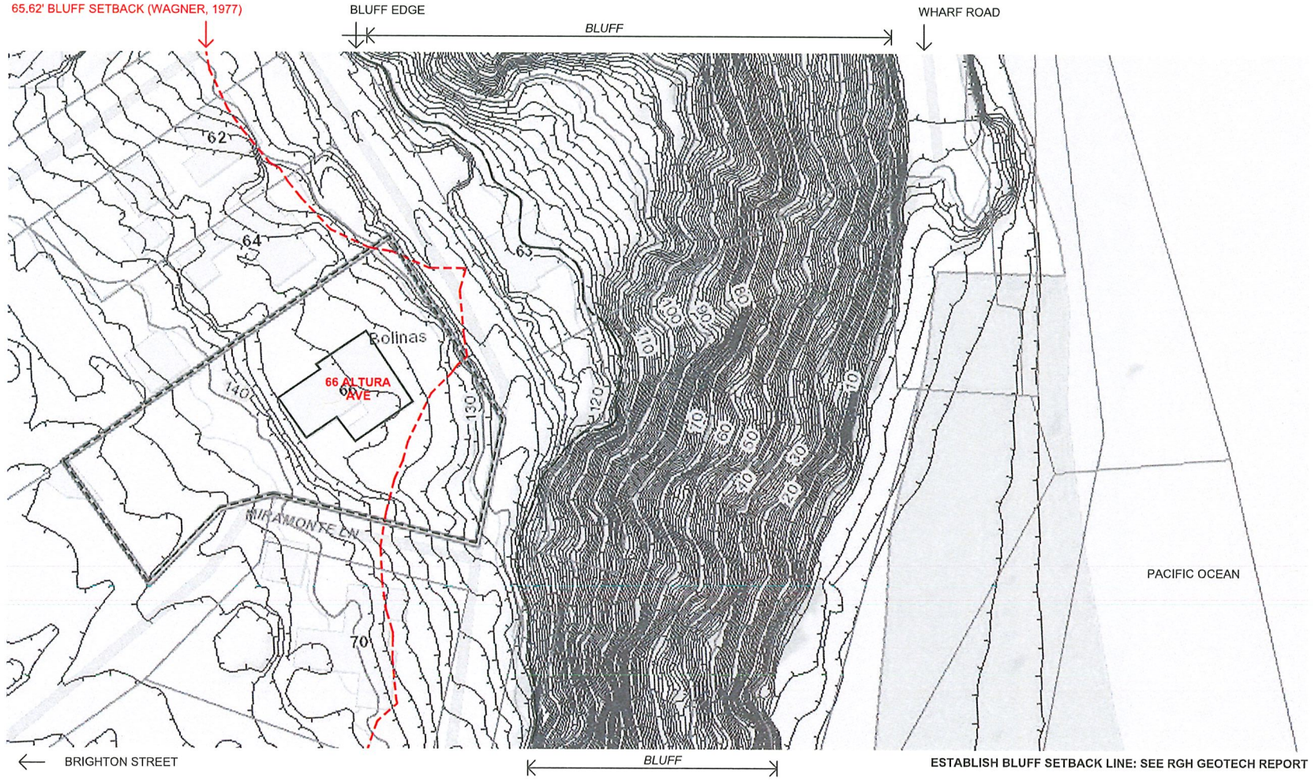
EXISTING SOUTH FACADE



EXISTING EAST FACADE

SEE:
EXHIBIT 2
LCP-2-MAR-13-0024-1 PART A (MARIN LAND USE PLAN UPDATE)
PAGE 544 OF 919

SETBACK (METERS) = STRUCTURE LIFE (YRS.) X RETREAT RATE (METERS/YR.)
20 METERS = 40 YRS X 0.5 METERS/YR.



ESTABLISH BLUFF SETBACK LINE: SEE RGH GEOTECH REPORT

Along the west-facing cliffs, exposed to the open sea, bedding planes in the Monterey shale strike parallel to the shoreline and dip 40 to 60 degrees seaward. As waves remove support at the base of the cliffs, the shale falls along the bedding planes, causing rock falls. The blocks of shale are quickly pulverized by the waves and removed, clearing the way for a new cycle to begin.

Cliff retreat in this area has been monitored since 1859 and has progressed at a rate of about .75 meters per year (Galloway, in press). Observations during this investigation suggest that, in some areas, the retreat rate far exceeds the overall average rate.

The cliffs between Brighton Street and Wharf Road are made up of the soft sediments of the Merced Formation. Galloway (in press) points out that these cliffs are protected from the open sea but bear the brunt of southerly winter storms. During these storms, waves pound the soft sediments, causing extensive falls and slumps. Despite numerous attempts to protect the cliffs with bulkheads, they have been retreating at an average rate of about a half a meter per year (Galloway, in press).

There is a need for a means to determine setback distances for developments near the retreating cliffs. The proposed Environmental Hazards Element of the Marin County Plan calls for adherence to the guidelines adopted by the California Coastal Commission. The Commission recommends a 150 foot setback for the Bolinas peninsula. This setback is based on a retreat rate of 3 feet per year multiplied by an economic life expectancy for a structure of 50 years. The Bolinas Community Plan, however, uses a 40-year structure life expectancy, which yields a setback of 120 feet. In view of the fact that the retreat rate varies markedly along the cliffs, and that the life expectancy of different kinds of structures varies greatly, these setback probably are too rigid.

Setbacks should be determined on a case by case basis to allow more flexibility. A simple formula to determine setbacks is:

setback (meters) = structure life (yrs.) x retreat rate (meters/yr.)

Using this method, a house with a 40-year life, sited along the west-facing cliffs (retreat rate = .75 m/yr.), would have a setback of 30 meters; the same house, sited above the cliffs near the Bolinas Lagoon channel (retreat rate = .5 m/yr.), would have a setback of 20 meters. In areas where vigorous sliding is taking place along the cliffs, an additional 15 meters should be added to the computed value as an additional safety factor.

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Exhibit 2
LCP-2-MAR-13-0224-1 Part A (Marin Land Use Plan Update)
Page 544 of 919

WAGNER REPORT, 1977

66 ALTURA AVENUE

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MEP ENGINEER

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SEAL:

NO	DATE	ISSUE

PROJECT:
66 ALTURA AVENUE
66 Altura Avenue
Bolinas, CA 94924

PROJECT NUMBER:
2101

DRAWING TITLE:
EXISTING PHOTOS / SITE DIAGRAMS

DRAWING NUMBER:
G-004

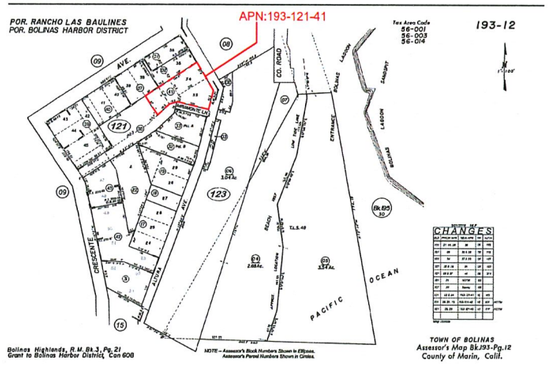
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66 ALTURA AVENUE

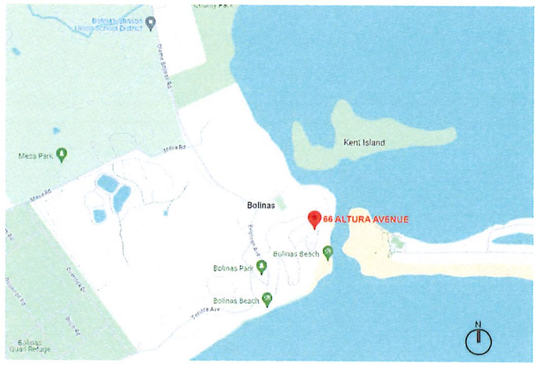
66 ALTURA AVENUE, BOLINAS, CA 94924
APN: 193-121-41

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DRAWINGS, CALCULATIONS, GOVERNENTAL AGENCY APPROVALS AND FEES TO COMPLETE THIS WORK. CONTRACTOR/SUBCONTRACTORS SHALL SUBMIT MECHANICAL, ELECTRICAL, COMMUNICATIONS AND PLUMBING DRAWINGS TO ALEXANDER GREEN DESIGN (AGD) FOR PREVIEW OF DEVICE TYPES, LOCATIONS AND QUANTITIES, HVAC ZONING/THERMOSTAT LOCATIONS, ETC. PRIOR TO SUBMITTING FOR PERMIT AND CONSTRUCTION.

ACCESSOR'S PARCEL MAP



VICINITY MAP (37.908784915386775, -122.68331126003739)



SHEET INDEX

	GENERAL
G-000	COVER SHEET & LEGEND
G-002	GENERAL NOTES
G-003	ABBREVIATIONS & SYMBOLS
G-004	EXISTING PHOTOGRAPHS / SITE DIAGRAMS
G-005	CALGREEN CHECKLIST
G-006	CALGREEN CHECKLIST
1	TOPOGRAPHICAL SURVEY
	CIVIL
C1.0	TITLE SHEET
C1.1	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	GRADING & DRAINAGE PLAN
C3.0	DETAILS
EC1.0	EROSION & SEDIMENT CONTROL PLAN
EC2.0	BMP FACT SHEET
CM1.0	CONSTRUCTION MANAGEMENT PLAN
	LANDSCAPE ARCHITECT
L1.0	LANDSCAPE SITE PLAN
	ARCHITECTURAL
A-000	SITE PLAN / DEMOLITION
A-011	EXISTING & DEMOLITION PLAN / LEVEL 01
A-012	EXISTING & DEMOLITION PLAN / LEVEL 02
A-013	EXISTING & DEMOLITION PLAN / ROOF
A-100	SITE PLAN / PROPOSED
A-111	FLOOR PLAN / LEVEL 01
A112	FLOOR PLAN / ROOF PLAN - ADU
A-113	ROOF PLAN - PRIMARY RESIDENCE
A-300	EXTERIOR ELEVATIONS / EXISTING
A-301	EXTERIOR ELEVATIONS
A-302	EXTERIOR ELEVATIONS
A-303	EXTERIOR ELEVATIONS
A-304	EXTERIOR ELEVATIONS
A-305	EXTERIOR ELEVATIONS / ADU
A-400	BUILDING SECTIONS
A-900	STORY POLE PLAN
A-901	MATERIALS BOARD
	REPORTS AND OTHER ITEMS
O	TITLE REPORT
O	DRAINAGE ANALYSIS (CIVIL ENGINEER)
O	STORMWATER CONTROL PLAN (CIVIL)
O	GEOTECHNICAL SOILS REPORT
O	GEOTECHNICAL BLUFF ANALYSIS - V. HOWES
O	BLUFF EDGE ASSESSMENT - RGH
O	GEOLOGIC EVALUATION - RGH
O	HISTORIC RESOURCE EVALUATION

PROJECT DESCRIPTION

THE PROJECT IS LOCATED ON THE LITTLE MESA AREA OF BOLINAS AND IS IN WUI AND COASTAL ZONES, CONNECTED TO BCPUD SEWER SYSTEM. WATER SUPPLIED BY BCPUD, CURRENT OPERATING WATER METER IN USE. THE CURRENT USE IS A 1,459 SQ FT SINGLE-FAMILY RESIDENCE WITH ATTACHED 361 SQ FT GARAGE; EXISTING 2-STORY, 4-BEDROOM, 3-BATH. THE PROPOSED PROJECT IS A LEVEL 02 DEMOLITION, INTERIOR RENOVATION, AND NEW 1,722 SQ FT ADDITION TO EXISTING SINGLE FAMILY RESIDENCE. **NEW BLDG IS A 3-BEDROOM, 2.5 BATH RESIDENCE WITH ATTACHED GARAGE, AND A NEW 742 SQ FT DETACHED 1-BDRM ADU.** NO CHANGE TO OFF-STREET PARKING. NEW RAINWATER CATCHMENT AND PHOTOVOLTAIC SYSTEMS TO BE INCORPORATED. THE TOTAL PROJECT HEIGHT IS REDUCED FROM THE EXISTING RESIDENCE AND COMPLIES WITH ALL SETBACK, AREA, AND HEIGHT REQUIREMENTS. ALL NEW PROJECT COMPONENTS ALL STEP BACK FROM THE FRONT YARD SETBACK. SIMPLE ONE-STORY FORMS, MASSING, AND A MATERIAL PALETTE OF WEATHERED WOOD SIDING MAINTAINS THE CHARACTER OF BOLINAS.

PROJECT DATA

PARCEL INFORMATION

ASSESSOR'S PARCEL NUMBER:	193-121-41
PROPERTY ADDRESS:	66 ALTURA AVENUE BOLINAS, CA 94924
LOT AREA:	17,517 SQ FT
F.A.R.:	1,459 SQ FT (8.3%)

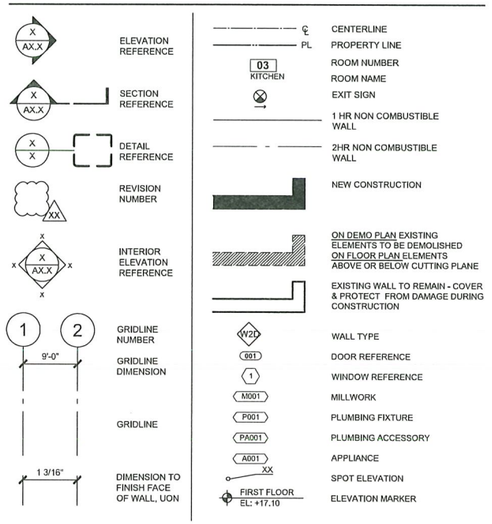
ZONING DISTRICT INFORMATION

ZONING DISTRICT	R-1; RESIDENTIAL, SINGLE FAMILY (C-RA-B2)
MAXIMUM BLDG HEIGHT:	**PROPOSED BDLG HEIGHT**
25'-0"	**18'-4 1/2"**
15'-0"	14'-5 1/2"
REQUIRED SETBACKS:	**PROPOSED SETBACKS - PRIMARY RESIDENCE**
FRONT: 25'-0"	35'-11 3/16"
SIDE (NORTH): 10'-0"	10'-5 1/2"
SIDE (SOUTH) 10'-0"	10'-5 3/8"
REAR: 25'-0"	66'-7 1/4"
REQUIRED SETBACKS - ADU:	**PROPOSED SETBACKS - ADU**
FRONT: 25'-0"	156'-1 1/2"
SIDE (NORTH): 4'-0"	10'-0"
SIDE (SOUTH) 4'-0"	19'-10 3/8"
REAR: 4'-0"	4'-1"
F.A.R.:	30% LOT AREA MAX.: (17,517 X 30% = 5,255 SQ FT MAX.)
SITE PARKING:	2 SPACES REQUIRED; 2 PROVIDED
BEDROOMS:	3 + 1 ADU *(4 EXISTING)*

BUILDING INFORMATION

OCCUPANCY:	R-3; SINGLE-FAMILY RESIDENTIAL
NO. OF STORIES:	2 EXISTING; 1 PROPOSED
CONSTRUCTION TYPE:	V-B
SPRINKLER PROTECTION:	YES, STAND-ALONE SYSTEM
SEWER:	YES, EXISTING BCPUD CONNECTION
WATER SUPPLY:	BCPUD EXISTING WATER METER CONNECTION
COASTAL ZONE:	YES
WILDLIFE-URBAN INTERFACE:	YES; MATERIALS USED ON EXTERIOR STRUCTURE SHALL COMPLY WITH BLDG. STANDARDS IN CHAP. 7 OF THE CBC AND/OR SECTION 337 OF THE CRC.

GRAPHIC SYMBOLS & LEGEND



APPLICABLE CODES

2022 MARIN COUNTY CODE (MCC)
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA REFERENCED STANDARDS CODE
CALIFORNIA BUILDING CODE 7A FOR URBAN WILDLIFE INTERFACE
2022 CALIFORNIA RESIDENTIAL BUILDING CODE
-(FOR NON-STRUCTURAL REVIEW ONLY)
2022 CALGREEN RESIDENTIAL MEASURES MARIN
COUNTY FIRE CODE - TITLE 16 MCC MARIN COUNTY CODE TITLE 19

2023 CALGREEN MANDATORY MEASURES

1. STORMWATER TO BE MANAGED DURING CONSTRUCTION PER CALGREEN SECTION 4.106.2.
2. SURFACE WATER TO BE KEPT AWAY FROM BUILDINGS PER CALGREEN SECTION 4.106.3.
3. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED.
4. BEST MANAGEMENT WORKSHEET FOR CONSTRUCTION WASTE MANAGEMENT TO BE SUBMITTED BY CONTRACTOR.
5. DUCT SYSTEMS ARE TO BE SIZED, DESIGNED, AND EQUIPMENT SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLERS ARE TO BE TRAINED AND CERTIFIED SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY TO BE QUALIFIED.
6. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED (4.304.1).
7. COVER DUCT OPENINGS AND OTHER RELATED AIR-DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4.504.1).
8. PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2).
9. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.3).
10. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR EXHAUST FAN, AND FAN MUST BE CONTROLLED BY A HUMIDITY CONTROL (4.506.1).
11. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING TO BE CHECKED BEFORE ENCLOSED (4.505.3).

AREA CALCULATIONS (SQUARE FEET)

PRIMARY RESIDENCE & ADU FLOOR AREA - CONDITIONED AREA

EXISTING	
GARAGE (UNCONDITIONED)	361 SQ FT (EXEMPT)
LEVEL 01:	1,034 SQ FT
LEVEL 02:	425 SQ FT
EXISTING TOTAL =	**1,459 SQ FT**
DEMOLITION	
LEVEL 01:	0 SQ FT
LEVEL 02:	425 SQ FT
DEMOLITION TOTAL =	**425 SQ FT**
PROPOSED	
GARAGE (UNCONDITIONED)	540 SQ FT (EXEMPT)
LEVEL 01:	1,722 SQ FT
LEVEL 02:	0 SQ FT
SUBTOTAL	**2,756 SQ FT** (1,034 + 1,722 SQ FT)
PROPOSED ADU	742 SQ FT
PROPOSED TOTAL FLOOR AREA =	**3,498 SQ FT**
EXISTING F.A.R.	8.3% (1,459 SF / 17,517 SF)
PROPOSED F.A.R.	**20%** (3,498 SF / 17,517 SF)
PROPOSED LOT COVERAGE	20%

DZA - Attachment #8

66 ALTURA AVENUE
APN: 193-121-41

OWNER:
Chloe Sladden & Kevin McElroy
66 ALTURA AVENUE
BOLINAS, CA 94924

PROJECT DESIGNER:
ALEXANDER GREEN DESIGN
208 DOGWOOD ROAD
BOLINAS, CA 91924
TEL: 262.573.3568

STRUCTURAL ENGINEER

CIVIL ENGINEER
ADOBE ASSOCIATES, INC.
1220 N. DUTTON AVENUE
SANTA ROSA, CA 95401
TEL: 707.541.2300

LANDSCAPE ARCHITECT
TORI JOHNSON
10957 WESTSIDE ROAD
HEALDSBURG, CA 95448
TEL: 505.803.0592

MEP ENGINEER

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SEAL:

NO	DATE	ISSUE

PROJECT:
66 ALTURA AVENUE
66 Altura Avenue
Bolinas, CA 94924

PROJECT NUMBER:
2101

DRAWING TITLE:
COVER SHEET

DRAWING NUMBER:
G-000

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GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENT OF THE APPLICABLE CODES, LAWS & REQUIREMENTS APPLICABLE TO THE LOCATION OF THE PROJECT.

2. THE CONTRACTOR (AND THEIR SUB-CONTRACTORS) SHALL STUDY AND COMPARE THE CONTRACT DOCUMENTS AND SHALL AT ONCE REPORT TO THE OWNER/DESIGNER IN WRITING ALL ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING THE WORK. IF THE CONTRACTOR KNOWINGLY PROCEEDS WITH ANY OF THE WORK SO AFFECTED WITHOUT WRITTEN INSTRUCTION OF THE OWNER/DESIGNER, THE CONTRACTOR SHALL MAKE GOOD AT HIS OWN COST ANY RESULTING ERROR, DAMAGE, OR DEFECTS OR TIME DELAYS CAUSED. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK WITHOUT CONTRACT DOCUMENTS OR, WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA OR SAMPLES FOR SUCH PORTION OF WORK.

3.NO WORK TO COMMENCE ON SITE UNTIL PLAN HAS BEEN APPROVED AND PERMIT ISSUED BY THE DEPARTMENT OF BUILDINGS.

4. ALL STRUCTURAL WORK SHALL BE COORDINATED W/ DESIGN DRAWINGS AND SHALL CONFORM TO THE PROJECT SPECIFICATIONS AND APPLICABLE BUILDING CODES.

5. ALL MECHANICAL AND ELECTRICAL WORK SHALL BE DESIGN BUILD, FILED BY THE CONTRACTOR. RELATED FILINGS SHALL ALSO BE COORDINATED AND EXECUTED BY THE CONTRACTOR. ANY DISCREPANCIES BETWEEN THE ENGINEERED SYSTEMS AND THE DESIGN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY, PRIOR TO ANY CONSTRUCTION OR PURCHASING OF MATERIAL.

6. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, SHEETING AND MAKE SAFE ALL FLOORS, ROOFS, WALLS AND ADJACENT PROPERTY AS PROJECT CONDITIONS REQUIRE. SHORING AND SHEETING SHALL BE DESIGNED BY A STATE OF CALIFORNIA LICENSED PROFESSIONAL ENGINEER HIRED BY THE CONTRACTOR, WHO SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR THE OWNER'S REVIEW.

7. DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION GIVEN IN STRUCTURAL DRAWINGS ARE BASED ON INFORMATION CONTAINED IN VARIOUS ORIGINAL DESIGN AND CONSTRUCTION DOCUMENTS PROVIDED BY THE OWNER, AND LIMITED FIELD OBSERVATIONS AND MEASUREMENTS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO EXISTING CONDITIONS BY ACTUAL MEASUREMENT AND OBSERVATION AT THE SITE. ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE DESIGNER OF RECORD FOR HIS EVALUATION BEFORE THE AFFECTED CONSTRUCTION IS PUT IN PLACE.

8. PRODUCTS: TRADE NAMES OR MANUFACTURERS NOTED WITHIN DRAWINGS AND/OR SPECIFICATIONS ARE TO ESTABLISH A STANDARD OF QUALITY: CONTRACTOR MAY SUBMIT OTHER MANUFACTURERS PRODUCTS EQUAL TO THOSE SPECIFIED FOR APPROVAL.

9. THE CONTRACTOR SHALL MAKE NO DEVIATION FROM THE DRAWINGS WITHOUT WRITTEN APPROVAL OF THE DESIGNER.

10. THE CONTRACTOR SHALL GUARANTEE ALL WORK PERFORMED UNDER THIS CONTRACT FOR A PERIOD OF ONE YEAR AFTER COMPLETION AND FINAL ACCEPTANCE BY THE OWNER.

11. THE CONTRACTOR SHALL INSPECT EXISTING CONDITIONS AT JOB SITE BEFORE SUBMITTING BID. CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONDITIONS ON SITE WHETHER INDICATED ON DRAWINGS OR NOT. SUBMISSION OF A PROPOSAL SHALL SIGNIFY THE CONTRACTOR'S ACCEPTANCE OF THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS.

12.CONTRACTOR MUST CONDUCT A PRE-DEMOLITION MEETING AND SITE WALKTHROUGH WITH THE OWNER AND ARCHITECT BEFORE THE COMMENCEMENT OF ANY DEMOLITION OR REMOVAL OF MATERIALS.

13. THE WORK TO BE PERFORMED CONSISTS OF FURNISHING ALL LABOR, EQUIPMENT, TOOLS, TRANSPORTATION, SUPPLIES, FEES, MATERIALS, AND SERVICES IN ACCORDANCE WITH THESE NOTES AND DRAWINGS; AND INCLUDES PERFORMING ALL OPERATIONS NECESSARY TO CONSTRUCT AND INSTALL COMPLETE, IN SATISFACTORY CONDITION, THE VARIOUS MATERIALS AND EQUIPMENT AT THE LOCATIONS SHOWN.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE BUILDING, ITS OCCUPANTS, AND THE GENERAL PUBLIC.

15. PROVIDE ALL WORK INDICATED OR IMPLIED BY THE DRAWINGS.

16. SUBMIT SHOP DRAWINGS TO DESIGNER FOR REVIEW. DO NOT COMMENCE WORK UNTIL REVIEW OF SHOP DRAWINGS HAS BEEN COMPLETED AND THE DRAWINGS APPROVED. ALLOW TEN (10) BUSINESS DAYS MIN FOR REVIEW.

17. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR HIS WORK UNTIL TURNED OVER TO THE OWNER.

18. THE GENERAL CONSTRUCTION NOTES AND/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND THE GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.

19. THE CONTRACTOR SHALL MAKE ALL REQUIRED ARRANGEMENTS FOR DELIVERY OF MATERIALS.

20. BUILDING CONDITIONS, INCLUDING SIZE OF SERVICE ELEVATORS, DOORWAYS, STAIRS, CORRIDORS, WINDOW OPENINGS, ETC., SHALL BE CHECKED FOR ITEMS BEING DELIVERED.

21.THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE PREMISES EACH EVENING PRIOR TO LEAVING THE JOB SITE. THE SITE SHALL REMAIN LOCKED AND SECURED AT ALL TIMES WHEN THE GENERAL CONTRACTOR IS NOT ON SITE AND KEYS FOR THE SITE SHALL BE HELD BY THE GENERAL CONTRACTOR. NO UNSUPERVISED SUBCONTRACTORS SHALL HAVE KEYS OR ACCESS TO THE SITE WITHOUT THE OWNER'S PRIOR CONSENT.

22. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL FURNISH A SCHEDULE SHOWING THE CHRONOLOGICAL PHASES OF THE WORK. THIS SCHEDULE SHALL INDICATE ALL ORDERING LEAD TIMES, LENGTH FOR EACH PHASE, ITS START AND COMPLETION AND A PROJECTED COMPLETION DATE FOR THE PROJECT.

23. ANY COST CAUSED BY DEFECTIVE OR ILL-TIMED WORK, AS A RESULT OF, BUT NOT LIMITED TO, INFERIOR WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING OR DELINQUENT ORDERING SHALL BE BORNE BY THE CONTRACTOR.

24. ALL RUBBISH AND WASTE MATERIALS CAUSED BY THE INSTALLATION OF THE WORK SHALL BE REMOVED FROM THE PREMISES PROMPTLY.

25. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL RULES, REGULATIONS, CODES AND ALL AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL COMPLY WITH ALL APPROPRIATE MUNICIPAL AND REGULATORY AGENCIES, CODES AND REQUIREMENTS. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND APPROVALS.

26. THE CONTRACTOR SHALL EXAMINE ALL AREAS OF CONSTRUCTION AFTER COMPLETION OF WORK AND PROVIDE NECESSARY TOUCH UP PAINTING OR WALL COVERING FOR PROTECTION.

27. THE CONTRACTOR SHALL INSPECT ALL EXISTING FINISHED SURFACES INCLUDING CORNER BEADS, STOPS, ETC. FOR CHIPS, CRACKS, HOLES, DAMAGED SURFACES AND ANY OTHER DEFECTS CAUSING AN APPEARANCE DIFFERENT FROM A NEW FIRST-CLASS FINISHED INSTALLATION. ALL DEFECTS SHALL BE REPAIRED, OR IF BEYOND REPAIR, THEN INSTALLED AND FINISHED TO THE SATISFACTION OF THE DESIGNER JUST PRIOR TO BEING TURNED OVER TO THE OWNER.

28. THE CONTRACTOR SHALL THOROUGHLY CLEAN ALL LIGHT FIXTURES AND LENSES, A/C DIFFUSERS AND REGISTERS, FLOORS AND BASES, DOORS, ETC. CONTRACTOR SHALL ALSO PROVIDE A FULL POST-CONSTRUCTION CLEAN PRIOR TO FINAL PROJECT ACCEPTANCE.

29. THIS PROJECT IS A CAPITAL IMPROVEMENT AND NO SALES TAX SHALL BE PAID FOR THE PURCHASE OF EQUIPMENT AND MATERIALS BY OWNER.

30. THE CONTRACTOR SHALL PROTECT ALL INSTALLED WORK AND EXISTING, EXTERIOR GLASS AGAINST ANY DAMAGE UNTIL PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.

31. REMOVE ALL EXISTING APPLIANCES AND PLUMBING FIXTURES FROM THE SITE, UNO.

32. PREPARE THE KITCHEN SURFACES FOR NEW EQUIPMENT AND CABINETS AND PROVIDE UTILITIES AS REQUIRED TO CONNECT ALL NEW APPLIANCES.

33. CONTRACTOR SHALL CONSULT WITH REPRESENTATIVES OF APPLICABLE UTILITIES, INCLUDING GAS, WATER, POWER, TELEPHONE AND CABLE TV AND DETERMINE EXACT LOCATIONS AND AVAILABILITY OF UTILITIES AND DETERMINE CONDITION OF EXISTING SERVICE PRIOR TO COMMENCING WORK OR CONNECTING UTILITIES.

34. CONTRACTOR SHALL PROVIDE TEMPORARY TOILET FACILITIES AT THE JOB SITE AS NECESSARY AND REQUIRED BY CODE.

35. CONTRACTOR SHALL PROTECT FLOOR SURFACES FROM DAMAGE WITH RAMBOARD AND EQUIP MOBILE EQUIPMENT WITH PNEUMATIC TIRES.

36. PRIOR TO ISSUANCE OF A BUILDING PERMIT THE CONTRACTOR SHALL HAVE THE FOLLOWING: 1) CERTIFICATE OF WORKER'S COMPENSATION INSURANCE MADE OUT TO THE CONTRACTOR'S STATE LICENSE BOARD 2) COPY OF BUSINESS TAX REGISTRATION CERTIFICATE OR A NEWLY PAID RECEIPT FOR ONE FOR APPLICABLE JURISDICTION. 3) NOTARIZED LETTER OF AUTHORIZATION FOR AGENTS 4) COPY OF CONTRACTOR'S STATE LICENSE OR POCKET ID.

DEMOLITION:

1. AS REQUIRED TO INSTALL NEW SCOPE OF WORK.

2. ALL DEBRIS TO BE PROMPTLY REMOVED FROM SITE.

3. ANY DAMAGE DONE TO FLOORS, WALLS, ETC. DUE TO REMOVAL OF EXISTING PARTITIONS, PLUMBING FIXTURES, OR ANYTHING REMOVED IN ORDER TO COMPLETE THE SCOPE OF WORK AS INDICATED ON DRAWINGS SHOULD BE PATCHED TO MATCH EXISTING AND MEET DESIGNER'S AND OWNER'S APPROVAL.

4. SEAL ALL VENTS AND OPENINGS AS REQUIRED DURING DEMOLITION TO PREVENT DUST DAMAGE ACROSS ROOMS.

5. CONTRACTOR TO REMOVE ALL FURNITURE, APPLIANCES, ETC., IN ORDER TO ALLOW FOR NEW CONSTRUCTION AS SHOWN.

6. CONTRACTOR TO PROVIDE ALL SCAFFOLDING AND BRIDGING AS REQUIRED TO COMPLETE SCOPE OF WORK.

7. FOR ALL NEW STONE AND WOOD FLOORING, CONTRACTOR IS TO REMOVE ANY EXISTING SUBSTRATE AS REQUIRED TO KEEP FLOORS LEVEL AND TRUE.

