

TOWN OF FAIRFAX
 JUN 27 2022
 RECEIVED

PROJECT INFORMATION:

APN:	003-101-06
PARCEL AREA:	7,140 SF
ZONING:	RS-6, HILLSIDE RESIDENTIAL DEVELOPMENT OVERLAY
MAXIMUM ALLOWABLE FLOOR AREA BASED ON MAX. FLOOR AREA RATIO:	7,140 x .4 = 2,856 SF
PROPOSED AREAS:	
UPPER FLOOR	714 SF
LOWER FLOOR	703 SF
TOTAL LIVING AREA:	1,417 SF
ELEVATED ENTRY DECK:	102 SF
BALCONY AT UPPER FLOOR:	48 SF
ELEVATED PARKING	584 SF
CONCRETE ENTRY STEPS AND LANDINGS AT/BELOW GRADE	14 SF
SETBACKS: SEE SITE PLAN	
MAXIMUM ALLOWABLE HEIGHT	35'-0"
MAXIMUM PROPOSED HEIGHT:	33'-8" (AT SE L.R. CORNER ONLY)
NUMBER OF PROPOSED OFF STREET PARKING SPACES:	3
TYPE OF CONSTRUCTION	V-B
SPRINKLERS	YES

SHEET INDEX:

ARCHITECTURAL	
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REVISIONS
 STRUCTURAL ENGINEER
 ARCHITECT
 PROJECT
 TITLE
 SHEET

LAURI RICHALL
 LAURIE KAUFFMAN
 131 ELDRIDGE AVENUE
 MILL VALLEY, CA 94541
 415-663-8882

NEW RESIDENCE
 75 PINE DRIVE
 FAIRFAX, CA 94930

DATE: JUNE 2022
 PHASE: DESIGN REVIEW
 SCALE: AS NOTED

APN 003-101-23
 LOT 50
 (5 M 14)

APN 003-101-18
 LOT 48
 (5 M 14)

APN 003-101-17
 LOT 46
 (5 M 14)

DESIGN REVIEW
 A-0

GENERAL NOTES

THE SCOPE AND LIMIT OF THIS SURVEY WAS DEFINED IN APRIL BY TURK KAUFFMAN, ARCHITECT. USE OF THIS SURVEY IS LIMITED TO THE PROPERTY OWNER AS REFERENCED IN THE TITLE BLOCK AND CONSULTANTS FOR THE SPECIFIC PROJECT. OTHERS MAY NOT USE THIS MAP WITHOUT THE PERMISSION OF THE CLIENT AND HUMANN COMPANY. BOUNDARY AND BASIS OF BEARINGS ARE PER THE UNDERLYING RECORD MAP AS REFERENCED IN THE TITLE BLOCK HEREON.

THE TITLE REPORT FOR THIS SURVEY WAS PREPARED BY OLD REPUBLIC TITLE COMPANY, DATED FEBRUARY 14, 2018, ORDER NO. 0434025328-CL. THE TITLE REPORT REFERENCES COVENANTS, CONDITIONS AND RESTRICTIONS DISCLOSED IN DOCUMENTS 121 O.R. 360 AND 366 O.R. 470. SEE SPECIFIC DOCUMENTS FOR DETAILS. THE TITLE REPORT REFERENCES RIGHTS TO LAY WATER PIPES, SEE SPECIFIC DOCUMENT FOR DETAILS.

THE ELECTRONIC FILE IF SUPPLIED, IS BEING DONE SO AS A COURTESY AND CONVENIENCE, AND IS SUBORDINATE TO THE PROVIDED SIGNED HARD COPY MAP WITH RESPECT TO CONTENT, ACCURACY AND QUALITY. HUMANN COMPANY MAKES NO WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED FOR ANY COPIES OF THE DRAWINGS OR WORK ASSOCIATED WITH THE ELECTRONIC FILE BY OTHERS.

BUILDING(S) SHOWN HEREON CONTAINS DECORATIVE ARCHITECTURAL ELEMENTS ALONG ITS WALLS AND CORNERS WHICH ARE NOT NECESSARILY ACCOUNTED FOR IN THE BUILDING FOOTPRINT AS SURVEYED AND MAPPED. PRIOR TO THE PREPARATION OF WORKING DRAWINGS, THE ARCHITECT/DESIGNER SHOULD FIELD INSPECT ANY AREAS ON THE BUILDING WHERE AN ADDITION OR OTHER IMPROVEMENT IS EXPECTED TO OCCUR (IF SETBACKS OR OTHER CONSTRAINTS ARE AN ISSUE), AND CONSULT WITH THE SURVEYOR OR ENGINEER AS NEEDED.

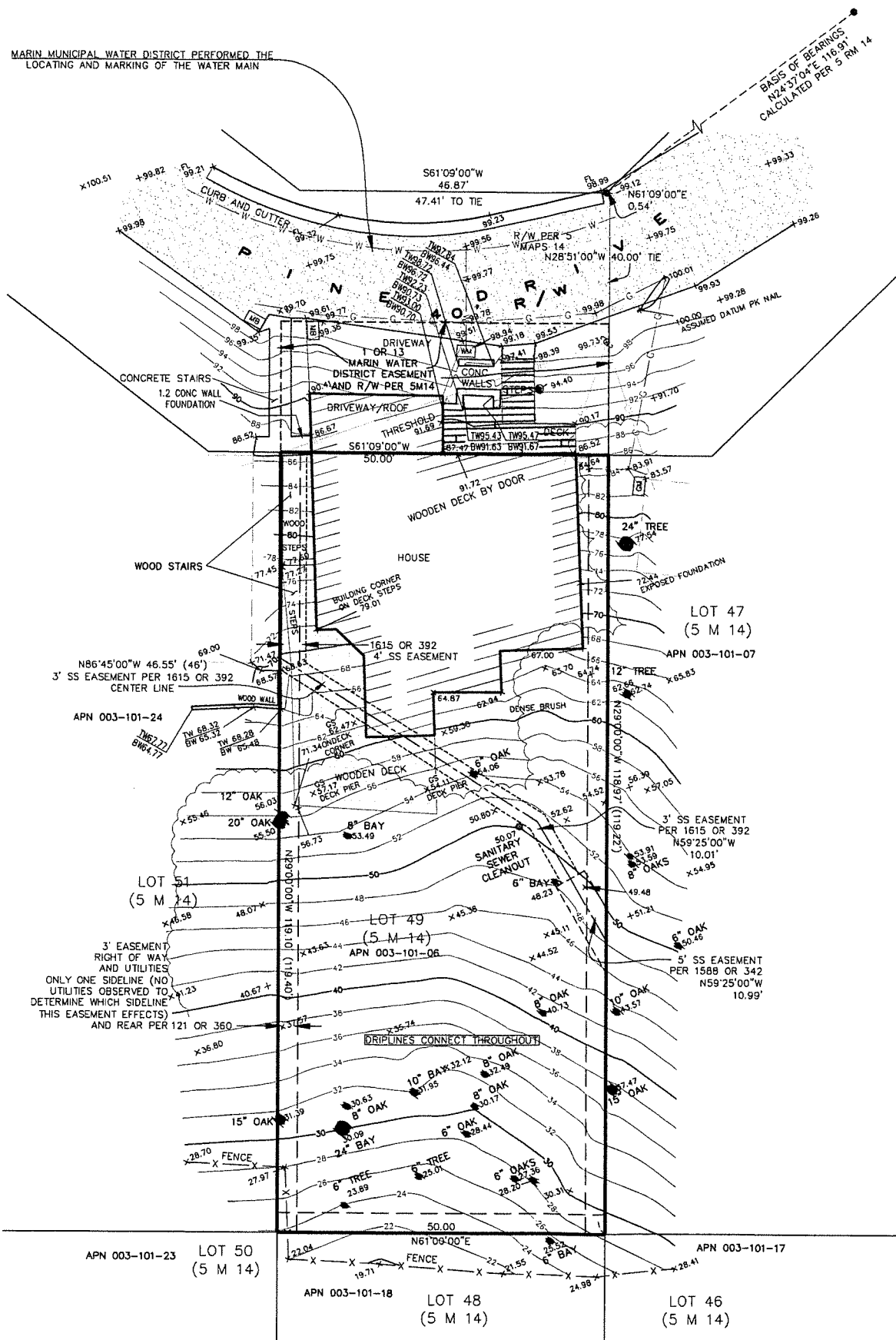
TREES AND DRIP LINES AS SHOWN ARE LOCATED SUFFICIENTLY FOR GENERAL ARCHITECTURAL SITE PLANNING. ANY CONSTRUCTION ACTIVITY PLANNED IMMEDIATELY ADJACENT TO THE TREES OR DRIP LINES SHOULD BE REVIEWED WITH THE APPROPRIATE CONSULTANT. IF IT IS DETERMINED THAT DETAILED TREE AND/OR BRANCH MEASUREMENTS ARE NEEDED, FURTHER SURVEYING MAY BE NECESSARY AND SHOULD BE ARRANGED BY THE OWNER AND/OR CONSULTANT. SPECIES AS REFERENCED ON THE SURVEY SHOULD BE CONFIRMED BY A LICENSED ARBORIST OR LANDSCAPE ARCHITECT IF THE SPECIFIC TREE(S) IS SUSPECTED OF BEING A PROTECTED OR CRITICAL ONE(S).

DATUM: ELEVATIONS SHOWN HEREON ARE BASED UPON ASSUMED DATUM

CONTOURS SHOW ELEVATION OF GROUND

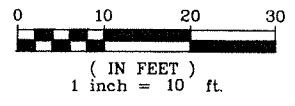
CONTOUR INTERVAL: 2 FEET

MARIN MUNICIPAL WATER DISTRICT PERFORMED THE LOCATING AND MARKING OF THE WATER MAIN



BEFORE EXCAVATING CALL U.S.A.
OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR LOCATION AND VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES. UNDERGROUND SERVICE ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE IN THIS MATTER AT (800) 227-2600, 48 HOURS PRIOR TO ANY CONSTRUCTION. THE (USA) AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE. LOCATION AND CHARACTER OF ANY UTILITIES IF SHOWN HEREON ARE APPROXIMATE AND TAKEN FROM A COMBINATION OF SURFACE STRUCTURE OBSERVATION AND/OR THE RECORDS OF THE CONTROLLING AGENCY. HUMANN COMPANY DOES NOT ASSUME RESPONSIBILITY FOR THE LOCATION OF ANY EXISTING UTILITIES OR OTHER UNDERGROUND FEATURES SUCH AS VAULTS, TANKS, BASEMENTS, BURIED OBJECTS, ...ETC.

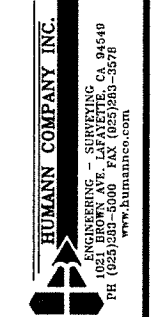
- LEGEND**
- FOUND NAIL AND TAG LS 5520
 - WM WATER METER
 - GM GAS METER
 - MB MAIL BOX
 - ⊙ JOINT POLE
 - CUY WIRE
 - W — WATER LINE
 - G — GAS LINE
 - O — OVERHEAD LINES
 - — — EXISTING GRADE



ERIC (RICK) A. HUMANN PLS 5452 DATE July 9, 2020

REVISIONS	07/09/2020 ADDED ADDITIONAL TOPO AREA -CS
DATE	07/08/2020
DRAWN	JEC/CS
CHECKED	RH
JOB NO.	18059

TOPOGRAPHIC SURVEY
LOT 49 (5 M 14)
TURK KAUFFMAN - 75 PINE DRIVE
FAIRFAX CALIFORNIA



HUMANN COMPANY INC.
ENGINEERING - SURVEYING
1021 BROWN AVE. LAFALETTE, CA 94549
PH (925) 585-5000 FAX (925) 585-5578
www.humannco.com

SHEET 1
OF 1 SHEETS

JOB NO. 18059

Z:\PROJECTS\2020\18059-2020.DWG, PLS52, Humann, July 28, 2021, 3:25:57 PM, PLOT DATE: Monday, July 28, 2021, 3:25:18 PM, LAYOUT: 21x36

IMMEDIATE ZONE 0 (0'-5' FROM HOUSE)

1. NO COMBUSTIBLE OUTDOOR FURNITURE.
2. USE FIRE RESISTANT DOORMATS (NO JUTE OR NATURAL FIBERS)
3. NO COMBUSTIBLE MATERIALS INCLUDING GARBAGE AND RECYCLING CONTAINERS, LUMBER, TRASH, PATIO ACCESSORIES, STORED MULCH MATERIAL.
4. CLEAN FALLEN LEAVES REGULARLY. REPEAT FREQUENTLY DURING FIRE SEASON.
5. AVOID VEGETATION WITHIN 5' OF STRUCTURES.
6. REMOVE TREE LIMBS THAT EXTEND INTO THIS ZONE. REMOVE FIRE PRONE TREES IF THEY EXTEND TO WITHIN 5' OF STRUCTURES.
7. DO NOT STORE FIREWOOD, LUMBER, OR COMBUSTIBLES WITHIN 5' OF STRUCTURES, INCLUDING UNDER CARPORT, DECK OR OVERHANGS. MOVED STORED COMBUSTIBLES INSIDE OR 30' AWAY FROM STRUCTURES.
8. USE INORGANIC, NON-COMBUSTIBLE MULCHES SUCH AS STONE OR GRAVEL IN AREAS WITHIN 5' OF STRUCTURES. CHECK WITH ROSS VALLEY FIRE DEPARTMENT REGARDING COMPOSTED MULCH AND LARGE (GREATER THAN 1/2" DIAMETER) WOOD CHIPS.

IMMEDIATE ZONE 1 (5'-30' FROM HOUSE)

1. REMOVE ALL DEAD PLANTS, GRASS AND WEEDS REGULARLY.
2. REMOVE DEAD OR DRY LEAVES FROM THE YARD, ROOF, DECK, CARPORT AND RAIN OUTLETS.
3. TRIM TREES REGULARLY TO KEEP BRANCHES A MINIMUM OF 10 FEET FROM OTHER TREES.
4. REMOVE BRANCHES THAT HANG OVER THE ROOF.
5. DO NOT PLACE VEGETATION AND ITEMS THAT COULD CATCH FIRE FROM AROUND AND UNDER DECKS.
6. DO NOT PLANT FIRE-PRONE PLANTS. CHOOSE ONLY FIRE-RESISTANT VARIETIES. SEE WWW.FIRESAFEEMARIN.ORG/PLANTS PLANT LIST.
7. IRRIGATE REGULARLY.
8. 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."
9. USE ONLY INORGANIC, NON-COMBUSTIBLE MULCHES SUCH AS STONE OR GRAVEL, COMPOSTED MULCH AND LARGE BARK AND CHIPS (GREATER THAN 1/2" DIAMETER).
10. COOPERATE AND COLLABORATE WITH ADJACENT NEIGHBORS TO MAINTAIN ALLOWABLE PLANT CLEARANCES AND TO REMOVE PLANT DEBRIS.

EXTENDED ZONE 2 (30'-100' FROM STRUCTURES)

1. CUT OR MOW ANNUAL GRASS DOWN TO A MAXIMUM HEIGHT OF 4".
2. CREATE AND MAINTAIN HORIZONTAL SPACING BETWEEN SHRUBS, TREES AND VERTICAL SPACING BETWEEN GRASS, SHRUBS AND TREES.
3. REMOVE FALLEN LEAVES, TWIGS, BARK CONES AND SMALL BRANCHES TO A DEPTH OF 3".
4. COOPERATE AND COLLABORATE WITH ADJACENT NEIGHBORS TO MAINTAIN ALLOWABLE PLANT CLEARANCES AND TO REMOVE PLANT DEBRIS.

ACCESS ZONE 3 (8'-10')

EXTENDS 10' HORIZONTALLY FROM THE EDGE ON EITHER SIDE OF THE ROAD OR DRIVEWAY. APN 003-101-04

1. PLANTINGS SHALL BE FIRE RESISTANT AND SHALL NOT EXTEND WITHIN THE 14 FOOT VERTICAL.
2. CLEARANCE ABOVE THE SURFACE OF THE ROADWAY OR DRIVEWAY AS REQUIRED FOR EMERGENCY ACCESS.
3. ALL LANDSCAPE SHALL MEET THE REQUIREMENTS FOR SEPARATION AS STATED IN ZONE 2 ABOVE.

