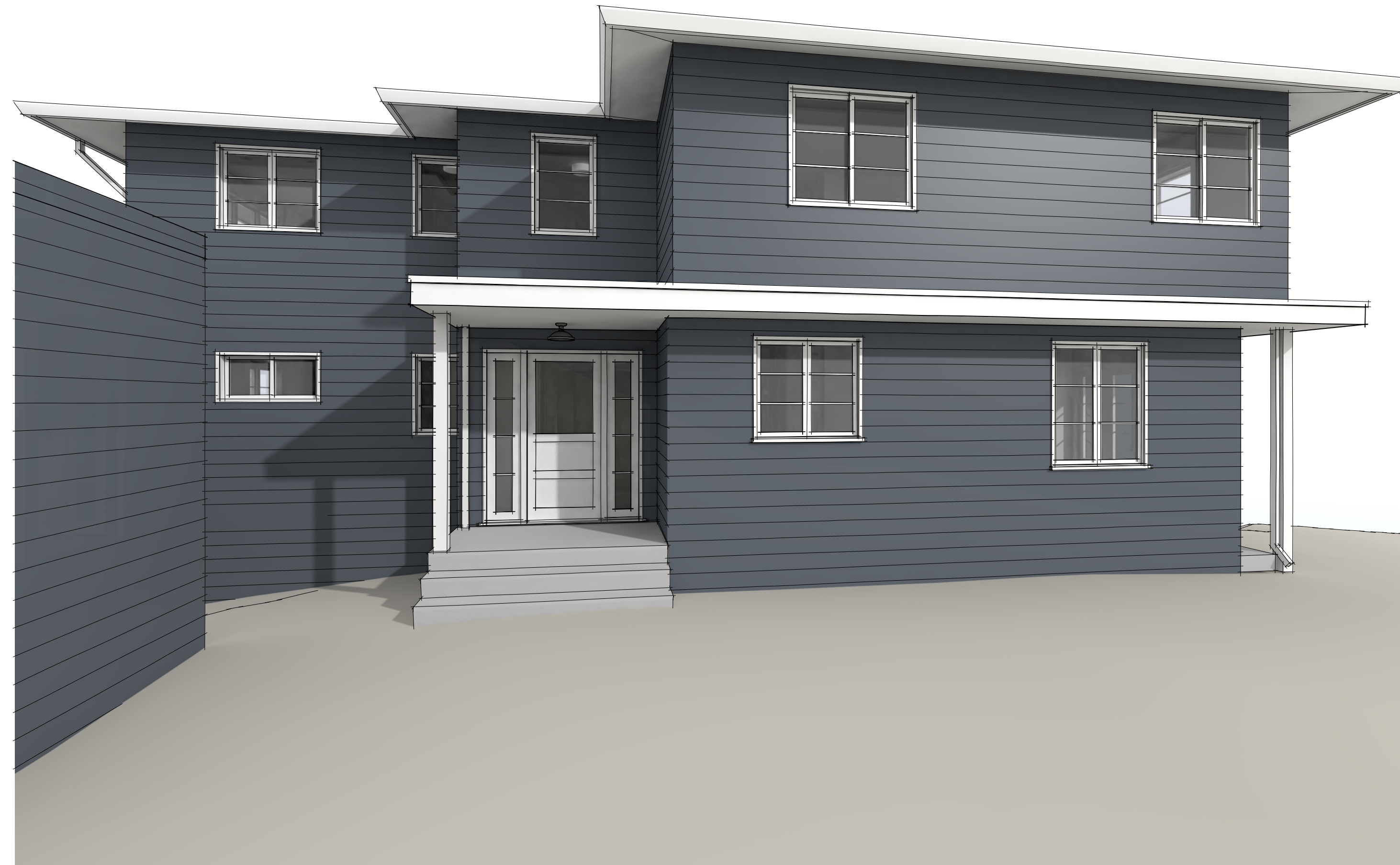


ADAMS ADDITION & RENOVATION

43 BAY RD, FAIRFAX, CA 94930

APN: 001-111-18



DRAWING INDEX:

ARCHITECTURAL

- A0.1 COVER SHEET
- A0.2 GENERAL NOTES, SYMBOLES, AND ABBREVIATIONS
- A1.1 SITE / STORY POLE PLAN AND PROJECT INFORMATION
- A1.2 GRADING AND DRAINAGE PLAN
- A2.1 FIRST FLOOR DEMOLITION AND CONSTRUCTION PLANS
- A2.2 SECOND FLOOR DEMOLITION AND CONSTRUCTION PLANS
- A2.3 ROOF PLANS
- A5.1 EXTERIOR ELEVATIONS
- A5.2 EXTERIOR ELEVATIONS
- A6.1 BUILDING SECTIONS
- A10.1 DOOR, WINDOW, AND ROOM FINISH SCHEDULES
- A11.1 SHADE/SHADOW STUDY
- A12.1 CALGREEN CHECKLIST
- A12.2 CALGREEN CHECKLIST

SURVEY

- 1 of 1 SITE PLAN

LANDSCAPE

- L1 VEGETATION MANAGEMENT PLAN
- L2 LANDSCAPE PLAN

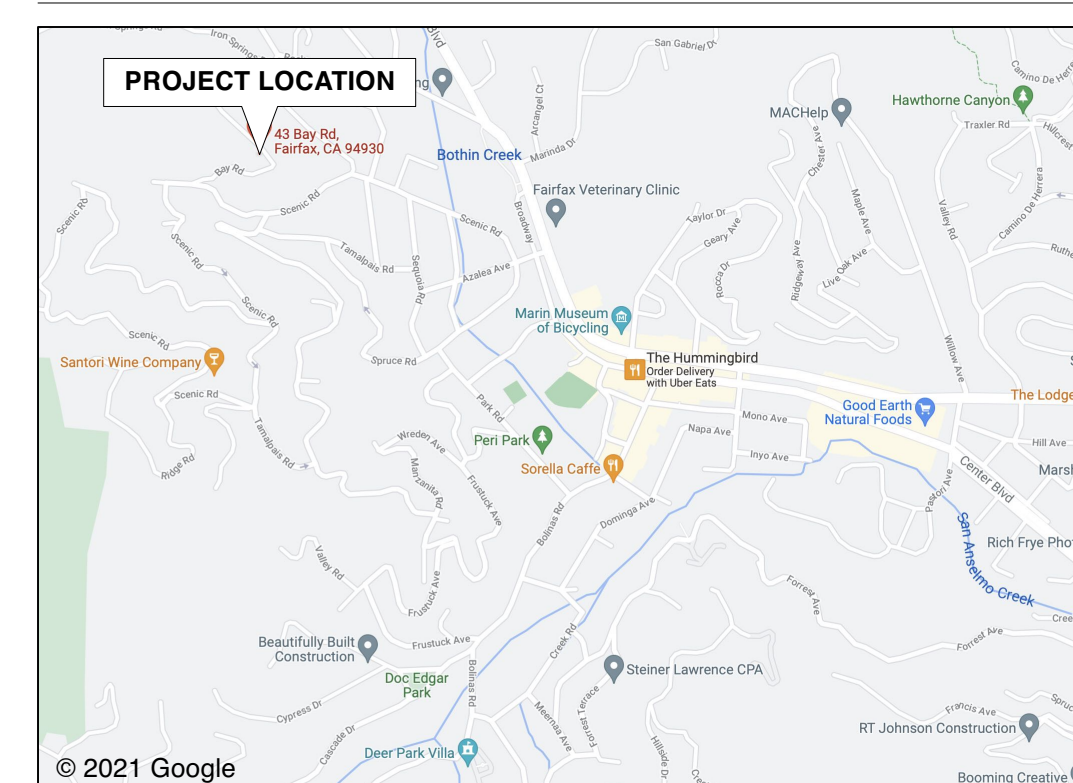
PROJECT DESCRIPTION:

1. TWO STORY ADDITION CONTAINING LAUNDRY ROOM AND BATHROOM ON LOWER STORY AND MASTER BATHROOM AND WALK-IN CLOSET ON UPPER STORY.
2. KITCHEN RENOVATION, INCLUDING REMOVAL OF WALL BETWEEN KITCHEN AND DINING ROOM.
3. RELOCATION OF LOWER FLOOR BATHROOM INTO NEW ADDITION TO ALLOW CREATION OF NEW ENTRY FOYER.
4. RENOVATION OF EXISTING UPPER FLOOR BATHROOM.
5. REPLACEMENT OF (E) CANTILEVERED SECOND STORY DECK AND GUARDRAIL.
6. REPLACEMENT SIDING ON SECOND FLOOR TO MATCH FIRST FLOOR.
7. REPLACEMENT (E) SECOND FLOOR WINDOWS TO MATCH FIRST FLOOR.
8. CREATION OF NEW COVERED ENTRY.
9. CREATION OF NEW OVERHANG AT DINING ROOM DOOR.

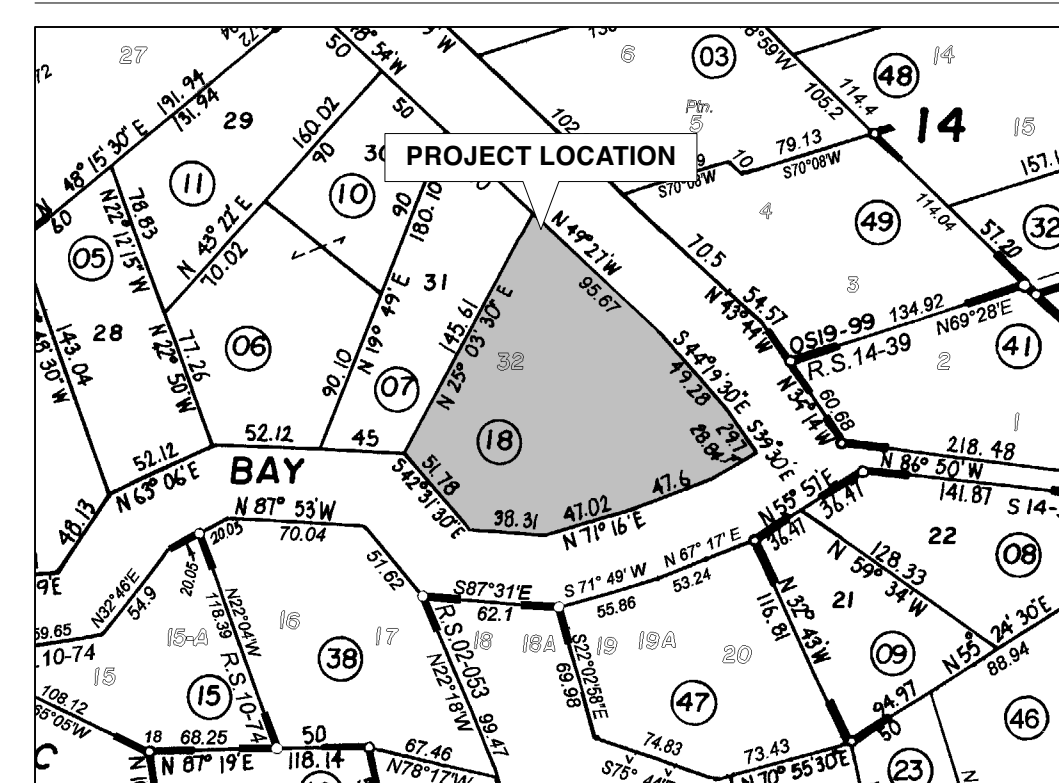
PROJECT INFORMATION:

APN	001-111-18
ZONING	RS6
AVG. LOT SLOPE	31.9% (PER MARINMAP)
FLOOD ZONE	X
WILDLAND URBAN INTERFACE	YES
OCCUPANCY	R-3
CONSTRUCTION TYPE	V-B
NUMBER OF STORIES	2
APPLICABLE CODES	2019 CALIFORNIA RESIDENTIAL, MECHANICAL, PLUMBING, AND ELECTRICAL CODES 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS CURRENT LOCAL AMENDMENTS AND ORDINANCES

VICINITY MAP



PARCEL MAP

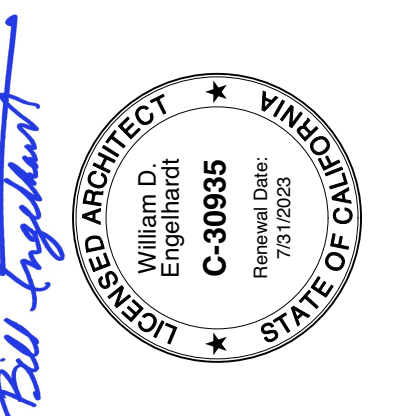


PROJECT DIRECTORY:

OWNER:	ELLA AND MATT ADAMS 43 BAY ROAD FAIRFAX, CA 94930 415-720-6881
ARCHITECT:	BILL ENGELHARDT ENGELHARDT ARCHITECTURE 126 LAUREL AVENUE SAN ANSELMO, CA 94960 415-572-8895
SURVEYOR:	DAVID KENDALL MARIN LAND SERVICES 521 ESTE MADERA DRIVE SONOMA CA 95476
GEOTECHNICAL:	SALEM HOWES ASSOCIATES, INC 1202 GRANT AVENUE, SUITE F NOVATO CA 94945 415-892-8528

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Issue/Rev	Date	Description
A	1/5/22	ISSUED FOR PLANNING APPROVAL
B	4/28/22	RE-ISSUED FOR PLANNING APPROVAL

Cover Sheet

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PROJECT INFORMATION:

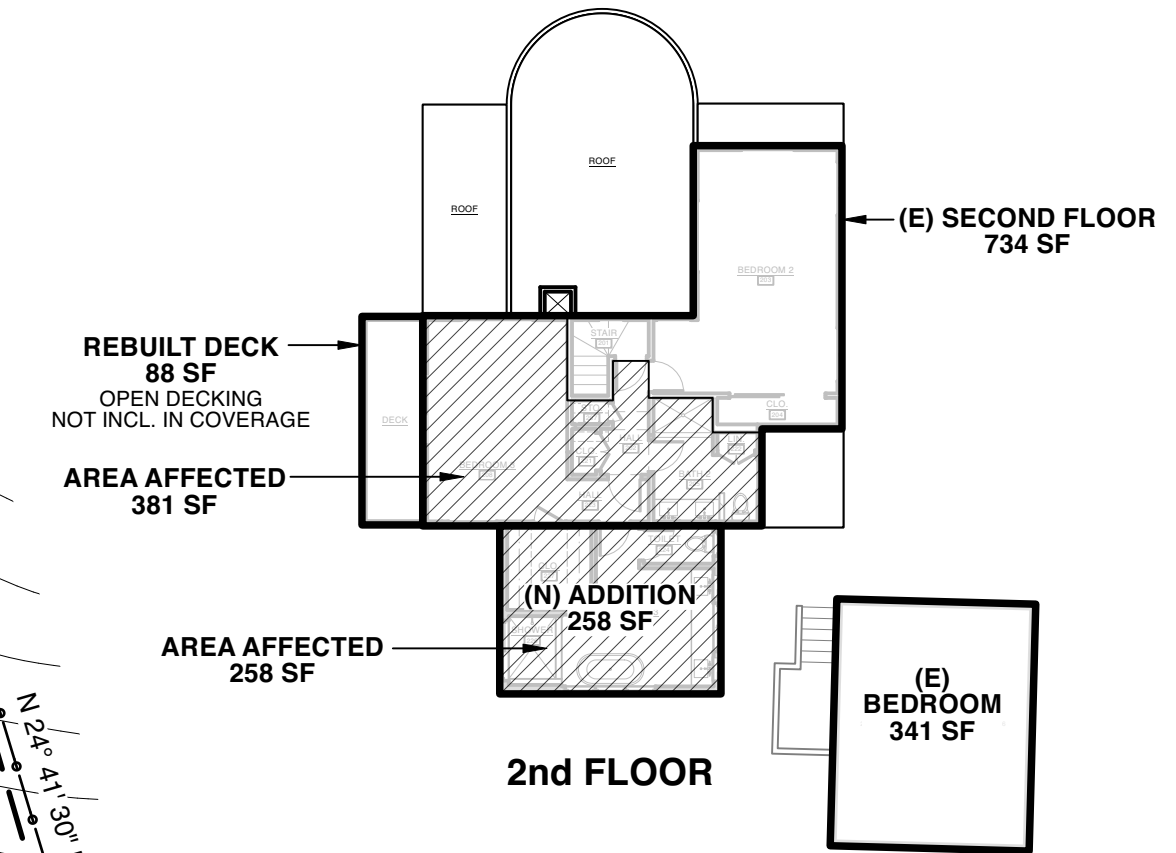
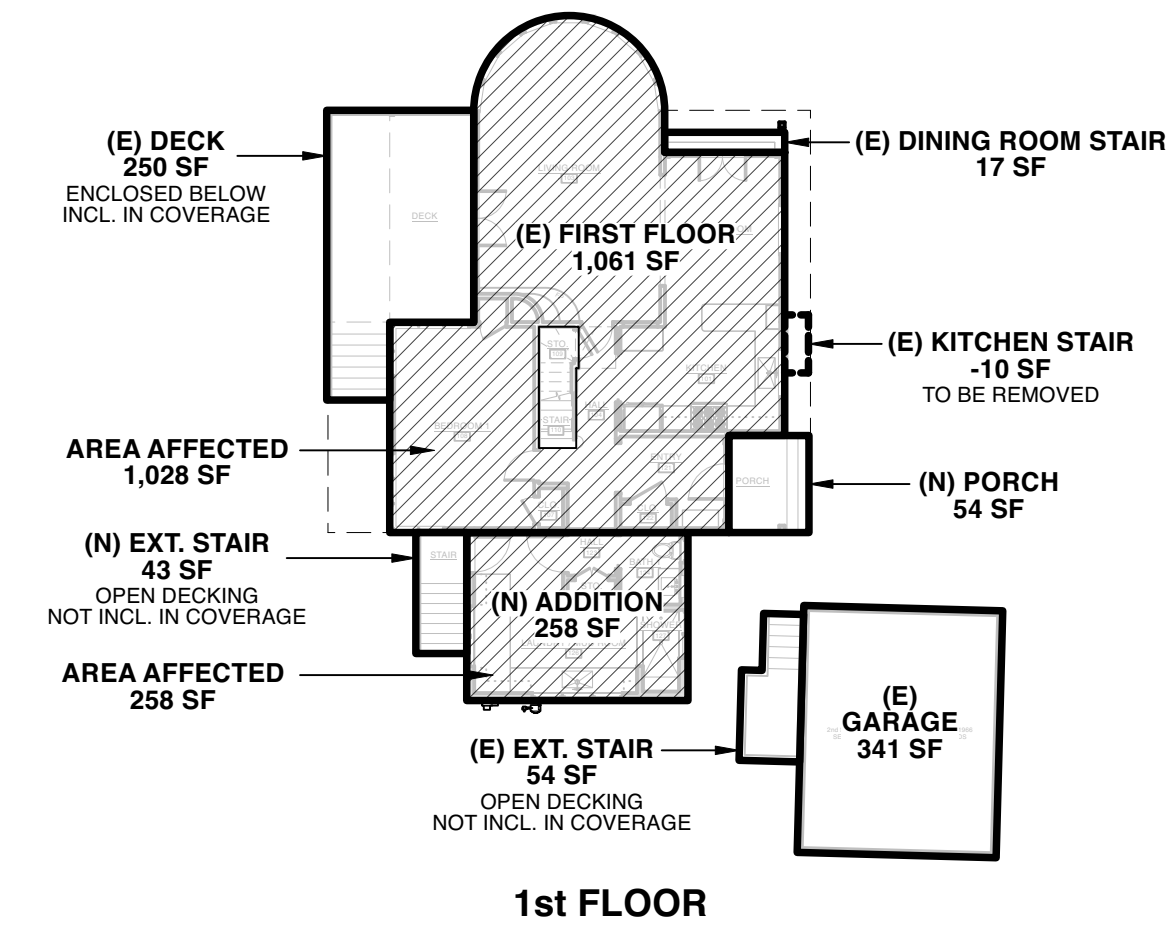
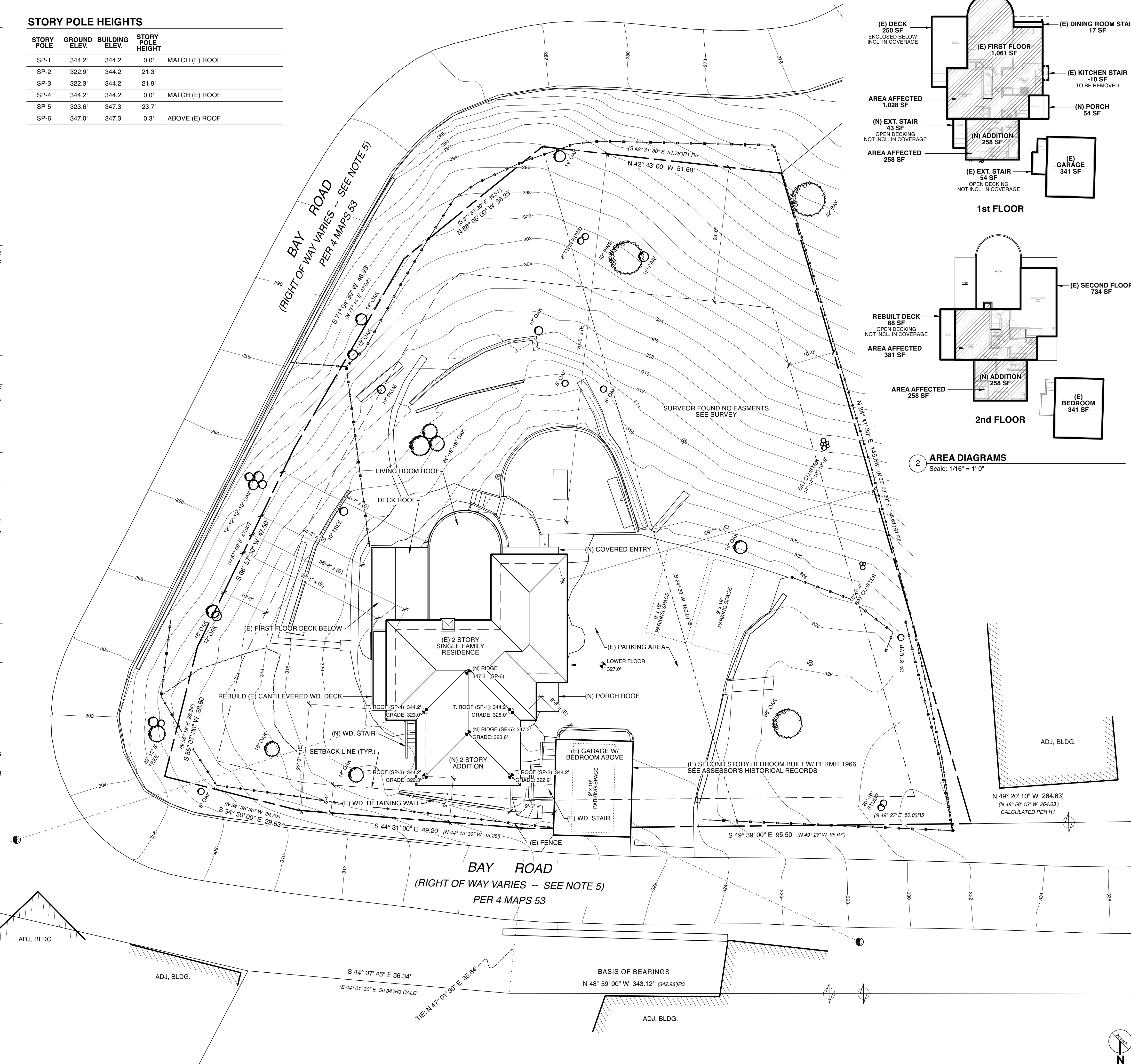
APN	001-111-18
ZONING	RS6
AVG. LOT SLOPE	31.9% (PER MARINMAP)
FLOOD ZONE	X
WILDLAND URBAN INTERFACE	YES
OCCUPANCY	R-3
CONSTRUCTION TYPE	V-B
NUMBER OF STORIES	2
APPLICABLE CODES	2019 CALIFORNIA RESIDENTIAL, MECHANICAL, PLUMBING, AND ELECTRICAL CODES 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS CURRENT LOCAL AMENDMENTS AND ORDINANCES

