

4095 PARADISE DRIVE, TIBURON, CA 94920

PROJECT NAME

**4095
PARADISE DRIVE,
TIBURON, CA
94920**

ARCHITECTURE

DRAWING INDEX

SCOPE OF WORK

DEFERRED SUBMITTAL

PROJECT DATA

- A-0.1 COVER SHEET
- A-0.2 ABBREVIATIONS & GENERAL NOTE
- A-0.3 FLOOD HAZARD ZONES MAP
- A-0.4 MASSING STUDY & MATERIAL (1)
- A-0.6 STORY POLE
- A-0.7 NOISE STANDARD FOR AIR
- A-0.8 DOC-PROJECT & LOT COVERAGE CALCULATION
- A-0.9 DOC- GROSS FLOOR AREA CALCULATION
- A-1.0 SITE SURVEY (1)

CIVIL

- C0 COVER SHEET
- C1 GRADING & DRAINAGE PLAN
- C2 UTILITY PLAN
- C3 CONSTRUCTION DETAILS & PROFILES
- C4 LANDSCAPE / PROTECTION TREES
- C5 EROSION CONTROL PLAN

THE EXISTING BUILDING FULLY DEMOLISHED AND MAKE NEW CUSTOM MODERN HOME ON LAND .
THE PROPOSE DRAWINGS IS NEW MODERN - TWO STORY PROV: 6,360 SQ BUILDING AREA

THE BUILDING IS FULLY ELECTRIC, NO USE NATURAL GAS
- BASEMENT: 3 BEDROOMS WITH 3 BATHROOM + LAUNDRY ROOM FOR GYM
- FIRST FLOOR : 3 CAR GARAGE / LIVING ROOM, KITCHEN WITH 2 BEDROOM AND 1 1/2 BATH

- A) PROVIDE AUTOMATIC FIRE SPRINKLERS FOR MAIN HOUSE
- B) SEPARATE PERMIT REQUESTED FOR SOLAR PV PANELS.

DEFERRED SUBMITTAL

- SPRINKLER SYSTEMS MUST BE DESIGNED AND INSTALLED ACCORDING TO NFPA 13D AND SECTION R313 OF THE CRC

ASSESSOR PARCEL NUMBER: 038-171-61
ADDRESS: 4095 PARADISE DR, TIBURON, CA 94920
JURISDICTION: UNINCORPORATED

LOT SIZE (ACCESSORY REPORT): 2.03 Acres - 88,426.8 ±S.F.

USE CODE DESCRIPTION: SINGLE FAMILY

ZONING : RSP-1-BFC : RESIDENTIAL SINGLE FAMILY PLANNED
NO SETBACK REQUIRMENT

ALLOWED BUILDING HEIGHT: 30'- 0"
PROV. BUILDING HEIGHT: (FRONT: 19'-0") & (REAR: 28'-0")
(Due to the slope of the land, you will see a variable height in each part of the structure. The exact location of all points is indicated on the imaginary line and the site map.)

(N) # OF UNITS: 1

BUILDING DATA:
NUMBER OF STORIES: 2 STORY

CONSTRUCTION TYPE: TYPE "V-B"
OCCUPANCY GROUP FOR BLDG.: R-3, U
FIRE SPRINKLER SYSTEM: FULLY SPRINKLER

- SPRINKLER SYSTEMS MUST BE DESIGNED AND INSTALLED ACCORDING TO NFPA 13D AND SECTION R313 OF THE CRC

PARKING SUMMARY:
CAR PARKING: 3

GROSS FLOOR AREA:
1ST FLOOR: 3,378 ± S.F.
BASEMENT FLOOR: 2,836 ± S.F.
GARAGE: 768 ± S.F.
TOTAL GROSS FLOOR AREA 6,982 ± S.F.
ADU 504 ± S.F.

MORE INFORMATION:
TRACT/BLOCK : 124100
WUI: YES
FLOODZONE : AE
FLOOD INS : Y
FIRE SVC : TIBURON FIRE PROTECTION DISTRICT

- A-1.0.1 SITE SURVEY (2) 2
- A-1.1 (E) SITE PLAN
- A-1.2 (N) SITE PLAN
- A-1.2.1 TURNING MOVEMENT ANALYSIS 2
- A-1.3 COMPRESSION (E) & (N) SITE PLAN 2
- A-1.4 BIOLOGICAL RESOURCES & TREE PROTECTION 2
- A-1.5 TREE PROTECTION PLAN
- A-2.1 (N) FIRST FLOOR PLAN
- A-2.2 (N) BASEMENT FLOOR PLAN
- A-2.3 (N) ROOF PLAN
- A-2.4 (N) ROOF DETAILS
- A-2.5 (N) ENLARGED BATHROOMS
- A-3.1 (N) FRONT ELEVATION
- A-3.2 (N) RIGHT ELEVATION
- A-3.3 (N) LEFT ELEVATION
- A-3.4 (N) REAR ELEVATION
- A-3.5 ADU ELEVATION
- A-4.1 (N) SECTION A-A
- A-5.0 WIN. & DR. SCHEDULE
- A-5.1 WIN. & DR. SCHEDULE

LANDSCAPE

- L-1.1 LANDSCAPE PLAN
- L-1.2 LANDSCAPE / DETAILS (1)
- L-1.3 LANDSCAPE / DETAILS (2)
- L-1.4 LANDSCAPE / PROTECTION TREES



APPLICATION:

MARIN COUNTY



LIC #: 1106249

ANYTIME CONSTRUCTION INC
408-373-8414
CUSTOM DESIGN - BUILD - REMODELING
<https://anytime.construction>

Cover Sheet



Nima Jouzi

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	01/25/26	PLANING. COMM.
2	03/30/26	PLANING. COMM.
3	06/18/26	PLANING. COMM.

DRAWN M.SH.

CHECKED A.HK.

DATE 11/03/2025

REVISED DATE 11/05/2025

JOB NO. 25-1913

SHEET NO.

A-0.1

DIRECTORY INFORMATION

OWNER: ADDRESS: 4095 PARADISE DRIVE, TIBURON, CA 94920
NAME: Nima jouzi
CONTACT: (408) 373 8414
EMAIL: nimajouzi2013@gmail.com

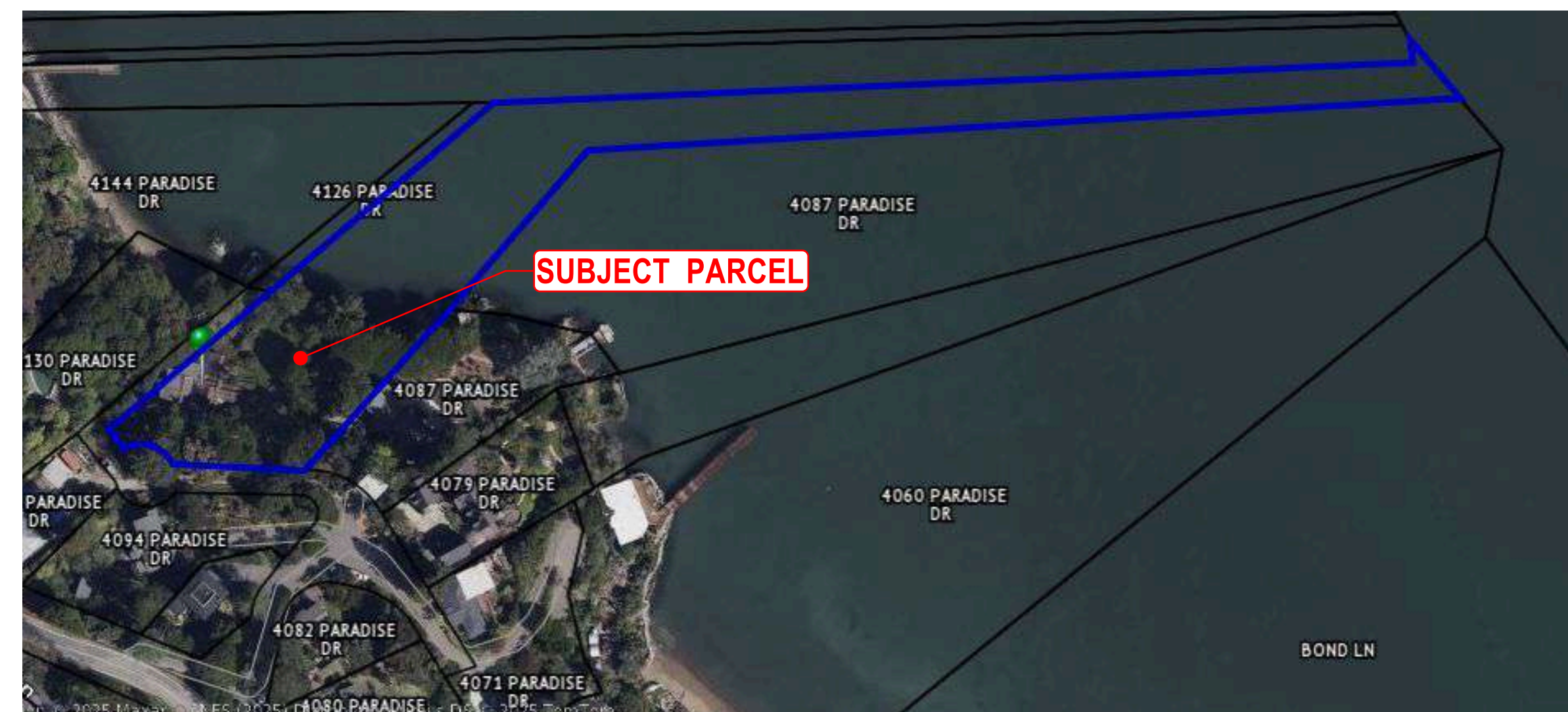
DESIGN & BUILD: ADDRESS: 329 s San Antonio road, Los Altos ,ca
NAME: Nima jouzi & Adel Haghanikia
CONTACT: (408) 373 8414 - (925)864-3902
EMAIL: nimajouzi2013@gmail.com - ANYTIME CONSTRUCTION INC License # 1106249

ENGINEER: ADDRESS: AMS DESIGN LLP
NAME: Armin Masroor, Ph.D., S.E., P.E.
CONTACT: (415) 254 - 2634
EMAIL: armin@amsdesignllp.com

APPLICABLE CODES

2025 CALIFORNIA RESIDENTIAL CODE (CRC)
2025 CALIFORNIA BUILDING CODE (CBC)
2025 CALIFORNIA MECHANICAL CODE (CMC)
2025 CALIFORNIA PLUMBING CODE (CPC)
2025 CALIFORNIA FIRE CODE (CFC)
2025 CALIFORNIA ELECTRICAL CODE (CEC)
2025 CALIFORNIA ENERGY CODE
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) CITY OF TIBURON / MARIN COUNTY ZONING AND SECURITY ORDINANCE . ALL CONSTRUCTION TO COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.

VICINITY MAP



ABBREVIATIONS

GENERAL NOTES

DEMOLITION NOTES

PROJECT NAME

4095
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Abbreviations & General Note



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SHEET NO.

A-0.2

#	POUND OR NUMBER	H.C.	HANDICAPPED
&	AND	HI	HIGH
@	AT	HM	HOLLOW METAL
ABV	ABOVE	HP	HIGH POINT
ACT	ACOUSTIC CEILING	HR	HOUR
TILE		HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
AD	AREA DRAIN		
AF	ABOVE FINISHED	IRGWB	IMPACT RESISTANT
FLOOR			GYPSUM WALLBOARD
ALUM	ALUMINUM	ILO	IN LIEU OF
APPROX	APPROXIMATE	INSUL	INSULATED
ANOD	ANODIZED	INT	INTERIOR
ASPH	ASPHALT	LO	LOW
BD	BOARD	MAX	MAXIMUM
BLDG	BUILDING	MECH	MECHANICAL
BLKG	BLOCKING	MEMBR	MEMBRANE
BOT	BOTTOM	MIN	MINIMUM
BSMT	BASEMENT	MO	MASONRY OPENING
BST	BOTTOM OF STAIRS	MTL	METAL
BYND	BEYOND	(N)	NEW
CIP	CAST IN PLACE	NIC	NOT IN CONTRACT
CHNL	CHANNEL	NO	NUMBER
CJ	CONTROL JOINT	NOM	NOMINAL
CLG	CEILING	N.T.S.	NOT TO SCALE
CLO	CLOSET	O.C.	ON CENTER
CLR	CLEAR	OFF	OFFICE
CNTR	COUNTER	OH	OPPOSITE HAND
CMU	CONCRETE MASONRY	OZ	OUNCE
UNIT		PCC	PRE-CAST CONCRETE
COL	COLUMN	P.L.	PROPERTY LINE
COMPR	COMPRESSIBLE	PLUMB	PLUMBING
CONC	CONCRETE	PLYD	PLYWOOD
CONT	CONTINUOUS	PT	PRESSURE TREATED
CORR	CORRIDOR	PNT	PAINT/PAINTED
CPT	CARPET	PVC	POLYVINYL CHLORIDE
CT	CERAMIC TILE	RBR	RUBBER
CTR	CENTER	RCP	REFLECTED CEILING
CTYD	COURTYARD	PLAN	
DBL	DOUBLE	RD	ROOF DRAIN
DEMO	DEMOLISH	RDWD	REDWOOD
DET	DETAIL	REQD	REQUIRED
D.F.	DRINKING FOUNTAIN	RM	ROOM
DIA	DIAMETER	S.F.	SQUARE FOOT
DIMS	DIMENSIONS	SIM	SIMILIAR
DN	DOWN	SPEC	SPECIFIED OR
DR	DOOR	SPECIFICATION	
DWG	DRAWING	SPK	SPRINKLER
(E)	EXISTING	SSTL	STAINLESS STEEL
EA	EACH	STC	SOUND TRANSMISSION
EL	ELEVATION		COEFFICIENT
ELEC	ELECTRICAL	STD	STANDARD
ELEV	ELEVATOR/ELEVATION	STL	STEEL
EQ	EQUAL	STRUCT	STRUCTURAL
EXCL	EXCLUDE	SQ.	SQUARE
EXP JT	EXPANSION JOINT	T&G	TONGUE AND GROOVE
EXT	EXTERIOR	TC	TOP OF CURB
F.D.	FLOOR DRAIN	TELE	TELEPHONE
FEC	FIRE EXTINGUISHER	TLT	TOILET
CABINET		TO	TOP OF
FIXT	FIXTURE	TOC	TOP OF CONCRETE
FLR	FLOOR	TOS	TOP OF STEEL
FLUOR	FLUORESCENT	TP	TOILET PAPER
FM	FILLED METAL	DISPENSER	
FND	FOUNDATION	T/D	TELEPHONE/DATA
FO	FACE OF	TST	TOP OF STAIRS
F.O.F.	FACE OF FINISH	TYP	TYPICAL
F.O.S.	F.O.S.	U.N.O.	UNLESS NOTED
FURR	FURRING	OTHERWISE	
GA	GAUGE	U/S	UNDERSIDE
GALV	GALVANIZED	V.I.F.	VERIFY IN FIELD
G.B.	GRAB BAR	VP	VISION PANEL
GND	GROUND	W/	WITH
GRP	GROUP	WD	WOOD
GWB	GYPSUM WALL BOARD	W.H.	WATER HEATER
GYP	GYPSUM		

- ALL WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK. ALL CONTRACTORS SHALL HOLD HARMLESS THE ARCHITECT/ENGINEER AND THE OWNER FROM ALL DAMAGES AND/OR PENALTY ARISING OUT OF VIOLATION THEREOF.
- ALL ATTACHMENTS, CONNECTIONS OR FASTENING OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH THE BEST PRACTICE OF THE BUILDING INDUSTRY. DRAWINGS SHOWS ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT ILLUSTRATE EVERY DETAIL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS DIMENSIONS, AND MEASUREMENTS IN THE FIELD BEFORE BEGINNING WORK. ANY AND ALL DISCREPANCIES, UNUSUAL CIRCUMSTANCES, ERRORS OMISSIONS AND/OR CONFLICTS FUNDS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER'S AND THE OWNER ATTENTION IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, MECHANICAL, PLUMBING, AND ELECTRICAL. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK, VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH THE SAME DISCIPLINES.
- UNLESS OTHERWISE NOTED, ALL ANGLES SHALL BE RIGHT ANGLES, ALL LINES WHICH APPEAR PARALLEL SHALL BE PARALLEL, AND ALL ITEMS WHICH APPEAR CENTERED SHALL BE CENTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LINES TRUE LEVEL, PLUMB AND SQUARE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND PROTECTION DURING CONSTRUCTION. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROTECTED. ALL MATERIALS DELIVERED TO THE SITE SHALL BE PROPERLY STORED AND PROTECTED UNTIL INSTALLATION. ALL LUMBER SHALL BE PROTECTED FROM MOISTURE AND STORED ABOVE GROUND.
- DETAILED AND/OR LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL AND SMALLER SCALE DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL SCALED DIMENSIONS SHALL BE VERIFIED.
- ALL WORK SHALL BE DONE UNDER PERMIT. PLANS AND CALCULATIONS, IF REQUIRED, SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
- NOTE THAT MECHANICAL, ELECTRICAL, FIRE PROTECTION, PLUMBING AND COMMUNICATIONS ARE DESIGN BUILD ITEMS. ARCHITECTURAL DRAWINGS SHOW DESIGN INTENT, CONTRACTOR TO CONFIRM ALL SYSTEM REQUIREMENTS WITH BUILDING OWNER AND ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR/SUBCONTRACTOR SHALL SUBMIT PLANS FOR THEIR RESPECTIVE WORK TO THE BUILDING DEPARTMENT AS REQUIRED FOR PLAN CHECK AND PERMIT ISSUANCE, INCLUDING PAYING FOR ALL PLAN CHECK AND PERMIT FEES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
- DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- VERIFY CLEARANCES FOR VENTS, CHASES, SOFFITS, FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OF , OR INSTALLATION OF ANY ITEM OF WORK.
- UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING AND BACKING AS REQ'D FOR ALL NAILING OF INTERIOR TRIM AND FINISHES, AND SHALL COORDINATE AND PROVIDE ALL FRAMING, BACKING AND BRACING AS NECESSARY FOR INSTALLATION OF EQUIPMENT INDICATED ON THE DRAWINGS, PROVIDE BACKING PLATES AT ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
- INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND CODE REQUIREMENTS. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
- THERMAL AND SOUND INSULATING INSULATION SHALL COMPLY WITH CBC SEC. 719.
- ALL WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8.
- ALL NEW SMOKE DETECTORS TO BE HARDWIRED
- UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE DRAWINGS, THE FOLLOWING NOTES SHALL APPLY THROUGHOUT CONSTRUCTION.
- ALL NEW CONSTRUCTION SHALL CONFORM TO LATEST CODES SHOWN ON THE PROJECT DATA
- ANY DISCREPANCY IN THE DRAWINGS SHALL BE REFERRED TO THE DESIGNER FOR FURTHER CLARIFICATION BEFORE STARTING CONSTRUCTION.
- IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES OR SPECIFICATIONS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY FAMILIARIZE HIMSELF WITH THESE PLANS AND THE EXISTING SITE CONDITIONS, PRIOR TO START OF CONSTRUCTION.
- VERIFY ALL PLAN DIMENSIONS AND ROUGH OPENING REQUIREMENTS PRIOR TO START OF FRAMING.
- INDICATED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
- ALL WORK SHALL EQUAL OR EXCEED ALL CURRENT APPLICABLE BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, FIRE, SAFETY, AND ZONING CODES AND ORDINANCES.
- WHERE NECESSARY, THE CONTRACTOR SHALL PROVIDE LINE DIAGRAMS, LOAD CALCULATIONS, SHOP DRAWINGS, ETC., TO THE OWNER'S REPRESENTATIVE AND/OR LOCAL BUILDING OFFICIALS FOR APPROVAL.
- VERIFY LOCATIONS AND REQUIREMENTS FOR UNDERGROUND WORK AND WORK EMBEDDED IN SLABS INCLUDING UTILITY SERVICE, SANITARY SEWER, DRAINAGE AND IRRIGATION PRIOR TO START OF WORK. SPECIAL COORDINATION WITH UTILITY COMPANIES WILL BE REQUIRED TO COORDINATE GAS, ELECTRIC, CABLE, AND WATER SERVICE LINES

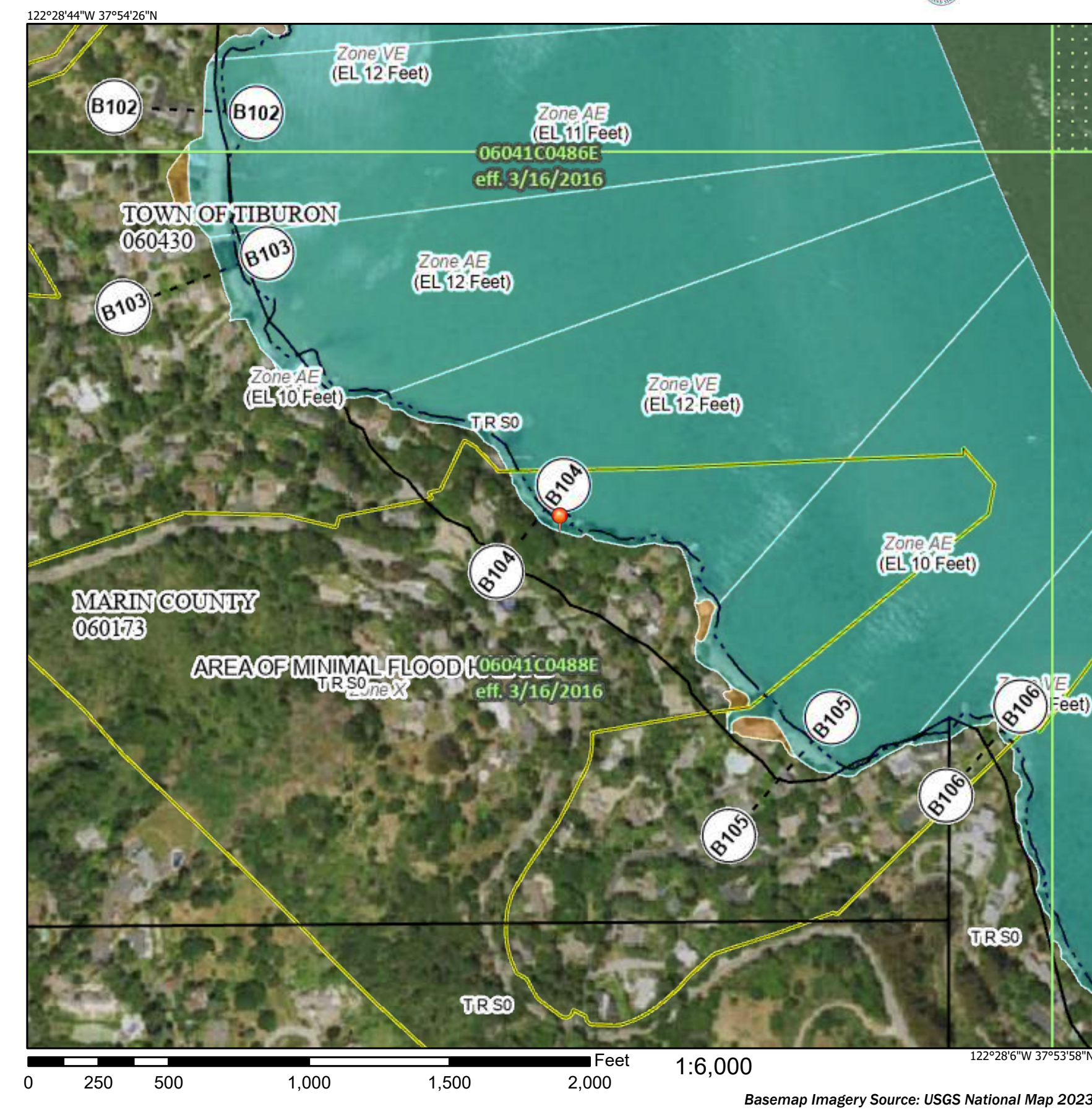
REFLECTED CEILING PLAN NOTES

- ALL DIMENSIONS ARE TO THE FACE OF THE FINISH, U.O.N.
- SEE INTERIOR ELEVATIONS FOR HEIGHTS OF HALF WALLS.
- ALL GYPSUM BOARD TO BE 5/8" TYPE "X".
- SEE BUILDING SECTIONS AND INTERIOR ELEVATIONS FOR WALL SCENCE AND PENDANT LIGHT HEIGHTS.
- WATERPROOF GYP. BD. AT ALL WET CONDITIONS, TYP.
- ALL CEILING HEIGHTS INDICATED ARE FINISH FLOOR TO BOTTOM OF FRAMING, U.O.N.
- DIMENSIONS ARE SYMMETRICAL ABOUT AXIS, U.O.N.
- ALL CEILING-MOUNTED MECHANICAL DIFFUSERS WILL BE PAINTED TO MATCH THE CEILING.

DEMOLITION NOTES

- THE CONTRACTOR SHALL COMPLY WITH ALL CODES, LAWS, ORDINANCES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
 - COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS CONCERNING THE SAFETY OF PERSONS, PROPERTY, AND ENVIRONMENTAL PROTECTION. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED ARE REQUIRED FOR PROPER EXECUTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS AND SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
 - ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT THE SPREAD OF DUST, FUMES, SMOKE, ETC., TO OTHER PARTS OF THE BUILDING. UPON COMPLETION, REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.
- PROVIDE AND MAINTAIN BARRICADES, LIGHTING, AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF THE BUILDING AND WORKERS.
 - THE ARCHITECT DOES NOT KNOW OF AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON THE JOB SITE. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION, CONTACT THE OWNER FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.
- IF DEMOLITION EXCEEDS THE SCOPE REQUIRED, RESTORE AFFECTED AREAS AT NO COST TO THE OWNER. EXCEPT WHERE OTHERWISE NOTED, MAINTAIN POSSESSION OF MATERIALS BEING DEMOLISHED. REMOVE FROM THE SITE DAILY AND LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
- REMOVE DESIGNATED PARTITIONS, COMPONENTS, BUILDING EQUIPMENT, AND FIXTURES AS REQUIRED FOR NEW WORK.
 - REMOVE ABANDONED HVAC EQUIPMENT, INCLUDING DUCTWORK, AS REQUIRED FOR NEW WORK, UNLESS OTHERWISE NOTED.
 - REMOVE ABANDONED ELECTRICAL, TELEPHONE, AND DATA CABLING BACK TO RISERS AND DEVICES, UNLESS OTHERWISE NOTED.
 - REMOVE EXISTING FLOOR FINISHES AND PREPARE THE SUBFLOOR AS REQUIRED FOR NEW FLOOR FINISHES, UNLESS OTHERWISE NOTED.
- NOTE: REMOVE TOOLS AND EQUIPMENT FROM THE SITE UPON COMPLETION OF THE WORK. LEAVE CONTRACT AREAS AND THE SITE CLEAN, ORDERLY, AND ACCEPTABLE FOR NEW CONSTRUCTION.
- THE CONTRACTOR SHALL PREVENT THE MOVEMENT OR SETTLEMENT OF STRUCTURES. PROVIDE AND PLACE BRACING OR SHORING AND BE RESPONSIBLE FOR THE SAFETY AND SUPPORT OF THE STRUCTURE. ASSUME LIABILITY FOR ANY MOVEMENT, SETTLEMENT, DAMAGE, OR INJURY. THE CONTRACTOR SHALL CEASE OPERATIONS AND NOTIFY THE OWNER IMMEDIATELY IF THE SAFETY OF THE STRUCTURE APPEARS TO BE ENDANGERED. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
 - ARRANGE AND PAY FOR DISCONNECTING, REMOVING, AND CAPPING UTILITY SERVICES WITHIN DEMOLITION AREAS. DISCONNECT AND STUB OFF SERVICES. NOTIFY THE AFFECTED UTILITY COMPANY AND BUILDING MANAGER IN ADVANCE AND OBTAIN APPROVAL BEFORE STARTING THE WORK.
 - THE HVAC SUBCONTRACTOR MUST INSPECT EXISTING CONDITIONS BEFORE DEMOLITION AND DETERMINE WHETHER ANY COMPRESSOR REFRIGERANT LINES ARE PRESENT THAT MUST BE PROPERLY DRAINED TO EPA OR OTHER PRESIDING AUTHORITY STANDARDS BEFORE DEMOLITION.
 - PLACE MARKERS TO INDICATE THE LOCATION OF DISCONNECTED SERVICES. VERIFY SERVICE LINES AND CAPPING LOCATIONS ON PROJECT RECORD DOCUMENTS.
 - BURNING OF MATERIALS ON SITE IS NOT PERMITTED.
 - PATCH, REPAIR, AND CLEAN ALL AREAS OF DEMOLITION TO CREATE A SMOOTH SURFACE TO ACCEPT SPECIFIED FINISH MATERIALS.
 - THE CONTRACTOR SHALL PERFORM ALL DEMOLITION NECESSARY OR REQUIRED TO COMPLETE THE WORK SHOWN ON THE DRAWINGS OR DESCRIBED IN THE SPECIFICATIONS. TAKE SPECIAL PRECAUTIONS TO PROTECT EXISTING WORK THAT IS TO REMAIN IN PLACE OR TO REPLACE OR REPAIR ANY DAMAGE TO SUCH WORK.

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone X, A1-A30
- With BFE or Depth Zone AE, A2, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depths less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levees. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/5/2025 at 10:16 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



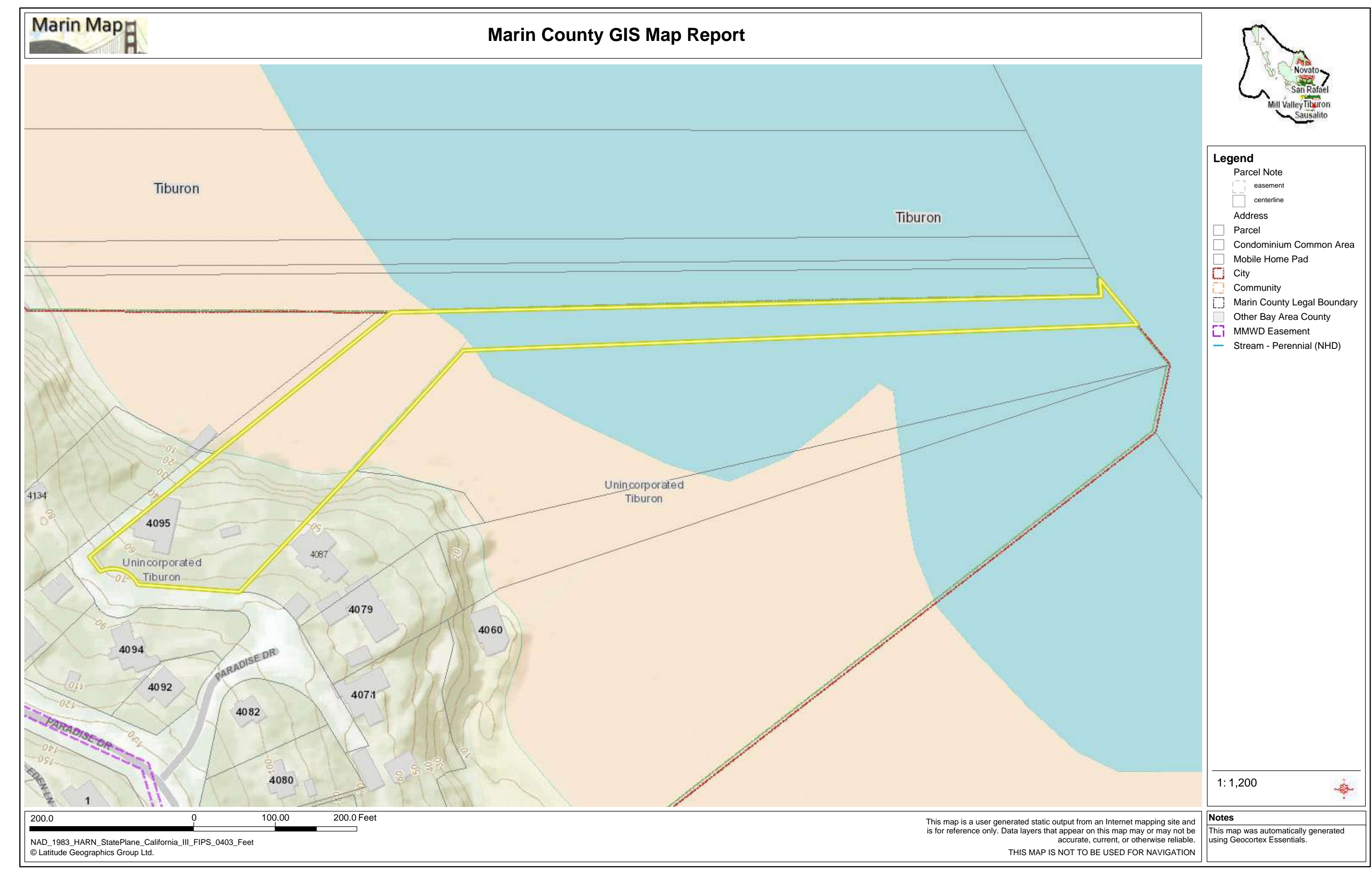
PROJECT NAME
4095 PARADISE DRIVE, TIBURON, CA 94920

APPLICATION:
MARIN COUNTY



LIC #: 1106249
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Flood hazard zones Map & Photo



MarinMap Site Parcel Report Property ID: 038-171-61

Report generated 9/6/2025 3:00:39 PM

Parcel Information

Property ID: 038-171-61
Address: 4095 PARADISE DR, TIBURON
Land Use: Single-Resid. - Improved
Units: 1
Tax Rate Area: 053-012
Average Slope: 15.56

Zoning: RSP-1-BFC
Residential Single Family Planned

Flood Zone: AE Insurance Required: Y

Census: 124100 Local Coastal Plan:

Wildland Interface: Y

Community Plan: Richardson Bay

Community: Unincorporated Tiburon

ClubList: TIBURON

Traffic Zone: 100

Local Coastal Plan: Dam Failure Area:

Alquist Priolo Zone: Stream Conserv. Area/Buffer: 0

CWP Area: Richardson Bay

CWP Corridor: BAYLANDS

Fire Service: Tiburon Fire Protection District

Fire Authority: Tiburon Fire Protection District

Notes

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

This map was automatically generated using Geocortex Essentials.

Anytime
Nima Jouzi

ISSUES / REVISIONS

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DRAWN	M.SH.
CHECKED	A.HK.
DATE	11/03/2025
REVISED DATE	11/05/2025
JOB NO.	25-1913
SHEET NO.	

A-0.3



MODERN SOLID WOOD ENTRY DOOR - WALNUT COLOR



MATTE CLADDING ALUMINUM COMPOSITE PANELS @ DARK GRAY

PRODUCT SPECIFICATIONS
THICKNESS: 3MM, 4MM, 6MM
CORE TYPE:
 FIRE-RETARDANT CORE (FR)
STANDARD PANEL SIZE:
 196 x 62 x 0.02 IN, CUSTOM SIZES AVAILABLE
SURFACE FINISH:
 PVDF COATED, BRUSHED, MATTE, GLOSSY
FIRE RESISTANCE:
 MEETS ASTM, NFPA, AND UL STANDARDS FOR FIRE PERFORMANCE



NOTE: PERSPECTIVE VIEWS AREA NOT SCALED AND INTENDED FOR GENERAL MASSING AND MATERIAL UNDERSTANDING. NOT FOR CONSTRUCTION

PROJECT NAME

**4095
 PARADISE DRIVE,
 TIBURON, CA
 94920**

APPLICATION:

MARIN COUNTY



LIC #: 1106249

ANYTIME CONSTRUCTION INC
 408-373-8414
 CUSTOM DESIGN - BUILD - REMODELING
<https://anytime.construction>

Massing Study & Material Sample Board (1)



Nima Jouzi

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	01/25/26	PLANING. COMM.
2	03/30/26	PLANING. COMM.
3	06/18/26	PLANING. COMM.

DRAWN	M.SH.
CHECKED	A.HK.
DATE	11/03/2025
REVISED DATE	11/05/2025
JOB NO.	25-1913
SHEET NO.	

A-0.4

**SLANT - LED Outdoor Sconce
 WS-W14911**



Fixture Type:
 Catalog Number:
 Project:
 Location:

PRODUCT DESCRIPTION

Cleverly designed, minimalistic lighting.

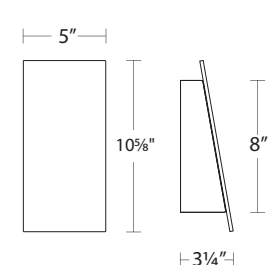
FEATURES

- Can be rotated 180° for alternate mounting option
- No transformer or driver needed
- Color Temperature: 3000K
- CRI: 90
- Rated Life: 50,000 hours

Style: Modern
 Collection: Slant
 Voltage: 120 VAC
 Lumens: 441
 Bulb Dimmable: Yes
 Bulb Hours: 50000
 Bulb Shape: LED Module
 Bulb Type: LED
 Length: 5
 Brand: DweLED
 Product Sub-Type: Wall Light
 Product Type: Outdoor Wall Lighting

SPECIFICATIONS

Construction: Aluminum body with acrylic diffuser
Input: 120V
Dimming: 100% - 10% ELV
Light Source: High output LED
Finish: Black (BK), Brushed Aluminum (AL)
Standards: Dark Sky Friendly, ETL/CETL, Wet location listed, ADA Compliant, Title 24 JAB-2016 Compliant



**WS-W14911
 SLANT 11" OUTDOOR WALL
 SCONCE 3000K**

ORDER NUMBER

Model	Size	Watt	LED Lumens	Delivered Lumens	Finish
WS-W14911	11"	7W	441	353	BK Black AL Brushed Aluminum

Example: WS-W14911-BK

dweLED.com Phone: (800) 526-2588 Fax: (800) 526-2585
 Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050
 Central Distribution Center 1600 Distribution Ct Lithia Springs, GA 30122
 Western Distribution Center 1750 Archibald Avenue Ontario, CA 91760

dweLED retains the right to modify the design of our products at any time as part of the company's continuous improvement program. FEB 2019

MOUNTING: CAN BE MOUNTED ON WALL VERTICALLY OR UPSIDE DOWN
 STANDARDS: ETL, CETL, IP65, TITLE 24 JAB COMPLIANT, ADA, WET LOCATION LISTED
 CONSTRUCTION ALUMINUM BODY WITH GLASS LENS

NOTE: UP DAWN OUTDOOR LIGHTS EXTERIOR WALL LIGHT FIXTURE CYLINDER 3000K,
 MODERN BLACK OUTDOOR DUSK TO DAWN LIGHT FIXTURE WALL MOUNT
 (All exterior lighting is required to be shielded and downlit)

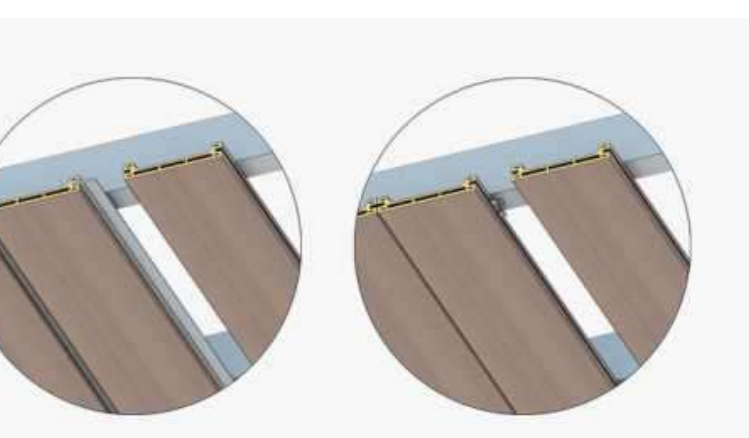
(All exterior lighting is required to be shielded and downlit)



NATURAL WEATHERING - CEILING & SOFFIT

CONCEALED CLIP FIXING

InnoCeil Concealed Clip Fixing Ceiling System utilizes a stainless steel clip attached to each profile and screws into the ceiling substrate without exposed fixings. The system is easy to install and delivers consistent shadow lines between the boards for a smart uniform look.



PROFILES	CL14025	CL30025
PRODUCT CODES	CL14025	CL30025
COVERAGE	140mm	300mm
SPAN CENTERS	450mm	450mm
STANDARD LENGTH	4500mm	4500mm
INNOVATIVE COLOURS	Available	Available
PREMIUM COLOURS	Not Available	Not Available

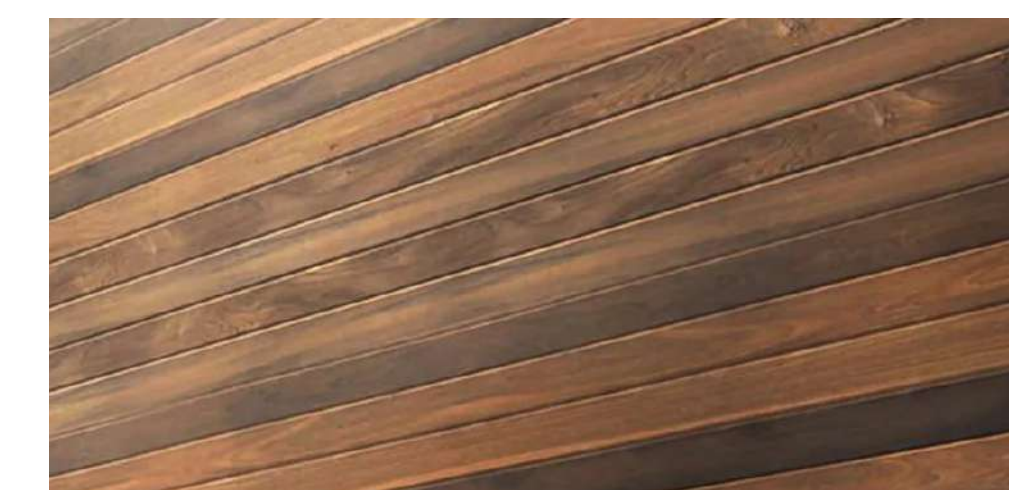
HDW ALUMINUM - DOOR AND WINDOW WITH ALUMINUM SLIM AND REGULAR FRAME
 GLASS THICKNESS 5MM LOW-E GLASS OUTSIDE WITH 27 ARGON GAS FILLED BETWEEN TWO TEMPERED CLEAR GLASS
 COLOR: MATT BLACK AND WHITE FRAME WITH POWDER-COATED HARDWARE: KSBG/LMSA HIGH-QUALITY GERMAN BRAND WITH KEYS TRACKS: HIGH TRACKS WITHOUT MESH AND FRAME COVER

- STANDARD FINISHES:
- "SA" - SATIN ANODIZED
- "DU" - DARK BRONZE ANODIZED
- "PT" - POWDERCOAT

ALUMINIUM TEMPERED GLASS
 HDW Aluminum - Door and window



TEXTURE OF GRAY CONCRETE WALL WITH VERTICAL CUTOUTS



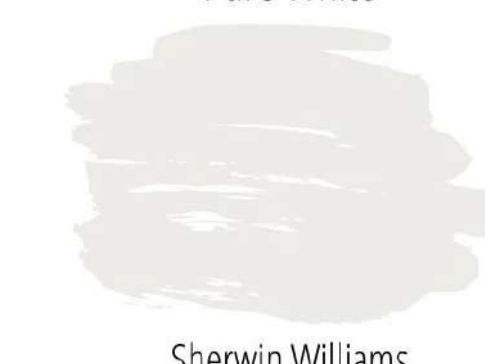
MODERN EXTERIOR WOOD CLADDING

THERMO-TREATED CLEAR-GRADE HARDWOOD SIDING RATED FOR ALL CLIMATES & EXTERIOR APPLICATIONS

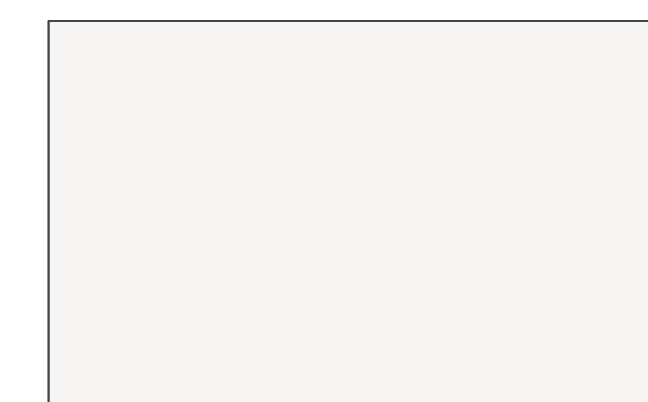
SPECIFICATIONS
 THICKNESS = 7/8"
 LENGTH = 5'-10' LENGTHS
 WIDTH = 5.25"

THIS IS A REAL WOOD PRODUCT SO COLORING, TEXTURE, AND SHADING MAY VARY FROM BOARD TO BOARD.

Pure White



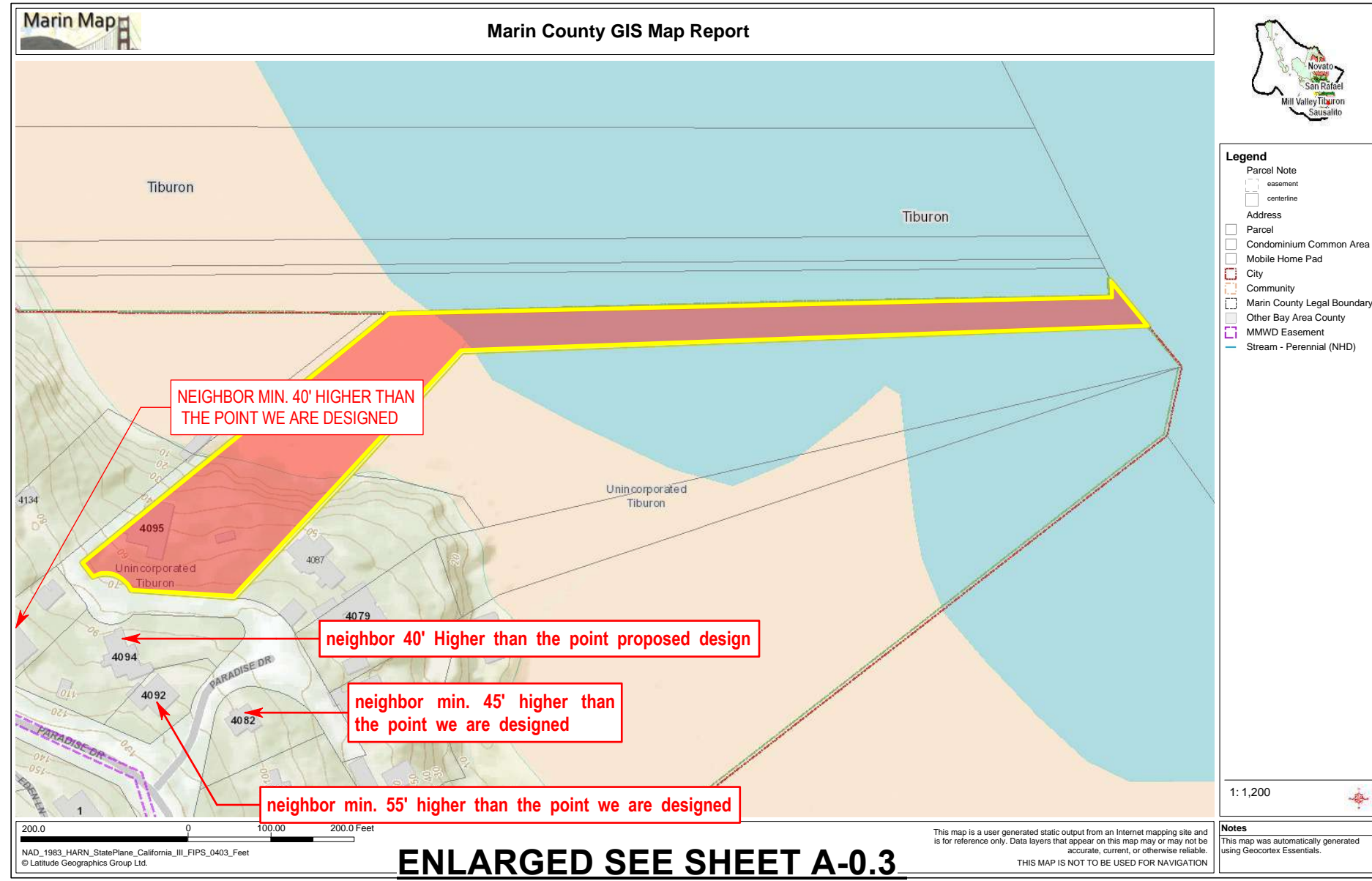
Sherwin Williams



STUCCO - SW 7005 PURE WHITE

STUCCO-3 COATS OF EXTERIOR CEMENT PLASTER, INTEGRAL COLOR, LEVEL 5 SMOOTH FINISH, 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE AND 2" ABOVE PAVED AREAS PER CRC 703.6.2.

NOTE BOUNDARY LINE: ACCORDING TO THE SURVEY MAP, ONLY THE DRY PART OF THE BOUNDARY IS SHOWN. THE REST OF THE BOUNDARY IS UNDERWATER. CANT SHOW IT. (PLEASE SEE MARIN COUNTY'S REPORT IS AVAILABEL FULL MAP).



