CAL-GREEN MANDATORY MEASURES ADJACENT ALL ITEMS PER 2019 CALIFORNIA GREEN BUILDING CODE ABOVE FINISH FLOOR ALUM**I**NUM 1. ALL TOPSOIL DISPLACED DURING CONSTRUCTION SHALL BE RETAINED ON SITE FOR REUSE AND COVERED FOR PROTECTION FROM EROSION PER SEC. A4.106.2.3 (TIER ANOD ANODIZED ATT ATTENUATION 2. PERMEABLE PAVING TO BE UTILIZED FOR NOT LESS THAN 20 PERCENT OF THE TOTAL PARKING, WALKING, OR PATIO SURFACES (PRIMARY DRIVEWAY, PRIMARY ENTRY WALKWAY, AND ENTRY PORCH OR LANDING SHALL NOT BE INCLUDED WHEN CALCULATING THE SURFACE AREA REQUIRED TO BE PERMEABLE) PER SEC. A.106.4 (TIER 1) ROOFING MATERIAL SHALL HAVE MINIMUM 3-YR AGED SOLAR REFLECTANCE ;;, 0.15 AND A THERMAL EMMITTANCE 2 0.75 OR A MINIMUM AGED SOLAR REFLECTANCE INDEX (SRI) 2 10 PER SEC. A4.106.5 TABLE A4.106.5(1) (TIER 1) **RFTWEEN** BETW PROJECT STRUCTURE SHALL USE AT LEAST 15% LESS TIME-DEPENDANT VALUATION (TDV) ENERGY THAN THE 2019 TITLE 24 BUILDING ENERGY EFFICIENCY STANDARDS BLKG **BLOCKING** BUDGET BUILDING PER SEC. A4.203.1 (TIER 1) BEAM BOTTOM OF / BLACKOUT INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% BY THE USE OF FLOW RESTRICTORS WHERE REQUIRED PER SEC. 4.303.1 TABLE 4.303.2 BASEMENT PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH SPECIFIED PERFORMANCE REQUIREMENTS BUR **BUILT-UP ROOF** PER SEC. 4.303.3. MEET FLUSH/FLOW REQUIREMENTS FOR: TOILETS (1.28 GPF); URINALS (0.125 GPF WALL, 0.5 GPF FLOOR); SHOWERHEADS (1.8 GPM); LAVATORIES (1.2 GPM PRIVATE, 0.5 GPM PUBLIC/COMMON); KITCHEN FAUCETS (1.8 GPM); WASH FOUNTAINS (1.8 GPM); METERING FAUCETS (0.2 GPC); FOOD WASTE DISPOSERS (1 GPM/8 CEMENT, BACKER BD CEMENT / CEMENTITIOUS CEM KITCHEN SINK FAUCET SHALL HAVE A MAXIMUM FLOW RATE NOT GREATER THAN 1.5 GPM @60 PSI. CIP CAST IN PLACE ANY AUTOMATIC IRRIGATION SYSTEM INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER BASED PER SEC. 4.304.1 CIV HYDROZONING IRRIGATION TECHNIQUES TO BE INCORPORATED INTO LANDSCAPE DESIGN CONTROL JOIN 10. ALL NEW LANDSCAPE IRRIGATION SHALL BE LOW-WATER CONSUMPTION DRIP TYPE SYSTEM CENTER LINE 11. WHERE LANDSCAPE IRRIGATION SYSTEM IS SPECIFIED, A WATER EFFICIENT DESIGN SHALL BE PROVIDED WHERE POTABLE WATER USE DOES NOT EXCEED 65% OF Ela. CLNG CEILING CLR PER SEC. A4304.4 (TIER 1) CONCRETE MASONRY UNIT CMU 12. GUTTER AND DOWNSPOUT SYSTEM SHALL ROUTE WATER AT LEAST 5 FEET AWAY FROM FOUNDATION OR CONNECT TO LANDSCAPE DRAINS WHICH DISCHARGE TO A COL COLUMN DRY WELL, SUMP, BIOSWALE, RAINWATER CAPTURE SYSTEM, OR OTHER APPROVED ON-SITE LOCATION CONC CONCRETE 13. CEMENT USE IN FOUNDATION DESIGN MIX DESIGN SHALL BE REDUCED BY NOT LESS THAN 20% PER SEC. A4.403.2 (TIER 1) CONST CONSTRUCTIO 14. AT LEAST 10% OF THE MATERIALS FOR THE PROJECT SHALL HAVE A POST-CONSUMER OR PRE-CONSUMER RECYCLED CONTENT VALUE (RCV) NOT LESS THAN 10% PER CONT CONTINUOUS DBL DOUBLE 15. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE DOUBLE GLAZED OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY PER SEC. DIMENSION DN DOWN 16. WHERE THE LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION WASTE MANAGEMENT DR DOOR PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY PER SEC. 4.408.2 DETAIL DWG **DRAWING** 17. CONSTRUCTION WASTE GENERA TED AT THE SITE SHALL BE DIVERTED TO RECYCLE OR SALVAGE IN COMPLIANCE WITH AT LEAST A 65% REDUCTION PER SEC. A4.408.1 (TIER 1). 100% OF MIXED DEBRIS MUST BE TAKEN BY A REGISTERED TRANSPORTER TO A REGISTERED FACILITY AND PROCESSED FOR RECYCLING. EQUIP **EQUIPMENT** 18. AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER PER SEC. 4.410.1 EXPANSION JOIN 19. INSTALLED FIREPLACES SHALL BE ONLY DIRECT-VENT SEALED COMBUSTION GAS APPLIANCE, PELLET BURNING APPLIANCE, OR WOOD BURNING APPLIANCE COMPLIANT EXTERIOR WITH USEPA Ph II CERTIFICATION PER SEC. 4.503.1 (E) EXISTING 20. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION PER SEC. 4.504.1 21. ADHESIVES, SEALANTS, AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS PER SEC. 4.504.2.1 FIBER CEMENT 22. PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS PER SEC. 4,504,2,2 FIRE EXTINGUISHER CABINET 23. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROG AND OTHER TOXIC COMPOUNDS PER SEC. 4.504.2.3 FFL FINISH FLOOR LEVEL 24. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED PER SEC. 4.504.2.4 FLR FLOOR **FLUOR** 25. CARPET MUST BE CERTIFIED AS GREEN LABEL PLUS BY THE CARPET AND RUG INSTITUTE FLUORESCEN^{*} 26. PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE FNDN FOUNDATION EMISSION STANDARDS PER SEC. 4.504.5 FACE OF 27. AT LEAST 80% OF RESILIENT FLOORING MUST BE FLOORSCORE CERTIFIED. FOS FACE OF STUD 28. INSTALLED THERMAL INSULATION SHALL BE IN COMPLIANCE WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS FOW FACE OF WALL FURR FURRING LOW-EMITTING MATERIALS LIST PER SEC. A4.504.3 (TIER 1) FOUNDATION VENT 29. VAPOR RETARDER AND CAPILLARY BREAK SHALL BE INSTALLED AT SLAB ON GRADE FOUNDATIONS PER SEC. 4.505.2 30. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING SHALL BE CHECKED BEFORE ENCLOSURE PER SEC. 5.505.3. WALL AND FLOOR GΑ GAUGE **GALVANIZED SHEET METAL** MOISTURE CONTENT MUST BE BELOW 19% BEFORE ENCLOSURE. GSM 31. EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING SHALL BE PROVIDED IN EVERY BATHROOM PER SEC. 4.506.1. BATHROOM EXHAUST MUST BE ENERGY STAR GALVANIZED GLAZ GLAZING COMPLIANT, DUCTED TO BUILDING EXTERIOR, AND ITS HUMIDISTAT SHALL BE CAPABLE OF ADJUSTING BETWEEN <50% TO >80% (HUMIDISTAT MAY BE SEPARATE GR GRADE GYPSUM WALL BOARD 32. WHERE INSTALLED, WHOLE HOUSE FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN FAN IS OFF. COVER OS LOUVERS SHALL HAVE A MINIMUM GYPSUM BOARD INSULATION VALUE OF R-4.2 PER SEC. 4.507.2 33. DUCT SYSTEM SHALL BE SIZED AND DESIGNED AND EQUIPMENT SHALL BE SELECTED USING THE FOLLOWING METHODS PER SEC. 4.507.2: ESTABLISHED HEAT LOSS HC **HOLLOW CORE** AND GAIN VALUES ACCORDING TO ACCA MANUAL J OR EQUIVALENT; SIZE DUCT SYSTEMS ACCORDING TO ACCA 29-D (MANUAL D) OR EQUIVALENT; SELECT HEATING HOT DIPPED AND COOLING EQUIPMENT ACCORDING TO ACCA 36-S (MANUAL S) OR EQUVILANT HOLLOW METAI 34. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS PER SEC. 702.1 HR HOUR 35. BUILDING INSPECTORS EMPLOYED BY THE ENFORCING AGENCY SHALL BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE HEIGHT INSULATION 36. VERIFICATION OF COMPLIANCE WITH CAL GREEN+TIER 1 MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE. IMPLEMENTATION VERIFICATION INTERIOF SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AFTER IMPLEMENTATION OF ALL REQUIRED MEASURES AND PRIOR TO FINAL INSPECTION APPROVAL JOINT LEVEL LIGHT **GENERAL NOTES** LOC LOCATION MASONRY UNI MAXIMUM **MECHANICAL** MEMB MEMBER BUILDERS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING LIMITATIONS. ALL FEATURES OF CONSTRUCTION NOT FULLY SHOWN MANUFACTURE SHALL BE OF THE SAME TYPE AND CHARACTER AS THAT SHOWN FOR SIMILAR CONDITIONS. FOR SPECIAL CONDITIONS OR DISCREPANCIES, NOTIFY THE MINIMUM DESIGNER BEFORE BIDDING OR PROCEEDING WITH THE WORK. MOUNTED MTL METAL MOD MODULE PERMIT FEES AND INSURANCE: THE CONTRACTOR SHOULD INCLUDE ALL PERMIT FEES UNLESS SPECIFICALLY NOTED IN THE BID AND CONTRACT. THE CONTRACTOR SHALL CARRY NOT IN CONTRACT LIABILITY, PROPERTY DAMAGE AND WORKERS COMPENSATION INSURANCE. THE CONTRACTOR SHALL PROVIDE OWNER CERTIFICATES FOR THESE NO NUMBER POLICES. THE OWNER SHALL CARRY FIRE INSURANCE. NEW **BUILDING CODES:** O/A **OVERALI** ALL WORK SHALL CONFORM WITH ALL APPLICABLE CURRENT CODES AND ORDINANCES. THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ALL ON CENTER MODIFICATIONS REQUESTED BY THE BUILDING DEPARTMENT, THE OWNER, CONSULTANTS AND ANY OTHER PARTIES. OPENING **OPPOSITE** WORK SHALL BE COMPLETED SKILLFULLY AND IN ACCORDANCE WITH ACCEPTED TRADE STANDARDS. STANDARDS FOR CARE AND WORKMANSHIP SHALL PRE FINISHED BE AS DEIGNED AND OUTLINED BY THE NATIONAL TRADE BODY SUCH AS SMACNA, TILE COUNCIL OF AMERICA, NWMA, NRCA, LATHING AND PLASTER PROPERTY LINE PLASTER INSTITUTE OF NORTHERN CALIFORNIA, ETC. PLM PLASTIC LAMINATE PLT PLATE MANUFACTURER'S INSTRUCTIONS: PLY PLYWOOD FOLLOW THE MANUFACTURERS INSTRUCTIONS CAREFULLY. INSTRUCTIONS AND WARRANTIES SHALL BE GIVEN TO THE OWNER UPON SUBSTANTIAL PT POINT COMPLETION. PNTD PAINTED RADIUS/RADI SUBSTATIONS WILL BE CONSIDERED, BUT THE CONTRACTOR SHALL NOT SUBSTITUTE EQUIPMENT, MATERIAL OR METHODS WITHOUT SPECIFIC APPROVAL RAIN WATER LEADER BY THE DESIGNER PRIOR TO EXECUTION OF WORK. ROOF DRAIN RDW REDWOOD REFER TO REFR REFRIGERATO THE CONTRACTOR SHALL INFORM THE OWNER AND DESIGNER OF THE CONSTRUCTION SCHEDULE PRIOR TO STARTING WORK. THE CONTRACTOR SHALL RES RESISTANT MAKE EVERY EFFORT TO MINIMIZE DISRUPTION TO OCCUPANTS AND NEIGHBORS DURING CONSTRUCTION. RESIL RESILIENT REQD REQUIRED COORDINATION OF WORK: RGD RIGID THE CONTRACTOR SHALL COORDINATE WORK BETWEEN SUBCONTRACTORS, TRADES PEOPLE AND SUPPLIERS AS SHOWN IN THE DRAWINGS, RM ROOM SPECIFICATIONS AND CONTRACT. ROUGH OPENING ROD ROLLING OVERHEAD DOOR **DIMENSIONS OR DISCREPANCIES:** THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS SOLID CORE ARE TO THE ROUGH FRAME UNLESS OTHERWISE NOTED. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND/OR THE SPECIFICATIONS MUST BE SCHD SCHEDULE SECT BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK. SECTION SHEET SIMILAR 10. NOTCHES, BORES, AND CUTS TO THE STRUCTURE: SKID GUARD DO NOT NOTCH, BORE OR CUT MEMBERS FOR PIPES, DUCTS OR OTHER REASONS EXCERPT AS SHOWN ON THE DRAWINGS WITHOUT THE SPECIFIC STAINLESS STEE SS ADVANCED APPROVAL OF THE DESIGNER. STD STAINED STRUCTURA 11. DEMOLITION: SUS SUSPENDED THE CONTRACTOR SHALL EXECUTE DEMOLITION WORK TO ENSURE THE SAFETY OF PERSONS AND ADJACENT PROPERTY FROM DAMAGE BY SETTLEMENT, FALLING DEBRIS AND OTHER CAUSES IN CONNECTION WITH THIS WORK. WHERE EXISTING CONSTRUCTION IS CUT, DAMAGED OR THICK REMODELED, PATCH OR REPLACE WITH MATERIALS WHICH MATCH THE KIND, QUALITY AND PERFORMANCE OF ADJACENT MATERIALS. THRU **THROUGH** TOP OF TOC TOP OF CONCRETE 12. ASBESTOS: TOS TOP OF STEEL IF THE CONTRACTOR ENCOUNTERS ASBESTOS, HE OR SHE SHALL WARN ALL EMPLOYEES, SUBCONTRACTORS, OWNER, OCCUPANTS AND THE DESIGNER TOW TOP OF WALL PRIOR TO DEMOLITION AND CONSTRUCTION. ALSO, IF DURING DEMOLITION OR CONSTRUCTION, MATERIALS CONTAINING ASBESTOS BECOME DISTURBED TRANS TRANSFORMER OR AIRBORNE, THEY MUST BE REMOVED. REMOVAL AND DISPOSAL MUST CONFORM TO THE LATEST REQUIREMENTS OF THE EPA, OSHA, CALIFORNIA **TUBE STEEL** DEPARTMENT OF HEALTH AND SERVICE AND LOCAL AUTHORITIES. ASBESTOS REMOVAL IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TYPICAL UNLESS OTHERWISE NOTED THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AT THE END OF THE JOB AND DISPOSE OF IT LEGALLY. CLEAN ALL NEW WINDOWS AND UNDERSIDE

THE CONTRACTOR SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OR

FROM THE COMMENCEMENT OF SPECIFIC WARRANTIES, AND MAKE CORRECTIONS TO THE WORK DURING THESE PERIODS.

ALL CHANGE ORDERS SHALL BE AGREED TO AND IN WRITING PRIOR TO EXECUTION OF WORK.

LEAVE THE JOB BROOM CLEAN.

