

ALEX RILEY ASSOCIATES
 PO BOX 193 INVERNESS, CA 94937
 707 265 5492 ALEX.RILEY@EARTHLINK.NET

VICINITY MAP

ROOF	
SIDING	
TRIM	
WINDOWS	
COLOR	

- 1- COVER & COLOR
- 2- SITE, ROOF & UTILITIES & EXT. LIGHTING
- 3- FLOOR PLAN OF RESIDENCE
- 4- SECOND FLOOR PLAN OF RESIDENCE
- 5- ELEVATIONS
- 6- SECTIONS
- 7- WORKSHOP/GREENHOUSE PLAN, SECTIONS & ELEVATIONS
- 8- CARPORT
- 9- CONSTRUCTION MGT., STORMWATER & TREE PROTECTION PLAN
- 10- VEGETATION
- 11- GRADING, DRAINAGE & LIMITS OF DISTURBANCE PLAN
- 12- LANDSCAPE PLAN

TOPO 1-
 TOPO 2-
 INDEX

LOT AREA DATA	EXISTING	PROPOSED
LOT AREA	36,601 #	36,601 #
BUILDING AREA	2,225 #	3,201 #
FLOOR " "	2,225 #	3,145 #
AREA OF DISTURBANCE	N/A	
LOT COVERAGE - IMPERVIOUS	2,120 #	3,720 #
" " - PERVIOUS	0	2,284 #
GRADING - CUT - CUBIC YDS.	N/A	242 YDS
" - FILL - " "	N/A	242 YDS
" - OFF HALL " "	N/A	0
NUMBER OF PARKING SPACE	2	2
PRIMARY BUILDING DATA		
MAX HEIGHT	22'-4"	25'-0"
SETBACK DISTANCE - FRONT	121'-0"	25'-4"
" " - LEFT	46'-0"	99'-4"
" " - RIGHT	106'-0"	45'-0"
" " - REAR	10'-0"	15'-0"
ACCESSORY BUILDING DATA		
MAX. HT.	15'-0"	14'-6"
SETBACK DISTANCE FRONT	25'-0"	115'-0"
" " L. SIDE	15'-6"	113'-0"
" " R. SIDE	143'-0"	3'-0"
" " REAR	124'-4"	45'-0"
	WORKSHOP	CARPORT
	15'-0"	14'-6"
		WATER TANK
		26'-0"
		113'-0"
		171'-0"
		150'-0"

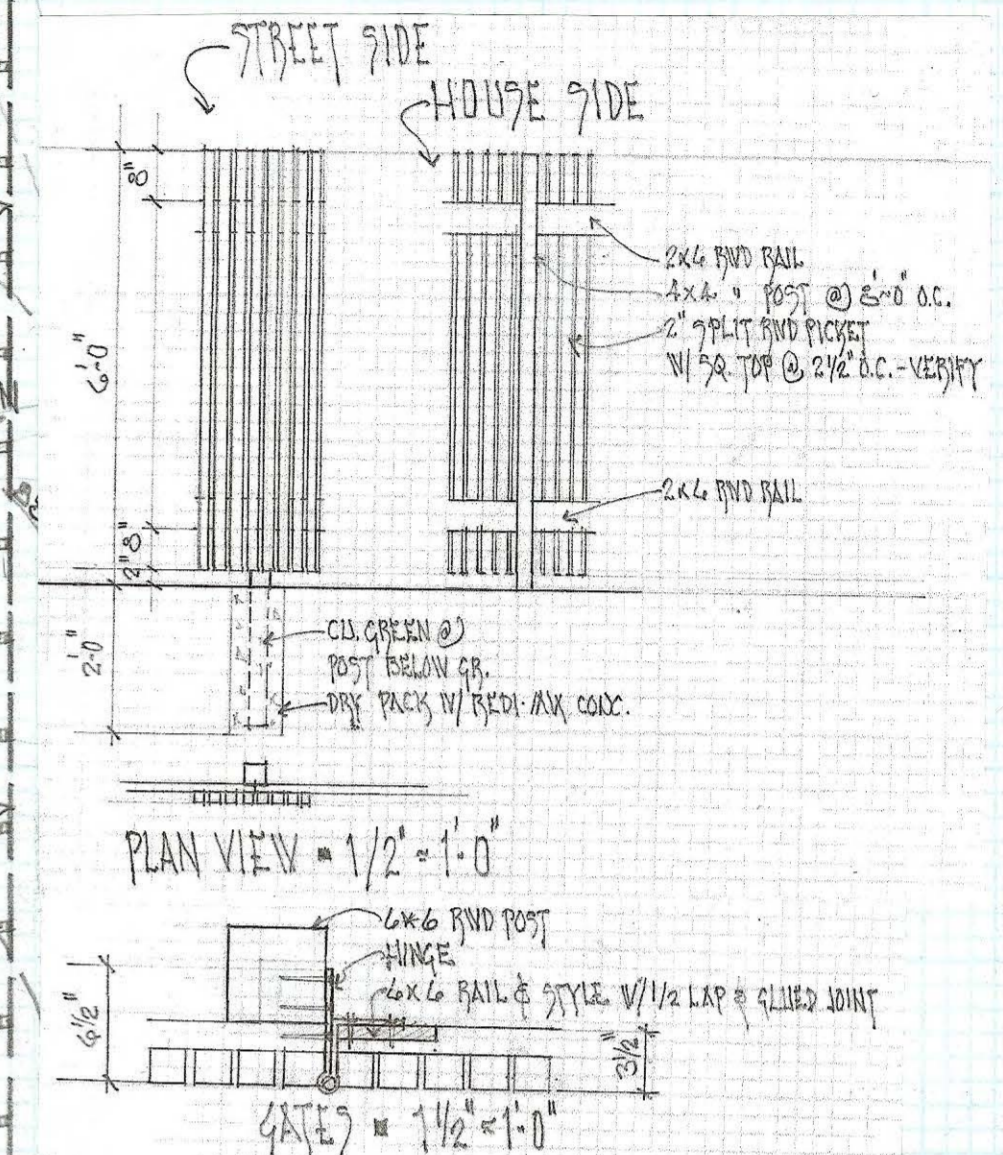
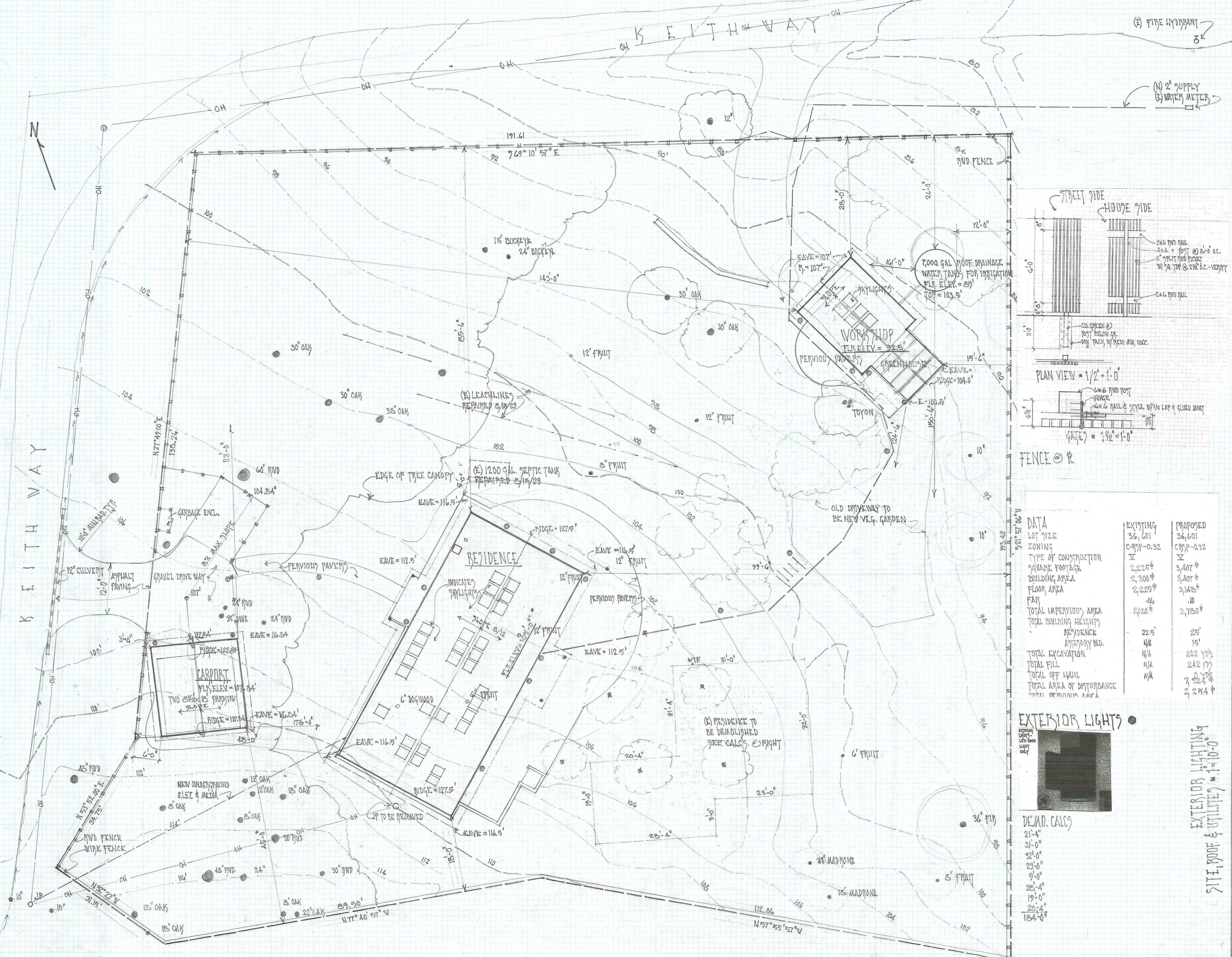
DATA

TO DEMOLISH AN EXISTING 2,225 # RESIDENCE AND BUILD A 2,665 # RESIDENCE, A 509 # WORKSHOP WITH AN ATTACHED 224 # GREENHOUSE, A 409 # CARPORT AND A 7000 GALLON ROOF DRAINAGE STORAGE TANK FOR IRRIGATION

SCOPE

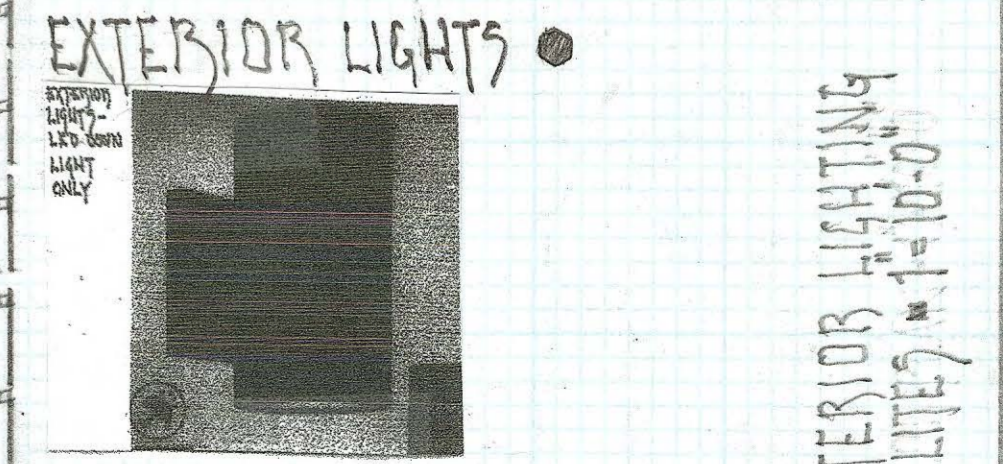
COVER

NEW RESIDENCE & WORKSHOP 179 KEITH WAY INVERNESS, CA 94937
 FOR: BAZILLIANE LLC, 29 ZIPPOON LANE SE CA 94131 (837) 454-2222



DATA

	EXISTING	PROPOSED
LOT SIZE	36,601	36,601
ZONING	C-RFP-0.32	C-RFP-0.32
TYPE OF CONSTRUCTION	X	X
SQUARE FOOTAGE	2,225 ^{sq}	3,407 ^{sq}
BUILDING AREA	2,300 ^{sq}	3,407 ^{sq}
FLOOR AREA	2,225 ^{sq}	3,148 ^{sq}
FAR	.06	.10
TOTAL IMPERVIOUS AREA	2,120 ^{sq}	3,760 ^{sq}
TOTAL BUILDING HEIGHTS		
RESIDENCE	22.5'	25'
ASSEMBLY BLD.	N/A	15'
TOTAL EXCAVATION	N/A	242 YDS
TOTAL FILL	N/A	242 YDS
TOTAL OFF HAML.	N/A	7,324 ^{sq}
TOTAL AREA OF DISTURBANCE		2,254 ^{sq}

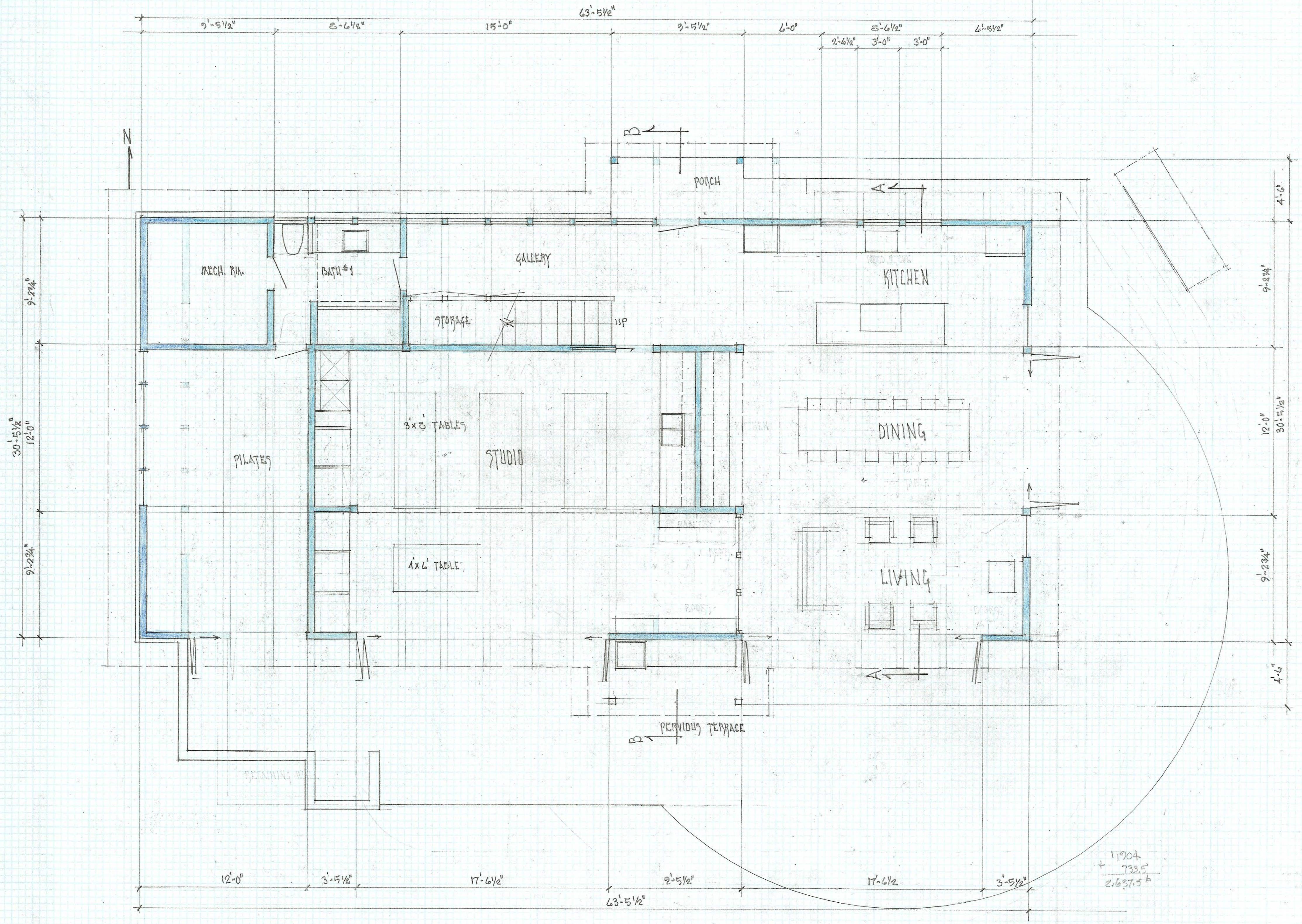


DE.MD. CALCS

21'-4"
31'-0"
32'-0"
23'-0"
9'-0"
28'-4"
19'-0"
20'-4"
18'-0"

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 PO BOX 153 INVERNE 55, CA. 94937
 707 225 6692 ALEX.RILEY@EASTHUNTING.NET

