

DAVIDON HOMES
805 ATHERTON AVE

VESTING TENTATIVE MAP
COVER SHEET
MARIN COUNTY, CA
JULY 22, 2026

SHEET INDEX - CIVIL

SHEET INDEX	
SHEET NUMBER	DESCRIPTION
1	REGIONAL CONTEXT MAP
2	EXISTING SITE BOUNDARY
3	EXISTING TOPOGRAPHY
4	WETLANDS
5	DEMOLITION AND TREE REMOVAL PLAN
6	TREE TABLE
7	VESTING TENTATIVE MAP
8	SITE PLAN
9	FOCUSED SITE PLAN
10	FOCUSED SITE PLAN
11	FOCUSED SITE PLAN
12	FOCUSED SITE PLAN
13	FOCUSED SITE PLAN
14	FOCUSED SITE PLAN
15	FOCUSED SITE PLAN
16	FOCUSED SITE PLAN
17	INDIVIDUAL LOT DATA TABLE
18	PRELIMINARY UTILITY PLAN
19	GRADING & DRAINAGE PLAN
20	GRADING & DRAINAGE PLAN
21	GRADING SECTIONS
22	GRADING SECTIONS
23	GRADING SECTIONS
24	STORMWATER CONTROL PLAN
25	EROSION CONTROL NOTES
26	PRELIMINARY EROSION CONTROL PLAN
27	FIRE ACCESS PLAN
28	SOLID WASTE ACCESS PLAN
29	SIGNING & STRIPING PLAN
30	SITE STAKING PLAN
31	ROOF PLAN
32	ROOF PLAN

SHEET INDEX - ARCHITECT

SHEET INDEX		
SHEET NUMBER	SHEET NUMBER	
A1.1	PLAN 1	FRONT ELEVATIONS
A1.2		FARMHOUSE ELEVATION
A1.3		FARMHOUSE ELEVATION
A1.4		MODERN PRAIRIE ELEVATION
A1.5		MODERN PRAIRIE ELEVATION
A1.6		COTTAGE ELEVATION
A1.7		COTTAGE ELEVATION
A2.1	PLAN 2	FRONT ELEVATIONS
A2.2		FARMHOUSE ELEVATION
A2.3		FARMHOUSE ELEVATION
A2.4		MODERN PRAIRIE ELEVATION
A2.5		MODERN PRAIRIE ELEVATION
A2.6		COTTAGE ELEVATION
A2.7		COTTAGE ELEVATION
A3.1	PLAN 3	FRONT ELEVATIONS
A3.2		FARMHOUSE ELEVATION
A3.3		FARMHOUSE ELEVATION
A3.4		MODERN PRAIRIE ELEVATION
A3.5		MODERN PRAIRIE ELEVATION
A3.6		COTTAGE ELEVATION
A3.7		COTTAGE ELEVATION
A4.1	PLAN 4	FRONT ELEVATIONS
A4.2		FARMHOUSE ELEVATION
A4.3		FARMHOUSE ELEVATION
A4.4		MODERN PRAIRIE ELEVATION
A4.5		MODERN PRAIRIE ELEVATION
A4.6		COTTAGE ELEVATION
A4.7		COTTAGE ELEVATION
A5.1	PLAN 5	FRONT ELEVATIONS
A5.2		FARMHOUSE ELEVATION
A5.3		FARMHOUSE ELEVATION
A5.4		MODERN PRAIRIE ELEVATION
A5.5		MODERN PRAIRIE ELEVATION
A5.6		COTTAGE ELEVATION
A5.7		COTTAGE ELEVATION
A6.1	COLOR & MATERIALS	COLOR & MATERIAL SELECTIONS
A6.2		COLOR & MATERIAL SELECTIONS

SHEET INDEX - LANDSCAPE

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
L-1	OVERALL TREE & FENCE PLAN
L-2	TYPICAL LOT ENLARGEMENTS
L-3	FENCE PLAN
L-4	WATER USE PLAN
L-5	FENCE DETAILS
L-6	LANDSCAPE DETAILS
L-7	PLANTING PALETTE & IMAGERY

PROJECT DESCRIPTION

THE 805 ATHERTON AVE PROPERTY IS LOCATED IN MARIN COUNTY, CA WITH APN 143-101-017 AND IS APPROXIMATELY 10.77 ACRES. THE APPLICANT IS PROPOSING TO SUBDIVIDE THE PROPERTY INTO 45 SINGLE FAMILY LOTS AND THREE (3) OPEN SPACE PARCELS. THE PROJECT INCLUDES 37 MARKET-RATE UNITS AND 8 DEED RESTRICTED AFFORDABLE UNITS: 2 LOW-INCOME; 4 MODERATE-INCOME; AND 2 MIDDLE-INCOME. THE SUBDIVISION WILL BE SERVED WITH NEW PRIVATE STREETS. THE PROPOSED HOMES WITHIN THE SUBDIVISION WILL RANGE IN SIZE FROM 1,459 TO 2,691 SQUARE FEET ON LOTS THAT RANGE IN SIZE FROM 2,117 SQUARE FEET TO 7,218 SQUARE FEET. THE UNITS ARE ALL TWO STORIES WITH FIVE DIFFERENT PLAN TYPES AND THREE DIFFERENT ARCHITECTURAL STYLES.

AFFORDABILITY AND STATE DENSITY BONUS

IN COMPLIANCE WITH THE DENSITY BONUS LAW, THE APPLICANT SEEKS AND AGREES TO CONSTRUCT 8 DEED RESTRICTED AFFORDABLE UNITS: 2 LOW-INCOME, 4 MODERATE-INCOME AND 2 MIDDLE-INCOME, WITH THE INCLUSION OF AT LEAST 10% OF THE UNITS IN THE FOR-SALE DEVELOPMENT RESTRICTED TO MODERATE INCOME, THE PROJECT IS ELIGIBLE FOR WAIVERS AND REDUCTIONS TO DEVELOPMENT STANDARDS THAT HAVE THE EFFECT OF PHYSICALLY PRECLUDING THE CONSTRUCTION OF A DEVELOPMENT.

PROJECT TEAM

APPLICANT:
DAVIDON HOMES
1600 S MAIN STREET SUITE 150
WALNUT CREEK, CA 94596
(925) 945-8000 EXT 103
CONTACT: STEVE ABBs

CIVIL ENGINEER:
QUALUS
1931 SAN MIGUEL DR, SUITE 100
WALNUT CREEK, CA 94596
(925) 932-6888
CONTACT: ANDREW PALFFY

SURVEYOR:
QUALUS
1931 SAN MIGUEL DR, SUITE 100
WALNUT CREEK, CA 94596
(925) 932-6868
CONTACT: DANIEL DRUMMOND

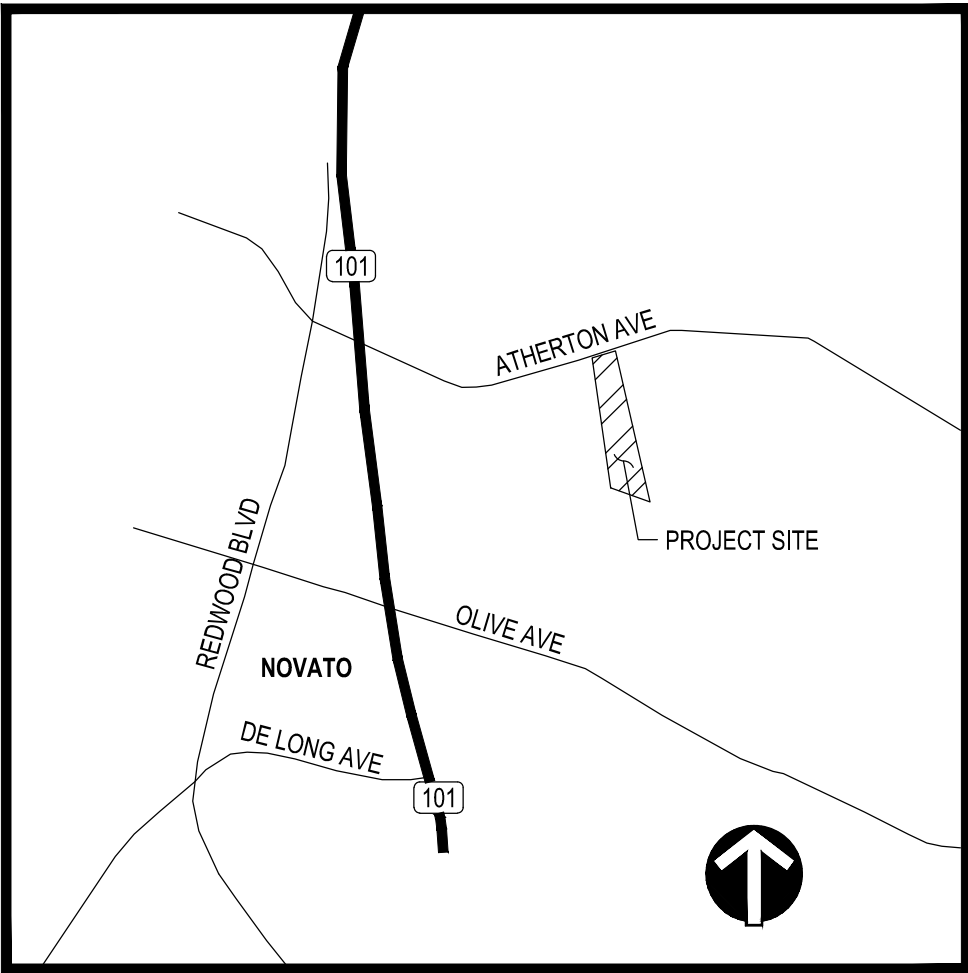
ARCHITECT:
BASSENIAN LAGONI ARCHITECTS
131 INNOVATION DRIVE, SUITE 100
IRVINE, CA 92617
(949) 553-9100 EXT 406
CONTACT: MICHAEL J. STONE

LANDSCAPE ARCHITECT:
VANDERTOOLEN ASSOCIATES
855 BORDEAUX WAY, SUITE 240
NAPA, CA 94558
(707) 224-2299 EXT 1527
CONTACT: MARY MCGOVERN

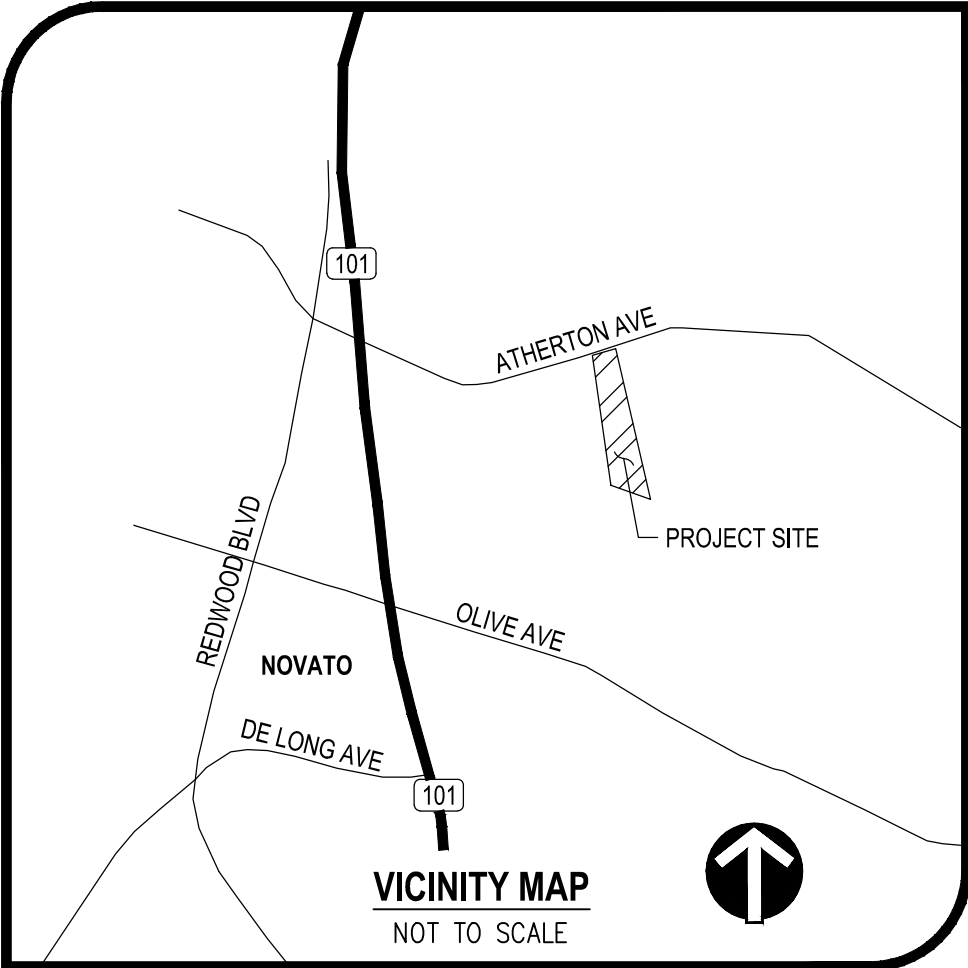
GEOTECHINICAL ENGINEER:
ENGEO
2633 CAMINO RAMON, SUITE 250
SAN RAMON, CA 94583
(925) 866-9000
CONTACT: TED BAYHAM

ARBORIST:
BARTLETT TREE EXPERTS
60 HOAG AVENUE
SAN RAFAEL, CA 94901
(415) 472-4300
CONTACT: JOSEPH BARTL

BIOLOGIST:
ZENTNER PLANNING & ECOLOGY
2872 YGNACIO VALLEY ROAD #403
WALNUT CREEK, CA 94598
(510) 622-8110
CONTACT: SEAN MCALLEF



VICINITY MAP
NOT TO SCALE



PROJECT TEAM

APPLICANT:
DAVIDON HOMES
1600 S MAIN STREET SUITE 150
WALNUT CREEK, CA 94596
(925) 945-8000 EXT 103
CONTACT: STEVE ABBS

CIVIL ENGINEER:
QUALUS
1931 SAN MIGUEL DR, SUITE 100
WALNUT CREEK, CA 94596
(925) 932-6868
CONTACT: DANIEL DRUMMOND

SURVEYOR:
QUALUS
1931 SAN MIGUEL DR, SUITE 100
WALNUT CREEK, CA 94596
(925) 932-6868
CONTACT: DANIEL DRUMMOND

ARCHITECT:
BASSENIAN LAGOMI ARCHITECTS
131 INNOVATION DRIVE, SUITE 100
IRVINE, CA 92617
(949) 553-9100 EXT 406
CONTACT: MICHAEL J. STONE

LANDSCAPE ARCHITECT:
VANDERTOOLEN ASSOCIATES
855 BORDEAUX WAY, SUITE 240
NAPA, CA 94558
(707) 224-2299 EXT 1527
CONTACT: MARY MCGOVERN

GEOTECHNICAL ENGINEER:
ENGE
2633 CAMINO RAMON, SUITE 250
SAN RAMON, CA 94583
(925) 866-9000
CONTACT: TED BAYHAM

ARBORIST:
BARTLETT TREE EXPERTS
60 HOAG AVENUE
SAN RAFAEL, CA 94901
(415) 472-4300
CONTACT: JOSEPH BARTL

BIOLOGIST:
ZENTNER PLANNING & ECOLOGY
2872 YGNACIO VALLEY ROAD #403
WALNUT CREEK, CA 94598
(510) 622-8110
CONTACT: SEAN MCCALLEE

SITE INFORMATION

SITE LOCATION:
805 ATHERTON AVENUE
MARIN COUNTY, CA

BENCHMARK:
VERTICAL DATUM NAVD88 GEOID18 DERIVED FROM OPUS
SOLUTION

BASIS OF BEARINGS:
CALIFORNIA STATE PLANE COORDINATE SYSTEM, III (GRID),
HORIZONTAL DATUM USING NAD83 (2011)(EPOCH 2010.0000),
U.S. SURVEY FOOT

ASSESSORS PARCEL NUMBER:
143-101-17

PROJECT FLOOD ZONE:
ZONE X; AREA OF MINIMAL FLOOD HAZARD
FEMA MAP NO. 06041C0281E
EFFECTIVE DATE: 3/16/2016

ZONING DESIGNATION:
A2-B4-HOD AGRICULTURE LIMITED

PROPOSED ZONING:
SF3-HOD SINGLE FAMILY 3 WITH A HOUSING OVERLAY
DESIGNATION

NUMBER OF UNITS:
45 SINGLE FAMILY RESIDENTIAL HOMES

SITE ACREAGE:
TOTAL ACRES: 10.77 ACRE
DEVELOPED ACRES: 6.24 ACRE
SMALLEST LOT: 0.05 ACRE (2,117SF)

EXISTING CONTOURS:
2' INTERVAL

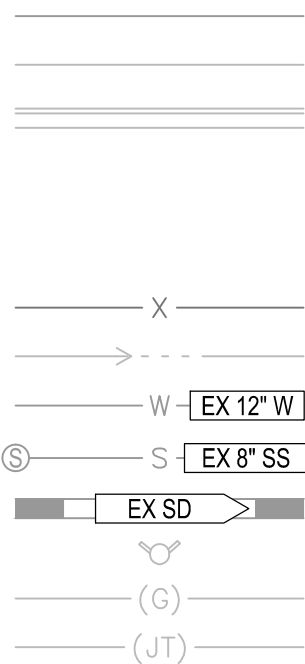
PROPOSED CONTOURS:
2' INTERVAL

UTILITIES & SERVICES:
WATER: NORTH MARIN WATER DISTRICT
SEWER: NOVATO SANITARY DISTRICT
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1	REGIONAL CONTEXT MAP
2	EXISTING SITE BOUNDARY
3	EXISTING TOPOGRAPHY
4	WETLANDS
5	DEMOLITION AND TREE REMOVAL PLAN
6	TREE TABLE
7	VESTING TENTATIVE MAP
8	SITE PLAN
9	FOCUSED SITE PLAN
10	FOCUSED SITE PLAN
11	FOCUSED SITE PLAN
12	FOCUSED SITE PLAN
13	FOCUSED SITE PLAN
14	FOCUSED SITE PLAN
15	FOCUSED SITE PLAN
16	FOCUSED SITE PLAN
17	INDIVIDUAL LOT DATA TABLE
18	PRELIMINARY UTILITY PLAN
19	GRADING & DRAINAGE PLAN
20	GRADING & DRAINAGE PLAN
21	GRADING SECTIONS
22	GRADING SECTIONS
23	GRADING SECTIONS
24	STORMWATER CONTROL PLAN
25	EROSION CONTROL NOTES
26	PRELIMINARY EROSION CONTROL PLAN
27	FIRE ACCESS PLAN
28	SOLID WASTE ACCESS PLAN
29	SIGNING & STRIPING PLAN
30	SITE STAKING PLAN
31	ROOF PLAN
32	ROOF PLAN

EXISTING

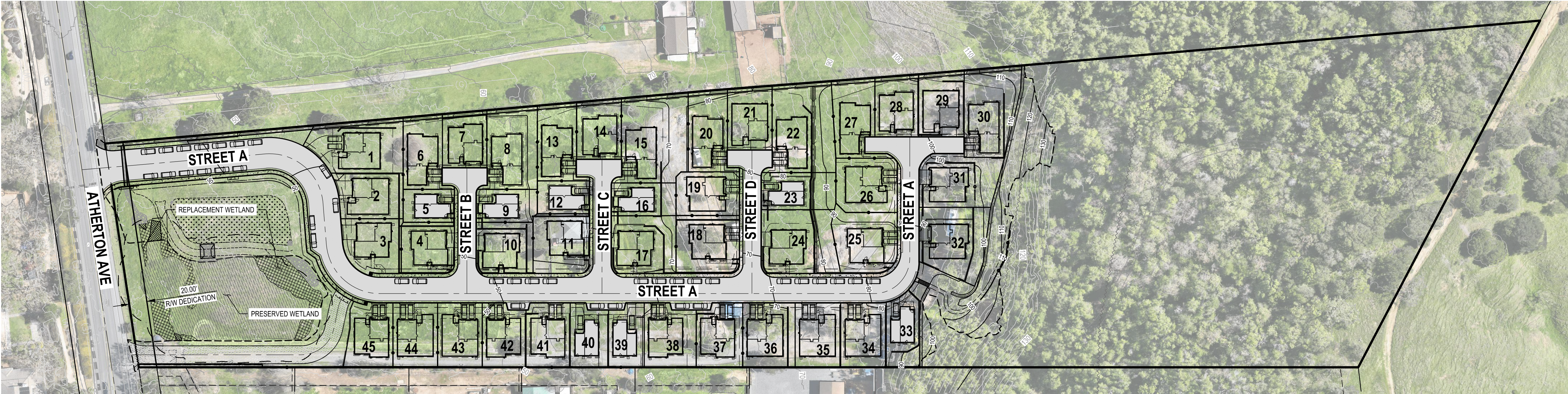


LEGEND

DESCRIPTION	PROPOSED
BOUNDARY LINE	---
EASEMENT LINE	---
PARCEL LINE	---
MAJOR CONTOUR	100
MINOR CONTOUR	---
BACK OF CURB, FACE OF CURB, LIP OF GUTTER	---
STREET CENTERLINE	FG 94.6 X
SPOT ELEVATION	8' W
SLOPE DIRECTION	SS
FENCE	---
FLOW LINE	---
PUBLIC WATER MAIN	---
PUBLIC SANITARY SEWER MAIN, MANHOLE	SD
PRIVATE STORM DRAIN LINE, CATCH BASIN, FIELD INLET	SD
FIRE HYDRANT	---
GAS	---
JOINT TRENCH	JT
BIORETENTION BASIN	---
LOT NUMBER	2
GRADING DAYLIGHT LINE	---
PROPOSED RETAINING WALL	---
KICKERBOARD (1.5' MAX)	---
RIPRAP	---
CONCRETE	---
ASPHALT	---
CONCRETE J-DITCH	---
PRESERVED WETLANDS	---
IMPACTED WETLANDS	---
WETLAND MITIGATION CREATION AREAS	---
TEMPORARILY DISTURBED WETLAND	---
25' PRESERVED WETLAND BUFFER	---
FIRE TRUCK RATED PERVIOUS MATERIAL	---
RIDGE & UPLAND GREEN BELT (AS DEPICTED ON MAP 34, ENTITLED "RIDGE & UPLAND GREENBELT AREAS", OF THE MARIN COUNTYWIDE PLAN	---

ABBREVIATIONS

A	AREA
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
APN	ACCESSORY'S PARCEL NUMBER
BK	BOOK
BW	BOTTOM OF WALL
C&G	CURB AND GUTTER
CB	CATCH BASIN
CCC	CONTRA COSTA COUNTY
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
COR	CORNER
CPP	CORRUGATED POLYOLEFIN PIPE
CY	CUBIC YARDS
D	DEPTH
DBH	DIAMETER AT BREAST HEIGHT
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DOC	DOCUMENT
DWG	DRAWING
DWY	DRIVEWAY
E	EAST
EASE	EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FI	FIELD INLET
FL	FLOW LINE
FT	FEET
GR	GRATE
H	HEIGHT
H.O.A.	HOMEOWNERS ASSOCIATION
INST.	INSTRUMENT
INV	INVERT
JT	JOINT TRENCH
L	LENGTH
LF	LINEAR FOOT
LMA	LANDSCAPE MITIGATION AREA
MAX	MAXIMUM
MIN	MINIMUM
MON	MONUMENT
N	NORTH
NO.	NUMBER
NT	NON TREATING
NW	NORTHWEST
PAE	PRIVATE ACCESS EASEMENT
PCL	PARCEL
PG.	PAGE
PGE	PACIFIC GAS & ELECTRIC
PL	PROPERTY LINE
POR.	PORTION
PROP	PROPOSED
PSDE	PRIVATE STORM DRAIN EASEMENT TO HOA
PUE	PUBLIC UTILITY EASEMENT TO COUNTY OF MARIN
PVC	POLYVINYL CHLORIDE
PVT	PRIVATE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RET	RETAINING
RM	RECORD MAP
RMA	ROOF MITIGATION AREA
ROW	RIGHT OF WAY
R/W	RIGHT OF WAY
S	SOUTH
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SSE	SANITARY SEWER EASEMENT TO NOVATO SANITARY DISTRICT
SSMH	SANITARY SEWER MANHOLE
SS	SANITARY SEWER
ST	SELF TREATING
SW	SOUTHWEST
SWCP	STORM WATER CONTROL PLAN
TC	TOP OF CURB
TEL	TELEPHONE
THRU	THROUGH
TOB	TOP OF BANK
TOW	TOP OF WALL
TR-#	TITLE REPORT & EXCEPTION NUMBER
TS	TOE OF SLOPE
TSM	TOP SOIL MIX
TW	TOP OF WALL
TYP	TYPICAL FEATURE
UTIL	UTILITY
UNID	UNIDENTIFIED
VAR	VARIABLE
W	WATER / WEST
WLE	WATER LINE EASEMENT TO NORTH MARIN WATER DISTRICT



PRELIMINARY

DAVIDON HOMES
805 ATHERTON AVENUE
REGIONAL CONTEXT MAP
MARIN COUNTY, CA

JULY 22, 2026

QUALUS

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.QUALUSCORP.COM (925) 932-6868

LEGEND

- BOUNDARY LINE
RIGHT OF WAY LINE
PROPERTY LINE
EASEMENT LINE

MAC LACHLAN
APN: 143-640-06

IRENE ROSSI
ICHINAGA LYNN
APN: 143-101-21

MONUMENT LINE
30' ROW (1)

PORTION LOT 6
2 RM 3
JAMES BRIEN JR
MARY G MALCOM
APN: 143-101-20

(1) S14°09'45"E
N12°57'53"W 155.24'

N13°03'55"W 528.39'
(1) S14°15'48"E

(1) S13°39'33"E
N12°27'40"W 242.04'

N12°59'17"W 687.24'
(1) S14°11'10"E

(1) S13°39'33"E
N12°27'40"W 148.30'

TIMOTHY J PERRY
APN: 143-101-18

PORTION LOT 6
2 RM 3
BRENMAN FAMILY TRUST
APN: 143-101-17

(1) S9°14'04"E 1365.64'
N8°02'11"W 1365.67'

LOT 6
13 RM 57
AMUNDSEN
APN: 143-131-09

LOT 7
13 RM 57
CHRISTINA P BLAIR
CASEY J R BLAIR
APN: 143-131-08

10' DRAINAGE EASE
13 RM 57
LOT 1
13 RM 57
JPERRUA SURVIVORS
APN: 143-131-14

LOT 2
13 RM 57
BACHO FAMILY
APN: 143-131-13

20' EQUESTRIAN EASEMENT
13 RM 57
LOT 3
13 RM 57
HADLEY
APN: 143-131-12

LOT 4
13 RM 57
SELLE & TURRI
APN: 143-131-11

LOT 5
13 RM 57
ENGLER
APN: 143-131-10

3' P.U.E.
13 RM 57

BASIS OF BEARINGS:

CALIFORNIA STATE PLANE COORDINATE SYSTEM, III (GRID),
HORIZONTAL DATUM USING NAD83 (2011) (EPOCH 2010.0000), U.S.
SURVEY FOOT

BENCHMARK:

VERTICAL DATUM NAVD83 GEOID18 DERIVED FROM OPUS SOLUTION.

REFERENCES:

- (1) RECORD OF SURVEY "LANDS OF CAZZANIGA, et. al. RECORDED JANUARY
22, 2008 IN BOOK 2008 AT PAGE 8, MARIN COUNTY RECORDS
(2) "MAP OF RUSH CREEK PHASE 1" RECORDED SEPTEMBER 18, 1995 IN
VOLUME 21 OF MAPS AT PAGE 41, MARIN COUNTY RECORDS

SURVEYOR'S STATEMENT:

THE BOUNDARY AND TOPOGRAPHIC EXHIBIT REPRESENTS A SURVEY
BY ME OR UNDER MY DIRECTION

Daniel Drummond
DANIEL DRUMMOND, CALIFORNIA L.S. 6333

7/22/2026
DATE



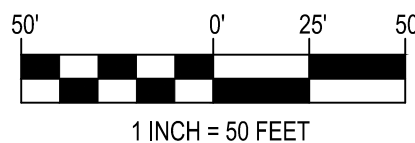
CONTACT:

QUALUS
1931 SAN MIGUEL DR, SUITE 100
WALNUT CREEK, CA 94596
(925) 932-6868

DAVIDON HOMES
805 ATHERTON AVENUE
EXISTING SITE BOUNDARY
MARIN COUNTY, CA
JULY 22, 2026

QUALUS

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.QUALUSCORP.COM (925) 932-6868



1 INCH = 50 FEET

PROJECT DATA	
WETLANDS: SEE NOTE 2	SEE WETLANDS PLAN ON SHEET 4 FOR EXISTING SITE WETLANDS.
PRIME FARMLAND OR FARMLAND OF STATEWIDE IMPORTANCE: SEE NOTE 3	NOT APPLICABLE TO SITE. LAND NOT ZONED NOR DESIGNATED FOR AGRICULTURAL PROTECTION OR RESERVATION BY A LOCAL VOTER APPROVED BALLOT MEASURE.
FIRE SEVERITY ZONE	MODERATE ZONE FOR ENTIRE SITE.
RIDGE AND UPLAND GREENBELT	BOUNDARY LINE SHOWN ON PLAN PER MAP 3-4, ENTITLED "RIDGE AND UPLAND GREENBELT AREAS," OF THE MARIN COUNTYWIDE PLAN.

NOTES:

- SITE RECONNAISSANCE SHOWS THAT THE EPHEMERAL STREAM, AS SHOWN ON COUNTY GIS IS CONFIRMED TO NOT EXIST ON-SITE PER BIOLOGICAL ASSESSMENT.
- WETLANDS, AS DEFINED IN THE UNITED STATES FISH AND WILDLIFE SERVICE MANUAL, PART 660 FW 2 (JUNE 21, 1993).
- FARMLAND AS DESIGNATED IN FARMLAND MAPPING AND MONITORING PROGRAM OF THE DEPARTMENT OF CONSERVATION.

LOCATION:

ADDRESS: 805 ATHERTON AVE
NEAREST INTERSECTING STREET: ATHERTON & ARMSTRONG AVE.
APN NUMBER(S): 143-101-017

FLOOD ZONE CLASSIFICATION:

ZONE "X", AREA OF MINIMAL FLOOD HAZARD
FEMA FLOOD INSURANCE MAP(S) No. 06041C0281E
EFFECTIVE DATE: 3/16/2016

BENCHMARK:

VERTICAL DATUM NAVD88 GEOID18 DERIVED FROM OPUS SOLUTION.

BASIS OF BEARINGS:

CALIFORNIA STATE PLANE COORDINATE SYSTEM, III (GRID),
HORIZONTAL DATUM USING NAD83 (2011) (EPOCH 2010.0000), U.S.
SURVEY FOOT

TOPOGRAPHIC SURVEY:

DRONE FLIGHT & GROUND SURVEY BY dk SURVEY CREW ON
MARCH 5, 2025
CONTOUR INTERVAL: 2 FOOT AND 10 FOOT
GROSS LAND AREA: 10.77 ACRES

TITLE REPORT:

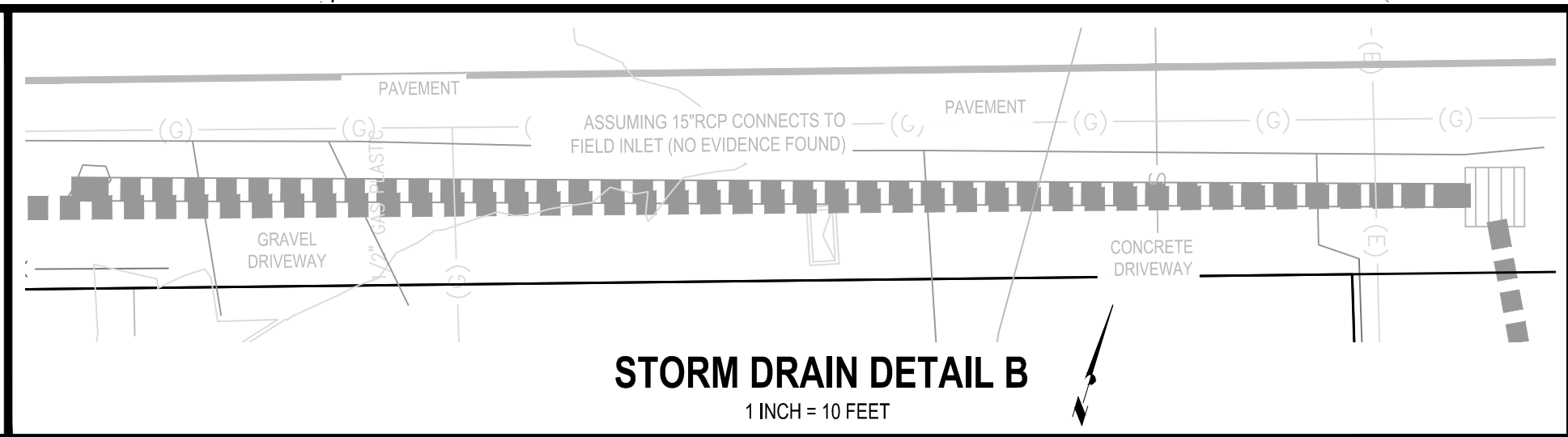
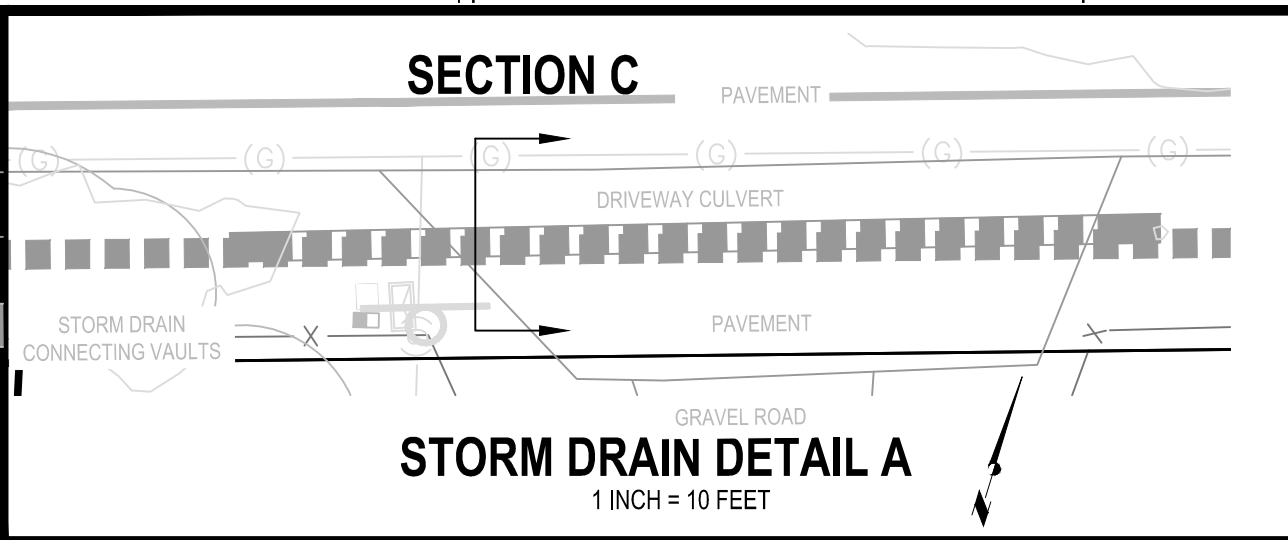
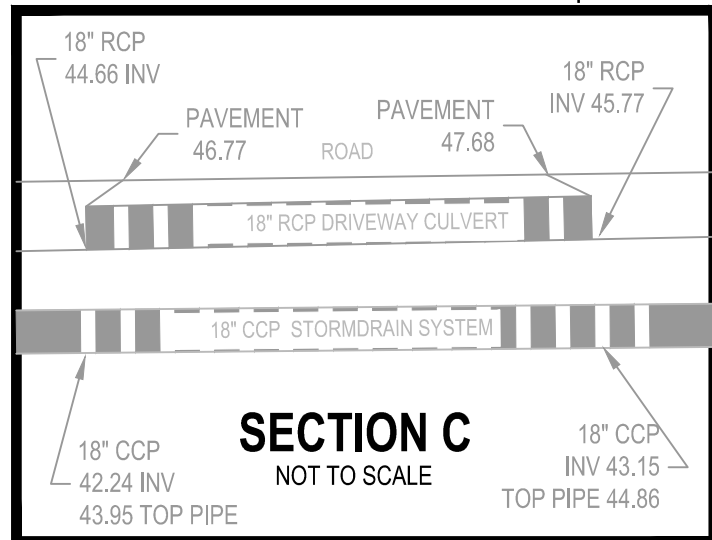
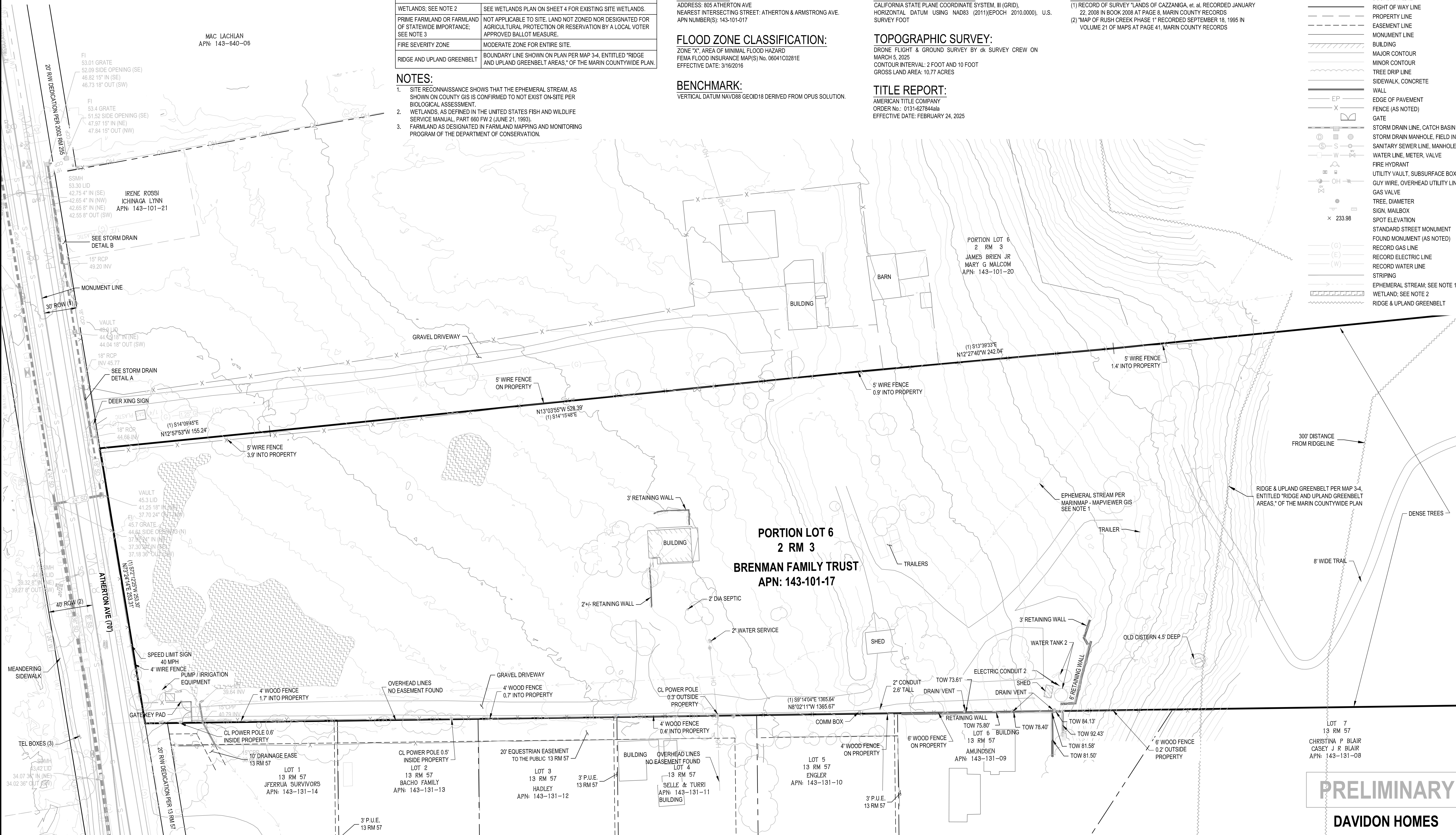
AMERICAN TITLE COMPANY
ORDER No.: 0131-627844a
EFFECTIVE DATE: FEBRUARY 24, 2025

REFERENCES:

- RECORD OF SURVEY "LANDS OF CAZZANIGA, et. al." RECORDED JANUARY 22, 2008 IN BOOK 2008 AT PAGE 8, MARIN COUNTY RECORDS
- "MAP OF RUSH CREEK PHASE 1" RECORDED SEPTEMBER 18, 1995 IN VOLUME 21 OF MAPS AT PAGE 41, MARIN COUNTY RECORDS

LEGEND

BOUNDARY LINE	STORM DRAIN LINE, CATCH BASIN
RIGHT OF WAY LINE	STORM DRAIN MANHOLE, FIELD INLET, AREA DRAIN
PROPERTY LINE	SANITARY SEWER LINE, MANHOLE, CLEANOUT
EASEMENT LINE	WATER LINE, METER, VALVE
MONUMENT LINE	FIRE HYDRANT
BUILDING	UTILITY VAULT, SUBSURFACE BOX
MAJOR CONTOUR	GUY WIRE, OVERHEAD UTILITY LINE, POLE
MINOR CONTOUR	GAS VALVE
TREE DRIP LINE	TREE, DIAMETER
SIDEWALK, CONCRETE	SIGN, MAILBOX
WALL	SPOT ELEVATION
EDGE OF PAVEMENT	STANDARD STREET MONUMENT
FENCE (AS NOTED)	FOUND MONUMENT (AS NOTED)
GATE	RECORD GAS LINE
RECORD ELECTRIC LINE	RECORD ELECTRIC LINE
RECORD WATER LINE	RECORD WATER LINE
STRIPING	EPHEMERAL STREAM, SEE NOTE 1
WETLAND, SEE NOTE 2	WETLAND, SEE NOTE 2
RIDGE & UPLAND GREENBELT	RIDGE & UPLAND GREENBELT



PRELIMINARY

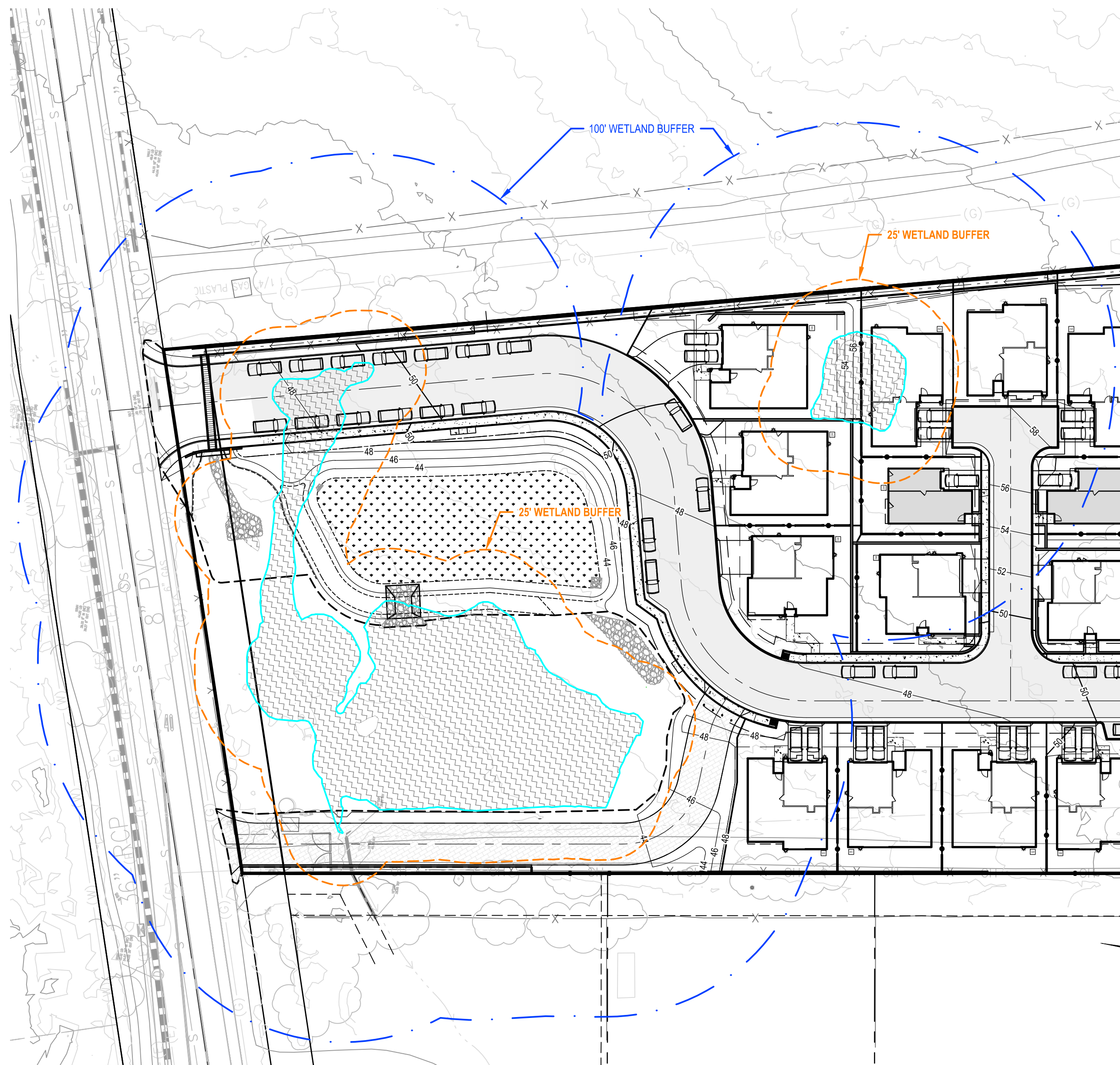
DAVIDON HOMES

805 ATHERTON AVENUE
EXISTING TOPOGRAPHY
MARIN COUNTY, CA

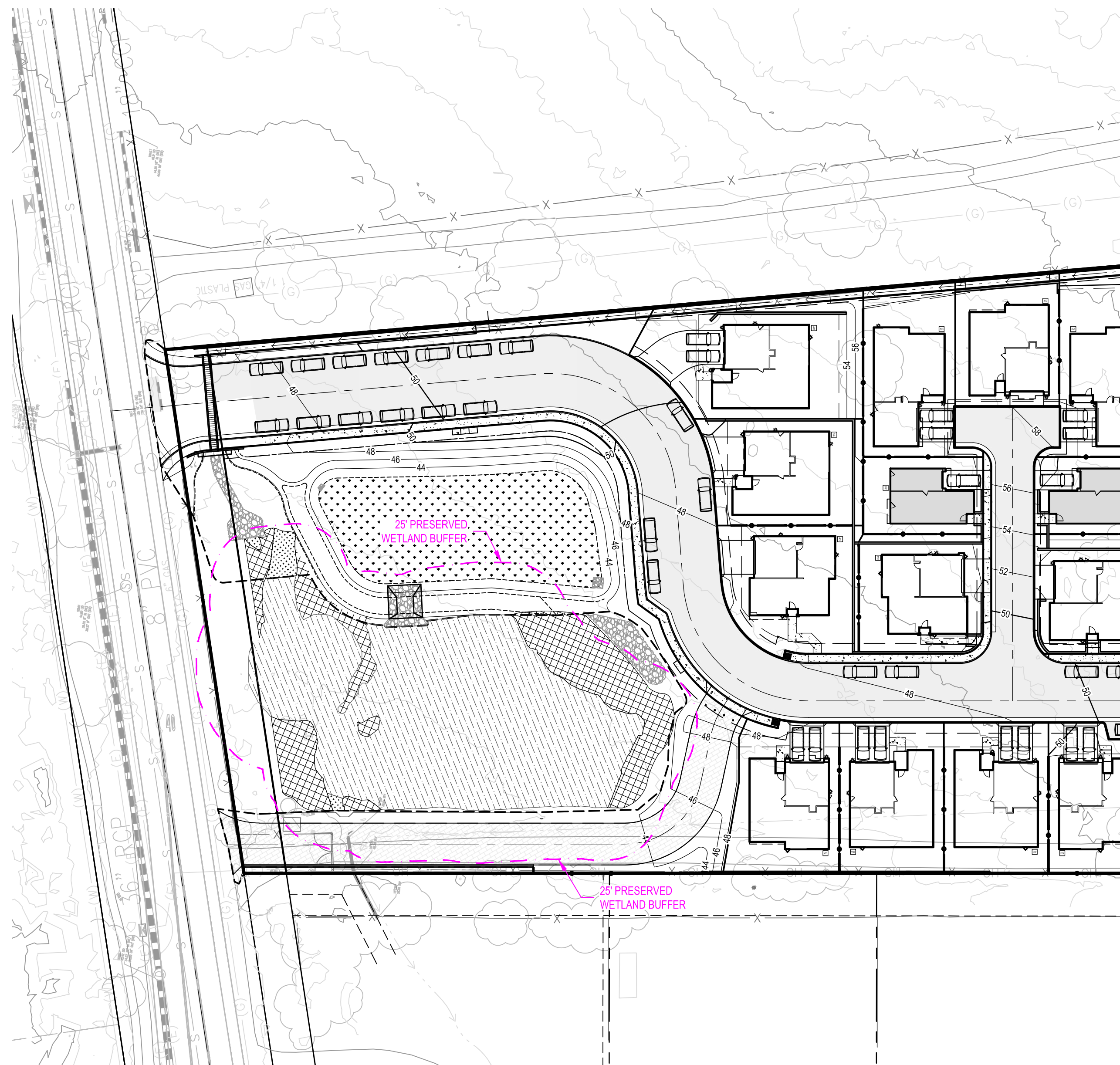
JULY 22, 2026

QUALUS

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.QUALUSCORP.COM (925) 932-4668



EXISTING WETLAND WITH PROPOSED SITE OVERLAY



PROPOSED WETLAND

LEGEND

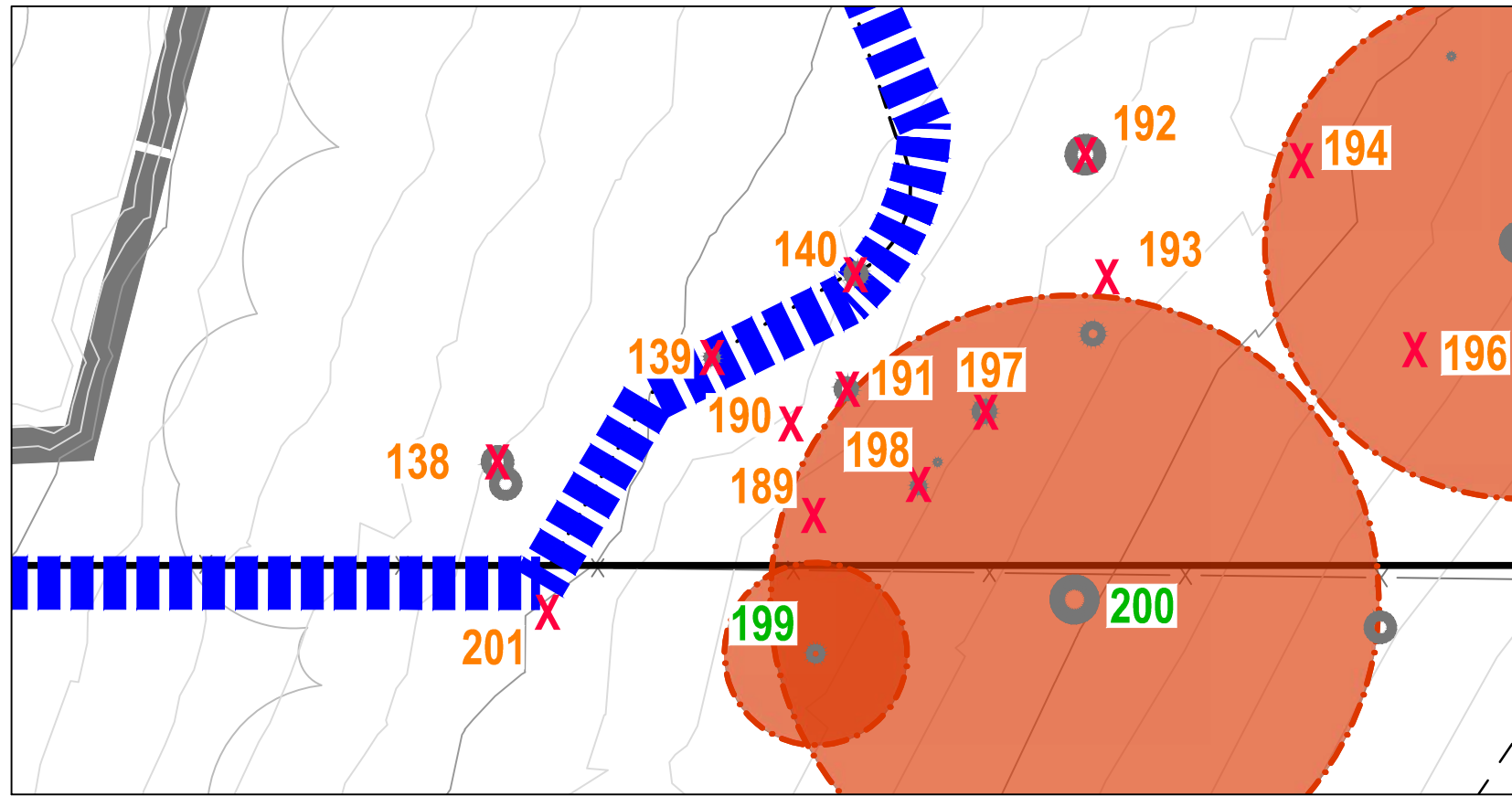
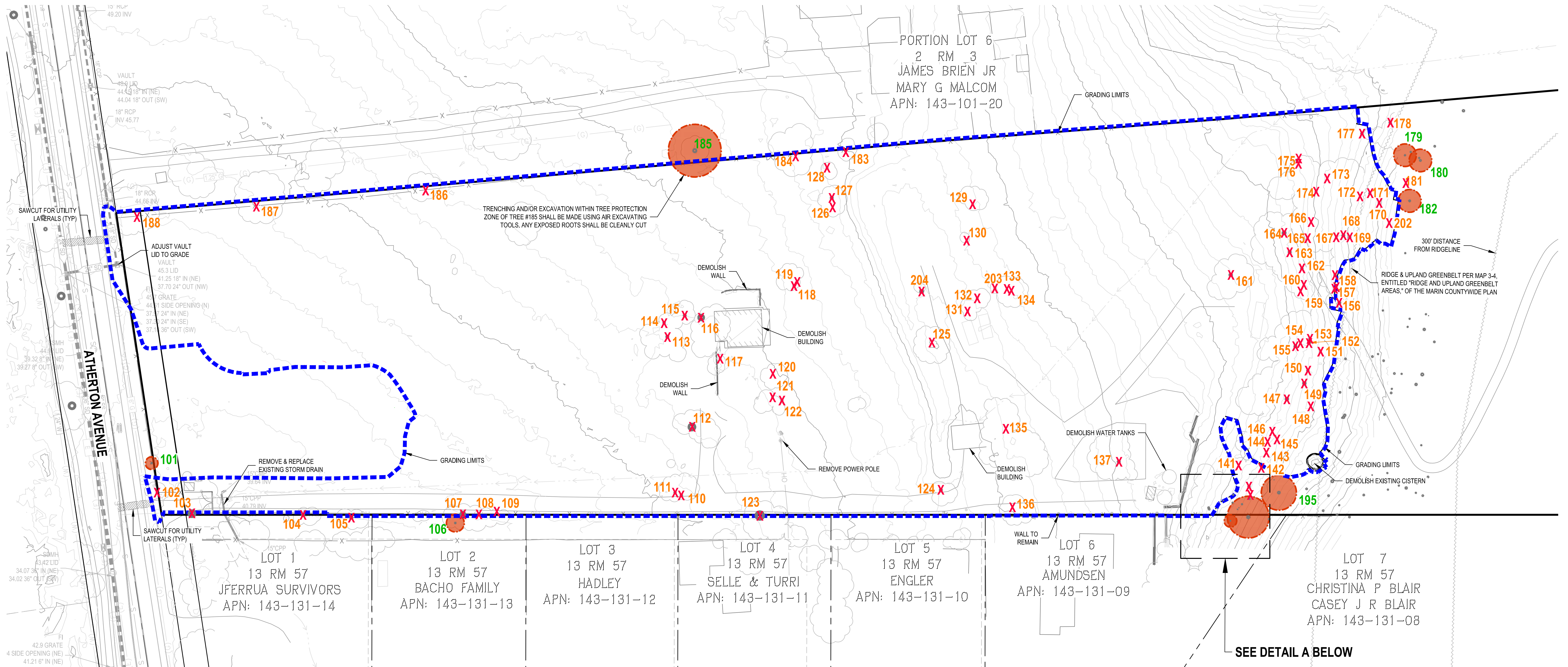
EXISTING	DESCRIPTION	PROPOSED
	BOUNDARY LINE	—
	EASEMENT LINE	- - -
	PARCEL LINE	—
	BACK OF CURB, FACE OF CURB, LIP OF GUTTER	—
	BIORETENTION BASIN	—
	CONCRETE	—
	ASPHALT	—
	RETAINING WALL	—
	EXISTING WETLAND; SEE NOTE 2	—
	PRESERVED WETLAND; SEE PROJECT DATA TABLE	—
	REPLACEMENT WETLAND	—
	TEMPORARILY DISTURBED WETLAND	—
	25' WETLAND BUFFER	—
	100' WETLAND BUFFER	—
	MODIFIED 25' WETLAND BUFFER	—
	EXTERIOR LIGHT	—
	EPHEMERAL STREAM; SEE NOTE 1	—

NOTES:

- SITE RECONNAISSANCE SHOWS THAT THE EPHEMERAL STREAM, AS SHOWN ON COUNTY GIS IS CONFIRMED TO NOT EXIST ON-SITE PER BIOLOGICAL ASSESSMENT.
- MEETS CRITERIA FOR WETLAND FOR THE FOLLOWING AGENCIES:
 - REGIONAL WATER QUALITY CONTROL BOARD
 - ARMY CORPS OF ENGINEERS
 - CALIFORNIA DEPARTMENT OF FISH & WILDLIFE
 - UNITED STATES FISH & WILDLIFE SERVICE
 - MARIN COUNTY

DAVIDON HOMES
805 ATHERTON AVENUE
WETLANDS
MARIN COUNTY, CA
JULY 22, 2026
QUALUS

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.QUALUSCORP.COM (925) 932-6668



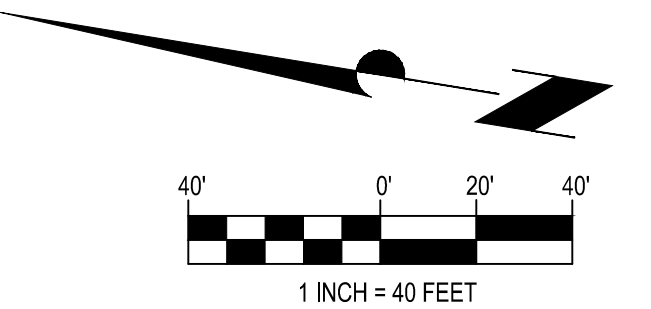
DETAIL A
1"=10'

LEGEND:

- 123X TREE TO BE REMOVED
- 104. TREE TO BE PRESERVED
- SAWCUT FOR UTILITY LATERALS
- TREE PROTECTION ZONE
- GRADING LIMITS

NOTE:

76 TOTAL TREES TO BE REMOVED
53 PROTECTED TREES TO BE REMOVED
11 HERITAGE TREES TO BE REMOVED



PRELIMINARY

DAVIDON HOMES
805 ATHERTON AVENUE
DEMOLITION AND TREE REMOVAL PLAN
MARIN COUNTY, CA
JULY 22, 2026

QUALUS

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.QUALUSCORP.COM (925) 932-6668

PRELIMINARY TREE DISPOSITION									
ID	SCIENTFIC NAME	COMMON NAME	DBH (INCHES)*	PROTECTED STATUS	CONDITION RATING	PRESERVATION SUITABILITY	DISPOSITION**	CALCULATED TREE PROTECTION ZONE***	DISPOSITION COMMENTS
101	QUERCUS AGRIFOLIA	COAST LIVE OAK	6	PROTECTED	FAIR	LOW	PRESERVE	5	OUTSIDE PROJECT AREA.
102	QUERCUS AGRIFOLIA	COAST LIVE OAK	9	PROTECTED	FAIR	MODERATE	REMOVE	7	WITHIN PROJECT AREA.
103	QUERCUS LOBATA	VALLEY OAK	31	HERITAGE	FAIR	MODERATE	REMOVAL RECOMMENDED	31	CONSTRUCTION PLANNED WITHIN TPZ; AN ADDITIONAL 2 FEET FILL & RETAINING WALL PROPOSED; OVERHEAD LINES.
104	QUERCUS AGRIFOLIA	COAST LIVE OAK	18	HERITAGE	POOR	LOW	REMOVAL RECOMMENDED	18	CONSTRUCTION PLANNED INSIDE TPZ; 1.7 FEET FILL & RETAINING WALL PROPOSED; TREE IN POOR CONDITION.
105	QUERCUS AGRIFOLIA	COAST LIVE OAK	16	PROTECTED	DEAD	LOW	REMOVE	NA	OFF PROPERTY.
106	QUERCUS LOBATA	VALLEY OAK	9	PROTECTED	GOOD	MODERATE	PRESERVE	7	OFF PROPERTY; OUTSIDE PROJECT AREA.
107	QUERCUS AGRIFOLIA	COAST LIVE OAK	16	PROTECTED	FAIR	LOW	REMOVAL RECOMMENDED	12	CONSTRUCTION PLANNED INSIDE TP WITH 2.8 FEET FILL & RETAINING WALL PROPOSED; TREE TOPPED, OVERHEAD LINES.
108	QUERCUS AGRIFOLIA	COAST LIVE OAK	10	PROTECTED	FAIR	LOW	REMOVAL RECOMMENDED	8	CONSTRUCTION PLANNED INSIDE TPZ WITH 3 FEET FILL & RETAINING WALL PROPOSED.
109	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	8	-	POOR	MODERATE	REMOVE	8	CONSTRUCTION PLANNED WITHIN TPZ; TREE IN POOR CONDITION.
110	QUERCUS AGRIFOLIA	COAST LIVE OAK	9	PROTECTED	FAIR	MODERATE	REMOVE	NA	WITHIN PROJECT AREA.
111	QUERCUS AGRIFOLIA	COAST LIVE OAK	10	PROTECTED	GOOD	HIGH	REMOVE	NA	WITHIN PROJECT AREA.
112	HESPEROCYPARIS MACROCARPA	MONTEREY CYPRESS	30	-	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA.
113	QUERCUS LOBATA	VALLEY OAK	20	HERITAGE	GOOD	HIGH	REMOVE	NA	WITHIN PROJECT AREA.
114	QUERCUS AGRIFOLIA	COAST LIVE OAK	11	PROTECTED	GOOD	HIGH	REMOVE	NA	WITHIN PROJECT AREA.
115	QUERCUS AGRIFOLIA	COAST LIVE OAK	13	PROTECTED	FAIR	MODERATE	REMOVE	NA	WITHIN PROJECT AREA.
116	QUERCUS AGRIFOLIA	COAST LIVE OAK	24	HERITAGE	GOOD	HIGH	REMOVE	NA	WITHIN PROJECT AREA.
117	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	9	-	FAIR	MODERATE	REMOVE	NA	WITHIN PROJECT AREA.
118	QUERCUS AGRIFOLIA	COAST LIVE OAK	9	PROTECTED	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA.
119	QUERCUS AGRIFOLIA	COAST LIVE OAK	7	PROTECTED	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA.
120	QUERCUS AGRIFOLIA	COAST LIVE OAK	13	PROTECTED	GOOD	HIGH	REMOVE	NA	WITHIN PROJECT AREA.
121	QUERCUS AGRIFOLIA	COAST LIVE OAK	9	PROTECTED	FAIR	LOW	REMOVE	NA	WITHIN PROJECT AREA.
122	QUERCUS AGRIFOLIA	COAST LIVE OAK	9	PROTECTED	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA.
123	QUERCUS AGRIFOLIA	COAST LIVE OAK	23	HERITAGE	FAIR	MODERATE	REMOVE	NA	WITHIN PROJECT AREA.
124	CEDRUS DEODARA	DEODAR-CEDAR	17	-	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA.
125	QUERCUS AGRIFOLIA	COAST LIVE OAK	16	PROTECTED	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA.
126	QUERCUS AGRIFOLIA	COAST LIVE OAK	19	HERITAGE	FAIR	MODERATE	REMOVE	NA	WITHIN PROJECT AREA.
127	QUERCUS AGRIFOLIA	COAST LIVE OAK	7	PROTECTED	FAIR	MODERATE	REMOVE	NA	WITHIN PROJECT AREA.
128	QUERCUS AGRIFOLIA	COAST LIVE OAK	7	PROTECTED	FAIR	MODERATE	REMOVE	NA	WITHIN PROJECT AREA.
129	QUERCUS AGRIFOLIA	COAST LIVE OAK	10	PROTECTED	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA.
130	QUERCUS AGRIFOLIA	COAST LIVE OAK	6	PROTECTED	FAIR	MODERATE	REMOVE	NA	WITHIN PROJECT AREA.
131	QUERCUS AGRIFOLIA	COAST LIVE OAK	8	PROTECTED	GOOD	HIGH	REMOVE	NA	WITHIN PROJECT AREA.
132	QUERCUS AGRIFOLIA	COAST LIVE OAK	10	PROTECTED	FAIR	MODERATE	REMOVE	NA	WITHIN PROJECT AREA.
133	QUERCUS AGRIFOLIA	COAST LIVE OAK	8	PROTECTED	FAIR	LOW	REMOVE	NA	WITHIN PROJECT AREA.
134	QUERCUS AGRIFOLIA	COAST LIVE OAK	13	PROTECTED	FAIR	MODERATE	REMOVE	NA	WITHIN PROJECT AREA.
135	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	44	HERITAGE	FAIR	LOW	REMOVE	NA	WITHIN PROJECT AREA.
136	QUERCUS AGRIFOLIA	COAST LIVE OAK	17	PROTECTED	GOOD	MODERATE	REMOVE	NA	WITHIN PROJECT AREA.
137	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	23	PROTECTED	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA.
138	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	8	-	FAIR	MODERATE	REMOVE	NA	WITHIN PROJECT AREA.
139	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	23	PROTECTED	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA.
140	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	17	PROTECTED	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA.
141	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	13	PROTECTED	FAIR	MODERATE	REMOVE	NA	WITHIN PROJECT AREA.
142	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	14	PROTECTED	FAIR	MODERATE	REMOVE	NA	WITHIN PROJECT AREA.
143	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	17	PROTECTED	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA.
144	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	15	PROTECTED	FAIR	MODERATE	REMOVE	NA	WITHIN PROJECT AREA.
145	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	7	-	FAIR	MODERATE	REMOVE	NA	WITHIN PROJECT AREA.
146	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	7	-	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA.
147	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	20	PROTECTED	FAIR	MODERATE	REMOVE	NA	WITHIN PROJECT AREA.
148	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	16	PROTECTED	FAIR	MODERATE	REMOVE	NA	WITHIN PROJECT AREA.
149	QUERCUS AGRIFOLIA	COAST LIVE OAK	21	HERITAGE	FAIR	MODERATE	REMOVE	NA	WITHIN PROJECT AREA.
150	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	13	PROTECTED	FAIR	MODERATE	REMOVE	NA	WITHIN PROJECT AREA.
151	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	13	PROTECTED	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA.
152	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	16	PROTECTED	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA.
153	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	12	PROTECTED	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA.
154	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	16	PROTECTED	FAIR	MODERATE	REMOVE	NA	WITHIN PROJECT AREA.
155	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	14	PROTECTED	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA.
156	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	12	PROTECTED	POOR	LOW	REMOVAL RECOMMENDED	15	GRADING 10 FEET INSIDE TPZ; TREE IN POOR CONDITION.

PRELIMINARY TREE DISPOSITION									
ID	SCIENTFIC NAME	COMMON NAME	DBH (INCHES)*	PROTECTED STATUS	CONDITION RATING	PRESERVATION SUITABILITY	DISPOSITION**	CALCULATED TREE PROTECTION ZONE***	DISPOSITION COMMENTS
157	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	8	-	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA
158	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	10	PROTECTED	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA
159	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	8	-	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA
160	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	8	-	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA
161	QUERCUS AGRIFOLIA	COAST LIVE OAK	17	PROTECTED	GOOD	HIGH	REMOVE	NA	WITHIN PROJECT AREA
162	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	10	PROTECTED	FAIR	MODERATE	REMOVE	NA	WITHIN PROJECT AREA
163	QUERCUS LOBATA	VALLEY OAK	15	PROTECTED	FAIR	MODERATE	REMOVE	NA	WITHIN PROJECT AREA
164	QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	18	HERITAGE	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA
165	QUERCUS LOBATA	VALLEY OAK	19	HERITAGE	FAIR	MODERATE	REMOVE	NA	WITHIN PROJECT AREA
166	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	12	PROTECTED	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA
167	QUERCUS AGRIFOLIA	COAST LIVE OAK	10	PROTECTED	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA
168	QUERCUS AGRIFOLIA	COAST LIVE OAK	10	PROTECTED	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA
169	QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	13	PROTECTED	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA
170	QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	8	PROTECTED	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA
171	QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	11	PROTECTED	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA
172	QUERCUS AGRIFOLIA	COAST LIVE OAK	18	HERITAGE	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA
173	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	12	PROTECTED	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA
174	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	11	PROTECTED	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA
175	QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	21	HERITAGE	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA
176	QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	25****	HERITAGE	FAIR	MODERATE	REMOVE	NA	WITHIN PROJECT AREA
177	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	13	PROTECTED	FAIR	MODERATE	REMOVE	NA	WITHIN PROJECT AREA
178	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	18	PROTECTED	POOR	LOW	REMOVAL RECOMMENDED	23	OUTSIDE PROJECT AREA; POOR CONDITION WITH DECAY IN ROOT FLARE & SWEEP.
179	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	9	-	FAIR	MODERATE	PRESERVE	9	OUTSIDE PROJECT AREA.
180	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	21	PROTECTED	FAIR	MODERATE	PRESERVE	21	OUTSIDE PROJECT AREA.
181	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	17	PROTECTED	FAIR	MODERATE	REMOVE	17	OUTSIDE PROJECT AREA.
182	QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	9	PROTECTED	POOR	LOW	PRESERVE	11	OUTSIDE PROJECT AREA.
183	QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	11	PROTECTED	POOR	LOW	REMOVAL RECOMMENDED	14	OFF PROPERTY; GRADING PLANNED 9 FEET INSIDE TPZ; TREE IN POOR CONDITION.
184	QUERCUS AGRIFOLIA	COAST LIVE OAK	20	HERITAGE	FAIR	HIGH	POTENTIALLY PRESERVE	15	OFF PROPERTY; CONSTRUCTION PLANNED 3 FEET INSIDE TPZ;
185	SEQUOIADENDRON GIGANTEUM	GIANT SEQUOIA	21	-	GOOD	HIGH	PRESERVE	21	OFF PROPERTY; OUTSIDE PROJECT AREA.
186	QUERCUS AGRIFOLIA	COAST LIVE OAK	30	HERITAGE	FAIR	HIGH	POTENTIALLY PRESERVE	23	OFF PROPERTY; CONSTRUCTION PLANNED 6 FEET INSIDE TPZ.
187	QUERCUS AGRIFOLIA	COAST LIVE OAK	29	HERITAGE	GOOD	HIGH	REMOVAL RECOMMENDED	22	OFF PROPERTY; CONSTRUCTION PLANNED 17 FEET INSIDE TPZ.
188	QUERCUS AGRIFOLIA	COAST LIVE OAK	30	HERITAGE	GOOD	HIGH	REMOVAL RECOMMENDED	23	OFF PROPERTY; CONSTRUCTION PLANNED 18 FEET INSIDE WITHIN TPZ.
189	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	12	PROTECTED	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA.
190	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	7	-	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA.
191	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	7	-	FAIR	MODERATE	REMOVE	NA	WITHIN PROJECT AREA.
192	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	13	PROTECTED	FAIR	HIGH	REMOVE	13	OUTSIDE PROJECT AREA.
193	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	6	-	FAIR	HIGH	REMOVE	6	OUTSIDE PROJECT AREA.
194	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	12	PROTECTED	POOR	LOW	REMOVAL RECOMMENDED	15	OUTSIDE PROJECT AREA; TREE IN POOR CONDITION WITH CAVITIES IN ROOT FLARE AND MODERATE DIEBACK.
195	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	14	PROTECTED	FAIR	HIGH	PRESERVE	14	OUTSIDE PROJECT AREA.
196	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	7	-	POOR	LOW	REMOVAL RECOMMENDED	9	OUTSIDE PROJECT AREA; TREE IN POOR CONDITION WITH CAVITIES IN ROOT FLARE.
197	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	7	-	FAIR	MODERATE	POTENTIALLY PRESERVE	7	GRADING 3 FEET INSIDE TPZ.
198	QUERCUS AGRIFOLIA	COAST LIVE OAK	8	PROTECTED	POOR	LOW	REMOVAL RECOMMENDED	8	GRADING 5 FEET INSIDE TPZ; TREE IN POOR CONDITION WITH CAVITY IN THE STEM AND A LEAN.
199	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	6	-	GOOD	MODERATE	POTENTIALLY PRESERVE	5	GRADING AT THE TPZ BOUNDARY; TREE IN GOOD CONDITION.
200	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	16	PROTECTED	FAIR	HIGH	PRESERVE	16	OUTSIDE PROJECT AREA.
201	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	24	PROTECTED	FAIR	MODERATE	REMOVAL RECOMMENDED	24	OFF PROPERTY; 4 FEET FROM PROPERTY BOUNDARY; GRADING 16 FEET INSIDE TPZ; MODERATE DIEBACK
202	QUERCUS AGRIFOLIA	COAST LIVE OAK	6	PROTECTED	POOR	LOW	REMOVE	NA	WITHIN PROJECT AREA
203	QUERCUS AGRIFOLIA	COAST LIVE OAK	6	PROTECTED	GOOD	HIGH	REMOVE	NA	WITHIN PROJECT AREA
204	QUERCUS AGRIFOLIA	COAST LIVE OAK	8	PROTECTED	GOOD	HIGH	REMOVE	NA	WITHIN PROJECT AREA

- * THE TRUNK DIAMETERS OF TREES ASSESSED WERE MEASURED AT 54 INCHES ABOVE NATURAL GRADE. TRUNK DIAMETERS OF LOW BRANCHING TREES WERE MEASURED AT THE NARROWEST POINT BELOW THE LOWEST BRANCH. FOR MULTI-STEMMED TREES, THE DBH WAS CALCULATED AS THE SQUARE ROOT OF COMBINED SQUARED STEM DIAMETERS (SUM OF SQUARES).
- ** PRESERVATION OF THESE TREES IS DEPENDENT ON PROJECT DESIGN.
- *** THE CALCULATED TREE PROTECTION ZONE IN FEET, MEASURED RADIALLY OUTWARD FROM THE TRUNK SURFACE, AND BASED ON TREE HEALTH, AGE, AND SPECIES TOLERANCE TO DEVELOPMENT ACTIVITY, OR CANOPY DRIPLINE, WHICHEVER IS GREATER. FOR MULTI-STEMMED TREES, THE DBH WAS CALCULATED AS THE SQUARE ROOT OF COMBINED SQUARE STEM DIAMETERS (SUM OF SQUARES); THESE RECOMMENDATIONS ARE PRELIMINARY AND SUBJECT TO REVIEW AND MODIFICATION.
- **** TREE NOT LOCATED 10/23/2025

NOTE:

SEE PRELIMINARY TREE PRESERVATION REPORT PREPARED BY BARTLETT TREE EXPERTS; DATED MARCH 5, 2026

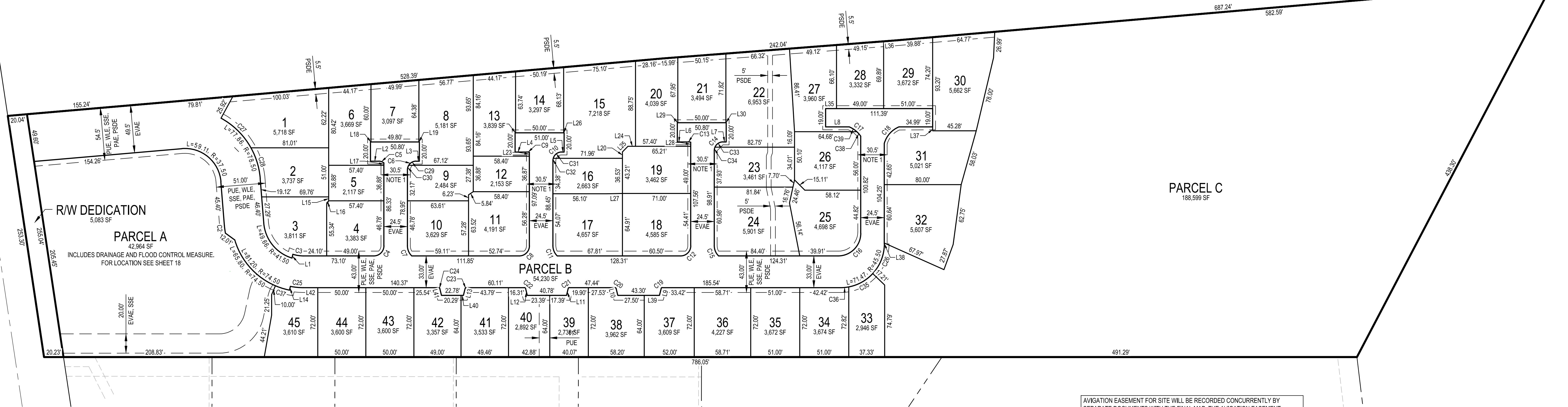
PRELIMINARY

DAVIDON HOMES
805 ATHERTON AVENUE
TREE TABLE
MARIN COUNTY, CA
JULY 22, 2026

QUALUS

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.QUALUSCORP.COM (925) 932-4668

VESTING TENTATIVE MAP



NOTE 1: PUE, WLE, SSE, PAE, PSDE

MAINTENANCE RESPONSIBILITY	
PUE - PUBLIC UTILITY EASEMENT	PUBLIC
WLE - WATER LINE EASEMENT	NORTH MARIN WATER DISTRICT
SSE - SANITARY SEWER EASEMENT	NOVATO SANITARY DISTRICT
PAE - PRIVATE ACCESS EASEMENT	PRIVATE
PSDE - PRIVATE STORM DRAIN EASEMENT	PRIVATE

EXISTING SLOPE SUMMARY	
PARCEL	AVERAGE SLOPE (%)
SURVEYED AREA	14.26%

PROPOSED SLOPE SUMMARY	
PARCEL	AVERAGE SLOPE (%)
LOT 1	12.73%
LOT 2	20.13%
LOT 3	7.47%
LOT 4	20.11%
LOT 5	1.89%
LOT 6	6.12%
LOT 7	3.63%
LOT 8	15.37%
LOT 9	16.47%
LOT 10	30.23%
LOT 11	19.57%
LOT 12	2.61%
LOT 13	18.70%
LOT 14	10.46%
LOT 15	23.23%
LOT 16	21.69%
LOT 17	31.01%
LOT 18	23.10%
LOT 19	5.91%
LOT 20	6.46%
LOT 21	2.93%
LOT 22	24.67%
LOT 23	23.76%
LOT 24	31.95%
LOT 25	21.77%

PROPOSED SLOPE SUMMARY	
PARCEL	AVERAGE SLOPE (%)
LOT 26	5.65%
LOT 27	9.52%
LOT 28	14.75%
LOT 29	11.47%
LOT 30	21.93%
LOT 31	22.05%
LOT 32	28.08%
LOT 33	37.65%
LOT 34	15.34%
LOT 35	9.67%
LOT 36	11.10%
LOT 37	9.28%
LOT 38	11.49%
LOT 39	6.89%
LOT 40	12.00%
LOT 41	5.34%
LOT 42	12.13%
LOT 43	1.56%
LOT 44	4.40%
LOT 45	10.22%
PARCEL A	9.51%
PARCEL B	10.97%
PARCEL C*	44.69%

* Only 28,850 SF of 189,040 SF in Parcel C were surveyed

CURVE TABLE			
CURVE	LENGTH	RADIUS	Δ
C2	8.27	82.50	5°44'26"
C3	11.24	45.74	14°05'13"
C4	16.49	10.50	90°00'00"
C5	5.35	8.50	36°01'55"
C6	14.14	9.00	90°00'00"
C7	11.74	14.50	46°23'50"
C8	16.49	10.50	90°00'11"
C9	2.53	9.50	15°16'25"
C10	14.14	9.00	90°00'00"
C11	11.74	14.50	46°23'50"
C12	16.49	10.50	90°00'00"
C13	2.53	9.50	15°16'25"
C14	14.14	9.00	90°00'00"
C15	11.74	14.50	46°23'50"
C16	36.88	23.58	89°35'15"
C17	15.59	26.61	33°34'07"
C18	23.97	26.50	51°50'06"
C19	1.33	1.00	75°57'50"
C20	1.99	1.50	75°57'50"
C21	1.33	1.00	75°57'50"
C22	1.99	1.50	75°57'50"
C23	1.99	1.50	75°57'50"
C24	1.99	1.50	75°57'50"
C25	13.72	70.50	11°09'06"
C26	33.81	45.50	42°34'50"

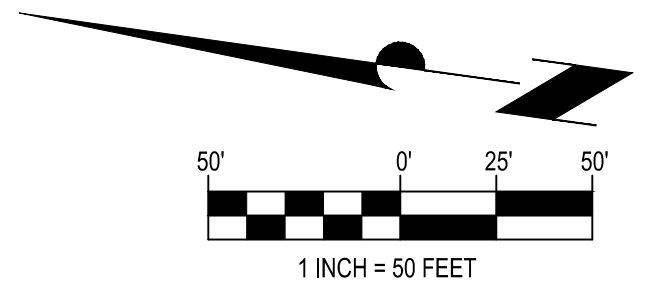
CURVE TABLE			
CURVE	LENGTH	RADIUS	Δ
C27	44.22	78.50	32°16'23"
C28	33.64	78.50	24°33'24"
C29	9.18	9.00	58°27'23"
C30	4.95	9.00	31°32'37"
C31	11.60	9.00	73°52'21"
C32	2.53	9.00	16°07'39"
C33	10.43	9.00	66°23'34"
C34	3.71	9.00	23°36'26"
C35	29.02	45.50	36°32'44"
C36	8.63	45.50	10°52'18"
C37	15.41	74.50	11°50'58"
C38	6.34	26.61	13°38'46"
C39	9.25	26.61	19°55'21"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	4.01	S84°47'05"E
L2	8.90	N08°02'11"W
L3	3.40	N08°02'11"W
L4	12.40	N08°02'11"W
L5	2.60	N08°02'11"W
L6	11.40	N08°02'11"W
L7	3.40	N08°02'11"W
L8	24.60	N08°02'11"W
L9	7.47	S84°00'01"E
L10	7.08	S67°56'38"W
L11	7.47	S84°00'01"E
L12	7.08	S67°56'38"W
L13	7.08	N84°00'01"W
L14	4.00	S84°47'05"E
L15	4.07	N81°57'49"E
L16	2.86	N50°51'08"W
L17	2.67	N81°57'49"E
L18	0.50	S08°02'11"E
L19	0.50	S08°02'11"E
L20	6.68	S81°57'49"W
L22	0.50	S08°02'11"E
L23	3.94	N81°57'49"E
L24	7.81	S08°02'11"E
L25	8.19	N53°02'11"W
L26	0.50	S08°02'11"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L27	16.21	N09°14'54"W
L28	4.15	N81°57'49"E
L29	0.50	S08°02'11"E
L30	0.30	S08°02'11"E
L35	11.39	S08°02'10"E
L36	11.31	N12°27'40"W
L37	4.08	N81°57'49"E
L38	0.96	S81°57'49"W
L39	15.80	S08°02'11"E
L40	2.50	N08°02'11"W
L41	7.08	N67°56'38"E
L42	14.83	S08°02'11"E

PARCEL INFORMATION	
EXISTING APN	143-101-17
EXISTING USE	VACANT LAND
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
PARCEL A	PRIVATELY MAINTAINED DRAINAGE & FLOOD CONTROL AREA, COMMON OPEN SPACE, WETLAND, WETLAND MITIGATION, COMMON AREA LANDSCAPE
PARCEL B	PRIVATE ROADWAY W/ PUBLIC UTILITIES PROVIDED WITHIN PROPOSED EASEMENTS. SEE SHEET 18 FOR UTILITY LOCATION, PRIVATE STORM DRAIN, PRIVATE STREET LIGHTS
PARCEL C	COMMON AREA, PRIVATELY MAINTAINED
LOTS 1-45	SINGLE FAMILY RESIDENTS

SEE SHEET 18 FOR LOCATION OF PUBLIC UTILITIES, AND PROPOSED DRAINAGE & FLOOD CONTROL MEASURES. NO PUBLIC AREAS ARE PROPOSED.