VENEER

VERIFY

WITH

WOOD

WEIGHT

VESTIBULE

VERIFY IN FIELD

WATER PROOFING

WATER RESISTANT

VEST

VER

WD

WT

283 Cecillia Way

Tiburon, CA 94920 APN 03417409

SHEET INDEX VICINITY MAP GENERAL INFORMATION TOPOGRAPHIC & BOUNDARY SURVEY SITE PLAN & STREET ELEVATIONS A.001 ess Hollow Park A.002 FAR DIAGRAMS A.003 STORY POLE A.101 DEMOLITION PLAN CONSTRUCTION PLAN A.102 **ROOF PLAN** A.103 Amigo Brands ELEVATIONS AS NOTED **ELEVATIONS AS NOTED** A.202 **ELEVATIONS AS NOTED** A.203 **ELEVATIONS AS NOTED** A.204 A.301 SECTIONS AS NOTED Services WINDOW & DOOR SCHEDULE —SCHEDULES (BUILDING PERMIT SET ONLY) A.901 3D IMAGES MATERIALS BOARD E.101 RCP & LIGHTING PLAN (BUILDING PERMIT SET ONLY) E.102 ELECTRICAL PLAN (BUILDING PERMIT SET ONLY) LANDSCAPE & TREE REMOVAL PLAN FINE GRADING AND DRAINAGE PLAN PLANTING PLAN LIGHTING PLAN L.4 LANDSCAPE SECTIONS / ELEVATIONS LANDSCAPE SECTIONS / ELEVATIONS

PROJECT TEAM

CARY W. WHITE & KERI CARPENTER 2147 FALCON RIDGE DRIVE. PETALUMA, CA 94956

DESIGNER

MW DESIGN 430 HAMPTON ROAD PIEDMONT, CA 94611 ATTN: MATT WAITKUS TEL: 415.595.9184 EMAIL: MATT@MWDESIGN.ORG

CHIAWANG YEH, S.E. LEEDAP PRINCIPAL CHIAWANG STRUCTURAL ENGINEERING, INC. 201 SPEAR ST. STE. 1100 #3215, SAN FRANCISCO, OFFICE: 415-530-1764; DE WWW.CHIAWANG.COM

SCOPE OF WORK

DEMOLITION OF EXISTING 1412 SF HOUSE AND SURROUNDING LANDSCAPING. LEVEL AND GRADE LOT FOR REPARATION OF A NEW 2622 SF SINGLE FAMILY HOME. EXTENSIVE LANDSCAPING, HARDSCAPING AND SITE WORK INCLUDED IN THE SCOPE OF WORK

CODE ANALYSIS

ALL CONSTRUCTION TO CONFORM TO THESE PLANS, AND THE REQUIREMENTS OF THE 2019 CALIFORNIA RESIDENTIAL CODE AND 2019 CALIFORNIA BUILDING CODE AS ADOPTED BY THE CITY AND COUNTY OF SAN FRANCISCO, AND ALL OTHER APPLICABLE CODES AND REGULATIONS AND OTHER APPLICABLE SECTIONS OF THE LOCAL MUNICIPAL CODE.

ASSESSOR'S PARCEL NUMBER: 0341-74-09 ADDRESS: ZONING DESCRIPTION USE: CONSTRUCTION TYPE:

STORIES:

ZONING

LOT AREA

SPRINKLERS:

PARKING SPACES:

283 CECILIA WAY, TIBURON CA R-1 BA SFR NUMBER OF DWELLING UNITS:

1 PROPOSED LEVEL

PROPOSED 2 CAR GARAGE

R-1 BA 7503 SQ. FT.

RESIDENCE FOOTPRIN GARAGE FOOTPRINT TOTAL FOOTPRINT

EXISTING LOT COVERAGE

RESIDENCE

EXISTING FAR

GARAGE

EXISTING FLOOR AREA RATIO (FAR)

GROSS FLOOR AREA TOTAL:

1412 SQ.FT. 0 SQ FT. 1412 SQ.FT. 18.8 %

1412 SQ.FT.

1412 SQ.FT.

0 SQ.FT.

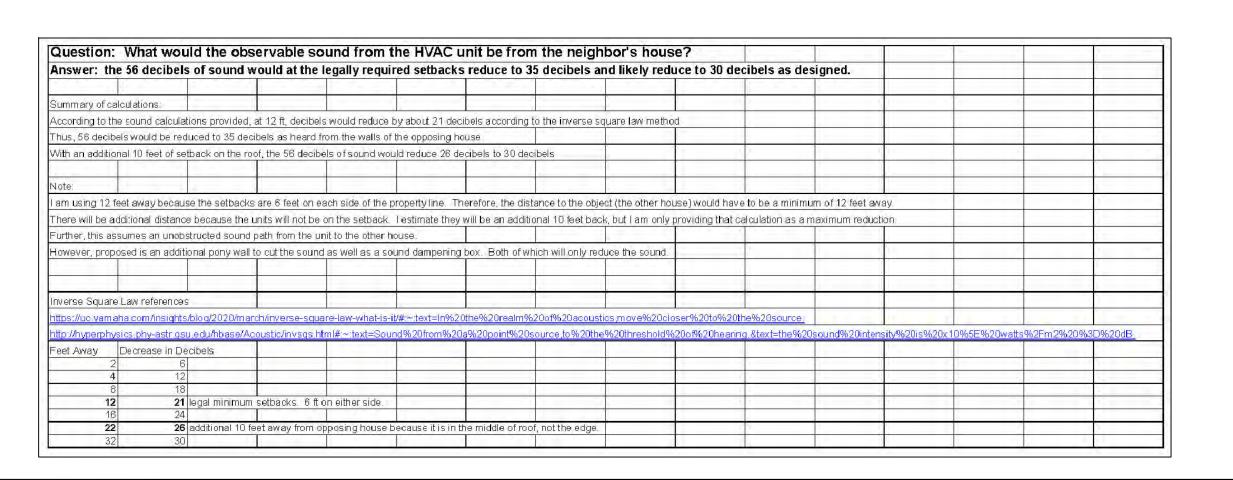
18.8 %

RESIDENCE FOOTPRINT 2622 SQ.FT. GARAGE FOOTPRINT 598 SQ FT. TOTAL FOOTPRINT 3220 SQ.FT.

ALLOWABLE LOT COVERAGE - 10% (750 SF) + 2000 SF RESIDENCE & 600 SF FOR GARAGE PROPOSED LOT COVERAGE- 8.2% (622 SF) + 2000 SF RESIDENCE & 598 SF FOR GARAGE

PROPOSED FLOOR AREA RATIO (FAR) RESIDENCE FOOTPRINT 2622 SQ.FT. GARAGE FOOTPRINT 598 SQ.FT.

ALLOWABLE FAR - 10% (750 SF) + 2000 SF RESIDENCE & 600 SF FOR GARAGE PROPOSED FAR - 8.2% (622 SF) + 2000 SF RESIDENCE & 598 SF FOR GARAGE

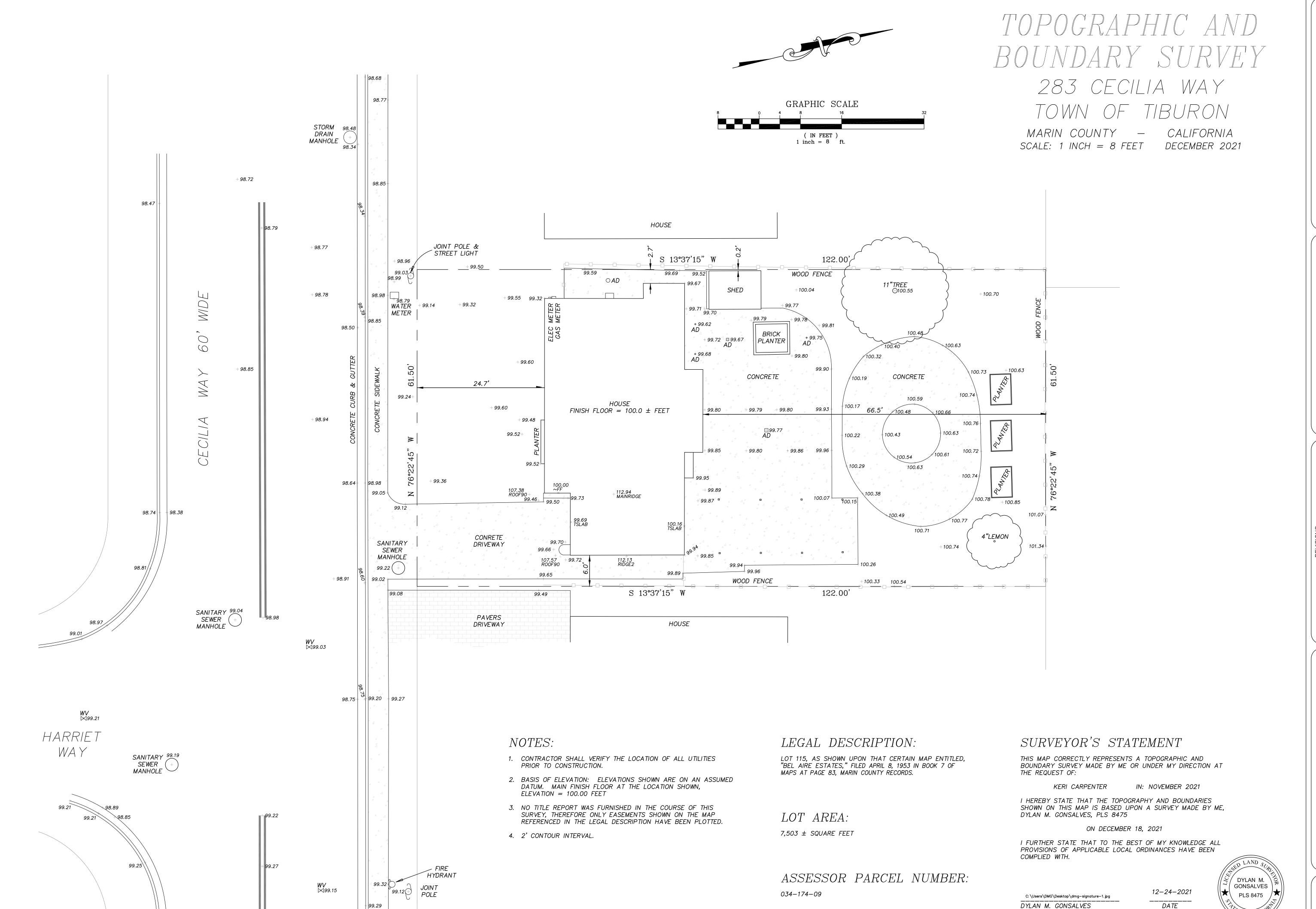


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REV. DATE DESCRIPTION OF ISSUE 12.16.2021 PROJECT START 04.03.2023 PLANNING SUBMITTAL DATE: 02.20.2023 DRAWN: MEW / LT PLANNING SUBMITTAL TYPE:

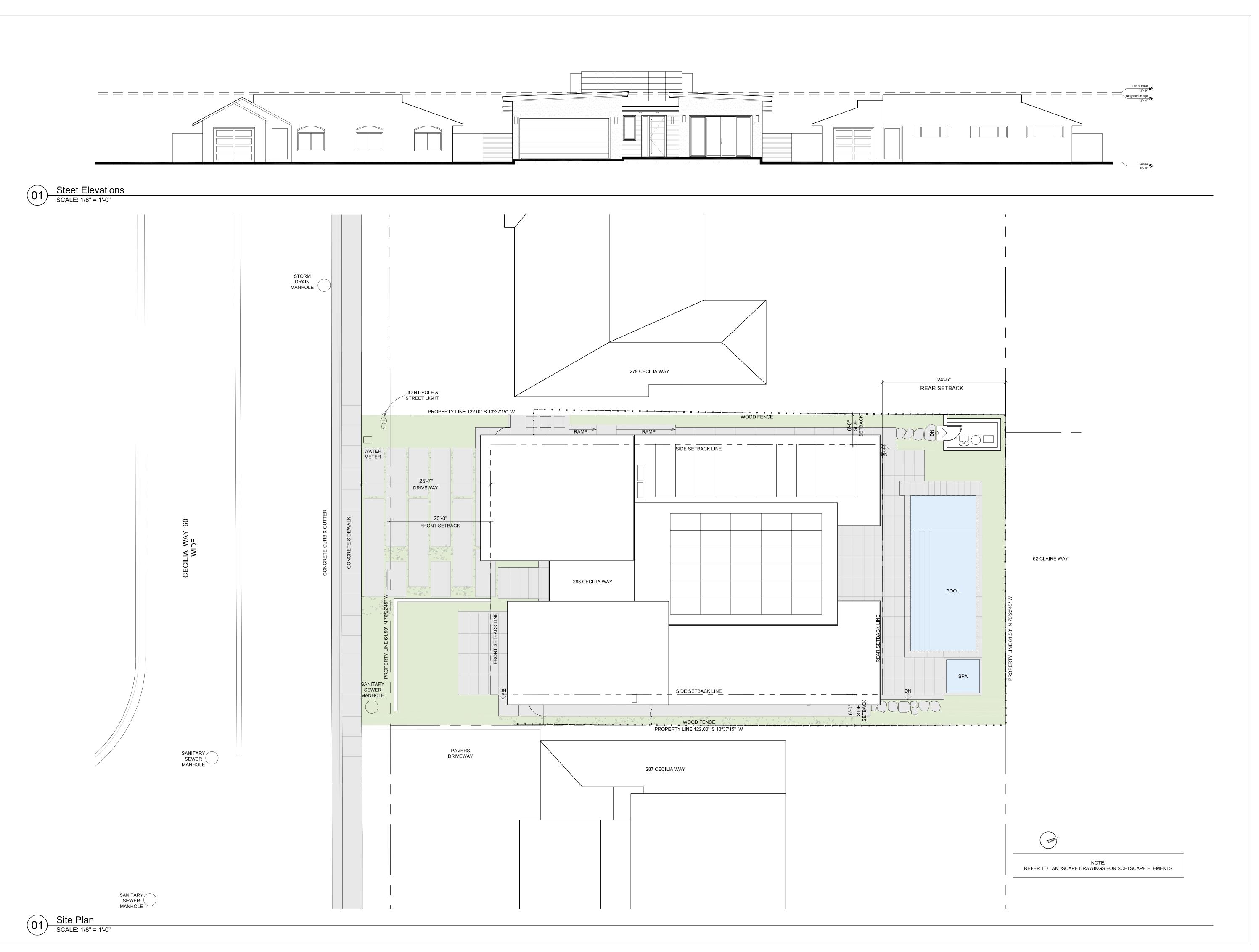


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SHEET <u>1</u>

JOB: <u>21-136</u>

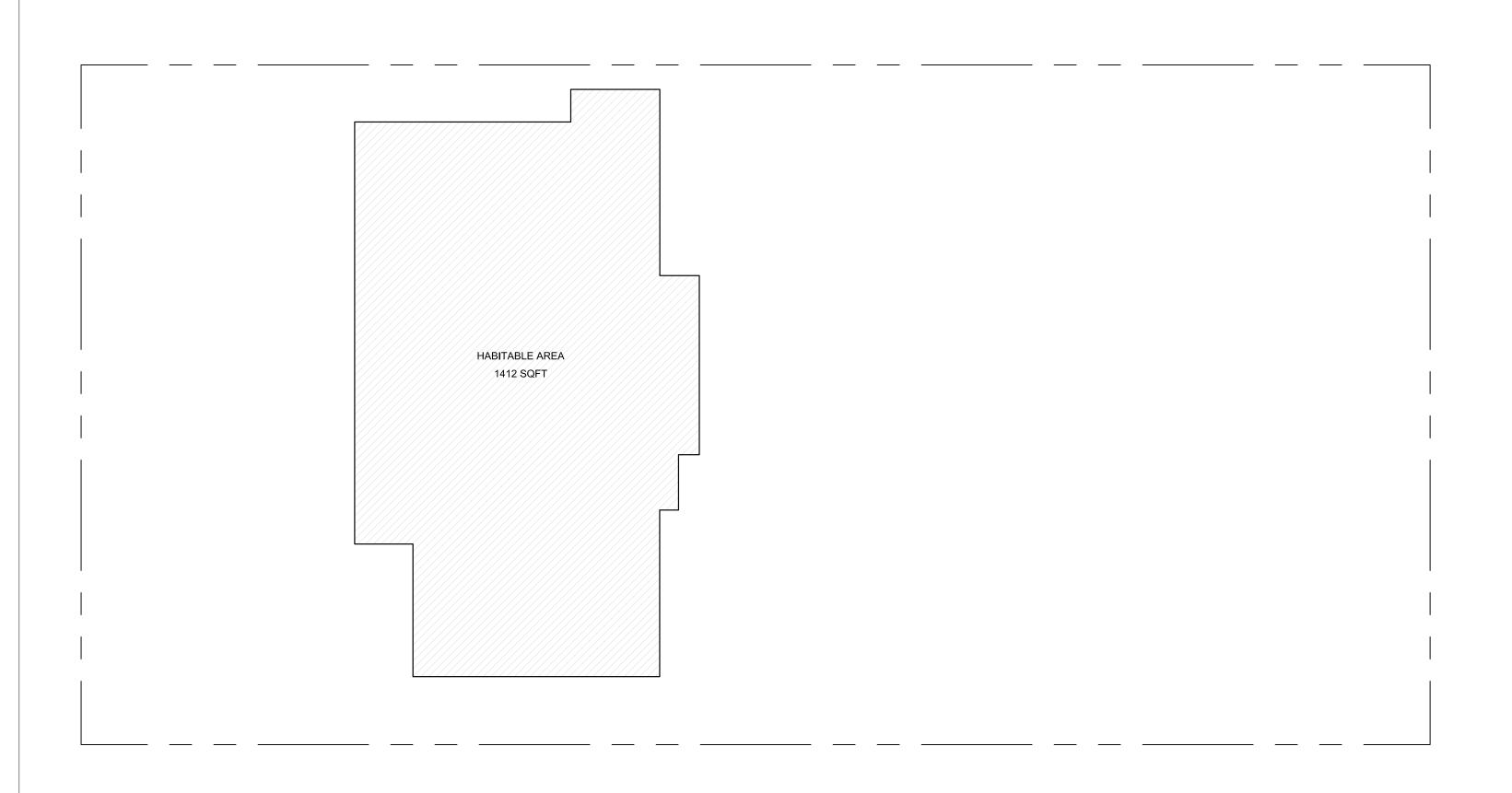
OF<u>1</u> SHEET(S) ORIG.DWG: <u>12-24-2021</u> REV.DWG: ____