EXISTING AND PROPOSED CONDITIONS

LOT SIZE	EXISTING	PROPOSED	CODE
	17,740 SF	17,740 SF	23,000 SF
LOT COVERAGE			
(E) HOUSE	1,061 SF	1,061 SF	
(E) FIRST FLOOR DECK	250 SF	250 SF	
(E) KITCHEN STAIR	10 SF		
(E) DINING ROOM STAIR	17 SF	17 SF	
(E) GARAGE	341 SF	341 SF	
(N) ADDITION		258 SF	
(N) PORCH		54 SF	
TOTAL STRUCTURES	1,679 SF	1,981 SF	(+302 SF)
IMPERVIOUS WALKWAYS	460	460 SF	
TOTAL	2,139 SF	2,441 SF	6,209 SF
	12.1%	13.8%	35.0%
			(+1.7%)
FLOOR AREA RATIO			
FIRST FLOOR	1,061 SF	1,319 SF	(+258 SF)
SECOND FLOOR	734 SF	992 SF	(+258 SF)
SUBTOTAL	1,795 SF	2,311 SF	(+516 SF)
GARAGE - UPPER	341 SF	341 SF	
GARAGE - LOWER	341 SF	341 SF	
SUBTOTAL	682 SF	682 SF	
TOTAL FLOOR AREA	2,477 SF	2,993 SF	
GARAGE DEDUCT	-341 SF	-341 SF	
ADJUSTED FLOOR AREA	2,136 SF	2,652 SF	7,096 SF
	12.0%	14.9%	40.0%
			(+2.9%)
AREA AFFECTED			
FIRST FLOOR RENOVATION		1,028 SF	
SECOND FLOOR RENOVATION		381 SF	
RENOVATION SUBTOTAL		1,409 SF	
FIRST FLOOR ADDITION		258 SF	
SECOND FLOOR ADDITION		258 SF	
ADDITION SUBTOTAL		516 SF	
TOTAL AREA AFFECTED		1,925 SF	
TOTAL (E) FLOOR AREA		2,477 SF	77.7%
SETBACKS			
FRONT	23.0 FT.	9.5 FT.	6 FT.
REAR	79.4 FT.	79.4 FT.	12.0 FT.
FRONT + REAR	102.4 FT.	88.9 FT.	35.0 FT.
LEFT	24.2 FT.	24.2 FT.	10.0 FT.
RIGHT	69.6 FT.	69.6 FT.	5.0 FT.
LEFT + RIGHT	93.8 FT.	93.8 FT.	20.0 FT.
PARKING	3 SPACES	3 SPACES	3 SPACES
STORIES	2	2	3
HEIGHT	23.8 FT.	24.0 FT.	28.5 FT.
BEDROOMS	3.0	3.0	
BATHROOMS	2.0	3.0	

STORY POLE HEIGHTS

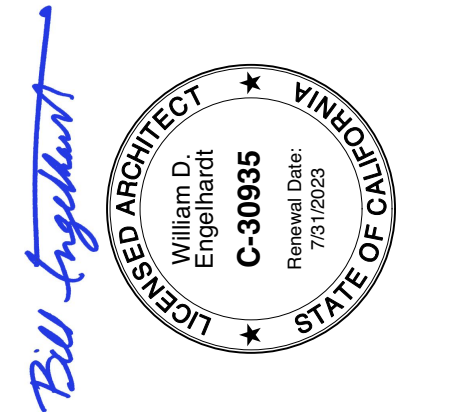
STORY POLE	GROUND ELEV.	BUILDING ELEV.	STORY POLE HEIGHT	
SP-1	344.2'	344.2'	0.0'	MATCH (E) ROOF
SP-2	322.9'	344.2'	21.3'	
SP-3	322.3'	344.2'	21.9'	
SP-4	344.2'	344.2'	0.0'	MATCH (E) ROOF
SP-5	323.6'	347.3'	23.7'	
SP-6	347.0'	347.3'	0.3'	ABOVE (E) ROOF



2 AREA DIAGRAMS
Scale: 1/16" = 1'-0"

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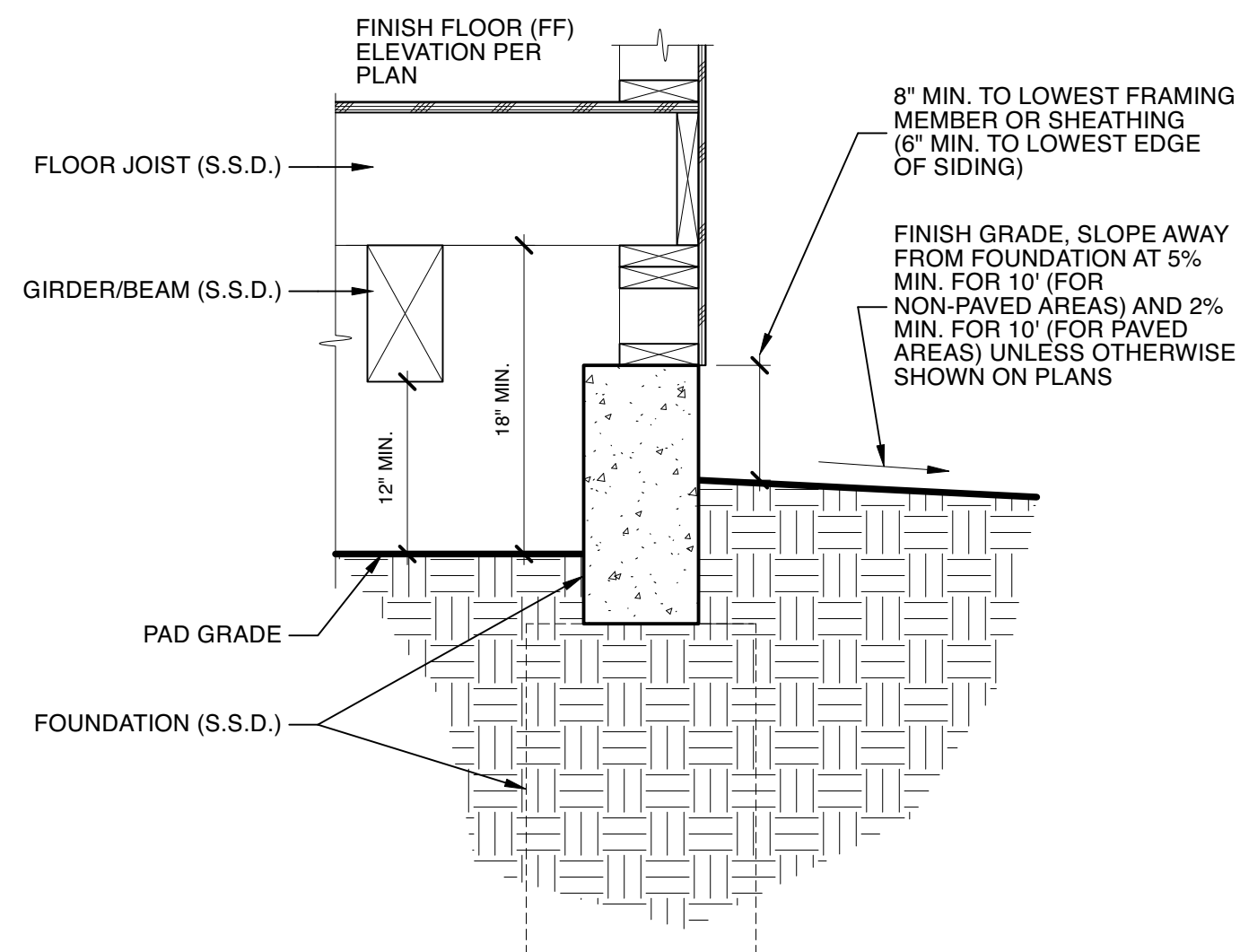
Site/Story Pole Plan and Project Information

1" = 10'

A1.1
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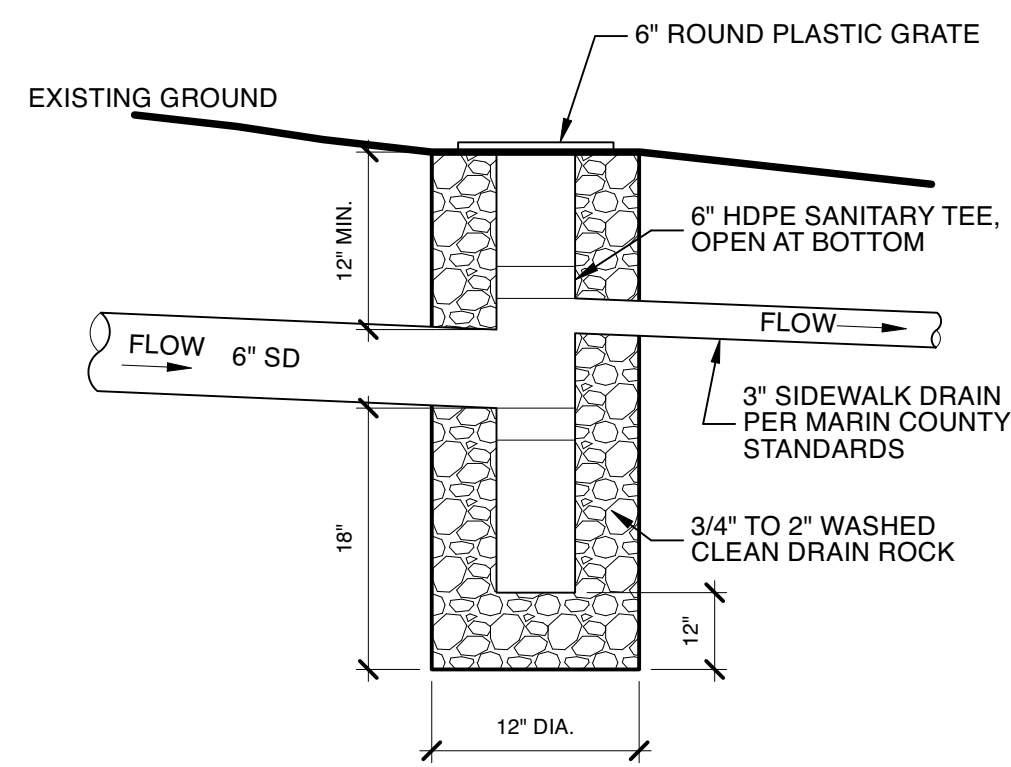
EXCAVATION ESTIMATE

	Qty.	Dia. (ft.)	Avg. Height (ft.)	Volume (CF)	Volume (CY)
PIERS	6.0	1.3	15.0	8.0	0.9
GRADE BEAMS	46.5	3.0	1.5	209.3	23.3
PORCH	12.7	1.0	1.5	19.0	2.1
REAR STAIR	6.0	2.0	1.5	18.0	2.0
DOOR OVERHANG	2.0	2.0	1.5	6.0	0.7
SITE DRAINAGE PIPE	18.0	1.0	2.0	36.0	4.0
SITE DRAINAGE PIT	2.0	2.0	3.0	12.0	1.3
TOTAL				308.2	34.2



