



LOT 1
PLAN 3
Elevation 'A' Farmhouse
Color Scheme #3

LOT 2
PLAN 2(R)
Elevation 'C' Prairie
Color Scheme #7

LOT 3
PLAN 3
Elevation 'B' Craftsman
Color Scheme #5

LOT 4
PLAN 1(R)
Elevation 'C' Prairie
Color Scheme #9

Housing Compliance Review Package - 1501 Lucas Valley Road

San Rafael, Marin County, California

June 22, 2026

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Project Team:

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COMPANY, LLC

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CSW | ST2

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Elevation Assignments				
	A - Farmhouse	B - Craftsman	C - Prairie	Total
Plan 1	2	8	5	15
Plan 2	5	3	8	16
Plan 3	3	2	--	5
Total	10	13	13	36

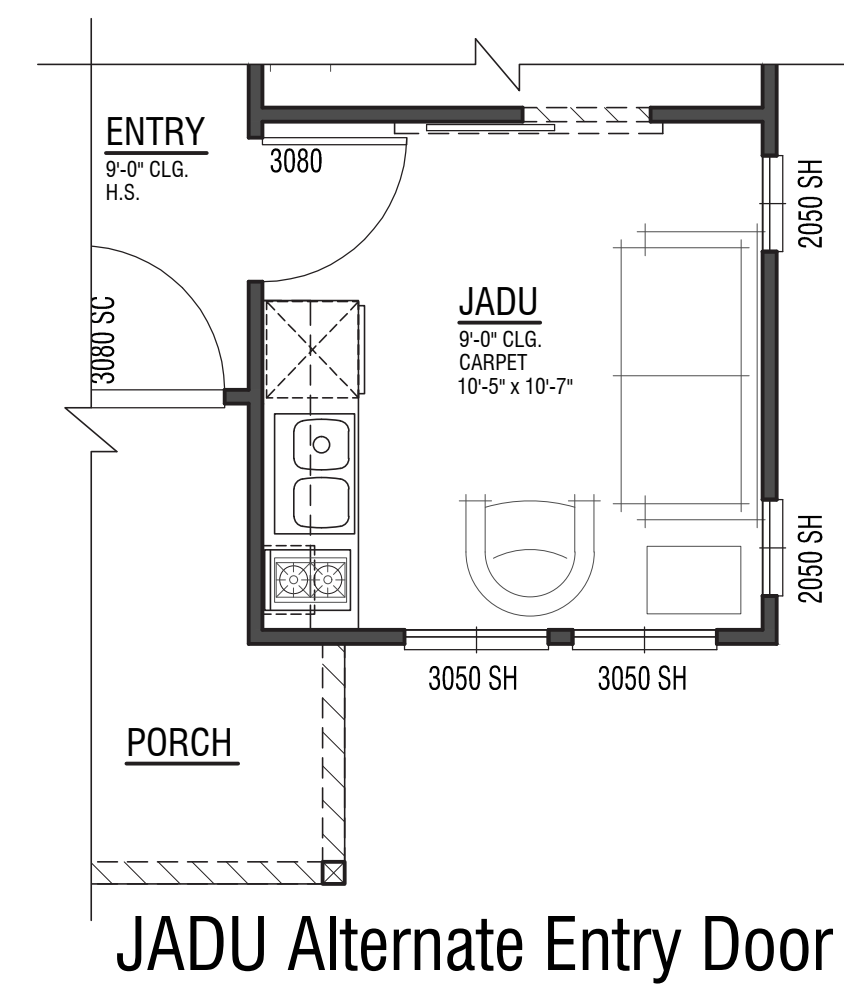


Enhanced Elevations on Lots: 1, 17, 18, 23, 24, 27, 28 & 36

Conceptual Site Plan

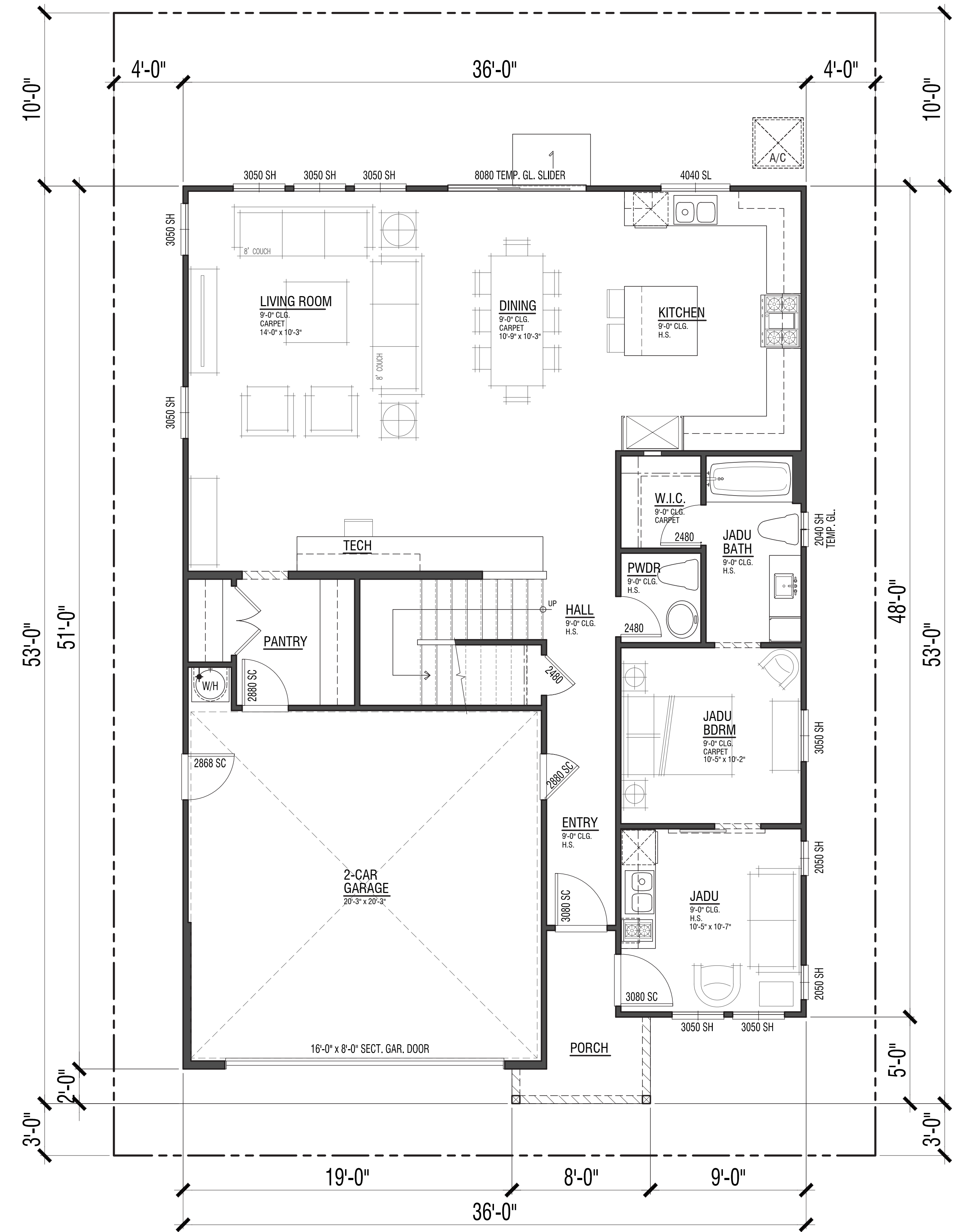


Second Floor 1,571 SF

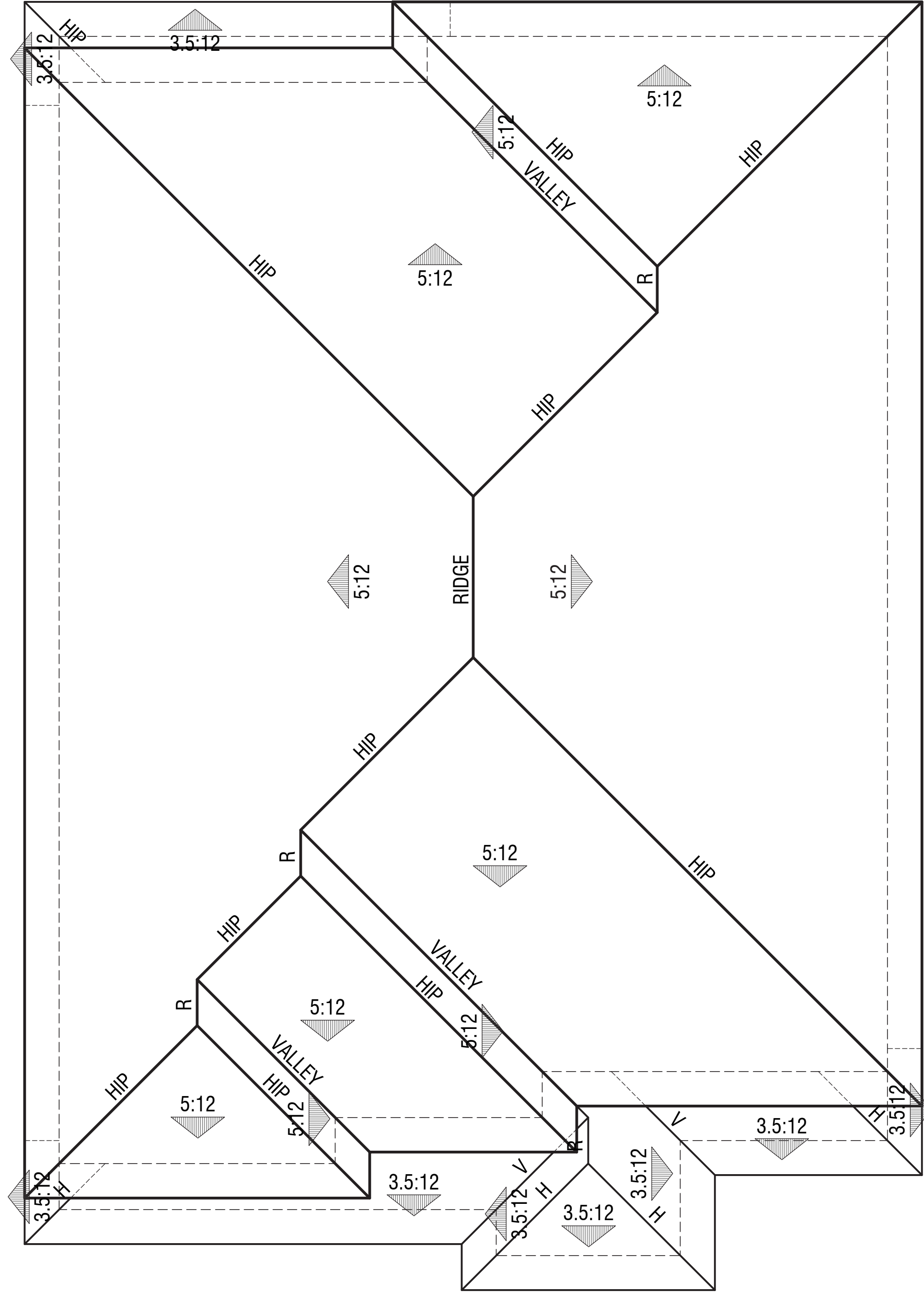


PLAN 1/JADU

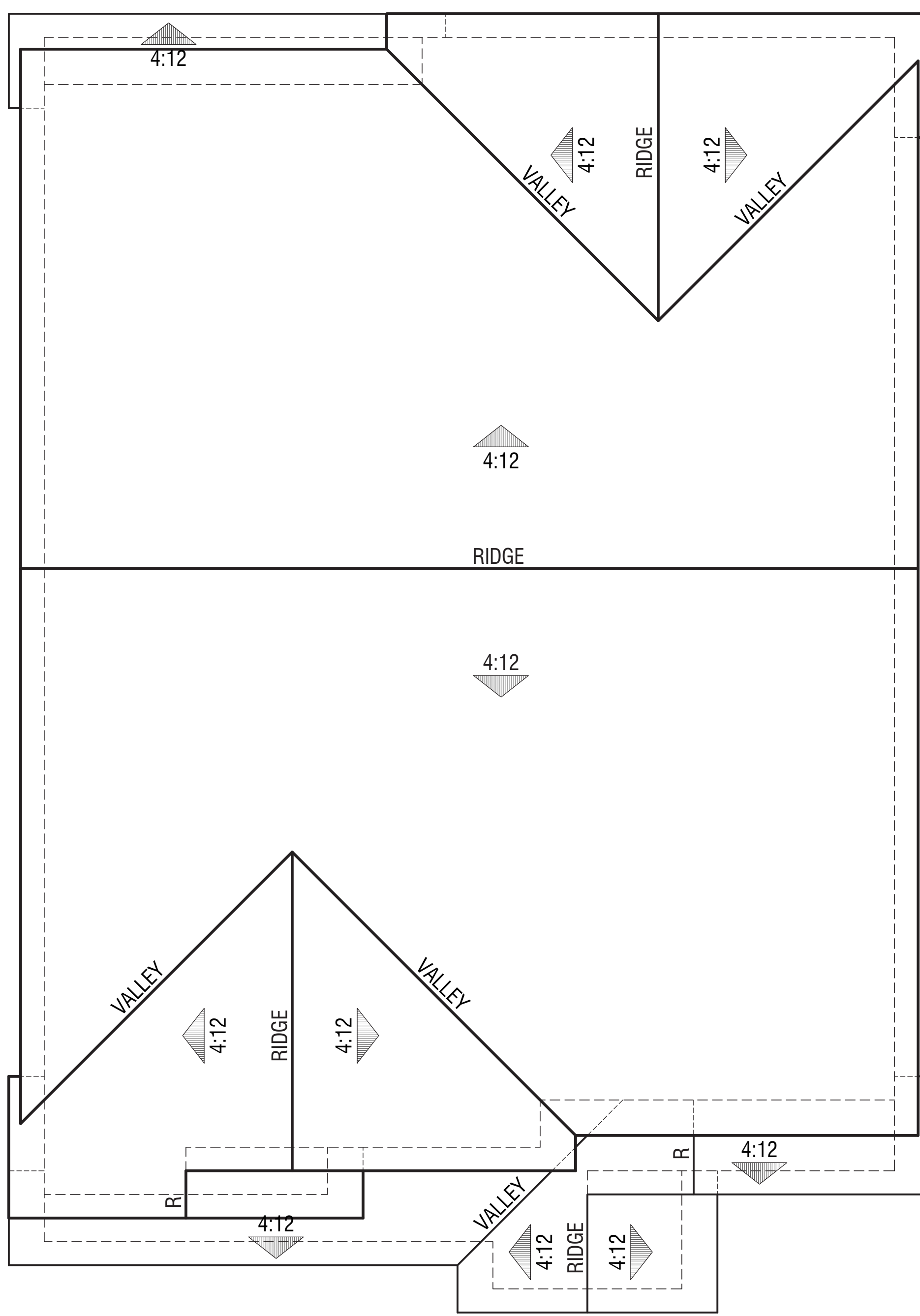
2,904 SF
Main House: 4 Bdrm | 2.5 Bath | Loft
2-Car Garage
JADU: 1 Bdrm | 1 Bath
(Floor Plan Matches Farmhouse Elevation Style)



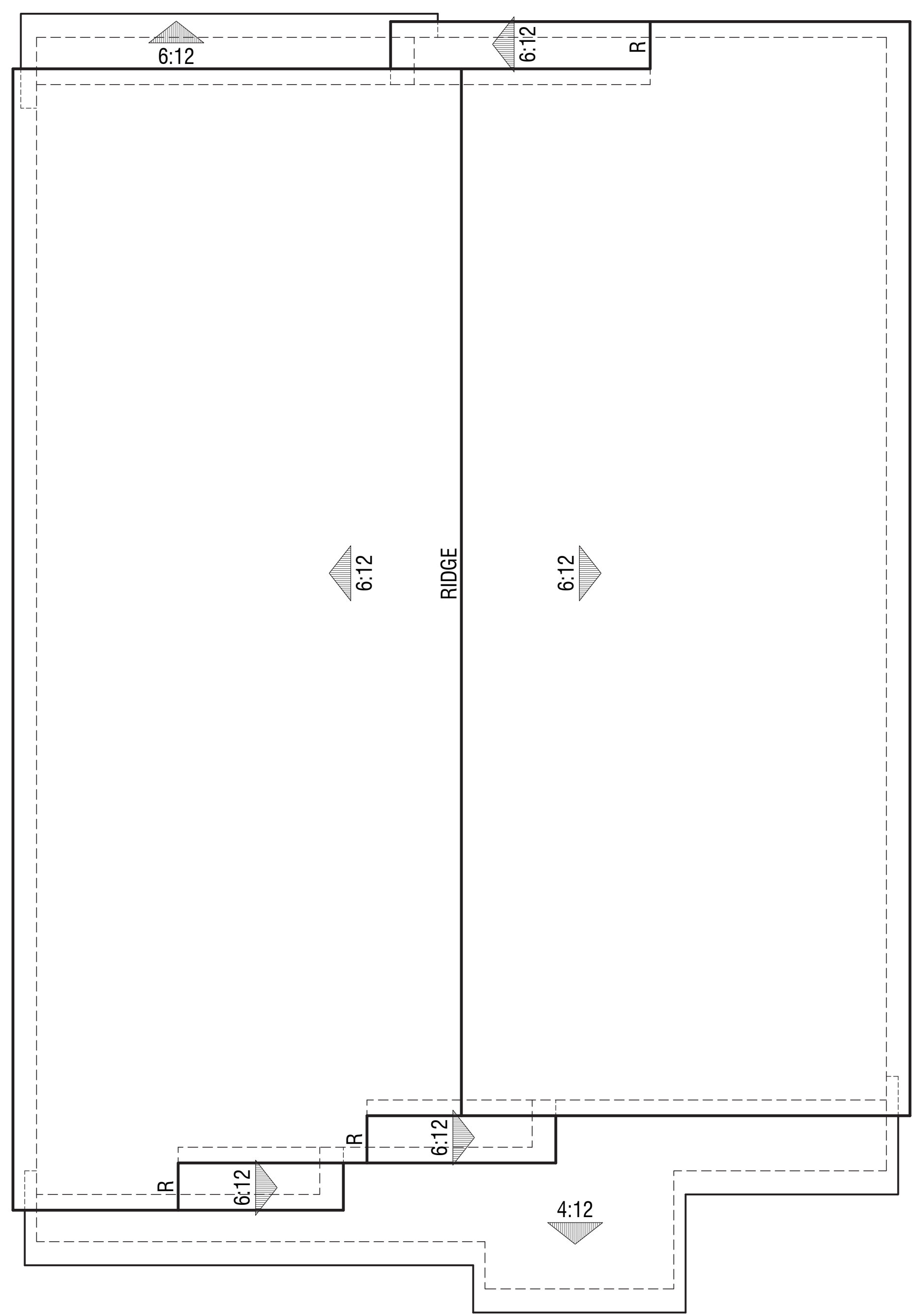
First Floor 1,333 SF
(Includes JADU 332 SF)



Elevation C - Prairie



Elevation B - Craftsman



Elevation A - Farmhouse

PLAN 1 Typical Roof Plans (SEE SHEETS A23-A34 FOR LOT SPECIFIC ROOF PLANS)

Note: Mechanical equipment, vents, and ducts will be indicated at the construction document phase.
 Note: A/C units shown on Floor Plan and Elevation sheets, typ.



Elevation A - Farmhouse
Color Scheme #1



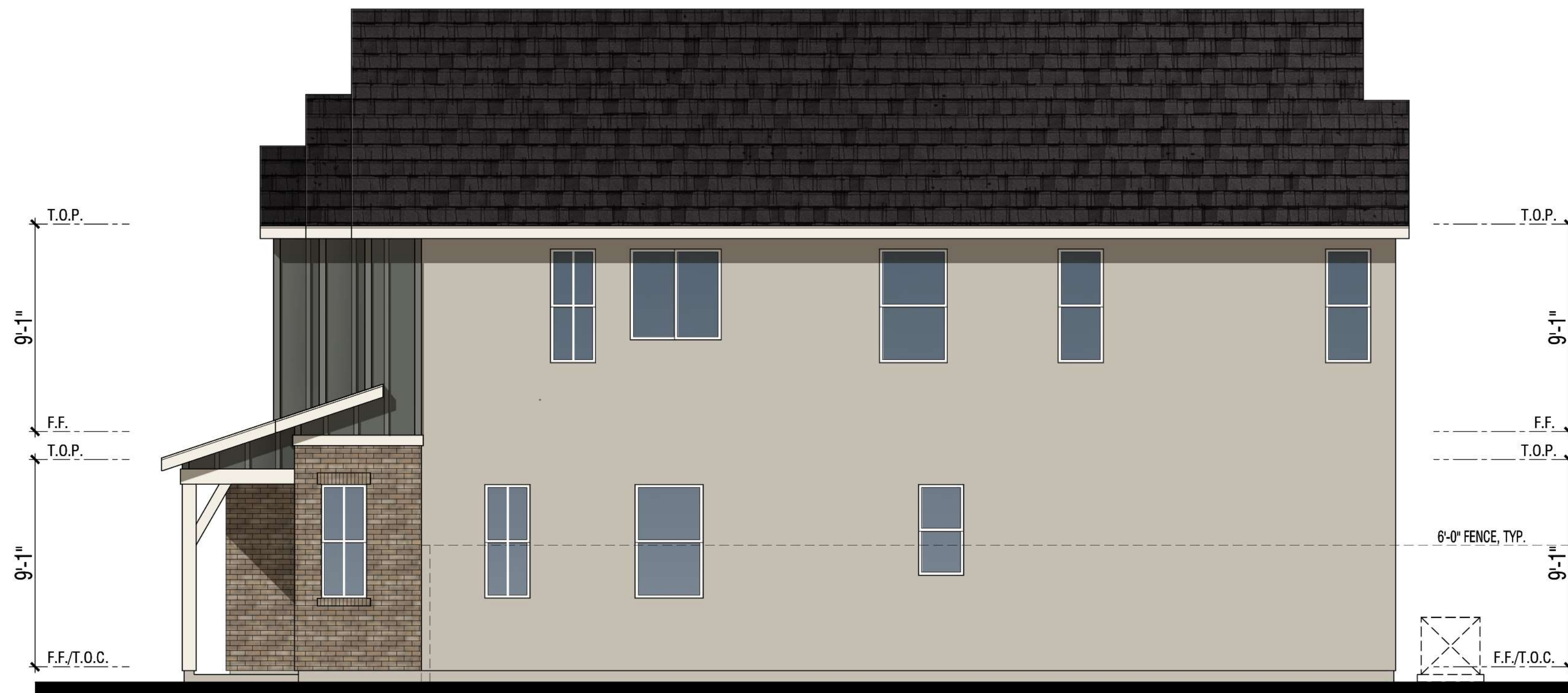
Elevation C - Prairie
Color Scheme #9



Elevation B - Craftsman
Color Scheme #5

PLAN 1

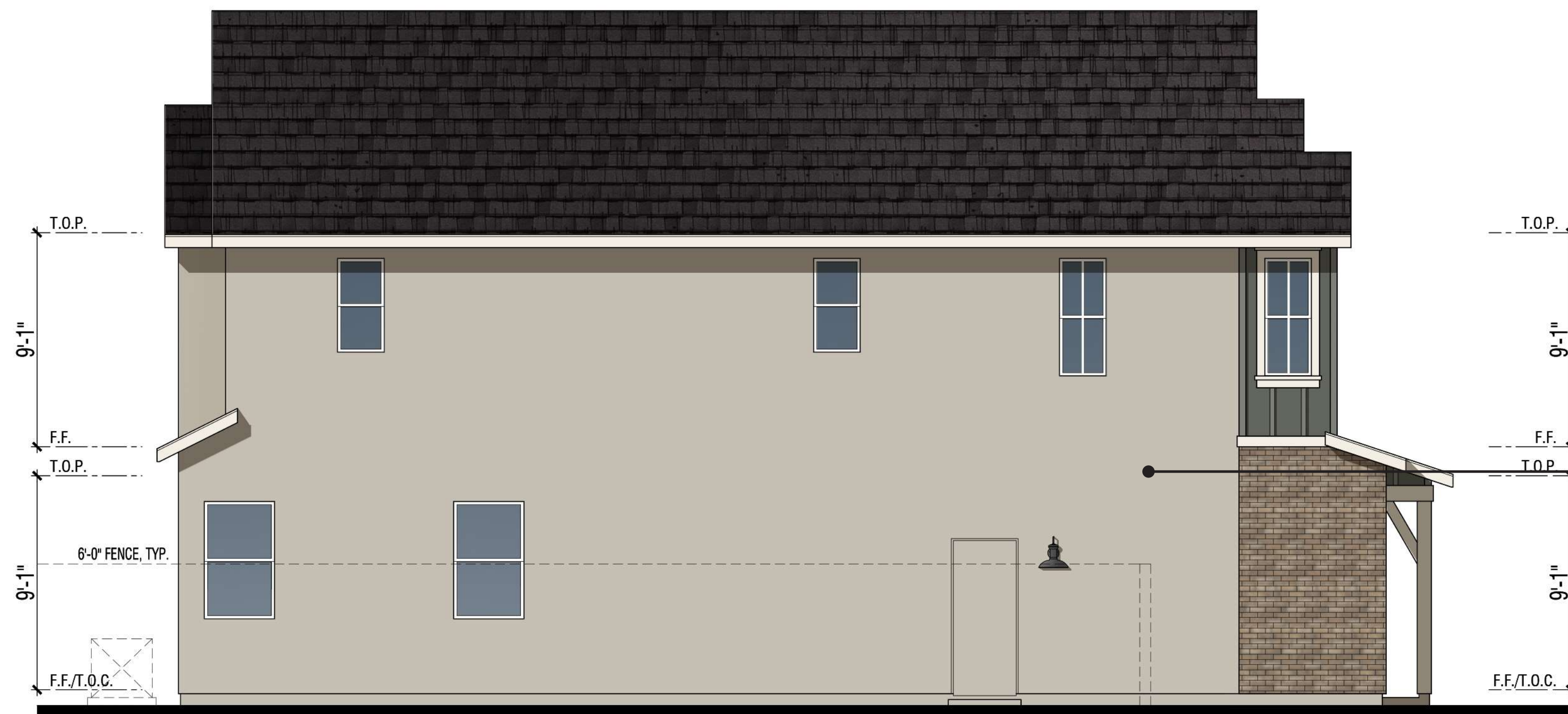
Front Elevations



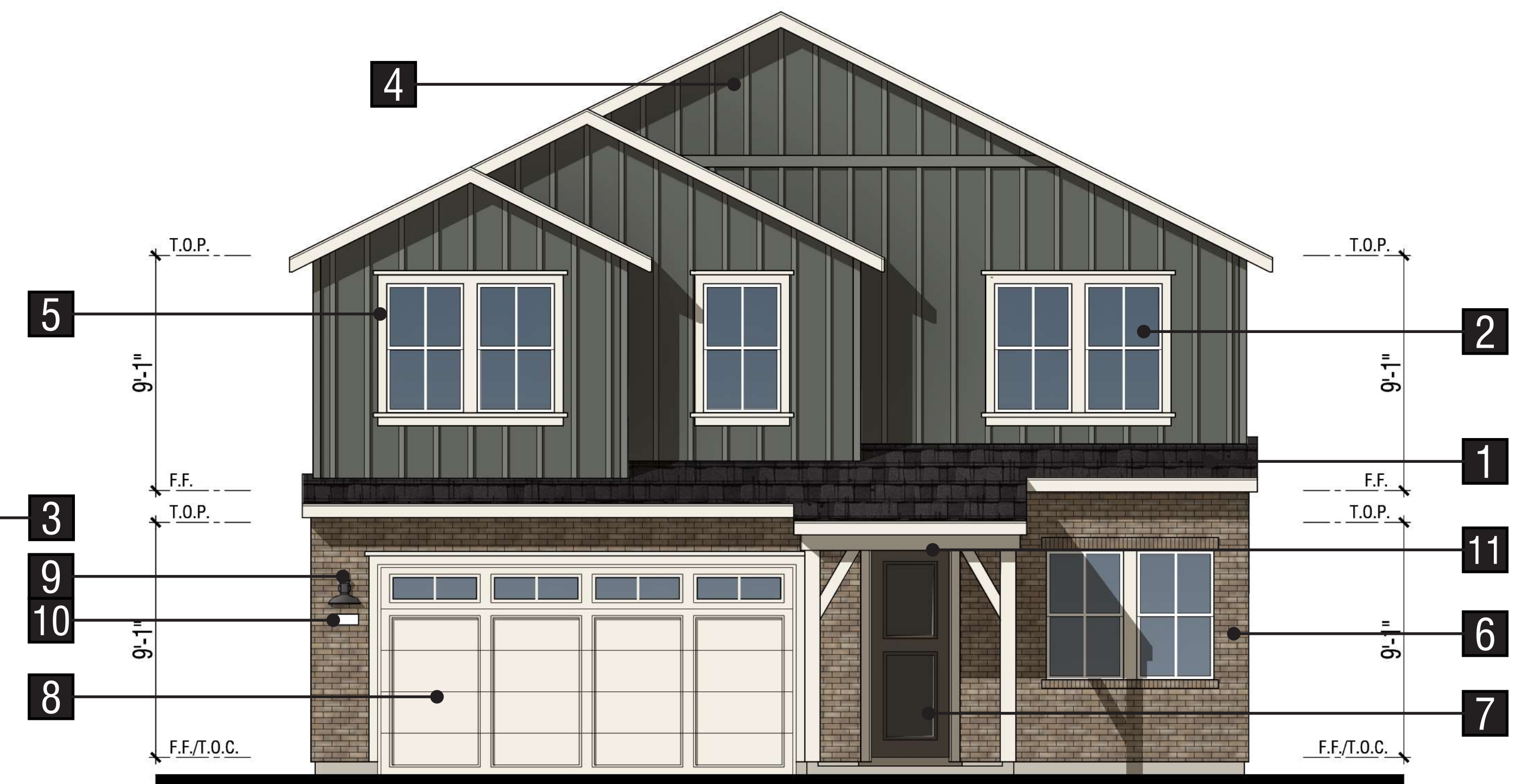
Right Elevation



Rear Elevation



Left Elevation



Front Elevation

Exterior Materials:

- | | | |
|--------------------------------------|--|----------------------------------|
| 1 Composition shingle roofing | 6 Manufactured thin brick | 11 Ceiling light at porch |
| 2 Insulated vinyl windows | 7 Fiberglass entry door | |
| 3 Stucco | 8 Sectional roll-up garage door | |
| 4 Board & battens | 9 Light fixture | |
| 5 Fiber cement trim | 10 Address light | |

PLAN 1

Elevation A - Farmhouse
Color Scheme #1

Note: Building Heights shown on this sheet are above finished grade. See Sheets A23 - A34 for building height information above natural or finished grade.



Right Elevation (Enhanced @ Lot 28)



Rear Elevation (Enhanced @ Lot 28)



Left Elevation (Enhanced @ Lot 18)

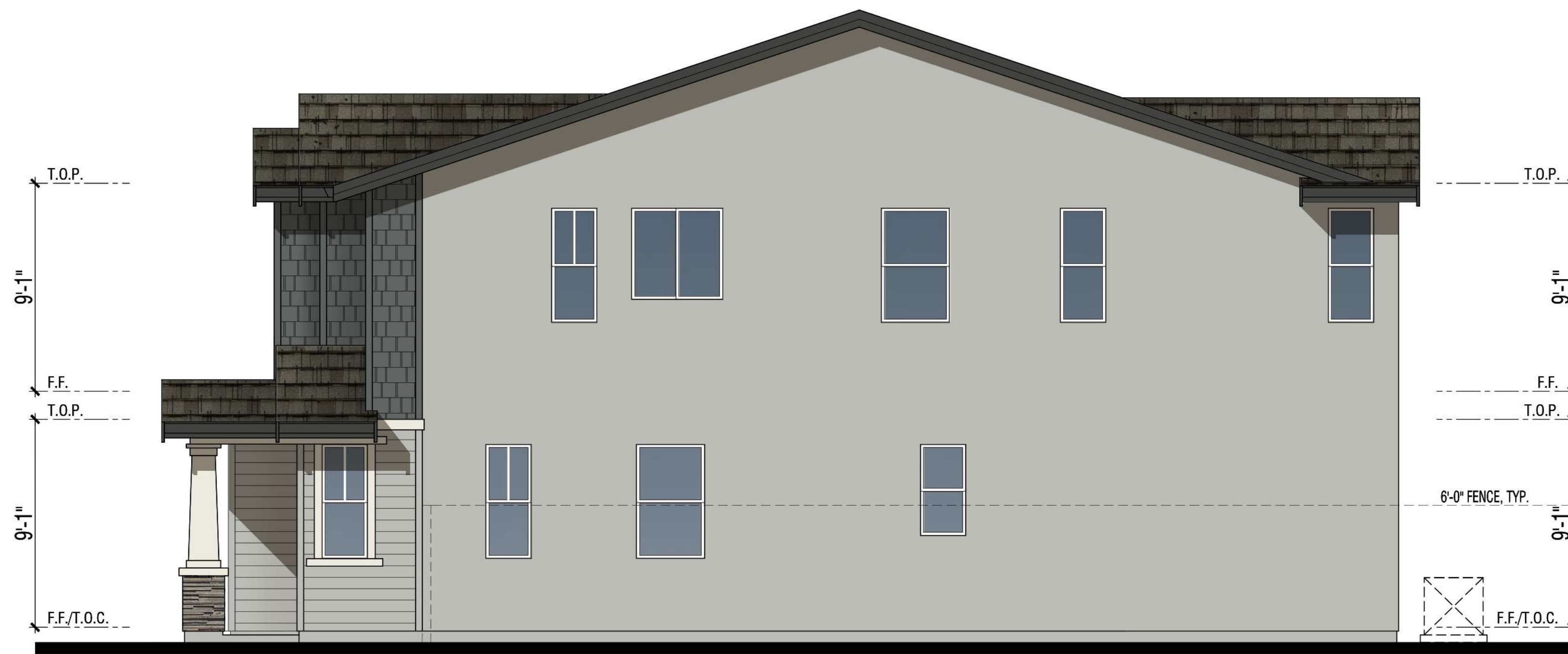


Rear Elevation (Enhanced @ Lot 18)

PLAN 1

Elevation A - Farmhouse (Enhanced)
Color Scheme #1

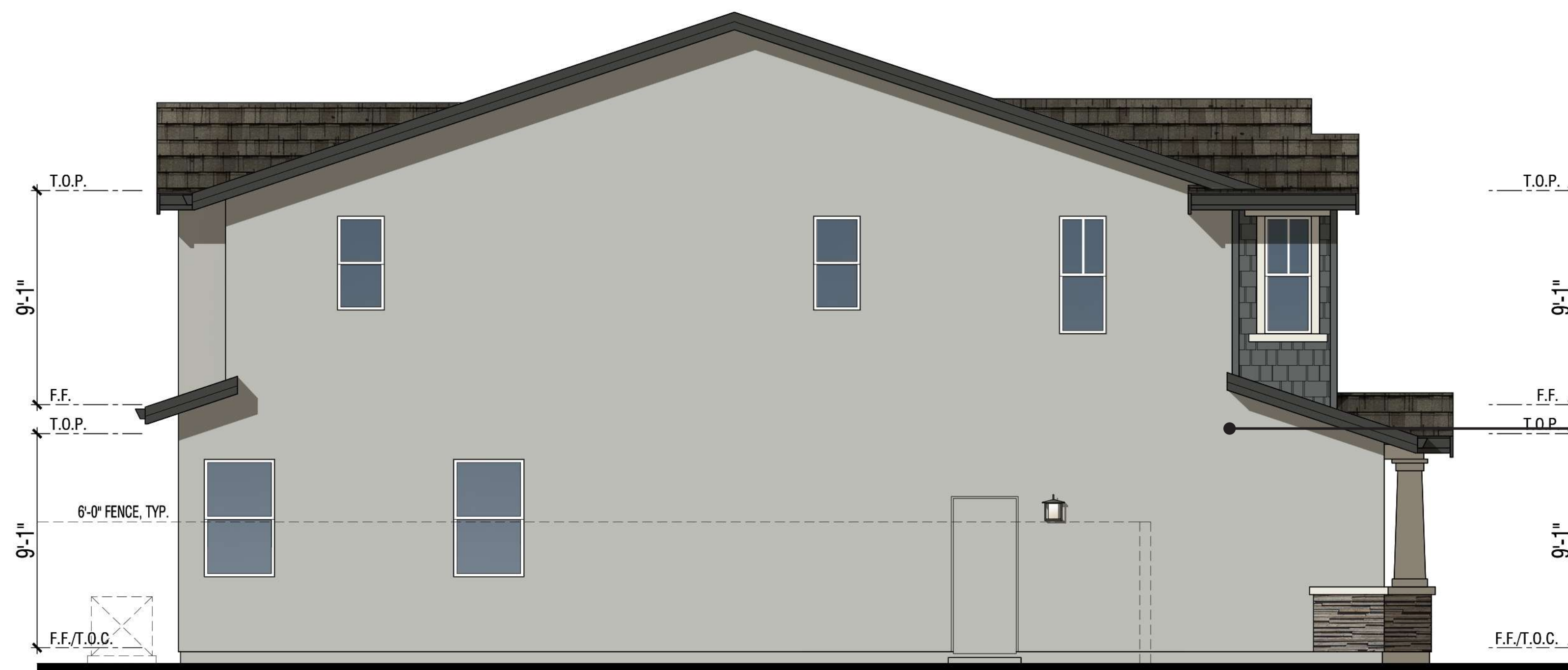
Note: Building Heights shown on this sheet are above finished grade. See Sheets A23 - A34 for building height information above natural or finished grade.



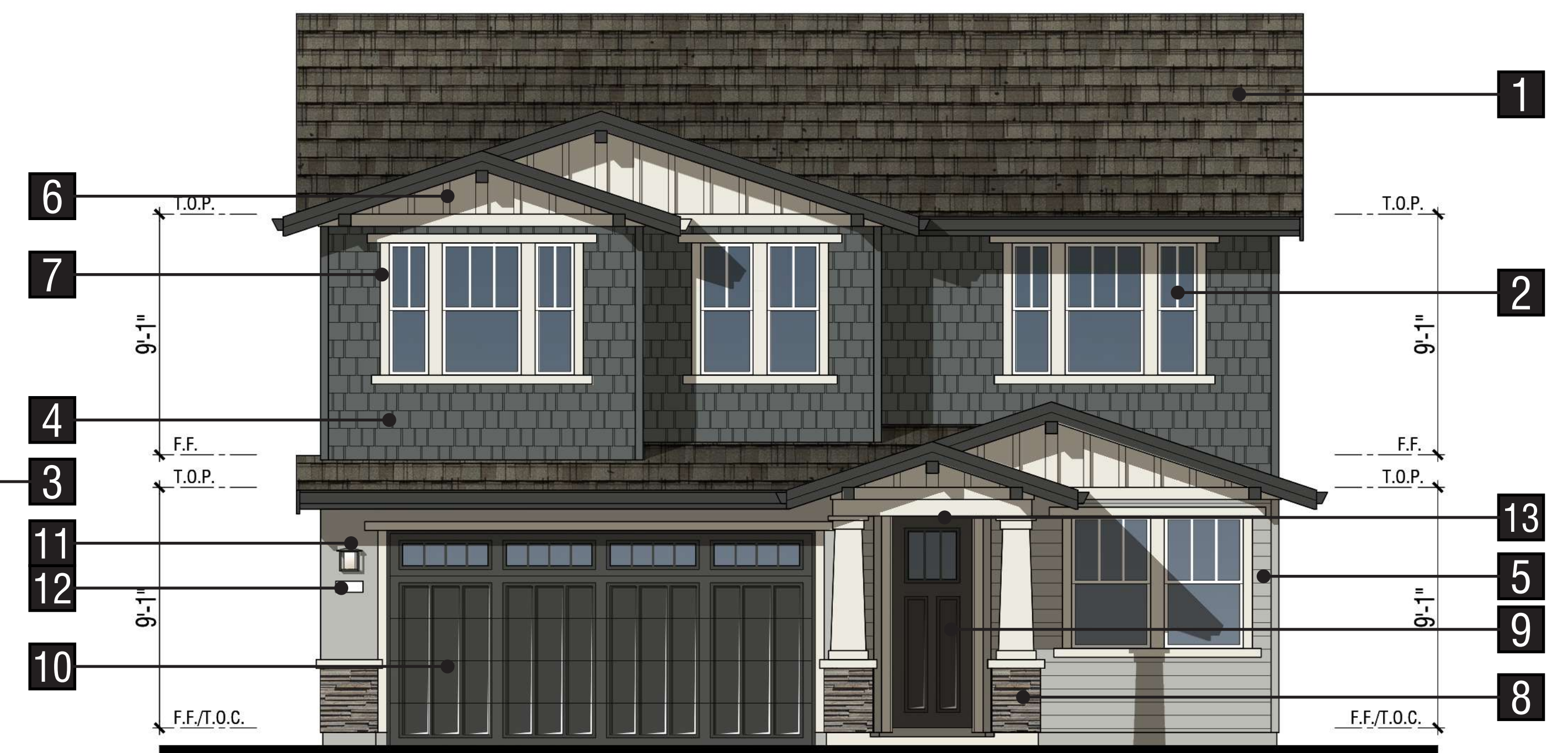
Right Elevation



Rear Elevation



Left Elevation



Front Elevation

Exterior Materials:

- | | | |
|-------------------------------|----------------------------------|---------------------------|
| 1 Composition shingle roofing | 6 Gable siding | 11 Light fixture |
| 2 Insulated vinyl windows | 7 Fiber cement trim | 12 Address light |
| 3 Stucco | 8 Manufactured stone | 13 Ceiling light at porch |
| 4 Shingle siding | 9 Fiberglass entry door | |
| 5 Lap siding | 10 Sectional roll-up garage door | |

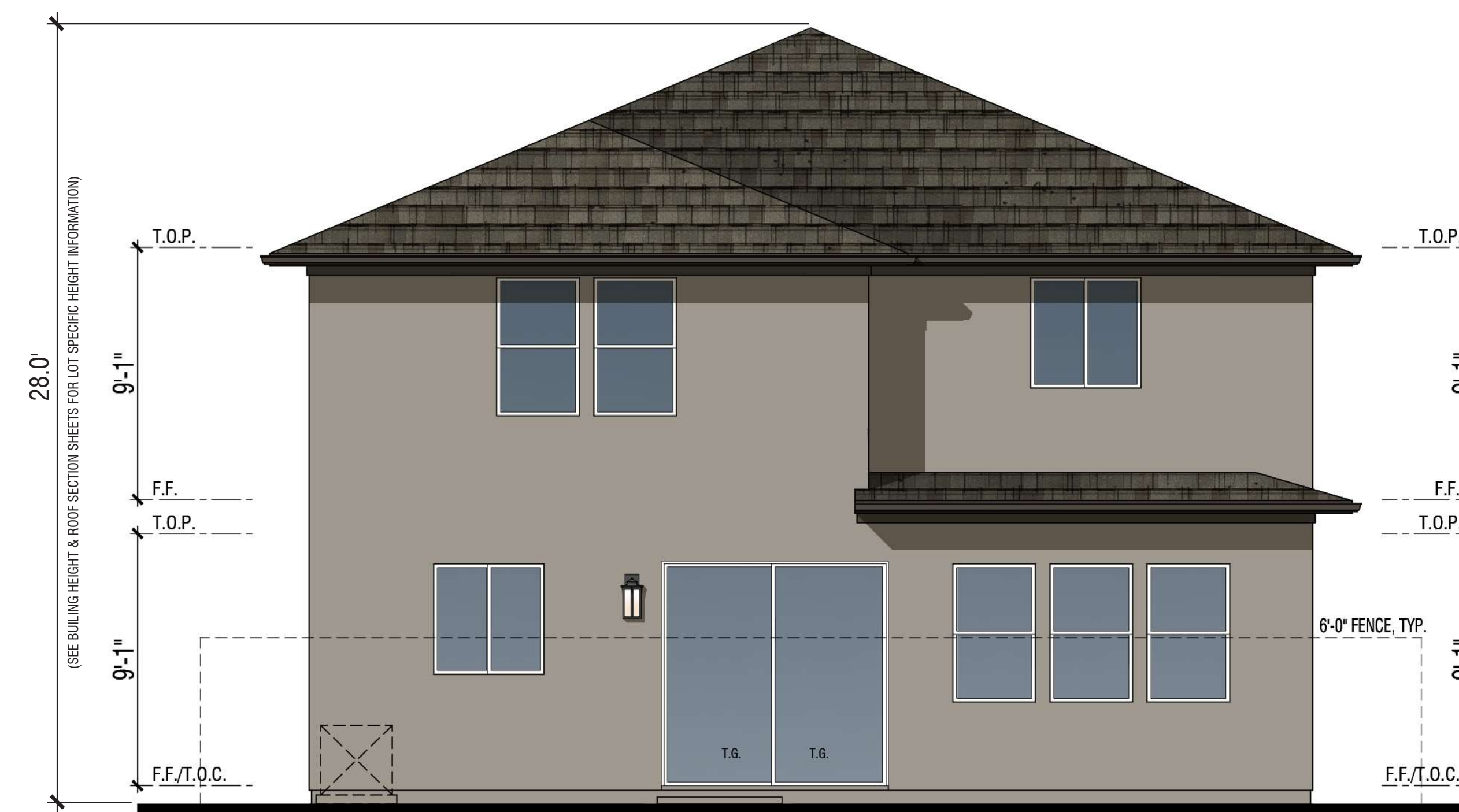
PLAN 1

Elevation B - Craftsman
Color Scheme #5

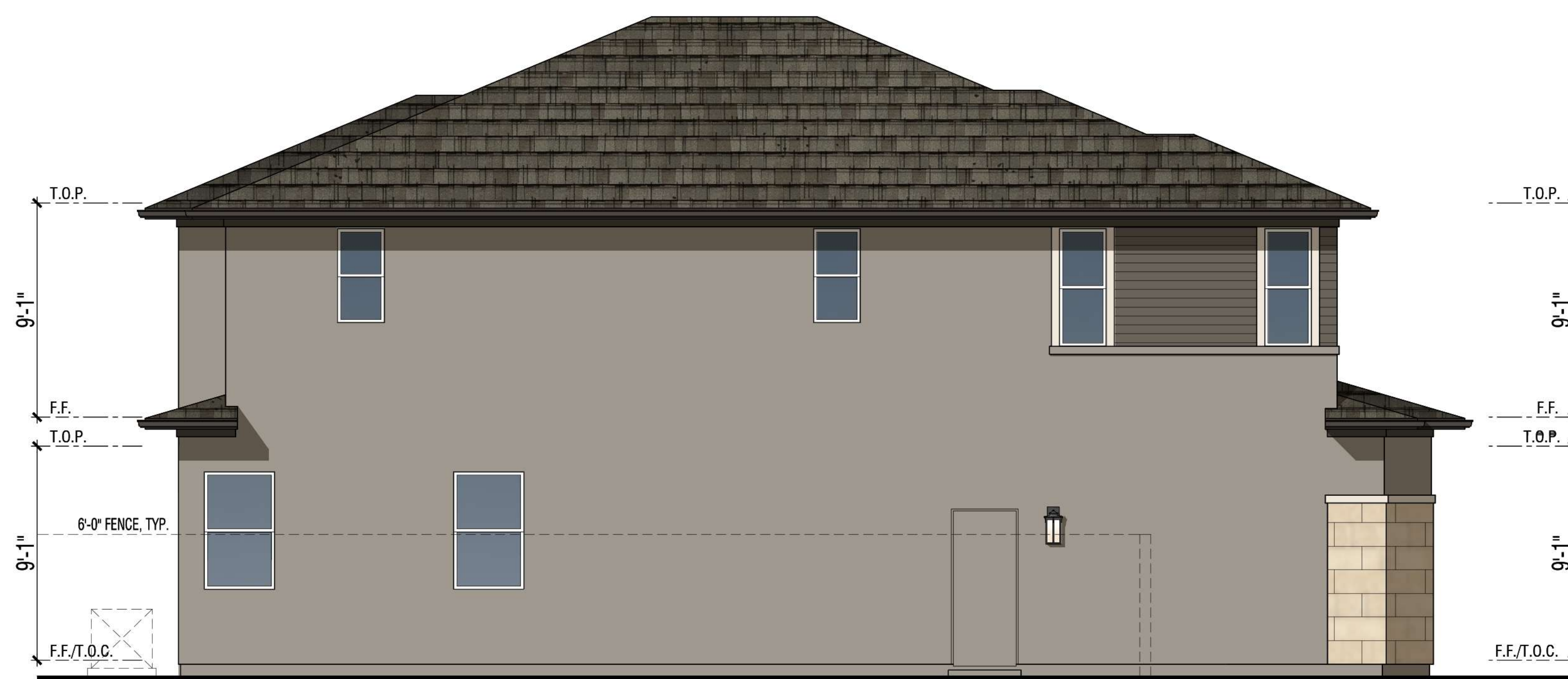
Note: Building Heights shown on this sheet are above finished grade. See Sheets A23 - A34 for building height information above natural or finished grade.



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

Exterior Materials:

- | | | |
|-------------------------------|---------------------------------|---------------------------|
| 1 Composition shingle roofing | 6 Fiber cement trim | 11 Address light |
| 2 Insulated vinyl windows | 7 Manufactured stone | 12 Ceiling light at porch |
| 3 Stucco | 8 Fiberglass entry door | |
| 4 Stucco trim | 9 Sectional roll-up garage door | |
| 5 Lap siding | 10 Light fixture | |

PLAN 1

Elevation C - Prairie
Color Scheme #9

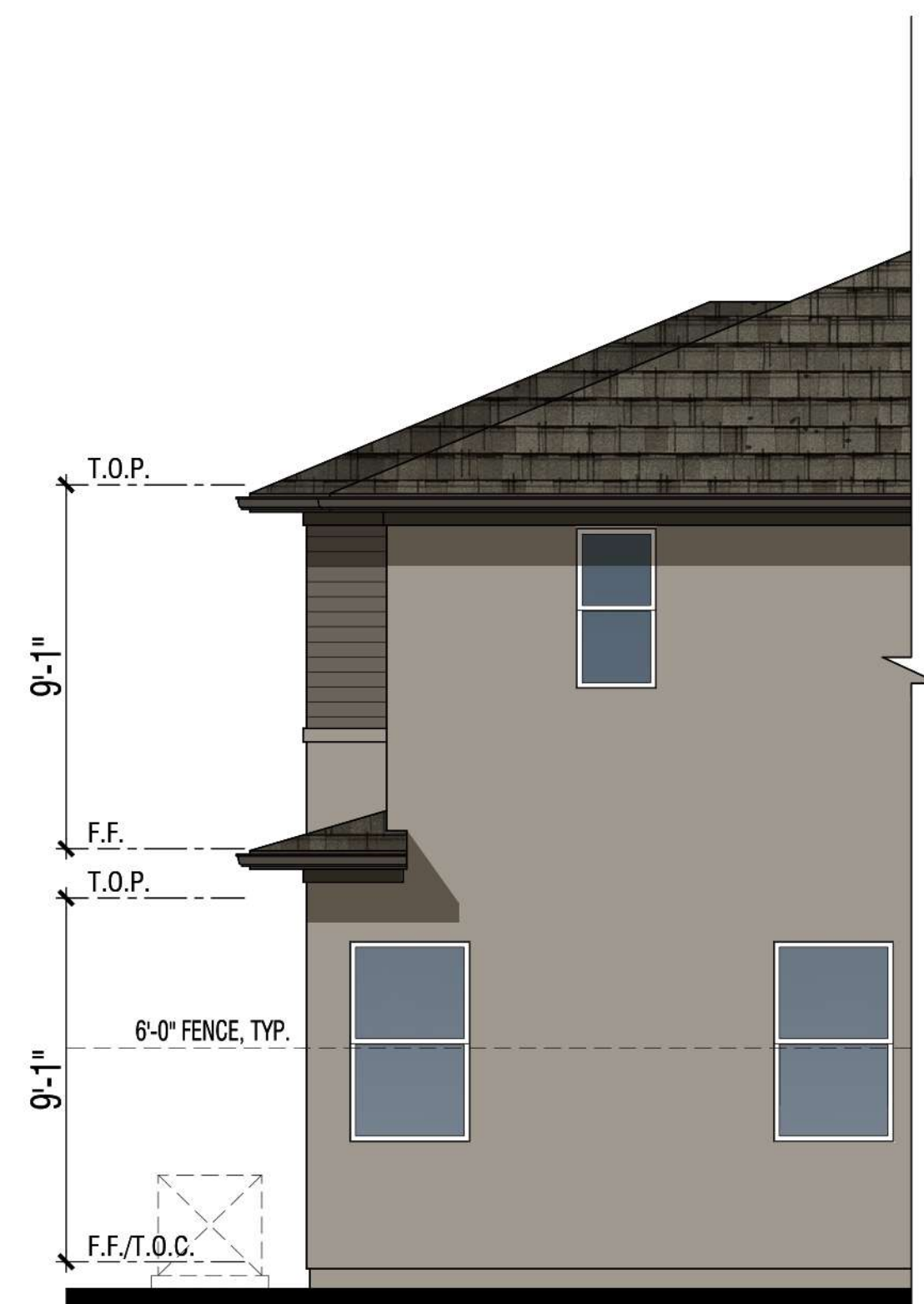
Note: Building Heights shown on this sheet are above finished grade. See Sheets A23 - A34 for building height information above natural or finished grade.



Right Elevation (Enhanced @ Lot 24)



Right Elevation (Enhanced @ Lot 24)



Right Elevation (Enhanced @ Lot 24)

PLAN 1

Elevation C - Prairie (Enhanced)
Color Scheme #9

Note: Building Heights shown on this sheet are above finished grade. See Sheets A23 - A34 for building height information above natural or finished grade.



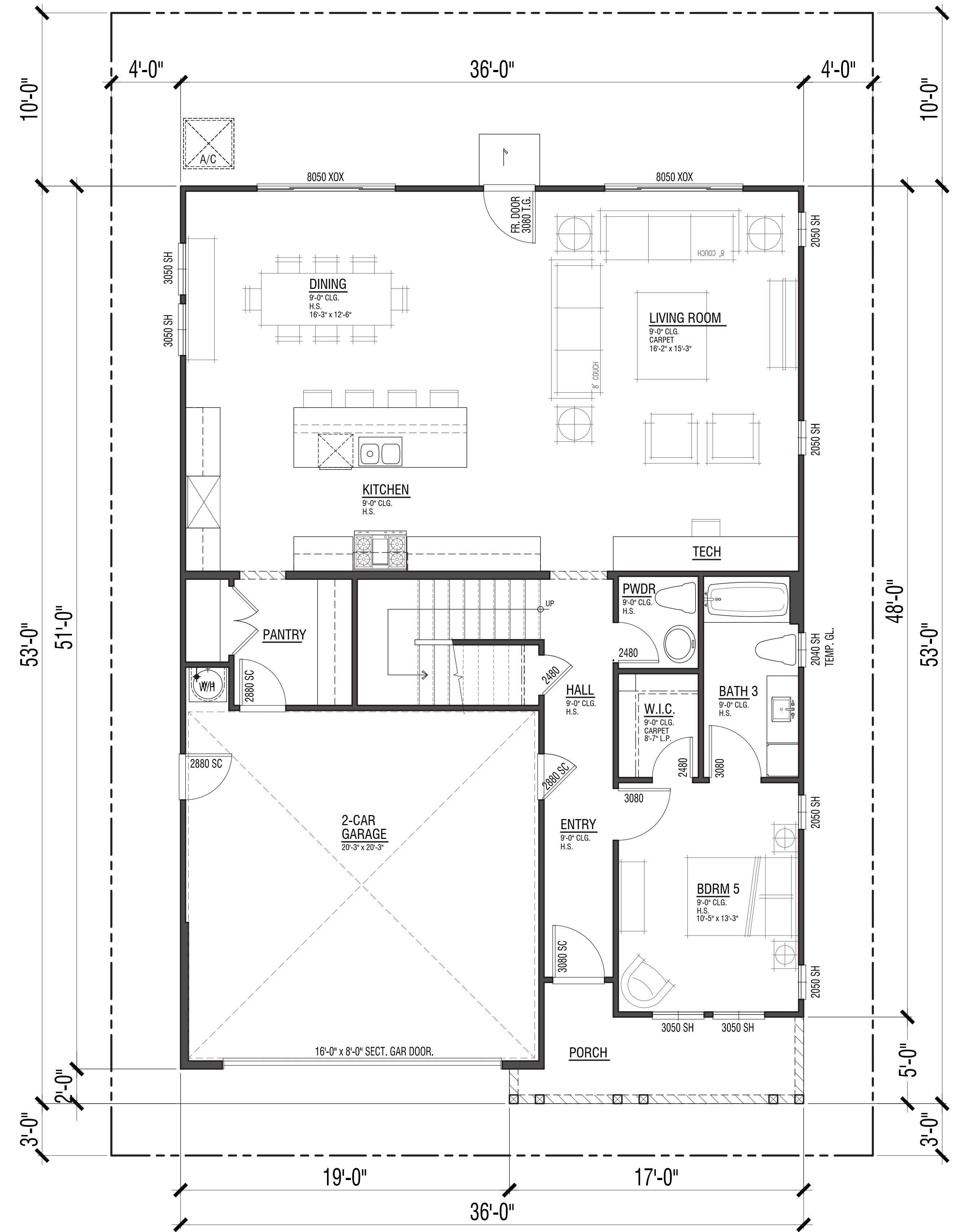
PLAN 2

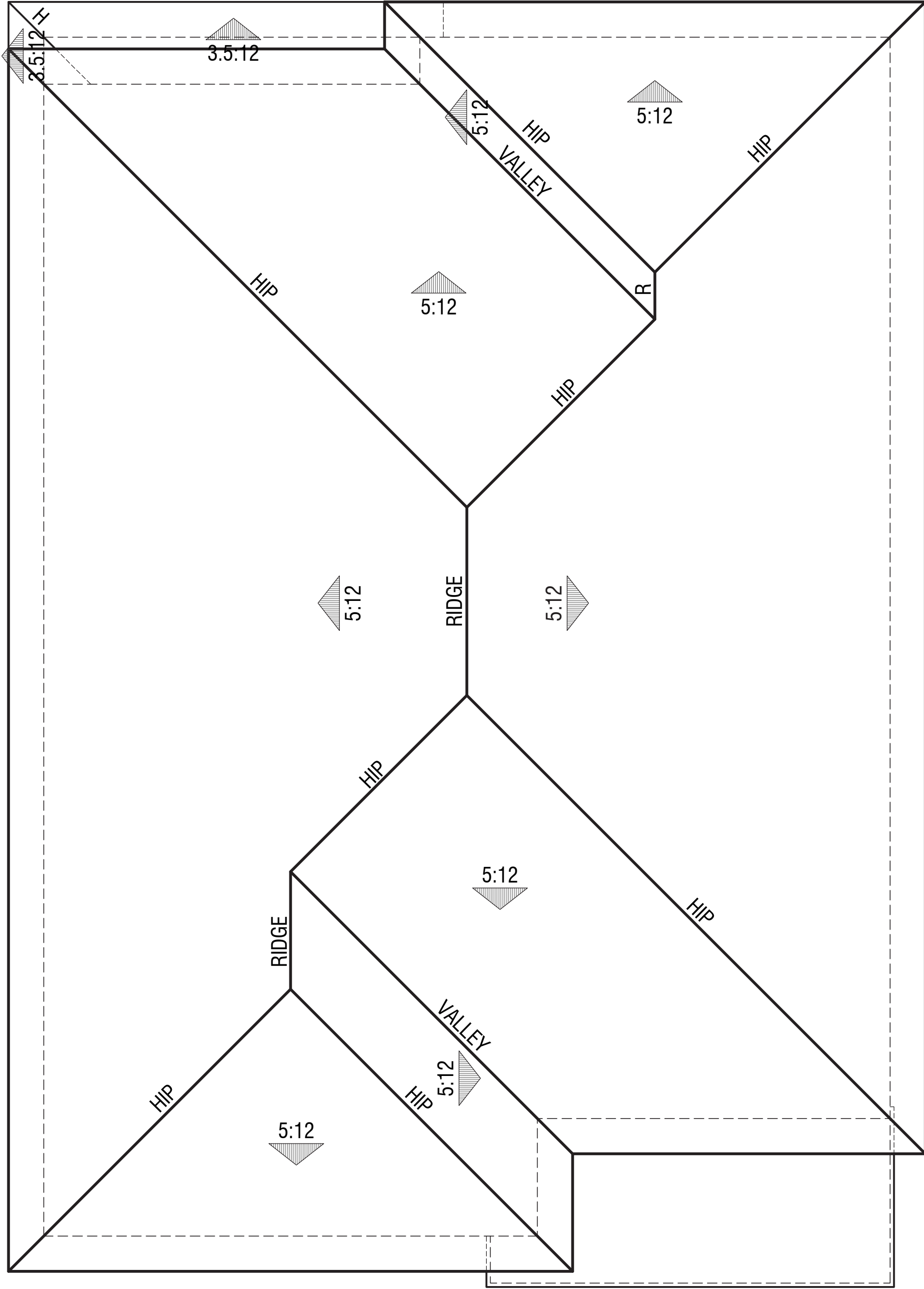
2,993 SF

5 Bdrm | 3.5 Bath | Loft

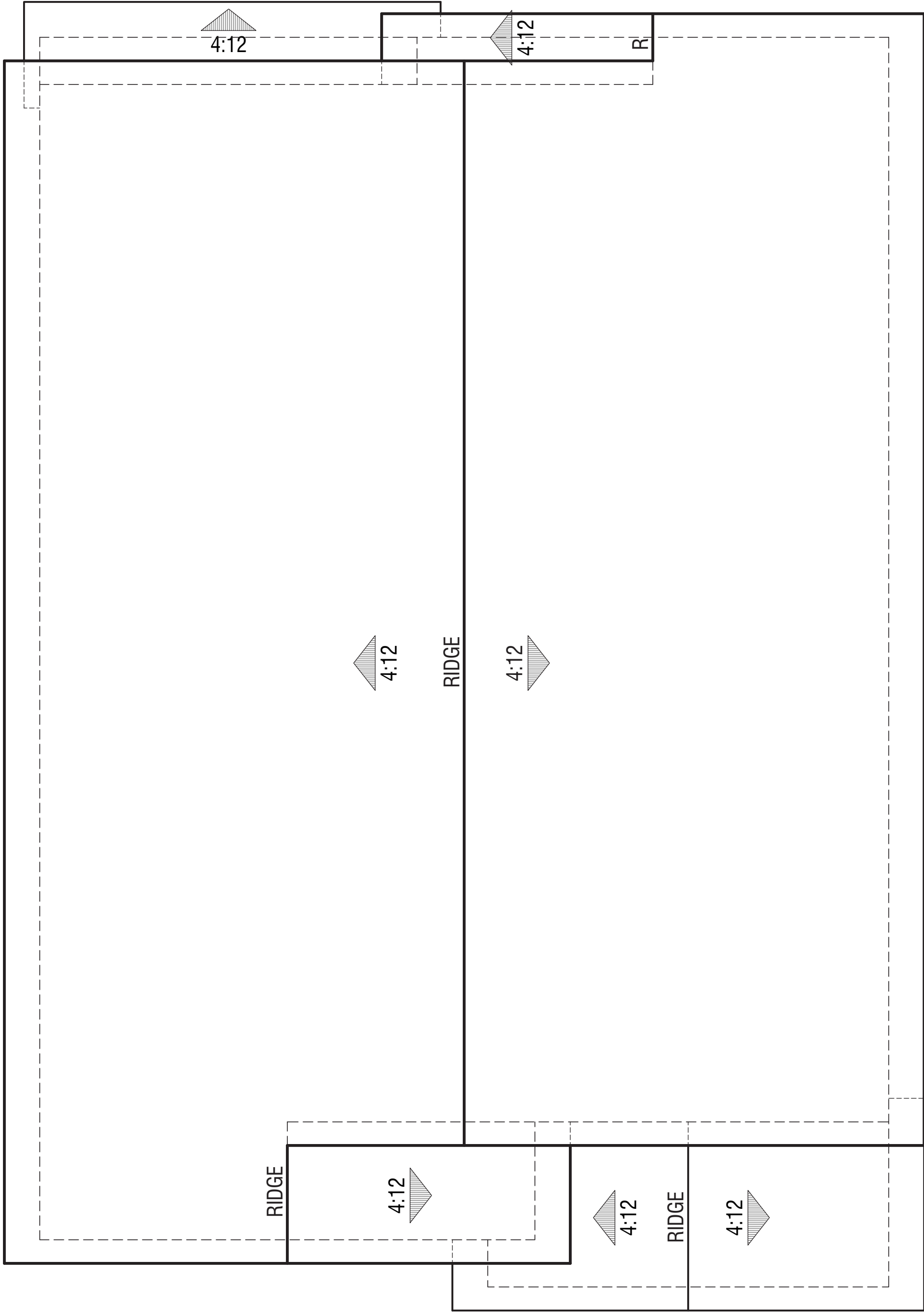
2-Car Garage

(Floor Plan Matches Farmhouse Elevation Style)

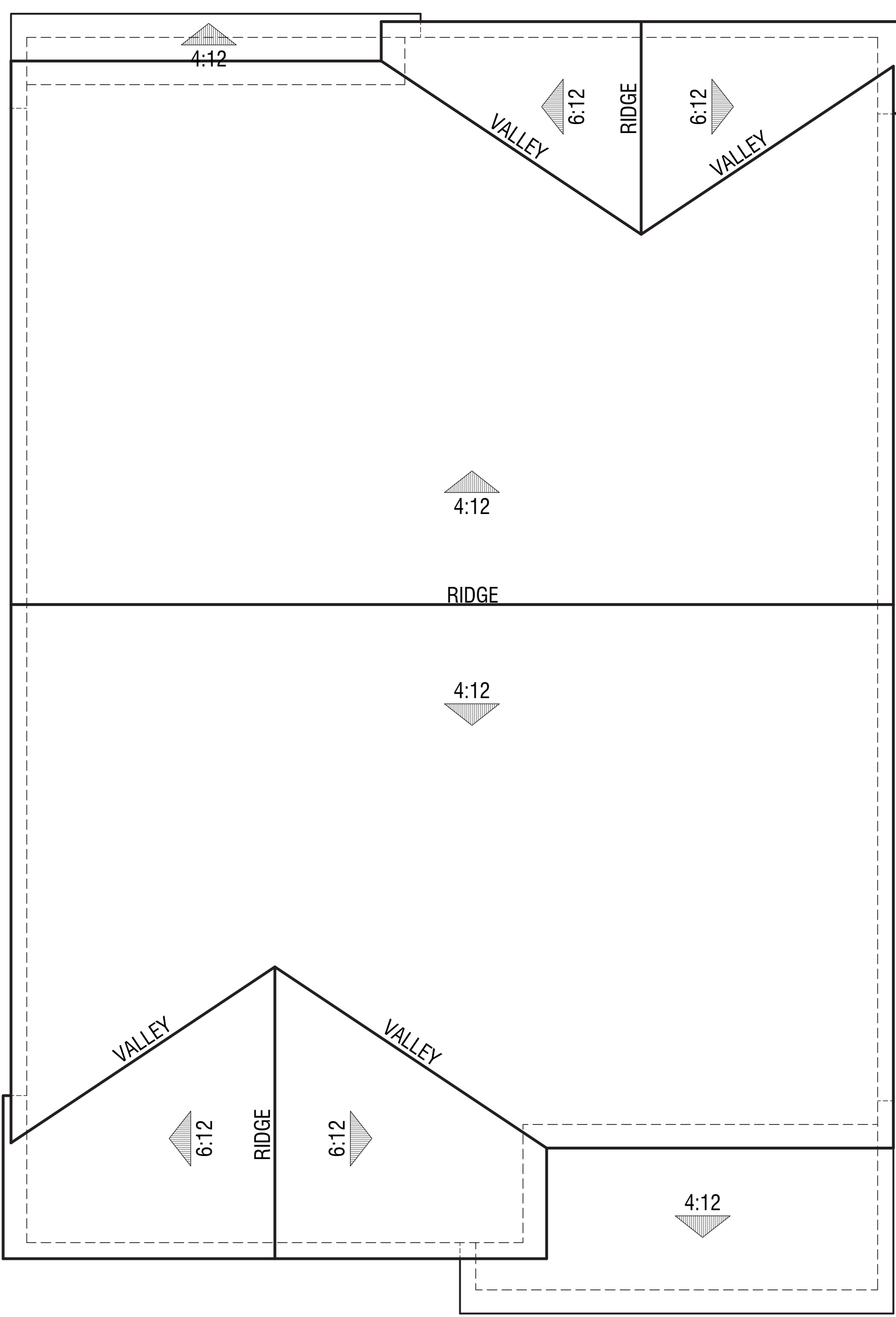




Elevation C - Prairie



Elevation B - Craftsman



Elevation A - Farmhouse

PLAN 2

Typical Roof Plans
(SEE SHEETS A23-A34 FOR LOT SPECIFIC ROOF PLANS)

Note: Mechanical equipment, vents, and ducts will be indicated at the construction document phase.

Note: A/C units shown on Floor Plan and Elevation sheets, typ.