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283 Cecillia Way Tiburon, CA 94920

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REV.	DATE	DESCRIPTION OF ISSUE
	12.16.2021	PROJECT START
	02.20.2023	PLANNING SUBMITTAL
DAT	E:	02.20.2023
DRA	WN:	MEW / LT
ISSU TYP		PLANNING SUBMITTAL
SHE		Site Plan &
	ડ ા	reet Elevations
		A.001



O1 Existing - Lot Coverage Plan

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

NON-HABITABLE AREA:

GARAGE + STORAGE: 598 SQ FT

O2 Existing - FAR FLR 1 Plan

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

EXISTING LOT COVERAGE RESIDENCE FOOTPRINT GARAGE FOOTPRINT TOTAL FOOTPRINT EXISTING LOT COVERAGE 18.8%

EXISTING FAR

EXISTING FLOOR AREA RATIO (FAR)
RESIDENCE 1,412 SQ.FT.
GARAGE 0 SQ.FT.
GROSS FLOOR AREA TOTAL: 1,412 SQ.FT.

1412 SQ.FT.

1412 SQ.FT.

0 SQ.FT.

18.8%

PROPOSED LOT COVERAGE RESIDENCE FOOTPRINT GARAGE FOOTPRINT TOTAL FOOTPRINT

HABITABLE AREA

1412 SQFT

ALLOWABLE LOT COVERAGE - 10% (750 SF) + 2000 RESIDENCE &600 SF FOR GARAGE PROPOSED LOT COVERAGE - 8.2% (622 SF) + 2000 RESIDENCE & 598 SF FOR GARAGE

2,622 SQ.FT.

598 SQ.FT.

2,622 SQ.FT.

598 SQ.FT.

3220 SQ.FT.

PROPOSED FLOOR AREA RATIO (FAR)
RESIDENCE FOOTPRINT GARAGE FOOTPRINT

ALLOWABLE FAR - 10% (750 SF) + 2000 RESIDENCE &600 SF FOR GARAGE PROPOSED FAR - 8.2% (622 SF) + 2000 RESIDENCE & 598 SF FOR GARAGE

NON-HABITABLE AREA: GARAGE + STORAGE: 598 SQ FT HABITABLE AREA: 2622 SQ FT

Proposed - Lot Coverage Plan

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

HABITABLE AREA: 2622 SQ FT



O4 Proposed FAR FLR 1 Plan

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

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REV. DATE DESCRIPTION OF ISSUE 12.16.2021 PROJECT START 04.03.2023 PLANNING SUBMITTAL DATE: 02.20.2023 DRAWN: MEW / LT ISSUE TYPE: PLANNING SUBMITTAL SHEET: FAR Diagram A.002



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	12.16.2021	PROJECT S	START
	04.03.2023	PLANNING	SUBMITTAL
DAT	F.		02 20 2023

REV. DATE DESCRIPTION OF ISSUE

DATE: 02.20.2023

DRAWN: MEW / LT

ISSUE PLANNING SUBMITTAL

Story Pole Plan
A.003

205
SIGNINGS

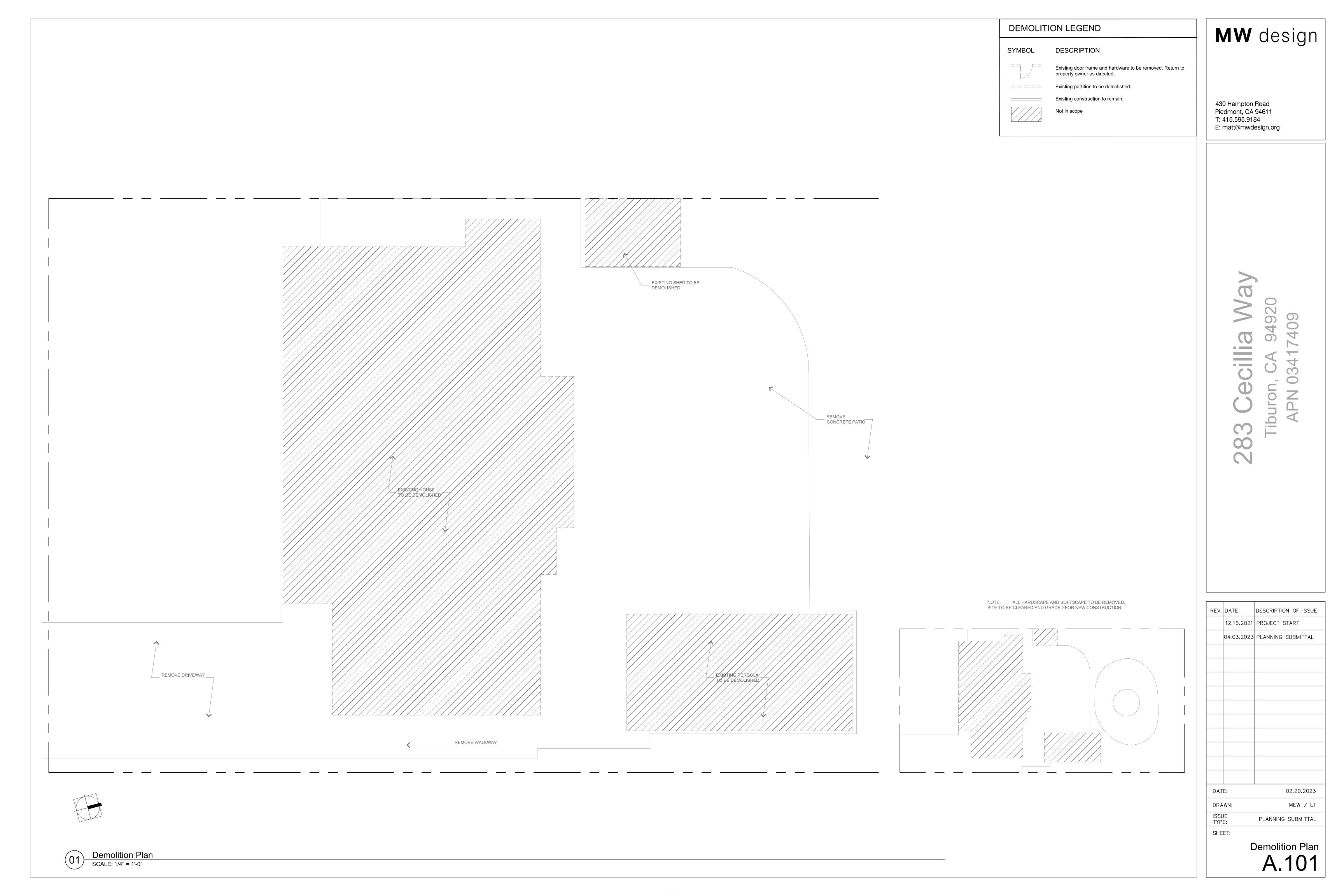
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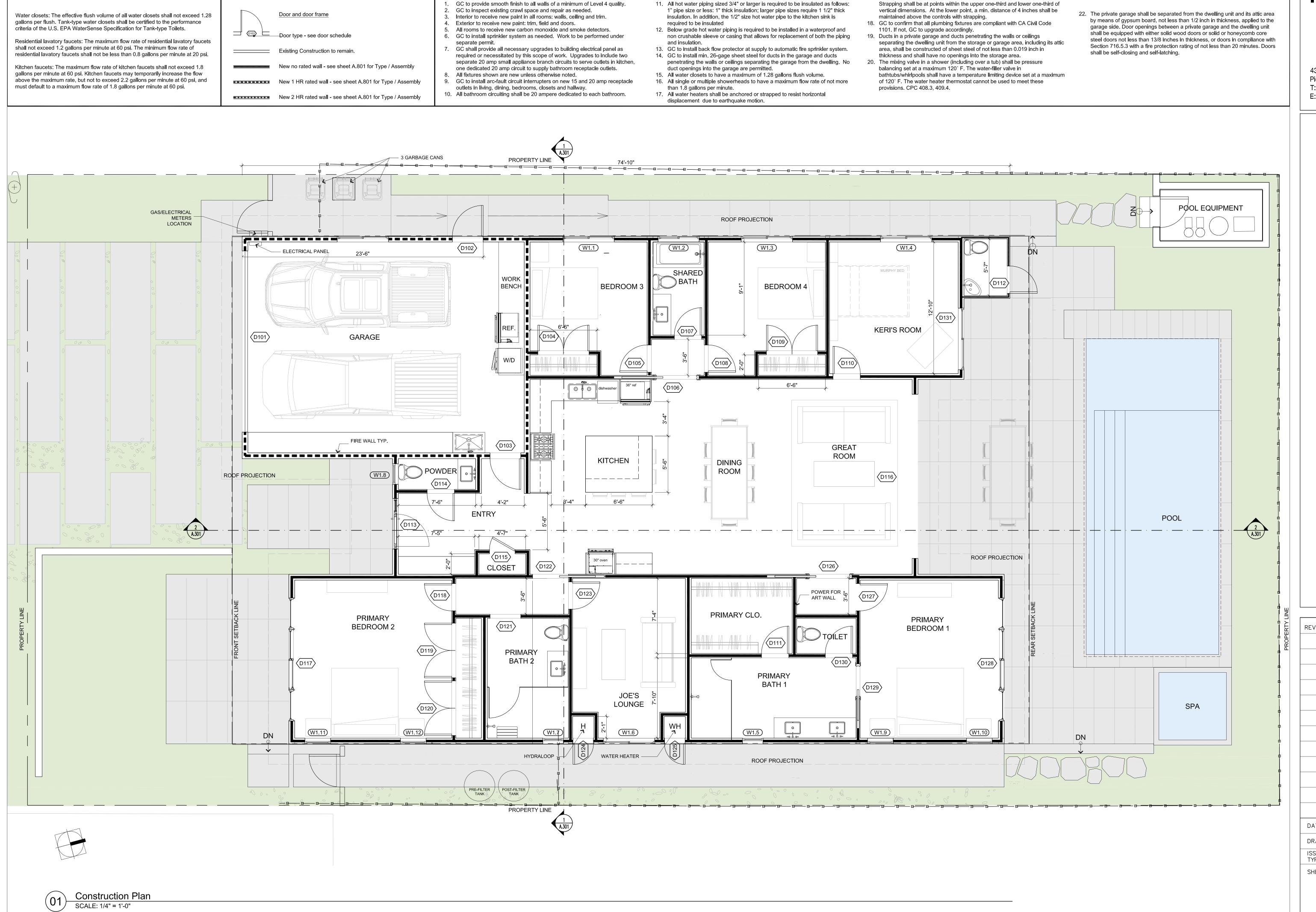
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STORY POLE HEIGHTS

HEIGHT KEY

SP1 13'-0"
SP2 12'-0"
SP3 13'-0"
SP4 12'-0"
SP5 11'-0"
SP6 10'-1"
SP7 11'-9"
SP8 10'-8"
SP9 17'-6"
SP10 14'-0"
SP11 12'-11"
SP12 11'-0"
SP13 9'-11"
SP14 14'-0"
SP15 13'-10"
SP16 12'-9"
SP17 11'-0"
SP18 9'-11"
SP19 11'-0"
SP18 9'-11"
SP19 11'-0"
SP20 13'-10"
SP21 11'-10"
SP22 10'-9"
SP23 17'-6"
SP24 13'-0"
SP25 12'-0"
SP26 13'-0"
SP27 10'-1"
SP28 11'-0"





SHEET NOTES - CONSTRUCTION

CALIFORNIA GREEN BLDG CODE NOTES

CONSTRUCTION LEGEND

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83 Cecilla Way

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REV. DATE DESCRIPTION OF ISSUE

12.16.2021 PROJECT START

04.03.2023 PLANNING SUBMITTAL

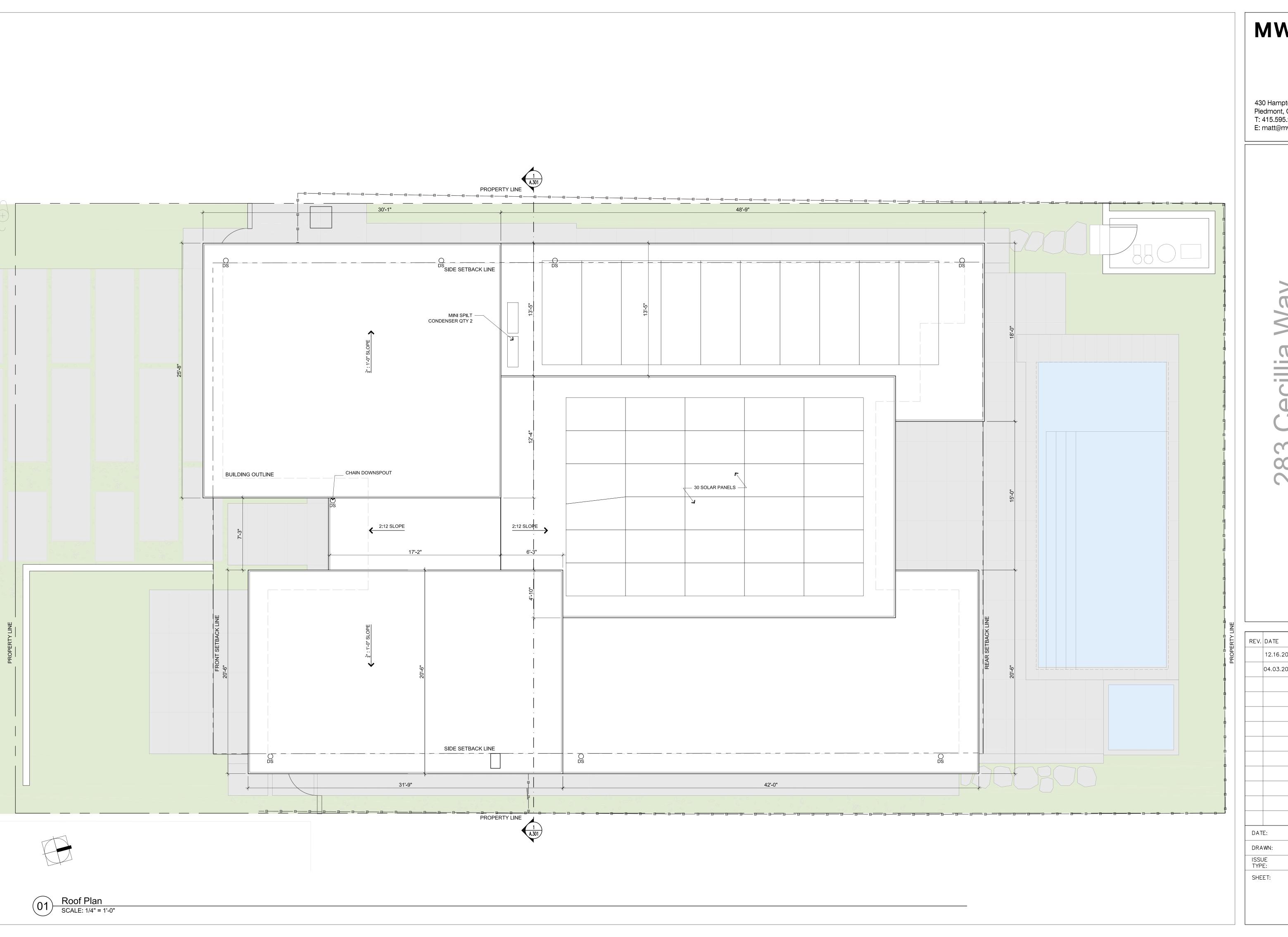
DATE: 02.20.2023

DRAWN: MEW / LT

ISSUE TYPE: PLANNING SUBMITTAL

SHEET:

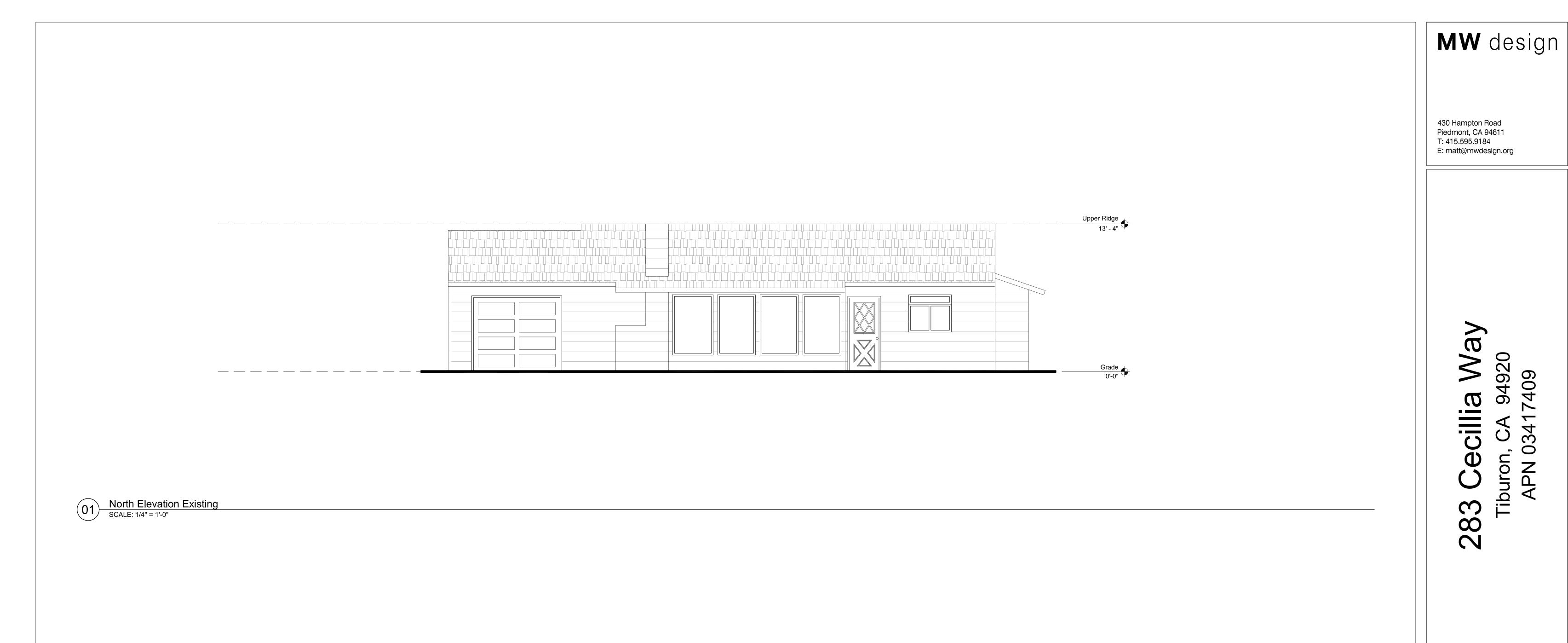
Construction Plan

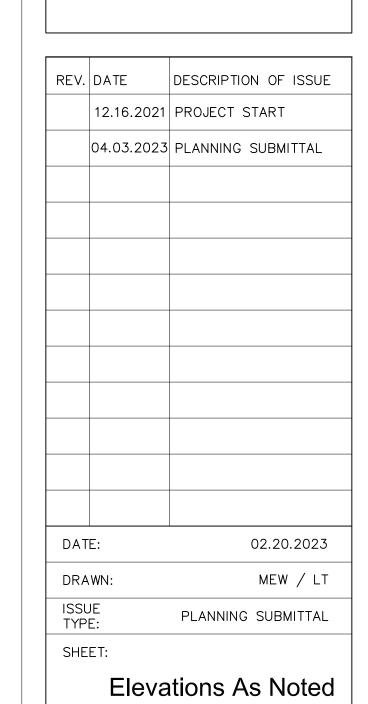


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REV. DATE DESCRIPTION OF ISSUE 12.16.2021 PROJECT START 04.03.2023 PLANNING SUBMITTAL 02.20.2023 MEW / LT PLANNING SUBMITTAL Roof Plan A.103





Tiburon, CA 5452, APN 03417409

283

Upper Ridge 17' - 10"

Top Of Roof 14' - 4"

Eave 12' - 4" Lower Ridge
10' - 7"

Top Plate
10' - 4" 16'-0" 12'-0" Finish Floor Grade 0' - 0" _ HORIZONTIAL REDWOOD SIDING STAINED "STONEHEDGE" _ 1X8 RESAWN 90 DEGREE SHIPLAP REDWOOD WITH A BENJAMIN MOORE 'ARBORCOAT' SEMI-TRANSPARENT STAIN IN 'STONEHEDGE' ___ STUCCO _ SLIDING DOORS

MINI SPLIT CONDENSOR

North Elevation Proposed

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



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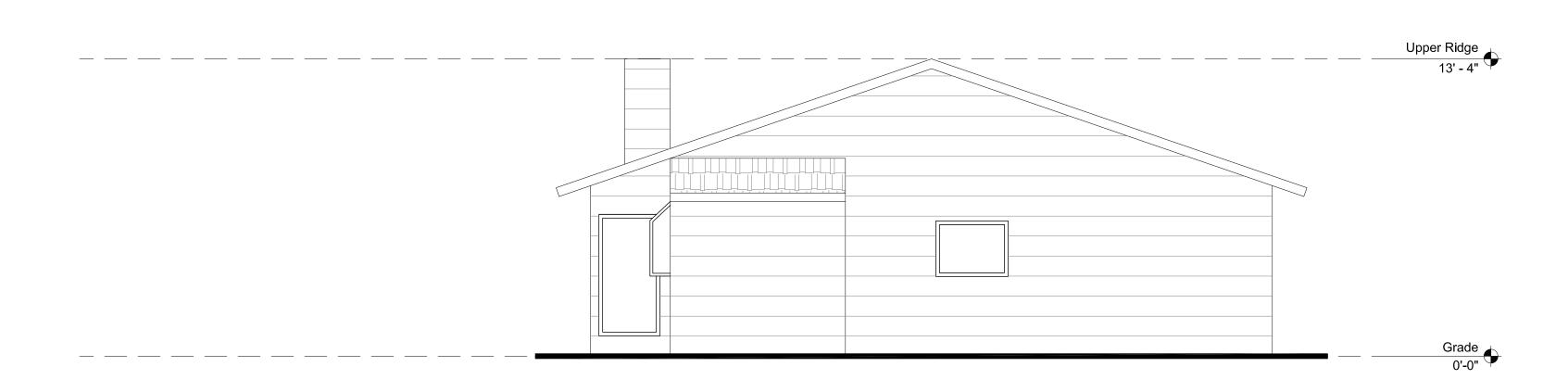
Tiburon, CA 5452, APN 03417409

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REV. DATE DESCRIPTION OF ISSUE 12.16.2021 PROJECT START 04.03.2023 PLANNING SUBMITTAL

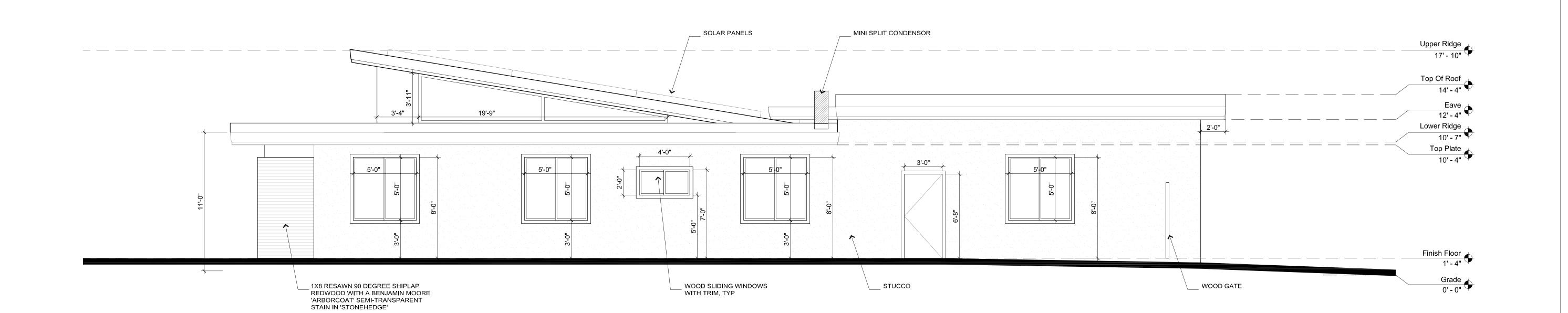
DATE: 02.20.2023 MEW / LT DRAWN: ISSUE TYPE: PLANNING SUBMITTAL

Elevations As Noted



West Elevation Existing

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





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83 Cecillia Way

REV. DATE DESCRIPTION OF ISSUE

12.16.2021 PROJECT START

04.03.2023 PLANNING SUBMITTAL

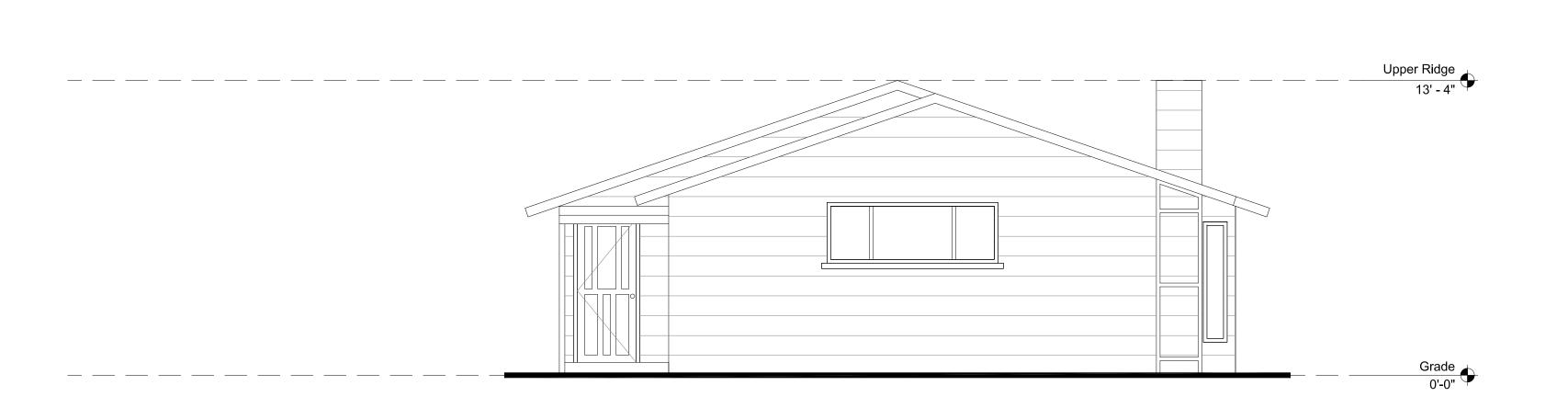
DATE: 02.20.2023

DRAWN: MEW / LT

ISSUE TYPE: PLANNING SUBMITTAL

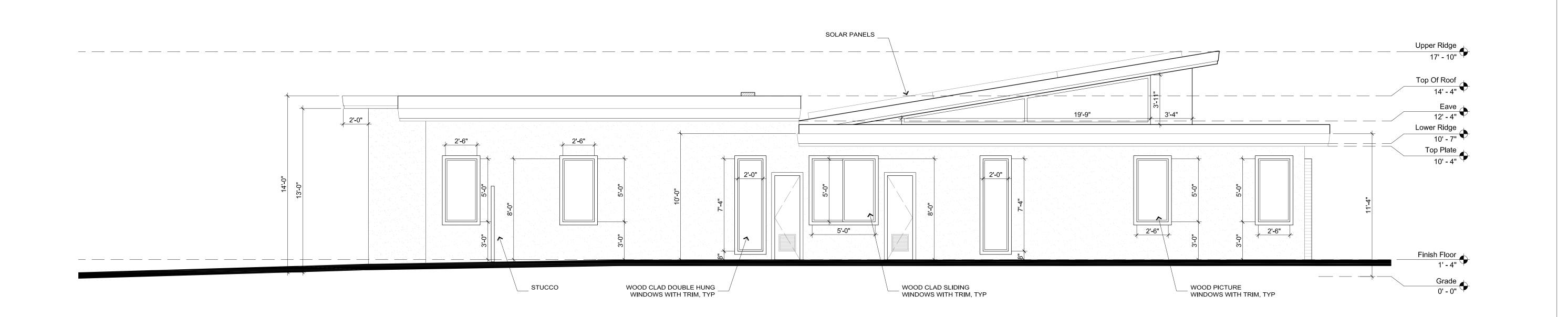
SHEET:

Elevations As Noted



O1 East Elevation Existing

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



283 Cecillia Way
Tiburon, CA 94920
APN 03417409

MW design

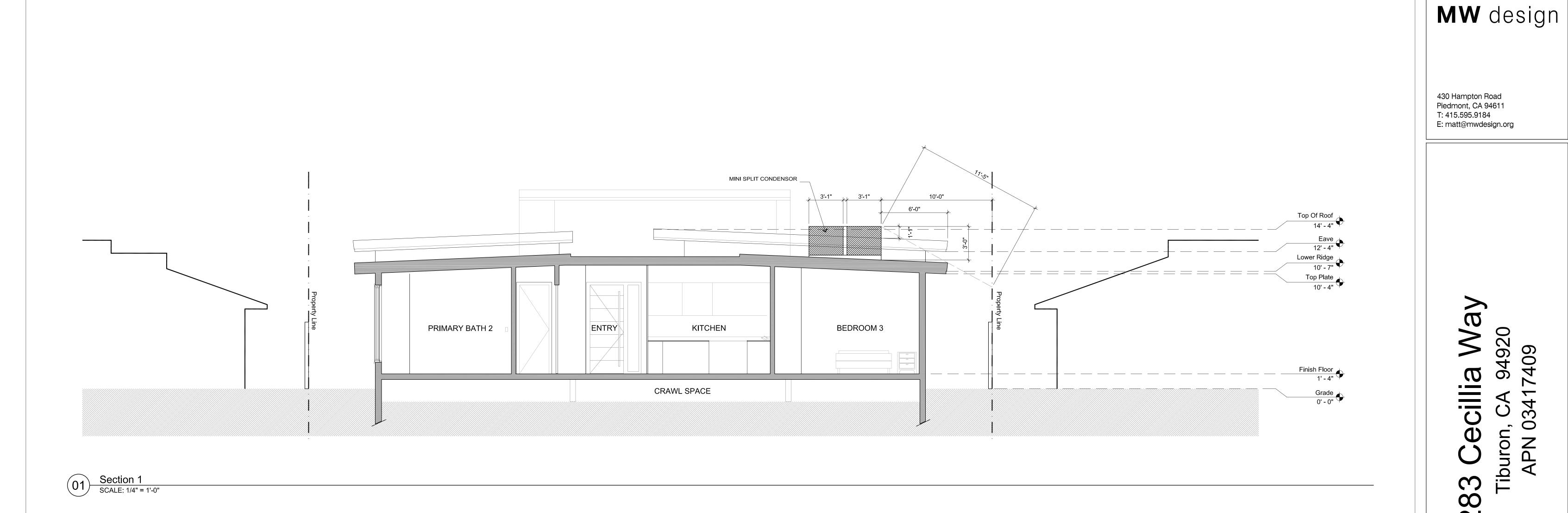
430 Hampton Road Piedmont, CA 94611 T: 415.595.9184