- OUTLINE DECK / ROOF DECK
- OUTLINE STORY POLE
- OUTLINE STORY POLE
- OUTLINE FOR FOUNDATION / CRAWL SPACE
(THIS LINE FOR FOUNDATION AND UNDER LOWER FLOOR)

NOTE: ALL THE CALCULATION BUILDING HEIGHT FOR STORY POLE IS SURFACE OF NATURAL GRADE AND THE FOUNDATION FOOTPRINT.

- H. = BUILDING HEIGHT OF EXISTING GRADE
- E. GRADE= EXISTING GRADE
- P. GRADE= PROPOSED GRADE
- P. ROOF / ROOF= PROPOSED ROOF (TOP OF THE BUILDING HEIGHT)

PROJECT NAME
4095 PARADISE DRIVE, TIBURON, CA 94920

APPLICATION:
MARIN COUNTY



LIC #: 1106249
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CUSTOM DESIGN · BUILD · REMODELING
<https://anytime.construction>

Story Pole



ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION
1	01/25/26	PLANING. COMM.
2	03/30/26	PLANING. COMM.
3	06/18/26	PLANING. COMM.

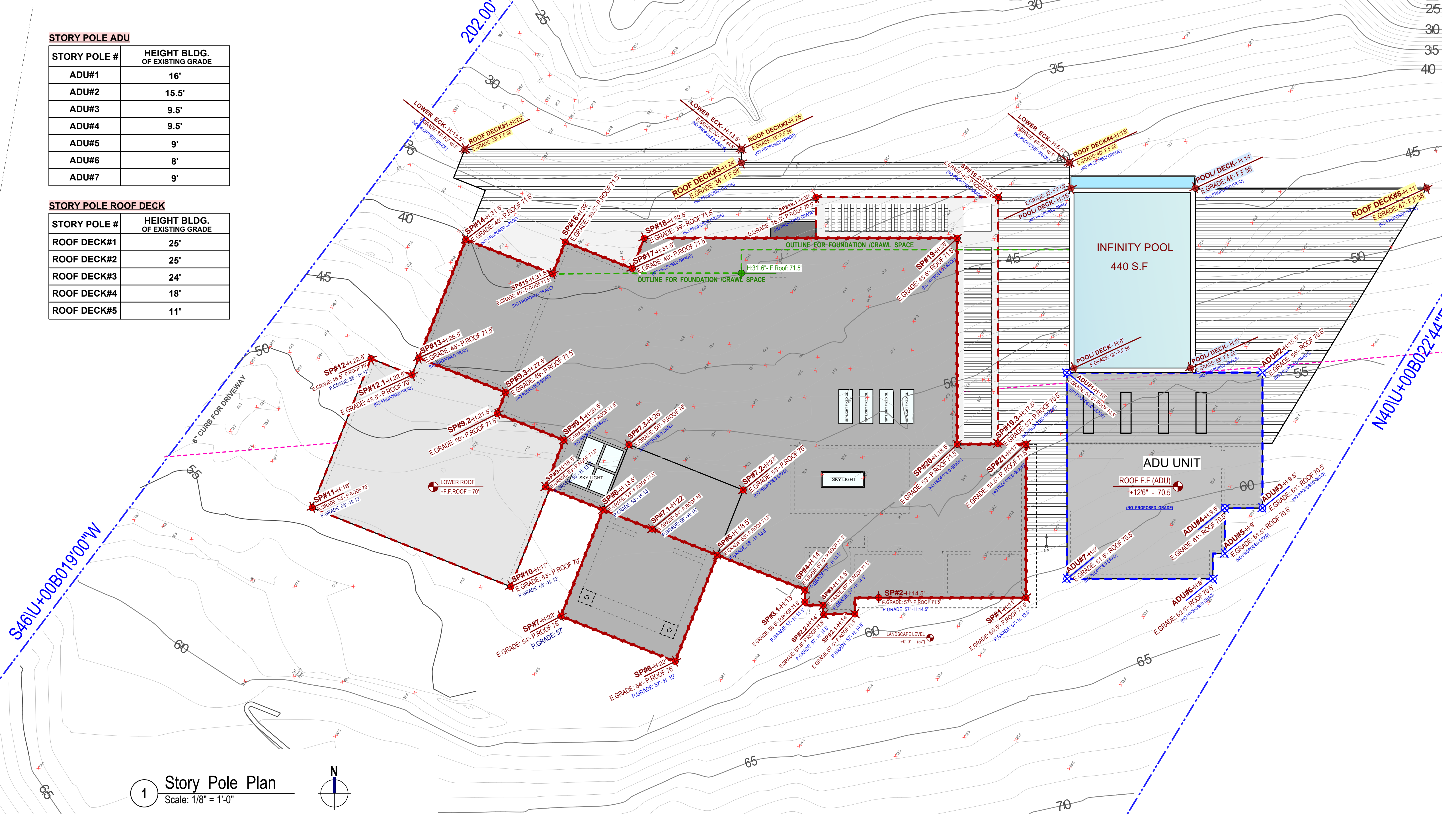
DRAWN	M.SH.
CHECKED	A.HK.
DATE	11/03/2025
REVISED DATE	11/05/2025
JOB NO.	25-1913
SHEET NO.	

A-0.6

STORY POLE MAIN BLDG.	
STORY POLE #	HEIGHT BLDG. OF EXISTING GRADE
S.P. #1	11'
S.P. #2	14.5'
S.P. #2.1	14'
S.P. #2.2	14'
S.P. #3	14.5'
S.P. #3.1	13'
S.P. #4	14'
S.P. #5	18.5'
S.P. #6	22'
S.P. #7	22'
S.P. #7.1	22'
S.P. #7.2	23'
S.P. #7.3	23'
S.P. #8	18.5'
S.P. #9	18.5'
S.P. #9.1	20.5'
S.P. #9.2	21.5'
S.P. #9.3	22.5'
S.P. #10	17'
S.P. #11	16'
S.P. #12	22.5'
S.P. #12.1	22.5'
S.P. #13	26.5'
S.P. #14	31.5'
S.P. #15	31.5'
S.P. #16	32'
S.P. #17	31.5'
S.P. #18	32.5'
S.P. #19	28'
S.P. #19.1	32'
S.P. #19.2	28.5'
S.P. #19.3	17.5'
S.P. #20	18.5'
S.P. #21	17'

STORY POLE ADU	
STORY POLE #	HEIGHT BLDG. OF EXISTING GRADE
ADU#1	16'
ADU#2	15.5'
ADU#3	9.5'
ADU#4	9.5'
ADU#5	9'
ADU#6	8'
ADU#7	9'

STORY POLE ROOF DECK	
STORY POLE #	HEIGHT BLDG. OF EXISTING GRADE
ROOF DECK#1	25'
ROOF DECK#2	25'
ROOF DECK#3	24'
ROOF DECK#4	18'
ROOF DECK#5	11'



1 Story Pole Plan
Scale: 1/8" = 1'-0"

12.1.5.3 Local Regulations

A listing of local county plans and city and county noise ordinances for Marin and Sonoma counties and the cities located within these counties, and relevant provisions are summarized in Table 12-4. Cities and counties in California are required to include a noise element in their general plans, which include policies intended to achieve noise compatibility between land uses. These policies typically establish average noise levels that are acceptable at different land uses and are usually the same as or similar to those recommended by the state. The standards established in the noise elements for the Service Area are intended to establish land-use compatibility for planning purposes and are not intended to address temporary and sporadic sources of noise such as would be generated by the Proposed Program (IVMP) addressed in this PEIR. Noise elements are, therefore, not discussed further.

Most jurisdictions within the Service Area specify allowable hours for construction and specify allowable noise levels resulting from construction during certain times of day. Although the District's IVMP does not include construction per se, some alternatives use construction-type equipment, such as trucks and tractors, and like construction, would cause temporary impacts. Therefore, construction noise standards are used as a method to describe allowable temporary noise. Some jurisdictions have exemptions for certain types of emergency work, but the IVMP generally does not fall under their definitions of emergency work.

GENERAL NOISE STANDARD:

AIR CONDITIONER INSTALLATIONS IN 2026 - MARIN COUNTY

MUST COMPLY WITH LOCAL NOISE ORDINANCES THAT GENERALLY LIMIT OUTDOOR MECHANICAL EQUIPMENT NOISE TO BETWEEN 50 AND 60 DBA AT PROPERTY LINES, DEPENDING ON THE SPECIFIC MUNICIPALITY AND TIME OF DAY.

MITSUBISHI MUZ-FH SERIES NOISE SPECIFICATIONS: THE MITSUBISHI ELECTRIC HYPER-HEAT (MUZ-FH) SERIES OUTDOOR UNITS ARE ENGINEERED FOR QUIET PERFORMANCE, FREQUENTLY MEETING OR EXCEEDING THESE REQUIREMENTS.

OUTDOOR SOUND PRESSURE LEVELS:

- COOLING MODE: RANGES FROM 48 DBA TO 52 DBA DEPENDING ON THE SPECIFIC MODEL CAPACITY (9K TO 18K BTU).
- HEATING MODE: TYPICALLY RANGES FROM 49 DBA TO 55 DBA.

MARIN COUNTY REQUIREMENTS (2025-2026)

WHILE REQUIREMENTS VARY BY CITY, TYPICAL STANDARDS INCLUDE:

PROPERTY LINE LIMITS: MANY JURISDICTIONS (E.G., SAUSALITO, FAIRFAX) MANDATE NOISE LEVELS NOT EXCEED 50-55 DBA AT THE PROPERTY LINE DURING NIGHTTIME HOURS (10 PM - 7 AM) AND UP TO 60 DBA DURING THE DAY.

AUDITABILITY: SOME MARIN COASTAL ZONES AND "COTTAGE INDUSTRY" RULES REQUIRE THAT MECHANICAL EQUIPMENT NOT BE AUDIBLE BEYOND THE PROPERTY LINE.

VERIFICATION: NEW BUILDING CODE AMENDMENTS TAKING EFFECT JANUARY 1, 2026, ALIGN WITH UPDATED STATE CODES, EMPHASIZING ENERGY EFFICIENCY AND NOISE MITIGATION FOR NEW RESIDENTIAL PERMITS.

SPECIFICATIONS: MSZ-FH18NA2 & MUZ-FH18NAH2. Cooling 1* Rated Capacity 17,200 Btu/h, Capacity Range 6,450 - 21,000 Btu/h, Rated Total Input 1,975 W, Maximum Total Input 2,200 W. Heating at 47° F 2* Rated Capacity 20,300 Btu/h, Capacity Range 5,150 - 30,000 Btu/h, Rated Total Input 1,720 W, Maximum Total Input 3,350 W. Includes electrical requirements and operating conditions.

PROJECT NAME
4095
PARADISE DRIVE,
TIBURON, CA
94920

APPLICATION:
MARIN COUNTY



LIC #: 1106249
ANYTIME CONSTRUCTION INC
408-373-8414
CUSTOM DESIGN - BUILD - REMODELING
https://anytime.construction

Noise standard
for Air

Anytime
Nima Jouzi

Table with 3 columns: NO., DATE, DESCRIPTION. Contains three entries for planning commission meetings on 01/25/26, 03/30/26, and 06/18/26.

Table with 2 columns: ACTION, NAME. Includes entries for DRAWN (M.SH.), CHECKED (A.HK.), DATE (11/03/2025), REVISED DATE (11/05/2025), JOB NO. (25-1913), and SHEET NO.

A-0.7

12 Noise

Chapter 12-evaluates potential noise impacts from Program implementation on human receptors. Impacts of Program noise on fish and wildlife are addressed in Chapter 4, Biological Resources - Aquatic, and Chapter 5, Biological Resources - Terrestrial. Results of the evaluations are provided at a programmatic level. Section 12.1, Environmental Setting, presents an overview of the physical properties and environmental noise; and contains federal, state, and local ordinances, plans, and regulations that are applicable to the Program. Section 12.2, Environmental Impacts and Mitigation Measures, presents the following:

- > Environmental concerns and evaluation criteria used to determine whether the Program alternatives would cause significant impacts on noise levels throughout the region
> Evaluation methods and assumptions
> Discussion of noise impacts of the Program alternatives
> Cumulative impacts summary
> A summary of environmental impacts due to noise

Table 2-5 in Section 2.6 presents the District's list of equipment that could generate noise. Handheld equipment is not included in this table. Appendix D, Noise Analysis Technical Report, includes additional detailed information regarding the physical properties of noise; federal, state, and local noise regulations; and equipment use noise generated by each of the Program alternatives.

12.1 Environmental Setting

12.1.1 Overview of Environmental Sound

Noise may be defined as unwanted sound. Noise is usually objectionable because it is disturbing or annoying. Several noise measurement scales are used to describe noise in a particular location. A decibel (dB) is a unit of measurement that indicates the relative Amplitude of a sound. The zero on the decibel scale is based on the lowest sound level that the healthy, unimpaired human ear can detect. Sound levels in decibels are calculated on a logarithmic basis. An increase of 10 dB represents a 10-fold increase in acoustic energy, while 20 dB is 100 times more intense, 30 dB is 1,000 times more intense, etc. A relationship exists between the subjective noisiness or loudness of a sound and its intensity. Each 10-dB increase in sound level is perceived as approximately a doubling of loudness over a fairly wide range of intensities.

Several methods are used to characterize sound. The most common is the A-weighted sound level, or dBA. This scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. Because sound levels can vary markedly over a short period of time, a method for describing either the average character of the sound or the statistical behavior of the variations must be used. Most commonly, sounds are described in terms of an average level that has the same statistical energy as the summation of all the time-varying events. This energy-equivalent sound/noise descriptor is called Leq. The most common averaging period is hourly, but Leq can describe any series of noise events of arbitrary duration.

Because the sensitivity to noise increases during the evening and at night—excessive noise interferes with the ability to sleep—24-hour descriptors have been developed that incorporate artificial noise penalties added to quiet-time noise events. The Community Noise Equivalent Level (CNEL) is a measure of the cumulative noise exposure in a community, with a 5-dB penalty added to evening (7:00 PM to 10:00 PM) and a 10-dB addition to nocturnal (10:00 PM to 7:00 AM) noise levels. The day/night average sound level (Ldn) is essentially the same as CNEL, with the exception that the evening time period is dropped and all occurrences during this 3-hour period are grouped into the daytime period.

Table 12-3 Land Use Compatibility for Community Noise Environment

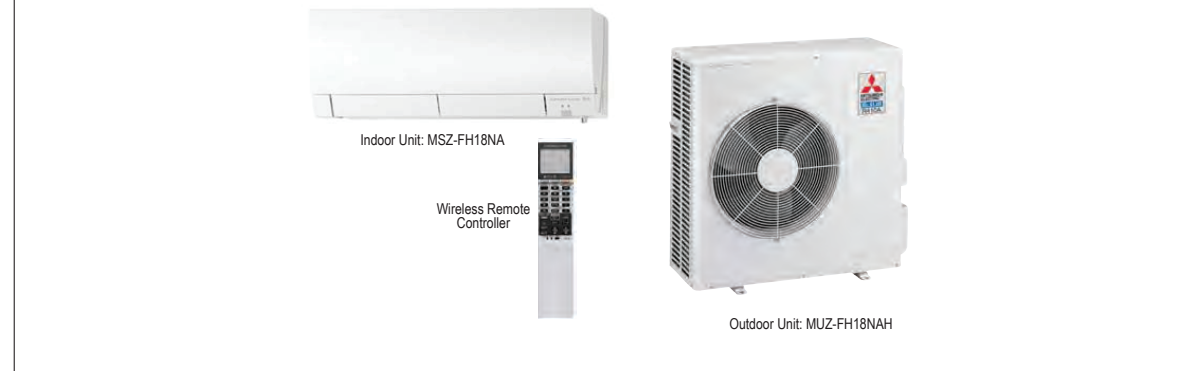
Table with 7 columns for Land Use Category and 7 columns for Community Noise Exposure - Leq or CNEL in dBA (50, 55, 60, 65, 70, 75, 80). Rows include Residential - Low-Density Single Family, Duplex, Mobile Home; Residential - Multifamily; Transient Lodging - Motel, Hotel; Schools, Libraries, Churches, Hospitals, Nursing Homes; Auditorium, Concert Hall, Amphitheaters; Sports Arena, Outdoor Spectator Sports; Playgrounds, Neighborhood Parks; Golf Courses, Riding Stables, Water Recreation, Cemeteries; Office Buildings, Business Commercial and Professional; Industrial, Manufacturing, Utilities, Agriculture.

Legend table with 2 columns: Noise Level and Description. Categories include Normally Acceptable, Conditionally Acceptable, Normally Unacceptable, and Clearly Unacceptable.

Source: State of California, Office of Planning and Research, 1998 General Plan Guidelines
CNEL = Community Noise Equivalent Level
dBA = A-weighted decibels
Ldn = Day-Night Noise Level

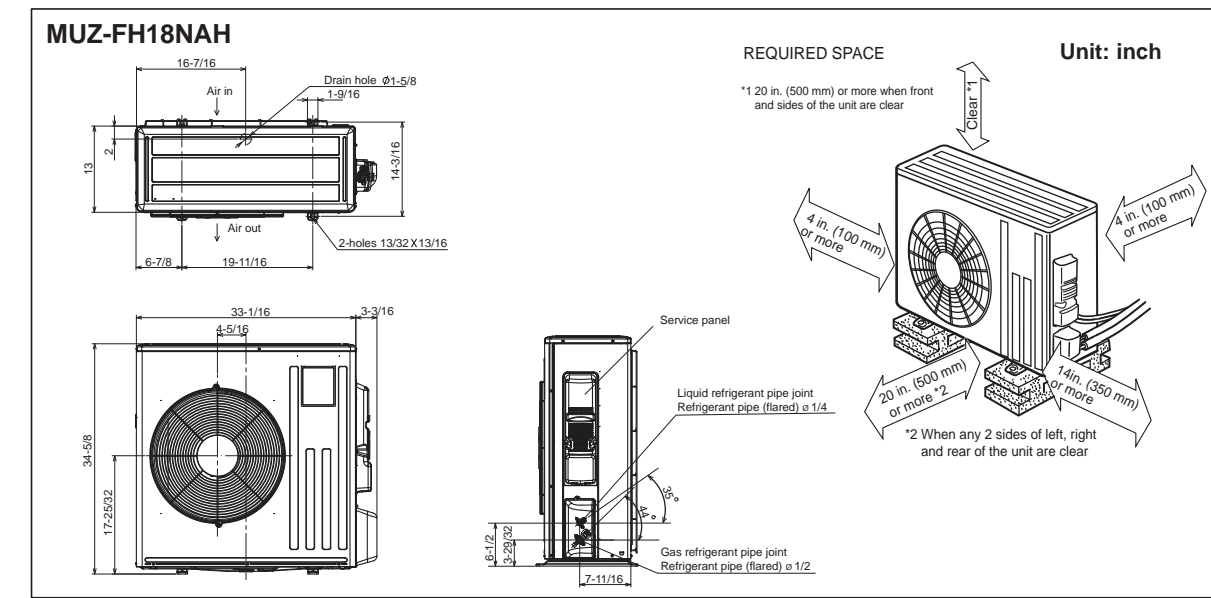
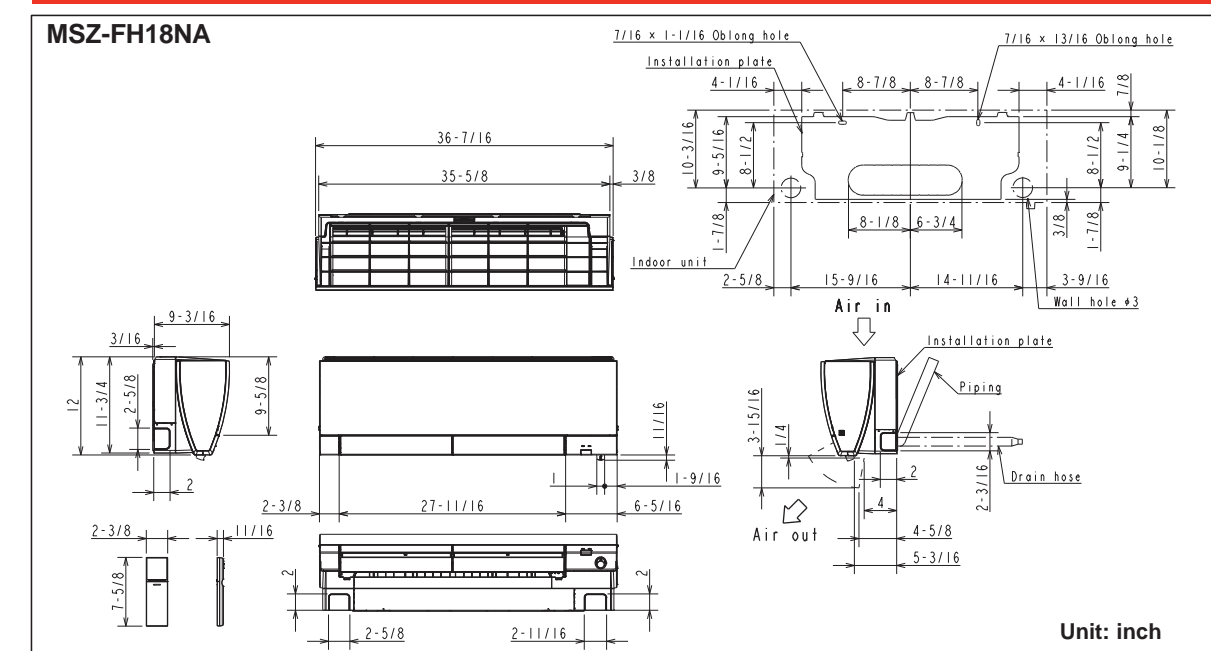


SUBMITTAL DATA: MSZ-FH18NA2 & MUZ-FH18NAH2. 18,000 BTU/H WALL-MOUNTED HEAT PUMP SYSTEM. Fields for Job Name, Purchaser, Submitted to, System Designation, Location, Engineer, Date, For (Reference, Approval, Construction), and Schedule No.



- GENERAL FEATURES: Highly energy-efficient system that features 100% heating capacity at -15°C (5°F), 82% at -20°C (-4°F), and 62% at -25°C (-13°F). Includes Standard, Platinum Deodorizing, and Anti-Allergy Enzyme filters for a complete air purified system.
ACCESSORIES: Replacement Platinum Deodorizing Filter (MAC-3300FT-E), Replacement Anti-Allergy Enzyme Filter (MAC-3300FT-E), External heater connector cable (MAC-1710RA-U), Hand-held Wireless Remote Controller, Limited warranty: five years parts and seven years compressor, COP at 5°F / 2.06.
CONTROLLER OPTIONS: Wireless Wall-mounted Remote Controller Kit (MHK17), Portable Central Controller (MCOH17), Outdoor Air Sensor (MCO17), Wired Wall-mounted Controller (PAR-31MAA requires MAC-3338F), Simple MA Remote Controller (MAC-YTSCRAU requires MAC-3338F), Hand-held Wireless Remote Controller (MAC-3338F), System Control Interface (MAC-3338F).

DIMENSIONS: MSZ-FH18NA2 & MUZ-FH18NAH2

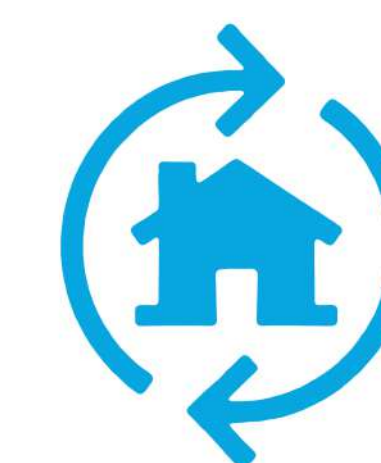


PROJECT NAME

4095
PARADISE DRIVE,
TIBURON, CA
94920

APPLICATION:

MARIN COUNTY



LIC #: 1106249

ANYTIME CONSTRUCTION INC
 408-373-8414
 CUSTOM DESIGN - BUILD - REMODELING
<https://anytime.construction>

DOC- Gross floor area Calculation



Nima Jouzi

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	01/25/26	PLANING. COMM.
2	03/30/26	PLANING. COMM.
3	06/18/26	PLANING. COMM.

DRAWN M.SH.

CHECKED A.HK.

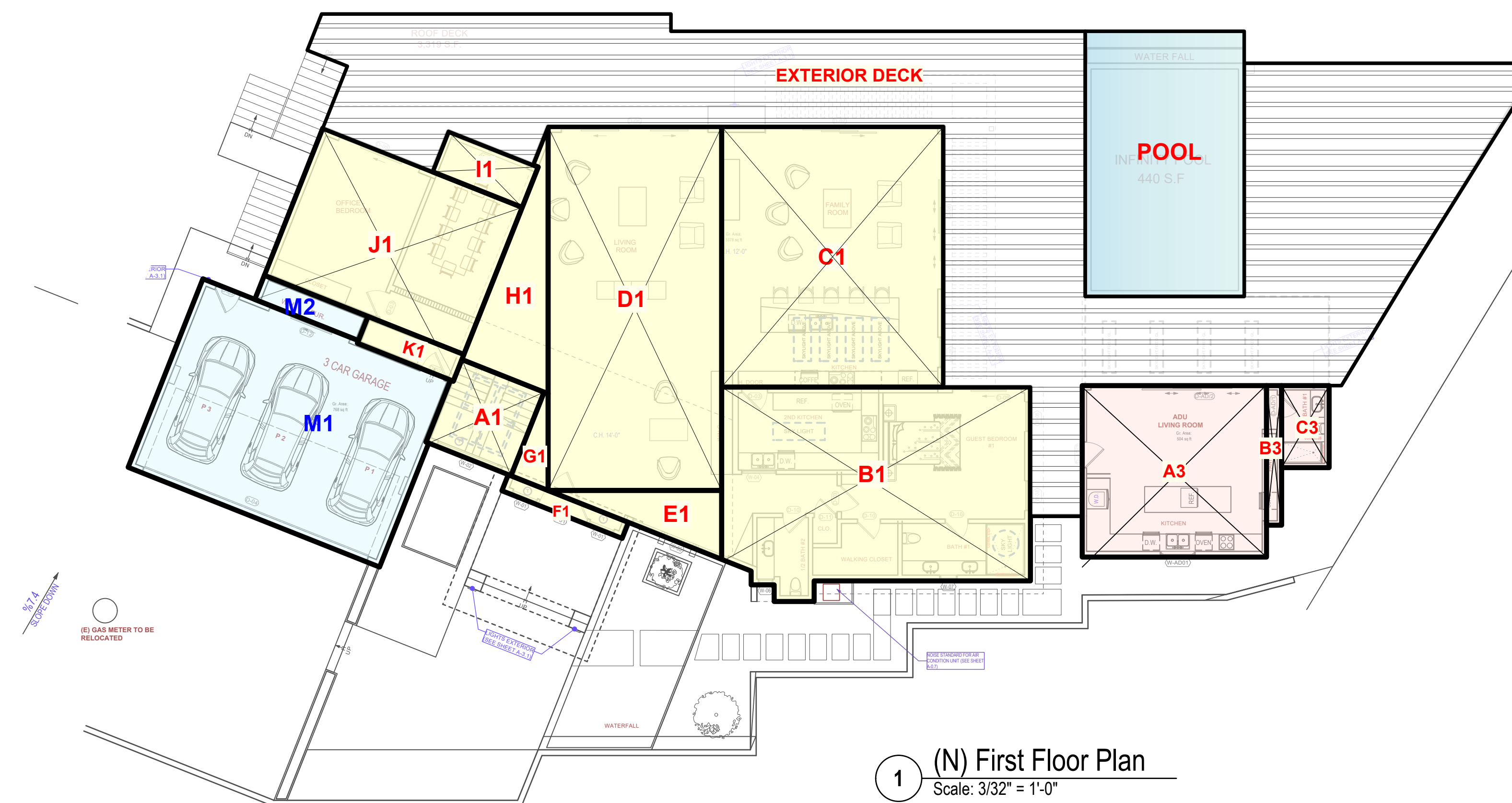
DATE 11/03/2025

REVISED DATE 11/05/2025

JOB NO. 25-1913

SHEET NO.

A-0.9



100% INCULDED IN FLOOR AREA		
1ST FLOOR		
SECTION	AREA (SQ. FT.)	COMMENT
A1	109	STAIRS
B1	809	
C1	776	
D1	847	
E1	80	
F1	30	
G1	27	
H1	148	
I1	56	
J1	456	
K1	40	
TOTAL	3378	

0% INCULDED IN FLOOR AREA		
SECTION	AREA (SQ. FT.)	COMMENT
2	144	see L1
TOTAL	144	

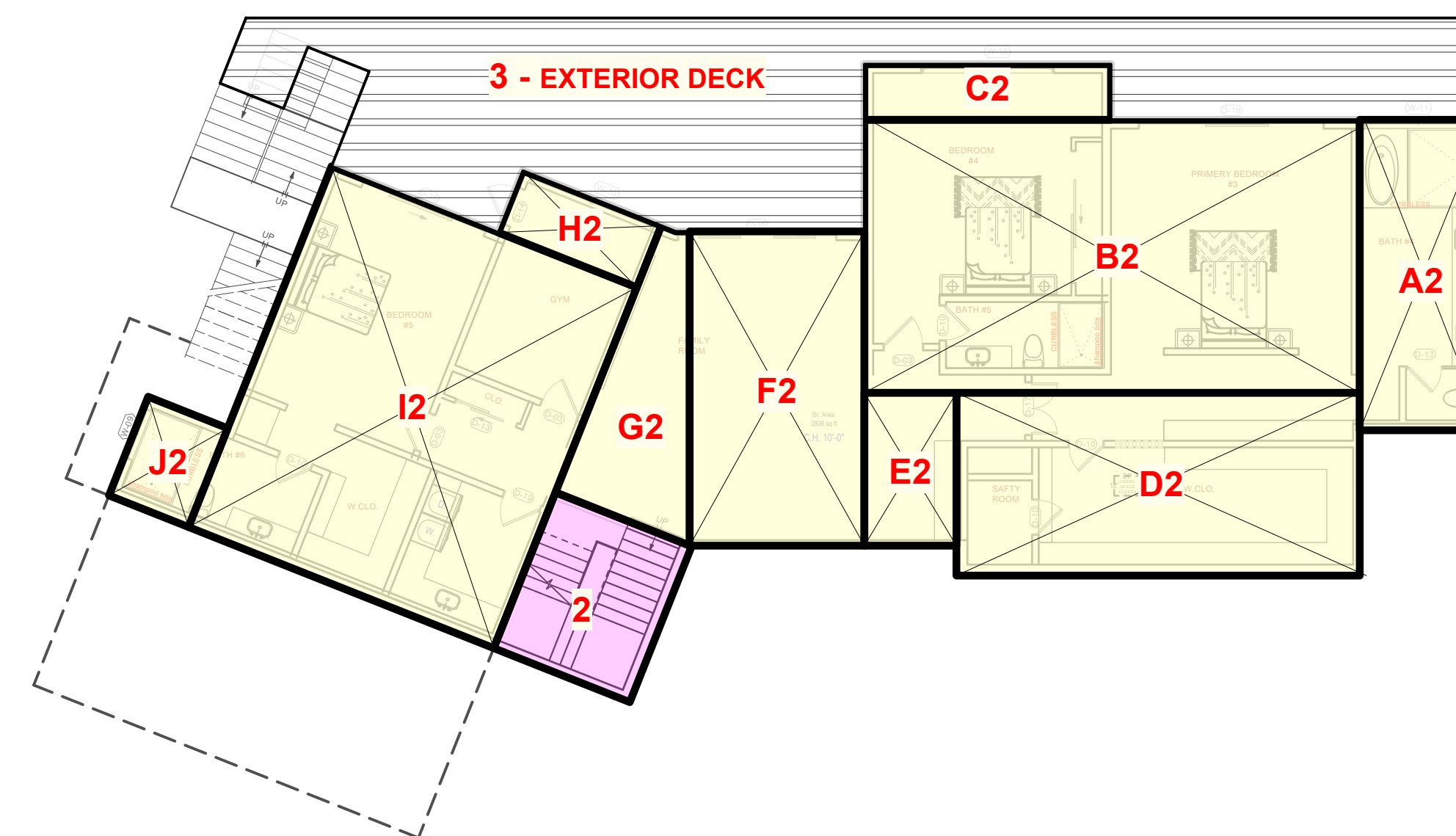
FIRST FLOOR	3,378 SQ.F.
SECOND FLOOR	2,877 SQ.F.
TOTAL AREA	6,255 SQ.F.
TOTAL AREA (INC. GARAGE:768 SQ.F.)	7,023 SQ.F.

GARAGE (100% INCULDED IN FLOOR AREA)		
M	AREA	COMMENT
M1	729	3 CAR GARAGE
M2	39	UTILITY ROOM
TOTAL GARAGE AREA:	768 S.F.	

BASEMENT FLOOR		
SECTION	AREA (SQ. FT.)	COMMENT
A2	223	
B2	775	
C2	78	
D2	422	
E2	81	
F2	315	
G2	144	
H2	57	
I2	730	
J2	52	
TOTAL	2877	

100% INCULDED IN FLOOR AREA		
ADU		
SECTION	AREA (SQ. FT.)	COMMENT
A3	424	
B3	28	
C1	52	
TOTAL	504	

ADU (NOT INC. TO GROSS AREA CALC.)



BASIS OF SURVEY
 OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT ORDER NO. 0457027375,
 591 REDWOOD HWY., SUITE 3150 MILL VALLEY, CA. 95491
 DATED AUGUST 27, 2025. (TEL: 415-388-8740, FAX: 415-383-0416)

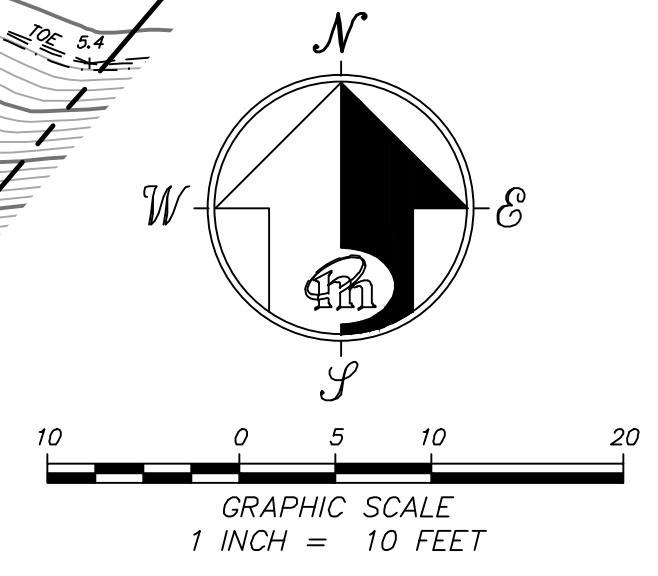
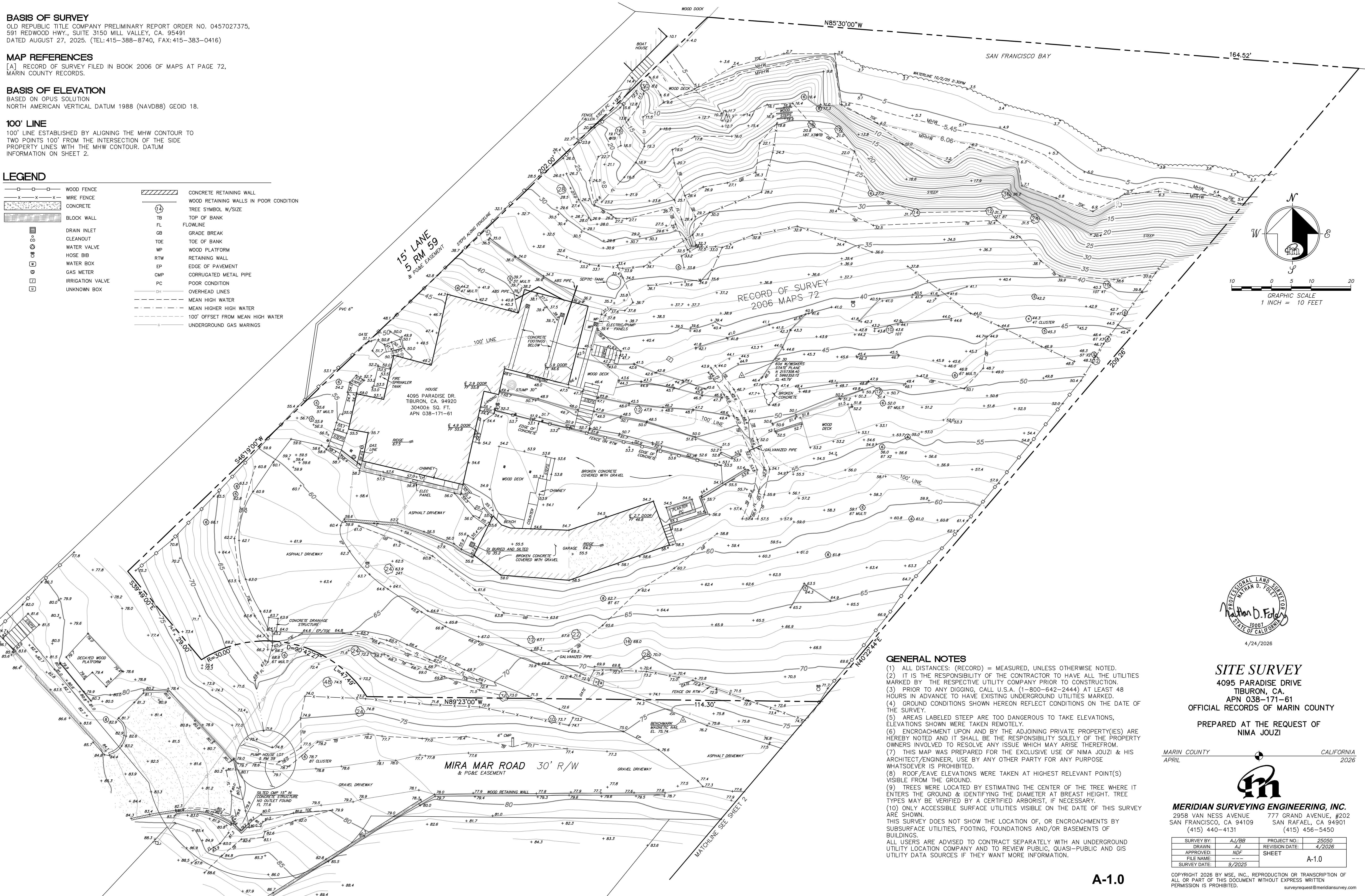
MAP REFERENCES
 [A] RECORD OF SURVEY FILED IN BOOK 2006 OF MAPS AT PAGE 72,
 MARIN COUNTY RECORDS.

BASIS OF ELEVATION
 BASED ON OPUS SOLUTION
 NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) GEOID 18.

100' LINE
 100' LINE ESTABLISHED BY ALIGNING THE MHW CONTOUR TO
 TWO POINTS 100' FROM THE INTERSECTION OF THE SIDE
 PROPERTY LINES WITH THE MHW CONTOUR. DATUM
 INFORMATION ON SHEET 2.

LEGEND

	WOOD FENCE		CONCRETE RETAINING WALL
	WIRE FENCE		WOOD RETAINING WALLS IN POOR CONDITION
	CONCRETE		TREE SYMBOL W/SIZE
	BLOCK WALL		TOP OF BANK
	DRAIN INLET		FLOWLINE
	CLEANOUT		GRADE BREAK
	WATER VALVE		TOE OF BANK
	HOSE BIB		WOOD PLATFORM
	WATER BOX		RETAINING WALL
	GAS METER		EDGE OF PAVEMENT
	IRRIGATION VALVE		CORRUGATED METAL PIPE
	UNKNOWN BOX		POOR CONDITION
			OVERHEAD LINES
			MEAN HIGH WATER
			MEAN HIGHER HIGH WATER
			100' OFFSET FROM MEAN HIGH WATER
			UNDERGROUND GAS MARKINGS



PROFESSIONAL LAND SURVEYOR
 MATHAN D. FOLEY
 Nathan D. Foley
 10007
 STATE OF CALIFORNIA
 4/24/2026

SITE SURVEY
 4095 PARADISE DRIVE
 TIBURON, CA.
 APN 038-171-61
 OFFICIAL RECORDS OF MARIN COUNTY
 PREPARED AT THE REQUEST OF
 NIMA JOUZI

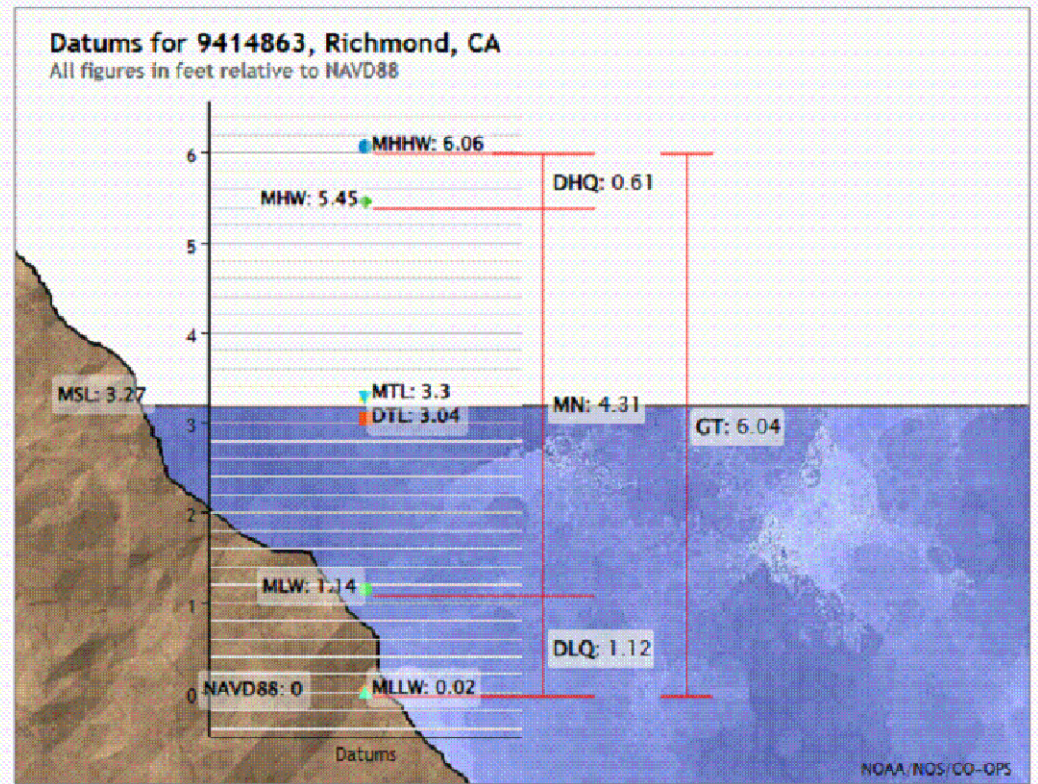
MARIN COUNTY APRIL CALIFORNIA 2026



MERIDIAN SURVEYING ENGINEERING, INC.
 2958 VAN NESS AVENUE 777 GRAND AVENUE, #202
 SAN FRANCISCO, CA 94109 SAN RAFAEL, CA 94901
 (415) 440-4131 (415) 456-5450

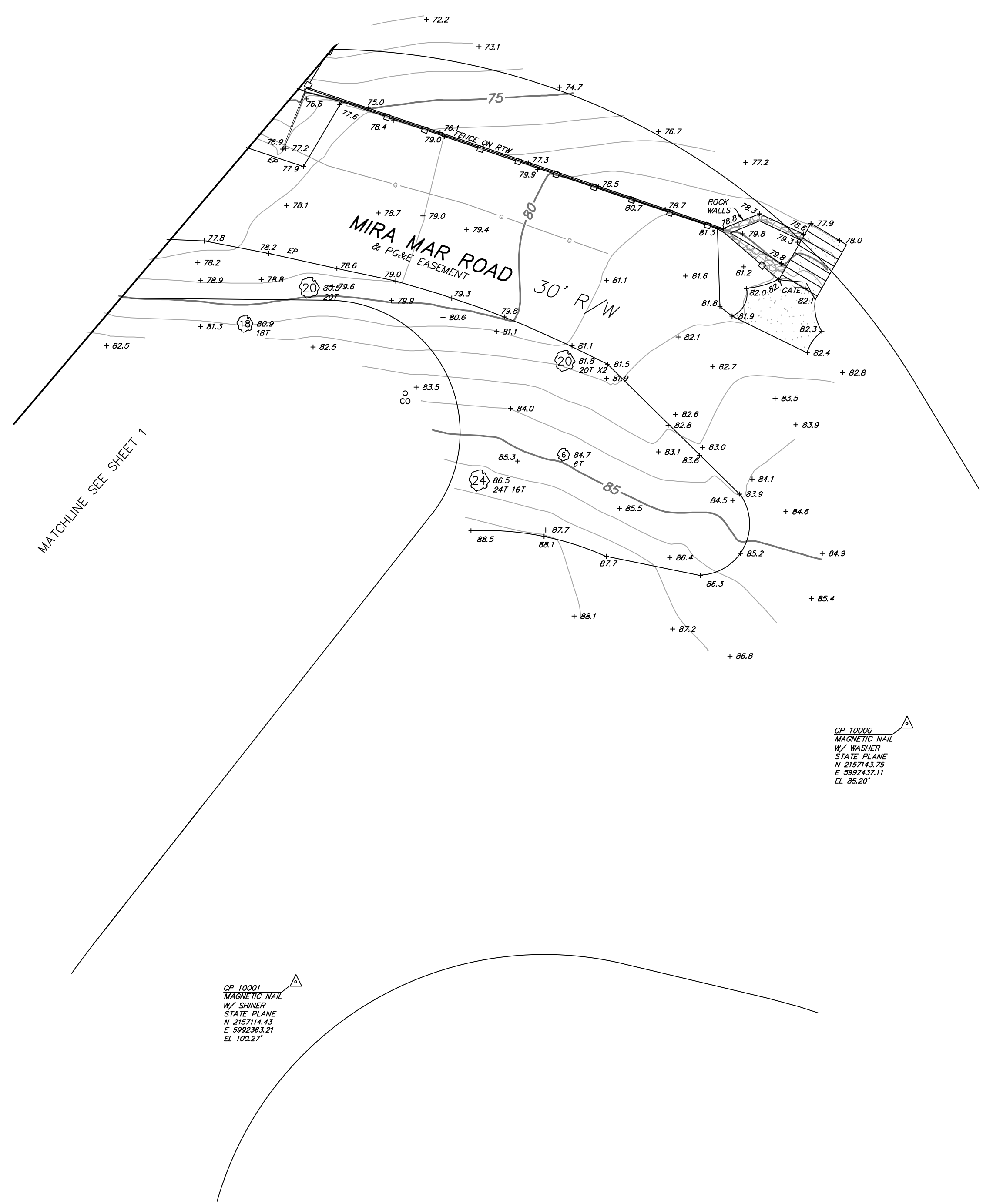
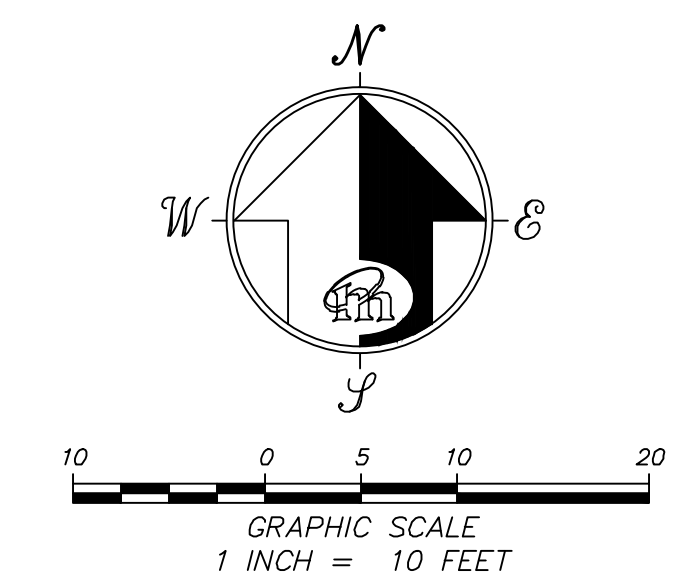
SURVEY BY:	AJ/BB	PROJECT NO.:	25050
DRAWN:	AJ	REVISION DATE:	4/2026
APPROVED:	NDF	SHEET	
FILE NAME:			
SURVEY DATE:	9/2025		A-1.0

GENERAL NOTES
 (1) ALL DISTANCES: (RECORD) = MEASURED, UNLESS OTHERWISE NOTED.
 (2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
 (3) PRIOR TO ANY DIGGING, CALL U.S.A. (1-800-642-2444) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.
 (4) GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.
 (5) AREAS LABELED STEEP ARE TOO DANGEROUS TO TAKE ELEVATIONS, ELEVATIONS SHOWN WERE TAKEN REMOTELY.
 (6) ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.
 (7) THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF NIMA JOUZI & HIS ARCHITECT/ENGINEER, USE BY ANY OTHER PARTY FOR ANY PURPOSE WHATSOEVER IS PROHIBITED.
 (8) ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.
 (9) TREES WERE LOCATED BY ESTIMATING THE CENTER OF THE TREE WHERE IT ENTERS THE GROUND & IDENTIFYING THE DIAMETER AT BREAST HEIGHT. TREE TYPES MAY BE VERIFIED BY A CERTIFIED ARBORIST, IF NECESSARY.
 (10) ONLY ACCESSIBLE SURFACE UTILITIES VISIBLE ON THE DATE OF THIS SURVEY ARE SHOWN.
 THIS SURVEY DOES NOT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE UTILITIES, FOOTING, FOUNDATIONS AND/OR BASEMENTS OF BUILDINGS.
 ALL USERS ARE ADVISED TO CONTRACT SEPARATELY WITH AN UNDERGROUND UTILITY LOCATION COMPANY AND TO REVIEW PUBLIC, QUASI-PUBLIC AND GIS UTILITY DATA SOURCES IF THEY WANT MORE INFORMATION.



