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COORDINATION

- IF THESE DRAWINGS ARE NOT **36" x 24"** THEY HAVE BEEN REDUCED OR ENLARGED
- THE STANDARD A.I.A. GENERAL CONDITIONS ARE HEREBY MADE A PART OF THESE DRAWINGS
- ALL WORK SHALL COMPLY w/ THE 2025 CALIFORNIA BUILDING CODE (2025 CBC), 2025 CALIFORNIA PLUMBING CODE (2025 CPC), 2025 CALIFORNIA MECHANICAL CODE (2025 CMC), 2025 CALIFORNIA ELECTRICAL CODE (2025 CEC), AND THE 2000 NFPA 101 LIFE SAFETY CODE, AND ALL OTHER APPLICABLE STATE & LOCAL CODES, RULES, AND REGULATIONS**
- ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED
- DO NOT SCALE DRAWINGS FOR DIMENSIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
- DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK

CONTRACTOR DUTIES

- THE CONTRACTOR SHALL:
 - FURNISH, PAY FOR, AND FILE ALL NECESSARY PERMITS, FEES, INSPECTIONS, ETC. EXCEPT FOR PLAN CHECK, ZONING, AND SCHOOL FEES WHICH WILL BE PAID FOR BY THE OWNER
 - GUARANTEE ALL WORK FOR ONE YEAR AS EVIDENCED BY THE DATE OF THE FINAL CERTIFICATE OF PAYMENT
 - PROVIDE RELEASE OF ALL SUBCONTRACTOR AND SUPPLIER LIENS BEFORE FINAL PAYMENT IS MADE
 - FILE WORKMAN'S COMPENSATION
 - ARRANGE FOR ALL INSPECTIONS AS CALLED FOR IN SECTION 110.3 OF THE 2025 CBC
- CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE CODES
- CONTRACTOR SHALL PROTECT EXISTING VEGETATION AND ADJACENT SITE IMPROVEMENTS FROM DAMAGE DURING THE COURSE OF THE WORK
- CONTRACTOR SHALL BRACE STRUCTURE AS REQUIRED DURING CONSTRUCTION
- CONTRACTOR SHALL PROVIDE STRICT CONTROL OF JOB CLEANUP TO REMOVE DUST AND DEBRIS FROM CONSTRUCTION AREA
- ALL SPECIAL INSPECTION AGENCIES, INDIVIDUALS, AND SHOP FABRICATORS SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO ANY WORK BEING PERFORMED. CONTRACTOR SHALL SUBMIT ALL DOCUMENTATION FOR APPROVAL
- CONTRACTOR SHALL PROVIDE PLANS OF GAS LINE SIZING TO THE BUILDING INSPECTION OFFICE PRIOR TO CALLING FOR INSPECTION

GENERAL

- ALL STAIRS WITH MORE THAN THREE RISERS SHALL HAVE ONE (1) 1-1/4" - 2" DIAMETER HANDRAIL w/ 1-1/2" CLEARANCE FROM THE WALL. ALL RAILS SHALL BE BETWEEN 34" AND 38" ABOVE NOSING OF THE TREAD AND BE CONTINUOUS FROM THE TOP RISER TO THE BOTTOM RISER -- 2025 CBC SEC. 1011
- GUARDRAILS SHALL BE A MINIMUM OF 42" IN HEIGHT AND DESIGNED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH ANY OPENING -- 2025 CBC SEC. 1015
- FIREBLOCKING AND DRAFTSTOPPING SHALL BE PROVIDED IN ALL LOCATIONS IN ACCORDANCE w/ 2025 CBC SEC. 718.1
- HEARTH'S SHALL EXTEND 20" IN FRONT AND 12" BEYOND EACH SIDE OF FIREPLACE OPENING
- FIREPLACE SHALL HAVE TIGHT FITTING METAL OR GLASS DOOR AND OUTSIDE AIR INTAKE WITH DAMPER AND CONTROL
- ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED -- 2025 CBC SEC. 2406

ENERGY

- NOT USED
- ALL WINDOWS AND DOORS SHALL BE DOUBLE GLAZED U.O.N.
- FOR PROJECTS IN CALIFORNIA:
 - INSULATION SHALL MEET THE CALIFORNIA ENERGY COMMISSION (C.E.C.) QUALITY STANDARDS AND BE CERTIFIED BY THE MANUFACTURER.
 - ALL FREEZERS, REFRIGERATORS, AND FLUORESCENT LAMP BALLASTS SHALL BE CERTIFIED BY THE C.E.C.
 - ALL HVAC EQUIPMENT, WATER HEATERS, FAUCETS, AND SHOWER HEADS SHALL BE CERTIFIED BY THE C.E.C.
- ALL TOILETS ARE TO BE ULTRA LOW FLOW 1.6 GALLONS MAXIMUM FLUSH CAPACITY
- THERMOSTATS SHALL BE OF A PROGRAMMABLE DUAL SET BACK TYPE.
- WATER HEATER SHALL BE INSULATED WITH R-12 BLANKET AND PIPES WITHIN FIRST FIVE FEET OF TANK WITH R-4
- NOT USED

LIFE SAFETY

- WHERE REQUIRED BY LOCAL JURISDICTIONS, BUILDINGS TO BE FULLY SPRINKLERED IN ACCORDANCE w/ 2025 CBC SEC. 903 AND NFPA 101 13D. DRAWINGS TO BE SUBMITTED FOR PERMIT BY DESIGN/BUILD SUBCONTRACTOR
- SMOKE DETECTORS SHALL BE HARD-WIRED IN CEILINGS AND EQUIPPED w/ A BATTERY BACKUP. SEE REFLECTED CEILING AND MECHANICAL PLANS FOR EXACT LOCATIONS -- 2025 CBC SEC. 907
- ALL SMOKE DETECTORS TO BE WIRED FOR 24 HOUR MONITORING BY REMOTE ANSWERING STATION PER NFPA 72

MEP

- ALL GAS APPLIANCES SHALL HAVE GAS IGNITER TYPE PILOTS AND INTERMITTENT IGNITION DEVICES
- CLOTHES DRYERS SHALL BE VENTED TO THE OUTSIDE. PROVIDE BACKDRAFT DAMPER
- WATER HEATERS SHALL BE SECURELY FASTENED TO PREVENT OVERTURNING -- 2025 CPC SEC. 504
- ALL HOT WATER FAUCETS WITH 10 FEET OR MORE OF PIPE BETWEEN FAUCET AND WATER HEATER ARE TO BE EQUIPPED WITH HOT WATER RECIRCULATING SYSTEM
- ALL SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE
- ALL HOSE BIBBS SHALL HAVE APPROVED NON-REMOVABLE BACK FLOW PREVENTION DEVICES -- 2025 CPC CHAPTER 6
- DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED PER 2025 CMC
- EXHAUST SYSTEMS SHALL HAVE DAMPER CONTROLS
- ALL ELECTRICAL OUTLETS IN EXTERNAL WALLS SHALL HAVE INSULATING GASKETS
- NO LIGHT FIXTURES IN CLOTHES CLOSETS SHALL BE CLOSER THAN 12" TO COMBUSTIBLE STORAGE ITEMS -- 2025 CEC ARTICLE 410
- ALL 120V / 1-PH / 15- & 20- AMP BRANCH CIRCUITS IN BEDROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER -- 2025 CEC ARTICLE 210.12

ABV ABOVE FINISHED FLOOR
AC ANCHOR BOLT
ADJ ABOVE
ALUM AIR CONDITIONING
ASPH ADJUSTABLE
ALUM ALUMINUM
ASPH ASPHALT
BP BOTTOM OF
BD BOARD
BLDG BUILDING
BLKG BLOCKING
BLW BELOW
BM BEAM
BRZ BRONZE
BTW BETWEEN
CI CAST IRON
CIP CAST IN PLACE
CO CLEAN OUT
CAB CABINET
CJ CONTROL JOINT
CL CENTER LINE
CLG CEILING
CLO CLOSET
CLR CLEAR
CMU CONCRETE MASONRY UNIT
COL COLUMN
CONC CONCRETE
CONT CONTINUOUS
CSK COUNTERSINK
CSMT CASEMENT
CTR CENTER
DBL DOUBLE
DH DOUBLE HUNG
DIA DIAMETER
DIM DIMENSION
DIM PT DIMENSION POINT
DISP GARBAGE DISPOSAL
DN DOWN
DR DOOR
DTL DETAIL
DW DISHWASHER
DWG DRAWING
DWR DRAWER
(E) EXISTING
EA EACH
EL ELEVATION
ELEC ELECTRICAL
SLAD ELEVATOR (OR ELEVATION)
EQ EQUAL
EQU EQUIPMENT
EXP EXPOSED
EXT EXTERIOR
FG FINISHED GRADE / FIXED GLASS
FOC FACE OF CONCRETE
FOF FACE OF FINISH
FOS FACE OF STUD
FD FLOOR DRAIN
FDN FOUNDATION
FIN FINISH
FLR FLOOR
FRZ FREEZER
FTG FOOTING
GALV GALVANIZED
GYP BD GYPSUM WALLBOARD
GA GAUGE
GL GLASS
HW HOT WATER
HB HOSE BIBB
HD HEAD
HDR HEADER
HDWR HARDWARE
HOR HORIZONTAL
HP HIGH POINT
HR HOUR
HT HEIGHT
HTR HEATER
ID INSIDE DIAMETER
INS INSULATION

INT INTERIOR
JB JUNCTION BOX
JST JOIST
JT JOINT
LH LEFT HAND
LAV LAVATORY
LP LOW POINT
LT LIGHT
MAX MAXIMUM
MED MEDIUM
MFR MANUFACTURER
MIN MINIMUM
MIR MIRROR
MTD MOUNTED
MTL METAL
(N) NEW
NTS NOT TO SCALE
NIC NOT IN CONTRACT
O/ OVER
OC ON CENTER
OD OUTSIDE DIAMETER
OH OPPOSITE HAND
OPG OPENING
PERF PERFORATED
PRESSURE TREATED
PL PLATE
PLAM PLASTIC LAMINATE
PLYWD PLYWOOD
PNL PANEL
PR PAIR
PTD PAINTED
R RISER
RA RETURN AIR
REF REFRIGERATOR
R/F REFRIGERATOR/FREEZER
RH RIGHT HAND
RO ROUGH OPENING
RWL RAIN WATER LEADER
RAD / R RADIUS
REINF REINFORCED
REQ REQUIRED
ROOM ROOM
SA SUPPLY AIR
SAD SEE ARCHITECTURAL DRAWINGS
SED SEE ELECTRICAL DRAWINGS
SCD SEE CIVIL DRAWINGS
SEE LANDSCAPE DRAWINGS
SLTD SEE LIGHTING DRAWINGS
SMD SEE MECHANICAL DRAWINGS
SPD SEE PLUMBING DRAWINGS
SS STAINLESS STEEL
SSD SEE STRUCTURAL DRAWINGS
SPRINKLER HEAD
SHWR SHOWER
SIM SIMILAR
SPK SPEAKER
STL STEEL
STN STAIN
T&G TONGUE & GROOVE
T TREAD
TO TOP OF
TOC TOP OF CONCRETE
TOPL TOP OF PLATE
TOW TOP OF WALL
TS TUBE STEEL
THK THICKNESS
TYP TYPICAL
UON UNLESS OTHERWISE NOTED
VERT VERTICAL
VIF VERIFY IN FIELD
WO WHERE OCCURS
WP WATERPROOFING
W/ WITH
WC WATER CLOSET
WD WOOD
WDW WINDOW
WH WATER HEATER

OWNER:

TEN THOUSAND LLC
1 LETTERMAN DR
SAN FRANCISCO, CA 94129

ARCHITECT:

WALKER WARNER
353 FOLSOM STREET, SAN FRANCISCO, CA 94105
TEL: 415-318-8900
EMAIL: nhouston@walkerwarner.com

GENERAL CONTRACTOR:

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530-386-6070
nbate@peakprojects.com

STRUCTURAL ENGINEER:

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lcaylahua@sherwoodengineers.com

GEOTECHNICAL ENGINEER:

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Coeur d'Alene, ID 83814
208.819.6488
rarend@mlerpac.com

LOCATION:

10900 PT. REYES PETALUMA RD.,
NICASIO CA

APN or TMK:

121-040-05

ZONING:

ARP-60

LOT SIZE:
OCC. GROUP:
CONST. TYPE:
SEISMIC DESIGN CATEGORY:

459.1 ACRES (19,998,396 SF)
R
V
D
NO
ZONE X

WUI:
SFHA:
CLIMATE ZONE:
PARKING:

(4) EXISTING SPACES, NO NEW SPACES
PROPOSED
FRONT: 50'-0"
SIDE: 50'-0"
REAR: 50'-0"
PRIMARY: 30'-0"
ACCESSORY: 16'-0"

HEIGHT LIMIT:

BLDG. CODE:

2022 California Building Code (Vol 1)
2022 California Building Code (Vol 2)
2022 California Electrical Code
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Fire Code

Plumbing Upgrade SB 407
Wildlife-Urban Interface (WUI-A7-R327)
Landings and Thresholds

Marin County Fire Code - Title 16 MCC
Marin County Code Title 19
County of Marin Green Building and Energy
Efficiency requirements

Residential Fire Sprinklers Ordinance

FIRE SPRINKLERS:

YES, UNDER SEPARATE PERMIT

PROJECT SCOPE:

NEW ONE-STORY RESIDENCE AND POOL

FLOOR AREA

PROPOSED FLOOR AREA:

(N) RESIDENCE (Interior)	4,107	sq. ft.
(N) EXTERIOR COVERED	2,015	sq. ft.
PROPOSED TOTAL:	6,122	sq. ft.

FLOOR AREA RATIO

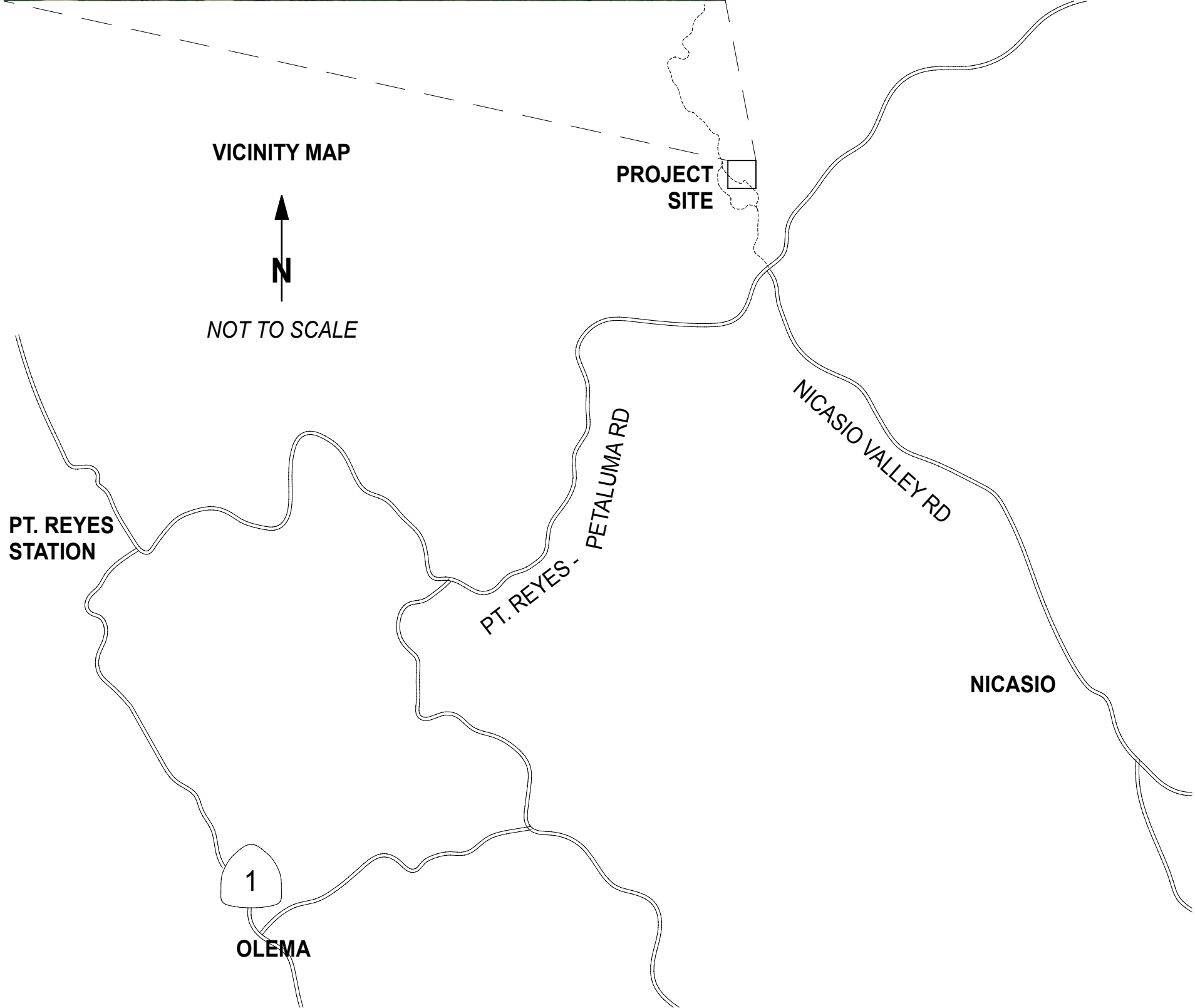
N/A PER MARIN MUNICIPAL CODE TABLE 2-2
UNDER CHAPTER 22.08.040

IMPERVIOUS V PERVIOUS SURFACES (SCD 2.0)

	EXISTING	PROPOSED
AREA OF DISTURBANCE	N/A	22,078 sq. ft.
IMPERVIOUS SURFACES	1,345 sq. ft.	8,500 sq. ft.
PERVIOUS SURFACES	20,733 sq. ft.	13,578 sq. ft.

