



PLANNING SUBMITTAL

OWNER:	MORNING PHASE LLC 40 CLIFF AVE BOLINAS, CA 94294	CONTACT: TELEPHONE: EMAIL:	DAVID SALAZAR 415.812.8756 dfs@dsalazar.com
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CONTRACTOR:	UPSCALE CONSTRUCTION 2151 UNION STREET SUITE 1 SAN FRANCISCO, CA 94123	CONTACT: TELEPHONE: EMAIL:	DANNY BERNARDINI 650.787.2833 danny@upscaleconstruction.com
LAND SURVEYOR:	MUIR CONSULTING, INC. 139 CHURCH AVENUE OAKDALE, CA 95361	CONTACT: TELEPHONE: EMAIL:	JACK SMITH 209.845.8630 jsmith@muirconsulting.com
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CIVIL ENGINEER:	TARNOFF ENGINEERING CORPORATION 1442A WALNUT ST., #42B BERKELEY, CA 94709	CONTACT: TELEPHONE: EMAIL:	MICHAEL TARNOFF 415.257.5996 michael@tarnoffengineering.com
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STRUCTURAL ENGINEER:	BKG STRUCTURAL ENGINEERS 1600 EL CAMINO REAL, UNIT C SAN CARLOS, CA 94070	CONTACT: TELEPHONE: EMAIL:	RYAN BILLANTE 650.489.9214 ryan@bkgse.com
ELECTRICAL ENGINEER:	SUMMIT ENGINEERING, INC. 463 AVIATION BLVD, STE 200 SANTA ROSA, CA 95403 www.summit-sr.com	CONTACT: TELEPHONE: EMAIL:	PAUL BUNBURY 707.308.8569 paul@summit-sr.com
MECHANICAL ENGINEER:	CB ENGINEERS 449 10TH STREET SAN FRANCISCO, CA 94103	CONTACT: TELEPHONE: EMAIL:	PAUL O'NEILL 415.651.5030 paul.oneill@cbengineers.com
AV CONSULTANT:	METRO 18 3450 3RD ST, UNIT #4C SAN FRANCISCO, CA 94124	CONTACT: TELEPHONE: EMAIL:	JAY BAKALER 415.252.7720 jay.bakaler@metroeighteen.com
HISTORICAL CONSULTANT:	LEFT COAST ARCHITECTURAL HISTORY P.O. BOX 70415 RICHMOND, CA 94807	CONTACT: TELEPHONE: EMAIL:	CAITLIN HIBMA 415.745.1906 caitlin@leftcoastarchitecturalhistory.com
PERMIT EXPEDITER:	G8ASF 3130 20TH ST #190 SAN FRANCISCO, CA 94110	CONTACT: TELEPHONE: EMAIL:	GARY BELL 415.902.5400 gary@g8asf.com

<u>SITE DATA</u>	
PROJECT NAME:	BOLINAS RESIDENCE
PROJECT TYPE:	RESIDENTIAL REMODEL
PROJECT ADDRESS:	40 CLIFF ROAD, BOLINAS, CA, 94924
DESCRIPTION OF WORK:	INTERIOR REMODEL WITHIN EXISTING BUILDING, INCLUDES LIMITED STRUCTURAL WORK. NEW DETACHED ACCESSORY DWELLING UNIT. SITE WORK WITH NEW RETAINING WALLS.
<u>BUILDING DATA</u>	
BUILDING CODES:	2022 CALIFORNIA BUILDING CODE (CBC) 2022 CALIFORNIA ELECTRICAL CODE (CEC) 2022 CALIFORNIA MECHANICAL CODE (CMC) 2022 CALIFORNIA PLUMBING CODE (CPC) 2022 CALIFORNIA ENERGY CODE NATIONAL FIRE PROTECTION ASSOCIATION (BOOKLET 101) CALIFORNIA ENERGY COMMISSION TITLE 24 MARIN COUNTY MUNICIPAL CODE
TYPE OF CONSTRUCTION:	TYPE VB
SPRINKLER PROTECTION:	EXISTING NON-SPRINKLERED, PROPOSED NON-SPRINKLERED
OCCUPANCY TYPE / USE:	R-3 / SINGLE FAMILY RESIDENCE
ASSESSOR'S BLOCK/LOT:	PARCEL 193-114-02
ZONING DISTRICT:	C-RA-B2; RESIDENTIAL AGRICULTURE
COUNTYWIDE PLAN DESIGN:	C-SFS; LOW DENSITY RESIDENTIAL COASTAL ZONE
<u>MAIN RESIDENCE</u>	
NO. OCCUPIED FLOORS:	2 EXISTING, 2 PROPOSED
NO. OF STORIES:	2 EXISTING, 2 PROPOSED
NO. OF BASEMEN	0 EXISTING, 0 PROPOSED
NO. OF BEDROOMS/BATHS:	1/1 EXISTING, 1/1 PROPOSED
GROSS FLOOR AREA:	686 SF EXISTING, 686 SF PROPOSED
AREA COUNTED IN F.A.R.:	600 SF EXISTING, 600 SF PROPOSED
<u>ACCESSORY DWELLING UNIT</u>	
NO. OCCUPIED FLOORS:	0 EXISTING, 1 PROPOSED
NO. OF STORIES:	0 EXISTING, 1 PROPOSED
NO. OF BASEMENTS:	0 EXISTING, 0 PROPOSED
NO. OF BEDROOMS/BATH:	0/0 EXISTING, 2/1.5 PROPOSED
GROSS FLOOR AREA:	0 SF EXISTING, 1443 SF PROPOSED
AREA COUNTED IN F.A.R.:	0 SF EXISTING, 800 SF PROPOSED

	LOT AREA (\$F)		
1	EXISTING		4,938
	PROPOSED		4,938
	BUILDING AREA (\$F)		
2	EXISTING (HABITABLE + NON-HABITABLE)		812
	PROPOSED (HABITABLE + NON-HABITABLE)		1,730
	FLOOR AREA (\$F)		
3	EXISTING		600
	PROPOSED		1,400
	FLOOR AREA RATIO		
4	EXISTING		12%
	PROPOSED		28%
5	PROPOSED AREA OF ADDITIONAL DISTURBANCE		
			6,493 SF
	EXISTING LOT COVERAGE		
6A	IMPERVIOUS COVERAGE		743 SF
	PERVIOUS COVERAGE		4,195 SF
	PROPOSED LOT COVERAGE		
6B	IMPERVIOUS COVERAGE		1,861 SF
	PERVIOUS COVERAGE		3,077 SF
	GRADING CALCULATIONS		
7	CUT		384 CY
	FILL		15 CY
	OFF-HAUL		369 CY
	PARKING		
8	EXISTING		2
	PROPOSED		2
	MIN. SETBACKS FOR EXTERIOR WALLS OF PROPOSED BUILDING AREA	MAIN HOUSE	ADU
9	FRONT	25'-0"	N/A
	REAR	12'-10"	4'-0"
	SIDE	10'	4'-0"
	MAX. HEIGHT OF PROPOSED BUILDING AREA		
10	MAIN HOUSE (17'-3" EXISTING, 17'-3" PROPOSED)		25'
	ADU (15'-0" PROPOSED)		15'

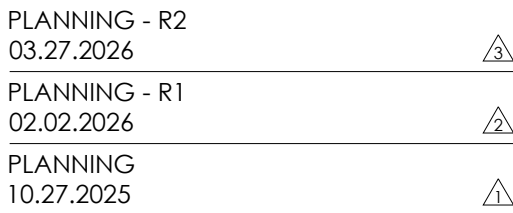
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AREA CALCULATIONS			
(IN SQUARE FEET)	EXISTING	PROPOSED	NET CHANGE
1ST FLOOR (MAIN HOUSE)			
HABITABLE	457	457	+0
NON HABITABLE	0	0	+0
2ND FLOOR (MAIN HOUSE)			
HABITABLE	143	143	+0
NON HABITABLE	86	86	+0
CRAWLSPACE (ADU)			
HABITABLE	0	0	+0
NON HABITABLE	0	104	+104
FIRST LEVEL (ADU)			
HABITABLE	0	800	+800
NON HABITABLE	0	0	+0
ATTIC (ADU)			
HABITABLE	0	0	+0
NON HABITABLE	0	226	+226
TOTAL HABITABLE	600	1400	+800
TOTAL NON HABITABLE	86	416	+330
TOTAL HABITABLE + NON HABITABLE	686	1816	+1130
F.A.R. SUMMARY			
TOTAL FLOOR AREA COUNTED IN F.A.R.	600	1400	+800
TOTAL LOT SIZE	4938	4938	+0
F.A.R. (MAX ALLOWED = 30%)	12%	28%	16%

NOTE: SEE ADDITIONAL FLOOR AREA CALCS & DIAGRAMS ON A2.01 AND A2.04.

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KEY NOTE		PLAN DETAIL	
ROOM TAG	STUDIO 	ELEVATION	
WALL TYPE		SECTION	
DOOR TAG		INTERIOR ELEVATION	
WINDOW TAG		REGION	
CEILING HEIGHT		REVISION	
SPOT ELEVATION			
ELEVATION DATUM		FINISHED CEILING	
	<u>FINISHED CEILING</u> X'-XX"	BREAKLINE	
COLUMN GRIDLINE		NORTH ARROW	
DRAWING TITLE			
	TITLE 1/32" = 1'-0"		PROJECT TRUE



COVER SHEET

NO SCALE

A0.00

SUTRO ARCHITECTS

BOLINAS RESIDENCE

40 CLIFF RD
BOLINAS, CA 94924
415.956.3445
sutroarchitects.com



BOLINAS RESIDENCE

40 CLIFF RD

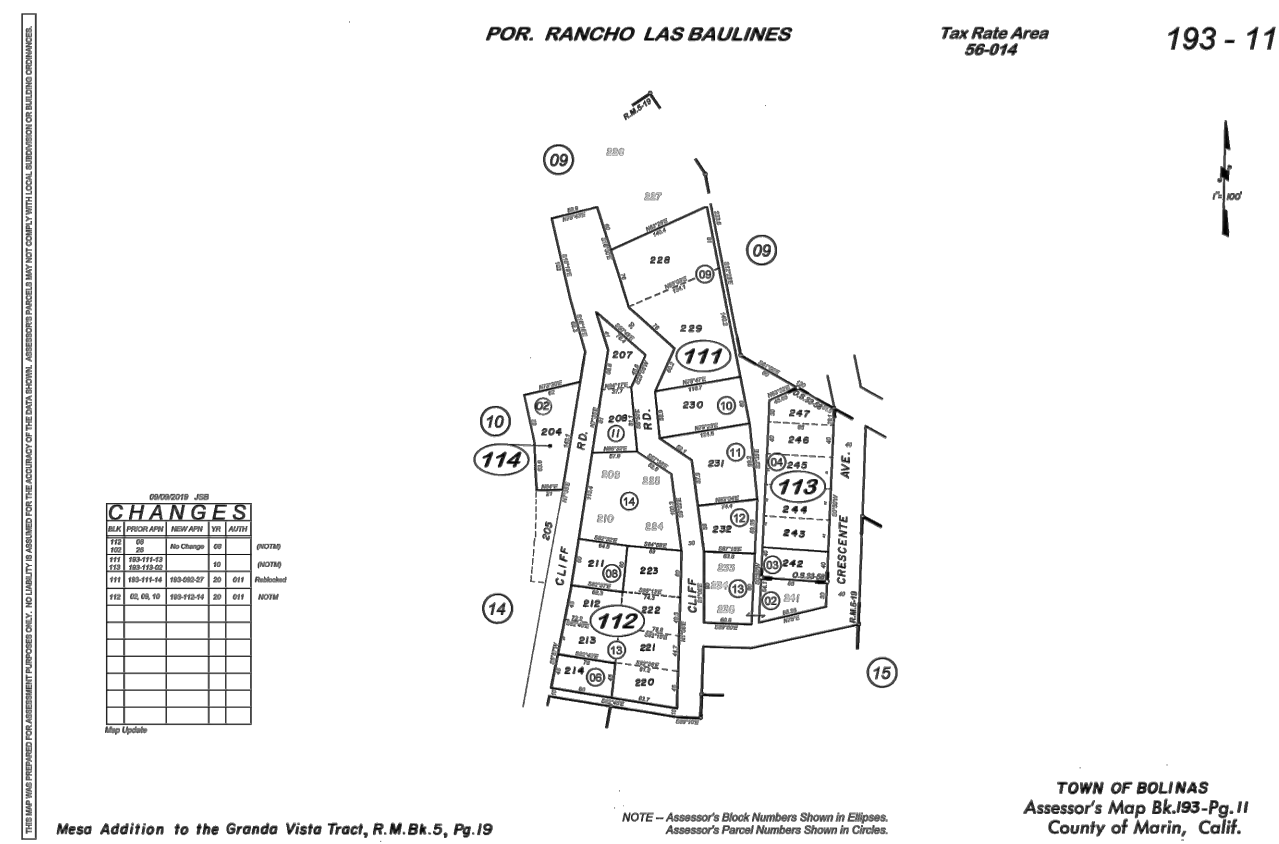
ABBREVIATIONS:

ADJ.	ADJUSTABLE	MTD.	MOUNTED
A.F.F.	ABOVE FINISH FLOOR	MUL.	MULLION
AGGR.	AGGREGATE	(N)	NEW
ALT.	ALTERATE	N.	NORTH
ALUM.	ALUMINUM	N.I.C.	NOT IN CONTRACT
APPROX.	APPROXIMATE	NO.DR#	NUMBER
ARCH.	ARCHITECTURAL	NOM.	NOMINAL
BD.	BOARD	NTS.	NOT TO SCALE
BITUM.	BITUMINOUS	O.	OWNER
BLDG.	BUILDING	O.C.	ON CENTER
BLK.	BLOCK	OPNG.	OPENING
BLKG.	BLOCKING	OPP.	OPPOSITE
BM.	BEAM	PG & E	PACIFIC GAS & ELECTRIC COMPANY
B.O.	BOTTOM OF	P.J.P.	POURED IN PLACE
C.I.	CENTERLINE	PL.	PLATE
CAB.	CABINET	PLAST.	PLASTER
CEM.	CEMENT	PLBG.	PLUMBING
CHIM.	CHIMNEY	PLYWD.	PLYWOOD
CLG.	CEILING	PNT.	PAINT
CLR.	CLEAR	PR.	PAIR
C.M.U.	CONCRETE MASONRY UNIT	P.S.I	PER SQUARE INCH
COL.	COLUMN	PT.	POINT
CONC.	CONCRETE	P.T.	PRESSURE TREATED
CONSTR.	CONSTRUCTION	PTD.	PAINTED
CONT.	CONTINUOUS	Q.T.	QUARRY TILE
CTR.	CENTER	R	RISER
C.W.	COLD WATER	R.A.	RETURN AIR
D.	DRYER	R.C.P.	REFLECTED CEILING PLAN
DBL.	DOUBLE	R.D.	ROOF DRAIN
DET.	DETACH	REC.	RECESSED
DIA.	DIAMETER	REF.	REFERENCE
DIM.	DIMENSION	REFL.	REFLECTED
DN.	DOWN	REFR.	REFRIGERATOR
DR.	DOOR	REG.	REGISTER
D.S.P.	DRY STANDPIPE	REINF.	REINFORCED
D.W.	DISHWASHER	REQD.	REQUIRED
DWG.	DRAWING	RET.	RETAINING
DWR.	DRAWER	REV.	REVISION, REVISED, REVERSED
(E)	EXISTING	RM.	ROOM
EA.	EACH	R.O.	ROUGH OPENING
ELEV.	ELEVATION	R.W.L.	RAIN WATER LEADER
ELEC.	ELECTRICAL	S.	SOUTH
ENCL.	ENCLOSURE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
E.O.	EDGE OF	S.C.	SOLID CORE
EQ.	EQUAL	S.C.E.D.	SEE CIVIL ENGINEERING DRAWINGS
EQUIP.	EQUIPMENT	SCHED.	SCHEDULE
EXIST.	EXISTING	SECT.	SECTION
EXP.	EXPANSION	SEP.	SEPARATION
EXT.	EXTERIOR	SERV.	SERVICE
F.A.	FIRE ALARM	SH.	SHIELD
F.A.U.	FORCED AIR UNIT	S.H.	SHELF
F.D.	FLOOR DRAIN	SHR.	SHOWER
FIN.	FINISH	SHI.	SHEET
FKT.	FIXTURE	SHTCG.	SHEATHING
FL.	FLOOR	SIM.	SIMILAR
FLASH.	FLASHING	SL.	SUDING
FLUOR.	FLUORESCENT	S.L.D.	SEE LANDSCAPE DRAWINGS
F.O.C.	FACE OF CONCRETE	S.M.D.	SEE MECHANICAL DRAWINGS
F.O.F.	FACE OF FINISH	S.P.D.	SEE PLUMBING DRAWINGS
F.O.M.	FACE OF MASONRY	SPEC.	SPECIFICATION
F.O.PLY	FACE OF PLYWOOD	SQ.	SQUARE
F.O.S.	FACE OF STUDS	STA.	STATION
F.P.	FIREPROOF	ST.STL.	STAINLESS STEEL
FR.	FRAME	STD.	SEE STRUCTURAL DRAWINGS
FT.	FOOT OR FEET	STD.	STANDARD
FURR.	FURRING	STL.	STEEL
FUT.	FUTURE	STN.	STONE
G.	GAS OUTLET	STOR.	STORAGE
G.A.	GAUGE	STRUCT.	STRUCTURAL
G.C.	GALVANIZED	SUSP.	SUSPENDED
G.D.	GARBAGE DISPOSAL	S.V.	SHEET VINYL
GEN.	GENERAL	S.W.	SHEAR WALL
GL.	GRIDLINE	SYM.	SYMMETRICAL
GND.	GROUND	SYS.	SYSTEM
G.O.	GAS OUTLET	T.O.C.	TOP OF CURB
GR.	GRADE	TEL.	TELEPHONE
G.S.M.	GALVANIZED SHEET METAL	TEMP.	TEMPERED
GYP.	GYPSONUM	T & G	TONGUE & GROOVE
H.B.	HOSE BIBB	THK.	THICK
HD.	HEAD	THRU.	THROUGH
HDR.	HEADER	T.O.	TOP OF
HGR.	HANGER	T.O.C.	TOP OF CONCRETE
HORIZ.	HORIZONTAL	T.O.P.	TOP OF PLATE
H.R.	HANDRAIL	T.O.PLY	TOP OF PLYWOOD
HT.	HEIGHT	T.O.W.	TOP OF WALL
H.W.H.	HOT WATER HEATER	TYP.	TYPICAL
IN.	INCH	U.B.C.	UNIFORM BUILDING CODE
INSUL.	INSULATION	UNF.	UNFINISHED
INT.	INTERIOR	U.O.N.	UNLESS OTHERWISE NOTED
JST.	JOIST	VEN.	VENEER
JT.	JOINT	VERT.	VERTICAL
LAM.	LAMINATE	VEST.	VESTIBULE
LAV.	LAVATORY	V.I.F.	VERIFY IN FIELD
LT.FXT	LIGHT FIXTURE	VOL.	VOLUME
LN.	LINEAR	W.C.	WATER CLOSET OR WALL COVERING
LN.	LINE	WD.	WOOD
LT.	LIGHT	W.D.	WASHER / DRYER
MACH.	MACHINE	W.H.	WATER HEATER
MAINT.	MAINTENANCE	W/O	WITHOUT
MAT.	MATERIAL	W.P.	WATERPROOFING
MAX.	MAXIMUM	W.P.M.	WATERPROOF MEMBRANE
MECH.	MECHANICAL	WT.	WEIGHT
MEMB.	MEMBRANE	W.R.	WATER RESISTANT
MTL.	METAL		
MFR.	MANUFACTURER		
MIN.	MINIMUM		
MIR.	MIRROR		
MISC.	MISCELLANEOUS		
MSRY.	MASONRY		

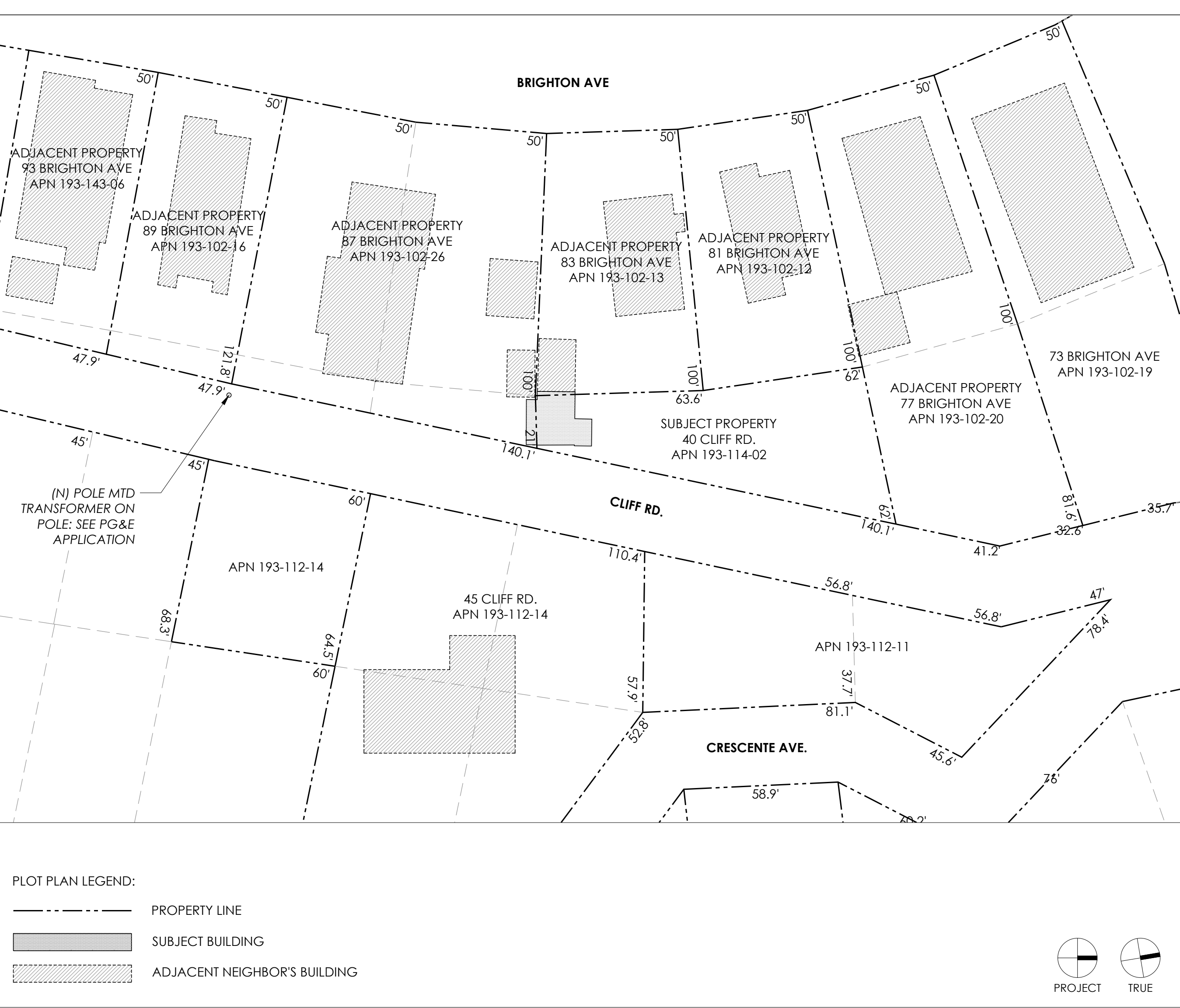
GENERAL NOTES:

- ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH, U.O.N.
- VERIFY ALL EXISTING DIMENSIONS & CONDITIONS AT THE SITE & NOTIFY ARCHITECT OF ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO BIDDING OR COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.
- CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.
- ALL MATERIALS, WORKMANSHIP & METHODS SHALL CONFORM TO CURRENTLY ADOPTED CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), THE CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA CODE OF REGULATIONS & OTHER APPLICABLE CODES & ORDINANCES OF THE LOCAL JURISDICTION.
- SAFETY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.
- CONSTRUCTION BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
- DO NOT STORE CONSTRUCTION MATERIALS OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.
- TREES LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM INADVERTANT DAMAGE FROM CONSTRUCTION EQUIPMENT BY WRAPPING TRUNKS WITH PROTECTIVE MATERIALS. AVOIDING FILL OF ANY TYPE AGAINST THE BASE OF THE TRUNKS AND AVOIDING AN INCREASE IN SOIL DEPTH AT THE FEEDING ZONE OR DRIP LINE OF THE RETAINED TREES.
- ALL TOILETS SHALL BE ULTRA-LOW FLUSH TOILETS WITH A MAXIMUM TANK SIZE OR FLUSH CAPACITY OF 1.28 GALLONS. ALL SHOWER HEADS SHALL HAVE A MAXIMUM FLOW CAPACITY OF 1.8 GALLONS PER MINUTE. ALL BATHROOM FAUCETS SHALL HAVE A MAXIMUM FLOW CAPACITY OF 1.2 GALLONS PER MINUTE. AND ALL HOT WATER FAUCETS THAT HAVE MORE THAN TEN FEET OF PIPE BETWEEN THE FAUCET AND THE HOT WATER HEATER SERVING SUCH FAUCET SHALL BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM.
- SHOWERS AND TUB SHALL USE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. (CPC 408).
- GLAZING USED IN DOORS AND PANELS OF SHOWER AND TUB ENCLOSURES SHALL BE FULLY TEMPERED GLASS, LAMINATED SAFETY GLASS OR APPORVED PLASTIC OF A SHATTER-RESISTANT TYPE. (CBC 2406.4.5).
- SHOWER WALLS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT OF 72" OR GREATER ABOVE DRAIN INLET.
- INSTALL CERTIFIED INSULATION MATERIALS PER THE TITLE 24 MANDATORY MEASURES CHECKLIST MF-1R. INSULATION INSTALLED SHALL MEET FLAME SPREAD & SMOKE DENSITY REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24, CALIFORNIA ELECTRICAL CODE, CALIFORNIA CODE OF REGULATIONS.

ASSESSORS PARCEL MAP:



PLOT PLAN:



VICINITY MAP:



SUTRO ARCHITECTS

BOLINAS RESIDENCE



PLANNING - R2
03.27.2026
PLANNING - R1
02.02.2026
PLANNING
10.27.2025

GENERAL NOTES
& PLOT PLAN

SCALE AS NOTED

A0.01

415.956.3445
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1085 Post Street, San Francisco CA
94109

40 CLIFF RD
BOLINAS, CA 94924
PARCEL 193-114-02 | PROJECT NO. 2020.045

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



1 MAIN HOUSE NORTH/FRONT ELEVATION



2 MAIN HOUSE EAST/SIDE ELEVATION



3 MAIN HOUSE SOUTH/REAR ELEVATION



4 MAIN HOUSE WEST/SIDE ELEVATION



5 SHED NORTH/BACK ELEVATION



6 SHED EAST/SIDE ELEVATION



7 SHED SOUTH/FRONT ELEVATION



8 SHED WEST/SIDE ELEVATION



9 VIEW OF SITE LOOKING SOUTH



10 VIEW OF FENCE LOOKING EAST



11 VIEW OF FENCE LOOKING WEST



- AERIAL VIEW / SITE PHOTO KEY

BOLINAS RESIDENCE SUTRO ARCHITECTS

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1055 Post Street, San Francisco CA
94109

40 CLIFF RD
BOLINAS, CA 94924
PARCEL 193-114-02 | PROJECT NO. 2020.045



PLANNING - R2
03.27.2026
PLANNING - R1
02.02.2026
PLANNING
10.27.2025

SITE PHOTOS

SCALE AS NOTED

A0.02

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ARBORIST REPORT

Tree Inventory
40 Cliff Road
Bolinas, California
(APN: 193-114-02)

Prepared for:
Sutro Architects
1055 Post Street
San Francisco CA 94109

Prepared by:
Dr. Kent Julin
ISA Certified Arborist
California Professional Forester
ARBORSCIENCE, LLC

February 28, 2023

P.O. Box 111, Woodacre, CA 94973-0111
(415) 419-5197 • kent.julin@gmail.com • http://arborscientist.com

ASSIGNMENT

Sutro Architects hired ARBORSCIENCE, LLC to inventory trees growing at 40 Cliff Road in Bolinas. The client's interest in identifying trees on the property with special status prompted this inventory that I completed on June 3, 2022.

SCOPE OF WORK AND LIMITATIONS

This inventory is based on the circumstances and observations, as they existed at the time of the site inspection. Opinions in this assessment are given based on observations made and using generally accepted professional judgment, however, because trees are living organisms and subject to change, damage and disease, the results, observations, recommendations, and analysis as set out in this assessment are valid only at the date any such observations and analysis took place and no guarantee, warranty, representation or opinion is offered or made by Arborscience as to the length of the validity of the results, observations, recommendations and analysis contained within this assessment. As a result the client shall not rely upon this Assessment, save and except for representing the circumstances and observations, analysis and recommendations that were made as at the date of such inspections. It is recommended that the tree discussed in this assessment should be re-assessed periodically.

SITE DESCRIPTION AND CONTEXT

The home at 40 Cliff Road in Bolinas was built in 1924 on a narrow, 0.14-acre parcel (APN: 193-114-02). Improvements include perimeter fencing, and garden walkways leading to a single-family residence and garden shed. Landscaping is mature and overgrown. The 40 Cliff Road property is within the California Coastal Zone. The Marin County Native Tree Protection and Preservation ordinance does not apply to properties located in the coastal zone, and a Coastal Permit may instead be required for the removal of trees and vegetation as determined by the Marin County Community Development Agency. Given that trees on the subject property are not part of a "significant" stand of trees and are not within an environmentally sensitive habitat area such as a wetland, riparian corridor, dune or beach, it is unlikely that they would be afforded special status.

SUBJECT TREE DESCRIPTIONS

The 19 subject trees (Table 1 and Tree Map, attached) were planted or have volunteered since the home was built nearly 100 years ago. Fruit and nut trees on the property include apple (*Malus domestica*), pear (*Pyrus communis*), Fuyu Persimmon (*Diospyros kaki*), cherry plum (*Prunus cerasifera*) and English walnut (*Juglans regia*). Ornamental trees on the property include blackwood acacia (*Acacia melanoxylon*), scotch elm (*Ulmus glabra*), Victorian box (*Pittosporum undulatum*), saucer magnolia (*Magnolia x soulangeana*), glossy privet (*Ligustrum lucidum*), and Oregon ash (*Fraxinus latifolia*). Most of these trees are overmature, in fair to poor health, have considerable deferred pruning maintenance, and have poor structural form including severe defects like trunk decay (Trees 10 and 14) that present high failure risks.

CONCLUSIONS AND RECOMMENDATIONS

The subject trees are old and generally overmature, with considerable deferred pruning maintenance, poor structural form, and low vigor. Two of the trees have trunk decay and present high failure risks.

None of the trees are native and would be considered protected pursuant to the Marin County Code. A Coastal Permit may instead be required for the removal of trees and vegetation on the property, as determined by the Marin County Community Development Agency (which enforces coastal permit requirements) related to the proposed project. However, given that trees on the subject property are not part of a "significant stand" of trees and are not within an "environmentally sensitive habitat area" such as a wetland, or riparian corridor, or dune or beach, it is unlikely that they would be afforded special status within the Coastal Zone.

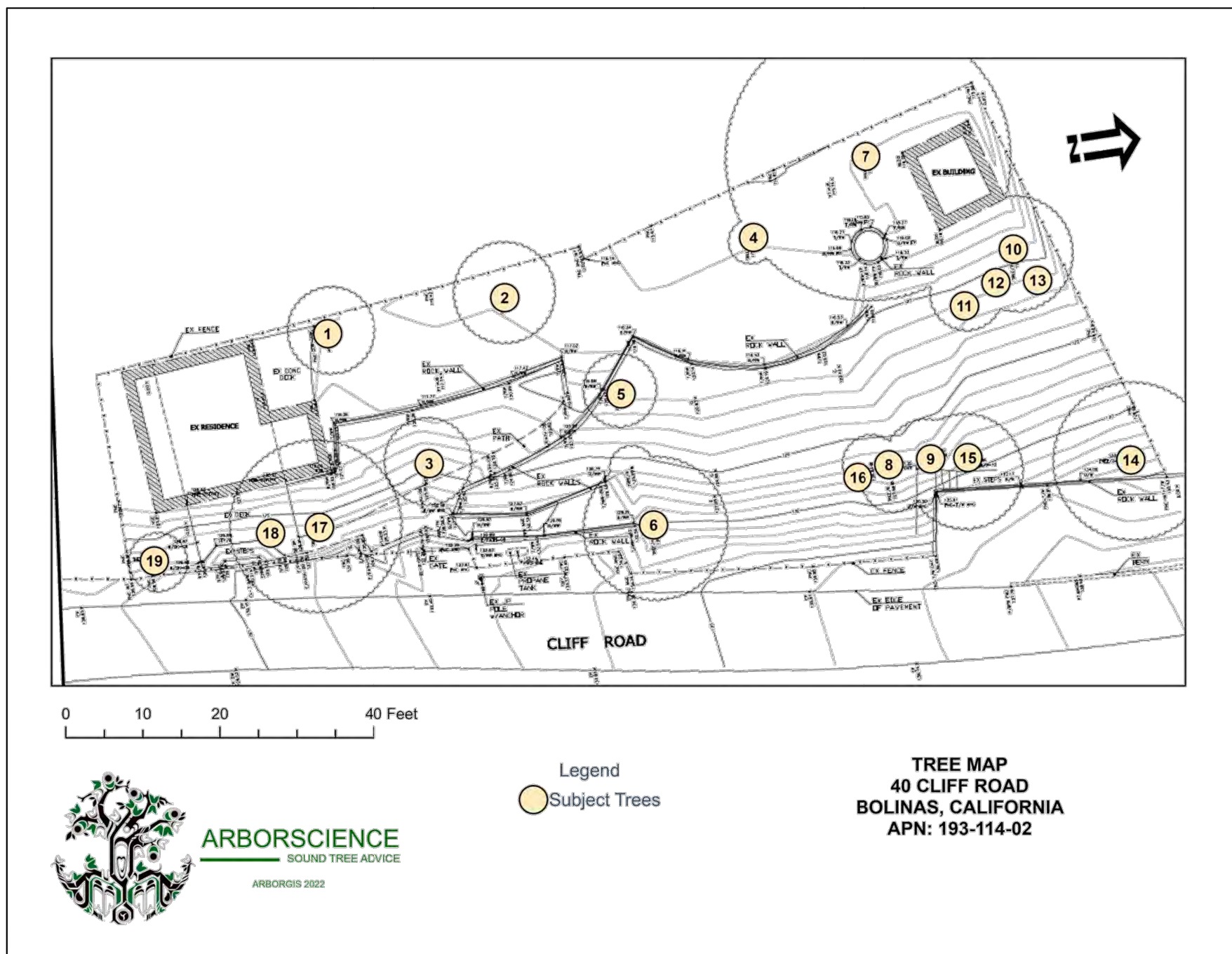
Sincerely,

ARBORSCIENCE, LLC

Dr. Kent R. Julin
ISA Certified Arborist #WE-8733A
ISA Tree Risk Assessor Qualified
California Registered Professional Forester #2648

Table 1. Trees growing at 40 Cliff Road in Bolinas.

Tree Number	Common Name	Latin Name	DBH (in.)	Notes	Condition	Fireprone Species
1	Apple	<i>Malus domestica</i>	4,4,5	Bearing fruit	Good	No
2	Pear	<i>Pyrus communis</i>	1,3,4,5,5	Bearing fruit	Good	No
3	Glossy privet	<i>Ligustrum lucidum</i>	5,5,6,7	-	Poor	No
4	Fuyu persimmon	<i>Diospyros kaki</i>	3,4	Flowering	Good	No
5	Plum	<i>Prunus cerasifera</i>	2,4,5	-	Good	No
6	Victorian box	<i>Pittosporum undulatum</i>	5,7,8,9,10	-	Poor	No
7	Saucer magnolia	<i>Magnolia x soulangeana</i>	6,8,11,14	Crown dieback	Poor	No
8	Blackwood acacia	<i>Acacia melanoxylon</i>	19	Previously topped	Poor	Yes
9	Victorian box	<i>Pittosporum undulatum</i>	8	Recumbent trunk	Poor	No
10	Oregon ash	<i>Fraxinus latifolia</i>	10,12,14	Trunk decay, dieback	Poor	No
11	Scotch elm	<i>Ulmus glabra</i>	5	-	Fair	No
12	Scotch elm	<i>Ulmus glabra</i>	4	-	Fair	No
13	Scotch elm	<i>Ulmus glabra</i>	4	-	Fair	No
14	English walnut	<i>Juglans regia</i>	10,10	Trunk decay, dieback	Poor	No
15	Victorian box	<i>Pittosporum undulatum</i>	7	Recumbent trunk	Poor	No
16	Victorian box	<i>Pittosporum undulatum</i>	9	Recumbent trunk	Poor	No
17	Victorian box	<i>Pittosporum undulatum</i>	3,4,14		Poor	No
18	Victorian box	<i>Pittosporum undulatum</i>	4,10		Poor	No
19	Plum	<i>Prunus cerasifera</i>	4,6		Poor	No



PLANNING - R2
03.27.2026
PLANNING - R1
02.02.2026
PLANNING
10.27.2025

ARBORIST REPORT

SCALE AS NOTED

A0.03

SUTRO ARCHITECTS

BOLINAS RESIDENCE

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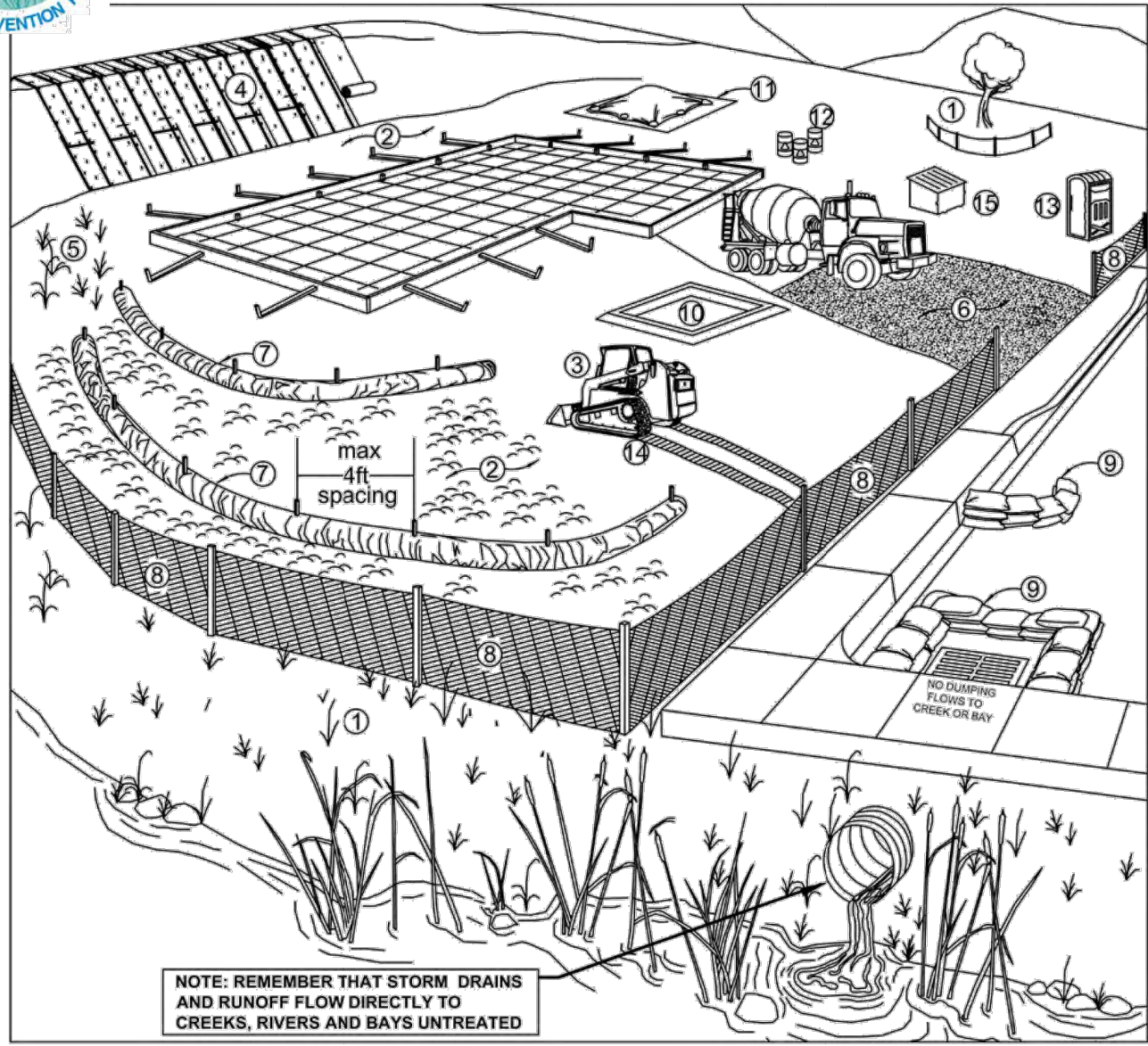
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GENERAL STORMWATER CONTROL NOTES:

1. SEE CIVIL DRAWINGS FOR SITE SPECIFIC STORMWATER CONTROL MEASURES.



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

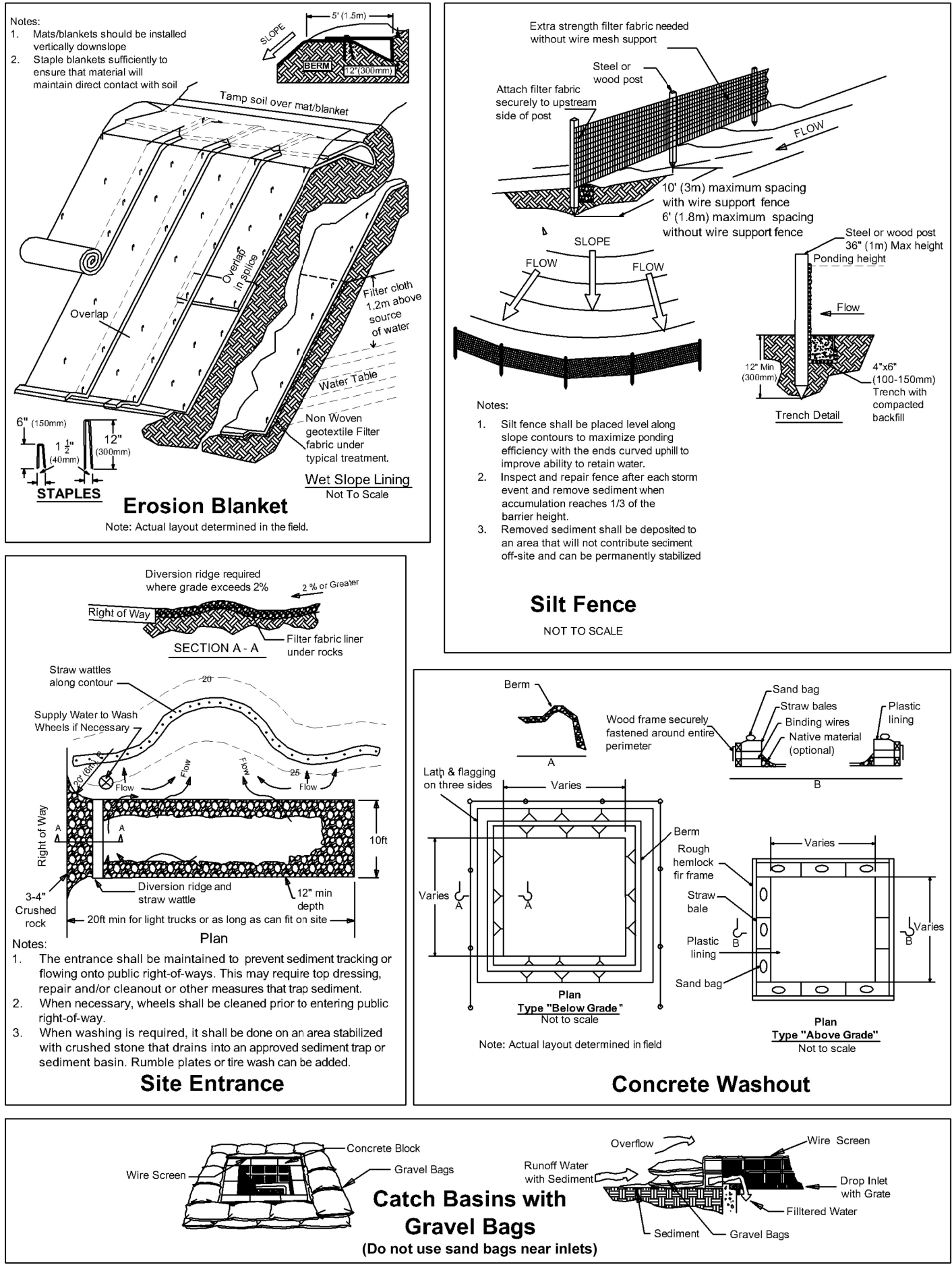
NS=not shown on graphic

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/constr/stormwater/manuals.htm>. Visit www.mcspppp.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. <i>For more info see the following factsheets: CASQA: EC-1; or Caltrans: SS-1.</i>
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. <i>For more info see the following factsheets: CASQA: EC-2; or Caltrans: SS-2.</i>
2 Soil Cover	Cover exposed soil with straw mulch and tackifier (or equivalent). <i>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.</i>
3 Soil Preparation/ Roughening	Soil preparation is essential to vegetation establishment and BMP installation. It includes soil testing and amendments to promote vegetation growth as well as roughening surface soils by mechanical methods (decompacting, scarifying, stair stepping, etc.). <i>For more info see the following factsheets: CASQA: EC-15.</i>
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 . <i>For more info see the following factsheets: CASQA: EC-7; or Caltrans: SS-7.</i>
5 Revegetation	Re-vegetate areas of disturbed soil or vegetation as soon as practical. <i>For more info see the following factsheets: CASQA: EC-4; or Caltrans: SS-4.</i>
Sediment Control Best Management Practices	
6 Tracking Controls	Stabilize site entrance to prevent tracking soil offsite. Inspect streets daily and sweep street as needed. Require vehicles and workers to use stabilized entrance. Place crushed rock 12-inches deep over a geotextile, using angular rock between 4 and 6-in. Make the entrance as long as can be accommodated on the site. Ideally long enough for 2 revolutions of the maximum tire size (16-20 feet long for most light trucks). Make the entrance wide enough to accommodate the largest vehicle that will access the site, ideally 10 feet wide with sufficient radii for turning in and out of the site. Rumble pads or rumble racks can be used in lieu of or in conjunction with rock entrances. Wheel washes may be needed where space is limited or where the site entrance and sweeping is not effective. <i>For more info see the following factsheets: CASQA: TC-1; TC-3; or Caltrans: TC-1; TC-3.</i>
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 overlap. 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. <i>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).</i>
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. <i>For more info see the following factsheets: CASQA: SE-1; SE-12; or Caltrans: SC-1.</i>
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. <i>For more info see the following factsheets: CASQA: SE-10; or Caltrans: SC-10.</i>
N/A Trench Dewatering	Follow MCSTOPPP BMPs for trench dewatering. http://www.marincounty.org/depts/pw/divisions/mcstoppp/development/media/Files/Departments/PW/mcstoppp/development/TrenchingSWReedMCSTOPPPFinal0.0.9.pdf . <i>For more info see the following factsheets: CASQA: NS-2; or Caltrans: NS-2.</i>
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. <i>For more info see the following factsheets: CASQA: WM-8; or Caltrans: WM-8.</i>
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. <i>For more info see the following factsheets: CASQA: WM-3 or Caltrans: WM-3.</i>
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. <i>For more info see the following factsheets: CASQA: WM-6; or Caltrans: WM-6.</i>
13 Sanitary Waste Management	Place portable toilets near stabilized site entrance, behind the curb and away from gutters, storm drain inlets, and waterbodies. Tie or stake portable toilets to prevent tipping and equip units with overflow pan/tray (most vendors provide these). <i>For more info see the following factsheets: CASQA: WM-9; or Caltrans: WM-9.</i>
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. <i>For more info see the following factsheets: CASQA: NS-8, NS-9, and NS-10; or Caltrans: NS-8, NS-9, and NS-10.</i>
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. <i>For more info see the following factsheets: CASQA: WM-5; or Caltrans: WM-5.</i>



SUTRO ARCHITECTS

BOLINAS RESIDENCE

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PLANNING - R2
03.27.2026
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02.02.2026
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MCSPP MINIMUM CONTROL MEASURES

SCALE AS NOTED

A0.04

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MAIN HOUSE



MAIN HOUSE



ADU



ADU



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PROPOSED EXTERIOR RENDERINGS

SCALE AS NOTED

A0.12

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METAL & GLASS WINDOW SYSTEM



SOLID WOOD VERTICAL PANELING



SOLID WOOD BATTENBOARD VERTICAL PANELING



ANTIQUED TERRACOTTA ROOF TILES



STACKED STONE WALL



FENCE IN AGED WHITE PINE



LANDSCAPE BOULDERS OPTION 1



LANDSCAPE BOULDERS OPTION 2



NATURAL FLAGSTONE PAVERS WITH GREENERY

SUTRO ARCHITECTS

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PLANNING	10.27.2025	▲

EXTERIOR MATERIAL PALETTE

SCALE AS NOTED

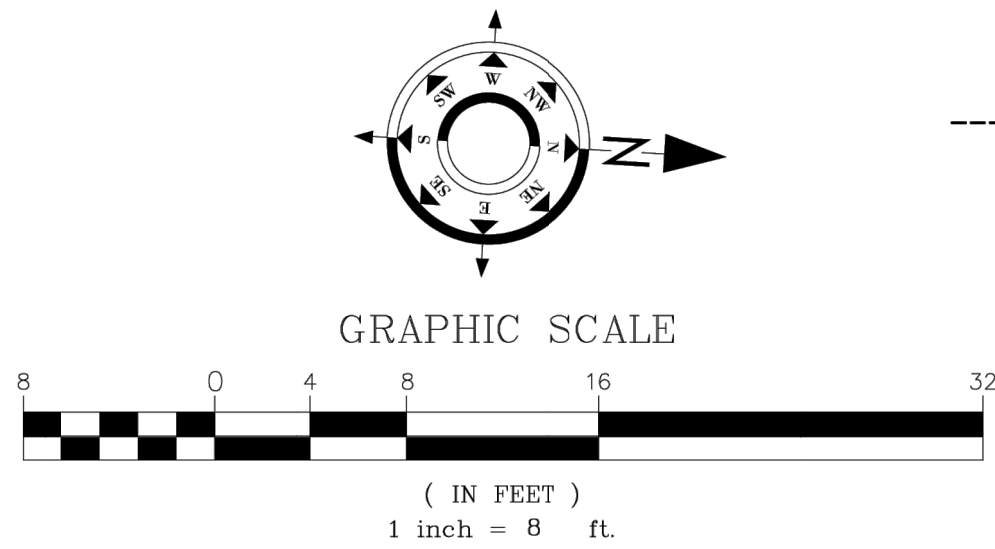
A0.13

LEGEND:

AC ASPHALTIC CONCRETE
BLDG BUILDING
CF CONCRETE FOOTING
CIP CAST IRON PIPE
CONC CONCRETE
CRW CONCRETE RETAINING WALL
EM ELECTRIC METER
EP EDGE OF PAVEMENT
FH FIRE HYDRANT
FL FLOWLINE
GB GRADE BREAK
GS GROUNDSHOT
HB HOSE BIB
HP HINGE POINT
JP JOINT POLE
LNDG LANDING
PT PROPE TANK
RP ROOF PEAK
SDMH STORM DRAIN MANHOLE
SSMH SANITARY SEWER MANHOLE
TC TOP OF CURB
TCRW TOP OF CONCRETE RETAINING WALL
THRESH THRESHOLD
TOB TOP OF BUILDING
TRRT TOP OF RAILROAD TIE
TRRW TOP OF ROCK RETAINING WALL
TWRW TOP OF WOOD RETAINING WALL
UNKN UNKNOWN
VLT VAULT
WGV WATER GATE VAVLE
WH WATER HEATER
WRW WOOD RETAINING WALL

X51.4 INDICATES FIRE HYDRANT
O 12TREE INDICATES GROUNDSHOT
O 12TREE INDICATES TREE SIZE

INDICATES BOUNDARY LINE
INDICATES LOT LINE
INDICATES MAJOR CONTOUR LINE
INDICATES MINOR CONTOUR LINE
X X X INDICATES WIRE FENCE
INDICATES WOOD FENCE
INDICATES ROCK RETAINING WALL
SS SS SS INDICATES UNDERGROUND SANITARY SEWER LINE
HD HD HD INDICATES OVERHEAD UTILITY LINES
INDICATES APPROXIMATE TREE DRIPLINE
INDICATES CONCRETE
INDICATES WOOD DECK/LANDING



NOTES:

- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- THE DATE OF THE FIELD SURVEY WAS AUGUST 11, SEPTEMBER 8 AND 23, 2022.
- ONLY A SIGNATURE IN BLUE INK INDICATES A TRUE AND ORIGINAL COPY.
- CONTOURS SET AT 1 FOOT INTERVALS.
- THE RECORD LOCATION OF THE BUILDING EASEMENT AGREEMENT (DOC. NO. 2010-00649565) DOES NOT FIT THE RESOLVED BOUNDARY. THE LOCATION OF SAID EASEMENT HAS BEEN MOVED TO SHOW THE INTENT OF SAID EASEMENT. SEE DOCUMENT FOR RESTRICTIONS ON NEW CONSTRUCTION.

BENCHMARK:

- ELEVATIONS WERE DERIVED FROM GPS OBSERVATIONS AND ARE BASED ON NAVD88.

BASIS OF BEARINGS:

THE BEARING, NORTH 35°53'7" WEST, AS CALCULATED BETWEEN A FOUND 1 1/4" IRON PIPE AT THE SOUTHWEST CORNER OF LOT 235 AS SHOWN ON THAT CERTAIN MAP ENTITLED "MESA ADDITION TO THE GRANDA VISTA TRACT" FILED FOR RECORD ON APRIL 3, 1923 IN BOOK 5 OF MAPS AT PAGE 19 IN THE OFFICE OF THE RECORDER, MARIN COUNTY, AND A FOUND 1" IRON PIPE FOUND AT THE SOUTHWEST CORNER OF LOT 18 AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF BOLINAS HIGHLANDS" AS FILED FOR RECORD ON JULY 8, 1909 IN BOOK 3 OF MAPS AT PAGE 21 IN THE OFFICE OF THE RECORDER, MARIN COUNTY, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN ON THIS SURVEY.

TITLE REPORT NOTE:

OLD REPUBLIC TITLE COMPANY
545 FOURTH ST
SAN RAFAEL, CA 94901
(415) 454-8300

PRELIMINARY REPORT
ORDER NO.: 0435017012-TJC
DATED: MARCH 18, 2014, AT 7:30 AM

UTILITY NOTE:

UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OR ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED.

CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION

HD SCANNING NOTE:

TOPOGRAPHIC DATA DERIVED FROM HIGH DEFINITION SCANNING METHODS.

SCANNER: LEICA P40

TREE NOTE:

TREE TYPES, DRIP LINES, AND SIZE ARE FOR INFORMATIONAL PURPOSES ONLY. ACTUAL TYPE OF TREE, TREE SHAPE, AND GROVE CONFIGURATION MAY VARY FROM ACTUAL FIELD CONDITIONS. NO WARRANTIES ARE IMPLIED IN REGARD TO TREE INFORMATION.

RECORD OF SURVEY NOTE:

BOUNDARY DATA SHOWN ON THIS SURVEY IS BASED ON A BOUNDARY SURVEY RESOLVED BY THE LICENSED LAND SURVEYOR AS SHOWN ON THE SURVEYOR'S STATEMENT. PER SECTION 8762 OF THE LAND SURVEYORS' ACT, A RECORD OF SURVEY WILL BE PREPARED AND SUBMITTED TO THE COUNTY OF RECORD AS PART OF THIS SURVEY.

SURVEYOR'S STATEMENT

THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

JACK W. SMITH, L.S. #7539



DATE



A1.00

Muir Consulting
139 Church Avenue
Oakdale, CA 95361
(209) 845-8630
SURVEY • HD • GPS • UAV
www.muiconsulting.com

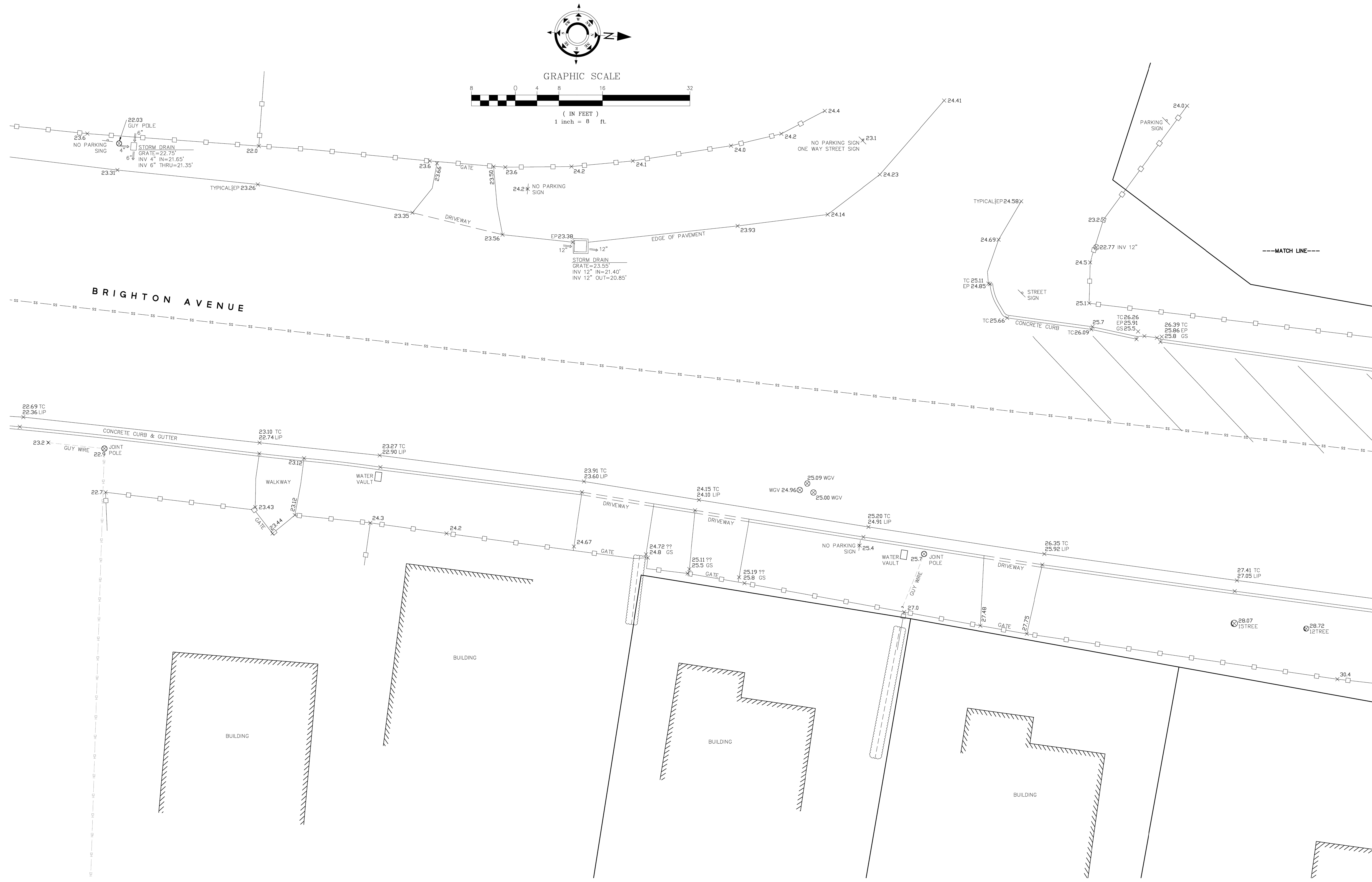
CALIFORNIA
MARIN COUNTY
BOLINAS

BOUNDARY & TOPOGRAPHIC SURVEY
OF
40 CLIFF ROAD

JOB NUMBER 6534-01
DRAWING NAME 6534-03TOPO.dwg
WCC
CHECKED BY JMS
DATE 11/01/2022

1 OF 6

REVISIONS



A1.02

REVISIONS		JOB NUMBER 6534-01		DRAWING NAME	
		DRAWN BY WCC		6534-03TOPO.dwg	
		CHECKED BY JMS		SHEET NO.	
		DATE 11/01/2022			

BOUNDARY & TOPOGRAPHIC SURVEY		CALIFORNIA	
OF		MARIN COUNTY	
40 CLIFF ROAD		BOLINAS	
3		OF 6	

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OAKDALE, CA 95361
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SURVEY • HDX • GPS • UAV
www.muiconsulting.com

MC

Professional Seal: Licensed Land Surveyor, State of California, No. 75301



REVISIONS

JOB NUMBER

6534-01

DRAWN BY

WCC

CHECKED BY

JMS

DATE

11/01/2022

DRAWING NAME

6534-03TOPO.dwg

SHEET NO.

6

OF

6

BOUNDARY & TOPOGRAPHIC SURVEY

OF

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OF
40 CLIFF ROAD
CALIFORNIA
MARIN COUNTY
BOLINAS

JOB NUMBER	6534-01
DRAWN BY	WCC
CHECKED BY	JMS
DATE	11/01/2022
DRAWING NAME	6534-03TOPO.dwg
SHEET NO.	6
OF	6

REVISIONS

JOB NUMBER

DRAWN BY

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CHECKED BY

JMS

DATE

11/01/2022

DRAWING NAME

6534-03TOPO.dwg

SHEET NO.

6

OF

6

BOUNDARY & TOPOGRAPHIC SURVEY

OF

40 CLIFF ROAD

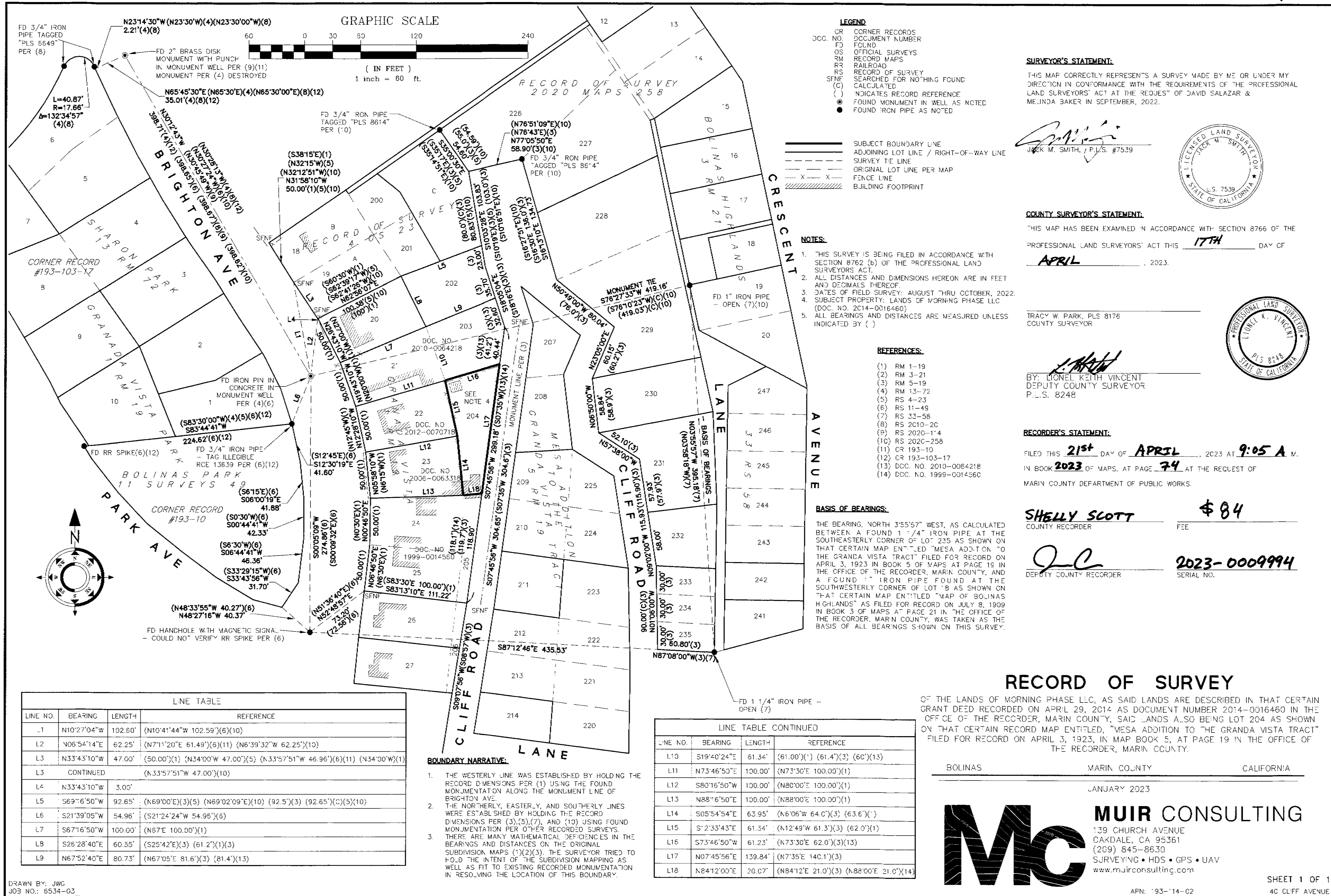
CALIFORNIA

MARIN COUNTY

BOLINAS

A1.05

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BOLINAS RESIDENCE

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03.27.2026
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02.02.2026
PLANNING
10.27.2025

RECORD OF SURVEY

AS NOTED

A1.06

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RECORDING REQUESTED BY:

JACK SIEDMAN
WHEN RECORDED MAIL TO:

JACK SIEDMAN
P.O. BOX 37
BOLINAS, CAL 94924



Recorded
Official Records
County of
Marin
JUAN C. THAYER
Assessor-Recorder
02:06PM 14-Dec-2010 Page 1 of 11

THIS SPACE FOR RECORDERS USE ONLY

AP Nos.193-102-26&193-114-02

DOCUMENT TITLE

EASEMENT AGREEMENT

THIS PAGE IS ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

ADDITIONAL RECORDING FEE APPLIES

6. Indemnity.

(a) Grantee shall indemnify and hold Grantor harmless against any and all claims, expenses, and liability due to any of Grantee's actions or actions of Grantee's subcontractors, guests, invitees, and/or agents related to the Easement.

(b) Grantor shall indemnify and hold Grantee harmless against any and all claims, expenses and liability due to any of Grantors' actions and actions of Grantors' subcontractors, guests, invitees, and/or agents related to the Easement.

7. Mediation. If a dispute arises out of or is related to this Easement Agreement, or its breach, the parties agree to try in good faith to settle the dispute by non-binding mediation before resorting to court action. The parties shall each pay one-half the cost of such mediation.

8. Discretion of Parties. Enforcement of the terms of this Easement shall be at the discretion of Grantee and Grantor, and any forbearance by Grantee or Grantor to exercise their rights under this Easement in the event of any breach of any term of this Easement by the other shall not be deemed or construed to be a waiver of such term or of any subsequent breach of the same or any other term of this Easement or of any rights under this Easement. No delay or omission in the exercise of any rights or remedy upon any breach shall impair such right or remedy or be construed as a waiver.

9. Amendment. If circumstances arise under which an amendment to or modification of this Easement would be appropriate, Grantor and Grantee may jointly amend this Easement. Any such amendment shall be recorded in the official records of Marin County, California.

10. Notices. Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other shall be in writing and either served personally or sent by first class mail, postage prepaid, addressed as follows:

To Grantor:
Ashley Ratcliffe
P.O. Box 635
Bolinas, CA 94924

To Grantee:
Kevin and Annette Haw

3

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

John P. McGrath
P.O. Box 37
BOLINAS, CALIF. 94924
1940 A Tice Valley Blvd.
Walnut Creek, California 94595

EASEMENT AGREEMENT

This Easement Agreement ("Agreement") is made by and between Ashley Ratcliffe (hereinafter referred to as "Grantor") and Kevin and Annette Haw, (hereinafter collectively referred to as "Grantee") and is effective as of the last date of signature.

RECITALS

Grantor is the owner of certain real property ("the servient tenement") in the town of Bolinas, Marin County, California, known as 87 Brighton Ave., APN 193-102-26. Said servient tenement is depicted on Exhibit "A", attached hereto, which is a reproduction of the Town of Bolinas Assessor's Map Bk.193-pg.11, County of Marin, California, and incorporated herein by this reference.

Grantee is the owner of certain real property ("the dominant tenement") in the town of Bolinas, Marin County, California, known as 40 Cliff Road APN 193-114-02 as depicted on the above-described Exhibit "A", attached hereto, incorporated herein by this reference.

The purpose of this Agreement is to grant to Grantee certain easement rights over the property of Grantor, as set forth below.

AGREEMENT

1. Purpose of Agreement. A structure on Grantee's property encroaches upon a portion of Grantor's property, as depicted on the above-described Exhibit "A", attached hereto and incorporated herein by reference. The Encroachment occurred approximately thirty (30) years ago as an add-on to a structure that already existed on the dominant tenement. "The Encroachment" is approximately four (4) feet in the North to South direction and seventeen (17)

435 South Ray Rd.
Portland, TN 37148

or to such other address as either party or its assignee from time to time shall designate by written notice to the other.

If either Grantor or Grantee shall sell their respective properties, thereafter the notices shall be sent to the name and address listed in the Marin County Assessor's most current listings as owner of the sold property.

11. Easement to Run With the Land.

(a) All of the restrictions, covenants, easements, equitable servitudes and affirmative obligations set forth in this Agreement that touch and concern the Property shall run with the land. All other terms, covenants, conditions and provisions of this Agreement shall inure to the benefit and be binding upon the respective heirs, successors and assigns of the parties.

(b) The terms and conditions of this agreement shall not give rise to any personal obligation of: (1) the Grantor for actions or events occurring after the Grantor no longer owns the servient tenement; or (2) the Grantee for actions or events occurring after the Grantee no longer owns the dominant tenement.

12. General Provisions.

(a) Controlling Law. The interpretation and performance of this Easement shall be governed by the laws of the State of California.

(b) Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Easement shall be liberally construed in favor of the grant to effect the purpose of this Easement. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purpose of this Easement that would render the provision valid shall be favored over any interpretation that would render it invalid.

(c) Severability. If any provisions of this Easement, or the application thereof to any person or circumstance, is found to be invalid, the remainder of the provisions of this Easement, or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.

(d) Entire Agreement. This instrument sets forth the entire Agreement of the parties with respect to the Easement and supersedes all prior

4

feet in the East to West direction and ranges in height from approximately five (5) foot, nine (9) inches at its lowest point to seven (7) foot at its tallest point, and is attached to the structure on the dominant tenement. The Encroachment is part of the kitchen and bathroom areas of the structure on the dominant tenement. The purpose of this Agreement is to grant an easement to Grantee allowing the continuation of The Encroachment and Grantee's continued use of The Encroachment.

2. Grant of Easement. In consideration of the mutual covenants, terms, conditions, and restrictions contained herein, and pursuant to the laws of the State of California, Grantor hereby voluntarily grants and conveys to Grantee, and their successors and assigns, subject to all existing encumbrances and exception to title, an easement appurtenant over the servient tenement of the nature and character and to the extent hereinafter set forth.

Grantor hereby grants to Grantee the following: an exclusive easement for The Encroachment which is entirely on the servient tenement and permanently attached and incorporated into the structure on the dominant tenement. The Encroachment is described above and identified on the above-described Exhibit "A", attached hereto and incorporated herein by reference.

Should either party want a legal description to more particularly describe the location of this easement, the party wanting the legal description shall be free to obtain one and the other party agrees to make an appropriate amendment to this agreement, in recordable form, to include said legal description. This easement shall be appurtenant to the dominant tenement.

3. Declaration of Restrictions. The Grantor hereby declares that the servient tenement shall be held, transferred, sold, conveyed, given, leased, occupied and used subject to all of the restrictions, covenants, easements, equitable servitudes, and affirmative obligations set forth in this Agreement.

4. Limitations of Grantees' Use. The use of the Easement by Grantee, and their successors in interest and assigns, is limited to the uses of the dominant tenement identified above. No other structures shall be constructed in the easement area, nor shall The Encroachment be extended or expanded in any direction, beyond its current envelope, including in height. In addition, if The Encroachment is ever demolished or if the structure on the dominant tenement to which it is affixed is ever replaced with a new structure, such new structure will not encroach into the easement area.

5. Maintenance and Repair. The obligation for maintenance and repair of the existing structure within the Easement shall be solely that of the Grantee.

2.



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EXISTING EASEMENT

AS NOTED

A1.07

SUTRO ARCHITECTS

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discussions, negotiations, understandings, or agreements relating to the Easement, all of which are merged herein. No alteration or variation of this instrument shall be valid or binding unless contained in an amendment that complies with the "Amendment" paragraph herein.

(e) No Forfeiture. Nothing contained herein will result in a forfeiture or reversion of Grantor's title in any respect.

(f) Attorney Fees. The prevailing party in any lawsuit or arbitration arising out of this agreement shall be entitled to recover reasonable attorney's fees.

(g) Captions. The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon construction or interpretation.

DATED: Feb 16, 2010

GRANTOR:

Ashley Ratcliffe

DATED: 3-8-10, 2010

GRANTEE:

Kevin Haw

DATED: 3-8-10, 2010

GRANTEE:

Annette Haw

State of California)
County of Marin)ss.

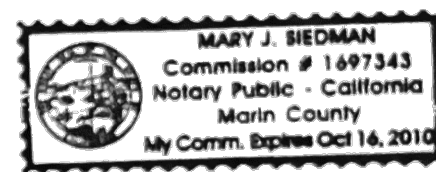
On February 16, 2010 before me, MARY J. SIEDMAN, Notary Public in and for said State, personally appeared ASHLEY RATCLIFFE who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(NOTARY SEAL)

Mary J. Siedman
Signature of Notary Public



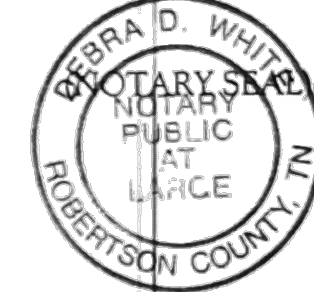
State of Tennessee)
County of Robertson)ss.

On March 8, 2010 before me, DEBRA WHITE, Notary Public in and for said State, personally appeared KEVIN HAW who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Debra D. White
Signature of Notary Public



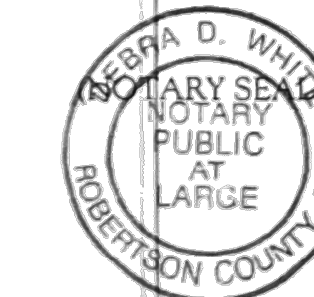
State of Tennessee)
County of Robertson)ss.

On March 8, 2010 before me, Debra White, Notary Public in and for said State, personally appeared ANNETTE HAW who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or upon behalf of which the person(s) acted, executed the instrument.

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Debra D. White
Signature of Notary Public



Tax Rels Area 193-11
56-014

POR. RANCHO LAS BAULINES

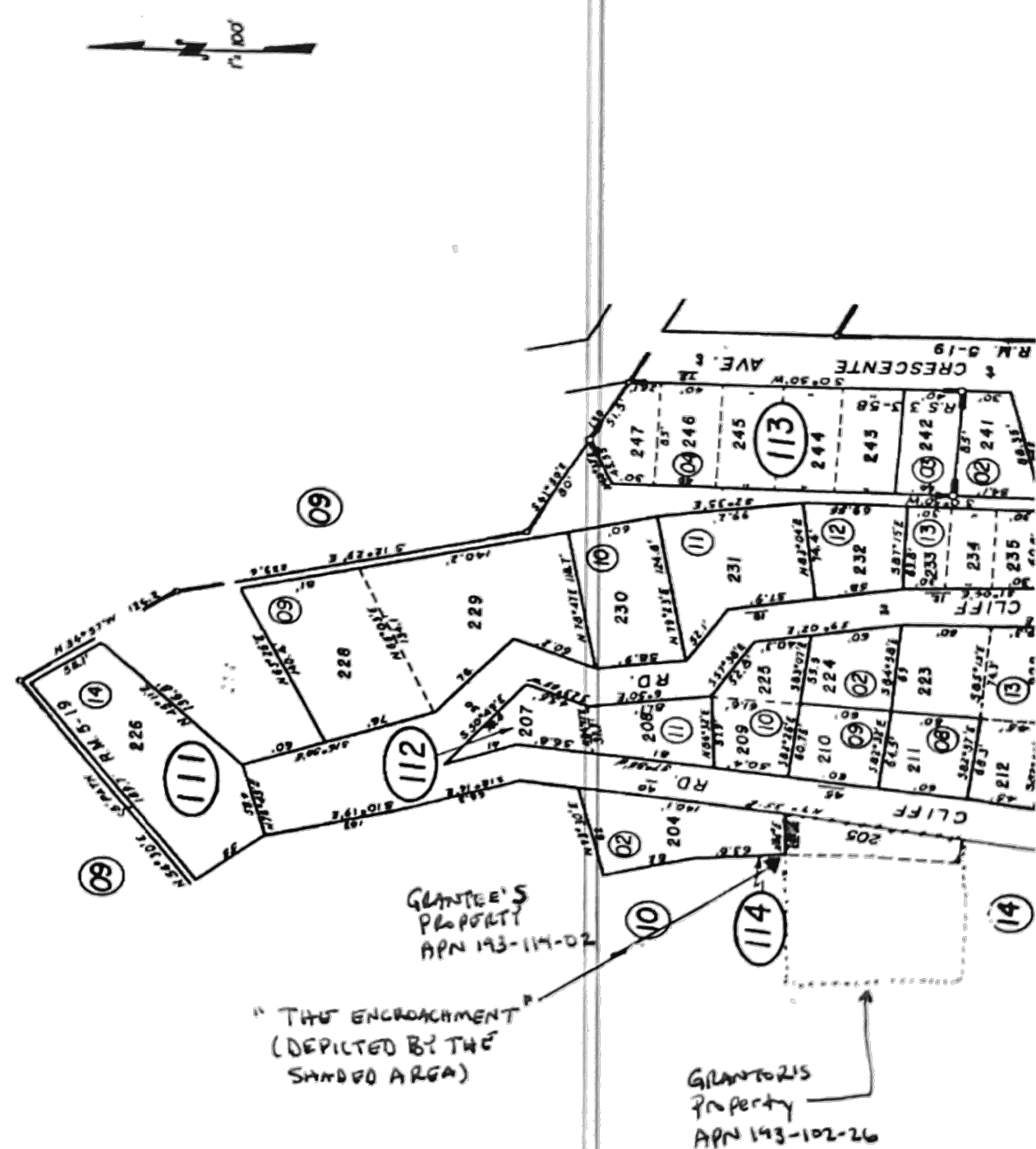
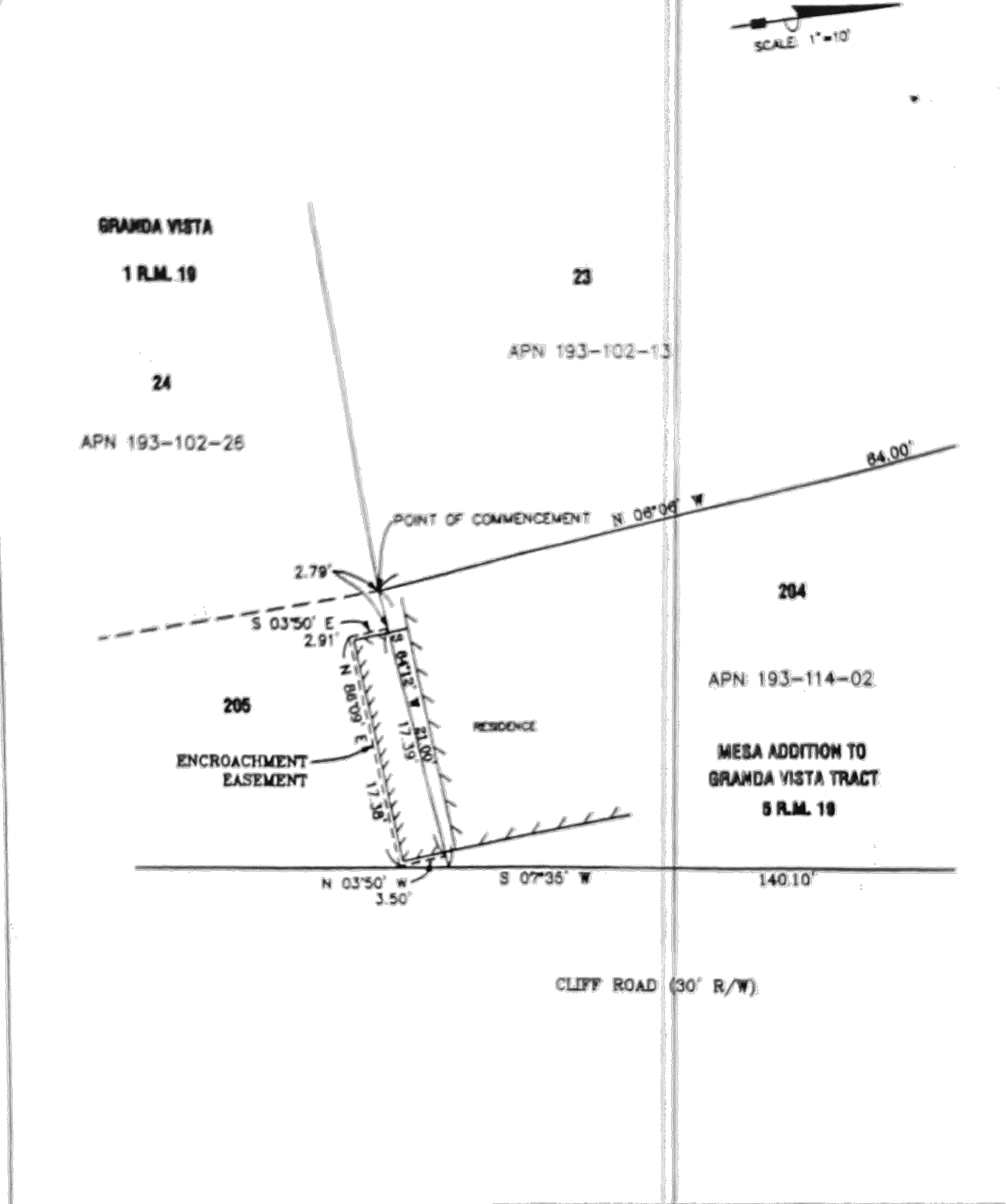


EXHIBIT A TO EASEMENT AGREEMENT
B/W KEVIN + ANNETTE HAW & ASHLEY RATCLIFFE
PAGE 1 OF 3

Commencing at the Northeastly corner of Lot 24 as shown upon that map entitled, "Plat of Granda Vista", filed for record in Book 1 of Maps, at Page 19, Marin County Records, also being the Northwestly corner of Lot 205 as shown upon that map entitled, "Mesa Addition to the Granda Vista Tract", filed for record in Book 5 of Maps, at Page 19, Marin County Records; thence Easterly along the Northerly line of said Lot 205, N 84deg 12' E, a distance of 2.79 feet to the TRUE POINT OF BEGINNING; thence leaving said Northerly line distance of 2.79 feet to the TRUE POINT OF BEGINNING; thence N 86deg 09' E, a distance of 17.38 feet; thence N 03deg 50' E, a distance of 2.91 feet; thence N 86deg 09' E, a distance of 17.38 feet; thence N 03deg 50' W, a distance of 3.50 feet to a point on said Northerly line of Lot 205; thence Westerly along said Northerly line of Lot 205, S 84deg 12' W, a distance of 17.39 feet to the TRUE POINT OF BEGINNING.