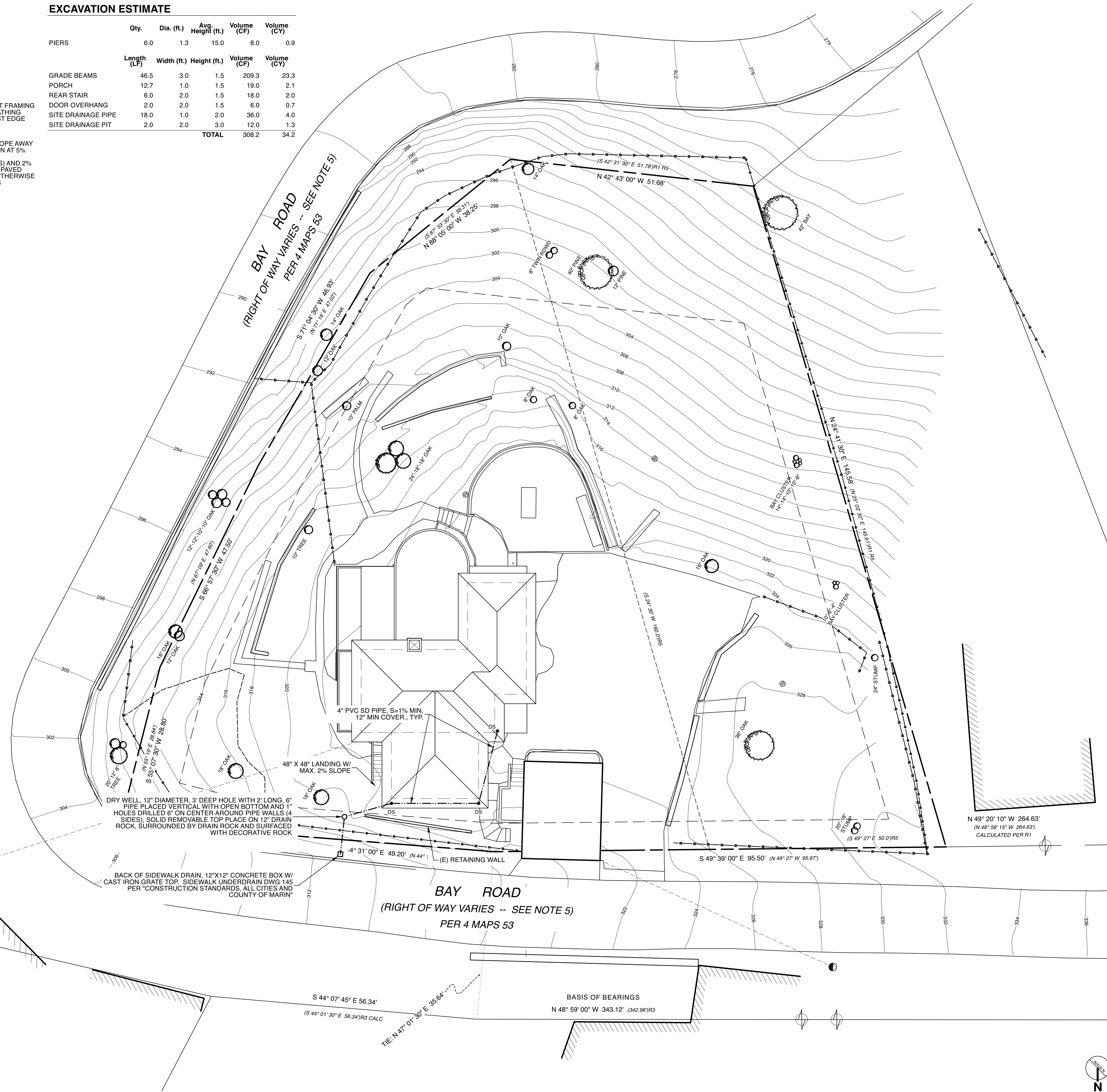
GRADING AT BUILDING EXTERIOR

NO SCALE



DRY WELL DETAIL

NO SCALE



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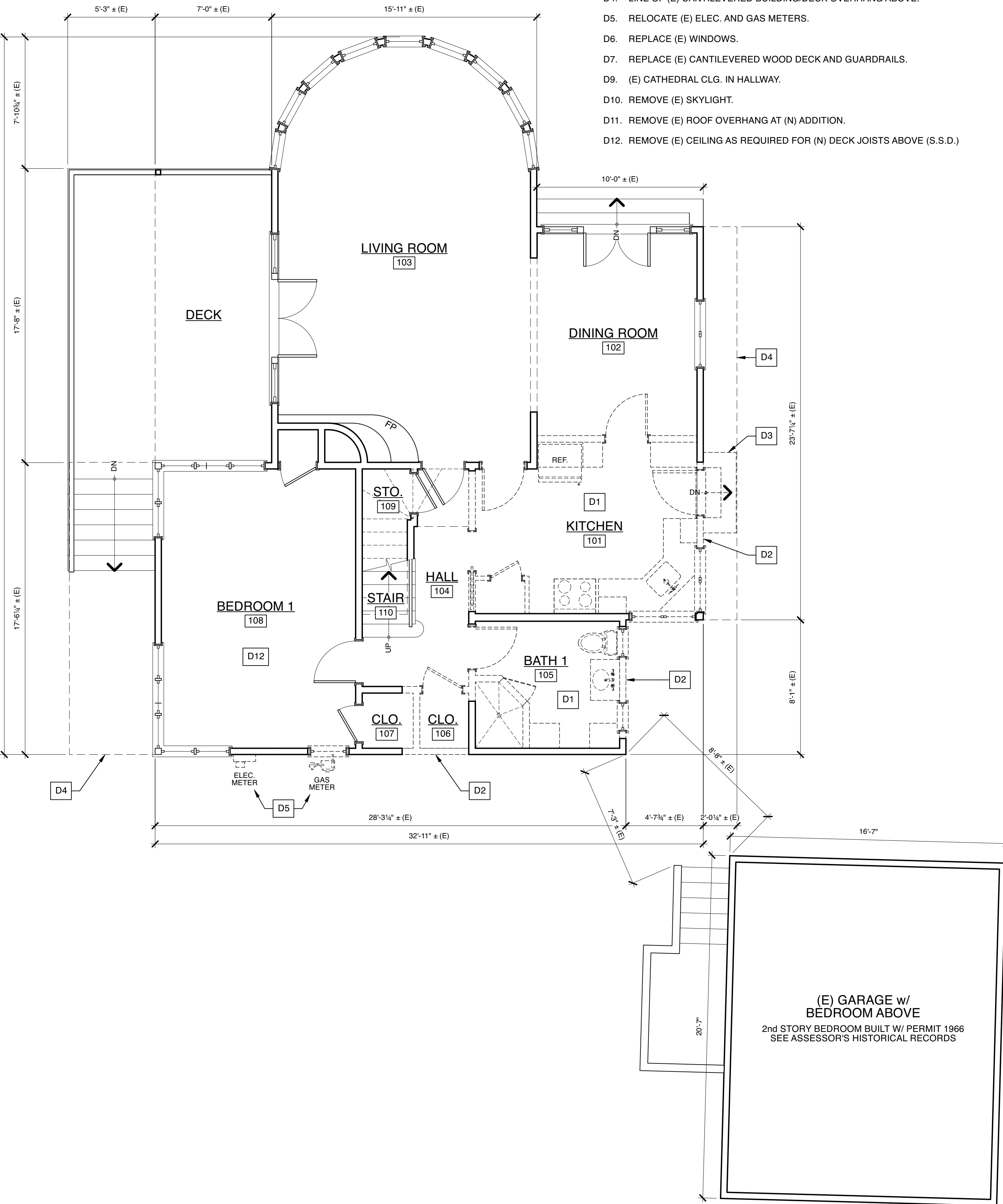


Issue/Rev	Date	Description
B	4/28/22	RE-ISSUED FOR PLANNING APPROVAL

Grading and Drainage Plan

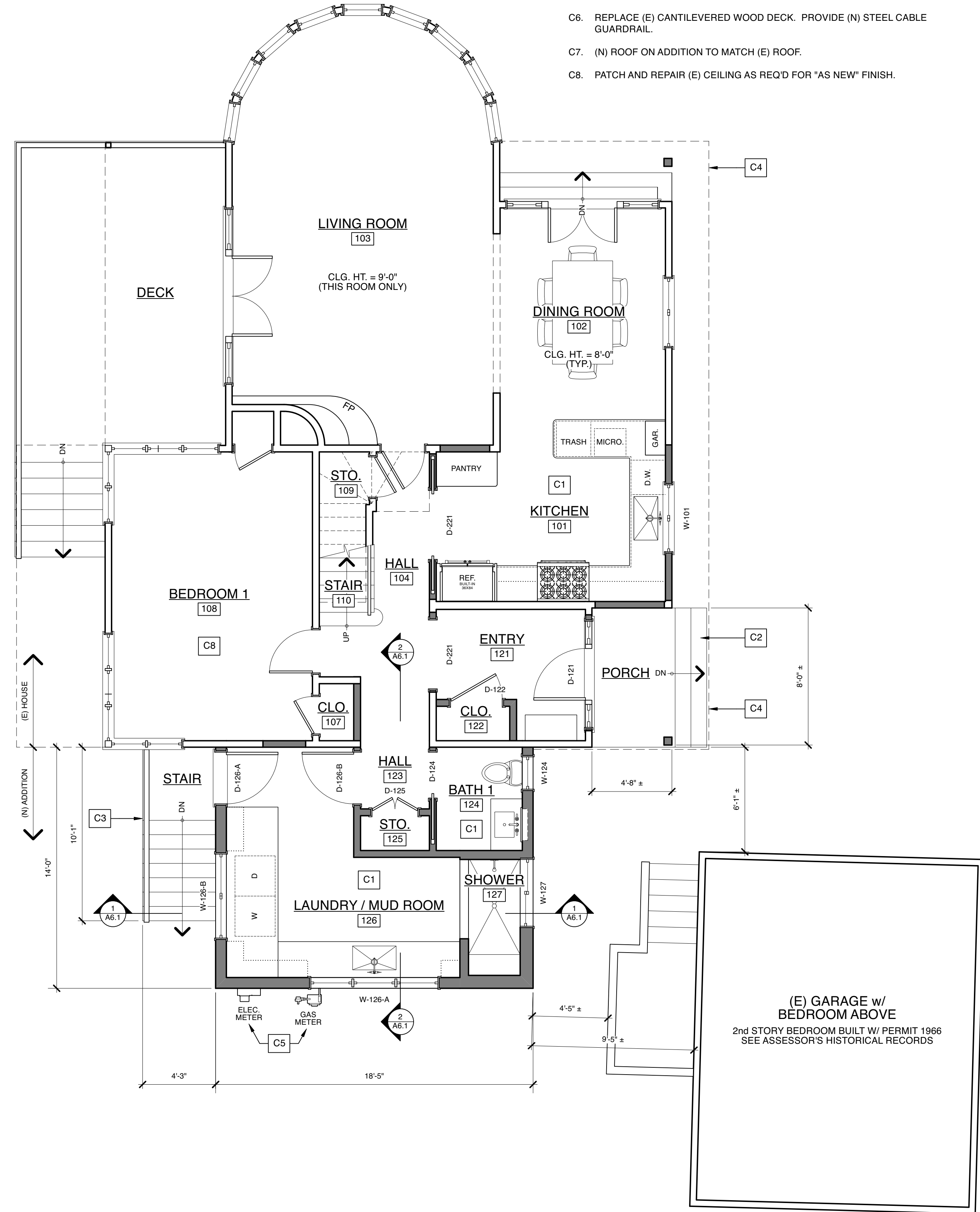
1" = 10'

A1.2
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- KEYNOTES:**
- D1. REMOVE ALL APPLIANCES, PLUMBING FIXTURES, CABINETY, AND FINISHES IN THIS ROOM.
 - D2. CUT (N) DOOR/WINDOW OPENING.
 - D3. REMOVE (E) MASRONRY STAIR.
 - D4. LINE OF (E) CANTILEVERED BUILDING/DECK OVERHANG ABOVE.
 - D5. RELOCATE (E) ELEC. AND GAS METERS.
 - D6. REPLACE (E) WINDOWS.
 - D7. REPLACE (E) CANTILEVERED WOOD DECK AND GUARDRAILS.
 - D9. (E) CATHEDRAL CLG. IN HALLWAY.
 - D10. REMOVE (E) SKYLIGHT.
 - D11. REMOVE (E) ROOF OVERHANG AT (N) ADDITION.
 - D12. REMOVE (E) CEILING AS REQUIRED FOR (N) DECK JOISTS ABOVE (S.S.D.)

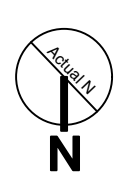
1 FIRST FLOOR DEMOLITION PLAN
Scale: 1/4" = 1'-0"



- KEYNOTES:**
- C1. (N) APPLIANCES, PLUMBING FIXTURES, CABINETY, AND FINISHES IN THIS ROOM.
 - C2. (N) CONCRETE STAIR AND PORCH LANDING.
 - C3. (N) WOOD STAIR WITH STEEL CABLE GUARDRAIL.
 - C4. (N) COVERED PORCH / ROOF OVERHANG.
 - C5. RELOCATE ELEC. AND GAS METERS.
 - C6. REPLACE (E) CANTILEVERED WOOD DECK. PROVIDE (N) STEEL CABLE GUARDRAIL.
 - C7. (N) ROOF ON ADDITION TO MATCH (E) ROOF.
 - C8. PATCH AND REPAIR (E) CEILING AS REQ'D FOR "AS NEW" FINISH.

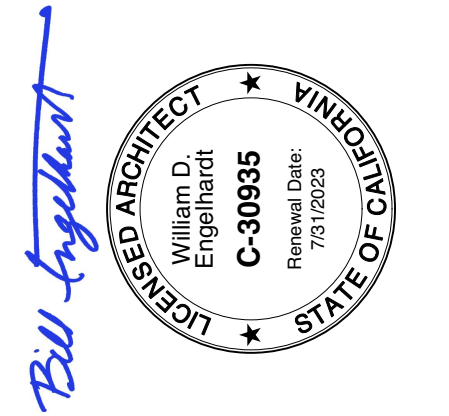
2 FIRST FLOOR CONSTRUCTION PLAN
Scale: 1/4" = 1'-0"

LEGEND:
 ——— EXISTING
 ——— NEW
 - - - - - DEMOLISHED



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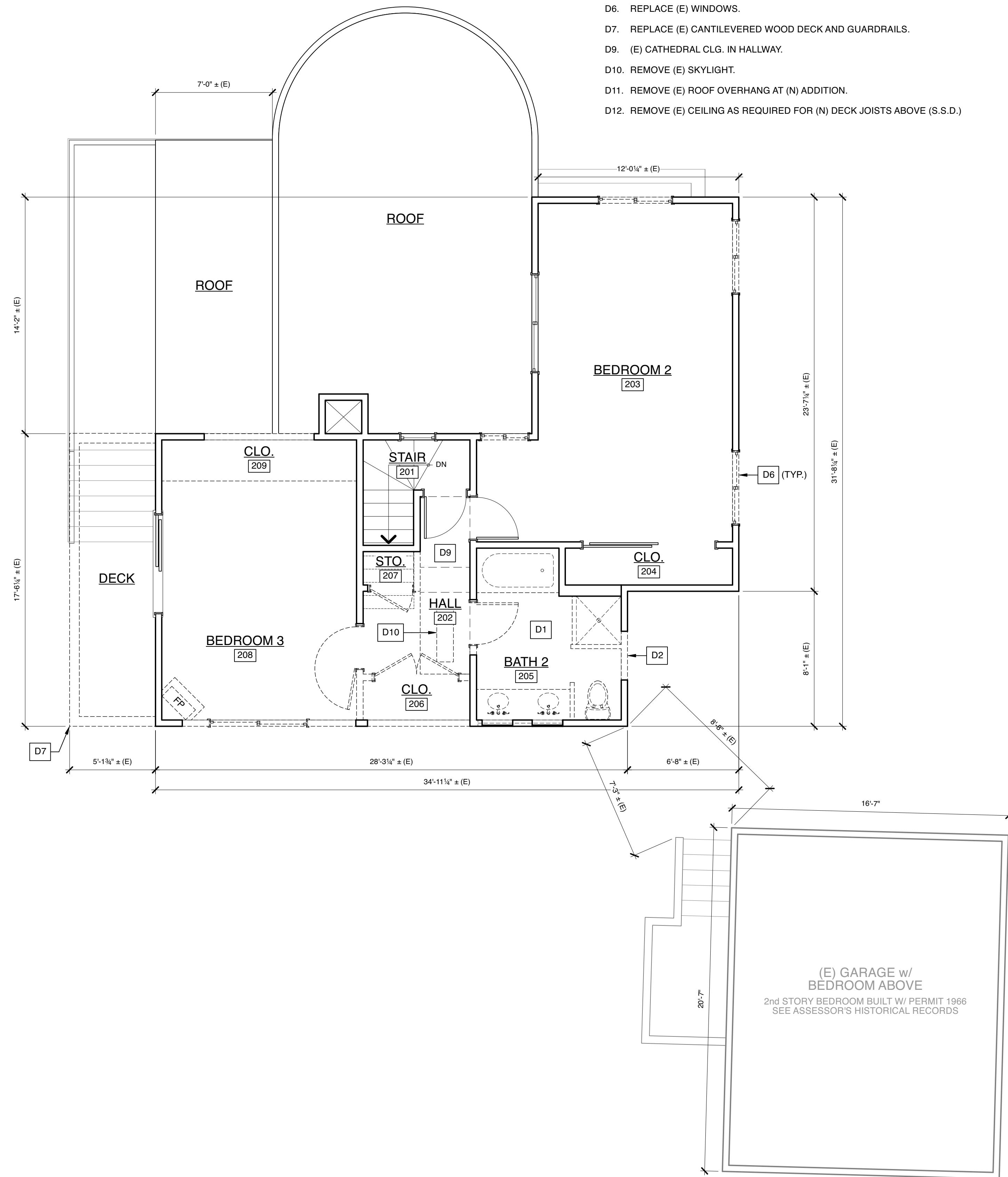


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First Floor Plans

1/4" = 1'-0"

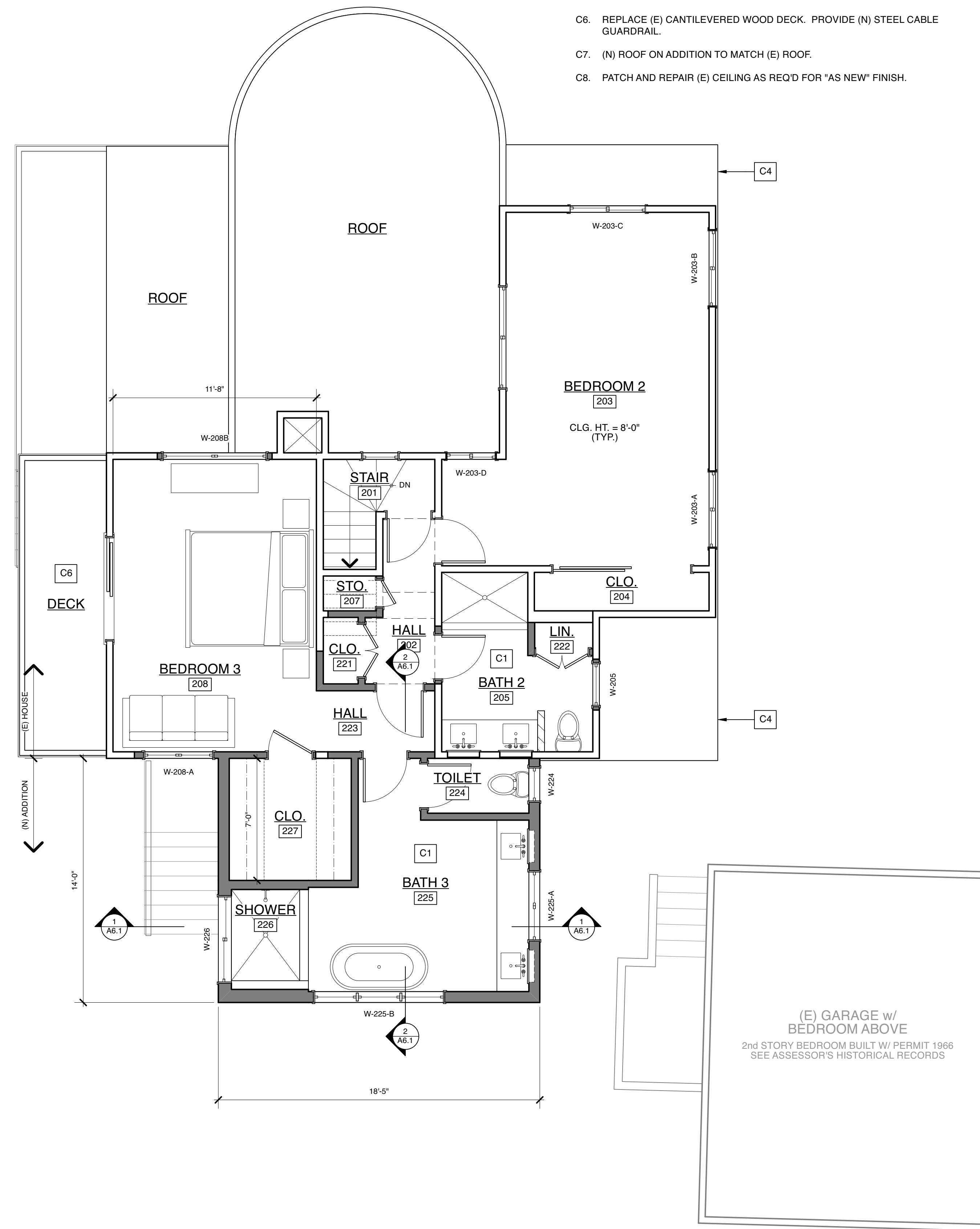
A2.1
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KEYNOTES:

- D1. REMOVE ALL APPLIANCES, PLUMBING FIXTURES, CABINETY, AND FINISHES IN THIS ROOM.
- D2. CUT (N) DOOR/WINDOW OPENING.
- D3. REMOVE (E) MASONRY STAIR.
- D4. LINE OF (E) CANTILEVERED BUILDING/DECK OVERHANG ABOVE.
- D5. RELOCATE (E) ELEC. AND GAS METERS.
- D6. REPLACE (E) WINDOWS.
- D7. REPLACE (E) CANTILEVERED WOOD DECK AND GUARDRAILS.
- D9. (E) CATHEDRAL CLG. IN HALLWAY.
- D10. REMOVE (E) SKYLIGHT.
- D11. REMOVE (E) ROOF OVERHANG AT (N) ADDITION.
- D12. REMOVE (E) CEILING AS REQUIRED FOR (N) DECK JOISTS ABOVE (S.S.D.)

