

Project Description

5760 LUCAS VALLEY RD.
NICASIO, CA 94946

Project Description

(N) SINGLE FAMILY RESIDENCE ON A PREVIOUSLY UNDEVELOPED SITE. THE RESIDENCE TO CONSIST OF THE MAIN HOUSE CONNECTED TO A GARAGE/ARTIST STUDIO WITH A CONDITIONED ENTRY FOYER BUILDING.

*AN AUTOMATIC FIRE SPRINKLER SYSTEM - NFPA 13R (4 SPRINKLER HEADS FLOWING) WITH FDC (A 2 -1/2" MALE NST CONNECTION) SHALL BE UNDER SEPARATE PERMIT

*POOL UNDER SEPARATE PERMIT

Project Vicinity Map



General Notes

- NEW FIRE SPRINKLERS TO BE FILED UNDER SEPERATE PERMIT. SMOKE DETECTORS AND CARBON MONOXIDE ALARMS SHALL BE INSTALLED PER CURRENT BUILDING CODE.

1) ALL ASPECTS OF THE WORK HAVE NOT BEEN EXPLICITLY DESCRIBED. WORK NOT INCLUDED IS EXPLICITLY CALLED OUT. THESE PLANS ARE NOT INTENDED TO BE COMPLETE, OR TO BE USED ALONE AS CONTRACT, BID OR CONSTRUCTION DOCUMENTS.

2) REPORT TO THE PLAN PREPARER ANY ERRORS OR INCONSISTENCIES APPARENT OR SUSPECTED AND AWAIT A RESOLUTION BEFORE PROCEEDING. THE OBLIGATIONS OF THE PLAN PREPARER WITH RESPECT TO ANY SUCH ERRORS OR INCONSISTENCIES SHALL BE STRICTLY LIMITED TO PROVISION OF ADDITIONAL INFORMATION, IN A FORM DEEMED APPROPRIATE SOLELY BY THE PLAN PREPARER ONLY TO THE GENERAL CONTRACTOR.

3) CORRECTIONS OF ERRORS IN THIS DOCUMENT AND ADDITIONAL INFORMATION AS NECESSARY TO COMPLETE THE WORK WILL HAVE TO BE ARRANGED AND PAID FOR AS NECESSARY BY THE OWNER.

4) ALL DIMENSIONS AND (E) LOCATIONS ARE ASSUMED AND TO BE VERIFIED IN FIELD BY GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION. DO NOT SCALE OFF THE DRAWINGS.

5) ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL WORK AND MAY NOT BE USED, DUPLICATED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE PLAN PREPARER. ALL RIGHTS IN THESE DOCUMENTS ARE RESERVED BY THE PLAN PREPARER.

6) THESE DOCUMENTS DO NOT CREATE OR EVIDENCE ANY OBLIGATIONS OR DUTIES OF ANY KIND TO THE OWNER, ANY THIRD PARTY, OR THE GENERAL CONTRACTOR OUTSIDE OF THE ASSISTANCE IN SECURING PERMITS. THEY ARE NOT REPRESENTED TO BE IN COMPLETE CONFORMANCE WITH CODES, REGULATIONS, LAWS, OR ACCEPTED INDUSTRY PRACTICE. THE OWNER IS RESPONSIBLE FOR RETAINING A LICENSED CONTRACTOR DURING CONSTRUCTION SO THAT OBSERVATION AND ADJUSTMENT TO THE STRUCTURE CAN BE MADE AS FIELD CONDITIONS INDICATE.

7) THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, SAFETY, COSTS, SEQUENCES, PROCEDURES, DETAILS AND ALL DAMAGES TO PERSONS OR PROPERTY NOT SPECIFICALLY INDICATED FOR DEMOLITION AS PART OF THE WORK, WHETHER OR NOT COVERED BY THE PAYMENTS MADE. ANY PARTY MAKING ANY USE WHATSOEVER OF THESE DOCUMENTS, OR DERIVING ANY BENEFIT FROM THEM, SHALL FULLY INDEMNIFY AND HOLD HARMLESS THE PLAN PREPARER AND THEIR AGENTS, EMPLOYEES AND CONSULTANTS TO THE FULLEST EXTENT POSSIBLE BY LAW AGAINST ALL OMISSION OF ANY PARTY SUBCONTRACTOR OR ANY DIRECT OR INDIRECT EMPLOYEE OR AGENT, CLAIMS, LOSSES, AND EXPENSES THAT ARE CAUSED IN WHOLE OR PART BY ANY NEGLIGENT ACT OR OMISSION OF ANY PARTY, SUBCONTRACTOR, OR ANY DIRECT OR INDIRECT EMPLOYEE OR AGENT, WHETHER OR NOT CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER. THIS OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY EMPLOYEE BENEFIT ACT OR AFFECT ANY OTHER RIGHT OR OBLIGATION.