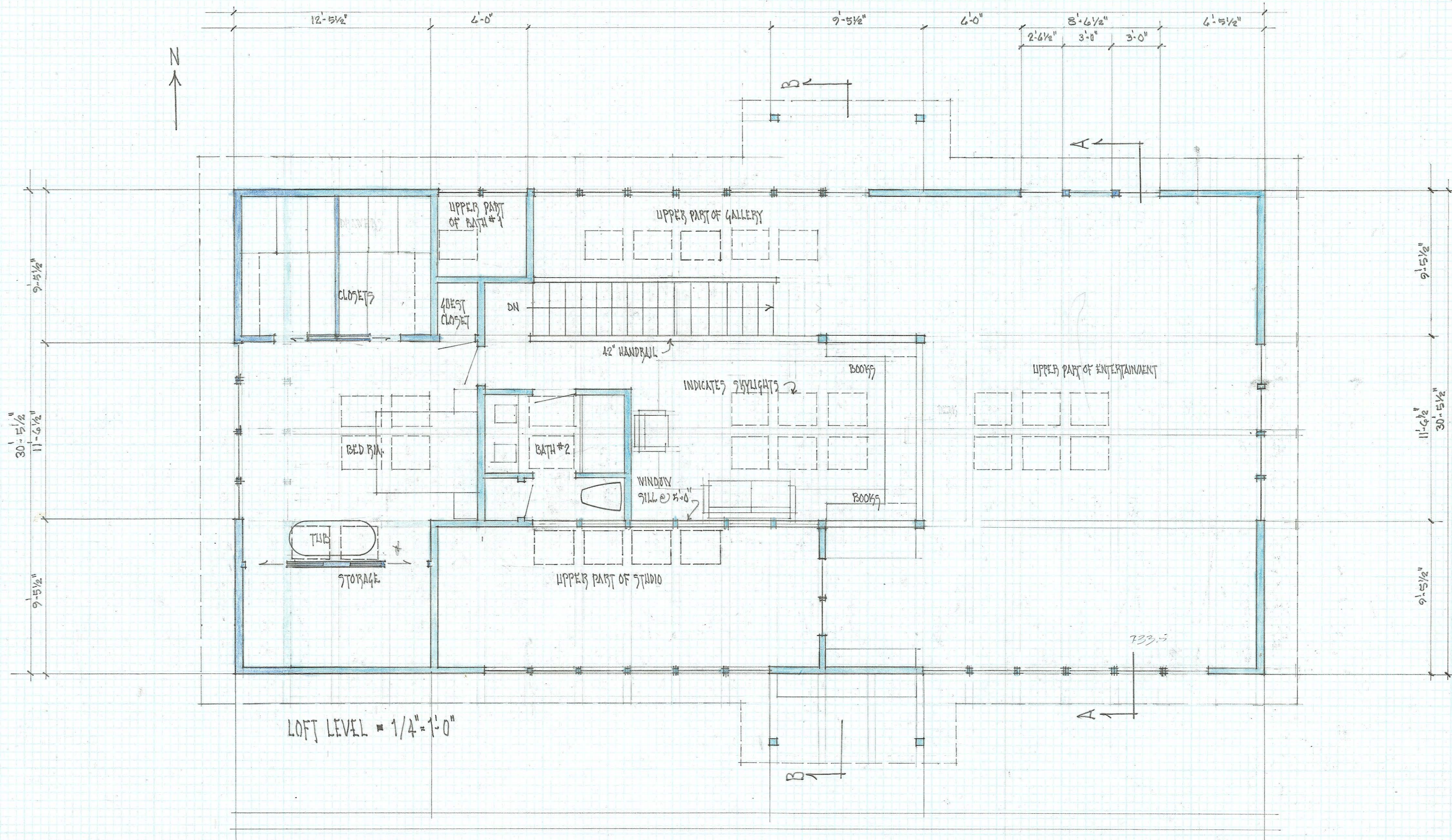
NEW RESIDENCE & WORK SHOP 179 BELTH WAY - INVERNE 55, CA 94937
 FOR BAZILLIANE LLC 123700 LANE STE CA 94931 BRONKHORST@GMAIL.COM 530 2660899 AP 112 115 04



RESIDENCE FIRST FLOOR PLAN - 1/4" = 1'-0"

NEW RESIDENCE & WORK SHOP 179 KEITH WAY - INVERNESS, CA. 94937
 FOR RAZILLIANE LLC 45 ZARCON LANE - CA 94931 BRIDYAND EVANS @GMAIL.COM 530 2520277 AR 112.113.04

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LOFT LEVEL = 1/4" = 1'-0"

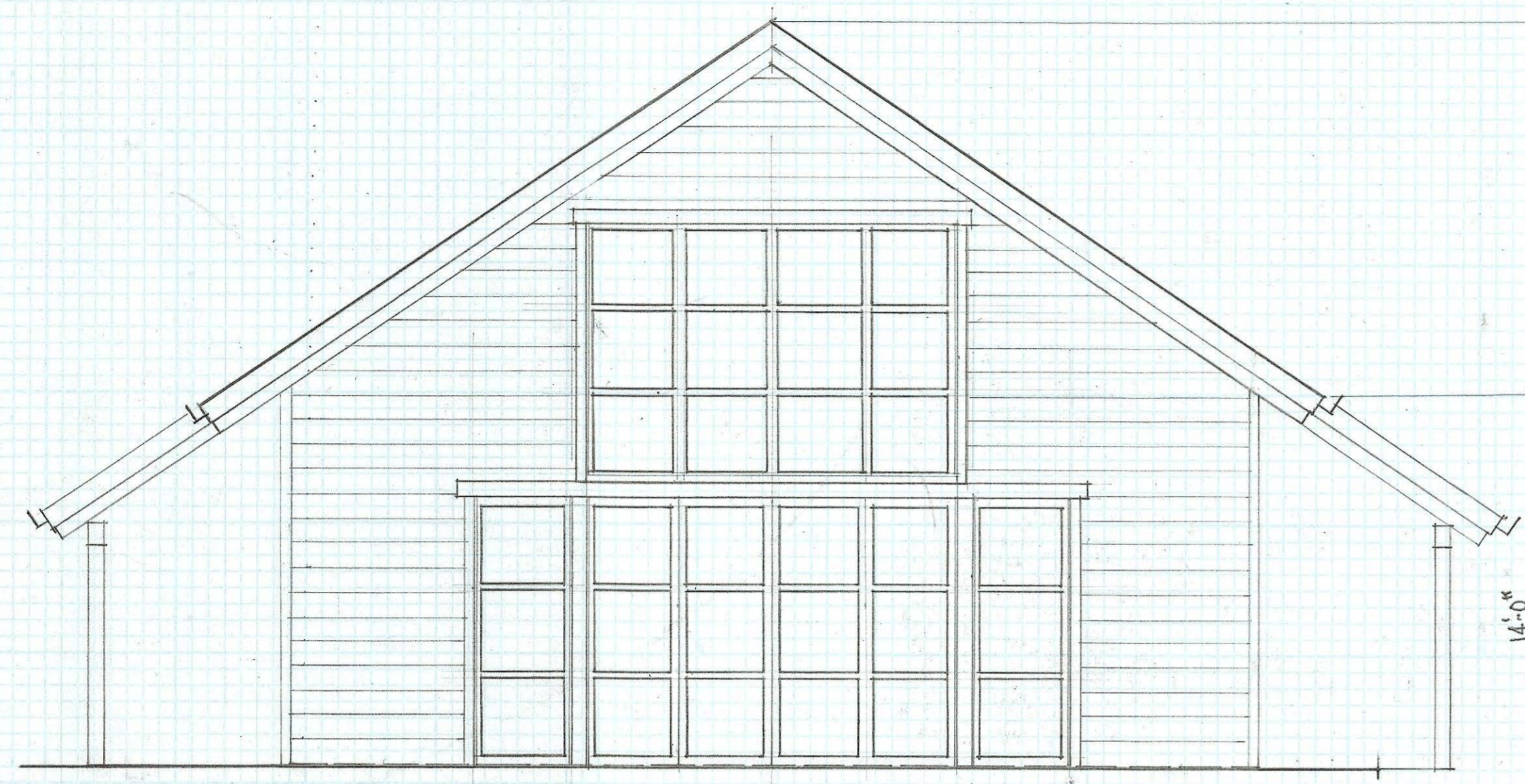
RESIDENCE
SECOND FLOOR PLAN = 1/4" = 1'-0"

ALEX RILEY ASSOCIATES
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707 225-5692 ALEX.RILEY@EARTHINK.NET

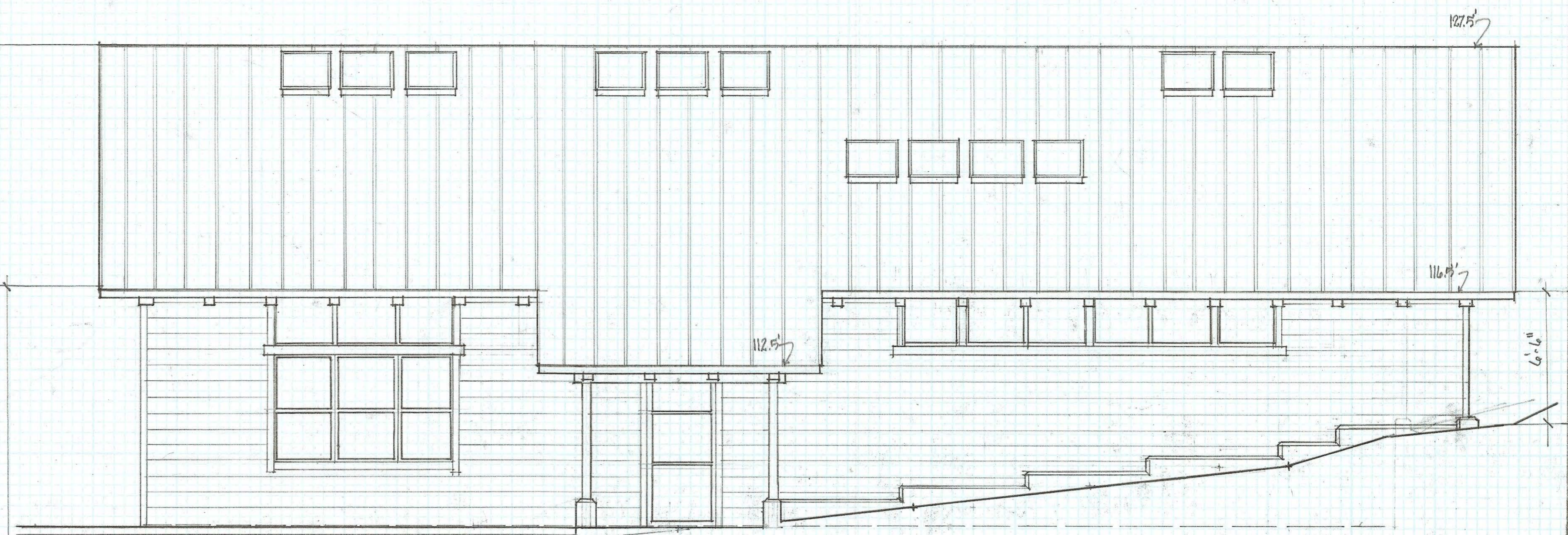
NEW RESIDENCE & WORKSHOP 172 KEITH WAY • INVERNESS, CA 94937
FOR EXHIBITION: 445 ZEPHYRUS LANE, STE. CA 94131, BIRMINGHAM, AL 35202-2559, AR 112 113 044

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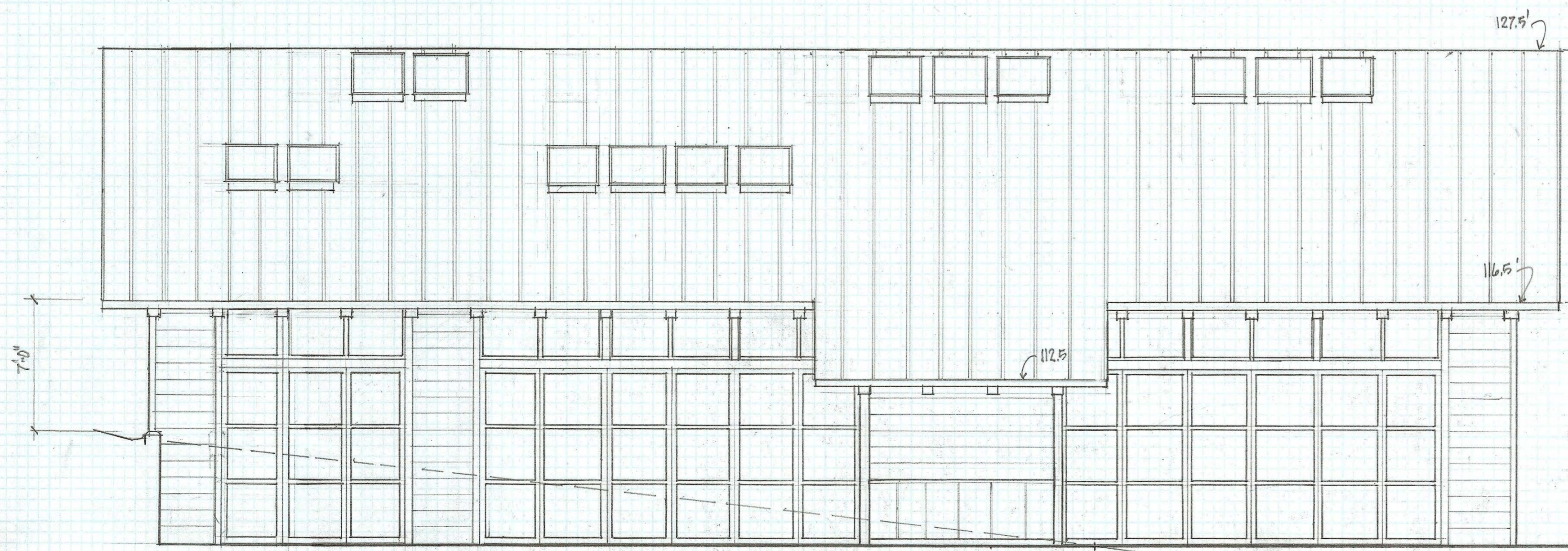


EAST ELEVATION

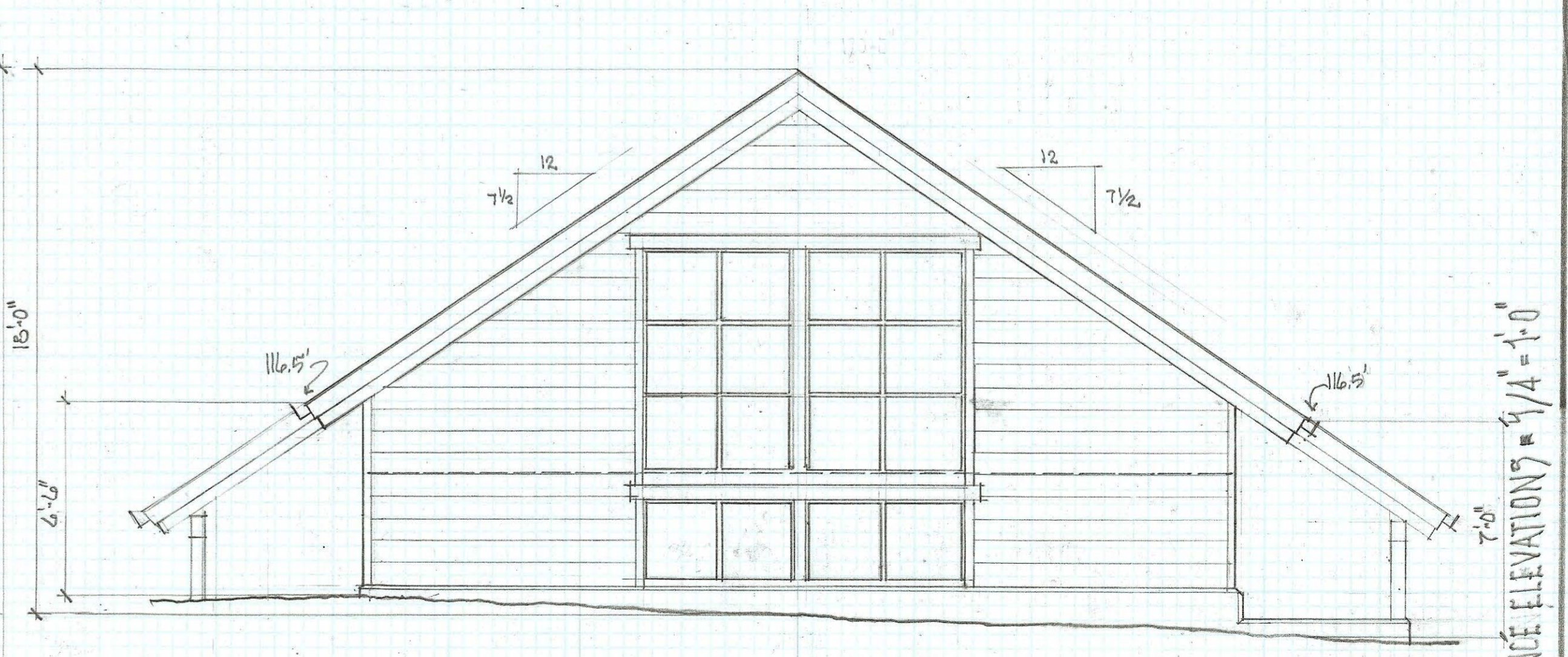


NORTH ELEVATION

TYPICAL MATERIALS
 ROOF - STANDING SEAM METAL
 SIDING - 1x10 HORIZONTAL FIBER
 TRIM - 2x3 FIBER
 WINDOWS - PAINTED HARDWOOD
 SEE SHEET 1 FOR COLORS



