

KENTFIELD RESIDENCE

48, 50, 52 REDWOOD DRIVE, KENTFIELD CA 94957

PLANNING REV. 2
4/17/26

PROJECT DIRECTORY

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PLANNING REV. 2 04/17/26	PLANNING REV. 1 12/17/25	PLANNING SUBMITTAL 8/1/25	SHEET #	SHEET NAME
X	X	X	A0.1	COVER
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X	X		A0.10	MCSPP MINIMUM CONTROL MEASURES
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X		2	A1.1C	PROPOSED SITEPLAN - CONSTRAINTS & ALTERNATE CONSIDERATIONS
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X	X	X	A2.4	PROPOSED - ROOF PLAN GARAGE/ADU (52 REDWOOD)
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X	X	X	A4.5	ELEVATIONS - PROPOSED GARAGE/ADU NORTHEAST & SOUTHEAST (52 REDWOOD)
X	X	X	A4.6	ELEVATIONS - PROPOSED GARAGE/ADU SOUTHWEST & NORTHWEST (52 REDWOOD)
X			A4.7	ELEVATIONS - EXISTING ADU/COTTAGE (50 REDWOOD)
X			A4.8	ELEVATIONS - PROPOSED ADU/COTTAGE (50 REDWOOD)

PLANNING REV. 2 04/17/26	PLANNING REV. 1 12/17/25	PLANNING SUBMITTAL 8/1/25	SHEET #	SHEET NAME
X	X	X	A5.0	SECTION - PROPOSED MAIN HOUSE LONGITUDINAL (48 REDWOOD)
X	X	X	A5.1	SECTION - PROPOSED MAIN HOUSE CROSS (48 REDWOOD)
X	X	X	A5.2	SECTIONS - PROPOSED GARAGE LONGITUDINAL & CROSS (52 REDWOOD)
X		2	A5.3	SECTIONS - EXISTING & PROPOSED ADU/COTTAGE (50 REDWOOD)
X	X	X	C2.0	PRELIMINARY GRADING & DRAINAGE PLAN
X	X	X	C3.0	PRELIMINARY UTILITY PLAN
X	X	X	ER-1	EROSION CONTROL PLAN
X	X	X	SCP-1	STORMWATER CONTROL PLAN & IMPERVIOUS SURFACE EXHIBIT
X	X		SU1	SITE SURVEY
X	X	X	L0.01	LANDSCAPE COVER SHEET
X	X	X	L0.10	SITE PLAN
X	X	X	L0.20	ELEVATIONS & DETAILS
X	X	X	L0.30	PLANTING PLAN
X	X	X	L0.40	IRRIGATION ZONE PLAN
X	X	X	L0.50	LIGHTING PLAN
X	X	X	L0.51	LIGHTING CUT SHEETS

REV. 2	*REV. 1*	**PLANNING REV. 2 SUPPLEMENTARY PDFS** *(SUBMITTED SEPARATELY):*
N/A	x	• GEOTECHNICAL REPORT
N/A	x	• PRELIMINARY TITLE REPORT
N/A	x	• HYDROLOGICAL REPORT
x		• LETTER: FIELD VERIFICATION OF EPHEMERAL WATERCOURSE SEGMENT
N/A	x	• BIOLOGICAL SITE ASSESSMENT
x		• LETTER: CLARIFICATIONS REGARDING BIOLOGICAL SITE ASSESSMENT
x		• MARIN COUNTY STREAM ASSESSMENT & CONSTRUCTION RECOMMENDATIONS
x	x	• BASMAA APPENDIX C
x	x	• RESPONSE LETTER
x		• COVER LETTER

PROJECT DATA

SITE DATA:

PROJECT NAME: KENTFIELD RESIDENCE

PROJECT TYPE: RESIDENTIAL RENOVATION

PROJECT ADDRESS: 48 REDWOOD DRIVE, KENTFIELD, CA 94957 (ALSO 50 REDWOOD & 52 REDWOOD)

DESCRIPTION OF WORK:
- DEMOLISH (E) RESIDENCE (48 REDWOOD) & NON-CONFORMING ACCESSORY STRUCTURE (52 REDWOOD)
- CONSTRUCT (N) TWO-STORY SINGLE FAMILY RESIDENCE (48 REDWOOD)
- CONSTRUCT (N) GARAGE W/ CATEGORY 1 ADU (52 REDWOOD)
- (N) DRIVEWAY, AUTOGATE, LANDSCAPE, & HARDSCAPE
- REPAIR (E) SITE RETAINMENT
- REMOVE (2) STREET TREES
- (E) COTTAGE/CATEGORY 1 ADU TO BE RENOVATED (50 REDWOOD): CONVERT ENTRY TO PORCH, CONVERT OFFICE TO OPEN AIR PORCH, (E) FOOTPRINT & ROOF TO REMAIN; CONVERT (E) BAY WINDOW TO TRUE BAY AS REQ'D; (N) REFRIGERATOR.

BUILDING DATA:

APPLICABLE BUILDING CODES:
2025 CALIFORNIA BUILDING CODE (CBC)
2025 CALIFORNIA RESIDENTIAL CODE (CRC)
2025 CALIFORNIA MECHANICAL CODE (CMC)
2025 CALIFORNIA ELECTRICAL CODE (CEC)
2025 CALIFORNIA PLUMBING CODE (CPC)
2025 CALIFORNIA FIRE CODE (CFC)
2025 GREEN BUILDING STANDARDS CODE (CALGREEN)
2025 CALIFORNIA ENERGY CODE
MARIN COUNTY CODE & ALL APPLICABLE FEDERAL, STATE, COUNTY & LOCAL AMENDMENTS TO THE ABOVE CODE

TYPE OF CONSTRUCTION: TYPE V

SPRINKLER PROTECTION: EXISTING: UNSPRINKLERED PROPOSED: FULLY SPRINKLERED

OCCUPANCY TYPE / USE: R-3 SINGLE FAMILY RESIDENCE

ASSESSOR'S PARCEL NUMBER: 074-061-02

ZONING DISTRICT: R1-B1

NO. OCCUPIED FLOORS: 2 **NO. OF STORIES:** 2 **NO. OF BASEMENTS:** 0

WILDLAND URBAN INTERFACE: YES

FEMA SPECIAL FLOOD HAZARD AREA (SFHA): AE **FEMA BASE FLOOD ELEVATION (BFE):** 19.1'

PROPOSED FINISH FLOOR ELEVATION (FFE): 19.1' (BFE) + 1' = MIN. REQUIRED: 20.1' PROPOSED 20.125' (20'-1 1/2")

MAIN HOUSE (48 REDWOOD) BUILDING HEIGHT: EXISTING: 27'-0" ALLOWED: 30'-0" PROPOSED: 29'-9"

ACCESSORY (52 REDWOOD) BUILDING HEIGHT: EXISTING: 13'-0" ALLOWED: 20'-0" (18'+2' TO MATCH HOUSE) PROPOSED: 19'-6"

LOT AREA: EXISTING: 16,175 SF PROPOSED: 16,175 SF

FLOOR AREA RATIO (FAR): 16,175 SF x 0.30 = ALLOWED: 4,852.50 SF PROPOSED: 4,846 SF (.299)

GROSS FLOOR AREA: EXISTING: 3,915 SF PROPOSED: 6,180 SF

BUILDING AREA: EXISTING: 4,331 SF PROPOSED: 6,451 SF (INCLUDES (E) CARPORT)

PROJECT AREA INFORMATION & AREA CALCULATIONS

AREA CALCULATIONS:	EXISTING SF	PROPOSED SF	EXCLUSIONS &	FAR SF
MAIN HOUSE (48 REDWOOD)				
LEVEL 1	1,685 SF	2,334 SF		
LEVEL 2	655 SF	1,793 SF		
TOTAL MAIN HOUSE	2,340 SF	4,127 SF	NONE	**4,127 SF**
(P) ADU/GARAGE (52 REDWOOD)				
LEVEL 1				
ADU	727 SF	263 SF	*(263/800 SF)*	
GARAGE	0 SF	608 SF	540 SF GARAGE EXCLUSION =	68 SF
LEVEL 2				
ADU	0 SF	531 SF	*(531/800 SF)*	
TOTAL ADU	0 SF	794 SF	800 SF (P) ADU EXCLUSION =	0 SF
TOTAL (P) ADU/GARAGE	727 SF	1,402 SF		**68 SF**
(E) COTTAGE/ADU (50 REDWOOD)				
LEVEL 1	848 SF	651 SF		
TOTAL (E) COTTAGE/ADU	848 SF	651 SF	NONE	**651 SF**
TOTAL GROSS FLOOR AREA:	**3,915 SF**	**6,180 SF**		**4,846 SF** (<30%)
			FAR ALLOWED =	4,852.50 SF
CARPORT 1	145 SF	0 SF		
CARPORT 2	271 SF	271 SF		
TOTAL BUILDING AREA:	**4,331 SF**	**6,451 SF**		

PROJECT INFORMATION:

1.	**LOT AREA (SF)**		**8.**	**GRADING CALCULATIONS (CUBIC YARDS)**		
	EXISTING	16,175 SF		CUT	30 CU. YD.	
	PROPOSED	16,175 SF		FILL	130 CU. YD.	
2.	**BUILDING AREA (SF)**			OFF-HAUL	0 CU.YD	
	EXISTING	4,331 SF	**9.**	**PARKING**		
	PROPOSED	6,451 SF		EXISTING	2 COVERED	
3.	**FLOOR AREA (SF)**			PROPOSED	2 COVERED, 2 UNCOVERED	
	EXISTING	3,188 SF				
	PROPOSED	4,846 SF	**10.**	**MINIMUM SETBACKS**	**REQ.**	**EXISTING**	**PROPOSED**
4.	**FLOOR AREA RATIO (FAR)**		48R	MAIN HOUSE FRONT	25'	24'-4"	35'-3"
	EXISTING	0.197	48R	MAIN HOUSE REAR	25'	120'-0"	99'-4"
	PROPOSED	0.299	48R	MAIN HOUSE SIDE	5'	1', 35'-1"	5', 29'-2"
5.	**AREA OF ADDITIONAL DISTURBANCE (SF)**		52R	(P)ADU/GARAGE FRONT	NONE	28'-1"	20'-11"
	PROPOSED	14,025 SF	52R	(P)ADU/GARAGE SIDE/REAR	4'	0', 62'-7", 119'-5"	4', 64'-10", 125'-9"
6.	**EXISTING LOT COVERAGE (SF)**						
	IMPERVIOUS COVERAGE	11,995 SF	**11.**	**MAXIMUM HEIGHT**	**REQ.**	**EXISTING**	**PROPOSED**
	PERVIOUS COVERAGE	138 SF	48R	MAIN HOUSE	30'-0"	27'-0"	29'-9"
7.	**PROPOSED LOT COVERAGE (SF)**		52R	(P) ADU/GARAGE	20'-0"	13'-0"	19'-6"
	IMPERVIOUS COVERAGE	7,975 SF			(18'+2' TO		
	PERVIOUS COVERAGE	710 SF			MATCH HOUSE)		

GENERAL NOTES

1. VERIFY ALL EXISTING DIMENSIONS & CONDITIONS AT THE SITE & NOTIFY ARCHITECT OF ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO BIDDING OR COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION. ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH U.O.N.
2. CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.
3. ALL MATERIALS, WORKMANSHIP & METHODS SHALL CONFORM TO CURRENTLY ADOPTED UNIFORM BUILDING CODE (UBC), UNIFORM PLUMBING CODE (UPC), UNIFORM MECHANICAL CODE (UMC), AND THE NATIONAL ELECTRICAL CODE (NEC) AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA TITLE 24, CALIFORNIA ELECTRICAL CODE, CALIFORNIA CODE OF REGULATIONS & OTHER APPLICABLE CODES & ORDINANCES OF THE LOCAL JURISDICTION.
4. SAFETY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.
5. CONSTRUCTION BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
6. DO NOT STORE CONSTRUCTION MATERIALS OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.
7. TREES LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM INADVERTANT DAMAGE FROM CONSTRUCTION EQUIPMENT BY WRAPPING TRUNKS WITH PROTECTIVE MATERIALS, AVOIDING FILL OF ANY TYPE AGAINST THE BASE OF THE TRUNKS AND AVOIDING AN INCREASE IN SOIL DEPTH AT THE FEEDING ZONE OR DRIP LINE OF THE RETAINED TREES.
8. ALL TOILETS SHALL BE ULTRA-LOW FLUSH TOILETS WITH A MAXIMUM TANK SIZE OR FLUSH CAPACITY OF 1.6 GALLONS, ALL SHOWER HEADS SHALL HAVE A MAXIMUM FLOW CAPACITY OF 2.5 GALLONS PER MINUTE, AND ALL HOT WATER FAUCETS THAT HAVE MORE THAN TEN FEET OF PIPE BETWEEN THE FAUCET AND THE HOT WATER HEATER SERVING SUCH FAUCET SHALL BE EQUIPED WITH A HOT WATER RECIRCULATING SYSTEM.
9. SHOWERS AND TUB SHALL USE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. (CPC 420).
10. GLAZING USED IN DOORS AND PANELS OF SHOWER AND TUB ENCLOSURES SHALL BE FULLY TEMPERED GLASS, LAMINATED SAFETY GLASS OR APPORVED PLASTIC OF A SHATTER-RESISTANT TYPE. (UBC 5406 (D) 5).
11. SHOWER WALLS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT OF 70" OR GREATER ABOVE DRAIN INLET.
12. INSTALL CERTIFIED INSULATION MATERIALS PER THE TITLE 24 MANDATORY MEASURES CHECKLIST MF-1R. INSULATION INSTALLED SHALL MEET FLAME SPREAD & SMOKE DENSITY REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24, CALIFORNIA ELECTRICAL CODE, CALIFORNIA CODE OF REGULATIONS.

SUTRO ARCHITECTS
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1055 Post Street, San Francisco, CA 94109

KENTFIELD RESIDENCE
48, 50, 52 REDWOOD DRIVE, KENTFIELD, CA 94957

LICENSED ARCHITECT
STEPHEN R SUTRO
C-30702
2/28/27
RENEWAL DATE
STATE OF CALIFORNIA

PLANNING SUBMITTAL	08.01.25
PLANNING REV. 1	12.17.25
PLANNING REV. 2	04.17.26

COVER

12" = 1'-0"

A0.1

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KENTFIELD RESIDENCE

48, 50, 52 REDWOOD DRIVE, KENTFIELD CA 94957

ABBREVIATIONS

&	and
<	angle
@	at
#	pound or number
±	plus or minus
A.B.	anchor bolt
A.C.	air conditioning
A.D.	area drain
ADJ.	adjustable
A.F.F.	above finish floor
AGGR.	aggregate
ALT.	alternate
ALUM.	aluminum
APPROX.	approximate
ARCH.	architectural
B.B.	butcher block
BD.	board
BITUM.	bituminous
BLDG.	building
BLK.	block
BLKG.	blocking
BM.	beam
B.O.	bottom of
B.P.	building paper
B.R.	brick
BTWN.	between
C.	centerline
CAB.	cabinet
CEM.	cement
CER.	ceramic
CHIM	chimney
C.J.	control joint
CLG.	ceiling
CLKG.	caulking
CLOS.	closet
CLR.	clear
C.M.U.	concrete masonry unit
C.O.	clean out
COL.	column
CONC.	concrete
COND.	condition
CONN.	connection
CONSTR.	construction
CONT.	continuous
CPR.	copper
CPT.	carpet
CTR.	center
C.W.	cold water
D.	dryer
DBL.	double
DEPT.	department
DET.	detail
DIA.	diameter
DIM.	dimension
DISP.	dispenser
DN.	down
DR.	door
D.S.P.	dry standpipe
D.W.	dishwasher
DWG.	drawing
DWR.	drawer
	east
(E)	existing
EA.	each
E.J.	expansion joint
ELEV.	elevation
ELEC.	electrical
EMER.	emergency
ENCL.	enclosure
E.P.B.	electrical panel board
EQ.	equal
EQUIP.	equipment
EXST.	existing
EXP.	expansion
EXT.	exterior
F.A.	fire alarm
F.A.U.	forced air unit
F.D.	floor drain
F.E.C.	fire extinguisher cabinet
FIN.	finish
FIXT.	fixture
FL.	floor
FLASH.	flashing
FLUOR.	fluorescent
F.O.C.	face of concrete
F.O.F.	face of finish
F.O.M.	face of masonry
F.O.PLY	face of plywood
F.O.S.	face of studs
F.P.	fireproof
FR.	frame
F.R.P.	fiberglass reinforced panel
FT.	foot or feet
FURR.	furring
FUT.	future
G.	gas outlet
GA.	gauge
GALV.	galvanized
G.B.	grab bar
G.D.	garbage disposal
GEN.	general
G.F.I.	ground fault interrupter
GL.	glass
GND.	ground
G.O.	gas outlet
GR.	grade
G.S.M.	galvanized sheet metal
GYP.	gypsum
H.B.	hose bibb
H.C.	hollow core or handicapped
HD.	head
HDR.	header
HGR.	hanger
H.M.	hollow metal
HORIZ.	horizontal
HR.	hour
H.R.	handrail
HT.	height
H.W.H.	hot water heater
I.D.	inside diameter
IN.	inch
INSUL.	insulation
INT.	interior
INTER.	intermediate
JST.	joist
JT.	joint
LAM.	laminate
LAV.	lavatory
LB.	pound
LT.FIXT	light fixture
LIN.	linear
LN.	line
LT.	light
MACH.	machine
MAINT.	maintenance
MAT.	material
MAX.	maximum
MECH.	mechanical
MEMB.	membrane
MTL.	metal
MFR.	manufacturer
MIN.	minimum
MIR.	mirror
MISC.	miscellaneous
MSRY.	masonry
MTD.	mounted
MUL.	mullion
(N)	new
N.	north
N.I.C.	not in contract
NO.OR#	number
NOM.	nominal
N.T.S.	not to scale
O.	owner
O.A.	overall
OBS.	obsure
O.C.	on center
O.D.	outside diameter
OFF.	office
OPNG.	opening
OPP.	opposite
P.	pole
PAC.	pacific
PBWL	paper backed wire lath
PERIM.	perimeter
PG & E	pacific gas & electric company
P.I.P.	poured in place
PL.	plate
P.LAM.	plastic laminate
PLAS.	plaster
PLYWD.	plywood
PNL.	panel
PNT.	paint
PR.	pair
P.S.I	per square inch
PT.	point
P.T.	pressure treated
PTD.	painted
Q.T.	quarry tile
(R)	existing to be removed
R.	riser
R.A.	return air
RAD.	radius
R.C.P.	reflected ceiling plan
R.D.	roof drain
REC.	recessed
REF.	reference
REFL.	reflected
REFR.	refrigerator
REG.	register
REINF.	reinforced
REMOV.	removable
REQ'D.	required
RESIL.	resilient
RET.	retaining
REV.	revision,revised,reversed
RM.	room
R.O.	rough opening
RWD.	redwood
R.W.L.	rain water leader
S.	south
S.A.D.	see architectural drawings
S.C.	solid core
S.C.E.D.	see civil engineering drawings
SCHED.	schedule
S.D.	soap dispenser/dish
SECT.	section
SEP.	separation
SERV.	service
SH.	shelf
S.H.	sprinkler head
SHR.	shower
SHT.	sheet
SHTG.	sheathing
SIM.	similar
SL.	sliding
S.L.D.	see landscape drawings
S.M.D.	see mechanical drawings
S.P.D.	see plumbing drawings
SPEC.	specification
SQ.	square
	stainless steel
STA.	station
ST.STL.	stainless steel
S.S.D.	see structural drawings
STD.	standard
STL.	steel
STN.	stone
STOR.	storage
STRUCT.	structural
SUSP.	suspended
S.V.	sheet vinyl
S.W.	shear wall
SYM.	symmetrical
SYS.	system
	tread
T.O.C.	top of curb
TEL.	telephone
TEMP.	tempered
TER.	terrazzo
T & G	tongue & groove
THK.	thick
THRU.	through
T.M.E.	to match existing
T.N.	toe nailed
T.O.C.	top of concrete
T.O.P.	top of plate
T.O.PLY	top of plywood
T.O.W.	top of wall
T.V.	television
TYP.	typical
U.B.C.	uniform building code
UNEXC.	unexcavated
UNF.	unfinished
U.O.N.	unless otherwise noted
V.C.T.	vinyl compostion tile
VEN.	veneer
VERT.	vertical
VEST.	vestibule
V.I.F.	verify in field
VOL.	volume
	west or washer
W.C.	with
WD.	water closet or wall covering
W//D.	wood
W.H.	washer / dryer
W/O	water heater
W.P.	without
W.P.M.	work point
WT.	waterproof membrane
W.R.	weight
	water resistant
W.W.M.	welded wire mesh
W.W.F.	welded wire fabric

SYMBOL LEGEND

ROOM NAME — Room name / 101 / 150 SF

WALL TYPE — 1

DOOR TYPE — 101 (E)

WINDOW TYPE — 200B (E)

RCP ELEVATION

FINISH FLR ELEVATION

ELEVATION DAUTM — Name / Elevation

SECTION — 1 / A101 SIM

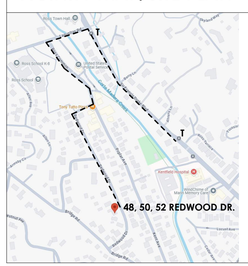
DETAIL — 1 / A101 SIM

ELEVATION — 1 Ref / 1 Ref / A101 / 1 Ref / 1 Ref

INTERIOR ELEVATION — 1 Ref / 1 Ref / A101 / 1 Ref / 1 Ref

COLUMN GRIDLINE — 0

VICINITY MAP/SITE PLAN



N PROJECT N TRUE

FROM **SIR FRANCIS DRAKE**: TURN ONTO LAGUNITAS RD, LEFT ON ROSS COMMON, RIGHT ON REDWOOD DR. & DESINATION WILL BE ON THE RIGHT.

DASHED LINE IS ROUTE FROM MAIN ROAD & CLOSET **TRANSIT** STOPS (.5MI.)

SUTRO ARCHITECTS
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sutroarchitects.com
1055 Post Street, San Francisco, CA 94109

KENTFIELD RESIDENCE
48, 50, 52 REDWOOD DRIVE, KENTFIELD, CA 94957

LICENSED ARCHITECT — STEPHEN R SUTRO — C-30702 — 2/28/27 RENEWAL DATE — STATE OF CALIFORNIA

PLANNING 12.17.25
REV. 1

GENERAL NOTES & PLOT PLAN

As indicated

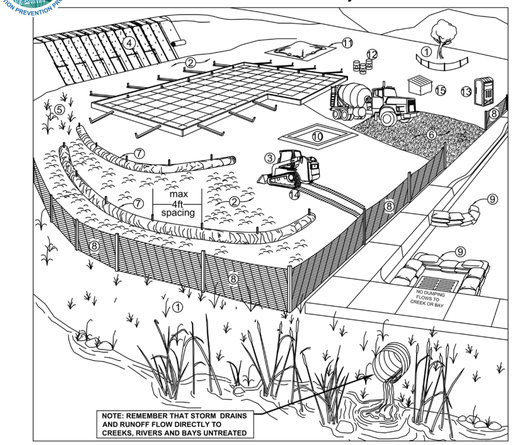
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Marin Countywide Stormwater Pollution Prevention Program

Minimum Control Measures For Small Construction Projects



Erosion Controls	Sediment Controls	Good Housekeeping
NS Scheduling	6. Tracking Controls	10. Concrete Washout
1. Preserve Vegetation & Creek Set Backs	7. Fiber Rolls	11. Stockpile Management
2. Soil Cover	8. Silt Fence	12. Hazardous Material Management
3. Soil Preparation/ Roughening	9. Drain Inlet Protection	13. Sanitary Waste Management
4. Erosion Control Blankets	NS Trench Dewatering	14. Equipment and Vehicle Maintenance
5. Revegetation		15. Litter and Waste Management

NS=not shown on graphic

Note: Select an **effective combination of control measures from each category**, Erosion Control, Sediment Control, and Good Housekeeping. Control measures shall be **continually implemented and maintained throughout the project** until activities are complete, disturbed areas are stabilized with permanent erosion controls, and the local agency has signed off on permits that may have been required for the project. **Inspect and maintain the control measures** before and after rain events, and as required by the local agency or state permit.

More detailed information on the BMPs can be found in the related California Stormwater Quality Association (CASQA) and California Department of Transportation (Caltrans) BMP Factsheets. CASQA factsheets are available by subscription in the *California Best Management Practices Handbook Portal: Construction* at http://www.casqa.org. Caltrans factsheets are available in the *Construction Site BMP Manual March 2003* at http://www.dot.ca.gov/hq/construc/stormwater/manuals.htm.

Visit www.mcstoppp.org for more information on construction site management and Erosion and Sediment Control Plans.

If you require materials in alternative formats, please contact:
415-473-4381 voice/TTY or disabilityaccess@marincounty.gov

Control Measure	General Description
Erosion Control Best Management Practices	
N/A Scheduling	Plan the project and develop a schedule showing each phase of construction. Schedule construction activities to reduce erosion potential, such as scheduling ground disturbing activities during the summer and phasing projects to minimize the amount of area disturbed. *For more info see the following factsheets: CASQA: EC-1; or Caltrans: SS-1.*
1 Preserve Existing Vegetation and Creek Setbacks	Preserve existing vegetation to the extent possible, especially along creek buffers. Show creek buffers on maps and identify areas to be preserved in the field with temporary fencing. Check with the local Planning and Public Works Departments for specific creek set back requirements. *For more info see the following factsheets: CASQA: EC-2; or Caltrans: SS-2.*
2 Soil Cover	Cover exposed soil with straw mulch and tackifier (or equivalent). *For more info see the following factsheets: CASQA: EC-3, EC-5, EC-6, EC-7, EC-8, EC-14, EC-16; or Caltrans: SS-2, SS-4, SS-5, SS-6, SS-7, SS-8.*
3 Soil Preparation/ Roughening	Soil preparation is essential to vegetation establishment and BMP installation. It includes soil testing and amendments to promote vegetation growth as well as roughening surface soils by mechanical methods (decompacting, scarifying, stair stepping, etc.). *For more info see the following factsheets: CASQA: EC-15.*
4 Erosion Control Blankets	Install erosion control blankets (or equivalent) on disturbed sites with 3:1 slopes or steeper. Use wildlife-friendly blankets made of biodegradable natural materials. Avoid using blankets made with plastic netting or fixed aperture netting. See: http://www.coastal.ca.gov/nps/Wildlife-Friendly_Products.pdf. *For more info see the following factsheets: CASQA: EC-7; or Caltrans: SS-7.*
5 Revegetation	Re-vegetate areas of disturbed soil or vegetation as soon as practical. *For more info see the following factsheets: CASQA: EC-4; or Caltrans: SS-4.*
Sediment Control Best Management Practices	
6 Tracking Controls	Stabilize site entrance to prevent tracking soil offsite. Inspect streets daily and sweep street as needed. Require vehicles and workers to use stabilized entrance. Place crushed rock 12-inches deep over a geotextile, using angular rock between 4 and 6-in. Make the entrance as long as can be accommodated on the site, ideally long enough for 2 revolutions of the maximum tire size (16-20 feet long for most light trucks). Make the entrance wide enough to accommodate the largest vehicle that will access the site, ideally 10 feet wide with sufficient radii for turning in and out of the site. Rumble pads or rumble racks can be used in lieu of or in conjunction with rock entrances. Wheel washes may be needed where space is limited or where the site entrance and sweeping is not effective. *For more info see the following factsheets: CASQA: TC-1; TC-3; or Caltrans: TC-1; TC-3.*
7 Fiber Rolls	Use fiber rolls as a perimeter control measure, along contours of slopes, and around soil stockpiles. On slopes space rolls 10 to 20 feet apart (using closer spacing on steeper slopes). Install parallel to contour. If more than one roll is used in a row overlap roll do not abut. J-hook end of roll upslope. Install rolls per detail. Use wildlife-friendly fiber rolls made of biodegradable natural materials. Avoid using fiber rolls made with plastic netting or fixed aperture netting. See: http://www.coastal.ca.gov/nps/Wildlife-Friendly_Products.pdf. Manufactured linear sediment control or compost socks can be used in lieu of fiber rolls. *For more info see the following factsheets: CASQA: SE-5 (Type 1); SE-12, SE-13; or Caltrans: SC-5 (Type 1 and Type 2).*
8 Silt Fence	Use silt fence as a perimeter control measure, and around soil stockpiles. Install silt fence along contours. Key silt fence into the soil and stake. Do not use silt fence for concentrated water flows. Install fence at least 3 feet back from the slope to allow for sediment storage. Wire backed fence can be used for extra strength. Avoid installing silt fence on slopes because they are hard to maintain. Manufactured linear sediment control can be used in lieu of silt fences. *For more info see the following factsheets: CASQA: SE-1; SE-12; or Caltrans: SC-1.*
9 Drain Inlet Protection	Use gravel bags, (or similar product) around drain inlets located both onsite and in gutter as a last line of defense. Bags should be made of a woven fabric resistant to photo-degradation filled with 0.5-1-in washed crushed rock. Do not use sand bags or silt fence fabric for drain inlet protection. *For more info see the following factsheets: CASQA: SE-10; or, Caltrans: SC-10.*
N/A Trench Dewatering	Follow MCSTOPPP BMPs for trench dewatering. http://www.marincounty.org/depts/pw/divisions/mcstoppp/development/~/media/Files/Departments/PW/mcstoppp/development/TrenchingSWReqMCSTOPPPFinal6_09.pdf. *For more info see the following factsheets: CASQA: NS-2; or Caltrans: NS-2.*
Good Housekeeping Best Management Practices	
10 Concrete Washout	Construct a lined concrete washout site away from storm drains, waterbodies, or other drainages. Ideally, place adjacent to stabilized entrance. Clean as needed and remove at end of project. *For more info see the following factsheets: CASQA: WM-8; or Caltrans: WM-8.*
11 Stockpile Management	Cover all stockpiles and landscape material and berm properly with fiber rolls or sand bags. Keep behind the site perimeter control and away from waterbodies. *For more info see the following factsheets: CASQA: WM-3 or Caltrans: WM-3.*
12 Hazardous Material Management	Hazardous materials must be kept in closed containers that are covered and within secondary containment; do not place containers directly on soil. *For more info see the following factsheets: CASQA: WM-6; or Caltrans: WM-6.*
13 Sanitary Waste Management	Place portable toilets near stabilized site entrance, behind the curb and away from gutters, storm drain inlets, and waterbodies. Tie or stake portable toilets to prevent tipping and equip units with overflow pan/tray (most vendors provide these). *For more info see the following factsheets: CASQA: WM-9; or Caltrans: WM-9.*
14 Equipment and Vehicle Maintenance	Prevent equipment fluid leaks onto ground by placing drip pans or plastic tarps under equipment. Immediately clean up any spills or drips. *For more info see the following factsheets: CASQA: NS-8, NS-9, and NS-10; or Caltrans: NS-8, NS-9, and NS-10.*
15 Litter and Waste Management	Designate waste collection areas on site. Use watertight dumpsters and trash cans; inspect for leaks. Cover at the end of each work day and when it is raining or windy. Arrange for regular waste collection. Pick up site litter daily. *For more info see the following factsheets: CASQA: WM-5; or Caltrans: WM-5.*

GENERAL STORMWATER CONTROL NOTES:

1. SEE CIVIL ENGINEER'S DRAWINGS FOR SITE SPECIFIC STORMWATER CONTROL MEASURES.

Erosion Blanket

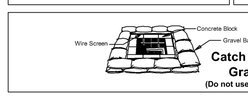
Note: Actual layout determined in the field.

Silt Fence

NOT TO SCALE

Site Entrance

Concrete Washout



Catch Basins with Gravel Bags

(Do not use sand bags near inlets)

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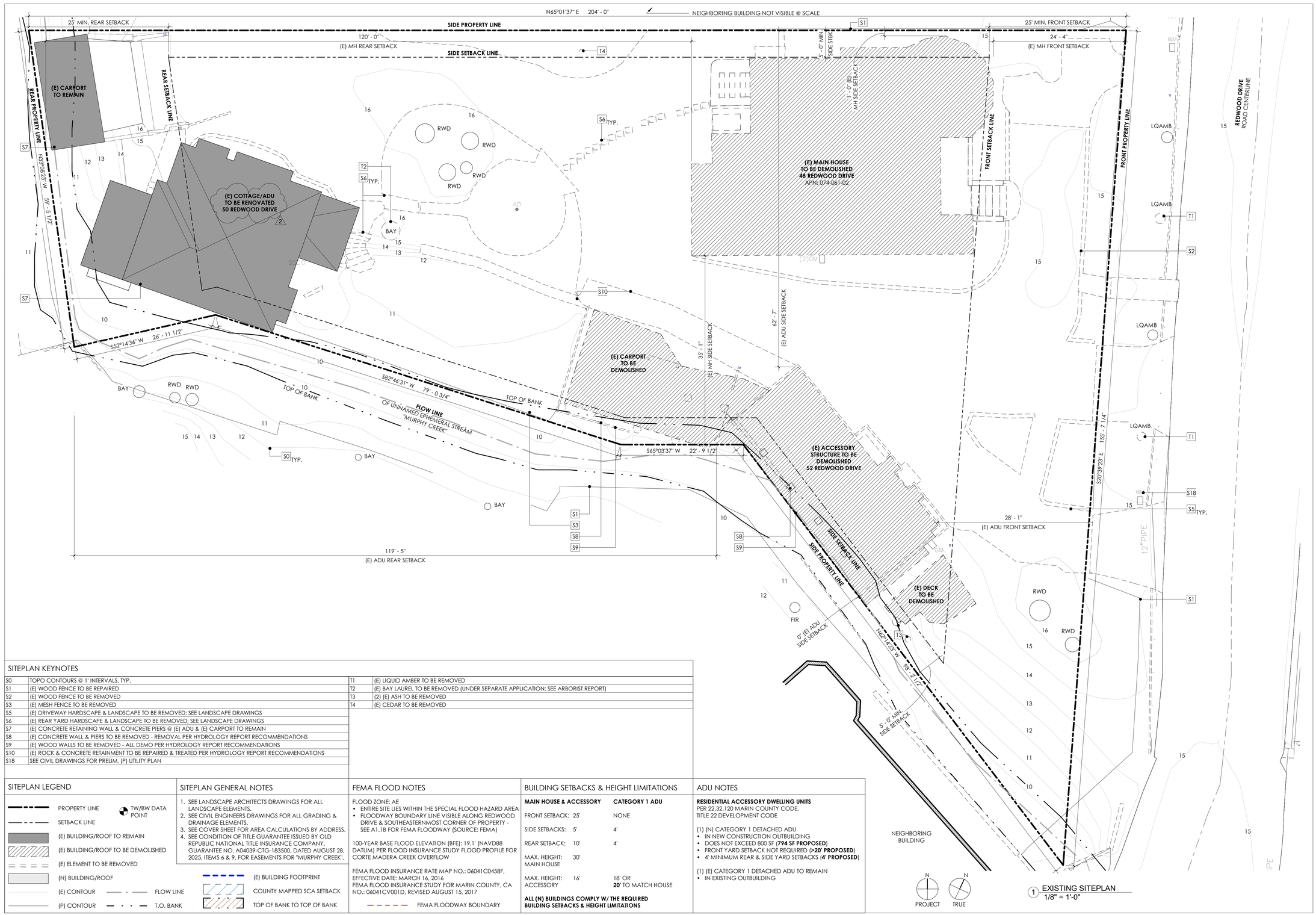
PLANNING 12.17.25
REV. 1

MCSPP MINIMUM CONTROL MEASURES

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1 EXISTING SITEPLAN
1/8" = 1'-0"

SITEPLAN KEYNOTES

S0	TOPO CONTOURS @ 1' INTERVALS, TYP.	T1	(E) LIQUID AMBER TO BE REMOVED
S1	(E) WOOD FENCE TO BE REPAIRED	T2	(E) BAY LAUREL TO BE REMOVED (UNDER SEPARATE APPLICATION; SEE ARBORIST REPORT)
S2	(E) WOOD FENCE TO BE REMOVED	T3	(2) (E) ASH TO BE REMOVED
S3	(E) MESH FENCE TO BE REMOVED	T4	(E) CEDAR TO BE REMOVED
S5	(E) DRIVEWAY HARDSCAPE & LANDSCAPE TO BE REMOVED; SEE LANDSCAPE DRAWINGS		
S6	(E) REAR YARD HARDSCAPE & LANDSCAPE TO BE REMOVED; SEE LANDSCAPE DRAWINGS		
S7	(E) CONCRETE RETAINING WALL & CONCRETE PIERS @ (E) ADU & (E) CARPORT TO REMAIN		
S8	(E) CONCRETE WALL & PIERS TO BE REMOVED - REMOVAL PER HYDROLOGY REPORT RECOMMENDATIONS		
S9	(E) WOOD WALLS TO BE REMOVED - ALL DEMO PER HYDROLOGY REPORT RECOMMENDATIONS		
S10	(E) ROCK & CONCRETE RETAINMENT TO BE REPAIRED & TREATED PER HYDROLOGY REPORT RECOMMENDATIONS		
S18	SEE CIVIL DRAWINGS FOR PRELIM. (P) UTILITY PLAN		

SITEPLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- (E) BUILDING/ROOF TO REMAIN
- (E) BUILDING/ROOF TO BE DEMOLISHED
- (E) ELEMENT TO BE REMOVED
- (N) BUILDING/ROOF
- (E) CONTOUR — FLOW LINE
- (P) CONTOUR — T.O. BANK
- TW/BW DATA POINT
- (E) BUILDING FOOTPRINT
- COUNTY MAPPED SCA SETBACK
- TOP OF BANK TO TOP OF BANK
- FEMA FLOODWAY BOUNDARY

SITEPLAN GENERAL NOTES

1. SEE LANDSCAPE ARCHITECTS DRAWINGS FOR ALL LANDSCAPE ELEMENTS.
2. SEE CIVIL ENGINEERS DRAWINGS FOR ALL GRADING & DRAINAGE ELEMENTS.
3. SEE COVER SHEET FOR AREA CALCULATIONS BY ADDRESS.
4. SEE CONDITION OF TITLE GUARANTEE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GUARANTEE NO. A04039-CTC-183500, DATED AUGUST 28, 2025, ITEMS 6 & 9, FOR EASEMENTS FOR "MURPHY CREEK".