GRADING CALCULATIONS (SCD C1.0)

CUT	1595 CY
FILL	195 CY
OFF HAUL	0 CY



ARCHITECTURAL

A0.0	TITLE SHEET
A0.1	POLLUTION PREVENTION SHEET
A1.0	SITE PLAN
A1.1	ENLARGED SITE PLAN
A2.0	FLOOR PLAN
A2.0	FLOOR PLAN
A2.1	STORY POLE PLAN
A2.2	EXISTING HOUSE FLOOR PLAN
A3.0	MATERIAL PALETTE SPECS
A3.01	PROPOSED ELEVATIONS
A3.02	PROPOSED ELEVATION
A3.03	PROPOSED ELEVATIONS
A3.04	EXISTING HOUSE EXTERIOR ELEVATIONS
A3.05	EXISTING HOUSE EXTERIOR ELEVATIONS
A4.0	PROPOSED SECTIONS
A4.1	PROPOSED SECTIONS

CIVIL

C1.0	OVERALL SITE PLAN
C2.0	SITE IMPROVEMENT PLAN
C3.0	CONSTRUCTION DETAILS
C3.1	EROSION DETAILS
C4.0	CONSTRUCTION MANAGEMENT PLAN

LANDSCAPE

L0.0	TITLE SHEET
L1.1	LANDSCAPE PLAN
L2.1	MATERIALS AND FINISHES SCHEDULE
L3.1	DIMENSION PLAN
L3.2	DIMENSION PLAN - ENLARGEMENT

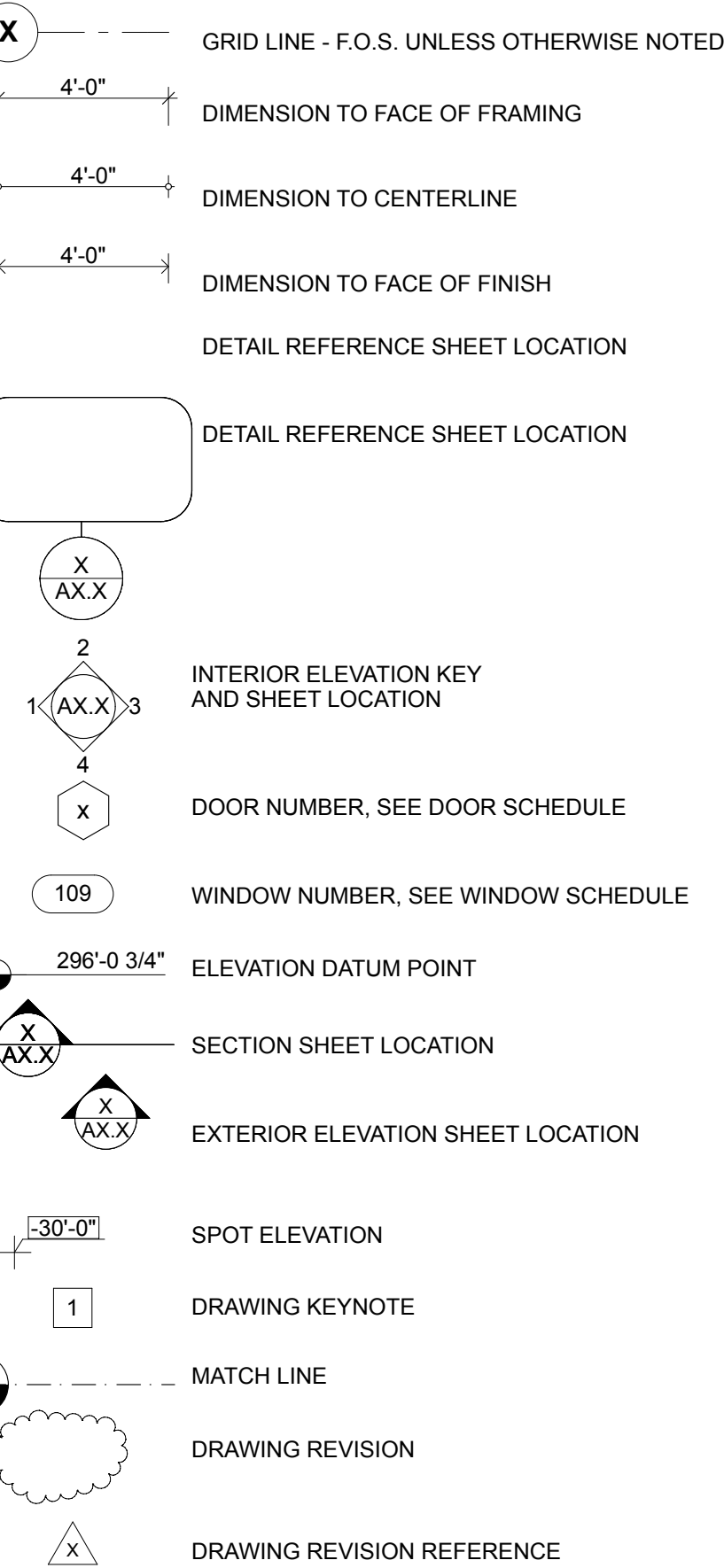
LOT COVERAGE

RESIDENTIAL	
(N) PRIMARY HOUSE	4,107 SQFT
(E) SECONDARY FAMILY RANCH HOUSING	1,793 SQFT
(E) COWBOY / GUEST CABIN A	323 SQFT
(E) COWBOY / GUEST CABIN B	400 SQFT
TOTAL AREA	6,623 SQFT
PERCENTAGE OF TOTAL SITE AREA	0.03%

AGRICULTURAL	
(E) OPERATIONS BARN	6,849 SQFT
(E) EQUIPMENT SHED A	339 SQFT
(E) EQUIPMENT SHED B	339 SQFT
(E) MILKING SHED	562 SQFT
(E) LIVE STOCK SHED A	270 SQFT
(E) LIVE STOCK SHED B	150 SQFT
(E) AGRICULTURAL ROAD	37,437 SQFT
TOTAL AREA	45,946 SQFT
PERCENTAGE OF TOTAL SITE AREA	0.23%

CUMULATIVE TOTALS	
AREA	52,569 SQFT
PERCENTAGE OF TOTAL SITE AREA	0.26%

* SEE A1.0 FOR SITE PLAN *



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353 Folsom Street
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415.318.8900
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APN : 121-040-05

HICKS MOUNTAIN RANCH

10900 PT. REYES PETALUMA RD.,
NICASIO CA, 94946

ISSUED:

2025-10-30 PLANNING PERMIT

2026-05-29 PLANNING COMMENT RESPONSE

TITLE SHEET

SCALE : AS NOTED

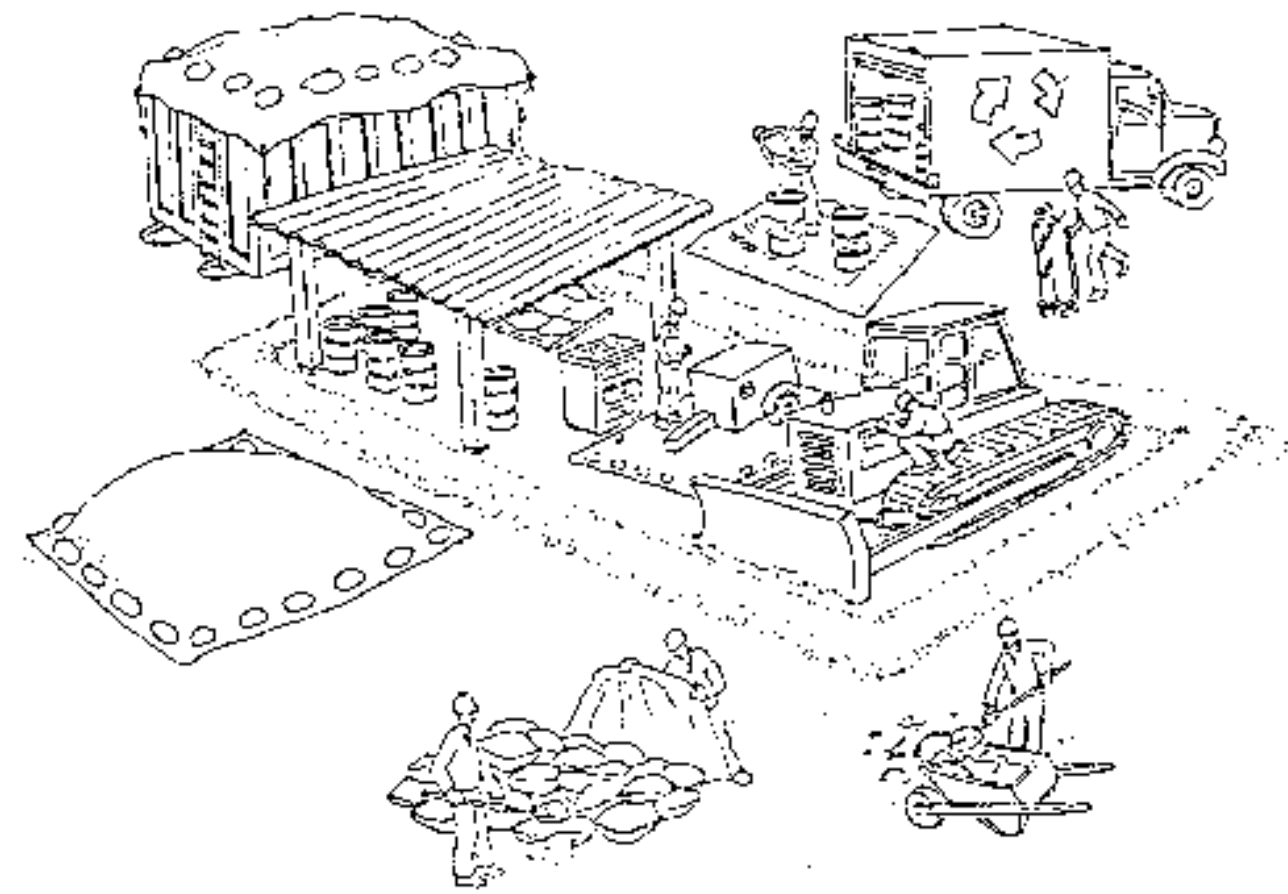
JOB NUMBER : 2024_20

SHEET : A0.0

Pollution Prevention — It's Part of the Plan

Make sure your crews and subs do the job right!

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



Materials storage & spill cleanup

Non-hazardous materials management

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

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

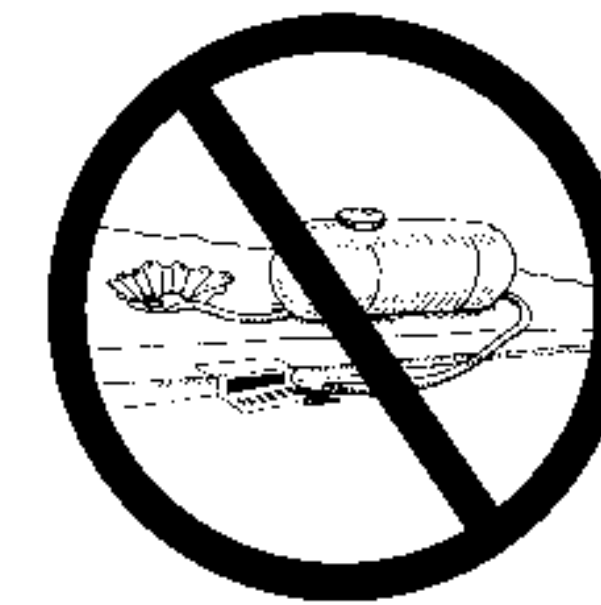
Vehicle and equipment maintenance & cleaning

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



Dewatering operations

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

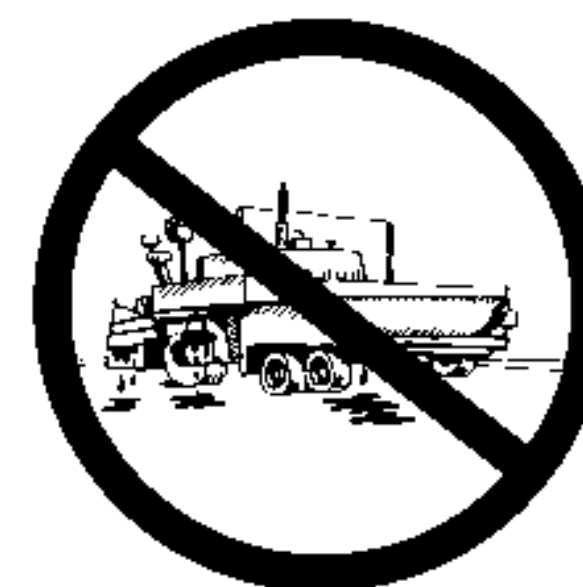


Saw cutting

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

Paving/asphalt work

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



Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.
- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.



Painting

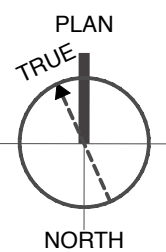
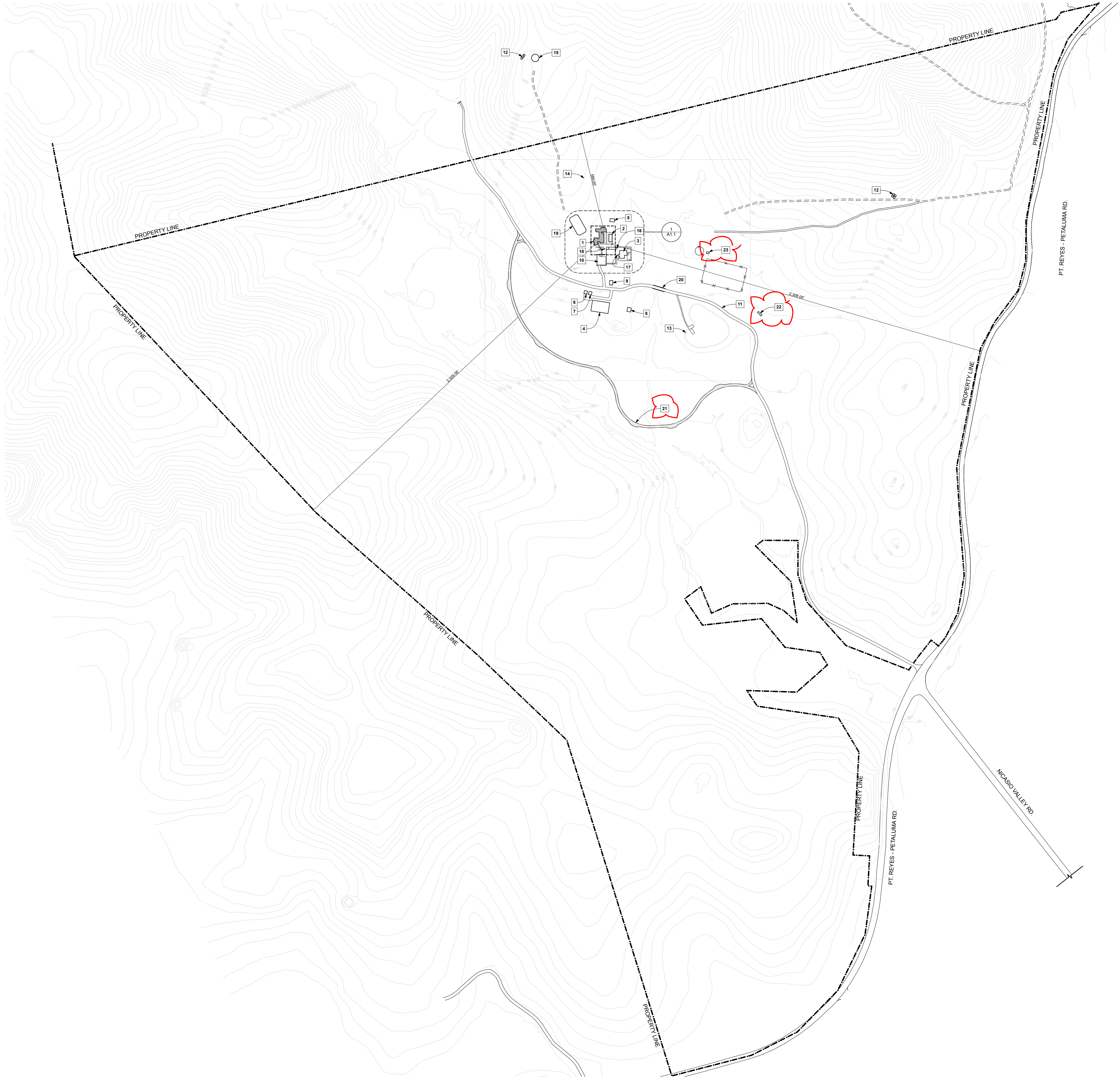
- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in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



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A1.0

SITE PLAN
SCALE: 1" = 300'-0"



NOTES - SITE PLAN:

- PROPOSED CONTOURS ARE SHOWN

KEYNOTES - SITE PLAN:

- | | |
|----|--|
| 1 | (N) PRIMARY RESIDENCE |
| 2 | (N) POOL |
| 3 | (E) SECONDARY FAMILY RANCH |
| 4 | (E) OPERATIONS BARN |
| 5 | (E) COWBOY / GUEST COTTAGE A |
| 6 | (E) EQUIPMENT SHED A |
| 7 | (E) EQUIPMENT SHED B |
| 8 | (E) MILKING SHED |
| 9 | (E) COWBOY / GUEST CABIN B |
| 10 | (E) AUTO COURT |
| 11 | (E) GRAVEL ROAD |
| 12 | (E) SPRING |
| 13 | (E) POND |
| 14 | (E) SEPTIC LEACH FIELD, SEE CIVIL DRAWINGS |
| 15 | (E) 60K GALLON FIRE TANK |
| 16 | (E) FIRE PIT AND BENCH |
| 17 | (E) BBQ |
| 18 | (E) FIRE HYDRANT |
| 19 | (E) TENNIS COURT |
| 20 | (E) BRIDGE |
| 21 | (E) RANCH ROAD |
| 22 | (E) LIVE STOCK SHED A |
| 23 | (E) LIVE STOCK SHED B |

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HICKS MOUNTAIN RANCH

A P N : 1 2 1 - 0 4 0 - 0 5

10900 PT. REYES PETALUMA RD.,,
NICASIO CA, 94946

ISSUED:

2025-10-30 PLANNING PERMIT

2026-05-29 PLANNING COMMENT RESPONSE

SITE PLAN

SCALE : AS NOTED

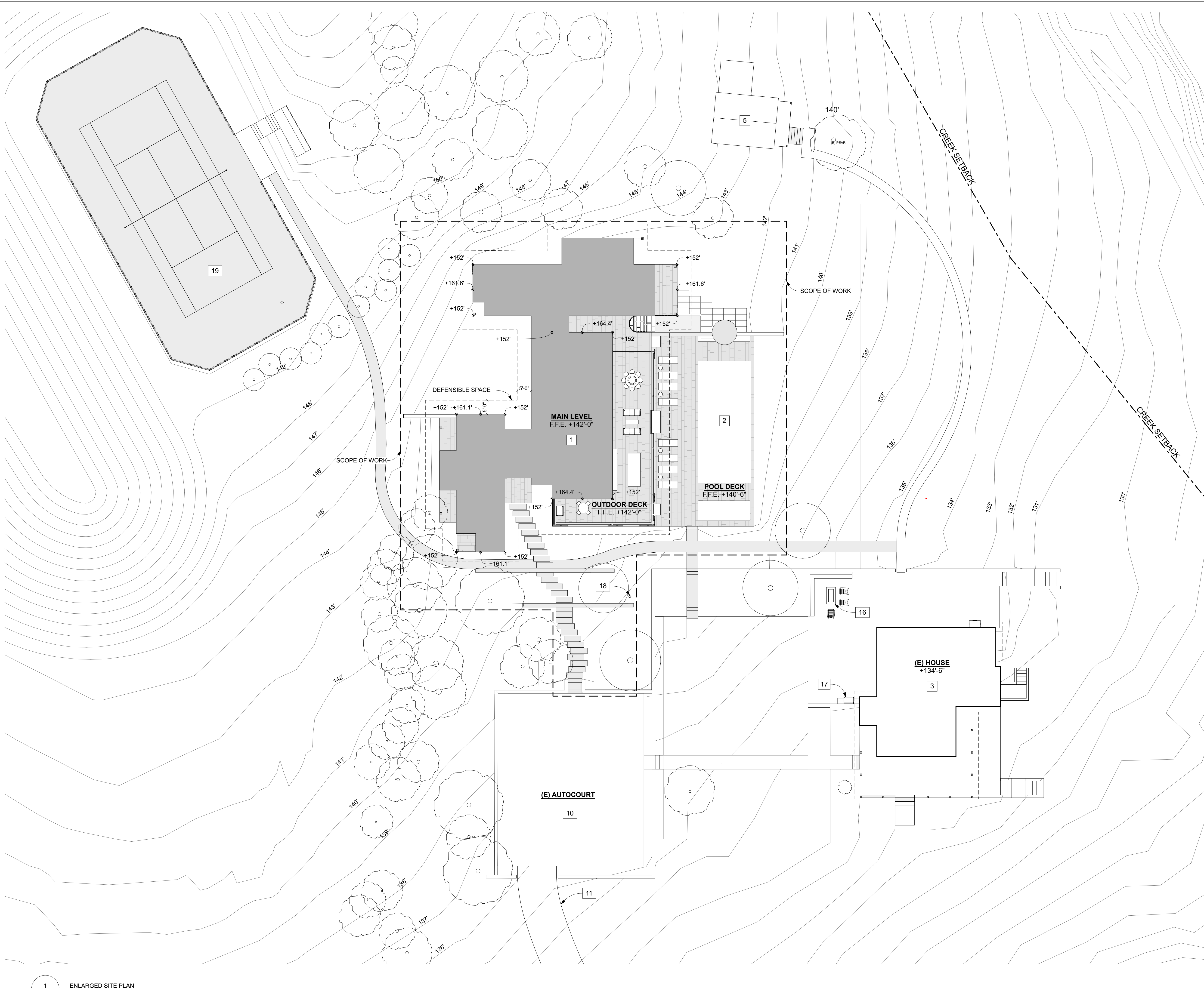
JOB NUMBER : 2024_20

SHEET : A1.0

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1
A1.1

ENLARGED SITE PLAN
SCALE: 1/16" = 1'-0"