SOUTH ELEVATION

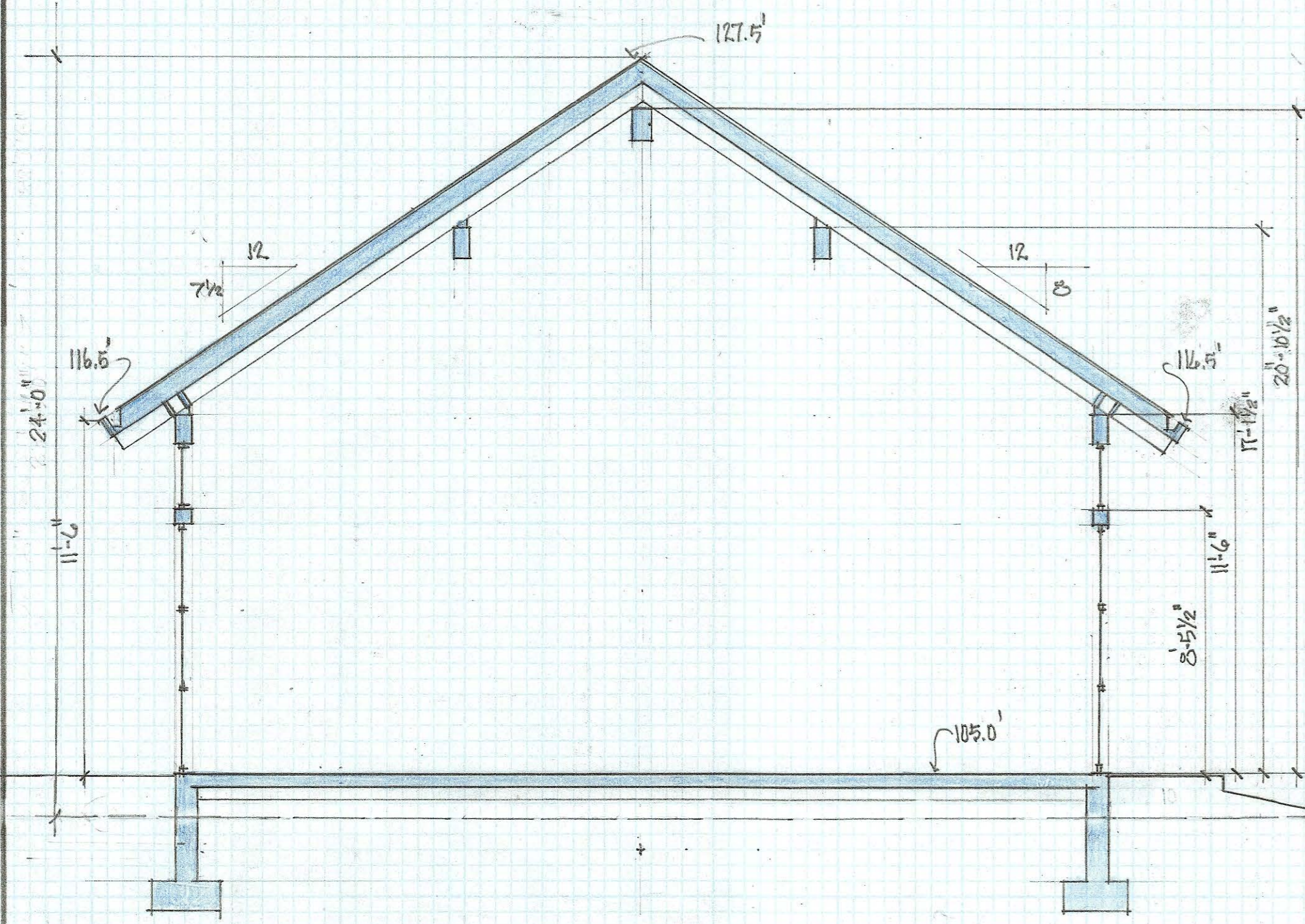


WEST ELEVATION

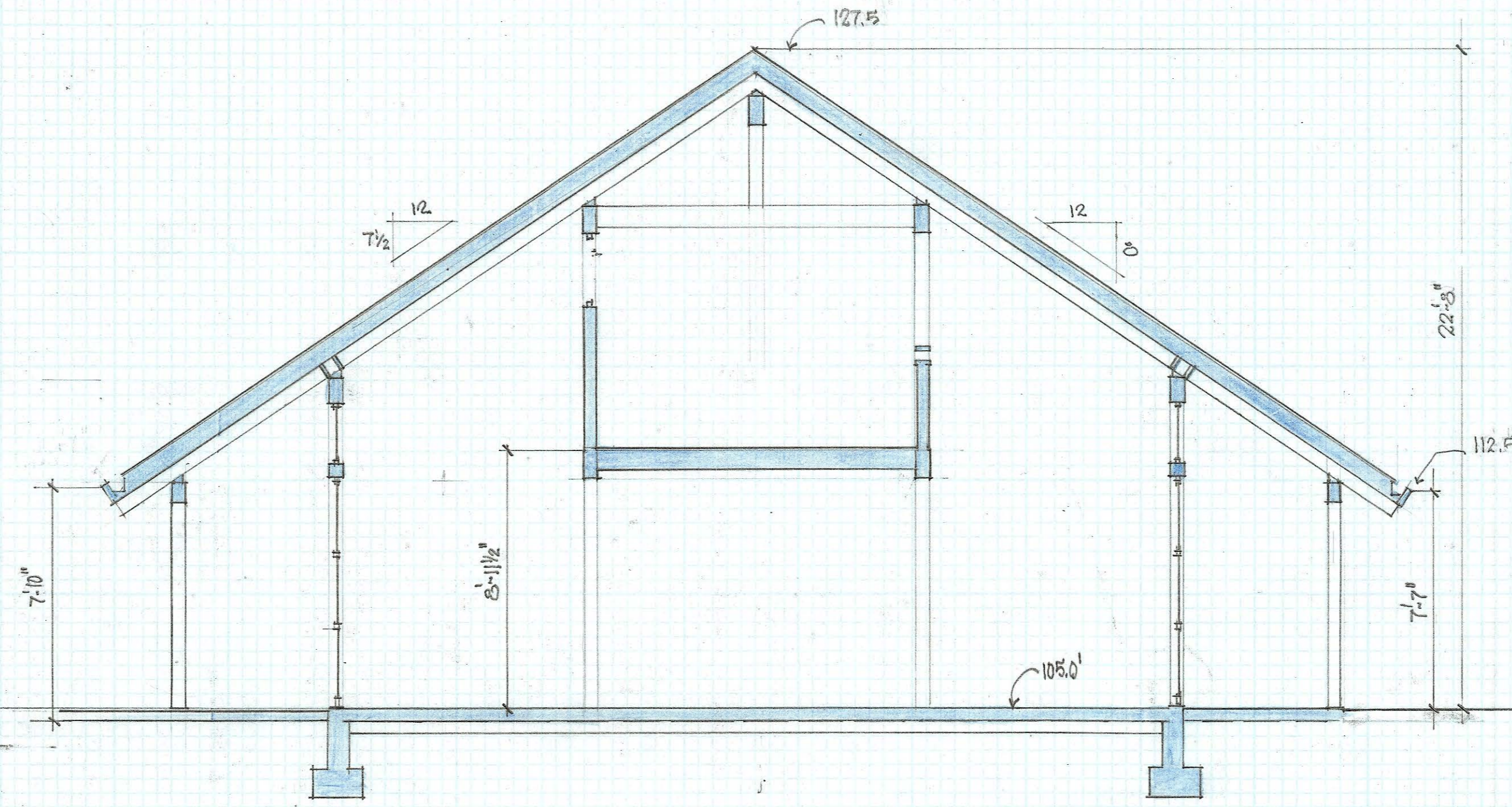
RESIDENCE ELEVATION 9/4"=1'-0"

ALEX RILEY ASSOCIATES
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 707 225 5692 ALEX.RILEY@GMAIL.COM

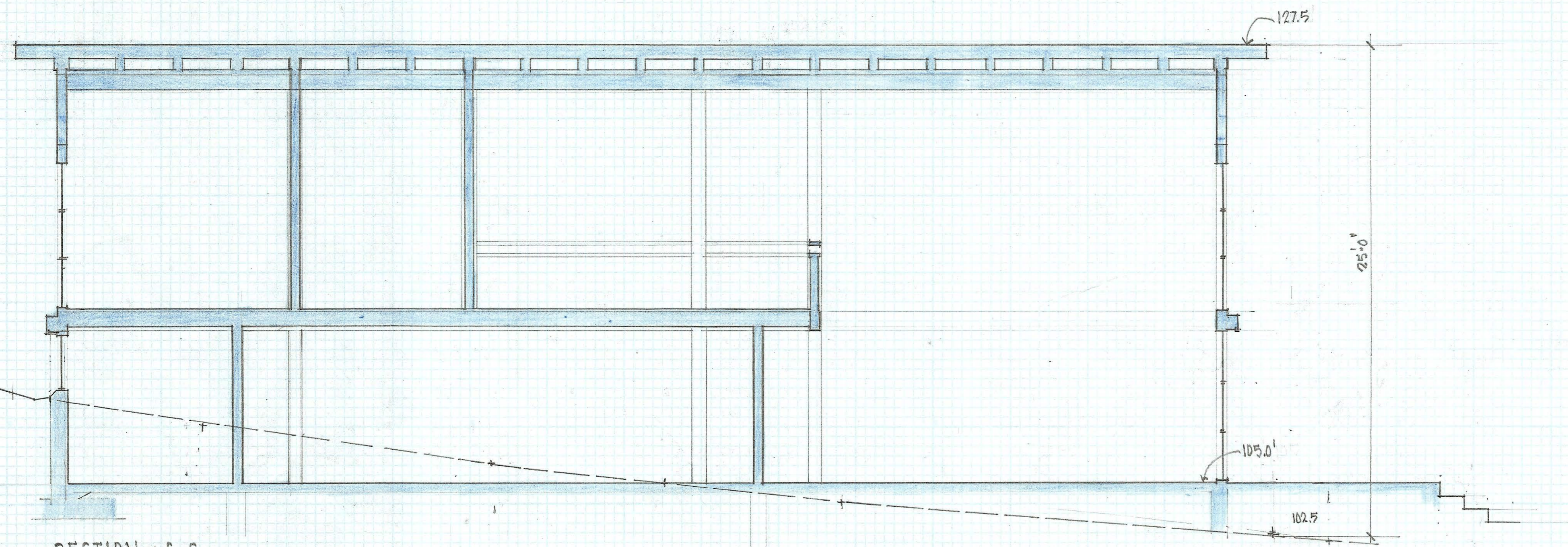
NEW RESIDENCE & WORK SHOP 179 KEITH WAY INVERNESS, CA, 94937
 FOR RAYMOND L.L.C. AND ZIRCON L.L.C. OF CA 94937. ERIC AND EVAN'S ORIGINAL CONCEPT. 510 252 0259. APR 12 113 04.