Elevation A - Farmhouse
Color Scheme #2



Elevation C - Prairie
Color Scheme #7



Elevation B - Craftsman
Color Scheme #6

PLAN 2

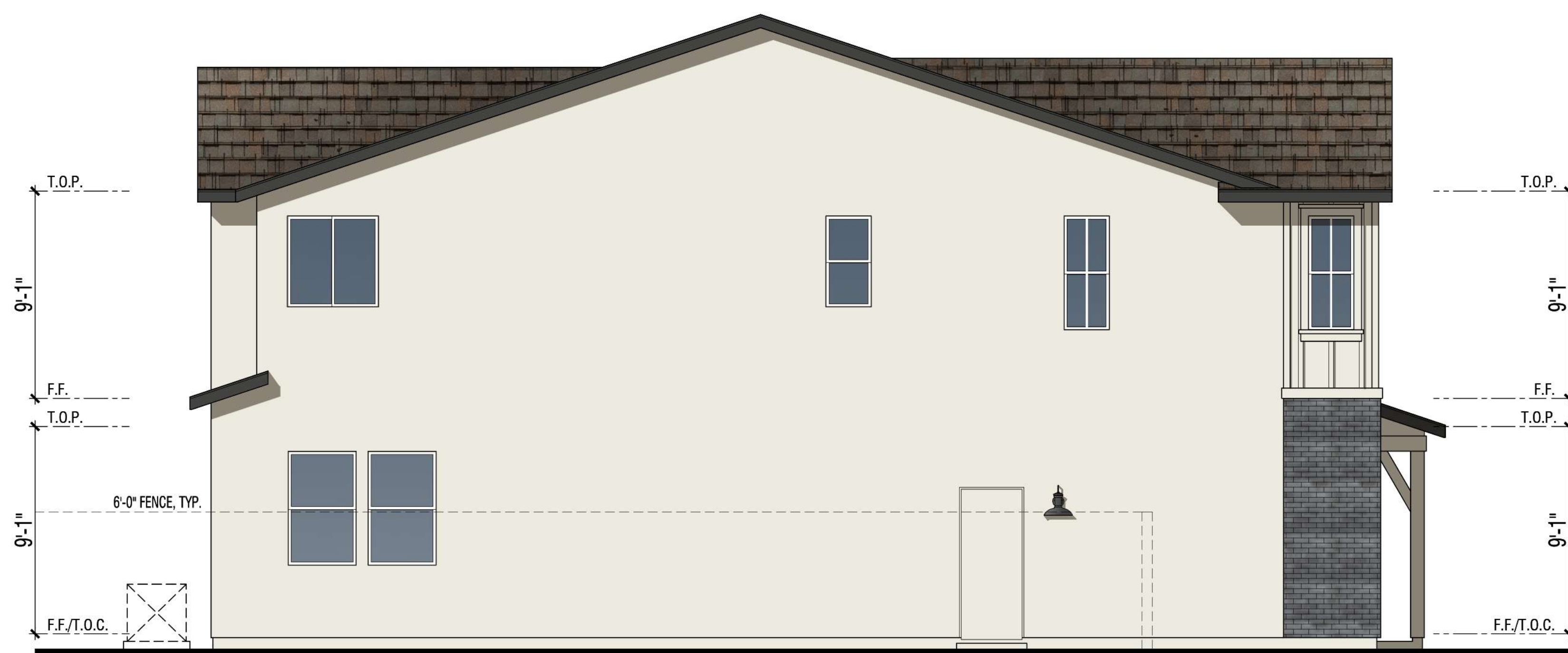
Front Elevations



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

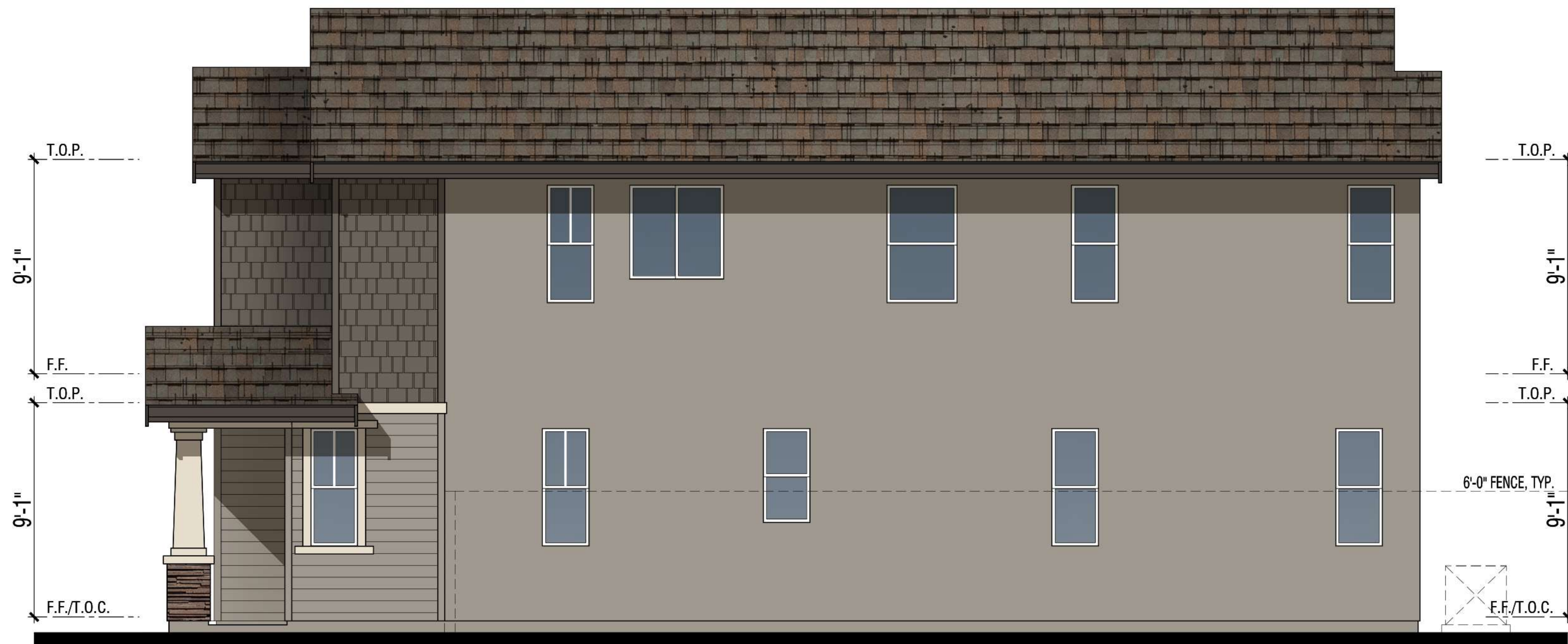
Exterior Materials:

- | | | |
|--------------------------------------|--|----------------------------------|
| 1 Composition shingle roofing | 6 Decorative foam shutters | 11 Address light |
| 2 Insulated vinyl windows | 7 Manufactured thin brick | 12 Ceiling light at porch |
| 3 Stucco | 8 Fiberglass entry door | |
| 4 Board & battens | 9 Sectional roll-up garage door | |
| 5 Fiber cement trim | 10 Light fixture | |

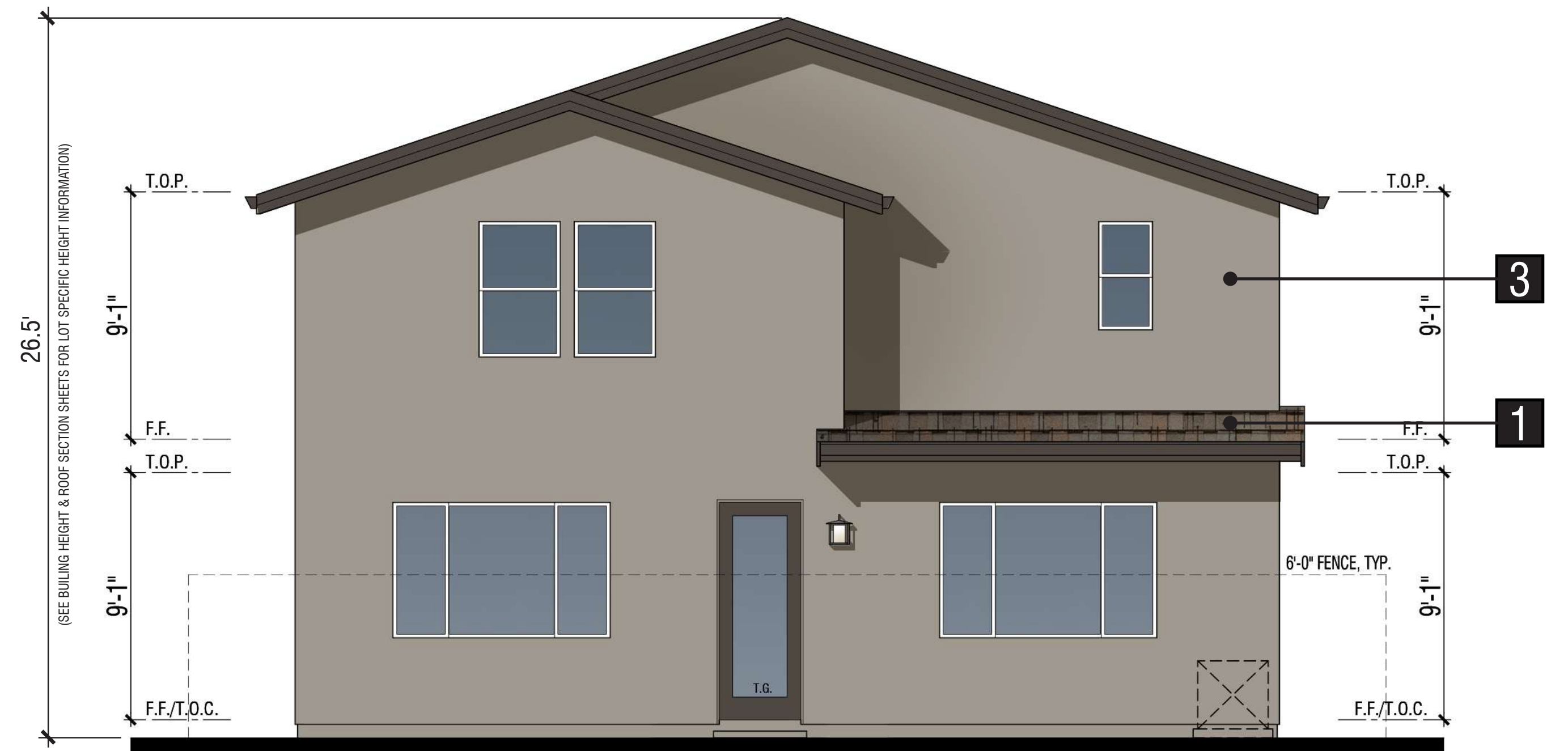
PLAN 2

Elevation A - Farmhouse
Color Scheme #2

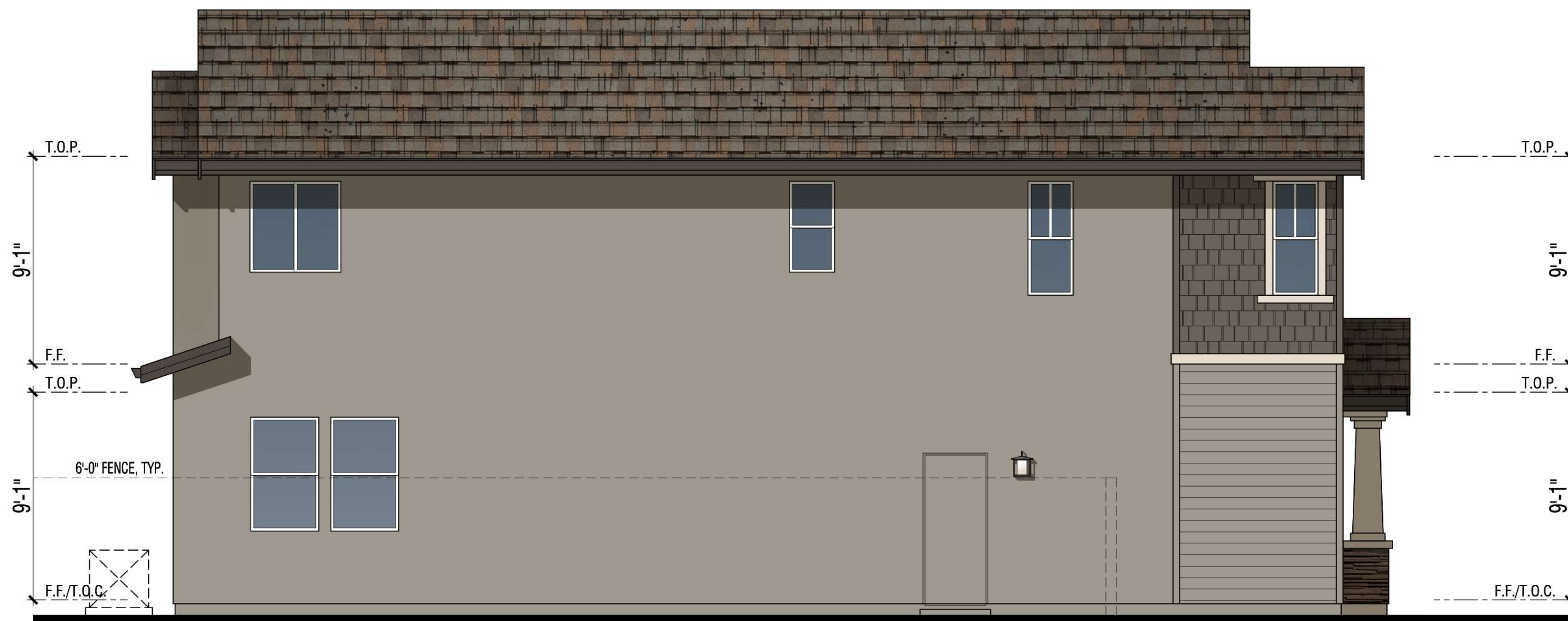
Note: Building Heights shown on this sheet are above finished grade. See Sheets A23 - A34 for building height information above natural or finished grade.



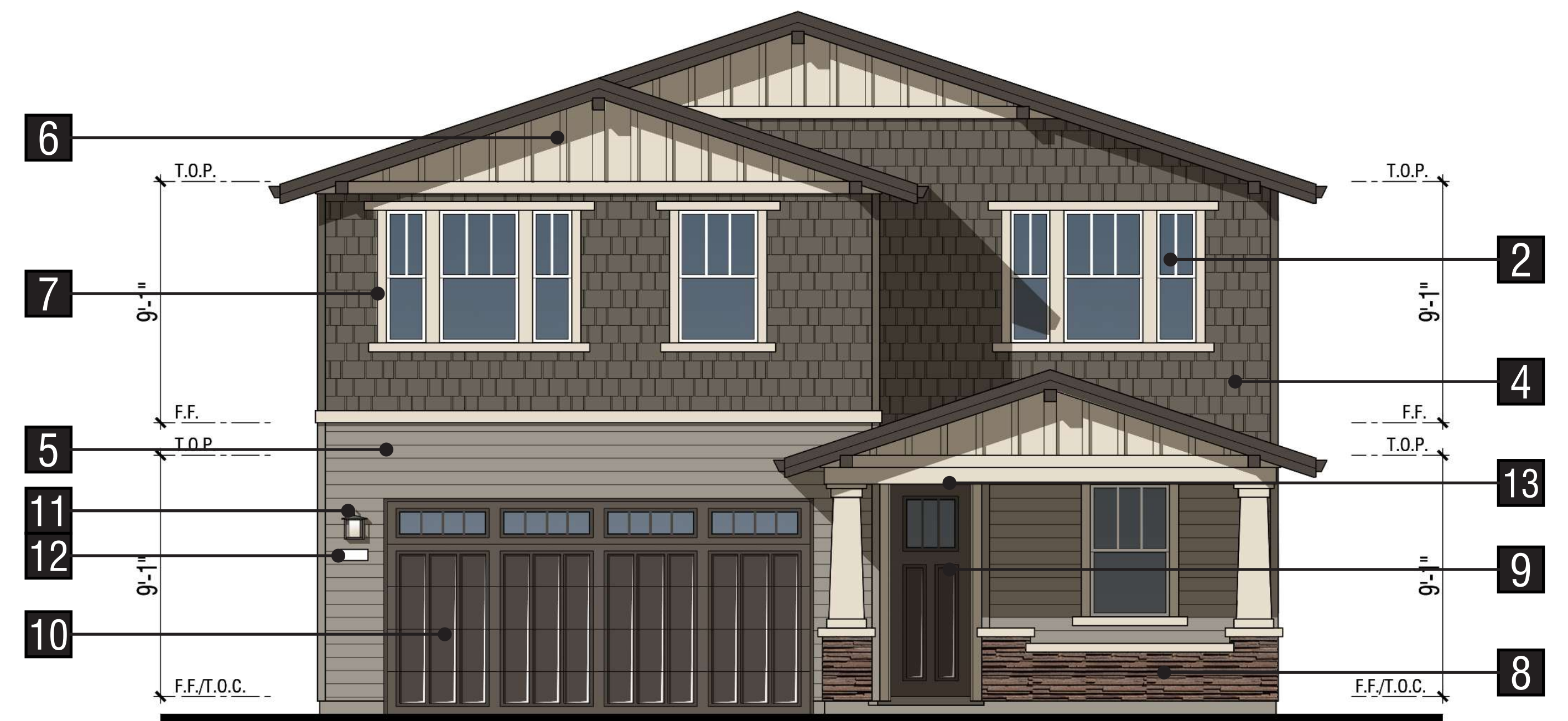
Right Elevation



Rear Elevation



Left Elevation



Front Elevation

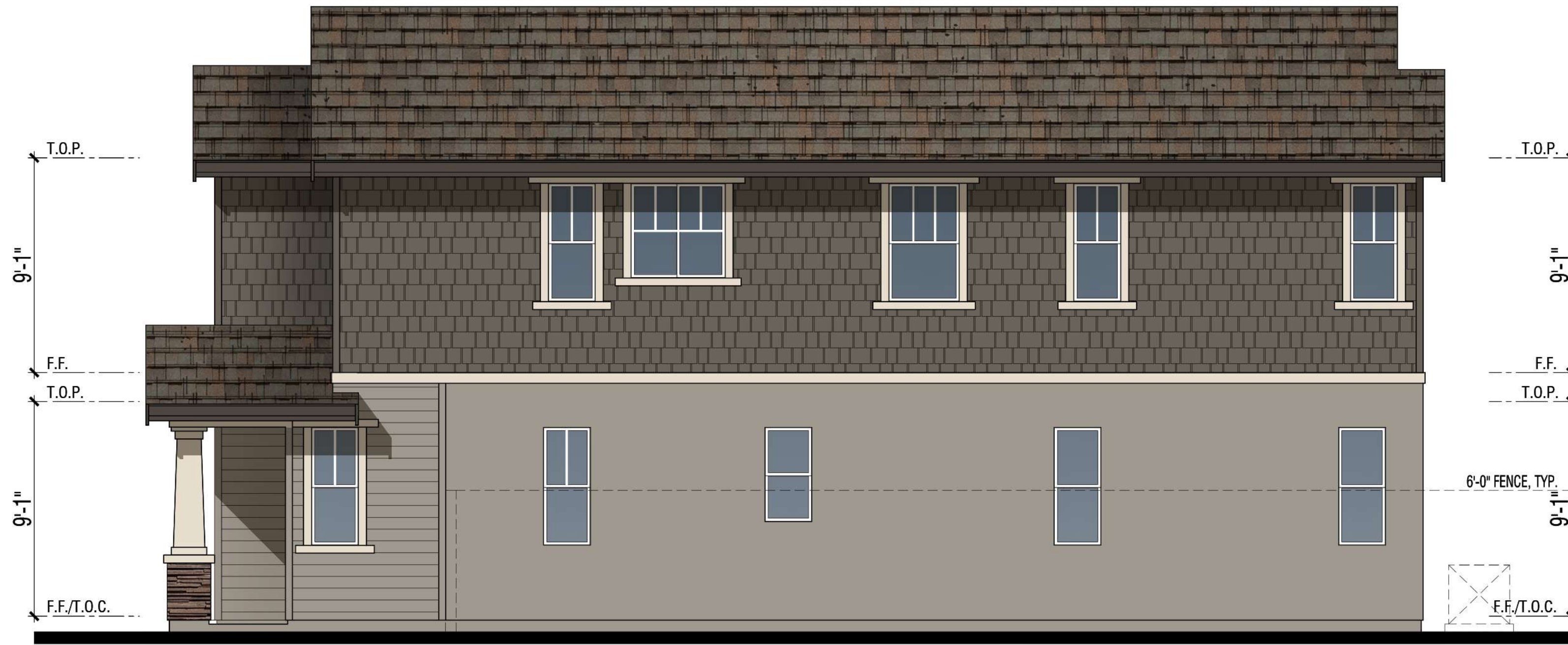
Exterior Materials:

- | | | |
|--------------------------------------|---|----------------------------------|
| 1 Composition shingle roofing | 6 Gable siding | 11 Light fixture |
| 2 Insulated vinyl windows | 7 Fiber cement trim | 12 Address light |
| 3 Stucco | 8 Manufactured stone | 13 Ceiling light at porch |
| 4 Shingle siding | 9 Fiberglass entry door | |
| 5 Lap siding | 10 Sectional roll-up garage door | |

PLAN 2

Elevation B - Craftsman
Color Scheme #6

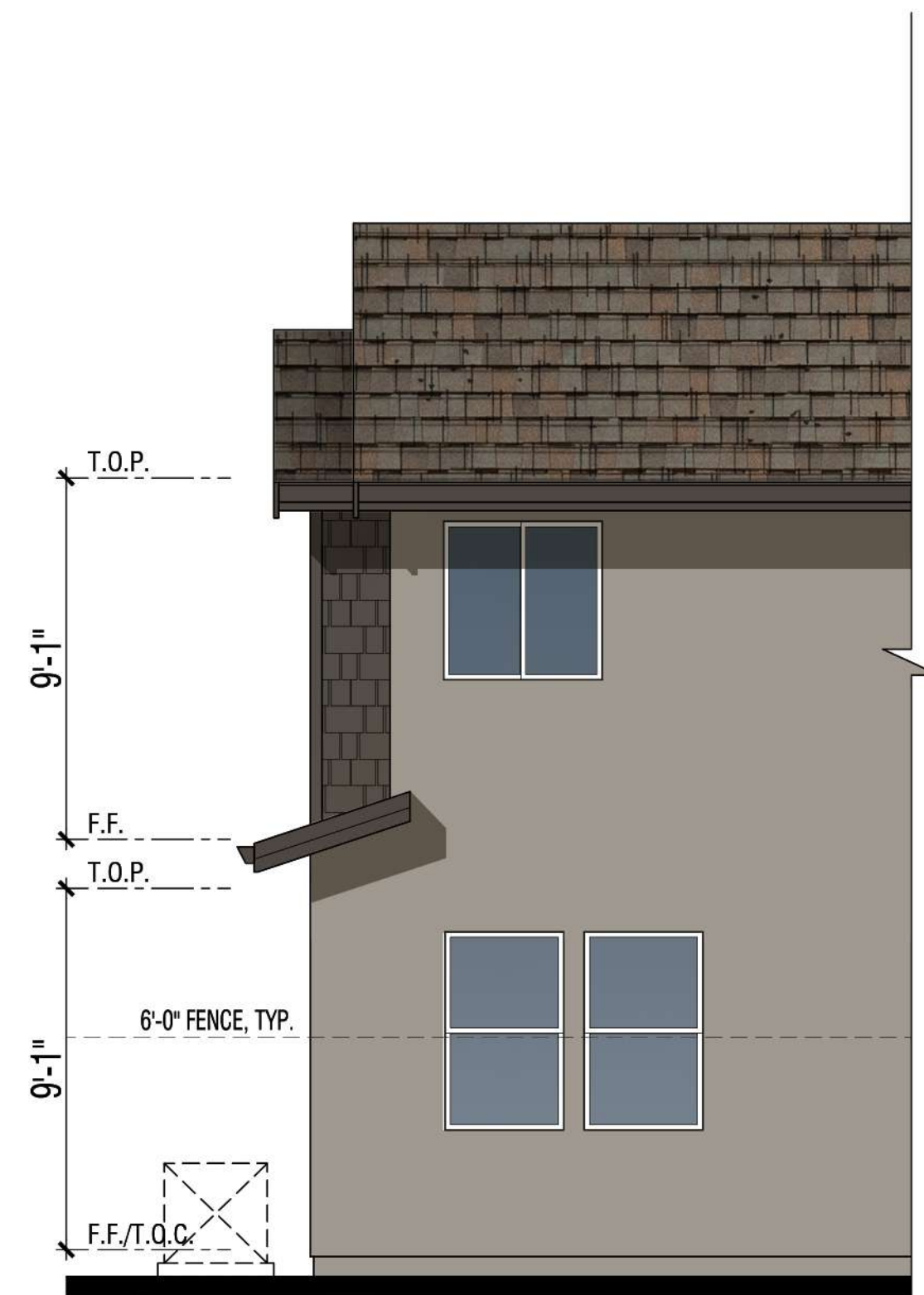
Note: Building Heights shown on this sheet are above finished grade. See Sheets A23 - A34 for building height information above natural or finished grade.



Right Elevation (Enhanced @ Lots 17 & 23)



Rear Elevation (Enhanced @ Lots 17 & 23)



Left Elevation (Enhanced @ Lots 17 & 23)

PLAN 2

Elevation B - Craftsman (Enhanced)
Color Scheme #6

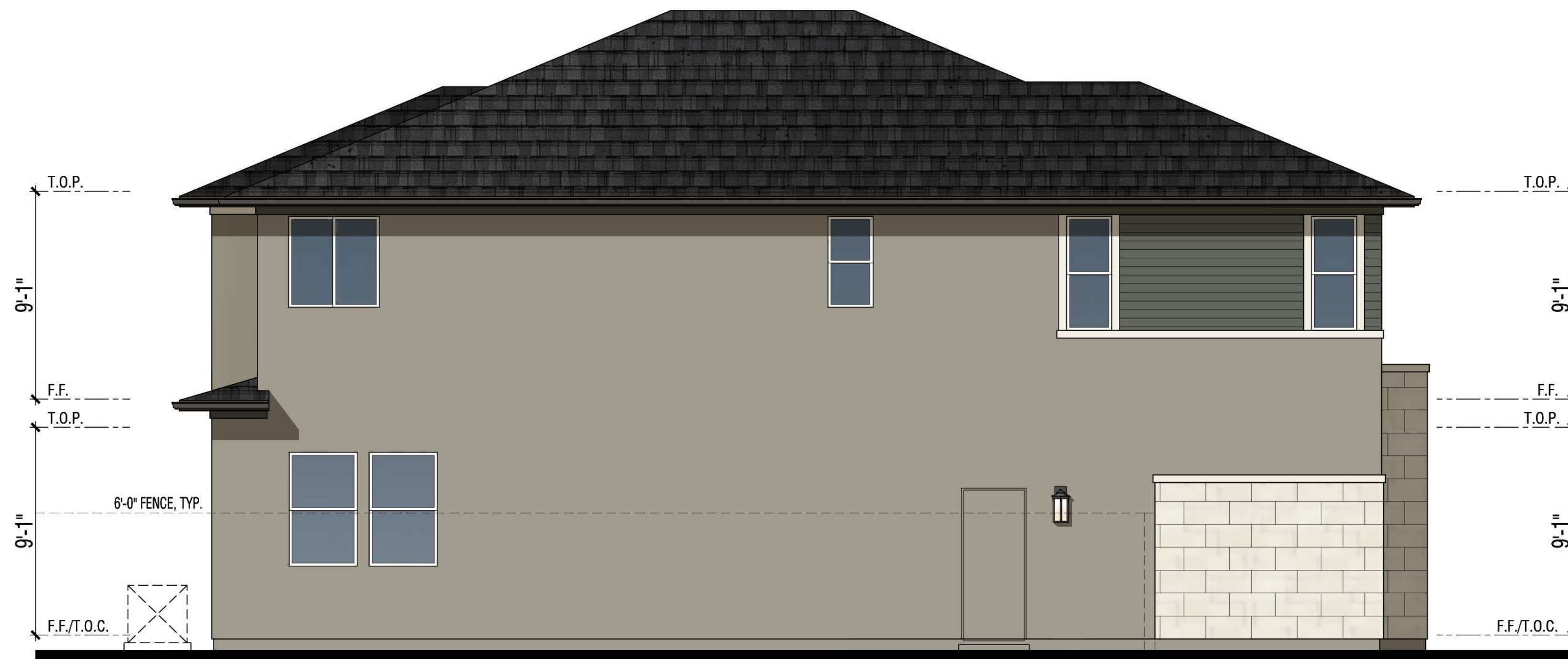
Note: Building Heights shown on this sheet are above finished grade. See Sheets A23 - A34 for building height information above natural or finished grade.



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

Exterior Materials:

- | | | |
|-------------------------------|---------------------------------|---------------------------|
| 1 Composition shingle roofing | 6 Fiber cement trim | 11 Address light |
| 2 Insulated vinyl windows | 7 Manufactured stone | 12 Ceiling light at porch |
| 3 Stucco | 8 Fiberglass entry door | |
| 4 Stucco trim | 9 Sectional roll-up garage door | |
| 5 Lap siding | 10 Light fixture | |

PLAN 2

Elevation C - Prairie
Color Scheme #7

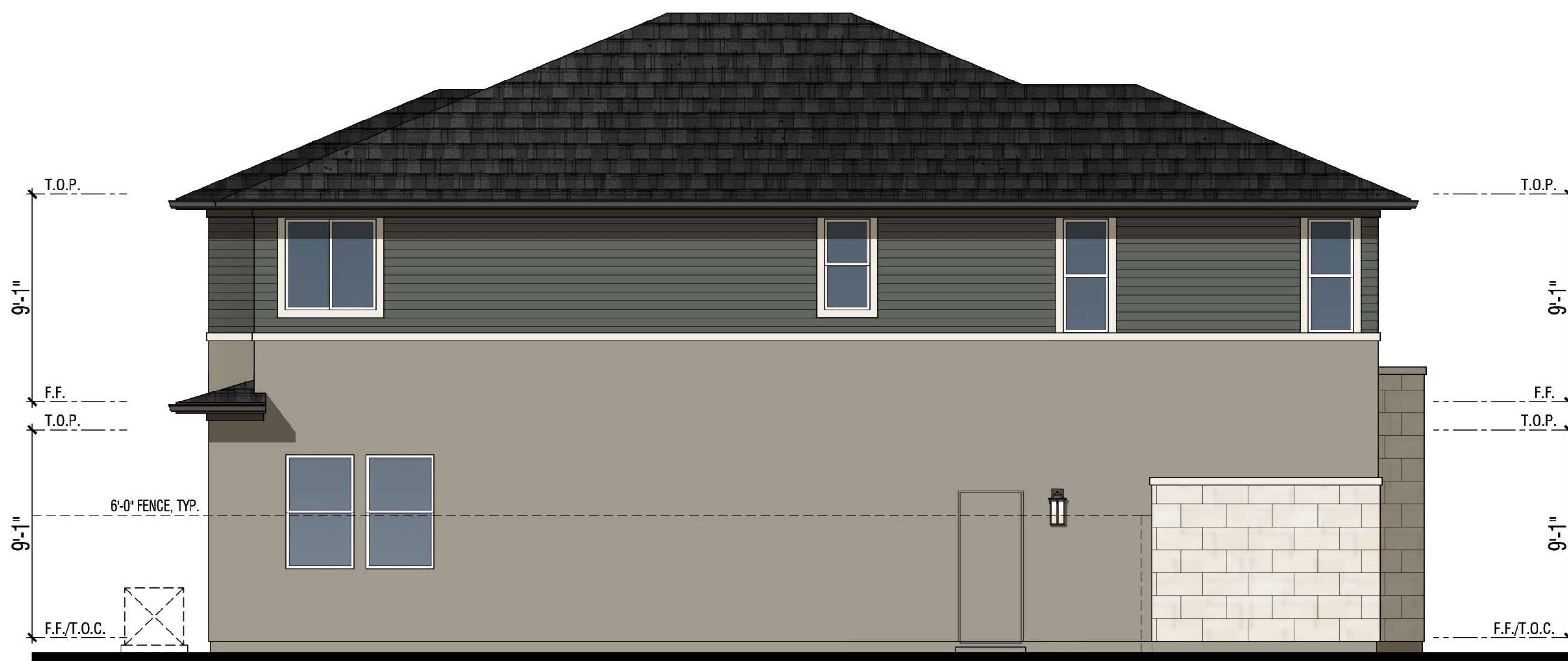
Note: Building Heights shown on this sheet are above finished grade. See Sheets A23 - A34 for building height information above natural or finished grade.



Right Elevation (Enhanced @ Lot 36)



Rear Elevation (Enhanced @ Lot 36)



Left Elevation (Enhanced @ Lot 27)

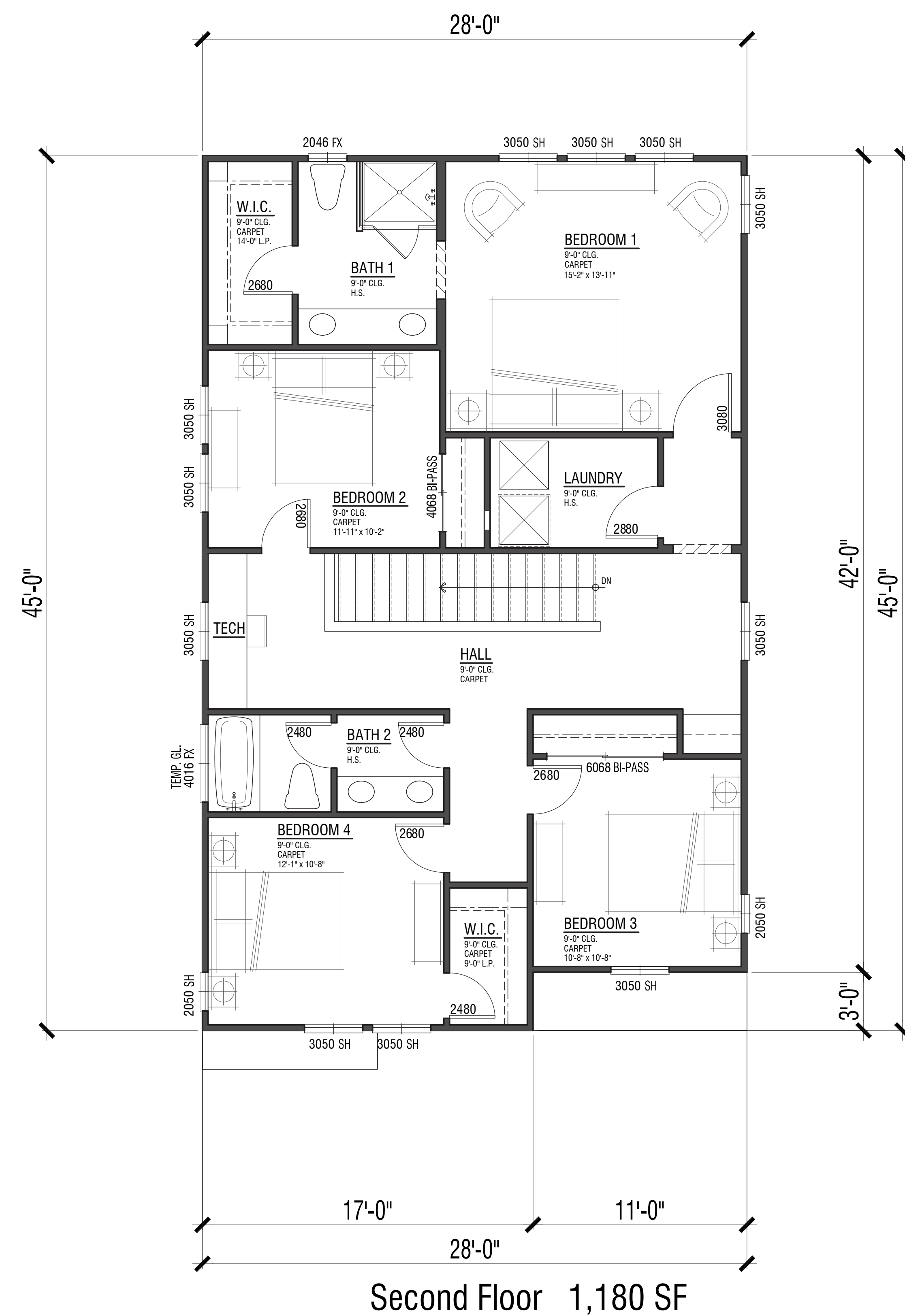


Rear Elevation (Enhanced @ Lot 27)

PLAN 2

Elevation C - Prairie (Enhanced)
Color Scheme #7

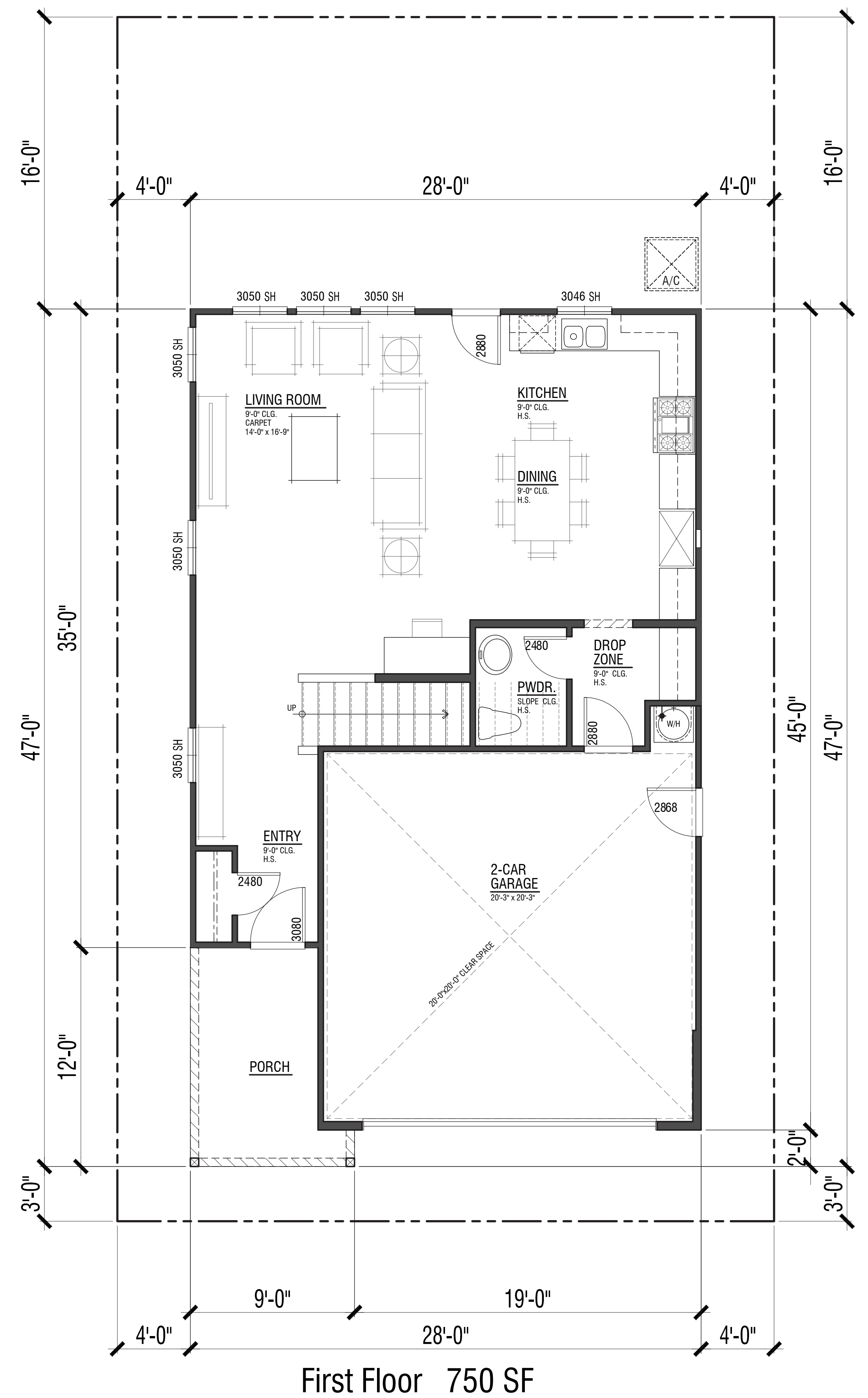
Note: Building Heights shown on this sheet are above finished grade. See Sheets A23 - A34 for building height information above natural or finished grade.

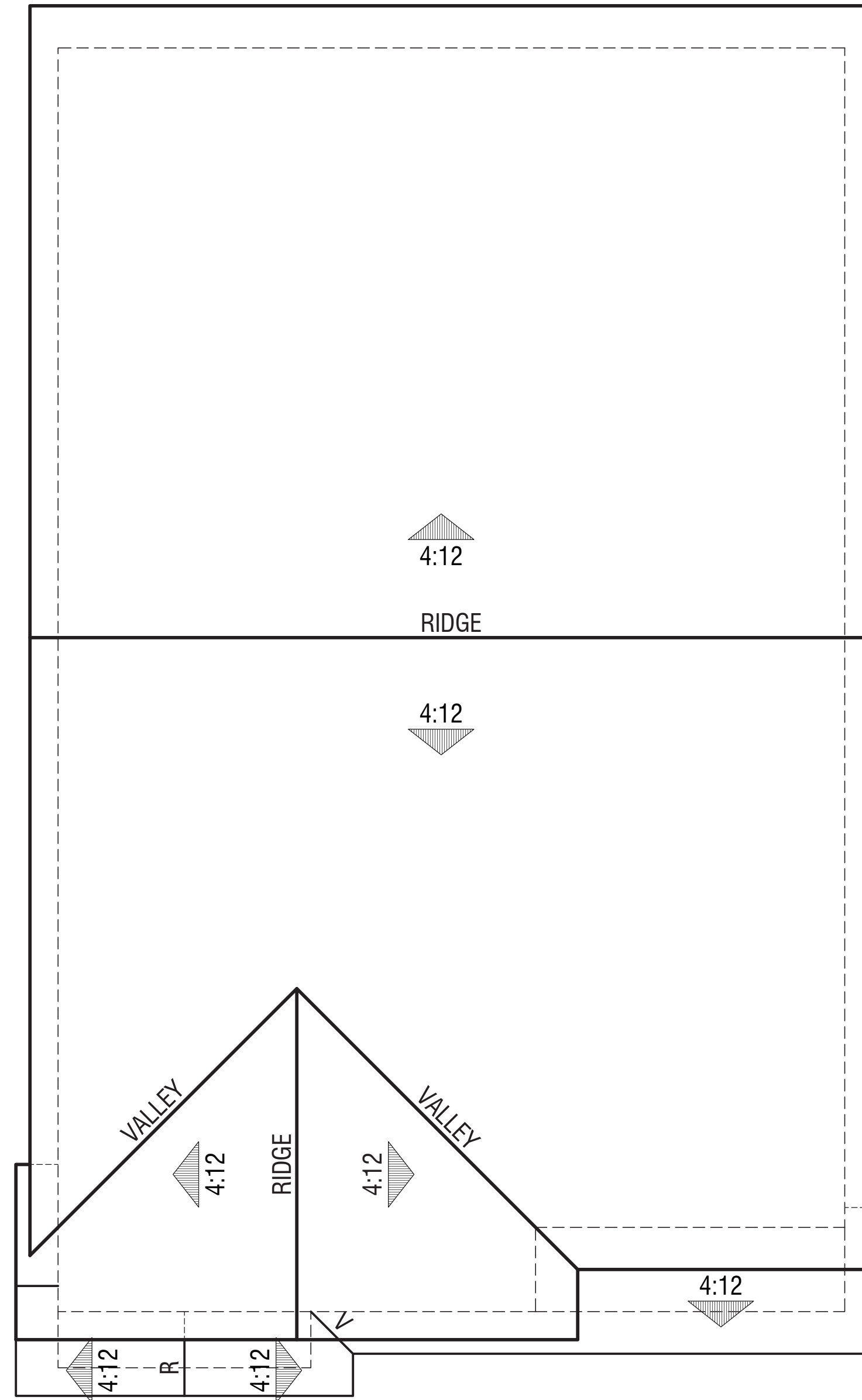


PLAN 3

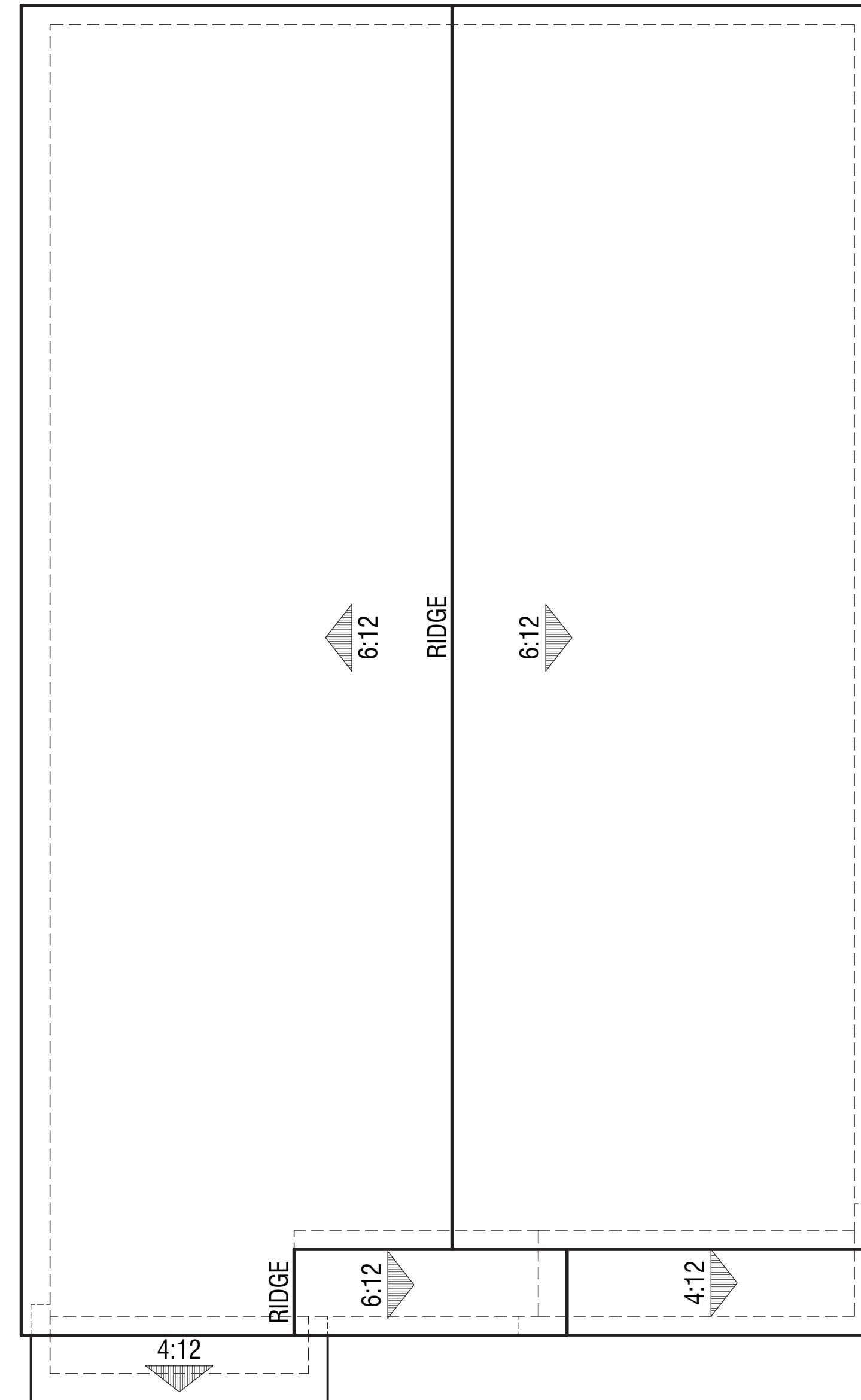
1,930 SF
4 Bdrm | 2.5 Bath
2-Car Garage

(Floor Plan Matches Farmhouse Elevation Style)





Elevation B - Craftsman



Elevation A - Farmhouse

PLAN 3

Typical Roof Plans
(SEE SHEETS A23-A34 FOR LOT SPECIFIC ROOF PLANS)

Note: Mechanical equipment, vents, and ducts will be indicated at the construction document phase.

Note: A/C units shown on Floor Plan and Elevation sheets, typ.



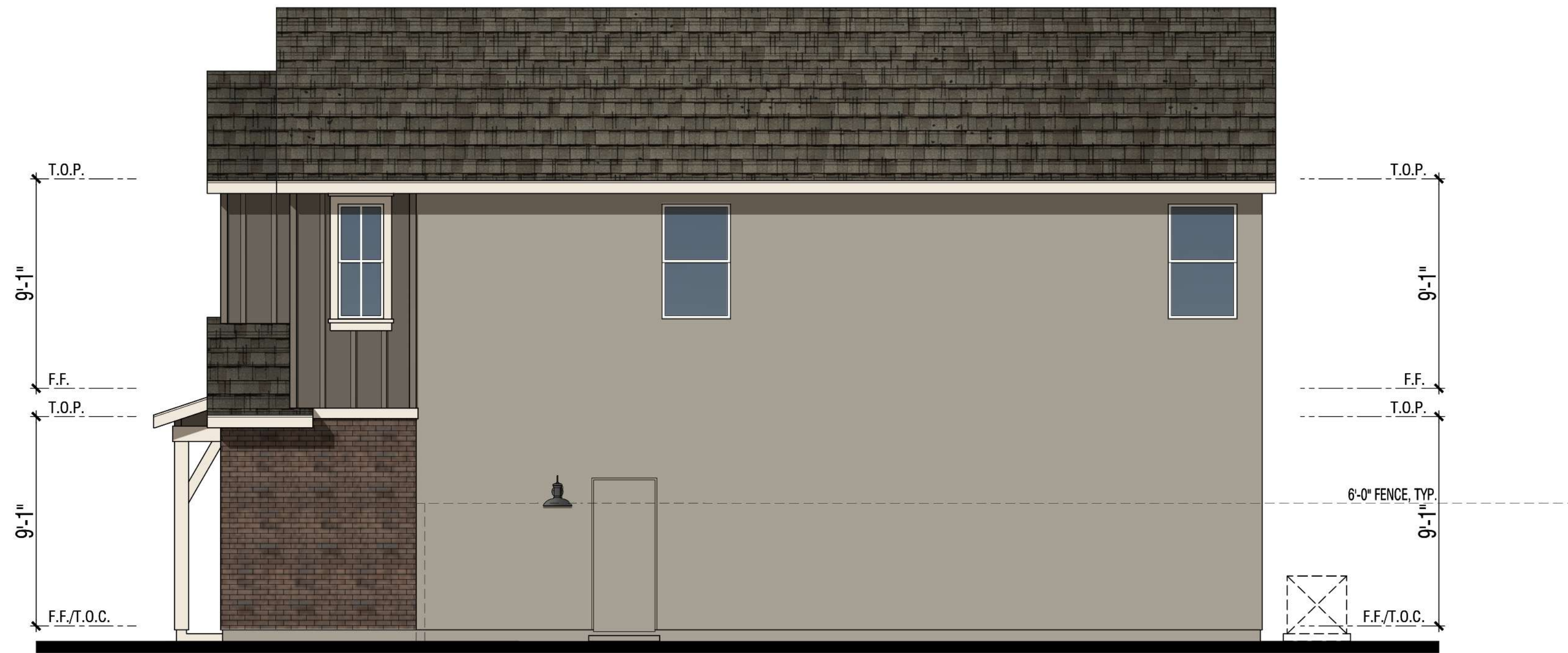
Elevation A - Farmhouse
Color Scheme #3



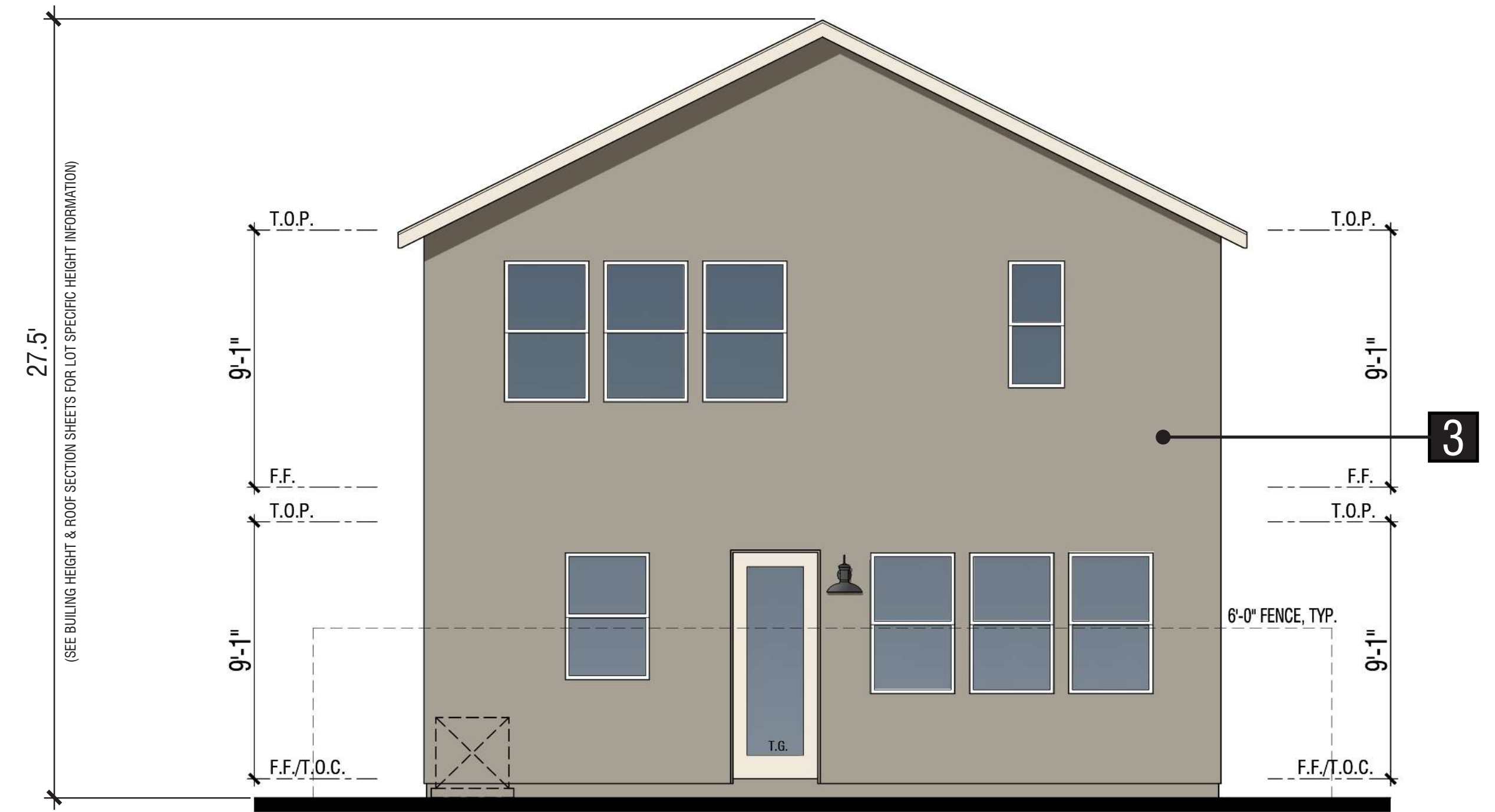
Elevation B - Craftsman
Color Scheme #5

PLAN 3

Front Elevations



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

Exterior Materials:

- | | | |
|--------------------------------------|--|-------------------------|
| 1 Composition shingle roofing | 6 Decorative foam shutters | 11 Address light |
| 2 Insulated vinyl windows | 7 Manufactured thin brick | |
| 3 Stucco | 8 Fiberglass entry door | |
| 4 Board & battens | 9 Sectional roll-up garage door | |
| 5 Fiber cement trim | 10 Light fixture | |

PLAN 3
Elevation A - Farmhouse
Color Scheme #3

Note: Building Heights shown on this sheet are above finished grade. See Sheets A23 - A34 for building height information above natural or finished grade.



Left Elevation (Enhanced @ Lots 18 & 28)

PLAN 3

Elevation A - Farmhouse (Enhanced)
Color Scheme #3

Note: Building Heights shown on this sheet are above finished grade. See Sheets A23 - A34 for building height information above natural or finished grade.



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

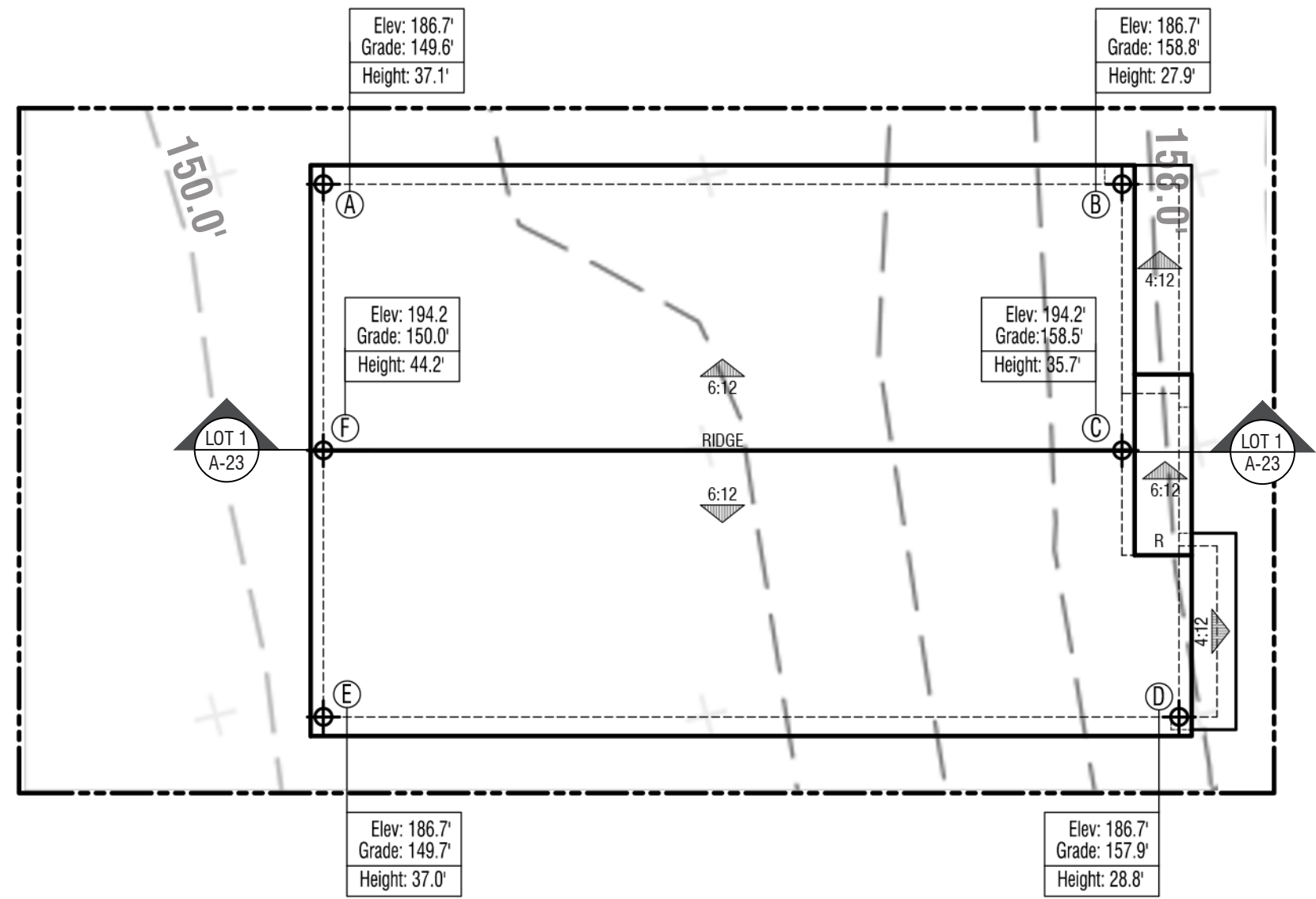
Exterior Materials:

- | | | |
|-------------------------------|---------------------------------|------------------|
| 1 Composition shingle roofing | 6 Fiber cement trim | 11 Address light |
| 2 Insulated vinyl windows | 7 Manufactured stone | |
| 3 Stucco | 8 Fiberglass entry door | |
| 4 Shingle siding | 9 Sectional roll-up garage door | |
| 5 Gable siding | 10 Light fixture | |

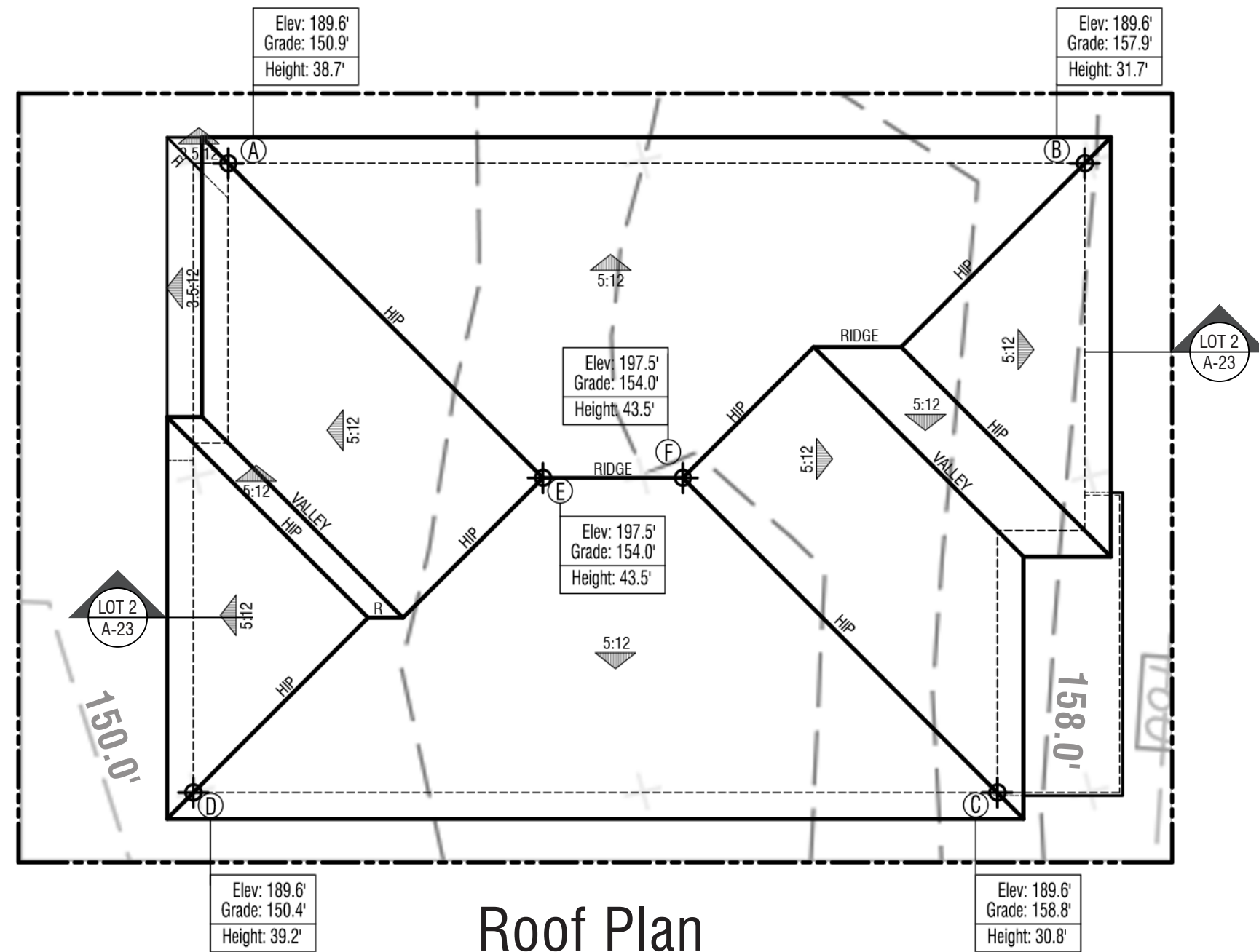
PLAN 3

Elevation B - Craftsman
Color Scheme #5

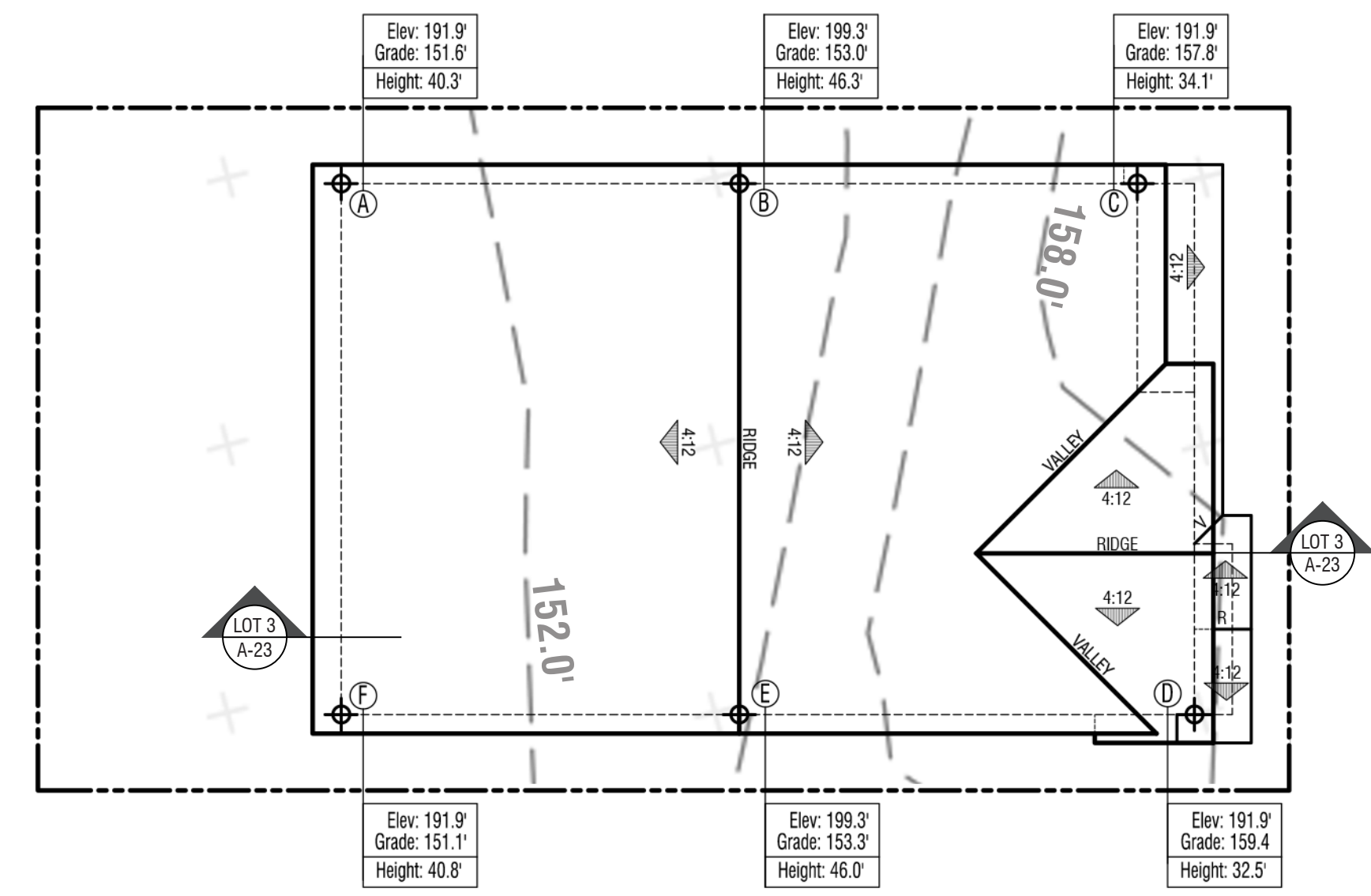
Note: Building Heights shown on this sheet are above finished grade. See Sheets A23 - A34 for building height information above natural or finished grade.