FEMA FLOOD NOTES

FLOOD ZONE: AE
- ENTIRE SITE LIES WITHIN THE SPECIAL FLOOD HAZARD AREA
- FLOODWAY BOUNDARY LINE VISIBLE ALONG REDWOOD DRIVE & SOUTHEASTERNMOST CORNER OF PROPERTY - SEE A1.1B FOR FEMA FLOODWAY (SOURCE: FEMA)

100-YEAR BASE FLOOD ELEVATION (BFE): 19.1' (NAVD88 DATUM) PER FLOOD INSURANCE STUDY FLOOD PROFILE FOR CORTE MADERA CREEK OVERFLOW

FEMA FLOOD INSURANCE RATE MAP NO.: 06041C0458F, EFFECTIVE DATE: MARCH 16, 2016
FEMA FLOOD INSURANCE STUDY FOR MARIN COUNTY, CA NO.: 06041CV001D, REVISED AUGUST 15, 2017

BUILDING SETBACKS & HEIGHT LIMITATIONS

	MAIN HOUSE & ACCESSORY	CATEGORY 1 ADU
FRONT SETBACK:	25'	NONE
SIDE SETBACKS:	5'	4'
REAR SETBACK:	10'	4'
MAX. HEIGHT: MAIN HOUSE	30'	
MAX. HEIGHT: ACCESSORY	16'	18' OR **20'** TO MATCH HOUSE

ALL (N) BUILDINGS COMPLY W/ THE REQUIRED BUILDING SETBACKS & HEIGHT LIMITATIONS

ADU NOTES

RESIDENTIAL ACCESSORY DWELLING UNITS
PER 22.32.120 MARIN COUNTY CODE,
TITLE 22 DEVELOPMENT CODE

(1) (N) CATEGORY 1 DETACHED ADU
- IN NEW CONSTRUCTION OUTBUILDING
- DOES NOT EXCEED 800 SF (**794 SF PROPOSED**)
- FRONT YARD SETBACK NOT REQUIRED (**>20' PROPOSED**)
- 4' MINIMUM REAR & SIDE YARD SETBACKS (**4' PROPOSED**)

(1) (E) CATEGORY 1 DETACHED ADU TO REMAIN
- IN EXISTING OUTBUILDING

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RENEWAL DATE
STATE OF CALIFORNIA

PLANNING SUBMITTAL	08.01.25
PLANNING REV. 1	12.17.25
PLANNING REV. 2	04.17.26

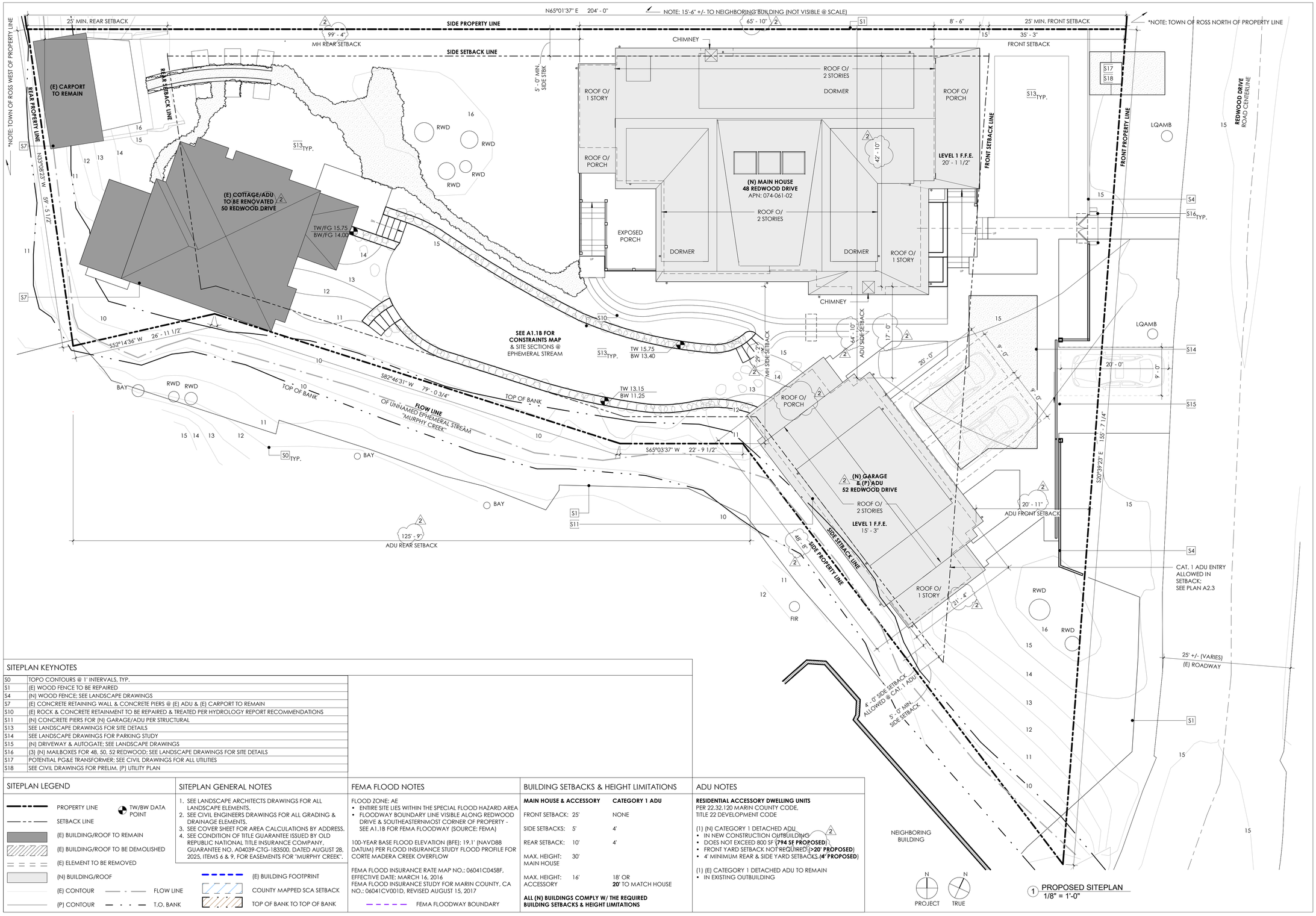
EXISTING SITEPLAN

As indicated

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SITEPLAN KEYNOTES

S0	TOPO CONTOURS @ 1' INTERVALS, TYP.
S1	(E) WOOD FENCE TO BE REPAIRED
S4	(N) WOOD FENCE; SEE LANDSCAPE DRAWINGS
S7	(E) CONCRETE RETAINING WALL & CONCRETE PIERS @ (E) ADU & (E) CARPORT TO REMAIN
S10	(E) ROCK & CONCRETE RETAINMENT TO BE REPAIRED & TREATED PER HYDROLOGY REPORT RECOMMENDATIONS
S11	(N) CONCRETE PIERS FOR (N) GARAGE/ADU PER STRUCTURAL
S13	SEE LANDSCAPE DRAWINGS FOR SITE DETAILS
S14	SEE LANDSCAPE DRAWINGS FOR PARKING STUDY
S15	(N) DRIVEWAY & AUTOGATE; SEE LANDSCAPE DRAWINGS
S16	(3) (N) MAILBOXES FOR 48, 50, 52 REDWOOD; SEE LANDSCAPE DRAWINGS FOR SITE DETAILS
S17	POTENTIAL PG&E TRANSFORMER; SEE CIVIL DRAWINGS FOR ALL UTILITIES
S18	SEE CIVIL DRAWINGS FOR PRELIM. (P) UTILITY PLAN

SITEPLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- (E) BUILDING/ROOF TO REMAIN
- (E) BUILDING/ROOF TO BE DEMOLISHED
- (E) ELEMENT TO BE REMOVED
- (N) BUILDING/ROOF
- (E) CONTOUR
- (P) CONTOUR
- FLOW LINE
- T.O. BANK
- TW/BW DATA POINT
- (E) BUILDING FOOTPRINT
- COUNTY MAPPED SCA SETBACK
- TOP OF BANK TO TOP OF BANK

SITEPLAN GENERAL NOTES

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FEMA FLOOD INSURANCE RATE MAP NO.: 06041C0458F, EFFECTIVE DATE: MARCH 16, 2016
FEMA FLOOD INSURANCE STUDY FOR MARIN COUNTY, CA NO.: 06041CV001D, REVISED AUGUST 15, 2017

- - - - - FEMA FLOODWAY BOUNDARY

BUILDING SETBACKS & HEIGHT LIMITATIONS

MAIN HOUSE & ACCESSORY		CATEGORY 1 ADU
FRONT SETBACK:	25'	NONE
SIDE SETBACKS:	5'	4'
REAR SETBACK:	10'	4'
MAX. HEIGHT: MAIN HOUSE	30'	
MAX. HEIGHT: ACCESSORY	16'	18' OR **20'** TO MATCH HOUSE

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RESIDENTIAL ACCESSORY DWELLING UNITS
PER 22.32.120 MARIN COUNTY CODE, TITLE 22 DEVELOPMENT CODE

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- IN NEW CONSTRUCTION OUTBUILDING
- DOES NOT EXCEED 800 SF (**794 SF PROPOSED**)
- FRONT YARD SETBACK NOT REQUIRED (**>20' PROPOSED**)
- 4' MINIMUM REAR & SIDE YARD SETBACKS (**4' PROPOSED**)

(1) (E) CATEGORY 1 DETACHED ADU TO REMAIN
- IN EXISTING OUTBUILDING

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RENEWAL DATE
STATE OF CALIFORNIA

PLANNING SUBMITTAL	08.01.25
PLANNING REV. 1	12.17.25
PLANNING REV. 2	04.17.26

PROPOSED SITEPLAN

As indicated

A1.1

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*NOTE: TOWN OF ROSS WEST OF PROPERTY LINE

N65°01'37" E 204' - 0"

25' MIN. REAR SETBACK

SIDE PROPERTY LINE

99' - 4"

MH REAR SETBACK

SIDE SETBACK LINE

65' - 10"

8' - 6"

25' MIN. FRONT SETBACK

35' - 3"

FRONT SETBACK

*NOTE: TOWN OF ROSS NORTH OF PROPERTY LINE

REAR PROPERTY LINE

N35°28'23" W 59' - 5 1/2"

REAR SETBACK LINE

5' - 0" MIN. SIDE STBK

(E) CARPORT TO REMAIN

(E) COTTAGE/ADU TO BE RENOVATED 50 REDWOOD DRIVE

TW/FG 15.75
BW/FG 14.00

COUNTY MAPPED SCA SETBACK

(N) MAIN HOUSE
48 REDWOOD DRIVE
APN: 074-061-02

42' - 10"

LEVEL 1 F.F.E.
20' - 1 1/2"

FRONT SETBACK LINE

FRONT PROPERTY LINE

REDWOOD DRIVE
ROAD CENTERLINE

LQAMB

S52°14'36" W 26' - 11 1/2"

(N) NATURAL LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS & BIOLOGICAL REPORT FOR PLANTING PLAN & RECS.

TW 15.75
BW 13.40

TW 13.15
BW 11.25

MH SIDE SETBACK

64' - 10"

ADU SIDE SETBACK

17' - 0"

BAY

RWD

TOP OF BANK

S82°46'31" W 79' - 0 3/4"

FLOW LINE
OF UNNAMED EPHEMERAL STREAM
"MURPHY CREEK"

S65°03'37" W 22' - 9 1/2"

125' - 9"

ADU REAR SETBACK

(N) GARAGE & (P) ADU
52 REDWOOD DRIVE

S20°39'23" E 155' - 7 1/4"

20' - 11"

ADU FRONT SETBACK

SIDE SETBACK LINE

SIDE PROPERTY LINE

45' - 5"

21' - 4"

RWD

FIR

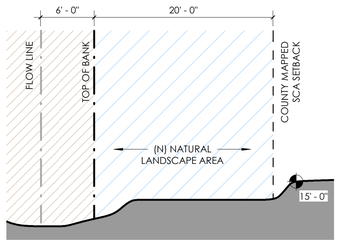
NEIGHBORING BUILDING

4' - 0" SIDE SETBACK ALLOWED @ CAT 1 ADU

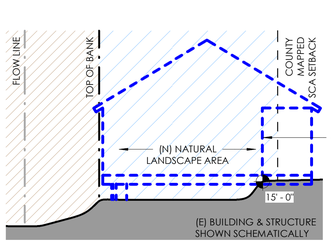
5' - 0" MIN. SIDE SETBACK

FEMA FLOODWAY DASHED PURPLE ACROSS ROADWAY (SOURCE: FEMA)

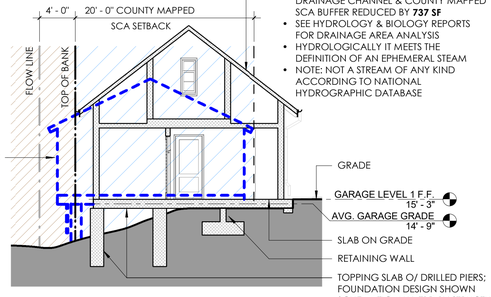
OUTLINE OF (E) STRUCTURES DASHED IN BLUE:
- OVERHEAD BUILDING OBSTRUCTION @ DRAINAGE CHANNEL & COUNTY MAPPED SCA BUFFER REDUCED BY **737 SF**
- SEE HYDROLOGY & BIOLOGY REPORTS FOR DRAINAGE AREA ANALYSIS
- HYDROLOGICALLY IT MEETS THE DEFINITION OF AN EPHEMERAL STEAM
- NOTE: NOT A STREAM OF ANY KIND ACCORDING TO NATIONAL HYDROGRAPHIC DATABASE



4 SECTION THROUGH DRAINAGE @ NATURAL AREA & DEMOLISHED CARPORT
1/8" = 1'-0"



3 SECTION THROUGH DRAINAGE @ NATURAL AREA
1/8" = 1'-0"



2 SECTION THROUGH DRAINAGE @ GARAGE/ADU
1/8" = 1'-0"

1 PROPOSED SITEPLAN - CONSTRAINTS
1/8" = 1'-0"

PROJECT N

TRUE N

SITEPLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- (E) BUILDING/ROOF TO REMAIN
- (E) BUILDING/ROOF TO BE DEMOLISHED
- (E) ELEMENT TO BE REMOVED
- (N) BUILDING/ROOF
- (E) CONTOUR — FLOW LINE
- (P) CONTOUR — T.O. BANK
- TW/BW DATA POINT
- (E) BUILDING FOOTPRINT
- COUNTY MAPPED SCA SETBACK
- TOP OF BANK TO TOP OF BANK
- FEMA FLOODWAY BOUNDARY

SITEPLAN GENERAL NOTES

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- ENTIRE SITE LIES WITHIN THE SPECIAL FLOOD HAZARD AREA
- FLOODWAY BOUNDARY LINE VISIBLE ALONG REDWOOD DRIVE & SOUTHEASTERNMOST CORNER OF PROPERTY - SEE A1.1B FOR FEMA FLOODWAY (SOURCE: FEMA)

100-YEAR BASE FLOOD ELEVATION (BFE): 19.1' (NAVD88 DATUM) PER FLOOD INSURANCE STUDY FLOOD PROFILE FOR CORTE MADERA CREEK OVERFLOW

FEMA FLOOD INSURANCE RATE MAP NO.: 06041C0458F, EFFECTIVE DATE: MARCH 16, 2016
FEMA FLOOD INSURANCE STUDY FOR MARIN COUNTY, CA NO.: 06041CV001D, REVISED AUGUST 15, 2017

BUILDING SETBACKS & HEIGHT LIMITATIONS

MAIN HOUSE & ACCESSORY		CATEGORY 1 ADU
FRONT SETBACK:	25'	NONE
SIDE SETBACKS:	5'	4'
REAR SETBACK:	10'	4'
MAX. HEIGHT: MAIN HOUSE	30'	
MAX. HEIGHT: ACCESSORY	16'	18' OR **20'** TO MATCH HOUSE

ALL (N) BUILDINGS COMPLY W/ THE REQUIRED BUILDING SETBACKS & HEIGHT LIMITATIONS

ADU NOTES

RESIDENTIAL ACCESSORY DWELLING UNITS
PER 22.32.120 MARIN COUNTY CODE, TITLE 22 DEVELOPMENT CODE

(1) (N) CATEGORY 1 DETACHED ADU
- IN NEW CONSTRUCTION OUTBUILDING
- DOES NOT EXCEED 800 SF (**794 SF PROPOSED**)
- FRONT YARD SETBACK NOT REQUIRED (**>20' PROPOSED**)
- 4' MINIMUM REAR & SIDE YARD SETBACKS (**4' PROPOSED**)

(1) (E) CATEGORY 1 DETACHED ADU TO REMAIN
- IN EXISTING OUTBUILDING

SUTRO ARCHITECTS
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sutroarchitects.com
1055 Post Street, San Francisco, CA 94109

KENTFIELD RESIDENCE

48, 50, 52 REDWOOD DRIVE, KENTFIELD, CA 94957

LICENSED ARCHITECT
STEPHEN P. SUTRO
C-30702
2/28/27
RENEWAL DATE
STATE OF CALIFORNIA

PLANNING REV. 1	12.17.25
PLANNING REV. 2	04.17.26

PROPOSED SITEPLAN - CONSTRAINTS

As indicated

A1.1B

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*NOTE: TOWN OF ROSS WEST OF PROPERTY LINE

N65°01'37" E 204' - 0"

25' MIN. REAR SETBACK

SIDE PROPERTY LINE

65' - 10"

8' - 6"

25' MIN. FRONT SETBACK

*NOTE: TOWN OF ROSS NORTH OF PROPERTY LINE

99' - 4"

MH REAR SETBACK

SIDE SETBACK LINE

15

35' - 3"

FRONT SETBACK

GARAGE/(P) ADU
ALTERNATE PLACEMENT "A"
- CONFLICT W/ MATURE COAST REDWOOD TREES
- SENSITIVITY TO NEIGHBOR PRIVACY, VIEWS, & SHADOWS
- LACK OF VIABLE VEHICLE ACCESS

5' - 0" MIN. SIDE STBK

REAR SETBACK LINE

REAR PROPERTY LINE

(E) CARPORT TO REMAIN

N33°08'23" W 58' - 5 1/2"

(E) COTTAGE/ADU TO BE RENOVATED
50 REDWOOD DRIVE

TW/FG 15.75
BW/FG 14.00

COUNTY MAPPED SCA SETBACK

(N) MAIN HOUSE
48 REDWOOD DRIVE
APN: 074-061-02

42' - 10"

LEVEL 1 F.F.E.
20' - 1 1/2"

FRONT SETBACK LINE

FRONT PROPERTY LINE

REDWOOD DRIVE
ROAD CENTERLINE

LQAMB

S52°14'36" W 26' - 11 1/2"

(N) NATURAL LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS & BIOLOGICAL REPORT FOR PLANTING PLAN & RECS.

TW 15.75
BW 13.40

29' - 2"
MH SIDE SETBACK

64' - 10"
ADU SIDE SETBACK

17' - 0"

BAY

RWD

TOP OF BANK

S82°46'31" W 79' - 0 3/4"

FLOW LINE
OF UNNAMED EPHEMERAL STREAM
"MURPHY CREEK"

TW 13.15
BW 11.25

GARAGE/(P) ADU
ALTERNATE PLACEMENT "B"
- PLACEMENT TO AVOID FEMA FLOODWAY & COUNTY MAPPED SCA BUFFER
- LACK OF CURB APPEAL; NO PRECEDENTS ON REDWOOD DRIVE OF GARAGE ABUTTING PROPERTY LINE
- DISRUPTION OF ESTABLISHED STREET PATTERN
- OBSTRUCTION OF NORTH-TO-SOUTH FLOOD FLOW PATH

S65°03'37" W 22' - 9 1/2"

125' - 9"
ADU REAR SETBACK

2
A1.1C

(N) GARAGE
& (P) ADU
52 REDWOOD DRIVE

S20°39'23" E 155' - 7 1/4"

20' - 11"
ADU FRONT SETBACK

SIDE SETBACK LINE

SIDE PROPERTY LINE

45' - 8"

21' - 4"

FIR

4' - 0" SIDE SETBACK ALLOWED @ CAT. 1 ADU

5' - 0" MIN. SIDE SETBACK

FEMA FLOODWAY
DASHED PURPLE
ACROSS ROADWAY
(SOURCE: FEMA)

NEIGHBORING BUILDING

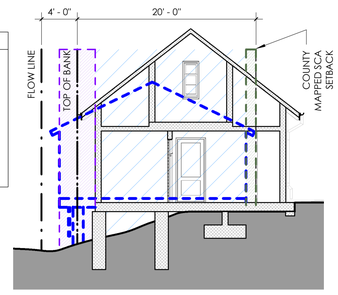
N PROJECT

N TRUE

1 PROPOSED SITEPLAN - CONSTRAINTS & ALTERNATE CONSIDERATIONS
1/8" = 1'-0"

DIAGRAM LEGEND

- GARAGE/(P) ADU ALTERNATE PLACEMENT CONSIDERATIONS
- OVERHEAD AREA REMOVED FROM DRAINAGE
- RELOCATED AREA AWAY FROM DRAINAGE



2 SECTION THROUGH DRAINAGE @ GARAGE/ADU & RELOCATED AREA AWAY FROM DRAINAGE
1/8" = 1'-0"

SITEPLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- (E) BUILDING/ROOF TO REMAIN
- (E) BUILDING/ROOF TO BE DEMOLISHED
- (E) ELEMENT TO BE REMOVED
- (N) BUILDING/ROOF
- (E) CONTOUR — FLOW LINE
- (P) CONTOUR — T.O. BANK
- TW/BW DATA POINT
- (E) BUILDING FOOTPRINT
- COUNTY MAPPED SCA SETBACK
- TOP OF BANK TO TOP OF BANK

SITEPLAN GENERAL NOTES

1. SEE LANDSCAPE ARCHITECTS DRAWINGS FOR ALL LANDSCAPE ELEMENTS.
2. SEE CIVIL ENGINEERS DRAWINGS FOR ALL GRADING & DRAINAGE ELEMENTS.
3. SEE COVER SHEET FOR AREA CALCULATIONS BY ADDRESS.
4. SEE CONDITION OF TITLE GUARANTEE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GUARANTEE NO. A04039-CTG-183500, DATED AUGUST 28, 2025, ITEMS 6 & 9, FOR EASEMENTS FOR "MURPHY CREEK".

FEMA FLOOD NOTES

FLOOD ZONE: AE
- ENTIRE SITE LIES WITHIN THE SPECIAL FLOOD HAZARD AREA
- FLOODWAY BOUNDARY LINE VISIBLE ALONG REDWOOD DRIVE & SOUTHEASTERNMOST CORNER OF PROPERTY - SEE A1.1B FOR FEMA FLOODWAY (SOURCE: FEMA)

100-YEAR BASE FLOOD ELEVATION (BFE): 19.1' (NAVD88 DATUM) PER FLOOD INSURANCE STUDY FLOOD PROFILE FOR CORTE MADERA CREEK OVERFLOW

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FEMA FLOOD INSURANCE STUDY FOR MARIN COUNTY, CA NO.: 06041CV001D, REVISED AUGUST 15, 2017

- - - - - - FEMA FLOODWAY BOUNDARY

BUILDING SETBACKS & HEIGHT LIMITATIONS

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KENTFIELD RESIDENCE

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2/28/27
RENEWAL DATE
STATE OF CALIFORNIA

PLANNING 04.17.26
REV. 2

PROPOSED SITEPLAN - CONSTRAINTS & ALTERNATE CONSIDERATIONS

As indicated

A1,1C 2

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PROJECT SITE EXISTING:
48, 50, 52 REDWOOD DRIVE



SEE A1.3 FOR PROPOSED MATERIALS

SEE LANDSCAPE DRAWINGS FOR DRIVEWAY, AUTOGATE, FENCE, LANDSCAPE, & HARDSCAPE DETAILS, TYP.

PROJECT SITE PROPOSED
@ ENTRY





PROPOSED MAIN HOUSE 48 REDWOOD @ DRIVEWAY & REAR YARD





PROPOSED GARAGE/ADU
52 REDWOOD @
DRIVEWAY & SIDE YARD



NEIGHBOR SOUTH: 42 REDWOOD DRIVE

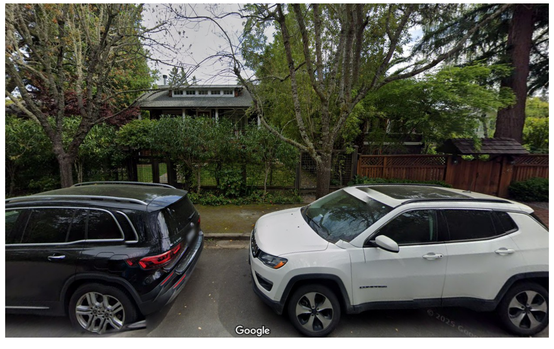


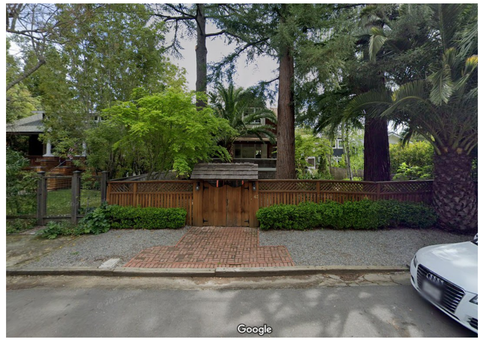


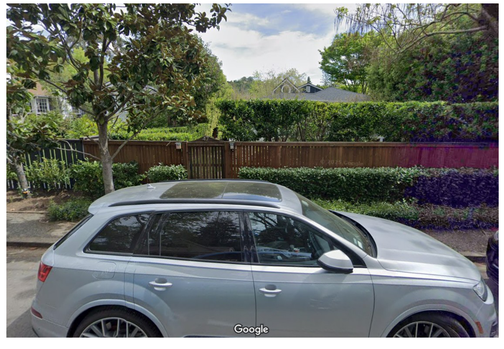
NEIGHBOR NORTH: 44 REDWOOD DRIVE



NEIGHBORS @ REAR: 106 & 95 BRIDGE ROAD









NEIGHBORS OPPOSITE: 41, 43, 47 & 26 REDWOOD DRIVE

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PLANNING SUBMITTAL	08.01.25
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SITE PHOTOS & RENDERINGS

A1.2

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1 BUILDING MATERIALS
1/4" = 1'-0"



2 3D RENDERING
12" = 1'-0"

MATERIAL & COLOR KEY

1A. ROOF MATERIAL TYP.
COMPOSITE
CERTAINTEED LANDMARK PRO
IN MAX DEF MOIRE OR SIM.

1B. ROOF MATERIAL @ SHEDS
SNAP-LOCK STANDING SEAM
WESTERN STATES METAL ROOFING
24-GAUGE IN COPPER OR SIM.

2A. BUILDING MATERIAL @ LEVEL 2
VERTICAL PAINTED WOOD SIDING
MODERN MILL ACRE V-GROOVE SIDING OR SIM.
PAINTED B.M. NOB HILL SAGE OR SIM.
FINAL COLOR TBD

2B. BUILDING MATERIAL @ LEVEL 1:
HORIZONTAL PAINTED WOOD SIDING
MODERN MILL ACRE V-GROOVE SIDING OR SIM.
PAINTED B.M. NOB HILL SAGE OR SIM.
FINAL COLOR TBD

2C. BUILDING MATERIAL @ REAR:
PAINTED WOOD
MODERN MILL ACRE SHEET OR SIM.
PAINTED B.M. WHITE DOVE
FINAL COLOR TBD

3A. BUILDING MATERIAL @ BASE & GARAGE/ADU
NARROW VERTICAL PAINTED WOOD SIDING
MODERN MILL ACRE V-GROOVE OR SIM.
PAINTED B.M. WHITE DOVE
FINAL COLOR TBD

3B. BUILDING TRIM, FASCIA, & DETAILS
PAINTED WOOD
MODERN MILL ACRE TRIM BOARD OR SIM.
PAINTED B.M. WHITE DOVE
FINAL COLOR TBD

4. WINDOWS & DOORS
PAINTED WOOD
MFR TBD
PAINTED B.M WHITE DOVE
FINAL COLOR TBD

5. RAILINGS, COLUMNS, & FENCE
PAINTED WOOD
MFR TBD
PAINTED B.M. WHITE DOVE
FINAL COLOR TBD

6. GUTTERS & DOWNSPOUTS
COPPER 5" ROUND
CLASSIC GUTTER SYSTEMS
COPPER OR SIM.
DOWNSPOUTS TO MATCH, TBD

7. BUILDING BASE, CHIMNEY, DECK & EXTERIOR STAIRS
BRICK - RUNNING BOND
MCNEAR BRICK & BLOCK
SANDMOLD SERIES TUNBRIDGE OR SIM.

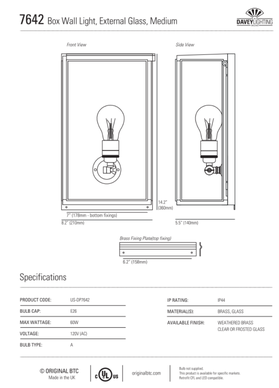
8. FEMA VENTS
16"x8" FLOOD VENT
FREEDOM FLOOD VENT OR SIM.
FINAL COLOR TBD

9. SKYLIGHTS
FIXED ALUMINUM
VELUX FCM 4646 CURB-MTD

10A. WALKWAY & DRIVEWAY TYP.
BRICK - PATTERN TBD
MCNEAR BRICK & BLOCK
SANDMOLD SERIES TUNBRIDGE OR SIM.

10B. WALKWAY & DRIVEWAY @ ALT. LOCATIONS
GRAVEL
LYNGSO
3/8" YOSEMITE TAN OR SIM.

11. RETAINMENT @ INTERMITTENT STREAM
DRY STACK BOULDERS
SYAR INDUSTRIES
SYAR BOULDERS OR SIM.





12A. LIGHTING - BUILDING
EXTERIOR SCONCES
O.BTC MEDIUM BOX WALL LIGHT 7642 OR SIM.
WEATHERED BRASS/CLEAR
CUT SHEET ABOVE

12B. LIGHTING - SITE
SEE LANDSCAPE DRAWINGS FOR CUT SHEETS

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2/28/27
RENEWAL DATE
STATE OF CALIFORNIA

PLANNING SUBMITTAL	08.01.25
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PLANNING REV. 2	04.17.26

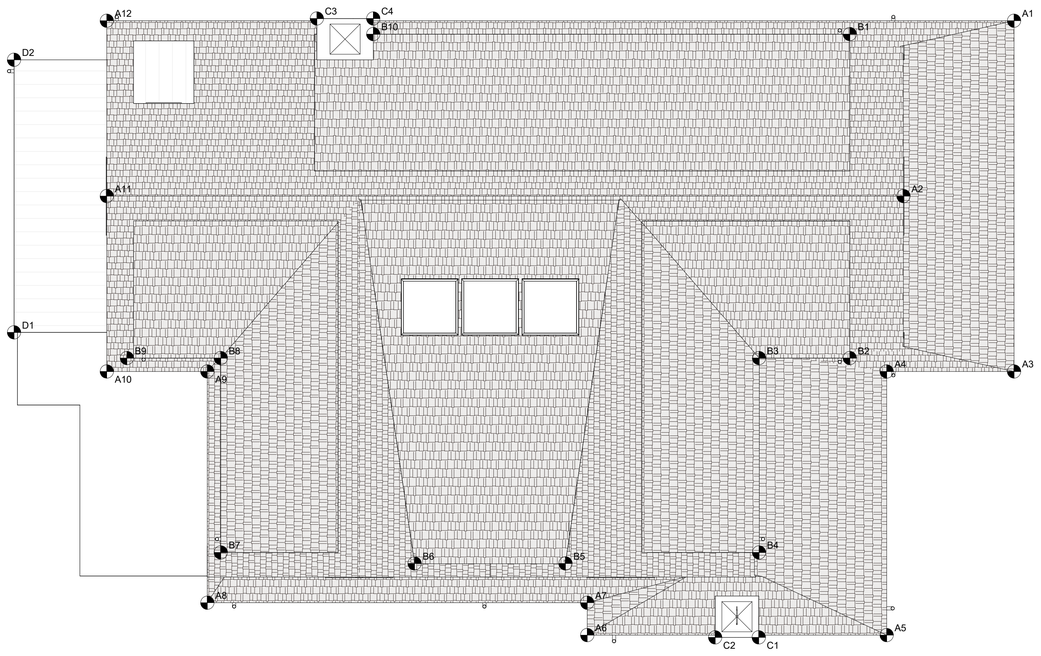
PROPOSED MATERIALS, COLORS, & DETAILS

As indicated

A1.3

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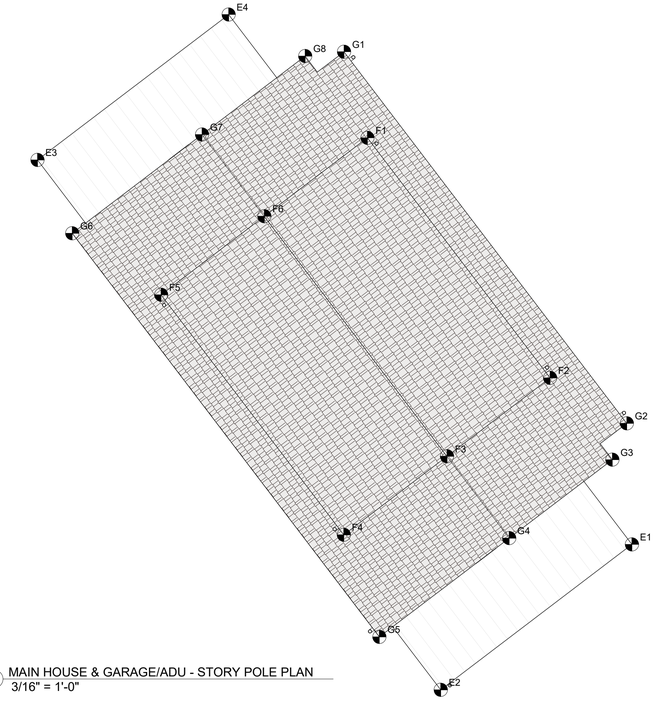
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1 MAIN HOUSE & GARAGE/ADU - STORY POLE PLAN
3/16" = 1'-0"

STORY POLE ELEVATIONS - MAIN HOUSE (48 REDWOOD DRIVE)

POLE	STORY POLE ELEVATION	GRADE @ POLE	ELEVATION ABOVE GRADE
A1	31'-3"	15'-6"	15'-9"
A2	45'-3"	15'-6"	29'-9"
A3	31'-3"	15'-6"	15'-9"
A4	31'-3"	15'-6"	15'-9"
A5	31'-3"	15'-6"	15'-9"
A6	31'-3"	15'-6"	15'-9"
A7	31'-3"	15'-6"	15'-9"
A8	31'-3"	15'-6"	15'-9"
A9	31'-3"	15'-6"	15'-9"
A10	31'-3"	15'-6"	15'-9"
A11	45'-3"	15'-6"	29'-9"
A12	31'-3"	15'-6"	15'-9"
B1	39'-9"	15'-6"	24'-3"
B2	39'-9"	15'-6"	24'-3"
B3	39'-9"	15'-6"	24'-3"
B4	39'-9"	15'-6"	24'-3"
B5	39'-9"	15'-6"	24'-3"
B6	39'-9"	15'-6"	24'-3"
B7	39'-9"	15'-6"	24'-3"
B8	39'-9"	15'-6"	24'-3"
B9	39'-9"	15'-6"	24'-3"
B10	39'-9"	15'-6"	24'-3"
C1	44'-0"	15'-6"	28'-6"
C2	44'-0"	15'-6"	28'-6"
C3	44'-0"	15'-6"	28'-6"
C4	44'-0"	15'-6"	28'-6"
D1	28'-9"	15'-6"	13'-3"
D2	28'-9"	15'-6"	13'-3"



STORY POLE ELEVATIONS - GARAGE/ADU (52 REDWOOD DRIVE)

POLE	STORY POLE ELEVATION	GRADE/(E) F.F.E. @ POLE	ELEVATION ABOVE GRADE
E1	23'-5"	15'-0"	8'-5"
E2	23'-5"	11'-0"	12'-5"
E3	23'-5"	15'-9"	7'-8"
E4	23'-5"	15'-3"	8'-2"
F1	32'-8"	15'-3"	17'-5"
F2	32'-8"	15'-3"	17'-5"
F3	34'-9"	15'-9"	19'-0"
F4	32'-8"	15'-9"	16'-11"
F5	32'-8"	15'-9"	16'-11"
F6	34'-9"	15'-9"	19'-0"
G1	25'-3"	15'-3"	10'-0"
G2	25'-3"	15'-3"	10'-0"
G3	27'-1"	15'-3"	11'-10"
G4	34'-9"	15'-4"	19'-5"
G5	25'-3"	15'-4"	9'-11"
G6	25'-3"	15'-9"	9'-6"
G7	34'-9"	15'-9"	19'-0"
G8	25'-3"	15'-3"	10'-0"

2

NOTE:
IN CONFORMANCE WITH PLANNING APPLICATION SUBMITTAL CHECKLIST ITEM 10 (STORY POLES), THE SCHEDULE FOR INSTALLING THE STORY POLES MUST BE COORDINATED WITH THE PLANNING DIVISION STAFF AND SHOULD NOT GENERALLY BE DONE UNTIL ALL OTHER NECESSARY ITEMS OF INFORMATION FOR THE PROJECT HAVE BEEN SUBMITTED. WRITTEN NOTIFICATION THAT THE STORY POLES HAVE BEEN INSTALLED SHALL BE PROVIDED UPON INSTALLATION COMPLETION.