1 SECOND FLOOR DEMOLITION PLAN
Scale: 1/4" = 1'-0"

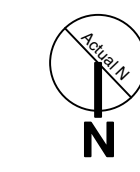


KEYNOTES:

- C1. (N) APPLIANCES, PLUMBING FIXTURES, CABINETY, AND FINISHES IN THIS ROOM.
- C2. (N) CONCRETE STAIR AND PORCH LANDING.
- C3. (N) WOOD STAIR WITH STEEL CABLE GUARDRAIL.
- C4. (N) COVERED PORCH / ROOF OVERHANG.
- C5. RELOCATE ELEC. AND GAS METERS.
- C6. REPLACE (E) CANTILEVERED WOOD DECK. PROVIDE (N) STEEL CABLE GUARDRAIL.
- C7. (N) ROOF ON ADDITION TO MATCH (E) ROOF.
- C8. PATCH AND REPAIR (E) CEILING AS REQ'D FOR "AS NEW" FINISH.

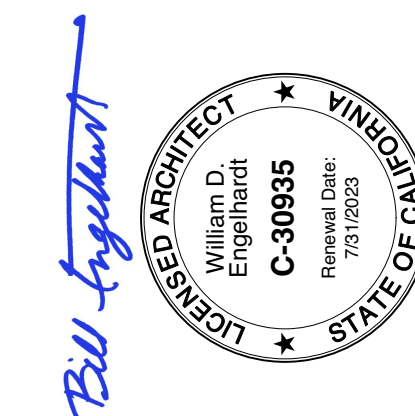
2 SECOND FLOOR CONSTRUCTION PLAN
Scale: 1/4" = 1'-0"

LEGEND:
 ——— EXISTING
 = = = NEW
 - - - - - DEMOLISHED



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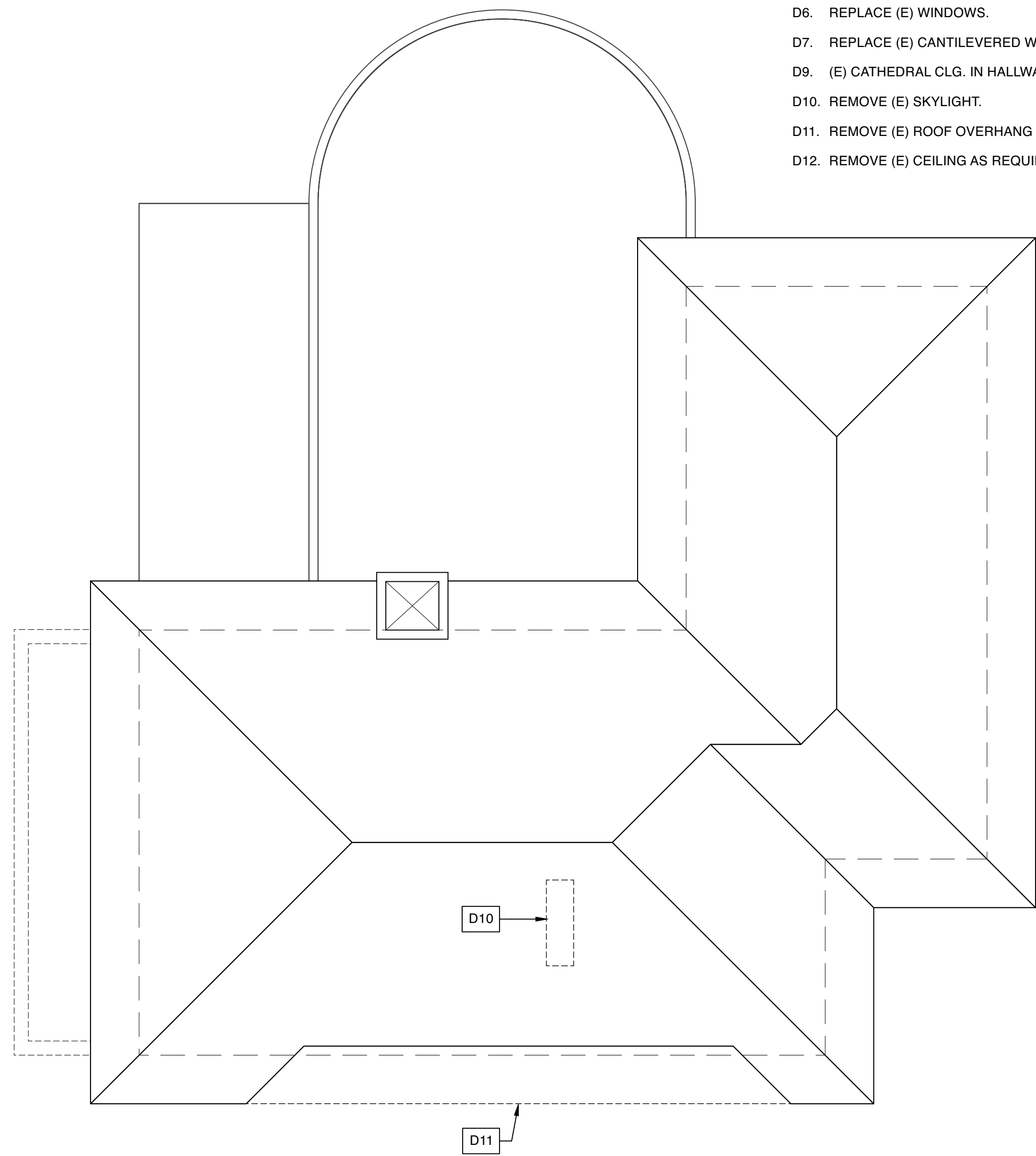
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Second Floor Plans

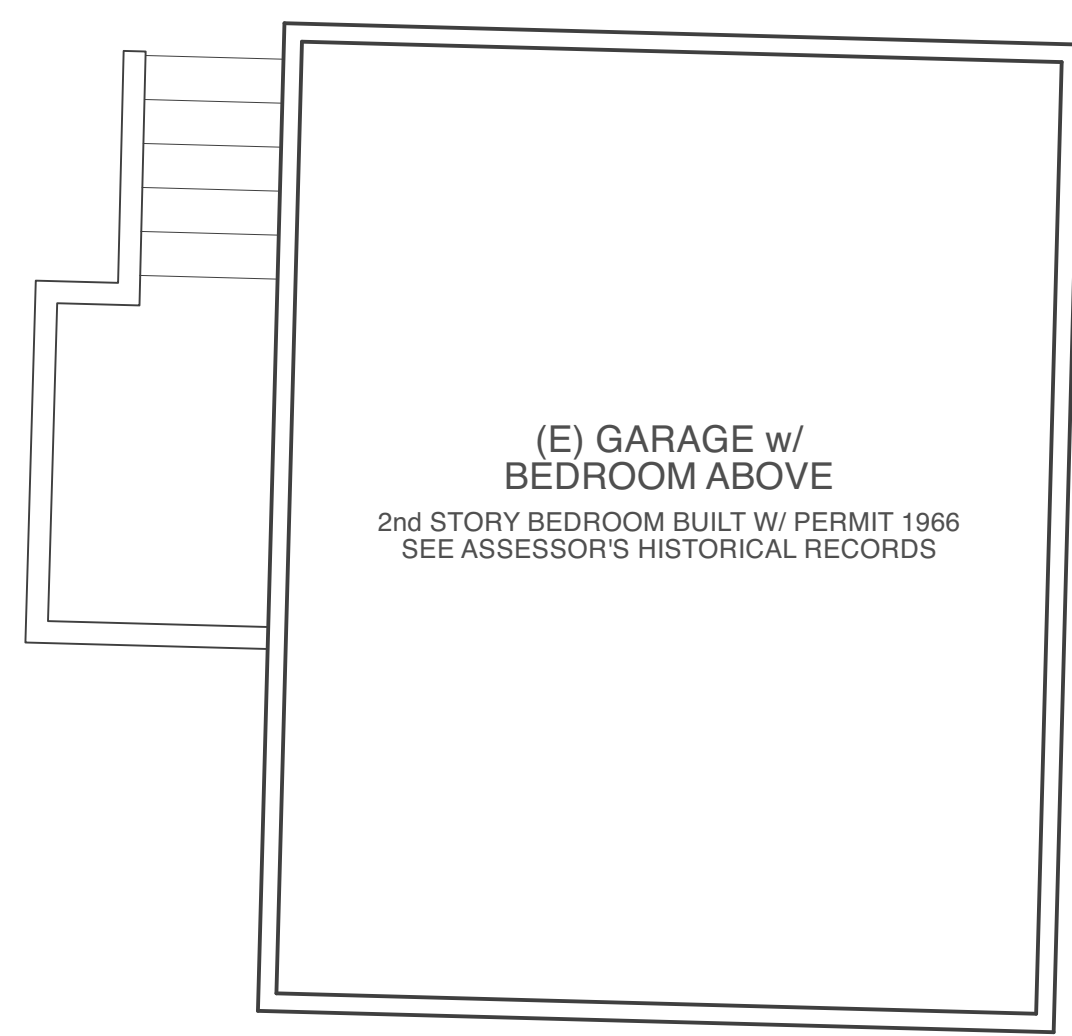
1/4" = 1'-0"

A2.2
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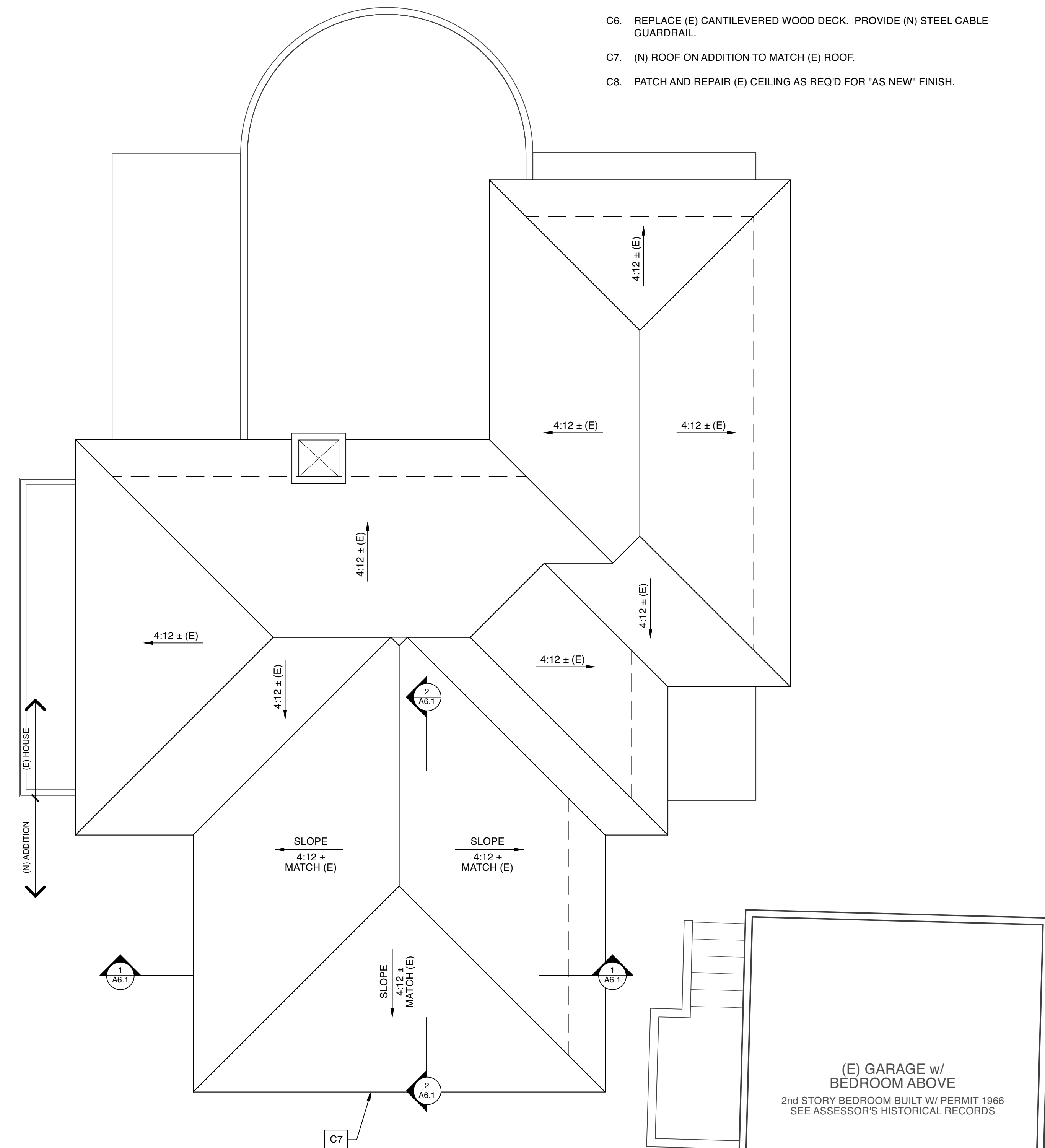
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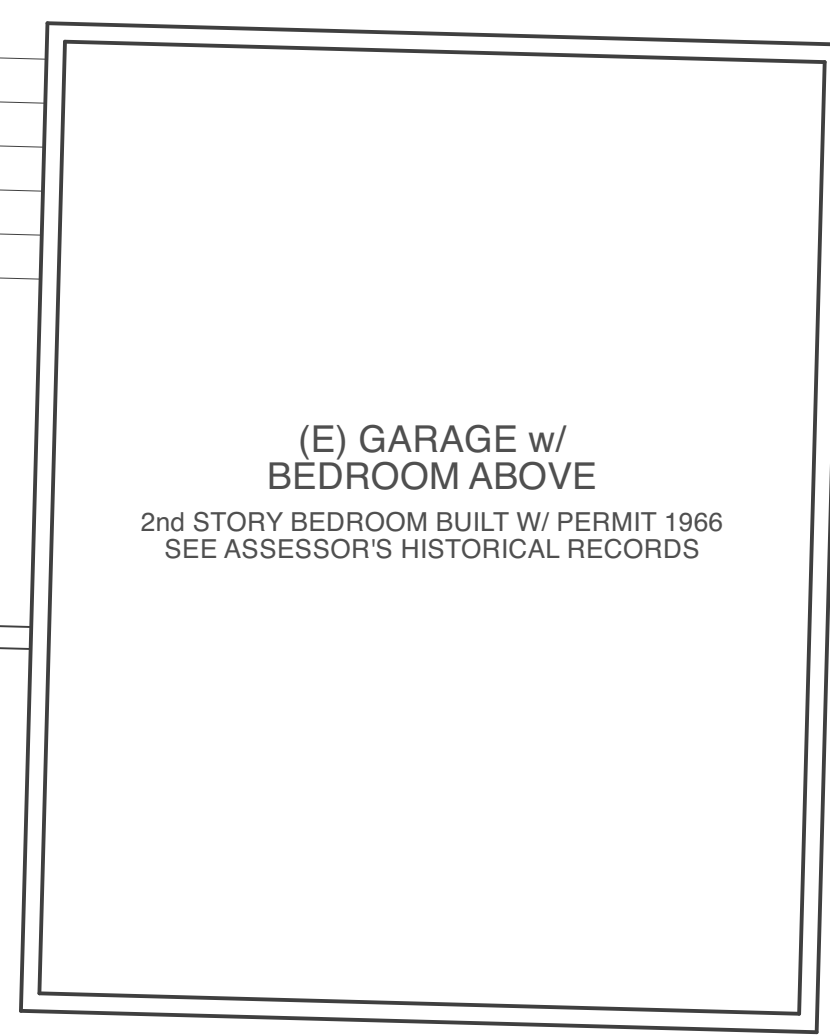
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1 ROOF DEMOLITION PLAN
Scale: 1/4" = 1'-0"

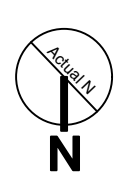


- KEYNOTES:**
- C1. (N) APPLIANCES, PLUMBING FIXTURES, CABINETY, AND FINISHES IN THIS ROOM.
 - C2. (N) CONCRETE STAIR AND PORCH LANDING.
 - C3. (N) WOOD STAIR WITH STEEL CABLE GUARDRAIL.
 - C4. (N) COVERED PORCH / ROOF OVERHANG.
 - C5. RELOCATE ELEC. AND GAS METERS.
 - C6. REPLACE (E) CANTILEVERED WOOD DECK. PROVIDE (N) STEEL CABLE GUARDRAIL.
 - C7. (N) ROOF ON ADDITION TO MATCH (E) ROOF.
 - C8. PATCH AND REPAIR (E) CEILING AS REQ'D FOR "AS NEW" FINISH.