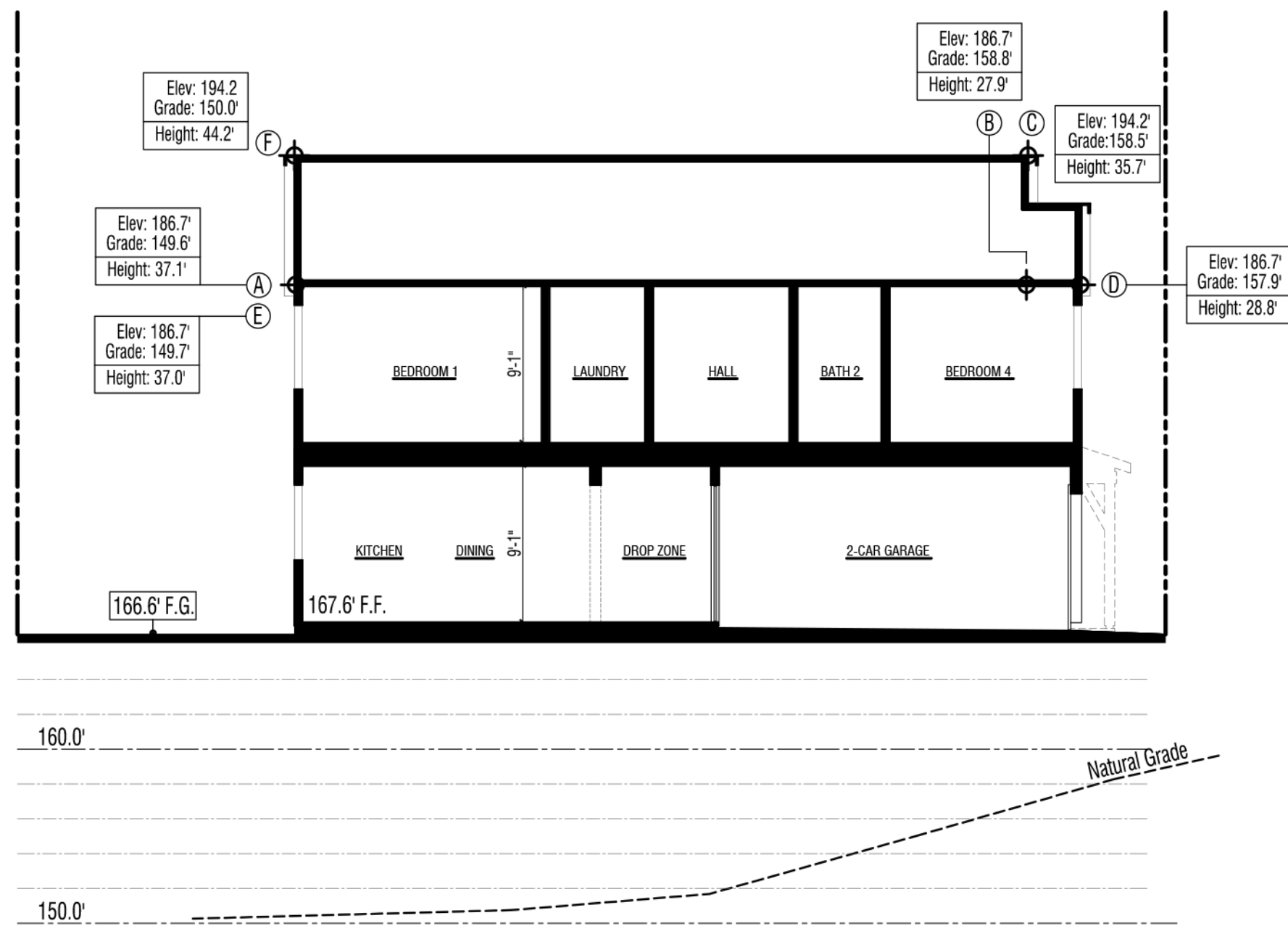
Roof Plan



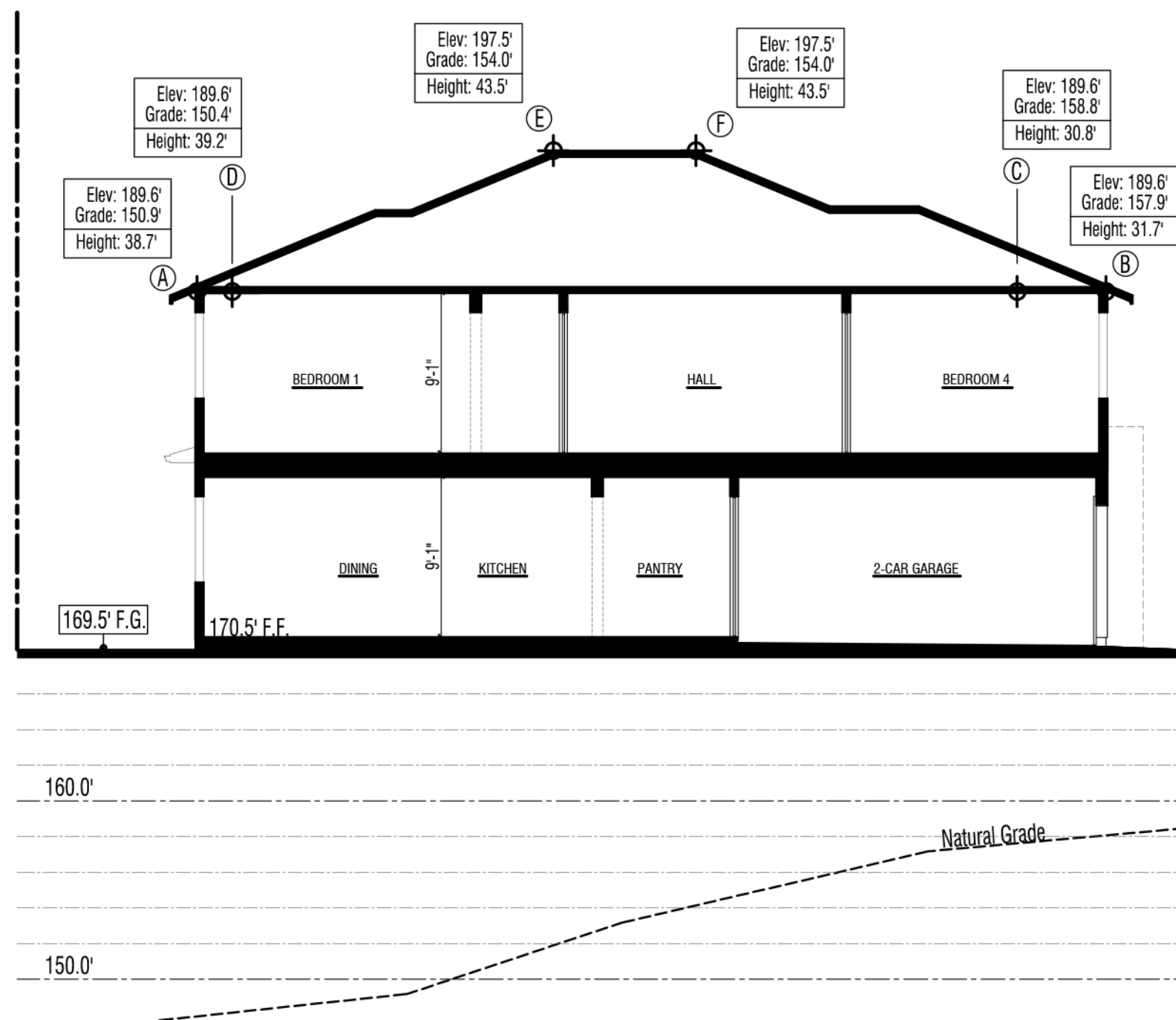
Roof Plan



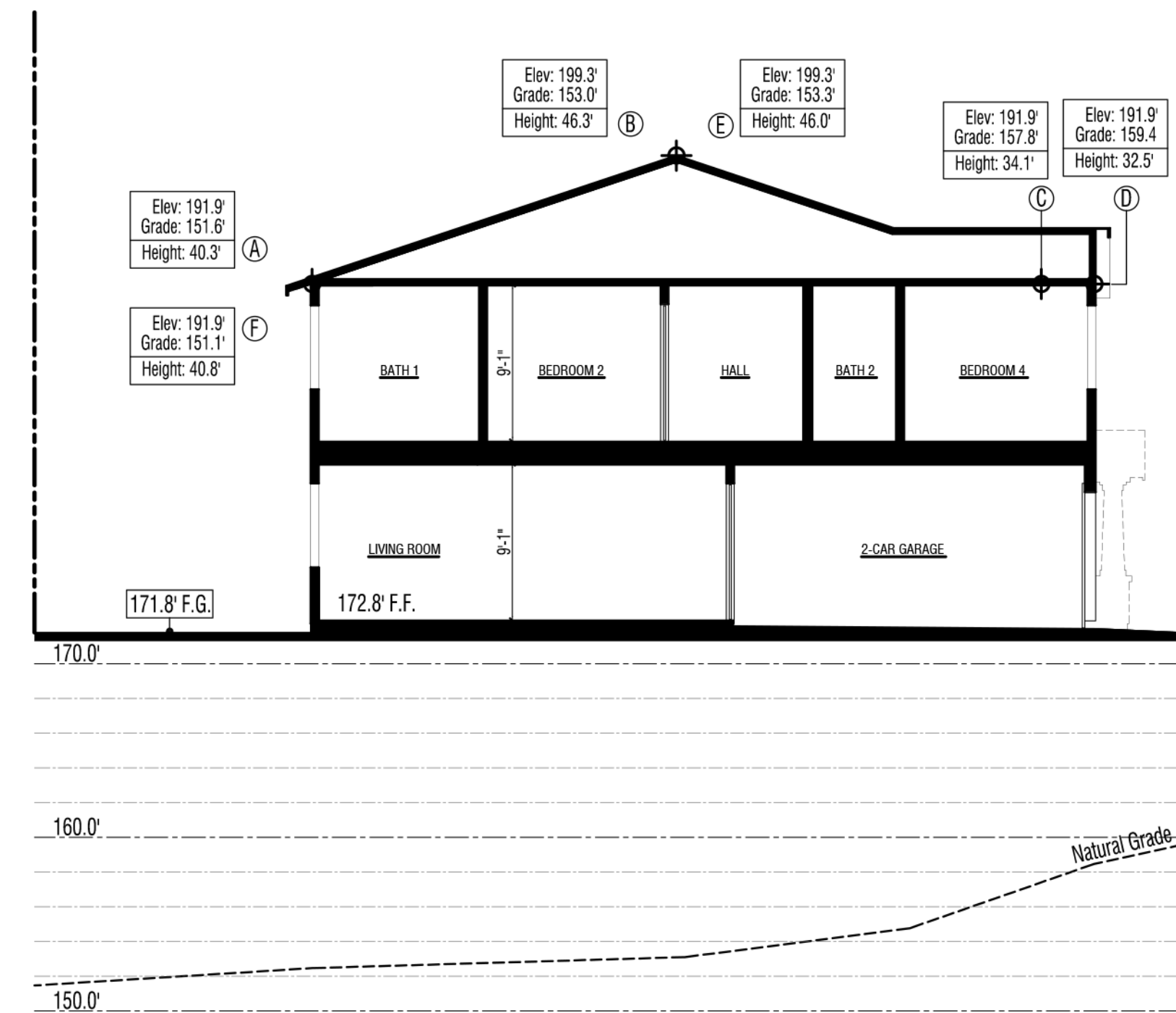
Roof Plan



Section
Lot 1 - Plan 3
Elevation A - Farmhouse



Section
Lot 2 - Plan 2(R)
Elevation C - Prairie



Section
Lot 3 - Plan 3
Elevation B - Craftsman

LEGEND

Elev: xxxx	Elevation of $\oplus$ above "sea level"
Grade: xxxx	Elevation of grade below $\oplus$
Height: xxxx	See Note A3
$\oplus$	Elevation above "sea level"
F.F.	Finished Floor
F.G.	Finished Grade
- - -	Natural Grade @ Section
- - -	Natural Grade @ Roof Plan

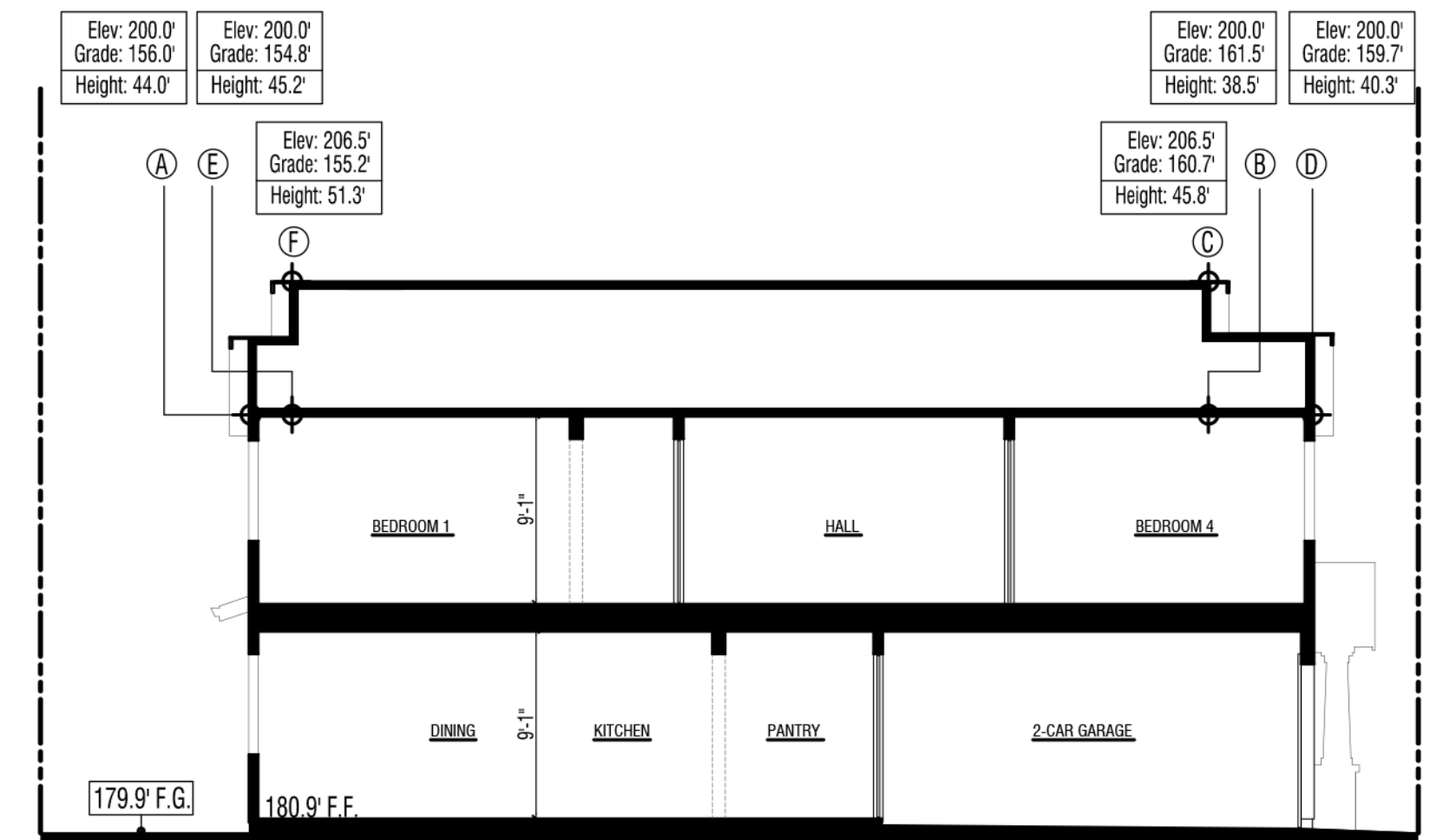
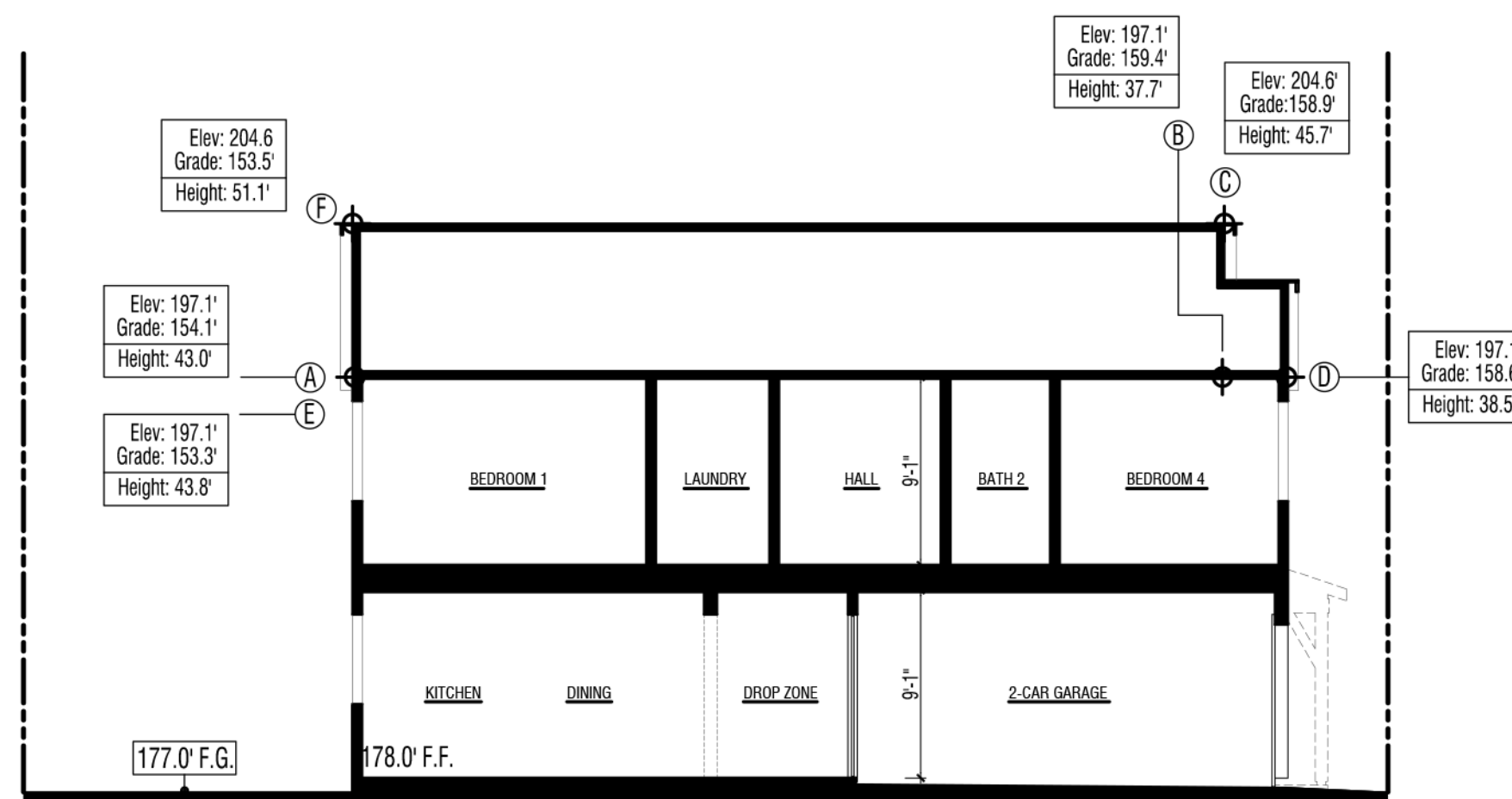
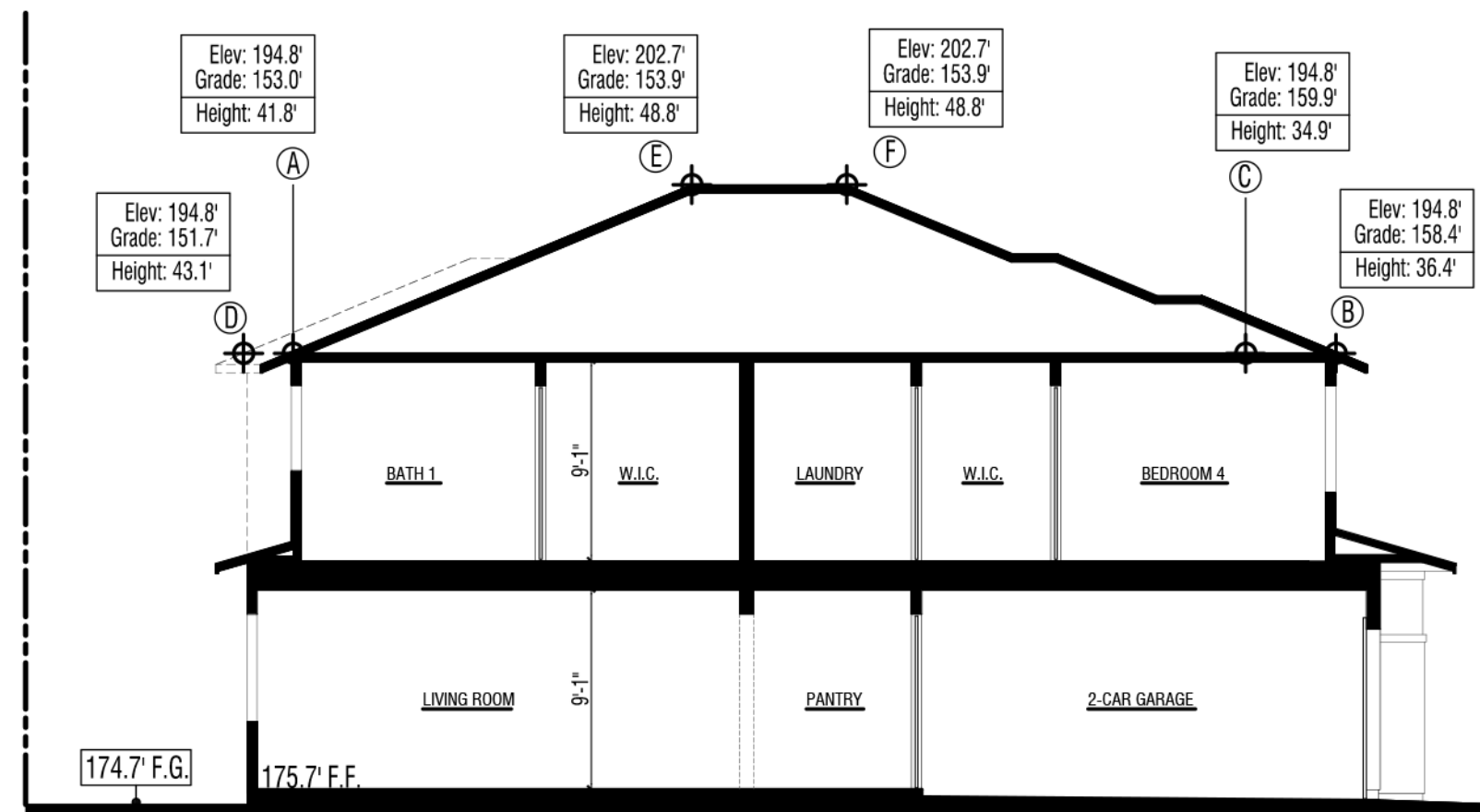
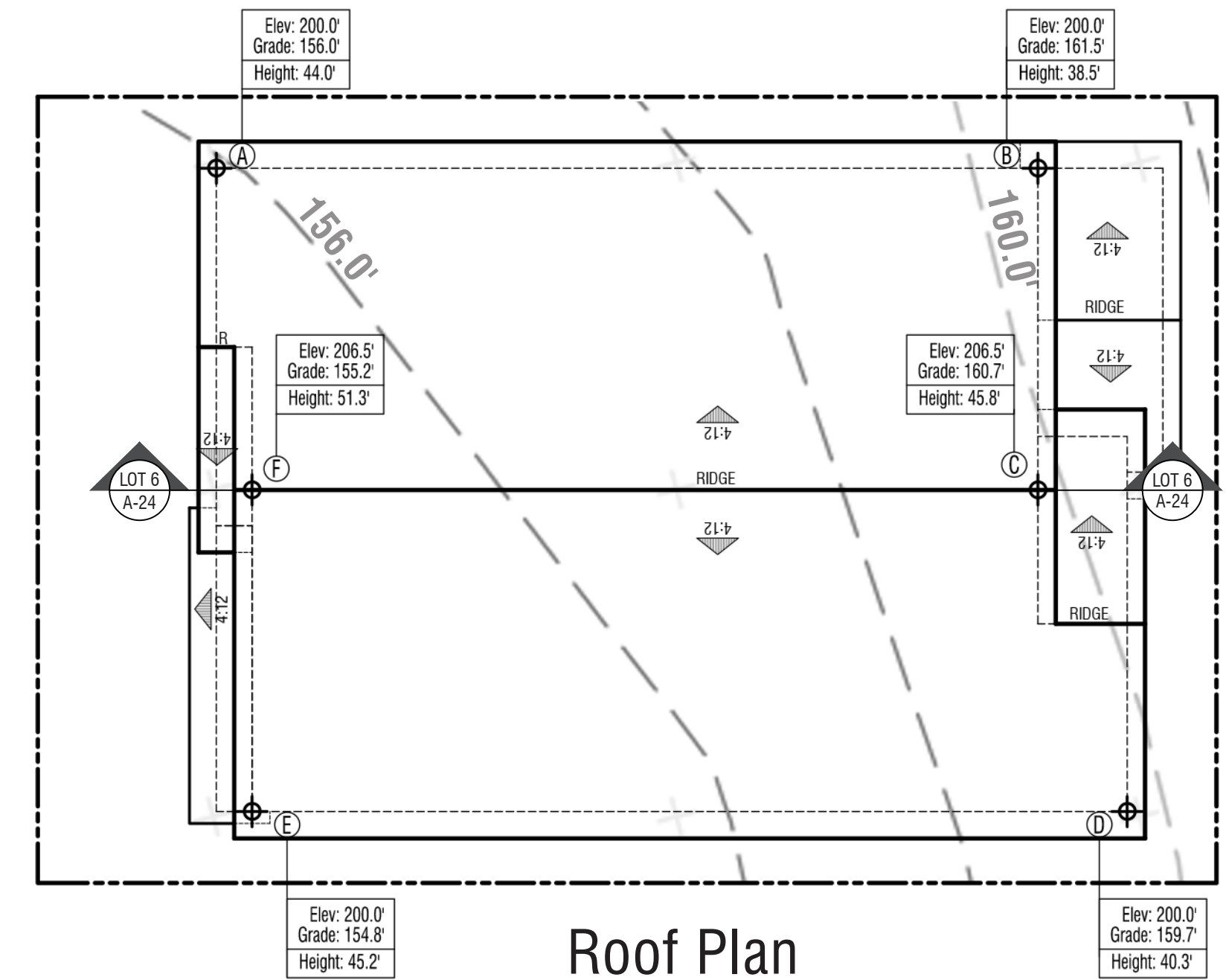
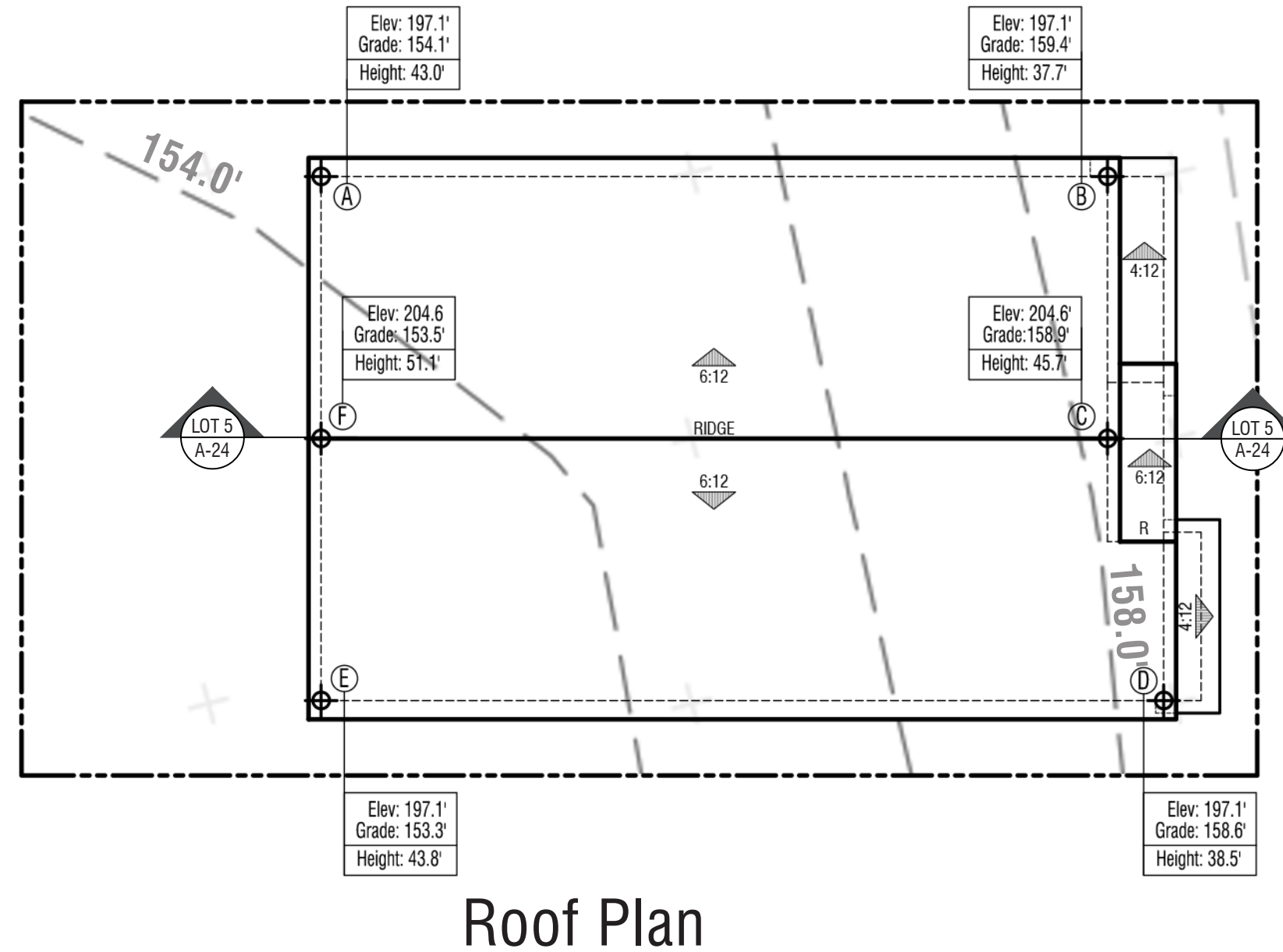
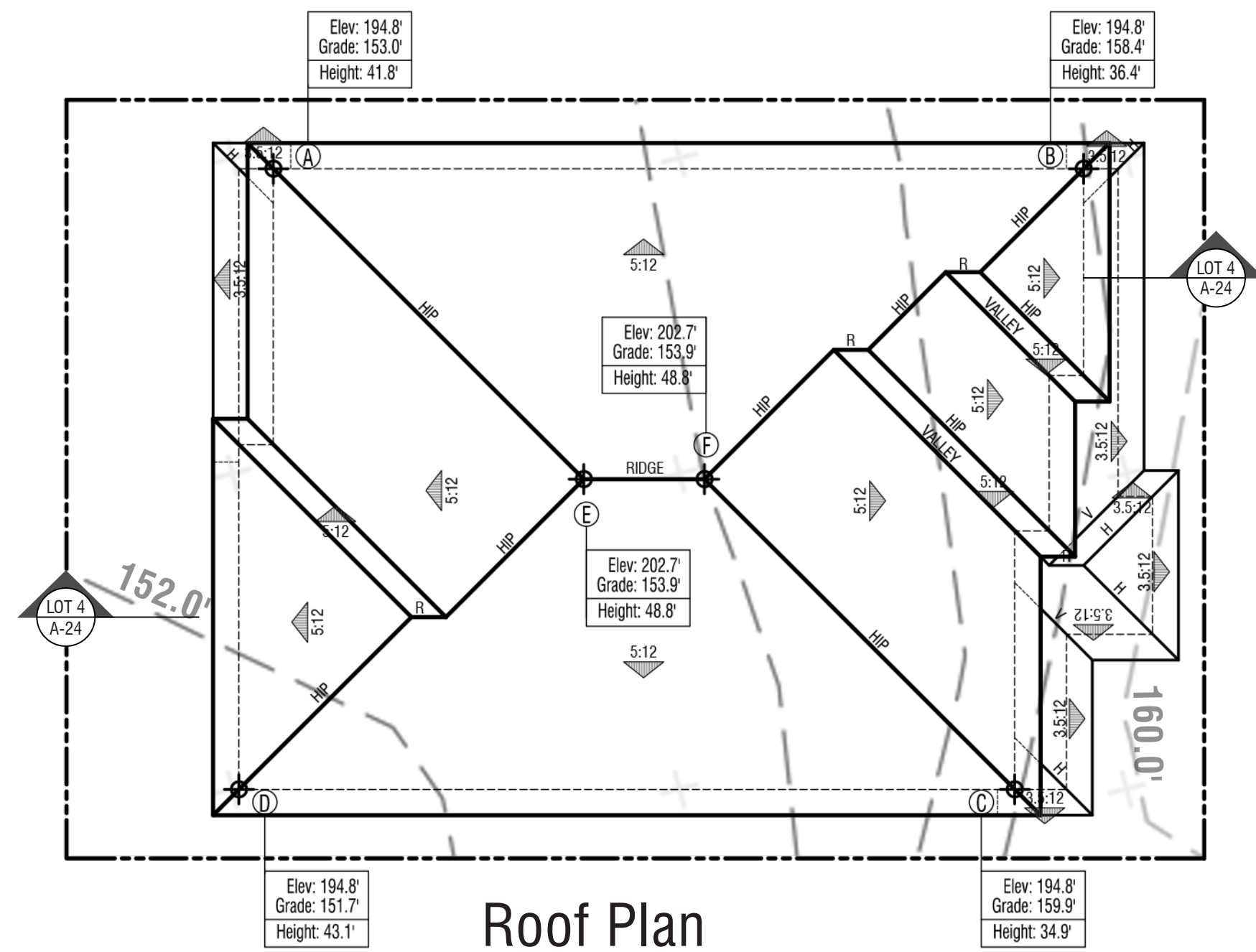
NOTES

Note A1: Mechanical equipment, vents, and ducts will be indicated at the construction document phase.

Note A2: A/C units shown on Floor Plan and Elevation sheets, typ.

Note A3: The vertical distance from grade to the highest points of a structure. The maximum height of buildings located in areas subject to tidal action shall be measured from Mean Sea Level. Section 22.20.060 (Height Measurement and Height Limit Exceptions) explains how this Development Code requires structure height to be measured. The ground elevation used as the basis for measurement of allowed structure height. For the purposes of the Marin County Development Code, grade shall be the elevation of the natural or finished grade at the exterior surface of the structure, whichever is more restrictive, and the elevation of the natural grade within the footprint of the structure.

Building Height - Roof Plans & Cross Sections



Section
Lot 4 - Plan 1(R)
Elevation C - Prairie

Section
Lot 5 - Plan 3
Elevation A - Farmhouse

Section
Lot 6 - Plan 2(R)
Elevation B - Craftsman

LEGEND

Elev: xxxx	Elevation of $\oplus$ above "sea level"
Grade: xxxx	Elevation of grade below $\oplus$
Height: xxxx	See Note A3
$\oplus$	Elevation above "sea level"
F.F.	Finished Floor
F.G.	Finished Grade
- - -	Natural Grade @ Section
- - -	Natural Grade @ Roof Plan

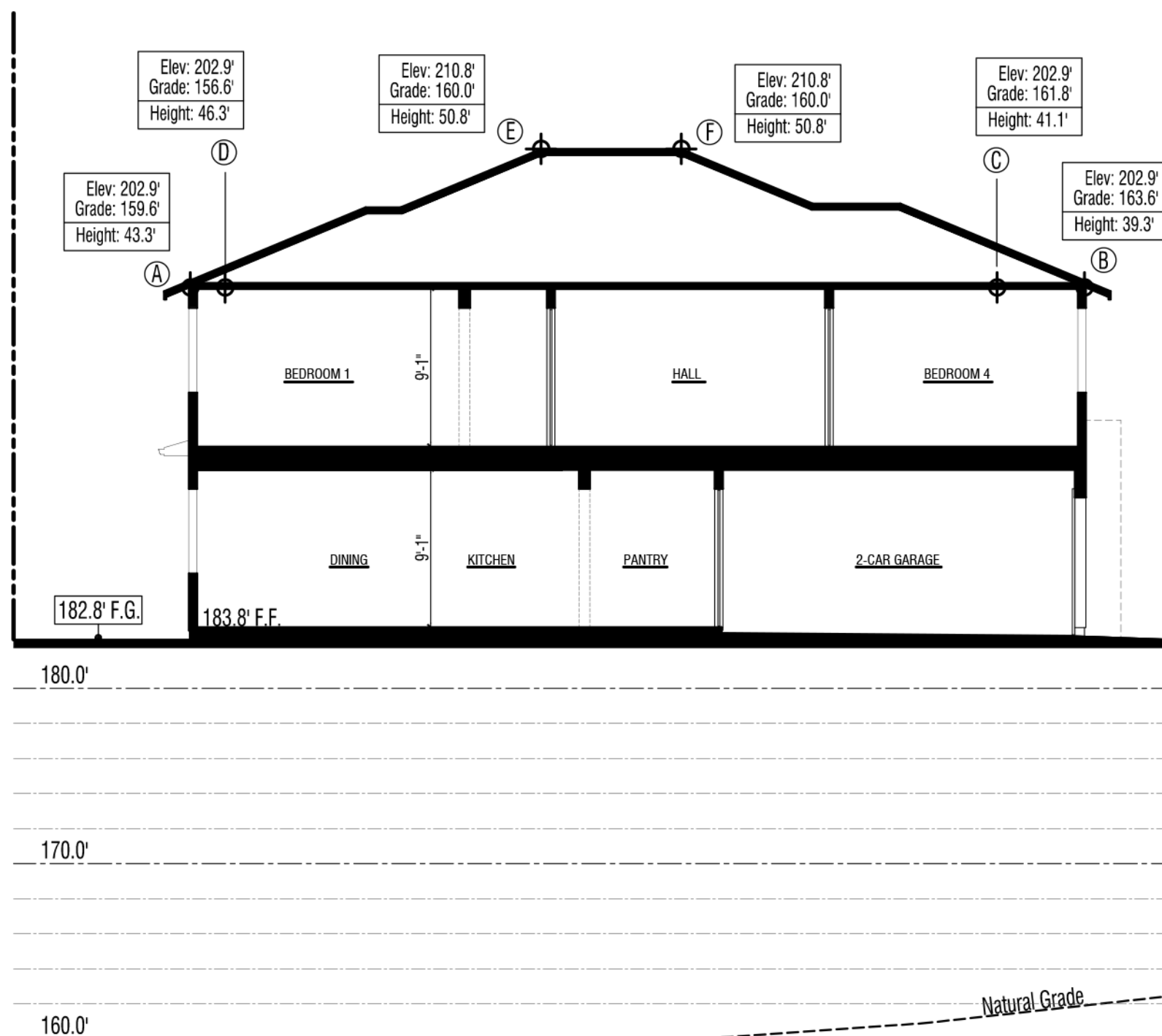
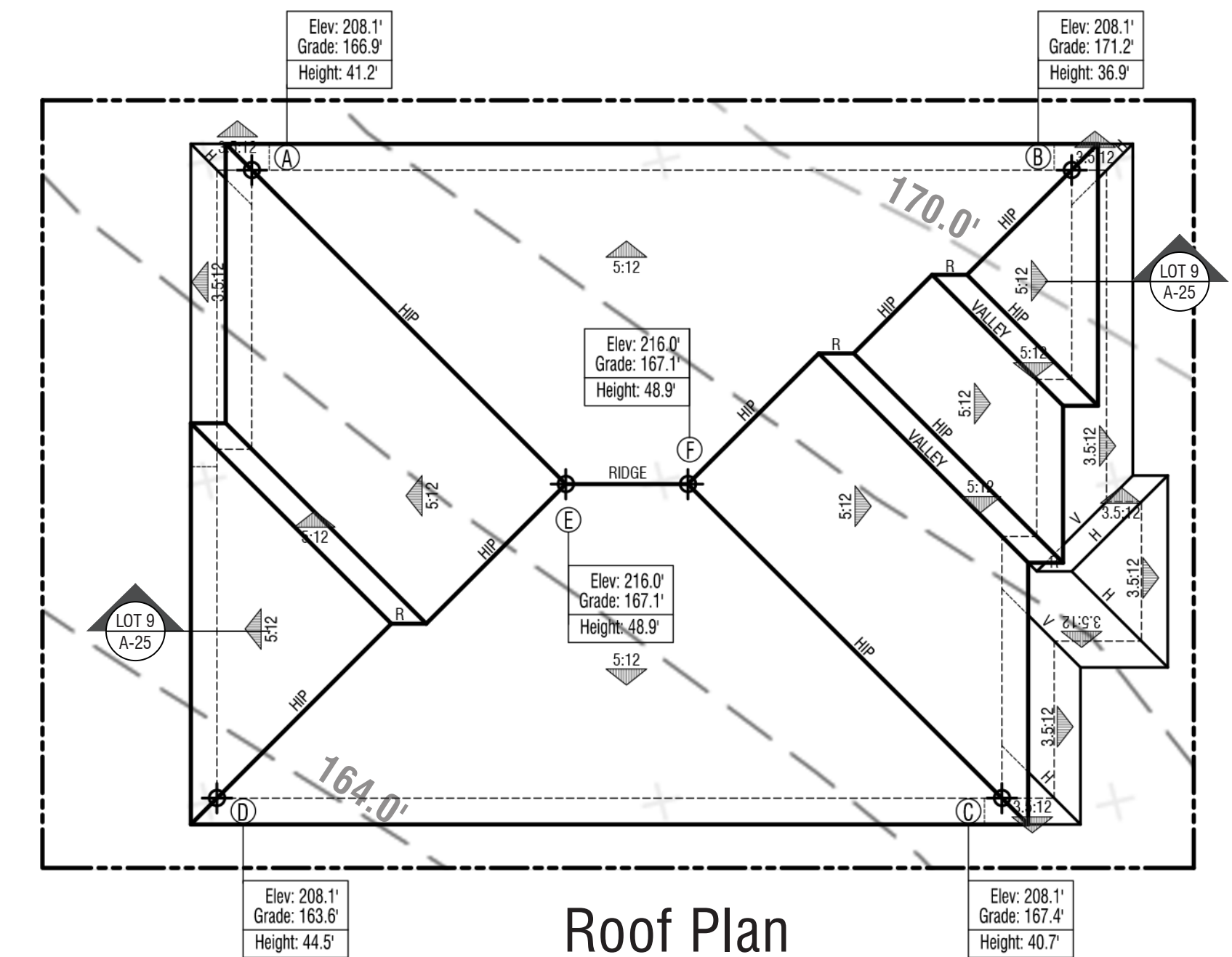
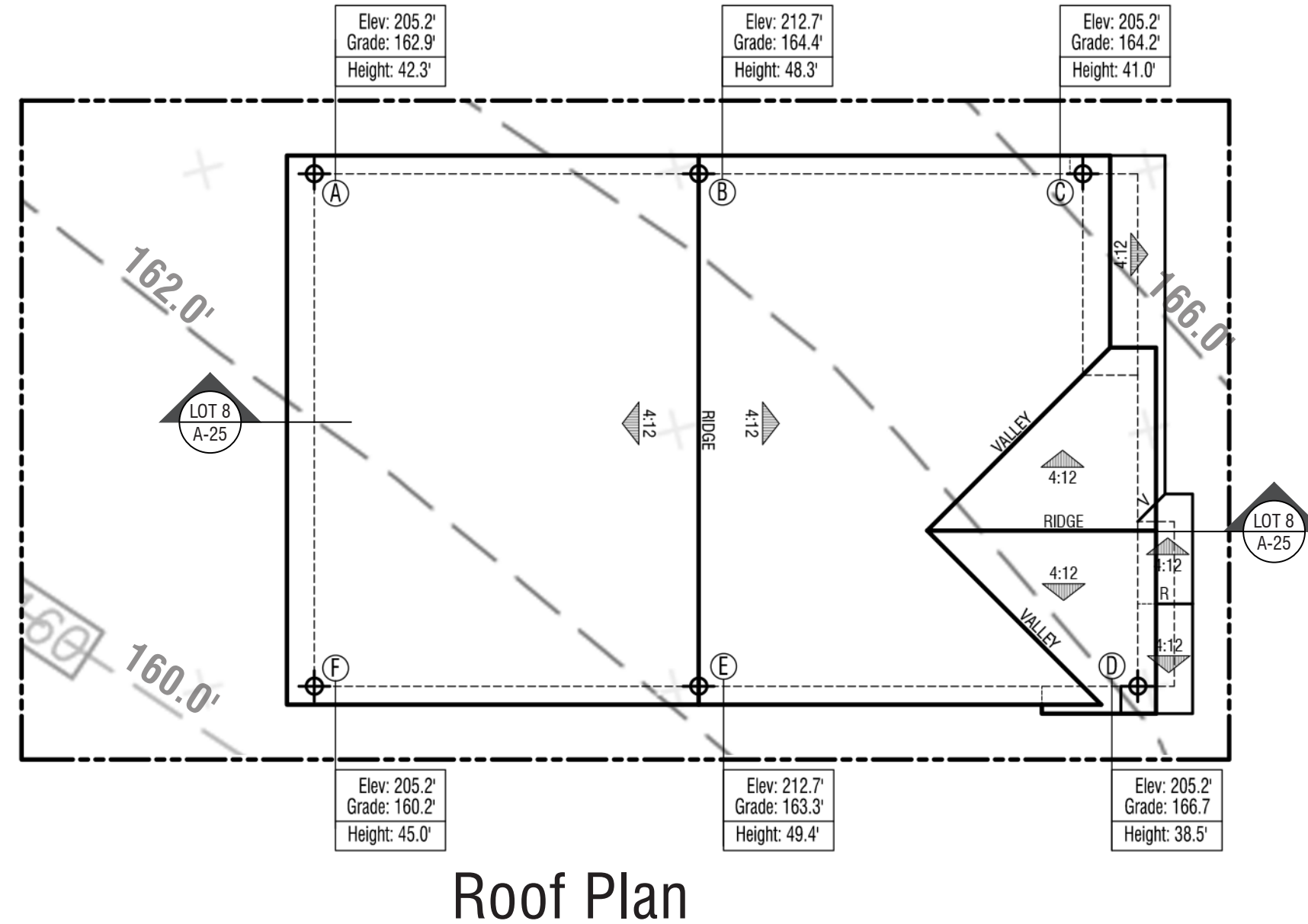
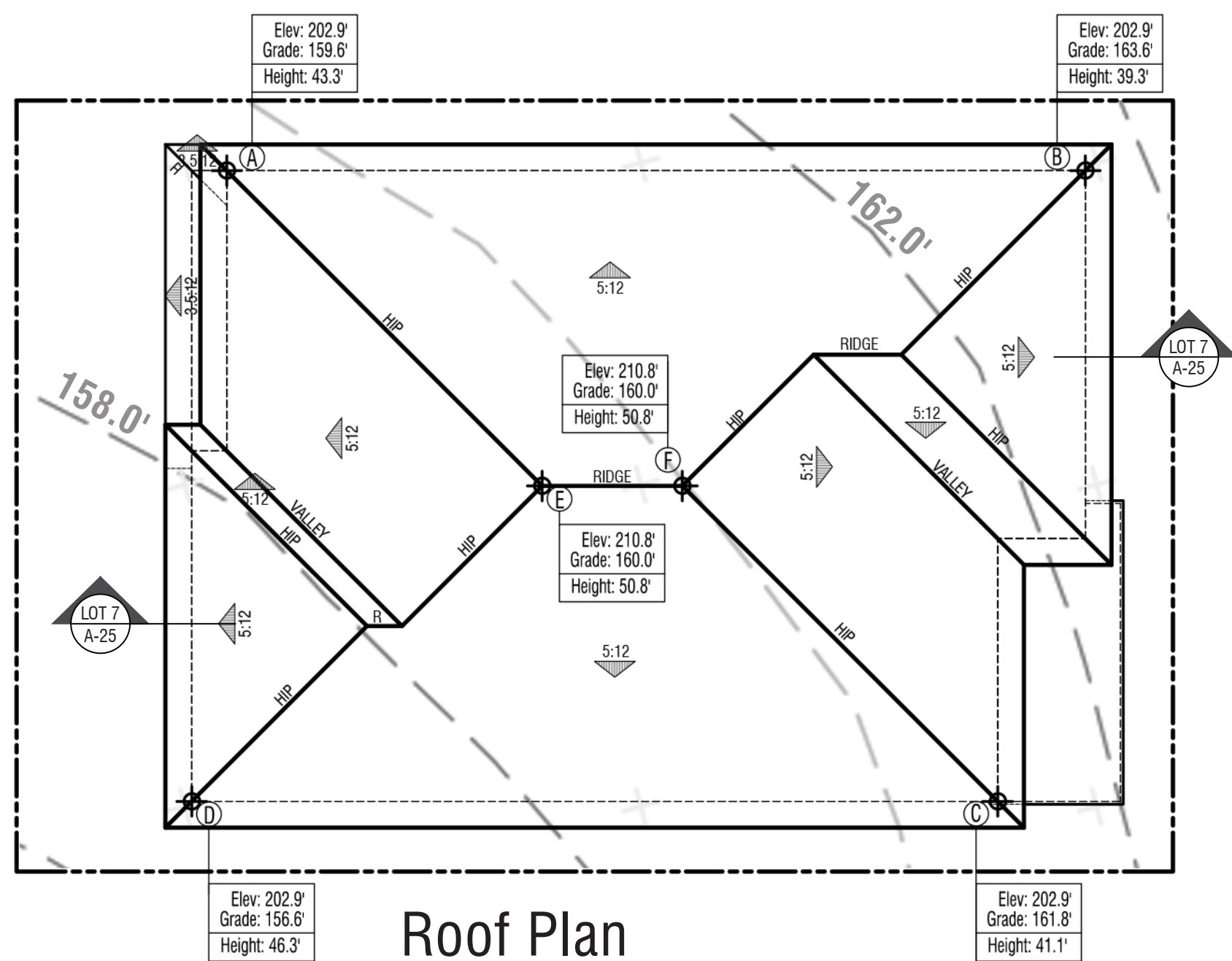
NOTES

Note A1: Mechanical equipment, vents, and ducts will be indicated at the construction document phase.

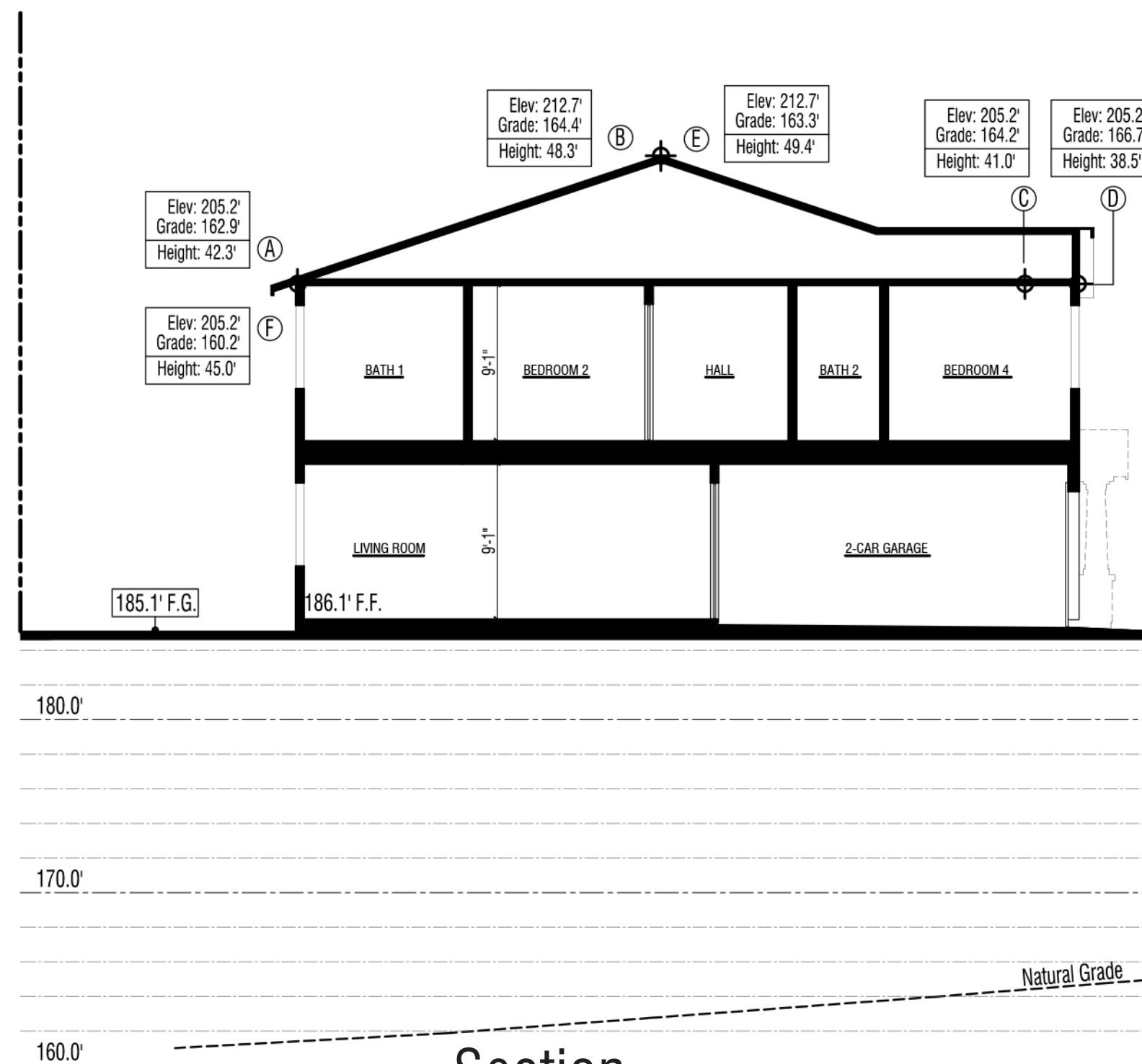
Note A2: A/C units shown on Floor Plan and Elevation sheets, typ.

Note A3: The vertical distance from grade to the highest points of a structure. The maximum height of buildings located in areas subject to tidal action shall be measured from Mean Sea Level. Section 22.20.060 (Height Measurement and Height Limit Exceptions) explains how this Development Code requires structure height to be measured. The ground elevation used as the basis for measurement of allowed structure height. For the purposes of the Marin County Development Code, grade shall be the elevation of the natural or finished grade at the exterior surface of the structure, whichever is more restrictive, and the elevation of the natural grade within the footprint of the structure.

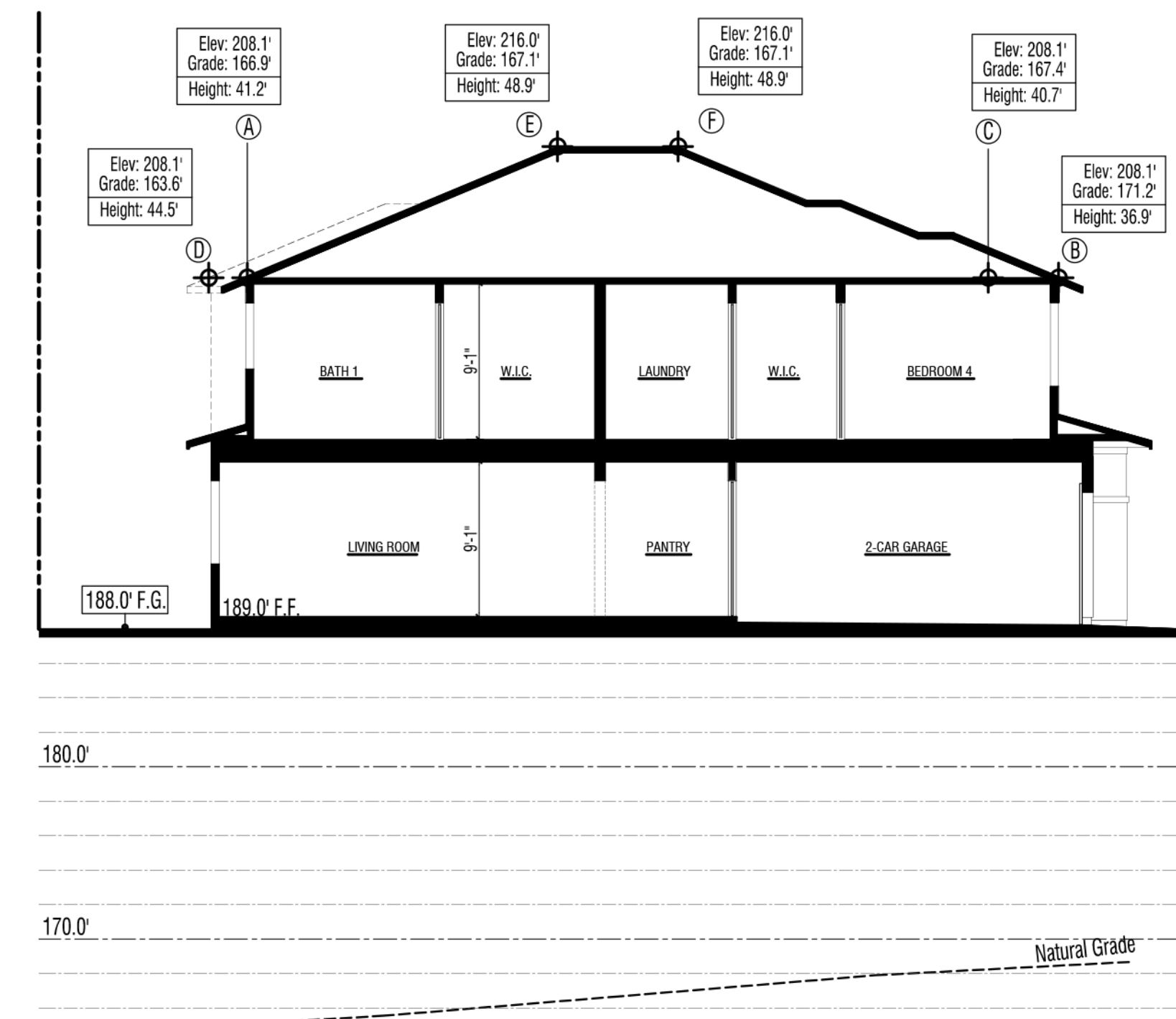
Building Height - Roof Plans & Cross Sections



Lot 7 - Plan 2(R)
Elevation C - Prairie



Lot 8 - Plan 3
Elevation B - Craftsman



Lot 9 - Plan 1(R)
Elevation C - Prairie

LEGEND

Elev: xxxx	Elevation of $\oplus$ above "sea level"
Grade: xxxx	Elevation of grade below $\oplus$
Height: xxxx	See Note A3
$\oplus$	Elevation above "sea level"
F.F.	Finished Floor
F.G.	Finished Grade
- - -	Natural Grade @ Section
- - -	Natural Grade @ Roof Plan

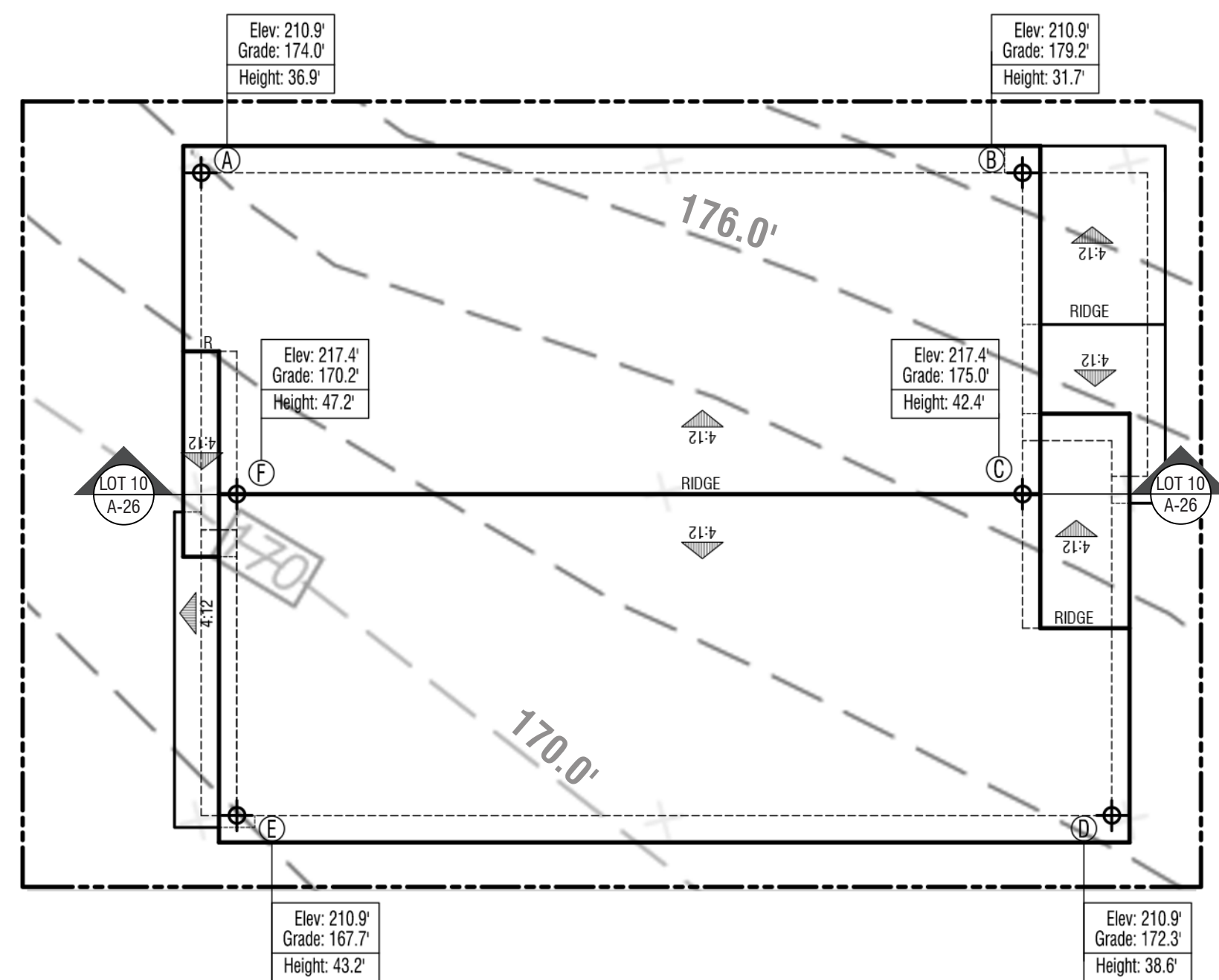
NOTES

Note A1: Mechanical equipment, vents, and ducts will be indicated at the construction document phase.

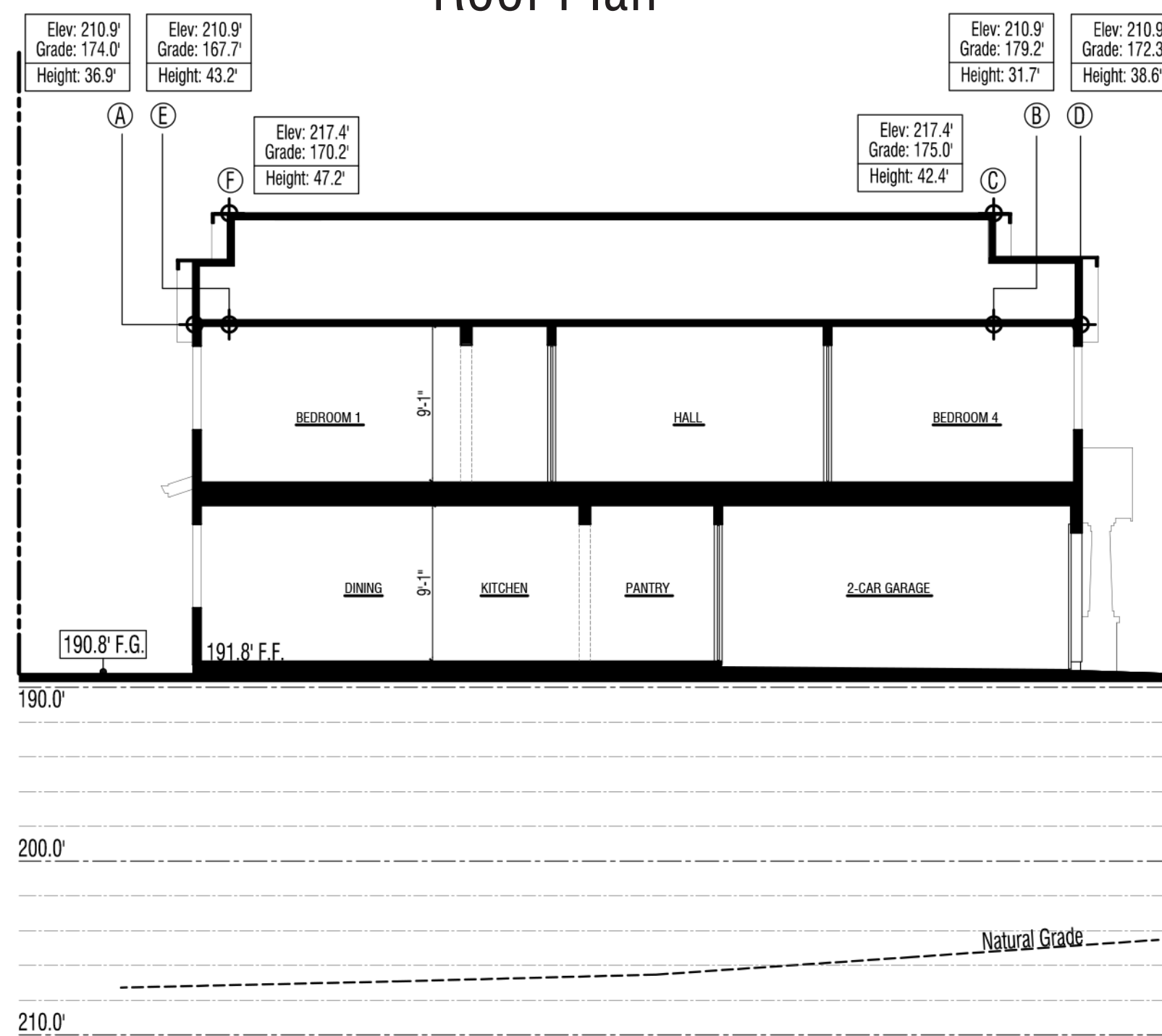
Note A2: A/C units shown on Floor Plan and Elevation sheets, typ.

Note A3: The vertical distance from grade to the highest points of a structure. The maximum height of buildings located in areas subject to tidal action shall be measured from Mean Sea Level. Section 22.20.060 (Height Measurement and Height Limit Exceptions) explains how this Development Code requires structure height to be measured. The ground elevation used as the basis for measurement of allowed structure height. For the purposes of the Marin County Development Code, grade shall be the elevation of the natural or finished grade at the exterior surface of the structure, whichever is more restrictive, and the elevation of the natural grade within the footprint of the structure.

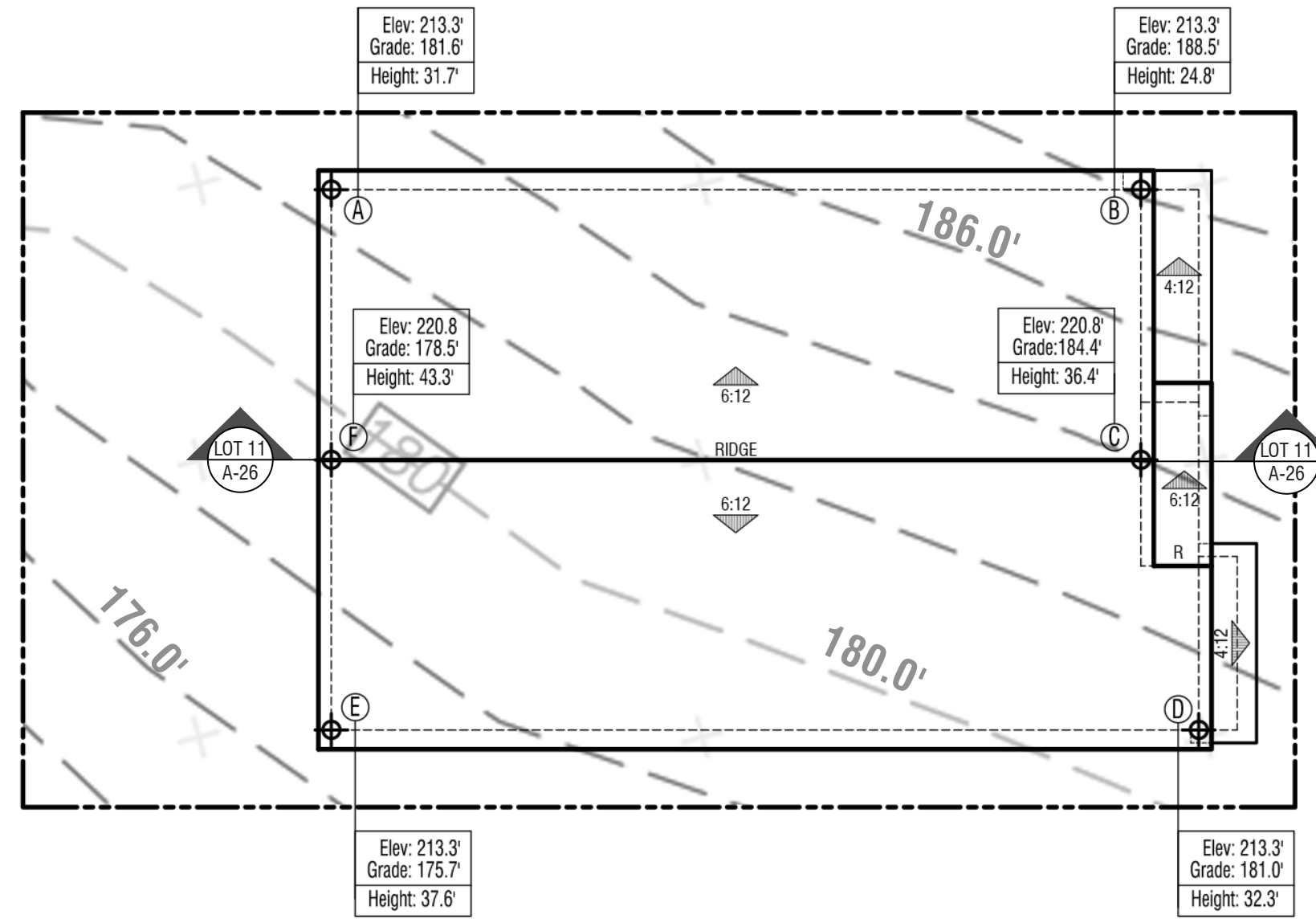
Building Height - Roof Plans & Cross Sections



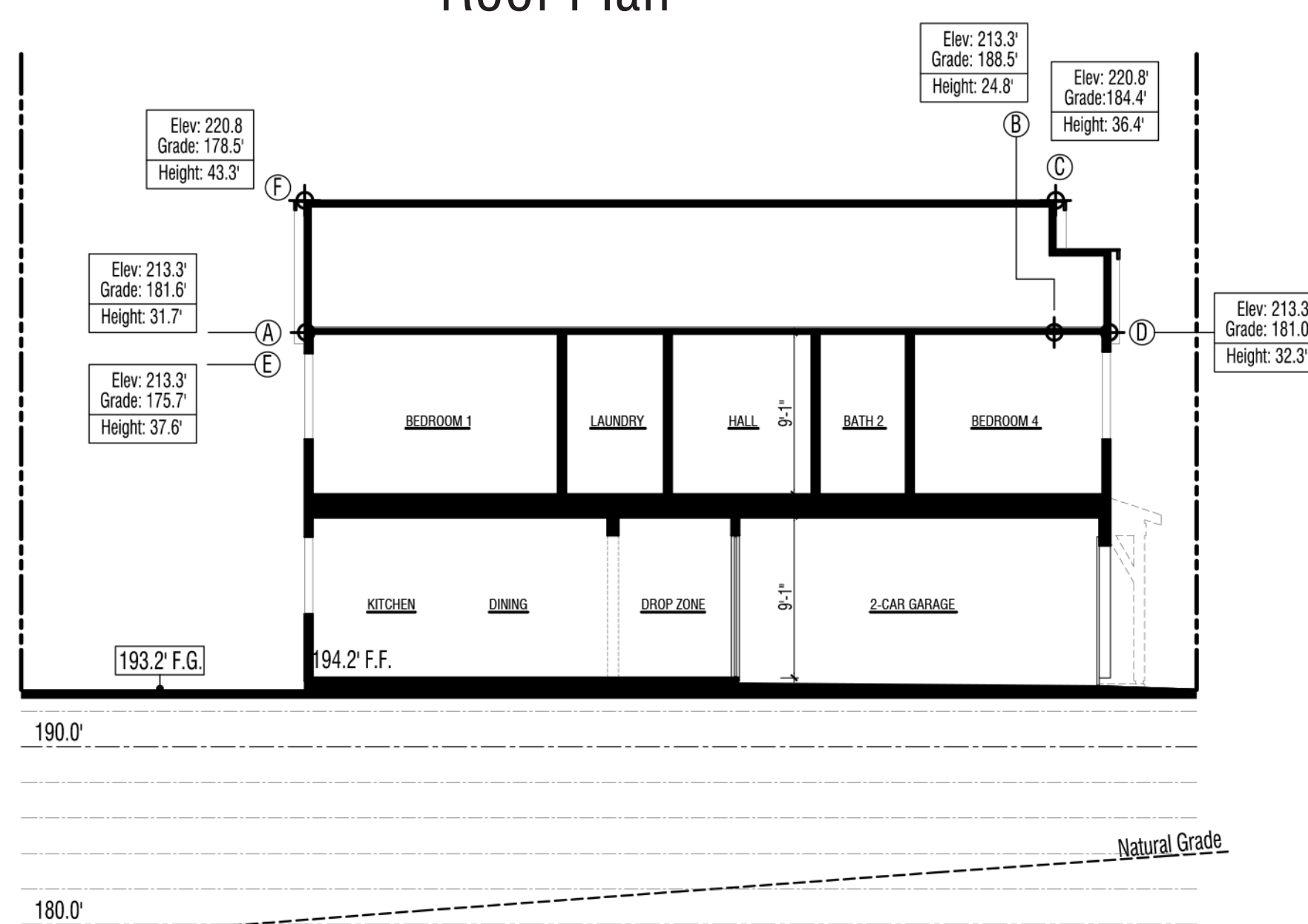
Roof Plan



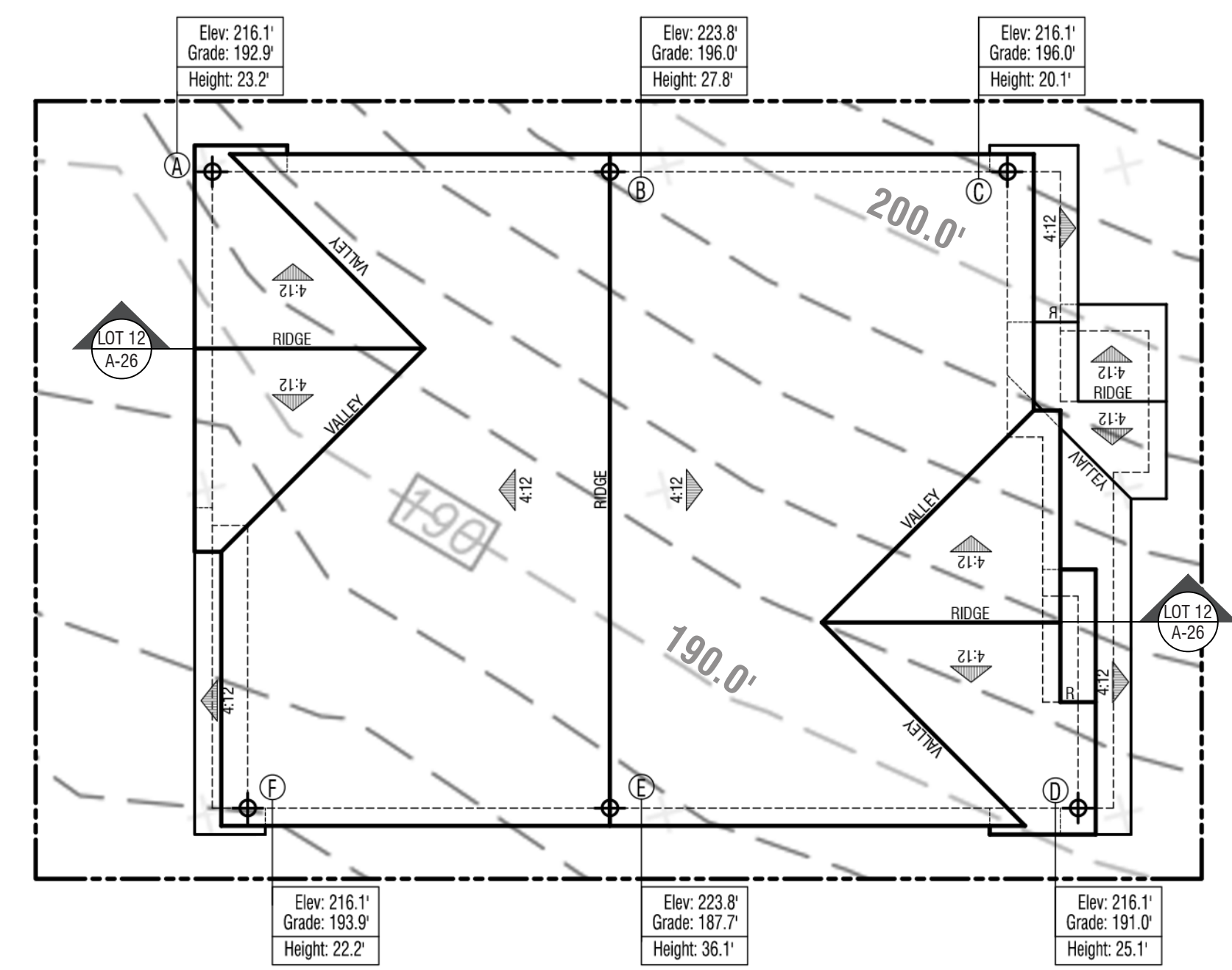
Section
Lot 10 - Plan 2(R)
Elevation B - Craftsman