8. WHEN DEMOLITION IS REQUIRED ON SITE: 1) ALL DEBRIS SHALL BE WET AT THE TIME OF HANDLING TO PREVENT DUST, 2) NO STRUCTURAL MEMBER OF ANY KIND SHALL BE DEMOLISHED UNTIL THE STORY ABOVE IS COMPLETELY REMOVED, 3) FREE FALL DUMPING OVER EXTERIOR WALL WILL NOT BE ALLOWED 4) DEMOLITION PERMIT SHALL BE OBTAINED BY A LICENSED WRECKING CONTRACTOR (CLASS C-21) OR A LICENSED GENERAL CONTRACTOR (CLASS B-1). 5) CONTRACTOR SHALL USE NEGATIVE PRESSURE MACHINES AND HEPA FILTERS THROUGHOUT DEMOLITION TO REDUCE AIRBORNE DUST.

PRODUCT NOTES:

1. ALL PRODUCTS SPECIFIED SHALL BE PROVIDED IN LOCATIONS INDICATED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS.

2. PROVIDE BLOCKING WITHIN ALL WALLS TO SECURE SHELVING WHERE REQUIRED.

3. GENERAL CONTRACTOR (GC) TO ENSURE THAT ALL APPLIANCES, TO INCLUDE CONDENSER AND AIR HANDLING UNITS, ARE OPERATIONAL BEFORE HANDING OVER TO OWNER, ENSURE THAT ALL POWER, WATER AND VENTILATION PROVIDE AS NECESSARY.

4. GC TO PROVIDE OWNER WITH PROJECT MANUALS AT CLOSE OF JOB INCLUDING ALL OWNER'S MANUALS AND WARRANTIES FOR ALL EQUIPMENT AND APPLIANCES INSTALLED WITHIN THE SCOPE OF WORK.

POWER AND TELEPHONE NOTES:

1. PROVIDE ALL ELECTRICAL WORK AS INDICATED ON OR IMPLIED BY THE CONTRACT DOCUMENTS.

2. PROVIDE ALL ELECTRICAL POWER AS REQUIRED BY TELEPHONE COMPANY. PROVIDE TELEPHONE AND DATA WIRING IN LOCATIONS INDICATED AND ALL NECESSARY CONDUIT, VOICE WIRING TO BE CAT3, DATA WIRING TO BE CAT6. PATCH PANEL TO BE PROVIDED IN LOCATION INDICATED. TERMINATIONS TO BE PROVIDED BY GC AT LOCATIONS INDICATED. TELEPHONE EQUIPMENT TO BE PROVIDED BY OTHERS.

3. ALL ELECTRICAL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.

4. ALL WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENT OF ALL AUTHORITIES HAVING JURISDICTION.

5. ALL ELECTRICAL, SPEAKER, AND TELEPHONE WIRING SHALL BE CONCEALED IN DRYWALL AND/OR CEILING. INSTALL SPEAKER WIRE IN LOCATIONS INDICATED. TERMINATIONS AND SPEAKER INSTALLATION ARE BY OTHERS.

6. ALL ELECTRICAL, SPEAKER AND LIGHTING WORK IN CONJUNCTION WITH CABINET WORK SHALL BE COORDINATED WITH THE MILLWORK CONTRACTOR.

7. REFER TO ELEVATIONS FOR DIMENSIONED LOCATIONS OF SWITCHES, PLATES, AND OTHER EQUIPMENT.

8. ALL 125-V RECEPTACLES IN GARAGE (INCLUDING ANY CEILING OUTLETS) SHALL HAVE GFCI PROTECTION.

9. ALL 125-V RECEPTACLES SERVING COUNTER TOP SURFACES IN THE KITCHEN SHALL HAVE GFCI PROTECTION.

10. ALL 120-V BRANCH CIRCUITS SUPPLYING OUTLETS IN CLOSETS, HALLWAYS, BEDROOMS AND OTHER HABITABLE ROOMS (EXCEPT KITCHEN) SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI).

11. RECEPTACLE OUTLETS IN HABITABLE ROOMS SHALL BE SPACED 12' O.C. MAXIMUM AND SHALL BE LOCATED WITHIN 6' OF WALL ENDS, DOOR OPENINGS, AND AT EVERY 2' OR WIDER WALL.

12. RECEPTACLE OUTLETS AT KITCHEN COUNTER-TOPS SHALL BE SPACED AT 4' O.C. MAXIMUM AND WITHIN 2' OF ENDS/BREAKS OF COUNTERS.

13. PROVIDE AT LEAST ONE OUTDOOR RECEPTACLE OUTLET WITH WEATHER PROOF COVER AND GFCI AT FRONT AND REAR OF DWELLING UNIT AND AT DECK/BALCONY (EXCEPTION: DECK/BALCONY WITH USABLE AREA LESS THAN 20 SQ.FT.

14. ALL RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLE.

15. BATHROOM RECEPTACLES SHALL BE SERVED BY A DEDICATED 20 AMP CIRCUIT.

16. PROVIDE A WALL SWITCHED-CONTROLLED LIGHTING OUTLET ON THE EXTERIOR SIDE OF OUTDOOR ENTRANCES OR EXITS WITH GRADE LEVEL ACCESS.

PLUMBING NOTES:

1. PROVIDE ALL PLUMBING ROUGHING AS INDICATED OR IMPLIED BY CONTRACT DOCUMENTS.

2. ALL FIXTURES AND ACCESSORIES TO BE PROVIDED AND INSTALLED BY CONTRACTOR AS PER MANUFACTURER'S GUIDELINES. IF CONTRACTOR FINDS THAT COMPONENTS OR ITEMS ARE MISSING WHICH ARE REQUIRED FOR THE COMPLETE INSTALLATION AS IMPLIED IN THE CONTRACT DOCUMENTS THE GC SHALL NOTIFY THE DESIGNER IMMEDIATELY FOR COORDINATION.

3. PLUMBING WORK SHALL BE COORDINATED WITH ALL OTHER TRADES.

4. INSTALL FIXTURES, LINES OR PIECES OF THE APPROVED ALL VALVES AS INDICATED ON THE DRAWINGS OR AS MAY BE REQUIRED FOR THE PROPER CONTROL OF THE VARIOUS APPARATUS AND PIPELINES SO THAT ANY OF THE FIXTURE, LINES OR PIECES OF APPARATUS MAY BE CUT OFF FOR REPAIR WITHOUT INTERFERING OR INTERRUPTING SERVICE TO THE REST OF THE PROJECT. ALL VALVES SHALL BE DESIGNED FOR REPACKING WHEN WIDE OPEN UNDER PRESSURE.

5. BEFORE BEING COVERED UP OR BUILT IN, ALL PIPING SHALL BE TESTED AS REQUESTED BY THE AUTHORITIES HAVING JURISDICTION AND WITNESS BY THE OWNER, DESIGNER AND OR BUILDING ENGINEER.

6. DIVERSION OF PLUMBING SHALL NOT INTERRUPT DRAINAGE SERVICE IN ANY WAY.

7. REMOVE ANY DORMANT PIPES DISCOVERED.

8. CONTRACTOR TO ENSURE THAT ANY EXISTING PIPES ARE IN GOOD CONDITION OR REMEDY OR REPLACE EXISTING PIPES.

9. IDENTIFY ALL ITEMS REQUIRING SERVICE ACCESS AND PROVIDE APPROVED TYPE ACCESS DOORS. SUCH LOCATIONS TO BE COORDINATED AND APPROVED BY DESIGNER. ACCESS DOOR TO BE RECESSED FOR DRYWALL SURFACES.

10. IF REQUIRED A NEW WATER METER SHALL BE INSTALLED TO MEET CAPACITY OF THE NEW DOMESTIC AND SPRINKLER CAPACITY DEMANDS.

11. WATER METERS SHALL BE PLACED NEAR THE PROPERTY LINE AND OUT OF THE DRIVEWAY APPROACH WHENEVER POSSIBLE.

12. THE WATER METER BOX MUST BE PURCHASED FORM THE CITY AND MUST HAVE A TRAFFIC RATED LID IF THE BOX IS LOCATED IN THE DRIVEWAY.

SHOP DRAWINGS & SAMPLES:

1. SUBMIT SHOP DRAWINGS FOR DESIGNERS APPROVAL FOR THE FOLLOWING ITEMS: CABINETRY/MILLWORK, ALL DOOR & WINDOW ASSEMBLIES. ALL METAL WORK & STRUCTURAL STEEL, TILE LAYOUT DETAILS WITH STARTING POINTS AND JOINT LAYOUT, CUSTOM CONCRETE. MECHANICAL DUCTWORK, ELECTRICAL WORK, GLAZED ASSEMBLIES.

2. CONTRACTOR SHALL SUBMIT THREE SAMPLES OF ALL FINISH MATERIALS, INCLUDING BUT NOT LIMITED TO, TILE, GLASS, STONE, WOOD VENEER FOR DESIGNER/OWNER REVIEW.

SAMPLES MAY BE REVIEWED ON SITE, SEE PROJECT MANUAL.

MILLWORK:

1. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. CONTRACTOR TO NOTIFY DESIGNER OF ANY DISCREPANCIES IN FIELD.

2. CONTRACTOR SHALL CHECK JOB PROGRESS AND COORDINATE WITH OTHER TRADES INVOLVED.

3. PERFORM ALL FABRICATION FROM FIELD MEASUREMENT WITH PROVISION FOR SCRIBING AS REQUIRED TO MEET BUILT-IN CONDITIONS.

4. ALL MILLWORK TO INCLUDE INSTALLATION SHALL BE AWI 'PREMIUM GRADE.'

5. ALL WOOD SHALL BE FIRE-RATED IN ACCORDANCE WITH LOCAL FIRE RATING REGULATIONS.

6. GROUNDS, FURRING, STRAPPING AND BLOCKING SHALL BE FREE FROM KNOTS WHICH WOULD AFFECT THE STRENGTH OR RENDER NAILING DIFFICULT.

7. ALL MATERIALS FOR WOODWORK SHALL BE THOROUGHLY KILN-DRIED.

8. ALL FINISHED WORK SHALL AS FAR AS PRACTICABLE, BE ASSEMBLED AND FINISHED IN THE SHOP AND DELIVERED TO THE BUILDING READY TO ERECT IN PLACE.

9. ALL WORK SHALL BE FABRICATED, ASSEMBLED, FINISHED AND ERECTED IN ACCORDANCE WITH AWI 'PREMIUM GRADE' STANDARDS. SURFACES AND ARISES SHALL BE TRUE, STRAIGHT, AND FREE FROM ALL MACHINE AND TOOL MARKINGS, BRUISES, INDENTATIONS, CHIPS OR ABRASIONS.

10. WHERE MEMBERS ARE MITERED OR BUTTED, THEY SHALL BE JOINED AND IN A MANNER TO INSURE AGAINST THE JOINT OPENING.

11. PROVIDE ALL CABINET DOOR AND SHELVING WORK HARDWARE AS REQUIRED FOR A COMPLETE INSTALLATION. REFER TO HARDWARE SCHEDULE.

12. AFTER TOTAL COMPLETION OF ERECTION, ALL NAIL HOLES, SCRATCHES AND OPEN JOINTS SHALL BE FILED AND TOUCHED UP SO AS TO BE INVISIBLE.

13. ALL WHITE LACQUER MDO AND WOOD VENEER PLYWOOD TO RECEIVE SOLID EDGE BANDING TO CONCEAL LAMINATIONS. EDGE BANDING TO BE VENEER THICK UNLESS OTHERWISE NOTED.

14. FLITCHES TO BE MAXIMUM PRACTICABLE WIDTHS AND FULL HEIGHT IN SEQUENTIAL BOOK MATCH PATTERN. GRAIN DIRECTION ON WALL PANELS AND CABINET FACES TO BE VERTICAL UNLESS OTHERWISE NOTED. ARCHITECT TO REVIEW SELECTION PRIOR TO PURHCASE.

15. FABRICATE UNITS IN LARGEST PRACTICABLE SECTIONS. ASSEMBLE IN THE SHOP FOR TRIAL FIT. DISASSEMBLE FOR SHIPMENT AND REASSEMBLE WITH CONCEALED FASTENERS.

16. MAINTAIN RELATIVE HUMIDITY AND TEMPERATURE DURING FABRICATION, STORAGE AND FINISHING OPERATIONS MATCHING THAT OF THE AREAS OF INSTALLATION.

17. FACTORY FINISH ALL ITEMS WHERE POSSIBLE. DEFER FINAL TOUCH-UP, CLEANING AND POLISHING UNTIL AFTER DELIVERY AND INSTALLATION.

18. PANELING - PROVIDE CONCEALED WOOD BLOCKING AND FRAMING, ANCHORS, CLIPS, SPLINES, SUPPORTING AND ATTACHING DEVICES. PROVIDE CUT-OUTS TO RECEIVE ATTACHMENTS, MECHANICAL AND ELECTRICAL WORK AS REQUIRED.

19. MAKE ALL JOINTS HAIRLINE TIGHT, FITTED ACCURATELY AND JOINTED WITH HARDWOOD SPLINES OR DOWELS, GLUED TOGETHER OR BY OTHER METHOD APPROVED BY DESIGNER. USE SCREWS, NOT NAILS, FOR FASTENING TO GYPSUM BOARD.

20. ALL DRAWERS SHALL BE MAXIMUM DEPTH OF THE HOUSE CABINET W/ FULL EXTENSION, SOFT CLOSING SLIDES, 100 LBS MIN CAPACITY, UNO.

21. ALL CABINET DOORS SHALL HAVE SOFT CLOSING CONCEALED ERO HINGES, UNO. WHEN THE DOOR OPEN ADJACENT TO A PERPENDICULAR WALL CONTRACTOR SHALL PROVIDE LIMITER CLIPS TO PREVENT CLASHING DOOR W/ WALL. PROVIDE HINGE AT MAX 16 " O.C.

22. ALL DRAWERS & CABINET DOOR PANELS SHALL BE FITTED W/ (4) FOUR 1/8 " THK CLEAR SELF-ADHESIVE BUMPERS AS EACH CORNER.

23. ALL REVEAL JOINTS BETWEEN CABINET & DRAWER PANELS SHALL ALIGN + BE LEVEL + PLUMB.

GYPSUM BOARD WORK:

1. GYPSUM BOARD PARTITIONS SHALL TYPICALLY CONSIST OF 2X6 WOOD STUDS AT 16" O.C. WITHOUT EXCEPTION, STUDS SHALL BE FIRMLY ANCHORED TO THE FLOOR AND CEILING PLATES. THE FLOOR AND CEILING PLATES SHALL IN TURN BE ANCHORED TO THE FLOOR AND CEILING STRUCTURES WITH TWO CONTINUOUS BEADS OF ACOUSTIC/FIRE SEALANT BETWEEN SUBSTRUCTURE & RUNNER.

2. ALL GYPSUM BOARD WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL AUTHORITIES HAVING JURISDICTION AND WITH MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS. ALL NEW GYPSUM SURFACES TO BE LEVEL 5 DRYWALL FINISH AND BOARDS TO HAVE TAPERED EDGES.

3. PROVIDE ALL REQUIRED FASTENERS, ANCHORS, ADHESIVES, COMPOUNDS, ETC. AS INDICATED PER GYPSUM BOARD MANUFACTURE'S STANDARDS AND AS REQUIRED FOR A COMPLETE INSTALLATION.

4. ALL EXPOSED EDGES AND/OR CORNERS OF GYPSUM BOARD SHALL RECEIVE A HOT-DIPPED GALVANIZED METAL CORNER BEAD AND ALL EDGES OF A GYPSUM BOARD ABUTTING OTHER MATERIAL SHALL RECEIVE A HOT-DIPPED GALVANIZED METAL CASING BEAD, TAPED AND SPACKLED SMOOTH.

5. PROVIDE NEW SPECIAL WATER RESISTANT TYPE GYPSUM BOARD IN ALL WET LOCATIONS SUCH AS BATHROOMS. PROVIDE CEMENT BOARD SUCH AS DUROCK AT ALL SHOWER AND BATH AREAS OVER MEMBRANE WATER PROOFING.

6. WALLS SHOWN ALIGNED WITH EXISTING BUILDING CONSTRUCTION SHALL BE FLUSH AND SMOOTH WITH EXISTING BUILDING CONSTRUCTION UNLESS OTHERWISE INDICATED.

7. ALL PARTITIONS SHALL BE FURNISHED WITH BASES AS INDICATED IN THE CONTRACT DOCUMENTS.

8. ALL NEW PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED.

9. WHERE SPECIFIED, PLYWOOD UNDERLAYMENT TO HAVE STAGGERED JOINTS, GWB OVERLAY ALSO STAGGERED SO THAT PLYWOOD JOINTS DO NOT TELEGRAPH THROUGH TO SURFACE OF GWB.

10. AT EXISTING PARTITIONS, CONTRACTOR TO PROBE WALL TO LOCATE STUDS AND COORDINATE WITH NEW CONSTRUCTION.

11. PROVIDE A FULL SKIM COAT OF COMPOUND AT ALL EXISTING AND NEW GWB SURFACES THAT ARE NOT SMOOTH AND TRUE.

12. ALL DRYWALL SURFACES ABUTTING FINISH CASEWORK SHALL RECEIVE SKIM COATING AS REQUIRED TO MAKE SURFACE LEVEL AND PLUMB.

HVAC:

1. CONTRACTOR TO TEST ANY FANS, EXHAUSTS, MECHANICAL EQUIPMENT PRIOR TO HANDOVER OF PROJECT TO OWNER.

2. NEW DWELLING UNIT SHALL HAVE A MECHANICAL VENTILATION SYSTEM.

PAINTING:

1. ALL AREAS RECEIVING PAINT, AS INDICATED IN FINISH SCHEDULE, SHALL BE PAINTED IN ACCORDANCE WITH PAINT MANUFACTURE'S WRITTEN INSTRUCTIONS.
2. WALLS SCHEDULED TO BE PAINTED SHALL INCLUDE SURFACES FROM FLOOR TO CEILING INCLUDING PILASTERS, FASCIAS, DOORS, BUCKS, REVEALS, AND ALL SURFACES NOT INCLUDING FLOOR AND CEILINGS.

3. PAINT GYPSUM CEILINGS AND WALLS AS PER FINISH SCHEDULE.

4. PAINT COLORS AND TEXTURES SHALL BE SELECTED AND SPECIFIED IN FINISH SCHEDULE, AND CONTRACTOR SHALL SUBMIT THREE 18"X18" SAMPLES OF EACH SELECTED COLOR AND TEXTURE FOR DESIGNERS REVIEW.

5. ALL WALLS AND CEILINGS SHALL BE PROPERLY PREPARED, SPACKLED, SANDED, ETC., TO PROVIDE A PERFECTLY SMOOTH SURFACE TO RECEIVE PAINT, SKIM COAT, ETC. AS REQUIRED.

6. ALL PAINT SHALL BE WATER BASED PAINT, PROVIDE ONE (1) PRIMER COAT AND TWO (2) FINISH COATS OF PAINT AS SPECIFIED IN FINISH SCHEDULE.

7. ALL ROOMS TO BE BENJAMIN MOORE AURA, DUNN EDWARDS SUPREMA OR APPROVED EQUAL. COLORS & FINISH TBD BY DESIGNER.

DOOR NOTES:

1. ALL DOORS TO BE 1-3/4" SOLID LUMBER CORE FLUSH WHITE OAK VENEER DOORS W/ 'A' FACE ON BOTH SIDES OR APPROVED EQUAL. DOORS IN EXCESS OF 36" IN WIDTH AND/OR 96" IN HEIGHT SHALL BE 2" IN THICKENSS.

2. DOORS SHALL BE MANUFACTURED BY WEYERHAEUSER, ALGOMA OR EGGERS HARDWOOD PRODUCTS CORP., OR OTHER APPROVED EQUALS.

3. DOORS WHEN INSTALLED SHALL NOT BOW OR BECOME OUT OF PLANE. ALL DOORS SHALL BE FABRICATED TO ACCOMODATE SELF WEIGHT AND THE DISTRIBUTION OF WEIGHT SPECIFIC TO OPERATION AND ATTACHMENT OF ASSIGNED HARDWARE EACH DOOR.

4. ALL DOOR STOPS SHALL BE LOCATED IN THE FIELD W/ DESIGNER & OWNER PRIOR TO INSTALLATION.

STONE NOTES:

1. A WATERPROOFING MEMBRANE SHALL BE PLACED OVER ALL PORTIONS OF SUBFLOOR AT BATHROOMS AND RUN UP VERTICAL AT ALL WALLS AS HIGH AS POSSIBLE, BUT A MINIMUM OF 12" ABOVE FINISHED FLR, WHILE REMAINING CONCEALED BEHIND THE WALL BASE TRIM AND OR WALL CLADDING MATERIAL.

2. ANY STONE OR TILE SHALL BE SET LEVEL, PLUMB AND FLUSH ALIGNED. JOINTS SHALL BE 1/8" MAX AND 1/16" MIN.

3. GROUT COLOR SHALL BE AS PER FINISH SCHEDULE AND A SAMPLE MEASURING 12"X12" SHALL BE SUBMITTED FOR DESIGNER AND OWNER APPROVAL.

4. FINAL STONE, TILE INSTALLATION SHALL BE FREE OF CHIPS, SCRATCHES, GROUT HAZE OR STAINS.

5. ALL EXPOSED EDGES ON COUNTERTOPS SHALL BE SLIGHTLY EASED, 1/8" MAX AT ALL UNDERMOUNT SINKS AND TUBS AND 1/16" MAX AT ALL OTHER LOCATIONS. CONTRACTOR SHALL SUBMIT AN EASED EDGE SAMPLE FOR DESIGNER'S REVIEW.

6. ALL STONE TO BE FINISHED WITH DRY TREAT BRAND SEALER OR SUPPLIER RECOMMENDED SEALER.

7. CONTRACTOR SHALL CLEAN, PATCH AND LEVEL THE SUBFLOOR AS REQUIRED FOR ALL TILE/STONE FLOORING.

WOOD FLOORING:

1. GENERAL STANDARDS TO COMPLY WITH RECOMMENDATIONS OF NATIONAL FLOORING MANUFACTURER'S ASSOCIATION (NOFMA).

2. FLOORING TO BE INSTALLED AS SPECIFIED IN FINISH SCHEDULE AND AS PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

3. PROTECT FLOORING FROM EXCESSIVE MOISTURE IN SHIPMENT, STORAGE AND HANDLING. DELIVER IN UNOPENED CARTONS OR BUNDLES AND STORE IN A DRY PLACE WITH ADEQUATE AIR CIRCULATION. DO NOT DELIVER MATERIAL TO BUILDING UNTIL WET WORK SUCH AS CONCRETE HAVE BEEN COMPLETED AND CURED TO A CONDITION OF EQUILIBRIUM.

4. PROVIDE MOCK-UP OF WOOD 4'X4' SQUARE ON SITE (TO BE REPLACED WITH FINAL FLOORING) FOR DESIGNER AND OWNER REVIEW AND APPROVE.

5. WHERE THE SUBFLOOR IS NOT LEVEL, THE CONTRACTOR SHALL TAKE MEASURES TO LEVEL THE SUBSTRATE WITHOUT AFFECTING THE INSTALLATION OF FLOOR.

6. GRAIN/BOARD DIRECTION SHALL BE INDICATED ON FLOOR PLAN.

7. CONTRACTOR SHALL PROVIDE MANUFACTURER RECOMMENDED VAPOR BARRIER OVER SUBFLOOR THROUGHOUT PROJECT AND PROVIDE 1/4" FLOOR UNDERLAYMENT

8. CONTRACTOR SH

ABBREVIATIONS

&	AND
<	ANGLE OR LESS THAN
@	AT
℄	CENTERLINE
⌀	DIAMETER OR ROUND
$	DOLLAR (US CURRENCY)
#	NUMBER OR POUND
	PERPENDICULAR
AB	ANCHOR BOLT
ABV	ABOVE
ACT	ACOUSTICAL CEILING TILES
ACCES	ACCESSORIES
AD	AREA DRAIN
ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
AGGR	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ANNUNC	ANNUNCIATOR
ANOD	ANODIZED
AP	ACCESS PANEL
APPL	APPLIANCE
APPROX	APPROXIMATELY
ARCH	ARCHITECT
AV1	AUDIOVISUAL & INTEGRATION HEAD
BD	BOARD
BET/BTW	BETWEEN
BL	BUILDING LINE
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF
BOS	BOTTOM OF STRUCTURE
BRKT	BRACKET
BS	BOTH SIDES
BTU	BRITISH THERMAL UNIT
BYND	BEYOND
CAB	CABINET
CAM	SURVEILLANCE CAMERA
CBC	CALIFORNIA BUILDING CODE
C/C	CENTER TO CENTER
CEM	CEMENT
CG	CORNER GUARD
CL	CENTERLINE
CLG/CLNG	CEILING
CLKG	CAULKING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMP	COMPOSITION
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CP	CONTROL PANEL
COORD	COORDINATE
CORR	CORRIDOR
CORRG	CORRUGATED
CPT	CARPET
CS	COUNTER SUNK
CT	CERAMIC TILE
CTR	CENTER
CW	COLD WATER
CND	FLEXIBLE NON-METALIC CONDUIT
D	DRYER
DBL	DOUBLE
DEG	DEGREES
DEPT	DEPARTMENT
DET	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DESP	DISPENSER
DIV	DIVISION
DN	DOWN
DR	DOOR
DS	DOWN SPOUT
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
DC	DOOR CONTACT
E	EAST
EA	EACH
EF	EACH FACE
EG	EXISTING GRADE
EJ	EXPANSION JOINT
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EMBED	EMBEDD(ED)(ING)
EMER	EMERGENCY
ENAM	ENAMEL
ENCL	ENCLOSURE
ENG	ENGINEER
EP	ELECTRICAL PANEL
EQ	EQUAL SPACE
EQPT	EQUIPMENT
EXH	EXHAUST
EXIST'G(IE)	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FAB	FABRICAT(E)(ION)
FB	FROM BELOW
FC	FINISHED CEILING
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FHC	FIRE HOSE CABINET
FIN	FINISH
FIX	FIXED
FIXT	FIXTURE
FLR OR FLRG	FLOOR(ING)
FLUOR	FLUORESCENT
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STRUCTURE
FOW	FACE OF WALL
FPRF	FIRE PROOF
FR	FIRE RATED(ING)
FRMG	FRAMING
FT	FOOT/FEET
FTNG	FOOTING
FUR	FURRING

GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GEN	GENERAL
GL	GLASS
GLAZ	GLAZING
GLB	GLUE LAMINATED BEAM
GSM	GALVANIZED SHEET METAL
GYP	GYPSUM
GWB	GYPSUM WALL BOARD
HB	HOSE BIB
HC	HEAD
HDF	HIGH DENSITY FIBERBOARD
HDG	HOT DIPPED GALVANIZED
HDR	HEADER
HDWD	HARDWOOD
HDWR	HARDWARE
HT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HW	HOT WATER
HVAC	HEATING/VENTILATION & AIR CONDITIONING
H2O	WATER SENSOR
ID	INSIDE DIAMETER
INV	INVERT
IN	INCH
INCL	INCLUD(ED)(ING)
IF	INSIDE FACE
INFILTR	INFILTRATION
INFO	INFORMATION
INSTAL	INSTALL(ATION)
INSTRUC	INSTRUCTION
INSUL	INSULATION
INT	INTERIOR
INTERMED	INTERMED
INTEG	INTEGRATION
L	LENGTH
LAV	LAVATORY
LABS OR #	POUNDS
LF	LINEAL FEET
LH	LEFT HAND
LIN	LINEN
LL	LIVE LOAD
LO	LINE OF
LOBA	LINE OF BUILDING ABOVE
LP	LOW POINT
LT	LIGHT
LTWT	LIGHT WEIGHT
LVR	LOUVER
LCR	LEFT/CENTER/RIGHT SPEAKER BAR
LC	LIGHTING CONTROL HEAD END
LS	LOW TEMP SENSOR
MACH	MACHINE
MAN	MANUAL
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MC	MEDICINE CABINET
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MF	MOMENT FRAME
MFD	MANUFACTURED
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MLWK	MILLWORK
MOIST	MOISTURE
MOT	MOTOR(IZED)
MTD	MOUNTED
MTL	METAL
MIX	MIXTURE
MULL	MULLION
MM	MULTIMEDIA
MS	MOTION SENSOR
(N)	NEW
N	NORTH
NAT	NATURAL
NIC	NOT IN CONTRACT
NO or #	NUMBER
NTS	NOT TO SCALE
OBS	OBSCURE
OC	ON CENTER
OD	OUTSIDE DIAMETER or OVERFLOW DRAIN
OFF	OFFICE
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
ORIG	ORIGINAL
OS	OVERFLOW SCUPPER
OT	OUTLET
OSA	OUTSIDE AIR
O/	OVER
OVFL	OVERFLOW
OVHD	OVERHEAD
OCC	OCCUPANCY SENSOR
PA	PLANTING AREA
PBD	PARTICLE BOARD
PTZ	PAN/TILT/ZOOM SURVEILLANCE CAMERA
PED	PEDESTRIAN
PERF	PERFORATED
PJ	POUR JOINT
PL	PROPERTY LINE OR PLATE
PLAS	PLASTER
PLAM	PLASTIC LAMINTATE
PLBNG	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
PP	POWER POLE
PR	PAIR
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PRVD	PROVIDED
PROJ	PROJECT
PRO	PROJECTOR
PRM	PRIMER
PSF	POUNDS PER SQUARE FOOT
PT	POINT
PTD	PAINTED
PVC	POLYVINYL CHLORIDE
PWDR CTD	POWDER COATED
QT	QUARRY TILE
QTY	QUANTITY

R	RISER
RA	RETURN AIR
RAD	RADIUS
RAH	ROOF ACCESS HATCH
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REC	RECESSED
RECIRC	RECIRCULATING
RECEP	RECEPTACLE
RECS	RECOMMENDATIONS
REF	REFERENCE or REFRIGERATOR
REG	REGISTER or REGULATION or REGULAR
REINF	REINFORCEMENT
RMV	REMOVE
RESD'L	RESIDENTIAL
RESIL	RESILIENT
REQ'D	REQUIRED
REV	REVISED or REVISION
RF	ROOF
RFNG	ROOFING
RH	RIGHT HAND
RJ	ROOF JOIST
RND	ROUND
RM	ROOM
RMV	REMOVE
RO	ROUGH OPENING
ROD	ROOF OVERFLOW DRAIN
ROW	RIGHT OF WAY
RP	ROOF PLAN
RR	ROOF RAFTERS
RDWD	REDWOOD
S	SOUTH
SA	SUPPLY AIR
SC	SOLID CORE
SCHED	SCHEDULE
SCUP	SCUPPER
SEC	SECURITY HEAD END
SECT	SECTION
SEP	SEPARATE
SF	SQUARE FEET
SFL	SUB FLOOR
SGL	SINGLE
SHT	SHEET
SHRNG	SHORING
SIM	SIMILAR (NOT INDENTICAL)
SCD	SEE CIVIL DRAWINGS
SDNG	SIDING
SED	SEE ELECTRICAL DRAWINGS
SEW	SEWER
SHWR	SHOWER
SKP	SECURITY KEY PAD
SL	SLOPE
SLD	SEE LANDSCAPE DRAWINGS
SLCD	SEE LIGHTING CONSULTANT'S DRAWINGS
SMD	SEE MECHANICAL DRAWINGS
SOG	SLAB ON GRADE
S&P	SHELF AND POLE
SP	STANDPIPE
SPD	SEE PLUMBING DRAWINGS
SPEC	SPECIFICATIONS
SQ	SQUARE
SSD	SEE STRUCTURAL DRAWINGS
SS	SELECT STRUCTURAL OR STAINLESS STEEL
STD	STANDARD OR STAINED
STL	STEEL
STOR	STORAGE
STRFR	STOREFRONT
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SUR	SURVEILLANCE HEAD END / SURFACE
SUB	SUBWOOFER
SYM	SYMMETRICAL
SHD	MOTORIZED SHADING HEAD END
TBD	TO BE DETERMINED
TEL	TELEPHONE
TEMP	TEMPERED OR TEMPORARY
T&B	TOP AND BOTTOM
THK	THICK(NESS)
THRU	THROUGH
TO	TOP OF
TOC	TOP OF CONCRETE
TOD	TOP OF DECK
TOJ	TOP OF JOIST
TOP	TOP OF PARAPET
TOS	TOP OF STRUCTURE
TOSL	TOP OF SLAB
TOST	TOP OF STEEL
TOW	TOP OF WALL
TR	TREAD
TRTD	TREATED
TS	TUBULAR STEEL
TV	TELEVISION
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE or APPLICABLE LOCAL BLDG CODE
UC	UNDER CABINET
UL	UNDERWRITER'S LABORATORY
UNDERLAY	UNDERLAYMENT
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
U/S	UNDERSIDE
UTIL	UTILITY
V	VOID
VB	VAPOR BARRIER
VCT	VINYL COMPOSITE TILE
VG	VERTICAL GRAIN
VGDF	VERTICAL GRAIN DOUGLAS FIR
VENT	VENTILATION
VERT	VERTICAL
VIF	VERIFY IN FIELD
VOL	VOLUME
VTR	VENT THROUGH ROOF
W	WEST or WIDE FLANGE or WASHER
W/	WITH
WC	WATER CLOSET
WD	WOOD
W/D	WASHER AND DRYER
WF	WALL FURNACE
WGL	WIRE GLASS
WH	WATER HEATER OR WEEP HOLE
WN	WINDOW
W/O	WITHOUT
WP	WATERPROOF(ING)
WPM	WATERPROOFING MEMBRANE
WT	WEIGHT