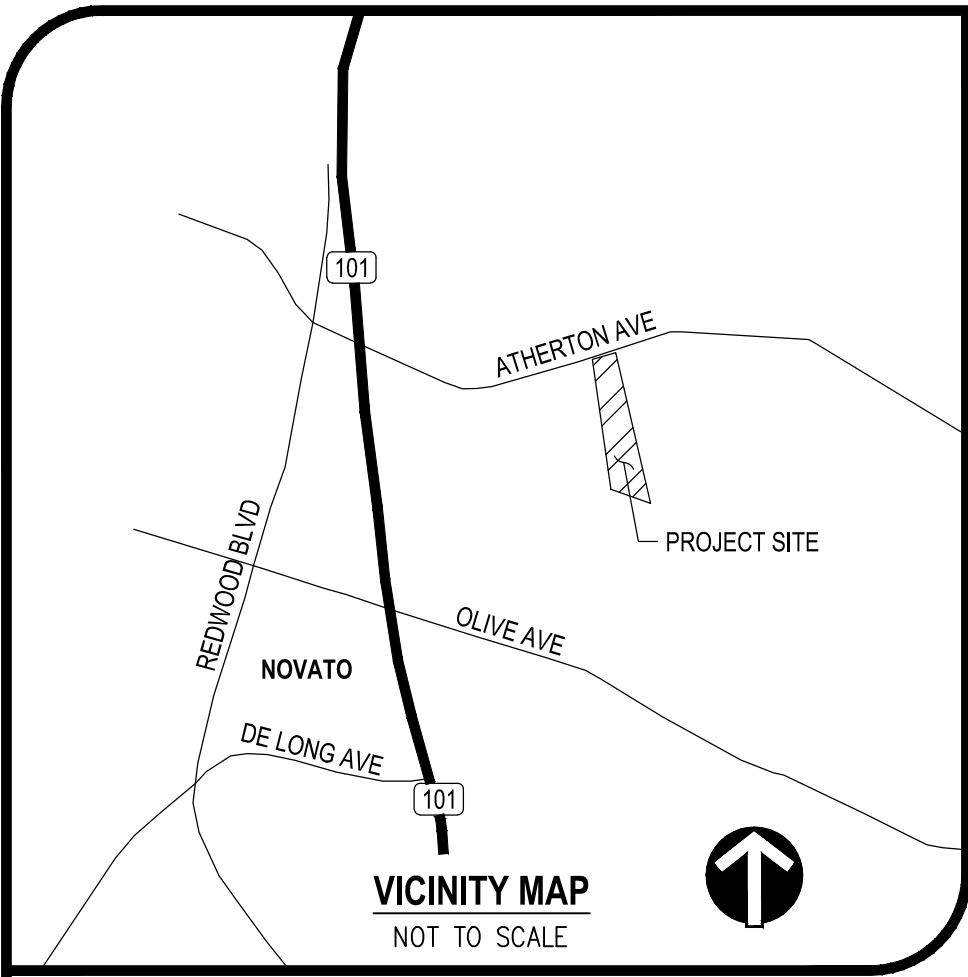


PRELIMINARY

DAVIDON HOMES
805 ATHERTON AVENUE
VESTING TENTATIVE MAP
MARIN COUNTY, CA
JULY 22, 2026

QUALUS

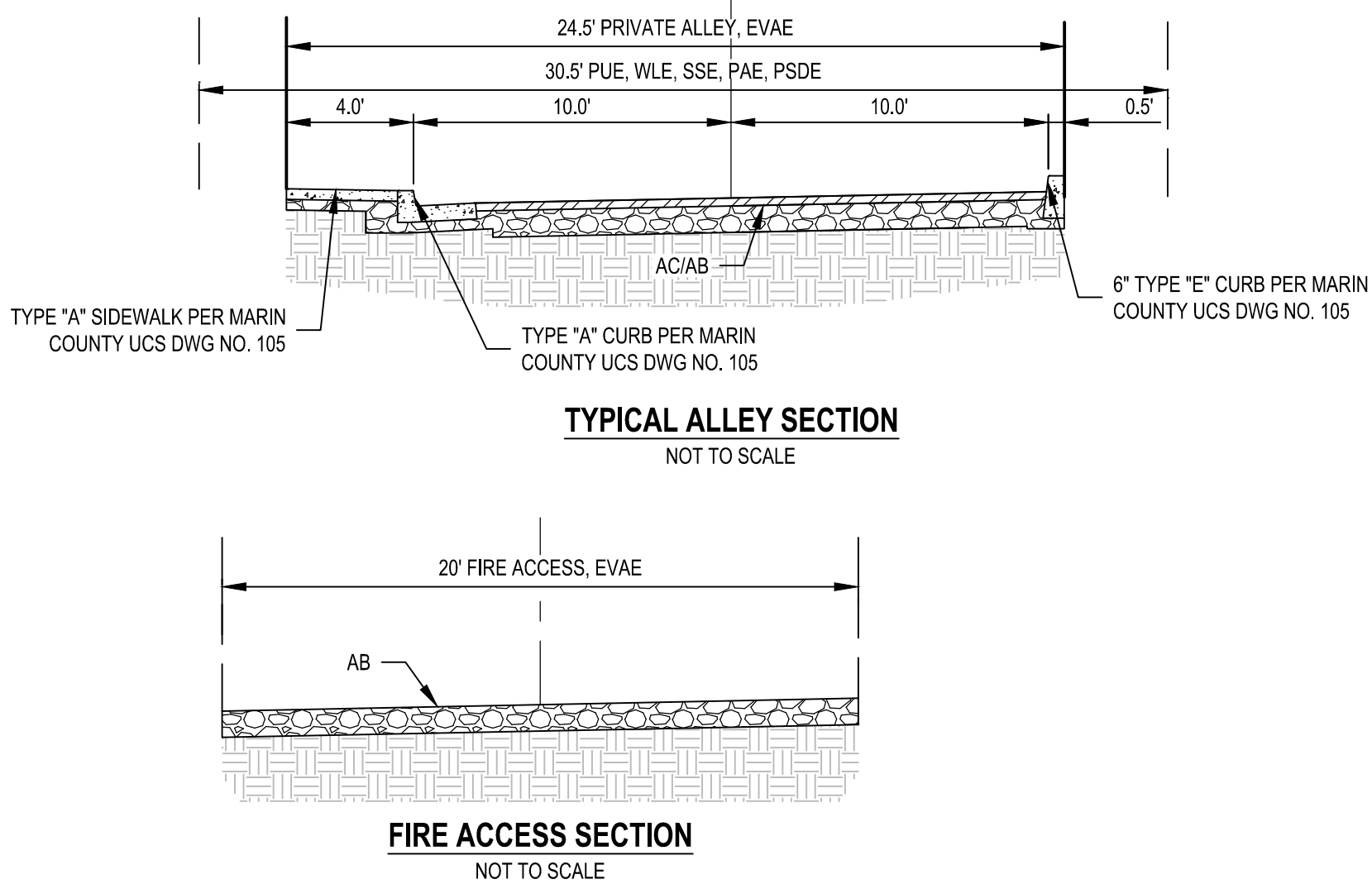
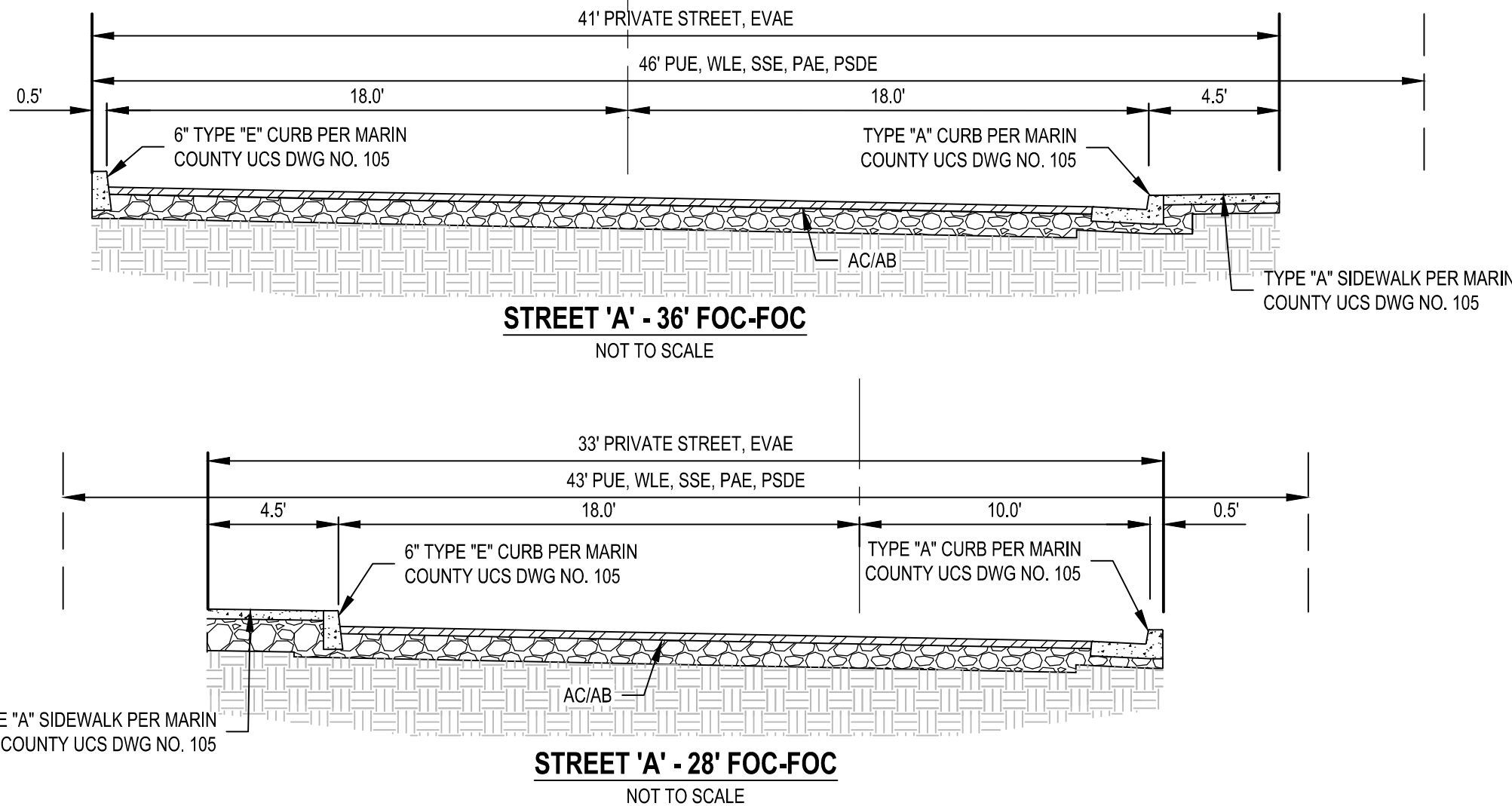
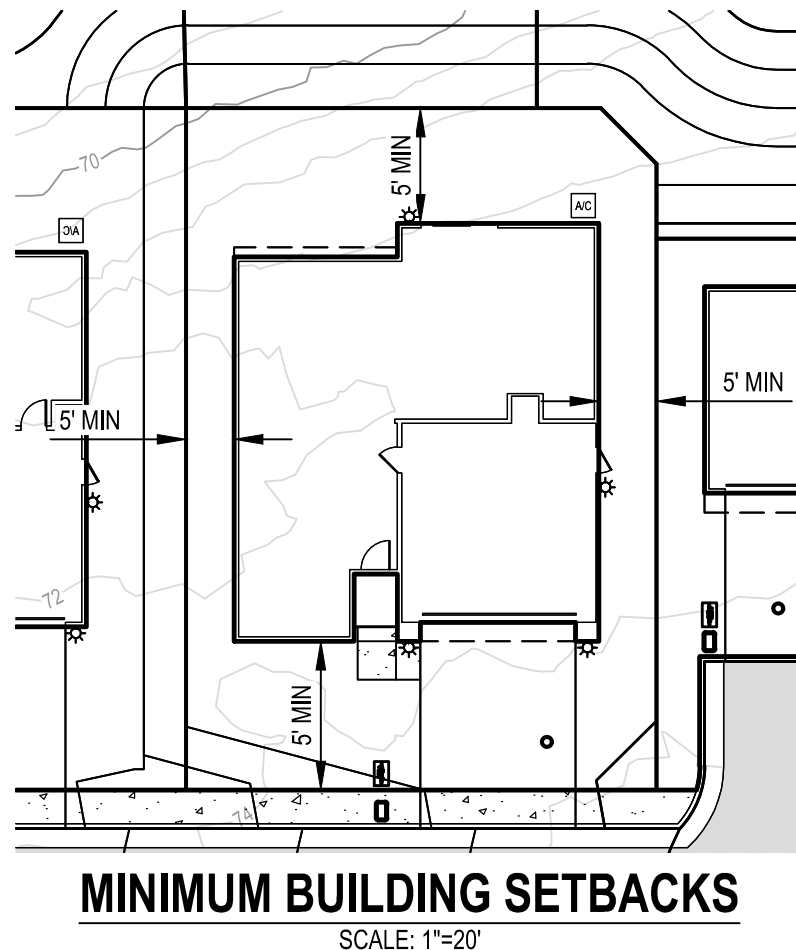
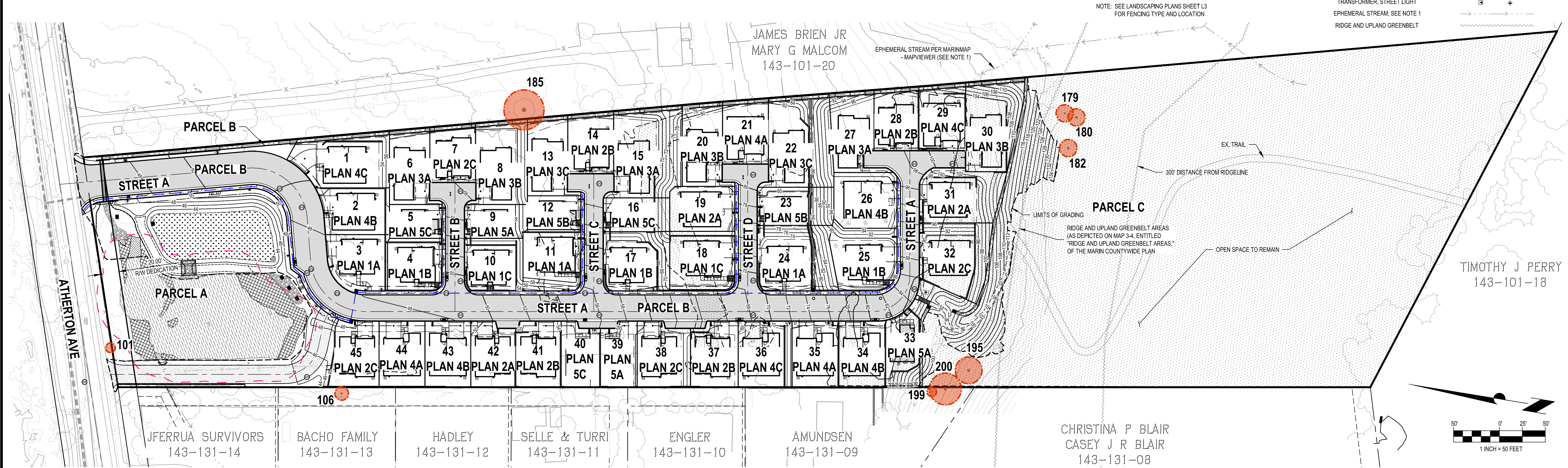
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.QUALUSCORP.COM (925) 932-6668



PROJECT DATA	
WETLANDS; SEE NOTE 2	SEE WETLANDS PLAN ON SHEET 4 FOR EXISTING SITE WETLANDS.
PRIME FARMLAND OR FARMLAND OF STATEWIDE IMPORTANCE; SEE NOTE 3	NOT APPLICABLE TO SITE. LAND NOT ZONED NOR DESIGNATED FOR AGRICULTURAL PROTECTION OR RESERVATION BY A LOCAL VOTER APPROVED BALLOT MEASURE.
FIRE SEVERITY ZONE	MODERATE ZONE FOR ENTIRE SITE.
RIDGE AND UPLAND GREENBELT	BOUNDARY LINE SHOWN ON PLAN PER MAP 3-4, ENTITLED "RIDGE AND UPLAND GREENBELT AREAS," OF THE MARIN COUNTYWIDE PLAN.

- NOTES:
- SITE RECONNAISSANCE SHOWS THAT THE EPHEMERAL STREAM, AS SHOWN ON COUNTY GIS IS CONFIRMED TO NOT EXIST ON-SITE PER BIOLOGICAL ASSESSMENT.
 - WETLANDS, AS DEFINED IN THE UNITED STATES FISH AND WILDLIFE SERVICE MANUAL, PART 660 FW 2 (JUNE 21, 1993).
 - FARMLAND AS DESIGNATED IN FARMLAND MAPPING AND MONITORING PROGRAM OF THE DEPARTMENT OF CONSERVATION.

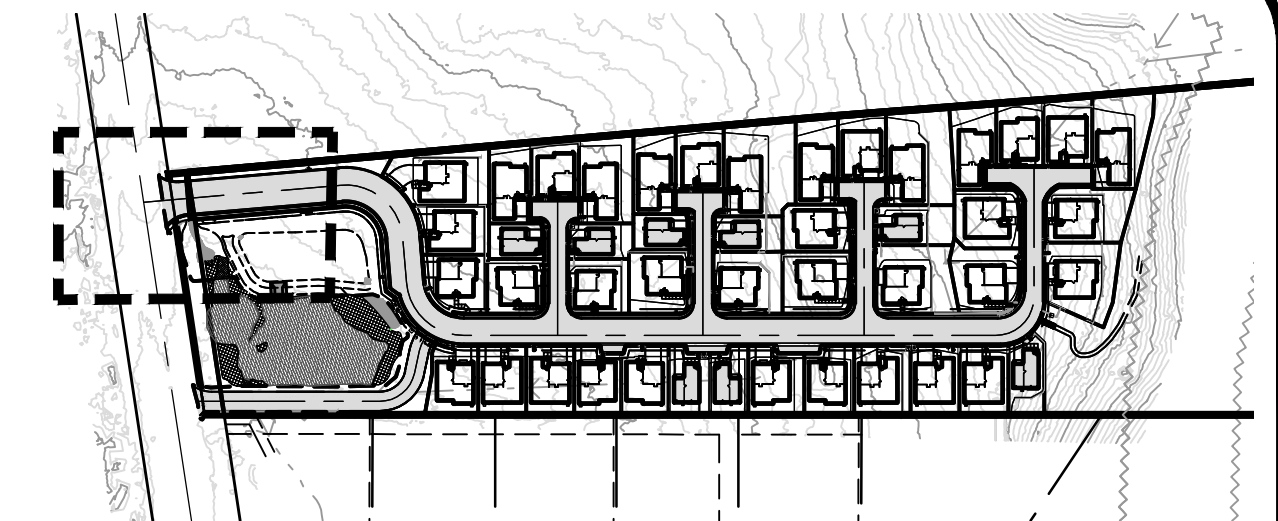
EXISTING	DESCRIPTION	PROPOSED
	BOUNDARY LINE	
	EASEMENT LINE	
	PARCEL LINE	
	BACK OF CURB, FACE OF CURB, LIP OF GUTTER	
	BIORETENTION BASIN	
	CONCRETE	
	ASPHALT	
	RETAINING WALL	
	TREE PROTECTION ZONE	
	PRESERVED WETLAND; SEE PROJECT DATA TABLE	
	REPLACEMENT WETLAND	
	TEMPORARILY DISTURBED WETLAND	
	25' PRESERVED WETLAND BUFFER	
	EXTERIOR LIGHT	
	PEDESTRIAN CIRCULATION PATH - WIDTH PER STREET SECTIONS ON THIS SHEET	
	EXISTING GRADE > 15%	
	SEWER MANHOLE, CLEANOUT	
	STORM DRAIN MANHOLE, FIELD INLET, CATCH BASIN	
	WATER METER, BACKFLOW	
	TRANSFORMER, STREET LIGHT	
	EPHEMERAL STREAM; SEE NOTE 1	
	RIDGE AND UPLAND GREENBELT	



PRELIMINARY

DAVIDON HOMES
805 ATHERTON AVENUE
SITE PLAN
MARIN COUNTY, CA
JULY 22, 2026
QUALUS

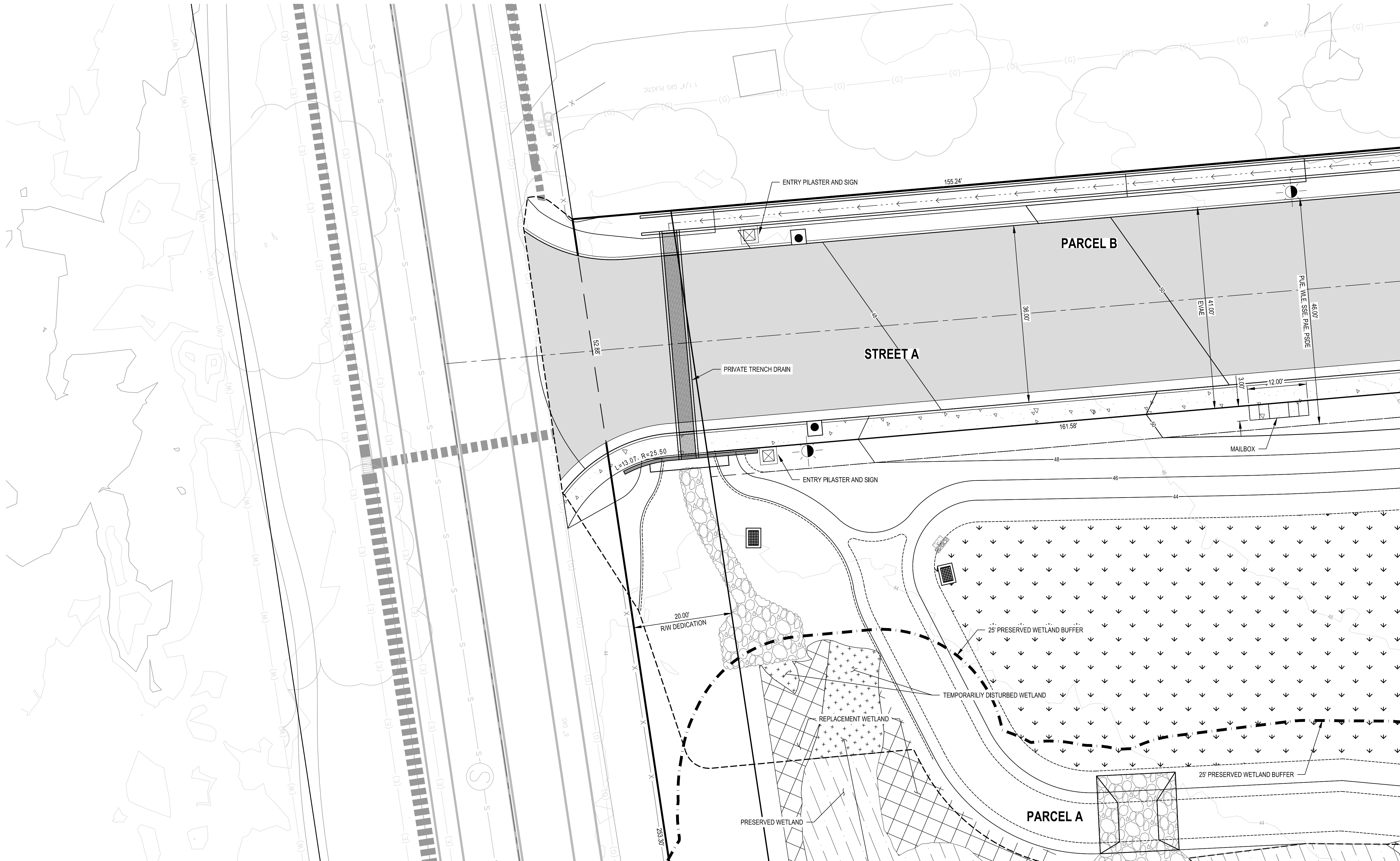
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.QUALUSCORP.COM (925) 932-6668



KEY MAP

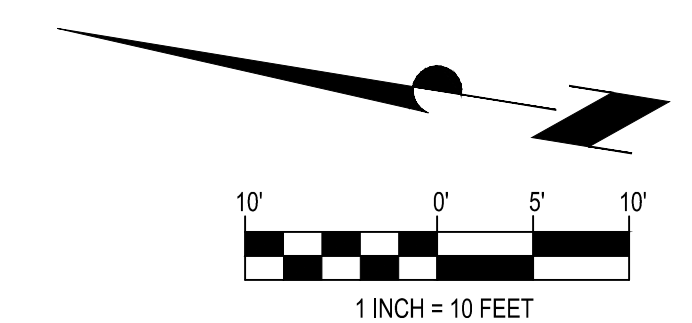
NOT TO SCALE

NOTE: EXCEPT WHERE NOTED, AVERAGE SLOPE IS 15% OR LESS.



SEE SHEET 10

SEE SHEET 16

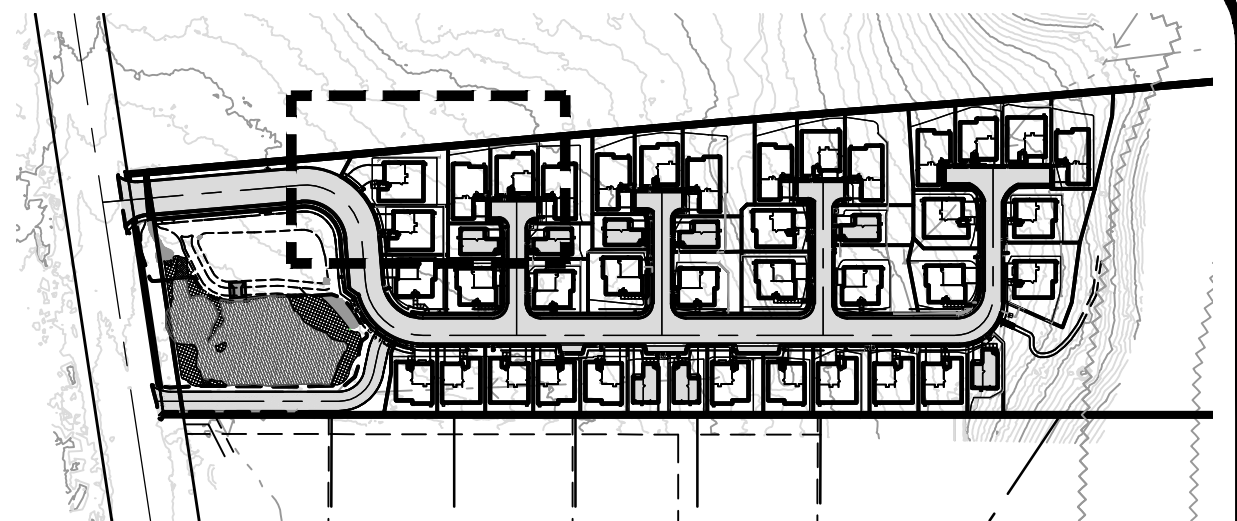


PRELIMINARY

DAVIDON HOMES
805 ATHERTON AVENUE
FOCUSED SITE PLAN
MARIN COUNTY, CA
JULY 22, 2026

QUALUS

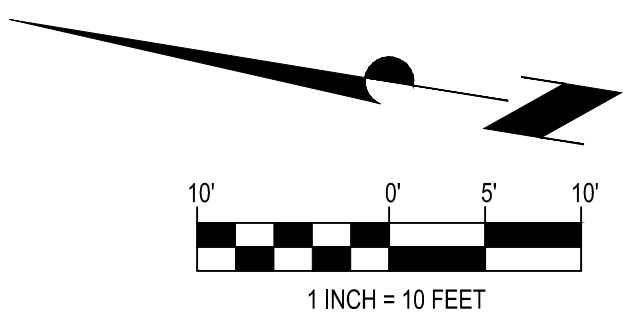
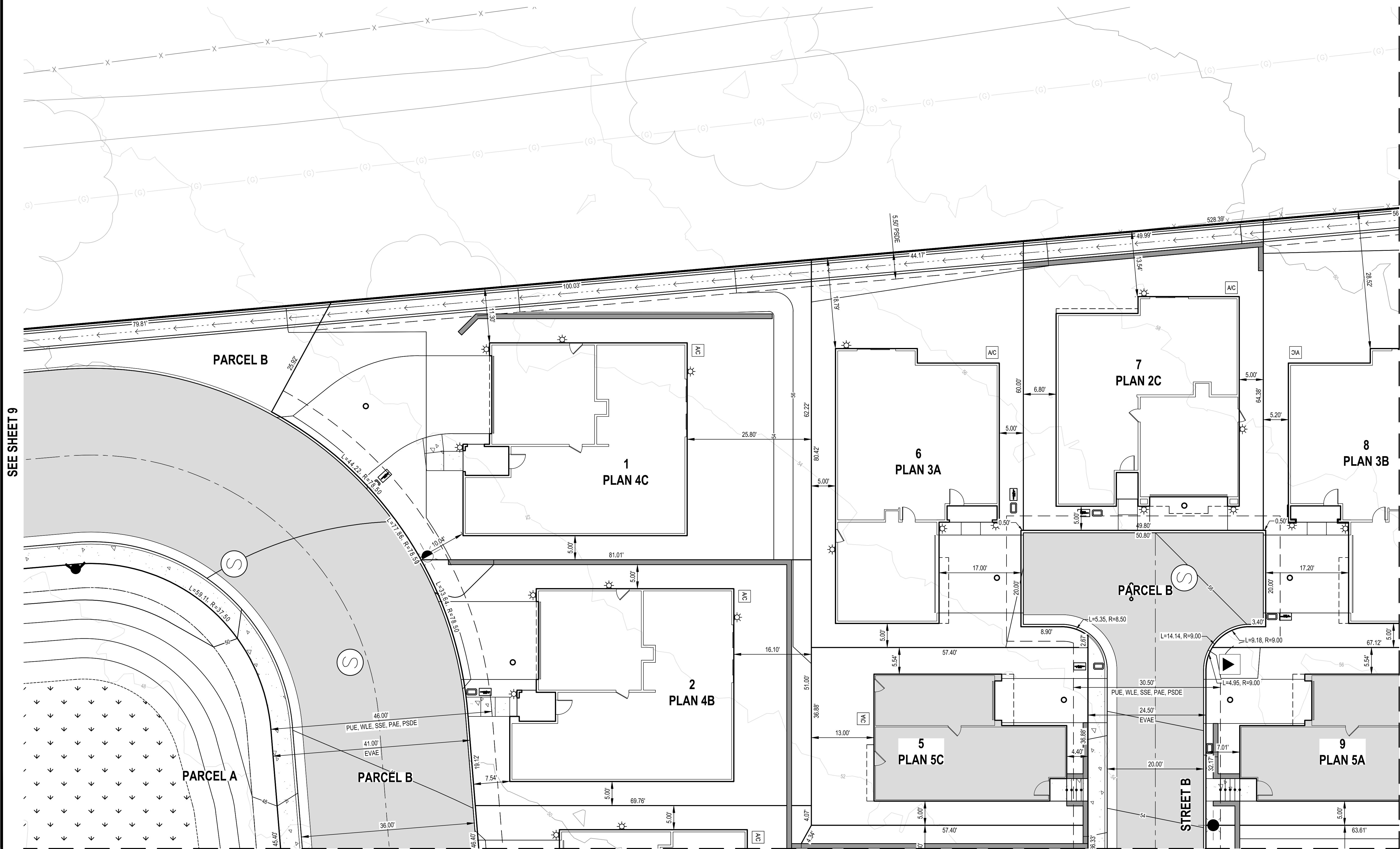
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.QUALUSCORP.COM (925) 932-6668



KEY MAP

NOT TO SCALE

NOTE: EXCEPT WHERE NOTED, AVERAGE SLOPE IS 15% OR LESS.



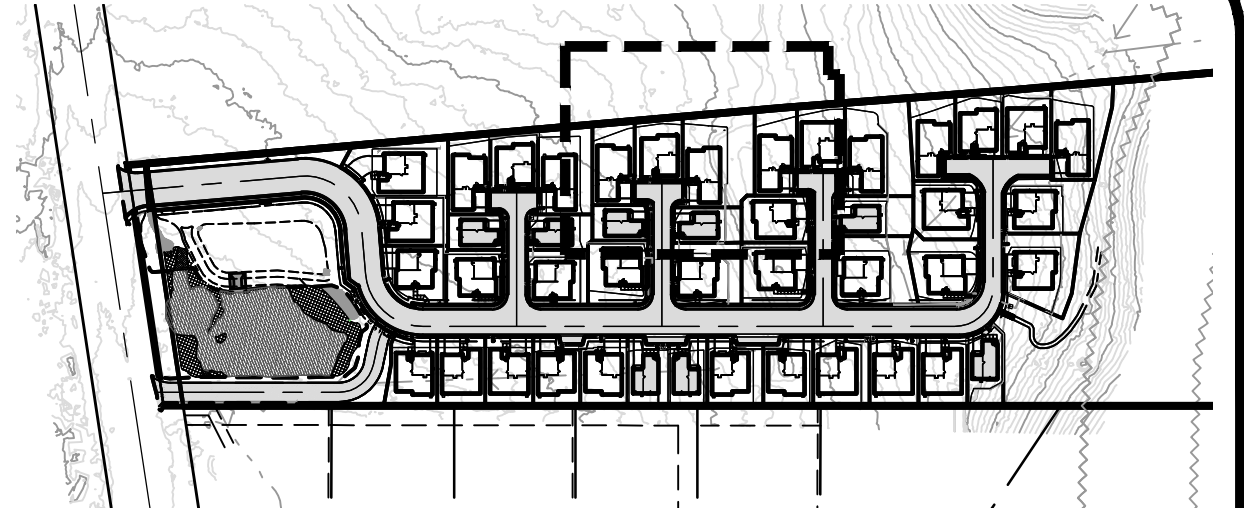
PRELIMINARY

DAVIDON HOMES
805 ATHERTON AVENUE
FOCUSED SITE PLAN
MARIN COUNTY, CA
JULY 22, 2026

QUALUS

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.QUALUSCORP.COM (925) 932-6668

SEE SHEET 10

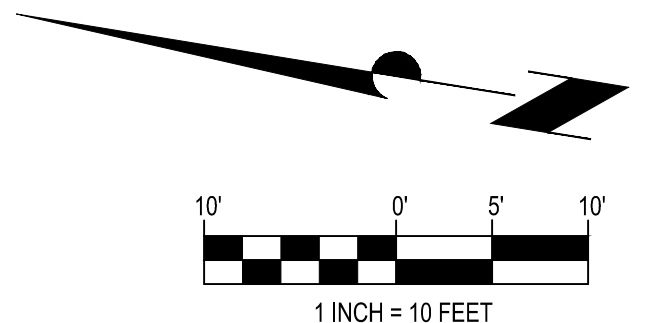


KEY MAP
NOT TO SCALE

NOTE: EXCEPT WHERE NOTED, AVERAGE SLOPE IS 15% OR LESS.

SEE SHEET 12

SEE SHEET 14



PRELIMINARY

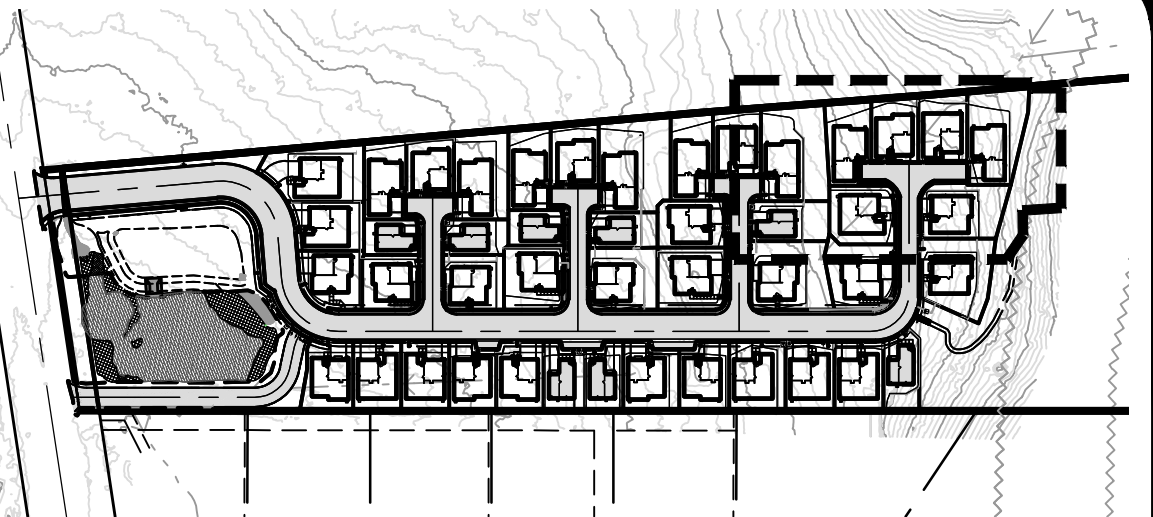
DAVIDON HOMES
805 ATHERTON AVENUE
FOCUSED SITE PLAN
MARIN COUNTY, CA
JULY 22, 2026

QUALUS

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.QUALUSCORP.COM (925) 932-4668

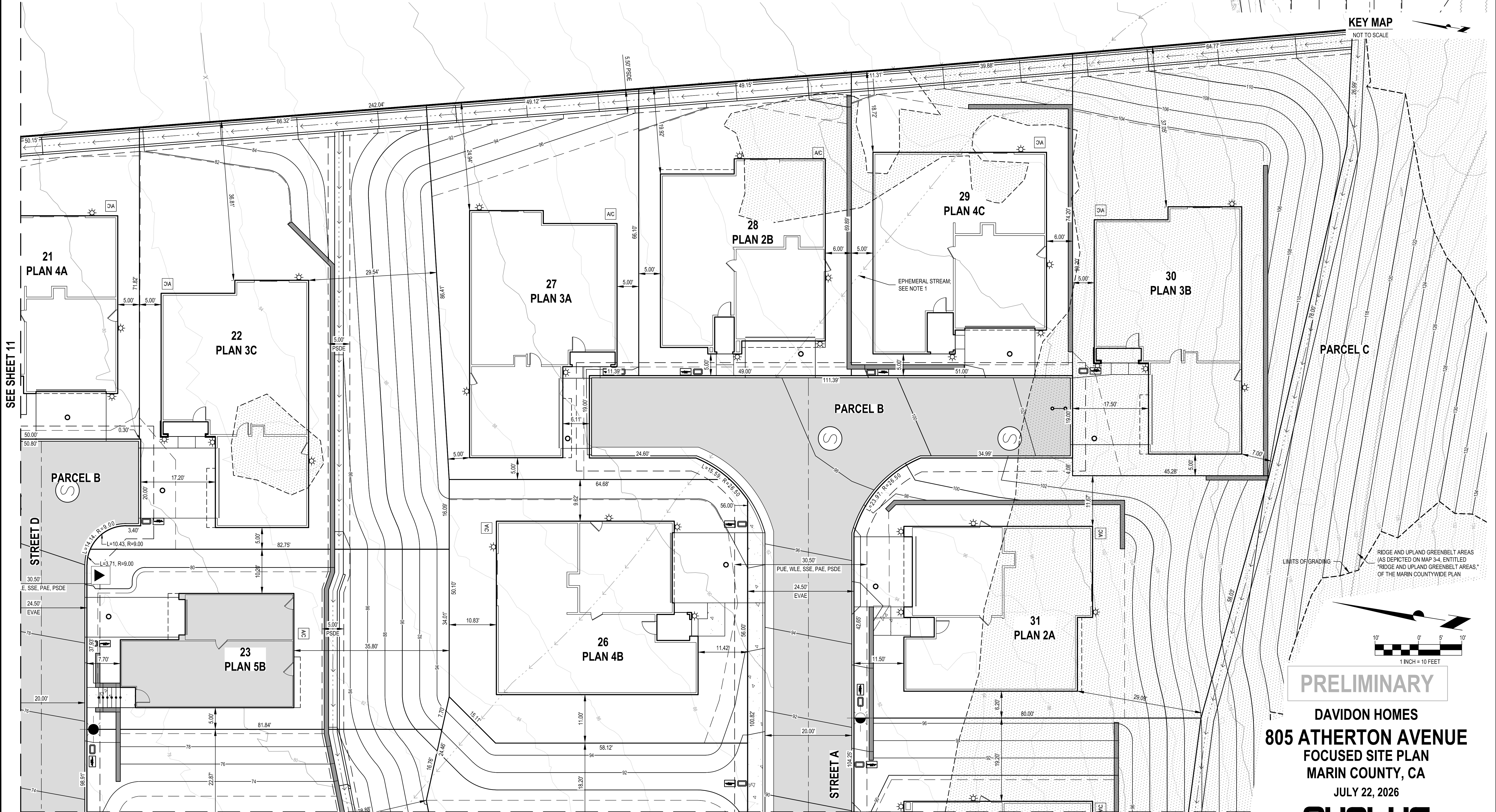
NOTES:

1. SITE RECONNAISSANCE SHOWS EPHEMERAL STREAM IS CONFIRMED TO NOT EXIST PER BIOLOGICAL ASSESSMENT.
2. EXCEPT WHERE NOTED, AVERAGE SLOPE IS 15% OR LESS.

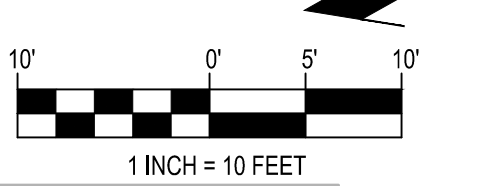


KEY MAP

NOT TO SCALE



LIMITS OF GRADING
RIDGE AND UPLAND GREENBELT AREAS
(AS DEPICTED ON MAP 3-4, ENTITLED
"RIDGE AND UPLAND GREENBELT AREAS"
OF THE MARIN COUNTYWIDE PLAN



PRELIMINARY

DAVIDON HOMES
805 ATHERTON AVENUE
FOCUSED SITE PLAN
MARIN COUNTY, CA
JULY 22, 2026

QUALUS

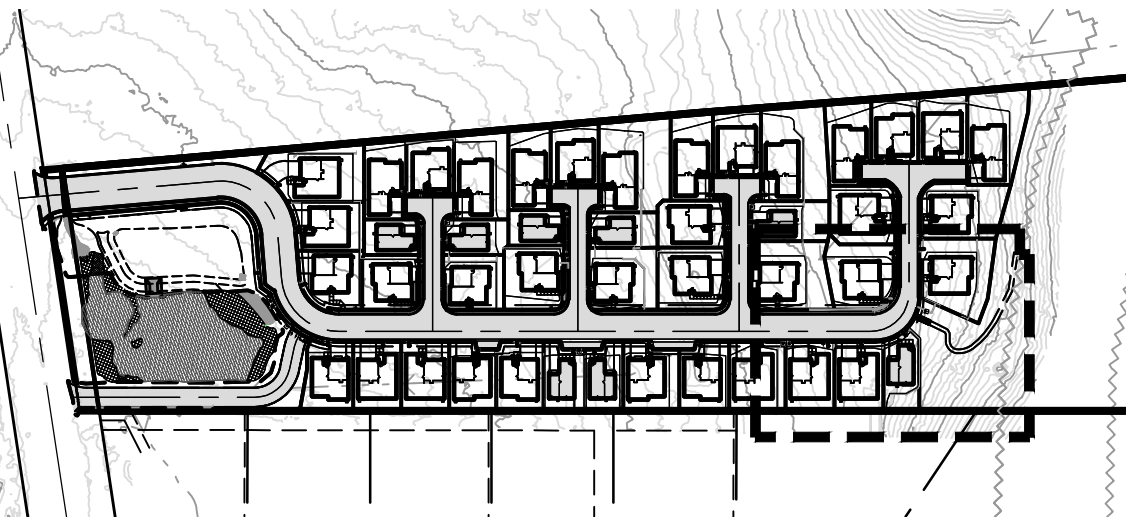
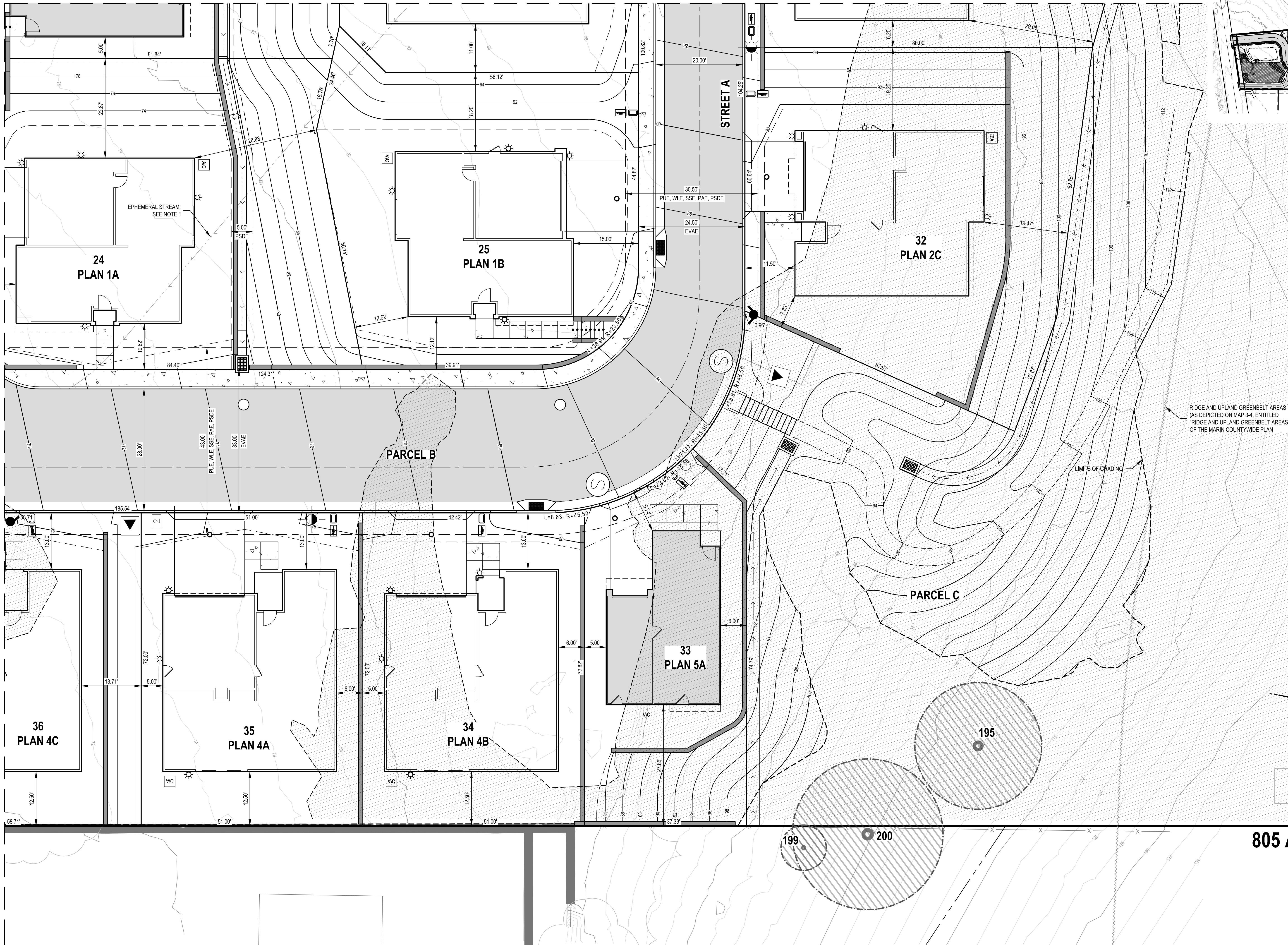
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.QUALUSCORP.COM (925) 932-6668

SEE SHEET 11

SEE SHEET 13

SEE SHEET 12

SEE SHEET 14

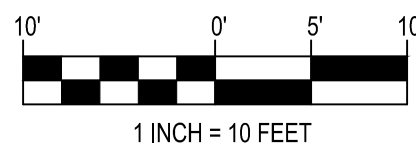


KEY MAP
NOT TO SCALE

- NOTES:
1. SITE RECONNAISSANCE SHOWS EPHEMERAL STREAM IS CONFIRMED TO NOT EXIST PER BIOLOGICAL ASSESSMENT.
 2. EXCEPT WHERE NOTED, AVERAGE SLOPE IS 15% OR LESS.

RIDGE AND UPLAND GREENBELT AREAS
(AS DEPICTED ON MAP 3-4, ENTITLED
"RIDGE AND UPLAND GREENBELT AREAS,"
OF THE MARIN COUNTYWIDE PLAN

LIMITS OF GRADING



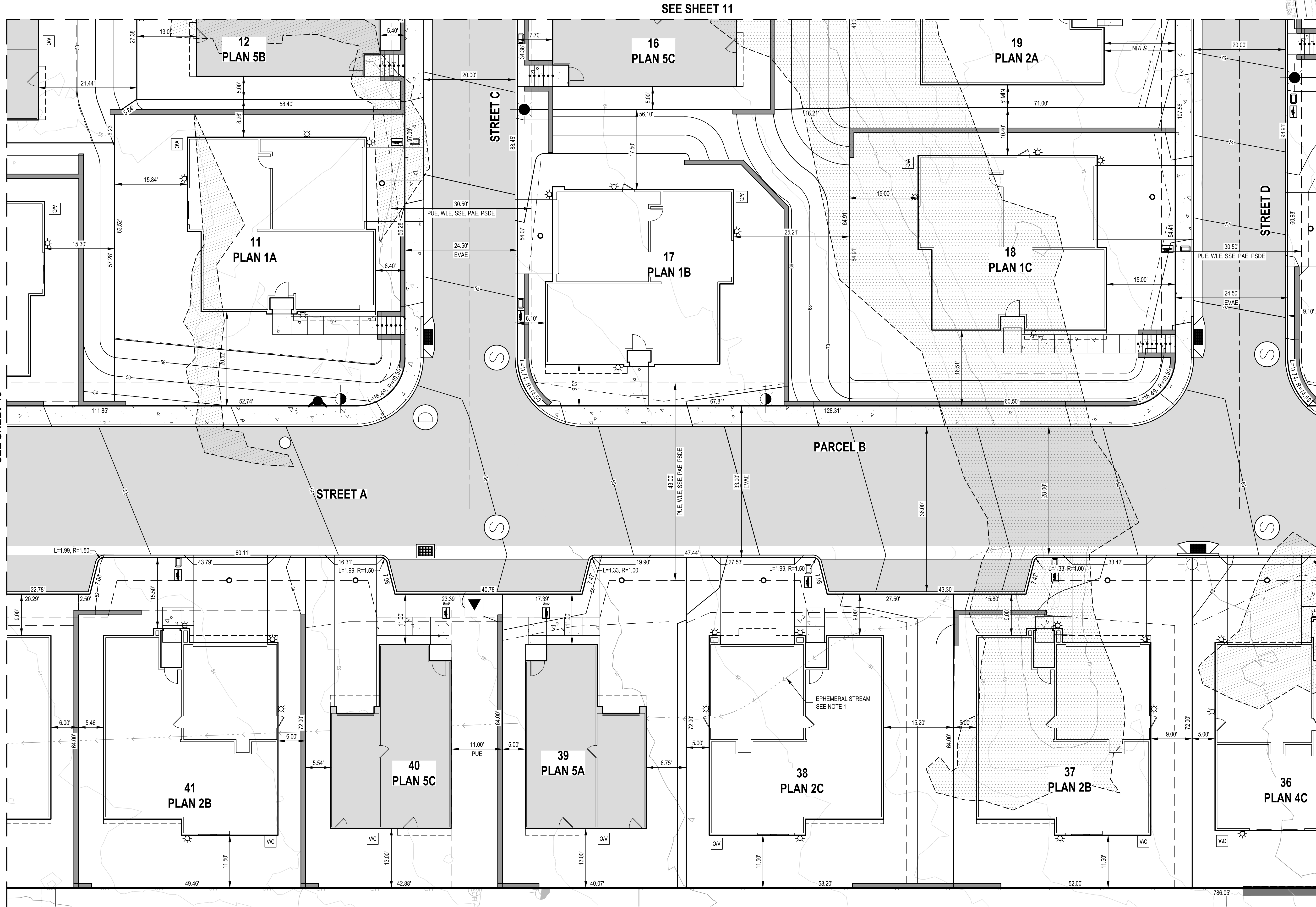
PRELIMINARY

DAVIDON HOMES
805 ATHERTON AVENUE
FOCUSED SITE PLAN
MARIN COUNTY, CA
JULY 22, 2026

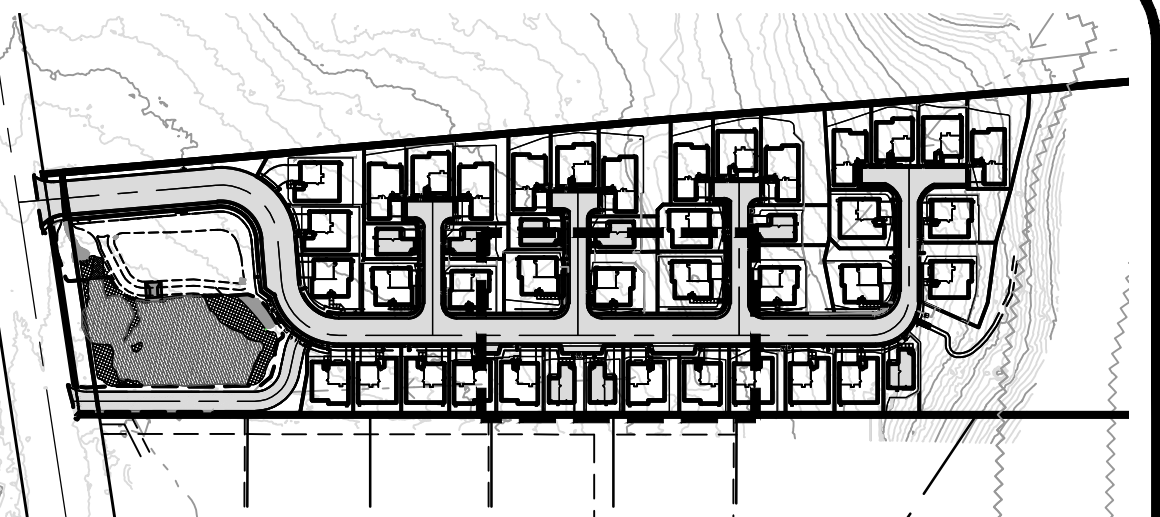
QUALUS

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.QUALUSCORP.COM (925) 932-6668

SEE SHEET 15



SEE SHEET 11



KEY MAP

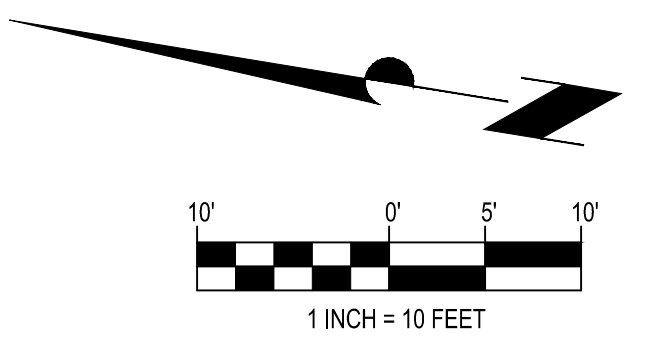
NOT TO SCALE

NOTE: EXCEPT WHERE NOTED, AVERAGE SLOPE IS 15% OR LESS.

NOTES:

1. SITE RECONNAISSANCE SHOWS EPHEMERAL STREAM IS CONFIRMED TO NOT EXIST PER BIOLOGICAL ASSESSMENT.
2. EXCEPT WHERE NOTED, AVERAGE SLOPE IS 15% OR LESS.

SEE SHEET 13



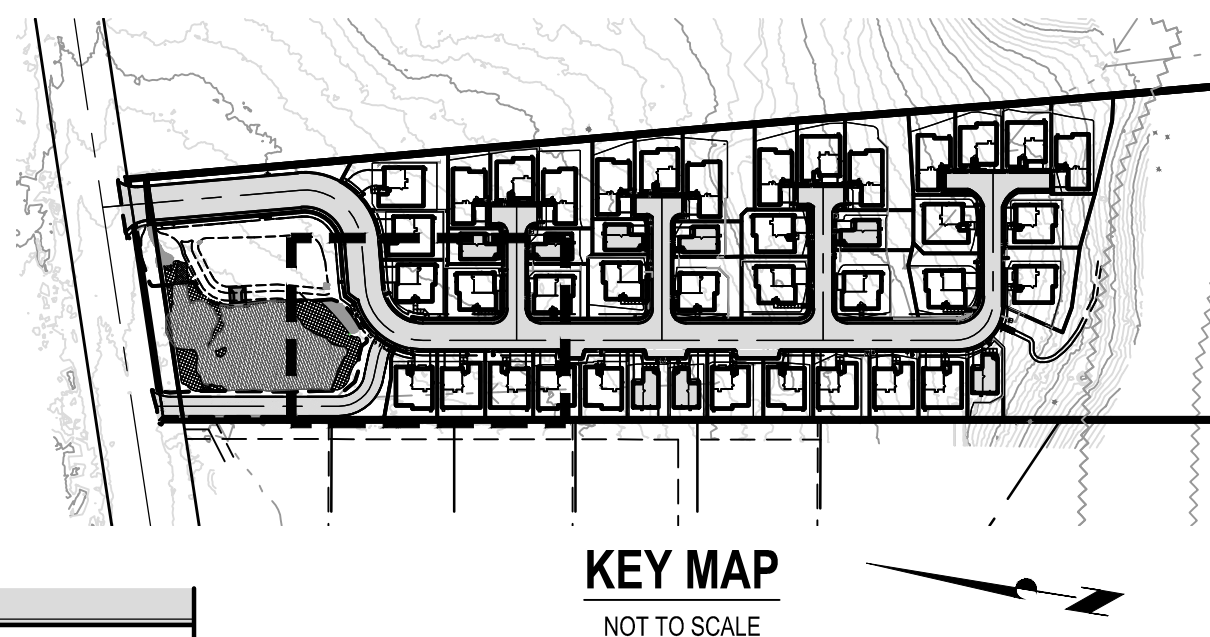
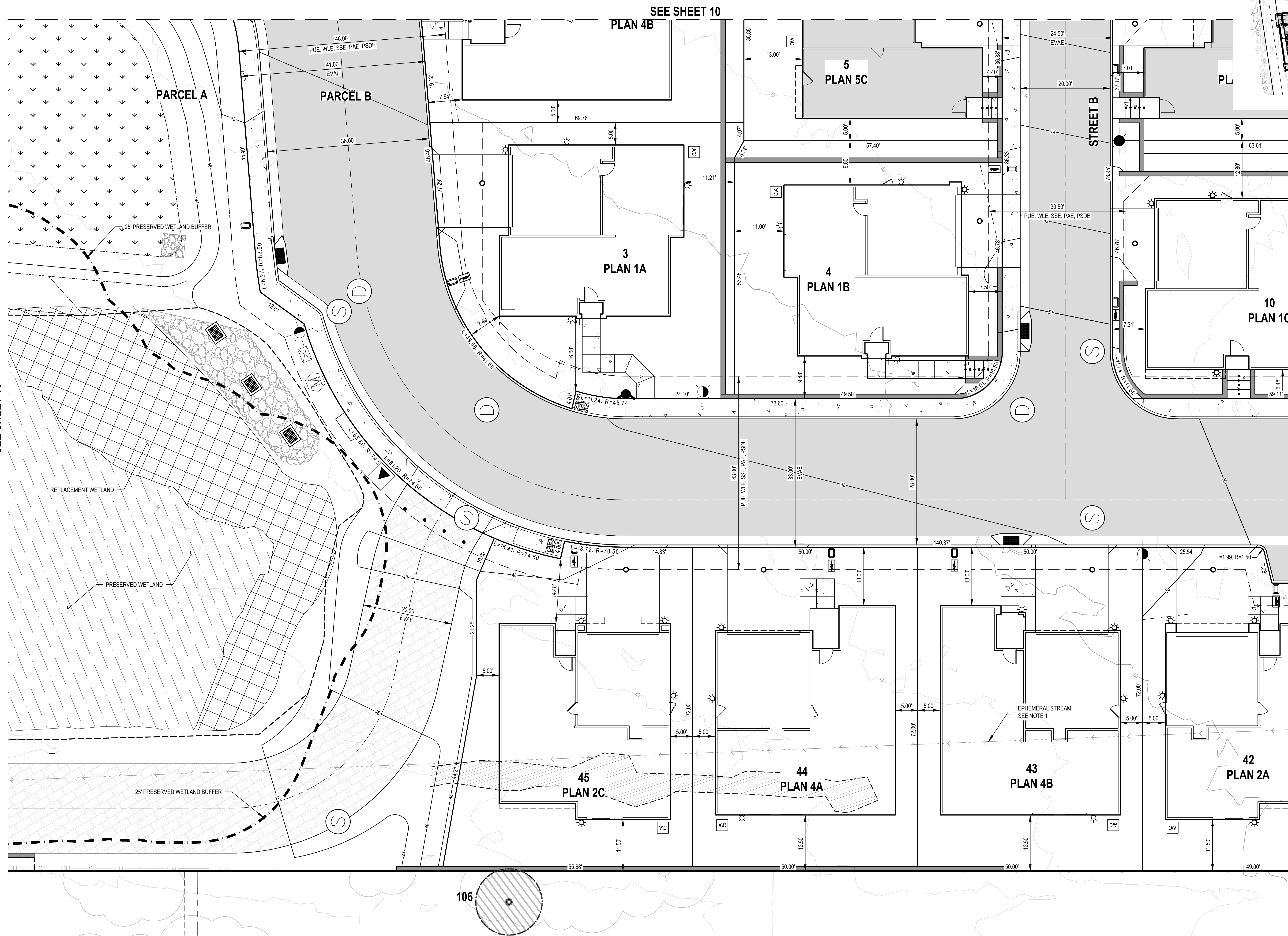
PRELIMINARY

DAVIDON HOMES
805 ATHERTON AVENUE
FOCUSED SITE PLAN
MARIN COUNTY, CA
JULY 22, 2026

QUALUS

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.QUALUSCORP.COM (925) 932-4668

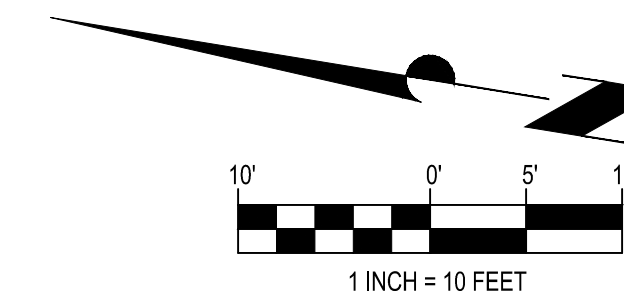
SEE SHEET 16



NOTES:

1. SITE RECONNAISSANCE SHOWS EPHEMERAL STREAM IS CONFIRMED TO NOT EXIST PER BIOLOGICAL ASSESSMENT.
2. EXCEPT WHERE NOTED, AVERAGE SLOPE IS 15% OR LESS.

SEE SHEET 14



PRELIMINARY

DAVIDON HOMES
805 ATHERTON AVENUE
FOCUSED SITE PLAN
MARIN COUNTY, CA
JULY 22, 2026

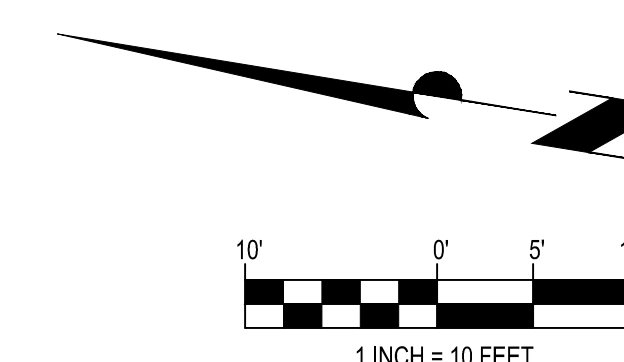
QUALUS

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.QUALUSCORP.COM (925) 932-6668



1. SITE RECONNAISSANCE SHOWS EPHEMERAL STREAM IS CONFIRMED TO NOT EXIST PER BIOLOGICAL ASSESSMENT.
2. EXCEPT WHERE NOTED, AVERAGE SLOPE IS 15% OR LESS.