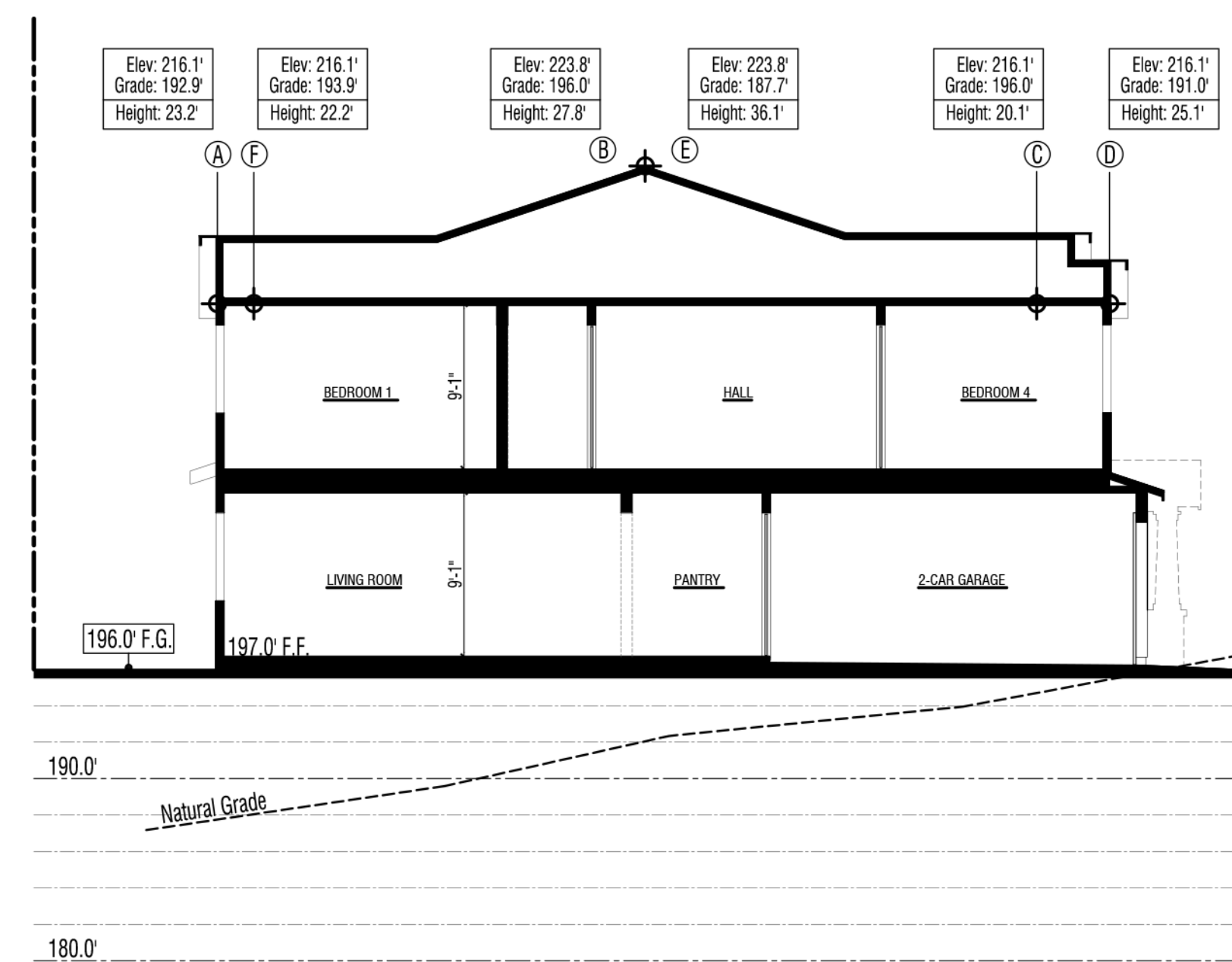
Roof Plan



Section
Lot 11 - Plan 3
Elevation A - Farmhouse



Roof Plan



Section
Lot 12 - Plan 1(R)
Elevation B - Craftsman

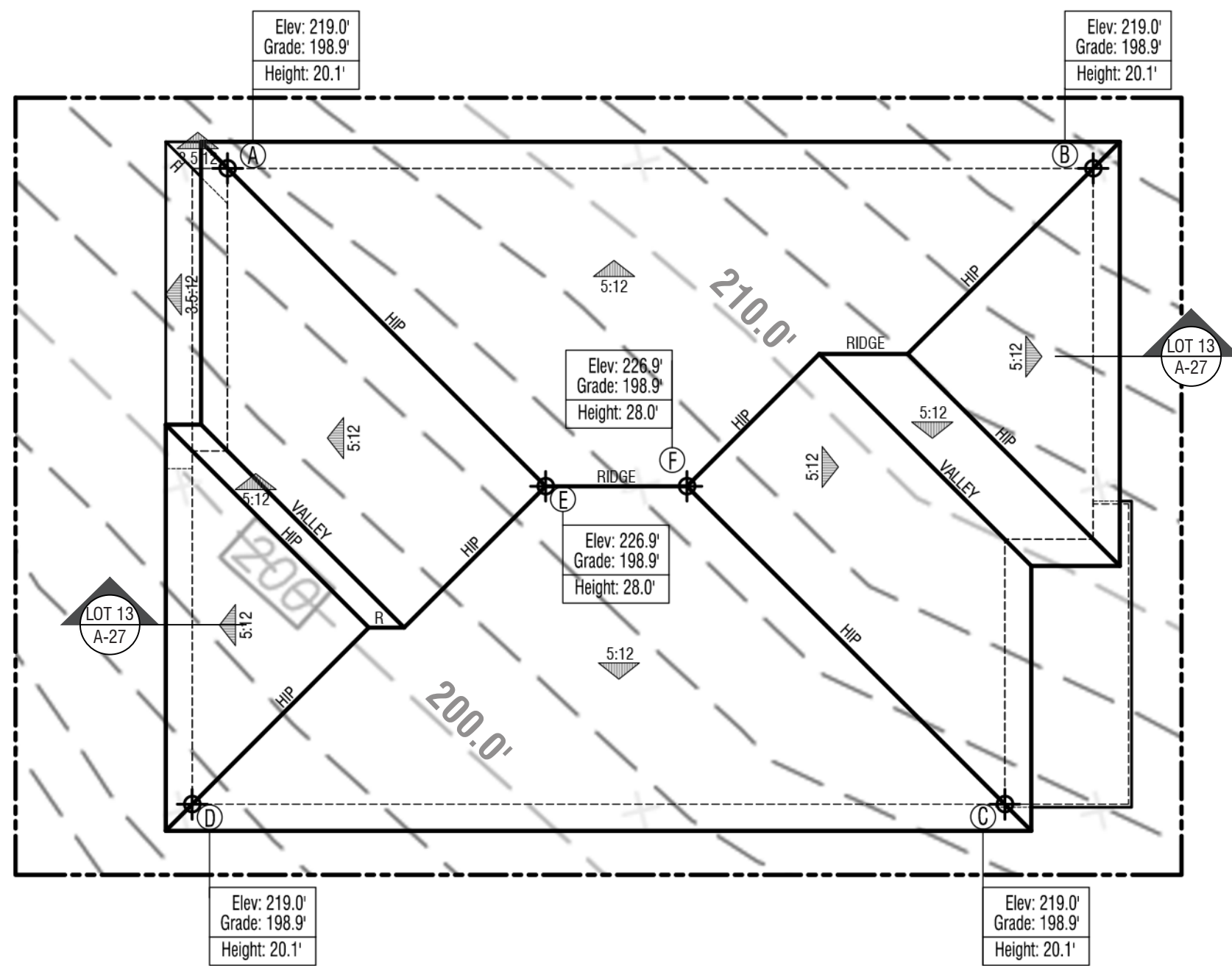
LEGEND

Elev: xxxx	Elevation of $\oplus$ above "sea level"
Grade: xxxx	Elevation of grade below $\oplus$
Height: xxxx	See Note A3
$\oplus$	Elevation above "sea level"
F.F.	Finished Floor
F.G.	Finished Grade
- - -	Natural Grade @ Section
- - -	Natural Grade @ Roof Plan

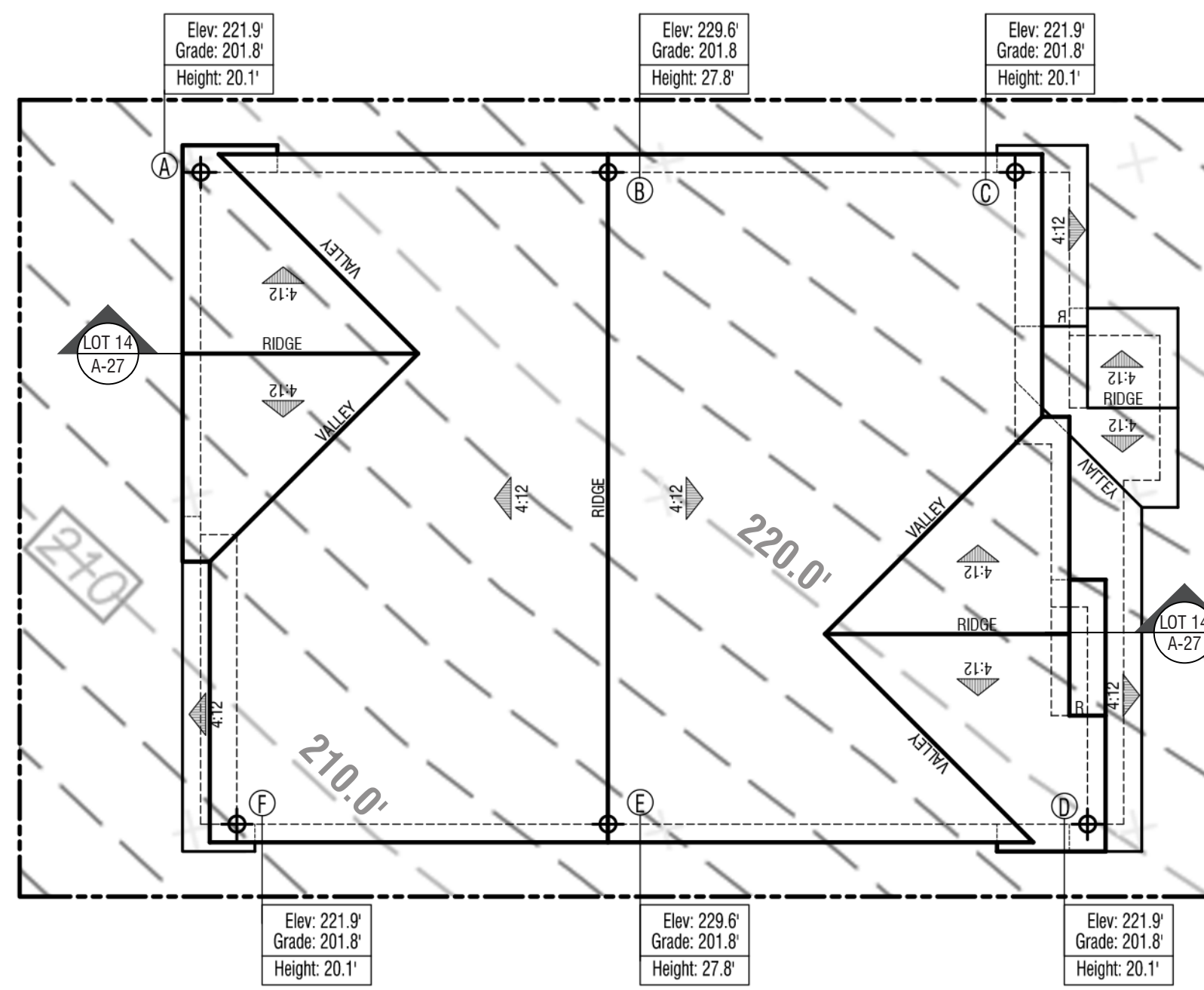
NOTES

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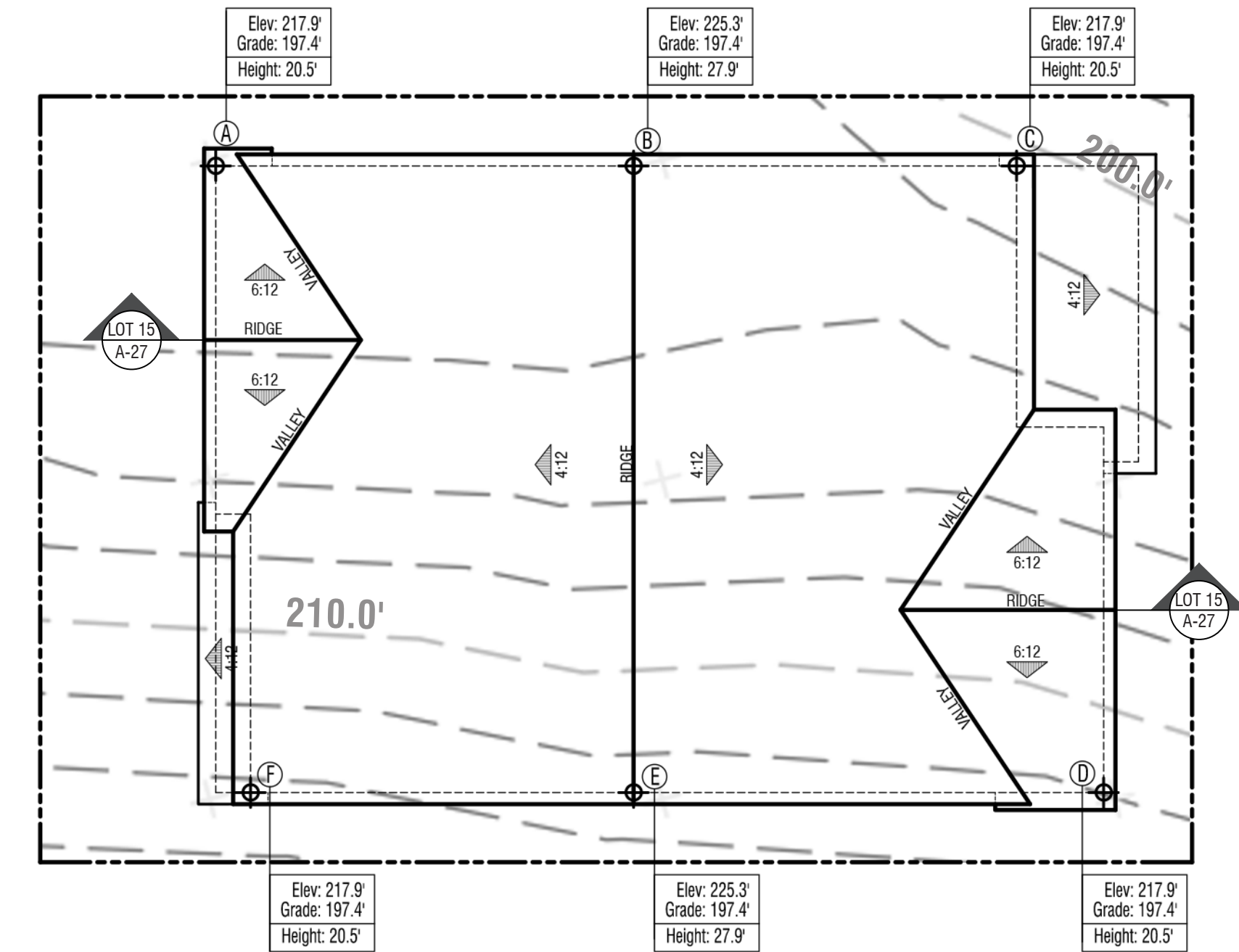
Building Height - Roof Plans & Cross Sections



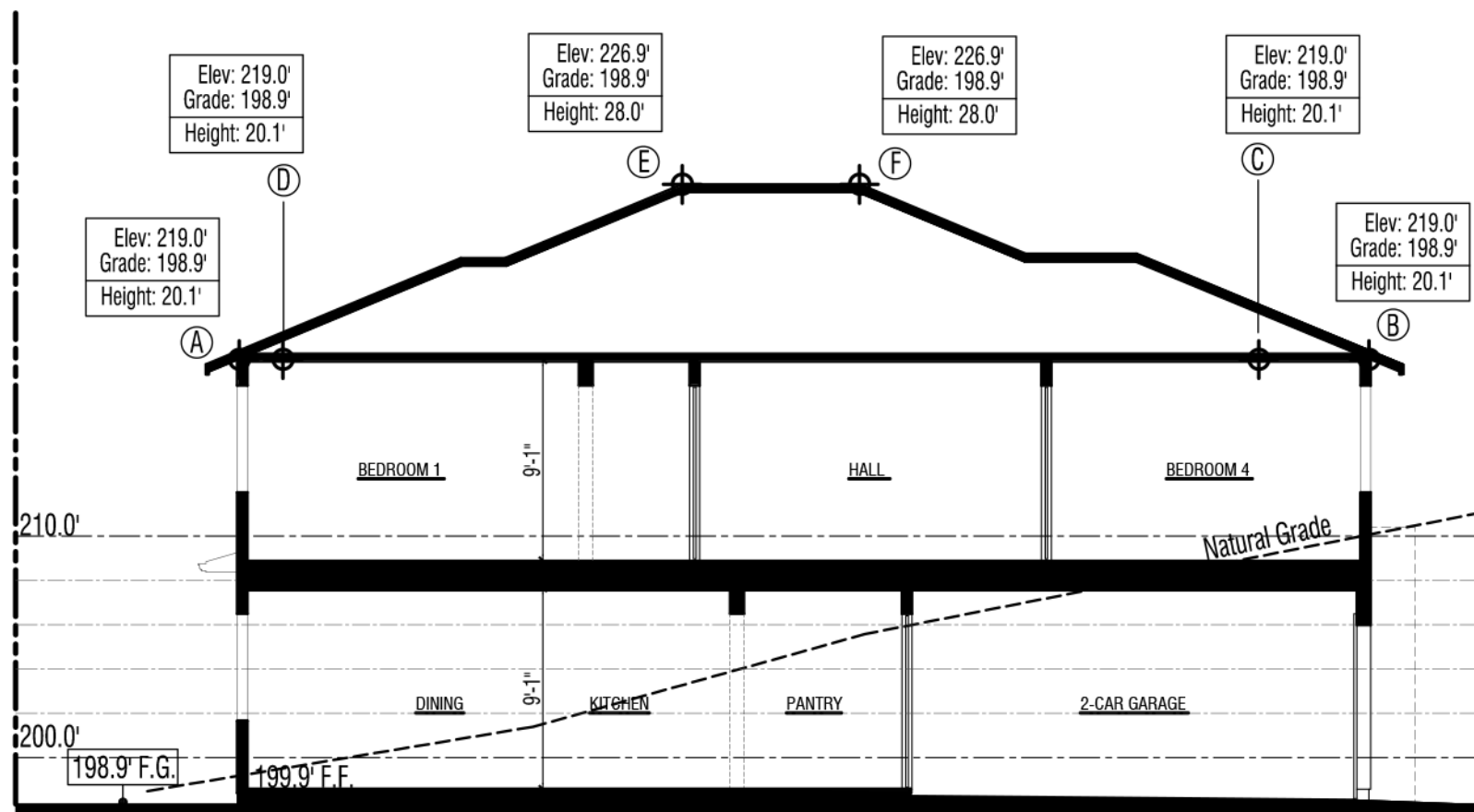
Roof Plan



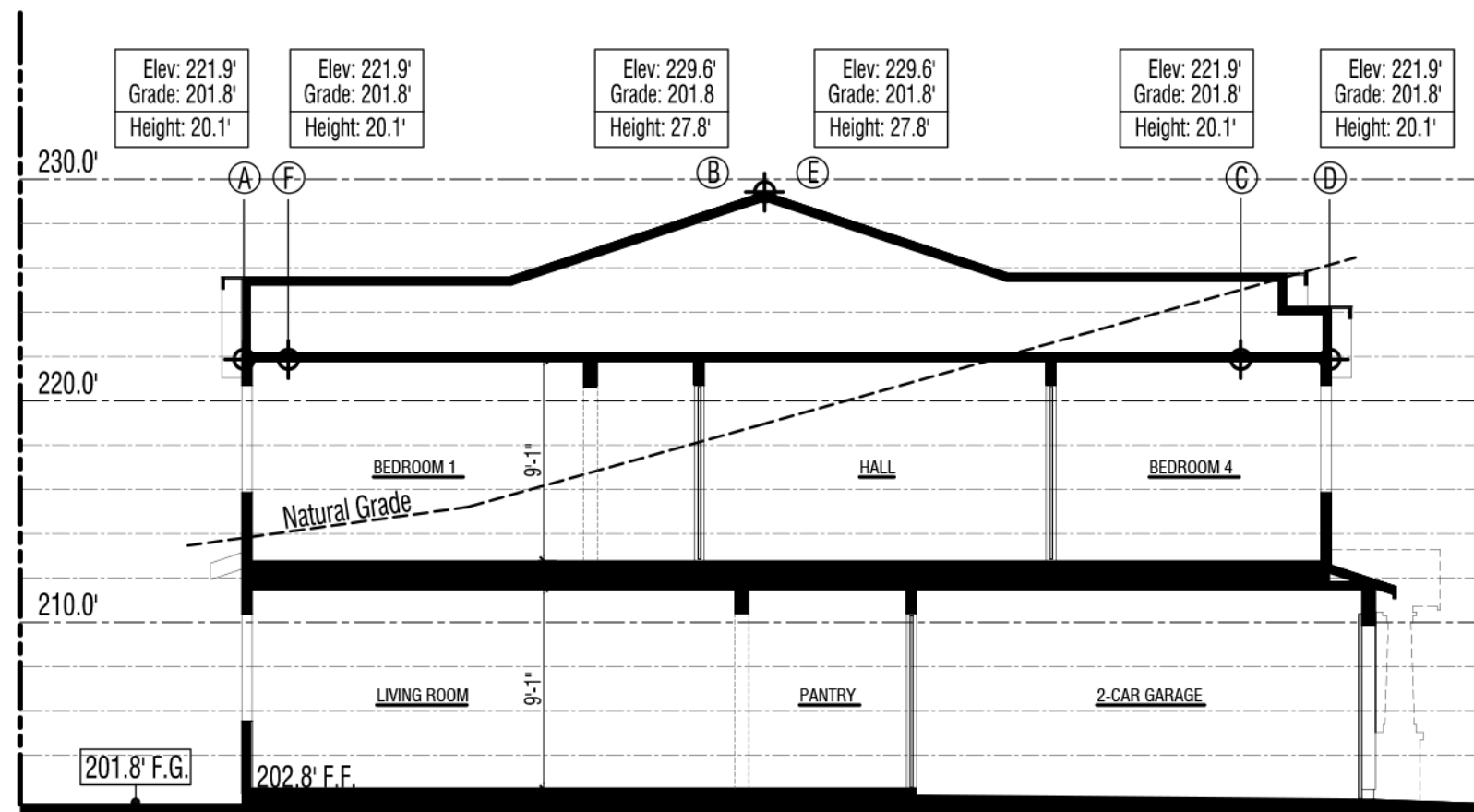
Roof Plan



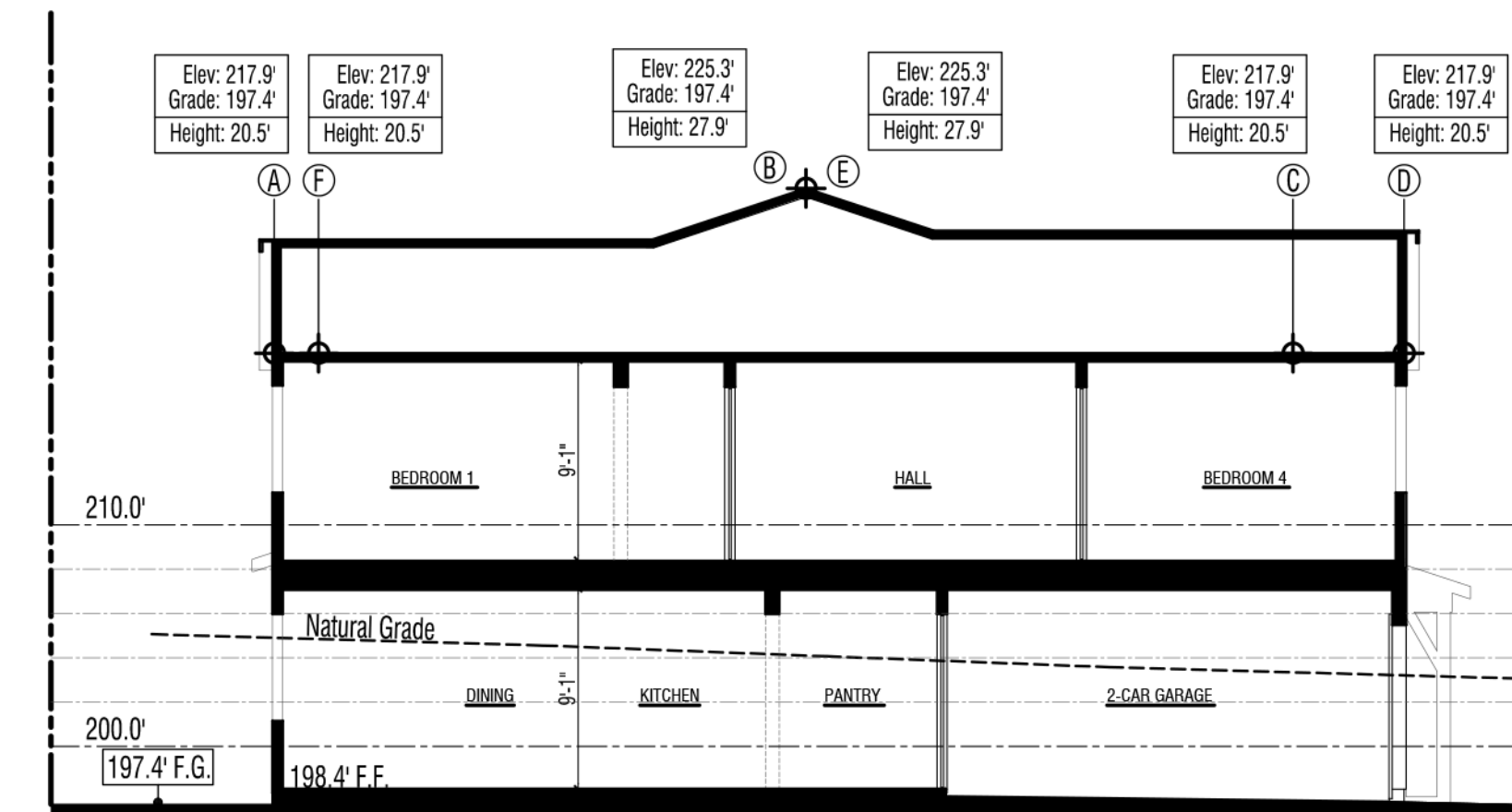
Roof Plan



Section
Lot 13 - Plan 2(R)
Elevation C - Prairie



Section
Lot 14 - Plan 1(R)
Elevation B - Craftsman



Section
Lot 15 - Plan 2
Elevation A - Farmhouse

LEGEND

Elev: xxxx	Elevation of ϕ above "sea level"
Grade: xxxx	Elevation of grade below ϕ
Height: xxxx	See Note A3
ϕ	Elevation above "sea level"
F.F.	Finished Floor
F.G.	Finished Grade
- - -	Natural Grade @ Section
- - -	Natural Grade @ Roof Plan

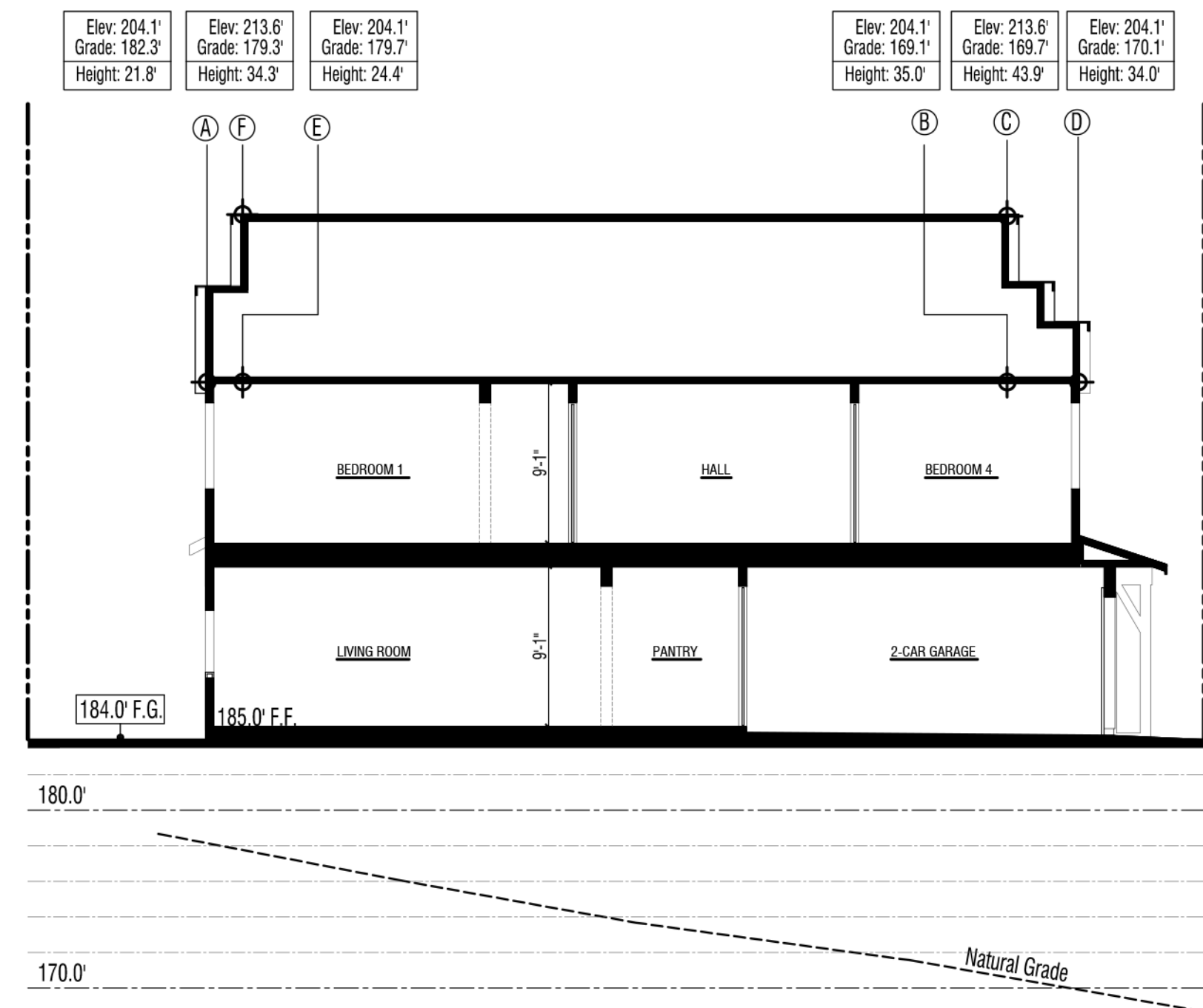
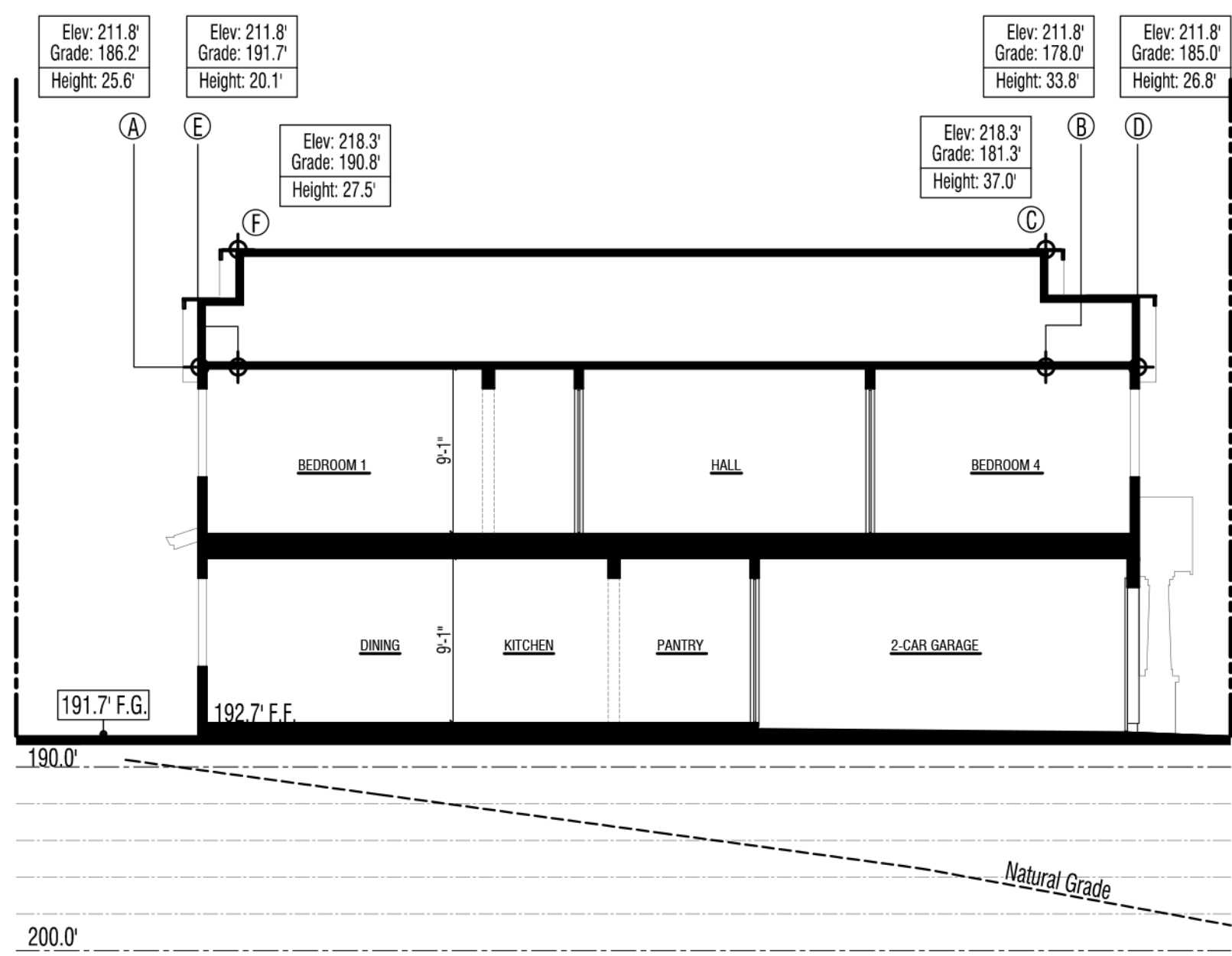
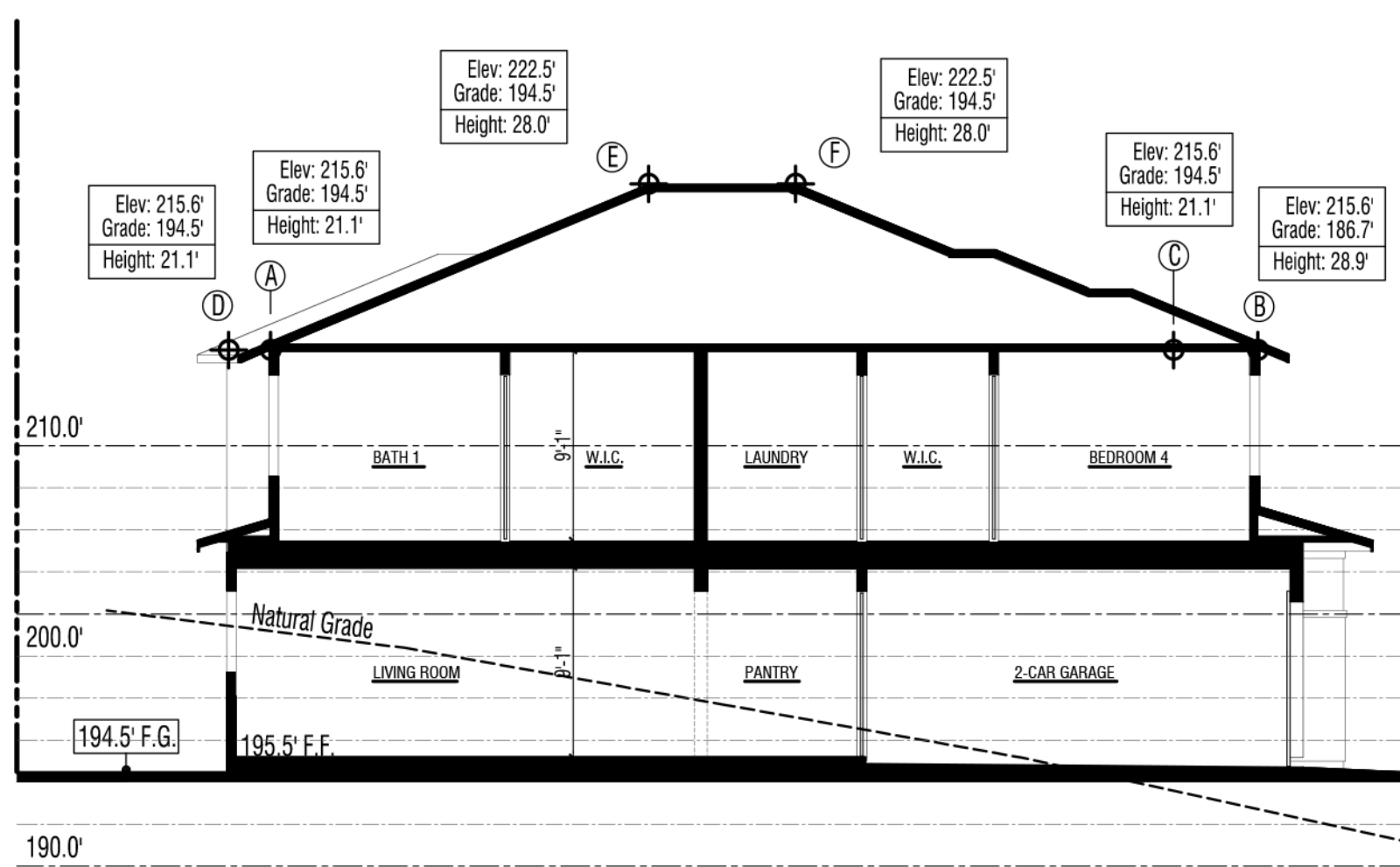
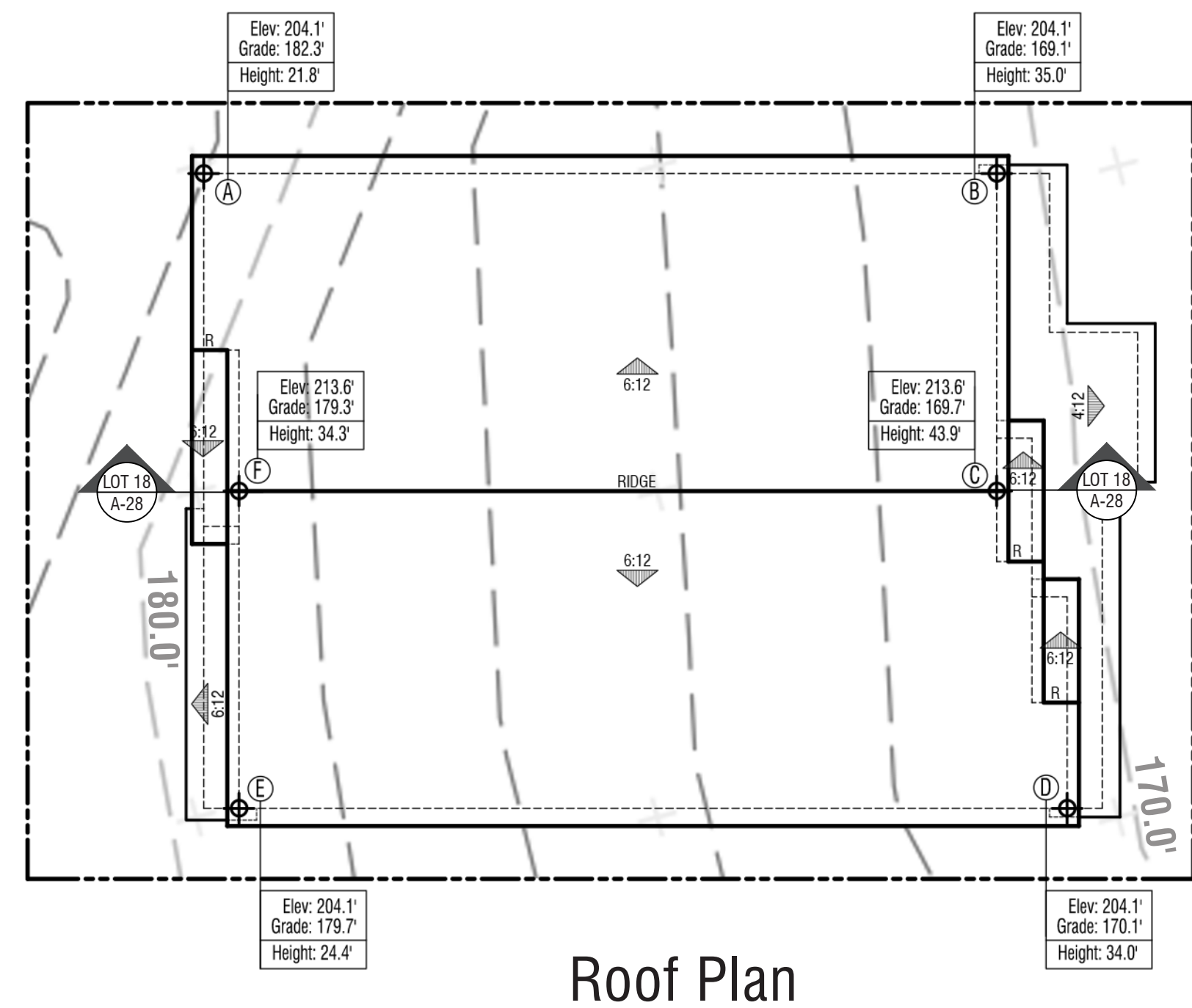
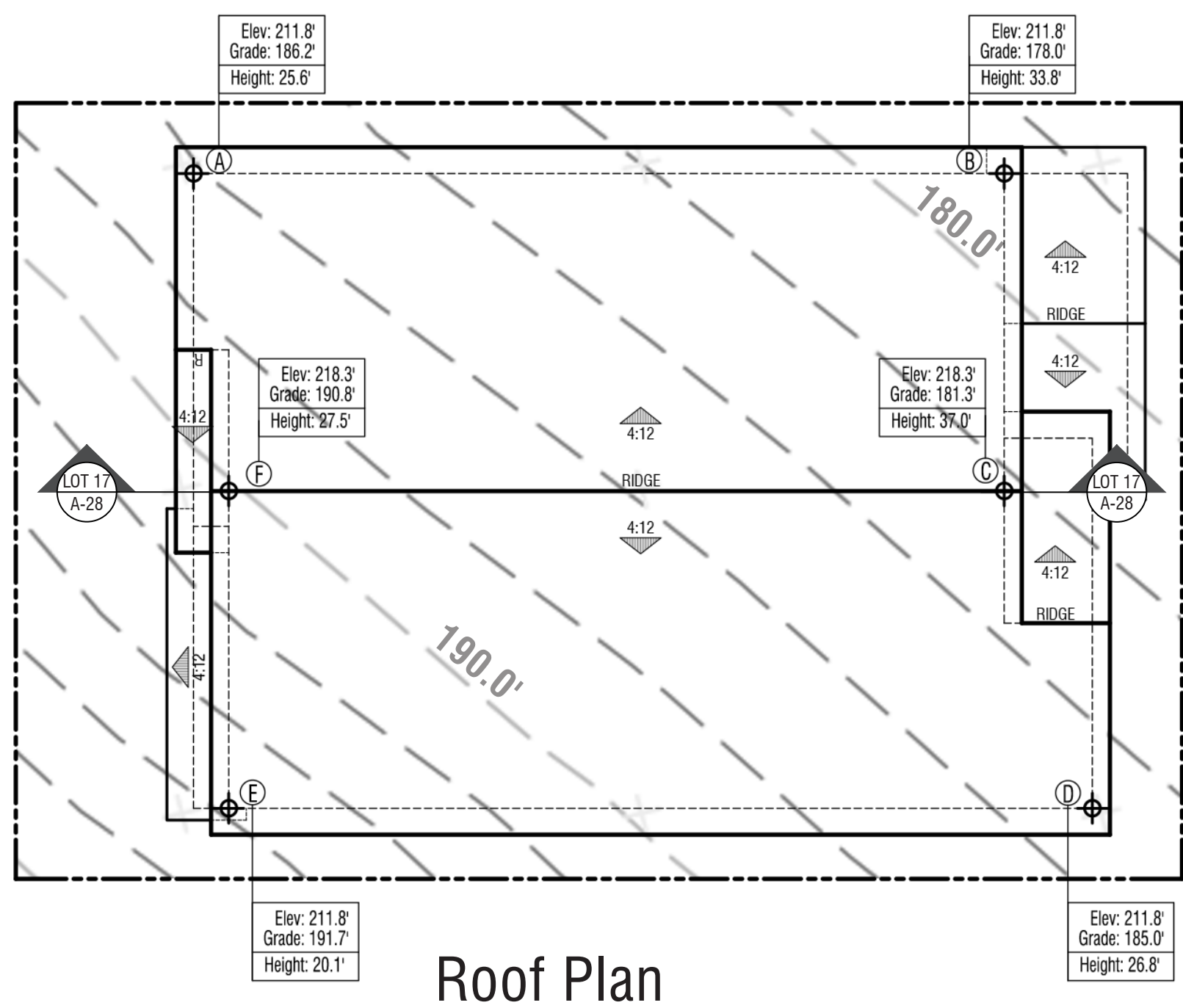
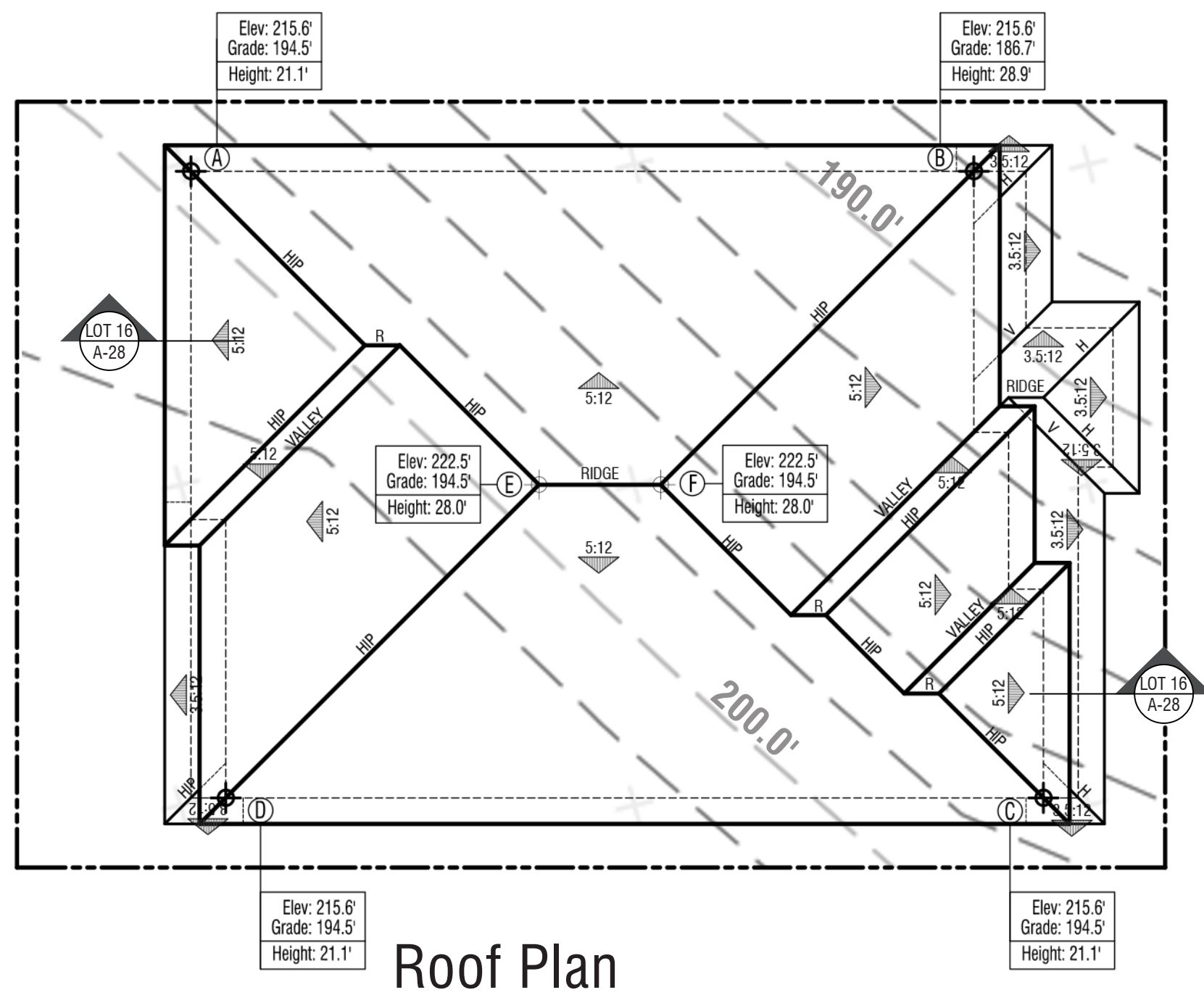
NOTES

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Building Height - Roof Plans & Cross Sections



Section
Lot 16 - Plan 1
Elevation C - Prairie

Section
Lot 17 - Plan 2
Elevation B - Craftsman

Section
Lot 18 - Plan 1
Elevation A - Farmhouse

LEGEND

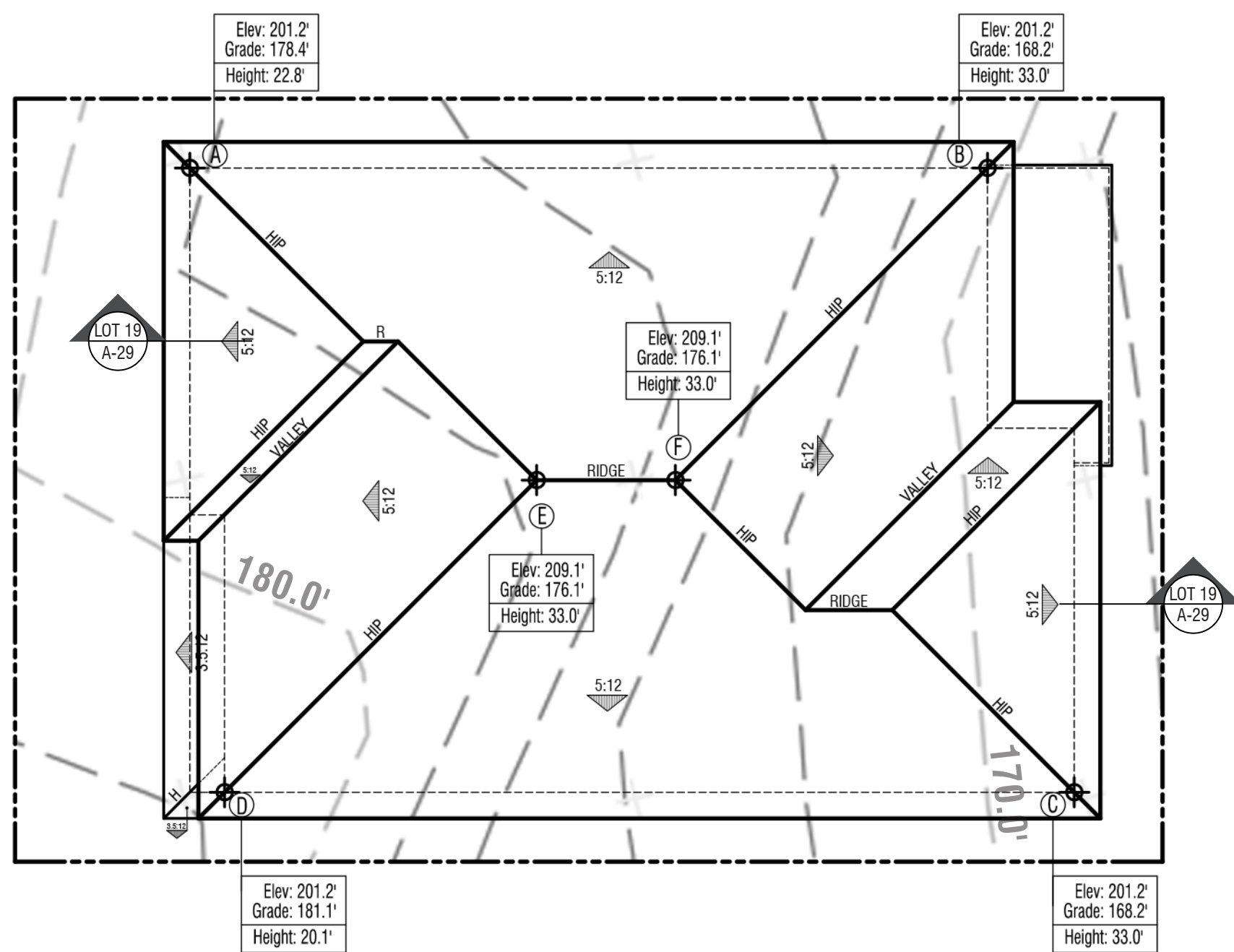
Elev: xxxx	Elevation of $\oplus$ above "sea level"
Grade: xxxx	Elevation of grade below $\oplus$
Height: xxxx	See Note A3

- $\oplus$ Elevation above "sea level"
- F.F. Finished Floor
- F.G. Finished Grade
- - - Natural Grade @ Section
- - - Natural Grade @ Roof Plan

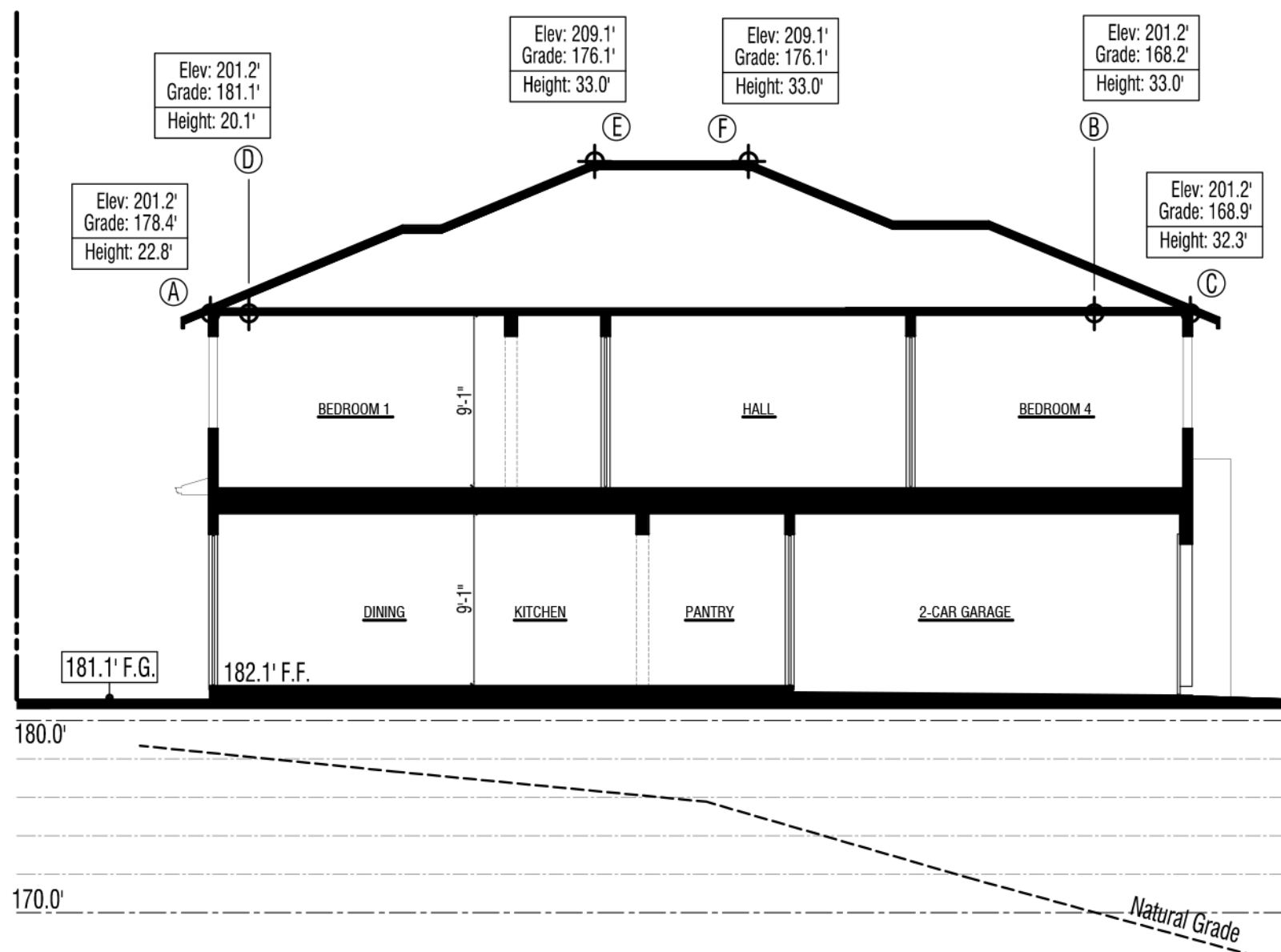
NOTES

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- Note A2: A/C units shown on Floor Plan and Elevation sheets, typ.
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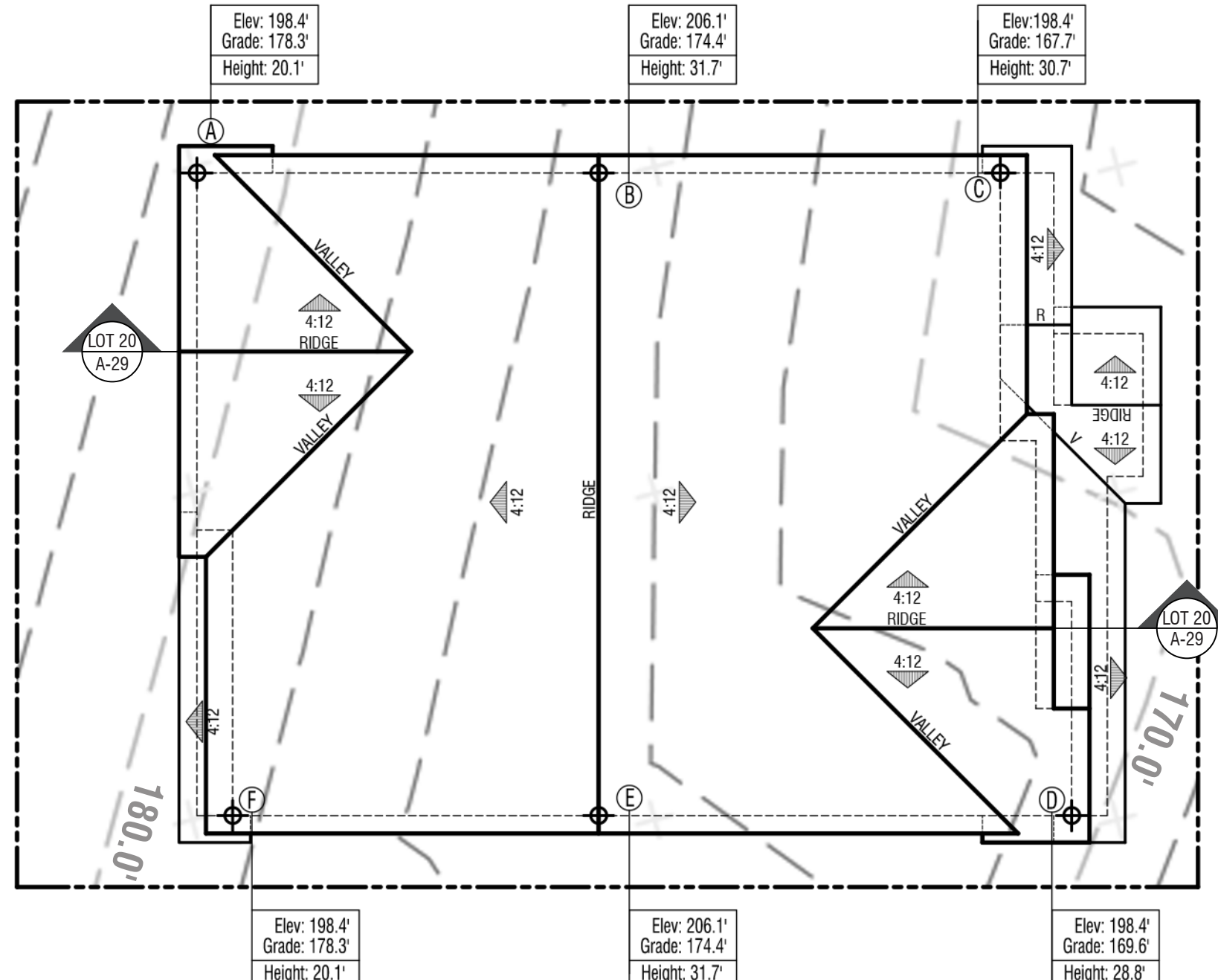
Building Height - Roof Plans & Cross Sections



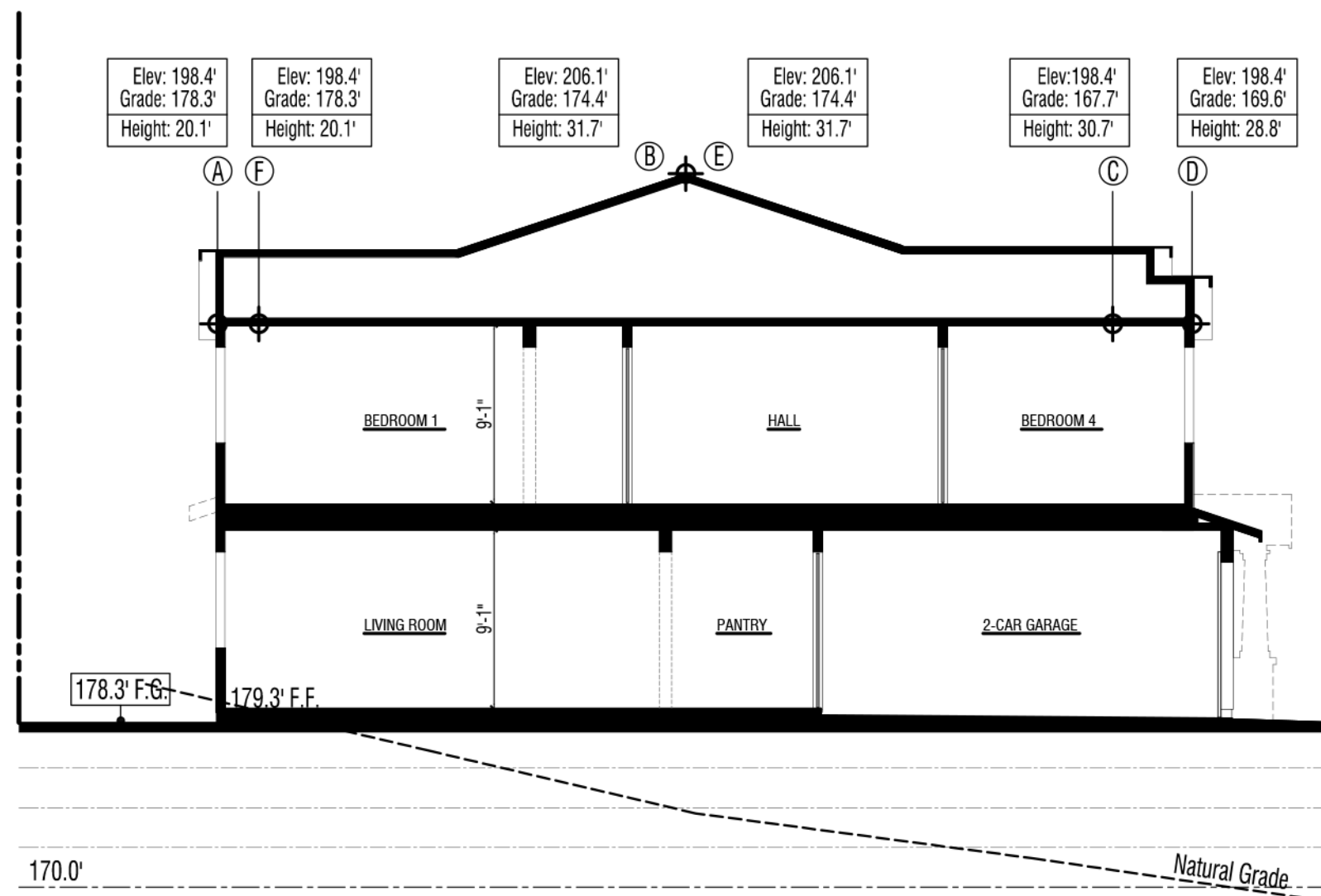
Roof Plan



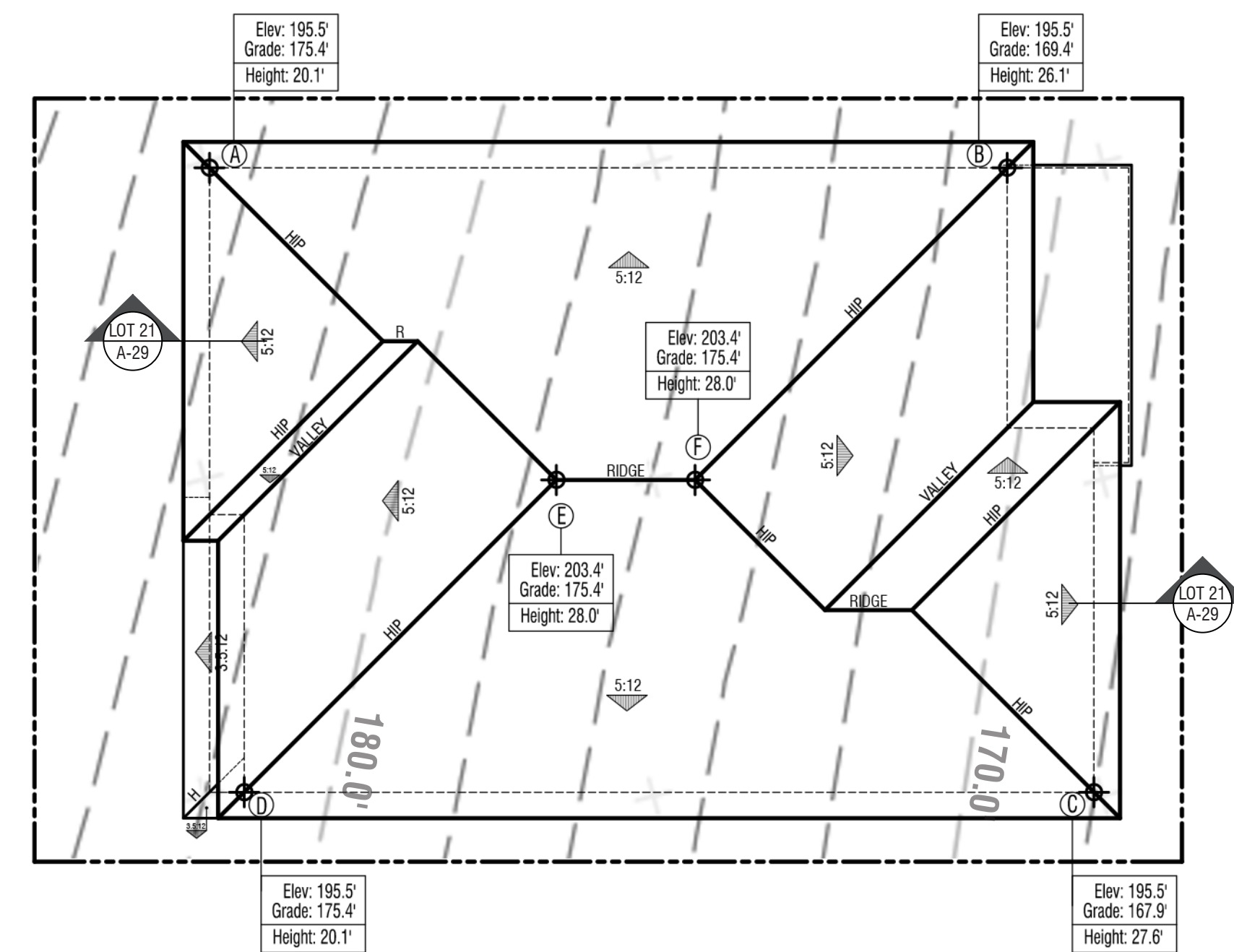
Section
Lot 19 - Plan 2
Elevation C - Prairie



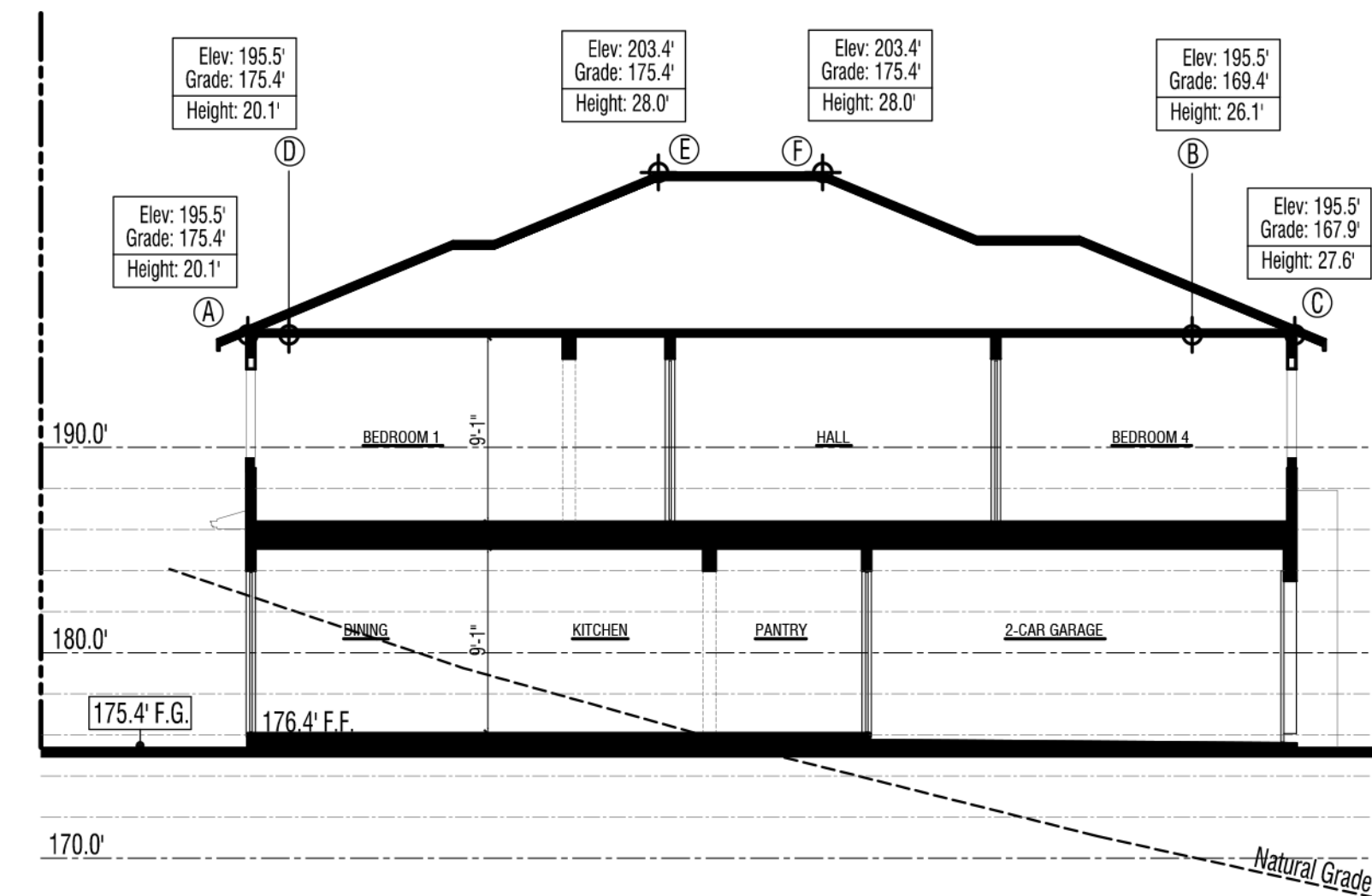
Roof Plan



Section
Lot 20 - Plan 1
Elevation B - Craftsman



Roof Plan



Section
Lot 21 - Plan 2
Elevation C - Prairie

LEGEND

Elev: xxxx	Elevation of $\oplus$ above "sea level"
Grade: xxxx	Elevation of grade below $\oplus$
Height: xxxx	See Note A3
$\oplus$	Elevation above "sea level"
F.F.	Finished Floor
F.G.	Finished Grade
- - -	Natural Grade @ Section
- - -	Natural Grade @ Roof Plan

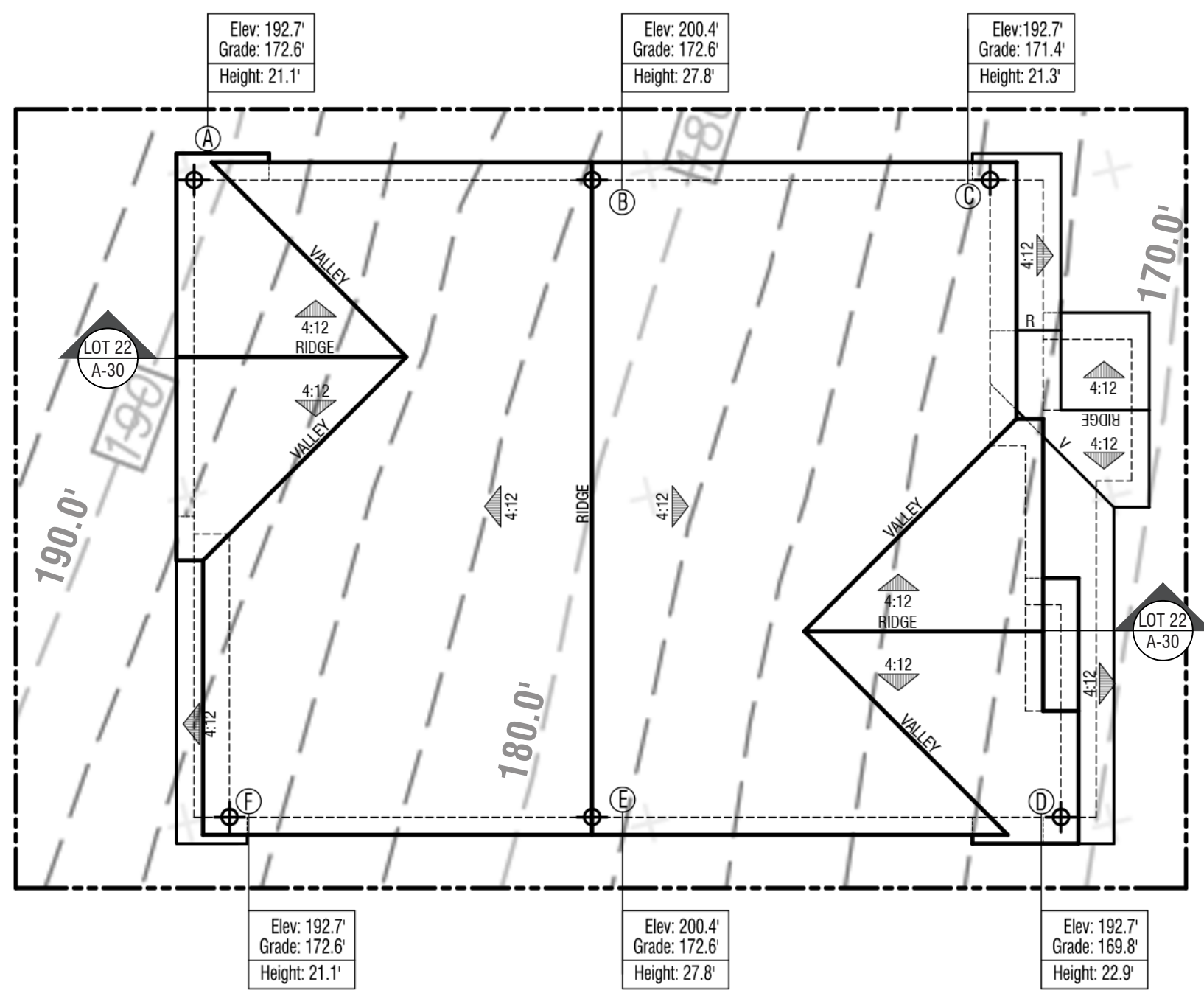
NOTES

Note A1: Mechanical equipment, vents, and ducts will be indicated at the construction document phase.