POWER & COMMUNCATION

SEE CONDUIT SYMBOL KEY FOR ADDITIONAL INFORMATION

- WALL-MOUNTED DUPLEX RECEPTACLE
- FLOOR-MOUNTED DUPLEX RECEPTACLE
- WALL-MOUNTED DOUBLE-DUPLEX RECEPTACLE
- FLOOR-MOUNTED DOUBLE-DUPLEX RECEPTACLE
- WALL-MOUNTED SIMPLEX RECEPTACLE
- WALL-MOUNTED SPECIAL RECEPTACLE
- WALL-MOUNTED RECESSED CLOCK-HANGER RECEPTACLE
- (P) WALL-MOUNTED POWER CONNECTION TO WORKSTATION
- (P) FLOOR-MOUNTED POWER CONNECTION TO WORKSTATION
- (P) WALL-MOUNTED ELECTRICAL JUNCTION BOX
- (J) FLOOR-MOUNTED ELECTRICAL JUNCTION BOX
- PB PULLBOX
- TR TRANSFORMER
- DS DISCONNECT SWITCH
- PP POWER PANEL
- WALL-MOUNTED COMMUNICATION RECEPTACLE
- FLOOR-MOUNTED COMMUNICATION RECEPTACLE
- WALL-MOUNTED COMMUNICATION CONNECTION TO WORKSTATION
- FLOOR-MOUNTED COMMUNICATION CONNECTION TO WORKSTATION
- INTERCOM
- TV CABLE TV RECEPTACLE
- WALL MOUNT DEVICE
- CEILING MOUNT DEVICE
- CP COMMUNICATION PANEL
- ELEVATOR CALL PANEL
- ELEVATOR DIRECTION LANTERN
- N'N" / N'N" HEIGHT OF OBJECT / HEIGHT ABOVE FINISHED FLOOR TO BOTTOM OBJECT
- —— C —— COMMUNICATION LINE
- —— E —— ELECTRICAL CONDUIT
- —— E? —— POWER/COMMUNICATION LINE, VIF SERVICE TYPE

REFLECTED CEILING SYMBOL KEY

- SMOKE/FIRE DETECTOR
- EXIT SIGN (SHADED PORTION DENOTES ILLUMINATED SIDE, ARROW DENOTES DIRECTION INDICATOR)
- EMERGENCY LIGHT
- CEILING FIRE/SECURITY SYSTEM SPEAKER
- MOTORIZED SHADE POCKET
- CEILING-MOUNTED SECURITY CAMERA
- WALL-MOUNTED SECURITY CAMERA
- SPRINKLER HEAD
- ^{F} FAN SWITCH
- ^{K} KEY PAD
- T THERMOSTAT
- ROUND DIFFUSER
- 3-WAY DIFFUSER
- 4-WAY DIFFUSER
- REGISTER
- ^{V} SPEAKER VOLUME SWITCH
- S SPEAKER
- S WALL MOUNTED SPEAKER
- NOTE $ LIGHT SWITCH
- ^{VS} MANUAL ON/VACANCY SENSOR
- ^{D} DIMMER SWITCH
- ^{3} 3-WAY SWITCH
- ^{4} 4-WAY SWITCH
- LIGHT SCENE CONTROL
- SM SURFACE-MOUNTED LIGHT FIXTURE
- RECESSED DOWNLIGHT
- RECESSED WALL WASHER
- LIGHT FIXTURE WITH PULLCHAIN
- PENDANT LIGHT FIXTURE
- SCONCE
- MISSING SCONCE, J-BOX ONLY
- CEILING FAN
- SM 2'x2' FLUORESCENT FIXTURE (SM WHEN SHOWN DENOTES SURFACE MOUNTED)
- 2'x4' FLUORESCENT FIXTURE
- 1'x4' FLUORESCENT FIXTURE
- N'N" + N'N" CEILING HEIGHT CHANGE
- CH +N'–N" CEILING, SOFFIT OR BEAM HEIGHT ABOVE SURVEY DATUM

HVAC SYMBOL KEY

SEE PIPE SYMBOL KEY FOR ADDITIONAL INFORMATION

- ^{F} FAN SWITCH
- T THERMOSTAT
- ROUND DIFFUSER
- 3-WAY DIFFUSER
- 4-WAY DIFFUSER
- REGISTER
- SUPPLY DUCT THRU FLOOR AND CEILING (RISER)
- RISER AND TAKEOFF
- SUPPLY DUCT TURNS DOWN TO EQUIPMENT OR THRU FLOOR
- SUPPLY DUCT TURNS UP TO EQUIPMENT OR THRU CEILING
- SUPPLY DUCT HEIGHT CHANGE
- LOW SIDE / HIGH SIDE RETURN/EXHAUST DUCT HEIGHT CHANGE
- RETURN/EXH. DUCT THRU FLOOR AND CEILING (RISER)
- RISER AND TAKEOFF
- RETURN/EXHAUST DUCT TURNS DOWN TO EQUIPMENT OR THRU FLOOR
- RETURN/EXHAUST DUCT TURNS UP TO EQUIPMENT OR THRU CEILING
- HEIGHT OF OBJECT / HEIGHT ABOVE SURVEY DATUM TO BOTTOM OF OBJECT
- N'N" + N'N" CONDENSATE LINE
- —— C —— CHILLED WATER RETURN LINE
- —— CHWR —— CHILLED WATER SUPPLY LINE
- —— CHWS —— CONDENSER WATER RETURN LINE
- —— CWR —— CONDENSER WATER SUPPLY LINE
- —— CWS —— EQUIPMENT DRAIN LINE
- —— D —— FILTRATION RETURN LINE
- —— FR —— FILTRATION SUCTION LINE
- —— FS —— HIGH PRESSURE STEAM LINE
- —— HPS —— HVAC PIPE, VIF SERVICE TYPE
- —— HVAC? —— LOW PRESSURE STEAM LINE
- —— LPS —— REFRIGERANT VENT LINE
- —— RV —— SECONDARY HOT WATER RETURN LINE
- —— SHWR —— SECONDARY HOT WATER SUPPLY LINE
- —— SHWS ——

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LANDSCAPE ARCHITECT

TORI JOHNSON
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HEALDSBURG, CA 95448
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MEP ENGINEER

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SEAL:

NO	DATE	ISSUE

PROJECT:

66 ALTURA AVENUE
66 Altura Avenue
Bolinas, CA 94924

PROJECT NUMBER:

2101

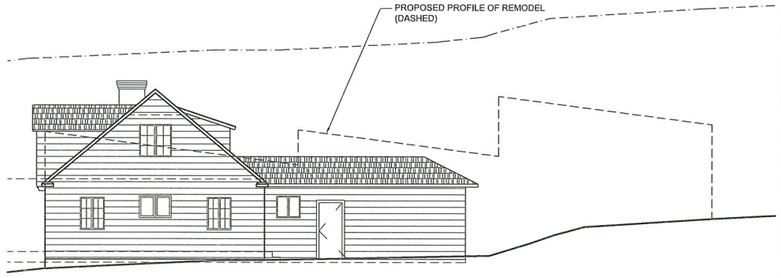
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ABBREVIATIONS & SYMBOLS

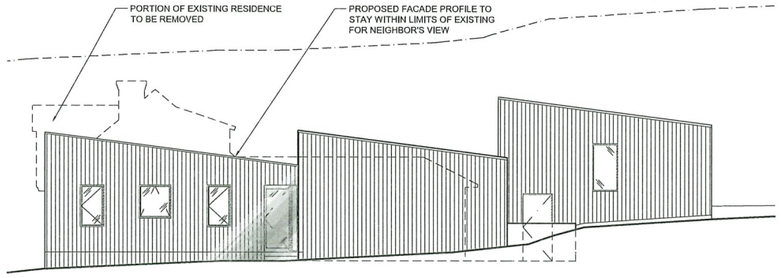
DRAWING NUMBER:

G-003

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EXISTING NORTH FACADE



PROPOSED NORTH FACADE



EXISTING NORTH FACADE



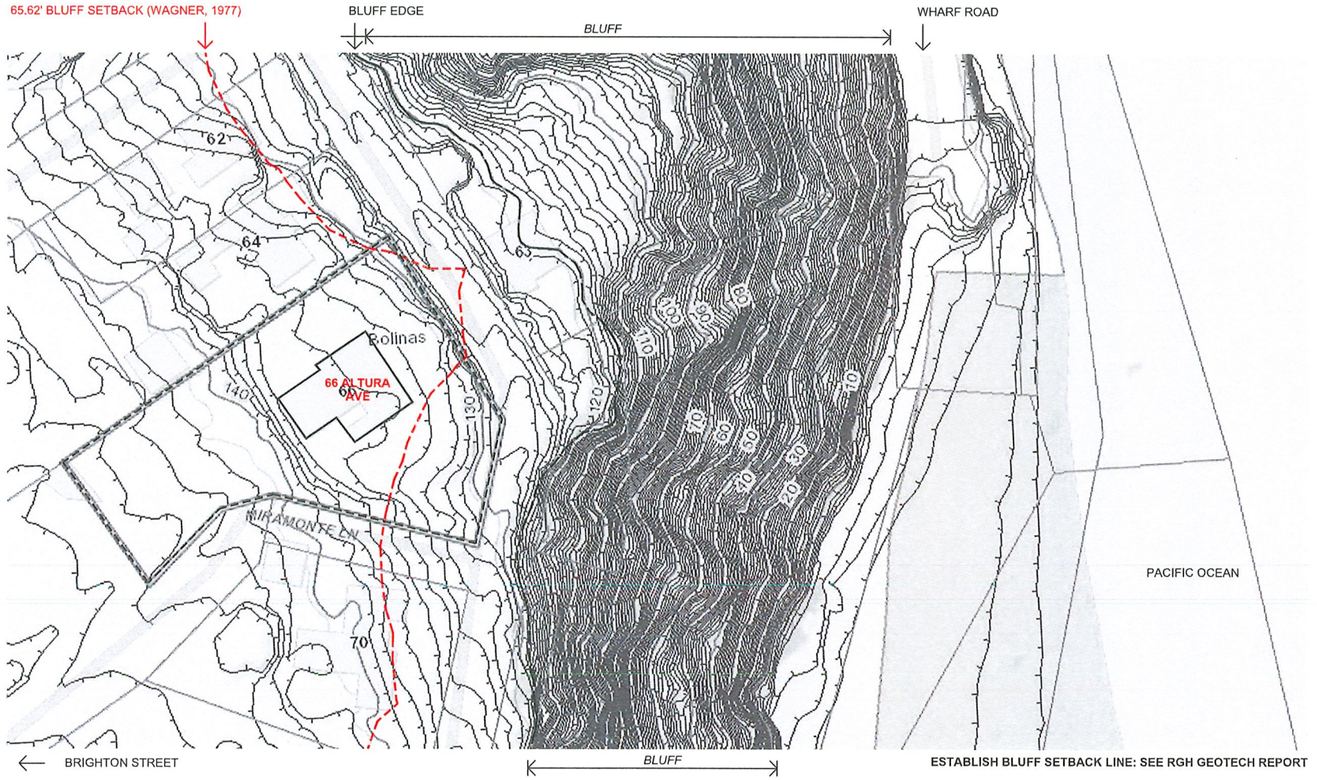
EXISTING SOUTH FACADE



EXISTING EAST FACADE

SEE:
EXHIBIT 2
LCP-2-MAR-13-0024-1 PART A (MARIN LAND USE PLAN UPDATE)
PAGE 544 OF 919

SETBACK (METERS) = STRUCTURE LIFE (YRS.) X RETREAT RATE (METERS/YR.)
20 METERS = 40 YRS X 0.5 METERS/YR.



ESTABLISH BLUFF SETBACK LINE: SEE RGH GEOTECH REPORT

Along the west-facing cliffs, exposed to the open sea, bedding planes in the Monterey shale strike parallel to the shoreline and dip 40 to 60 degrees seaward. As waves remove support at the base of the cliffs, the shale falls along the bedding planes, causing rock falls. The blocks of shale are quickly pulverized by the waves and removed, clearing the way for a new cycle to begin.

Cliff retreat in this area has been monitored since 1859 and has progressed at a rate of about .75 meters per year (Galloway, In press). Observations during this investigation suggest that, in some areas, the retreat rate far exceeds the overall average rate.

The cliffs between Brighton Street and Wharf Road are made up of the soft sediments of the Merced Formation. Galloway (in press) points out that these cliffs are protected from the open sea but bear the brunt of southerly winter storms. During these storms, waves pound the soft sediments, causing extensive falls and slumps. Despite numerous attempts to protect the cliffs with bulkheads, they have been retreating at an average rate of about a half a meter per year (Galloway, in press).

There is a need for a means to determine setback distances for developments near the retreating cliffs. The proposed Environmental Hazards Element of the Marin County Plan calls for adherence to the guidelines adopted by the California Coastal Commission. The Commission recommends a 150 foot setback for the Bolinas peninsula. This setback is based on a retreat rate of 3 feet per year multiplied by an economic life expectancy for a structure of 50 years. The Bolinas Community Plan, however, uses a 40-year structure life expectancy, which yields a setback of 120 feet. In view of the fact that the retreat rate varies markedly along the cliffs, and that the life expectancy of different kinds of structures varies greatly, these setback probably are too rigid.

Setbacks should be determined on a case by case basis to allow more flexibility. A simple formula to determine setbacks is:

setback (meters) = structure life (yrs.) x retreat rate (meters/yr.)

Using this method, a house with a 40-year life, sited along the west-facing cliffs (retreat rate = .75 m/yr.), would have a setback of 30 meters; the same house, sited above the cliffs near the Bolinas Lagoon channel (retreat rate = .5 m/yr.), would have a setback of 20 meters. In areas where vigorous sliding is taking place along the cliffs, an additional 15 meters should be added to the computed value as an additional safety factor.

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Exhibit 2
LCP-2-MAR-13-0224-1 Part A (Marin Land Use Plan Update)
Page 544 of 919

WAGNER REPORT, 1977

66 ALTURA AVENUE

APN: 193-121-41

OWNER:
Chloe Sladden & Kevin McElroy
66 ALTURA AVENUE
BOLINAS, CA 94924

PROJECT DESIGNER:
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SEAL:

NO	DATE	ISSUE

PROJECT:
66 ALTURA AVENUE
66 Altura Avenue
Bolinas, CA 94924

PROJECT NUMBER:
2101

DRAWING TITLE:
EXISTING PHOTOS / SITE DIAGRAMS

DRAWING NUMBER:
G-004

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MARIN COUNTY GREEN BUILDING CHECKLIST

STANDARDS FOR SINGLE-FAMILY RENOVATIONS LESS THAN 750 SQUARE FEET

PROJECT ADDRESS: 66 ALTURA AVENUE Bolinas, CA 94924

APN: 193-121-41 APPLICANT NAME: Andrew Alexander Green

1. GREEN BUILDING AND EV READINESS

☑ Complete this Marin County Green Building Checklist AND CALGreen Checklist: Standards for Residential Renovations Less Than 750 square feet.
VERIFICATION: The checklist will be verified by a County plans examiner.

2. ENERGY EFFICIENCY AND ELECTRIFCATION

☑ Meet the standards outlined for the project in the State Building Energy Efficiency Standards. While local standards for renovations less than 750 square feet do not require applicants to exceed statewide energy efficiency codes, be aware of the mandatory requirements established by the state that may apply to your project. Changes that may trigger additional requirements or HERS verification may include, but are not limited to, the addition, alteration, or expansion of:

- Fenestration, including windows, skylights, and doors with more than 3 sq.ft. of glass
- Insulation and Ducts
- New space heating and cooling, water heating, and ventilation systems

VERIFICATION: Attach Title 24 Energy Reports that complies with State minimum energy code

3. LOW CARBON CONCRETE (Check One of the Following)

☑ Permit application includes completed Cement or Embodied Carbon limit compliance forms that can be found on the County's Low-Carbon Concrete Requirements webpage.
VERIFICATION: Compliance forms must be signed re-submitted after completion of poured concrete along with batch (proof) receipts.

☐ Not applicable; the project does not include pouring new concrete.

4. PROJECT VERIFICATION

This form and all referenced forms herein have been completed by Andrew Alexander Green (name) of Alexander Green Design (company), the party responsible for this building permit application for the above listed project who affirms under penalty of perjury that it accurately represents the project plans. Applicant still must complete the CALGreen Checklist and/or Low Carbon Concrete form, as applicable.

Signature Date

Andrew Alexander Green
Name (Please Print)

5. SUMMARIZING ENERGY END USE (CHECK BOXES AND INPUT VALUES):

☑ Total Conditioned Floor Area within the Project Scope 3,498 Sq Ft square feet

SELECT either the Performance or Prescriptive-based Compliance Pathway below and submit appropriate documentation as requested (Check One of the Following):

☐ For projects using the Performance Based Pathway to Compliance, submit data extract in .xml format from the 2022 Energy Code Compliance Software (CBECC or EnergyPro)

☐ For projects using the Prescriptive Based Pathway to Compliance (Check One of the Following):

☐ Submit data extract in .xml format from the 2022 Energy Code Compliance Software (CBECC-Res or EnergyPro), OR

☐ If Energy Code Compliance Software was not used, please select the following measures planned for installation in Table 1 below, within the scope of your project (check all that apply):

Table 1. Measures and Appliances Installed

Check All That Apply	Measures Installed	Check All That Apply	Measures Installed
☐	Air Sealing	☐	Heat Pump Water Heater, High Efficiency, NEEA Tier 3
☐	Cool Roof	☐	Hot water pipe and tank insulation, low-flow fixtures
☐	Duct Sealing	☐	Induction Cooktop
☐	Exterior Photosensor	☐	LED lamp vs CFL
☐	Heat Pump Dryer	☐	New Ducts
☐	Heat Pump HVAC	☐	R-49 Attic Insulation
☐	Heat Pump HVAC, High Efficiency, SEER 21 or greater; HSPF 11 or greater	☐	Solar PV _____ kW DC
☐	Heat Pump Water Heater	☐	Battery (storage) _____ kWh
☐	Other (please describe): _____		

VERIFICATION: Compliance will be verified by 1) submitting 2022 Energy Code Compliance Software data extract (.xml) and attaching Title 24 Energy Reports that complies with State minimum energy code, OR 2) completing Table 1 above.

MARIN COUNTY CALGREEN CHECKLIST

STANDARDS FOR SINGLE-FAMILY RENOVATIONS LESS THAN 750 SQUARE FEET

This checklist is effective January 1, 2023 and applies to additions and alterations of one- and two-family dwellings and townhouses with attached private garages.

The provisions of this checklist apply to projects where the cumulative scope of the permitted work being added to or altered is less than 750 square feet. Existing site and landscaping improvements that are not otherwise disturbed are not subject to CALGreen.

Submit this CALGreen checklist accompanied with the Marin County Green Building Checklist (see pages 2-3 above) with your plans to demonstrate compliance with the green building ordinance. This checklist includes modifications specific to Marin County. For more information on the County's Green Building requirements, please visit www.maringreenbuilding.org

For more information on CALGreen and complete measure language, see Marin County Building Code, Chapter 19.04.135, Subchapter 2 which requires (with amendments) CALGreen Chapters 4 and Appendix A4.

PROJECT DETAILS

66 Altura Avenue Bolinas, CA 94924 — Project Address

193-121-41 — APN

Andrew Alexander Green — Applicant Name (Please Print)

PROJECT VERIFICATION

The green building professional[1] has reviewed the plans and certifies that the mandatory and elective measures listed below are hereby incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the 2022 California Green Building Standards Code as amended by the County of Marin.

Signature Date

Name (Please Print)

[1] A qualified building professional can be an architect, engineer, contractor, or qualified green building professional, such as a CALGreen Special Inspector or LEED AP.

DIVISION 4.1 PLANNING AND DESIGN

✓ *All measures are required **(MANDATORY)** unless not in project scope.*
✓ *Use the Checkboxes (☒) to mark as Completed, Not Applicable (N/A), or the measure selected.*

4.106.2 (MANDATORY) A plan is developed and implemented to manage stormwater runoff from the construction activities through compliance with the County of Marin's Stormwater Runoff Pollution Prevention Ordinance.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* See Civil Drawings

4.106.3 (MANDATORY) Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* See Civil Drawings

A4.106.2.3 (MANDATORY) Displaced topsoil shall be stockpiled for reuse in a designated area and covered or protected from erosion.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* See Civil Drawings

A4.106.4 (MANDATORY) Permeable paving is utilized for not less than 20 percent of the total parking, walking, or patio surfaces.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* _____

A4.106.5 (MANDATORY) Roofing materials shall have a minimum 3-year aged solar reflectance and thermal emittance or a minimum Solar Reflectance Index (SRI) equal to or greater than the values specified in Tables A4.106.5.1(3).
In Marin County, this measure does not apply to low-rise residential. This measure applies only to high-rise residential buildings, hotels, and motels with a roof slope >2:12.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* A-113 ROOF PLAN

A4.106.8.1 Tier 1 and Tier 2 (MANDATORY IF THE PROJECT SCOPE INCLUDES AN UPGRADE OF THE ELECTRICAL SERVICE PANEL) For one- and two-family dwellings and townhouses with attached private garages, install a dedicated 208/240-volt branch circuit, including an overcurrent protective device rated at 40 amperes minimum per dwelling unit for future EV charging, in accordance with *Marin County Building Code, Chapter 19.04.135*.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* _____

DIVISION 4.2 ENERGY EFFICIENCY

✓ *All measures are required **(MANDATORY)** unless not in project scope.*
✓ *Use the Checkboxes (☒) to mark as Completed, Not Applicable (N/A), or the measure selected.*

4.201.1 (MANDATORY) Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* _____

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

✓ *All measures are required **(MANDATORY)** unless not in project scope.*
✓ *Use the Checkboxes (☒) to mark as Completed, Not Applicable (N/A), or the measure selected.*

4.303.1 Indoor Water Use (MANDATORY) Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.5.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* _____

4.303.1.4.3 Indoor Water Use (MANDATORY) – Metering faucets in residential buildings shall not deliver more than 0.2 gallons per cycle.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* _____

4.303.2 Indoor Water Use (MANDATORY) – Submeters for multifamily building and dwelling units in mixed-use residential/commercial buildings. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* _____

4.303.3 Indoor Water Use (MANDATORY) – Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the *California Plumbing Code* and shall meet the applicable referenced standards.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* _____

4.304.1 Outdoor Water Use (MANDATORY) – Residential developments shall comply with local water efficient landscape ordinance or the current California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* _____

4.305.1 Water Reuse Systems (MANDATORY) – Newly constructed residential developments, where disinfected tertiary recycled water is available from a municipal source to a construction site, may be required to have recycled water supply systems installed, allowing the use of recycled water for residential landscape irrigation systems.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* _____

66 ALTURA AVENUE

APN: 193-121-41

OWNER:
Chloe Sladden & Kevin McElroy
66 ALTURA AVENUE
BOLINAS, CA 94924

PROJECT DESIGNER:
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SEAL:

NO DATE ISSUE

PROJECT:
66 ALTURA AVENUE
66 Altura Avenue
Bolinas, CA 94924

PROJECT NUMBER:
2101

DRAWING TITLE:
CALGREEN CHECKLIST

DRAWING NUMBER:
G-005

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DIVISION 4.4 MATERIAL CONSERVATION & RESOURCE EFFICIENCY

- ✓ *All measures are required **(MANDATORY)** unless not in project scope.*
- ✓ *Use the Checkboxes (☒) to mark as Completed, Not Applicable (N/A), or the measure selected.*

A4.403.2 Foundation Systems (MANDATORY) – Cement use in foundation mix design is reduced in accordance with *Marin County Building Code, Chapter 19.07 – Carbon Concrete Requirements*. Select one Pathway and submit the appropriate compliance forms during Plan review AND for Final Inspection:

☐ Cement Limit Pathway

☐ For Plan Review: Design Team (Structural Engineer/Architect) Low Carbon Concrete Cement Compliance Form

☐ For Final Inspection: Contractor Low Carbon Concrete Cement Compliance Form accompanied by batch receipts from ready-mix supplier

☐ Embodied Carbon Pathway

☐ For Plan Review: Design Team (Structural Engineer/Architect) Low Carbon Concrete EC Compliance Form

☐ For Final Inspection: Contractor Low Carbon Concrete EC Compliance Form accompanied by batch receipts from ready-mix supplier

Plan sheet reference (if applicable): _____

A4.405.3 Material Sources (MANDATORY) – Postconsumer or preconsumer recycled content value (RCV) materials are used on the project, not less than a 10 percent recycled content value.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* _____

4.406.1 Enhanced Durability and Reduced Maintenance (MANDATORY) – Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* _____

4.408.1 Construction Waste Reduction, Disposal and Recycling (MANDATORY) – Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with the reporting standards outlined by Zero Waste Marin.

Completed ☑ N/A ☐ *Plan sheet reference (if applicable):* _____

A4.408.1 Construction Waste Reduction, Disposal and Recycling (MANDATORY) – Construction waste generated at the site is diverted to recycle or salvage in compliance with at least a 65 percent reduction. Any mixed recyclables that are sent to mixed-waste recycling facilities shall include a qualified third party verified facility average diversion rate. Verification of diversion rates shall meet minimum certification eligibility guidelines, acceptable to the local enforcing agency.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* _____

4.410.1 Building Maintenance and Operation (MANDATORY) – An operation and maintenance manual shall be provided to the building occupant or owner.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* _____

4.410.2 Building Maintenance and Operation (MANDATORY) – Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance if more restrictive.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* _____

DIVISION 4.5 ENVIRONMENTAL QUALITY

- ✓ *All measures are required **(MANDATORY)** unless not in project scope.*
- ✓ *Use the Checkboxes (☒) to mark as Completed, Not Applicable (N/A), or the measure selected.*

4.503.1 Fireplaces (MANDATORY) – Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with the U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances in accordance with *Marin County Building Code, Chapter 19.06*

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* _____

4.504.1 Pollutant Control (MANDATORY) – Duct openings and other related air distribution component openings shall be covered during construction.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* _____

4.504.2.1 Pollutant Control (MANDATORY) – Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* _____

4.504.2.2 Pollutant Control (MANDATORY) – Paints, stains and other coatings shall be compliant with VOC limits.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* _____

4.504.2.3 Pollutant Control (MANDATORY) – Aerosol paints and coatings shall be compliant with product weighted MIR Limits for ROC and other toxic compounds.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* _____

4.504.2.4 Pollutant Control (MANDATORY) – Documentation shall be provided to verify that compliant VOC limit finish materials have been used.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* _____

4.504.3 Pollutant Control (MANDATORY) – Carpet and carpet systems shall be compliant with VOC limits.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* _____

4.504.4 Pollutant Control (MANDATORY) – 80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* _____

4.504.5 Pollutant Control (MANDATORY) – Particleboard, medium density fiberboard (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* _____

A4.504.2 Pollutant Control (MANDATORY) – Install VOC compliant resilient flooring systems. Ninety (90) percent of floor area receiving resilient flooring shall comply with the VOC-emission limits established in section A4.504.2.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* _____

A4.504.3 Pollutant Control (MANDATORY) – Thermal insulation installed in the building shall be in compliance with VOC limits.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* _____

4.505.2 Interior Moisture Control (MANDATORY) – Vapor retarder and capillary break is installed at slab on grade foundations.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* _____

4.505.3 Interior Moisture Control (MANDATORY) – Moisture content of building materials used in wall and floor framing is checked before enclosure.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* _____

4.506.1 Indoor Air Quality and Exhaust (MANDATORY) – Each bathroom shall be provided with the following:

1. ENERGY STAR fans ducted to terminate outside the building.
2. Fans must be controlled by a humidity control (Separate or built-in); OR functioning as a component of a whole-house ventilation system.
3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of ≤ 50 percent to a maximum of 80 percent.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* _____

4.507.2 Environmental Comfort (MANDATORY) – Duct systems are sized, designed, and equipment is selected using the following methods:

1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 or equivalent.
2. Size duct systems according to ANSI/ACCA 1 Manual D – 2016 or equivalent.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.

Completed ☐ N/A ☐ *Plan sheet reference (if applicable):* _____

66 ALTURA AVENUE

APN: 193-121-41

OWNER:
Chloe Sladden & Kevin McElroy
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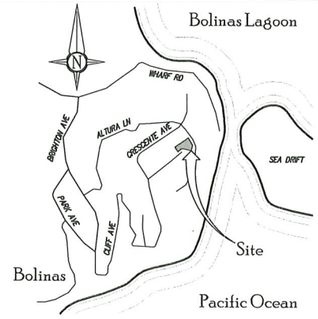
PROJECT NUMBER:
2101

DRAWING TITLE:
CALGREEN CHECKLIST

DRAWING NUMBER:
G-006

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VICINITY MAP
NTS

LEGEND

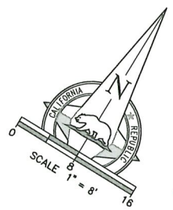
- BUILDING
- FENCE, WOOD POST
- FENCE, WOOD
- EDGE OF PAVEMENT
- OH — OVERHEAD UTILITIES
- EDGE OF LAWN
- CONCRETE
- DOWNSPOUT
- ELECTRIC MAIN
- PROPANE SHUT OFF VALVE
- GUY ANCHOR
- TEMPORARY BENCHMARK
- 12T — TREE, TO SCALE, WITH DRIPLINE, DIAMETER & TYPE
- W — WATER METER
- WATER SHUT OFF VALVE

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
APN	ASSESSORS PARCEL NUMBER
CONC	CONCRETE
EM	ELECTRIC METER
Fr	FRUIT
FS	FINISHED SURFACE
GP	GUY POLE
JP	JOINT POLE
MCR	MARIN COUNTY RECORDS
OH	OVERHEAD UTILITY LINES
PSO	PROPANE SHUT OFF
NTS	NOT TO SCALE
R	REDWOOD
S	SIGN
T	TREE
TBM	TEMPORARY BENCHMARK
WSO	WATER SHUT OFF
WT	WATER TANK

NOTES

1. TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY 1031SURVEY, INC. IN APRIL 2021 AND SUPPLEMENTED TOPO ADDED OCTOBER 2023 AT THE NORTH CORNER USING TERRESTRIAL LIDAR.
2. VERTICAL DATUM: ELEVATION IS BASED ON THE FRONT EDGE OF THE FRONT DOOR THRESHOLD, ELEVATION=100.00, ASSUMED DATUM.
3. BOUNDARY IS BASED UPON A RECORD OF SURVEY THAT IS CURRENTLY IN THE MAP REVIEW PROCESS WITH THE COUNTY SURVEYOR'S OFFICE. FOR ALL BOUNDARY RELATED INFORMATION, REFER TO SAID SURVEY. BOUNDARY INFORMATION SHOWN HEREON IS CONSIDERED PRELIMINARY AND WILL BE UPDATED WITH APPROPRIATE INFORMATION AFTER THE FILING OF SAID RECORD OF SURVEY, IF NEEDED.
4. TREES WERE MEASURED AT BREAST HEIGHT ABOVE THE GROUND WHERE PRACTICAL. TREE SPECIES ARE LABELED IF IDENTIFIABLE. IT IS RECOMMENDED THAT AN ARBORIST REPORT BE OBTAINED TO DETERMINE TREE SPECIES, HEALTH AND HERITAGE STATUS.
5. THE SEPTIC SYSTEM AREA SHOWN HEREON MAY BE DIFFERENT THAN SHOWN. TO CONFIRM TRUE LOCATION EXCAVATION OR POTHOLING IS REQUIRED TO LOCATE ALL CONNECTIONS AND FEATURES. SEPTIC AREA MUST BE UNDISTURBED AND SETBACKS ARE REQUIRED FOR ALL IMPROVEMENTS INCLUDING GRADING, DRAINAGE, WELLS AND STRUCTURES.
6. THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF 1031SURVEY, INC. UNAUTHORIZED USE, COPYING, DISCLOSURE OR PUBLICATION BY ANY METHOD IS PROHIBITED WITHOUT THE WRITTEN APPROVAL OF 1031SURVEY, INC. 1031SURVEY, INC. ASSUMES NO RESPONSIBILITY FOR ANY UNAUTHORIZED DUPLICATION OF INFORMATION THAT MAY APPEAR ON ANOTHER PLAN OR MAP.
7. THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (ON COMPUTER DISK) AS A COURTESY TO THE CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED PRINT DELIVERED WITH THIS ELECTRONIC FILE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.