Central Station: 9414290 San Francisco, CA
T.M.: 120
Elevs: 1983-2001
Datum: NAVD88

Datum	Value	Description
MHHW	5.06	Mean Higher-High Water
MHW	5.45	Mean High Water
MTL	3.30	Mean Tide Level
MSL	3.27	Mean Sea Level
DIL	3.04	Mean Diurnal Tide Level
MLW	1.14	Mean Low Water
MLLW	0.02	Mean Lower-Low Water
NAVD88	0.00	North American Vertical Datum of 1988
STND	-11.57	Station Datum
SL	6.04	Great Diurnal Range
MN	4.31	Mean Range of Tide
DT	0.61	Mean Diurnal High Water Inequality
DLQ	1.12	Mean Diurnal Low Water Inequality
HMI	7.95	Greenwich High Water Interval (in hours)
LWI	1.48	Greenwich Low Water Interval (in hours)
Max Tide	8.65	Highest Observed Tide
Max Tide Date & Time	02/06/1998 15:54	Highest Observed Tide Date & Time
Min Tide	-2.51	Lowest Observed Tide
Min Tide Date & Time	01/11/2009 01:48	Lowest Observed Tide Date & Time
HAT	7.46	Highest Astronomical Tide
HAT Date & Time	07/04/2040 06:48	HAT Date and Time
LAT	-1.87	Lowest Astronomical Tide
LAT Date & Time	06/04/2004 16:48	LAT Date and Time



LEGEND

	WOOD FENCE		CONCRETE RETAINING WALL
	WIRE FENCE		WOOD RETAINING WALLS IN POOR CONDITION
	CONCRETE		TREE SYMBOL W/SIZE
	BLOCK WALL		CONTROL POINT
	DRAIN INLET		TOP OF BANK
	CLEANOUT		FLOWLINE
	WATER VALVE		GRADE BREAK
	HOSE BIB		TOE OF BANK
	WATER BOX		RETAINING WALL
	GAS METER		EDGE OF PAVEMENT
	IRRIGATION VALVE		CORRUGATED METAL PIPE
	UNKNOWN BOX		POOR CONDITION
			OVERHEAD LINES
			MEAN HIGH WATER
			MEAN HIGHER HIGH WATER
			100' OFFSET FROM MEAN HIGH WATER
			UNDERGROUND GAS MARINGS

CP 10001
MAGNETIC NAIL
W/ SHIMMER
STATE PLANE
N 253714.43
E 598250.327
EL. 100.27'

CP 10000
MAGNETIC NAIL
W/ WASHER
STATE PLANE
N 215743.75
E 395043.011
EL. 85.20'

SITE SURVEY
4095 PARADISE DRIVE
TIBURON, CA.
APN 038-171-61
OFFICIAL RECORDS OF MARIN COUNTY
PREPARED AT THE REQUEST OF
NIMA JOUZI

MARIN COUNTY CALIFORNIA
APRIL 2026



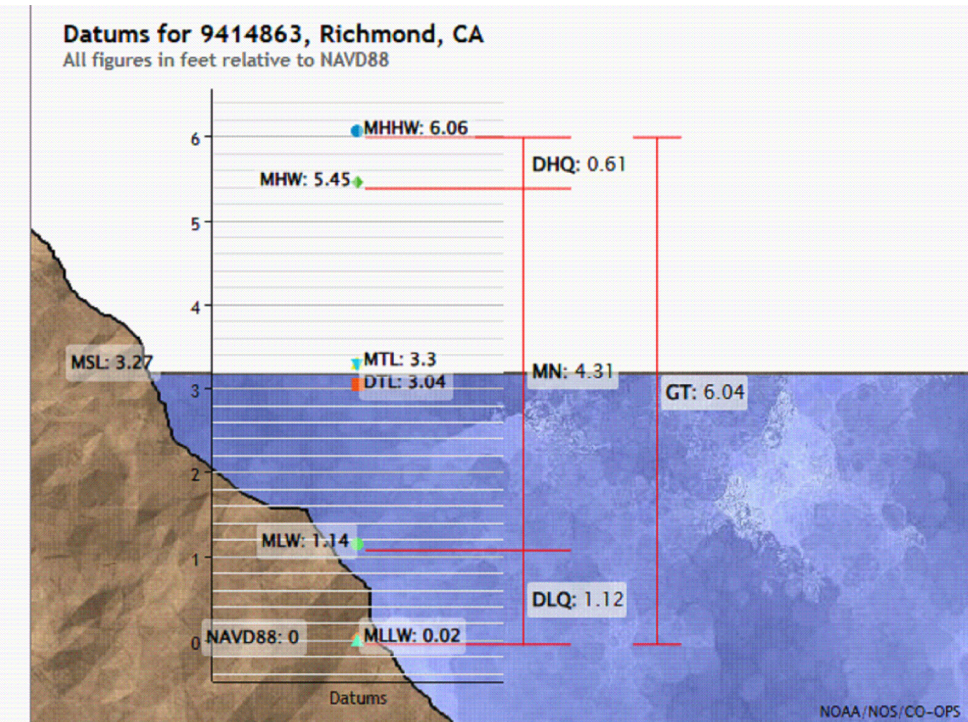
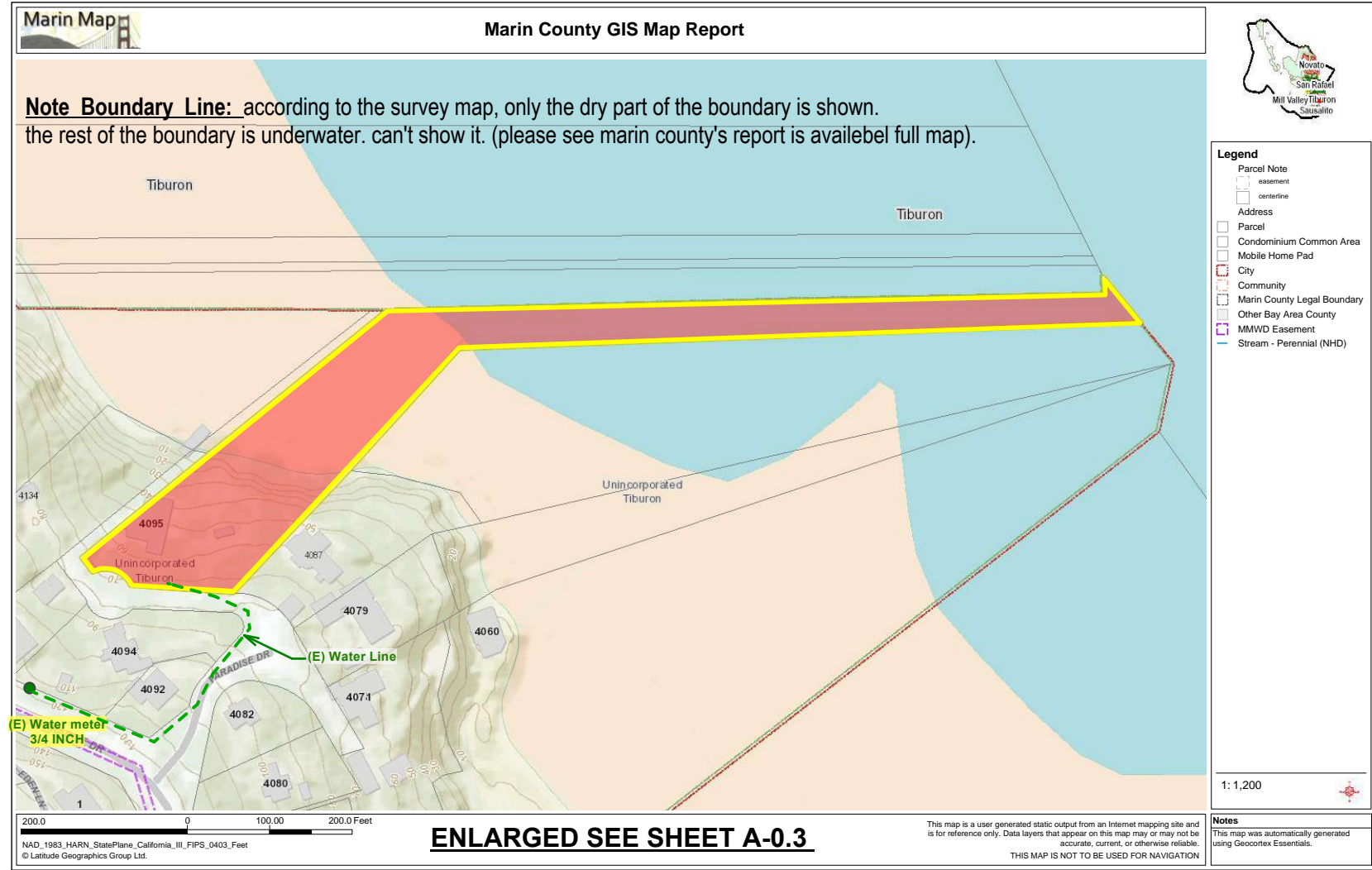
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A-1.0.1

2

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surveyrequest@meridiansurvey.com



CONTROL STATION: 9414290 San Francisco, CA
T.M.: 120
Epoch: 1985-2001
Datum: NAVD83

Datum	Value	Description
MHW	6.06	Mean Higher-High Water
MHW	5.45	Mean High Water
MTL	3.30	Mean Tide Level
MSL	3.27	Mean Sea Level
DTL	3.04	Mean Diurnal Tide Level
MLW	1.14	Mean Low Water
MLLW	0.02	Mean Lower-Low Water
NAVD83	0.00	North American Vertical Datum of 1988
STND	-11.57	Station Datum
GT	6.04	Great Diurnal Range
RH	4.31	Mean Range of Tide
DIHQ	0.61	Mean Diurnal High Water Inequality
DLQ	1.12	Mean Diurnal Low Water Inequality
LMW	7.95	Greenwich High Water Interval (in hours)
LWL	1.48	Greenwich Low Water Interval (in hours)
Max.Tide Date & Time	02/06/1998 15:54	Highest Observed Tide Date & Time
Min.Tide Date & Time	-2:51	Lowest Observed Tide Date & Time
MAT Date & Time	01/11/2009 01:48	Highest Astronomical Tide Date & Time
HAT	7.46	Highest Astronomical Tide
HAT Date & Time	07/24/2040 06:48	HAT Date and Time
LAT	-1.87	Lowest Astronomical Tide
LAT Date & Time	06/04/2044 14:48	LAT Date and Time

Basin of Survey
 OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT ORDER NO. 0457027375,
 591 REDWOOD HWY., SUITE 3150 MILL VALLEY, CA 94941
 DATED AUGUST 27, 2025. (TEL:415-388-8740, FAX:415-383-0416)

MAP REFERENCES
 [A] RECORD OF SURVEY FILED IN BOOK 2006 OF MAPS AT PAGE 72,
 MARIN COUNTY RECORDS.

Basin of Elevation
 BASED ON OPUS SOLUTION
 NORTH AMERICAN VERTICAL DATUM 1988 (NAVD83) GEOID 18.

100' LINE
 100' LINE ESTABLISHED BY ALIGNING THE MHW CONTOUR TO TWO POINTS 100' FROM THE INTERSECTION OF THE SIDE PROPERTY LINES WITH THE MHW CONTOUR.

No.	Tree	Common Name	Scientific Name	DBH (in)	Notes	Status	Condition	Recommendation
1	501	blackwood acacia	Acacia melanocoryn	34	None	Good	Fair	Remove Trunk Decay
2	502	coast live oak	Quercus agrifolia	28	Heritage	Poor	Fair	Remove Trunk Decay
3	503	Tyoe	Heteromeles arbutifolia	7.7	None	Good	Fair	Protect
4	504	coast live oak	Quercus agrifolia	6	Protected	Fair	Fair	Protect
5	505	coast live oak	Quercus agrifolia	6	Protected	Fair	Fair	Protect
6	506	coast live oak	Quercus agrifolia	6	Protected	Fair	Fair	Protect
7	507	coast live oak	Quercus agrifolia	6	Protected	Fair	Fair	Protect
8	508	coast live oak	Quercus agrifolia	6	Protected	Good	Fair	Protect
9	509	bigleaf maple	Acer macrophyllum	32	Heritage	Good	Fair	Protect
10	510	California bay	Umbellularia californica	16	None	Poor	Fair	Protect
11	511	California bay	Umbellularia californica	34	Heritage	Poor	Fair	Protect
12	512	apple tree	Malus domestica	6	None	Poor	Fair	Protect
13	513	coast live oak	Quercus agrifolia	18.20	Heritage	Fair	Fair	Protect
14	514	coast live oak	Quercus agrifolia	18	Heritage	Good	Fair	Protect
15	-	Tyoe	Heteromeles arbutifolia	10	None	Fair	Fair	Protect
16	-	Tyoe	Heteromeles arbutifolia	6	None	Fair	Fair	Protect
17	517	coast live oak	Quercus agrifolia	10	Protected	Fair	Fair	Protect
18	-	Tyoe	Heteromeles arbutifolia	6	None	Fair	Fair	Protect
19	-	coast live oak	Quercus agrifolia	12	Protected	Poor	Fair	Protect
20	-	coast live oak	Quercus agrifolia	10	Protected	Poor	Fair	Protect
21	-	coast live oak	Quercus agrifolia	9	Protected	Fair	Fair	Protect
22	-	California bay	Umbellularia californica	18	Protected	Poor	Fair	Protect
23	-	California bay	Umbellularia californica	34	Heritage	Poor	Fair	Protect
24	524	coast live oak	Quercus agrifolia	18.18	Heritage	Poor	Fair	Protect
25	548	coast live oak	Quercus agrifolia	10	Protected	Fair	Fair	Protect
26	549	coast live oak	Quercus agrifolia	5.6	Protected	Poor	Fair	Protect
27	550	coast live oak	Quercus agrifolia	10	Protected	Fair	Fair	Remove for Pool
28	551	glossy privet	Ligustrum lucidum	Multi	None	Poor	Fair	Remove for Pool
29	552	coast live oak	Quercus agrifolia	10	Protected	Fair	Fair	Remove for Pool
30	553	coast live oak	Quercus agrifolia	11	Protected	Fair	Fair	Remove for Pool
31	554	California bay	Umbellularia californica	8.10	Protected	Fair	Fair	Protect
32	555	coast live oak	Quercus agrifolia	15	Protected	Fair	Fair	Protect
33	556	coast live oak	Quercus agrifolia	18	Heritage	Fair	Fair	Protect
34	557	coast live oak	Quercus agrifolia	21	Heritage	Fair	Fair	Protect
35	558	coast live oak	Quercus agrifolia	11	Protected	Fair	Fair	Protect
36	559	incense cedar	Calocedrus decurrens	29	None	Fair	Fair	Remove Near Gas Pipe

TREE PROTECTION AND CONDITION WITH RECOMMENDATION - SEE SHEET A-2.1.1

ZONING : RSP-1-BFC

PROJECT NAME

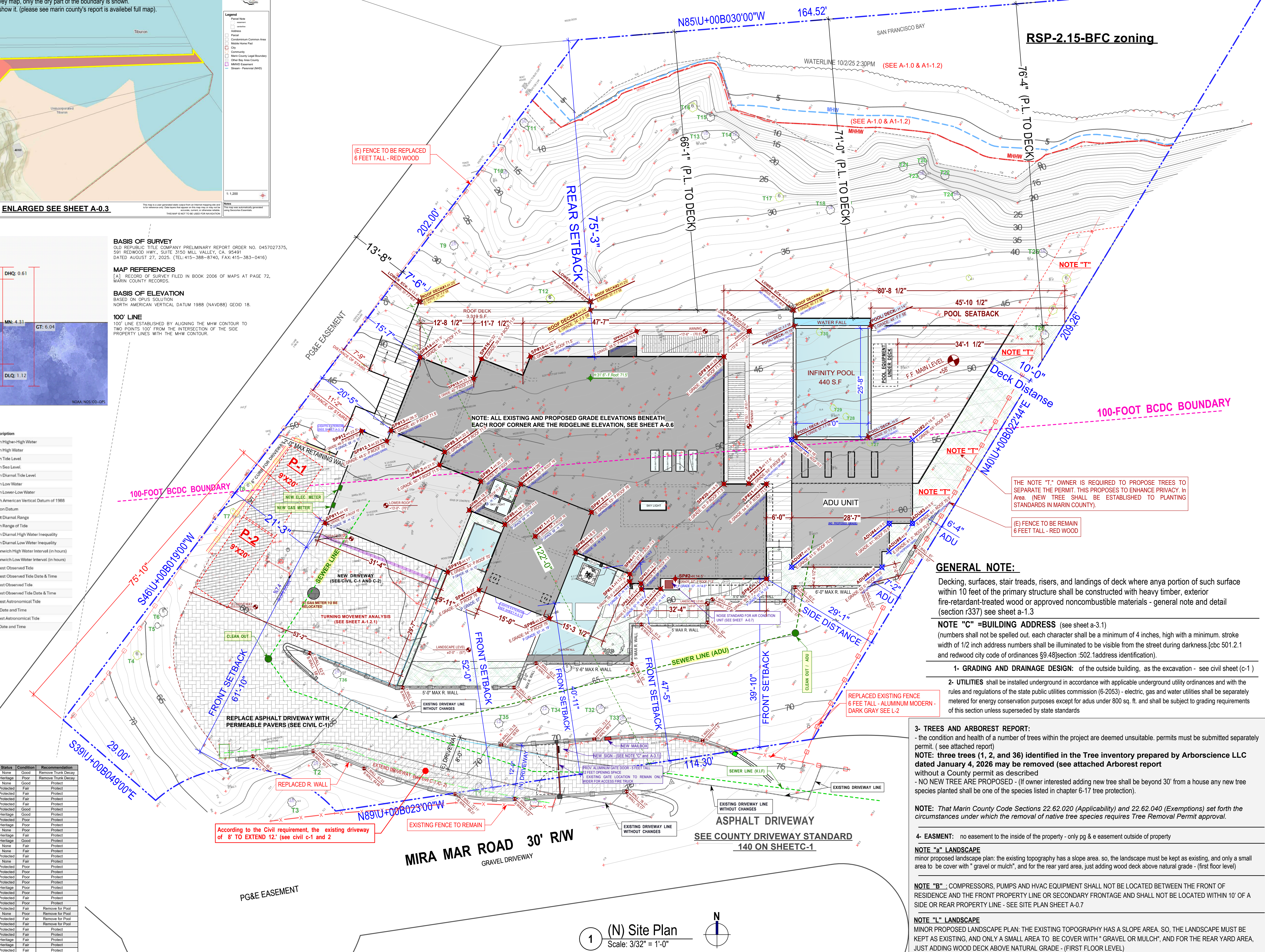
4095 PARADISE DRIVE, TIBURON, CA 94920

APPLICATION:
MARIN COUNTY



LIC #: 1106249
 ANYTIME CONSTRUCTION INC
 408-373-8414
 CUSTOM DESIGN - BUILD - REMODELING
<https://anytime.construction>

(N) SITE PLAN



GENERAL NOTE:

Decking, surfaces, stair treads, risers, and landings of deck where any portion of such surface within 10 feet of the primary structure shall be constructed with heavy timber, exterior fire-retardant-treated wood or approved noncombustible materials - general note and detail (section r337) see sheet a-1.3

NOTE "C" =BUILDING ADDRESS (see sheet a-3.1)
 (numbers shall not be spelled out. each character shall be a minimum of 4 inches, high with a minimum stroke width of 1/2 inch address numbers shall be illuminated to be visible from the street during darkness. [cbc 501.2.1 and redwood city code of ordinances §9.48]section :502.1 address identification).

- 1- GRADING AND DRAINAGE DESIGN:** of the outside building, as the excavation - see civil sheet (c-1)
- 2- UTILITIES** shall be installed underground in accordance with applicable underground utility ordinances and with the rules and regulations of the state public utilities commission (6-2053) - electric, gas and water utilities shall be separately metered for energy conservation purposes except for adus under 800 sq. ft. and shall be subject to grading requirements of this section unless superseded by state standards

3- TREES AND ARBOREST REPORT:
 - the condition and health of a number of trees within the project are deemed unsuitable. permits must be submitted separately permit. (see attached report)
NOTE: three trees (1, 2, and 36) identified in the Tree inventory prepared by ArborScience LLC dated January 4, 2026 may be removed (see attached Arbores report without a County permit as described
 - NO NEW TREE ARE PROPOSED - (If owner interested adding new tree shall be beyond 30' from a house any new tree species planted shall be one of the species listed in chapter 6-17 tree protection).

NOTE: That Marin County Code Sections 22.62.020 (Applicability) and 22.62.040 (Exemptions) set forth the circumstances under which the removal of native tree species requires Tree Removal Permit approval.

4- EASMENT: no easement to the inside of the property - only pg & e easement outside of property

NOTE "a" LANDSCAPE
 minor proposed landscape plan: the existing topography has a slope area. so, the landscape must be kept as existing, and only a small area to be cover with " gravel or mulch", and for the rear yard area, just adding wood deck above natural grade - (first floor level)

NOTE "b" : COMPRESSORS, PUMPS AND HVAC EQUIPMENT SHALL NOT BE LOCATED BETWEEN THE FRONT OF RESIDENCE AND THE FRONT PROPERTY LINE OR SECONDARY FRONTAGE AND SHALL NOT BE LOCATED WITHIN 10' OF A SIDE OR REAR PROPERTY LINE - SEE SITE PLAN SHEET A-0.7

NOTE "L" LANDSCAPE
 MINOR PROPOSED LANDSCAPE PLAN: THE EXISTING TOPOGRAPHY HAS A SLOPE AREA. SO, THE LANDSCAPE MUST BE KEPT AS EXISTING, AND ONLY A SMALL AREA TO BE COVER WITH " GRAVEL OR MULCH", AND FOR THE REAR YARD AREA, JUST ADDING WOOD DECK ABOVE NATURAL GRADE - (FIRST FLOOR LEVEL)

(N) Site Plan
 Scale: 3/32" = 1'-0"

A-1.2

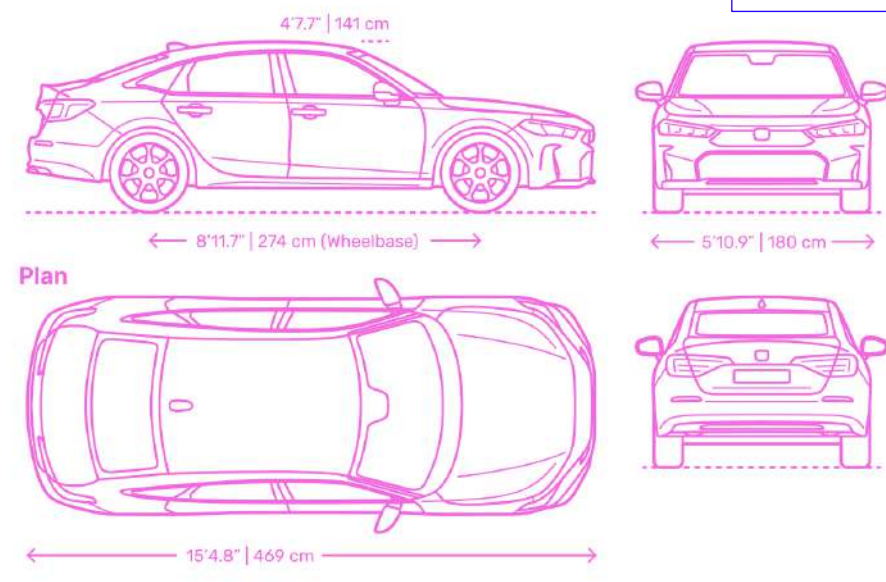
DRAWN	M.SH.
CHECKED	A.HK.
DATE	11/03/2025
REVISED DATE	11/05/2025
JOB NO.	25-1913
SHEET NO.	

ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION
1	01/25/26	PLANING. COMM.
2	03/30/26	PLANING. COMM.
3	06/18/26	PLANING. COMM.

Anytime
 Nima Jouzi

Dimensions & Sizes

The Honda Civic has a total length of 15'4.8" (469 cm), overall width of 5'10.9" (180 cm), and height of 4'7.7" (141 cm). The wheelbase of the Honda Civic is 8'11.7" (274 cm) with a curb weight of 2,875 lb (1,304 kg).



PROV. METAL BOLLARD

TURNING MOVEMENT ANALYSIS
Design Vehicle: AASHTO Composite Passenger Vehicle

Vehicle Dimensions:
Length = 19'-0"
Width = 6'-0"

Turning Characteristics:
Minimum Turning Radius (Rt) = 24'-0"
Outside Front Radius (Ro) = 26'-0"
Inside Rear Radius (Ri) = 15'-6"

Analysis Summary:
The proposed driveway, parking area, and garage apron provide adequate maneuvering area for a standard AASHTO Composite Passenger Vehicle. The vehicle can enter from the private road, maneuver within the proposed parking and driveway area, access the garage, and exit the site without encroaching beyond the paved driveway limits.

Parking Demonstration:
Turning movements have been evaluated with the proposed parking spaces occupied. The maneuvering area remains adequate for vehicle ingress and egress.

Reference:
Turning radii and vehicle dimensions are based on AASHTO "A Policy"

Additional labels to add on the plan place these callouts next to the paths:
green dashed line: "entry turning path"
blue dashed line: "exit turning path"

PROJECT NAME

4095
PARADISE DRIVE,
TIBURON, CA
94920

APPLICATION:

MARIN COUNTY



LIC #: 1106249

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CUSTOM DESIGN - BUILD - REMODELING
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TURNING
MOVEMENT
ANALYSIS



Nima Jouzi

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DRAWN M.SH.

CHECKED A.HK.

DATE 11/03/2025

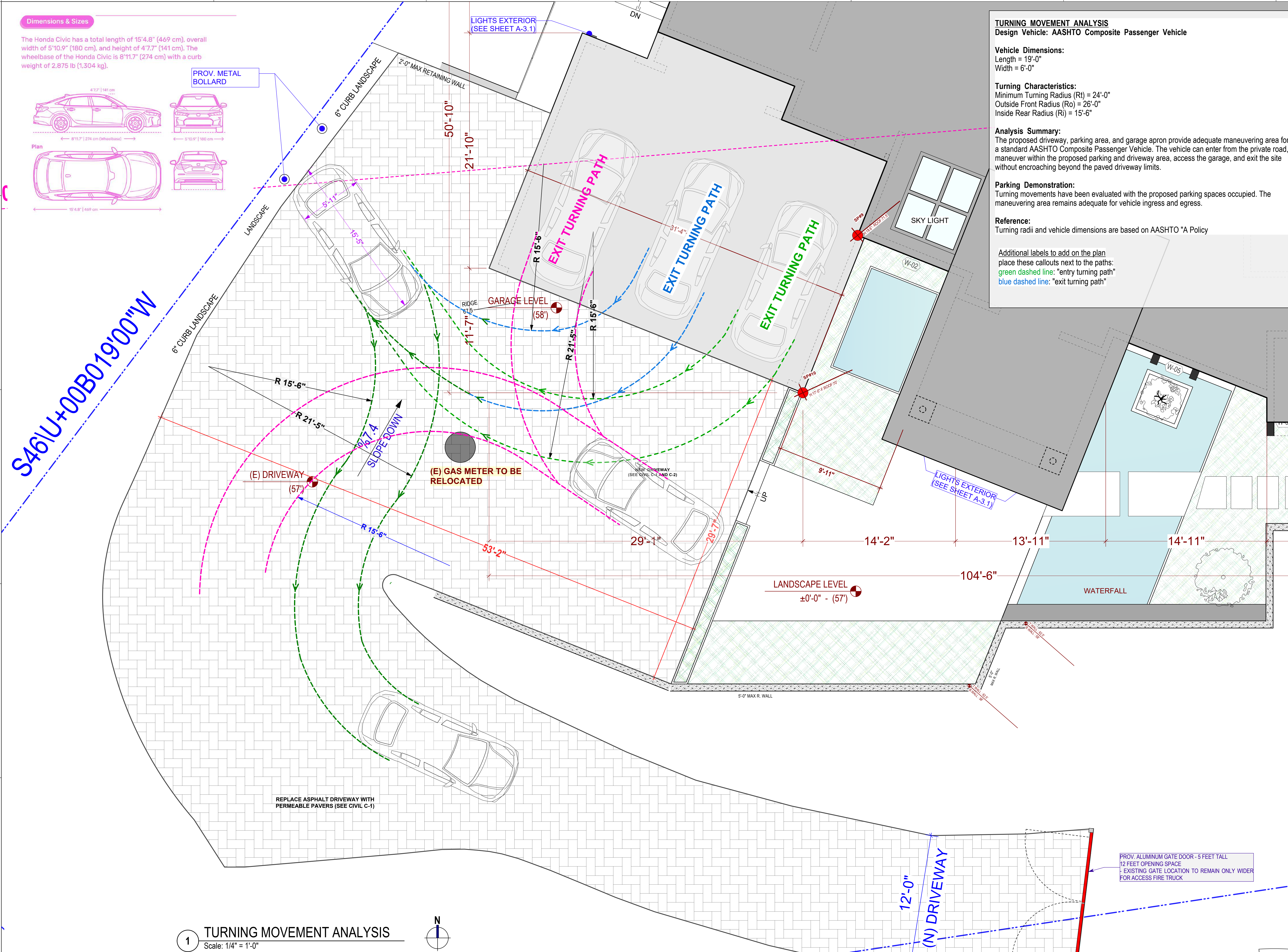
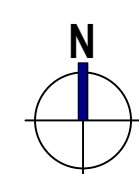
REVISED DATE 11/05/2025

JOB NO. 25-1913

SHEET NO.

A-1.2.1

1 TURNING MOVEMENT ANALYSIS
Scale: 1/4" = 1'-0"



PROV. ALUMINUM GATE DOOR - 5 FEET TALL
12 FEET OPENING SPACE
EXISTING GATE LOCATION TO REMAIN ONLY WIDER
FOR ACCESS FIRE TRUCK

ANALYSES AND CHALLENGES FOR THE BUILDABLE AREA OF THE PROPERTY (BEACH TO BUILDING DISTANCE CHALLENGE):

- **DISTANCE LESS THAN 100 FEET:** ACCORDING TO THE SITE PLAN, THE DISTANCE BETWEEN THE BEACH AND THE NEW BUILDING IS LESS THAN 100 FEET. THIS IS DUE TO STEEP-SLOPE RESTRICTIONS IN THE LAND AND THE BEACH OF TIBERAN.

1- WETLAND AND CLOSE TO THE BEACH: MANY OF THE LANDS IN THE TIBERAN AREA ARE PARTIALLY LOCATED IN WATER, WHICH GREATLY AFFECTS CONSTRUCTION. (SEE PICTURE ON SHEET A-1.3)

2- LAND RESTRICTIONS AND SLOPE CHALLENGE IS THE HIGH SLOPE OF THE LAND, WHICH LIMITS THE ABILITY TO DESIGN AND BUILD BUILDINGS IN THIS AREA.

EXISTING ROAD: THE PRESENCE OF EXISTING ROADS IN THIS AREA IS ALSO ANOTHER LIMITING FACTOR IN THE DESIGN AND CONSTRUCTION.

NEW DESIGN
- AS YOU CAN SEE, THE EXISTING FOOTPRINT MATCHES THE NEW DESIGN WITHIN THE BOUNDARIES OF THE EXISTING BUILDING; THE NEW DESIGN WAS CARRIED OUT WITHIN THE BOUNDARIES OF THE EXISTING BUILDING, AND ONLY MINOR CHANGES WERE MADE TO IT. ONLY THE REAR DECK AREA INCLUDES A LARGER DECK THAN THE PREVIOUS BUILDING.

DECK EXTENSION (DISTANCE ANALYSIS):
- AVERAGE DISTANCE: THE AVERAGE ELEVATION FROM THE SHORELINE TO THE PROPOSED BUILDING IS APPROXIMATELY 50 FEET. THIS ELEVATION AND DISTANCE FROM THE SHORELINE PUT THE HOUSE IN A GOOD POSITION RELATIVE TO THE TIDES.

PROJECT NAME

**4095
PARADISE DRIVE,
TIBURON, CA
94920**

APPLICATION:

MARIN COUNTY



LIC #: 1106249

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**Compression
(E) & (N) Site plan**



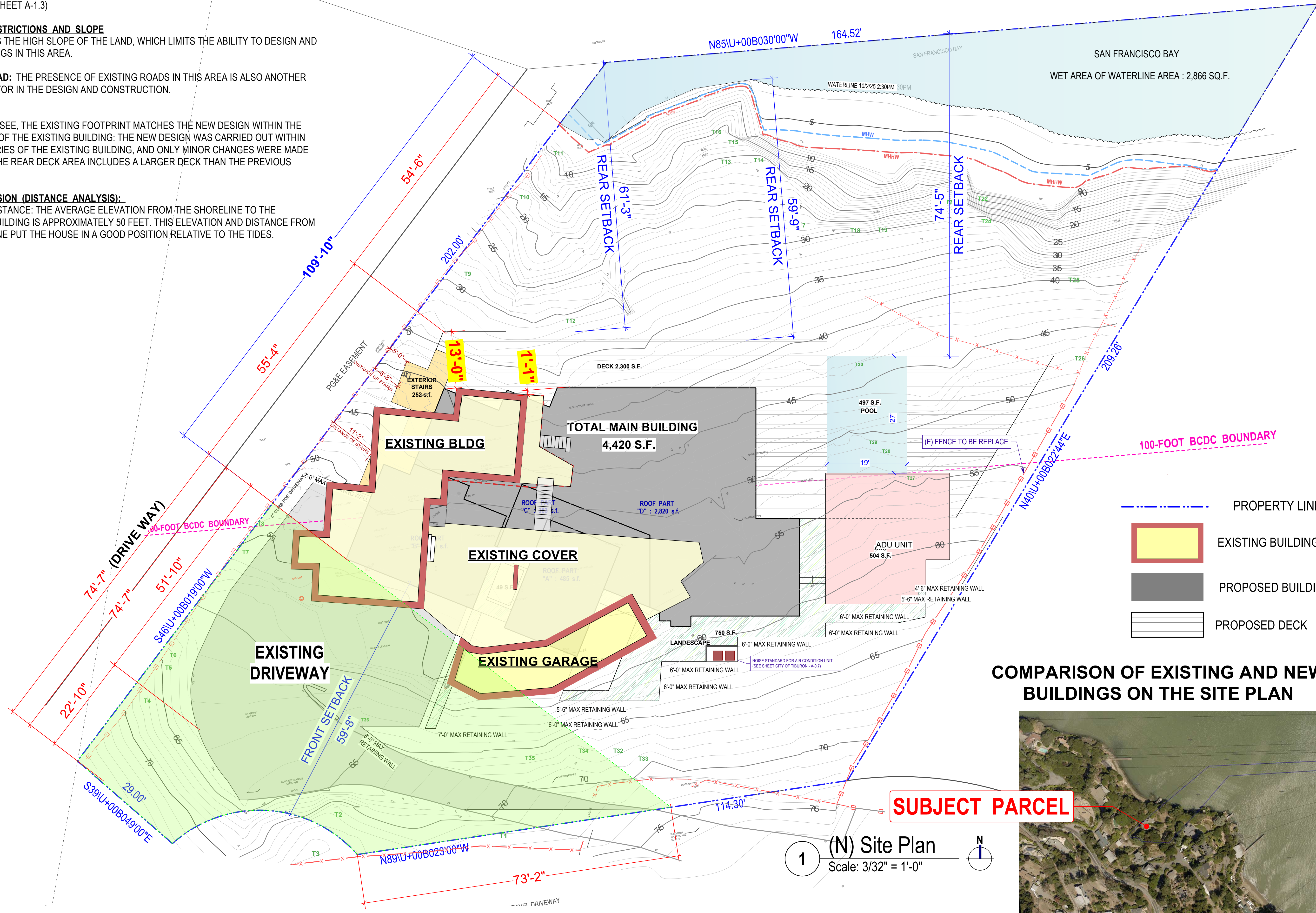
Nima Jouzi

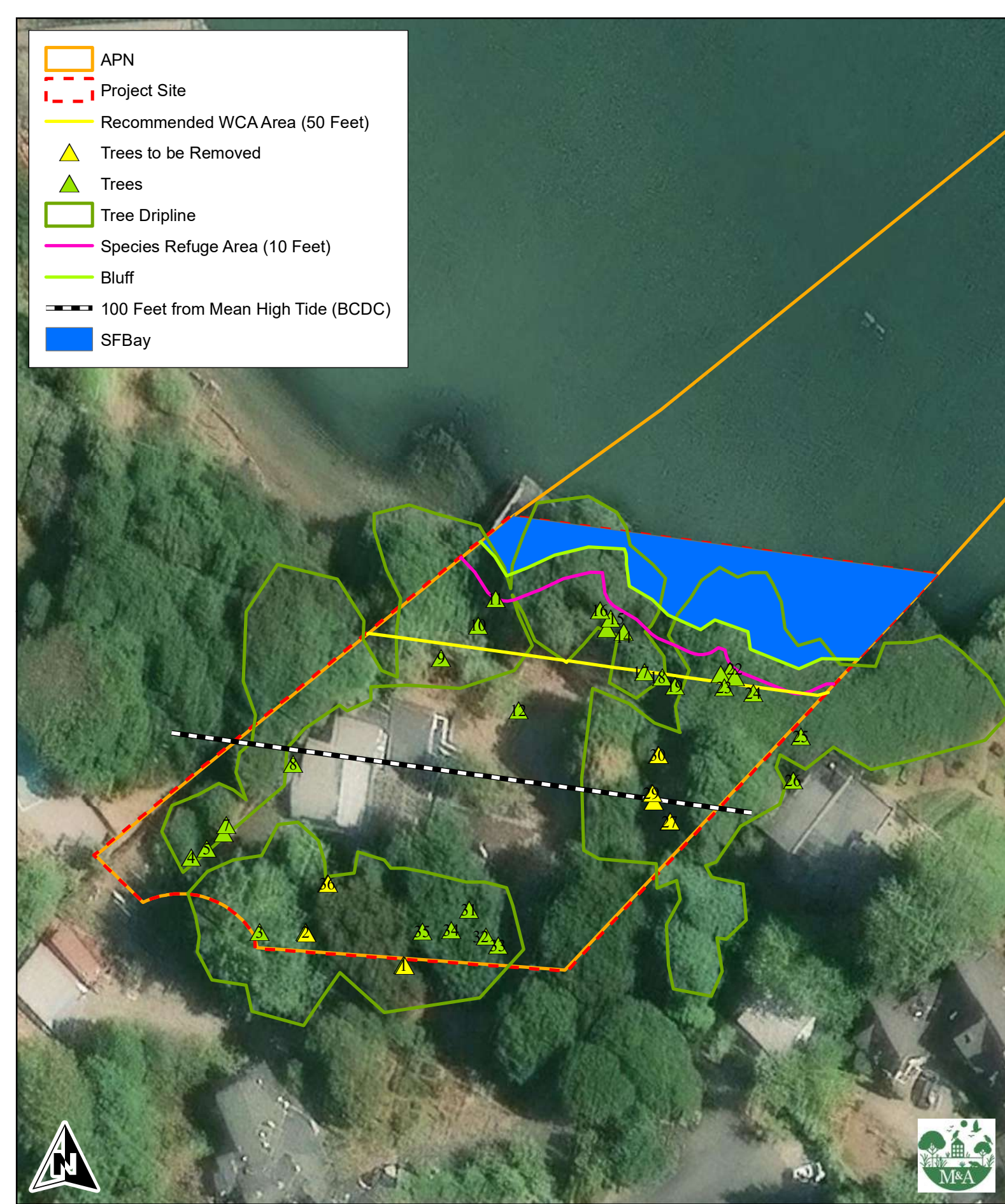
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SHEET NO.	

A-1.3



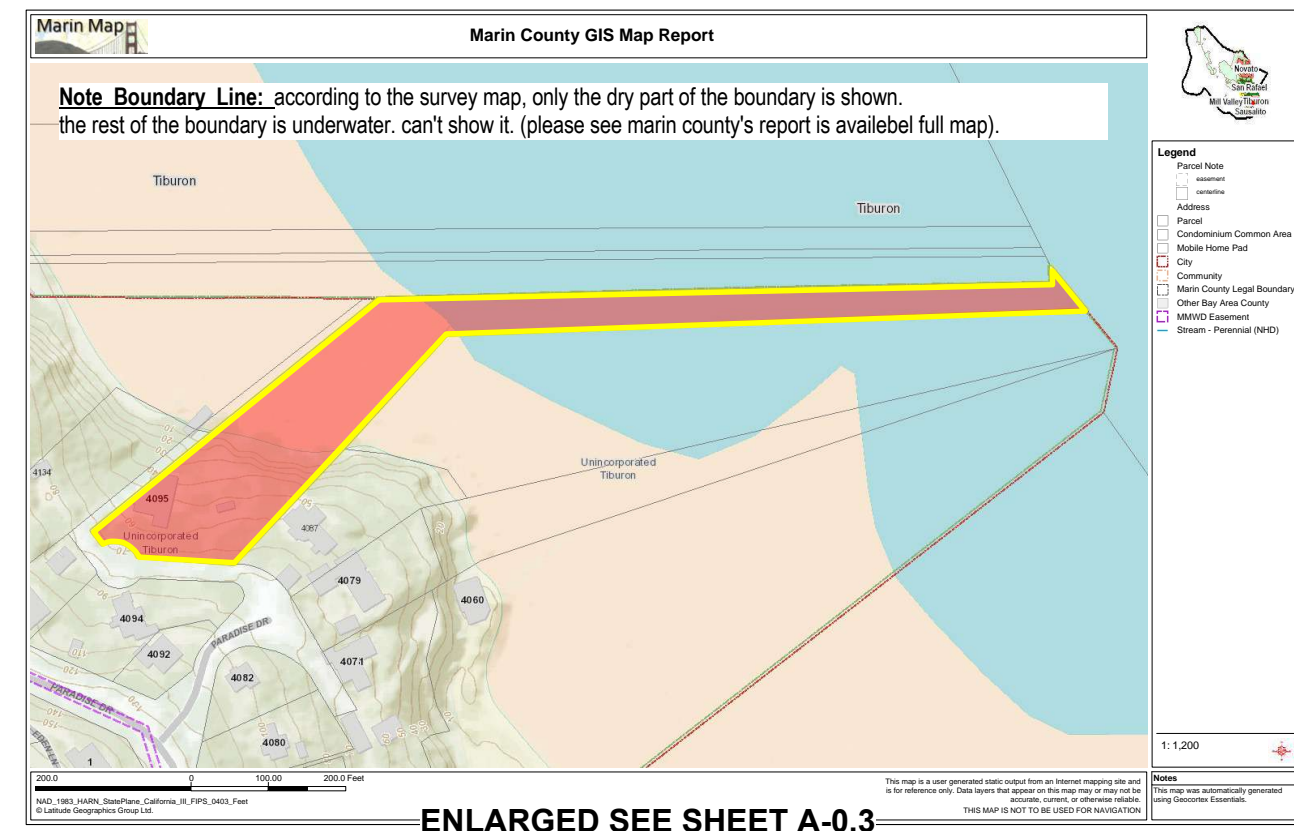


Monk & Associates Inc
Biological Consultants
1136 Saranap Avenue, Suite Q
Walnut Creek, California 94595
(925) 947-4867

Figure 4. Biological Resources and County Setbacks on the
4095 Paradise Drive Project Site
Tiburon, California

Aerial Photograph Source: ESRI
Map Preparation Date: March 25, 2026

NOTE: THIS SHEET PROVIDED BY M&A CAPMANY - REFERENCE ONLY
EXTRA INFORMATION: PLEASE SEE ATTACHMENT "PACKAGE," BIOLOGICAL RESOURCES AND COUNTY SETBACKS"



X TREE TO REMOVED (see sheet A-1.5)

□ TREE -PROTECTION FENCING

NOTE TREE -PROTECTION SEE SHEET A-1.5

PROJECT NAME
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PARADISE DRIVE,
TIBURON, CA
94920

APPLICATION:
MARIN COUNTY

LIC #: 1106249

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Biological Resources and TREE Protection

Nima Jouzi

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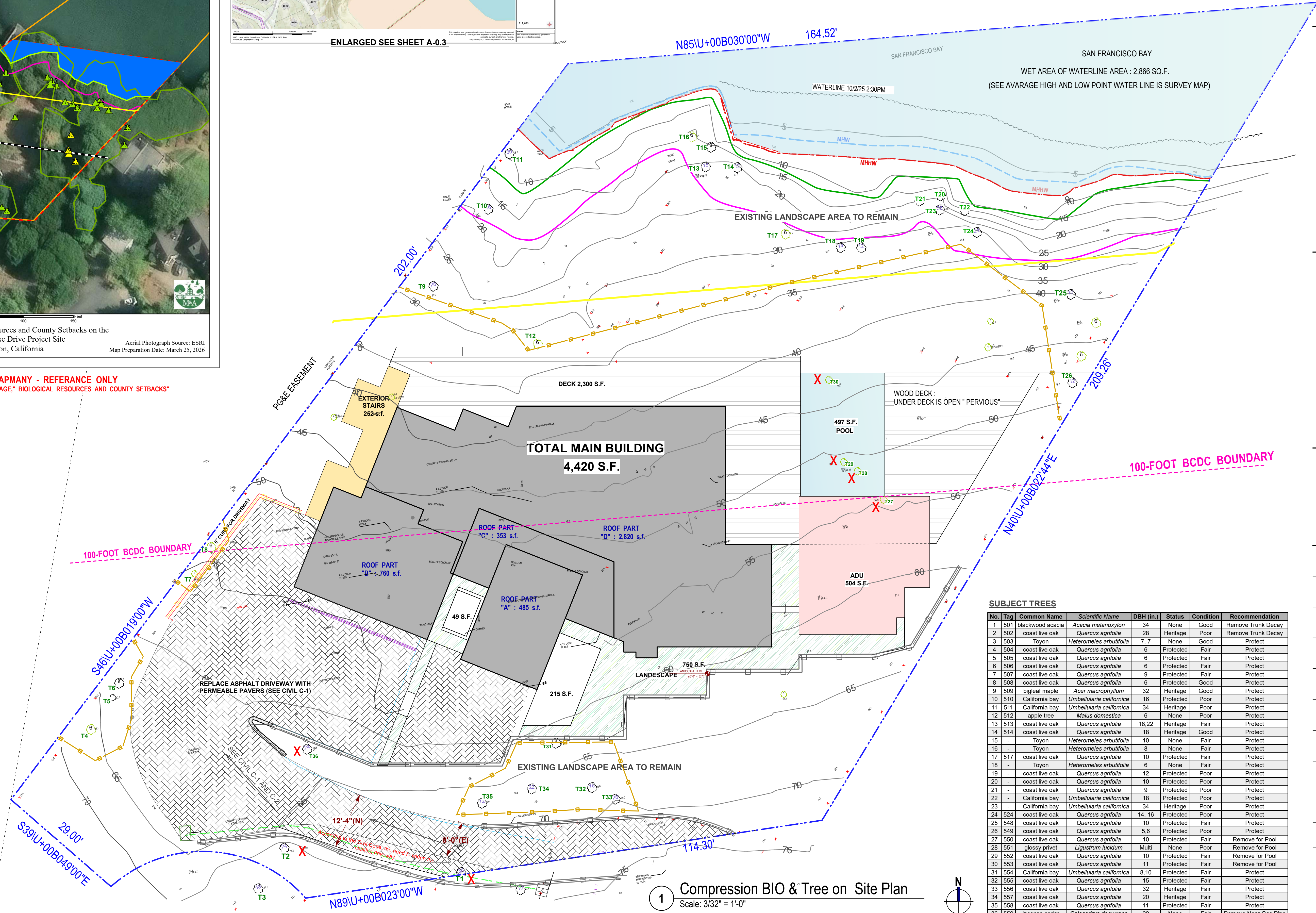
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JOB NO. 25-1913