SECTION - A-A



SECTION - B-B



SECTION - C-C

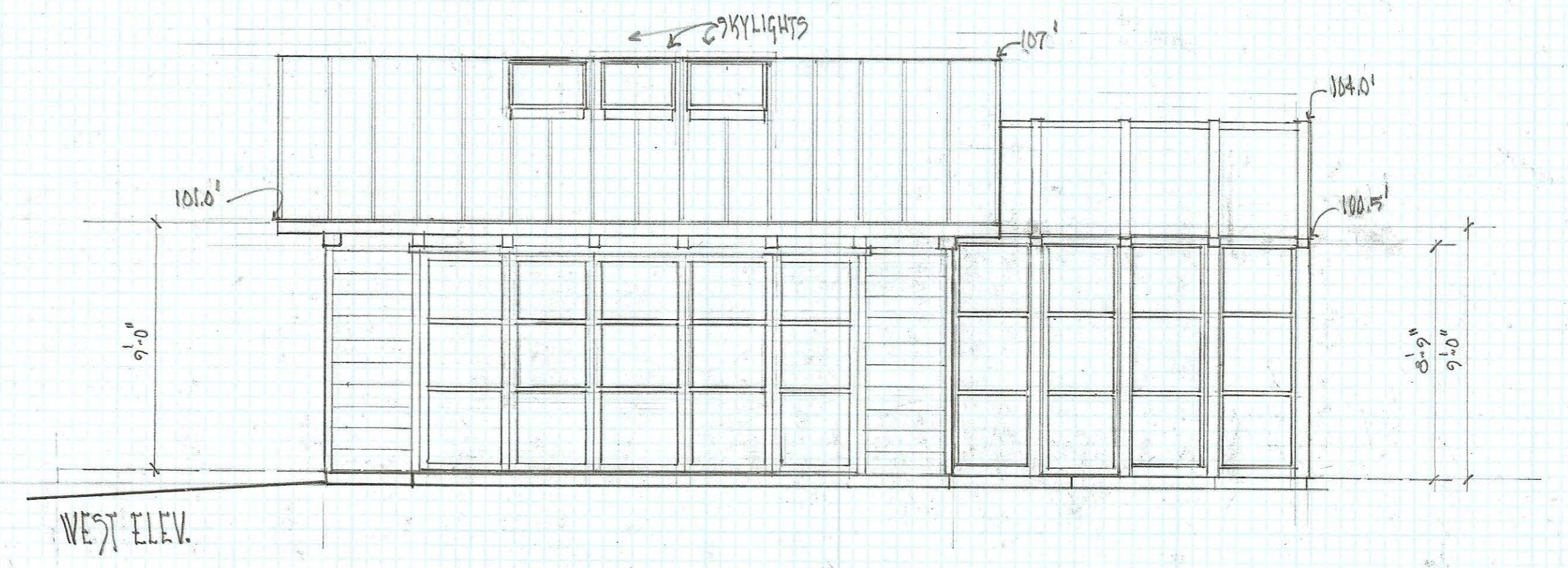
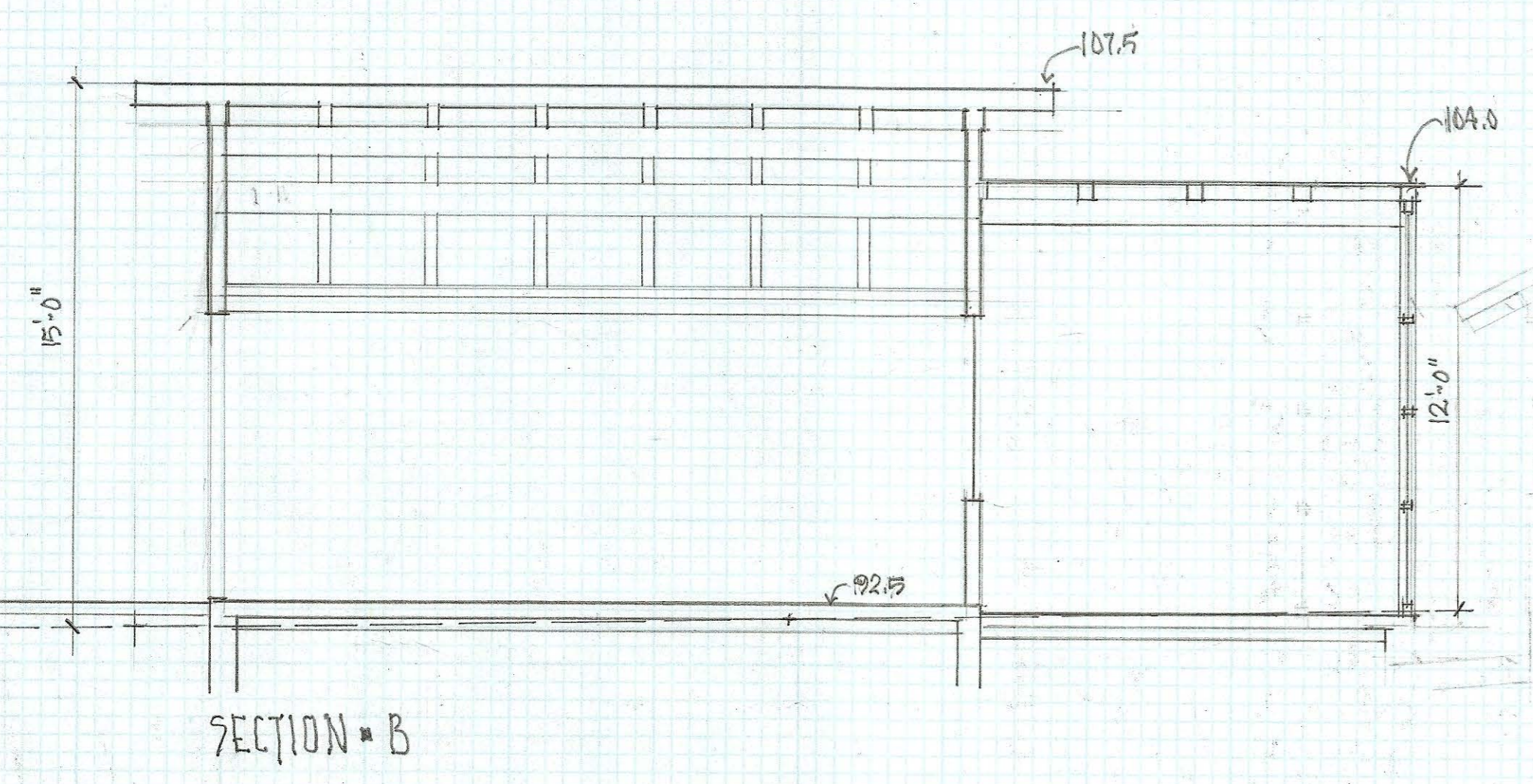
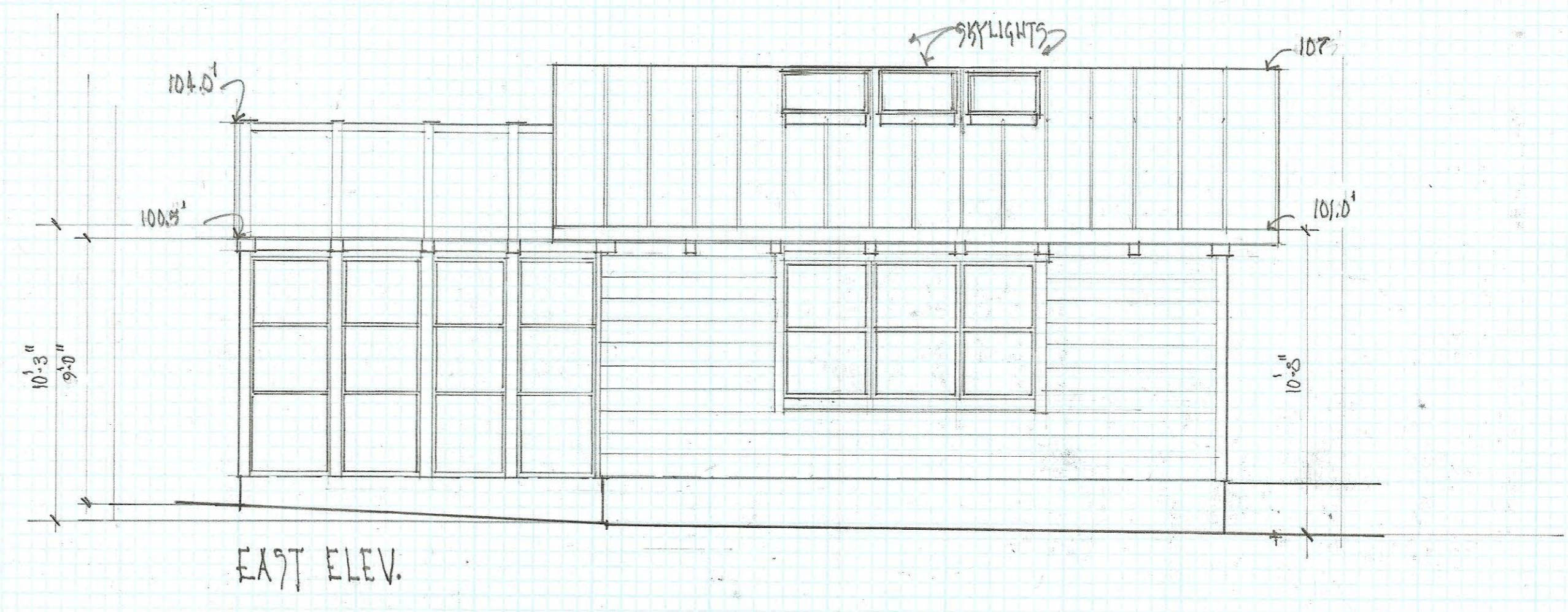
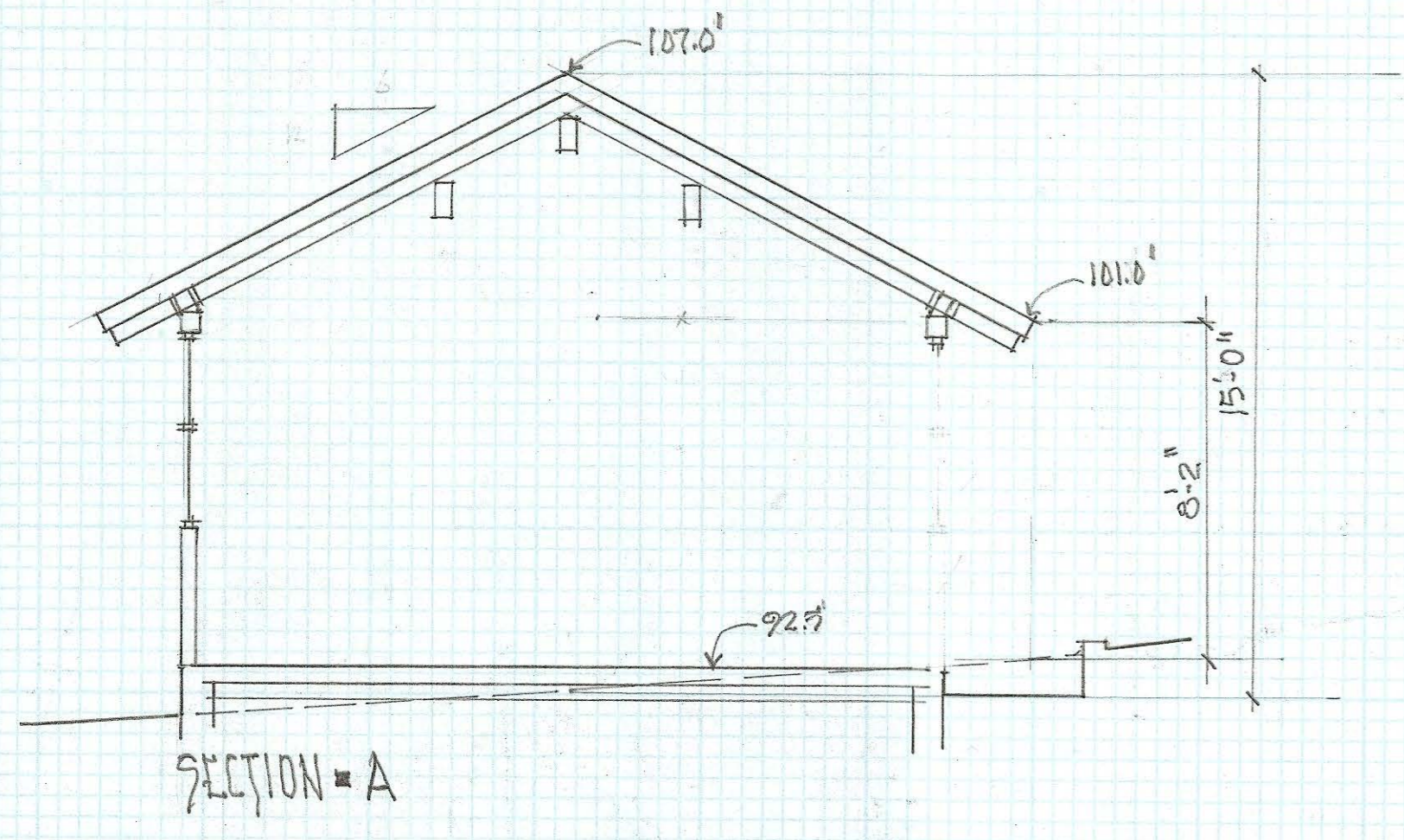
RESIDENCE SECTIONS - 1/4" = 1'-0"

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 TEL 225 5692 ALEX.RILEY@CARTERSHIRT.COM

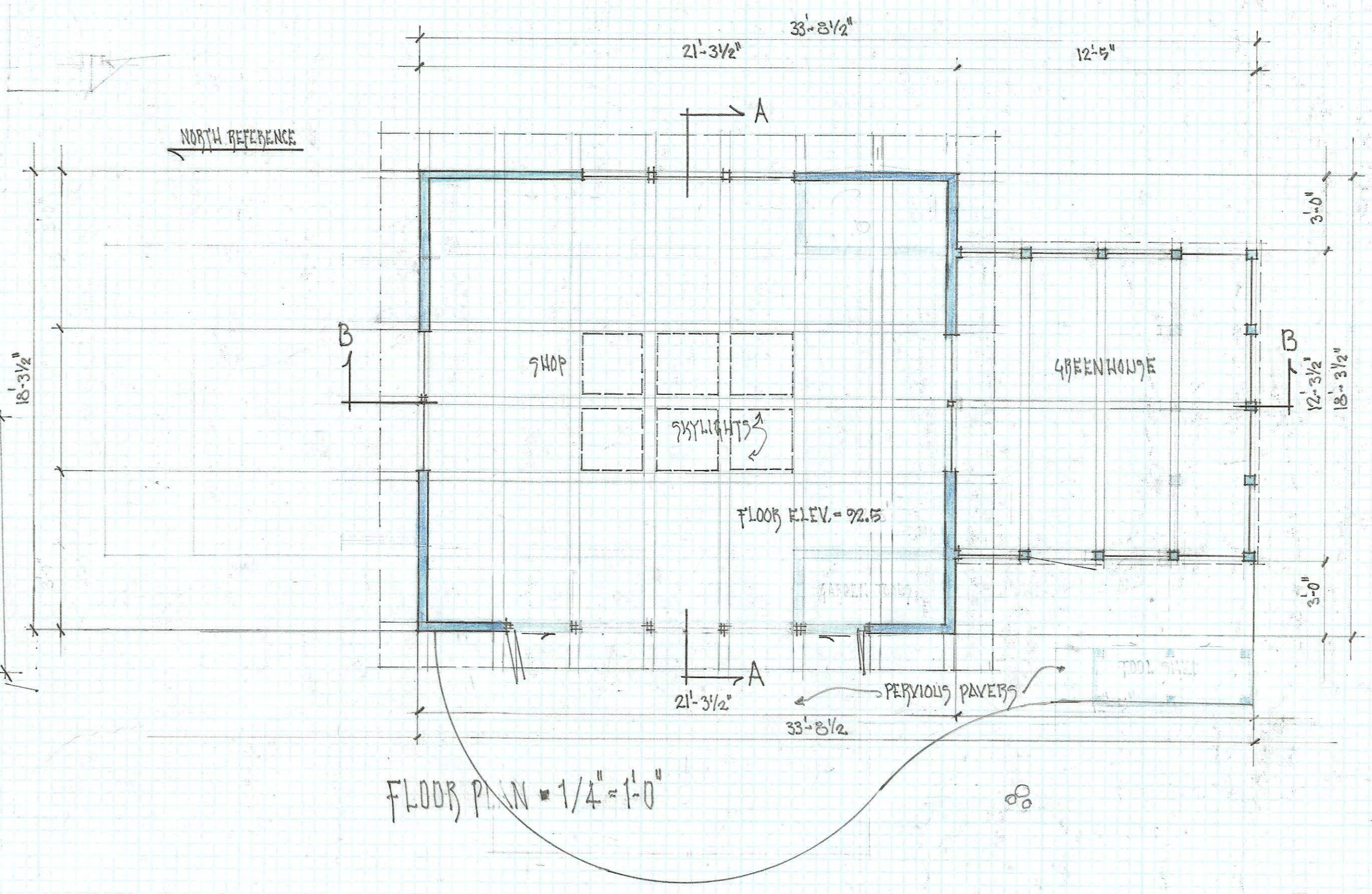
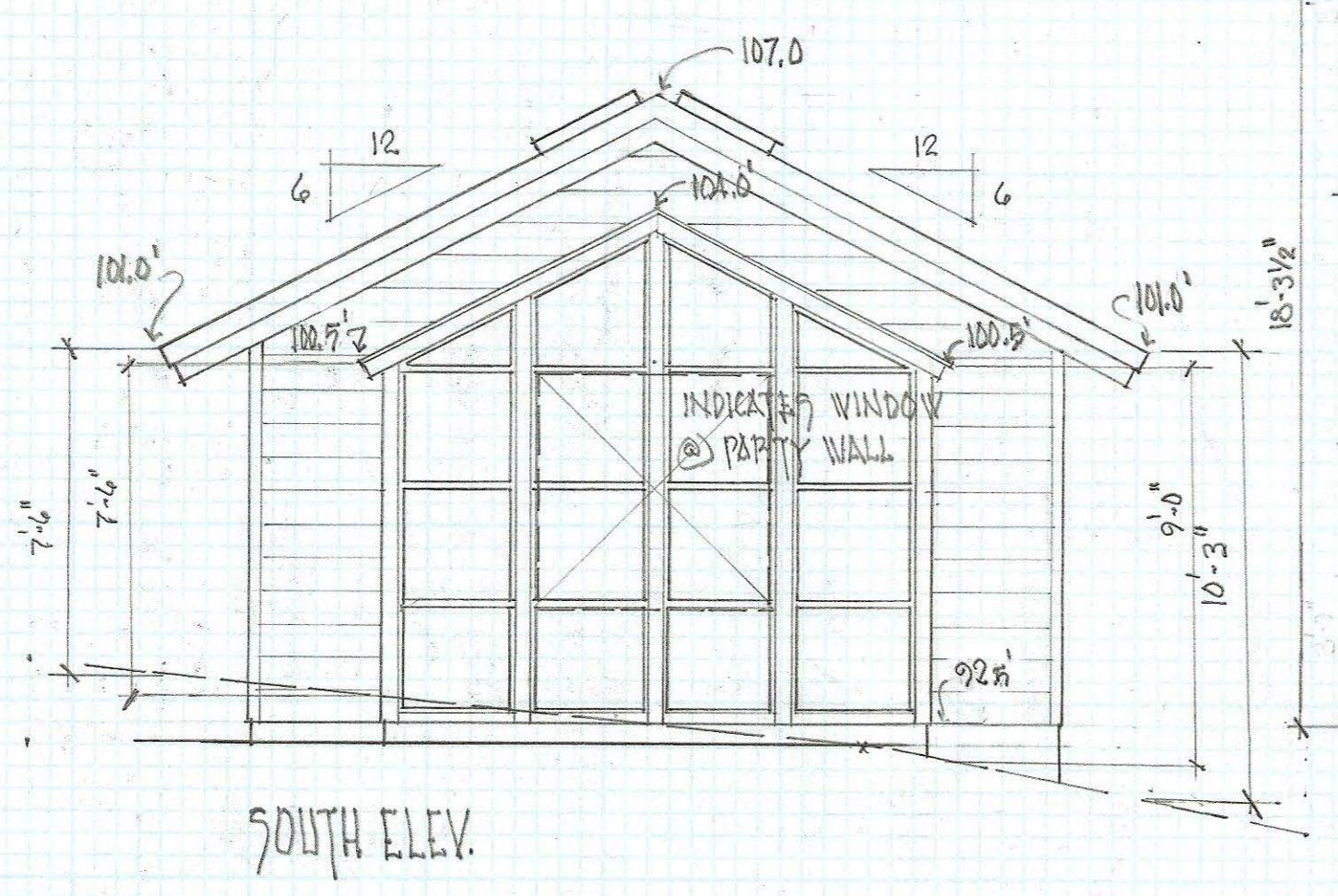
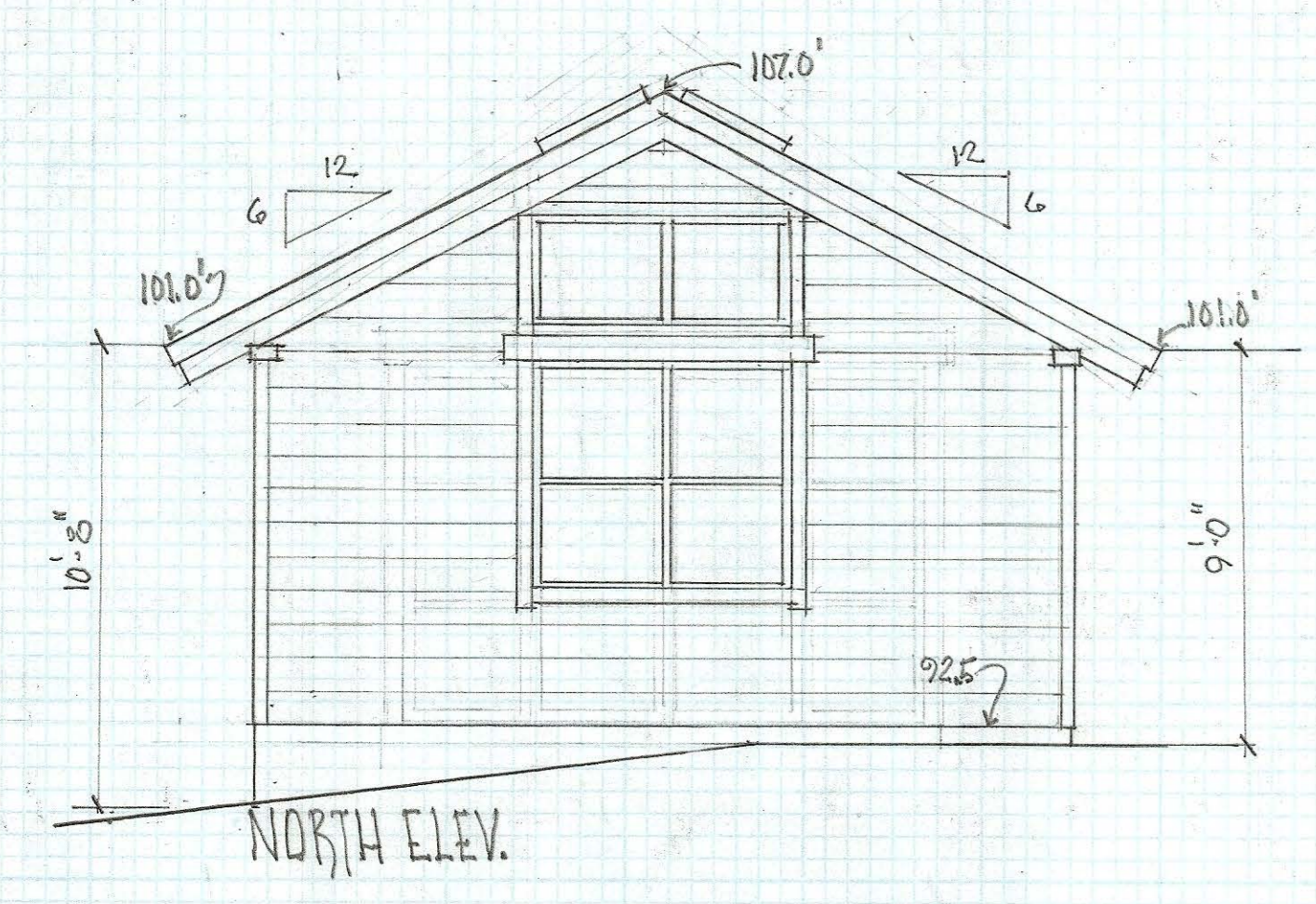
NEW RESIDENCE & WORKSHOP 179 KEITH WAY INVERNESS, CA 94937
 FOR EXHIBITION L.L.C. 247 ZIPCON LANE, STE. 204, BROADWAY, 510 282 0289, AP 112 113 04