LANDS OF McELROY
66 ALTURA AVENUE
APN 193-121-41
BOLINAS, MARIN COUNTY, CALIFORNIA

Topographic Map

1031Survey, Inc.
HIGH DEFINITION SURVEYING
1857 Rainier Circle, Petaluma, California 94954
415-827-6370 www.1031survey.com

DATE: 2023.10.23
SCALE: 1" = 8'
FILE: 21308Topo
SURVEY DATE: APR2021
SHEET: 1 OF 1

J:\21308-McElroy\Dwg\21308Topo\V2.dwg, 10/23/2023 8:53:05 PM

GRADING NOTES:

1. The owner shall retain the Geotechnical Engineer of record to provide observation and testing of site grading.
2. Pavement subgrade, the Class II Aggregate Base, shall have a relative compaction of at least 95%.
3. Where paving subgrade is in existing fills or stockpiled material, all fills should be excavated to firm native soils, replaced as engineered fill and compacted to at least 95 percent relative compaction. The upper 12 inches of roadway subgrade should be compacted to 95 percent relative compaction per ASTM Test Designation D1557-91, to create a firm, smooth and essentially unyielding surface.
4. Where fills are placed to develop paving subgrade, any loose surface soils present at existing grade shall be scarified and compacted for their full depth prior to placement of additional fill.
5. All excess soil material, stumps, and boulders shall be removed and disposed of in accordance with County grading ordinance as they may apply.
6. All grading shall be performed in accordance with 2022 CBC, Appendix J, and if applicable, to the recommendations of the Geotechnical Investigation prepared by Agnew Civil Engineering dated October 11, 2022.
7. Prior to any grading work shown on these plans, the contractor shall obtain a grading permit from the County of Marin Building Department.
8. The owner shall have the Geotechnical Engineer of record observing all compaction and embankment work, including off-site construction.
9. Strippings to be used on the project as directed by the Geotechnical Engineer and the Landscape Architect.
10. All pads must be built to a tolerance of plus or minus 0.1 feet from planned pad elevation.
11. After the grading operation is well underway and it is apparent that strict conformance with the grading plan will not result in an earthwork balance, (import/export) the information for pad adjustment shall be taken into consideration after consulting with Adobe Associates, Inc. The contractor shall not deviate from the design elevations (with tolerance) without the approval of Adobe Associates, Inc. If import material is needed, it shall meet the requirements of the geotechnical report.
12. The Contractor shall perform earthwork calculations which account for his/her proposed methods of grading and trenching as he/she deems necessary for bidding and construction purposes. It shall be the sole responsibility of the contractor to balance the earthwork of this project and to account for the cost of any necessary importing or exporting of earth in his/her bid. No additional compensation will be allowed for this item of work unless the owner requests additional work be performed.
13. Unsuitable material shall be off hauled to sites approved by the County of Marin.
14. Construction materials, equipment, vehicles, and debris boxes shall be placed to minimize obstruction of roads and gutters, shall be maintained in a clean and safe condition, and shall not be maintained in a manner that becomes a nuisance to the neighborhood. Debris Boxes in the County right-of-way will require an Encroachment Permit from the Department of Public Works.
15. Dumping of residues from washing of painting tools, concrete trucks and pumps, rock, sand, dirt, agricultural waste, or any other materials discharged into the Town storm drain system that is not composed entirely of storm water is prohibited. Liability for any such discharge shall be the responsibility of person(s) causing or responsible for the discharge.

CONSTRUCTION NOTES:

1. All materials, workmanship and construction shall conform to the County of Marin Uniform Construction Standards, most recent edition.
2. The location of existing underground utilities as shown on these plans, are based on the best information available; however, the County of Marin and Adobe Associates, Inc. assume no responsibility for the accuracy of the information shown, or for the inadvertent omission of any such information. The contractor shall cooperate with all utility companies and other contractors working within the limits of this project.
3. The contractor shall secure all Encroachment Permits from the County of Marin, and any other applicable agencies.
4. The contractor shall secure a Trench Permit from the California Division of Industrial Safety prior to excavation of any trench over five (5) feet in depth.
5. UNDERGROUND SERVICE ALERT (USA) call toll free 800-642-2444 at least 48 hours prior to any excavation.
6. Contractor shall coordinate undergrounding of all utilities such as cable TV, telephone, and electricity with the appropriate utility company.
7. All underground improvements shall be installed and approved prior to paving.
8. All grading shall be performed in accordance with Appendix J, CBC Latest Edition, and as required by the Project Soils Report.
9. Only County of Marin Utility personnel shall operate valves on existing water mains and water services.
10. There shall be no unmetered connections to the Public water system, including connections bypassing meter for testing onsite plumbing or for obtaining construction water. Such connections shall be severed by the Water Utility and will result in penalties including payment of fines and estimated water usage fees.
11. Service laterals other than those shown or noted on the plans shall not be installed prior to obtaining County approval.
12. Horizontal and Vertical reference points should be established by the contractor and checked frequently until the project is completed.
13. No mass grading is permitted from October 15 through April 15 without the approval of the County Engineer.
14. Acceptance of Responsibility:
    It is understood and agreed that the Owner and the Contractor jointly accept the responsibility for all work and conditions relating to this grading permit.

CONST. NOTES CONT'D:

15. No Precedent Established:
    This permit is granted with the understanding that this action is not to be considered as establishing any precedent based on this permit with reference to any other future permit.
16. Keep Permit Onsite:
    This permit shall be kept at the site of the work and must be shown to any representative of the Department of Public Works or any law enforcement officer on demand.
17. The permittees shall, whenever the same is required by any law, secure an encroachment permit, use permit or any other permit required by a public board having jurisdiction, and this permit shall not be considered in operation unless and until such permit is obtained.
18. The Contractor shall notify the County of Marin Department of Public Works 24 hours in advance of any site work to be done under this grading permit.
19. Fill areas shall be stripped and benched to receive fill.
20. Cut slopes shall be no steeper than 2:1 unless otherwise specified.
21. All slopes are to be protected from erosion.
22. Cut slopes shall be rounded at their intersection with existing ground in order to provide a curved transition.
23. Immediately following grading operations all newly formed slopes shall be seeded as directed by the Department of Public Works.
24. All newly formed slopes shall be landscaped in accordance with landscaping plans as approved by the planning department.
25. Where necessary, check dam, temporary siltation basin, or other devices or methods shall be employed to control erosion and provide safety. These devices shall be designed, installed and made functional, prior to November 1.
26. Fill material may consist of soil and rocks of 6" maximum dimension. No trash, brush, garbage, logs, stumps, metal or other deleterious material shall be used as fill.
27. The finished grading shall be such that no water or erodible material is diverted into private or public property causing a nuisance or damage.
28. If the work herein contemplated shall interfere with the established drainage, ample provision shall be made by the Contractor to provide for it as may be directed by the Department of Public Works.
29. Prior to any grading or work over or near underground public facilities (storm drains, sewers, conduits, structure, etc.) the location of such facilities must be established in the field by the Contractor.
30. The County of Marin assumes no responsibility for any grading done outside the limits of work as shown on the site plan or grading plan.
31. Trucks used in this grading operation shall be limited to the 3 axle type, unless otherwise specified.
32. The Contractor shall repair any damage to any County streets from the grading done outside the limits of work as shown on the site plan or grading plan.
33. During periods of rain, grading operations shall be so conducted as to keep a minimum of disturbed area open at any time: check dams, diversion ditches, flumes energy dissipaters or other devices shall be constructed and maintained as necessary and required by the Department of Public Works.
34. The Contractor shall be responsible for the immediate cleanup of any material which spills on County streets as a result of the grading and hauling operation.
35. There shall be no disruption to local traffic movements as a result of the grading or hauling operation and necessary facilities for traffic safety must be provided by the Contractor where necessary, and as required by the Department of Public Works.
36. Flag persons must be provided by the Contractor at such locations and times as necessary and as required by the Department of Public Works.
37. The Contractor must provide water facilities and employ all measures necessary and as required by the Department of Public Works to keep the dust nuisance to a minimum.
38. The work authorized by this permit shall be completed before the date specified. Failure to complete within the specified time shall be cause for forfeiture of the bond unless extension has been approved prior to the expiration date.
39. The Permittees are responsible for all liability for personal injury or property damage which may arise out of work herein permitted, or which may arise out of failure on the Permittees' part to perform their obligations under this permit in respect to maintenance. In the event any claim of such liability is made against the County of Marin or any department officer or employee thereof, Permittees shall defend, indemnify and hold harmless from such claim.
40. The Contractor shall obtain permission to enter from all private property owners prior to entry thereon.
41. The Department of Public Works reserves the right to amend, change, or remove said conditions of permit as issued during the life of said permit due to unforeseen or overlooked conditions, said amended conditions to have the same force and effect as the original conditions.
42. A Civil engineer, soil engineer, and/or engineering geologist will be employed to give technical supervision, make inspections of the work, and provide complete reports.
43. Noncompliance as to written certification from the Soils Engineer, Civil Engineer, and Engineering Geologist, shall be cause to suspend, hold or not issue Building Permits on property involved under this Grading Permit until such certification is received by the Department of Public Works.
44. Failure to comply with all the aforementioned conditions will be cause for the cancellation of this grading permit and forfeiture of the bond.
45. All construction staging shall occur on-site or another site with appropriate approvals from property owner. No staging shall occur on County right-of-way without review and approval of the Public Works Department.
46. All trucks entering or leaving the site with materials shall be loaded in a manner which will prevent dropping of materials or debris on the streets. Spillage resulting from hauling operations along or across any public traveled way shall be cleaned immediately.

CONST. NOTES CONT'D:

47. If archaeological, historic, or prehistoric resources are discovered during construction, construction activities shall cease, and the Community Development Agency staff shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may occur in compliance with State and Federal law. A registered archeologist, chosen by the County and paid for by the applicant, shall assess the site and shall submit a written report to the Community Development Agency staff advancing appropriate mitigations to protect the resources discovered. No work at the site may recommence without approval of the Community Development Agency staff. All future development of the site must be consistent with findings and recommendations of the archaeological report as approved by the Community Development staff. If the report identifies significant resources, amendment of the permit may be required to implement mitigations to protect resources. Additionally, the identification and subsequent disturbance of an Indian midden requires the issuance of an excavation permit by the Department of Public Works in compliance with Chapter 5.32 (Excavating Indian Middens) of the County Code.
48. All construction activities shall comply with the following standards:

    a. Construction activity is only permitted between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and 9:00 a.m. and 5:00 p.m. on Saturday. No construction shall be permitted on Sundays and the following holiday (New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day). Loud noise-generating construction-related equipment (e.g., backhoes, generators, jackhammers) can be maintained, operated, or serviced at the construction site from 8:00 a.m. to 5:00 p.m Monday through Friday only. Minor jobs (e.g., painting, hand sanding, sweeping) with minimal or no noise impacts on the surrounding properties are exempted from the limitations on construction activity. At the applicant's request, the Community Development Agency staff may administratively authorize minor modifications to these hours of construction.

    b. It shall be the responsibility of the applicant to ensure that all construction materials and equipment are stored on-site (or secured at an approved off-site location) and that all contractor vehicles areparked in such a manner as to permit safe passage for vehicular, pedestrian, and bicycle traffic at all times.
49. The applicant/owner hereby agrees to defend, indemnify, and hold harmless the County of Marin and its agents, officers, attorneys, or employees, to attack, set aside, void, or annul an approval of this application, for which action is brought within the applicable statute of limitations.
50. Any changes or additions to the project shall be submitted to the Community Development Agency in writing for review and approval before the contemplated modifications may be initiated. Construction involving modifications that do not substantially comply with approval, as determined by the Community Development Agency staff, may be required to be halted until proper authorization for the modifications are obtained by the applicant.
51. Per MCC 24.04.016, if construction activity, equipment, vehicles and/or material delivery and storage cause damage to any existing facility (e.g., pavement, curb, gutter, sidewalk, landscaping) beyond normal wear and tear, as determined by the agency, then the permittee shall be responsible for the repair of same.
52. Per MCC 23.18.093 any construction contractor performing work in the county shall implement appropriate BMPs to prevent the discharge of construction wastes or contaminants from construction materials, tools and equipment from entering a county storm drain system. In addition: all construction plans submitted to the county pursuant to any permit application shall consider the potential for erosion and sedimentation at the construction site and shall comply with county code Sections 24.04.625 and 24.04.627.
53. Erosion control measures shall be installed prior to site disturbing activities, and shall be maintained or modified to remain effective for the duration of the work.
54. Before issuance of a building permit, provide a complete drainage and grading plan, including both existing and proposed drainage features and improvements. The plan shall be prepared by a licensed professional engineer or by a registered architect, and shall bear the preparer's signature and stamp. The plan shall incorporate recommendations from the Geotechnical Engineer. The plan shall also indicate to where all of the retaining wall backdrains will discharge and shall show the configuration of piping, pipe size, location and type of dissipater for these drains. The proposed trench drain shall indicate and label the limit of disturbance, provide the square footage of the area to be disturbed and the volumes of cut and fill for the proposed work.
55. Before issuance of a building permit for work to be performed between October 15 and April 15, submit Erosion and Siltation Control plans or indicate erosion control and debris barrier measures on site plan. You may refer to the Marin Stormwater Pollution Prevention Program's website, for suggested methods and measures under Resources for: Construction. The plan shall also indicate construction staging area, means of access to areas of new excavation and construction, and a stabilized construction entrance.
56. Adobe Associates, Inc shall certify to the County in writing upon the completion of work that all grading and drainage improvements were installed in accordance with the approved plans and field direction. Written certification of retaining wall construction shall be provided by the Structural Engineer. Be aware that a DPW/Engineer shall inspect and accept work after receipt of certification letter. Certification letters shall reference building permit number or numbers for specific work being certified, the address of the property and the Assessor's Parcel Number (APN), shall be signed and stamped by the certifying professional.

NOTE:

1. ALL STRUCTURES, FENCES, WALLS, PORCHES, DECKS, HEADERS, POOLS & SEPTIC ARE SHOWN FOR REFERENCE ONLY AND ARE NOT COVERED UNDER THIS GRADING PERMIT. SEPARATE PERMITS ARE REQUIRED.

ABBREVIATIONS

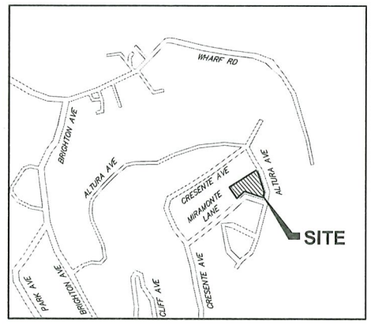
AAI	ADOBE ASSOCIATES, INC.	IG	INVERT GRADE
AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
AD	AREA DRAIN	NE	MATCH EXISTING
BLDG	BUILDING	MH	MANHOLE
BM	BENCH MARK	MIN	MINIMUM
BOV	BLOWOFF VALVE	NTS	NOT TO SCALE
C	COMPACT PARKING	NO	NUMBER
CB	CATCH BASIN	OC	ON CENTER
CL	CLASS	PL	PROPERTY LINE
℄	CENTERLINE	PP	POWER POLE
CM	CORRUGATED METAL PIPE	PUE	PUBLIC UTILITY EASEMENT
CO	CLEANOUT	RCE	REGISTERED CIVIL ENGINEER
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET	R/W	RIGHT OF WAY
DWG	DRAWING	RWL	RECLAIMED WATER LINE
DWY	DRIVEWAY	S	SLOPE
EG	EXISTING GROUND	SAD	SEE ARCHITECTURAL DRAWINGS
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EL	ELEVATION	SS	SANITARY SEWER
ESMT	EASEMENT	STA	STATION
EX	EXISTING	STD	STANDARD
FL	FLOWLINE	TC	TOP OF CURB
FG	FINISH GRADE	TYP	TYPICAL
FH	FIRE HYDRANT	W	WATER
FS	FINISHED SURFACE	WM	WATER METER
FSS	FIRE SAFE STANDARD	WV	WATER VALVE
GB	GRADE BREAK	WWF	WELDED WIRE FABRIC
GR	GRATE		

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		PROPERTY BOUNDARY
		CURB & GUTTER
		SANITARY SEWER & MANHOLE
		SANITARY SEWER & CLEANOUT
		SANITARY SEWER LATERAL
		STORM DRAIN & MANHOLE
		STORM DRAIN & DRAINAGE INLET (DI)
		STORM DRAIN & AREA DRAIN (AD)
		ROOF DRAIN & DOWN SPOUT (DS)
		WATER SERVICE / WM WATER SERVICE / RPBP
		FIRE LINE / DDCV
		BLOW-OFF
		WATER MAIN & GATE VALVE
		FIRE HYDRANT
		STREET SIGN
		STREET NAME SIGN
		JOINT TRENCH COMPOSITE DRY UTILITY (BY OTHERS)
		TRANSFORMER (BY OTHERS)
		LIGHT STANDARD
		UTILITY POLE W/WO GUY WIRE
1 C3.0		DETAIL 1 ON SHEET C3.0
		DRAINAGE SWALE
		DAYLIGHT LINE
		APPROXIMATE LIMIT OF GRADING/DISTURBANCE
300	300	INDEX CONTOUR
299	299	INTERMEDIATE CONTOUR
GB		GRADE BREAK W/ SLOPE SYMBOL

McELROY-SLADDEN RESIDENCE
GRADING & DRAINAGE PLAN

66 Altura Avenue
Bolinas, California
APN 193-121-41



LOCATION MAP
NOT TO SCALE

SHEET INDEX

C1.0	TITLE SHEET
C1.1	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	GRADING & DRAINAGE PLAN
C3.0	DETAILS
EC1.0	EROSION & SEDIMENT CONTROL PLAN
EC2.0	BMP FACT SHEET
CM1.0	CONSTRUCTION MANAGEMENT PLAN

PROJECT DATA FORM

PROJECT NAME	McELROY-SLADDEN RESIDENCE
APPLICATION SUBMITTAL DATE	AUGUST 23, 2024
PROJECT LOCATION	66 ALTURA AVE, BOLINAS, CA
PROJECT PHASE NO.	COASTAL PERMIT
PROJECT TYPE & DESCRIPTION	SINGLE FAMILY RESIDENCE
TOTAL PROJECT SITE AREA	16,975 SF (0.39 AC)
TOTAL NEW & REPLACED IMPERVIOUS	5,400 SF (0.09 AC)
TOTAL PRE PROJECT IMPERVIOUS SURFACE AREA	3,651 SF (0.08 AC)
TOTAL POST-PROJECT IMPERVIOUS SURFACE AREA	5,400 SF (0.12 AC)
RUNOFF REDUCTION MEASURES SELECTED	ROUTED TO BIORETENTION

OWNER INFO

CHLOE SLADDEN & KEVIN MCELROY
66 ALUTRA AVENUE
BOLINAS, CA 94924
EMAIL: CSLADDEN@GMAIL.COM

PURPOSE STATEMENT:

THIS PROJECT PROPOSES CONSTRUCTION OF A NEW DRIVEWAY, CONSTRUCTION OF A NEW ADU, AND REMODEL OF AN EXISTING RESIDENCE.

CIVIL ENGINEER

ADOBE ASSOCIATES, INC.
1200 N. DUTTON AVE.
SANTA ROSA, CA 95401
TEL : (707) 541-2300

GEOTECHNICAL ENGINEER

AGNEW CIVIL ENGINEERING
CIVIL AND GEOTECHNICAL CONSULTANTS
454 LAS GALLINAS AVE, STE. 1047
SAN RAFAEL, CA 94903
TEL : (415) 868-5532

LAND SURVEYOR

1031 SURVEY, INC.
1857 RAINIER CIRCLE
PETALUMA, CA 94954
TEL : (415) 827-6370

ARCHITECT

ALEXANDER GREEN DESIGN
ANDREW ALEXANDER GREEN
BOLINAS, CA
TEL : (262) 573-3066

LANDSCAPE ARCHITECT

TORI JOHNSON
10957 WESTSIDE ROAD
HEALDSBURG, CA 95548
TEL : (505) 803-0892

GRADING QUANTITIES:

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

CUT	FILL	TOTAL
192 CY	37 CY	155 CY (CUT)

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

Area of Disturbance = 0.39 Acres

Revisions

No.	Date	Description	Approved

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

"A Service You Can Count On!"

FOR COASTAL PERMIT

David R. Brown, RCE 41833
My license expires 3/31/2026

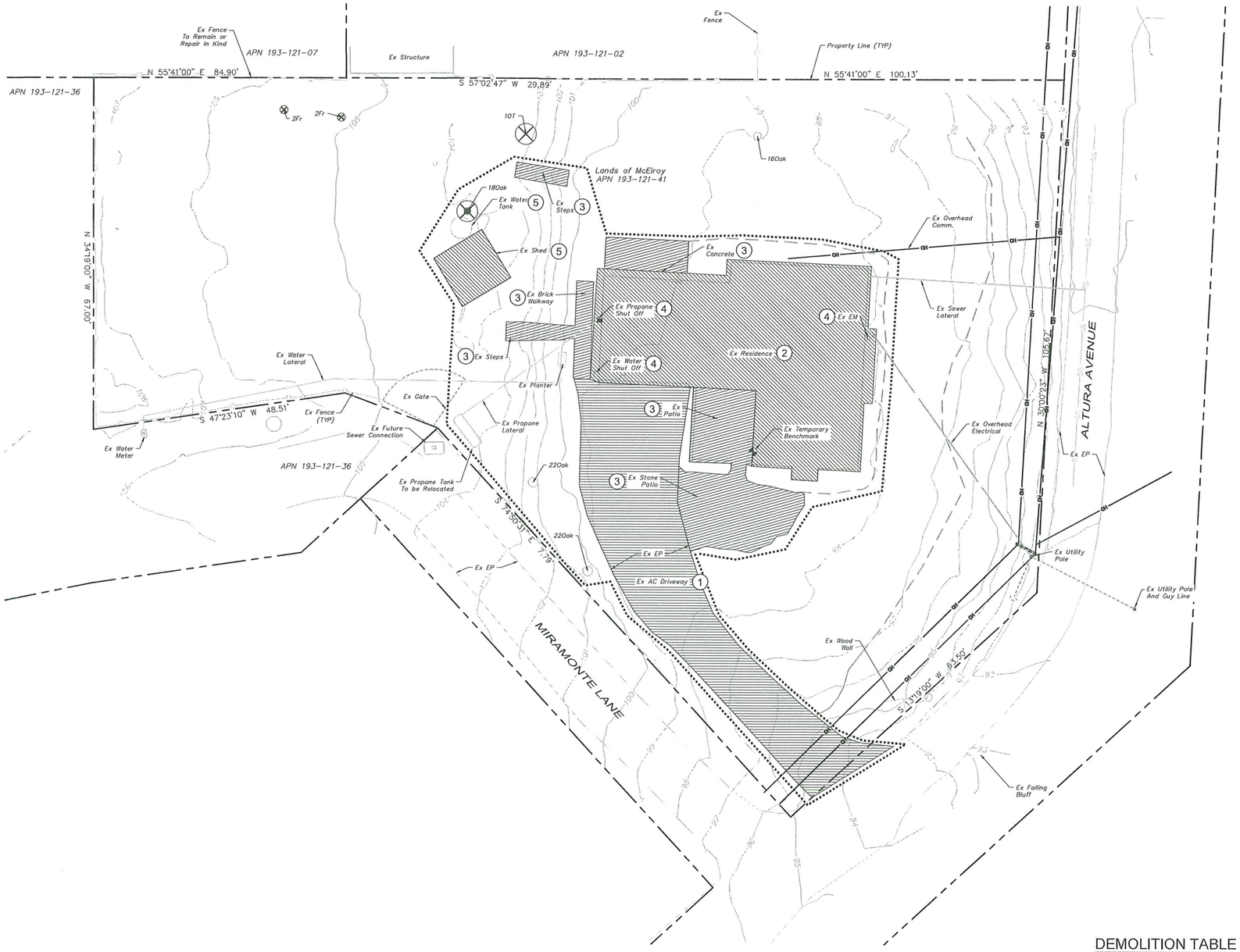
REGISTERED PROFESSIONAL ENGINEER * DAVID R. BROWN * No. 41833 * Exp. 3/31/2026 * CIVIL * STATE OF CALIFORNIA

MCELROY-SLADDEN RESIDENCE
TITLE SHEET
66 Alutra Avenue
Bolinas, California
APN 193-121-41

SCALE: AS SHOWN
Date: March 12, 2025
Design by: ZR
Drawn by: ZR
Checked by: DRB

Sheet
C1.0
1 of 7 Sheets
Job 22303

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NOTES:

1. PROPERTY LINES SHOWN ARE FOR REFERENCE ONLY. BOUNDARY SURVEY PENDING

DEMOLITION LEGEND:

⊗ 12" LO — EX TREE POTENTIALLY IMPACTED BY CONSTRUCTION

EXISTING CONDITIONS & DEMOLITION PLAN

10' 5' 0 5' 10' 20' 30'

Graphic Scale: 1" = 10'

DEMOLITION TABLE *

SYMBOL	DEMOLITION FEATURE	UNITS	QUANTITY
.....	APPROXIMATE LIMIT OF DEMOLITION WORK	SQ FT	±5,891
1	REMOVE EXISTING DRIVEWAY	SQ FT	±1,281
2	REMODELED SECTION OF RESIDENCE (ENTIRE RESIDENCE)	SQ FT	±1,548
3	REMOVE EXISTING HARDSCAPE/LANDSCAPE	LF	±655
4	RELOCATED UTILITY	EA	3
X 10" Tree	REMOVE EXISTING TREE	EA	16
5	TO BE REMOVED	EA	4

* CONTRACTOR TO VERIFY QUANTITIES PRIOR TO CONSTRUCTION

Revisions

No.	Date	Description	Approved

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

FOR COASTAL PERMIT

David R. Brown, RCE 41833
My license expires 3/31/2026

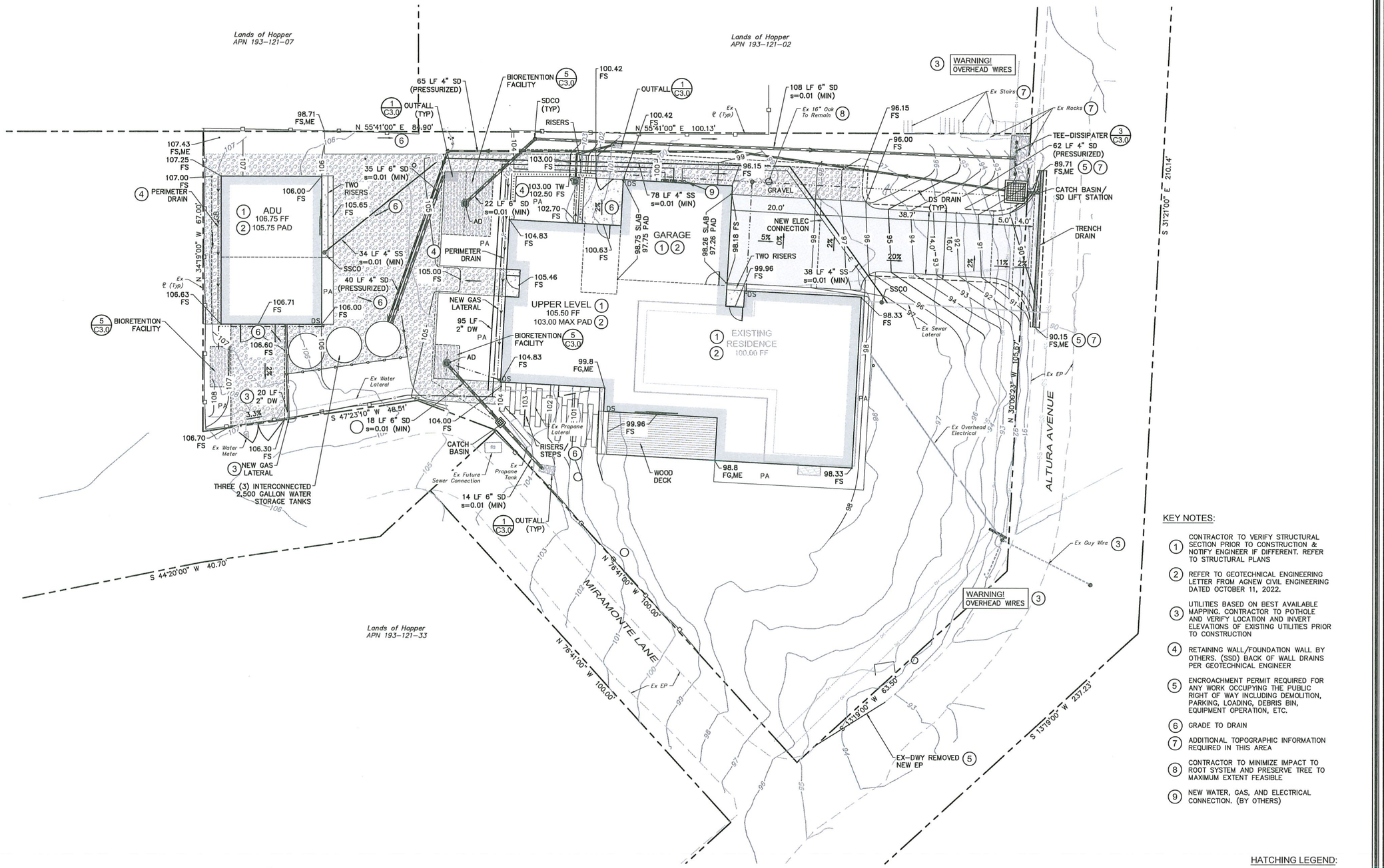
REGISTERED PROFESSIONAL ENGINEER * DAVID R. BROWN * No. 41833 Exp. 3/31/2026 * CIVIL * STATE OF CALIFORNIA

MCELROY-SLADDEN RESIDENCE
EXISTING CONDITIONS
& DEMOLITION PLAN
66 Altura Avenue
Bolinas, California
APN 193-121-41