SUTRO ARCHITECTS
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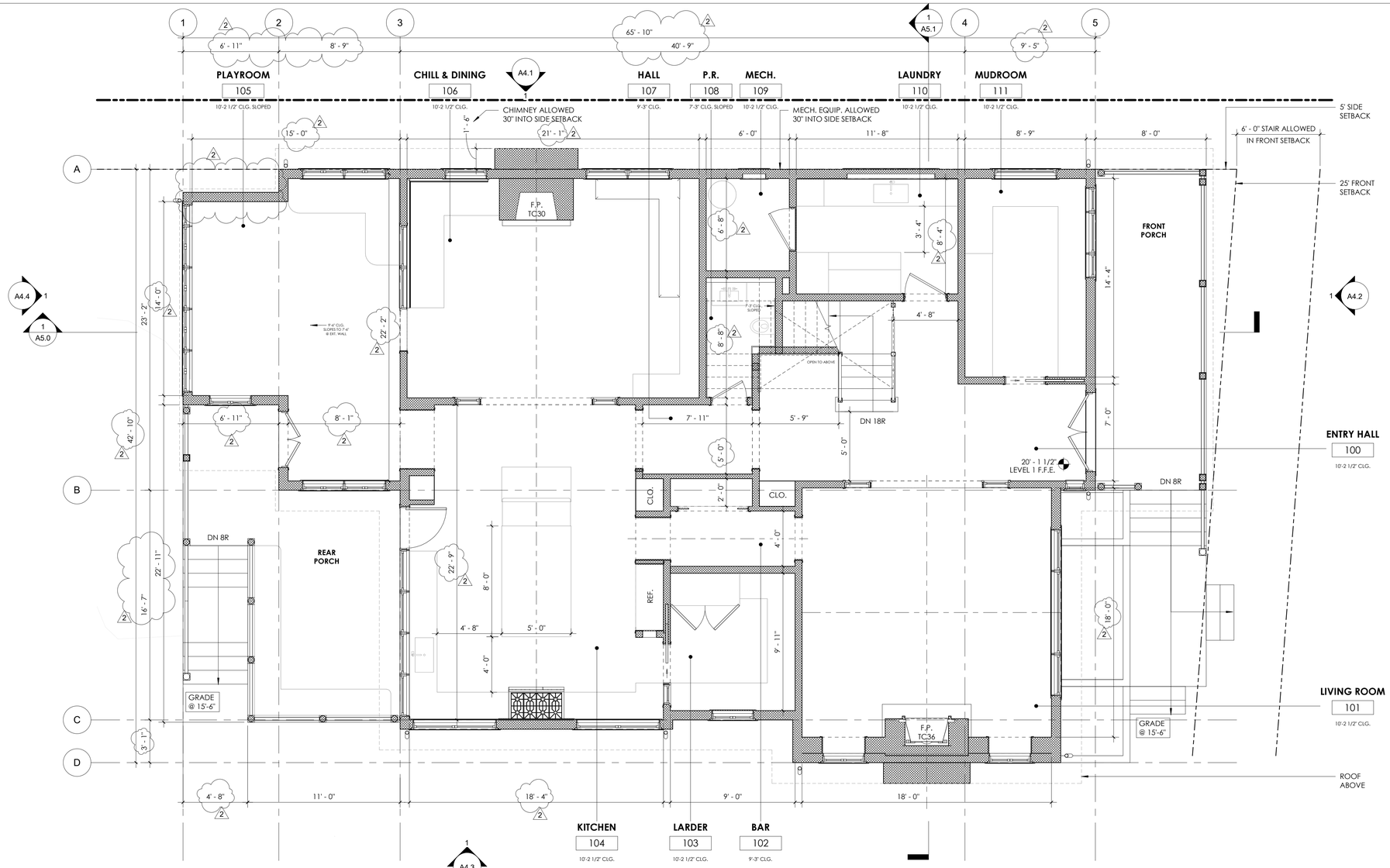
PLANNING 12.17.25
REV. 1
PLANNING 04.17.26
REV. 2

STORY POLE PLAN

3/16" = 1'-0"

A1.4

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(48 REDWOOD)

1 MAIN HOUSE - LEVEL 1 CONSTRUCTION PLAN
1/4" = 1'-0"

PROPOSED FLOOR AREA (48 REDWOOD)
MAIN HOUSE LEVEL 1: 2334 SF

MAIN HOUSE
MAIN HOUSE LEVEL 1: 2334 SF
MAIN HOUSE LEVEL 2: 1793 SF
TOTAL: **4127 SF FAR**

GARAGE
TOTAL: 608 SF
-540 SF = **68 SF FAR**

(P) ADU
LEVEL 1: 263 SF
LEVEL 2: 531 SF
TOTAL: 794 SF
-800 SF = **0 SF FAR**

(E) ADU/COTTAGE
TOTAL: **651 SF FAR**

TOTAL REDUCED
FAR = 4846 SF

4852.5 ALLOWED

CONSTRUCTION PLAN GENERAL NOTES

1. BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
2. ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.
3. NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER U.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS, ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
4. NEW GLASS @ EXTERIOR WINDOWS & DOORS TO BE TEMPERED PER WUI REQUIREMENTS.

PLUMBING NOTES:
1. DISHWASHERS SHALL BE INSTALLED WITH AN APPROVED AIR GAP PER MANUFACTURER'S INSTRUCTIONS ON THE DISCHARGE SIDE OF THE MACHINE.
2. ALL HOSE BIBS SHALL BE PROTECTED WITH A LISTED NON-REMOVABLE BACKFLOW PREVENTER OR ATMOSPHERIC VACUUM BREAKER INSTALLED 6" MIN ABOVE THE HIGHEST POINT OF USAGE.
3. IF A RECIRCULATING DOMESTIC HOT WATER SYSTEM IS INSTALLED, THE RECIRCULATING SECTIONS SHALL BE INSULATED FOR THEIR ENTIRE LENGTH (R4 MIN UP TO 1 1/2" AND R6 MIN FOR 2" OR GREATER DIAMETER.)

HVAC NOTES:
1. APPLY DUCT MASTIC ON ALL HVAC DUCT JOINTS AND SEAMS.
2. VENTILATE BATHROOMS PER CMC. TYP. FANS TO BE ENERGY STAR PER HVI STANDARDS WITH HUMIDITY/MOISTURE SENSOR (SEE SPEC.) AIR FLOW TO BE VERIFIED.
3. RANGE HOOD FAN TO BE 100 CFM MIN.
4. HVAC TO MEET ASHRAE 62.2-2010 VENTILATION RESIDENTIAL STANDARDS
5. HVAC FILTER TO BE HIGH EFFICIENCY (MERV 8+)
6. HOT WATER HEATER TO PROVIDE 80 GALLONS MINIMUM AT FIRST HOUR RECOVERY RATE

CONSTRUCTION KEYNOTES

FEMA FLOOD NOTES

FLOOD ZONE: AE
100-YEAR BASE FLOOD ELEVATION (BFE): 19.1'
MIN. REQ. FINISH FLOOR ELEVATION (BFE + 1'): 20.1' (20.125' PROPOSED)

FEMA FLOOD VENT CALCULATIONS - MAIN HOUSE:
1 SQ. INCH REQ. PER 1 SQ. FOOT ENCLOSED AREA

LEVEL 1 = 2334 SF
LEVEL 1 DECK = 431 SF
= 2765 SF TOTAL ENCLOSED AREA
= **2765 SQ. INCHES OF VENTING REQ.**

VENTING LOCATED ON 4 ALL BUILDING SIDES
(22) 16"x8" VENTS x 128 SQ. INCHES = **2816 SQ. INCHES OF VENTING PROVIDED**

ADDITIONAL FEMA NOTES
- FLOOD VENTING THROUGHOUT GARAGE & ADU ENTRY AS REQ'D.
- BOTTOM EDGE OF VENTS TO BE LOCATED < 12" ABOVE EXTERIOR GRADE
- MATERIALITY TO BE FLOOD PROOF BELOW 20.1' (BFE + 1') IN ACCORDANCE W/ FEMA REQUIREMENTS

PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING PARTITION *(@ 50 REDWOOD ADU/COTTAGE ONLY)*
- NEW WALL
- 1-HR RATED WALL
- SPOT ELEVATION TAG
- TOPO CONTOUR
- TOPO CONTOUR APPROXIMATED BELOW BLDG.

N PROJECT N TRUE

SUTRO ARCHITECTS
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sutroarchitects.com
1055 Post Street, San Francisco, CA 94109

KENTFIELD RESIDENCE
48, 50, 52 REDWOOD DRIVE, KENTFIELD, CA 94957

LICENSED ARCHITECT
STEPHEN R SUTRO
C-30702
2/28/27
RENEWAL DATE
STATE OF CALIFORNIA

PLANNING SUBMITTAL	08.01.25
PLANNING REV. 1	12.17.25
PLANNING REV. 2	04.17.26

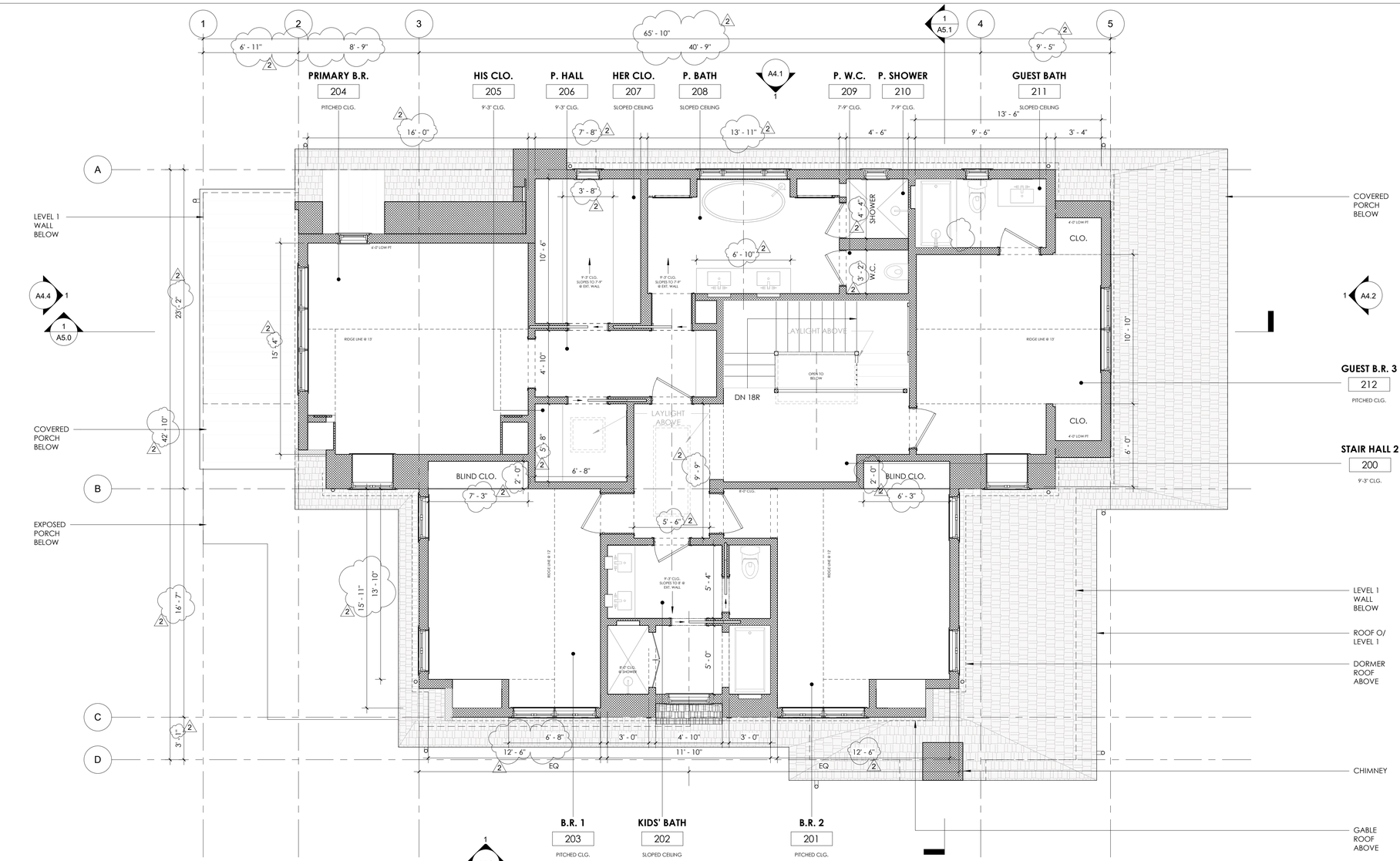
PROPOSED - LEVEL 1 PLAN MAIN HOUSE (48 REDWOOD)

As indicated

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(48 REDWOOD)
1 MAIN HOUSE - LEVEL 2 CONSTRUCTION PLAN
1/4" = 1'-0"

PROPOSED FLOOR AREA	(48 REDWOOD)
MAIN HOUSE LEVEL 2:	1793 SF

MAIN HOUSE		GARAGE		(P) ADU		(E) ADU/COTTAGE
MAIN HOUSE LEVEL 1:	2334 SF	TOTAL:	608 SF	LEVEL 1:	263 SF	TOTAL: **651 SF FAR**
MAIN HOUSE LEVEL 2:	1793 SF	-540 SF =	**68 SF FAR**	LEVEL 2:	531 SF	
TOTAL:	**4127 SF FAR**			TOTAL:	794 SF	
				-800 SF =	**0 SF FAR**	

TOTAL REDUCED FAR = 4846 SF

4852.5 ALLOWED

PROJECT N TRUE N

CONSTRUCTION PLAN GENERAL NOTES

1. BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
2. ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.
3. NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER U.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
4. NEW GLASS @ EXTERIOR WINDOWS & DOORS TO BE TEMPERED PER WUI REQUIREMENTS.

PLUMBING NOTES:

1. DISHWASHERS SHALL BE INSTALLED WITH AN APPROVED AIR GAP PER MANUFACTURER'S INSTRUCTIONS ON THE DISCHARGE SIDE OF THE MACHINE.
2. ALL HOSE BIBS SHALL BE PROTECTED WITH A LISTED NON-REMOVABLE BACKFLOW PREVENTER OR ATMOSPHERIC VACUUM BREAKER INSTALLED 6" MIN ABOVE THE HIGHEST POINT OF USAGE.
3. IF A RECIRCULATING DOMESTIC HOT WATER SYSTEM IS INSTALLED, THE RECIRCULATING SECTIONS SHALL BE INSULATED FOR THEIR ENTIRE LENGTH (R4 MIN UP TO 1 1/2" AND R6 MIN FOR 2" OR GREATER DIAMETER.)

HVAC NOTES:

1. APPLY DUCT MASTIC ON ALL HVAC DUCT JOINTS AND SEAMS.
2. VENTILATE BATHROOMS PER CMC. TYP. FANS TO BE ENERGY STAR PER HVI STANDARDS WITH HUMIDITY/MOISTURE SENSOR (SEE SPEC.) AIR FLOW TO BE VERIFIED.
3. RANGE HOOD FAN TO BE 100 CFM MIN.
4. HVAC TO MEET ASHRAE 62.2-2010 VENTILATION RESIDENTIAL STANDARDS
5. HVAC FILTER TO BE HIGH EFFICIENCY (MERV 8+)
6. HOT WATER HEATER TO PROVIDE 80 GALLONS MINIMUM AT FIRST HOUR RECOVERY RATE

CONSTRUCTION KEYNOTES

FEMA FLOOD NOTES

FLOOD ZONE: AE
100-YEAR BASE FLOOD ELEVATION (BFE): 19.1'
MIN. REQ. FINISH FLOOR ELEVATION (BFE + 1'): 20.1' (20.125' PROPOSED)

FEMA FLOOD VENT CALCULATIONS - MAIN HOUSE:
1 SQ. INCH REQ. PER 1 SQ. FOOT ENCLOSED AREA

LEVEL 1 = 2334 SF
LEVEL 1 DECK = 431 SF
= 2765 SF TOTAL ENCLOSED AREA
= **2765 SQ. INCHES OF VENTING REQ.**

VENTING LOCATED ON 4 ALL BUILDING SIDES
(22) 16"x8" VENTS x 128 SQ. INCHES = **2816 SQ. INCHES OF VENTING PROVIDED**

ADDITIONAL FEMA NOTES

- FLOOD VENTING THROUGHOUT GARAGE & ADU ENTRY AS REQ'D.
- BOTTOM EDGE OF VENTS TO BE LOCATED < 12" ABOVE EXTERIOR GRADE
- MATERIALITY TO BE FLOOD PROOF BELOW 20.1' (BFE + 1') IN ACCORDANCE W/ FEMA REQUIREMENTS

PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING PARTITION *(@ 50 REDWOOD ADU/COTTAGE ONLY)*
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- 1-HR RATED WALL
- SPOT ELEVATION TAG
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PROPOSED - LEVEL 2 PLAN MAIN HOUSE (48 REDWOOD)

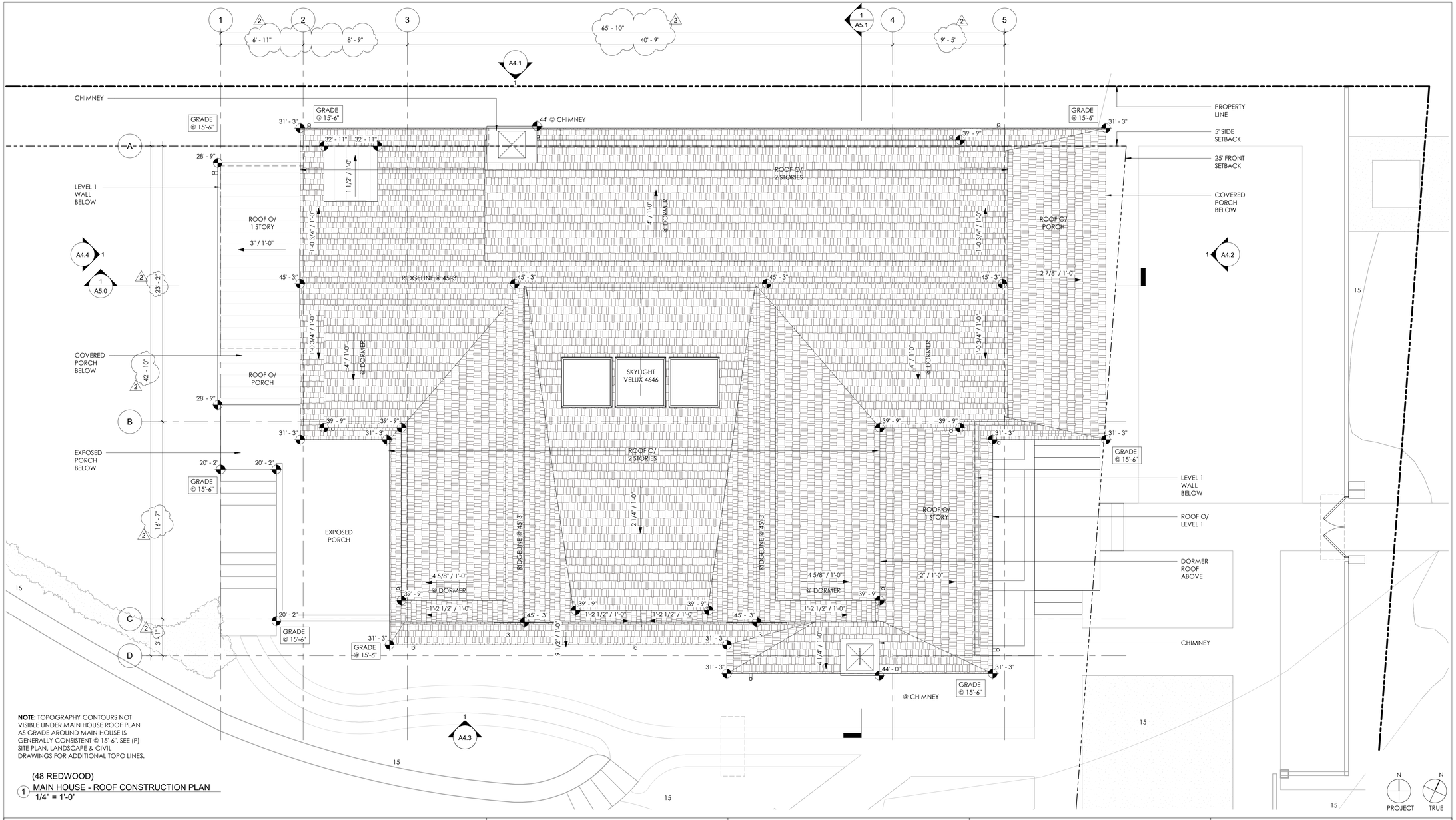
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NOTE: TOPOGRAPHY CONTOURS NOT VISIBLE UNDER MAIN HOUSE ROOF PLAN AS GRADE AROUND MAIN HOUSE IS GENERALLY CONSISTENT @ 15'-6". SEE (P) SITE PLAN, LANDSCAPE & CIVIL DRAWINGS FOR ADDITIONAL TOPO LINES.

(48 REDWOOD)
1 MAIN HOUSE - ROOF CONSTRUCTION PLAN
1/4" = 1'-0"

CONSTRUCTION PLAN GENERAL NOTES

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PLUMBING NOTES:
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5. HVAC FILTER TO BE HIGH EFFICIENCY (MERV 8+)
6. HOT WATER HEATER TO PROVIDE 80 GALLONS MINIMUM AT FIRST HOUR RECOVERY RATE

CONSTRUCTION KEYNOTES

FEMA FLOOD NOTES

FLOOD ZONE: AE
100-YEAR BASE FLOOD ELEVATION (BFE): 19.1'
MIN. REQ. FINISH FLOOR ELEVATION (BFE + 1'): 20.1' (20.125' PROPOSED)

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= 2765 SQ. INCHES OF VENTING REQ.

VENTING LOCATED ON 4 ALL BUILDING SIDES
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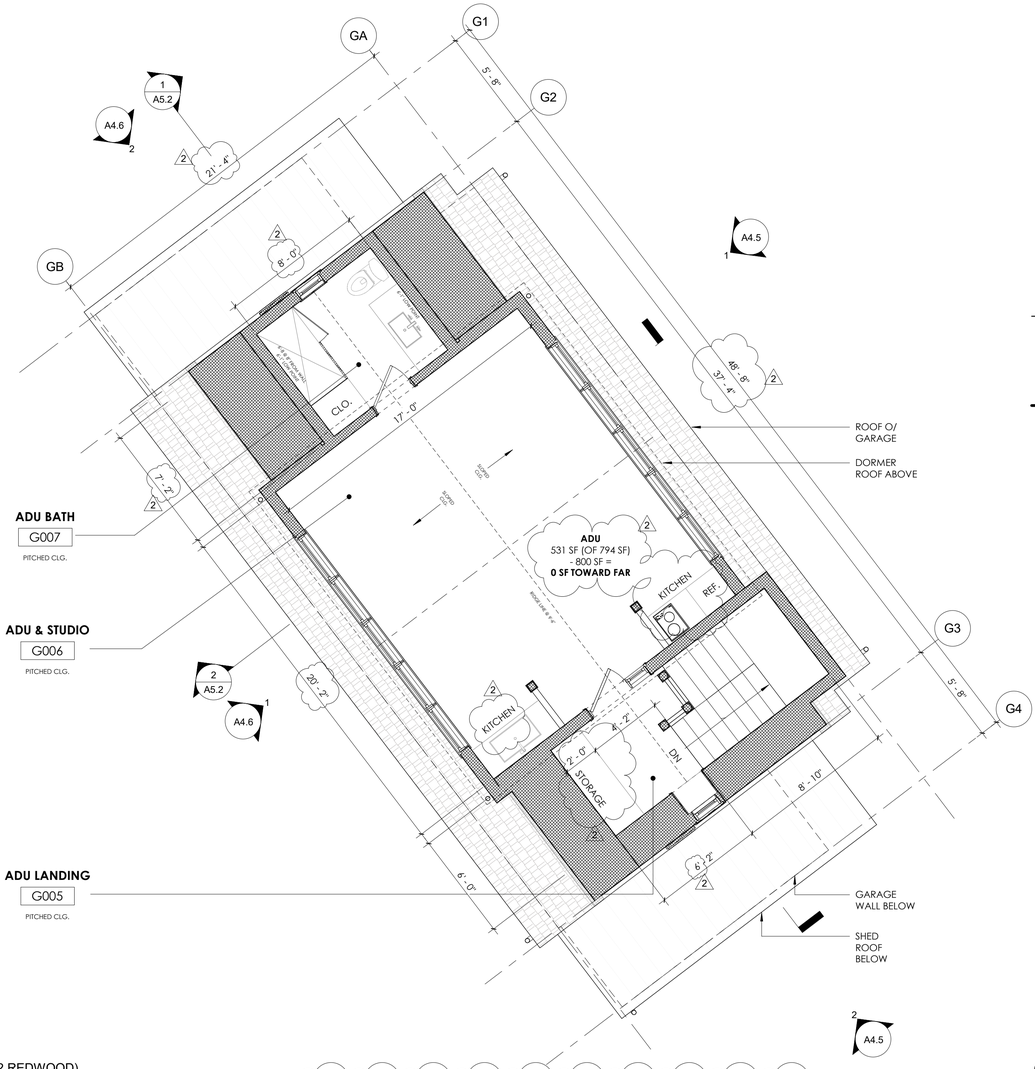
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PROPOSED - ROOF PLAN MAIN HOUSE (48 REDWOOD)

As indicated

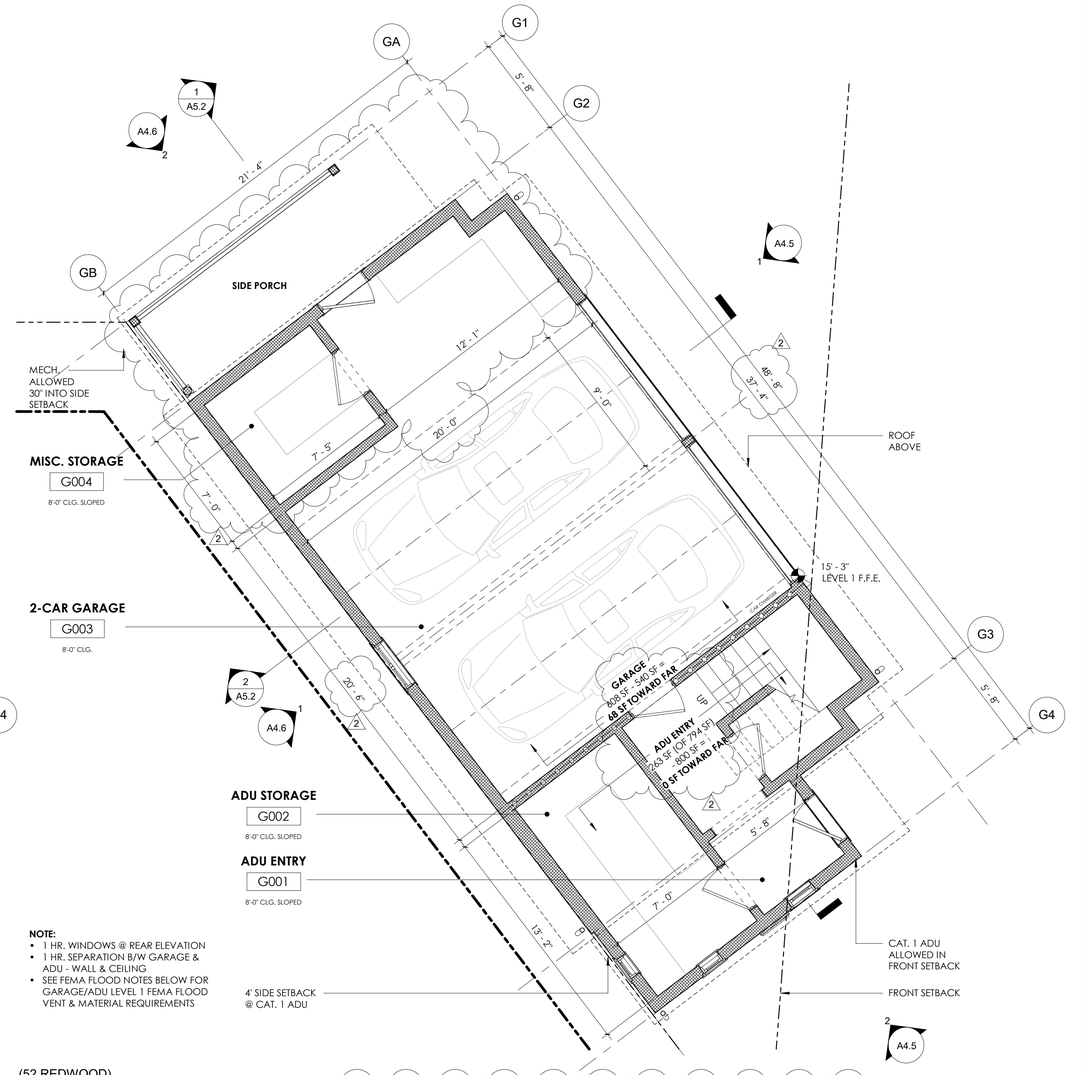
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(52 REDWOOD)
2 GARAGE/ADU - LEVEL 2 CONSTRUCTION PLAN
1/4" = 1'-0"

PROPOSED FLOOR AREA (52 REDWOOD)		GARAGE		(P) ADU	
GARAGE/(P) ADU LEVEL 2		TOTAL:	608 SF	LEVEL 1:	263 SF
(P) ADU: 531 SF		-540 SF =	68 SF FAR	LEVEL 2:	531 SF
				TOTAL:	794 SF
				-800 SF =	0 SF FAR



NOTE:
- 1 HR. WINDOWS @ REAR ELEVATION
- 1 HR. SEPARATION B/W GARAGE & ADU - WALL & CEILING
- SEE FEMA FLOOD NOTES BELOW FOR GARAGE/ADU LEVEL 1 FEMA FLOOD VENT & MATERIAL REQUIREMENTS

(52 REDWOOD)
1 GARAGE/ADU - LEVEL 1 CONSTRUCTION PLAN
1/4" = 1'-0"

PROPOSED FLOOR AREA (52 REDWOOD)		GARAGE		(P) ADU	
GARAGE/(P) ADU LEVEL 1		TOTAL:	608 SF	LEVEL 1:	263 SF
GARAGE:	608 SF	-540 SF =	68 SF FAR	LEVEL 2:	531 SF
(P) ADU:	263 SF			TOTAL:	794 SF
				-800 SF =	0 SF FAR

PROJECT N TRUE N

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CONSTRUCTION KEYNOTES

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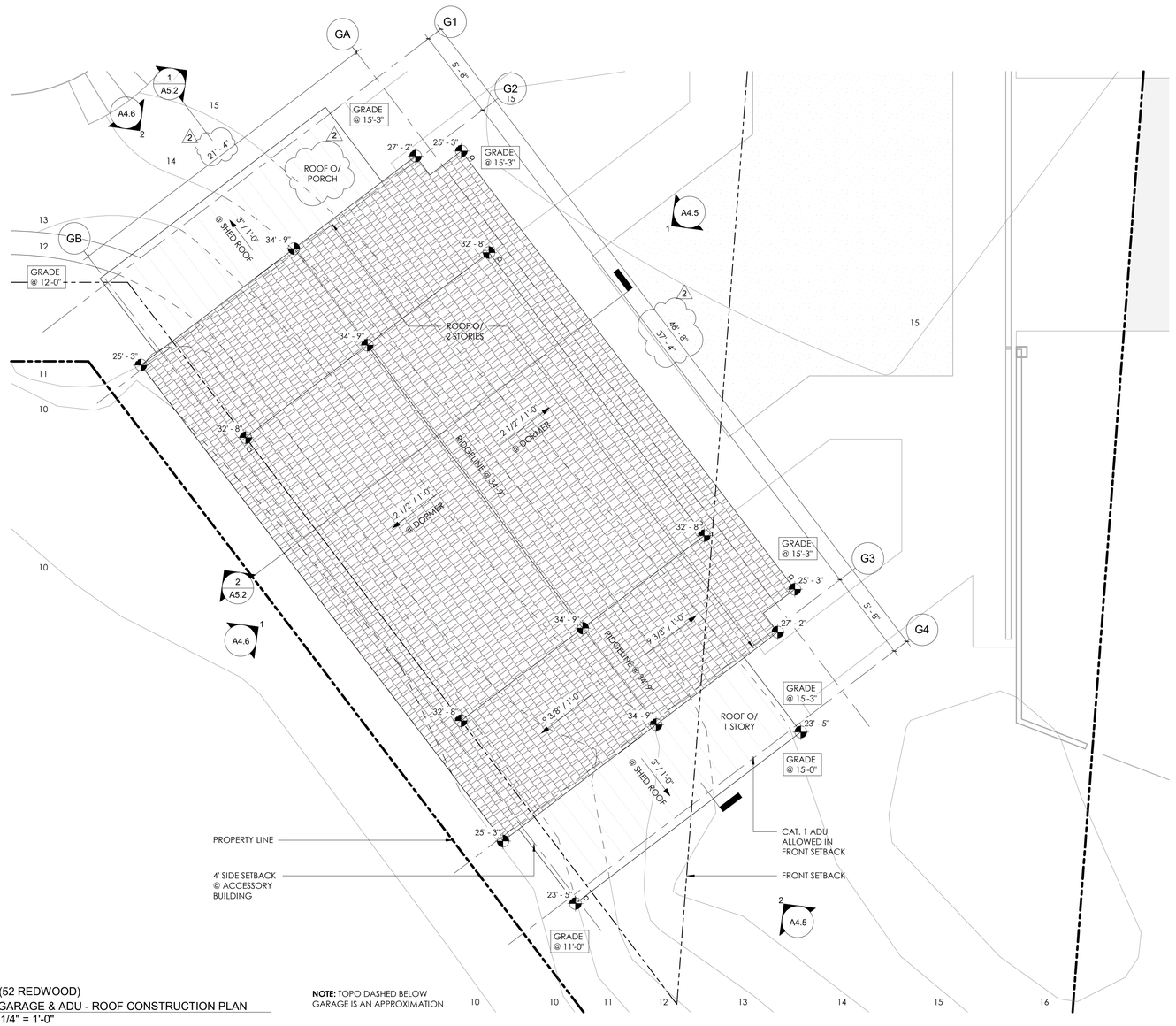
PROPOSED - LEVEL 1 & 2 PLANS GARAGE/ADU (52 REDWOOD)