SEE SHEET 15

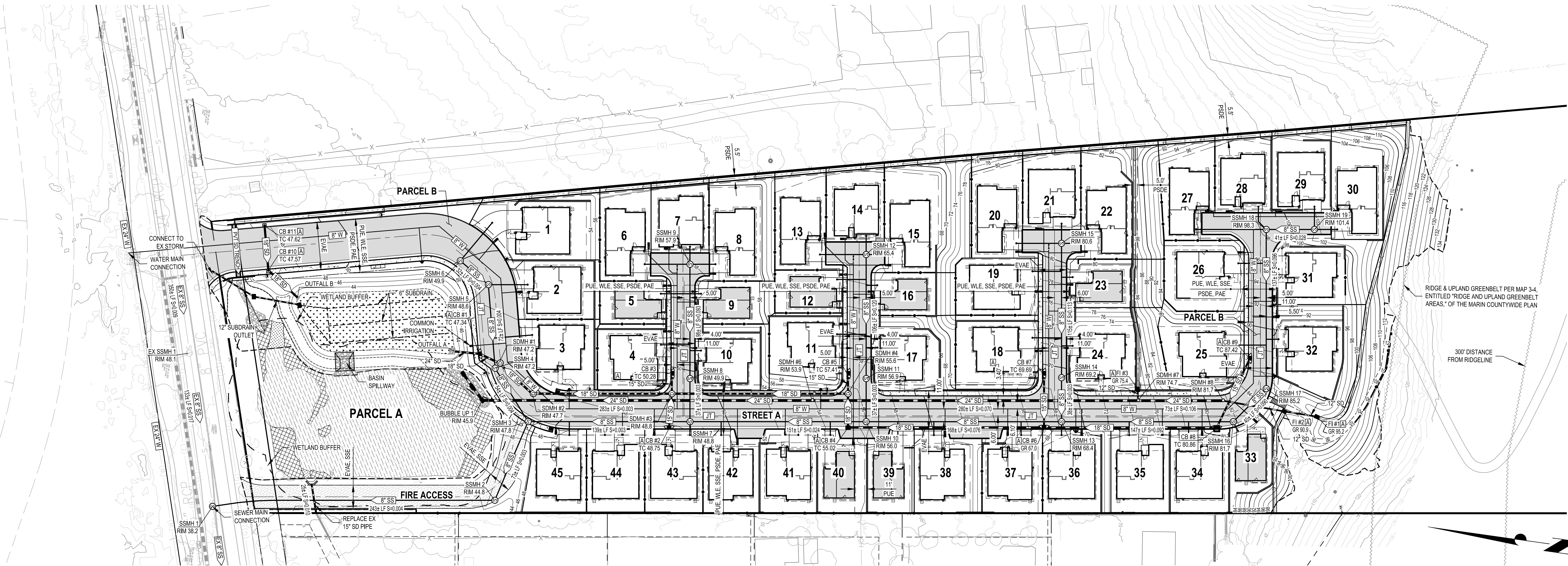


PRELIMINARY

DAVIDON HOMES
805 ATHERTON AVENUE
FOCUSED SITE PLAN
MARIN COUNTY, CA
JULY 22, 2026

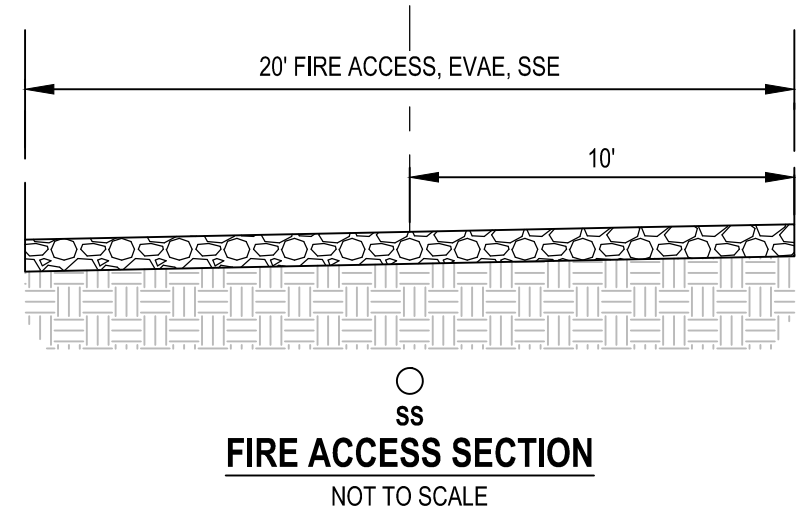
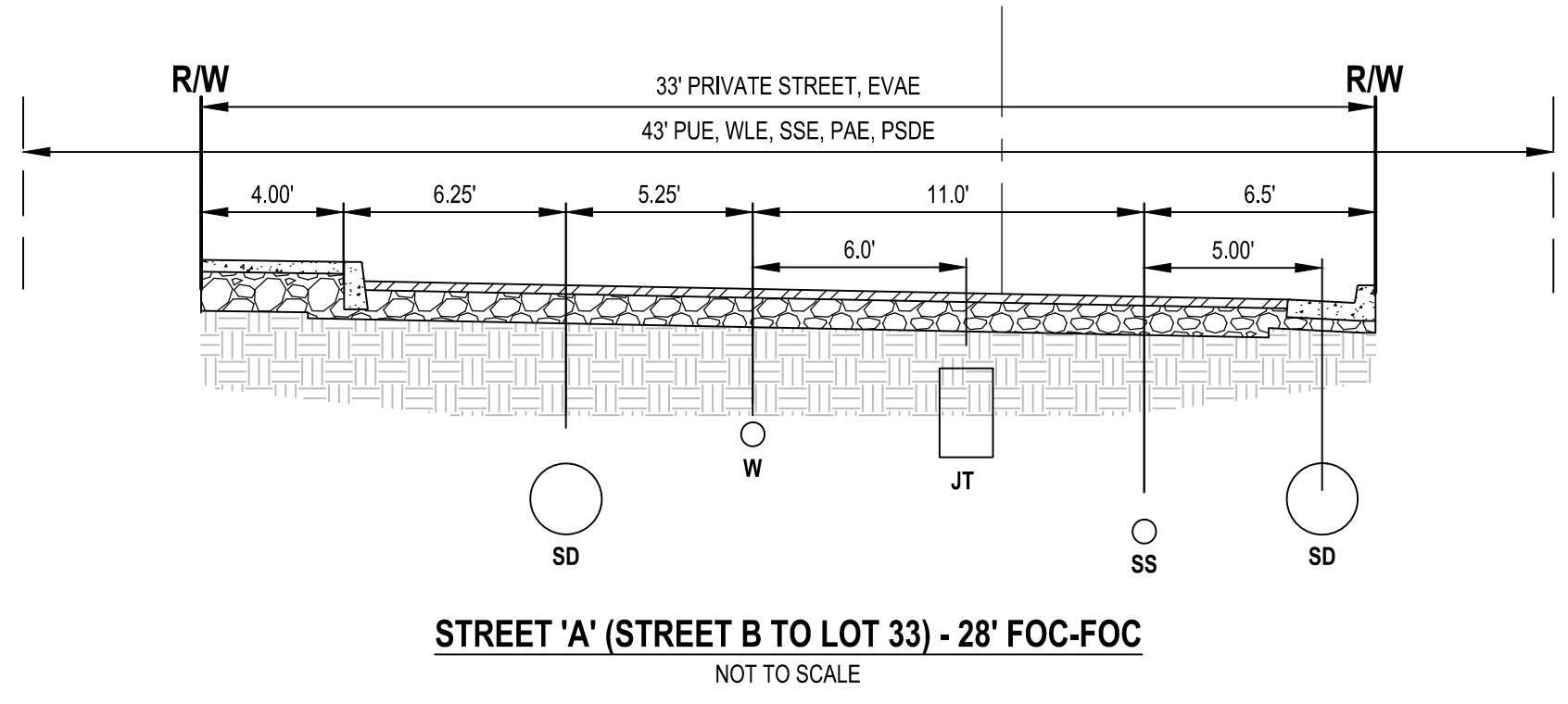
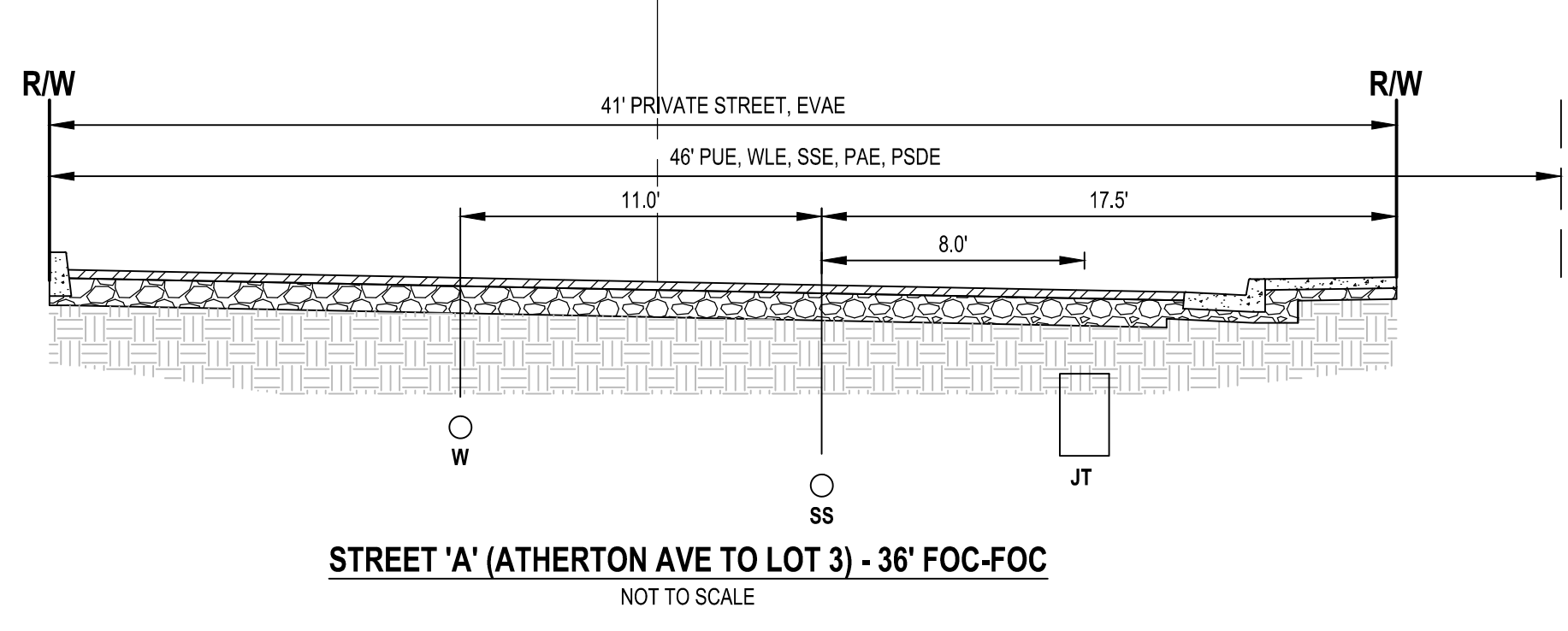
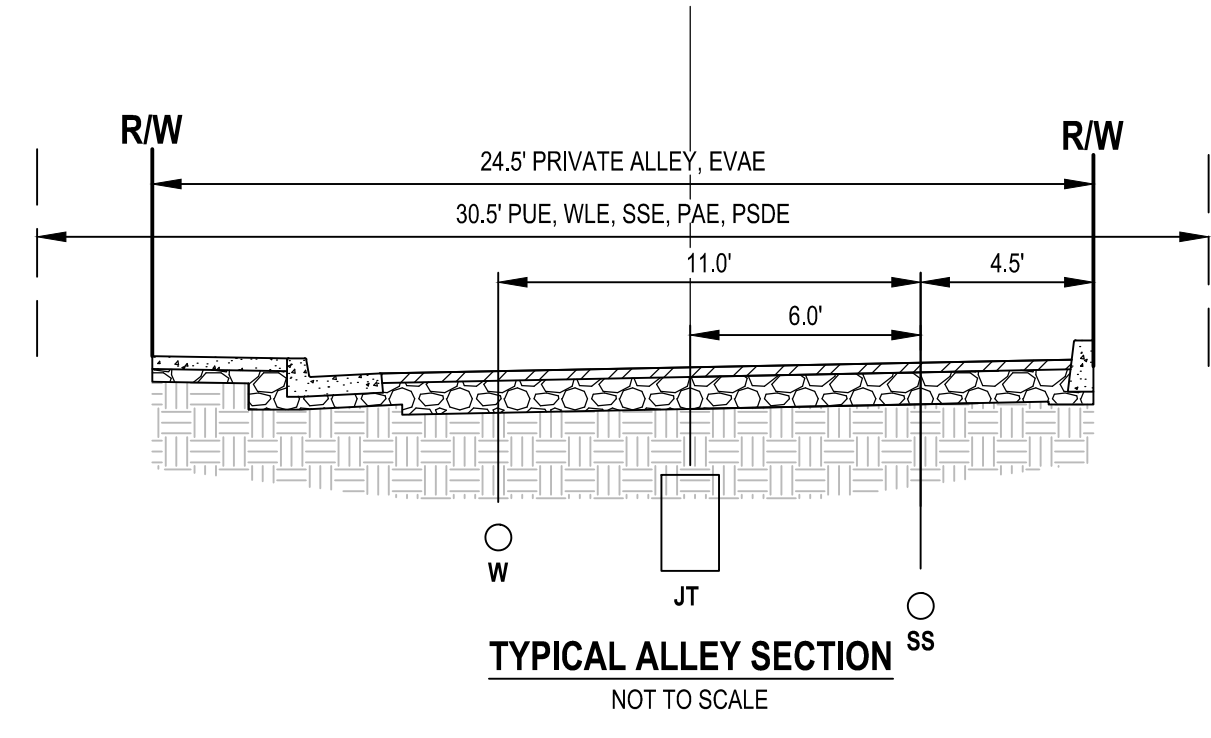
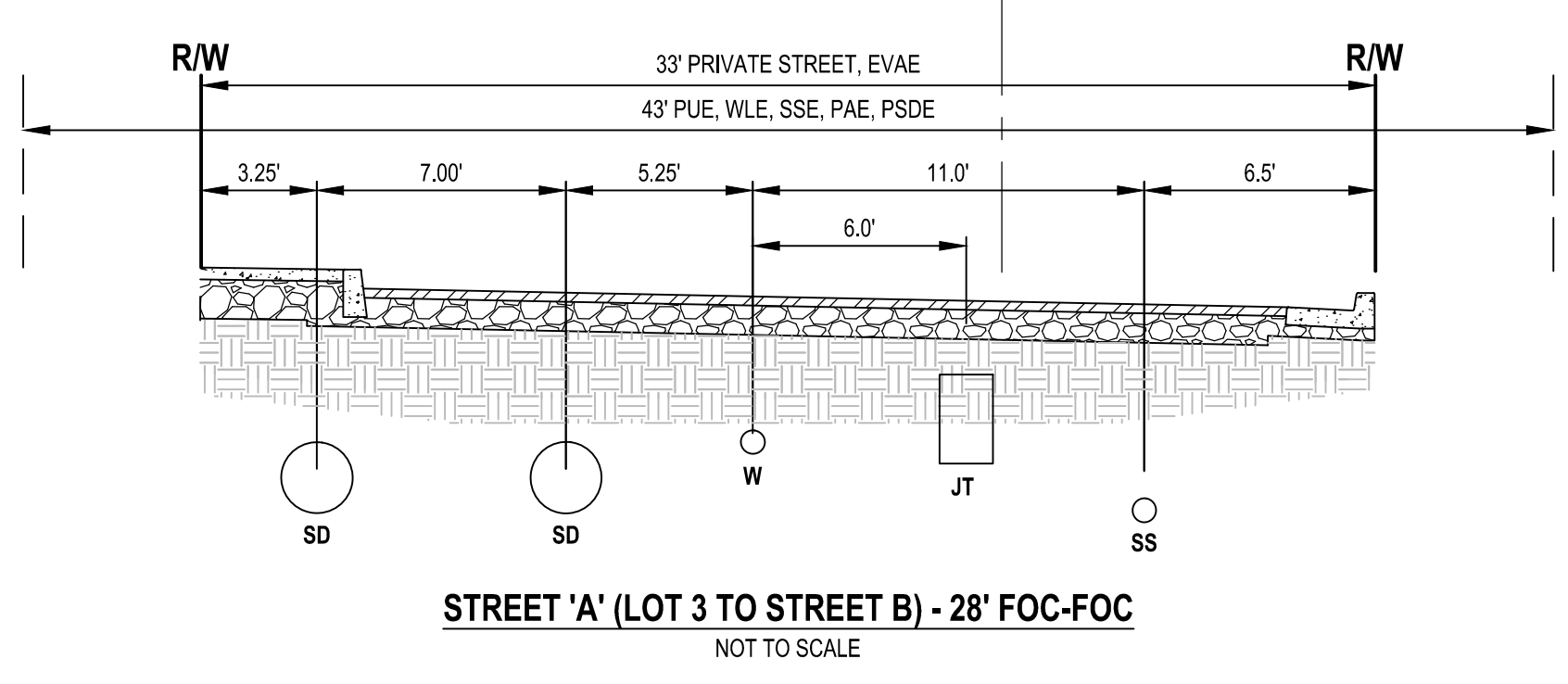
QUALUS

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.QUALUSCORP.COM (925) 932-6868



LEGEND	
EXISTING	DESCRIPTION
	BOUNDARY LINE
	EASEMENT LINE
	PARCEL LINE
	BACK OF CURB, FACE OF CURB, LIP OF GUTTER
	WATER MAIN
	SANITARY SEWER MAIN, MANHOLE
	STORM DRAIN LINE, CATCH BASIN, FIELD INLET
	JOINT TRENCH
	STREET LIGHT
	BIORETENTION BASIN
	CONCRETE
	ASPHALT
	PRESERVED WETLAND
	REPLACEMENT WETLAND
	TEMPORARILY DISTURBED WETLAND
	RIDGE & UPLAND GREENBELT
PROPOSED	
	8" W
	8" SS
	12" SD
	8" JT
	STREET LIGHT
	BIORETENTION BASIN
	CONCRETE
	ASPHALT
	PRESERVED WETLAND
	REPLACEMENT WETLAND
	TEMPORARILY DISTURBED WETLAND
	RIDGE & UPLAND GREENBELT

- NOTES:
1. WATER PROVIDER: NORTH MARIN WATER DISTRICT
 2. SANITARY SEWER PROVIDER: NOVATO SANITARY DISTRICT
 3. GAS & ELECTRIC PROVIDER: PACIFIC GAS AND ELECTRIC (PG&E)
 4. SOLID WASTE PROVIDER: RECOLOGY
 5. FIRE: NOVATO FIRE DEPARTMENT
 6. LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHOULD BE FIELD VERIFIED VIA POT-HOLING.
 7. PROPOSED UTILITY LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE IN FINAL DESIGN.
 8. FLOOD HAZARD ZONE: ZONE X, AREA OF MINIMAL FLOOD HAZARD
 9. STREET LIGHTS: LUMEC MPTC-35W32LED3K-G3-LE3W-HS
 10. PROPOSED TRASH CAPTURE LOCATION

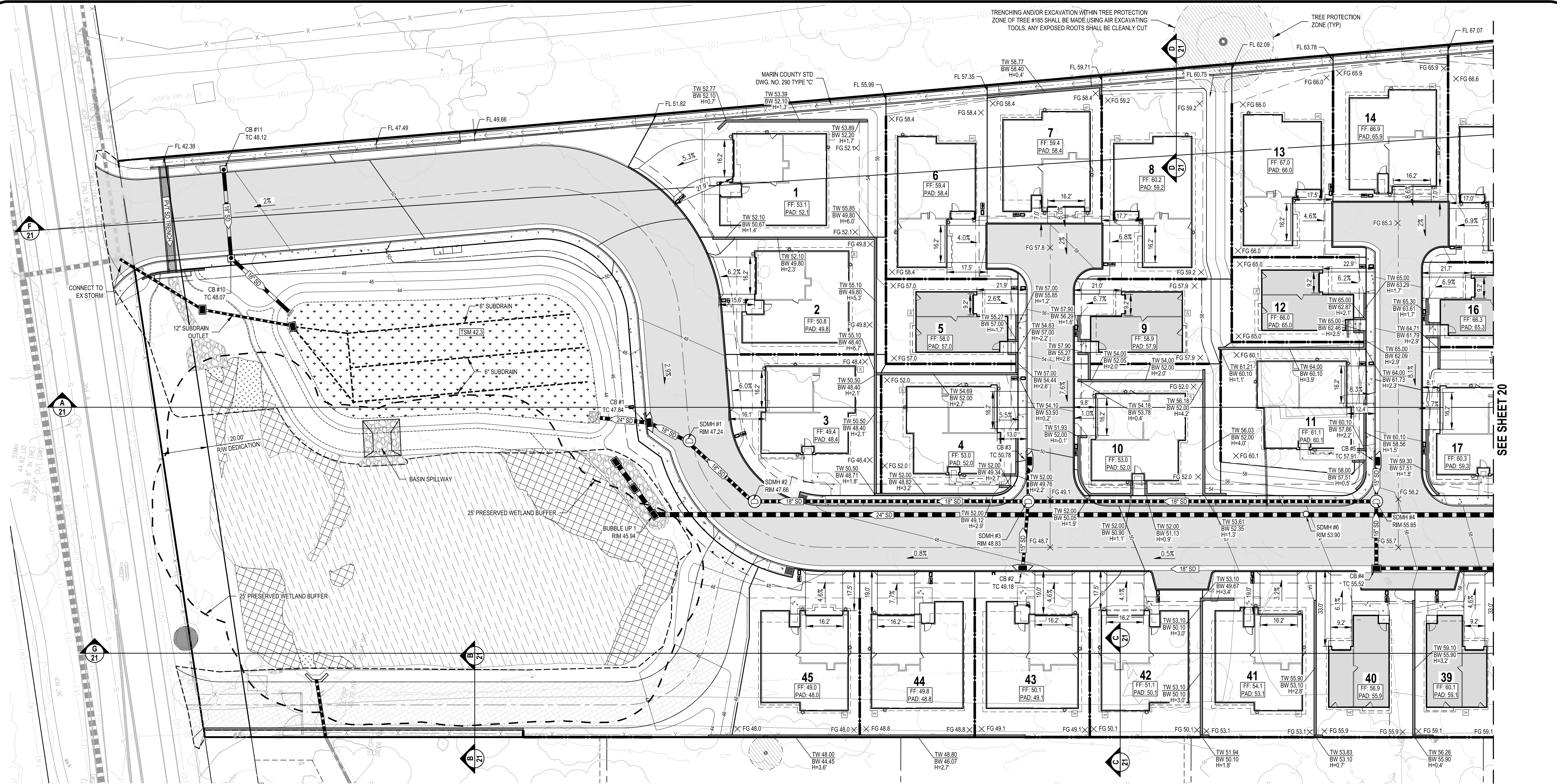


PRELIMINARY

DAVIDON HOMES
805 ATHERTON AVENUE
PRELIMINARY UTILITY PLAN
MARIN COUNTY, CA
JULY 22, 2026

QUALUS

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.QUALUSCORP.COM (925) 932-6668

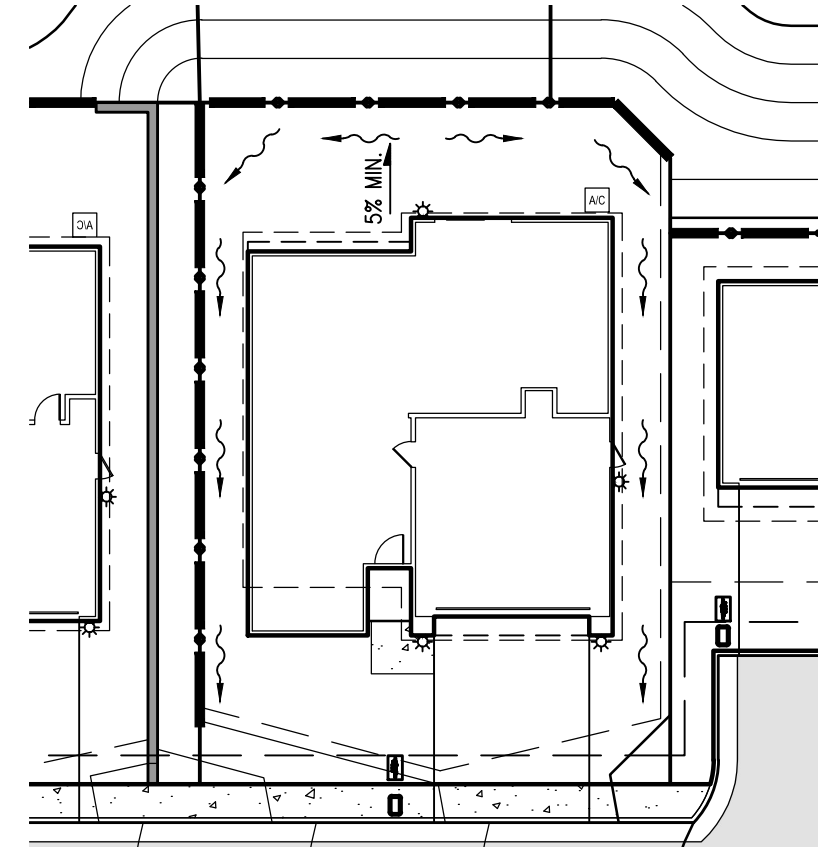


SEE SHEET 20

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	STORM DRAIN LINE AND STRUCTURES	
	AC ROADWAY	
	GRAVEL ROADWAY	
	CONCRETE	
	CONCRETE DITCH	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	WETLAND TO REMAIN	
	REPLACEMENT WETLAND	
	TREATMENT AREA	
	KICKERBOARD (1.5' MAX)	
	RETAINING WALL	
	GRADING LIMITS	
	25' PRESERVED WETLAND BUFFER	
	TREE PROTECTION ZONE	
	SWALE	
	RIDGE & UPLAND GREENBELT	

EARTHWORK SUMMARY	
RAW CUT	13,500 CY ±
RAW FILL	12,500 CY ±
EXPORT	1,000 CY ±

EARTHWORK DOES NOT ACCOUNT FOR SHRINK/SWELL FACTORS OR TRENCH SPOILS.



TYPICAL LOT DRAINAGE
SCALE: 1"=20'



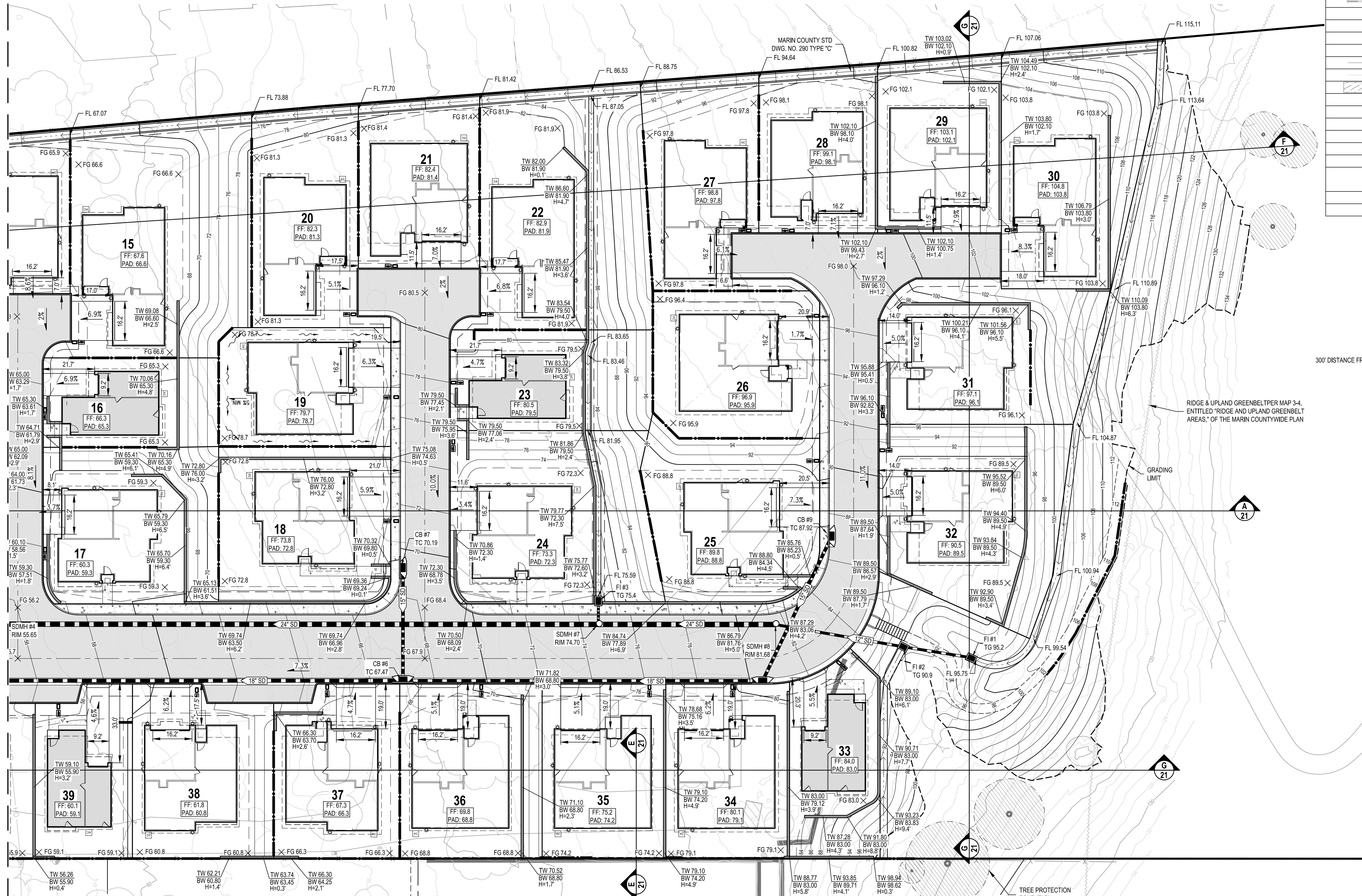
PRELIMINARY

DAVIDON HOMES
805 ATHERTON AVENUE
GRADING & DRAINAGE PLAN
MARIN COUNTY, CA
JULY 22, 2026

QUALUS

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.QUALUSCORP.COM (925) 932-6668

SEE SHEET 19

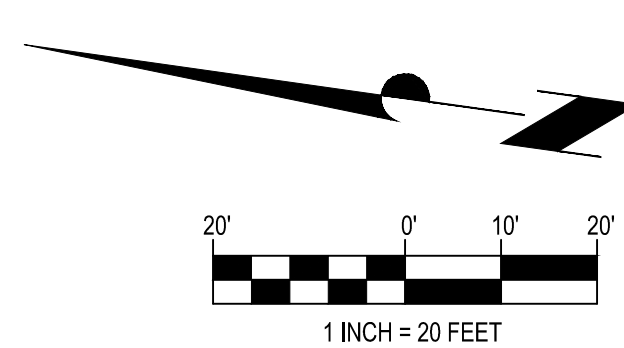


LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	STORM DRAIN LINE AND STRUCTURES	
	AC ROADWAY	
	GRAVEL ROADWAY	
	CONCRETE	
	CONCRETE DITCH	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	WETLAND TO REMAIN	
	REPLACEMENT WETLAND	
	TREATMENT AREA	
	KICKERBOARD (1.5' MAX)	
	RETAINING WALL	
	GRADING LIMITS	
	25' PRESERVED WETLAND BUFFER	
	TREE PROTECTION ZONE	
	SWALE	
	RIDGE & UPLAND GREENBELT	

300' DISTANCE FROM RIDGELINE

RIDGE & UPLAND GREENBELT MAP 3-4, ENTITLED "RIDGE AND UPLAND GREENBELT AREAS," OF THE MARIN COUNTYWIDE PLAN

GRADING LIMIT

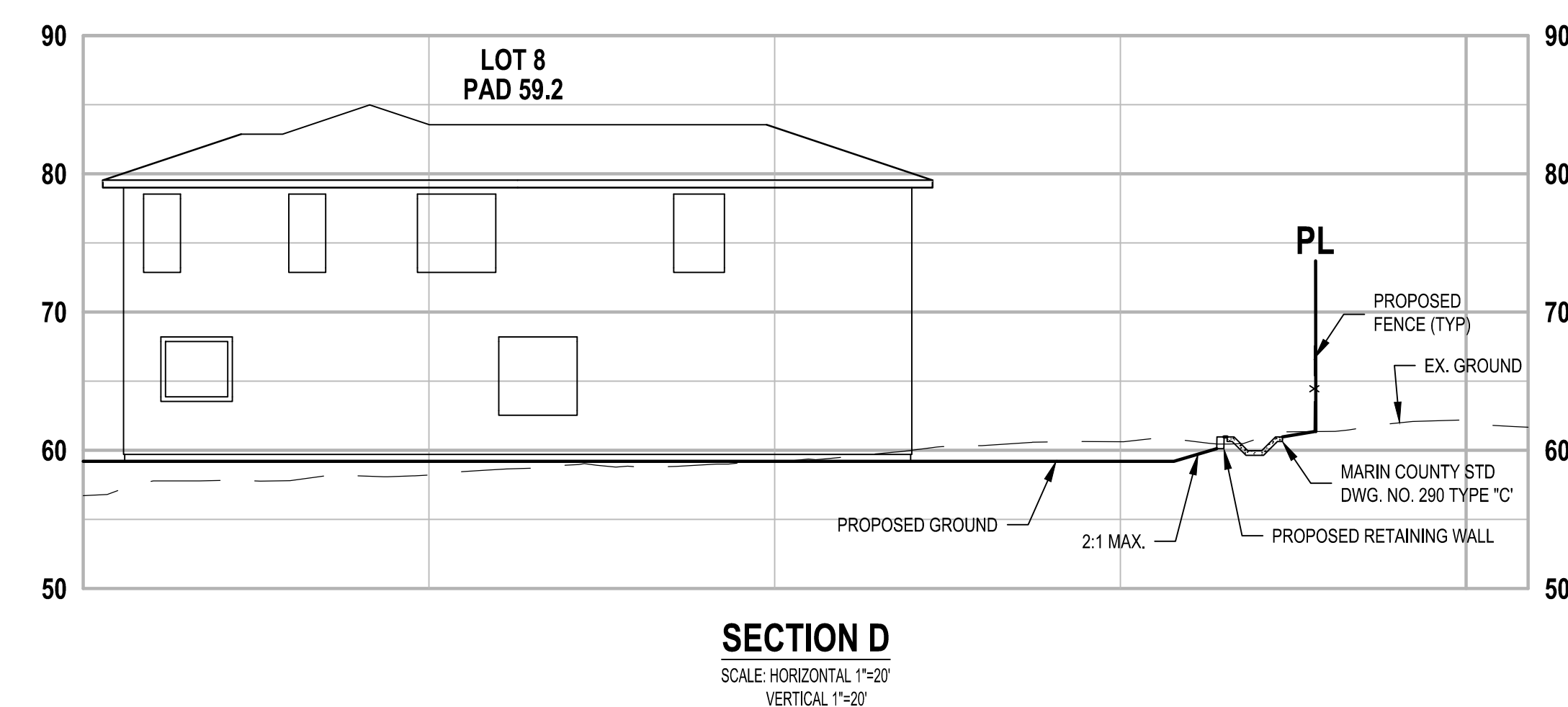
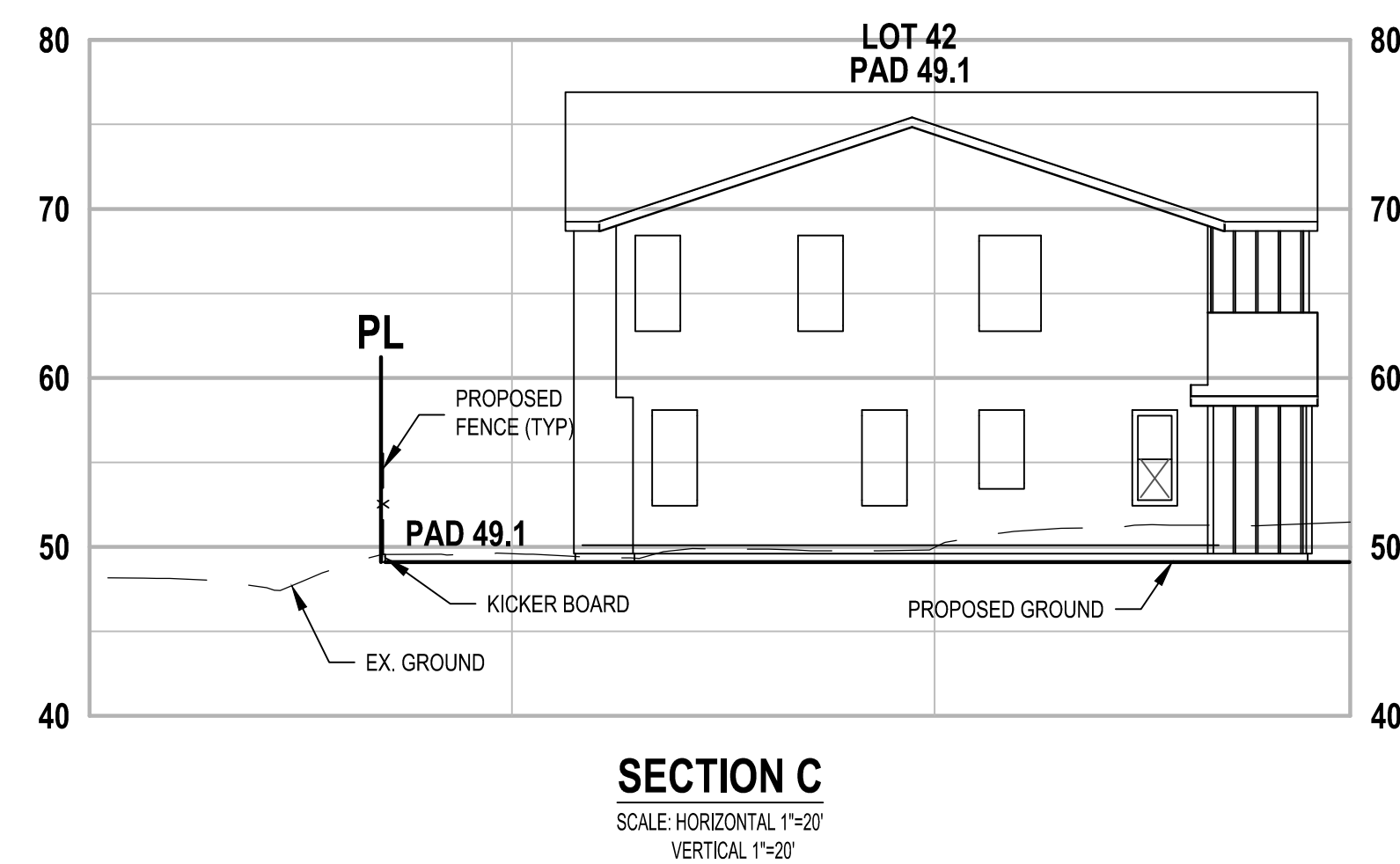
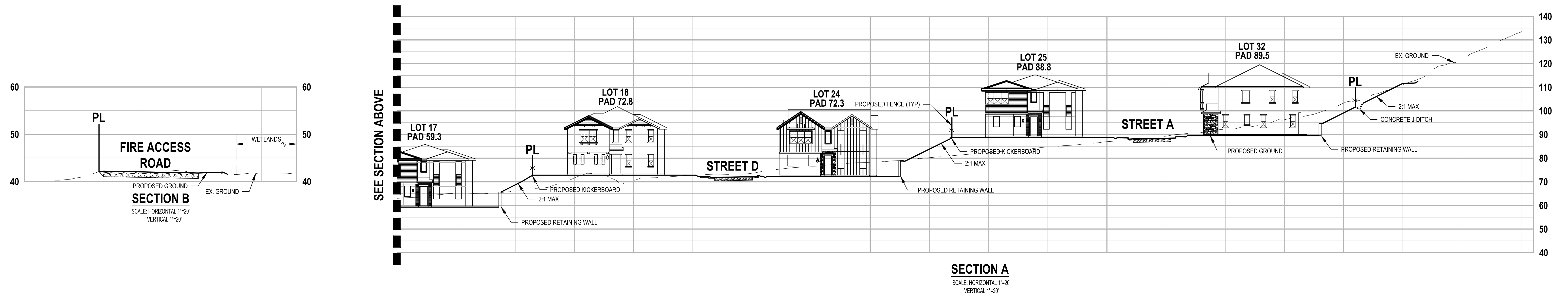
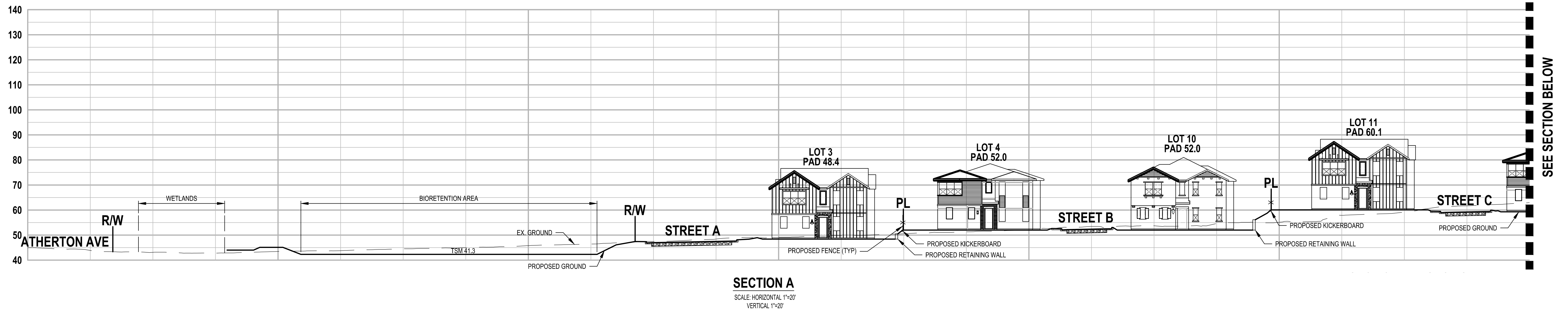


PRELIMINARY

DAVIDON HOMES
805 ATHERTON AVENUE
GRADING & DRAINAGE PLAN
MARIN COUNTY, CA
JULY 22, 2026

QUALUS

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.QUALUSCORP.COM (925) 932-4668

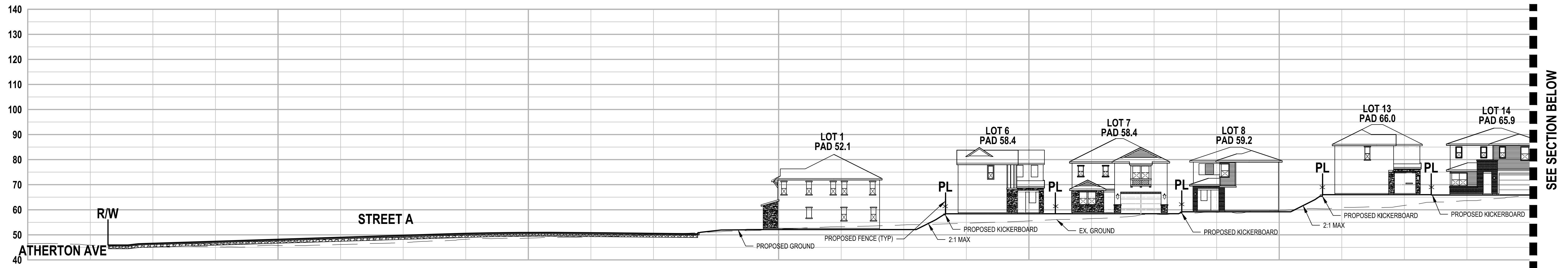


PRELIMINARY

DAVIDON HOMES
805 ATHERTON AVENUE
GRADING SECTIONS
MARIN COUNTY, CA
JULY 22, 2026

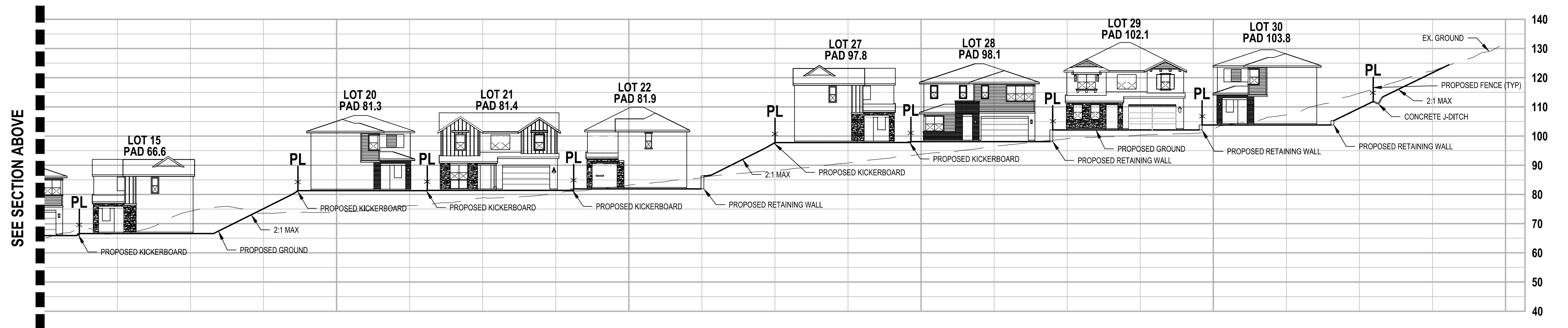
QUALUS

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.QUALUSCORP.COM (925) 932-6668



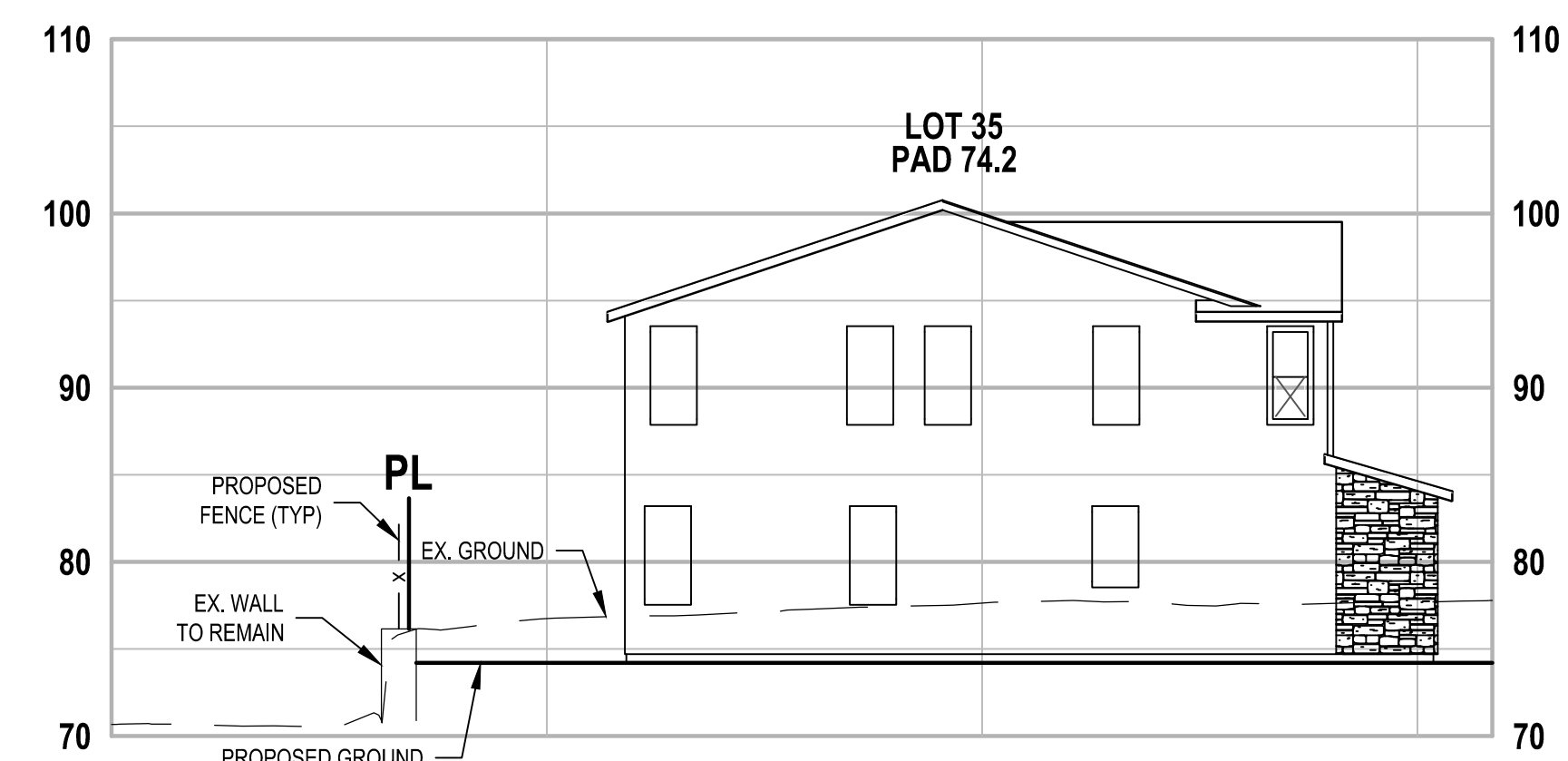
SECTION F

SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=20'



SECTION F

SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=20'



SECTION E

SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=20'

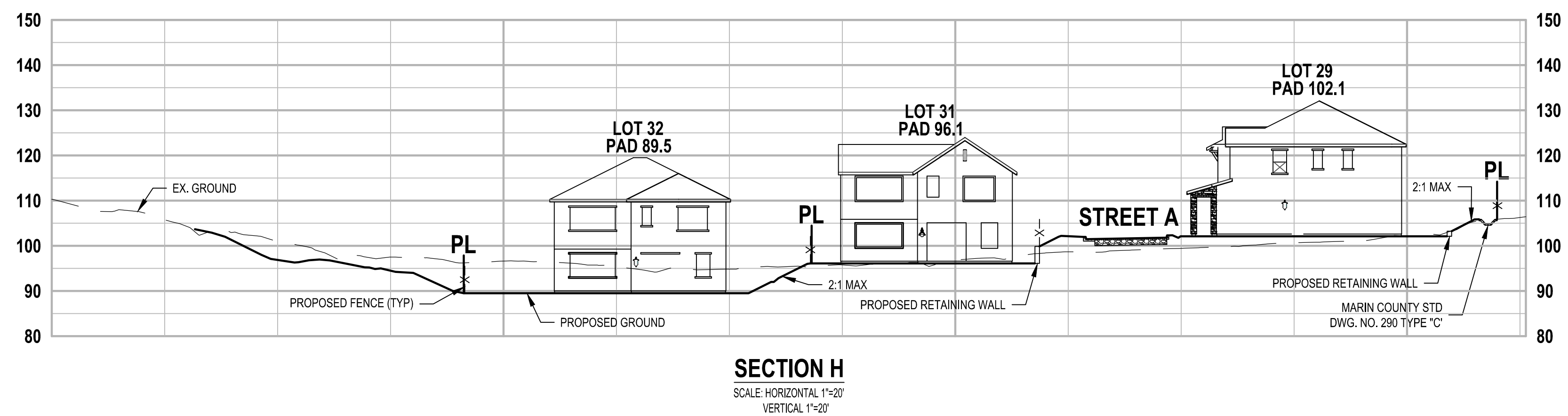
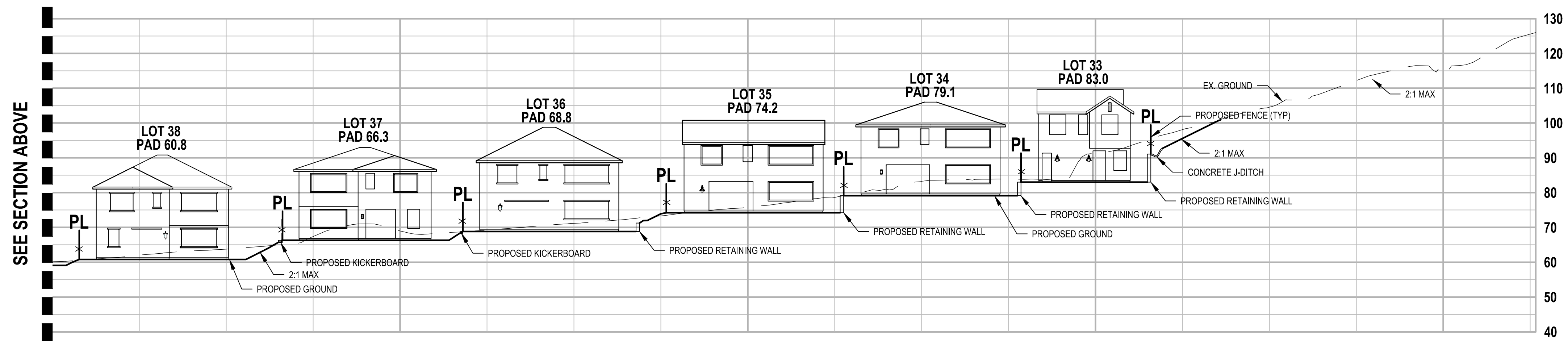
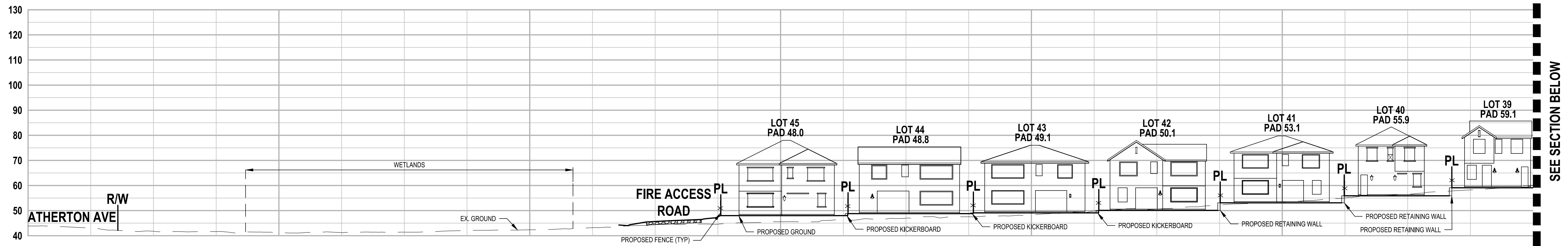
PRELIMINARY

DAVIDON HOMES
805 ATHERTON AVENUE
GRADING SECTIONS
MARIN COUNTY, CA

JULY 22, 2026

QUALUS

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.QUALUSCORP.COM (925) 932-6668



PRELIMINARY

DAVIDON HOMES
805 ATHERTON AVENUE
GRADING SECTIONS
MARIN COUNTY, CA
JULY 22, 2026

QUALUS

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.QUALUSCORP.COM (925) 932-6668



BIORETENTION AREA SUMMARY						
DMA	TREATMENT TYPE	DMA AREA (SF)	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	EFFECTIVE AREA (SF)	REQUIRED TREATMENT (4%, SF)
1	BIORETENTION	238,383	94,220	137,423	146,845	5,874

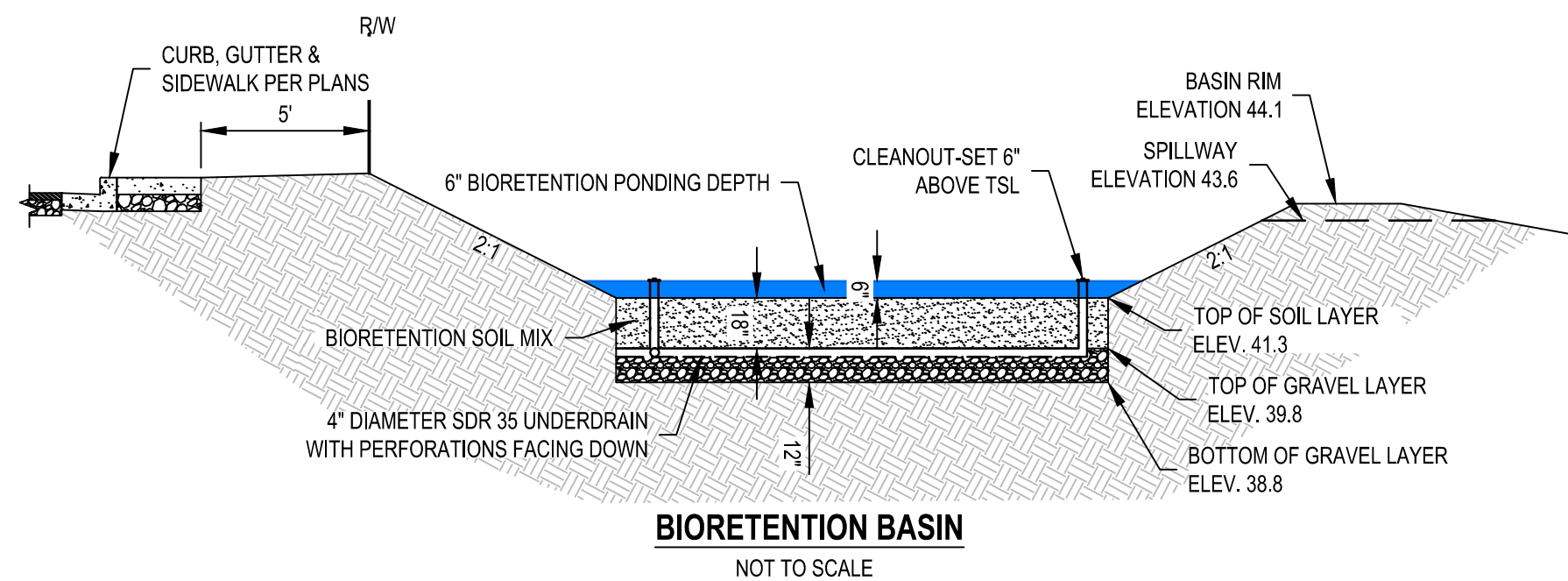
- NOTES:
- THE CALCULATIONS ARE PER BASMAA POST CONSTRUCTION MANUAL DATED JULY 14, 2014.
 - THE EFFECTIVE IMPERVIOUS AREA IS CALCULATED WITH A FACTOR OF 1.0 APPLIED TO IMPERVIOUS AREAS AND A FACTOR OF 0.1 APPLIED TO PERVIOUS AREAS.

SELF-TREATING AREA SUMMARY		
DMA	TREATMENT TYPE	DMA AREA (SF)
ST 1	SELF TREATING	187,772
ST 2	SELF TREATING	5,715

DEVELOPMENT COMPARISON		
	IMPERVIOUS (%)	PERVIOUS (%)
PRE-PROJECT	0.50%	99.50%
POST-PROJECT	29.70%	70.30%

SELF RETAINING AREA			
DRAINAGE AREA	IMPERVIOUS (PAVEMENT)	PERVIOUS (LANDSCAPE, POROUS PAVEMENT)	RATIO * (IMPERVIOUS/PERVIOUS)
SR 1	1,224 SF	30,972 SF	0.04:1

* RATIO MUST BE 2:1 (IMPERVIOUS/PERVIOUS) OR LESS TO MEET SELF RETAINING REQUIREMENTS

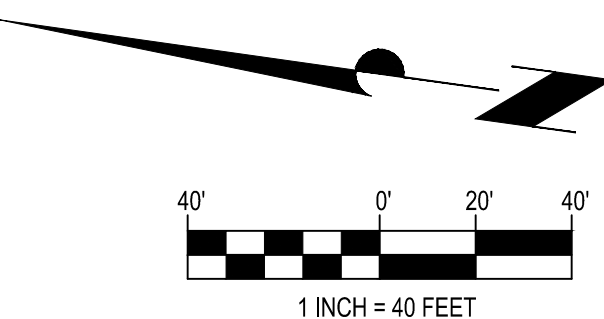


- NOTES:
- NO LINER, NO FILTER FABRIC, NO LANDSCAPE CLOTH.
 - MAINTAIN BGL, TGL, TSL THROUGHOUT FACILITY AREA AT ELEVATIONS TO BE SPECIFIED IN PLAN VIEW.
 - SEE BASMAA POST-CONSTRUCTION MANUAL (DATED JANUARY 2019) TEXT FOR SOIL MIX SPECIFICATION, PLANTING, AND IRRIGATION GUIDANCE.
 - ELEVATION OF UNDERDRAIN DISCHARGE IS AT TOP OF GRAVEL LAYER.

LEGEND

- ROOF DRAINING TO BASIN
- ASPHALT/CONCRETE DRAINING TO BASIN
- LANDSCAPE DRAINING TO BASIN
- BIORETENTION BASIN
- SELF-TREATING AREA
- SELF-RETAINING AREA
- IMPERVIOUS AREA DRAINING TO SELF RETAINING
- REGIONAL WATER QUALITY CONTROL BOARD APPROVED TRASH CAPTURE DEVICE LOCATION
- SELF TREATING
- SELF-RETAINING

ST
SR



PRELIMINARY

DAVIDON HOMES
805 ATHERTON AVENUE
STORMWATER CONTROL PLAN
MARIN COUNTY, CA
JULY 22, 2026
QUALUS

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.QUALUSCORP.COM (925) 932-6668

EROSION CONTROL NOTES

1.

TEMPORARY EROSION CONTROL DEVICES SHOWN ON IMPROVEMENT PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.

2.

EXCEPT AS OTHERWISE DIRECTED BY THE INSPECTOR, ALL DEVICES SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE THROUGHOUT THE DAY. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON AND MAINTAINED AT ALL TIMES.

3.

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG) "MANUAL OF STANDARDS FOR EROSION AND SEDIMENT CONTROL MEASURES" UNLESS OTHERWISE STATED WITHIN THESE GENERAL NOTES. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL ALSO CONFORM TO THE REQUIREMENTS OF THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK. CONTROL MEASURES ARE SUBJECT TO THE INSPECTION AND APPROVAL OF THE COUNTY ENGINEER.

4.

ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR. THE SITE SHALL BE MAINTAINED SO AS TO PREVENT SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.

5.

ADDITIONAL CONTAINMENT METHODS MUST BE PROVIDED FOR ANY WASTE STORAGE AREA, STOCKPILE/MATERIAL STORAGE AREA AND/OR CONSTRUCTION TOILET AREA.

6.

STAND-BY CREWS SHALL BE ALERTED BY THE PERMITTEE OR CONTRACTOR FOR EMERGENCY WORK DURING RAINSTORMS.

7.

AS A PART OF THE EROSION CONTROL MEASURES, UNDERGROUND STORM DRAIN FACILITIES AND CONCRETE SHALL BE INSTALLED COMPLETE AS SHOWN ON THE IMPROVEMENT PLANS.

8.

ALL GRADED AREAS, INCLUDING, BUT NOT LIMITED TO, CUT AND FILL SLOPES, STREETS, PARKING AREAS, AND BUILDING PADS SHALL BE HYDROSEEDDED PER ABAG. IN ADDITION TO HYDROSEEDING, APPLICATION OF STRAW WITH A TACKIFIER OR MULCH MAY BE REQUIRED BY THE COUNTY ENGINEER.

9.

IF ANY GRADING OPERATIONS ARE TO BE PERFORMED AN EROSION CONTROL PLAN MUST BE SUBMITTED AND THE PLAN MUST BE APPROVED BY THE COUNTY OF CONTRA COSTA COUNTY PUBLIC WORKS DEPARTMENT PRIOR TO THE COMMENCEMENT OF ANY SUCH GRADING OPERATIONS.

10.

TO PREVENT EROSION OF GRADED BANKS, ALL GRADED BANKS STEEPER THAN 2% AND HIGHER THAN 3 FEET, SHALL BE HYDROSEEDDED, LANDSCAPED, OR SEALED. IN ADDITION TO HYDROSEEDING, APPLICATION OF STRAW WITH A TACKIFIER OR MULCH MAY BE REQUIRED BY THE COUNTY ENGINEER. IF THE PERMANENT STORM DRAIN SYSTEM IS NOT INSTALLED, TEMPORARY DITCHES SHALL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIRECT IT, IN A MANNER THAT AVOIDS EROSION OF THE BANKS, TO THE EROSION AND SEDIMENT CONTROL FACILITIES. HYDROSEEDING, STRAW MULCH, OR OTHER SUCH EROSION CONTROL DEVICES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA STORMWATER QUALITY ASSOCIATION STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK. POTENTIAL RECOMMENDATIONS FOR STRAW MULCH INSTALLATION MAY BE ANCHORED WITH A TACKIFIER STABILIZING EMULSION. THE SLOPES SHALL BE LANDSCAPED OR HYDROSEEDDED AS SOON AS POSSIBLE AFTER THE GRADING OPERATION CEASES.

11.

ALL CUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVERBANK FLOW USING SILT FENCES.

12.

BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE COUNTY ENGINEER. TEMPORARY AND/OR PERMANENT STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING (I.E., VISQUEEN) AND SECURED AT THE PERIMETER BASE AT ALL TIMES OR AT THE END OF EACH WORK DAY IF IN USE.

13.

SANDBAGS AND/OR STRAW WATTLES SHALL BE STOCKPILED ON SITE AND PLACED AT INTERVALS SHOWN ON EROSION CONTROL PLANS OR WHEN DIRECTED BY THE INSPECTOR.

14.

SANDBAGS REFERRED TO IN THE PRECEDING ITEMS MUST BE FULL. APPROVED SANDBAG FILL MATERIALS ARE DECOMPOSED GRANITE AND/OR GRAVEL, OR OTHER MATERIALS APPROVED BY THE INSPECTOR.

15.

THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THESE PLANS IN THE FIELD, SUBJECT TO APPROVAL OF THE COUNTY ENGINEER.

16.

EROSION CONTROL STRUCTURES SHALL BE ADJUSTED AND UPDATED ON THESE MAPS BY THE CONTRACTOR TO REFLECT ALL CHANGES IN DRAINAGE AS STREETS AND BUILDING PADS ARE BEING INSTALLED.

17.

STORM DRAIN TRENCHES THAT ARE OUT THROUGH BASIN DIKES OR BASIN INLET DIKES, SHALL BE PLUGGED WITH SANDBAGS FROM TOP OF PIPE TO TOP OF DIKE.

18.

PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:

GRADE OF CHANNEL	INTERVAL
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET

VELOCITY CHECK DAMS SHALL BE CONSTRUCTED OF GRAVEL BAGS AND SHALL EXTEND 2/3 OF THE DISTANCE ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. EARTH DIKES MAY NOT BE USED AS VELOCITY CHECK DAMS. THE GRAVEL BAGS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND IN ACCORDANCE WITH THE PROJECT'S SWPPP.

19.

SEDIMENT TRAPS SHALL BE CLEANED OUT WHENEVER SEDIMENT REACHES 6" FROM THE OUTLET. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN THE DESALTING BASINS AND THE SEDIMENT TRAPS.

20.

ALL OPEN UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS FROM THE BOTTOM TO TOP WITH A DOUBLE ROW OF SANDBAGS PRIOR TO BACKFILL. SANDBAGS ARE TO BE PLACED WITH ALTERNATE HEADER AND STRETCHER COURSES. THE INTERVALS PRESCRIBED BETWEEN SANDBAG LOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE, BUT NOT EXCEED THE FOLLOWING:

GRADE OF THE STREET	INTERVAL
LESS THAN 2%	AS REQUIRED
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

21.

AFTER STORM DRAIN AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY AND COVERED OR HYDROSEEDDED TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTER LINE OF A CROWNED STREET.
- EROSION CONTROL NOTES (CON'T)
22.

ALL EXISTING CATCH BASINS ON THE SITE OR IMMEDIATELY DOWNSTREAM FROM THE SITE SHALL BE PROTECTED WITH A COUNTY APPROVED STORM DRAIN INLET PROTECTION DEVICE. THE STORM DRAIN INLET DEVICE SHALL MEET THE MINIMUM REQUIREMENTS IN THE CALIFORNIA STORMWATER QUALITY ASSOCIATION STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

23.

FOR THE DISPOSAL OF CONCRETE WASTE, A CONCRETE WASH OUT SHALL BE PLACED IN THE VEHICLE AND EQUIPMENT STORAGE AND MAINTENANCE AREA. THE CONCRETE WASH OUT SHALL MEET THE MINIMUM REQUIREMENTS IN THE CALIFORNIA STORMWATER QUALITY ASSOCIATION STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK AND INSTALLED, USED, AND MAINTAINED PER MANUFACTURER'S RECOMMENDATIONS.

24.

EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING ALL CONSTRUCTION PHASES.

25.

THE DEVELOPER SHALL POST DUST CONTROL SIGNAGE WITH A CONTACT NUMBER OF THE DEVELOPER, COUNTY STAFF, AND THE AIR QUALITY CONTROL BOARD.

26.

FOR DETAILS NOT SHOWN ON THESE PLANS, REFER TO THE FOLLOWING CASQA BMP FACT SHEETS:

SE-1	SILT FENCE
SE-4	CHECK DAMS
SE-5	FIBER ROLLS
SE-6	GRAVEL BAG BERM
SE-10	STORM DRAIN INLET PROTECTION
WM-1	MATERIAL DELIVERY & STORAGE
WM-8	CONCRETE WASTE MANAGEMENT

27.

THE EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THIS PLAN MAY NOT COVER ALL UNFORESEEN FIELD AND/OR WEATHER CONDITIONS. VARIATIONS OF DESIGNS MAY BE ALTERED TO FIT ACTUAL FIELD CONDITIONS. UNDER THE DIRECTIONS OF THE SITE QUALIFIED SWPPP PRACTITIONER (QSP), CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS ACCORDINGLY.
- AIR QUALITY CONTROL NOTES
- AQ-1 - DURING CONSTRUCTION ACTIVITIES, THE PROJECT APPLICANT AND/OR ITS CONTRACTOR SHALL ENSURE THAT THE BAAQMD'S BASIC CONSTRUCTION MITIGATION MEASURES ARE IMPLEMENTED:

1.

ALL EXPOSED SURFACES (E.G. PARKING AREAS, STAGING AREAS, SOIL PILES, GRADED AREAS, AND UNPAVED ACCESS ROADS SHALL BE WATERED TWO TIMES PER DAY.

2.

ALL HAUL TRUCKS TRANSPORTING SOIL, SAND OR OTHER LOOSE MATERIAL OFF-SITE SHALL BE COVERED.

3.

ALL VISIBLE MUD OR DIRT TRACK-OUT ON TO ADJACENT PUBLIC ROADS SHALL BE REMOVED USING WET POWER VACUUM STREET SWEEPERS AT LEAST ONCE PER DAY. THE USE OF DRY POWER SWEEPING IS PROHIBITED.

4.

ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MPH.

5.

ALL ROADWAYS, DRIVEWAYS, AND SIDEWALKS TO BE PAVED SHALL BE COMPLETED AS SOON AS POSSIBLE. BUILDING PADS SHALL BE LAID AS SOON AS POSSIBLE AFTER GRADING UNLESS SEEDING OR SOIL BINDERS ARE USED.

6.

IDLE TIMES SHALL BE MINIMIZED EITHER BY SHUTTING EQUIPMENT OFF WHEN NOT IN USE OR REDUCING THE MAXIMUM IDLE TIME TO 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXICS CONTROL MEASURE TITLE 13, SECTION 2485 OF THE CALIFORNIA CODE OF REGULATIONS).

7.

ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED VISIBLE EMISSIONS EVALUATOR.

8.

POST A PUBLICLY VISIBLE SIGN WITH THE TELEPHONE NUMBER AND PERSON TO CONTACT THE LEAD AGENCY REGARDING DUST COMPLAINTS. THIS PERSON SHALL RESPOND AND TAKE CORRECTIVE ACTION WITHIN 48 HOURS. THE AIR DISTRICT'S PHONE NUMBER SHALL ALSO BE VISIBLE TO ENSURE COMPLIANCE WITH APPLICATION REGULATIONS.
- WDID NO.: PENDING
-
- ERTEC® GR8 Guard™** - Installation Guide - For drainage inlets with grates in paved areas

Installation Notes
1. Placement: Select correct size (Table 1). Do not remove grate. Lay GR8 Guard™ on top of grate. GR8 Guard™ shall extend at least 3 inches beyond grate in each direction
2. Anchor methods: **A)** Attach with 16-gauge tie wire. Cut wire to 18" lengths. At each corner of GR8 Guard™, feed one end of wire down thru GR8 Guard™, around grate bar, and back-up thru GR8 Guard™. Above ground, pull tight and twist wires several times. Cut off excess (Fig 1) or **B)** Place small snake bags or equivalent (gravel bags) containing clean, pea-sized graded gravel around perimeter of GR8 Guard™ (Fig. 2), or **C)** Place traffic cone on top of GR8 Guard™ (Fig 3). For better performance and durability install with Top Guard™ adhesive (Loctite® Power Grab All Purpose) caulk. This adhesive peels off easily when GR8 Guard™ is removed. See installation videos: Part I: <https://youtu.be/qMPg9mE2784> Part II: <https://youtu.be/3GfbgpYuhNw>
3. Clean: Accumulation of leaves, debris and sediment can cause backups! Clean after every storm or as necessary.
4. Protect: In stop and go traffic areas where exposed to constant tire abuse, it is useful to place traffic cones or delineators on or near GR8 Guard to discourage run-overs. GR8 Guard works well with periodic run-overs, but does not survive long in constant stop and start traffic.

Grates less than	GG Size
12"x12"	GG 12x12
20"x20"	GG 20x20
28"x28"	GG 28x28
36"x24"	GG 36x24
36"x36"	GG 36x36
42"x28"	GG 42x28
48"x24"	GG 48x24
48"x36"	GG 48x36
48"x48"	GG 48x48

Custom Sizes Are Available

Fig. 1
16-gauge tie wire. Install one at each corner as close to perimeter as possible

Fig. 2
Snake Bag around perimeter

Fig. 3
Traffic cone. Place traffic cone on top of GR8 Guard

Fig. 4
Top Guard adhesive

Fig. 5
Integrated Mono-filament 425µ filter (partial coverage)

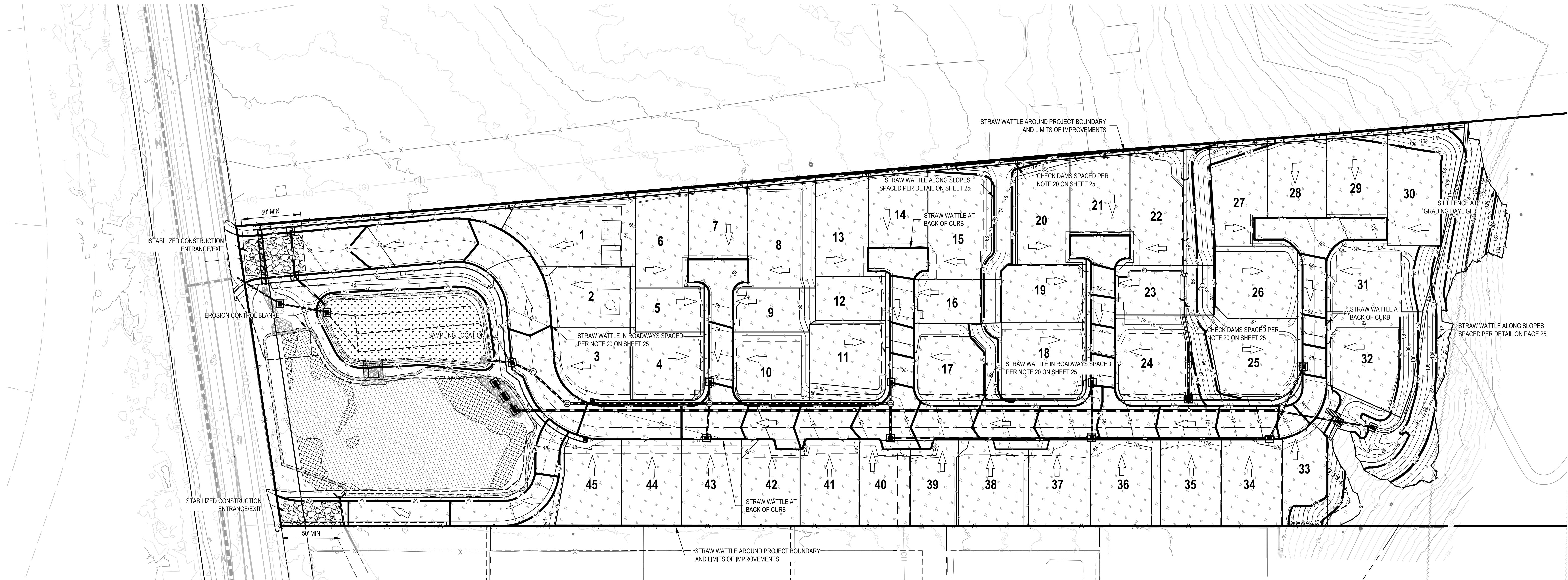
Fig. 6
Drain & Filter Core

ERTEC
Environmental Systems
1550 Balboa Blvd., Suite 200
Alameda, CA 94601
P: 866-521-0724
F: 510-523-3972
www.ertecsystems.com

U.S. and International Patents and Pending Patents Apply
©2009-2016 ERTEC Environmental Systems

Title Name
ERTEC - Installation Guide - GR8 Guard.pdf

Scale	Default Print Size	Page
None	8.5"x11"	1 of 1
-
-
- FIBER ROLL DETAIL
NOT TO SCALE
- PRELIMINARY
- DAVIDON HOMES
805 AThERTON AVENUE
EROSION CONTROL NOTES
MARIN COUNTY, CA
JULY 22, 2026
- QUALUS
- 1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.QUALUSCORP.COM (925) 932-4668
- JOB# 24-1066
- SHEET 25 OF 32



LEGEND

- INLET PROTECTION (SE-10)
- FIBER ROLL (SE-6)
- SILT FENCE (SE-1)
- HYDROSEED (EC-4)
- STABILIZED CONSTRUCTION ENTRANCE (TC-1)
- EROSION CONTROL BLANKET
- OVERLAND RELEASE DIRECTION
- PROPOSED STORM DRAIN
- SANDBAG CHECK DAM

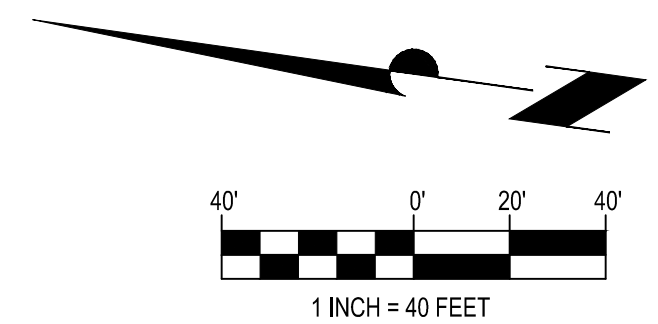
WDID NO.: PENDING

NOTES:

- BEST MANAGEMENT PRACTICE (BMP) DESIGNATIONS ARE PER THE CASQA STORMWATER BMP HANDBOOK.
- THE MATERIALS AND EQUIPMENT STORAGE AREA, VEHICLE MAINTENANCE/FUELING AREA, SANITARY FACILITY, AND CONCRETE/WASTE WASHOUT WILL BE PLACED AT THE QSP'S DISCRETION AND ARE SUBJECT TO CHANGE.