6/17/24

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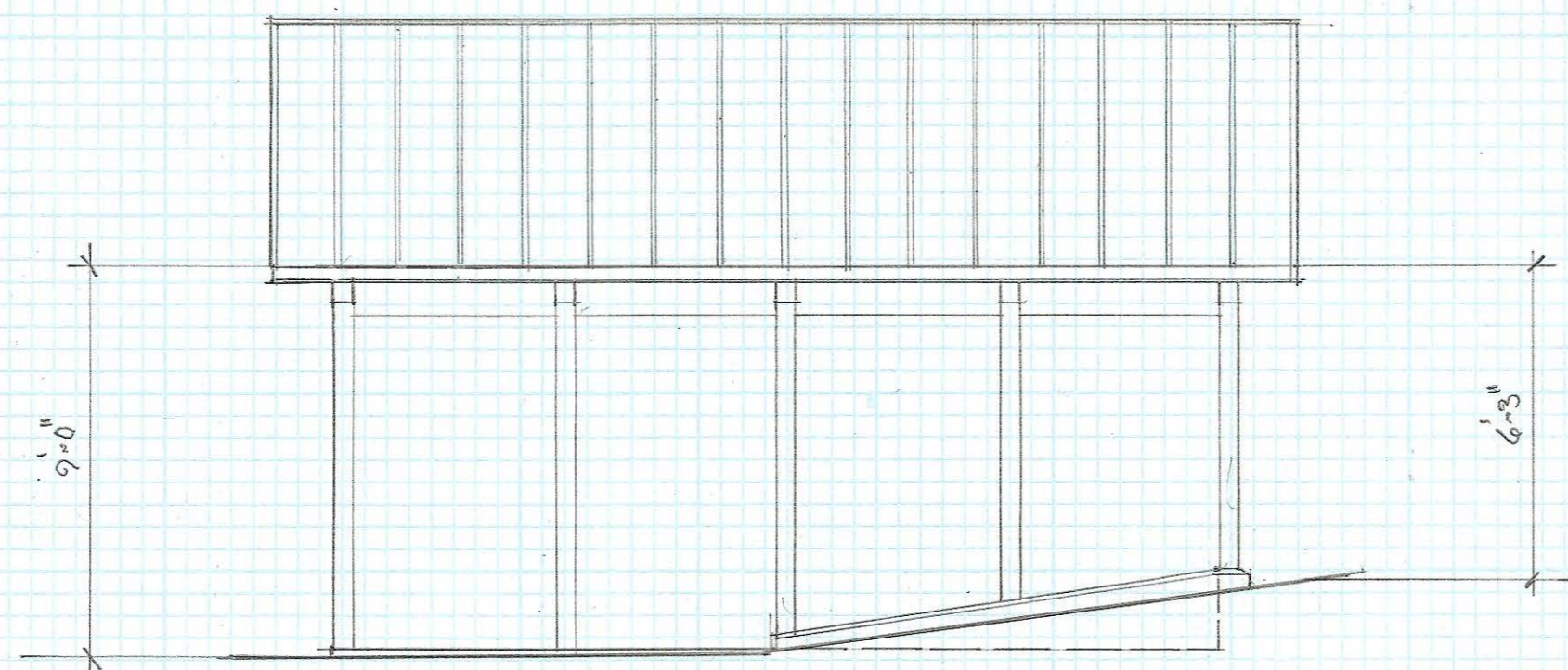
TYPICAL MATERIALS
 ROOF - STANDING SEAM MET.
 SIDING - 1x10 HORIZ. F.V.D.
 TRIM - 2x3 F.V.D.
 WINDOWS - PAINTED HARDWOOD
 SEE SHEET 1 FOR COLOR



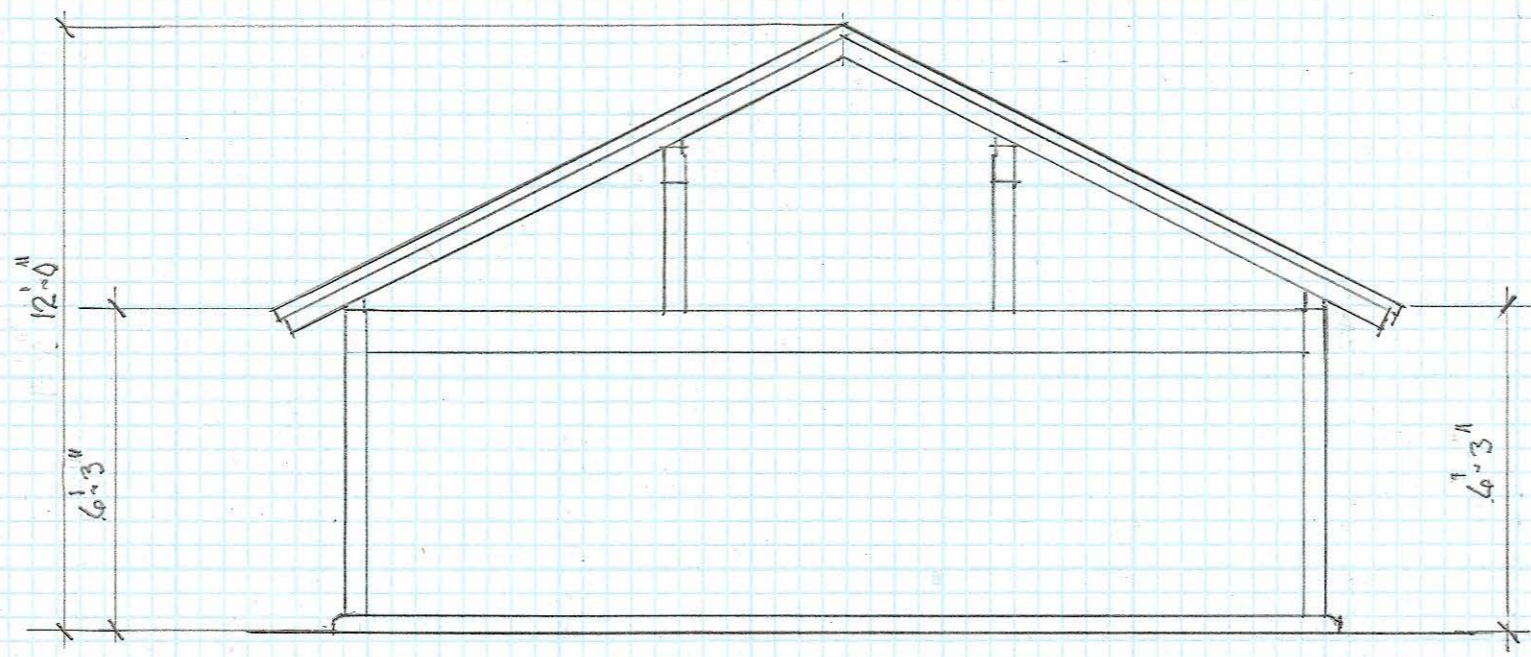
WORKSHOP/GREENHOUSE - PLAN, ELEVATIONS & SECTIONS - 1/4" = 1'-0"

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 707 225 5692 ALEX.RILEY@ALEXRILEYASSOCIATES.COM

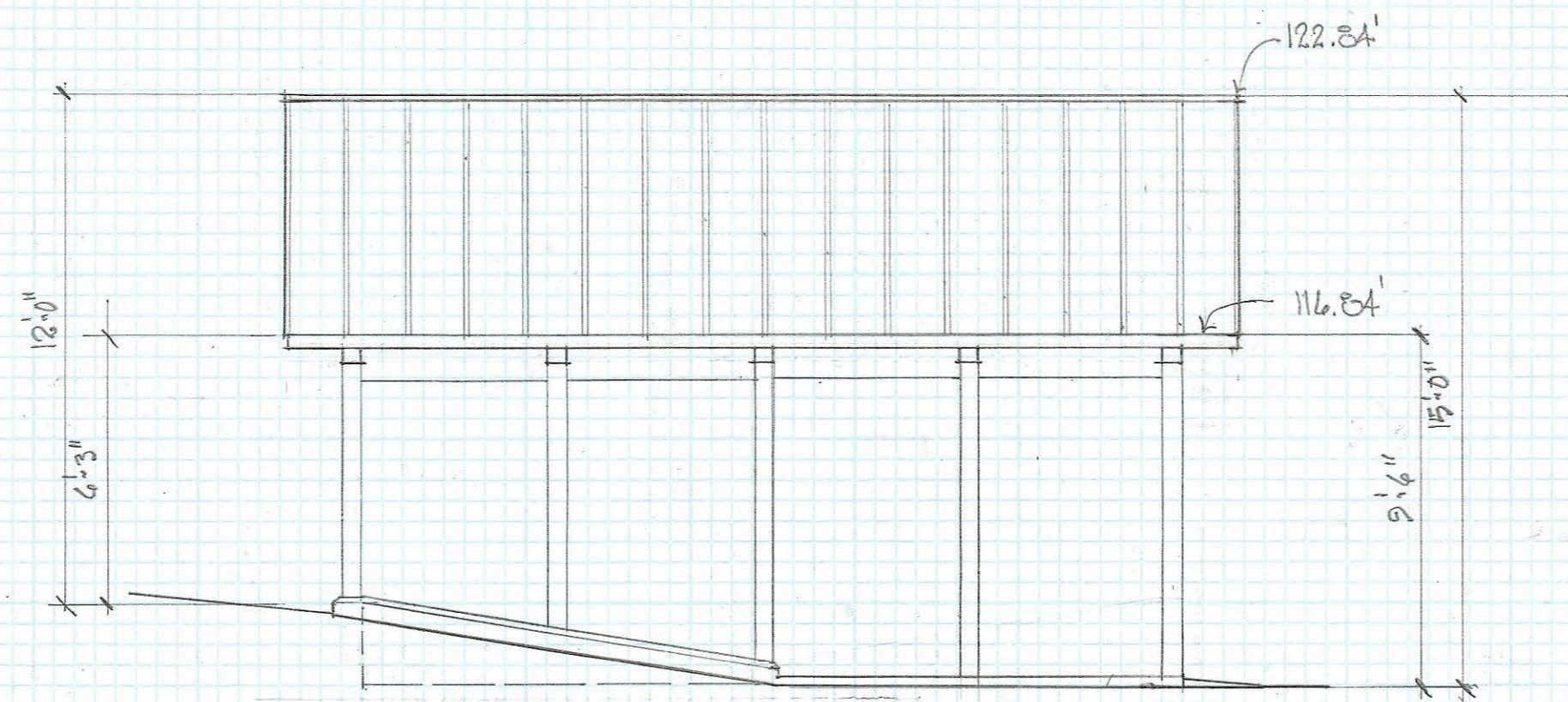
NEW RESIDENCE & WORKSHOP 179 BELTH WAY INVERNESS, CA 94937
 FOR BAZILLANE LLC 125 ZIMMERMANN LANE SF, CA 94133 BAZILLANEARCHITECTURE.COM 510 225 0269 AT 110104