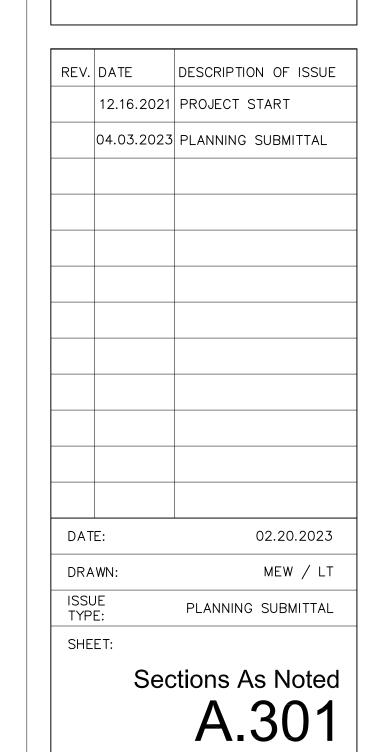
E: matt@mwdesign.org

REV.	DATE	DESCRIPTION OF ISSUE
	12.16.2021	PROJECT START
	04.03.2023	PLANNING SUBMITTAL
DAT	E:	02.20.2023
DRA	WN:	MEW / LT
ISSL TYP		PLANNING SUBMITTAL
SHE	ET:	
	Eleva	tions As Noted

02 East Elevation Proposed

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





Way

Cecillia

283

Tiburon, CA APN 03417

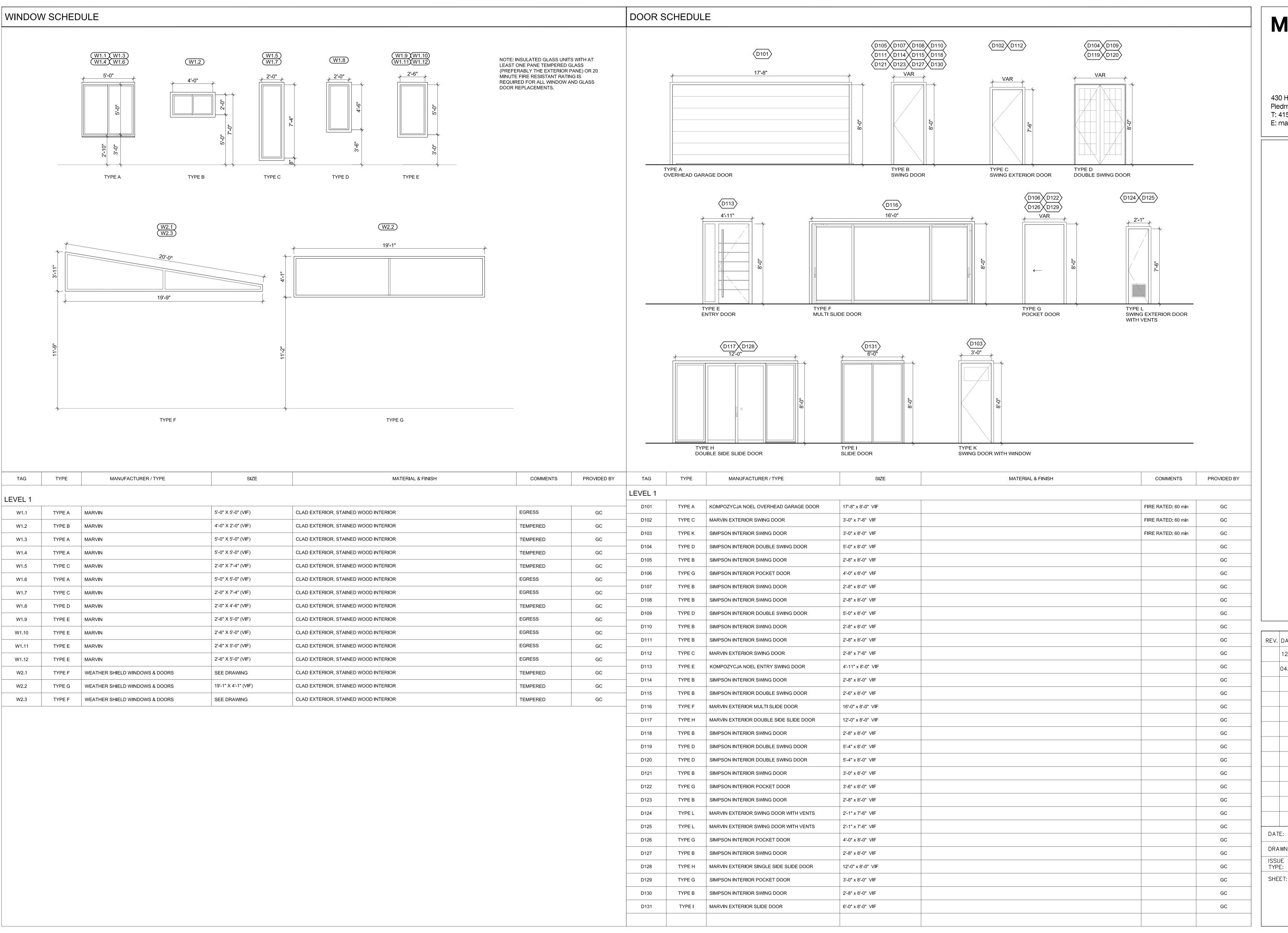
Top Of Roof 17' - 10" Top Of Roof 14' - 4" MINI SPLIT CONDENSOR Eave
12' - 4"

Lower Ridge
10' - 7"

Top Plate
10' - 4" KITCHEN DINING ROOM GREAT ROOM ENTRY Finish Floor CRAWL SPACE

O2 Section 2

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



430 Hampton Road Piedmont, CA 94611 T: 415.595.9184 E: matt@mwdesign.org

Cecillia Way aron, CA 94920

34

0

REV.	DATE	DESCRIPTION OF ISSUE
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	04.03.2023	PLANNING SUBMITTAL
DAT	E:	02.20.2023
DRA	.WN:	MEW / LT
ISSL TYP		PLANNING SUBMITTAL
SHE	ET:	Window & Door Schedule









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283 Cecillia Way
Tiburon, CA 94920

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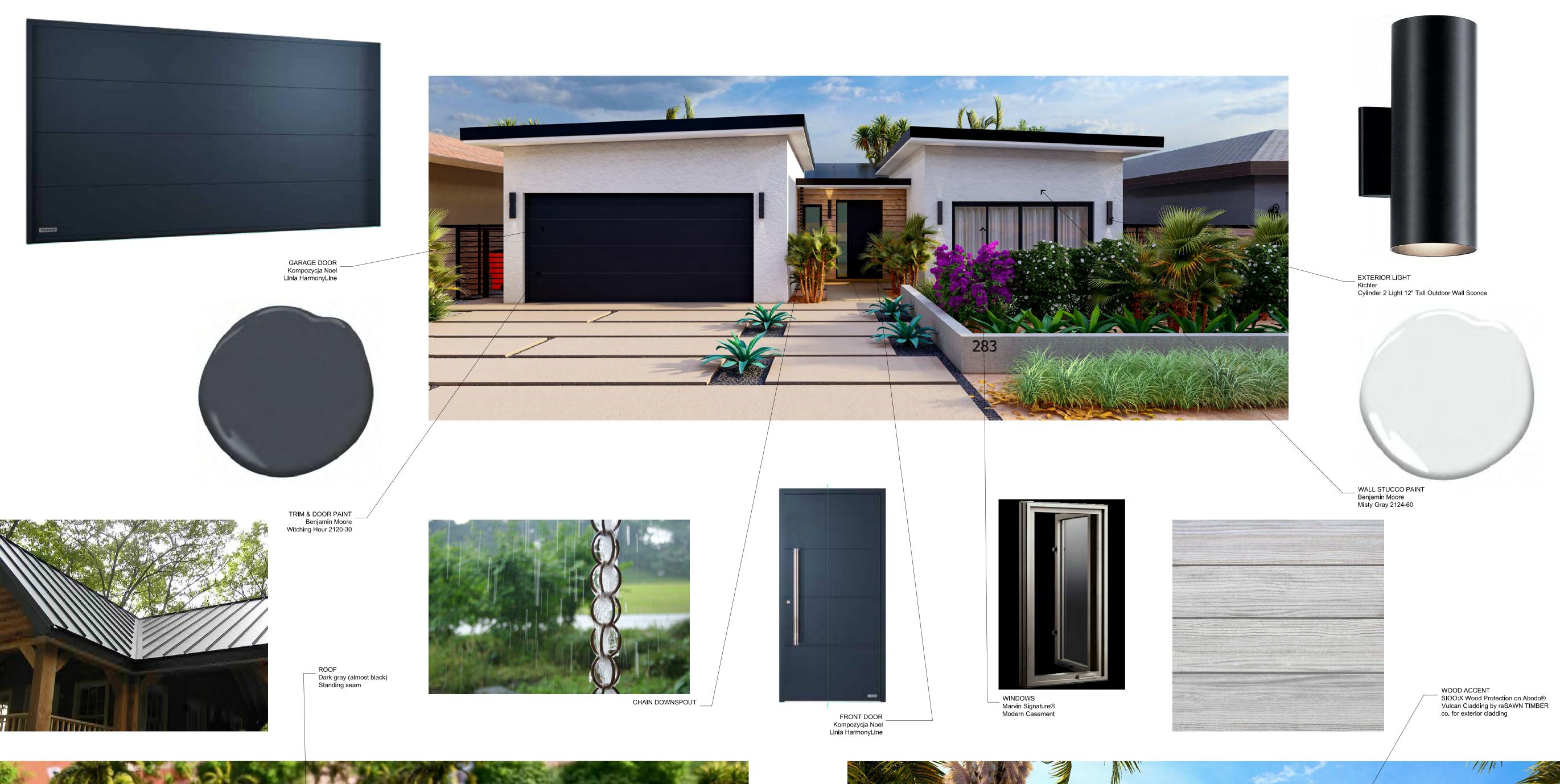




430 Hampton Road Piedmont, CA 94611 T: 415.595.9184 E: matt@mwdesign.org

283 Cecillia Way

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DAT	E:	02.20.2023
DRA	WN:	MEW / LT
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SHE	ET:	
		3D Images
		A.902
		M.302





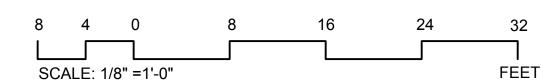


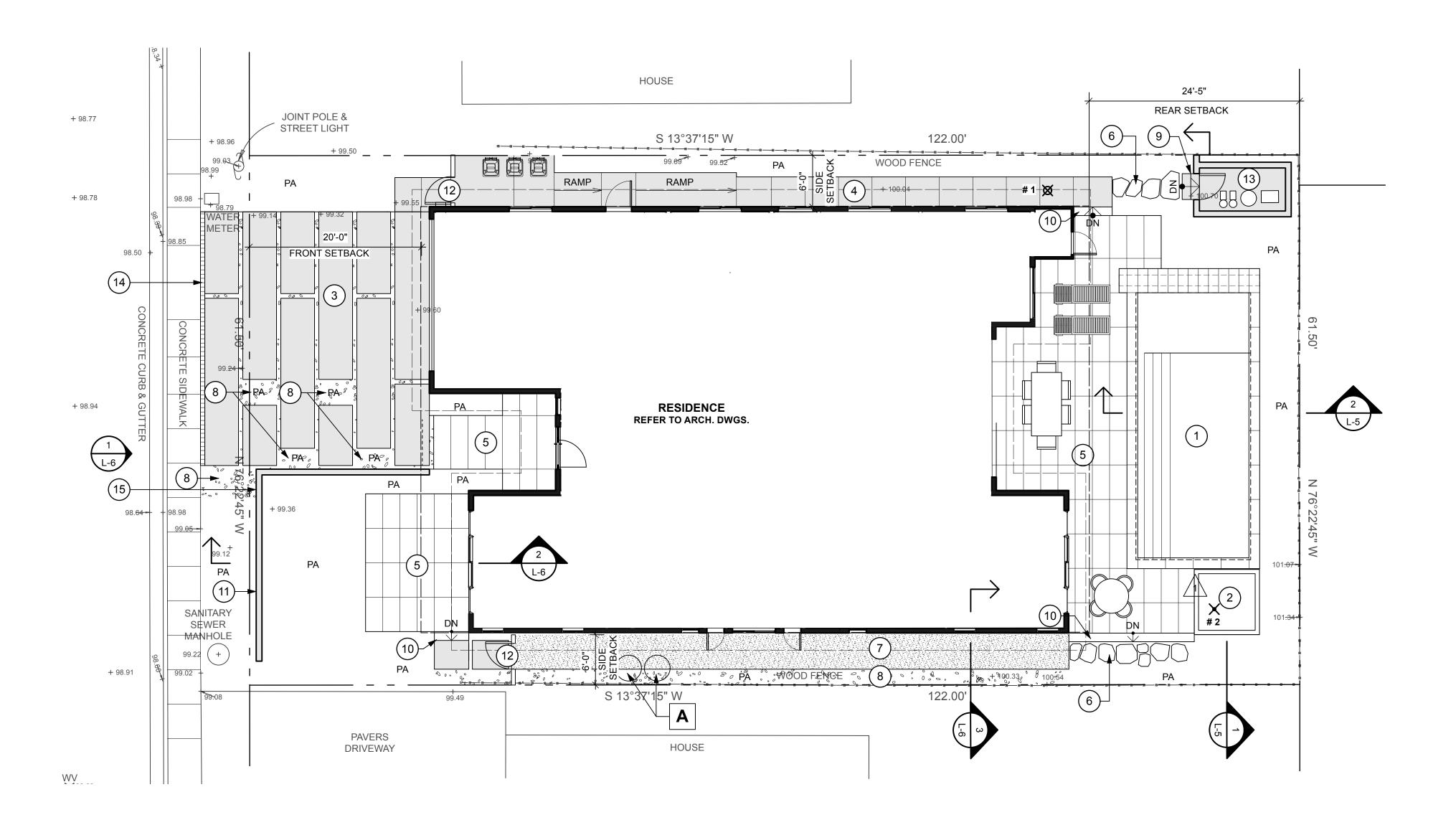
430 Hampton Road Piedmont, CA 94611 T: 415.595.9184 E: matt@mwdesign.org

283 Cecillia Way Tiburon, CA 94920

٧.	DATE	DESCRIPTION OF ISSUE
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	04.03.2023	PLANNING SUBMITTAL
٩T	E:	02.20.2023
RΑ	WN:	MEW / LT
SL P		PLANNING SUBMITTAL
ΗE	ET:	
	N	/laterials Board

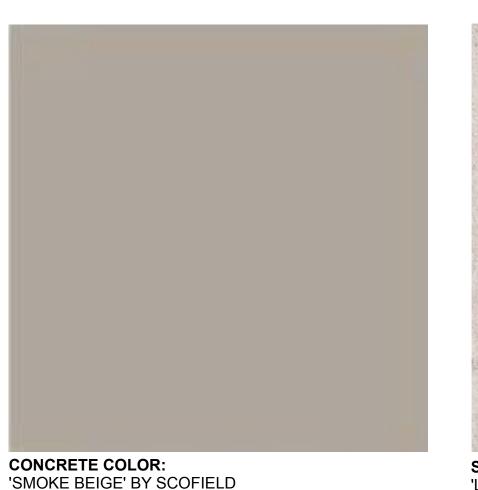
CM.101





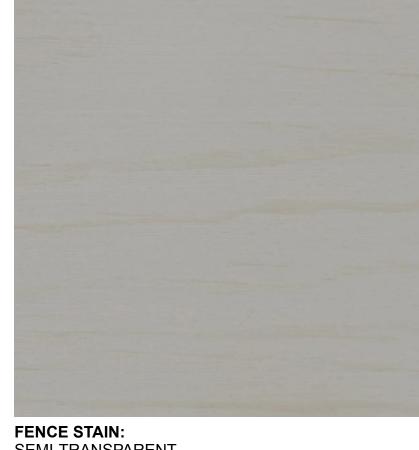
MATERIAL IMAGES







COLOR: 'OPAL 2.0'



SEMI-TRANSPARENT 'STONEHEDGE' BY ARBORCOAT

MATERIAL LEGEND

SWIMMING POOL W/ SHELF

13'-4" X 31' (INTERIOR BOWL)

COPING: 'LE REVERSE' STONE BY 'KRONOS', COLOR: 'OPAL 2.0'

POOL BOWL: PEBBLE SHEEN O.E. COLOR: TBD

WATER TILE: CERAMIC TILE FROM 'NATIONAL' O.A.E.