PLANT LIST—EXISTING TO REMAIN

- HAWTHORN
- PLUM TREE
- COAST LIVE OAK
- VALLEY OAK
- UMBRELLA SEDGE
- NON-NATIVE GRASS

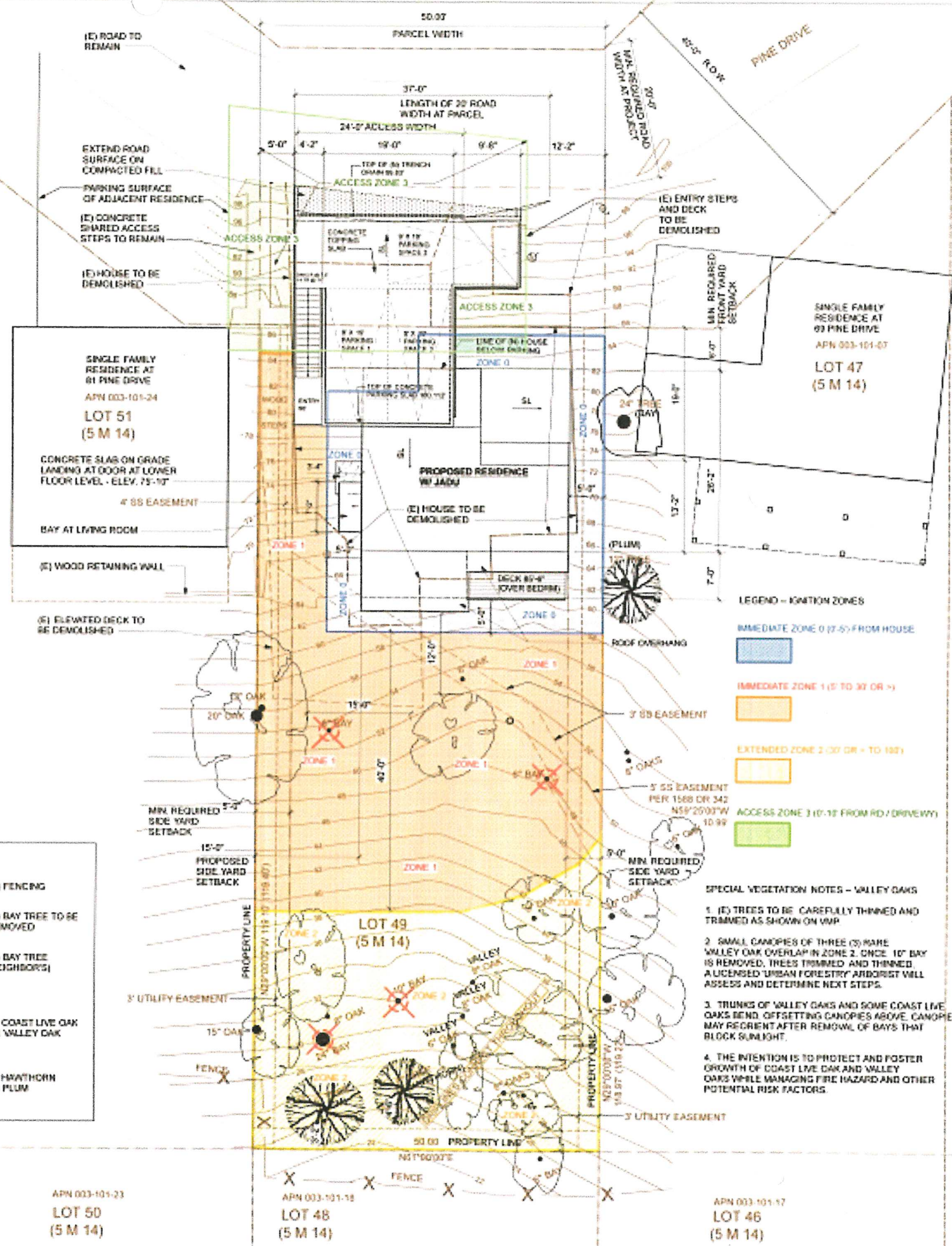
VEGETATION MANAGEMENT PLAN NARRATIVE

1. EXISTING CONDITIONS

A. THE SITE CONTAINS MATURE COAST LIVE OAK, VALLEY OAK, BAY LAUREL, A PLUM AND A HAWTHORN AS WELL AS (NON-NATIVE) GRASS.

2. PROPOSED SCOPE

A. THE INTENT OF THIS PLAN IS TO SUPPORT THE EXISTING OAK WOODLAND AND EXISTING TREES WITH SELECTIVE PRUNING AND REMOVAL OF ALL DEAD MATERIAL PER FIREWISE STANDARDS. FOUR BAY LAURELS IN THE BACKYARD CROWDING THE OAKS WILL BE REMOVED. THE EXISTING TREES TO REMAIN WILL BE TRIMMED AND THINNED TO PROVIDE SPACE BETWEEN TREE CROWNS AND BETWEEN PROPOSED HOUSE AND TREE CROWNS.



3. FUTURE PLANTING

A. ANY FUTURE PLANTINGS THROUGHOUT THE SITE WILL INCLUDE FIRE RESISTANT, IRRIGATED SHRUBS, PERENNIALS, AND GROUND COVERS APPROVED IN THE FIRESAFE MARN PLANTING LIST LOCATED AT WWW.FIRESAFEEMARIN.ORG/PLANTS AND TO THE SPECIFICATIONS OUTLINED IN THIS PLAN WITH PRIOR APPROVAL BY THE FIRE OFFICIAL.

4. LONG-TERM MAINTENANCE SCHEDULE AND SAFETY PRACTICES

- ALL FIRE PRONE FUELS AND DEAD MATERIAL WILL BE REMOVED WITHIN 100' OF THE HOME.
- REMOVE BRANCHES BENEATH LARGE TREES FOR A 6-FOOT MINIMUM CLEARANCE.
- NEEDLES AND LEAVES AND OTHER COMBUSTIBLE DEBRIS AND LITTER SHALL BE REMOVED FROM ROOFS AND GUTTER AT MINIMUM TWICE YEARLY.
- ALL WEEDS AND GRASSES SHALL BE CUT REGULARLY TO A HEIGHT OF 4" OR LESS.
- 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.
- ALL DEAD AND DYING VEGETATION SHALL BE REMOVED SEASONALLY TO REDUCE VEGETATION VOLUME AND LADDER FUELS.
- COORDINATION WITH ADJACENT PROPERTY OWNERS TO MAINTAIN TREE CANOPIES, VEGETATION AND LADDER FUELS ON AN ANNUAL BASIS.
- NO NATIVE GRASSES SHALL BE PLANTED WITHIN HOME IGNITION ZONES 1 AND 2.
- ALL PLANTED AREAS INSIDE HOME IGNITION ZONES 1 AND 2 SHALL BE IRRIGATED.
- ALL PLANTINGS SHALL BE SELECTED IN COORDINATION WITH THE FIRESAFE MARN PLANTING LIST LOCATED AT WWW.FIRESAFEEMARIN.ORG/PLANTS. OTHER FIRE RESISTANT PLANTS CAN BE UTILIZED WITH PRIOR APPROVAL OF THE FIRE CODE OFFICIAL.
- REGARDLESS OF PLANT SELECTION, SHRUBS SHALL BE SPACED SO THAT NO CONTINUITY EXISTS BETWEEN GROUND FUELS AND TREE CROWNS, SUCH THAT GROUND FIRE WILL NOT EXTEND INTO THE TREE CANOPY.

GENERAL NOTES:

APN	003-101-08
PARCEL AREA	7,140 SF
ZONING	RS-6 - HILLSIDE RESIDENTIAL DEVELOPMENT OVERLAY
MAXIMUM ALLOWABLE FLOOR AREA BASED ON MAX. FLOOR AREA RATIO	7,140 x .4 = 2,856 SF

PROPOSED AREAS

UPPER FLOOR	771 SF
LOWER FLOOR (INCLUDING 274 SF JADU)	941 SF
TOTAL LIVING AREA	1,712 SF
ELEVATED ENTRY DECK	111 SF
DECK AT UPPER FLOOR	101 SF
ELEVATED PARKING	686 SF

SETBACKS: SEE SITE PLAN

MAXIMUM ALLOWABLE HEIGHT: 35 FEET

MAXIMUM PROPOSED HEIGHT: 34'-4"

NUMBER OF PROPOSED OFF-STREET PARKING SPACES: 3

SITE NOTES:

TOPOGRAPHIC, EASEMENTS AND TREE INFORMATION SHOWN ON SITE PLAN PER SURVEY PERFORMED BY HUMANN COMPANY

EXISTING GRADE IS TO REMAIN WITH EXCEPTION OF MINOR MODIFICATIONS SHOWN ON CIVIL ENGINEERING DRAWINGS

EXISTING EASEMENTS ARE TO REMAIN

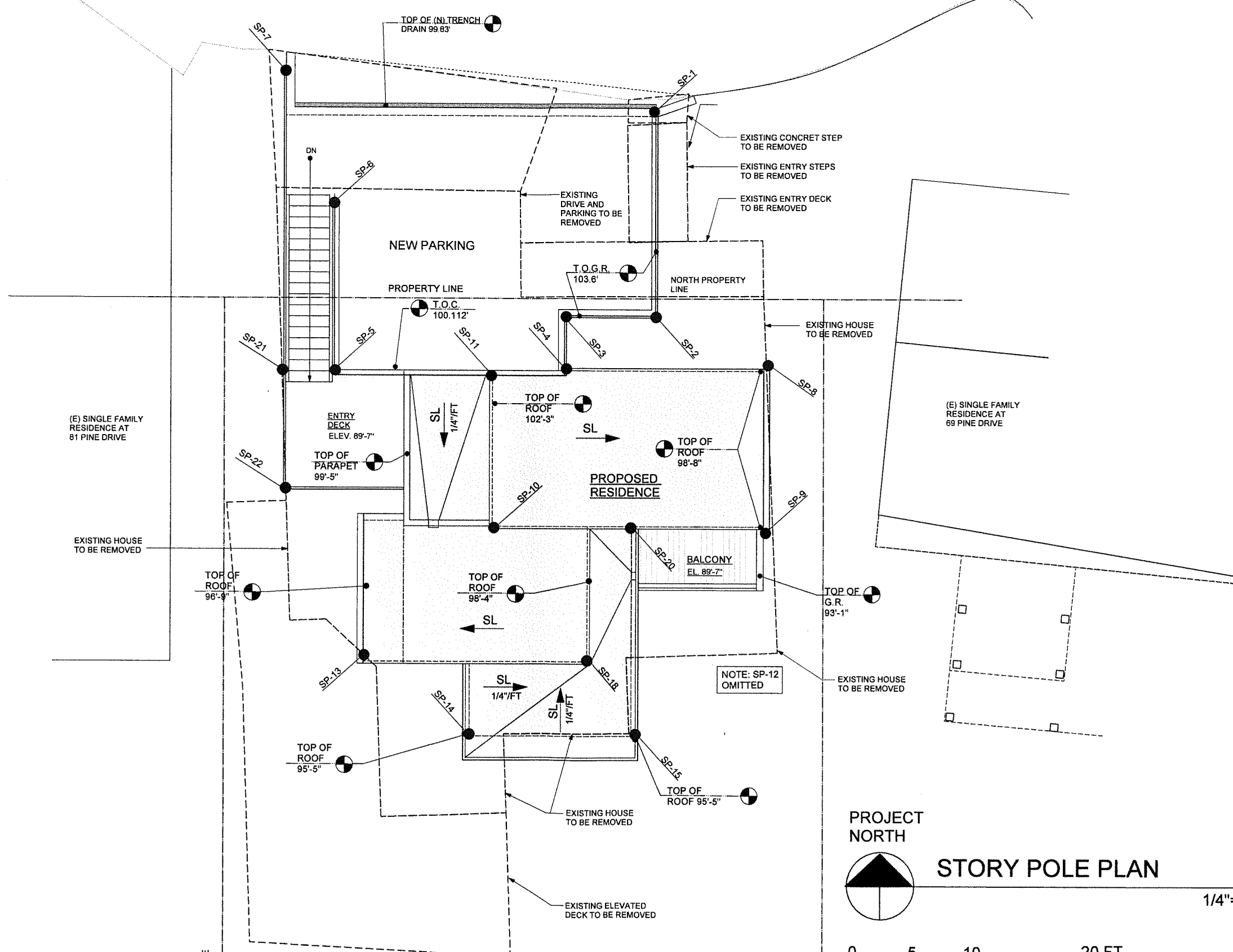
EXISTING FENCE IS TO REMAIN

ROSS VALLEY FIRE DEPT
Approved
Approved with Conditions
Disapproved - need revision
Date: 2/1/21

VEGETATION MANAGEMENT PLAN
SCALE: 1/8" = 1'-0"

PROJECT NORTH

REVISIONS	
STRUCTURAL ENGINEER	
ARCHITECT	TURK KAUTFRAN 131 ELI DR. SUITE 100 MILL VALLEY, CA 94541 415-881-3882
PROJECT	NEW SINGLE-FAMILY RESIDENCE 131 ELI DR. SUITE 100 MILL VALLEY, CA 94541
TITLE	VEGETATION MANAGEMENT PLAN
DATE	JANUARY 2021
PHASE	ROSS VALLEY FIRE REVIEW
SCALE	AS NOTED
SHEET	VMP



PROJECT NORTH

STORY POLE PLAN

1/4"=1'-0"

REVISIONS	
STRUCTURAL ENGINEER	
ARCHITECT	LAURI PUCHALL TURK KAUFFMAN 131 ELDRIDGE AVENUE MILL VALLEY, CA 94941 415-663-8582
PROJECT	NEW RESIDENCE 75 PINE DRIVE FAIRFAX, CA 94930 APN 003-101-05
SHEET	STORY POLE PLAN SCALE: AS NOTED DATE: JUNE 2022 PHASE: DESIGN REVIEW
	A-0.1

DESIGN REVIEW

WEST ELEVATION
A2.2

EAST ELEVATION
A2.3

SOUTH ELEVATION
A2.1

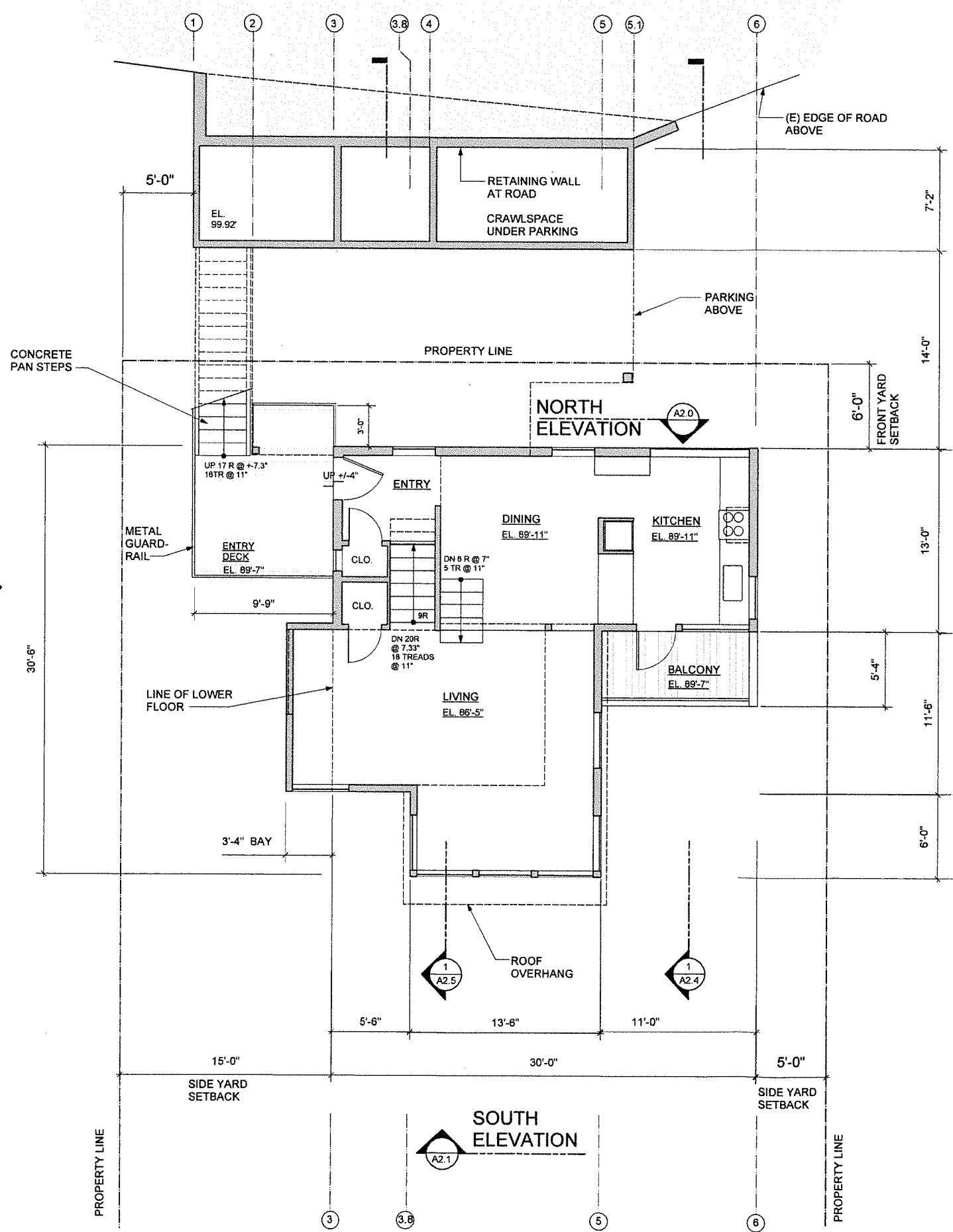
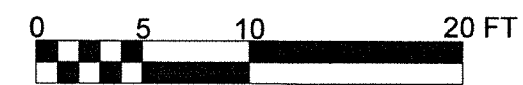
NORTH ELEVATION
A2.0