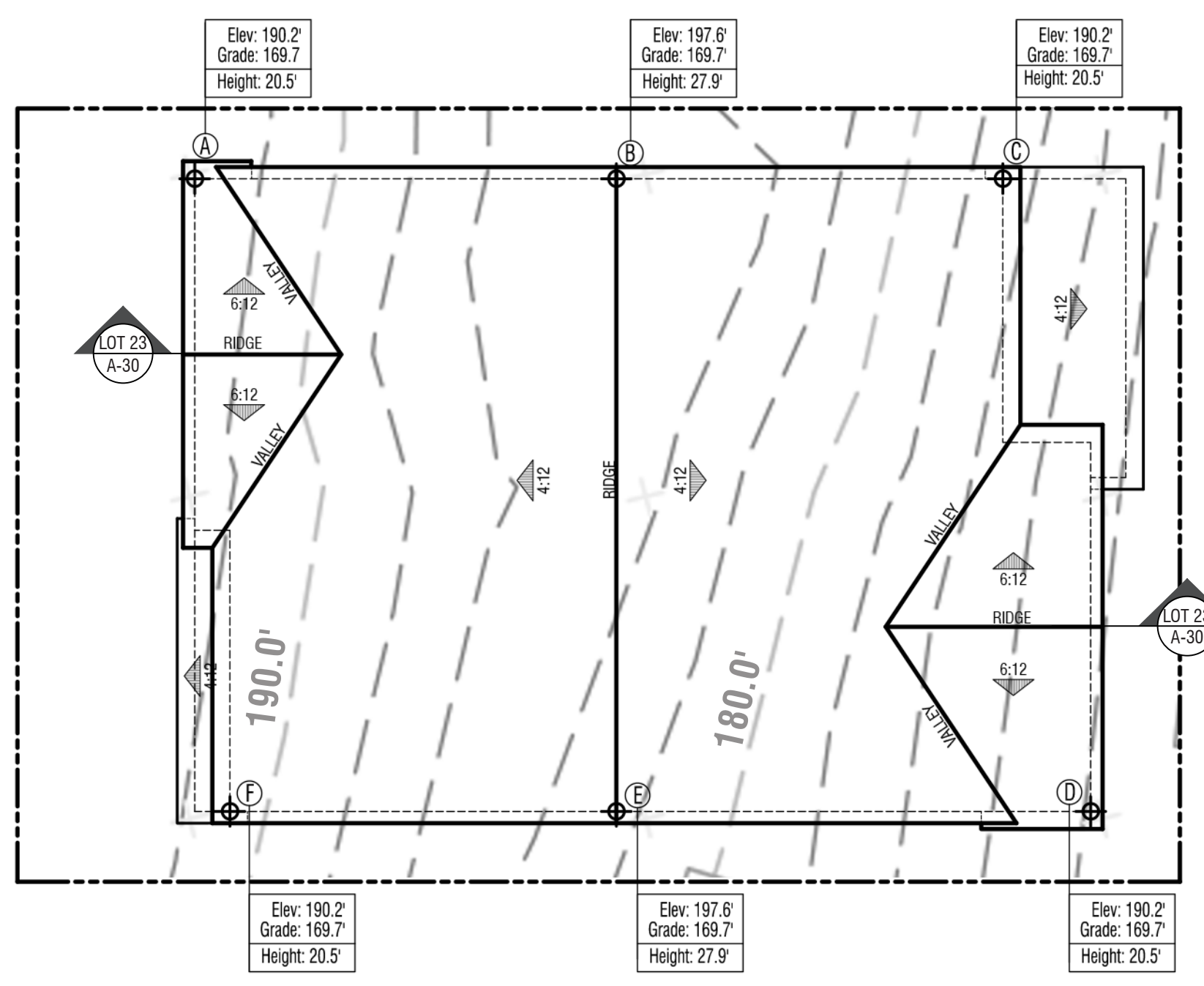
Note A2: A/C units shown on Floor Plan and Elevation sheets, typ.

Note A3: The vertical distance from grade to the highest points of a structure. The maximum height of buildings located in areas subject to tidal action shall be measured from Mean Sea Level. Section 22.20.060 (Height Measurement and Height Limit Exceptions) explains how this Development Code requires structure height to be measured. The ground elevation used as the basis for measurement of allowed structure height. For the purposes of the Marin County Development Code, grade shall be the elevation of the natural or finished grade at the exterior surface of the structure, whichever is more restrictive, and the elevation of the natural grade within the footprint of the structure.

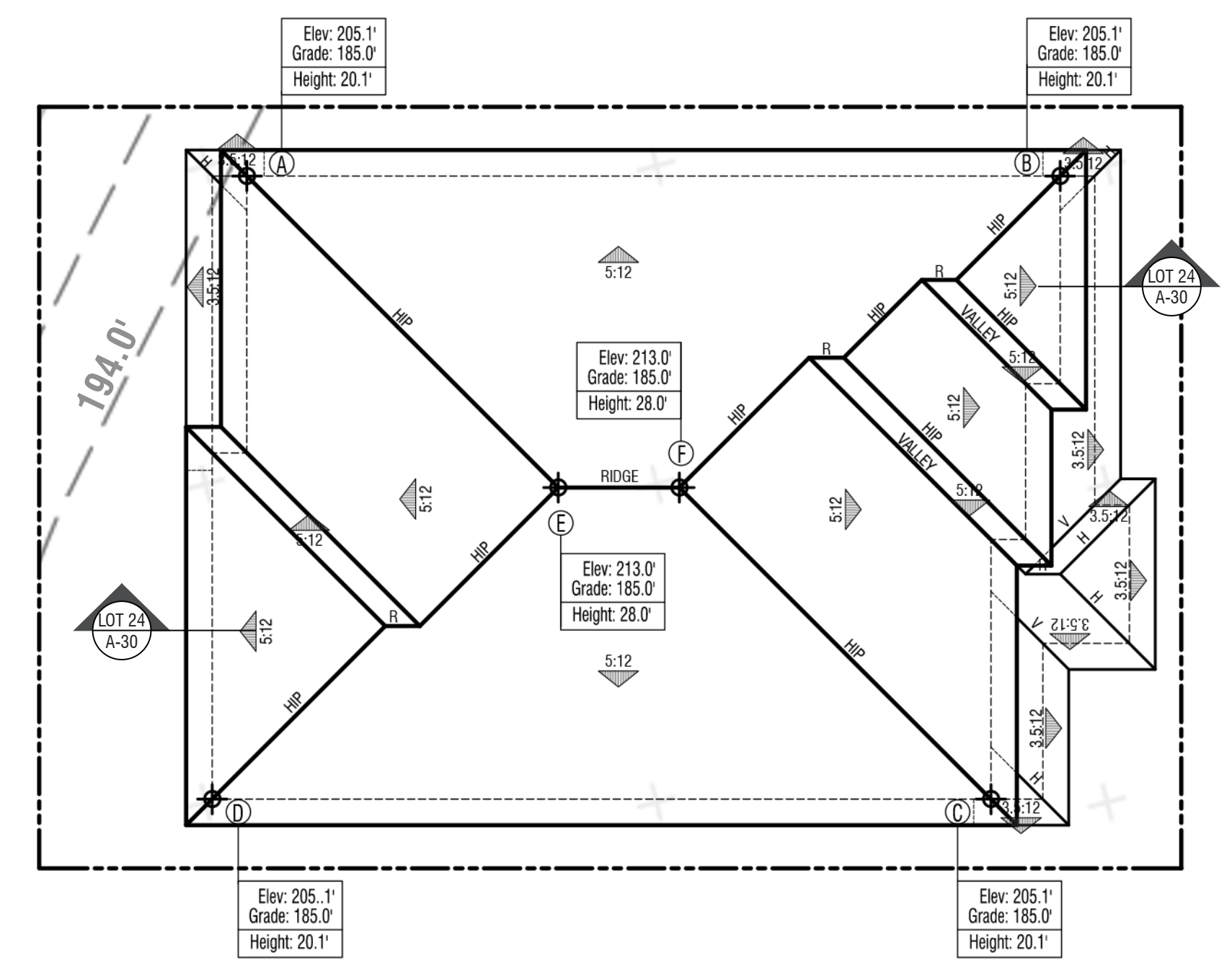
Building Height - Roof Plans & Cross Sections



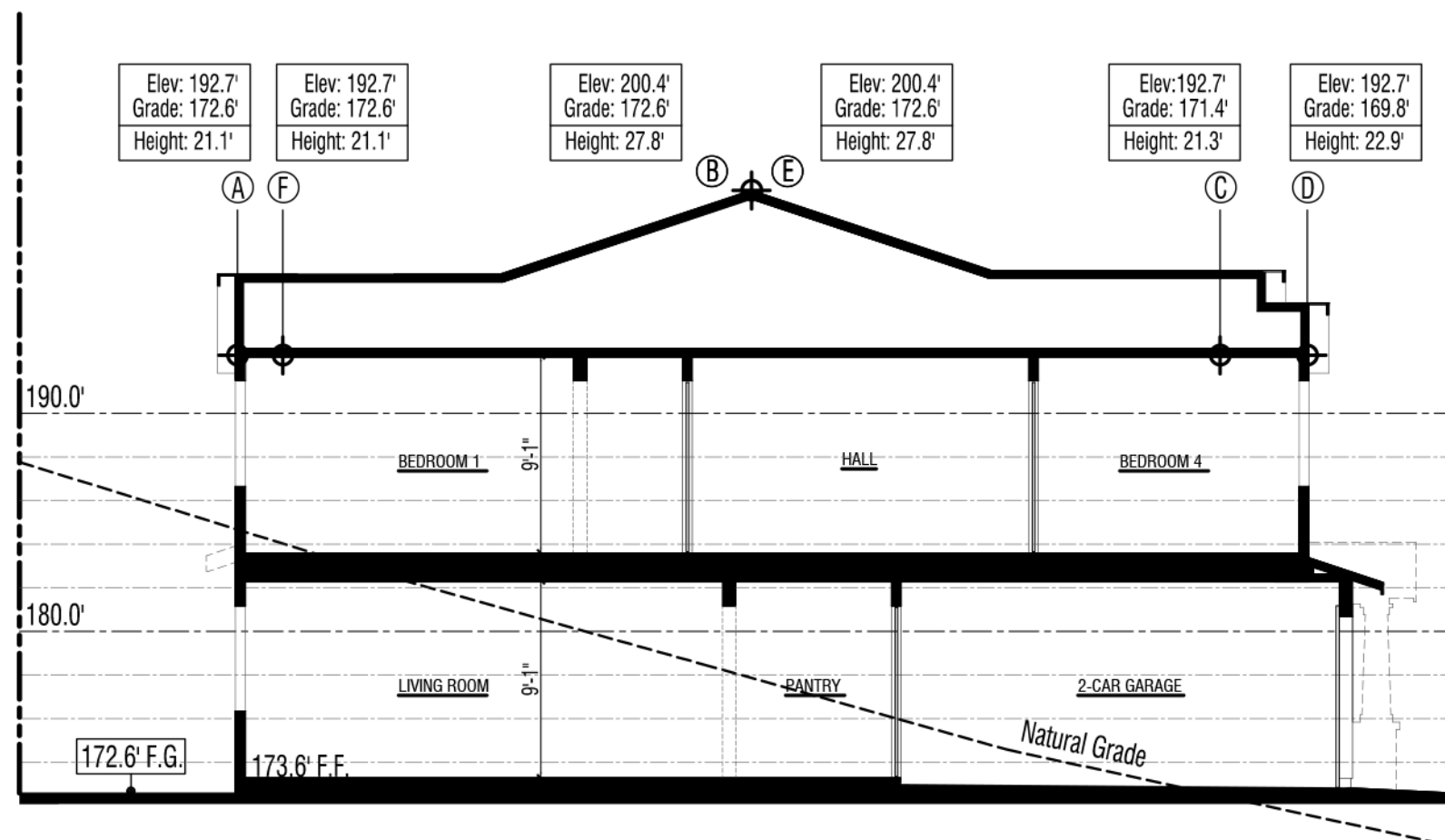
Roof Plan



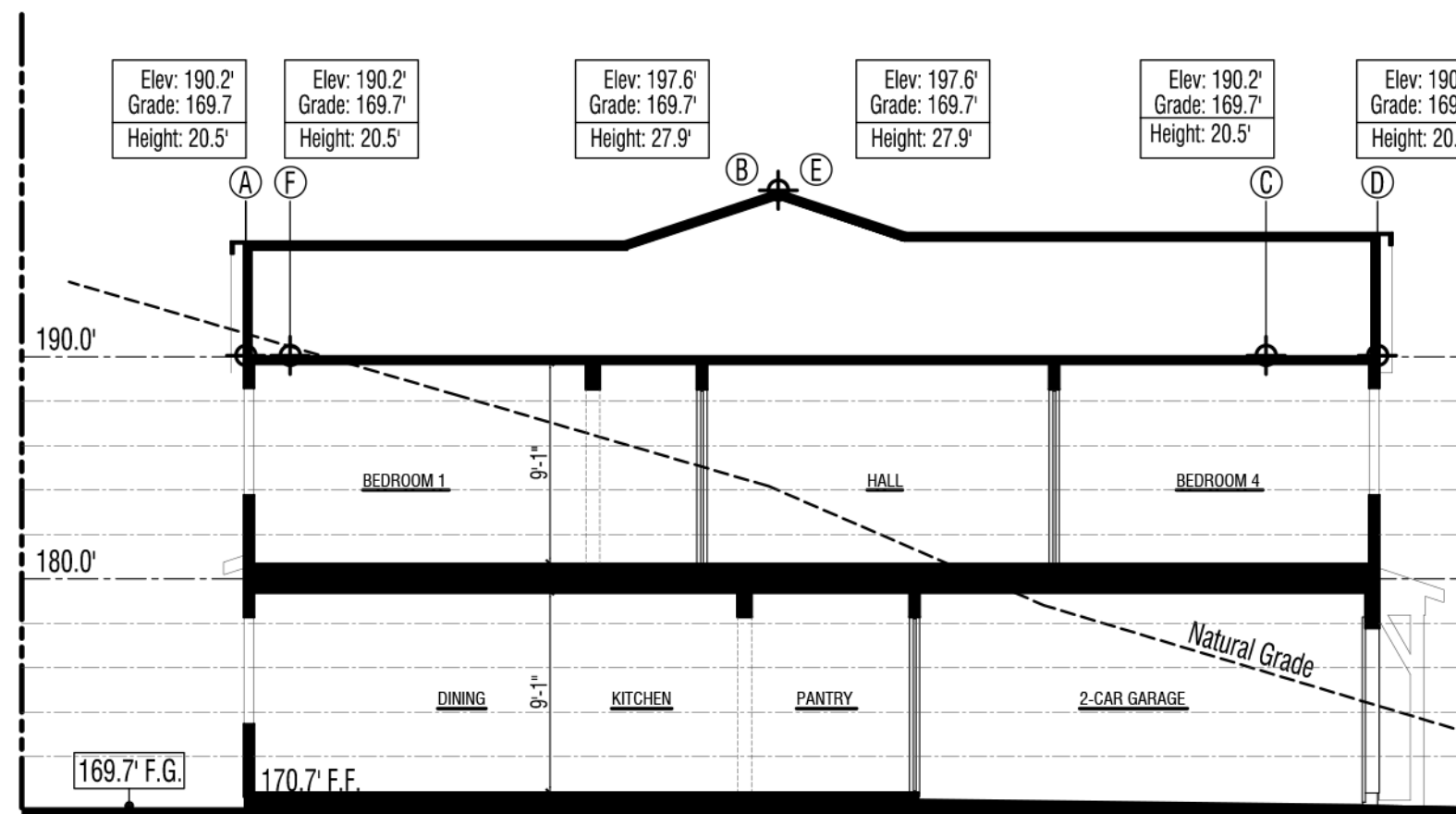
Roof Plan



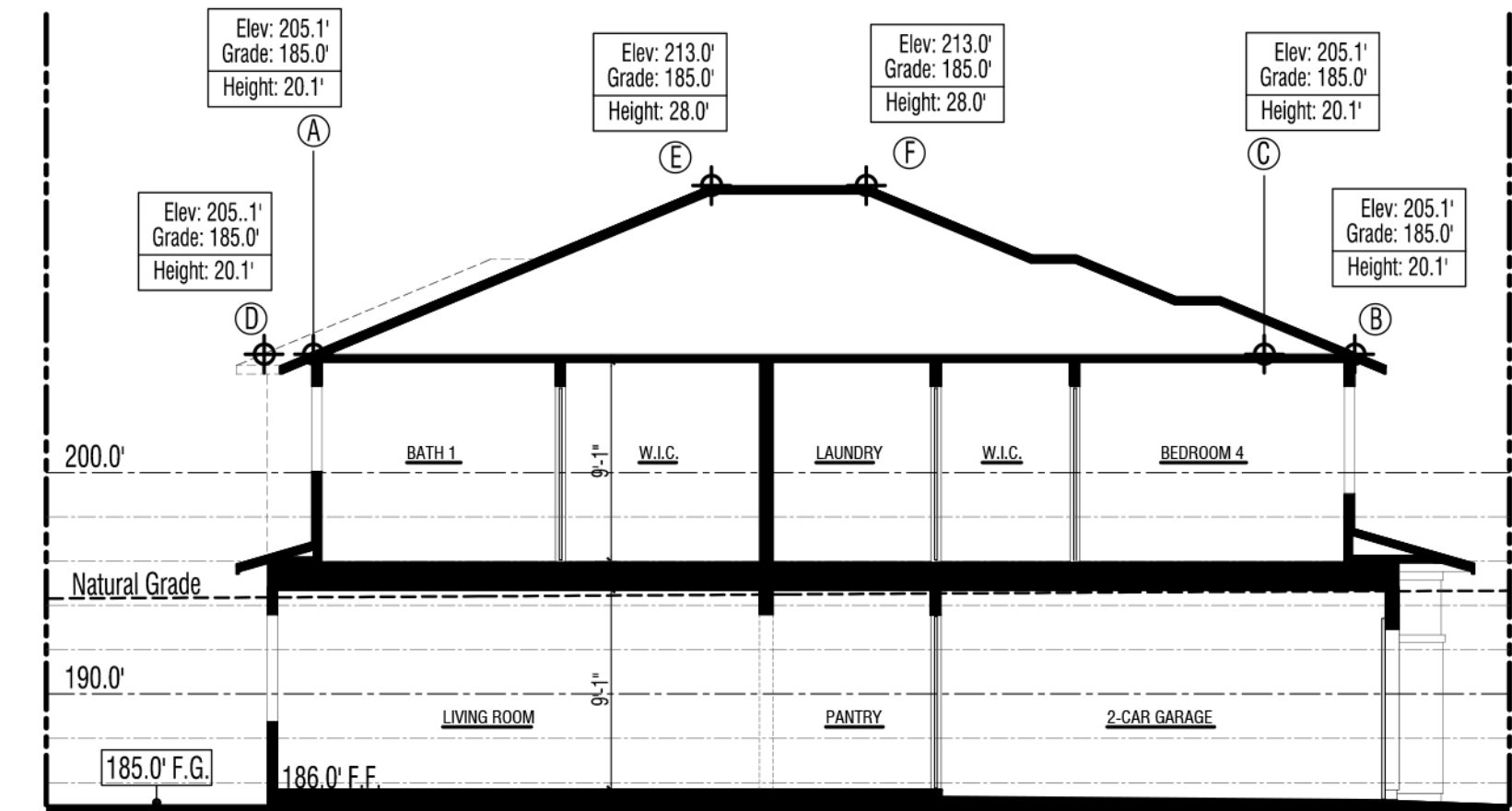
Roof Plan



Section
Lot 22 - Plan 1
Elevation B - Craftsman



Section
Lot 23 - Plan 2
Elevation A - Farmhouse



Section
Lot 24 - Plan 1(R)
Elevation C - Prairie

LEGEND

Elev: xxxx	Elevation of ϕ above "sea level"
Grade: xxxx	Elevation of grade below ϕ
Height: xxxx	See Note A3
ϕ	Elevation above "sea level"
F.F.	Finished Floor
F.G.	Finished Grade
- - -	Natural Grade @ Section
- - -	Natural Grade @ Roof Plan

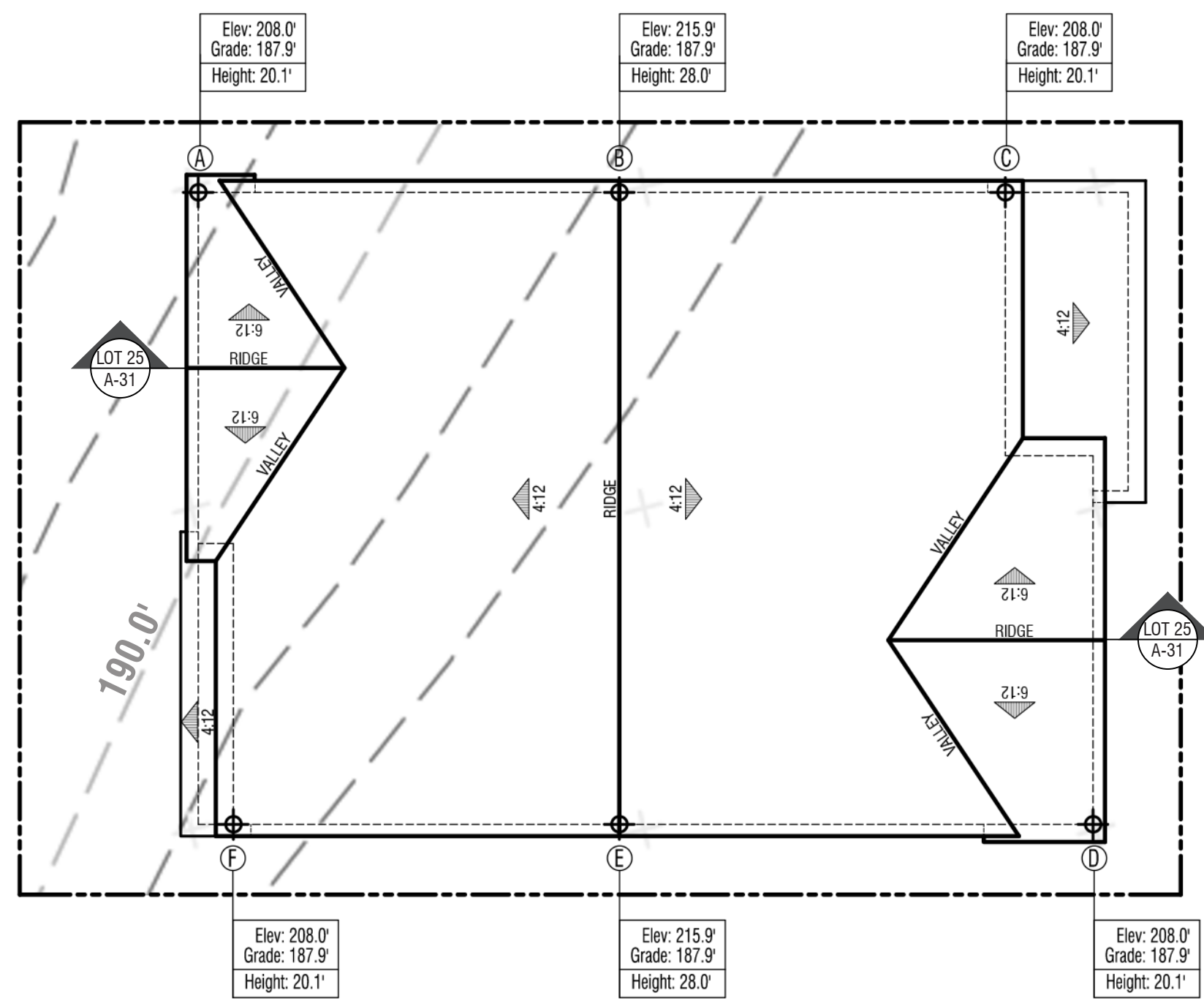
NOTES

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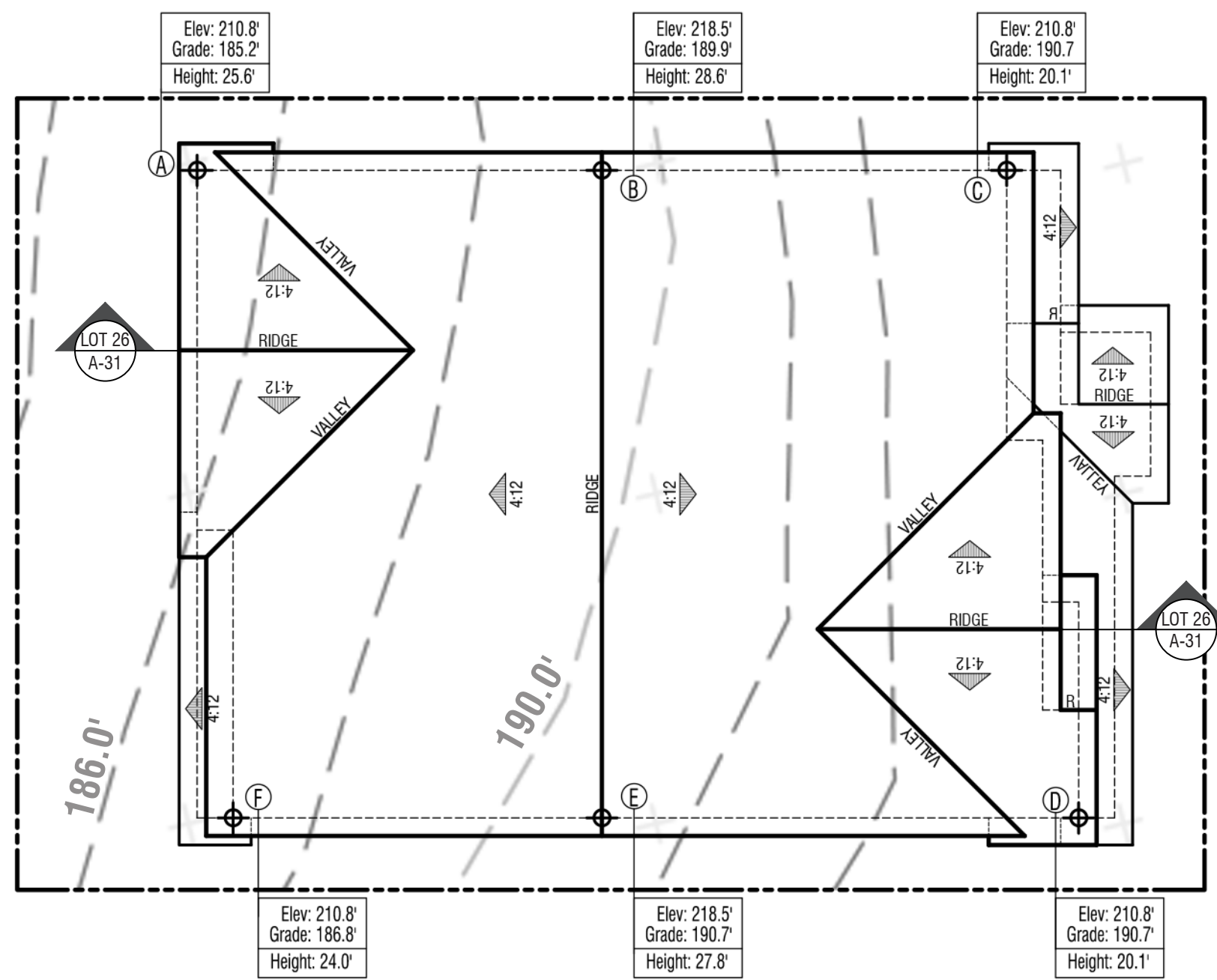
Note A2: A/C units shown on Floor Plan and Elevation sheets, typ.

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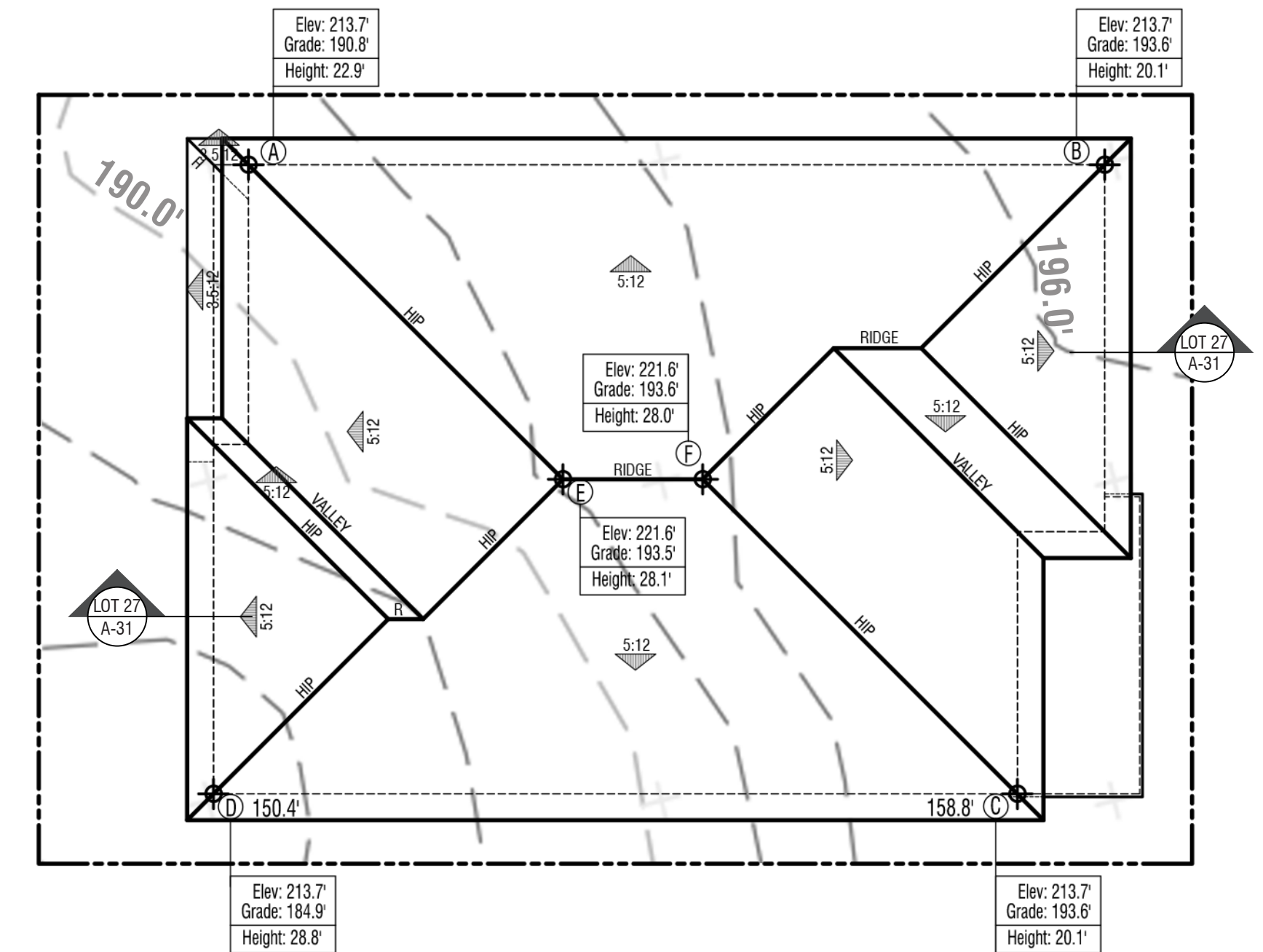
Building Height - Roof Plans & Cross Sections



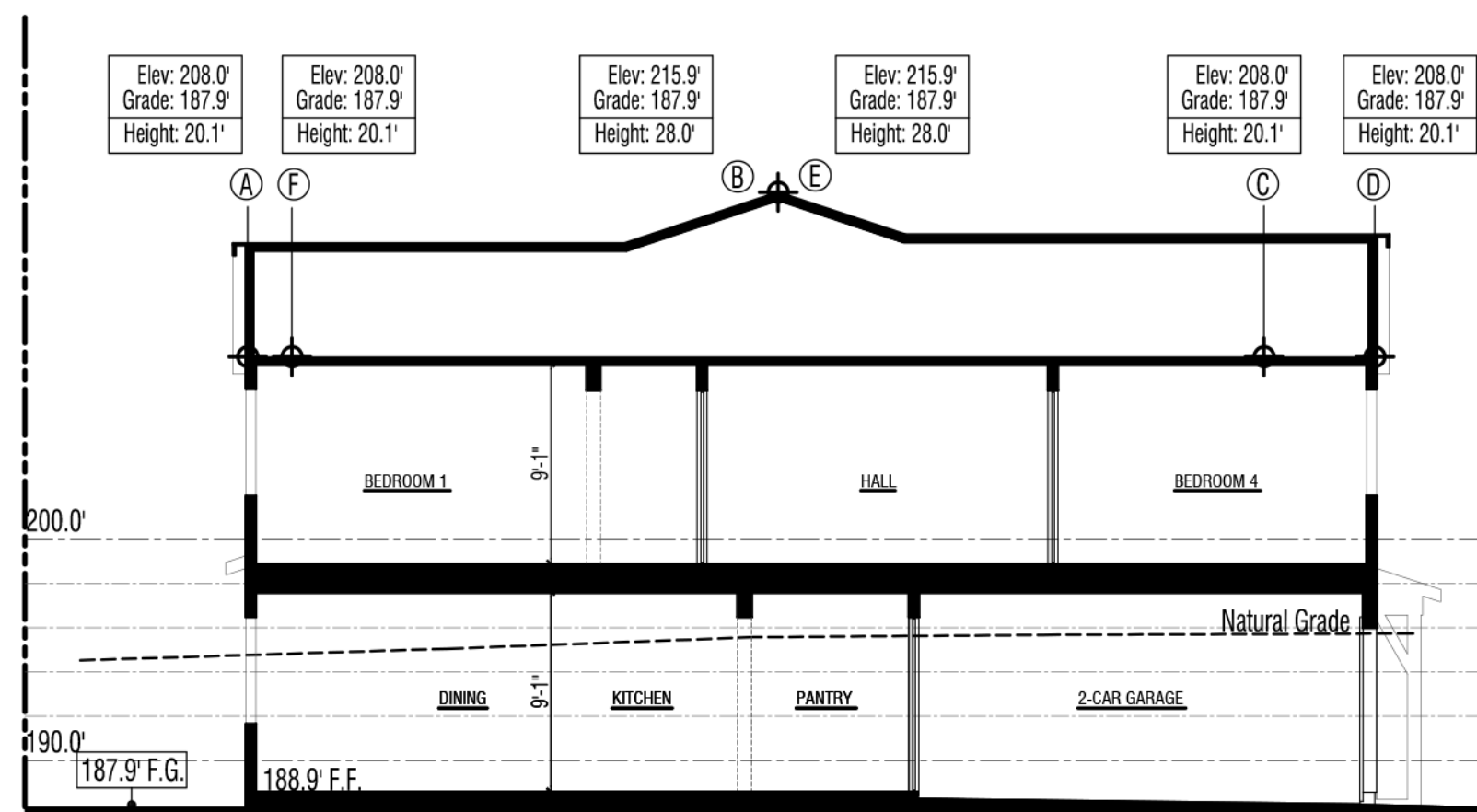
Roof Plan



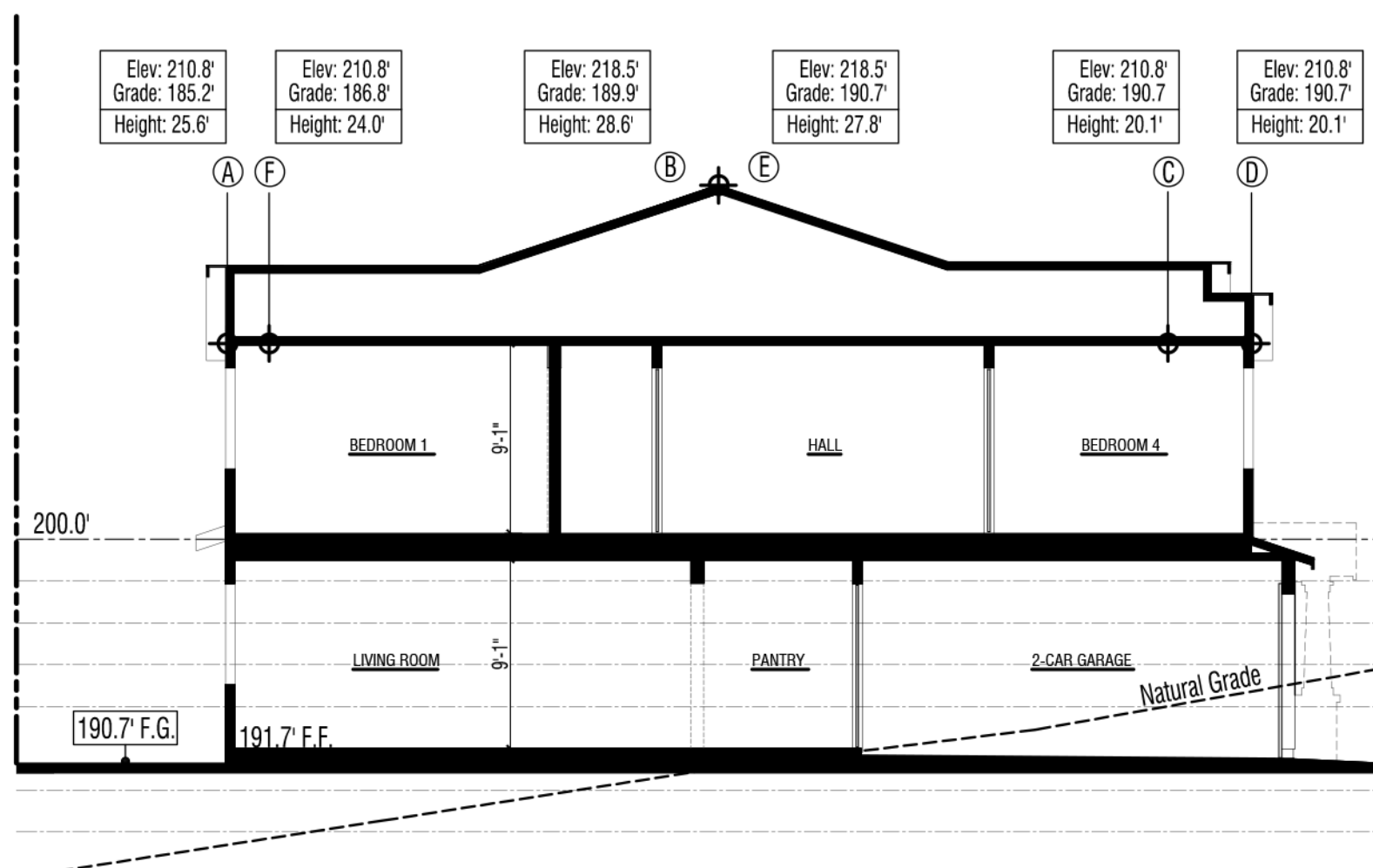
Roof Plan



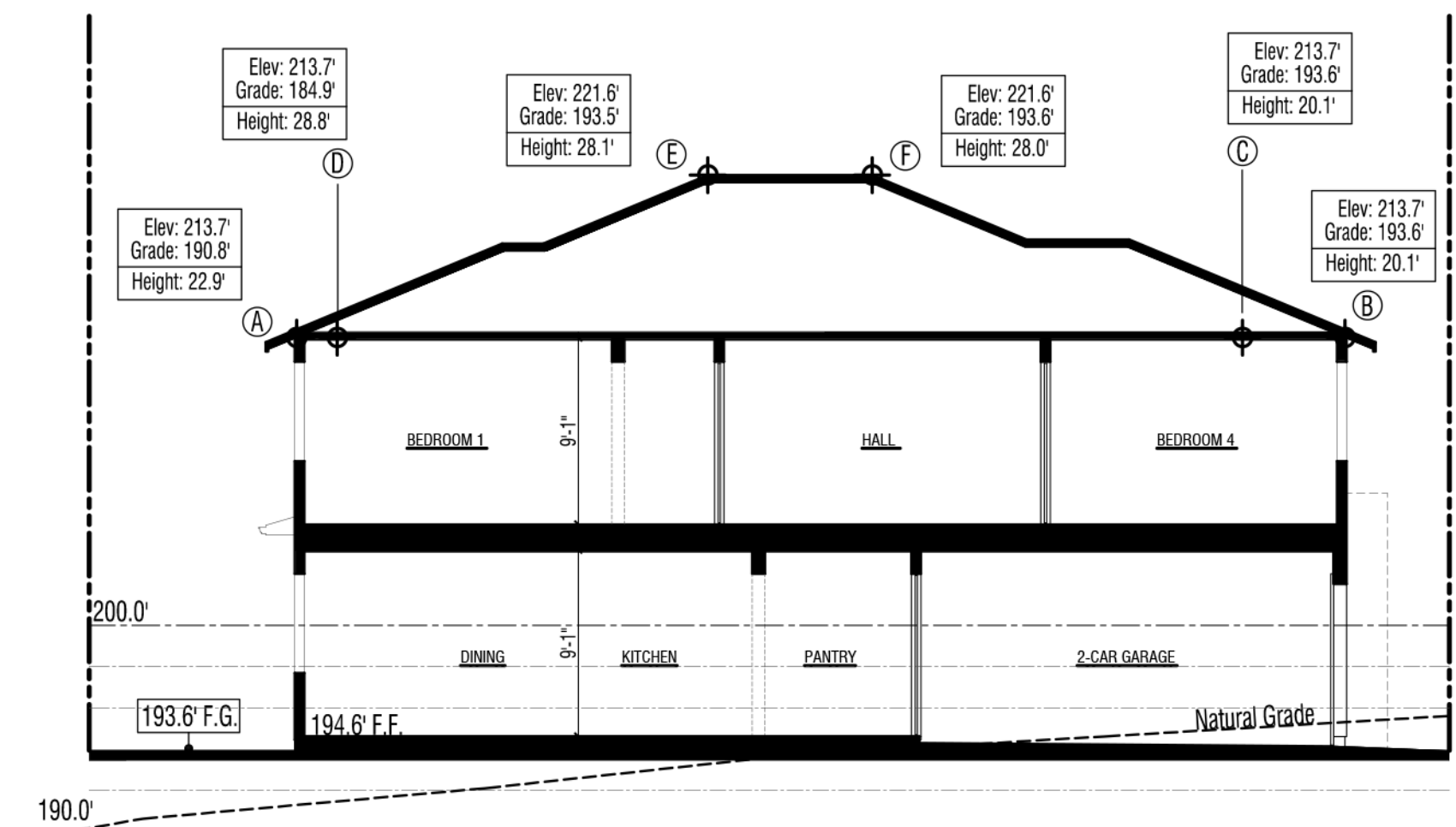
Roof Plan



Section
Lot 25 - Plan 2(R)
Elevation A - Farmhouse



Section
Lot 26 - Plan 1(R)
Elevation B - Craftsman



Section
Lot 27 - Plan 2(R)
Elevation C - Prairie

LEGEND

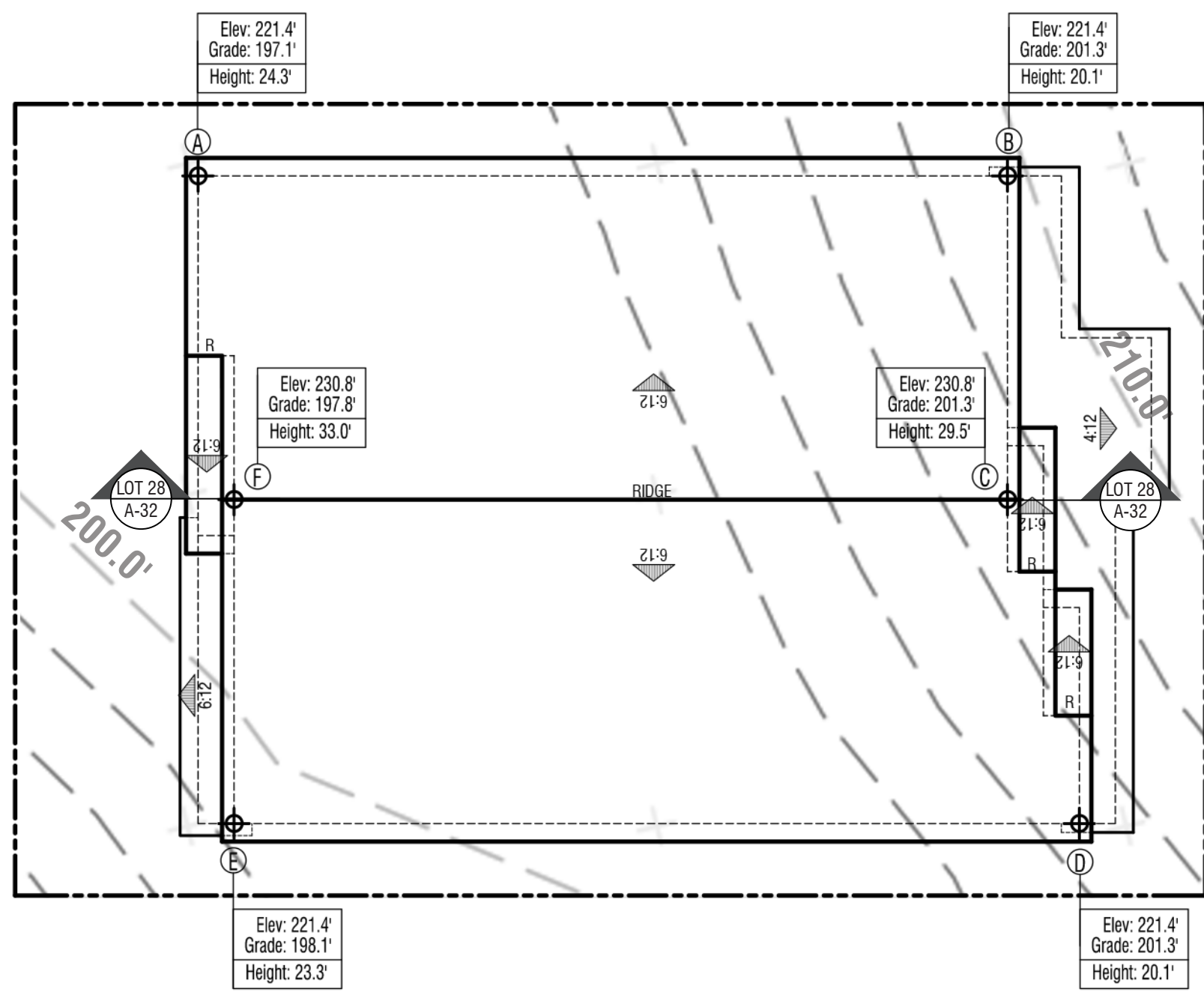
Elev: xxxx	Elevation of $\oplus$ above "sea level"
Grade: xxxx	Elevation of grade below $\oplus$
Height: xxxx	See Note A3

- $\oplus$ Elevation above "sea level"
- F.F. Finished Floor
- F.G. Finished Grade
- - - Natural Grade @ Section
- - - Natural Grade @ Roof Plan

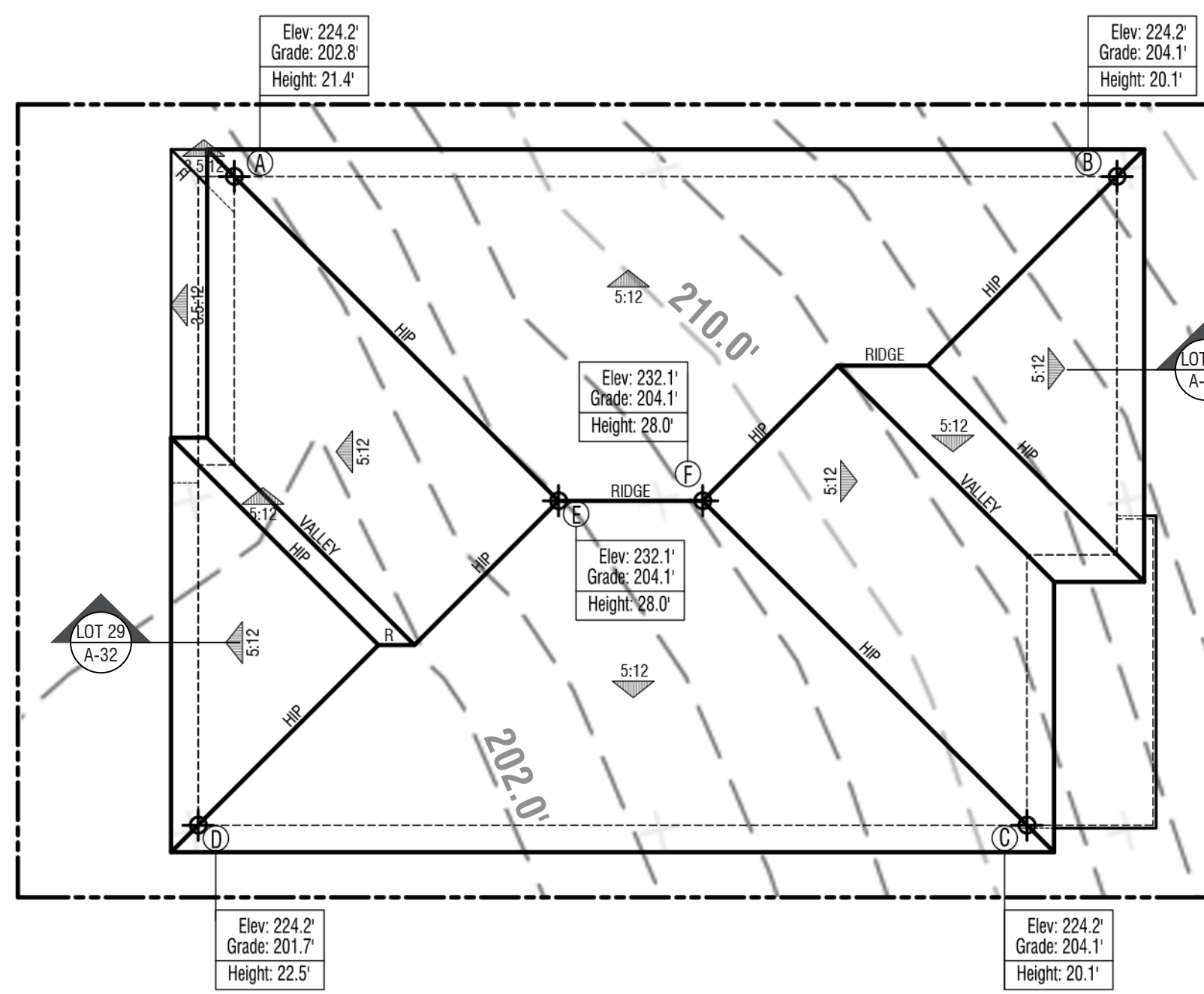
NOTES

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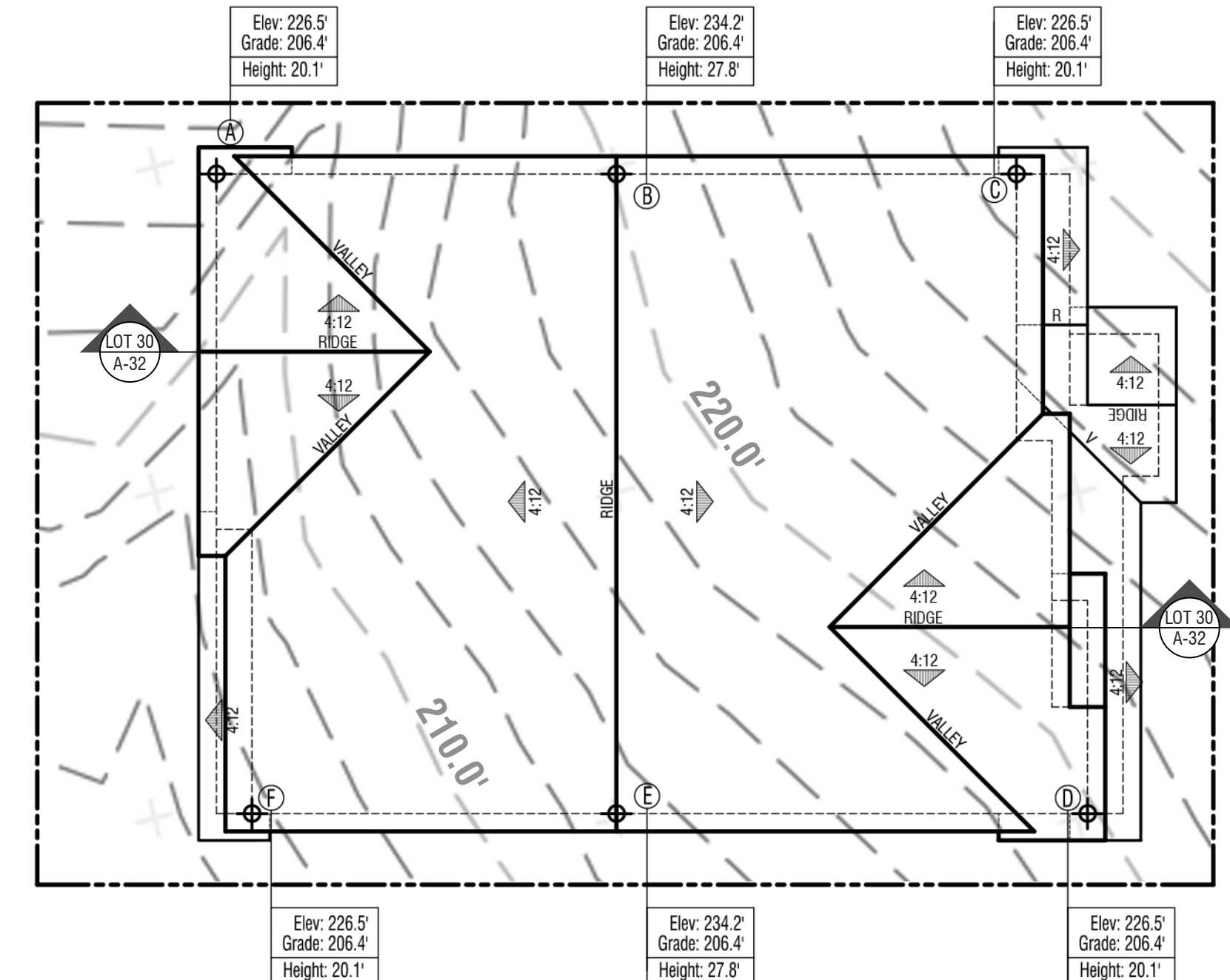
Building Height - Roof Plans & Cross Sections



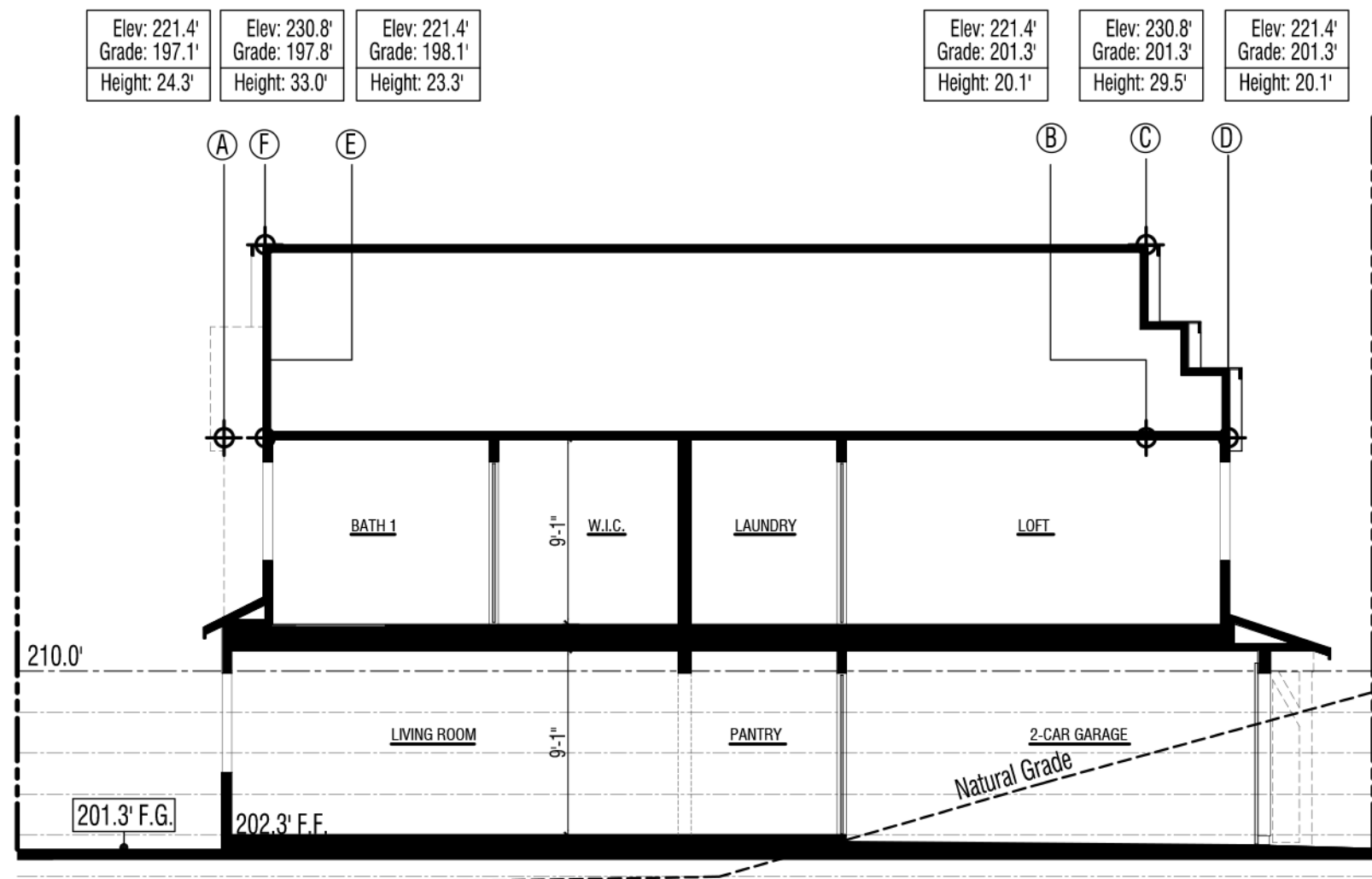
Roof Plan



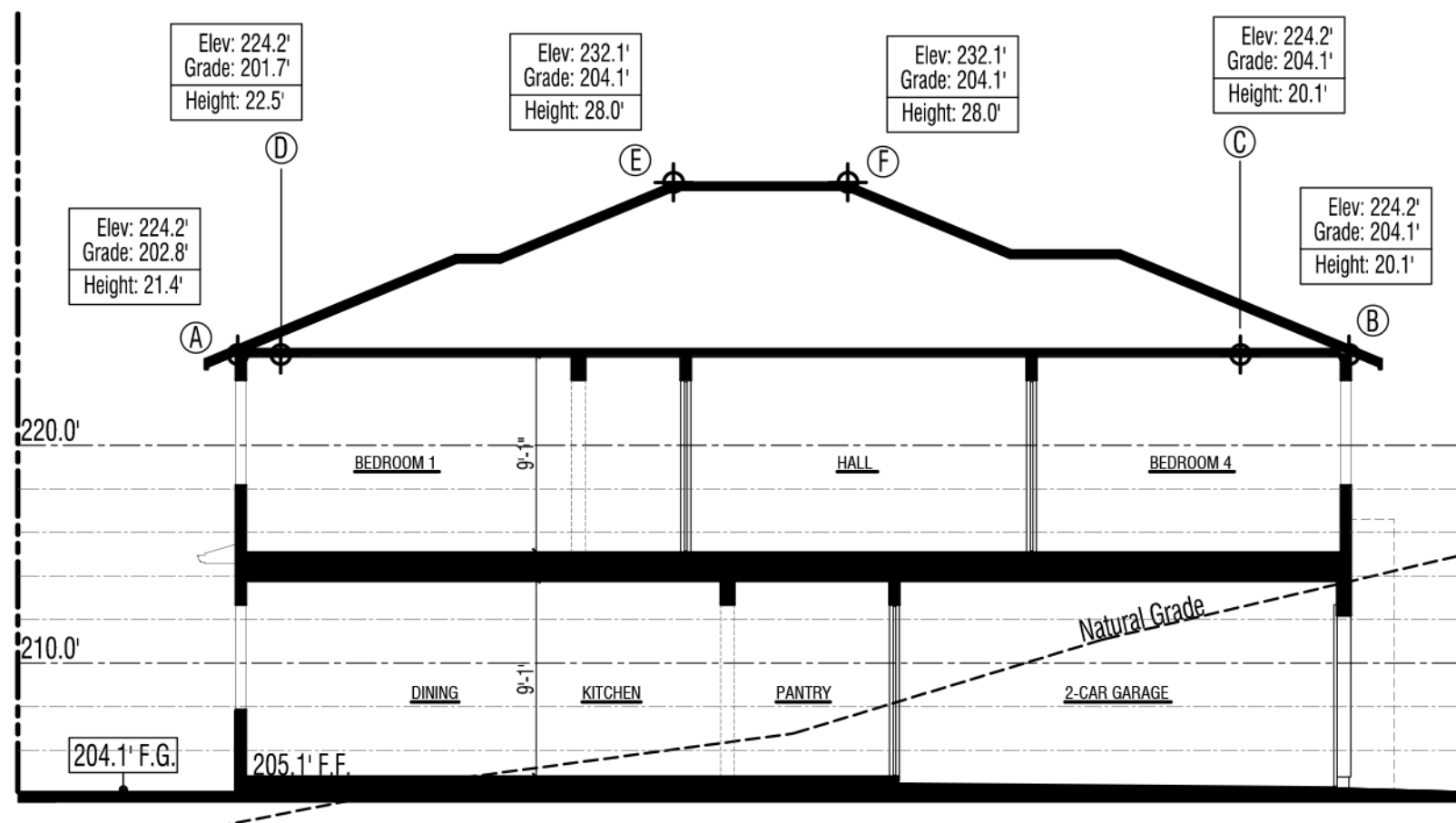
Roof Plan



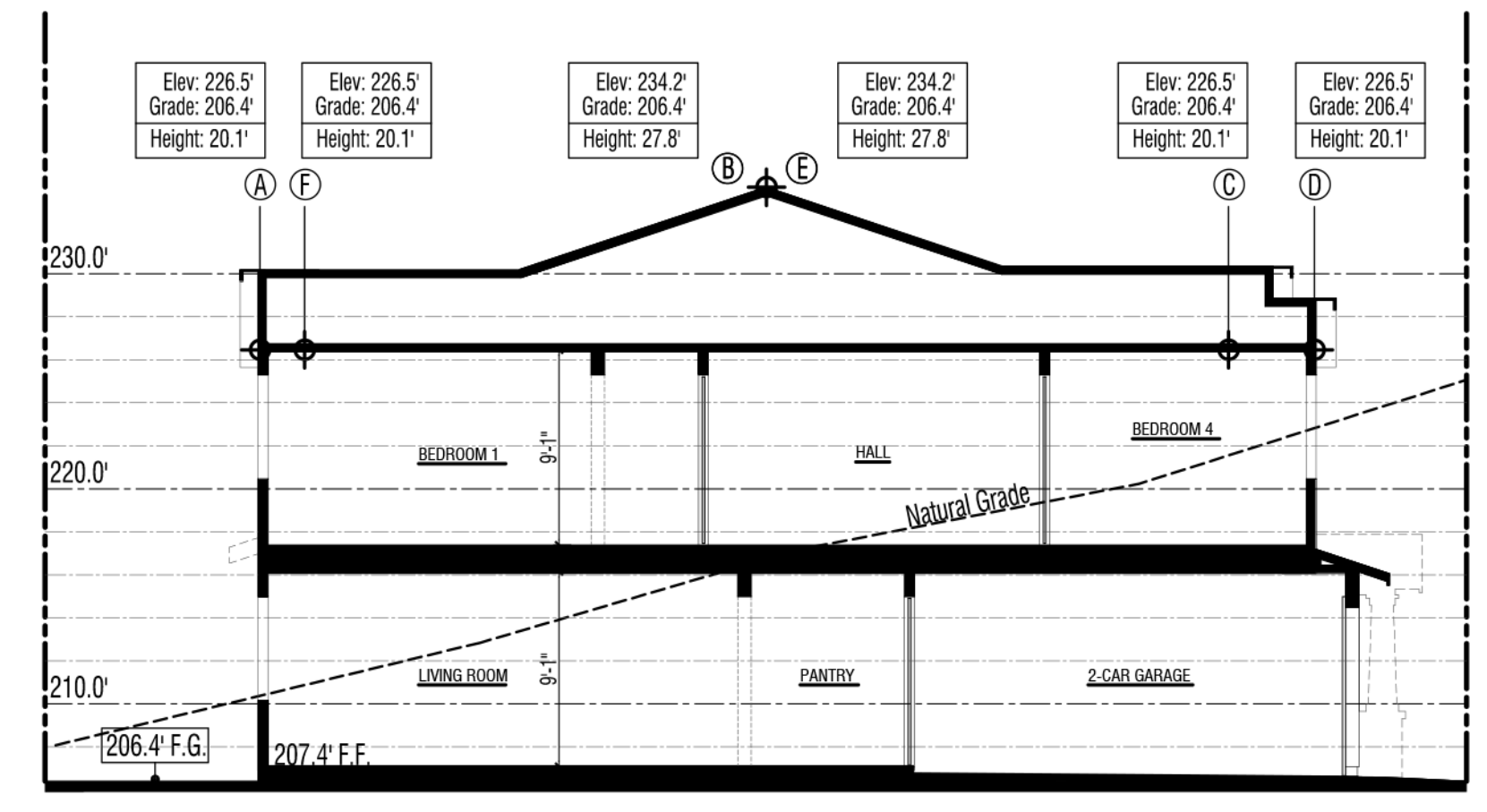
Roof Plan



Section
Lot 28 - Plan 1(R)
Elevation A - Farmhouse



Section
Lot 29 - Plan 2(R)
Elevation C - Prairie



Section
Lot 30 - Plan 1
Elevation B - Craftsman

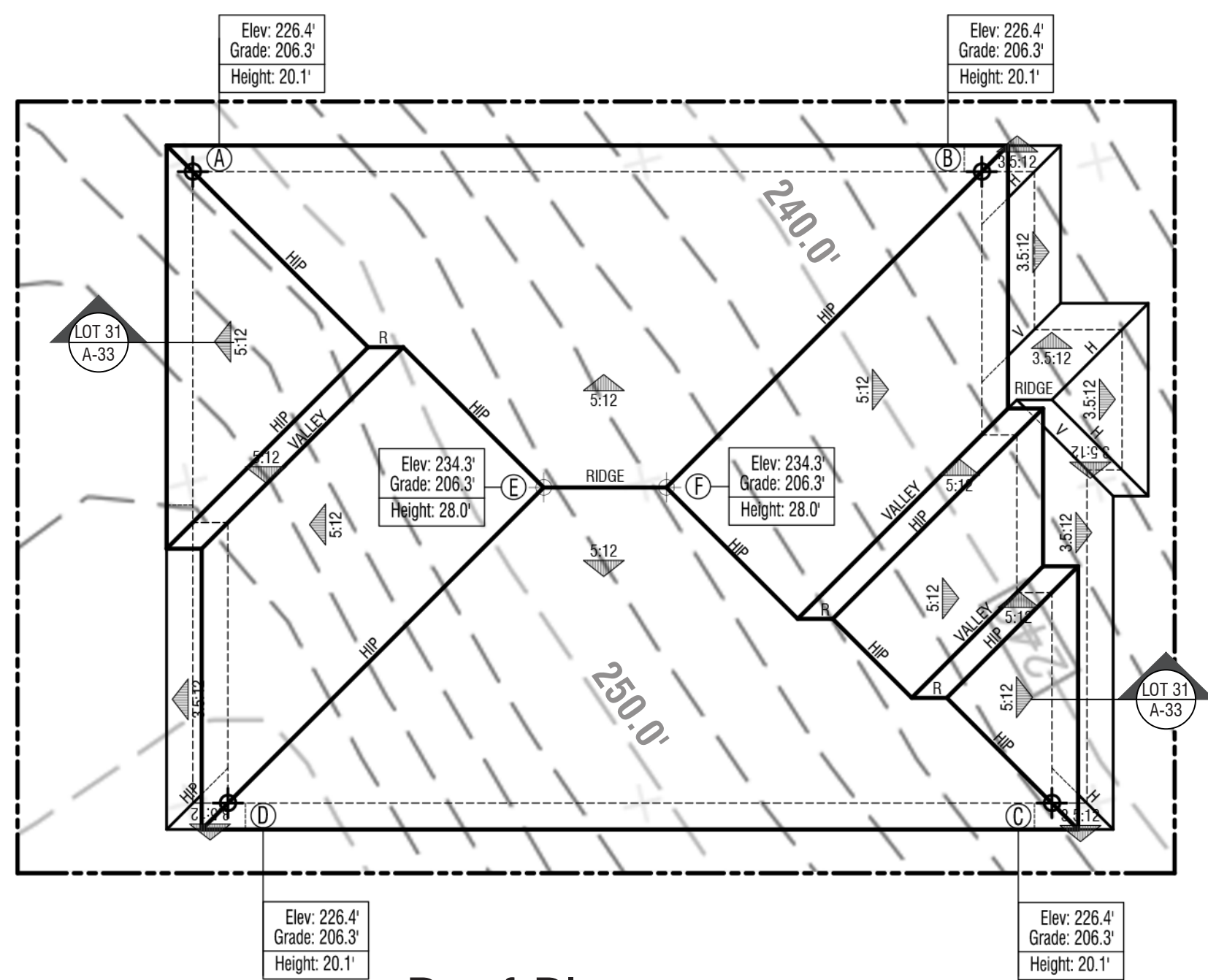
LEGEND

Elev: xxxx	Elevation of $\oplus$ above "sea level"
Grade: xxxx	Elevation of grade below $\oplus$
Height: xxxx	See Note A3
$\oplus$	Elevation above "sea level"
F.F.	Finished Floor
F.G.	Finished Grade
- - -	Natural Grade @ Section
- - -	Natural Grade @ Roof Plan