2 ROOF CONSTRUCTION PLAN
Scale: 1/4" = 1'-0"

LEGEND:
 ——— EXISTING
 ——— NEW
 - - - - - DEMOLISHED



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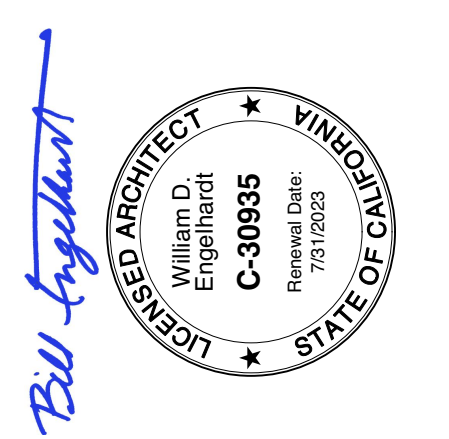


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Roof Plans

A2.3
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Exterior Elevations



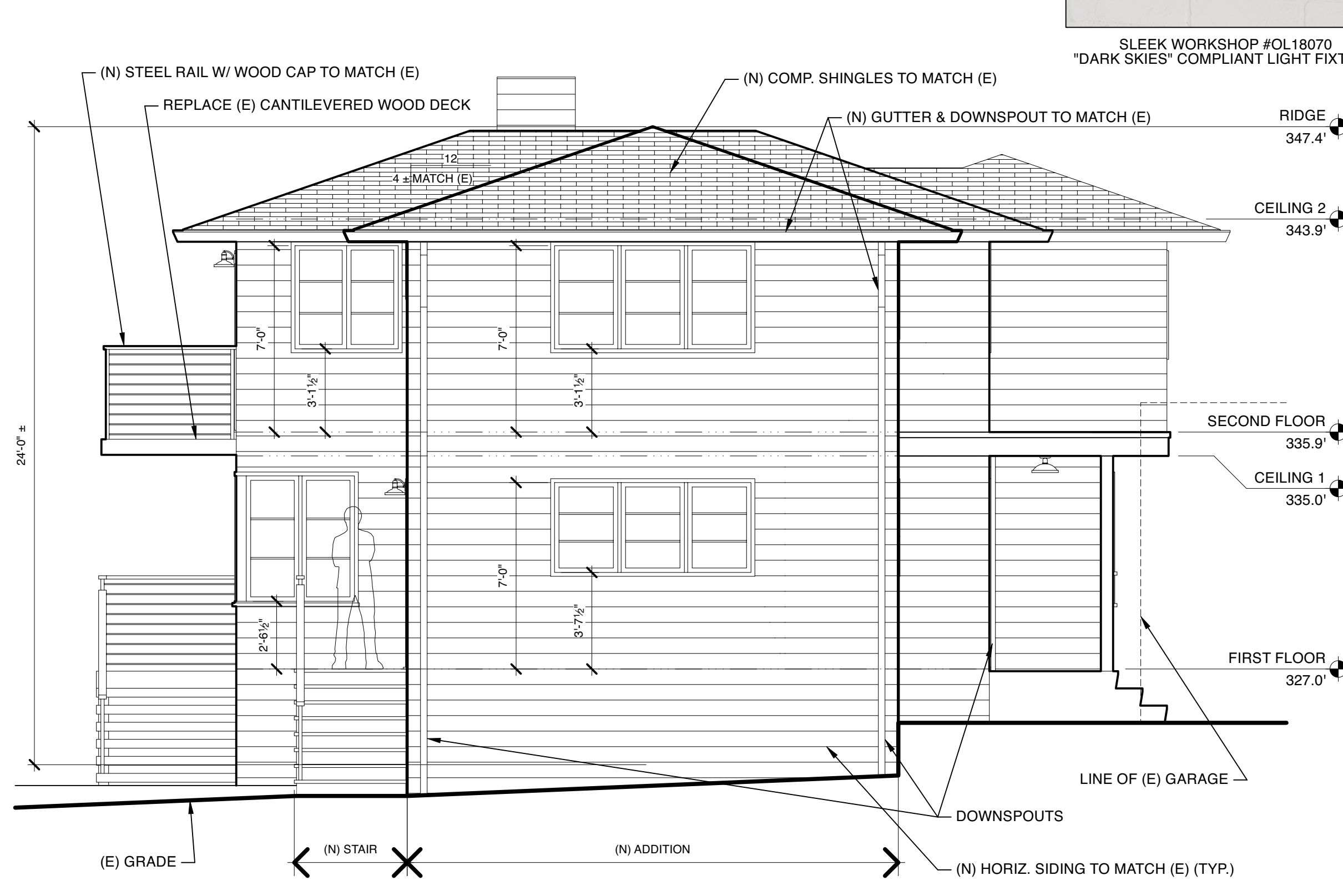
1 FRONT (NORTH) ELEVATION - EXISTING
 Scale: 1/4" = 1'-0"



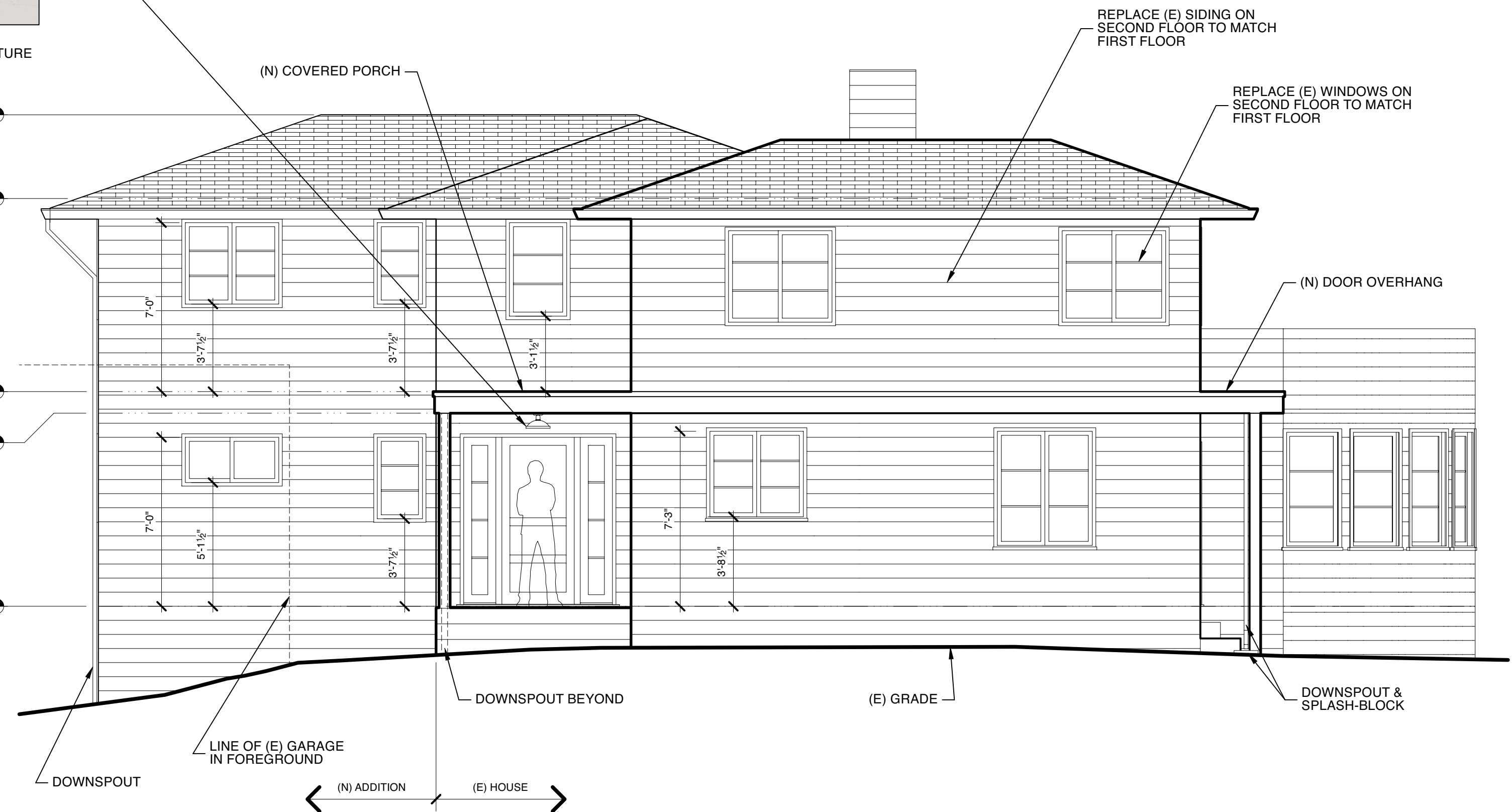
2 RIGHT (WEST) ELEVATION - EXISTING
 Scale: 1/4" = 1'-0"



SLEEK WORKSHOP #OL18070
 "DARK SKIES" COMPLIANT LIGHT FIXTURE



3 FRONT (NORTH) ELEVATION - PROPOSED
 Scale: 1/4" = 1'-0"



4 RIGHT (WEST) ELEVATION - PROPOSED
 Scale: 1/4" = 1'-0"



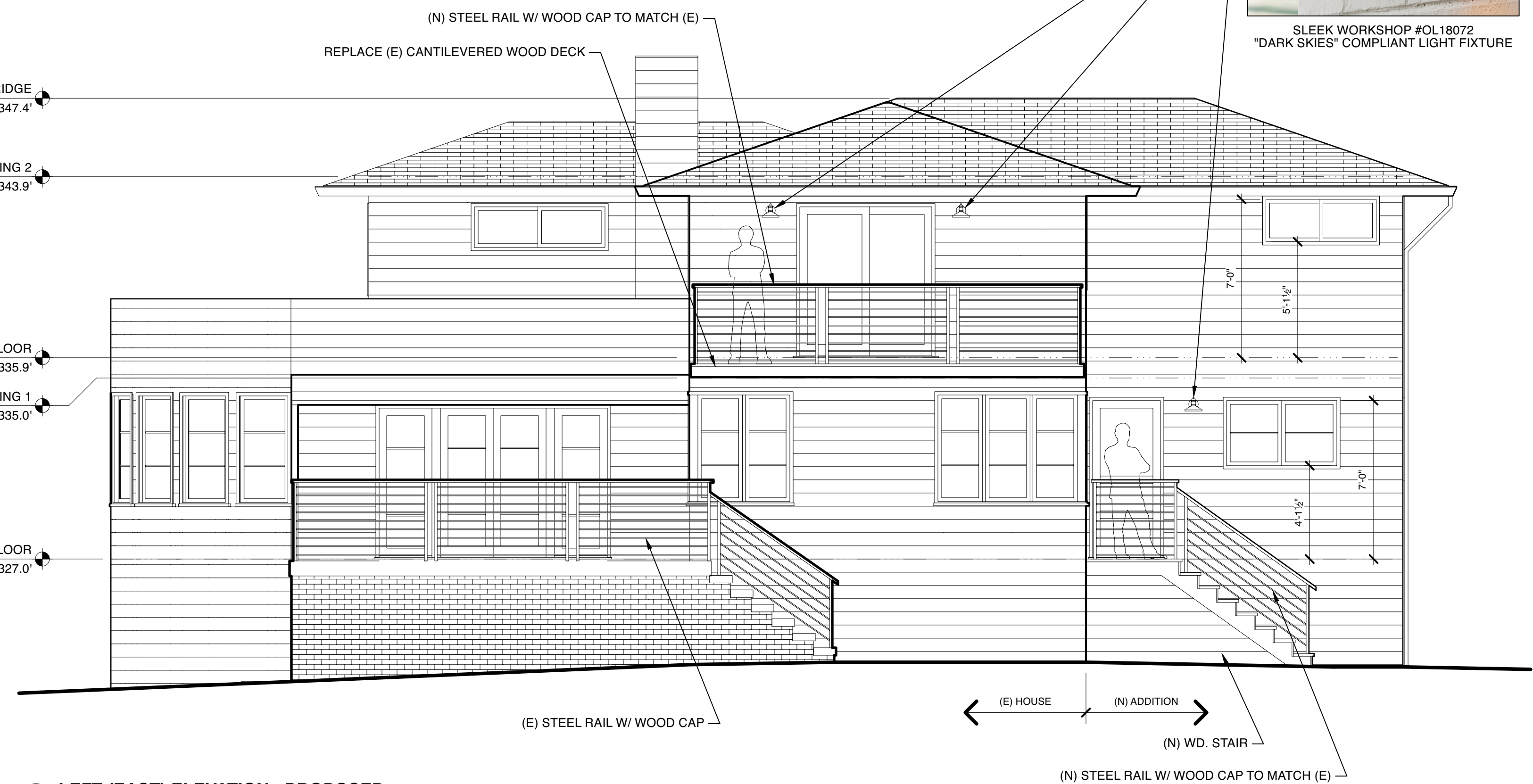
1 REAR (SOUTH) ELEVATION - EXISTING
Scale: 1/4" = 1'-0"



2 LEFT (EAST) ELEVATION - EXISTING
Scale: 1/4" = 1'-0"



3 REAR (SOUTH) ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"



4 LEFT (EAST) ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"

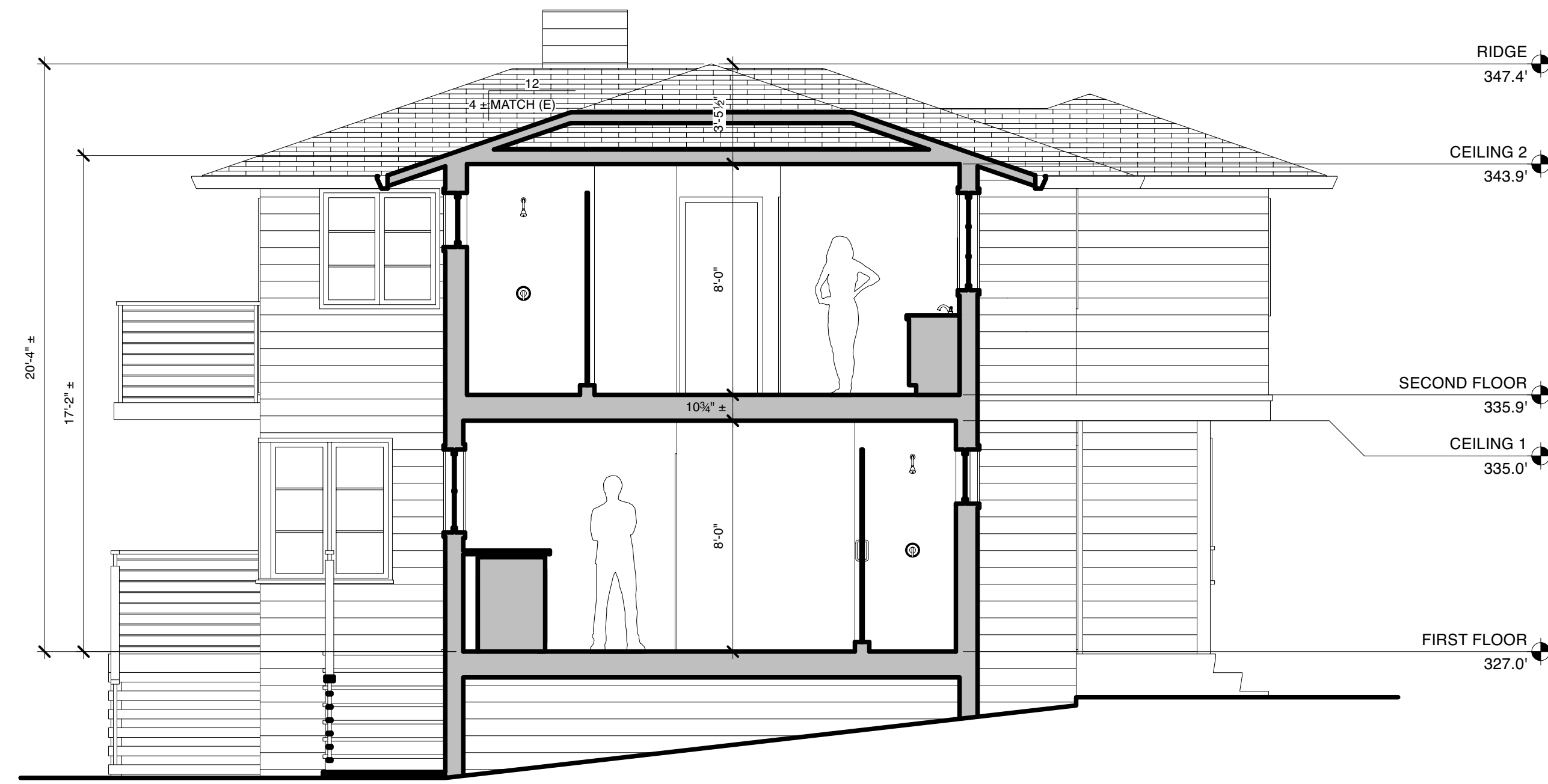


SLEEK WORKSHOP #OL18072
"DARK SKIES" COMPLIANT LIGHT FIXTURE

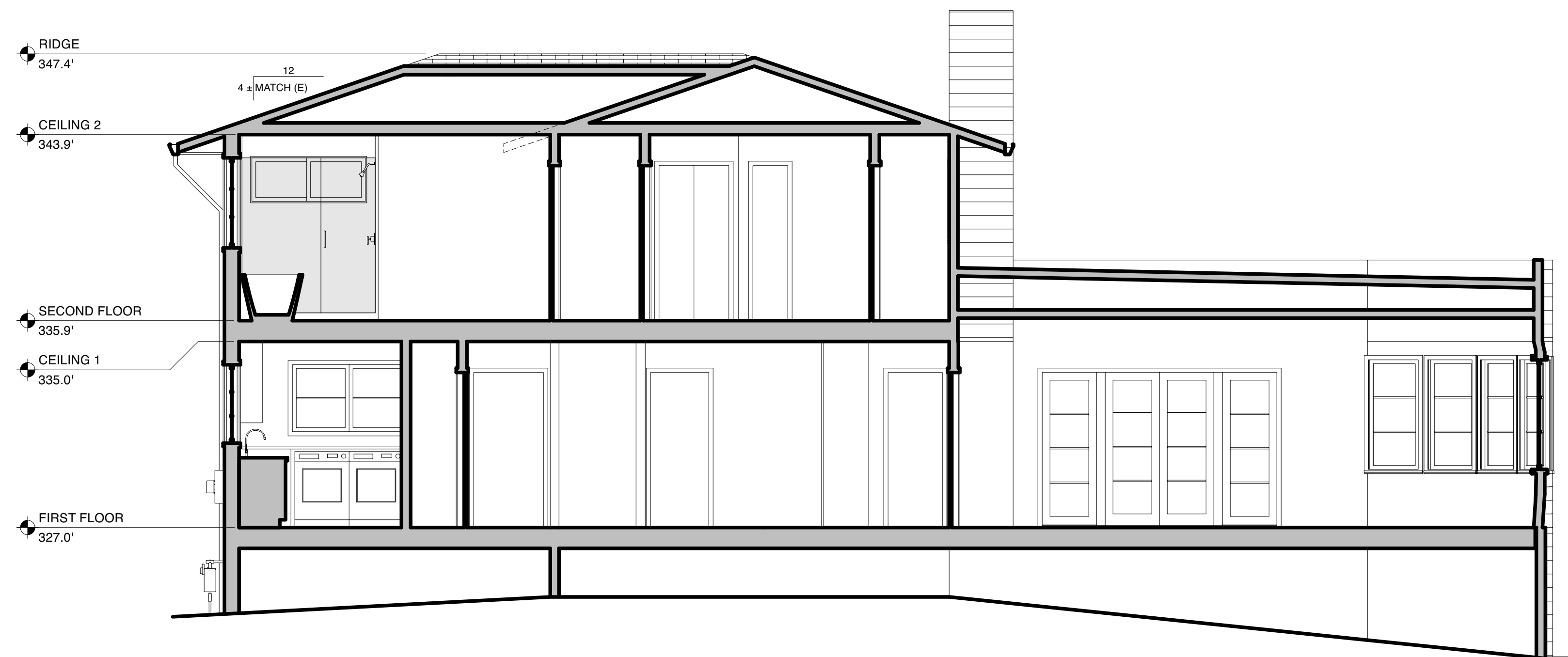


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Exterior Elevations



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



2 BUILDING SECTION
Scale: 1/4" = 1'-0"



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Building Sections

DOOR SCHEDULE

EXTERIOR DOORS W/ <= 25% GLAZED AREA TO HAVE MAX U-FACTOR OF 0.20. DOORS WITH GREATER THAN 25% GLAZED AREA TO HAVE MAX U-FACTOR OF 0.30 AND MAX SHGC OF 0.23

MARK	NOMINAL SIZE			TYPE	DOOR FINISH		GLAZING	FIRE RATING	HARDWARE SET	DETAILS			DOOR DATA		COMMENTS	
	W	H	THK		INSIDE	OUTSIDE				HEAD	JAMB	SILL	MFR.	MODEL NO.		ACCESSORIES
D-121	3'0"	7'0"	1 3/4"	Swing Simple	Ext	O										w/ 16" sidelites. See exterior elevations.
D-122	3'0"	6'8"	1 3/8"	Swing Simple	Int	A	n/a									
D-124	2'8"	6'8"	1 3/8"	Pocket Simple	Int	A	n/a									
D-125	2'8"	6'8"	1 3/8"	Swing Bi-part	Int	A	n/a									
D-126	-A 3'0"	7'0"	1 3/4"	Swing Simple	Ext	O	Safety.									
D-126	-B 3'0"	6'8"	1 3/8"	Swing Simple	Int	A	n/a									
D-127	2'4"	6'8"	1/2"	Swing Simple	Int	N	1/2" Tempered.									
D-221	4'0"	6'8"	1 3/8"	Cased Opening	Int	n/a	n/a									
D-221	4'0"	6'8"	1 3/8"	Pocket Bi-part	Int	n/a	n/a									

CONTRACTOR TO VERIFY ALL DIMENSIONS AND ROUGH OPENINGS WITH MANUFACTURER. SEE ELEVATIONS FOR HINGE DIRECTION AND PRIMARY VS. SECONDARY LEAF. ALL DOORS HARDWARE SETS TO INCLUDE THREE HINGES PER LEAF, LOCKSET AND DEADBOLT AS INDICATED IN SCHEDULE, AND ONE DOOR STOP PER LEAF. CONSULT WITH OWNER FOR SELECTION OF ALL DOOR HARDWARE AND DECORATIVE GLAZING.