PROJECT NORTH

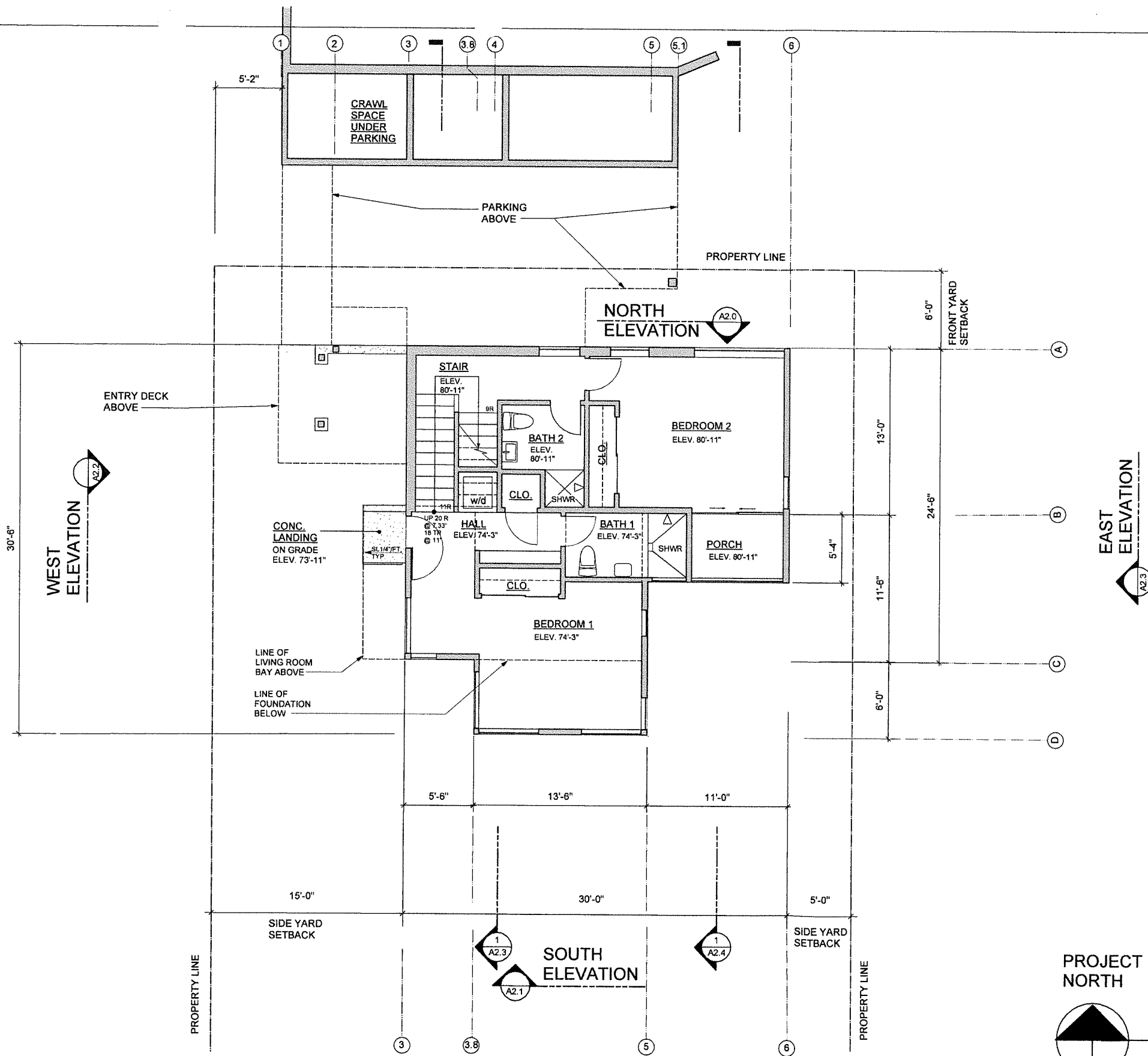
UPPER FLOOR PLAN

AREA: 714 SF

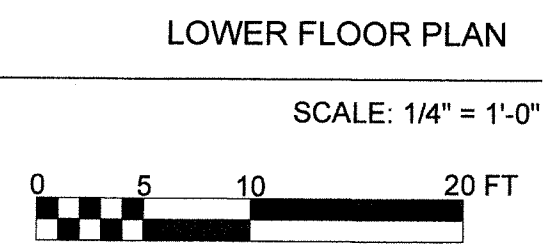
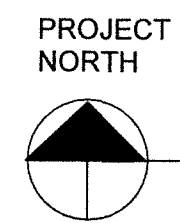
SCALE: 1/4" = 1'-0"



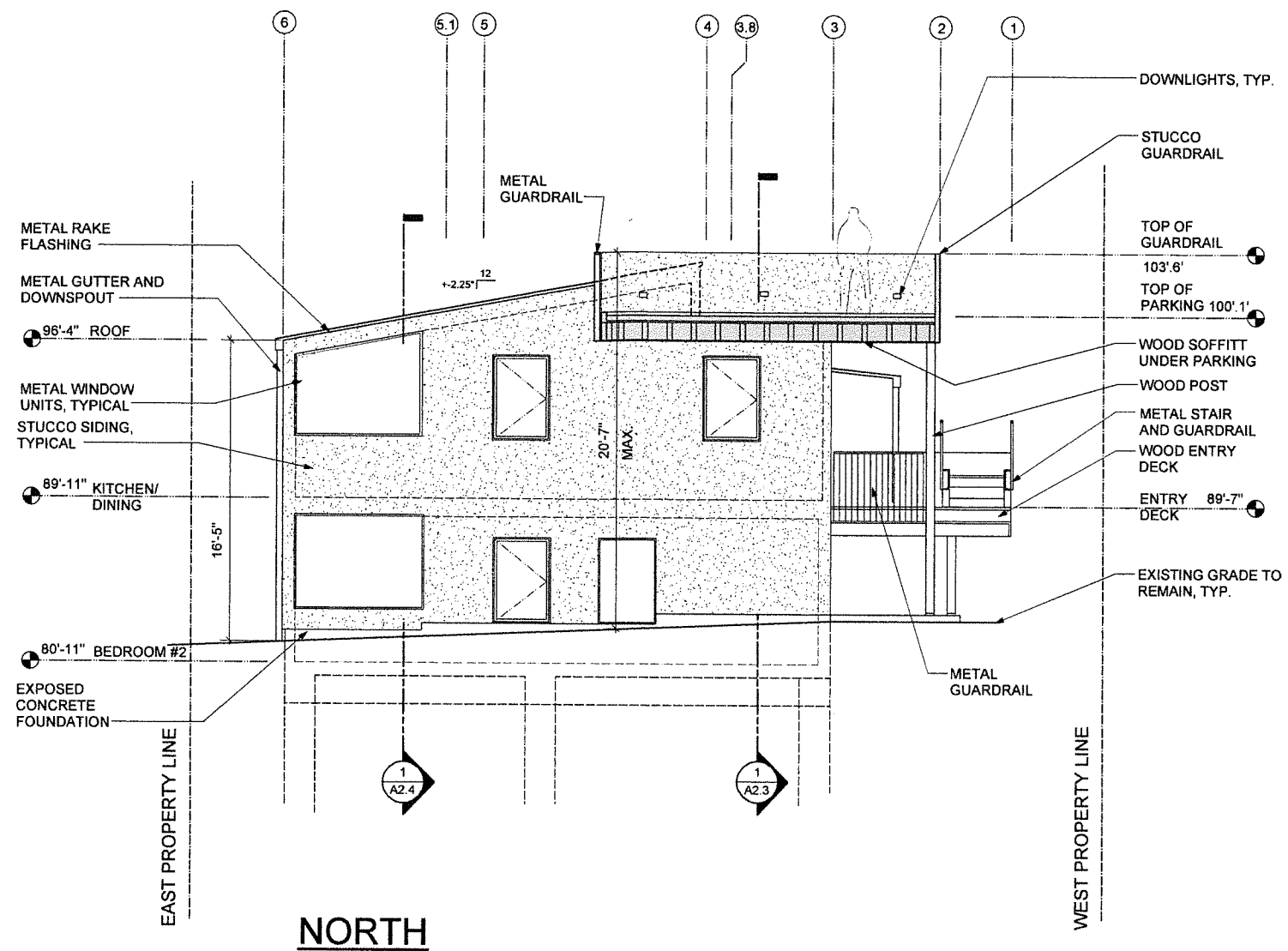
SHEET	A-1	PHASE: DESIGN REVIEW	DATE: JUNE 2022	SCALE: AS NOTED	PROJECT	ARCHITECT	REVISIONS	STRUCTURAL ENGINEER
	DESIGN REVIEW							
TITLE	FLOOR PLANS	PROJECT	NEW RESIDENCE 75 PINE DRIVE FAIRFAX, CA 94830	ARCHITECT	LAURI PUCHALL TURK KAUFFMAN 131 ELDRIDGE AVENUE MILL VALLEY, CA 94641 415-653-8982	STRUCTURAL ENGINEER		



LOWER LEVEL
 AREA: 703 SF

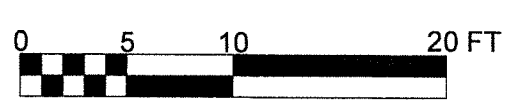


TITLE	FLOOR PLANS	PROJECT	NEW RESIDENCE	ARCHITECT	REVISIONS
	SCALE: AS NOTED		75 PINE DRIVE		
SHEET	DATE: 27 JUNE 2022	APN: 003-101-06	FAIRFAX, CA 94630	LARI PUCHALL	
	PHASE: DESIGN REVIEW		131 ELDRIDGE AVENUE		
			415-663-8582		
DESIGN REVIEW			A-1.1		



NORTH

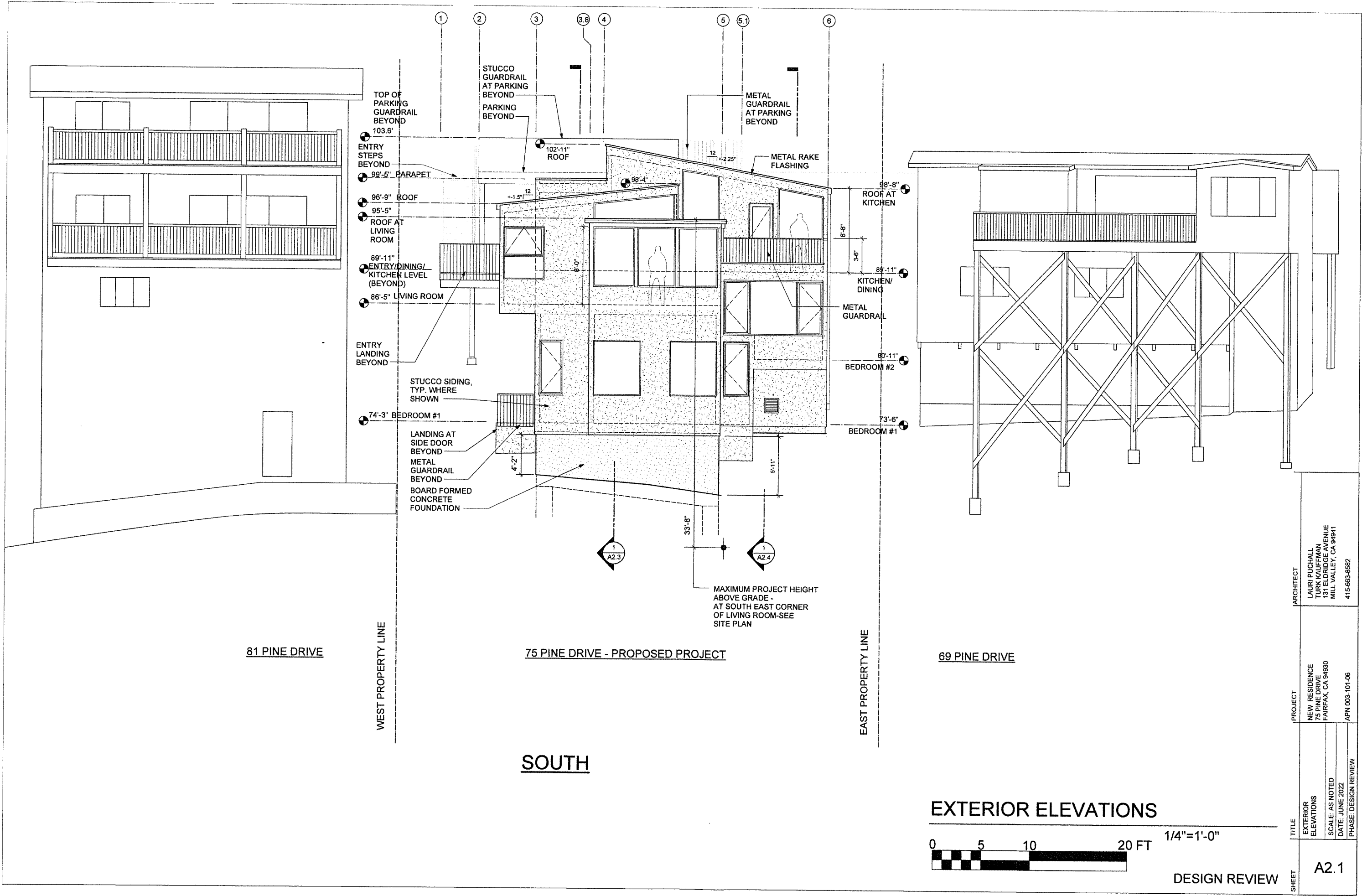
EXTERIOR ELEVATIONS



1/4"=1'-0"

DESIGN REVIEW

TITLE EXTERIOR ELEVATIONS	PROJECT NEW RESIDENCE 75 PINE DRIVE FAIRFAX, CA 94930	ARCHITECT LAURI PUCHALL TURK KAUFFMAN 131 ELDORGE AVENUE MILL VALLEY, CA 94941 415-663-8582	STRUCTURAL ENGINEER	REVISIONS
	SCALE: AS NOTED DATE: JUNE 2022 PHASE: DESIGN REVIEW	APN 003-101-06		
SHEET	A2.0			



81 PINE DRIVE

75 PINE DRIVE - PROPOSED PROJECT

69 PINE DRIVE

WEST PROPERTY LINE

EAST PROPERTY LINE

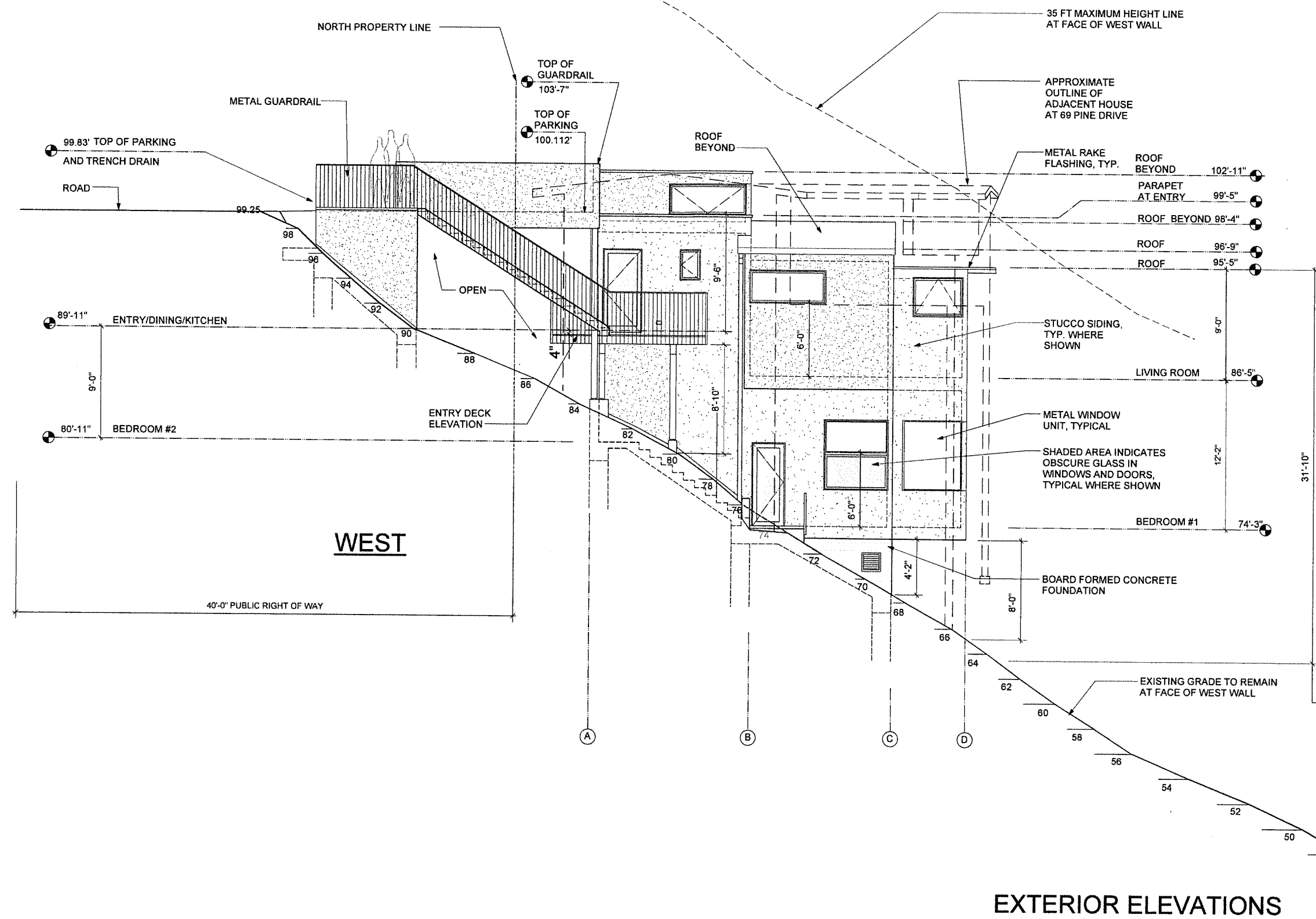
SOUTH

EXTERIOR ELEVATIONS

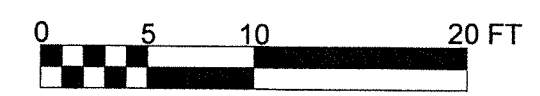


DESIGN REVIEW

TITLE	EXTERIOR ELEVATIONS	PROJECT	NEW RESIDENCE 75 PINE DRIVE FAIRFAX, CA 94530	ARCHITECT	LARI PUCHALL LARI KAUFFMAN 131 ELDRIDGE AVENUE MILL VALLEY, CA 94941 415-663-6582
	SCALE: AS NOTED DATE: JUNE 2022 PHASE: DESIGN REVIEW		APN 003-101-06		
SHEET	A2.1				