8) GENERAL CONTRACTOR TO PROVIDE MOCK-UPS OF FINISH MATERIALS TO ARCHITECT PRIOR TO ORDERING AND MANUFACTURE.

Legal Notes

Indemnification

THE OWNER AGREES TO INDEMNIFY THE PLAN PREPARER, AND TO HOLD THE PLAN PREPARER HARMLESS, AGAINST ANY AND ALL LOSSES, DAMAGES, COSTS, EXPENSES (INCLUDING REASONABLE ATTORNEYS FEES), LIABILITIES AND OTHER OBLIGATIONS WHICH THE PLAN PREPARER INCURS AS A RESULT OF ANY THIRD PARTY CLAIM, ACTION OR PROCEEDING BASED ON ALLEGATION THAT THE PLAN PREPARER HAS BREACHED A MATERIAL TERM OF THIS AGREEMENT IN ANY MANNER OTHER THAN BY THE PLAN PREPARER'S SOLE NEGLIGENCE OR WILLFUL MISCONDUCT IN THE PERFORMANCE OF SERVICES, PROVIDED HOWEVER THAT THE PLAN PREPARER SHALL PROMPTLY NOTIFY THE OWNER IN WRITING OF ANY CLAIM OR THREATENED OR ACTUAL ACTION PROCEEDING. THE PLAN PREPARER SHALL CONTROL THE DEFENSE OF ANY SUCH CLAIM, ACTION OR PROCEEDING, INCLUDING THE SELECTION OF COUNSEL, BUT THE OWNER SHALL HAVE THE RIGHT TO PARTICIPATE IN ANY ACTION OR PROCEEDING WITH COUNSEL OF THE OWNER'S SELECTION.

Limitation of Liability

NEITHER THE PLAN PREPARER NOR THE PLAN PREPARER'S CONSULTANTS, AGENTS, REPRESENTATIVES OR EMPLOYEES SHALL BE LIABLE TO THE OWNER FOR ANY INDIRECT, SPECIAL, RELIANCE, INCIDENTAL, CONSEQUENTIAL OR EXEMPLARY DAMAGES (OTHER THAN FOR PERSONAL INJURY) ARISING OUT OF, OR IN CONNECTION WITH THE PERFORMANCE OF SERVICES UNDER THIS AGREEMENT, WHETHER IN ACTION BASED ON CONTRACT INCLUDING BREACH OF REPRESENTATION OR WARRANTY, DELAY, NEGLIGENCE (ACTIVE OR PASSIVE), STRICT TORT OR OTHERWISE.

THE ENTIRE LIABILITY OF THE PLAN PREPARER'S CONSULTANTS, AGENTS AND EMPLOYEES, THAT DOES NOT INVOLVE A THIRD PARTY CLAIM, SHALL IN NO EVENT EXCEED THE TOTAL AMOUNT PAID TO THE PLAN PREPARER BY THE OWNER FOR SERVICES PERFORMED HEREUNDER.

THE SOLE REMEDY FOR ANY BREACH OR ALLEGED BREACH R.E. LIABILITY IS THE PREPARATION OF CORRECTED DESIGN DOCUMENTS AS MAY BE REQUIRED BY THE JURISDICTION WHICH ISSUES PERMIT.