SWPPP MANAGER TO MARK KNOWN LOCATIONS

- MATERIALS AND EQUIPMENT STORAGE AREA (WM-1 TO WM-3)
- VEHICLE MAINTENANCE/FUELING AREA (NS-8 TO NS-10)
- SANITARY FACILITY (WM-9)
- CONCRETE/WASTE WASHOUT (WM-81)



PRELIMINARY

DAVIDON HOMES
805 ATHERTON AVENUE
PRELIMINARY EROSION CONTROL PLAN
MARIN COUNTY, CA

JULY 22, 2026

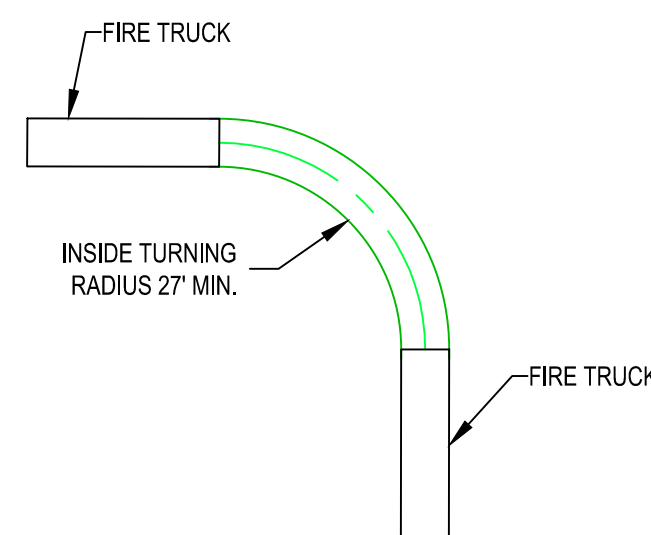
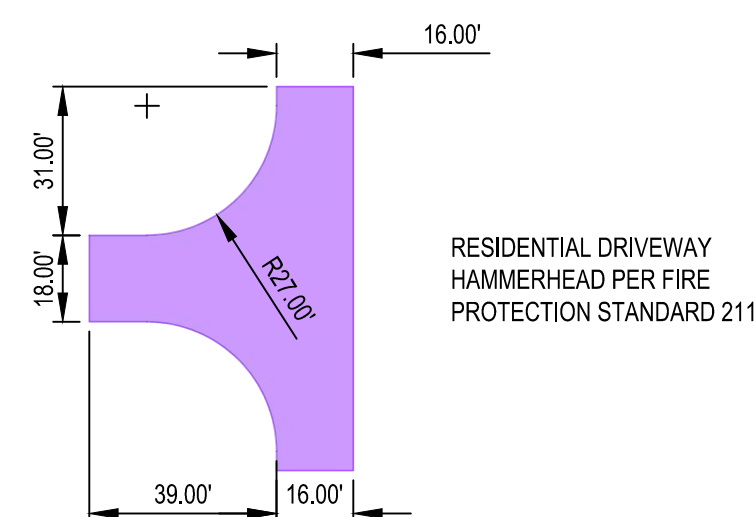
QUALUS

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.QUALUSCORP.COM (925) 932-6668

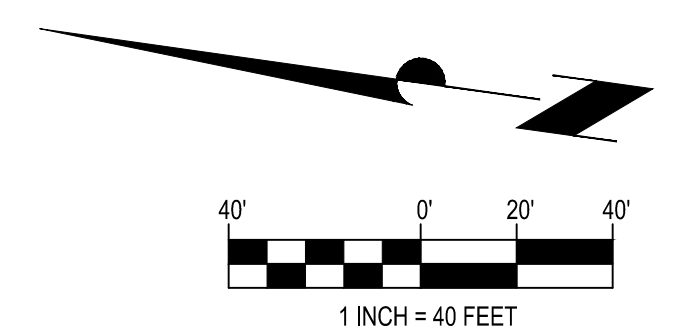


LEGEND

- FIRE ACCESS ROAD (20' MIN.)
- HOSE PULL (LENGTH PER PLAN)
- PROPOSED FIRE HYDRANT
- RED CURB
- COVERED GARAGE PARKING (MIN 9' X 20')
- UNCOVERED OFF-STREET DRIVEWAY PARKING (8.5' X 18')
- STANDARD ON-STREET PARKING (8' X 20')
- COMPACT PARKING (7.5'-8.0' X 17'-18')



FIRE TRUCK TURNING SIMULATION
NOT TO SCALE

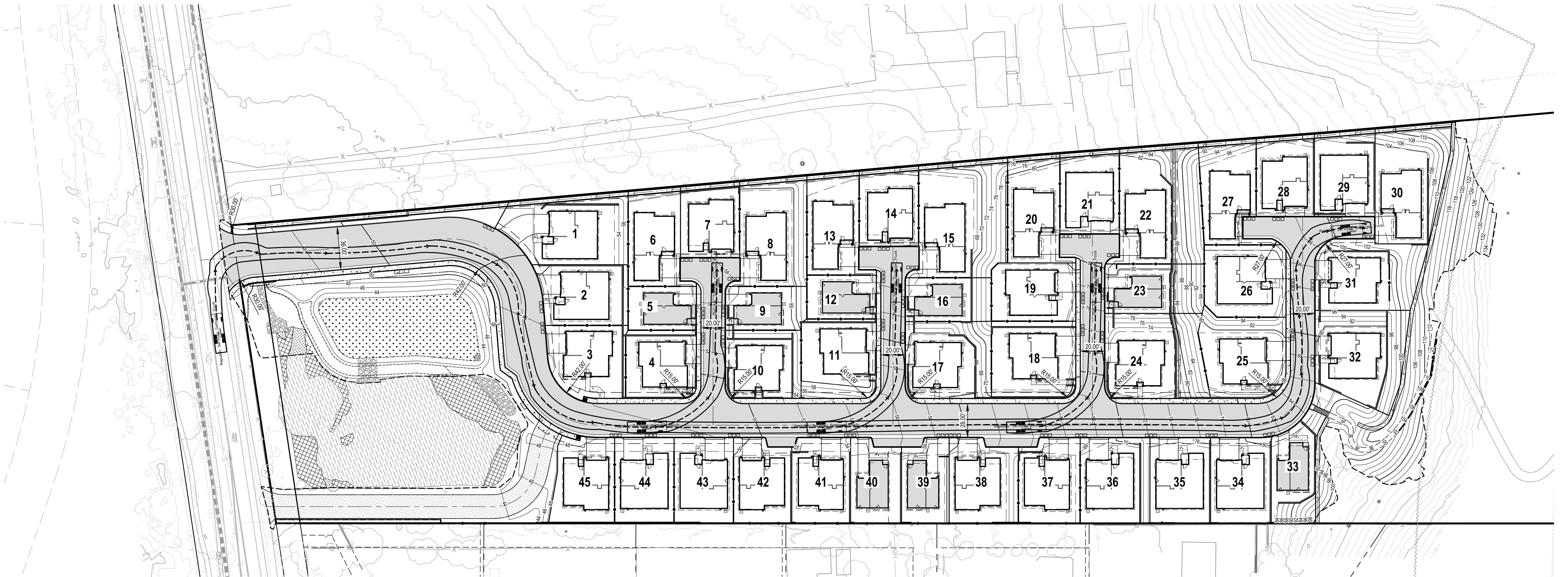


PRELIMINARY

DAVIDON HOMES
805 ATHERTON AVENUE
FIRE ACCESS PLAN
MARIN COUNTY, CA
JULY 22, 2026

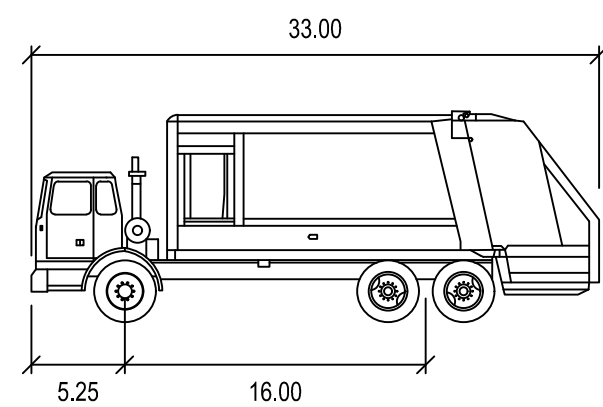
QUALUS

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.QUALUSCORP.COM (925) 932-6668



LEGEND

- TRUCK TURN PATH
- TRUCK TURN BOUNDARY
- WASTE STREAM CARTS

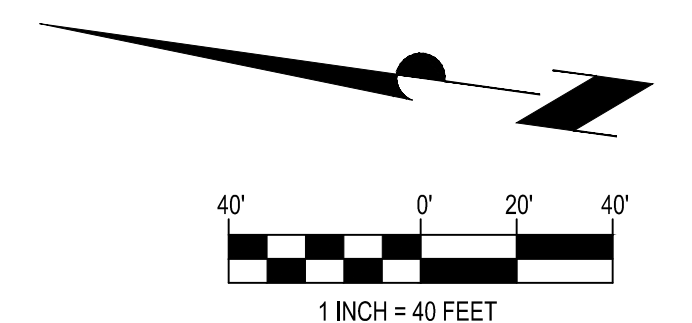


REPUBLIC SERVICES GARBAGE_TRUCK

FEET	
WIDTH	: 9.00
TRACK	: 8.50
LOCK TO LOCK TIME	: 6.0
STEERING ANGLE	: 33.0

WASTE COLLECTION PROCESS:

- HOMEOWNERS TO STORE CARTS IN GARAGES UNTIL COLLECTION DAY. ON COLLECTION DAY, HOMEOWNERS TO STAGE CARTS ALONG CURB AS SHOWN ON THIS PLAN.
- SOLID WASTE COLLECTION TO BE DONE BY RECOLOGY



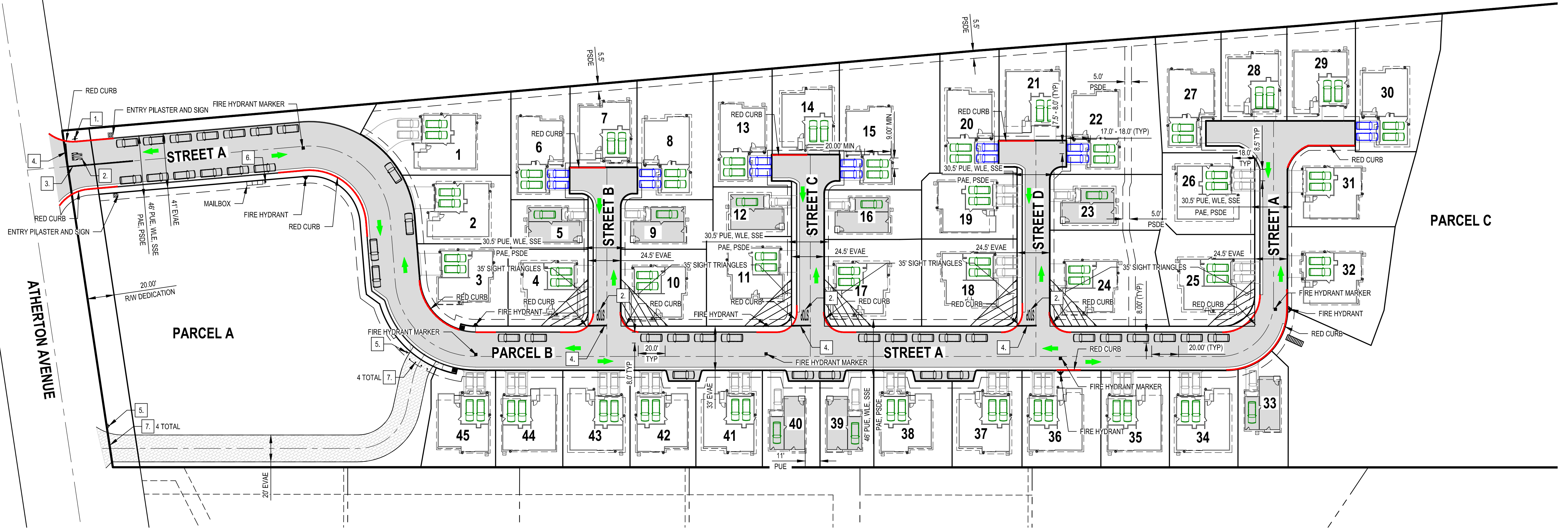
PRELIMINARY

DAVIDON HOMES
805 ATHERTON AVENUE
SOLID WASTE ACCESS PLAN
MARIN COUNTY, CA

JULY 22, 2026

QUALUS

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.QUALUSCORP.COM (925) 932-6668



LEGEND:

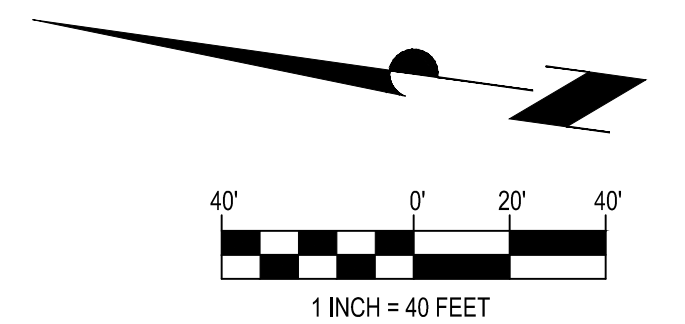
- STOP PAVEMENT MARKING
- CIRCULATION PATH
- PAINTED RED CURB
- BLUE REFLECTIVE PAVEMENT MARKER
- FIRE HYDRANT
- COVERED GARAGE PARKING (MIN 9' X 20')
- UNCOVERED OFF-STREET DRIVEWAY PARKING (8.5' X 18')
- STANDARD ON-STREET PARKING (8' X 20')
- COMPACT PARKING (7.5'-8.0' X 17'-18')
- SNS - STREET NAME SIGN WITH STOP SIGN AND "PRIVATE ROAD" SIGN
- PROPOSED SIGN
- 35' SIGHT TRIANGLES
- EASEMENT
- STOP BAR AND MARKINGS

NOTE:

1. INSTALL STOP SIGN PER CALTRANS MUTCD 2014 EDITION R1-1 AND STREET NAME SIGN
2. INSTALL "STOP" PER CALTRANS 2025 STANDARDS A24D
3. INSTALL 4" WHITE STRIPING
4. INSTALL 12" WHITE MARKING
5. INSTALL "AUTHORIZED VEHICLES ONLY" SIGN PER CALTRANS MUTCD 2014 EDITION R5-11
6. INSTALL "USPS PARKING ONLY" "9AM-4PM" SIGN
7. INSTALL 4" REMOVABLE BOLLARD

PARKING SUMMARY	
COVERED GARAGE PARKING (2 PER LOT*)	82 PARKING SPACES
UNCOVERED OFF-STREET DRIVEWAY PARKING	38 PARKING SPACES
STANDARD ON-STREET PARKING	39 PARKING SPACES
TOTAL	159 PARKING SPACES
COMPACT PARKING**	14 PARKING SPACES

*PLAN TYPE 5 HAS 1 COVERED PARKING SPOT
**COMPACT PARKING NOT INCLUDED IN TOTAL COUNT

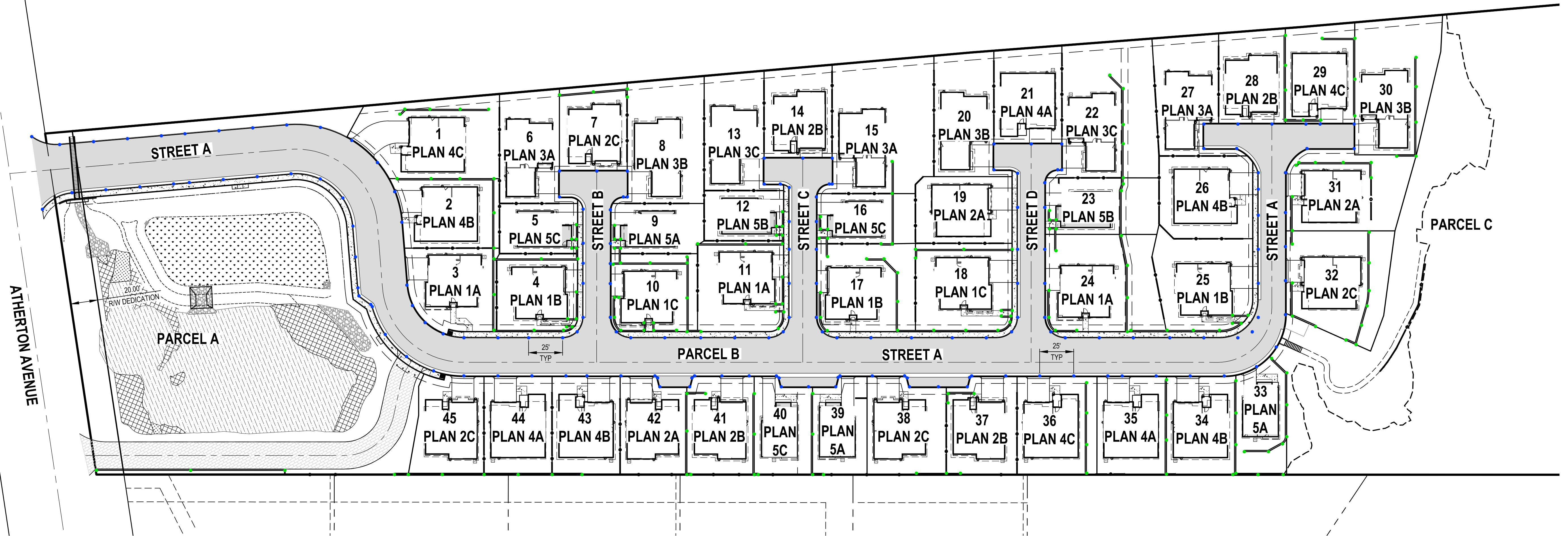


PRELIMINARY

DAVIDON HOMES
805 ATHERTON AVENUE
SIGNING & STRIPING PLAN
MARIN COUNTY, CA
JULY 22, 2026

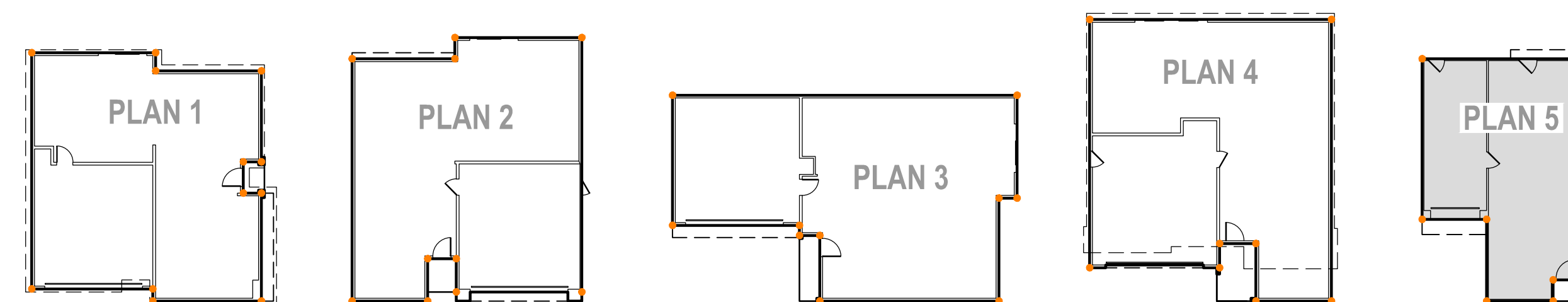
QUALUS

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.QUALUSCORP.COM (925) 932-6668

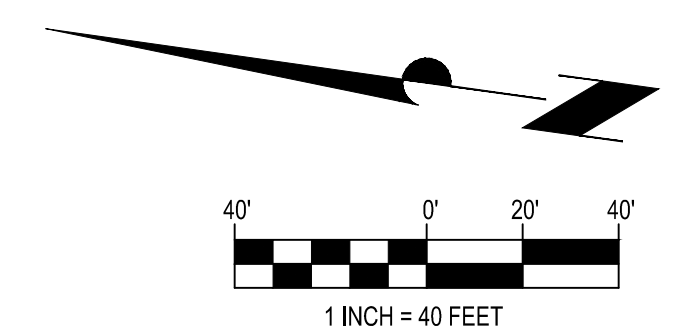


LEGEND

- TOP OF CURB
- BUILDING CORNER
- RETAINING WALL



TYPICAL BUILDING CORNER STAKING

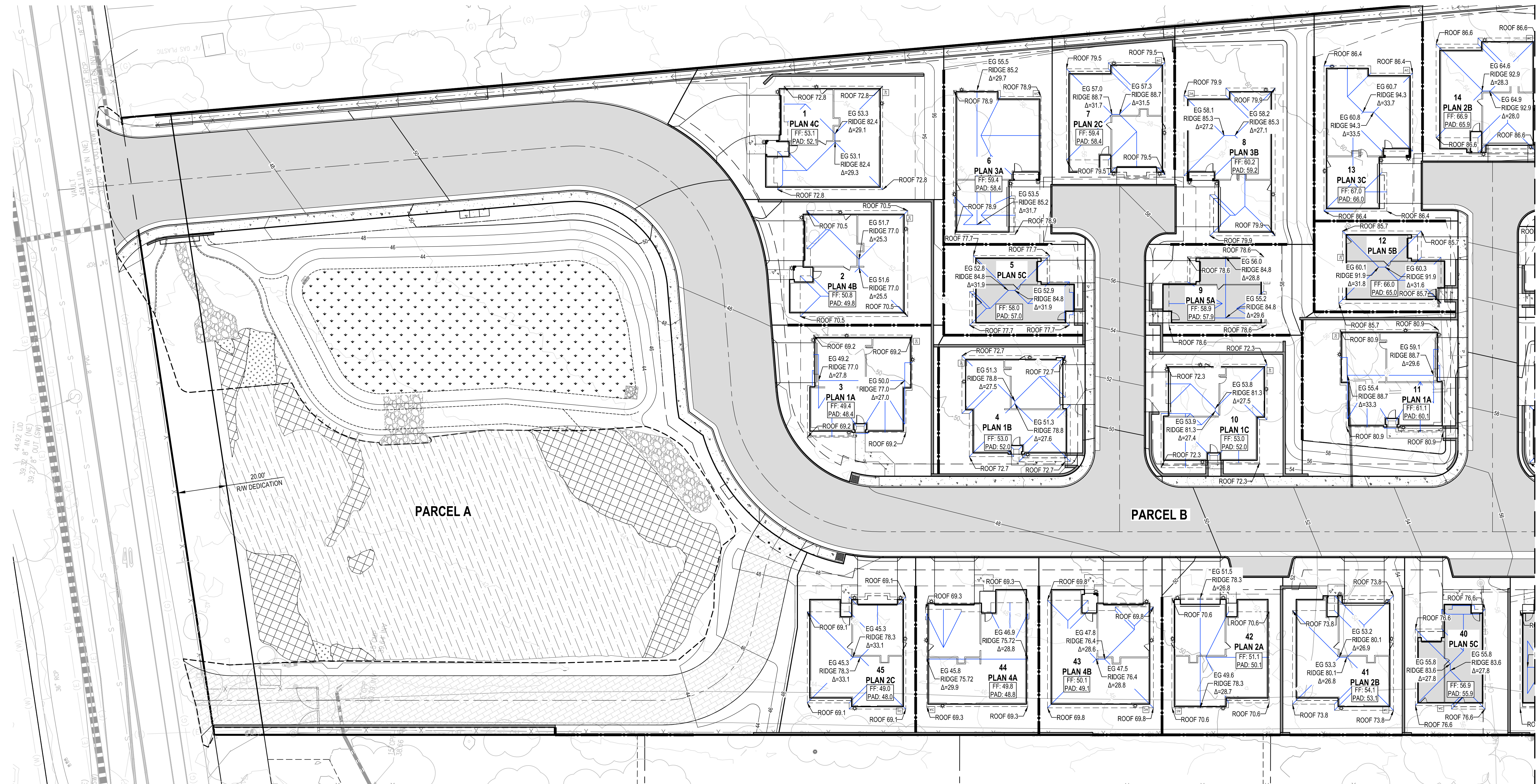


PRELIMINARY

DAVIDON HOMES
805 AThERTON AVENUE
SITE STAKING PLAN
MARIN COUNTY, CA
JULY 22, 2026

QUALUS

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.QUALUSCORP.COM (925) 932-6668

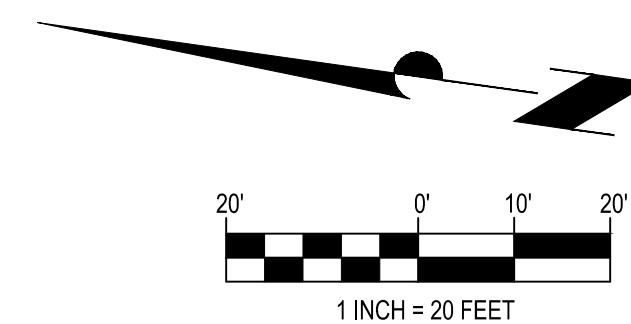


SEE SHEET 32

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	STORM DRAIN LINE AND STRUCTURES	
	AC ROADWAY	
	FIRE TRUCK RATED PERVIOUS MATERIAL	
	CONCRETE	
	CONCRETE DITCH	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	WETLANDS	
	WETLANDS MITIGATION CREATION	
	TREATMENT AREA	
	ROOF RIDGE LINE	
	RETAINING WALL	
	GRADING LIMITS	

MAX ROOF HEIGHTS	
PLAN TYPE	MAX. HEIGHT*
PLAN 1A	28.58'
PLAN 1B	26.83'
PLAN 1C	29.33'
PLAN 2A	28.17'
PLAN 2B	27.00'
PLAN 2C	30.33'
PLAN 3A	26.83'
PLAN 3B	26.08'
PLAN 3C	28.33'
PLAN 4A	26.92'
PLAN 4B	27.25'
PLAN 4C	30.33'
PLAN 5A	26.92'
PLAN 5B	26.92'
PLAN 5C	27.75'

* HEIGHT AS MEASURED FROM PAD ELEVATION



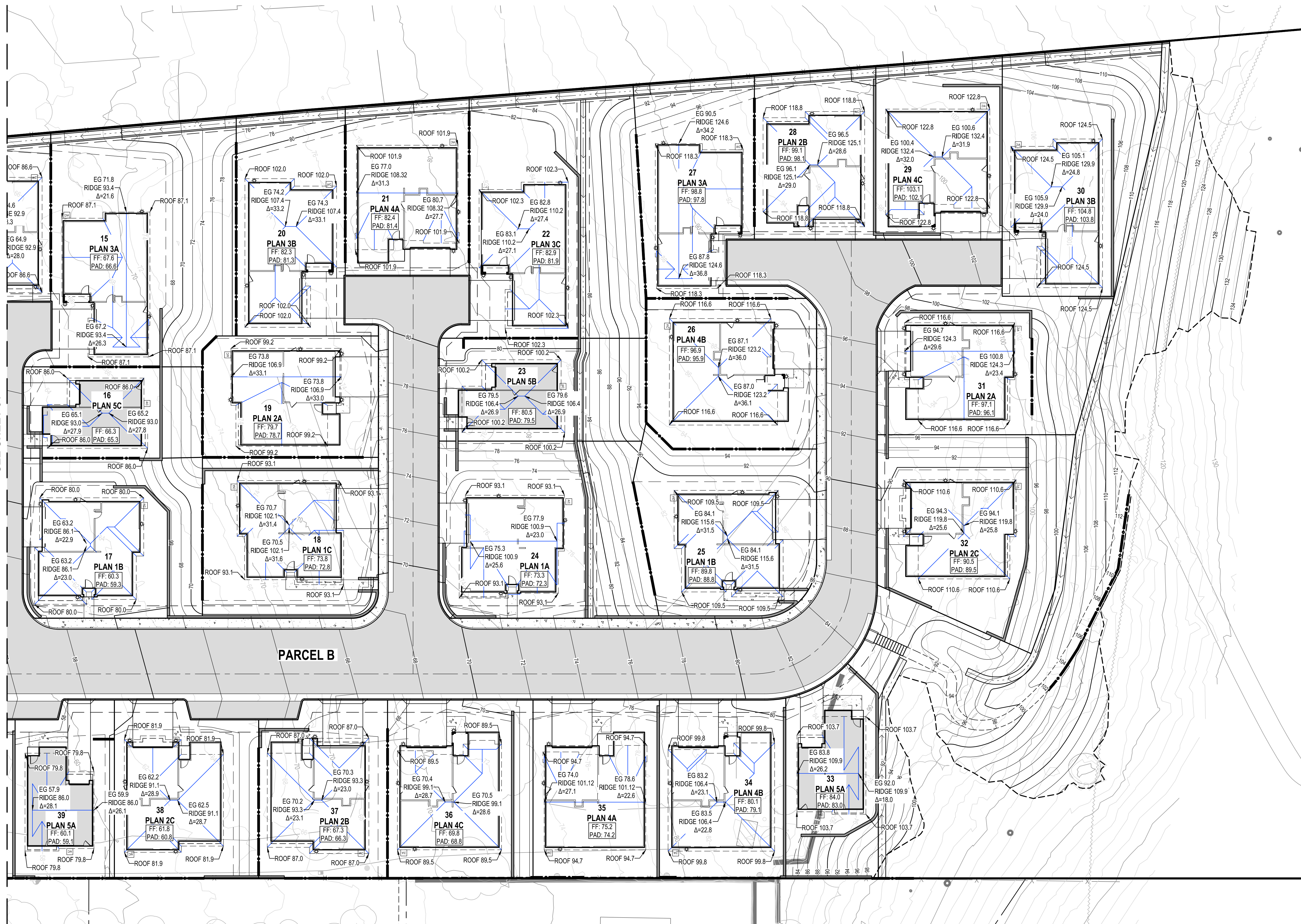
PRELIMINARY

DAVIDON HOMES
805 ATHERTON AVENUE
ROOF PLAN
MARIN COUNTY, CA
JULY 22, 2026

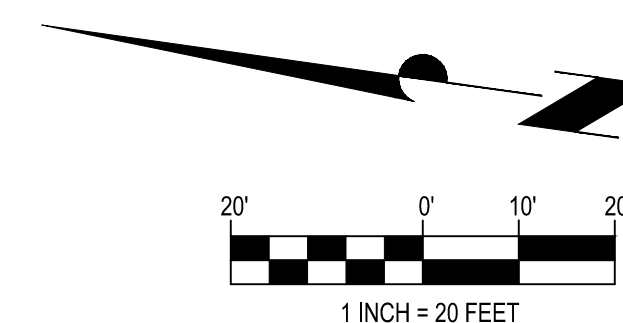
QUALUS

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.QUALUSCORP.COM (925) 932-4668

SEE SHEET 31



LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	STORM DRAIN LINE AND STRUCTURES	
	AC ROADWAY	
	FIRE TRUCK RATED PERVIOUS MATERIAL	
	CONCRETE	
	CONCRETE DITCH	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	WETLANDS	
	WETLANDS MITIGATION CREATION	
	TREATMENT AREA	
	ROOF RIDGE LINE	
	RETAINING WALL	
	GRADING LIMITS	



PRELIMINARY

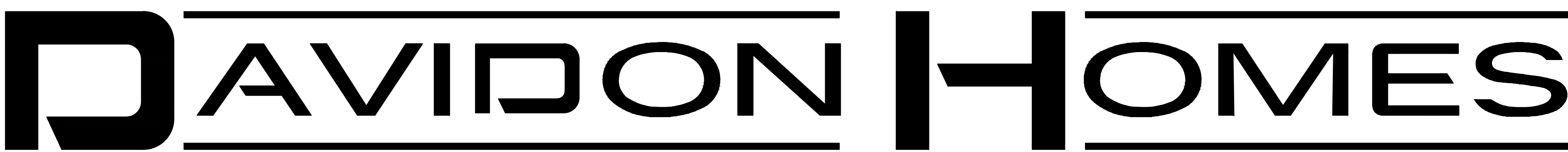
DAVIDON HOMES
805 ATHERTON AVENUE
ROOF PLAN
MARIN COUNTY, CA
JULY 22, 2026

QUALUS

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596
WWW.QUALUSCORP.COM (925) 932-6668

805 ATHERTON

MARIN COUNTY, CALIFORNIA



CONTACT: STEVE ABBS
sabbs@davidonhomes.com
(925) 945-8000 x103
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394

SEQUENCE OF DRAWINGS					
SHEET		DESCRIPTION	SHEET		DESCRIPTION
COVER		COVER SHEET			
ARCHITECTURE			A4.1	PLAN 4	FRONT ELEVATIONS
A1.1	PLAN 1	FRONT ELEVATIONS	A4.2		FLOOR PLAN - FARMHOUSE
A1.2		FLOOR PLAN - FARMHOUSE	A4.3		FARMHOUSE ELEVATION
A1.3		FARMHOUSE ELEVATION	A4.4		FLOOR PLAN - MODERN PRAIRIE
A1.4		FLOOR PLAN - MODERN PRAIRIE	A4.5		MODERN PRAIRIE ELEVATION
A1.5		MODERN PRAIRIE ELEVATION	A4.6		FLOOR PLAN - COTTAGE
A1.6		FLOOR PLAN - COTTAGE	A4.7		COTTAGE ELEVATION
A1.7		COTTAGE ELEVATION			
			A5.1	PLAN 5	FRONT ELEVATIONS
A2.1	PLAN 2	FRONT ELEVATIONS	A5.2		FLOOR PLAN - FARMHOUSE
A2.2		FLOOR PLAN - FARMHOUSE	A5.3		FARMHOUSE ELEVATION
A2.3		FARMHOUSE ELEVATION	A5.4		FLOOR PLAN - MODERN PRAIRIE
A2.4		FLOOR PLAN - MODERN PRAIRIE	A5.5		MODERN PRAIRIE ELEVATION
A2.5		MODERN PRAIRIE ELEVATION	A5.6		FLOOR PLAN - COTTAGE
A2.6		FLOOR PLAN - COTTAGE	A5.7		COTTAGE ELEVATION
A2.7		COTTAGE ELEVATION			
			A6.1	COLOR & MATERIALS	COLOR & MATERIAL SELECTIONS
A3.1	PLAN 3	FRONT ELEVATIONS	A6.2		COLOR & MATERIAL SELECTIONS
A3.2		FLOOR PLAN - FARMHOUSE			
A3.3		FARMHOUSE ELEVATION			
A3.4		FLOOR PLAN - MODERN PRAIRIE			
A3.5		MODERN PRAIRIE ELEVATION			
A3.6		FLOOR PLAN - COTTAGE			
A3.7		COTTAGE ELEVATION			



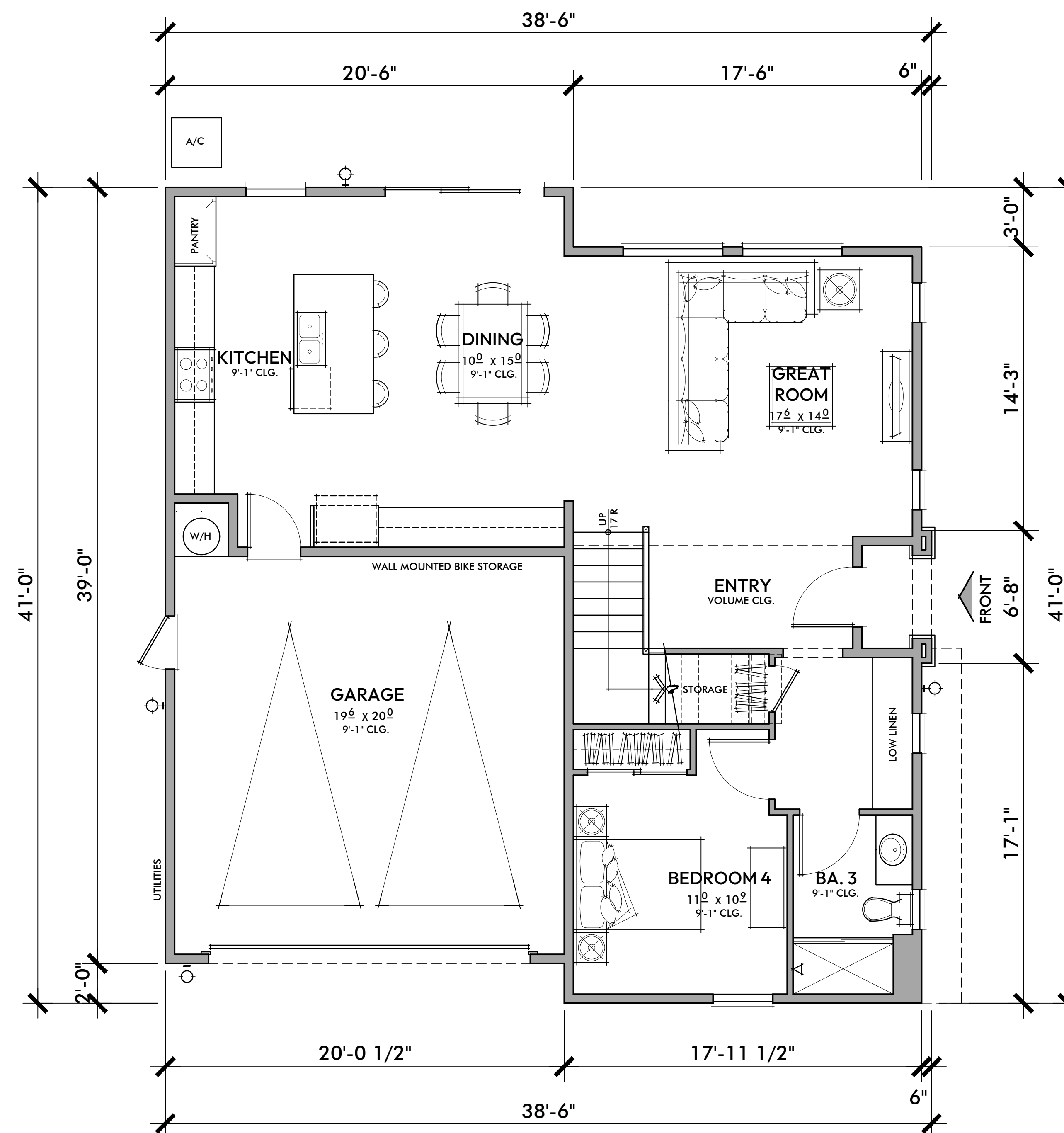
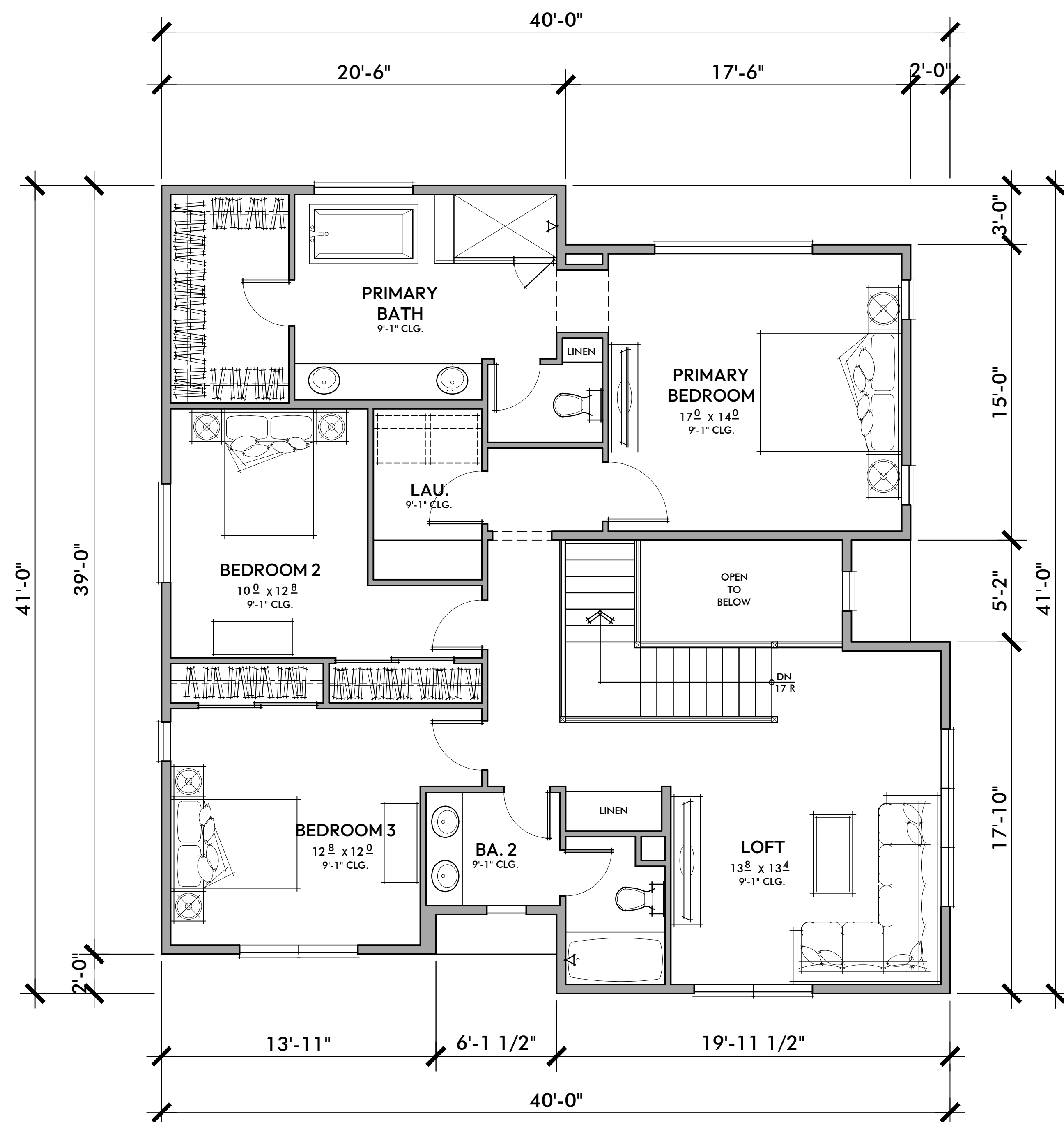
FARMHOUSE



MODERN PRAIRIE



COTTAGE



PLAN 1

4 BEDROOMS / 3 BATHS + LOFT
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	1,022 SQ. FT.
2ND FLOOR	1,359 SQ. FT.
TOTAL LIVING	2,381 SQ. FT.
2 - CAR GARAGE	428 SQ. FT.
PORCH	15 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Bassenian Lagoni • ARCHITECTS

805 ATHERTON
PLAN 1 | FARMHOUSE ELEVATION

131 INNOVATION DR. STE 100, IRVINE, CA 92617 | 949.553.0100 | BASSENIANLAGONI.COM

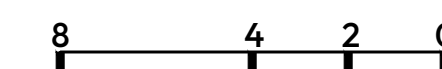
Marin County, California

081.25207

03.09.2026

A 1.2

COPYRIGHT 2025 BASSENIAN LAGONI ARCHITECTS



DAVIDON HOMES

1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX



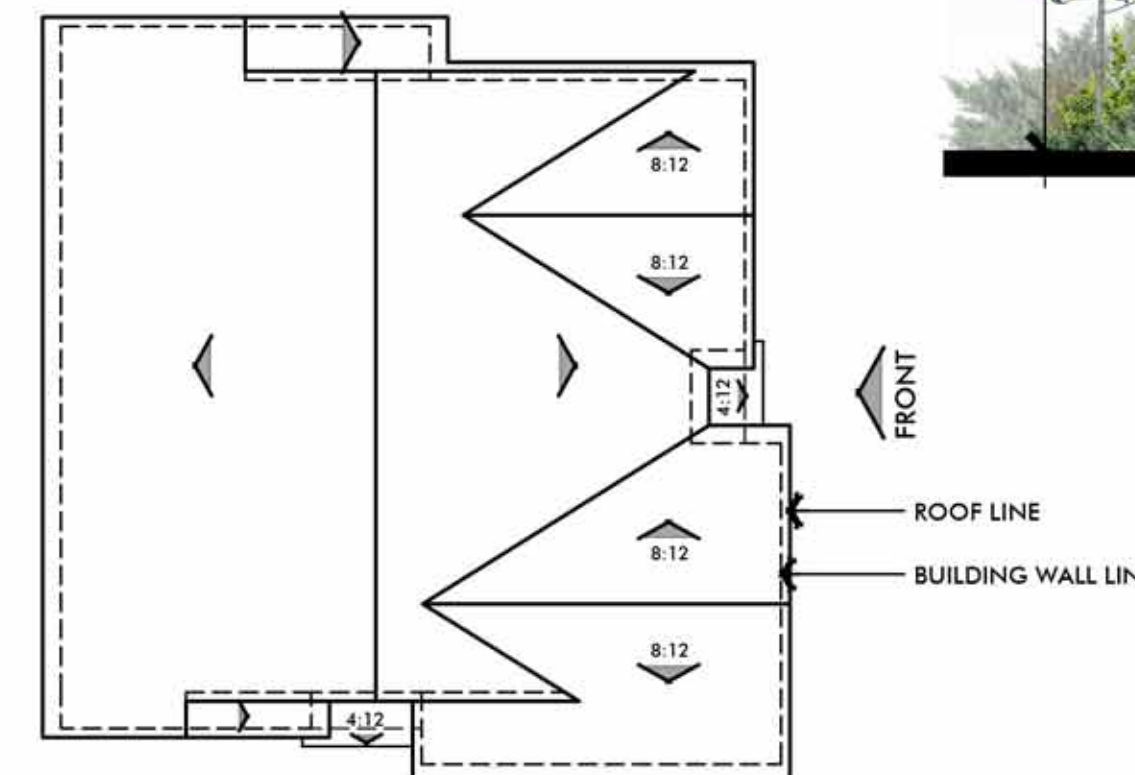
LEFT



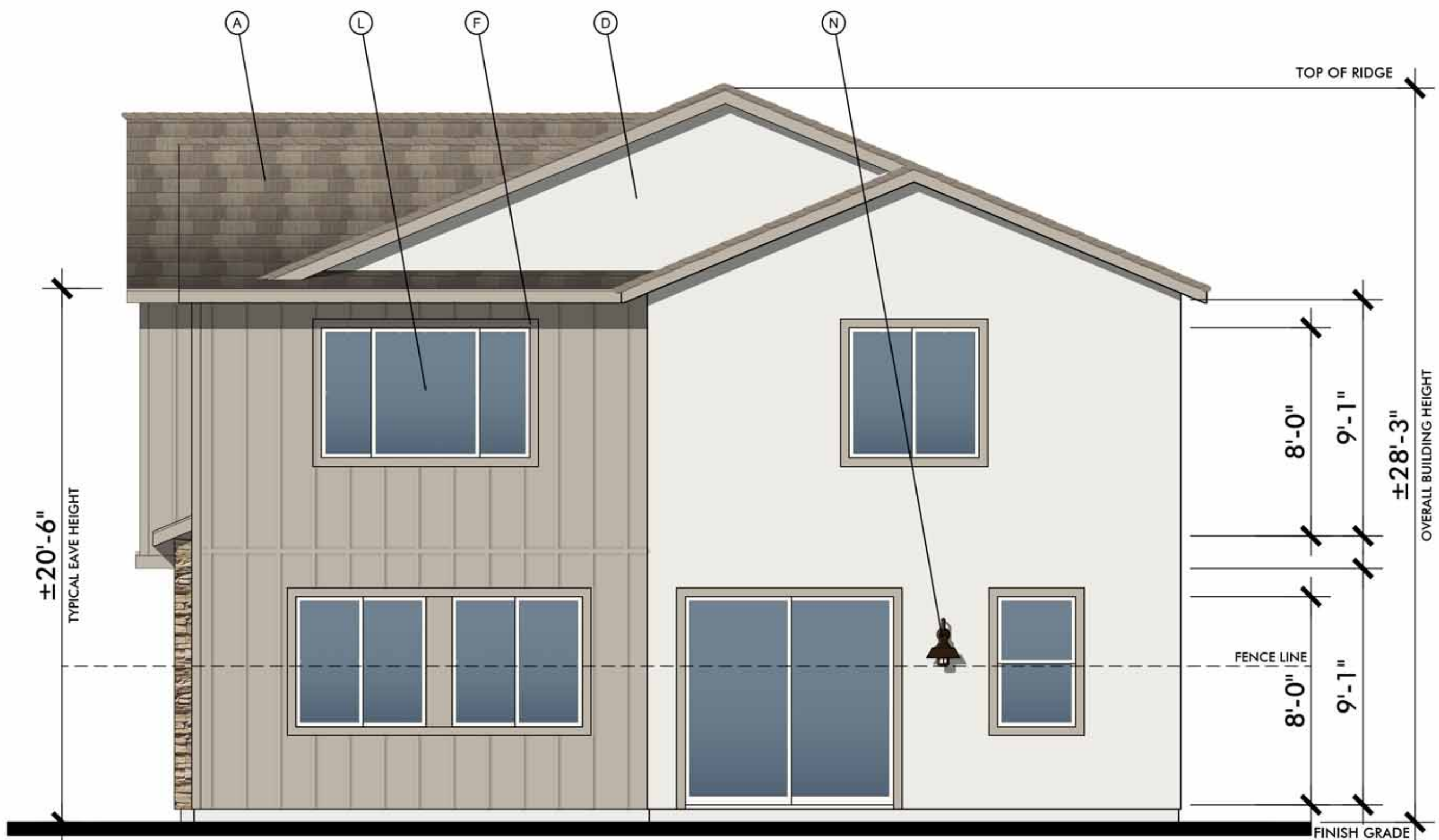
FRONT

A - FARMHOUSE

1/4" = 1'-0"
NOTE: FINISHED GRADE IS SHOWN AS TYPICAL AVERAGE OF 8" BELOW FINISHED FLOOR



ROOF PLAN
PITCH: 5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE

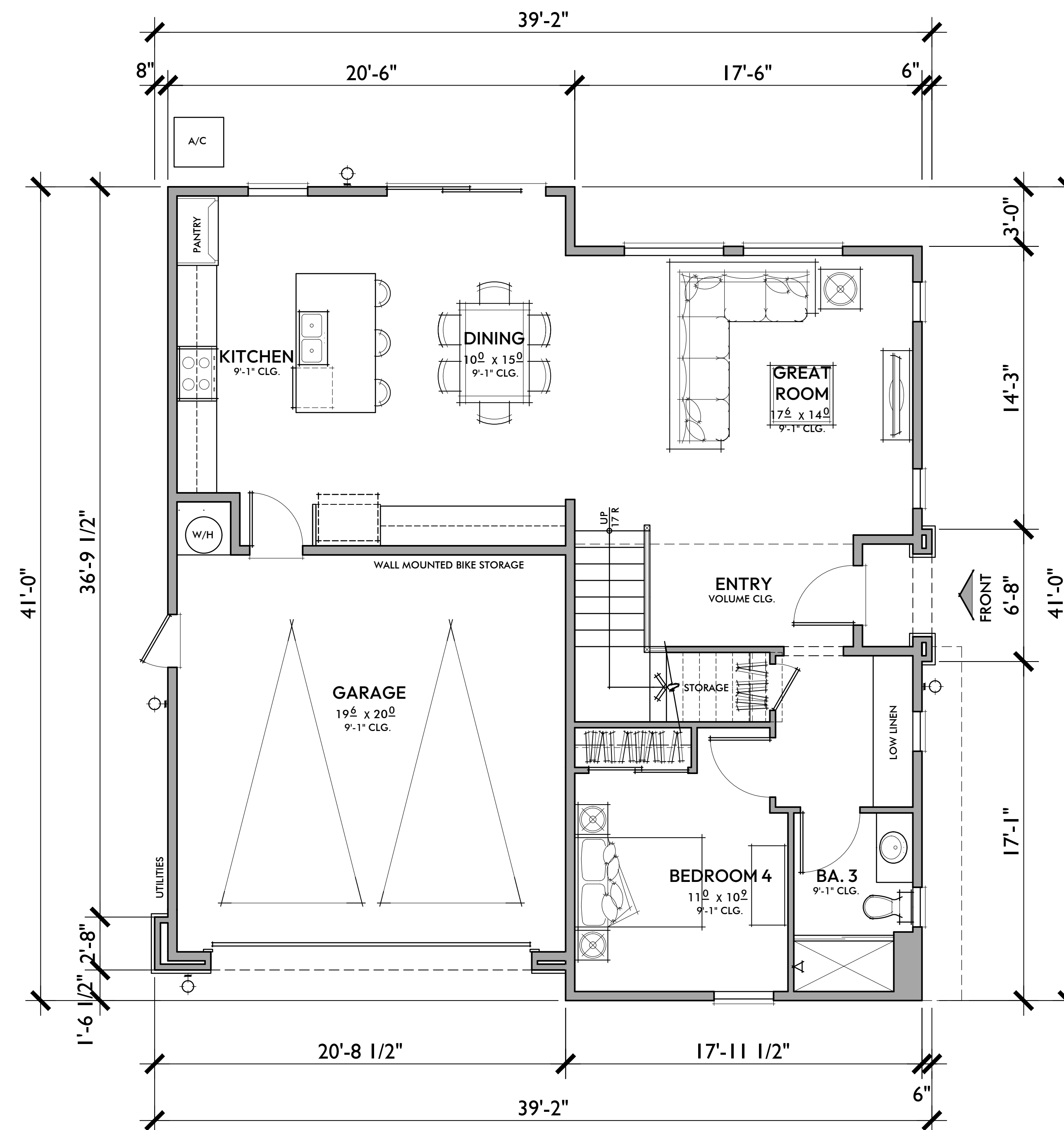


RIGHT



REAR

- MATERIAL LEGEND
- A. COMPOSITE SHINGLE
 - B. METAL ROOF
 - C. GABLE END DETAIL
 - D. STUCCO
 - E. CEMENTIOUS TRIM
 - F. FOAM TRIM
 - G. HORIZONTAL SIDING
 - H. BOARD AND BATTEN
 - I. METAL AWNING
 - J. POT SHELF
 - K. BRICK / STONE VENEER
 - L. VINYL WINDOW
 - M. ROLL UP GARAGE DOOR
 - N. LIGHT FIXTURE



PLAN 1

4 BEDROOMS / 3 BATHS + LOFT
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	1,022 SQ. FT.
2ND FLOOR	1,359 SQ. FT.
TOTAL LIVING	2,381 SQ. FT.
2 - CAR GARAGE	428 SQ. FT.
PORCH	15 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Bassenian Lagoni • ARCHITECTS

805 ATHERTON
PLAN 1 | MODERN PRAIRIE ELEVATION

131 INNOVATION DR. STE 100, IRVINE, CA 92617 | 949.553.0100 | BASSENIANLAGONI.COM

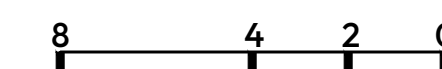
Marin County, California

081.25207

03.09.2026

A I.4

COPYRIGHT 2025 BASSENIAN LAGONI ARCHITECTS



DAVIDON HOMES

1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX



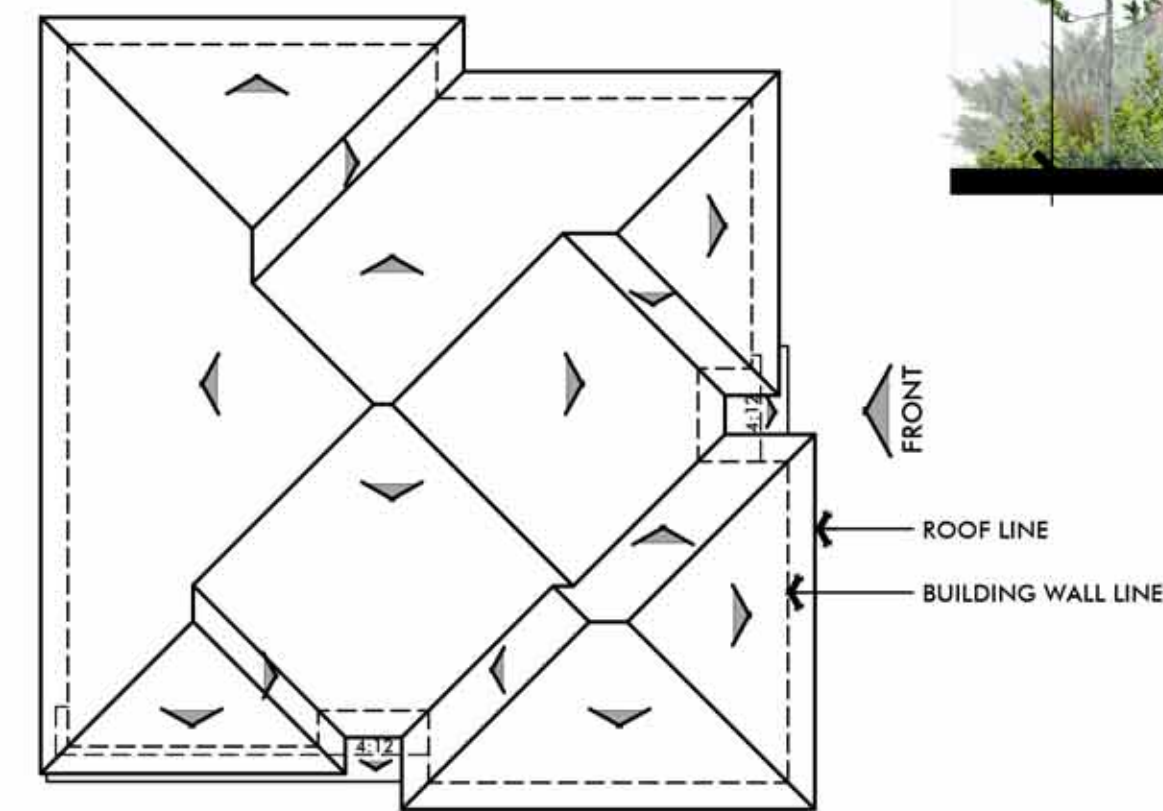
LEFT



FRONT

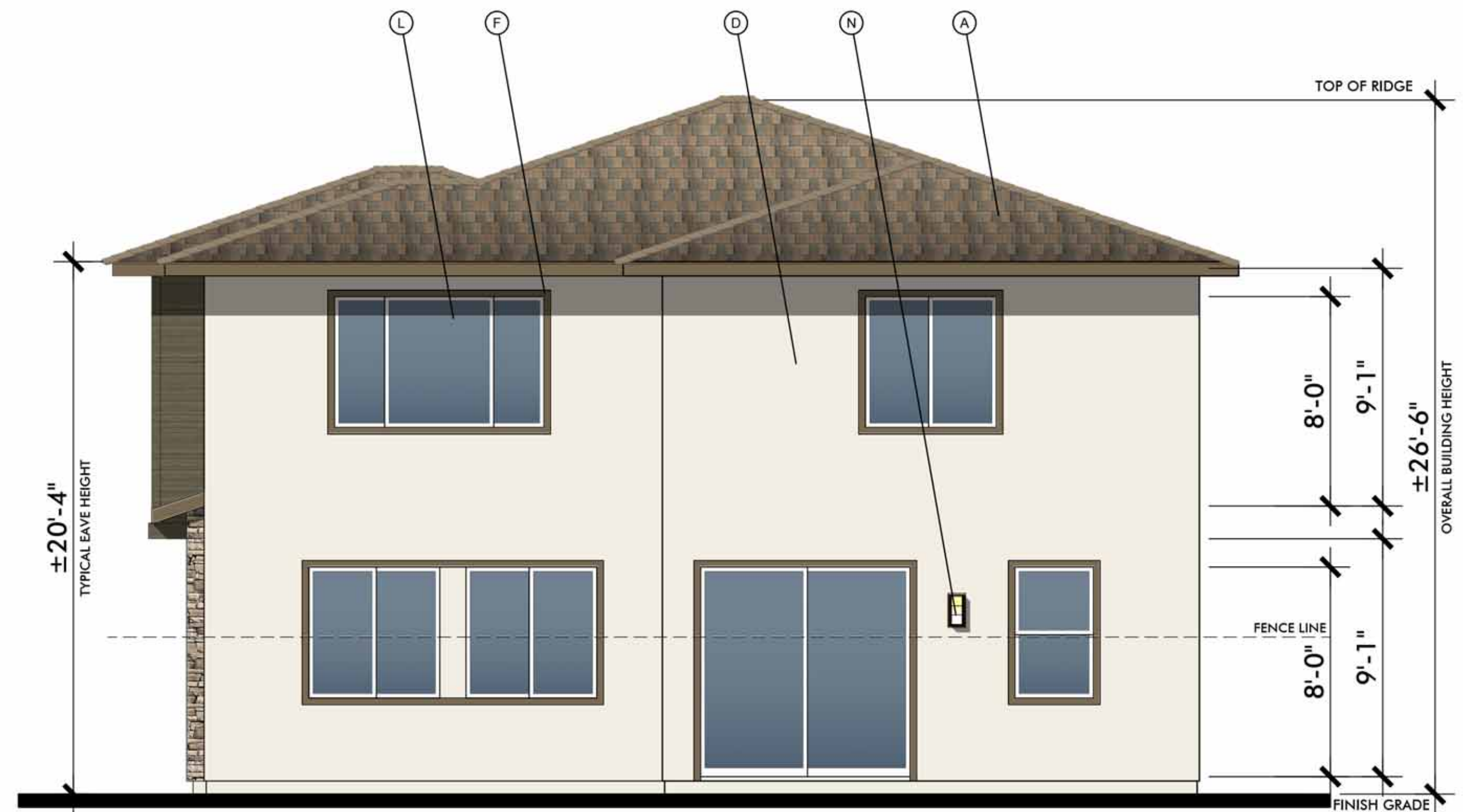
B - MODERN PRAIRIE

1/4" = 1'-0"
NOTE: FINISHED GRADE IS
SHOWN AS TYPICAL AVERAGE
OF 8" BELOW FINISHED FLOOR

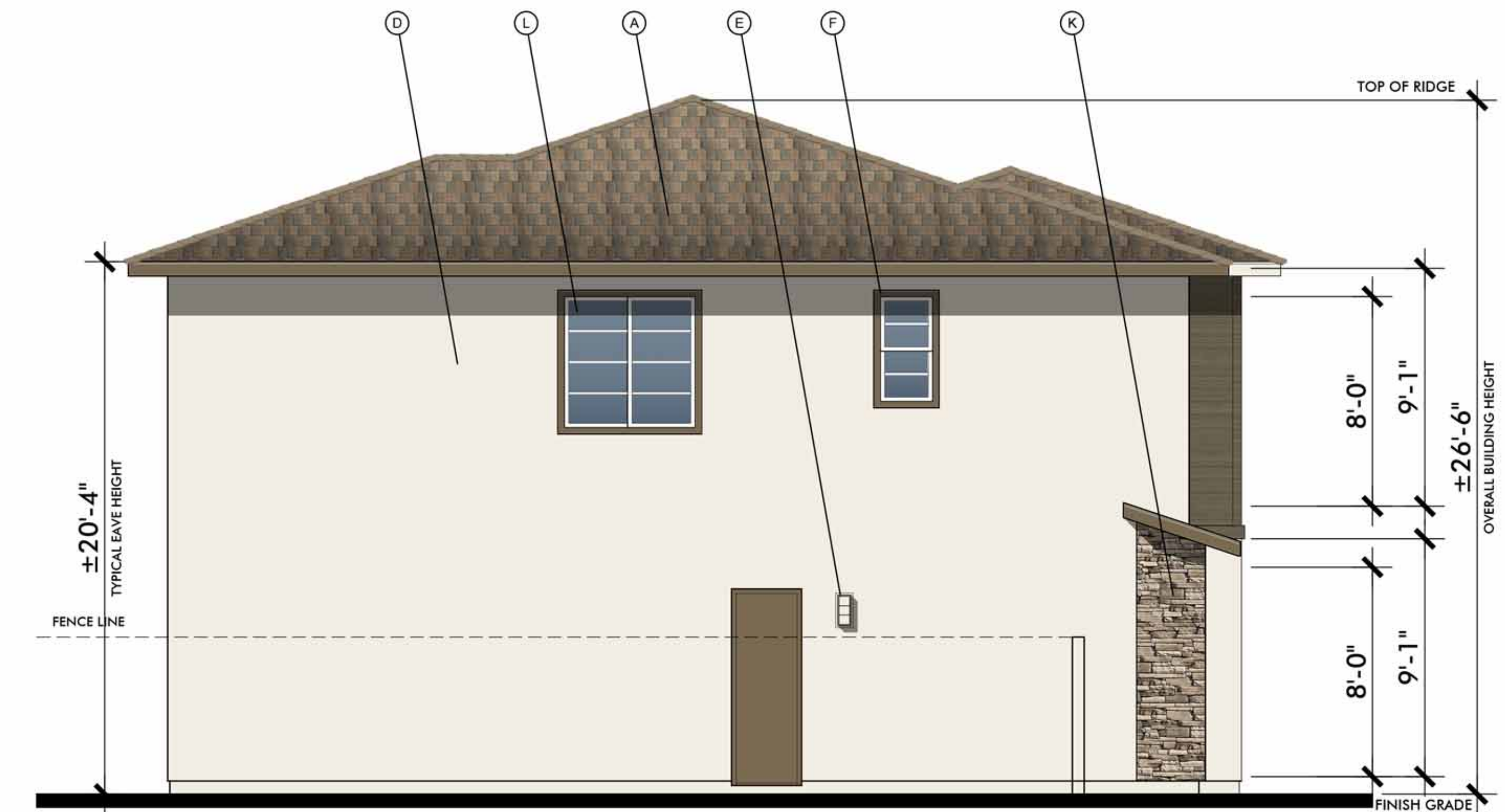


ROOF PLAN
PITCH: 4:12 U.N.O.
RAKE: N/A
EAVE: 18"
ROOF MATERIAL: COMPOSITE SHINGLE

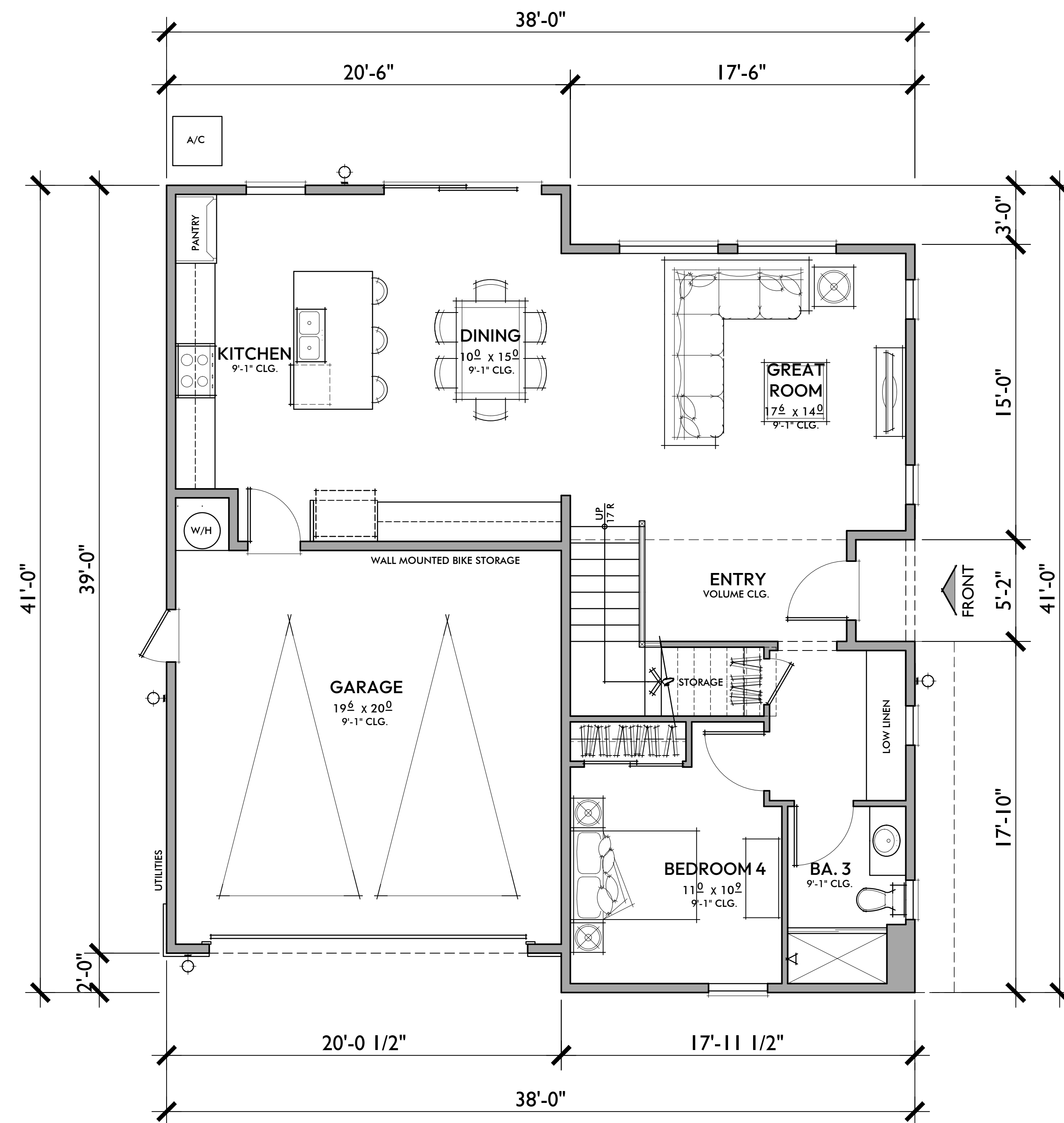
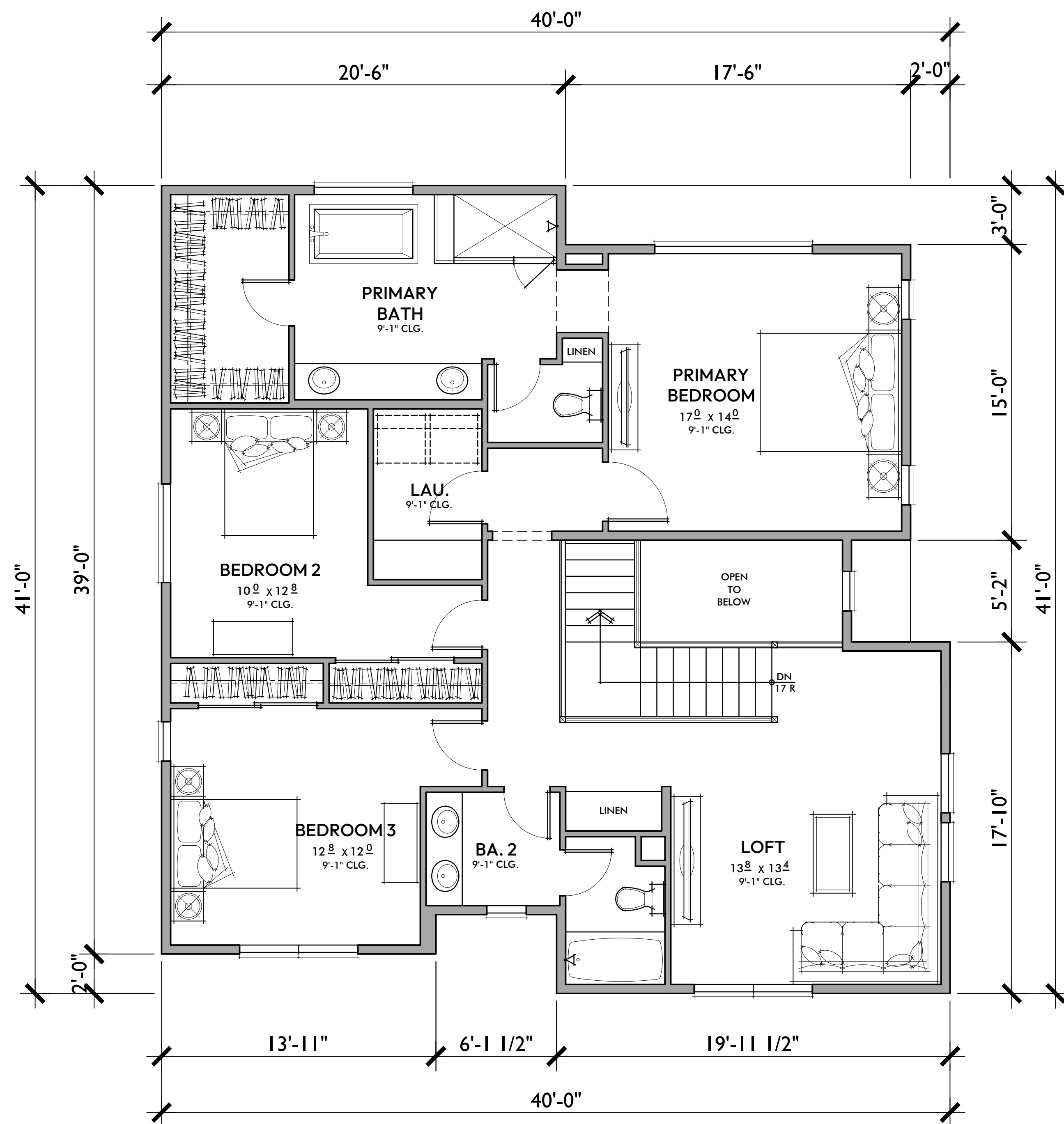
- MATERIAL LEGEND
- A. COMPOSITE SHINGLE
 - B. METAL ROOF
 - C. GABLE END DETAIL
 - D. STUCCO
 - E. CEMENTIOUS TRIM
 - F. FOAM TRIM
 - G. HORIZONTAL SIDING
 - H. BOARD AND BATTEN
 - I. METAL AWNING
 - J. POT SHELF
 - K. BRICK / STONE VENEER
 - L. VINYL WINDOW
 - M. ROLL UP GARAGE DOOR
 - N. LIGHT FIXTURE



RIGHT



REAR



PLAN 1

4 BEDROOMS / 3 BATHS + LOFT
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	1,022 SQ. FT.
2ND FLOOR	1,359 SQ. FT.
TOTAL LIVING	2,381 SQ. FT.
2 - CAR GARAGE	428 SQ. FT.
PORCH	15 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Bassenian Lagoni • ARCHITECTS

805 ATHERTON
PLAN 1 | COTTAGE ELEVATION

131 INNOVATION DR. STE 100, IRVINE, CA 92617 | 949.553.0100 | BASSENIANLAGONI.COM

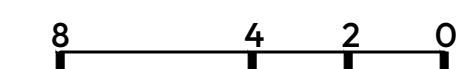
Marin County, California

081.25207

03.09.2026

A I.6

COPYRIGHT 2025 BASSENIAN LAGONI ARCHITECTS



DAVIDON HOMES

1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX



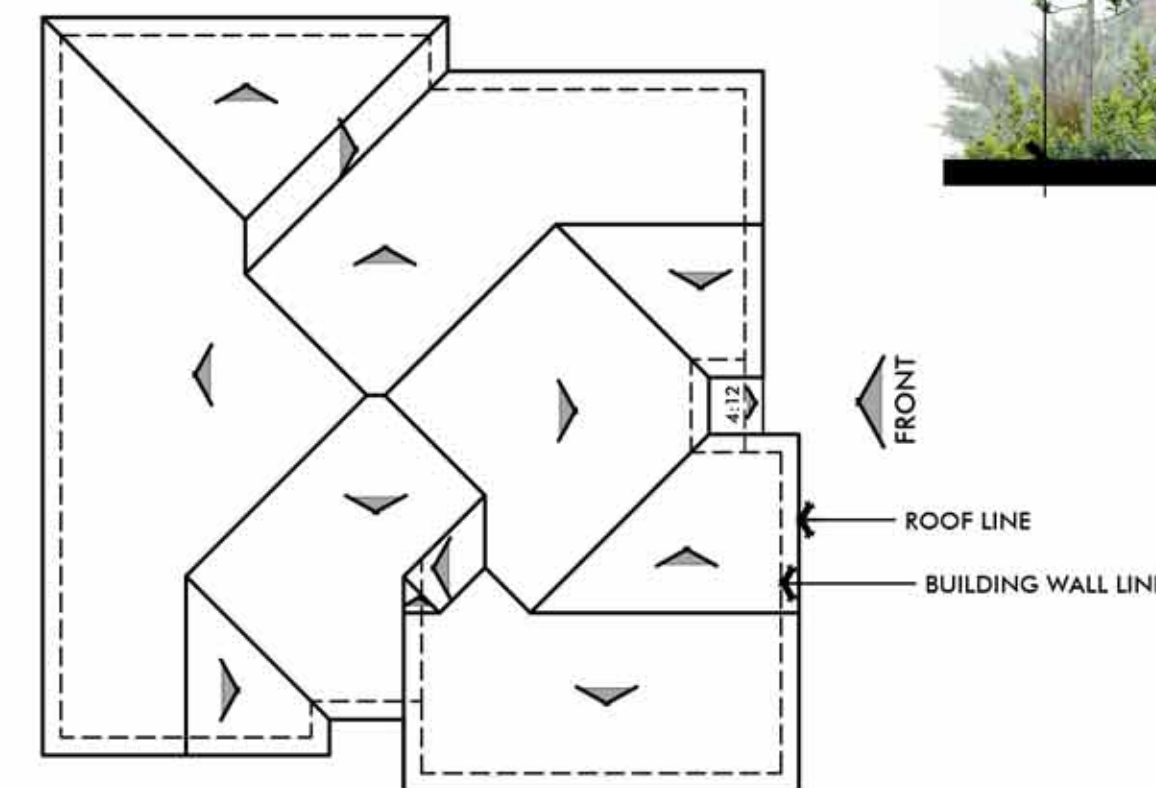
LEFT



FRONT

C - COTTAGE

1/4" = 1'-0"
NOTE: FINISHED GRADE IS SHOWN AS TYPICAL AVERAGE OF 8" BELOW FINISHED FLOOR



ROOF PLAN
PITCH: 6:12 U.N.O.
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE

- MATERIAL LEGEND
- A. COMPOSITE SHINGLE
 - B. METAL ROOF
 - C. GABLE END DETAIL
 - D. STUCCO
 - E. CEMENTIOUS TRIM
 - F. FOAM TRIM
 - G. HORIZONTAL SIDING
 - H. BOARD AND BATTEN
 - I. METAL AWNING
 - J. POT SHELF
 - K. BRICK / STONE VENEER
 - L. VINYL WINDOW
 - M. ROLL UP GARAGE DOOR
 - N. LIGHT FIXTURE



RIGHT



REAR



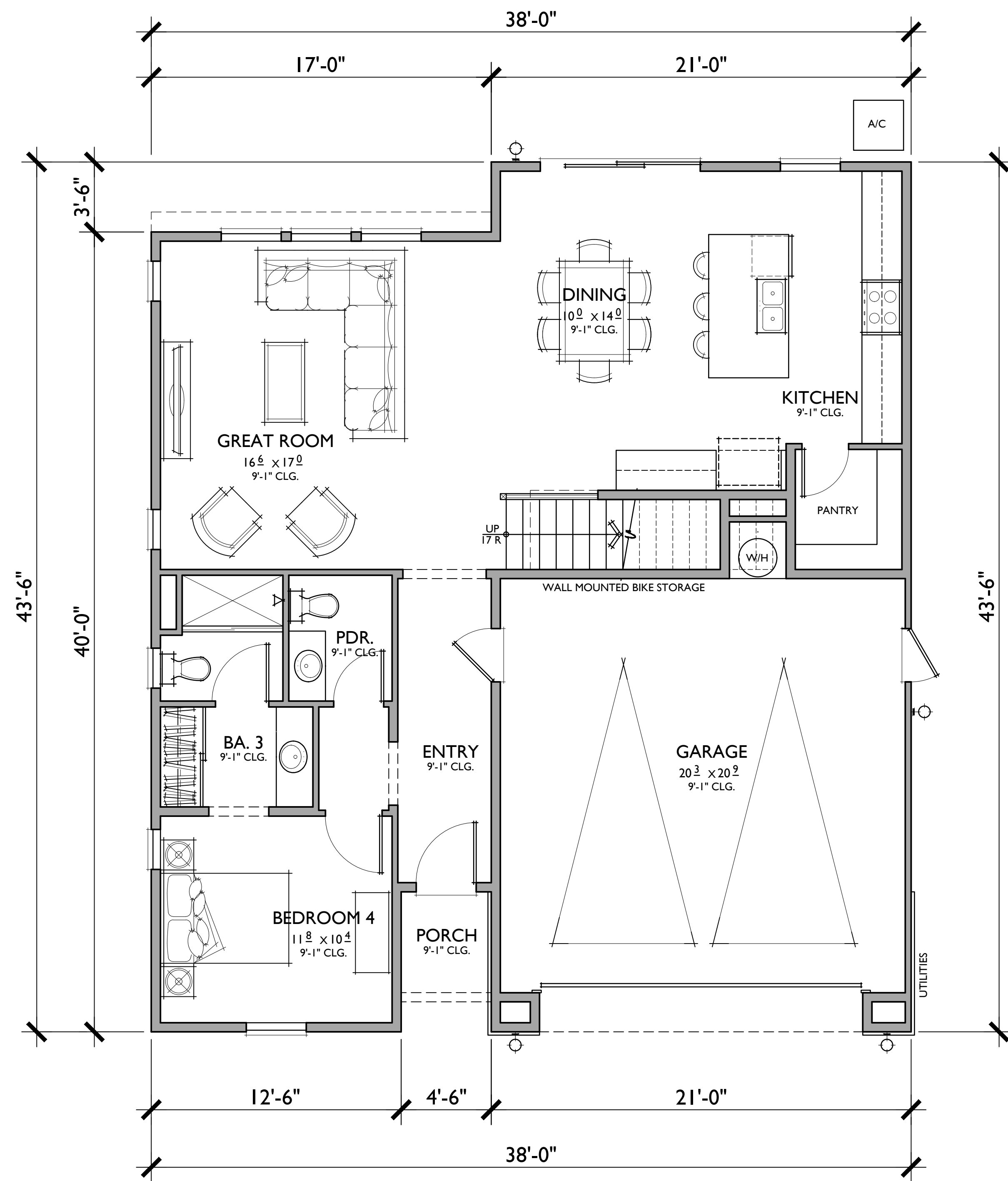
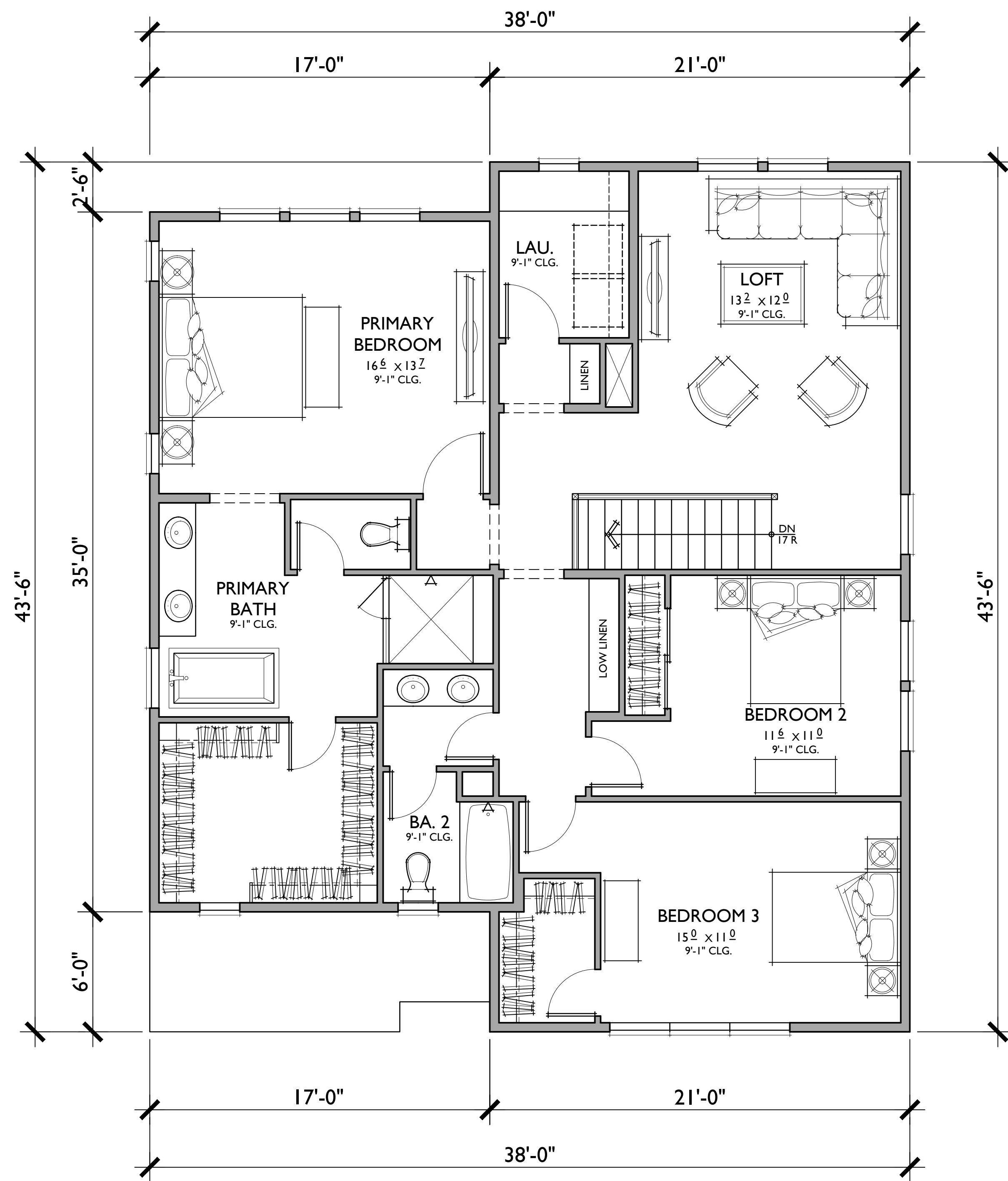
FARMHOUSE



MODERN PRAIRIE



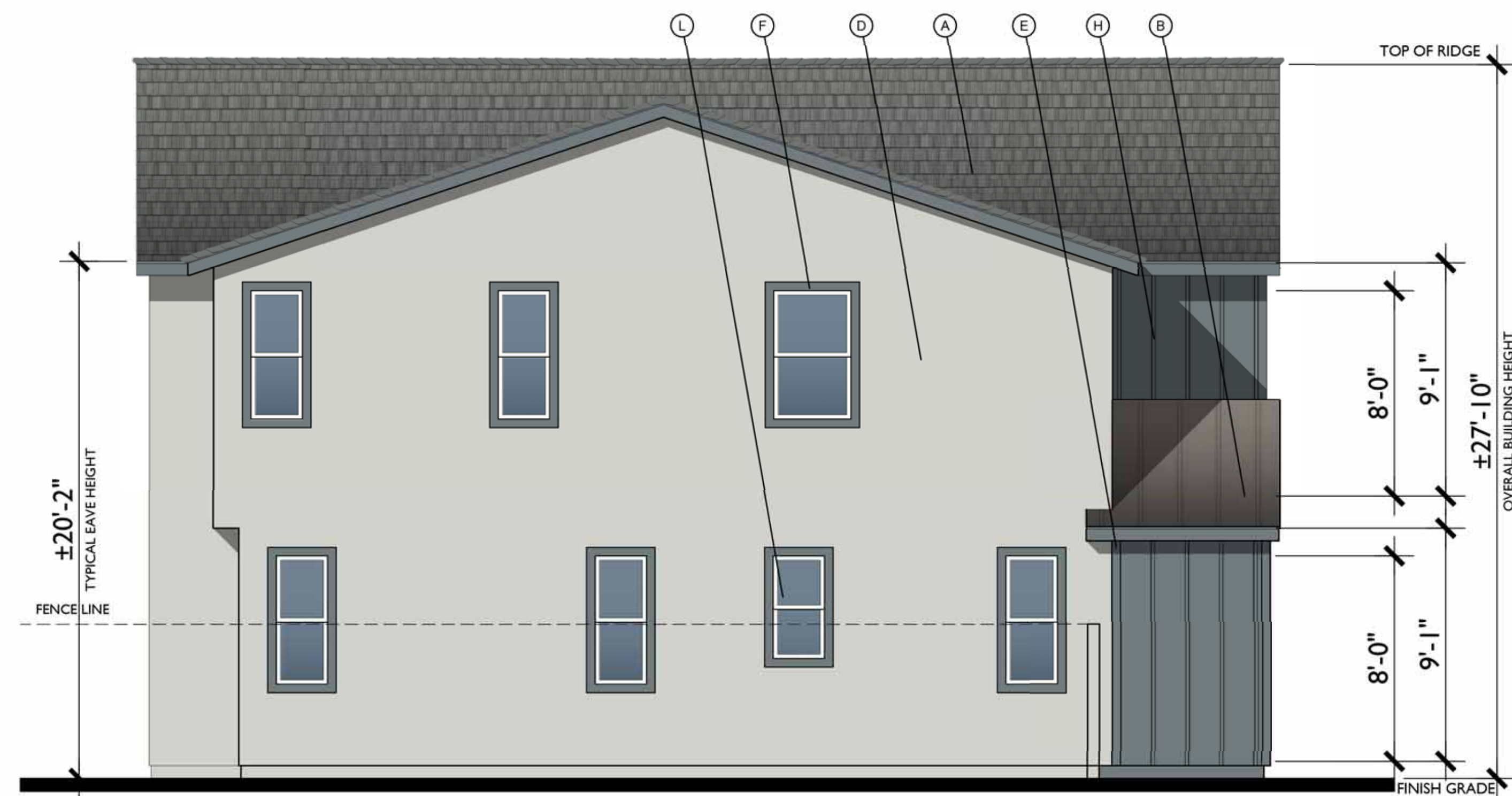
COTTAGE



PLAN 2
 4 BEDROOMS / 3.5 BATHS + LOFT
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,085 SQ. FT.
2ND FLOOR	1,474 SQ. FT.
TOTAL LIVING	2,559 SQ. FT.
2 - CAR GARAGE	445 SQ. FT.
PORCH	25 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