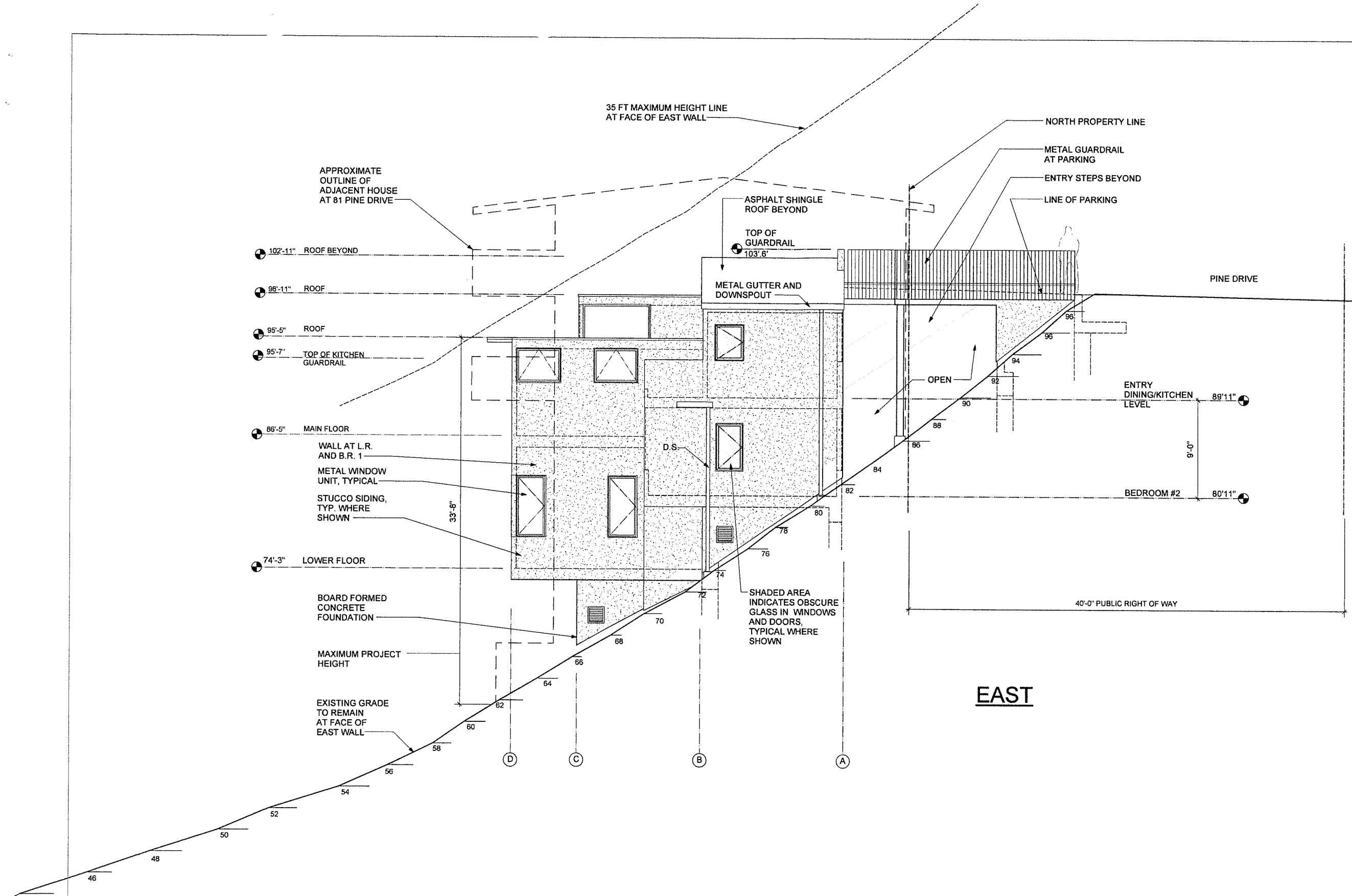


EXTERIOR ELEVATIONS



DESIGN REVIEW

REVISIONS	
STRUCTURAL ENGINEER	
ARCHITECT	LAURI RUCHALL TURK KAUFMAN 131 ELDRIDGE AVENUE MILL VALLEY, CA 94541 415-663-6692
PROJECT	NEW RESIDENCE 75 PINE DRIVE FAIRFAX, CA 94630 APN 003-101-06
TITLE	EXTERIOR ELEVATIONS
	SCALE: AS NOTED
	DATE: JUNE 2022
	PHASE: DESIGN REVIEW
SHEET	A2.2



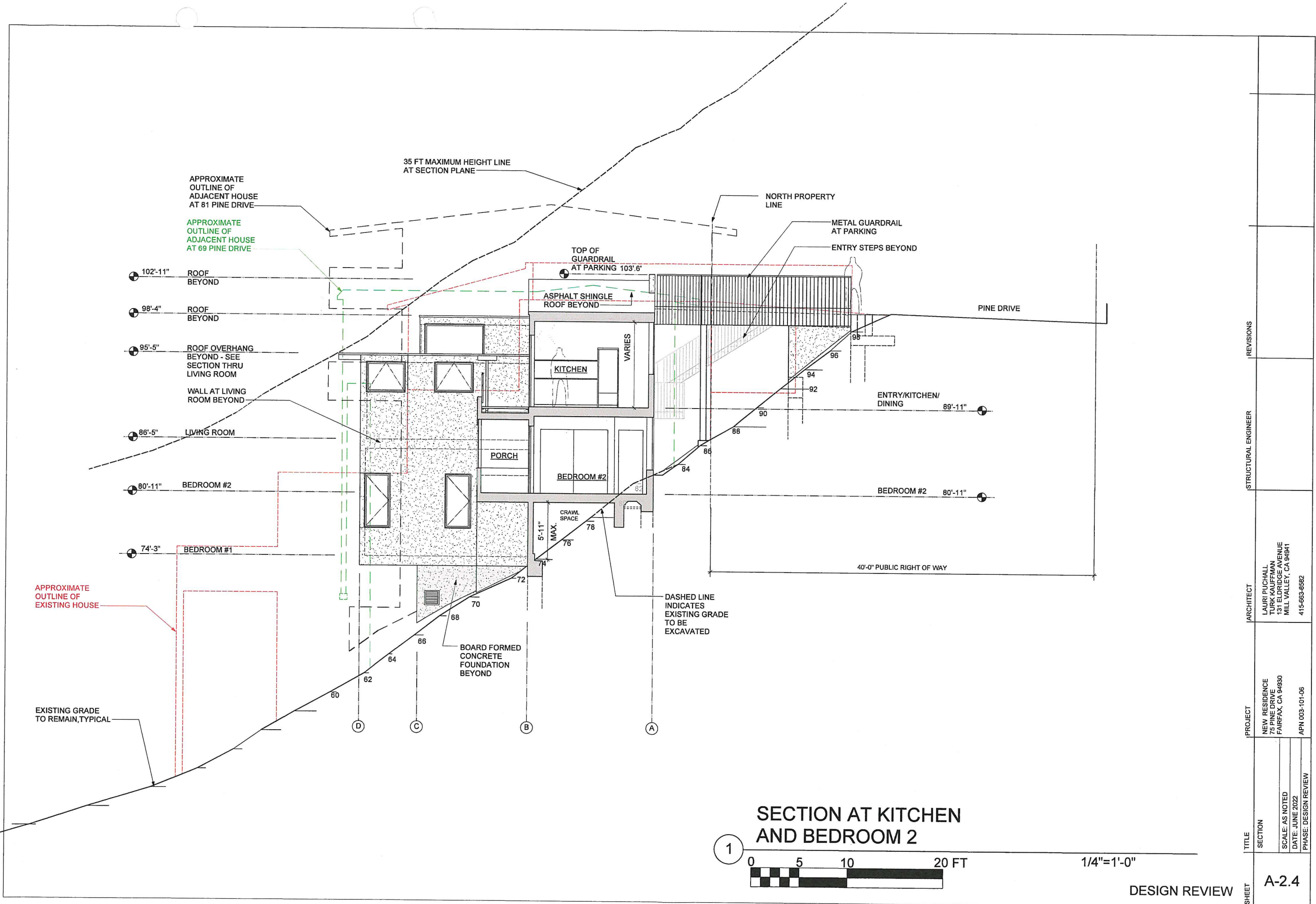
EAST

EXTERIOR ELEVATIONS

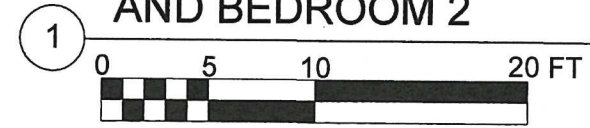


DESIGN REVIEW

TITLE	EXTERIOR ELEVATIONS	ARCHITECT	LAURI PUCHALL TURK KAUFFMAN 131 ELDORIDGE AVENUE MILL VALLEY, CA 94641 415-663-8582
SHEET	A-2.3	STRUCTURAL ENGINEER	
		REVISIONS	
		PROJECT	NEW RESIDENCE 75 PINE DRIVE FAIRFAX, CA 94930 APN 003-101-06
			SCALE: AS NOTED DATE: JUNE 2022 PHASE: DESIGN REVIEW

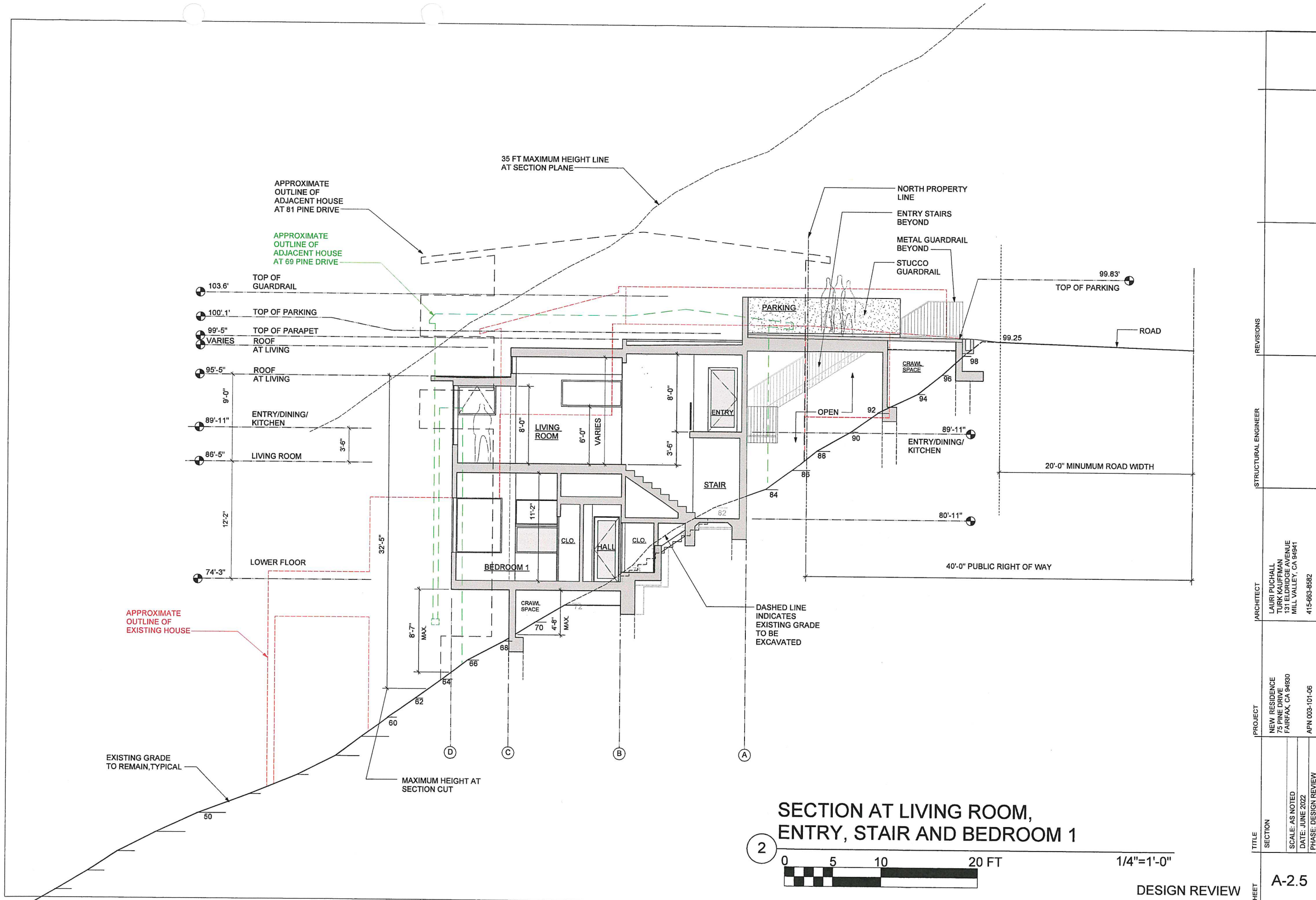


SECTION AT KITCHEN AND BEDROOM 2

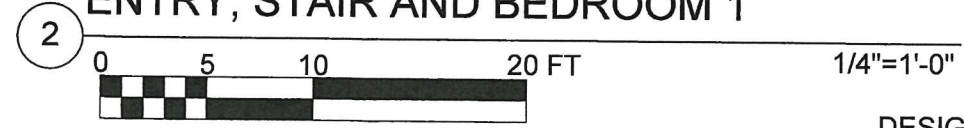


DESIGN REVIEW

SHEET	A-2.4	
	TITLE	SECTION
PROJECT	NEW RESIDENCE 75 PINE DRIVE FAIRFAX, CA 94930	
	ARCHITECT LAURI PUCHALL TURK KAUFFMAN 131 ELDRIDGE AVENUE MILL VALLEY, CA 94941 415-663-8582	
	STRUCTURAL ENGINEER	
	REVISIONS	
PHASE: DESIGN REVIEW DATE: JUNE 2022 APN 003-101-06		



**SECTION AT LIVING ROOM,
ENTRY, STAIR AND BEDROOM 1**



DESIGN REVIEW

SHEET	A-2.5	
	TITLE	SECTION
PROJECT	NEW RESIDENCE 75 PINE DRIVE FAIRFAX, CA 94930	
	ARCHITECT LAURI PUCHALL TURK KAUFFMAN 131 ELDRIDGE AVENUE MILL VALLEY, CA 94941 415-663-8582	
	APN 003-101-06	
REVISIONS	DATE: JUNE 2022	
	PHASE: DESIGN REVIEW	
STRUCTURAL ENGINEER		

