

4095 PARADISE DRIVE, TIBURON, CA 94920

PROJECT NAME

4095
PARADISE DRIVE,
TIBURON, CA
94920

DRAWING INDEX

SCOPE OF WORK

DEFERRED SUBMITTAL

PROJECT DATA

APPLICATION:
MARIN COUNTY

- ARCHITECTURE**
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 - A0.2 ABBREVIATIONS & GENERAL NOTE
 - A0.3 FLOOD HAZARD ZONES MAP
 - A0.4 MASSING STUDY & MATERIAL (1)
 - A0.5 STORY POLE
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 - A0.9 DOC-GROSS FLOOR AREA CALCULATION
 - A1.0 SITE SURVEY (1)
 - A1.1 SITE SURVEY (2)
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 - A2.4 (N) ROOF DETAILS
 - A2.5 (N) ENLARGED BATHROOMS
 - A3.1 (N) FRONT ELEVATION
 - A3.2 (N) RIGHT ELEVATION
 - A3.3 (N) LEFT ELEVATION
 - A3.4 (N) REAR ELEVATION
 - A3.5 ADU ELEVATION
 - A4.1 (N) SECTION AA
 - A5.0 WIN & DR. SCHEDULE
 - A5.1 WIN & DR. SCHEDULE

THE EXISTING BUILDING FULLY DEMOLISHED AND MAKE NEW CUSTOM MODERN HOME ON THE BUILDING AREA.

THE PROPOSED BUILDING IS NEW MODERN - TWO STORY PROV: 6,360 SQ. BUILDING AREA.

THE BUILDING IS FULLY ELECTRIC, NO USE NATURAL GAS.

THE BUILDING IS DESIGNED WITH 3 BEDROOMS, 1 KITCHEN, 1 BATH, 1 FIRST BEDROOM, 1 CAR GARAGE / LIVING ROOM, KITCHEN WITH 2 BEDROOM AND 1 1/2 BATH.

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

DEFERRED SUBMITTAL

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

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

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

USE CODE DESCRIPTION: SINGLE FAMILY
NO SETBACK REQUIREMENT

ZONING: RSP-1-BFC... RESIDENTIAL SINGLE FAMILY PLANNED

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

(N) # OF UNITS: 1

BUILDING DATA:
NUMBER OF STORIES: 2 STORY

CONSTRUCTION TYPE: TYPE "V-B"
CONSTRUCTION METHOD FOR BLDG.: RC-1 U
FIRE SPRINKLER SYSTEM: FULLY SPRINKLER

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

PARKING SUMMARY:
CAR PARKING: 3

GROSS FLOOR AREA:
1ST FLOOR: 3,378 ± S.F.
BASEMENT FLOOR: 2,836 ± S.F.
GARAGE: 1,098 ± S.F.
TOTAL GROSS FLOOR AREA: 7,312 ± S.F.
ADU: 504 ± S.F.

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

Cover Sheet



Nitmo Jouzi

DIRECTORY INFORMATION

APPLICABLE CODES

VICINITY MAP

OWNER:
ADDRESS: 4095 PARADISE DRIVE, TIBURON, CA 94920
NAME: Nitmo Jouzi
CONTACT: (408) 373 8414
EMAIL: nitmojouzi2019@gmail.com

DESIGN & BUILD
ADDRESS: 329 S San Antonio Road, Los Altos, CA
NAME: Nitmo Jouzi & Arel Haghighnia
CONTACT: (408) 373 8414 / (650) 964-5902
EMAIL: nitmojouzi2019@gmail.com / anytimeconstructioninc.com
License # 1106249

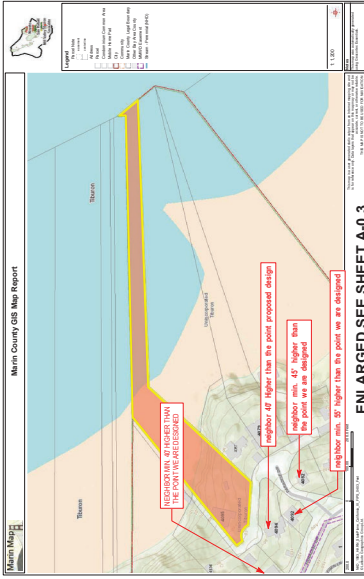
ENGINEER
ADDRESS: AMS DESIGN LLP
NAME: Nitmo Jouzi, P.E. & Arel Haghighnia, P.E.
CONTACT: (415) 254-1124
EMAIL: amr@amsdesignllp.com

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



SHEET NO. A-0.1

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



ENLARGED SEE SHEET A-0.3

STORY POLE MAIN BLDG.

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

STORY POLE ADU

STORY POLE #	HEIGHT BLDG. OF EXISTING GRADE
ADU#1	18'
ADU#2	15.5'
ADU#3	9.5'
ADU#4	9.5'
ADU#5	8'
ADU#6	8'
ADU#7	9'

STORY POLE ROOF DECK

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

- OUTLINE DECK / ROOF DECK
OUTLINE STORY POLE
OUTLINE STORY POLE
OUTLINE FOR FOUNDATION GRAVEL SPACE
NOTE: ALL THE CALCULATION BUILDING HEIGHT FOR STORY POLE IS SURFACE OF NATURAL GRADE AND THE FOUNDATION FOOTPRINT.

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

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MARIN COUNTY



LIC # 1106249
ANYTIME CONSTRUCTION INC
408-373-8414
CUSTOMER DESIGN, BUILD, REMODELING
RENOVATION/REPAIR/REMODEL

Story Pole



ISSUES / REVISIONS
NO. DATE DESCRIPTION
01/05/26 PLANNING COMM
03/00/26 PLANNING COMM
06/10/26 PLANNING COMM

DRAWN M.S.H.
CHECKED A.H.K.
DATE 11/03/2025
REVISED DATE 11/05/2025
JOB NO. 25-1913
SHEET NO.

A-0.6

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

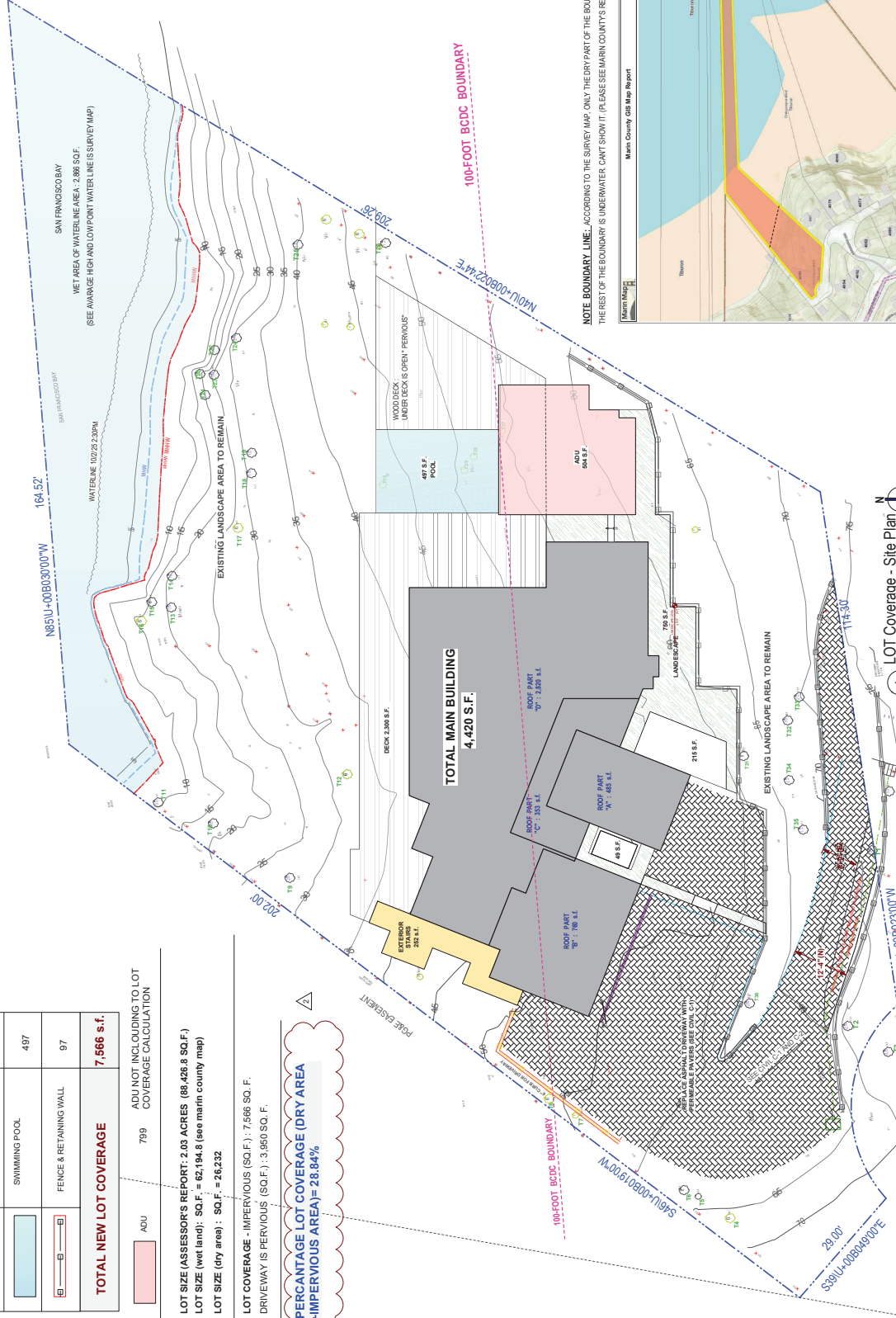
NEW LOT COVERAGE CALC.		SPACE sq. ft.
	FOOTPRINT NEW BUILDING WITH OVERHANGING ROOF	4,420
	OUTDOOR WOOD STAIRS (Second Emergency Exit)	252
	WOOD DECK	2,300
	SWIMMING POOL	497
	FENCE & RETAINING WALL	97
TOTAL NEW LOT COVERAGE		7,566 s.f.

ADU ADU NOT INCLUDING TO LOT COVERAGE CALCULATION

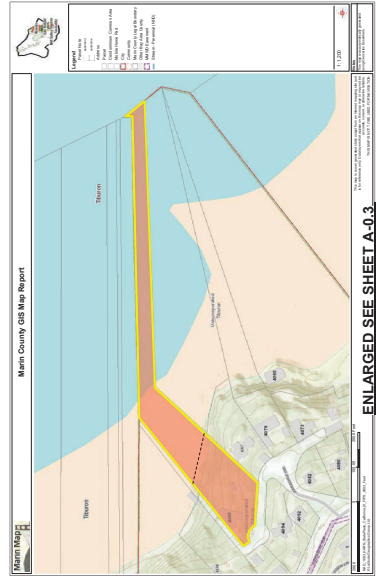
LOT SIZE (ASSESSOR'S REPORT: 2.03 ACRES (88,426.8 SQ.F.))
LOT SIZE (wet land): SQ.F. = 62,194.8 (see marin county map)
LOT SIZE (dry area) : SQ.F. = 26,232

LOT COVERAGE - IMPERVIOUS (SQ.F.): 7,566 SQ. F.
DRIVEWAY IS PERVIOUS (SQ.F.): 3,950 SQ. F.

PERCENTAGE LOT COVERAGE DRY AREA
IMPERVIOUS AREA= 28.84%



1 LOT Coverage - Site Plan
Scale: 3/32" = 1'-0"



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LIC # 1106249
ANYTIME CONSTRUCTION INC
408-373-8414
CUSTOMER DESIGN, BUILD, REMODELING
RESIDENTIAL/COMMERCIAL

DOC-Project
& LOT
Coverage
Calculation



ISSUES / REVISIONS	
NO.	DESCRIPTION
01/05/26	PLANNING COMM.
03/00/26	PLANNING COMM.
06/18/26	PLANNING COMM.
DRAWN M.S.H.	
CHECKED A.H.K.	
DATE 11/03/2025	
REVISED DATE 11/05/2025	
JOB NO. 25-1913	
SHEET NO.	

A-0.8

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

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

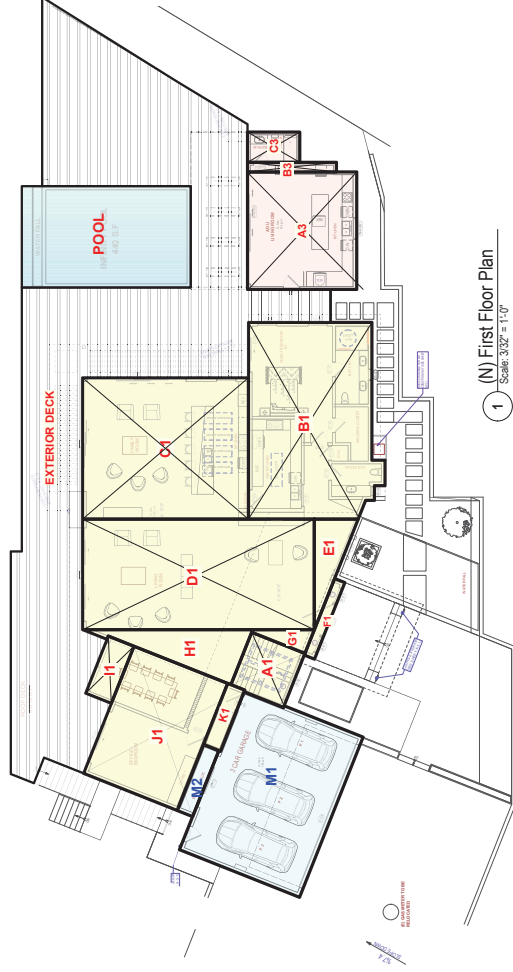
FIRST FLOOR	3,378 SQ.F.
SECOND FLOOR	2,877 SQ.F.
TOTAL AREA	6,255 SQ.F.
TOTAL AREA (INC. GARAGE/768 SQ.F.)	7,023 SQ.F.

100% INCLUDED IN FLOOR AREA		
GARAGE		
M1	729	3 CAR GARAGE
M2	39	UTILITY ROOM
TOTAL GARAGE AREA:		768 S.F.

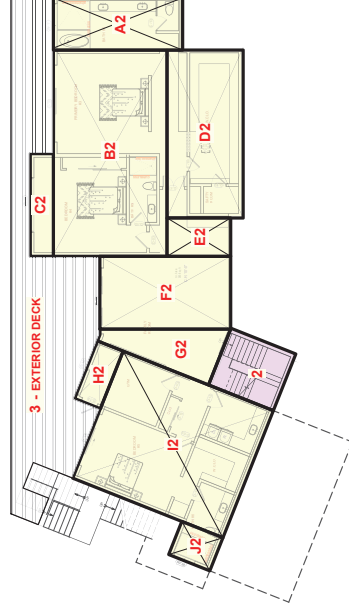
BASEMENT FLOOR		
SECTION	AREA (SQ. FT.)	COMMENT
A2	223	
B2	775	
C2	78	
D2	422	
E2	81	
F2	315	
G2	144	
H2	57	
I2	730	
J2	52	
TOTAL	2877	

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

ADU (NOT INC. TO GROSS AREA CALC.)



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



2 (N) Basement floor plan
Scale: 3/32" = 1'-0"

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MARIN COUNTY



LIC # 1106249

ANYTIME CONSTRUCTION INC
408-373-8414
CUSTOMER DESIGN, BUILD, RENOVATING
CONSTRUCTION

DOC- Gross floor area Calculation



Nimra Jouzi

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

DRAWN	M.S.H.
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DATE	11/03/2025
REVISED DATE	11/05/2025
JOB NO.	25-1913
SHEET NO.	