EX "A" - PAGE 2 OF 3



EX "A" - PAGE 3 OF 3

SUTRO ARCHITECTS

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3. ALL MATERIALS, WORKMANSHIP & METHODS SHALL CONFORM TO CURRENTLY ADOPTED UNIFORM BUILDING CODE (UBC), UNIFORM PLUMBING CODE (UPC), UNIFORM MECHANICAL CODE (UMC), AND THE NATIONAL ELECTRICAL CODE (NEC) AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA TITLE 24, CALIFORNIA ELECTRICAL CODE, CALIFORNIA CODE OF REGULATIONS & OTHER APPLICABLE CODES & ORDINANCES OF THE LOCAL JURISDICTION.
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7. TREES LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM INADVERTENT DAMAGE FROM CONSTRUCTION EQUIPMENT BY WRAPPING TRUNKS WITH PROTECTIVE MATERIALS, AVOIDING FILL OF ANY TYPE AGAINST THE BASE OF THE TRUNKS & AVOIDING AN INCREASE IN SOIL DEPTH AT THE FEEDING ZONE OR DRIP LINE OF THE RETAINED TREES. SEE LANDSCAPE DRAWINGS.
8. ALL EXISTING UTILITIES TO REMAIN U.O.N. GC TO CONFIRM ALL UTILITY LOCATIONS & CAPACITIES.
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DEMO KEYNOTES:

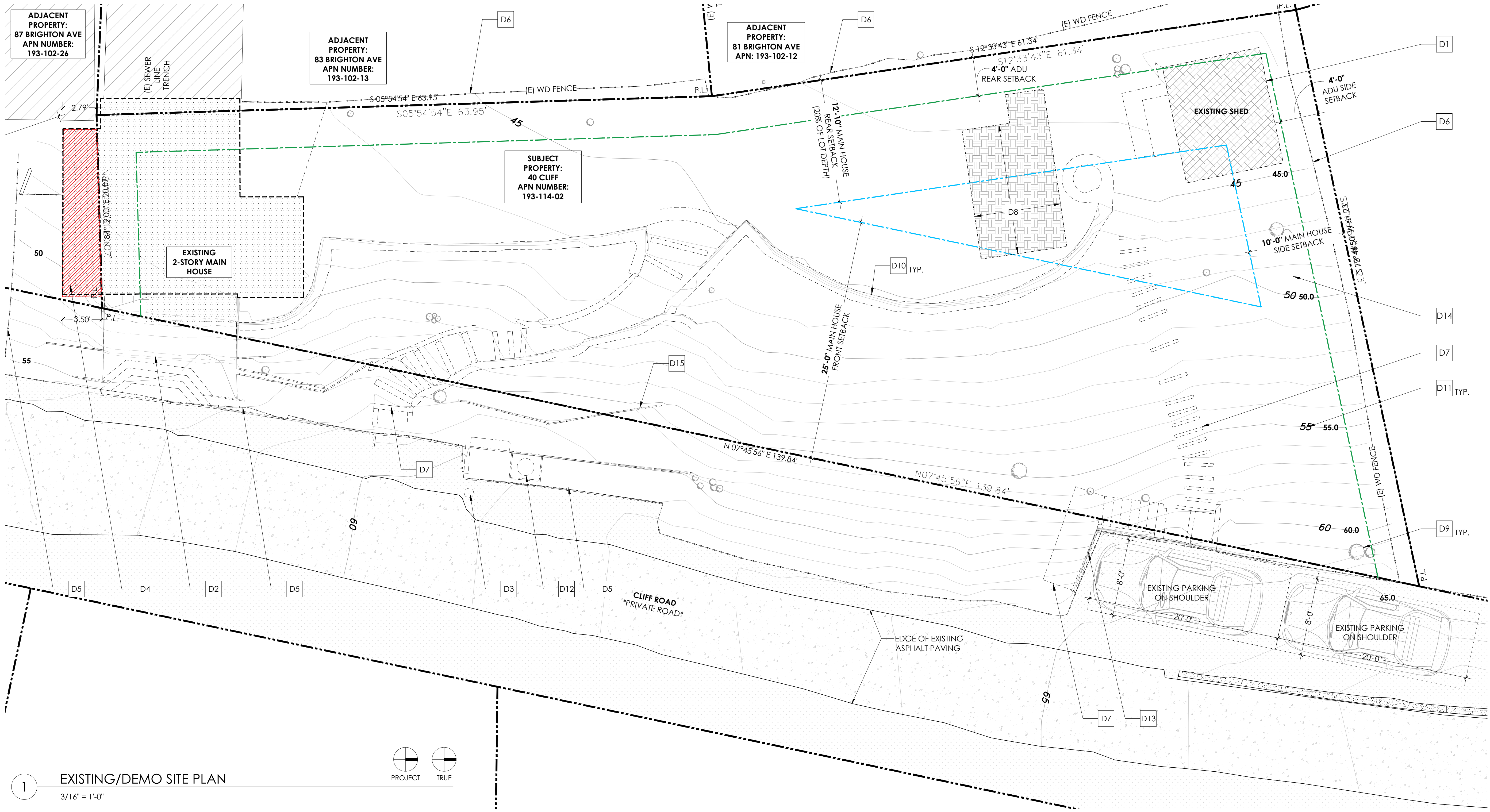
- D1 (E) SHED STRUCTURE TO BE DEMOLISHED
- D2 (E) NON-CONFORMING DECK TO BE REPAIRED AND MAINTAINED IN KIND
- D3 (E) END POLE TO BE REMOVED AND RELOCATED; SEE PG&E APPLICATION #124729161
- D4 (E) ENCROACHMENT EASEMENT WITH 87 BRIGHTON AVE
- D5 (E) NON-CONFORMING WOOD FENCE TO BE REPAIRED AND MAINTAINED IN KIND
- D6 (E) WOOD FENCE TO BE REMOVED
- D7 (E) WOOD STAIRS TO BE REMOVED
- D8 EXTENTS OF (N) ADU CRAWLSPACE TBD
- D9 (E) TREES TO BE REMOVED U.O.N.; SEE LANDSCAPE DRAWINGS FOR TREE REMOVAL PLAN

DEMO KEYNOTES CONT.

- D10 (E) SITE RETAINING WALLS TO BE REMOVED, (E) SOIL TO BE HELD BACK TEMPORARILY FOR (N) SITE RETAINING WALLS. SEE PROPOSED SITE PLAN FOR (N) RETAINING WALL LOCATIONS.
- D11 SEE CIVIL DRAWINGS FOR PROPOSED SITE GRADING AND DRAINAGE PLANS
- D12 (E) PROPANE TANK TO BE REMOVED
- D13 (E) NON-CONFORMING WOOD RETAINING WALL TO BE REPAIRED AND MAINTAINED IN KIND.
- D14 (E) SOIL TO BE EXCAVATED FOR (N) BASEMENT
- D15 (E) WD RETAINING WALL TO BE REMOVED

EXISTING & DEMO SITE PLAN LEGEND:

- PROPERTY LINE
- SUBJECT PROPERTY
- MAIN HOUSE SETBACK
- ADU SETBACK
- ADJACENT NEIGHBOR'S BLDG
- AREA OF DEMOLITION
- EXISTING ELEMENTS TO BE REMOVED
- (E) ENROACHMENT EASEMENT
- (E) FENCE TO BE REPAIRED & MAINTAINED
- (E) SOIL TO BE REMOVED FOR (N) ADU CRAWLSPACE



1 EXISTING/DEMO SITE PLAN
3/16" = 1'-0"

BOLINAS RESIDENCE



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PLANNING - R1	02.02.2026	▲
PLANNING	10.27.2025	▲

EXISTING / DEMO
SITE PLAN

3/16" = 1'-0"

A1.10

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10. ALL (E) DIMENSIONS TO BE VERIFIED IN FIELD, TYP.
11. PLEASE REFER TO A0.00 GENERAL NOTES FOR ALL PROJECT INFORMATION AND DATA

KEYNOTES:

- 1 (N) SITE GRADING AND DRAINAGE: S.C.D., TYP.
- 2 (E) WOOD DECK TO BE REPAIRED AND MAINTAINED IN KIND - ALL REPAIRS TO BE MINOR AND INCIDENTAL UP TO 50%
- 3 (E) MAIN HOUSE TO BE REPAIRED AND MAINTAINED IN KIND
- 4 (N) 42"H GUARDRAIL
- 5 (N) STONE LANDING, TREADS AND RISERS: S.L.A.D.
- 6 (N) WATER FEATURE; NOT TO EXCEED 18" DEEP
- 7 (N) RETAINING WALLS NOT TO EXCEED 6'-0" FROM T.O.W TO B.O.F
- 8 SEE PG&E APPLICATION # 124729161 FOR NEW POLE
- 9 (E) PARKING ON SHOULDER TO REMAIN
- 10 (N) 36" HANDRAIL

KEYNOTES CONT.

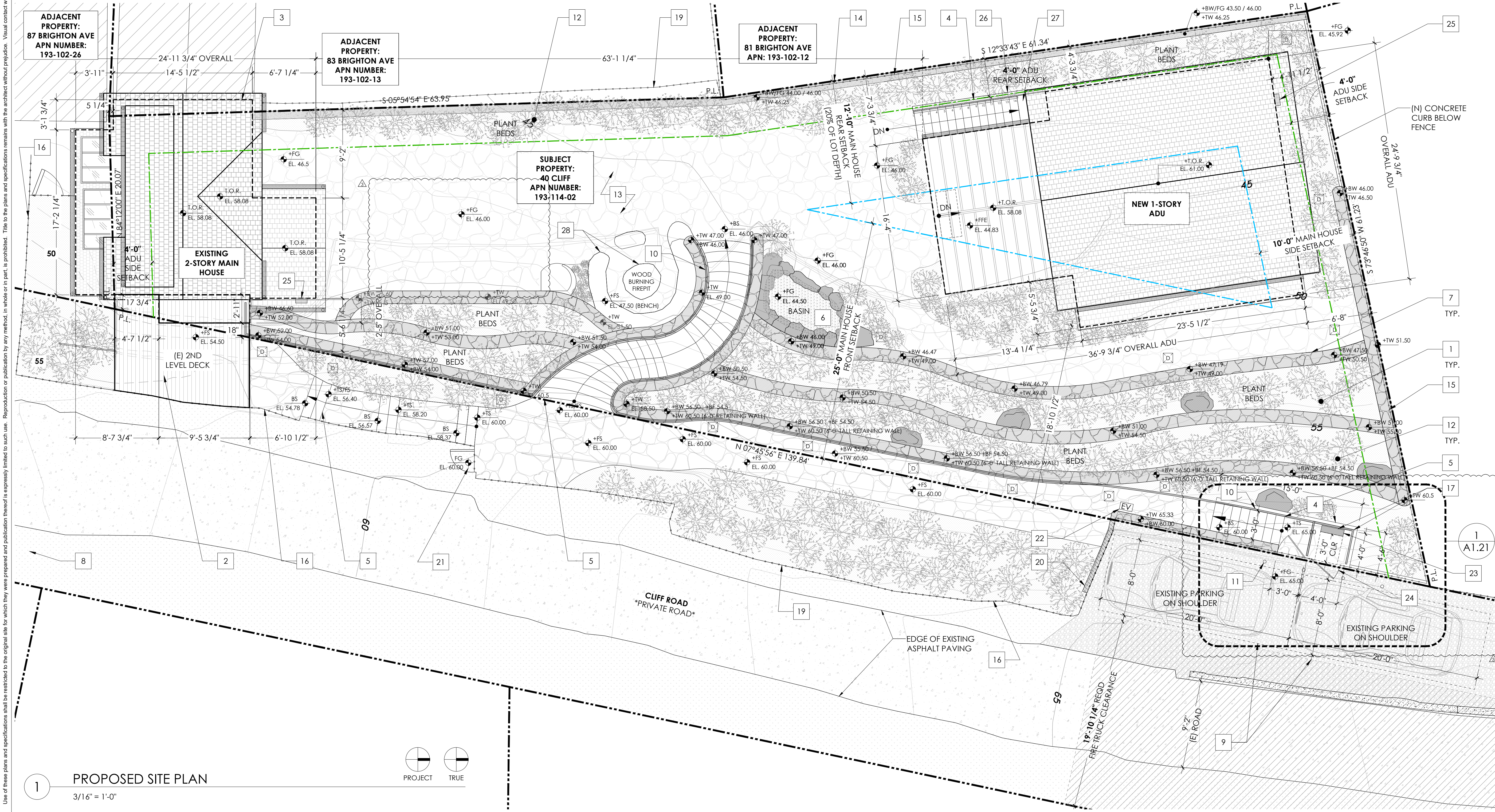
- 11 NEW BOLLARDS PER PG&E
- 12 (N) PLANT BEDS; SEE S.L.A.D.
- 13 (N) STONE PAVERS; S.L.A.D.
- 14 (N) CONC LAGGING RETAINING WALL ALONG WEST PROPERTY LINE
- 15 (N) WOOD FENCE ALONG WEST / NORTH PROPERTY LINE
- 16 (E) WOOD FENCE TO BE REPAIRED AND MAINTAINED IN KIND; NOT TO EXCEED 6'-0" TALL
- 17 (N) PLATFORM & CONCRETE RETAINING WALLS & PG&E METER
- 18 NOT USED
- 19 REPAIR & MAINTAIN (E) SECTION OF NON CONFORMING FENCE; NOT TO EXCEED 6'-0" TALL
- 20 REPAIR AND MAINTAIN EXISTING RETAINING WALL

KEYNOTES CONT.

- 21 REPLACE (E) ENTRY GATE IN KIND
- 22 EV CHARGING STATION PER CAL GREEN 4.106.4
- 23 (N) ELEC SWITCHBOARD/METER INSTALLED PER PG&E
- 24 (N) 36"W KEYED GATE FOR PG&E ACCESS
- 25 (N) WALL MTD ELEC CIRCUIT BREAKER PANEL
- 26 (N) CURB
- 27 SUMP PUMP @ B.O. STAIR; SEE CIVIL DRAWINGS
- 28 SITE FEATURE NOT TO EXCEED 18" ABV. GRADE.

PROPOSED SITE PLAN LEGEND:

- | | |
|--------------------------------------|--------------------------------|
| --- PROPERTY LINE | --- FENCE |
| - - - LINE OF SUBJECT BUILDING WALL | [D] AREA DRAIN: SEE CIVIL DWGS |
| --- MAIN HOUSE SETBACK | [G] GRAVEL DRIVE |
| --- ADU SETBACK | [H] ASPHALT / CONCRETE |
| [I] ADJACENT NEIGHBOR'S BLDG | |
| [J] STONE PAVERS | |
| [K] ROOF SHINGLES | |
| [L] PLANTING BED: SEE LANDSCAPE DWGS | |



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02.02.2026

PLANNING
10.27.2025

PROPOSED
SITE PLAN

3/16" = 1'-0"

A1.20

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KEYNOTES:

1 (N) PLATFORM & CONCRETE RETAINING WALLS

2 (N) PG&E METER

3 (N) BOLLARDS PER PG&E

4 (N) 42"H GUARDRAIL

5 (N) WOOD GATE TO MATCH (E) FENCE

PROPOSED SITE PLAN LEGEND:

PROPERTY LINE

LINE OF SUBJECT BUILDING WALL

MAIN HOUSE SETBACK

ADU SETBACK

ADJACENT NEIGHBOR'S BLDG

STONE PAVERS

ROOF SHINGLES

PLANTING BED: SEE LANDSCAPE DWGS

FENCE

AREA DRAIN: SEE CIVIL DWGS

GRAVEL DRIVE

ASPHALT / CONCRETE

The diagram is an enlarged site plan at the PG&E platform level. It shows the proposed building footprints for the main house and an ADU. Key features include: a 4'-8" platform for the main house, a 4'-0" ADU side setback, a 3'-0" clearance, and a 4'-2" spacing per PG&E for the main house. The plan also shows existing parking on the shoulder, a 4'-2" spacing per PG&E for the ADU, and a 4'-8" platform for the ADU. The plan is oriented with North at the top, indicated by a north arrow. The plan is labeled 'ENLARGED PLAN @ PG&E PLATFORM' and '1/2" = 1'-0"'. The plan is also labeled 'PROJECT' and 'TRUE'.

1 ENLARGED PLAN @ PG&E PLATFORM
1/2" = 1'-0"

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ENLARGED PLAN:
PG&E PLATFORM

1/2" = 1'-0"

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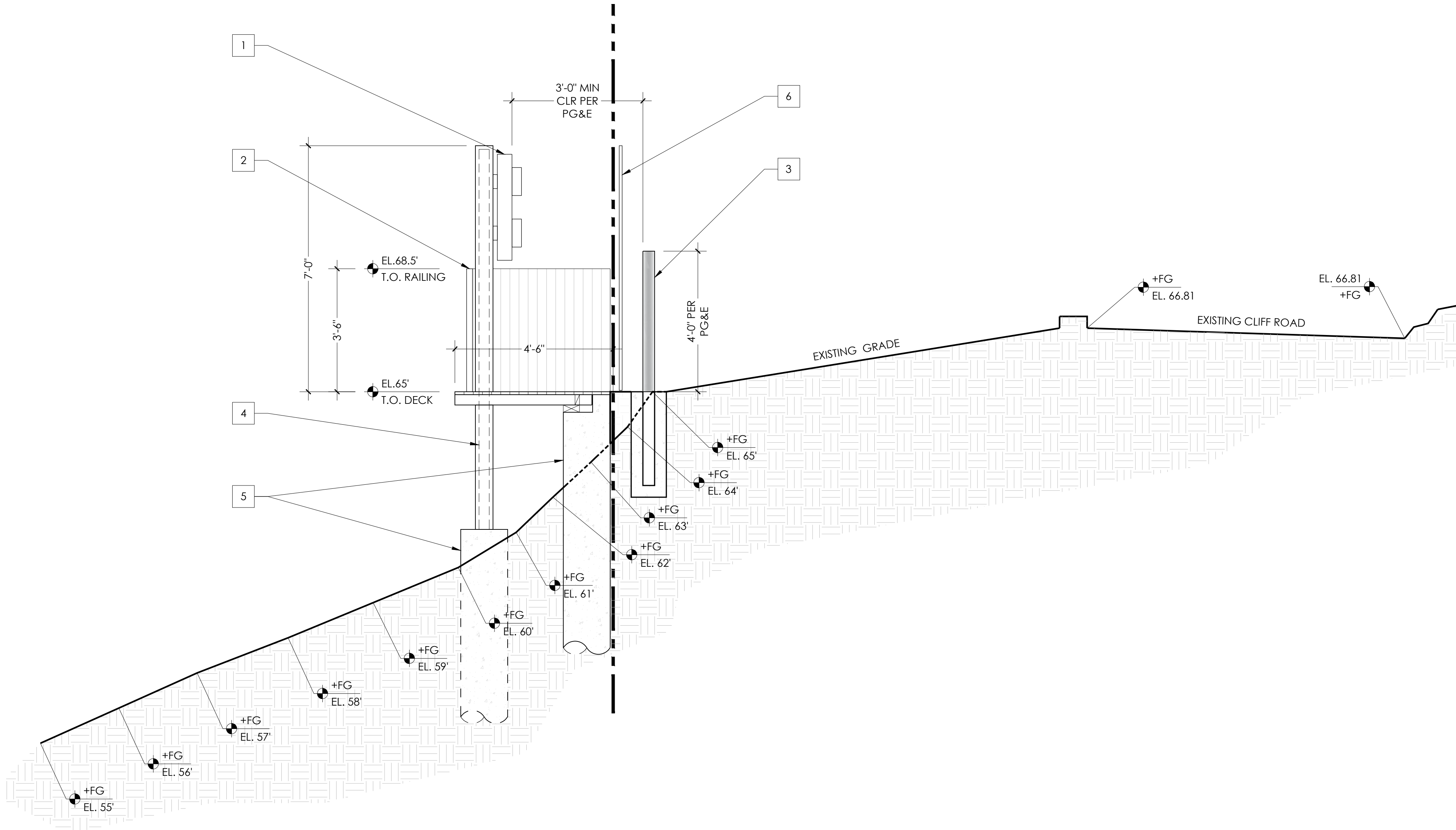
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1. VERIFY ALL EXISTING DIMENSIONS/CONDITIONS AT THE SITE & NOTIFY ARCHITECT OF ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR OR COMMENCING WORK. **DO NOT SCALE DRAWINGS** FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.
2. CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH BEST COMMON PRACTICES AND/OR MFR'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.
3. ALL MATERIALS, WORKMANSHIP & METHODS SHALL CONFORM TO CURRENTLY ADOPTED UNIFORM BUILDING CODE (UBC), UNIFORM PLUMBING CODE (UPC), UNIFORM MECHANICAL CODE (UMC), AND THE NATIONAL ELECTRICAL CODE (NEC) AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA TITLE 24, CALIFORNIA ELECTRICAL CODE, CALIFORNIA CODE OF REGULATIONS & OTHER APPLICABLE CODES & ORDINANCES OF THE LOCAL JURISDICTION.
4. SAFETY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND AHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.

5. CONSTRUCTION BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
6. DO NOT STORE CONSTRUCTION MATERIALS OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.
7. TREES LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM INADVERTENT DAMAGE FROM CONSTRUCTION EQUIPMENT BY WRAPPING TRUNKS WITH PROTECTIVE MATERIALS, AVOIDING FILL OF ANY TYPE AGAINST THE BASE OF THE TRUNKS & AVOIDING AN INCREASE IN SOIL DEPTH AT THE FEEDING ZONE OR DRIP LINE OF THE RETAINED TREES. SEE LANDSCAPE DRAWINGS.
8. ALL EXISTING UTILITIES TO REMAIN U.O.N. GC TO CONFIRM ALL UTILITY LOCATIONS & CAPACITIES.
9. DASHED ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT OTHER LINES SUCH AS EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINES. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.
10. ALL (E) DIMENSIONS TO BE VERIFIED IN FIELD, TYP.

KEYNOTES:

- 1 PG&E BACKBOARD
- 2 42" TALL WOOD RAILING
- 3 FIXED BOLLARDS PER PG&E
- 4 STRUCTURAL POST
- 5 CONC. DRILLED PIERS
- 6 WOOD GATE TO MATCH (E) FENCE



1 PROPOSED SECTION @ PG&E PLATFORM
1/2" = 1'-0"

SUTRO ARCHITECTS

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BOLINAS RESIDENCE

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PLANNING - R1	02.02.2026	△
PLANNING	10.27.2025	△

PROPOSED
SITE SECTIONS:
PG&E PLATFORM

1/2" = 1'-0"

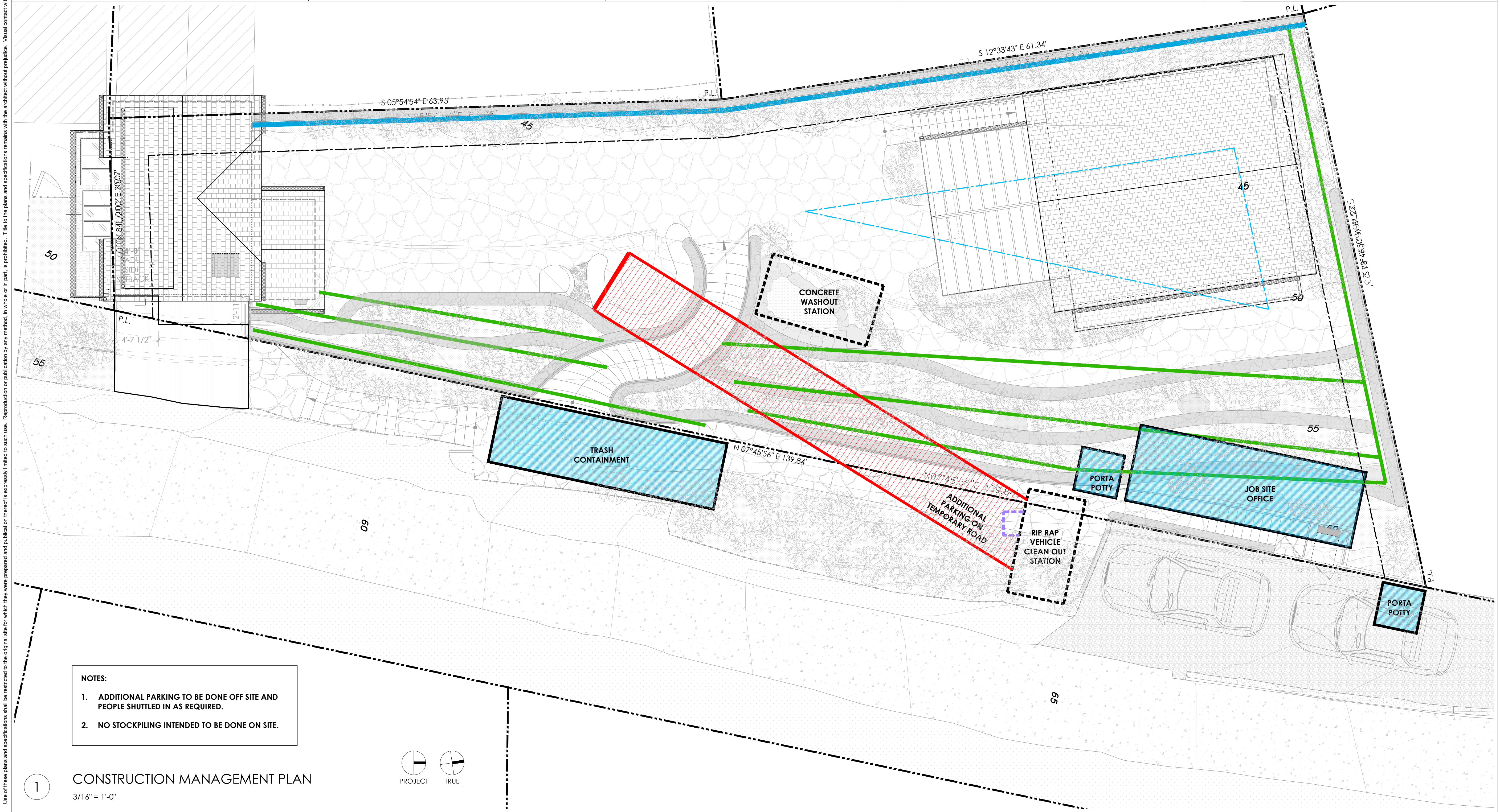
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GENERAL NOTES:
1. DUST REDUCTION. DUST REDUCTION SHALL BE CONSISTENT WITH THE BAY AIR QUALITY MANAGEMENT DISTRICT'S BASIC CONTROL MEASURES.

KEYNOTES:

LEGEND:
- - - - - PROPERTY LINE
- - - - - REQ'D SETBACK
[Blue Box] CONSTRUCTION STAGING AREA
[Blue Line] DRAIN ROCK SWALE AT NEW RETAINING WALL (WATER MANAGEMENT)
[Red Hatched Box] TEMPORARY BASEROCK ROAD
[Green Line] FIBER ROLLS AND SILT FENCE. EROSION CONTROL BLANKETS TO BE INSTALLED AS REQ'D PER CIVIL
[Purple Dashed Box] DRAIN INLET PROTECTION



- NOTES:
- ADDITIONAL PARKING TO BE DONE OFF SITE AND PEOPLE SHUTTLED IN AS REQUIRED.
 - NO STOCKPILING INTENDED TO BE DONE ON SITE.

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02.02.2026
PLANNING
10.27.2025

CONSTRUCTION
MANAGEMENT PLAN

3/16" = 1'-0"

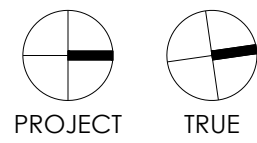
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1

PROPOSED IMPERVIOUS COVER

3/32" = 1'-0"



LEGEND:

- PROPERTY LINE
- LINE OF SUBJECT BUILDING WALL
- MAIN HOUSE SETBACK
- ADU SETBACK
- IMPERVIOUS COVER: STRUCTURE
- IMPERVIOUS COVER: WALKING SURFACE
- IMPERVIOUS COVER: RETAINING WALLS
- IMPERVIOUS COVER: WATER FEATURE
- IMPERVIOUS COVER: MISC. SITE FEATURE
- PERVIOUS COVER

IMPERVIOUS / PERVIOUS CALCULATIONS

PROPOSED IMPERVIOUS: 1,894 SF
PROPOSED PERVIOUS: 3,110 SF
TOTAL LOT AREA: 4,938 SF

NEW/REPLACED IMPERVIOUS CALCULATIONS

PROPOSED NEW/REPLACED IMPERVIOUS:
1,861 SF - 371 SF = 1,490 SF

2

EXISTING IMPERVIOUS COVER

3/32" = 1'-0"



LEGEND:

- PROPERTY LINE
- LINE OF SUBJECT BUILDING WALL
- MAIN HOUSE SETBACK
- ADU SETBACK
- IMPERVIOUS COVER: STRUCTURE
- IMPERVIOUS COVER: WALKING SURFACE
- IMPERVIOUS COVER: RETAINING WALLS
- PERVIOUS COVER

IMPERVIOUS / PERVIOUS CALCULATIONS

EXISTING IMPERVIOUS: 743 SF
EXISTING PERVIOUS: 4,195 SF
TOTAL LOT AREA: 4,938 SF



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03.27.2026
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02.02.2026
PLANNING
10.27.2025

EXISTING AND PROPOSED
IMPERVIOUS COVER PLAN

3/32" = 1'-0"

A1.31

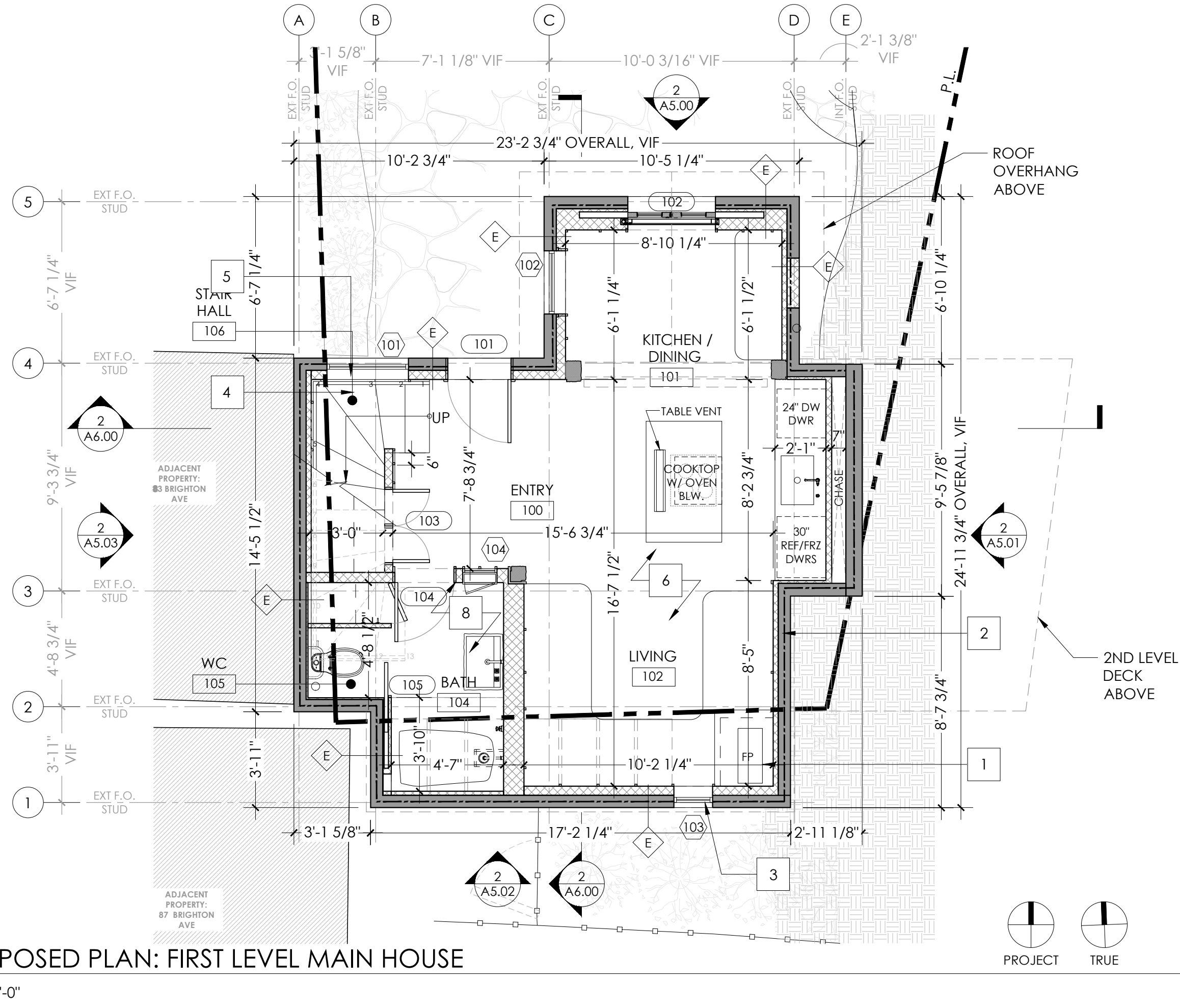
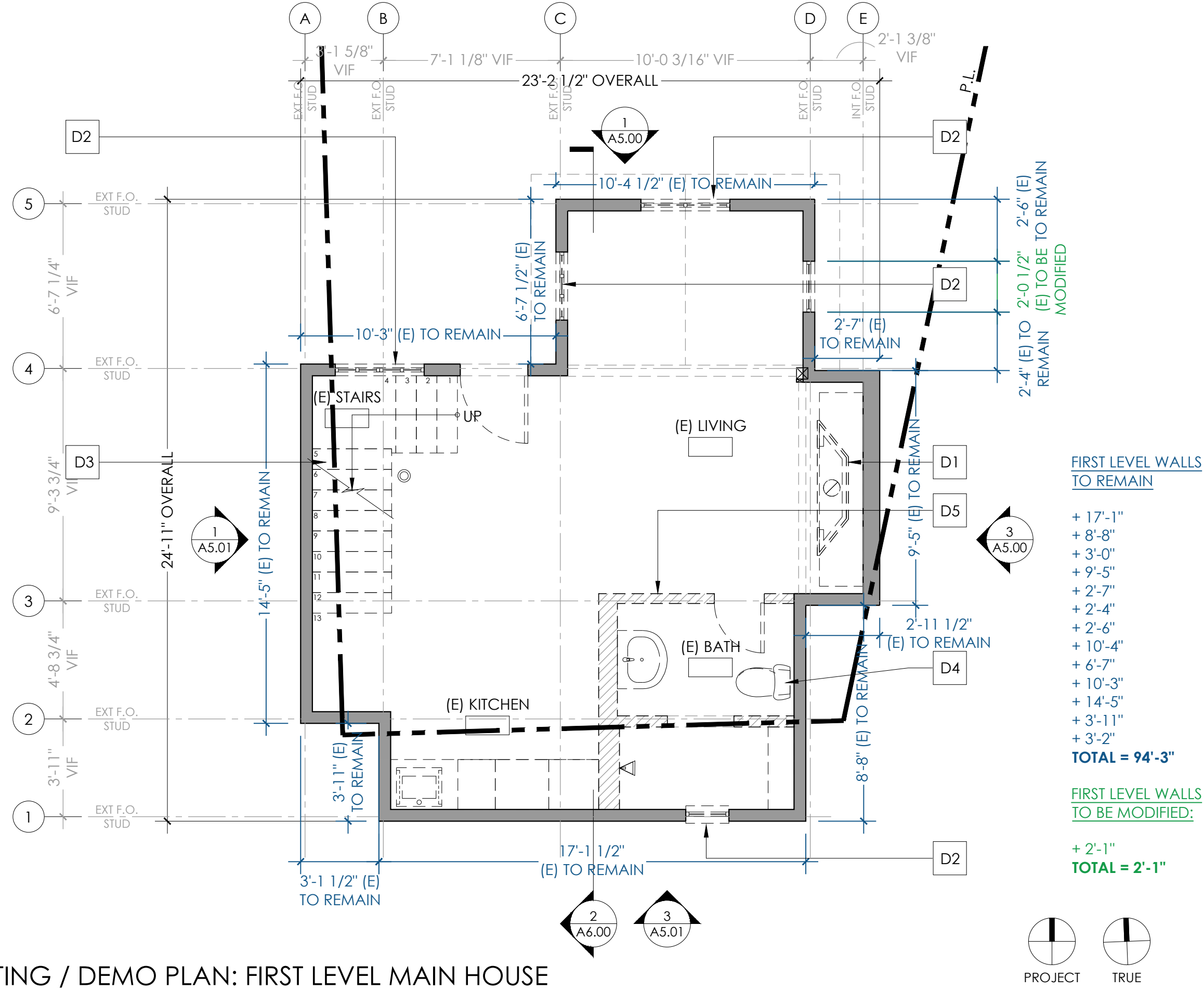
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GENERAL FLOOR AREA PLANNING NOTES:

FLOOR AREA. PER MCC 22.130.030, FLOOR AREA IS THE SUM OF THE GROSS AREA OF ALL FLOORS IN ALL BUILDINGS ON A SITE, MEASURED FROM THE EXTERIOR FACES OF THE EXTERIOR WALLS, INCLUDING ENCLOSED UNDERSTORY, BASEMENT AND ATTIC SPACE THAT CAN BE EASILY COVERED TO LIVING AREA BUT EXCLUDING:

- ALL UNENCLOSED HORIZONTAL SURFACES, INCLUDING BALCONIES, COURTS, DECKS, PORCHES, TERRACES;
- FOR SINGLE-FAMILY RESIDENTIAL STRUCTURES, THE FIRST TWO HUNDRED FIFTY SQUARE FEET OF FLOOR AREA OF ALL DETACHED ACCESSORY STRUCTURES NOT DESIGNED FOR AND/OR USED FOR HABITABLE SPACE;
- FOR SINGLE-FAMILY RESIDENTIAL STRUCTURES, THE FIRST FIVE HUNDRED AND FORTY (540) SQUARE FEET OF GARAGE AREAS PERMANENTLY ALLOCATED FOR VEHICLE PARKING;
- FOR TWO-FAMILY, MULTI-FAMILY, AND NON-RESIDENTIAL STRUCTURES, ALL FLOOR AREA THAT IS REQUIRED TO MEET MINIMUM PARKING STANDARDS UNDER TITLE 24; EXTERIOR WALL THICKNESS OF GREATER THAN SIX INCHES, WHERE THE ADDITIONAL WALL THICKNESS RESULTS IN GREATER ENERGY EFFICIENCY (E.G., STRAW BALE CONSTRUCTION OR EARTHEN WALL CONSTRUCTION), AS DEMONSTRATED BY THE APPLICANT AND SUBJECT TO THE APPROVAL OF THE DIRECTOR; AND
- BAY WINDOWS.

THE FLOOR AREA OF STAIRWAYS, ELEVATORS, AND OTHER VERTICAL ACCESS, IS INCLUDED IN THE TOTAL FLOOR AREA ONLY AS TO THE "FOOTPRINT" (AREA AT THE BASE) OF THE VERTICAL ACCESS, AND IS NOT COUNTED AT EACH FLOOR OF A BUILDING. IN ORDER TO QUALIFY AS AN UNENCLOSED HORIZONTAL SURFACE, AT LEAST ONE OF THE LONGEST WALL PLANES OF THE SPACE SHALL BE KEPT OPEN WITH THE EXCEPTION THAT RAILINGS WITH A SURFACE AREA THAT IS AT LEAST 50 PERCENT OPEN AND UNOBSTRUCTED BY STRUCTURAL ELEMENTS AND THAT ARE NECESSARY FOR SAFETY OR CONVENIENCE PURPOSES MAY BE ALLOWED WITHIN THE OPEN WALL PLANE. AS DEFINED HEREIN, UNDERSTORY, BASEMENT, AND ATTIC SPACE THAT CAN BE CONVERTED TO HABITABLE AREA WITH AN INTERIOR REMODEL INCLUDES: (1) ENCLOSED UNCONDITIONED AND UNIMPROVED AREAS THAT YIELD A MINIMUM CLEAR ROOM AREA OF 7 FEET BY 7 FEET AND A MINIMUM CEILING HEIGHT OF 7 FEET OR HIGHER; AND (2) ALL ATTIC AREAS WITH A MINIMUM CEILING HEIGHT OF 5 FEET OR HIGHER.