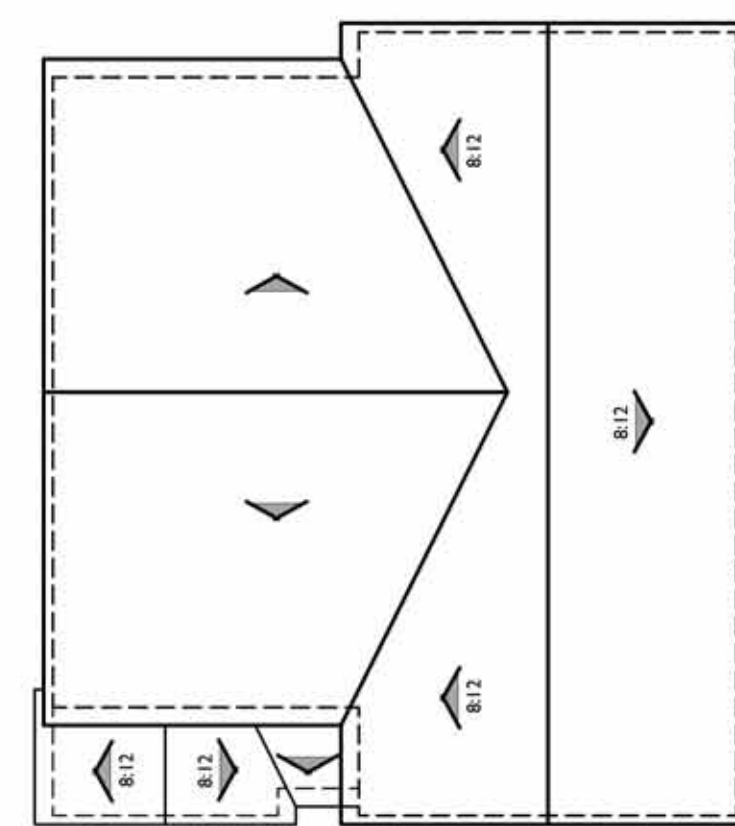
LEFT



FRONT

A - FARMHOUSE

1/4"=1'-0"
NOTE: FINISHED GRADE IS
SHOWN AS TYPICAL
AVERAGE OF 8" BELOW
FINISHED FLOOR

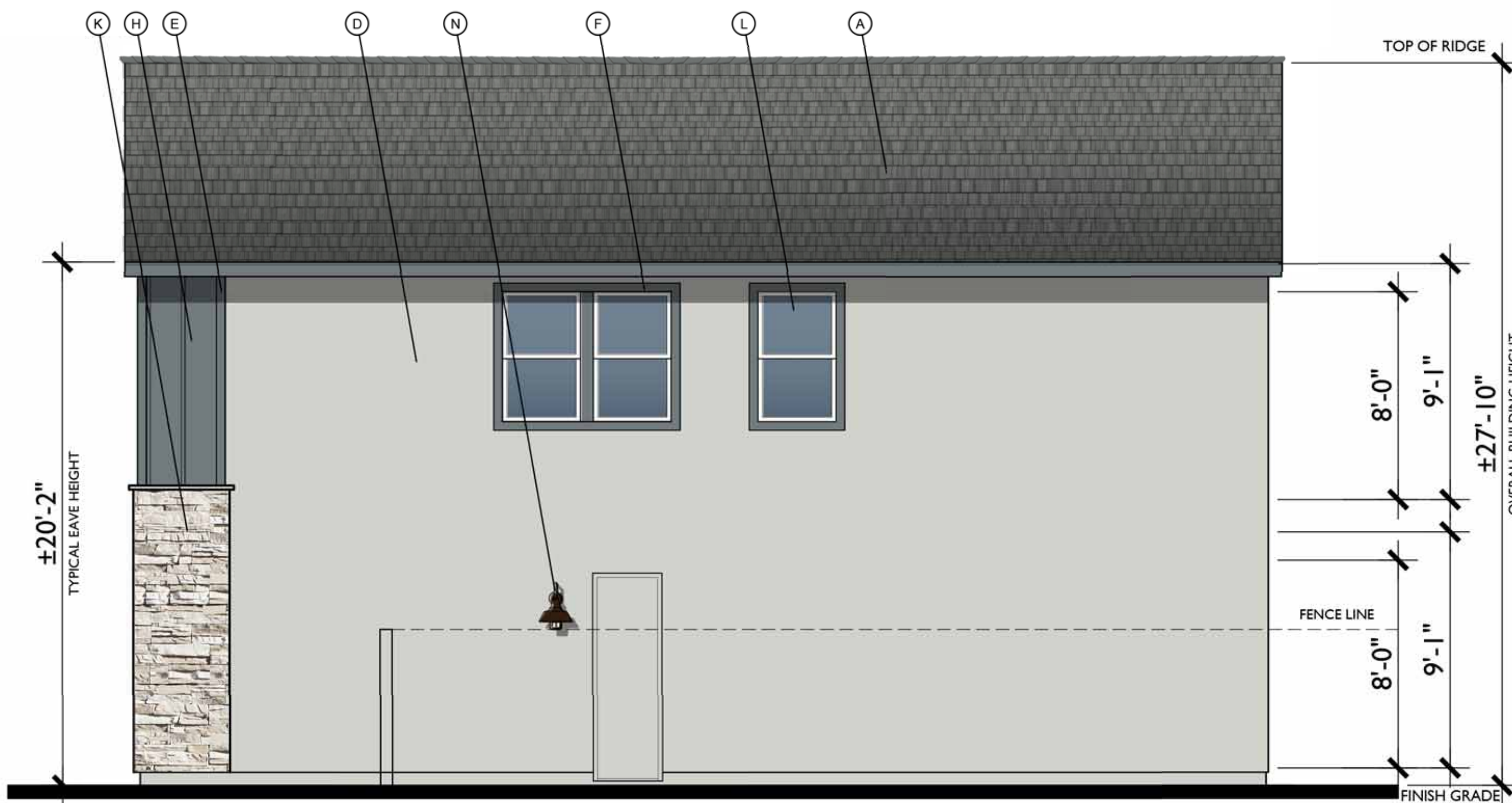


ROOF PLAN

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

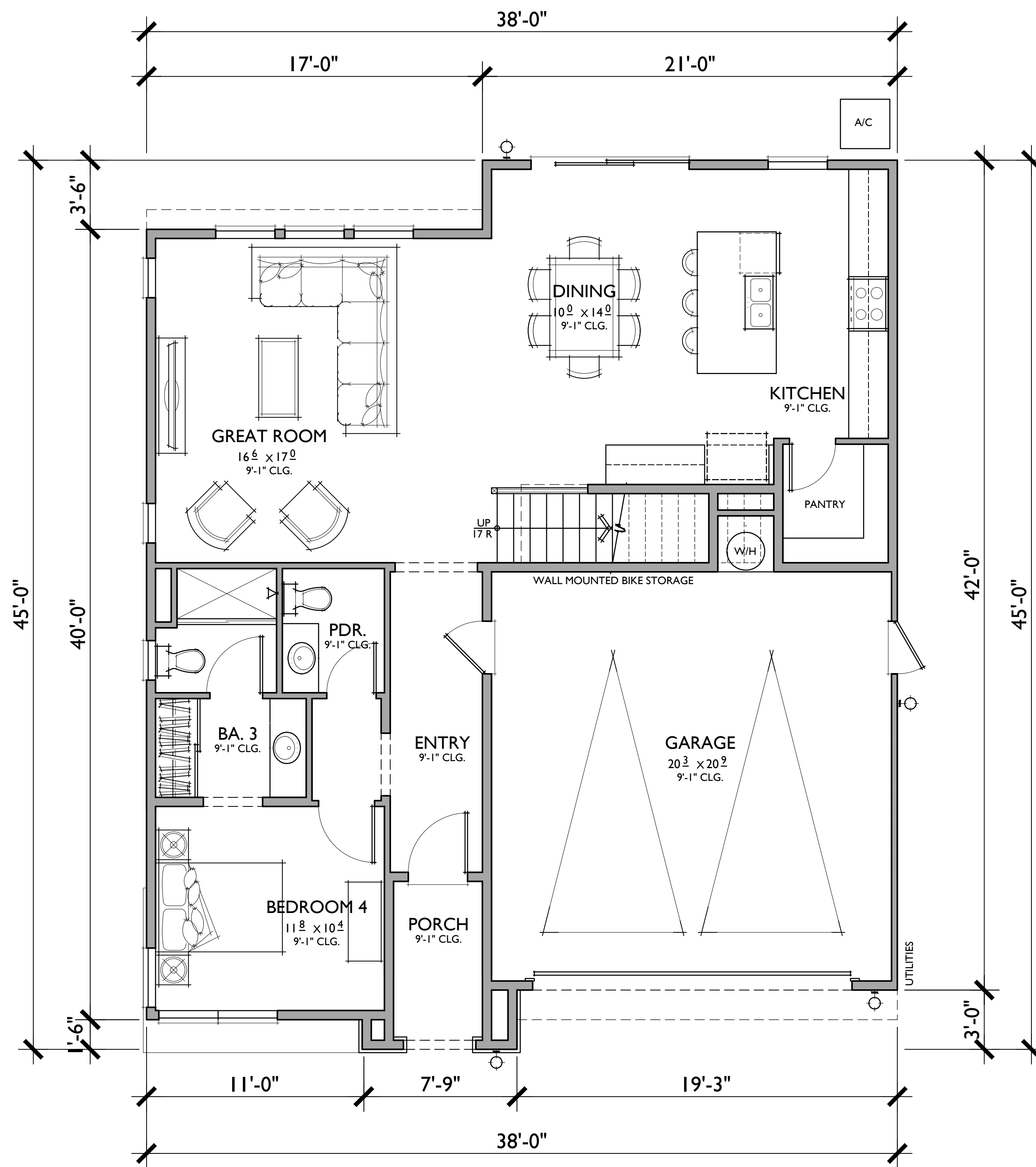
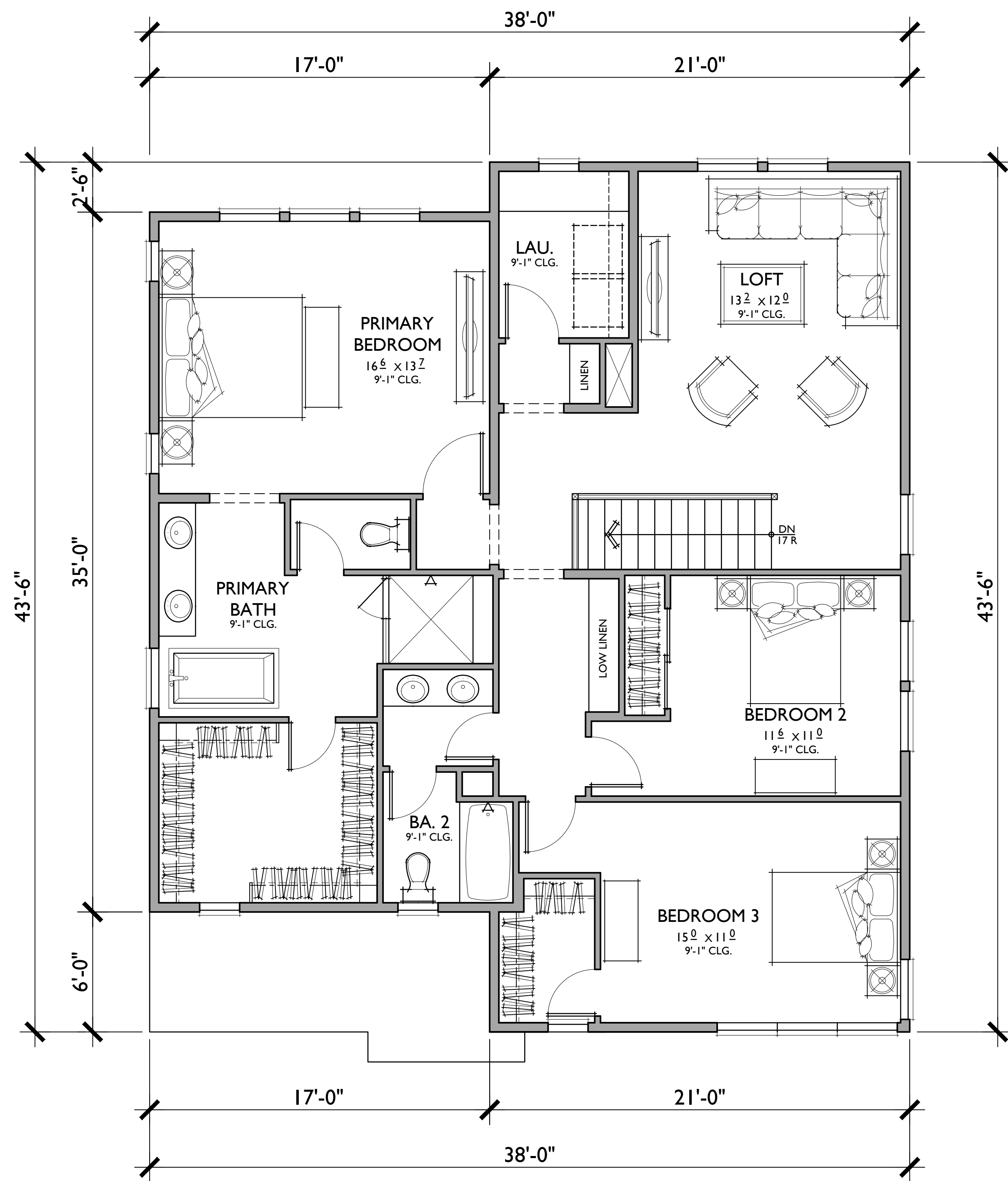
- A. COMPOSITE SHINGLE
- B. METAL ROOF
- C. GABLE END DETAIL
- D. STUCCO
- E. CEMENTIOUS TRIM
- F. FOAM TRIM
- G. HORIZONTAL SIDING
- H. BOARD AND BATTEN
- I. METAL AWNING
- J. POT SHELF
- K. BRICK / STONE VENEER
- L. VINYL WINDOW
- M. ROLL UP GARAGE DOOR
- N. LIGHT FIXTURE



RIGHT



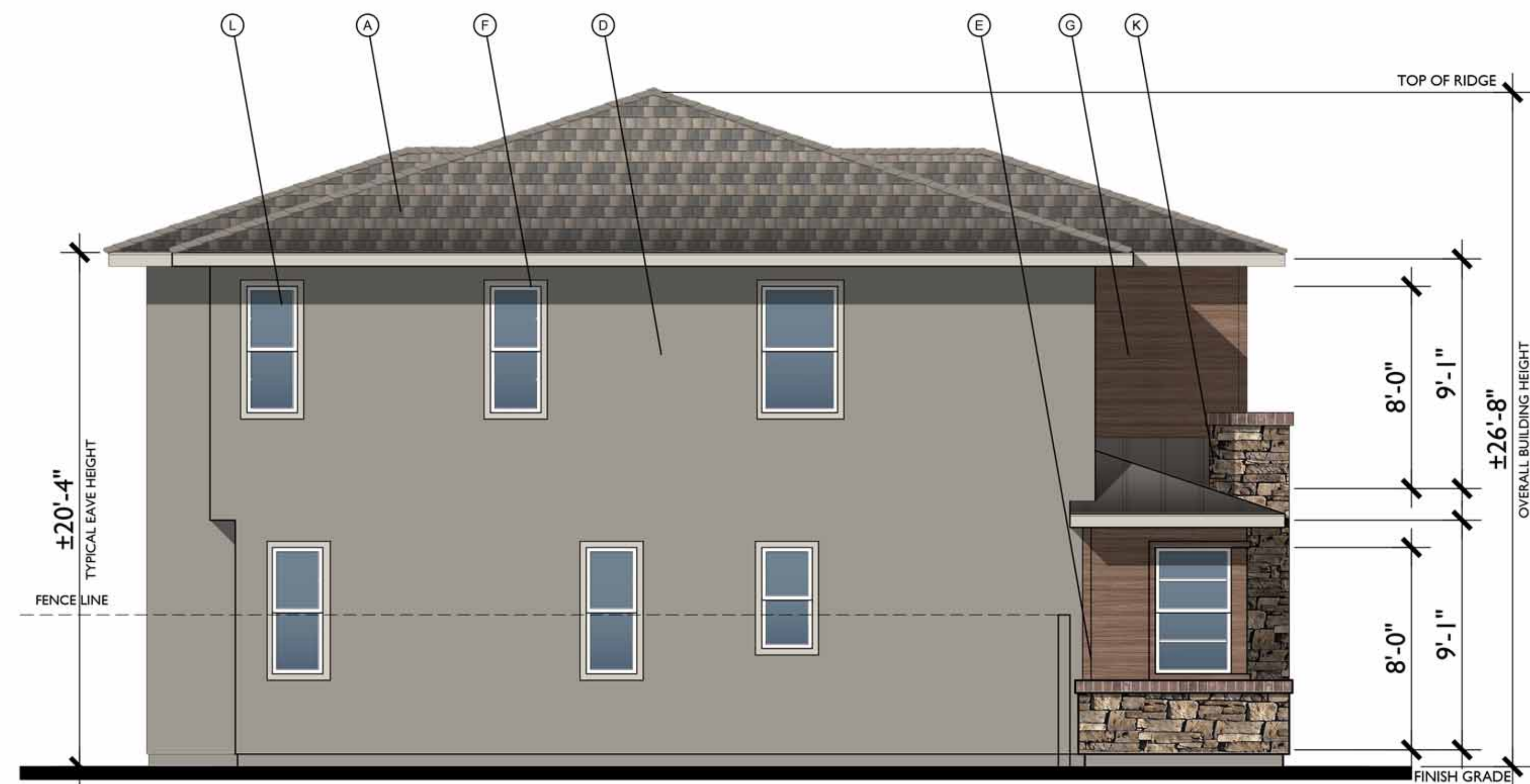
REAR



PLAN 2
4 BEDROOMS / 3.5 BATHS + LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,085 SQ. FT.
2ND FLOOR	1,474 SQ. FT.
TOTAL LIVING	2,559 SQ. FT.
2 - CAR GARAGE	445 SQ. FT.
PORCH	38 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



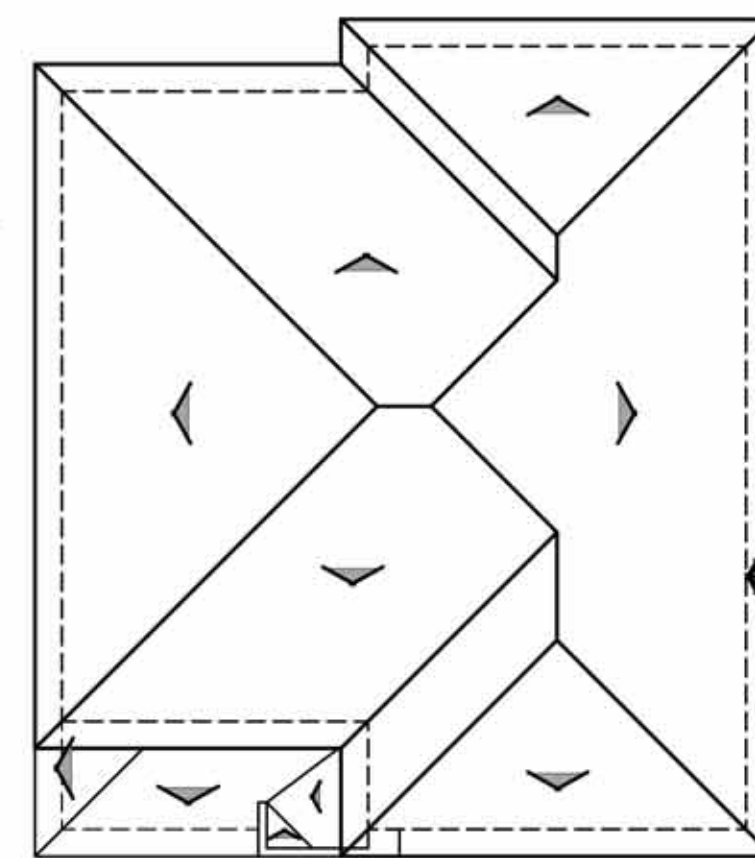
LEFT



FRONT

B - MODERN PRAIRIE

1/4"=1'-0"
NOTE: FINISHED GRADE IS
SHOWN AS TYPICAL
AVERAGE OF 8" BELOW
FINISHED FLOOR

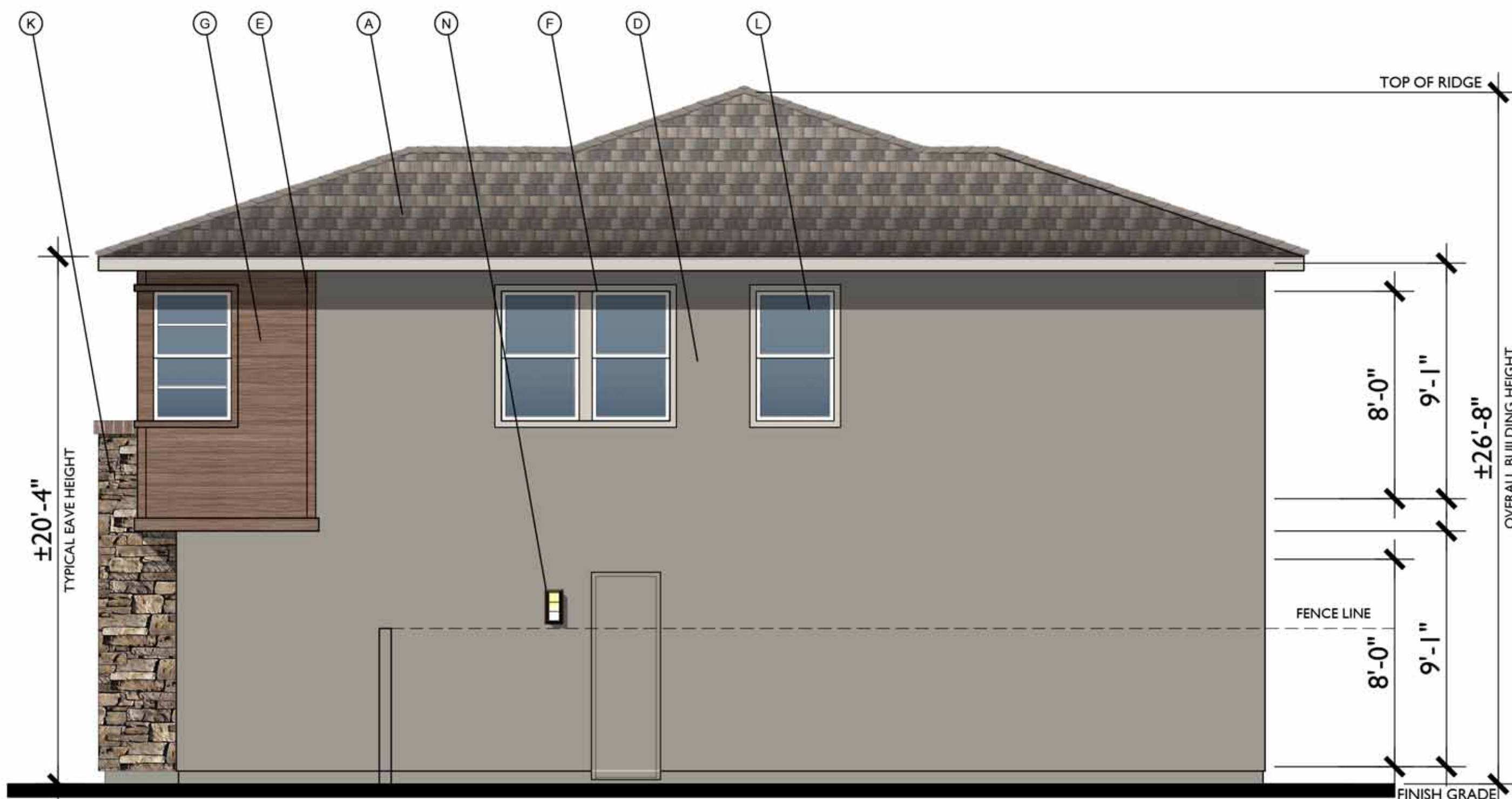


ROOF PLAN

PITCH: 4:12 U.N.O.
RAKE: N/A
EAVE: 18"
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

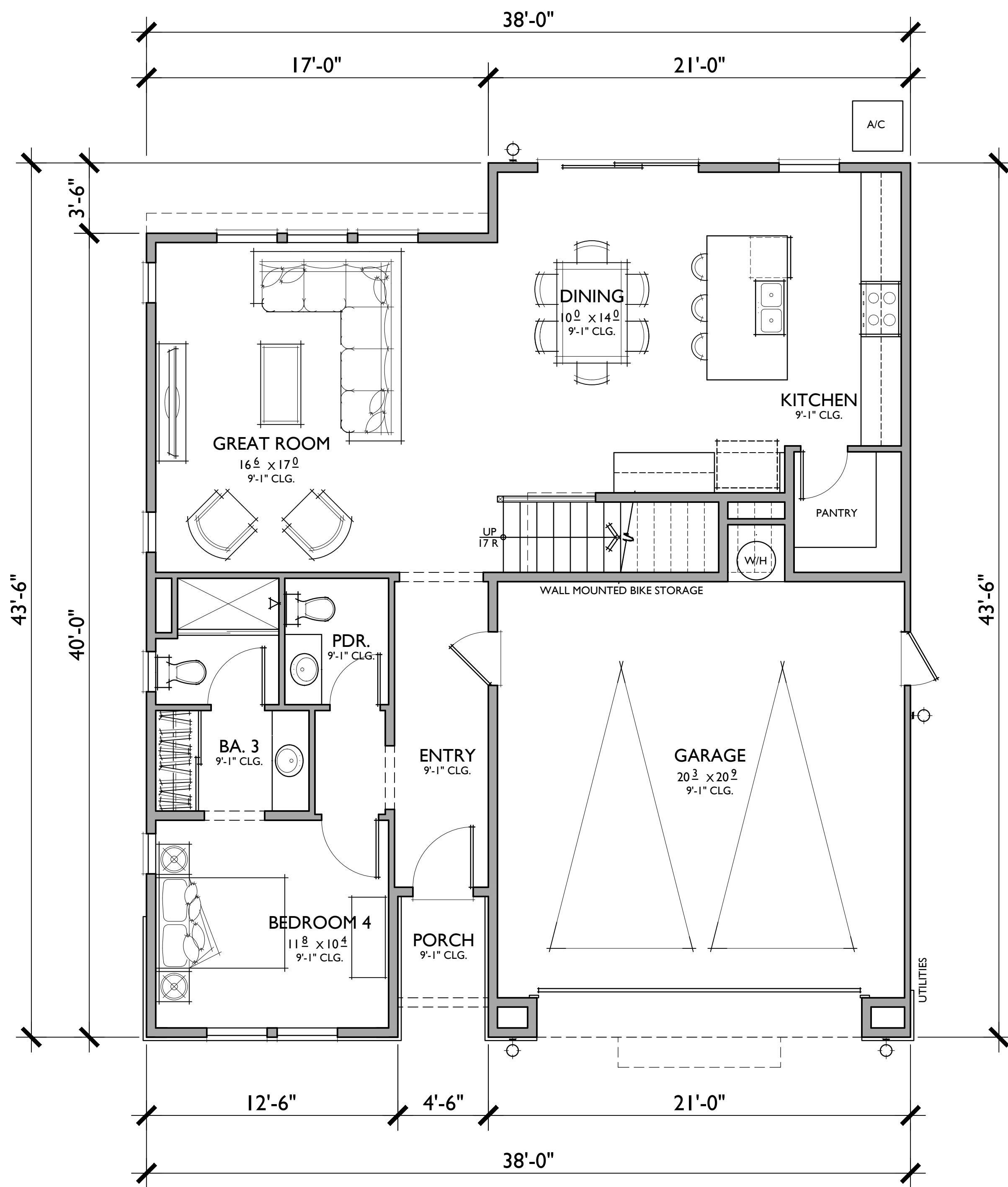
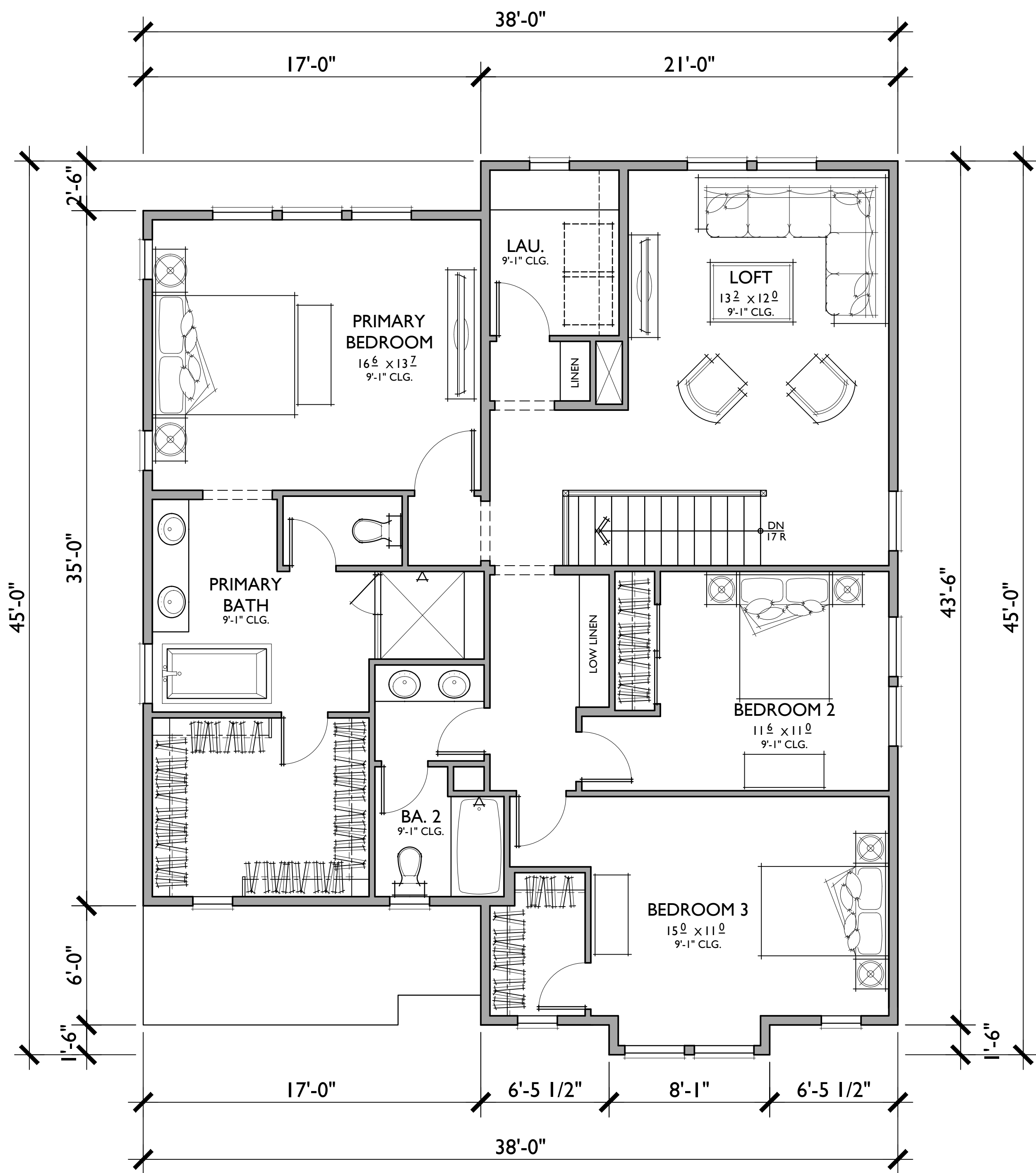
- A. COMPOSITE SHINGLE
- B. METAL ROOF
- C. GABLE END DETAIL
- D. STUCCO
- E. CEMENTIOUS TRIM
- F. FOAM TRIM
- G. HORIZONTAL SIDING
- H. BOARD AND BATTEN
- I. METAL AWNING
- J. POT SHELF
- K. BRICK / STONE VENEER
- L. VINYL WINDOW
- M. ROLL UP GARAGE DOOR
- N. LIGHT FIXTURE



RIGHT



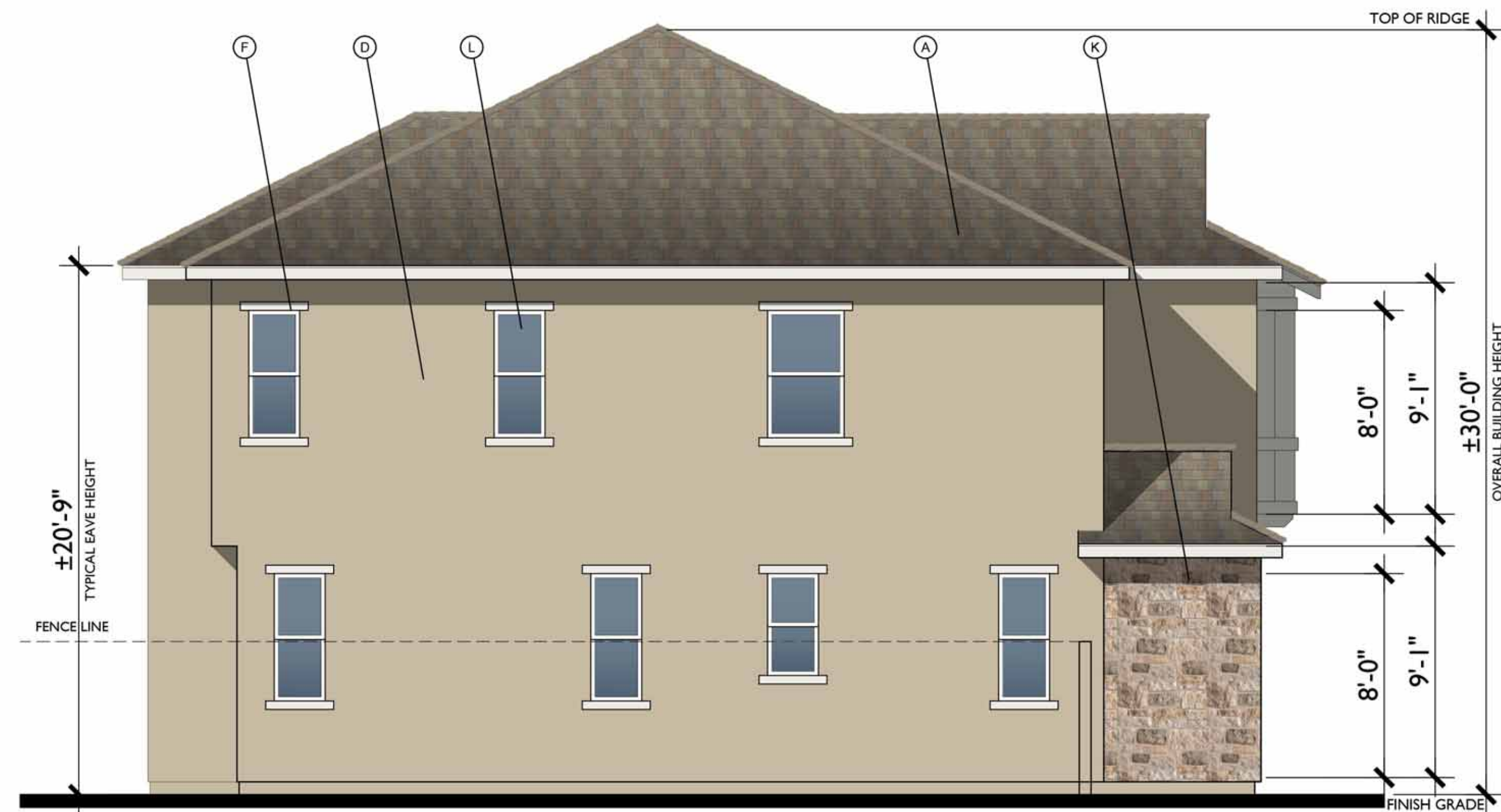
REAR



PLAN 2
 4 BEDROOMS / 3.5 BATHS + LOFT
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,085 SQ. FT.
2ND FLOOR	1,474 SQ. FT.
TOTAL LIVING	2,559 SQ. FT.
2 - CAR GARAGE	445 SQ. FT.
PORCH	25 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



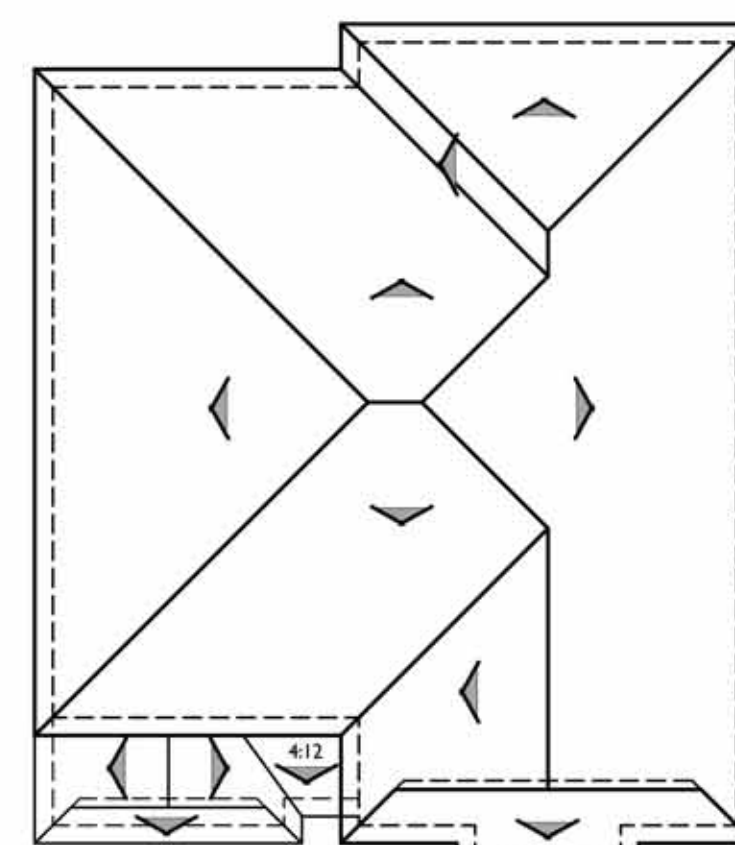
LEFT



FRONT

C - COTTAGE

1/4"=1'-0"
NOTE: FINISHED GRADE IS SHOWN AS TYPICAL AVERAGE OF 8" BELOW FINISHED FLOOR



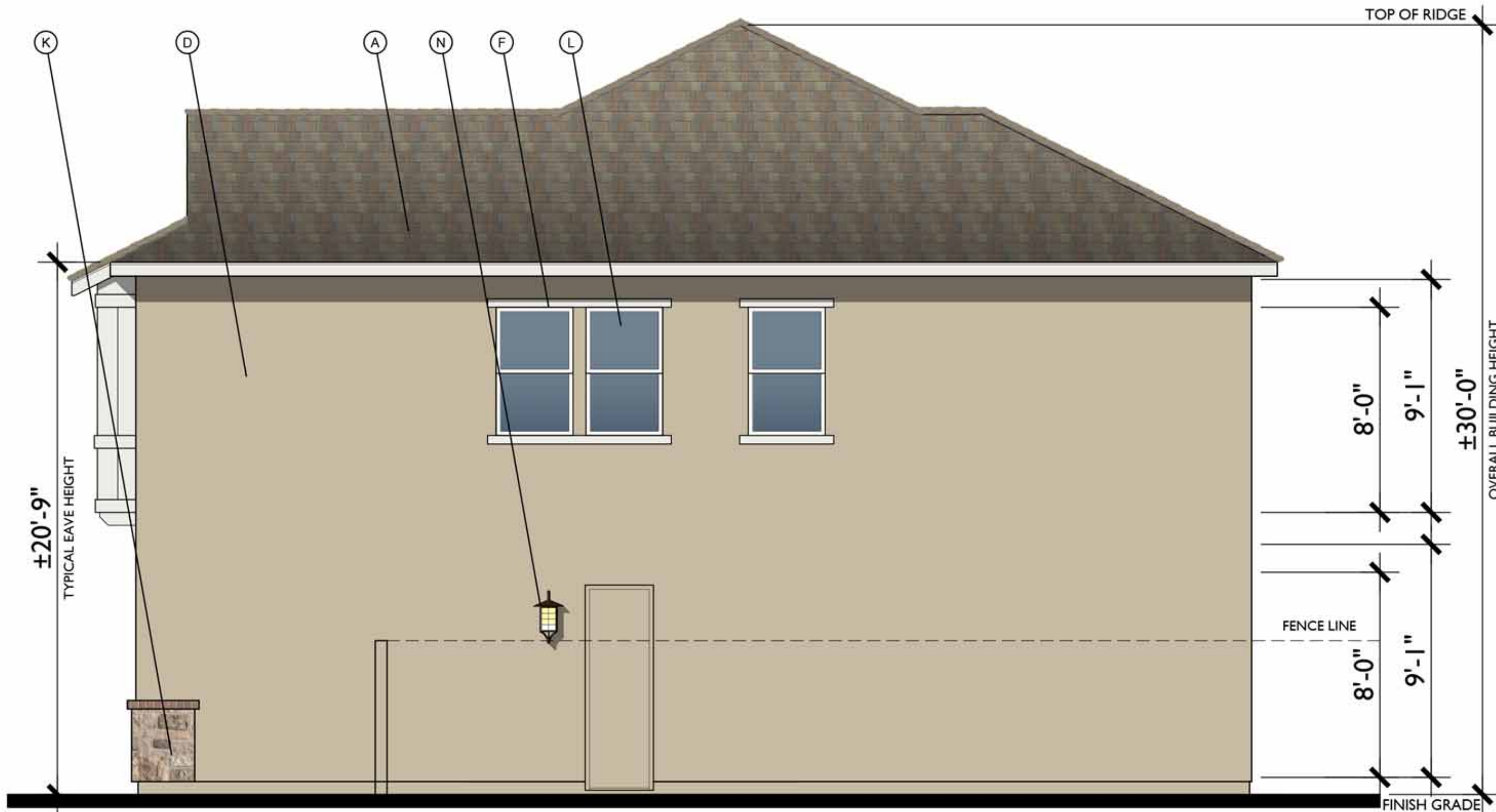
ROOF PLAN

PITCH: 6:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE

C
180'-0"

MATERIAL LEGEND

- A. COMPOSITE SHINGLE
- B. METAL ROOF
- C. GABLE END DETAIL
- D. STUCCO
- E. CEMENTIOUS TRIM
- F. FOAM TRIM
- G. HORIZONTAL SIDING
- H. BOARD AND BATTEN
- I. METAL AWNING
- J. POT SHELF
- K. BRICK / STONE VENEER
- L. VINYL WINDOW
- M. ROLL UP GARAGE DOOR
- N. LIGHT FIXTURE



RIGHT



REAR



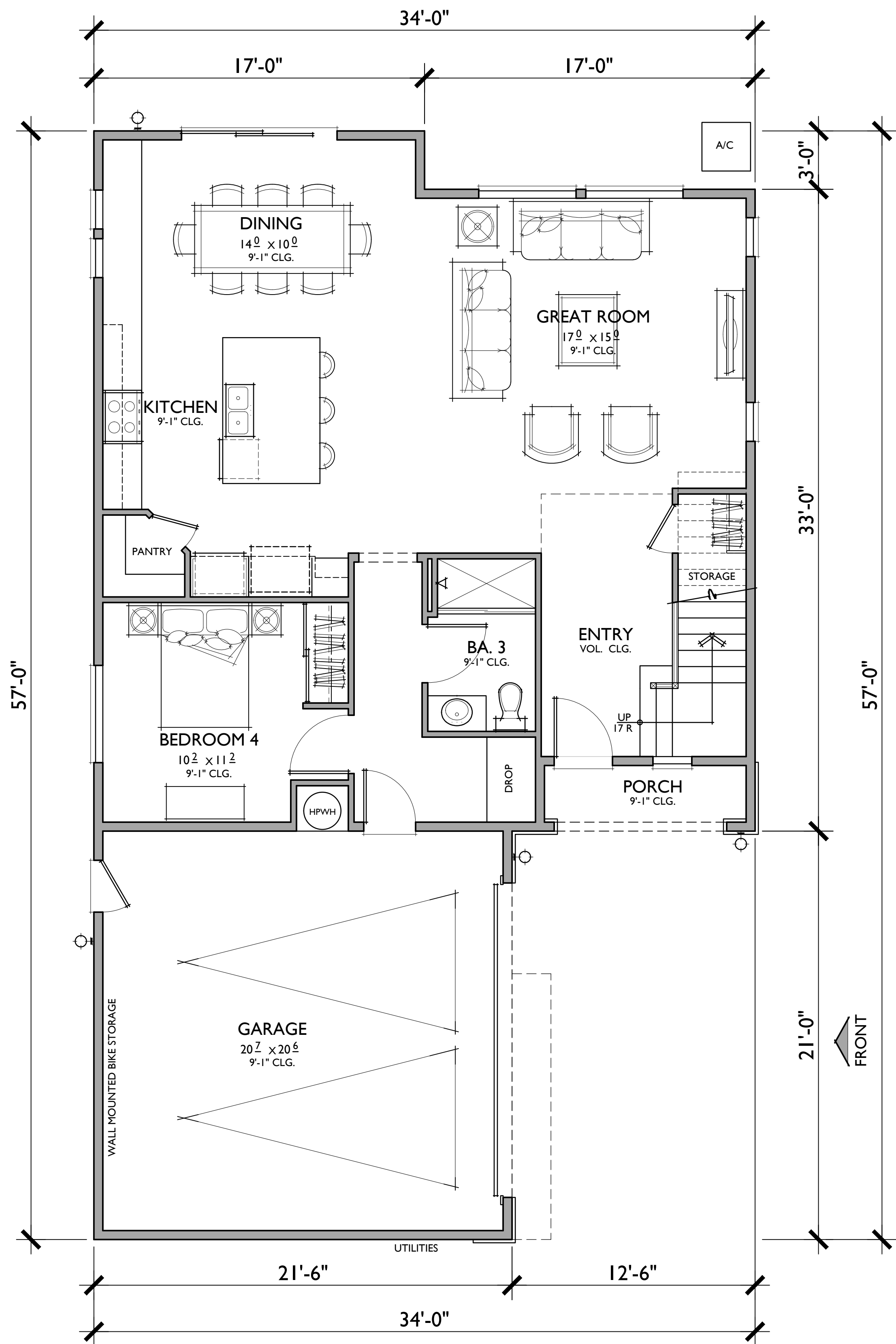
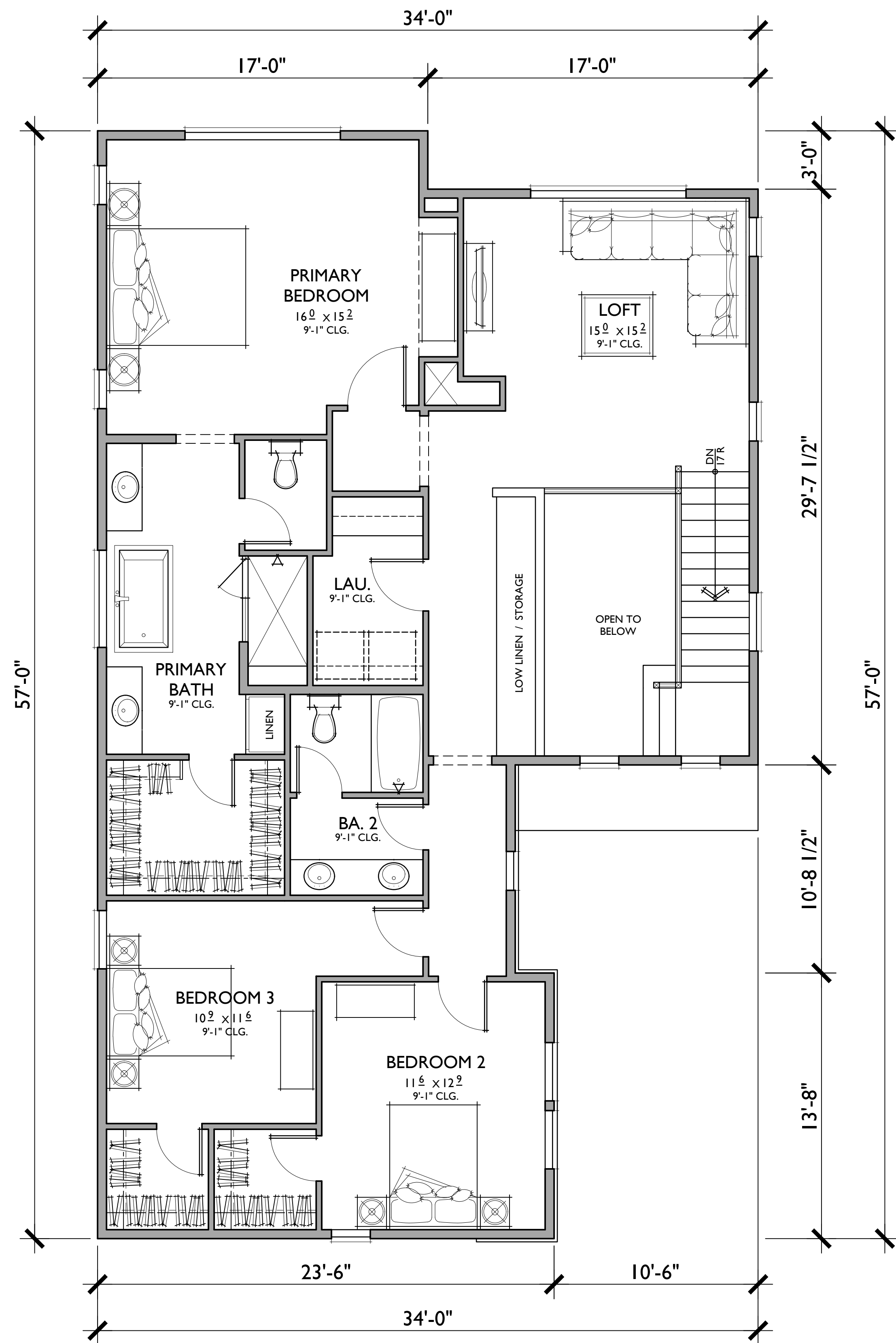
FARMHOUSE



MODERN PRAIRIE



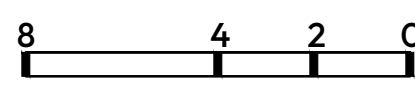
COTTAGE



PLAN 3
 4 BEDROOMS / 3 BATHS + LOFT
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,130 SQ. FT.
2ND FLOOR	1,447 SQ. FT.
TOTAL LIVING	2,577 SQ. FT.
2 - CAR GARAGE	458 SQ. FT.
PORCH	37 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION





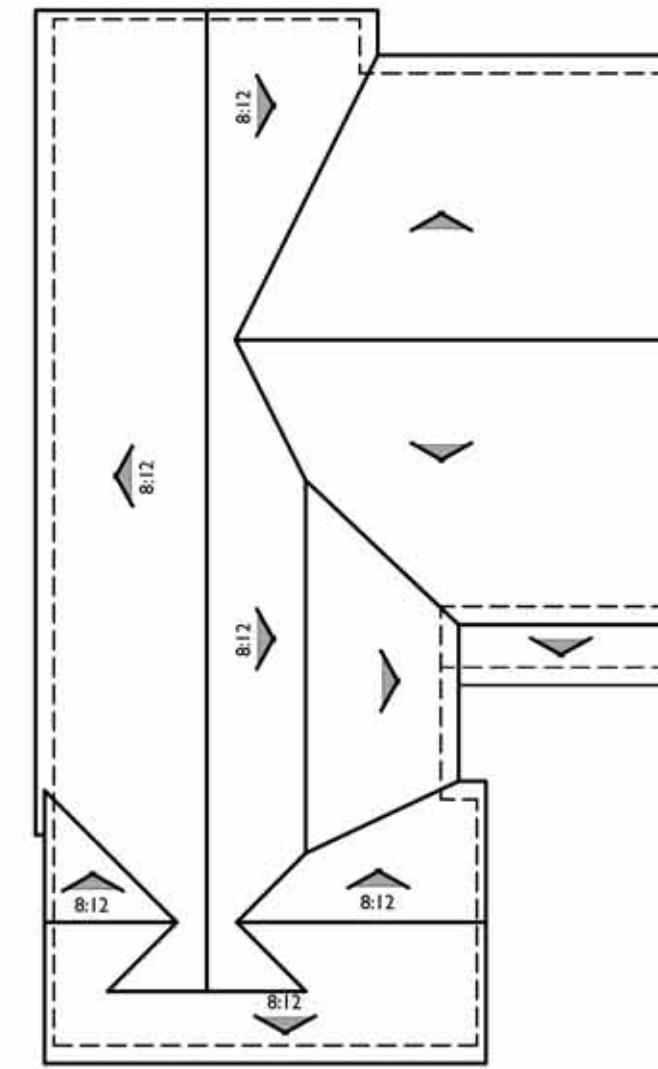
LEFT



FRONT

A - FARMHOUSE

1/4"=1'-0"
NOTE: FINISHED GRADE IS
SHOWN AS TYPICAL
AVERAGE OF 8" BELOW
FINISHED FLOOR

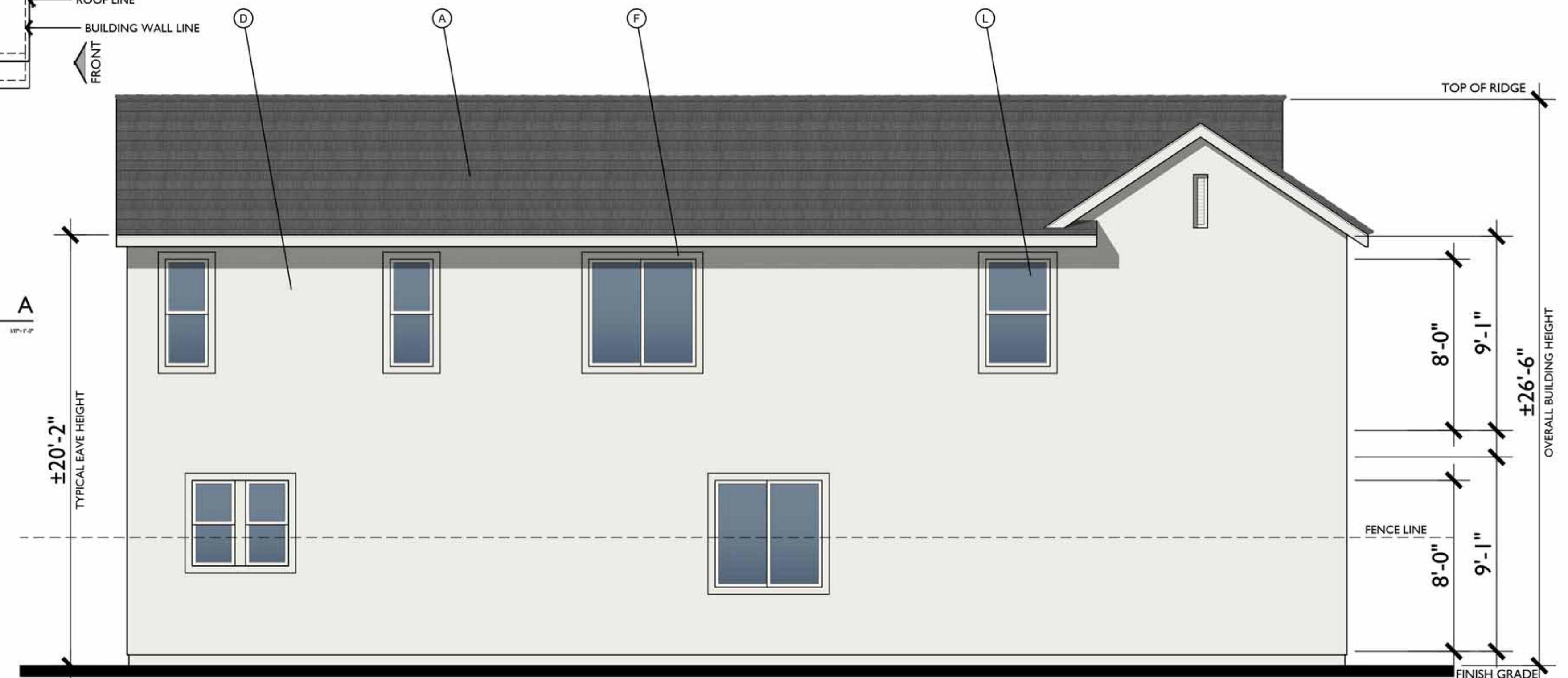


ROOF PLAN

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

MATERIAL LEGEND

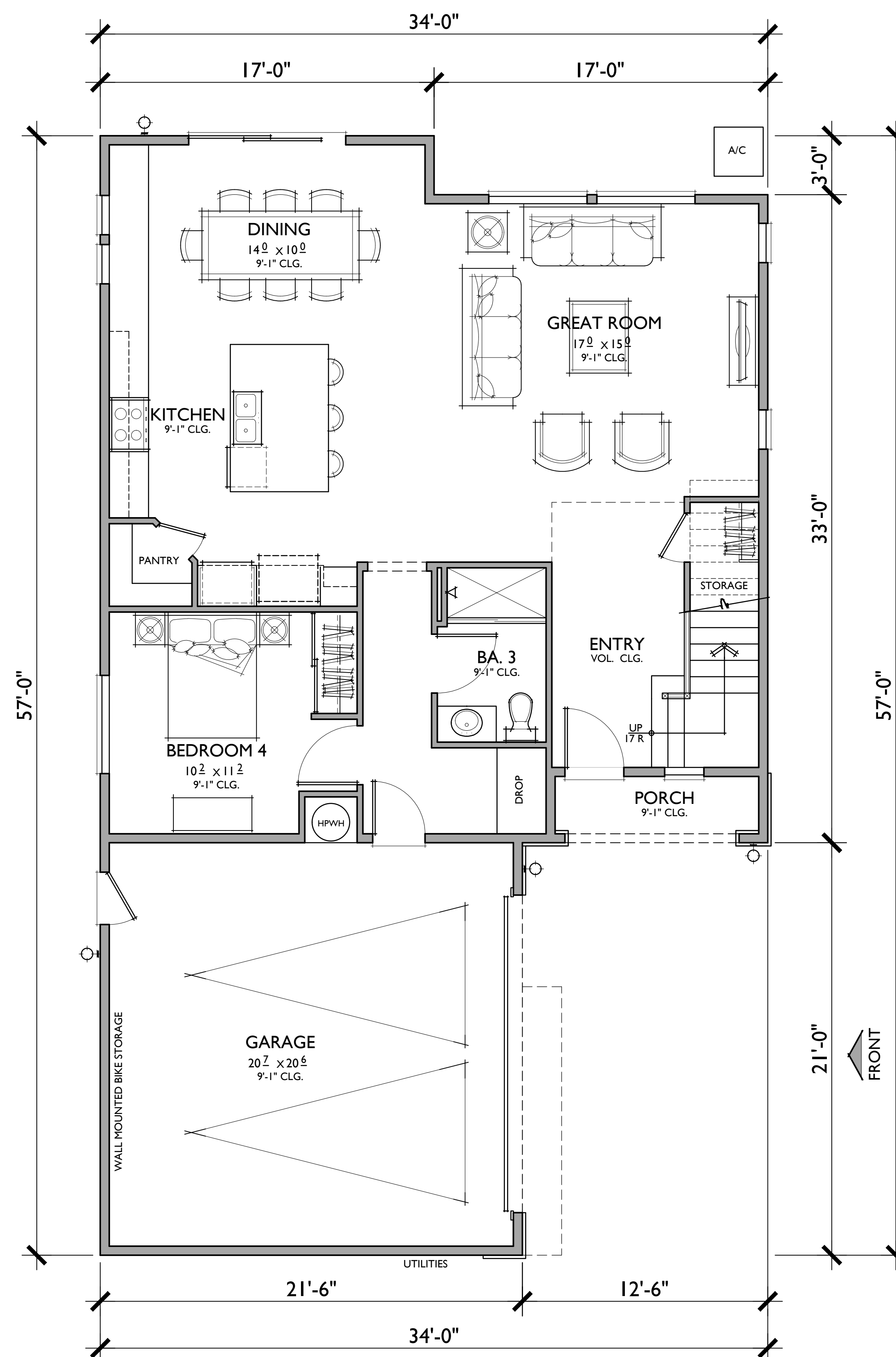
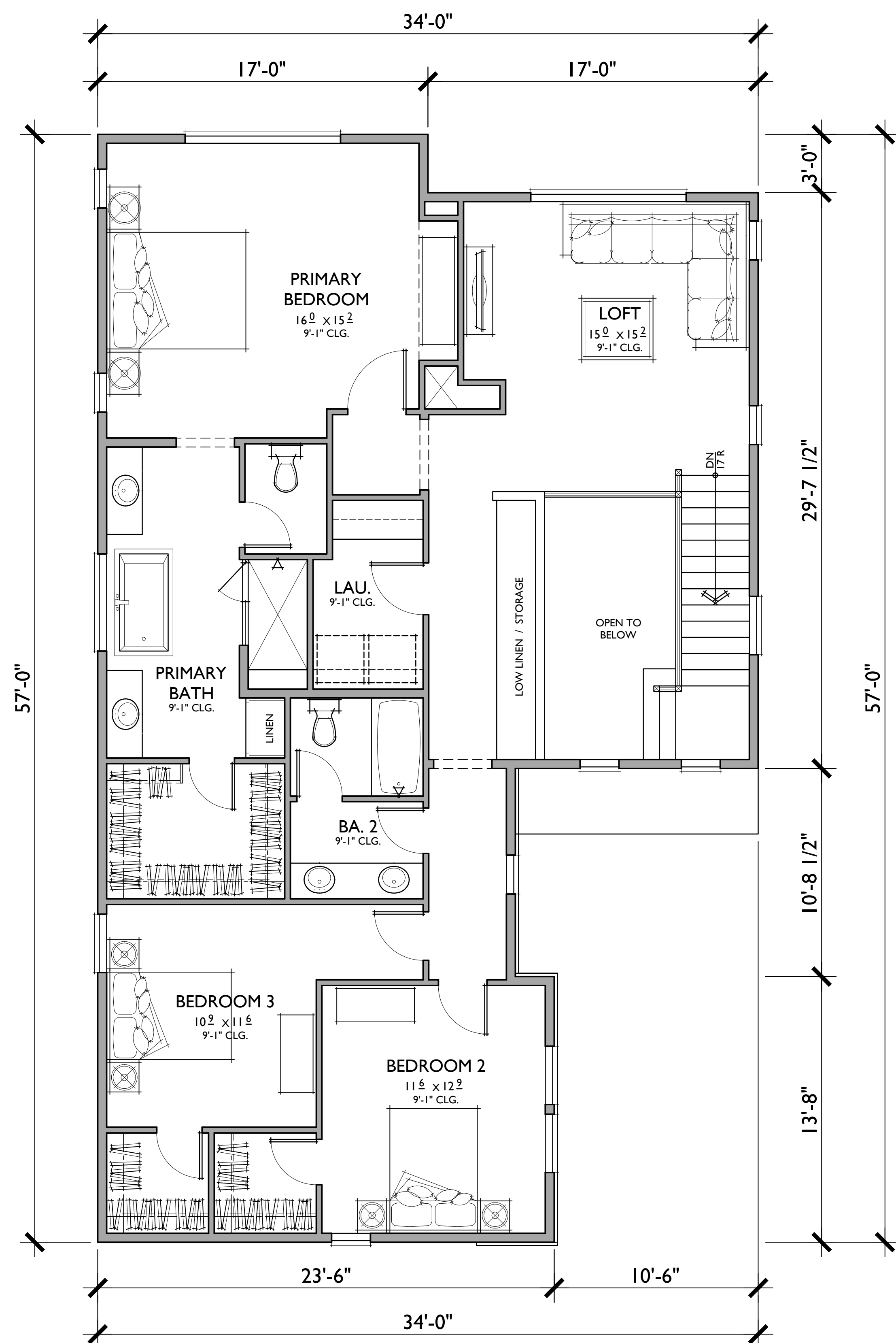
- A. COMPOSITE SHINGLE
- B. METAL ROOF
- C. GABLE END DETAIL
- D. STUCCO
- E. CEMENTIOUS TRIM
- F. FOAM TRIM
- G. HORIZONTAL SIDING
- H. BOARD AND BATTEN
- I. METAL AWNING
- J. POT SHELF
- K. BRICK / STONE VENEER
- L. VINYL WINDOW
- M. ROLL UP GARAGE DOOR
- N. LIGHT FIXTURE



REAR



RIGHT



PLAN 3

4 BEDROOMS / 3 BATHS + LOFT
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	1,130 SQ. FT.
2ND FLOOR	1,447 SQ. FT.
TOTAL LIVING	2,577 SQ. FT.
2 - CAR GARAGE	458 SQ. FT.
PORCH	37 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Bassenian Lagoni • ARCHITECTS

805 ATHERTON
PLAN 3 | MODERN PRAIRIE ELEVATION

131 INNOVATION DR. STE 100, IRVINE, CA 92617 | 949.553.0100 | BASSENIANLAGONI.COM

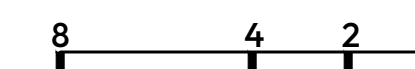
Marin County, California

081.25207

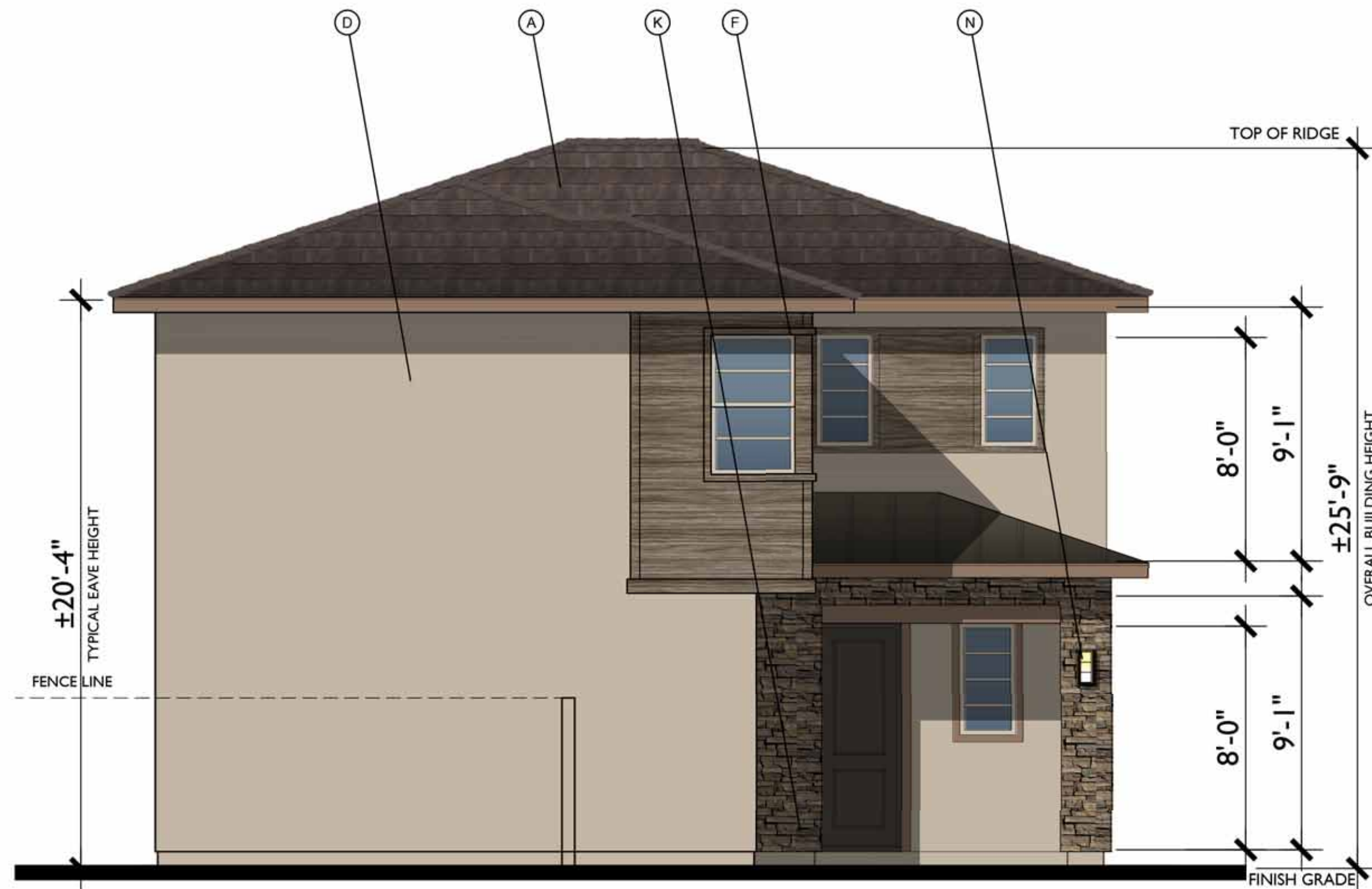
03.09.2026

A 3.4

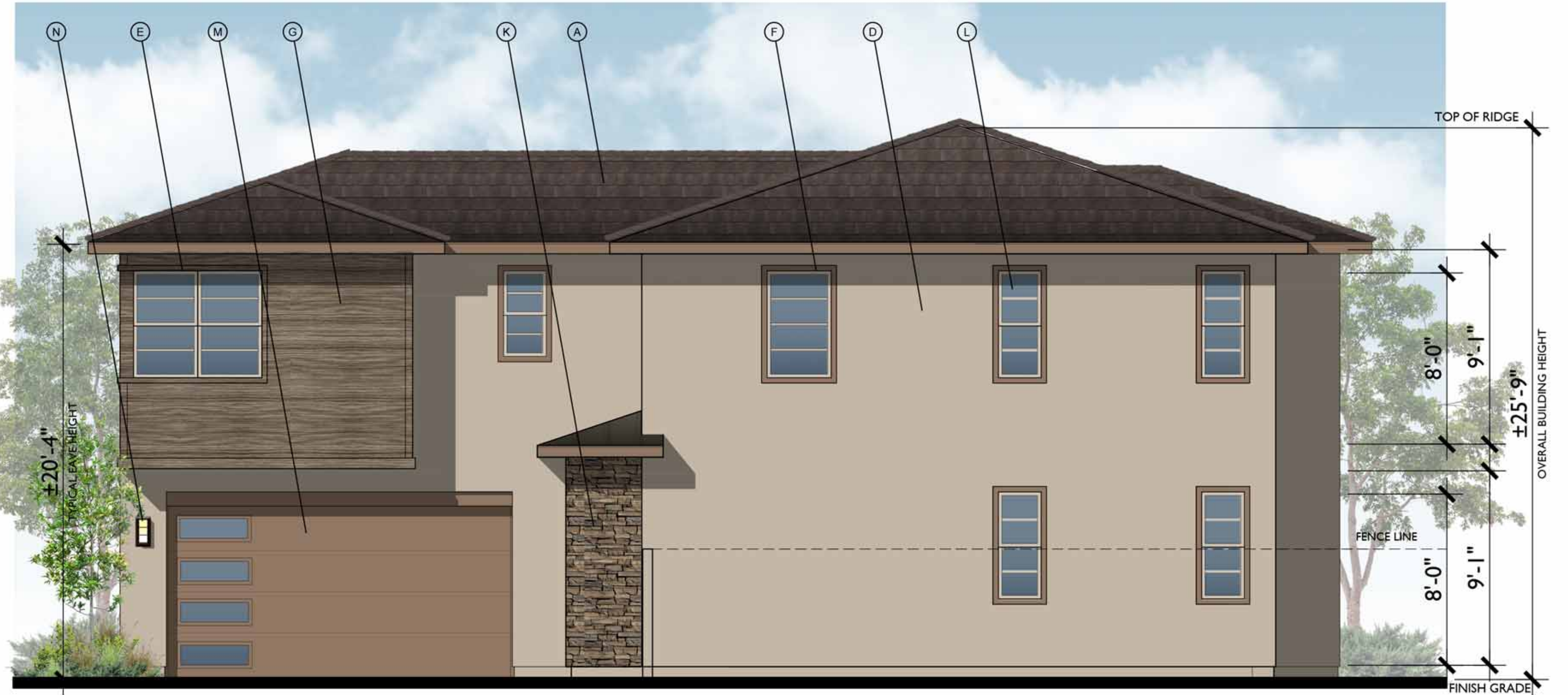
COPYRIGHT 2025 BASSENIAN LAGONI ARCHITECTS



DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX



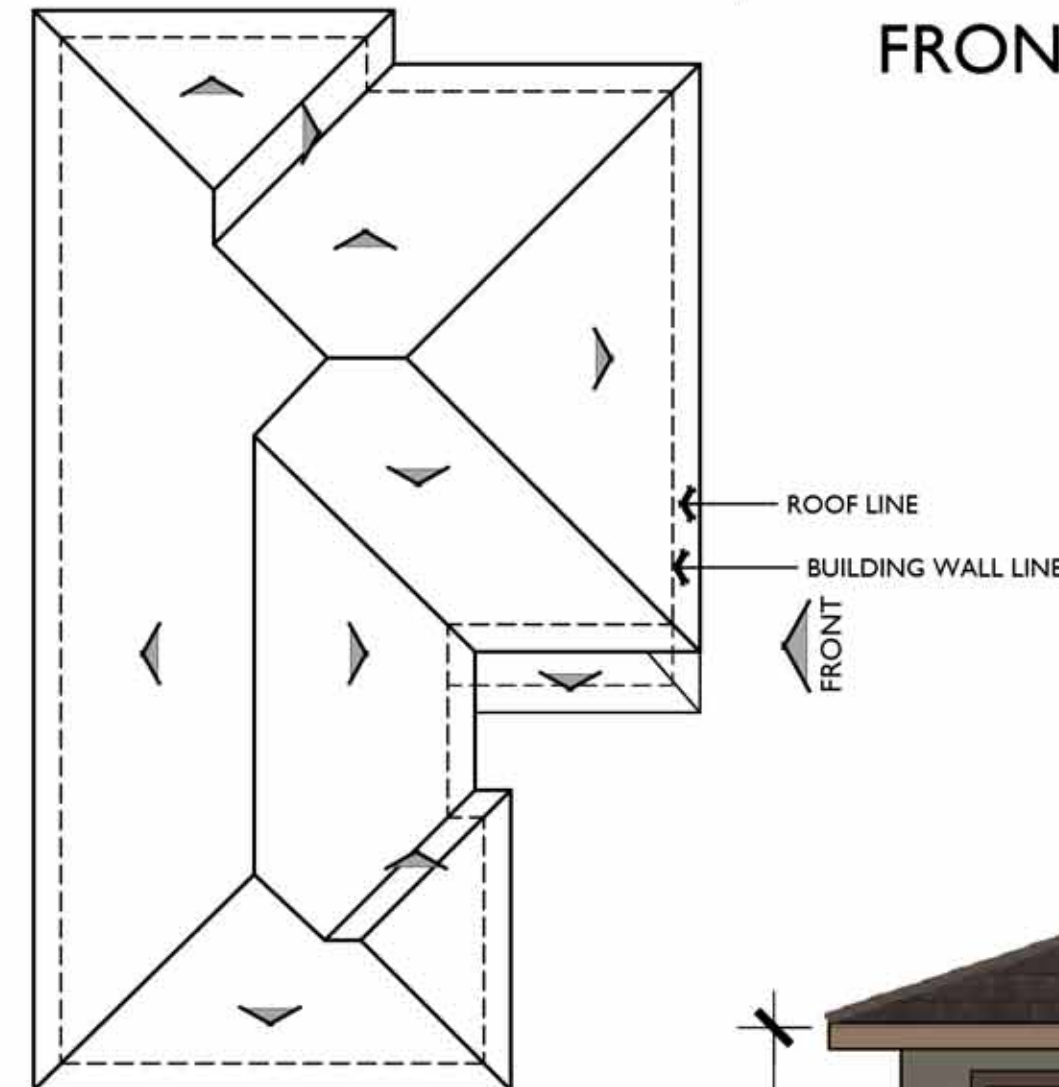
LEFT



FRONT

B - MODERN PRAIRIE

1/4"=1'-0"
NOTE: FINISHED GRADE IS
SHOWN AS TYPICAL
AVERAGE OF 8" BELOW
FINISHED FLOOR

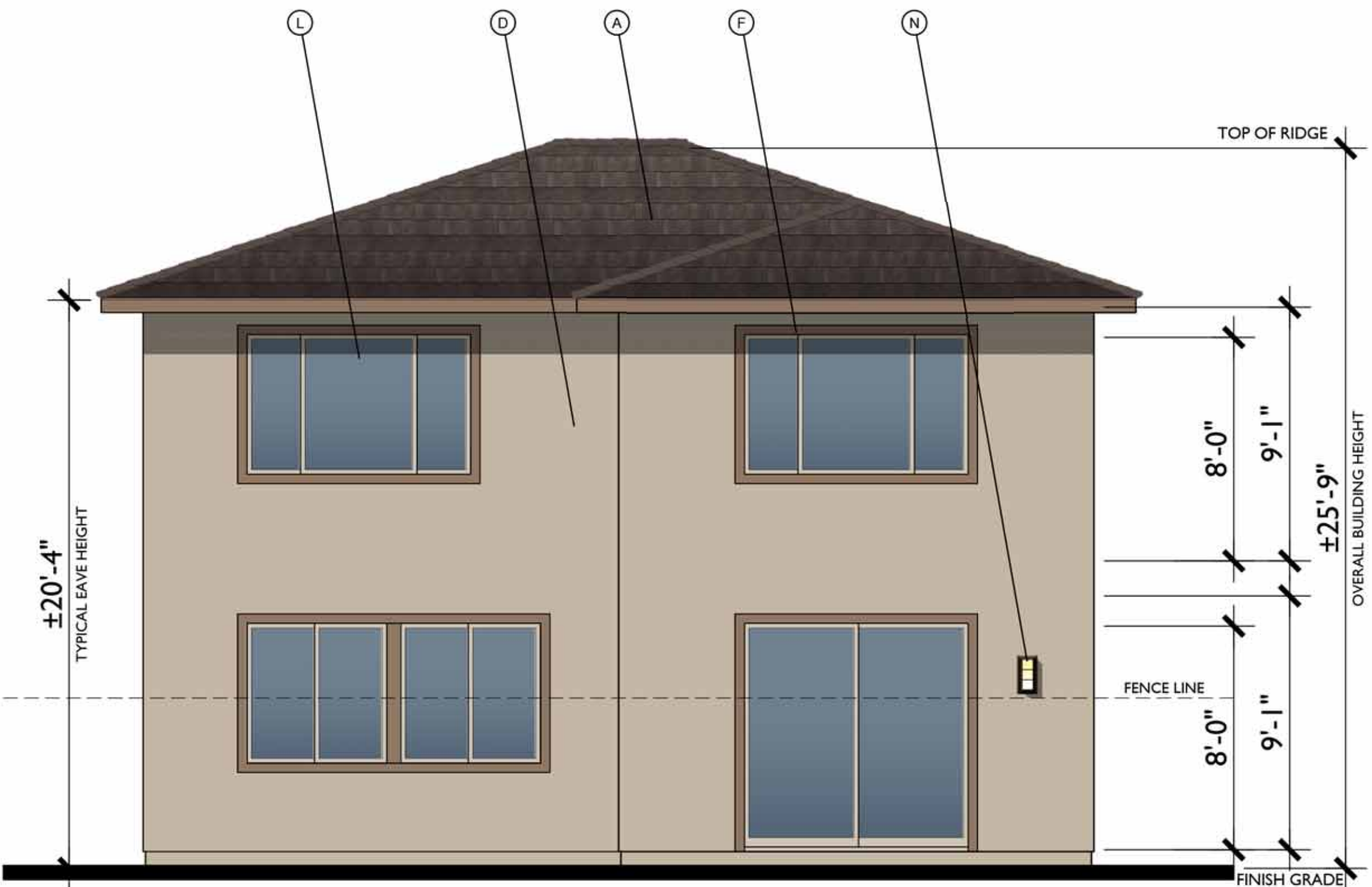


ROOF PLAN

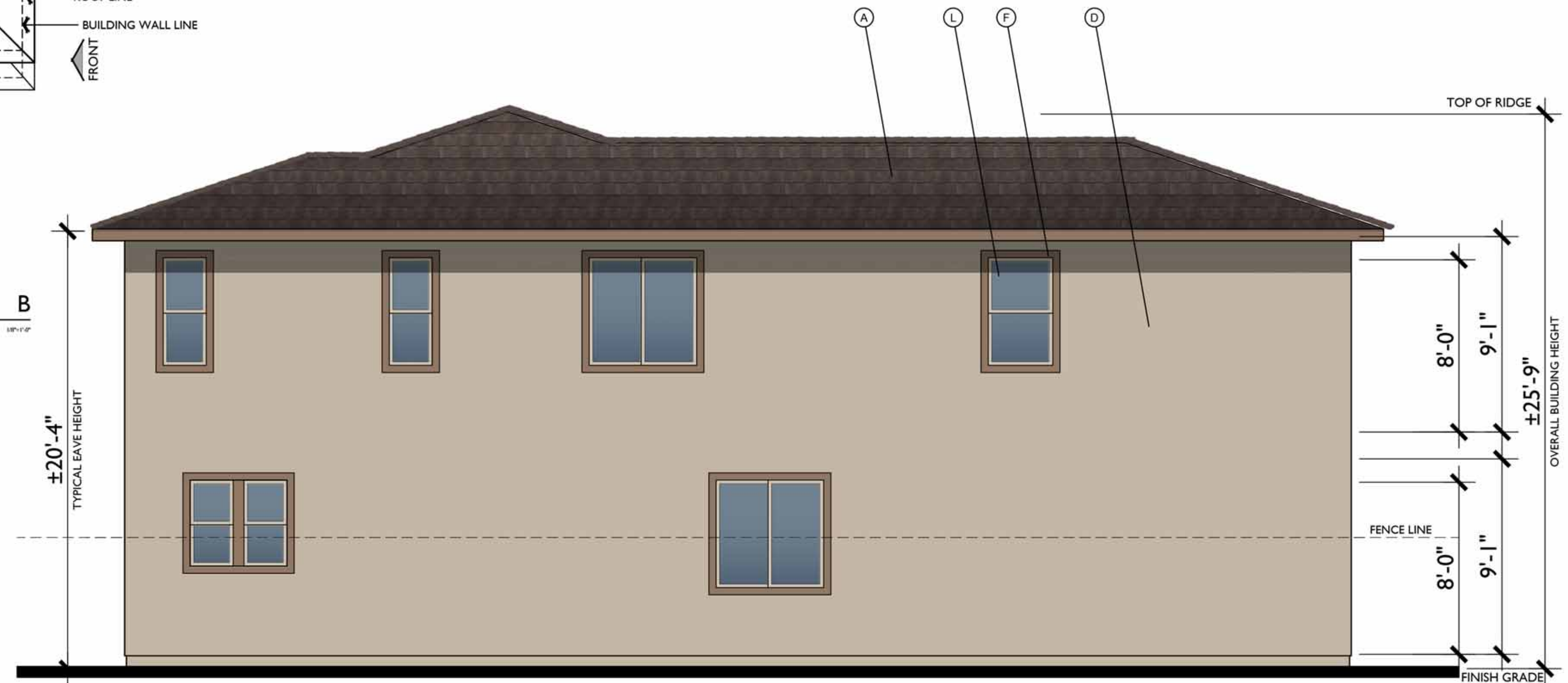
PITCH: 4:12 U.N.O.
RAKE: N/A
EAVE: 18"
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