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(52 REDWOOD)
1 GARAGE & ADU - ROOF CONSTRUCTION PLAN
1/4" = 1'-0"

NOTE: TOPO DASHED BELOW GARAGE IS AN APPROXIMATION

N PROJECT N TRUE

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CONSTRUCTION KEYNOTES

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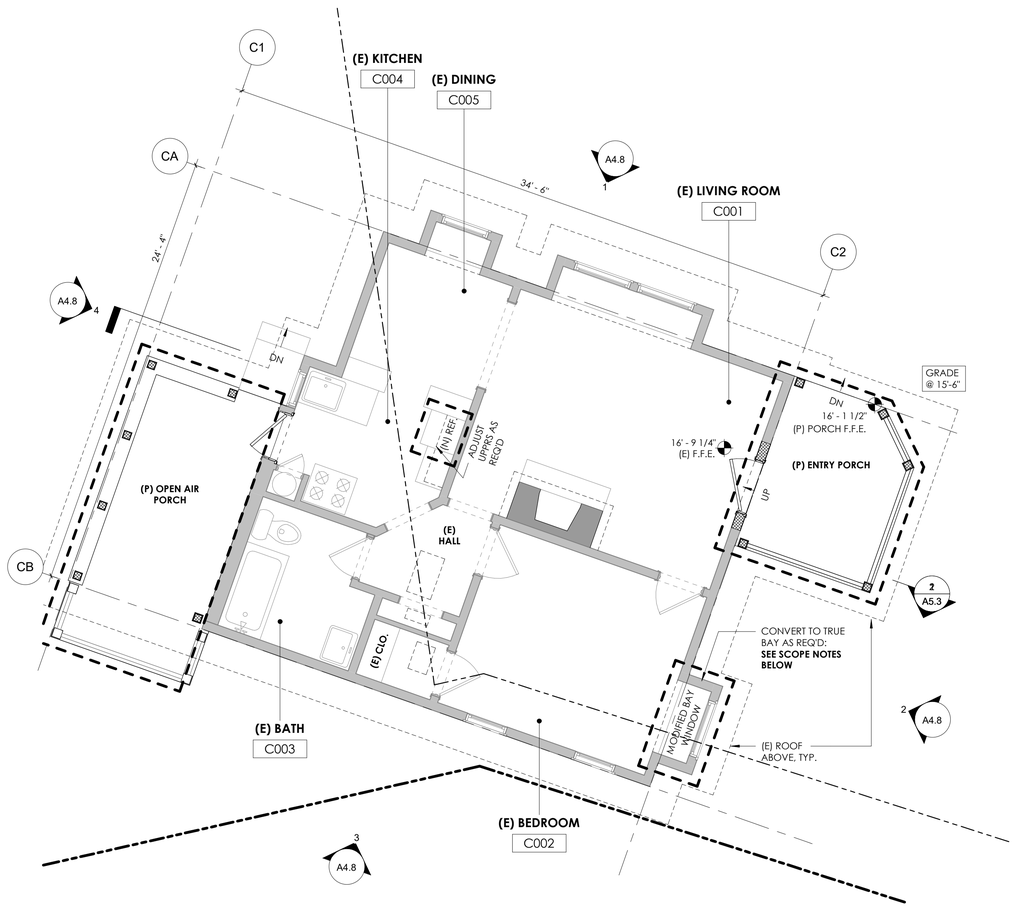
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PROPOSED - ROOF PLAN GARAGE/ADU (52 REDWOOD)

As indicated

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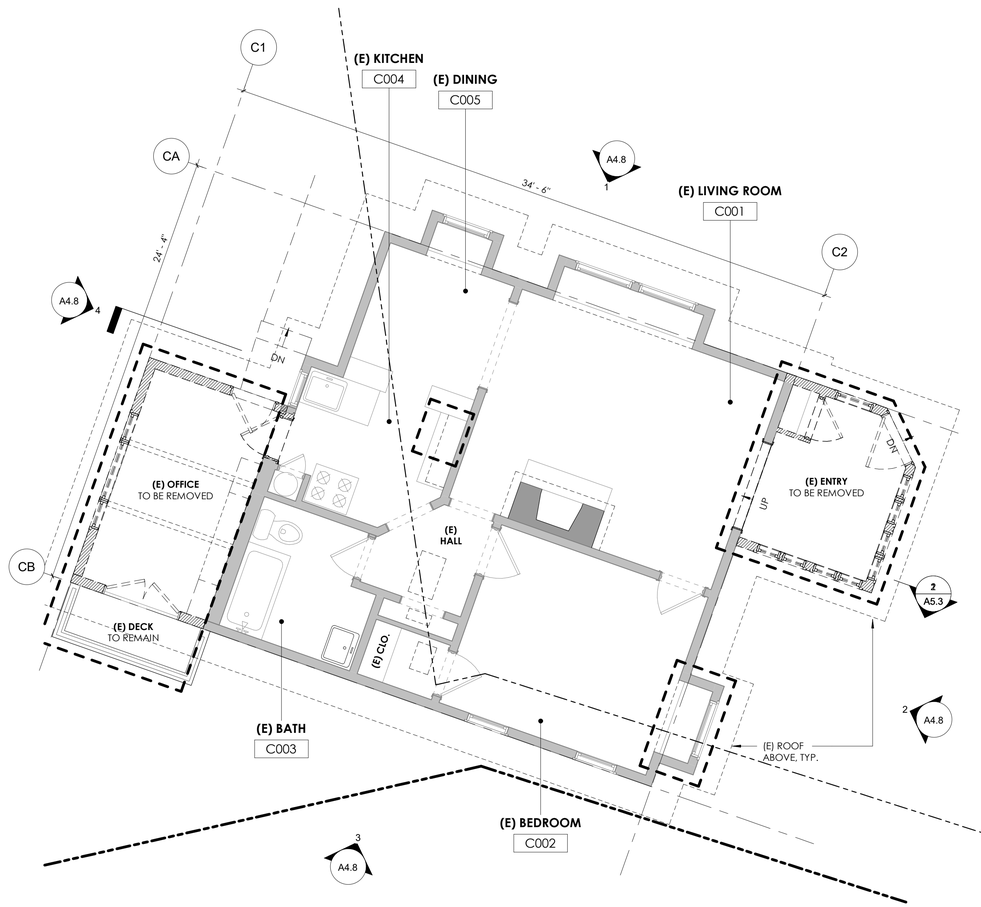
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(50 REDWOOD)
1 (E) ADU/COTTAGE - LEVEL 1 RENOVATION PLAN
1/4" = 1'-0"

PROPOSED FLOOR AREA (50 REDWOOD)
(E) ADU/COTTAGE
LEVEL 1: 651 SF

(E) ADU/COTTAGE
TOTAL: **651 SF FAR**



(50 REDWOOD)
2 (E) ADU/COTTAGE - LEVEL 1 DEMOLITION PLAN
1/4" = 1'-0"

EXISTING FLOOR AREA (50 REDWOOD)
(E) ADU/COTTAGE
LEVEL 1: 848 SF

N PROJECT
N TRUE

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1. DISHWASHERS SHALL BE INSTALLED WITH AN APPROVED AIR GAP PER MANUFACTURER'S INSTRUCTIONS ON THE DISCHARGE SIDE OF THE MACHINE.
2. ALL HOSE BIBS SHALL BE PROTECTED WITH A LISTED NON-REMOVABLE BACKFLOW PREVENTER OR ATMOSPHERIC VACUUM BREAKER INSTALLED 6" MIN ABOVE THE HIGHEST POINT OF USAGE.
3. IF A RECIRCULATING DOMESTIC HOT WATER SYSTEM IS INSTALLED, THE RECIRCULATING SECTIONS SHALL BE INSULATED FOR THEIR ENTIRE LENGTH (R4 MIN UP TO 1 1/2" AND R6 MIN FOR 2" OR GREATER DIAMETER.)

HVAC NOTES:
1. APPLY DUCT MASTIC ON ALL HVAC DUCT JOINTS AND SEAMS.
2. VENTILATE BATHROOMS PER CMC, TYP. FANS TO BE ENERGY STAR PER HVI STANDARDS WITH HUMIDITY/MOISTURE SENSOR (SEE SPEC.) AIR FLOW TO BE VERIFIED.
3. RANGE HOOD FAN TO BE 100 CFM MIN.
4. HVAC TO MEET ASHRAE 62.2-2010 VENTILATION RESIDENTIAL STANDARDS
5. HVAC FILTER TO BE HIGH EFFICIENCY (MERV 8+)
6. HOT WATER HEATER TO PROVIDE 80 GALLONS MINIMUM AT FIRST HOUR RECOVERY RATE

CONSTRUCTION KEYNOTES

LIMITED SCOPE @ 50 REDWOOD:

- CONVERT (E) ENTRY TO ENTRY PORCH, (E) FOOTPRINT & ROOF TO REMAIN
- CONVERT (E) OFFICE TO OPEN AIR PORCH, (E) FOOTPRINT & ROOF TO REMAIN
- CONVERT (E) BAY WINDOW TO TRUE BAY WINDOW AS REQ'D PER MARIN COUNTY DEFINITIONS
- (N) REFRIGERATOR @ KITCHEN
- (E) MATERIALS TO REMAIN U.O.N.

SCOPE @ (E) ADU/COTTAGE

FEMA FLOOD NOTES

FLOOD ZONE: AE
100-YEAR BASE FLOOD ELEVATION (BFE): 19.1'
MIN. REQ. FINISH FLOOR ELEVATION (BFE + 1'): 20.1' (20.125' PROPOSED)

FEMA FLOOD VENT CALCULATIONS - MAIN HOUSE:
1 SQ. INCH REQ. PER 1 SQ. FOOT ENCLOSED AREA

LEVEL 1 = 2334 SF
LEVEL 1 DECK = 431 SF
= 2765 SF TOTAL ENCLOSED AREA
= 2765 SQ. INCHES OF VENTING REQ.

VENTING LOCATED ON 4 ALL BUILDING SIDES
(22) 16"x8" VENTS x 128 SQ. INCHES = **2816 SQ. INCHES OF VENTING PROVIDED**

ADDITIONAL FEMA NOTES
- FLOOD VENTING THROUGHOUT GARAGE & ADU ENTRY AS REQ'D.
- BOTTOM EDGE OF VENTS TO BE LOCATED < 12" ABOVE EXTERIOR GRADE
- MATERIALITY TO BE FLOOD PROOF BELOW 20.1' (BFE + 1') IN ACCORDANCE W/ FEMA REQUIREMENTS

PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING PARTITION *(@ 50 REDWOOD ADU/COTTAGE ONLY)*
- NEW WALL
- 1-HR RATED WALL
- SPOT ELEVATION TAG
- TOPO CONTOUR
- TOPO CONTOUR APPROXIMATED BELOW BLDG.

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PLANNING 04.17.26
REV. 2

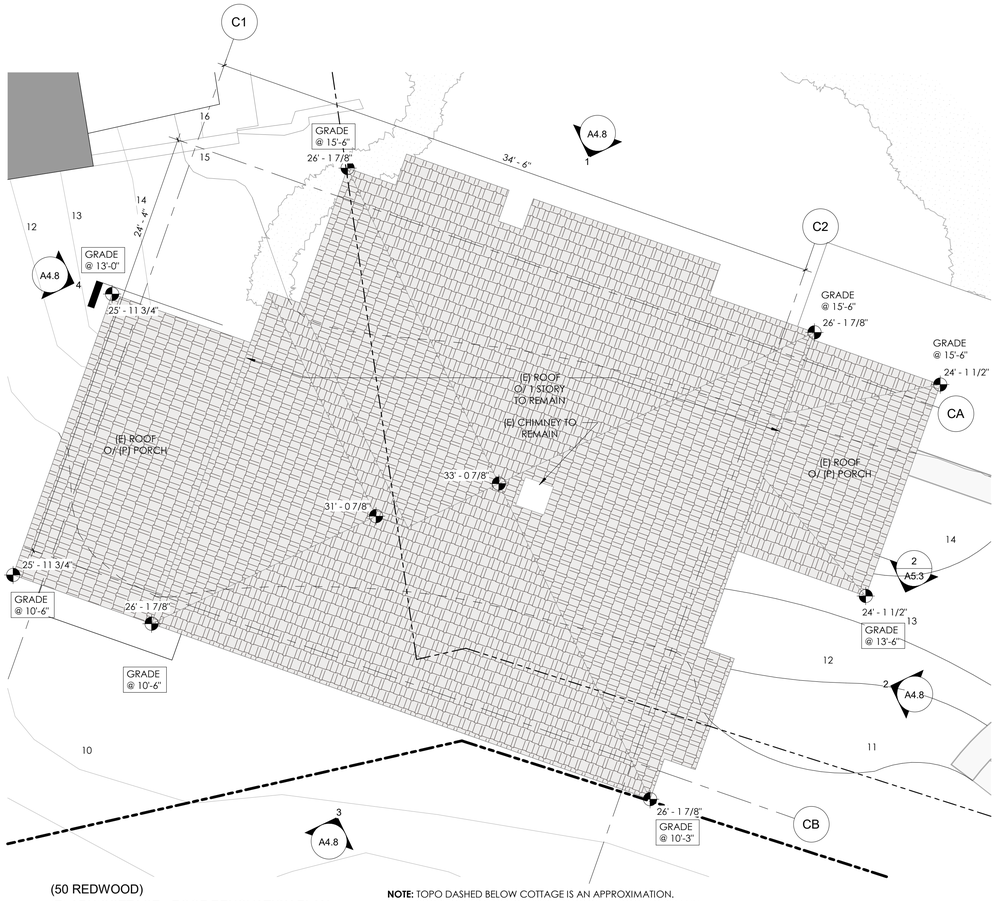
EXISTING & PROPOSED - LEVEL 1 PLAN (E) ADU/COTTAGE (50 REDWOOD)

As indicated

A2.5
2

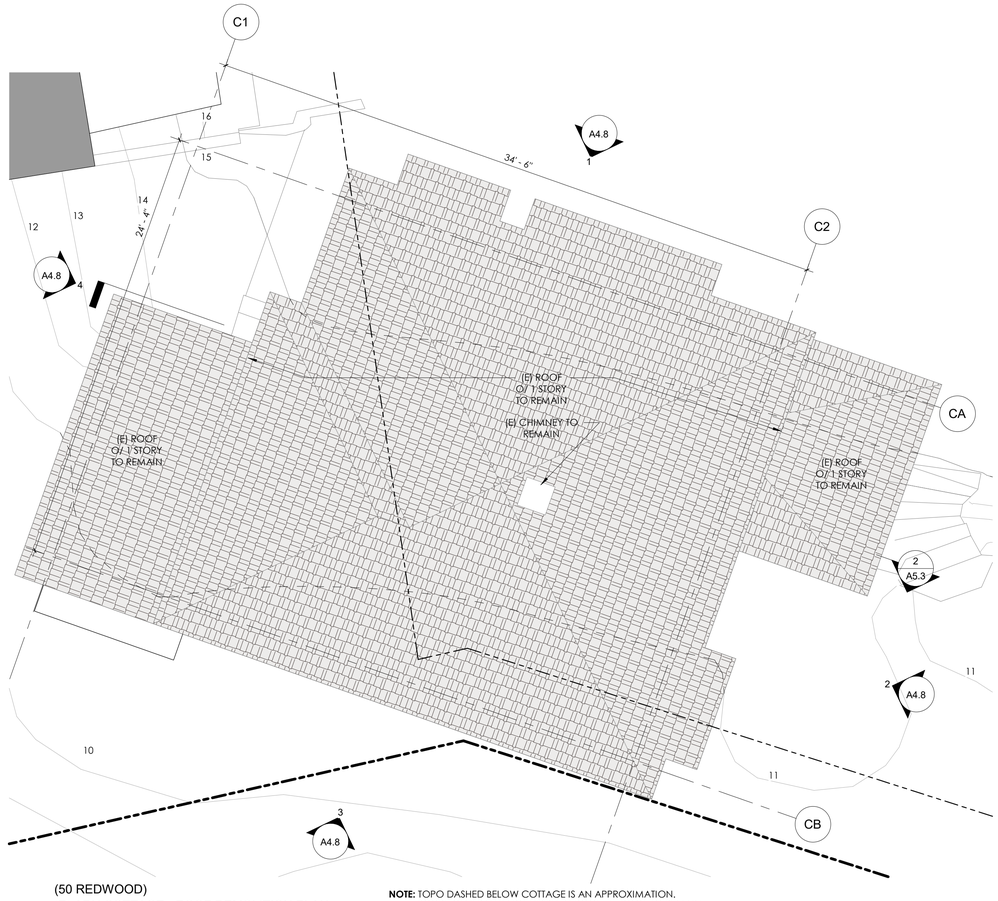
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(50 REDWOOD)
(2) (E) ADU/COTTAGE - ROOF RENOVATION PLAN
1/4" = 1'-0"

NOTE: TOPO DASHED BELOW COTTAGE IS AN APPROXIMATION. SCOPE GENERALLY NOT VISIBLE @ ROOF: (E) ROOF TO REMAIN.



(50 REDWOOD)
(1) (E) ADU/COTTAGE - ROOF DEMOLITION PLAN
1/4" = 1'-0"

NOTE: TOPO DASHED BELOW COTTAGE IS AN APPROXIMATION. SCOPE GENERALLY NOT VISIBLE @ ROOF: (E) ROOF TO REMAIN.

PROJECT N

TRUE N

CONSTRUCTION PLAN GENERAL NOTES

1. BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
2. ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.
3. NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER U.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
4. NEW GLASS @ EXTERIOR WINDOWS & DOORS TO BE TEMPERED PER WUI REQUIREMENTS.

PLUMBING NOTES:
1. DISHWASHERS SHALL BE INSTALLED WITH AN APPROVED AIR GAP PER MANUFACTURER'S INSTRUCTIONS ON THE DISCHARGE SIDE OF THE MACHINE.
2. ALL HOSE BIBS SHALL BE PROTECTED WITH A LISTED NON-REMOVABLE BACKFLOW PREVENTER OR ATMOSPHERIC VACUUM BREAKER INSTALLED 6" MIN ABOVE THE HIGHEST POINT OF USAGE.
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HVAC NOTES:
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4. HVAC TO MEET ASHRAE 62.2-2010 VENTILATION RESIDENTIAL STANDARDS
5. HVAC FILTER TO BE HIGH EFFICIENCY (MERV 8+)
6. HOT WATER HEATER TO PROVIDE 80 GALLONS MINIMUM AT FIRST HOUR RECOVERY RATE

CONSTRUCTION KEYNOTES

LIMITED SCOPE @ 50 REDWOOD:

- CONVERT (E) ENTRY TO ENTRY PORCH, (E) FOOTPRINT & ROOF TO REMAIN
- CONVERT (E) OFFICE TO OPEN AIR PORCH, (E) FOOTPRINT & ROOF TO REMAIN
- CONVERT (E) BAY WINDOW TO TRUE BAY WINDOW AS REQ'D PER MARIN COUNTY DEFINITIONS
- (N) REFRIGERATOR @ KITCHEN
- (E) MATERIALS TO REMAIN U.O.N.

SCOPE @ (E) ADU/COTTAGE

FEMA FLOOD NOTES

FLOOD ZONE: AE
100-YEAR BASE FLOOD ELEVATION (BFE): 19.1'
MIN. REQ. FINISH FLOOR ELEVATION (BFE + 1'): 20.1' (20.125' PROPOSED)

FEMA FLOOD VENT CALCULATIONS - MAIN HOUSE:
1 SQ. INCH REQ. PER 1 SQ. FOOT ENCLOSED AREA

LEVEL 1 = 2334 SF
LEVEL 1 DECK = 431 SF
= 2765 SF TOTAL ENCLOSED AREA
= 2765 SQ. INCHES OF VENTING REQ.

VENTING LOCATED ON 4 ALL BUILDING SIDES
(22) 16"x8" VENTS x 128 SQ. INCHES = **2816 SQ. INCHES OF VENTING PROVIDED**

ADDITIONAL FEMA NOTES
- FLOOD VENTING THROUGHOUT GARAGE & ADU ENTRY AS REQ'D.
- BOTTOM EDGE OF VENTS TO BE LOCATED < 12" ABOVE EXTERIOR GRADE
- MATERIALITY TO BE FLOOD PROOF BELOW 20.1' (BFE + 1') IN ACCORDANCE W/ FEMA REQUIREMENTS

PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING PARTITION *(@ 50 REDWOOD ADU/COTTAGE ONLY)*
- NEW WALL
- 1-HR RATED WALL
- SPOT ELEVATION TAG
- TOPO CONTOUR
- TOPO CONTOUR APPROXIMATED BELOW BLDG.

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PLANNING 04.17.26
REV. 2

EXISTING & PROPOSED - ROOF PLAN (E) ADU/COTTAGE (50 REDWOOD)

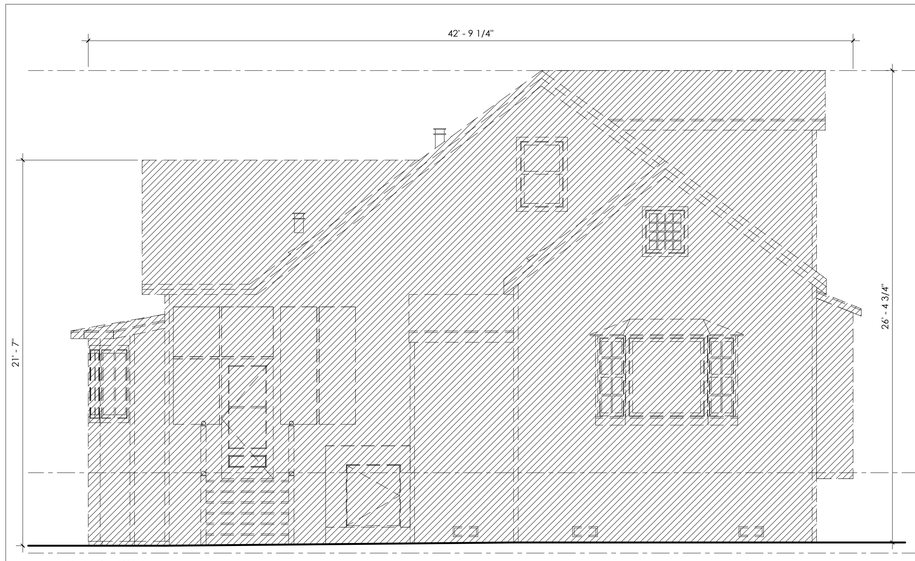
As indicated

A2.6
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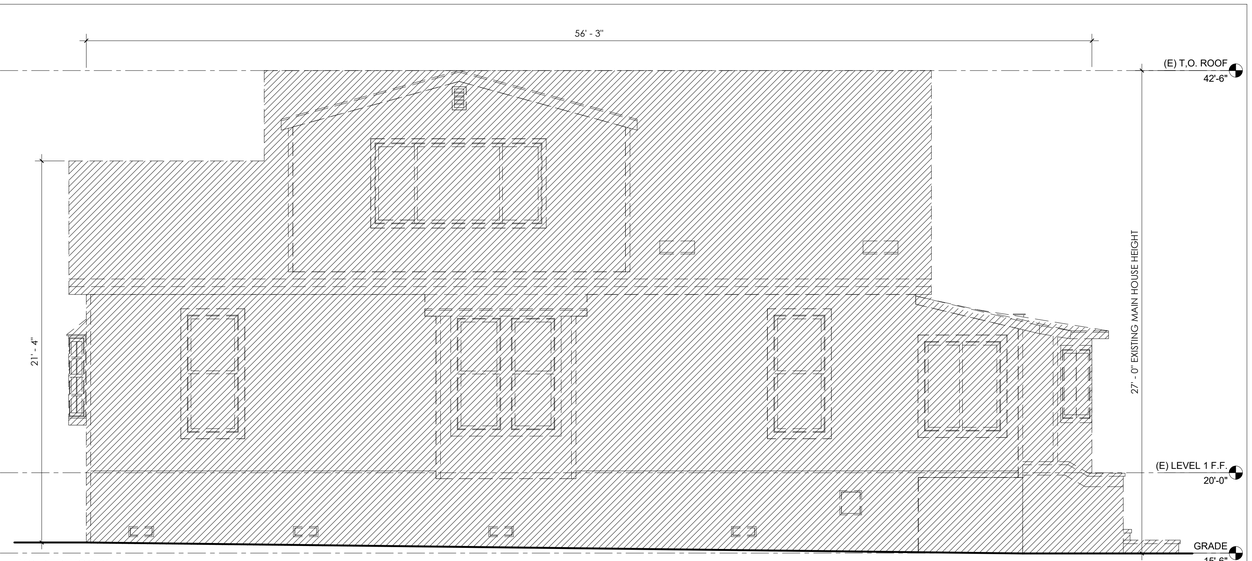
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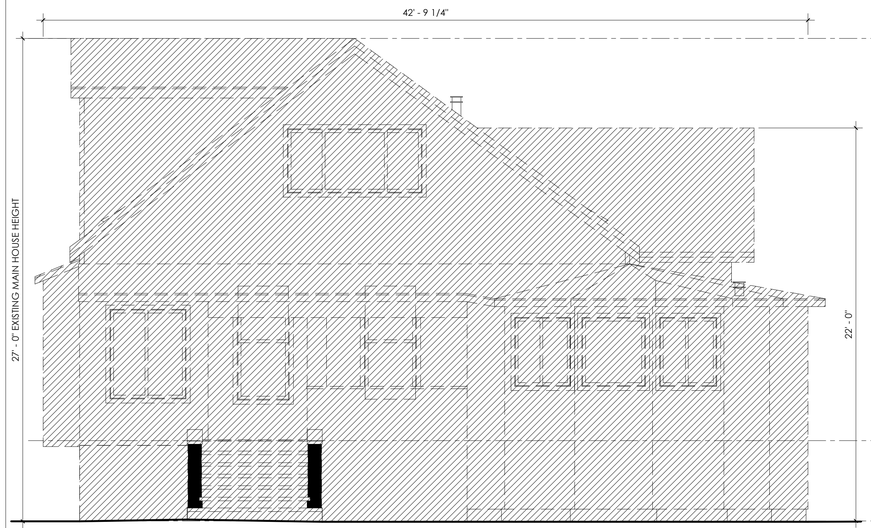
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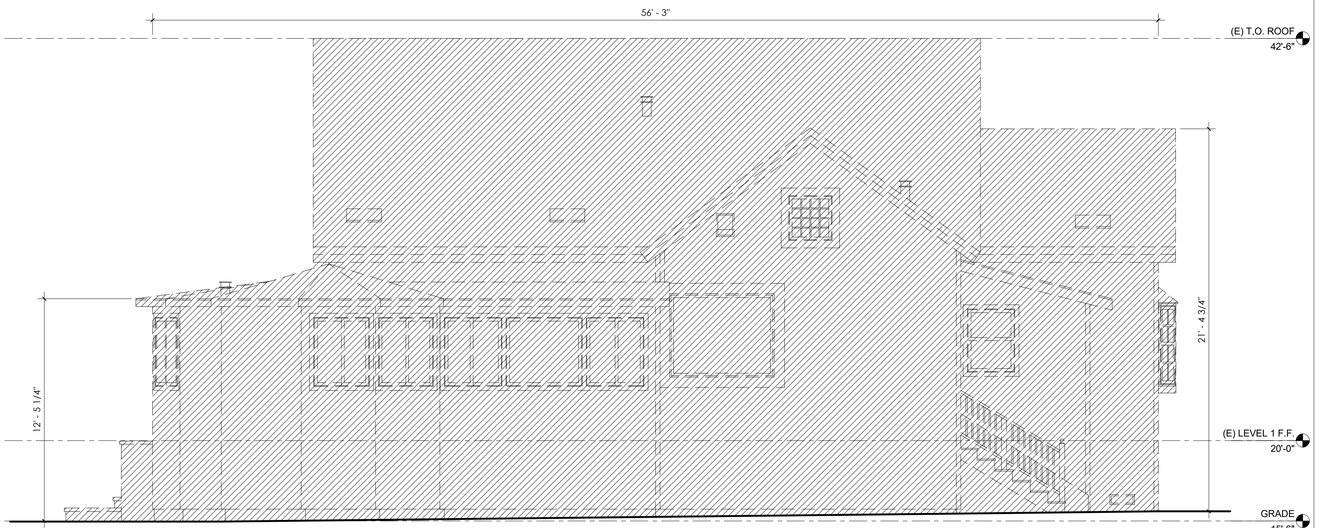
(48 REDWOOD)
4 MAIN HOUSE - WEST ELEVATION EXISTING
1/4" = 1'-0"



(48 REDWOOD)
3 MAIN HOUSE - SOUTH ELEVATION EXISTING
1/4" = 1'-0"



(48 REDWOOD)
2 MAIN HOUSE - EAST ELEVATION EXISTING
1/4" = 1'-0"



(48 REDWOOD)
1 MAIN HOUSE - NORTH ELEVATION EXISTING
1/4" = 1'-0"

DEMOLITION PLAN GENERAL NOTES

1. CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
2. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
3. DASHED ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED, NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

DEMOLITION KEYNOTES

LEGEND

EXISTING AREA TO BE REMOVED

EXISTING ELEMENTS TO BE REMOVED

EXISTING ELEMENTS TO REMAIN

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KENTFIELD RESIDENCE

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LICENSED ARCHITECT
STEPHEN R SUTRO
C-30702
2/28/27
RENEWAL DATE
STATE OF CALIFORNIA

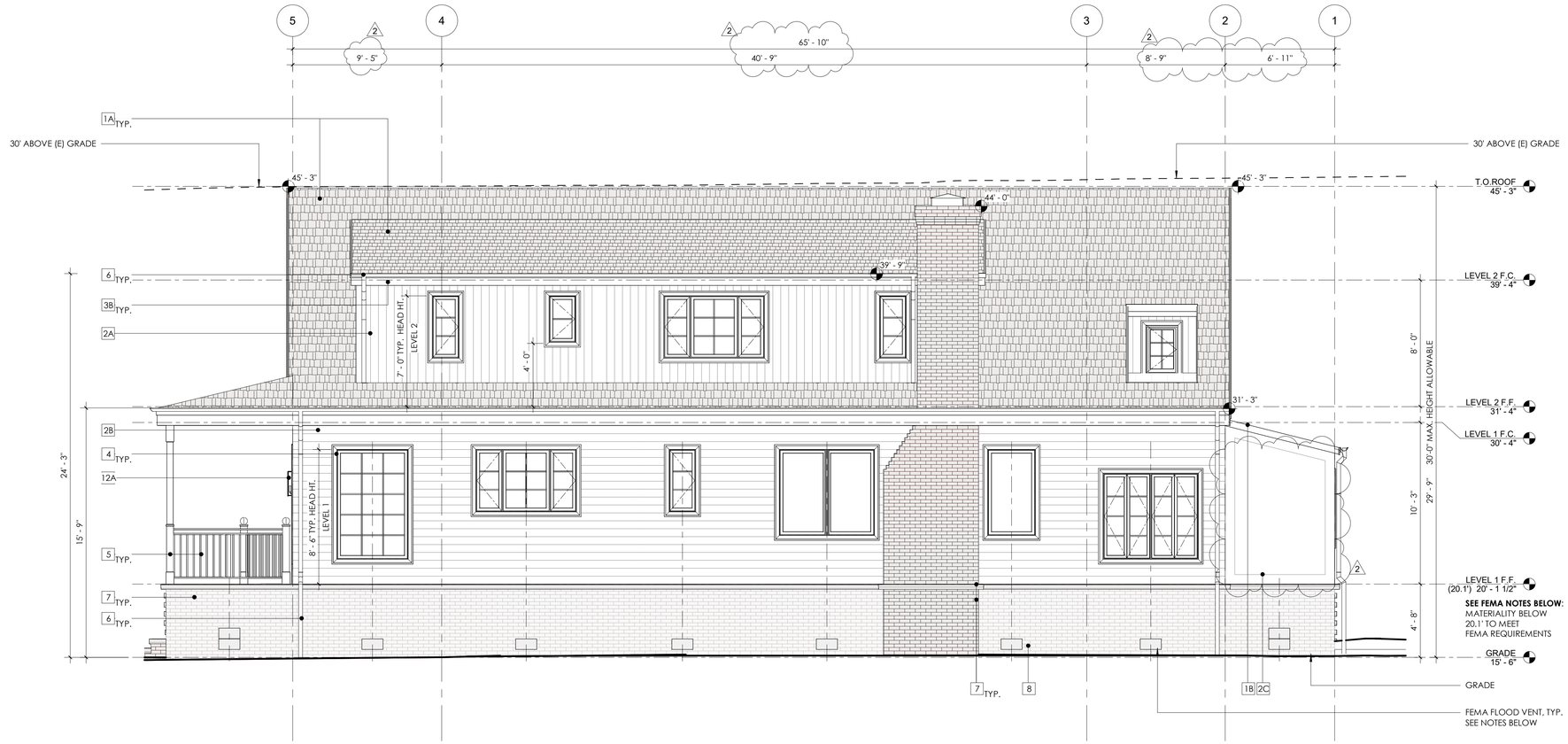
PLANNING SUBMITTAL	08.01.25
PLANNING REV. 1	12.17.25

ELEVATIONS - EXISTING MAIN HOUSE (48 REDWOOD)

As indicated

A4.0

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(48 REDWOOD)

1 MAIN HOUSE - NORTH ELEVATION PROPOSED
1/4" = 1'-0"

ELEVATION GENERAL NOTES

1. BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
2. ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS WHERE ALL EXPOSED WALL AREAS, TYP..
3. NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER U.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
4. NEW GLASS @ EXTERIOR WINDOWS & DOORS TO BE TEMPERED PER WUI REQUIREMENTS.

ELEVATION KEYNOTES

1A	ROOF MATERIAL - COMPOSITE, TYP.
1B	ROOF MATERIAL - METAL @ SHEDS
2A	PTD WD SIDING - VERTICAL
2B	PTD WD SIDING - HORIZONTAL
2C	PTD WD SIDING - PLAIN @ ADDITION
3B	PTD WD TRIM
4	PTD WD WINDOWS & DOORS
5	PTD WD RAILINGS & COLUMNS
6	5" ROUND COPPER GUTTERS & FULLY-WELDED COPPER, CIRCULAR PROFILE DOWNSPOUTS, SIZED AS REQ'D
7	BRICK
8	FEMA VENTS
12A	EXTERIOR SCONCES

FEMA FLOOD NOTES

FLOOD ZONE: AE
100-YEAR BASE FLOOD ELEVATION (BFE): 19.1'
MIN. REQ. FINISH FLOOR ELEVATION (BFE + 1'): 20.1' (20.125' PROPOSED)

FEMA FLOOD VENT CALCULATIONS - MAIN HOUSE:
1 SQ. INCH REQ. PER 1 SQ. FOOT ENCLOSED AREA

LEVEL 1 (2) = 2334 SF
LEVEL 1 DECK = 431 SF
= 2765 SF TOTAL ENCLOSED AREA
= 2765 SQ. INCHES OF VENTING REQ.