MAIN HOUSE FLOOR AREA DIAGRAMS:

- LEGEND**
- HABITABLE
 - NON-HABITABLE
 - NON-HABITABLE SPACE: CEILING HEIGHT BELOW 5'-0"



GENERAL DEMO NOTES:

- CONTRACTOR TO PERFORM HAZARDOUS MATERIAL TESTING PRIOR TO DEMO.
- CONTRACTOR TO IDENTIFY AREAS OF ALL WALL FINISH REMOVAL AND PERFORM WALK-THRU WITH OWNER & ARCHITECT TO VERIFY DEMO SCOPE OF WORK PRIOR TO DEMOLITION.
- CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE. PROVIDE OWNER WITH DONATION/SALVAGE QUOTE & CREDIT PRIOR TO DEMOLITION EXECUTION.
- REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, & OTHER ELEMENTS SUITABLE FOR RECYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
- DASHED LINES ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES & HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.
- IF DEMOLITION FOR CONSTRUCTION PURPOSES IS REQUIRED BEYOND WHAT IS SHOWN IN DEMO CALCULATIONS, CONTRACTOR MUST SCHEDULE ON-SITE MEETING WITH PLANNING & BUILDING INSPECTORS FOR REVIEW & APPROVAL PRIOR TO DEMOLITION OF ANY STRUCTURAL FRAMING.
- ALL EXISTING STRUCTURAL FRAMING MEMBERS (WOOD STUDS OR OTHER) TO BE REUSED TO MEET DEMO CALCULATIONS IF APPLICABLE SHALL BE STORED ON SITE IMMEDIATELY ADJACENT (OR AS CLOSE AS POSSIBLE) TO THE ORIGINAL WALLS & PARTITIONS.
- CONTRACTOR TO VISUALLY INSPECT FOR DRY ROT & MAKE RECOMMENDATIONS TO OWNER & ARCHITECT. BEFORE REMOVING & REPLACING ELEMENTS AFFECTED BY DRY ROT BEYOND WHAT IS NOTED IN ARCHITECTURAL PLANS, CONTRACTOR TO NOTIFY BUILDING INSPECTOR.

GENERAL FLOOR PLAN NOTES:

- ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH, U.O.N.
- BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
- ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS, TYP.
- NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER C.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

MAIN HOUSE DEMO CALCS (IN LINEAR FT)					
	(E) WALLS TO REMAIN	(E) WALLS TO BE REMOVED	(E) WALLS TO BE MODIFIED	TO ADD	TOTAL EXISTING
1ST LEVEL	94.29	-	2.04	-	94.29
2ND LEVEL	57.5	9.67	1.83	-	67.17
TOTAL	151.79	9.67	3.87	-	161.46

MAIN HOUSE AREA CALCS (IN SQUARE FT)			
	HABITABLE	NON-HABITABLE (NOT INCLUDED IN FAR)	TOTAL
1ST LEVEL	457	0	457
2ND LEVEL	143	86	229
TOTAL	600	86	686

DEMO KEY NOTES:

- D1 (E) FIREPLACE TO BE REMOVED
- D2 (E) WINDOW TO BE REMOVED & REPLACED
- D3 (E) WOOD STAIRS TO BE REMOVED & REPLACED
- D4 (E) PLUMBING FIXTURES TO BE REMOVED, TYP.
- D5 (E) WALLS TO BE REMOVED, TYP.

KEY NOTES:

- 1 (N) DIRECT VENT OR SEALED COMBUSTION FIREPLACE
- 2 5/8" TYPE X GWB BEHIND ALL EXTERIOR WALLS, TYP.
- 3 (N) NON-OPERABLE 1-HR FIRE RATED WINDOW IN (E) OPENING
- 4 (N) WINDER STAIR TREADS & RISERS PER CBC SECTION 1011.4 & 1011.5.3. RISER HEIGHT AND TREAD DEPTH PER CBC SECTION 1011.5
- 5 (N) HANDRAIL @ 36" AFF PER CBC SECTION 1014.2-1014.9
- 6 (N) KITCHEN APPLIANCES, FIXTURES & FINISHES
- 7 NOT USED
- 8 (N) BATH FIXTURES & FINISHES

DEMO PLAN LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- (E) WALLS TO REMAIN
- (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED

PROPOSED FLOOR PLAN LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- (E) WALLS TO REMAIN
- (N) WALLS & PARTITIONS
- 1-HOUR RATED WALL
- WINDOW TAG
- DOOR TAG
- WALL TYPE

SUTRO ARCHITECTS

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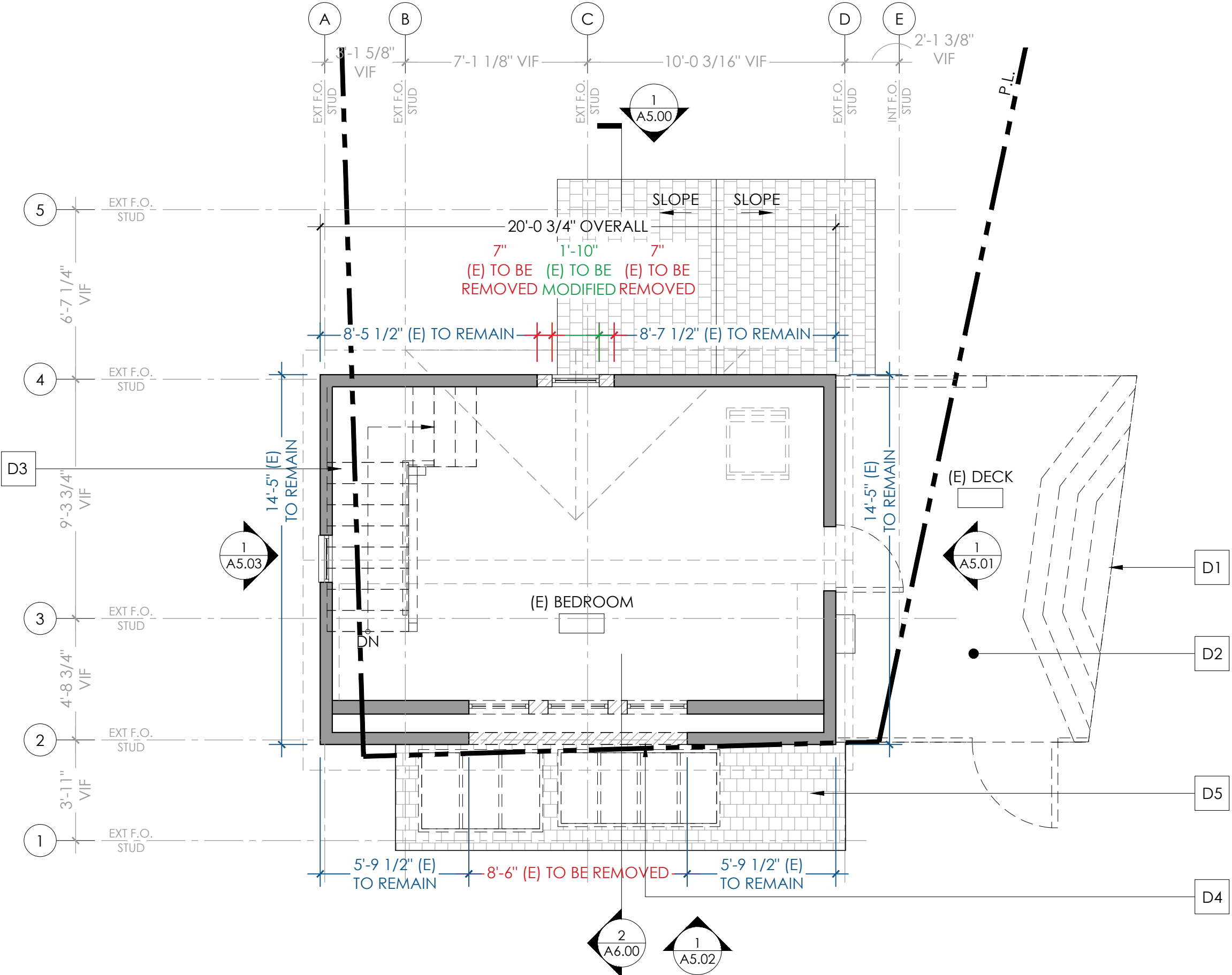
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02.02.2026
PLANNING
10.27.2025

EXISTING/DEMO & PROPOSED PLANS:
MAIN HOUSE
FIRST LEVEL

1/4" = 1'-0"

A2.01

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SECOND LEVEL WALLS TO REMAIN:

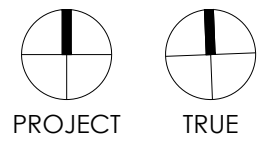
+ 5'-9 1/2"
+ 5'-9 1/2"
+ 14'-5"
+ 8'-7 1/2"
+ 8'-7 1/2"
+ 14'-5"
TOTAL = 57'-6"

SECOND LEVEL WALLS TO BE REMOVED:

+ 7"
+ 7"
+ 8'-6"
TOTAL = 9'-8"

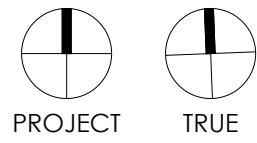
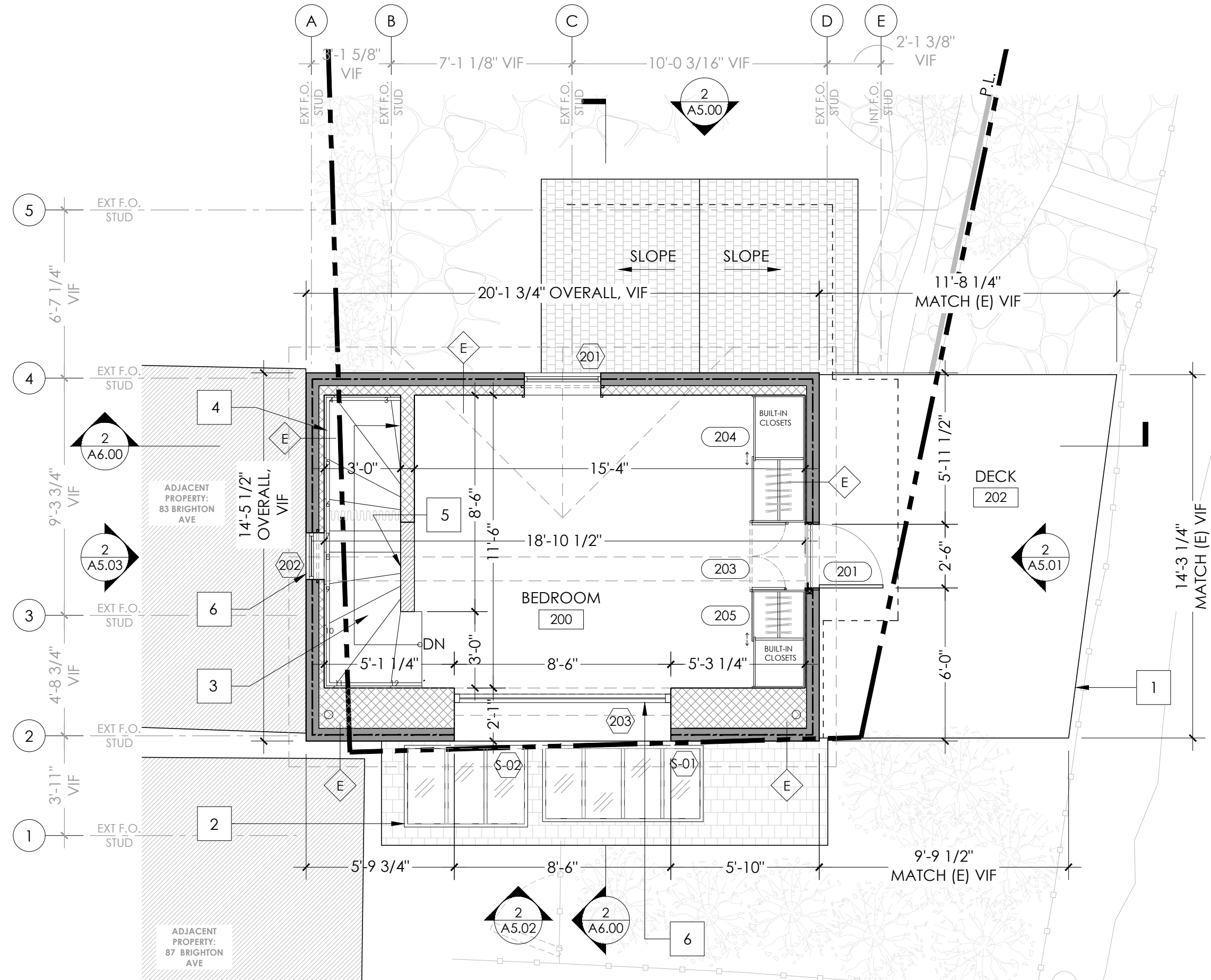
SECOND LEVEL WALLS TO BE MODIFIED:

+ 1'-10"
TOTAL = 1'-10"



EXISTING / DEMO PLAN: SECOND LEVEL MAIN HOUSE

1/4" = 1'-0"



PROPOSED PLAN: SECOND LEVEL MAIN HOUSE

1/4" = 1'-0"

GENERAL DEMO NOTES:

- CONTRACTOR TO PERFORM HAZARDOUS MATERIAL TESTING PRIOR TO DEMO.
- CONTRACTOR TO IDENTIFY AREAS OF ALL WALL FINISH REMOVAL AND PERFORM WALK-THRU WITH OWNER & ARCHITECT TO VERIFY DEMO SCOPE OF WORK PRIOR TO DEMOLITION.
- CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE. PROVIDE OWNER WITH DONATION/SALVAGE QUOTE & CREDIT PRIOR TO DEMOLITION EXECUTION.
- REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, & OTHER ELEMENTS SUITABLE FOR RECYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
- DASHED LINES ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES & HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.
- IF DEMOLITION FOR CONSTRUCTION PURPOSES IS REQUIRED BEYOND WHAT IS SHOWN IN DEMO CALCULATIONS, CONTRACTOR MUST SCHEDULE ON-SITE MEETING WITH PLANNING & BUILDING INSPECTORS FOR REVIEW & APPROVAL PRIOR TO DEMOLITION OF ANY STRUCTURAL FRAMING.
- ALL EXISTING STRUCTURAL FRAMING MEMBERS (WOOD STUDS OR OTHER) TO BE REUSED TO MEET DEMO CALCULATIONS IF APPLICABLE SHALL BE STORED ON SITE IMMEDIATELY ADJACENT (OR AS CLOSE AS POSSIBLE) TO THE ORIGINAL WALLS & PARTITIONS.
- CONTRACTOR TO VISUALLY INSPECT FOR DRY ROT & MAKE RECOMMENDATIONS TO OWNER & ARCHITECT. BEFORE REMOVING & REPLACING ELEMENTS AFFECTED BY DRY ROT BEYOND WHAT IS NOTED IN ARCHITECTURAL PLANS, CONTRACTOR TO NOTIFY BUILDING INSPECTOR.

GENERAL FLOOR PLAN NOTES:

- ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH, U.O.N.
- BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
- ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS, TYP.
- NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER C.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

DEMO KEY NOTES:

- D1 (E) EXTERIOR STEPS TO BE REMOVED
- D2 (E) WOOD DECK TO BE REMOVED & REPLACED
- D3 (E) WOOD STAIRS TO BE REMOVED & REPLACED
- D4 REMOVE (E) WALL & WINDOWS FOR (N) REVERSE DORMER
- D5 (E) SKYLIGHTS TO BE REMOVED AND REPLACED IN KIND

KEY NOTES:

- 1 (N) WD DECK TO BE REPAIRED AND MAINTAINED IN KIND - ALL REPAIRS TO BE MINOR AND INCIDENTAL UP TO 50%
- 2 (N) SKYLIGHTS TO REPLACE (E) IN KIND
- 3 (N) WINDER STAIR TREADS & RISERS PER CBC SECTION 1011.4 & 1011.5.3. RISER HEIGHT AND TREAD DEPTH PER CBC SECTION 1011.5.
- 4 (N) HANDRAIL @ 36" AFF PER CBC SECTION 1014.2-1014.9
- 5 (N) GUARDRAIL @ 42" AFF PER CBC SECTION 1015.3
- 6 (N) NON-OPERABLE 1-HR FIRE RATED WINDOW N (E) OPENING

DEMO PLAN LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- (E) WALLS TO REMAIN
- (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED

PROPOSED FLOOR PLAN LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- (E) WALLS TO REMAIN
- (N) WALLS & PARTITIONS
- 1-HOUR RATED WALL
- XX WINDOW TAG
- XX DOOR TAG
- XX WALL TYPE

SUTRO ARCHITECTS

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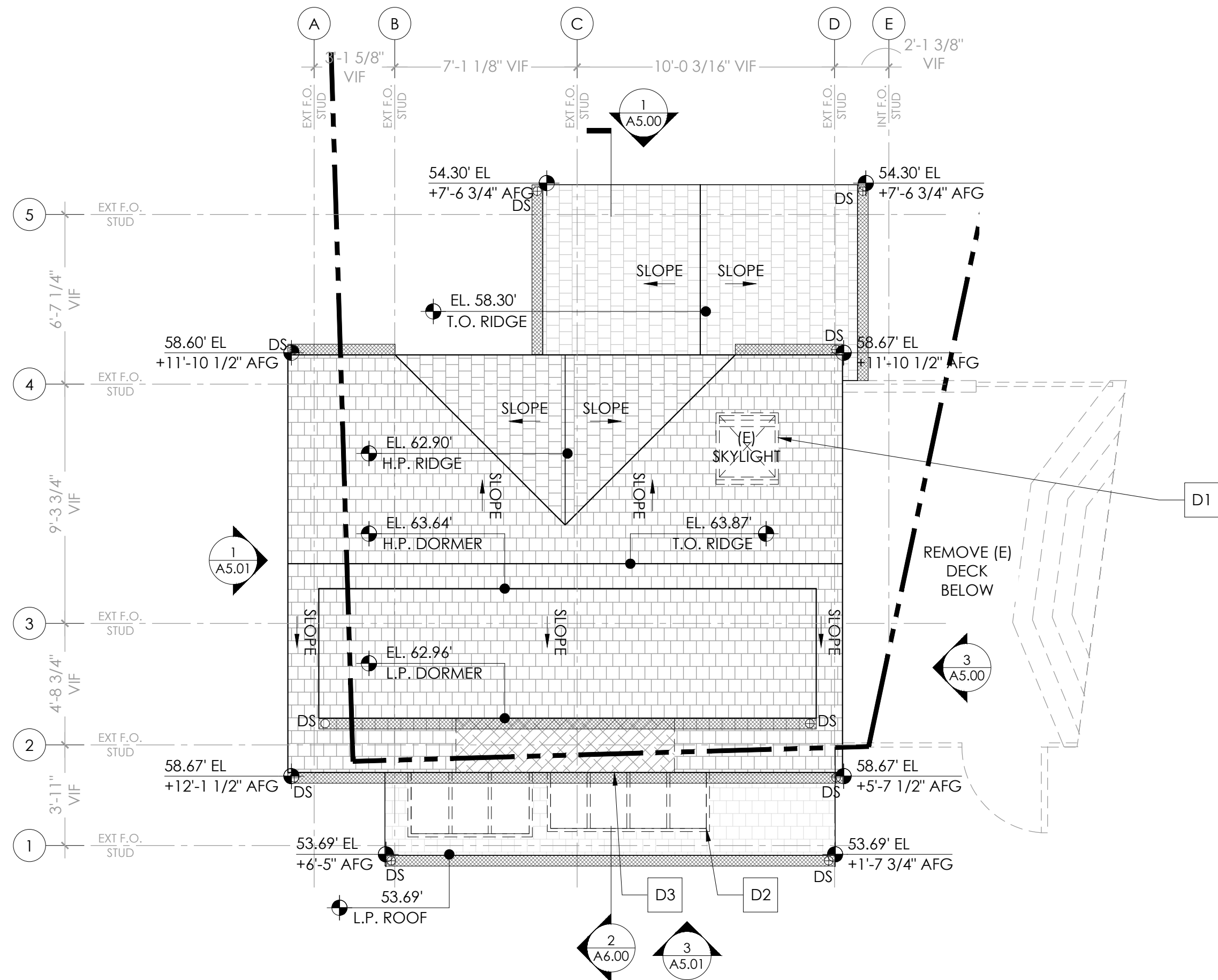
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02.02.2026
PLANNING
10.27.2025

EXISTING/DEMO & PROPOSED PLANS:
MAIN HOUSE
SECOND LEVEL

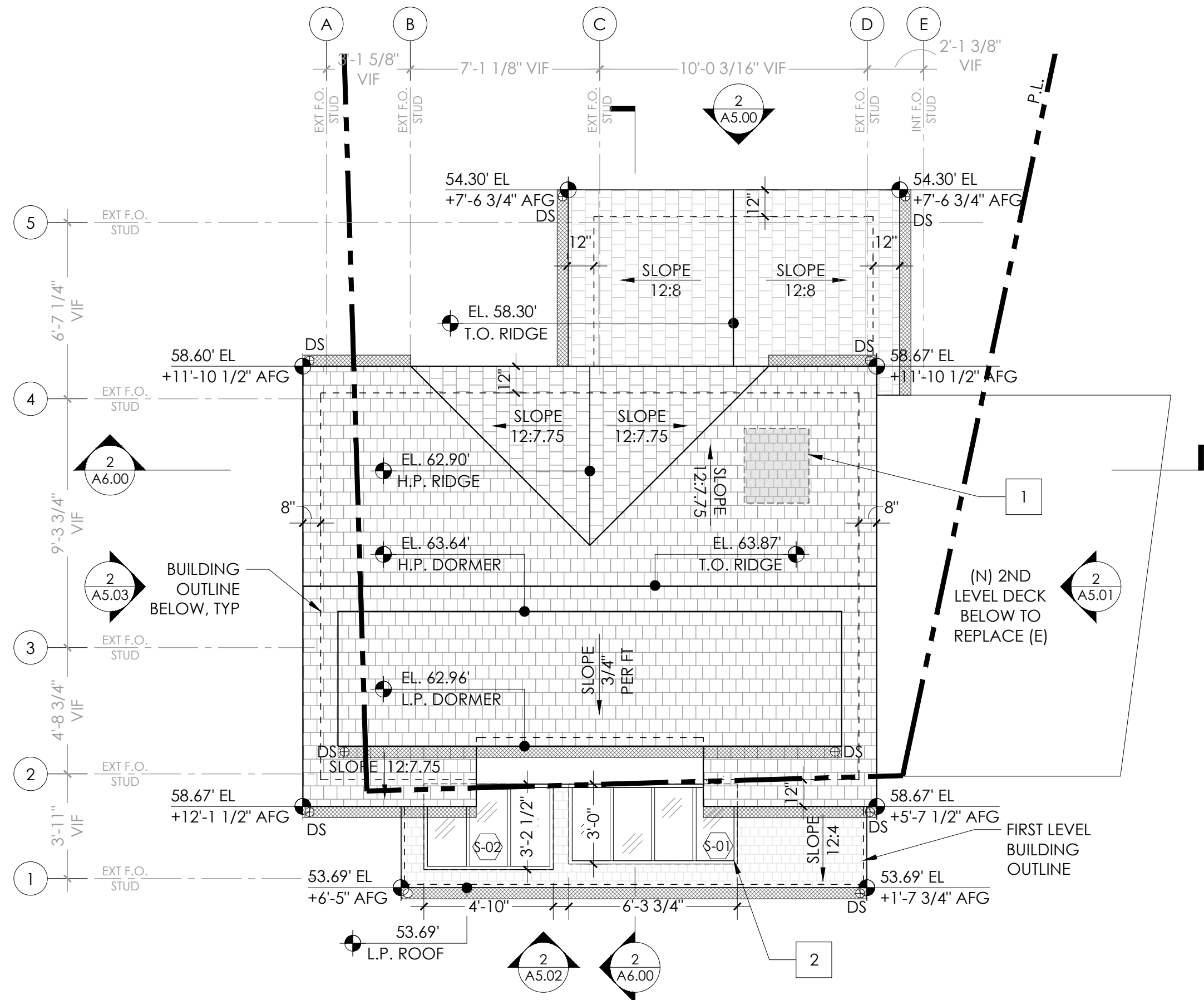
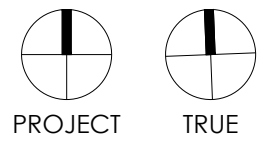
1/4" = 1'-0"

A2.02

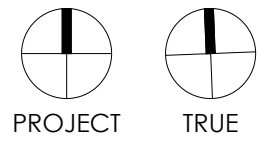
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1 EXISTING / DEMO ROOF PLAN: MAIN HOUSE
1/4" = 1'-0"



2 PROPOSED ROOF PLAN: MAIN HOUSE
1/4" = 1'-0"



GENERAL DEMO NOTES:

- CONTRACTOR TO PERFORM HAZARDOUS MATERIAL TESTING PRIOR TO DEMO.
- CONTRACTOR TO IDENTIFY AREAS OF ALL WALL FINISH REMOVAL AND PERFORM WALK-THRU WITH OWNER & ARCHITECT TO VERIFY DEMO SCOPE OF WORK PRIOR TO DEMOLITION.
- CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE. PROVIDE OWNER WITH DONATION/SALVAGE QUOTE & CREDIT PRIOR TO DEMOLITION EXECUTION.
- REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, & OTHER ELEMENTS SUITABLE FOR RECYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
- DASHED LINES ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES & HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.
- IF DEMOLITION FOR CONSTRUCTION PURPOSES IS REQUIRED BEYOND WHAT IS SHOWN IN DEMO CALCULATIONS, CONTRACTOR MUST SCHEDULE ON-SITE MEETING WITH PLANNING & BUILDING INSPECTORS FOR REVIEW & APPROVAL PRIOR TO DEMOLITION OF ANY STRUCTURAL FRAMING.
- ALL EXISTING STRUCTURAL FRAMING MEMBERS (WOOD STUDS OR OTHER) TO BE REUSED TO MEET DEMO CALCULATIONS IF APPLICABLE SHALL BE STORED ON SITE IMMEDIATELY ADJACENT (OR AS CLOSE AS POSSIBLE) TO THE ORIGINAL WALLS & PARTITIONS.
- CONTRACTOR TO VISUALLY INSPECT FOR DRY ROT & MAKE RECOMMENDATIONS TO OWNER & ARCHITECT. BEFORE REMOVING & REPLACING ELEMENTS AFFECTED BY DRY ROT BEYOND WHAT IS NOTED IN ARCHITECTURAL PLANS, CONTRACTOR TO NOTIFY BUILDING INSPECTOR.

GENERAL FLOOR PLAN NOTES:

- ALL DIMENSIONS ARE FROM FACE OF FINISH, U.O.N.
- BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
- ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS, TYP.
- NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER C.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

DEMO KEY NOTES:

- D1 (E) SKYLIGHT TO BE REMOVED
- D2 (E) SKYLIGHTS TO BE REMOVED AND REPLACED IN KIND
- D3 REMOVE PORTION OF (E) ROOF & FRAMING

KEY NOTES:

- 1 PATCH & INFILL ROOF TO MATCH (E)
- 2 (N) SKYLIGHTS TO REPLACE (E) IN KIND

EXISTING / DEMO ROOF PLAN LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- (E) ROOFING TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED

PROPOSED ROOF PLAN LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- NON-COMBUSTIBLE CLASS A RATED TERRACOTTA ROOF SHINGLES
- FLAT ROOF
- ROOF DRAIN
- DS GUTTER / DOWNSPOUT

SUTRO ARCHITECTS

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02.02.2026
PLANNING
10.27.2025

EXISTING/DEMO & PROPOSED PLANS:
MAIN HOUSE
ROOF

1/4" = 1'-0"

A2.03

FLOOR AREA. PER MCC 22.130.030, FLOOR AREA IS THE SUM OF THE GROSS AREA OF ALL FLOORS IN ALL BUILDINGS ON A SITE, MEASURED FROM THE EXTERIOR FACES OF THE EXTERIOR WALLS, INCLUDING ENCLOSED UNDERSTORY, BASEMENT AND ATTIC SPACE THAT CAN BE EASILY COVERED TO LIVING AREA BUT EXCLUDING:

- THE FLOOR AREA OF STAIRWAYS, ELEVATORS, AND OTHER VERTICAL ACCESSES, IS INCLUDED IN THE TOTAL FLOOR AREA ONLY AS TO THE "FOOTPRINT" (AREA AT THE BASE) OF THE VERTICAL ACCESS, AND IS NOT COUNTED AT EACH FLOOR OF A BUILDING. IN ORDER TO QUALIFY AS AN UNENCLOSED HORIZONTAL SURFACE, AT LEAST ONE OF THE LONGEST WALL PLANES OF THE SPACE SHALL BE KEPT OPEN WITH THE EXCEPTION THAT RAILINGS WITH A SURFACE AREA THAT IS AT LEAST 50 PERCENT OPEN AND UNOBTSTRUCTED BY STRUCTURAL ELEMENTS AND THAT ARE NECESSARY FOR SAFETY OR CONVENIENCE PURPOSES MAY BE ALLOWED WITHIN THE OPEN WALL PLANE. AS DEFINED HEREIN, UNDERSTORY, BASEMENT, AND ATTIC SPACE THAT CAN BE CONVERTED TO HABITABLE AREA WITH AN INTERIOR REMODEL INCLUDES: (1) ENCLOSED UNCONDITIONED AND UNIMPROVED AREAS THAT YIELD A MINIMUM CLEAR ROOM AREA OF 7 FEET BY 7 FEET AND A MINIMUM CEILING HEIGHT OF 7 FEET OR HIGHER; AND (2) ALL ATTIC AREAS WITH A MINIMUM CEILING HEIGHT OF 5 FEET OR HIGHER.

(IN SQUARE FEET)

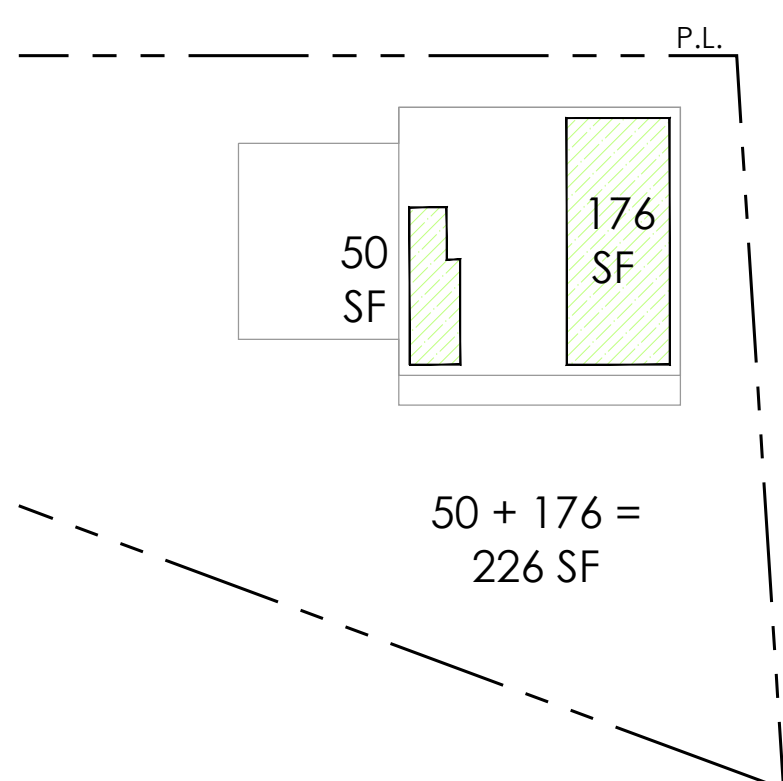
	HABITABLE	NON- HABITABLE (NOT COUNTED IN F.A.R.)	TOTAL
CRAWLSPACE	0	104	104
FIRST LEVEL	800	0	800
ATIC	0	226	266
TOTAL	800	330	1,170

TOTAL FLOOR AREA PROPOSED	800
----------------------------------	------------

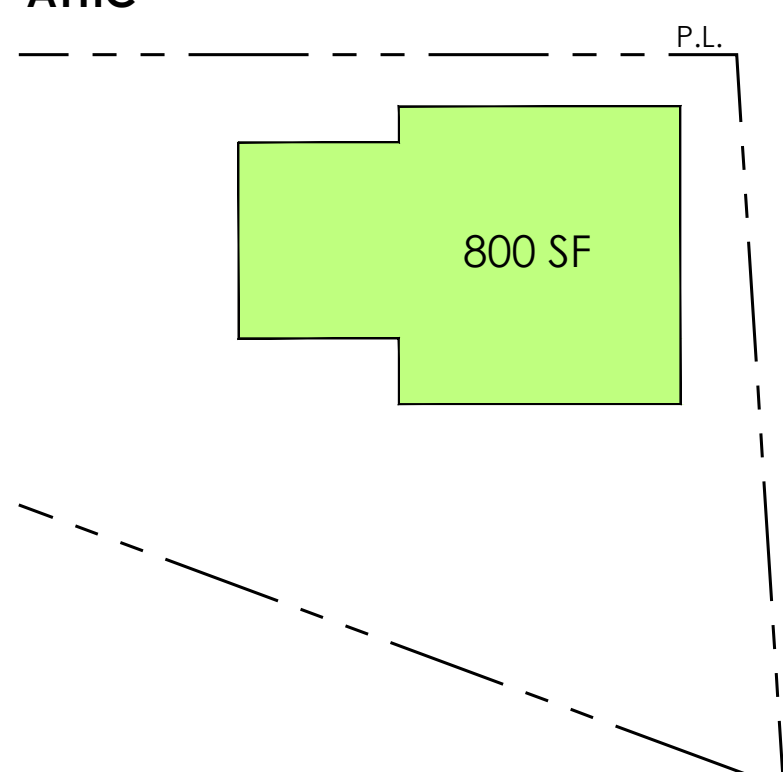
TOTAL FLOOR AREA ALLOWED	800
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LEGEND

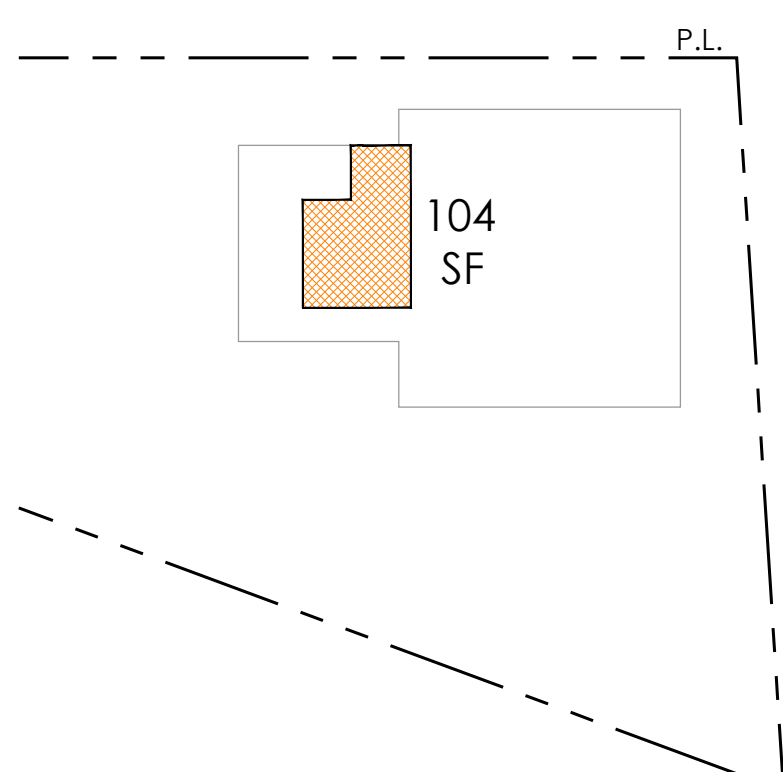
-  HABITABLE
-  NON-HABITABLE
-  NON-HABITABLE SPACE:
CEILING HEIGHT BELOW 5'-0"



ATTIC



LEVEL 1



CRAWLSPACE

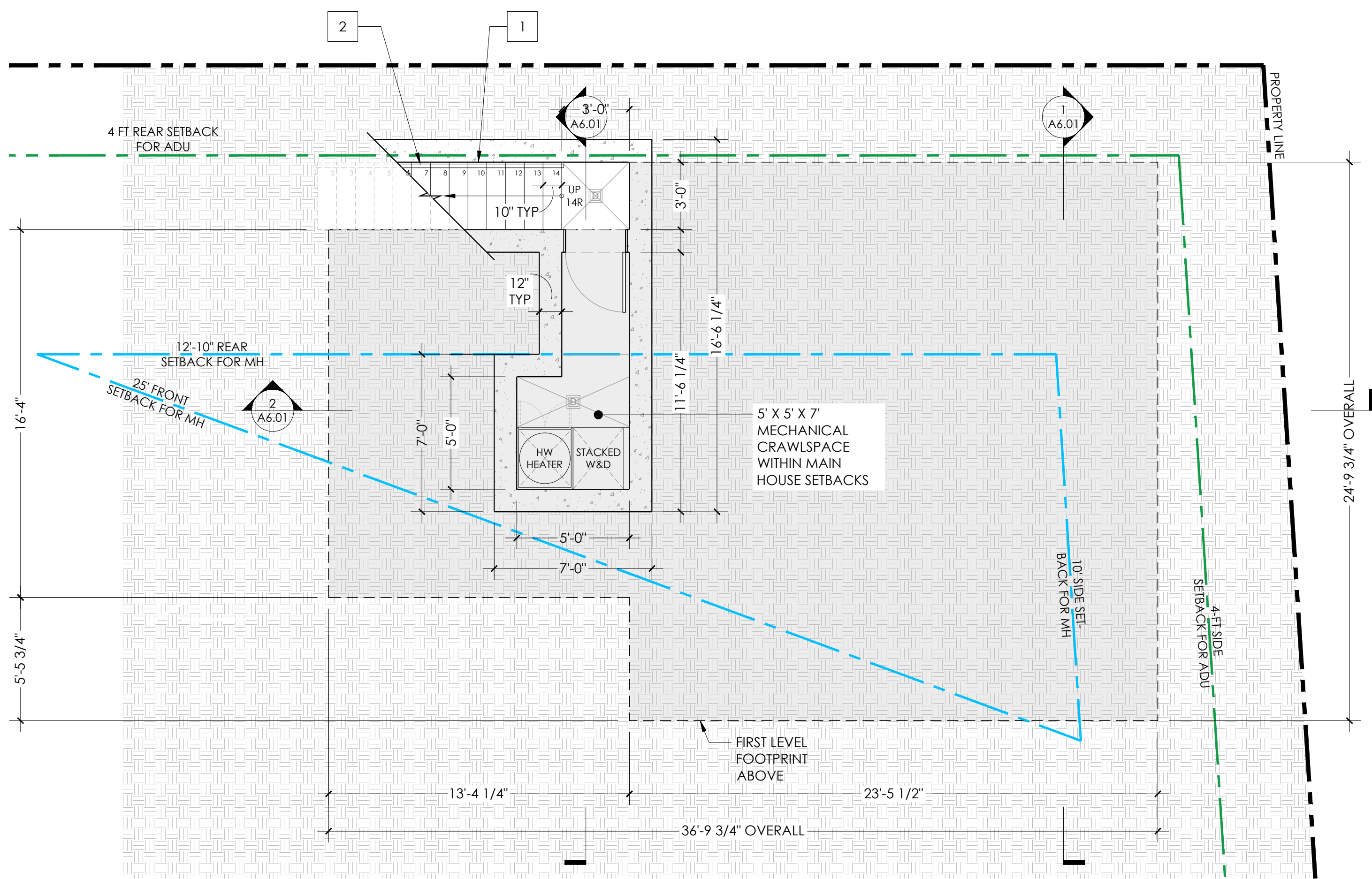
1. ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH, U.O.N.
2. BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
3. ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS, TYP.
4. NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER C.B.C.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

KEY NOTES:

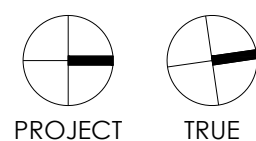
- | | |
|---|---|
| 1 | (N) STAIR RISERS & TREADS PER CBC SECTION 1011.5.1 THROUGH 1011.5.3 |
| 2 | (N) HANDRAIL @ 36" AFF PER CBC SECTION 1014.2 TO 1014.9 |

PROPOSED FLOOR PLAN LEGEND:

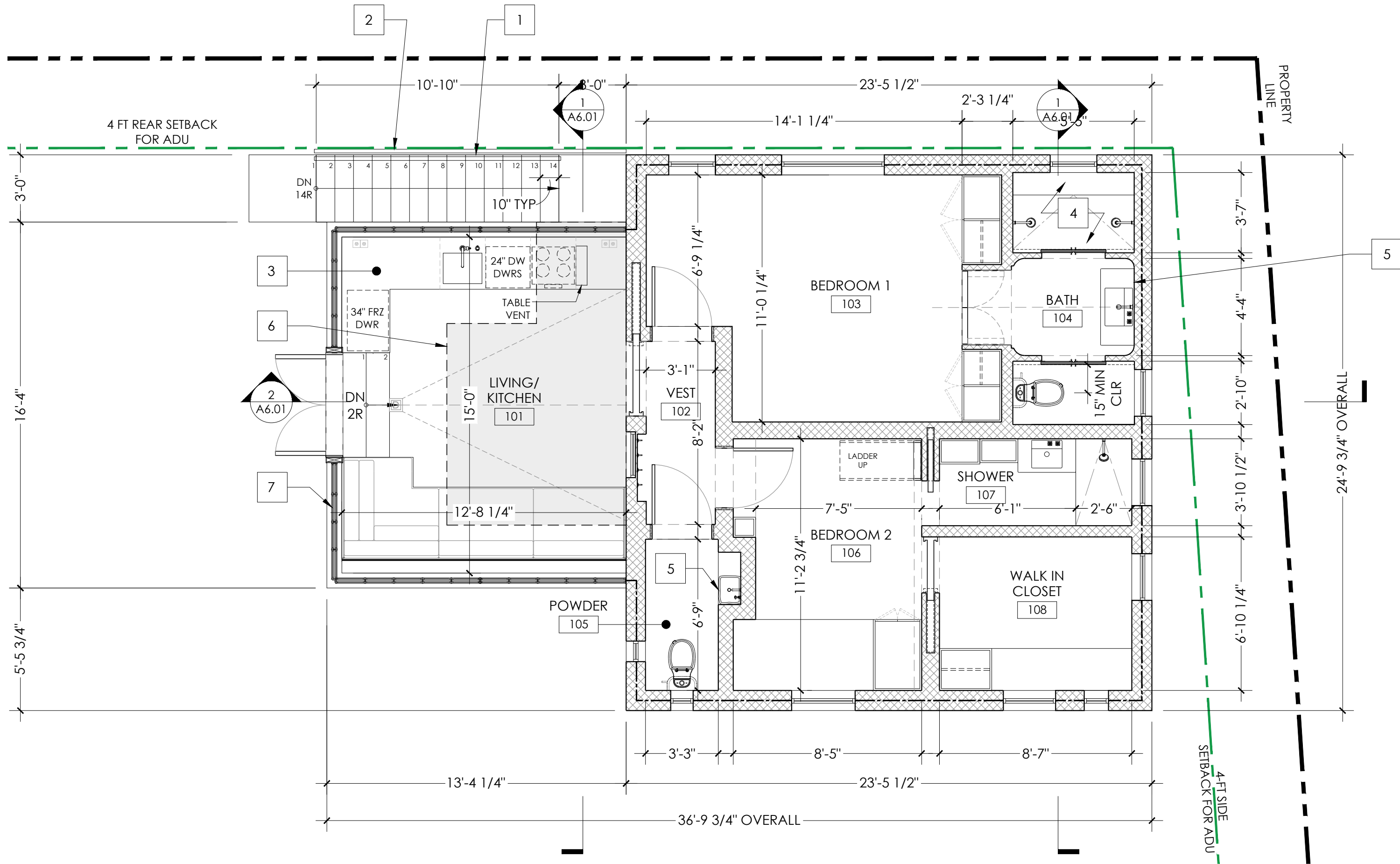
- | | |
|---|--------------------------------------|
|  | PROPERTY LINE |
|  | REQ'D SETBACK |
|  | (E) WALLS TO REMAIN |
|  | (N) WALLS & PARTITIONS |
|  | 1-HOUR RATED WALL |
|  | WINDOW TAG |
|  | DOOR TAG |
|  | WALL TYPE |
| | MAIN HOUSE SETBACK |
|  | ADU SETBACK |
|  | LUTRON/SHADE PANEL, TBD |
|  | EGRESS PATH & LENGTH OF PATH SEGMENT |



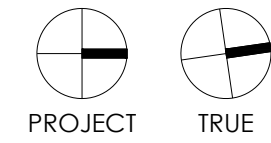
1 PROPOSED PLAN: CRAWLSPACE AT ADU

$$1/4'' = 1'-0''$$


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1 PROPOSED PLAN: FIRST LEVEL ADU
1/4" = 1'-0"



- GENERAL FLOOR PLAN NOTES:
- ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH, U.O.N.
 - BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
 - ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS, TYP.
 - NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER C.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
 - ALL INTERIOR DOORS AT FIRST LEVEL ADU TO HAVE DROP THRESHOLDS FOR FULL BLACKOUT IN BEDROOMS.