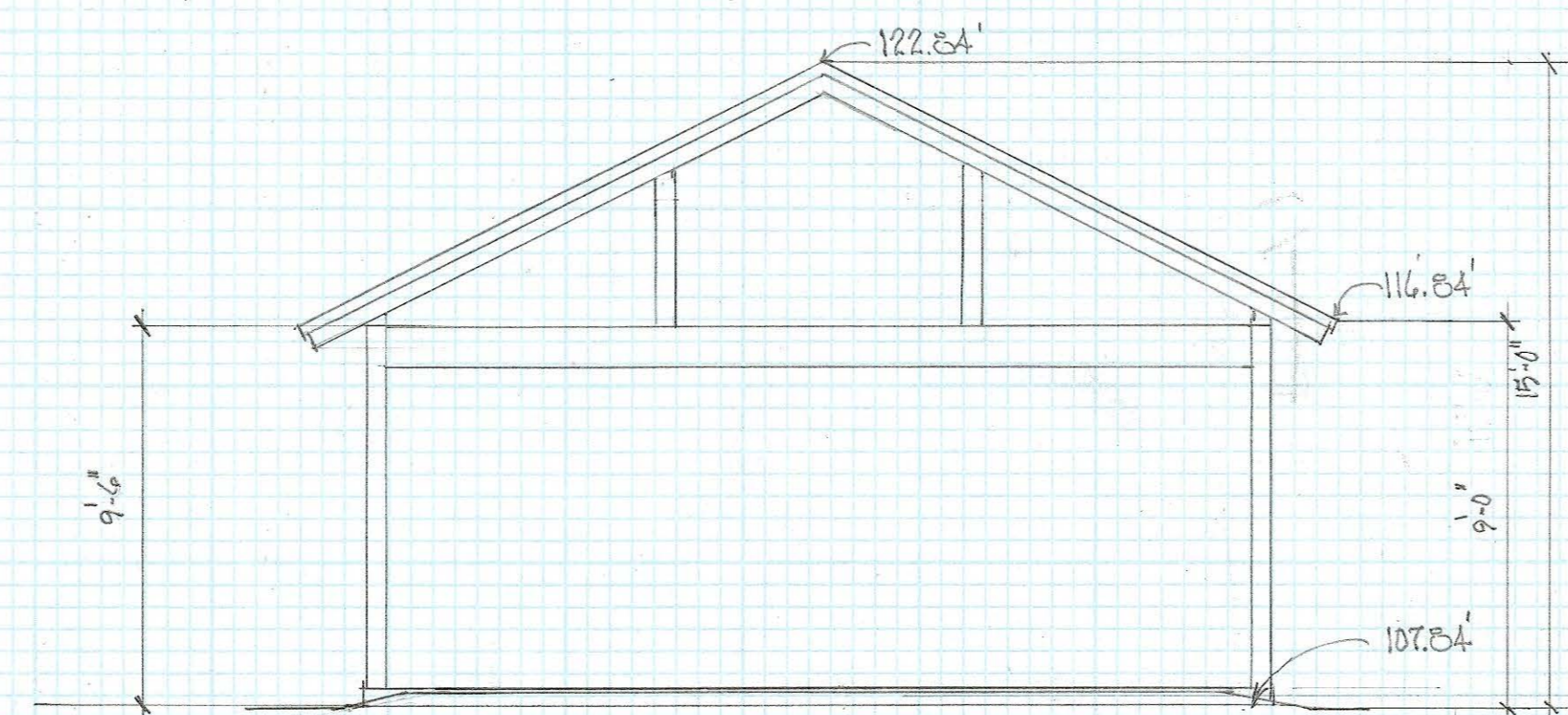
WEST ELEVATION



SOUTH ELEVATION

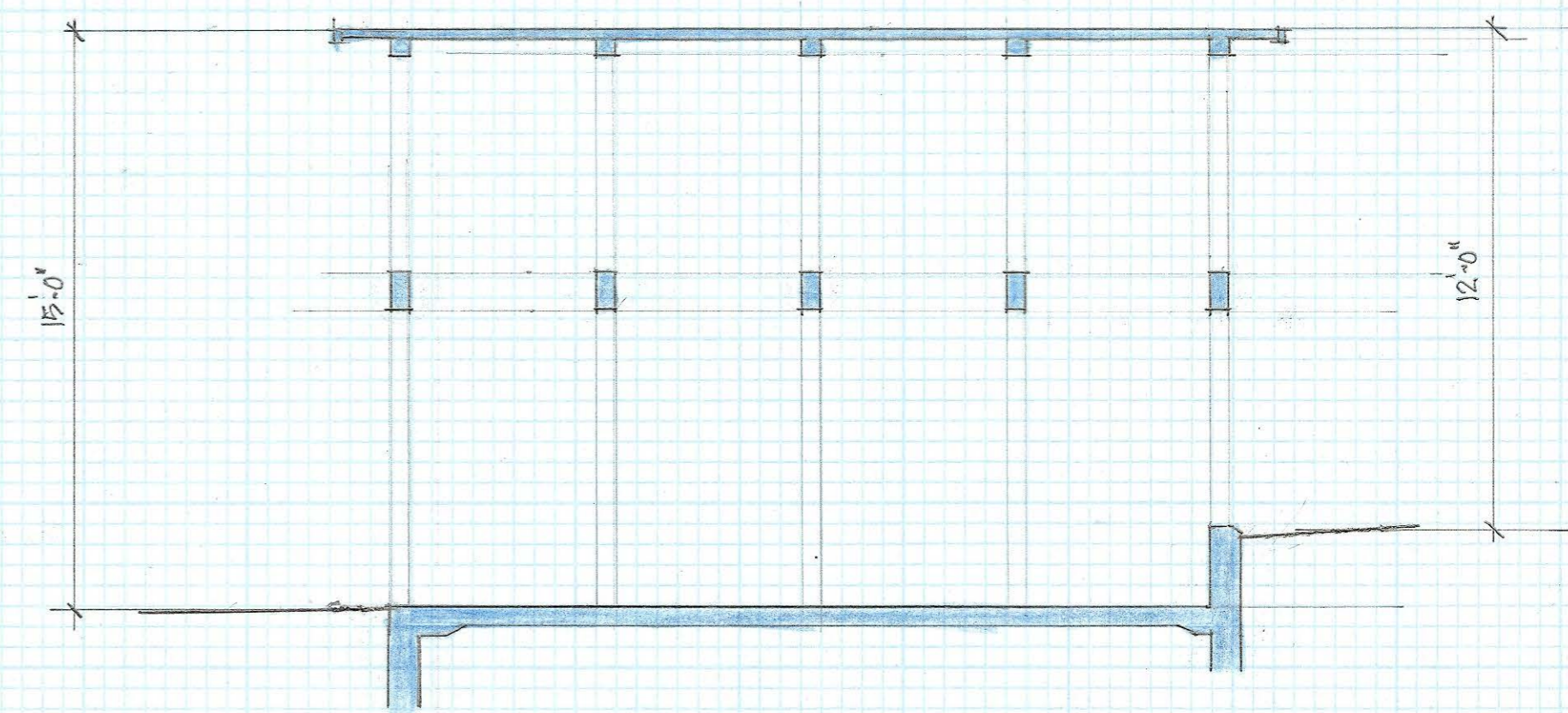


EAST ELEVATION

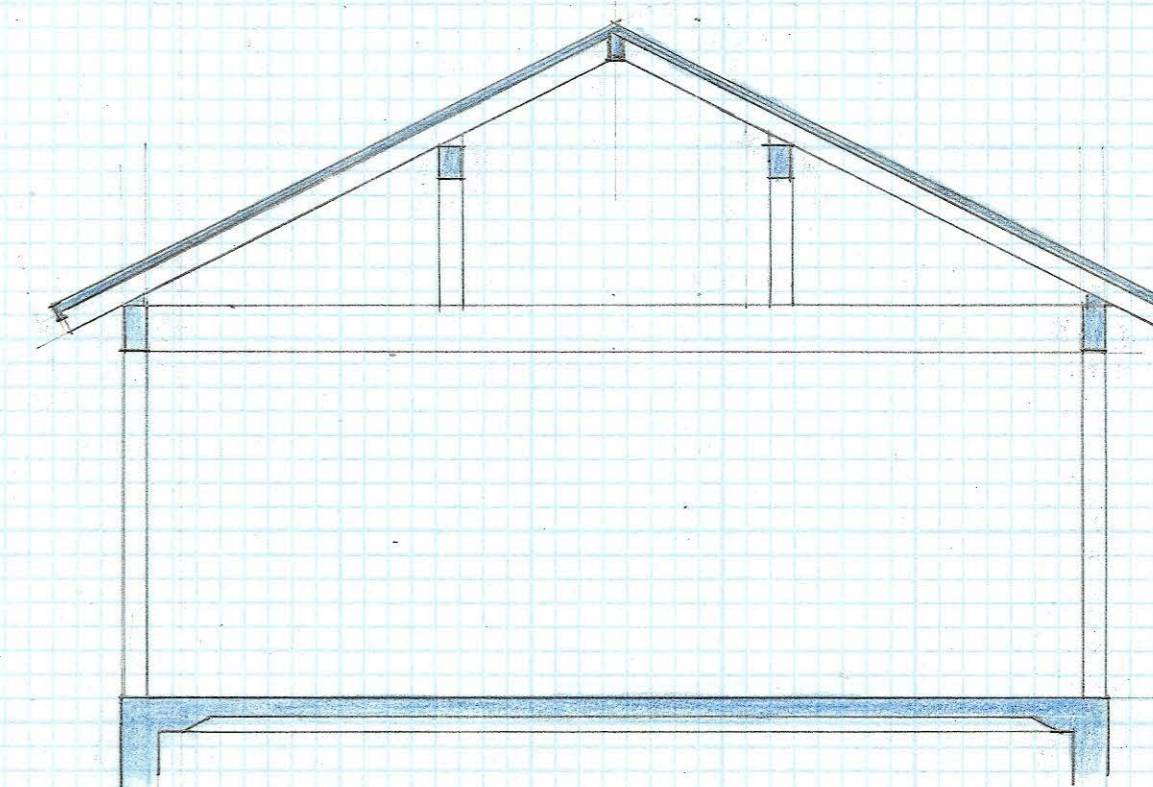


NORTH ELEVATION

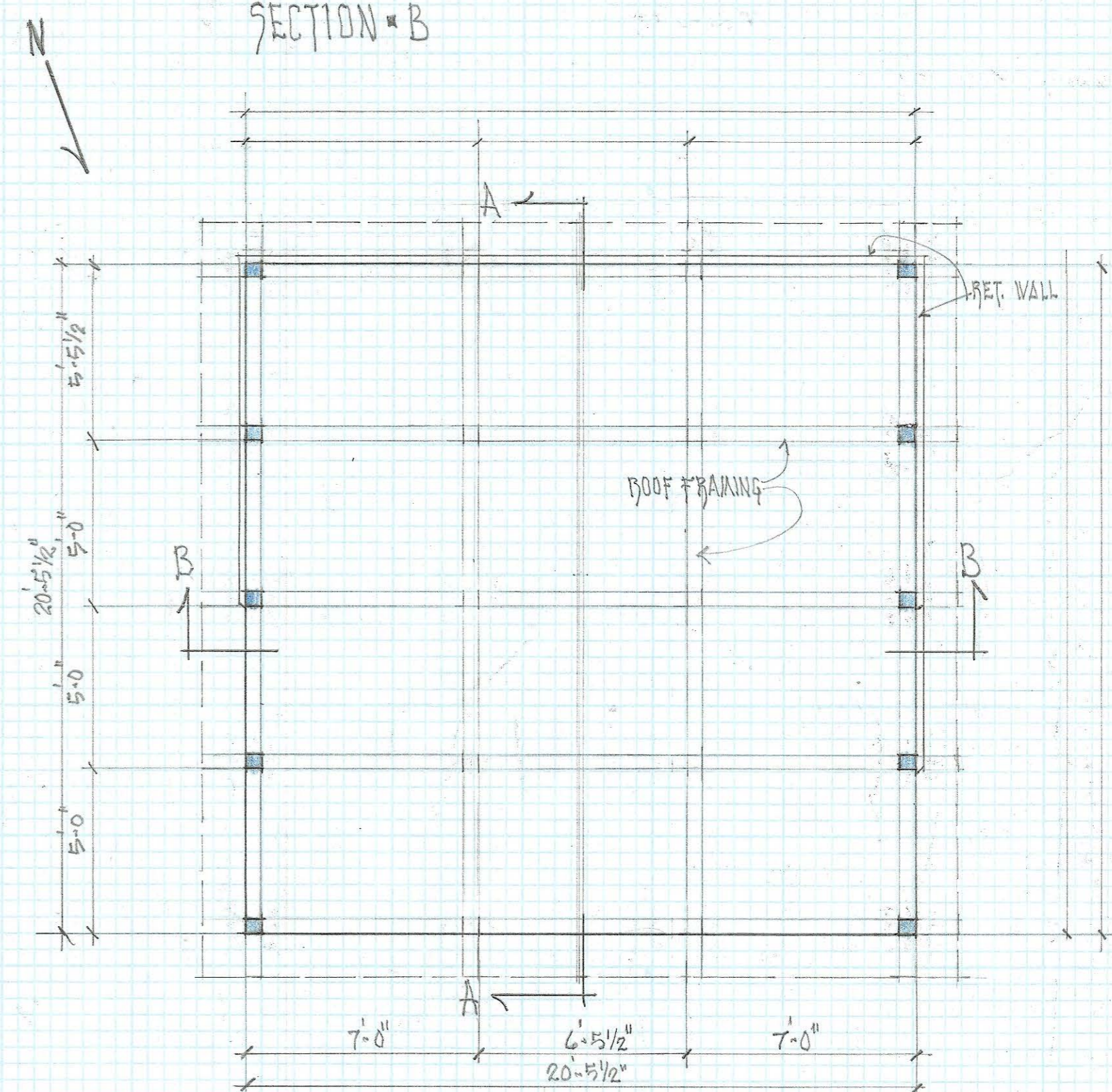
TYPICAL MATERIALS
 ROOF - STANDING SEAM MET.
 SIDING - 1X10 HORIZONTAL BMD.
 TRIM - 2X3 BMD.
 WINDOWS - PAINTED HARDWOOD
 SEE SHEET #1 FOR COLORS



SECTION - A



SECTION - B

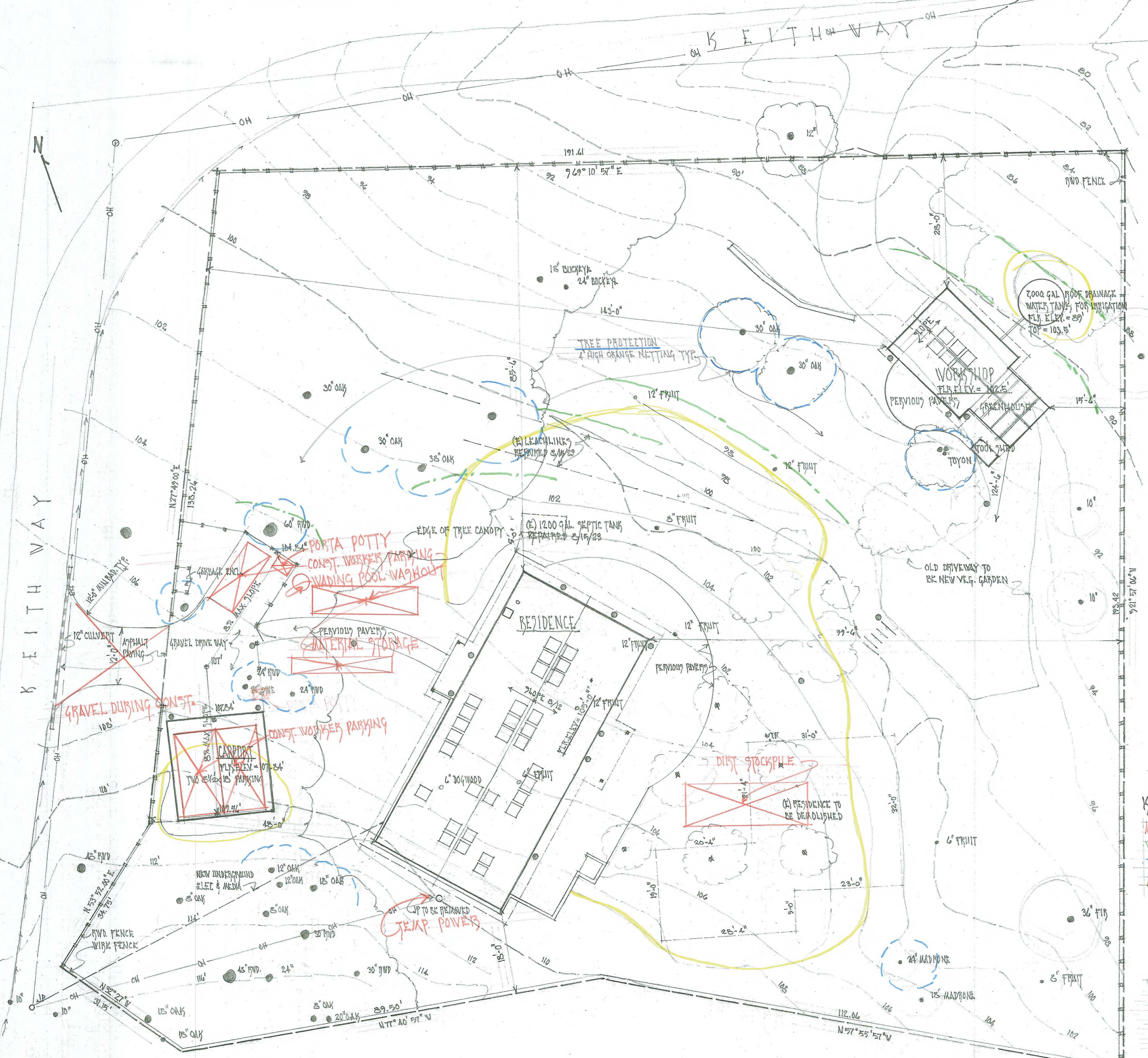


FLOOR PLAN

CARPENTRY - PLAN, ELEVATIONS & SECTIONS - 1/4" = 1'-0"

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NEW RESIDENCE & WORKSHOP 179 KEITH WAY INVERNESS, CA 94937
 FOR EXCELLENCE LLC 425 ZEPHYRUS LANE #103 SAN RAFAEL, CA 94903
 BRONKHORST@GMAIL.COM 510-282-0259 AP 112 113 04



KEY TO COLORS
 MATERIAL PARKING ETC. LOCATION? (Red)
 WADGLE (Blue)
 TREE PROTECTION (Blue)
 AREAS OF GRADING (Yellow)

CONSTRUCTION SCHEDULE
 OCT. 15, 2024 EXCAVATION
 JAN. 15, 2025 FRAMING
 APRIL 15, 2025 CLOSE IN
 OCT. 30, 2025 FINAL INSPECTION

CONSTRUCTION MANAGEMENT, STORM WATER CONTROL & TREE PROTECTION PLAN 1/4"=1'-0"

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NEW RESIDENCE & WORK SHOP 179 KEITH WAY - INVERNESS, CA 94937
 FOR BATTLELINE LLC 1527000 LANE STE CA 94931 BRONKHORST@GMAIL.COM 530 2520059 AT 12 15 04

- The entire "plan content" elements described in narrative form. The narrative should also contain information regarding maintenance.
- Not less than three (3) complete plan sets should be submitted to the Marin County Fire Department for review. The plan sets are required to show the structure(s) and its defensible space zone, the location and configuration of existing plants/shrub/trees, delineate those planned to be removed and/or modified, and the location, name and configuration of vegetation to be planted.
- The Hazard Assessment Matrix.
- The list of plants to be used and/or retained.
- Irrigation details, if applicable.
- Marin County Fire Department permit application with permit for deposit. Landscape plans will be rejected unless they include a specific outline of the information required by this standard.