VENTING LOCATED ON 4 ALL BUILDING SIDES
(22) 16"x8" VENTS x 128 SQ. INCHES = **2816 SQ. INCHES OF VENTING PROVIDED** (2)

ADDITIONAL FEMA NOTES
- FLOOD VENTING THROUGHOUT GARAGE & ADU ENTRY AS REQ'D.
- BOTTOM EDGE OF VENTS TO BE LOCATED < 12" ABOVE EXTERIOR GRADE
- MATERIALITY TO BE FLOOD PROOF BELOW 20.1' (BFE + 1') IN ACCORDANCE W/ FEMA REQUIREMENTS

ELEVATION LEGEND

- PROPERTY LINE
- SETBACK LINE
- M.C.C. HEIGHT LIMIT RELATIVE TO (E) GRADE
- FEMA FLOOD VENT 16"x8"
- SPOT ELEVATION TAG
- EXISTING PARTITION *(@ 50 REDWOOD ADU/COTTAGE ONLY)*
- EXISTING ELEMENTS *(@ 50 REDWOOD ADU/COTTAGE ONLY)*

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KENTFIELD RESIDENCE
48, 50, 52 REDWOOD DRIVE, KENTFIELD, CA 94957

LICENSED ARCHITECT
STEPHEN R. SUTRO
C-30702
2/28/27
RENEWAL DATE
STATE OF CALIFORNIA

PLANNING SUBMITTAL	08.01.25
PLANNING REV. 1	12.17.25
PLANNING REV. 2	04.17.26

ELEVATION - PROPOSED MAIN HOUSE NORTH (48 REDWOOD)

As indicated

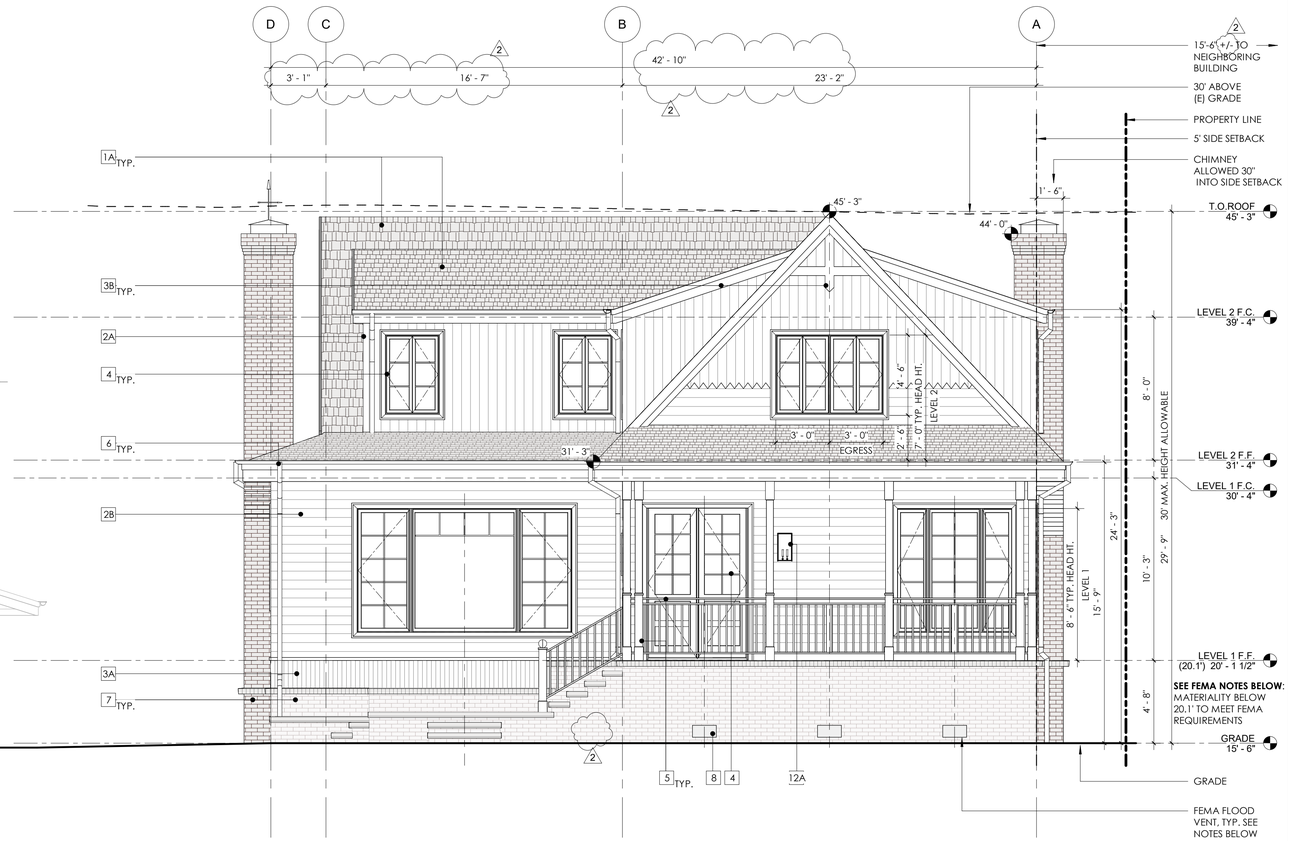
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SEE SHEETS A4.5-A4.6 FOR GARAGE ELEVATIONS



(48 REDWOOD)

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

ELEVATION GENERAL NOTES

1. BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
2. ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.
3. NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER U.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
4. NEW GLASS @ EXTERIOR WINDOWS & DOORS TO BE TEMPERED PER WUI REQUIREMENTS.

ELEVATION KEYNOTES

1A	ROOF MATERIAL - COMPOSITE, TYP.
2A	PTD WD SIDING - VERTICAL
2B	PTD WD SIDING - HORIZONTAL
3A	PTD WD SIDING - NARROW BASE TRIM
3B	PTD WD TRIM
4	PTD WD WINDOWS & DOORS
5	PTD WD RAILINGS & COLUMNS
6	5" ROUND COPPER GUTTERS & FULLY-WELDED COPPER, CIRCULAR PROFILE DOWNSPOUTS, SIZED AS REQ'D
7	BRICK
8	FEMA VENTS
12A	EXTERIOR SCONCES

FEMA FLOOD NOTES

FLOOD ZONE: AE
100-YEAR BASE FLOOD ELEVATION (BFE): 19.1'
MIN. REQ. FINISH FLOOR ELEVATION (BFE + 1'): 20.1' (20.125' PROPOSED)

FEMA FLOOD VENT CALCULATIONS - MAIN HOUSE:
1 SQ. INCH REQ. PER 1 SQ. FOOT ENCLOSED AREA

LEVEL 1 = 2334 SF
LEVEL 1 DECK = 431 SF
= 2765 SF TOTAL ENCLOSED AREA
= 2765 SQ. INCHES OF VENTING REQ.

VENTING LOCATED ON 4 ALL BUILDING SIDES
(22) 16"x8" VENTS x 128 SQ. INCHES = **2816 SQ. INCHES OF VENTING PROVIDED**

ADDITIONAL FEMA NOTES
- FLOOD VENTING THROUGHOUT GARAGE & ADU ENTRY AS REQ'D.
- BOTTOM EDGE OF VENTS TO BE LOCATED < 12" ABOVE EXTERIOR GRADE
- MATERIALITY TO BE FLOOD PROOF BELOW 20.1' (BFE + 1') IN ACCORDANCE W/ FEMA REQUIREMENTS

ELEVATION LEGEND

- PROPERTY LINE
- SETBACK LINE
- M.C.C. HEIGHT LIMIT RELATIVE TO (E) GRADE
- FEMA FLOOD VENT 16"x8"
- SPOT ELEVATION TAG
- EXISTING PARTITION *(@ 50 REDWOOD ADU/COTTAGE ONLY)*
- EXISTING ELEMENTS *(@ 50 REDWOOD ADU/COTTAGE ONLY)*

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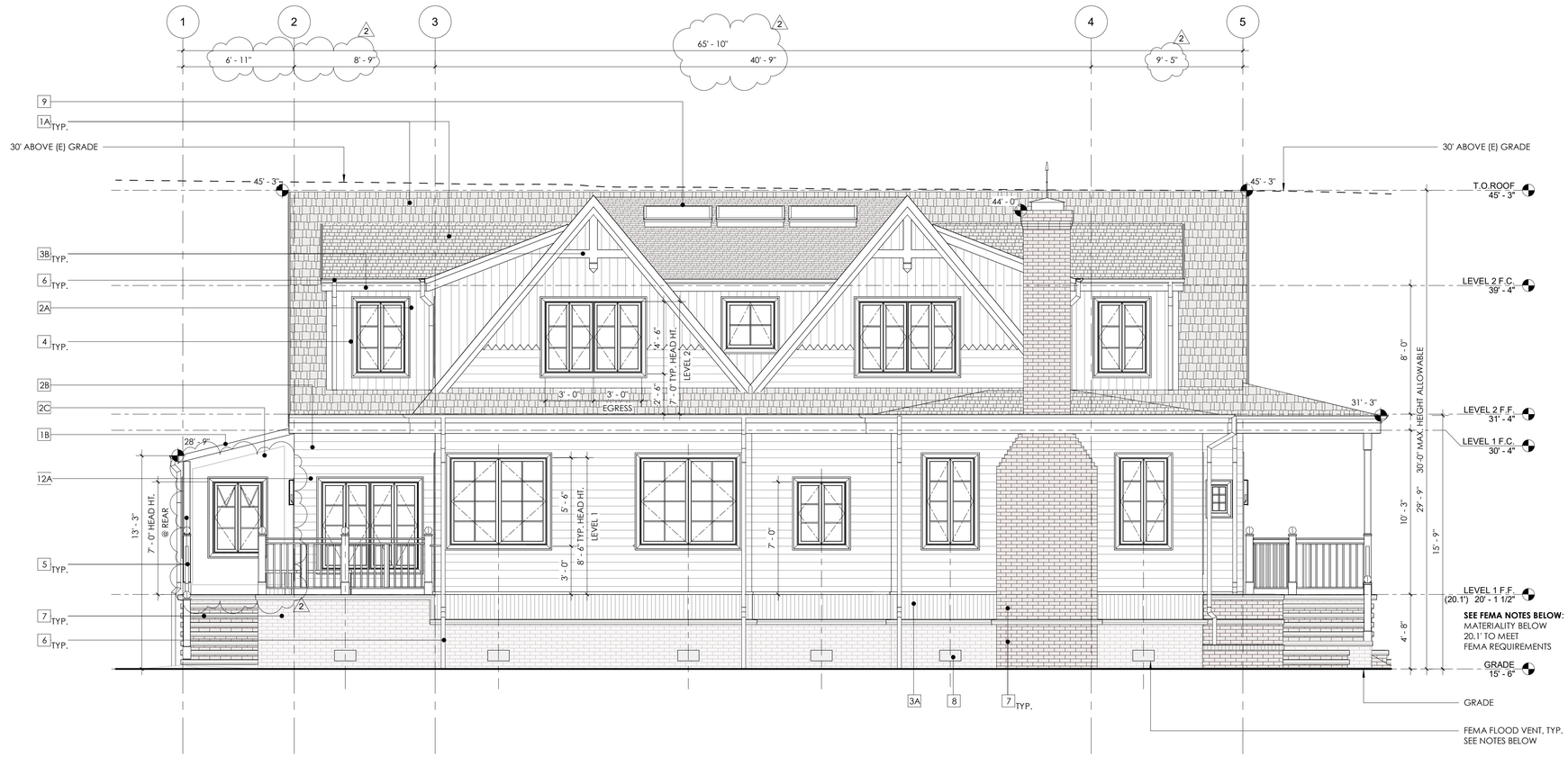
PLANNING SUBMITTAL	08.01.25
PLANNING REV. 1	12.17.25
PLANNING REV. 2	04.17.26

ELEVATION - PROPOSED MAIN HOUSE EAST (48 REDWOOD)

As indicated

A4.2

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(48 REDWOOD)

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

ELEVATION GENERAL NOTES

1. BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
2. ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS WHERE ALL EXPOSED WALL AREAS, TYP..
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4. NEW GLASS @ EXTERIOR WINDOWS & DOORS TO BE TEMPERED PER WUI REQUIREMENTS.

ELEVATION KEYNOTES

1A	ROOF MATERIAL - COMPOSITE, TYP.
1B	ROOF MATERIAL - METAL @ SHEDS
2A	PTD WD SIDING - VERTICAL
2B	PTD WD SIDING - HORIZONTAL
2C	PTD WD SIDING - PLAIN @ ADDITION
3A	PTD WD SIDING - NARROW BASE TRIM
3B	PTD WD TRIM
4	PTD WD WINDOWS & DOORS
5	PTD WD RAILINGS & COLUMNS
6	5" ROUND COPPER GUTTERS & FULLY-WELDED COPPER, CIRCULAR PROFILE DOWNSPOUTS, SIZED AS REQ'D
7	BRICK
8	FEMA VENTS
9	(N) SKYLIGHT- VELUX FIXED SYLIGHT (FCM 4672)- CURB MOUNTED
12A	EXTERIOR SCONCES

FEMA FLOOD NOTES

FLOOD ZONE: AE
100-YEAR BASE FLOOD ELEVATION (BFE): 19.1'
MIN. REQ. FINISH FLOOR ELEVATION (BFE + 1'): 20.1' (20.125' PROPOSED)

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VENTING LOCATED ON 4 ALL BUILDING SIDES
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ADDITIONAL FEMA NOTES
- FLOOD VENTING THROUGHOUT GARAGE & ADU ENTRY AS REQ'D.
- BOTTOM EDGE OF VENTS TO BE LOCATED < 12" ABOVE EXTERIOR GRADE
- MATERIALITY TO BE FLOOD PROOF BELOW 20.1' (BFE + 1') IN ACCORDANCE W/ FEMA REQUIREMENTS

ELEVATION LEGEND

- PROPERTY LINE
- SETBACK LINE
- M.C.C. HEIGHT LIMIT RELATIVE TO (E) GRADE
- FEMA FLOOD VENT 16"x8"
- SPOT ELEVATION TAG
- EXISTING PARTITION *(@ 50 REDWOOD ADU/COTTAGE ONLY)*
- EXISTING ELEMENTS *(@ 50 REDWOOD ADU/COTTAGE ONLY)*

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RENEWAL DATE
STATE OF CALIFORNIA

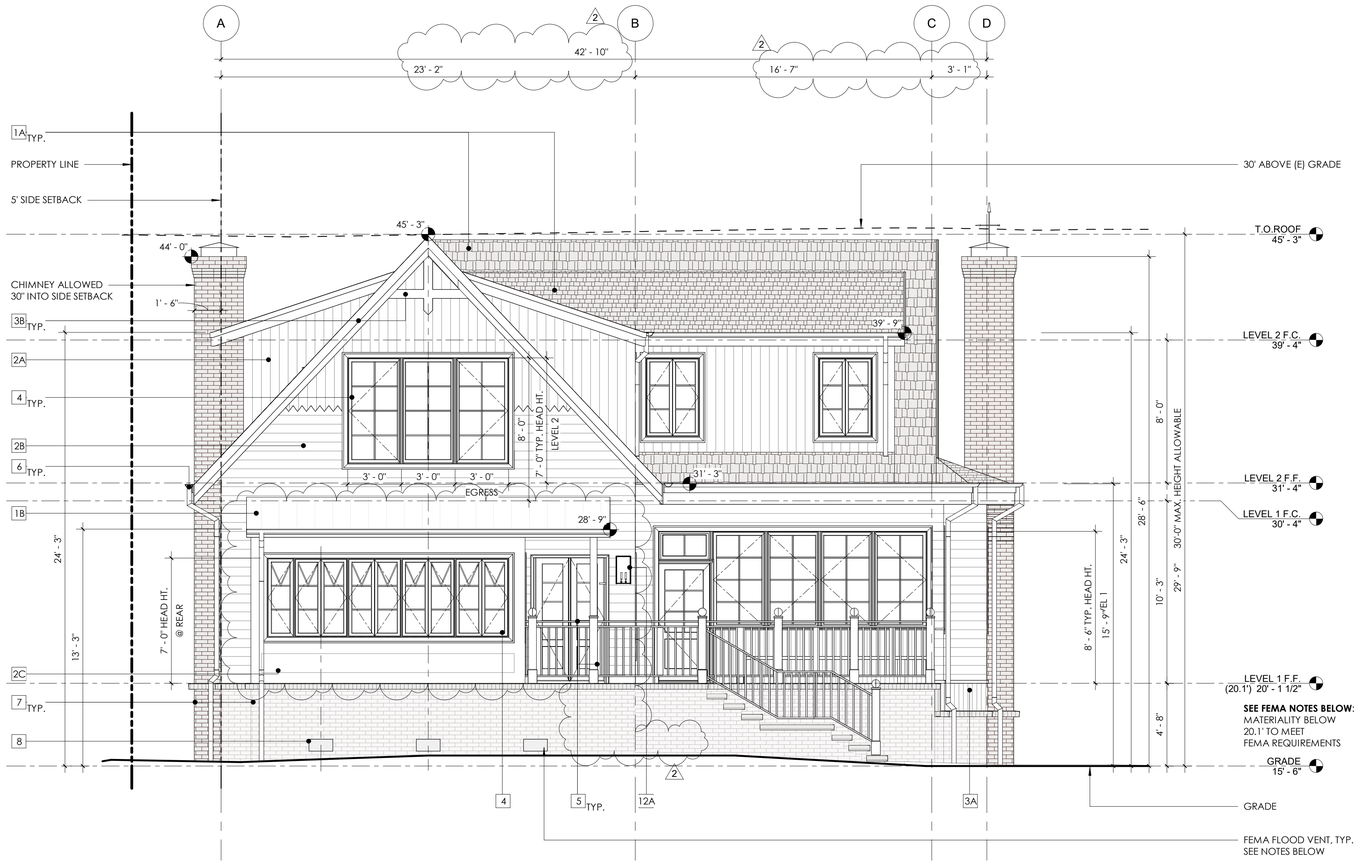
PLANNING SUBMITTAL	08.01.25
PLANNING REV. 1	12.17.25
PLANNING REV. 2	04.17.26

ELEVATION - PROPOSED MAIN HOUSE SOUTH (48 REDWOOD)

As indicated

A4.3

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(48 REDWOOD)

1 MAIN HOUSE - WEST ELEVATION PROPOSED

1/4" = 1'-0"

ELEVATION GENERAL NOTES

1. BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
2. ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.
3. NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER U.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
4. NEW GLASS @ EXTERIOR WINDOWS & DOORS TO BE TEMPERED PER WUI REQUIREMENTS.

ELEVATION KEYNOTES

1A	ROOF MATERIAL - COMPOSITE, TYP.
1B	ROOF MATERIAL - METAL @ SHEDS
2A	PTD WD SIDING - VERTICAL
2B	PTD WD SIDING - HORIZONTAL
2C	PTD WD SIDING - PLAIN @ ADDITION
3A	PTD WD SIDING - NARROW BASE TRIM
3B	PTD WD TRIM
4	PTD WD WINDOWS & DOORS
5	PTD WD RAILINGS & COLUMNS
6	5" ROUND COPPER GUTTERS & FULLY-WELDED COPPER, CIRCULAR PROFILE DOWNSPOUTS, SIZED AS REQ'D
7	BRICK
8	FEMA VENTS
12A	EXTERIOR SCONCES

FEMA FLOOD NOTES

FLOOD ZONE: AE
100-YEAR BASE FLOOD ELEVATION (BFE): 19.1'
MIN. REQ. FINISH FLOOR ELEVATION (BFE + 1'): 20.1' (20.125' PROPOSED)

FEMA FLOOD VENT CALCULATIONS - MAIN HOUSE:
1 SQ. INCH REQ. PER 1 SQ. FOOT ENCLOSED AREA

LEVEL 1 = 2334 SF (2)
LEVEL 1 DECK = 431 SF
= 2765 SF TOTAL ENCLOSED AREA
= 2765 SQ. INCHES OF VENTING REQ.

VENTING LOCATED ON 4 ALL BUILDING SIDES
(22) 16"x8" VENTS x 128 SQ. INCHES = **2816 SQ. INCHES OF VENTING PROVIDED** (2)

ADDITIONAL FEMA NOTES
- FLOOD VENTING THROUGHOUT GARAGE & ADU ENTRY AS REQ'D.
- BOTTOM EDGE OF VENTS TO BE LOCATED < 12" ABOVE EXTERIOR GRADE
- MATERIALITY TO BE FLOOD PROOF BELOW 20.1' (BFE + 1') IN ACCORDANCE W/ FEMA REQUIREMENTS

ELEVATION LEGEND

- PROPERTY LINE
- SETBACK LINE
- M.C.C. HEIGHT LIMIT RELATIVE TO (E) GRADE
- FEMA FLOOD VENT 16"x8"
- SPOT ELEVATION TAG
- EXISTING PARTITION *(@ 50 REDWOOD ADU/COTTAGE ONLY)*
- EXISTING ELEMENTS *(@ 50 REDWOOD ADU/COTTAGE ONLY)*

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2/28/27
RENEWAL DATE
STATE OF CALIFORNIA

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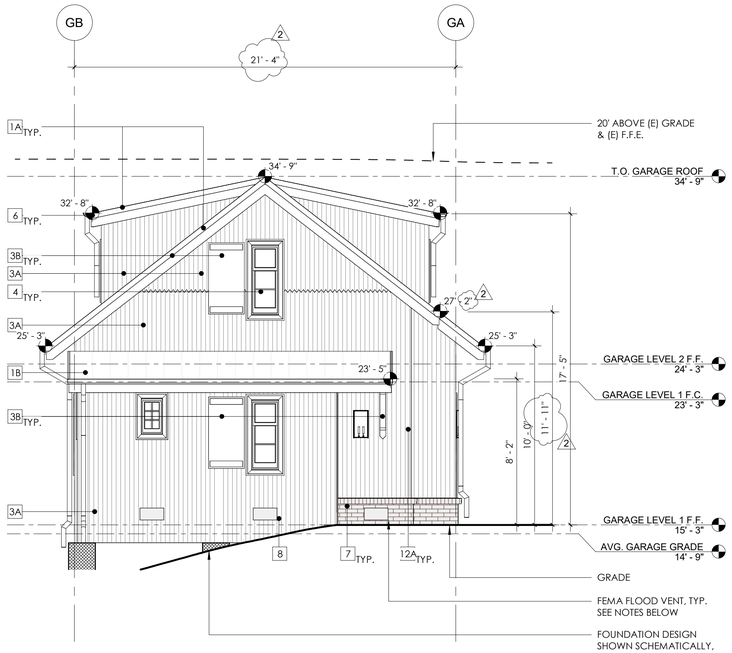
ELEVATION - PROPOSED MAIN HOUSE WEST (48 REDWOOD)

As indicated

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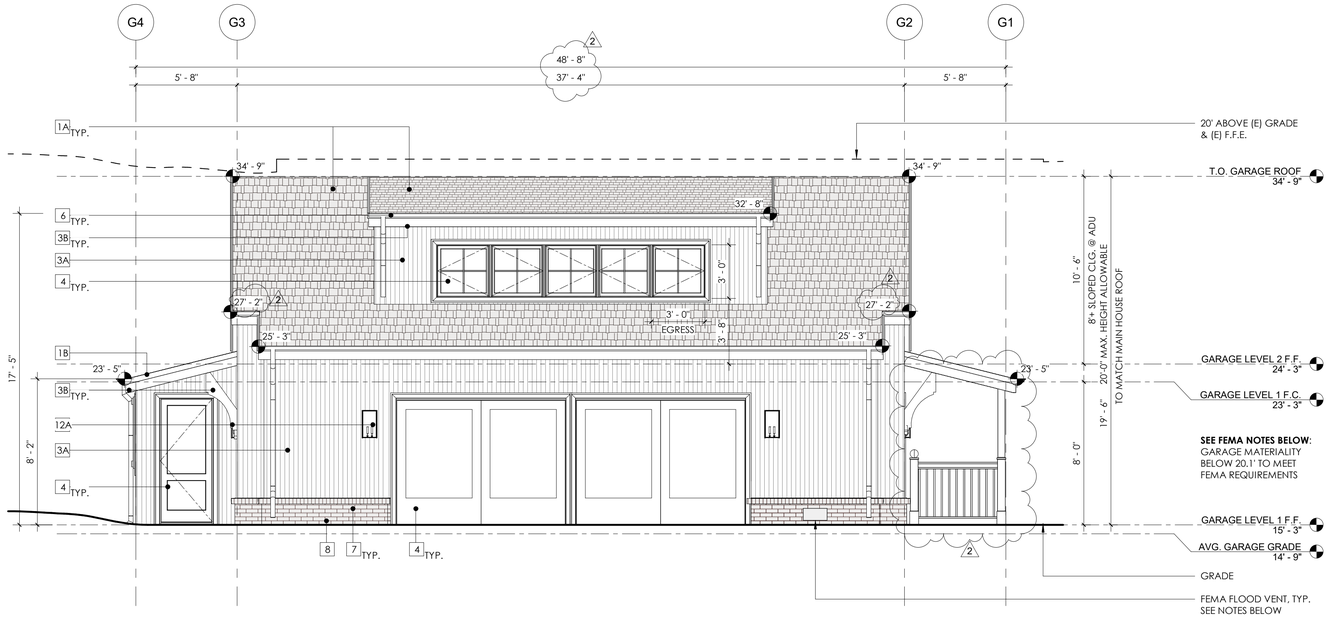
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(52 REDWOOD)

② GARAGE & ADU - SOUTHEAST ELEVATION PROPOSED
1/4" = 1'-0"



(52 REDWOOD)

① GARAGE & ADU - NORTHEAST (FRONT) ELEVATION PROPOSED
1/4" = 1'-0"

ELEVATION GENERAL NOTES

1. BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
2. ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.
3. NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER U.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
4. NEW GLASS @ EXTERIOR WINDOWS & DOORS TO BE TEMPERED PER WUI REQUIREMENTS.

ELEVATION KEYNOTES

1A	ROOF MATERIAL - COMPOSITE, TYP.
1B	ROOF MATERIAL - METAL @ SHEDS
3A	PTD WD SIDING - NARROW BASE TRIM
3B	PTD WD TRIM
4	PTD WD WINDOWS & DOORS
6	5" ROUND COPPER GUTTERS & FULLY-WELDED COPPER, CIRCULAR PROFILE DOWNSPOUTS, SIZED AS REQ'D
7	BRICK
8	FEMA VENTS
12A	EXTERIOR SCONCES

FEMA FLOOD NOTES

FLOOD ZONE: AE
100-YEAR BASE FLOOD ELEVATION (BFE): 19.1'
MIN. REQ. FINISH FLOOR ELEVATION (BFE + 1'): 20.1' (20.125' PROPOSED)

FEMA FLOOD VENT CALCULATIONS - MAIN HOUSE:
1 SQ. INCH REQ. PER 1 SQ. FOOT ENCLOSED AREA

LEVEL 1 = 2334 SF
LEVEL 1 DECK = 431 SF
= 2765 SF TOTAL ENCLOSED AREA
= 2765 SQ. INCHES OF VENTING REQ.

VENTING LOCATED ON 4 ALL BUILDING SIDES
(22) 16"x8" VENTS x 128 SQ. INCHES = **2816 SQ. INCHES OF VENTING PROVIDED**

ADDITIONAL FEMA NOTES
- FLOOD VENTING THROUGHOUT GARAGE & ADU ENTRY AS REQ'D.
- BOTTOM EDGE OF VENTS TO BE LOCATED < 12" ABOVE EXTERIOR GRADE
- MATERIALITY TO BE FLOOD PROOF BELOW 20.1' (BFE + 1') IN ACCORDANCE W/ FEMA REQUIREMENTS

ELEVATION LEGEND

- PROPERTY LINE
- SETBACK LINE
- M.C.C. HEIGHT LIMIT RELATIVE TO (E) GRADE
- FEMA FLOOD VENT 16"x8"
- SPOT ELEVATION TAG
- EXISTING PARTITION *(@ 50 REDWOOD ADU/COTTAGE ONLY)*
- EXISTING ELEMENTS *(@ 50 REDWOOD ADU/COTTAGE ONLY)*

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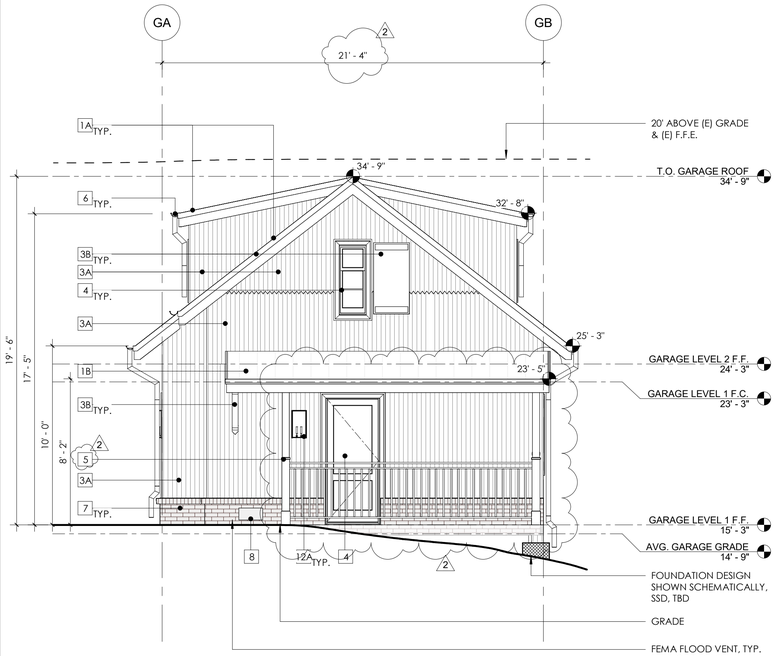
PLANNING SUBMITTAL	08.01.25
PLANNING REV. 1	12.17.25
PLANNING REV. 2	04.17.26

ELEVATIONS - PROPOSED GARAGE/ADU NORTHEAST & SOUTHEAST (52 REDWOOD)
As indicated

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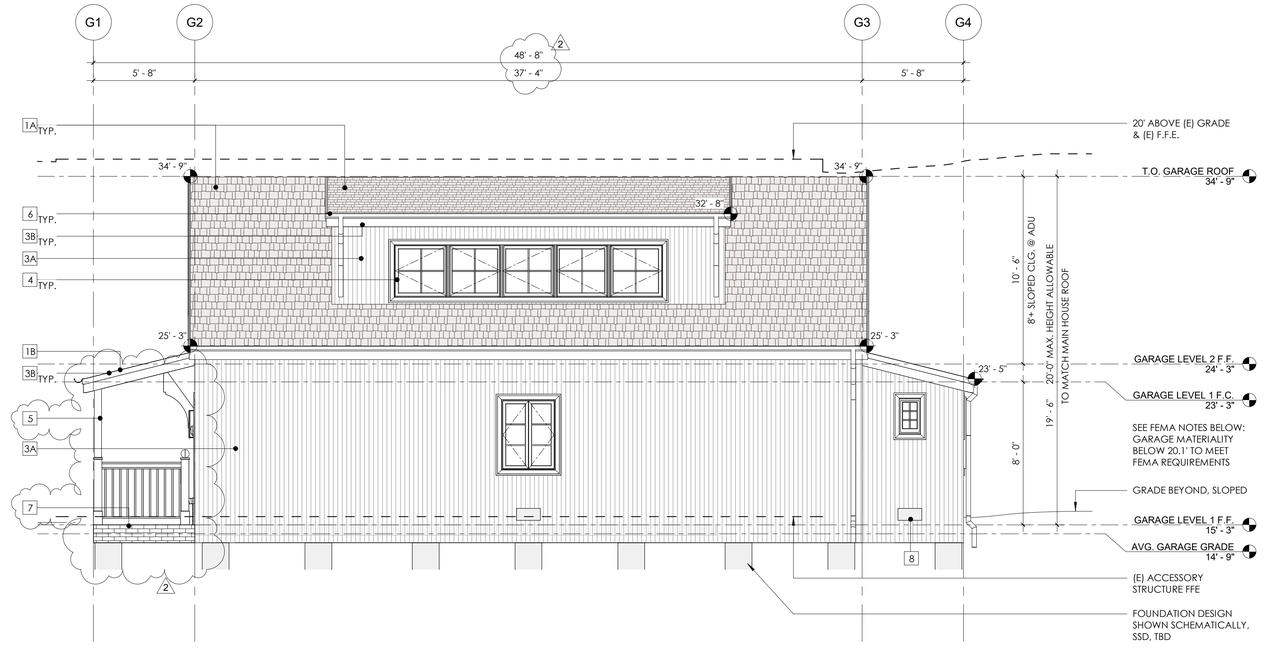
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(52 REDWOOD)

2 GARAGE & ADU - NORTHWEST ELEVATION PROPOSED

1/4" = 1'-0"



(52 REDWOOD)

1 GARAGE & ADU - SOUTHWEST ELEVATION PROPOSED

1/4" = 1'-0"

ELEVATION GENERAL NOTES

1. BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
2. ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS WHERE ALL EXPOSED WALL AREAS, TYP..
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4. NEW GLASS @ EXTERIOR WINDOWS & DOORS TO BE TEMPERED PER WUI REQUIREMENTS.

ELEVATION KEYNOTES

1A	ROOF MATERIAL - COMPOSITE, TYP.
1B	ROOF MATERIAL - METAL @ SHEDS
3A	PTD WD SIDING - NARROW BASE TRIM
3B	PTD WD TRIM
4	PTD WD WINDOWS & DOORS
5	PTD WD RAILINGS & COLUMNS
6	5" ROUND COPPER GUTTERS & FULLY-WELDED COPPER, CIRCULAR PROFILE DOWNSPOUTS, SIZED AS REQ'D
7	BRICK
8	FEMA VENTS
12A	EXTERIOR SCONCES

FEMA FLOOD NOTES

FLOOD ZONE: AE
100-YEAR BASE FLOOD ELEVATION (BFE): 19.1'
MIN. REQ. FINISH FLOOR ELEVATION (BFE + 1'): 20.1' (20.125' PROPOSED)

FEMA FLOOD VENT CALCULATIONS - MAIN HOUSE:
1 SQ. INCH REQ. PER 1 SQ. FOOT ENCLOSED AREA

LEVEL 1 = 2334 SF
LEVEL 1 DECK = 431 SF
= 2765 SF TOTAL ENCLOSED AREA
= 2765 SQ. INCHES OF VENTING REQ.