NOTES - SITE PLAN:

- PROPOSED CONTOURS ARE SHOWN

KEYNOTES - SITE PLAN:

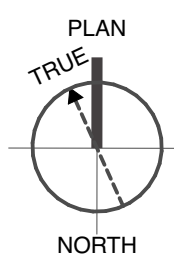
- (N) HOUSE
- (N) POOL
- (E) HOUSE
- (E) OPERATIONS BARN
- (E) GUEST COTTAGE
- (E) ELECTRIC SHED
- (E) WATER/TRASH SHED
- (E) SHED
- (E) COWBOY CABIN
- (E) AUTO COURT
- (E) GRAVEL ROAD
- (E) SPRING
- (E) POND
- (E) SEPTIC LEACH FIELD, SEE CIVIL DRAWINGS
- (E) 60K GALLON FIRE TANK
- (E) FIRE PIT AND BENCH
- (E) BBQ
- (E) FIRE HYDRANT
- (E) TENNIS COURT
- (E) BRIDGE

LEGEND - SITE PLAN:

- PROPERTY LINE
- SETBACK LINE
- EXISTING CONTOURS
- EXISTING FENCE
- (E) HARDSCAPE TO BE DEMOLISHED
- (E) STRUCTURES
- (N) STRUCTURES
- (E) HARDSCAPE
- (N) HARDSCAPE
- SCOPE OF WORK

LEGEND - EXISTING TREE SYMBOLS

- (E) TREE TO REMAIN
- (N) TREE



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415.318.8900
www.walkerwarner.com

A P N : 1 2 1 - 0 4 0 - 0 5
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10900 PT. REYES PETALUMA RD.,
NICASIO CA, 94946

ISSUED:

2025-10-30 PLANNING PERMIT

ENLARGED SITE PLAN

SCALE: AS NOTED

JOB NUMBER: 2024_20

SHEET: **A1.1**

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GENERAL NOTES - FLOOR PLAN:

- ALL GRIDLINES TO C.L. OF COLUMN OR FACE OF STUD, U.O.N.
- ALL DIMENSIONS TO C.L. OF COLUMN OR FACE OF STUD, U.O.N. SEE DIMENSION SYMBOLS ON COVER SHEET
- SEE SITE PLANS FOR ADDITIONAL HARDSCAPE INFORMATION
- S.S.D. FOR T.O. CONCRETE ELEVATIONS

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ISSUED:

2025-10-30 PLANNING PERMIT

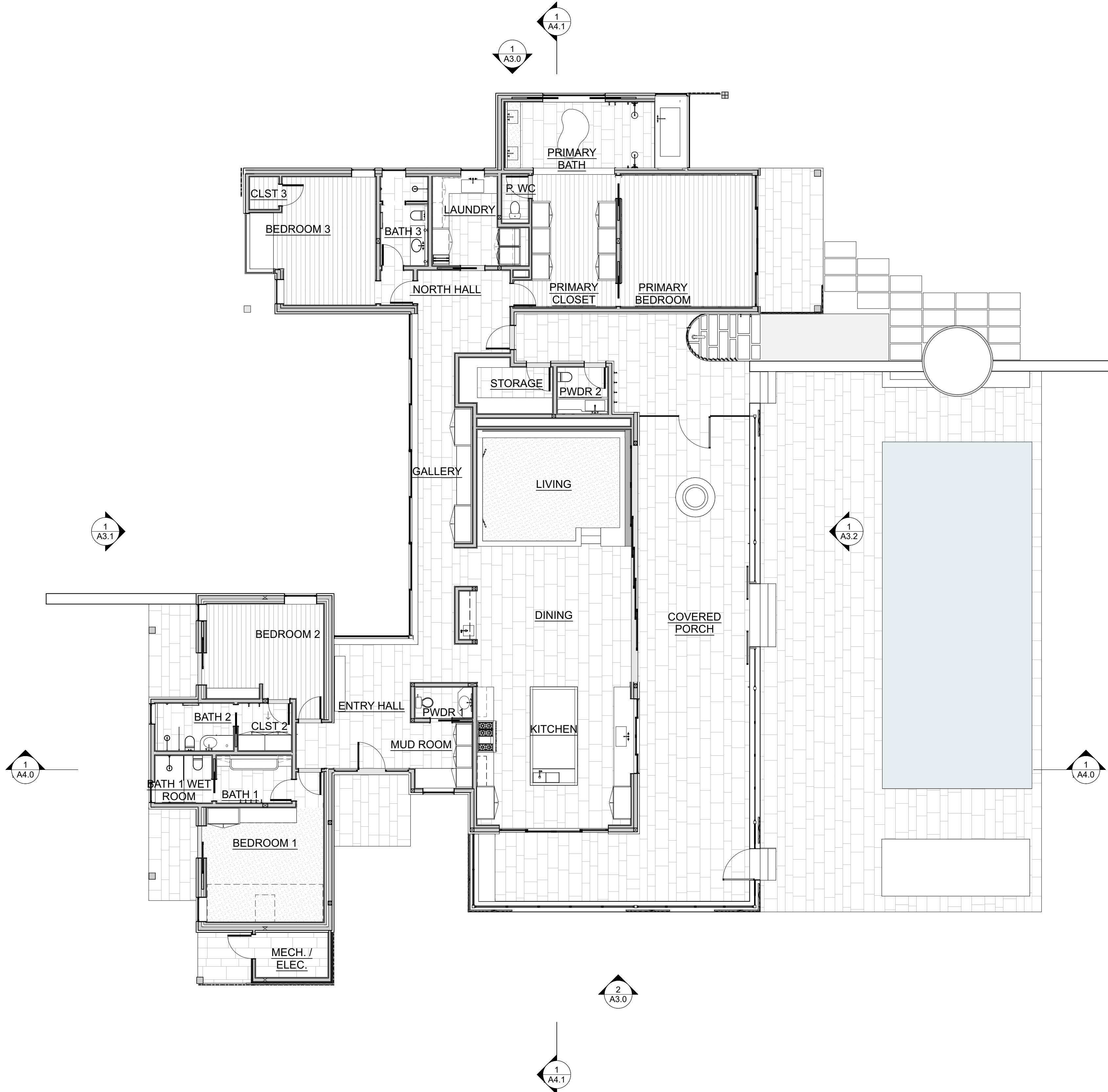
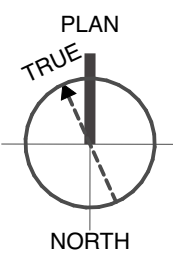
FLOOR PLAN

SCALE : AS NOTED

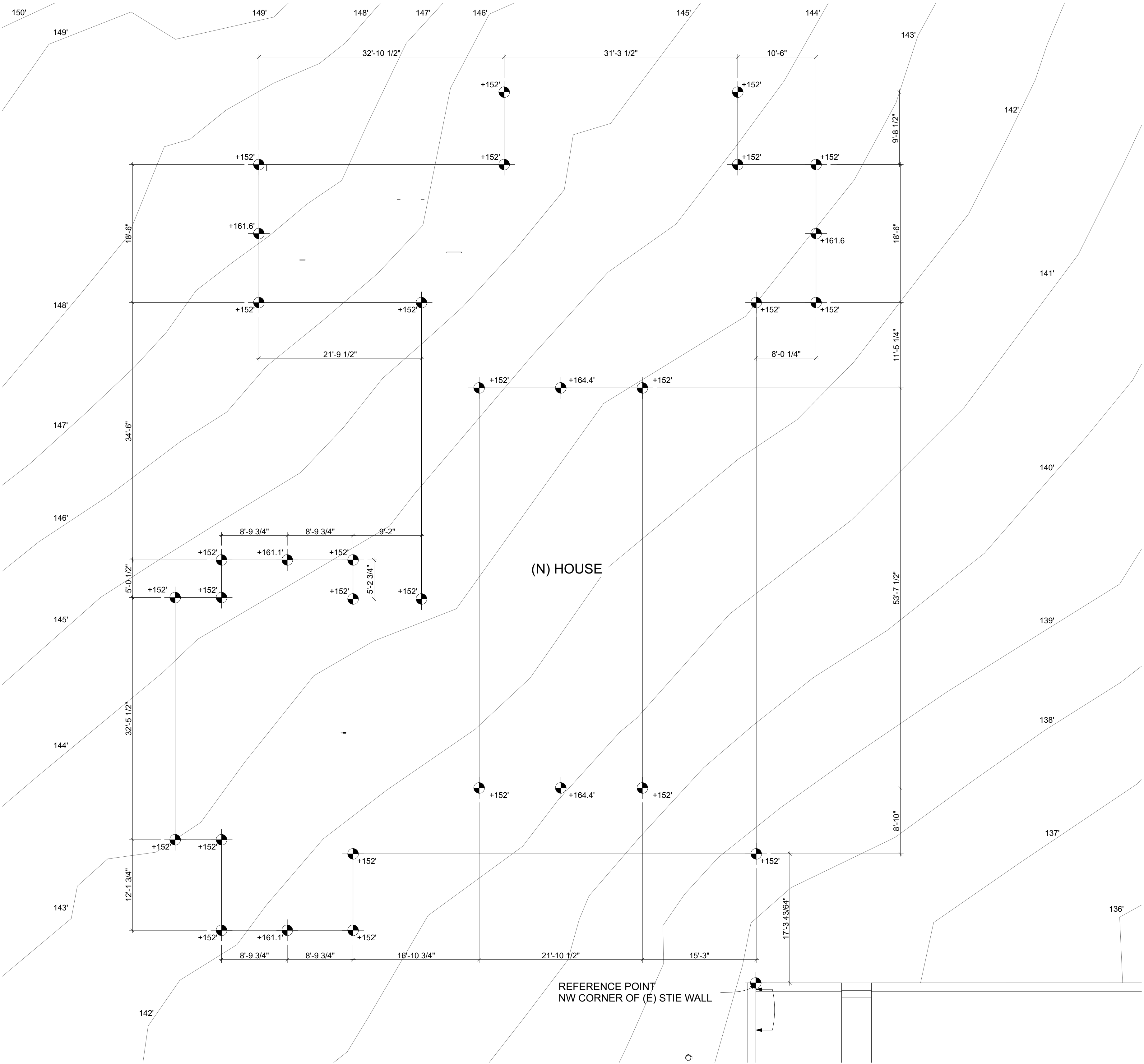
JOB NUMBER : 2024_20

SHEET : A2.0

1
A2.0
FLOOR PLAN
SCALE: 1/8" = 1'-0"



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1
A2.1
STORY POLE PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN:

- ALL GRIDLINES TO C.L. OF COLUMN OR FACE OF STUD, U.O.N.
- ALL DIMENSIONS TO C.L. OF COLUMN OR FACE OF STUD, U.O.N. SEE DIMENSION SYMBOLS ON COVER SHEET
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- S.S.D. FOR T.O. CONCRETE ELEVATIONS

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ISSUED:

2025-10-30 PLANNING PERMIT

STORY POLE PLAN

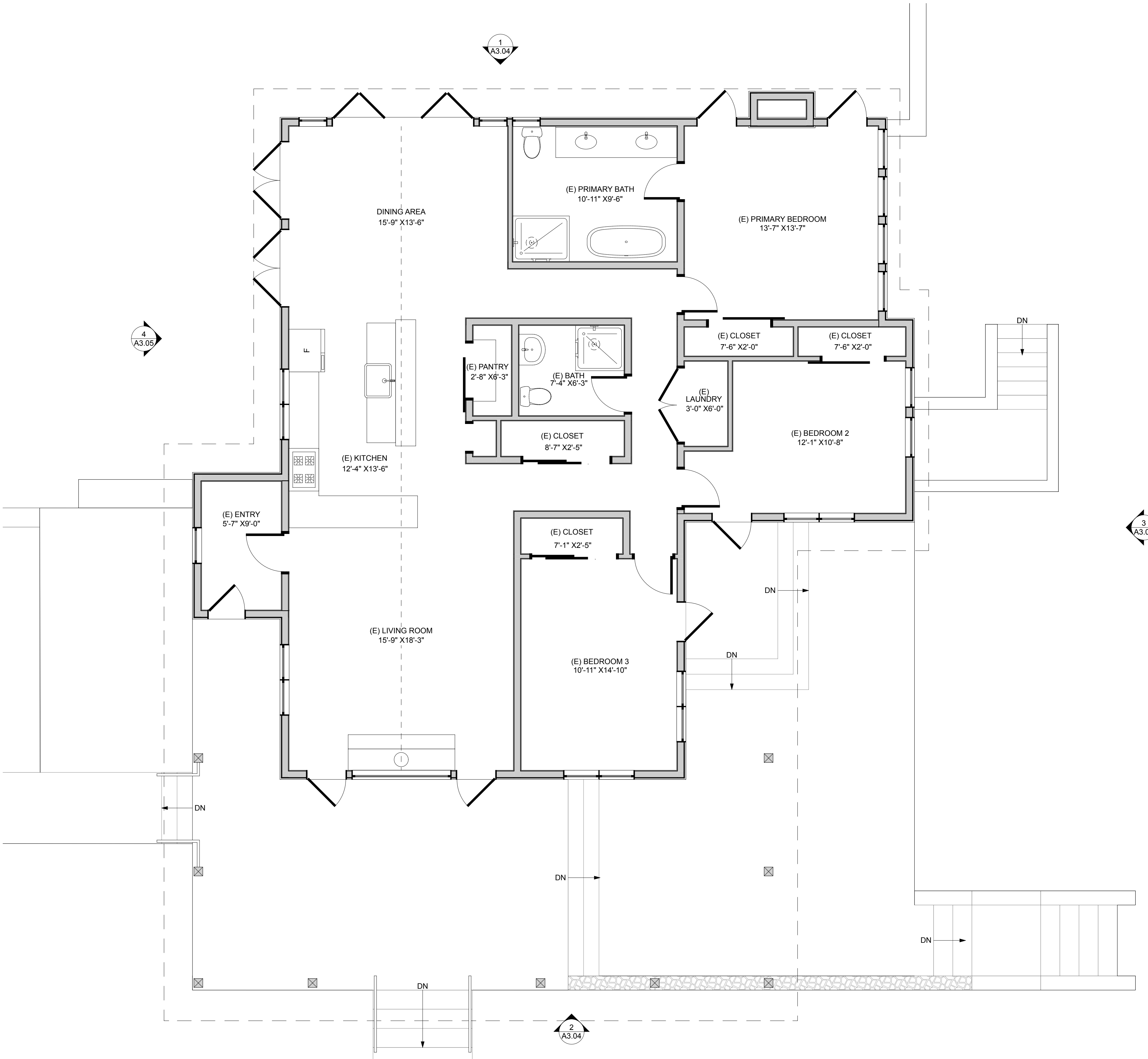
SCALE : AS NOTED

JOB NUMBER : 2024_20

SHEET : A2.1

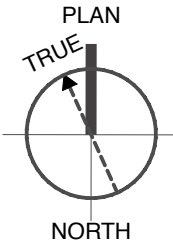
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1
A2.2

EXISTING HOUSE FLOOR PLAN
SCALE: 1/4" = 1'-0"



GENERAL NOTES - FLOOR PLAN:

- ALL GRIDLINES TO C.L. OF COLUMN OR FACE OF STUD. U.O.N.
- ALL DIMENSIONS TO C.L. OF COLUMN OR FACE OF STUD. U.O.N. SEE DIMENSION SYMBOLS ON COVER SHEET
- SEE SITE PLANS FOR ADDITIONAL HARDSCAPE INFORMATION
- S.S.D. FOR T.O. CONCRETE ELEVATIONS

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ISSUED:	
2025-10-30 PLANNING PERMIT	
2026-05-29 PLANNING COMMENT RESPONSE	
EXISTING HOUSE FLOOR PLAN	
SCALE :	AS NOTED
JOB NUMBER :	2024_20
SHEET :	A2.2

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NOTES - ELEVATIONS:

-- PROPOSED CONTOURS ARE SHOWN

KEYNOTES - ELEVATION:

1 LINE OF (E) GRADE

2 LINE OF (N) GRADE

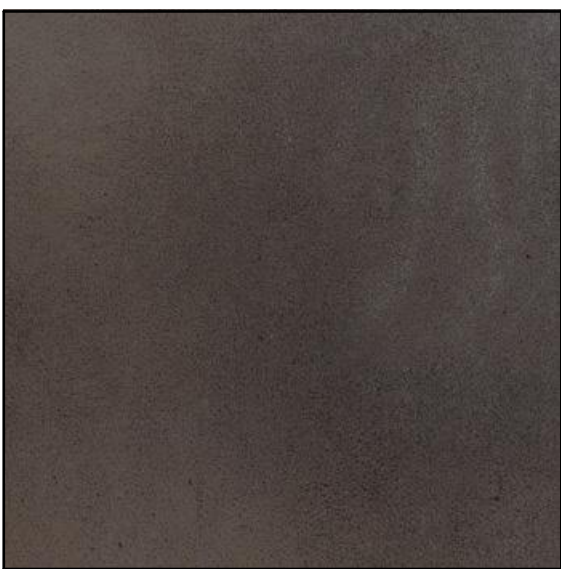
MATERIAL LEGEND:

MTL-1 COPPER STANDING SEAM ROOF

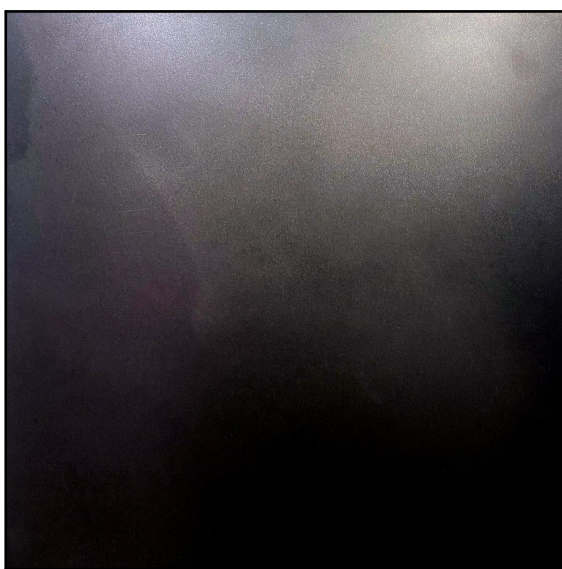
MTL-2 BLACKENED STEEL

WD-1 WOOD SIDING

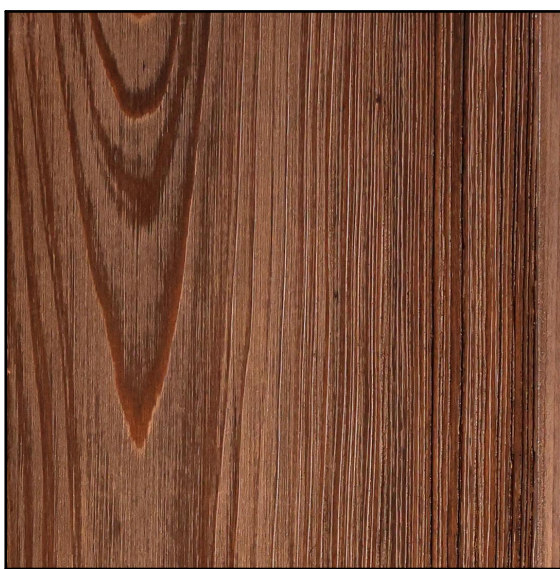
MATERIAL PALETTE



COPPER ROOF
MTL - 1



BLACKENED STEEL
MTL - 2



WOOD SIDING / SCREEN
WD - 1

ISSUED:

2025-10-30 PLANNING PERMIT

MATERIAL PALETTE SPECS

SCALE : AS NOTED

JOB NUMBER : 2024_20

SHEET : A3.0

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NOTES - ELEVATIONS:

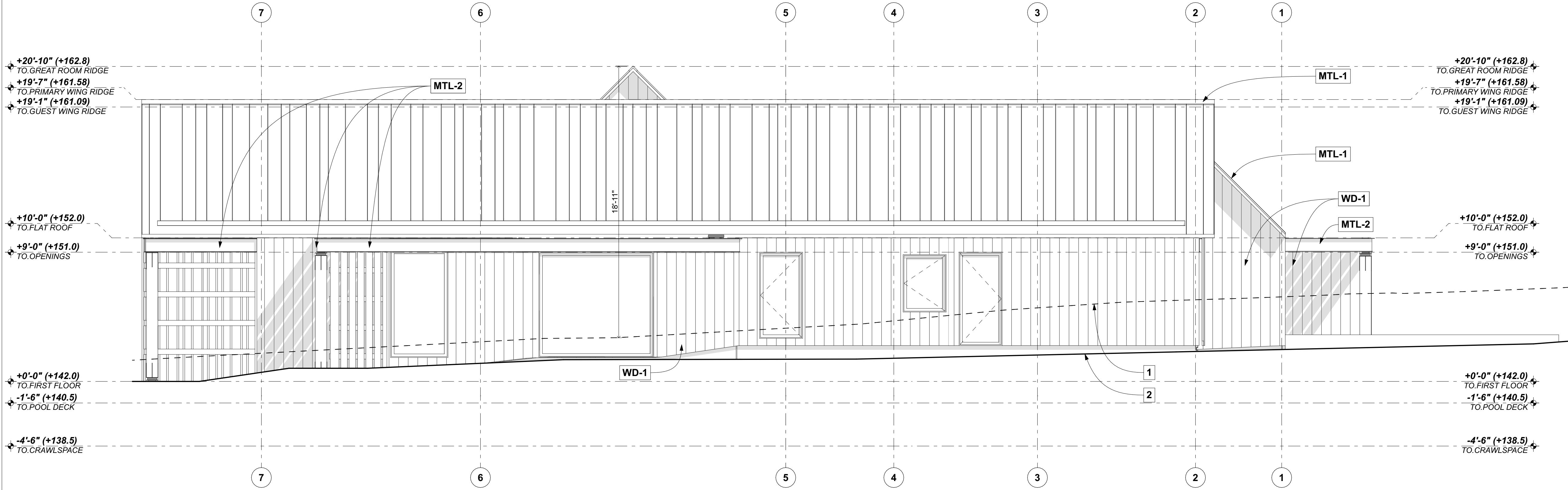
PROPOSED CONTOURS ARE SHOWN

KEYNOTES - ELEVATION:

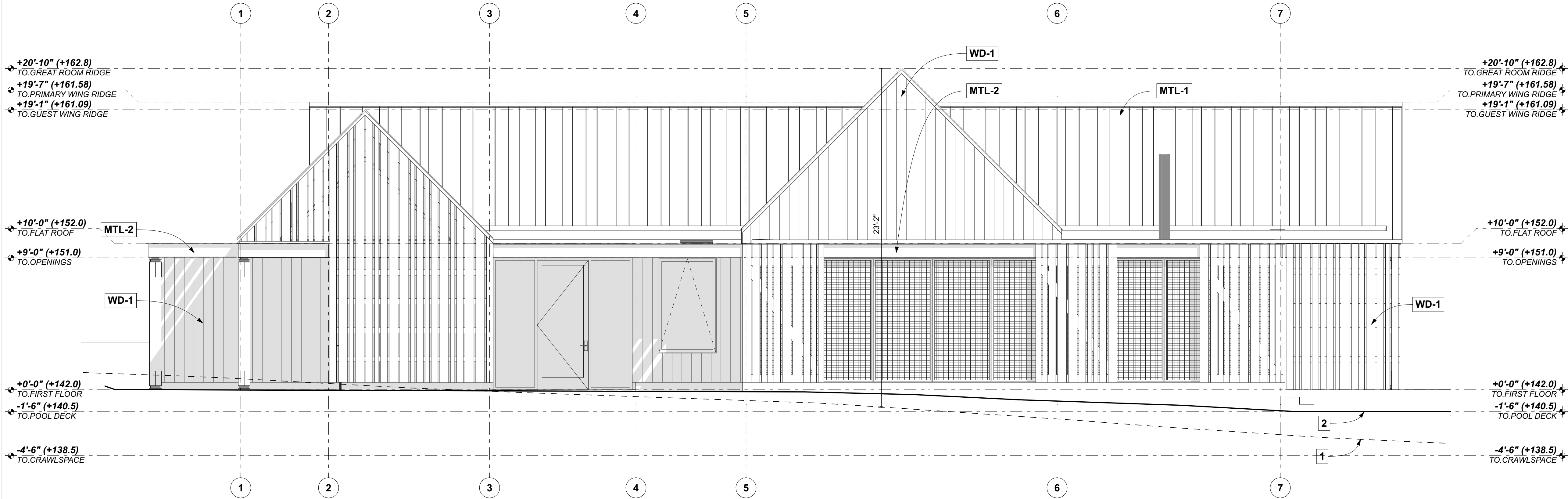
- 1 LINE OF (E) GRADE
2 LINE OF (N) GRADE

MATERIAL LEGEND:

- MTL-1 COPPER STANDING SEAM ROOF
MTL-2 BLACKENED STEEL
WD-1 WOOD SIDING



1 NORTH ELEVATION
A3.01 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
A3.01 SCALE: 1/4" = 1'-0"

ISSUED:

2025-10-30 PLANNING PERMIT

PROPOSED ELEVATIONS

SCALE: AS NOTED

JOB NUMBER: 2024_20

SHEET: A3.01

NOTES - ELEVATIONS:

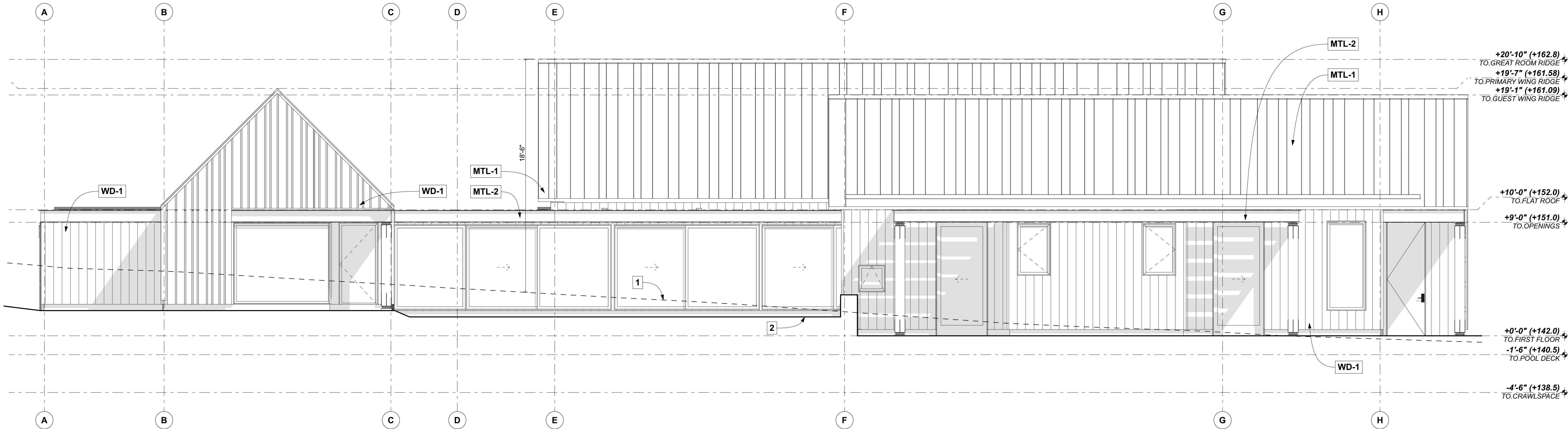
-- PROPOSED CONTOURS ARE SHOWN

KEYNOTES - ELEVATION:

- 1 LINE OF (E) GRADE
2 LINE OF (N) GRADE

MATERIAL LEGEND:

- MTL-1 COPPER STANDING SEAM ROOF
MTL-2 BLACKENED STEEL
WD-1 WOOD SIDING



1 WEST ELEVATION
A3.02 SCALE: 1/4" = 1'-0"

ISSUED:

2025-10-30 PLANNING PERMIT

PROPOSED ELEVATION

SCALE : AS NOTED

JOB NUMBER : 2024_20

SHEET : A3.02

NOTES - ELEVATIONS:

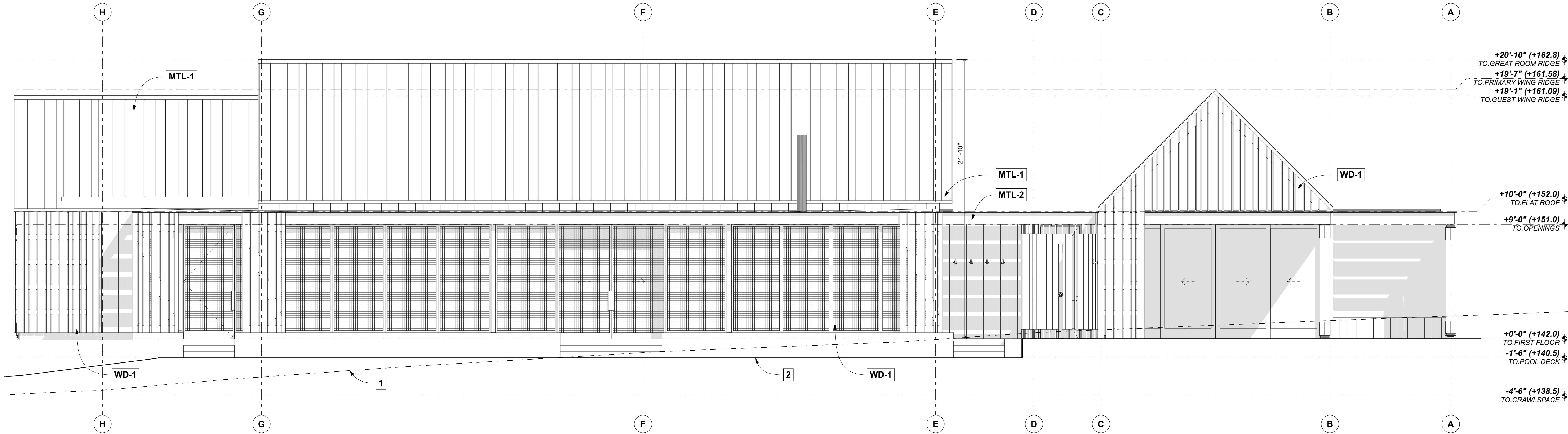
PROPOSED CONTOURS ARE SHOWN

KEYNOTES - ELEVATION:

- 1 LINE OF (E) GRADE
2 LINE OF (N) GRADE

MATERIAL LEGEND:

- MTL-1 COPPER STANDING SEAM ROOF
MTL-2 BLACKENED STEEL
WD-1 WOOD SIDING



1 EAST ELEVATION
A3.03 SCALE: 1/4" = 1'-0"

ISSUED:

2025-10-30 PLANNING PERMIT

PROPOSED ELEVATIONS

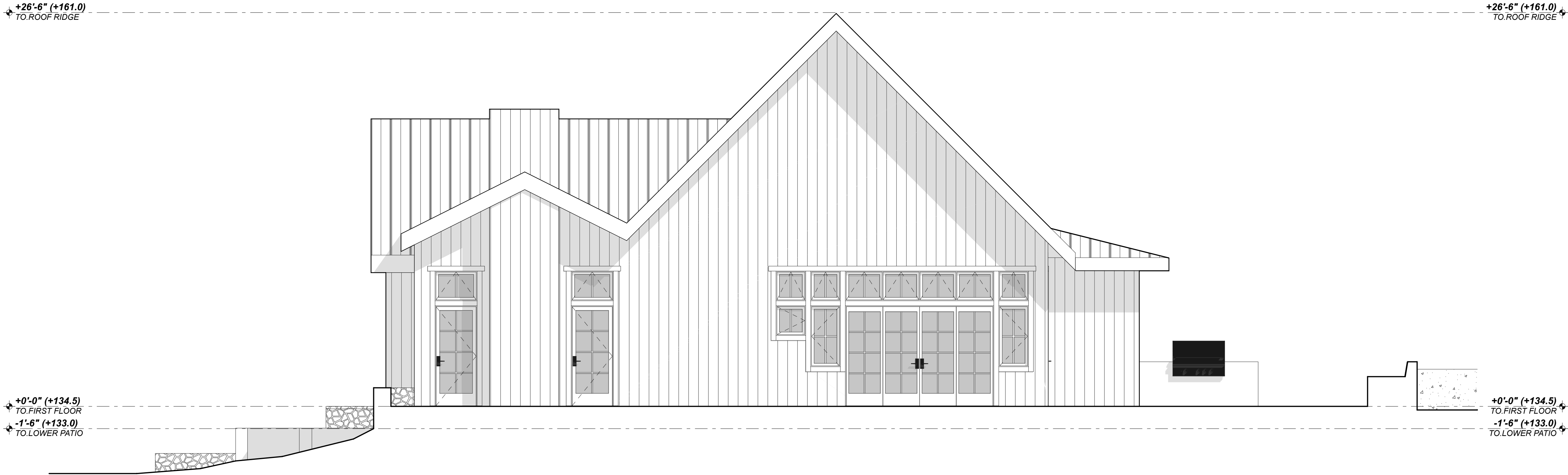
SCALE : AS NOTED

JOB NUMBER : 2024_20

SHEET : A3.03

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1
A3.04

EXISTING HOUSE NORTH ELEVATION

SCALE: 1/4" = 1'-0"



2
A3.04

EXISTING HOUSE SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

GENERAL NOTES - FLOOR PLAN:

- ALL GRIDLINES TO C.L. OF COLUMN OR FACE OF STUD. U.O.N.
- ALL DIMENSIONS TO C.L. OF COLUMN OR FACE OF STUD. U.O.N. SEE DIMENSION SYMBOLS ON COVER SHEET
- SEE SITE PLANS FOR ADDITIONAL HARDSCAPE INFORMATION
- S.S.D. FOR T.O. CONCRETE ELEVATIONS

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ISSUED:

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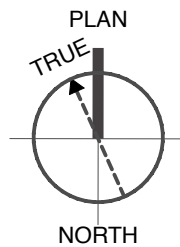
2026-05-29 PLANNING COMMENT RESPONSE

EXISTING HOUSE
EXTERIOR ELEVATIONS

SCALE: AS NOTED

JOB NUMBER: 2024_20

SHEET: A3.04



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3
A3.05

EXISTING HOUSE EAST ELEVATION

SCALE: 1/4" = 1'-0"



4
A3.05

EXISTING HOUSE WEST ELEVATION

SCALE: 1/4" = 1'-0"

GENERAL NOTES - FLOOR PLAN:

- ALL GRIDLINES TO C.L. OF COLUMN OR FACE OF STUD. U.O.N.
- ALL DIMENSIONS TO C.L. OF COLUMN OR FACE OF STUD. U.O.N. SEE DIMENSION SYMBOLS ON COVER SHEET
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2025-10-30 PLANNING PERMIT

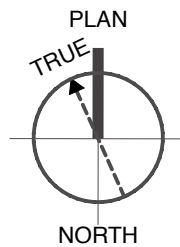
2026-05-29 PLANNING COMMENT RESPONSE

EXISTING HOUSE
EXTERIOR ELEVATIONS

SCALE: AS NOTED

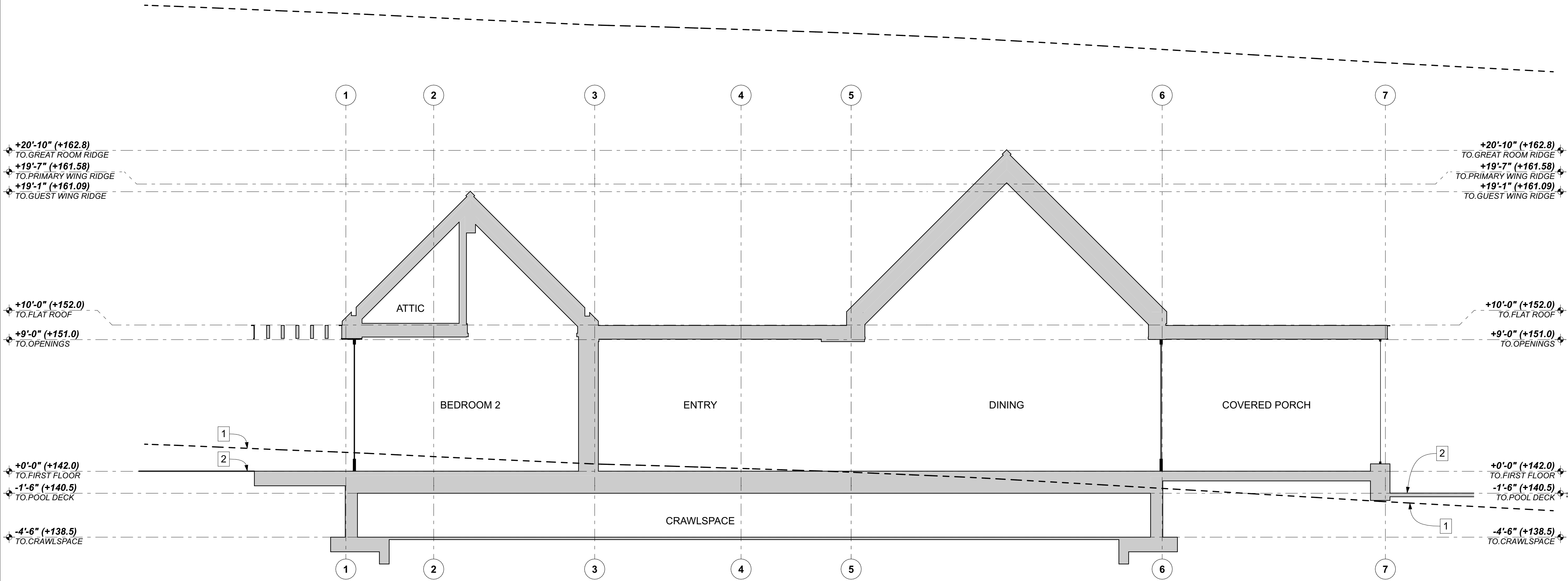
JOB NUMBER: 2024_20

SHEET: A3.05



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1
A4.0

GUEST WING and KITCHEN SECTION E/W

SCALE: 1/4" = 1'-0"