- KEY NOTES:
- (N) STAIR RISERS & TREADS PER CBC SECTION 1011.5.1 THROUGH 1011.5.5.3
 - (N) HANDRAIL @ 36" AFF PER CBC SECTION 1014.2 TO 1014.9
 - (N) ELEC. APPLIANCES, FIXTURES & FINISHES IN KITCHEN
 - (N) FIXTURES & FINISHES, TYP
 - (N) SOLID STONE CARVED SINK
 - LINE OF CRAWLSPACE BELOW
 - (N) ALUMINUM & GLASS WALL/ROOF SYSTEM: SEE EXT ELEV

PROPOSED FLOOR PLAN LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- (E) WALLS TO REMAIN
- (N) WALLS & PARTITIONS
- 1-HOUR RATED WALL
- WINDOW TAG
- DOOR TAG
- WALL TYPE
- MAIN HOUSE SETBACK
- ADU SETBACK
- LUTRON/SHADE PANEL, TBD
- EGRESS PATH & LENGTH OF PATH SEGMENT

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PLANNING
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ADU
PROPOSED PLAN:
ADU

FIRST LEVEL

A2.05

This architectural floor plan shows a building with a sloped roof and several storage areas. The plan includes the following details:

- Roof and Slope:** The roof is indicated by a dashed line with a slope of 1/4" per foot. The slope is shown on the left side of the building, with a note "SLOPE" and an arrow pointing down.
- Storage Areas:** There are three storage areas labeled "STORAGE 4'-11" CEILING". One is located in the upper right, and two are located in the lower left and lower right.
- Open to Below:** There are two areas labeled "OPEN TO BELOW" with dashed lines indicating the opening.
- Dimensions:**
 - Overall width: 36'-9 3/4"
 - Overall depth: 24'-9 3/4"
 - Left side depth: 13'-4 1/4"
 - Right side depth: 23'-5 1/2"
 - Top side width: 16'-4"
 - Bottom side width: 5'-5 3/4"
 - Top side setback: 4 FT REAR SETBACK FOR ADU
 - Bottom side setback: 4 FT SIDE SETBACK FOR ADU
- Other Features:**
 - A "PROPERTY LINE" is shown on the right side.
 - A "ROOFLINE ABOVE" is indicated by an arrow pointing to the dashed line.
 - A "LADDER DOWN" is shown in the lower right storage area.
 - Various callouts and notes are present, including "1 A6.01" and "2 A6.01".

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

1	ATTIC ACCESS IN WALL OPENINGS SHALL BE MIN 22"W X 30"H PER CRC R807.1
---	---

	PROPERTY LINE
	REQ'D SETBACK
	(E) WALLS TO REMAIN
	(N) WALLS & PARTITIONS
	1-HOUR RATED WALL
	WINDOW TAG
	DOOR TAG
	WALL TYPE
	MAIN HOUSE SETBACK
	ADU SETBACK
	LUTRON/SHADE PANEL, T
	EGRESS PATH & LENGTH SEGMENT



PLANNING - R2	
03.27.2026	3
PLANNING - R1	
02.02.2026	2
PLANNING	
10.27.2025	1

PROPOSED PLAN:
ADU
ATTIC

$$1/4'' = 1'-0'$$

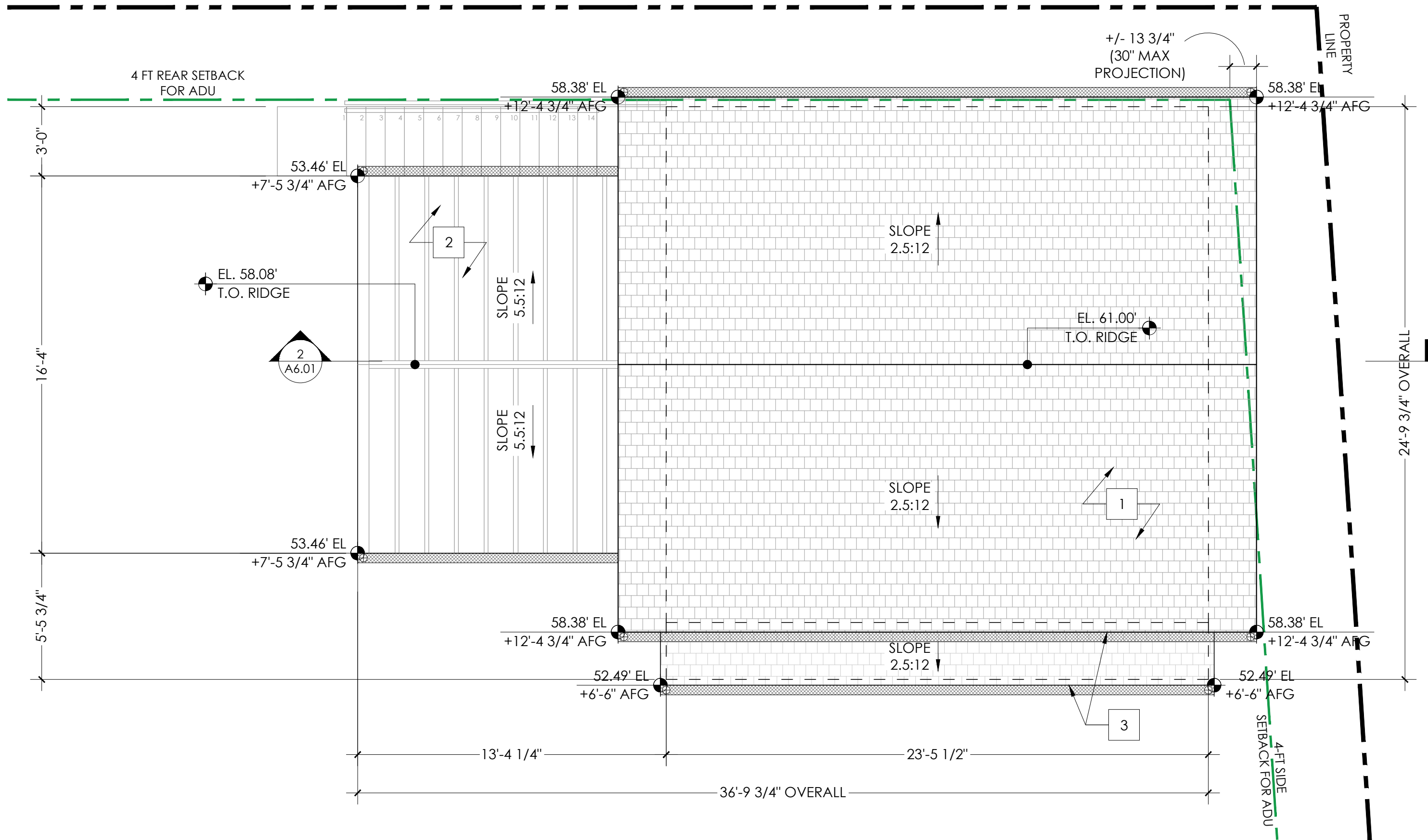
A2.06

SUTRO ARCHITECTS

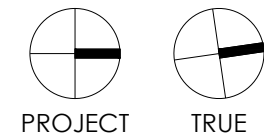
BOLINAS RESIDENCE

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1 PROPOSED ADU ROOF PLAN
1/4" = 1'-0"



- GENERAL FLOOR PLAN NOTES:
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 - BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
 - ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS, TYP.
 - NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER C.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

- KEY NOTES:
- CLASS B ROOFING SYSTEM PER CBC SECTION 704A.1.1
 - ALUMINUM & GLASS ROOFING ASSEMBLY
 - ROOF EAVES TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL OR HAVE (1) ONE LAYER OF 5/8" TYPE X GWB BEHIND RAFTERS / SOFFIT
 - EAVES AND ROOF OVERHANGS MAY PROJECT INTO SETBACKS BY 30" PER MCC CH. 22, TABLE 3-1

- PROPOSED ROOF PLAN LEGEND:
- PROPERTY LINE
 - REQ'D SETBACK
 - NON-COMBUSTIBLE CLASS A RATED TERRACOTTA ROOF SHINGLES
 - FLAT ROOF
 - ROOF DRAIN
 - GUTTER / DOWNSPOUT



PLANNING - R2
03.27.2026
PLANNING - R1
02.02.2026
PLANNING
10.27.2025

PROPOSED PLAN:
ADU
ROOF

1/4" = 1'-0"

A2.07

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	1	2	3	S	1	2	3
1							
2							
3							
S							
1							
2							
3							

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

1. ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH U.O.N.
2. ALL WINDOWS & DOORS TO BE CUSTOM STAINED WOOD, U.O.N.
3. ALL HANDRAILS AND GUARDRAILS TO BE PAINTED METAL, U.O.N.

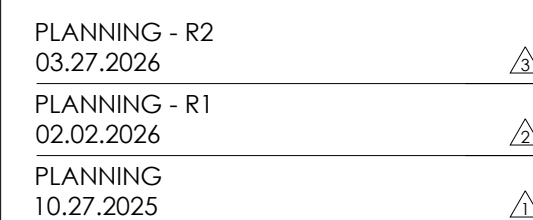
D1	(E) WINDOW TO BE REMOVED & REPLACED; SEE PROPOSED ELEVATIONS, TYP.
D2	(E) DOOR TO BE REMOVED & REPLACED; SEE PROPOSED ELEVATIONS
D3	(E) WOOD SIDING TO BE REMOVED & REPLACED WITH (N)
D4	EXISTING NON-CONFORMING WOOD DECK TO BE REPAIRED AND MAINTAINED IN KIND
D5	(E) SKYLIGHT TO BE DEMOLISHED
D6	(E) WINDOW TO BE REMOVED & REPLACED; SEE PROPOSED ELEVATIONS

1	(N) BOARD & BATTEN WOOD SIDING WITH 1-HR RATED TYPE "X" GWB BEHIND PER 2022 CBC SECTION 707A.4(6)
2	NOT USED
3	(N) 42" AFF GUARDRAIL PER 2022 CBC SECTION 1013
4	(N) SOLID WOOD CUSTOM DOOR, SEE DOOR SCHEDULE
5	(N) SOLID WOOD CUSTOM WINDOW, SEE WINDOW SCHEDULE

 PROPERTY LINE
 REQ'D SETBACK
 (E) WALLS TO BE REMOVED
 (E) ELEMENTS TO BE REMOVED
 (E) WOOD SIDING TO BE REMOVED

 PROPERTY LINE
 REQ'D SETBACK
 NON-COM BUSTIBLE TERRACOTTA ROOF SHINGLES
 RECLAIMED PINE BOARD AND BATTEN WOOD SIDING
 RECLAIMED PINE WOOD SIDING
 DOOR TAG
 WINDOW TAG


$$1/4'' = 1'-0''$$

$$1/4'' = 1'-0''$$

$$1/4" = 1'-0"$$

A5.00

SUTRO ARCHITECTS

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DEMO GENERAL NOTES:

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SECTION/ELEVATION GENERAL NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH U.O.N.
2. ALL WINDOWS & DOORS TO BE CUSTOM STAINED WOOD, U.O.N.
3. ALL HANDRAILS AND GUARDRAILS TO BE PAINTED METAL, U.O.N.

DEMO KEY NOTES:

- D1 (E) WINDOW TO BE REMOVED & REPLACED; SEE PROPOSED ELEVATIONS, TYP.
- D2 (E) DOOR TO BE REMOVED & REPLACED; SEE PROPOSED ELEVATIONS
- D3 (E) WOOD SIDING TO BE REMOVED & REPLACED WITH (N)
- D4 EXISTING NON-CONFORMING WOOD DECK TO BE REPAIRED AND MAINTAINED IN KIND
- D5 (E) SKYLIGHT TO BE DEMOLISHED
- D6 (E) WINDOW TO BE REMOVED & REPLACED; SEE PROPOSED ELEVATIONS

KEY NOTES:

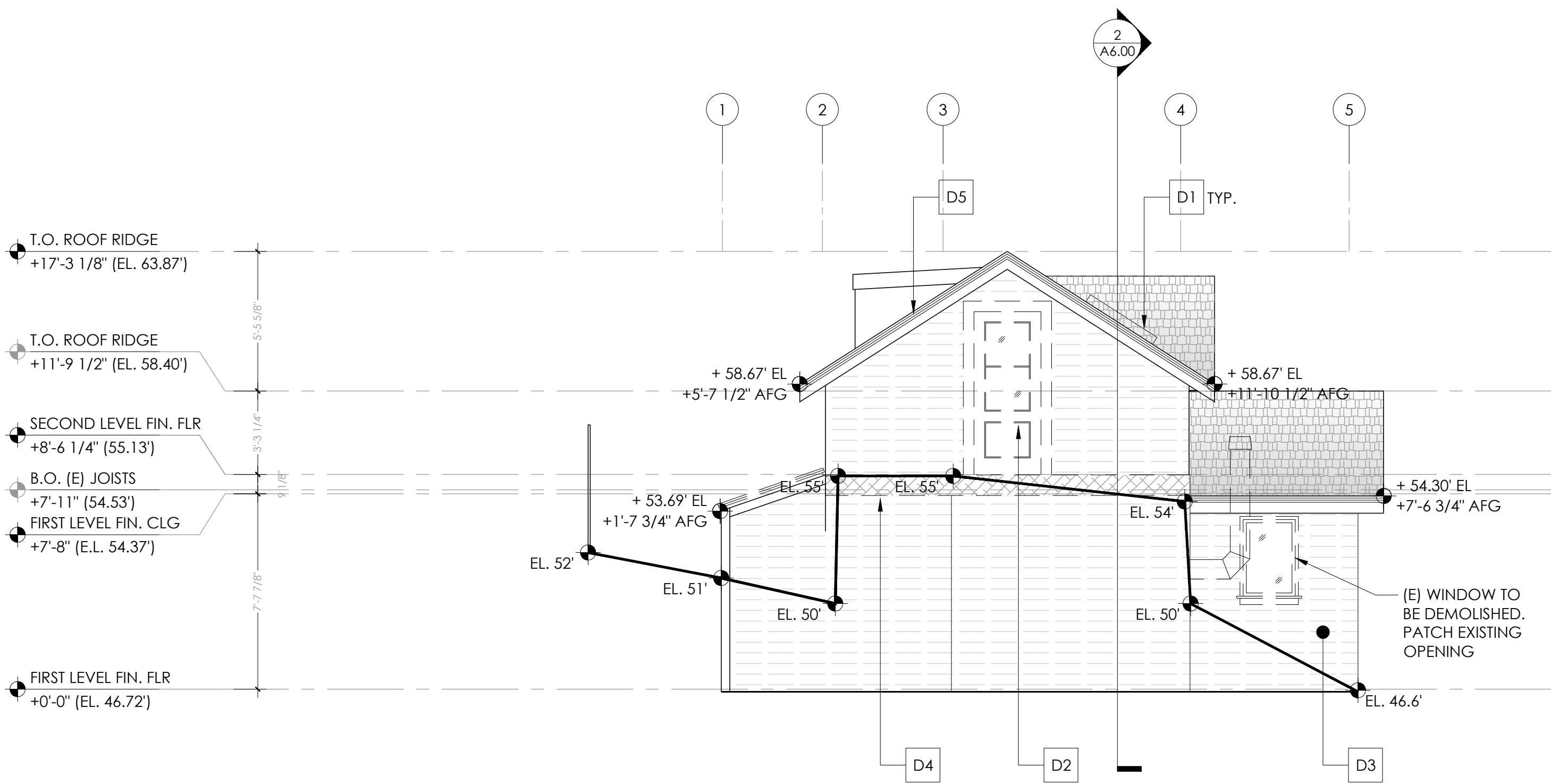
- 1 (N) BOARD & BATTEN WOOD SIDING WITH 1-HR RATED TYPE "X" GWB BEHIND PER 2022 CBC SECTION 707A.4(6)
- 2 (N) ELEC BREAKER PANEL
- 3 (N) 42" AFF GUARDRAIL PER 2022 CBC SECTION 1013
- 4 (N) SOLID WOOD CUSTOM DOOR, SEE DOOR SCHEDULE

DEMO LEGEND:

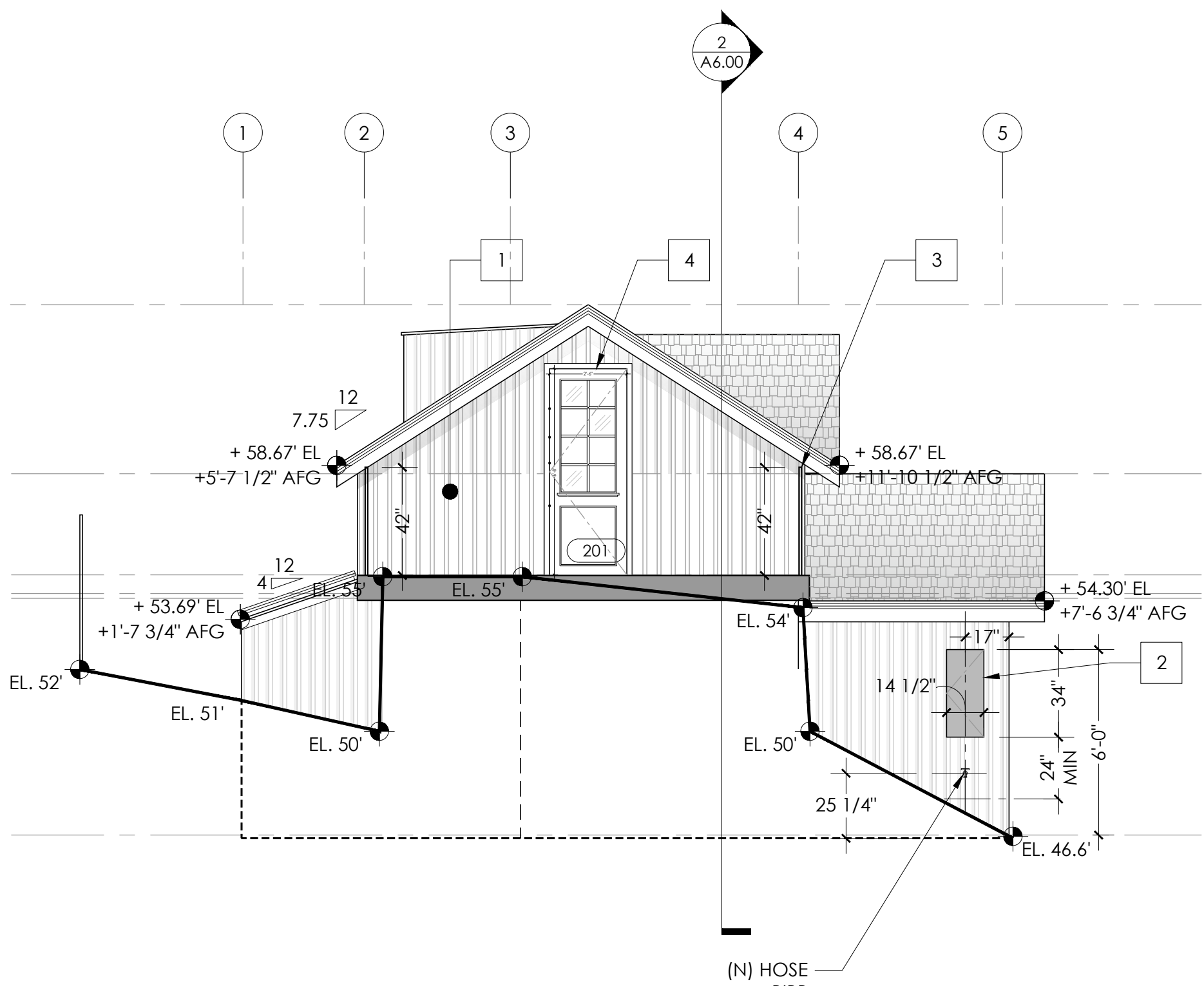
- PROPERTY LINE
- REQ'D SETBACK
- (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED
- (E) WOOD SIDING TO BE REMOVED

SECTION / ELEVATION LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- NON-COM BUSTIBLE TERRACOTTA ROOF SHINGLES
- RECLAIMED PINE BOARD AND BATTEN WOOD SIDING
- RECLAIMED PINE WOOD SIDING
- DOOR TAG
- WINDOW TAG



1 EXISTING/DEMO MAIN HOUSE ELEVATION: EAST
1/4" = 1'-0"



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



- PLANNING - R2 03.27.2026
- PLANNING - R1 02.02.2026
- PLANNING 10.27.2025

EXISTING / DEMO & PROPOSED
ELEVATION: EAST

1/4" = 1'-0"

A5.01

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2. 2. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
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SECTION/ELEVATION GENERAL NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH U.O.N.
2. ALL WINDOWS & DOORS TO BE CUSTOM STAINED WOOD, U.O.N.
3. ALL HANDRAILS AND GUARDRAILS TO BE PAINTED METAL, U.O.N.

DEMO KEY NOTES:

- D1 (E) WINDOW TO BE REMOVED & REPLACED; SEE PROPOSED ELEVATIONS, TYP.
- D2 (E) WALL/ROOF AREA TO BE REMOVED & PREPPED FOR REVISED REVERSE DORMER DESIGN
- D3 (E) WOOD SIDING TO BE REMOVED & REPLACED WITH (N)
- D4 EXISTING NON-CONFORMING WOOD DECK TO BE REPAIRED AND MAINTAINED IN KIND
- D5 (E) DECK TO BE REPLACED IN KIND
- D6 (E) SKYLIGHTS TO BE REMOVED & REPLACED IN KIND

KEY NOTES:

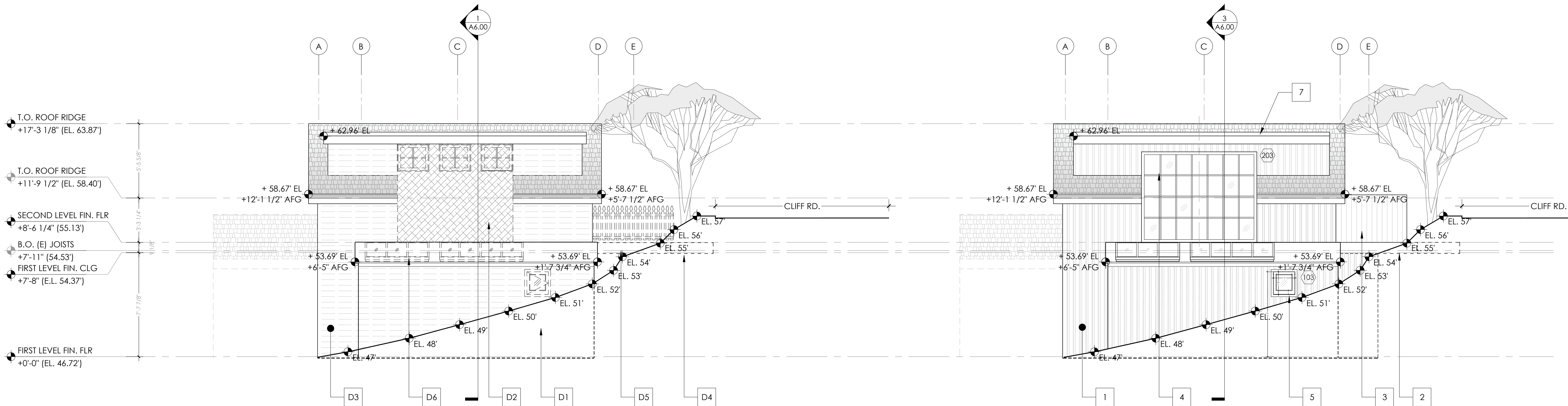
- 1 (N) BOARD & BATTEN WOOD SIDING WITH 1-HR RATED TYPE "X" GWB BEHIND PER 2022 CBC SECTION 707A.4(6)
- 2 EXISTING NON-CONFORMING WOOD DECK TO BE REPAIRED AND MAINTAINED IN KIND
- 3 (N) 42" AFF GUARDRAIL PER 2022 CBC SECTION 1013
- 4 (N) NON-OPERABLE 1-HR FIRE RATED WINDOW - IN PARTIAL (E) OPENING, SEE WINDOW SCHEDULE
- 5 (N) NON-OPERABLE 1-HR FIRE RATED WINDOW IN (E) OPENING, SEE WINDOW SCHEDULE
- 6 NON-COMBUSTIBLE TERRACOTTA ROOF SHINGLES
- 7 (E) DORMER

DEMO LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED
- (E) WOOD SIDING TO BE REMOVED

SECTION / ELEVATION LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- NON-COM BUSTIBLE TERRACOTTA ROOF SHINGLES
- RECLAIMED PINE BOARD AND BATTEN WOOD SIDING
- RECLAIMED PINE WOOD SIDING
- DOOR TAG
- WINDOW TAG



1 EXISTING/DEMO MAIN HOUSE ELEVATION: SOUTH
1/4" = 1'-0"

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



PLANNING - R2	03.27.2026	△
PLANNING - R1	02.02.2026	△
PLANNING	10.27.2025	△

EXISTING / DEMO & PROPOSED
ELEVATION: SOUTH

1/4" = 1'-0"

A5.02

SUTRO ARCHITECTS

BOLINAS RESIDENCE

415.956.3445
sutroarchitects.com
1055 Post Street, San Francisco CA
94109

40 CLIFF RD
BOLINAS, CA 94924
PARCEL 193-114-02 | PROJECT NO. 2020.045

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DEMO GENERAL NOTES:

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

SECTION/ELEVATION GENERAL NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH U.O.N.
2. ALL WINDOWS & DOORS TO BE CUSTOM STAINED WOOD, U.O.N.
3. ALL HANDRAILS AND GUARDRAILS TO BE PAINTED METAL, U.O.N.

DEMO KEY NOTES:

- D1 (E) WINDOW TO BE REMOVED & REPLACED; SEE PROPOSED ELEVATIONS, TYP.
- D2 NOT USED
- D3 (E) WOOD SIDING TO BE REMOVED & REPLACED WITH (N)

KEY NOTES:

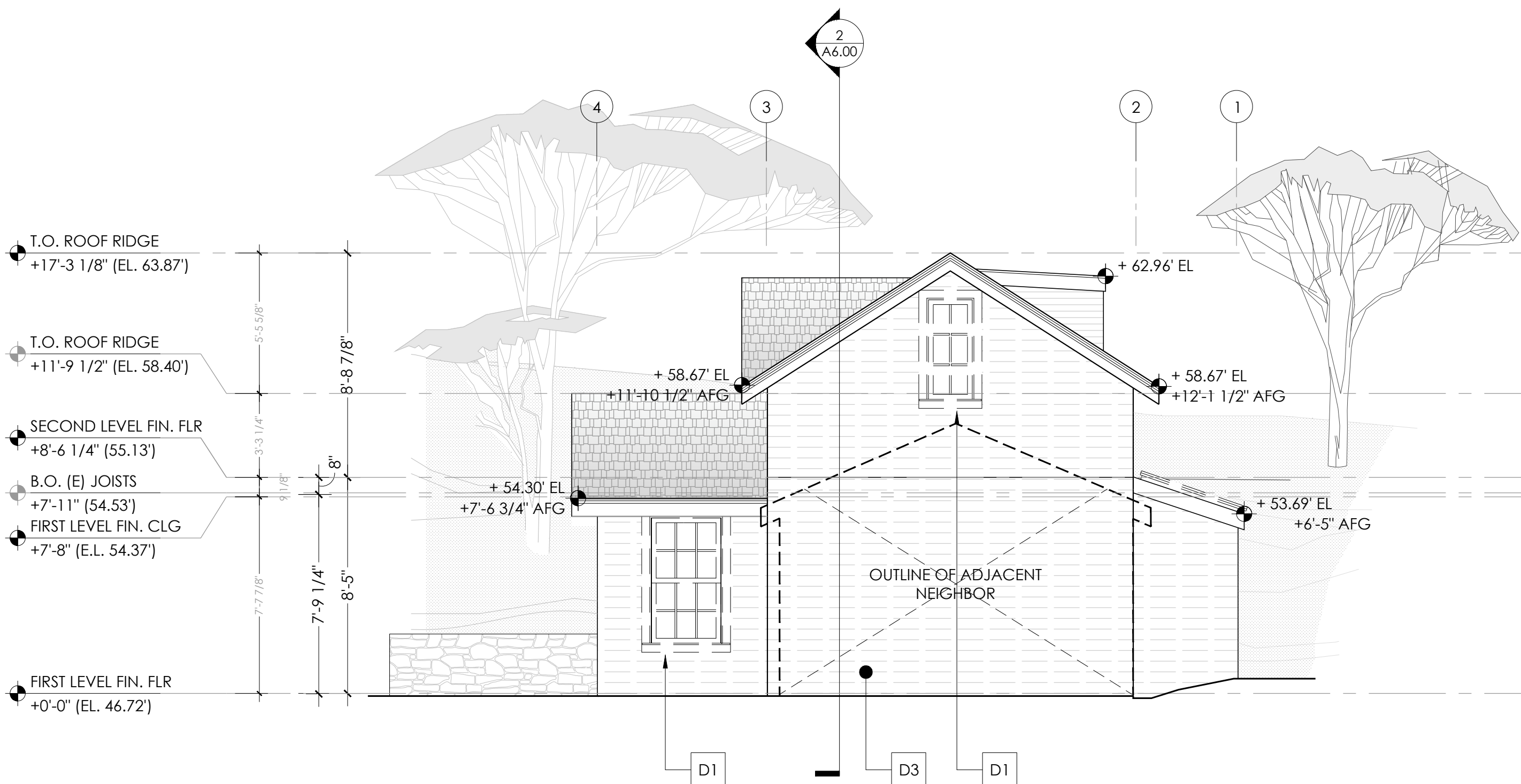
- 1 (N) BOARD & BATTEN WOOD SIDING WITH 1-HR RATED TYPE "X" GWB BEHIND PER 2022 CBC SECTION 707A.4(6)
- 2 NOT USED
- 3 NOT USED
- 4 (N) SOLID WOOD CUSTOM DOOR, SEE DOOR SCHEDULE
- 5 (N) SOLID WOOD CUSTOM WINDOW, SEE WINDOW SCHEDULE
- 6 NON-COMBUSTIBLE TERRACOTTA ROOF SHINGLES
- 7 (E) DORMER

DEMO LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED
- (E) WOOD SIDING TO BE REMOVED

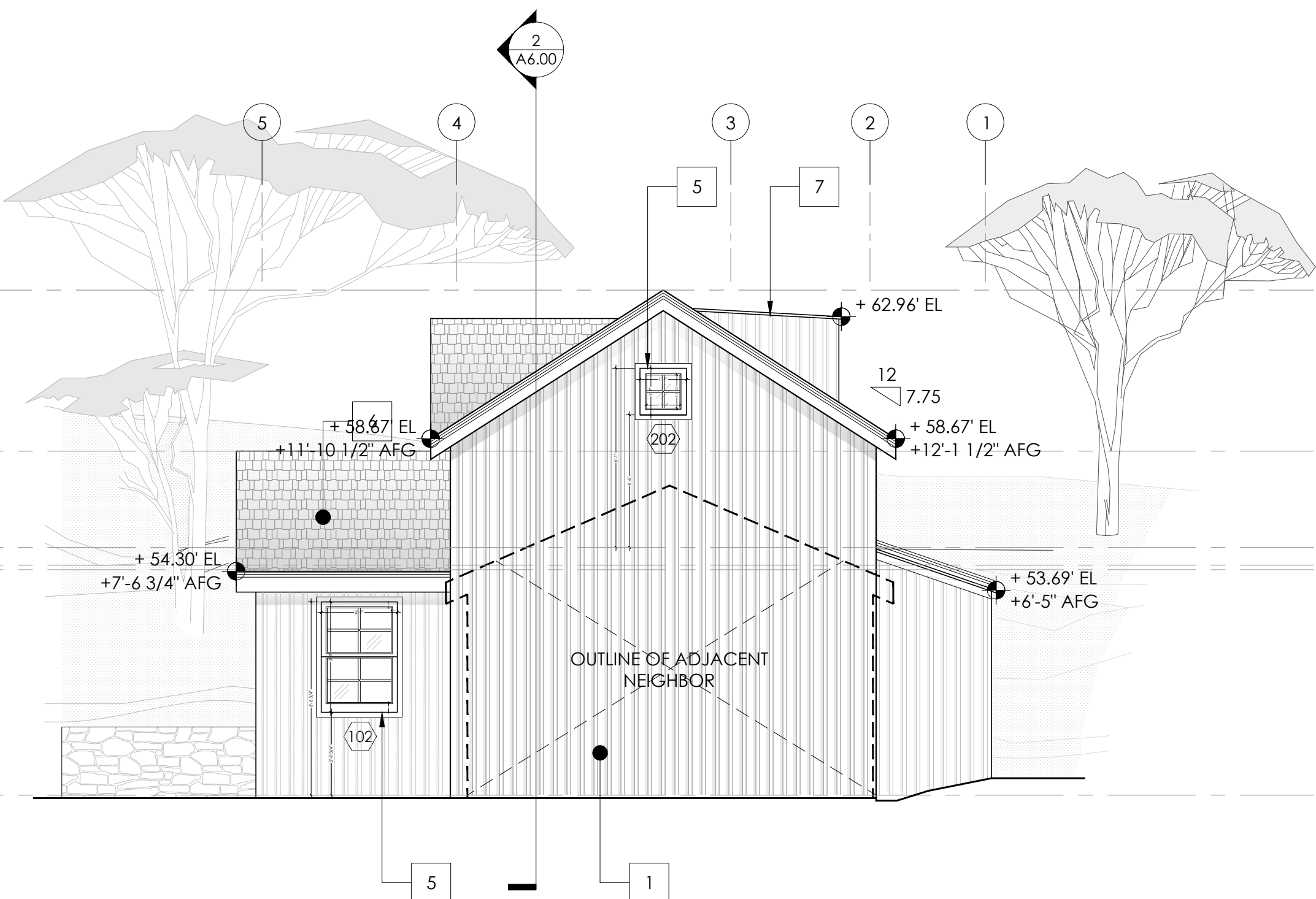
SECTION / ELEVATION LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- NON-COM BUSTIBLE TERRACOTTA ROOF SHINGLES
- RECLAIMED PINE BOARD AND BATTEN WOOD SIDING
- RECLAIMED PINE WOOD SIDING
- DOOR TAG
- WINDOW TAG



EXISTING/DEMO MAIN HOUSE ELEVATION: WEST

1/4" = 1'-0"



PROPOSED MAIN HOUSE ELEVATION: WEST

1/4" = 1'-0"



PLANNING - R2
03.27.2026
PLANNING - R1
02.02.2026
PLANNING
10.27.2025

EXISTING / DEMO & PROPOSED
ELEVATION: WEST

1/4" = 1'-0"

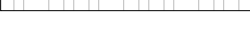
A5.03

BOLINAS RESIDENCE

SUTRO ARCHITECTS

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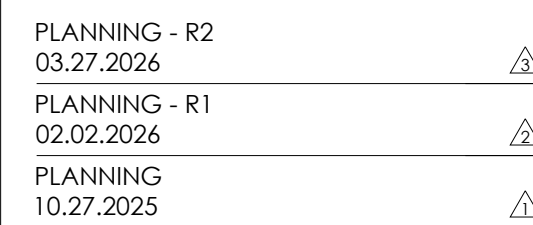
SECTION/ELEVATION GENERAL NOTES: - ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH U.O.N. - ALL WINDOWS & DOORS TO BE CUSTOM STAINED WOOD, U.O.N. - ALL HANDRAILS AND GUARDRAILS TO BE PAINTED METAL, U.O.N.	KEY NOTES: 1 (N) WOOD SIDING WITH 1-HR RATED TYPE "X" GWB BEHIND PER 2022 CBC SECTION 707A.4(6) 2 (N) SOLID WOOD CUSTOM DOOR, SEE DOOR SCHEDULE 3 (N) SOLID WOOD CUSTOM WINDOW, SEE WINDOW SCHEDULE 4 NON-COMBUSTIBLE TERRACOTTA ROOF SHINGLES 5 MTL & GLASS GREENHOUSE WINDOW/ROOF SYSTEM 6 DRY STACKED STONE WALL			LEGEND:  PROPERTY LINE  REQ'D SETBACK  NON-COM BUSTIBLE TERRACOTTA ROOF SHINGLES  RECLAIMED PINE BOARD AND BATTEN WOOD SIDING  RECLAIMED PINE WOOD SIDING  DOOR TAG  WINDOW TAG
--	--	--	--	--



SUTRO ARCHITECTS

BOLINAS RESIDENCE

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**ADU
PROPOSED EXTERIOR ELEVATIONS.
NORTH & EAST**

$$1/4" = 1'-0"$$

A5.04

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SECTION/ELEVATION GENERAL NOTES:

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- ALL WINDOWS & DOORS TO BE CUSTOM STAINED WOOD, U.O.N.
- ALL HANDRAILS AND GUARDRAILS TO BE PAINTED METAL, U.O.N.