VENTING LOCATED ON 4 ALL BUILDING SIDES
(22) 16"x8" VENTS x 128 SQ. INCHES = **2816 SQ. INCHES OF VENTING PROVIDED**

ADDITIONAL FEMA NOTES
- FLOOD VENTING THROUGHOUT GARAGE & ADU ENTRY AS REQ'D.
- BOTTOM EDGE OF VENTS TO BE LOCATED < 12" ABOVE EXTERIOR GRADE
- MATERIALITY TO BE FLOOD PROOF BELOW 20.1' (BFE + 1') IN ACCORDANCE W/ FEMA REQUIREMENTS

ELEVATION LEGEND

- PROPERTY LINE
- SETBACK LINE
- M.C.C. HEIGHT LIMIT RELATIVE TO (E) GRADE
- FEMA FLOOD VENT 16"x8"
- SPOT ELEVATION TAG
- EXISTING PARTITION *(@ 50 REDWOOD ADU/COTTAGE ONLY)*
- EXISTING ELEMENTS *(@ 50 REDWOOD ADU/COTTAGE ONLY)*

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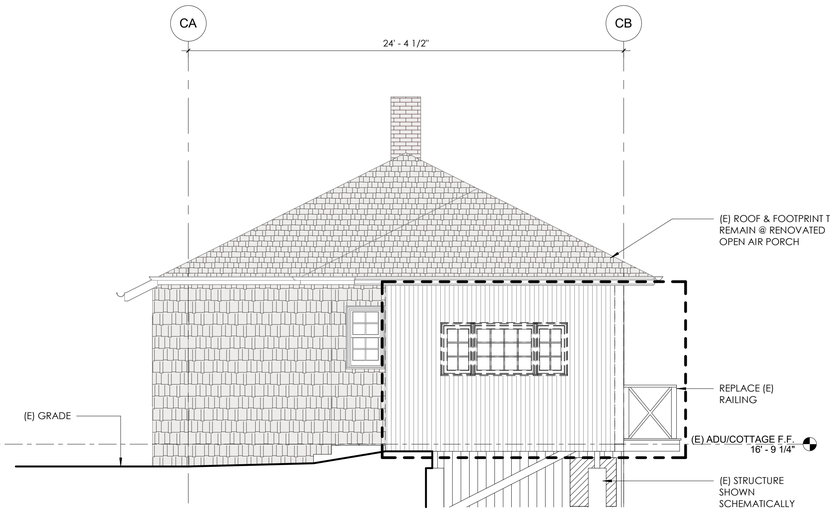
ELEVATIONS - PROPOSED GARAGE/ADU SOUTHWEST & NORTHWEST (52 REDWOOD)

As indicated

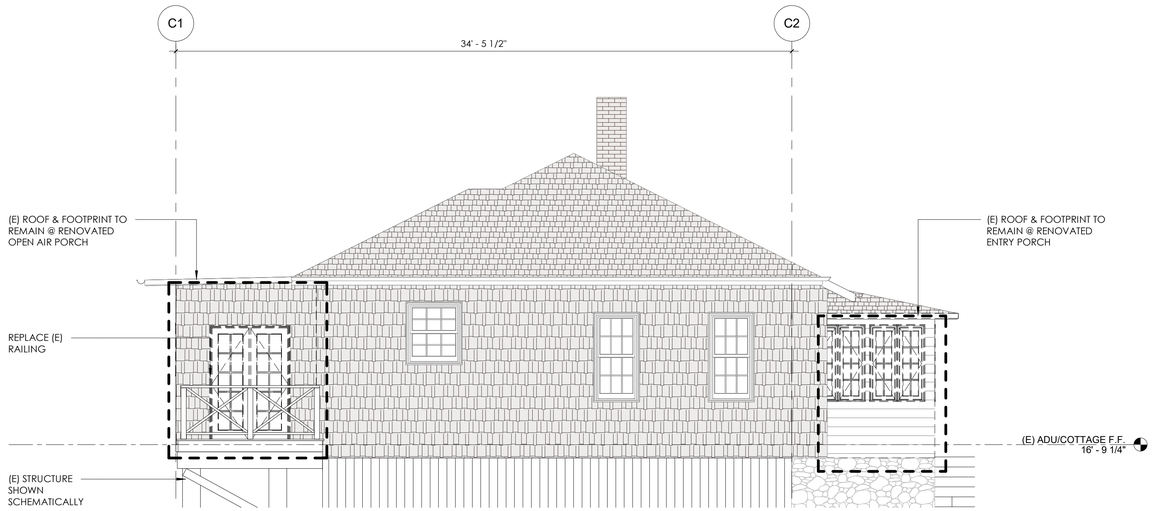
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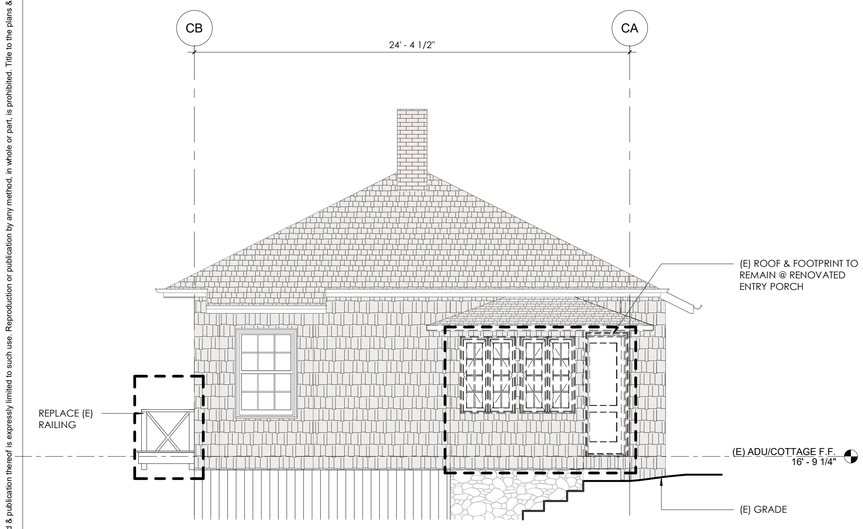
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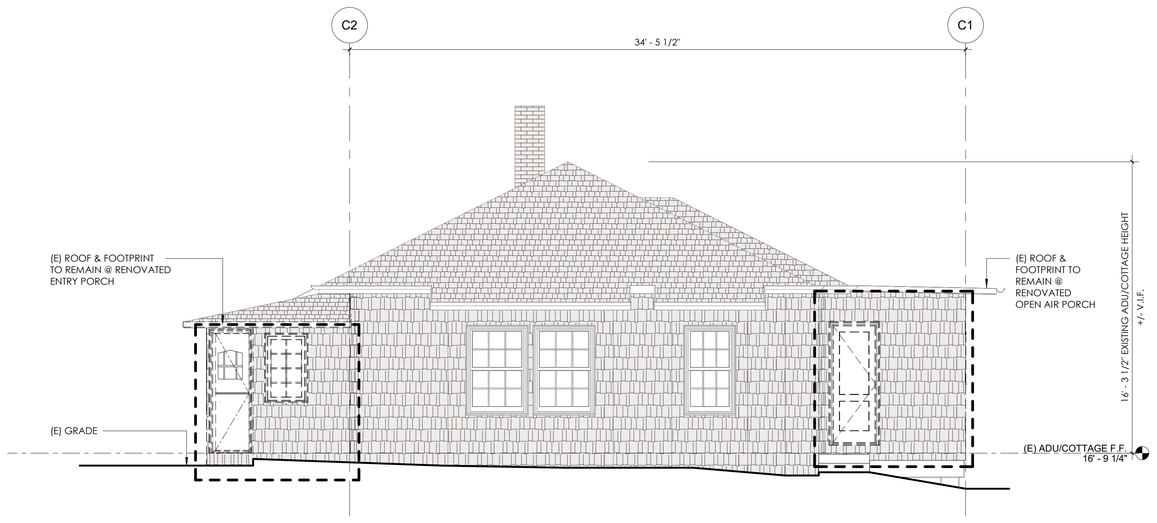
(50 REDWOOD)
4 ADU/COTTAGE - WEST ELEVATION EXISTING
1/4" = 1'-0"



(50 REDWOOD)
3 ADU/COTTAGE - SOUTH ELEVATION EXISTING
1/4" = 1'-0"



(50 REDWOOD)
2 ADU/COTTAGE - EAST ELEVATION EXISTING
1/4" = 1'-0"



(50 REDWOOD)
1 ADU/COTTAGE - NORTH ELEVATION EXISTING
1/4" = 1'-0"

DEMOLITION PLAN GENERAL NOTES

1. CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
2. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
3. DASHED ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED, NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

DEMOLITION KEYNOTES

LIMITED SCOPE @ 50 REDWOOD:

- CONVERT (E) ENTRY TO ENTRY PORCH, (E) FOOTPRINT & ROOF TO REMAIN
- CONVERT (E) OFFICE TO OPEN AIR PORCH, (E) FOOTPRINT & ROOF TO REMAIN
- CONVERT (E) BAY WINDOW TO TRUE BAY WINDOW AS REQ'D PER MARIN COUNTY DEFINITIONS
- (N) REFRIGERATOR @ KITCHEN
- (E) MATERIALS TO REMAIN U.O.N.

SCOPE @ (E) ADU/COTTAGE

LEGEND

EXISTING AREA TO BE REMOVED

EXISTING ELEMENTS TO BE REMOVED

EXISTING ELEMENTS TO REMAIN

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PLANNING 04.17.26
REV. 2

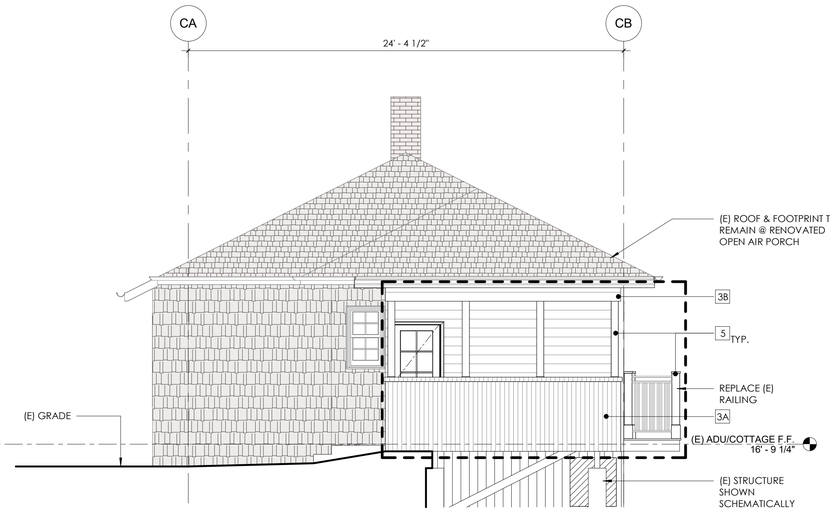
ELEVATIONS - EXISTING ADU/COTTAGE (50 REDWOOD)

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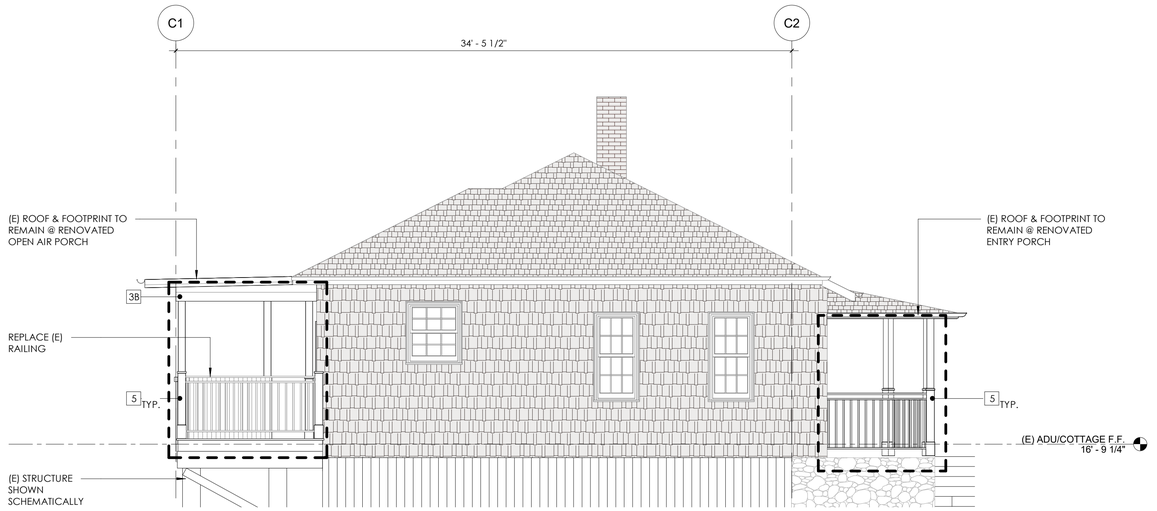
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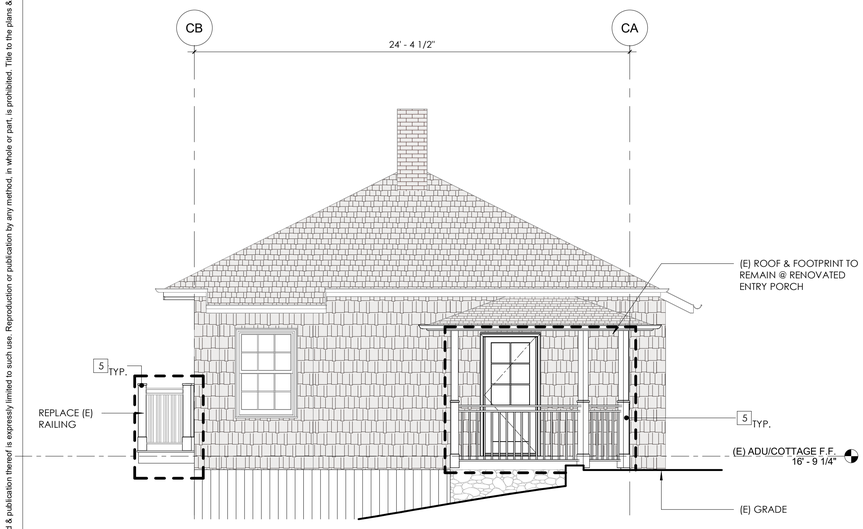
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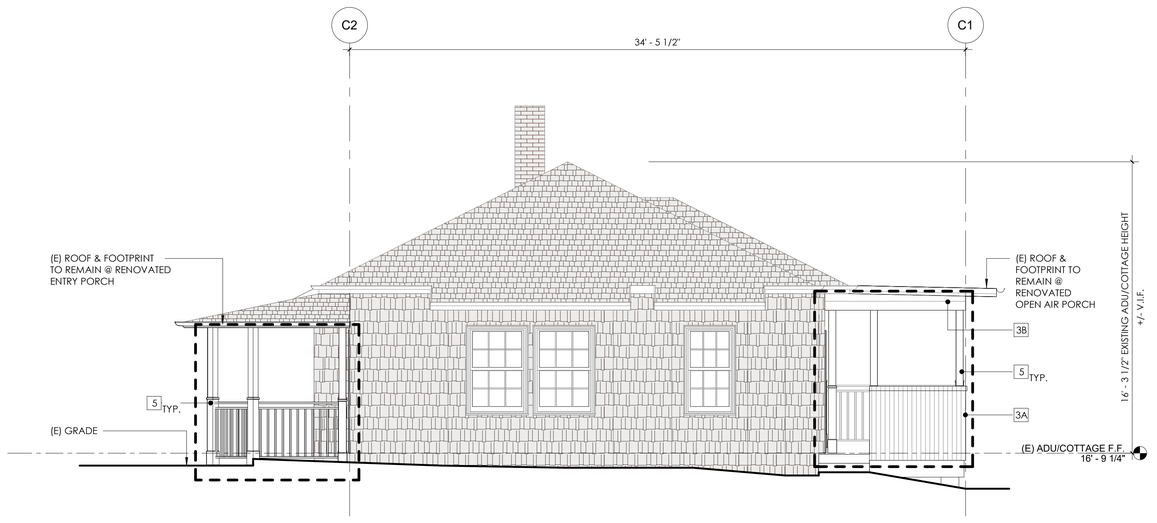
(50 REDWOOD)
4 ADU/COTTAGE - WEST ELEVATION PROPOSED
1/4" = 1'-0"



(50 REDWOOD)
3 ADU/COTTAGE - SOUTH ELEVATION PROPOSED
1/4" = 1'-0"



(50 REDWOOD)
2 ADU/COTTAGE - EAST ELEVATION PROPOSED
1/4" = 1'-0"



(50 REDWOOD)
1 ADU/COTTAGE - NORTH ELEVATION PROPOSED
1/4" = 1'-0"

ELEVATION GENERAL NOTES

1. BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
2. ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.
3. NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER U.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
4. NEW GLASS @ EXTERIOR WINDOWS & DOORS TO BE TEMPERED PER WUI REQUIREMENTS.

ELEVATION KEYNOTES

3A	PTD WD SIDING - NARROW BASE TRIM
3B	PTD WD TRIM
5	PTD WD RAILINGS & COLUMNS

LIMITED SCOPE @ 50 REDWOOD:

- CONVERT (E) ENTRY TO ENTRY PORCH, (E) FOOTPRINT & ROOF TO REMAIN
- CONVERT (E) OFFICE TO OPEN AIR PORCH, (E) FOOTPRINT & ROOF TO REMAIN
- CONVERT (E) BAY WINDOW TO TRUE BAY WINDOW AS REQ'D PER MARIN COUNTY DEFINITIONS
- (N) REFRIGERATOR @ KITCHEN
- (E) MATERIALS TO REMAIN U.O.N.

SCOPE @ (E) ADU/COTTAGE

FEMA FLOOD NOTES

FLOOD ZONE: AE
100-YEAR BASE FLOOD ELEVATION (BFE): 19.1'
MIN. REQ. FINISH FLOOR ELEVATION (BFE + 1'): 20.1' (20.125' PROPOSED)

FEMA FLOOD VENT CALCULATIONS - MAIN HOUSE:
1 SQ. INCH REQ. PER 1 SQ. FOOT ENCLOSED AREA

LEVEL 1 = 2334 SF
LEVEL 1 DECK = 431 SF
= 2765 SF TOTAL ENCLOSED AREA
= 2765 SQ. INCHES OF VENTING REQ.

VENTING LOCATED ON 4 ALL BUILDING SIDES
(22) 16"x8" VENTS x 128 SQ. INCHES = **2816 SQ. INCHES OF VENTING PROVIDED**

ADDITIONAL FEMA NOTES
- FLOOD VENTING THROUGHOUT GARAGE & ADU ENTRY AS REQ'D.
- BOTTOM EDGE OF VENTS TO BE LOCATED < 12" ABOVE EXTERIOR GRADE
- MATERIALITY TO BE FLOOD PROOF BELOW 20.1' (BFE + 1') IN ACCORDANCE W/ FEMA REQUIREMENTS

ELEVATION LEGEND

- PROPERTY LINE
- SETBACK LINE
- M.C.C. HEIGHT LIMIT RELATIVE TO (E) GRADE
- FEMA FLOOD VENT 16"x8"
- SPOT ELEVATION TAG
- EXISTING PARTITION *(@ 50 REDWOOD ADU/COTTAGE ONLY)*
- EXISTING ELEMENTS *(@ 50 REDWOOD ADU/COTTAGE ONLY)*

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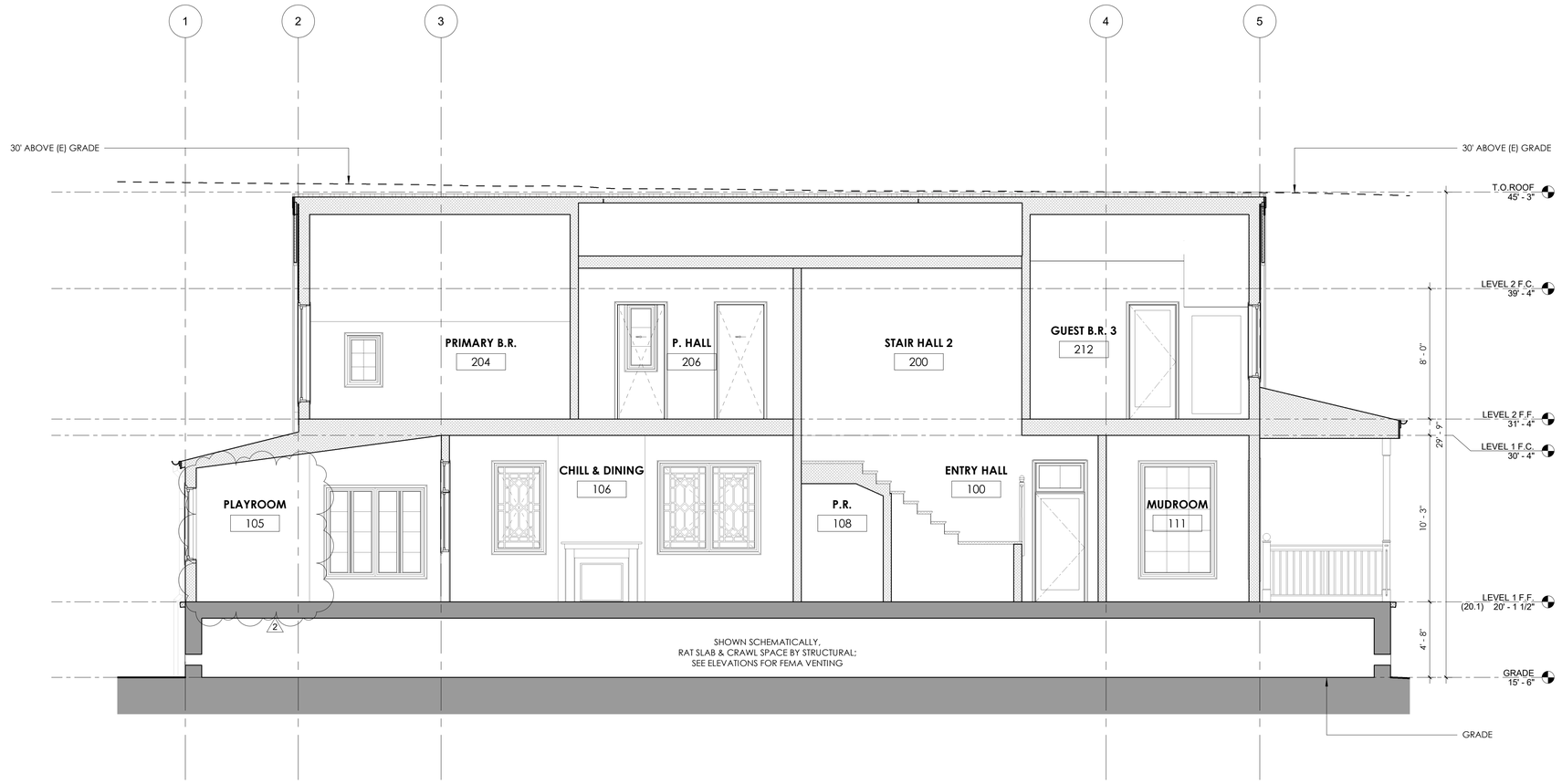
ELEVATIONS - PROPOSED ADU/COTTAGE (50 REDWOOD)

As indicated

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(48 REDWOOD)

1 PROPOSED MAIN HOUSE - LONGITUDINAL SECTION
1/4" = 1'-0"

ELEVATION GENERAL NOTES

1. BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
2. ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.
3. NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER U.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
4. NEW GLASS @ EXTERIOR WINDOWS & DOORS TO BE TEMPERED PER WUI REQUIREMENTS.

ELEVATION KEYNOTES

FEMA FLOOD NOTES

FLOOD ZONE: AE
100-YEAR BASE FLOOD ELEVATION (BFE): 19.1'
MIN. REQ. FINISH FLOOR ELEVATION (BFE + 1'): 20.1' (20.125' PROPOSED)

FEMA FLOOD VENT CALCULATIONS - MAIN HOUSE:
1 SQ. INCH REQ. PER 1 SQ. FOOT ENCLOSED AREA

LEVEL 1 = 2334 SF (2)
LEVEL 1 DECK = 431 SF (2)
= 2765 SF TOTAL ENCLOSED AREA
= 2765 SQ. INCHES OF VENTING REQ.

VENTING LOCATED ON 4 ALL BUILDING SIDES
(22) 16"x8" VENTS x 128 SQ. INCHES = **2816 SQ. INCHES OF VENTING PROVIDED** (2)

ADDITIONAL FEMA NOTES
- FLOOD VENTING THROUGHOUT GARAGE & ADU ENTRY AS REQ'D.
- BOTTOM EDGE OF VENTS TO BE LOCATED < 12" ABOVE EXTERIOR GRADE
- MATERIALITY TO BE FLOOD PROOF BELOW 20.1' (BFE + 1') IN ACCORDANCE W/ FEMA REQUIREMENTS

ELEVATION LEGEND

- PROPERTY LINE
- SETBACK LINE
- M.C.C. HEIGHT LIMIT RELATIVE TO (E) GRADE
- FEMA FLOOD VENT 16"x8"
- SPOT ELEVATION TAG
- EXISTING PARTITION *(@ 50 REDWOOD ADU/COTTAGE ONLY)*
- EXISTING ELEMENTS *(@ 50 REDWOOD ADU/COTTAGE ONLY)*

SUTRO ARCHITECTS
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sutroarchitects.com
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KENTFIELD RESIDENCE
48, 50, 52 REDWOOD DRIVE, KENTFIELD, CA 94957

LICENSED ARCHITECT
STEPHEN P. SUTRO
C-30702
2/28/27
RENEWAL DATE
STATE OF CALIFORNIA

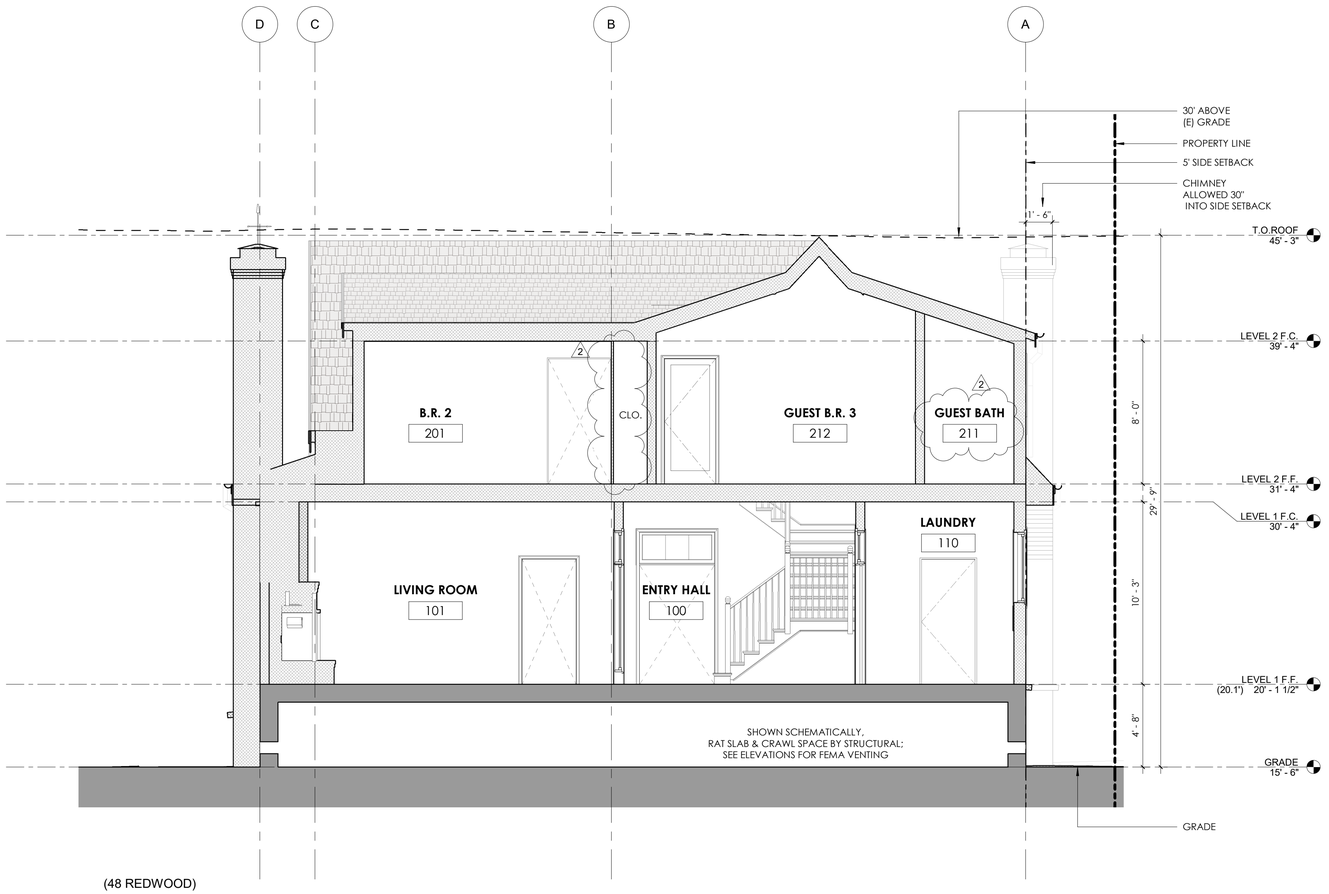
PLANNING SUBMITTAL	08.01.25
PLANNING REV. 1	12.17.25
PLANNING REV. 2	04.17.26

SECTION - PROPOSED MAIN HOUSE LONGITUDINAL (48 REDWOOD)

As indicated

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(48 REDWOOD)

1 PROPOSED MAIN HOUSE - CROSS SECTION
1/4" = 1'-0"

ELEVATION GENERAL NOTES

1. BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
2. ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.
3. NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER U.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
4. NEW GLASS @ EXTERIOR WINDOWS & DOORS TO BE TEMPERED PER WUI REQUIREMENTS.

ELEVATION KEYNOTES

FEMA FLOOD NOTES

FLOOD ZONE: AE
100-YEAR BASE FLOOD ELEVATION (BFE): 19.1'
MIN. REQ. FINISH FLOOR ELEVATION (BFE + 1'): 20.1' (20.125' PROPOSED)

FEMA FLOOD VENT CALCULATIONS - MAIN HOUSE:
1 SQ. INCH REQ. PER 1 SQ. FOOT ENCLOSED AREA

LEVEL 1 = 2334 SF
LEVEL 1 DECK = 431 SF
= 2765 SF TOTAL ENCLOSED AREA
= 2765 SQ. INCHES OF VENTING REQ.

VENTING LOCATED ON 4 ALL BUILDING SIDES
(22) 16"x8" VENTS x 128 SQ. INCHES = **2816 SQ. INCHES OF VENTING PROVIDED**

ADDITIONAL FEMA NOTES
- FLOOD VENTING THROUGHOUT GARAGE & ADU ENTRY AS REQ'D.
- BOTTOM EDGE OF VENTS TO BE LOCATED < 12" ABOVE EXTERIOR GRADE
- MATERIALITY TO BE FLOOD PROOF BELOW 20.1' (BFE + 1') IN ACCORDANCE W/ FEMA REQUIREMENTS

ELEVATION LEGEND

- PROPERTY LINE
- SETBACK LINE
- M.C.C. HEIGHT LIMIT RELATIVE TO (E) GRADE
- FEMA FLOOD VENT 16"x8"
- SPOT ELEVATION TAG
- EXISTING PARTITION *(@ 50 REDWOOD ADU/COTTAGE ONLY)*
- EXISTING ELEMENTS *(@ 50 REDWOOD ADU/COTTAGE ONLY)*

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RENEWAL DATE
STATE OF CALIFORNIA

PLANNING SUBMITTAL	08.01.25
PLANNING REV. 1	12.17.25
PLANNING REV. 2	04.17.26

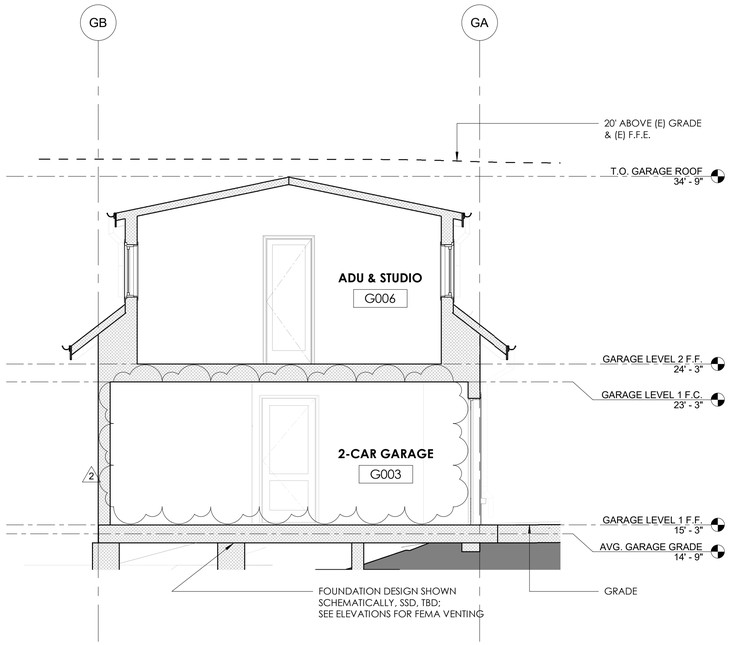
SECTION - PROPOSED MAIN HOUSE CROSS (48 REDWOOD)

As indicated

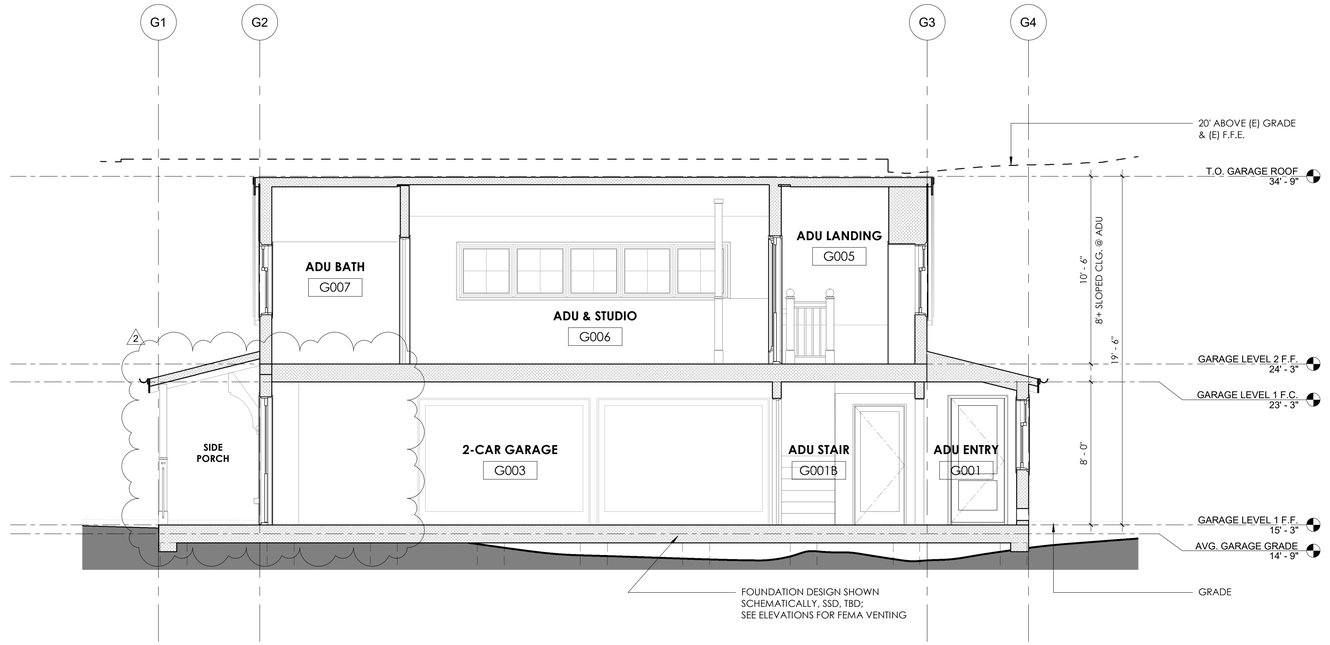
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(52 REDWOOD)
2 PROPOSED GARAGE & ADU - CROSS SECTION
1/4" = 1'-0"



(52 REDWOOD)
1 PROPOSED GARAGE & ADU - LONGITUDINAL SECTION
1/4" = 1'-0"

ELEVATION GENERAL NOTES

1. BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
2. ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS WHERE ALL EXPOSED WALL AREAS, TYP..
3. NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER U.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
4. NEW GLASS @ EXTERIOR WINDOWS & DOORS TO BE TEMPERED PER WUI REQUIREMENTS.