POOL COVER: AUTOMATIC POOL COVER IN COMPLIANCE W/ ASTM STANDARD F1346-91. VERIFY COVER COLOR W/ OWNER

'CUBE SPA' BY 'AQUAVIA'

91" X 91" X 31" H (231cm X 231cm X 78cm)

CONCRETE STEPPERS W/ RIVER ROCK: COCRETE COLOR: 'SMOKE BEIGE' BY SCOFIELD FINISH: SAND

RIVER ROCK: TBD COLORED AND SCORED CONCRETE PAVING : COLOR: 'SMOKE BEIGE' BY SCOFIELD

FINISH: SAND RAISED PEDESTAL PAVERS ON LOW DECK W/ STONE STAIRS

PAVERS: 'LE REVERSE' STONE BY 'KRONOS' COLOR: 'OPAL 2.0'

FLAGSTONE STEPPERS IN SAND: STONE: TBD

CRUSHED ROCK: 3/8" 'SIERRA TAN' CRUSHED ROCK FROM SBI, (707) 284-8989, ON COMPACTED CLASS II BASE, W/ METAL EDGE

RIVER ROCK IN PLANTING AREA: RIVER ROCK: TBD

CONC. STAIRS: COCRETE COLOR: 'OYSTER WHITE' BY SCOFIELD

FINISH: BLOOM

PAVERS: 'LE REVERSE' STONE BY 'KRONOS' COLOR: 'OPAL 2.0'

CONCRETE WALL, COLOR: TBD

FINISH: TBD

SIDEYARD FENCE AND GATES 6'-0" TALL, HORIZONTAL WOOD

1X8 REDWOOD SIDING,

STAIN: SEMI-TRANSPARENT 'STONEHEDGE' BY ARBORCOAT

POOL EQUIPMENT ENCLOSURE

CONC. PAD., HORIZONTAL WOOD FENCE ON CONC. WALL

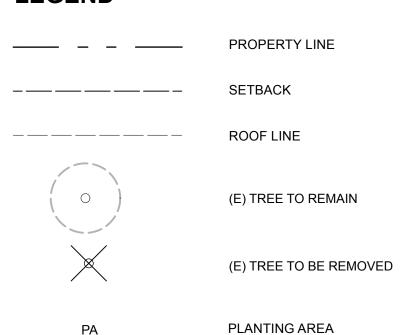
1X8 REDWOOD SIDING, STAIN: SEMI-TRANSPARENT 'STONEHEDGE' BY ARBORCOAT

TRENCH DRAIN

PIN-MOUNT ADDRESS NUMBERS

TREE REMOVAL CHART				
	COMMON NAME	SPECIES	DBH (INCHES)	
# 1	DECIDUOUS TREE	MISC.	11"	
# 2	LEMON TREE	CITRUS	4"	

LEGEND



NOTES THIS SHEET

FILTER TANKS BY OTHERS

PEDERSEN ASSOCIATES LANDSCAPE ARCHITECTS S A N R A F A E L C A 9 4 9 0 1 - 1 7 9 2 P 4 1 5 4 5 6 2 0 7 0 F 4 1 5 4 5 6 2 0 8 6 CA REG #2300 HI REG #7273

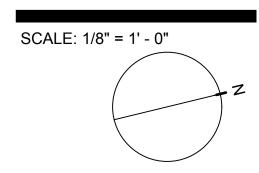
283 CECILIA WAY

283 CECILIA WAY TIBURON, CA APN: 034-174-09

PA@PEDERSENASSOCIATES.COM

04/03/23 COMMENTS 02/16/23 DESIGN REVIEW DATE ISSUES & REVISIONS NO.

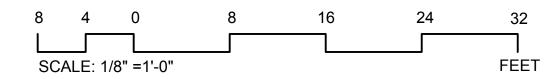
PROJECT# 2022.30 DRAWN BY: TK ORIGINAL DRAWING SIZE: 24" X 36"

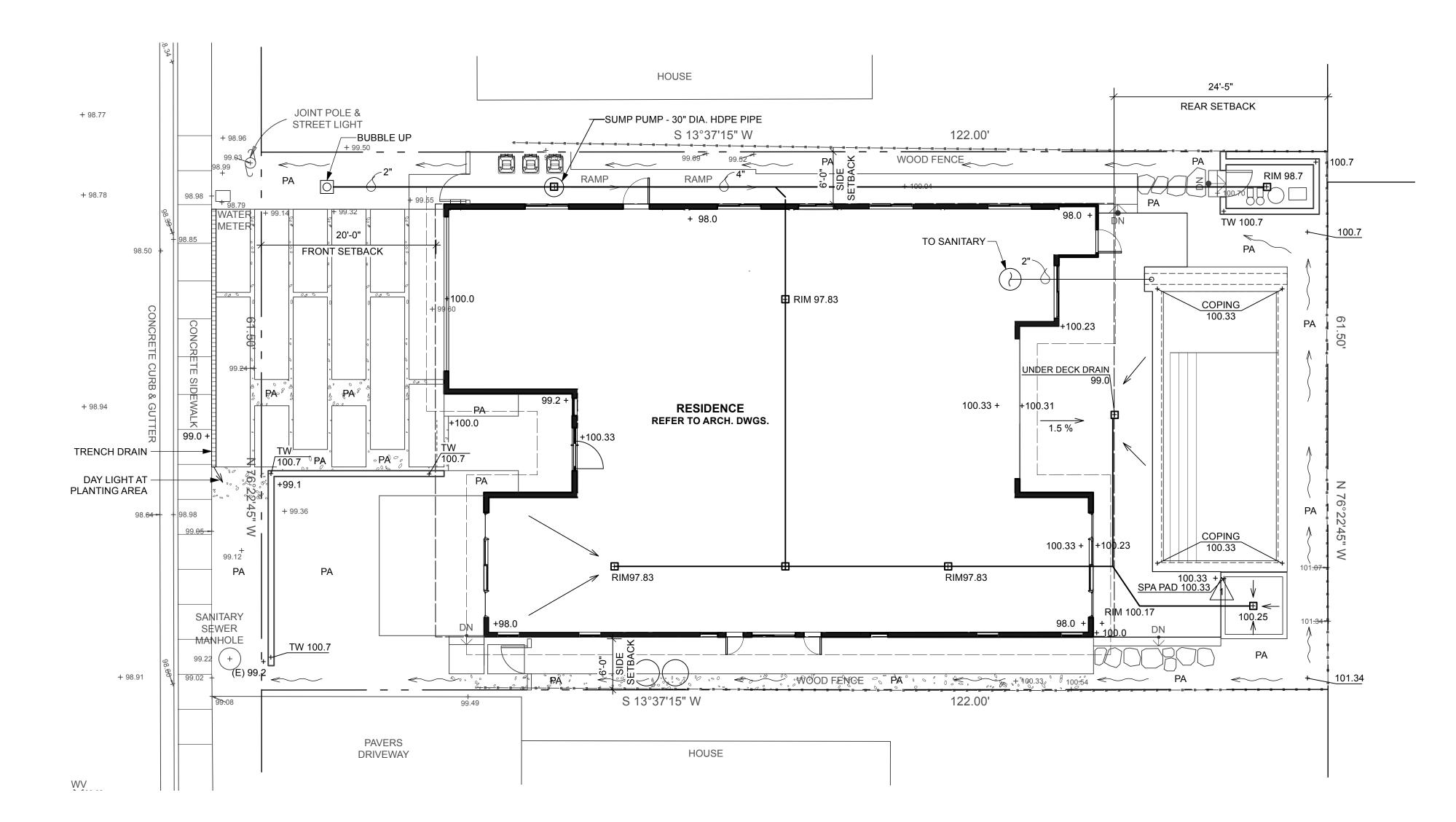


LANDSCAPE & TREE REMOVAL PLAN

SHEET#

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GRADING & DRAINAGE LEGEND

GRADING	& DRAINAGE LEGEND
+ (93.5)	(E) SPOT ELEVATION
+ 93.5	PROPOSED SPOT ELEVATION
1	DIRECTION OF SLOPE/ FLOW
€	C.O./CLEAN OUT
(90)	(E) CONTOURS
90	- PROPOSED CONTOUR LINES
HP	HIGH POINT
TW / BW	TOP OF WALL / BOTTOM OF WALL
TF	TOP OF FENCE
PA	PLANTING AREA
DS	DOWN SPOUT
AD	AREA DRAIN
СВ	CATCH BASIN
	SUBDRAINS: MIRA DRAIN HD W/CLEANOUTS OR PERFORATED PIPE 1 % SLOPE MIN.
———	4" DIA. MIN. TIGHT LINES TO BE RIGID PVC PIPE, SCH#40 OR ASTM D-3034 SDR 35, 1% SLOPE MIN.
0	SMALL ATRIUM DRAINS: 6" ATRIUM GRATE BY 'NDS' ON 6" PVC RISER-O.E.
	9" X 9" CATCH BASIN W/ BROWN GRATE BY NDS - O.E.
::::::	2" WEEP HOLES TYP.
	ROCK RIP RAP 6"-8" X 1'-0" DEEP. USE 6" TO 8" ROCKS W/

GRADING & DRAINAGE NOTES

MIRAFI 140N FILTER FABRIC. SEE CIVIL ENG. DWG.

ROCK MULCH: 6" MINUS NOYA COBBLE 8" DEEP

PROPERTY ALIGNMENT, GRADING, AND BUILDING ALIGNMENT IS BASED ON INFORMATION PROVIDED BY DMG ENGINEERING, INC.

CONTRACTOR SHALL REMOVE ALL DEBRIS AND UNSUITABLE MATERIAL GENERATED BY ITS OPERATIONS FROM THE SITE.

KEEP WORK SPRINKLED TO PREVENT DUST. PROVIDE, ERECT AND MAINTAIN BARRICADES TO PROTECT

THE GENERAL PUBLIC, WORKERS AND ADJOINING PROPERTY.

SLOPE TRANSITIONS TO BE SMOOTH AND EVEN WITH NO ABRUPT CHANGES IN GRADE. SLOPE ALL SOIL AWAY FROM BUILDING AT A MINIMUM OF 2%.

THE CONTRACTOR SHALL VERIFY ALL ROUGH GRADES IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR A DECISION BEFORE PROCEEDING FURTHER WITH

WORK.

ALL SLOPES 2:1 OR GREATER SHALL BE COVERED WITH SC150 EROSION CONTROL BLANKETS BY 'AMERICAN GREEN' O.E. SLOPES LESS THAN 2:1 SHALL BE COVERED BY THE DIRECTION OF THE L.A. ANY EROSIVE CONDITION SHALL BE BROUGHT TO THE ATTENTION OF THE L.A. FOR IMMEDIATE ACTION.

FINE GRADING

ALL GRAVEL BROKEN GLASS, ASPHALT, WOOD AND CONCRETE CHUNKS SHALL BE REMOVED FROM

PLANTING AREAS DURING FINE GRADING PROCEDURES.

FINE GRADING PROCEDURES SHALL INCLUDE EVENING OF GRADE AROUND ANY EXISTING UTILITY BOXES AND GRATES.

THE CONTRACTOR SHALL PLACE AMENDED ON-SITE STOCKPILED OR IMPORTED TOPSOIL TO ACHIEVE THE FINISH GRADES SHOWN ON THE GRADING AND DRAINAGE PLAN TO WITHIN TWO TENTHS OF A FOOT. TOPSOIL TO BE GENERAL LANDSCAPE MIX. THE CONTRACTOR IS RESPONSIBLE TO CALCULATE FILL SETTLEMENT.

THE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND POSITIVE SURFACE DRAINAGE IN ALL LANDSCAPED AREAS.

PROJECT DATA:

 LOT SIZE
 7,500 S.F.
 NO CHANGE

 PERVIOUS AREA:
 3,190 S.F.
 4,120 S.F.

 IMPERVIOUS AREA:
 4,310 S.F. *
 3,380 S.F. **

 AREA OF DISTURBANCE:
 7,500 S.F.

 GRADING CALCULATIONS:
 CUT: 236 C.Y. ***

 FILL: < 5 C.Y.</td>

* (E) RESIDENCE (1,378 S.F.) + (E) SHED (75 S.F.) + (E) CONC. PAVING (2,857 S.F.) = 4,310 S.F. ** (P) RESIDENCE (3,252 S.F.) + (P) CONC. PAVING (128 S.F.) = 3,380 S.F.

*** POOL INCLUDED

PEDERSEN ASSOCIATES LANDSCAPE ARCHITECTS 2 4 H S T R E E T SAN RAFAEL CA 9 4 9 0 1 - 1 7 9 2 P 4 1 5 4 5 6 2 0 7 0 F 4 1 5 4 5 6 2 0 8 6 CA REG # 2 3 0 0 H I REG # 7 2 7 3 PA@PEDERSENASSOCIATES.COM

283 CECILIA WAY

283 CECILIA WAY TIBURON, CA

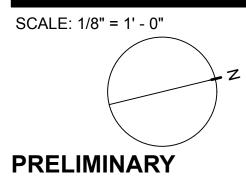
APN: 034-174-09

04/03/23 COMMENTS

02/16/23 DESIGN REVIEW

DATE ISSUES & REVISIONS NO.

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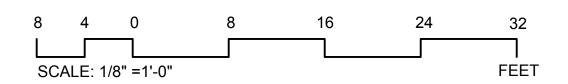