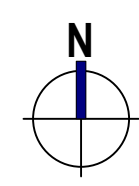
SHEET NO. **A-1.4**



SUBJECT TREES

No.	Tag	Common Name	Scientific Name	DBH (in.)	Status	Condition	Recommendation
1	501	blackwood acacia	<i>Acacia melanoxylon</i>	34	None	Good	Remove Trunk Decay
2	502	coast live oak	<i>Quercus agrifolia</i>	28	Heritage	Poor	Remove Trunk Decay
3	503	Toyon	<i>Heteromeles arbutifolia</i>	7, 7	None	Good	Protect
4	504	coast live oak	<i>Quercus agrifolia</i>	6	Protected	Fair	Protect
5	505	coast live oak	<i>Quercus agrifolia</i>	6	Protected	Fair	Protect
6	506	coast live oak	<i>Quercus agrifolia</i>	6	Protected	Fair	Protect
7	507	coast live oak	<i>Quercus agrifolia</i>	9	Protected	Fair	Protect
8	508	coast live oak	<i>Quercus agrifolia</i>	6	Protected	Good	Protect
9	509	bigleaf maple	<i>Acer macrophyllum</i>	32	Heritage	Good	Protect
10	510	California bay	<i>Umbellularia californica</i>	16	Protected	Poor	Protect
11	511	California bay	<i>Umbellularia californica</i>	34	Heritage	Poor	Protect
12	512	apple tree	<i>Malus domestica</i>	6	None	Poor	Protect
13	513	coast live oak	<i>Quercus agrifolia</i>	18,22	Heritage	Fair	Protect
14	514	coast live oak	<i>Quercus agrifolia</i>	18	Heritage	Good	Protect
15	-	Toyon	<i>Heteromeles arbutifolia</i>	10	None	Fair	Protect
16	-	Toyon	<i>Heteromeles arbutifolia</i>	8	None	Fair	Protect
17	517	coast live oak	<i>Quercus agrifolia</i>	10	Protected	Fair	Protect
18	-	Toyon	<i>Heteromeles arbutifolia</i>	6	None	Fair	Protect
19	-	coast live oak	<i>Quercus agrifolia</i>	12	Protected	Poor	Protect
20	-	coast live oak	<i>Quercus agrifolia</i>	10	Protected	Poor	Protect
21	-	coast live oak	<i>Quercus agrifolia</i>	9	Protected	Poor	Protect
22	-	California bay	<i>Umbellularia californica</i>	18	Protected	Poor	Protect
23	-	California bay	<i>Umbellularia californica</i>	34	Heritage	Poor	Protect
24	524	coast live oak	<i>Quercus agrifolia</i>	14, 16	Protected	Poor	Protect
25	548	coast live oak	<i>Quercus agrifolia</i>	10	Protected	Fair	Protect
26	549	coast live oak	<i>Quercus agrifolia</i>	5,6	Protected	Poor	Protect
27	550	coast live oak	<i>Quercus agrifolia</i>	10	Protected	Fair	Remove for Pool
28	551	glossy privet	<i>Ligustrum lucidum</i>	Multi	None	Poor	Remove for Pool
29	552	coast live oak	<i>Quercus agrifolia</i>	10	Protected	Fair	Remove for Pool
30	553	coast live oak	<i>Quercus agrifolia</i>	11	Protected	Fair	Remove for Pool
31	554	California bay	<i>Umbellularia californica</i>	8, 10	Protected	Fair	Protect
32	555	coast live oak	<i>Quercus agrifolia</i>	15	Protected	Fair	Protect
33	556	coast live oak	<i>Quercus agrifolia</i>	32	Heritage	Fair	Protect
34	557	coast live oak	<i>Quercus agrifolia</i>	20	Heritage	Fair	Protect
35	558	coast live oak	<i>Quercus agrifolia</i>	11	Protected	Fair	Protect
36	559	incense cedar	<i>Calocedrus decurrens</i>	29	None	Fair	Remove Near Gas Pipe

1 Compression BIO & Tree on Site Plan
Scale: 3/32" = 1'-0"



SUMMARY

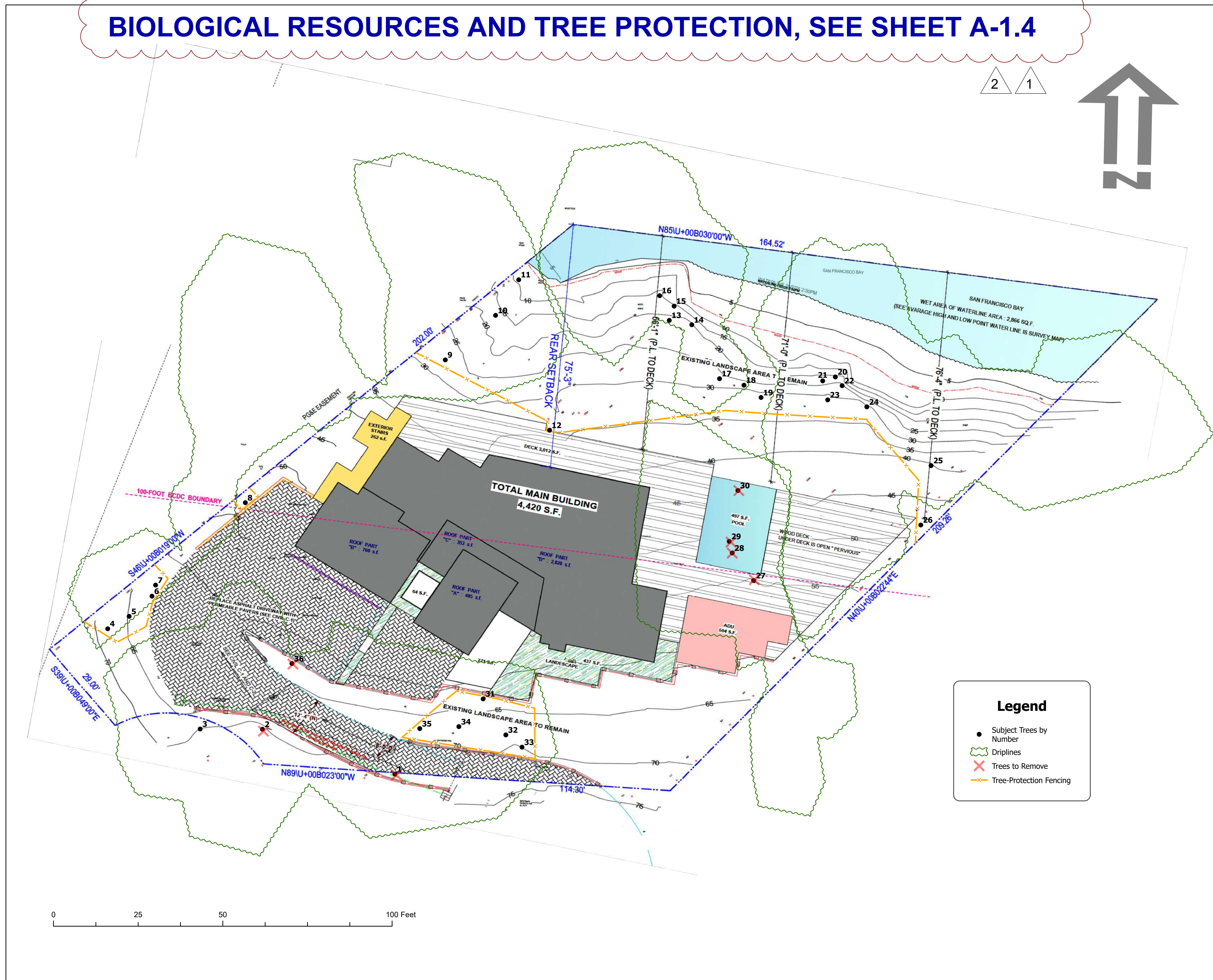
The proposed project includes demolition of the existing improvements (House, garage, asphalt driveway, and hardscaping) and then construction of a paver driveway, home, pool, and accessory dwelling unit. The 36 subject trees include coast live oak, California bay, bigleaf maple, toyon, blackwood acacia, incense cedar, and apple (refer to subject tree table below). One heritage coast live oak (Tree 2) that presents a high failure risk due to trunk decay will be removed and three protected coast live oaks (Trees 27, 29, and 30) will be removed to construct a pool. All other trees will be fenced to delineate non-intrusion zones during demolition and construction project phases. Planned work will result in minor root loss to the trees planned for retention that will not diminish their basic health or structural stability.

TREE-PROTECTION MEASURES

- The project arborist will be from Arborscience through the entire length of the project. Any change of arborist will require a new arborist report from the new project arborist.
- Before the start of any clearing, excavation, construction, or other work on the site, or the issuance of a Building or Demolition Permit, every protected tree shall be securely fenced-off at the non-intrusion zone, or other limit as may be delineated in approved plans.
- If the proposed development, including any site work, will encroach upon the non-intrusion zone of a Protected tree, special measures shall be utilized, as approved by the project arborist, to allow the roots to obtain necessary oxygen, water, and nutrients.
- Underground trenching shall avoid the major support and absorbing tree roots of Protected trees. If avoidance is impractical, hand excavation undertaken under the supervision of the project arborist may be required. Trenches shall be consolidated as much as possible.
- Any excavation, cutting, or filling of the existing ground surface within the non-intrusion zone shall be minimized and subject to such conditions as the project arborist may impose. Retaining walls shall likewise be designed, sited, and constructed to minimize their impact on Protected trees.
- Burning or use of equipment with an open flame near or within the non-intrusion zone shall be avoided. All brush, earth, and other debris shall be removed in a manner that prevents injury to the protected trees.
- Oil, gas, paint, cement, chemicals, or other substances that may be harmful to trees shall not be stored or dumped within the non-intrusion zone of any Protected tree, or at any other location on the site from which such substances might enter the non-intrusion zone of a Protected tree.
- Construction materials shall not be stored within the non-intrusion zone of Protected trees.

SUBJECT TREES

No.	Tag	Common Name	Scientific Name	DBH (in.)	Status	Condition	Recommendation
1	501	blackwood acacia	<i>Acacia melanoxylon</i>	34	None	Good	Remove Trunk Decay
2	502	coast live oak	<i>Quercus agrifolia</i>	28	Heritage	Poor	Remove Trunk Decay
3	503	Toyon	<i>Heteromeles arbutifolia</i>	7, 7	None	Good	Protect
4	504	coast live oak	<i>Quercus agrifolia</i>	6	Protected	Fair	Protect
5	505	coast live oak	<i>Quercus agrifolia</i>	6	Protected	Fair	Protect
6	506	coast live oak	<i>Quercus agrifolia</i>	6	Protected	Fair	Protect
7	507	coast live oak	<i>Quercus agrifolia</i>	9	Protected	Fair	Protect
8	508	coast live oak	<i>Quercus agrifolia</i>	6	Protected	Good	Protect
9	509	bigleaf maple	<i>Acer macrophyllum</i>	32	Heritage	Good	Protect
10	510	California bay	<i>Umbellularia californica</i>	16	Protected	Poor	Protect
11	511	California bay	<i>Umbellularia californica</i>	34	Heritage	Poor	Protect
12	512	apple tree	<i>Malus domestica</i>	6	None	Poor	Protect
13	513	coast live oak	<i>Quercus agrifolia</i>	18,22	Heritage	Fair	Protect
14	514	coast live oak	<i>Quercus agrifolia</i>	18	Heritage	Good	Protect
15	-	Toyon	<i>Heteromeles arbutifolia</i>	10	None	Fair	Protect
16	-	Toyon	<i>Heteromeles arbutifolia</i>	8	None	Fair	Protect
17	517	coast live oak	<i>Quercus agrifolia</i>	10	Protected	Fair	Protect
18	-	Toyon	<i>Heteromeles arbutifolia</i>	6	None	Fair	Protect
19	-	coast live oak	<i>Quercus agrifolia</i>	12	Protected	Poor	Protect
20	-	coast live oak	<i>Quercus agrifolia</i>	10	Protected	Poor	Protect
21	-	coast live oak	<i>Quercus agrifolia</i>	9	Protected	Poor	Protect
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27	550	coast live oak	<i>Quercus agrifolia</i>	10	Protected	Fair	Remove for Pool
28	551	glossy privet	<i>Ligustrum lucidum</i>	Multi	None	Poor	Remove for Pool
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36	559	incense cedar	<i>Calocedrus decurrens</i>	29	None	Fair	Remove Near Gas Pipe



SCHEDULE OF INSPECTIONS

Following are the inspections that will be completed as needed for the project:

- Before Equipment Mobilization, Delivery of Materials, Tree Removal, Site Work. The project arborist will meet with the general contractor and owners to review tree-protection measures, designated tree removals, identify and mark tree-protection zone fencing, specify equipment access routes and storage areas, and review existing conditions of trees to provide any additional necessary protection measures.
- Following Installation of Tree-Protection Fencing. The fencing shall be a minimum of 4' orange, plastic construction fence with signs identifying the area as a non-intrusion zone. The project arborist will inspect the site to ensure that all protection measures are properly installed. Review contractor requests for access within tree-protection zones. Assess changes in tree health since previous inspection.
- During Soil Excavation or Work Potentially Affecting Protected Trees. The project arborist will inspect the site during excavation near protected trees and document implemented recommendations. Assess changes in tree health since previous inspection.
- Final Site Inspection. The project arborist will inspect tree health and provide necessary recommendations to promote tree health and longevity. A letter report will be provided to the County of Marin that summarizes the project arborist's findings and conclusions.



ARBORSCIENCE, LLC
Sound Tree Advice
P.O. Box 111, Woodacre CA 94973

NEW HOME AND ADU PROJECT
4095 PARADISE DRIVE
TIBURON, CALIFORNIA
TREE-PROTECTION PLAN
APN: 038-171-61

[Signature]

Dr. Kent Julin
Certified Arborist
WE-8733A

March 15, 2026

	RECESSED LED LIGHT, PROV. 1-HR FIRE RATED BOX, WHERE NEEDED		PROPERTY LINE
	HANGING LIGHTING FIXTURE		(N) WALL TO BE CONSTRUCTED
	LED WALL SCONCE WATERPROOF		(N) WALL TO BE 1-HR. FIRE RATED
	SWITCH W/ DIMMER		(N) CONCRETE WALL TO BE CONSTRUCTED
	THREE-WAY SWITCH		(N) PARAPET WALL TO BE 1-HR. FIRE RATED
	SWITCH W/ CERTIFIED VACANCY SENSOR(S)		
	RESCUE WINDOW / EMERGENCY ESCAPE		
	TEMPERED GLASS		
	WALL-MOUNT HIGH-EFFICACY LIGHTING FIXTURE (OUTDOOR LIGHTING FIXTURE, MODEL #: TROY LIGHTING BB2363)		
	EXHAUST FAN, MIN. 5 AIR CHANGE PER HOUR		
	CARBON MONOXIDE DETECTOR/ALARM		
	SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP		
	MOTION SENSOR		

PROJECT NAME
4095
PARADISE DRIVE,
TIBURON, CA
94920

APPLICATION:
 MARIN COUNTY



LIC #: 1106249
 ANYTIME CONSTRUCTION INC
 408-373-8414
 CUSTOM DESIGN - BUILD - REMODELING
<https://anytime.construction>

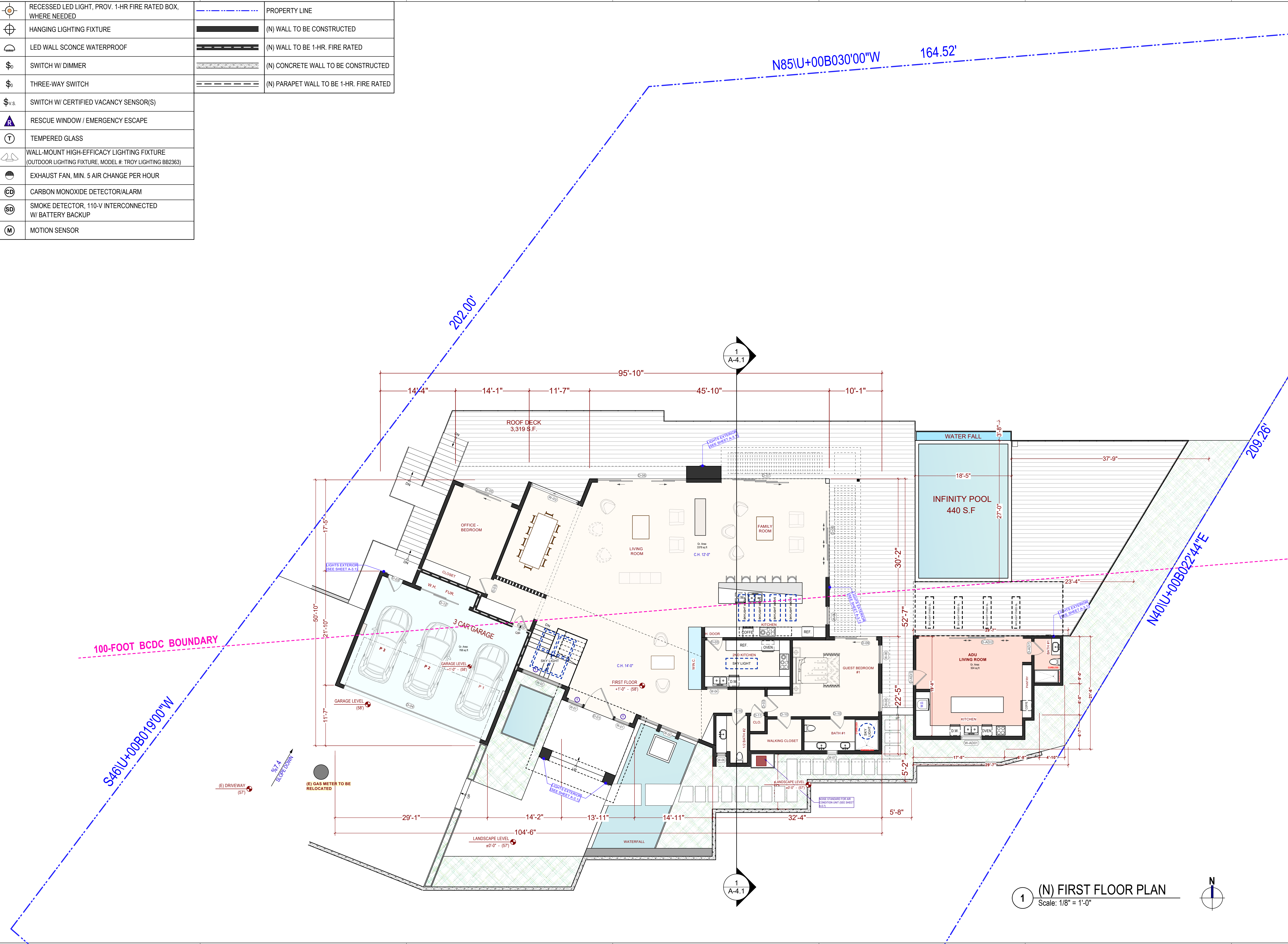
(N) First Floor Plan



ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION
1	01/25/26	PLANING. COMM.
2	03/30/26	PLANING. COMM.
3	06/18/26	PLANING. COMM.

DRAWN	M.SH.
CHECKED	A.HK.
DATE	11/03/2025
REVISED DATE	11/05/2025
JOB NO.	25-1913
SHEET NO.	

A-2.1



1 (N) FIRST FLOOR PLAN
 Scale: 1/8" = 1'-0"

	RECESSED LED LIGHT, PROV. 1-HR FIRE RATED BOX, WHERE NEEDED		PROPERTY LINE
	HANGING LIGHTING FIXTURE		(N) WALL TO BE CONSTRUCTED
	LED WALL SCONCE WATERPROOF		(N) WALL TO BE 1-HR. FIRE RATED
	SWITCH W/ DIMMER		(N) CONCRETE WALL TO BE CONSTRUCTED
	THREE-WAY SWITCH		(N) PARAPET WALL TO BE 1-HR. FIRE RATED
	SWITCH W/ CERTIFIED VACANCY SENSOR(S)		
	RESCUE WINDOW / EMERGENCY ESCAPE		
	TEMPERED GLASS		
	WALL-MOUNT HIGH-EFFICACY LIGHTING FIXTURE (OUTDOOR LIGHTING FIXTURE, MODEL # TROY LIGHTING BB2363)		
	EXHAUST FAN, MIN. 5 AIR CHANGE PER HOUR		
	CARBON MONOXIDE DETECTOR/ALARM		
	SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP		
	MOTION SENSOR		

PROJECT NAME
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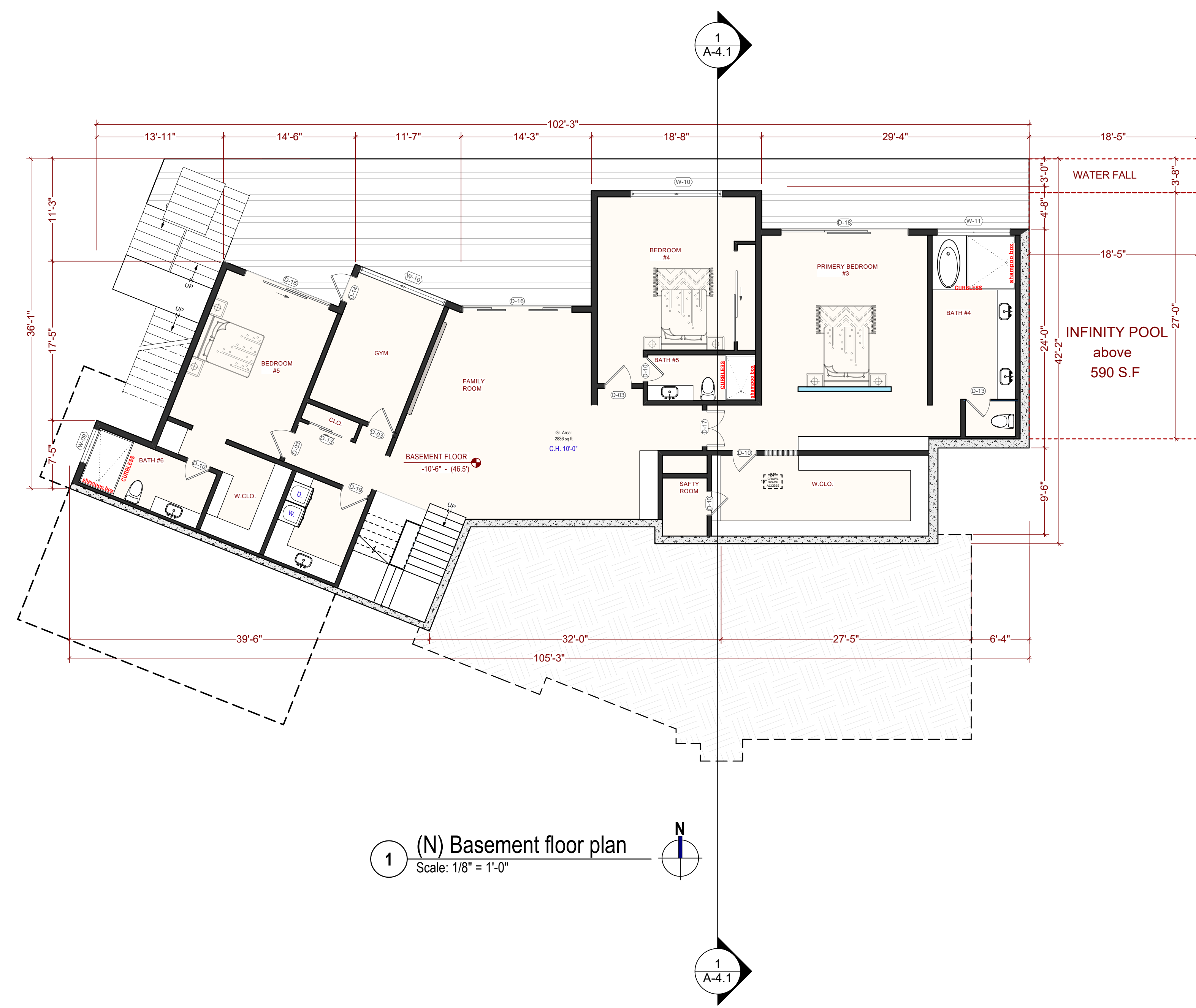
(N) Basement floor plan



ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION
1	01/25/26	PLANING. COMM.
2	03/30/26	PLANING. COMM.
3	06/18/26	PLANING. COMM.

DRAWN	M.SH.
CHECKED	A.HK.
DATE	11/03/2025
REVISED DATE	11/05/2025
JOB NO.	25-1913
SHEET NO.	

A-2.2



1 (N) Basement floor plan
 Scale: 1/8" = 1'-0"

GENERAL NOTE SKYLIGHTS:

THE SKYLIGHTS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE GRADE RATING, AND APPROVED INSPECTION AGENCY. [CRC R308.6.9]
 SKYLIGHTS REQUIRE A SCREEN BELOW THE FULL AREA OF GLASS UNLESS THE GLASS IS LAMINATED. [R308.6.5] FULLY TEMPERED GLAZING IS ALLOWED TO OMIT A SCREEN WHEN THE GLASS AREA IS LESS THAN 16 S.F. AND THE HIGHEST POINT IS NO MORE THAN 12' ABOVE THE WALKING SURFACE. GLASS LARGER THAN 16 S.F. MUST BE FULLY TEMPERED, SLOPED 30 DEGREES OR LESS FROM VERTICAL AND NO MORE THAN 10' ABOVE THE WALKING SURFACE TO OMIT A SCREEN. [R308.6.5]

PROPOSED SKYLIGHTS & SUNTUNNELS APPROVED LISTING: IAPMO UES ER 0199 SEC. 2409.4

SKYLIGHTS SET AT AN ANGLE OF LESS THAN 45 DEGREES FROM THE HORIZONTAL PLANE SHALL BE MOUNTED AT LEAST 4" ABOVE THE PLANE OF THE ROOF ON A CURB CONSTRUCTED OF MATERIALS AS REQUIRED FOR THE FRAME. SKYLIGHTS MUST BE INSTALLED IN THE PLANE OF THE ROOF WHEN THE ROOF SLOPE IS 45 DEGREES OR GREATER FROM HORIZONTAL.

FOR OPENING SKYLIGHTS:

SEC. 2409.4

SKYLIGHTS SET AT AN ANGLE OF LESS THAN 45 DEGREES FROM THE HORIZONTAL PLANE SHALL BE MOUNTED AT LEAST 4" ABOVE THE PLANE OF THE ROOF ON A CURB CONSTRUCTED OF MATERIALS AS REQUIRED FOR THE FRAME. SKYLIGHTS MUST BE INSTALLED IN THE PLANE OF THE ROOF WHEN THE ROOF SLOPE IS 45 DEGREES OR GREATER FROM HORIZONTAL.

FOR OPENING SKYLIGHTS:

SECTION 506-VENT TERMINATION

A) EACH VENT PIPE OR STACK SHALL EXTEND THROUGH ITS FLASHING AND SHALL TERMINATE VERTICALLY NOT LESS THAN SIX (6) INCHES (152.4 MM.) ABOVE THE ROOF NON LESS THAN ONE (1) FOOT (3 M.) FROM ANY VERTICAL SURFACE. B) EACH VENT SHALL TERMINATE NOT LESS THAN TEN (10) FEET (3 M.) FROM, OR AT LEAST THREE (3) FEET (9 M) ABOVE, ANY OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE OR VENT SHAFT, NOR LESS THAN THREE (3) FEET (9 M) IN EVERY DIRECTION FROM ANY LOT LINE; ALLEY AND STREET EXCEPTED.

NOTE ON PLAN IF ANY OF NEW SKYLIGHTS ARE OPERABLE. NOTE ON DRAWINGS THAT PLUMBING VENTS SHALL TERMINATE NOT LESS THAN 10 FEET FROM OR NOT LESS THAN 3 FEET ABOVE ANY OPERABLE SKYLIGHT PER CPC 906.2.

FOR OIL:

C) TYPE L. VENTING SYSTEMS SHALL TERMINATE NOT LESS THAN 2 FEET ABOVE THE ROOF THROUGH WHICH IT PASSES NOT LESS THAN 4 FEET FROM ANA PORTION OF THE BUILDING WHICH EXTENDS AT AN ANGLE OF MORE THAN 45° UPWARD FROM THE HORIZONTAL. FOR GAS:

D) VENT TERMINALS. VENTING SYSTEMS SHALL TERMINATE NOT LESS THAN 4 FEET BELOW OR 4 FEET HORIZONTALLY FROM, NOT LESS THAN 1 FOOT ABOVE, ANY DOOR, WINDOW OR GRAVITY AIR INLET INTO ANY BUILDING.

R308.6.2 MATERIALS.

GLAZING MATERIALS SHALL BE LIMITED TO THE FOLLOWING:

- LAMINATED GLASS WITH NOT LESS THAN A 0.015-INCH (0.38 MM) POLYVINYL BUTYRAL INTERLAYER FOR GLASS PANES 16 SQUARE FEET (1.5 M2) OR LESS IN AREA LOCATED SUCH THAT THE HIGHEST POINT OF THE GLASS IS NOT MORE THAN 12 FEET (3658 MM) ABOVE A WALKING SURFACE; FOR HIGHER OR LARGER SIZES, THE INTERLAYER THICKNESS SHALL BE NOT LESS THAN 0.030 INCH (0.76 MM).
- FULLY TEMPERED GLASS. / 3. HEAT-STRENGTHENED GLASS.
- WIRED GLASS. / 5. APPROVED RIGID PLASTICS.

R308.6.3 SCREENS, GENERAL.

FOR FULLY TEMPERED OR HEAT-STRENGTHENED GLASS, A RETAINING SCREEN MEETING THE REQUIREMENTS OF SECTION R308.6.7 SHALL BE INSTALLED BELOW THE GLASS, EXCEPT FOR FULLY TEMPERED GLASS THAT MEETS EITHER CONDITION LISTED IN SECTION R308.6.5.
 - AS A GENERAL RULE, SINGLE-LAYER GLAZING OF HEAT-STRENGTHENED GLASS AND FULLY TEMPERED GLASS MUST BE FITTED WITH SCREENS BELOW THE GLAZING MATERIAL.

R308.6.9 TESTING AND LABELING.

UNIT SKYLIGHTS AND TUBULAR DAYLIGHTING DEVICES SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE GRADE RATING AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF AAMA/WDMA/CSA 101/I.S.2/A440.
 R308.6.9.1 COMPARATIVE ANALYSIS FOR GLASS-GLAZED UNIT SKYLIGHTS.
 STRUCTURAL WIND LOAD DESIGN PRESSURES FOR GLASS-GLAZED UNIT SKYLIGHTS DIFFERENT THAN THE SIZE TESTED IN ACCORDANCE WITH SECTION R308.6.9 SHALL BE PERMITTED TO BE DIFFERENT THAN THE DESIGN VALUE OF THE TESTED UNIT WHERE DETERMINED IN ACCORDANCE WITH ONE OF THE FOLLOWING COMPARATIVE ANALYSIS METHODS:
 1. STRUCTURAL WIND LOAD DESIGN PRESSURES FOR GLASS-GLAZED UNIT SKYLIGHTS SMALLER THAN THE SIZE TESTED IN ACCORDANCE WITH SECTION R308.6.9 SHALL BE PERMITTED TO BE HIGHER THAN THE DESIGN VALUE OF THE TESTED UNIT PROVIDED THAT SUCH HIGHER PRESSURES ARE DETERMINED BY ACCEPTED ENGINEERING ANALYSIS. COMPONENTS OF THE SMALLER UNIT SHALL BE THE SAME AS THOSE OF THE TESTED UNIT. SUCH CALCULATED DESIGN PRESSURES SHALL BE VALIDATED BY AN ADDITIONAL TEST OF THE GLASS-GLAZED UNIT SKYLIGHT HAVING THE HIGHEST ALLOWABLE DESIGN PRESSURE.
 2. IN ACCORDANCE WITH WDMA I.S.11.

SECTION CODE: 1507.10.1 SLOPE.
 LOW-SLOPE ROOFS IN CALIFORNIA IS A MINIMUM DESIGN SLOPE OF ¼ UNIT VERTICAL IN 12 UNITS HORIZONTAL (¼ INCH PER FOOT), WHICH EQUALS A 2-PERCENT SLOPE.

AREA "A": REQUIRED ATTIC LIVING AREA VENTILATION

MAIN BLDG. VENTILATION FOR THE VAULTED CEILING = 3,388 S.F.
 AREA: REQUIRED VENTING : 3,388 /150 = 22.6 S.F.
 (N) METAL ROOF VENT - 324 SQ. IN. /144 = 2.25 S.F. (see detail on A-2.4)
 22.6 S.F. / 2.25 S.F. = 10.04

MIN. 11 VENTS ARE REQUIRED.

AREA "B": REQUIRED ATTIC GARAGE AREA VENTILATION

MAIN BLDG. VENTILATION FOR THE VAULTED CEILING = 760 S.F.
 AREA: REQUIRED VENTING : 760/150 = 5.1 S.F.
 (N) METAL ROOF VENT: 324 SQ. IN. /144 = 2.25 S.F. (see detail on A-2.4)
 5.1 S.F. / 2.25 S.F. = 2.3

MIN. 3 VENTS ARE REQUIRED.

A: REQUIRED ATTIC ADU AREA VENTILATION

VENTILATION FOR THE VAULTED CEILING = 504 S.F.

AREA: REQUIRED VENTING : 504 /150 = 3.4 S.F.
 (N) METAL ROOF VENT : 324 SQ. IN. /144 = 2.25 S.F. - (see detail on A-2.4)
 3.4 S.F. / 2.25 S.F. = 1.5

MIN. 2 VENTS ARE REQUIRED.



VELUX Fixed Skylight (FCM)

Solar Skylight Brochures Room Galleries

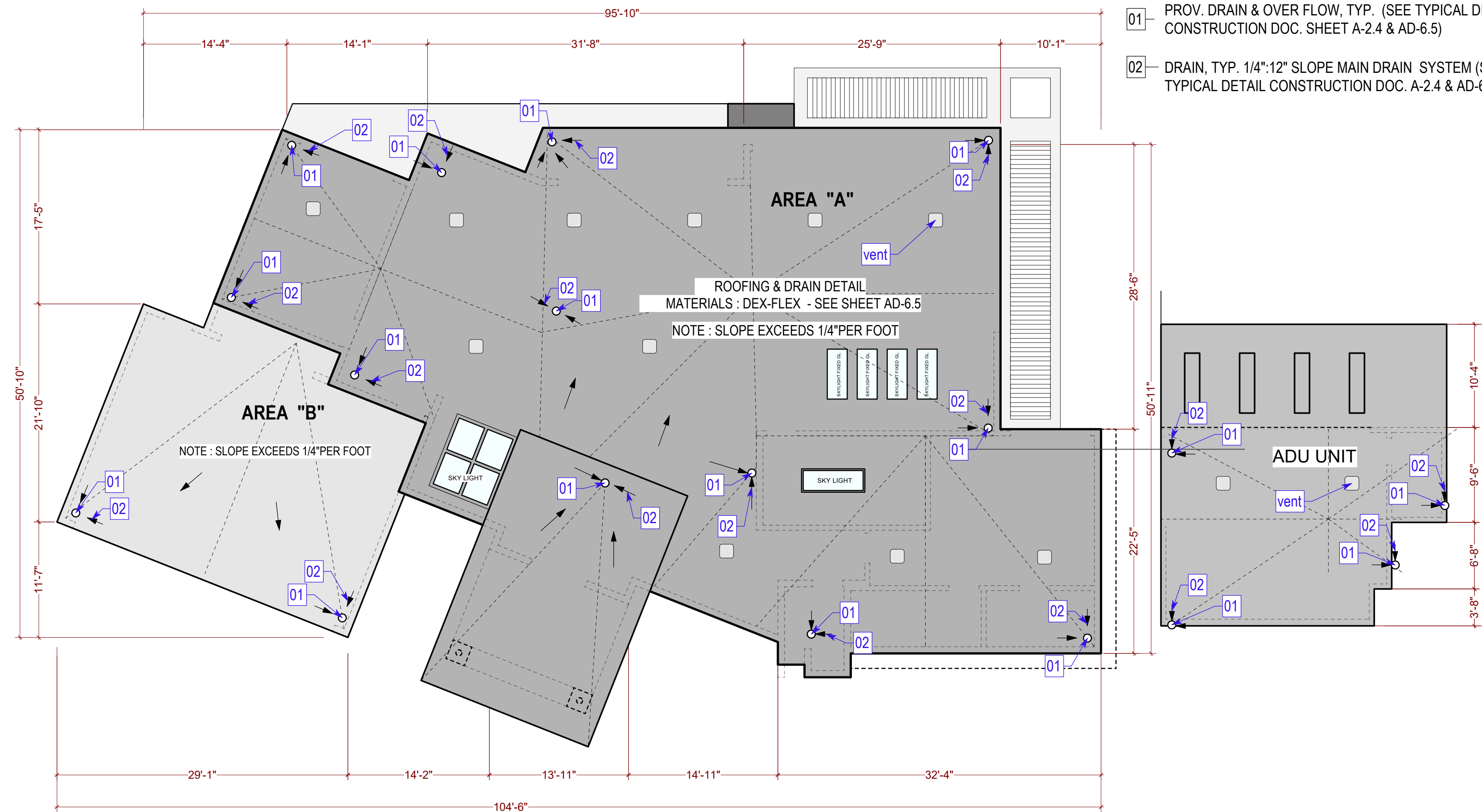
Suitable for flat roofs, the brilliantly simple FCM Skylight is a cost effective way to provide natural daylight to buildings with flat roofs. The High Performance double glazing provides excellent thermal insulation and has been tested for hail resistance.

Product features:

- Laminated glass will not fade or discolour over time - unlike acrylic or polycarbonate.
- Available in 12 sizes
- Maintenance-free anodized heavy-gauge aluminium frame withstands the extremes of the Australian climate.
- Versatile product that can be used on roofs between 0-60° in pitch*
- Can be used in portrait, landscape or even "diamond shape" orientation**
- High Performance double glazing as standard - blocks approx 70% of radiant heat and gives 99% protection from UV rays
- Requires custom-made flashing (not supplied). See download of flashing suggestion below or contact VELUX for more information.
- 10 year guarantee.
- High Performance double glazing as standard.

Ideal replacements for old acrylic domes

- Superior product for a similar price.
- High Performance glazing: Laminated inner pane, toughened outer pane.
- 3 skylight sizes can be used as direct replacements* for standard 400x800mm, 600x800mm and 900x900mm domes.



PROJECT NAME

4095 PARADISE DRIVE, TIBURON, CA 94920

APPLICATION:

MARIN COUNTY



LIC #: 1106249

ANYTIME CONSTRUCTION INC
 408-373-8414
 CUSTOM DESIGN - BUILD - REMODELING
<https://anytime.construction>

(N) Roof plan

anytime
 Nima Jouzi

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	01/25/26	PLANING. COMM.
2	03/30/26	PLANING. COMM.
3	06/18/26	PLANING. COMM.

DRAWN M.SH.

CHECKED A.HK.

DATE 11/03/2025

REVISED DATE 11/05/2025

JOB NO. 25-1913

SHEET NO.

A-2.3

4095
PARADISE DRIVE,
TIBURON, CA
94920

APPLICATION:

MARIN COUNTY



LIC #: 1106249

ANYTIME CONSTRUCTION INC
 408-373-8414
 CUSTOM DESIGN · BUILD · REMODELING
<https://anytime.construction>

(N) Roof Details



ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	01/25/26	PLANING. COMM.
2	03/30/26	PLANING. COMM.
3	06/18/26	PLANING. COMM.

DRAWN	M.SH.
CHECKED	A.HK.
DATE	11/03/2025
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JOB NO.	25-1913
SHEET NO.	

A-2.4

GENERAL NOTE SKYLIGHTS:

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SKYLIGHTS REQUIRE A SCREEN BELOW THE FULL AREA OF GLASS UNLESS THE GLASS IS LAMINATED. [R308.6.5] FULLY TEMPERED GLAZING IS ALLOWED TO OMIT A SCREEN WHEN THE GLASS AREA IS LESS THAN 16 S.F. AND THE HIGHEST POINT IS NO MORE THAN 12' ABOVE THE WALKING SURFACE. GLASS LARGER THAN 16 S.F. MUST BE FULLY TEMPERED, SLOPED 30 DEGREES OR LESS FROM VERTICAL AND NO MORE THAN 10' ABOVE THE WALKING SURFACE TO OMIT A SCREEN. [R308.6.5]

PROPOSED SKYLIGHTS & SUNTUNNELS APPROVED LISTING: IAPMO UES ER 0199 SEC. 2409.4

SKYLIGHTS SET AT AN ANGLE OF LESS THAN 45 DEGREES FROM THE HORIZONTAL PLANE SHALL BE MOUNTED AT LEAST 4" ABOVE THE PLANE OF THE ROOF ON A CURB CONSTRUCTED OF MATERIALS AS REQUIRED FOR THE FRAME. SKYLIGHTS MUST BE INSTALLED IN THE PLANE OF THE ROOF WHEN THE ROOF SLOPE IS 45 DEGREES OR GREATER FROM HORIZONTAL. FOR OPENING SKYLIGHTS:

THUNDERBIRD PRODUCTS
 1895 Gillespie Way, El Cajon, CA 92020
 Tel: (619) 448-3557
 Fax: (619) 448-3073
 www.tbproducts.com

INSIDE-WALL PARAPET DRAIN WITH OVERFLOW

ICC
ES
 PMG

16 oz copper, 316 grade stainless steel, or TPO/PVC-clad stainless steel flange. Includes aluminum dome strainer. Available in 2", 3" and 4" outlet.

PART #	
PDNDCB2NH	2" no-hub
PDNDCB3TA	3" male thread
PDNDCB3NH	3" no-hub
PDNDCB4NH	4" no-hub *
OPTIONS	
S-	16 oz copper flange
TPO-	316 stainless steel flange
PVC-	TPO-clad stainless flange
	PVC-clad stainless flange

* excluded from ICC-ES listing

Data is subject to manufacturing tolerances.

DEX-O-TEX
 Product Description Sheet

Dex-Flex
 Waterproof Deck System
 Typical Thickness 1/8" - 1/4"

Advanced Floor and Waterproof Systems since 1938
www.dexotex.com
 11/21

Crossfield Products Corp.
 California
 3000 E. Harcourt St.
 Rancho Dominguez,
 90221
 (310) 886-9100
 Texas
 128 Industrial Dr.
 Cibola, 78108
 (210)888-0449
 New Jersey
 140 Valley Rd.
 Roselle Park, 07204
 (908) 245-2600

DESCRIPTION
 Dex-Flex waterproof deck system is a solvent-free, fluid applied, elastomeric waterproofing and polyacrylate pedestrian traffic topping system that is ideal for concrete or plywood substrates.

WHERE TO USE
 Dex-Flex is ideal for promenade decks, sun decks, patios, roofs, rooftop tennis courts, balconies, and pedestrian traffic surfacing.

ADVANTAGES

- ICC ESR 5036 Approval over Plywood and Concrete Substrates
- Monolithic, including integral flashing
- Resilient and comfortable underfoot
- Reduces sound transmission
- Environmentally safe
- Monolithic, seamless
- Fast cure time and return to service
- Solvent free with minimal odor
- VOC and LEED compliant

FINISH OPTIONS

- See AJ-44 and Colorpax LIP Color Chart available at www.dexotex.com
- Wide array of slip resistant textures, colors, and finishes available

SYSTEM COMPONENTS

Product	Thickness
Lath Mortar	Dex-O-Tex Lath Mortar 3/16"
Membrane	Barrier Guard 20 Mils
Membrane w/ Fabric	Barrier Guard w/ RP Fabric 20 Mils
Protection Coats	Resistite 124 Mils
Sealer	AJ-44 XL 16 Mils

Installed by Factory Trained Dex-O-Tex Applicators Only

PHYSICALS	METHOD	RESULTS
Weight		2.5 lbs. per sq ft
Waterproofing	ASTM D751	No passage of water
Weathering	ASTM G23	Pass
Accelerated Aging	ASTM D756	No chalking, cracking, or delamination
Water Absorption	ASTM D570	6.09%
Fire Safety	Intermittent Flame Exposure Spread of Flame Burning Brand	Class A
Adhesion	ASTM D7234	>400 PSI

The above physical properties were measured in accordance with the referenced standards. Results may vary based upon statistical variations on mixing methods and equipment, application methods, environment, and actual site conditions and curing conditions. All sample preparation and testing are conducted in a laboratory environment and actual performance on job site may vary from these values based on actual site conditions.

CARE AND MAINTENANCE
 See care and maintenance form available at www.dexotex.com

CHEMICAL RESISTANCE
 See chemical resistance chart available at www.dexotex.com

LIMITATIONS

- Waterproofing may depend upon existing flashing and substrate conditions.
- Not intended for vehicular traffic.
- Limited ability to bridge working cracks in substrate.
- Must terminate at seismic or expansion joints.
- Working substrate, settlement, deflection, and movement of any kind can develop cracking in the surface and underlying membrane and underlayment

NOTE
 Crossfield Products Corp. assumes no responsibility or liability for any errors or omissions in the content of this document. The information contained is subject to change without notice.

WARRANTY
 All sales are subject to the Crossfield Terms and Conditions effective on the date the purchase order is received. The Terms and Conditions are incorporated herein in full by this reference. The Terms and Conditions are set forth at (www.dexotex.com) and will also be sent by mail or fax to the purchaser upon request. By placing an order, the Buyer acknowledges that it has read and agrees to the provisions of the Terms and Conditions.

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VELUX

VELUX Fixed Skylight (FCM)

Solar Skylight

Brochures

Room Galleries

Suitable for flat roofs, the brilliantly simple FCM Skylight is a cost effective way to provide natural daylight to buildings with flat roofs. The High Performance double glazing provides excellent thermal insulation and has been tested for hail resistance.

Product features:

- Laminated glass will not fade or discolour over time - unlike acrylic or polycarbonate.
- Available in 12 sizes
- Maintenance-free anodized heavy-gauge aluminium frame withstands the extremes of the Australian climate.
- Versatile product that can be used on roofs between 0-60° in pitch
- Can be used in portrait, landscape or even "diamond shape" orientation
- High Performance double glazing as standard - blocks approx 70% of radiant heat and gives 99% protection from UV rays
- Requires custom-made flashing (not supplied). See download of flashing suggestion below or contact VELUX for more information.
- 10 year guarantee.
- High Performance double glazing as standard:

Ideal replacements for old acrylic domes

- Superior product for a similar price.
- High Performance glazing: Laminated inner pane, toughened outer pane.
- 3 skylight sizes can be used as direct replacements[†] for standard 400x800mm, 600x800mm and 900x900mm domes.