A-0.9

BASIS OF SURVEY
 ANY PRELIMINARY REPORT ORDER NO. 0457022375,
 581 REDWOOD HWY., SUITE 3150 MILL VALLEY, CA. 94541
 DATED AUGUST 27, 2025, (TEL:415-388-8740, FAX:415-383-0416)

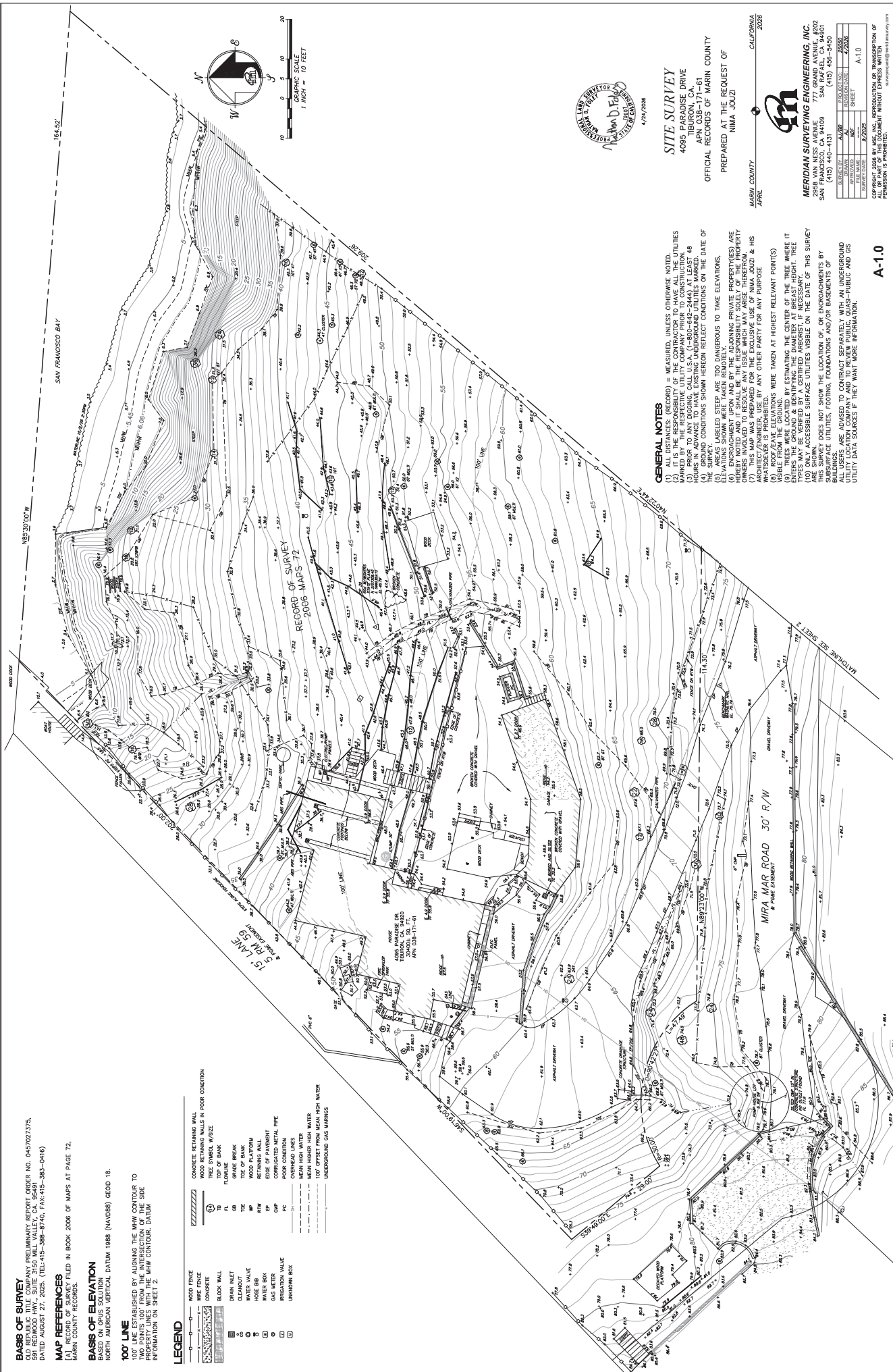
MAP REFERENCES
 [A] RECORD OF SURVEY FILED IN BOOK 2006 OF MAPS AT PAGE 72,
 MARIN COUNTY RECORDS.

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

100' LINE
 100' LINE ESTABLISHED BY ALIGNING THE MHW CONTOUR TO
 TWO POINTS 100' FROM THE INTERSECTION OF THE SIDE
 INFORMATION ON SHEET C.

LEGEND

	MEAN HIGH WATER
	MEAN LOW WATER
	CONCRETE RETAINING WALL
	WOOD RETAINING WALL IN POOR CONDITION
	TOP OF BANK
	FLOWLINE
	DRAIN INLET
	DRAIN VALVE
	WATER VALVE
	HOSE BIB
	GAS METER
	GAS METER
	IRRIGATION VALVE
	UNKNOWN BOX
	OVERHEAD LINES
	MEAN HIGH WATER
	100' OFFSET FROM MEAN HIGH WATER
	UNDERGROUND GAS MAINS



GENERAL NOTES

- (1) ALL DISTANCES (RECORD) = MEASURED, UNLESS OTHERWISE NOTED.
- (2) UTILITIES SHOWN ARE BASED ON RECORD MAPS AND FIELD SURVEY. UTILITIES NOT SHOWN ARE THE RESPONSIBILITY OF THE USER.
- (3) PRIOR TO ANY CONSTRUCTION, CALL THE UTILITY COMPANY TO LOCATE AND MARK ANY UTILITIES. CALL 811 (TOLL FREE) AT LEAST 48 HOURS BEFORE ANY CONSTRUCTION.
- (4) GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF SURVEY. GROUND CONDITIONS MAY HAVE CHANGED SINCE THE DATE OF SURVEY.
- (5) STEEP SLOPES LABELED AS TOO DANGEROUS TO TAKE ELEVATIONS. ELEVATIONS SHOWN WERE TAKEN REMOTELY.
- (6) THIS SURVEY DOES NOT SHOW THE LOCATION OF, OR ENCROACHMENTS BY, ANY UTILITIES, FOOTING, FOUNDATIONS AND/OR BASEMENTS OF BUILDINGS.
- (7) ALL USERS ARE ADVISED TO CONTRACT SEPARATELY WITH AN UNDERGROUND UTILITY DATA SOURCES IF THEY WANT MORE INFORMATION.

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

MARIN COUNTY
 APRIL 2006



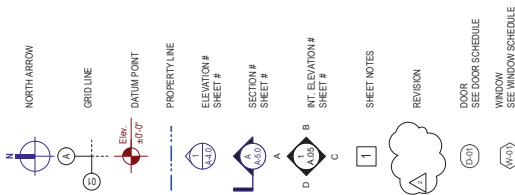
MERIDIAN SURVEYING ENGINEERING, INC.
 2200 SAN RAFAEL AVENUE, SUITE 200
 SAN RAFAEL, CA 94901
 (415) 440-4131

REVISION	DATE	BY	DESCRIPTION
1	04/04/06	NJM	ISSUED FOR RECORD
2	04/04/06	NJM	ISSUED FOR RECORD
3	04/04/06	NJM	ISSUED FOR RECORD
4	04/04/06	NJM	ISSUED FOR RECORD
5	04/04/06	NJM	ISSUED FOR RECORD
6	04/04/06	NJM	ISSUED FOR RECORD
7	04/04/06	NJM	ISSUED FOR RECORD
8	04/04/06	NJM	ISSUED FOR RECORD
9	04/04/06	NJM	ISSUED FOR RECORD
10	04/04/06	NJM	ISSUED FOR RECORD

A-1.0

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 4/24/2006

SYMBOL LEGEND



PROJECT NAME
4095
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TIBURON, CA
94920

APPLICATION:
MARIN COUNTY



LIC # 1106249
ANYTIME CONSTRUCTION INC
408-973-8414
CUSTOM DESIGN, BUILD, REMODELING
HISTORIC PRESERVATION

(E) SITE PLAN



ISSUES / REVISIONS	NO.	DATE	DESCRIPTION
01/25/26	PLANNING COMM.		
03/30/26	PLANNING COMM.		
06/18/26	PLANNING COMM.		

DRAWN	M.S.H.
CHECKED	A.H.K.
DATE	11/03/2025
REVISED DATE	11/05/2025
JOB NO.	25-1913
SHEET NO.	A-1.1

SUBJECT TREES - (SEE SHEET A-1.5)

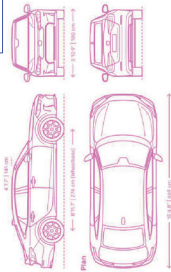
No.	Tag	Common Name	Scientific Name	DBH (in)	Status	Condition	Recommendation
1	101	Blackwood acacia	Acacia melanoxylon	34	None	Good	Remove Trunk Decay
2	102	coast live oak	Quercus agrifolia	28	None	Good	Remove Trunk Decay
3	103	Toyon	Heteromeles aemula	7.7	None	Good	Protect
4	104	coast live oak	Quercus agrifolia	6	Protected	Fair	Protect
5	105	coast live oak	Quercus agrifolia	6	Protected	Fair	Protect
6	106	coast live oak	Quercus agrifolia	9	Protected	Fair	Protect
7	107	coast live oak	Quercus agrifolia	6	Protected	Good	Protect
8	108	coast live oak	Quercus agrifolia	32	Heritage	Good	Protect
9	109	coast live oak	Quercus agrifolia	32	Heritage	Good	Protect
10	110	coast live oak	Quercus agrifolia	34	Heritage	Good	Protect
11	111	California bay	Umbellularia californica	34	Heritage	Poor	Protect
12	112	apple tree	Malus domestica	6	None	Poor	Protect
13	113	coast live oak	Quercus agrifolia	18.22	Heritage	Fair	Protect
14	114	coast live oak	Quercus agrifolia	18	Heritage	Good	Protect
15	115	coast live oak	Quercus agrifolia	10	None	Fair	Protect
16	116	Toyon	Heteromeles aemula	8	None	Fair	Protect
17	117	coast live oak	Quercus agrifolia	10	Protected	Fair	Protect
18	118	Toyon	Heteromeles aemula	6	None	Fair	Protect
19	119	coast live oak	Quercus agrifolia	12	Protected	Poor	Protect
20	120	coast live oak	Quercus agrifolia	10	Protected	Poor	Protect
21	121	coast live oak	Quercus agrifolia	18	Protected	Poor	Protect
22	122	California bay	Umbellularia californica	34	Heritage	Poor	Protect
23	123	coast live oak	Quercus agrifolia	14.16	Heritage	Poor	Protect
24	124	coast live oak	Quercus agrifolia	10	Protected	Fair	Protect
25	125	coast live oak	Quercus agrifolia	10	Protected	Fair	Protect
26	126	coast live oak	Quercus agrifolia	10	Protected	Fair	Protect
27	127	glossy ivy	Ligustrum lucidum	10	Protected	Fair	Protect
28	128	coast live oak	Quercus agrifolia	10	Protected	Fair	Protect
29	129	coast live oak	Quercus agrifolia	10	Protected	Fair	Protect
30	130	coast live oak	Quercus agrifolia	11	Protected	Fair	Protect
31	131	coast live oak	Quercus agrifolia	10	Protected	Fair	Protect
32	132	coast live oak	Quercus agrifolia	32	Heritage	Fair	Protect
33	133	coast live oak	Quercus agrifolia	20	Heritage	Fair	Protect
34	134	coast live oak	Quercus agrifolia	11	None	Fair	Protect
35	135	coast live oak	Quercus agrifolia	29	None	Fair	Protect
36	136	incense cedar	Calocedrus decurrens	29	None	Fair	Remove Near Gas Pipe



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

Dimensions & Size

The Honda Civic has a total length of 182.4" (4630 mm), overall width of 70.9" (1800 mm), and height of 56.2" (1427 mm). The wheelbase of the Honda Civic is 107.6" (2734 mm) with a curb weight of 2875 lb (1304 kg).



TURNING MOVEMENT ANALYSIS

Design Vehicle: AASHTO Composite Passenger Vehicle

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

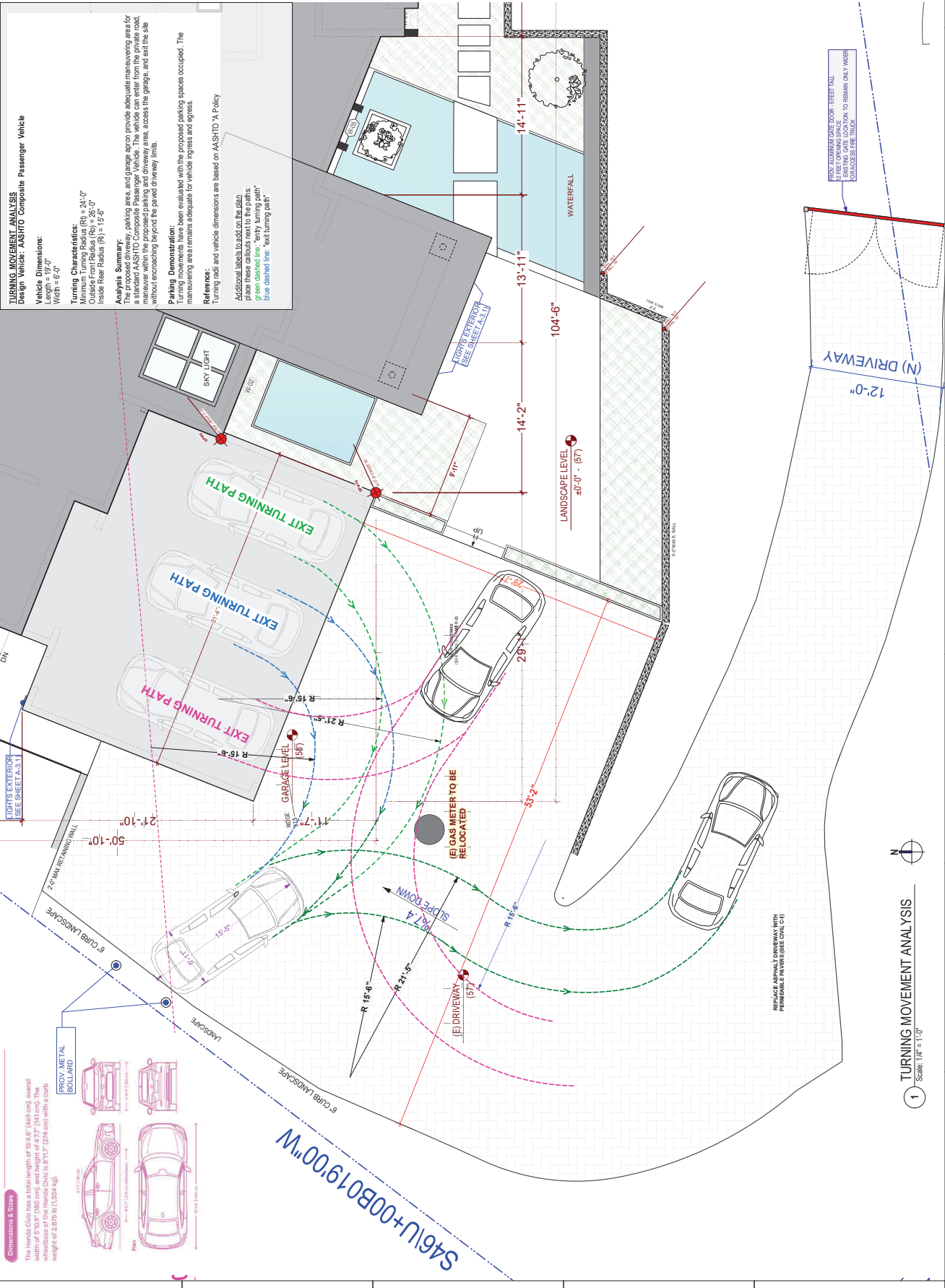
Turning Characteristics:
Minimum Turning Radius (Rt) = 24'-0"
Outside Front Radius (Ro) = 26'-0"
Inside Rear Radius (Ri) = 15'-6"

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

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

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

Additional labels to add to the plan:
green dashed line: "entry turning path"
blue dashed line: "exit turning path"



1 TURNING MOVEMENT ANALYSIS

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

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MARIN COUNTY



LIC # 1106249

ANYTIME CONSTRUCTION INC
408-373-8414
CUSTOM DESIGN, BUILD, REMODELING
COMMERCIAL/RESIDENTIAL

TURNING
MOVEMENT
ANALYSIS



Nitro Joulz

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
01/25/26	01/25/26	PLANNING COMM.
02/03/26	02/03/26	PLANNING COMM.
06/18/26	06/18/26	PLANNING COMM.