NOTES - BUILDING SECTIONS:

- SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
- SEE WINDOW/DOOR SCHEDULE FOR ADDITIONAL INFORMATION
- SEE FLOOR PLAN FOR ADDITIONAL INFORMATION
- S.S.D. FOR STRUCTURAL INFORMATION

KEYNOTES - SECTIONS:

- | | |
|---|-------------------|
| 1 | LINE OF (E) GRADE |
| 2 | LINE OF (N) GRADE |

A P N : 1 2 1 - 0 4 0 - 0 5

HICKS MOUNTAIN RANCH

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ISSUED:

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PROPOSED SECTIONS

SCALE : AS NOTED

JOB NUMBER : 2024_20

SHEET : A4.0

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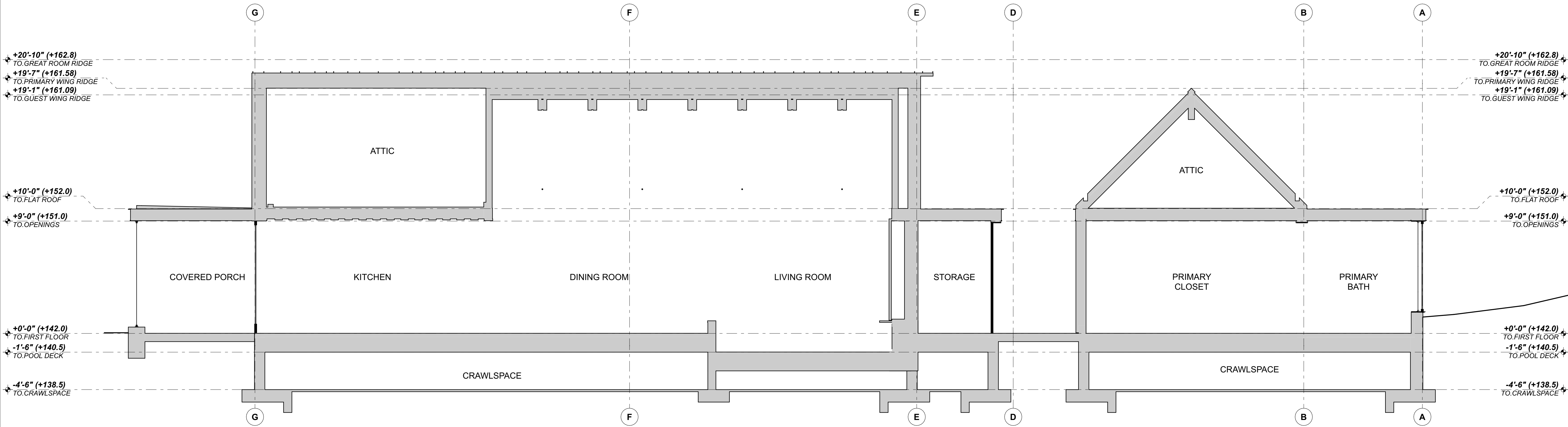
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NOTES - BUILDING SECTIONS:

- SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
- SEE WINDOW/DOOR SCHEDULE FOR ADDITIONAL INFORMATION
- SEE FLOOR PLAN FOR ADDITIONAL INFORMATION
- S.S.D. FOR STRUCTURAL INFORMATION

KEYNOTES - SECTIONS:

1	LINE OF (E) GRADE
2	LINE OF (N) GRADE
3	XXX
4	XXX
5	XXX
6	XXX
7	XXX
8	XXX
9	XXX



1
A4.1

PRIMARY SUITE, GREAT ROOM, and KITCHEN SECTION - N/S

SCALE: 1/4" = 1'-0"

A P N : 1 2 1 - 0 4 0 - 0 5

HICKS MOUNTAIN RANCH

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ISSUED:

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PROPOSED SECTIONS

SCALE : AS NOTED

JOB NUMBER : 2024_20

SHEET : A4.1

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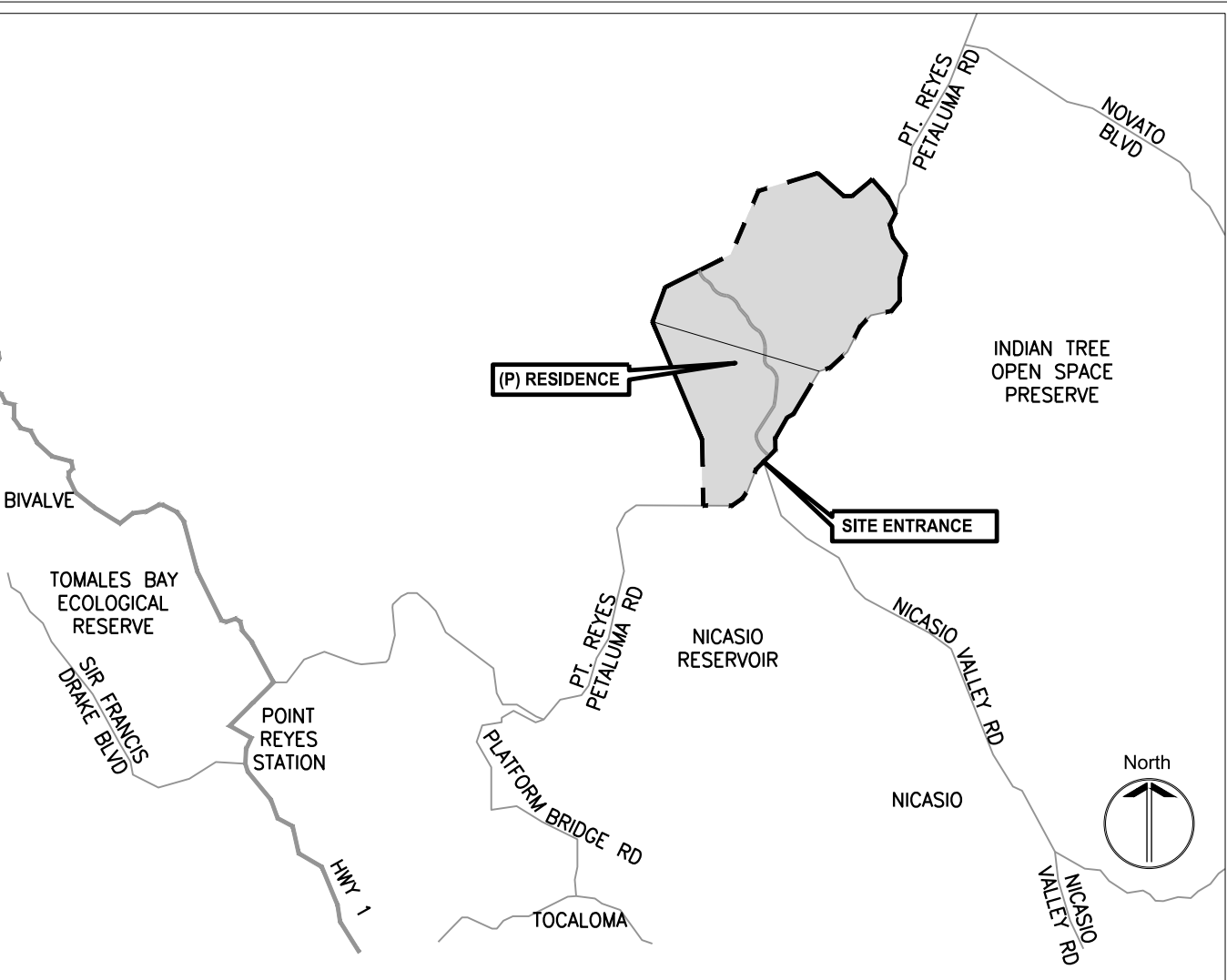


EARTHWORK SUMMARY		
PROPOSED DESIGN	CUT (CY)	FILL (CY)
RESIDENCE	1591	195
DISPERSAL AREA	0	1,400
NET	0 CY	
TOTA DISTURBED AREA	22,800 SF (0.52 ACRES)	

SHEET INDEX

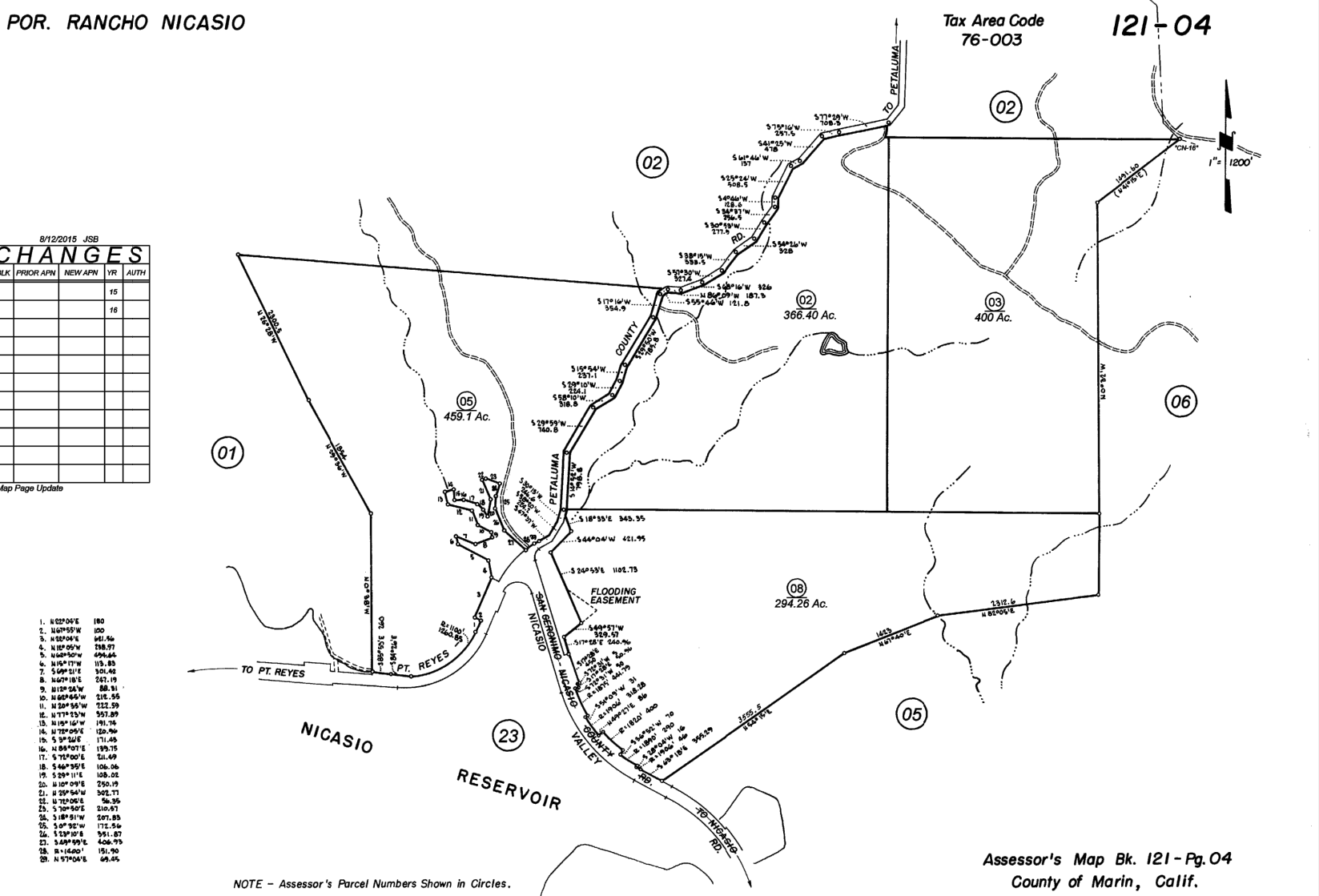
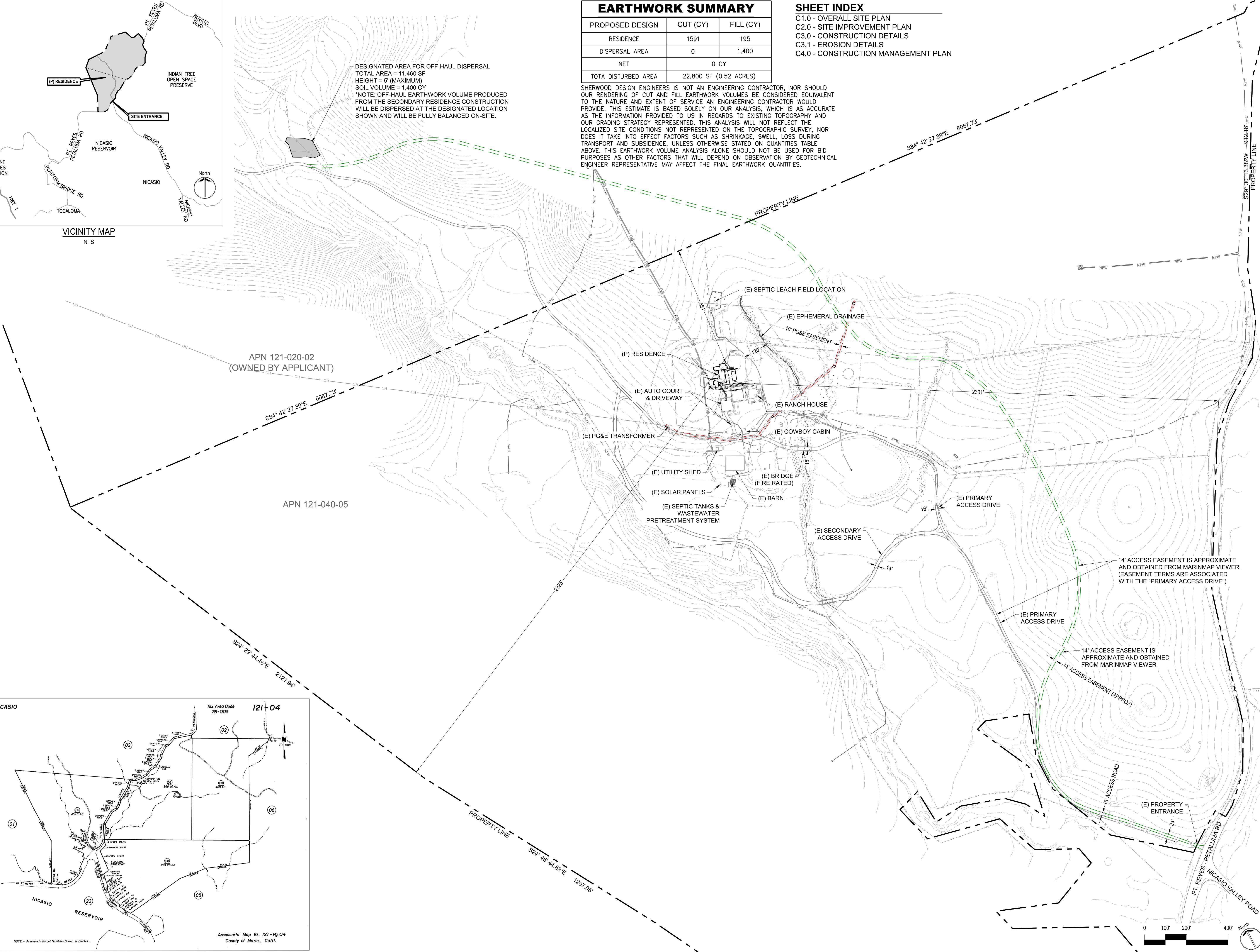
- C1.0 - OVERALL SITE PLAN
C2.0 - SITE IMPROVEMENT PLAN
C3.0 - CONSTRUCTION DETAILS
C3.1 - EROSION DETAILS
C4.0 - CONSTRUCTION MANAGEMENT PLAN

SHERWOOD DESIGN ENGINEERS IS NOT AN ENGINEERING CONTRACTOR, NOR SHOULD OUR RENDERING OF CUT AND FILL EARTHWORK VOLUMES BE CONSIDERED EQUIVALENT TO THE NATURE AND EXTENT OF SERVICE AN ENGINEERING CONTRACTOR WOULD PROVIDE. THIS ANALYSIS IS ONLY A PRELIMINARY ANALYSIS WHICH MAY BE INACCURATE AS THE INFORMATION PROVIDED TO US IN REGARDS TO EXISTING TOPOGRAPHY AND OUR GRADING STRATEGY REPRESENTED. THIS ANALYSIS WILL NOT REFLECT THE LOCALIZED SITE CONDITIONS NOT REPRESENTED ON THE TOPOGRAPHIC SURVEY, NOR DOES IT TAKE INTO EFFECT FACTORS SUCH AS SHRINKAGE, SWELL, LOSS DURING TRANSPORT AND SUBSIDENCE, UNLESS OTHERWISE STATED ON QUANTITIES TABLE. THIS ANALYSIS IS NOT INTENDED TO BE USED AS THE BASIS FOR ANY DESIGN PURPOSES AS OTHER FACTORS THAT WILL DEPEND ON OBSERVATION BY GEOTECHNICAL ENGINEER REPRESENTATIVE MAY AFFECT THE FINAL EARTHWORK QUANTITIES.



VICINITY MAP
NTS

DESIGNATED AREA FOR OFF-HAUL DISPERSAL
TOTAL AREA = 11,460 SF
HEIGHT = 5' (MAXIMUM)
SOIL VOLUME = 1,400 CY
*NOTE: OFF-HAUL EARTHWORK VOLUME PRODUCED
FROM THE SECONDARY RESIDENCE CONSTRUCTION
WILL BE DISPERSED AT THE DESIGNATED LOCATION
SHOWN AND WILL BE FULLY BALANCED ON-SITE.



SCALE: AS SHOWN



Note: If this graphic scale does not equal 1", this sheet has been modified from its original size.