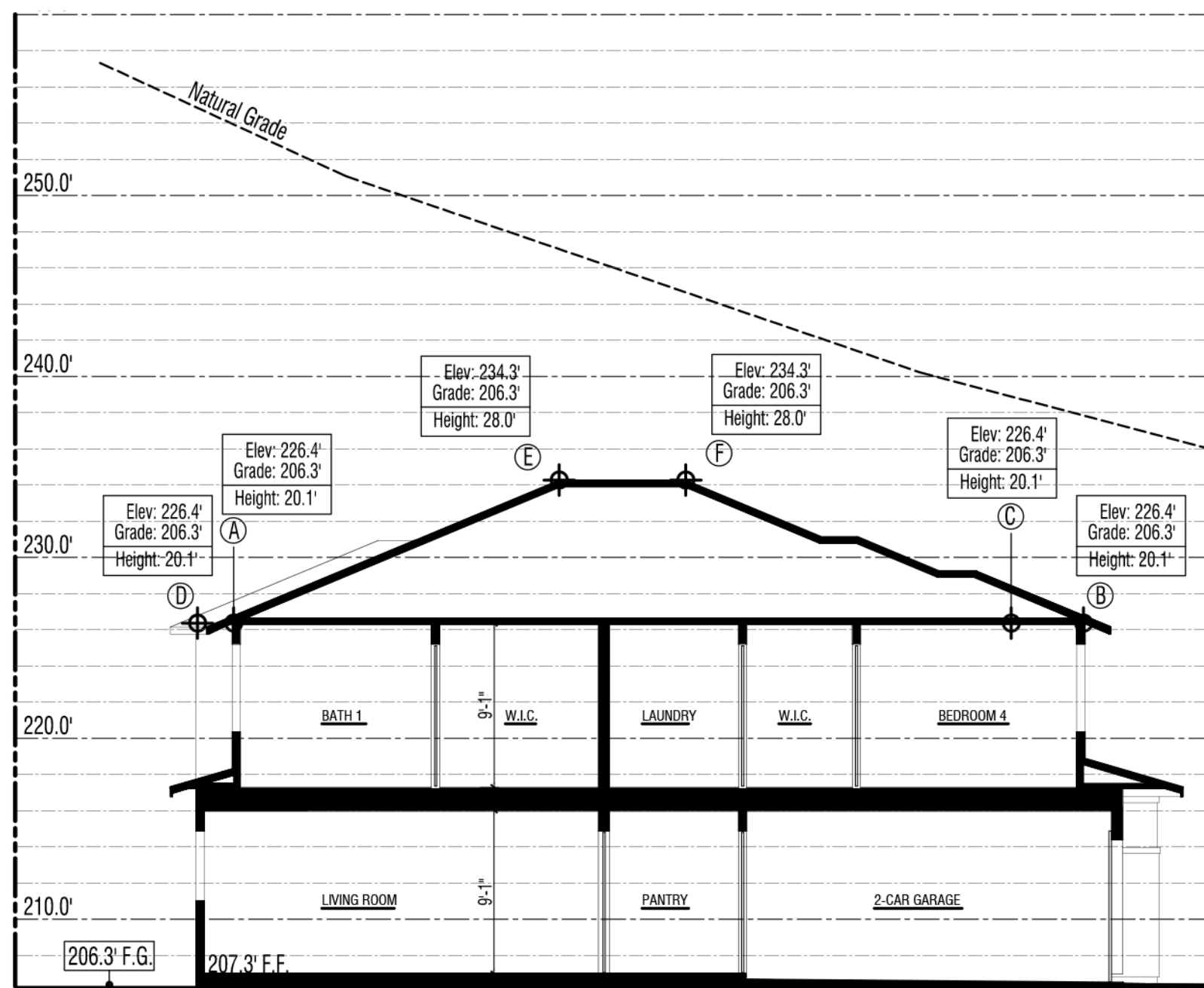
NOTES

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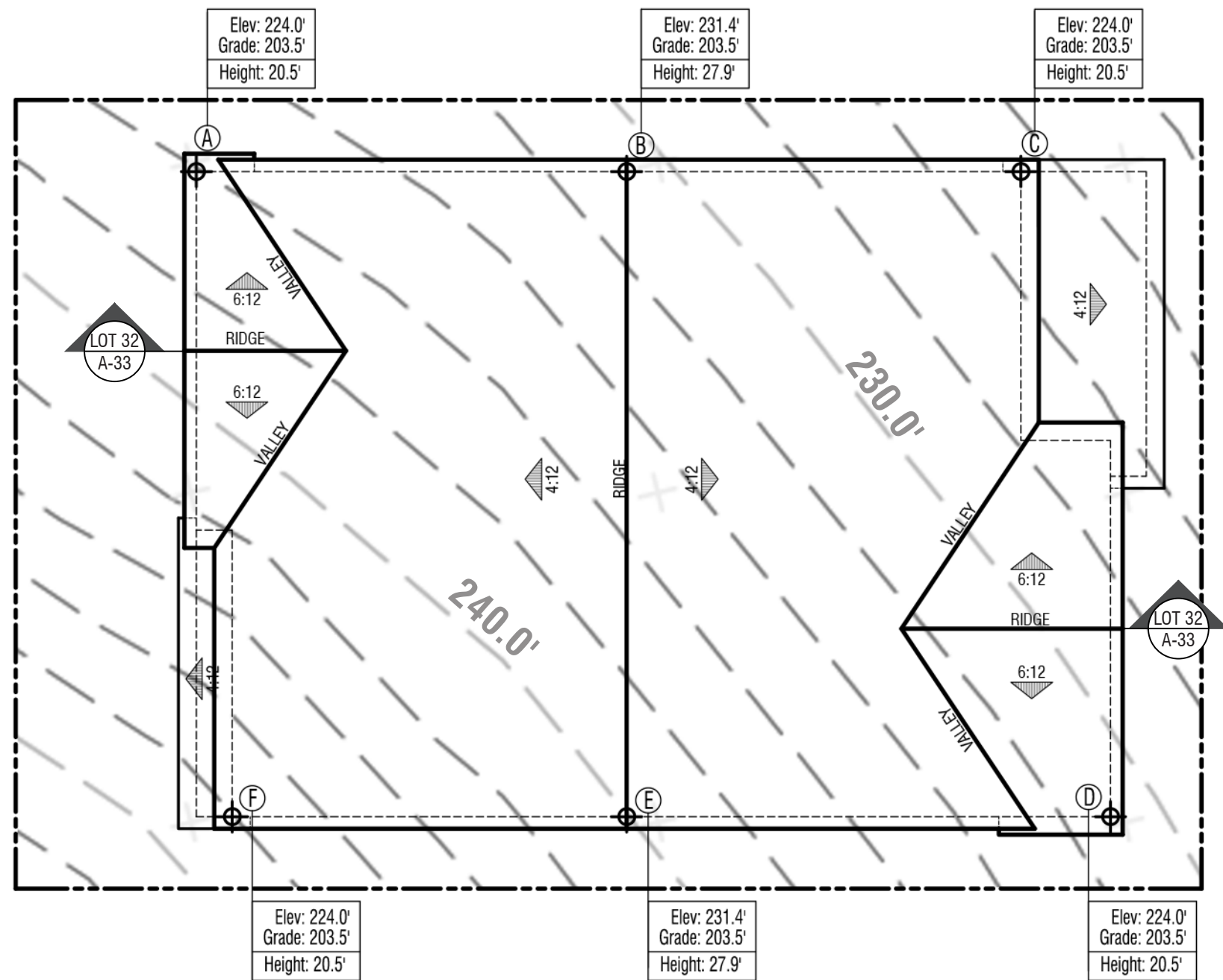
Building Height - Roof Plans & Cross Sections



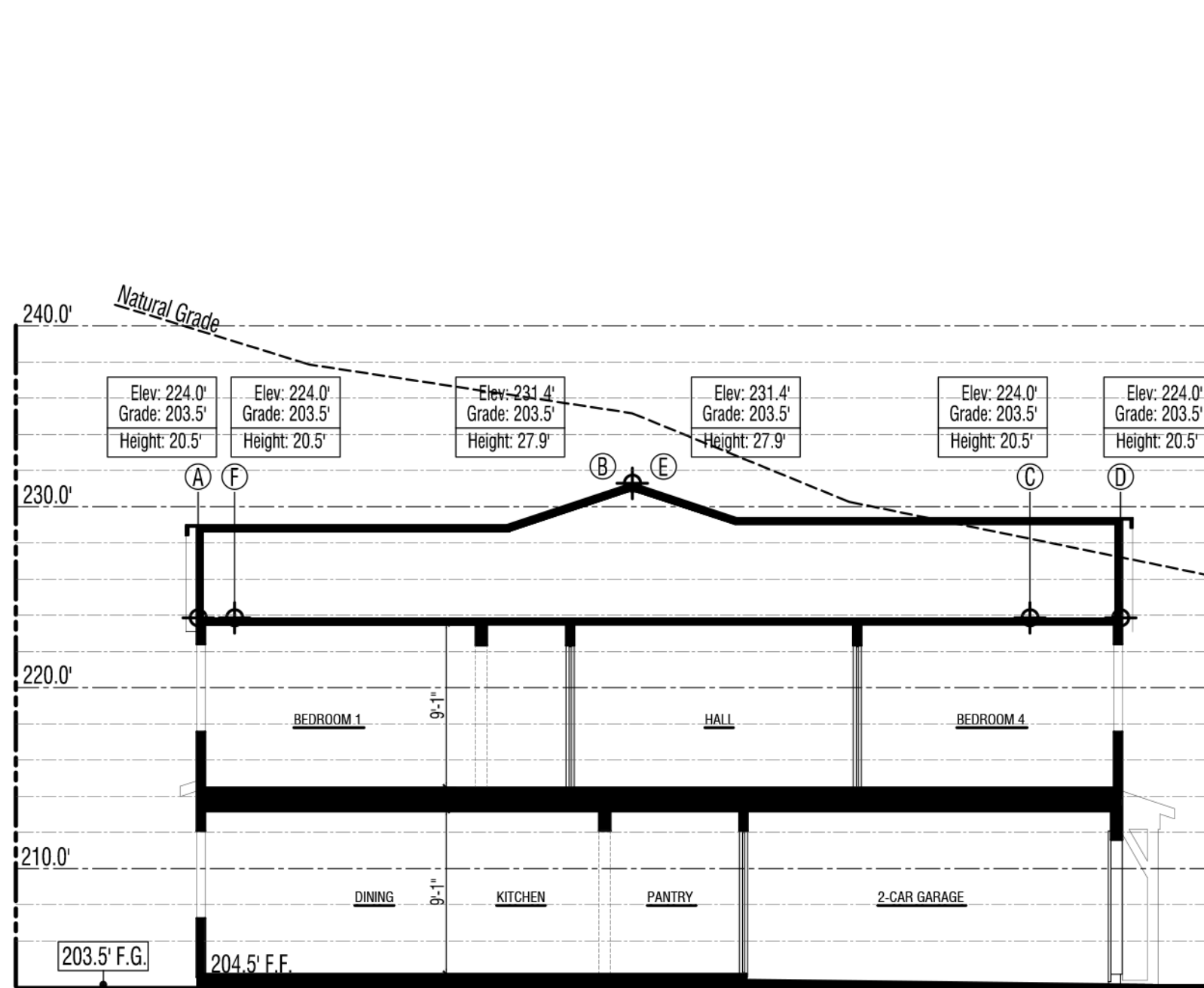
Roof Plan



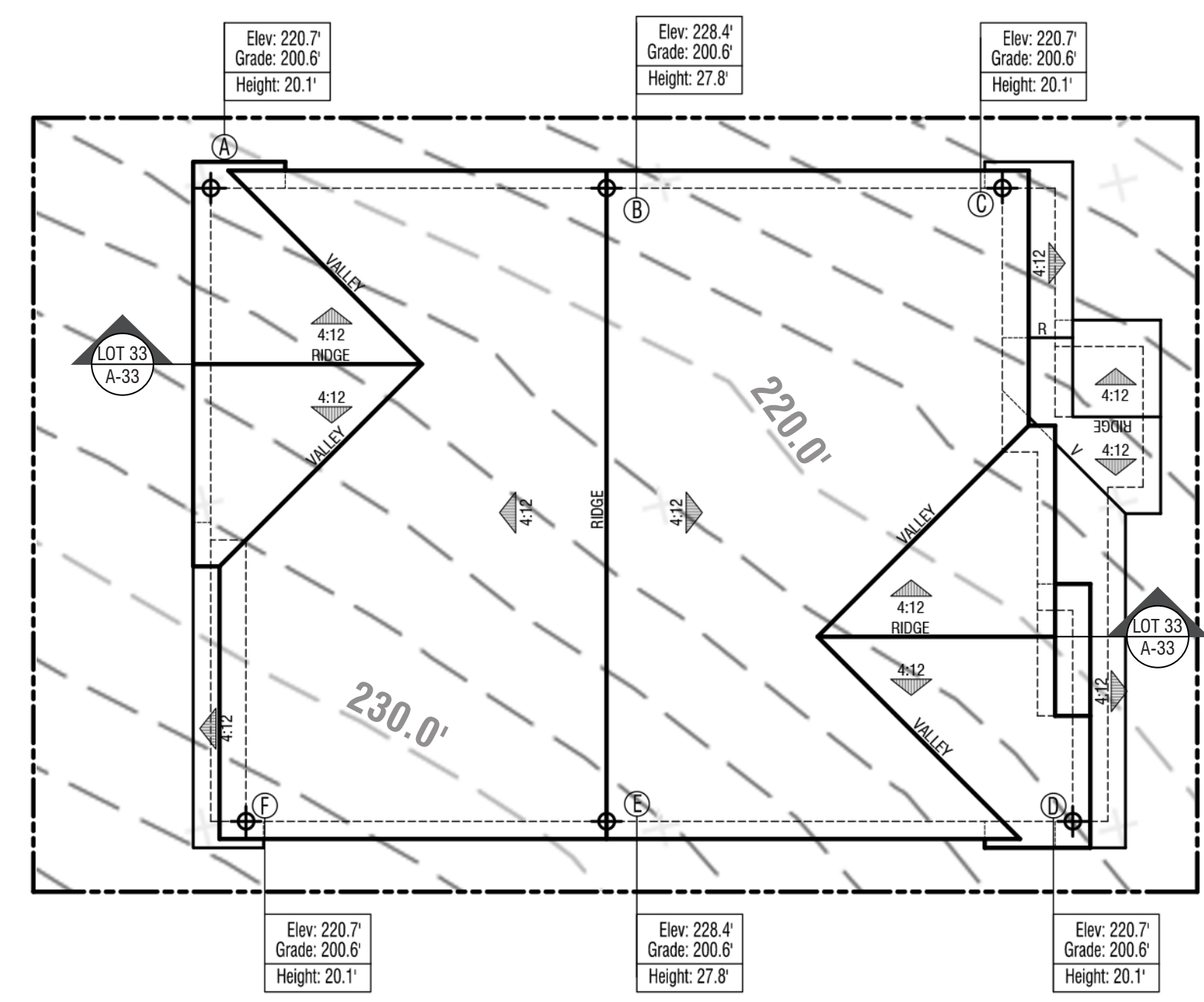
Section
Lot 31 - Plan 1
Elevation C - Prairie



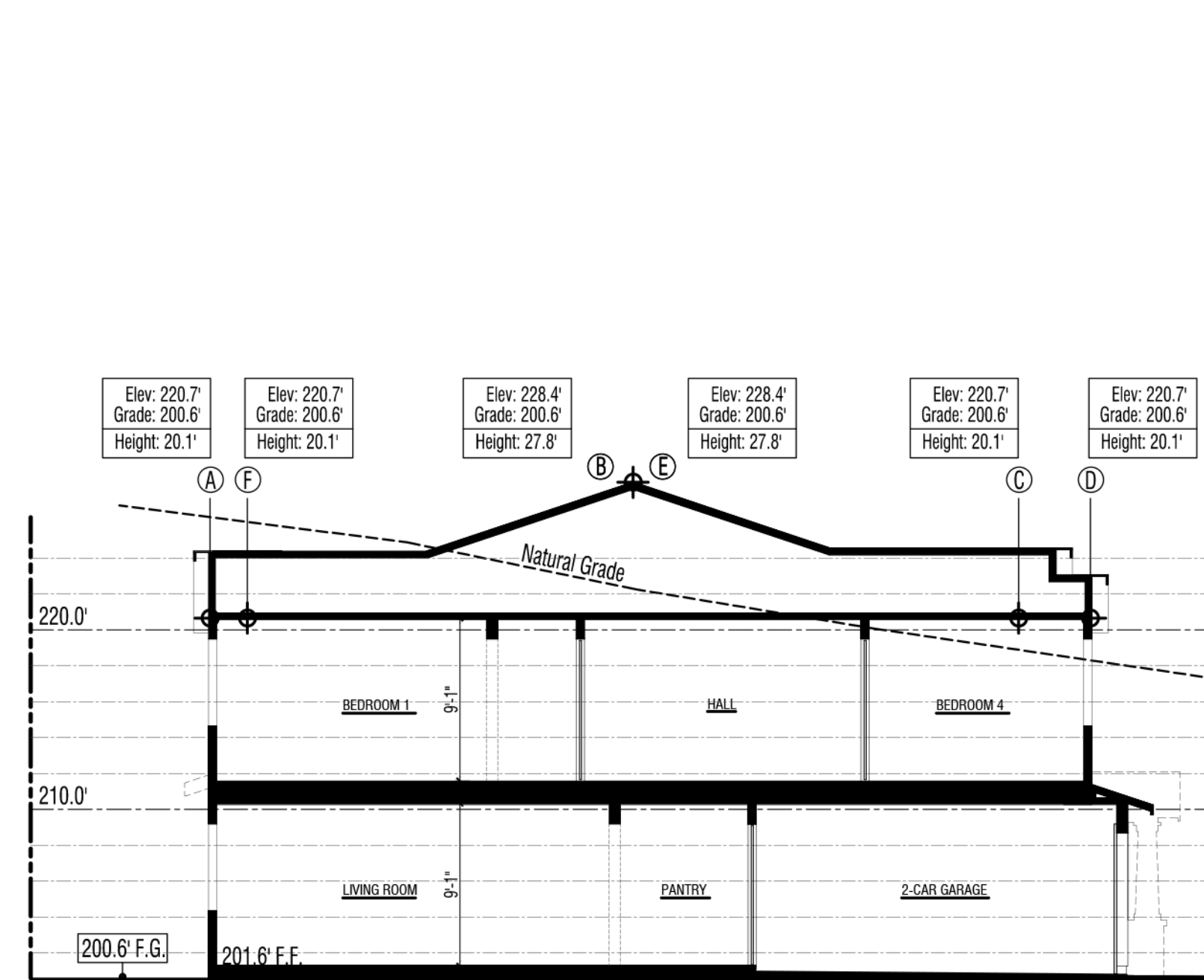
Roof Plan



Section
Lot 32 - Plan 2
Elevation A - Farmhouse



Roof Plan



Section
Lot 33 - Plan 1
Elevation B - Craftsman

LEGEND

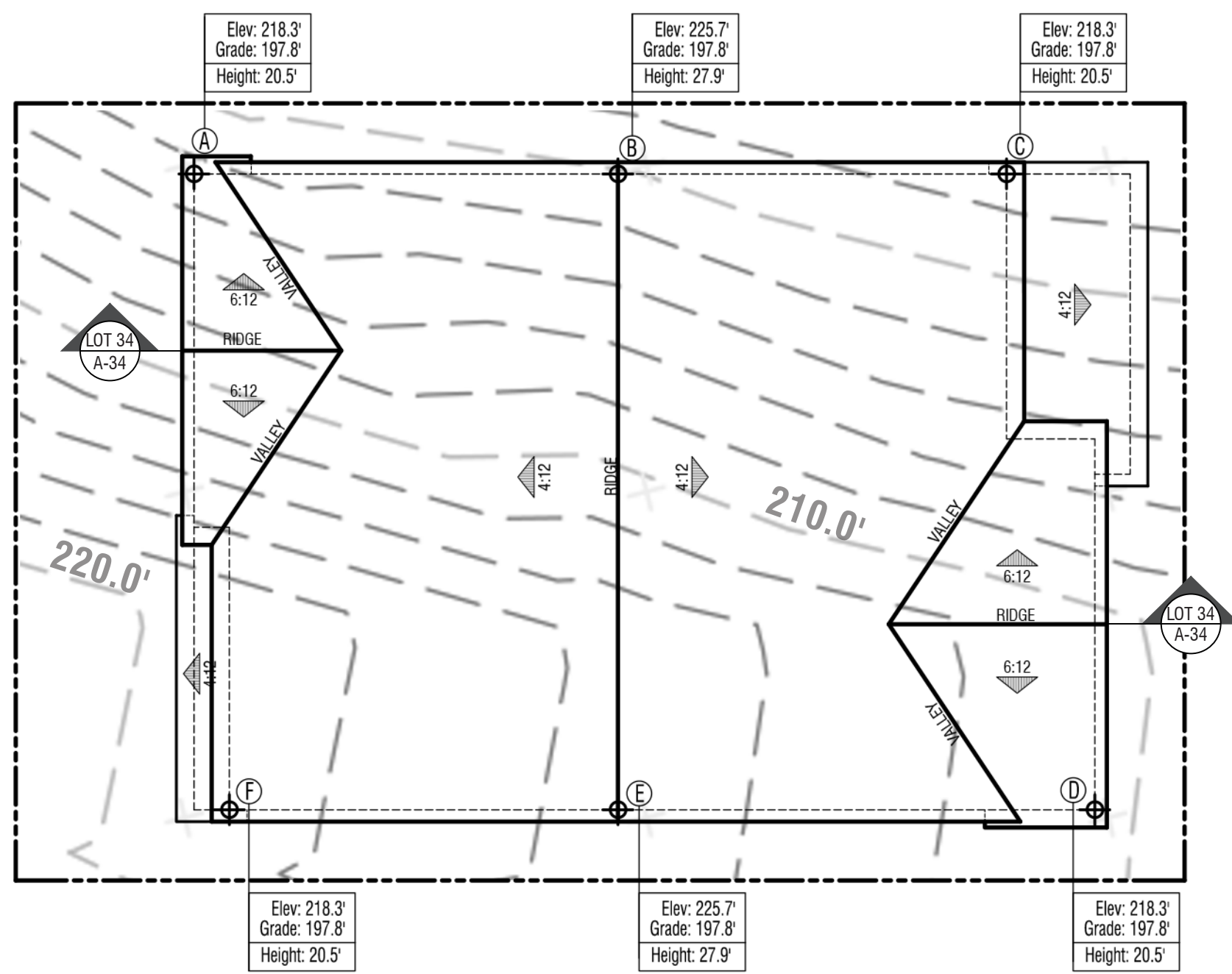
Elev: xxxx	Elevation of $\oplus$ above "sea level"
Grade: xxxx	Elevation of grade below $\oplus$
Height: xxxx	See Note A3

- $\oplus$ Elevation above "sea level"
- F.F. Finished Floor
- F.G. Finished Grade
- - - Natural Grade @ Section
- - - Natural Grade @ Roof Plan

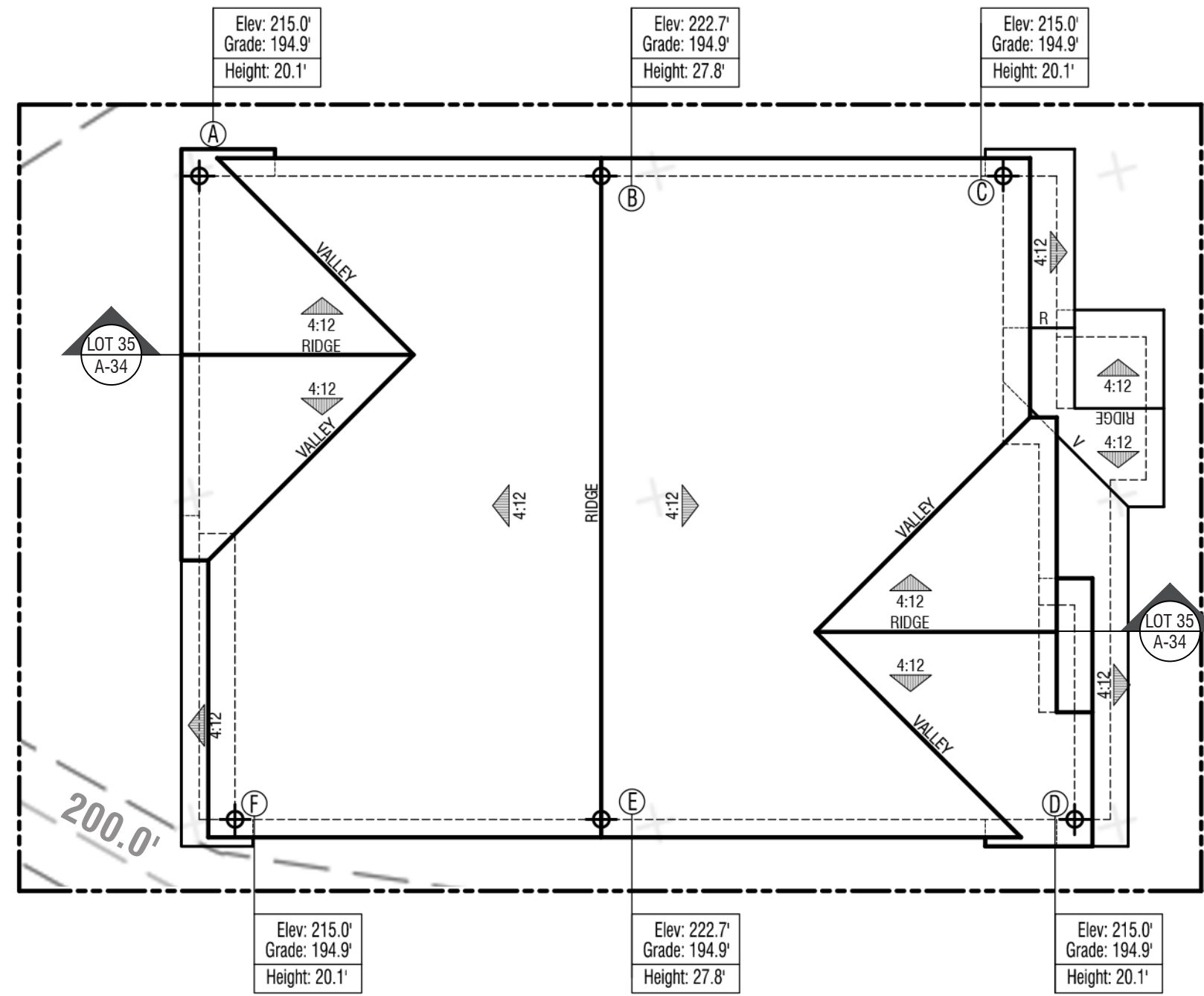
NOTES

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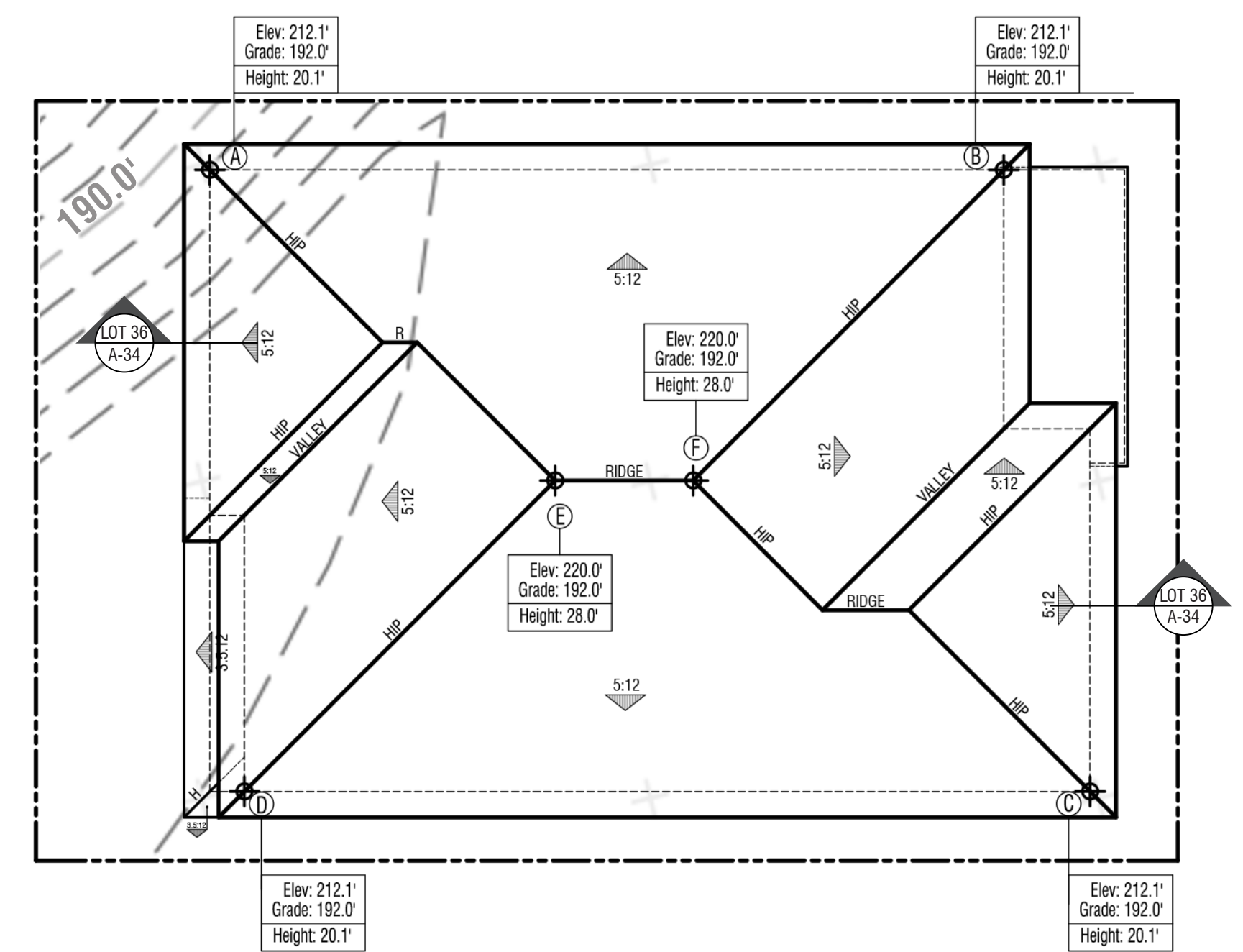
Building Height - Roof Plans & Cross Sections



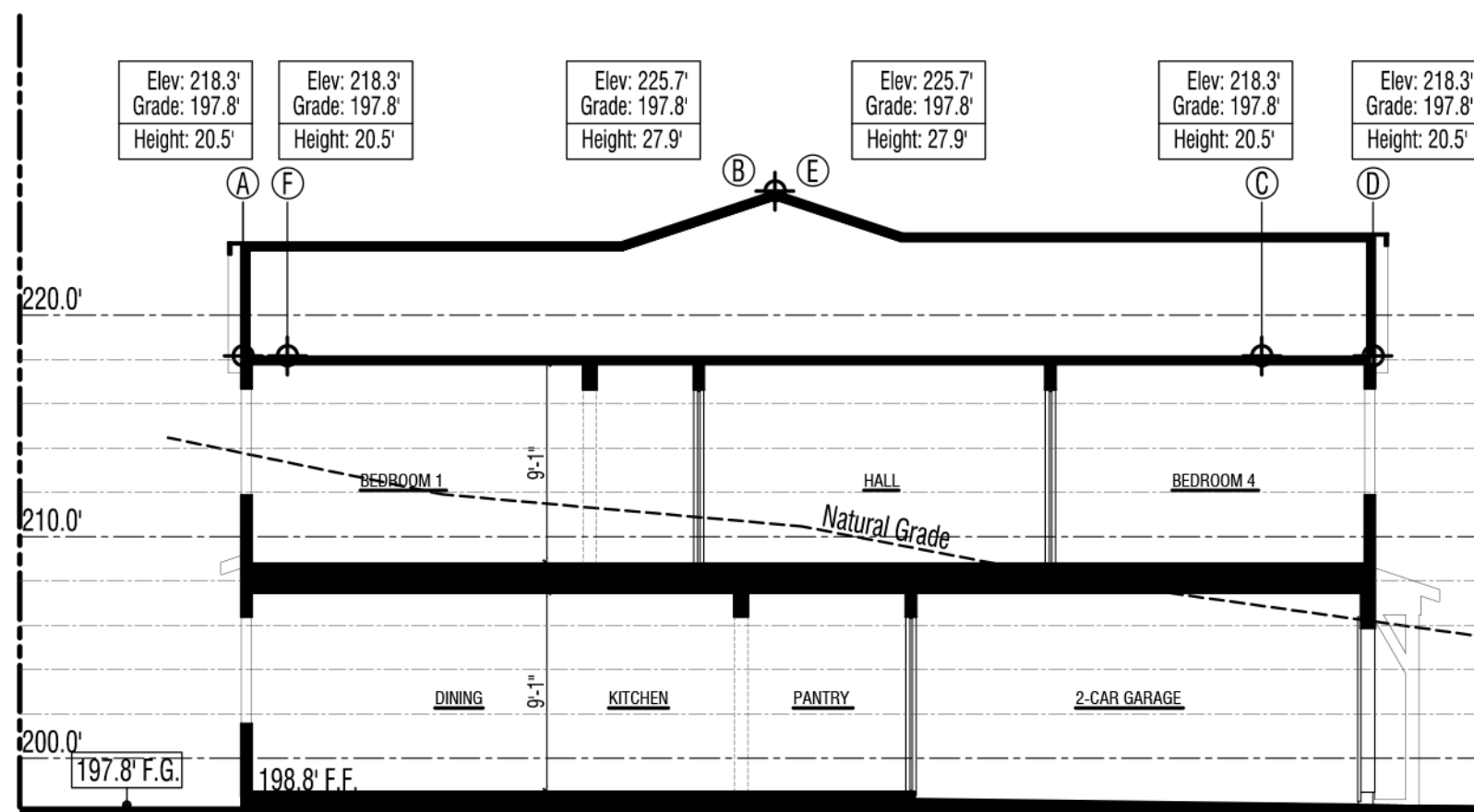
Roof Plan



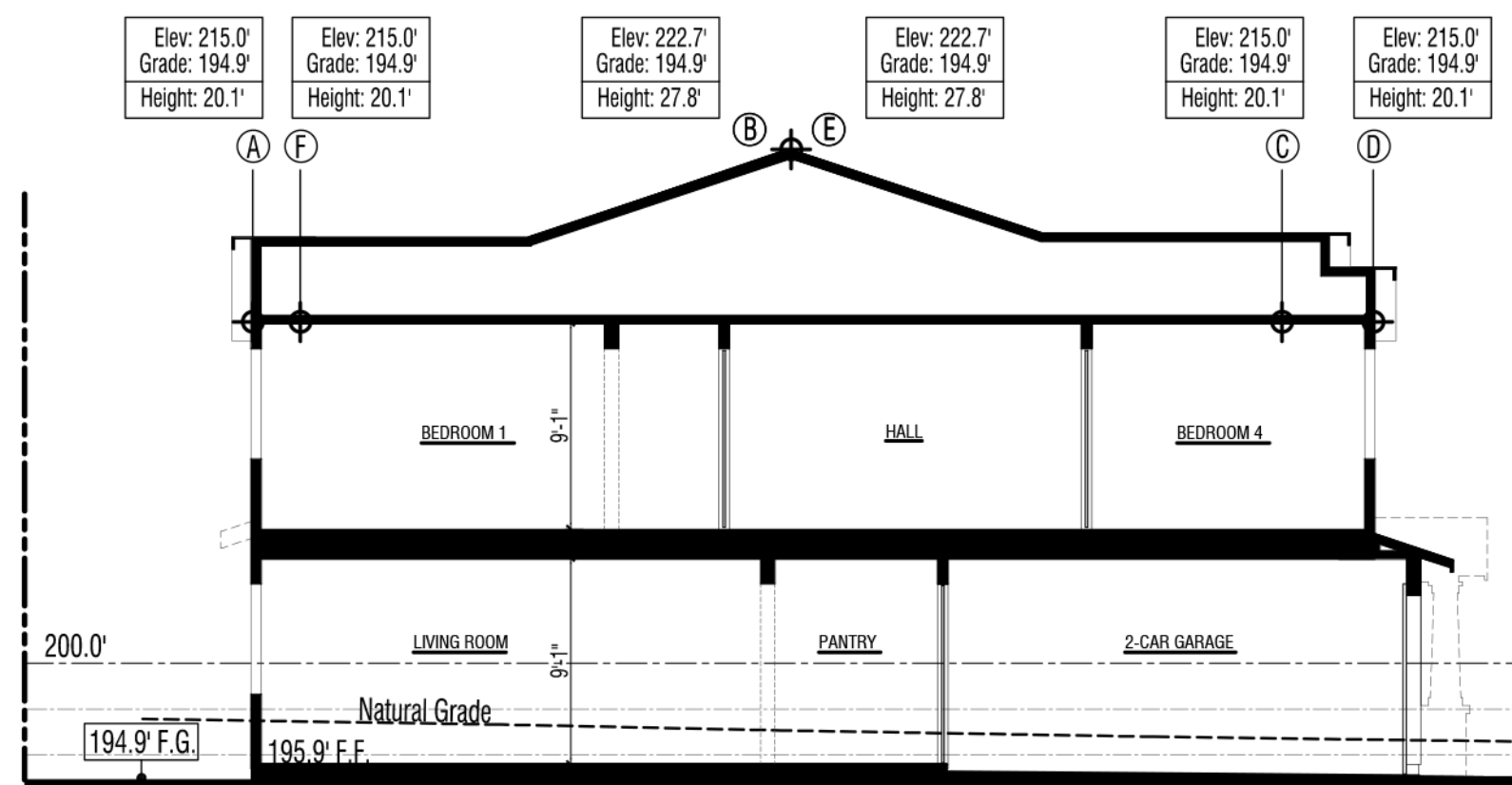
Roof Plan



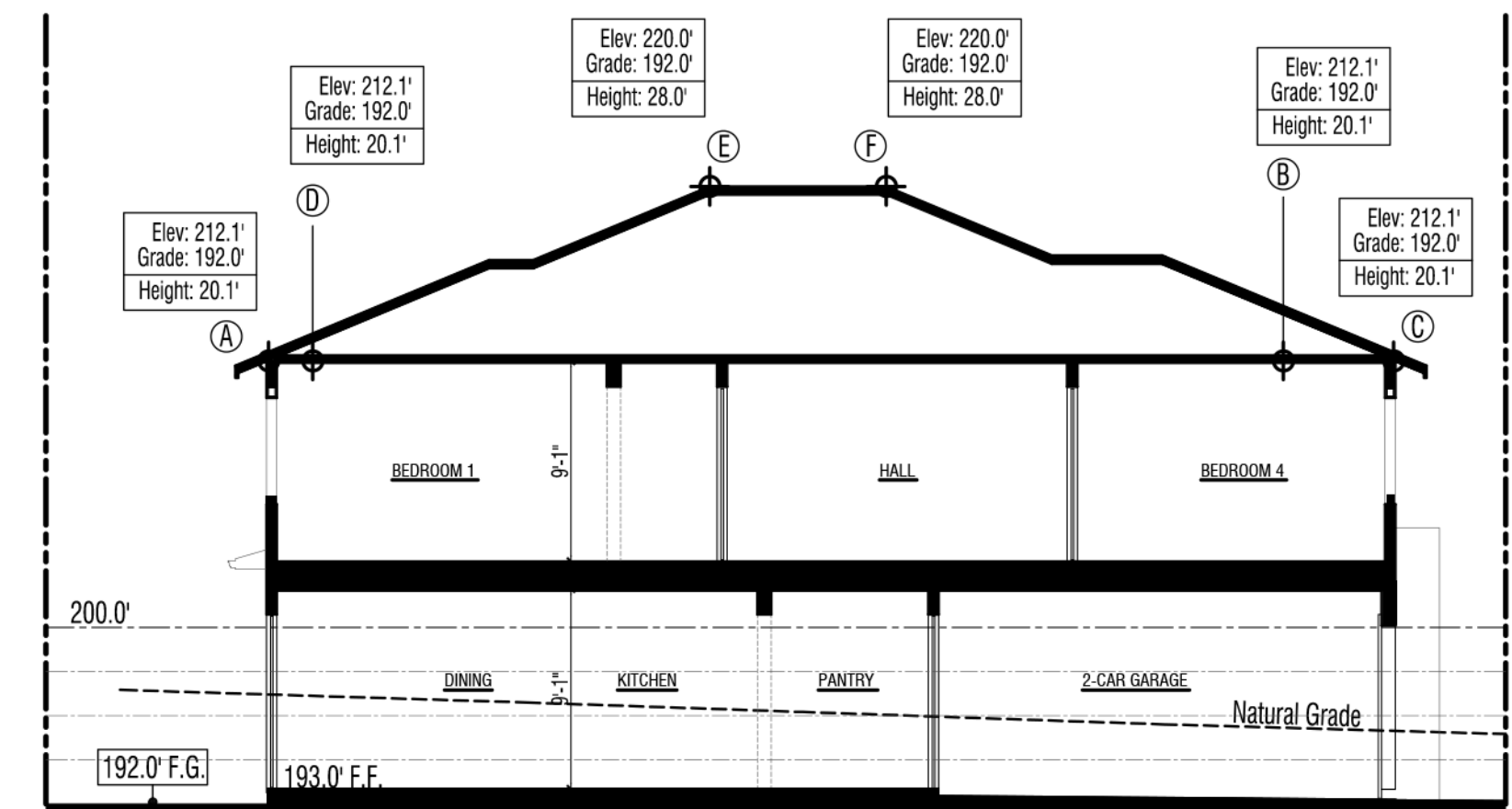
Roof Plan



Section
Lot 34 - Plan 2
Elevation A - Farmhouse



Section
Lot 35 - Plan 1
Elevation B - Craftsman



Section
Lot 36 - Plan 2
Elevation C - Prairie

LEGEND

Elev: xxxx	Elevation of $\oplus$ above "sea level"
Grade: xxxx	Elevation of grade below $\oplus$
Height: xxxx	See Note A3

- $\oplus$ Elevation above "sea level"
- F.F. Finished Floor
- F.G. Finished Grade
- - - Natural Grade @ Section
- - - Natural Grade @ Roof Plan

NOTES

- Note A1: Mechanical equipment, vents, and ducts will be indicated at the construction document phase.
- Note A2: A/C units shown on Floor Plan and Elevation sheets, typ.
- Note A3: The vertical distance from grade to the highest points of a structure. The maximum height of buildings located in areas subject to tidal action shall be measured from Mean Sea Level. Section 22.20.060 (Height Measurement and Height Limit Exceptions) explains how this Development Code requires structure height to be measured. The ground elevation used as the basis for measurement of allowed structure height. For the purposes of the Marin County Development Code, grade shall be the elevation of the natural or finished grade at the exterior surface of the structure, whichever is more restrictive, and the elevation of the natural grade within the footprint of the structure.

Building Height - Roof Plans & Cross Sections



Elevation A
Farmhouse

Manufacturer: John Timberland
Collection: Urban Barn
(One Light Outdoor Wall Lantern)
Product Number: 13F69
Finish: Black
Dimensions: W 10" x H 13"



Elevation B
Craftsman

Manufacturer: John Timberland
Collection: Cecile
(One Light Outdoor Wall Lantern)
Product Number: 79J60
Finish: Bronze Finish, Seeded Glass
Dimensions: W: 7-1/4" H 15"

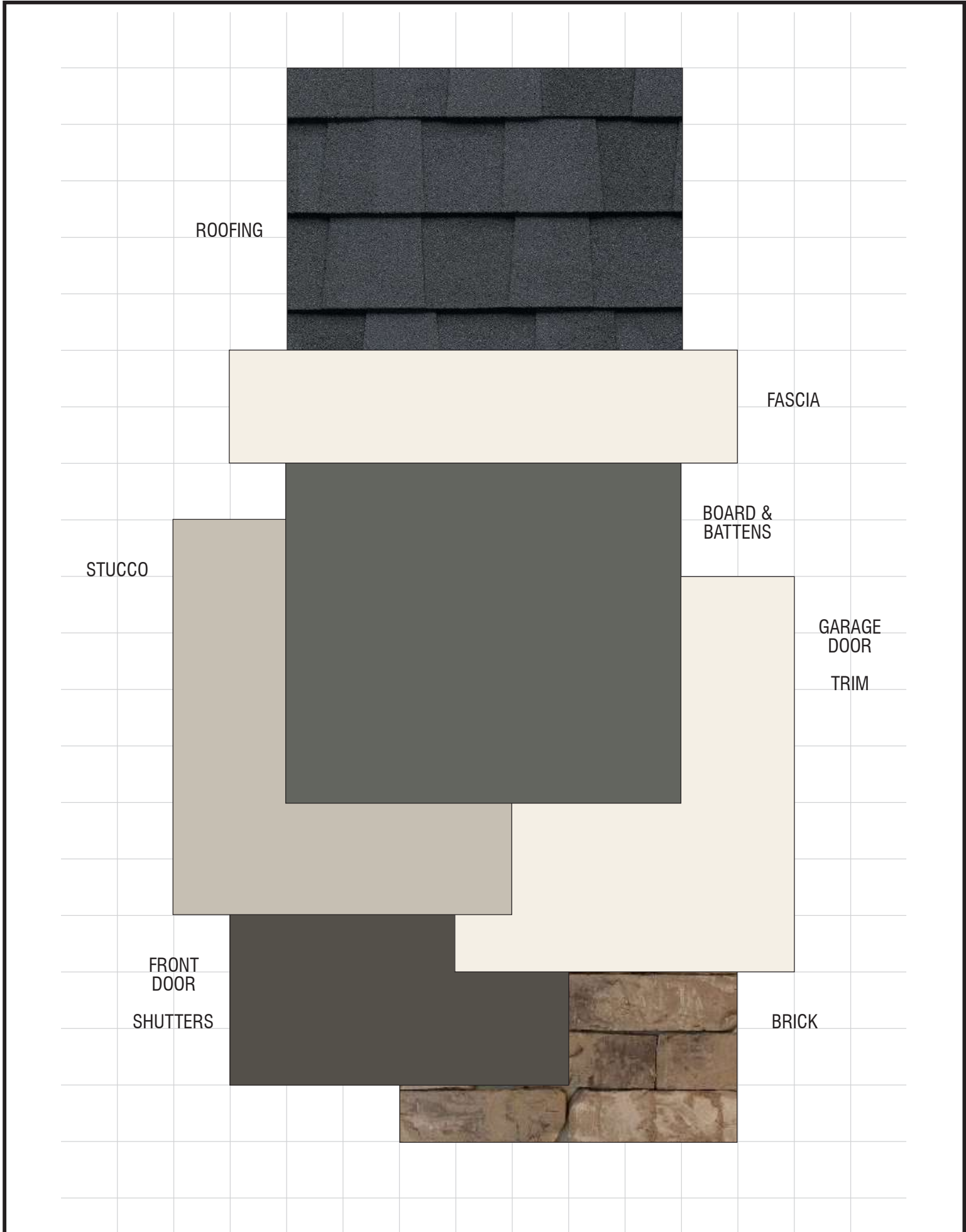


Elevations C
Prairie

Manufacturer: Possint
Collection: Euro Tyne
(One Light Outdoor Wall Lantern)
Product Number: 71N23
Finish: Bronze Finish, Seeded Glass
Dimensions: W 7" x H 20"

Exterior Lighting Fixtures

Color Scheme #1



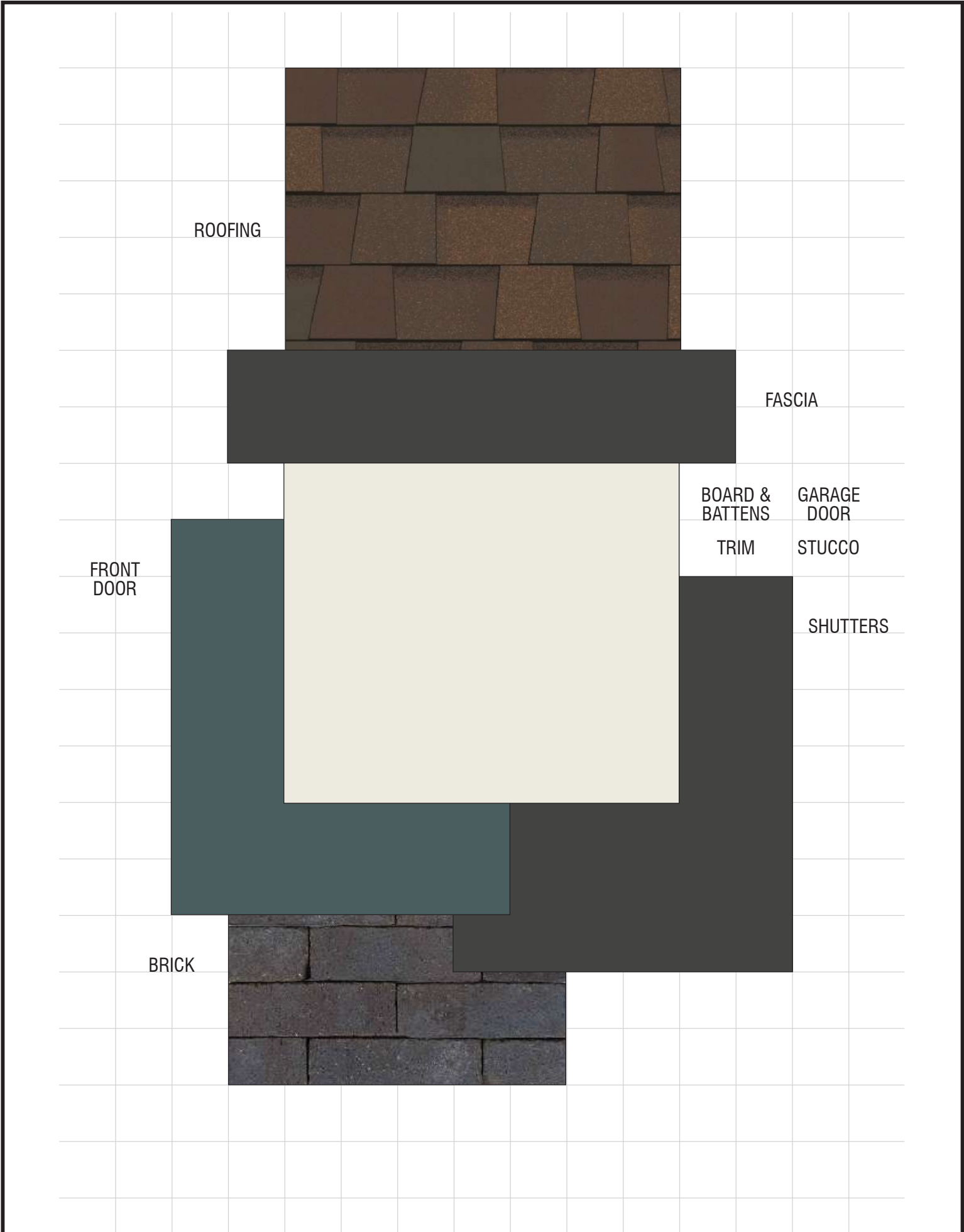
SCHEME 1 OF 9 'A' ELEVATIONS ONLY, FARMHOUSE

Material	Color	Manufacturer
Roofing: Composition Shingles	Solaris Moire Black Ref: .19 Emi: .91 A.SRI: 17 CRRC: 0668-0129	CertainTeed
Vinyl Windows (factory finish)	White	Milgard (or equal)
Brick (standard raked joints)	Coventry Standard Thin Brick	H.C. Muddox
Mortar @ Brick	Soft White	Orco
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams
Corner Boards	Match Adjacent Color	Sherwin Williams
Stucco Color	SW 1015 Skyline Steel	Sherwin Williams
Siding Color (applied to): Board & Battens	SW 7061 Night Owl	Sherwin Williams
Trim Color (applied to): Barge Boards Eaves Fascia Garage Door Posts Trim	SW 7102 White Flour	Sherwin Williams
Accent Color (applied to): French Door (where applicable) Front Door Shutters	SW 7048 Urbane Bronze	Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Corie Rath (925) 463-1700.

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Color Scheme #2



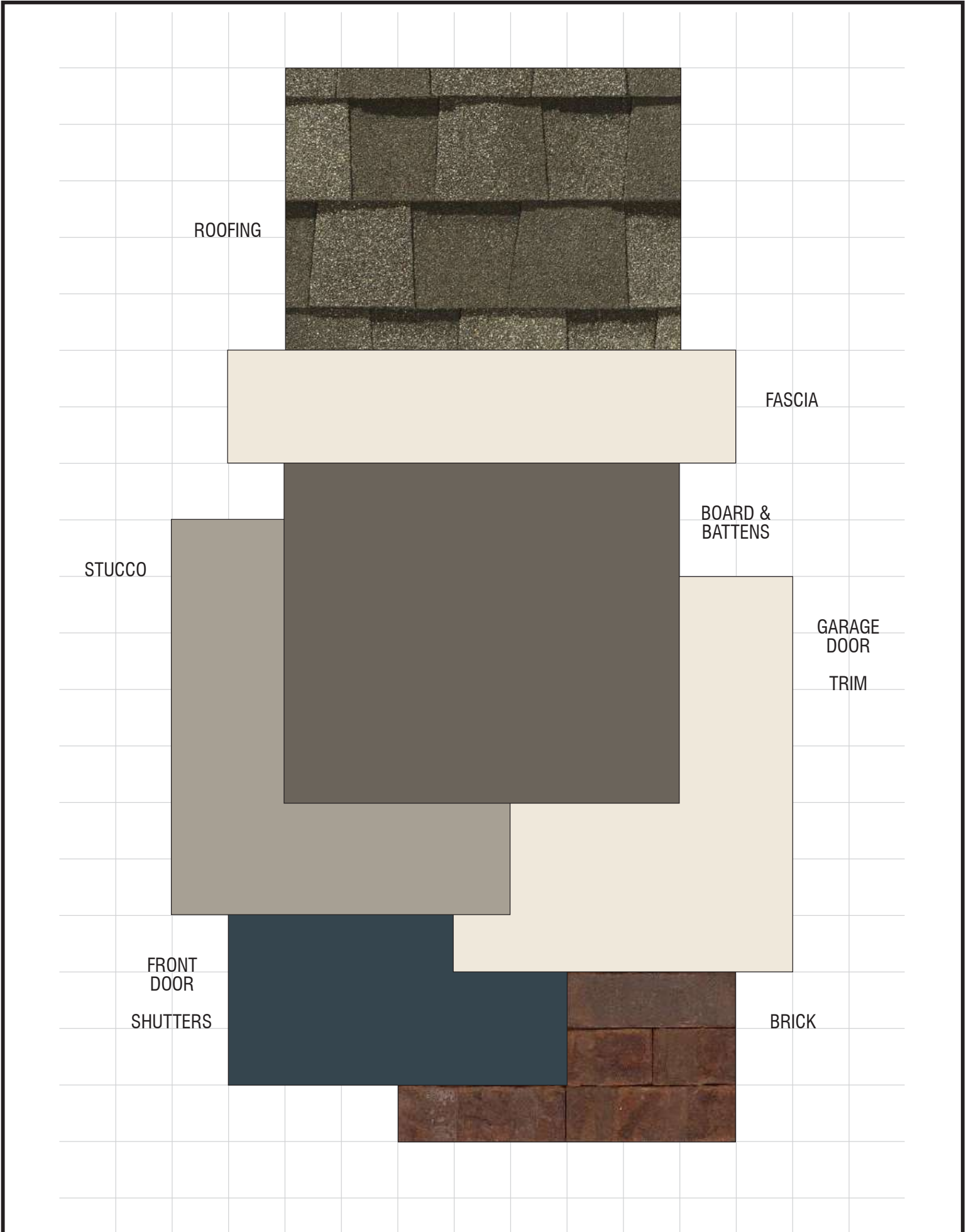
SCHEME 2 OF 9 'A' ELEVATIONS ONLY, FARMHOUSE

Material	Color	Manufacturer
Roofing: Composition Shingles	Solaris Heather Blend Ref: .20 Emi: .91 A.SRI: 20 CRRC: 0668-0117	CertainTeed
Vinyl Windows (factory finish)	White	Milgard (or equal)
Brick (standard raked joints)	Volcano Standard Thin Brick	H.C. Muddox
Mortar @ Brick	Soft White	Orco
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams
Corner Boards	Match Adjacent Color	Sherwin Williams
Body Color (applied to): Board & Battens Garage Door Stucco Posts Trim	SW 7008 Alabaster	Sherwin Williams
Trim Color (applied to): Barge Boards Eaves Fascia French Door (where applicable) Shutters	SW 7069 Iron Ore	Sherwin Williams
Accent Color (applied to): Front Door	SW 6223 Still Water	Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Corie Rath (925) 463-1700.

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Color Scheme #3



SCHEME 3 OF 9 'A' ELEVATIONS ONLY, FARMHOUSE

Material	Color	Manufacturer
Roofing: Composition Shingles	Solaris Weathered Wood Ref: .20 Emi: .91 A.SRI: 21 CRRC: 0668-0119	CertainTeed
Vinyl Windows (factory finish)	White	Milgard (or equal)
Brick (standard raked joints)	Mendocino Standard Thin Brick	H.C. Muddox
Mortar @ Brick	Soft White	Orco
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams
Corner Boards	Match Adjacent Color	Sherwin Williams
Stucco Color	SW 7640 Fawn Brindle	Sherwin Williams
Siding Color (applied to): Board & Battens	SW 7047 Porpoise	Sherwin Williams
Trim Color (applied to): Barge Boards Eaves Fascia French Door (where applicable) Garage Door Posts Trim	SW 7012 Creamy	Sherwin Williams
Accent Color (applied to): Front Door Shutters	SW 7605 Gale Force	Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Corie Rath (925) 463-1700.

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Exterior Color and Materials
Elevation A - Farmhouse

REVISIONS:		
Number	Date	Description
1	11/14/23	Client name update. Roofing material update.

Color Scheme #4

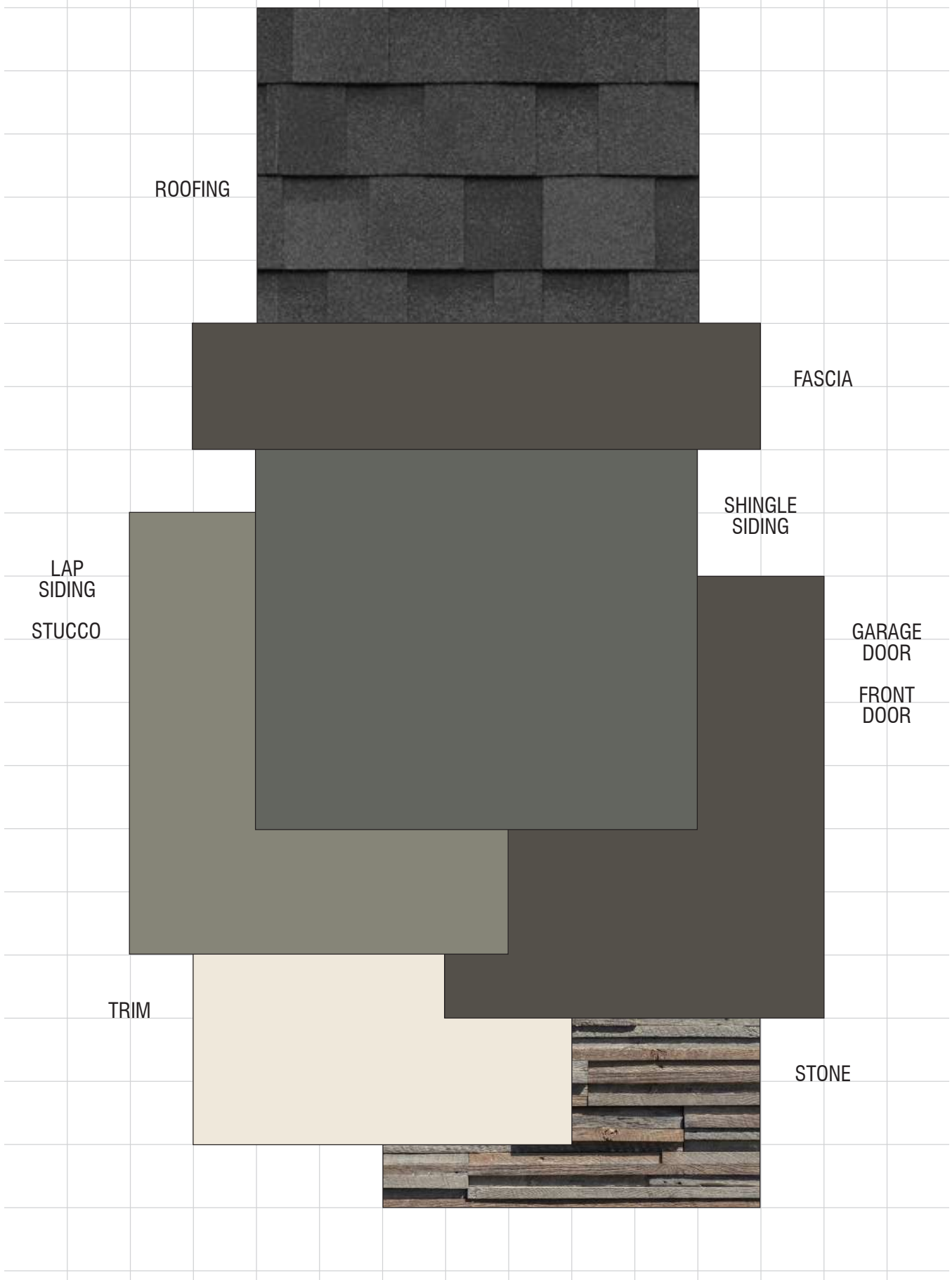


Diagram illustrating the exterior color scheme for Elevation B - Craftsman, Color Scheme #4. The scheme includes: Roofing (Dark Gray), Fascia (Dark Gray), Shingle Siding (Dark Gray), Lap Siding (Dark Gray), Stucco (Dark Gray), Trim (Dark Gray), and Stone (Dark Gray).

SCHEME 4 OF 9

Material	Color	Manufacturer
Roofing: Composition Shingles	Solaris Graphite Ref: 21 Emi: 91 A.SRI: 21 CRRC: 0668-0155	CertainTeed
Vinyl Windows (factory finish)	White	Milgard (or equal)
Manufactured Stone (dry stack joints)	Shelter Cove Rivenwood	Eldorado
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams
Corner Boards	Match Adjacent Color	Sherwin Williams
Siding Color #1 (applied to): Shingle Siding	SW 7061 Night Owl	Sherwin Williams
Siding Color #2 (applied to): Lap Siding Stucco	SW 7743 Mountain Road	Sherwin Williams
Trim Color (applied to): Barge Boards Corbels Eaves Fascia French Door (where applicable) Front Door Garage Door	SW 7048 Urbane Bronze	Sherwin Williams
Trim Color #2 (applied to): Columns Gable Siding Trim	SW 7012 Creamy	Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath (925) 463-1700.

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Color Scheme #5

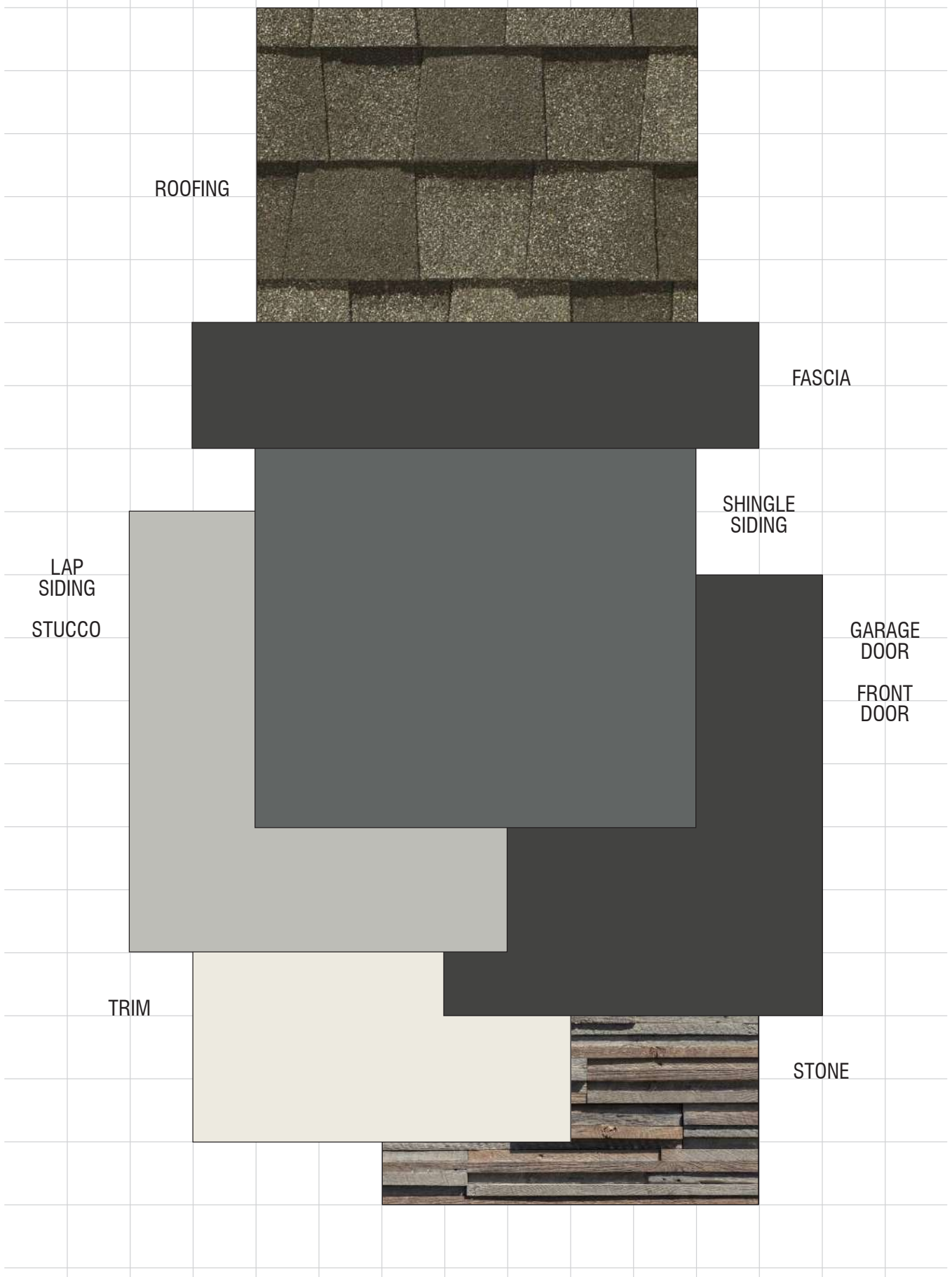


Diagram illustrating the exterior color scheme for Elevation B - Craftsman, Color Scheme #5. The scheme includes: Roofing (Dark Gray), Fascia (Dark Gray), Shingle Siding (Dark Gray), Lap Siding (Dark Gray), Stucco (Dark Gray), Trim (Dark Gray), and Stone (Dark Gray).

SCHEME 5 OF 9

Material	Color	Manufacturer
Roofing: Composition Shingles	Solaris Weathered Wood Ref: 20 Emi: 91 A.SRI: 21 CRRC: 0668-0119	CertainTeed
Vinyl Windows (factory finish)	White	Milgard (or equal)
Manufactured Stone (dry stack joints)	Shelter Cove Rivenwood	Eldorado
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams
Corner Boards	Match Adjacent Color	Sherwin Williams
Siding Color #1 (applied to): Shingle Siding	SW 2848 Roycroft Pewter	Sherwin Williams
Siding Color #2 (applied to): Lap Siding Stucco	SW 7065 Argos	Sherwin Williams
Trim Color (applied to): Barge Boards Corbels Eaves Fascia French Door (where applicable) Front Door Garage Door	SW 7069 Iron Ore	Sherwin Williams
Trim Color #2 (applied to): Columns Gable Siding Trim	SW 7008 Alabaster	Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath (925) 463-1700.

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Color Scheme #6

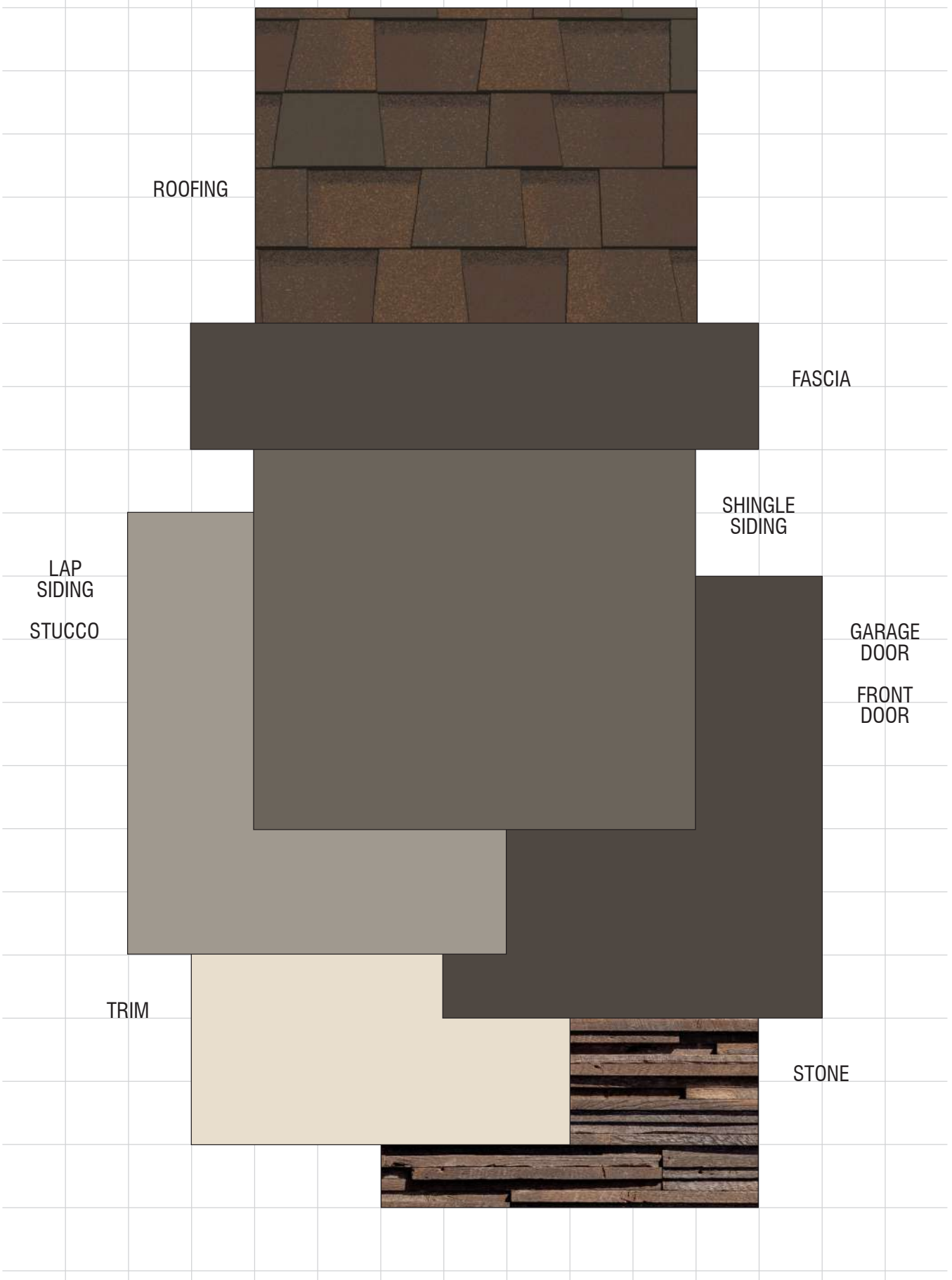


Diagram illustrating the exterior color scheme for Elevation B - Craftsman, Color Scheme #6. The scheme includes: Roofing (Dark Gray), Fascia (Dark Gray), Shingle Siding (Dark Gray), Lap Siding (Dark Gray), Stucco (Dark Gray), Trim (Dark Gray), and Stone (Dark Gray).

SCHEME 6 OF 9

Material	Color	Manufacturer
Roofing: Composition Shingles	Solaris Heather Blend Ref: 20 Emi: 91 A.SRI: 20 CRRC: 0668-0117	CertainTeed
Vinyl Windows (factory finish)	White	Milgard (or equal)
Manufactured Stone (dry stack joints)	Tawny Brown Rivenwood	Eldorado
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams
Corner Boards	Match Adjacent Color	Sherwin Williams
Siding Color #1 (applied to): Shingle Siding	SW 7047 Porpoise	Sherwin Williams
Siding Color #2 (applied to): Lap Siding Stucco	SW 7642 Pavestone	Sherwin Williams
Trim Color (applied to): Barge Boards Corbels Eaves Fascia French Door (where applicable) Front Door Garage Door	SW 7020 Black Fox	Sherwin Williams
Trim Color #2 (applied to): Columns Gable Siding Trim	SW 9180 Aged White	Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath (925) 463-1700.

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Exterior Color and Materials

Elevation B - Craftsman

REVISIONS:

Number	Date	Description
1	11/14/23	Client name update. Roofing material update.

Color Scheme #7

SCHEME 7 OF 9

'C' ELEVATIONS ONLY, PRAIRIE

Material	Color	Manufacturer
Roofing: 1Composition Shingles	1Solaris Graphite Ref: 21 Emi: 91 A.SRI: 21 CRRC: 0668-0155	1CertainTeed
Vinyl Windows (factory finish)	White	Milgard (or equal)
Manufactured Stone (1/8" joints)	Dove Tail Marquee24	Eldorado
Mortar @ Stone	Glacier White	Orco
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams
Stucco Color	SW 7746 Rushing River	Sherwin Williams
Siding Color (applied to): Lap Siding	SW 7061 Night Owl	Sherwin Williams
Trim Color #1 (applied to): Eaves Fascia French Door (where applicable) Garage Door	SW 7048 Urbane Bronze	Sherwin Williams
Trim Color #2 (applied to): Trim	SW 7102 White Flour	Sherwin Williams
Accent Color (applied to): Front Door	SW 7592 Crabby Apple	Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Corie Rath (925) 463-1700.