DRAWN

M.S.H.

CHECKED

A.H.K.

DATE

11/03/2025

REVISED DATE

11/05/2025

JOB NO.

25-1913

SHEET NO.

A-12.1

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

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

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

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

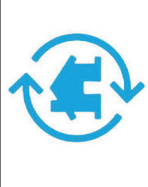
EXISTING ROAD: THE PRESENCE OF EXISTING ROADS IN THIS AREA IS ALSO ANOTHER LIMITING FACTOR IN THE DESIGN AND CONSTRUCTION.

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

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

PROJECT NAME
4095
PARADISE DRIVE,
TIBURON, CA
94920

APPLICATION:
MARIN COUNTY



LIC # 1106249
ANYTIME CONSTRUCTION INC
408-373-8414
CUSTOMER DESIGN, BUILD, REDESIGNING
CONSTRUCTION MANAGEMENT

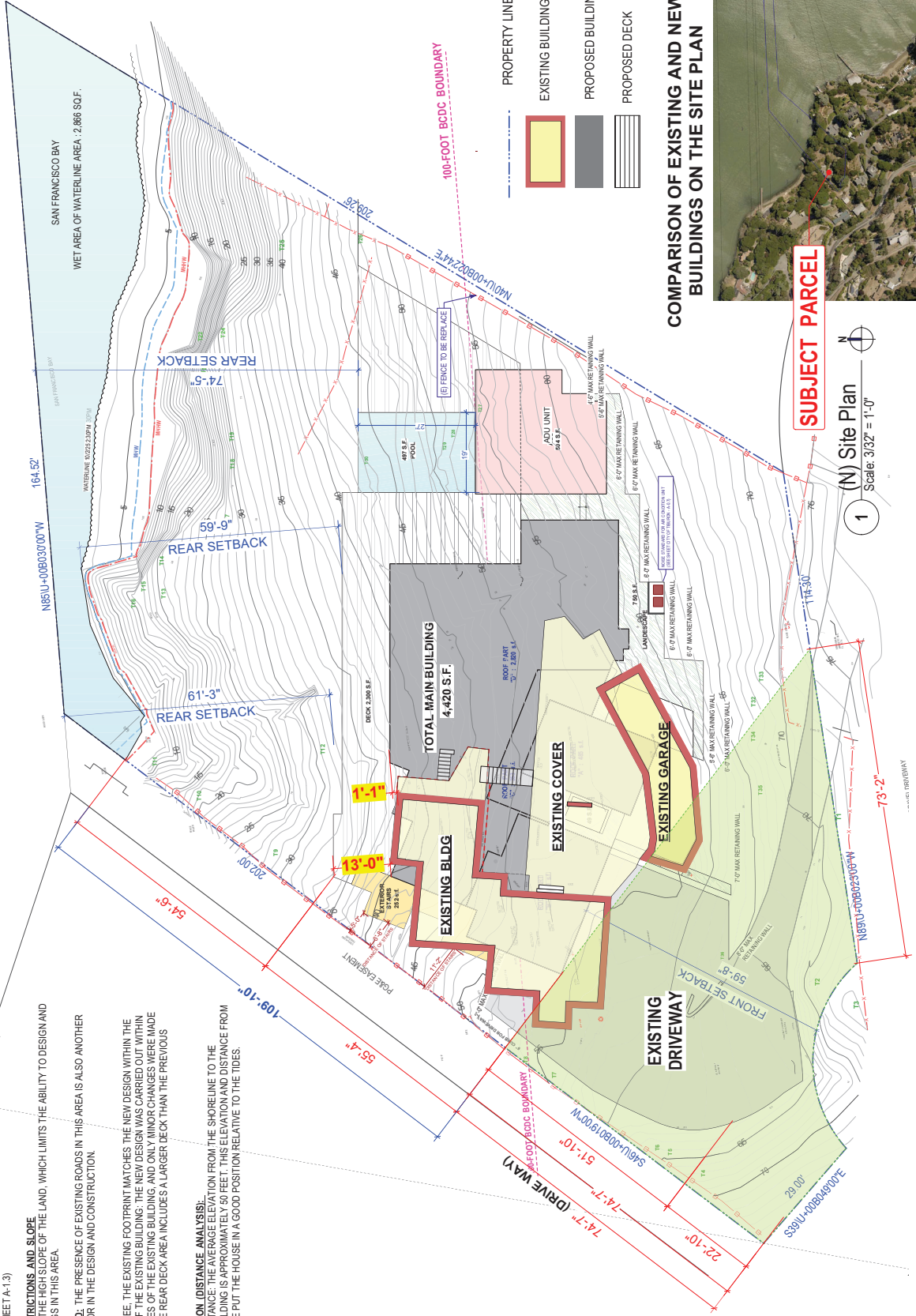
Compression
(E) & (N) Site
plan

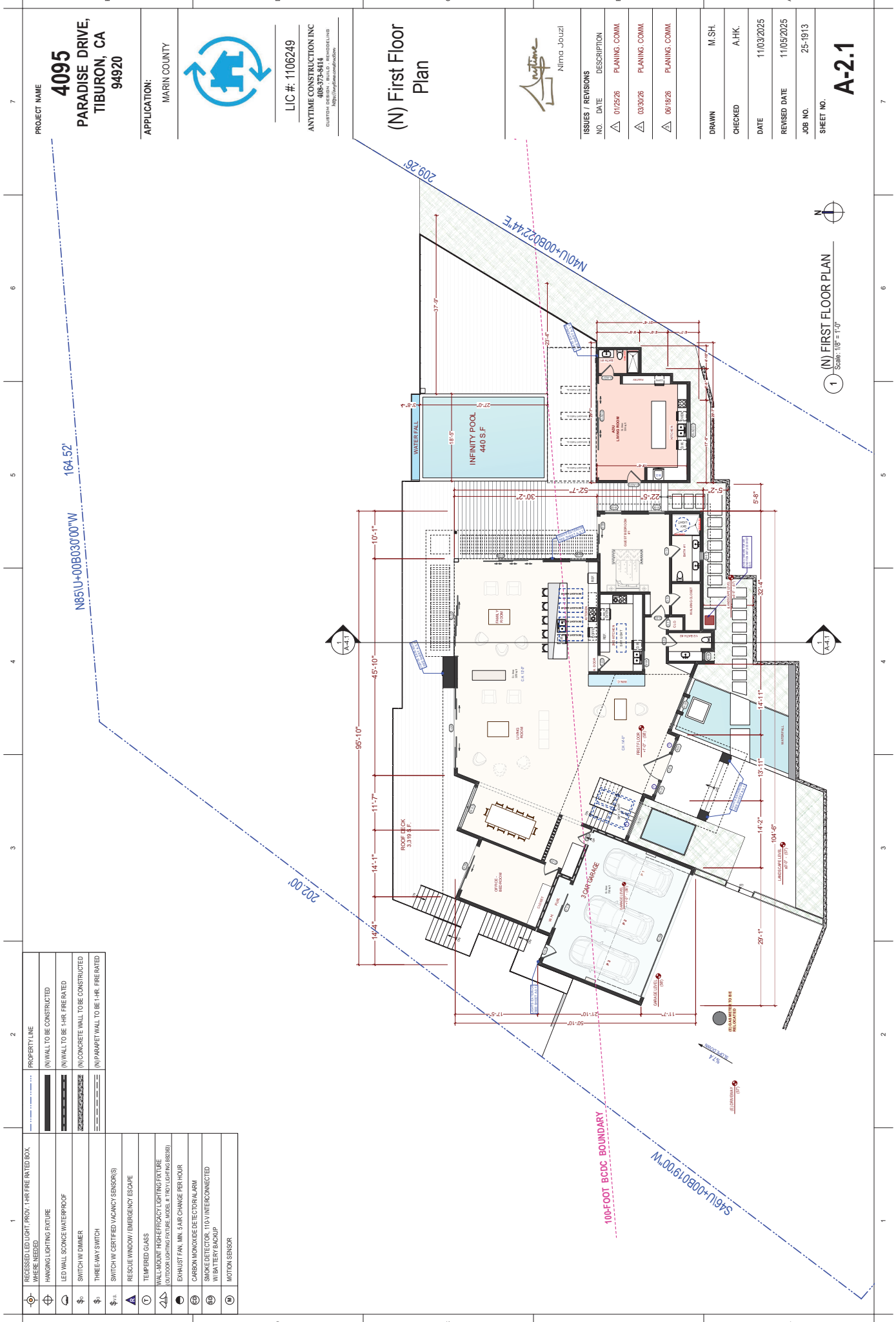


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ISSUES / REVISIONS	NO.	DATE	DESCRIPTION
△	01/25/26	PLANNING COMM.	
△	03/30/26	PLANNING COMM.	
△	06/18/26	PLANNING COMM.	

DRAWN	M. SH.
CHECKED	A.H.K.
DATE	11/03/2025
REVISED DATE	11/05/2025
JOB NO.	25-1913
SHEET NO.	A-1.3





PROJECT NAME
4095
PARADISE DRIVE,
TIBURON, CA
94920

APPLICATION:
MARIN COUNTY



LIC #: 1106249
ANYTIME CONSTRUCTION INC
408-373-8114
CUSTOM DESIGN, BUILD, REMODELING
COMMERCIAL/RESIDENTIAL

(N) First Floor Plan



ISSUES / REVISIONS	NO.	DATE	DESCRIPTION
△	01/25/26	PLANNING COMM.	
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△	06/18/26	PLANNING COMM.	

DRAWN	M.S.H.
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DATE	11/03/2025
REVISED DATE	11/05/2025
JOB NO.	25-1913
SHEET NO.	A-2.1

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

GENERAL NOTE SKYLIGHTS:

THE SKYGLASS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY AND BEAR A LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE GRADING RATING, AND APPROVED INSPECTION AGENCY. [CFC R308.6.9]

SKYGLASSES REQUIRE A SCREEN BELOW THE FULL AREA OF GLASS UNLESS THE GLASS IS LAMINATED. [R308.6.5] FULLY TEMPERED GLAZING ALLOWED TO OMIT A SCREEN WHEN THE GLASS AREA IS LESS THAN 16 SF. AND THE HIGHEST POINT IS NO MORE THAN 17' ABOVE THE WALKING SURFACE. GLASS LARGER THAN 16 SF MUST BE FULLY TEMPERED, SLOPED 30 DEGREES OR LESS FROM VERTICAL, AND NO MORE THAN 17' ABOVE THE WALKING SURFACE. [R308.6.5]

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

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

SEC 2109 JAS

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

SECTION 506-VENT TERMINATION

(A) EACH VENT PIPE OR STACK SHALL EXTEND THROUGH ITS FLASHING AND SHALL TERMINATE VERTICALLY NOT LESS THAN SIX (6) INCHES (152.4 MM) ABOVE THE ROOF, NOT LESS THAN ONE (1) FOOT (3 M.) FROM ANY OVERTABLE SURFACE. (B) EACH VENT SHALL TERMINATE NOT LESS THAN TEN (10) FEET (3 M.) FROM, OR AT LEAST THREE (3) FEET (9 M) ABOVE, ANY OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE OR VENT SHUT. (C) EACH VENT SHALL TERMINATE NOT LESS THAN TEN (10) FEET (3 M.) FROM, OR AT LEAST THREE (3) FEET (9 M) ABOVE, ANY LOT LINE, ALLEY AND STREET EXCEPTED.

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

FOR C

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

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

R308.6.2 MATERIALS.

GLAZING MATERIALS SHALL BE LIMITED TO THE FOLLOWING:

1. LAMINATED GLASS WITH NOT LESS THAN A 0.015-INCH (0.38 MM) POLYVINYL BUTYRAL INTERLAYER FOR GLASS PAKES 16 SQUARE FEET (1.5 M²) OR LESS IN AREA LOCATED SUCH THAT THE HIGHEST POINT OF THE GLASS IS NOT MORE THAN 12 FEET (3683MM) ABOVE A WALKING SURFACE. FOR HIGHER OR LARGER SIZES, THE INTERLAYER THICKNESS SHALL BE NOT LESS THAN 0.030 INCH (0.76 MM).
2. FULLY TEMPERED GLASS. / 3. HEAT-STRENGTHENED GLASS. / 5. APPROVED RIGID PLASTICS.
4. WIRED GLASS.

VELUX

VELOCITY Elapsed Cladialist (ECM)



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

Product features:

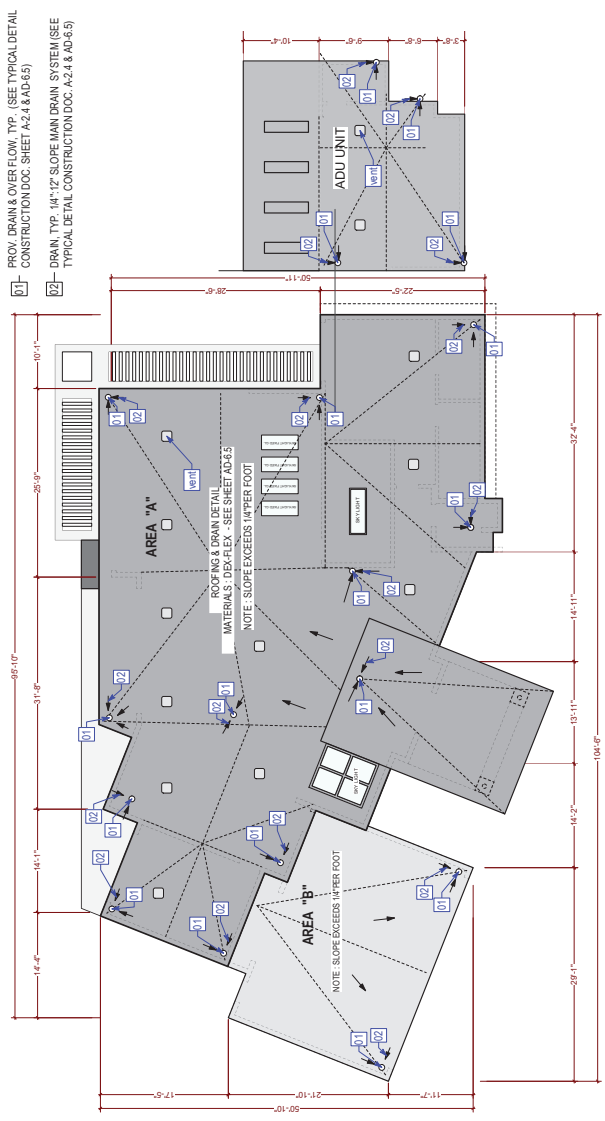
- ## acrylic domes
- Superior product for outdoor uses
 - High performance glazing laminated inline pane.
 - Impact resistant
 - 3 lightglaze can be used as direct replacement for standard glazing
 - Recommended for 40,000 duromil, 60,000 duromil and 90,000 duromil domes.
- ## polycarbonate domes
- Available in 12 sizes
 - Maintenance free or hydrophobic
 - Manufacture free withstands the extremes of the weather
 - Versatile product that can be used on roofs
 - Available in clear or tinted
 - Made from GFRP in plant?
 - Can be used for lighting or even sound chamber protection
 - High Performance double glazing as standard – blocks approx 70% of radiant heat and gives 80% protection from UV rays
 - Easy production time (4 days typical)
 - See download of fishing suggestion below or contact VELLUX for more information
 - 10 year guarantee
 - Can be delivered by airfreight as standard

Ideal replacements for old

- acrylic domes

3
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3

(N) ROOF


$$\mathbf{z}$$

(N) ROOF PLAN

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

A-2.3

PROJECT NAME

4095
PARADISE DRIVE,
TIBURON, CA
94920

APPLICATION:

MARIN COUNTY



LIC #: 1106249

ANYTIME CONSTRUCTION INC.