SCALE: AS SHOWN
Date: March 12, 2025
Design by: ZR
Drawn by: ZR
Checked by: DRB

Sheet
C1.1
2 of 7 Sheets
Job 22303

P:\2022 PROJECTS\22303\dwg\Adobe-Design\Coastal Permit\22303- C1.1 Overall Site Plan.dwg, Eric Brown, 4/30/2025 4:58:27 PM



DEMOLITION LEGEND:

⊗ 12" LO EX TREE TO BE REMOVED

KEY NOTES:

1. CONTRACTOR TO VERIFY STRUCTURAL SECTION PRIOR TO CONSTRUCTION & NOTIFY ENGINEER IF DIFFERENT. REFER TO STRUCTURAL PLANS
2. REFER TO GEOTECHNICAL ENGINEERING LETTER FROM AGNEW CIVIL ENGINEERING DATED OCTOBER 11, 2022.
3. UTILITIES BASED ON BEST AVAILABLE MAPPING. CONTRACTOR TO POTHOLE AND VERIFY LOCATION AND INVERT ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION
4. RETAINING WALL/FOUNDATION WALL BY OTHERS. (SSD) BACK OF WALL DRAINS PER GEOTECHNICAL ENGINEER
5. ENCROACHMENT PERMIT REQUIRED FOR ANY WORK OCCUPYING THE PUBLIC RIGHT OF WAY INCLUDING DEMOLITION, PARKING, LOADING, DEBRIS BIN, EQUIPMENT OPERATION, ETC.
6. GRADE TO DRAIN
7. ADDITIONAL TOPOGRAPHIC INFORMATION REQUIRED IN THIS AREA
8. CONTRACTOR TO MINIMIZE IMPACT TO ROOT SYSTEM AND PRESERVE TREE TO MAXIMUM EXTENT FEASIBLE
9. NEW WATER, GAS, AND ELECTRICAL CONNECTION. (BY OTHERS)

HATCHING LEGEND:

- 4" AC OVER 7" CL II AB (1)
- WOOD DECK (SLD)
- HARDSCAPE (SLD)
- GRAVEL (SLD)
- BIORETENTION AREA (SLD)

GRADING & DRAINAGE PLAN

10' 5' 0 5' 10' 20' 30'

Graphic Scale: 1" = 10'

Revisions			
No.	Date	Description	Approved

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FOR COASTAL PERMIT

David R. Brown, RCE 41833
My license expires 3/31/2026

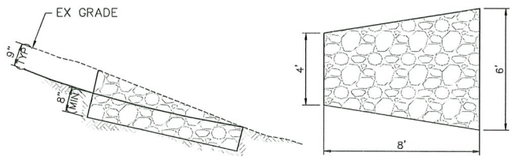
REGISTERED PROFESSIONAL ENGINEER DAVID R. BROWN No. 41833 Exp. 3/31/2026 CIVIL STATE OF CALIFORNIA

MCELROY-SLADDEN RESIDENCE
GRADING & DRAINAGE PLAN
66 Alutura Avenue
Bolinas, California
APN 193-121-41

SCALE: AS SHOWN
Date: March 12, 2025
Design by: ZR
Drawn by: ZR
Checked by: DRB

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C2.0
3 of 7 Sheets
Job 22303

\\2022 PROJECTS\22303\dwg\Adobe-Design\Coastal Permit\22303- C2.0 Grading And Drainage Plan.dwg, Eric Brown, 4/30/2025 4:58:40 PM



ELEVATION VIEW

PLAN VIEW

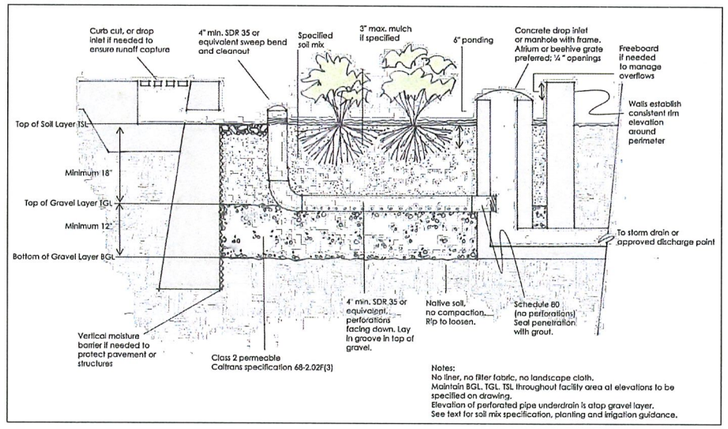
NOTE:

PLACE ROCK PER CALTRANS SECTION 72 METHOD B, (CLASS NO 3)

USE CLASS NO 2 FOR BIGGER PIPE & HIGHER FLOW VELOCITY

1 ROCK RIP-RAP OUTFALL PROTECTION DETAIL

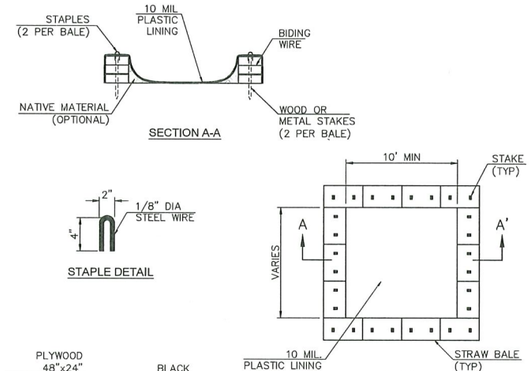
NTS



Notes:
No liner, no filter fabric, no landscape cloth.
Maintain BGL, TGL, TSL throughout facility area at elevations to be specified on drawing.
Elevation of perforated pipe underdrain is atop gravel layer.
See text for soil mix specification, planting and irrigation guidance.

5 BASMAA TYPICAL BIORETENTION DETAIL

NTS

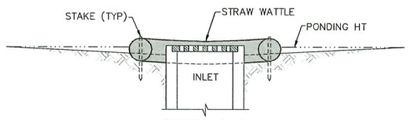


NOTE:

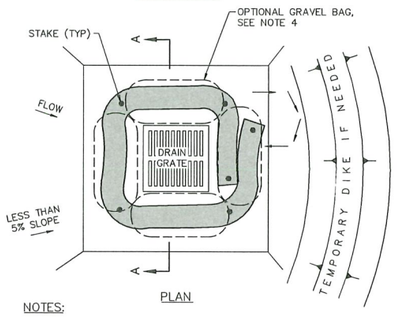
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY

4 CONCRETE WASHOUT (WM8)

NTS



SECTION A–A



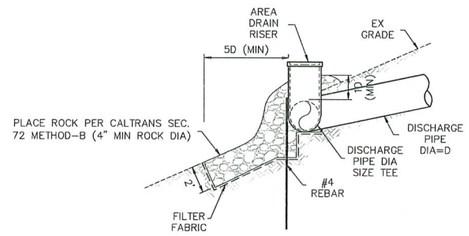
PLAN

NOTES:

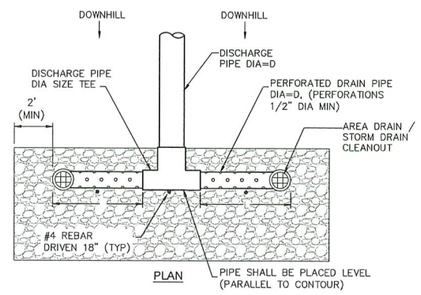
1. INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%.)
2. USE 1X4 WOOD OR EQUIVALENT METAL STAKES, (3 FT MIN LENGTH).
3. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. A TEMPORARY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

2 INLET SEDIMENT BARRIER

NTS



SECTION



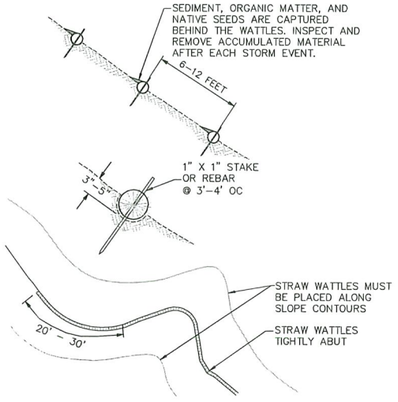
PLAN

NOTES:

1. PLACE ROCK ON TOP OF PIPE THE ENTIRE LENGTH.
2. PIPE HOLES HAVE 90° CENTRAL (RADIAL) ANGLE. THIS YIELDS 4 HOLES AT THE SAME HORIZONTAL DISTANCE FROM THE TEE. REPEAT 4–HOLE GROUPING EVERY 2" HORIZONTAL DISTANCE FROM TEE TO YIELD 28 HOLES PER LINEAL FOOT.
3. L=10'

3 PERFORATED PIPE ENERGY DISSIPATER

NTS



NOTES:

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

STRAW WATTLES
(CONSTRUCTION SPECIFICATIONS)

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

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

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

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

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

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

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

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

5 STRAW WATTLE

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EROSION CONTROL GUIDELINES:

Erosion Control is a year around responsibility, not just during the rainy season. The City requires that you install and maintain temporary erosion control measures on all construction sites. Allowing mud, muddy water or debris to flow off of your property and onto public or private property is prohibited. The following are some of the methods used to control erosion and runoff:

- Every effort should be made to minimize grading.
- All disturbed dirt must be covered with tied, staked, or sandbagged tarps. Plastic sheeting without grommets or any other material that will not stay in place during a storm is prohibited. You may remove the tarps during construction, but they must be promptly replaced at the end of the day or when it is raining.
- Place waddles and staked silt fences every 25 feet and at the bottom of the site to mitigate flow and allow sediment to settle.
- Use jute netting to cover all areas where vegetation has been removed.
- Practice good housekeeping. Take the necessary measures to prevent dust. Clean–up debris on a daily basis and keep all mud off the street. It may be necessary to install drain rock or pave off–street areas.

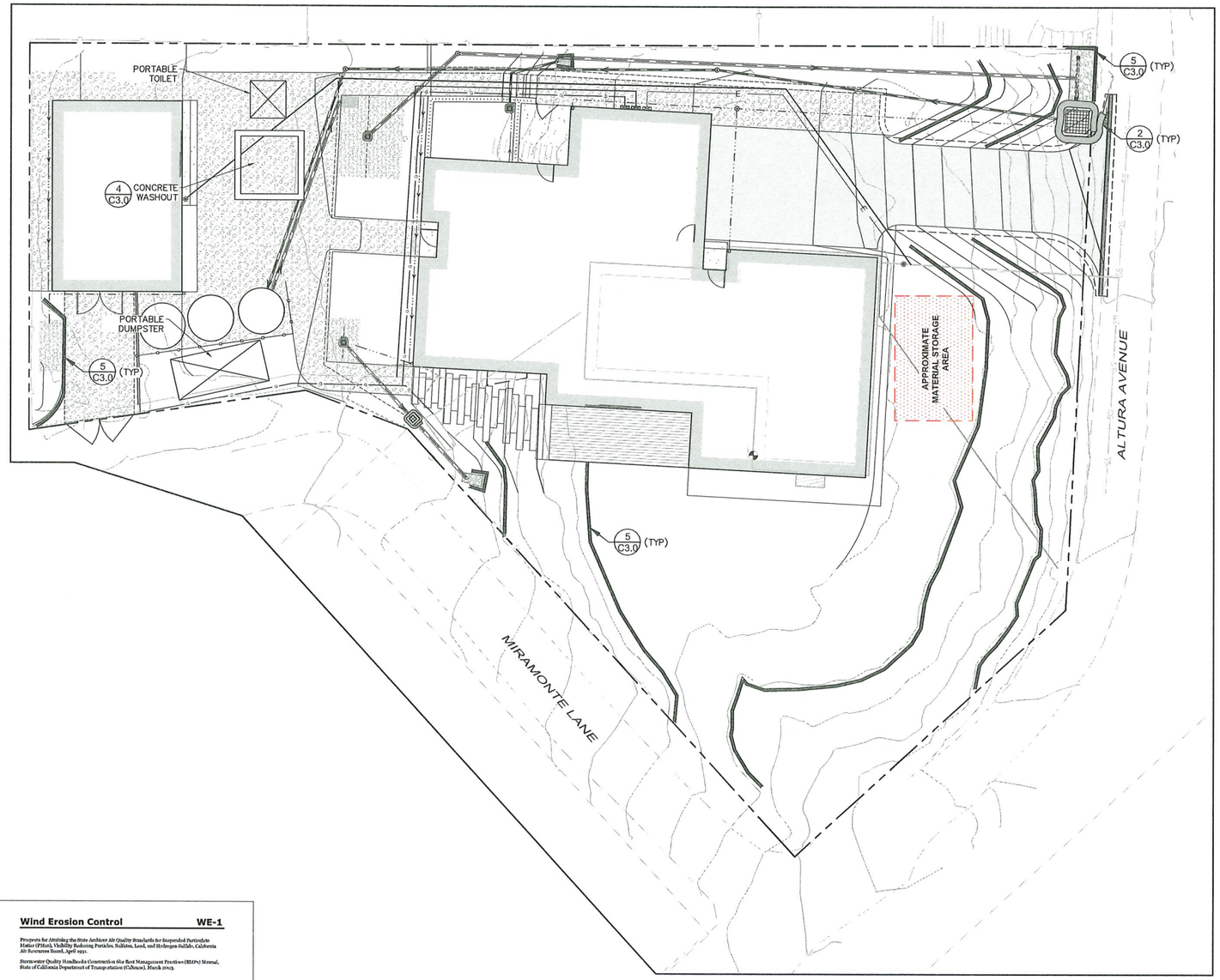
Violations of the guidelines can result in the issuance of Stop Work Orders, fines, and revocations of the permit.

Hydroseeding shall be conducted in a three step process. First, evenly apply seed mix and fertilizer to the exposed slope. Second, evenly apply mulch over the seed and fertilizer. Third, stabilize the mulch in place. An equivalent single step process, with seed, fertilizer, water, and bonded fibers is acceptable.

Applications shall be broadcasted mechanically or manually at the rates specified below. Seed mix and fertilizer shall be worked into the soil by rolling or tamping. If straw is used as mulch, straw shall be derived from wheat, rice, or barley and be approximately six to eight inches in length. Stabilization of mulch shall be done hydraulically by applying an emulsion or mechanically by crimping or punching the mulch into the soil. Equivalent methods and materials may be used only if they adequately promote vegetation growth and protect exposed slopes.

MATERIALS	APPLICATION RATE (pounds per acre)
seed mix	
bromus mollis (blando brome)	40
trifolium hirtum (hykon rose clover)	20
fertilizer	
16–20–0 & 15% sulphur	500
mulch	
straw	4000
hydraulic stabilizing*	
m–binder or sentinel	75–100
equivalent material	per manufacturer

*non–asphaltic, derived from plants

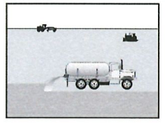


EROSION AND SEDIMENT CONTROL PLAN

10' 5' 0 5' 10' 20' 30'

Graphic Scale: 1" = 10'

Wind Erosion Control WE-1



Categories

EC Erosion Control
SE Sediment Control SE
TC Tracking Control
WE Wind Erosion Control WE
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control

Legends

SC Primary Category
SC Secondary Category

Targeted Constituents

Sediment SC
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics

Potential Alternatives

EC6 Soil Binders

Fiber/Mulches maybe the best choice in any way the CASQA nomenclature and these tables must be removed from every page and the appropriate be modified version

Description and Purpose

Wind erosion or dust control consists of applying water or other chemical dust suppressants as necessary to prevent or alleviate dust nuisance generated by construction activities. Covering small stockpiles or areas is an alternative to applying water or other dust palliatives.

California's Mediterranean climate, with a short "wet" season and a typically long, hot "dry" season, allows the soils to thoroughly dry out. During the dry season, construction activities are at their peak, and disturbed and exposed areas are increasingly subject to wind erosion, sediment tracking, and dust generated by construction equipment. Site conditions and climate can make dust control more of an erosion problem than water-based erosion. Additionally, many to all species, including Air Quality Management Districts, require dust control and/or dust control permits in order to comply with local nuisance ordinances, specifically to Visibility Impairment and the requirements of the Clean Air Act. Wind erosion control is required to be implemented at all construction sites greater than 1 acre by the General Permit.

Suitable Applications

Most BMPs that provide protection against water-based erosion will also protect against wind-based erosion and dust control requirements required by other agencies will generally meet wind erosion control requirements for water quality protection. Wind erosion control BMPs are suitable during the following construction activities:

Wind Erosion Control WE-1

- Construction vehicle traffic on unpaved roads
- Drilling and blasting activities
- Soils and debris storage piles
- Batch drop from front-end loaders
- Areas with unstabilized soil
- Final grading/site stabilization

Limitations

- Watering prevents dust only for a short period (generally less than a few hours) and should be applied daily (or more often) to be effective.
- Over watering may cause erosion and track-out.
- Oil or oil-treated mulch should not be used for dust control because the oil may migrate into drainageways and/or seep into the soil.
- Chemical dust suppression agents may have potential environmental impacts. Selected chemical dust control agents should be environmentally benign.
- Effectiveness of controls depends on soil, temperature, humidity, wind velocity and traffic.
- Chemical dust suppression agents should not be used within 100 feet of wetlands or water bodies.
- Chemically treated mulch may make the soil water repellent, interfering with long-term infiltration and the vegetative re-vegetation of the site. Some chemical dust suppressants may be subject to flooding and may contain adverse and should be handled properly.
- In compacted areas, watering and other liquid dust control measures may wash sediment or other constituents into the drainage system.
- If the soil surface has retained natural moisture, the affected area may need to be pre-wetted so that chemical dust control agents can uniformly penetrate the soil surface.

Implementation

Dust Control Practices

Dust control BMPs generally stabilize exposed surfaces and minimize activities that suspend or track dust particles. The following table presents dust control practices that can be applied to varying site conditions that could potentially cause dust. For heavily traveled and disturbed areas, wet suppression (watering), chemical dust suppression, gravel asphalt surfacing, temporary gravel construction entrances, equipment wash-out areas, and haul truck covers can be employed as dust control applications. Permanent or temporary vegetation and mulching can be employed for areas of occasional or no-construction traffic. Preventive measures include stabilizing surface areas to be disturbed, limiting onsite vehicle traffic to 15 mph or less, and controlling the number and activity of vehicles on a site at any given time.

Wind Erosion Control WE-1

Chemical dust suppressants include: mulch and fiber based dust palliatives (e.g. paper mulch with gypsum binder), salts and brines (e.g. calcium chloride, magnesium chloride), non-petroleum based organics (e.g. vegetable oil, lignosulfonate), petroleum based organics (e.g. asphalt emulsion, dust oils, petroleum resins), synthetic polymers (e.g. polyvinyl acetate, vinyl, acrylic), clay additives (e.g. bentonite, montmorillonite) and electrochemical products (e.g. enzymes, ionic products).

Dust Control Practices								
Site Conditions	Watering	Non-petroleum Organics	Chemical Dust Suppressants	Gravel Asphalt	Temporary Gravel Construction Entrance/Exit	Synthetic Covers	Vegetative Cover/ Mulching
Disturbed Areas Subject to Traffic	x	x	x	x	x			x
Disturbed Areas Not Subject to Traffic			x	x	x	x		x
Materials Stockpiles		x	x	x			x	x
Unpaved Roads			x			x	x	
Disturbed Soil Areas			x	x				x
Unpaved Vehicle/ Equipment Traffic Areas			x	x	x	x	x	
Loading					x	x		

Additional preventive measures include:

- Schedule construction activities to minimize exposed area (see EC-1, Scheduling).
- Quickly treat exposed soils using water, mulching, chemical dust suppressants, or some/several layering.
- Identify and stabilize key access points prior to commencement of construction.
- Minimize the impact of dust by anticipating the direction of prevailing winds.
- Restrict construction traffic to stabilized roadways within the project site, as practicable.
- Water should be applied by means of pressure-type distributors or pipelines equipped with a spray system or hoses and nozzles that will ensure even distribution.
- All distribution equipment should be equipped with a positive means of shutoff.
- Unless water is applied by means of pipelines, at least one mobile unit should be available at all times to apply water or dust palliatives to the project.
- If reclaimed water water is used, the sources and discharge must meet California Department of Health Services water reclamation criteria and the Regional Water Quality

Wind Erosion Control WE-1

Control Board (RWQCB) requirements. Non-potable water should not be conveyed in tanks or drain pipes that will be used to convey potable water and there should be no connection between potable and non-potable supplies. Temporable tanks, pipes, and other conveyances should be marked, "NON-POTABLE WATER - DO NOT DRINK."

- Pave or chemically stabilize access points where unpaved traffic surfaces affix paved roads.
- Provide covers for haul trucks transporting materials that contribute to dust.
- Provide for rapid clean up of sediments deposited on paved roads. Furnish stabilized construction road entrances and wheel wash areas.
- Stabilize inactive areas of construction sites using temporary vegetation or chemical stabilization methods.

For chemical stabilization, there are many products available for chemically stabilizing gravel roadways and stockpiles. If chemical stabilization is used, the chemicals should not create any adverse effects on stormwater, plant life, or groundwater and should meet all applicable regulatory requirements.

Costs

Installation costs for water and chemical dust suppression vary based on the method used and the length of effectiveness. Annual costs may be high since some of these measures are effective for only a few hours to a few days.

Inspection and Maintenance

- Inspect and verify that activity-based BMPs are in place prior to the commencement of associated activities.
- BMPs must be inspected in accordance with General Permit requirements for the associated project type and risk level. It is recommended that at a minimum, BMPs be inspected weekly, prior to forecasted rain events, daily during extended rain events, and after the conclusion of rain events.
- Check areas protected to ensure coverage.
- Most water-based dust control measures require frequent application, often daily or even multiple times per day. Obtain vendor or independent information on longevity of chemical dust suppressants.

References

Best Management Practices and Erosion Control Manual for Construction Sites, Flood Control District of Maricopa County, Arizona, September 1992.

California Air Pollution Control Laws, California Air Resources Board, updated annually.

Construction Manual, Chapter 2, Section 10, "Dust Control"; Section 17, "Watering"; and Section 18, "Dust Palliative", California Department of Transportation (Caltrans), July 2001.

Wind Erosion Control WE-1

Properts for Attaining the State Ambient Air Quality Standards for Suspended Particulate Matter (PM10), Visibility Reducing Particles, Sulfates, Lead, and Hydrogen Sulfide, California Air Resources Board, April 1991.

Stormwater Quality Handbooks Construction Site Best Management Practices (BMPs) Manual, State of California Department of Transportation (Caltrans), March 2003.

Revisions			
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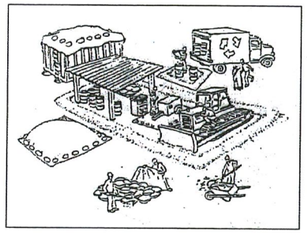
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Pollution Prevention – It's Part of the Plan

Make sure your crews and subs do the job right!



Runoff from streets and other paved areas is a major source of pollution in creeks and the Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with pertinant ordinance requirements.

Materials storage & spill cleanup

Non–hazardous materials management

- ✔ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✔ Use (but don't overuse) reclaimed water for dust control as needed.
- ✔ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water.
- ✔ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✔ Check dumpsters regularily for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters properly.

Hazardous materials management

- ✔ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, state, and federal regulations.
- ✔ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✔ 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.
- ✔ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✔ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✔ When spills or leaks occur, contain them immediately and be particularily careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✔ Report any hazardous material spills to the appropriate agency(s) immediately!

Vehicle and equipment maintenance & cleaning



- ✔ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✔ Fuel and maintain vehicles on site only in a bermed are or over a drip pan that is big enough to prevent runoff.
- ✔ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✔ Do not clean vehicles or equipment on–site using soaps, solvents, degreasers, steam cleaning equipment, etc.

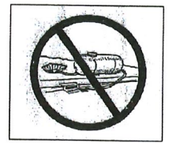
Earthwork & contaminated soils

- ✔ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✔ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.



- ✔ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✔ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✔ If you disturb a slope during construction prevent erosion by securing the soil with erosion control fabric, or seed with fast–growing grasses as soon as possible. Place hay bales down–slope until soil is secure. to prevent erosion.
- ✔ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Local Agency for help in determining what testing should be done.
- ✔ Manage disposal of contaminated soil according to Local Agency instructions.

Dewatering operations

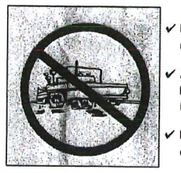


- ✔ Reuse water for dust control, irrigation, or another on–site purpose to the greatest extent possible.
- ✔ Be sure to call the Local Agencie's Stormwater Manager before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✔ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Local Agency to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off–site for proper disposal.

Saw cutting

- ✔ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hat bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✔ Shovel, absorb, or vacuum saw–cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✔ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- ✔ Do not pave during wet weather or when rain is forecast.
- ✔ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✔ Place drip pans or absorbent material under paving equipment when not in use.
- ✔ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✔ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✔ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✔ Wash out concrete equipment/trucks off–site or designate an on–site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.



- ✔ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.
- ✔ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain. If a suitable dirt area is not available, filter the wash water through hay bales before discharging to a storm drain.

Painting



- ✔ Never rinse paint brushes or materials in a gutter or street.
- ✔ Paint out excess water–based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✔ Paint out excess oil–based paint before cleaning brushes in thinner.
- ✔ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil–based paint sludge and unusable thinner as hazardous waste.

Storm drain polluters may be liable for fines!

For more detailed information, contact the Stormwater Manager of the appropriate local agency.

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Revisions			
No.	Date	Description	Approved

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
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"A Service You Can Count On!"

FOR COASTAL PERMIT

David R. Brown, RCE 41833
My license expires 3/31/2026

PROFESSIONAL ENGINEER * DAVID R. BROWN * No. 41833 * Exp. 3/31/2026 * CIVIL * STATE OF CALIFORNIA

MCELROY-SLADDEN RESIDENCE
BEST MANAGEMENT PRACTICES
66 Alutura Avenue
Bolinas, California
APN 193–121–41

SCALE: AS SHOWN
Date: March 12, 2025
Design by: ZR
Drawn by: ZR
Checked by: DRB

Sheet
EC2.0
6 of 7 Sheets
Job 22303

TRUCK ROUTE:

HEAD NORTHWEST ON ALTURA AVE TOWARD CRESENTE AVE (197–FT). TURN LEFT ON CRESENTE AVE (0.3–MI). CONTINUE ON CLIFF AVE (0.3–MI). CLIFF AVE TURNS RIGHT INTO BRIGHTON AVE (0.3–MI). TURN LEFT ON OLEMA BOLINAS RD (0.8–MI). TURN RIGHT TO STAY ON BOLINAS (1.2–MI). TURN RIGHT TOWARD CA–1S (0.1–MI). CONTINUE SOUTH ON CA–1S (16.4–MI). USE THE SIGNS AT THE STINSON BEACH INTERSECTION TO GET ON THE NORTHBOUND OR SOUTHBOUND CA–HWY 101.

CONSTRUCTION HOURS:

(PER MARIN COUNTY CODE SECTION 6.70.030 (5)):
MONDAY – FRIDAY: 7 AM TO 6 PM
SATURDAY: 9 AM TO 5 PM
PROHIBITED ON SUNDAYS AND HOLIDAYS (NEW YEAR'S DAY, PRESIDENT'S DAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, THANKSGIVING DAY, AND CHRISTMAS DAY.)
LOUD NOISE–GENERATING CONSTRUCTION–RELATED EQUIPMENT (E.G., BACKHOES, GENERATORS, JACKHAMMERS) CAN BE MAINTAINED, OPERATED, OR SERVICED AT A CONSTRUCTION SITE FOR PERMITS ADMINISTERED BY THE COMMUNITY DEVELOPMENT AGENCY FROM EIGHT A.M. TO FIVE P.M. MONDAY THROUGH FRIDAY ONLY.

CONSTRUCTION SIGNS :

POST A PUBLICLY VISIBLE SIGN WITH THE CONSTRUCTION SUPERVISOR'S NAME, TELEPHONE NUMBER, AND ADDRESS TO CONTACT REGARDING DUST CONTROL, NOISE CONTROL, OR OTHER COMPLAINTS ABOUT THE CONSTRUCTION ACTIVITIES. UNLESS OTHERWISE SPECIFIED BY THE CONDITIONS OF APPROVAL FOR A DEVELOPMENT PROJECT, CONSTRUCTION SIGNAGE SHALL CONSIST OF A SINGLE YARD SIGN AND SHALL REMAIN ON SITE UNTIL THE OUTDOOR CONSTRUCTION ACTIVITIES ARE COMPLETED.

DUST AND EMISSION CONTROL:

(1) ALL UNPAVED EXPOSED SURFACES (E.G., PARKING AREAS, STAGING AREAS, SOIL PILES, AND GRADED AREAS, AND UNPAVED ACCESS ROADS) SHALL BE WATERED TWO TIMES A DAY.
(2) ALL HAUL TRUCKS TRANSPORTING SOIL, SAND, OR OTHER LOOSE MATERIAL OFF–SITE SHALL BE COVERED.
(3) ALL VISIBLE MUD OR DIRT TRACK–OUT ONTO ADJACENT PUBLIC ROADS SHALL BE REMOVED USING WET POWER VACUUM STREET SWEEPERS AT LEAST ONCE PER DAY. THE USE OF DRY POWER SWEEPING IS PROHIBITED.
(4) ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO A MAXIMUM OF 15 MILES PER HOUR.
(5) ALL ROADWAYS, DRIVEWAYS, AND SIDEWALKS TO BE PAVED SHALL BE COMPLETED AS SOON AS POSSIBLE. BUILDING PADS SHALL BE LAID AS SOON AS POSSIBLE AFTER GRADING UNLESS SEEDING OR SOIL BINDERS ARE USED.
(6) IDLING TIMES SHALL BE MINIMIZED EITHER BY SHUTTING EQUIPMENT OFF WHEN NOT IN USE OR REDUCING THE MAXIMUM IDLING TIME TO FIVE MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXICS CONTROL MEASURE TITLE 13, SECTION 2485 OF CALIFORNIA OF REGULATIONS). CLEAR SIGNAGE SHALL BE PROVIDED FOR CONSTRUCTION WORKERS AT ALL ACCESS POINTS.
(7) ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED EMISSIONS EVALUATOR.
(8) ALL CONSTRUCTION AREAS SHALL BE SUFFICIENTLY DAMPENED TO CONTROL DUST CAUSED BY CONSTRUCTION AND HAULING, AND AT ALL TIMES PROVIDE REASONABLE DUST CONTROL OF AREAS SUBJECT TO WINDBLOWN EROSION.
(9) ALL EARTHMOVING OR EXCAVATION ACTIVITIES SHALL BE DISCONTINUED DURING PERIODS OF HIGH WINDS TO PREVENT EXCESSIVE AMOUNTS OF FUGITIVE DUST GENERATION.

WATER QUALITY / EROSION CONTROL MEASURES - SEE ALSO THE

1. REVEGETATE ALL DISTURBED AREAS AT THE ONSET (OCTOBER) OF THE FIRST WINTER RAINY SEASON FOLLOWING COMPLETION OF ANY PHASE OF CONSTRUCTION DURING A YEAR AND AT A SIMILAR TIME DURING THE NEXT YEAR AS REQUIRED TO FULLY REVEGETATE THE SITE.
2. INSTALL SOME TYPE OF BIODEGRADABLE SURFACE EROSION PROTECTION (SUCH AS NATURAL MULCH, JUTE NETTING, EROSION CONTROL BLANKETS, PUNCHED STRAW) TO REDUCE THE EROSIVE ENERGY OF INCOMING RAINDROPS FOR THE FIRST COUPLE OF WINTER MONTHS.
3. INSTALL SILT FENCING ALONG THE CONSTRUCTION PERIMETER BEFORE THE START OF CONSTRUCTION AND RETAIN IT IN–PLACE UNTIL THAT PARTICULAR PHASE OF CONSTRUCTION IS COMPLETE AND EROSION CONTROL WINTERIZATION MEASURES ARE IMPLEMENTED.