NO	DATE	REVISION

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PROJECT NO. 19-263-2

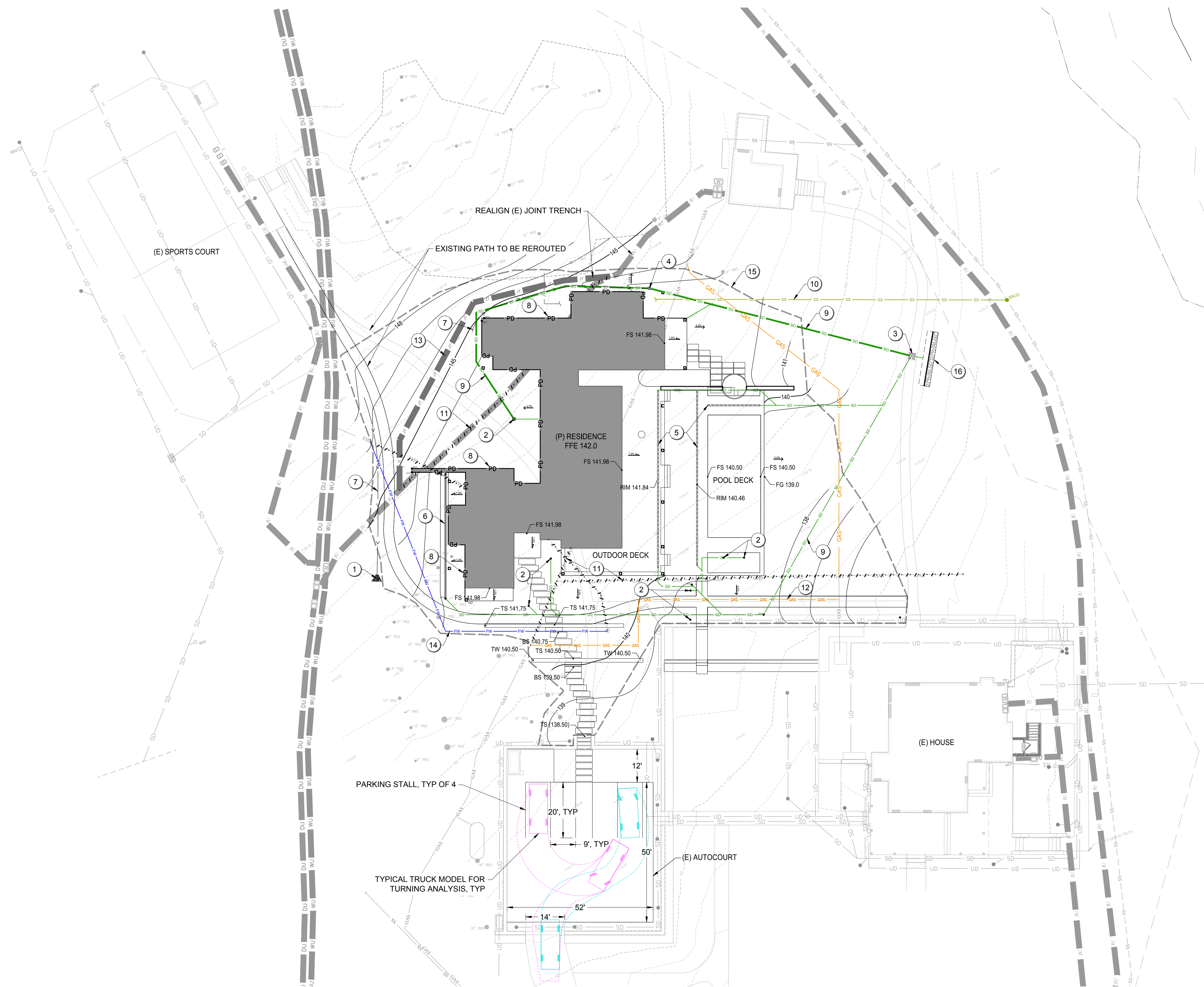
DATE	05/18/2026
DRAWN	AR
DESIGNED	MH
CHECKED	MH

HICKS MOUNTAIN RANCH
RESIDENCE (PHASE 2)
10900 POINT REYES PETALUMA ROAD
NICASIO, CALIFORNIA

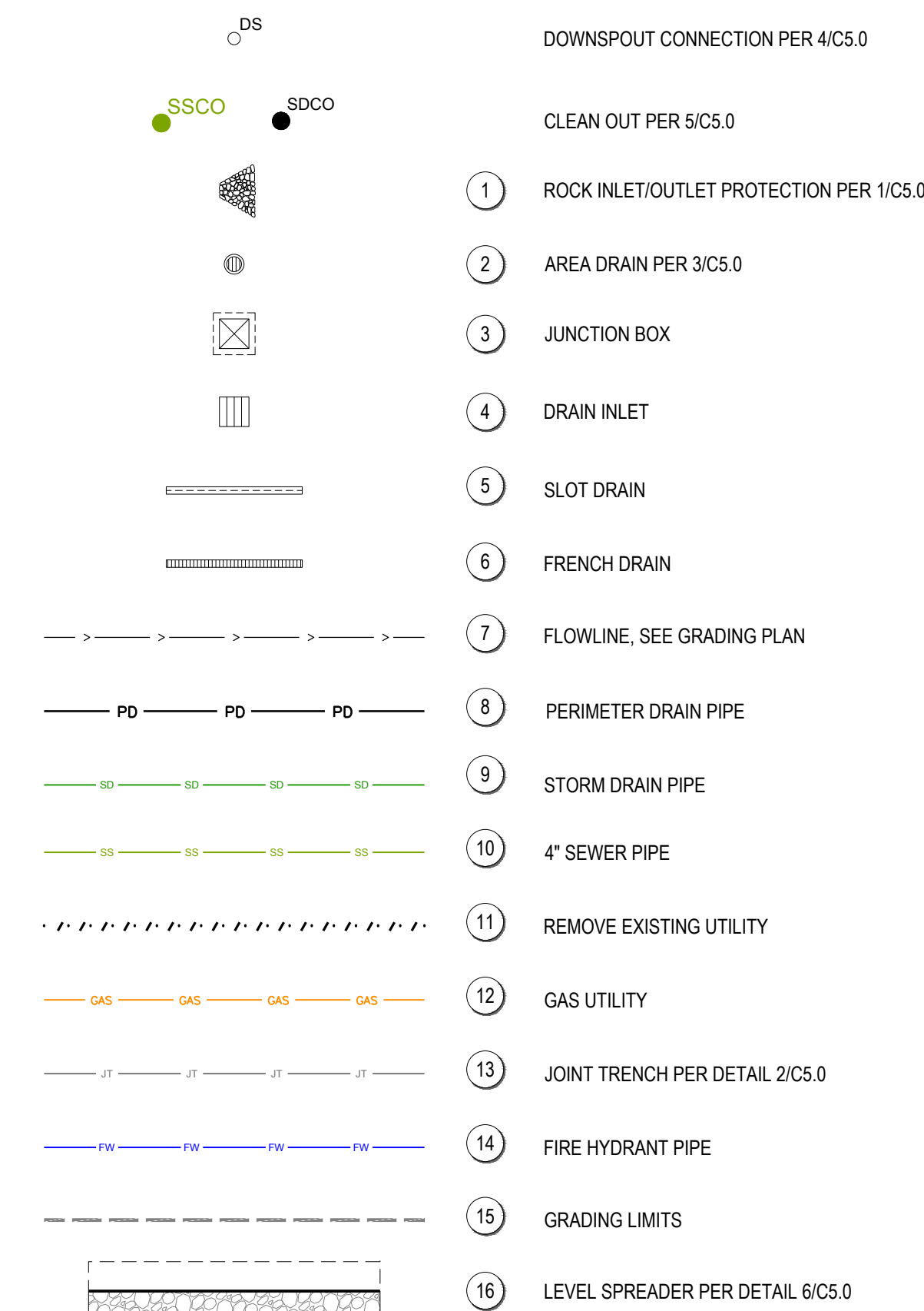
OVERALL SITE PLAN

DRAWING NO.

C1.0
1 OF 5



LEGEND



AREA CALCULATIONS:	EXISTING	PROPOSED
AREA OF DISTURBANCE	NA	22,800 SF
IMPERVIOUS SURFACES	1,345 SF	8,500 SF
PERVIOUS SURFACES	20,733 SF	13,578 SF

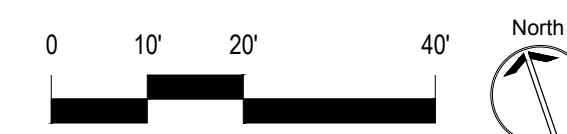
SURVEY NOTES

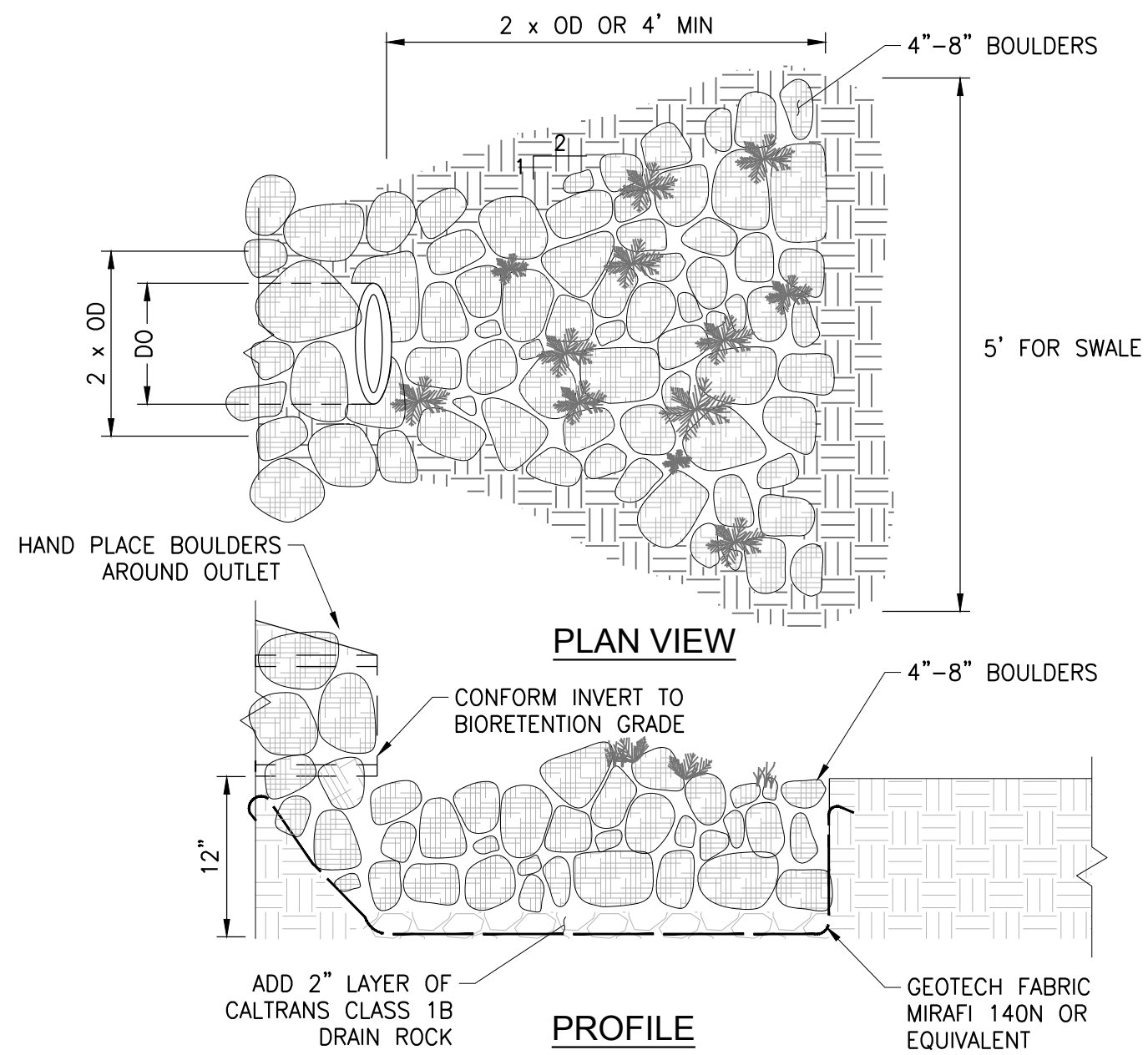
1. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS PRIMARILY BASED ON MOORE RANCH TOPOGRAPHIC SURVEY PREPARED BY MIKE O'DELL SURVEYS ON FEBRUARY 10, 2020 AND MICHAEL FORD LAND SURVEYING ON JULY 08, 2021 WITH SUPPLEMENTAL TOPOGRAPHIC SURVEYS BY MICHAEL FORD ON MARCH 2020, APRIL 2020, AUGUST 2020, OCTOBER 2020, AND JULY 2021. THE COORDINATE SYSTEM FOR THIS SURVEY IS BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), ZONE 3. THE VERTICAL DATUM USED FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN.
2. THE EXISTING TOPOGRAPHIC INFORMATION SHOWN FOR CONTEXT NORTH OF THE FRONT RANCH PROPERTY LINE IS BASED ON A AERIAL SURVEY PREPARED BY MICHAEL FORD LAND SURVEYING IN JANUARY 2004.

EARTHWORK SUMMARY

PROPOSED DESIGN	CUT (CY)	FILL (CY)
RESIDENCE	1595	195
DISPERSAL AREA	0	1,400
NET	0 CY	
TOTAL DISTURBED AREA	22,800 SF (0.52 ACRES)	

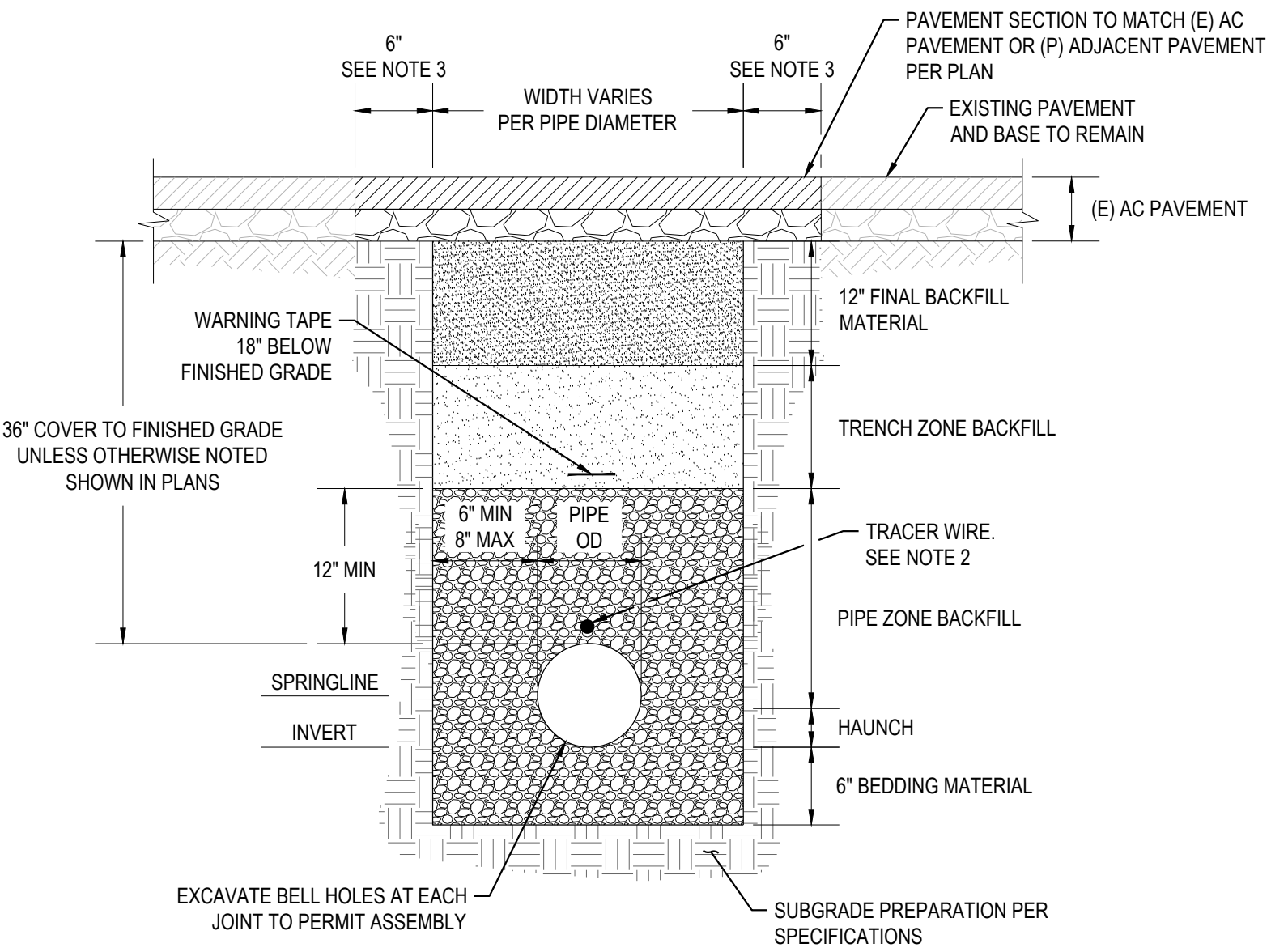
SHERWOOD DESIGN ENGINEERS IS NOT AN ENGINEERING CONTRACTOR. NOR SHOULD OUR RENDERING OF CUT AND FILL EARTHWORK VOLUMES BE CONSIDERED EQUIVALENT TO THE NATURE AND EXTENT OF SERVICE AN ENGINEERING CONTRACTOR WOULD PROVIDE. THIS ESTIMATE IS BASED SOLELY ON OUR ANALYSIS, WHICH IS AS ACCURATE AS THE INFORMATION PROVIDED TO US IN REGARDS TO EXISTING TOPOGRAPHY AND OUR GRADING STRATEGY REPRESENTED. THIS ANALYSIS WILL NOT REFLECT THE LOCALIZED SITE CONDITIONS NOT REPRESENTED ON THE TOPOGRAPHIC SURVEY, NOR DOES IT TAKE INTO EFFECT FACTORS SUCH AS SHRINKAGE, SWELL, LOSS DURING TRANSPORT AND SUBSIDIENCE, AND OTHER FACTORS THAT COULD AFFECT QUANTITIES TABULATED. THIS EARTHWORK VOLUME ANALYSIS ALONE SHOULD NOT BE USED FOR BID PURPOSES AS OTHER FACTORS THAT WILL DEPEND ON OBSERVATION BY GEOTECHNICAL ENGINEER REPRESENTATIVE MAY AFFECT THE FINAL EARTHWORK QUANTITIES.





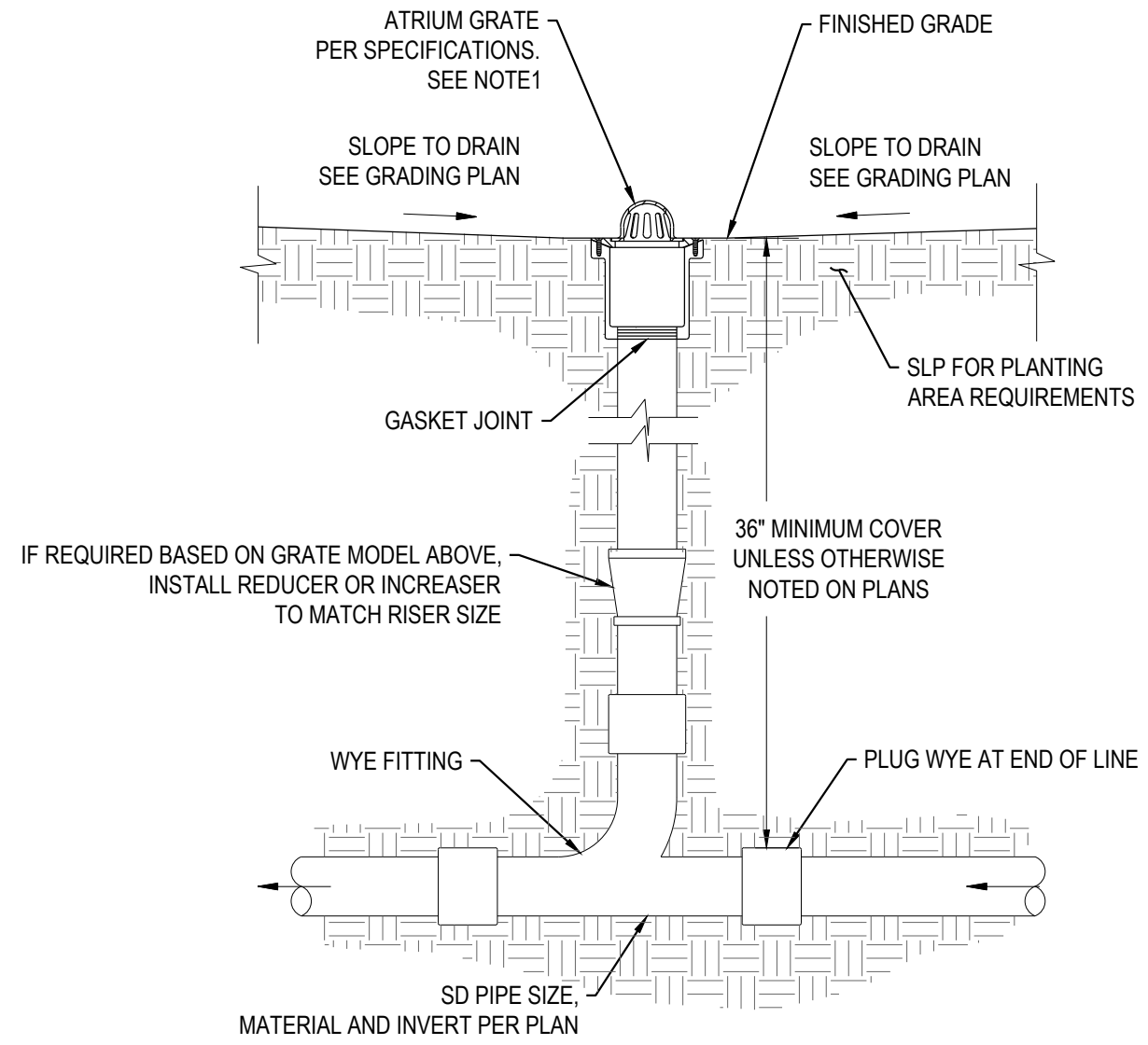
1. INITIAL WIDTH OF STONE APRON SHALL BE AT A MINIMUM EQUAL TO TWICE THE OUTLET PIPE DIAMETER (O.D.).
2. ALL STONE PLACEMENT TO BE APPROVED BY ENGINEER IN THE FIELD PRIOR TO CONSTRUCTION.