ELEVATION KEYNOTES

FEMA FLOOD NOTES

FLOOD ZONE: AE
100-YEAR BASE FLOOD ELEVATION (BFE): 19.1'
MIN. REQ. FINISH FLOOR ELEVATION (BFE + 1'): 20.1' (20.125' PROPOSED)

FEMA FLOOD VENT CALCULATIONS - MAIN HOUSE:
1 SQ. INCH REQ. PER 1 SQ. FOOT ENCLOSED AREA

LEVEL 1 = 2334 SF
LEVEL 1 DECK = 431 SF
= 2765 SF TOTAL ENCLOSED AREA
= 2765 SQ. INCHES OF VENTING REQ.
2
VENTING LOCATED ON 4 ALL BUILDING SIDES
(22) 16"x8" VENTS x 128 SQ. INCHES = **2816 SQ. INCHES OF VENTING PROVIDED**
2

ADDITIONAL FEMA NOTES
- FLOOD VENTING THROUGHOUT GARAGE & ADU ENTRY AS REQ'D.
- BOTTOM EDGE OF VENTS TO BE LOCATED < 12" ABOVE EXTERIOR GRADE
- MATERIALITY TO BE FLOOD PROOF BELOW 20.1' (BFE + 1') IN ACCORDANCE W/ FEMA REQUIREMENTS

ELEVATION LEGEND

- PROPERTY LINE
- SETBACK LINE
- M.C.C. HEIGHT LIMIT RELATIVE TO (E) GRADE
- FEMA FLOOD VENT 16"x8"
- SPOT ELEVATION TAG
- EXISTING PARTITION *(@ 50 REDWOOD ADU/COTTAGE ONLY)*
- EXISTING ELEMENTS *(@ 50 REDWOOD ADU/COTTAGE ONLY)*

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2/28/27
RENEWAL DATE
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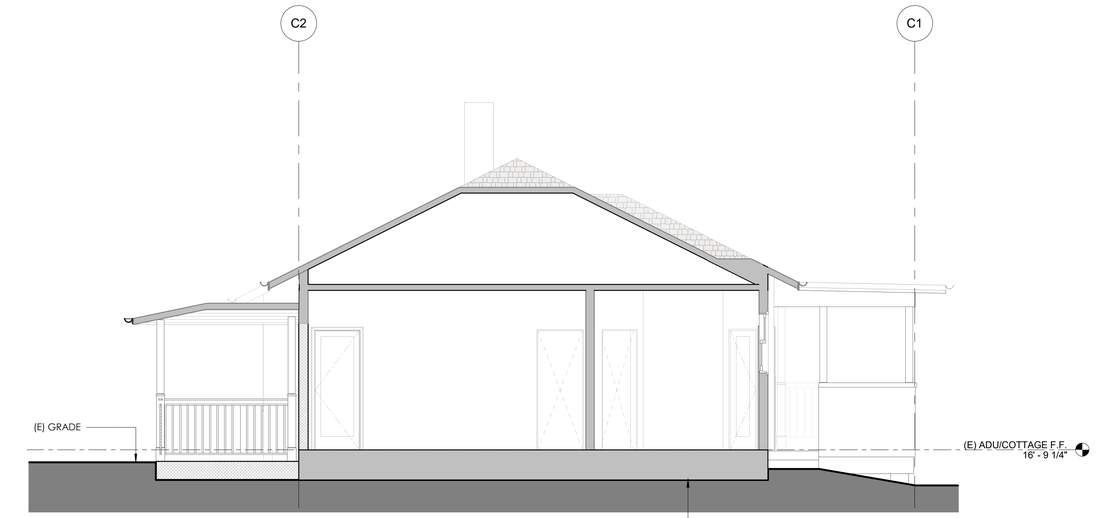
PLANNING SUBMITTAL	08.01.25
PLANNING REV. 1	12.17.25
PLANNING REV. 2	04.17.26

SECTIONS - PROPOSED GARAGE LONGITUDINAL & CROSS (52 REDWOOD)
As indicated

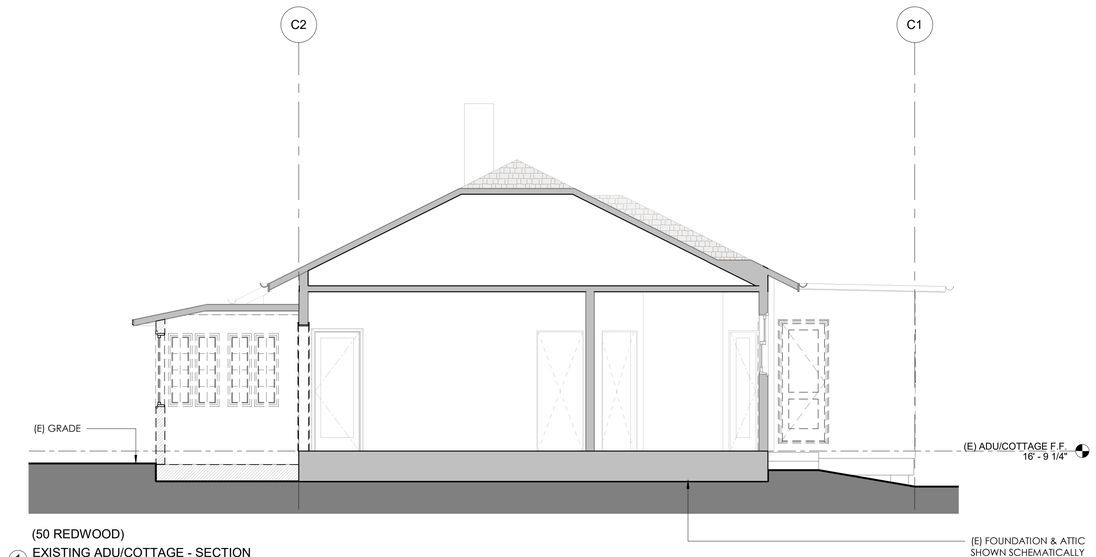
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(50 REDWOOD)
2 PROPOSED ADU/COTTAGE - SECTION
1/4" = 1'-0"



(50 REDWOOD)
1 EXISTING ADU/COTTAGE - SECTION
1/4" = 1'-0"

ELEVATION GENERAL NOTES

1. BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
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4. NEW GLASS @ EXTERIOR WINDOWS & DOORS TO BE TEMPERED PER WUI REQUIREMENTS.

ELEVATION KEYNOTES [#]

LIMITED SCOPE @ 50 REDWOOD:

- CONVERT (E) ENTRY TO ENTRY PORCH, (E) FOOTPRINT & ROOF TO REMAIN
- CONVERT (E) OFFICE TO OPEN AIR PORCH, (E) FOOTPRINT & ROOF TO REMAIN
- CONVERT (E) BAY WINDOW TO TRUE BAY WINDOW AS REQ'D PER MARIN COUNTY DEFINITIONS
- (N) REFRIGERATOR @ KITCHEN
- (E) MATERIALS TO REMAIN U.O.N.

SCOPE @ (E) ADU/COTTAGE

FEMA FLOOD NOTES

FLOOD ZONE: AE
100-YEAR BASE FLOOD ELEVATION (BFE): 19.1'
MIN. REQ. FINISH FLOOR ELEVATION (BFE + 1'): 20.1' (20.125' PROPOSED)

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VENTING LOCATED ON 4 ALL BUILDING SIDES
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ELEVATION LEGEND

- PROPERTY LINE
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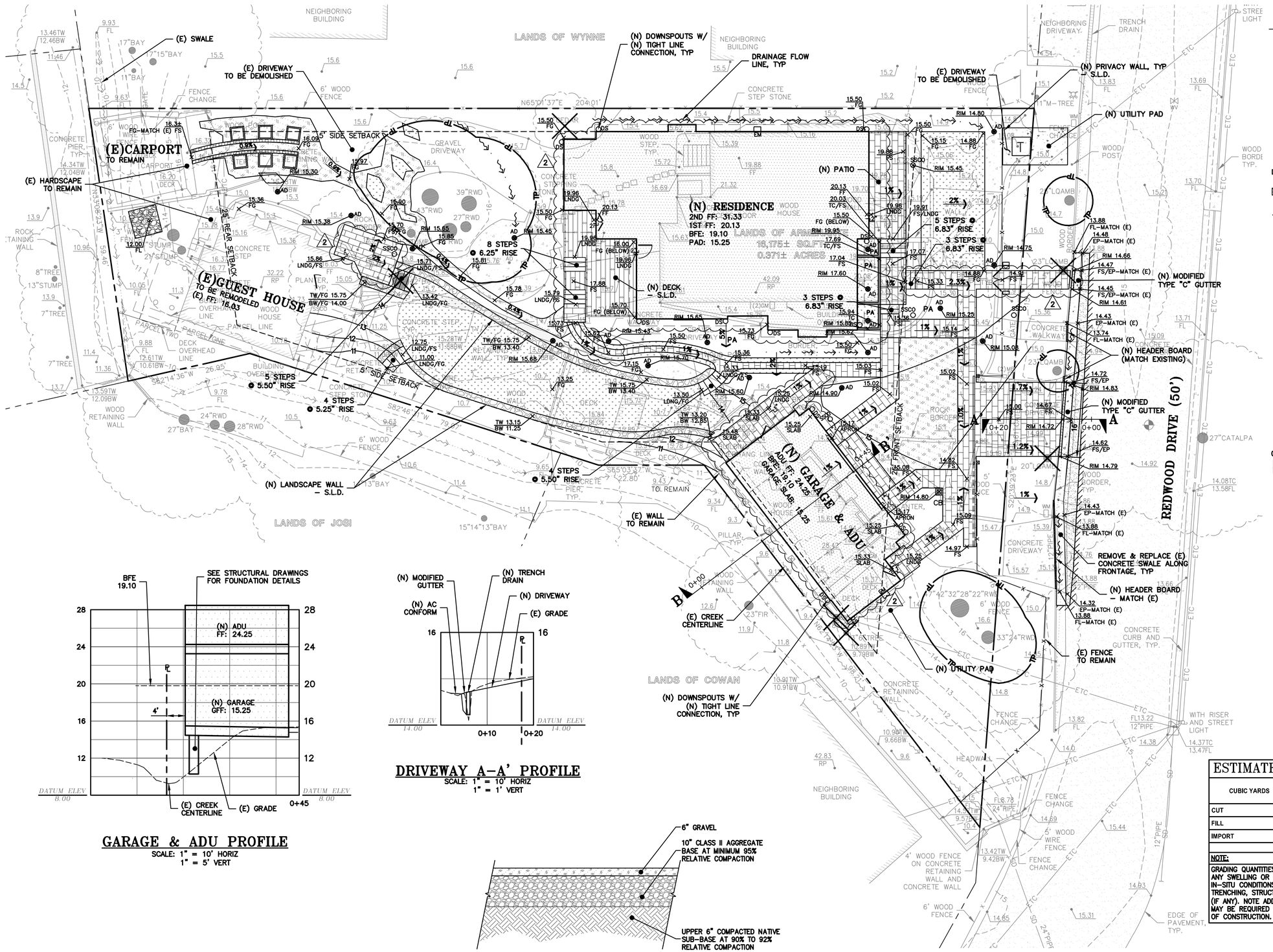
PLANNING 04.17.26
REV. 2

SECTIONS - EXISTING & PROPOSED ADU/COTTAGE (50 REDWOOD)

As indicated

A5.3

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GARAGE & ADU PROFILE

SCALE: 1" = 10' HORIZ
1" = 5' VERT

DRIVEWAY A–A' PROFILE

SCALE: 1" = 10' HORIZ
1" = 1' VERT

– / C-2.0 GRAVEL DRIVEWAY SECTION

NTS

LEGEND

PROPOSED	DESCRIPTION
	(N) CONCRETE PAVEMENT
	(N) AC PAVEMENT
	(N) BRICK PAVERS
	(N) DECK
	(N) LANDSCAPE AREA
	(N) GRAVEL/ROCK – S.L.D.
	(N) RETAINING WALL
	(N) LANDSCAPE WALL – S.L.D.
	(N) SAWCUT
	TREE PROTECTION
	REMOVE TREE

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	20	10	30
FILL	50	80	130
IMPORT			100

NOTE:

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

REGISTERED PROFESSIONAL ENGINEER
JAMES TORY
No. 83127
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887–4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

ARMENANTE & OCHENDOWSKI PROPERTY
48 REDWOOD DRIVE, KENTFIELD, CALIFORNIA

APN: 074–061–02

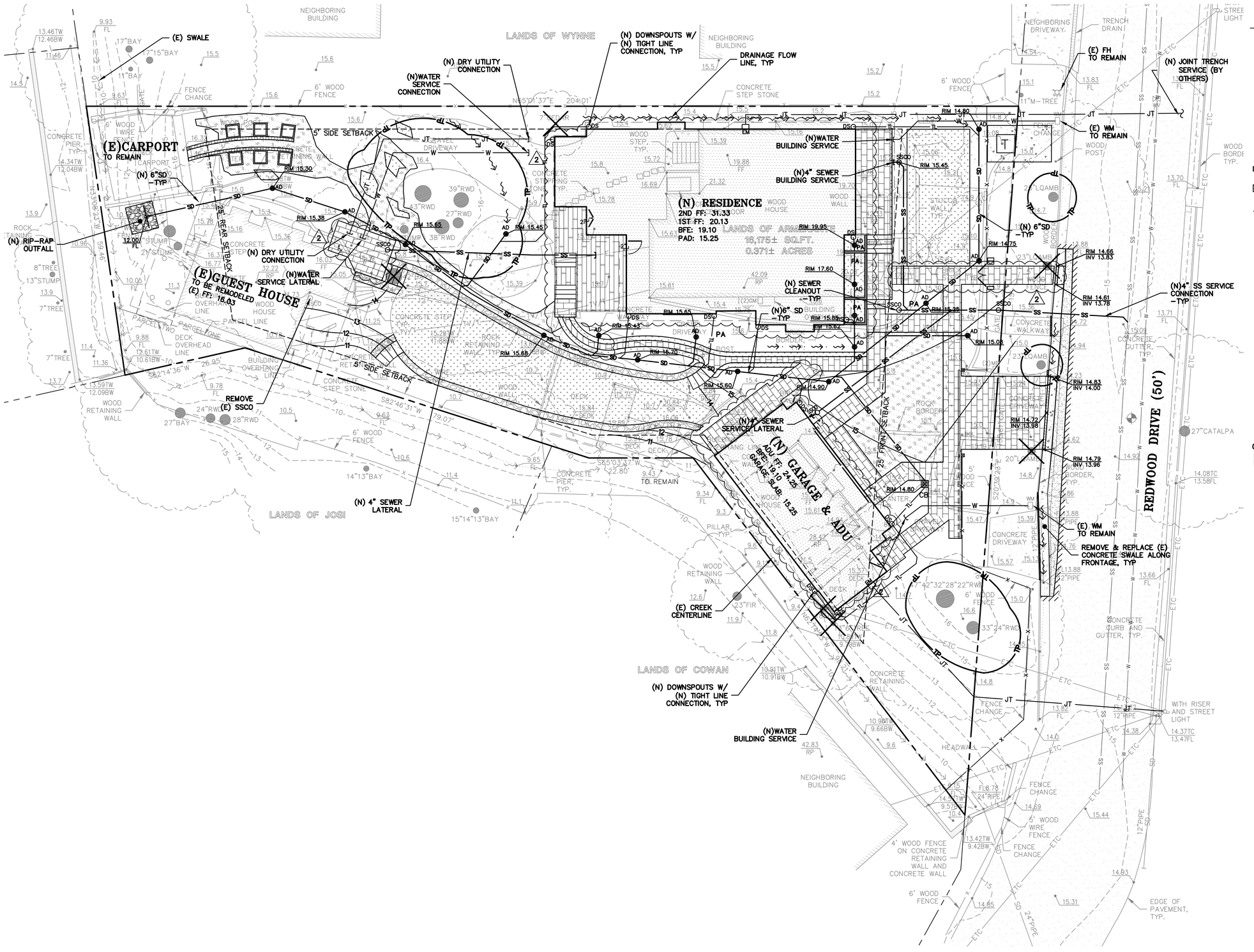
UN–INCORPORATED MARIN COUNTY

PRELIMINARY GRADING & DRAINAGE PLAN

–		–
–		–
–		–
2	SITE REVISION 04–02–26	ET
1	PLANNING PC1 12–15–25	ET
	REVISIONS	BY

JOB NO:	2250651
DATE:	07–31–25
SCALE:	AS NOTED
DESIGN BY:	RW,ET
CHECKED BY:	JC
SHEET NO:	C-2.0

1 OF 3 SHEETS



LEGEND

PROPOSED	DESCRIPTION
	(N) CONCRETE PAVEMENT
	(N) AC PAVEMENT
	(N) BRICK PAVERS
	(N) DECK
	(N) LANDSCAPE AREA
	(N) GRAVEL/ROCK – S.L.D.
	(N) RETAINING WALL
	(N) LANDSCAPE WALL – S.L.D.
	(N) SAWCUT
	TREE PROTECTION
	REMOVE TREE

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ARMENANTE & OCHENDOWSKI PROPERTY
48 REDWOOD DRIVE, KENTFIELD, CALIFORNIA

APN: 074-061-02

UN-INCORPORATED MARIN COUNTY

PRELIMINARY UTILITY PLAN

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–	–
2 SITE REVISION 04-02-26	ET
1 PLANNING PC1 12-15-25	ET
REVISIONS	BY
JOB NO:	2250651
DATE:	07-31-25
SCALE:	AS NOTED
DESIGN BY:	RW,ET
CHECKED BY:	JC

SHEET NO:

C-3.0

2 OF 3 SHEETS

PURPOSE:

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

EROSION CONTROL NOTES:

1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT–LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON–SITE FROM OCTOBER 15TH THROUGH APRIL 15TH.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT ("MRP") NPDES PERMIT CAS 612008.
17. THE CONTRACTOR SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE CITY/TOWN OR COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE COUNTY INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE COUNTY RIGHT–OF–WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT–OF–WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTHEN BERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT–OF–WAYOR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

25. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
26. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE COUNTY INSPECTOR.
27. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO OCTOBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS,TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

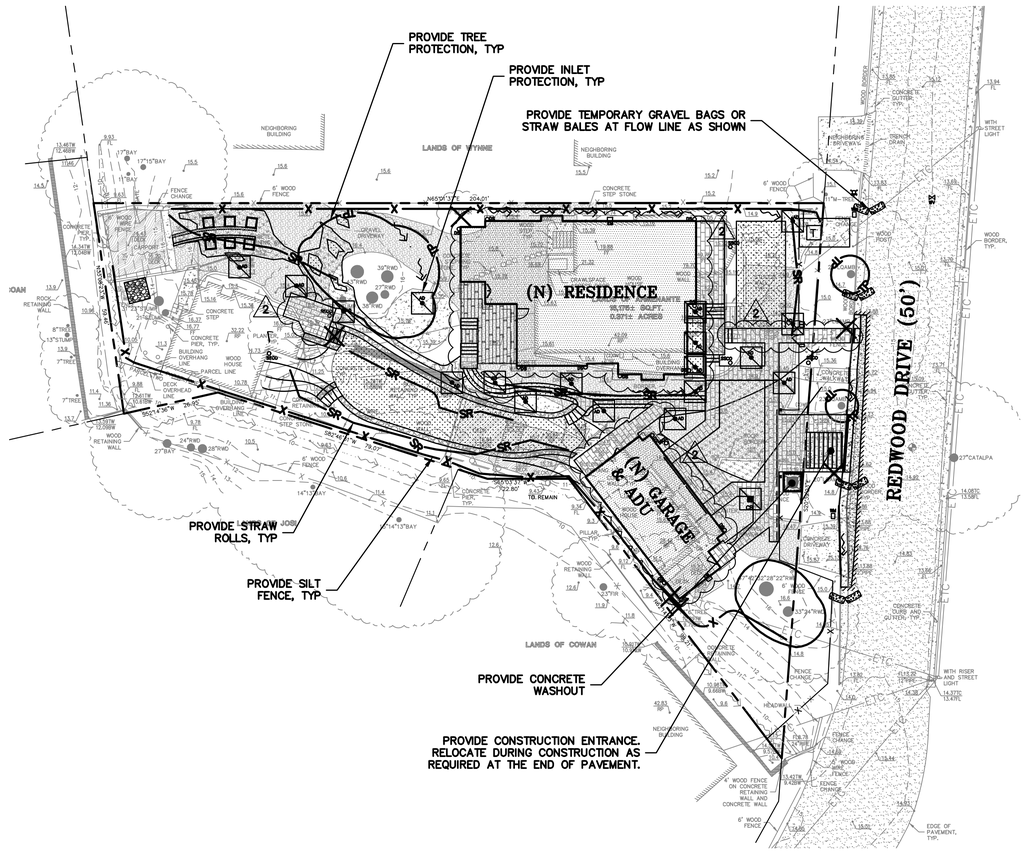
1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15TH. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED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

REFERENCES:

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

PERIODIC MAINTENANCE:

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



0 10 20 40

SCALE: 1" = 20'

NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. –TYP

EROSION CONTROL LEGEND

- GRAVEL BAG
- INLET PROTECTION
- SR — STRAW ROLL
- X — SILT FENCE
- CONCRETE WASHOUT
- STEEL PLATED CONSTRUCTION ENTRANCE
- TREE PROTECTION

REGISTERED PROFESSIONAL ENGINEER JAMES TORR No. 83127 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
MAIN OFFICE: 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (510) 887–4086
REGIONAL OFFICES: ROSEVILLE DUBLIN SAN JOSE
WWW.LEABRAZE.COM

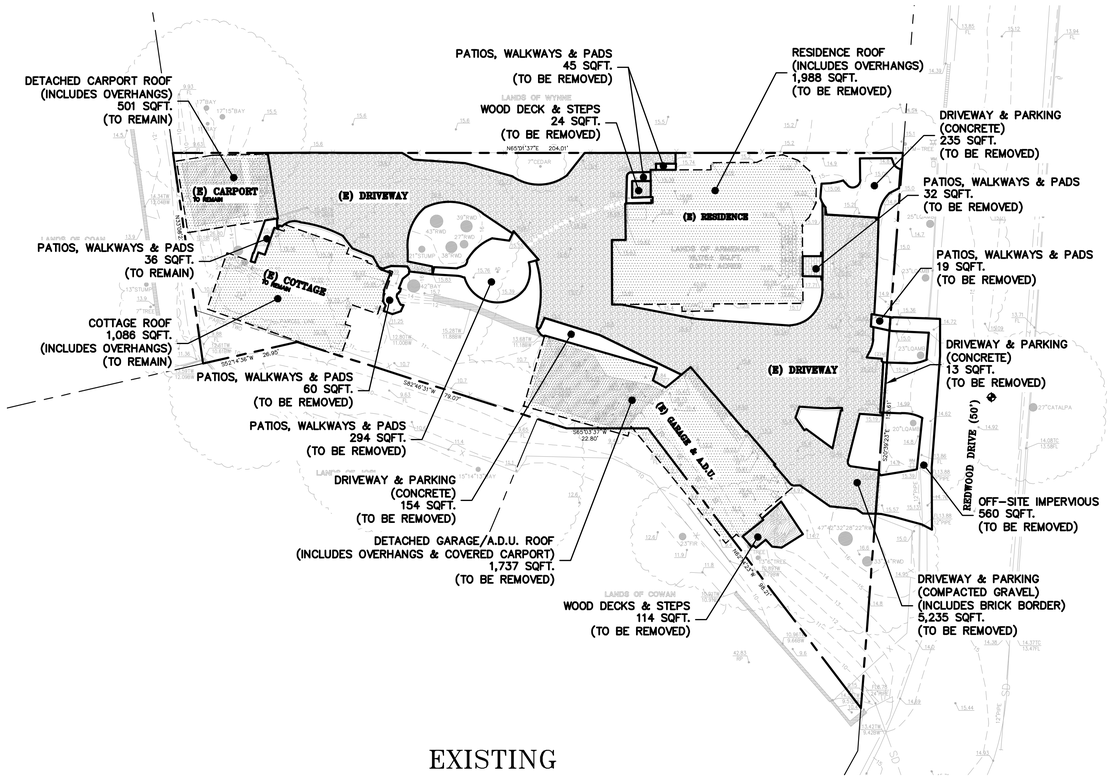
ARMENANTE & OCHENDOWSKI PROPERTY
48 REDWOOD DRIVE,
KENTFIELD, CALIFORNIA
UN–INCORPORATED MARIN COUNTY
APN: 074–061–02

EROSION CONTROL PLAN

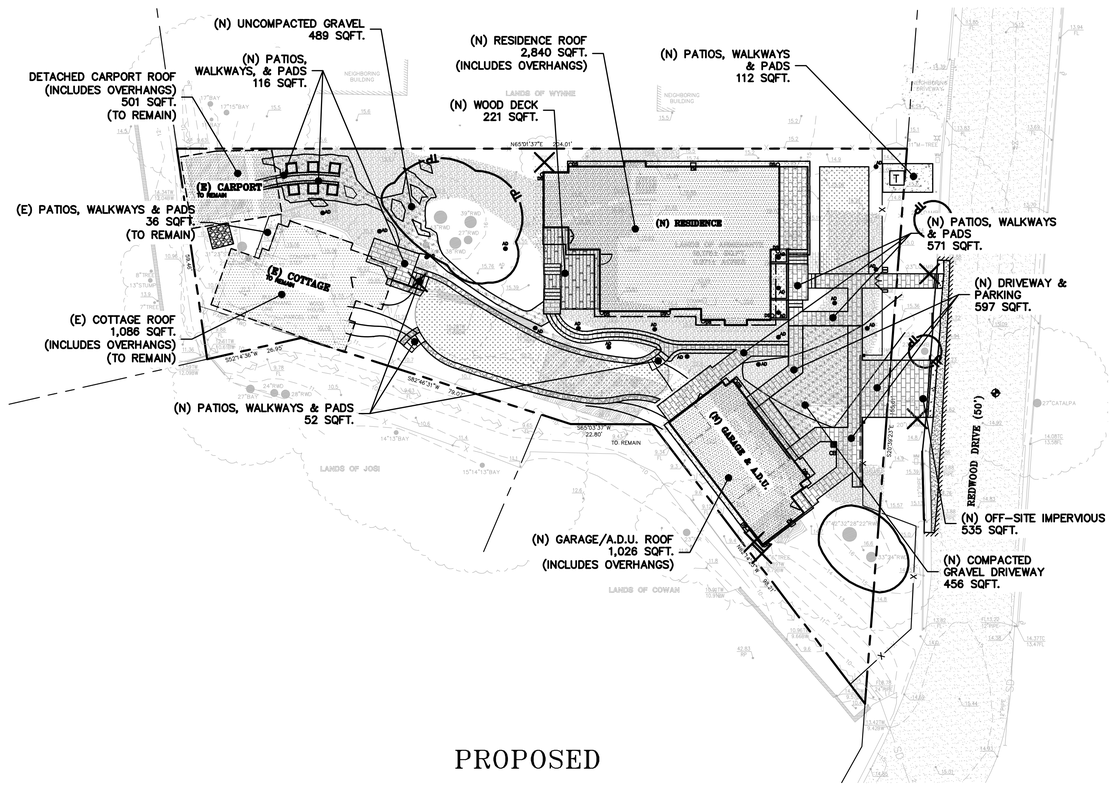
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2 SITE REVISION 04–02–26	ET
1 PLANNING PC1 12–15–25	ET
REVISIONS	BY

JOB NO:	2250651
DATE:	07–31–25
SCALE:	AS NOTED
DESIGN BY:	RW,ET
CHECKED BY:	JC
SHEET NO:	ER–1

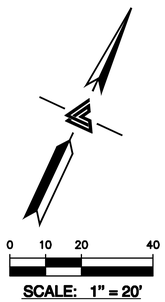
3 OF 3 SHEETS

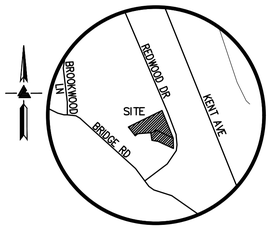


EXISTING



PROPOSED





VICINITY MAP
NO SCALE

DEVELOPMENT INFORMATION

PARCEL AREA	**16,175 SQUARE FEET (0.371 ACRE)**			
TOTAL PROJECT AREA	**16,772 SQUARE FEET (0.385 ACRE)**			
TOTAL DISTURBED AREA	**14,025 SQUARE FEET (0.322 ACRE)**			
IMPERVIOUS AREA	**EXISTING TOTAL S.F.**	**REMOVED TOTAL S.F.**	**NEW TOTAL S.F.**	**PROPOSED TOTAL S.F.**
RESIDENCE ROOF*	1,988	1,988	2,840	2,840
DETACHED GARAGE/A.D.U. ROOF*	1,737	1,737	1,026	1,026
COTTAGE ROOF*	1,086	0	0	1,086
CARPORT ROOF*	501	0	0	501
DRIVEWAY & PARKING	5,637	5,637	1,053	1,053
PATIOS, WALKWAYS & PADS	486	405	853	934
OFF-SITE IMPERVIOUS	560	560	535	535
TOTAL IMPERVIOUS AREA	11,995	10,327	6,307	7,975
NET CHANGE IN IMPERVIOUS AREA	**- 4,020 SQUARE FEET (NET DECREASE)**			
PERVIOUS PAVING				
UNCOMPACTED GRAVEL	0	0	489	489
WOOD DECKS	138	138	221	221
TOTAL PERVIOUS PAVING	138	138	710	710
NET CHANGE IN PERVIOUS PAVING	**+ 580 SQUARE FEET (NET INCREASE)**			
TOTAL DEVELOPED AREA	12,133	10,465	7,017	8,685
NET CHANGE IN DEVELOPED AREA	**- 3,448 SQUARE FEET (NET DECREASE)**			
LANDSCAPE AREA	4,639			8,088

REGISTERED PROFESSIONAL ENGINEER
JAMES TORY
No. 83127
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
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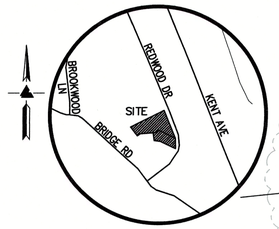
ARMENANTE & OCHENDOWSKI PROPERTY
48 REDWOOD DRIVE, KENTFIELD, CALIFORNIA
UN-INCORPORATED MARIN COUNTY
APN: 074-061-02

STORMWATER CONTROL PLAN
IMPERVIOUS SURFACE EXHIBIT

–	–
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–	–
REVISIONS	BY
JOB NO:	2250651
DATE:	04–02–26
SCALE:	AS NOTED
DESIGN BY:	RW,ET
CHECKED BY:	JC
SHEET NO:	SCP-1

1 OF 1 SHEETS

VICINITY MAP
NO SCALE



LEGEND AND NOTES

BOUNDARY LINE	
BUILDING OVERHANG LINE	
ETC	ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
TV/T	CABLE TV/TELEPHONE OVERHEAD LINE
E	ELECTRICAL OVERHEAD LINE
DECK OVERHEAD LINE	
x	FENCE LINE
FLOW LINE	
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
AD	AREA DRAIN
BENCHMARK	
BOL	BOLLARD
BW	BOTTOM RETAINING WALL
FF	FINISH FLOOR
FIRE HYDRANT	
FL	FLOW LINE
GM	GAS METER
INV	INVERT
JOINT POLE	
LQAM	LIQUID AMBAR
M–	MULTI–TRUNK TREE
MB	MAIL BOX
RWD	REDWOOD
RP	ROOF PEAK
SSCO	SANITARY SEWER CLEAN–OUT
SSMH	SANITARY SEWER MAINTENANCE HOLE
TC	TOP OF CURB
TW	TOP OF RETAINING WALL
WM	WATER METER
WV	WATER VALVE
XXX.XX	SPOTGRADE
	ASPHALT
	BRICK
	CONCRETE
	GRAVEL
	TILE
	WOOD

EASEMENT NOTE
THERE ARE NO RECORD EASEMENTS PER CONDITION OF TITLE GUARANTEE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GUARANTEE NO. 5026900–0008247E, DATED SEPTEMBER 4, 2024

FEMA FLOOD NOTE
FLOOD ZONE: AE

100–YEAR BASE FLOOD ELEVATION (BFE): 19.1' (NAVD88 DATUM) PER FLOOD INSURANCE STUDY FLOOD PROFILE FOR CORTE MADERA CREEK OVERFLOW

FEMA FLOOD INSURANCE RATE MAP NO.: 06041C0458F EFFECTIVE DATE: MARCH 16, 2016

FEMA FLOOD INSURANCE STUDY FOR MARIN COUNTY, CA NO.: 06041CV001D REVISED: AUGUST 15, 2017

TREE NOTE
TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

NOTES
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 16,175± SQUARE FEET / 0.371± ACRES

UTILITY NOTE
ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

BENCHMARK
TOWN OF KENTFIELD BENCHMARK P1440 AT 121 KENT AVENUE (APARTMENT BUILDING), SOUTHEAST OF THE NORTHEAST CORNER OF THE APARTMENT BUILDING, WEST–SOUTHWEST OF THE CENTERLINE OF THE AVENUE, SOUTH–SOUTHEAST OF UTILITY POLE NUMBER 704, EAST–NORTHEAST OF THE EAST EDGE OF A SIDE WALK.
ELEVATION = 10.46'
(NAVD 88 DATUM)

SITE BENCHMARK
SURVEY CONTROL POINT
MAG SET IN ASPHALT
ELEVATION = 14.88'
(NAVD 88 DATUM)

LICENSED LAND SURVEYOR
Richard F Mather
8341
STATE OF CALIFORNIA
12-02-2025

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887–4086
REGIONAL OFFICES:
ROSEVILLE
REDDING
SAN JOSE
SAN LUIS OBISPO
WWW.LEABRAZE.COM

48 REDWOOD DRIVE
KENTFIELD
CALIFORNIA

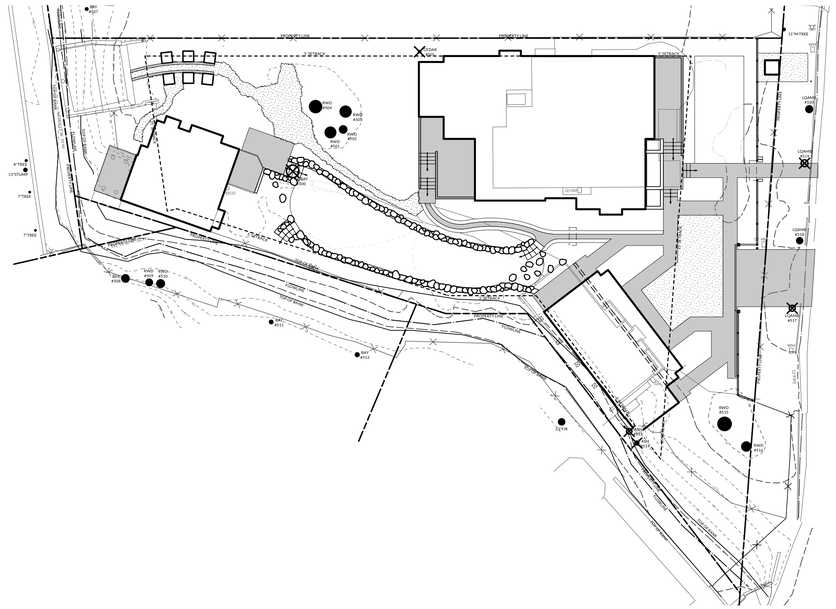
APN: 074–061–02
MARIN COUNTY

TOPOGRAPHIC SURVEY

–	–
UPDATED FEMA BFE 12–02–25	RM
ADD 1–FOOTERS 12–1–25	KF
TITLE REPORT 09–12–24	RM
REVISIONS	BY
JOB NO:	2241536
DATE:	8–20–24
SCALE:	1"=10'
BNDY BY:	RM
FIELD BY:	EH
DRAWN BY:	JP

SHEET NO:
SU1
1 OF 1 SHEETS

SCALE: 1" = 10'



ABBREVIATION LEGEND	
+/-	PLUS OR MINUS
ADD	ADDENDUM, ADDITON
A.D.	AREA DRAIN
ADD'L	ADDITIONAL
AGGR	AGGREGATE
AR	ARBORIST REPORT
ARCH	ARCHITECTURAL
BLDG	BUILDING
BO	BOTTOM OF
BW	BOTTOM OF WALL
CLR	CLEAR
CJ	CONTROL JOINT
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
CTR	CENTER
DG	DECOMPOSED GRANITE
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DWGS	DRAWINGS
(E)	EXISTING
EA	EACH
EJ	EXPANSION JOINT
ENG	ENGINEER
EQ	EQUAL
EQUIP	EQUIPMENT
EXP	EXPANSION
EXT	EXTERIOR
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FIXT	FIXTURE
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOPLY	FACE OF PLYWOOD
FOS	FACE OF STUD
FS	FINISHED SURFACE
FTG	FOOTING
FUT	FUTURE
GALV	GALVANIZED
GFI	GROUND FAULT INTERRUPT
HB	HOSE BIBB
HDR	HEADER
HT	HEIGHT
ID	INSIDE DIAMETER
JST	JOIST
JT	JOINT
LA	LANDSCAPE ARCHITECT
LOW	LIMIT OF WORK
LSK	LANDSCAPE SKETCH
MAX	MAXIMUM
MFR	MANUFACTURER

MISC	MISCELLANEOUS
MIN	MINIMUM
MTL	METAL
(N)	NEW
NA	NOT APPLICABLE
NOM	NOMINAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PA	PLANTED AREA
PIP	POURED IN PLACE
PL	PROPERTY LINE
PLYWD	PLYWOOD
POB	POINT OF BEGINNING
POC	POINT OF CONNECTION
POO	POINT OF ORIGIN
PP	POWER POLE
PSI	PER SQUARE INCH
PT	PRESSURE TREATED
PTDF	PRESSURE TREATED DOUGLAS FIR
RAD	RADIUS
REF	REFERENCE
REINF	REINFORCED
REV	REVISION
ROW	RIGHT OF WAY
RWD	REDWOOD
SAD	SEE ARCHITECTURAL DRAWINGS
SCD	SEE CIVIL DRAWINGS
SCHED	SCHEDULE
SECT	SECTION
SF	SQUARE FEET
SIM	SIMILAR
SMD	SEE MECHANICAL DRAWINGS
SPEC	SPECIFICATION
SPD	SEE PLUMBING DRAWINGS
SSD	SEE STRUCTURAL DRAWINGS
SS	STAINLESS STEEL
STD	STANDARD
STRUCT	STRUCTURAL
SQ	SQUARE
TBD	TO BE DETERMINED
TBR	TO BE REMOVED
T&G	TONGUE AND GROOVE
TC	TOP OF CURB
TME	TO MATCH EXISTING
TMA	TO MATCH ARCHITECTURE
TOC	TOP OF CONCRETE
TW	TOP OF WALL
TYP	TYPICAL
VIF	VERIFY IN FIELD
WL	WATER LEVEL
WM	WATER METER
W/0	WITHOUT

KENTFIELD RESIDENCE
LANDSCAPE IMPROVEMENTS
48 REDWOOD DRIVE
KENTFIELD, CA 94957

PROJECT DESCRIPTION

Addition of new paving, fences, gates, arbors, planting, irrigation, raised beds, landscape retaining walls, steps, and landscape lighting.