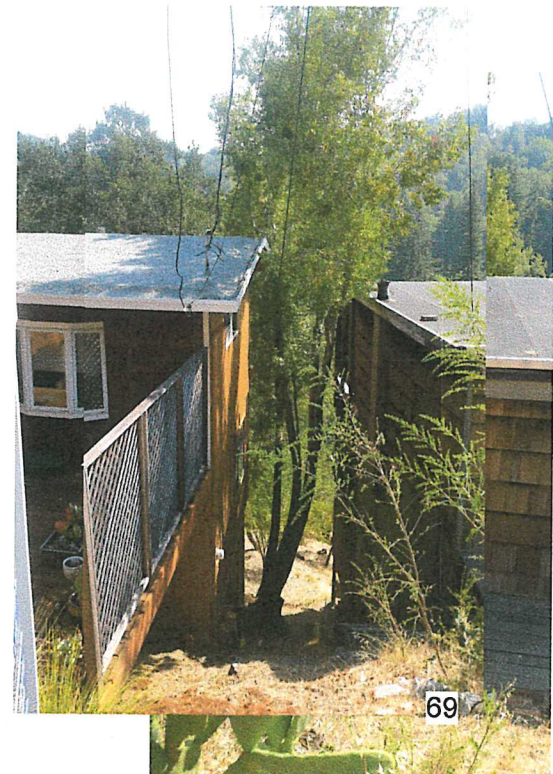


69

75 - PROJECT SITE

81

VIEW FROM PINE DRIVE



69

VIEW FROM PINE DRIVE BETWEEN 69 AND 75



VIEW FROM REAR YARD LOOKING TOWARD PINE DRIVE

REVISIONS

STRUCTURAL ENGINEER

ARCHITECT

PROJECT

TITLE

SHEET

LAURI PUCHALL
TURK KAUFFMAN
131 ELDRIDGE AVENUE
MILL VALLEY, CA 94541
415-663-8562

NEW SINGLE FAMILY RESIDENCE
75 PINE DRIVE
FAIRFAX, CA 94930
APN 003-1-1-06

SCALE: AS NOTED
DATE: NOVEMBER 2021
PHASE: DESIGN REVIEW

DESIGN REVIEW

IM-1



VIEW OF WEST WALL 69 PINE DRIVE

DESIGN REVIEW

SHEET	TITLE	PROJECT	ARCHITECT	STRUCTURAL ENGINEER	REVISIONS
IM-2	SITE IMAGES	NEW SINGLE FAMILY RESIDENCE 75 PINE DRIVE FAIRFAX, CA 94930	LAURI PUCHALL TURK KAUFFMAN 131 ELDRIDGE AVENUE MILL VALLEY, CA 94941 415-663-8962		
	SCALE: AS NOTED	APN 003-1-1-06			
	DATE: NOVEMBER 2021	PHASE: DESIGN REVIEW			



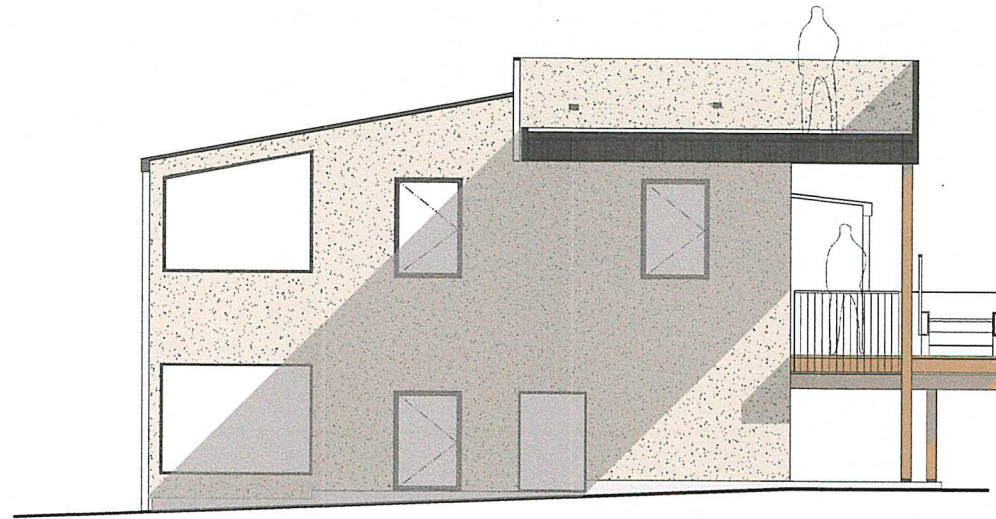
VIEW OF EAST WALL 81
PINE DRIVE-DECKS



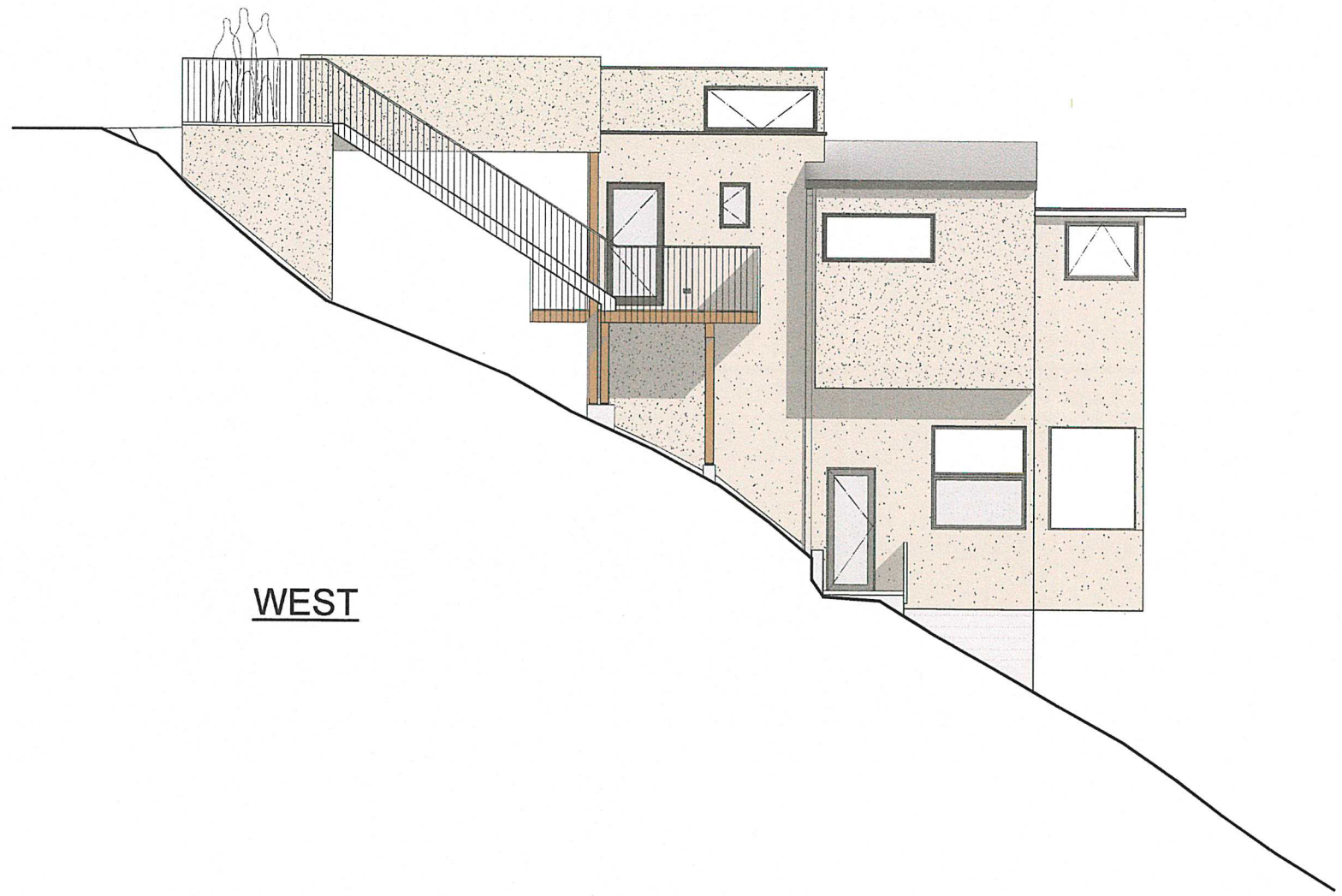
VIEW OF EAST WALL 81 PINE DRIVE

DESIGN REVIEW

SHEET	IM-3	ARCHITECT	LAURI PUCHALL TURK KAUFFMAN 131 ELDRIDGE AVENUE MILL VALLEY, CA 94041 415-663-8592	STRUCTURAL ENGINEER	REVISIONS
	TITLE				
	SITE IMAGES		NEW SINGLE FAMILY RESIDENCE 75 PINE DRIVE FAIRFAX, CA 94830 APN 003-1-1-06		
	SCALE: AS NOTED				
	DATE: NOVEMBER 2021				
	PHASE: DESIGN REVIEW				

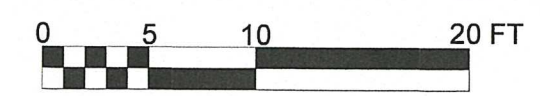


NORTH



WEST

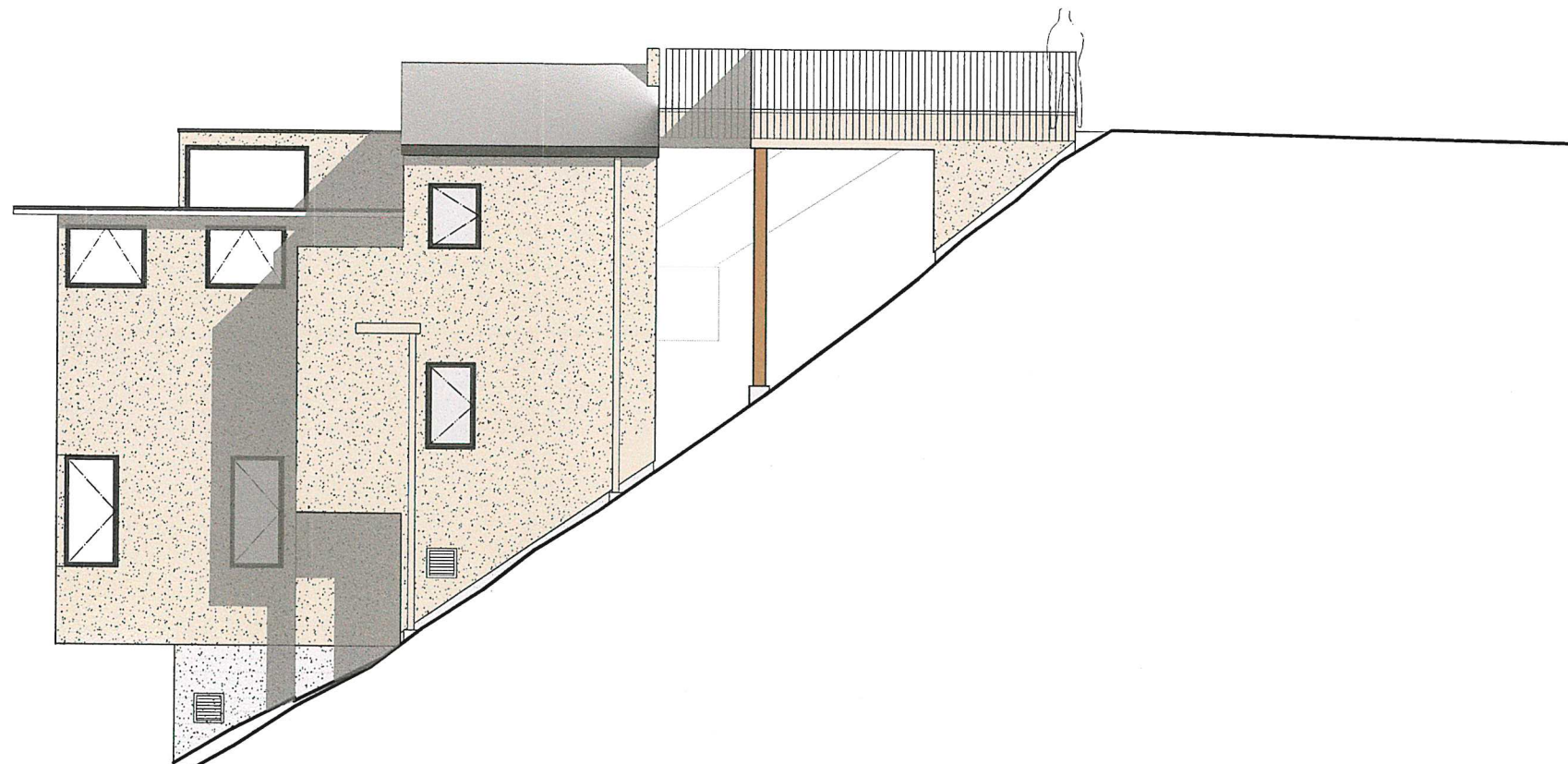
RENDERED EXTERIOR ELEVATIONS



1/4"=1'-0"

DESIGN REVIEW

SHEET	RENDERED EXTERIOR ELEVATIONS	ARCHITECT	REVISIONS
	REE-1	LARI PUCHALL LARI PUCHALL ARCHITECT 13111 DODD AVENUE MILL VALLEY, CA 94541 415-663-6682	
TITLE	PROJECT	STRUCTURAL ENGINEER	
	NEW RESIDENCE 35 PINE DRIVE FAIRFAX, CA 94930 APN 003-101-06		
	SCALE: AS NOTED DATE: JUNE 2022 PHASE: DESIGN REVIEW		