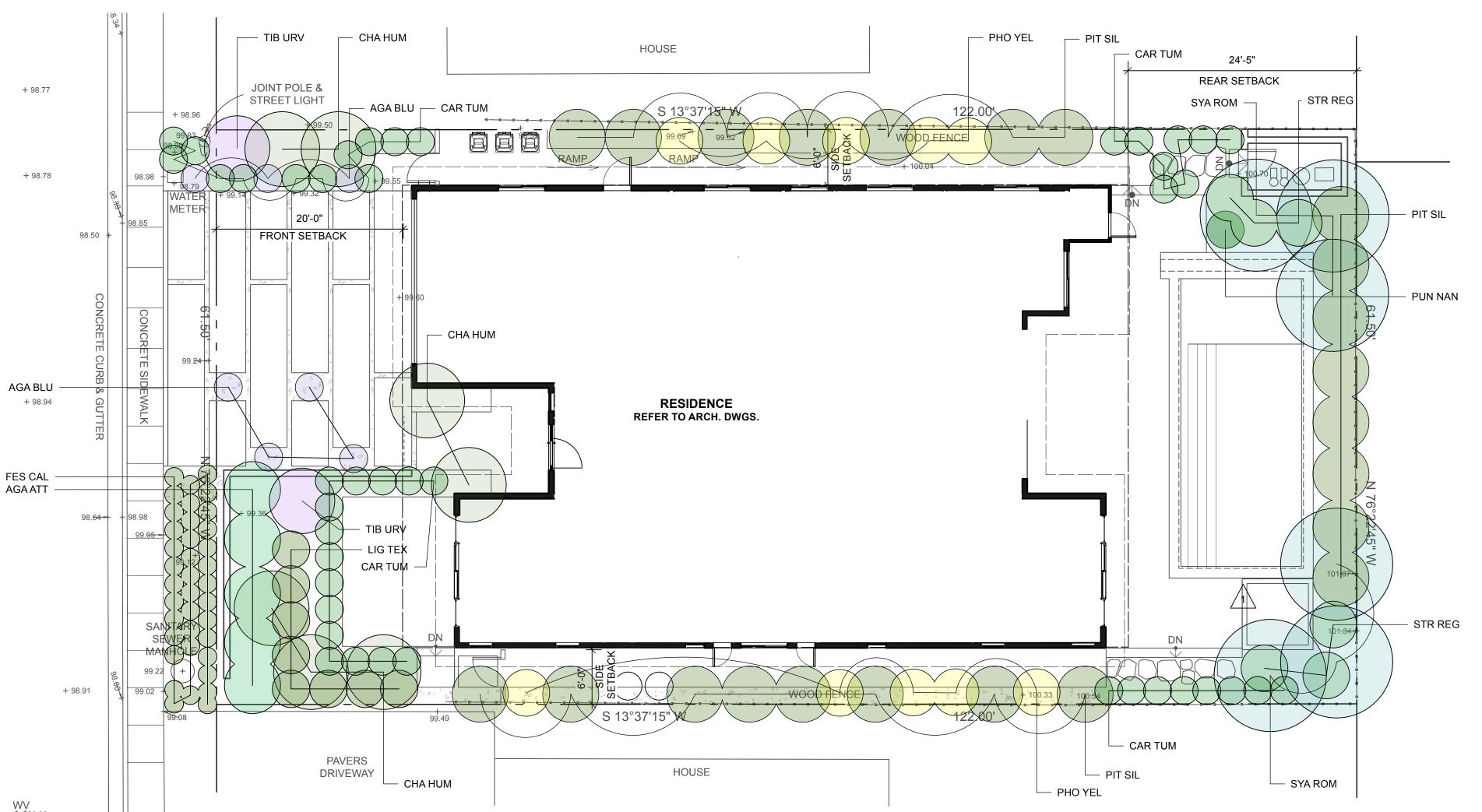
PRELIMINARY
GRADING &
DRAINAGE PLAN

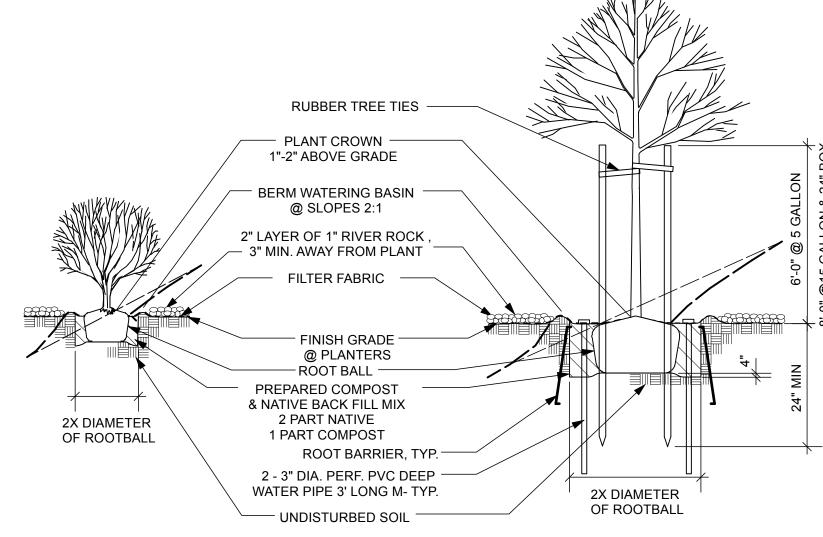
SHEET#

L-2

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LANDSCAPE NOTES

PLANT SYMBOLS REPRESENT A 3-5 YEAR GROWTH PROJECTION.

PLANTING SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN.

STAKE OR GUY TREES PER DETAILS.

CONTRACTOR SHALL COORDINATE ALL PLANTING WITH UTILITY LOCATIONS NOT SHOWN ON THE PLANS. ANY CONFLICTS BETWEEN LOCATIONS OF PROPOSED SITE UTILITIES OR LIGHTING SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT

ALL EXISTING TREES SHALL REMAIN AND PROTECTED IN PLACE, UNLESS DESIGNATED TO BE REMOVED OR TRANSPLANTED.

GENERAL PURPOSE BACKFILL MIX TO BE 50% ON-SITE OR IMPORTED TOPSOIL, 50% APPROVED SOIL AMENDMENT.

PLANTING HOLES TO BE TILLED SO THAT THE SOIL IS LOOSE AND NOT COMPACTED TO A MINIMUM DEPTH OF 8". COMPACTED SOILS SHALL BE RIPPED TO 10" DEPTH AND GRADED SMOOTH TO TRANSITION TO SURROUNDING AREAS.

SOIL TESTS (THERE SHALL BE A MINUMUM OF 6) SHALL BE PERFORMED ON THE EXISTING SOIL TO DETERMINE THE FINAL AMENDMENT AND FERTILIZER FORMULA. THE SOILS REPORT SHALL CONTAIN THE FOLLOWING INFORMATION:

- SOIL PERMEABILITY RATE IN INCHES PER HOUR
- SOIL TEXTURE TESTCATION EXCHANGE CAPACITY
- SOIL FERTILITY (INCLUDING TESTS FOR NITROGEN, POTASSIUM, PHOSPHOROUS,
- PH, ORGANIC MATTER AND ELECTRICAL CONDUCTIVITY)
- RECOMMENDATIONS FOR AMENDMENTS TO THE PLANTING AREA SOIL

GROUND COVER AREAS SHALL BE FERTILIZED PRIOR TO PLANTING WITH "AGRIFORM 18-18-6 OR EQUAL AT TWELVE POUNDS PER THOUSAND SQUARE FEET. BROADCAST FERTILIZER EVENLY AND WORK THOROUGHLY INTO THE TOP THREE INCHES OF SOIL.

FURNISH AND INSTALL A 3" LAYER OF MULCH IN ALL PLANTING AREAS. MULCH TO BE 'VINEYARD' MULCH FROM SONOMA COMPOST/WESTMARIN COMPOST (PH# 707-664-9113), 'ORGANIC ARBOR MULCH' FROM GRAB N' GROW (PH# 707-575-7275) OR FOREST FLOOR' MULCH FROM AMERICAN SOIL PRODUCTS (PH# 510-860-0197). TRANSITION MULCHES TO 1" DEPTH AT ALL PLANT ROOT CROWNS. PLANT ALL MATERIALS 2" MINIMUM ABOVE EXISTING SOIL LEVELS.

THE CONTRACTOR SHALL GUARANTEE TREES FOR A PERIOD OF 1 YEAR.

THE CONTRACTOR SHALL GUARANTEE PLANTED STOCK FOR A 90-DAY MAINTENANCE PERIOD AFTER FINAL ACCEPTANCE BY THE OWNER.

IRRIGATION SYSTEM TO BE A FULLY AUTOMATIC, LOW GALLONAGE DRIP SYSTEM WITH COMPLETE WATER PROTECTION. TREE, SHRUB, AND GROUND COVER AREAS TO RECEIVE DRIP EMITTER TYPE IRRIGATION.

PLANT IMAGES					$\sqrt{1}$
TREES	SHRUBS				
Syagrus romanzoffiana Queen Palm	Chamaerops humilis Mediterranean Fan Palm	Pittosporum tenuifolium 'Silver Sheen' Silver Sheen Kohuhu	Punica granatum 'Nana' Dwarf Pomegranate	Ligustrum japonicum 'Texanum' Japanese Privet	Tibouchina urvilleana Princess Flower
PERENNIALS Phormium 'Yellow Wave' Variegated New Zealand Flax	Strelitzia reginae Bird of Paradise	Carex tumulicola Foothill Sedge	GRASS Festuca californica California Fescue	SUCCULENT Agave attenuata Fox Tail Agave	Agave 'Blue Glow' Blue Glow Agave

ymbol	Latin Name	Common Name	Quantity	Size	Mature Size	Water Use Rating	Native Plant	Fire-Prone Listed	Remarks
	Trees				(H X W)	VL, L, M, H	Yes(Y) or No(N)	Yes(Y) or No(N)	
YA ROM	Syagrus romanzoffiana	Queen Palm	6	24" Box	50' x 25'	M	N		6'-8' Btown Trunk
									at planting
	Shrubs								
HA HUM	Chamaerops humilis	Mediterranean Fan Palm	7	24" Box	20' x 20'	M	N	N	3 trunk clumps
IG TEX	Ligustrum japonicum 'Texanum'	Japanese Privet	8	15 Gal.	6' x 4'	M	N	N	
IT SIL	Pittosporum tenuifolium 'Silver Sheen'	Silver Sheen Kohuhu	23	24" Box	12' x 6'	M	N	N	8'-0" min. at planting
UN NAN	Punica granatum 'Nana'	Dwarf Pomegranate	1	15 Gal.	3' x 5'	L	N		
IB URV	Tibouchina urvilleana	Princess Flower	2	15 Gal.	7' x 7'	M	N	N	
	Perennials								
	Phormium 'Yellow Wave'	Variegated New Zealand Flax	10	5 Gal.	5' x 4'	L	N	N	
TR REG	Strelitzia reginae	Bird of Paradise	6	5 Gal.	5' x 5'	M	N	N	
	Ferns								
	Grasses								
AR TUM	Carex tumulicola	Foothill Sedge	43	1 Gal.	1'-6" x 3'-0"	L	Y	N	
ES CAL	Festuca californica	California Fescue	38	1 GAL.	2-3'x1-2'	L	Y		
	Succulents								
GA ATT	Agave attenuata	Fox Tail Agave	5	5 Gal.	6' x 4'	L	N	N	
GA BLU	Agave 'Blue Glow'	Blue Glow Agave	7	5 Gal.	2'-3'	VL	Y		
	Vines								
	Groundcovers								

PEDERSEN ASSOCIATES
LANDSCAPE ARCHITECTS

2 4 H S T R E E T
SANRAFAEL CA 9 4 9 01 - 1 7 9 2
P 4 1 5 4 5 6 2 0 7 0 F 4 1 5 4 5 6 2 0 8 6
CA REG # 2 3 0 0 HI REG # 7 2 7 3
P A @ P E D E R S E N A S S O C I A T E S . C O M

283 CECILIA WAY

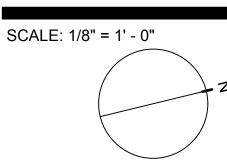
283 CECILIA WAY TIBURON, CA APN: 034-174-09

04/03/23 COMMENTS

02/16/23 DESIGN REVIEW

DATE ISSUES & REVISIONS NO.

PROJECT# 2022.30 DRAWN BY: TK
ORIGINAL DRAWING SIZE: 24" X 36"

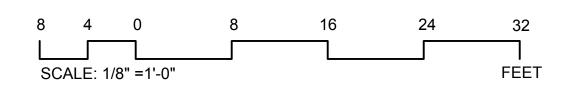


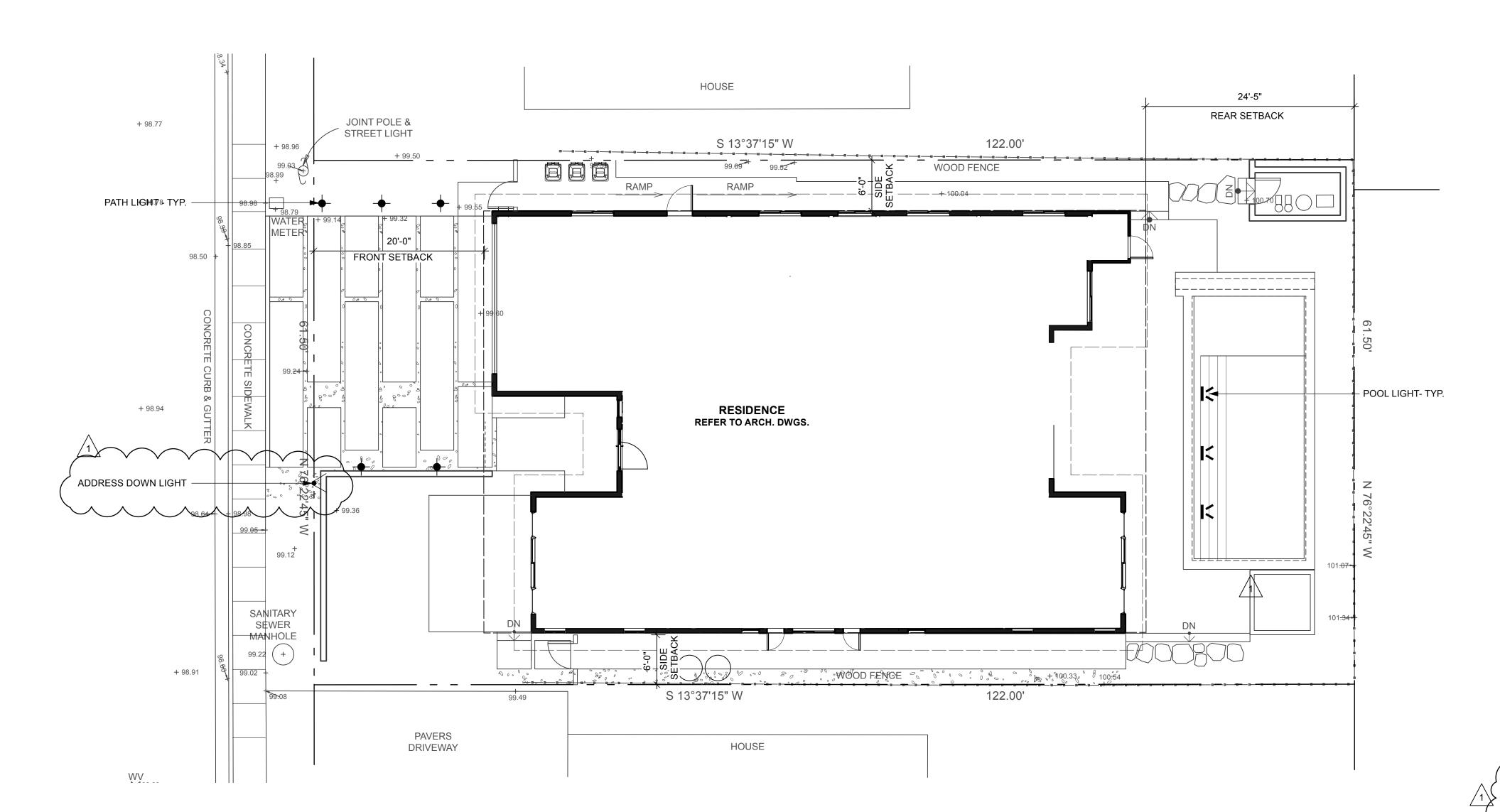
PLANTING PLAN

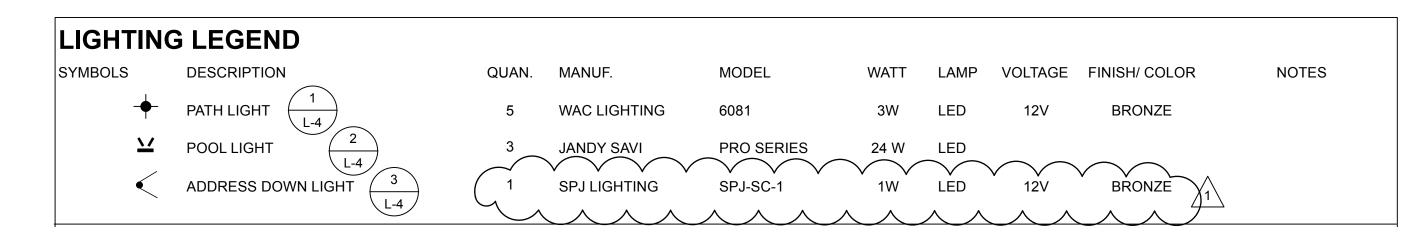
SHEET#

L-3

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LIGHTING NOTES

PROVIDE SWITCHING, TRANSFORMER LAYOUT AND WIRE SIZE FOR REVIEW BY LANDSCAPE ARCHITECT.

SIZE LOW VOLTAGE WIRE BASED ON A MAX. ALLOWABLE VOLTAGE DROP OF 50%

TRANSFORMERS SIZED TO MAXIMUM CAPACITY OF LIGHT FIXTURE.

DESIGN LOAD IS TO NOT EXCEED 80% OF TRANSFORMER CAPACITY.

PROVIDE ALL NECESSARY LOAD DESIGN AND CODE COMPLIANCE FOR PERMIT REQUIREMENTS. THE CONTRACTOR WILL ACQUIRE AND THE OWNER WILL PAY FOR THE PERMIT. THE WORK IS TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND MEET ALL TESTING REQUIREMENTS.