SCALE: NTS



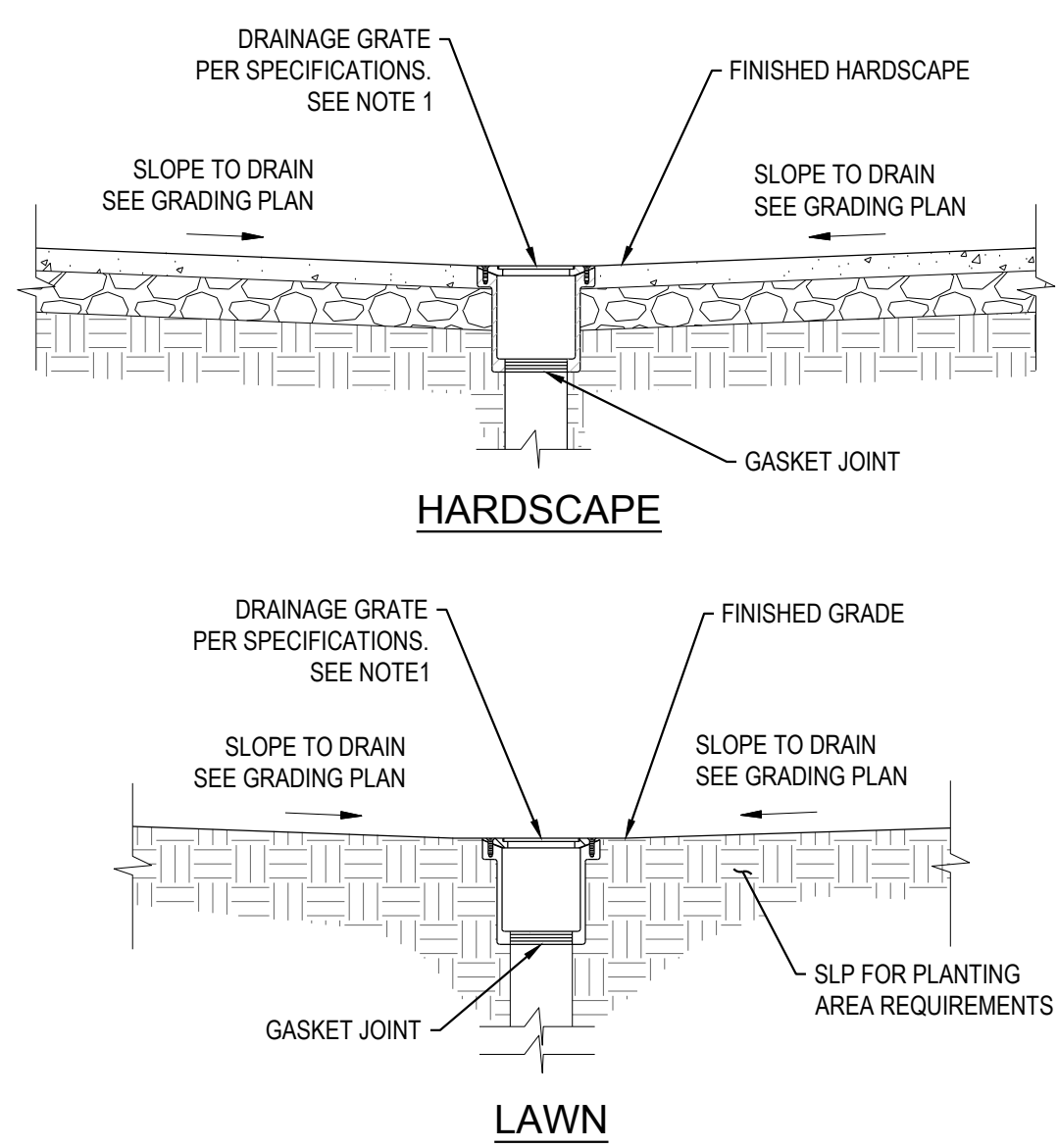
1. BACKFILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 8".
2. IF DIP IS NOT USED, FOR WATER AND FIRE WATER MAINS INSTALL SINGLE STRAND 12 AWG COPPER WIRE.
3. WHERE APPLICABLE, REMOVE A MINIMUM 6" OF PAVEMENT SURFACE BEYOND EDGE OF TRENCH WHEN INSTALLING UTILITY UNDER EXISTING PAVEMENT SURFACE REPLACE EXISTING PAVEMENT OVER TRENCH IN-KIND. IN LANDSCAPE AREAS, OMIT 6" OF OVERCUT ON EITHER SIDE OF TRENCH.

SCALE: NTS



1. BASE OF GRATE TO BE FLUSH WITH ADJACENT LANDSCAPE.
2. BRING TO SURFACE WITH TEMPORARY PLUG. AFTER ALL BACKFILL IS COMPLETE AND SUB-GRADE ESTABLISHED IN AREAS TO BE PAVED, THE FINAL RISER PIPE AND BOX SHALL BE INSTALLED AS SHOWN

DR-00-000



LAWN

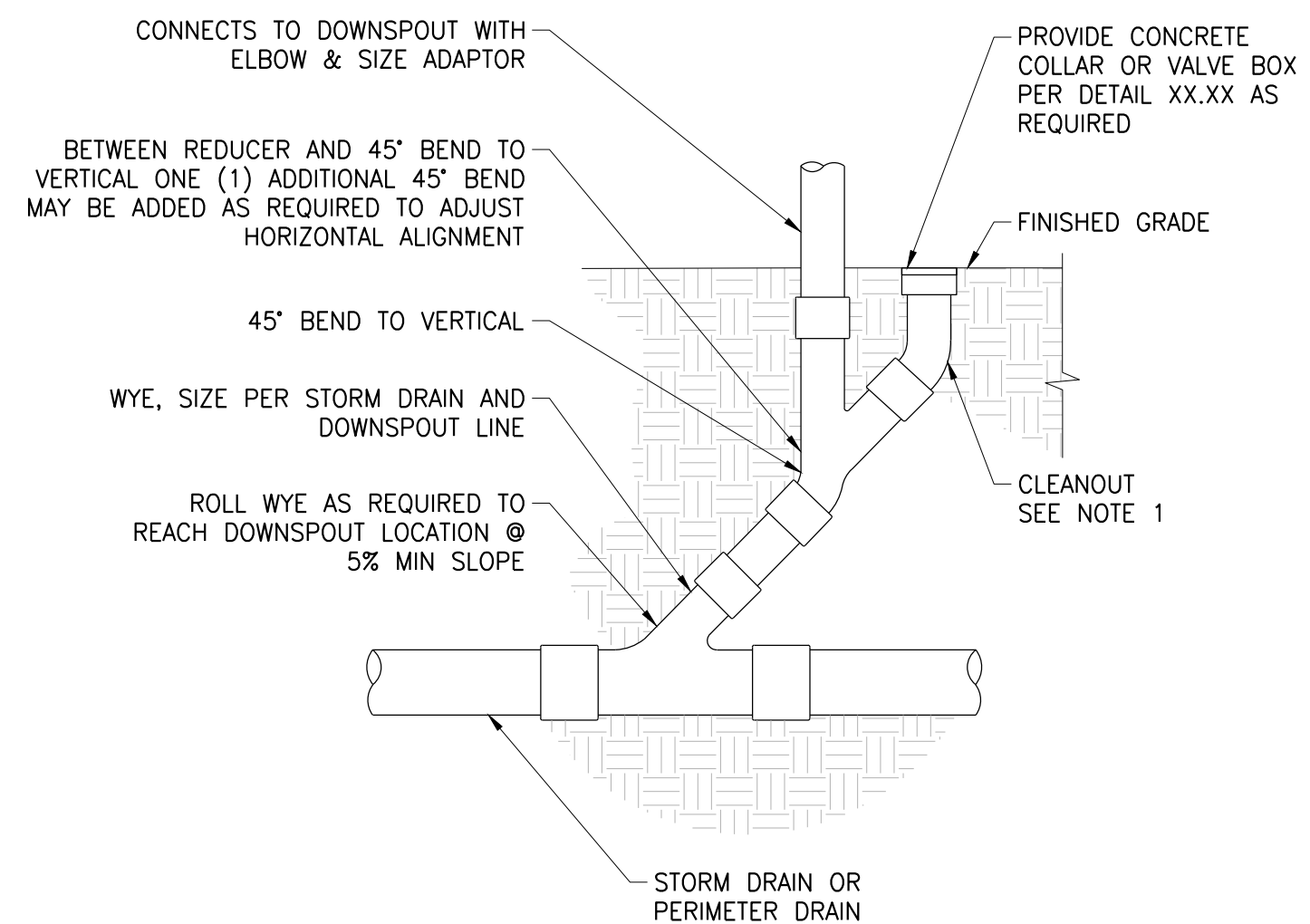
SCALE: AS SHOWN



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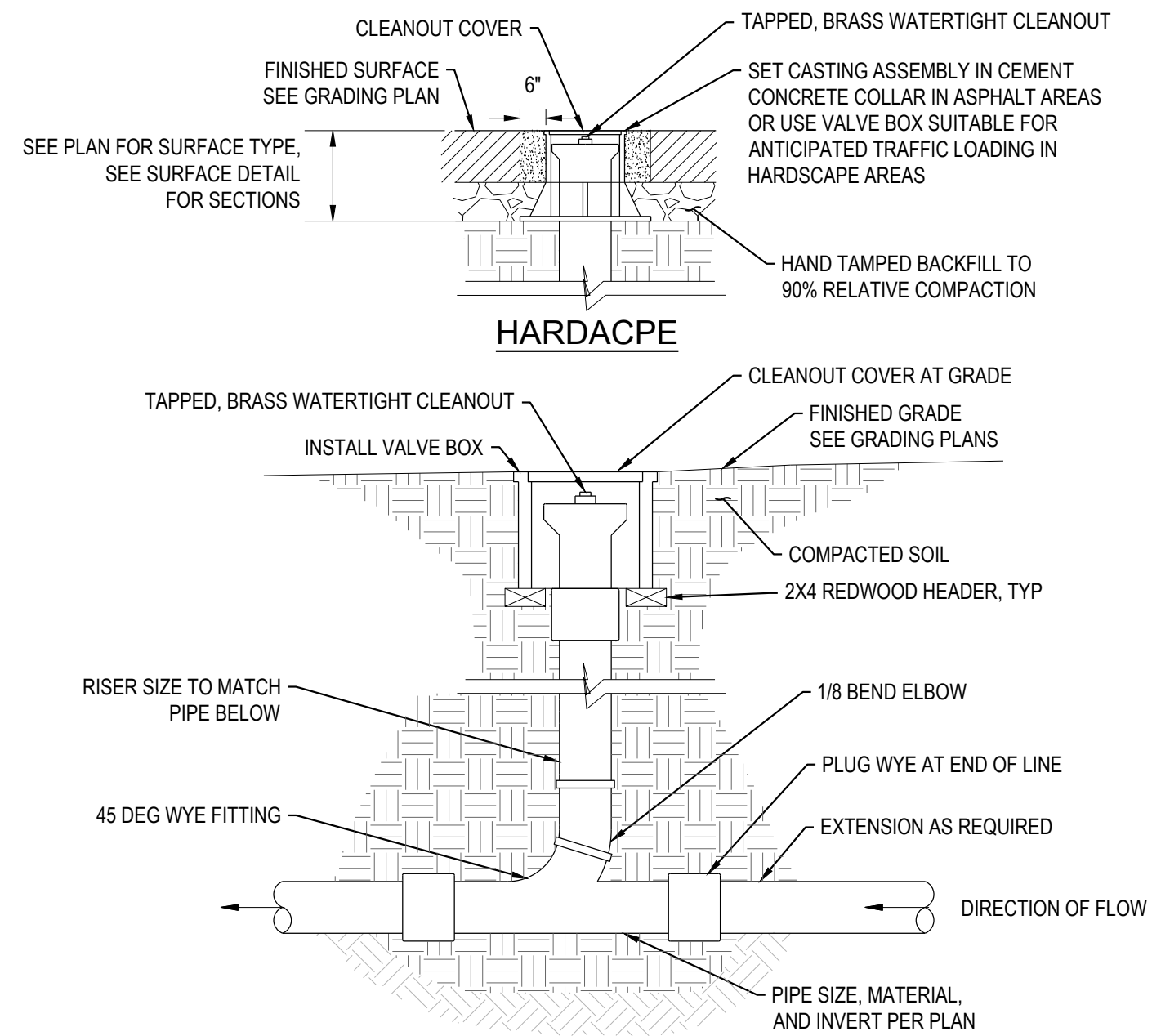
NO	DATE	REVISION

DATE	05/18/2026
DRAWN	AR/ZA
DESIGNED	AR/ZA
CHECKED	MH



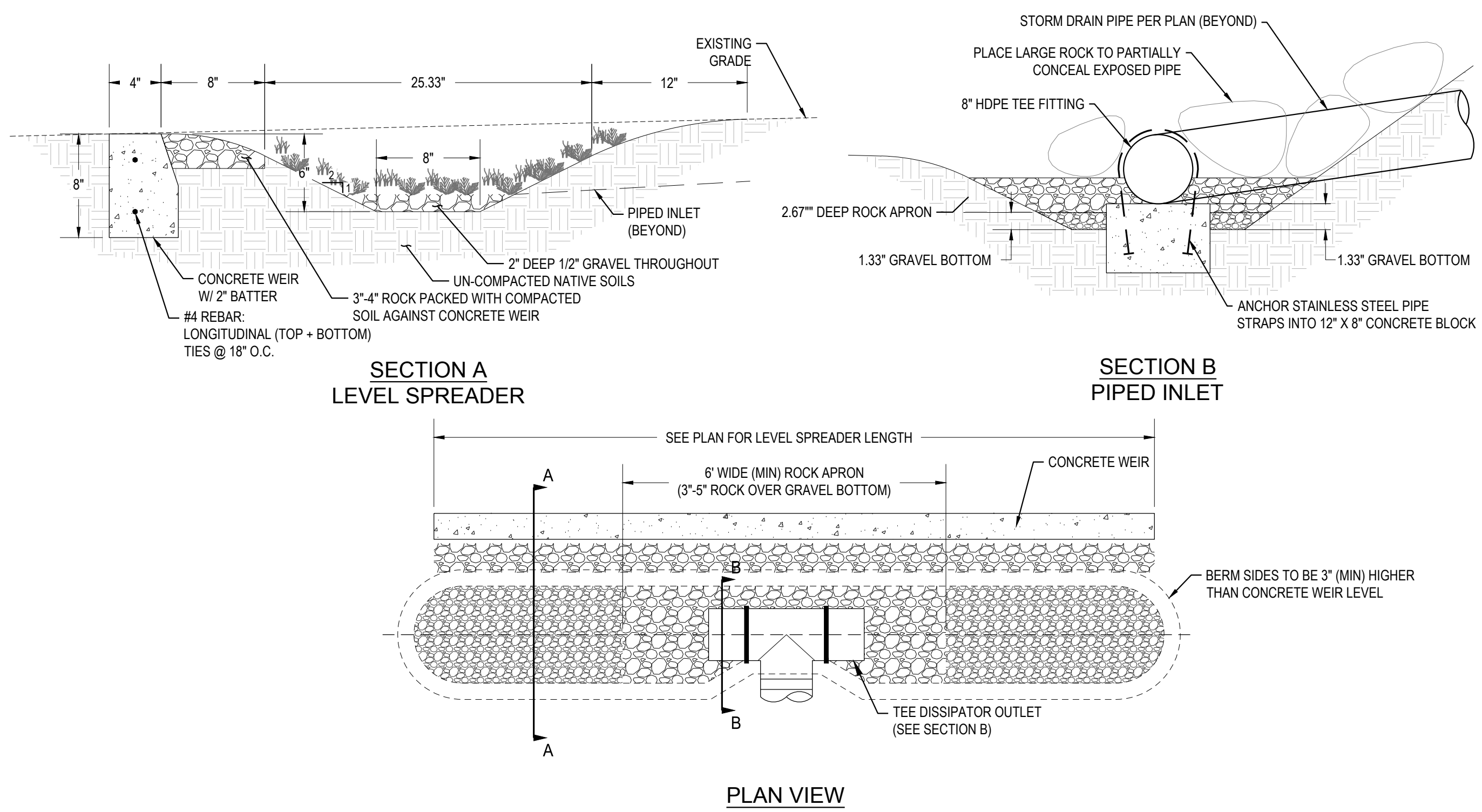
1. CLEAN OUT MAY BE LOCATED
 - A. GRADE IN PAVEMENT
 - B. ABOVE GRADE IN LANDSCAPE AREA
 - C. OR PER ARCHITECTURAL OR PLUMBING PLANS
2. IF DRAIN IS INSTALLED PRIOR TO DOWNSPOUT, PROVIDE RISER TO MIN 3" ABOVE FINISHED GRADE AND CAP.

SCALE: NTS



1. BRING TO SURFACE WITH TEMPORARY PLUG. AFTER ALL BACKFILL IS COMPLETE AND SUB-GRADE ESTABLISHED IN AREAS TO BE PAVED, THE FINAL RISER PIPE AND BOX SHALL BE INSTALLED AS SHOWN.