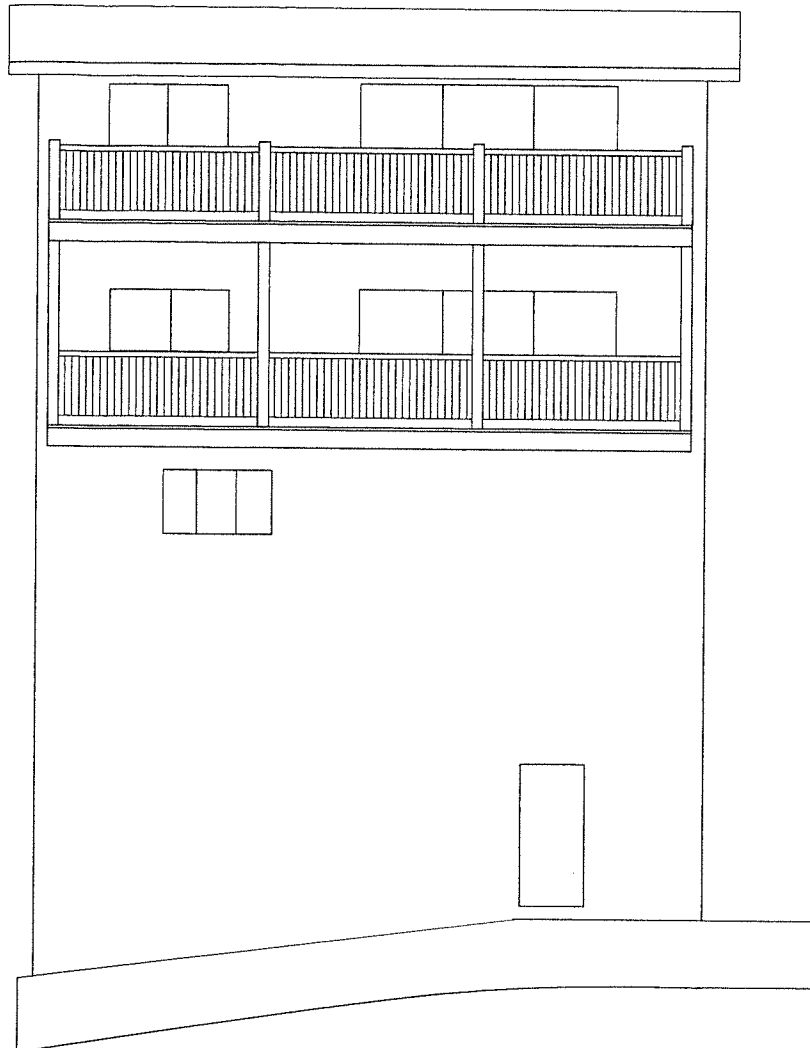
EAST

RENDERED EXTERIOR ELEVATIONS

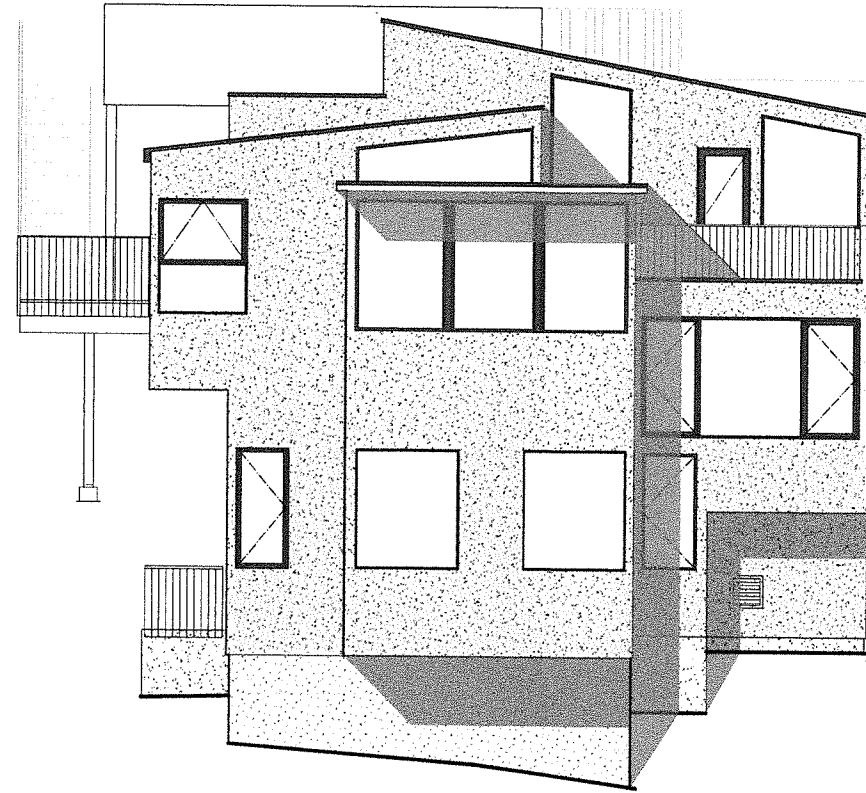


DESIGN REVIEW

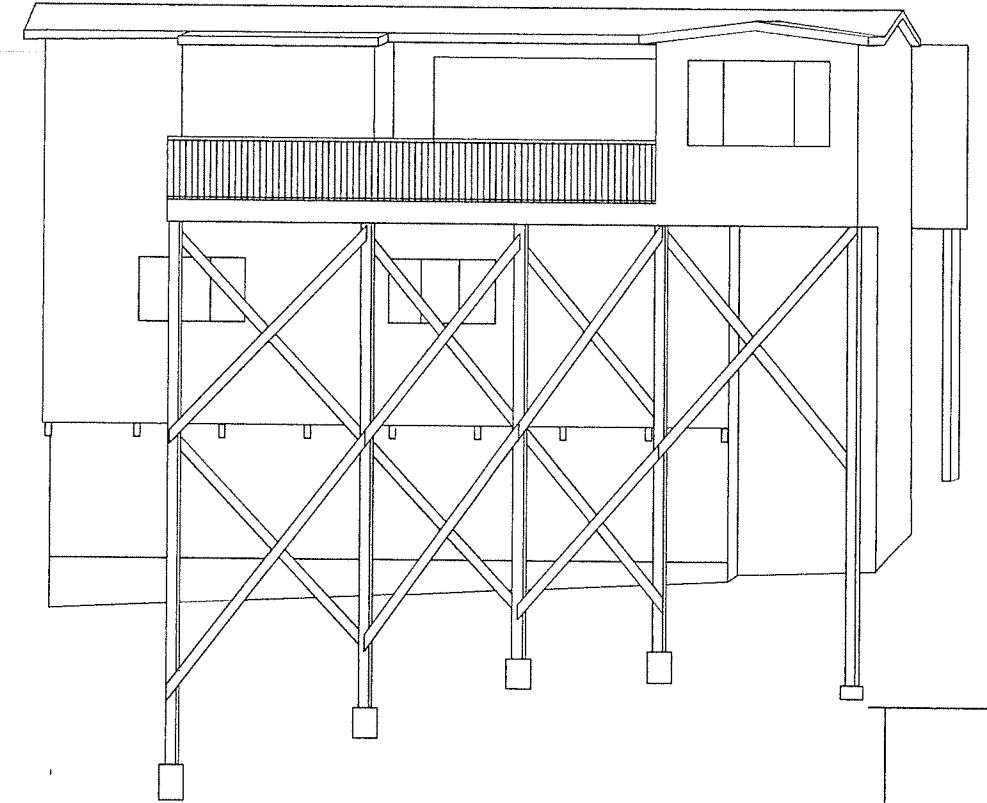
SHEET	RENDERED EXTERIOR ELEVATIONS	PROJECT	ARCHITECT	STRUCTURAL ENGINEER	REVISIONS
	REE-2	NEW RESIDENCE 75 PINE DRIVE FAIRFAX, CA 94930 APN 003-101-06	LARI PUCHALL TURK KAUFFMAN 131 ELDRIDGE AVENUE MILL VALLEY, CA 94941 415-663-8582		
	SCALE: AS NOTED DATE: JUNE 2022 PHASE: DESIGN REVIEW				



81 PINE DRIVE



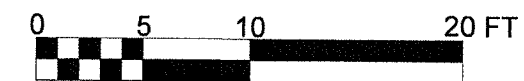
75 PINE DRIVE - PROPOSED PROJECT



69 PINE DRIVE

SOUTH

RENDERED EXTERIOR ELEVATIONS

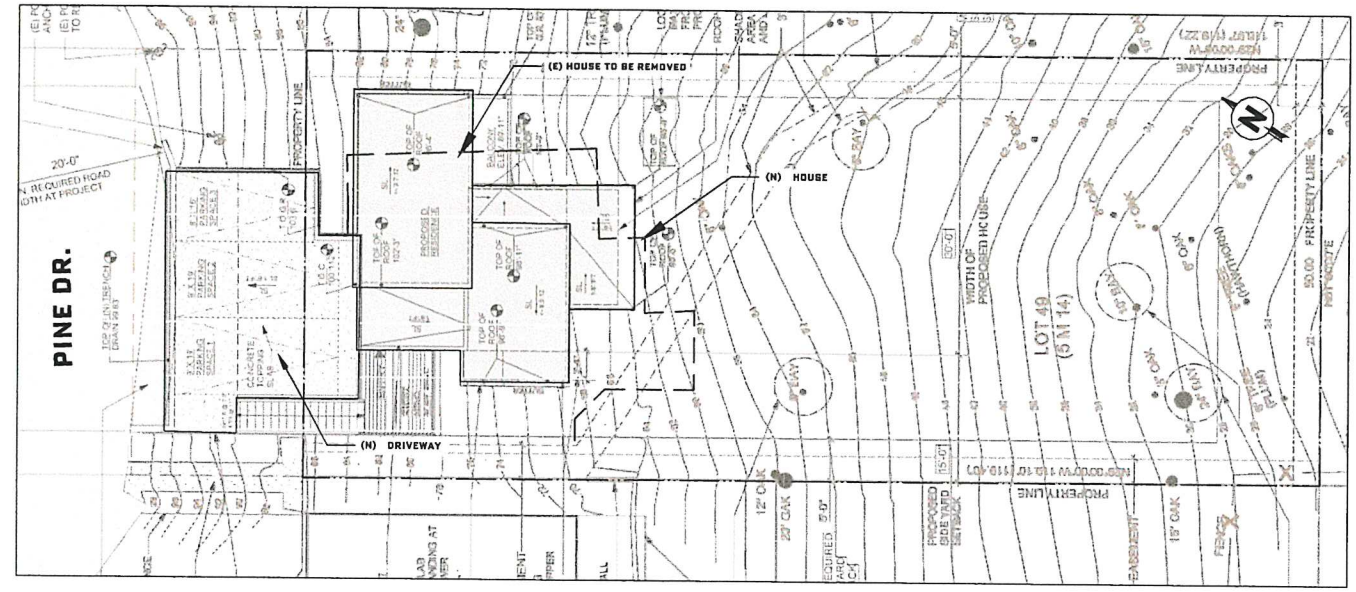


1/4"=1'-0"

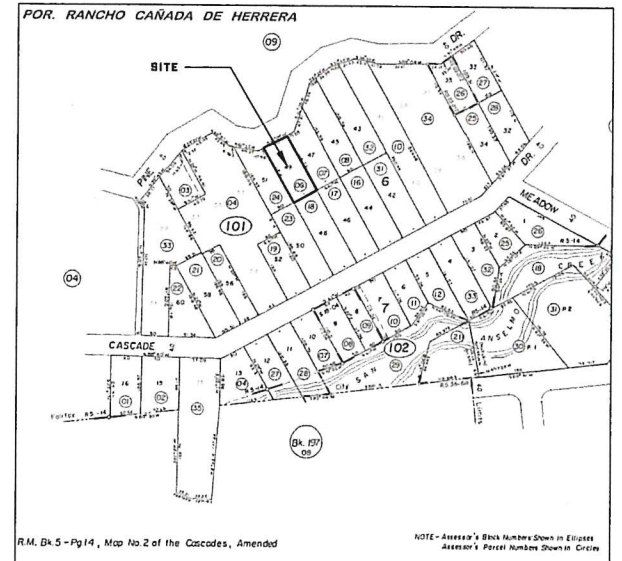
DESIGN REVIEW

TITLE	PROJECT	ARCHITECT
RENDERED EXTERIOR ELEVATIONS	NEW RESIDENCE 75 PINE DRIVE FAIRFAX, CA 94930	LAURI PUCHALL TURK KAUFFMAN 131 ELDRIDGE AVENUE MILL VALLEY, CA 94641 415-663-8582
SCALE: AS NOTED	DATE: JUNE 2022	
PHASE: DESIGN REVIEW	APN 003-101-06	
SHEET	REE-3	

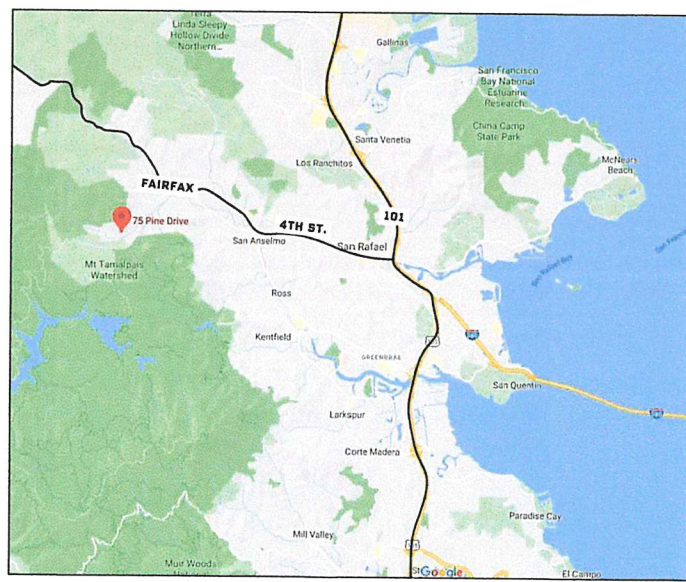
5



SITE PLAN OVERVIEW
SCALE: 1"=10'



PARCEL LOCATION
SCALE: NA



VICINITY MAP
SCALE: NA

REVISIONS		
REV #	DATE	COMMENTS
1	1/12/2020	ASSORTED CHANGES
2	2/24/2021	ASSORTED CHANGES
3	10/18/2021	ASSORTED CHANGES
4	11/3/2021	ASSORTED NOTES, ADDED CB
5	5/25/2022	REVISED SITE PLAN, UPDATED ALL SHEETS

SHEET INDEX		
C-1	TITLE SHEET	
C-1.1	PROJECT NOTES	
C-2	GRADING, UTILITY, AND STORMWATER	
C-2.1	GRADING, UTILITY, AND STORMWATER DTLS.	
C-3	EROSION & SEDIMENTATION CONTROL PLAN	
C-3.1	EROSION & SEDIMENTATION CONTROL PLAN DTLS.	
C-4	BMP'S	

DEVELOPER / APPLICANT
TURK KAUFFMAN
131 ELDRIDGE AVENUE
MILL VALLEY, CALIFORNIA 94941

SITE INFO
75 PINE DRIVE FAIRFAX CA 94630

SCOPE OF WORK
1. NEW SINGLE FAMILY RESIDENCE
2. NEW JUNIOR AGGRESSORY DWELLING UNIT
3. NEW PARKING STRUCTURE

REFERENCES
THIS PLAN IS SUPPLEMENTAL TO:
ARCH. PLANS: "SITE PLAN, SURVEY, LOT COVERAGE DIAGRAM"
DATED: APRIL 2020 BY TURK KAUFFMAN ARCHITECTURE
TOPOGRAPHY & BOUNDARY: "TOPOGRAPHIC SURVEY" - DATED:
07/14/2020 BY HUMANN COMPANY INC.

BENCHMARK

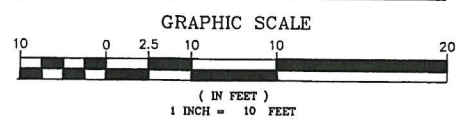
BASIS OF BEARINGS
N24°37'04" E 116.91'
CALCULATED PER 5 RM 14

ESTIMATED EARTHWORK QUANTITIES		
	CUBIC YARDAGE	TOTAL
CUT	109	109
FILL	5	5
EXPORT	104	104

GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING, MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

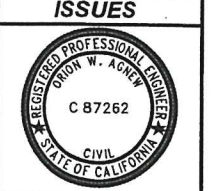
IMPERVIOUS SURFACE DATA		
EXISTING	NA	
PROPOSED	1654	

PARKING STALL DATA		
EXISTING	0	
PROPOSED	3	



5	05/25/22	JRD
4	11/03/21	OWA
3	10/18/21	JRD
2	2/24/21	JRD
1	10/12/20	JRD

REVISIONS		
REV.	DATE	BY
0	9/25/20	INITIAL RELEASE
REV.	DATE	DESC.



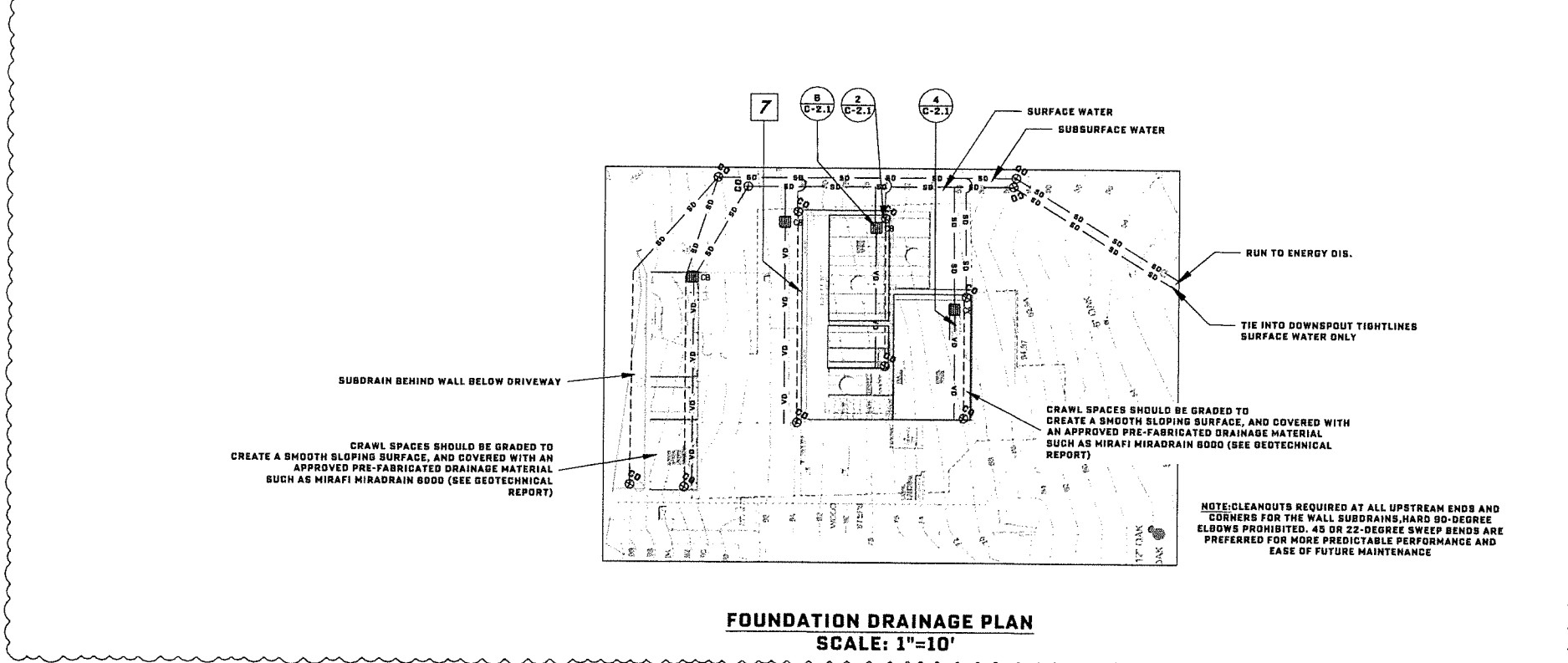
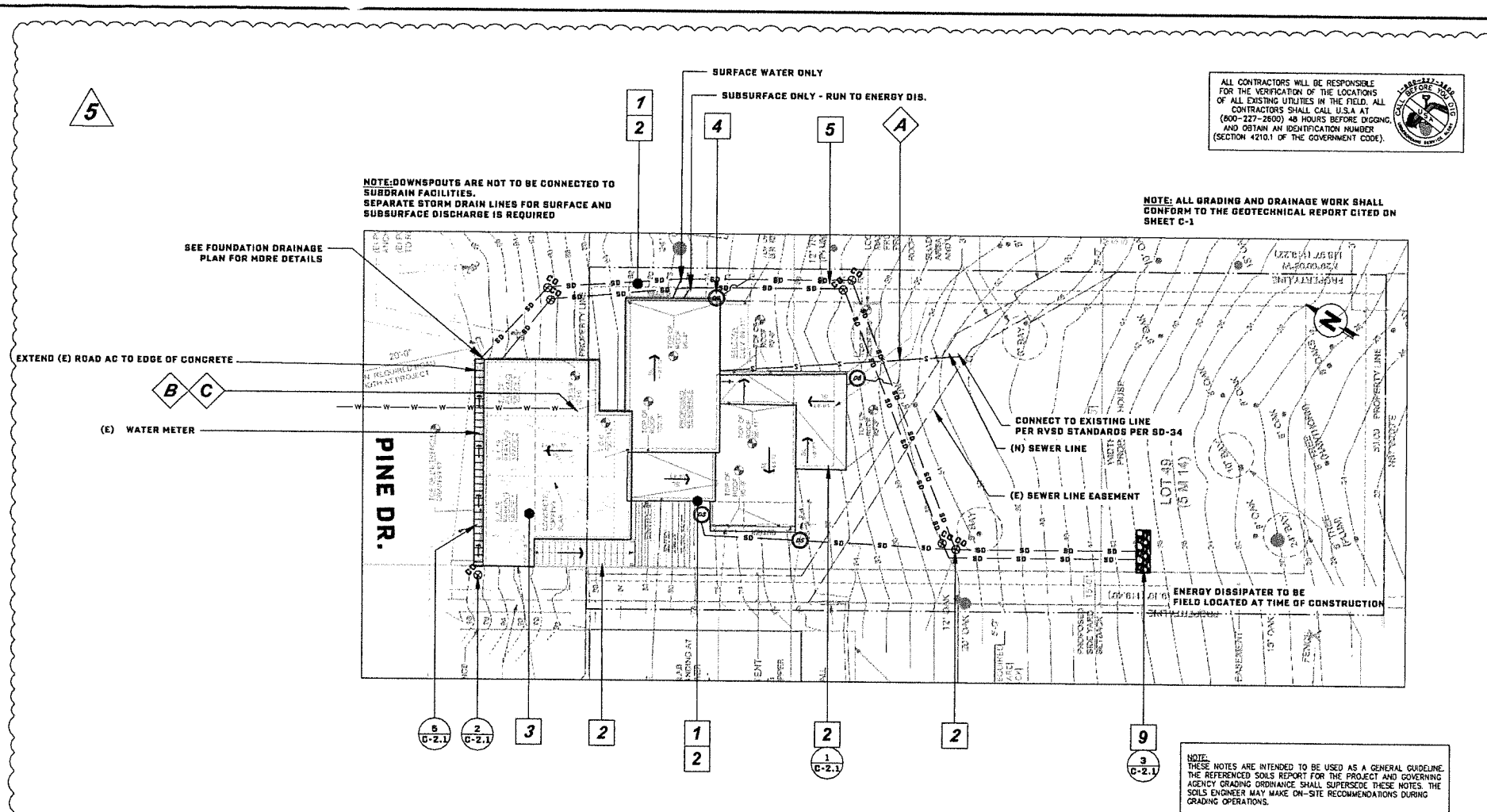
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CIVIL & GEOTECHNICAL CONSULTANTS
454 LAS GALLINAS AVE. SUITE 1047.
SAN RAFAEL, CA 94903
PH: 415-868-5532 / FAX: 415-472-0603
ADMIN@AGNEWCIVIL.COM