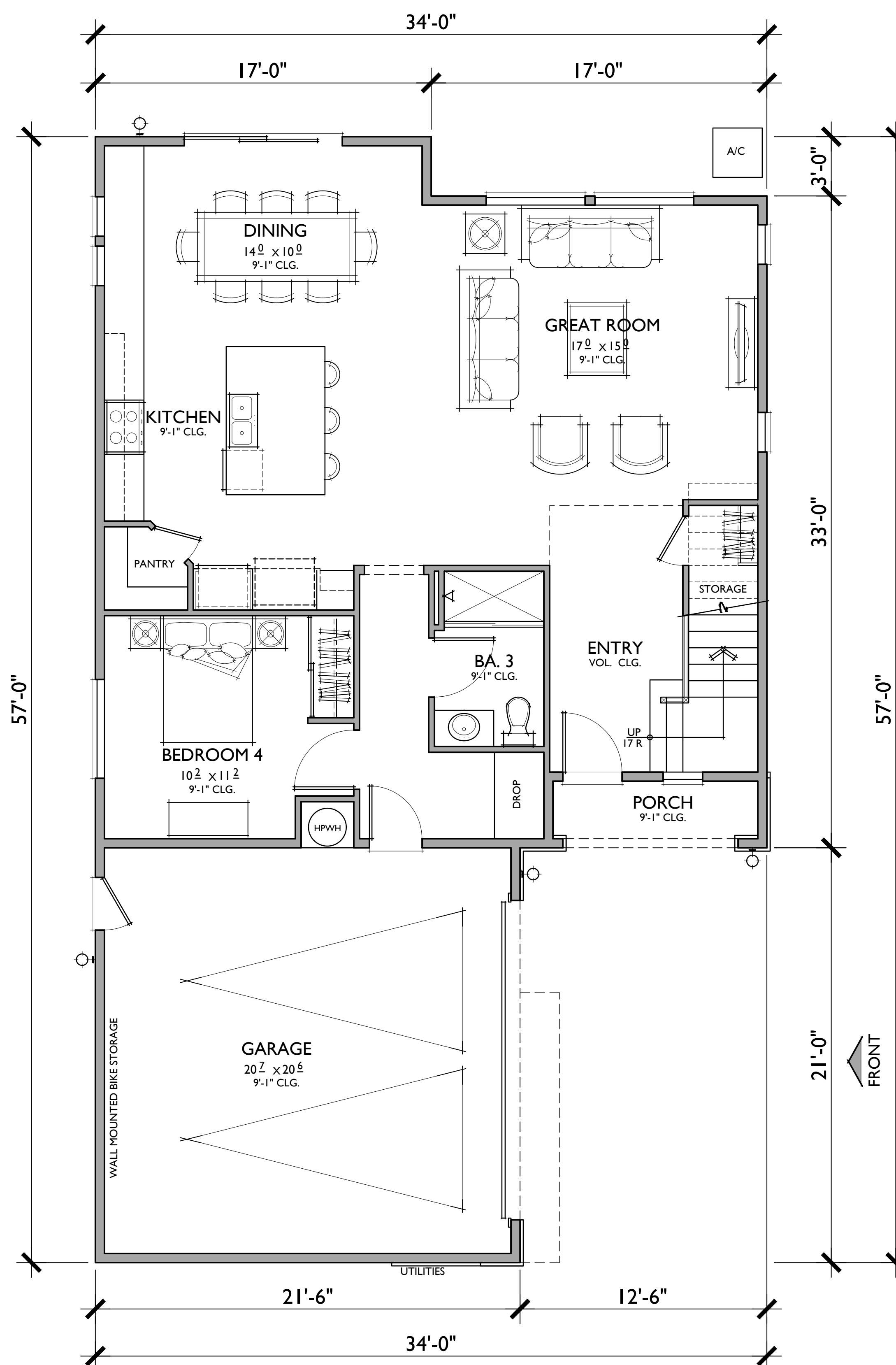
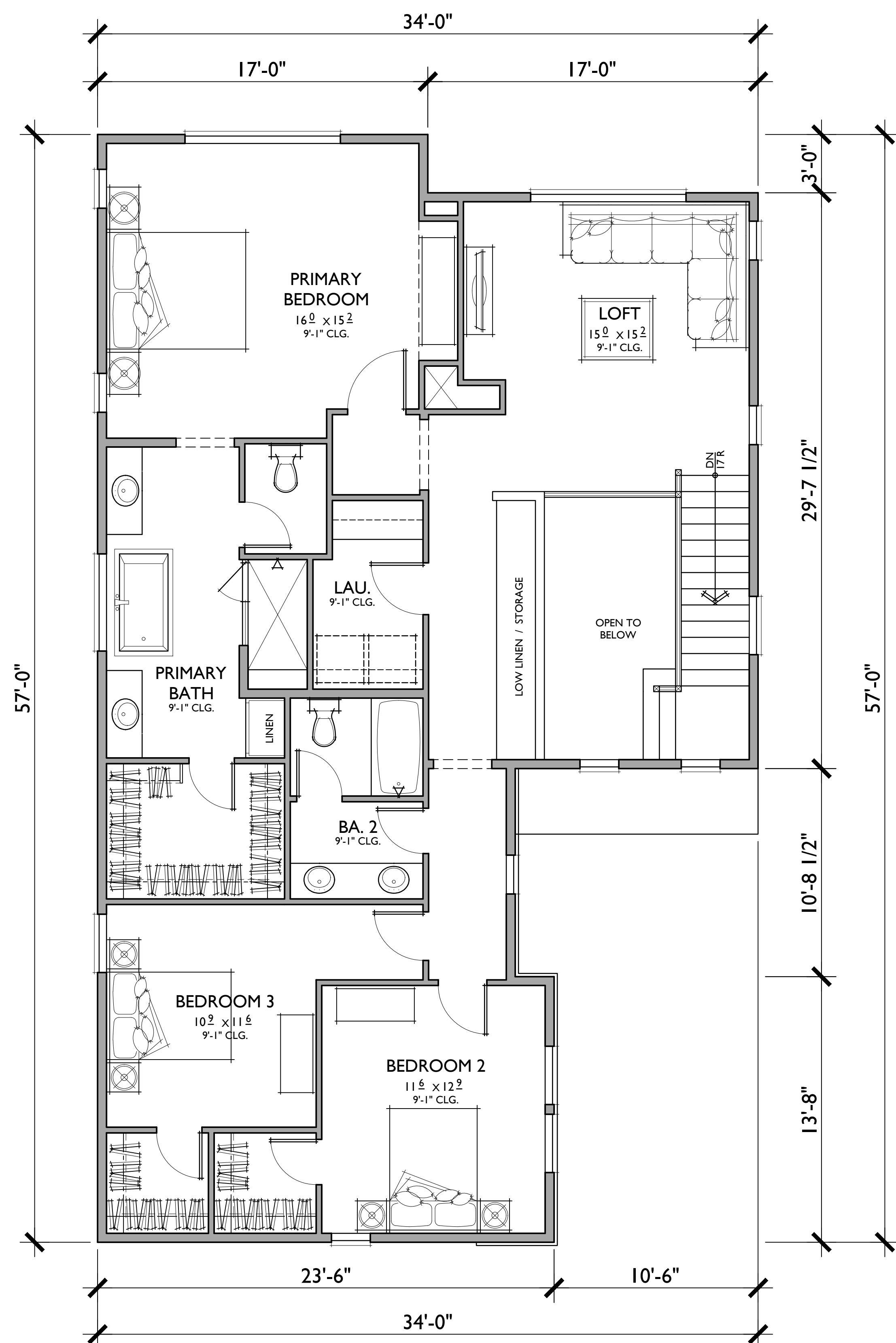
- A. COMPOSITE SHINGLE
- B. METAL ROOF
- C. GABLE END DETAIL
- D. STUCCO
- E. CEMENTIOUS TRIM
- F. FOAM TRIM
- G. HORIZONTAL SIDING
- H. BOARD AND BATTEN
- I. METAL AWNING
- J. POT SHELF
- K. BRICK / STONE VENEER
- L. VINYL WINDOW
- M. ROLL UP GARAGE DOOR
- N. LIGHT FIXTURE



RIGHT



REAR



PLAN 3

4 BEDROOMS / 3 BATHS + LOFT
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	1,130 SQ. FT.
2ND FLOOR	1,447 SQ. FT.
TOTAL LIVING	2,577 SQ. FT.
2 - CAR GARAGE	458 SQ. FT.
PORCH	37 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Bassenian Lagoni • ARCHITECTS

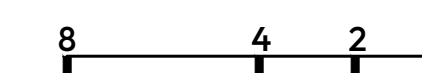
805 ATHERTON
PLAN 3 | COTTAGE ELEVATION

131 INNOVATION DR. STE 100, IRVINE, CA 92617 | 949.553.0100 | BASSENIANLAGONI.COM

Marin County, California

081.25207

03.09.2026

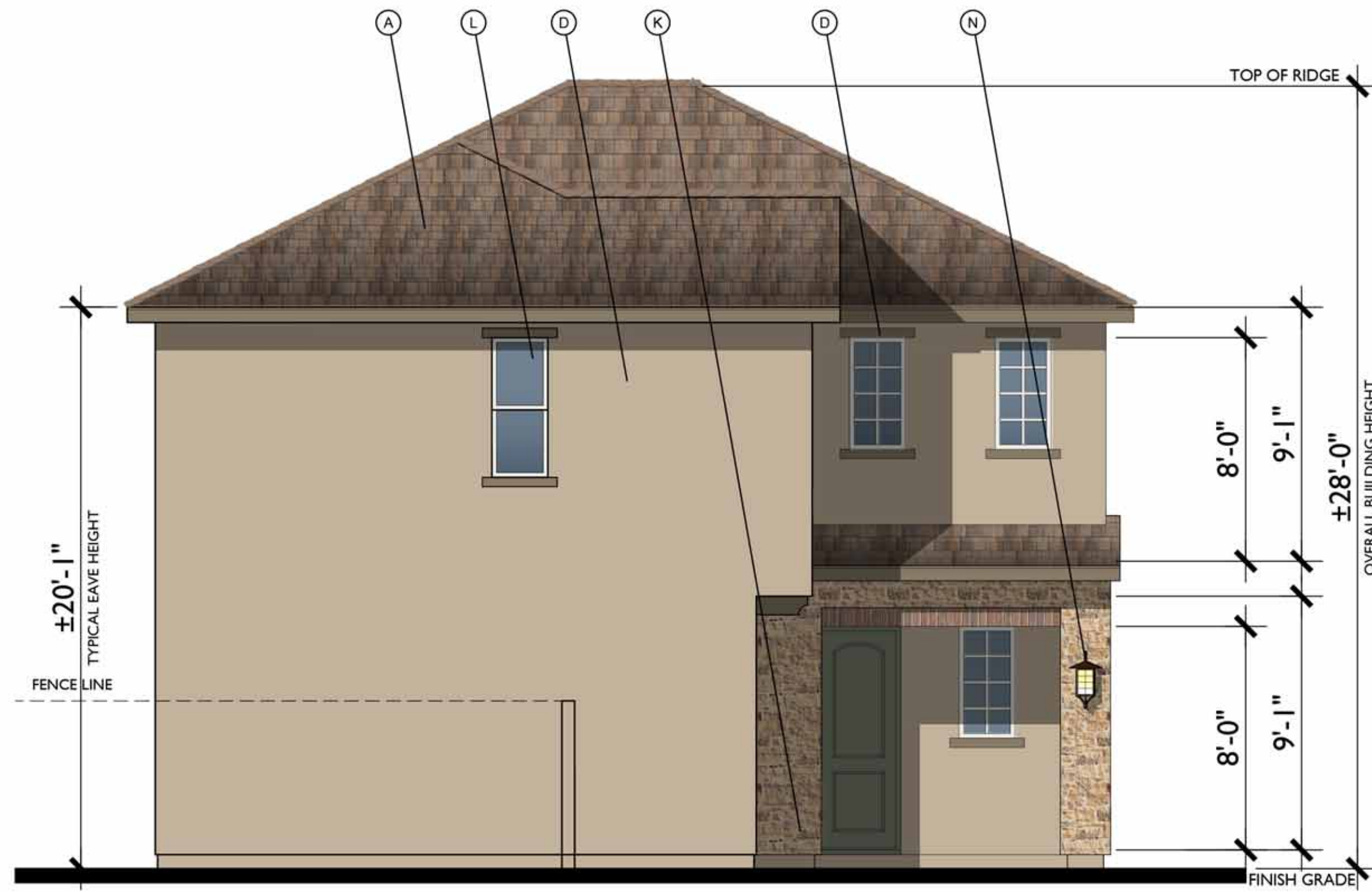


DAVIDON HOMES

1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

A 3.6

COPYRIGHT 2025 BASSENIAN LAGONI ARCHITECTS



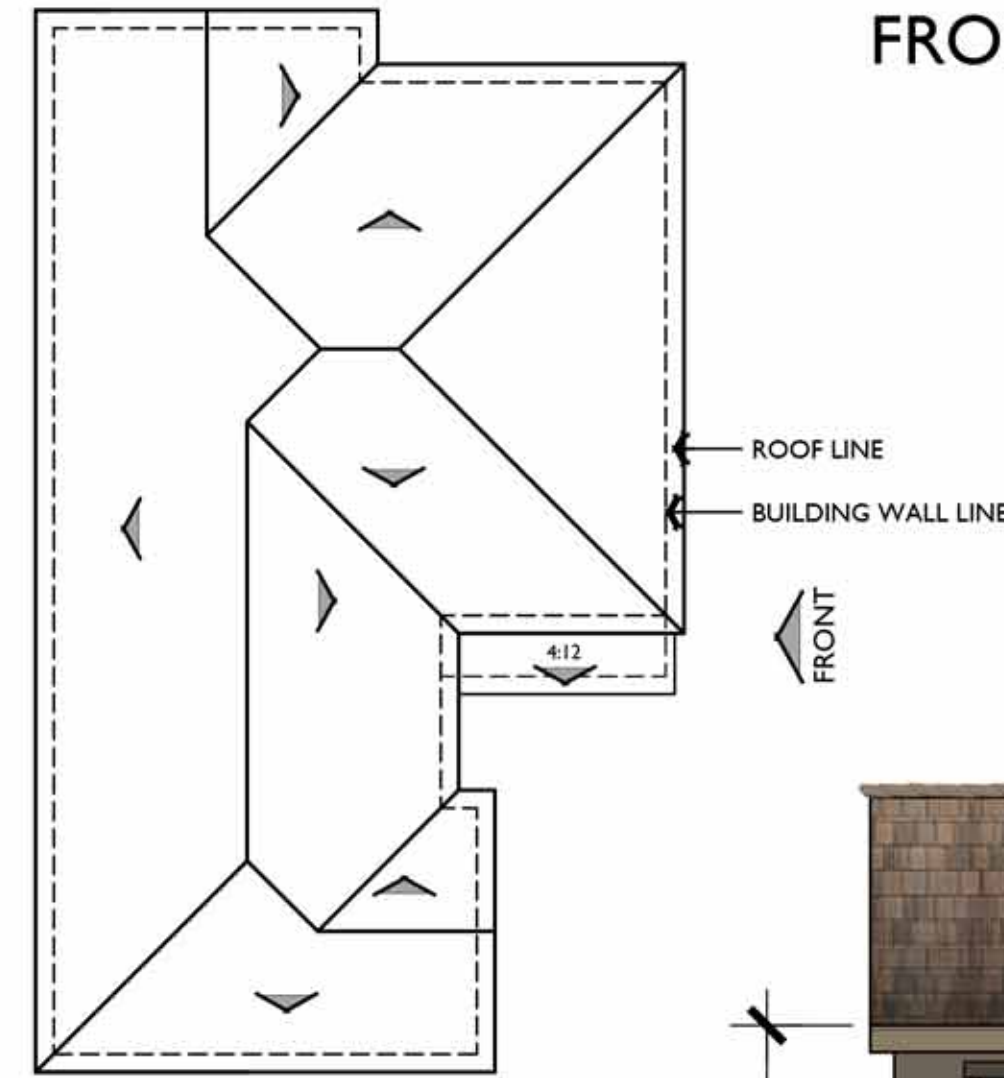
LEFT



FRONT

C - COTTAGE

1/4"=1'-0"
NOTE: FINISHED GRADE IS
SHOWN AS TYPICAL
AVERAGE OF 8" BELOW
FINISHED FLOOR

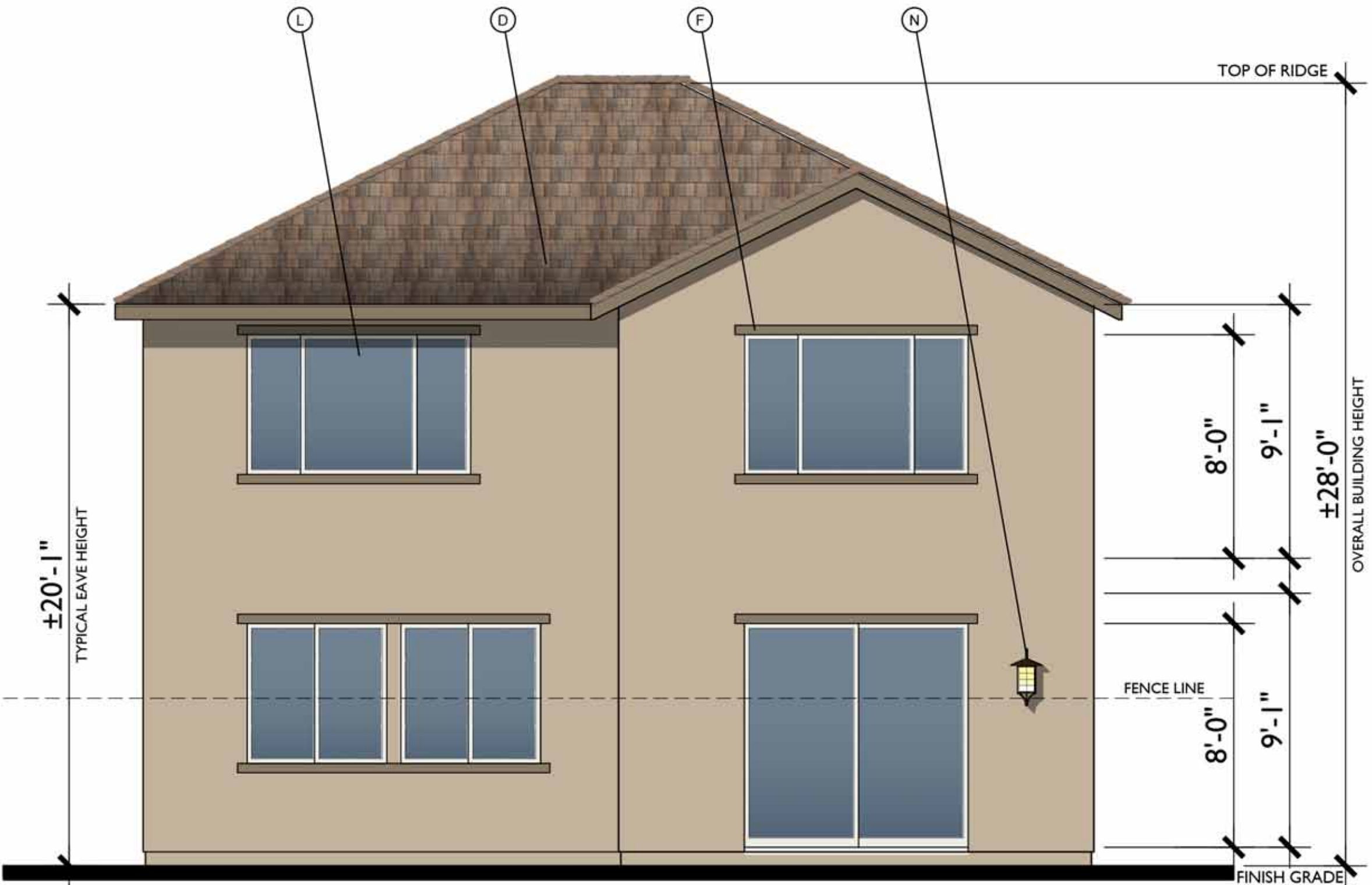


ROOF PLAN

PITCH: 6:12 U.N.O.
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SINGLE

MATERIAL LEGEND

- A. COMPOSITE SHINGLE
- B. METAL ROOF
- C. GABLE END DETAIL
- D. STUCCO
- E. CEMENTIOUS TRIM
- F. FOAM TRIM
- G. HORIZONTAL SIDING
- H. BOARD AND BATTEN
- I. METAL AWNING
- J. POT SHELF
- K. BRICK / STONE VENEER
- L. VINYL WINDOW
- M. ROLL UP GARAGE DOOR
- N. LIGHT FIXTURE



RIGHT



REAR



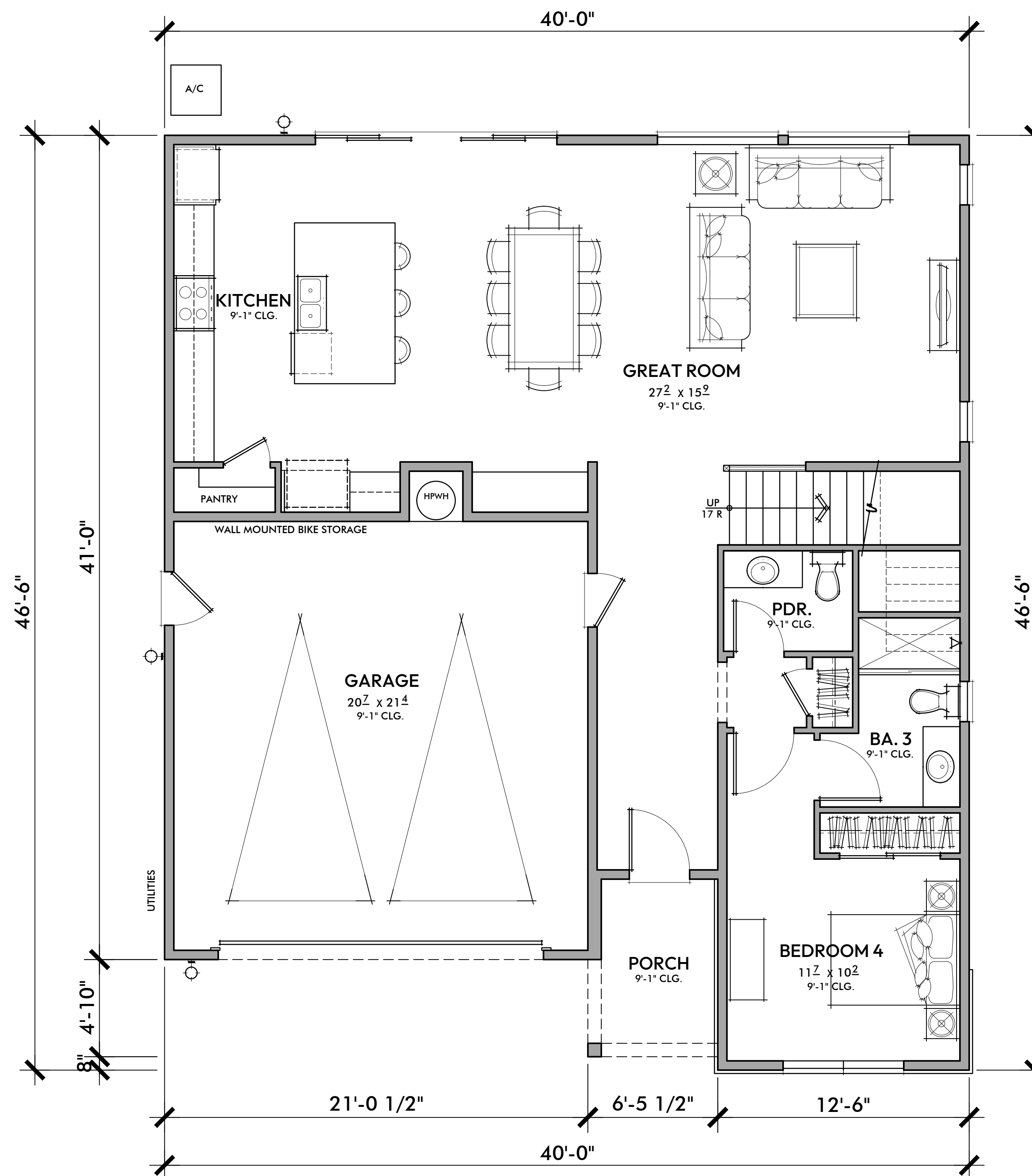
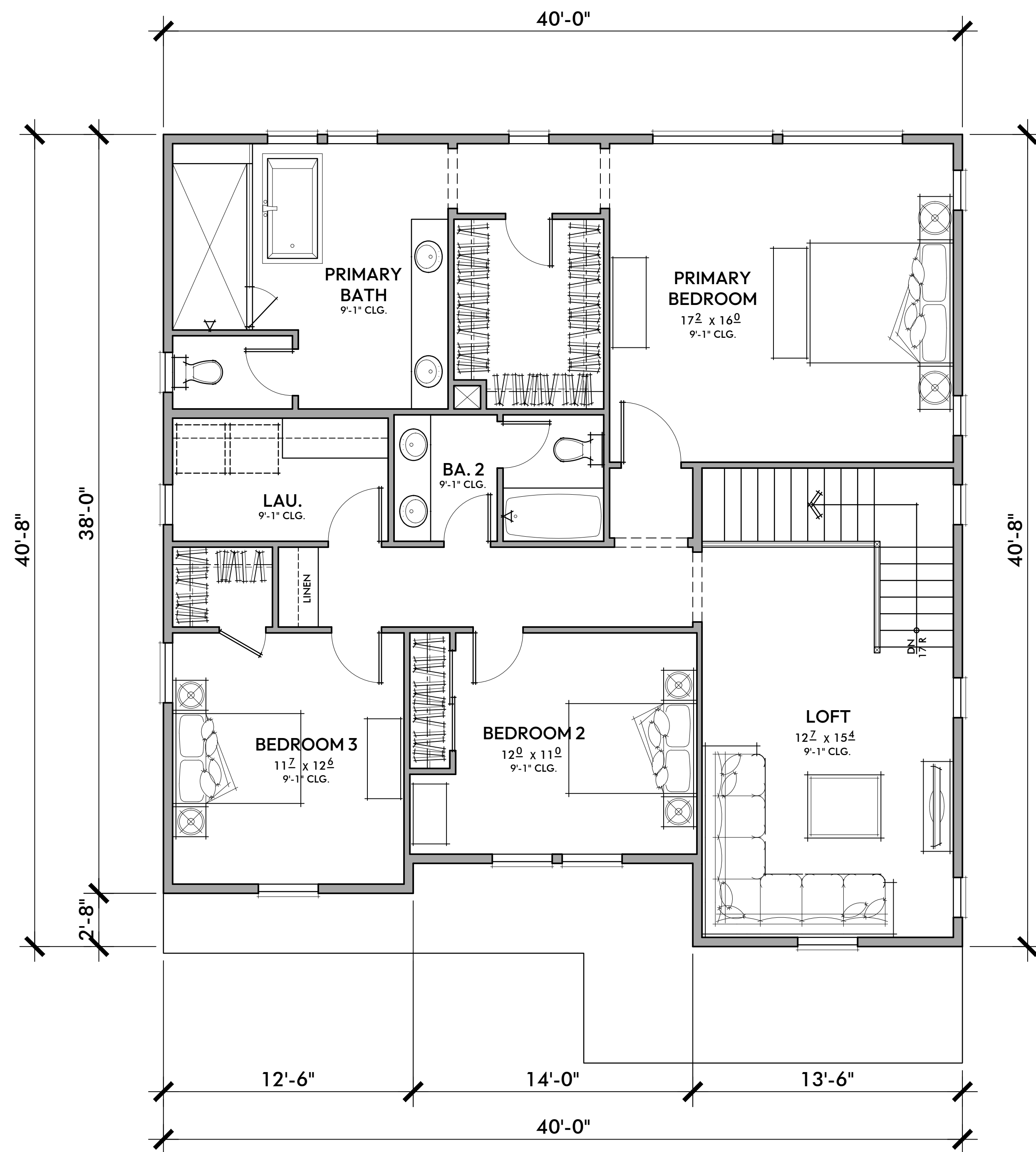
FARMHOUSE



MODERN PRAIRIE



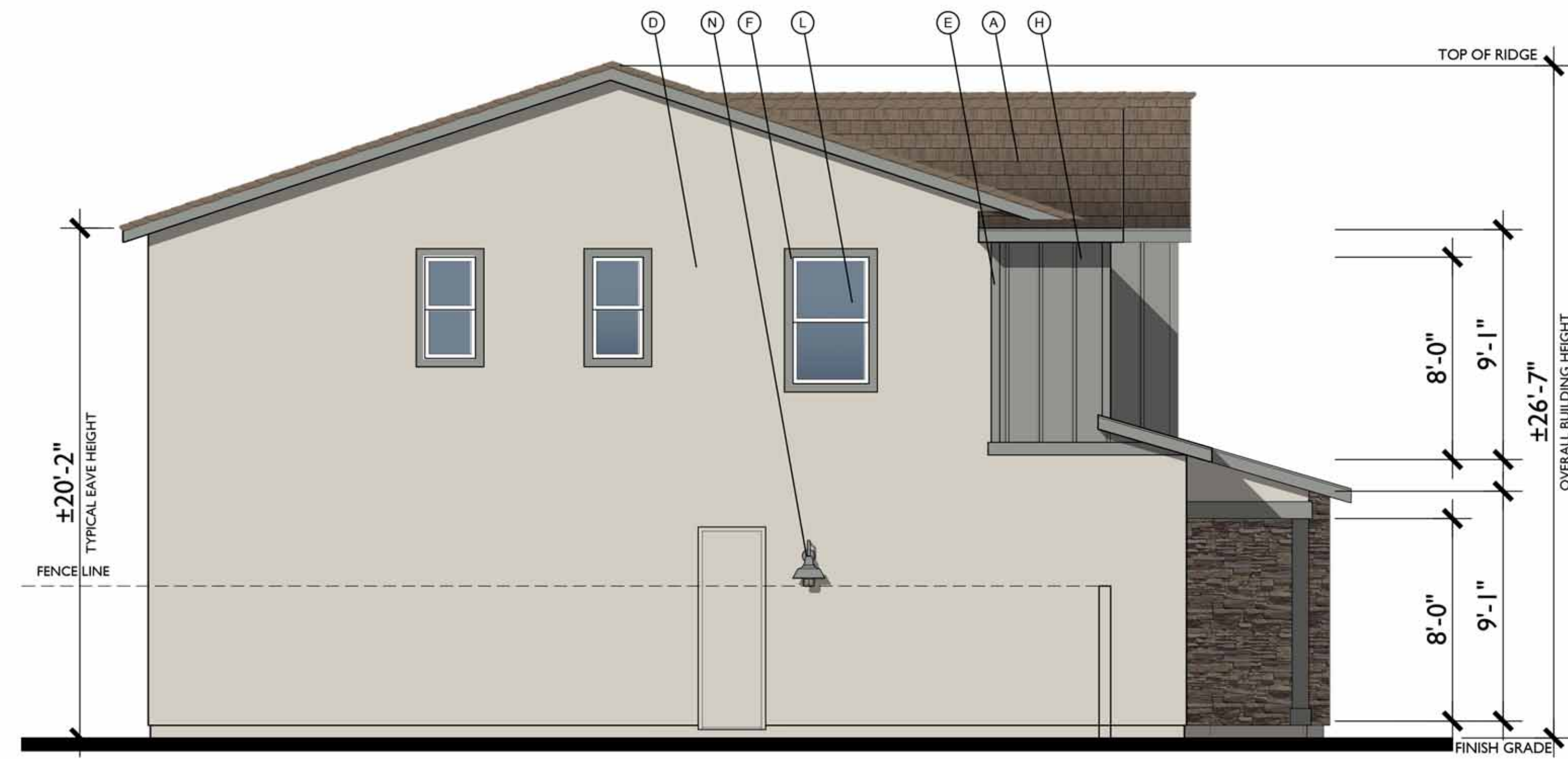
COTTAGE



PLAN 4
 4 BEDROOMS / 3.5 BATHS + LOFT
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,217 SQ. FT.
2ND FLOOR	1,466 SQ. FT.
TOTAL LIVING	2,683 SQ. FT.
2 - CAR GARAGE	465 SQ. FT.
PORCH	57 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



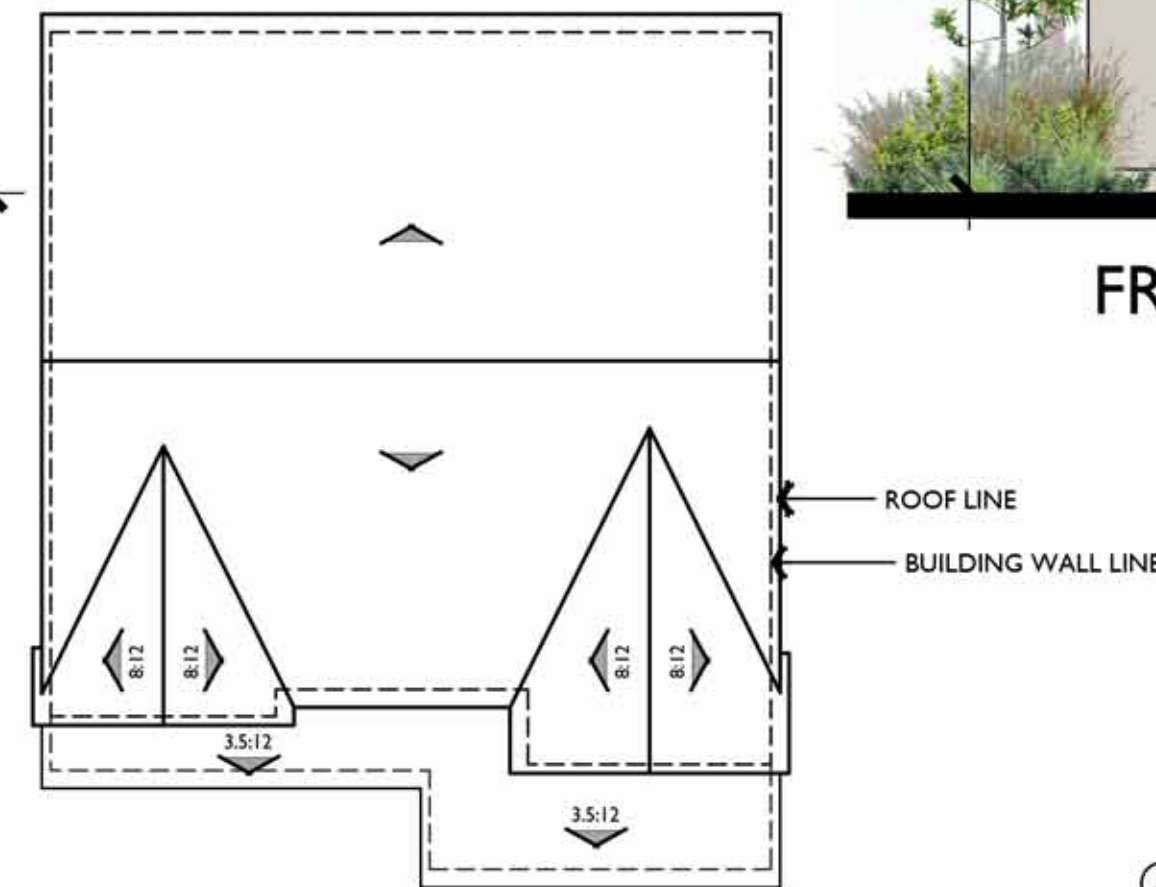
LEFT



FRONT

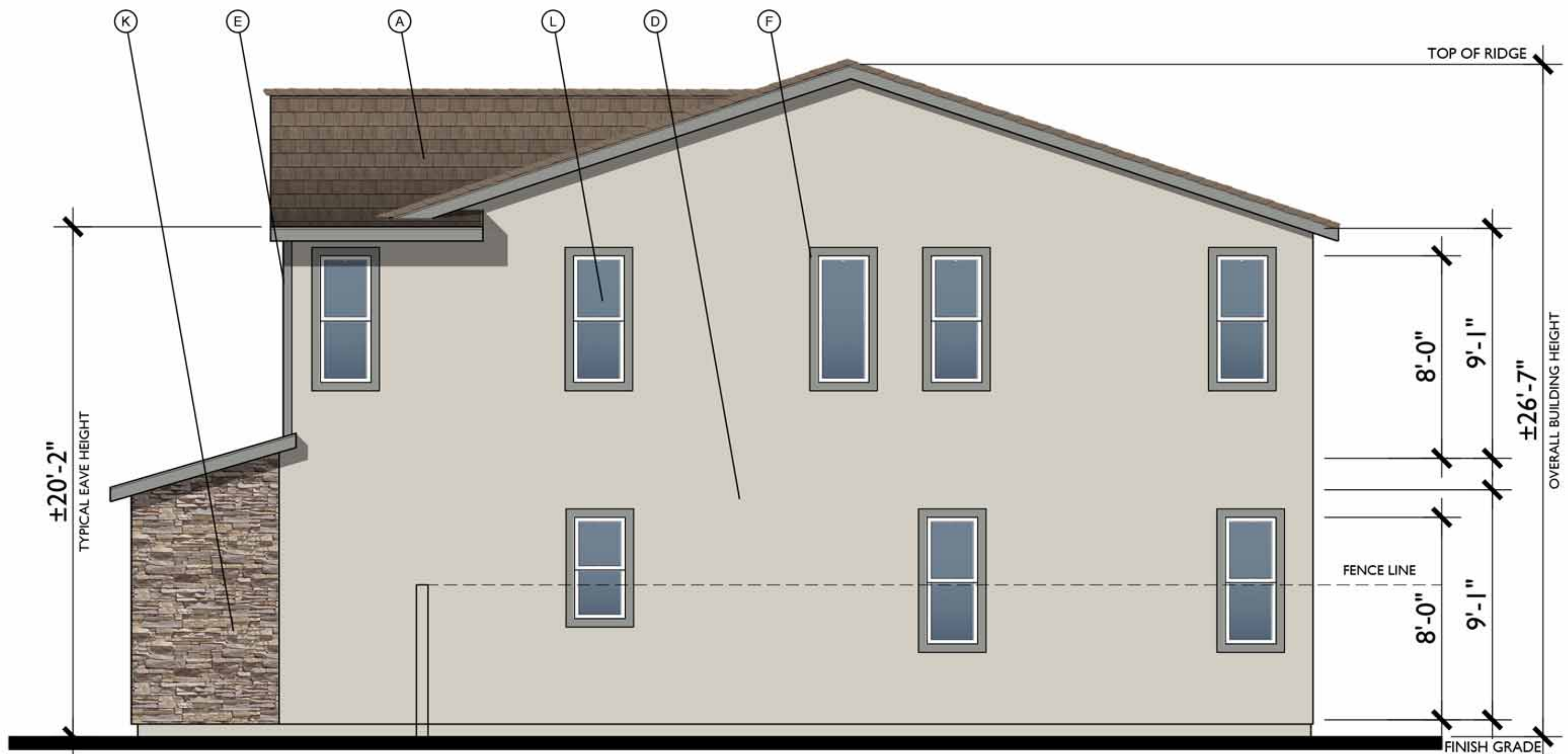
A - FARMHOUSE

1/4"=1'-0"
NOTE: FINISHED GRADE IS
SHOWN AS TYPICAL
AVERAGE OF 8" BELOW
FINISHED FLOOR



ROOF PLAN
PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE

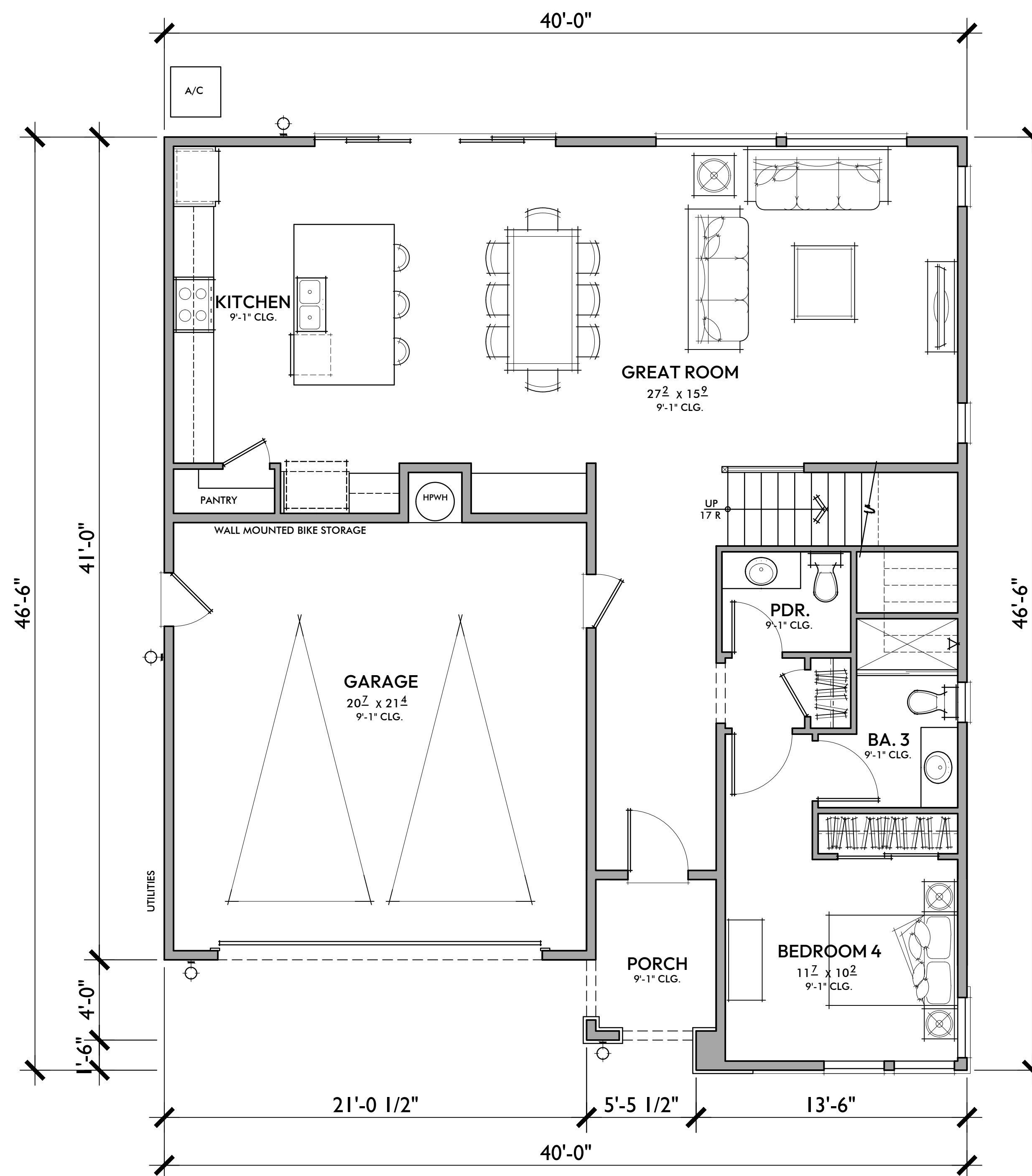
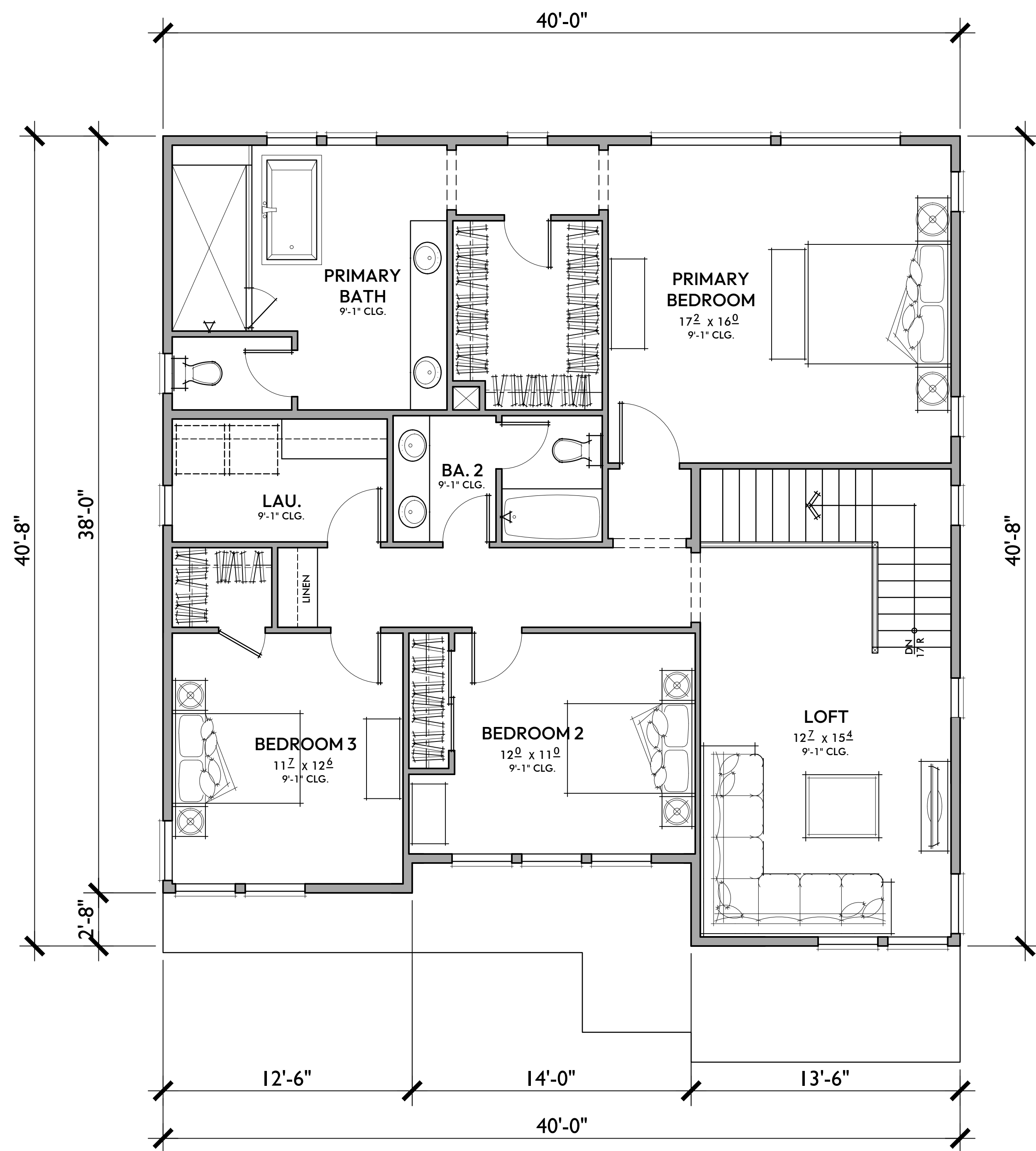
- MATERIAL LEGEND**
- A. COMPOSITE SHINGLE
 - B. METAL ROOF
 - C. GABLE END DETAIL
 - D. STUCCO
 - E. CEMENTIOUS TRIM
 - F. FOAM TRIM
 - G. HORIZONTAL SIDING
 - H. BOARD AND BATTEN
 - I. METAL AWNING
 - J. POT SHELF
 - K. BRICK / STONE VENEER
 - L. VINYL WINDOW
 - M. ROLL UP GARAGE DOOR
 - N. LIGHT FIXTURE



RIGHT



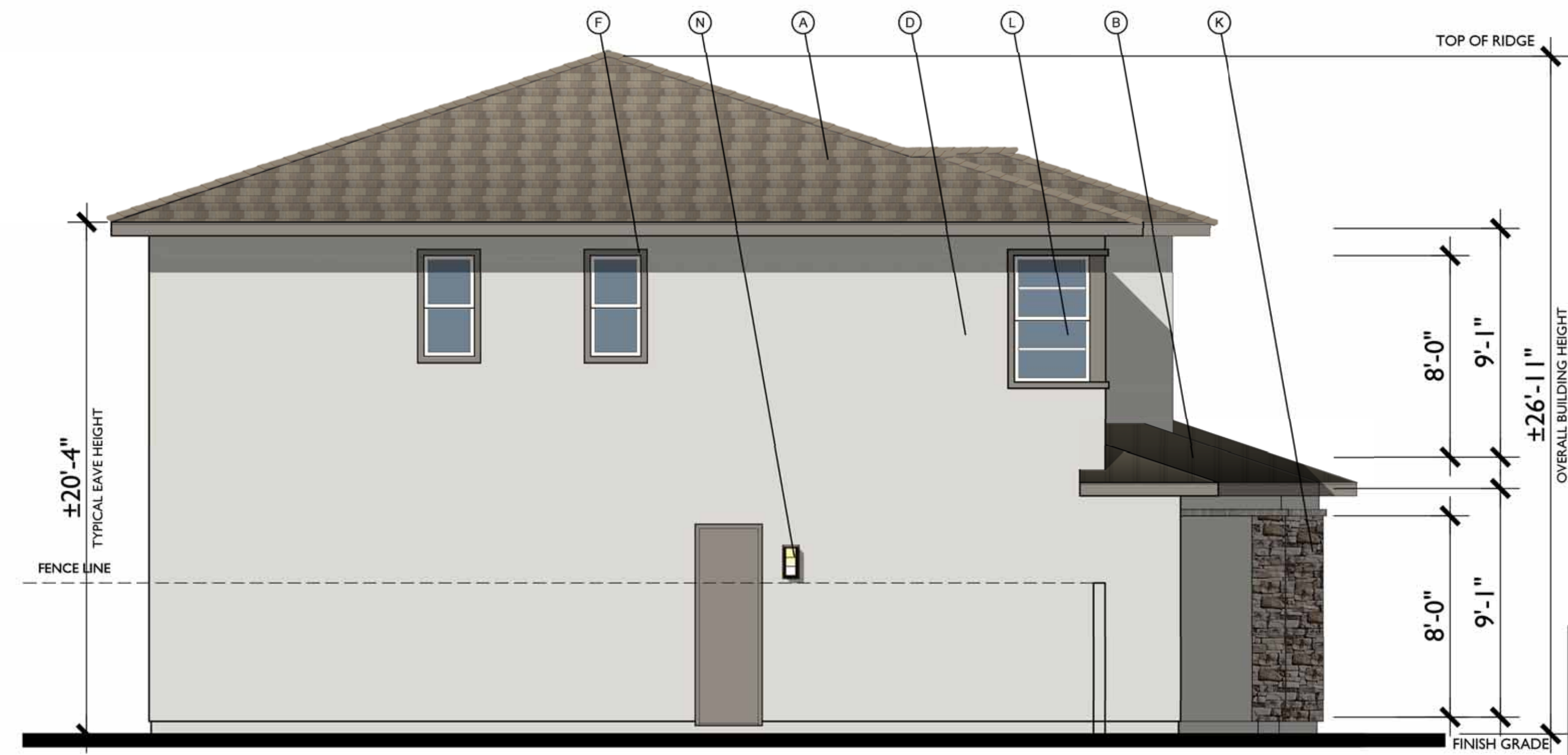
REAR



PLAN 4
 4 BEDROOMS / 3.5 BATHS + LOFT
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,217 SQ. FT.
2ND FLOOR	1,466 SQ. FT.
TOTAL LIVING	2,683 SQ. FT.
2 - CAR GARAGE	465 SQ. FT.
PORCH	50 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



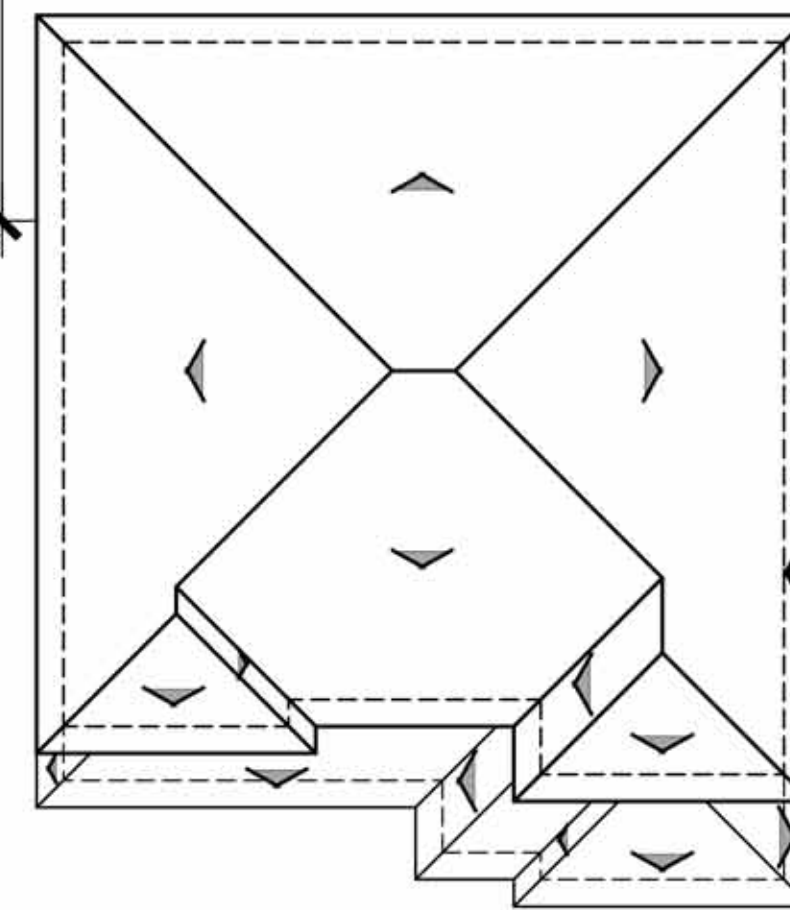
LEFT



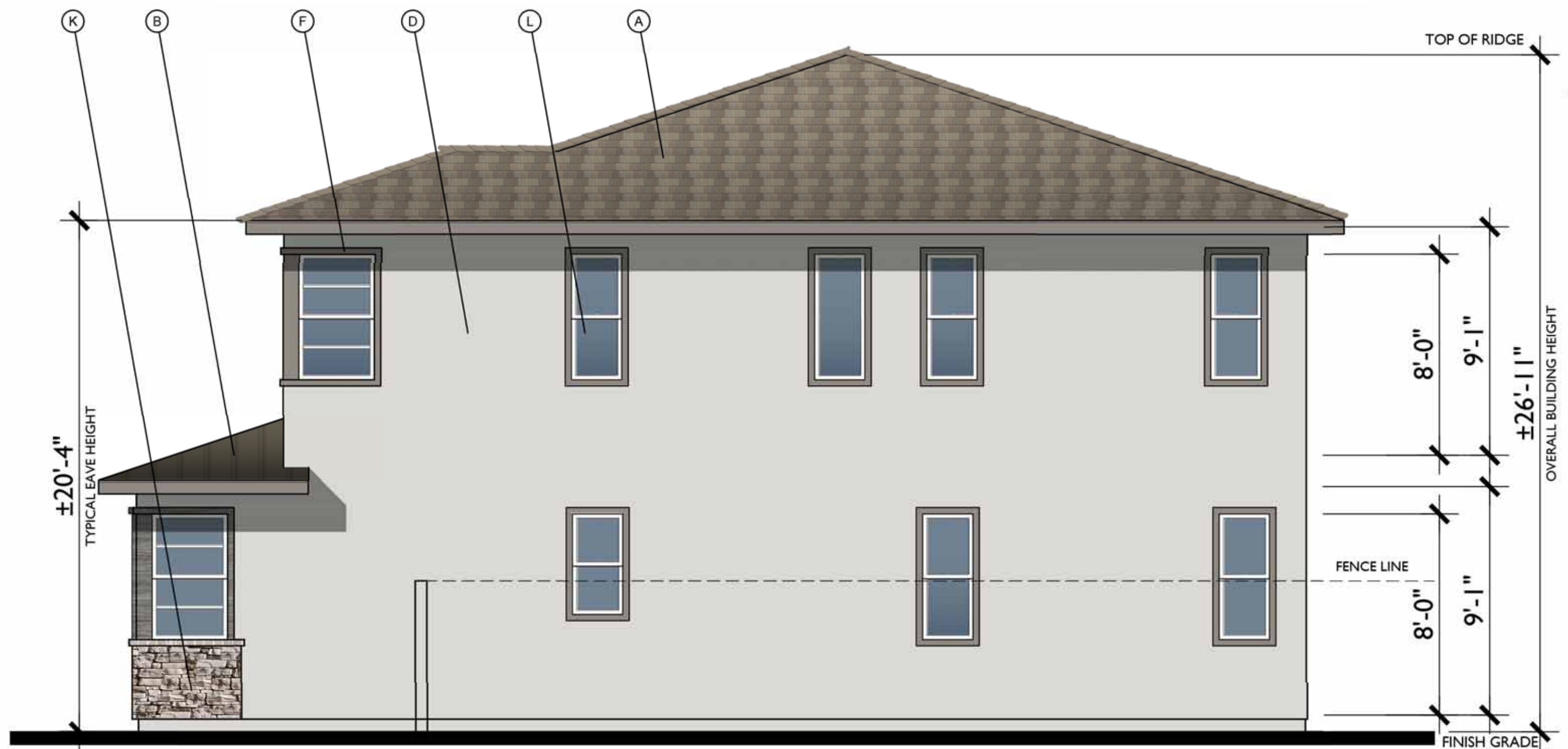
FRONT

B - MODERN PRAIRIE

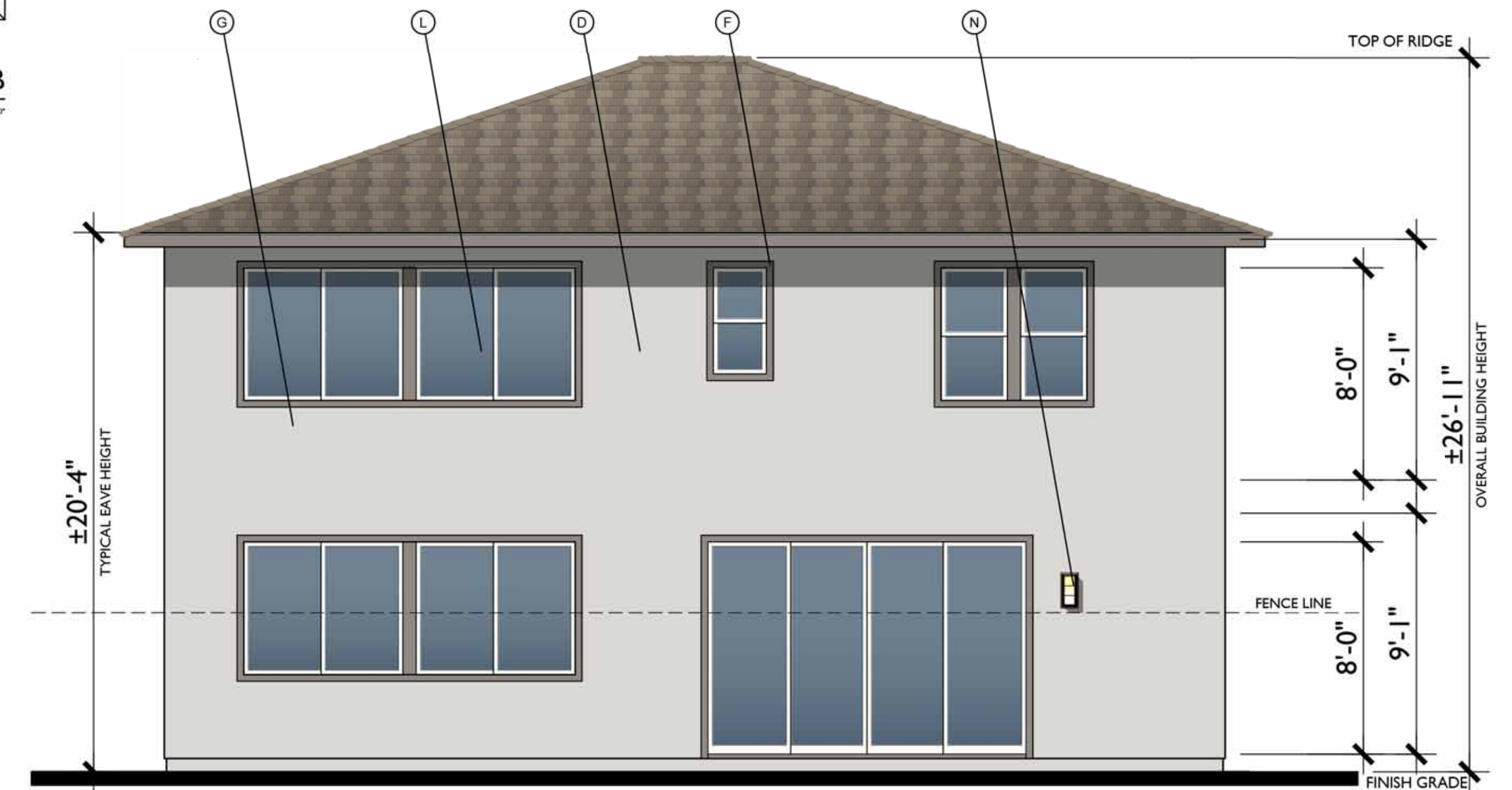
1/4"=1'-0"
NOTE: FINISHED GRADE IS
SHOWN AS TYPICAL
AVERAGE OF 8" BELOW
FINISHED FLOOR



ROOF PLAN
PITCH: 4:12 U.O.
RAKE: N/A
EAVE: 18"
ROOF MATERIAL: COMPOSITE SHINGLE

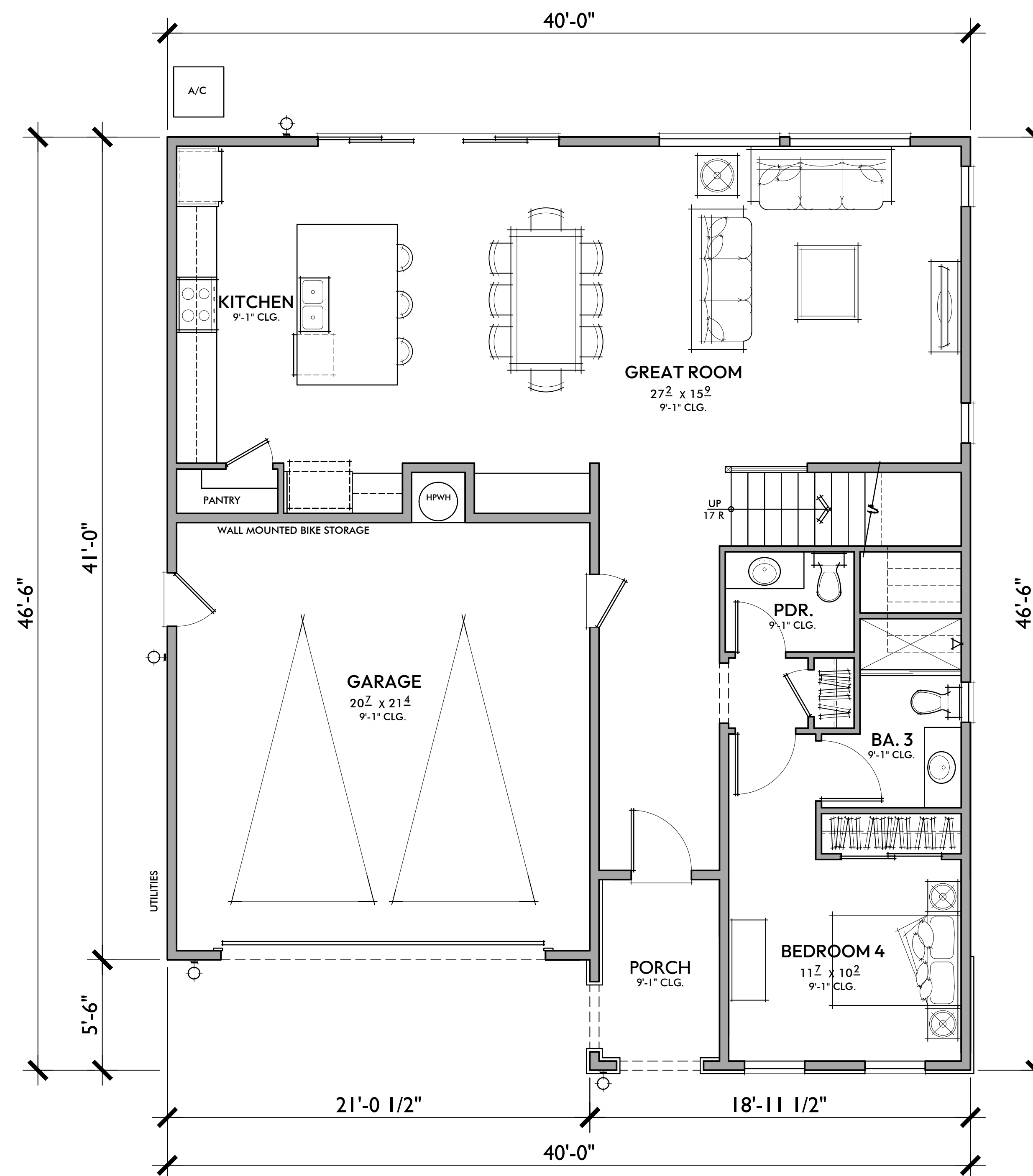
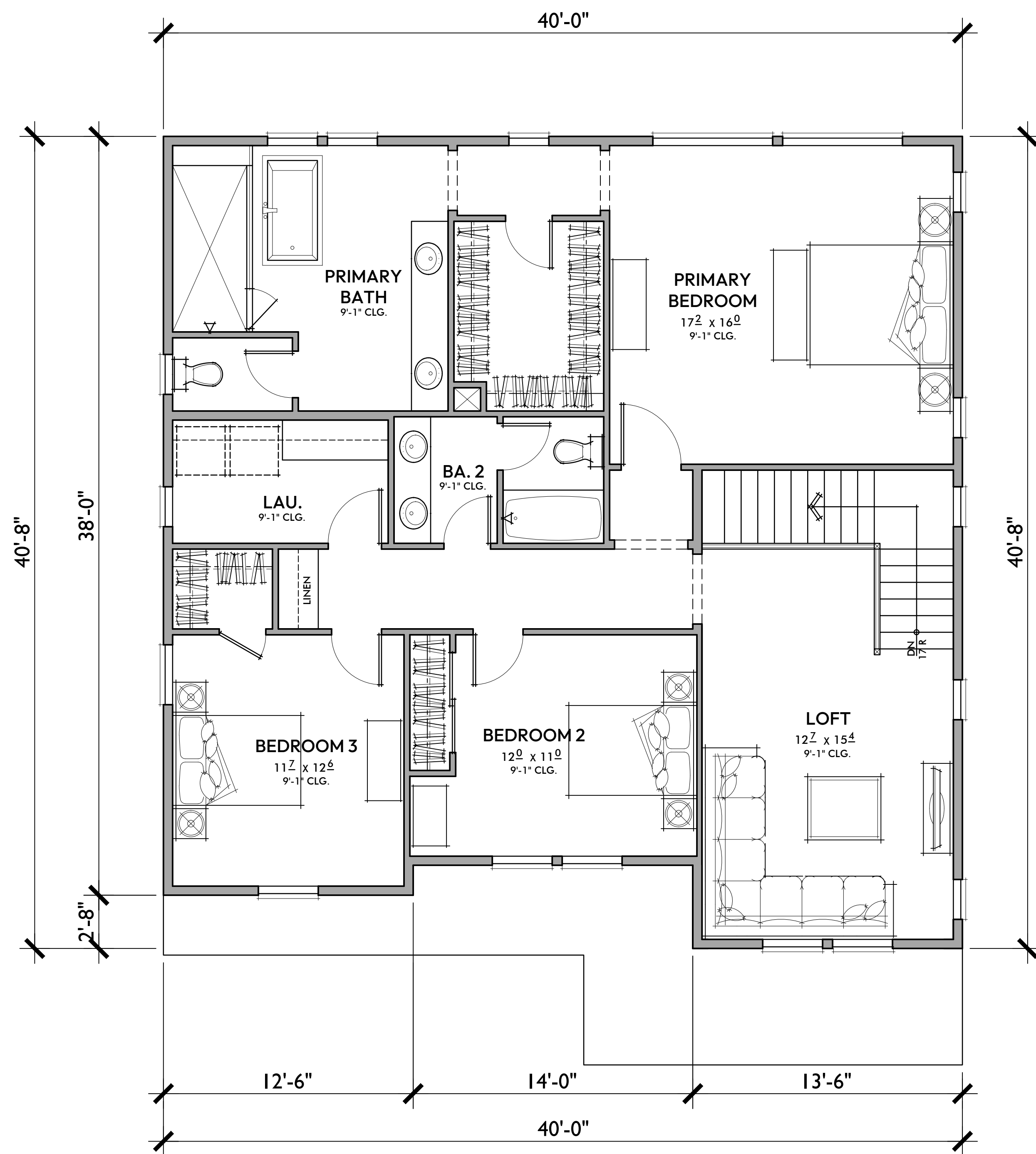


RIGHT



REAR

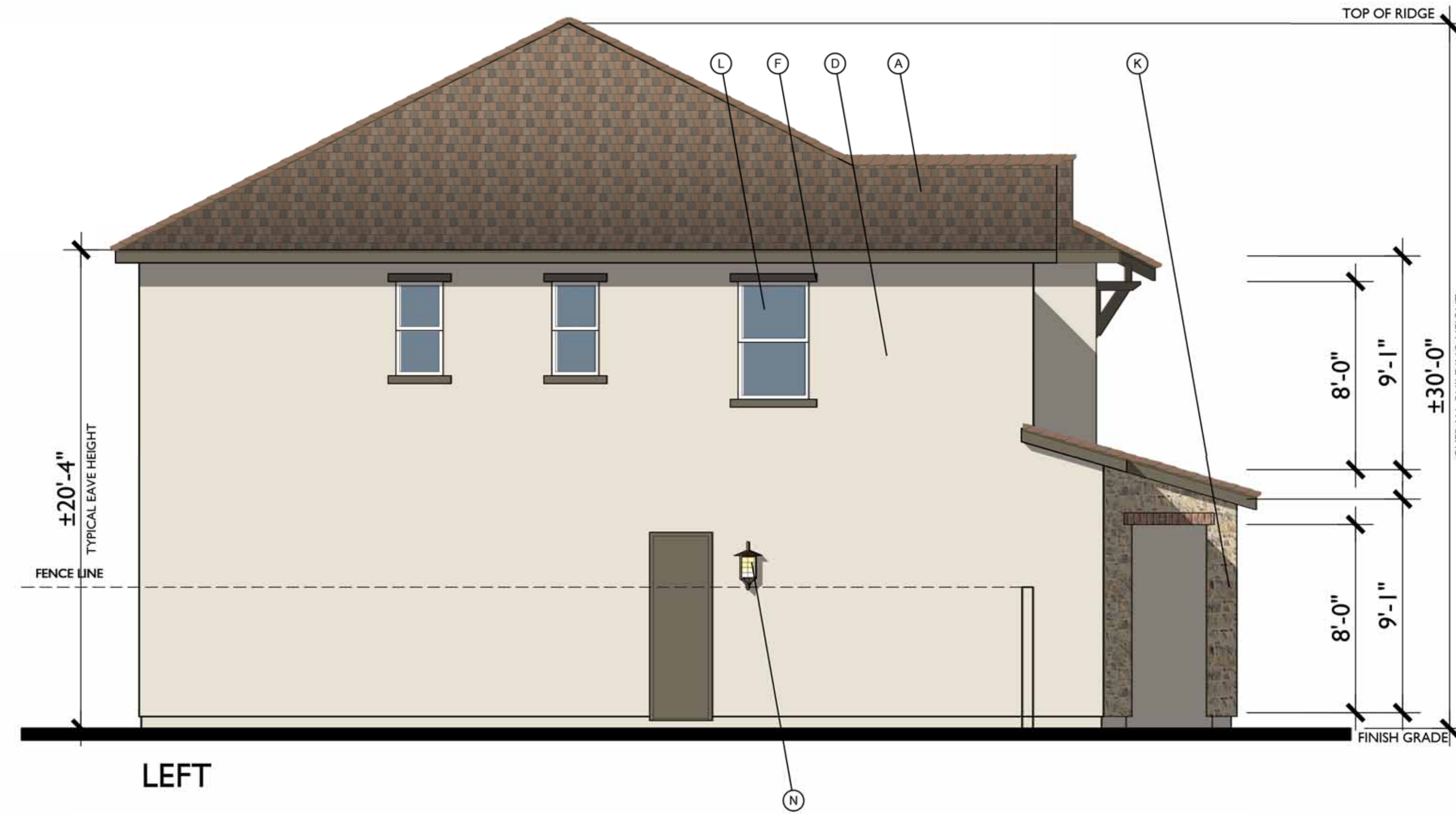
- MATERIAL LEGEND
- A. COMPOSITE SHINGLE
 - B. METAL ROOF
 - C. GABLE END DETAIL
 - D. STUCCO
 - E. CEMENTIOUS TRIM
 - F. FOAM TRIM
 - G. HORIZONTAL SIDING
 - H. BOARD AND BATTEN
 - I. METAL AWNING
 - J. POT SHELF
 - K. BRICK / STONE VENEER
 - L. VINYL WINDOW
 - M. ROLL UP GARAGE DOOR
 - N. LIGHT FIXTURE



PLAN 4
 4 BEDROOMS / 3.5 BATHS + LOFT
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,217 SQ. FT.
2ND FLOOR	1,466 SQ. FT.
TOTAL LIVING	2,683 SQ. FT.
2 - CAR GARAGE	465 SQ. FT.
PORCH	60 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



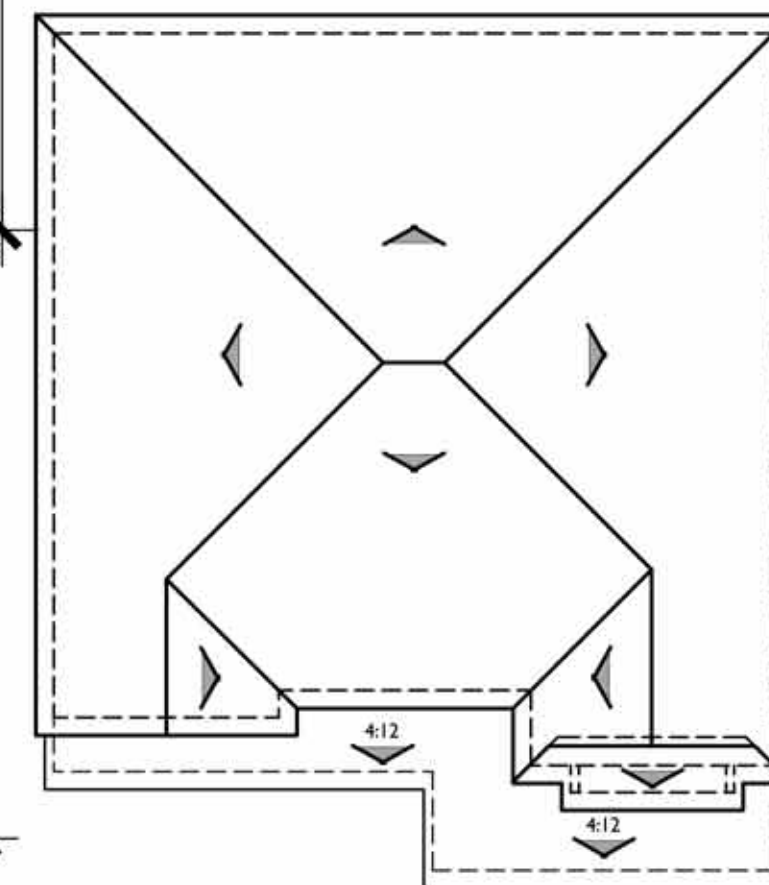
LEFT



FRONT

C - COTTAGE

1/4"=1'-0"
NOTE: FINISHED GRADE IS
SHOWN AS TYPICAL
AVERAGE OF 8" BELOW
FINISHED FLOOR



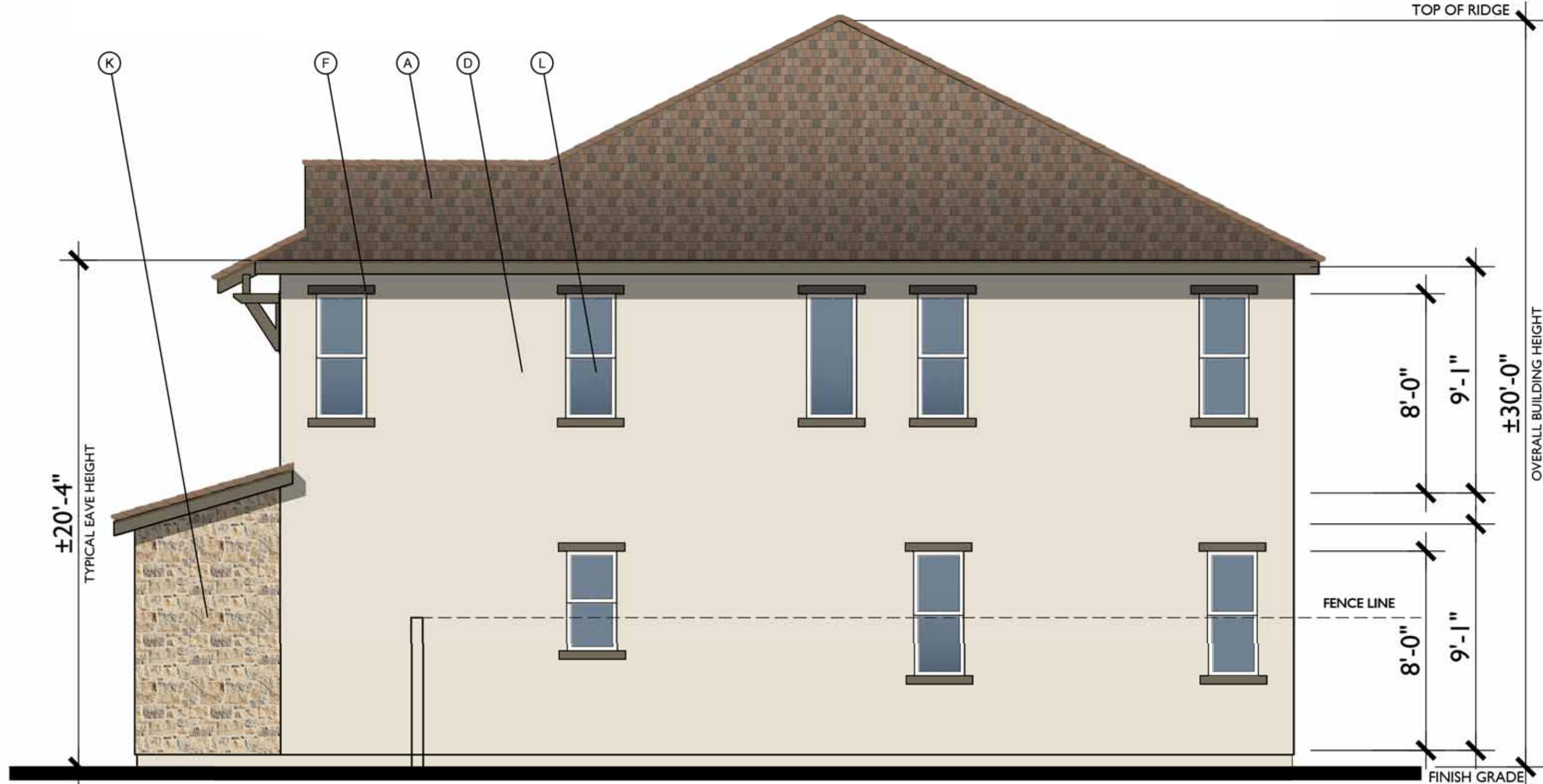
ROOF PLAN

PITCH: 6:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE

C

MATERIAL LEGEND

- A. COMPOSITE SHINGLE
- B. METAL ROOF
- C. GABLE END DETAIL
- D. STUCCO
- E. CEMENTIOUS TRIM
- F. FOAM TRIM
- G. HORIZONTAL SIDING
- H. BOARD AND BATTEN
- I. METAL AWNING
- J. POT SHELF
- K. BRICK / STONE VENEER
- L. VINYL WINDOW
- M. ROLL UP GARAGE DOOR
- N. LIGHT FIXTURE