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Color Scheme #8

SCHEME 8 OF 9

'C' ELEVATIONS ONLY, PRAIRIE

Material	Color	Manufacturer
Roofing: 1Composition Shingles	1Solaris Heather Blend Ref: 20 Emi: 91 A.SRI: 20 CRRC: 0668-0117	1CertainTeed
Vinyl Windows (factory finish)	White	Milgard (or equal)
Manufactured Stone (1/8" joints)	Dove Tail Marquee24	Eldorado
Mortar @ Stone	Glacier White	Orco
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams
Stucco Color	SW 7065 Argos	Sherwin Williams
Siding Color (applied to): Lap Siding	SW 2848 Roycroft Pewter	Sherwin Williams
Trim Color #1 (applied to): Eaves Fascia French Door (where applicable) Garage Door	SW 7069 Iron Ore	Sherwin Williams
Trim Color #2 (applied to): Trim	SW 7008 Alabaster	Sherwin Williams
Accent Color (applied to): Front Door	SW 7710 Brandywine	Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Corie Rath (925) 463-1700.

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Color Scheme #9

SCHEME 9 OF 9

'C' ELEVATIONS ONLY, PRAIRIE

Material	Color	Manufacturer
Roofing: 1Composition Shingles	1Solaris Weathered Wood Ref: 20 Emi: 91 A.SRI: 21 CRRC: 0668-0119	1CertainTeed
Vinyl Windows (factory finish)	White	Milgard (or equal)
Manufactured Stone (1/8" joints)	Sanderling Marquee24	Eldorado
Mortar @ Stone	Sourdough	Orco
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams
Stucco Color	SW 7642 Pavestone	Sherwin Williams
Siding Color (applied to): Lap Siding	SW 7047 Porpoise	Sherwin Williams
Trim Color #1 (applied to): Eaves Fascia French Door (where applicable) Garage Door	SW 7020 Black Fox	Sherwin Williams
Trim Color #2 (applied to): Trim	SW 7012 Creamy	Sherwin Williams
Accent Color (applied to): Front Door	SW 6424 Tansy Green	Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Corie Rath (925) 463-1700.

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Exterior Color and Materials

Elevation C - Prairie

REVISIONS:

Number	Date	Description
1	11/14/23	Client name update. Roofing material update.

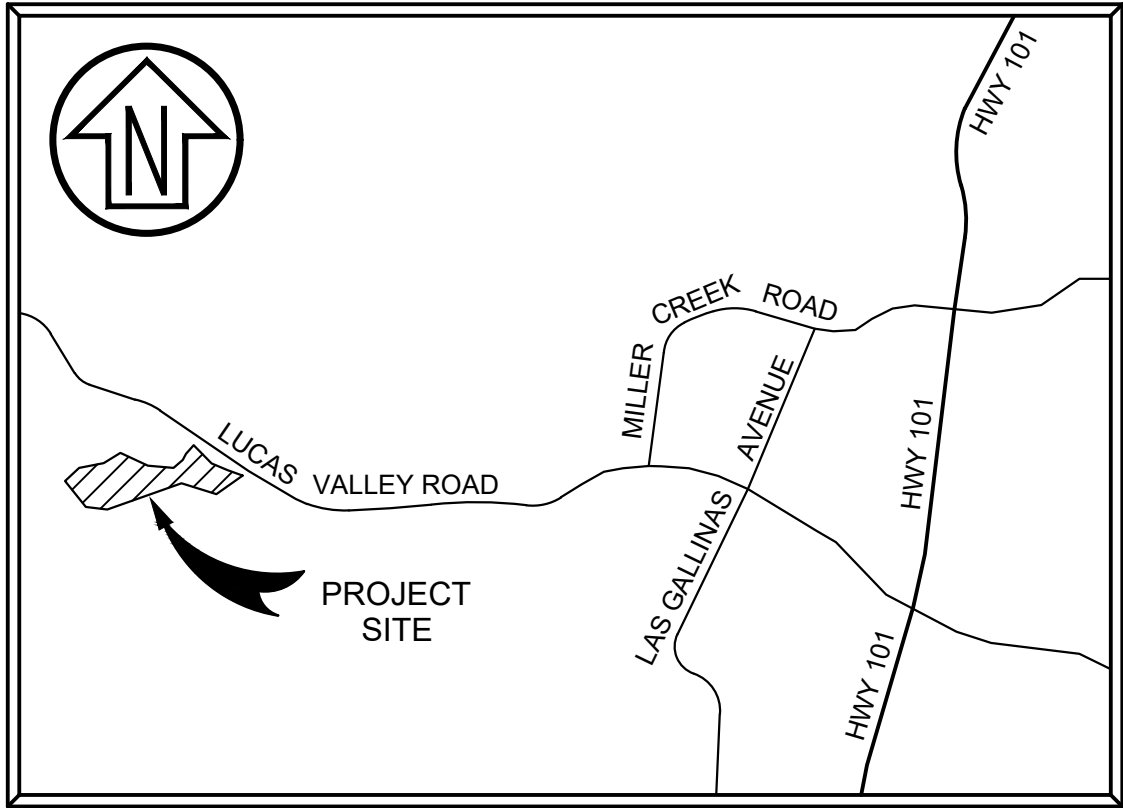
UNINCORPORATED MARIN COUNTY

THE RESIDENCES AT LUCAS VALLEY

1501 LUCAS VALLEY ROAD

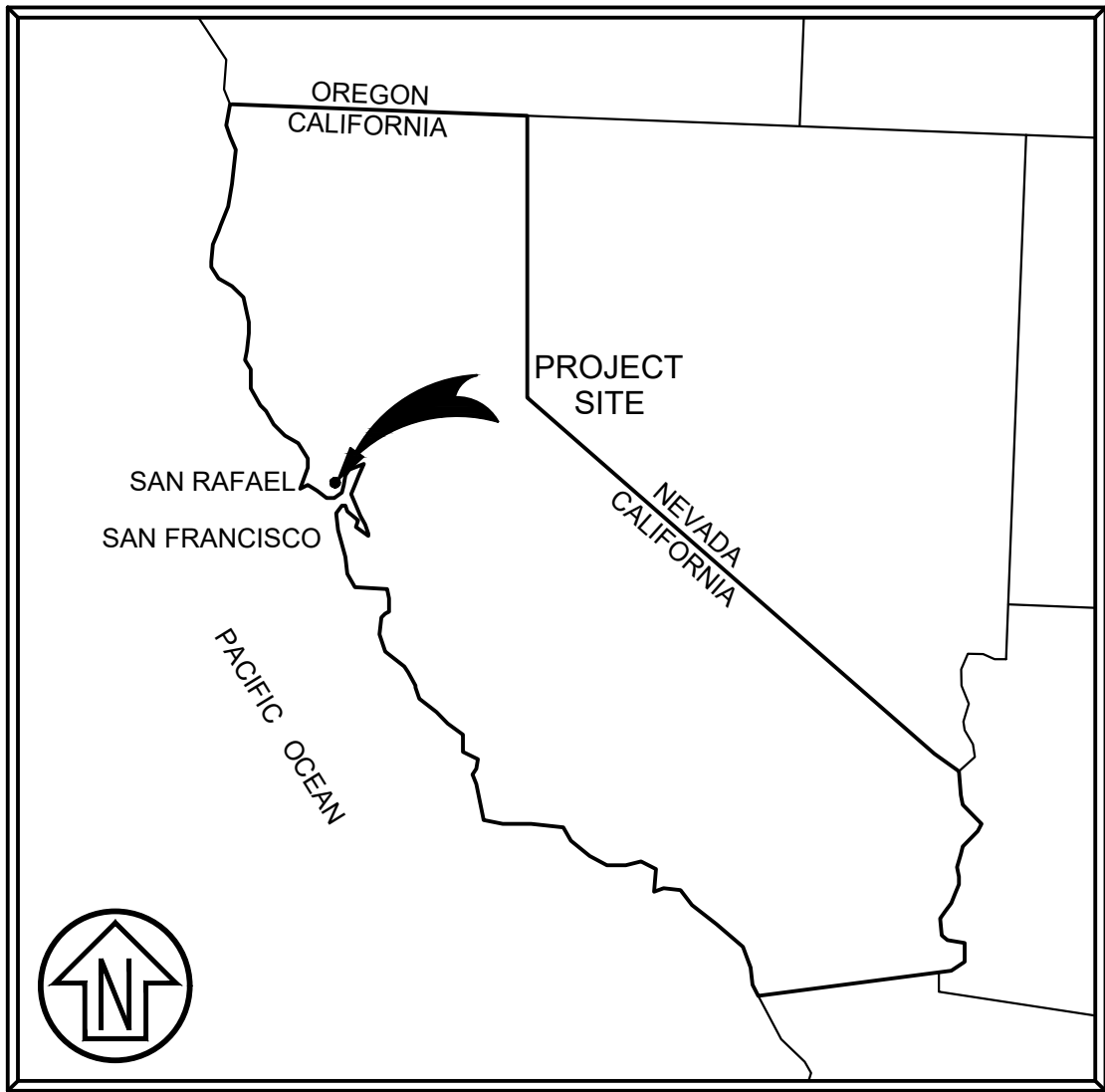
VESTING TENTATIVE MAP PACKAGE

SHEET INDEX	
SHEET NO.	SHEET TITLE
C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS
C2.1	EXISTING CONDITIONS
C3.0	VESTING TENTATIVE MAP
C4.0	DEMOLITION PLAN
C5.0	SITE PLAN
C6.0	GRADING & DRAINAGE PLAN
C6.1	GRADING SECTIONS
C7.0	UTILITY PLAN
C8.0	STORMWATER CONTROL PLAN
C9.0	FIRE & EMERGENCY ACCESS PLAN
C10.0	STAKING PLAN
1 / 3	TOPOGRAPHIC AND BOUNDARY MAP
2 / 3	TOPOGRAPHIC AND BOUNDARY MAP
3 / 3	TOPOGRAPHIC AND BOUNDARY MAP



VICINITY MAP

NOT TO SCALE



LOCATION MAP

NOT TO SCALE

DEVELOPER

330 LAND COMPANY, LLC
16381 SCIENTIFIC WAY
IRVINE, CA 92616
CONTACT: STEVE REILLY
PHONE: 925-368-3128

CIVIL ENGINEER

CSW/STRUBER-STROEH ENGINEERING GROUP
5870 STONERIDGE MALL RD., SUITE 203
PLEASANTON, CA 94588
CONTACT: MICHAEL VIDRA
PHONE: 925-787-4982

ARCHITECT

WHA, INC.
5000 EXECUTIVE PARKWAY, SUITE 375
SAN RAMON, CA 94583
CONTACT: ADAM GARDNER
PHONE: 925-463-1700 EXT.1163

LANDSCAPE ARCHITECT

INTEGRATED DESIGN STUDIO, INC.
227 FLAMINGO ROAD
MILL VALLEY, CA 94941
CONTACT: (TO BE ADDED)
PHONE: 415-381-9500

GEOTECHNICAL ENGINEER

ENGEO, INC.
1630 SAN PABLO AVE, SUITE 200
OAKLAND, CA 94612
CONTACT: JEFF FIPPIN
PHONE: 925-570-7970

PROJECT INFORMATION:

- SITE APN: 164-280-35
- TOTAL PROPOSED UNITS: 36 SINGLE FAMILY HOMES
- EXISTING ZONING: A60-HOD - AGRICULTURE AND CONSERVATION
- EXISTING LAND USE: 31 - RURAL IMPROVED
- SINGLE FAMILY RESIDENTIAL LOT SIZE:
36X66 2,376 SF
44X66 2,904 SF
- FLOOD ZONE: ZONE X
- STREETS: ALL PROPOSED STREETS WITHIN THE PROJECT SITE ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOA
- UTILITIES

WATER	MARIN WATER DISTRICT (MMWD)
STORM DRAIN (OFFSITE)	COUNTY OF MARIN
SANITARY SEWER (OFFSITE)	LAS GALLINA VALLEY SANITARY DISTRICT (LGVSD)
FIRE	MARIN COUNTY FIRE
TELEPHONE	AT&T
ELECTRIC	PACIFIC GAS & ELECTRIC
- TRASH: INDIVIDUAL UNIT TRASH CAN PICKUP TO BE PROVIDED BY MARIN SANITARY SERVICE
- PARKING: EACH UNIT IS PROVIDED TWO COVERED PARKING STALLS (GARAGE).
- STREETS/LIGHTING: ALL STREETS AND ASSOCIATED STREET LIGHTS SHALL BE PRIVATELY OWNED AND MAINTAINED
- EASEMENTS: PRIVATE STREETS SHALL HAVE AN EVAE AND PUE, EASEMENTS SUBJECT TO CHANGE DURING FINAL DESIGN.
- DIMENSIONS: ALL PARCEL AND LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY CHANGE DURING FINAL DESIGN.
- COMMON AREAS: COMMON AREAS SHALL BE MAINTAINED BY THE FUTURE HOMEOWNERS ASSOCIATION
- PHASING: PROJECT MAY BE CONSTRUCTED IN MULTIPLE PHASES
- TREES: ALL EXISTING TREES WITHIN AREA OF DEVELOPMENT ON SITE ARE TO BE REMOVED
- THE BASIS OF BEARING FOR THIS MAP IS NORTH 54°45'05" WEST, WITH A DISTANCE OF 1,427.97' BETWEEN FOUND STREET MONUMENT 2.5" BRASS DISK WITH PUNCH AND FOUND STREET MONUMENT 2.5" BRASS DISK WITH PUNCH AS SHOWN ON THAT CERTAIN MAP ENTITLED "RECORD OF SURVEY OF A PORTION OF LANDS CONVEYED TO ANDRE SOUANG" RECORDED IN BOOK 2023 OF MAPS, PAGE 87, MARIN COUNTY RECORDS.
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER 2010.00(2011), ZONE 3, PER OPUS, USING STATIC EQUIPMENT.
- FIELD SURVEY WAS PERFORMED IN FEBRUARY OF 2024.
- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEROF.

ENGINEER'S STATEMENT:

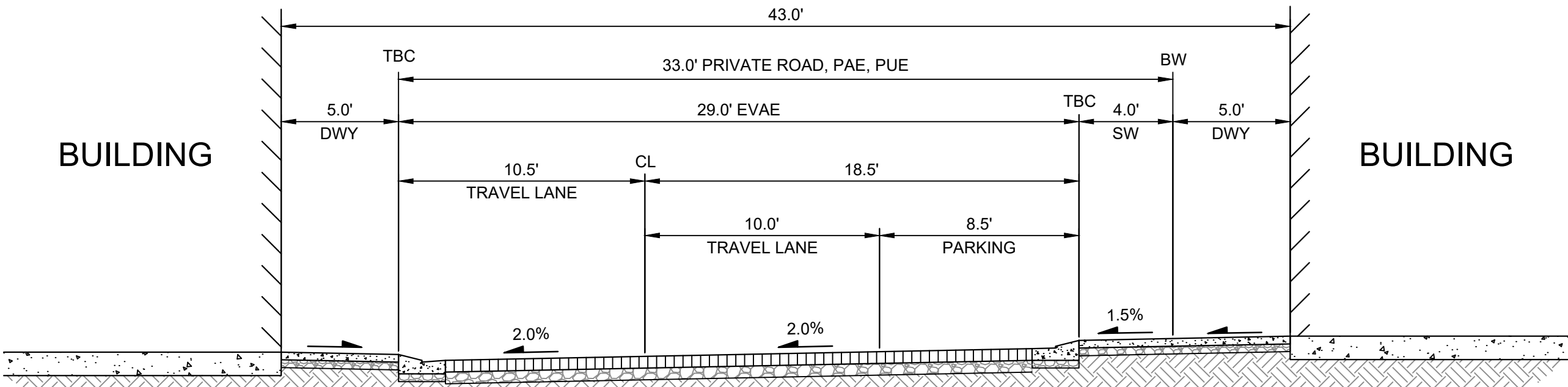
THIS VESTING TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE

Michael Vidra

07 / 12 / 24

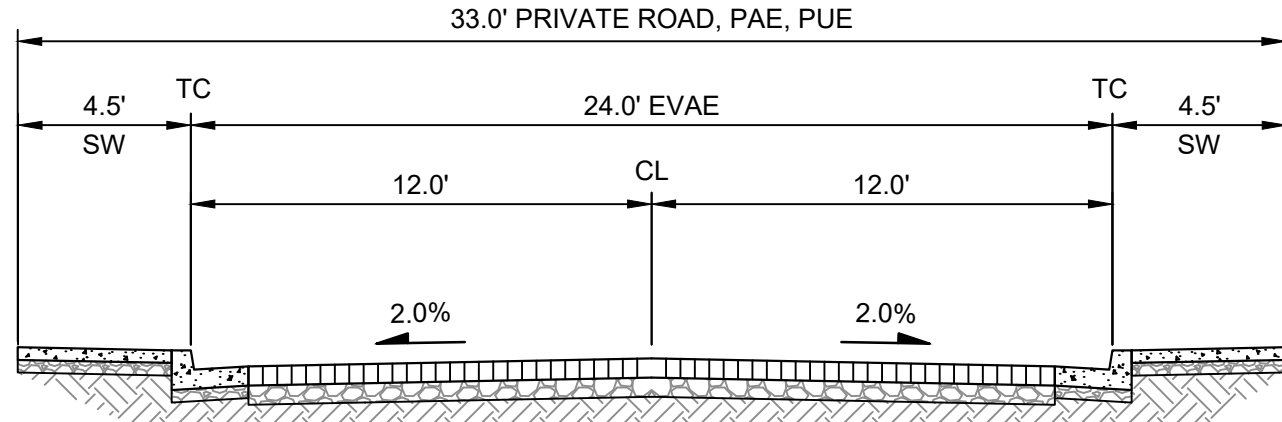
DATE

MICHAEL VIDRA
R.C.E. 76690
CSW/STRUBER-STROEH ENGINEERING GROUP, INC.



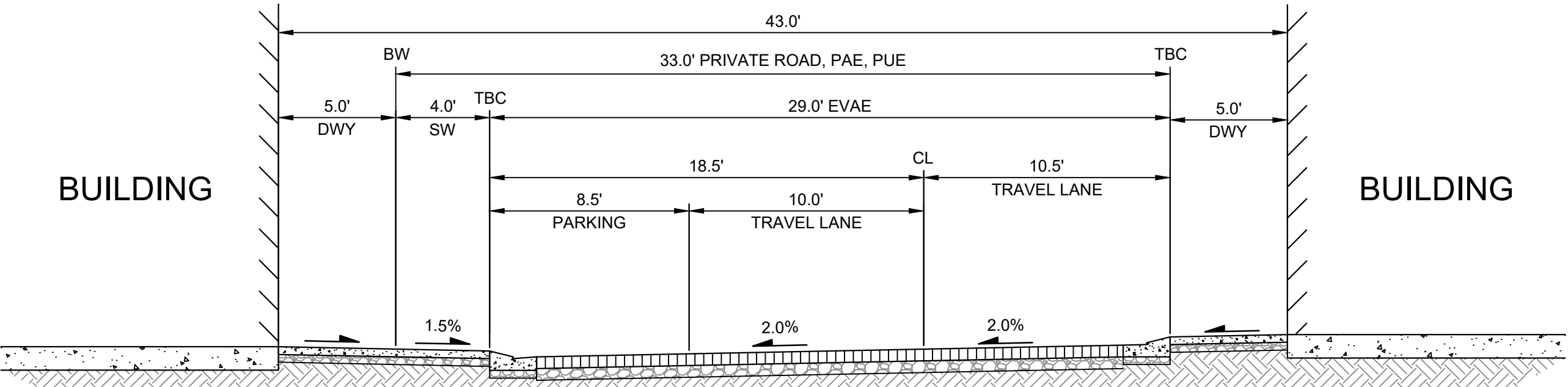
TYPICAL A STREET

NOT TO SCALE



B STREET

NOT TO SCALE



TYPICAL C STREET

NOT TO SCALE

ABBREVIATIONS:

APN	ASSESSOR'S PARCEL NUMBER	GB	GRADE BREAK
BC	BACK OF CURB	GFF	GARAGE FINISH FLOOR
BLDG	BUILDING	GR	GRATE
BNDY	BOUNDARY	IMP	INTEGRATED MANAGEMENT PRACTICE
BW	BACK OF SIDEWALK	INV	INVERT
CL	CENTERLINE	PAE	PRIVATE ACCESS EASEMENT
DMA	DRAINAGE MANAGEMENT AREA	PUE	PUBLIC UTILITY EASEMENT
DWY	DRIVEWAY	R	RADIUS
EG	EXISTING GRADE	RET	RETAINING
ESMT	EASEMENT	R/W	RIGHT OF WAY
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SD	STORM DRAIN
EX	EXISTING	SF	SQUARE FEET
FF	FINISH FLOOR	SS	SANITARY SEWER
FG	FINISH GRADE	STD.	STANDARD
FH	FIRE HYDRANT	SW	SIDEWALK
FL	FLOWLINE	TC	TOP OF CURB
FT	FOOT / FEET	TBC	TOP OF BEVELED CURB
FW	FIRE WATER	TSM	TOP OF SOIL MIXTURE
		TYP	TYPICAL
		W	WATER

THE RESIDENCES AT LUCAS VALLEY

1501 LUCAS VALLEY ROAD
MARIN COUNTY, CALIFORNIA



Architect: WHA Architects
5000 Executive Parkway, Suite 375
San Ramon, CA 94582
Contact: Adam Gardner
925.463.1700

CSW | ST2

Civil: CSW | ST2
5870 Stoneridge Mall Rd, Suite 203
Pleasanton, CA 94588
Contact: Michael Vidra
415.883.9850

TITLE SHEET

C1.0

ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690

DATE: 04.21.2026
PROJECT: 2300205.10

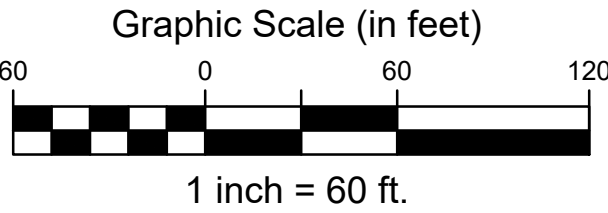
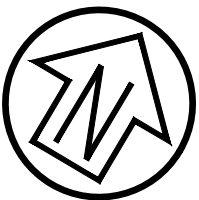


LEGEND:

- PROJECT BOUNDARY
- MONUMENT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING ASPHALT PAVEMENT
- SAN RAFAEL CITY LIMIT
- EXISTING TREE

NOTES:

- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- THE BASIS OF BEARING FOR THIS MAP IS NORTH 54°45'05" WEST, WITH A DISTANCE OF 1,427.97' BETWEEN FOUND STREET MONUMENT 2.5" BRASS DISK WITH PUNCH AND FOUND STREET MONUMENT 2.5" BRASS DISK WITH PUNCH AS SHOWN ON THAT CERTAIN MAP ENTITLED "RECORD OF SURVEY OF A PORTION OF LANDS CONVEYED TO ANDRE SOUANG" RECORDED IN BOOK 2023 OF MAPS, PAGE 87, MARIN COUNTY RECORDS.
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER 2010.00(2011), ZONE 3, PER OPUS, USING STATIC EQUIPMENT.
- TOPOGRAPHY SHOWN WAS PERFORMED BY FIELD SURVEY IN FEBRUARY 2024.
- THE SITE IS NOT LOCATED WITHIN A STATE OF CALIFORNIA EARTHQUAKE FAULT HAZARD ZONE FOR ACTIVE FAULTS.



THE RESIDENCES AT LUCAS VALLEY

1501 LUCAS VALLEY ROAD

MARIN COUNTY, CALIFORNIA



Architect: WHA Architects
5000 Executive Parkway, Suite 375
San Ramon, CA 94582
Contact: Adam Gardner
925.463.1700



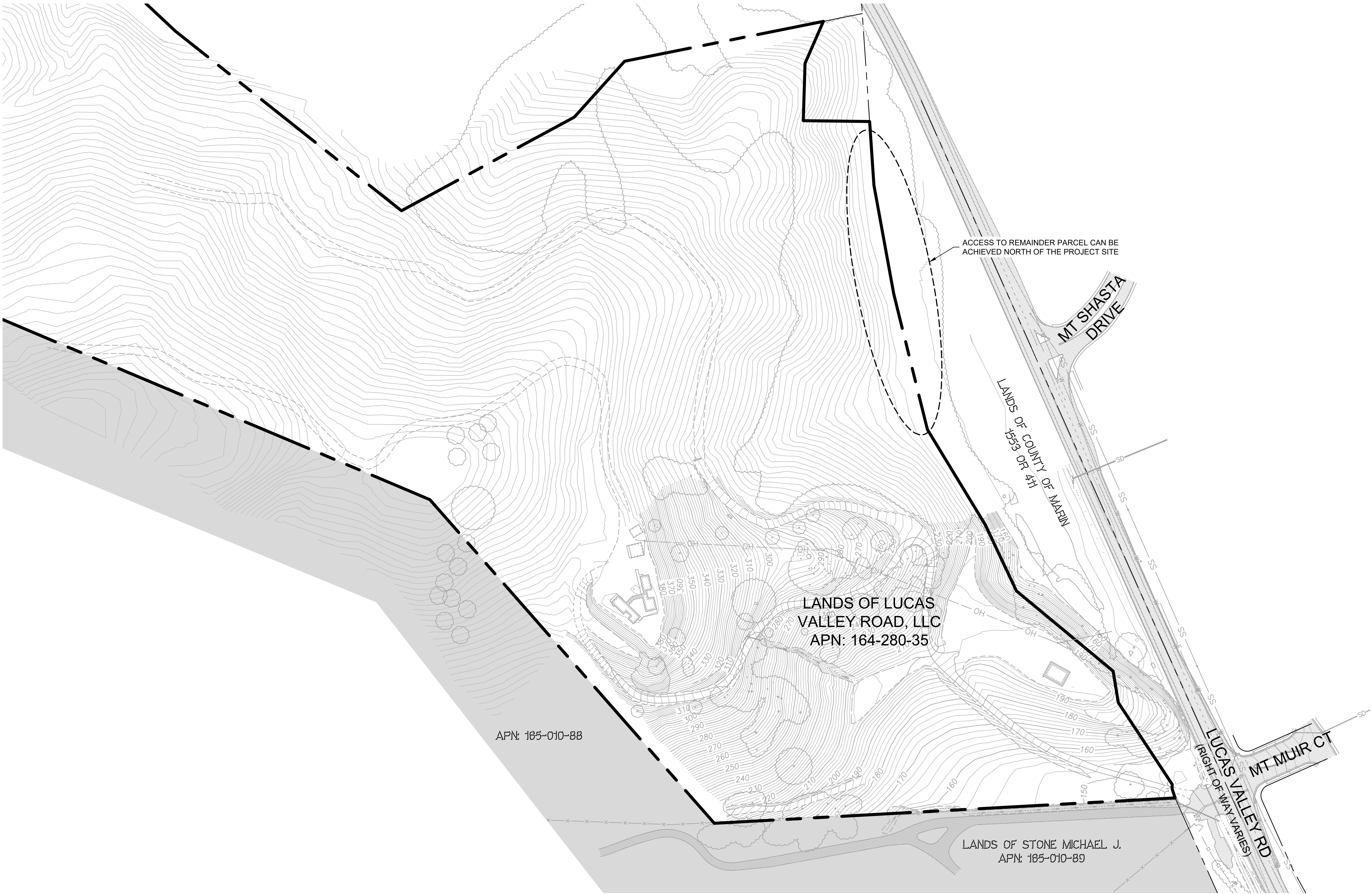
Civil: CSW | ST2
5870 Stoneridge Mall Rd, Suite 203
Pleasanton, CA 94588
Contact: Michael Vidra
415.883.9850

EXISTING CONDITIONS

C2.0

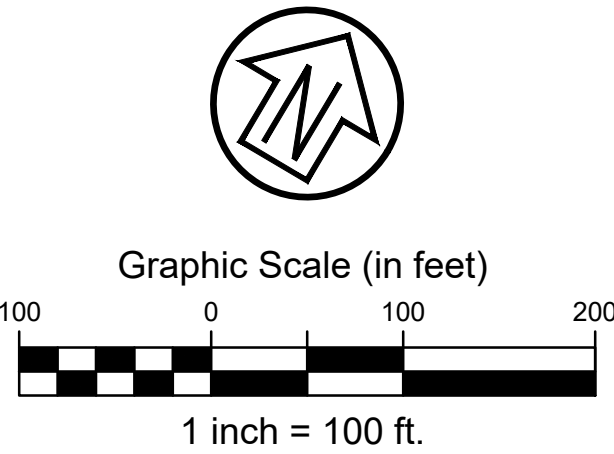
ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690

DATE: 04.21.2026
PROJECT: 2300205.10



LEGEND:	
	PROJECT BOUNDARY
	MONUMENT LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING WATER LINE
	EXISTING STORM DRAIN
	EXISTING SANITARY SEWER
	EXISTING ASPHALT PAVEMENT
	SAN RAFAEL CITY LIMIT
	EXISTING TREE

- NOTES:
- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
 - THE BASIS OF BEARING FOR THIS MAP IS NORTH 54°45'05" WEST, WITH A DISTANCE OF 1,427.97' BETWEEN FOUND STREET MONUMENT 2.5" BRASS DISK WITH PUNCH AND FOUND STREET MONUMENT 2.5" BRASS DISK WITH PUNCH AS SHOWN ON THAT CERTAIN MAP ENTITLED "RECORD OF SURVEY OF A PORTION OF LANDS CONVEYED TO ANDRE SOUANG" RECORDED IN BOOK 2023 OF MAPS, PAGE 87, MARIN COUNTY RECORDS.
 - VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER 2010.00(2011), ZONE 3, PER OPUS, USING STATIC EQUIPMENT.
 - TOPOGRAPHY SHOWN WAS PERFORMED BY FIELD SURVEY IN FEBRUARY 2024.
 - THE SITE IS NOT LOCATED WITHIN A STATE OF CALIFORNIA EARTHQUAKE FAULT HAZARD ZONE FOR ACTIVE FAULTS.



THE RESIDENCES AT LUCAS VALLEY

1501 LUCAS VALLEY ROAD
MARIN COUNTY, CALIFORNIA



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5000 Executive Parkway, Suite 375
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925.463.1700



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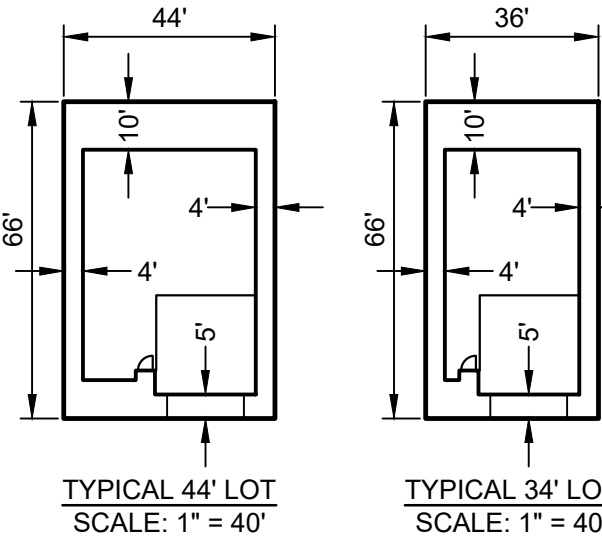
EXISTING CONDITIONS
C2.1

ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690

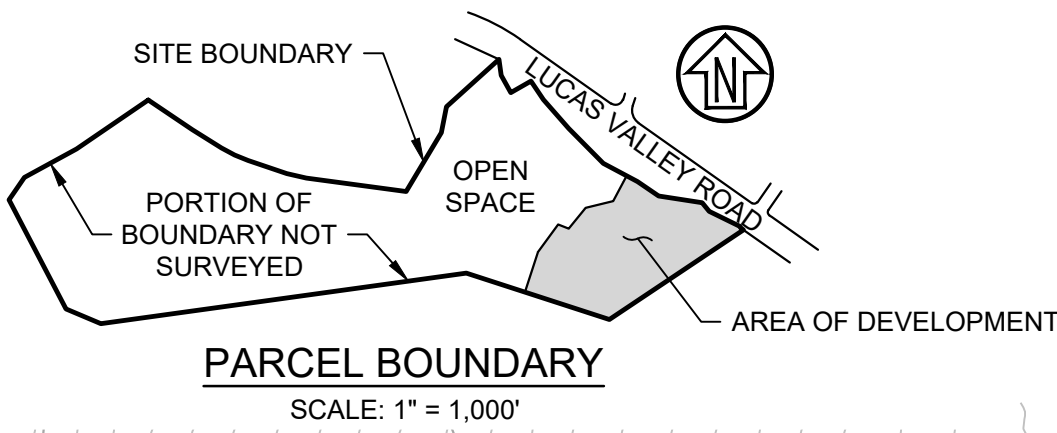
DATE: 04.21.2026
PROJECT: 2300205.10

AVERAGE SLOPE CALCULATION:
CONTOUR MEASUREMENT METHOD: $S = 0.00229 \times (I \times L) / A$
S = AVERAGE SLOPE (%)
A = PARCEL AREA (ACRES)
I = CONTOUR INTERVAL (FEET)
L = LENGTH OF CONTOUR LINES (FEET)

EXISTING SLOPE WITHIN TOTAL DEVELOPMENT AREA: S = 30.2%
PROPOSED SLOPE WITHIN TOTAL DEVELOPMENT AREA: S = 30.9%
APPROXIMATE SLOPE FOR RESIDENTIAL LOTS: S = 1.0%



SETBACKS:
FRONT: 5'
SIDE: 4'
REAR: 10'



VESTING TENTATIVE MAP FOR THE RESIDENCES AT LUCAS VALLEY

LEGEND:

- PROJECT BOUNDARY
- PRIVATE ROAD
- MONUMENT LINE
- LOT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING ASPHALT PAVEMENT
- SAN RAFAEL CITY LIMITS

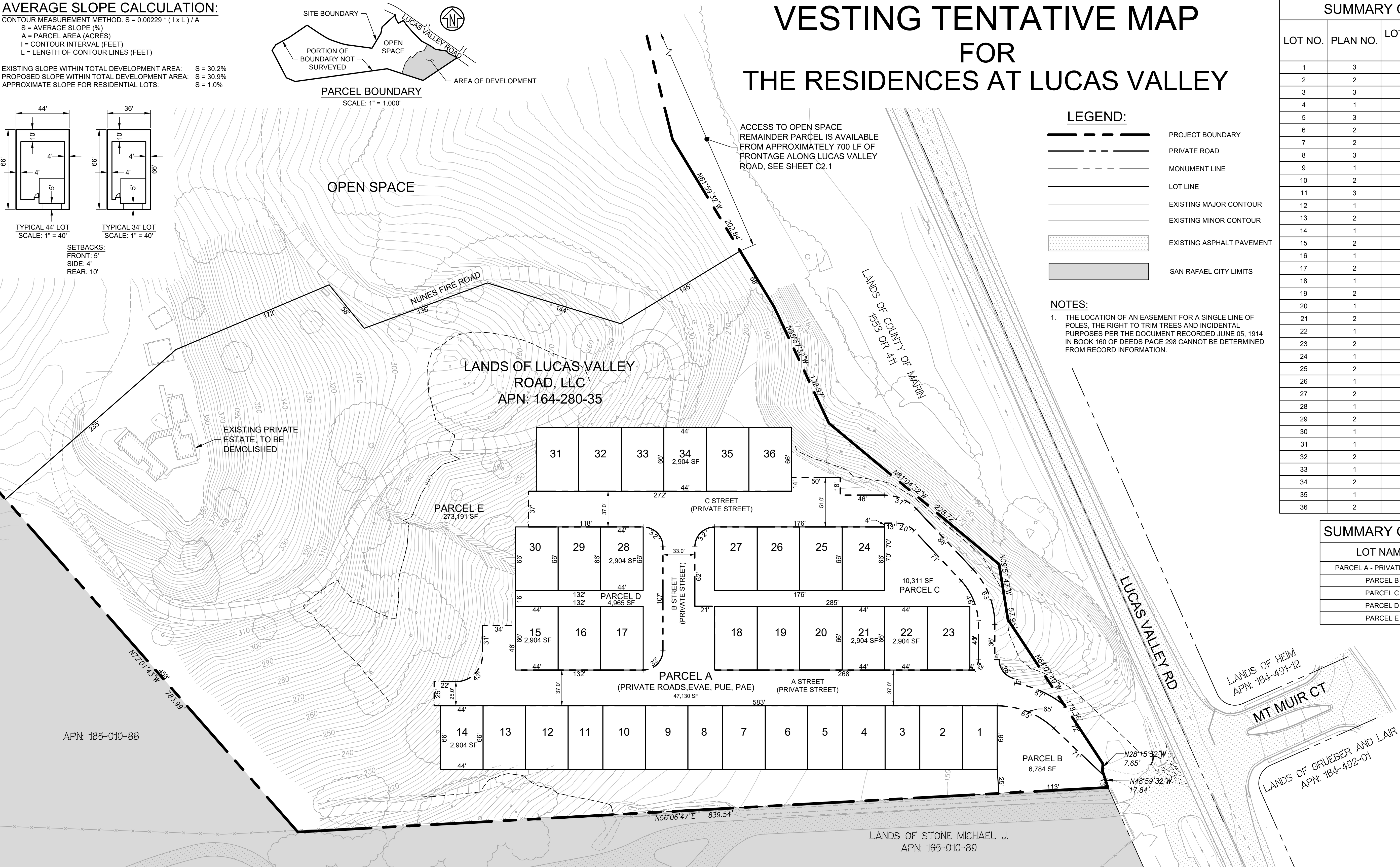
NOTES:

- THE LOCATION OF AN EASEMENT FOR A SINGLE LINE OF POLES, THE RIGHT TO TRIM TREES AND INCIDENTAL PURPOSES PER THE DOCUMENT RECORDED JUNE 05, 1914 IN BOOK 160 OF DEEDS PAGE 298 CANNOT BE DETERMINED FROM RECORD INFORMATION.

SUMMARY OF LOT COVERAGE				
LOT NO.	PLAN NO.	LOT AREA (SF)	BUILDING FOOTPRINT (SF)	LOT COVERAGE
1	3	2,376	962	40%
2	2	2,904	1,347	46%
3	3	2,376	962	40%
4	1	2,904	1,333	46%
5	3	2,376	962	40%
6	2	2,904	1,347	46%
7	2	2,904	1,347	46%
8	3	2,376	962	40%
9	1	2,904	1,333	46%
10	2	2,904	1,347	46%
11	3	2,376	962	40%
12	1	2,904	1,333	46%
13	2	2,904	1,347	46%
14	1	2,904	1,333	46%
15	2	2,904	1,347	46%
16	1	2,904	1,333	46%
17	2	2,904	1,347	46%
18	1	2,904	1,333	46%
19	2	2,904	1,347	46%
20	1	2,904	1,333	46%
21	2	2,904	1,347	46%
22	1	2,904	1,333	46%
23	2	2,904	1,347	46%
24	1	2,904	1,333	46%
25	2	2,904	1,347	46%
26	1	2,904	1,333	46%
27	2	2,904	1,347	46%
28	1	2,904	1,333	46%
29	2	2,904	1,347	46%
30	1	2,904	1,333	46%
31	1	2,904	1,333	46%
32	2	2,904	1,347	46%
33	1	2,904	1,333	46%
34	2	2,904	1,347	46%
35	1	2,904	1,333	46%
36	2	2,904	1,347	46%

SUMMARY OF REMNANT COVERAGE

LOT NAME	PLAN AREA (SF)
PARCEL A - PRIVATE ROADS	47,130
PARCEL B	6,781
PARCEL C	11,484
PARCEL D	5,576
PARCEL E	274,683



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MARIN COUNTY, CALIFORNIA



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Contact: Adam Gardner
925.463.1700

CSW | ST2

Civil: CSW | ST2
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Pleasanton, CA 94588
Contact: Michael Vidra
415.883.9850



ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690

VESTING TENTATIVE MAP
C3.0

DATE: 04.21.2026
PROJECT: 2300205.10



LEGEND:

	PROJECT BOUNDARY
	RIGHT OF WAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING WATER LINE
	EXISTING STORM DRAIN
	EXISTING SANITARY SEWER
	EXISTING ELECTRICAL CONDUIT
	EXISTING ASPHALT PAVEMENT
	EXISTING BUILDING
	DEMOLITION BOUNDARY CLEAR AND GRUB (334,000 SF)
	REMOVE EXISTING TREE

NOTES:

1. ALL STRUCTURES, HARDSCAPE, UTILITIES, SIGNS, AND FENCES WITHIN DEMOLITION BOUNDARY TO BE REMOVED.
2. ALL UTILITIES WITHIN SITE ARE TO BE CUT AND CAPPED AT DEMOLITION BOUNDARY OR PER UTILITY AGENCY DIRECTION.
3. ENTIRE SITE WITHIN DEMOLITION BOUNDARY TO BE CLEARED AND GRUBBED AFTER REMOVAL OF HARDSCAPE UNLESS OTHERWISE NOTED.



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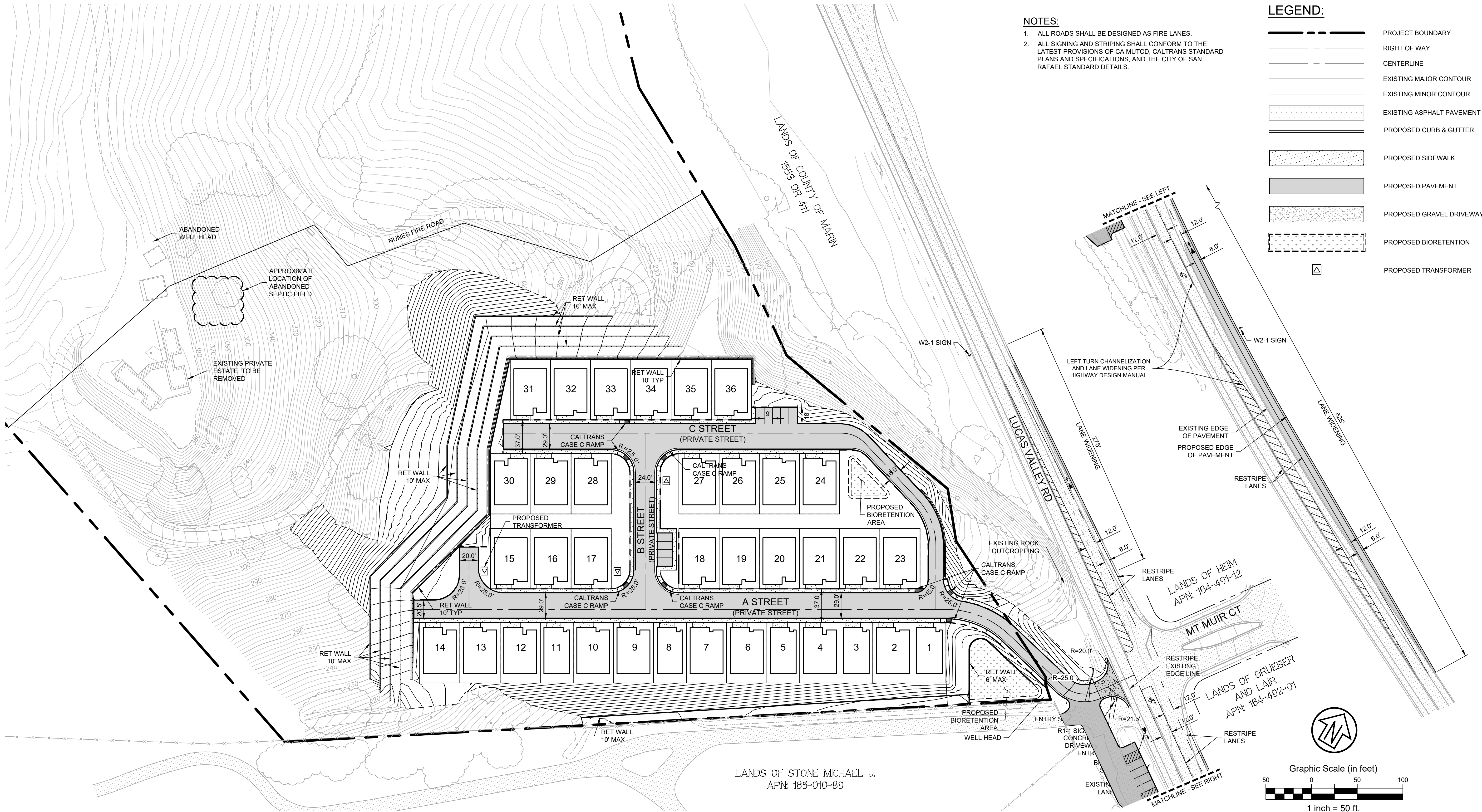


Civil: CSW | ST2
5870 Stoneridge Mall Rd, Suite 203
Pleasanton, CA 94588
Contact: Michael Vidra
415.883.9850

DEMOLITION PLAN
C4.0

ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690

DATE: 04.21.2026
PROJECT: 2300205.10



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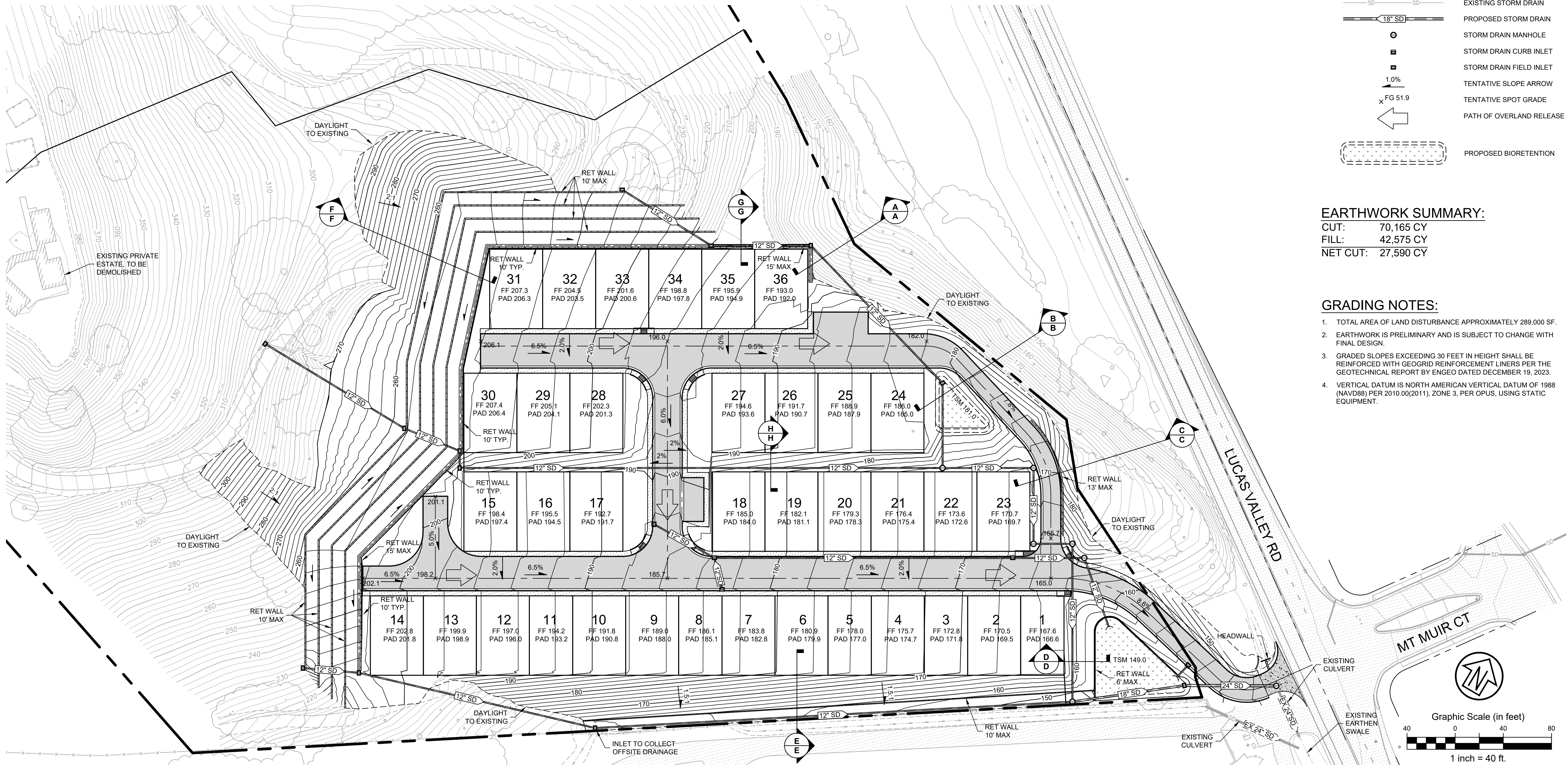


Civil: CSW | ST2
5870 Stoneridge Mall Rd, Suite 203
Pleasanton, CA 94588
Contact: Michael Vidra
415.883.9850

ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690

SITE PLAN
C5.0

DATE: 04.21.2026
PROJECT: 2300205.10



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MARIN COUNTY, CALIFORNIA



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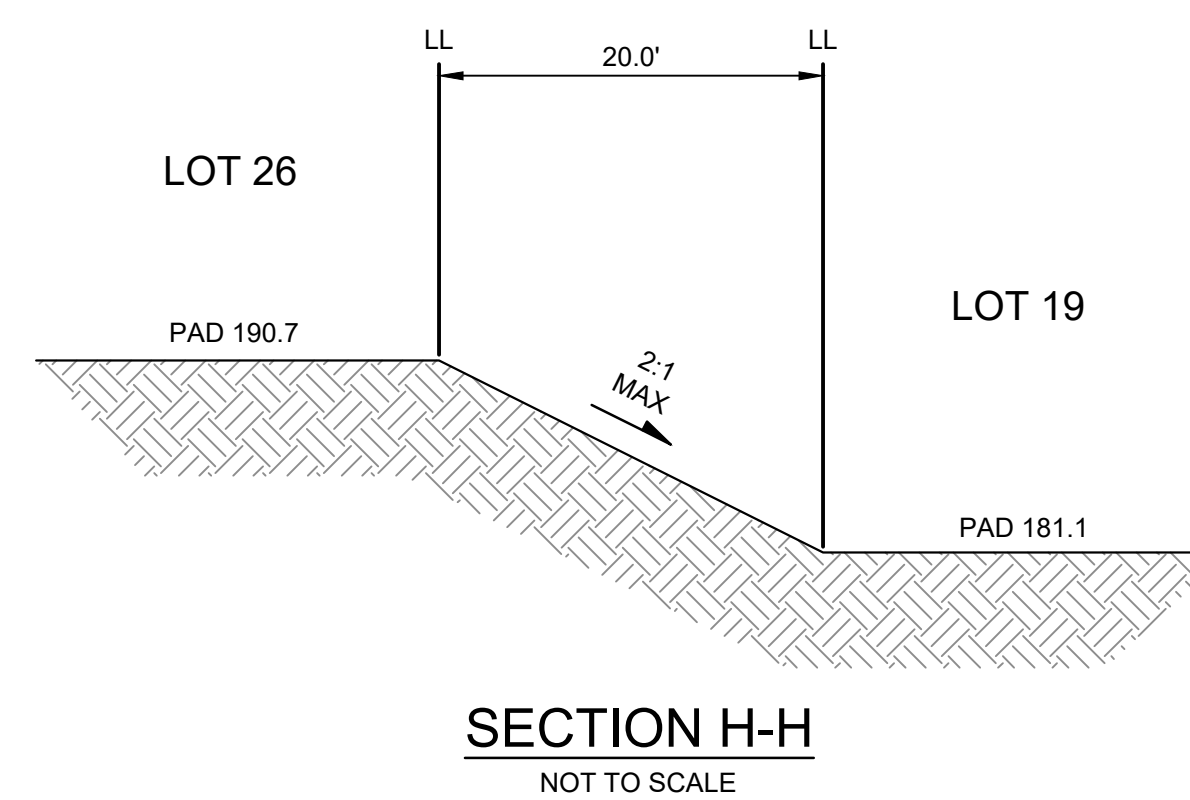
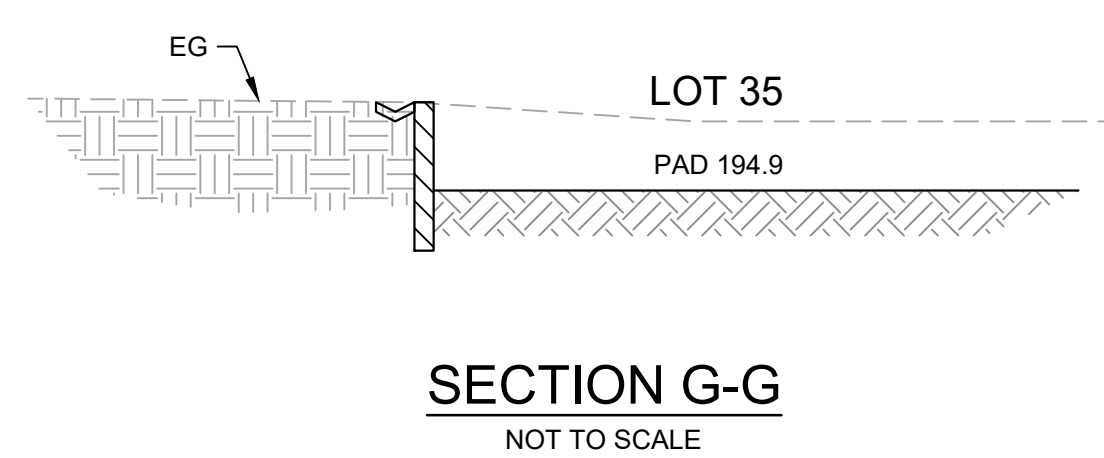
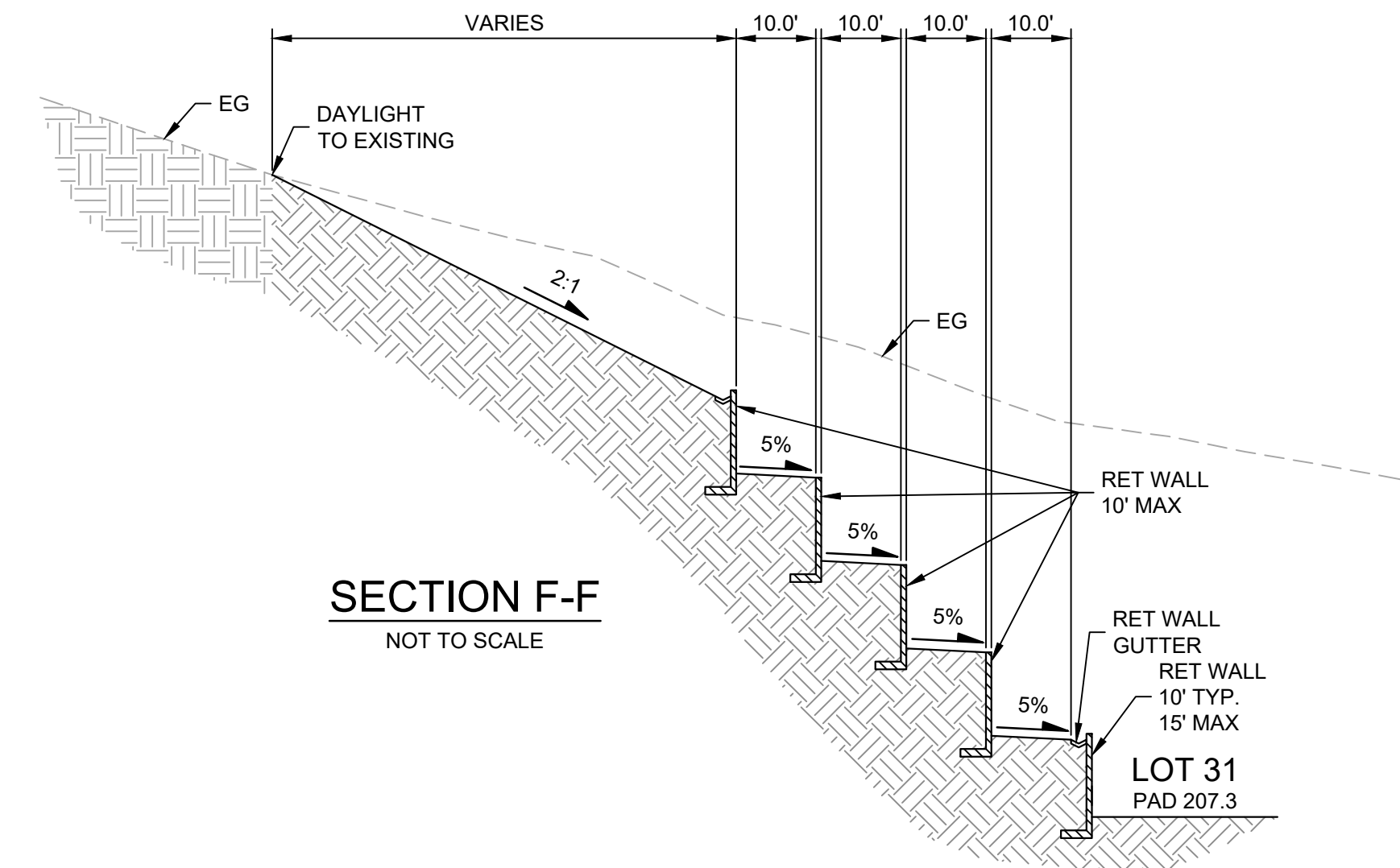
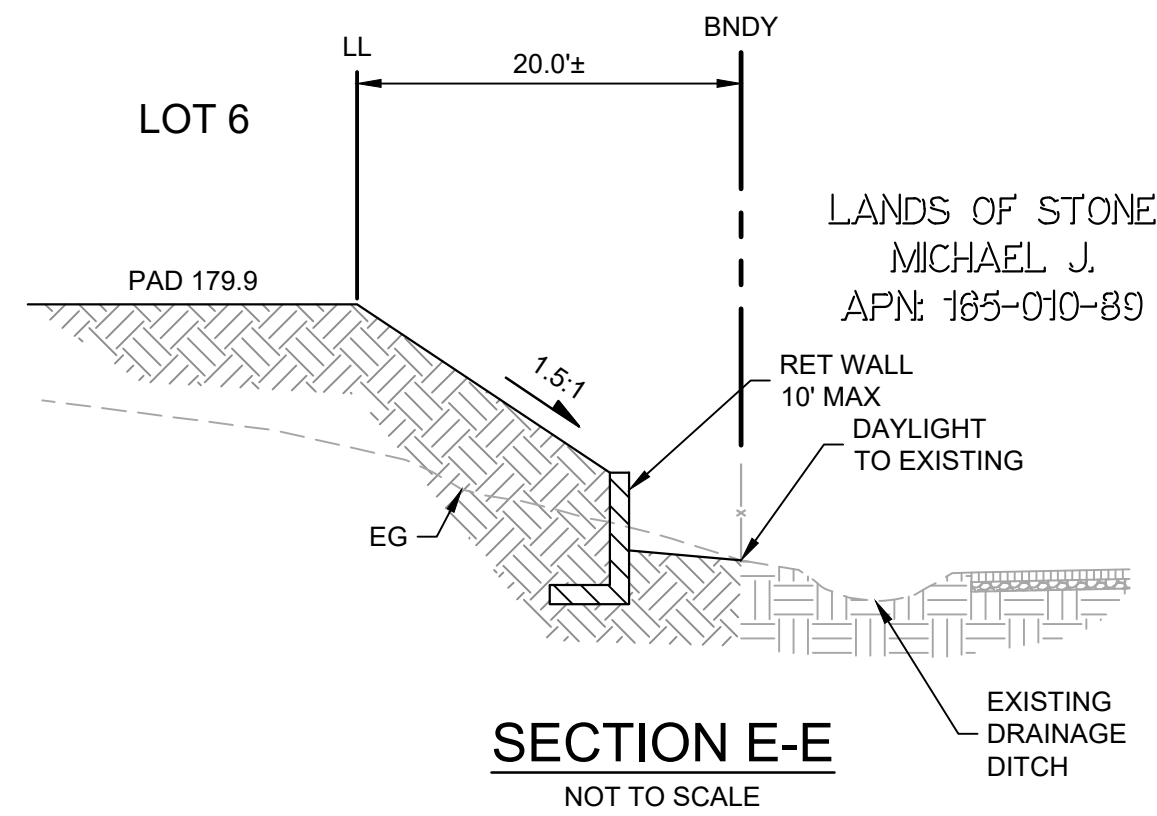
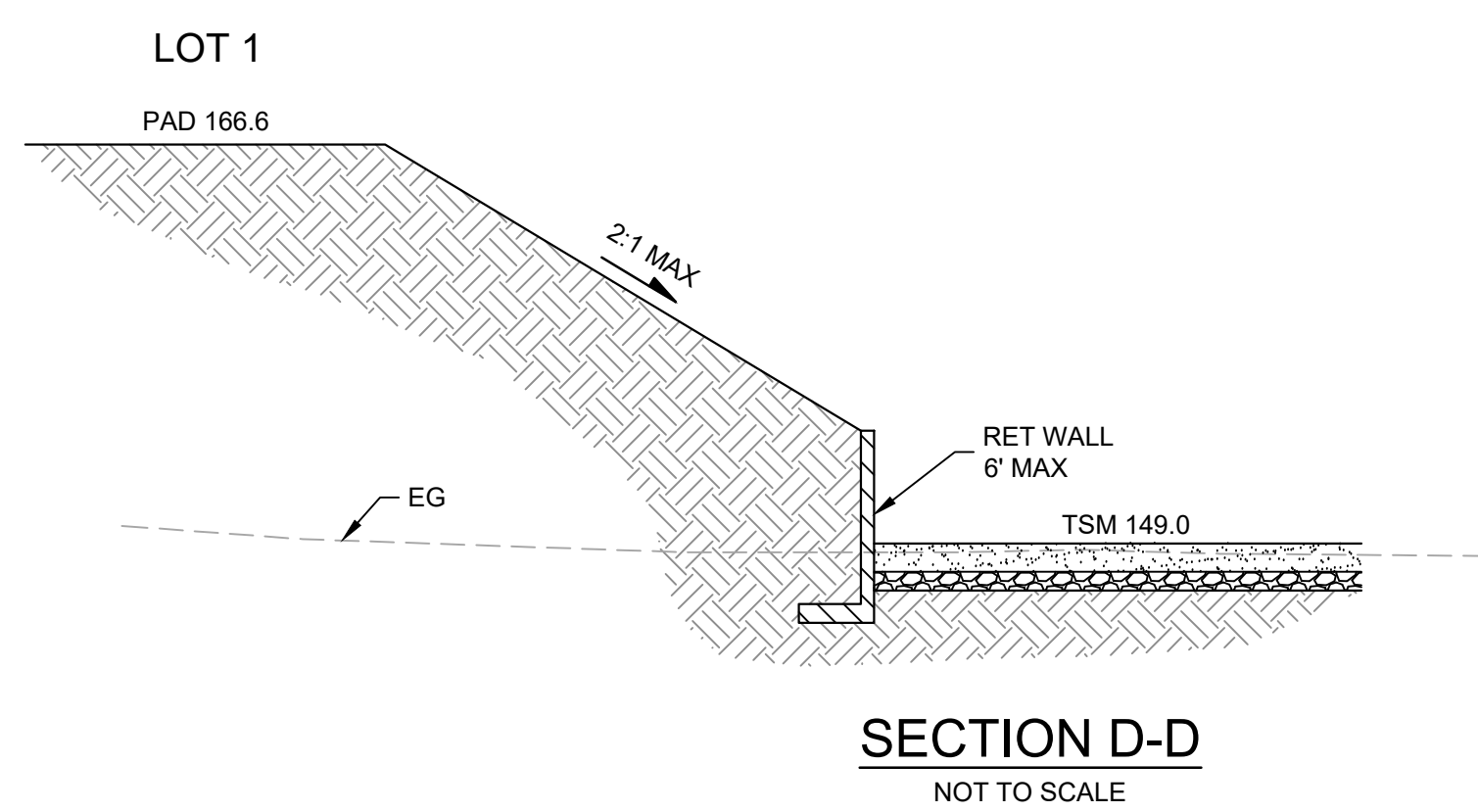
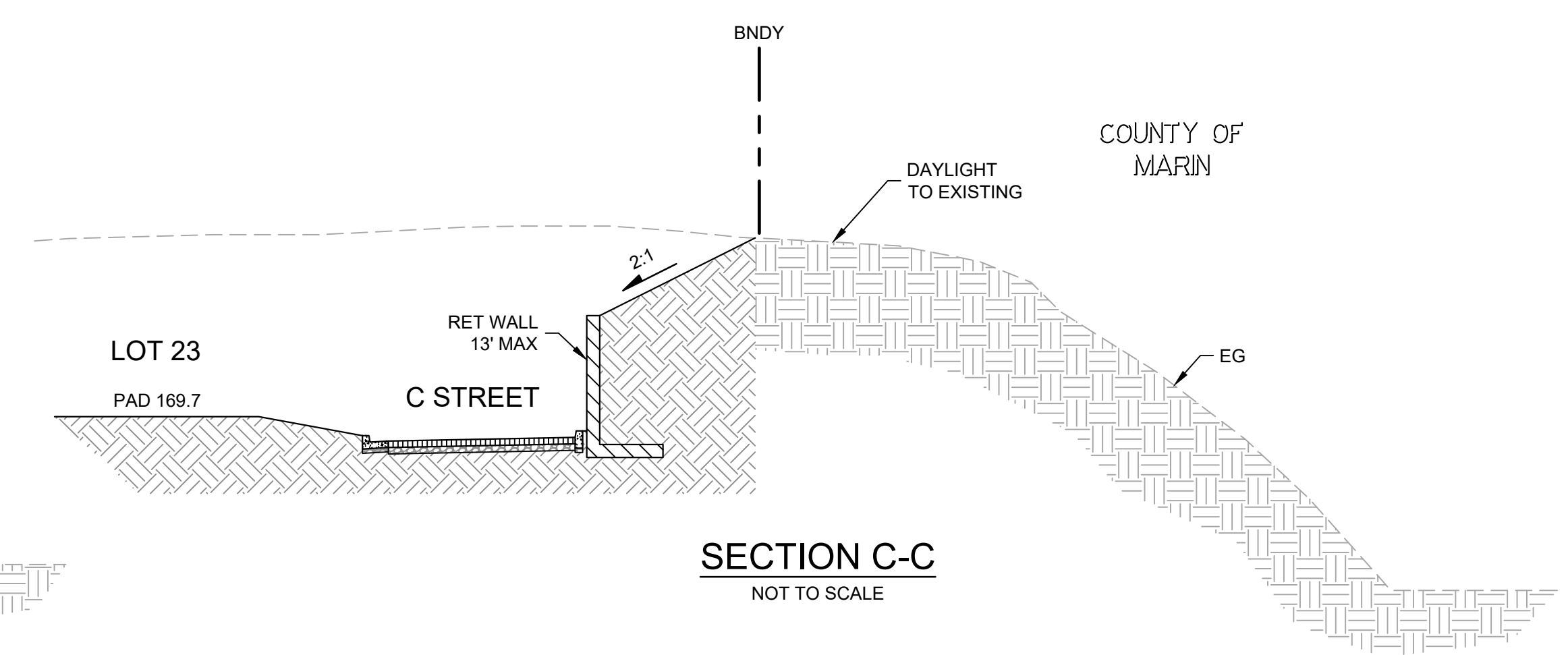
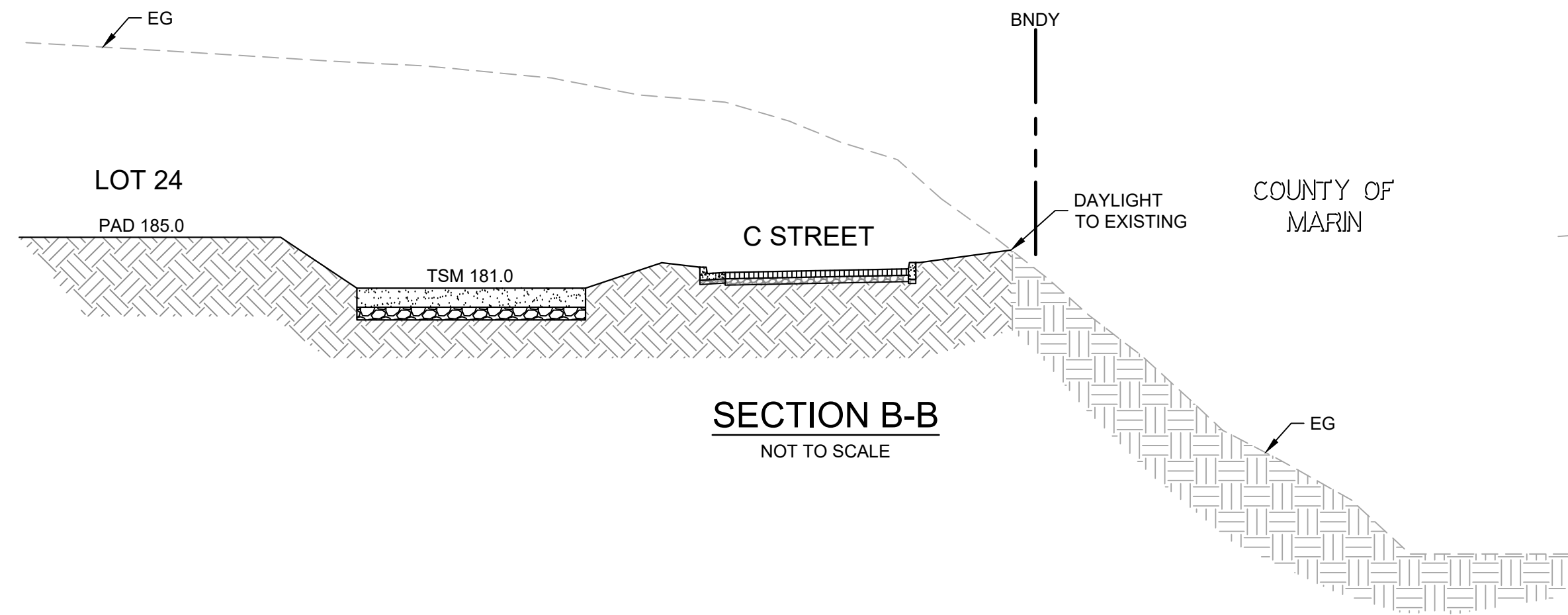
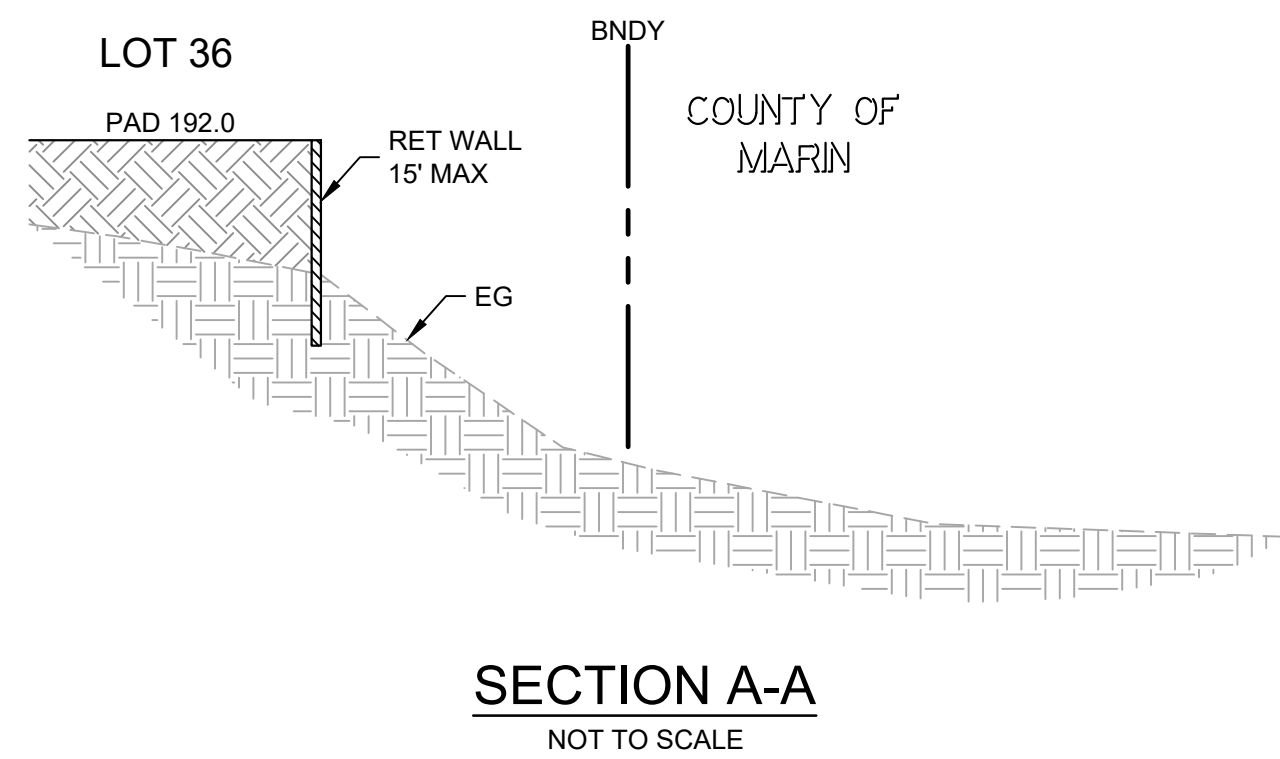
Civil: CSW | ST2
5870 Stoneridge Mall Rd, Suite 203
Pleasanton, CA 94588
Contact: Michael Vidra
415.883.9850