COVER SHEET
KAUFFMAN-PUCHALL RESIDENCE
75 Pine Dr. Fairfax CA 94930
003-101-06

133-1

C-1

ALL CONTRACTORS WILL BE RESPONSIBLE FOR THE VERIFICATION OF THE LOCATIONS OF ALL EXISTING UTILITIES IN THE FIELD. ALL CONTRACTORS SHALL CALL USA AT (800-227-2600) 48 HOURS BEFORE DIGGING AND OBTAIN AN IDENTIFICATION NUMBER (SECTION 4210.1 OF THE GOVERNMENT CODE).



UTILITY NOTES

- A** CONNECT TO EXISTING SEWER LINE. CONTRACTOR SHALL VERIFY EXACT LOCATION AND MATCH EXISTING ELEVATION. PROVIDE POSITIVE SLOPE TO PROPOSED BUILDING.
- B** WATER SERVICE CONNECTION TO MAIN HOUSE. SEE PLUMBING PLANS FOR WATERLINE CONTINUATION.
- C** CONNECT NEW WATER LINE AT EXISTING WATER METER. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR EXACT LOCATION. (SEE ARCH. PLANS FOR CONNECTION TO THE HOUSE WATER SYSTEM)
- D** CONNECT TO EXISTING POWER POLE FOR ELECTRIC SERVICE. CONTRACTOR SHALL CONTACT PG&E PRIOR ANY CONSTRUCTION.
- E** INSTALL NEW ELECTRICAL METER. SEE ARCH. PLANS FOR EXACT LOCATION.
- F** ELECTRIC SERVICE ENTRY TO MAIN HOUSE. SEE ARCH. PLANS FOR ELECTRICAL LINE CONTINUATION.

CIVIL NOTES

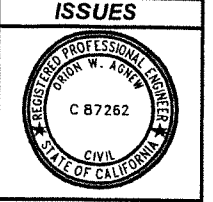
- 1** FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MIN. OF 5% FOR THE FIRST 10 FT. AWAY FROM THE BUILDING AND THEN SHALL CONTINUE TO SLOPE TO TOWARDS POSITIVE OUTFALL.
- 2** MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES, U.O.N. -TYP.
- 3** PROVIDE 1% - TYP. (0.4% MIN.) SLOPE ACROSS FLATWORK AND/OR PAVING AND SLOPE TO DAYLIGHT. REFER TO ARCHITECTS PLANS FOR PAVEMENT TYPE, LAYOUT, AND FINISH. -TYP.
- 4** CONNECT (N) ROOF DOWNSPOUT (DS) LEADERS TO 4" PVC (SDR-35) STORM DRAIN TIGHTLINE 1% - TYP. (0.5% MIN.).
- 5** 4" PVC (SDR-35) STORM DRAIN 1% - TYP. (0.5% MIN.).
- 7** INSTALL NEW PERFORATED SUBDRAIN LINE BEHIND RETAINING WALL AND AROUND NEW HOUSE FOUNDATION. USE 4" PVC (SDR-35 OR BETTER) WITH HOLES FACING DOWN.
- 8** INSTALL NEW CHRISTY V24 CATCH BASIN / JUNCTION BOX. PROVIDE AN OPEN BOTTOM SILT BASIN AND A 8" GRAVEL BOTTOM TO ALLOW DRAINAGE.
- 9** INSTALL NEW LEVEL SPREADER.

SITE CIVIL PLAN LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY/LIMITS OF GRADING
---	---	PROPERTY LINE
---	---	RETAINING WALL
---	---	LANDSCAPE RETAINING WALL
---	---	SUBDRAIN LINE
---	---	STORM DRAIN LINE
---	---	SANITARY SEWER LINE
---	---	WATER LINE
---	---	GAS LINE
---	---	OVERHEAD POWER LINE
---	---	JOINT TRENCH
---	---	SET BACK LINE
---	---	V-DITCH & SUBDRAIN BELOW
---	---	TRENCH DRAIN
---	---	DIRECTION OF BUTTER FLOW
---	---	DIRECTION OF SURFACE FLOW
---	---	CATCH BASIN
---	---	JUNCTION BOX
---	---	AREA DRAIN
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION
---	---	BENCHMARK
---	---	CONTOUR
---	---	TREE TO BE REMOVED
---	---	DOWNSPOUT
---	---	CLEANOUT
---	---	ENERGY DISSIPATER

REV.	DATE	BY
5	05/25/22	JRD
4	11/03/21	OWA
3	10/18/21	JRD
2	2/24/21	JRD
1	10/12/20	JRD

REVISIONS		
REV.	DATE	DESC.
0	9/25/20	INITIAL RELEASE

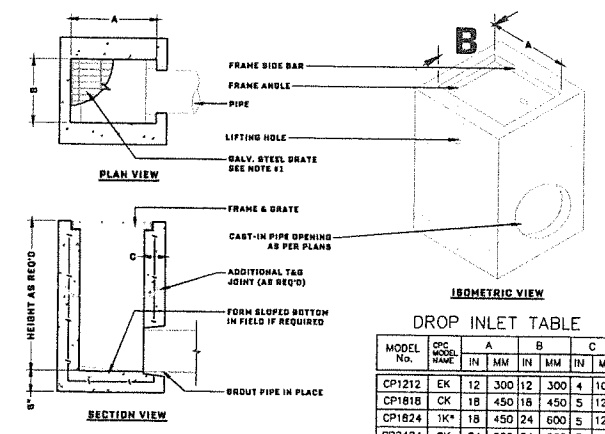


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ADMIN@AGNEWCIVIL.COM

GRADING, UTILITY, AND STORM WATER DRAINAGE PLAN
KAUFFMAN-PUCHALL RESIDENCE
75 PINE DR. FAIRFAX CA 94930
003-101-24

133-1

C-2

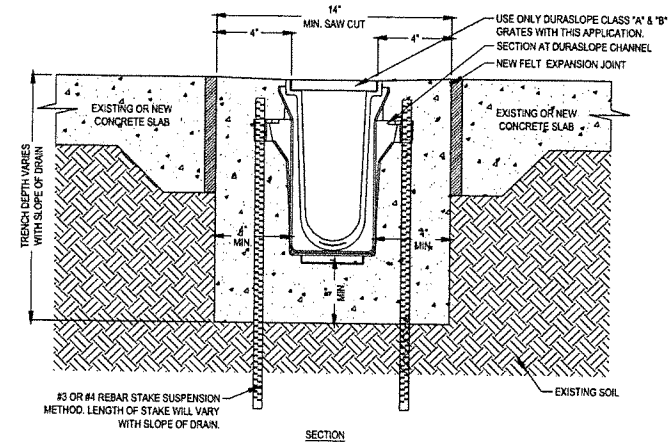


DROP INLET TABLE

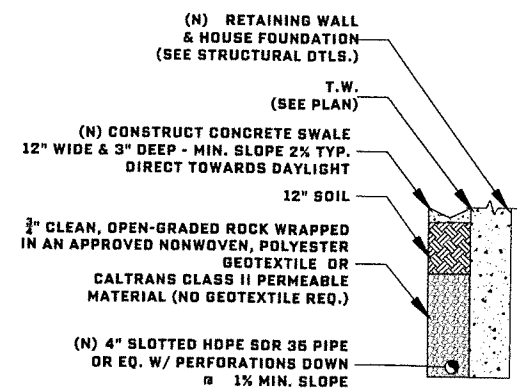
MODEL No.	GRATE NAME	A	B	C
		IN	MM	IN
CP1212	EK	12	300	12
CP1818	CK	18	450	18
CP1824	1K*	18	450	24
CP2424	2K	24	600	24
CP2430	3K	24	600	30
CP3030	5K	30	750	30
CP2436	1L	24	600	36
CP3636	1W	36	900	36
CP2448	3L	24	600	48
CP3648	3W	36	900	48
CP4848	1R	48	1200	48

- NOTES:**
- FRAMES AND GRATES MAY BE SPECIFIED FOR PEDESTRIAN OR HIGH TRAFFIC LOADING. ALL GRATES ARE BICYCLE PROOF. OPTIONAL GRATE LOCKING DEVICE AVAILABLE ON REQUEST. SEE DRAWING 'LOCK' ON PAGE 1-7. CLOSED-MESH GRATES ARE AVAILABLE ON REQUEST.
 - FOR SURFACE AND DISCHARGE OPTIONS AVAILABLE, SEE DRAWING NO. "DI-SD" PAGE 1-8 AND "DI-DO" PAGE 1-9.
 - FRAMES AND GRATE DETAILS SEE PAGE 1-8, 1-9, AND 1-10.
 - WALL THICKNESS (CY) IN ALL D.I.S. CAN BE CHANGED UPON REQUEST.
 - 18" WIDE D.I.S. REPLACE THE OLD 18" WIDE BOX WK & 18.

6 CATCH BASIN DETAIL
NTS



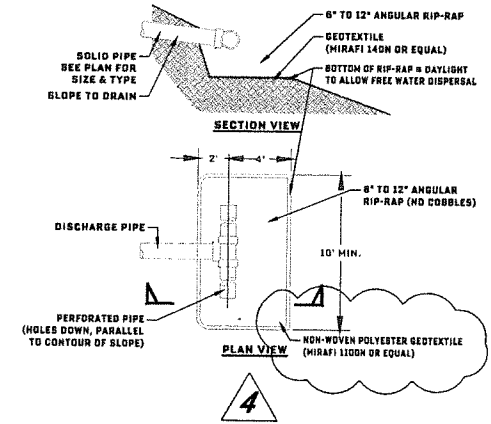
5 NDS DURA SLOPE TRENCH DRAIN
NTS



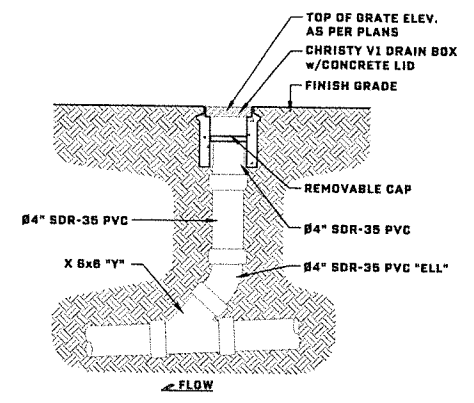
4

4 V-DITCH W. SUBDRAIN BELOW
NTS

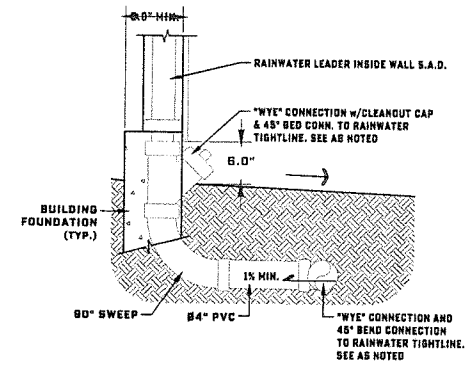
THE INTENT OF AN ENERGY DISSIPATER IS TO DISPERSE THE COLLECTED DRAINAGE AS "SHEET FLOW" ONTO THE EXISTING GROUND SURFACE, WHICH SIMULATES THE DRAINAGE CONDITIONS THAT WOULD OTHERWISE NATURALLY OCCUR IF NO DEVELOPMENT WAS PRESENT ON THE SITE.