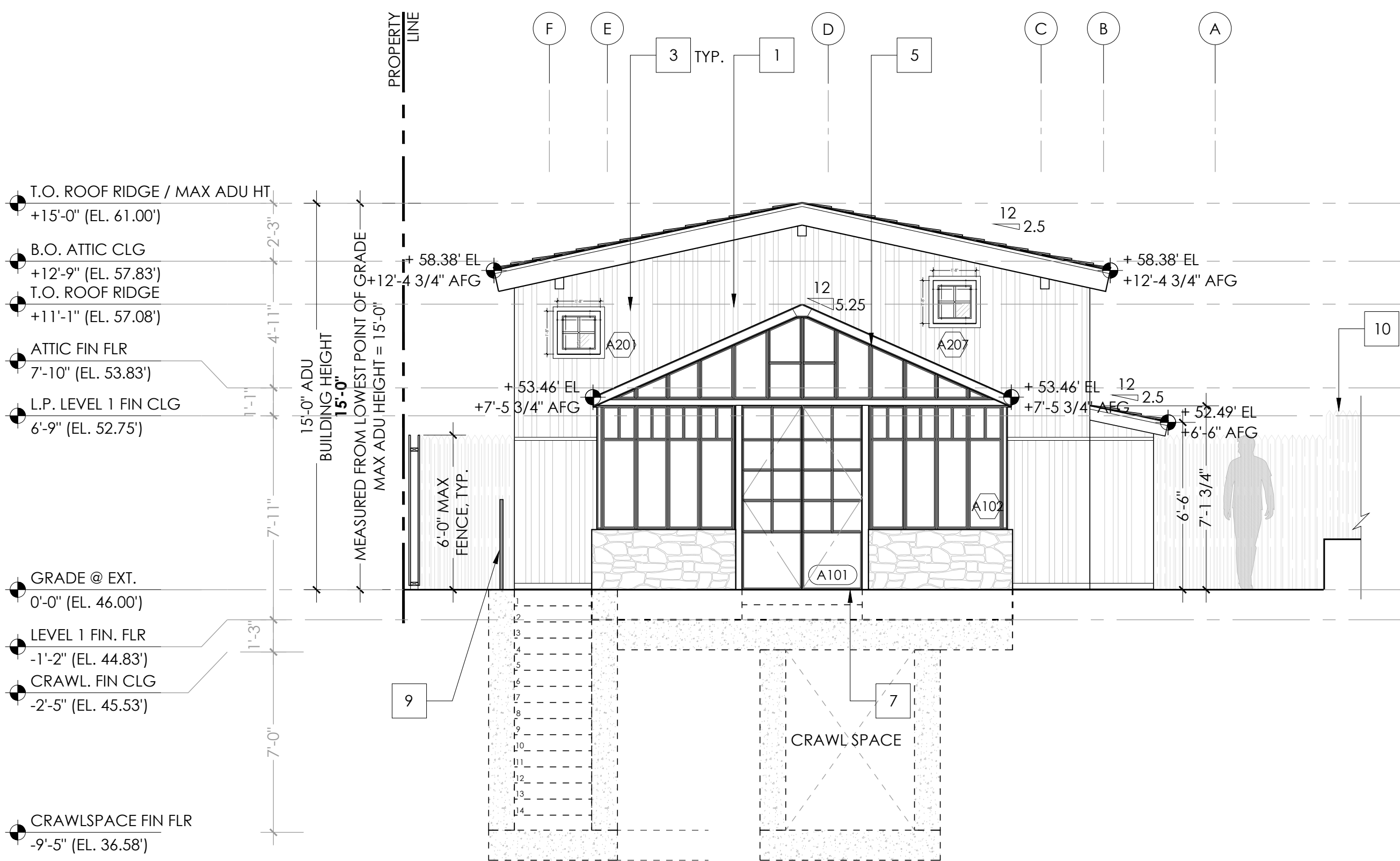
KEY NOTES:

- | | |
|---|--|
| 1 | (N) WOOD SIDING WITH 1-HR RATED TYPE "X" GWB BEHIND PER 2022 CBC SECTION 707A.4(6) |
| 2 | NOT USED |
| 3 | (N) SOLID WOOD CUSTOM WINDOW, SEE WINDOW SCHEDULE |
| 4 | NON-COMBUSTIBLE TERRACOTTA ROOF SHINGLES |
| 5 | MTL & GLASS GREENHOUSE WINDOW/ROOF SYSTEM |
| 6 | DRY STACKED STONE WALL |
| 7 | MTL & GLASS DOOR |
| 8 | NOT USED |

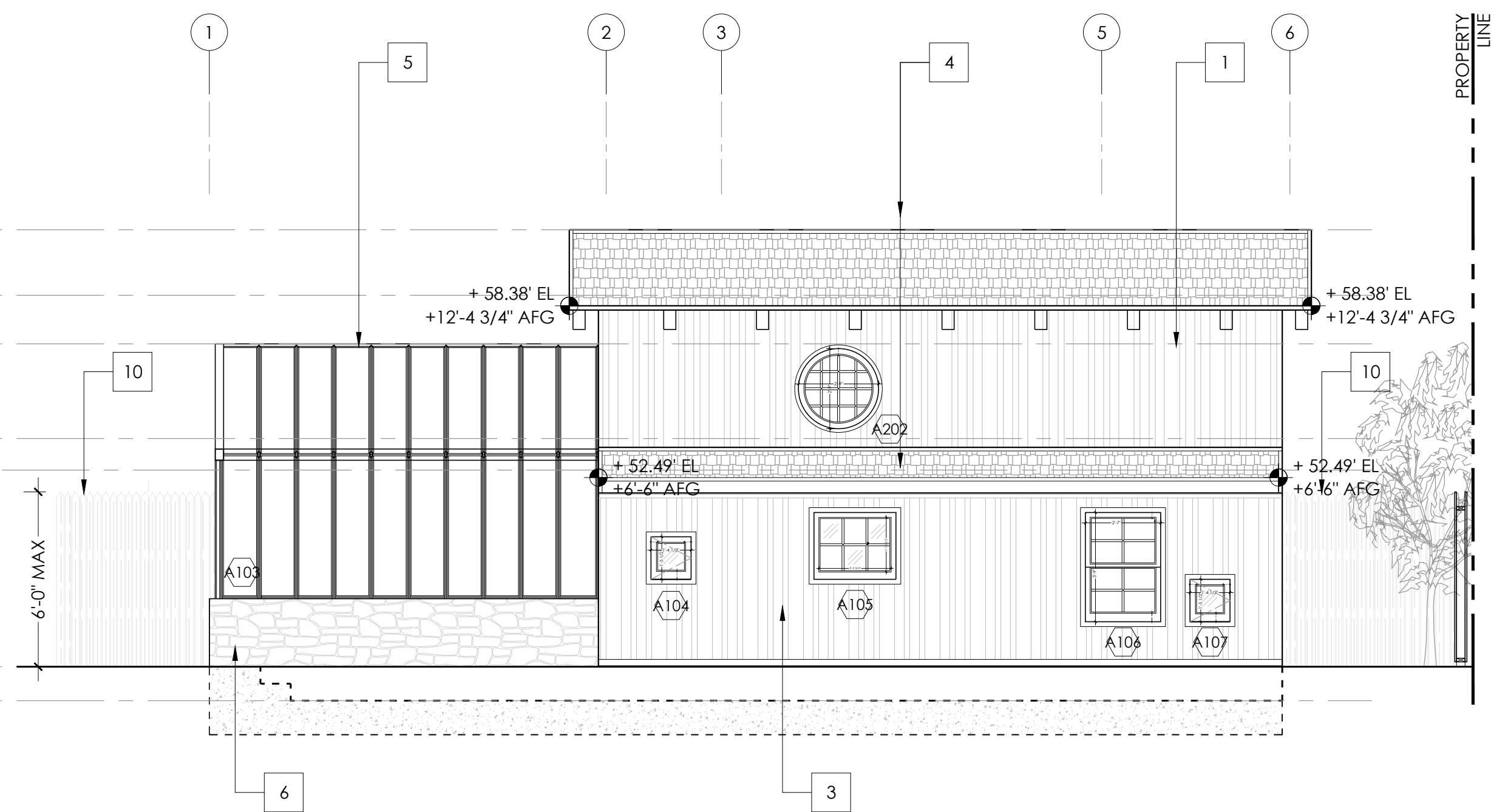
- | | |
|----|---|
| 9 | (N) HANDRAIL @ 36" AFF PER 2022 CBC SECTION 1014.2 TO 1014.9 |
| 10 | (N) FENCE ALONG NORTH/ WEST PROPERTY LINE; MAX HEIGHT 6'-0" FROM LOWEST POINT OF FINISHED GRADE |

LEGEND:

- | | |
|--|---|
| | PROPERTY LINE |
| | REQ'D SETBACK |
| | NON-COM BUSTIBLE TERRACOTTA ROOF SHINGLES |
| | RECLAIMED PINE BOARD AND BATTEN WOOD SIDING |
| | RECLAIMED PINE WOOD SIDING |
| | DOOR TAG |
| | WINDOW TAG |



1 PROPOSED ADU ELEVATION: SOUTH
1/4" = 1'-0"



2 PROPOSED ADU ELEVATION: WEST
1/4" = 1'-0"



PLANNING - R2
03.27.2026
PLANNING - R1
02.02.2026
PLANNING
10.27.2025

ADU
PROPOSED EXTERIOR ELEVATIONS:
SOUTH & WEST

1/4" = 1'-0"

A5.05

BOLINAS RESIDENCE

SUTRO ARCHITECTS

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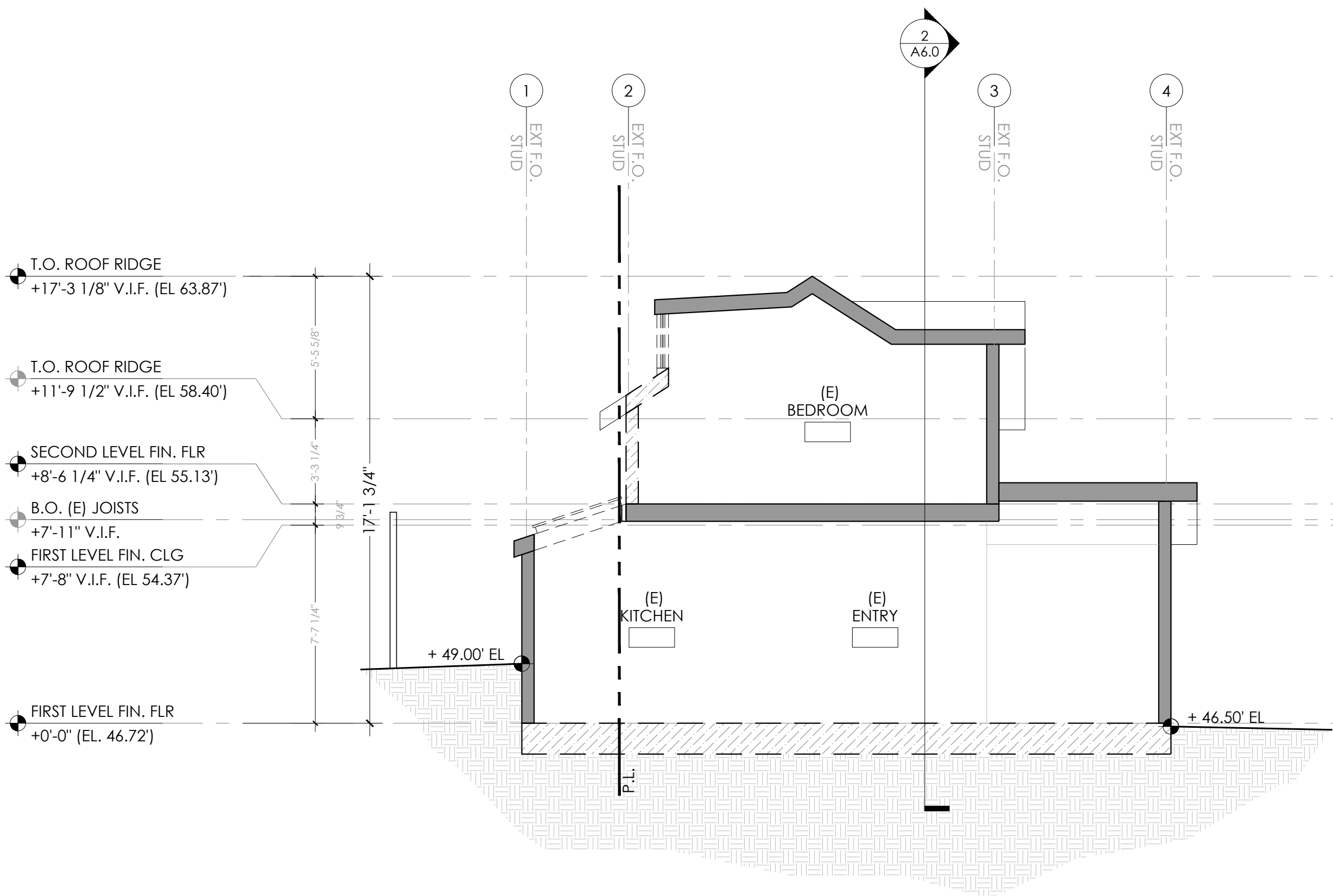
1. ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH U.O.N.

DEMO LEGEND:

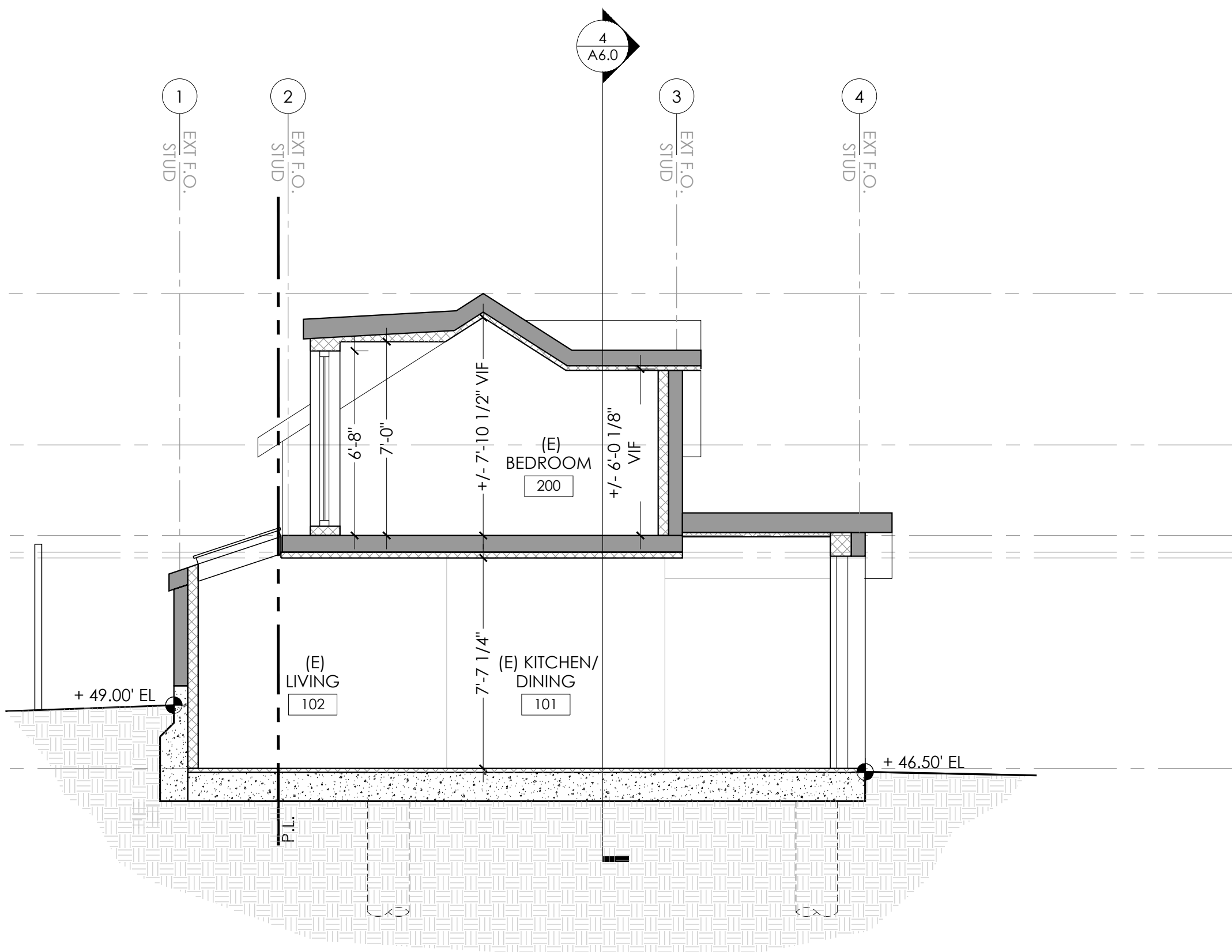
- PROPERTY LINE
--- REQ'D SETBACK
[Solid Gray] (E) CONSTRUCTION TO REMAIN
[Hatched] (E) CONSTRUCTION TO BE REMOVED
[Dashed] (E) ELEMENTS TO BE REMOVED

LEGEND:

- PROPERTY LINE
--- REQ'D SETBACK
[Solid Gray] (E) CONSTRUCTION TO REMAIN
[Cross-hatched] (N) CONSTRUCTION
[Stippled] (N) CONCRETE FOUNDATION OR RETAINING WALL, S.S.D.



1 EXISTING/DEMO SECTION B/W G.L. C & G.L. D
1/4" = 1'-0"



2 PROPOSED SECTION B/W G.L. C & G.L. D
1/4" = 1'-0"

SUTRO ARCHITECTS

BOLINAS RESIDENCE

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PARCEL 193-114-02 | PROJECT NO. 2020.045



PLANNING - R2	03.27.2026	△
PLANNING - R1	02.02.2026	△
PLANNING	10.27.2025	△

EXISTING/DEMO & PROPOSED
BUILDING SECTIONS:
MAIN HOUSE

1/4" = 1'-0"

A6.00

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GENERAL NOTES:
1. ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH U.O.N.

DEMO LEGEND:

PROPERTY LINE

REQ'D SETBACK

(E) CONSTRUCTION TO REMAIN

(E) CONSTRUCTION TO BE REMOVED

(E) ELEMENTS TO BE REMOVED

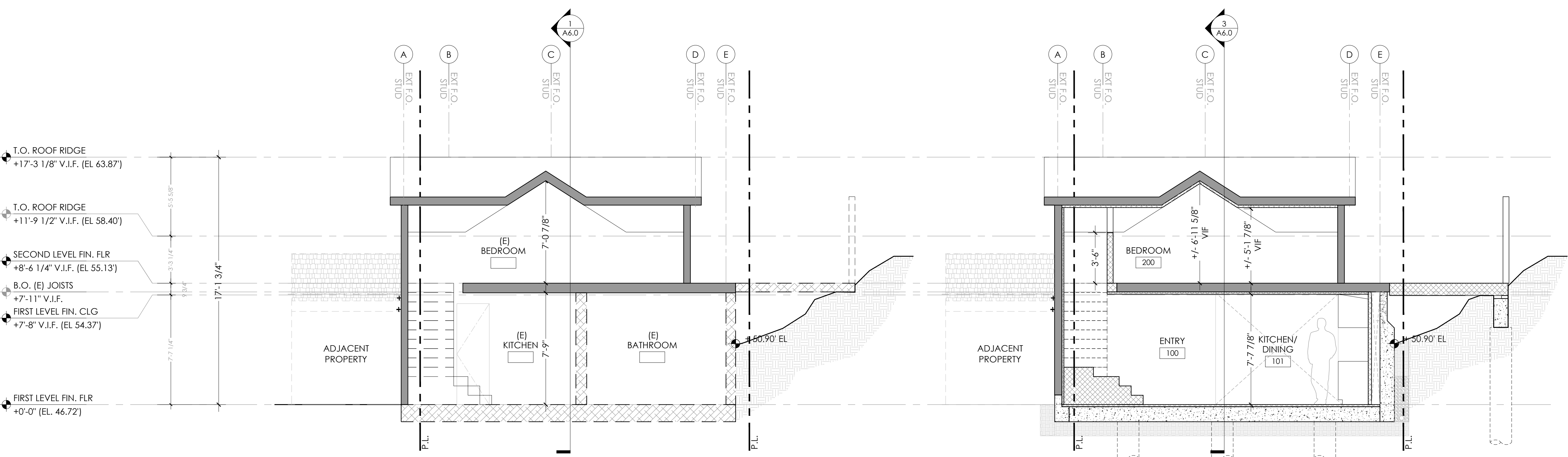
PROPERTY LINE

REQ'D SETBACK

(E) CONSTRUCTION TO REMAIN

(N) CONSTRUCTION

(N) CONCRETE FOUNDATION OR RETAINING WALL, S.S.D.



1

EXISTING/DEMO SECTION B/W G.L. 2 & G.L. 3
1/4" = 1'-0"

2

PROPOSED SECTION B/W G.L. 2 & G.L. 3
1/4" = 1'-0"

BOLINAS RESIDENCE

SUTRO ARCHITECTS

415.956.3445
sutroarchitects.com

1055 Post Street, San Francisco CA 94109

40 CLIFF RD
BOLINAS, CA 94924
PARCEL 193-114-02 | PROJECT NO. 2020.045

PLANNING - R2
03.27.2026

PLANNING - R1
02.02.2026

PLANNING
10.27.2025

EXISTING/DEMO & PROPOSED
BUILDING SECTIONS:
MAIN HOUSE

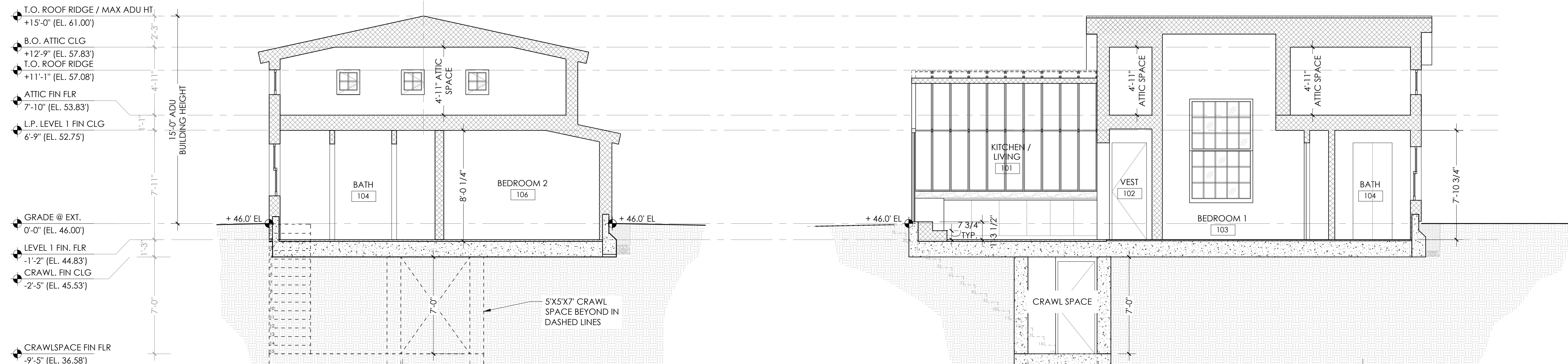
1/4" = 1'-0"

A6.01

	(C)
	1

1. ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH
U.O.N.

 PROPERTY LINE
 REQ'D SETBACK
 (E) CONSTRUCTION TO REMAIN
 (N) CONSTRUCTION
 (N) CONCRETE FOUNDATION OR
 RETAINING WALL. S.S.D.



2 PROPOSED ADU SECTION

1 PROPOSED ADU SECTION
1/4" = 1'-0"

BOLINAS RESIDENCE

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1055 Post Street,
94109

40 CLIFF RD
BOLINAS, CA 94924
PARCEL 193-114-02 | PROJECT NO. 2020.045



PLANNING - R2	
03.27.2026	
PLANNING - R1	
02.02.2026	
PLANNING	
10.27.2025	

**PROPOSED
BUILDING SECTIONS:
ADU**

 $1/4" = 1'-0"$

A6.02

IMPROVEMENT PLANS

FOR

40 CLIFF DRIVE

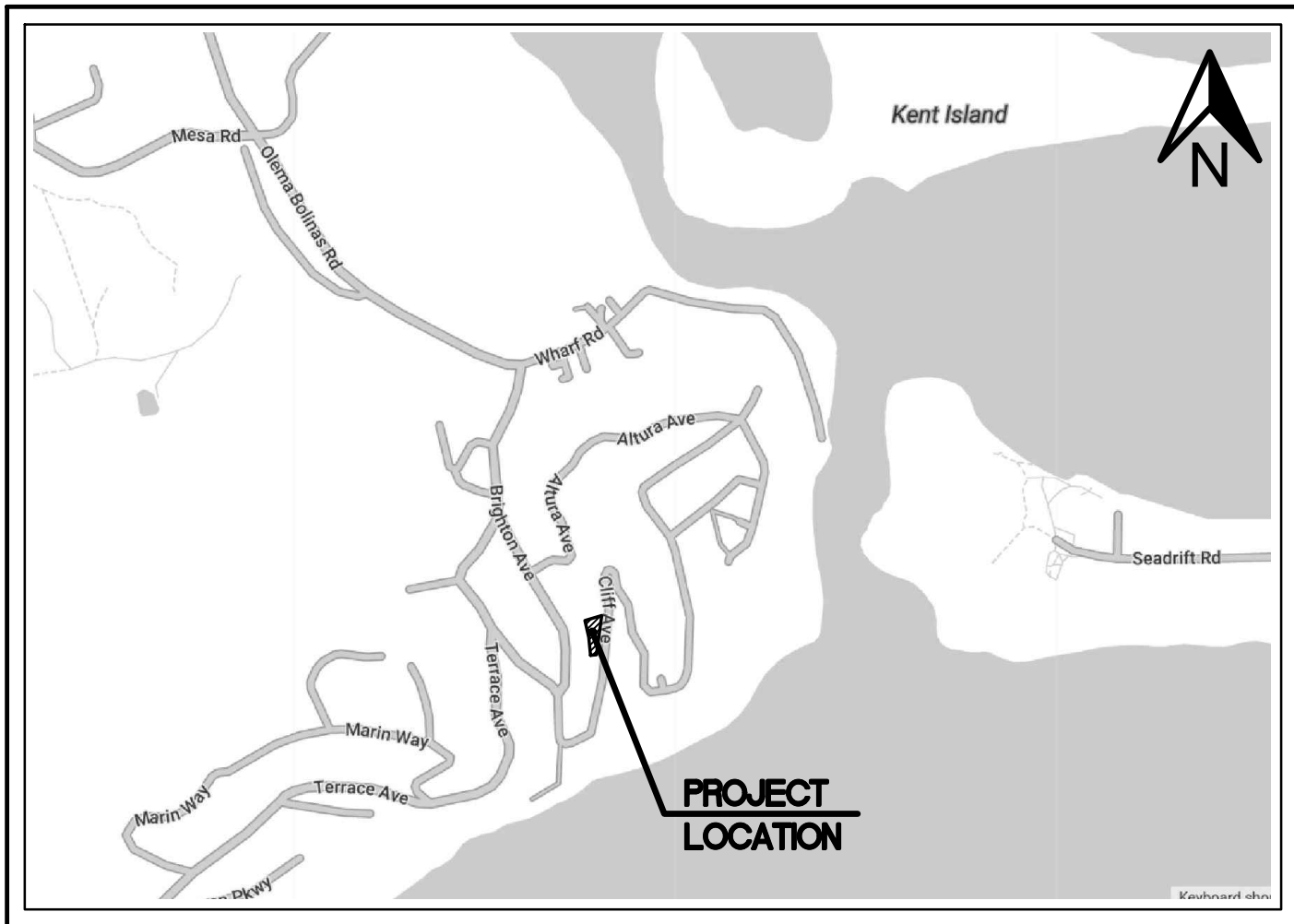
BOLINAS, MARIN COUNTY, CALIFORNIA

ABBREVIATIONS

AB	AGGREGATE BASE	L	LENGTH
AC	ASPHALTIC CONCRETE	LF	LINEAL FEET
AD	AREA DRAIN	LFF	LOWER FINISHED FLOOR
APPROX	APPROXIMATE	LIP	LIP OF GUTTER
BFP	BACK FLOW PREVENTOR	LP	LOW POINT
BC	BEGIN HORIZONTAL CURVE	LT	LEFT
B COR	BUILDING CORNER	MAX	MAXIMUM
BLDG	BUILDING	MH	MANHOLE
BM	BENCH MARK	MIN	MINIMUM
BNDY	BOUNDARY	MISC	MISCELLANEOUS
BSW	BACK OF SIDEWALK	NG	NATURAL GROUND
BVC	BEGIN VERTICAL CURVE	NIC	NOT INCLUDED IN CONTRACT
BVCE	BEGIN VERTICAL CURVE ELEVATION	NTS	NOT TO SCALE
BW	BOTTOM OF WALL	OH	OVERHEAD
CATV	CABLE TELEVISION	PG&E	PACIFIC GAS & ELECTRIC
CB	CATCH BASIN	P/L PL	PROPERTY LINE
C&G	CURB & GUTTER	PP	POWER POLE
CL	CLASS	PRO	PROPOSED
C/L	CENTERLINE	PWMT	PAVEMENT
CMP	CORRUGATED METAL PIPE	R	RADIUS
CO	CLEANOUT	REF	REFERENCE
CONC	CONCRETE	REINF	REINFORCED
CONST	CONSTRUCTION	REQ'D	REQUIRED
CONT	CONTINUOUS	RET WALL	RETAINING WALL
CU FT, CF	CUBIC FEET	RT	RIGHT
CY	CUBIC YARDS	R/W, ROW	RIGHT OF WAY
DI	DROP INLET	SCH	SCHEDULE
DIA	DIAMETER	SD	STORM DRAIN
DS	DOWNSPOUT	SDMH	STORM DRAIN MANHOLE
DWG	DRAWING	SDCO	STORM DRAIN CLEANOUT
DWY, D/W	DRIVEWAY	SF	SQUARE FEET
EC	END HORIZONTAL CURVE	SS	SANITARY SEWER
EG	EXISTING GRADE	SSCO	SANITARY SEWER CLEAN OUT
EL, ELEV	ELEVATION	SSMH	SANITARY SEWER MANHOLE
ELEC	ELECTRIC	STA	STATION
EP	EDGE OF PAVEMENT	STD	STANDARD
ESMT	EASEMENT	SW, S/W, SWK	SIDEWALK
EVC	END VERTICAL CURVE	TB OR TOB	TOP OF BANK
BVCE	END VERTICAL CURVE ELEVATION	TC	TOP OF CURB
EXIST, EX, (E)	EXISTING	TELE OR TEL	TELEPHONE
FG	FINISH GRADE	TEMP	TEMPORARY
FF	FINISH FLOOR	TOE	TOE OF BANK
FH, HYD	FIRE HYDRANT	TS	TURNING STRUCTURE
FL, INV	FLOWLINE	TRANS	TRANSFORMER
FS	FINISHED SURFACE	TW OR TOW	TOP OF WALL
G	GAS MAIN	TYP	TYPICAL
GB	GRADE BREAK	UTIL	UTILITY
GFF	GARAGE FINISHED FLOOR	VAR	VARIES
GR	GRATE	VC	VERTICAL CURVE
H	HEIGHT	VERT	VERTICAL
HP	HIGH POINT	W, WTR	WATER LINE
JP	JOINT POLE	WM	WATER METER
JT	JOINT TRENCH		

SYMBOLS LEGEND

PROPERTY LINE	---
LOT LINE	---
CENTERLINE	---
EASEMENT LINE	---
PERIMETER OF BUILDING	---
CONTOUR & ELEVATION	35
CUT/FILL; DAYLIGHT LINE	---
DRAINAGE SWALE	---
SIDEWALK	---
PAVEMENT	---
CONCRETE	---
GRAVEL PATH	---
RETAINING WALL	---
ROCK WALL	---
WALL HEIGHT	4
ELECTRIC LINE	ELEC
GAS LINE	G
JOINT TRENCH	JT
OVERHEAD LINE	OH
WATER LINE	1W
SANITARY SEWER LINE	4SS
STORM DRAIN LINE	6SD
STORM DRAIN SUBRAIN	---
STORM DRAIN DISSIPATER	---
CHAIN LINK FENCE	---
CATCH BASIN (CURB INLET)	---
DROP INLET	---
AREA DRAIN	---
DOWNSPOUT	---
STORM DRAIN MANHOLE	---
SANITARY SEWER MANHOLE	---
CLEANOUT	---
GUY	---
POWER POLE	---
JOINT UTILITY POLE	---
JOINT POLE W/STREET LIGHT	---
STREET LIGHT	---
FIRE HYDRANT	---
WATER METER	---
SIGN	---
SPOT ELEVATION	x 100.00
DIRECTION OF FLOW	---
SURVEY CONTROL POINT	---
CENTERLINE MONUMENT	---
PEDESTRIAN RAMP	---
TREE SYMBOL & DRIP LINE	---
DETAIL REFERENCE	A1
SHEET NUMBER	L20



VICINITY MAP

SCALE: NO SCALE

GENERAL NOTES

- All work and materials shall conform to the Cities and County of Marin Uniform Construction Standards and Standard Specifications, and the State of California Standard Plans and Specifications, where applicable.
- The contractor shall notify the County Department of Public Works 48 hours prior to starting any work.
- The contractor shall obtain applicable permits from the issuing agencies prior to commencing any work.
- Tarnoff Engineering Corporation shall not be responsible for any unauthorized changes to, or uses of these plans. The contractor shall assume complete responsibility for any and all changes to these plans without the written authorization of Tarnoff Engineering Corporation.
- All changes to the plans must be in writing, and must be approved by Tarnoff Engineering Corporation.
- The topographic information shown on these plans is provided by others. Tarnoff Engineering Corporation makes no warranties, either expressed or implied, as to the accuracy of this data. The Contractor shall be responsible for notifying Tarnoff Engineering Corporation if there are any topographic discrepancies that impact the plan design or the constructability of any planned improvement.
- The location of existing utilities shown on these plans is approximate only. The type, size, depth, and location of all existing utilities should be verified by the contractor prior to commencing any site work, including demolition. If the actual location of any utility is different from what is shown on the plans, and impacts the design or constructability of any planned improvement, the Contractor shall notify Tarnoff Engineering Corporation so that an alternate solution can be approved.
- All work shall be constructed in compliance with the project geotechnical report, including all letters and recommendations.
- The engineer shall certify to the County that all grading and drainage improvements were installed per the approved plans and field direction.

CONSTRUCTION NOTES

- The project engineer and geotechnical engineer shall be given minimum 48 hours' notice for any required inspection.
- No grading allowed between October 1 and April 1 without written consent from the authorizing agency.
- All permanent embankments shall be constructed at slopes of 2:1 or flatter, or as directed by the project geotechnical engineer.
- All tops and toes of graded embankments shall be rounded.
- All embankments and graded areas shall be treated with erosion control measures (per details in this plan set, or as directed by agency officials) by October 1, and maintained until April 1. Sediment control is required year-round to prevent offsite tracking or release of airborne particles.
- Dust control must be maintained at all times. Watering or covering graded areas, sweeping, and all other Best Management Practices must be maintained onsite. No silt, dirt, mud, or debris may accumulate in the public right of way.
- All excess materials must be stockpiled and covered properly, or placed at an approved fill site.
- The contractor is responsible for matching streets, surrounding landscape, and other improvements with a smooth transition - be it for grading, paving, curbs, gutters, sidewalks, etc. Contractor shall avoid abrupt or apparent grade changes, cross slopes, low spots (except for where intended), or hazardous conditions.
- All trees to be saved shall be protected per landscape architect or arborist details.
- If any archeological, historical, or paleontological materials are uncovered, discovered, or otherwise detected or observed during project grading and construction operations, work will cease immediately within the vicinity of the discovery until a qualified archeologist can be brought to the site for an assessment of the resources.
- Any subdrain information shown on these plans is for informational purposes only. Subdrain placement and construction shall adhere to the recommendations of, and direction from the project geotechnical engineer.
- All private sanitary sewer and storm drain pipe shall be PVC SDR-35 with water-tight gasketed joints, or approved equal. Private large diameter storm drain pipe shall be Hancor N-12 HDPE pipe, or equal.
- Stationing is generally along roadway or driveway centerline, unless otherwise shown or indicated.
- Curb return radii and data are to the face of curb.
- Lengths of utility pipes are horizontal distances from center to center of structure, rounded to the nearest tenth of a foot.
- Traffic control during construction shall comply with the California Manual on Uniform Traffic Control Devices (CMUTCD).
- Signing and Striping shall be in accordance with the applicable details from the CMUTCD, latest edition.
- Manhole, grate, and rim elevations are approximate only. The contractor shall be responsible for adjusting rims and covers to match finished grade.
- Best Management Practices must be applied at all times during construction.

SHEET INDEX

C1	TITLE SHEET, NOTES & LEGEND
C2	GRADING & DRAINAGE PLAN
C2.1	SITE SECTION
C3	EROSION CONTROL PLAN
C4	OFFSITE UTILITY PLAN



1442 A Walnut St. #428
Berkeley, CA 94709
415.279.5996
www.tarnoffengineering.com

Prepared under the Direction of:



Michael L. Tarnoff
RCE 48596 Exp. 06/30/2026

40 CLIFF DRIVE - APN 193-114-02

BOLINAS, CALIFORNIA

IMPROVEMENT PLANS

TITLE SHEET, NOTES & LEGEND

REVISION BLOCK

No.	Date	Description
1	03/27/2026	RESPONSE TO PLAN CHECK COMMENTS

PROJECT NO. 2216
PROJECT DATE 02/26/2024
REVIEWED BY MLT

SHEET

C1

OF 5 SHEETS

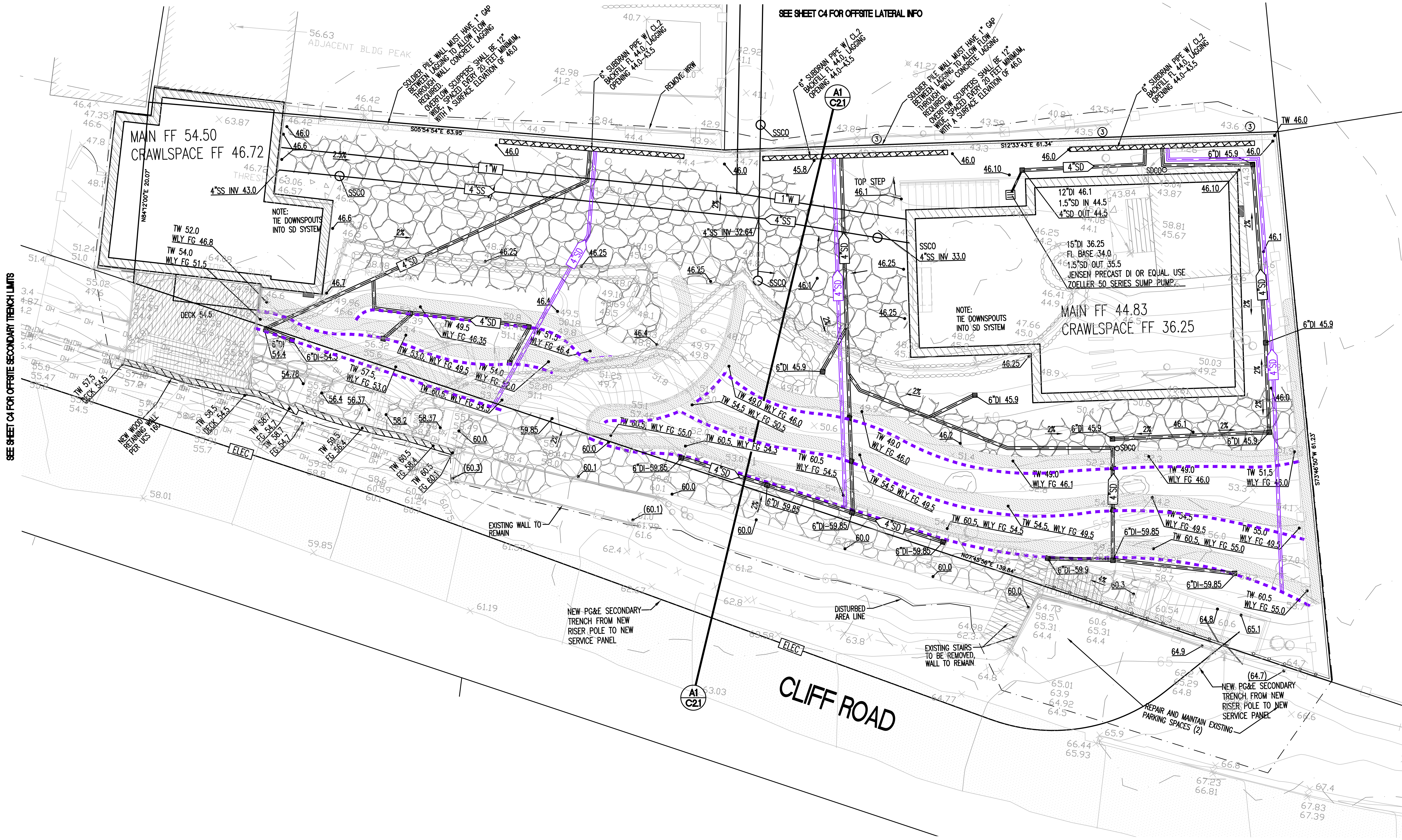
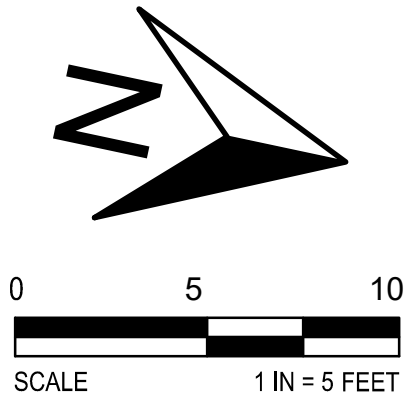
GENERAL NOTES

1. TOPOGRAPHY AND BOUNDARY ARE PER TOPOGRAPHIC SURVEY BY OTHERS. TARNOFF ENGINEERING CORPORATION MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THIS DATA.
2. CLIFF ROAD IS A PRIVATE RIGHT OF WAY. ALL WORK WITHIN THE ROADWAY WILL BE COORDINATED WITH THE NEIGHBORS.
3. ALL PROPOSED WALLS PER STRUCTURAL AND LANDSCAPE ARCH PLANS. RAILING, IF NECESSARY, BY OTHERS. SEE ARCHITECT PLANS FOR DEMOLITION LIMITS
4. ALL FENCING PER LANDSCAPE PLANS.
5. TOTAL DISTURBED AREA = 6,493 SQUARE FEET
6. ESTIMATED EARTHWORK QUANTITIES:
CUT = 384 C.Y.
FILL = 15 C.Y.
OFF-HAUL = 369 C.Y.