- III. Determining Risk**
- Using the Hazard Assessment Matrix in the back of this standard, determine the hazard points of the specific property.
 - Aspect. This is the direction in which the face of the slope is situated.
 - Slope. This is the degree of angle on the site that the structure is to be placed.
 - Fuel. 0-30 feet. Identify from the fuel type list on the hazard assessment matrix what vegetation is mostly represented in the 0 to 30 ft. zone from the proposed structure.
 - Fuel. 31-100 feet. Identify the fuel type list on the hazard assessment matrix what vegetation type is most represented in the 31 to 100 ft. zone from the proposed structure.
 - Total the hazard assessment points for each category. This will provide a set of distances that clearance is required around the proposed structure.

- IV. Plant List and Selection within the Zone**
- The entire defensible space zone (see Figure I) shall be planted (if applicable) and irrigated if necessary.
 - By using the FireSafe Plant selection list on the University of California Cooperative Extension Pyrophytic vs. Fire Resistant Plants brochure or other approved plant lists as determined by the Fire Marshal, select use of native, domestic or combination thereof that best suits the architectural and planting design of the proposed project. Slope, soil type, drought resistance should be considered when selecting plant types. Also, see the attached list (Table 1) of prohibited plants. Note that this list is not all-inclusive and some proposed plants may be deleted from your project.

Plant Note: Chipped wood and mulch can provide an excellent thermal barrier, which will help prevent lost moisture in ground beds. However, shredded bark, sometimes referred to as "monkey hair" is prohibited from use because of its ease of ignition and fire spread characteristics.

- V. Plant Spacing and Crown Separation**
- Regardless of plant selection, shrubs should be spaced so that no continuity exists between the ground fields and tree crowns, such that a ground fire will not extend into the tree canopy.
 - Trees should be planted such that when mature, their crowns will be separated by at least 10 feet. Add an additional five feet for every ten (10%) percent increase in height. Existing trees may be required to be thinned and/or removed depending on their configuration and distance from the structure(s).
 - Separate individual shrub crowns by at least two times the height or clump shrubs into islands of no greater than 18-ft. diameter. Separate the islands by a distance of no less than two times the canopy height.

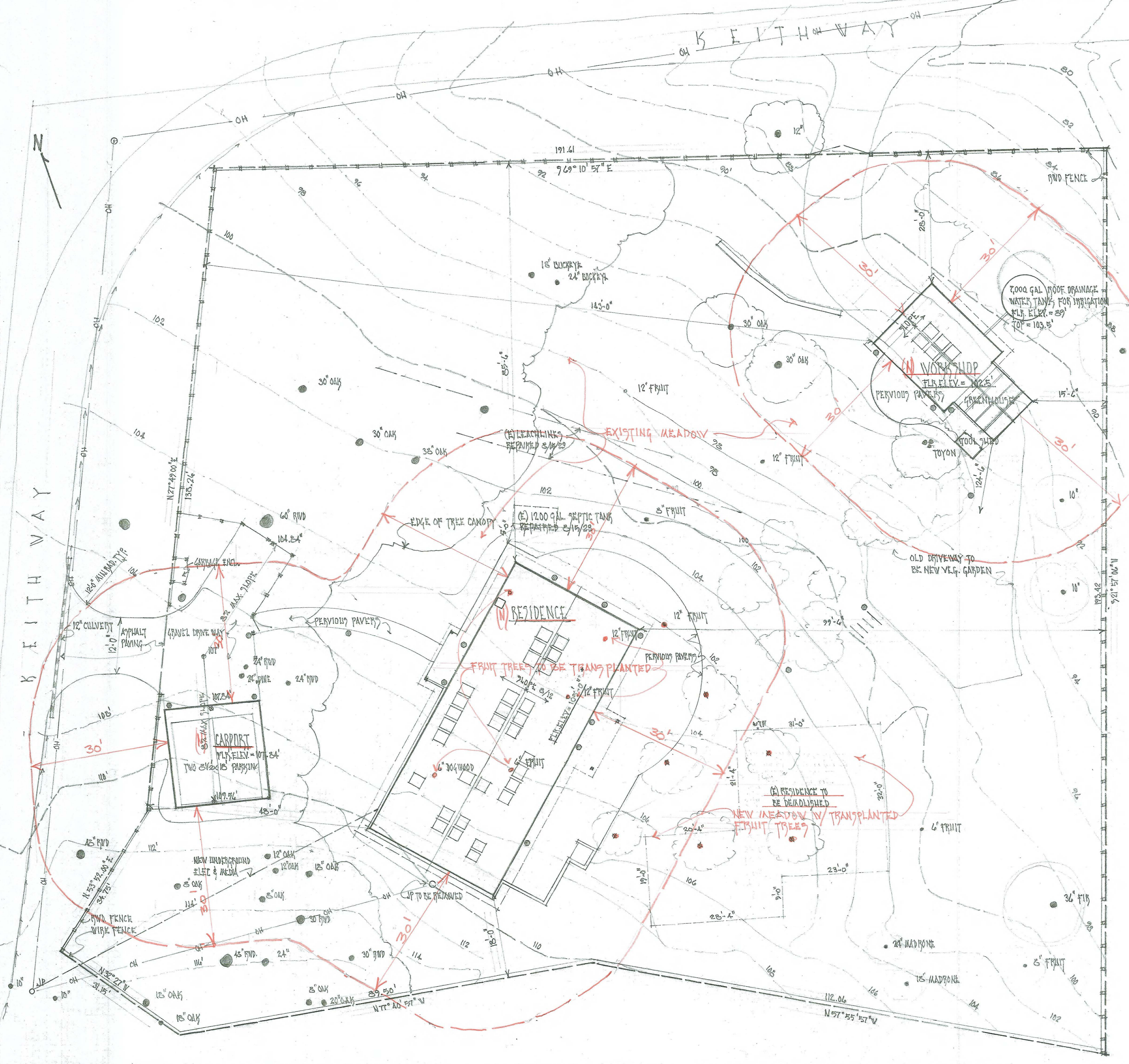
- VI. Adjacent to Roadways and Driveways:**
- Trim and maintain vegetation within 10 feet of roadways as for defensible space.
 - Trim trees so they do not hang lower than 15-ft. above the roadway.

HAZARD ASSESSMENT MATRIX									
Hazard Point	1	2	3	4	5	6	7	8	Points
Aspect	NE/E	NW/N	SE/W	S	SW	11-20	21-30	31+	
Slope	0-10	11-20	21-30	31-40	41-50	51-60	61-70	71-80	
Fuel 0-30	Specimen Garden	Hardwood	Grass	Moistly Brush	Pyrophytic Hardwoods	Chaparral	Couifer	Wetlands	
Fuel 31-100	Grass	Moistly Brush	Pyrophytic Hardwood	Couifer with brush under story	Chaparral				
Total Hazard Points									10

Hazard Points: Minimum Horizontal Modification Requirement in feet

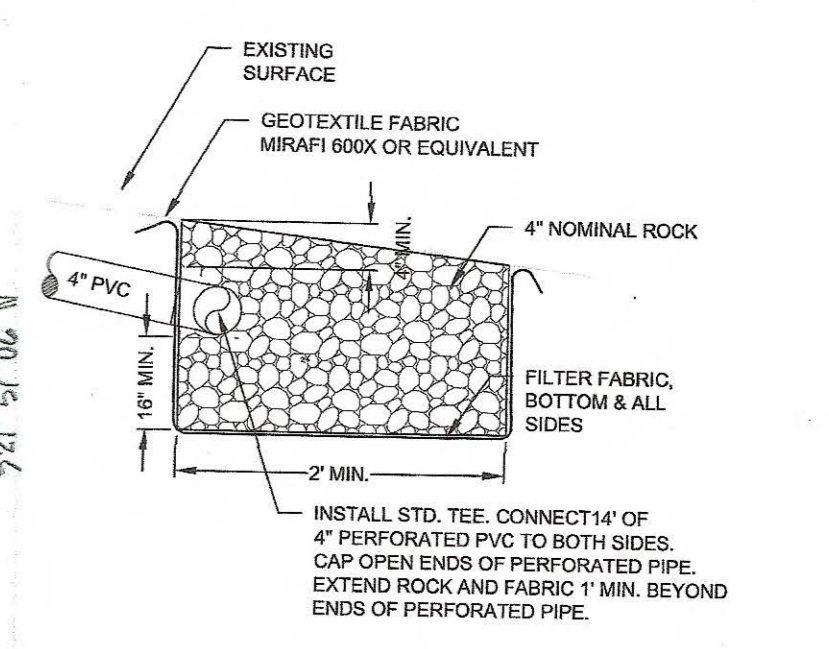
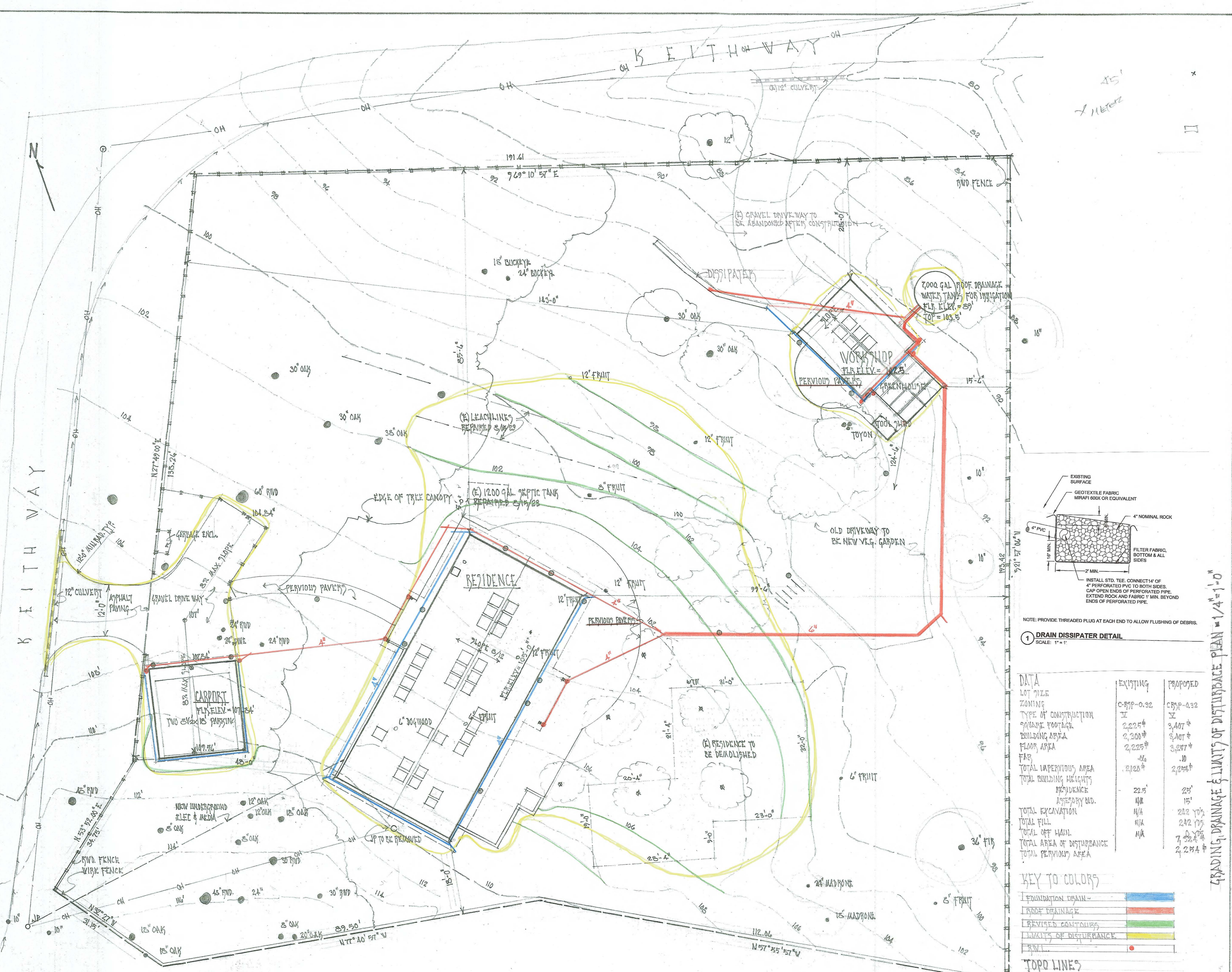
1-2	3-4	5-6	7-8	9-10	11-12	13-14	15-16	17-18	19-20	21-22	23-24	25+
30x30x30 ft	30x30x30 ft	30x30x30 ft	30x30x30 ft	30x30x30 ft	30x30x30 ft	30x30x30 ft	30x30x30 ft	30x30x30 ft	30x30x30 ft	30x30x30 ft	30x30x30 ft	30x30x30 ft

- VII. Fuel Types:**
- Specimen Garden: a well-maintained ornamental garden, usually irrigated. Trees and shrubs are well spaced or clustered, thinned and free of deadwood. The lawn is mowed and clean. No pyrophytic plants within 10 ft. of house.
 - Hardwood (Model 5): Broadleaf (non-pyrophytic) trees such as oaks, maples, ash, etc.
 - Grass (Model 1): Wild field grass dominates, trees and shrubs occupy less than 1/3 of the area.
 - Moistly Grass (Model 2): Brush and tree reproduction occupy more than 1/3 and less than 2/3 of the area.
 - Moistly Brush (Model 3): Brush and tree reproduction occupies 2/3 of the area. Includes young chaparral, coastal scrub and broom stands.
 - Pyrophytic Hardwoods (Model 12): Broadleaf trees that is high in volatile oils, which produce heavy debris and burn intensely. May have some conifers mixed in but the flammable hardwoods dominate the fire behavior.
 - Chaparral (Model 4): Six foot and taller old, pyrophytic brush with excessive deadwood.
 - Couifer (Model 8): Needled trees typically with heavy litter, low branches and plentiful deadwood. Often mixed with some hardwoods or even pyrophytic hardwoods, but conifers dominated and carry the fire.