1 ATTIC VENT
 NO SCALE

LIGHTING GENERAL NOTES

1. ALL RECEPTACLES SHALL BE GFCI PROTECTED AND TAMPER-RESISTANT (TR). IF ANY NEW/ADDITIONAL OUTLETS ARE INSTALLED, THE BATHROOM SHALL HAVE A DEDICATED 20-AMP CIRCUIT. (CEC 210.8, 210.11, 406.12)
2. EXHAUST FANS WITH A MINIMUM VENTILATION RATE OF 50 CFM ARE REQUIRED IN ALL BATHROOMS, EVEN IF AN OPERABLE WINDOW IS INSTALLED. EXHAUST FANS AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES (EVEN IF A COMBINATION UNIT IS INSTALLED). THE EXHAUST FAN MAY NEED TO BE SUPPLIED BY A GFCI PROTECTED CIRCUIT BASED ON THE MANUFACTURER'S REQUIREMENTS. (CEES 150.0(K), 150.0(O))
3. LIGHTING FIXTURES LOCATED WITHIN 3 FEET HORIZONTALLY AND 8 FEET VERTICALLY OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD SHALL BE LISTED FOR A DAMP LOCATION, OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY. (CEC 410.10)
4. RECEPTACLES EXCEEDING 20 AMPERES IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHEN THE ATTACHMENT PLUG IS REMOVED. (CEC 406.9(B)2)
5. RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL. (CEC 406.9(C))
6. ALL INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY.
7. AT LEAST ONE LIGHT FIXTURE SHALL BE CONTROLLED BY A VACANCY SENSOR SWITCH THAT REQUIRES A MANUAL ON ACTIVATION (DOES NOT AUTOMATICALLY TURN ON) AND AUTOMATICALLY TURNS OFF WITHIN 30 MINUTES AFTER THE ROOM IS VACATED. ALL OTHER LIGHT FIXTURES SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER.
8. ALL LIGHT FIXTURES SHALL CONTAIN BULBS THAT ARE LABELED AS JA8-2022 (JA8-2022-E FOR SEALED LENS OR RECESSED FIXTURE). SCREW BASE BULBS ARE PERMITTED, EXCEPT IN RECESSED LIGHTING FIXTURES. RECESSED LIGHTING SHALL BE LISTED AS IC (ZERO CLEARANCE TO INSULATION) AND AT (AIR TIGHT), BE REV. 11/2020 SEALED/CAULKED BETWEEN THE FIXTURE HOUSING AND CEILING, SHALL NOT CONTAIN A SCREW BASE SOCKET, AND CONTAIN BULBS MARKED WITH JA8-2022-E EFFICIENCY LABEL. (CEES 150.0(K))

PLUMBING GENERAL NOTES

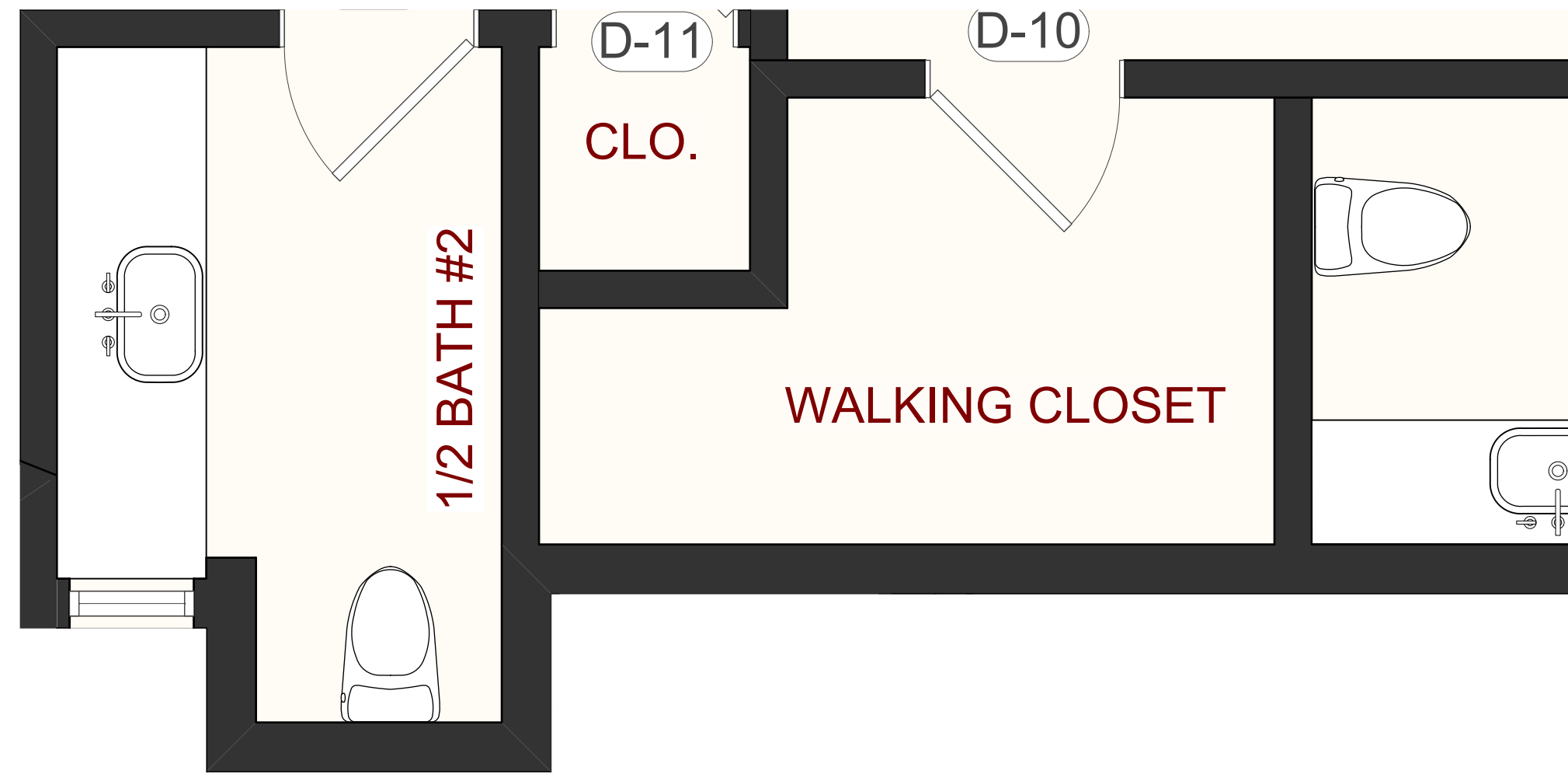
1. PROVIDE PRESSURE-ABSORBING DEVICES, EITHER AN AIR-CHAMBER OR APPROVED MECHANICAL DEVICES THAT WILL ABSORB HIGH PRESSURES RESULTING FROM QUICK CLOSING AND QUICK-ACTING VALVES. CPC 609.10.
2. ALL WATER CLOSETS SHALL HAVE A MAXIMUM ALLOWABLE 1.28 GALLONS PER FLUSH PER CPC 411.2.
3. SINGLE SHOWERHEADS SHALL HAVE A MAX. FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80PSI. FOR MULTIPLE SHOWERHEADS SERVING ONE SHOWER, THE COMBINED FLOW RATE CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.
4. LAVATORY FAUCETS SHALL HAVE A MAX. FLOW RATE OF 1.2 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS SHALL HAVE A MAX. FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI CPC 407.2.2.
5. SHOWERHEADS TO BE 1.8 GALLONS PER MINUTE, MAXIMUM, PER CPC 408.2.
6. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH CPC TABLE 1401.1
7. GENERAL CONTRACTOR SHALL PROVIDE A GAS-LINE SIZING IN A SEPARATE SUBMITTAL TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.
8. APPROVED SEISMIC GAS-SHUT-OFF DEVICES (MOTION SENSITIVE) OR APPROVED EXCESS FLOW GAS-SHUT-OFF DEVICES (NON-MOTION SENSITIVE) SHALL BE INSTALLED IN ANY NEW BUILDING CONSTRUCTION (COMMERCIAL, INDUSTRIAL OR RESIDENTIAL) CONTAINING GAS PIPING FOR WHICH A BUILDING PERMIT IS FIRST ISSUED ON OR AFTER THE EFFECTIVE DATE OF THE ORDINANCE.[BMC 15.68.020]
9. THE GRADE OF HORIZONTAL DRAINAGE PIPE SHALL NOT BE LESS THAN 1/4" PER FOOT. CPC 708.1
10. ALL NONCOMPLIANT PLUMBING FIXTURES IN ANY SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL REAL PROPERTY SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO FINAL INSPECTION. (SEE ALSO CALIFORNIA CIVIL CODE SEC. 1101.4 AND 1101.5)

ELECTRICAL :

- ADDITIONAL RECEPTACLE AT EACH DOUBLE SINK IN ALL THREE BATHROOMS. IN BATHROOMS, AT LEAST ONE RECEPTACLE WITHIN 3' OF SINK, NOT MORE THAN 12" BELOW TOP OF BASIN. [CEC 210.52(D)]
- FPROV. A WATERTIGHT PAN OF CORROSION RESISTANT MATERIALS BENEATH THE WASHER WITH A DRAIN TO AN APPROVED LOCATION.
- PROVIDE AN ADDITIONAL RECEPTACLE AT EACH DOUBLE SINK IN ALL THREE BATHROOMS. IN BATHROOMS, AT LEAST ONE RECEPTACLE WITHIN 3' OF SINK, NOT MORE THAN 12" BELOW TOP OF BASIN. [CEC 210.52(D)]

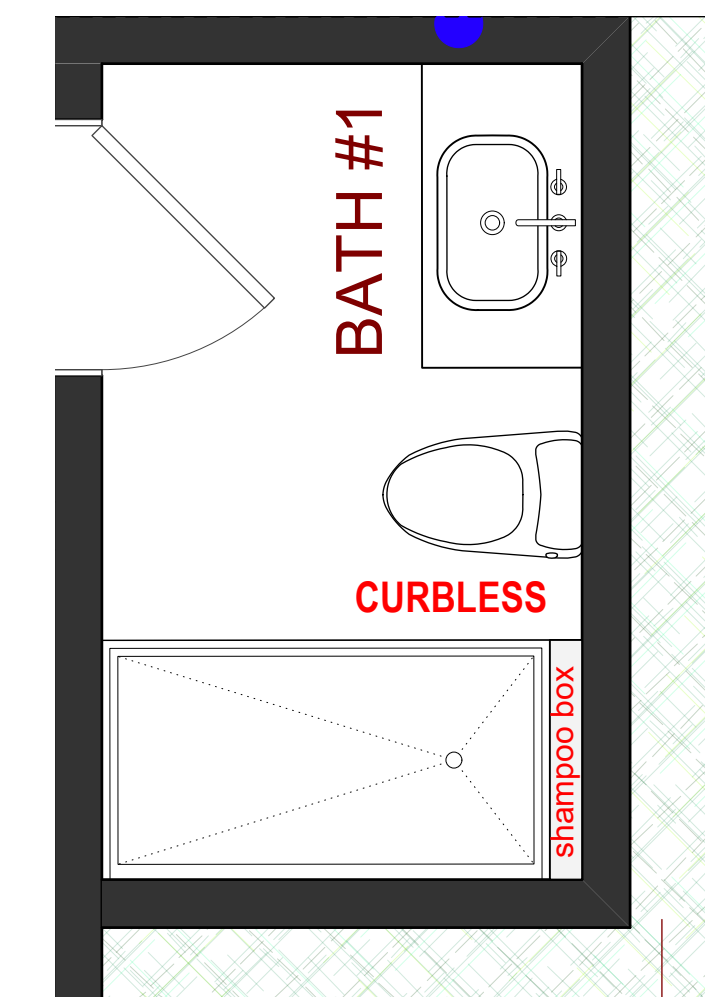
Plan key notes

- REQUIREMENT FOR BATHROOM (DETAILS& NOTE SEE SHEETS A-5.0, A-5.2, AD-6.2 & AD-6.8)**
SEE "ENLARGED" SHEET AFTER PLAN SHEETS
- 19 PROVIDE AN ADDITIONAL RECEPTACLE AT EACH DOUBLE SINK IN BATHROOMS. AT LEAST ONE RECEPTACLE WITHIN 3' OF SINK, NOT MORE THAN 12" BELOW TOP OF BASIN. [CEC 210.52(D)]
 - 20 TEMPERED GLASS SHOWER DOOR. MINIMUM SHOWER OPENING AT 22 INCH - GENERAL NOTES AND TYPICAL DETAILS SAFETY GLAZING REQUIRED - * All glazing located in hazardous locations such as [308.4] - (See sheet A-5.0)
 - 21 SHOWER/BATHTUB WALL TO BE FINISHED TO A HEIGHT OF 72" ABOVE THE TUB/SHOWER FLOOR, WITH A NONABSORBENT SURFACE. (CRC R307.2)
 - 22 PROV. NEWLY CONSTRUCTED DWELLINGS SHALL BE IN AT LEAST ONE BATHROOM AS PER UNIT IN COMPLIANCE WITH AGING-IN-PLACE REQUIREMENTS OF CRC R327 (See detail #2 & General note - sheet AD-6.8)



BATH 1 AND 2

Scale: 1/2"=1'-0"

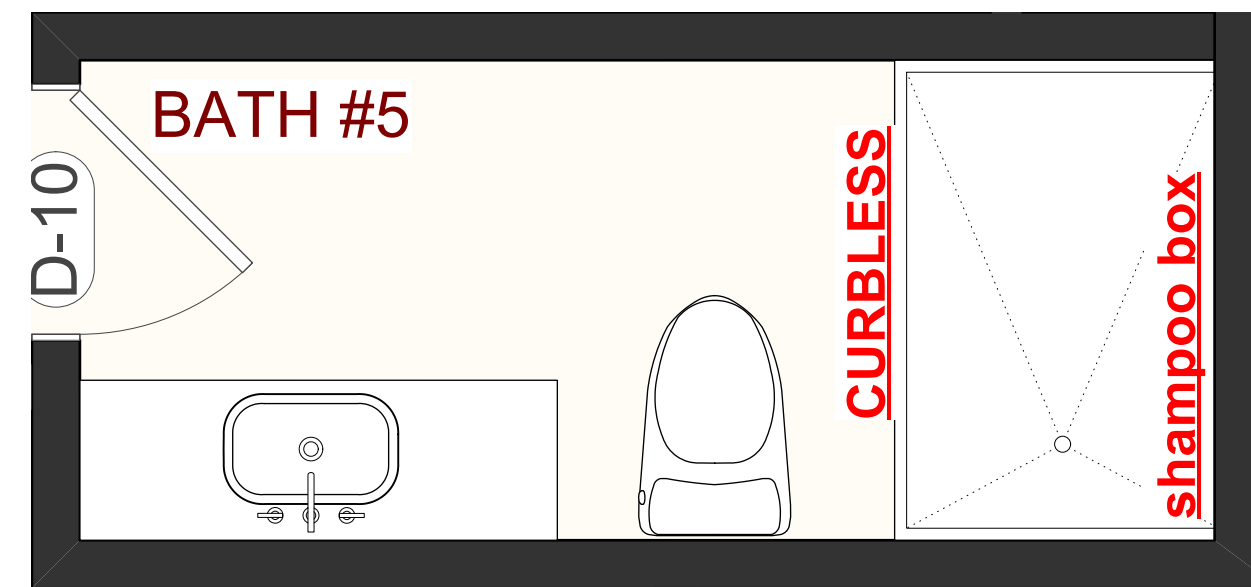


BATH 1 ADU

Scale: 1/2"=1'-0"

First floor

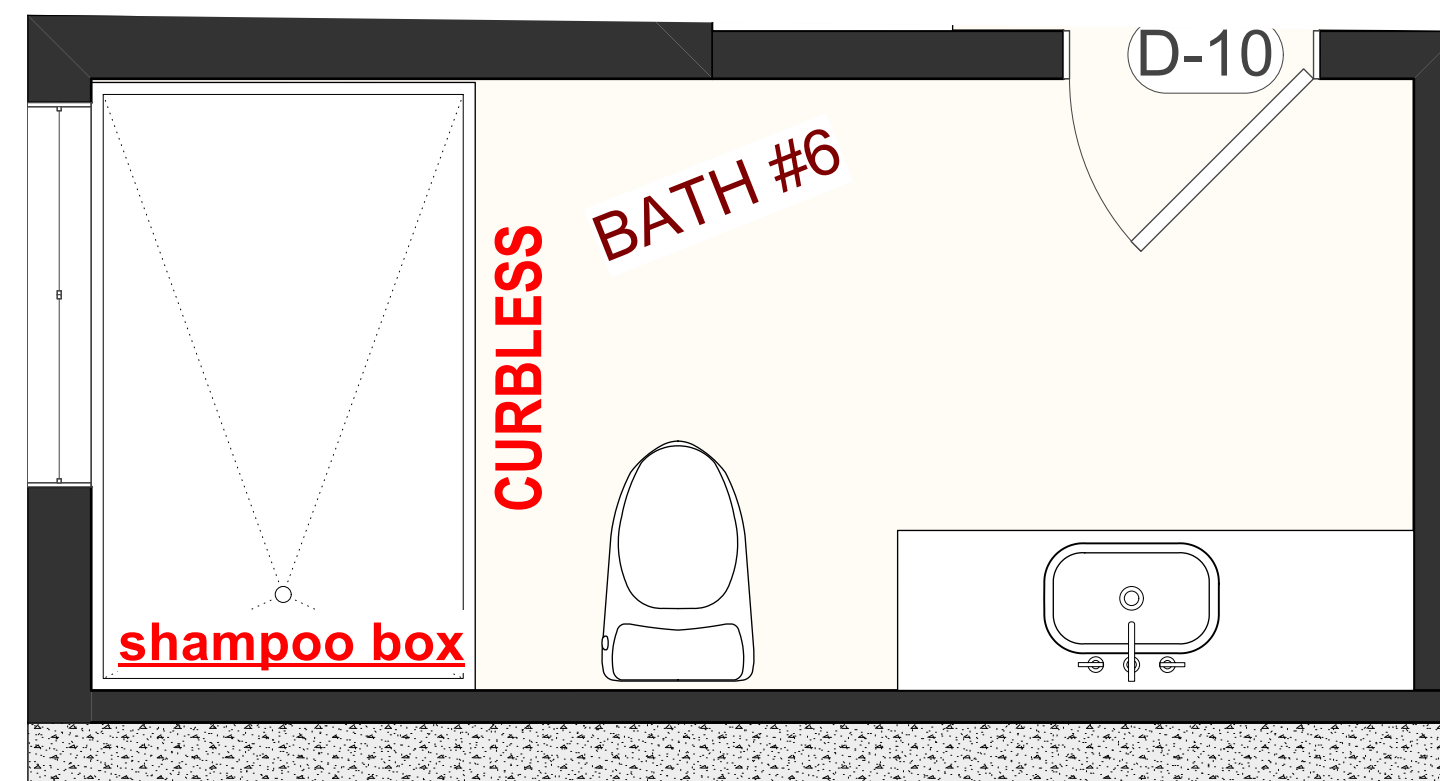
PROPOSED ENLARGED BATHROOM LAYOUTS



BATH 5

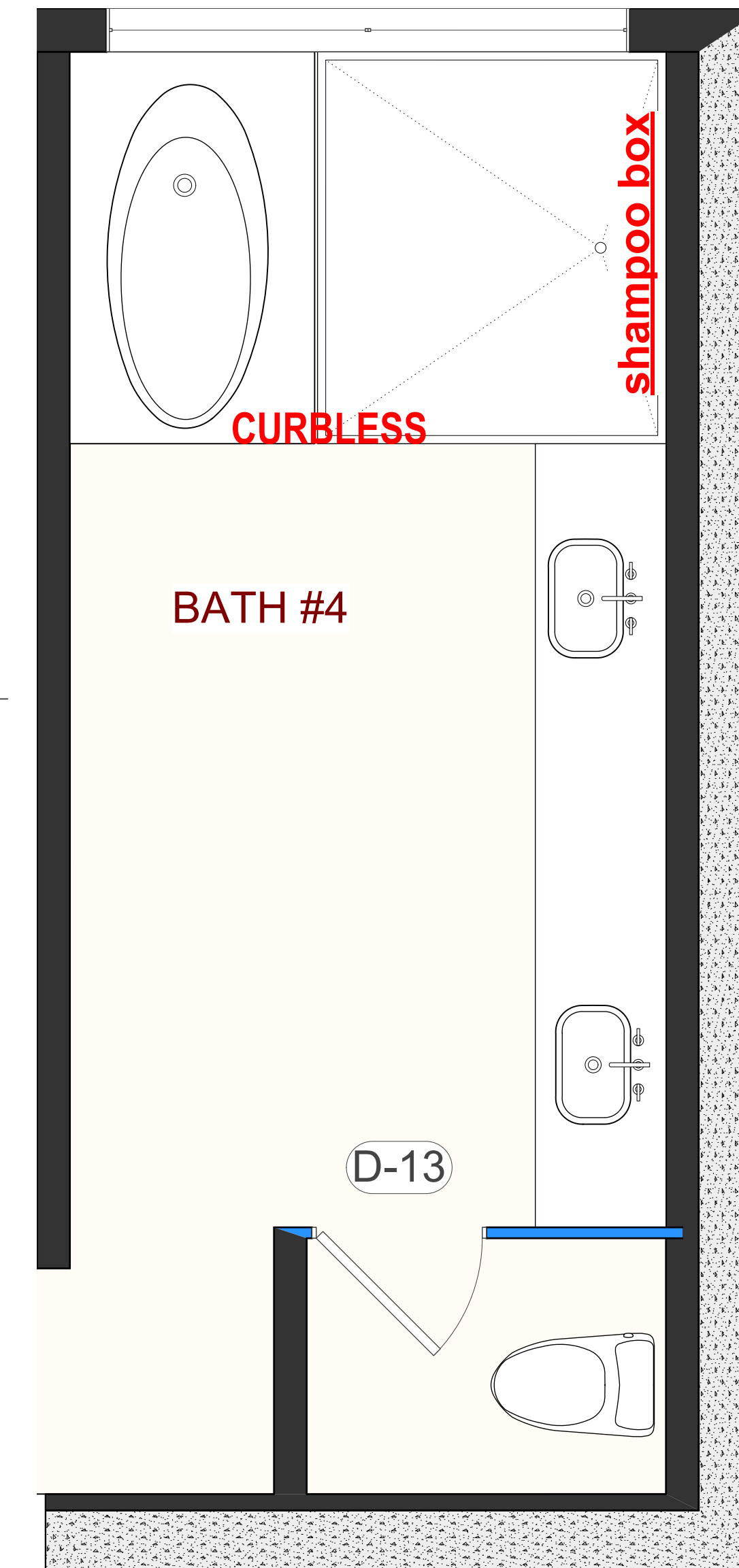
Scale: 1/2"=1'-0"

Basement floor



BATH 6

Scale: 1/2"=1'-0"



BATH #4

BATH 4

Scale: 1/2"=1'-0"

PROJECT NAME

**4095
PARADISE DRIVE,
TIBURON, CA
94920**

APPLICATION:

MARIN COUNTY



LIC #: 1106249

ANYTIME CONSTRUCTION INC
408-373-8414
CUSTOM DESIGN - BUILD - REMODELING
<https://anytime.construction>

(N) Enlarged
bathrooms



Nima Jouzi

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	01/25/26	PLANING. COMM.
2	03/30/26	PLANING. COMM.
3	06/18/26	PLANING. COMM.

DRAWN M.SH.

CHECKED A.HK.

DATE 11/03/2025

REVISED DATE 11/05/2025

JOB NO. 25-1913

SHEET NO.

A-2.5

PROJECT NAME

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CUSTOM DESIGN - BUILD - REMODELING
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Compression (E) & (N) Site plan



Nima Jouzi

ISSUES / REVISIONS

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3	06/18/26	PLANING. COMM.

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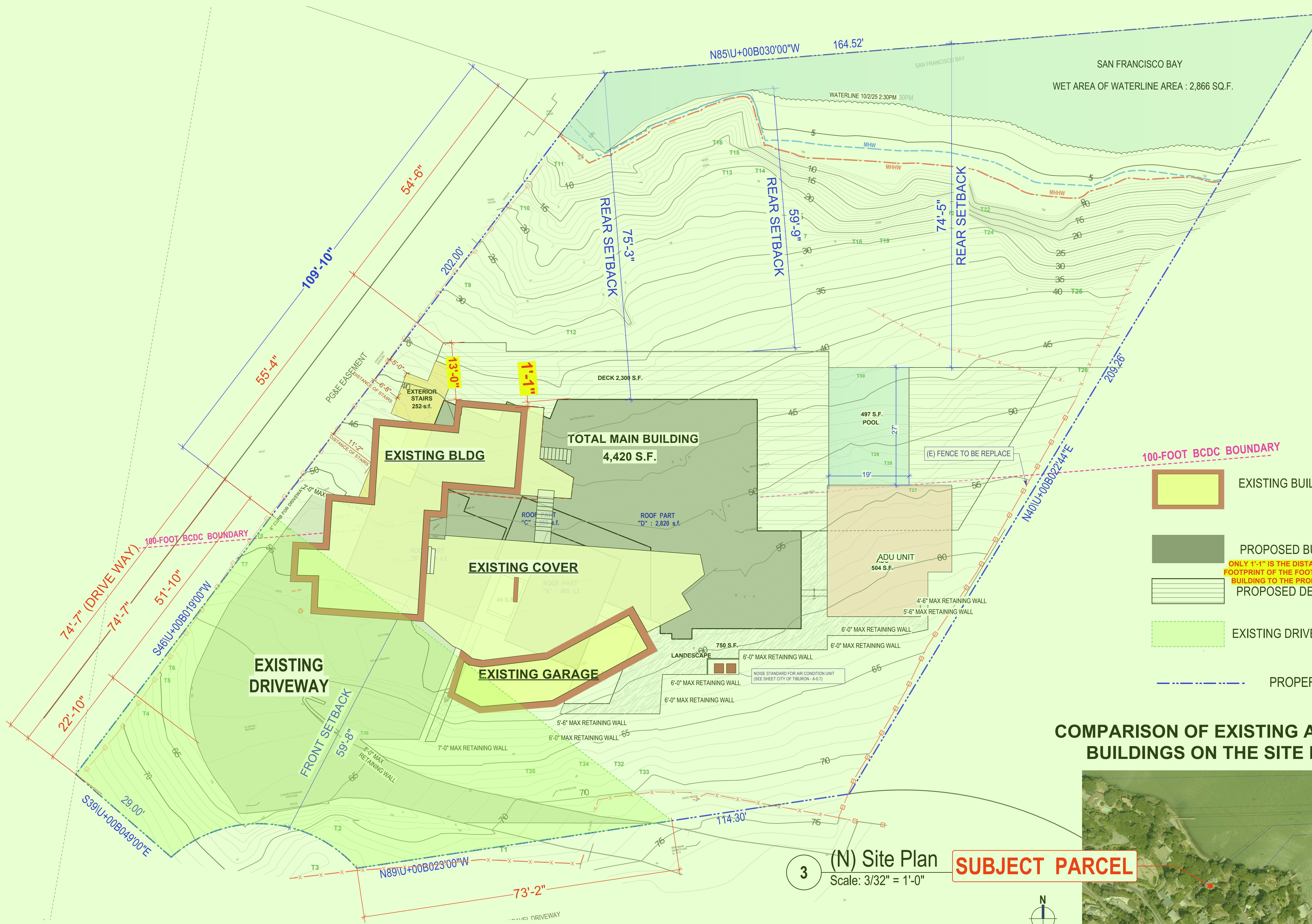
DATE 11/03/2025

REVISED DATE 11/05/2025

JOB NO. 25-1913

SHEET NO.

A-3 bio



- 01 — DOUBLE GLAZED WINDOW, TYP.
- 02 — DOUBLE GLAZED DOOR, TYP.
- 03 — MATTE CLADDING ALUMINUM COMPOSITE PANELS@ DARK GRAY
- 04 — STUCCO-3 COATS OF EXTERIOR CEMENT PLASTER. INTEGRAL COLOR, LEVEL 5 SMOOTH FINISH, 26 GA GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE AND 2" ABOVE PAVED AREAS PER CRC 703.6.2.
- 05 — GARAGE DOORS
- automatic garage door backup battery is req. on new garage door openers per california senate bill 969
- insulated metal roll-up garage door by clopay -coachman collection w/ chain drive opener
- 06 — HIGH QUALITY CUSTOM ENTRANCE DOOR, (SEE RENDER A-0.2)
- EXTERIOR WATERPROOF SOLID PIVOT DOORS, TYP.
- 07 — PROV. 42" HIGH GUARDRAIL. OPENINGS NOT TO EXCEED 3.95", TYP.
- Structural calculations are required for all guardrail systems. SEE AD-6.6
- 08 — (N) BUILDING ADDRESS
(numbers shall not be spelled out, each character shall be a minimum of 4 inches, high with a minimum stroke width of 1/2 inch address numbers shall be illuminated to be visible from the street during darkness. [cbc 501.2.1 and redwood city code of ordinances §9.48]section .502.1address identification).

- 09 — UP DAWN OUTDOOR LIGHTS EXTERIOR WALL LIGHT FIXTURE CYLINDER 3000K, MODERN BLACK OUTDOOR DUSK TO DAWN LIGHT FIXTURE WALL MOUNT
(All exterior lighting is required to be shielded and downlit)
- 10 — STAIR - (10" MIN. RUN, 7.75" MAX. RISE), (SEE SHEET A-6.7)
- 11 — WOOD DECK - Trex Transcend® decking (see sheet A-0.5)
- 12 — BOARD FORM CONCRETE RETAINING WALL
- 13 — ARCHITECTURAL ELEMENT GRAY CONCRETE WALL
- 14 — MODERN EXTERIOR WOOD CLADDING VERTICAL

NOTE "A" GARAGE:
 GARAGE DOORS - SECTION R609.4 GARAGE DOORS SHALL BE TESTED IN ACCORDANCE WITH EITHER ASTM E330 OR ANSI/DASMA 108, AND SHALL MEET THE PASS/FAIL CRITERIA OF ANSI/DASMA 108.
 GARAGE DOOR LABELING - R609.4.1 GARAGE DOORS SHALL BE LABELED WITH A PERMANENT LABEL PROVIDED BY THE GARAGE DOOR MANUFACTURER. THE LABEL SHALL IDENTIFY THE GARAGE DOOR MANUFACTURER, THE GARAGE DOOR MODEL/SERIES NUMBER, THE POSITIVE AND NEGATIVE DESIGN WIND PRESSURE RATING, THE INSTALLATION INSTRUCTION DRAWING REFERENCE NUMBER, AND THE APPLICABLE TEST STANDARD.
 IT SHOULD BE NOTED THAT THE WIND LOAD PROVISIONS FOR ALL EXTERIOR DOORS, WINDOWS AND SKYLIGHTS HAVE BEEN PART OF THE IRC SINCE 2000. THIS NEW PROVISION ESTABLISHES THE NEED TO INCLUDE A LABEL ON EACH GARAGE DOOR AND REQUIRES THE LABEL TO LIST THE POSITIVE AND NEGATIVE DESIGN LOAD PRESSURE RATINGS.
 - AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE PROVIDED WITH A BATTERY BACKUP FUNCTION AND BE LISTED AND LABELED IN ACCORDANCE WITH UL 325. [CRC R309.4]
 - PROVIDE A SURGE PROTECTIVE DEVICE (SPD) AT THE MAIN SERVICE PANEL. THE SPD MAY BE INTEGRAL TO OR IMMEDIATELY ADJACENT TO THE SERVICE EQUIPMENT, AND MUST BE TYPE 1 OR TYPE 2
 SPD. [CEC 230.67(A) TO (C)] (22, ADD/ALT) WHEN SERVICE EQUIPMENT IS REPLACED, TYPE 1 OR TYPE 2 SURGE PROTECTIVE DEVICES MUST BE INSTALLED. [CEC 230.67(D)]

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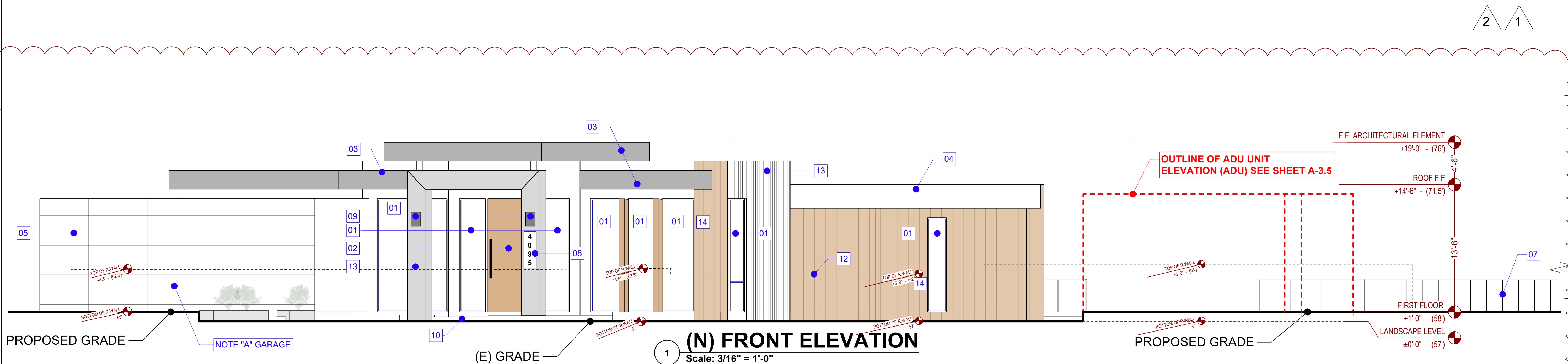
(N) Front Elevation



ISSUES / REVISIONS		
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2	03/30/26	PLANING. COMM.
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DRAWN	M.SH.
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SHEET NO.	

A-3.1



GENERAL NOTE SITE ADDRESS REQUIREMENT
 PLEASE PROVIDE A JOB SITE ADDRESS TO COMPLY WITH THE FOLLOWING:
 - RESIDENTIAL NUMBERS - MINIMUM 4" TALL AND 1/2" WIDE (ARABIC NUMERALS)
 - POSTED ON BUILDING AND VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY
 ILLUMINATED DURING HOURS OF DARKNESS
 - PERMANENT WIRING WITH NO MANUAL OR MOTION SENSOR SWITCHES (CIRCUIT BREAKER OK)
 - PRIMARY POWER TO BE FROM BUILDING WIRING, OR SOLAR POWERED WITH BATTERY BACKUP
 - SOLAR LIGHT LOCATION MUST ENSURE ADEQUATE SUNLIGHT FOR CHARGING
 - CONTINUOUS LIGHTING MAY BE CONTROLLED BY PHOTO CELL
 - COLOR OF NUMBERS SHALL CONTRAST WITH THE COLOR OF THEIR BACKGROUND
 - ADDRESS REQUIRED TO BE PROVIDED DURING CONSTRUCTION

GENERAL NOTE

NOTE "A": EGRESS WINDOW REQUIRED IN ALL BEDROOMS. MIN OPENING AREA 5.7 SF, SILL NOT TO EXCEED 44 INCHES FROM FLOOR, MIN OPENING HEIGHT 24 INCHES X 20 INCHES WIDE, GLASS AREA NOT LESS THAN 8% OF THE TOTAL FLOOR AREA OF ROOM, MIN OPENING AREA NOT LESS THAN 4% OF THE TOTAL FLOOR AREA OF ROOM. SEE

NOTE "B": ALL MATERIALS AND FINISHES TO BE APPROVED BY OWNER & ARCHITECT. THE CONTRACTOR REMAINS RESPONSIBLE FOR CONFORMING AND CORRELATING ALL QUANTITIES, DIMENSIONS, AND INSTALLING ALL BUILDING MATERIALS PER MANUFACTURER'S SPECIFICATIONS, WHILE FOLLOWING STATE/LOCAL CODES AND BEST PRACTICES.

NOTE "C": THE FINISH GRADE IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 6% (5 PERCENT) IN THE FIRST 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IMPERVIOUS SURFACES WITHIN 10 FEET OF BUILDING SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM BUILDING AS PER CRC SECTION R401.3.

NOTE "D":

R703.7.3 WATER-RESISTIVE BARRIERS.
 WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL COMPLY WITH SECTION R703.7.3.1 OR R703.7.3.2.
 R703.7.3.1 DRY CLIMATES.
 IN DRY (B) CLIMATE ZONES INDICATED IN FIGURE N1101.7, WATER-RESISTIVE BARRIERS SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. THE WATER-RESISTIVE BARRIER SHALL BE TWO LAYERS OF 10-MINUTE GRADE D PAPER OR HAVE A WATER RESISTANCE EQUAL TO OR GREATER THAN TWO LAYERS OF A WATER-RESISTIVE BARRIER COMPLYING WITH ASTM E2556, TYPE I. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE. FLASHING INSTALLED IN ACCORDANCE WITH SECTION R703.4 AND INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER SHALL BE DIRECTED BETWEEN THE LAYERS.

2. THE WATER-RESISTIVE BARRIER SHALL BE 60-MINUTE GRADE D PAPER OR HAVE A WATER RESISTANCE EQUAL TO OR GREATER THAN ONE LAYER OF A WATER-RESISTIVE BARRIER COMPLYING WITH ASTM E2556, TYPE II. THE WATER-RESISTIVE BARRIER SHALL BE SEPARATED FROM THE STUCCO BY A LAYER OF FOAM PLASTIC INSULATING SHEATHING OR OTHER NON-WATER-ABSORBING LAYER, OR A DESIGNED DRAINAGE SPACE.

STUCCO, MOIST OR MARINE CLIMATES (COASTAL COUNTIES) IN ADDITION TO THE WATER-RESISTIVE BARRIER (WRB), A SPACE OR DRAINAGE MATERIAL NOT LESS THAN 3/16" IN DEPTH SHALL BE ADDED TO THE EXTERIOR SIDE OF THE WRB. [R703.7.3.2]

NOTE "E":

WALLS SHALL BE CONSTRUCTED OF NATURAL STONE OR CONCRETE AND/OR MASONRY WITH A CULTURED STONE OR STUCCO FINISH WITH A LIGHT REFLECTANCE VALUE THAT IS LESS THAN 50%.

NOTE # 04 :

R703.7.3 WATER-RESISTIVE BARRIERS.
 Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall comply with Section R703.7.3.1 or R703.7.3.2.
 R703.7.3.1 Dry climates.
 In Dry (B) climate zones indicated in Figure N1101.7, water-resistive barriers shall comply with one of the following:

1. The water-resistive barrier shall be two layers of 10-minute Grade D paper or have a water resistance equal to or greater than two layers of a water-resistive barrier complying with ASTM E2556, Type I. The individual layers shall be installed independently such that each layer provides a separate continuous plane. Flashing installed in accordance with Section R703.4 and intended to drain to the water-resistive barrier shall be directed between the layers.

2. The water-resistive barrier shall be 60-minute Grade D paper or have a water resistance equal to or greater than one layer of a water-resistive barrier complying with ASTM E2556, Type II. The water-resistive barrier shall be separated from the stucco by a layer of foam plastic insulating sheathing or other non-water-absorbing layer, or a designed drainage space.

Stucco, Moist or Marine Climates (coastal counties) In addition to the water-resistive barrier (WRB), a space or drainage material not less than 3/16" in depth shall be added to the exterior side of the WRB. [R703.7.3.2]

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CUSTOM DESIGN . BUILD . REMODELING
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(N) Right
Elevation



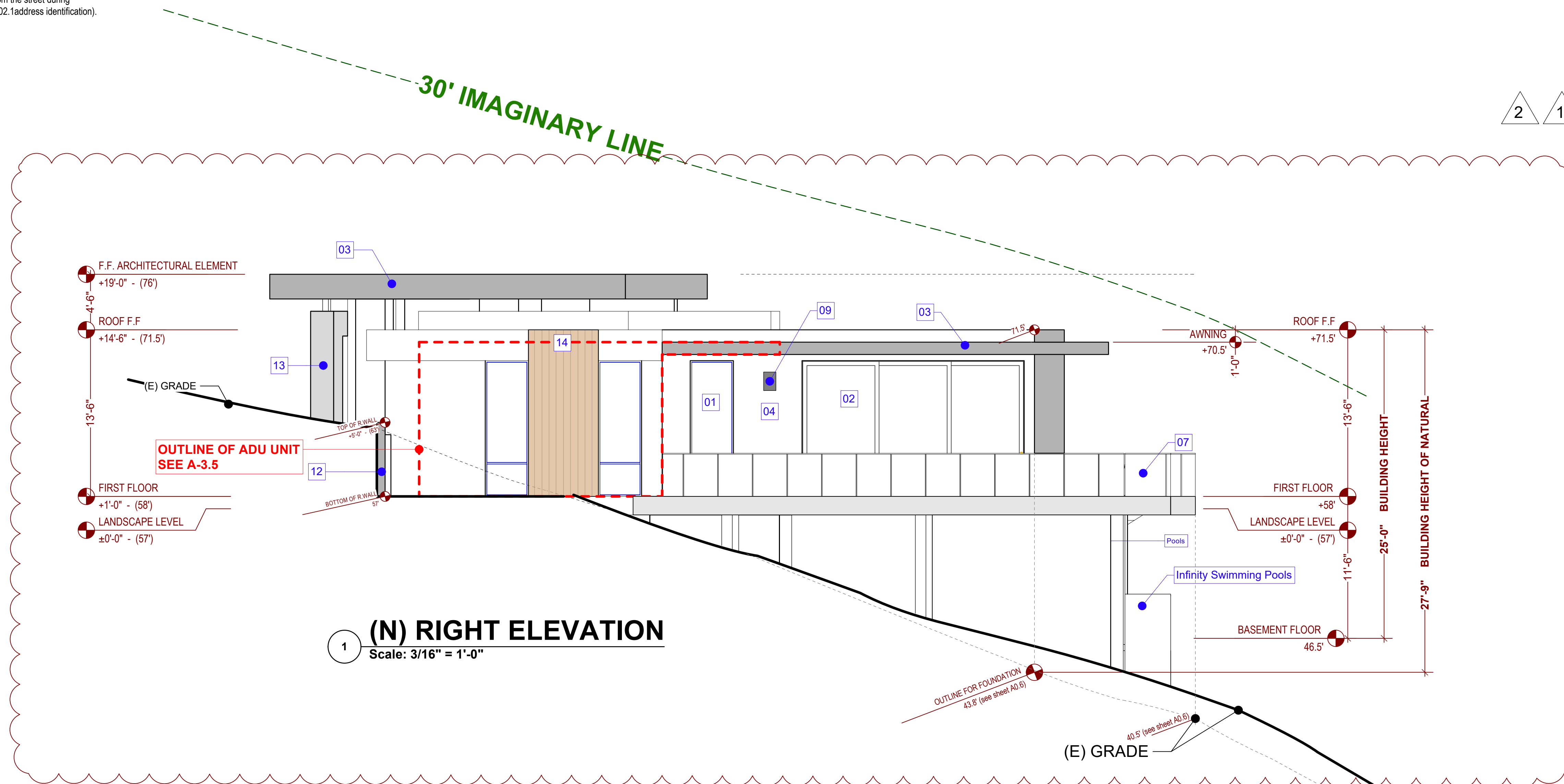
Nima Jouzi

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	01/25/26	PLANING. COMM.
2	03/30/26	PLANING. COMM.
3	06/18/26	PLANING. COMM.

DRAWN	M.SH.
CHECKED	A.HK.
DATE	11/03/2025
REVISED DATE	11/05/2025
JOB NO.	25-1913
SHEET NO.	

A-3.2



GENERAL NOTE SITE ADDRESS REQUIREMENT

PLEASE PROVIDE A JOB SITE ADDRESS TO COMPLY WITH THE FOLLOWING:
- RESIDENTIAL NUMBERS - MINIMUM 4" TALL AND 1/2" WIDE (ARABIC NUMERALS)
- POSTED ON BUILDING AND VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY
ILLUMINATED DURING HOURS OF DARKNESS
- PERMANENT WIRING WITH NO MANUAL OR MOTION SENSOR SWITCHES (CIRCUIT BREAKER OK)
- PRIMARY POWER TO BE FROM BUILDING WIRING, OR SOLAR POWERED WITH BATTERY BACKUP
- SOLAR LIGHT LOCATION MUST ENSURE ADEQUATE SUNLIGHT FOR CHARGING
- CONTINUOUS LIGHTING MAY BE CONTROLLED BY PHOTO CELL
- COLOR OF NUMBERS SHALL CONTRAST WITH THE COLOR OF THEIR BACKGROUND
- ADDRESS REQUIRED TO BE PROVIDED DURING CONSTRUCTION

GENERAL NOTE

NOTE "A": EGRESS WINDOW REQUIRED IN ALL BEDROOMS. MIN OPENING AREA 5.7 SF, SILL NOT TO EXCEED 44 INCHES FROM FLOOR, MIN OPENING HEIGHT 24 INCHES X 20 INCHES WIDE, GLASS AREA NOT LESS THAN 8% OF THE TOTAL FLOOR AREA OF ROOM, MIN OPENING AREA NOT LESS THAN 4% OF THE TOTAL FLOOR AREA OF ROOM. SEE

NOTE "B": ALL MATERIALS AND FINISHES TO BE APPROVED BY OWNER & ARCHITECT. THE CONTRACTOR REMAINS RESPONSIBLE FOR CONFORMING AND CORRELATING ALL QUANTITIES, DIMENSIONS, AND INSTALLING ALL BUILDING MATERIALS PER MANUFACTURER'S SPECIFICATIONS, WHILE FOLLOWING STATE/LOCAL CODES AND BEST PRACTICES.

NOTE "C": THE FINISH GRADE IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 6" (5 PERCENT) IN THE FIRST 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IMPERVIOUS SURFACES WITHIN 10 FEET OF BUILDING SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM BUILDING AS PER CRC SECTION R401.3.

NOTE "D":

R703.7.3 WATER-RESISTIVE BARRIERS.

WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL COMPLY WITH SECTION R703.7.3.1 OR R703.7.3.2. R703.7.3.1 DRY CLIMATES. IN DRY (B) CLIMATE ZONES INDICATED IN FIGURE N1101.7, WATER-RESISTIVE BARRIERS SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. THE WATER-RESISTIVE BARRIER SHALL BE TWO LAYERS OF 10-MINUTE GRADE D PAPER OR HAVE A WATER RESISTANCE EQUAL TO OR GREATER THAN TWO LAYERS OF A WATER-RESISTIVE BARRIER COMPLYING WITH ASTM E2556, TYPE I. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE. FLASHING INSTALLED IN ACCORDANCE WITH SECTION R703.4 AND INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER SHALL BE DIRECTED BETWEEN THE LAYERS.

2. THE WATER-RESISTIVE BARRIER SHALL BE 60-MINUTE GRADE D PAPER OR HAVE A WATER RESISTANCE EQUAL TO OR GREATER THAN ONE LAYER OF A WATER-RESISTIVE BARRIER COMPLYING WITH ASTM E2556, TYPE II. THE WATER-RESISTIVE BARRIER SHALL BE SEPARATED FROM THE STUCCO BY A LAYER OF FOAM PLASTIC INSULATING SHEATHING OR OTHER NON-WATER-ABSORBING LAYER, OR A DESIGNED DRAINAGE SPACE.

STUCCO, MOIST OR MARINE CLIMATES (COASTAL COUNTIES) IN ADDITION TO THE WATER-RESISTIVE BARRIER (WRB), A SPACE OR DRAINAGE MATERIAL NOT LESS THAN 3/16" IN DEPTH SHALL BE ADDED TO THE EXTERIOR SIDE OF THE WRB. [R703.7.3.2]

NOTE "E":

WALLS SHALL BE CONSTRUCTED OF NATURAL STONE OR CONCRETE AND/OR MASONRY WITH A CULTURED STONE OR STUCCO FINISH WITH A LIGHT REFLECTANCE VALUE THAT IS LESS THAN 50%.

NOTE # 04 :

R703.7.3 WATER-RESISTIVE BARRIERS.

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In Dry (B) climate zones indicated in Figure N1101.7, water-resistive barriers shall comply with one of the following:

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- 05— GARAGE DOORS
- automatic garage door backup battery is req. on new garage door openers per california senate bill 969
- insulated metal roll-up garage door by clopay 'coachman' collection w/ chain drive opener
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(numbers shall not be spelled out. each character shall be a minimum of 4 inches, high with a minimum stroke width of 1/2 inch address numbers shall be illuminated to be visible from the street during darkness.[cbc 501.2.1 and redwood city code of ordinances §9.48]section :502.1address identification).