UTILITY CONSTRUCTION NOTES

- A. DRAIN INLETS AT BACK OF WALLS SHALL BE NDS 6" BLACK ATRIUM DRAIN INLET. SITE AREA DRAINS SHALL BE NDS 6" SPEE-D-DRAIN WITH GRATED TOP OR EQUAL.
- B. SITE STORM DRAIN PIPE SHALL BE PVC SDR-35, OR APPROVED EQUAL. PIPE SHALL BE SLOPED AT 2% MINIMUM. PROVIDE 18" MINIMUM COVER.
- C. DOWNSPOUTS MUST CONNECT TO SITE STORM DRAIN PIPE
- D. PLACE STORM DRAIN CLEANOUT AT ALL BENDS > 45° - USE 45° SWEEP WYE.
- E. SITE SUBDRAIN SHALL BE PVC SDR-35 OR EQUAL WITH HOLES DOWN, PLACED BEHIND WALLS AS SHOWN. BACKFILL WITH CLEAN CLASS 2 PERMEABLE ROCK TO WITHIN 12" OF THE SURFACE, AND WRAP TRENCH IN MIRAFI 140N OR APPROVED EQUAL. CONVEY FLOWS IN TIGHT 4" PVC SDR-35 DRAIN PIPE OR EQUAL TO STORM DRAIN DISSIPATER. MINIMUM 2% SLOPE FOR TIGHT PIPE. THE LOWEST ELEVATION OF SUBDRAIN PIPE BEHIND A WALL MUST BE AT LEAST 12" ABOVE THE GRAVITY OVERFLOW ELEVATION IN THE WESTERLY P/L WALL = 46.0.
- F. STORM DRAIN DISSIPATER SHALL BE 6" SUBDRAIN PIPE BACKFILLED WITH CLASS 2 PERMEABLE ROCK, WRAPPED IN MIRAFI 140 N FILTER FABRIC, OR EQUAL. WESTERLY SITE RETAINING WALL (SOLDIER PILE WITH LAGGING) TO BE DESIGNED TO WITHSTAND THE FLUID PRESSURE FROM ACTING AS BOTH A RETAINING WALL AND A STORM DRAIN ENERGY DISSIPATER. PROVIDE WALL OVERFLOW OPENINGS AND SPACE BETWEEN LAGGING TO ALLOW STORMWATER TO FLOW THROUGH. SEE STRUCTURAL PLANS FOR WALL.
- G. SEWER LATERAL SHALL BE 4" PVC SDR-17 OR AS REQUIRED BY THE BCPUD. SLOPE AT 2% MINIMUM. FOR TRENCH UNDERNEATH AND 5-FT ON EITHER SIDE OF WESTERLY PROPERTY LINE, BACKFILL WITH CONTROL DENSITY FILL TO PREVENT MIGRATION OF DISSIPATED RUNOFF, OR AS DIRECTED BY PROJECT GEOTECHNICAL ENGINEER. CONNECTION TO MAIN IN STREET AS DIRECTED BY BCPUD. CLEANOUTS SHALL BE PLACED AT ALL BENDS USING SWEEP 45° WYE. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES IN NEW LATERAL PATH PRIOR TO EXCAVATING, AND ADJUST INVERT ELEVATIONS ACCORDINGLY TO PROVIDE MINIMUM 12" CLEARANCE WITH ANY OTHER PIPE.

- H. WATER LATERAL FROM HOT TAP AT MAIN TO METER PER SHALL BE 1" COPPER. AT BACKSIDE OF METER, LATERAL MAY BE COPPER OR JM EAGLE SCHEDULE 80 OR APPROVED EQUAL.
- I. UNDERGROUND SECONDARY ELECTRICAL LINE AND TRENCH, AND NEW TRANSFORMER, PER PG&E. INFORMATION SHOWN SCHEMATICALLY ONLY



40 CLIFF DRIVE - APN 193-114-02

BOLINAS, CALIFORNIA

IMPROVEMENT PLANS
GRADING & DRAINAGE PLAN

REVISION BLOCK

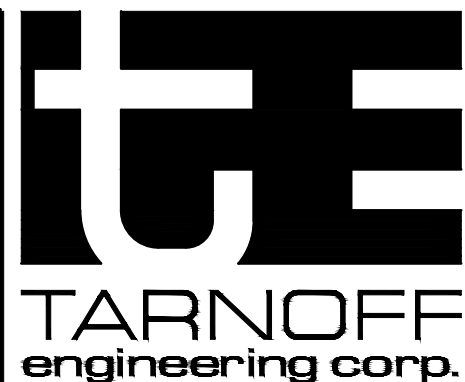
No.	Date	Description
1	03/27/2026	RESPONSE TO PLAN CHECK COMMENTS

PROJECT NO. 2216
PROJECT DATE 02/26/2024
REVIEWED BY MLT

SHEET

C2

OF 5 SHEETS

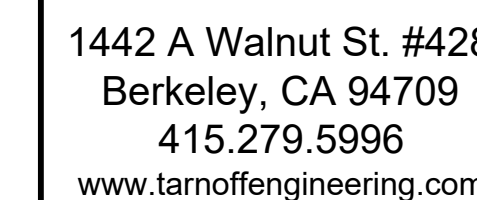


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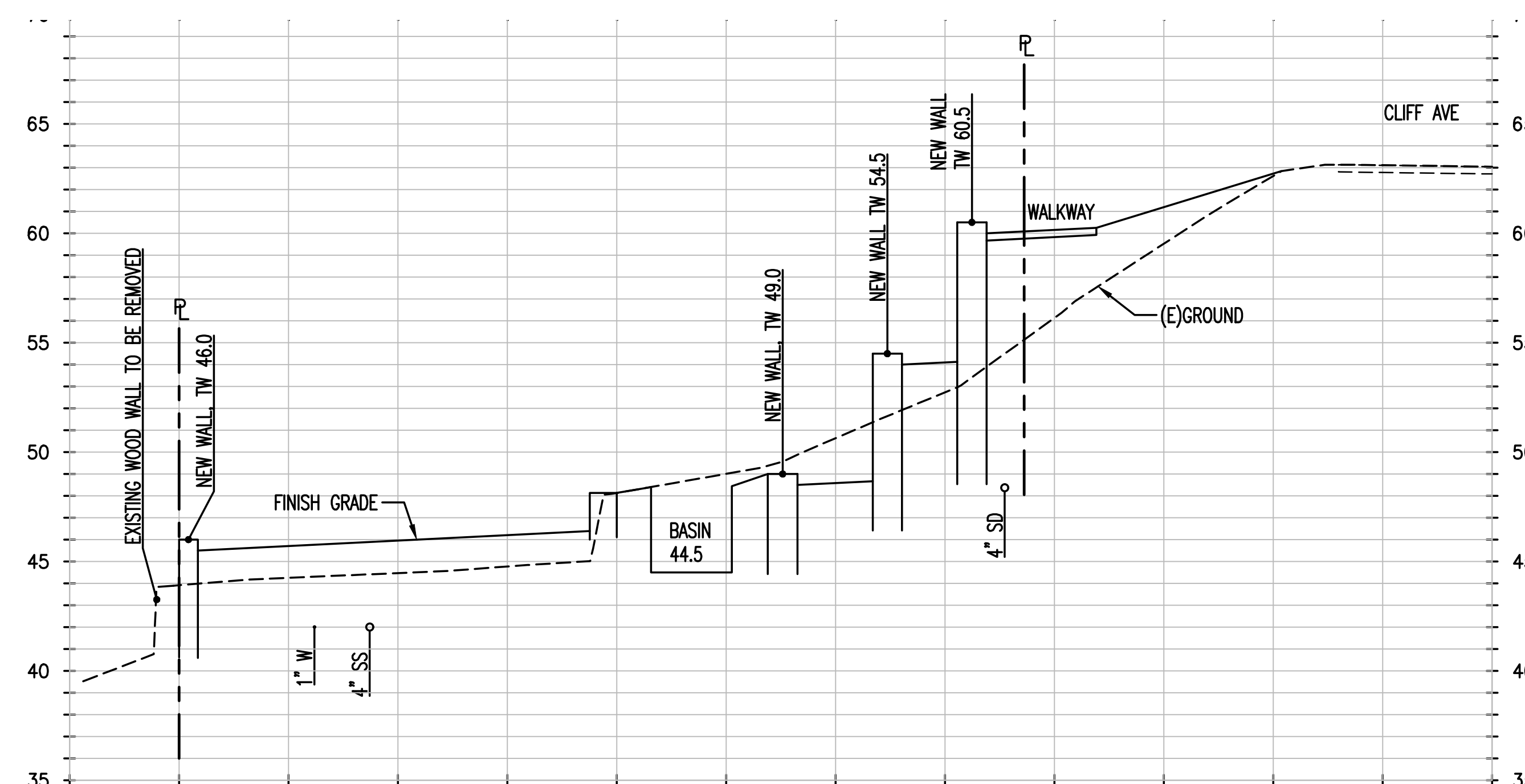
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40 CLIFF DRIVE - APN 193-114-02
BOLINAS, CALIFORNIA
IMPROVEMENT PLANS
SITE SECTION

SCALE: 1" = 5'

[illegible]

PROJECT NO.	22
PROJECT DATE	02/26/2022
REVIEWED BY	ML

SHEET

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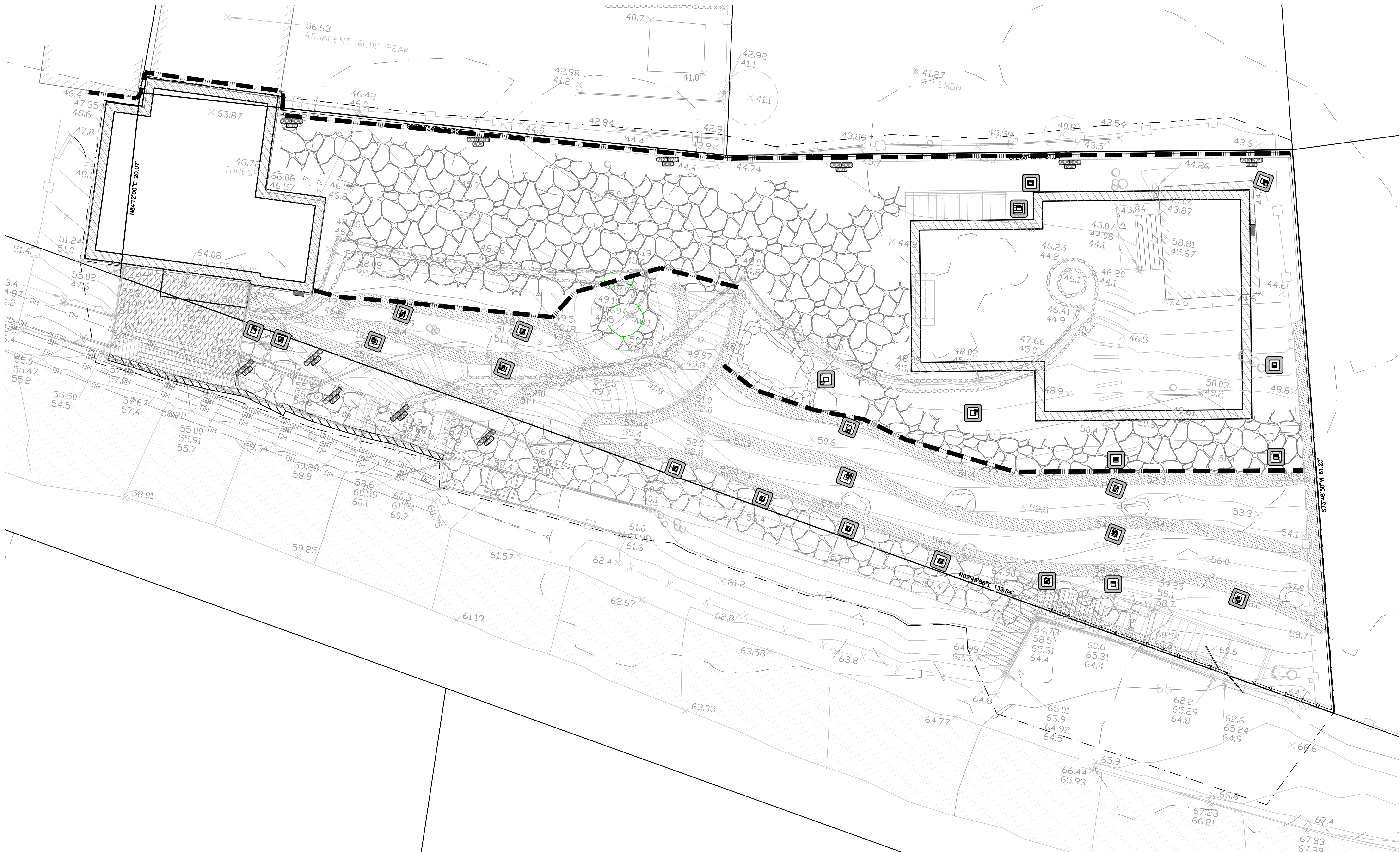
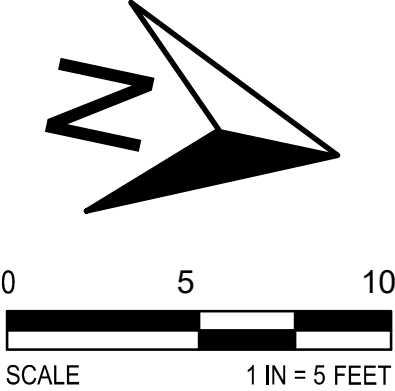
OF 5 SHEET

EROSION CONTROL NOTES

1. ALL DISTURBED AREAS TO BE REVEGETATED OR STABILIZED WITH ADEQUATE SOIL COVER (STRAW MULCH WITH TACKIFIER, HYDROSEED, OR EROSION CONTROL BLANKETS), FOR AREAS INACTIVE FOR MORE THAN 14 DAYS AND PRIOR TO FORECASTED RAIN EVENTS. WOVEN COCONUT MATS OR EQUAL SHALL BE USED FOR ALL EXPOSED GRADED SLOPE AREAS. STEEPER EMBANKMENTS MAY REQUIRE GEOTEXTILE FABRIC ENFORCEMENT TO PREVENT EROSION. DO NOT USE LOOSE STRAW MULCH.
2. THIS PLAN IS FOR EROSION & SEDIMENT CONTROL ONLY. SEE SHEET C2 FOR GRADING AND DRAINAGE.
3. THE ENGINEER SHALL HAVE THE AUTHORITY TO MODIFY ALL EROSION CONTROL MEASURES AS NECESSARY TO MEET MCSTOPPP STANDARDS.
4. ALL CHANGES TO SITE EROSION CONTROL SHALL BE DOCUMENTED BY THE CONTRACTOR IN THE ONSITE COPY OF THE EROSION CONTROL PLAN.
5. INTERIM EROSION CONTROL: IF STORM EVENTS OR SITE CONDITIONS PREVENT THE COMPLETION OF THE SITE GRADING, AND INSTALLATION OF THE PROPOSED STORM DRAIN PIPE, INTERIM EROSION CONTROL MEASURES MAY BE REQUIRED. THE ENGINEER SHALL BE CONSULTED FOR ANY INTERIM OR TEMPORARY EROSION CONTROL MEASURES, AND ANY CHANGE TO THIS PLAN MUST COMPLY WITH MCSTOPPP STANDARDS.
6. FOR HAZARDOUS WASTE MANAGEMENT AND SANITARY WASTE MANAGEMENT, THE CONTRACTOR MUST FOLLOW BEST MANAGEMENT PRACTICES, THE GUIDELINES IN THE BASMAA POST-CONSTRUCTION MANUAL, THE MARIN COUNTY CODE, AND BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT REQUIREMENTS.

KEY NOTES/SYMBOLS LEGEND

- INSTALL FIBER ROLLS PER CASQA SE-5
- INSTALL INLET PROTECTION PER CASQA SE-10
- INSTALL GRAVEL BAG CHECK DAM PER CASQA SE-4



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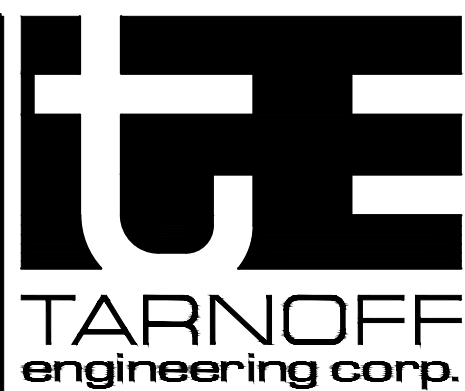
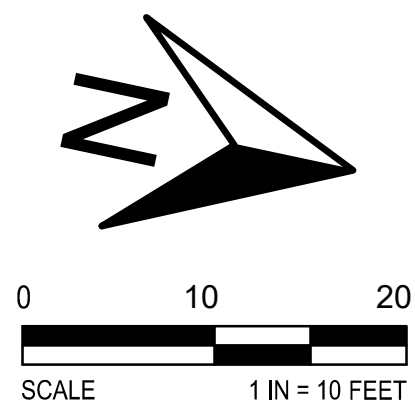
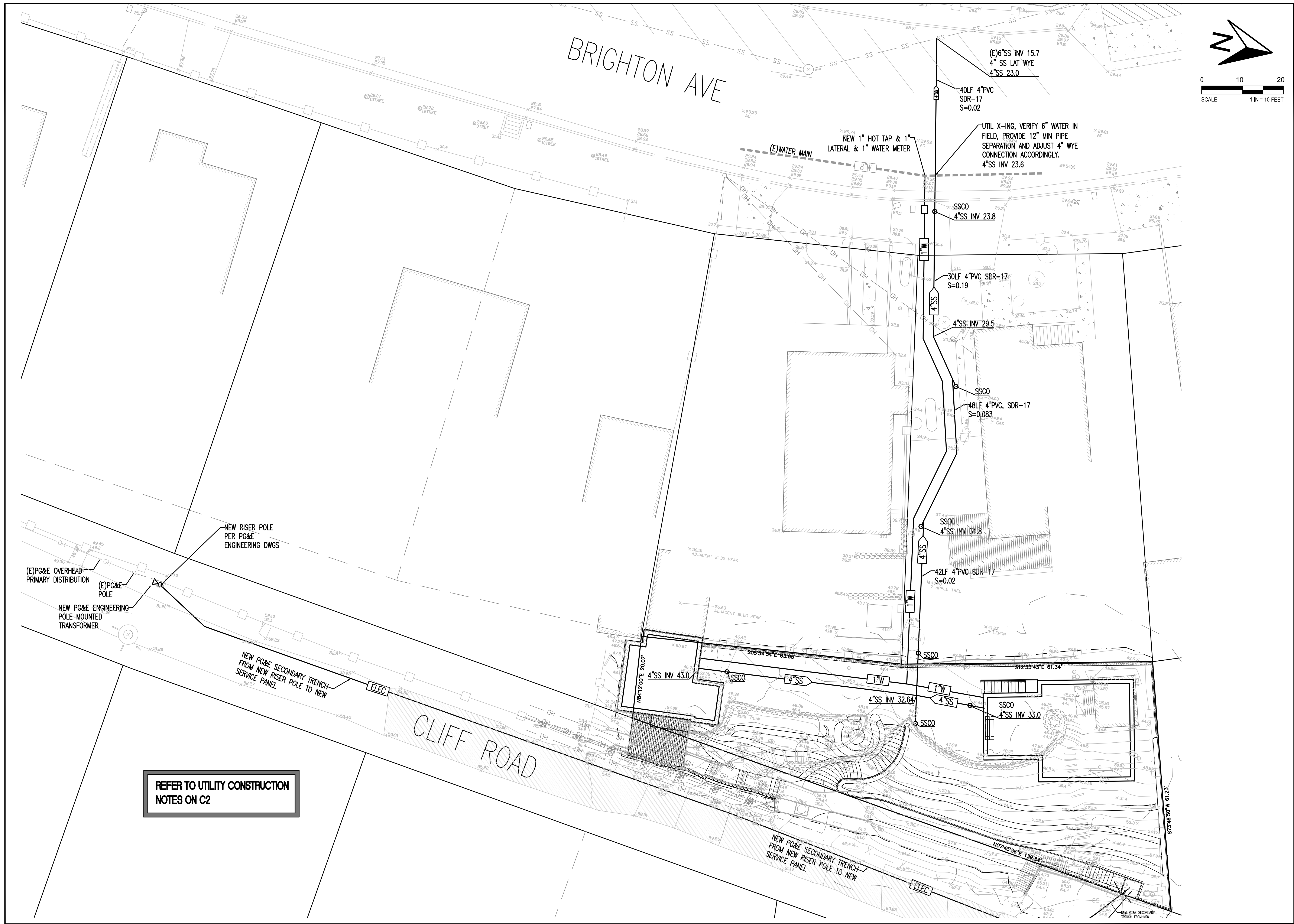


40 CLIFF DRIVE - APN 193-114-02
BOLINAS, CALIFORNIA
IMPROVEMENT PLANS
EROSION CONTROL & STORMWATER PLAN

REVISION BLOCK

No.	Date	Description
1	03/27/2026	RESPONSE TO PLAN CHECK COMMENTS

PROJECT NO. 2216
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40 CLIFF DRIVE - APN 193-114-02
BOLINAS, CALIFORNIA
IMPROVEMENT PLANS
OFFSITE UTILITY PLAN

REVISION BLOCK

No.	Date	Description
1	03/27/2023	RESPONSE TO PLAN CHECK COMMENTS

PROJECT NO. 2216
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1. STOCKPILE (E) TOPSOIL PER PLAN. TOPSOIL IS TO BE REDISTRIBUTED AS PART OF FINE GRADING.
2. SEE PLANTING PLAN NOTES FOR SOIL AMENDMENT REQUIREMENTS.
3. PROVIDE TREE PROTECTION FENCING AT LOCATIONS SHOWN PRIOR TO START OF CONSTRUCTION. FENCING SHALL REMAIN IN PLACE UNTIL SITE WORK IS COMPLETED AND ACCEPTED BY LANDSCAPE ARCHITECT.
4. DO NOT USE HEAVY EQUIPMENT OR CONDUCT ANY ACTIVITY THAT WILL CAUSE COMPACTION UNDER THE DRIPLINE OF EXISTING TREES TO REMAIN. DO NOT STORE EQUIPMENT OR MATERIALS UNDER THE DRIP LINE OR BEHIND PROTECTIVE FENCES.
5. PROVIDE PROTECTION FOR ROOTS CUT DURING CONSTRUCTION OPERATIONS. TEMPORARILY COVER EXPOSED ROOTS WITH WET BURLAP TO PREVENT DRYING OUT. COVER WITH EARTH AS SOON AS POSSIBLE. SIMILARLY PROTECT SHRUB AND GROUND COVER AREAS TO REMAIN.
6. AT NO COST TO THE PROJECT, CONTRACTOR SHALL REPAIR OR REPLACE ALL VEGETATION INDICATED AS "EXISTING TO REMAIN" THAT IS DAMAGED BY CONSTRUCTION OPERATIONS. LANDSCAPE ARCHITECT OR ARBORIST WILL MAKE SOLE DETERMINATION AS TO EXTENT OF DAMAGE. EMPLOY A LICENSED ARBORIST TO REPAIR ALL DAMAGE TO TREES TO REMAIN.
7. PROTECT ALL EXISTING SITE IMPROVEMENTS FROM DAMAGE. RESTORE DAMAGED ELEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO THE OWNERS, AT NO COST TO THE PROJECT.
8. CONTRACTOR SHALL MINIMIZE DISTURBANCE OF FINISH GRADE AND PROVIDE EROSION CONTROL MEASURES AS NECESSARY.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR KNOWLEDGE OF ALL UNDERGROUND IMPROVEMENTS TO BE PROTECTED AND TAKE SOLE RESPONSIBILITY FOR DAMAGE TO ALL SUCH ITEMS. RESTORE DAMAGED

 (E) TREE TO BE REMOVED

10. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED ON A WEEKLY BASIS AND LEGALLY DISPOSED OF OFF-SITE, INCLUDING ALL MATERIAL FROM VEGETATION REMOVAL. THERE SHALL BE NO ON-SITE BURNING PERMITTED.
11. PLANTS TO BE RELOCATED SHALL BE TAGGED IN THE FIELD BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL IMMEDIATELY TRANSPLANT TREES DUG FOR RELOCATION; WATER AS NECESSARY. CONTRACTOR SHALL BE RESPONSIBLE FOR TREE MORTALITY AND REPLACE FAILED TREES AT NO COST TO CLIENT.
12. ON-SITE STORAGE OF EQUIPMENT AND MACHINERY BY THE CONTRACTOR SHALL BE LIMITED TO DESIGNATED AREAS ACCEPTABLE TO THE LANDSCAPE ARCHITECT.
13. CONTRACTOR SHALL TAKE EXTREME CARE AT ALL TIMES NOT TO BRING ONTO THE SITE ANY SOIL, VEGETATION OR OTHER MATERIAL THAT POSES A CONTAMINATION HAZARD TO EXISTING PLANT MATERIALS. ALL TRUCKS AND ALL EQUIPMENT USED SHALL BE CLEAN OF ALL MUD, DIRT OR TOXIC SUBSTANCES WHEN BROUGHT ONTO AND USED ON THE SITE.
14. SHRUBS TO REMAIN OR TO BE TRANSPLANTED WILL BE TAGGED IN THE FIELD BY THE LANDSCAPE ARCHITECT. SHRUBS TO REMAIN SHALL BE PROTECTED WITH FENCING SIMILAR TO THE TREE PROTECTION FENCING.
15. TRANSPLANTED TREES AND SHRUBS SHALL BE PROVIDED WITH IRRIGATION AND PART SHADE DURING SUMMER MONTHS. TRANSPLANTS TO BE IRRIGATED WEEKLY AT A MINIMUM BY THOROUGHLY SOAKING THE ROOTBALL. ARBORIST MAY INCREASE IRRIGATION SCHEDULE AS NEEDED.
16. ALL EXISTING CONCRETE, ROCK OR AC PAVING THAT IS APPROVED BY ENGINEER FOR FILL OR BASE ROCK OF FUTURE CONSTRUCTION SHALL BE KEPT AND STORED ON SITE UNTIL NEEDED; PROTECT FROM CONTAMINATION.

18. TREE REMOVAL SHALL INCLUDE STUMP GRINDING AND REMOVAL OF MAJOR ROOT SYSTEMS.
19. IRRIGATION DEMOLITION:
 - A. REMOVE (E) IRRIGATION VALVES AND VALVE BOXES (DO NOT BURY).
 - B. DISCONNECT MAIN LINE FROM WATER SERVICE. IF DEEPER THAN 12", BURY. IF SHALLOWER THAN 12" REMOVE.
 - C. REMOVE ALL SPRINKLER HEADS AND RISERS; REMOVE LATERAL LINES.
 - D. REMOVE QUICK COUPLERS AND HOSE BIBS - RECYCLE IF POSSIBLE.
20. DEMOLITION OF ALL STRUCTURES IS NOT INCLUDED IN LANDSCAPE SCOPE OF WORK. DEMOLITION OF ALL STRUCTURES SHALL BE BY OTHERS AS DETERMINED BY GENERAL CONTRACTOR.
21. GENERAL CONTRACTOR SHALL COORDINATE REMOVAL OF ALL STRUCTURES, SECURE TERMINATION AND DISCONNECTION OF ALL UTILITIES AND SECURE NECESSARY CITY PERMITS.
22. DEMOLITION OF STRUCTURES INCLUDES REMOVAL OF FOUNDATIONS AND BASEMENT WALLS UNLESS DETERMINED OTHERWISE BY GEOTECHNICAL ENGINEER. ELEMENTS DETERMINED TO BE LEFT IN SITU SHALL NOT CONFLICT WITH PROPOSED NEW SITE DEVELOPMENT WORK DEPICTED WITHIN THIS SET OF PLANS.
23. WHERE CONFLICTS MAY OCCUR, NEW SITE DEVELOPMENT DESIGN TAKES PRECEDENCE OVER EXISTING ELEMENTS. SUCH CONFLICTING ELEMENTS SHALL BE REMOVED TO ALLOW FOR NEW CONSTRUCTION.

[illegible]

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REFERENCES



LANDSCAPE ARCHITECTURE & DESIGN
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SCALE
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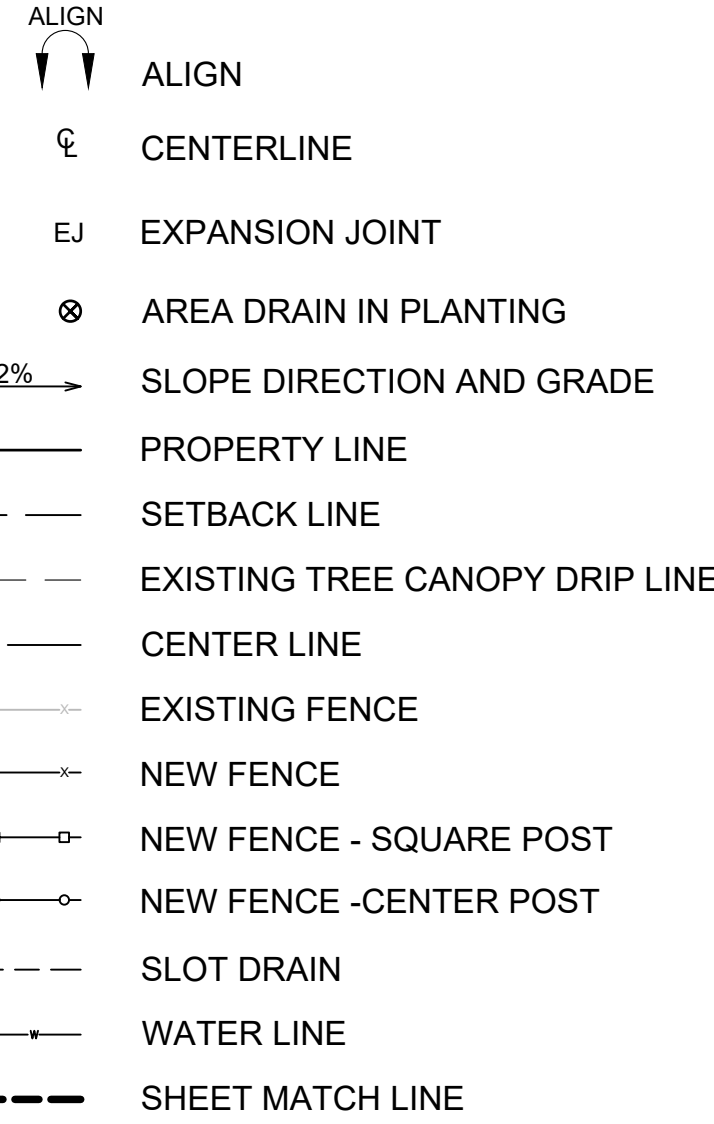
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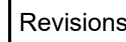
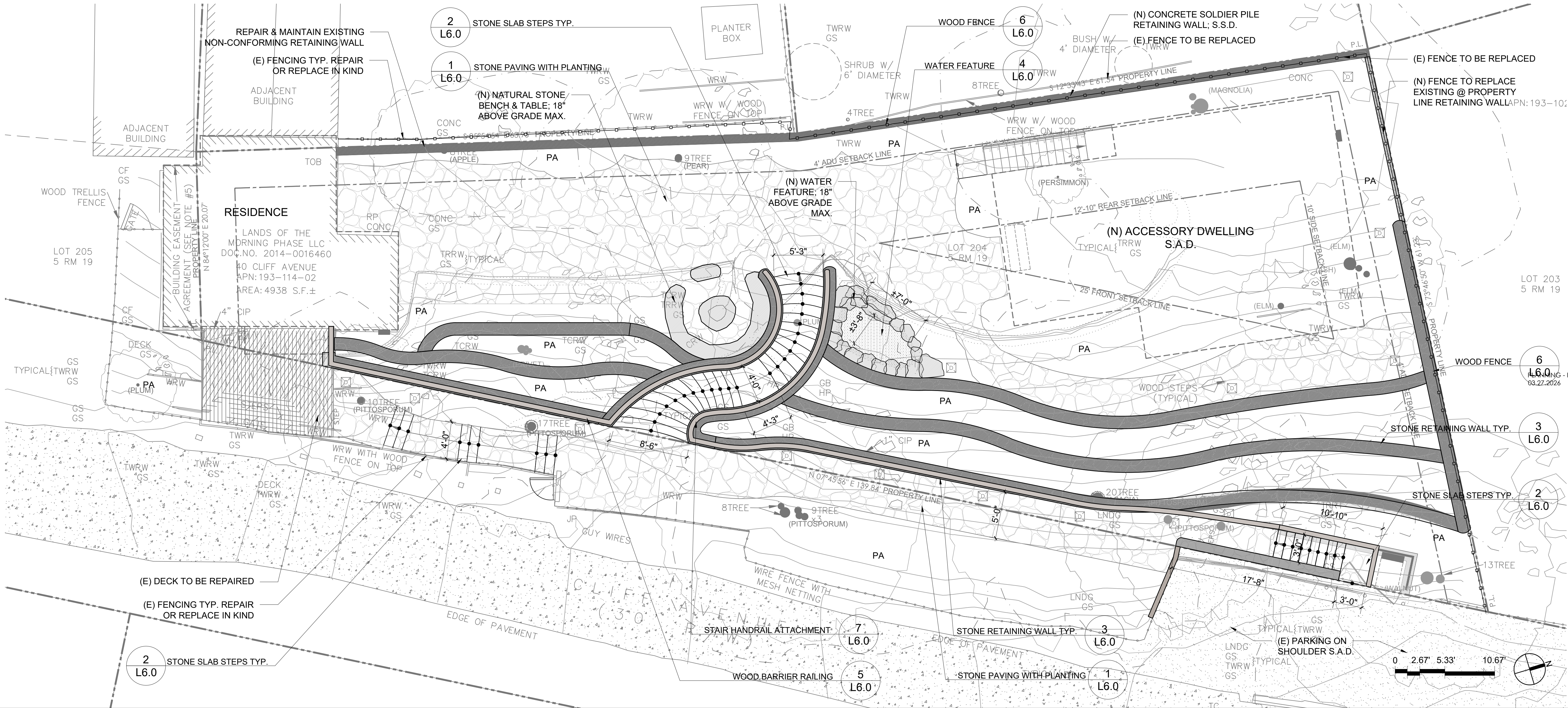
TREE
PROTECTION &
REMOVAL PLAN

(E)	EXISTING
(N)	NEW
CB	CATCH BASIN
ε	CENTERLINE
CLR	CLEAR
DN	DOWN
EJ	EXPANSION JOINT
EQ	EQUAL
FOB	FACE OF BUILDING
LA	LANDSCAPE ARCHITECT
PA	PLANTING AREA
ℓ	PROPERTY LINE
POB	POINT OF BEGINNING
SAD	SEE ARCHITECTURAL DRAWINGS
SSD	SEE STRUCTURAL DRAWINGS
SCD	SEE CIVIL DRAWINGS
SYM	SYMMETRICAL
TBD	TO BE DETERMINED
TYP	TYPICAL
VIF	VERIFY IN FIELD
DBH	DIAMETER AT BREAST HEIGHT



MATERIAL	MANUFACTURER/SUPPLIER	STYLE/COLOR	FINISH/SIZE	NOTES/CONTACT
PERVIOUS STONE PAVING	WHEELER ZAMARONI	STONE / OJAI SANDSTONE	NATURAL / 12-36" PIECES	WWW.WZSUPPLY.COM
STONE WALLS	WHEELER ZAMARONI	FIELDSTONE / OJAI SANDSTONE	NATURAL / 12-36" PIECES	
STONE SLAB STEPS	WHEELER ZAMARONI	STONE SLABS / OJAI SANDSTONE	NATURAL / 18"D X 48"L X 7"H	
WOOD RAILING	CUSTOM	WOOD	ORGANIC BRANCHES / ±2"Ø	SEE PLAN & DETAIL
HANDRAIL	CUSTOM	METAL HANDRAIL / COLOR TBD.	COATED / 1.5"Ø	SEE PLAN & DETAIL
VEGETABLE BEDS	CUSTOM	NATURAL WOVEN BRANCHES	NATURAL BARK	
WOOD BURNING FIREPIT	CUSTOM	STONE FIRE BOWL / COLOR TBD.	TBD. / 48" DIAMETER	
FIREPIT SEATING	TBD.	NATURAL BOULDERS / COLOR TBD.	NATURAL / 18" HEIGHT	

2. VERIFY LOCATION OF ALL VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES, LIGHTING AND OTHER UTILITIES WITH THE APPROPRIATE ENGINEER'S DRAWINGS.	3. WHERE NOT SHOWN ON LANDSCAPE DRAWINGS, SEE CIVIL ENGINEERING DRAWINGS FOR ROADWAY CENTERLINE, STATION POINTS, BENCH MARKS AND BUILDING SETBACKS.	4. TAKE ALL DIMENSIONS FROM CENTER OF CURB, WALL OR BUILDING, OR TO CENTERLINE OF BUILDING COLUMNS OR TREES UNLESS OTHERWISE NOTED.	5. ALL DIMENSIONS CALLED OUT AS "EQUAL" (EQ) SHALL BE EQUIDISTANT MEASUREMENTS BETWEEN THE REFERENCE POINTS SHOWN.	6. ALL ITEMS DESIGNATED AS "SIMILAR" OR "TYPICAL" (TYP) SHALL BE CONSTRUCTED IN THE MANNER OF THE DETAIL REFERENCED, WITH MINOR ADJUSTMENT FOR SPECIFIC CONDITION.	7. ALL ANGLES SHALL BE 90 DEGREES AND ALL LINES SHALL BE HELD PARALLEL UNLESS OTHERWISE	8. ON FLAGSTONE PAVING, ALL ANGLES SHALL BE GREATER THAN 110 DEGREES (AVOID SHARP POINTS). SMALLEST SIZE STONE SHALL BE 1/2 THE LARGEST SIZE, OR 12"x12", WHICHEVER IS LARGER. MORTAR JOINTS SHALL BE NO LARGER THAN 3/4" UNLESS NOTED OTHERWISE. SPACE BETWEEN STEPPING STONES SHOULD BE 3"-6", UNLESS NOTED OTHERWISE. DO NOT ALIGN JOINTS FOR MORE THAN TWO STONES, AND NO MORE THAN TWO CORNERS SHOULD MEET TOGETHER. DISTRIBUTE COLOR AND TEXTURE EVENLY THROUGHOUT PAVING AREA.	9. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE APPARENT ON DRAWINGS. DO NOT SCALE FROM DRAWINGS. SEE ENLARGED PLANS AND SPECIFIC DETAILS FOR ADDITIONAL INFORMATION.	10. INDIVIDUAL NOTES AND SPECIFIC DETAILS TAKE PRECEDENCE OVER GENERAL NOTES AND GENERIC DETAILS.	11. ALL WORK PERFORMED WITHIN THE TREE PROTECTION ZONE AND/OR THE DRIP LINE OF TREES DESIGNATED AS "EXISTING TREES TO REMAIN" SHALL BE HAND LABOR. NO ROOTS TWO INCHES OR LARGER IN CALIPER SHALL BE SEVERED WITHOUT REVIEW AND ACCEPTANCE BY ARBORIST.
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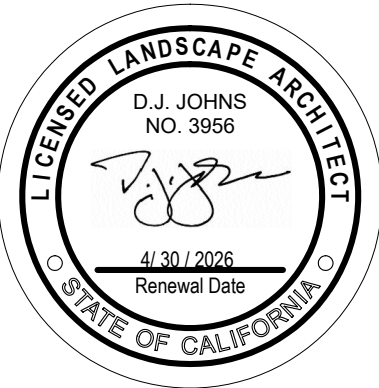
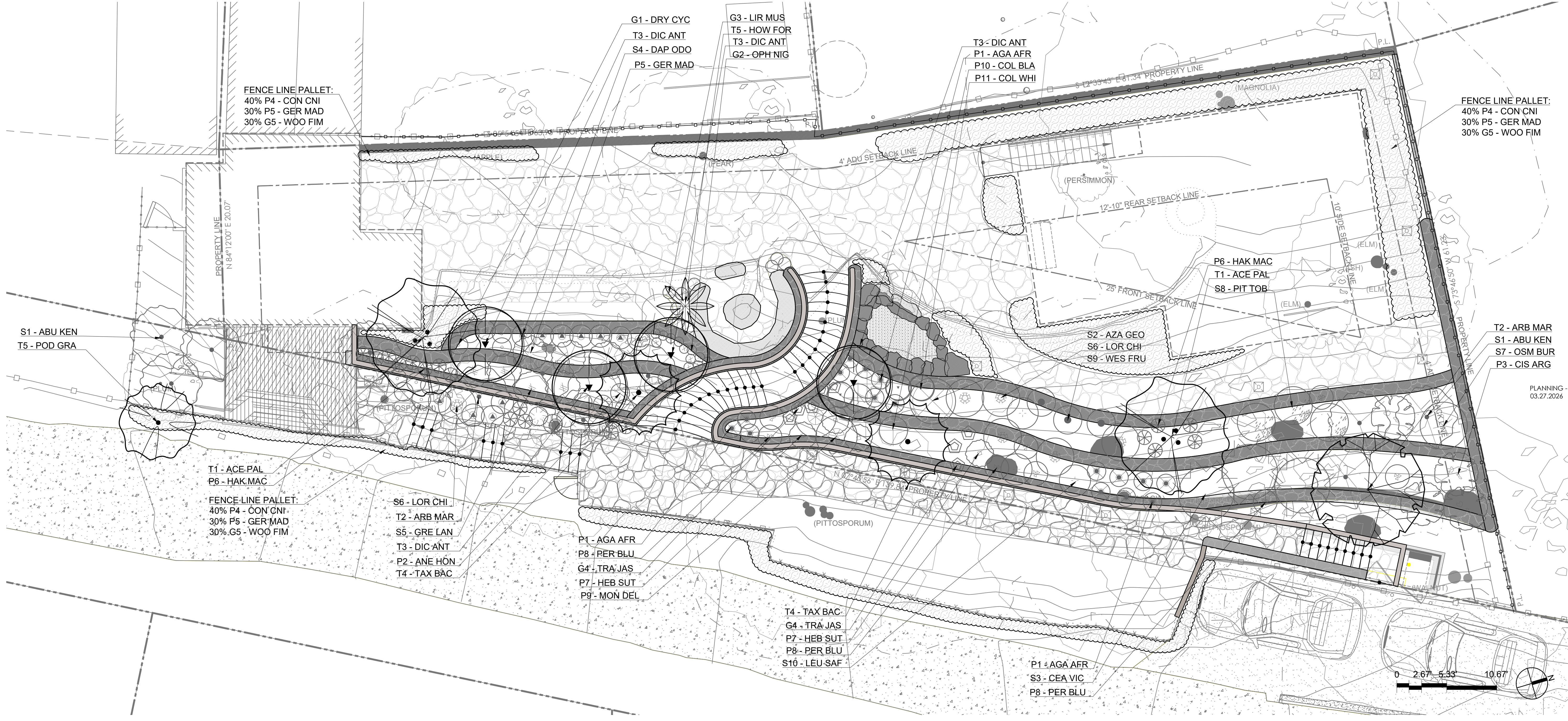
LAYOUT PLAN & NOTES