DELIVERIES/OFF HAUL:

DELIVERIES ARE LIMITED TO WEEKDAYS BETWEEN 10AM AND 2PM FOR TRUCKS EXCEEDING 26' IN LENGTH.

PARKING:

ALL WORKER VEHICLES MUST PARK AT THE JOB SITE. CONSTRUCTION VEHICLE PARKING IN THE PUBLIC RIGHT OF WAY WILL BE LIMITED TO THE HOURS OF WORK AND NOT EXCEED POSTED LIMITS.

OVERSIZE AND/OR OVERWEIGHT VEHICLES:

PER THE STATE OF CALIFORNIA'S STREETS & HIGHWAYS CODE (SHC), TRANSPORTATION INVOLVING THE OPERATION OF OVERSIZE AND/OR OVERWEIGHT VEHICLES ON ROADS MAINTAINED BY THE COUNTY OF MARIN REQUIRES A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS —LAND DEVELOPMENT DIVISION

CONSTRUCTION MANAGEMENT PLAN:

CONSTRUCTION WILL OCCUR ON APN 195–121–41 (66 ALTURA AVE, BOLINAS)

SUMMARY OF CONSTRUCTION ACTIVITIES

TASK 1: SITE PREPARATION WILL INVOLVE DEVELOPING STAGING AREAS TO PLACE PARKING FOR CONSTRUCTION VEHICLES, AND MATERIAL STORAGE RECYCLING AND DEBRIS BINS, STORM DRAIN AND RUNOFF PROTECTION.

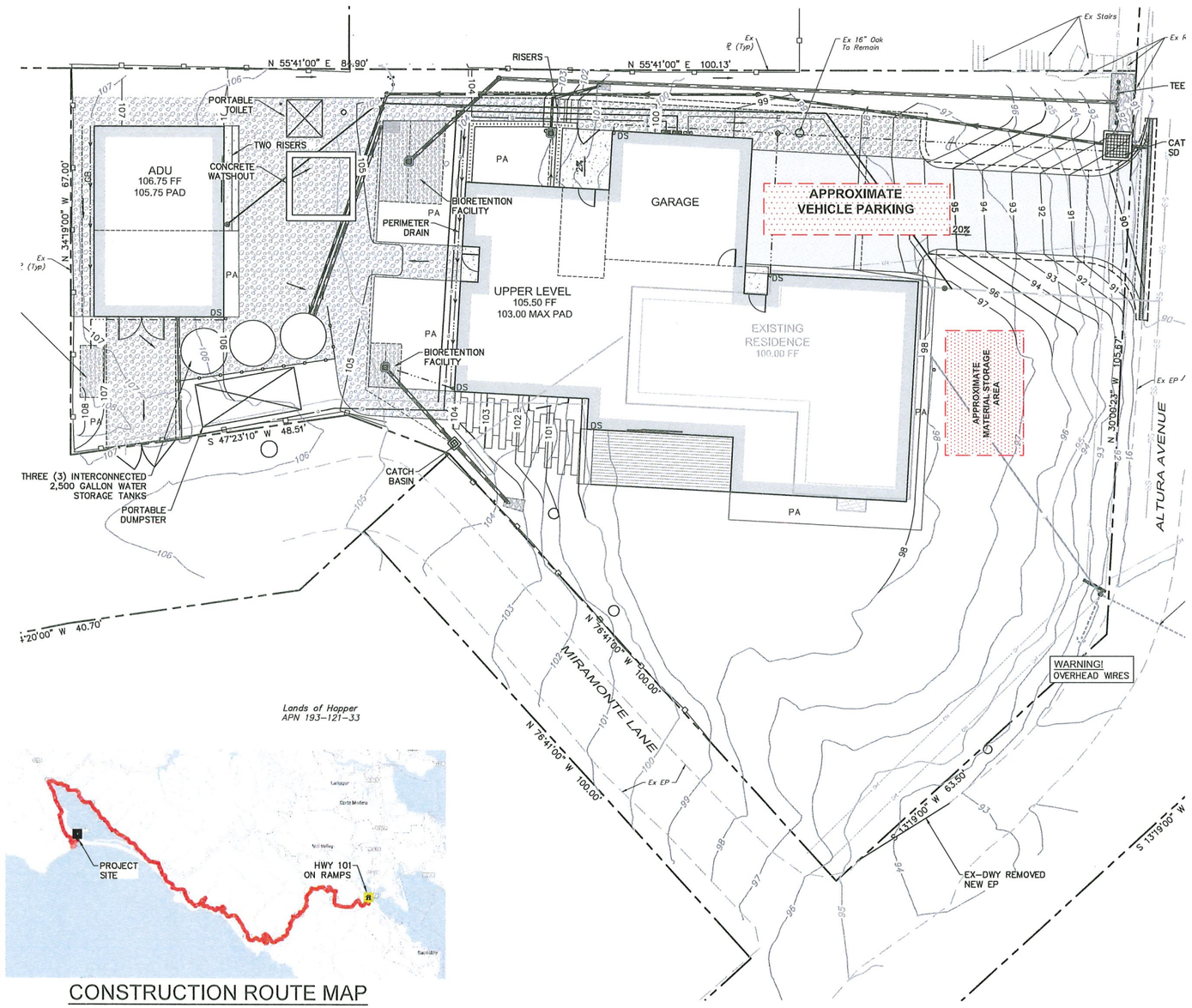
TASK 2: SITE GRADING INCLUDES CUT AND FILL OPERATIONS FOR NEW CONSTRUCTION. THIS TASK INVOLVES THE USE OF BULLDOZERS, COMPACTORS, MOTOR GRADERS, SCRAPERS, A WATER TRUCK, AND TRANSPORTATION FOR WORKERS. THE CONTRACTOR WILL DEFINE THE LIMITS OF GRADING, INSTALL CONSTRUCTION BARRIERS AROUND SENSITIVE TREES AND VEGETATION TO BE AVOIDED, AND REMOVE VEGETATION WHERE CONSTRUCTION IS PLANNED. SMALL BULLDOZERS AND TRUCKS TO HAUL DEBRIS AND TO TRANSPORT WORKERS WILL BE REQUIRED. UNDERGROUND UTILITIES WORK INVOLVES THE INSTALLATION OF PIPELINES, CONDUITS, AND DRAINAGE IMPROVEMENTS ON SITE. A TRENCHING MACHINE, BACKHOE, MATERIAL TRUCKS, A WATER TRUCK AND MOTOR GRADER WILL BE NEEDED.

TASK 3: BUILDING CONSTRUCTION, INVOLVES:

a. STRUCTURAL WORK: FOUNDATIONS, SLAB ON GRADE, STRUCTURAL STEEL ERECTION, WOOD STRUCTURE ERECTION. MOBILE CRANES AND ALL–TERRAIN FORKLIFTS WILL BE USED TO HOIST MATERIALS. MOBILE CRANES FOR STEEL ERECTION WILL LIKELY BE ROUGH TERRAIN CRANES AND WILL BE ON SITE FOR APPROXIMATELY 3–4 WEEKS. A SIMILAR SIZE CRANE WOULD BE USED FOR WOOD FRAMING, FOR A TOTAL OF 4–6 WEEKS. CONCRETE BOOM PUMPS WILL BE STAGED NEXT TO THE BUILDING SITE ON CONCRETE POUR DAYS, WITH CONCRETE TRUCKS CYCLING THROUGH THE SITE. CONCRETE TRUCKS WILL ARRIVE BETWEEN 7:00 A.M.–5:00 P.M. WITH GENERALLY NO MORE THAN 4 TRUCKS/HOUR DURING PEAK TRAFFIC TIMES. LARGE TRUCKS WILL BE MAKING DELIVERIES FOR STEEL REINFORCEMENT, STRUCTURAL STEEL, AND WOOD FRAMING MATERIALS. THESE DELIVERIES WILL PRIMARILY OCCUR BETWEEN THE HOURS OF 9:00 A.M. AND 3:00 P.M. WITH GENERALLY NO MORE THAN 1–2 TRUCK DELIVERIES PER DAY OUTSIDE THAT WINDOW DURING PEAK TRAFFIC HOURS. THESE TRUCKS WILL MOSTLY BE 20' LONG FLATBED TRAILERS, AND THESE DELIVERIES WILL BE LIMITED TO NO MORE THAN 3–4 ON ANY GIVEN WORK DAY.

b. INTERIORS AND EQUIPMENT: INCLUDES MECHANICAL AND ELECTRICAL PIPING/DUCTWORK, INTERIOR STUD FRAMING, STAIRS, DRYWALL, AND INTERIOR FINISHES. THIS WORK WILL COMMENCE NEAR COMPLETION OF STRUCTURE AND WILL CONTINUE NEARLY TO PROJECT COMPLETION. MOST MATERIAL DELIVERIES WILL BE SMALL TO MODERATE IN SIZE.

TASK 4: HARDSCAPE, LANDSCAPE AND CLEANUP, INCLUDES EXTERIOR CONCRETE AND PAVING, SOME SOIL WILL BE IMPORTED FOR LANDSCAPING AND DRAINAGE. PLANTING WILL BE INSTALLED LAST. IN THIS PHASE, WE WILL REINTRODUCE CONCRETE BOOM PUMPS AND TRUCKS AS IN THE BEGINNING OF TASK 3, THOUGH FOR SMALLER QUANTITIES AND SHORTER DURATIONS. THE BULK OF THE REMAINDER OF THE TRUCKING WILL BE FOR SOIL AND AGGREGATE IMPORT, CONCRETE WORK, AND MATERIAL DELIVERIES.



GRADING & DRAINAGE PLAN

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

Lands of Hopper
APN 193–121–33

CONSTRUCTION ROUTE MAP

NTS

CONSTRUCTION TIMELINE

TASK	ACTIVITY	DURATION	NOTES
1	SITE PREPARATION	0.5–1 MONTHS	
2	SITE GRADING & SITE RETAINING WALLS	3–4 MONTHS	WORK TO OCCUR OUTSIDE WINTER: OCT 15TH – APRIL 15TH
3	BUILDING CONSTRUCTION	3–4 MONTHS	THIS WORK OCCURS CONCURRENTLY WITH TASK 2
4	SITE STABILIAZATION & LANDSCAPING	1 MONTH	WORK TO COMPLETE PRIOR TO WINTER SEASON
TOTAL		6 MONTHS	

TRAFFIC NOTE:

AT NO TIME CAN THE NEIGHBORHOOD ROAD BE BLOCKED OFF FROM TRAFFIC FOR MORE THEN DELIVERY OR OFF HAUL OF MATERIAL.

Revisions

No.	Date	Description	Approved

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FOR COASTAL PERMIT

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David R. Brown, RCE 41833
My license expires 3/31/2026

MCELROY-SLADDEN RESIDENCE
CONSTRUCTION MANAGEMENT PLAN
66 Alutura Avenue
Bolinas, California
APN 193–121–41

SCALE: AS SHOWN
Date: March 12, 2025
Design by: ZR
Drawn by: ZR
Checked by: DRB

Sheet
CM1.0
7 of 7 Sheets
Job 22303

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tori johnson
landscape architect

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505-803-0892
tori.jhnsn@gmail.com

LICENSED LANDSCAPE ARCHITECT
Tori Johnson LIC. #6178
SIGNATURE
05-31-2025
RENEWAL DATE
5/1/25
DATE
STATE OF CALIFORNIA

McElroy-Sladden Residence

66 Altura Avenue
Bolinas, California 94924

Project Phase:

Coastal Permit

REVISIONS:

5/1/25 Water Tank Revision

Date:

5/1/25

Scale:

1/8"=1'-0"

Sheet Title:

Landscape Site Plan

Sheet Number:

L1.0



1 SCALE: 1/8" = 1'-0" **SITE PLAN / EXISTING**

66 ALTURA AVENUE

APN: 193-121-41

OWNER:

Chloe Sladden & Kevin McElroy
66 ALTURA AVENUE
BOLINAS, CA 94924

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SEAL:

NO	DATE	ISSUE

PROJECT:

66 ALTURA AVENUE

66 Altura Avenue
Bolinas, CA 94924

PROJECT NUMBER:

2101

DRAWING TITLE:

SITE PLAN / EXISTING

DRAWING NUMBER:

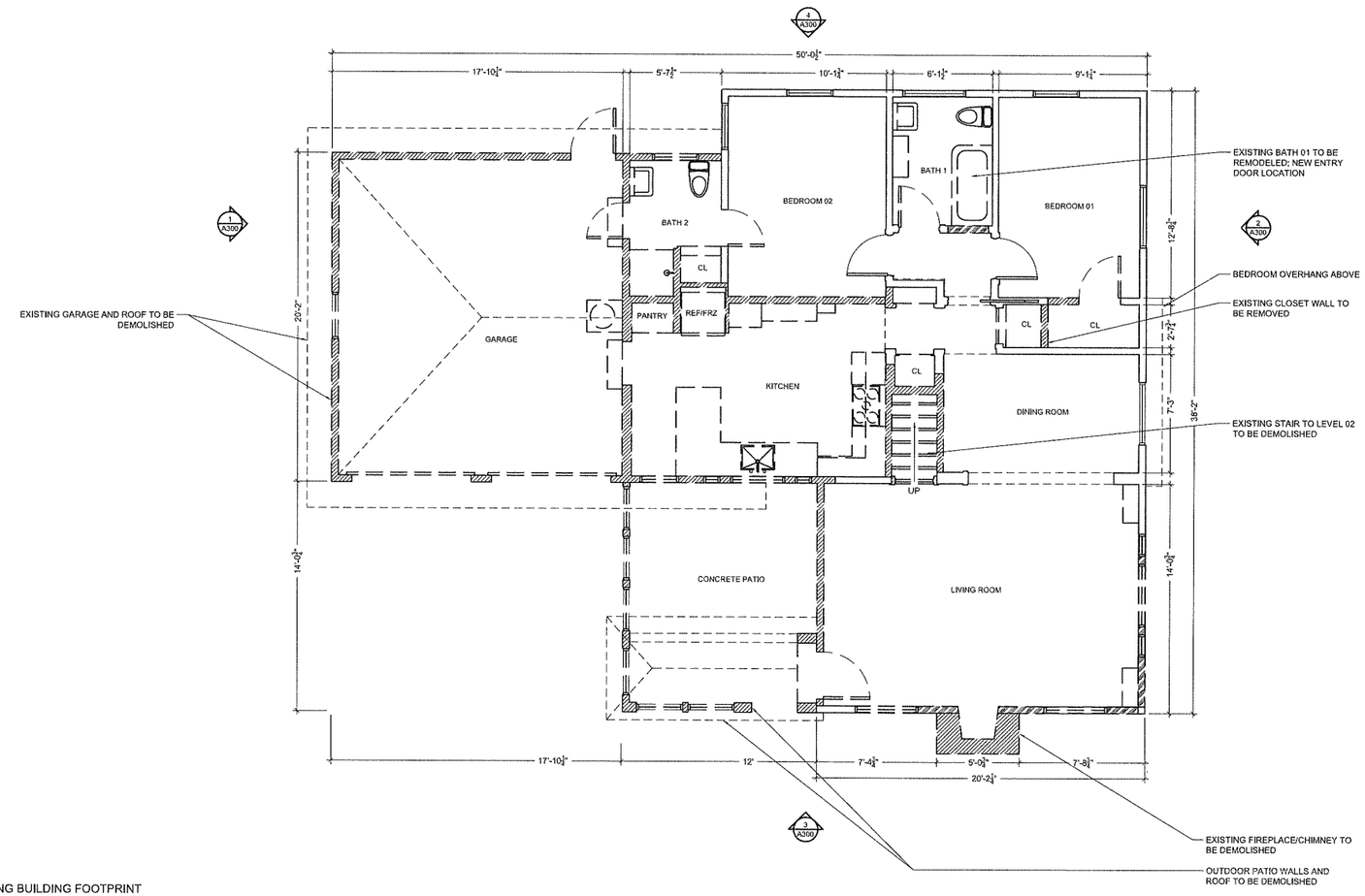
A-000

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WALL DEMOLITION CALCULATIONS:

LINEAR FT OF WALLS TO REMAIN	
LEVEL 01	*88'-5" (ALL WALLS TO REMAIN IN SAME LOCATION WILL BE MODIFIED SLIGHTLY)*
LEVEL 02	0'-0"
LINEAR FT OF WALLS TO BE REMOVED	
LEVEL 01	87'-11"
LEVEL 02	68'-9" *(100% OF LEVEL 02 WALLS)*
LINEAR FT OF WALLS TO BE MODIFIED	
LEVEL 01	88'-5"
LEVEL 02	0'-0"
TOTAL LINEAR FT OF WALLS	
LEVEL 01	176'-4"
LEVEL 02	68'-9"
TOTAL FT OF EXISTING WALLS	**245'-1"**

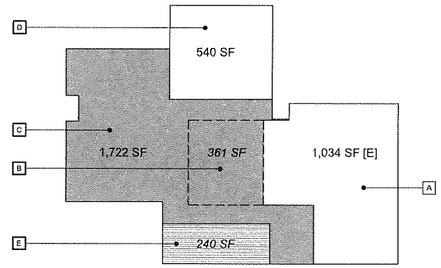
*SEE PLANS FOR WALLS TO REMAIN, BE MODIFIED, OR DEMOLISHED



LEGEND

- EXISTING BUILDING FOOTPRINT
- EXISTING TO REMAIN
- DEMO WALL
- MODIFIED WALL ([N] OPENING OR WALL PATCH)
- NEW WALL

1 | SCALE:1/4" = 1'-0" | **FLOOR PLAN / LEVEL 01 / EXISTING/DEMOLITION**



2 | SCALE:1/16" = 1'-0" | **AREA CALCULATION DIAGRAM**

A - EXISTING LVL 01 FLOOR AREA	1,034 SQ FT
B - EXISTING GARAGE FOOTPRINT (unconditioned)	*361 SQ FT*
C - PROPOSED (NEW) LVL 01 FLOOR AREA	1,722 SQ FT
D - GARAGE (EXEMPT AREA)	540 SQ FT
E - EXISTING DECK	240 SQ FT

AREA CALCULATIONS (SQUARE FEET)

PRIMARY RESIDENCE & ADU FLOOR AREA - CONDITIONED AREA

EXISTING	
GARAGE (UNCONDITIONED)	361 SQ FT (EXEMPT)
LEVEL 01:	1,034 SQ FT
LEVEL 02:	425 SQ FT
EXISTING TOTAL =	**1,459 SQ FT**
DEMOLITION	
LEVEL 01:	0 SQ FT
LEVEL 02:	425 SQ FT
DEMOLITION TOTAL =	**425 SQ FT**
PROPOSED	
GARAGE (UNCONDITIONED)	540 SQ FT (EXEMPT)
LEVEL 01:	1,722 SQ FT
LEVEL 02:	0 SQ FT
SUBTOTAL *(1,034 + 1,722 SQ FT)*	**2,756 SQ FT**
PROPOSED ADU	742 SQ FT
PROPOSED TOTAL FLOOR AREA =	**3,498 SQ FT**
EXISTING F.A.R.	8.3%
PROPOSED F.A.R.	20%

FLOOR PLAN NOTES

1. EMERGENCY EGRESS REQUIREMENTS FROM SLEEPING ROOMS
   - MINIMUM NET CLEAR OPENABLE DIMENSIONS OF 24" IN HEIGHT
   - MINIMUM NET CLEAR OPENABLE DIMENSION OF 20" IN WIDTH
   - MINIMUM NET CLEAR OPENABLE DIMENSION SOF 5.7 SQ FT IN AREA
   - SILL HEIGHT OF SUCH OPENINGS SHALL NOT EXCEED 44" A.F.F.
2. EXIT DOOR LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL NOT LESS THAN 36" AND BE AS WIDE AS DOOR OPENING, TYP. (SEC. 1003.3.1.6, 1003.3.1.7)
3. CONTRACTOR TO VERIFY ALL DIMENSIONS OF EXISTING STRUCTURE IN FIELD
4. DO NOT SCALE DRAWINGS
5. SEE STRUCTURAL DRAWINGS FOR EXACT SIZE AND LOCATION OF STRUCTURAL COLUMNS, BEAMS, GIRDERS, ETC
6. CONTACT ARCHITECT WITH ANY FINISH ALIGNMENT ISSUES.
7. ALL INTERIOR WALLS TO BE 2X4 STUDS UNLESS OTHERWISE NOTED

66 ALTURA AVENUE

APN: 193-121-41

OWNER:
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SEAL:

NO	DATE	ISSUE

PROJECT:
66 ALTURA AVENUE
66 Altura Avenue
Bolinas, CA 94924

PROJECT NUMBER:
2101

DRAWING TITLE:
DEMOLITION PLAN / LEVEL 01

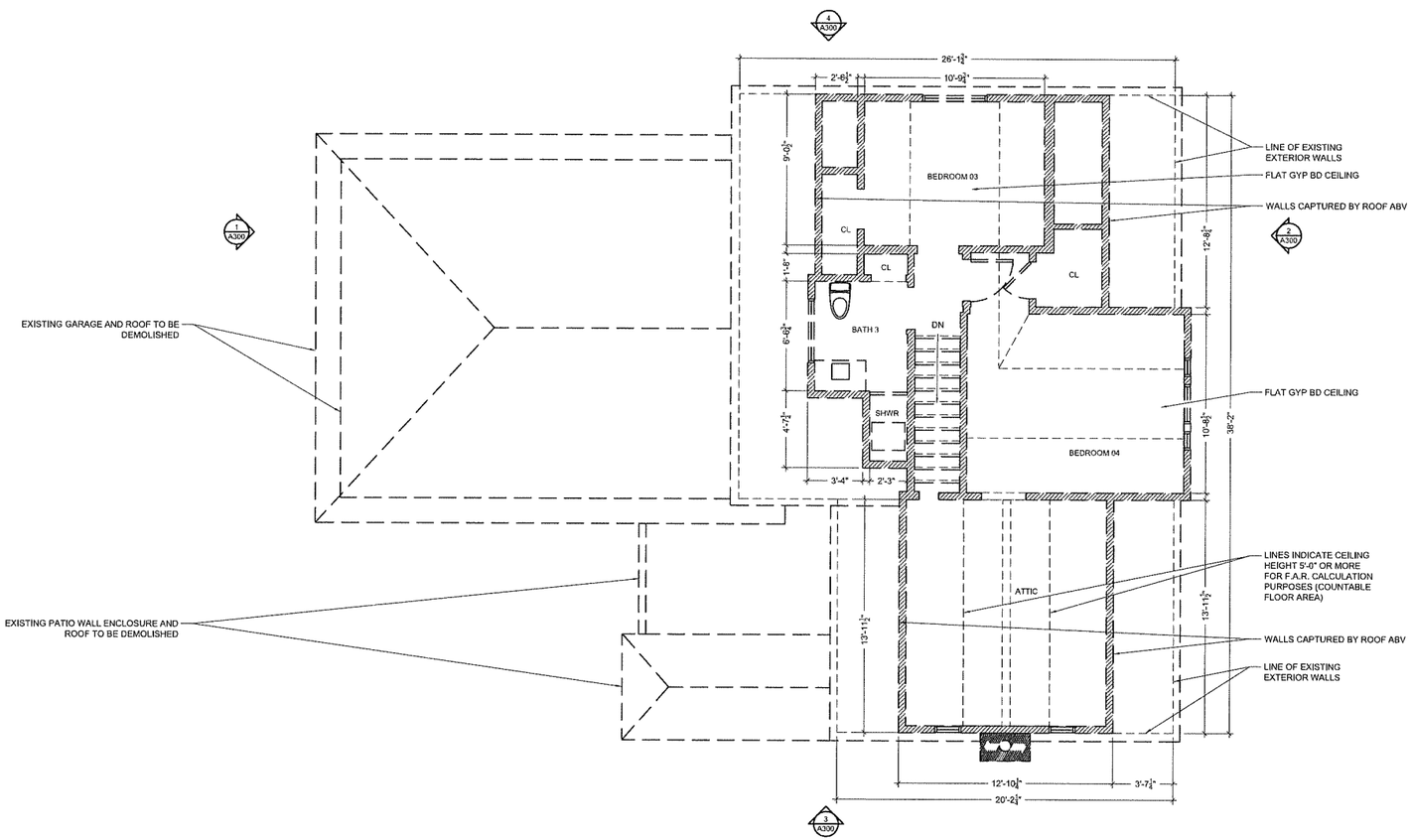
DRAWING NUMBER:
A-011

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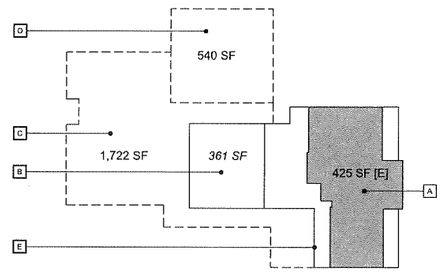
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- EXISTING BUILDING FOOTPRINT
- EXISTING TO REMAIN
- DEMO WALL
- MODIFIED WALL ([N] OPENING OR WALL PATCH)
- NEW WALL

1 | SCALE:1/4" = 1'-0" | **FLOOR PLAN / LEVEL 01 / PROPOSED**



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A - EXISTING LVL 02 FLOOR AREA	425 SQ FT
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C - PROPOSED (NEW) LVL 01 FLOOR AREA	1,722 SQ FT
D - PROPOSED GARAGE (EXEMPT AREA)	540 SQ FT
E - FOOTPRINT OF [E] BLDG BELOW	N/A

AREA CALCULATIONS (SQUARE FEET)

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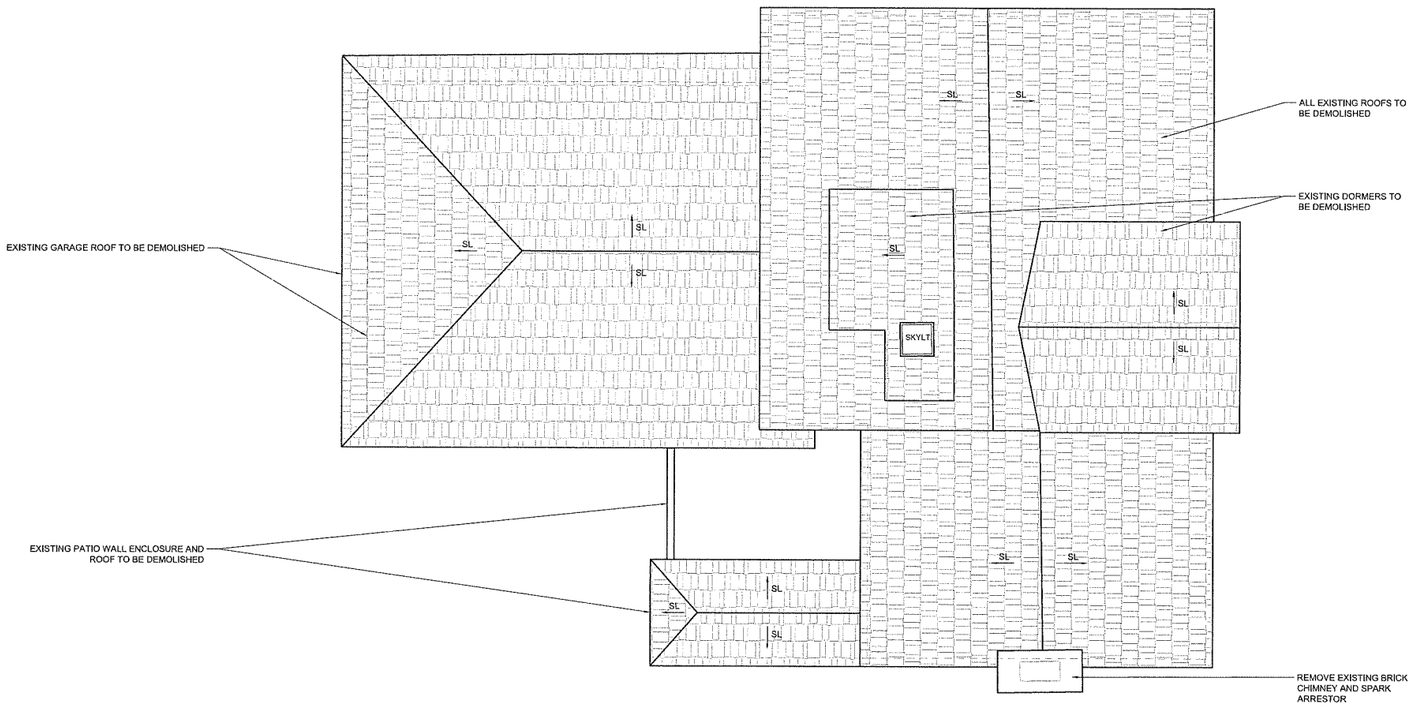
PROJECT:
66 ALTURA AVENUE
66 Altura Avenue
Bolinas, CA 94924

PROJECT NUMBER:
2101

DRAWING TITLE:
DEMOLITION PLAN / LEVEL 02

DRAWING NUMBER:
A-012

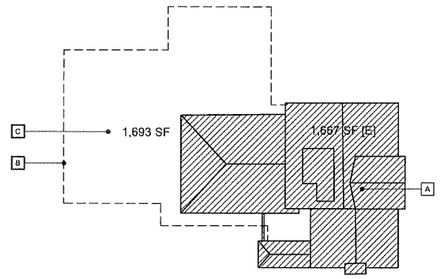
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1 SCALE:1/4" = 1'-0" **ROOF PLAN / EXISTING**

LEGEND

- EXISTING BUILDING FOOTPRINT
- EXISTING TO REMAIN
- DEMO WALL
- MODIFIED WALL ([N] OPENING OR WALL PATCH)
- NEW WALL



2 SCALE:1/16" = 1'-0" **AREA CALCULATION DIAGRAM**

A - EXISTING ROOF AREA (to be demo'd.)	1,667 SQ FT
B - OUTLINE OF PROPOSED ROOF	N/A
C - PROPOSED (NEW) ROOF AREA	1,693 SQ FT
SUBTOTAL (Primary Residence)	***3,360 SQ FT***
PROPOSED ADU ROOF AREA	752 SQ FT
TOTAL PROPOSED ROOF AREA	**4,112 SQ FT**

AREA CALCULATIONS (SQUARE FEET)

PRIMARY RESIDENCE & ADU FLOOR AREA - CONDITIONED AREA

EXISTING	
GARAGE (UNCONDITIONED)	361 SQ FT (EXEMPT)
LEVEL 01:	1,034 SQ FT
LEVEL 02:	425 SQ FT
EXISTING TOTAL =	**1,459 SQ FT**
DEMOLITION	
LEVEL 01:	0 SQ FT
LEVEL 02:	425 SQ FT
DEMOLITION TOTAL =	**425 SQ FT**
PROPOSED	
GARAGE (UNCONDITIONED)	540 SQ FT (EXEMPT)
LEVEL 01:	1,722 SQ FT
LEVEL 02:	0 SQ FT
SUBTOTAL *(1,034 + 1,722 SQ FT)*	**2,756 SQ FT**
PROPOSED ADU	742 SQ FT
PROPOSED TOTAL FLOOR AREA =	**3,498 SQ FT**
EXISTING F.A.R.	8.3%
PROPOSED F.A.R.	20%

FLOOR PLAN NOTES

1. EMERGENCY EGRESS REQUIREMENTS FROM SLEEPING ROOMS
   - MINIMUM NET CLEAR OPENABLE DIMENSIONS OF 24" IN HEIGHT
   - MINIMUM NET CLEAR OPENABLE DIMENSION OF 20" IN WIDTH
   - MINIMUM NET CLEAR OPENABLE DIMENSION SOF 5.7 SQ FT IN AREA
   - SILL HEIGHT OF SUCH OPENINGS SHALL NOT EXCEED 44" A.F.F.
2. EXIT DOOR LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL NOT LESS THAN 36" AND BE AS WIDE AS DOOR OPENING, TYP. (SEC. 1003.3.1.6, 1003.3.1.7)
3. CONTRACTOR TO VERIFY ALL DIMENSIONS OF EXISTING STRUCTURE IN FIELD
4. DO NOT SCALE DRAWINGS
5. SEE STRUCTURAL DRAWINGS FOR EXACT SIZE AND LOCATION OF STRUCTURAL COLUMNS, BEAMS, GIRDERS, ETC
6. CONTACT ARCHITECT WITH ANY FINISH ALIGNMENT ISSUES.
7. ALL INTERIOR WALLS TO BE 2X4 STUDS UNLESS OTHERWISE NOTED