408-373-8414

CUSTOM DESIGN • BUILD • REMODELING
<http://anytimeconstruction.com>

(N) Roof plan



Jima Jouzi

ISSUES / REVISIONS					
NO.	DATE	DESCRIPTION	DRAWN	CHECKED	DATE
△	07/25/26	PLANNING COMM.		A.H.K.	11/03/2025
△	03/30/26	PLANNING COMM.			11/05/2025
△	06/18/26	PLANNING COMM.	M.S.H.		25-1913
					JOB NO.

SHEET NO.

A-2.3

LIGHTING GENERAL NOTES

1. ALL RECEPTACLES SHALL BE GFCI PROTECTED AND TAMPER-RESISTANT (TR). IF ANY NEW/ADDITIONAL OUTLETS ARE INSTALLED, THE BATHROOM SHALL HAVE A DEDICATED 20-AMP CIRCUIT. (CEC 210.8, 210.11, 406.12)

- PLUMBING GENERAL NOTES

1. PROVIDE PRESSURE-ABSORBING DEVICES, EITHER AN AIR-CHAMBER OR APPROVED MECHANICAL DEVICES THAT WILL ABSORB HIGH PRESSURES RESULTING FROM QUICK CLOSING AND QUICK-ACTING VALVES. CPC 609.10.

2. ALL WATER CLOSETS SHALL HAVE A MAXIMUM ALLOWABLE 1.28 GALLONS PER FLUSH PER CPC 411.2

- ELECTRICAL :

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

[illegible]

PROJECT NAME

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

APPLICATION:

MARIN COUNTY



LIC #: 1106249

ANYTIME CONSTRUCTION INC
408-373-8414
 CUSTOM DESIGN . BUILD . REMODELING
<http://anytimeconstruction.com>

Compression
(E) & (N) Site
plan

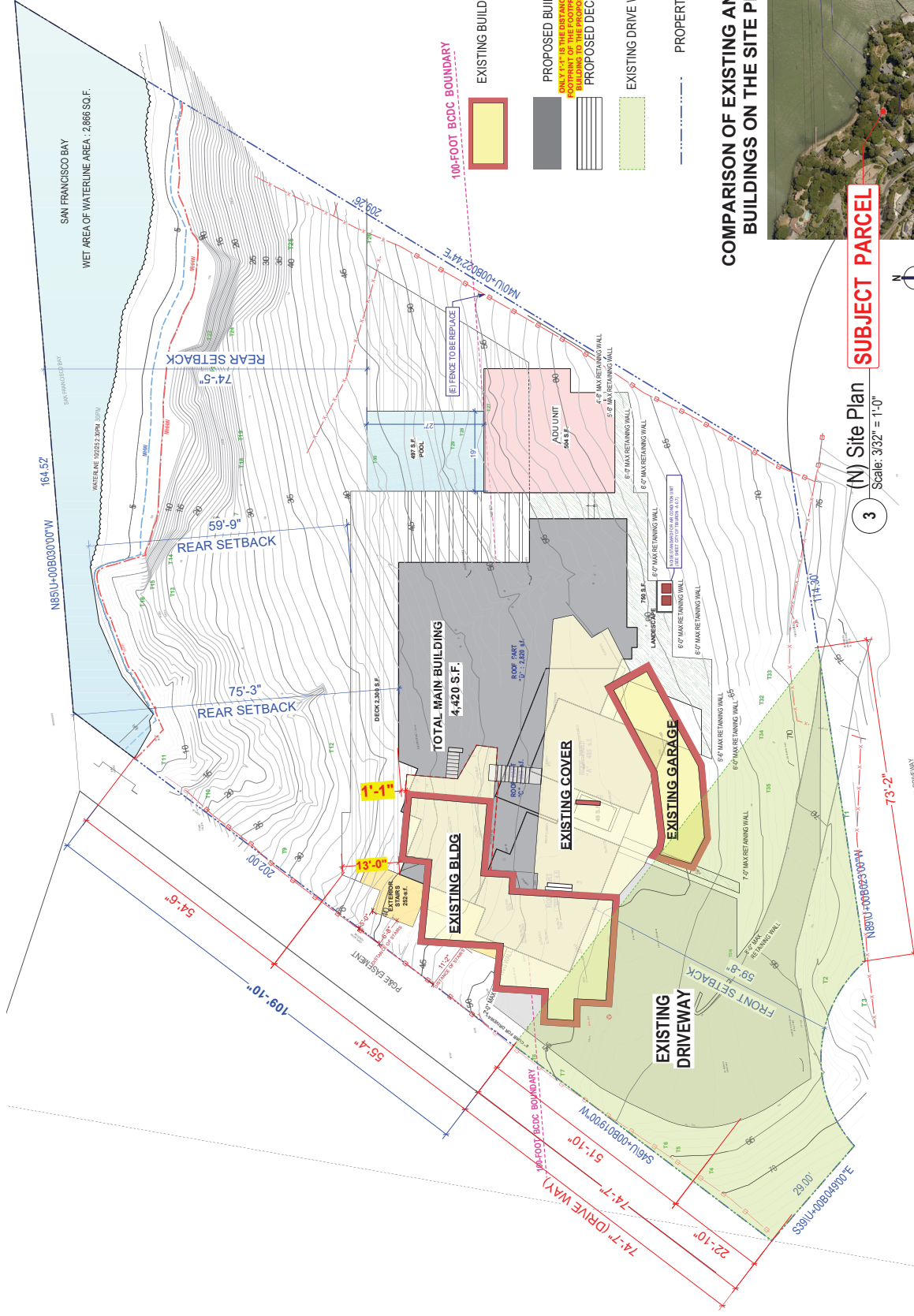


Nima Jouzi

ISSUES / REVISIONS	
NO.	DATE DESCRIPTION
△	01/25/26 PLANING. COMM.
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SHEET NO.	

A-3 bio



COMPARISON OF EXISTING AND NEW BUILDINGS ON THE SITE PLAN



SUBJECT PARCEL

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

CONFIDENTIAL

01 DOUBLE GLAZED WINDOW, TYP.

02 DOUBLE GLAZED DOOR, TYP.

03 MATTE CLADDING ALUMINUM COMPOSITE PANELS@ DARK GRAY

04 STUCCO-3 COATS OF EXTERIOR CEMENT PLASTER, 1/2" THICK, OVER 1/2" GYP. BOARD, EXPOSED AT FOUNDATION PLATE LINE AT LEAST 1" ABOVE GRADE AND 7" ABOVE FINISHED GRADE PER IRC 703.2.

05 GARAGE DOORS

- Automatic garage door battery is req. on new garage door openers per California state law (809)

- Insulated metal clad garage door with "insulated" connection in door frame open

06 HIGH QUALITY CUSTOM ENTRANCE DOOR, (SEE RENDER A-0.2)

- EXTERIOR WINDOW/DOOR SOLID TYPICAL DOORS, TYP.

07 PROV. 42" HIGH GUARDRAIL OPENINGS NOT TO EXCEED 3.95' TYP.

- Structural calculations are required for all guardrail systems. SEE AD-66

08 (N) BUILDING ADDRESS

- Address numbers shall be a minimum of 4" inches high with a minimum stroke width of 1/2 inch. Address numbers shall be illuminated to be visible from the street during darkness (see 901.2.1 and reduced city code of ordinance 902.1 address identification).

09 UP DOWN OUTDOOR LIGHTS EXTERIOR WALL LIGHT FIXTURE CYLINDER 3000K, MODERN BLACK

OUTDOOR DISK TO DAWN LIGHT FIXTURE WALL MOUNT

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

10 STAR - (10" MIN. RUN, 775" MAX. RISE), (SEE SHEET A-0.7)

11 WOOD DECK - Trex Transcend® decking (see sheet A-0.5)

12 BOARD FORM CONCRETE RETAINING WALL

13 ARCHITECTURAL ELEMENT GRAY CONCRETE WALL

14 MODERN EXTERIOR WOOD CLADDING VERTICAL

PROJECT NAME

4095
PARADISE DRIVE,
TIBURON, CA
94920

APPLICATION:

MARIN COUNTY



LIC # 1106249

ANYTIME CONSTRUCTION INC
408-373-8414
CUSTOM DESIGN, BUILD, REMODELING
COMMERCIAL/RESIDENTIAL

(N) Left
Elevation



Nitro Joulz

ISSUES / REVISIONS

NO. DATE DESCRIPTION

01/25/26 PLANNING COMM.

03/30/26 PLANNING COMM.

06/18/26 PLANNING COMM.

DRAWN M.S.H.

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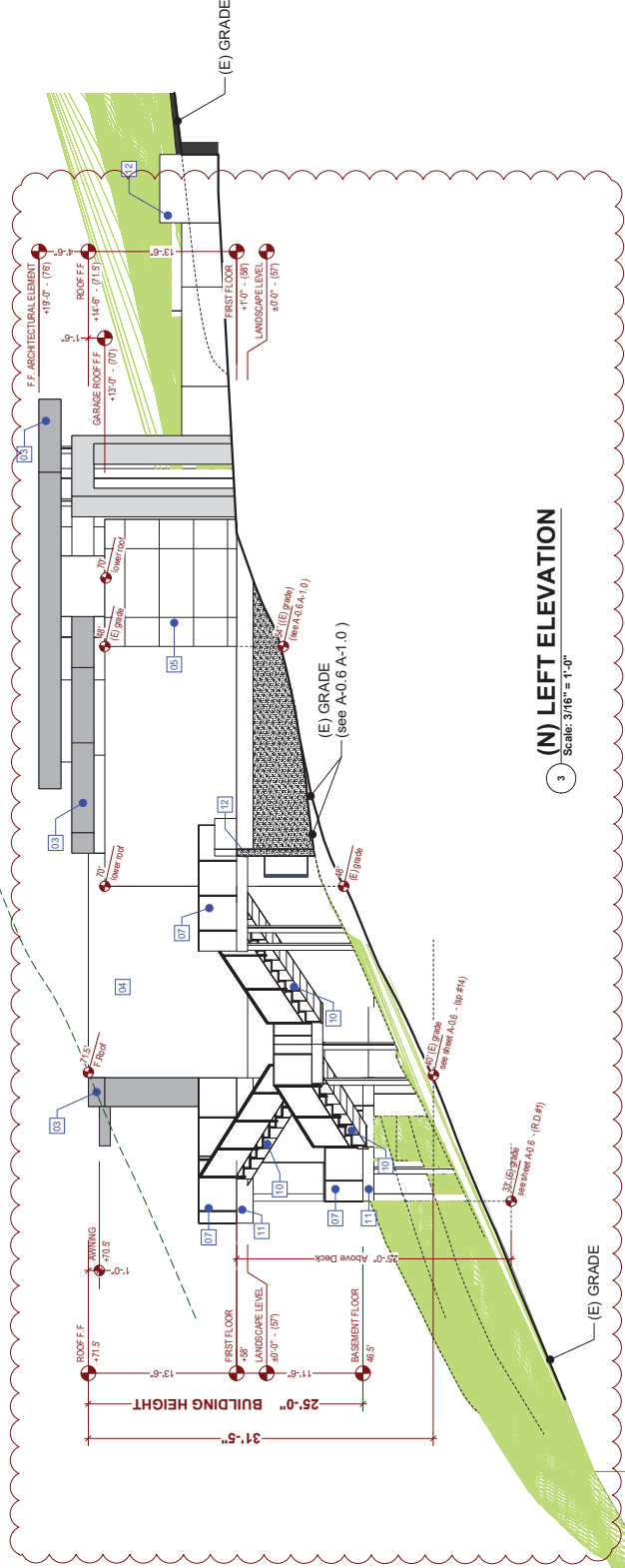
DATE 11/03/2025

REVISED DATE 11/05/2025

JOB NO. 25-1913

SHEET NO. A-3.3

30' IMAGINARY LINE



(N) LEFT ELEVATION

Scale: 3/16" = 1'-0"

GENERAL NOTE

NOTE "A": EGRESS WINDOW REQUIRED IN ALL BEDROOMS MIN. OPENING AREA 5.7 SQ. FT. MIN. CLEAR HEIGHT 20" MIN. CLEAR WIDTH 20" MIN. CLEAR AREA NOT LESS THAN 8% OF THE TOTAL FLOOR AREA OF ROOM. MIN. OPENING AREA NOT LESS THAN 4% OF THE TOTAL FLOOR AREA OF ROOM. SEE

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

NOTE "C": THE FINISH GRADE IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 1% (9 INCHES PER FOOT). THE FINISH GRADE SHALL BE SLOPED AWAY FROM THE BUILDING AT A MINIMUM OF 2 PERCENT AWAY FROM BUILDING AS PER IRC SECTION R401.3.

NOTE "D": WATER-RESISTIVE BARRIERS
WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL COMPLY WITH SECTION R703.2.1 OR R703.2.2.

NOTE "E": WATER-RESISTIVE BARRIERS
WATER-RESISTIVE BARRIERS SHALL BE TWO LAYERS OF 15-MINUTE GRADE D PAPER OR HAVE A WATER RESISTANCE EQUAL TO OR GREATER THAN ONE LAYER OF TYPE I. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS FRAME. FLASHING SHALL BE DIRECTED BETWEEN THE LAYERS.

NOTE "F": WATER-RESISTIVE BARRIERS
WATER-RESISTIVE BARRIERS SHALL BE 60-MINUTE GRADE D PAPER OR HAVE A WATER RESISTANCE EQUAL TO OR GREATER THAN ONE LAYER OF TYPE I. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS FRAME. FLASHING SHALL BE DIRECTED BETWEEN THE LAYERS.

NOTE "G": WATER-RESISTIVE BARRIERS
WATER-RESISTIVE BARRIERS SHALL BE 60-MINUTE GRADE D PAPER OR HAVE A WATER RESISTANCE EQUAL TO OR GREATER THAN ONE LAYER OF TYPE I. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS FRAME. FLASHING SHALL BE DIRECTED BETWEEN THE LAYERS.

NOTE "H": WATER-RESISTIVE BARRIERS
WATER-RESISTIVE BARRIERS SHALL BE 60-MINUTE GRADE D PAPER OR HAVE A WATER RESISTANCE EQUAL TO OR GREATER THAN ONE LAYER OF TYPE I. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS FRAME. FLASHING SHALL BE DIRECTED BETWEEN THE LAYERS.

NOTE "I": WATER-RESISTIVE BARRIERS
WATER-RESISTIVE BARRIERS SHALL BE 60-MINUTE GRADE D PAPER OR HAVE A WATER RESISTANCE EQUAL TO OR GREATER THAN ONE LAYER OF TYPE I. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS FRAME. FLASHING SHALL BE DIRECTED BETWEEN THE LAYERS.

NOTE "J": WATER-RESISTIVE BARRIERS
WATER-RESISTIVE BARRIERS SHALL BE 60-MINUTE GRADE D PAPER OR HAVE A WATER RESISTANCE EQUAL TO OR GREATER THAN ONE LAYER OF TYPE I. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS FRAME. FLASHING SHALL BE DIRECTED BETWEEN THE LAYERS.

NOTE "K": WATER-RESISTIVE BARRIERS
WATER-RESISTIVE BARRIERS SHALL BE 60-MINUTE GRADE D PAPER OR HAVE A WATER RESISTANCE EQUAL TO OR GREATER THAN ONE LAYER OF TYPE I. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS FRAME. FLASHING SHALL BE DIRECTED BETWEEN THE LAYERS.

GENERAL NOTE

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

NOTE "B": ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE DRAWINGS. THE CONTRACTOR REMAINS RESPONSIBLE FOR CHECKING ALL QUANTITIES, DIMENSIONS, AND INSTALLING ALL MATERIALS TO MEET THE MANUFACTURER'S SPECIFICATIONS, WHILE FOLLOWING ALL LOCAL, STATE, AND FEDERAL BEST PRACTICES.