Project Information

APN: 121-210-59
ZONING: ARP-60
OCCUPANCY: R-3
CONSTRUCTION TYPE: V-A
APPROVED BUILDABLE AREA: 35,477 SQFT
DESCRIPTION OF USE: SINGLE FAMILY RESIDENTIAL

LOCATED IN WUI:

EXISTING LOT AREA (NO CHANGE): 24 ACRES (1,053,140 SQFT)
PROPOSED BUILDING AREA: 5,481 GSF
PROPOSED FLOOR AREA: 4,942 GSF
PROPOSED FLOOR AREA RATIO: 0.01% (0.0047)
PROPOSED AREA OF ADJTL DISTURBANCE: SEE CIVIL
PROPOSED LOT COVERAGE: 19,642 GSF
GRADING CALCULATIONS:
- CUT: 1,428 CUBIC YARDS
- FILL: 3,056 CUBIC YARDS
- NET: 2,078 (FILL)

PROPOSED PARKING: 6 TOTAL
2 x GARAGE
4 x EXTERIOR

MIN. SETBACKS FOR EXTERIOR WALLS: NA
MAX. HEIGHT FOR MAIN BUILDING: 30'
PROPOSED: 26'-3.5"

Building Code Data

TYPE OF OCCUPANCY: R3
CONSTRUCTION TYPE: TYPE I
NUMBER OF STORES: 2
FIRE SPRINKLERS: YES*
PHOTOVOLTAIC SYSTEM: YES*
* FIRE SPRINKLERS AND PHOTOVOLTAIC SYSTEM UNDER A DEFERRED SUBMITTAL.

- ALL WORK TO CONFORM TO 2019 CRC, CBC, CFC, CPC, CM, CEC, CEC, AND CGBC
- BEARING AND NON-BEARING WALLS LESS THAN 5' FROM PROPERTY LINE TO BE 1- HOUR RATED.
- OPENINGS NOT PERMITTED LESS THAN 3' FROM PROPERTY LINE

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Cal Green Construction Requirements

* CONTRACTOR SHALL PROVIDE, AT THE TIME OF FINAL INSPECTION, AN OPERATION AND MAINTENANCE MANUAL TO THE OWNER OR OCCUPANT, ADDRESSING ITEMS 1 THROUGH 10 IN CALGREEN SECTION 4.401.1.

* PER CALGREEN SECTION 4.408.2, CONTRACTOR SHALL PROVIDE AND SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN, DIVERGING A MINIMUM OF 65% OF WASTE GENERATED AT THE SITE TO RECYCLE OR SALVAGE, TO THE BUILDING DEPARTMENT. THE FOLLOWING INFORMATION SHALL BE PROVIDED IN THE PLAN:

- IDENTIFY MATERIALS TO BE RECYCLED, REUSED, OR SALVAGED
- SPECIFY IF MATERIALS WILL BE SORTED ON SITE OR MIXED FOR TRANSPORTATION
- IDENTIFY THE DIVERSION FACILITY(IES) TO BE USED
- IDENTIFY CONSTRUCTION METHODS TO BE USED TO LIMIT WASTE GENERATION
- SPECIFY THAT THE AMOUNT OF MATERIALS DIVERTED ARE TO BE CALCULATED BY WEIGHT OR VOLUME

* AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED.
* PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, AND CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS.

* COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION.

* ADHESIVES, SEALANTS, AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.

* PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.

* AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS. VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.

* CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.

* MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SECTION 4.504.4.

* PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD, AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

* INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS.

* CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE.

* EACH BATHROOM SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR EXHAUST FAN, AND FAN MUST BE CONTROLLED BY A HUMIDITY CONTROL.

* DUCT SYSTEMS SHALL BE SIZED, DESIGNED, AND EQUIPMENT SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.