WINDOW SCHEDULE

ALL WINDOWS TO HAVE MAX U-FACTOR OF 0.30 ND MAX SHGC OF 0.23. SKYLIGHTS W/ TOTAL AREA <= 16 SF TO HAVE MAX U-FACTOR OF 0.55 AND MAX SHGC OF 0.30

MARK	FRAME SIZE		HEAD HT. ' "	SILL HT. ' " (APPROX.)	TYPE (SEE EXTERIOR ELEVATIONS)	FINISH		GLAZING	DETAILS			EGRESS	WINDOW DATA		COMMENTS
	W	H				INTERIOR	EXTERIOR		HEAD	JAMB	SILL		MFR.	MODEL NO.	
W-101	4'0"	3'8"	7'3"	3'8 1/2"	Bi-parting Casement			WUI Tempered. Low-E.					Marvin Elevate w/ SDLS muntins		w/ custom muntins. See exterior elevations.
W-124	2'0"	3'6"	7'0"	3'7 1/2"	Casement			WUI Tempered. Decorative-Reed. Low-E.					Marvin Elevate w/ SDLS muntins		w/ custom muntins. See exterior elevations.
W-126	-A 7'6"	3'6"	7'0"	3'7 1/2"	Custom			WUI Tempered. Low-E.					Marvin Elevate w/ SDLS muntins		Mulled casement units w/ custom muntins. See exterior elevations.
W-126	-B 5'0"	3'0"	7'0"	4'1 1/2"	Bi-parting Casement			WUI Tempered. Low-E.					Marvin Elevate w/ SDLS muntins		w/ custom muntins. See exterior elevations.
W-127	4'0"	2'0"	7'0"	5'1 1/2"	Horizontal Slider			Tempered. Decorative-Reed. Low-E.					Marvin Essential - All Fiberglass		
W-203	-A 4'5"	3'11"	6'8"	2'10 1/2"	Horizontal Slider			WUI Tempered. Low-E.					Marvin Elevate w/ SDLS muntins		w/ custom muntins. See exterior elevations.
W-203	-B 4'5"	3'11"	6'8"	2'10 1/2"	Horizontal Slider			WUI Tempered. Low-E.					Marvin Elevate w/ SDLS muntins		w/ custom muntins. See exterior elevations.
W-203	-C 4'5"	3'11"	6'8"	2'10 1/2"	Horizontal Slider			WUI Tempered. Low-E.					Marvin Elevate w/ SDLS muntins		w/ custom muntins. See exterior elevations.
W-203	-D 2'10 1/2"	3'11"	6'8"	2'10 1/2"	Horizontal Slider			WUI Tempered. Low-E.					Marvin Elevate w/ SDLS muntins		w/ custom muntins. See exterior elevations.
W-205	2'6"	4'0"	7'0"	3'1 1/2"	Casement			WUI Tempered. Low-E.					Marvin Elevate w/ SDLS muntins		w/ custom muntins. See exterior elevations.
W-208	-A 4'0"	4'0"	7'0"	3'1 1/2"	Bi-parting Casement			WUI Tempered. Low-E.					Marvin Elevate w/ SDLS muntins		w/ custom muntins. See exterior elevations.
W-208	B 6'0"	4'0"	7'0"	3'1 1/2"	Bi-parting Casement			WUI Tempered. Low-E.					Marvin Elevate w/ SDLS muntins		w/ custom muntins. See exterior elevations.
W-224	2'0"	3'6"	7'0"	3'7 1/2"	Casement			WUI Tempered. Decorative-Reed. Low-E.					Marvin Elevate w/ SDLS muntins		w/ custom muntins. See exterior elevations.
W-225	-A 4'0"	3'6"	7'0"	3'7 1/2"	Bi-parting Casement			WUI Tempered. Low-E.					Marvin Elevate w/ SDLS muntins		w/ custom muntins. See exterior elevations.
W-225	-B 7'6"	4'0"	7'0"	3'1 1/2"	Custom			WUI Tempered. Low-E.					Marvin Elevate w/ SDLS muntins		Mulled casement units w/ custom muntins. See exterior elevations.
W-226	5'0"	2'0"	7'0"	5'1 1/2"	Horizontal Slider			Tempered. Decorative-Reed. Low-E.					Marvin Essential - All Fiberglass		

ALL WINDOW SIZES APPROXIMATE. CONTRACTOR TO VERIFY ALL DIMENSIONS AND ROUGH OPENINGS WITH MANUFACTURER. SEE ELEVATIONS FOR HINGE DIRECTION. CONSULT W/ OWNER FOR SELECTION OF ALL HARDWARE AND DECORATIVE GLAZING. ALL EGRESS WINDOWS TO CONFORM WITH CRC SECTION R310: MIN. NET CLEAR OPENING AREA = 5.7 SQ. FT. (5 SQ. FT. OK WHERE LOCATED ON GRADE-FLOOR). MIN. OPENING HEIGHT = 24". MIN. OPENING WIDTH = 20". MAX. HEIGHT TO BOTTOM OF OPENING = 44".

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	BASE TRIM	WDW. & DR. TRIM	WALLS				CEILING	COMMENTS
					NORTH	EAST	SOUTH	WEST		
101	KITCHEN	(N) WD. TO MATCH (E)	PTD. WD.	PTD. WD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	
102	DINING ROOM	PATCH & REFINISH (E) WD.	PTD. WD.	PTD. WD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	
103	LIVING ROOM	REFINISH (E) WD.	PTD. WD.	(E)	(E)	(E)	(E)	(E)	(E)	
104	HALL	PATCH & REFINISH (E) WD.	PTD. WD.	PTD. WD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	
107	CLOSET	PATCH & REFINISH (E) WD.	PTD. WD.	PTD. WD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	
108	BEDROOM 1	REFINISH (E) WD.	PTD. WD.	(E)	(E)	(E)	(E)	(E)	(E)	
109	STORAGE	REFINISH (E) WD.	PTD. WD.	(E)	(E)	(E)	(E)	(E)	(E)	
110	STAIR	REFINISH (E) WD.	PTD. WD.	(E)	(E)	(E)	(E)	(E)	(E)	
121	ENTRY	(N) WD. TO MATCH (E)	PTD. WD.	PTD. WD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	
122	CLOSET	(N) WD. TO MATCH (E)	PTD. WD.	PTD. WD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	
123	HALL	(N) WD. TO MATCH (E)	PTD. WD.	PTD. WD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	
124	BATH 1	TILE	TILE	PTD. WD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	
125	STORAGE	(N) WD. TO MATCH (E)	PTD. WD.	PTD. WD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	
126	LAUNDRY / MUD ROOM	TILE	TILE	PTD. WD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	
127	SHOWER	TILE	TILE	TILE	TILE	TILE	TILE	PTD. GYP. BD.		

CONSULT W/ OWNER FOR SELECTION OF ALL FINISHES. ALL INT. PAINT TO BE LOW VOC. ALL WALL & CEILING SURFACES TO HAVE TEXTURE TO MATCH (E).

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	BASE TRIM	WDW. & DR. TRIM	WALLS				CEILING	COMMENTS
					NORTH	EAST	SOUTH	WEST		
201	STAIR	REFINISH (E) WD.	PTD. WD.	PTD. WD.	(E)	(E)	PTD. GYP. BD.	(E)	(E)	
202	HALL	(N) WD. TO MATCH (E)	PTD. WD.	PTD. WD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	
203	BEDROOM 2	(N) WD. TO MATCH (E)	PTD. WD.	PTD. WD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	(E)	
204	CLOSET	(N) WD. TO MATCH (E)	PTD. WD.	(E)	(E)	(E)	(E)	(E)	(E)	
205	BATH 2	TILE	TILE	PTD. WD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	
207	STORAGE	(N) WD. TO MATCH (E)	PTD. WD.	PTD. WD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	
208	BEDROOM 3	(N) WD. TO MATCH (E)	PTD. WD.	PTD. WD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	(E)	
221	CLOSET	(N) WD. TO MATCH (E)	PTD. WD.	STAINED DOUG. FIR	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	
222	LINEN	TILE	TILE	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	
223	HALL	(N) WD. TO MATCH (E)	PTD. WD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	
224	TOILET	TILE	TILE	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	
225	BATH 3	TILE	TILE	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	
226	SHOWER	TILE	TILE	TILE	TILE	TILE	TILE	PTD. GYP. BD.		
227	CLOSET	(N) WD. TO MATCH (E)	PTD. WD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	PTD. GYP. BD.	

CONSULT W/ OWNER FOR SELECTION OF ALL FINISHES. ALL INT. PAINT TO BE LOW VOC. ALL WALL & CEILING SURFACES TO HAVE TEXTURE TO MATCH (E).

GENERAL NOTES:

- A. ALL WINDOW AND DOOR SIZES ARE APPROXIMATE. VERIFY EXACT DIMENSIONS AND ROUGH OPENINGS WITH MFR.
- B. ALL GLAZING IN WINDOWS, SKYLIGHTS, AND DOORS IS TO BE LOW-E, INSULATED GLASS. PROVIDE SAFETY GLAZING WHERE REQUIRED BY CODE.
- C. PROVIDE SCREENS FOR ALL OPERABLE WINDOWS AND SKYLIGHTS, U.N.O.
- D. PROVIDE HINGES, LOCKSETS, DEADBOLTS, AND OTHER HARDWARE NECESSARY FOR PROPER OPERATION OF ALL DOORS & WINDOWS. CONSULT WITH OWNER FOR FUNCTION, STYLE AND FINISH.
- E. INSTALL ALL DOORS, WINDOWS, AND SKYLIGHTS ACCORDING TO MFR'S INSTRUCTIONS AND RECOMMENDATIONS. PROVIDE WATERTIGHT INSTALLATION OF DOORS, WINDOWS, AND SKYLIGHTS INCLUDING ALL NECESSARY FLASHINGS, SEALANT, AND OTHER ITEMS.
- F. CASING AND OTHER TRIM FOR ALL DOORS AND WINDOWS IS TO MATCH (E) AND IS TO HAVE STAINED FINISH TO MATCH (E).

SUBMITTALS REQUIRED:

CONTRACTOR TO SUBMIT THE FOLLOWING TO OWNER AND ARCHITECT FOR REVIEW PRIOR TO ORDERING. ALLOW AT LEAST TWO WEEKS FOR REVIEW. SEE A0.2 FOR ADD'L INFO.

- WINDOW, DOOR, AND SKYLIGHT ORDERS
- SAMPLES OF WINDOW AND DOOR FINISHES
- SAMPLES OF WINDOW AND DOOR HARDWARE
- SAMPLES OF WINDOW AND DOOR TRIM

DOOR TYPES:

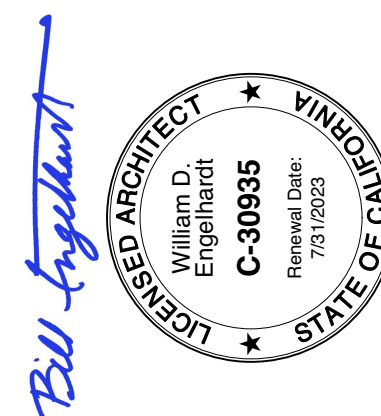
STICKING ON ALL PANEL AND GLAZED DOORS TO BE OVOLO

ADAMS ADDITION & RENOVATION

43 BAY RD., FAIRFAX, CA 94930
APN: 001-111-1-18

ENGELHARDT ARCHITECTURE

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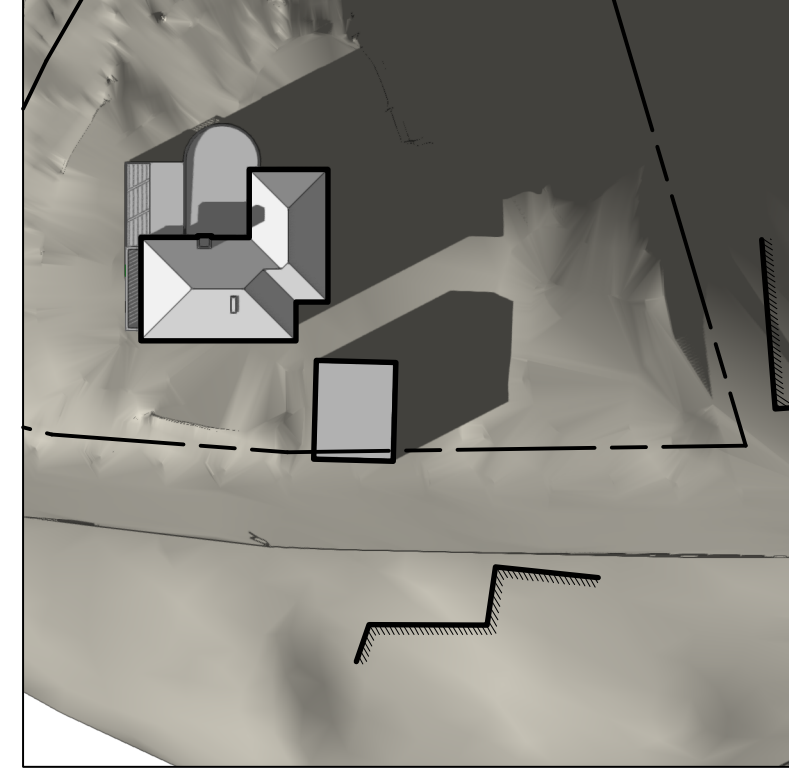
Issue/Rev	Date	Description
A	1/5/22	ISSUED FOR PLANNING APPROVAL
B	4/28/22	RE-ISSUED FOR PLANNING APPROVAL

Door, Window, and Room Finish Schedules

A10.1
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MARCH 21

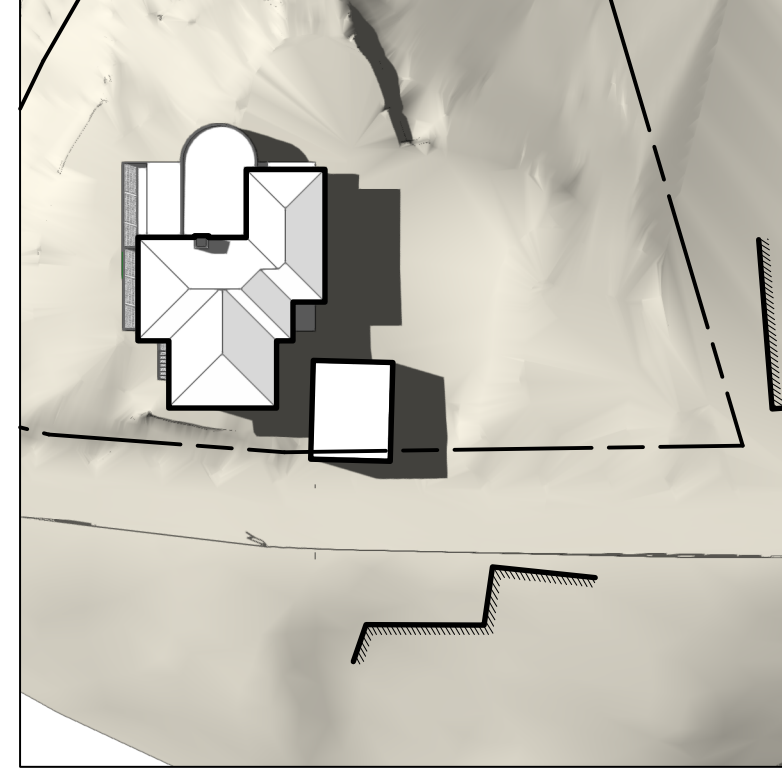
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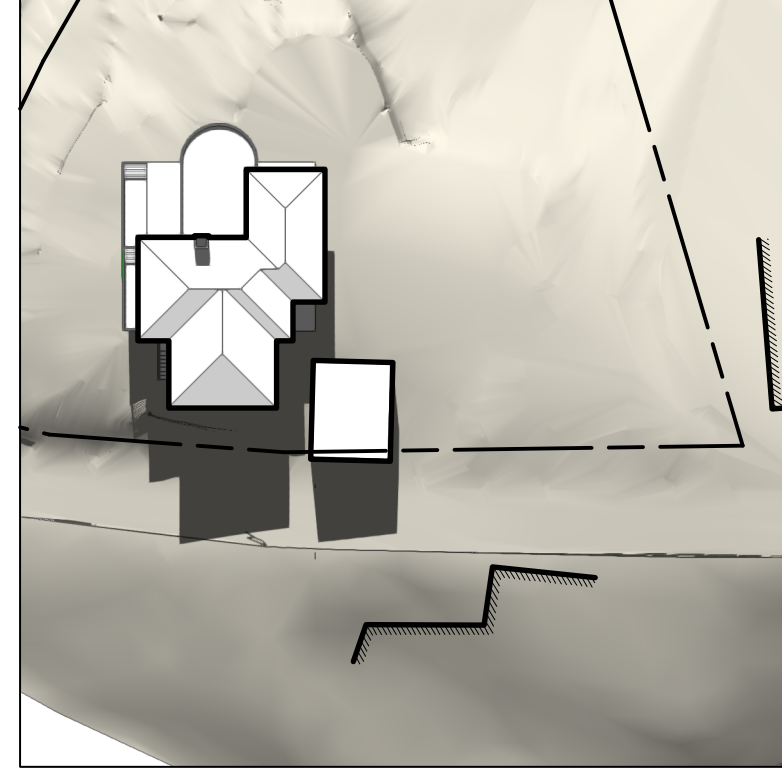
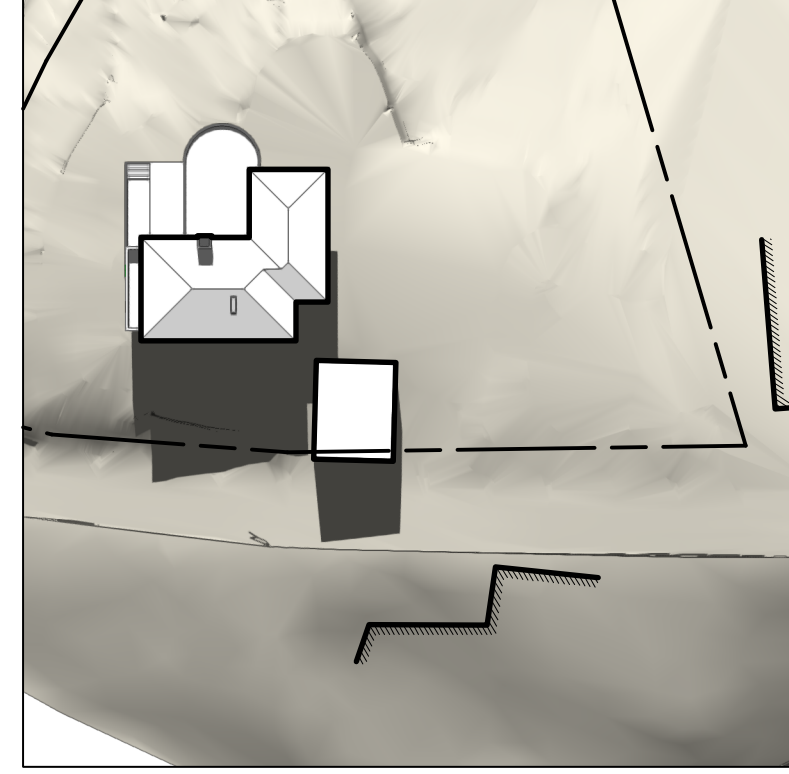
PROPOSED