NOTE "C": THE FINISH GRADE IMMEDIATELY ADJACENT TO THE BUILDING AT A SLOPE OF 1 PERCENT SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF 1 PERCENT IN THE FIRST 10 FEET MEASURED PERPENDICULAR TO THE WALL. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING SHALL BE SLOPED AWAY FROM THE BUILDING AT A MINIMUM OF 2 PERCENT AWAY FROM BUILDING AS SHOWN.

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GENERAL NOTE SITE ADDRESS REQUIREMENT
PLEASE PROVIDE A JOB SITE ADDRESS TO COMPLY WITH THE FOLLOWING:
-POSTED NUMBERS - MINIMUM 4" TALL AND 1/2" WIDE (ARABIC NUMERALS)
- MOUNTED ON BUILDING AND VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY
ILLUMINATED DURING HOURS OF DARKNESS
-PERMANENT WIRING WITH NO MANUAL OR MOTION SENSOR SWITCHES (CIRCUIT

- BREAKER OK!
- PRIMARY POWER TO BE FROM BUILDING WIRING, OR SOLAR POWERED WITH BATTERY BACKUP
- SOLAR LIGHT LOCATION MUST ENSURE ADEQUATE SUNLIGHT FOR CHARGING
- CONTINUOUS LIGHTING MAY BE CONTROLLED BY PHOTO CELL

- COLOR OF NUMBERS SHALL CONTRAST WITH THE COLOR OF THEIR BACKGROUND
- ADDRESS REQUIRED TO BE PROVIDED DURING CONSTRUCTION

1000

NOTE "E":
WALLS SHALL BE CONSTRUCTED OF NATURAL STONE OR CONCRETE AND/OR MASONRY WITH A CUL-TURED STONE OR STUCCO FINISH WITH A LIGHT REFLECTANCE VALUE THAT IS LESS THAN 50%.

R703.7.2 WATER-RESISTIVE BARRIERS.
Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall comply with Section R703.7.2.1 for R703.7.2.2.

2. The wet-resistive barrier shall be 60-minute Gash-D paper or have a water resistance equal to or greater than one layer of a water-resistive barrier complying with ASTM E2556, Type 1. This water-resistive barrier shall be separated from the slucco by a layer of foam plastic insulating sheathing or other non-water-absorbing layer, or a designed drainage space.

Sluice, Moist or Marine Climates coastal counties) in addition to the water-resistive barrier (WRB), a space or drainage material not less than 3/16" in depth shall be added b the exterior side of the WRB. [403.7.3.2]

PROJECT NAME

4095
PARADISE DRIVE,
TIBURON, CA
94920

APPLICATION:

MARIN COUNTY



LIC # 1106249

ANYTIME CONSTRUCTION INC
408-373-8414
CUSTOMER DESIGN, BUILD, REMODELING
GENERAL CONTRACTOR

ADU Elevation

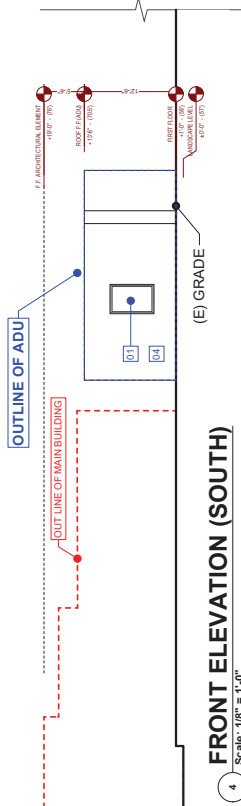


NITRO JOULZ

ISSUES / REVISIONS

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

DRAWN	M.S.H.
CHECKED	A.H.K.
DATE	11/03/2025
REVISED DATE	11/05/2025
JOB NO.	25-1913
SHEET NO.	A-3.5



FRONT ELEVATION (SOUTH)

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

- 01 DOUBLE GLAZED WINDOW, TYP.
- 02 DOUBLE GLAZED DOOR, TYP.
- 03 MATTE CLADDING ALUMINUM COMPOSITE PANELS @ DARK GRAY
- 04 STUCCO 3 COATS OF EXTERIOR CEMENT PLASTER
FUNDAMENTAL COLOR LEVEL 5 SMOOTH FINISH. RE-GALVANIZED KEEL. SCREED AT
FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE AND 2" ABOVE PAVED AREA/SPR
CNC 103 6.2.
- 05 GARAGE DOORS
- 06 HIGH QUALITY CUSTOM ENTRANCE DOOR (SEE RENDER A-02)
- EXTERIOR WATERPROOF SOLID PHOTO DOORS, TYP.
- 07 PROV. 42" HIGH GUARDRAIL OPENINGS NOT TO EXCEED 335" TYP.
- Structural Calculations are required for all guardrail systems. SEE A-0.6
- 08 (N) BUILDING ADDRESS
(numbers shall not be spelled out, each character shall be a minimum of 4 inches high with a minimum
stroke width of 1/16 inch; address numbers shall be illuminated to be visible from the street during
darkness from 9:00 P.M. to 5:00 A.M. and be located on the side of the building (if applicable) (SEE RENDER A-02))
- 09 UP DOWN OUTDOOR LIGHTS EXTERIOR WALL LIGHT FIXTURE CYLINDER 3000K
MODERN BLACK OUTDOOR DUSK TO DAWN LIGHT FIXTURE WALL MOUNT
(All exterior lighting is required to be shielded and downlit)
- 10 STAR - 10" MIN. RUN, 7.75" MAX. RISE (SEE SHEET A-0.7)
- 11 WOOD DECK - Trex Transcend® decking (see sheet A-0.5)
- 12 BOARD FORM CONCRETE RETAINING WALL
- 13 ARCHITECTURAL ELEMENT GRAY CONCRETE WALL
- 14 MODERN EXTERIOR WOOD CLADDING VERTICAL

GENERAL NOTE

NOTE "A": EGRESS WINDOW REQUIRED IN ALL BEDROOMS. MIN. OPENING AREA 5.7 SF. SHALL NOT EXCEED 44 INCHES FROM FLOOR. MIN. OPENING HEIGHT 20 INCHES X 20 INCHES. EGRESS WINDOW SHALL BE LOCATED ON THE EXTERIOR WALL OF THE ROOM. MIN. OPENING AREA NOT LESS THAN 4% OF THE TOTAL FLOOR AREA OF ROOM. SEE

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

NOTE "C": THE FINISH GRADE IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 6" (5 PERCENT) IN THE FIRST 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE FOUNDATION. THEREAFTER, THE SLOPE SHALL BE NOT LESS THAN 4" (4 PERCENT) A MINIMUM OF 2 PERCENT AWAY FROM BUILDING AS PER CBC SECTION R401.3.

NOTE "D":

R703.7.3 WATER-RESISTIVE BARRIERS
Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall comply with Section R703.7.3.1 or R703.7.3.2.

1. THE WATER-RESISTIVE BARRIER SHALL BE LOCATED IN FIGURE N101.7. WATER-RESISTIVE BARRIERS SHALL COMPLY WITH SECTION R703.7.3.1 OR R703.7.3.2. THE WATER-RESISTIVE BARRIER SHALL BE TWO LAYERS OF 60-MINUTE GRADE D PAPER OR HAVE A WATER-RESISTANCE EQUAL TO OR GREATER THAN TWO LAYERS OF WATER-RESISTIVE BARRIER. THE WATER-RESISTIVE BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.4 AND INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER SHALL BE DIRECTED BETWEEN THE LAYERS.

2. THE WATER-RESISTIVE BARRIER SHALL BE 60-MINUTE GRADE D PAPER OR HAVE A WATER-RESISTANCE EQUAL TO OR GREATER THAN ONE LAYER OF A WATER-RESISTIVE BARRIER. THE WATER-RESISTIVE BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.4 AND INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER. THE WATER-RESISTIVE BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.4 AND INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER.

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

NOTE "E":

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

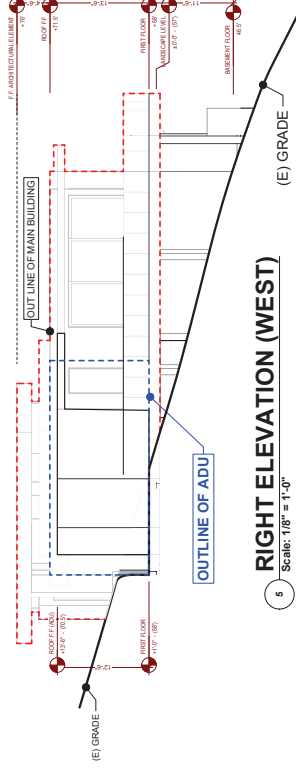
NOTE "F":

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

1. THE WATER-RESISTIVE BARRIER SHALL BE LOCATED IN FIGURE N101.7. WATER-RESISTIVE BARRIERS SHALL COMPLY WITH ONE OF THE FOLLOWING:
a. IN DRY CLIMATE AREAS INDICATED IN FIGURE N101.7, water-resistive barriers shall comply with one of the following:
1. The water-resistive barrier shall be two layers of 60-minute Grade D paper or have a water-resistance equal to or greater than two layers of 60-minute Grade D paper.
2. The water-resistive barrier shall be two layers of 60-minute Grade D paper or have a water-resistance equal to or greater than two layers of 60-minute Grade D paper.
b. IN MARINE CLIMATES (COASTAL COUNTIES), water-resistive barriers shall comply with one of the following:
1. The water-resistive barrier shall be two layers of 60-minute Grade D paper or have a water-resistance equal to or greater than two layers of 60-minute Grade D paper.
2. The water-resistive barrier shall be two layers of 60-minute Grade D paper or have a water-resistance equal to or greater than two layers of 60-minute Grade D paper.

2. The water-resistive barrier shall be 60-minute Grade D paper or have a water-resistance equal to or greater than one layer of a water-resistive barrier complying with ASTM E2555, Type I. The water-resistive barrier shall be separated from the substrate by a layer of foam polyisocyanurate sheathing or other non-absorbing layer, or a designed drainage space.

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



RIGHT ELEVATION (WEST)

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



REAR ELEVATION (NORTH)

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

PROJECT NAME

4095

PARADISE DRIVE,
TIBURON, CA
94920

APPLICATION:

MARIN COUNTY



LIC #: 1106249

ANYTIME CONSTRUCTION INC
408-372-8414
CUSTOM DESIGN, BUILD, REMODELING
ARCHITECTURAL SERVICES

(N) Elevations
(1)



Nimra Jouzi

ISSUES / REVISIONS

NO. / DATE DESCRIPTION

01/25/26 PLANNING COMM.

03/30/26 PLANNING COMM.

06/18/26 PLANNING COMM.

DRAWN M.S.H.

CHECKED A.H.K.

DATE 11/03/2025

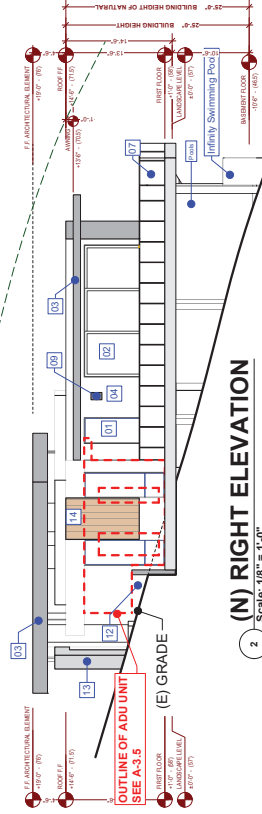
REVISED DATE 11/05/2025

JOB NO. 25-1913

SHEET NO.

A-4-1 bio

30' IMAGINARY LINE

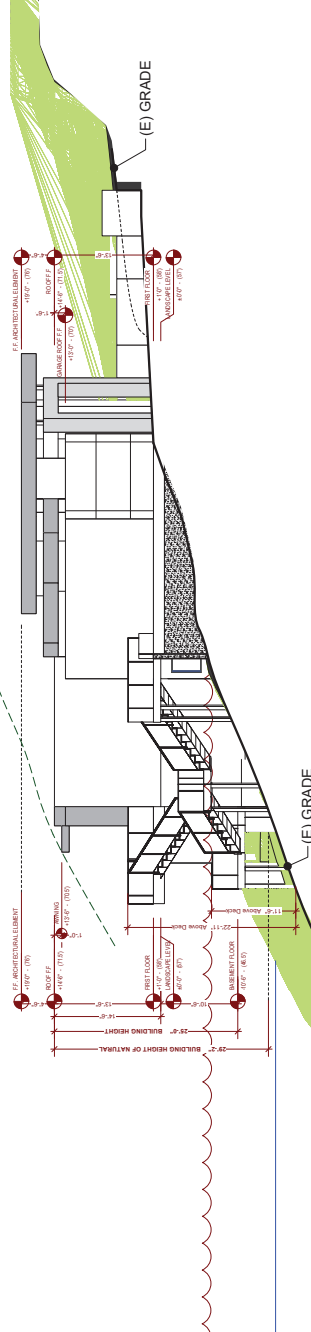


(N) RIGHT ELEVATION

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

AVERAGE ELEVATION WATER LINE OF PROPOSED BUILDING IS : 40 FEET

30' IMAGINARY LINE



(N) LEFT ELEVATION

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

40'-0"

WATER LINE SEE SURVEY MAP

PROJECT NAME

4095

PARADISE DRIVE,
TIBURON, CA
94920

APPLICATION:

MARIN COUNTY



LIC #: 1106249

ANYTIME CONSTRUCTION INC
408-372-8414
CUSTOM DESIGN BUILD REMODELING
ARCHITECTURE/INTERIORS

(N) Elevations
(2)



Nirna Jauzi

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	07/25/26	PLANNING COMM.
2	03/30/26	PLANNING COMM.

3	06/18/26	PLANNING COMM.
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DRAWN M.S.H.

CHECKED A.H.K.

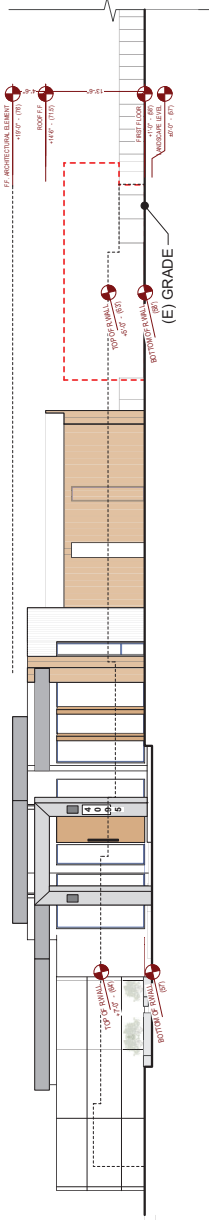
DATE 11/03/2025

REVISED DATE 11/05/2025

JOB NO. 25-1913

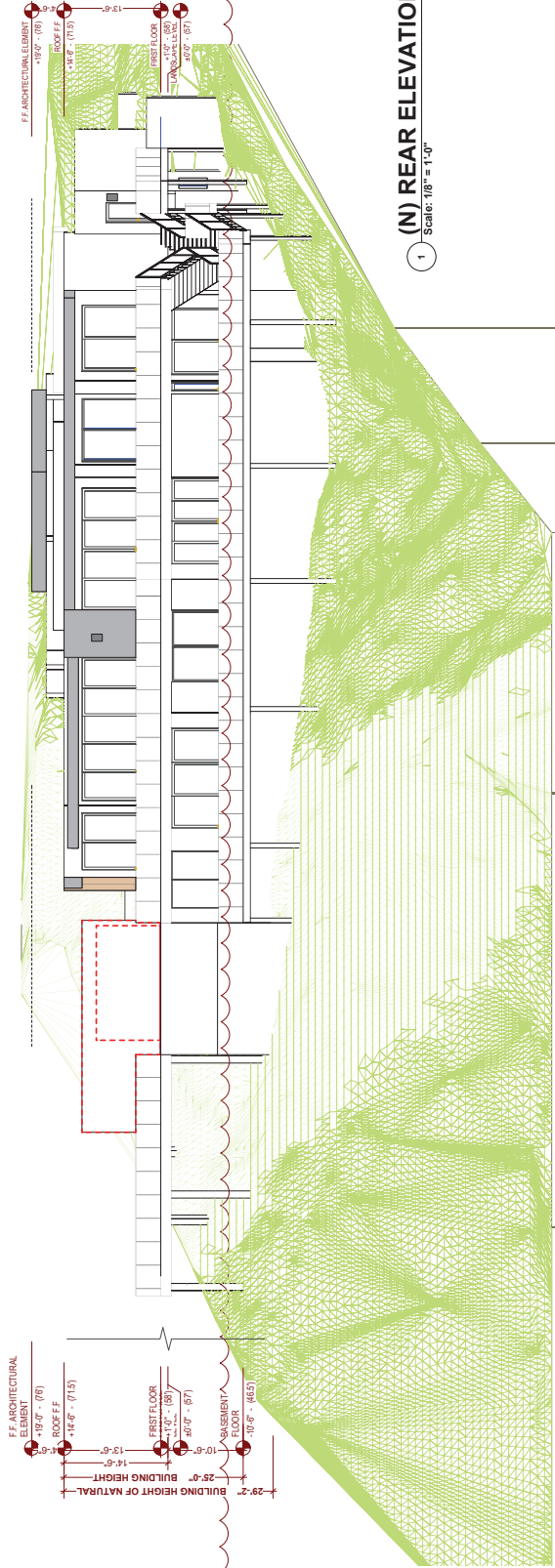
SHEET NO.