- 09— UP DAWN OUTDOOR LIGHTS EXTERIOR WALL LIGHT FIXTURE CYLINDER 3000K, MODERN BLACK OUTDOOR DUSK TO DAWN LIGHT FIXTURE WALL MOUNT
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PROJECT NAME

4095
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APPLICATION:

MARIN COUNTY



LIC #: 1106249

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CUSTOM DESIGN - BUILD - REMODELING
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(N) Left
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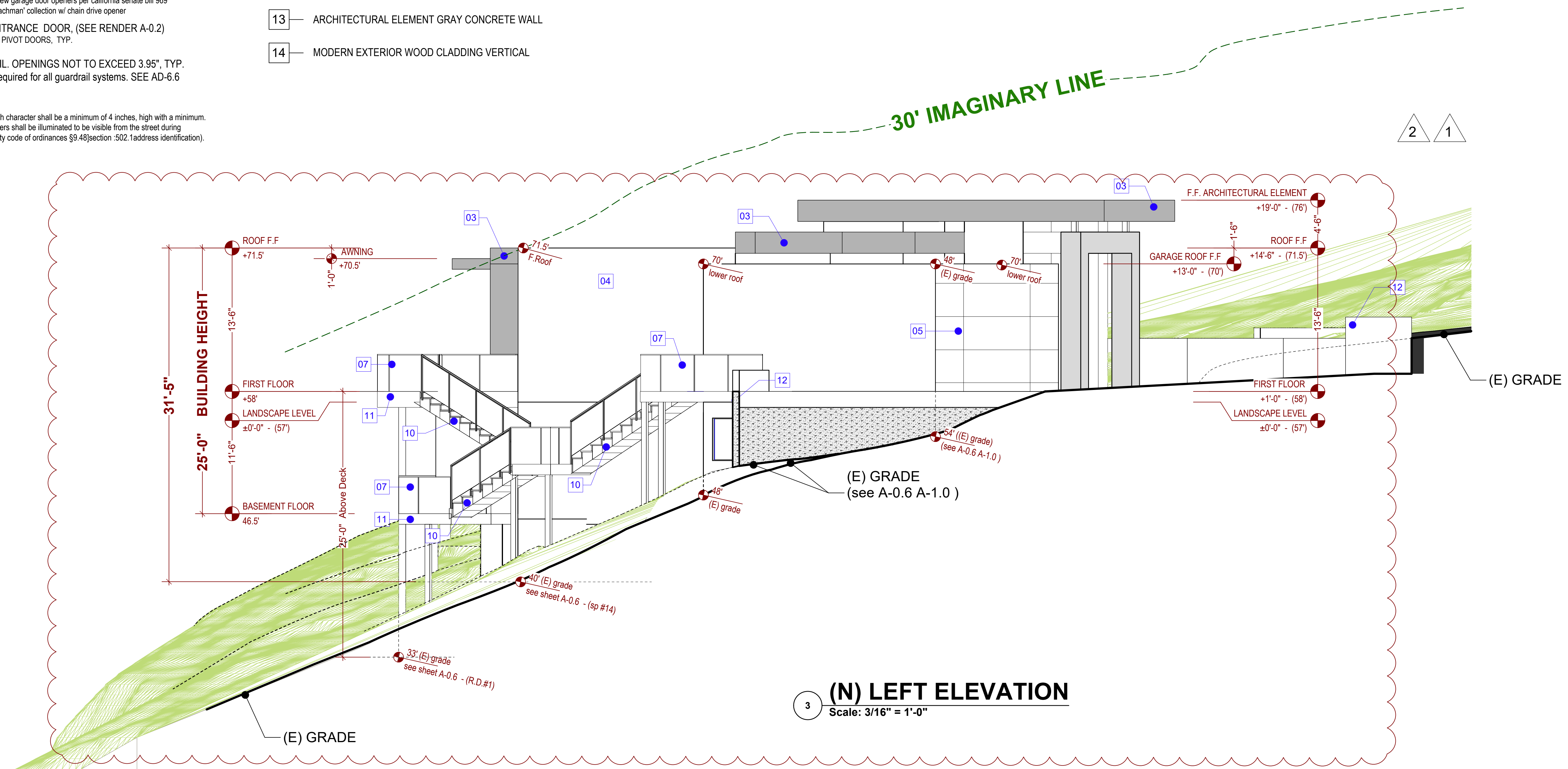


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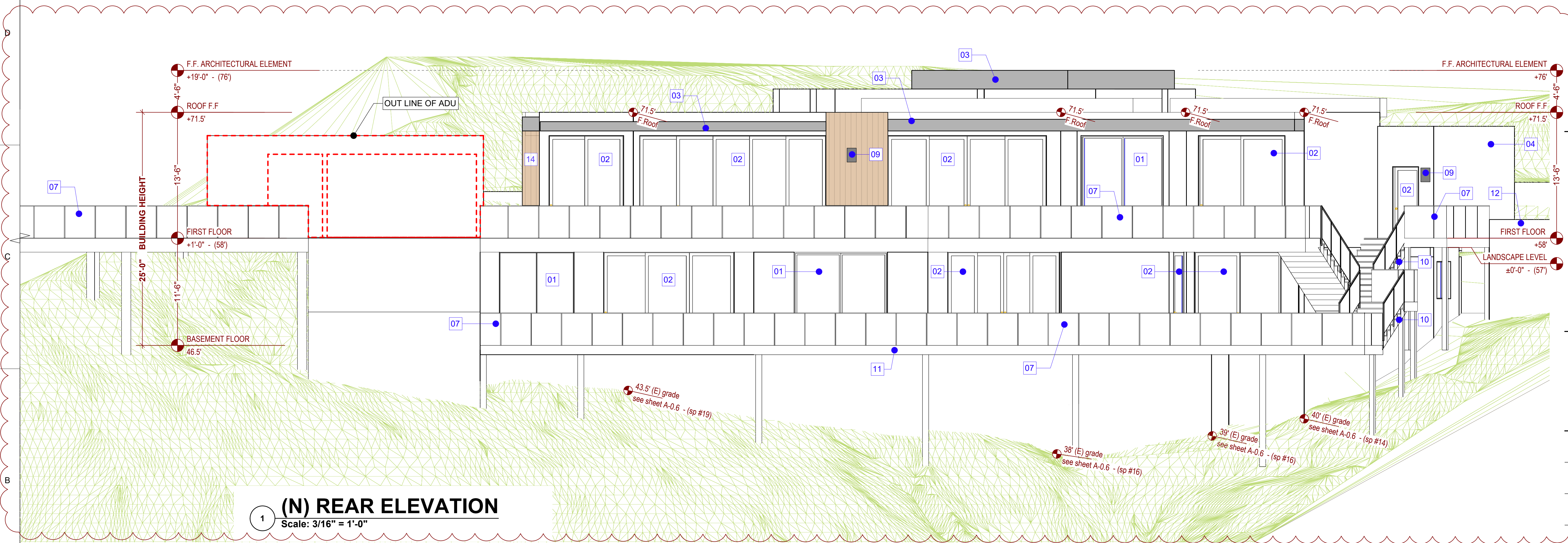
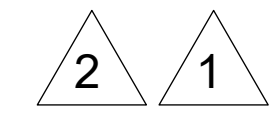
PROJECT NAME
4095
PARADISE DRIVE,
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94920

APPLICATION:
MARIN COUNTY



LIC #: 1106249

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(N) REAR ELEVATION
Scale: 3/16" = 1'-0"

(N) Rear Elevation

Anytime
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A-3.4

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ADU Elevation



Nima Jouzi

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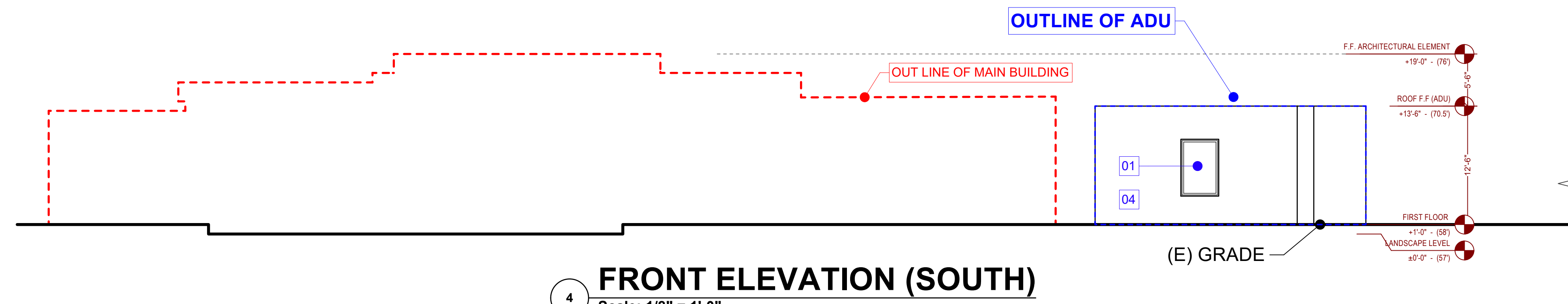
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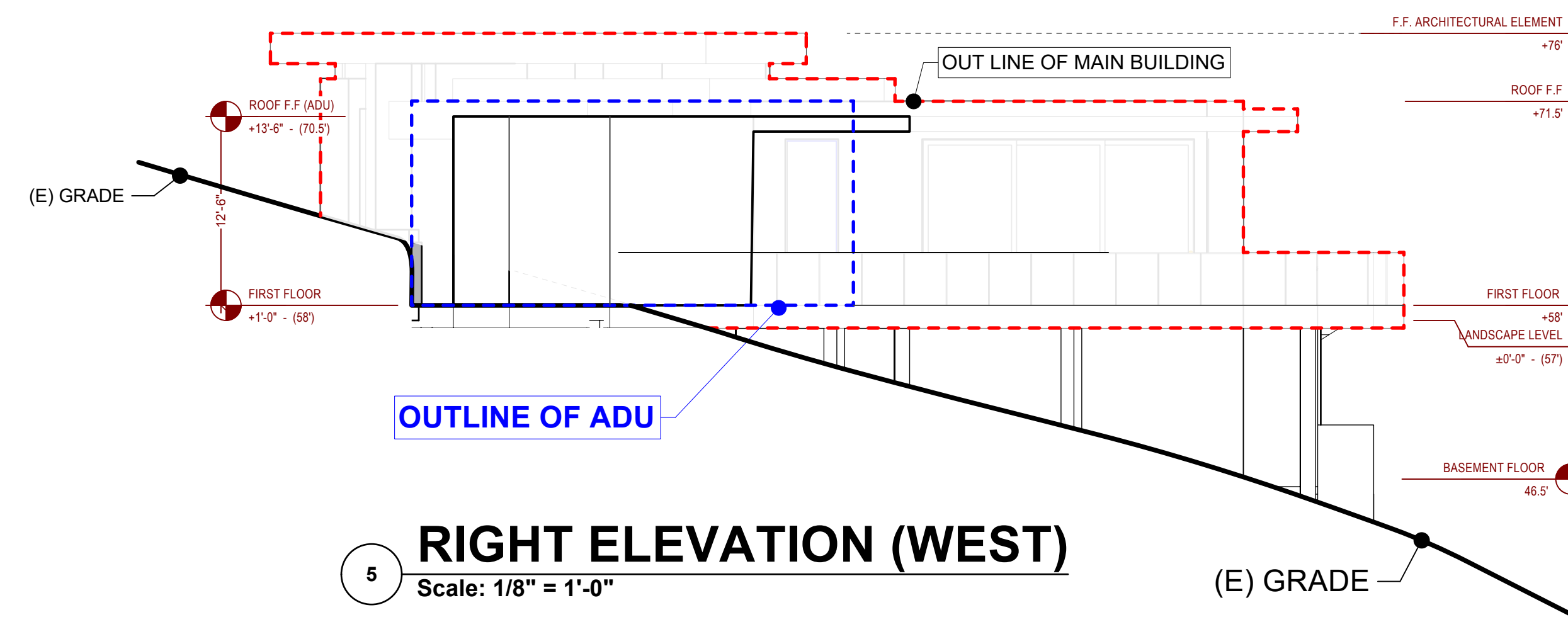
A-3.5



FRONT ELEVATION (SOUTH)

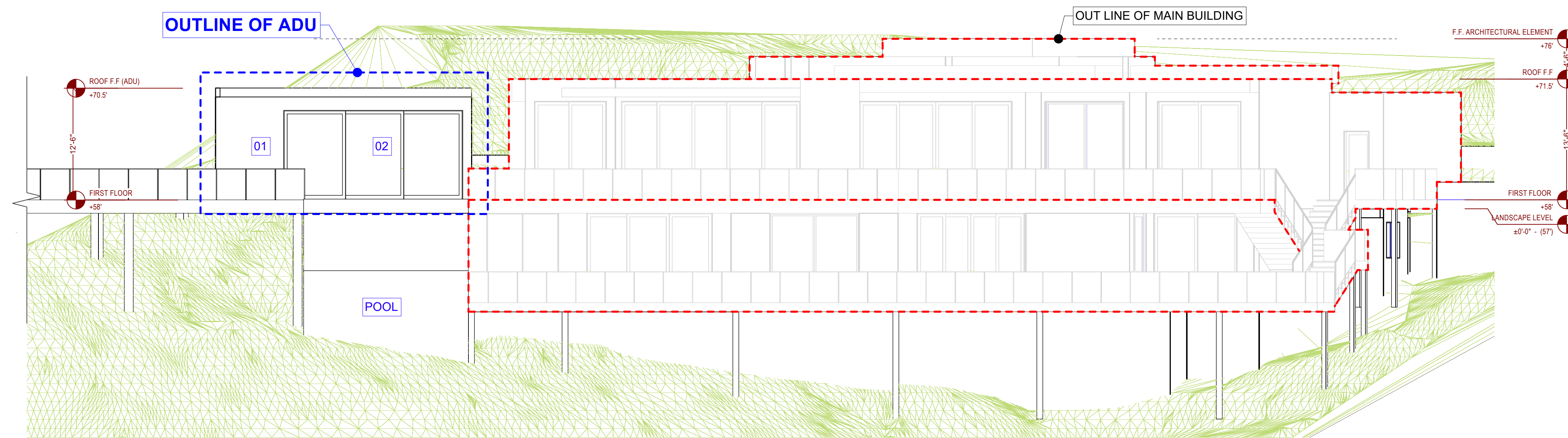
Scale: 1/8" = 1'-0"

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RIGHT ELEVATION (WEST)

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



REAR ELEVATION (NORTH)

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

GENERAL NOTE

NOTE "A": EGRESS WINDOW REQUIRED IN ALL BEDROOMS. MIN OPENING AREA 5.7 SF. SILL NOT TO EXCEED 44 INCHES FROM FLOOR, MIN OPENING HEIGHT 24 INCHES X 20 INCHES WIDE, GLASS AREA NOT LESS THAN 8% OF THE TOTAL FLOOR AREA OF ROOM, MIN OPENING AREA NOT LESS THAN 4% OF THE TOTAL FLOOR AREA OF ROOM. SEE

NOTE "B": ALL MATERIALS AND FINISHES TO BE APPROVED BY OWNER & ARCHITECT. THE CONTRACTOR REMAINS RESPONSIBLE FOR CONFORMING AND CORRELATING ALL QUANTITIES, DIMENSIONS, AND INSTALLING ALL BUILDING MATERIALS PER MANUFACTURER'S SPECIFICATIONS, WHILE FOLLOWING STATE/LOCAL CODES AND BEST PRACTICES.

NOTE "C": THE FINISH GRADE IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 6% (5 PERCENT) IN THE FIRST 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IMPERVIOUS SURFACES WITHIN 10 FEET OF BUILDING SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM BUILDING AS PER CRC SECTION R401.3.

NOTE "D":

R703.7.3 WATER-RESISTIVE BARRIERS.

WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL COMPLY WITH SECTION R703.7.3.1 OR R703.7.3.2. R703.7.3.1 DRY CLIMATES.

IN DRY (B) CLIMATE ZONES INDICATED IN FIGURE N1101.7, WATER-RESISTIVE BARRIERS SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. THE WATER-RESISTIVE BARRIER SHALL BE TWO LAYERS OF 10-MINUTE GRADE D PAPER OR HAVE A WATER RESISTANCE EQUAL TO OR GREATER THAN TWO LAYERS OF A WATER-RESISTIVE BARRIER COMPLYING WITH ASTM E2556, TYPE I. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE. FLASHING INSTALLED IN ACCORDANCE WITH SECTION R703.4 AND INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER SHALL BE DIRECTED BETWEEN THE LAYERS.

2. THE WATER-RESISTIVE BARRIER SHALL BE 60-MINUTE GRADE D PAPER OR HAVE A WATER RESISTANCE EQUAL TO OR GREATER THAN ONE LAYER OF A WATER-RESISTIVE BARRIER COMPLYING WITH ASTM E2556, TYPE II. THE WATER-RESISTIVE BARRIER SHALL BE SEPARATED FROM THE STUCCO BY A LAYER OF FOAM PLASTIC INSULATING SHEATHING OR OTHER NON-WATER-ABSORBING LAYER, OR A DESIGNED DRAINAGE SPACE.

STUCCO, MOIST OR MARINE CLIMATES (COASTAL COUNTIES) IN ADDITION TO THE WATER-RESISTIVE BARRIER (WRB), A SPACE OR DRAINAGE MATERIAL NOT LESS THAN 3/16" IN DEPTH SHALL BE ADDED TO THE EXTERIOR SIDE OF THE WRB. [R703.7.3.2]

NOTE "E":

WALLS SHALL BE CONSTRUCTED OF NATURAL STONE OR CONCRETE AND/OR MASONRY WITH A CULTURED STONE OR STUCCO FINISH WITH A LIGHT REFLECTANCE VALUE THAT IS LESS THAN 50%.

NOTE # 04 :

R703.7.3 WATER-RESISTIVE BARRIERS.

Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall comply with Section R703.7.3.1 or R703.7.3.2. R703.7.3.1 Dry climates.

In Dry (B) climate zones indicated in Figure N1101.7, water-resistive barriers shall comply with one of the following:

1. The water-resistive barrier shall be two layers of 10-minute Grade D paper or have a water resistance equal to or greater than two layers of a water-resistive barrier complying with ASTM E2556, Type I. The individual layers shall be installed independently such that each layer provides a separate continuous plane. Flashing installed in accordance with Section R703.4 and intended to drain to the water-resistive barrier shall be directed between the layers.

2. The water-resistive barrier shall be 60-minute Grade D paper or have a water resistance equal to or greater than one layer of a water-resistive barrier complying with ASTM E2556, Type II. The water-resistive barrier shall be separated from the stucco by a layer of foam plastic insulating sheathing or other non-water-absorbing layer, or a designed drainage space.

Stucco, Moist or Marine Climates (coastal counties) In addition to the water-resistive barrier (WRB), a space or drainage material not less than 3/16" in depth shall be added to the exterior side of the WRB. [R703.7.3.2]

- 01 — DOUBLE GLAZED WINDOW, TYP.
- 02 — DOUBLE GLAZED DOOR, TYP.
- 03 — MATTE CLADDING ALUMINUM COMPOSITE PANELS@ DARK GRAY
- 04 — STUCCO-3 COATS OF EXTERIOR CEMENT PLASTER, INTEGRAL COLOR, LEVEL 5 SMOOTH FINISH, 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE AND 2" ABOVE PAVED AREAS PER CRC 703.6.2.
- 05 — GARAGE DOORS
- automatic garage door backup battery is req. on new garage door openers per california senate bill 969
- insulated metal roll-up garage door by clopay -"coachman" collection w/ chain drive opener
- 06 — HIGH QUALITY CUSTOM ENTRANCE DOOR, (SEE RENDER A-0.2)
- EXTERIOR WATERPROOF SOLID PIVOT DOORS, TYP.
- 07 — PROV. 42" HIGH GUARDRAIL. OPENINGS NOT TO EXCEED 3.95", TYP.
- Structural calculations are required for all guardrail systems. SEE AD-6.6
- 08 — (N) BUILDING ADDRESS
(numbers shall not be spelled out, each character shall be a minimum of 4 inches, high with a minimum stroke width of 1/2 inch address numbers shall be illuminated to be visible from the street during darkness.[cbc 501.2.1 and redwood city code of ordinances §9.48]section .502.1 address identification).
- 09 — UP DOWN OUTDOOR LIGHTS EXTERIOR WALL LIGHT FIXTURE CYLINDER 3000K, MODERN BLACK OUTDOOR DUSK TO DAWN LIGHT FIXTURE WALL MOUNT
(All exterior lighting is required to be shielded and downlit)
- 10 — STAIR - (10" MIN. RUN, 7.75" MAX. RISE), (SEE SHEET A-6.7)
- 11 — WOOD DECK - Trex Transcend@ decking (see sheet A-0.5)
- 12 — BOARD FORM CONCRETE RETAINING WALL
- 13 — ARCHITECTURAL ELEMENT GRAY CONCRETE WALL
- 14 — MODERN EXTERIOR WOOD CLADDING VERTICAL

PROJECT NAME

4095
PARADISE DRIVE,
TIBURON, CA
94920

APPLICATION:

MARIN COUNTY



LIC #: 1106249

ANYTIME CONSTRUCTION INC
408-373-8414
CUSTOM DESIGN · BUILD · REMODELING
<https://anytime.construction>

(N) Section
A-A



Nima Jouzi

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	01/25/26	PLANING. COMM.
2	03/30/26	PLANING. COMM.
3	06/18/26	PLANING. COMM.

DRAWN M.SH.

CHECKED A.HK.

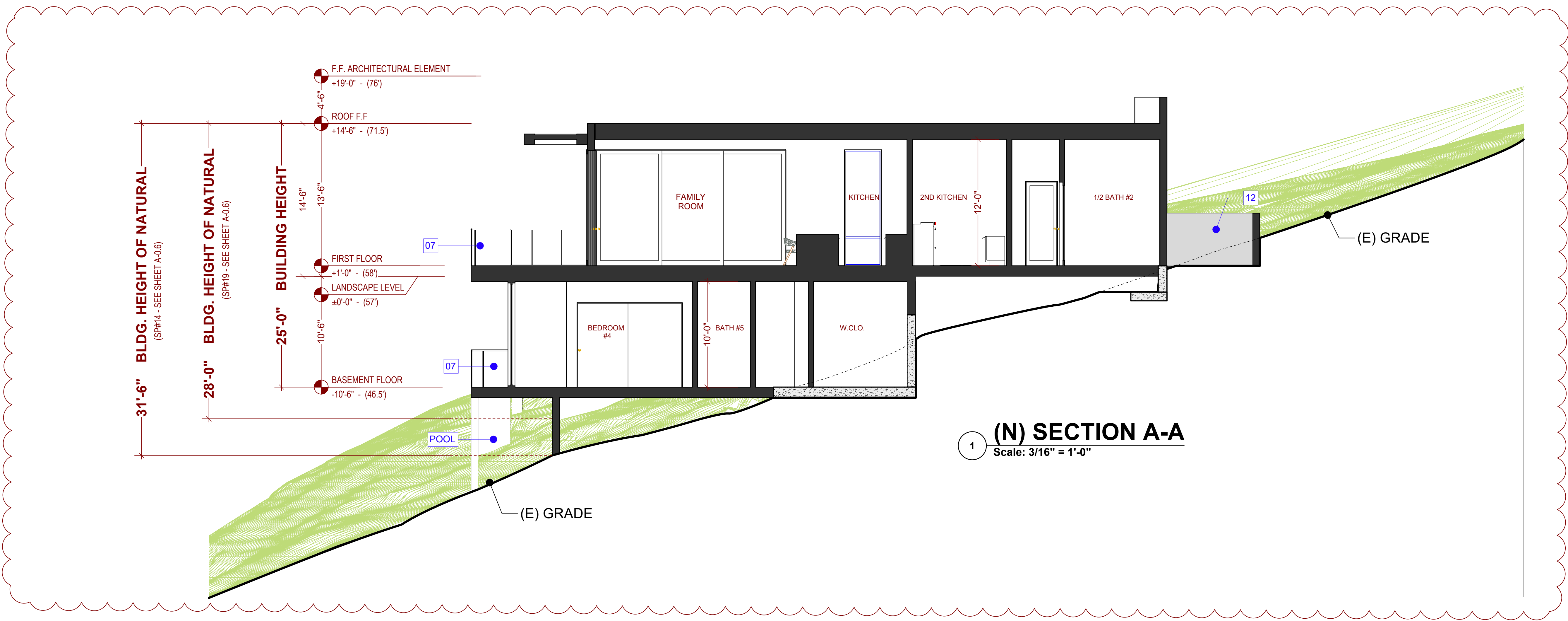
DATE 11/03/2025

REVISED DATE 11/05/2025

JOB NO. 25-1913

SHEET NO.

A-4.1



GENERAL NOTE SITE ADDRESS REQUIREMENT

PLEASE PROVIDE A JOB SITE ADDRESS TO COMPLY WITH THE FOLLOWING:
- RESIDENTIAL NUMBERS - MINIMUM 4" TALL AND 1/2" WIDE (ARABIC NUMERALS)
- POSTED ON BUILDING AND VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY
ILLUMINATED DURING HOURS OF DARKNESS
- PERMANENT WIRING WITH NO MANUAL OR MOTION SENSOR SWITCHES (CIRCUIT BREAKER OK)
- PRIMARY POWER TO BE FROM BUILDING WIRING, OR SOLAR POWERED WITH BATTERY BACKUP
- SOLAR LIGHT LOCATION MUST ENSURE ADEQUATE SUNLIGHT FOR CHARGING
- CONTINUOUS LIGHTING MAY BE CONTROLLED BY PHOTO CELL
- COLOR OF NUMBERS SHALL CONTRAST WITH THE COLOR OF THEIR BACKGROUND
- ADDRESS REQUIRED TO BE PROVIDED DURING CONSTRUCTION

GENERAL NOTE

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- GRADING CUT (CUBIC YARDS): 177.3 Cubic Yards

CALCULATE VOLUME IN CUBIC FEET: MULTIPLY LENGTH X WIDTH X DEPTH TO GET CUBIC FEET

BLDG. AREA: CUT : 6' H. X 16' D. X 65' L. = 6,760 / 27 = 250 CUBIC YARDS

BEHIND RETAINING WALL AREA: CUT: 5' H. X 3' D. X 35' L. = 525 / 27 = 19 CUBIC YARDS

TOTAL GRADING CUT: 250+19 = 269 CUBIC YARDS

- GRADING FILL (CUBIC YARDS):

AREA: (UNDER / BEHIND POOL) - LEFT SIDE GARAGE PARKING SPOT:

AREA SIDE OF GARAGE: 6' X 28' X 20' = 3,360 / 27 = 124' CY

UNDER POOL : 4H X 23D X 20L = 1,840 / 27 = 68 CY

BEHIND POOL : 3H X 11D X 30L = 990 / 27 = 36 CY

TOTAL GRADING FILL: 124 + 68 + 36 = 228 CUBIC YARDS

- GRADING OFF-HAUL (CUBIC YARDS):

CUT AREA: (269) - FILL AREA (228) = 41 CY

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CUSTOM DESIGN - BUILD - REMODELING
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(N) Elevations
(1)



Nima Jouzi

ISSUES / REVISIONS

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1	01/25/26	PLANING. COMM.
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3	06/18/26	PLANING. COMM.

DRAWN M.SH.

CHECKED A.HK.

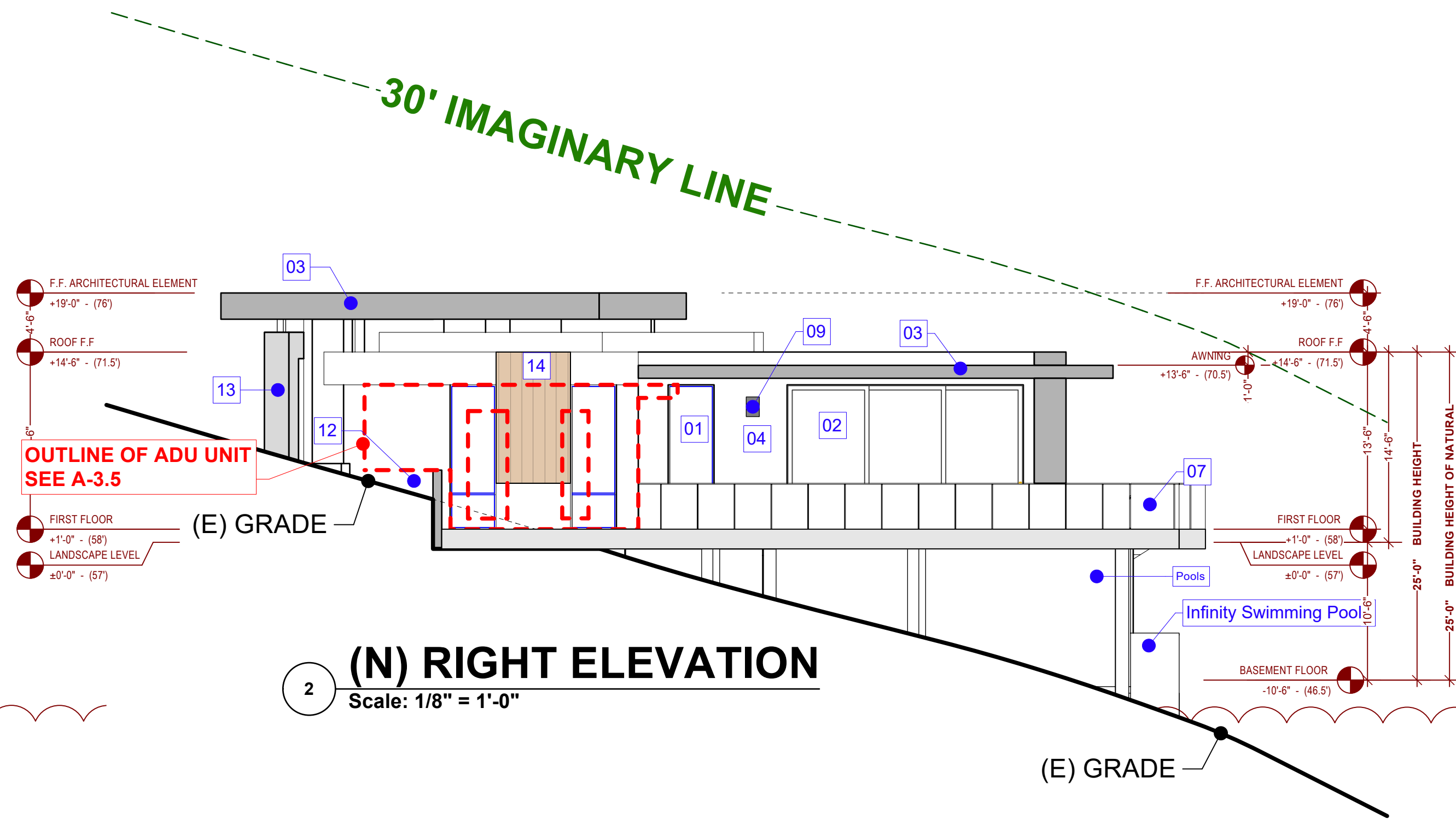
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REVISED DATE 11/05/2025

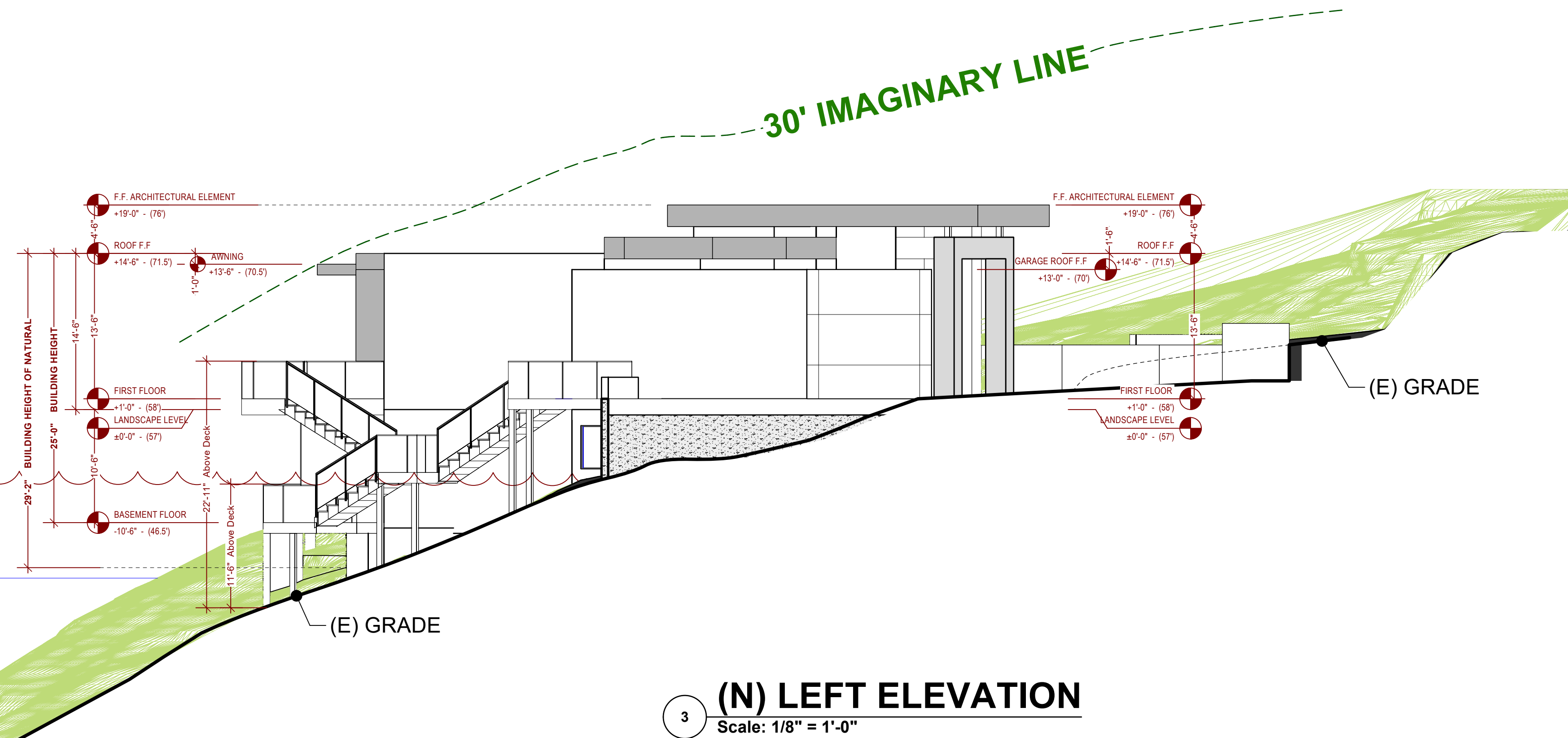
JOB NO. 25-1913

SHEET NO.

A-4-1 bio



AVERAGE ELEVATION WATER LINE OF PROPOSED BUILDING IS : 40 FEET



40'-0"

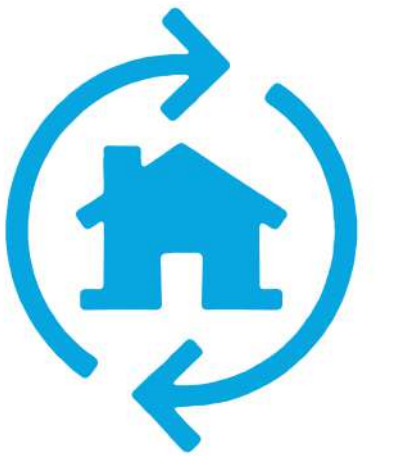
WATER LINE SEE SURVEY MAP

PROJECT NAME

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94920

APPLICATION:

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(N) Elevations
(2)



Nima Jouzi

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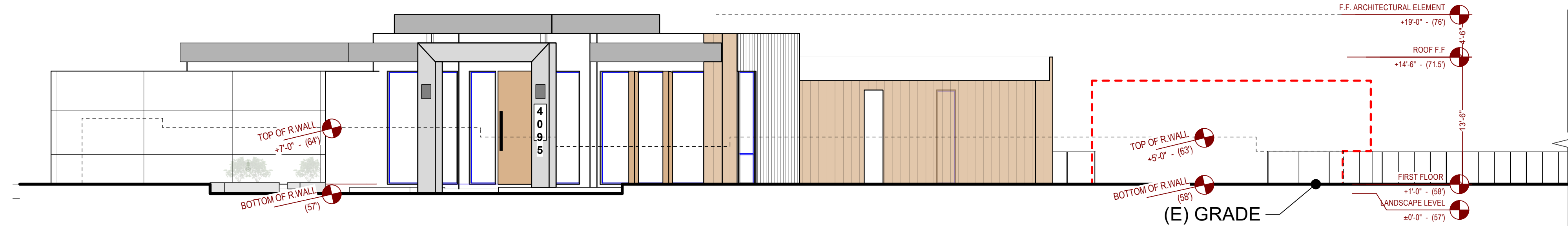
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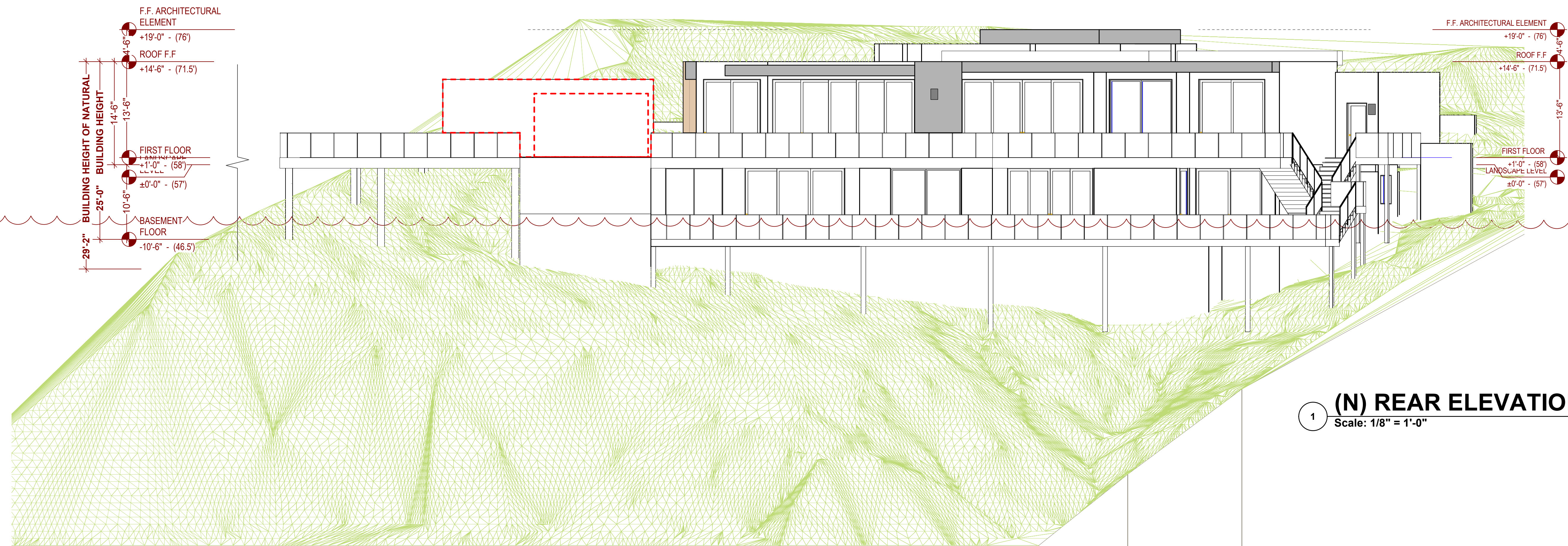
SHEET NO.

A-4-2 bio

























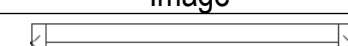


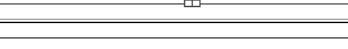




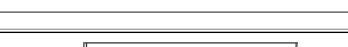

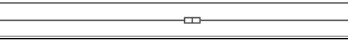

(N) FRONT ELEVATION
Scale: 1/8" = 1'-0"

AVERAGE ELEVATION WATER LINE OF PROPOSED BUILDING IS : 40 FEET



(N) REAR ELEVATION
Scale: 1/8" = 1'-0"

Door Schedule								
Mark	Quantities	Nominal Size			Door Style			Notes
		Width	Height	Thickness	Door Operation	Slab Style	Image	
01	1	6'0"	12'0"	2"	Swing Simple	Panel		
02	1	3'0"	8'0"	2"	Swing Simple	Solid		DOORS SEPARATING GARAGES FROM DWELLINGS SHALL BE 1-3/8" SOLID CORE OR 20 - MINUTE FIRE RATED, SELF-CLOSING AND SELF-LATCHING FOR UNSPRINKLERED GARAGES.
03	7	3'0"	8'0"	2"	Swing Simple	Panel		
04	1	28'0"	10'0"	2"	Overhead	Panel		
05	1	10'0"	11'0"	2"	Slider	Panel		
06	1	17'0"	11'0"	2"	Slider	Panel		
07	1	20'0"	11'0"	2"	Slider	Panel		
08	1	18'0"	11'0"	2"	Slider	Panel		
09	1	8'0"	11'0"	2"	Slider	Panel		
10	7	2'8"	8'0"	2"	Swing Simple	Panel		
11	1	2'6"	8'0"	2"	Swing Simple	Panel		
12	1	10'0"	8'0"	2"	Slider	Panel		
13	1	5'0"	8'0"	2"	Slider	Solid		
14	1	3'0"	10'0"	2"	Swing Simple	Glass		
15	1	10'0"	10'0"	2"	Slider	Panel		
16	1	12'0"	10'0"	2"	Slider	Glass		
17	1	4'0"	8'0"	2"	Swing Bi-part	Solid		
18	1	14'0"	10'0"	2"	Slider	Glass		
19	1	3'0"	8'0"	2"	Swing Simple	Panel		LOUVERED DOOR W/ MIN. 100 S.I. (Just laundry room)
AD/1	1	2'8"	9'0"	2"	Swing Simple	Panel		
AD/2	1	20'0"	10'0"	2"	Slider	Panel		
AD/3	1	3'0"	9'0"	2"	Swing Simple	Panel		

Window Schedule						
Mark	Quantities	Nominal Size		Window Style		Comments
		O.A. Width	O.A. Height	Sash Operation	Image	
01	2	3'0"	12'0"	Fixed Glass		
02	1	8'0"	12'0"	Fixed Glass		
03	1	9'6"	11'0"	Bi-parting Casement		
04	1	4'0"	5'0"	Fixed Glass		
05	1	11'10"	12'0"	Custom		
06	1	1'8"	12'0"	Custom		
07	1	2'0"	10'0"	Custom		
08	3	3'6"	11'0"	Custom		
09	1	4'0"	4'0"	Bi-parting Casement		
10	2	10'0"	10'0"	Bi-parting Casement		
11	1	8'0"	9'0"	Bi-parting Casement		
AD01	1	4'0"	6'0"	Casement		

REQ. A MINIMUM OF 100 SQUARE INCHES OF OPENINGS SHALL BE PROVIDED IN THE LAUNDRY CLOSET DOORS FOR MAKE-UP AIR OF THE ENCLOSED CLOTHES DRYER. [CMC 504.4.1]

GENERAL REQUIREMENTS RESIDENTIAL WINDOWS & DOORS FOLLOWING :

WINDOWS:

EVERY SLEEPING ROOM, BASEMENT OR HABITABLE ATTIC SHALL HAVE AT LEAST ONE OPENABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. THE WINDOWS SHALL BE OPENABLE FROM THE INSIDE TO PROVIDE A FULL CLEAR OPENING WITHOUT THE USE OF SPECIAL TOOLS. ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. WHERE WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR. CRC R310.1 (& DEFINITIONS)

EXCEPTION: GRADE FLOOR OPENINGS LOCATED SUCH THAT THE SILL HEIGHT OF THE OPENING IS NOT MORE THAN 44 INCHES ABOVE OR BELOW THE EXTERIOR GRADE SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.

BARs, GRILLS, GRATES OR SIMILAR DEVICES MAY BE INSTALLED ON EMERGENCY ESCAPE OR RESCUE WINDOWS, DOORS OR WINDOW WELLS PROVIDED THE DEVICES ARE EQUIPPED WITH APPROVED RELEASE MECHANISMS WHICH ARE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT; AND THE BUILDING IS EQUIPPED WITH APPROVED SMOKE DETECTORS. CRC R310.4

WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED EXTERIOR GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MIN. OF 24 INCHES ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24 INCHES SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4 INCH SPHERE CANNOT PASS THROUGH, OR WINDOWS PROVIDED WITH APPROVED GUARDS. CRC R312.2

WINDOWS SHALL ALSO PROVIDE THE REQUIRED AMOUNTS OF LIGHT AND VENTILATION FOR THE AREA OF THE HABITABLE ROOMS. ALL HABITABLE ROOMS WITHIN A DWELLING UNIT SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS. ALL HABITABLE ROOMS WITHIN A DWELLING UNIT SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR WINDOWS WITH AN AREA NOT LESS THAN 4% OF THE FLOOR AREA OF SUCH ROOMS. ALL VENTILATION OPENINGS SHALL HAVE BUG SCREENS. CRC R303.1

EXCEPTION: WINDOWS MAY BE ELIMINATED IF THE ROOM IS PROVIDED WITH APPROVED ARTIFICIAL LIGHT AND A WHOLE HOUSE MECHANICAL VENTILATION AND THE ROOM IS NOT USED FOR SLEEPING PURPOSES.

DOORS:

WHERE A DOOR IS PROVIDED FOR EGRESS IN LIEU OF A WINDOW FROM A SLEEPING ROOM, THE DOOR SHALL BE A MINIMUM SIZE OF 3 FT. BY 6 FT., 8 INCH, EXTERIOR GRADE DOOR, OPENABLE WITHOUT SPECIAL KNOWLEDGE OR EFFORT. WHEN SUCH DOORS ARE PROVIDED WITH MANUALLY OPERATED DEADBOLTS THEY MUST HAVE A THUMB LATCH OR SIMILAR OPERABLE DEVICE ON THE INSIDE SURFACE OF THE DOOR AND MUST BE INSTALLED AT NOT MORE THAN 48 INCHES FROM THE FLOOR. DOUBLE CYLINDER KEYED DEADBOLTS OR LOCKS REQUIRING A REMOVABLE TOOL OR KEY FOR THEIR OPERATION ARE PROHIBITED. CRC R311.2 UNDER NO CIRCUMSTANCES SHALL A PRIVATE GARAGE HAVE ANY OPENING INTO A BEDROOM. CRC R302.5.1

SAFETY GLAZING:

GLAZING IN THE FOLLOWING AREAS ARE SUBJECT TO HUMAN IMPACT AND SHALL EITHER BE TEMPERED OR LAMINATED SAFETY GLASS, OR APPROVED PLASTIC, AND SHALL BE LABELED AS SUCH. CRC R308.1

1. GLAZING IN ALL DOORS INCLUDING SLIDING GLASS DOORS AND STORM DOORS. EXCEPTION: OPENINGS IN A DOOR THROUGH WHICH A 3-INCH-DIAMETER SPHERE WILL NOT PASS. CRC R308.4.1

2. GLAZING, OPERABLE OR FIXED, ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR. CRC R308.4.2 EXCEPTION: GLAZING WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING. GLAZING IN WALLS ON THE LATCH SIDE OF AND PERPENDICULAR TO THE PLANE OF THE CLOSED DOOR.

3. GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 5 FEET OF THE BOTTOM AND THE TOP OF STAIRWAYS (AS MEASURED HORIZONTALLY FROM THE NOSE OF THE FIRST AND LAST TREAD RESPECTIVELY) WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE A FLOOR. CRC R308.4(6 & 7)

4. GLAZING IN SHOWER DOORS AND ENCLOSURES, OR ADJACENT TO BATH TUBS. CRC R308.4.5

5. SAFETY GLAZING IS ALSO REQUIRED IN ALL GUARDRAILS AND IN INDIVIDUAL PANELS WHICH ARE GREATER THAN 9 SQ. FT. OF AREA, THE BOTTOM EDGE OF WHICH IS LESS THAN 18 INCHES AFF, THE TOP EDGE OF WHICH IS GREATER THAN 36 INCHES AFF, AND IS WITHIN 36" HORIZONTALLY OF ANY WALKING SURFACE. CRC R308.4.3

ENERGY REQUIREMENTS:

IN ADDITION TO BUILDING REQUIREMENTS ALL NEW WINDOWS AND EXTERIOR DOORS MUST MEET THE ENERGY PERFORMANCE STANDARDS OF CALIFORNIA'S ENERGY CODE. NEW WINDOWS MUST BE DUAL-GLAZED AND MEET THE LOWE 2 STANDARD AND HAVE A MAXIMUM U-FACTOR OF .32 AND AN SGHC-FACTOR OF .25, OR LESS. EXCEPTION: REPLACEMENT WINDOWS NO GREATER THAN 75 SQUARE FEET IN AGGREGATE AREA MAY HAVE A MAXIMUM U-FACTOR OF .40 AND AN SGHC FACTOR OF .35, OR LESS. DOORS MUST BE SOLID CORE EXTERIOR GRADE DOORS. CEC 150.1(C)3A & 4; 150.2(B)1B, EXC.

NOTE (EXISTING & NEW WINDOWS):

- NFRC LABELS ON NEW WINDOWS SHALL NOT BE REMOVED UNTIL AFTER FINAL INSPECTION
- SEE ENERGY COMPLIANCE REPORT FOR U-FACTORS
- ALL RESCUE / EGRESS WINDOWS SHALL COMPLY W/ SEC. 1026, IF APPLICABLE
- SEE ELEVATIONS FOR WINDOW DETAILS & OPERATION
- CONSULT W/ SOUND ENGINEER FOR STC REQ.
- WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36" ABOVE THE FINISHED FLOOR & MORE THAN 72" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, SHALL COMPLY W/ ONE OF THE FOLLOWING:
 - OPERABLE WINDOWS WHERE THE TOP OF THE SILL OF THE OPENING IS LOCATED MORE THAN 75" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW & THAT ARE PROVIDED W/ WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2006.
 - OPERABLE WINDOWS WHERE THE OPENINGS WILL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION.
 - OPERABLE WINDOWS WHERE THE OPENINGS ARE PROVIDED W/ WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
 - OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY W/ SECTION 1015.8.1 ALARMS ARE NOT REQUIRED IF THERE IS NO FUEL-BURNING APPLIANCES, AND WHERE THE GARAGE IS DETACHED FROM THE HOUSE.

- WINDOW CONFIGURATION AND OPERATION PER WINDOW TYPE AND ELEVATIONS.
- CLEAR TEMPERED GLASS REQUIRED AT GLASS WITHIN 24 INCHES OF A DOOR, GLASS AT A TUB OR SHOWER THAT IS BELOW 60 INCHES FROM THE FLOOR, GLASS WITHIN 5' HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY AND LESS THAN 60" ABOVE THE NOSE OF THE TREAD, AND GLASS THAT IS BOTH LARGER THAN NINE SQUARE FEET AND ALSO WITHIN 18 INCHES OF THE FLOOR OR WALKING SURFACE, PER CRC SECTION 308.

7. OPERABLE WINDOWS:

* ALL OPERABLE WINDOWS TO HAVE REMOVABLE MESH SCREENING, U.O.N. (SEE WINDOW SCHEDULE AND DETAILS FOR LOCATION OF SCREEN EITHER ON INTERIOR OR EXTERIOR OF GLASS).
*WEATHERSTRIPPING SHALL BE SEALED TIGHT AT HEAD, JAMB, CHECK RAIL AND BOTTOM RAIL.

- ALL GLASS TO BE INSULATED CLEAR GLASS W/ UV PROTECTION AS OUTLINED IN THE TITLE 24 CALCULATIONS, U.O.N.
- CONTRACTOR SHALL PROVIDE A CERTIFICATE FOR ALL EXTERIOR WINDOWS INDICATING COMPLIANCE WITH TITLE 24 REQUIREMENTS.
- ALL WINDOWS AND OTHER JOINTS IN EXTERIOR WALLS SHALL BE INSULATED.

PROJECT NAME

4095
PARADISE DRIVE,
TIBURON, CA
94920

APPLICATION:

MARIN COUNTY



LIC #: 1106249

ANYTIME CONSTRUCTION INC
408-373-8414
CUSTOM DESIGN - BUILD - REMODELING
<https://anytime.construction>

WIN. & DR.
Schedule



ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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A-5.0

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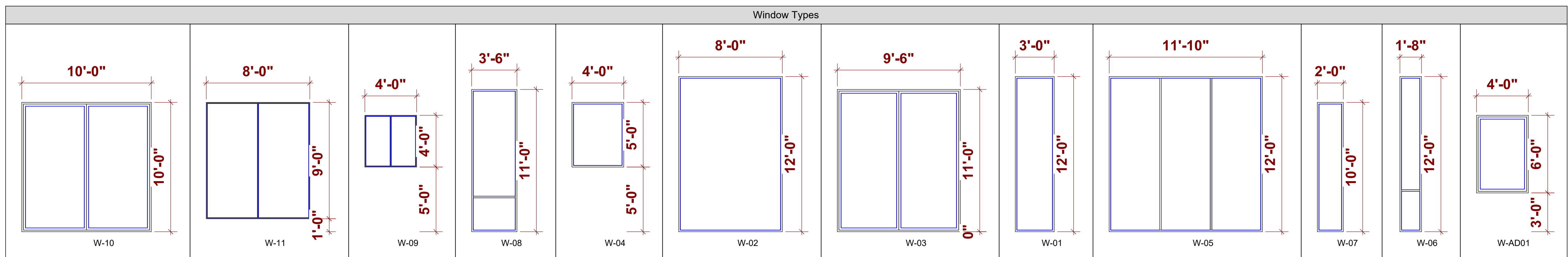
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A-5.1

Door Types



Window Types





NATURAL BLEND PRO

Natural Blend Pro is the tallest and densest turf around. With field, olive and brown blades coupled with its increased height, it appears even more real and authentic than earth grown turf. With a face weight of 80 oz, Natural Blend Pro performs just as good as it looks, making it the most ideal choice for landscape application such as parks, homes and commercial properties with high traffic.