RIGHT



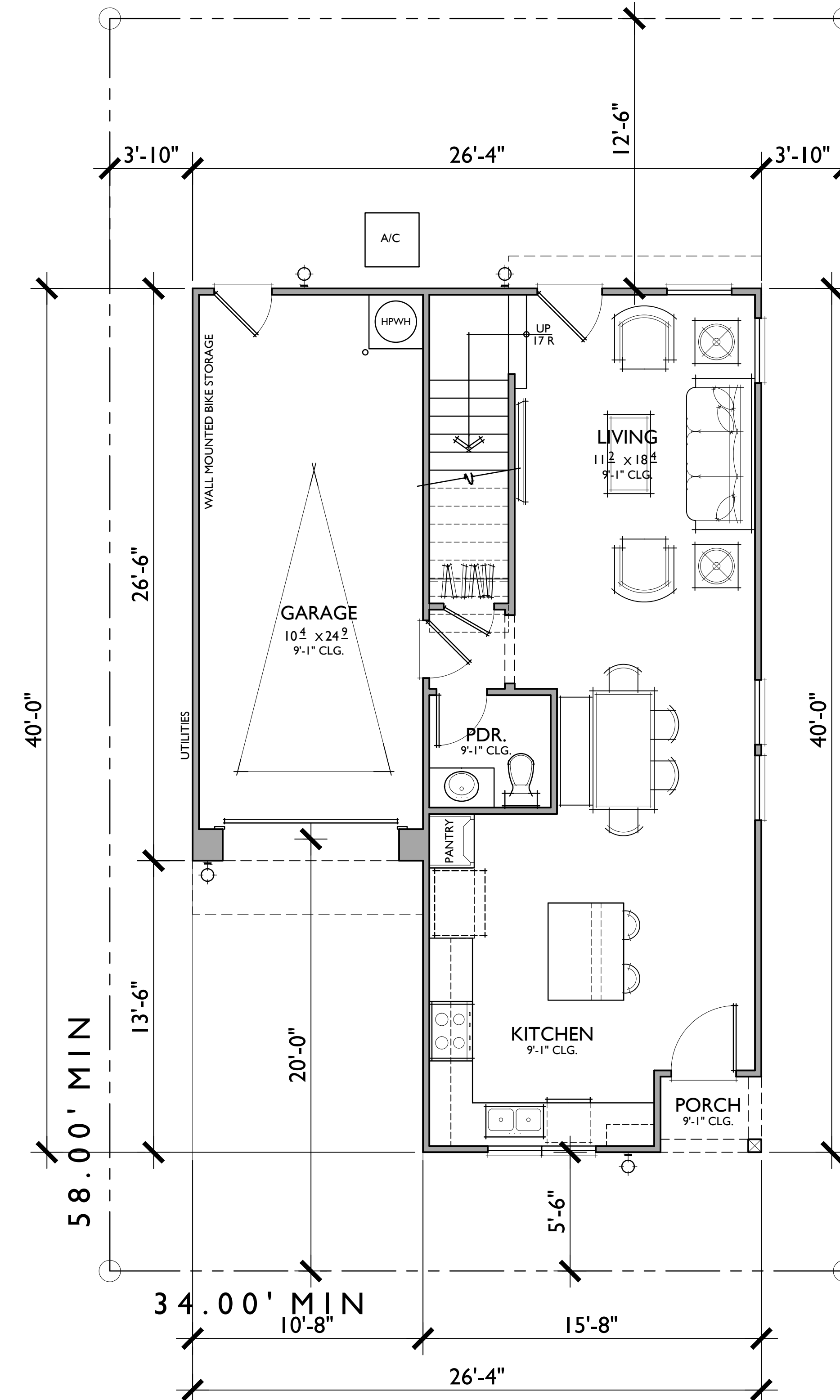
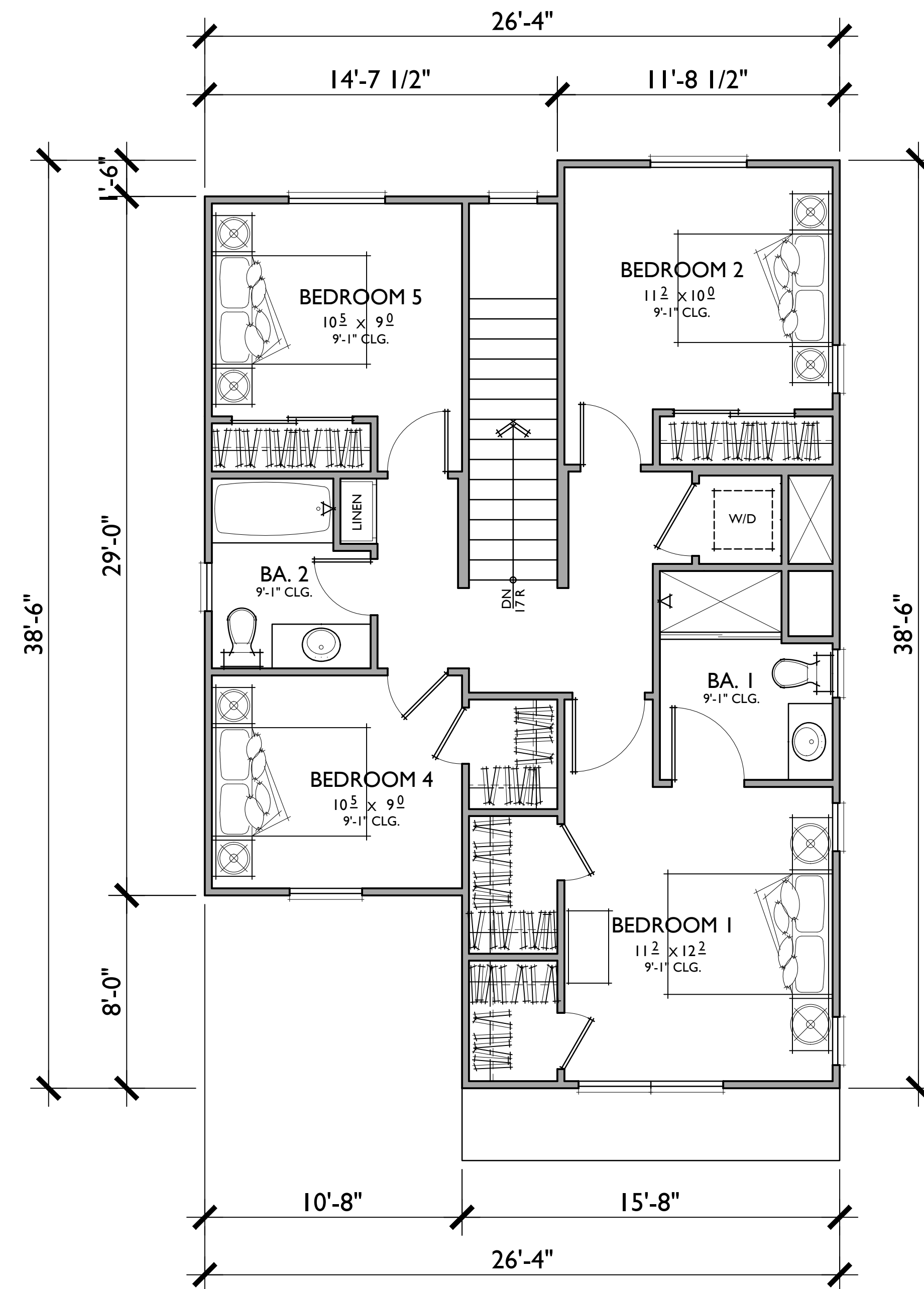
REAR



MODERN PRAIRIE



COTTAGE



PLAN 5

4 BEDROOMS / 2.5 BATHS
1 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	610 SQ. FT.
2ND FLOOR	849 SQ. FT.
TOTAL LIVING	1,459 SQ. FT.
1 - CAR GARAGE	272 SQ. FT.
PORCH	16 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Bassenian Lagoni • ARCHITECTS

805 ATHERTON
PLAN 5 | FARMHOUSE ELEVATION

131 INNOVATION DR. STE 100, IRVINE, CA 92617 | 949.553.0100 | BASSENIANLAGONI.COM

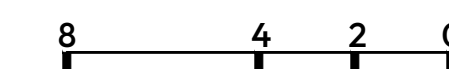
Marin County, California

081.25207

03.09.2026

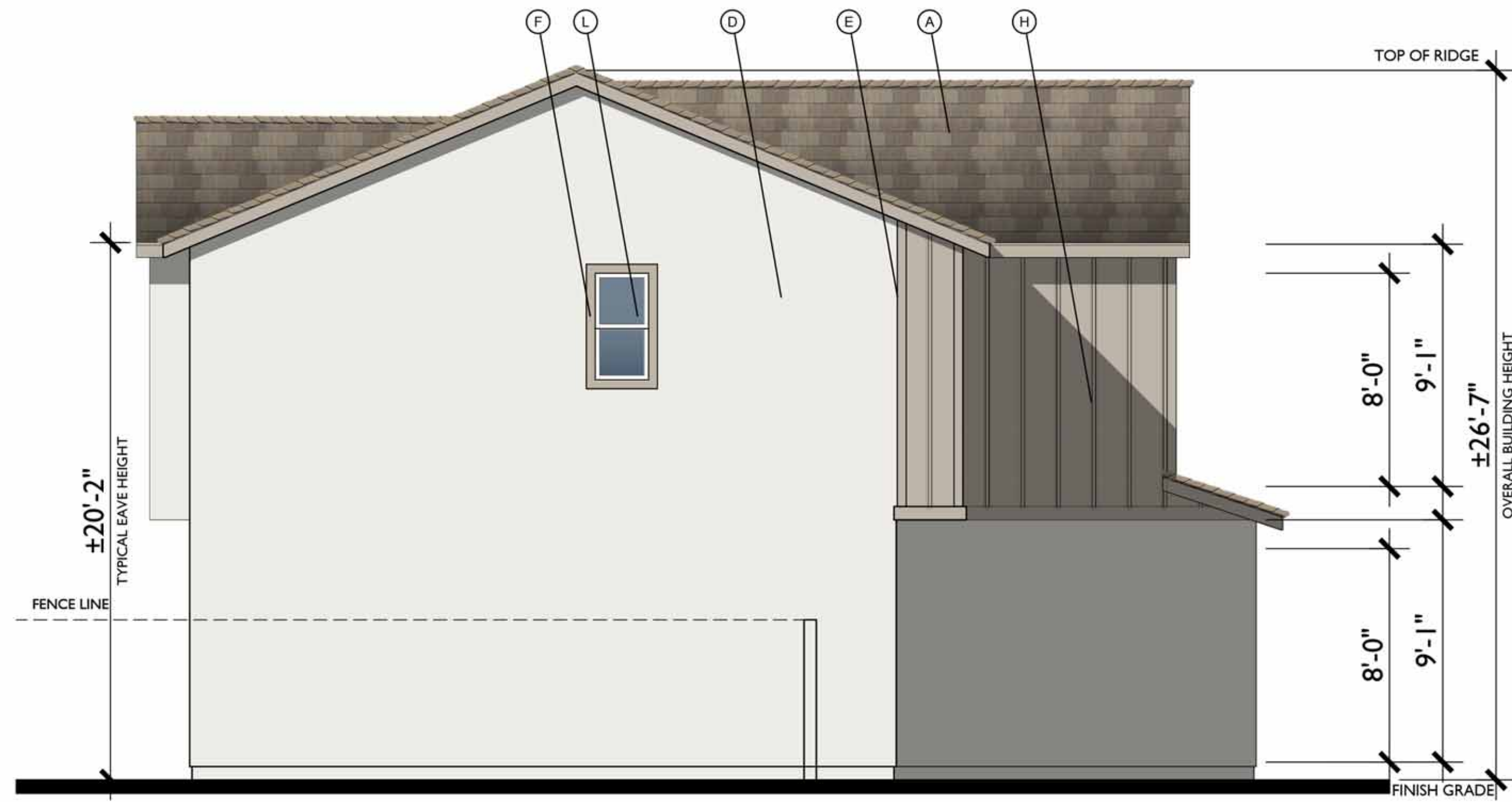
A 5.2

COPYRIGHT 2025 BASSENIAN LAGONI ARCHITECTS

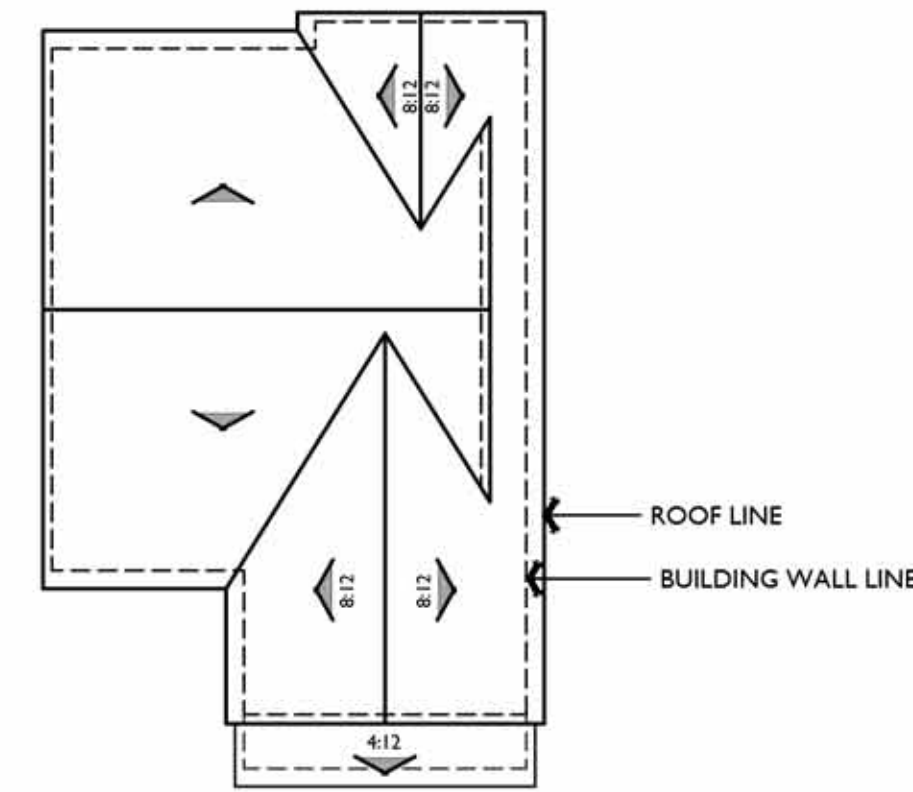


DAVIDON HOMES

1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX



LEFT



ROOF PLAN A
PITCH: 5:12 U.N.O.
RAKE: 6°
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE



RIGHT



FRONT

A - FARMHOUSE

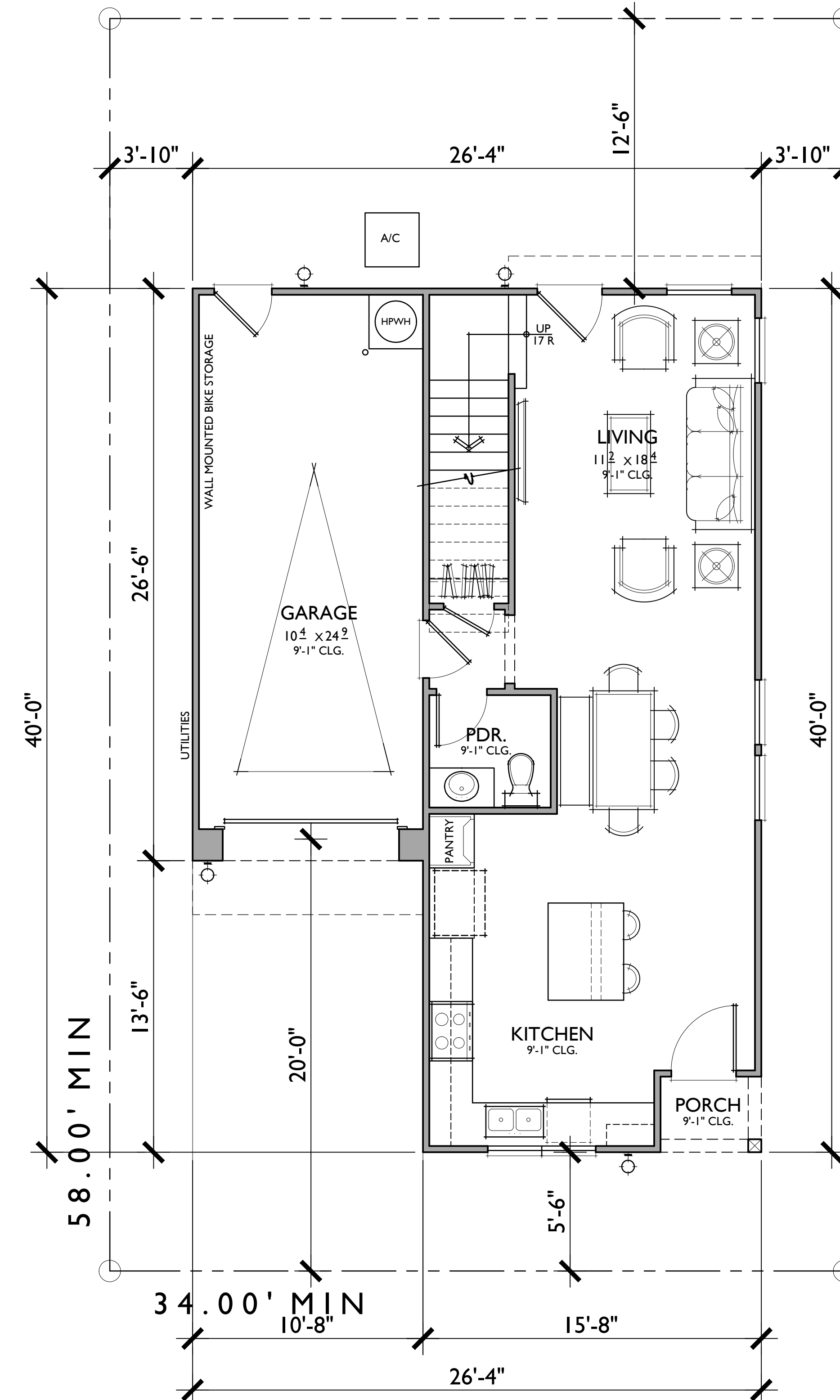
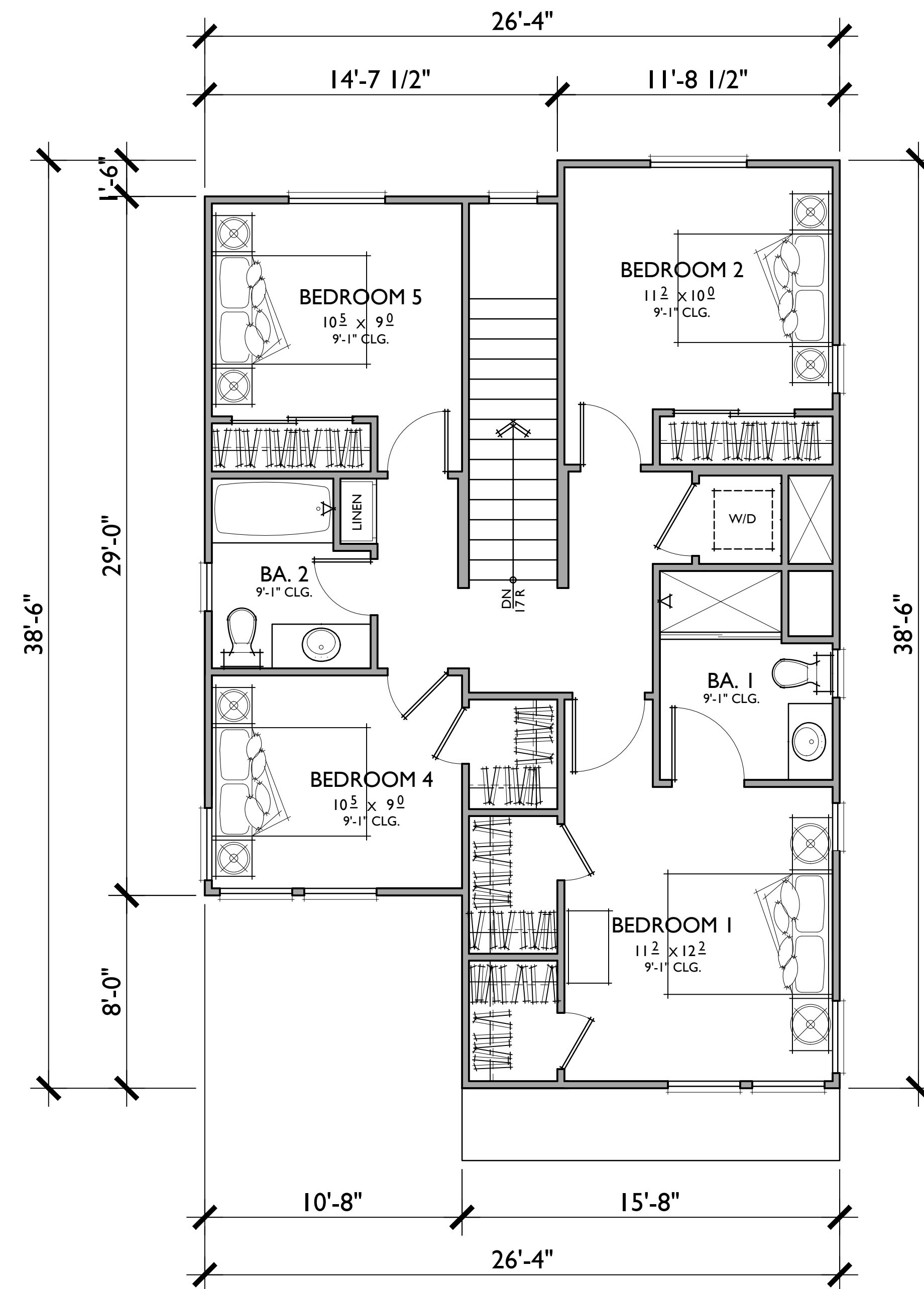
1/4"=1'-0"
NOTE: FINISHED GRADE IS
SHOWN AS TYPICAL
AVERAGE OF 8" BELOW
FINISHED FLOOR



REAR

MATERIAL LEGEND

- A. COMPOSITE SHINGLE
- B. METAL ROOF
- C. GABLE END DETAIL
- D. STUCCO
- E. CEMENTIOUS TRIM
- F. FOAM TRIM
- G. HORIZONTAL SIDING
- H. BOARD AND BATTEN
- I. METAL AWNING
- J. POT SHELF
- K. BRICK / STONE VENEER
- L. VINYL WINDOW
- M. ROLL UP GARAGE DOOR
- N. LIGHT FIXTURE



PLAN 5

4 BEDROOMS / 2.5 BATHS
1 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	610 SQ. FT.
2ND FLOOR	849 SQ. FT.
TOTAL LIVING	1,459 SQ. FT.
1 - CAR GARAGE	272 SQ. FT.
PORCH	16 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Bassenian Lagoni • ARCHITECTS

805 ATHERTON
PLAN 5 | MODERN PRAIRIE ELEVATION

131 INNOVATION DR. STE 100, IRVINE, CA 92617 | 949.553.0100 | BASSENIANLAGONI.COM

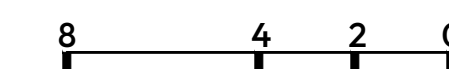
Marin County, California

081.25207

03.09.2026

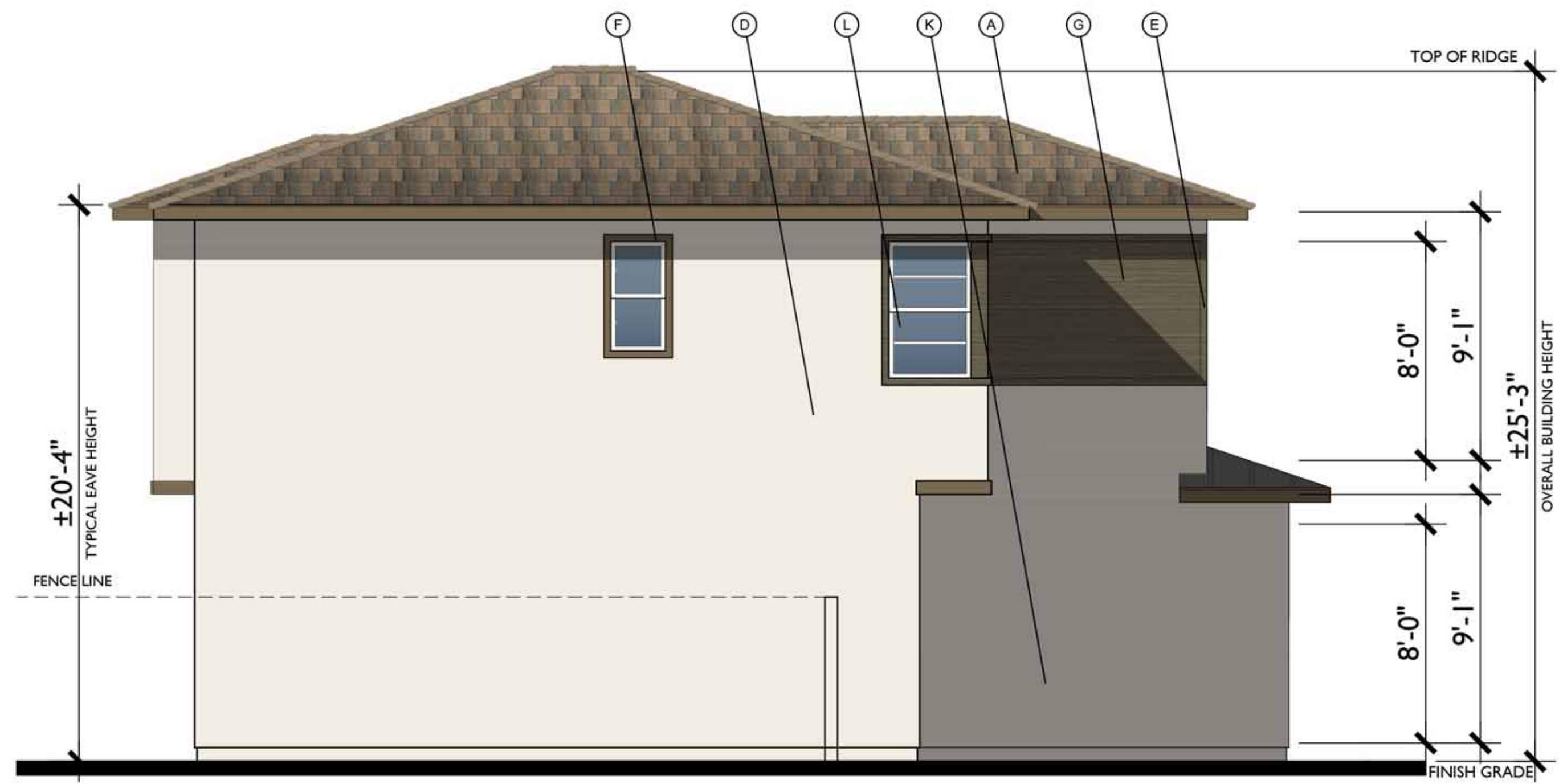
A 5.4

COPYRIGHT 2025 BASSENIAN LAGONI ARCHITECTS

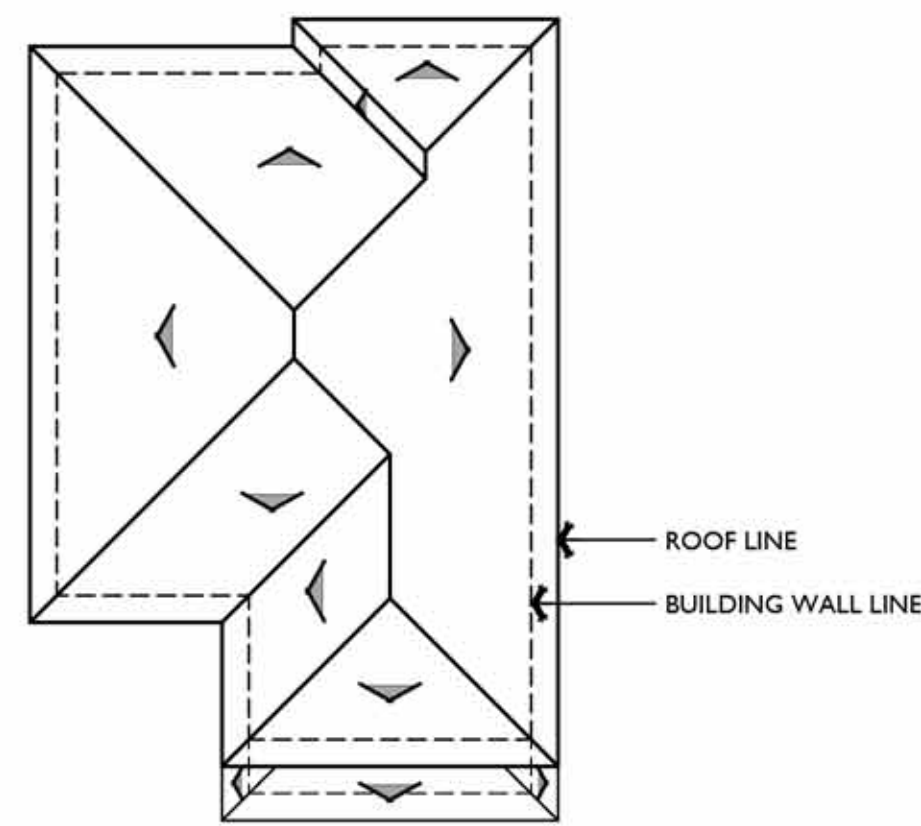


DAVIDON HOMES

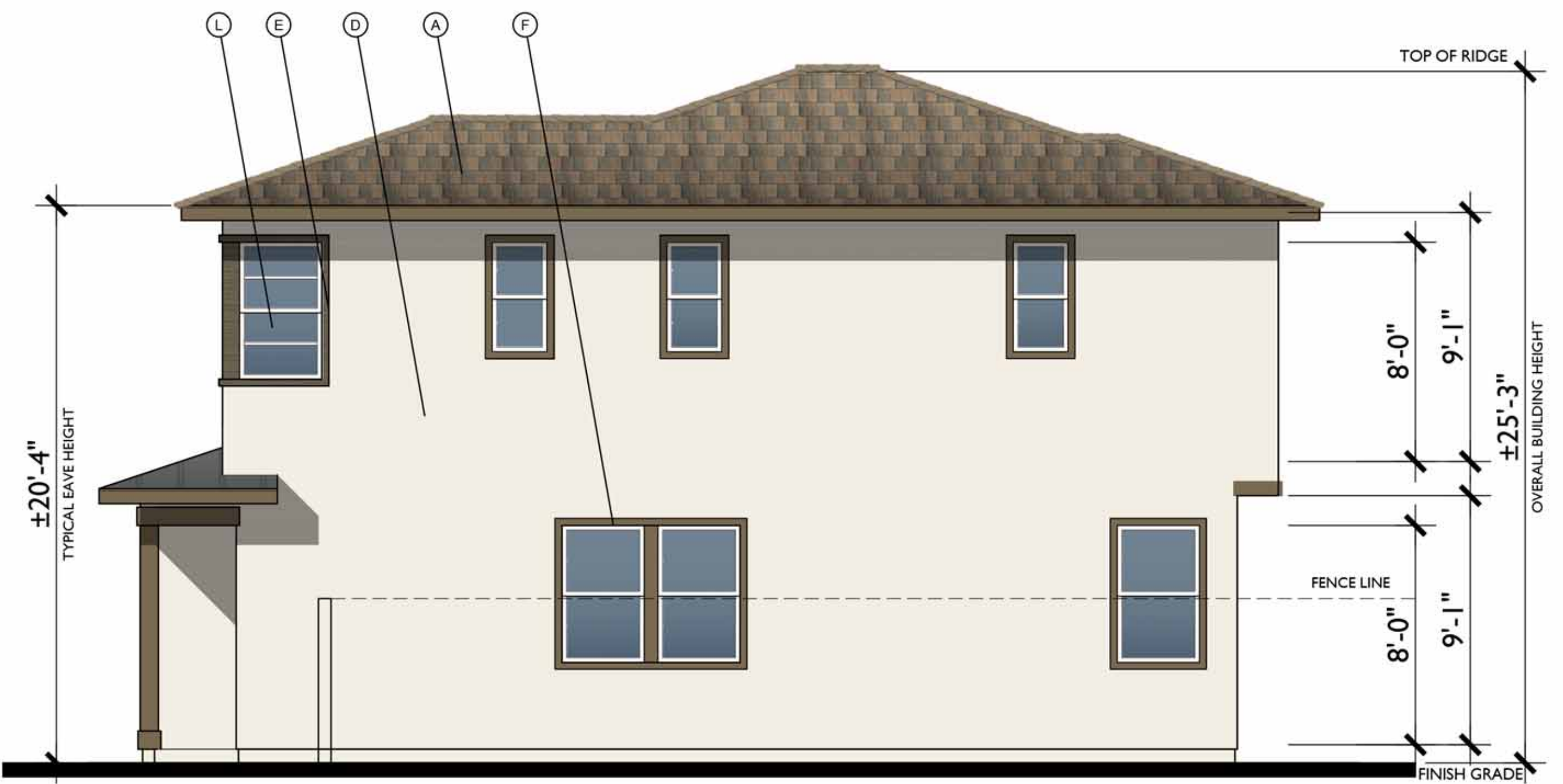
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX



LEFT



ROOF PLAN B
PITCH: 4:12 U.N.O.
RAKE: 6°
EAVE: 18"
ROOF MATERIAL: COMPOSITE SHINGLE



RIGHT



FRONT

B - MODERN PRAIRIE

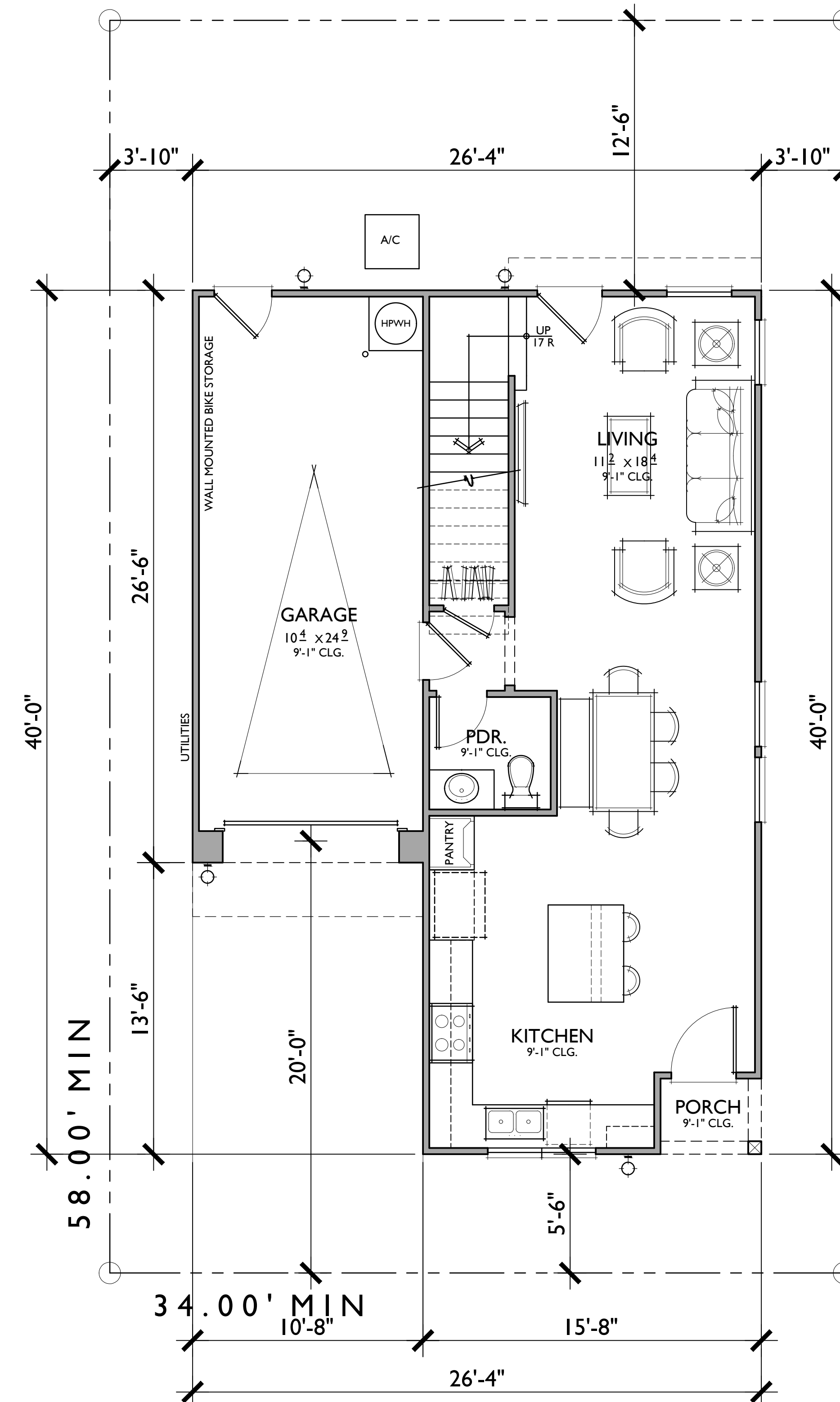
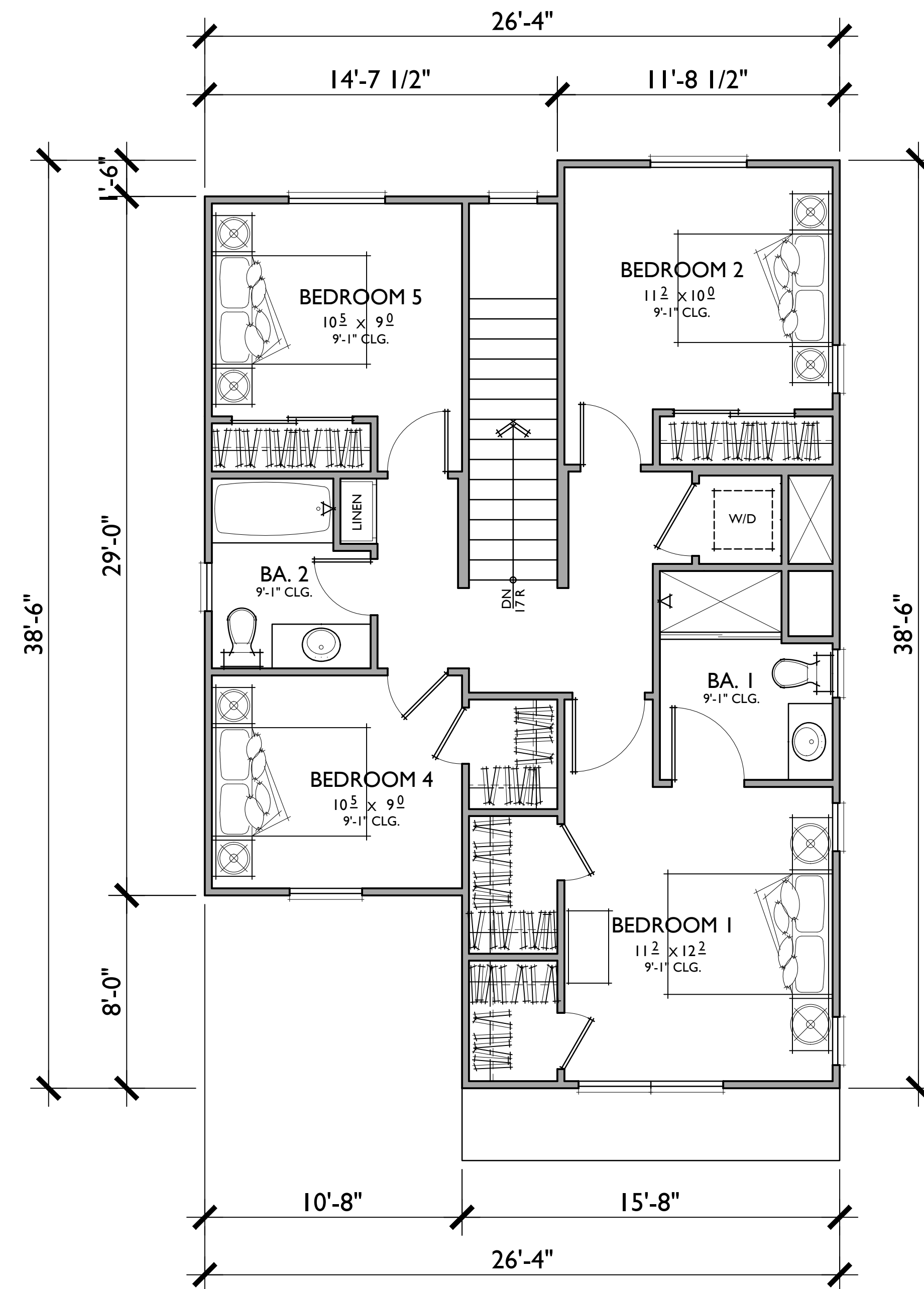
1/4"=1'-0"
NOTE: FINISHED GRADE IS
SHOWN AS TYPICAL
AVERAGE OF 8" BELOW
FINISHED FLOOR



REAR

MATERIAL LEGEND

- A. COMPOSITE SHINGLE
- B. METAL ROOF
- C. GABLE END DETAIL
- D. STUCCO
- E. CEMENTIOUS TRIM
- F. FOAM TRIM
- G. HORIZONTAL SIDING
- H. BOARD AND BATTEN
- I. METAL AWNING
- J. POT SHELF
- K. BRICK / STONE VENEER
- L. VINYL WINDOW
- M. ROLL UP GARAGE DOOR
- N. LIGHT FIXTURE



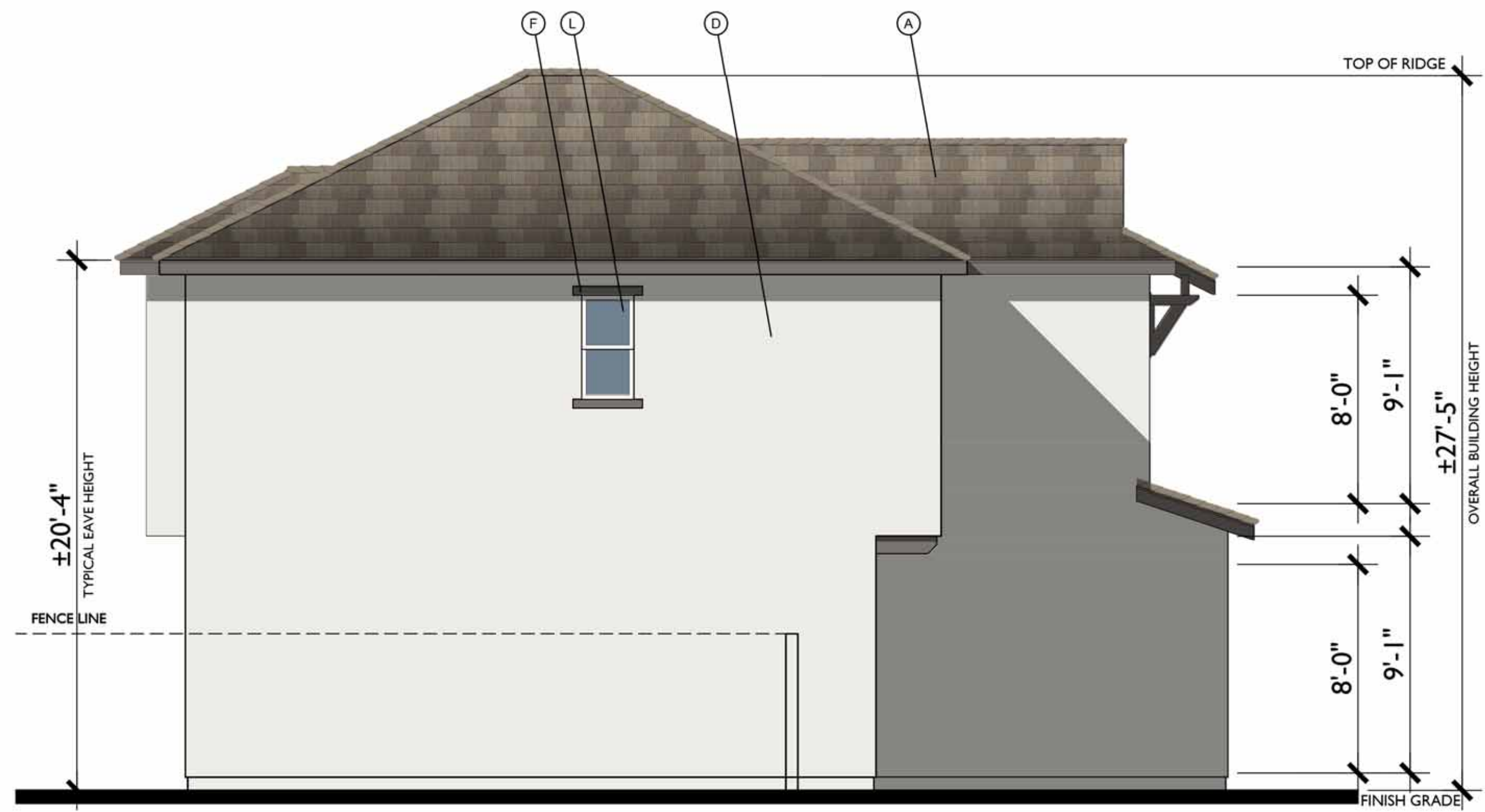
PLAN 5

4 BEDROOMS / 2.5 BATHS
1 - CAR GARAGE

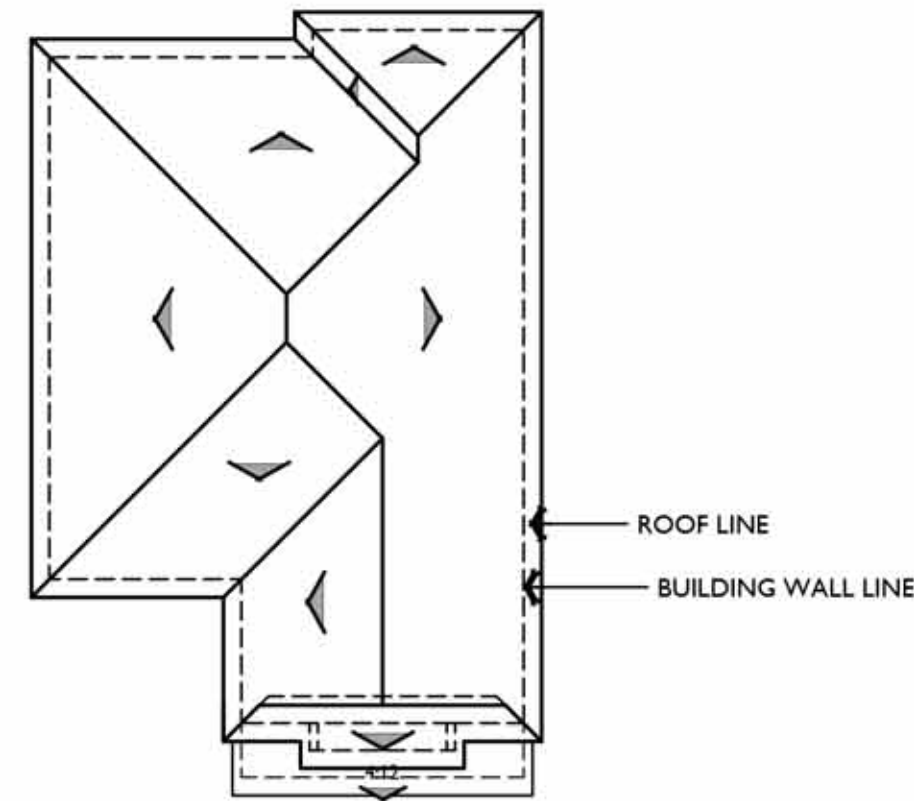
FLOOR AREA TABLE

1ST FLOOR	610 SQ. FT.
2ND FLOOR	849 SQ. FT.
TOTAL LIVING	1,459 SQ. FT.
1 - CAR GARAGE	272 SQ. FT.
PORCH	16 SQ. FT.

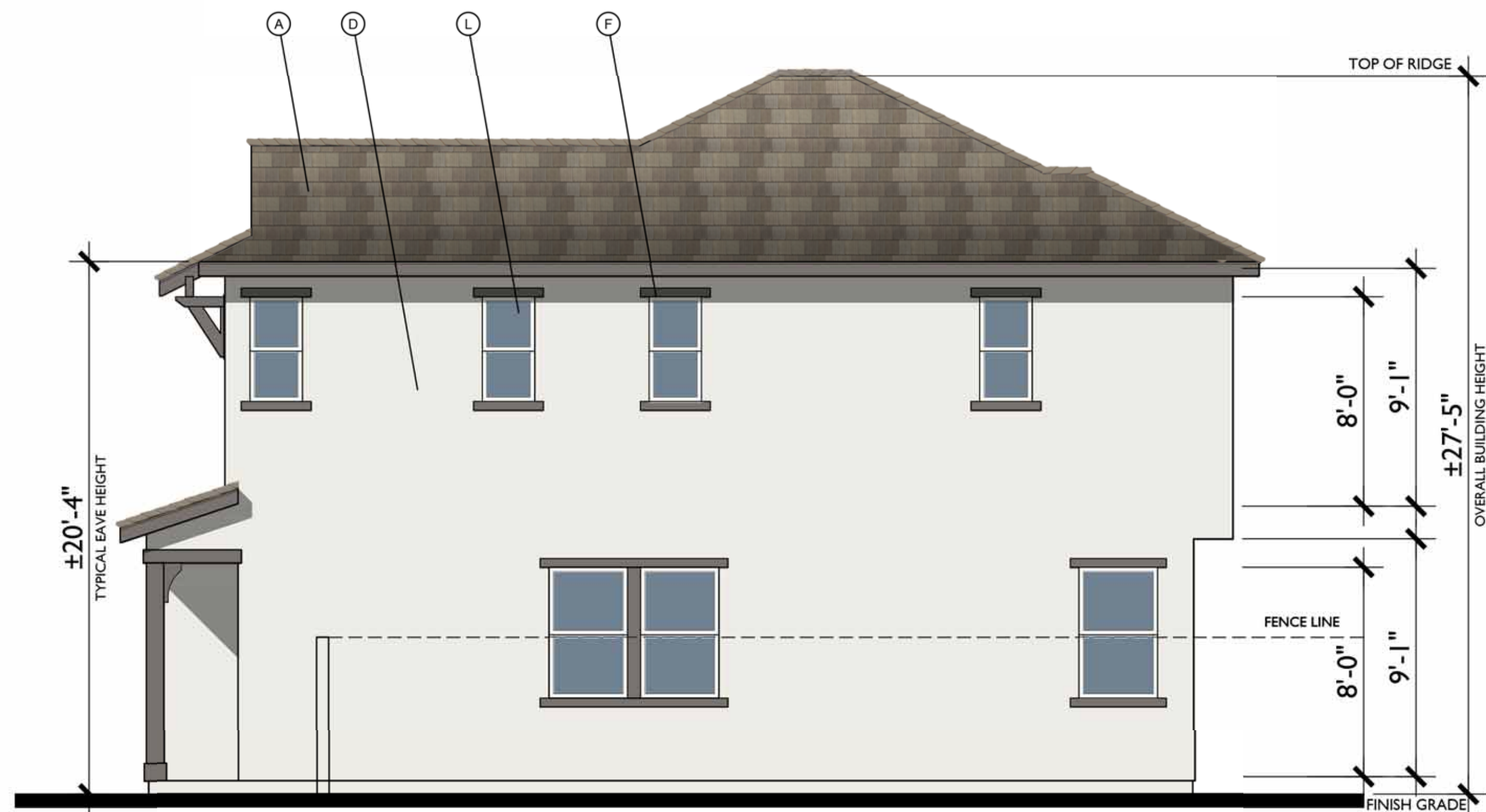
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



LEFT



ROOF PLAN C
PITCH: 6:12
RAKE: 6°
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE



RIGHT



FRONT

C - COTTAGE

1/4"=1'-0"
NOTE: FINISHED GRADE IS
SHOWN AS TYPICAL
AVERAGE OF 8" BELOW
FINISHED FLOOR



REAR

MATERIAL LEGEND

- A. COMPOSITE SHINGLE
- B. METAL ROOF
- C. GABLE END DETAIL
- D. STUCCO
- E. CEMENTIOUS TRIM
- F. FOAM TRIM
- G. HORIZONTAL SIDING
- H. BOARD AND BATTEN
- I. METAL AWNING
- J. POT SHELF
- K. BRICK / STONE VENEER
- L. VINYL WINDOW
- M. ROLL UP GARAGE DOOR
- N. LIGHT FIXTURE

DAVIDON HOMES

SCHEME 1 | 'A' FARMHOUSE ELEVATIONS

ROOF
WESTLAKE - 1FBCJ4070 SEA PEARL BLEND

METAL ROOF - AEP SPAN
ZINC GRAY

BASE STUCCO
SW 7005 PURE WHITE

FASCIA, EAVES, TRIM, BEAMS & POSTS
SW 7044 AMAZING GRAY

FRONT DOOR, SHUTTERS & GARAGE DOORS
SW 6083 SABLE

SIDING
SW 7044 AMAZING GRAY

STONE - ELDORADO
DRY CREEK STACKED STONE

805 ATHERTON

MARIN COUNTY, CALIFORNIA | 081.25207

Bassenian Lagoni ARCHITECTS

© 2025

DAVIDON HOMES

SCHEME 2 | 'A' FARMHOUSE ELEVATIONS

ROOF
WESTLAKE - 1FBCJ2010 OCEANA

METAL ROOF - AEP SPAN
ZINC GRAY

BASE STUCCO
SW 7053 SILVERPOINTE

FASCIA, EAVES, TRIM, BEAMS & POSTS
SW 6235 FOGGY DAY

FRONT DOOR, SHUTTERS & GARAGE DOORS
SW 7025 MOUNT ETNA

SIDING
SW 6235 FOGGY DAY

STONE - ELDORADO
DAY BREAK STACKED STONE

805 ATHERTON

MARIN COUNTY, CALIFORNIA | 081.25207

Bassenian Lagoni ARCHITECTS

© 2025

DAVIDON HOMES

SCHEME 3 | 'A' FARMHOUSE ELEVATIONS

ROOF
WESTLAKE - 1FBCF1430 CHARCOAL BLEND

METAL ROOF - AEP SPAN
ZINC GRAY

BASE STUCCO
SW 7005 PURE WHITE

FASCIA, EAVES, TRIM, BEAMS & POSTS
SW 7005 PURE WHITE

FRONT DOOR, SHUTTERS & GARAGE DOORS
SW 6990 CAVIAR

SIDING
SW 7005 PURE WHITE

STONE - ELDORADO
KORYAK STACKED STONE

805 ATHERTON

MARIN COUNTY, CALIFORNIA | 081.25207

Bassenian Lagoni ARCHITECTS

© 2025

DAVIDON HOMES

SCHEME 4 | 'A' FARMHOUSE ELEVATIONS

ROOF
WESTLAKE - 1FBCF3152 DOVE BROWN II

METAL ROOF - AEP SPAN
OLD TOWN GRAY

BASE STUCCO
SW 9165 GOSSAMER VEIL

FASCIA, EAVES, TRIM, BEAMS & POSTS
SW 9163 TIN LIZZIE

FRONT DOOR, SHUTTERS & GARAGE DOORS
SW 7076 CYBERSPACE

SIDING
SW 9163 TIN LIZZIE

STONE - ELDORADO
ALDERWOOD STACKED STONE

805 ATHERTON

MARIN COUNTY, CALIFORNIA | 081.25207

Bassenian Lagoni ARCHITECTS

© 2025

DAVIDON HOMES

SCHEME 5 | 'B' MODERN PRAIRIE ELEVATIONS

ROOF
WESTLAKE - 1FECY0300 BRONZE PEARL BLEND

METAL ROOF - AEP SPAN
SLATE GRAY

BASE STUCCO
SW 7566 WESTHIGHLAND WHITE

FASCIA, EAVES, TRIM, BEAMS & GARAGE DOOR
SW 2843 ROYCROFT BRASS

FRONT DOOR
SW 9177 SALTY DOG

SIDING WOODTONE - HARDIE
TAMARACK GREEN

STONE - ELDORADO
BOARDWALK CLIFFSTONE

BRICK CAP - MCNEAR
COTSWOLD

805 ATHERTON

MARIN COUNTY, CALIFORNIA | 081.25207

Bassenian Lagoni ARCHITECTS

© 2025

DAVIDON HOMES

SCHEME 6 | 'B' MODERN PRAIRIE ELEVATIONS

ROOF
WESTLAKE - 1FAC50330 APPALACHIAN BLEND

METAL ROOF - AEP SPAN
ZINC GRAY

BASE STUCCO
SW 9170 ACIER

FASCIA, EAVES, TRIM, BEAMS & GARAGE DOOR
SW 9163 GOSSAMER VEIL

FRONT DOOR
SW 7069 IRON ORE

SIDING WOODTONE - HARDIE
WINCHESTER BROWN

STONE - ELDORADO
MONTECITO CLIFFSTONE

BRICK CAP - MCNEAR
EMBARCADERO

805 ATHERTON

MARIN COUNTY, CALIFORNIA | 081.25207

Bassenian Lagoni ARCHITECTS

© 2025

DAVIDON HOMES

SCHEME 7 | 'B' MODERN PRAIRIE ELEVATIONS

ROOF
WESTLAKE - 1FAC33370 SEPIA

METAL ROOF - AEP SPAN
WEATHERED COPPER

BASE STUCCO
SW 7506 LOGGIA

FASCIA, EAVES, TRIM, BEAMS & GARAGE DOOR
SW 9089 LLAMA WOOL

FRONT DOOR
SW 7020 BLACK FOX

SIDING WOODTONE - HARDIE
RIVER ROCK

STONE - ELDORADO
LANTANA CLIFFSTONE

BRICK CAP - MCNEAR
TUNBRIDGE

805 ATHERTON

MARIN COUNTY, CALIFORNIA | 081.25207

Bassenian Lagoni ARCHITECTS

© 2025

DAVIDON HOMES

SCHEME 8 | 'B' MODERN PRAIRIE ELEVATIONS

ROOF
WESTLAKE - 1FECY4070 SEA PEARL BLEND

METAL ROOF - AEP SPAN
WEATHERED COPPER

BASE STUCCO
SW 7046 FIRST STAR

FASCIA, EAVES, TRIM, BEAMS & GARAGE DOOR
SW 7018 DOVETAIL

FRONT DOOR
SW 7020 BLACK FOX

SIDING WOODTONE - HARDIE
CASCADE SLATE

STONE - ELDORADO
WHITEBARK CLIFFSTONE

BRICK CAP - MCNEAR
GREENWICH

805 ATHERTON

MARIN COUNTY, CALIFORNIA | 081.25207

Bassenian Lagoni ARCHITECTS

© 2025

DAVIDON HOMES

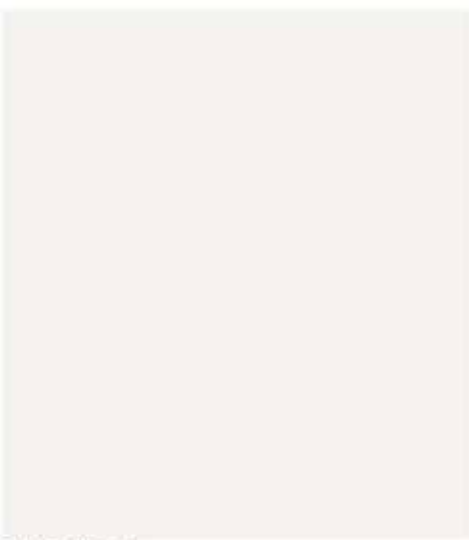
SCHEME 9 | 'C' COTTAGE ELEVATIONS



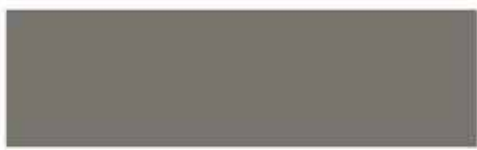
ROOF
WESTLAKE - 1FBC14070 SEA PEARL BLEND



METAL ROOF - AEP SPAN
WEATHERED COPPER



BASE STUCCO
SW 7005 PURE WHITE



FASCIA, EAVES, TRIM, BEAMS & POSTS
SW 7019 GAUNTLET GRAY



FRONT DOOR & SHUTTERS
SW 7674 PEPPERCORN



GABLE SIDING & GARAGE DOORS
SW 7019 GAUNTLET GRAY



STONE - ELDORADO
GRAND BANKS LIMESTONE



BRICK CAP - MCNEAR
LIMEHOUSE

805 ATHERTON

MARIN COUNTY, CALIFORNIA | 081.25207

Bassenian Lagoni ARCHITECTS

© 2025

DAVIDON HOMES

SCHEME 10 | 'C' COTTAGE ELEVATIONS



ROOF
WESTLAKE - 1FBC14072 SAHARA QUARTZ BLEND



METAL ROOF - AEP SPAN
OLD TOWN GRAY



BASE STUCCO
SW 6149 RELAXED KHAKI



FASCIA, EAVES, TRIM, BEAMS & POSTS
SW 7005 PURE WHITE



FRONT DOOR & SHUTTERS
SW 7069 IRON ORE



GABLE SIDING & GARAGE DOORS
SW 7005 PURE WHITE



STONE - ELDORADO
RANCHERS RIDGE ROUGH CUT



BRICK CAP - MCNEAR
TUNBRIDGE

805 ATHERTON

MARIN COUNTY, CALIFORNIA | 081.25207

Bassenian Lagoni ARCHITECTS

© 2025

DAVIDON HOMES

SCHEME 11 | 'C' COTTAGE ELEVATIONS



ROOF
WESTLAKE - 1FBC13181 SMOKEY TOPAZ BLEND



METAL ROOF - AEP SPAN
WEATHERED COPPER



BASE STUCCO
SW 7530 BARCELONA BEIGE



FASCIA, EAVES, TRIM, BEAMS & POSTS
SW 2820 DOWNING EARTH



FRONT DOOR & SHUTTERS
SW 6186 DRIED THYME



GABLE SIDING & GARAGE DOORS
SW 2820 DOWNING EARTH



STONE - ELDORADO
WHEATFIELD ROUGH CUT



BRICK CAP - MCNEAR
TUNBRIDGE

805 ATHERTON

MARIN COUNTY, CALIFORNIA | 081.25207

Bassenian Lagoni ARCHITECTS

© 2025

DAVIDON HOMES

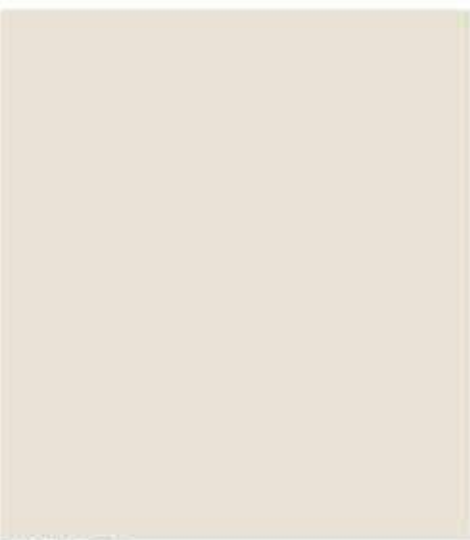
SCHEME 12 | 'C' COTTAGE ELEVATIONS



ROOF
WESTLAKE - 1FBC13726 HICKORY



METAL ROOF - AEP SPAN
WEATHERED COPPER



BASE STUCCO
SW 6154 NACRE



FASCIA, EAVES, TRIM, BEAMS & POSTS
SW 6173 COCOON



FRONT DOOR & SHUTTERS
SW 6111 COCONUT HUSK



GABLE SIDING & GARAGE DOORS
SW 6173 COCOON



STONE - ELDORADO
VINEYARD TRAIL ROUGH CUT



BRICK CAP - MCNEAR
COTSWOLD

805 ATHERTON

MARIN COUNTY, CALIFORNIA | 081.25207

Bassenian Lagoni ARCHITECTS

© 2025



PLANTING NOTES

- THE PLANTING DESIGN FOR THE SITE IS DROUGHT TOLERANT AND CONSISTS OF A BALANCE OF EVERGREEN AND DECIDUOUS PLANTING AS WELL AS NATIVE AND/OR ADAPTIVE PLANT MATERIAL. REFER TO SHEET L-7 FOR PROPOSED PLANT PALETTE & IMAGERY. REFER TO SHEETS L-2 FOR TYPICAL ENLARGEMENT PLANTING PLANS.
- ALL PLANTING SHALL COMPLY WITH THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE, TITLE 14, PART 7.
- ALL NEW VEGETATION SHALL BE FIRE-SMART VEGETATION IN ACCORDANCE WITH PART 7, CHAPTER 6, SECTION 603.4.
- ALL PLANTING SHALL PRIMARILY HAVE A WUCOLS WATER USE RATING OF VERY LOW TO MODERATE.
- TREE PLANTINGS WITH PART 7, CHAPTER 6, SECTION 603.4.2, AND BE MANAGED AS FOLLOWS WITHIN THE 30-FOOT ZONE OF A STRUCTURE:
 - TREES SHALL BE PLANTED AND MAINTAINED SO THAT THE TREE'S DRIP LINE AT MATURITY IS A MINIMUM OF 10 FEET FROM ANY STRUCTURE.
 - THE HORIZONTAL DISTANCE BETWEEN CROWNS OF NEW TREES AND CROWNS OF ADJACENT TREES SHALL NOT BE LESS THAN 10 FEET.
 - EXISTING TREES SHALL BE TRIMMED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET AWAY FROM CHIMNEY AND STOVEPIPE OUTLETS.
- SHRUBS PLANTINGS SHALL COMPLY WITH PART 7, CHAPTER 6, SECTION 603.4.1:
 - SHRUBS SHALL NOT EXCEED 6 FEET IN HEIGHT.
 - GROUPINGS OF SHRUBS ARE LIMITED TO A MAXIMUM AGGREGATE DIAMETER OF 10 FEET.
 - SHRUB GROUPINGS SHALL BE SEPARATED BY 15 FEET MINIMUM SHRUB GROUPINGS SHALL BE A MINIMUM 30 FEET FROM STRUCTURES.
 - WHERE SHRUBS ARE LOCATED BELOW A TREE'S DRIP LINE, THE LOWEST BRANCH SHALL BE A MINIMUM OF 3X THE HEIGHT OF THE UNDERSTORY SHRUB OR 10 FEET, WHICHEVER IS GREATER.
- A 5 FOOT NON-COMBUSTIBLE ZONE SHALL BE ESTABLISHED AROUND STRUCTURES. HARDSCAPE, ROCK MULCH AND SUCULENT HERBACEOUS PLANT MATERIAL ARE ACCEPTABLE. PLANT MATERIAL WITHIN 5 FEET OF STRUCTURE SHALL NOT BE PLACED UNDER WINDOWS OR VENTS OR EAVES, SPACED APART BY 1.5 TIMES HEIGHT OR 12" WHICHEVER IS GREATER AND NOT EXCEED 18" MAX IN HEIGHT.
- PROPOSED TREE CANOPIES ARE SHOWN AT MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.
- PROPOSED TREE LOCATIONS ARE BASED ON STANDARD JOINT TRENCH LOCATIONS. FINAL TREE LOCATIONS TO BE DETERMINED WHEN FINAL UTILITY LOCATIONS ARE PROVIDED. TREE PLACEMENT MAY BE ADJUSTED AND FINAL TREE COUNT MAY CHANGE.
- ALL PLANT MATERIAL SHALL BE MAINTAINED TO REMOVE DEAD/DYING PLANT MATERIAL OR DEBRIS AND TO MAINTAIN MINIMUM CLEARANCES.

IRRIGATION NOTES

- THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE MANDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). REFER TO SHEET L-4 FOR PRELIMINARY WATER USE CALCULATIONS.
- THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET/SMART IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.
- THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, AND POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS.
- PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPOTRANSPIRATION RATES.
- ALL MWELO DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL. REFER TO SHEET L-4 FOR PRELIMINARY WATER USE CALCULATIONS.

PLANTING ZONE LEGEND

- FRONT & SIDE YARD ZONE 0 (0' TO 5' FROM BUILDING)
 - 18" TALL OR LESS SUCCULENTS & GROUNDCOVER, WELL SPACED
- ZONE 1 (5' TO 30' FROM BUILDING)
 - SHRUBS, SUCCULENTS & GROUNDCOVER, WELL SPACED
- COMMON AREA SHRUBS & GROUNDCOVER, WELL SPACED
- NATIVE HYDROSEED (NON-IRRIGATED)
- BIORETENTION BASIN GRASSES & HYDROSEED
- WETLAND IMPROVEMENT PER BIOLOGIST

- NOTE:
- REFER TO L-2 FOR FRONT YARD TYPICALS PLANTING
 - REFER TO L-7 FOR PROPOSED PLANT PALETTE AND IMAGERY.

FENCE & WALL LEGEND

- 6' HIGH GOOD NEIGHBOR FENCE. SEE DETAIL B, SHEET L-5.
- 6' HIGH HALF VIEW FENCE. SEE DETAIL D, SHEET L-5.
- 6' HIGH OPEN SPACE VIEW FENCE. SEE DETAIL C, SHEET L-5.
- 42" HIGH WOOD SCREEN FENCE. SEE DETAIL I, SHEET L-5.
- 42" HIGH WOOD & WIRE FENCE. SEE DETAIL H, SHEET L-5.
- 6' HIGH METAL FENCE. SEE DETAIL A, SHEET L-5.
- 6' HIGH METAL GATE. SEE DETAIL A, SHEET L-5.
- CMU RETAINING WALL PER CIVIL, REFER TO DETAIL G, SHEET L-5 FOR FINISH.
- WOOD RETAINING WALL PER CIVIL, REFER TO DETAIL F, SHEET L-5.

TREE PROTECTION LEGEND

- 101 TREE TO BE REMAINED. SEE TREE PROTECTION SCHEDULE
- TREE PROTECTION ZONE

TREE PROTECTION SCHEDULE

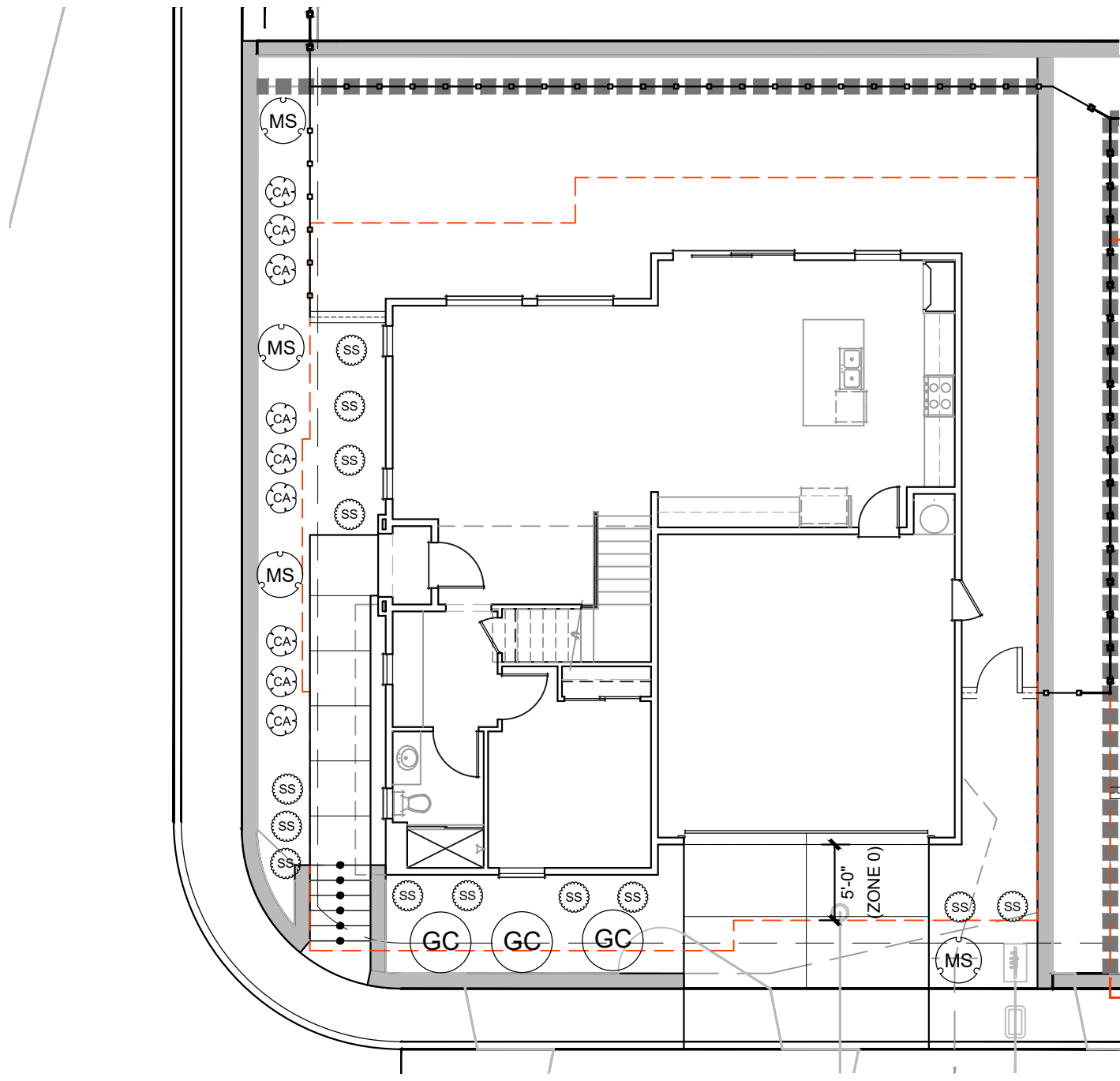
ID	BOTANICAL NAME	COMMON NAME	DBH (INCHES)
101	QUERCUS AGRIFOLIA	COAST LIVE OAK	6
106	QUERCUS LOBATA	VALLEY OAK	9
179	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY LAUREL	9
180	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY LAUREL	21
181	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY LAUREL	17
182	QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	9
185	SEQUIADENDRON GIGANTEUM	GIANT SEQUOIA	21
195	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY LAUREL	14
199	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY LAUREL	6
200	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY LAUREL	16

- NOTES:
- REFER TO THE PRELIMINARY TREE PRESERVATION REPORT BY BARTLETT TREE EXPERTS FOR COMPLETE LIST OF TREE DISPOSITION

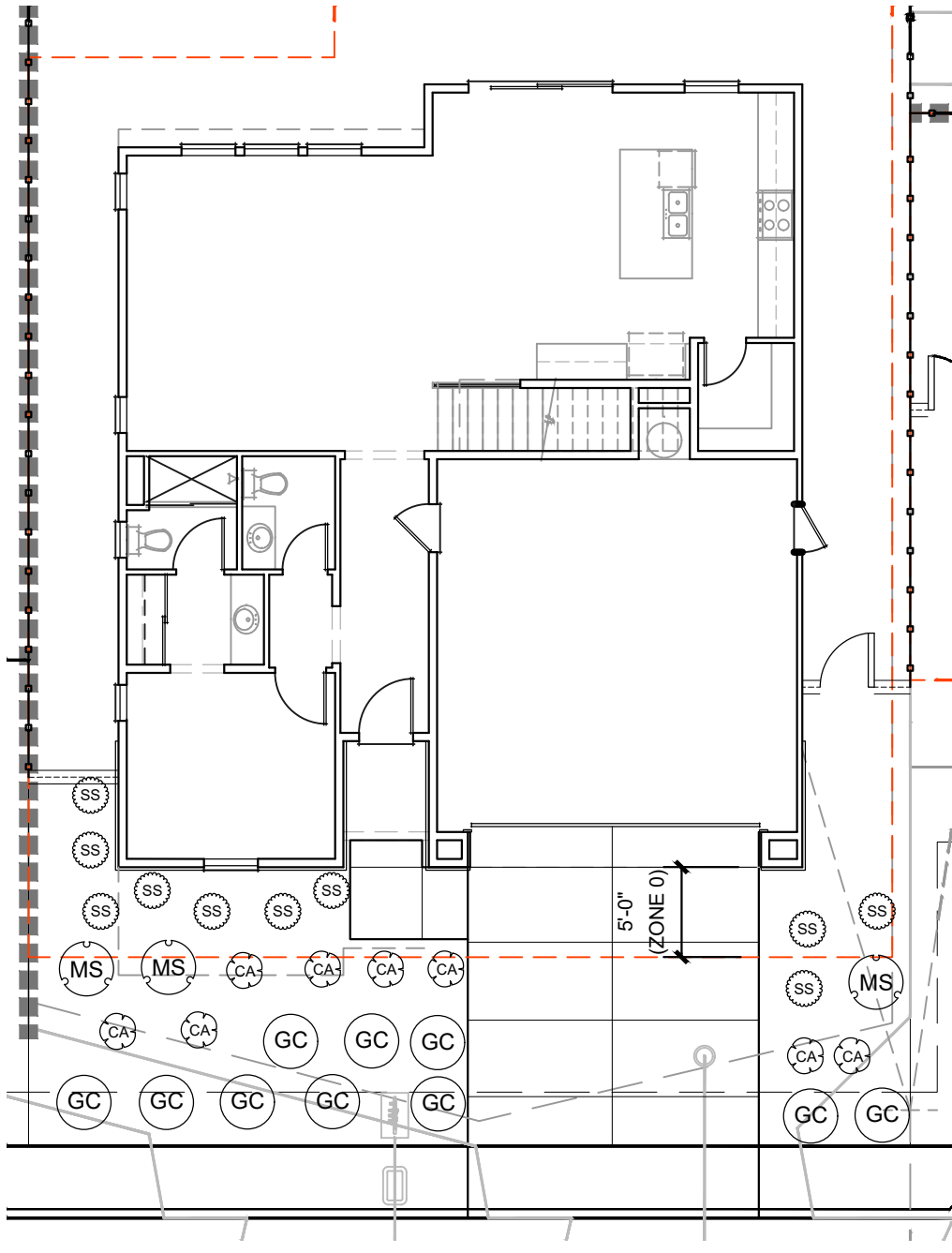
PROPOSED TREE PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	MIN. SIZE	WATER USE (WUCOLS IV)	MATURE SIZE (HxW)	EST. QTY.
TREES*						
	QUERCUS AGRIFOLIA*	COAST LIVE OAK	24" BOX	V. LOW	50'H x 35'W	14
	ZELKOVA SERRATA 'MUSASHINO'	JAPANESE ZELKOVA	24" BOX	MOD	45'H x 15'W	11
	CERCIS OCCIDENTALIS*	WESTERN REDBUD	24" BOX	LOW	20'H x 15'W	10
	LAGERSTROEMIA 'ACOMA'	ACOMA CRAPE MYRTLE	24" BOX	LOW	15'H x 10'W	7
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF MAGNOLIA	24" BOX	MOD	20'H x 10'W	8

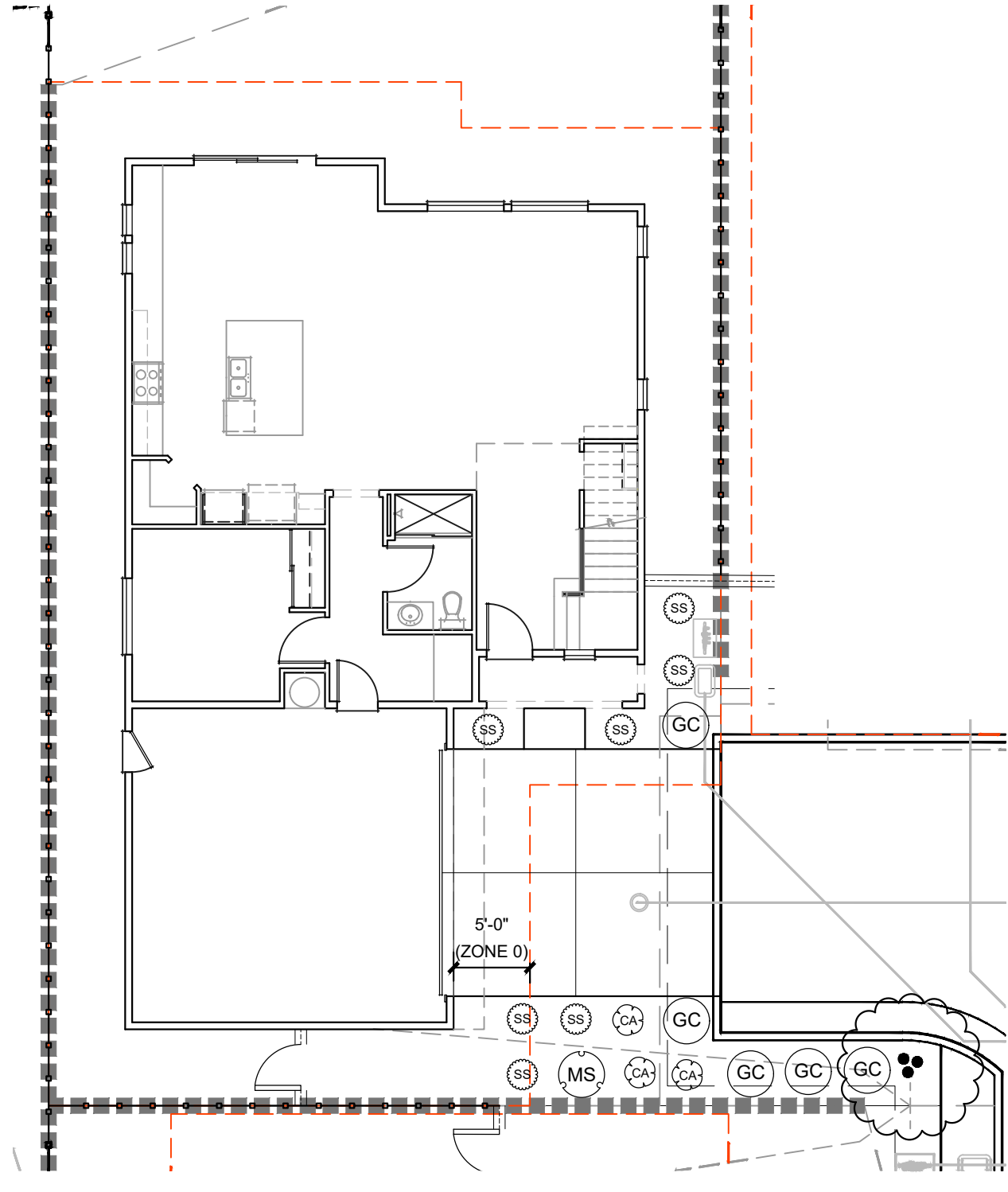
- NOTES:
- * INDICATES CALIFORNIA NATIVE PLANT SPECIES
 - REFER TO SHEET L-7 FOR PLANT PALETTE
 - TREES SHALL BE PLACED TO MAINTAIN MINIMUM CLEARANCES FOR SIGHT VISIBILITY AND OTHER UTILITIES PER COUNTY STANDARDS.
 - (51) 24" BOX TREES SHALL CONTRIBUTE TOWARD TREE MITIGATION FOR TREE REMOVALS ON SITE.