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NEW RESIDENCE & WORK SHOP 179 BLITH WAY INVERNESS, CA 94937
 FOR BATTLELINE A.C. 0373001 LANE FIRE CA 94931 BRONX@COMCAST.NET
 VEGETATION MANAGEMENT = 14-10



NOTE: PROVIDE THREADED PLUG AT EACH END TO ALLOW FLUSHING OF DEBRIS.
1 DRAIN DISSIPATER DETAIL
 SCALE: 1" = 1'

DATA	EXISTING	PROPOSED
LOT SIZE	C-33P-0.32	C-33P-0.32
ZONING	IX	IX
TYPE OF CONSTRUCTION		
SQUARE FOOTAGE	2,225 [±]	3,407 [±]
BUILDING AREA	2,300 [±]	3,407 [±]
FLOOR AREA	2,225 [±]	3,225 [±]
FAR	.06	.10
TOTAL IMPERVIOUS AREA	2,125 [±]	2,274 [±]
TOTAL BUILDING HEIGHTS		
RESIDENCE	22.5'	25'
WORKSHOP BLD.	N/A	15'
TOTAL EXCAVATION	N/A	242 [±] YD ³
TOTAL FILL	N/A	242 [±] YD ³
TOTAL OFF HAML.	N/A	7,324 [±] YD ³
TOTAL AREA OF DISTURBANCE		2,274 [±]
TOTAL PERVIOUS AREA		2,274 [±]

KEY TO COLORS

- FOUNDATION DRAIN - [Red Line]
- ROOF DRAINAGE - [Blue Line]
- REVISED CONTOURS - [Green Line]
- LIMITS OF DISTURBANCE - [Yellow Line]
- R/W - [Black Line]

TOPO LINES

- EXISTING - [Dashed Line]
- REVISED - [Solid Line]

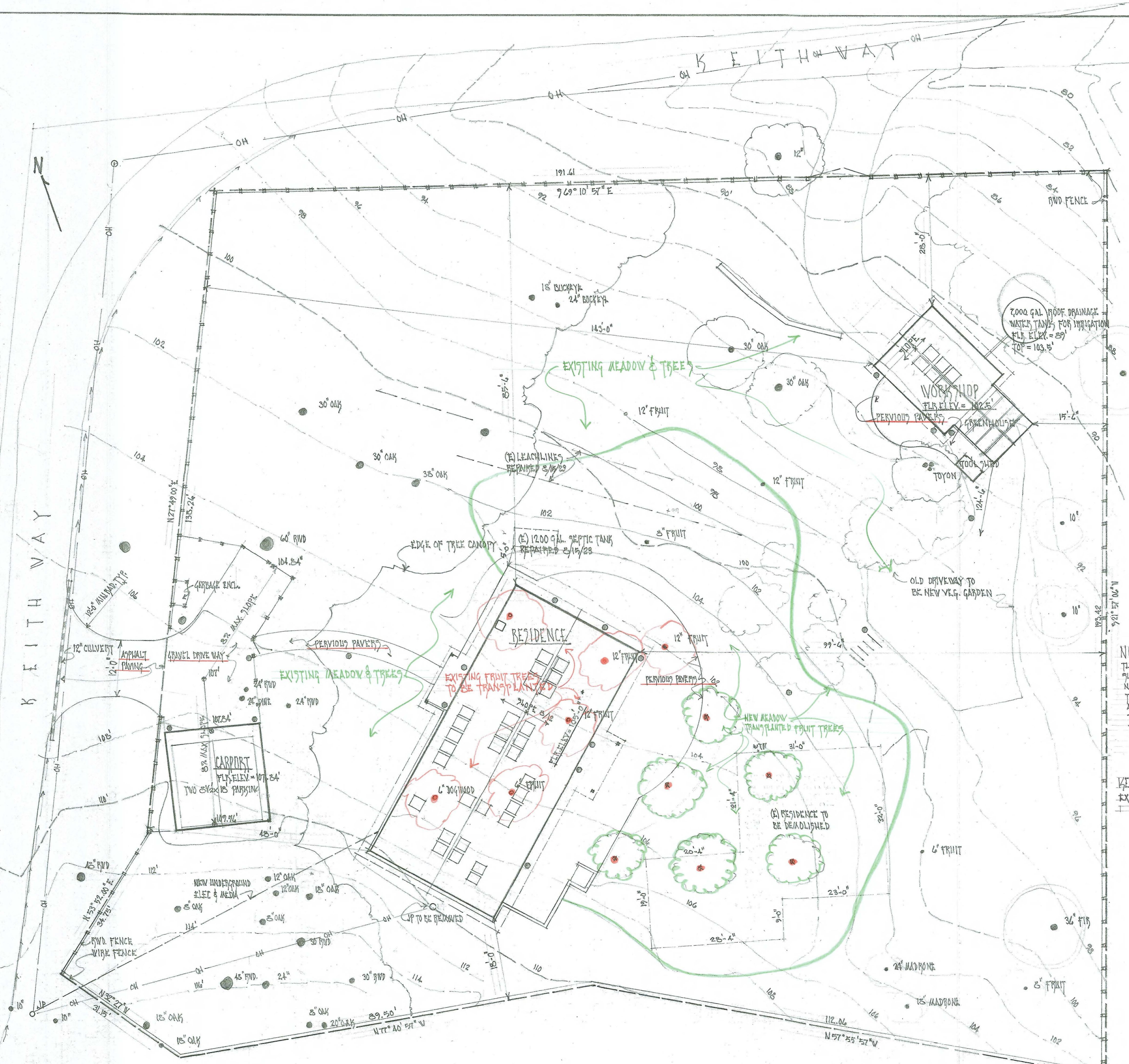
GRADING, DRAINAGE & LIMITS OF DISTURBANCE PLAN - 1/4" = 1'-0"

ALEX RILEY ASSOCIATES
 P.O. BOX 153 INVERNESS, CA. 94937
 TEL: 707 225 6692 ALEX.RILEY@EASTHILLING.NET

NEW RESIDENCE & WORK SHOP 179 BETH WAY - INVERNESS, CA 94937
 FOR BACILLIANE LLC, 13250 LANE, STE. CA 94911, BACILLIANE@GMAIL.COM TEL: 252-505-9197, AT 12.13.04

6/11/24

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NOTE

THIS SITE HAS AN EXISTING MEADOW SURROUNDED BY NATIVE COYUOTE. THE NEW RESIDENCE IS SITED IN THIS MEADOW. THE DEMOLISHED RESIDENCE SITE IS TO BE A NEW MEADOW WITH NATIVE GRASS AND TRANSPLANTED FRUIT TREES. THIS AREA IS TO BE IRRIGATED BY A DRIP SYSTEM WITH EMITTERS FOR THE FIRST YEAR.

KEY TO COLORS

EXISTING FRUIT TREES TO BE TRANSPLANTED

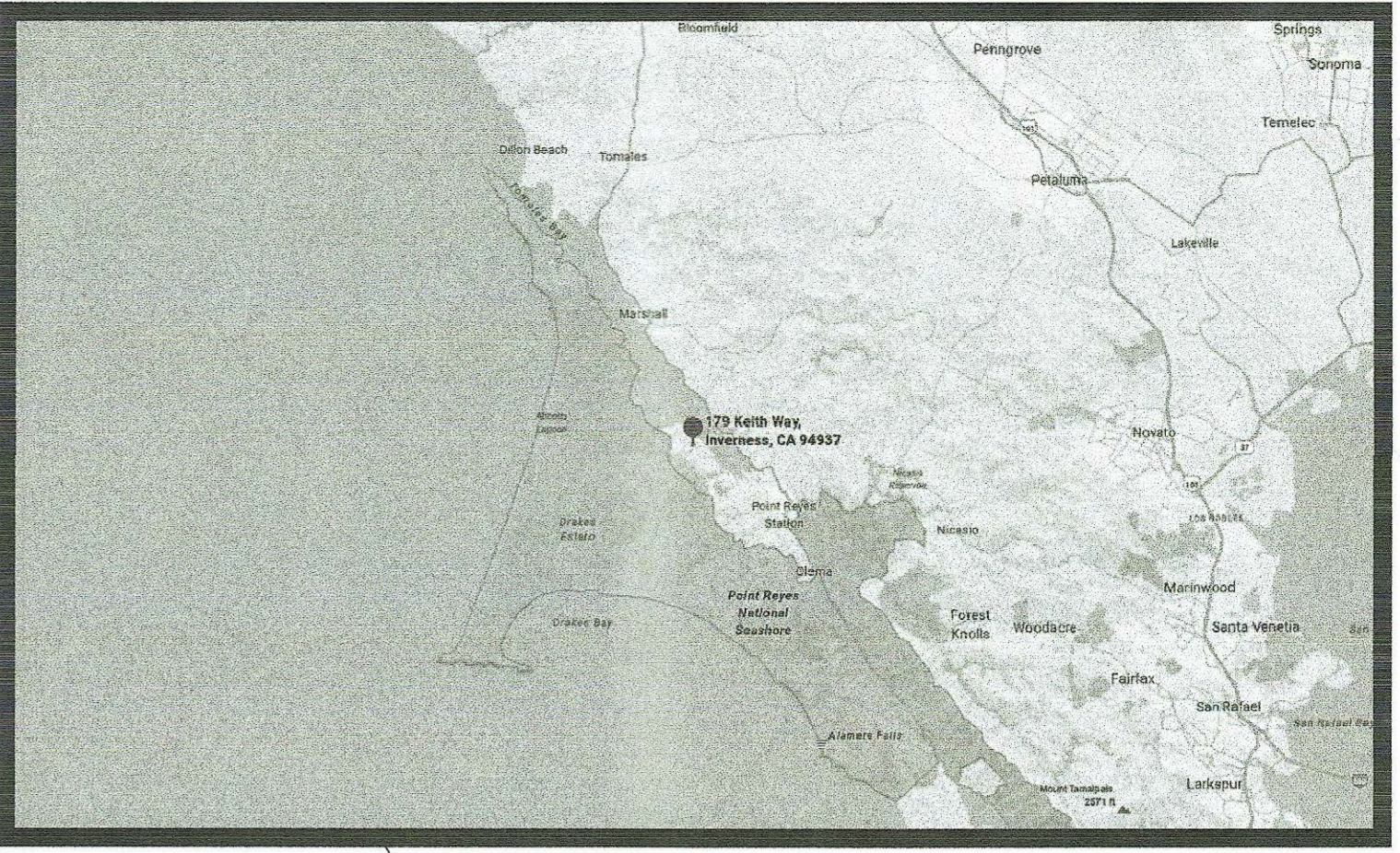
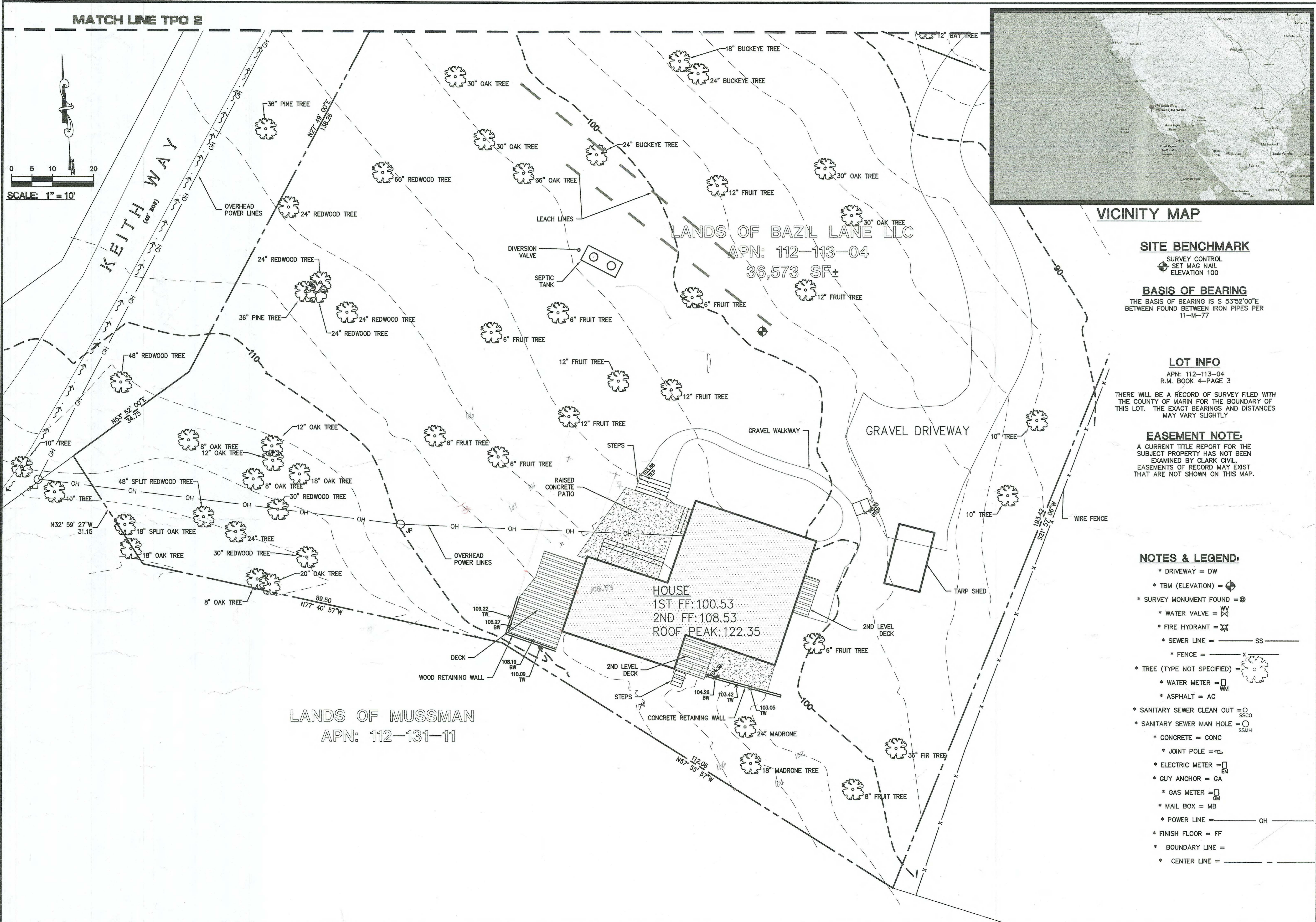
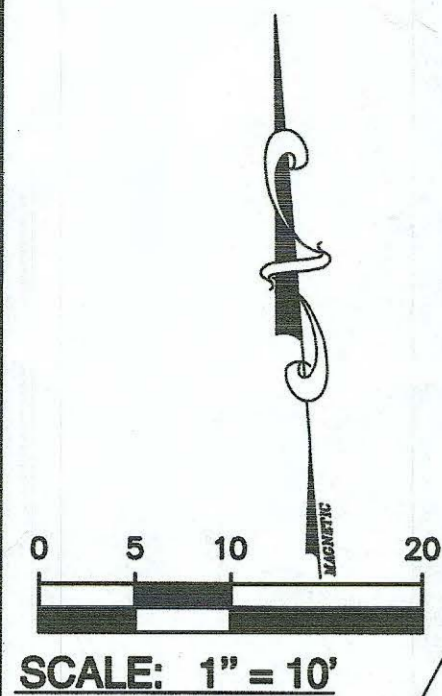
LANDSCAPE PLAN = 1/4" = 1'-0"

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 707 825 5692 ALEX.RILEY@EARTHLINK.NET

NEW RESIDENCE & WORKSHOP 179 KEITH WAY - INVERNESS, CA 94937
 FOR BATHLINE LLC 137500 LANE APT. 94151 - BIRDMOUNTAINVIEW@GMAIL.COM 530 2860059 AT 12.15.04

6/17/24

MATCH LINE TPO 2



VICINITY MAP

SITE BENCHMARK

SURVEY CONTROL
 SET MAG NAIL
 ELEVATION 100

BASIS OF BEARING

THE BASIS OF BEARING IS S 53°52'00"E
 BETWEEN FOUND BETWEEN IRON PIPES PER
 11-M-77

LOT INFO

APN: 112-113-04
 R.M. BOOK 4-PAGE 3

THERE WILL BE A RECORD OF SURVEY FILED WITH
 THE COUNTY OF MARIN FOR THE BOUNDARY OF
 THIS LOT. THE EXACT BEARINGS AND DISTANCES
 MAY VARY SLIGHTLY

EASEMENT NOTE:

A CURRENT TITLE REPORT FOR THE
 SUBJECT PROPERTY HAS NOT BEEN
 EXAMINED BY CLARK CIVIL
 EASEMENTS OF RECORD MAY EXIST
 THAT ARE NOT SHOWN ON THIS MAP.

NOTES & LEGEND:

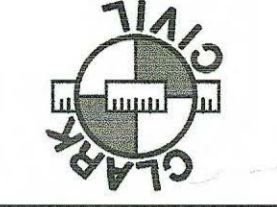
- * DRIVEWAY = DW
- * TBM (ELEVATION) = ⊕
- * SURVEY MONUMENT FOUND = ⊙
- * WATER VALVE = W
- * FIRE HYDRANT = H
- * SEWER LINE = SS
- * FENCE = X
- * TREE (TYPE NOT SPECIFIED) = T
- * WATER METER = WM
- * ASPHALT = AC
- * SANITARY SEWER CLEAN OUT = SSCO
- * SANITARY SEWER MAN HOLE = SSMH
- * CONCRETE = CONC
- * JOINT POLE = JP
- * ELECTRIC METER = EM
- * GUY ANCHOR = GA
- * GAS METER = GM
- * MAIL BOX = MB
- * POWER LINE = OH
- * FINISH FLOOR = FF
- * BOUNDARY LINE = - - -
- * CENTER LINE = ———

LANDS OF MUSSMAN
 APN: 112-131-11

LANDS OF BAZIL LANE LLC
 APN: 112-113-04
 36,573 SF±



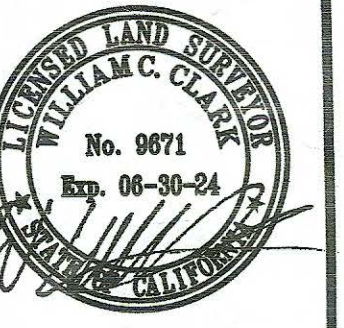
CLARK CIVIL ENGINEERING
 DESIGN • CONSULTING • SURVEY
 3500 Nicastro Valley Rd., Nicastro, CA 94946
 PH: 415-295-4450 FAX: 510-372-0259



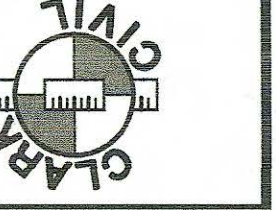
179 KEITH WAY
 INVERNESS, CA 94937
 MARIN COUNTY
 APN: 112-113-04

TOPOGRAPHIC SURVEY

REVISIONS	BY
JOB NO:	223056
DATE:	09/6/23
SCALE:	1" = 10'
DESIGN BY:	RG
DRAWN BY:	RG
SHEET NO:	



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179 KEITH WAY
 INVERNESS, CA 94937
 MARIN COUNTY

TOPOGRAPHIC SURVEY

REVISIONS	BY

TPO 2
 2 OF 2 SHEETS