PILE HEIGHT: 1 3/4"
FACE WEIGHT: 80 oz
TOTAL WEIGHT: 107 oz
YARN COLOR: Field/Olive/Brown
THATCH COLOR: Brown/Green
YARN MATERIAL: Monofilament Polyethylene (PE)
THATCH MATERIAL: Texturize PE
PRIMARY BACKING MATERIAL: 7oz Dual Layered Non-expansive
SECONDARY COATING MATERIAL: 20oz Polyurethane
TURF BLIND: >10 lbs.
MACHINE GAUGE: 3/8"
FILL RATIO: 2-3 lbs
ROLL WIDTH: 15' feet
DRAIN RATE: >28 inch per hour
WARRANTY: 15 year
RECOMMENDED USE: Moderate to High Traffic

FEATURES

- CoolFlo Technology-Yarn shape increases airflow and lowers surface temperature
- Unique Wave blade design deflects light reduces sheen
- Durable yarn shape creates stronger fiber strength
- UV stabilized yarns to resist fading from the sun
- Non-flammable, anti-acid yarn resistant to chemical attack

View this product in detail online at www.turfhub.com/product/natural-blend-pro/

COOLFLO

15 YEAR WARRANTY

NEXT DAY SHIPPING! • ALWAYS IN-STOCK!
1.800.383.8229 • WWW.TURFHUB.COM



L1
Lomandra longifolia 'Arctic Frost'
 Arctic Frost Lomandra



L4
Washed Gravel
 Also Known As: #4 River Gravel, #4 Round Gravel
 Size: 1 1/2" to 3/4"
 Uses: Landscaping, roofs



L4/1
STEPPING-STONES ON GRAVEL



L5
TREX TRANSCEND - HIGH PERFORMANCE DECKING
 SEE SPEC. SHEET ON L-1.3



L3
Natural Mulch
 BROWN - NATURAL, CLASSIC FINISH THAT BLENDS WITH ANY LANDSCAPE

TYPICAL DETAILS FOR LANDSCAPE (OUTDOOR) SEE SHEET L-1.2 & L-1.3



DOUBLE SWING MOTORIZED DRIVEWAY GATE - FLAT BLACK COLOR

THIS GATE MADE WITH MIXED HORIZONTAL SLATS OF 5.5" AND 1" WITH 1" GAPS IN BETWEEN ALL SLATS.
 - MOTORIZED DRIVEWAY GATE INCLUDE SIDE FENCE MATCHED WITH GATE.
 - FIRE RESISTANT - WATER RESISTANT - ALL ALUMINUM

- FOR 4' HEIGHT FENCE:
 X7 5.5" ALUMINUM SLATS, X4 1" SLATS AND X22 1/2" SPACERS. START WITH X7 5.5" SLATS AND END WITH X4 1" SLATS.

SLANT - LED Outdoor Sconce
 WS-W14911



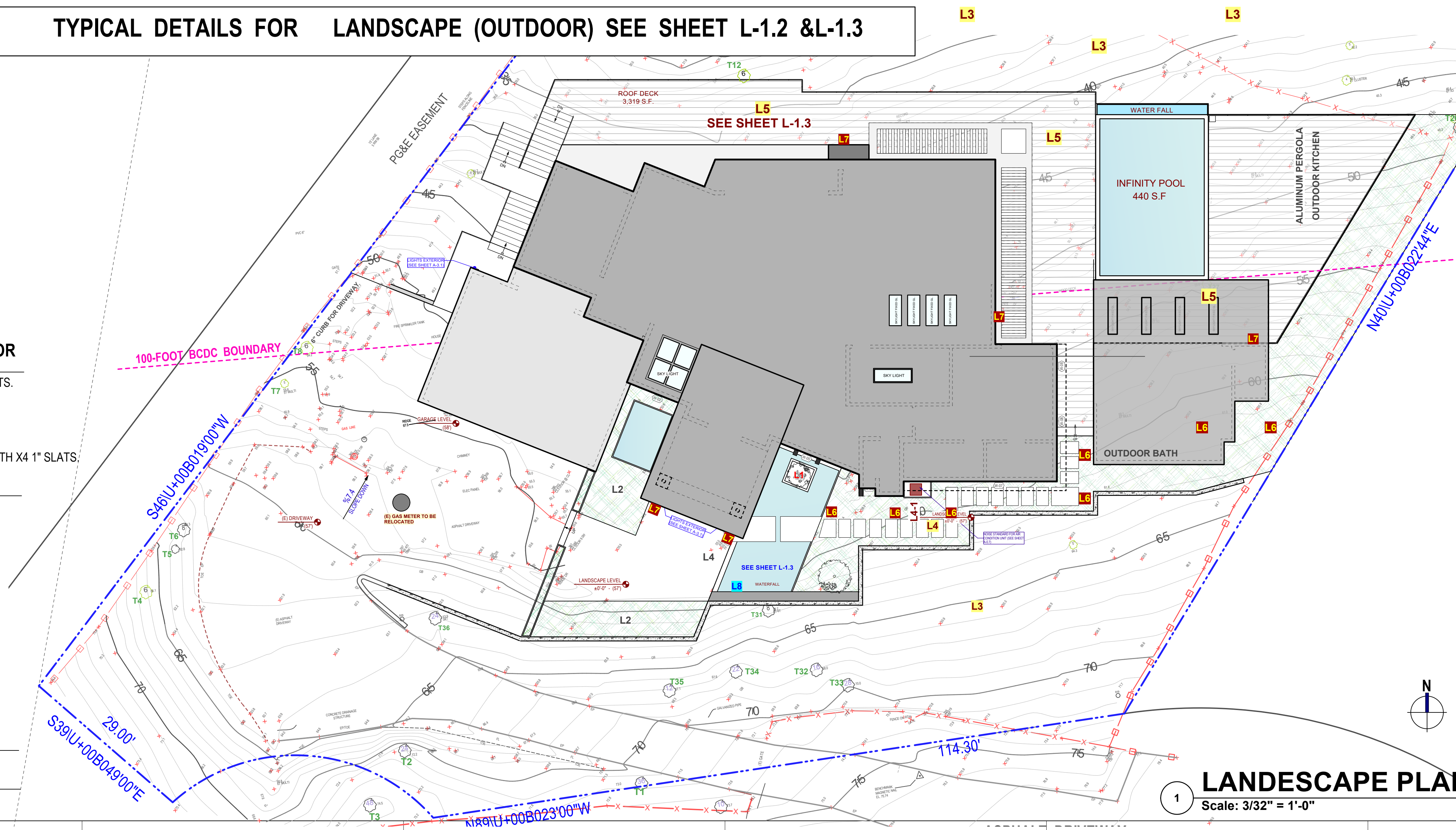
L7

NOTE: UP DAWN OUTDOOR LIGHTS EXTERIOR WALL LIGHT FIXTURE CYLINDER 3000K, MODERN BLACK OUTDOOR DUSK TO DAWN LIGHT FIXTURE WALL MOUNT

MOUNTING: CAN BE MOUNTED ON WALL VERTICALLY OR UPSIDE DOWN
 STANDARDS: ETL, CETL, IP65, TITLE 24 JA8 COMPLIANT, ADA, WET LOCATION LISTED
 CONSTRUCTION ALUMINUM BODY WITH GLASS LENS

NOTE: UP DAWN OUTDOOR LIGHTS EXTERIOR WALL LIGHT FIXTURE CYLINDER 3000K, MODERN BLACK OUTDOOR DUSK TO DAWN LIGHT FIXTURE WALL MOUNT

(ALL EXTERIOR LIGHTING IS REQUIRED TO BE SHIELDED AND DOWNLIT)



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Landscape Plan



Nima Jouzi

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LANDSCAPE PLAN
 Scale: 3/32" = 1'-0"
L-1.1

MARIN COUNTY'S 2025 OUTDOOR LIGHTING REQUIREMENTS

FOCUS ON ENERGY EFFICIENCY AND LIGHT POLLUTION REDUCTION, MANDATING HIGH-EFFICACY FIXTURES, AUTOMATIC CONTROLS (PHOTOCELLS/SENSORS/TIMERS), DOWNWARD SHIELDING FOR OFF-SITE VISIBILITY, AND COMPLIANCE WITH UPDATED STATE TITLE 24 ENERGY/CALGREEN CODES, WITH SPECIFICS FOUND IN COUNTY CHECKLISTS AND THE CEC'S ENERGY CODE DOCUMENTS FOR DETAILS ON WATTAGE, CONTROL TYPES, AND LOCAL ADJUSTMENTS FOR WILDFIRE RISK MITIGATION.

- **HIGH EFFICACY & CONTROLS:** ALL OUTDOOR LIGHTING MUST USE HIGH-EFFICACY LAMPS (LIKE LEDs) AND HAVE AUTOMATIC CONTROLS (PHOTOCELLS, MOTION SENSORS, OR TIME CLOCKS) TO TURN OFF WHEN DAYLIGHT IS AVAILABLE OR DURING UNOCCUPIED HOURS.
- **SHIELDING & DIRECTION:** EXTERIOR LIGHTS VISIBLE FROM OFF-SITE MUST BE LOW-WATTAGE, DOWNWARD-DIRECTED, AND FULLY SHIELDED TO PREVENT LIGHT TRESPASS AND SKYGLOW, MEETING MARIN'S GOALS FOR DARK SKIES AND WILDFIRE RESILIENCE.
- **CALGREEN & ENERGY CODE:** COMPLIANCE WITH THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) AND TITLE 24 ENERGY CODE IS MANDATORY, REQUIRING SUBMISSION OF CHECKLISTS WITH PERMIT APPLICATIONS.
- **LOCAL ORDINANCES:** MARIN COUNTY'S SPECIFIC ORDINANCES (LIKE ORD. NO. 3521) AIM TO REDUCE WILDFIRE RISK AND ENERGY USE, OFTEN EXCEEDING STATE MINIMUMS, REQUIRING PLAN REVIEW FOR LIGHTING DESIGN.

Special Zoning & Environmental Requirements

- peripheral areas. In these zones, requirements often include:
 - **Maximum color temperature of 3000 K (favoring warm yellow tones over blue).**
 - Lighting curfews, typically requiring lights to be extinguished by 11:00 PM or when the area is no longer in use.
 - **Biological Protections:** Projects near sensitive habitats (like Northern Spotted Owl nests) may face additional restrictions on outdoor construction lighting and activities during nesting season (February 1 to July 9).

Path Light 12 V | 3000 K | 2.5 W | 120 Lumens | 44 Lumens/W > 0 | 3.9 VA 16261CBR30

SPECIFICATIONS

Certifications/Qualifications	
Prop65	Yes
Location Rating	Wet kichler.com/warranty
Dimensions	
Height	22.5"
Length	7.3"
Width	2.4"
Weight	3.9 LBS
Electrical	
Input Voltage	12 V
Light Source	
Light Source	Integrated LED
Max Or Nominal Watt	2.75 W
Max Wattage/Range	2.5
Dimmable	No
Photometrics	
Color Rendering Index	80
Color Temperature Range	3000 K
Delivered Lumens	120
Delivered Efficacy (Lumens/Watt)	44
Mounting/Installation	
Interior/Exterior	Exterior Product
Modular	No
Lead Wire Length	30
Wire Connectors	Wire Nuts
FIXTURE ATTRIBUTES	
Housing/Glass	
Primary Material	Brass
Diffuser Description	White Frosted
Shade Included	No
Product/Ordering Information	
Sku	16261CBR30
Finish	Centennial Brass
UPC	783927054805

ALSO IN THIS FAMILY

Kichler.com

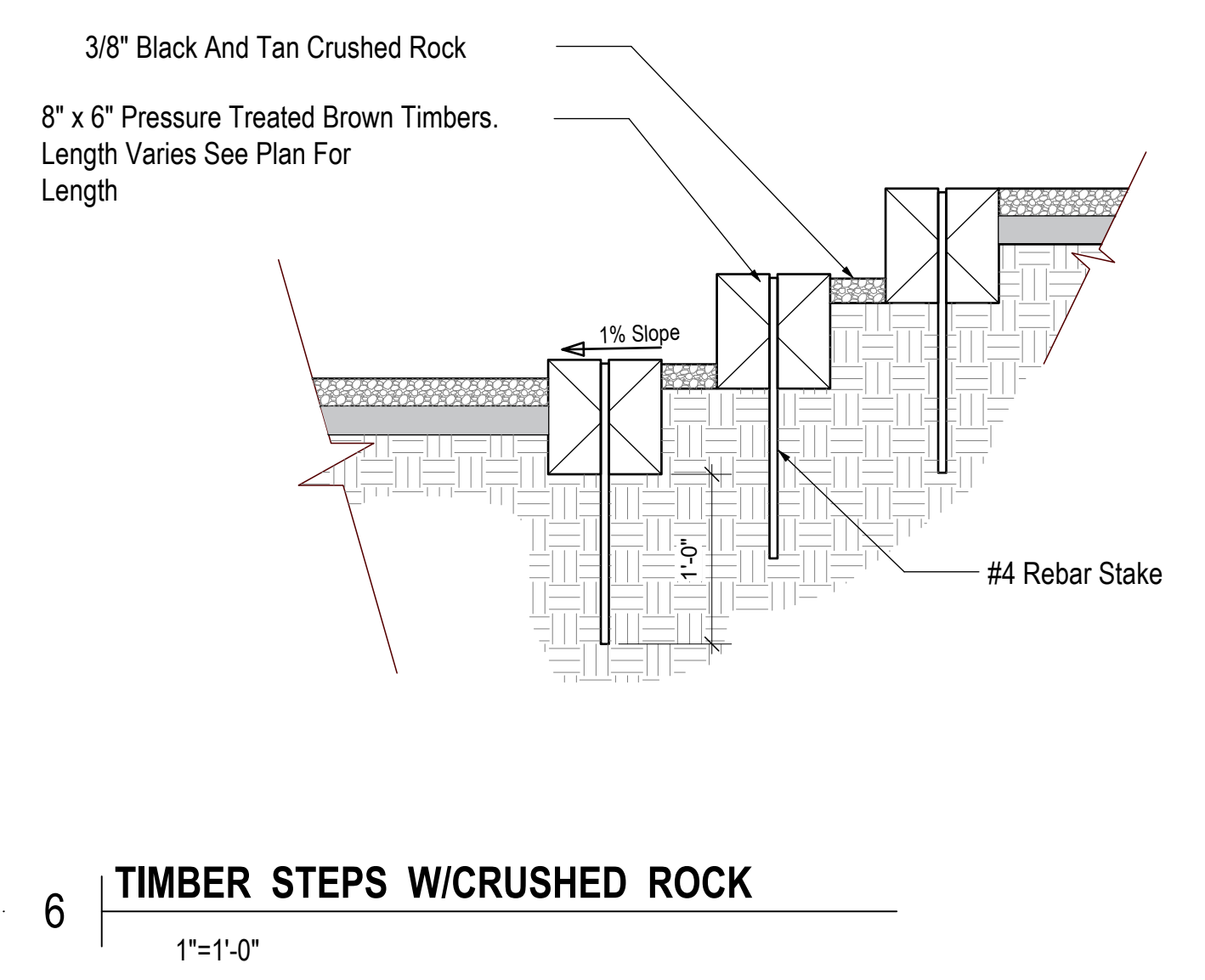
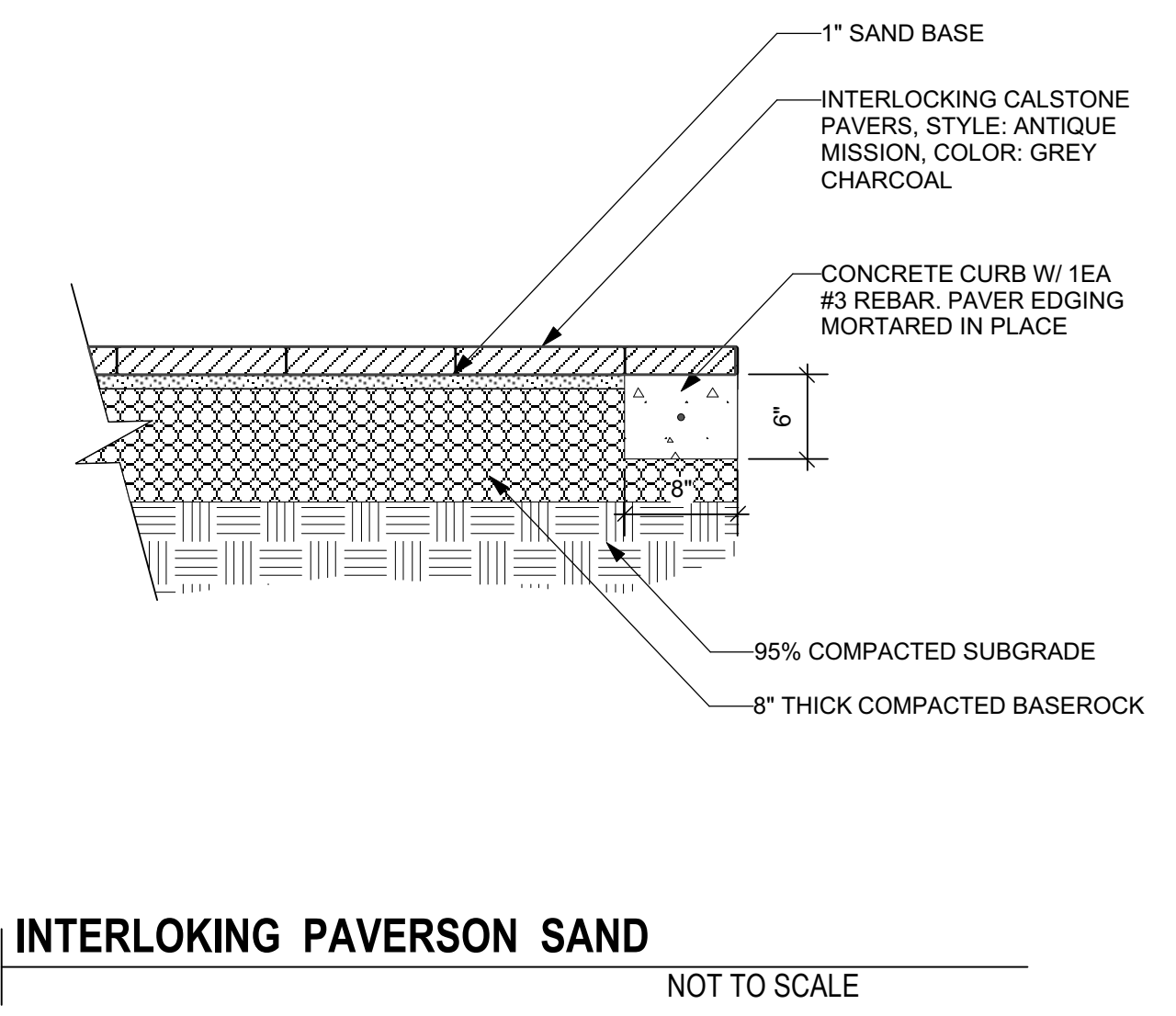
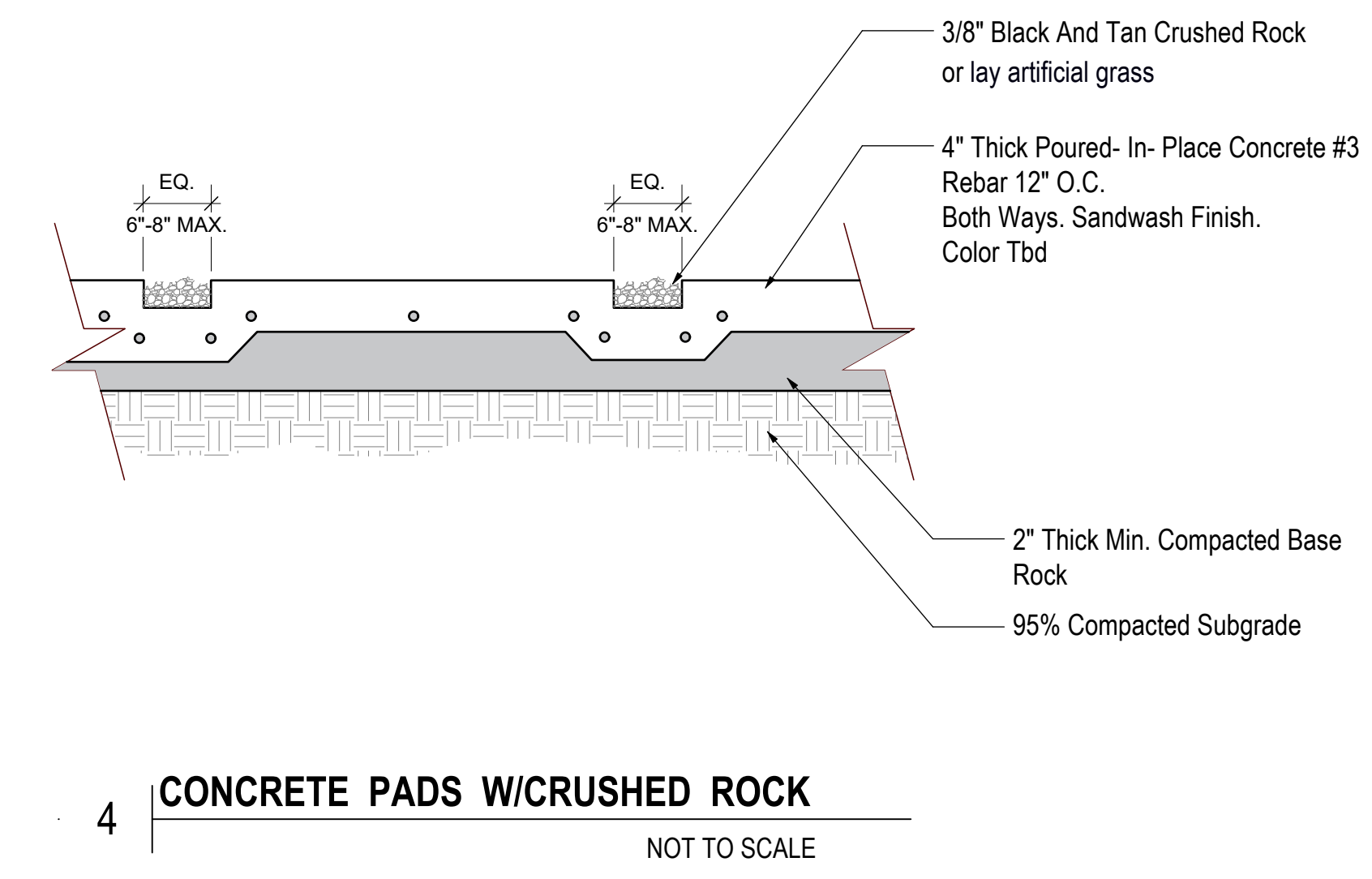
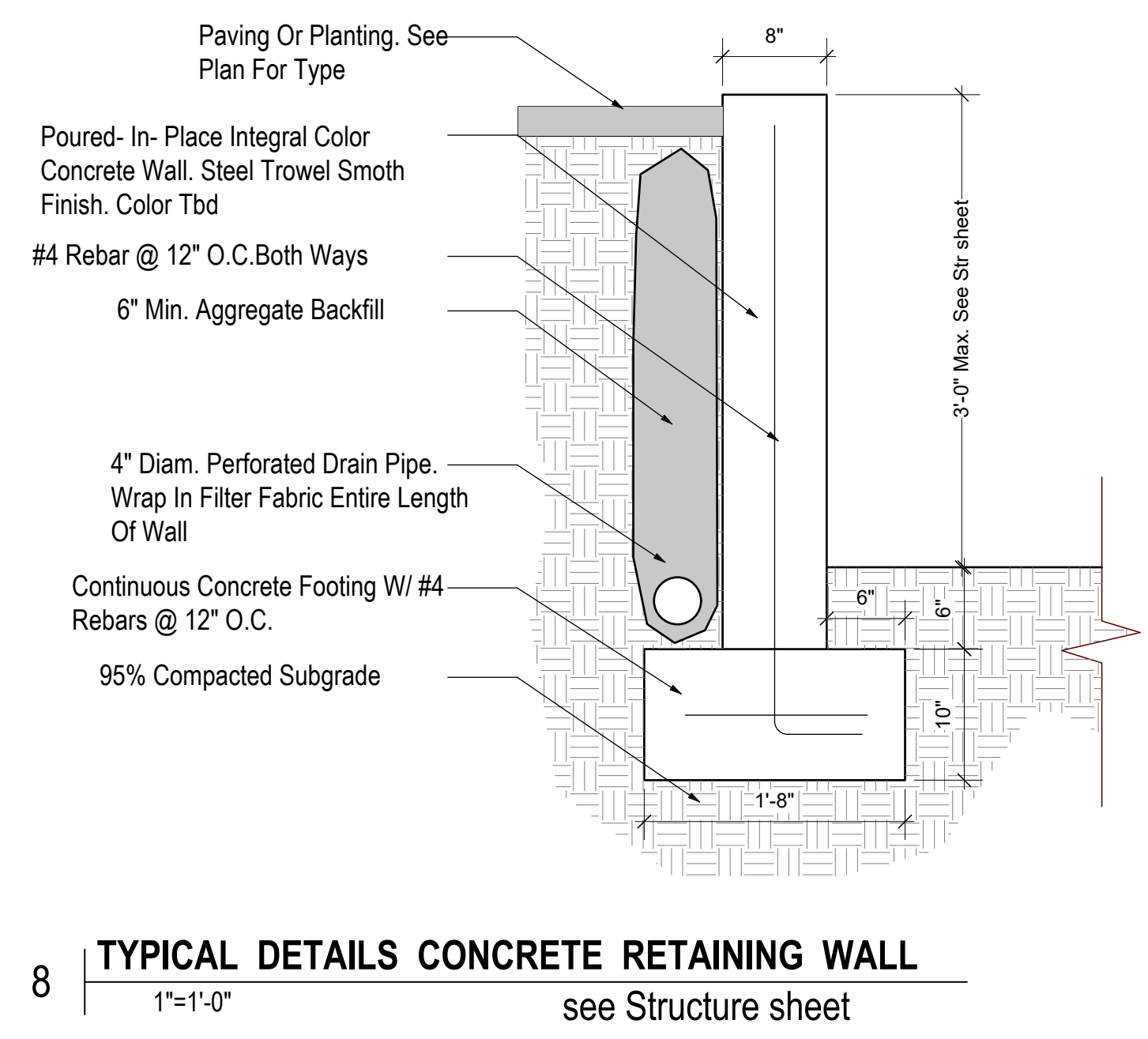
L6 HINKLEY ATLANTIS 22" H SATIN BLACK LED LANDSCAPE PATH LIGHT

SPEC SHEET, SEE SHEET L-1.1

STYLE : CONTEMPORARY	Depth: 1.75
FINISH : BLACK	LED CRI: 80
TYPE : LOW VOLTAGE	Incandescent Equivalency: 1 x 25w
COLOR : BLACK	LED Lifespan: 40,000 hrs
BRAND : HINKLEY	Dimmable: Yes - with MLV on Transformer Primary
	Leadwire: 1 X 36"
	Weight: 2lb
	UPC Code: 640665151923

12V systems with LED bulbs consume less energy leading to lower electricity bills and a reduced carbon footprint

NOTE : ALL EXTERIOR LIGHTING IS REQUIRED TO BE SHIELDED AND DOWNLIT



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Landscape / Details (1)

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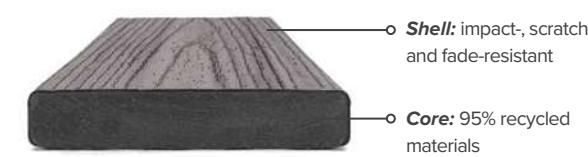
L-1.2

Trex Transcend®



PREMIUM HIGH-PERFORMANCE DECKING & FASCIA

Trex Transcend® decking and Trex® Fascia are wood thermoplastic composite lumber (WTC) boards with an integrated shell that covers the boards on the top surface and sides. The integrated shell consists of a proprietary surface formulation that produces a natural, wood-like grain pattern finish. An alternative to naturally durable hardwood lumber, Transcend Decking and Fascia are ICC-ES ESR-3135 certified to be a minimum of 95.4% recycled content by weight.



FEATURES	DECKING BOARDS		FASCIA BOARDS	
	1" x 6"	2" x 6"	8"	12"
Actual Dimensions - Standard	94" x 5.5"	13" x 5.5"	56" x 7.25"	56" x 11.375"
Actual Dimensions - Metric	24 mm x 140 mm	33 mm x 140 mm	14 mm x 184 mm	14 mm x 288 mm
Available Lengths - Standard	12', 16', 20'	12', 16', 20'	12'	12'
Available Lengths - Metric	365 cm, 487 cm, 609 cm	365 cm, 487 cm, 609 cm	365 cm	365 cm
Grooved Edge	X			
Square Edge	X	X	X	X
Transcend Lineage®	X		X	X
Transcend Tropicals	X	X	X	X
Transcend Earth Tones	X		X	X
Weight per Lineal Foot	2.4 lbs	3.6 lbs	2.0 lbs	3.3 lbs

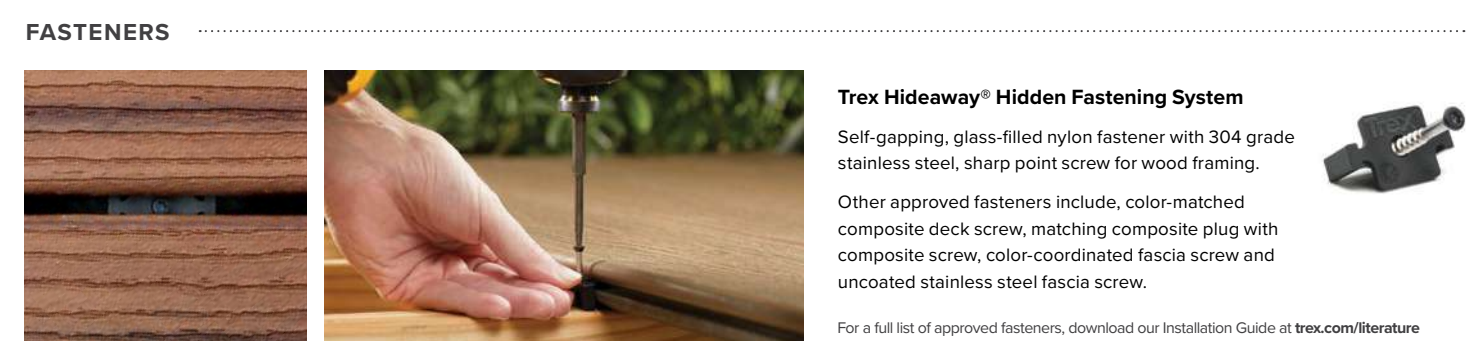
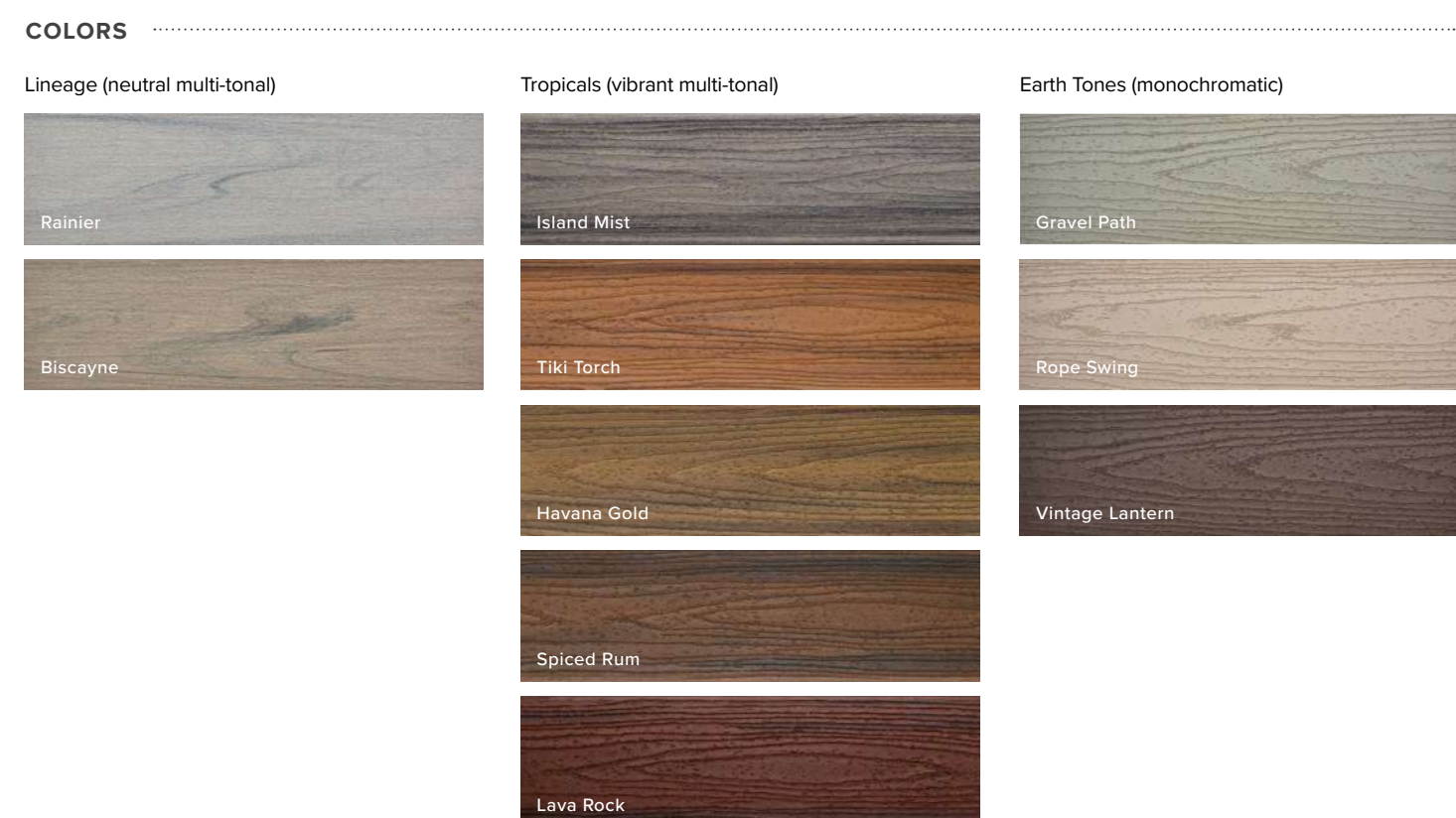
*Transcend® Lineage® square edge profiles are not available in 12' lengths

Trex Transcend® | Trex

PHYSICAL & MECHANICAL PROPERTIES

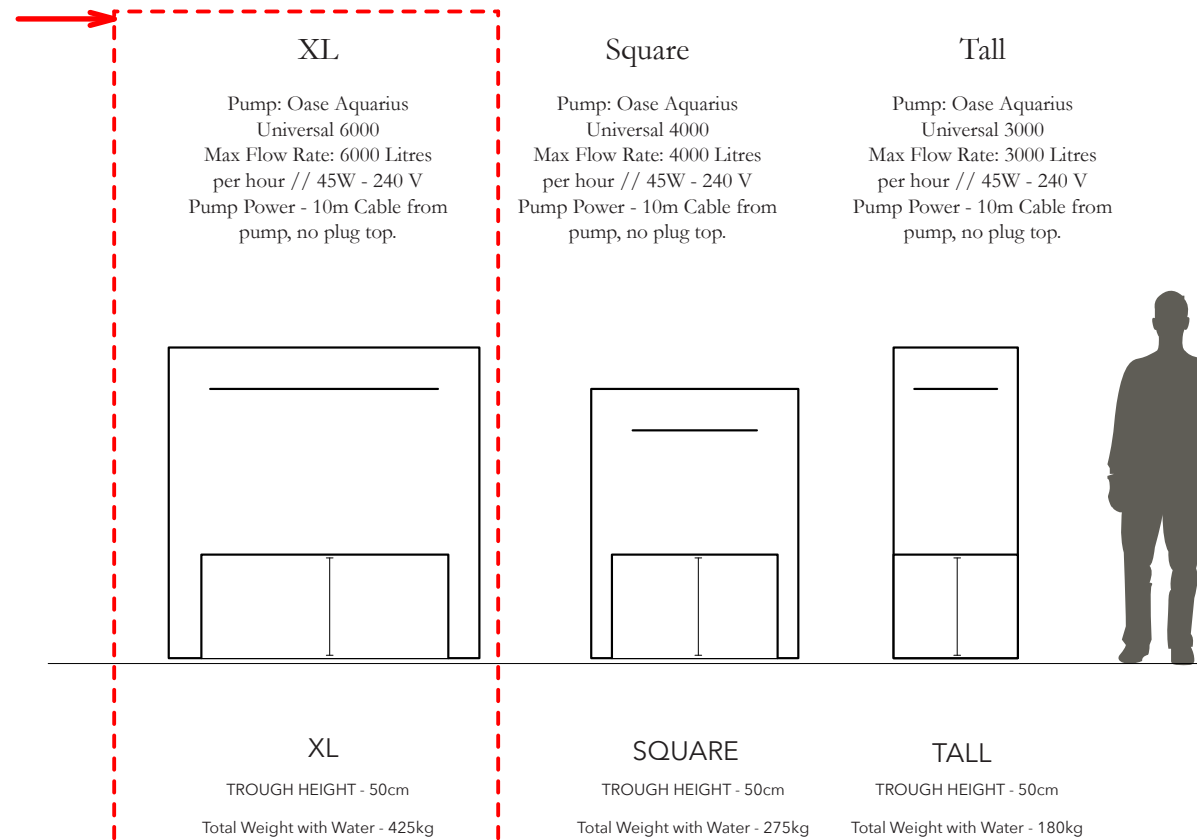
TEST	TEST METHOD	VALUE
Flame Spread	ASTM E 84	70
Thermal Expansion	ASTM D 1037	1.9 x 10 ⁻⁵ in/in/F
Moisture Absorption	ASTM D 1037	< 1%
Screw Head Pull-Through	ASTM D1761	161 lb/screw*
Fungus Resistance	ASTM D1413	Rating = no decay
Termite Resistance	AWP/PE1-72	Rating = 9.6

*Fastener used in testing: #8 x 2.5" HEADCOTE Stainless Steel Screw



Trex Hideaway® Hidden Fastening System
Self-gapping, glass-filled nylon fastener with 304 grade stainless steel, sharp point screw for wood framing. Other approved fasteners include, color-matched composite deck screw, matching composite plug with composite screw, color-coordinated fascia screw and uncoated stainless steel fascia screw.
For a full list of approved fasteners, download our Installation Guide at [trex.com/learn](https://www.trex.com/learn)

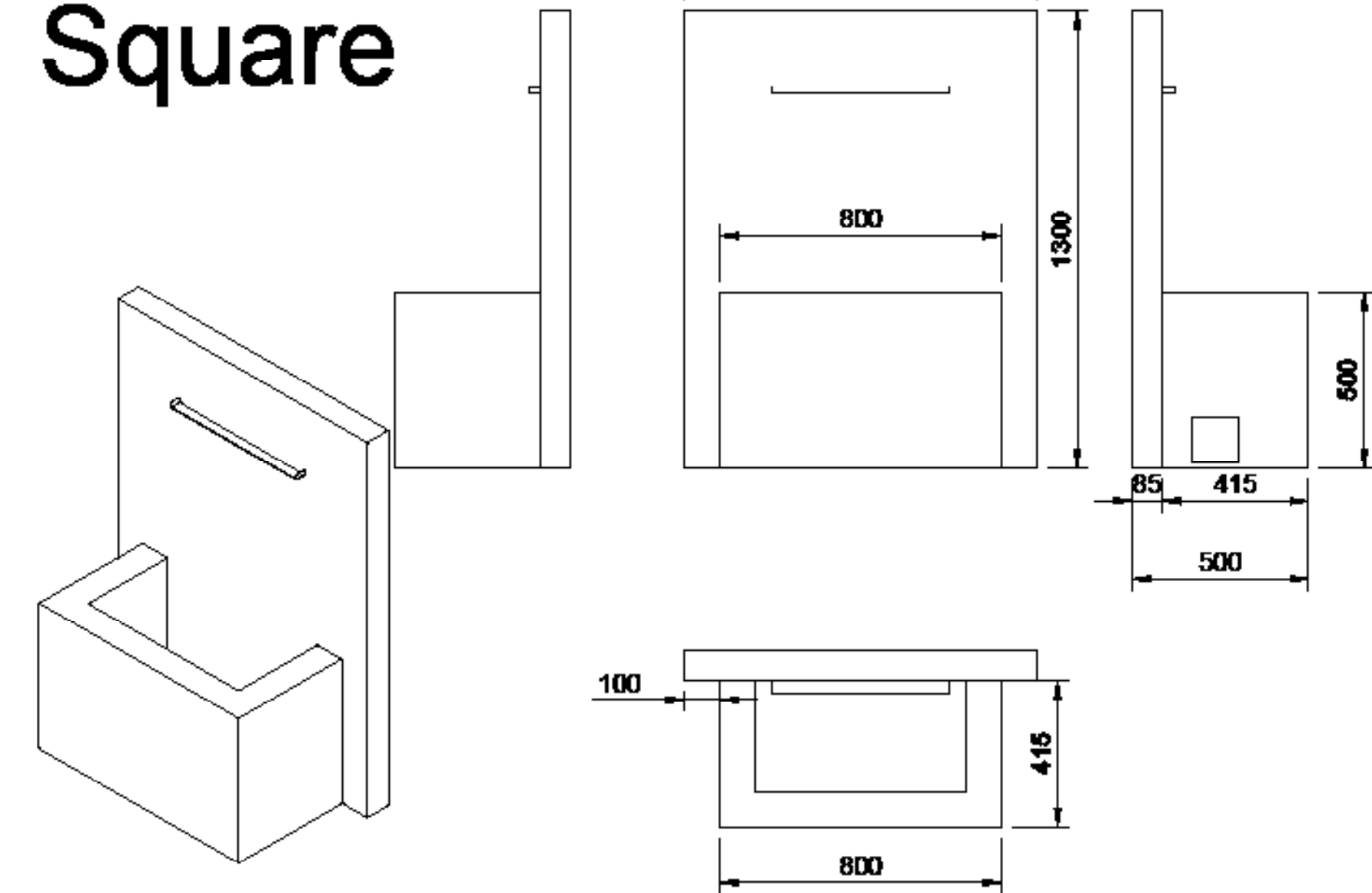
A PLACE IN THE GARDEN
SPEC SHEETS - ARNO WATER FEATURES



Elegant and understated, this contemporary water fountain features one slim letterbox spout, an essential centre piece to any garden or urban space. The Arno is now available in three sizes, and now is fitted with a built in Submersible pump. This water feature is completely self contained, so you will not require a water supply to the feature. The Arno works by recycling water from the catch reservoir and pumping it into the back reservoir.

- Arno Tall (Code: ARN60WF) // 60cm wide, 45cm deep, 150cm high // Weight 44kg.
- Arno Square (Code: ARN130WF) // 100cm wide, 50cm deep, 130cm high // Weight 72kg.
- Arno XL (Code: ARN150WF) // 150cm wide, 55cm deep, 150cm high // Weight 115kg.

Arno Square



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Landscape /
Details (2)

Sound & Tweaks / Pump Noise

We have supplied the quietest available pumps on the market, however depending on various circumstances you can sometimes hear a pump noise. This can occur when the pipework get twisted, when the pipe and pump are touching some metal or if the pump is blocked or clogged up with fallen debris. Please empty the filter and check the access of the water hole is not blocked up.
Please ensure the pump is sitting on the black foam matting provided.

You can change the sound of the water by adjusting the flow on the pump. The water noise can also change depending on how full the water trough is. If you would like to soften the sound, you can place large pebbles into the trough to dull the sound or you can use floating aquatic foam that sits on the water which helps reduce the water sound.

Tips, Tricks & Maintenance

Please DO NOT clean the water with anything Caustic/Acidic e.g Chlorine based products, as it strips away the protective Zinc coating.

A Place In The Garden will not accept responsibility when such products have been used.

This will be down to the discretion of A Place In The Garden.

Please use a Water Purifier such as Milton or an Eco friendly pond cleaner. This will safely prevent the water from turning green without damaging your fountain.

We Suggest using Water Feature Klear - www.envi.co.uk/shop/water-feature-klear



Nima Jouzi

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DRAWN M.SH.

CHECKED A.HK.

DATE 11/03/2025

REVISED DATE 11/05/2025

JOB NO. 25-1913

SHEET NO.

L-1.3

Install Process

Please follow the steps below to successfully install your water feature

- To construct the pump, please place the rubber gasket ring (Picture A) into the plastic threaded adapter (Picture B) and then screw this into the top of the pump until tight (Picture C)
- Please remove the Filter (Picture D) and ensure the adjustable inlet valve (Picture E) is tightened to the pump. Please then test the adjustable blue water flow valve to ensure it opens and closes. Please reattach the filter.
- With the screwdriver, unscrew the back plate on the back of the fountain and dangle the string down into the base of the fountain. The second person can then attach the string to the electrical flex from the pump. The first person can then pull the string back through the back plate until they have the electrical flex out of the back of the fountain. Please pull this out until the majority of the cable is out of the back of the fountain and then screw back on the metal backplate.
- Place your pump into the trough of the fountain and connect it to the pipe (Picture F). To secure the pipework, please use the provided Jubilee clip (Picture G) and fasten it over where the pipe and valve meet on the correct section of the spigot (Picture H)
- When the pump is installed, place the pump onto the black foam (Picture I) provided towards the back of the trough. Please also ensure that there are no twists in the water hose, as this can effect the water flow and noise of the pump (Picture J)
- With two people, please lift the fountain into the desired location.
- With your spirit level, please make sure the fountain is level. This is a handmade piece, so it may vary ever so slightly. The best reading to measure is to place your spirit level underneath the spout or spouts, as this is the most important reading. Also please make sure the fountain is level vertically, so it's not leaning backwards or forwards.
- Please turn all the power off and wire the pump cable into an outdoor electric box or circuit. WE STRONGLY RECOMMEND THIS TO BE DONE BY A QUALIFIED ELECTRICIAN
- Once the pump has been connected to the electricity safely, start filling up the fountain trough with a garden hose. We recommend filling up to about 5cm below the top of the trough.
- Once filled, please turn on the electricity and the water feature will begin working

Adjusting the Water Flow

Every Oase pump has a blue dial located on the pump itself. This can be turned clockwise to increase or anti clockwise to reduce the flow.

Pump Warranty

All Oase pumps arrive with a three year guarantee.
If you register the pump online via the Oase website, you can get an additional free two year warranty. This warranty is valid from the date of purchase, not from the delivery date.
If you have an issue with the pump please let us know.

Winter Tips - Emptying the feature

Our 2022 Versions of Water Features all come with a built in drainage system, to safely empty the water from the fountain. To do this, please unscrew the plate on the side of your water feature. Then connect a hose with a compatible Hozelock adapter to the tap and place the hose where you would like the water to be drained too. Finally, twist the nozzle on the tap to release the water.

We recommend emptying the water features for the Winter months or in freezing temperatures.



CHAPTER 15A - TREES
SECTIONS:15A-1 - PURPOSE AND POLICY.
 THE TIBURON GENERAL PLAN RECOGNIZES THE IMPORTANCE OF TREES TO THE CHARACTER AND BEAUTY OF THE TOWN, AND RECOGNIZES THE ROLE THAT TREES HAVE IN ADVANCING THE PUBLIC HEALTH, SAFETY AND WELFARE. THE TOWN HAS THEREFORE DETERMINED THAT REASONABLE REGULATION OF THE REMOVAL, ALTERATION, AND PLANTING OF CERTAIN TREES IS NECESSARY TO PROMOTE THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE OF THE COMMUNITY. REGULATION OF TREES IS BASED UPON THE FOLLOWING GENERAL POLICIES:

(A) POLICY #1. THE TOWN RECOGNIZES THE SCENIC IMPORTANCE, SHADE-CREATING, AND PRIVACY-CREATING BENEFITS OF TREES TO THE COMMUNITY. THE TOWN ALSO RECOGNIZES THAT TREES CAN PROVIDE SOIL STABILITY, NOISE BUFFERING, AND WIND PROTECTION BENEFITS, AND CAN HELP PREVENT EROSION AND DEBRIS FLOW LANDSLIDES ON THE HILLY TERRAIN WHICH CHARACTERIZES MOST OF TIBURON. THE TOWN OF TIBURON GREATLY VALUES ITS TREES FOR THEIR ECOLOGICAL IMPORTANCE, VISUAL ENHANCEMENT OF THE COMMUNITY, AND THEIR CONTRIBUTION TO RESIDENTIAL PRIVACY AND QUIETNESS.