FIXTURE LOCATIONS AND WIRE LAYOUTS ARE DIAGRAMMATIC AND APPROXIMATE: BEFORE INSTALLATION, REVIEW ADJACENT ARCHITECTURAL FEATURES WITH THE LANDSCAPE ARCHITECT AND INSTALL AS DIRECTED. ARRANGE TRANSFORMERS AND CONTROLLER IN AN ORDERLY FASHION TO ALLOW ACCESS AS NECESSARY.

REFER TO THE PLAN FOR LIGHT FIXTURE LOCATION. UTILIZE (E) CONDUIT TIE TO (E) SWITCHING WHERE POSSIBLE.

BALANCE LOADS TO THE TRANSFORMERS, IDENTIFY "CENTER OF LOAD," CONNECT WIRE FROM TRANSFORMER TO "CENTER OF LOAD."

PROVIDE 120 VOLT POWER TO EACH REMOTE TRANSFORMER CONNECT TO SWITCH IN HOUSE PER DIRECTION AND ACCEPTANCE OF OWNER..

LEDGE LED PATH LIGHT

6081

WAC

LANDSCAPE LIGHTING



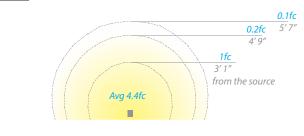
PRODUCT DESCRIPTION

Sleek linear design blends seamlessly into pathways while providing soft, directional illumination

SPECIFICATIONS Input: 9-15VAC (Transformer is required) Power: 3.0W / 4.5VA
Brightness: Up to 105 lm Rated Life: 60,000 hours

 IP66 rated, Protected against powerful water jets Factory sealed water tight fixtures

- Translucent lens provides uniform light distribution
- Mounting stake, 6 foot lead wire, and direct burial gel filled wire nuts are included • Recommended spacing for installation: Residential: 8 to 10ft; Commercial: 5 to 7ft
- Maintains constant lumen output against voltage drop
- UL & cUL 1838 Listed



PATH LIGHT Scale: N.T.S.



MANUFACTURER: JANDY SERIES: PRO SERIES - NICHLESS LED UNDERWATER LIGHT

POOL LIGHT Scale: N.T.S.

> 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 9-15V

> > ETL Standard Wet Label

C-ETL

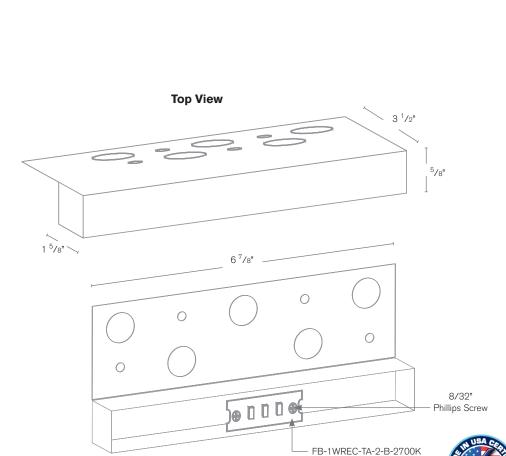
Recessed Step Light

Model: SPJ-SC-1

Finish: Matte Bronze

DESCRIPTION FB-1WREC-TA-2-B-2700K Engine:

Lumens: Color Temp: 2700K Electrical: 9-15V Mounting: Recessed LED: Nichia





ADDRESS DOWN LIGHT Scale: N.T.S.

PEDERSEN ASSOCIATES LANDSCAPE ARCHITECTS S A N R A F A E L C A 9 4 9 0 1 - 1 7 9 2 P 4 1 5 4 5 6 2 0 7 0 F 4 1 5 4 5 6 2 0 8 6 CA REG #2300 HI REG #7273 PA@PEDERSENASSOCIATES.COM

283 CECILIA WAY

283 CECILIA WAY TIBURON, CA

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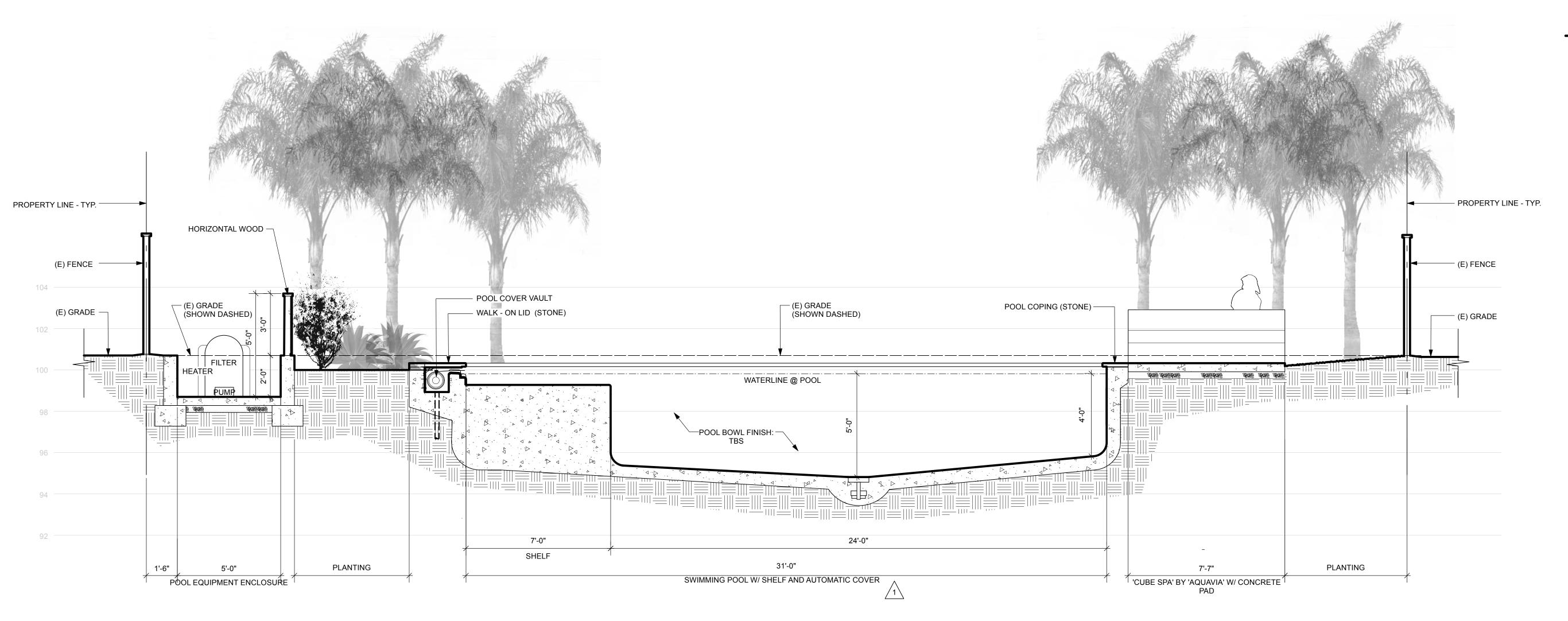
PROJECT# 2022.30 DRAWN BY: TK ORIGINAL DRAWING SIZE: 24" X 36"

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

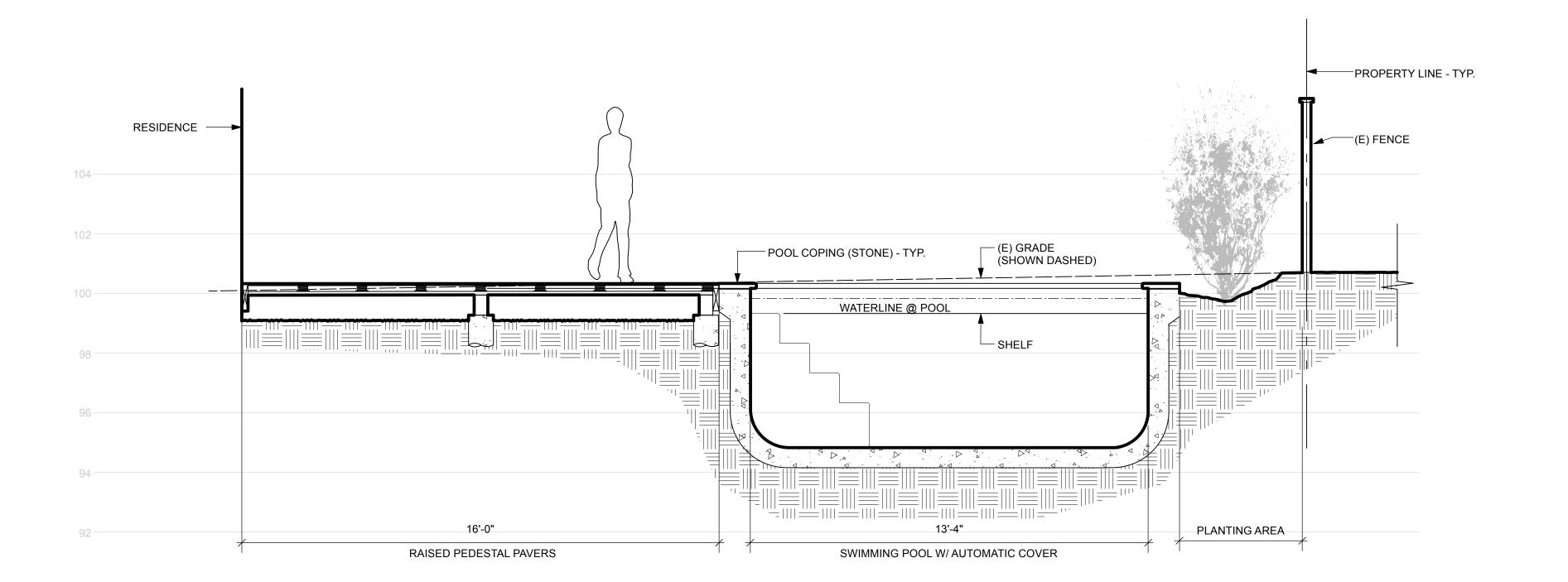
LIGHTING PLAN

SHEET#

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POOL SECTION
Scale: 3/8" = 1'-0"



2 POOL SECTION
Scale: 3/8" = 1'-0"

PEDERSEN ASSOCIATES
LANDSCAPE ARCHITECTS

2 4 H S T R E E T
SAN RAFAEL CA 9 4 9 0 1 - 1 7 9 2
P 4 1 5 4 5 6 2 0 7 0 F 4 1 5 4 5 6 2 0 8 6
CA REG # 2 3 0 0 HI REG # 7 2 7 3
PA@PEDERSENASSOCIATES.COM

283 CECILIA WAY

283 CECILIA WAY TIBURON, CA APN: 034-174-09

04/03/23 COMMENTS 1

02/16/23 DESIGN REVIEW

DATE ISSUES & REVISIONS NO.

PROJECT# 2022.30 DRAWN BY: TK
ORIGINAL DRAWING SIZE: 24" X 36"

SECTIONS / ELEVATIONS

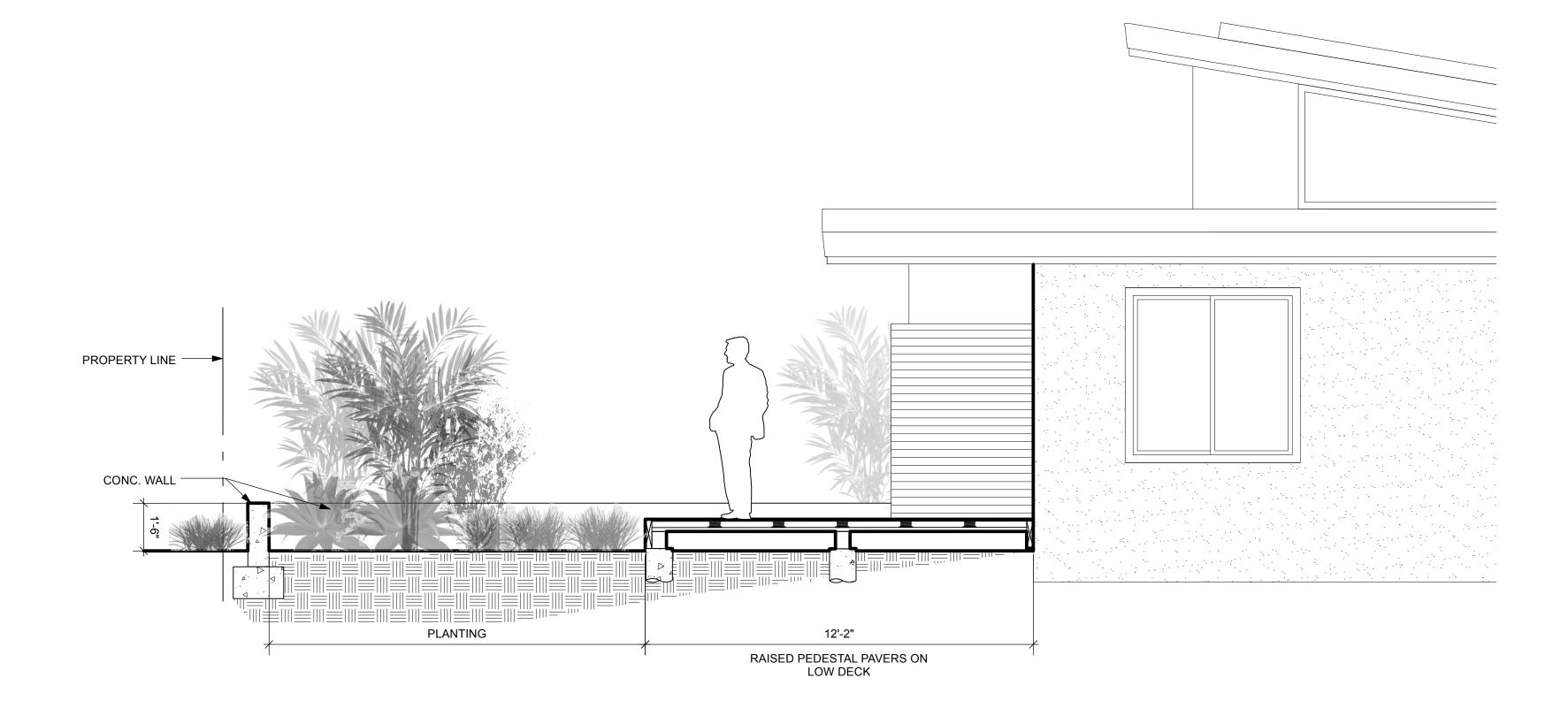
SHEET#

L-5

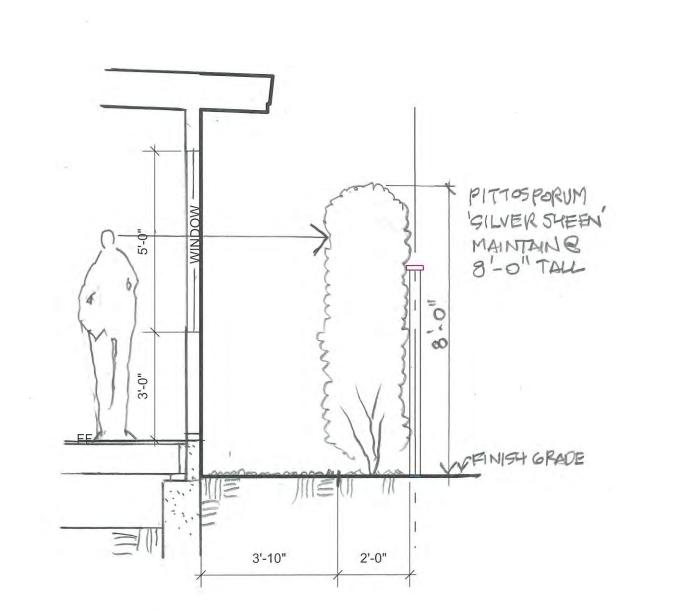
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1 ELEVATION @ FRONT YARD
Scale: 3/8" = 1'-0"



2 SECTION/ELEVATION @ FRONT YARD
Scale: 3/8" = 1'-0"



SIDEYARD SECTION
Scale: 3/8" = 1'-0"

PEDERSEN ASSOCIATES
LANDSCAPE ARCHITECTS

2 4 H S T R E E T
SAN RAFAEL CA 9 4 9 0 1 - 1 7 9 2
P 4 1 5 4 5 6 2 0 7 0 F 4 1 5 4 5 6 2 0 8 6
CA REG # 2 3 0 0 H I REG # 7 2 7 3
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SECTIONS / ELEVATIONS

SHEET#

L-6

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