9:00 AM



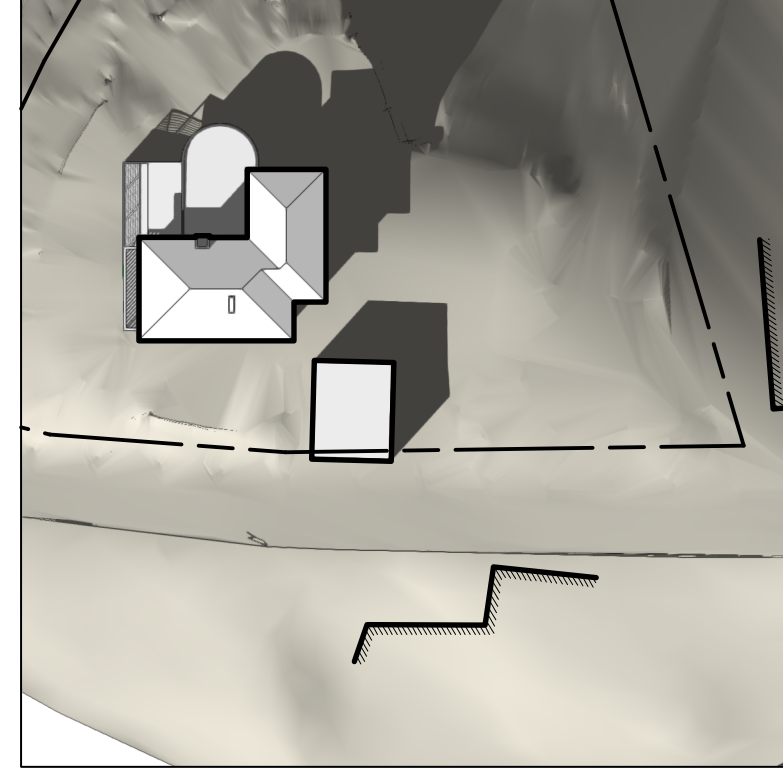
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JUNE 21

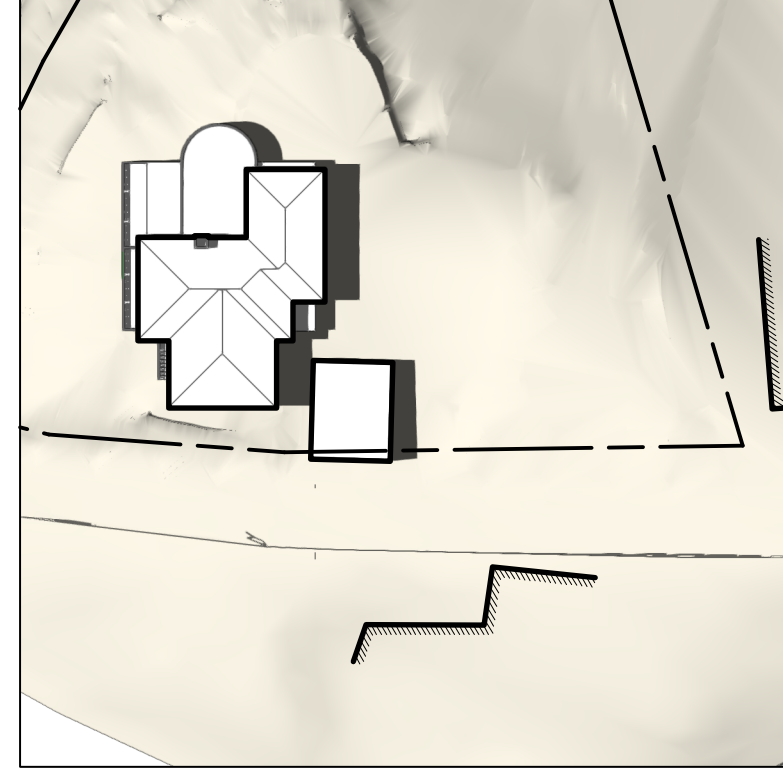
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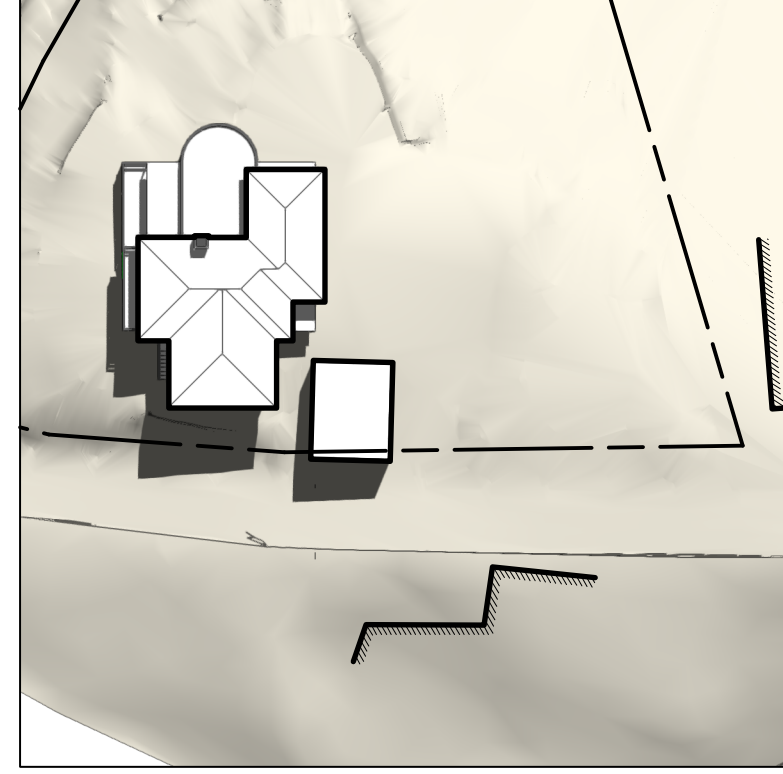
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DECEMBER 21

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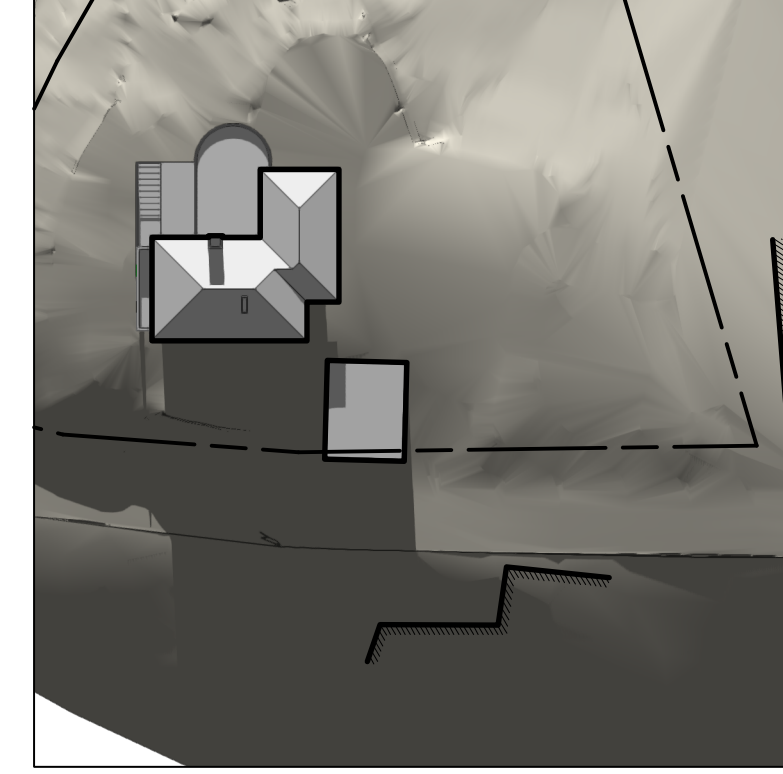
PROPOSED



9:00 AM



NOON



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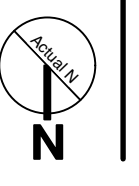
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APN: 001-111-18



ISSUED FOR PLANNING APPROVAL
RE-ISSUED FOR PLANNING APPROVAL

Issue/Rev	Date	Description
A	1/5/22	ISSUED FOR PLANNING APPROVAL
B	4/28/22	RE-ISSUED FOR PLANNING APPROVAL

Shade/Shadow Study



A11.1
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2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR, ETC.)

Y	N/A	RESPON. PARTY
		CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL
		301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.
		301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.
		Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.
		301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen shall apply to either low-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.
		SECTION 302 MIXED OCCUPANCY BUILDINGS
		302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
		ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New
		CHAPTER 4 RESIDENTIAL MANDATORY MEASURES
		DIVISION 4.1 PLANNING AND DESIGN
		SECTION 4.102 DEFINITIONS
		4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)
		FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar porous material used to collect or channel drainage or runoff water.
		WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.
		4.106 SITE DEVELOPMENT
		4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.
		4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. 1. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. 3. Compliance with a lawfully enacted storm water management ordinance.
		Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)
		4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: 1. Swales 2. Water collection and disposal systems 3. French drains 4. Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
		Exception: Additions and alterations not altering the drainage path.
		4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the <i>California Electrical Code</i> , Article 625.
		Exceptions: 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no commercial power supply. 1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than \$400.00 per dwelling unit. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.
		4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
		4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".
		4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.
		Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.
		4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

Y	N/A	RESPON. PARTY																		
		4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options: 1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the <i>California Building Code</i> , Chapter 11A, to allow use of the EV charger from the accessible parking space. 2. The EV space shall be located on an accessible route, as defined in the <i>California Building Code</i> , Chapter 2, to the building. Exception: Electric vehicle charging stations designed and constructed in compliance with the <i>California Building Code</i> , Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3. Note: Electric Vehicle charging stations serving public housing are required to comply with the <i>California Building Code</i> , Chapter 11B.																		
		4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following: 1. The minimum length of each EV space shall be 18 feet (5486 mm). 2. The minimum width of each EV space shall be 9 feet (2743 mm). 3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm). a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.																		
		4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.																		
		4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.																		
		4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the <i>California Electrical Code</i> .																		
		4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.																		
		Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity or facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.																		
		4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.																		
		TABLE 4.106.4.3.1																		
		<table border="1"> <thead> <tr> <th>TOTAL NUMBER OF PARKING SPACES</th> <th>NUMBER OF REQUIRED EV SPACES</th> </tr> </thead> <tbody> <tr> <td>0-9</td> <td>0</td> </tr> <tr> <td>10-25</td> <td>1</td> </tr> <tr> <td>26-50</td> <td>2</td> </tr> <tr> <td>51-75</td> <td>4</td> </tr> <tr> <td>76-100</td> <td>5</td> </tr> <tr> <td>101-150</td> <td>7</td> </tr> <tr> <td>151-200</td> <td>10</td> </tr> <tr> <td>201 and over</td> <td>6 percent of total</td> </tr> </tbody> </table>	TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES	0-9	0	10-25	1	26-50	2	51-75	4	76-100	5	101-150	7	151-200	10	201 and over	6 percent of total
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		4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.																		
		4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the <i>California Building Code</i> , Chapter 11B.																		

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

Y	N/A	RESPON. PARTY																
		DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION																
		4.303 INDOOR WATER USE																
		4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.																
		Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.																
		4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.																
		Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.																
		4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.																
		4.303.1.3 Showerheads.																
		4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.																
		4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.																
		Note: A hand-held shower shall be considered a showerhead.																
		4.303.1.4 Faucets.																
		4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.																
		4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.																
		4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.																
		4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.																
		Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.																
		4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the <i>California Plumbing Code</i> , and shall meet the applicable standards referenced in Table 1701.1 of the <i>California Plumbing Code</i> .																
		NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.																
		TABLE - MAXIMUM FIXTURE WATER USE																
		<table border="1"> <thead> <tr> <th>FIXTURE TYPE</th> <th>FLOW RATE</th> </tr> </thead> <tbody> <tr> <td>SHOWER HEADS (RESIDENTIAL)</td> <td>1.8 GMP @ 80 PSI</td> </tr> <tr> <td>LAVATORY FAUCETS (RESIDENTIAL)</td> <td>MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI</td> </tr> <tr> <td>LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS</td> <td>0.5 GPM @ 60 PSI</td> </tr> <tr> <td>KITCHEN FAUCETS</td> <td>1.8 GPM @ 60 PSI</td> </tr> <tr> <td>METERING FAUCETS</td> <td>0.2 GAL/CYCLE</td> </tr> <tr> <td>WATER CLOSET</td> <td>1.28 GAL/FLUSH</td> </tr> <tr> <td>URINALS</td> <td>0.125 GAL/FLUSH</td> </tr> </tbody> </table>	FIXTURE TYPE	FLOW RATE	SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI	LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI	LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI	KITCHEN FAUCETS	1.8 GPM @ 60 PSI	METERING FAUCETS	0.2 GAL/CYCLE	WATER CLOSET	1.28 GAL/FLUSH	URINALS	0.125 GAL/FLUSH
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		4.304 OUTDOOR WATER USE																
		4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.																
		NOTES: 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the <i>California Code Regulations</i> , Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/																

Y	N/A	RESPON. PARTY
		DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
		4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
		4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.
		4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
		4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.
		Exceptions: 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.
		4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. 2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream). 3. Identify diversion facilities where the construction and demolition waste material collected will be taken. 4. Identify construction methods employed to reduce the amount of construction and demolition waste generated. 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.
		4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.
		4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq. ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1
		4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1
		4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.
		Notes: 1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section. 2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).
		4.410 BUILDING MAINTENANCE AND OPERATION
		4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building: 1. Directions to the owner or occupant that the manual shall remain with the building throughout the useful cycle of the structure. 2. Operation and maintenance instructions for the following: a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment. b. Roof and yard drainage, including gutters and downspouts. c. Space conditioning systems, including condensers and air filters. d. Landscape irrigation systems. e. Water reuse systems. 3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. 4. Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. 6. Information about water-conserving landscape and irrigation design and controllers which conserve water. 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. 9. Information about state solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this code.
		4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.
		Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42949.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
		DIVISION 4.5 ENVIRONMENTAL QUALITY
		SECTION 4.501 GENERAL
		4.501.1 Scope The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.
		SECTION 4.502 DEFINITIONS
		5.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)
		AGRFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.
		COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardwood, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.
		DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

43 BAY RD., FAIRFAX, CA 94930
APN: 001-111-18

126 Laurel Avenue • San Anselmo, CA 94960
415.572.8895 • en-arch.com • bill@en-arch.com



ISSUED FOR PLANNING APPROVAL
RE-ISSUED FOR PLANNING APPROVAL

Issue/Rev	Date
A	1/5/22
B	4/28/22

CalGreen Checklist

REFERENCE DOCUMENTS:

THE BOUNDARY SHOWN ON THIS DRAWING IS BASED UPON THE FOLLOWING DOCUMENTS:

- R1 FAIRFAX MANOR SUBDIVISION NO 2 - BOOK 4 MAPS PAGE 53 MARIN COUNTY RECORDS (MCR)
- R2 UNFILED SURVEY NO. 15975 BY JOHN OGLESBY DATED APRIL 1958
- R3 BOOK 19 SURVEYS PAGE 99 MCR
- R4 BOOK 2000 MAPS PAGE 94 MCR
- R5 DOC #2016-0016836 MCR

30

LEGEND:

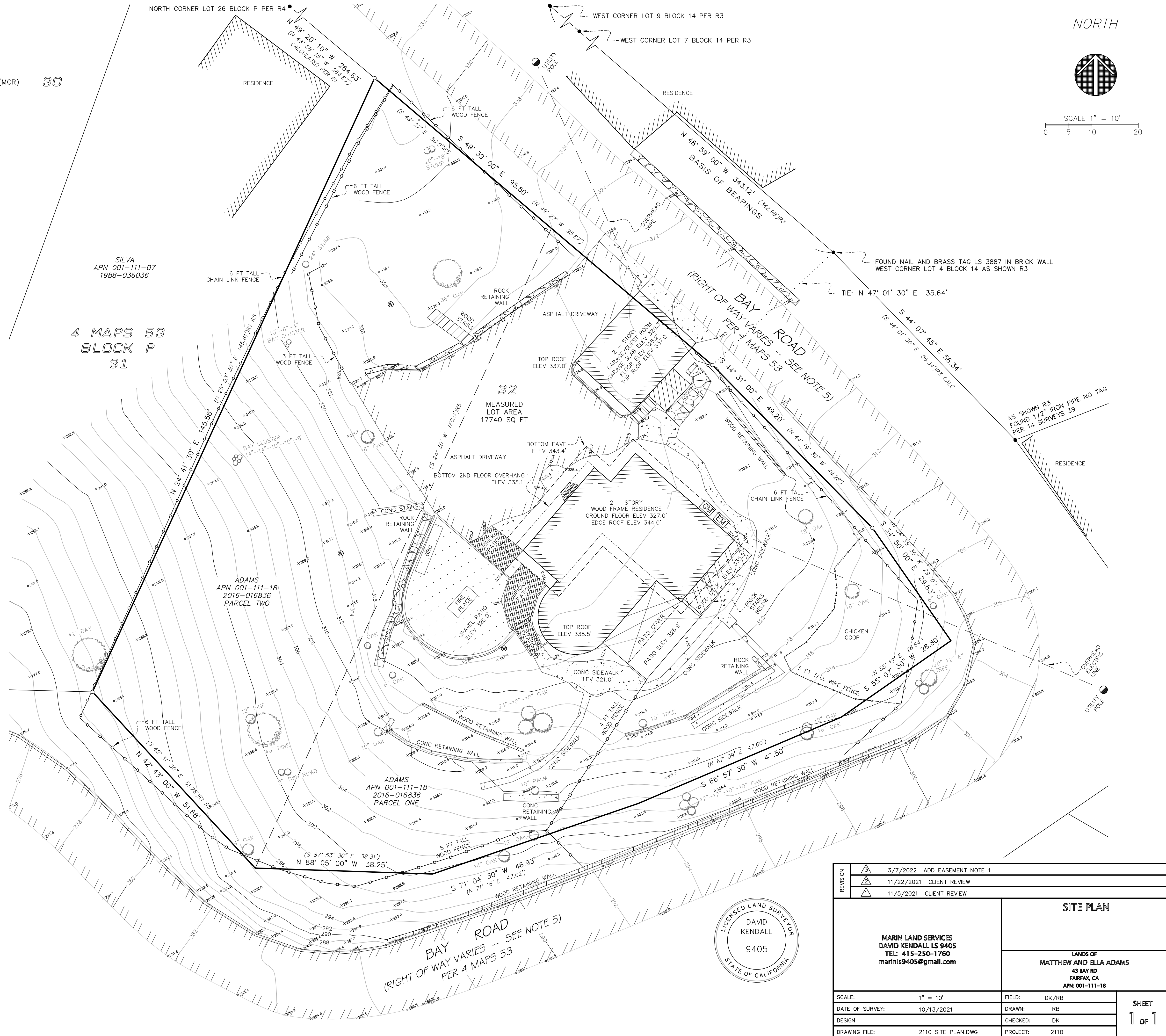
- FOUND 3/4" IRON PIPE LS 3887 PER R3 OR AS NOTED
- SET 3/4" IRON PIPE WITH BRASS TAG "LS 9405"
- MEASURED BOUNDARY LINE
- ADJOINER LINE OR EDGE RIGHT OF WAY
- WOOD FENCE LINE
- CHAIN-LINK FENCE LINE
- EM ELECTRIC METER
- GM GAS METER
- ⊙ WATER VALVE
- CONCRETE SURFACE
- BRICK SURFACE
- WOOD SURFACE
- ROCK SURFACE
- GRAVEL SURFACE
- ASPHALT SURFACE
- (N 67° 09' E 47.60') RECORD DATA PER R1 OR AS NOTED

SURVEY NOTES:

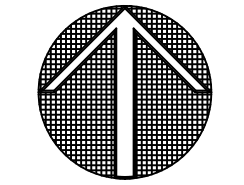
- THE BOUNDARIES SHOWN ON THIS MAP ARE THE SURVEYOR'S OPINION BASED ON FOUND PHYSICAL EVIDENCE AND RECORD DATA. THE POTENTIAL FOR EXISTING UNWRITTEN CONVEYANCES IN THE AREA SHOWN WAS NOT INCLUDED IN THE SCOPE OF THIS SURVEY. NO LIABILITY IS ASSUMED BY MARIN LAND SERVICES FOR THE EXISTENCE OF ANY EASEMENTS, ENCUMBRANCES, DISCREPANCIES IN BOUNDARY OR TITLE DEFECTS. NO RECORD EASEMENTS AFFECTING THE SUBJECT PARCEL WERE DISCOVERED IN THE COURSE OF THIS SURVEY. PRELIMINARY REPORT DATED JAN 22, 2016 BY STEWART TITLE NO 01180-182435 WAS REVIEWED BY THIS SURVEY FOR RESEARCH OF EASEMENTS AND ENCUMBRANCES
- CONTOUR LINES AND ELEVATIONS ARE DERIVED FROM FIELD MEASUREMENTS DATUM IS ASSUMED; NO SITE BENCHMARK IS ESTABLISHED BY THIS SURVEY
- THIS MAP REPRESENTS CONDITIONS OF THE SITE AT THE TIME SURVEY WORK WAS COMPLETED ON OCT 13, 2021 AND SHOWS SURFACE OBJECTS ONLY. SUBSURFACE OBJECTS, IF ANY, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, PILINGS, WELLS, UNDERGROUND TANKS AND UNDERGROUND UTILITY LINES MAY NOT BE SHOWN.
- TREE IDENTIFICATIONS ARE SURVEYOR'S BEST GUESS AND SHOULD NOT BE RELIED UPON. MEASUREMENTS GIVEN ARE DIAMETER OF TRUNK AT BREAST HEIGHT. TREE SYMBOL INDICATES LOCATION OF ROOT BALL ONLY
- ESTABLISHMENT OF THE PUBLIC RIGHT OF WAY SHOWN HEREON AS BAY ROAD IS BEYOND THE SCOPE OF THIS SURVEY. THE RECORD WIDTH IS VARIABLE AS DESCRIBED ON THE MAP OF FAIRFAX MANOR FILED IN BOOK 5 OF MAPS AT PAGE 4. NOTE 5 OF THE RECORD OF SURVEY FILED IN BOOK 2000 MAPS AT PAGE 94 ALSO SUPPORTS THIS CONCLUSION. RECORDS OF SURVEY FILED IN BOOK 14 OF SURVEYS AT PAGE 39 AND BOOK 19 OF SURVEYS AT PAGE 99 NOTE A RIGHT OF WAY WIDTH OF 40 FEET BUT NO SOURCE IS PROVIDED BY SAID SURVEYS FOR THIS DETERMINATION AND NO ESTABLISHMENT IS MADE BY SAID SURVEYS IN BLOCK P OF FAIRFAX MANOR TO SUPPORT RETRACEMENT OF BAY ROAD. THE RECORD MAP FOR FAIRFAX MANOR INDICATES A SCALED WIDTH OF APPROXIMATELY 40 FEET BUT BEARINGS NOTED BY SAID RECORD MAP ARE INCONGRUENT. SEVERAL GARAGES AND OTHER HISTORIC STRUCTURES IN THE VICINITY ARE NOTED BY THIS SURVEY AS POTENTIALLY ENCRDACHING INTO THE RIGHT OF WAY OF BAY ROAD AND THIS IS TYPICAL OF RESIDENTIAL DEVELOPMENT THROUGHOUT THE NEIGHBORHOOD
- RECORD OF SURVEY WILL BE FILED WITH COUNTY OF MARIN BY MARIN LAND SERVICES IN SUPPORT OF BOUNDARY ESTABLISHMENT SHOWN. PARCEL BOUNDARY IS PRELIMINARY AND SUBJECT TO CHANGE PRIOR TO FILING OF RECORD OF SURVEY

BASIS OF BEARINGS:

BEARINGS FOR THIS SURVEY ARE BASED ON FIELD TIES BETWEEN THE FOUND MONUMENTS ON THE EASTERLY RIGHT OF WAY OF BAY ROAD AS SHOWN IN BOOK 19 OF SURVEYS AT PAGE 99 BEING N 48° 59' W 343.12' (342.98')/R3

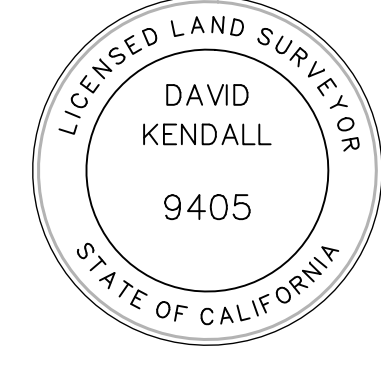


NORTH



SCALE 1" = 10'
0 5 10 20

REVISION	3/7/2022 ADD EASEMENT NOTE 1	<p>SITE PLAN</p> <p>MARIN LAND SERVICES DAVID KENDALL LS 9405 TEL: 415-250-1760 marinls9405@gmail.com</p> <p>LANDS OF MATTHEW AND ELLA ADAMS 43 BAY RD FAIRFAX, CA APN: 001-111-18</p>	<p>SHEET 1 of 1</p>
	11/22/2021 CLIENT REVIEW		
	11/5/2021 CLIENT REVIEW		
SCALE:	1" = 10'	FIELD:	DK/RB
DATE OF SURVEY:	10/13/2021	DRAWN:	RB
DESIGN:		CHECKED:	DK
DRAWING FILE:	2110 SITE PLAN.DWG	PROJECT:	2110



PLAN LEGEND	
	EXISTING TREE
	ASPHALT
	GRAVEL
	CONCRETE
	CERAMIC TILE
	WOOD DECKING
	Brick
	Lose Stone Retaining Wall



Landscape Note
 Note:
 No New plant material will be added to the landscape.
 New landscape to only consist of gravel finish around proposed new addition.
 No new irrigation will be added to the landscape.
 No new landscape features will be added to the landscape.

KEY HAZARD ZONES

- **Immediate Zone (ZONE 0): 0'-5'**
 The Immediate Zone extends 0'-5' from your house. ZONE 0 is the area closest to your house, including the structure itself, decks, outdoor furniture, and the outside walls and coverings. This area is most vulnerable, and should be most aggressively maintained for fire resistance.
 • Remove any combustible outdoor furniture.
 • Replace jute or fiber door mats with fire resistant materials.
 • Remove or relocate all combustible materials, including garbage and recycling containers, lumber, trash, and patio accessories.
 • Clean all fallen leaves and needles regularly. Repeat often during fire season.
 • No vegetation is recommended within 5' of structures.
 • Remove tree limbs that extend into this zone. Fire-prone tree varieties should be removed if they extend within 5' of structures.
- **Intermediate Zone (ZONE 1): 5'-30'**
 The Intermediate Zone from 5' to 30' out from buildings, structures, decks, etc. Keep ZONE 1 "Lean, Clean, and Green" and employ careful landscaping to create breaks that can help influence and decrease fire behavior.
 • Remove all dead plants, grass, and weeds (vegetation).
 • Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
 • Trim trees regularly to keep branches a minimum of 10 feet from other trees.
 Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
 • Remove vegetation and items that could catch fire from around and under decks.
 • Remove fire-prone plants, and choose only fire-resistant varieties. Irrigate regularly.
 • Remove limbs to a height of 10' above the ground (or 1/3 the height of the tree) to provide clearance and to eliminate a "fire ladder".
 • Use only inorganic, non-combustible mulches such as stone or gravel. Composted mulch and large bark and chips (greater than 1/2" diameter) may be OK.
- **Extended Zone (ZONE 2): 30'-100'**
 The extended zone from 30' to 100' (or more, if required due to steep slopes, nearby vegetation conditions, and/or your local fire department). The goal here is not to eliminate fire but to interrupt fire's path and keep flames smaller and on the ground. This zone should include at a minimum:
 • Cut or mow annual grass down to a maximum height of 4 inches.
 • Create horizontal spacing between shrubs, trees and vertical spacing between grass, shrubs and trees.
 • Remove fallen leaves, needles, twigs, bark, cones, and small branches. However, they may be permitted to a depth of 3 inches if erosion control is an issue.
- **Access Zone (ZONE 3): 0'-10'**
 Extends 10 feet horizontally from the edge on either side of the road or driveway.
 • Within this zone, plantings shall be fire resistant and shall not extend within the 14 foot vertical
 • Clearance above the surface of the roadway or driveway, as required for emergency access.
 • All landscape shall meet the requirements for separation as stated in the Zone 2 above

VEGETATION MANAGEMENT PLAN NARRATIVE

1. Existing Conditions
 - a. There are currently mature coast live oaks, and one redwood trees, and a few other miscellaneous native shrub species located throughout the property.
2. Proposed Scope
 - a. The intent of this plan is to properly maintain the mature live oak and redwood trees with selective pruning and removal of all dead material per firewise standards. The existing shrubs will be thinned or removed to provide a fire break from 0'-30' from the home.
3. Future Planting
 - a. Any future plantings throughout the site will include fire-resistant, irrigated shrubs, perennials, and ground covers as in the FIREsafe Marin planting lists located at www.firesafemarin.org/plants
4. Long Term Maintenance Schedule and Safety Practices
 - a. All fire prone fuels and dead material will be removed within 100' of the home.
 - b. Remove branches beneath large trees for a 6-foot minimum clearance.
 - c. Needles and leaves and other combustible debris and litter shall be removed from roofs and gutter at minimum twice yearly.
 - d. All weeds and grasses shall be cut regularly to a height of 4" or less.
 - e. Vegetation shall be trimmed to within 10' horizontally of roadways, and trees shall be trimmed as not to overhang roadways and provide 14' of clearance vertically.
 - f. All dead and dying vegetation shall be removed seasonally to reduce vegetation volume and ladder fuels.
 - g. Coordinate with adjacent property owners to maintain tree canopies, vegetation and ladder fuels on an annual basis.
 - h. No native grasses shall be planted within Home ignition zones 1 and 2.
 - i. All planted areas inside Home ignition zones 1 and 2 shall be irrigated.
 - j. All plantings shall be selected in coordination with the FIREsafe Marin planting list located at www.firesafemarin.org/plants. Other fire resistant plants can be utilized with prior approval of the Fire Code Official.
 - k. Regardless of plant selection, shrubs shall be spaced so that no continuity exists between ground fuels and tree crowns, such that a ground fire will not extend into the tree canopy

PLANT LIST

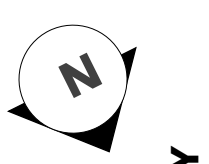
SYMBOL	COMMON NAME	LATIN NAME	QTY	FIRE RESISTANT	TYPE	NEW OR EXISTING	REMARKS
MB	Variegated Mint Bush	Prothanthera ovalifolia 'Variegata'	10	No	Shrub	Existing	Irrigated
RM	Rosemary	Rosmarinus officinalis	6	No	Bush	Existing	Irrigated, Remove
OAK	Coast Live Oak	Quercus agrifolia	12	No	Tree	Existing	Prune
ML	Mexican Lilly	Beschorneria yuccoides	5	No	Shrub	Existing	Remove
BAY	California Bay Tree	Umbellularia californica	2	No	Shrub	Existing	Prune
OLE	Oleander	Nerium oleander	2	No	Tree	Existing	Prune
PINE	Pine	Pinus sp.	2	No	Tree	Existing	Prune
RDWD	Coast Redwood	Sequoia sempervirens	2	No	Tree	Existing	Prune
AGV	Agave	Agave sp.	12	Yes	Perennial	Existing	Prune
IS	Iris	Iris Sp.	5	Yes	Perennial	Existing	
PYR	Pyracantha	Pyracantha Sp.	2	No	Shrub	Existing	Remove
IVY	Ivy	Hedera helix	8	No	Perennial	Existing	Prune



APK Horticulture LLC
 1818 Glenwood Lane
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 (949) 233-4231

The Adams Residence
 43 Bay Road
 Fairfax, Ca 94930

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 1" = 10'
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 AK

DESCRIPTION
 Vegetation Management Plan
 and
 Landscape Plan

PLAN LEGEND	
	EXISTING TREE
	ASPHALT
	GRAVEL
	CONCRETE
	CERAMIC TILE
	WOOD DECKING
	Brick
	Loose Stone Retaining Wall



Landscape Note
 Note:
 No New plant material will be added to the landscape.
 New landscape to only consist of gravel finish around proposed new addition.
 No new irrigation will be added to the landscape.
 No new landscape features will be added to the landscape.

- **Immediate Zone (ZONE 0): 0'-5'**
 The Immediate Zone extends 0'-5' from your house. ZONE 0 is the area closest to your house, including the structure itself, decks, outdoor furniture, and the outside walls and coverings. This area is most vulnerable, and should be most aggressively maintained for fire resistance.
 - Remove any combustible outdoor furniture.
 - Replace jute or fiber door mats with fire resistant materials.
 - Remove or relocate all combustible materials, including garbage and recycling containers, lumber, trash, and patio accessories.
 - Clean all fallen leaves and needles regularly. Repeat often during fire season.
 - No vegetation is recommended within 5' of structures.
 - Remove tree limbs that extend into this zone. Fire-prone tree varieties should be removed if they extend within 5' of structures.
 - Do not store firewood, lumber, or combustibles here, even (especially) under decks or overhangs. Move stored combustibles inside, or at least 30' away from structures.
 - Use only inorganic, non-combustible mulches such as stone or gravel. Composted mulch and large bark and chips (greater than 1/2" diameter) may be OK.
- **Intermediate Zone (ZONE 1): 5'-30'**
 The Intermediate Zone from 5' to 30' out from buildings, structures, decks, etc. Keep ZONE 1 "Lean, Clean, and Green" and employ careful landscaping to create breaks that can help influence and decrease fire behavior.
 - Remove all dead plants, grass, and weeds (vegetation).
 - Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
 - Trim trees regularly to keep branches a minimum of 10 feet from other trees.
 - Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
 - Remove vegetation and items that could catch fire from around and under decks.
 - Remove fire-prone plants, and choose only fire-resistant varieties. Irrigate regularly.
 - Remove limbs to a height of 10' above the ground (or 1/3 the height of the tree) to provide clearance and to eliminate a "fire ladder"
 - Use only inorganic, non-combustible mulches such as stone or gravel. Composted mulch and large bark and chips (greater than 1/2" diameter) may be OK.
- **Extended Zone (ZONE 2): 30'-100'**
 The extended zone from 30' to 100' (or more, if required due to steep slopes, nearby vegetation conditions, and/or your local fire department). The goal here is not to eliminate fire but to interrupt fire's path and keep flames smaller and on the ground. This zone should include at a minimum:
 - Cut or mow annual grass down to a maximum height of 4 inches.
 - Create horizontal spacing between shrubs, trees and vertical spacing between grass, shrubs and trees.
 - Remove fallen leaves, needles, twigs, bark, cones, and small branches. However, they may be permitted to a depth of 3 inches if erosion control is an issue.
- **Access Zone (ZONE 3): 0'-10'**
 Extends 10 feet horizontally from the edge on either side of the road or driveway.
 - Within this zone, plantings shall be fire resistant and shall not extend within the 14 foot vertical
 - Clearance above the surface of the roadway or driveway, as required for emergency access.
 - All landscape shall meet the requirements for separation as stated in the Zone 2 above

VEGETATION MANAGEMENT PLAN NARRATIVE

1. Existing Conditions
 - a. There are currently mature coast live oaks, and one redwood trees, and a few other miscellaneous native shrub species located throughout the property.
2. Proposed Scope
 - a. The intent of this plan is to properly maintain the mature live oak and redwood trees with selective pruning and removal of all dead material per firewise standards. The existing shrubs will be thinned or removed to provide a fire break from 0'-30' from the home.
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