SITE LOCATION



SYMBOL LEGEND	
	ALIGN
	STAIR RISERS
	HOSE BIBB
G	GAS
	ELECTRICAL OUTLET
+ 150.50	SPOT ELEVATION
	PROPERTY LINE
120	EXISTING CONTOUR
125	PROPOSED CONTOUR
℄	CENTER LINE
	MATERIALS CALLOUT
1	REVISION CLOUD & NUMBER
	SETBACK LINE
	TREE TO BE REMOVED

DETAIL NUMBER → 1 / L0.01 DRAWING TITLE, SCALE 1"=1'-0"
SHEET NUMBER

PROJECT DIRECTORY

OWNER:
CHRISTINA ARMENANTE AND JUSTIN OCHENDOWSKI
48 REDWOOD DRIVE
KENTFIELD, CA 94957

ARCHITECT: SUTRO ARCHITECTS
1055 POST STREET
SAN FRANCISCO, CA 94109
CONTACT: COLLEEN MOHNS
CMOHNS@SUTROARCHITECTS.COM

LANDSCAPE ARCHITECT:
ARTERRA LANDSCAPE ARCHITECTS
88 MISSOURI ST.
SAN FRANCISCO, CA 94107
CONTACT: JESSICA JAMES
JESSICA@ARTERRASF.COM
415-861-3100

STRUCTURAL ENGINEER:
PARADIGM
639 FRONT STREET, 4TH FLOOR
SAN FRANCISCO, CA 94111
CONTACT: KURT LINDORFER
KLINDORFER@PARADIGMSE.COM

CIVIL ENGINEER: LEA & BRAZE ENGINEERING
2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CA 94545
CONTACT: JOHNNY CHIU
510-961-0094

SURVEYOR: LEA & BRAZE ENGINEERING

ARBORIST: HORT SCIENCE | BARTLETT CONSULTING
2550 NINTH STREET
SUITE 112
BERKELEY, CA 94710
CONTACT: SCOTT WHEELER
925-484-0211

GEOTECHNICAL: MURRAY ENGINEERS
409 4TH STREET
SAN RAFAEL, CA 94901
CONTACT: ANDREW SCAVULLO
ASCAVULLO@MURRAYENGINEERS.COM
650-559-9980

GEOMORPHOLOGIST: GEOMORPH DESIGN GROUP
2100 FOURTH STREET, NO. 154,
SAN RAFAEL, CA 94901
CONTACT: MATT SMELTZER
FLUVIALGEOMORPH@GMAIL.COM
510-219-1064

BIOLOGIST: COAST RIDGE ECOLOGY, LLC
1410 31ST AVENUE
SAN FRANCISCO, CA 94122
CONTACT: PATRICK KOBERNUS
PKOBERNUS@CRECOLOGY.COM
415-404-6097

SHEET INDEX	
L0.01	COVER SHEET
L0.10	SITE PLAN
L0.20	ELEVATIONS & DETAILS
L0.30	PLANTING PLAN
L0.40	IRRIGATION ZONE PLAN/ MWELO CALCULATIONS
L0.50	LIGHTING PLAN
L0.51	LIGHTING CUT SHEETS

ARTERRA
LANDSCAPE ARCHITECTS
88 MISSOURI SAN FRANCISCO 94107
415.861.3100
arterrasf.com

LICENSED LANDSCAPE ARCHITECT
GREGORY WHITTEN 5780
Signature
12.31.2027
Renewal Date
04.03.2026
Date
STATE OF CALIFORNIA

KENTFIELD RESIDENCE
48 REDWOOD DRIVE
KENTFIELD, CALIFORNIA 94957
APN: 074-061-02

DATE:	ISSUE:
07.31.2025	PLANNING SET
1 12.12.2025	PLANNING RESUBMIT
2 04.03.2026	PLANNING RESUBMIT
SCALE:	AS NOTED

COVER SHEET

L0.01



ARTERRA
LANDSCAPE ARCHITECTS
88 MISSOURI SAN FRANCISCO 94107
415.861.3100
arterrasf.com

LICENSED LANDSCAPE ARCHITECT
S. GREGORY WHITTEN No. 5761
Expiration Date
12.31.2027
Renewal Date
04.03.2026
Date
STATE OF CALIFORNIA

KENTFIELD RESIDENCE

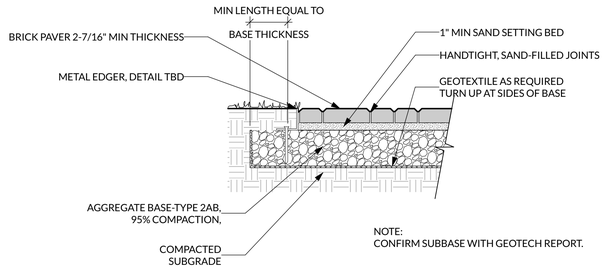
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APN: 074-061-02

DATE:	ISSUE:
07.31.2025	PLANNING SET
1 12.12.2025	PLANNING RESUBMIT
2 04.03.2026	PLANNING RESUBMIT

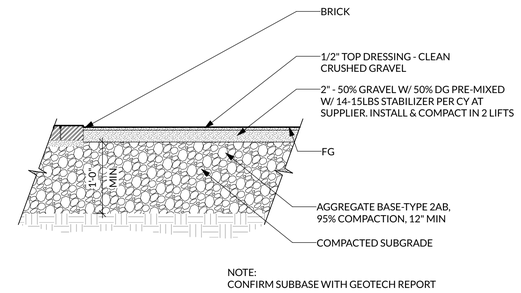
SCALE: 1/8" = 1'-0"

SITE PLAN

L0.10



3 L0.20 PAVING- BRICK (VEHICULAR)
Scale: 1" = 1'-0"



2 L0.20 PAVING- GRAVEL (VEHICULAR)
Scale: 1" = 1'-0"



1 L0.20 FENCE AND GATE ELEVATION
Scale: 1/4" = 1'-0"

ARTERRA
LANDSCAPE ARCHITECTS
88 MISSOURI SAN FRANCISCO 94107
415.861.3100
arterrasf.com

LICENSED LANDSCAPE ARCHITECT
S. GRETCHEN WHITTEN No. 5310
Signature
12.31.2027
Renewal Date
04.03.2026
Date
STATE OF CALIFORNIA

KENTFIELD RESIDENCE

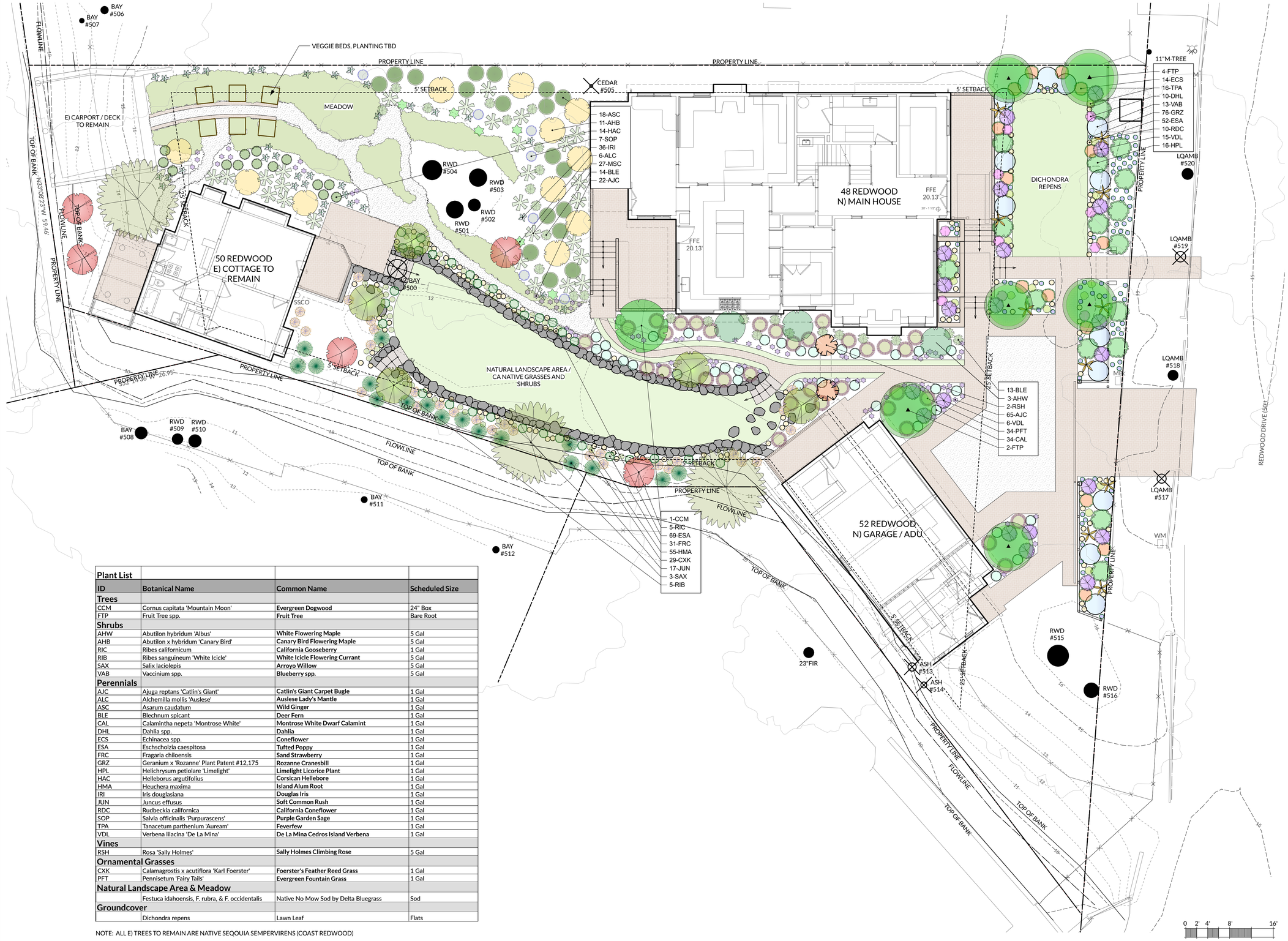
48 REDWOOD DRIVE
KENTFIELD, CALIFORNIA 94957
APN: 074-061-02

DATE:	ISSUE:
07.31.2025	PLANNING SET
1 12.12.2025	PLANNING RESUBMIT
2 04.03.2026	PLANNING RESUBMIT

SCALE: AS NOTED

ELEVATIONS & DETAILS

L0.20



Plant List			
ID	**Botanical Name**	**Common Name**	**Scheduled Size**
Trees			
CCM	Cornus capitata 'Mountain Moon'	**Evergreen Dogwood**	24" Box
FTP	Fruit Tree spp.	**Fruit Tree**	Bare Root
Shrubs			
AHW	Abutilon hybridum 'Albus'	**White Flowering Maple**	5 Gal
AHB	Abutilon x hybridum 'Canary Bird'	**Canary Bird Flowering Maple**	5 Gal
RIC	Ribes californicum	**California Gooseberry**	1 Gal
RIB	Ribes sanguineum 'White Icicle'	**White Icicle Flowering Currant**	5 Gal
SAX	Salix lasiolepis	**Arroyo Willow**	5 Gal
VAB	Vaccinium spp.	**Blueberry spp.**	5 Gal
Perennials			
AJC	Ajuga reptans 'Catlin's Giant'	**Catlin's Giant Carpet Bugle**	1 Gal
ALC	Alchemilla mollis 'Auslese'	**Auslese Lady's Mantle**	1 Gal
ASC	Asarum caudatum	**Wild Ginger**	1 Gal
BLE	Blechnum spicant	**Deer Fern**	1 Gal
CAL	Calamintha nepeta 'Montrose White'	**Montrose White Dwarf Calamint**	1 Gal
DHL	Dahlia spp.	**Dahlia**	1 Gal
ECS	Echinacea spp.	**Coneflower**	1 Gal
ESA	Eschscholzia caespitosa	**Tufted Poppy**	1 Gal
FRC	Fragaria chiloensis	**Sand Strawberry**	1 Gal
GRZ	Geranium x 'Rozanne' Plant Patent #12,175	**Rozanne Cranesbill**	1 Gal
HPL	Helichrysum petiolare 'Limelight'	**Limelight Licorice Plant**	1 Gal
HAC	Helleborus argutifolius	**Corsican Hellebore**	1 Gal
HMA	Heuchera maxima	**Island Alum Root**	1 Gal
IRI	Iris douglasiana	**Douglas Iris**	1 Gal
JUN	Juncus effusus	**Soft Common Rush**	1 Gal
RDC	Rudbeckia californica	**California Coneflower**	1 Gal
SOP	Salvia officinalis 'Purpurascens'	**Purple Garden Sage**	1 Gal
TPA	Tanacetum parthenium 'Auream'	**Feverfew**	1 Gal
VDL	Verbena lilacina 'De La Mina'	**De La Mina Cedros Island Verbena**	1 Gal
Vines			
RSH	Rosa 'Sally Holmes'	**Sally Holmes Climbing Rose**	5 Gal
Ornamental Grasses			
CXK	Calamagrostis x acutiflora 'Karl Foerster'	**Foerster's Feather Reed Grass**	1 Gal
PFT	Pennisetum 'Fairy Tails'	**Evergreen Fountain Grass**	1 Gal
Natural Landscape Area & Meadow			
	Festuca idahoensis, F. rubra, & F. occidentalis	Native No Mow Sod by Delta Bluegrass	Sod
Groundcover			
	Dichondra repens	Lawn Leaf	Flats

NOTE: ALL E) TREES TO REMAIN ARE NATIVE SEQUOIA SEMPERVIRENS (COAST REDWOOD)

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LICENSED LANDSCAPE ARCHITECT
S. GREGORY WHITTEN No. 5310
Re-Issued 12.31.2027
Renewal Date 04.03.2026
Date
STATE OF CALIFORNIA

KENTFIELD RESIDENCE

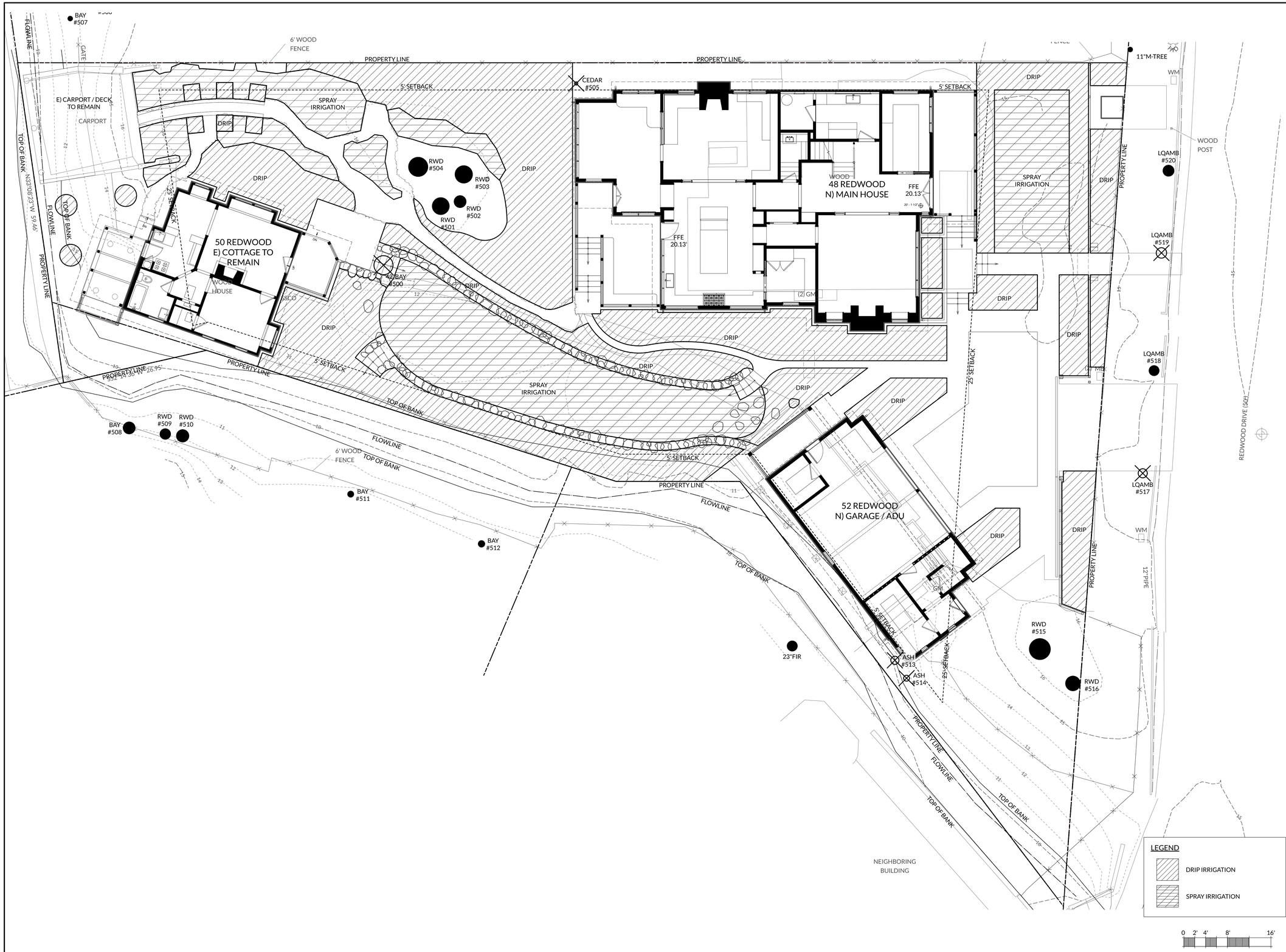
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SCALE: 1/8" = 1'-0"

PLANTING PLAN

L0.30



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LICENSED LANDSCAPE ARCHITECT
STEPHEN WHITTEN No. 6350
Signature
12.31.2027
Renewal Date
04.03.2026
Date
STATE OF CALIFORNIA

KENTFIELD RESIDENCE

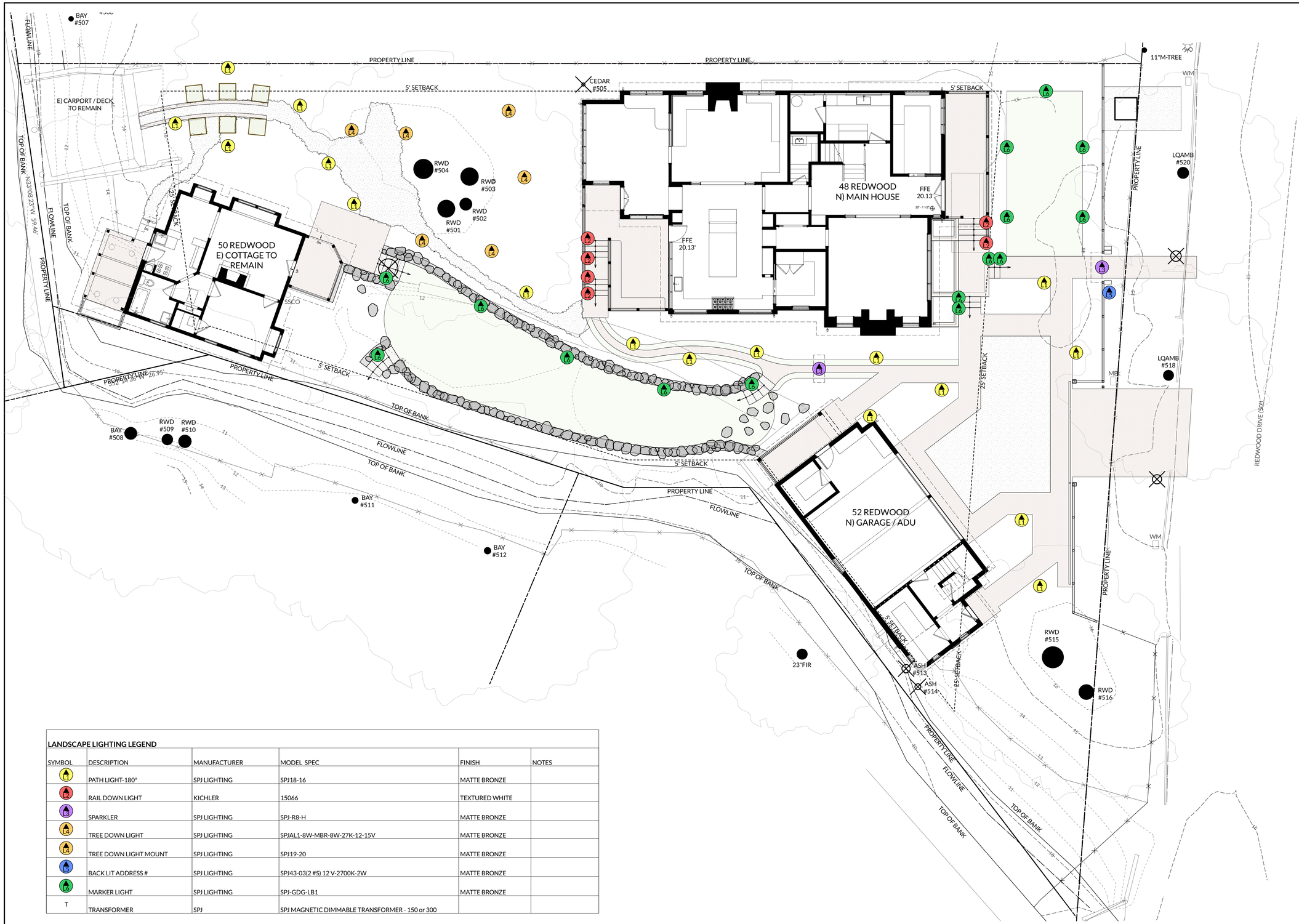
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KENTFIELD, CALIFORNIA 94957
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SCALE: 1/8" = 1'-0"

IRRIGATION ZONE PLAN

L0.40



LANDSCAPE LIGHTING LEGEND					
SYMBOL	DESCRIPTION	MANUFACTURER	MODEL SPEC	FINISH	NOTES
L1	PATH LIGHT-180°	SPJ LIGHTING	SPJ18-16	MATTE BRONZE	
L2	RAIL DOWN LIGHT	KICHLER	15066	TEXTURED WHITE	
L3	SPARKLER	SPJ LIGHTING	SPJ-R8-H	MATTE BRONZE	
L4	TREE DOWN LIGHT	SPJ LIGHTING	SPJAL1-8W-MBR-8W-27K-12-15V	MATTE BRONZE	
L4	TREE DOWN LIGHT MOUNT	SPJ LIGHTING	SPJ19-20	MATTE BRONZE	
L5	BACK LIT ADDRESS #	SPJ LIGHTING	SPJ43-03(2 #5) 12 V-2700K-2W	MATTE BRONZE	
L6	MARKER LIGHT	SPJ LIGHTING	SPJ-GDG-LB1	MATTE BRONZE	
T	TRANSFORMER	SPJ	SPJ MAGNETIC DIMMABLE TRANSFORMER - 150 or 300		

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LICENSED LANDSCAPE ARCHITECT
S. GREGORY WHITTEN No. 5750
Expiration Date 12.31.2027
Renewal Date 04.03.2026
Date
STATE OF CALIFORNIA

KENTFIELD RESIDENCE

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KENTFIELD, CALIFORNIA 94957
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SCALE: 1/8" = 1'-0"

LIGHTING PLAN

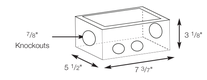
L0.50

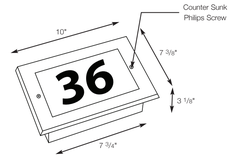
SPJ LIGHTING INC.
architectural lighting

SPECIFICATION SHEET

SPJ43-03

(2) # Address Light





MODEL:	SPJ43-03 (2 numbers)
MATERIAL :	Solid Brass
FINISH :	Specify
GLASS :	Specify
ELECTRICAL :	12v or 120v
LED :	(1) 2700K (BB06-HG) Nichia
WATTAGE :	2W
MOUNTING :	Recessed

DRAWN BY: MMC	BASE DESIGN: SPJ	DATE: 01-06-16

SPJ LIGHTING INC.
2107 Chico Avenue
South El Monte, CA 91733
(800) 469-3637 FAX: (626) 433-4839

5 L0.51 L5: BACK LIT ADDRESS #

SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Surface Mount Directional

SPJ-AL1-8W



MODEL: **SPJ-AL1-8W**
MATERIAL: **Solid Brass**
FINISH SHOWN: **Matte Bronze**
ELECTRICAL: **12-15v**
WATTAGE: **8W**
ENGINE: **FB-8W-CYL-TA16**
LUMENS: **580**
MOUNTING: **Surface Mount**

FINISHES
- ☐ Matte Bronze (MBR)
- ☐ Verde (V)
- ☐ Moss (M)
- ☐ Black (B)
- ☐ Rusty (R)
- ☐ Satin Brass (SB)
- ☐ Aged Brass (AG)
- ☐ Raw Copper (RC)
- ☐ Natural Copper (NC)

PVD PREMIUM
- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDS)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDBZ)
- ☐ PVD Black (PVDBLI)

WATTAGE	LUMENS
☐ 8W	☐ 580

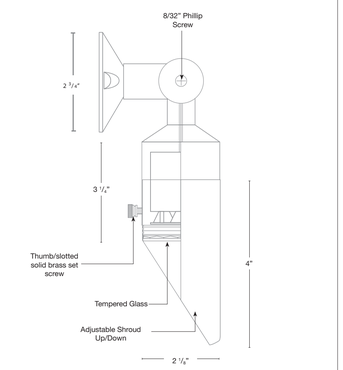
Custom lumen packages are available upon request

COLOR TEMPERATURE
- ☐ 2200K ☐ 5000K
- ☐ 2700K ☐ 6500K
- ☐ 3000K ☐ RGBW
- ☐ 4000K ☐ WARM DIMMING

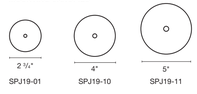
Custom options are available

ELECTRICAL
- ☐ 12-15V ☐ 120V

OPTICS
- ☐ SPOT 19d
- ☐ FLOOD 38d
- ☐ WIDE FLOOD 54d
- ☐ WIDE ANGLE FLOOD 120d



MOUNTING CANOPIES



c UL us LISTED
Wet Listed

Ordering Example	Customer Approval	Date
SPJ-AL1-8W-MBR-8W-27K-12-15V		

4A L0.51 L4: TREE DOWN LIGHT

Deck Light Post & Rail I 12 V — 15066AZT

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SPECIFICATIONS

Certifications/Qualifications	
ADA Compliant	No
Prop65	No
Dark Sky Compliant	No
	kichler.com/warranty
Dimensions	
Height	6"
Length	1.25"
Width	1.25"
Weight	0.375 LBS
Electrical	
Input Voltage	12 V
Light Source	
Light Source	Bulb
Lamp Included	Not Included
# Of Bulbs/LED Modules	1
Max Or Nominal Watt	6.5 W
Lamp Type	T5
Socket Type	Wedge (Wedge Base)
Mounting/Installation	
Interior/Exterior	Exterior Product
Mounting Style	Surface Mount
Mountable On Wall Or Ceiling	No
Mounting Weight	0.38 LBS
Modular	No
Lead Wire Length	72
Wire Connectors	Wire Nuts

FIXTURE ATTRIBUTES

Housing/Glass	
Primary Material	Aluminum
Shade Included	No
Product/Ordering Information	
Sku	15066AZT
Finish	Textured Architectural Bronze
UPC	783927031882

Kichler.com KICHLER 1

2 L0.51 L2: RAIL DOWN LIGHT

SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Marker Light & Accent

SPJ-GDG-LB1



MODEL: SPJ-GDG-LB1
MATERIAL: Solid Brass
FINISH SHOWN: Matte Bronze
ELECTRICAL: 12-15V
WATTAGE: 3W
ENGINE: FB-3W-CYL-POTTED
LUMENS: 300
OPTIC: Wide Angle Flood
MOUNTING: In-Ground

FINISHES
- ☐ Matte Bronze (MBR)
- ☐ Verde (V)
- ☐ Moss (M)
- ☐ Black (B)
- ☐ Rusty (R)
- ☐ Satin Brass (SB)
- ☐ Aged Brass (AG)
- ☐ Raw Copper (RC)
- ☐ Natural Copper (NC)

PVD PREMIUM
- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDS)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDBZ)
- ☐ PVD Black (PVDBLI)

WATTAGE	LUMENS
☐ 1W	80
☐ 2W	150
☐ 3W	200
☐ 6W	300

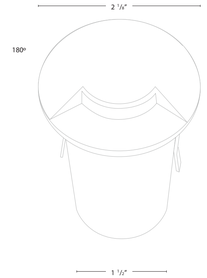
Custom lumen packages are available upon request

COLOR TEMPERATURE
- ☐ 2200K ☐ 5000K
- ☐ 2700K ☐ 6500K
- ☐ 3000K ☐ RGBW
- ☐ 4000K

Custom options are available

ELECTRICAL
- ☐ 8-15V ☐ 120V

OPTICS
- ☐ SPOT 19d
- ☐ FLOOD 38d
- ☐ WIDE FLOOD 54d
- ☐ WIDE ANGLE FLOOD 120d



Concrete Pour Sleeve



c UL us LISTED
Wet Listed

Ordering Example	Customer Approval	Date
SPJ-GDG-LB1-PVDS-3W-27K-8-15V		

6 L0.51 L6: MARKER LIGHT

SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

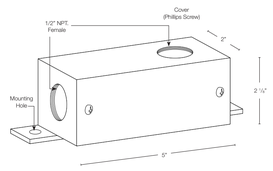
SPECIFICATION SHEET

Accessories

SPJ19-20



MODEL: **SPJ19-20**
MATERIAL: **Solid Brass**
FINISH SHOWN: **Matte Bronze**



c UL us LISTED
Wet Listed

Ordering Example	Customer Approval	Date
SPJ19-20		

4B L0.51 L4B: TREE MOUNT

SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Pendant / Hanging Light

SPJ-R8-H



MODEL: **SPJ-R8-H**
MATERIAL: **Copper**
FINISH: **Raw Copper**
ELECTRICAL: **8-15V**
ENGINE: **FB-3W-CYL-TA16**
LUMENS: **150**
MOUNTING: **Hanging**
LED: **Nichia**

FINISHES
- ☐ Matte Bronze (MBR)
- ☐ Verde (V)
- ☐ Moss (M)
- ☐ Black (B)
- ☐ Rusty (R)
- ☐ Satin Brass (SB)
- ☐ Aged Brass (AG)
- ☐ Raw Copper (RC)
- ☐ Natural Copper (NC)

PVD PREMIUM
- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDS)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDBZ)
- ☐ PVD Black (PVDBLI)

WATTAGE	LUMENS
☐ 1W	80
☐ 2W	150
☐ 3W	200
☐ 6W	300

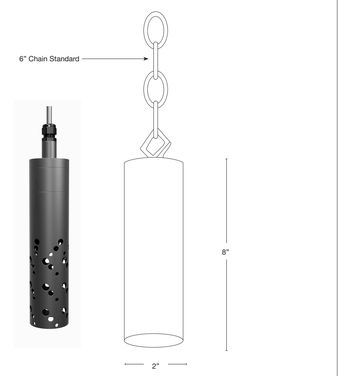
Custom lumen packages are available upon request

COLOR TEMPERATURE
- ☐ 2200K ☐ 5000K
- ☐ 2700K ☐ 6500K
- ☐ 3000K ☐ RGBW
- ☐ 4000K

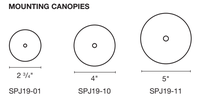
Custom options are available

ELECTRICAL
- ☐ 8-15V

OPTICS
- ☐ SPOT 19d
- ☐ FLOOD 38d
- ☐ WIDE FLOOD 54d
- ☐ WIDE ANGLE FLOOD 120d



MOUNTING CANOPIES



c UL us LISTED
Wet Listed

Ordering Example	Customer Approval	Date
SPJ-R8-H-RC-2W-27K-8-15V		

3 L0.51 L3: PENDANT

SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Path / Area Light

SPJ-JTS100



MODEL: **SPJ-JTS100**
MATERIAL: **Solid Brass**
FINISH: **Verde**
ELECTRICAL: **8-15V**
ENGINE: **FB-3W-Cone-TA16**
LUMENS: **200**
MOUNTING: **1/2" NPT. Dual Fin Spike Included**
LED: **Nichia**

FINISHES
- ☐ Matte Bronze (MBR)
- ☐ Verde (V)
- ☐ Moss (M)
- ☐ Black (B)
- ☐ Rusty (R)
- ☐ Satin Brass (SB)
- ☐ Aged Brass (AG)
- ☐ Raw Copper (RC)
- ☐ Natural Copper (NC)

PVD PREMIUM
- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDS)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDBZ)
- ☐ PVD Black (PVDBLI)

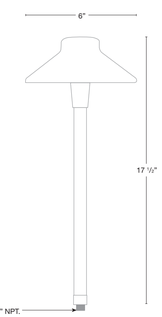
WATTAGE	LUMENS
☐ 3W	200

Custom lumen packages are available upon request

COLOR TEMPERATURE
- ☐ 2200K ☐ 5000K
- ☐ 2700K ☐ 6500K
- ☐ 3000K ☐ Amber (TF)
- ☐ 4000K ☐ RGBW

Custom options are available

ELECTRICAL
- ☐ 8-15V



c UL us LISTED
Wet Listed

Ordering Example	Customer Approval	Date
SPJ-JTS100-V-3W-27K-8-15V		

1 L0.51 L1: PATH LIGHT

ARTERRA
LANDSCAPE ARCHITECTS
88 MISSOURI SAN FRANCISCO 94107
415.861.3100
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LICENSED LANDSCAPE ARCHITECT
STEPHEN WHITTEN 5760
Signature
12.31.2027
Renewal Date
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Date
STATE OF CALIFORNIA

KENTFIELD RESIDENCE

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KENTFIELD, CALIFORNIA 94957
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SCALE: NTS

LIGHTING CUT SHEETS

L0.51