66 ALTURA AVENUE

APN: 193-121-41

OWNER:
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BOLINAS, CA 94924

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PROJECT NUMBER:
2101

DRAWING TITLE:
DEMOLITION PLAN / ROOF

DRAWING NUMBER:
A-013

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1 SCALE:1/8" = 1'-0" **SITE PLAN / PROPOSED**

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APN: 193-121-41

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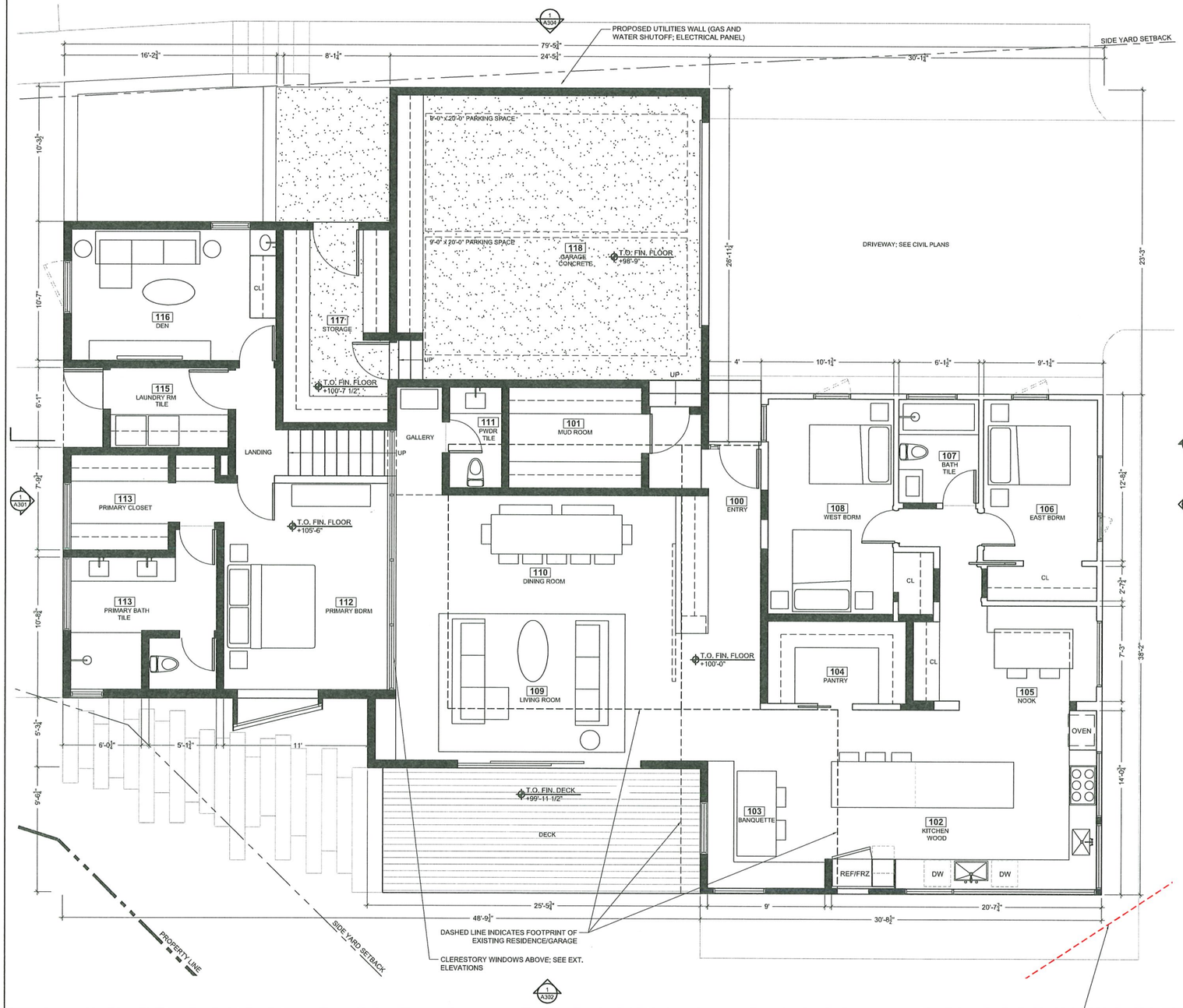
PROJECT:
66 ALTURA AVENUE
66 Altura Avenue
Bolinas, CA 94924

PROJECT NUMBER:
2101

DRAWING TITLE:
SITE PLAN

DRAWING NUMBER:
A-100

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LEGEND

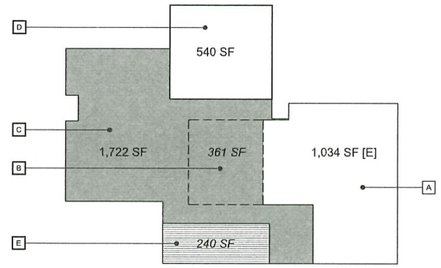
- EXISTING BUILDING FOOTPRINT
- EXISTING TO REMAIN
- DEMO WALL
- MODIFIED WALL ([N] OPENING OR WALL PATCH)
- NEW WALL.

SEE:
EXHIBIT 2
LCP-2-MAR-13-0024-1 PART A (MARIN LAND USE PLAN UPDATE)
PAGE 544 OF 919

SETBACK (METERS) = STRUCTURE LIFE (YRS.) X RETREAT RATE (METERS/YR.)
20 METERS (65.62') = 40 YRS X 0.5 METERS/YR.

65.62' BLUFF SETBACK (WAGNER, 1977)

1 SCALE:1/4" = 1'-0" **FLOOR PLAN / LEVEL 01 / PROPOSED**



2 SCALE:1/16" = 1'-0" **AREA CALCULATION DIAGRAM**

A -	EXISTING LVL 01 FLOOR AREA	1,034 SQ FT
B -	EXISTING GARAGE FOOTPRINT (unconditioned)	*361 SQ FT*
C -	PROPOSED (NEW) LVL 01 FLOOR AREA	1,722 SQ FT
D -	GARAGE (EXEMPT AREA)	540 SQ FT
E -	EXISTING DECK	240 SQ FT

AREA CALCULATIONS (SQUARE FEET)

PRIMARY RESIDENCE & ADU FLOOR AREA - CONDITIONED AREA

EXISTING	
GARAGE (UNCONDITIONED)	361 SQ FT (EXEMPT)
LEVEL 01:	1,034 SQ FT
LEVEL 02:	425 SQ FT
EXISTING TOTAL =	**1,459 SQ FT**
DEMOLITION	
LEVEL 01:	0 SQ FT
LEVEL 02:	425 SQ FT
DEMOLITION TOTAL =	**425 SQ FT**
PROPOSED	
GARAGE (UNCONDITIONED)	540 SQ FT (EXEMPT)
LEVEL 01:	1,722 SQ FT
LEVEL 02:	0 SQ FT
SUBTOTAL *(1,034 + 1,722 SQ FT)*	**2,756 SQ FT**
PROPOSED ADU	742 SQ FT
PROPOSED TOTAL FLOOR AREA =	**3,498 SQ FT**
EXISTING F.A.R.	8.3%
PROPOSED F.A.R.	20%

FLOOR PLAN NOTES

1. EMERGENCY EGRESS REQUIREMENTS FROM SLEEPING ROOMS
   - MINIMUM NET CLEAR OPENABLE DIMENSIONS OF 24" IN HEIGHT
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   - MINIMUM NET CLEAR OPENABLE DIMENSION SOF 5.7 SQ FT IN AREA
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6. CONTACT ARCHITECT WITH ANY FINISH ALIGNMENT ISSUES.
7. ALL INTERIOR WALLS TO BE 2X4 STUDS UNLESS OTHERWISE NOTED

66 ALTURA AVENUE

APN: 193-121-41

OWNER:
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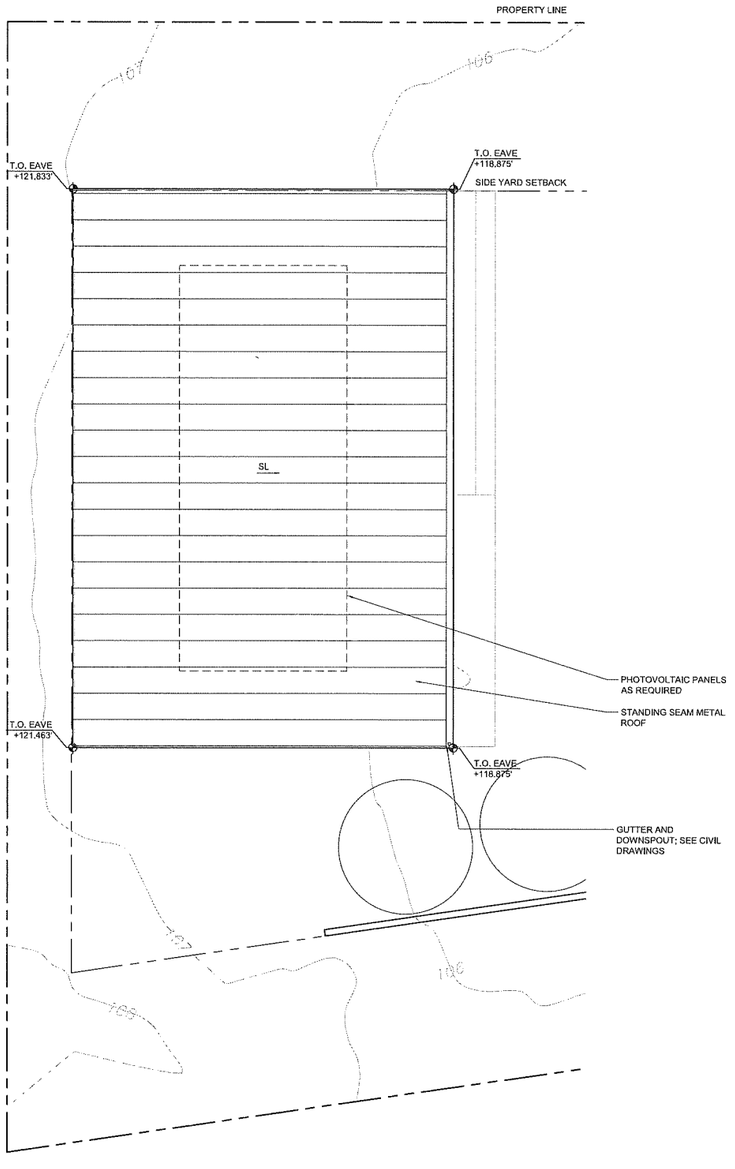
PROJECT:
66 ALTURA AVENUE
66 Altura Avenue
Bolinas, CA 94924

PROJECT NUMBER:
2101

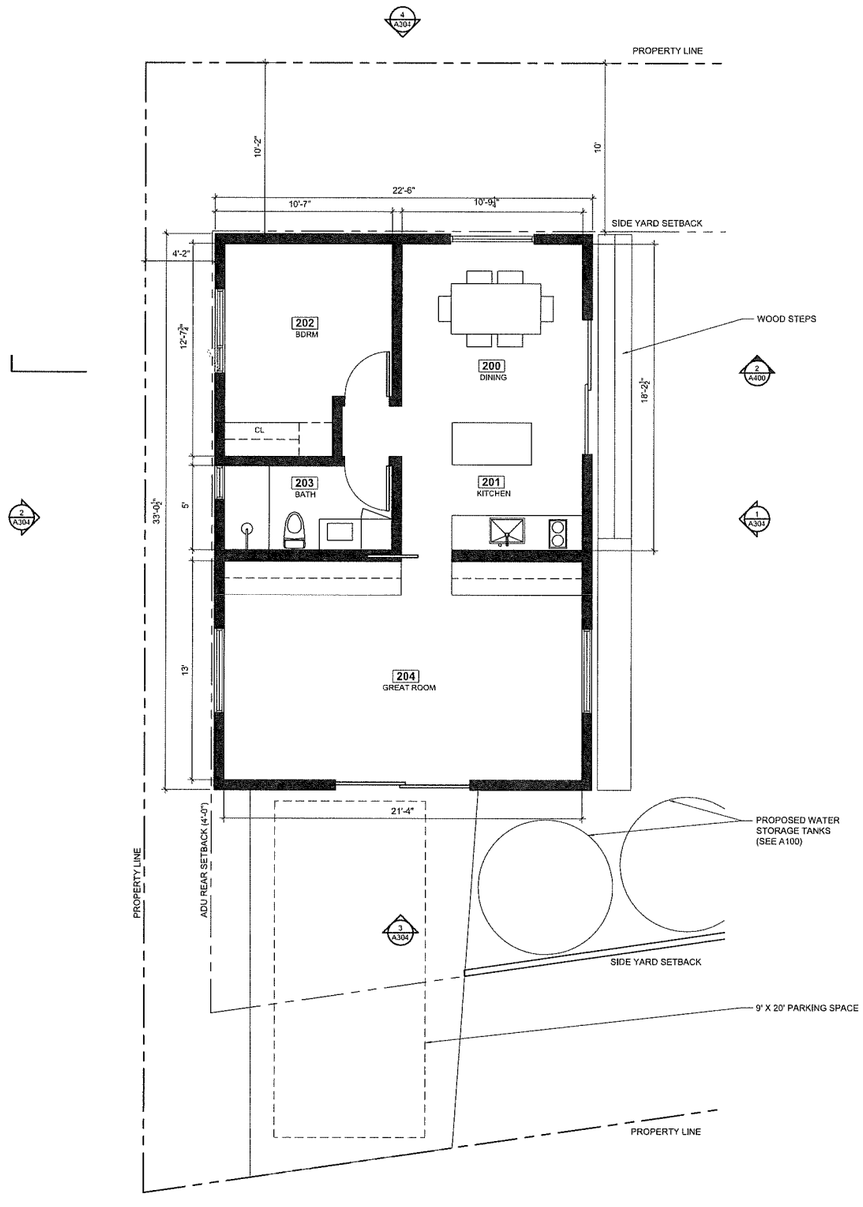
DRAWING TITLE:
FLOOR PLAN / LEVEL 01

DRAWING NUMBER:
A-111

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2 SCALE:1/4" = 1'-0" **ROOF PLAN / ACCESSORY DWELLING UNIT**



1 SCALE:1/4" = 1'-0" **FLOOR PLAN / LEVEL 01 / PROPOSED ACCESSORY DWELLING UNIT**

66 ALTURA AVENUE

APN: 193-121-41

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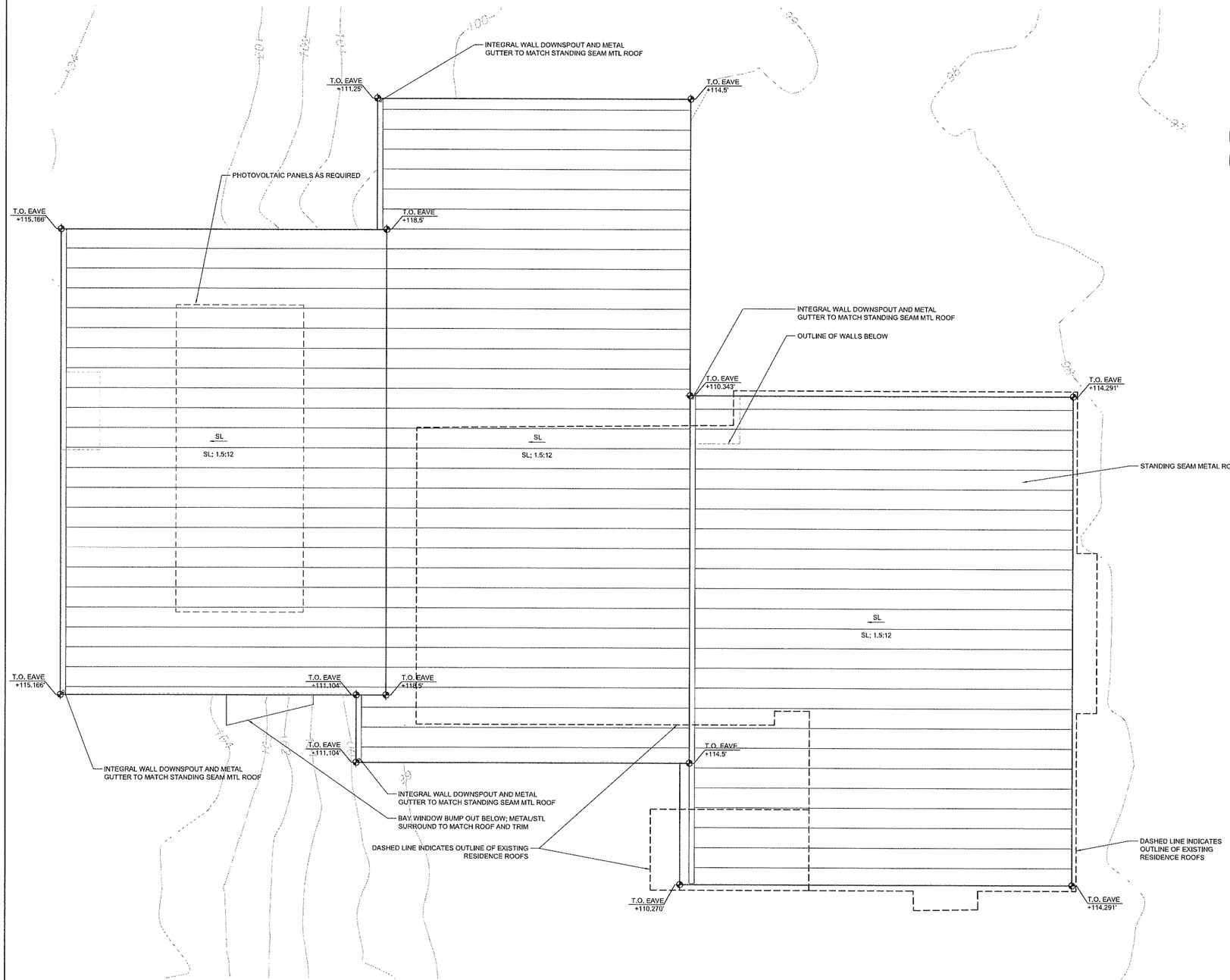
PROJECT:
66 ALTURA AVENUE
66 Altura Avenue
Bolinas, CA 94924

PROJECT NUMBER:
2101

DRAWING TITLE:
FLOOR PLAN / ROOF PLAN / ADU

DRAWING NUMBER:
A-112

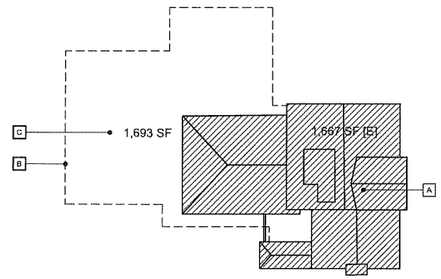
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LEGEND

- EXISTING BUILDING FOOTPRINT
- EXISTING TO REMAIN
- DEMO WALL
- MODIFIED WALL ([N] OPENING OR WALL PATCH)
- NEW WALL

1 | SCALE:1/4" = 1'-0" | **ROOF PLAN / PROPOSED RESIDENCE**



2 | SCALE:1/16" = 1'-0" | **AREA CALCULATION DIAGRAM**

A - EXISTING ROOF AREA (to be demo'd.)	1,667 SQ FT
B - OUTLINE OF PROPOSED ROOF	N/A
C - PROPOSED (NEW) ROOF AREA	1,693 SQ FT
SUBTOTAL (Primary Residence)	***3,360 SQ FT***
PROPOSED ADU ROOF AREA	752 SQ FT
TOTAL PROPOSED ROOF AREA	**4,112 SQ FT**

AREA CALCULATIONS (SQUARE FEET)

PRIMARY RESIDENCE & ADU FLOOR AREA - CONDITIONED AREA

EXISTING	
GARAGE (UNCONDITIONED)	361 SQ FT (EXEMPT)
LEVEL 01:	1,034 SQ FT
LEVEL 02:	425 SQ FT
EXISTING TOTAL =	**1,459 SQ FT**
DEMOLITION	
LEVEL 01:	0 SQ FT
LEVEL 02:	425 SQ FT
DEMOLITION TOTAL =	**425 SQ FT**
PROPOSED	
GARAGE (UNCONDITIONED)	540 SQ FT (EXEMPT)
LEVEL 01:	1,722 SQ FT
LEVEL 02:	0 SQ FT
SUBTOTAL *(1,034 + 1,722 SQ FT)*	**2,756 SQ FT**
PROPOSED ADU	742 SQ FT
PROPOSED TOTAL FLOOR AREA =	**3,498 SQ FT**
EXISTING F.A.R.	8.3%
PROPOSED F.A.R.	20%

FLOOR PLAN NOTES

1. EMERGENCY EGRESS REQUIREMENTS FROM SLEEPING ROOMS
   - MINIMUM NET CLEAR OPENABLE DIMENSIONS OF 24" IN HEIGHT
   - MINIMUM NET CLEAR OPENABLE DIMENSION OF 20" IN WIDTH
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6. CONTACT ARCHITECT WITH ANY FINISH ALIGNMENT ISSUES.
7. ALL INTERIOR WALLS TO BE 2X4 STUDS UNLESS OTHERWISE NOTED

66 ALTURA AVENUE

APN: 193-121-41

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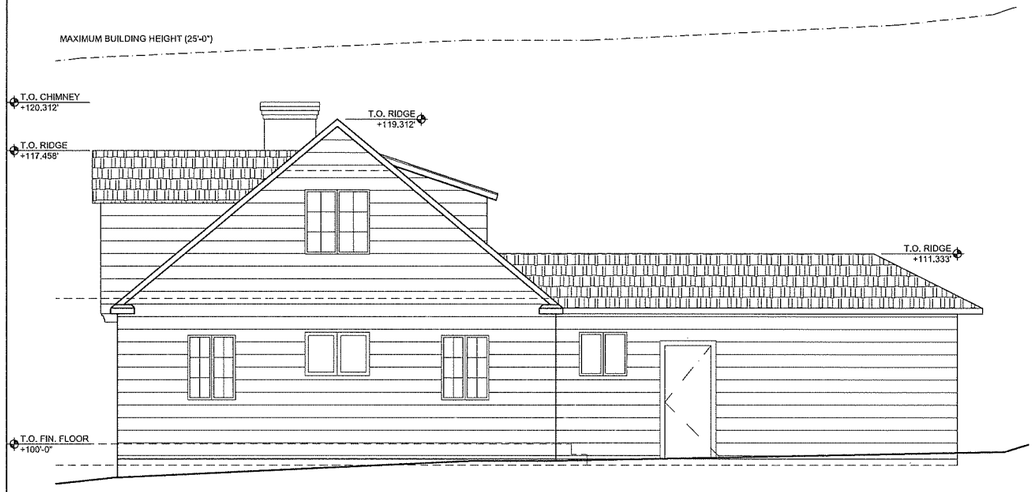
PROJECT:
66 ALTURA AVENUE
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PROJECT NUMBER:
2101

DRAWING TITLE:
ROOF PLAN - RESIDENCE

DRAWING NUMBER:
A-113

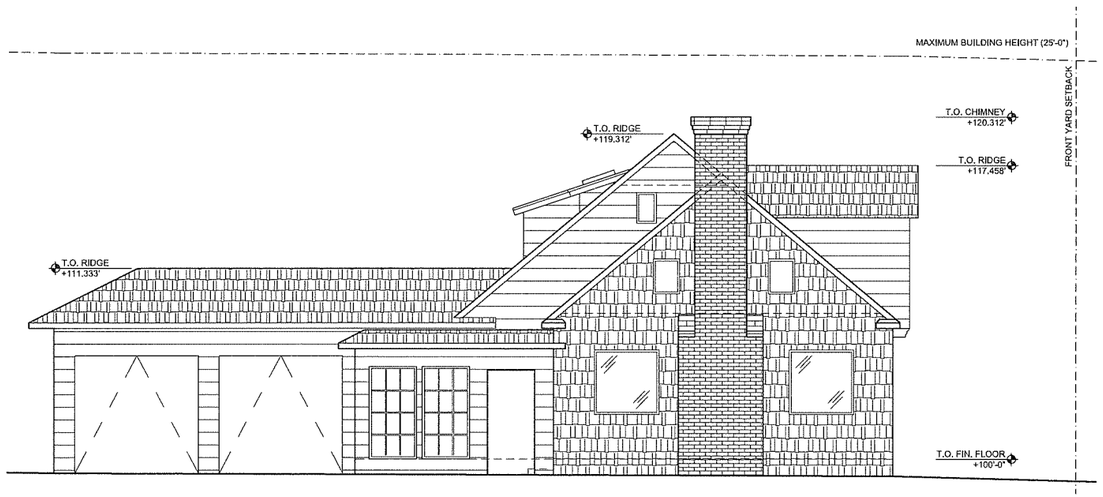
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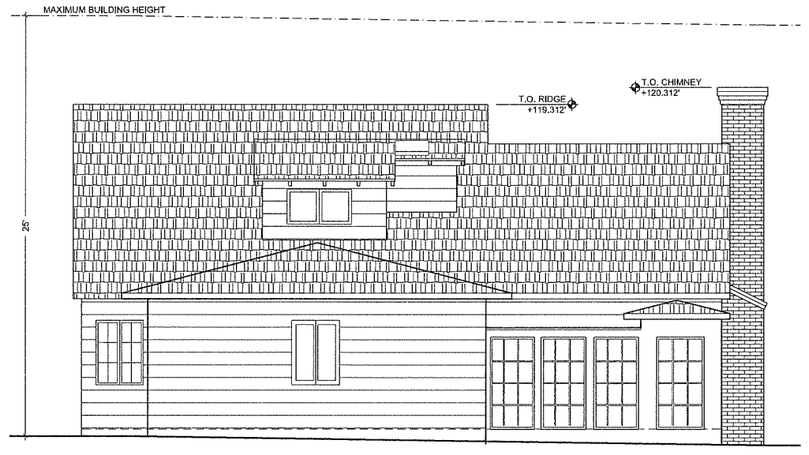
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2 | SCALE:1/4" = 1'-0" | **EXISTING ELEVATION / EAST**



3 | SCALE:1/4" = 1'-0" | **EXISTING ELEVATION / SOUTH**



1 | SCALE:1/4" = 1'-0" | **EXISTING ELEVATION / WEST**

66 ALTURA AVENUE

APN: 193-121-41

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SEAL:

NO	DATE	ISSUE

PROJECT:

66 ALTURA AVENUE

66 Altura Avenue
Bolinas, CA 94924

PROJECT NUMBER:

2101

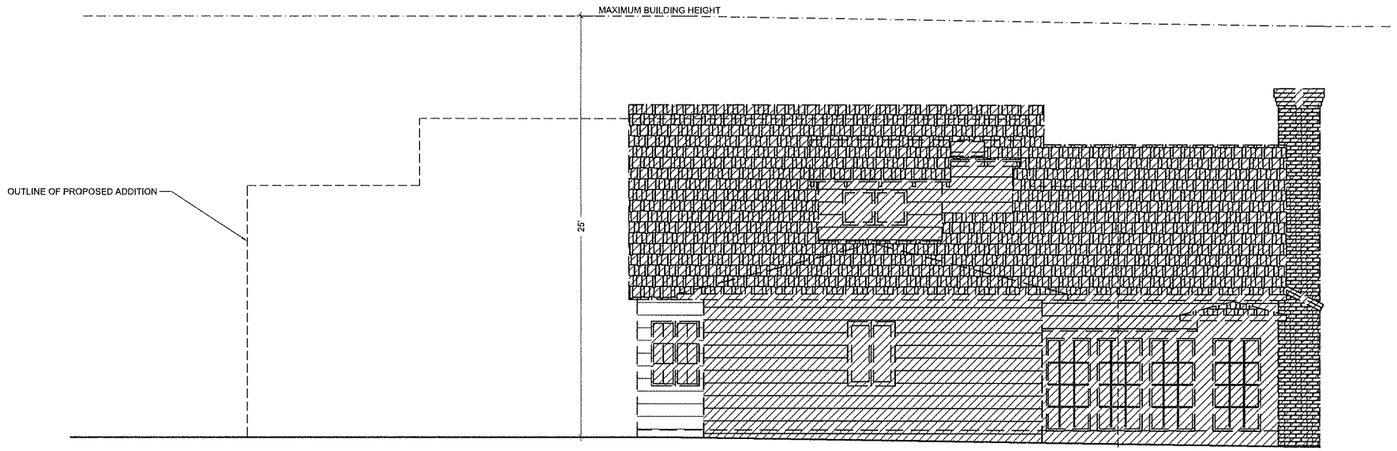
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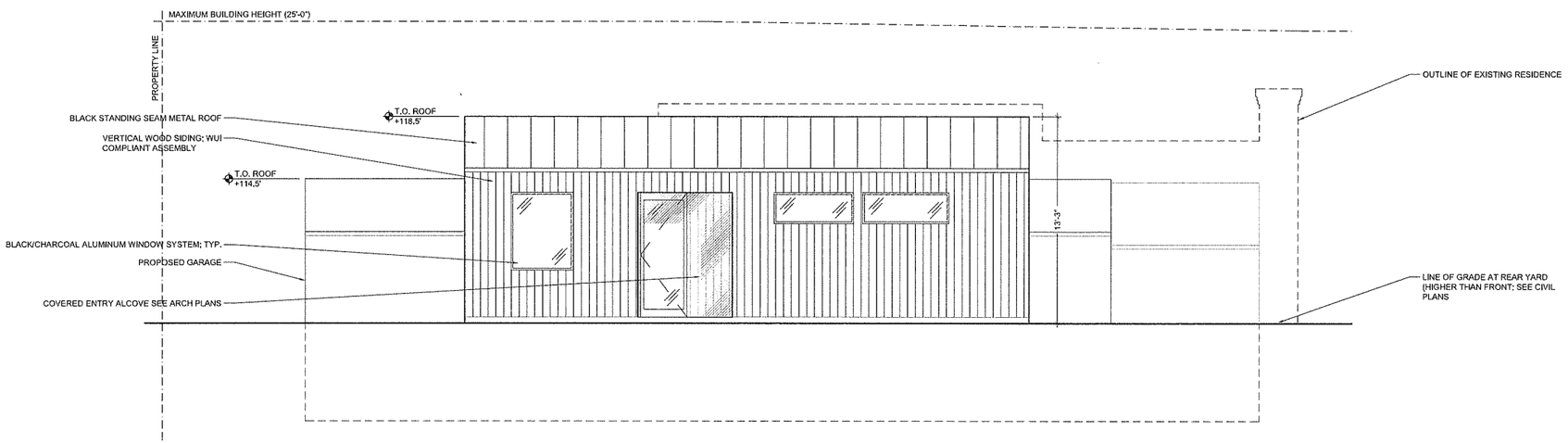
DRAWING NUMBER:

A-300

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1 | SCALE:1/4" = 1'-0" | **EXISTING ELEVATION / WEST**