GRADING & DRAINAGE PLAN

C6.0

ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690

DATE: 04.21.2026
PROJECT: 2300205.10



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Civil: CSW | ST2
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Contact: Michael Vidra
415.883.9850

GRADING SECTIONS C6.1

ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690

DATE: 04.21.2026
PROJECT: 2300205.10



LEGEND:	
	12" SD
	8" SS
	8" W
	JT
	OH
	SS
	SD
	W
	E
	STORM DRAIN CURB INLET
	STORM DRAIN FIELD INLET
	STORM DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	BLOWOFF
	WATER VALVE
	TRANSFORMER
	PROPOSED STREETLIGHT

NOTES:
1. ALL PROPOSED ONSITE UTILITIES WILL BE UNDERGROUND



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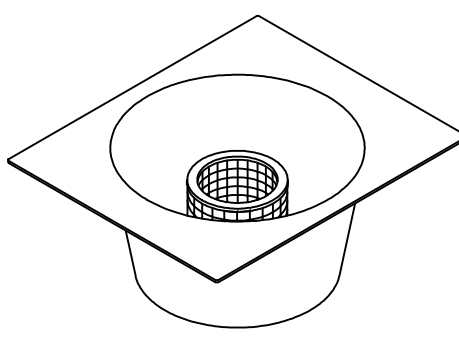
Civil: CSW | ST2
5870 Stoneridge Mall Rd, Suite 203
Pleasanton, CA 94588
Contact: Michael Vidra
415.883.9850

UTILITY PLAN
C7.0

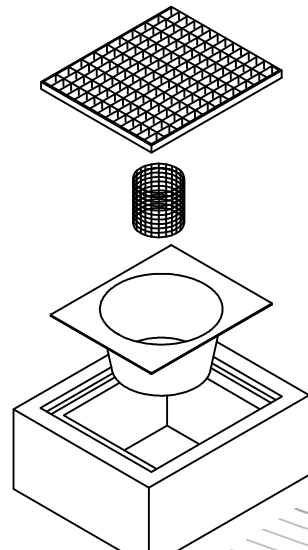
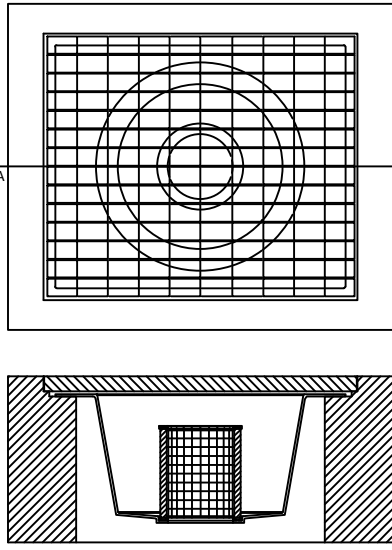
ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690

DATE: 04.21.2026
PROJECT: 2300205.10

ITEM NO.	DESCRIPTION	QTY.
1	FILTER COVER	2
2	FILTER MEDIA PACK	1
3	FILTER CAGE	1
4	FILTER ASSEMBLY BASE	1



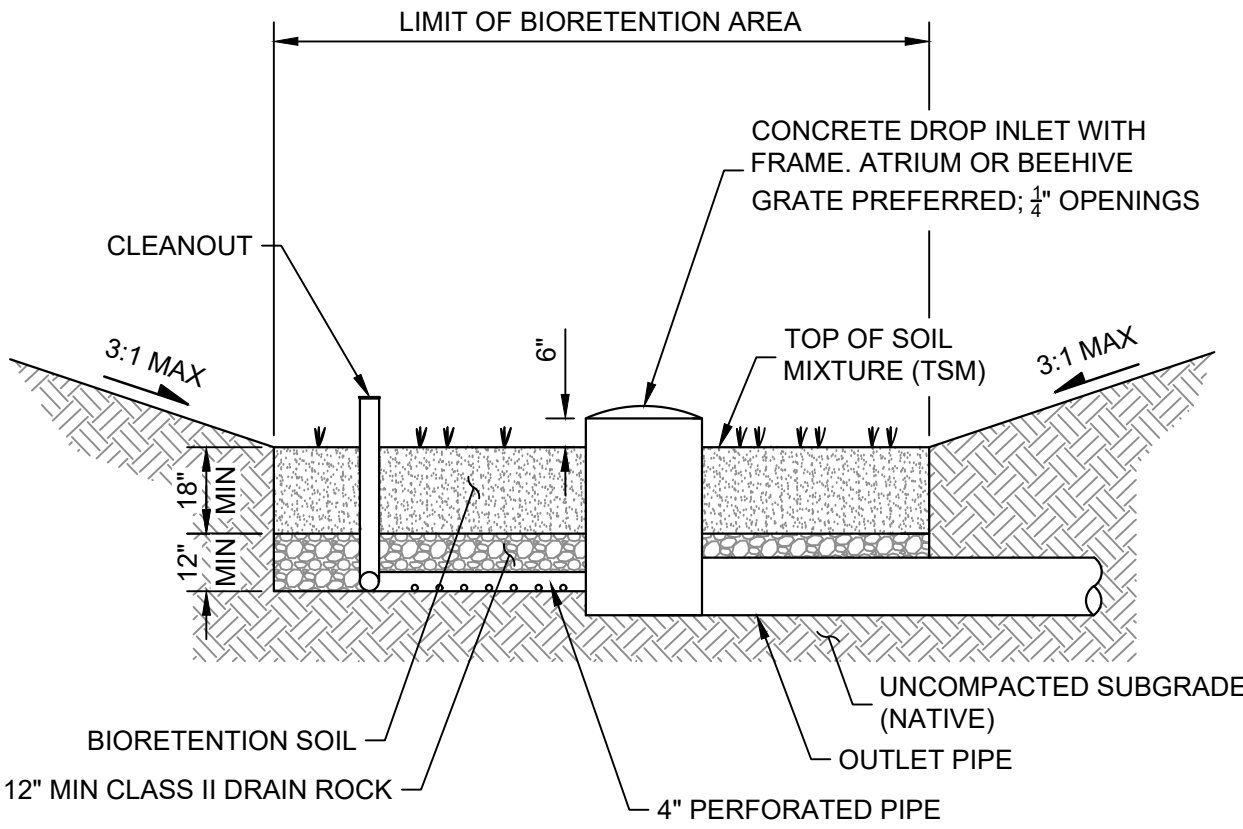
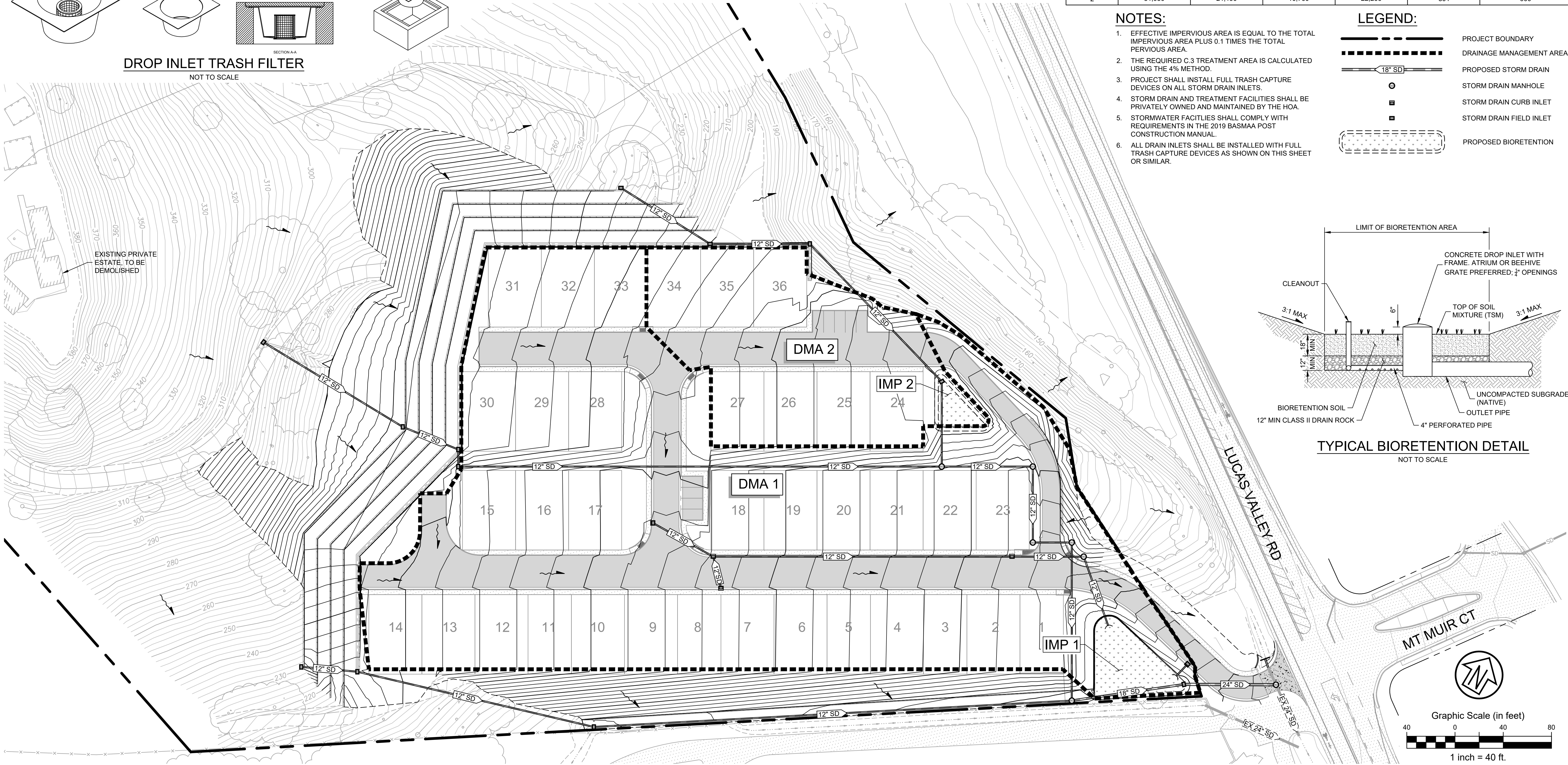
DROP INLET TRASH FILTER
NOT TO SCALE



STORMWATER MANAGEMENT TABLE						
DMA	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	REQUIRED TREATMENT AREA (SF)	TREATMENT AREA PROVIDED (SF)
1	147,430	87,080	60,350	93,115	3,725	3,750
2	31,950	21,190	10,760	22,266	891	900

- NOTES:
- EFFECTIVE IMPERVIOUS AREA IS EQUAL TO THE TOTAL IMPERVIOUS AREA PLUS 0.1 TIMES THE TOTAL PERVIOUS AREA.
 - THE REQUIRED C.3 TREATMENT AREA IS CALCULATED USING THE 4% METHOD.
 - PROJECT SHALL INSTALL FULL TRASH CAPTURE DEVICES ON ALL STORM DRAIN INLETS.
 - STORM DRAIN AND TREATMENT FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
 - STORMWATER FACILITIES SHALL COMPLY WITH REQUIREMENTS IN THE 2019 BASMAA POST CONSTRUCTION MANUAL.
 - ALL DRAIN INLETS SHALL BE INSTALLED WITH FULL TRASH CAPTURE DEVICES AS SHOWN ON THIS SHEET OR SIMILAR.

- LEGEND:
- PROJECT BOUNDARY
 - DRAINAGE MANAGEMENT AREA
 - PROPOSED STORM DRAIN
 - STORM DRAIN MANHOLE
 - STORM DRAIN CURB INLET
 - STORM DRAIN FIELD INLET
 - PROPOSED BIORETENTION



TYPICAL BIORETENTION DETAIL
NOT TO SCALE



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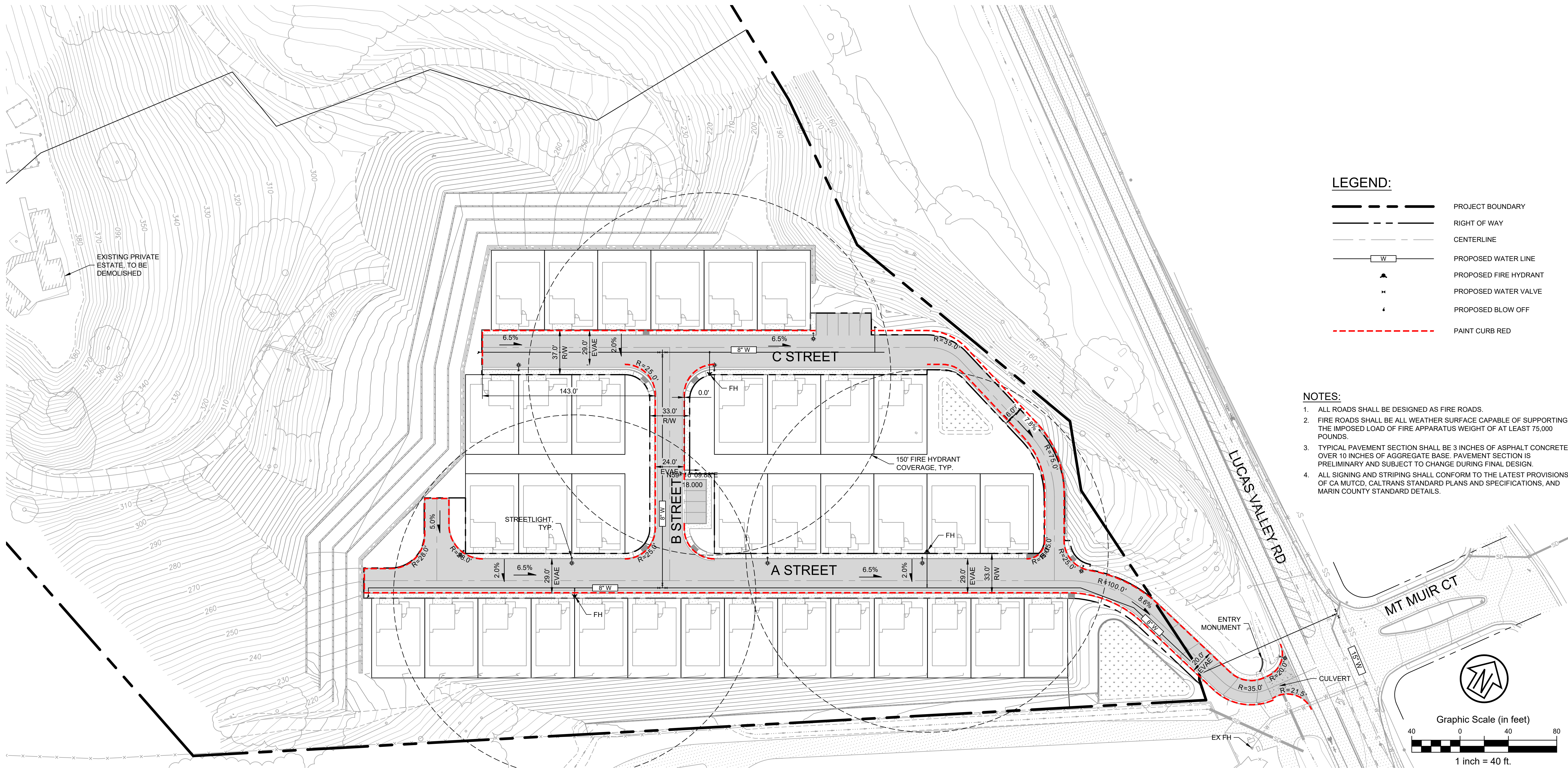
Civil: CSW | ST2
5870 Stoneridge Mall Rd, Suite 203
Pleasanton, CA 94588
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STORMWATER CONTROL PLAN

C8.0

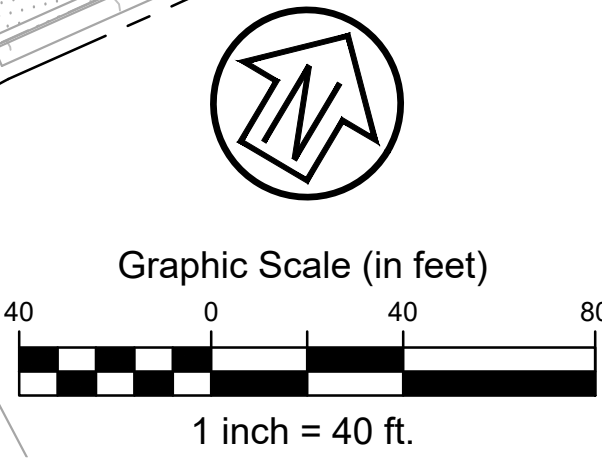
ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690

DATE: 04.21.2026
PROJECT: 2300205.10



- LEGEND:**
- PROJECT BOUNDARY
 - RIGHT OF WAY
 - CENTERLINE
 - PROPOSED WATER LINE
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER VALVE
 - PROPOSED BLOW OFF
 - PAINT CURB RED

- NOTES:**
- ALL ROADS SHALL BE DESIGNED AS FIRE ROADS.
 - FIRE ROADS SHALL BE ALL WEATHER SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHT OF AT LEAST 75,000 POUNDS.
 - TYPICAL PAVEMENT SECTION SHALL BE 3 INCHES OF ASPHALT CONCRETE OVER 10 INCHES OF AGGREGATE BASE. PAVEMENT SECTION IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
 - ALL SIGNING AND STRIPING SHALL CONFORM TO THE LATEST PROVISIONS OF CA MUTCD, CALTRANS STANDARD PLANS AND SPECIFICATIONS, AND MARIN COUNTY STANDARD DETAILS.



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FIRE & EMERGENCY ACCESS PLAN

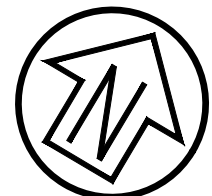
C9.0

ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690
DATE: 04.21.2026
PROJECT: 2300205.10



STAKING LEGEND:

- BC BUILDING CORNER
- PL PROPERTY LINE
- G LIMIT OF GRADING
- TC TOP OF CURB
- RW RETAINING WALL



Graphic Scale (in feet)
40 0 40 80
1 inch = 40 ft.



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STAKING PLAN C10.0

ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690

DATE: 04.21.2026
PROJECT: 2300205.10



LEGEND

- 1

ENTRY WAY
- 2

BIO-RETENTION AREA
- 3

TYPICAL RESIDENTIAL PLANS
(SEE ENLARGEMENT)
- 4

VISITOR PARKING
- 5

ENTRY PLANTING
- 6

COMMUNITY OPEN SPACE
- 7

EMERGENCY VEHICLE ACCESS/
TURNAROUND
- 8

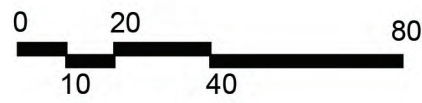
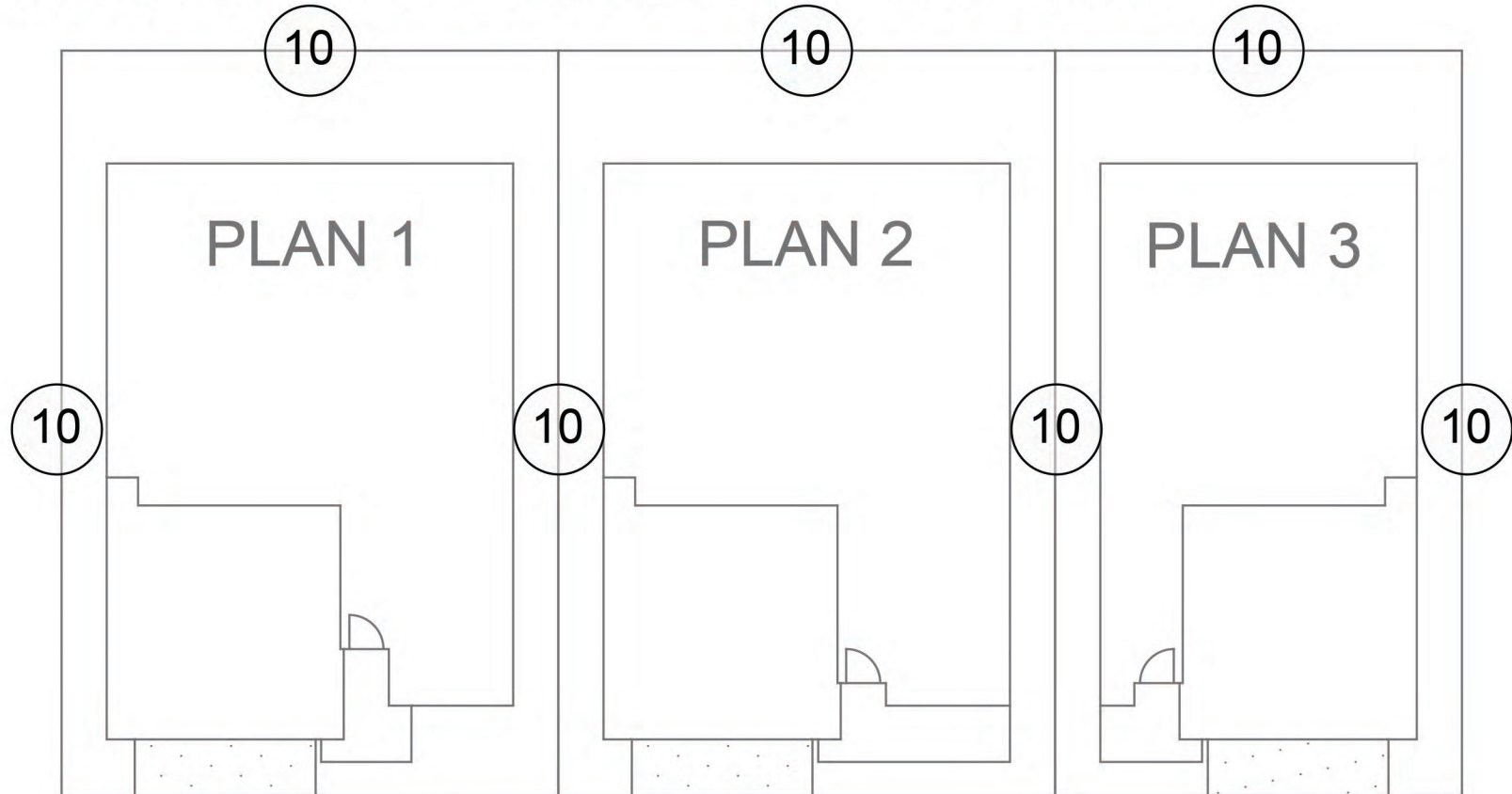
RETAINING WALLS
- 9

HILLSIDE RESTORATION
- 10

SINGLE FAMILY LOT FENCING (TYPICAL)
- 11

PROPOSED UTILITY
(SEE CIVIL DRAWINGS)

SINGLE FAMILY PROTOTYPICAL PLANS



NOT FOR CONSTRUCTION

ds

INTEGRATED
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STUDIO
INC

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Mill Valley, CA 94941
Ph 415-381-9500
www.integrateddesignstudio.com

1501 LUCAS VALLEY RD.
SAN RAFAEL, CA 94903
APN #164-280-35



Michael Erskine, Landscape Architect

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DATE:	DESCRIPTION:
11/16/2023	HOUSING COMPLIANCE REVIEW
1/23/2024	HOUSING COMPLIANCE REVIEW
3/12/2024	HOUSING COMPLIANCE REVIEW
6/17/2024	HOUSING COMPLIANCE REVIEW
12/23/2024	HOUSING COMPLIANCE REVIEW
6/12/2026	HOUSING COMPLIANCE REVIEW

DRAWN	TR/AG
REVIEWED	ME/JS
SCALE	NOTED

SHEET TITLE:

ILLUSTRATIVE
SITE
PLAN

SHEET NUMBER:

L-1.0



NOTE:
RETAINING WALLS SHOWN FOR
DESIGN INTENT ONLY. SEE
STRUCTURAL AND GEO-TECHNICAL
ENGINEERS RECOMMENDATIONS FOR
ALL WALLS. BLOCK SHOWN IN
IMAGE-ALLAN BLOCK-AB FIELDSTONE
SIERRA SERIES-RUSTIC CREEK
(COLOR)

1501 LUCAS VALLEY RD.
SAN RAFAEL, CA 94903
APN #164-280-35



Michael Erskine, Landscape Architect

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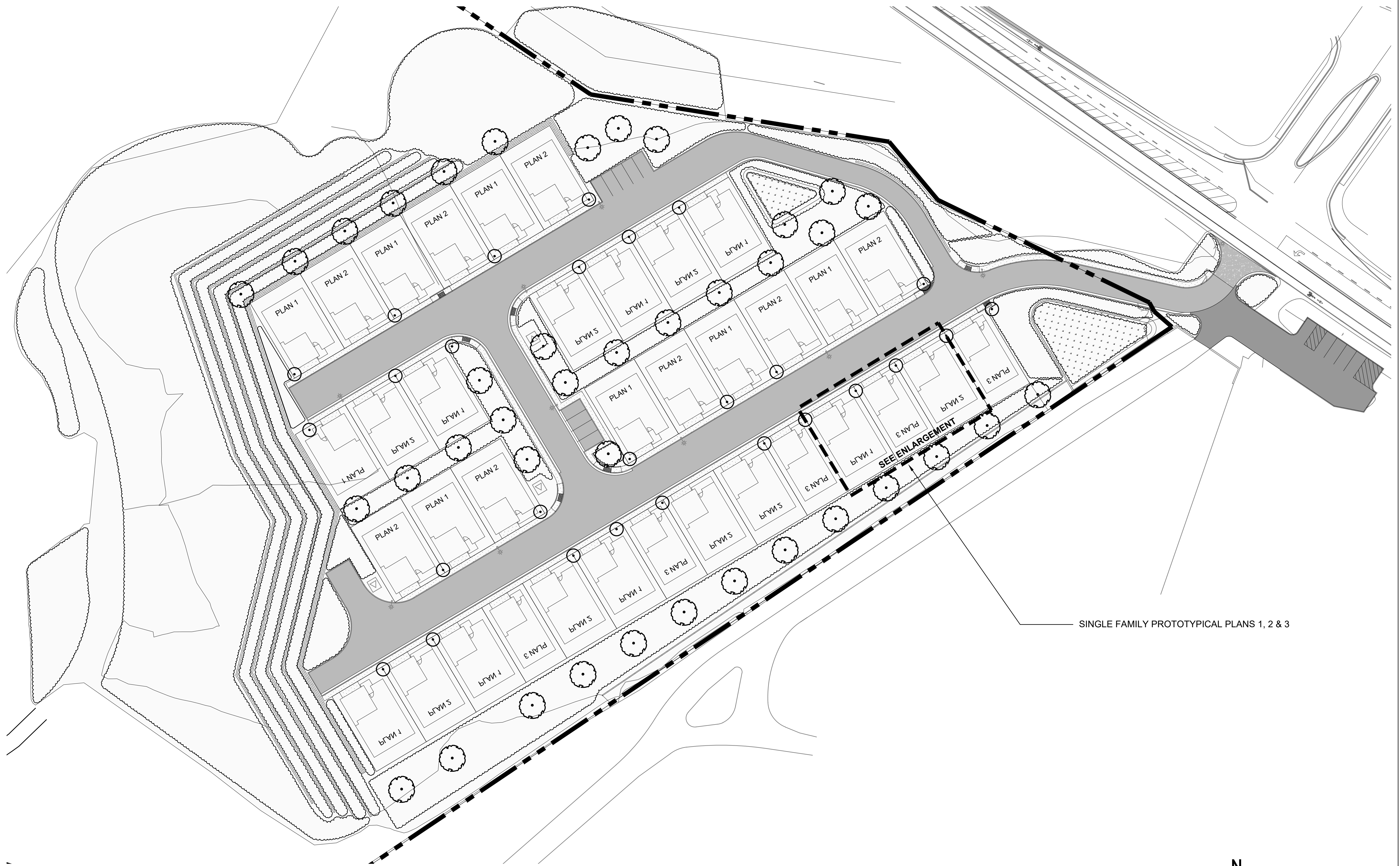
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1/23/2024	HOUSING COMPLIANCE REVIEW
3/12/2024	HOUSING COMPLIANCE REVIEW
6/17/2024	HOUSING COMPLIANCE REVIEW
12/23/2024	HOUSING COMPLIANCE REVIEW
6/12/2026	HOUSING COMPLIANCE REVIEW

DRAWN	TRI/AG
REVIEWED	ME/JS
SCALE	NOTED

SHEET TITLE:
**CHARACTER
IMAGES**

SHEET NUMBER:
L-2.0

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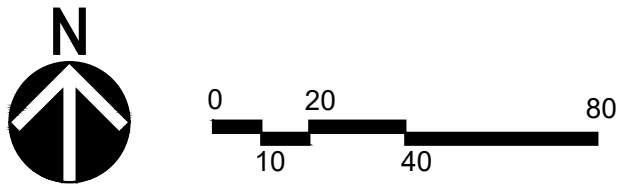
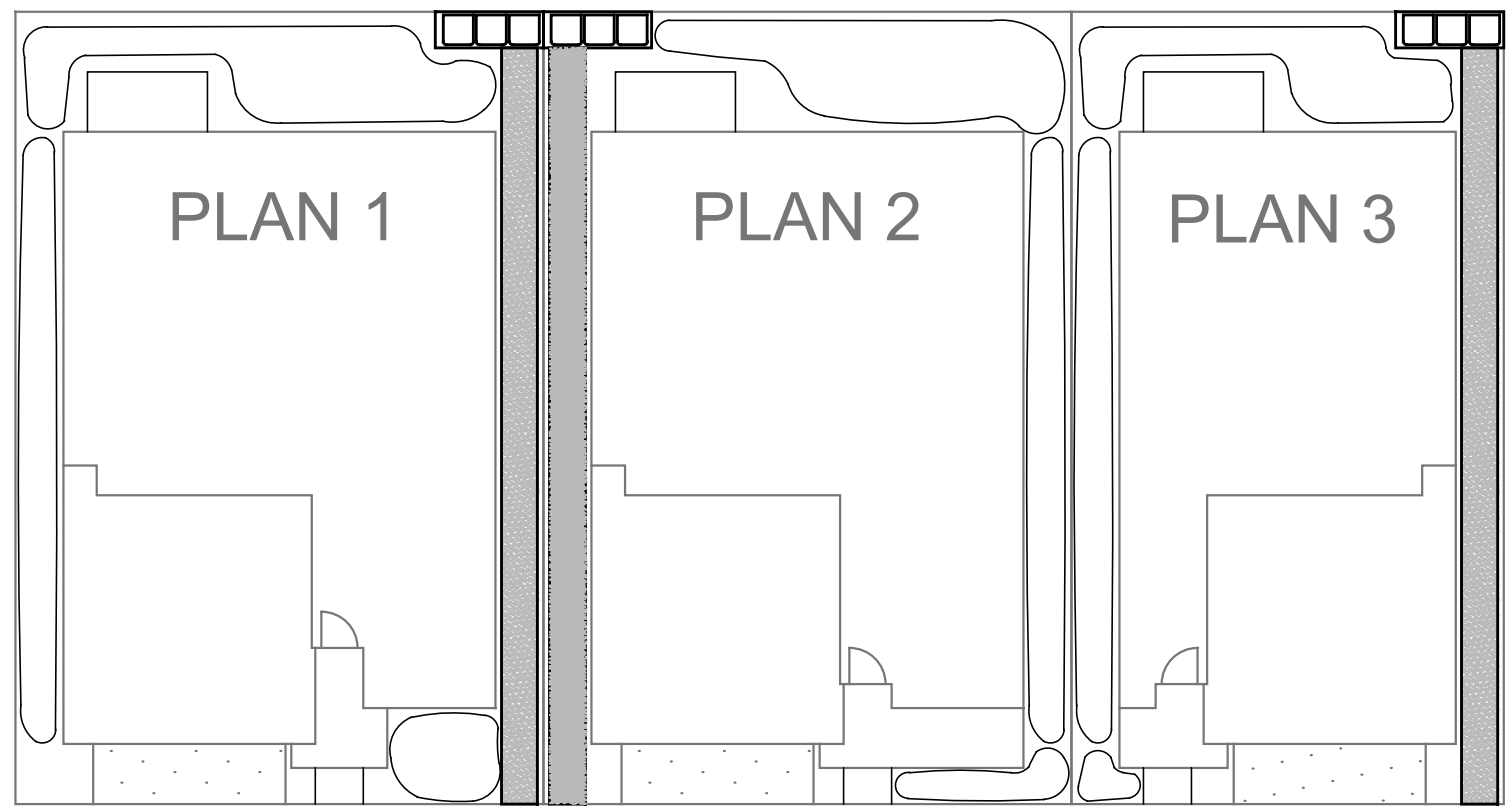
SINGLE FAMILY PROTOTYPICAL PLANS 1, 2 & 3

SITE WIDE PLANTING

- PROPERTY LINE
- ENTRY AND FOCAL PLANTING
- NATIVE SCREENING
- HILLSIDE RESTORATION
- RETAINING WALL PLANTING
- BIO-RETENTION PLANTING
- SCREENING TREE
- STREET TREE

SINGLE FAMILY PROTOTYPICAL PLANS

- FRONT YARD PLANTING
- SIDE YARD PLANTING
- BACK YARD PLANTING



NOT FOR CONSTRUCTION

ds

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APN #164-280-35



Michael Erskine, Landscape Architect

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6/12/2026	HOUSING COMPLIANCE REVIEW

DRAWN	TR/AG
REVIEWED	ME/JS
SCALE	NOTED

SHEET TITLE:
**PLANTING
DIAGRAM**

SHEET NUMBER:
L-3.0

ENTRY AND FOCAL PLANTING



Agave americana
Century Plant, Maguey



Allium 'Ambassador'
Ambassador Ornamental Onion



Ceanothus 'Concha'
Concha California Lilac



Eschscholzia californica
California Poppy



Fremontodendron californicum
Flannel Bush



Hesperaloe parviflora
Red Yucca



Hesperoyucca whipplei
Our Lord's Candle



Monardella macrantha
Scarlet Monardella



Nassella pulchra
Purple Needlegrass



Olea europaea 'Fruitless Multi-trunk'
Fruitless Olive Multi-trunk



Salvia clevelandii
Cleveland Blue Sage

NATIVE SCREENING



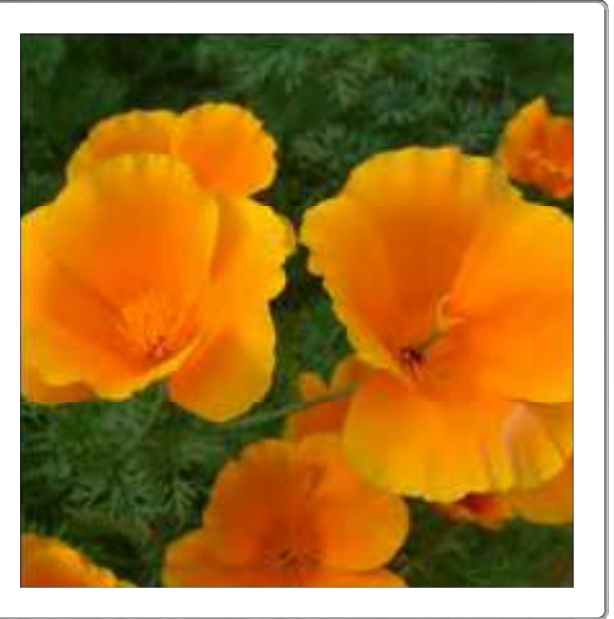
Aesculus californica
California Buckeye



Berberis nervosa
Longleaf Barberry



Epilobium canum
California Fuchsia



Eschscholzia californica
California Poppy



Frangula californica
Coffeeberry



Heteromeles arbutifolia
Toyon

HILLSIDE RESTORATION



Eschscholzia californica
California Poppy



Festuca occidentalis
Western Fescue



Muhlenbergia rigens
Deer Grass



Quercus agrifolia
Coast Live Oak

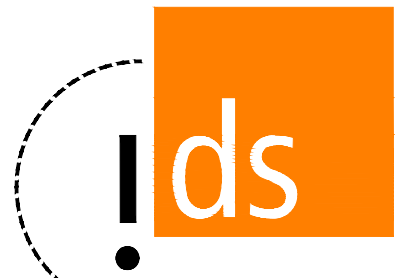


Quercus lobata
Valley Oak



Umbellularia californica
California Bay

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APN #164-280-35



Jane Sedonaen, Landscape Architect

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SCALE	NOTED

SHEET TITLE:

SITE WIDE PLANTING PALETTE

SHEET NUMBER:

L-4.0

BIO-RETENTION PLANTING



Chondropetalum tectorum
Cape Rush



Eriogonum arborescens
Santa Cruz Island Buckwheat



Juncus patens 'Elk Blue'
Elk Blue California Gray Rush



Leymus condensatus 'Canyon Prince'
Canyon Prince Wild Rye



Muhlenbergia rigens



Sisyrinchium bellum
Blue-Fved Grass

SCREENING TREE



Acer macrophyllum
Bigleaf Maple



Aesculus californica
California Buckeye



Quercus agrifolia
Coast Live Oak



Quercus lobata
Valley Oak

STREET TREE



Arbutus 'Marina'
Marina Strawberry Tree

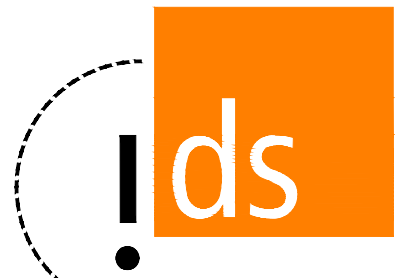


Cercis occidentalis
Western Redbud



Olea europaea 'Fruitless Multi-trunk'
Fruitless Olive Multi-trunk

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SCALE	NOTED

SHEET TITLE:

**SITE WIDE
PLANTING
PALETTE**

SHEET NUMBER:

L-4.1

FRONT YARD



Achillea millefolium
Common Yarrow



Iris Pacific Coast Hybrid 'Purple'
Purple Pacific Coast Iris



Lavandula angustifolia
English Lavender



Monardella 'Russian River'
Russian River Bee Balm



Olea europaea 'Montra'
Little Olive



Penstemon 'Cha Cha Cherry'
Cha Cha Cherry Penstemon



Penstemon 'Cha Cha Lavender'
Cha Cha Lavender Penstemon

SIDE YARD



Festuca californica 'Serpentine Blue'
California Fescue selection



Heuchera americana
American Alumroot



Mahonia repens
Creeping Mahonia

BACK YARD



Asclepias eriocarpa
California Monarch Milkweed



Myrica californica
Pacific Wax Myrtle



Bouteloua gracilis 'Blond Ambition'
Mosquito Grass



Rosmarinus officinalis 'Barbeque'
Barbeque Rosemary



Carpenteria californica
Bush Anemone

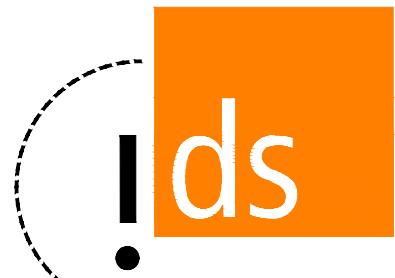


Salvia officinalis 'Berggarten'
Berggarten Sage



Cistus ladanifer 'Albiflorus'
White Rockrose

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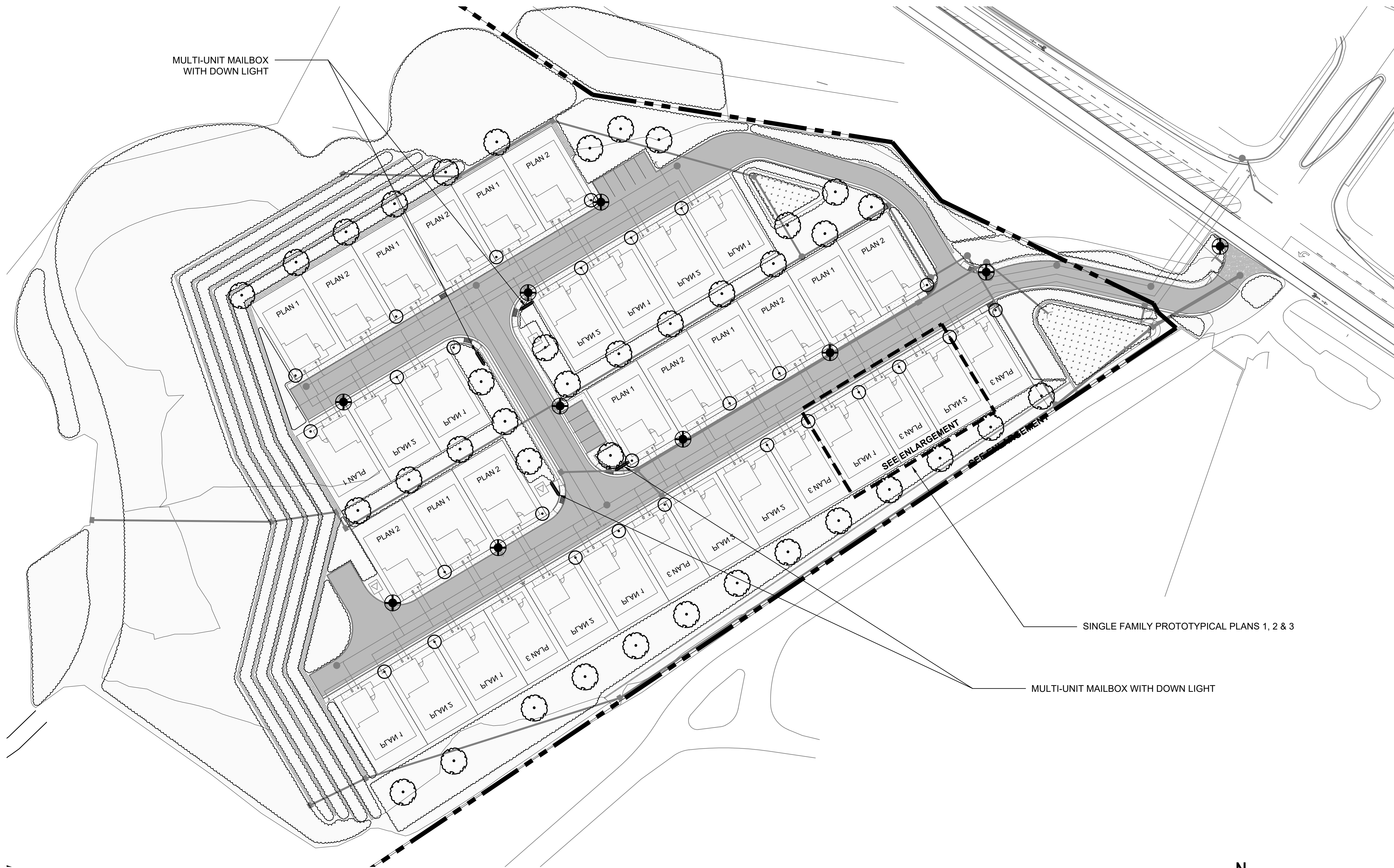
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SCALE	NOTED

SHEET TITLE:

SINGLE FAMILY
PROTOTYPICAL
LOT PLANTING

SHEET NUMBER:

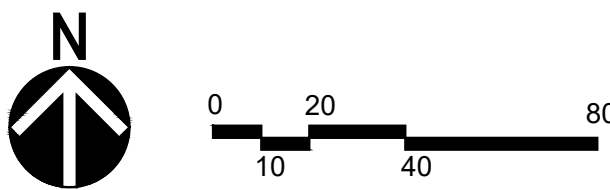
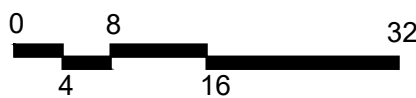
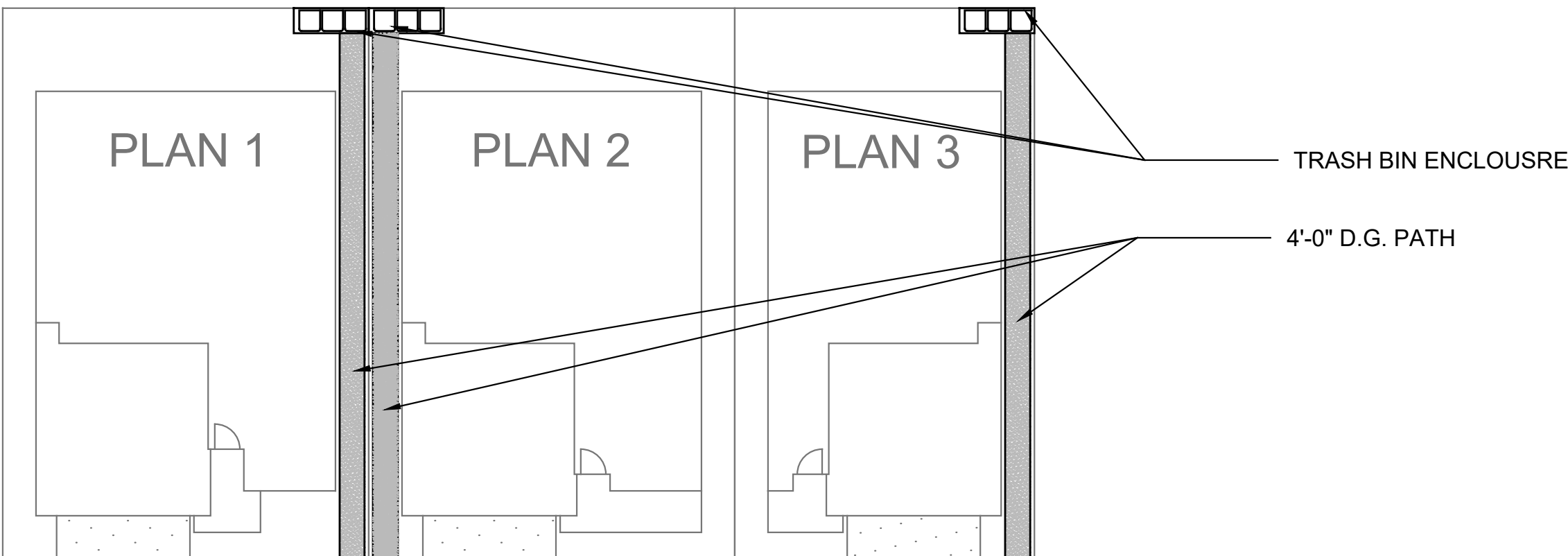
L-4.2



LEGEND

- STREET LIGHT
TYPE 15 LED
ROADWAY 1
ES-6A
- MULTI-UNIT MAXBOX (SEE #1 ON L-7.0)
FOREVER BRIGHT
SPJ-LW-7-DOWNLIGHT
- TRASH BIN ENCLOSURE
1 TRASH, 1 RECYCLE, 1 COMPOST

SINGLE FAMILY PROTOTYPICAL PLANS



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SHEET TITLE:

STREET
LIGHTING &
AMMENITIES

SHEET NUMBER:

L-6.0

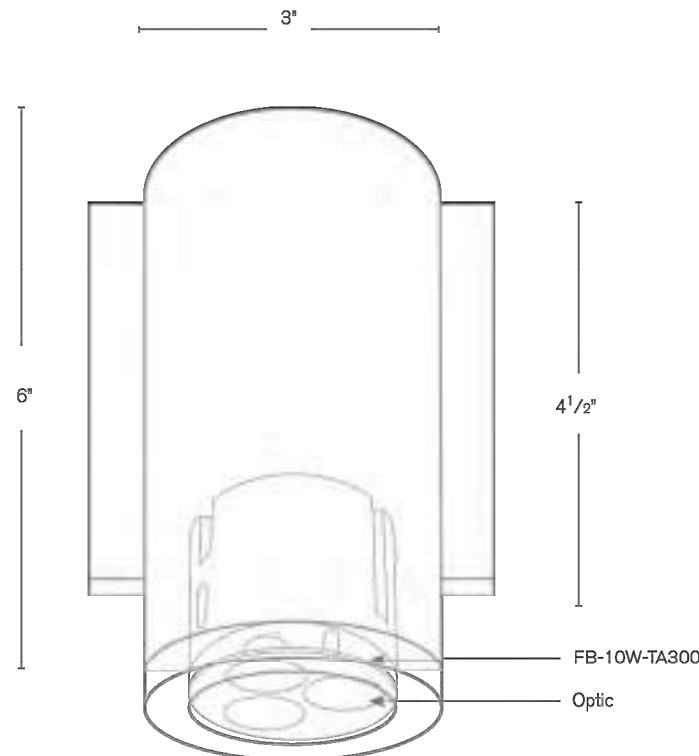


Model: **SPJ-LW-7-DOWNLIGHT**

Up / Down Accent

DESCRIPTION

Model#: SPJ-LW-7-DOWNLIGHT
Material: Solid Brass
Finish: Aged Brass
Electrical: 120V
Engine: FB-10W-TA300
Lumens: 300
Color Temp: 2700K
Optic: Spot, Flood, Wide Flood, Wide Angle Flood
Mounting: Surface Mount



ORDERING INFORMATION

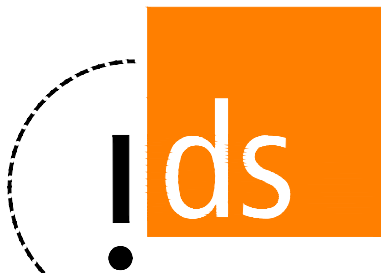
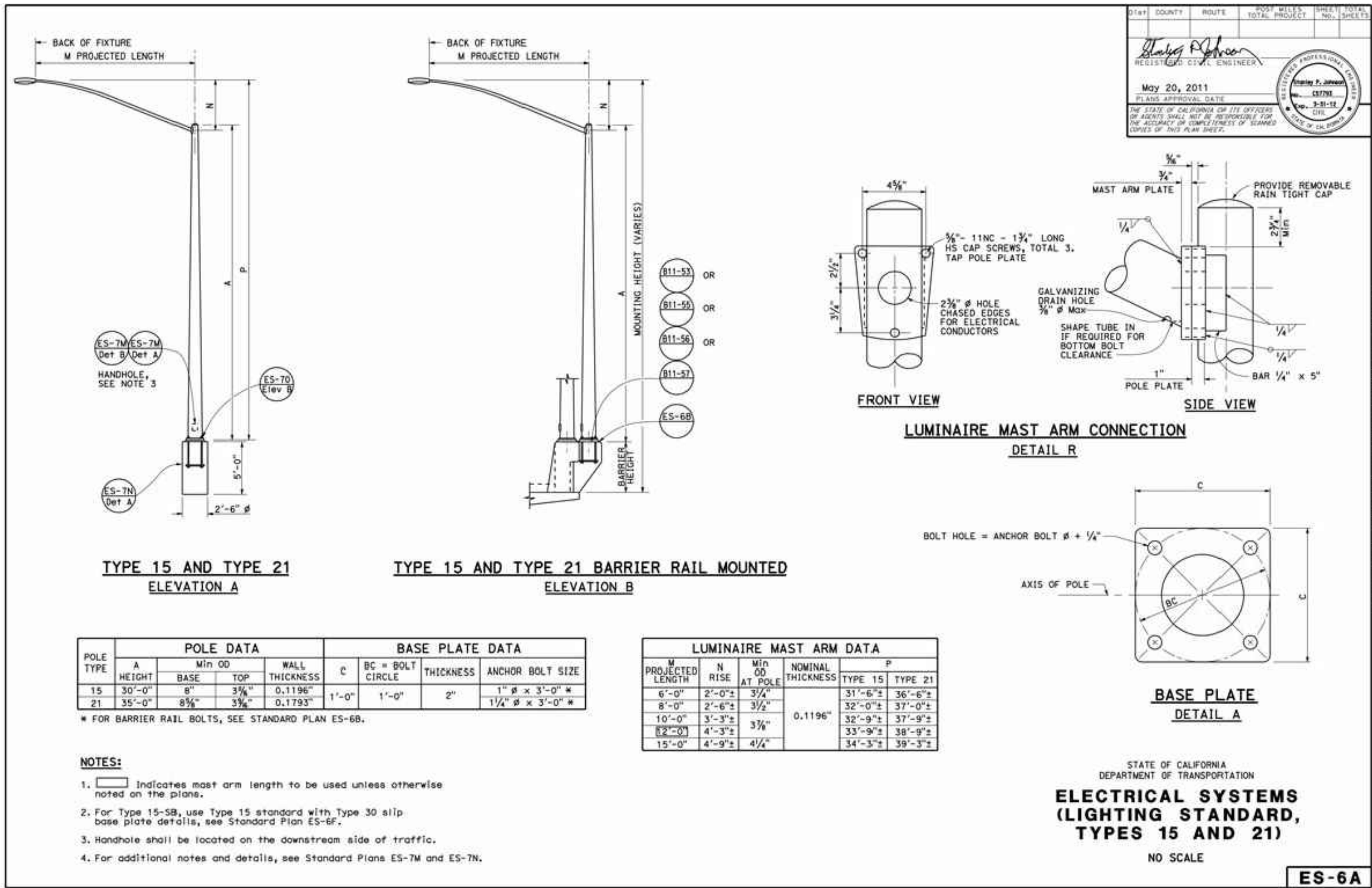
Model#	Finishes	Wattage	Optics	Lumens	Color Temp.	Electrical
SPJ-LW-7-DOWNLIGHT	MBR	10W	FLOOD	300	2700K	120V
V = Verde, GM = Gun Metal, 7W = Spot Flood, 210 = 2700K, 300 = 4000K, 120V = 6500K, M = Moss, B = Black, 10W = Wide Flood, 300 = Wide Angle Flood, AG = Aged Brass, R = Rusty, MBR = Matte Brass, PVD = PVD Polished, SB = Satin Brass, PVD = PVD Satin						

WWW.SPJLIGHTING.COM

Forever Bright

SPECIFICATION FEATURES

Finish: Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".
Electrical: Available in 120V
Labels: ETL Standard Wet Label
C-ETL

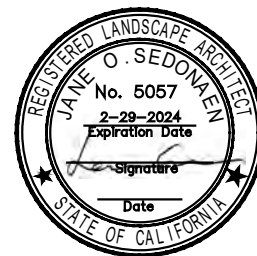


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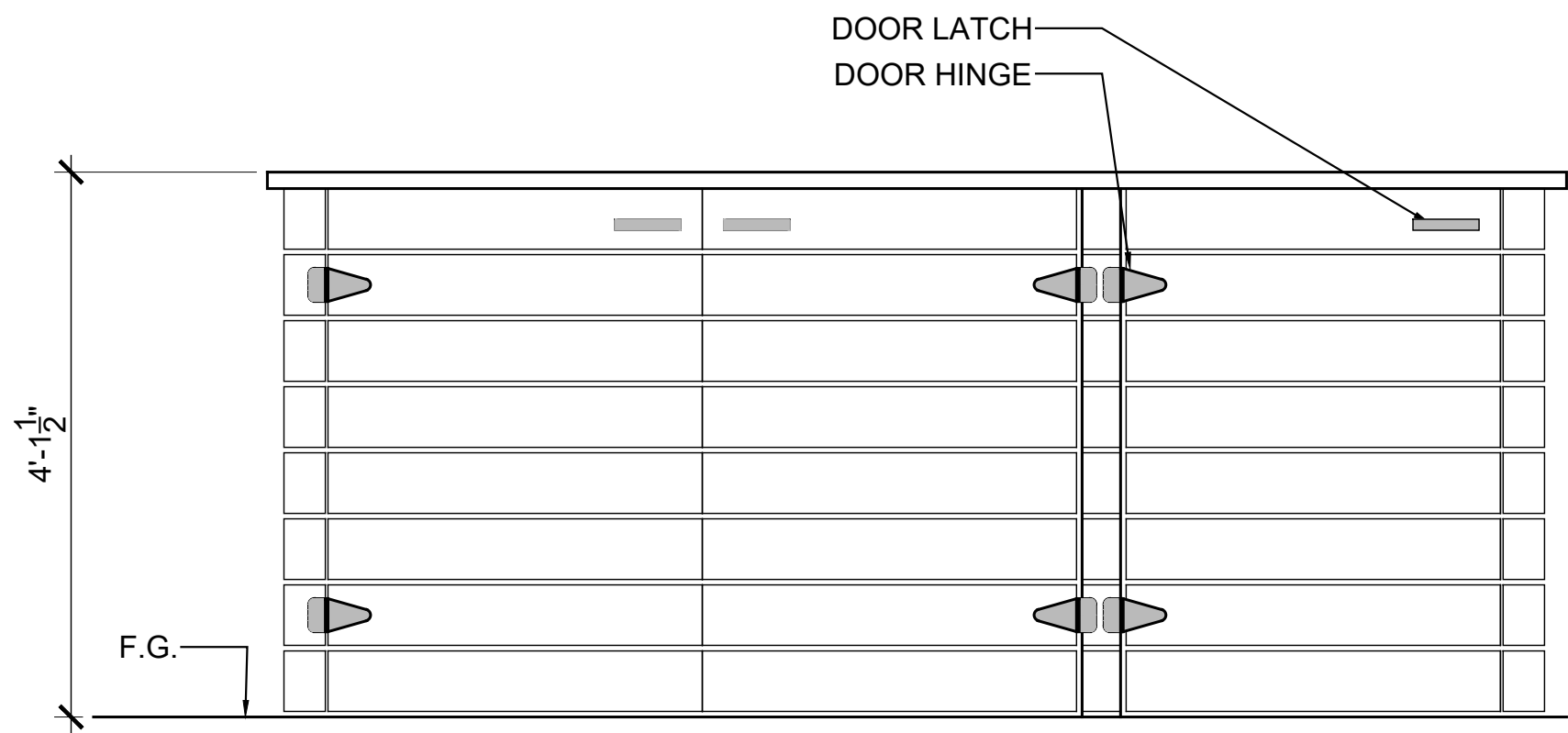
SHEET TITLE:

LANDSCAPE
LIGHTING
DETAILS

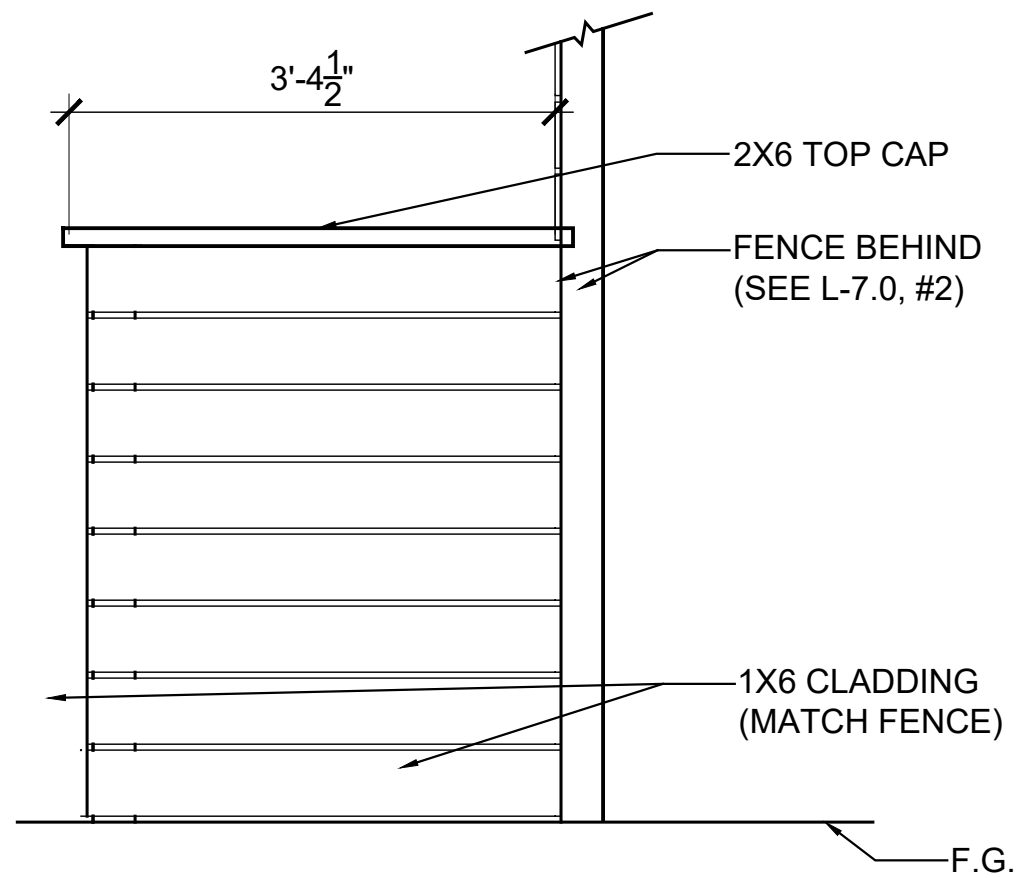
SHEET NUMBER:

L-6.1

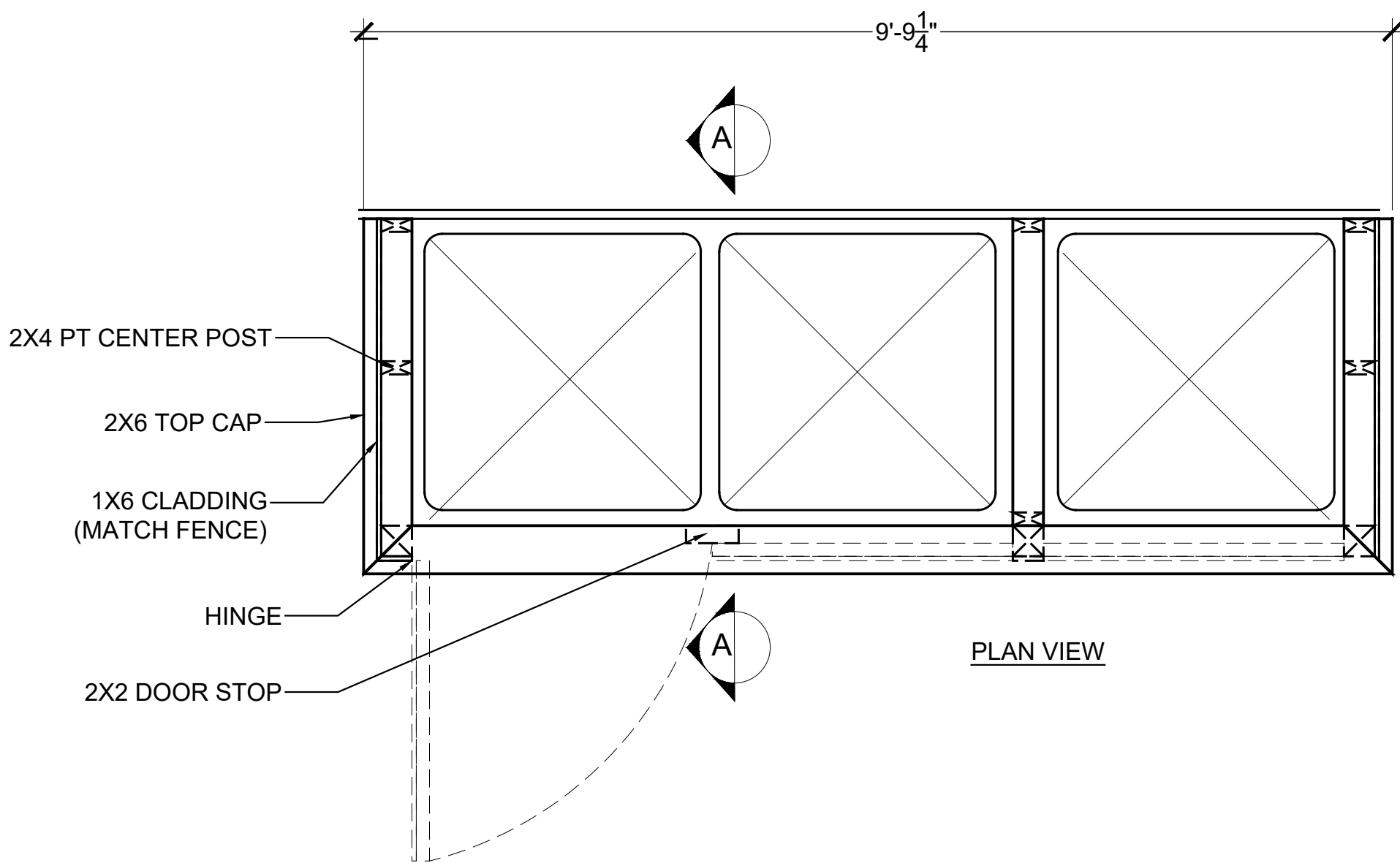
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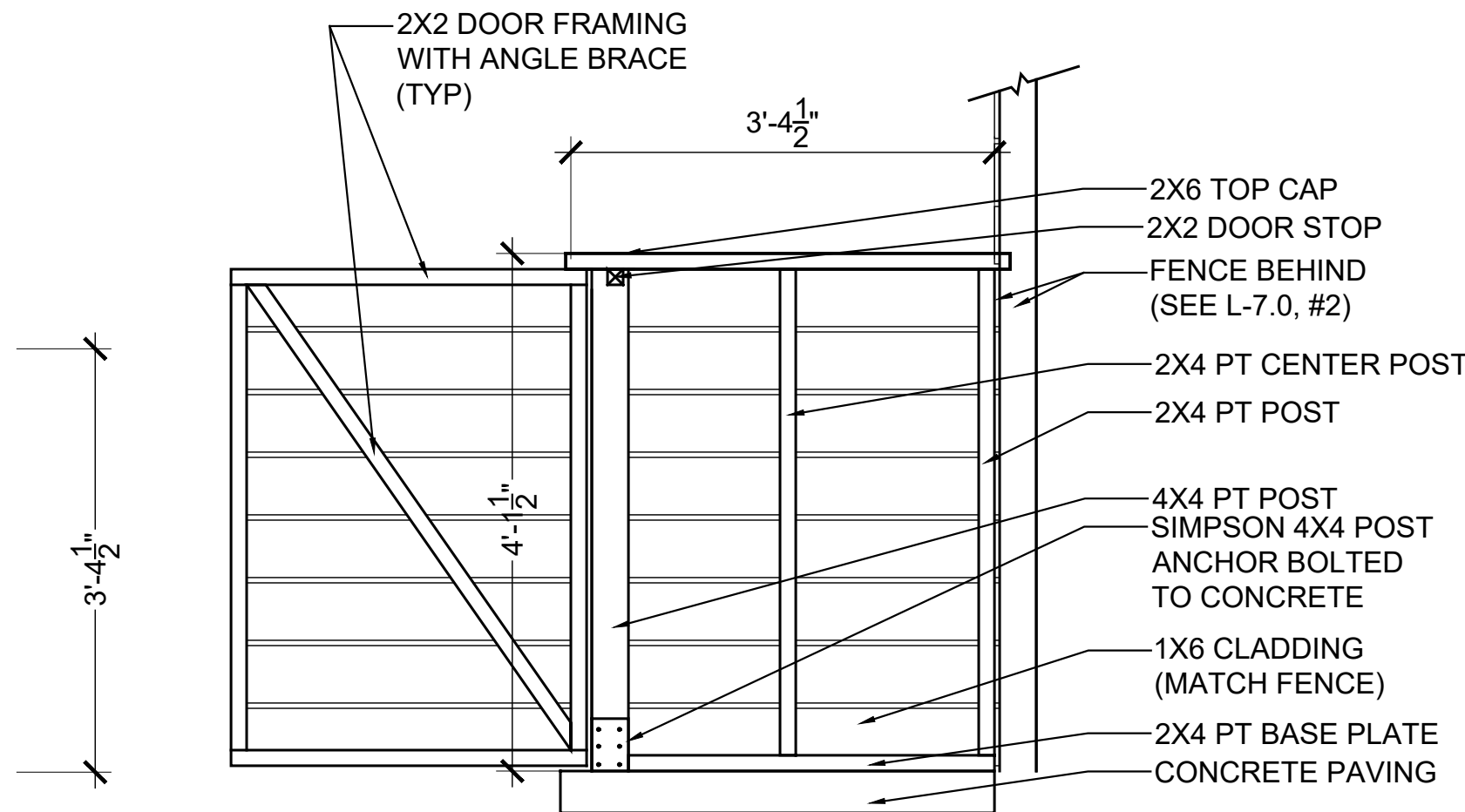
FRONT ELEVATION



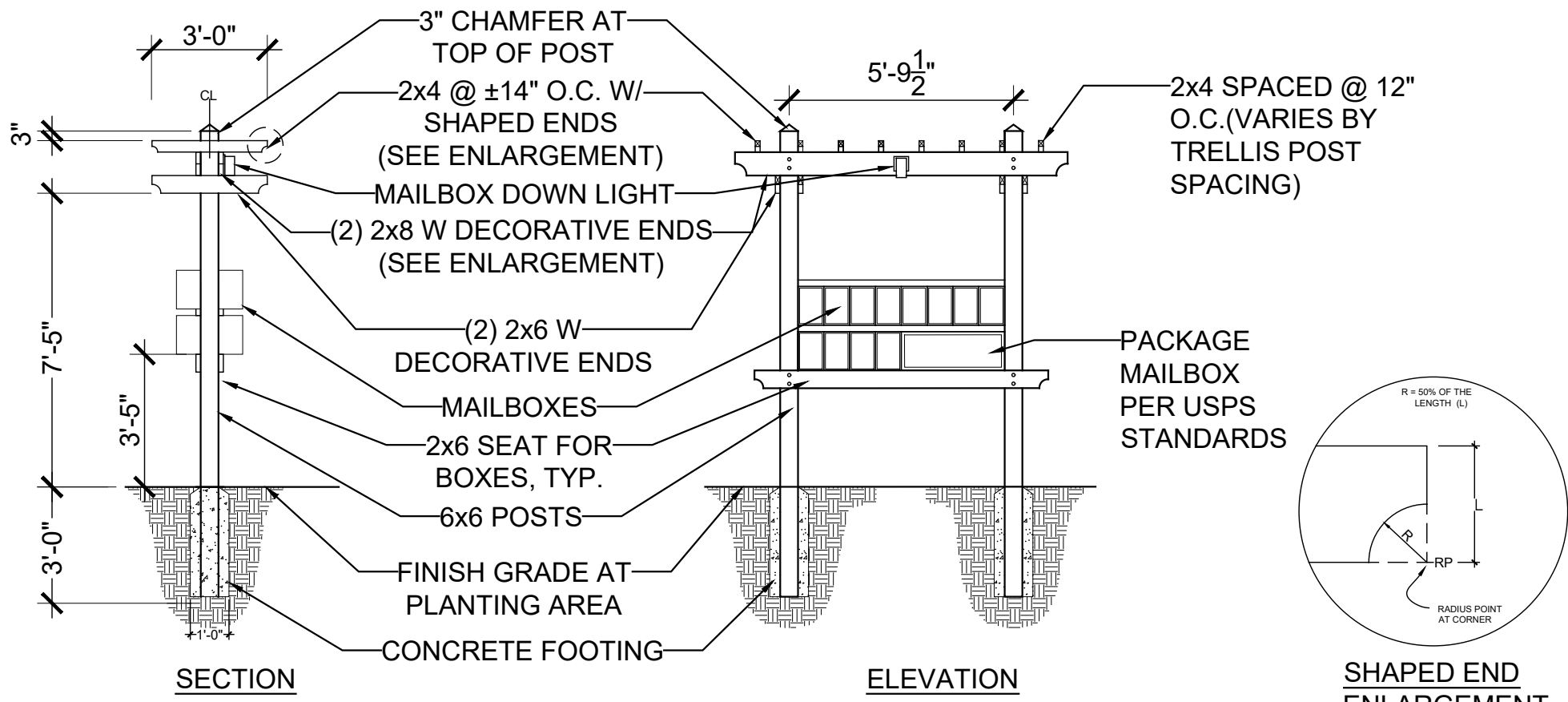
SIDE ELEVATION



PLAN VIEW



SECTION "A"



- GENERAL NOTES:
- ALL MEMBERS TO BE RDW CON. HART S4S.
 - ATTACH 2x6s AND 2x8s TO POSTS WITH (2) 1/2" GALVANIZED THRU BOLTS (DOUBLE WASHERS). COUNTERSINK HARDWARE FLUSH W/ FACE OF POST.
 - ATTACH 2x4s WITH GALV. WOOD SCREWS.
 - TRELLIS STRUCTURE TO BE PAINTED - COLOR CHOICE BY OWNER.
 - MAILBOX LOCATIONS SHALL LABEL THE LOTS / UNITS SERVED INCLUDING ADU'S

1 MULTIPLE UNIT MAILBOX
SCALE: 1/4" = 1'-0"

2 TRASH ENCLOSURE
SCALE: 3/4" = 1'-0"



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SCALE	NOTED

SHEET TITLE:

DESIGN
DETAILS (1)

SHEET NUMBER:

L-7.0