(B) POLICY #2. THE TOWN RECOGNIZES THE SPECIAL SIGNIFICANCE OF "PROTECTED TREES" (HERITAGE TREES, OAK TREES, AND DEDICATED TREES), AND VALUES THE CONTRIBUTION WHICH SUCH TREES MAKE TO THE BEAUTY AND QUALITY OF LIFE OF TIBURON. ANY TREE (INCLUDING AN "UNDESIRABLE TREE") WHICH HAS ATTAINED THE SIZE OF TRUNK TO QUALIFY AS A "HERITAGE TREE," AS DEFINED IN SECTION 15A-2 WILL BE PROVIDED THE PERMIT PROTECTION AFFORDED BY THIS CHAPTER.

(C) POLICY #3. THE TOWN RECOGNIZES THAT CERTAIN TYPES OF TREES, BECAUSE OF POTENTIAL BREAKAGE AND FIRE HAZARDS, OR THEIR POTENTIAL FOR CREATING VIEW BLOCKAGE DUE TO RAPID GROWTH AND TALL HEIGHT AT MATURITY, SHOULD BE PROHIBITED FROM BEING PLANTED WITHOUT SPECIAL PERMISSION. THESE TREES ARE REFERRED TO AS "UNDESIRABLE TREES."

(D) POLICY #4. THE TOWN RECOGNIZES THAT BECAUSE OF THE KNOWN BENEFITS OF TREES, UNDEVELOPED PROPERTIES AND PROPERTIES CAPABLE OF FURTHER SUBDIVISION SHOULD BE PROTECTED FROM UNREGULATED REMOVAL OF TREES PRIOR TO THE APPROVAL OF DEVELOPMENT PLANS. TREES ON SUCH PROPERTIES SHOULD BE PRESERVED SO THAT THEY MAY BE CONSIDERED FOR INCORPORATION INTO DEVELOPMENT PLANS.

(E) POLICY #5. THE TOWN RECOGNIZES THAT RESIDENTS IN SINGLE-FAMILY AND TWO-FAMILY ZONES SHOULD HAVE THE FREEDOM TO DETERMINE THE NATURE OF THEIR PRIVATE LANDSCAPED SURROUNDINGS. IN SUCH ZONES, ONLY THE REMOVAL OR ALTERATION OF "PROTECTED TREES" AND THE PLANTING OF "UNDESIRABLE TREES" SHALL REQUIRE PERMITS.

(F) POLICY #6. THE TOWN RECOGNIZES THAT PROPERTIES LOCATED IN ZONES OTHER THAN SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL ZONES OFTEN HAVE SPECIAL LANDSCAPING CIRCUMSTANCES, INCLUDING COMMONLY-OWNED OR SHARED AREAS, AND THESE SPECIAL CIRCUMSTANCES HAVE THE POTENTIAL TO AFFECT SIGNIFICANTLY LARGER NUMBERS OF PERSONS AND PROPERTIES IF UNREGULATED. BECAUSE OF THE POTENTIAL FOR SPECIAL LANDSCAPING CIRCUMSTANCES, SUCH PROPERTIES REQUIRE CAREFUL REGULATION. THEREFORE, ALL TREES ON SUCH PROPERTIES SHOULD BE SUBJECT TO REASONABLE REGULATION THROUGH THE PERMIT PROCESS.

(ORD. NO. 379 N.S., § 4 (PART); ORD. NO. 419 N.S., § 2(A), (B))

TREE PROTECTION NOTES:

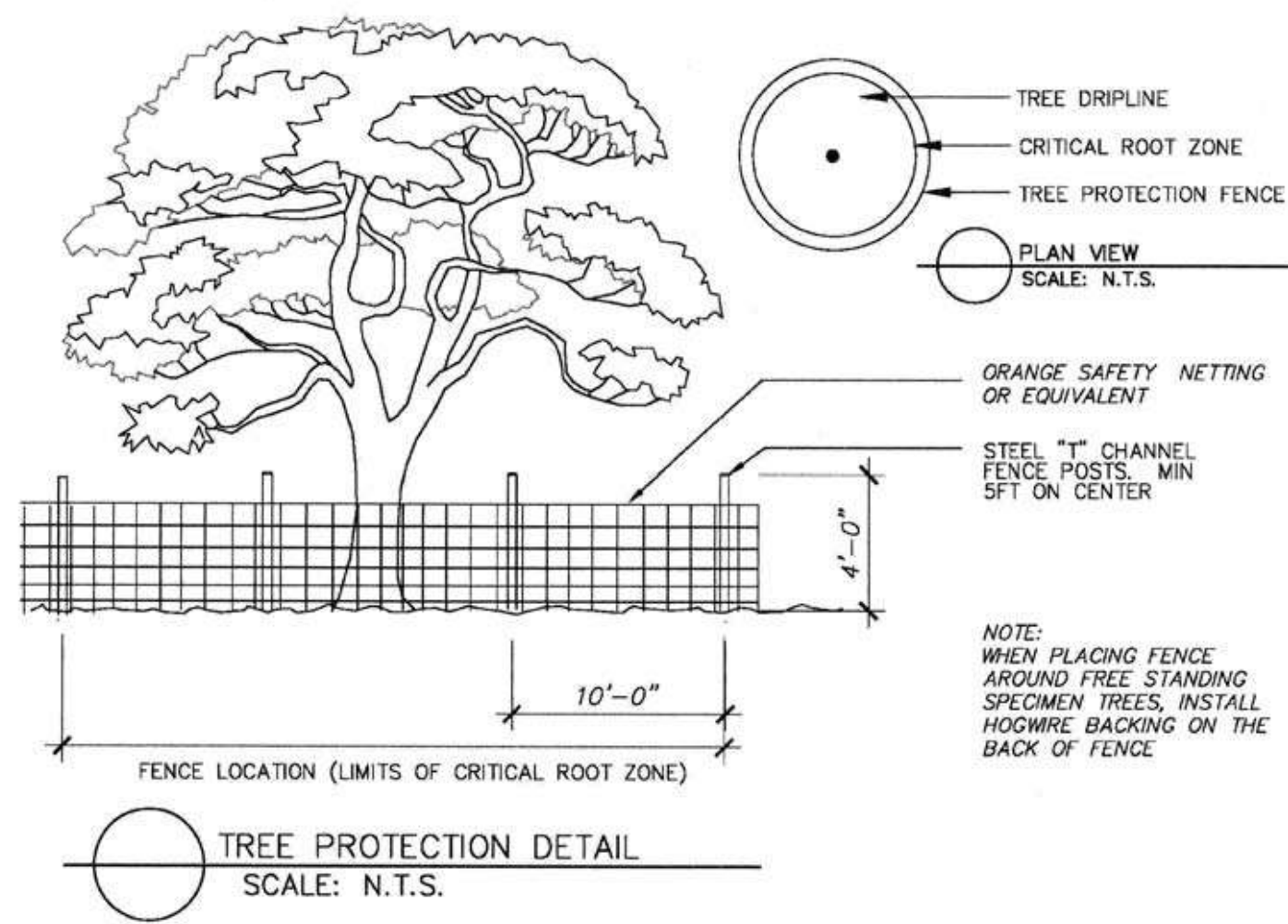
1. TREE PROTECTION MEASURES MUST BE IN PLACE BEFORE CONSTRUCTION DEMOLITION AND/OR GRADING ACTIVITIES COMMENCE
2. TREE CALLED OUT FOR PRESERVATION SHALL BE FENCED AT CRITICAL ROOT ZONE AREA. PLACE 4-6 INCH BARK MULCH BENEATH DRIPLINE OF TREE TO BE PRESERVED. KEEP BARK 2-3 FEET FROM TREE TRUNK
3. FENCING SHALL BE 4 FEET TALL ORANGE SAFETY NETTING OR EQUAL WITH STEEL POSTS EMBEDDED IN THE GROUND
4. NO GRADING SHALL OCCUR WITHIN THE CRITICAL ROOT ZONE/FENCED AREA OF EXISTING TREE MAINTENANCE NEEDS OF TREE TO MAINTAIN HEALTHY GROWTH AT THE BASE OF EACH TREE TO FUNCTION AS A TEMPORARY WATERING BASIN DURING THE CONSTRUCTION PERIOD. TREES SHALL BE WATERED ACCORDING TO WEATHER AND TREE SPECIES REQUIREMENTS.
5. NO CONSTRUCTION MATERIALS OR CONSTRUCTION VEHICLES MAY BE STORED WITHIN THE FENCED AREA OF EXISTING TREE
6. THE CONTRACTOR IS REQUIRED TO WATER FERTILIZE AND ATTEND TO OTHER THROUGHOUT THE CONSTRUCTION PERIOD AN EARTH BERM MEASURING MINIMUM 6 FEET IN DIAMETER. AND 6 INCHES IN HEIGHT SHALL BE CONSTRUCTED AT THE BASE OF EACH TREE TO FOUNDATION AS TEMPORARY WATERING BASIN DURING THE CONSTRUCTION PERIOD. TREES SHALL BE WATERED ACCORDING TO WEATHER AND TREE SPECIES REQUIREMENTS.

- ALL TREES WITHIN THE TREE PRESERVATION ZONE MUST BE LEFT STANDING. THE TREE REMOVALS MUST BE COORDINATED TO BE COMPLETED
- TREE PROTECTION FENCING / SILT FENCE MUST BE INSTALLED AS PER THE CITY OF TIBURON. ON THE APPROVED MUNICIPAL ENGINEERING PLAN. UPON INSTALLATION OF THE FENCING, THE CONTRACTOR WILL CONTACT THE CONSULTING ARBORIST TO REVIEW AND APPROVE THE FENCING AND ITS LOCATION BEFORE THE COMMENCEMENT OF ANY GRADING WORK.
- AREAS WITHIN THE TREE PRESERVATION ZONE ARE NOT TO BE USED FOR ANY TYPE OF STORAGE (E.G. STORAGE OF DEBRIS, CONSTRUCTION MATERIAL, SURPLUS SOILS, AND CONSTRUCTION EQUIPMENT). NO TRENCHING OR TUNNELLING FOR UNDERGROUND SERVICES SHALL BE LOCATED WITHIN THE TREE PROTECTION ZONE OR DRIPLINE OF TREES DESIGNATED FOR PRESERVATION WITHIN OR ADJACENT TO THE CONSTRUCTION ZONE. AT THE COMMENCEMENT OF CONSTRUCTION PRUNE ROOTS CLEANLY USING ACCEPTABLE ARBORICULTURAL PRACTICES

TREE PROTECTION ZONE:

APPLIES TO TREES LOCATED THE LIMIT OF GRADING OR NOTED OTHERWISE. THESE TREES ARE TO BE PRESERVED AND WILL HAVE SILT / TREE PROTECTION FENCING INSTALLED AT ALONG THE LIMIT OF GRADING / LIMIT OF WORK TO ESTABLISH THE TREE PROTECTION ZONE. ANY DAMAGE TO TREES SUCH AS BROKEN LIMBS, DAMAGE TO ROOTS, OR WOUNDS TO THE MAIN TRUNK OR STEM SYSTEMS ARE TO BE REPORTED TO THE CONSULTING ARBORIST SO THAT THE DAMAGE CAN BE ASSESSED IMMEDIATELY AND MITIGATION CAN BE PROMPTLY IMPLEMENTED. WITHIN A TREE PROTECTION ZONE THERE IS TO BE:

- NO CONSTRUCTION
- NO ALTERING OF GRADE BY ADDING FILL, EXCAVATING, TRENCHING, SCRAPING, DUMPING OR DISTURBANCE OF ANY KIND.
- NO STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT, SOIL, CONSTRUCTION WASTE OR DEBRIS WITHIN THE DRIP LINE
- NO MOVEMENT OF VEHICLES, EQUIPMENT
- NO PARKING OF VEHICLES OR MACHINERY
- NO DIGGING, BORING
- NO RIGGING CABLES SHALL BE WRAPPED AROUND OR INSTALLED IN TREES
- NO CONTAMINANTS WILL BE PLACED OVER ROOT SYSTEM
- NO CONTAMINANTS WILL BE DUMPED OR FLUSHED WHERE FEEDER ROOTS OF TREES EXIST



TREE PROTECTION FENCING

TOWN OF TIBURON, TREE PROTECTION FENCING IS A MANDATORY REQUIREMENT FOR CONSTRUCTION PROJECTS THAT COULD AFFECT "PROTECTED TREES"
 . FOR SPECIFIC DESIGN REQUIREMENTS, PROJECTS ARE REVIEWED AND FENCING DETAILS ARE SPECIFIED ON A CASE-BY-CASE BASIS THROUGH THE DESIGN REVIEW PROCESS.
 GENERAL TREE PROTECTION REQUIREMENTS
 WHILE THERE IS NO SINGLE PUBLISHED DETAIL FOR ALL PROJECTS, THE TOWN AND MARIN COUNTY HAVE GENERAL REQUIREMENTS THAT GUIDE THE CREATION OF A SITE-SPECIFIC TREE PROTECTION PLAN.

*** PROJECT ARBORIST:**

A CERTIFIED OR CONSULTING ARBORIST IS REQUIRED TO BE PART OF THE PROJECT TEAM TO DESIGNATE THE TREE PROTECTION ZONE (TPZ). THE ARBORIST WILL DETERMINE THE EXTENT OF THE TPZ PRIOR TO ANY DEMOLITION, CONSTRUCTION, OR TREE REMOVAL WORK.

*** TREE PROTECTION ZONE (TPZ):**

THE TPZ IS GENERALLY ESTABLISHED AROUND A TREE'S CRITICAL ROOT ZONE (CRZ) OR DRIPLINE TO PREVENT DAMAGE TO THE TREE'S ROOTS, TRUNK, AND BRANCHES DURING CONSTRUCTION. THE ARBORIST WILL DETERMINE THE PRECISE BOUNDARY FOR THE FENCING.

*** PZ INSPECTION:** THE ARBORIST INSPECTS THE ERECTION OF THE FENCE TO ENSURE IT CORRECTLY LIMITS ACCESS TO THE TPZ.

ENCROACHMENT PERMITS: FOR WORK ON TOWN PROPERTY OR WITHIN A RIGHT-OF-WAY, AN ENCROACHMENT PERMIT IS REQUIRED, AND THE PUBLIC WORKS DEPARTMENT SUPERVISES THE WORK.

FENCING STANDARDS: THE TOWN OF TIBURON DOES NOT PROVIDE A UNIVERSAL FENCE DETAIL, BUT SPECIFICATIONS ARE OFTEN SIMILAR TO THOSE REQUIRED IN OTHER PARTS OF MARIN COUNTY AND NEIGHBORING JURISDICTIONS. COMMON SPECIFICATIONS INCLUDE:

HEIGHT: A MINIMUM HEIGHT, OFTEN 4 TO 5 FEET TALL, IS REQUIRED TO PREVENT ACCESS.

MATERIALS: FENCING IS MADE OF STURDY, DURABLE MATERIAL LIKE CHAIN-LINK OR METAL WIRE.

SIGNAGE: PROMINENTLY DISPLAYED SIGNS MUST STATE THAT THE FENCING IS NOT TO BE REMOVED WITHOUT PERMISSION FROM THE TOWN.

PROTECTED TREES

THE TREE PROTECTION REQUIREMENTS APPLY TO ANY "PROTECTED TREE," WHICH IS DEFINED IN THE TIBURON MUNICIPAL CODE (CHAPTER 15A) AS ONE OF THE FOLLOWING:

HERITAGE TREE: ANY TREE WITH A TRUNK CIRCUMFERENCE EXCEEDING 60 INCHES, MEASURED 24 INCHES ABOVE GROUND LEVEL.

OAK TREE: ANY OAK SPECIES, INCLUDING COAST LIVE OAK, CALIFORNIA BLACK OAK, AND VALLEY OAK.

DEDICATED TREE: A TREE DESIGNATED FOR SPECIAL SIGNIFICANCE BY A TOWN COUNCIL RESOLUTION.

PROJECT NAME

**4095
 PARADISE DRIVE,
 TIBURON, CA
 94920**

APPLICATION:

MARIN COUNTY



LIC #: 1106249

ANYTIME CONSTRUCTION INC
 408-373-8414
 CUSTOM DESIGN . BUILD . REMODELING
<https://anytime.construction>

**Landscape /
 PROTECTION
 TREES**



Nima Jouzi

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	01/25/26	PLANING. COMM.
2	03/30/26	PLANING. COMM.
3	06/18/26	PLANING. COMM.

DRAWN	M.SH.
CHECKED	A.HK.
DATE	11/03/2025
REVISED DATE	11/05/2025
JOB NO.	25-1913
SHEET NO.	

L-1.4

GRADING & DRAINAGE NOTES:

NOTE: THIS DRAWING IS APPROVED SUBJECT TO:

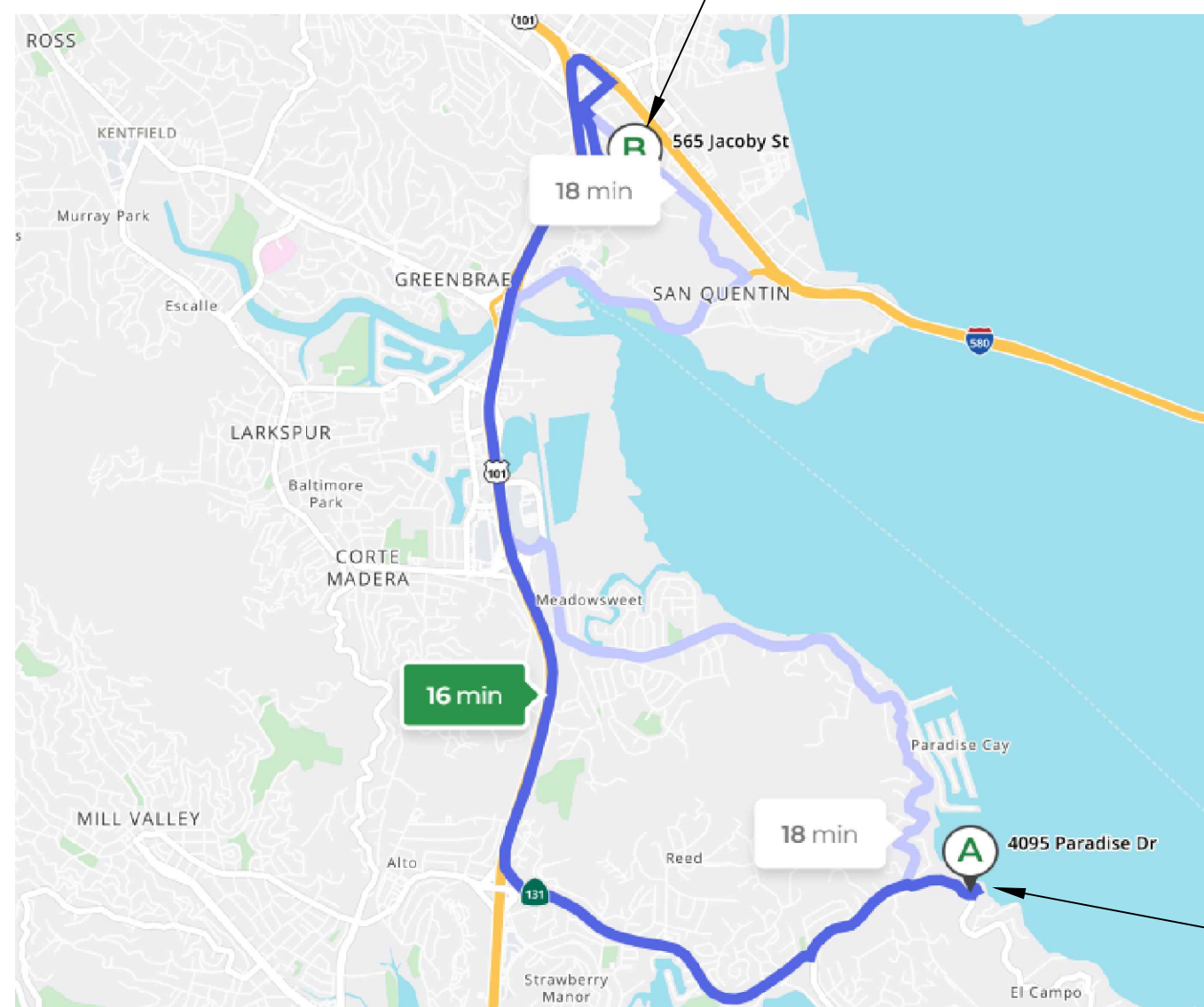
- ALL GRADING IS SUBJECT TO OBSERVATION BY THE COUNTY OF MARIN, PERMITTEE OR REPRESENTATIVE. SHALL NOTIFY THE COUNTY OF MARIN DEPARTMENT OF PUBLIC WORKS PROJECT INSPECTOR AT LEAST 48 HOURS BEFORE START OF ANY GRADING.
- APPROVAL OF THIS PLAN APPLIES ONLY TO (A) THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS, (B) THE INSTALLATION OF ON-SITE (I.E. PRIVATE PROPERTY) STORM WATER CONVEYANCE AND TREATMENT FACILITIES THAT ARE OUTSIDE OF THE 5-FOOT BUILDING ENVELOPE, AND (C) THE INSTALLATION OF RETAINING STRUCTURES. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS WITH THE EXCEPTION OF THOSE LISTED ABOVE. PROPOSED IMPROVEMENTS, WITH THE EXCEPTION OF THOSE LISTED ABOVE, ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.
- UNLESS OTHERWISE NOTED ON THE PLAN, ANY DEPICTION OF A RETAINING STRUCTURE ON THIS PLAN SHALL NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OF THE RETAINING STRUCTURE UNLESS A SEPARATE STRUCTURAL REVIEW, BY THE DEPARTMENT OF PUBLIC WORKS IS COMPLETED AND APPROVED.
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR AGENT TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.
- THE PERMITTEE OR AGENT SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
- IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT-RELATED CONSTRUCTION SHOULD CEASE WITHIN A 100-FOOT RADIUS. THE CONTRACTOR SHALL, PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE MARIN COUNTY CORONER IMMEDIATELY.
- THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE CITY'S PLANNING DEPARTMENT AND THE CITY ARBORIST.
- FOR NON-RESIDENTIAL PROJECTS, ANY NON-HAZARDOUS EXPORT RESULTING FROM PROJECT RELATED EXCAVATION OR LAND CLEARING SHALL BE 100% REUSED AND RECYCLED PER CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 5.408.
- ALL GRADING WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT AND/OR THE PROJECT SOIL ENGINEER. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOIL ENGINEER.
REPORT DATE:
REPORT NUMBER:
SOILS ENGINEERING COMPANY:
CONTACT INFORMATION:
- THE SOIL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND/OR UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.
- PERIMETER BUILDING GRADES SHALL SLOPE AWAY FROM BUILDINGS AT LEAST 5% MINIMUM.
- ALL DOWNSPOUTS SHALL HAVE SPLASH BOXES AS SHOWN ON THE GRADING AND DRAINAGE PLAN. DIRECTION OF THE FLOW SHALL BE AWAY FROM THE BUILDING.

THE PLAN PREPARER SHALL CERTIFY TO THE COUNTY IN WRITING UPON THE COMPLETION OF WORK THAT ALL GRADING AND DRAINAGE IMPROVEMENTS WERE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND FIELD DIRECTION. BE AWARE THAT DPW ENGINEER WILL NEED TO INSPECT AND ACCEPT WORK AFTER RECEIPT OF CERTIFICATION LETTER. CERTIFICATION LETTERS SHALL REFERENCE TO BUILDING PERMIT NUMBER OR NUMBER FOR SPECIFIC WORK BEING CERTIFIED, THE ADDRESS OF THE PROPERTY AND THE ASSESSOR'S PARCEL NUMBER (APN), AND SHALL BE SIGNED AND STAMPED BY THE CERTIFYING PROFESSIONAL.

EARTH WORK QUANTITIES	
CUT:	369 CY
FILL:	146 CY
EXPORT:	223 CY
IMPORT:	0 CY

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.
THE PAD OF THE HOUSE IS NOT INCLUDED

MARIN RESOURCE RECOVERY CENTER
565 JACOBY ST
SAN RAFAEL, CA 94901



OFF-HAUL ROUTE MAP

PROJECT LOCATION

GRADING AND DRAINAGE PLAN

4095 PARADISE DR

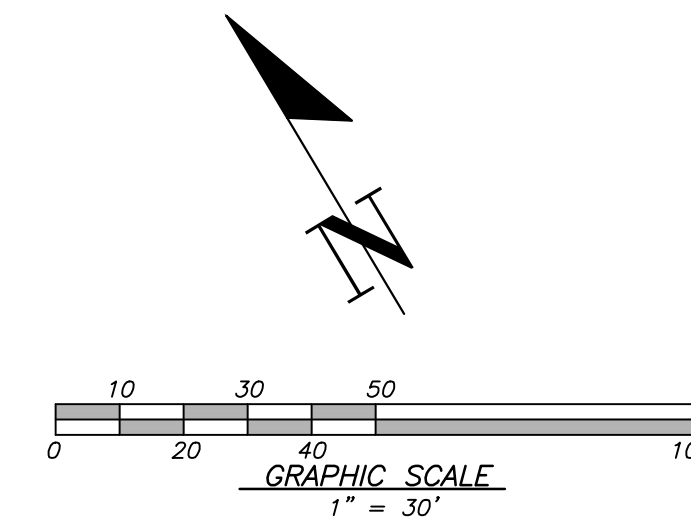
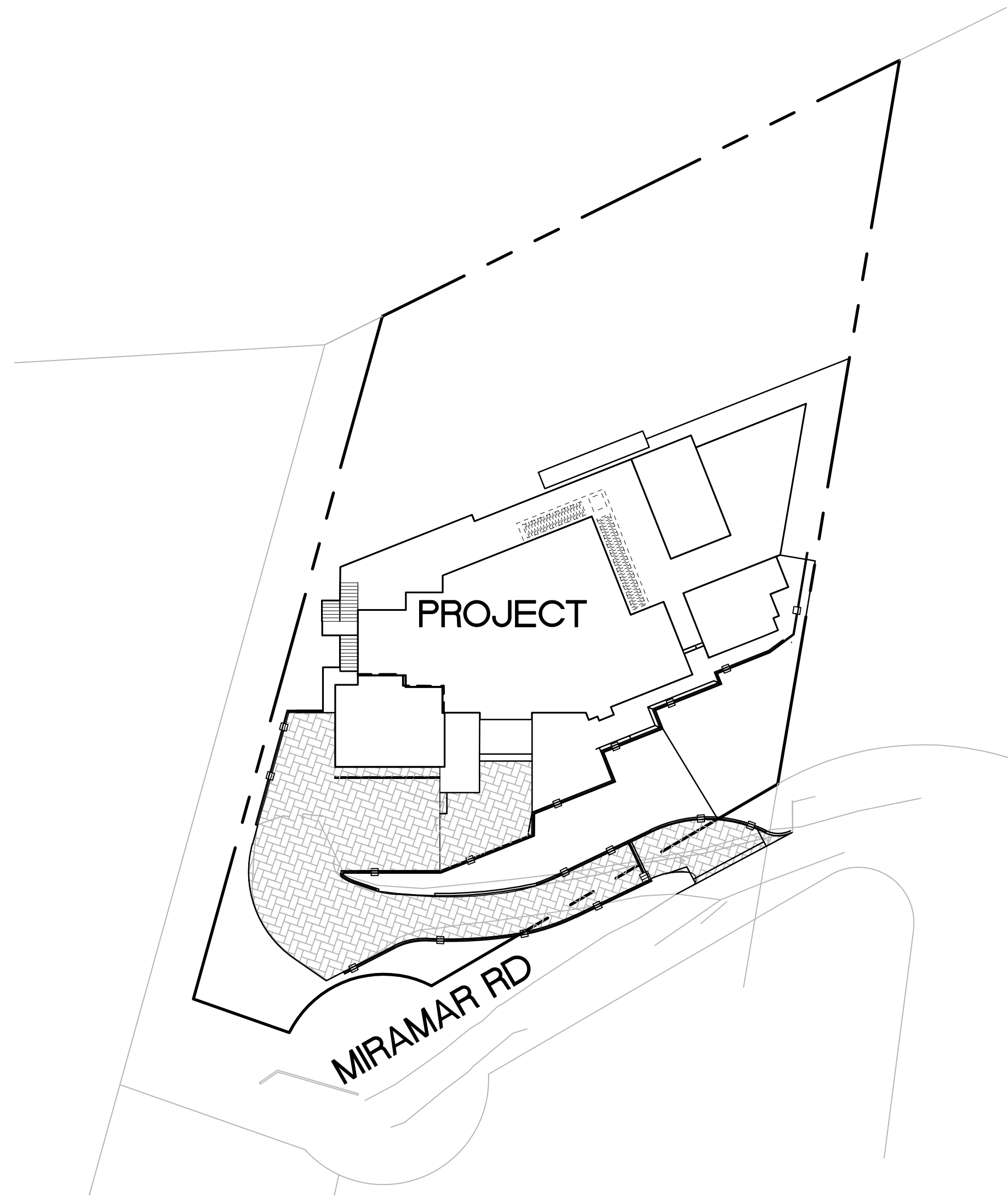
BELVEDERE TIBURON, CA 94920

COUNTY OF MARIN

APN: 038-171-61



VICINITY MAP



LEGEND

DESCRIPTION	SYMBOL
BOUNDARY LINE	---
LOT LINE	---
EASEMENT LINE	---
SIDEWALK	---
WOOD FENCE	X X
CHAIN LINK FENCE	---
RETAINING WALL	---
DRIVEWAY DRAIN INLET	---
AREA DRAIN	---
DROP INLET	---
MONUMENT	---
FIRE HYDRANT	---
ELECTRODE	---
WATER METER	---
AC UNIT	---
SANITARY SEWER LATERAL	---
STORM DRAIN	SD
SANITARY SEWER	SS
STREET LIGHT CONDUITS	SL
WATER	W
JOINT TRENCH	JT
HOUSE SERVICE	SVC
SLOPE ARROW	---
EXISTING CONTOUR	100
PROPOSED CONTOUR	100
OVERLAND RELEASE	---
DIRECTION OF SURFACE DRAINAGE	---
5% SLOPE AWAY FROM BUILDING	---
GAS LINE	---
OVERHEAD ELECTRICAL LINE	OE
UNDERGROUND ELECTRICAL LINE	UE
DOWNSPOUTS W/ SPLASH BOX	---
TREE TO BE REMOVED	X
ADJACENT GRADE	AG
ADJACENT BASE (AB)	---
ASPHALT PAVEMENT (AC)	---
EARTHEN SHALE	---
PERVIOUS PAVERS	---

SHEET INDEX

COVER SHEET	C0
GRADING AND DRAINAGE PLAN	C1
UTILITY PLAN	C2
CONSTRUCTION DETAILS AND PROFILES	C3
EROSION CONTROL PLAN	C4
BEST MANAGEMENT PRACTICES (BMP) SHEET	C5

BENCH MARK

ALL TOPOGRAPHIC FEATURES AND ELEVATIONS HAD BEEN TAKEN FROM SURVEYS BY OTHERS, PROVIDED BY THE OWNER.

Project Name/Number	P6014
Application Submittal Date [to be verified by municipal staff]	
Project Location [Street Address if available, or intersection and/or APN]	4095 Paradise Dr, Tiburon, CA 94920
Name of Owner or Developer	Nima Jouzi
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	Single Family Residence
Total Project Site Area (acres)	0.698
Total New or Replaced Impervious Surface Area (square feet) [Sum of impervious area that will be constructed as part of the project]	9,465
Total Pre-Project Impervious Surface Area	6,950
Total Post-Project Impervious Surface Area	9,465
Runoff Reduction Measures Selected (Check one or more)	<input checked="" type="checkbox"/> 1. Disperse runoff to vegetated area <input checked="" type="checkbox"/> 2. Pervious pavement <input type="checkbox"/> 3. Cisterns or Rain Barrels <input type="checkbox"/> 4. Bioretention Facility or Planter Box

NO.	DATE	BY	CITY	REVISIONS

REGISTERED PROFESSIONAL ENGINEER
PORFIRIO OSCAR OSUNA
No. 70829
Exp. 6-30-27
CIVIL
STATE OF CALIFORNIA

P. Oscar Osuna
PORFIRIO OSCAR OSUNA
RCE 70829 EXP. 6-30-27

OSUNA ENGINEERING INC.
Planning | Surveying | Civil Engineering

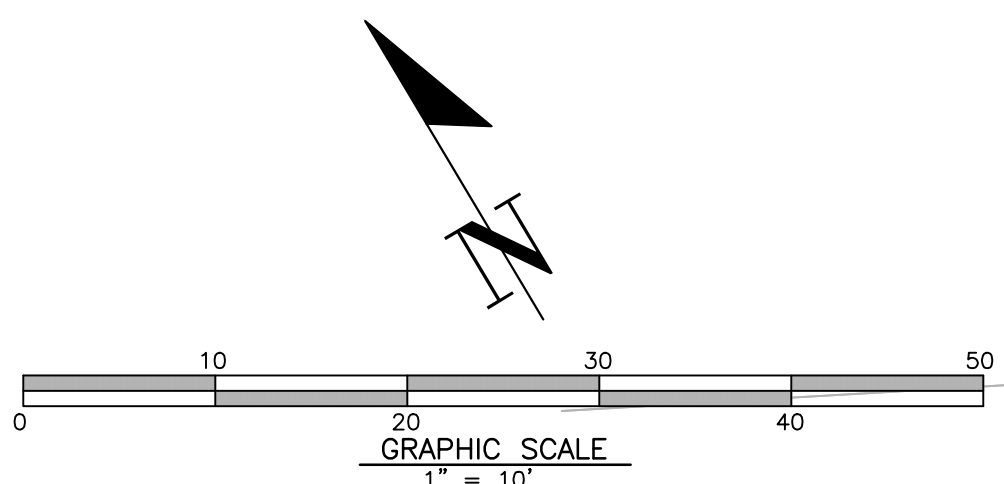
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
TEL: (408) 721-2100
info@osunaengineering.com

1949 O' TOOLE WAY
SAN JOSE, CA 95131
Project No.: 4152 | Design: T.M.M. | Check: O.C. | Date: 4/22/26

GRADING & DRAINAGE PLAN
COVER SHEET
4095 PARADISE DR

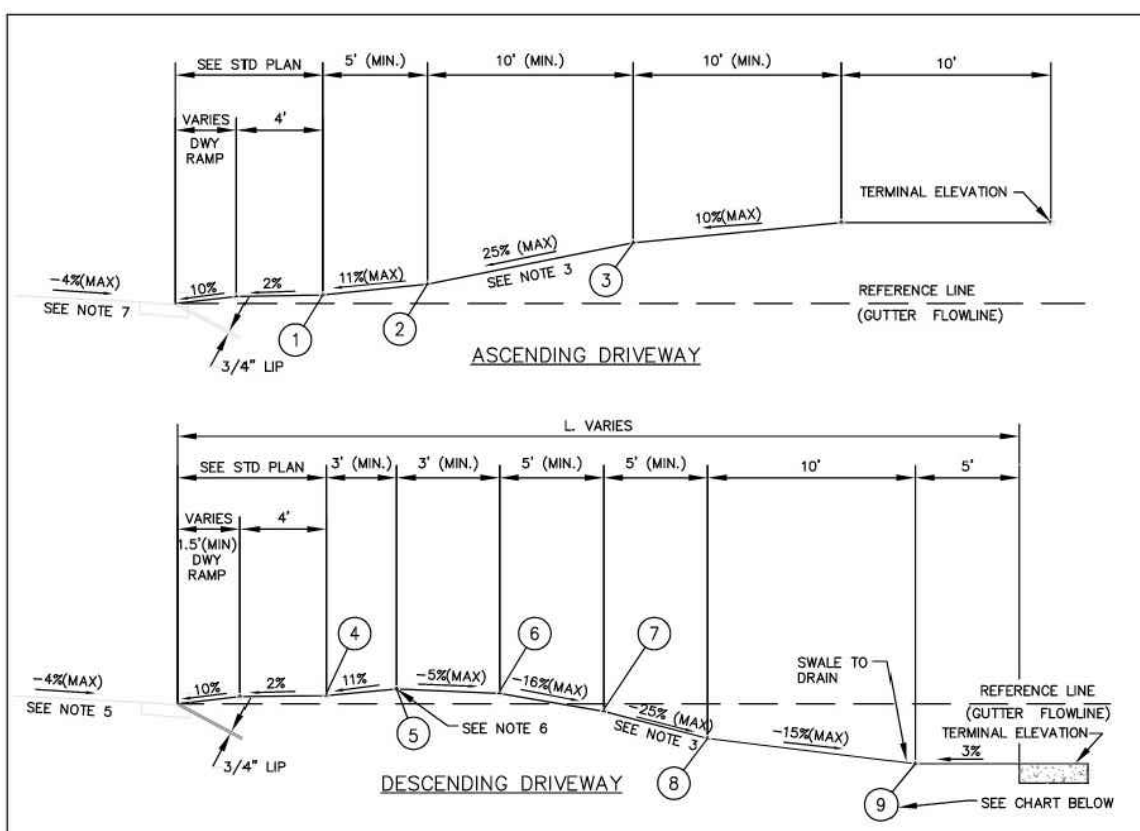
SHEET
C0
OF 5 SHEETS

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS RESPONSIBILITY SHALL BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



THE DESIGN ENGINEER SHALL INSPECT AND CERTIFY IN WRITING TO DPW THAT EACH RETAINING WALL WAS CONSTRUCTED PER APPROVED PLAN AND FIELD DIRECTION. CERTIFICATION LETTERS SHALL REFERENCE BUILDING PERMIT NUMBER OR NUMBERS FOR SPECIFIC WORK BEING CERTIFIED, THE ADDRESS AND THE ASSESSOR'S PARCEL NUMBER (APN) FOR THE PROJECT, AND SHALL BE SIGNED AND STAMPED BY THE CERTIFYING PROFESSIONAL.

PER MARIN COUNTY CODE § 24.04.627, THE AGENCY MAY REQUIRE, AS A CONDITION OF PROJECT APPROVAL, PERMANENT CONTROLS DESIGNED TO REMOVE SEDIMENT AND OTHER POLLUTANTS AND TO MIMIC THE PRE-PROJECT SITE HYDROLOGY BY CONTROLLING THE FLOW RATES AND/OR THE VOLUME OF STORMWATER RUNOFF FROM THE PROJECT'S ADDED AND/OR REPLACED IMPERVIOUS SURFACES.



- NOTES:**
1. REFERENCE LINE IS FROM FACE OF DEPRESSED CURB OR EDGE OF PAVEMENT WHERE NO CURB EXISTS.
 2. FOR MAXIMUM GRADE BREAKS, SEE CHART.
 3. MAXIMUM GRADIENT MEASURED ALONG THE DRIVEWAY CENTERLINE SHOULD NOT BE STEEPER THAN 10% AND SHALL NOT BE STEEPER THAN 12%.
 4. SEE DWG. NOS. 110, 115, 120, 125, 130 AND 135 FOR DRIVEWAY RAMP DETAILS.
 5. IF PAVEMENT CROSS SLOPE EXCEEDS 4%, A MODIFIED DRIVEWAY PROFILE SHALL BE USED WITH THE SLOPE OF THE DRIVEWAY RAMP REDUCED SUCH THAT THE DIFFERENCE IN SLOPE OF THE DRIVEWAY RAMP AND THE SLOPE OF A LINE BETWEEN THE GUTTER AND A POINT ON THE ROADWAY 2' FROM GUTTER LINE SHALL NOT EXCEED 10% (RESIDE DRIVEWAY RAMP SLOPE, NOT THE GUTTER SLOPE). OTHER DIMENSIONS SHALL BE MODIFIED AS APPROVED BY THE AGENCY ENGINEER.
 6. THE GRADE AT (C) SHALL BE A MINIMUM OF 0.5' ABOVE REFERENCE LINE.
 7. SPECIAL ENGINEERING DESIGNS MAY BE REQUIRED FOR UNIQUE SITUATIONS.
 8. THE GEOMETRIC LAYOUT OF A PROPOSED DRIVEWAY SHALL BE REVIEWED AND APPROVED BY THE AGENCY ENGINEER PRIOR TO CONSTRUCTION.

GRADE BREAK CHART

MAXIMUM GRADE BREAK
9%
10%
11%
12%

UNIFORM STANDARDS ALL CITIES AND COUNTY OF MARIN	STEEP DRIVEWAY DESIGN	MARCH 2018
		DWG. NO. 140
		REV. DATE BY

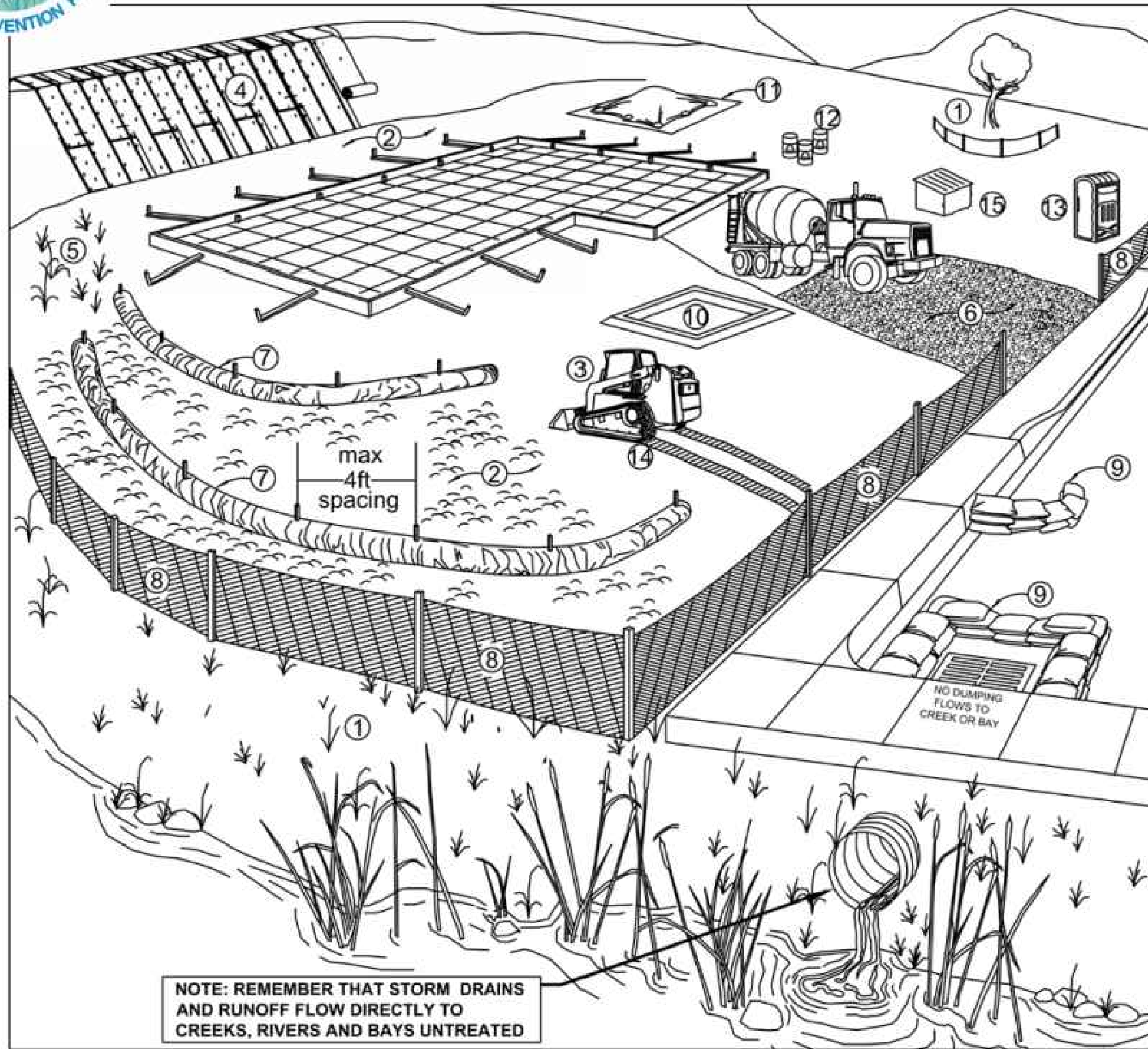


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Marin County Stormwater Pollution Prevention Program

Minimum Control Measures For Small Construction Projects



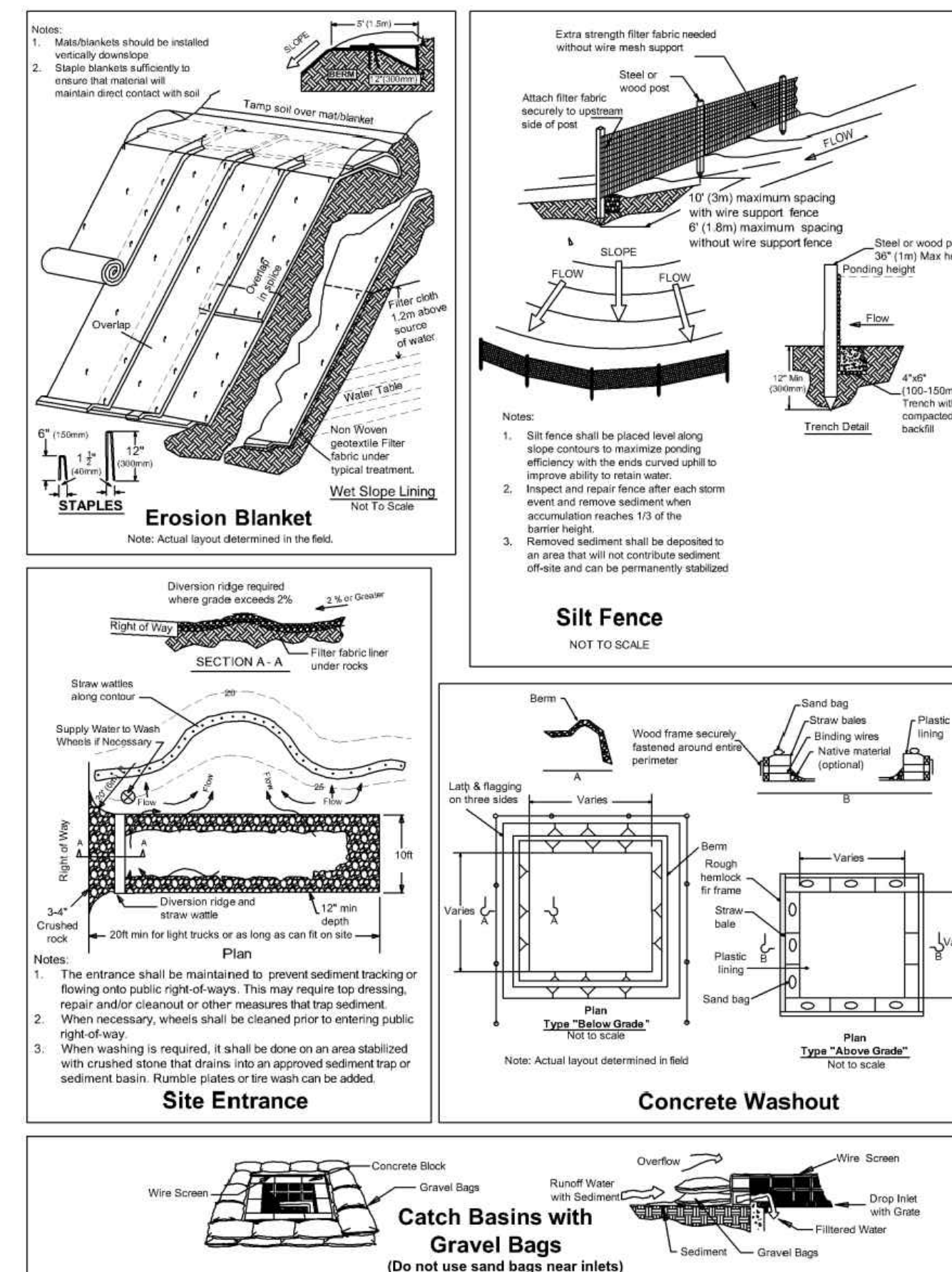
Erosion Controls	Sediment Controls	Good Housekeeping
NS Scheduling	6. Tracking Controls	10. Concrete Washout
1. Preserve Vegetation & Creek Set Backs	7. Fiber Rolls	11. Stockpile Management
2. Soil Cover	8. Silt Fence	12. Hazardous Material Management
3. Soil Preparation/ Roughening	9. Drain Inlet Protection	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@co.marin.ca.us

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, slat 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 rocks 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 up slope. Install rolls per either Type 1 (stake rolls into shallow trenches) or Type 2 (stake in front and behind roll and lash with rope). 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/aw/divisions/mcstoppp/development/media/2/leas/Departments/PW/mcstopppdevelopment/TrenchingSWRecMCSTOPPPFinal6_03.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 pantries (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.



CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING BUT NOT LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

REVISIONS

NO.	DATE	BY

Porfirio Oscar Osuna
PORFIRIO OSCAR OSUNA
RCE 70829 EXP. 6-30-27

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GRADING & DRAINAGE PLAN
BMP SHEET
4095 PARADISE DR

BELVEDERE TIBURON, CALIFORNIA
1949 O' TOOLE WAY
SAN JOSE, CA 95131
Project No.: 4152 | Designed: T.M.N. | Checked: O.C. | Date: 4/22/26

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OF 5 SHEETS