1 | SCALE:1/4" = 1'-0" | **PROPOSED ELEVATION / WEST**

66 ALTURA AVENUE

APN: 193-121-41

OWNER:
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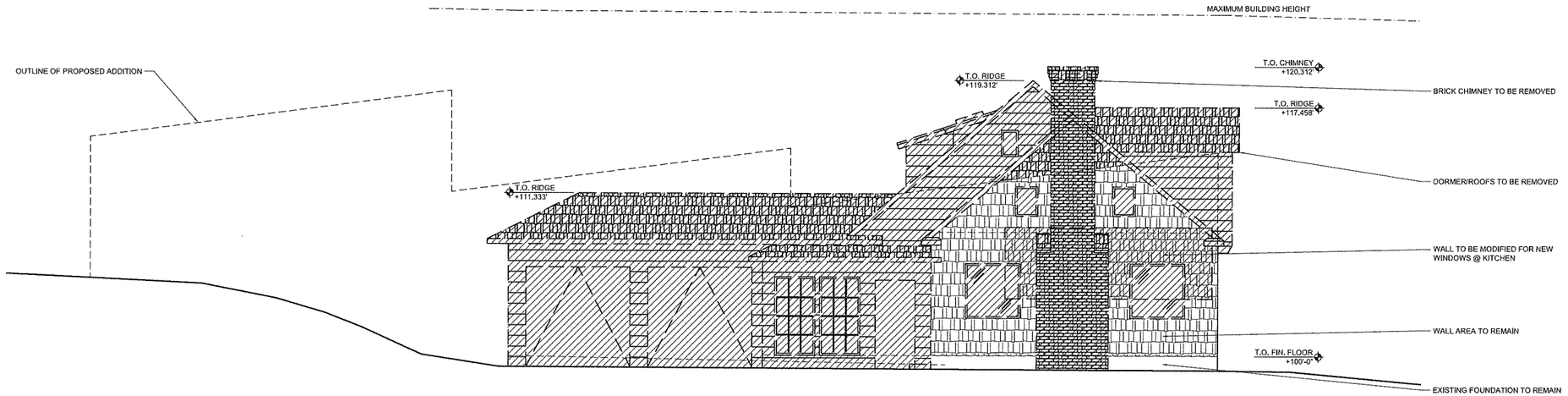
PROJECT:
66 ALTURA AVENUE
66 Altura Avenue
Bolinas, CA 94924

PROJECT NUMBER:
2101

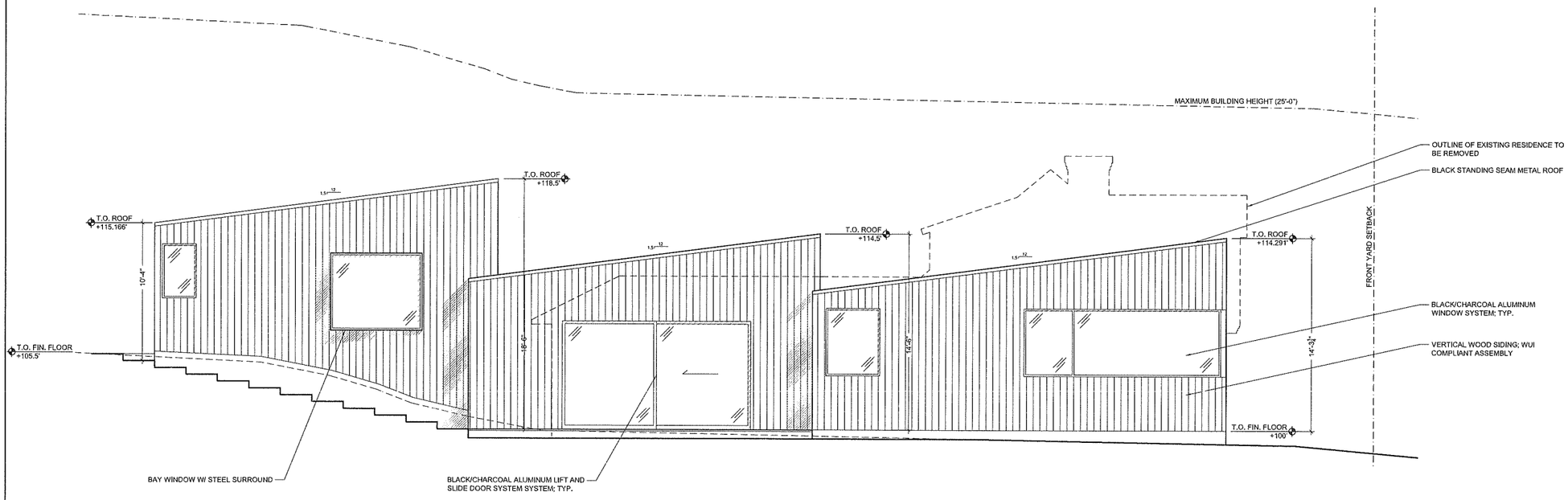
DRAWING TITLE:
EXTERIOR ELEVATIONS

DRAWING NUMBER:
A-301

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1 | SCALE:1/4" = 1'-0" | **EXISTING ELEVATION / SOUTH**



1 | SCALE:1/4" = 1'-0" | **PROPOSED ELEVATION / SOUTH**

66 ALTURA AVENUE

APN: 193-121-41

OWNER:

Chloe Sladden & Kevin McElroy
66 ALTURA AVENUE
BOLINAS, CA 94924

PROJECT DESIGNER:

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TORI JOHNSON
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MEP ENGINEER

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NO	DATE	ISSUE

PROJECT:

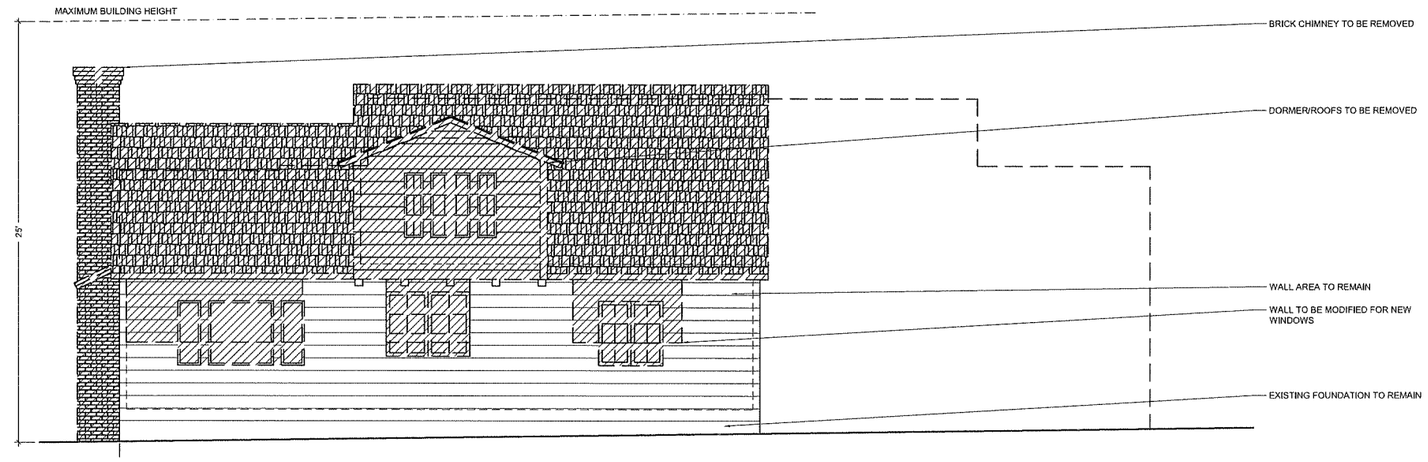
66 ALTURA AVENUE
66 Altura Avenue
Bolinas, CA 94924

PROJECT NUMBER:
2101

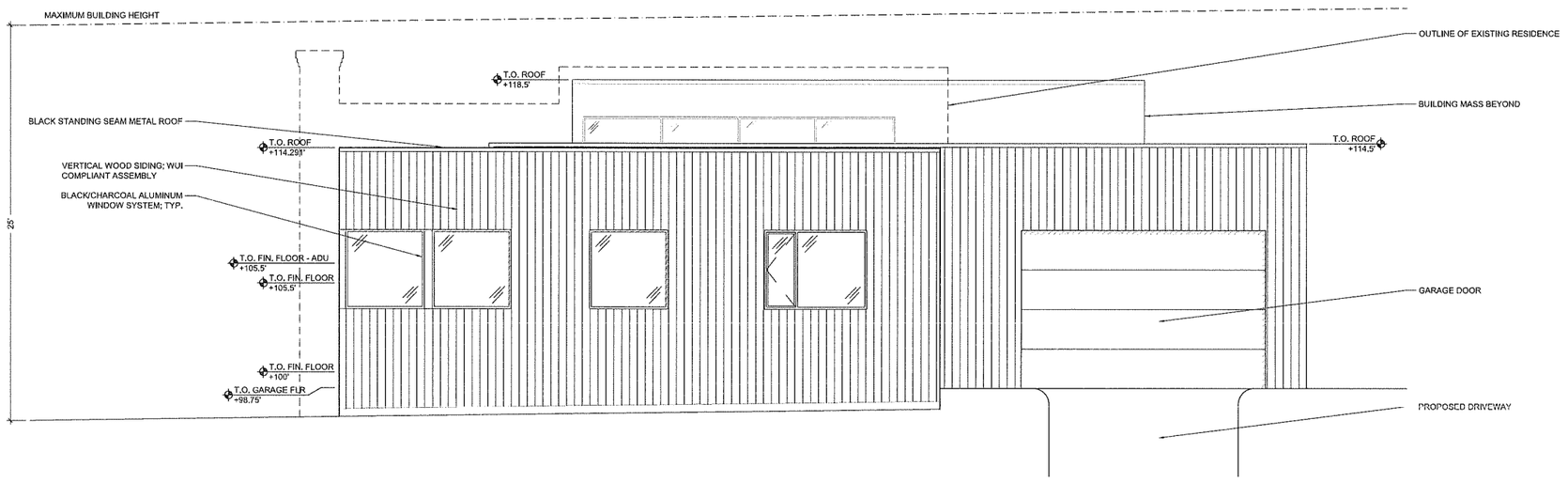
DRAWING TITLE:
EXTERIOR ELEVATIONS

DRAWING NUMBER:
A-302

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1 | SCALE:1/4" = 1'-0" | **EXISTING ELEVATION / EAST**



1 | SCALE:1/4" = 1'-0" | **PROPOSED ELEVATION / EAST**

66 ALTURA AVENUE

APN: 193-121-41

OWNER:

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PROJECT:

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66 Altura Avenue
Bolinas, CA 94924

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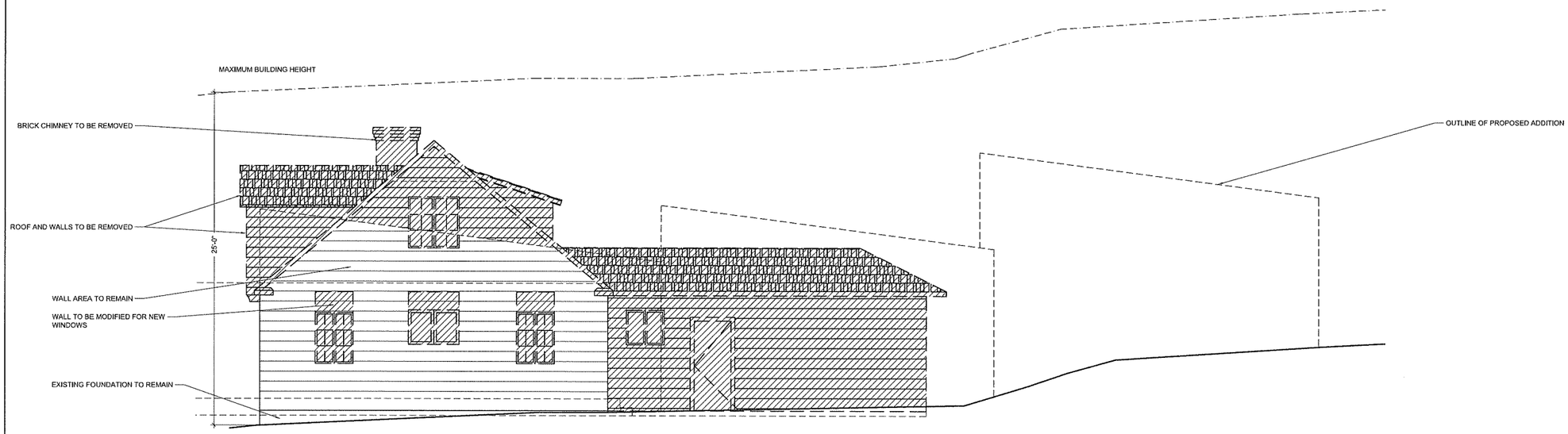
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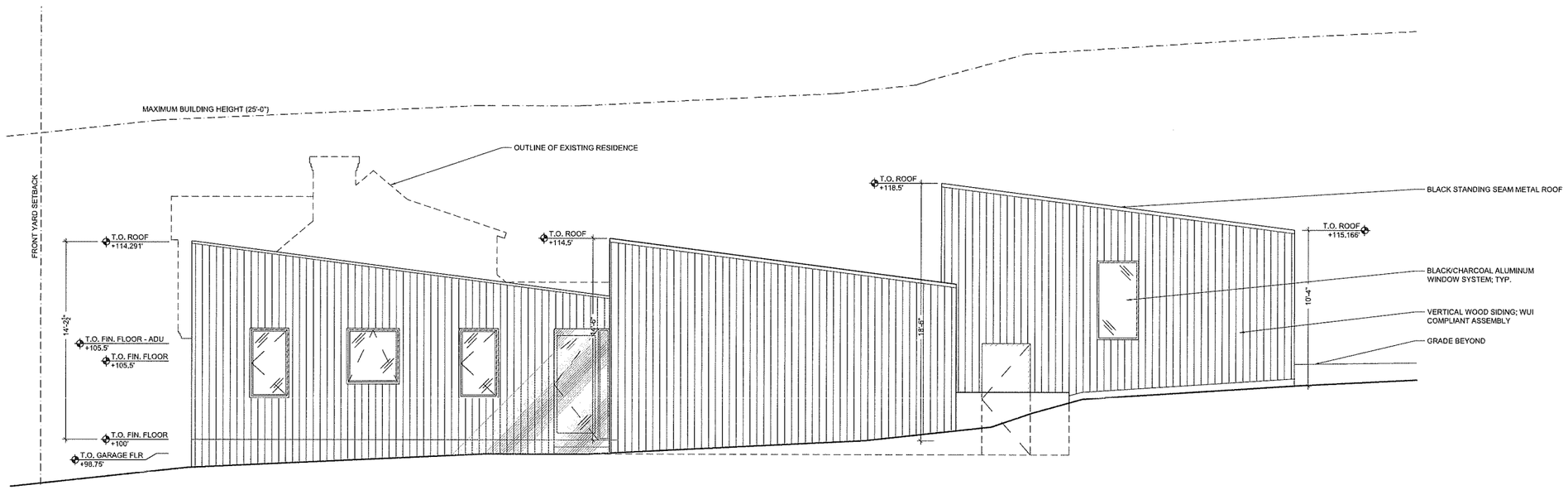
DRAWING NUMBER:

A-303

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1 SCALE:1/4" = 1'-0" **EXISTING ELEVATION / NORTH**



1 SCALE:1/4" = 1'-0" **PROPOSED ELEVATION / NORTH**

66 ALTURA AVENUE

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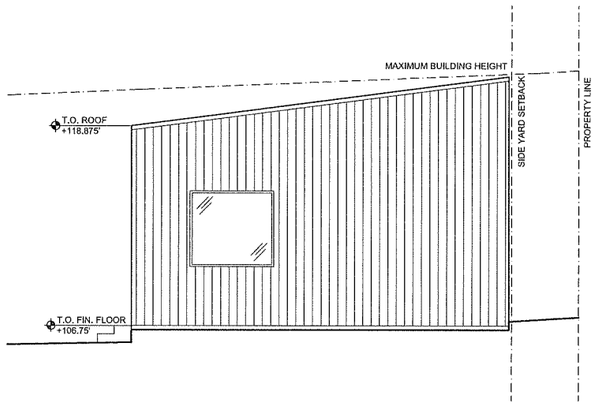
66 ALTURA AVENUE
66 Altura Avenue
Bolinas, CA 94924

PROJECT NUMBER:
2101

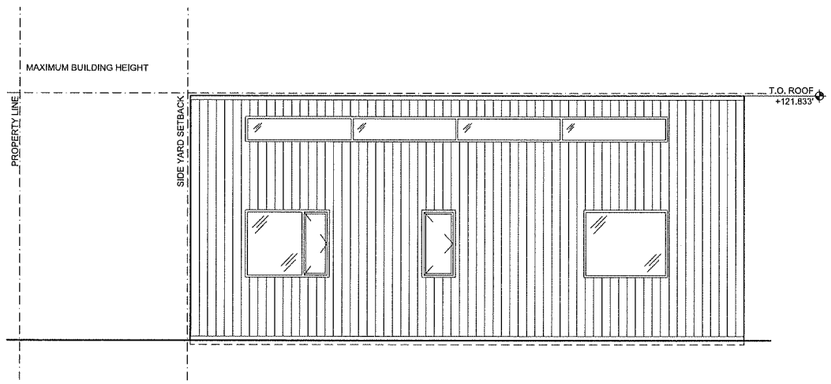
DRAWING TITLE:
EXTERIOR ELEVATIONS

DRAWING NUMBER:
A-304

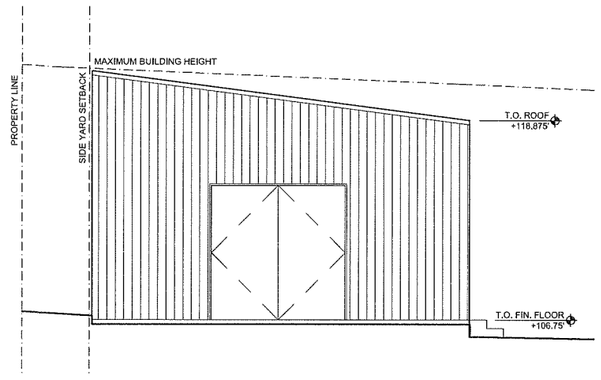
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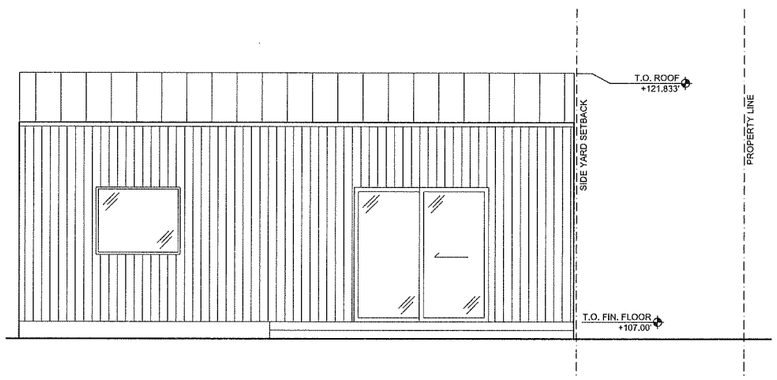
4 | SCALE:1/4" = 1'-0" | **PROPOSED ELEVATION / NORTH**



2 | SCALE:1/4" = 1'-0" | **PROPOSED ELEVATION / WEST**



3 | SCALE:1/4" = 1'-0" | **PROPOSED ELEVATION / SOUTH**



1 | SCALE:1/4" = 1'-0" | **PROPOSED ELEVATION / EAST**

66 ALTURA AVENUE

APN: 193-121-41

OWNER:

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PROJECT:

66 ALTURA AVENUE
66 Altura Avenue
Bolinas, CA 94924

PROJECT NUMBER:
2101

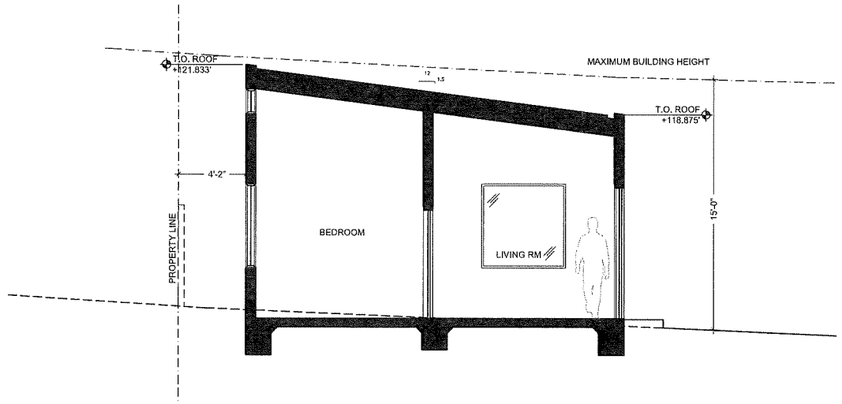
DRAWING TITLE:

EXTERIOR ELEVATIONS / ADU

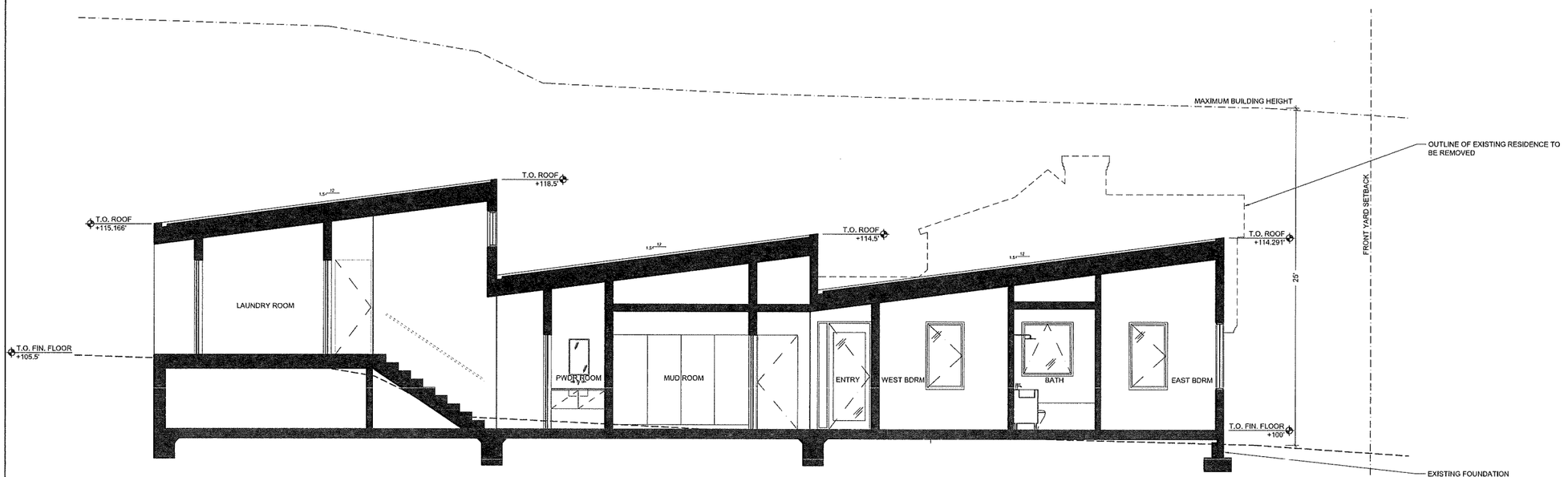
DRAWING NUMBER:

A-305

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1 | SCALE:1/4" = 1'-0" | **PROPOSED BUILDING SECTION / ACCESSORY DWELLING UNIT (ADU)**



1 | SCALE:1/4" = 1'-0" | **PROPOSED BUILDING SECTION / PRIMARY RESIDENCE**

66 ALTURA AVENUE

APN: 193-121-41

OWNER:

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PROJECT:

66 ALTURA AVENUE
66 Altura Avenue
Bolinas, CA 94924

PROJECT NUMBER:
2101

DRAWING TITLE:
BUILDING SECTIONS

DRAWING NUMBER:
A-400

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1 SCALE: 1/8" = 1'-0" **SITE PLAN / PROPOSED**

STORY POLE CHART

POLE #	BASE GRADE ELEV	PROPOSED MAX. ELEV.	STORY POLE HEIGHT
NO.1	104.83'	115.166'	10.336'
NO.2	100.6'	118.5'	17.9'
NO.3	100.6'	111.104'	10.504'
NO.4	100.42'	111.25'	10.83'
NO.5	96.15'	114.5'	18.35'
NO.6	98.26'	110.343'	12.083'
NO.7	98.33'	114.291'	15.961'
NO.8	98.33'	114.291'	15.961'
NO.9	98.8'	110.270'	11.47'
NO.10	98.8'	111.104'	12.304'
NO.11	99.8'	114.5'	14.7'
NO.12	99.8'	111.104'	11.304'
NO.13	99.8'	118.5'	18.7'
NO.14	104.83'	115.166'	10.336'
NO.20	107.0'	121.833'	14.833'
NO.21	106.0	118.875'	12.875'
NO.22	106.0'	118.875'	12.875'
NO.23	106.63'	121.463'	14.833'

66 ALTURA AVENUE

APN: 193-121-41

OWNER:

Chloe Sladden & Kevin McElroy
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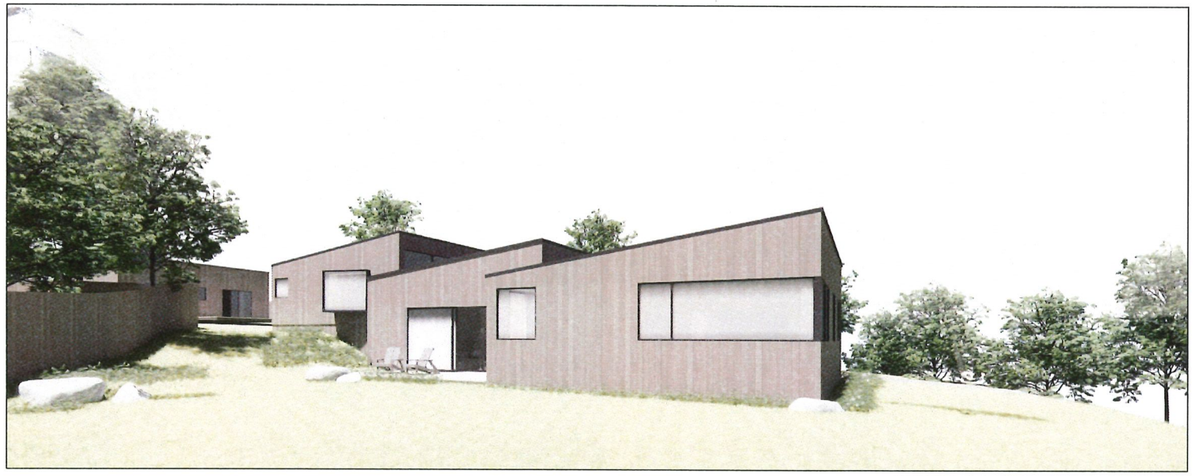
PROJECT:
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Bolinas, CA 94924

PROJECT NUMBER:
2101

DRAWING TITLE:
STORY POLE PLAN

DRAWING NUMBER:
A-900

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PROPOSED EXTERIOR RENDERING - SOUTH VIEW

WEATHERED IPE DECKING

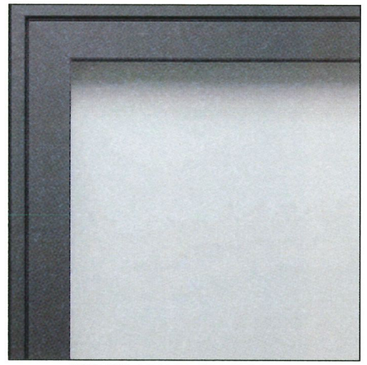
VERTICAL WOOD SIDING

BLACK ALUMINUM DOOR & WINDOW FRAMES

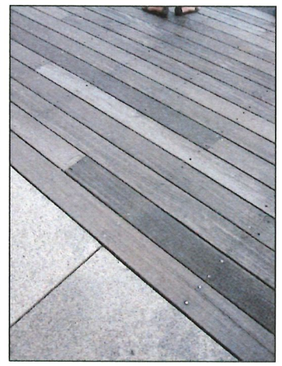
EXTERIOR FIXTURES TO MATCH ROOF AND WINDOWS/DOORS



WOOD SIDING / STANDING SEAM ROOF

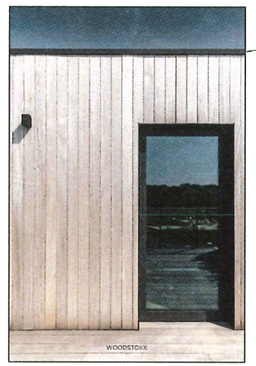


WINDOWS & DOORS - BLACK ALUMINUM FRAMES



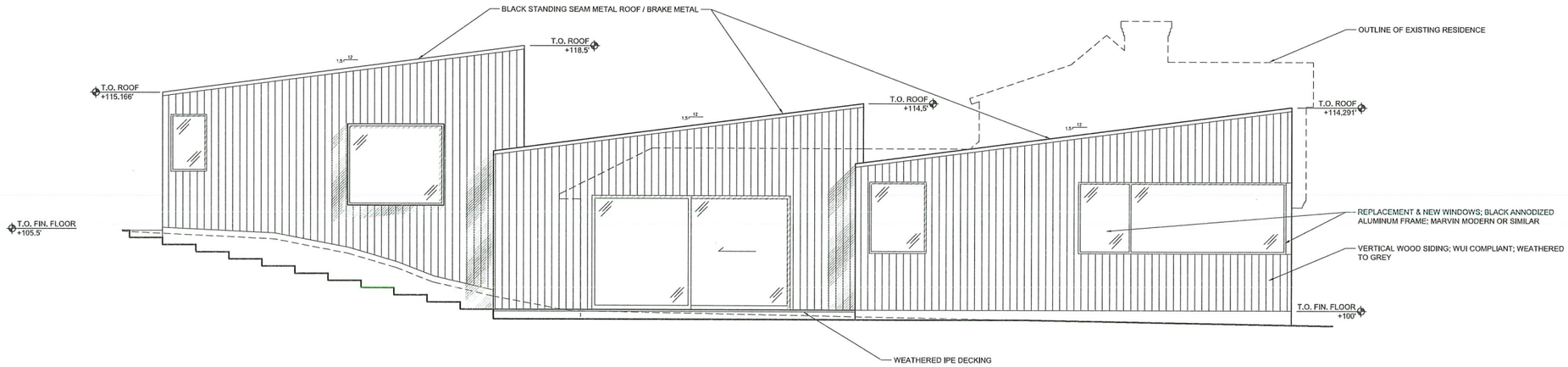
IPE EXTERIOR DECKING

BLACK BRAKE METAL FLASHING; MATCH ROOF



WOOD SIDING / WINDOW SYSTEM

ROOF	STANDING SEAM METAL ROOF; CLASS A ASSEMBLY; BLACK COLOR
GUTTERS	INTEGRAL GUTTERS OR NON-COMBUSTIBLE METAL GUTTERS TO MATCH ROOF
SIDING	WUI COMPLIANT REDWOOD/CEDAR VERTICAL SIDING; WEATHERED TO GREY
DECKING / FRAMING	IPE DECKING 2X SOLID REDWOOD DECK FRAMING WITH FOIL-FACED BITUMEN TAPE AT TO AND SIDES
WINDOWS AND DOORS	INSULATED GLASS UNITS W/ ONE PANE TEMPERED, SOLID CORE WOOD DOOR STILES AND RAILS NOT LESS THAN 1-3/8" THICK
WALL VENT	NON-COMBUSTIBLE GALVANIZED METAL WITH SPRING-LOADED METAL BAFFLE AND $\frac{1}{8}$" WIRE MESH INSTALLED
FOUNDATION	CONCRETE W/ CRAWL SPACE VENT; VULCAN VENT VFS614S OR SIM.



1 | SCALE: 1/4" = 1'-0" | **PROPOSED ELEVATION / WEST**

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APN: 193-121-41

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66 ALTURA AVENUE
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PROJECT NUMBER:
2101

DRAWING TITLE:
MATERIALS BOARD

DRAWING NUMBER:
A-901

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