PLANT PHOTOS



PLANT LIST

No.	Code	Botanical Name	Common Name	Quantity	Size	Spacing	Native	Mature Height	WUCOLS
Trees									
T1	ACE PAL	ACER PALMATUM 'SEIRYU'	LACELEAF JAPANESE MAPLE	2	42" BOX	AS SHOWN	NO	12'	MOD
T2	ARB MAR	ARBUTUS MARINA	STRAWBERRY MADRONE	1	24" BOX	AS SHOWN	NO	25'	LOW
T3	DIC ANT	DICKSONIA ANTARCTICA	TREE FERN	4	24" BOX	AS SHOWN	NO	15'	HIGH
T4	TAX BAC	TAXUS BACCATA	ENGLISH YEW	2	24" BOX	AS SHOWN	NO	30'	MOD
T5	POD GRA	PODOCARPUS GRACILIOR	AFRICAN FERN PINE	1	24" BOX	AS SHOWN	NO	18'	MOD
T6	HOW FOR	HOWEA FORSTERIANA	KENTIA PLAM	1	24" BOX	AS SHOWN	NO	15'	MOD
Shrubs									
S1	ABU KEN	ABUTILON 'KENTISH BELLE'	FLOWERING MAPLE 'KENTISH BELLE'	11	5 GAL	6' O.C.	NO	8'	MOD
S2	AZA GEO	AZALEA 'GEORGE TABOR'	GEORGE TABOR AZALEA	1	5 GAL	5' O.C.	NO	8'	MOD
S3	CEA VIC	CEANOTHUS IMPRESSUS 'VICTORIA'	CALIFORNIA LILAC	3	5 GAL	10' O.C.	YES	7'	LOW
S4	DAP ODO	DAPHNE ODORATA	WINTER DAPHNE	11	5 GAL	3' O.C.	NO	4'	LOW
S5	GRE LAN	GREVILLEA LANIGERA 'PROSTRATE'	PROSTRATE WOODLY GREVILLEA	4	5 GAL	3' O.C.	NO	2'	LOW
S6	LOR CHI	LOROPETALUM CHINENSE	LOREPETALUM	6	5 GAL	4' O.C.	NO	5'	LOW
S7	OSM BUR	OSMANTHUS BURKWOODII	BURKWOOD OSMANTHUS	1	5 GAL	5' O.C.	NO	7'	MOD
S8	PIT TOB	PITTOSPORUM TOBIRA NANA	JAPANESE MOCK ORANGE	3	5 GAL	4' O.C.	NO	8'	LOW
S9	WES FRU	WESTRINGIA FRUTICOSA	COAST ROSEMARY	3	5 GAL	2.5' O.C.	NO	5'	LOW
S10	LEU SAF	LEUCADENDRON 'SAFARI GOLD'	YELLOW CONEBUSH	3	5 GAL	3' O.C.	NO	5'	LOW
Perennials									
P1	AGA AFR	AGAPANTHUS AFRICANUS	AGAPANTHUS	16	1 GAL	2' O.C.	NO	3'	LOW
P2	ANE HON	ANEMONE HONORINE JOBERT	HONORINE JOBERT JAPANESE ANEMONE	11	1 GAL	2' O.C.	NO	3'	MOD
P3	CIS ARG	CISTUS X ARGENTEUS SILVER PINK	SILVR PINK ROCK ROSE	4	5 GAL	4' O.C.	NO	4'	LOW
P4	CON CNE	CONVOLVULUS CNEORUM	SHRUBBY BINDWEED	175	5 GAL	3' O.C.	NO	2'	LOW
P5	GER MAD	GERANIUM MADERENSE	GINORMOUS GERANIUM	160	5 GAL	4' O.C.	NO	3'	LOW
P6	HAK MAC	HAKONECHLOA MACRA	JAPANESE HAKONA GRASS	19	1 GAL	1.5' O.C.	NO	1'-6"	MOD
P7	HEB SU	HEBE PINGUIFOLIA 'SUTHERLANDII'	HEBE SUTHERLAND	4	5 GAL	3' O.C.	NO	3'	MOD
P8	PER BLU	PEROVSKIA 'BLUE SPIRE'	BLUE SPIRE RUSSIAN SAGE	5	5 GAL	2.5' O.C.	NO	3'	LOW
P9	MON DEL	MONSTERA DELICIOSA	SPILT-LEAF PHILODENDRON	2	5 GAL	5' O.C.	NO	6'	MOD
P10	COL WHI	COLOCASIA ESCULENTA 'WHITE LAVA'	TARO	3	5 GAL	3' O.C.	NO	4'	HIGH
P11	COL BLA	COLOCASIA ESCULENTA 'BLACK RUNNER'	TARO	4	5 GAL	3' O.C.	NO	4'	HIGH
Grasses, Grass-like, Groundcovers, Ferns & Vines									
G1	DRY CYC	DRYOPTERIS CYCADINA	WOOD FERN	10	5 GAL	2.5' O.C.	NO	2'	MOD
G2	OPH NIG	OPHIPOGON NIGRESSENS	BLACK MONDO GRASS	12	1 GAL	1' O.C.	NO	1'	MOD
G3	LIR MUS	LIRIOPE MUSCARI 'SILVER DRAGON'	LILYTURF	9	1 GAL	1' O.C.	NO	1'	MOD
G4	TRA JAS	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	8	5 GAL	AS SHOWN	NO	2'	MOD
G5	WOOD FIM	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	110	5 GAL	5' O.C.	YES	6'	MOD



Revisions

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PLANTING PLAN & SCHEDULE

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File: C:\Users\johnd\Documents\Green17\Projects\2221 - 40 Cliff Rd, Bolinas, CA\CAD\12-Planting Details.dwg Saved on: 5 Nov 2025 08:26:08

PLANTING NOTES

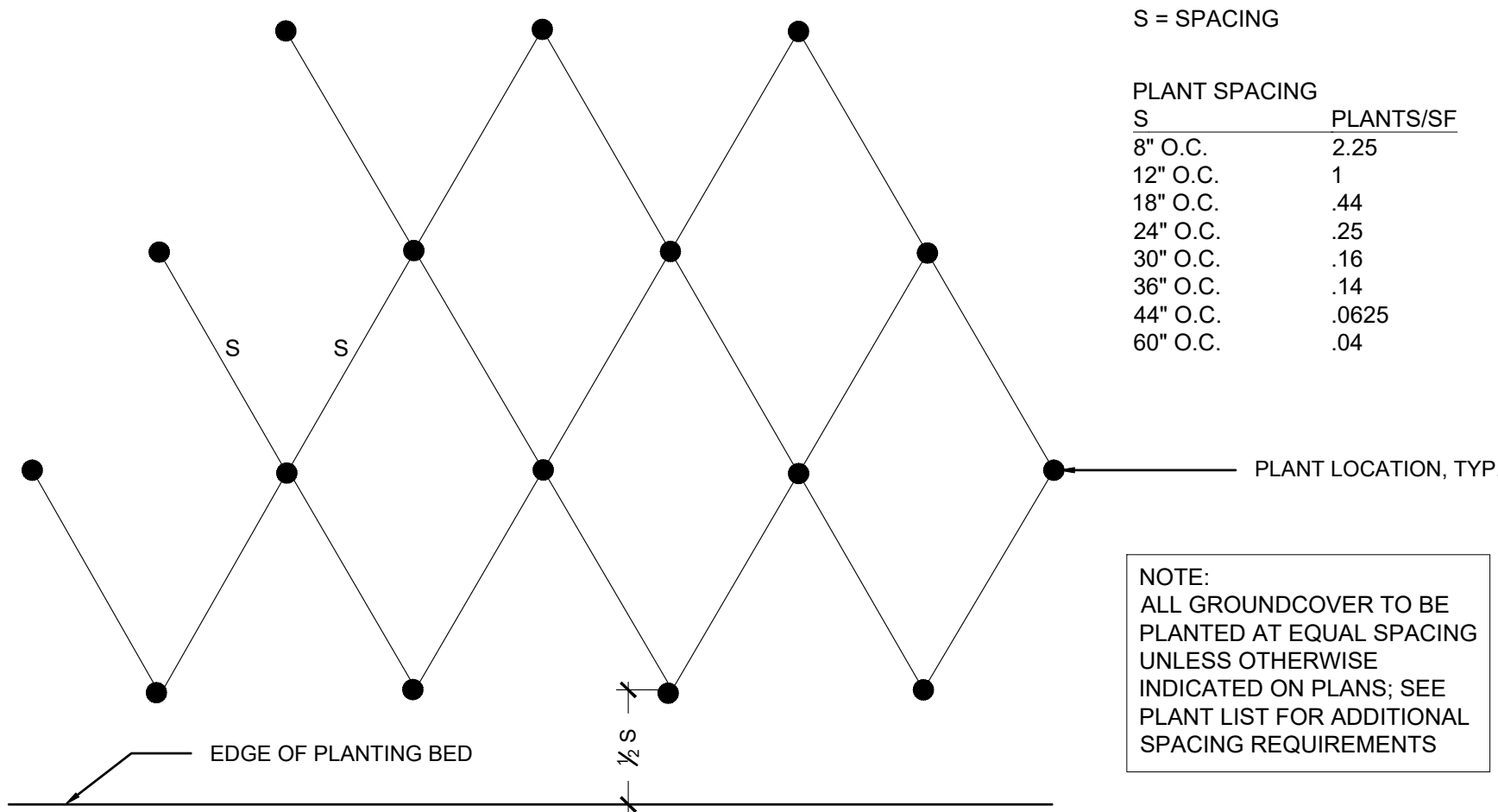
1. A MINIMUM OF 8" OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS.
2. INCORPORATE COMPOST OR NATURAL FERTILIZER INTO THE SOIL TO A MINIMUM DEPTH OF 8" AT A RATE OF 6 CUBIC YARDS OR MORE PER 1000 SQUARE FEET.
3. A 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUND COVERS, AND DIRECT SEEDING APPLICATIONS. USE 1/4" CLEAN FIR BARK OR APPROVED EQUAL PER L.A.
4. INSTALL 36"-48" CIRCLES OF MULCH @ ALL TREES, NEW AND

- EXISTING, IN LAWN AREAS.
5. PLANTS SHALL BE APPROVED BY L.A. FOR THE VARIETY, QUANTITY AND SIZE INDICATED PRIOR TO INSTALLATION.
 6. WHEN SUBSTITUTIONS ARE NECESSARY, ALL SPECIES TO MEET APPROVAL OF L.A.. PLANT SUBSTITUTIONS MUST BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TRANSPORTATION OF THOSE PLANTS TO THE PROJECT SITE.
 7. NO ROCKS OR CLODS OVER 3/4" IN DIAMETER SHALL BE LEFT ON TOP OF THE PREPARED SOIL BED.
 8. SHOULD SUB-SURFACE DRAINAGE OR SOIL CONDITIONS BE ENCOUNTERED WHICH WOULD BE DETRIMENTAL TO THE GROWTH OF THE PLANT MATERIAL THE CONTRACTOR SHALL

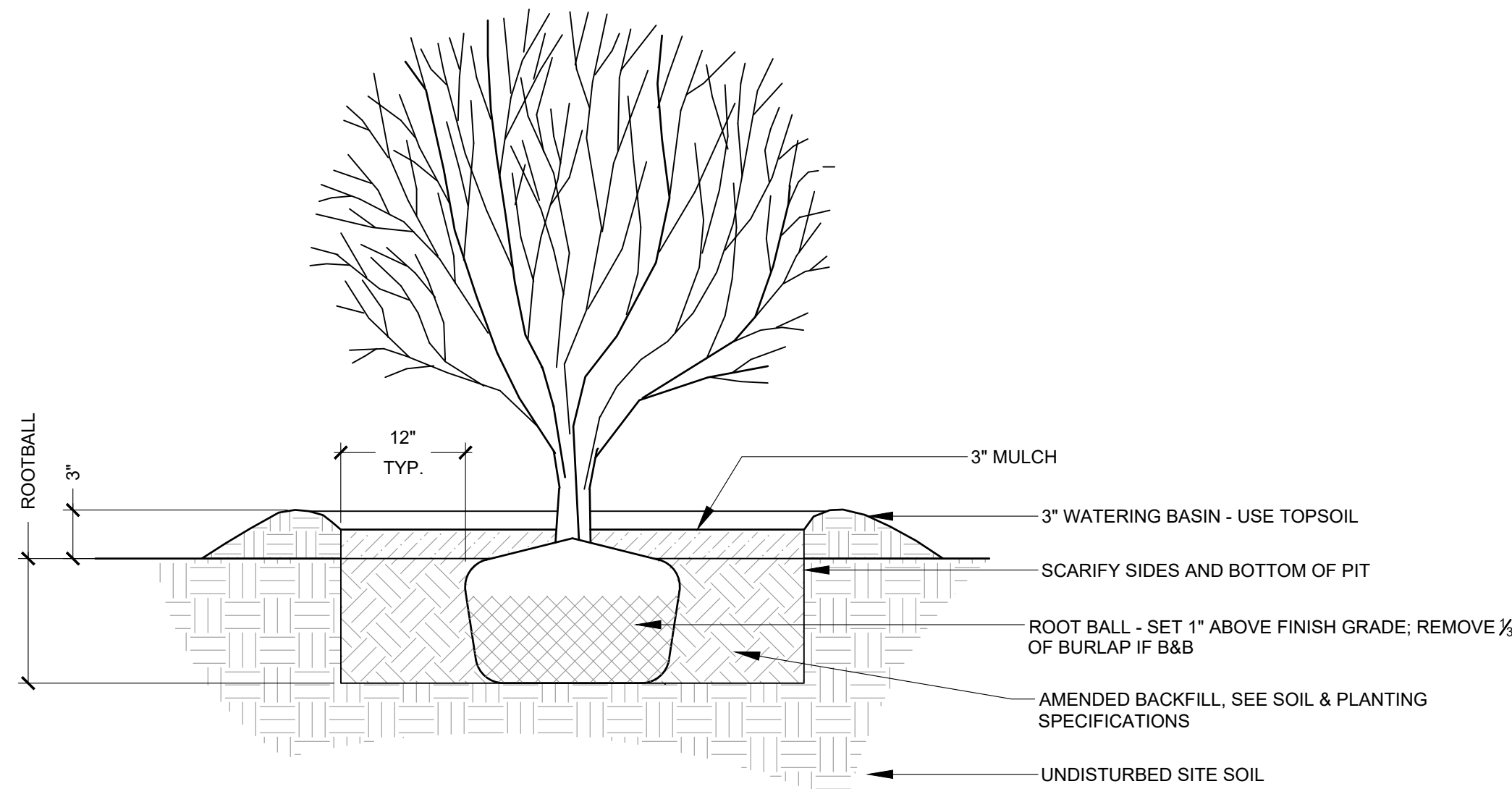
- NOTIFY THE L.A.
9. THE CONTRACTOR SHALL FIELD SPOT THE LOCATION OF ALL PLANTS FOR REVIEW AND L.A. SHALL APPROVE FINAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL PROVIDE GALVANIZED WIRE O.A.E. ALONG FENCE FOR VINES TO GROW AT DIRECTION OF L.A.
 10. MULTI-TRUNK TREE INDICATES THREE (MIN.) TRUNKS BRANCHED FROM THE BASE OF THE TREE.
 11. TREES SHALL BE INSTALLED WITH A DEEP ROOT WATERING SYSTEM COMPRISED OF A 3" PVC PIPE EXTENDING TO THE BASE OF THE ROOT BALL FILLED WITH DRAIN GRAVEL. INSTALL A DRIP EMITTER IN THE PIPE AND COVER WITH A REMOVABLE CAP.

12. WATER ALL GROUNDCOVER PLANTS WITHIN ONE HOUR AFTER PLANTING. TREES AND SHRUBS WITHIN 2 HOURS OR AS DIRECTED BY L.A.
13. WHEN GOPHERS OR OTHER UNDERGROUND CRITTERS ARE PRESENT, VERIFY MESH OR OTHER PLANTING DETAIL WITH L.A. PRIOR TO INSTALLATION.
14. CONTRACTOR SHALL MAINTAIN PLANTS FROM THE TIME OF DELIVERY TO SITE UNTIL FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION BY THE L.A.
15. MAINTENANCE PERIOD SHALL BE 30 DAYS FROM ACCEPTANCE OF JOB AS COMPLETE BY L.A. AND OWNER.
16. ANY PLANTS FOUND DEAD, MISSING, OR IN POOR CONDITION

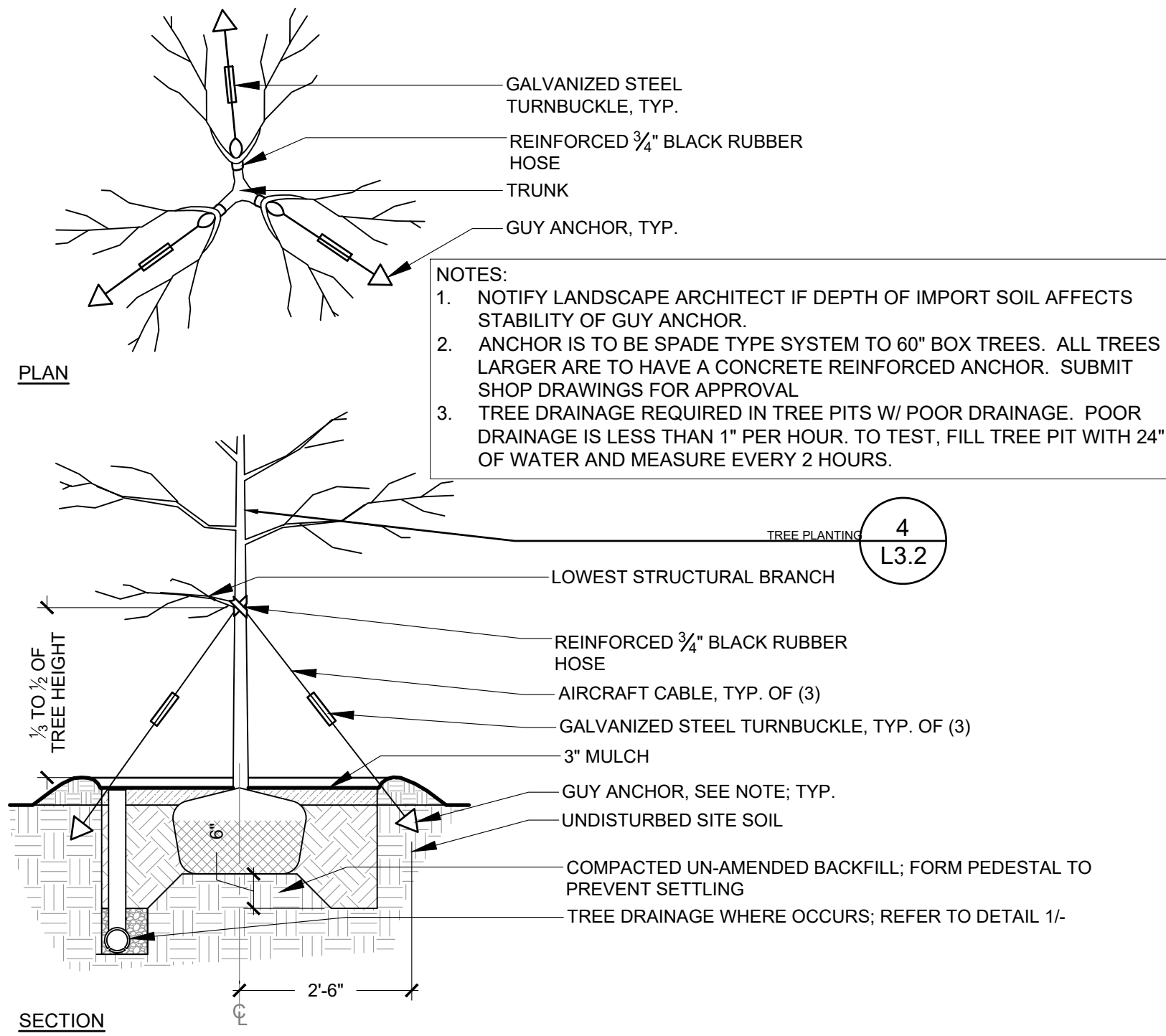
- DURING THE PERIOD NINETY (90) DAYS AFTER THE FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITHIN FIFTEEN (15) DAYS OF WRITTEN NOTIFICATION FROM THE OWNER OR L.A.. THE L.A. SHALL BE THE SOLE JUDGE AS TO THE CONDITION OF THE MATERIAL.
17. ALL TREES SHALL BE GUARANTEED BY THE CONTRACTOR TO HAVE HEALTHY VIGOROUS GROWTH FOR A PERIOD OF SIX (6) MONTHS FROM THE FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION.



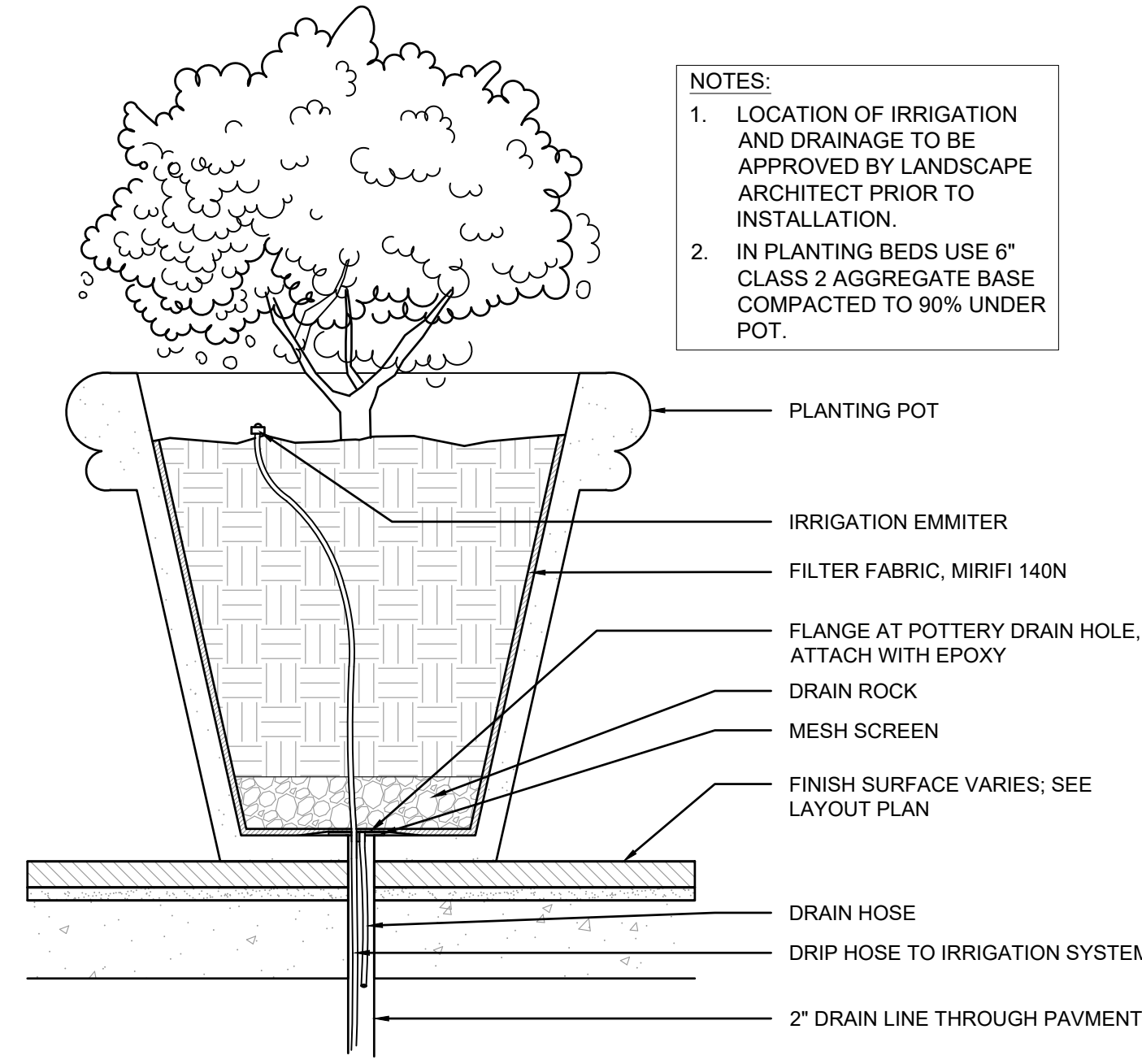
5 GROUNDCOVER PLANTING
SCALE: 1" = 1'-0"



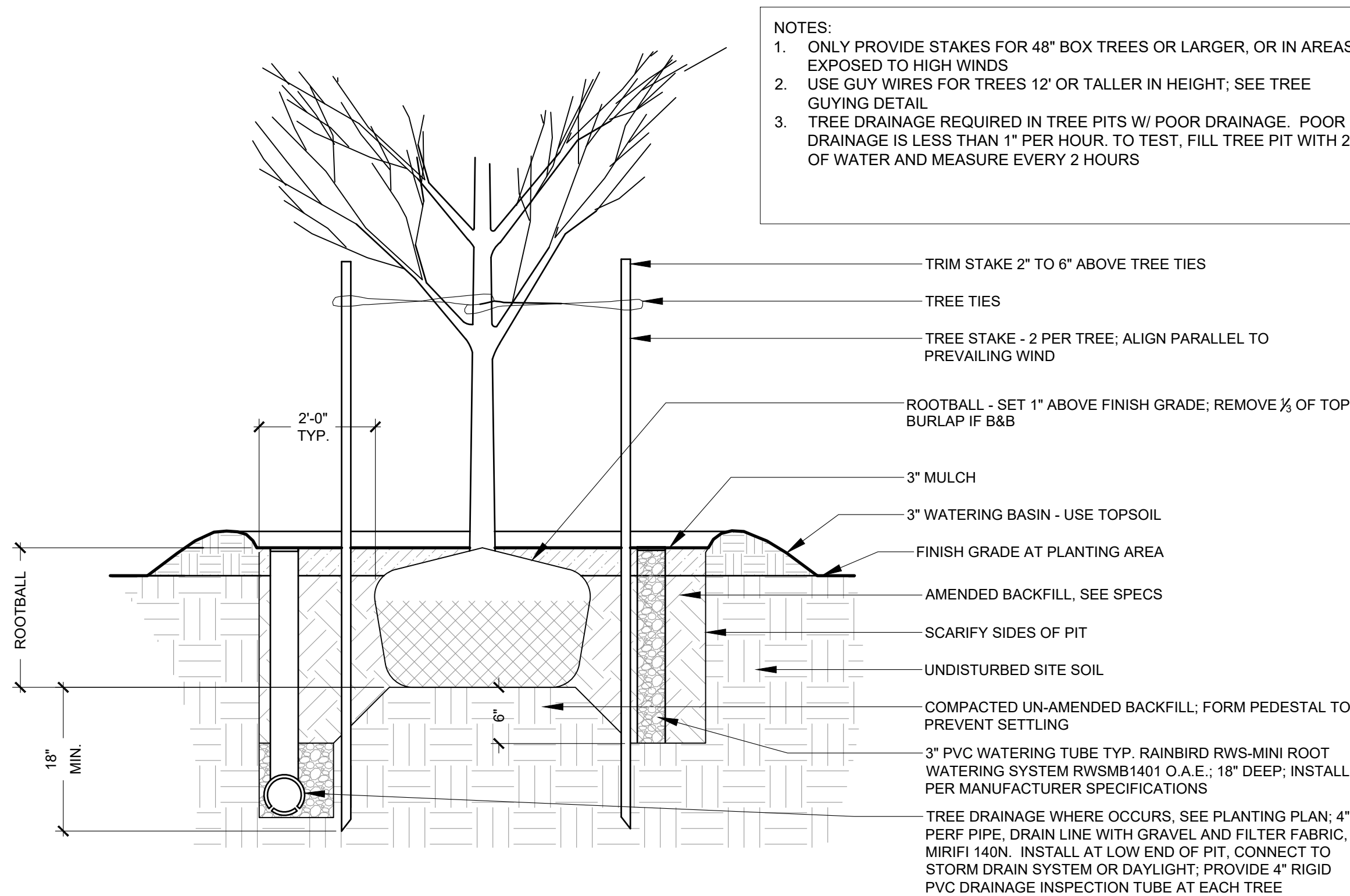
3 SHRUB PLANTING
SCALE: 1" = 1'-0"



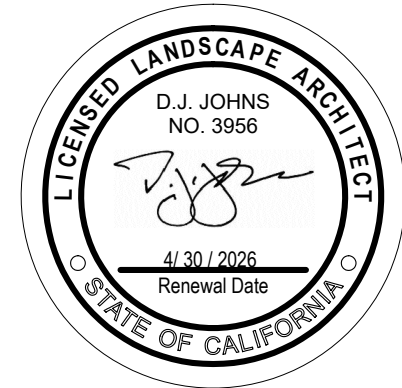
4 TREE GUYING
SCALE: 1/2" = 1'-0"



2 POT WITH IRRIGATION AND DRAINAGE
SCALE: 1" = 1'-0"



1 TREE PLANTING
SCALE: 1" = 1'-0"



Revisions	

40 CLIFF RD
BOLINAS, CA 94924

GREEN 17



LANDSCAPE ARCHITECTURE & DESIGN
WWW.GREEN17DESIGN.COM
POST OFFICE BOX 2694 SAUSALITO, CALIFORNIA 94966 415.332.3033

SCALE AS SHOWN	PROJECT # 2220
DATE 27 MAR 2026	
DRAWN BY EP	
ISSUE PERMIT SET	
SHEET	

L3.1
PLANTING
DETAILS & NOTES

7 NOV 2025 - PERMIT SET - NOT FOR CONSTRUCTION

PLANNING - R
03.27.2026

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Printed: 2/25/2025 10:51:28 AM by: AutoCAD PLOT (General Documentation) on sheet size: ARCH Full Bleed D (36.00 x 24.00 inches)
File: C:\Users\johndoc\Documents\Green17\Projects\2025 - 40 Cliff Rd, Bolinas, CA\CAD\10 Irrigation Plan.dwg - Saved on: 5 Nov 2025 09:30:15

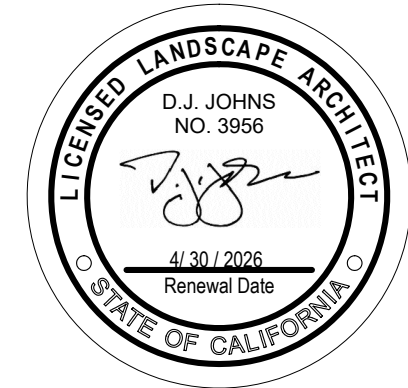
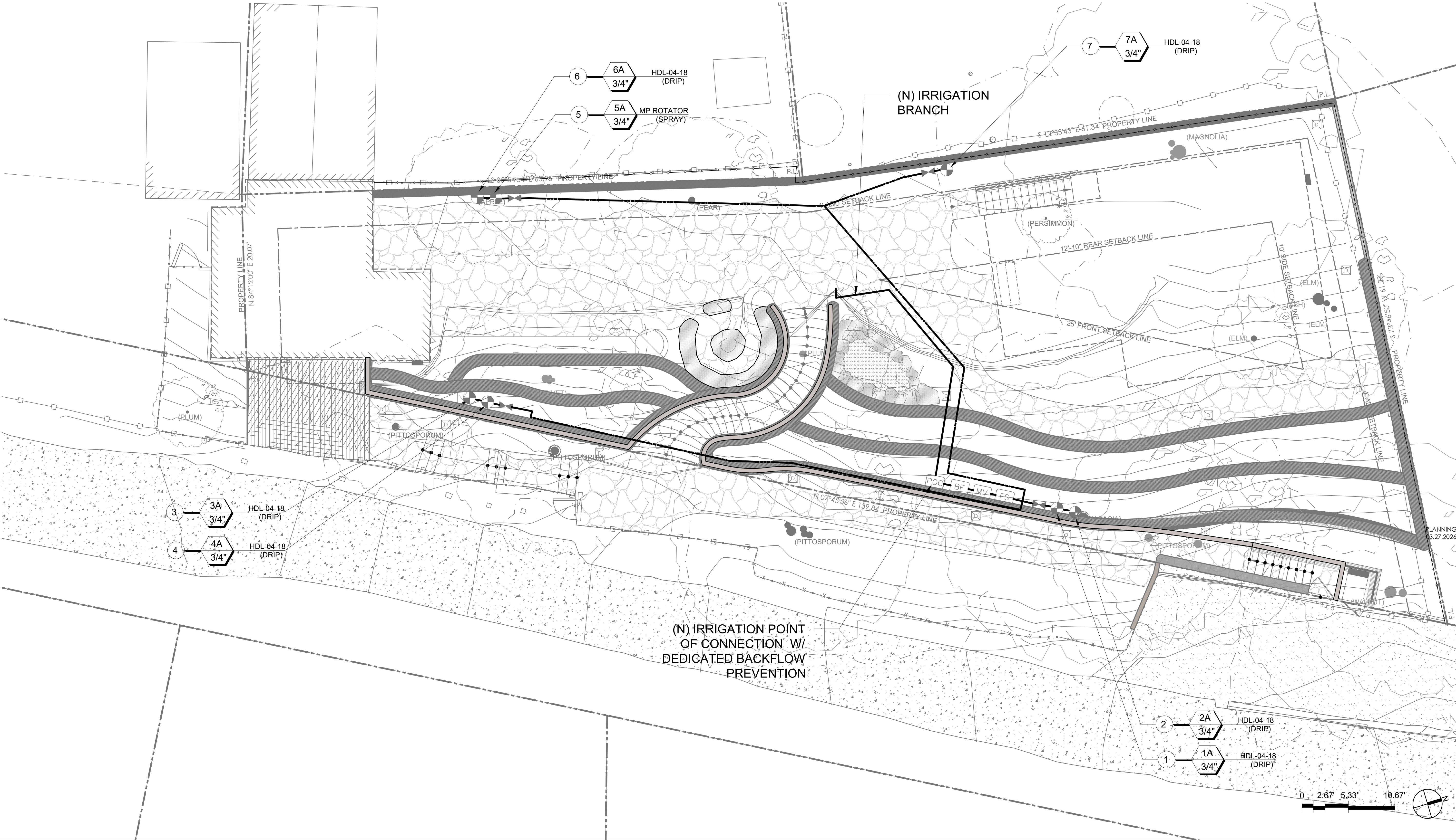
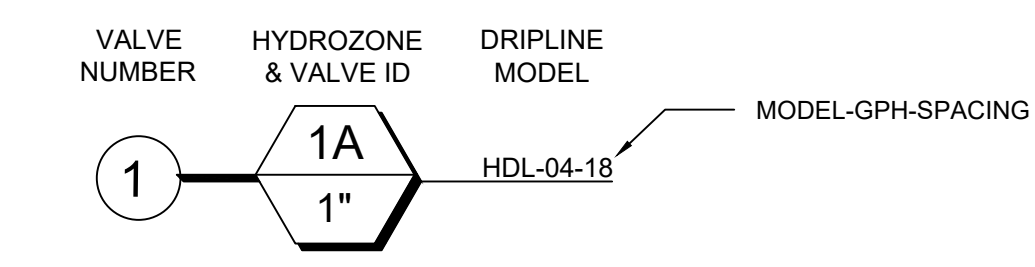
IRRIGATION SPECIFICATIONS

- ALL VALVES SHALL BE MOUNTED UNDERGROUND IN BROOKS BOX 1324 O.A.E. BLACK COLOR ONLY, CONFIRM ALL LOCATIONS W/L.A. PRIOR TO INSTALLATION
- CONTRACTOR SHALL LAYOUT ALL WORK AS ACCURATELY AS POSSIBLE AND NOTIFY L.A. OR OWNER FOR FIELD REVIEW. NOTIFY L.A. IMMEDIATELY OF ANY DISCREPANCIES.
- LOCATION OF CONTROLLER, P.O.C., BACKFLOW PREVENTER, ETC. SHALL BE APPROVED BY L.A. PRIOR TO INSTALLATION.
- CONTRACTOR SHALL CONFORM TO ALL LOCAL BUILDING AND PLUMBING CODES.
- ALL TUBING SHALL BE STAKED.
- EACH DRIP VALVE SHALL HAVE A FILTER AND A PRESSURE REDUCER IF IT IS ON A MAINLINE THAT DOES NOT HAVE A SYSTEM FILTER AND PRESSURE REDUCER.
- VERIFY LOCATION OF HOSE BIBS IF APPROPRIATE WITH L.A. AND OWNER IN FIELD PRIOR TO INSTALLATION.
- TRENCHING FOR IRRIGATION, DRAINAGE, ETC. SHALL BE DONE IN SUCH A WAY AS TO MINIMIZE DAMAGE TO ROOTS. THIS CAN BE DONE BY USING AN AIR SPADE AND GOING AROUND OR UNDER ROOTS INSTEAD OF CUTTING THEM, OR KEEPING ALL TRENCHING OUTSIDE THE DRIPLINE.
- ALL IRRIGATION SHALL BE KEPT A MINIMUM OF 10 FEET FROM EXISTING ROOT CROWNS OF ALL OAKS.
- FREEZE AND/OR VANDALISM PROTECTION SHALL BE PROVIDED AT BACKFLOW PREVENTER BY MEANS OF A MANUFACTURED ENCLOSURE OR BLANKET.
- IT IS UNDERSTOOD THAT THIS PLAN IS CONCEPTUAL IN NATURE AND MEANT AS A GUIDE TO INSTALLATION OF AN IRRIGATION SYSTEM APPROPRIATE FOR THE ACCOMPANYING CORRESPONDING PLANTING PLAN. SPECIFIC INSTALLATION OF THE SYSTEM SHOULD INCLUDE ADAPTATIONS OR REVISIONS TO ALLOW FOR SITE CONDITIONS THAT MAY PROVE DIFFERENT THAN ANTICIPATED AT THE TIME THIS PLAN WAS CONCEIVED. EXACT LOCATION OF LAWN SPRINKLERS, VALVES, SLEEVES, ETC. IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE VERIFIED WITH L.A. PRIOR TO INSTALLATION.
- EACH HYDROZONE SHALL EMPLOY A CHECK VALVE TO PREVENT LOW - HEAD DRAINAGE.
- PRESSURE REGULATION SHALL BE VERIFIED SO THAT ALL COMPONENTS OPERATE AT MANUFACTURE'S RECOMMENDED PRESSURE.

EQUIPMENT LEGEND

	POINT OF CONNECTION		WATER METER
	CONTROLLER - HUNTER PRO-HC W/ HUNTER RAIN-CLIK RAIN SENSOR		BACKFLOW PREVENTER - ZURN WILKINS 1-975XL 1"
	MASTER VALVE - HUNTER PGV 1"		FLUSH VALVE - HUNTER AUTOMATIC
	CONTROL ZONE KIT VALVE ASSEMBLY - HUNTER PG-ASV 3/4" W/ ISOLATION VALVE		MANUAL SHUTOFF VALVE - APOLLO 1"
	1/4 (90 DEGREE) HEAD - HUNTER PRO-SPRAY FIXED		FLOW SENSOR - HUNTER HC
	1/2 (180 DEGREE) HEAD - HUNTER PRO-SPRAY FIXED		PRIVATE IRRIGATION SUBMETER - HUNTER HC
	CONTROL VALVE LABEL		DRIP INLINE - HUNTER HDL-04-18
			1/2" DRIP SUPPLY LINE - HUNTER POLYURETHANE
			LATERAL LINE - PVC 3/4"
			MAIN LINE - PVC 1"
			HOSE BIB

VALVE LEGEND



Revisions

40 CLIFF RD
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SCALE

3/16" = 1'-0"

DATE

27 MAR 2026

DRAWN BY

EP

ISSUE

PERMIT SET

SHEET

PROJECT #

2220

L4.0

IRRIGATION PLAN

7 NOV 2025 - PERMIT SET - NOT FOR CONSTRUCTION

LIGHTING SPECIFICATIONS

SYMBOL	QTY	TYPE	VENDOR	MODEL	LAMP	FINISH	NOTES/ACCESSORIES
	20	PATH LIGHT	SPJ LIGHTING	SPJ-DS24S	LED, 125 LUMENS, 2700K	ANTIQUE BRONZE	SPJ CONTACT: BOB KLAIDMAN 818-735-0564
	28	POST / STEP LIGHT	FX LUMINAIRE	MO - ZD - 3LED - RD - AB	LED, 160 LUMENS, 2700K	ANTIQUE BRONZE	FX CONTACT: CHRIS OLSEN 916-436-6764
	11	MOONLIGHT	SPJ LIGHTING	SPJ18-20	LED, 200 LUMENS, 2700K	ANTIQUE BRONZE	
	5	UPLIGHT	FX LUMINAIRE	NP - ZD - 3LED - BZ	LED, 280 LUMENS, 2700K	BRONZE POWDER COAT	
	3	KITCHEN PENDANT	SPJ LIGHTING	SPJ-HSN5	LED, 200 LUMENS, 2700K	ANTIQUE BRONZE	
	3	DINING PENDANT	FX LUMINAIRE	VE - ZD - 3LED - PS - AB	LED, 220 LUMENS, 2700K	ANTIQUE BRONZE	PERFORATED SLEEVE
	2	UNDERWATER LIGHT	FX LUMINAIRE	LP - 3LED - HZ - 30 - BS	LED 170 LUMENS, 2700K	BRASS	
		GFCI OUTLET	TBD.	TBD.	NA	ANTIQUE BRONZE	
	1	LUXOR TRANSFORMER	FX LUMINAIRE	LUX - 300 - SS	NA	STAINLESS STEEL	

[illegible]