SCALE: NTS



SCALE NTS

EROSION CONTROL DETAILS

C3.1
4 OF 5

Product Designation	Fits Gate Size:
GG 20x20	Grates up to 20"x20"
GG 20x28	All grates up to 20"x28"
GG 36x24	Grates up to 36"x24"
GG 36x36	All grates up to 36"x36"
GG 42x28	All grates up to 42"x28"
GG 48x36	All grates up to 48"x36"
GG 48x48	All grates up to 48"x48"

Custom Sizes available - call for information or quote

SCALE: N

2/28 - 4/28: LANDSCAPING, INTERIOR FINAL TOUCHES & WALKTHROUGH





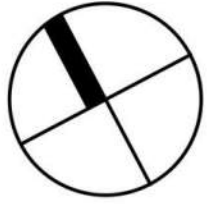
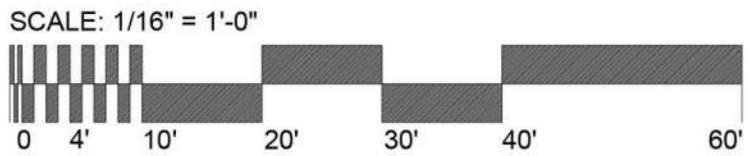
MATERIALS LEGEND:

- (E) Tree to Remain
- (E) Tree to be Removed
- (N) Tree
- Stone Gravel Mulch
- Crushed Stone Pathways
- Stone Paving and Pavers
- Stone Steps
- Stone Walls
- Existing Walls
- Pool and Spa

EXISTING TREE LIST:

Tag	Latin Name	Common Name	DBH (in)	Status	Removal
7	<i>Sequoia sempervirens</i>	Coast redwood	17.5	Protected	
8	<i>Sequoia sempervirens</i>	Coast redwood	15.5	Protected	
9	<i>Sequoia sempervirens</i>	Coast redwood	19	Protected	
10	<i>Sequoia sempervirens</i>	Coast redwood	17.5	Protected	
11	<i>Hesperocyparis macrocarpa</i>	Monterey cypress	20.5	Species Exempt	
12	<i>Hesperocyparis macrocarpa</i>	Monterey cypress	15	Species Exempt	
13	<i>Hesperocyparis macrocarpa</i>	Monterey cypress	17.5	Species Exempt	X
14	<i>Hesperocyparis macrocarpa</i>	Monterey cypress	25	Species Exempt	X
15	<i>Quercus agrifolia</i>	Coast live oak	16	Protected	X
16	<i>Quercus agrifolia</i>	Coast live oak	11	Protected	X
17	<i>Quercus agrifolia</i>	Coast live oak	13	Protected	X
18	<i>Quercus agrifolia</i>	Coast live oak	8	Protected	X
19	<i>Quercus agrifolia</i>	Coast live oak	5.5	Species Exempt	X
20	<i>Quercus agrifolia</i>	Coast live oak	10.5	Protected	
21	<i>Quercus agrifolia</i>	Coast live oak	7 6 5	Protected	
22	<i>Quercus agrifolia</i>	Coast live oak	4 3 3	Species Exempt	
23	<i>Quercus agrifolia</i>	Coast live oak	7 7 6.5	Protected	X
24	<i>Quercus agrifolia</i>	Coast live oak	12	Protected	
25	<i>Quercus agrifolia</i>	Coast live oak	5.5	Species Exempt	
26	<i>Quercus agrifolia</i>	Coast live oak	9	Protected	
27	<i>Quercus agrifolia</i>	Coast live oak	6.5 6.5 5.5	Protected	X
28	<i>Quercus agrifolia</i>	Coast live oak	7.5 5 4	Protected	
29	<i>Quercus agrifolia</i>	Coast live oak	3 3 3	Species Exempt	

NOTE:
See Arborist Tree Protection Plan.



LUTSKO ASSOCIATES
landscape

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Consultant:

Stamp:



Project Name:

**Hicks
Mountain
Ranch**

10900 Pt. Reyes Petaluma
Rd, Nicasio, CA 94946

Sheet Title:

Landscape Plan

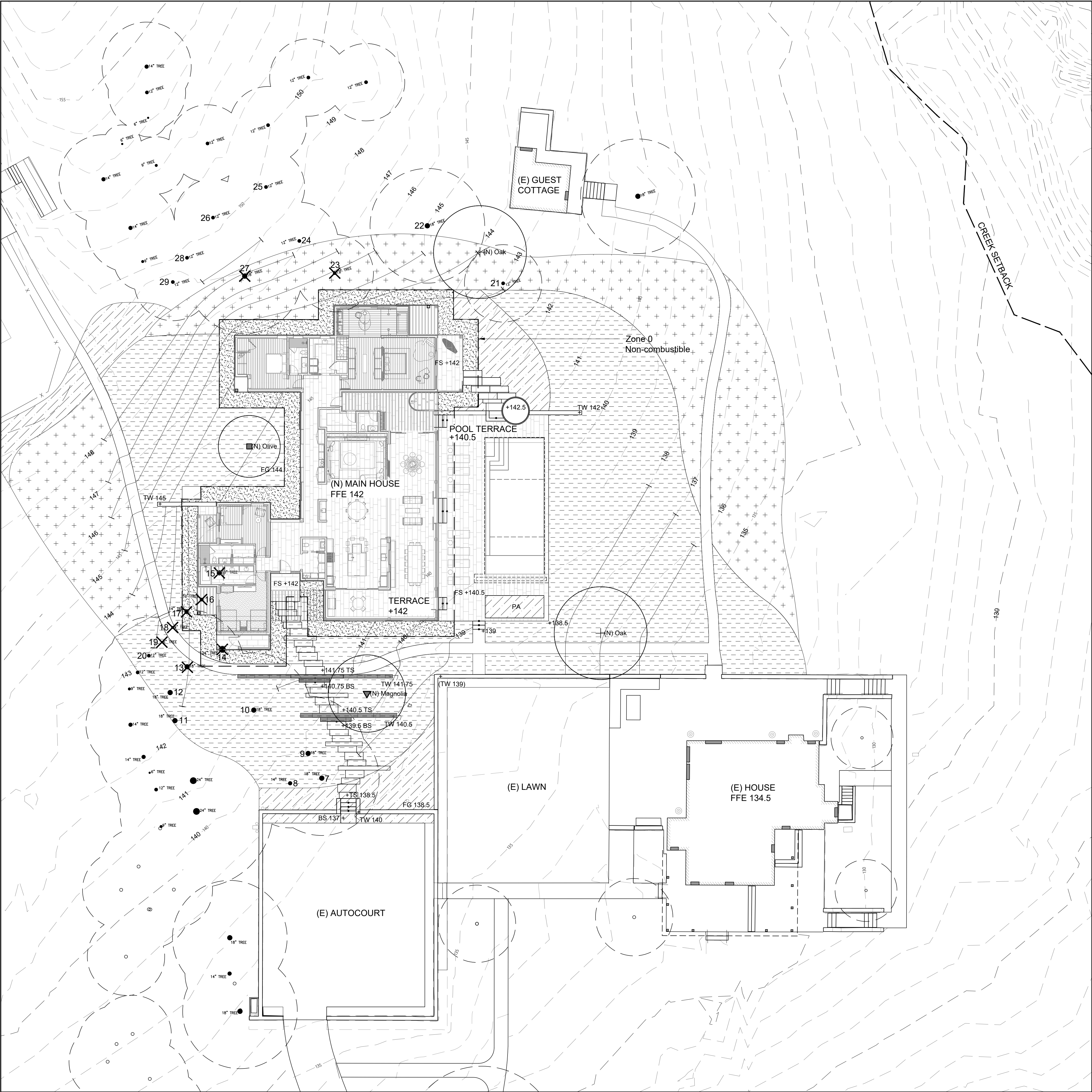
Submittal: Date:
Planning Submittal 10-31-2025

Revision: Date:

scale: as noted

sheet:

L1.1

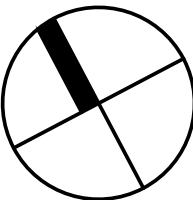
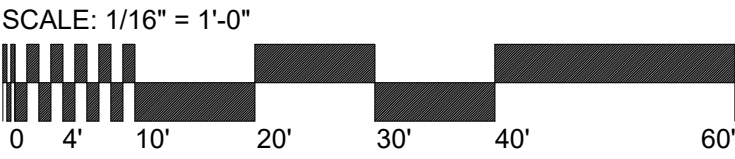


PLANT SCHEDULE:

BOTANICAL NAME COMMON NAME	PLANT FACTOR	SPACING	SIZE	MATURE HEIGHT
TREES				
<i>Quercus agrifolia</i> California Live Oak	WN	as shown	48" box	30'-50'
<i>Olea europaea</i> Olive	W	as shown	48" box	20'
<i>Magnolia 'Elizabeth'</i> Magnolia		as shown	48" box	20'-35'
NATIVE MEADOW AND PERENNIALS				
<i>Calamagrostis foliosa</i> Mendocino Reedgrass	N	21" oc	plug	1'-2'
<i>Festuca californica</i> California fescue	WN	24" oc	plug	1'-3'
<i>Leymus triticoides</i> Creeping Wild Rye	WN	18" oc	plug	1'-3'
<i>Epilobium 'Wayne's Silver'</i> California Fuchsia	WN	30" oc	1 gal	1'
<i>Achillea millefolium</i> California Yarrow	WNF	24" oc	1 gal	1'-2'
<i>Sisyrinchium bellum</i> Blue-eyed Grass	WNF	12" oc	4" pot	1'
<i>Gaura 'So White'</i> White Gaura		18" oc	1 gal	1'-2'
<i>Salvia yangii 'Blue Spires'</i> Russian Sage	W	36" oc	1 gal	3'
NATIVE MEADOW				
<i>Danthonia californica</i> California oatgrass	N	12" oc	seed	1'-3'
<i>Bromus carinatus</i> California Brome Grass	WN	24" oc	seed	1'-3'
<i>Stipa pulchra</i> Purple Needlegrass	WN	18" oc	seed	1'-2'
<i>Leymus triticoides</i> Creeping Wild Rye	WN	18" oc	seed	1'-3'
GARDEN MIX				
<i>Erigeron 'Wayne Roderick'</i> Seaside Daisy	N	24" oc	1 gal	1'
<i>Epilobium 'Wayne's Silver'</i> California Fuchsia	WN	30" oc	1 gal	1'
<i>Helleborus argutifolius</i> Holly-leaved Hellebore	W	30" oc	1 gal	2'-3'
<i>Phlomis purpurea</i> Purple Phlomis	W	48" oc	5 gal	3'-4'
<i>Gaura 'So White'</i> White Gaura		18" oc	1 gal	1'-2'
<i>Scabiosa cretica</i> Cretan pincushion		30" oc	1 gal	1'-2'
<i>Arctostaphylos 'Pacific Mist'</i> Pacific Mist Manzanita	WN	60" oc	1 gal	2'-3'
<i>Salvia 'Bee's Bliss'</i> Bee's Bliss Sage	WN	48" oc	1 gal	1'-2'
<i>Rosmarinus 'Mozart'</i> Mozart Rosemary	W	48" oc	5 gal	2'-3'
<i>Ceanothus 'Kurt Zadnik'</i> Wild Lilac	WN	72" oc	1 gal	3'-5'
<i>Cistus x skanbergii</i> Pink Rockrose	W	60" oc	5 gal	2'-4'
<i>Frangula californica 'Eve Case'</i> Coffeeberry	WNF	60" oc	5 gal	4'-6'
<i>Garrya elliptica</i> Silk Tassel Bush	WN	72" oc	5 gal	6'-10'

IRRIGATION:

TREES: Drip rings
NATIVE MEADOW AND PERENNIALS: Low precipitation spray
NATIVE MEADOW: No irrigation
GARDEN MIX: Low precipitation spray



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Ranch

10900 Pt. Reyes Petaluma
Rd, Nicasio, CA 94946

Sheet Title:

Revegetation
Plan

Submittal:

Planning Submittal

Date:

10-31-2025

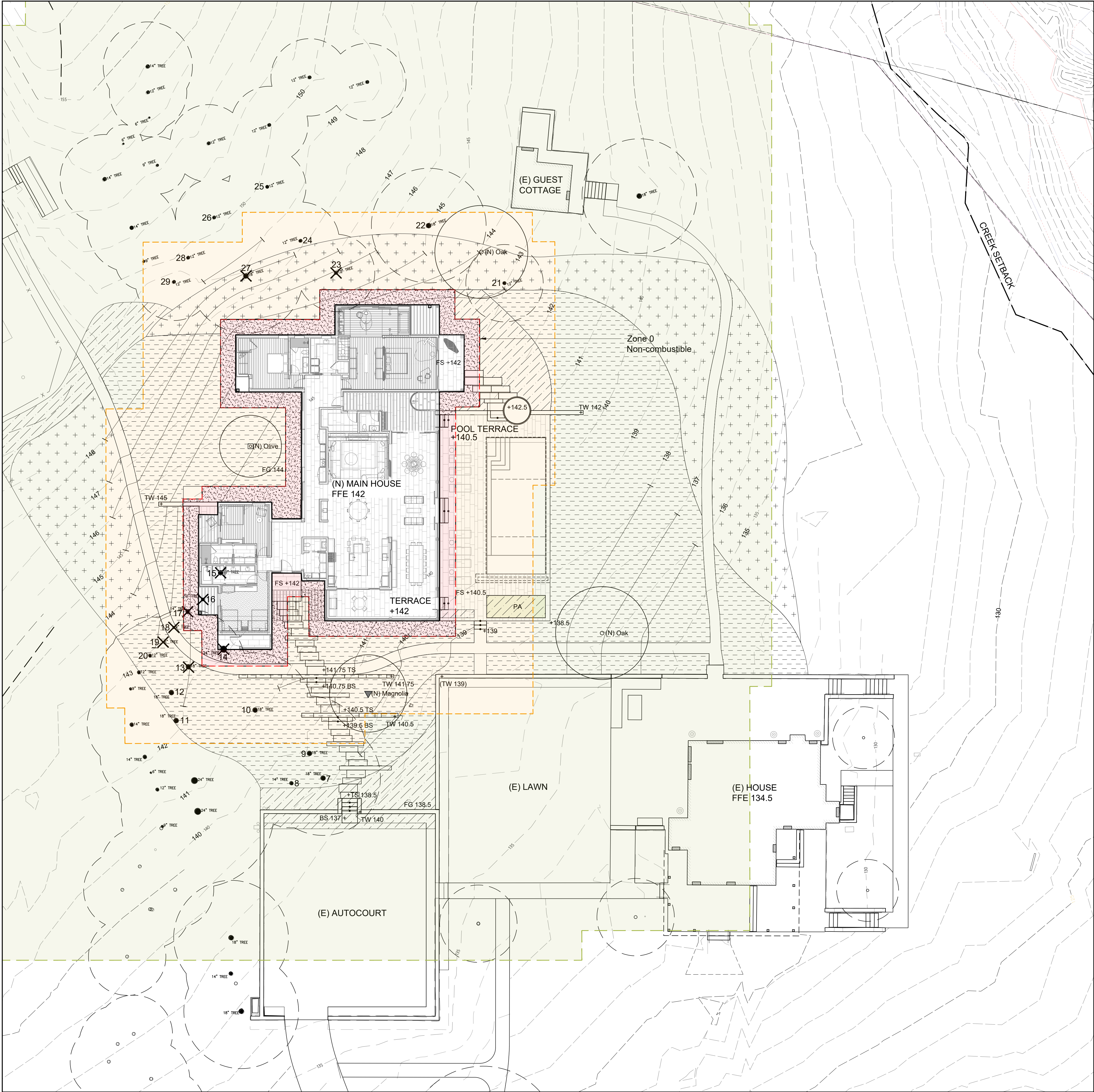
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L5.1



LEGEND

- Zone 0 - 0-5'.** The Immediate Zone extends 0-5' from your house. It's the area closest to your house, including the structure itself, decks, outdoor furniture, and the outside walls and coverings. This area is most vulnerable, and should be most aggressively maintained for fire resistance. Non-combustible stone mulch.
- Zone 1 - 5-30'.** The Intermediate Zone from 5' to 30' out from buildings, structures, decks, etc. Keep this area "Lean, Clean, and Green" and employ careful landscaping to create breaks that can help influence and decrease fire behavior.
- Zone 2 - 30-100'.** The extended zone from 30' to 100' (or more, if required due to steep slopes, nearby vegetation conditions, and/or your local fire department). The goal here is not to eliminate fire but to interrupt fire's path and keep flames smaller and on the ground.

VMP NARRATIVE:

Existing Conditions: Current vegetation composed of mostly non-native grasses on a gentle sloping site.

Proposed Scope: The site is to be vegetated primarily with native grasses and drifts of low groundcovers with a few specimen trees located outside of the 5' non-combustible zone.

VEGETATION MANAGEMENT PLAN COMPLIANCE STRATEGIES:

- (Reference: T.F.P.D. Ordinance 131, Policy 420, CFC, 304.1.2, Fire Safe Marin Guidelines) the existing plants and trees on the property shall be trimmed or removed such that:
1. No pyrophytic plants within 10ft. of house.
 2. Trim tree limbs to a minimum of 10 ft away from the outlet of chimneys for 360 degrees.
 3. Maintain the road and deck area of any structure on the property free of leaves, needles, or dead vegetative growth.
 4. Remove or cut all combustible vegetation such as dead trees, and all dead vegetation.
 5. Remove all flammable materials from your deck.
 6. Keep gutters clear of combustible material.
 7. Regardless of plant selection, shrubs should be spaced so that no continuity exists between the ground fuels and tree crowns.
 8. Individual existing non-pyrophytic trees may be allowed to remain on a case by case basis if proper crown separation can be maintained.
 9. All plant species to comply with Fire Safe Marin Guidelines.

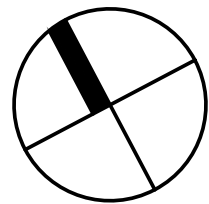
SITE MANAGEMENT NOTES:

- A. Vegetation shall be trimmed to within 10' horizontally of roadways, and trees shall be trimmed as not to overhang roadways and provide 14" of clearance vertically.
- B. Trim trees so they do not hang lower than 13ft. above any road or driveway.
- C. All existing prohibited plants listed in the Mill Valley prohibited plants and tree list shall be removed from within fifty (50) ft. Of any structure including wood decks and balconies. Mature existing pine and fir trees will be evaluated on a case by case basis.
- D. Remove piles of accumulated dead vegetation on the property.
- E. Maintain any tree with limbs that overhang wood decks and/or roofs free of deadwood.
- F. Remove that portion of any tree which extends within 10ft of any chimney or stovepipe.
- G. Clean any leaves and needles from roof and gutters.
- H. All weeds and grasses shall be cut regularly to a height of 4" or less.
- I. No native grasses shall be planted within Home ignition zones 1 and 2.
- J. Cut and remove small low branches on trees, 6ft. From ground when trees exceed 18ft. In height.
- K. All existing trees & shrubs will be pruned to remove dead tree limbs & foliage will be pruned up to be clear of understory.
- H. Coordinate with adjacent property owners to maintain tree canopies, vegetation and ladder fuels on an annual basis.
- J. All planted areas inside Home ignition zones 1 and 2 shall be irrigated.
- L. Shrubs shall be spaced so that no continuity exists between ground fuels and tree crowns, such that a ground fire will not extend into the tree canopy.

GENERAL SITE NOTES:

1. All plantings have been selected in compliance with the Mill Valley fire protection standard 304.1.2 list of prohibited plants.
2. Proposed plantings throughout the site will include fire resistant irrigated shrubs, perennials and ground covers.
3. New construction and rehabilitated landscapes greater than or equal to 1,000 sq. ft. will need to prepare a landscape plan per Marin Municipal Water District.
4. For proposed planting plan, plant list and notes, see planting plan on L6.1

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

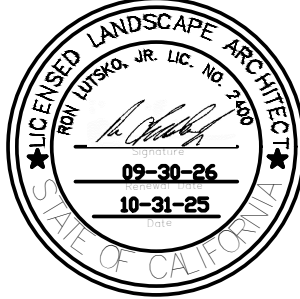


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**Vegetation
Management
Plan**

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sheet:

L6.1