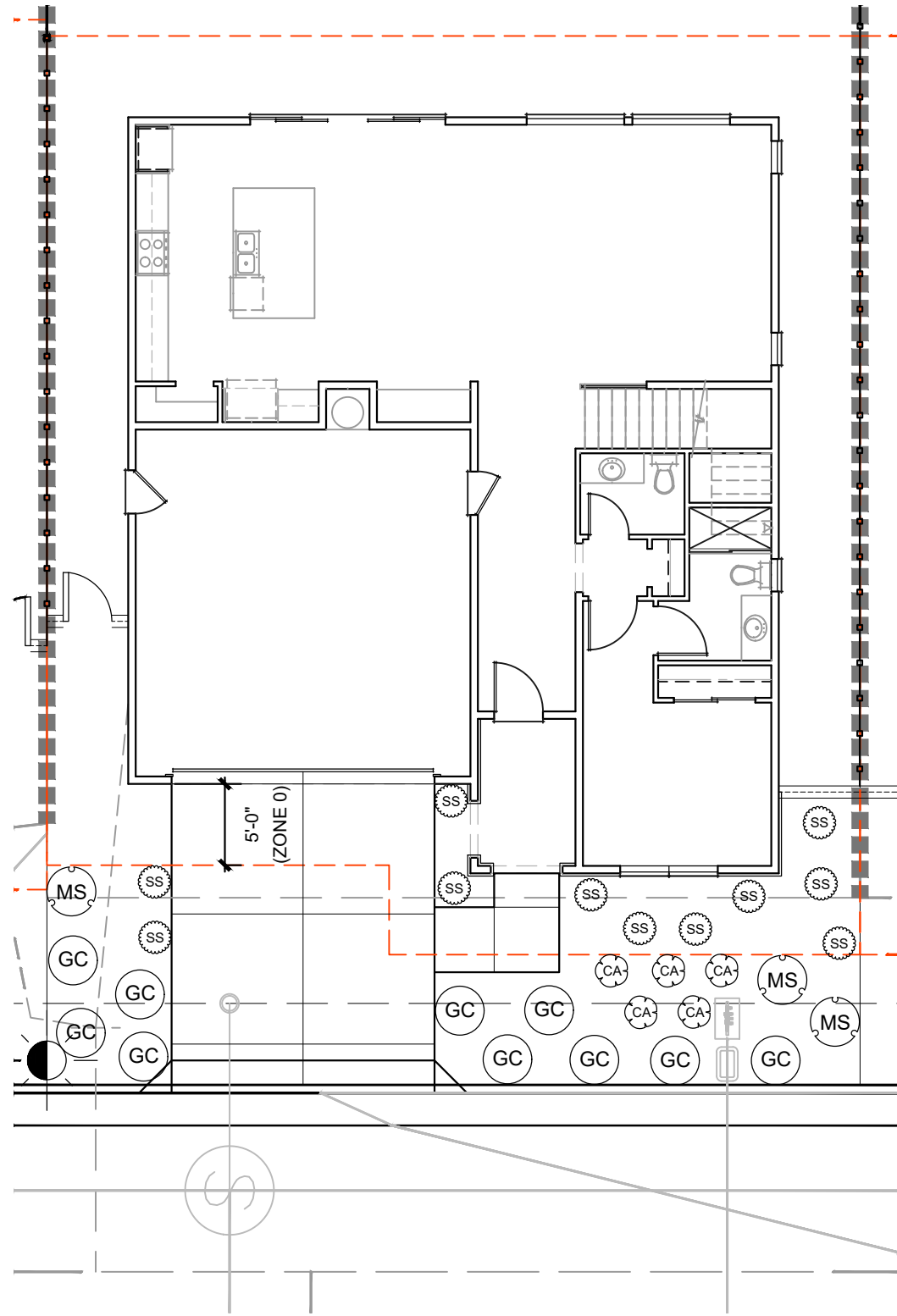
PLAN 1



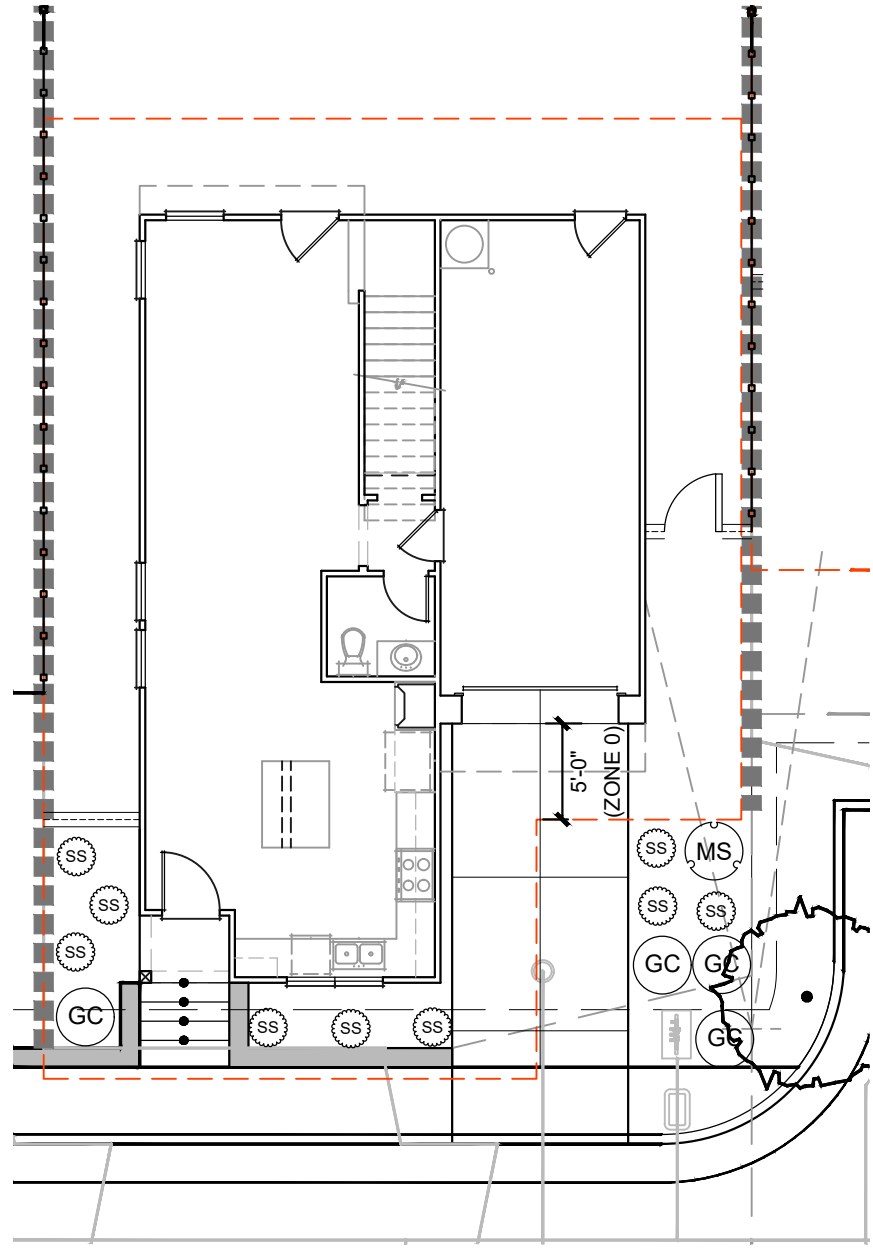
PLAN 2



PLAN 3



PLAN 4



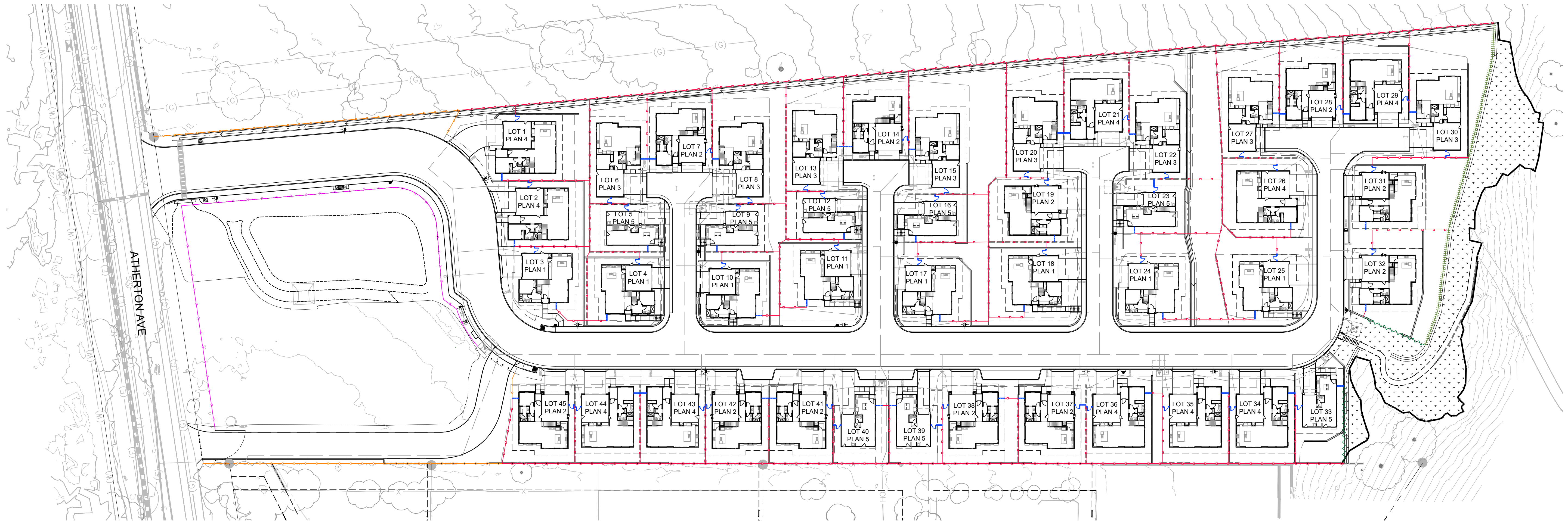
PLAN 5

PLANTING NOTES

1. THE PLANTING DESIGN FOR THE SITE IS DROUGHT TOLERANT AND CONSISTS OF A BALANCE OF EVERGREEN AND DECIDUOUS PLANTING AS WELL AS NATIVE AND/OR ADAPTIVE PLANT MATERIAL. REFER TO SHEET L-7 FOR PROPOSED PLANT PALETTE & IMAGERY. REFER TO SHEETS L-2 FOR TYPICAL ENLARGEMENT PLANTING PLANS.
2. ALL PLANTING SHALL COMPLY WITH THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE, TITLE 14, PART 7.
3. ALL NEW VEGETATION SHALL BE FIRE-SMART VEGETATION IN ACCORDANCE WITH PART 7, CHAPTER 6, SECTION 603.4.
4. ALL PLANTING SHALL PRIMARILY HAVE A WUCOLS WATER USE RATING OF VERY LOW TO MODERATE.
5. TREE PLANTINGS WITH PART 7, CHAPTER 6, SECTION 603.4.2, AND BE MANAGED AS FOLLOWS WITHIN THE 30-FOOT ZONE OF A STRUCTURE:
 - 5.1. TREES SHALL BE PLANTED AND MAINTAINED SO THAT THE TREE'S DRIP LINE AT MATURITY IS A MINIMUM OF 10 FEET FROM ANY STRUCTURE.
 - 5.2. THE HORIZONTAL DISTANCE BETWEEN CROWNS OF NEW TREES AND CROWNS OF ADJACENT TREES SHALL NOT BE LESS THAN 10 FEET.
 - 5.3. EXISTING TREES SHALL BE TRIMMED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET AWAY FROM CHIMNEY AND STOVEPIPE OUTLETS.
6. SHRUBS PLANTINGS SHALL COMPLY WITH PART 7, CHAPTER 6, SECTION 603.4.1:
 - 6.1. SHRUBS SHALL NOT EXCEED 6 FEET IN HEIGHT
 - 6.2. GROUPINGS OF SHRUBS ARE LIMITED TO A MAXIMUM AGGREGATE DIAMETER OF 10 FEET.
 - 6.3. SHRUB GROUPINGS SHALL BE SEPARATED BY 15 FEET MINIMUM SHRUB GROUPINGS SHALL BE A MINIMUM 30 FEET FROM STRUCTURES
 - 6.4. WHERE SHRUBS ARE LOCATED BELOW A TREES DRIP LINE, THE LOWEST BRANCH SHALL BE A MINIMUM OF 3X THE HEIGHT OF THE UNDERSTORY SHRUB OR 10 FEET, WHICHEVER IS GREATER.
7. A 5 FOOT NON-COMBUSTIBLE ZONE SHALL BE ESTABLISHED AROUND STRUCTURES. HARDSCAPE, ROCK MULCH AND SUCCULENT HERBACEOUS PLANT MATERIAL ARE ACCEPTABLE. PLANT MATERIAL WITHIN 5 FEET OF STRUCTURE SHALL NOT BE PLACED UNDER WINDOWS OR VENTS OR EAVES. SPACED APART BY 1.5 TIMES HEIGHT OR 12" WHICHEVER IS GREATER AND NOT EXCEED 18" MAX IN HEIGHT.
8. PROPOSED TREE CANOPIES ARE SHOWN AT MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.
9. PROPOSED TREE LOCATIONS ARE BASED ON STANDARD JOINT TRENCH LOCATIONS. FINAL TREE LOCATIONS TO BE DETERMINED WHEN FINAL UTILITY LOCATIONS ARE PROVIDED. TREE PLACEMENT MAY BE ADJUSTED AND FINAL TREE COUNT MAY CHANGE.
10. ALL PLANT MATERIAL SHALL BE MAINTAINED TO REMOVE DEAD/DYING PLANT MATERIAL OR DEBRIS AND TO MAINTAIN MINIMUM CLEARANCES.

FRONT & SIDE YARD PLANTING LEGEND

ABBR.	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	SIZE	MATURE SIZE H X W
FARMHOUSE ELEVATION (PLAN 1)					
MS	HESPERALOE 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA	LOW	5 GAL	3' X 3'
SS	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	LOW	5 GAL	1.5' X 2'
CA	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	LOW	5 GAL	1' X 2'
GC	SCAEVOLA ALBIDA 'MAUVE CLUSTERS'	FAIRY FAN FLOWER	LOW	1 GAL	<1' X 3'
MODERN PRAIRE ELEVATION					
MS	KNIPHOFIA 'ECHO ROJO'	ECHO ROJO POKER	LOW	5 GAL	3' X 3'
SS	BULBINE FRUTESCENS 'ORANGE'	ORANGE BULBINE	LOW	5 GAL	1.5' X 3'
CA	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	LOW	5 GAL	2' X 2'
GC	GAZANIA MITSUWA 'TRAILING YELLOW'	TRAILING YELLOW GAZANIA	LOW	1 GAL	<1' X 3'
COTTAGE ELEVATION					
MS	YUCCA FILAMENTOSA 'BRIGHT EDGE'	BRIGHT EDGE YUCCA	LOW	5 GAL	3' X 3'
SS	SENECIO MANDRALISCAE	BLUE CHALKSTICKS	LOW	5 GAL	1.5' X 3'
CA	PENSTEMON 'MIDNIGHT'	MIDNIGHT PENSTEMON	LOW	5 GAL	2' X 2'
GC	SEDUM RUPESTRE 'ANGELINA'	ANGELINA STONECROP	LOW	1 GAL	<1' X 3'



FENCE & WALL LEGEND

6' HIGH GOOD NEIGHBOR FENCE.
SEE DETAIL B, SHEET L-5.

6' HIGH HALF VIEW FENCE.
SEE DETAIL D, SHEET L-5.

6' HIGH WOOD & WIRE VIEW FENCE.
SEE DETAIL C, SHEET L-5.

42" HIGH WOOD SCREEN FENCE. SEE DETAIL I, SHEET L-5.

42" HIGH WOOD & WIRE FENCE. SEE DETAIL I, SHEET L-5.

6' HIGH METAL FENCE. SEE DETAIL A, SHEET L-5

6' HIGH METAL GATE. SEE DETAIL A, SHEET L-5.

CMU RETAINING WALL PER CIVIL, REFER TO DETAIL G,
SHEET L-5 FOR FINISH.

WOOD RETAINING WALL PER CIVIL, REFER TO DETAIL F,
SHEET L-5.

DAVIDON HOMES

1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CALIFORNIA 94596
(925)945-8000

805 ATHERTON AVE

Novato, California

FENCE PLAN

CONCEPTUAL LANDSCAPE PLAN

MAY 20, 2026

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558
tel: 707.224.2299
www.vandertoolen.com

VTA

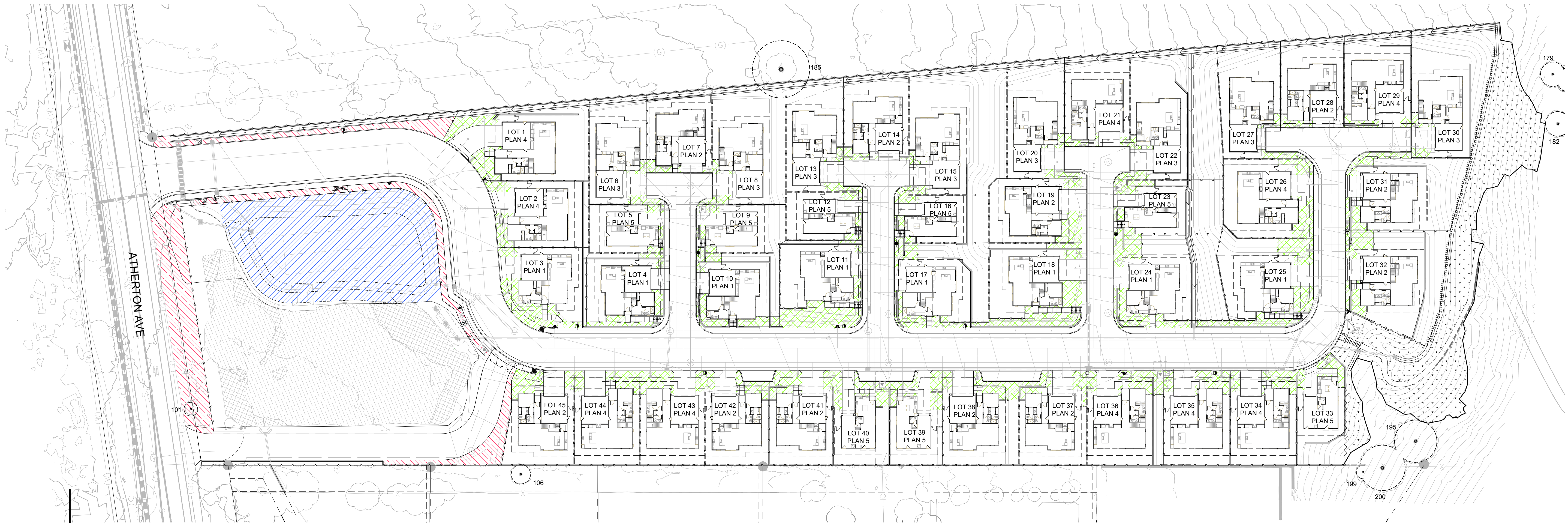
0' 20' 40' 80'

SCALE: 1" = 40'-0"

NORTH

L-3

Project No. 04825



Site Information								
Site Name →		805 ATHERTON AVE						
Site Type →		Residential	***Allowed ETAF:		0.55			
Annual Eto (inches/yr) →		41.6						
Hydrozone or Planting Description	Plant Factor (PF)		Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)
Regular Landscape Areas								
RESIDENTIAL SHRUBS & GC	0.3	Low	Drip	0.81	0.37	20,667	7,654	197,423
RESIDENTIAL TREE	0.3	Low	Bubbler	0.81	0.37	112	41	1,070
RESIDENTIAL TREE	0.4	Mod./Ave.	Bubbler	0.81	0.49	624	308	7,948
COMMON SPACE SHRUBS & GC	0.3	Low	Drip	0.81	0.37	7,718	2,859	73,727
COMMON SPACE TREES	0.2	Low	Bubbler	0.81	0.25	448	111	2,853
BIORENTION	0.3	Low	Overhead Spray	0.75	0.40	12,222	4,889	126,092
SUBTOTAL →						41,791	15,862	409,113
Special Landscape Areas (SLA)								
				1		0	0	0
SUBTOTAL →						0	0	0
*Estimated Total Water Use (ETWU) →								409,113
Maximum Allowed Water Allowance (MAWA) →								592,830

Notes:
(*) ETWU (Annual Gallons Required)=
Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

(**) MAWA (Annual Gallons Allowed)=
(Eto) x (0.62) x [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

(***) Average ETAF (ET adjustment Factor)=
for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

ETAF Calculations		
Regular Landscape Areas		
Total ETAF x Area		15,862
Total Area		41,791
Average ETAF		0.38
All Landscape Areas		
Total ETAF x Area		15,862
Total Area		41,791
Sitewide ETAF		0.38

LANDSCAPE AREAS

- RESIDENTIAL LANDSCAPE = 20,667 SF
- COMMON LANDSCAPE = 7,718 SF
- BIORETENTION BASIN LANDSCAPE = 12,222 SF

IRRIGATION NOTES

- THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE MANDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), REFER TO SHEET L-4 FOR PRELIMINARY WATER USE CALCULATIONS.
- THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET/SMART IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.
- THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, AND POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS.
- PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES.
- ALL MWELO DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL. REFER TO SHEET L-4 FOR PRELIMINARY WATER USE CALCULATIONS.

PRELIMINARY WATER USE CALCULATIONS - RESIDENTIAL

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CALIFORNIA 94596
(925)945-8000

805 ATHERTON AVE
Novato, California

WATER USE PLAN
CONCEPTUAL LANDSCAPE PLAN
MAY 20, 2026

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558
tel: 707.224.2299
www.vandertoolen.com



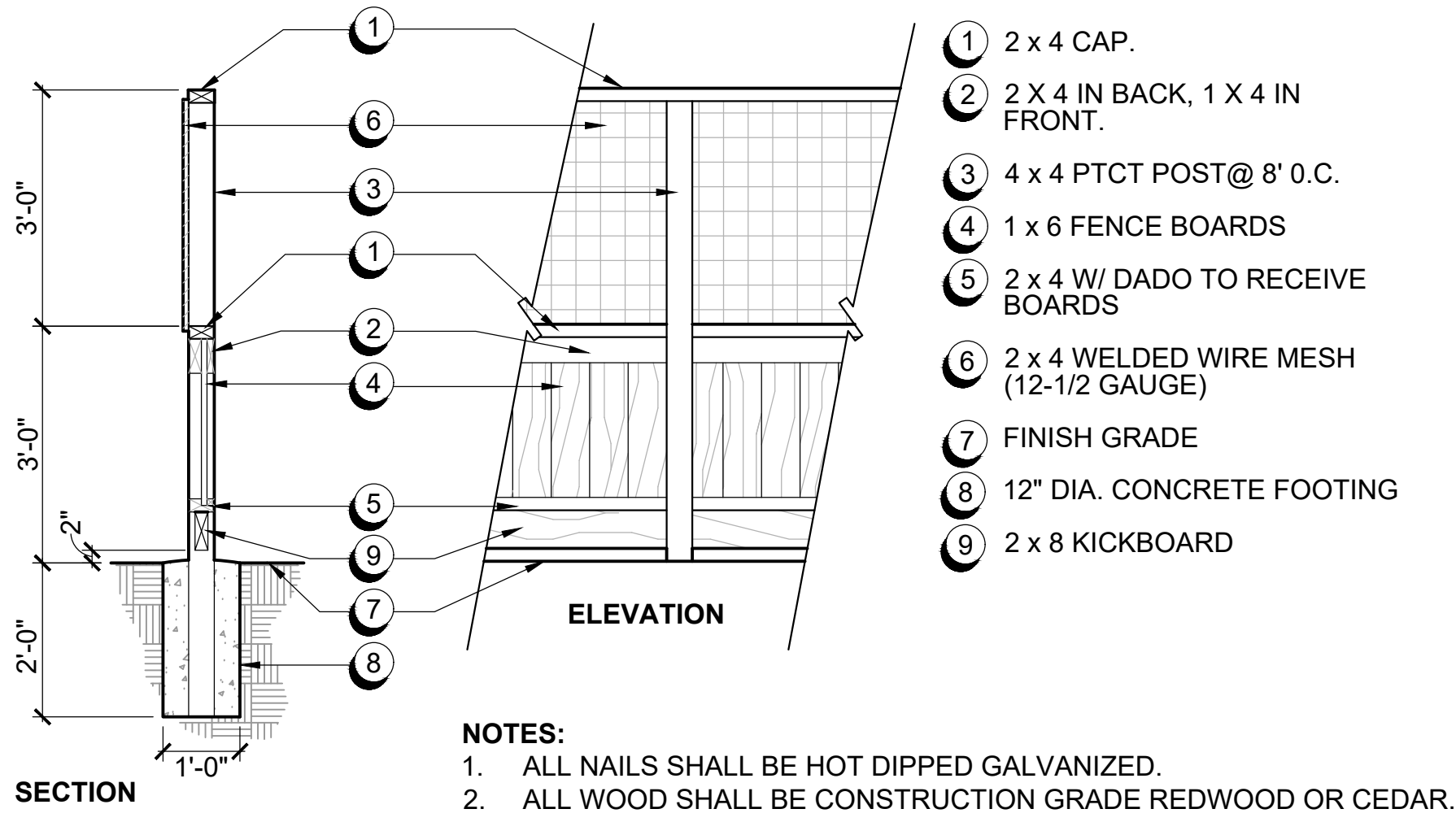
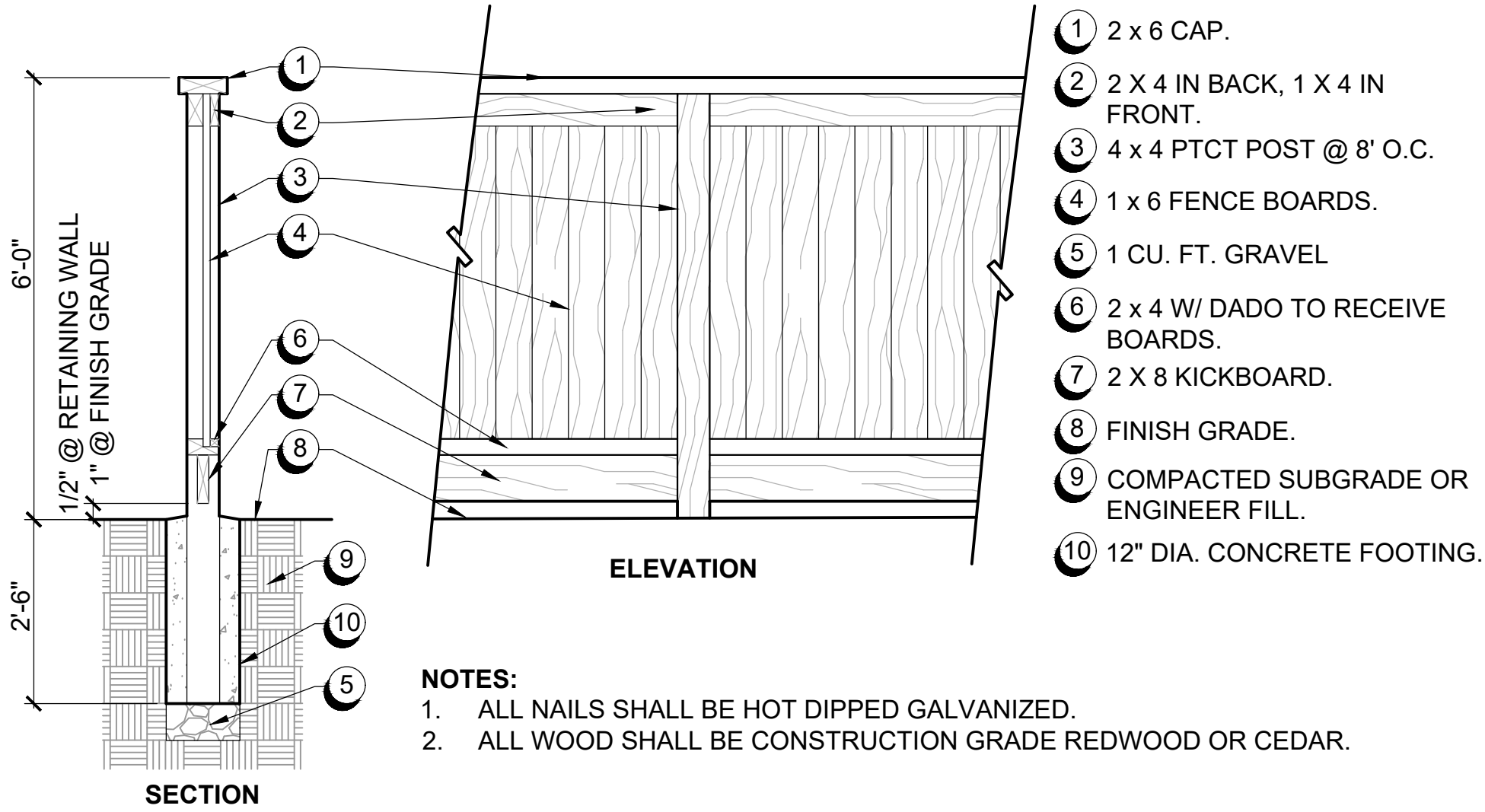
0' 20' 40' 80'
SCALE: 1" = 40'-0"



L-4
Project No. 04825

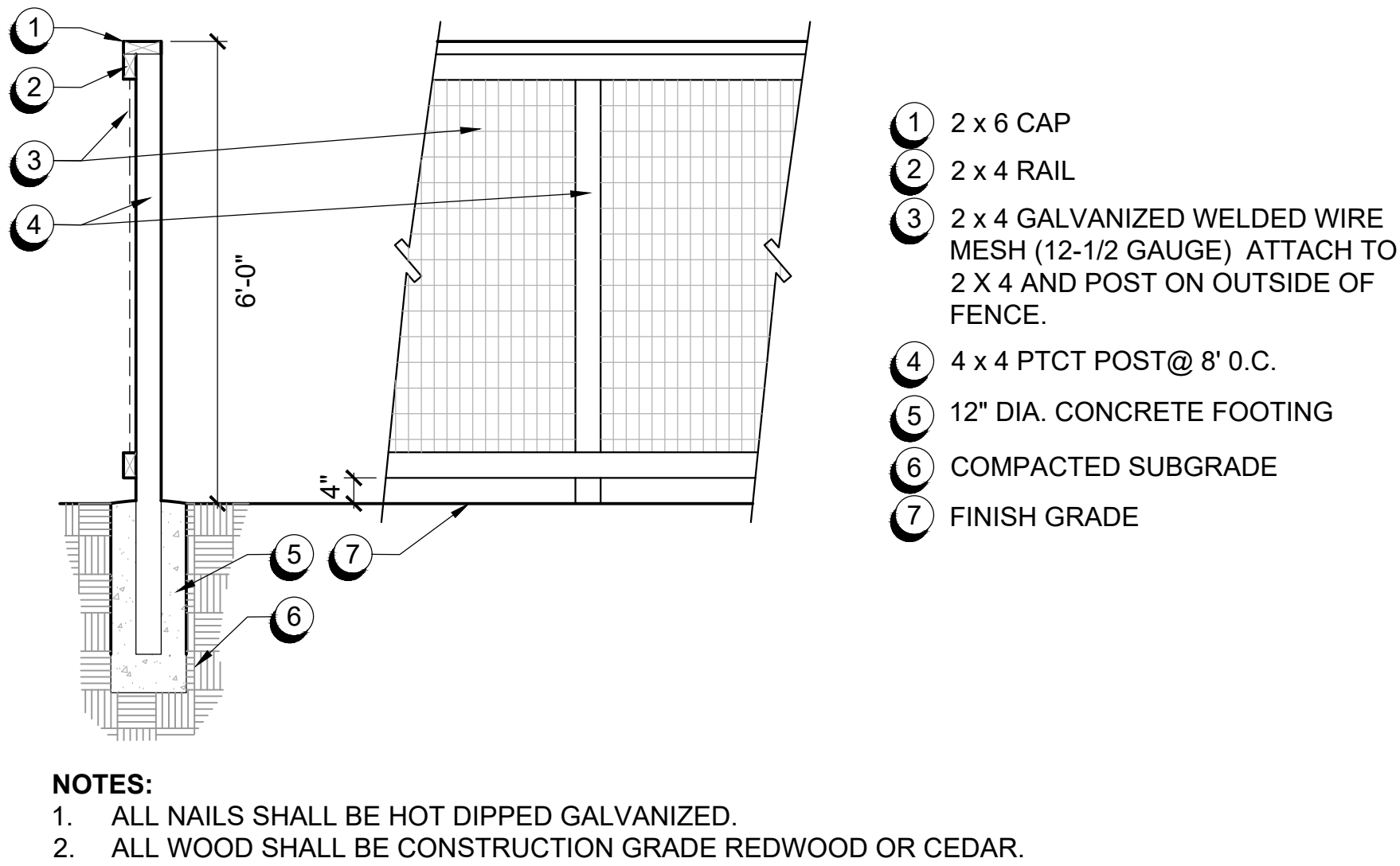


STEEL FENCE AND GATE SHALL BE: HAYDEN VERTICAL WITH 4" POST, COLOR: BROWN.
AVAILABLE THROUGH MFW PRIVACY SOLUTIONS OR APPROVED EQUAL.



A STEEL FENCE & GATE

N.T.S.



D 6' HIGH OPEN SPACE VIEW FENCE

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



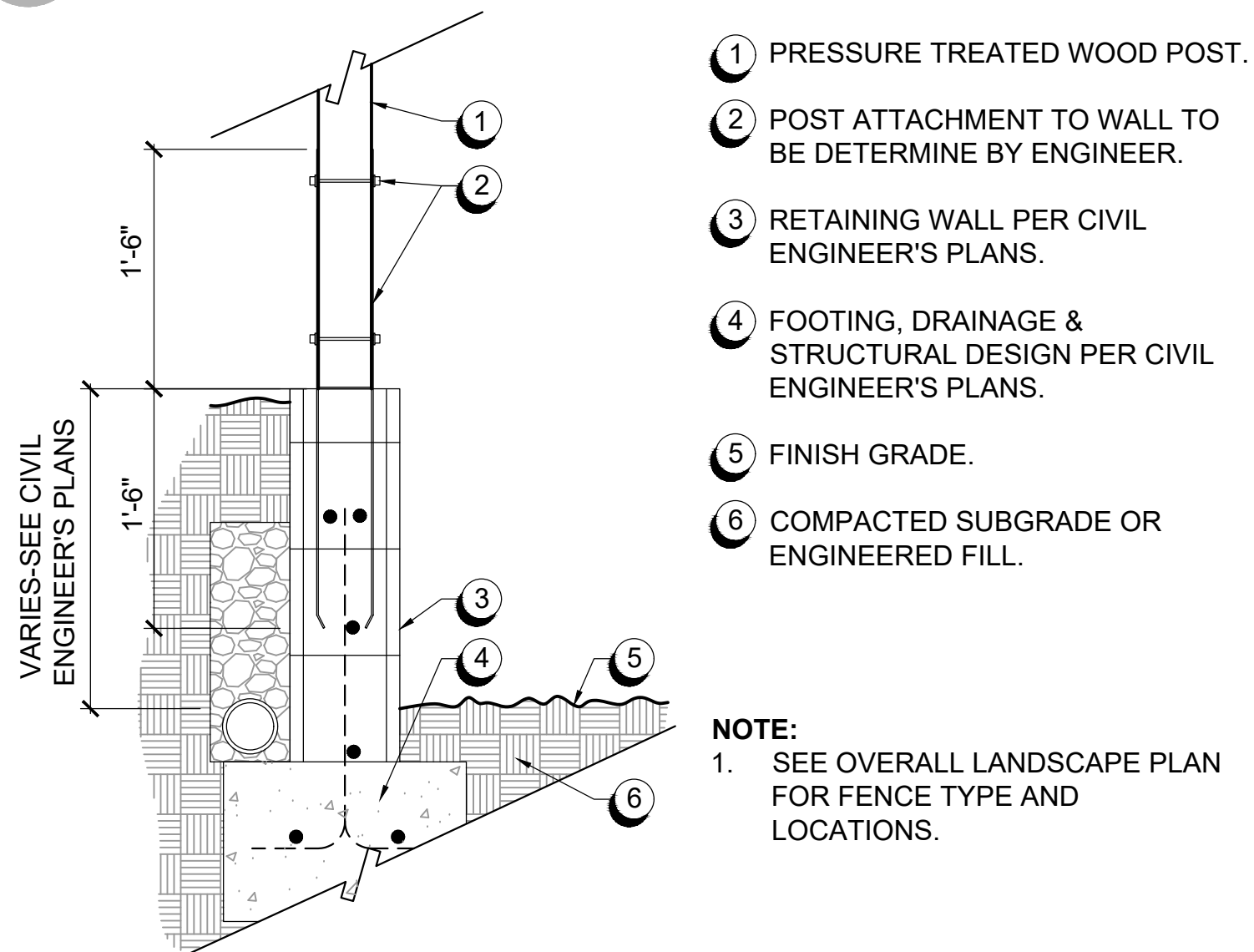
RETAINING WALL SHALL BE: GS2 RETAINING WALL SYSTEM WITH SPLIT FACE BLOCK IN 'TAN VICTORIAN' COLOR BY BASALITE. AVAILABLE THROUGH CAL WALLS.

G RETAINING WALL FINISH

N.T.S.

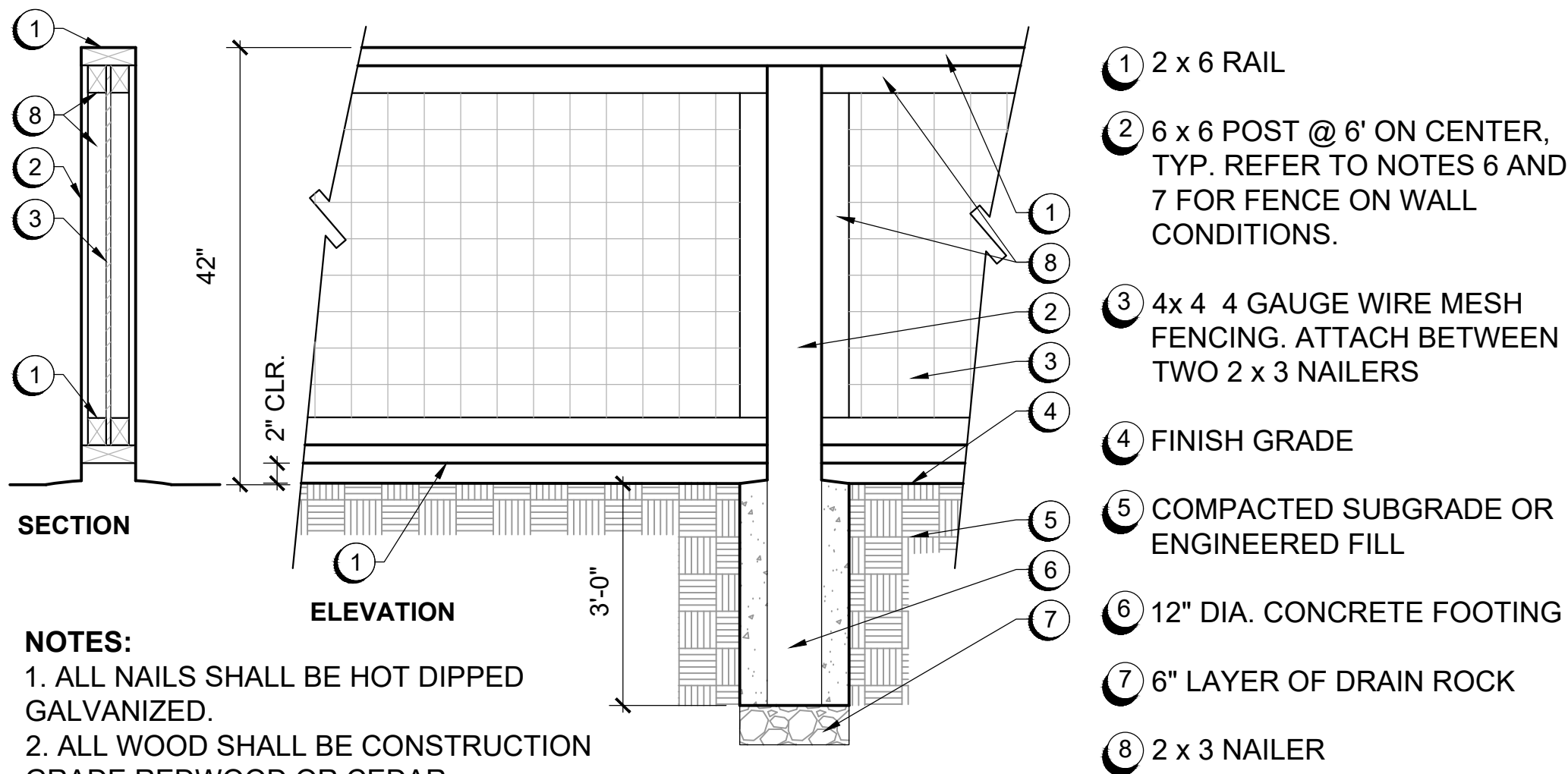
B 6' HIGH GOOD NEIGHBOR FENCE

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



E FENCE ON RETAINING WALL CONNECTION

SCALE: 1" = 1' - 0"

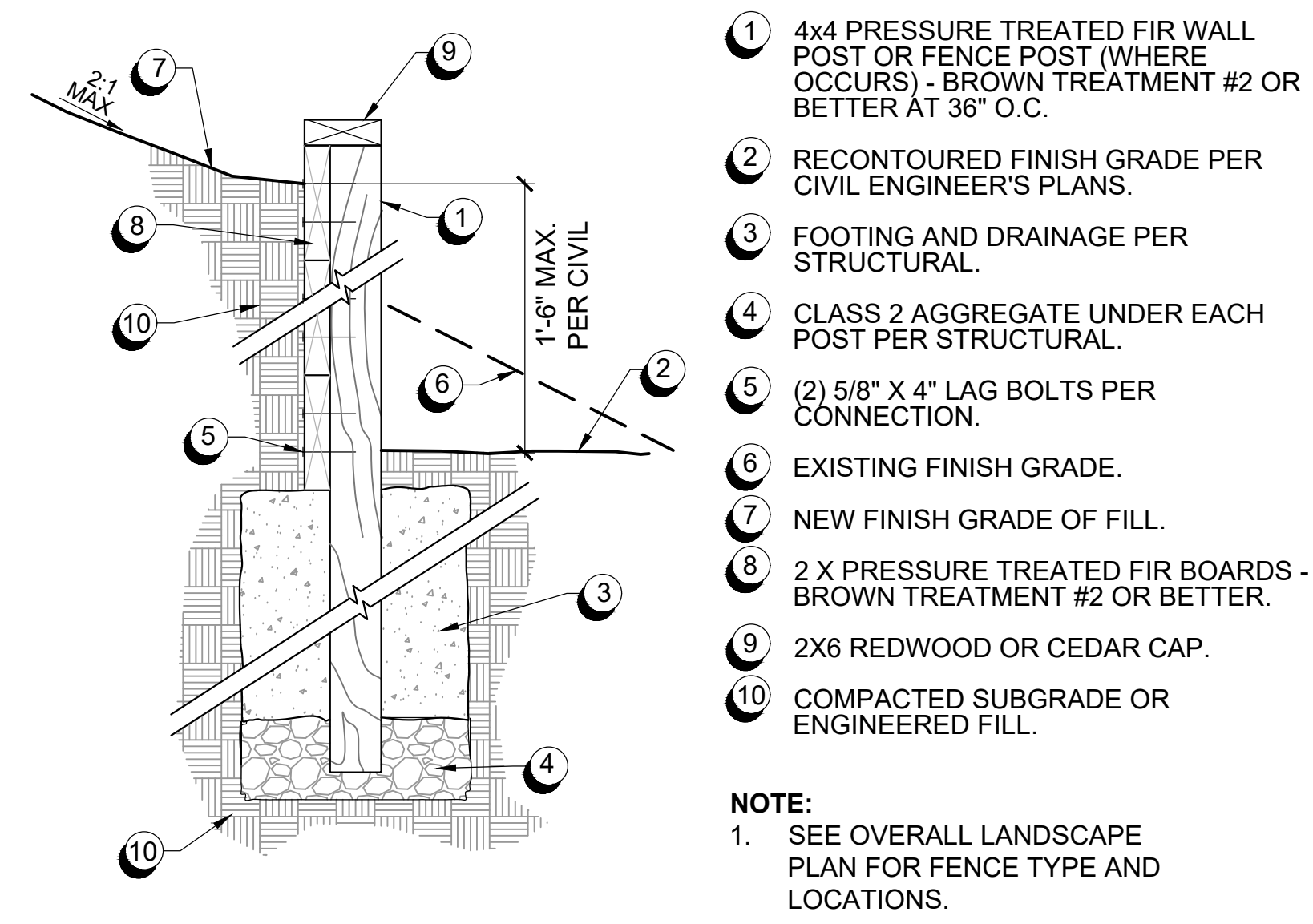


H 42" HIGH WOOD & WIRE FENCE

SCALE: 3/4" = 1'-0"

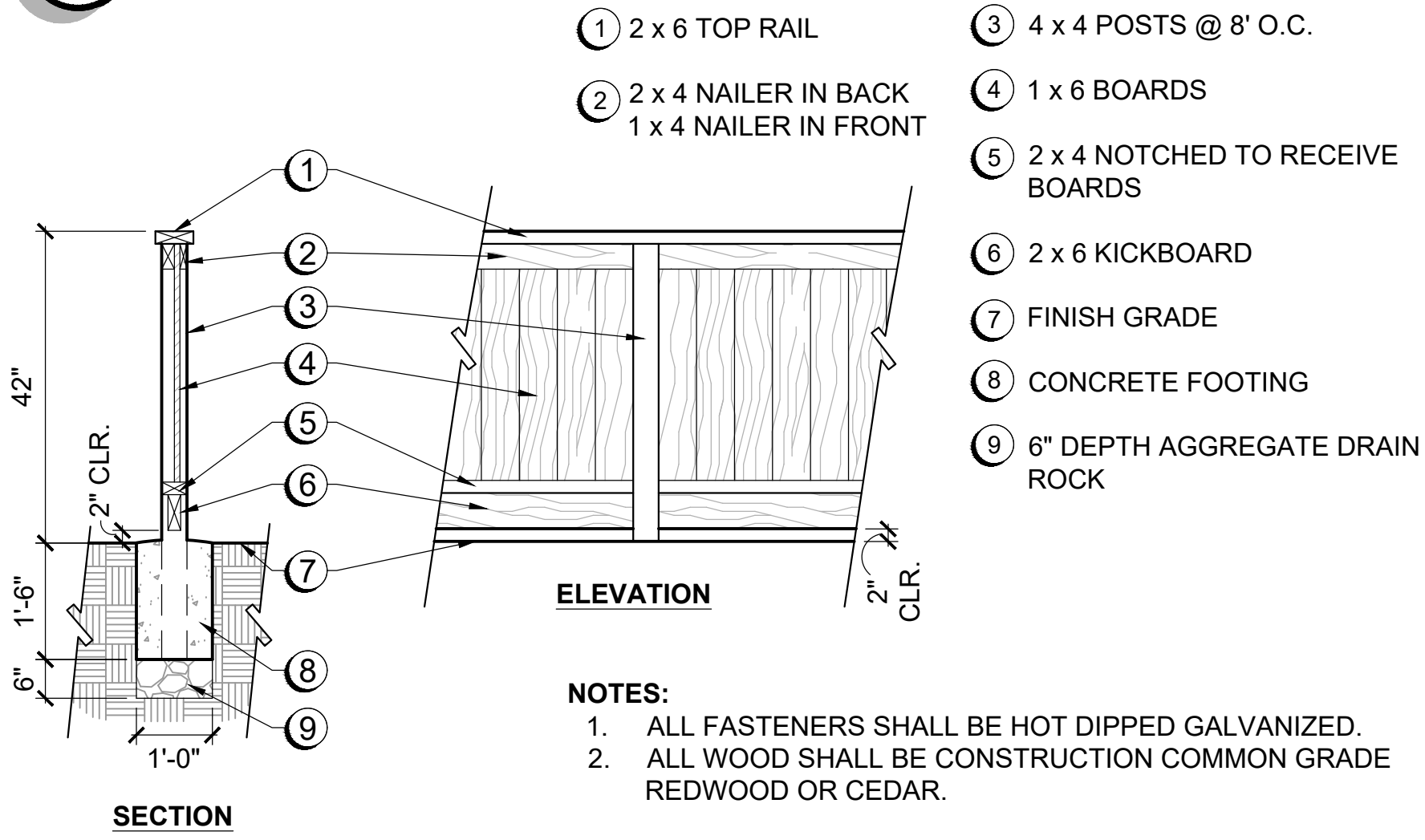
C 6' HIGH HALF VIEW FENCE

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



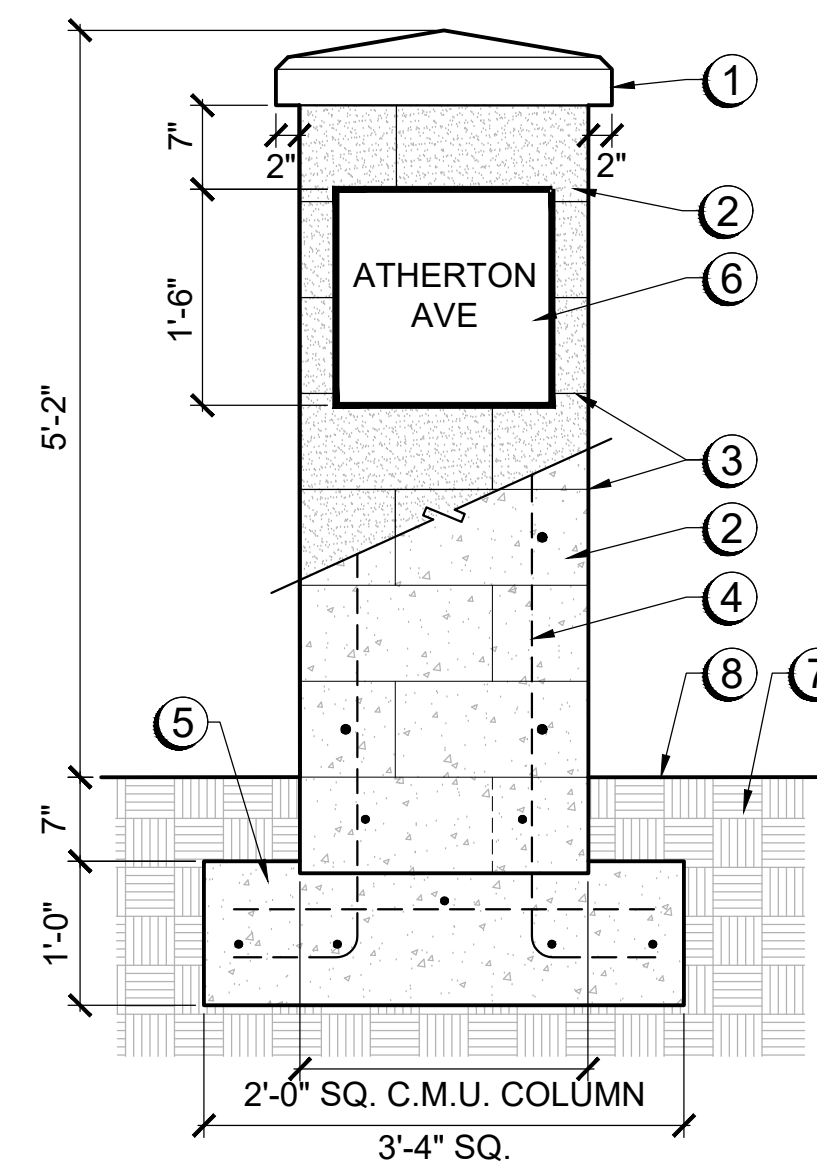
F WOOD RETAINING WALL

SCALE: 1" = 1' - 0"

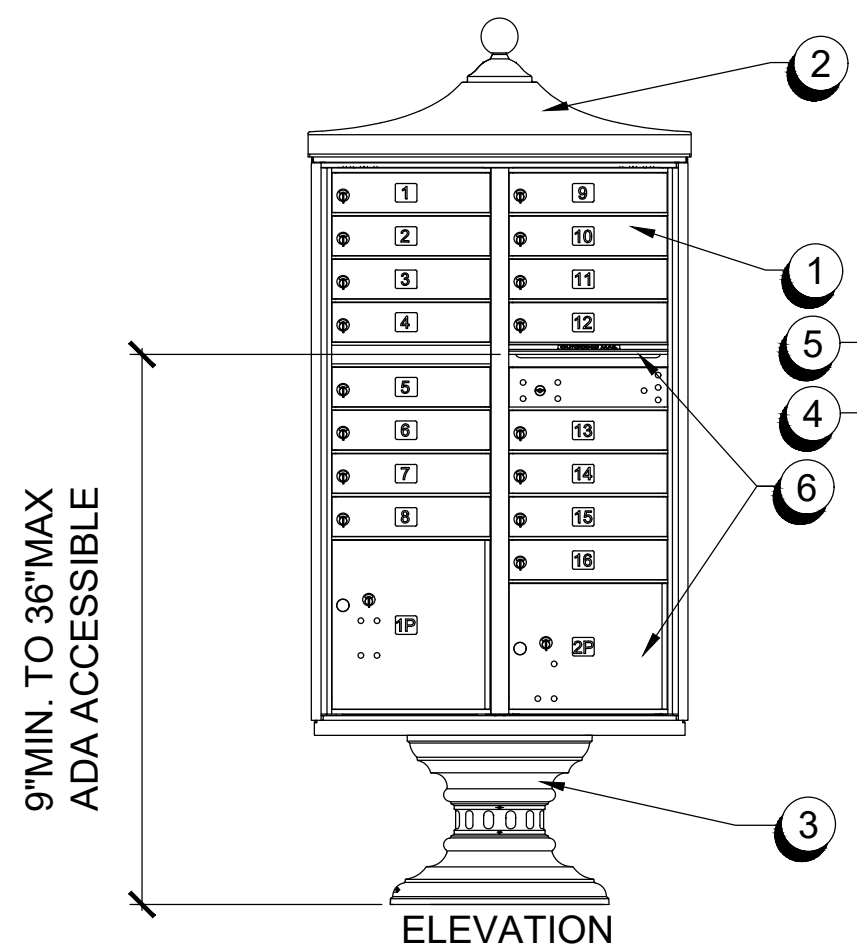


I 42" HIGH WOOD SCREEN FENCE

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



- ① 28" SQUARE 'CHAMFERED' PRECAST CAP (PEAKED) BY VALORI OR EQUAL, MODEL: VP-PK28CH. COLOR: CARBON. FINISH: SANDBLAST LIGHT.
- ② 8X8X16 CMU SPLITFACE BLOCK, BASALITE COLOR W11.
- ③ MORTAR BED, AMX TYPE S, COLOR 205.
- ④ VERTICAL REINFORCING. #3 VERTICAL REBAR AT CORNER AND MIDDLE CELLS WITH 9" BENDS IN FOOTING AND #3 HORIZONTAL REBAR TIES AT EVERY OTHER COURSE. REINFORCING TO BE VERIFIED BY STRUCTURAL ENGINEER.
- ⑤ CONCRETE FOOTING WITH #4 REBAR AT 12" O.C. EACH WAY AT CENTER OF THICKNESS. FOOTING SIZE AND REINFORCING TO BE VERIFIED BY STRUCTURAL ENGINEER.
- ⑥ 1'-6" SQUARE SIGNAGE PLAQUE PER CLIENT.
- ⑦ COMPACTED SUBGRADE OR ENGINEERED FILL.
- ⑧ FINISH GRADE.



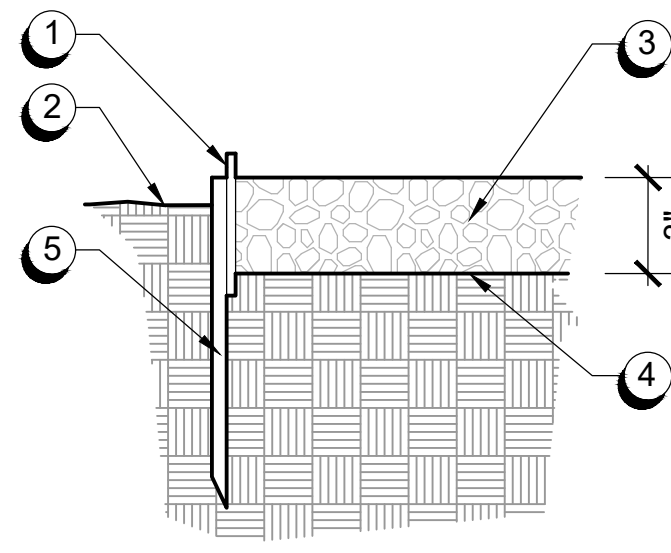
NOTE:
1. ALL MAILBOXES AND ACCESSORIES AVAILABLE THROUGH SALSBURY INDUSTRIES (800) 642-5869, OR EQUAL.

- ① 16-UNIT ALUMINUM CLUSTER BOX UNIT (CBU) MAILBOX. REGENT EDWARD STYLE #REG-ED-16.
- ② CBU TOP CAP WITH FINIAL BALL.
- ③ CBU SHORT PEDESTAL COVER.
- ④ SURFACE MOUNT CBU PEDESTAL TO CONCRETE PAD PER MANUFACTURERS' SPECIFICATIONS.
- ⑤ CONCRETE PAD.
- ⑥ OUTGOING MAIL BOX & INCOMING PARCEL BOX SET AT A MAXIMUM OF 54" ABOVE FINISH SURFACE FOR ADA ACCESSIBILITY.

NOTE:
MULCH AT FRONT AND SIDEYARDS TO BE NON-COMBUSTIBLE MATERIAL.



3/8" PEA GRAVEL



- ① METAL HEADER- PERMALOC CLEANLINE ALUMINUM EDGING, 3/16" x 4" OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. FINISH TO BE MILL FINISH, NATURAL ALUMINUM.
- ② FINISH GRADE AT PLANTING AREA. SET EDGING 2" ABOVE GRADE AT PLANTING AREA, AND 1" ABOVE GRADE AT TURF AREA.
- ③ LANDSCAPE ROCK MULCH. 3/8" PEA GRAVEL.
- ④ MIRAFI 100X FILTER FABRIC / WEED BARRIER.
- ⑤ COMPACTED SUBGRADE OR ENGINEERED FILL.

A PILASTER AND SIGN

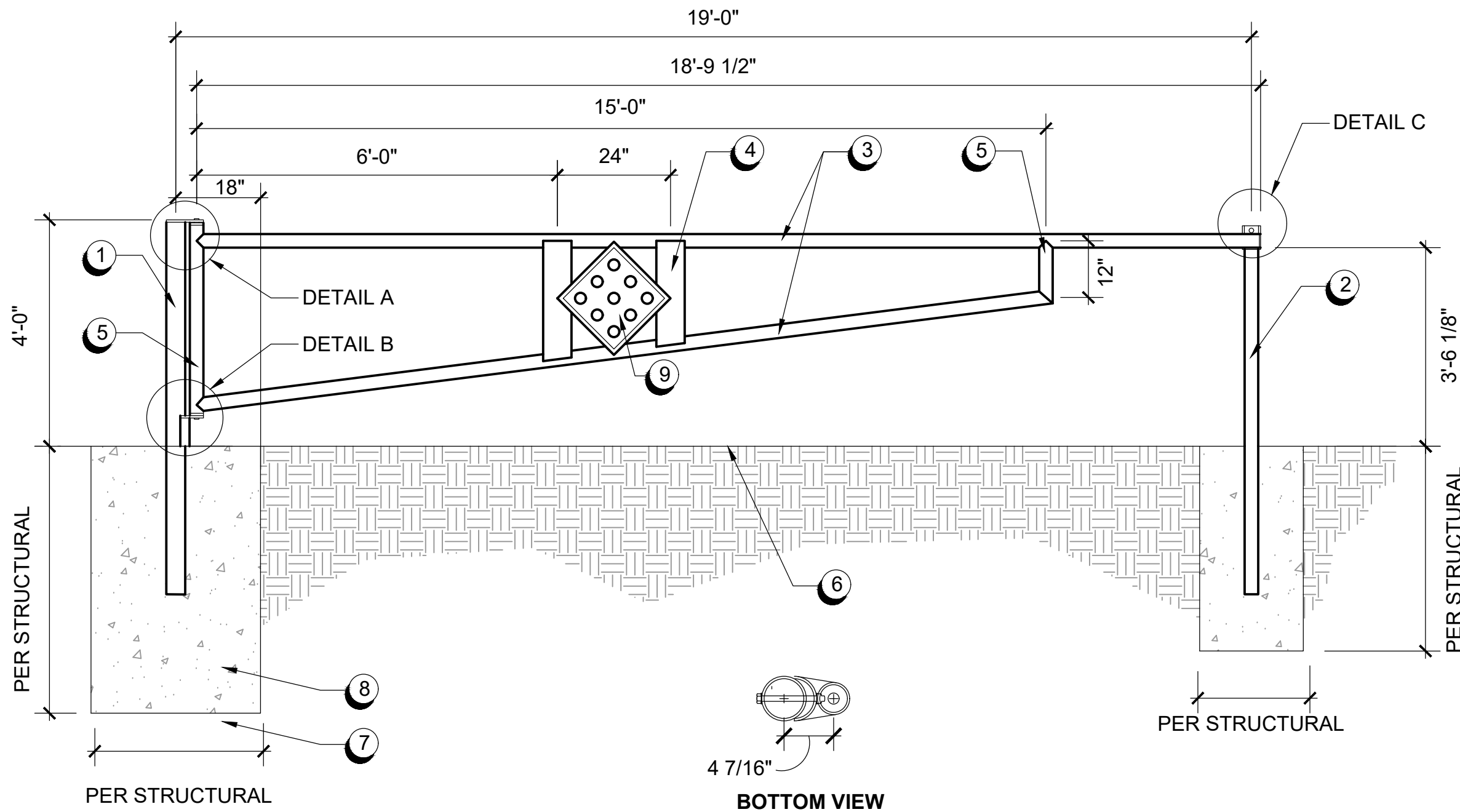
SCALE: 3/4" = 1'-0"

B CBU MAILBOX

SCALE: 3/4" = 1'-0"

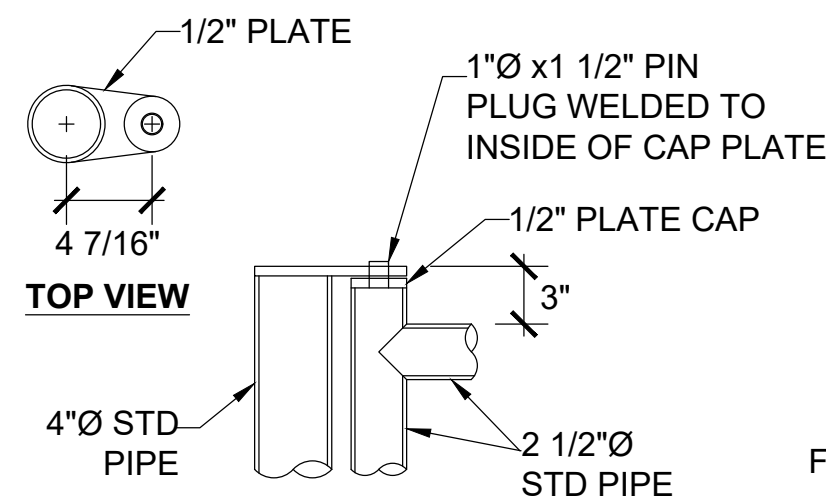
C LANDSCAPE ROCK MULCH W/ HEADER

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

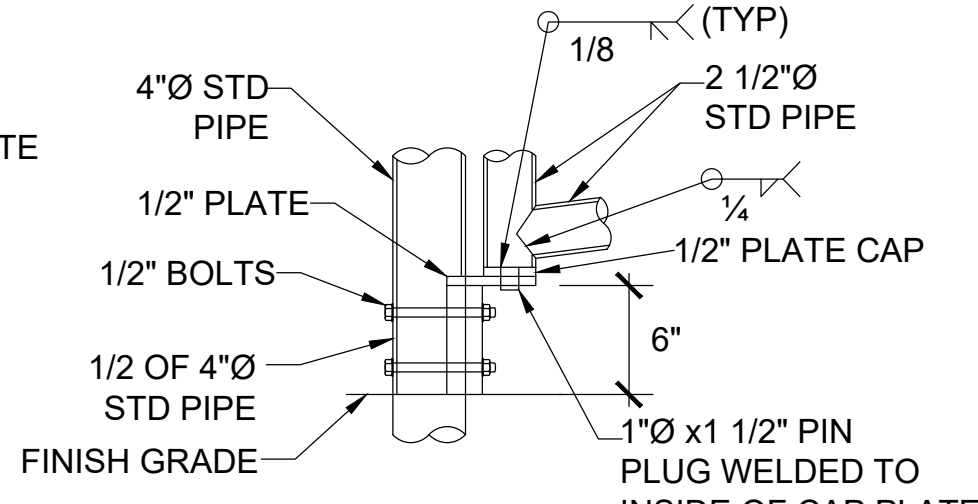


- ① 4" DIAMETER STEEL GATE POST (HINGE SIDE). EMBD IN CONCRETE FOOTING AS DETAILED.
- ② 2-1/2" DIAMETER STEEL GATE POST (LATCH SIDE). EMBD IN CONCRETE FOOTING AS DETAILED.
- ③ 2-1/2" DIAMETER STEEL GATE VERTICAL GATE FRAME.
- ④ 1/8" X 6" STEEL PLATE WELDED TO GATE .
- ⑤ 2-1/2" DIAMETER STEEL GATE HORIZONTAL TOP & BOTTOM RAIL.
- ⑥ VEHICULAR ACCESS PER CIVIL ENGINEER
- ⑦ COMPACTED SUBGRADE. COMPACT TO 90% RELATIVE COMPACTION.
- ⑧ CONCRETE FOOTING.
- ⑨ TYPE N5 (CA) OM4-1 REFLECTOR SIGN (24" X 24")

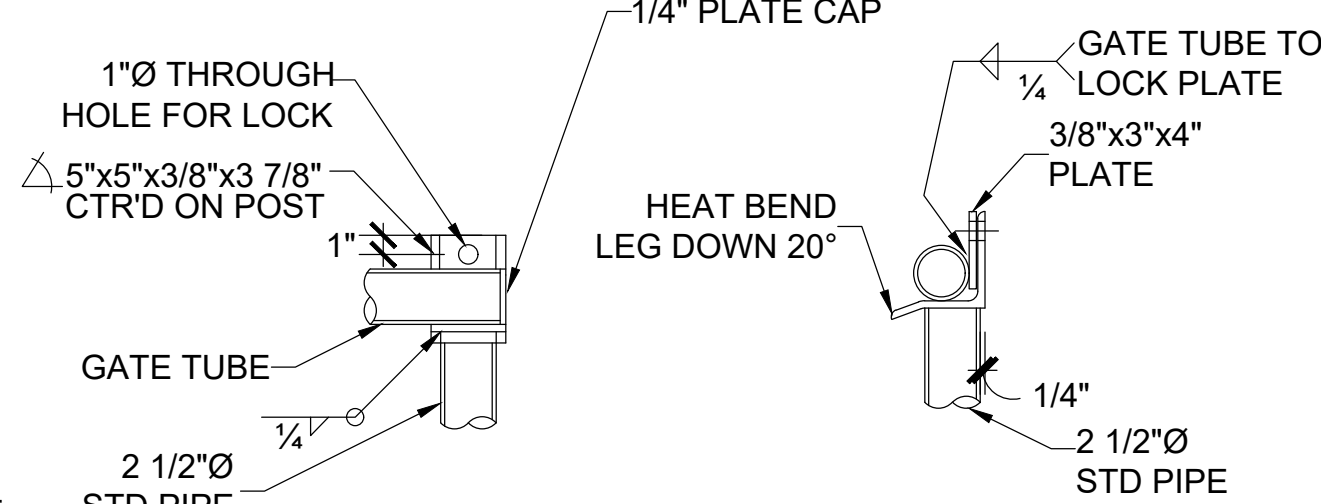
- NOTES:**
1. ALL STEEL SHALL BE POWDERCOATED BLACK.
 2. PROVIDE TWO EACH (SEE DETAIL C) 2 1/2" O.D. PIPE WITH PORTLAND CEMENT CONCRETE (PCC) FOOTING TO TIE-DOWN IN OPEN AND CLOSED POSITION (SEE DETAIL D).
 3. PORTLAND CEMENT CONCRETE SHALL CONFORM TO "MINOR CONCRETE" OF THE CALTRANS STANDARD SPECIFICATIONS EXCEPT THAT THE CEMENT CONTENT SHALL BE A MINIMUM OF 4 SACKS.
 4. ALL CONNECTIONS BETWEEN STEEL MEMBERS SHALL BE FILLET WELD SMOOTH.



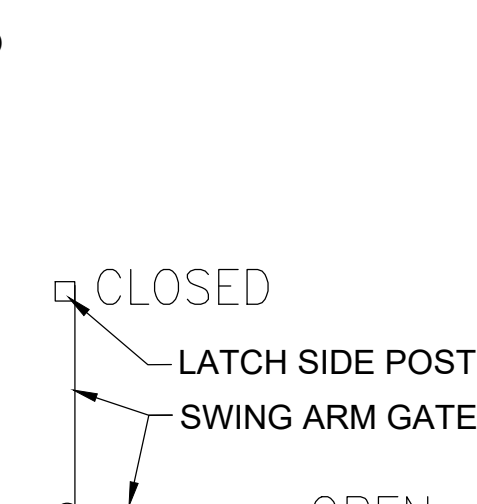
DETAIL A - TOP HINGE



DETAIL B - BOTTOM HINGE



DETAIL C - LATCH POST



DETAIL D

D STEEL SWING ARM GATE

SCALE: NTS

TREES



QUERCUS AGRIFOLIA



ZELKOVA SERRATA 'MUSASHINO'



CERCIS OCCIDENTALIS



LAGERSTROEMIA 'ACOMA'



MAGNOLIA GRANDIFLORA 'LITTLE GEM'

FRONT & SIDE YARD PLANTING LANDSCAPE FARMHOUSE MODERN PRAIRE



HESPERALOE 'BRAKELIGHTS'



SEDUM 'AUTUMN JOY'



KNIPHOFIA 'ECHO ROJO'



AGAVE 'BLUE GLOW'



YUCCA FILAMENTOSA 'BRIGHT EDGE'



SENECIO MANDRALISCAE



FESTUCA GLAUCA 'ELJAH BLUE'



SCAEVOLA ALBIDA 'MAUVE CLUSTERS'



BULBINE FRUTESCENS 'ORANGE'



GAZANIA MITSUWA 'TRAILING YELLOW'



PENSTEMON 'MIDNIGHT'



SEDUM RUPESTRE 'ANGELINA'

COTTAGE

COMMON SPACE LANDSCAPE



ARCTOSTAPHYLOS UVA-URSI 'POINT REYES'



EPILOBIUM CANUM



GALVEZIA SPECIOSA 'FIRECRACKER'



PENSTEMON 'MARGARITA BOP'

BIORETENTION BASIN AREA **



LEYMUS TRITICOIDES



FESTUCA RUBRA



JUNCUS PATENS

BIORETENTION BASIN PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	SIZE	SPACING
	GROUNDCOVERS				
	ELYMUS TRITICOIDES */**	CREEPING WILD RYE	LOW	1 GAL	3' O.C.
	JUNCUS PATENS */**	CA GRAY RUSH	LOW	1 GAL	3' O.C.
	HYDROSEED				
	NATIVE ORNAMENTAL MIX */** PACIFIC COAST SEED (925) 373-4417, OR EQUAL	NATIVE GRASS BIOSWALE SEED MIX			HYDROSEED
	*CALIFORNIA NATIVE PLANT. **BIORETENTION AREA PLANT PALETTE AS APPROVED PER BASMAA GUIDELINES.				

PROPOSED TREE PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	MIN. SIZE	WATER USE (WUCOLS IV)	MATURE SIZE (HxW)	EST. QTY.
TREES*						
	QUERCUS AGRIFOLIA*	COAST LIVE OAK	24" BOX	V. LOW	50'H x 35'W	14
	ZELKOVA SERRATA 'MUSASHINO'	JAPANESE ZELKOVA	24" BOX	MOD	45'H x 15'W	11
	CERCIS OCCIDENTALIS*	WESTERN REDBUD	24" BOX	LOW	20'H x 15'w	10
	LAGERSTROEMIA 'ACOMA'	ACOMA CRAPE MYRTLE	24" BOX	LOW	15'H x 10'W	7
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF MAGNOLIA	24" BOX	MOD	20'H x 10'W	8
NOTES: • * INDICATES CALIFORNIA NATIVE PLANT SPECIES • REFER TO SHEET L-7 FOR PLANT PALETTE • TREES SHALL BE PLACED TO MAINTAIN MINIMUM CLEARANCES FOR SIGHT VISIBILITY AND OTHER UTILITIES PER COUNTY STANDARDS. • (51) 24" BOX TREES SHALL CONTRIBUTE TOWARD TREE MITIGATION FOR TREE REMOVALS ON SITE.						

FRONT & SIDE YARD PLANTING LEGEND

ABBR.	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	SIZE	MATURE SIZE H X W
FARMHOUSE ELEVATION (PLAN 1)					
MS	HESPERALOE 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA	LOW	5 GAL	3' X 3'
SS	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	LOW	5 GAL	1.5' X 2'
CA	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	LOW	5 GAL	1' X 2'
GC	SCAEVOLA ALBIDA 'MAUVE CLUSTERS'	FAIRY FAN FLOWER	LOW	1 GAL	<1' X 3'
MODERN PRAIRE ELEVATION					
MS	KNIPHOFIA 'ECHO ROJO'	ECHO ROJO POKER	LOW	5 GAL	3' X 3'
SS	BULBINE FRUTESCENS 'ORANGE'	ORANGE BULBINE	LOW	5 GAL	1.5' X 3'
CA	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	LOW	5 GAL	2' X 2'
GC	GAZANIA MITSUWA 'TRAILING YELLOW'	TRAILING YELLOW GAZANIA	LOW	1 GAL	<1' X 3'
COTTAGE ELEVATION					
MS	YUCCA FILAMENTOSA 'BRIGHT EDGE'	BRIGHT EDGE YUCCA	LOW	5 GAL	3' X 3'
SS	SENECIO MANDRALISCAE	BLUE CHALKSTICKS	LOW	5 GAL	1.5' X 3'
CA	PENSTEMON 'MIDNIGHT'	MIDNIGHT PENSTEMON	LOW	5 GAL	2' X 2'
GC	SEDUM RUPESTRE 'ANGELINA'	ANGELINA STONECROP	LOW	1 GAL	<1' X 3'

COMMON AREA PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	SIZE	SPACING
	SHRUBS & GROUNDCOVERS				
	ARCTOSTAPHYLOS UVA-URSI 'POINT REYES' *	POINT REYES KINNIKINICK	LOW	5 GAL	6' O.C.
	EPILOBIUM CANUM *	CALIFORNIA FUCHSIA	LOW	5 GAL	6' O.C.
	GALVEZIA SPECIOSA 'FIRECRACKER' *	FIRECRACKER ISLAND SNAPDRAGON	LOW	5 GAL	5' O.C.
	PENSTEMON 'MARGARITA BOP' *	MARGARITA BOP PENSTEMON	LOW	5 GAL	3' O.C.
			LOW	5 GAL	6' O.C.
	HYDROSEED				
	HABITAT MIX * PACIFIC COAST SEED (925) 373-4417, OR EQUAL	NATIVE EROSION CONTROL SEED MIX			HYDROSEED
*CALIFORNIA NATIVE PLANT.					

- REFER TO SHEETS L-2 FOR TYPICAL SHRUB & GROUNDCOVER PLANTING PLANS.
- REFER TO SHEETS L-1 FOR OVERALL TREE PLANTING PLANS & LEGENDS.