A-4-2 bio



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

AVERAGE ELEVATION WATER LINE OF PROPOSED BUILDING IS : 40 FEET



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

Door Schedule					
Mark	Quantities	Width	Height	Door Operation	Door Style
01	1	6'0"	12'0"	2-Swing Simple	Panel
02	1	3'0"	8'0"	2-Swing Simple	Solid
03	7	3'0"	8'0"	2-Swing Simple	Panel
04	1	28'0"	10'0"	2-Overhead	Panel
05	1	10'0"	11'0"	2-Slider	Panel
06	1	17'0"	11'0"	2-Slider	Panel
07	1	20'0"	11'0"	2-Slider	Panel
08	1	18'0"	11'0"	2-Slider	Panel
09	1	8'0"	11'0"	2-Slider	Panel
10	7	28'0"	8'0"	2-Swing Simple	Panel
11	1	28'0"	8'0"	2-Swing Simple	Panel
12	1	10'0"	8'0"	2-Slider	Panel
13	1	5'0"	8'0"	2-Slider	Solid
14	1	3'0"	10'0"	2-Swing Simple	Glass
15	1	10'0"	10'0"	2-Slider	Glass
16	1	12'0"	10'0"	2-Slider	Glass
17	1	4'0"	8'0"	2-Swing Bi-part	Solid
18	1	14'0"	10'0"	2-Slider	Glass
19	1	3'0"	8'0"	2-Swing Simple	Panel
AD01	1	28'0"	10'0"	2-Swing Simple	Panel
AD02	1	20'0"	10'0"	2-Swing Simple	Panel
AD03	1	3'0"	9'0"	2-Swing Simple	Panel

REQ. A MINIMUM OF 100 SQUARE INCHES OF OPENINGS SHALL BE PROVIDED IN THE LAUNDRY CLOSET DOORS FOR MAKE-UP AIR OF THE ENCLOSED CLOTHES DRYER. (CMC §94.4.1)

GENERAL REQUIREMENTS RESIDENTIAL WINDOWS & DOORS FOLLOWING :

WINDOWS:

EVERY SLEEPING ROOM, BASEMENT OR HABITABLE ATTIC SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR/PROXIED FOR EMERGENCY ESCAPE OR RESCUE. THE WINDOWS SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL CLEAR OPENING WITHOUT THE USE OF SPECIAL TOOLS. ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. WHERE WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR. (CMC §101.1 & DEFINITIONS)

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

BARS, GRILLS, GRATES OR SIMILAR DEVICES MAY BE INSTALLED ON EMERGENCY ESCAPE OR RESCUE WINDOWS, DOORS OR WINDOW WELLS PROVIDED THE DEVICES ARE EQUIPPED WITH APPROVED RELEASE MECHANISMS WHICH ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT, AND THE BUILDING IS EQUIPPED WITH APPROVED SMOKE DETECTORS. (CMC §101.4)

WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED EXTERIOR GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MIN. OF 24 INCHES ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 36 INCHES SHALL BE FIXED OR HAVE OPENINGS SUCH THAT 44 INCH SPHERE CANNOT PASS THROUGH, OR WINDOWS PROVIDED WITH APPROVED GUARDS. (CMC §122)

WINDOWS SHALL ALSO PROVIDE THE REQUIRED AMOUNTS OF LIGHT AND VENTILATION FOR THE AREA OF THE HABITABLE ROOMS. ALL HABITABLE ROOMS WITHIN A DWELLING UNIT SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS. ALL HABITABLE ROOMS WITHIN A DWELLING UNIT SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPERABLE EXTERIOR WINDOWS WITH AN AREA NOT LESS THAN 4% OF THE FLOOR AREA OF SUCH ROOMS. ALL VENTILATION OPENINGS SHALL HAVE BUG SCREENS. (CMC §103.1)

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

Window Schedule					
Mark	Quantities	O. Width	O. Height	Window Style	Comments
01	2	3'0"	12'0"	Fixed Glass	
02	1	8'0"	12'0"	Fixed Glass	
03	1	9'6"	11'0"	Bi-parting Casement	
04	1	4'0"	5'0"	Fixed Glass	
05	1	11'0"	12'0"	Custom	
06	1	18"	12'0"	Custom	
07	1	20"	10'0"	Custom	
08	3	3'6"	11'0"	Custom	
09	1	4'0"	4'0"	Bi-parting Casement	
10	2	10'0"	10'0"	Bi-parting Casement	
11	1	8'0"	10'0"	Bi-parting Casement	
AD01	1	4'0"	6'0"	Bi-parting	

DOORS:

WHERE A DOOR IS PROVIDED FOR EGRESS IN LIEU OF A WINDOW FROM A SLEEPING ROOM, THE DOOR SHALL BE A MINIMUM SIZE OF 3 FT. BY 6 FT. & 8 INCH EXTERIOR GRADE DOOR, OPERABLE WITHOUT SPECIAL KNOWLEDGE OR EFFORT. WHEN SUCH DOORS ARE PROVIDED WITH MANUALLY OPERATED CENBOLTS THEY MUST HAVE A THUMB LATCH OR SIMILAR OPERABLE DEVICE ON THE INSIDE SURFACE OF THE DOOR AND MUST BE INSTALLED AT NOT MORE THAN 48 INCHES FROM THE FLOOR. DOUBLE CENBOLTED DOORS OR LOCKS REQUIRING A REMOVABLE TOOL OR KEY FOR THEIR OPERATION ARE PROHIBITED. (CMC §112.2) UNDER NO CIRCUMSTANCES SHALL A PRIVATE GARAGE HAVE ANY OPENING INTO A BEDROOM. (CMC §103.5.1)

SAFETY GLAZING:

GLAZING IN THE FOLLOWING AREAS ARE SUBJECT TO HUMAN IMPACT AND SHALL EITHER BE TEMPERED OR LAMINATED SAFETY GLASS, OR APPROVED PLASTIC, AND SHALL BE LABELED AS SUCH. (CMC §108.1)

1. GLAZING IN ALL DOORS INCLUDING SLIDING GLASS DOORS AND STORM DOORS.
EXCEPTION: OPENINGS IN A DOOR THROUGH WHICH A 3-INCH-DIAMETER SPHERE WILL NOT PASS. (CMC §108.4.1)

2. GLAZING, OPERABLE OR FIXED, ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR. (CMC §108.4.2) EXCEPTION: GLAZING WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING, GLAZING IN WALLS ON THE LATCH SIDE OF AND PERPENDICULAR TO THE PLANE OF THE CLOSED DOOR.

3. GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 6 FEET OF THE BOTTOM AND THE TOP OF STAIRWAYS (AS MEASURED HORIZONTALLY FROM THE NOSE OF THE FIRST AND LAST TREAD RESPECTIVELY) WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE A FLOOR. (CMC §108.4(6) & 7)

4. GLAZING IN SHOWER DOORS AND ENCLOSURES, OR ADJACENT TO BATHTUBS. (CMC §108.4.5)

5. SAFETY GLAZING IS ALSO REQUIRED IN ALL GUARDRAILS AND IN INDIVIDUAL PANELS WHICH ARE GREATER THAN 9 SQ. FT. OF AREA, THE BOTTOM EDGE OF WHICH IS LESS THAN 18 INCHES AFF, THE TOP EDGE OF WHICH IS GREATER THAN 36 INCHES AFF, AND IS WITHIN 36" HORIZONTALLY OF ANY WALKING SURFACE. (CMC §108.4.3)

ENERGY REQUIREMENTS:

IN ADDITION TO BUILDING REQUIREMENTS ALL NEW WINDOWS AND EXTERIOR DOORS MUST MEET THE ENERGY PERFORMANCE STANDARDS OF CALIFORNIA'S ENERGY CODE. NEW WINDOWS MUST BE DUAL-GLAZED AND MEET THE LOWE 2" STANDARD AND HAVE A MAXIMUM U-FACTOR OF .32 AND AN SGHC-FACTOR OF .25, OR LESS. EXCEPTION: REPLACEMENT WINDOWS NO GREATER THAN 75 SQUARE FEET IN AGGREGATE AREA MAY HAVE A MAXIMUM U-FACTOR OF .40 AND AN SGHC-FACTOR OF .35, OR LESS. DOORS MUST BE SOLID CORE EXTERIOR GRADE DOORS. (CEC 180.1C3A & 4.180.2B18, ETC.)

WIN. & DR. Schedule

NOTE (EXISTING & NEW WINDOWS) :

- INFC LABELS ON NEW WINDOWS SHALL NOT BE REMOVED UNTIL AFTER FINAL INSPECTION
- SEE ENERGY COMPLIANCE REPORT FOR U-FACTORS
- ALL RESCUE / EGRESS WINDOWS SHALL COMPLY W/ SEC. 1026, IF APPLICABLE
- SEE ELEVATIONS FOR WINDOW DETAILS & OPERATION
- CONSULT W/ SOUND ENGINEER FOR STC REQ.
- WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36" ABOVE THE FINISHED FLOOR & MORE THAN 1/2" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, SHALL COMPLY W/ ONE OF THE FOLLOWING:
1. OPERABLE WINDOWS WHERE THE TOP OF THE SILL OF THE OPENING IS LOCATED MORE THAN 75" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW & THAT ARE PROVIDED W/ WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
- 2. OPERABLE WINDOWS WHERE THE OPENINGS WILL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION.
- 3. OPERABLE WINDOWS WHERE THE OPENINGS ARE PROVIDED W/ WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
- 4. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY W/ SECTION 10156.1. ALARMS ARE NOT REQUIRED IF THERE IS NO FUEL-BURNING APPLIANCES, AND WHERE THE GARAGE IS DETACHED FROM THE HOUSE.



Nitro Joulzi

ISSUES / REVISIONS	
NO.	DATE DESCRIPTION
△ 01/25/26	PLANNING COMM.
△ 03/30/26	PLANNING COMM.
△ 06/18/26	PLANNING COMM.
DRAWN	M. SH.
CHECKED	A.H.K.
DATE	11/03/2025
REVISED DATE	11/05/2025
JOB NO.	25-1913
SHEET NO.	A-5.0

PROJECT NAME

4095

PARADISE DRIVE,
TIBURON, CA
94920

APPLICATION:

MARIN COUNTY



LIC # 1106249

ANYTIME CONSTRUCTION INC
408-373-8414
CUSTOM DESIGN, BUILD, REMODELING
GENERAL CONTRACTORS

WIN. & DR.
Schedule



NITRO JOLZI

ISSUES / REVISIONS

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03/30/26 PLANNING COMM.

06/18/26 PLANNING COMM.

DRAWN M.S.H.

CHECKED A.H.K.

DATE 11/03/2025

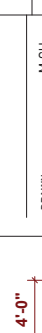
REVISED DATE 11/05/2025

JOB NO. 25-1913

SHEET NO.

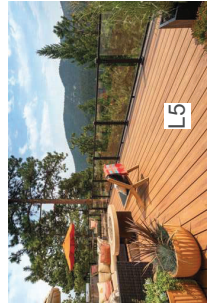
A-5.1

Door Types



[illegible]

Lomandra longifolia 'Arctic Frost'
Arctic Frost Lomandra



**TREX TRANSCEND -
HIGH PERFORMANCE DECKING**
SEE SPEC. SHEET ON L-13



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

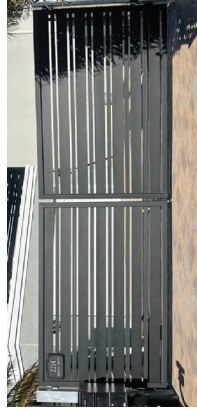
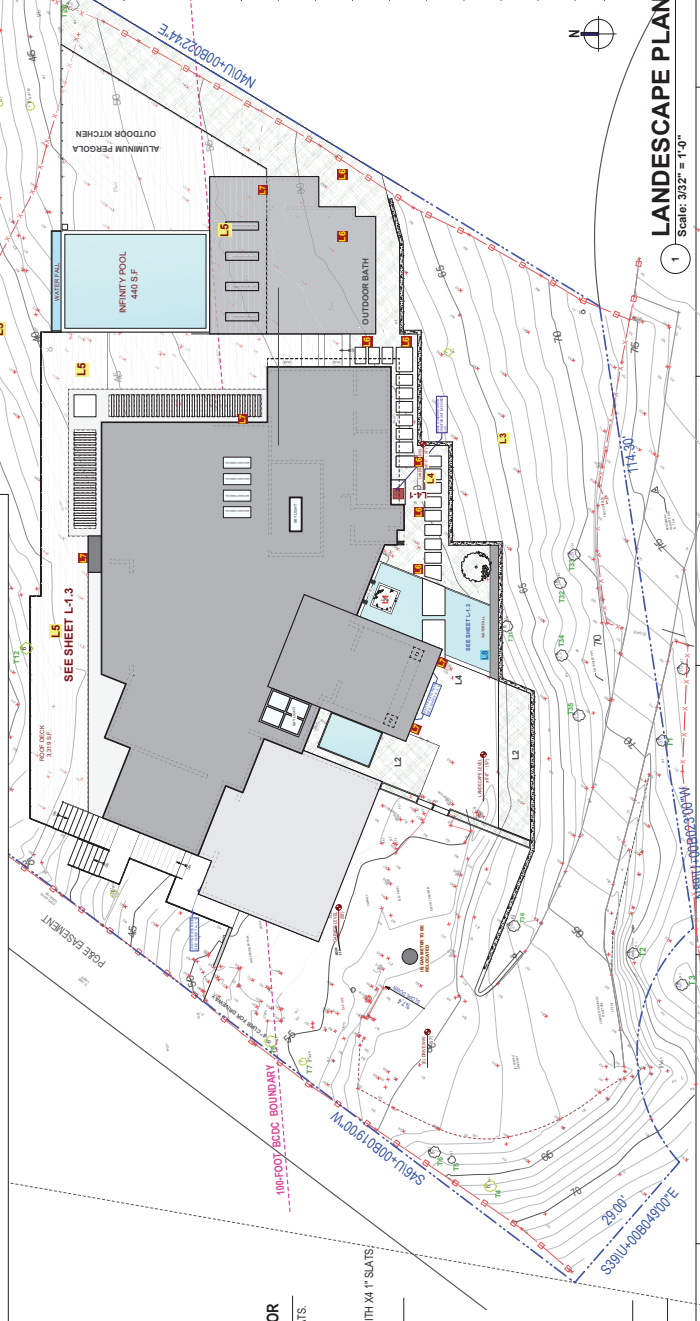


Natural Mulch
BROWN – NATURAL, CLASSIC FINISH THAT BLENDS WITH ANY LANDSCAPE



STEPPING-STONES ON GRAVEL

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



DOUBLE SWING MOTORIZED DRIVEWAY GATE - FLAT BLACK COLOR

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

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



PROJACKTOES (PPT) 1000

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

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

PROJECT NAME

4095
PARADISE DRIVE,
TIBURON, CA
94920

APPLICATION:



LIC #: 1106249

ANYTIME CONSTRUCTION INC
408-373-8414
CUSTOM DESIGN . BUILD . REMODELING
<http://anytimeconstruction.com>

Landscape Plan



Alfred L. Lunt

ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION
△	01/25/26	PLANING, COMM.
△	03/30/26	PLANING, COMM.
△	06/18/26	PLANING, COMM.