3 ENERGY DISSIPATER
NTS



2 CLEANOUT
NTS

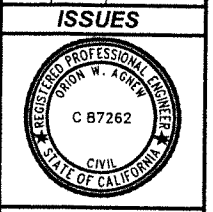


1 DOWNSPOUT TO STORM DRAIN
NTS

REV.	DATE	BY
5	05/25/22	JRD
4	11/03/21	OWA
3	10/18/21	JRD
2	2/24/21	JRD
1	10/12/20	JRD

REVISIONS

REV.	DATE	DESC.
0	9/25/20	INITIAL RELEASE



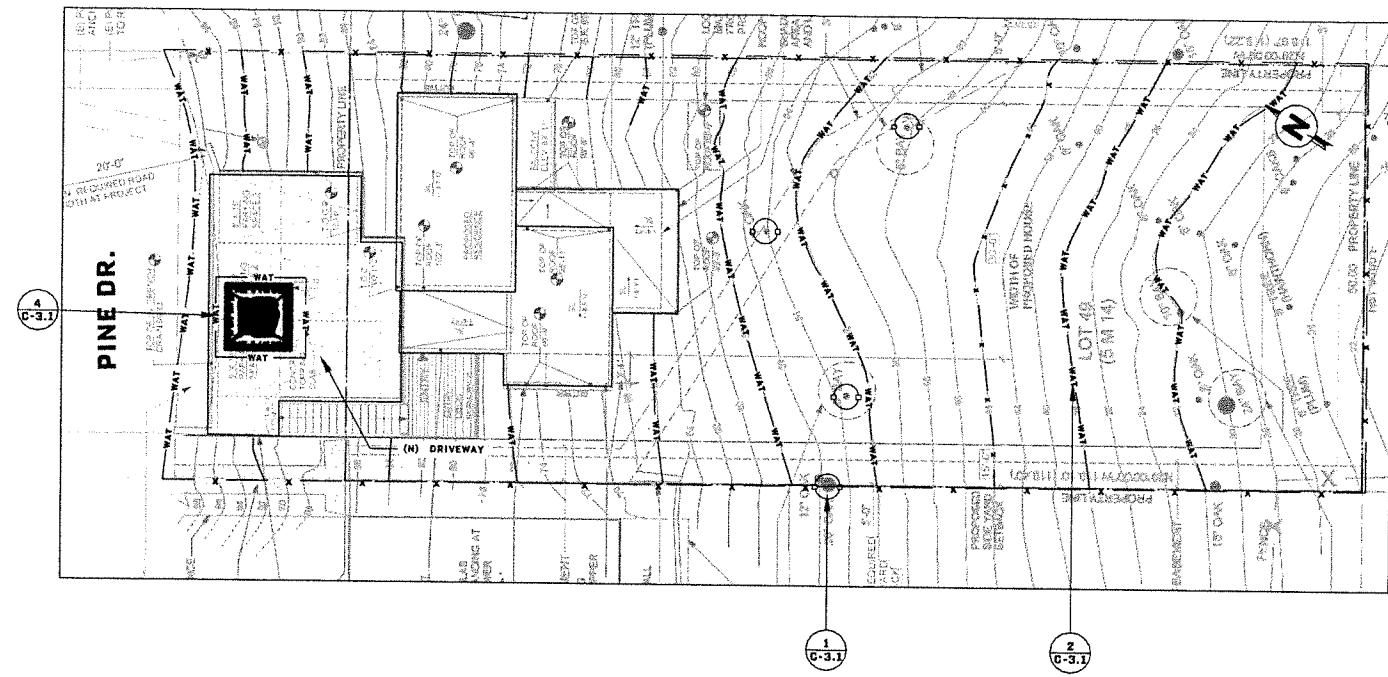
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SAN RAFAEL, CA 94903
PH: 415-968-5532 / FAX: 415-472-0603
ADMIN@AGNEWCVIL.COM

**GRADING, UTILITY, AND STORM WATER
DRAINAGE PLAN DETAILS
KAUFFMAN-PUCHALL RESIDENCE
75 PINE DR. FAIRFAX CA 94930
003-101-24**

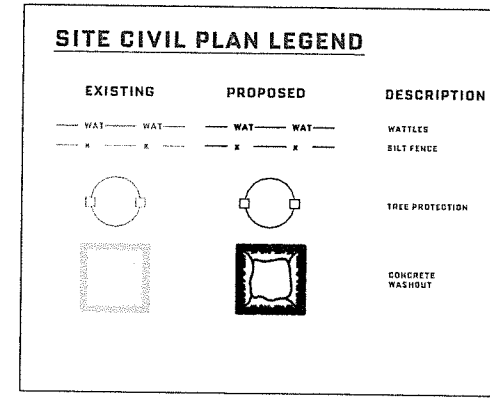
133-1

C-2.1

5



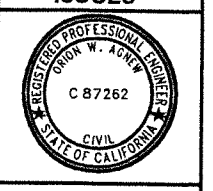
EROSION AND SEDIMENTATION CONTROL PLAN
SCALE: 1"=10'



REV.	DATE	BY
5	05/25/22	JRD
4	11/03/21	OWA
3	10/18/21	JRD
2	2/4/21	JRD
1	10/12/20	JRD

REVISIONS

REV.	DATE	DESC.
0	9/25/20	INITIAL RELEASE



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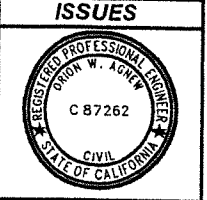
EROSION & SEDIMENTATION CONTROL PLAN
KAUFFMAN-PUCHALL RESIDENCE
75 PINE DR. FAIRFAX CA 94930
003-101-24

133-1

C-3

5	05/25/22	JRD
4	11/03/21	OWA
3	10/18/21	JRD
2	2/24/21	JRD
1	10/12/20	JRD
REV.	DATE	BY

REVISIONS		
0	9/25/20	INITIAL RELEASE
REV.	DATE	DESC.

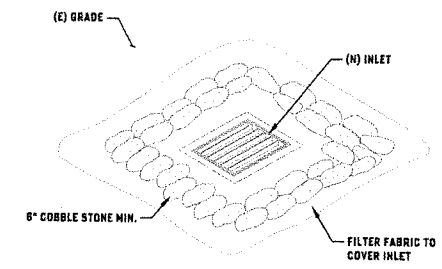


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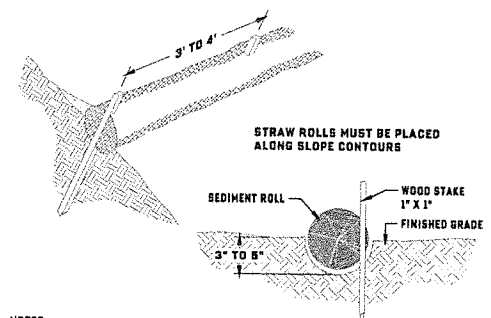
**EROSION & SEDIMENTATION
 CONTROL PLAN DETAILS
 KAUFFMAN-PUCHALL RESIDENCE
 75 PINE DR. FAIRFAX CA 94930
 003-101-24**

133-1

C-3.1

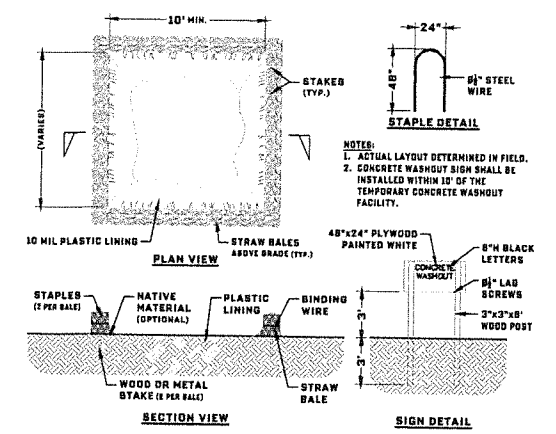


**3 INLET PROTECTION
 NTS**

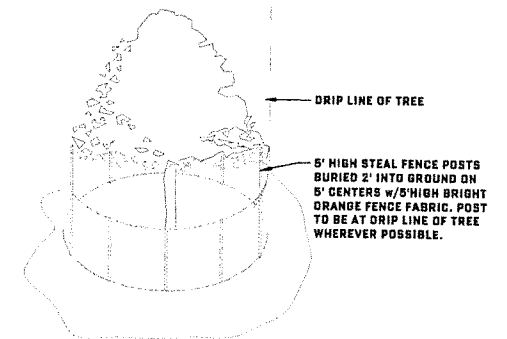


- NOTES:**
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL(S) IN A TRENCH, 3\"/>
 2. CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE AND INSPECTION. THE SILT SHALL BE CLEANED OUT WHEN IT REACHES HALF THE HEIGHT OF THE ROLL.

**2 EROSION CONTROL
 NTS**



**4 CONCRETE WASHOUT
 NTS**

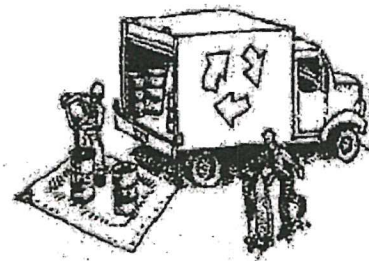


**1 TREE PROTECTION
 NTS**

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



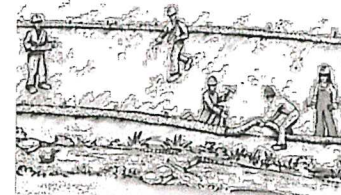
Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving

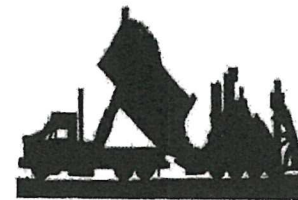


- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work

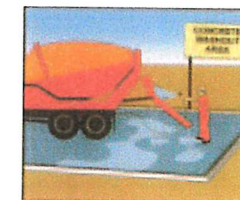


- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



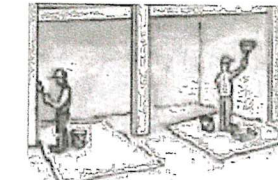
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

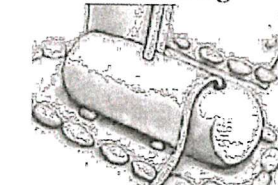
Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering

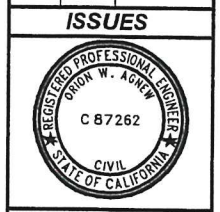


- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

5	05/25/22	JRD
4	11/03/21	OWA
3	10/18/21	JRD
2	2/24/21	JRD
1	10/12/20	JRD
REV.	DATE	BY

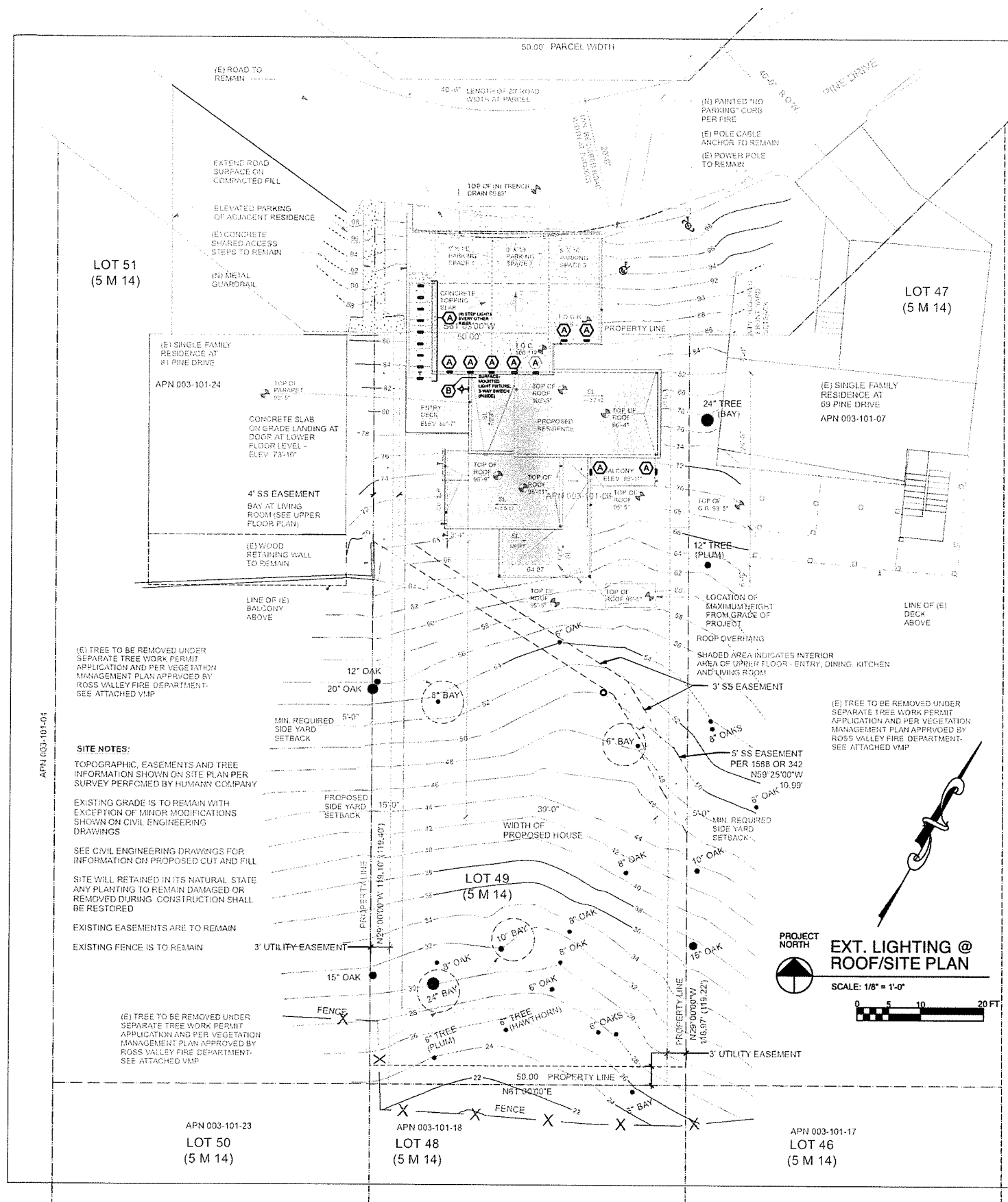
REVISIONS		
0	9/25/20	INITIAL RELEASE
REV.	DATE	DESC.



AGNEW CIVIL ENGINEERING
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL & GEOTECHNICAL CONSULTANTS
 454 LAS GALLINAS AVE. SUITE 1047
 SAN RAFAEL, CA 94903
 PH: 415-868-5532 / FAX: 415-472-0603
 ADMIN@AGNEWCVIL.COM

BMP'S
KAUFFMAN-PUCHALL RESIDENCE
 75 PINE DR. FAIRFAX CA 94930
 003-101-24

133-1
C-4



LOT 51
(5 M 14)

LOT 47
(5 M 14)

LOT 49
(5 M 14)

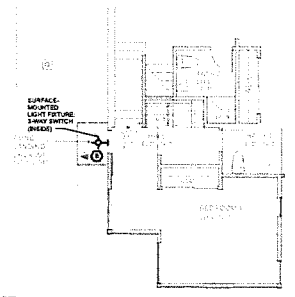
APN 003-101-23
LOT 50
(5 M 14)

APN 003-101-18
LOT 48
(5 M 14)

APN 003-101-17
LOT 46
(5 M 14)

SITE NOTES:
TOPOGRAPHIC, EASEMENTS AND TREE INFORMATION SHOWN ON SITE PLAN PER SURVEY PERFORMED BY HUMAN COMPANY
EXISTING GRADE IS TO REMAIN WITH EXCEPTION OF MINOR MODIFICATIONS SHOWN ON CIVIL ENGINEERING DRAWINGS
SEE CIVIL ENGINEERING DRAWINGS FOR INFORMATION ON PROPOSED CUT AND FILL
SITE WILL REMAIN IN ITS NATURAL STATE ANY PLANTING TO REMAIN DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE RESTORED
EXISTING EASEMENTS ARE TO REMAIN
EXISTING FENCE IS TO REMAIN
(E) TREE TO BE REMOVED UNDER SEPARATE TREE WORK PERMIT APPLICATION AND PER VEGETATION MANAGEMENT PLAN APPROVED BY ROSS VALLEY FIRE DEPARTMENT-SEE ATTACHED VMP

PROJECT NORTH
EXT. LIGHTING @ ROOF/SITE PLAN
SCALE: 1/8" = 1'-0"



PROJECT NORTH
EXT. LIGHTING @ PARTIAL LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0"

EXTERIOR LIGHTING NOTES
1. ALL EXTERIOR FIXTURES MUST BE DARK SKY COMPLIANT (Dark Sky compliant means no light above the fixture and no light at the base of the fixture or light spillage or light trespass with color temperature to maximum blue light lighting)
2. The lighting plan shall be submitted with the building permit application and be approved by the Planning Department prior to issuance of the permit.
3. The lighting shall not cause glare, flicker, or be a nuisance to adjacent properties.
4. There shall be no light spillage or light trespass above the roofline of the building. There shall be no light spillage or light trespass into the eyes of the driver of any vehicle on any adjacent street.

EXTERIOR LIGHTING SCHEDULE

⊙	STEP LIGHT
⊕	WALL SCONCE

Home Dark Sky Approved Outdoor Wall Lights Pathfinder LED Outdoor Wall Sconce in Bronze By Maxim Lighting



Pathfinder LED Outdoor Wall Sconce in Bronze by Maxim Lighting
By: Maxim Lighting OR TOWN OF FAIRFAX APPROVED EQUAL

Product #: P2299977
Dimensions: 5.5" w x 5.5" h
Bulb Type: LED
Total Wattage: 15 Watts
Voltage Type: Line Voltage

Finish: Architectural Bronze

Find Dark Sky Friendly Lighting

Dark Sky Friendly Lighting is a lighting fixture that is designed to minimize light pollution while providing the same level of illumination as a standard lighting fixture. Dark Sky Friendly Lighting is designed to be used in residential areas and is a great choice for anyone who wants to reduce their carbon footprint while still enjoying the benefits of modern lighting technology.

IDA does not sell lighting. To find retailers that sell good lighting, see our [Dark Sky Retailer](#) page or browse the guide below to find retailers that have been approved under our [Dark Sky Seal of Approval](#) program.



EB-RCL - EB-RCL-CR
Rectangular, Solid Brass,
Louvered Spotlight
SKU: 0122
Product Details
Product page: <https://www.maximlighting.com/products/eb-rcl>
Product page: <https://www.maximlighting.com/products/eb-rcl-cr>
Product page: <https://www.maximlighting.com/products/eb-rcl-cr>

REVISIONS	STRUCTURAL ENGINEER
ARCHITECT	LAURA PACHALL TOWN OF FAIRFAX 11111 VALLEY, CA 94641 415-463-8582
PROJECT	NEW RESIDENCE 11111 VALLEY DRIVE FAIRFAX, CA 94640
TITLE	EXTERIOR LIGHTING
SHEET	DATE: JULY 2022 PHASE: DESIGN REVIEW SCALE: AS NOTED

DESIGN REVIEW EMP-1