M.S.H.

2000

44102/000

44 JDE/000

25 1013

SHEET NO.

2.1.1

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

1
Scale: 3/32" = 1'-0"

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

- Special Zoning & Environmental Requirements

- Maximum color temperature of 3000 K (favoring warm

- [illegible]

L6 HINKLEY ATLANTIS 22"H SATIN BLACK LED
LANDSCAPE PATH LIGHT
SPEC SHEET: SEE SHEET L-1.1

STYLE: CONTEMPORARY
Depth: 1.75
LED CBI: 80

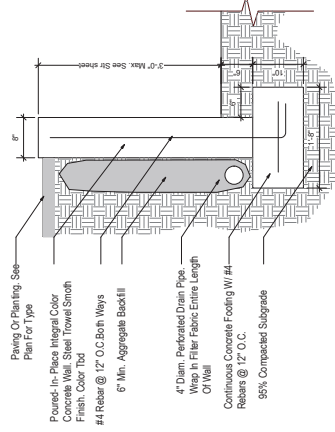
12V systems with LED bulbs consume less energy leading to lower electricity bills and a reduced carbon footprint

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

6	TIMBER STEPS W/CRUSHED ROCK	1"=1'-0"
---	-----------------------------	----------

NOT TO SCALE

see Structure sheet



[illegible]

A PLACE IN THE GARDEN

SPEC SHEETS - ARNO WATER FEATURES

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

Arno Tall Code: ARN0TFF // 60cm wide, 45cm deep, 150cm high // Weight 44kg.

Arno Square Code: ARN0SFF // 60cm wide, 45cm deep, 100cm high // Weight 24kg.

Arno Small Code: ARN0SMF // 60cm wide, 45cm deep, 75cm high // Weight 11kg.

Install Process

Please follow the steps below to successfully install your water feature

- 1) To contrast the pump, please place the rubber gasket ring (Picture A) into the plastic drilled cavity.
- 2) Please remove the filter (Picture D) and ensure the adjustable inlet valve (Picture E) is tightened to the pump. Please then test the adjustable inlet valve flow rate to ensure it opens and closes. Please ensure the pump is fully submerged in the water.
- 3) With the screwdriver, unscrew the back plate on the back of the fountain and angle the string down into the base of the fountain. The second person can then attach the string to the electrical cable at the base of the fountain and then screw back on the metal backplate. Please ensure the cable is out of the back of the fountain and then screw back on the metal backplate. Please ensure the cable is out of the back of the fountain and then screw back on the metal backplate. Please ensure the cable is out of the back of the fountain and then screw back on the metal backplate.
- 4) Please ensure the pump is fully submerged in the water. Please ensure the pump is fully submerged in the water. Please ensure the pump is fully submerged in the water.
- 5) When the pump is fully submerged in the water, please ensure the pump is fully submerged in the water. Please ensure the pump is fully submerged in the water. Please ensure the pump is fully submerged in the water.
- 6) With the screwdriver, unscrew the back plate on the back of the fountain and angle the string down into the base of the fountain. The second person can then attach the string to the electrical cable at the base of the fountain and then screw back on the metal backplate. Please ensure the cable is out of the back of the fountain and then screw back on the metal backplate. Please ensure the cable is out of the back of the fountain and then screw back on the metal backplate.
- 7) With your spirit level, please make sure the fountain is level. This is a hand-made piece, so it may vary ever so slightly. The best thing to measure is to place your spirit level underneath the spout and ensure it is perfectly level.
- 8) Please turn all the power off and with the pump cable into an outdoor electrical box or garden shed. Please ensure the pump is fully submerged in the water. Please ensure the pump is fully submerged in the water. Please ensure the pump is fully submerged in the water.
- 9) Once the pump has been connected to the electricity safely, start filling up the fountain trough with a garden hose. We recommend filling up to about 1cm below the top of the trough.
- 10) Once filled, please turn on the electricity and the water feature will begin working.

Adjusting the Water Flow

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

Pump Warranty

All Once pumps arrive with a three year guarantee. If you register the pump, we will extend this to five years. This warranty is valid from the date of purchase, not from the delivery date. If you have an issue with the pump please let us know.

Winter Tips - Empying the feature

Our 2022 Versions of Water features all come with a built in drainage system, to safely empty the water from the fountain. To do this, please unscrew the plate on the side of your water feature. Then connect a hose to the drainage hole. Finally, turn the handle on the top to reduce the water to the desired low. Finally, turn the handle on the top to reduce the water to the desired low.

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

Sound & Tweaks / Pump Noise

We have supplied the quietest available pumps on the market, however depending on various circumstances you can sometimes hear a pump noise. This can occur when the pipework gets blocked, when the pump is not fully submerged or if the water level is too low. To reduce the noise, please empty the filter and check the access of the water hole is not blocked up. Please ensure the pump is always on the back from outside provided.

You can change the sound of the water by adjusting the flow on the pump. The water noise can also change depending on how full the water trough is. If you would like to soften the sound, you can place larger pebbles into the trough and this will help to soften the sound. You can also place larger pebbles into the trough and this will help to soften the sound. You can also place larger pebbles into the trough and this will help to soften the sound.

Tip: Ticks & Maintenance

Please DO NOT clean the water with anything Caustic/Acidic e.g. Chlorine based products, as it strips away the protective Zinc coating. A Place In The Garden will not accept responsibility where such products have been used.

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

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

We Suggest using Water Feature Clear - www.cem.co.uk/shop/water-feature-clear

PROJECT NAME	4095 PARADISE DRIVE, TIBURON, CA 94920		
APPLICATION:	MARIN COUNTY		
	LIC #: 1106249 ANYTIME CONSTRUCTION INC 408-375-8814 CURTIS DERRIN • BUILD • REMODELING http://anytimeconstruction.com		
	Landscape / Details (2)		
	 Nima Jouzli		
ISSUES / REVISIONS	NO.	DATE	DESCRIPTION
	△	01/25/26	PLANNING COMM.
	△	03/30/26	PLANNING COMM.
	△	06/18/26	PLANNING COMM.
DRAWN	M.S.H.		
CHECKED	A.H.K.		
DATE	11/03/2025		
REVISED DATE	11/05/2025		
JOB NO.	25-1913		
SHEET NO.	L-13		



REVISIONS	BY	DATE	DESCRIPTION



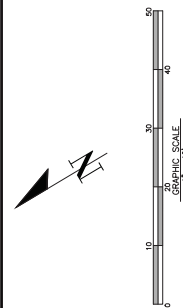
OSUNA
ENGINEERING INC.
1946 O'ROCK WAY
SAN JOSE, CA 95131
TEL: (408) 271-1100
info@osunaengineering.com

CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
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GRADING & DRAINAGE PLAN
UTILITY PLAN
4095 PARADISE DR
SHEET C2
OF 5 SHEETS

REVISIONS

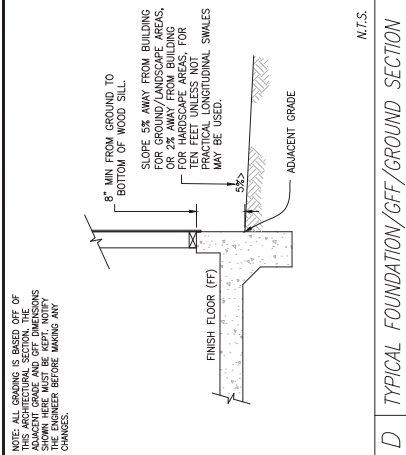
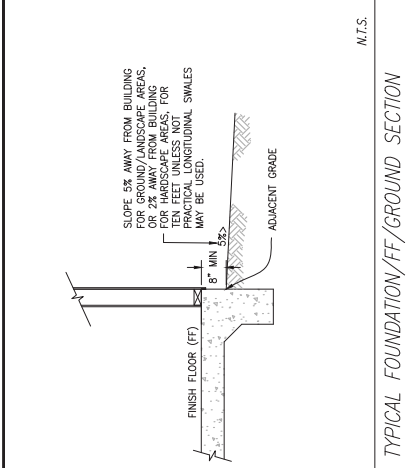
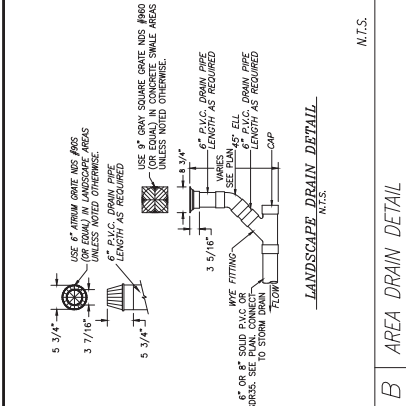
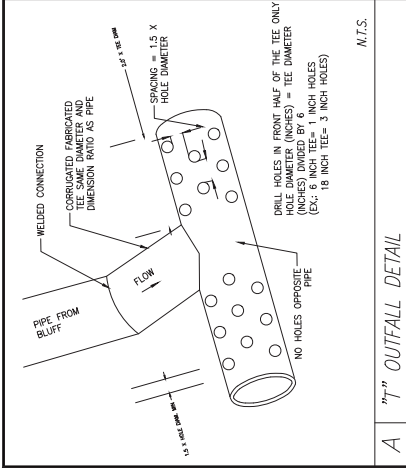


LEGEND

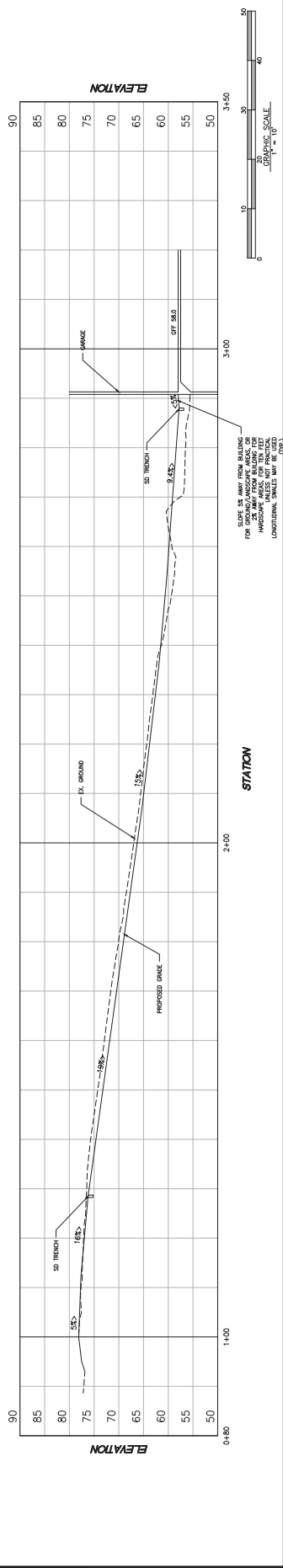
SYMBOL	DESCRIPTION
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE
	WATER FEATURE
	DRAINAGE LINE
	CATCH BASIN
	MANHOLE
	VALVE
	FIRE HYDRANT
	ELECTRIC METER
	GAS METER
	WATER METER
	STORM DRAIN
	SEWER LINE
	WATER LINE
	GAS LINE
	ELECTRIC LINE
	PROPOSED CONSTRUCTION
	EXISTING CONSTRUCTION
	TO BE REMOVED
	TO BE RETAINED
	ASPHALT CONCRETE
	CONCRETE
	GRAVEL
	SOIL
	VEGETATION
	TREE
	SHRUB
	FENCE
	GATE
	WALL
	FOUNDATION
	ROOF
	FLOOR
	CEILING
	STAIR
	ELEVATOR
	DOOR
	WINDOW
	VENT
	FLUE
	CHIMNEY
	SMOKESTACK
	TOWER
	ANTENNA
	LIGHTING
	SIGN
	FURNITURE
	PLANT
	ANIMAL
	HUMAN
	VEHICLE
	AIRCRAFT
	SHIP
	BOAT
	BARGE
	RAFT
	CANOE
	KAYAK
	SLED
	SKATEBOARD
	BICYCLE
	MOTORCYCLE
	CAR
	TRUCK
	BUS
	TRAIN
	PLANE
	HELICOPTER
	JET
	MISSILE
	BOMB
	EXPLOSIVE
	RADIOACTIVE
	BIOHAZARD
	CHEMICAL
	NUCLEAR
	TOXIC
	CORROSIVE
	FLAMMABLE
	OXIDIZING
	HAZARDOUS
	INFECTIOUS
	CONTAGIOUS
	CONTAMINATED
	POLLUTED
	DECONTAMINATED
	CLEAN
	SAFE
	SECURE
	PROTECTED
	PRESERVED
	RESTORED
	REHABILITATED
	RENOVATED
	RECONSTRUCTED
	REBUILT
	REPAIRED
	REFINISHED
	REFURBISHED
	REFITTED
	REFURNISHED
	REFINISHED
	REFURBISHED
	REFITTED
	REFURNISHED

ABBREVIATIONS

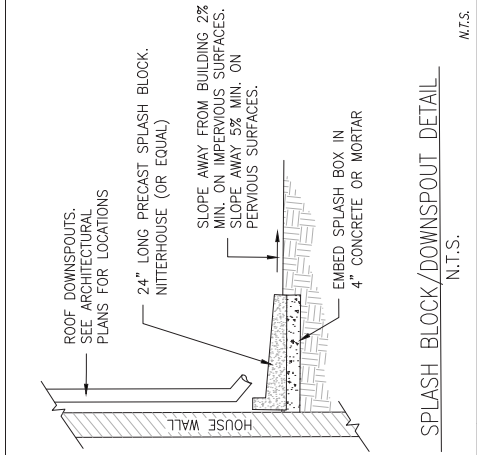
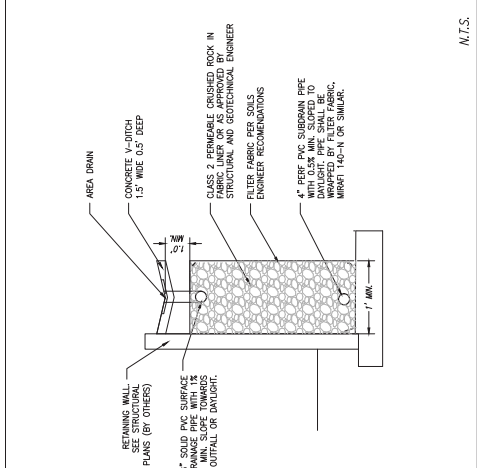
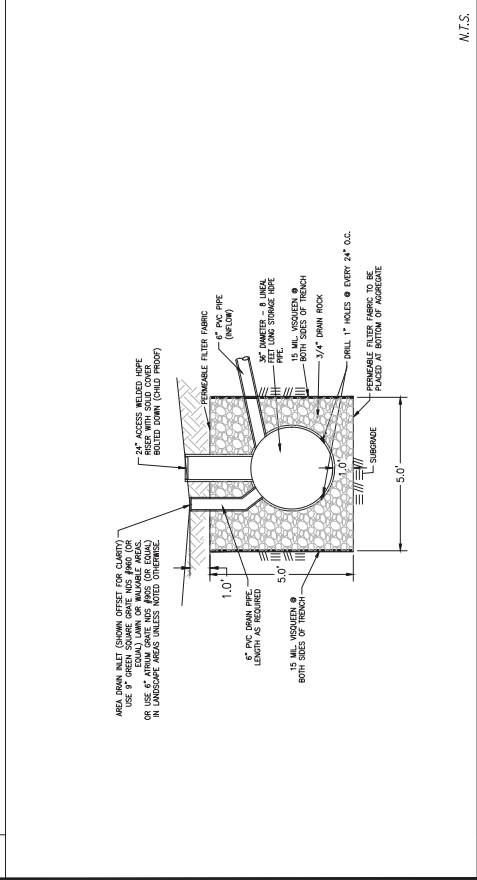
AC	ASPHALT CONCRETE
AD	ASBESTOS DRAINAGE AT FOUNDATION
AE	ASBESTOS EXPOSED
AF	ASBESTOS FLOOR
AG	ASBESTOS GRASS
AH	ASBESTOS HAZARD
AI	ASBESTOS INSULATION
AL	ASBESTOS LUMBER
AM	ASBESTOS MASONRY
AN	ASBESTOS NAIL
AO	ASBESTOS OIL
AP	ASBESTOS PAPER
AR	ASBESTOS ROOF
AS	ASBESTOS SLOPE
AT	ASBESTOS TANK
AV	ASBESTOS VENT
AW	ASBESTOS WALL
AX	ASBESTOS X-RAY
AY	ASBESTOS YARD
AZ	ASBESTOS ZONE
BA	BASE
BB	BOTTOM
BC	BOTTOM
BD	BOTTOM
BE	BOTTOM
BF	BOTTOM
BG	BOTTOM
BH	BOTTOM
BI	BOTTOM
BJ	BOTTOM
BK	BOTTOM
BL	BOTTOM
BM	BOTTOM
BN	BOTTOM
BO	BOTTOM
BP	BOTTOM
BQ	BOTTOM
BR	BOTTOM
BS	BOTTOM
BT	BOTTOM
BU	BOTTOM
BV	BOTTOM
BW	BOTTOM
BX	BOTTOM
BY	BOTTOM
BZ	BOTTOM
CA	CATCH BASIN
CB	CATCH BASIN
CC	CATCH BASIN
CD	CATCH BASIN
CE	CATCH BASIN
CF	CATCH BASIN
CG	CATCH BASIN
CH	CATCH BASIN
CI	CATCH BASIN
CJ	CATCH BASIN
CK	CATCH BASIN
CL	CATCH BASIN
CM	CATCH BASIN
CN	CATCH BASIN
CO	CATCH BASIN
CP	CATCH BASIN
CQ	CATCH BASIN
CR	CATCH BASIN
CS	CATCH BASIN
CT	CATCH BASIN
CU	CATCH BASIN
CV	CATCH BASIN
CW	CATCH BASIN
CX	CATCH BASIN
CY	CATCH BASIN
CZ	CATCH BASIN
DA	DRAINAGE
DB	DRAINAGE
DC	DRAINAGE
DD	DRAINAGE
DE	DRAINAGE
DF	DRAINAGE
DG	DRAINAGE
DH	DRAINAGE
DI	DRAINAGE
DJ	DRAINAGE
DK	DRAINAGE
DL	DRAINAGE
DM	DRAINAGE
DN	DRAINAGE
DO	DRAINAGE
DP	DRAINAGE
DQ	DRAINAGE
DR	DRAINAGE
DS	DRAINAGE
DT	DRAINAGE
DU	DRAINAGE
DV	DRAINAGE
DW	DRAINAGE
DX	DRAINAGE
DY	DRAINAGE
DZ	DRAINAGE
EA	EASMENT
EB	EASMENT
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ED	EASMENT
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EO	EASMENT
EP	EASMENT
EQ	EASMENT
ER	EASMENT
ES	EASMENT
ET	EASMENT
EU	EASMENT
EV	EASMENT
EW	EASMENT
EX	EASMENT
EY	EASMENT
EZ	EASMENT
FA	FOUNDATION
FB	FOUNDATION
FC	FOUNDATION
FD	FOUNDATION
FE	FOUNDATION
FF	FOUNDATION
FG	FOUNDATION
FH	FOUNDATION
FI	FOUNDATION
FJ	FOUNDATION
FK	FOUNDATION
FL	FOUNDATION
FM	FOUNDATION
FN	FOUNDATION
FO	FOUNDATION
FP	FOUNDATION
FQ	FOUNDATION
FR	FOUNDATION
FS	FOUNDATION
FT	FOUNDATION
FU	FOUNDATION
FV	FOUNDATION
FW	FOUNDATION
FX	FOUNDATION
FY	FOUNDATION
FZ	FOUNDATION
GA	GRASS
GB	GRASS
GC	GRASS
GD	GRASS
GE	GRASS
GF	GRASS
GG	GRASS
GH	GRASS
GI	GRASS
GJ	GRASS
GK	GRASS
GL	GRASS
GM	GRASS
GN	GRASS
GO	GRASS
GP	GRASS
GQ	GRASS
GR	GRASS
GS	GRASS
GT	GRASS
GU	GRASS
GV	GRASS
GW	GRASS
GX	GRASS
GY	GRASS
GZ	GRASS
HA	HAZARD
HB	HAZARD
HC	HAZARD
HD	HAZARD
HE	HAZARD
HF	HAZARD
HG	HAZARD
HH	HAZARD
HI	HAZARD
HJ	HAZARD
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HS	HAZARD
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HU	HAZARD
HV	HAZARD
HW	HAZARD
HX	HAZARD
HY	HAZARD
HZ	HAZARD
IA	INSULATION
IB	INSULATION
IC	INSULATION
ID	INSULATION
IE	INSULATION
IF	INSULATION
IG	INSULATION
IH	INSULATION
II	INSULATION
IJ	INSULATION
IK	INSULATION
IL	INSULATION
IM	INSULATION
IN	INSULATION
IO	INSULATION
IP	INSULATION
IQ	INSULATION
IR	INSULATION
IS	INSULATION
IT	INSULATION
IU	INSULATION
IV	INSULATION
IW	INSULATION
IX	INSULATION
IY	INSULATION
IZ	INSULATION
JA	JOB
JB	JOB
JC	JOB
JD	JOB
JE	JOB
JF	JOB
JG	JOB
JH	JOB
JI	JOB
JJ	JOB
JK	JOB
JL	JOB
JM	JOB
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JO	JOB
JP	JOB
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JY	JOB
JZ	JOB
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KR	KITCHEN
KS	KITCHEN
KT	KITCHEN
KU	KITCHEN
KV	KITCHEN
KW	KITCHEN
KX	KITCHEN
KY	KITCHEN
KZ	KITCHEN
LA	LIVING AREA
LB	LIVING AREA
LC	LIVING AREA
LD	LIVING AREA
LE	LIVING AREA
LF	LIVING AREA
LG	LIVING AREA
LH	LIVING AREA
LI	LIVING AREA
LJ	LIVING AREA
LK	LIVING AREA
LL	LIVING AREA
LM	LIVING AREA
LN	LIVING AREA
LO	LIVING AREA
LP	LIVING AREA
LQ	LIVING AREA
LR	LIVING AREA
LS	LIVING AREA
LT	LIVING AREA
LU	LIVING AREA
LV	LIVING AREA
LW	LIVING AREA
LX	LIVING AREA
LY	LIVING AREA
LZ	LIVING AREA
MA	MATERIAL
MB	MATERIAL
MC	MATERIAL
MD	MATERIAL
ME	MATERIAL
MF	MATERIAL
MG	MATERIAL
MH	MATERIAL
MI	MATERIAL
MJ	MATERIAL
MK	MATERIAL
ML	MATERIAL
MM	MATERIAL
MN	MATERIAL
MO	MATERIAL
MP	MATERIAL
MQ	MATERIAL
MR	MATERIAL
MS	MATERIAL
MT	MATERIAL
MU	MATERIAL
MV	MATERIAL
MW	MATERIAL
MX	MATERIAL
MY	MATERIAL
MZ	MATERIAL
NA	NAIL
NB	NAIL
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NQ	NAIL
NR	NAIL
NS	NAIL
NT	NAIL
NU	NAIL
NV	NAIL
NW	NAIL
NX	NAIL
NY	NAIL
NZ	NAIL
OA	OVERHEAD
OB	OVERHEAD
OC	OVERHEAD
OD	OVERHEAD
OE	OVERHEAD
OF	OVERHEAD
OG	OVERHEAD
OH	OVERHEAD
OI	OVERHEAD
OJ	OVERHEAD
OK	OVERHEAD
OL	OVERHEAD
OM	OVERHEAD
ON	OVERHEAD
OO	OVERHEAD
OP	OVERHEAD
OQ	OVERHEAD
OR	OVERHEAD
OS	OVERHEAD
OT	OVERHEAD
OU	OVERHEAD
OV	OVERHEAD
OW	OVERHEAD
OX	OVERHEAD
OY	OVERHEAD
OZ	OVERHEAD
PA	PARTIAL
PB	PARTIAL
PC	PARTIAL
PD	PARTIAL
PE	PARTIAL
PF	PARTIAL
PG	PARTIAL
PH	PARTIAL
PI	PARTIAL
PJ	PARTIAL
PK	PARTIAL
PL	PARTIAL
PM	PARTIAL
PN	PARTIAL
PO	PARTIAL
PP	PARTIAL
PQ	PARTIAL
PR	PARTIAL
PS	PARTIAL
PT	PARTIAL
PU	PARTIAL
PV	PARTIAL
PW	PARTIAL
PX	PARTIAL
PY	PARTIAL
PZ	PARTIAL
QA	QUALITY
QB	QUALITY
QC	QUALITY
QD	QUALITY
QE	QUALITY
QF	QUALITY
QG	QUALITY
QH	QUALITY
QI	QUALITY
QJ	QUALITY
QK	QUALITY
QL	QUALITY
QM	QUALITY
QN	QUALITY
QO	QUALITY
QP	QUALITY
QQ	QUALITY
QR	QUALITY
QS	QUALITY
QT	QUALITY
QU	QUALITY
QV	QUALITY
QW	QUALITY
QX	QUALITY
QY	QUALITY
QZ	QUALITY
RA	RAMP
RB	RAMP
RC	RAMP
RD	RAMP
RE	RAMP
RF	RAMP
RG	RAMP
RH	RAMP
RI	RAMP
RJ	RAMP
RK	RAMP
RL	RAMP
RM	RAMP
RO	RAMP
RP	RAMP
RQ	RAMP
RR	RAMP
RS	RAMP
RT	RAMP
RU	RAMP
RV	RAMP
RW	RAMP
RX	RAMP
RY	RAMP
RZ	RAMP
SA	SANITARY
SB	SANITARY
SC	SANITARY



DRIVEWAY PROFILE



DRIVEWAY PROFILE



E STORM WATER INFILTRATION/DETENTION TRENCH DETAIL

H RETAINING WALL DRAINAGE DETAIL

I SPLASH BLOCK/DOWNSPOUT DETAIL

N.T.S.

N.T.S.

N.T.S.

N.T.S.

SPLASH BLOCK/DOWNSPOUT DETAIL

RETAINING WALL DRAINAGE DETAIL

STORM WATER INFILTRATION/DETENTION TRENCH DETAIL

SHEET C3

OF 5 SHEETS

GRADING & DRAINAGE PLAN
CONSTRUCTION DETAILS & PROFILES
4095 PARADISE DR

PROJECT NO.: 2122
DATE: 12/23/24
DRAWN BY: JLM
CHECKED BY: JLM
APPROVED BY: JLM



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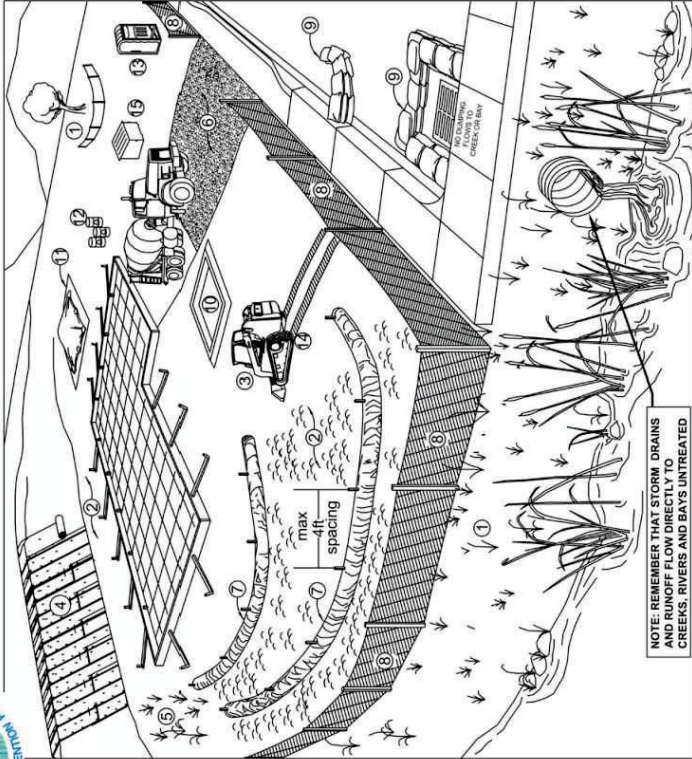
REV	DATE	BY	CHKD

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY.



Marin County Stormwater Pollution Prevention Program

Minimum Control Measures For Small Construction Projects



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

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

More detailed information on the BMPs can be found in the related California Stormwater Quality Association (CASQA) and California Department of Transportation (Caltrans) BMP Factsheets. CASQA factsheets are available by subscription in the *California Best Management Practices Handbook Portal*. Construction at <http://www.casqa.org>. Caltrans factsheets are available in the *Construction Site BMP Manual March 2003* at <http://www.dot.ca.gov/hq/construct/stormwater/manuals.htm>. Visit www.mcslopp.org for more information on construction site management and Erosion and Sediment Control Plans.

If you require materials in alternative formats, please contact:
415-473-4381 voice/TTY or disabilityaccess@co.marin.ca.us

Control Measure	General Description
NS Scheduling	Plan the project and schedule a schedule showing the phases of construction. Schedule construction activities to minimize the amount of area disturbed. For more info see the following factsheet: CASQA ECP.
1. Preserve Vegetation and Creek Set Backs	Preserve existing vegetation to the extent possible, especially along creek buffers. Stream channel buffers on both sides of the stream shall be maintained. For more info see the following factsheet: CASQA ECP.
2. Soil Cover	Soil exposed on any slope must be protected by an erosion control blanket. For more info see the following factsheet: CASQA ECP.
3. Soil Preparation/ Roughening	Soil preparation is required to improve infiltration and reduce runoff. For more info see the following factsheet: CASQA ECP.
4. Erosion Control Blankets	Erosion control blankets are used to stabilize exposed soil. For more info see the following factsheet: CASQA ECP.
5. Revegetation	Revegetation is required to stabilize exposed soil. For more info see the following factsheet: CASQA ECP.
6. Tracking Controls	Control measures to prevent tracking of sediment and debris from the site. For more info see the following factsheet: CASQA ECP.
7. Fiber Rolls	Fiber rolls are used to stabilize exposed soil. For more info see the following factsheet: CASQA ECP.
8. Silt Fence	Silt fences are used to filter sediment from runoff. For more info see the following factsheet: CASQA ECP.
9. Drain Inlet Protection	Drain inlet protection is used to prevent sediment from entering the storm drain. For more info see the following factsheet: CASQA ECP.
10. Concrete Washout	Concrete washout is used to prevent concrete from entering the storm drain. For more info see the following factsheet: CASQA ECP.
11. Stockpile Management	Stockpile management is used to prevent sediment from entering the storm drain. For more info see the following factsheet: CASQA ECP.
12. Hazardous Material Management	Hazardous material management is used to prevent hazardous materials from entering the storm drain. For more info see the following factsheet: CASQA ECP.
13. Sanitary Waste Management	Sanitary waste management is used to prevent sanitary waste from entering the storm drain. For more info see the following factsheet: CASQA ECP.
14. Equipment and Vehicle Maintenance	Equipment and vehicle maintenance is used to prevent oil and grease from entering the storm drain. For more info see the following factsheet: CASQA ECP.
15. Litter and Waste Management	Litter and waste management is used to prevent litter and waste from entering the storm drain. For more info see the following factsheet: CASQA ECP.