Abbreviations

	JT	JOINT	
+, &	AND	LIN	LINEAR
@	AT	LL	LOWER LEVEL
ADV	ABOVE	LOC	LOCATION
ADA	AMERICAN WITH DISABILITIES ACT	LP	LOW POINT
AFF	ABOVE FINISHED FLOOR		
AL	ALUMINUM	MAX	MAXIMUM
ANOD	ANODIZED	MECH	MECHANICAL
APPROX	APPROXIMATELY	MEP	MECHANICAL ELECTRICAL PLUMBING
		MFR	MANUFACTURER
B.O.	BOTTOM OF	MIN	MINIMUM
BD	BOARD	MISC	MISCELLANEOUS
BLW	BELOW	MTL	METAL
BS	BOTH SIDES		
BTWN	BETWEEN	(N)	NEW
BLDG	BUILDING	NEC	NECESSARY
BLK	BLOCK, BLOCKING	NTS	NOT TO SCALE
BYND	BEYOND	NIC	NOT IN CONTRACT
		NIS	NOT IN SCOPE
		NO.	NUMBER
CL	CENTER LINE		
CLG	CEILING	OC	ON CENTER
CLMN	COLUMN	OD	OVERFLOW DRAIN
CMU	CONCRETE MASONRY UNIT	OP	OWNER PROVIDED
CONC	CONCRETE	OTB	OPEN TO BEYOND
CONT	CONTINUOUS		
DEMO	DEMOLITION	PR	PAIR
DIA	DIAMETER	(P)	PROPOSED
DIM	DIMENSION	PLYWD	PLYWOOD
DN	DOWN	PT	PAINT
DWG	DRAWING		
EA	EACH	RAD	RADIUS
EL	ELEVATION	RD	ROOF DRAIN
ELEC	ELECTRIC	REQ'D	REQUIRED
E.O.	EDGE OF	RM	ROOM
EQ	EQUAL	RO	ROUGH OPENING
EQUIP	EQUIPMENT		
(E)	EXISTING	SC	SOLID CORE
		SCD	SEE CIVIL DRAWINGS
		SCHED	SCHEDULE
FB	FABRIC	SEC	SECTION
FD	FLOOR DRAIN	SHT	SHEET
FDN	FOUNDATION	SIM	SIMILAR
FOF	FACE OF	SPEC	SPECIFICATIONS
F.F.	FACE OF FINISH	SQ	SQUARE
FF	FINISHED FLOOR	SS	STAINLESS STEEL
FL	FLOOR	SSB	SIDE SET BACK
FIG	FIGURE	STD	STANDARD
FT	FEET	STL	STEEL
		STFRONT	STOREFRONT
GA	GUAGE, GAGE	STRUC	STRUCTURAL
GALV	GALVANIZED	STBV	STAIN & VARNISH
G.B.	GRAB BAR	SUSP	SUSPENDED
GYP	GYPNUM BOARD		
GL	GLASS	TBD	TO BE DECIDED
GR	GRADE	T.O.	TOP OF
		THK	THICK
		TYP	TYPICAL
HDWD	HARDWOOD		
HM	HOLLOW METAL	UNO	UNLESS NOTED OTHERWISE
HORZ	HORIZONTAL		
HP	HIGH POINT		
HR	HOUR	VEN	VENEER
H	HEIGHT	VENT	VENTILATION
HWAC	HEAT / VENTILATION / AIR CONDITIONING	VERT	VERTICAL
		VEST	VESTIBULE
		VIF	VERIFY IN FIELD
		VOL	VOLUME
ID	INSIDE DIMENSION		
IN	INCH	WA	WASHER
INCL	INCLUDING	W	WITH
INFO	INFORMATION	WC	WATER CLOSET
INSUL	INSULATION	WD	WOOD
INT	INTERIOR	W/O	WITHOUT

LADIGIN

ARCHITECT
ladigin.com
t. 415.323.3458
e. info@ladigin.com

Consultants

Architect:
Grygoriy V Ladigin
LADIGIN
728 Montezuma Drive
Pacifica, CA 94044
t. 415.323.3458
e. info@ladigin.com

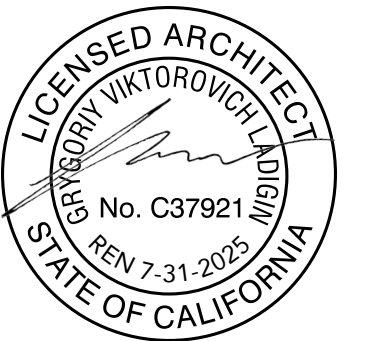
Civil Engineer:
CSW/Stuber-Stroeh Engineering Group, Inc.
504 Redwood Blvd.
Novato, CA 94947
t. 415.883.9850

Landscape Architect:
TERREMOTO
300 Brannan Street
San Francisco, CA 94107
e. info@terremoto.la

Biologist/Environmental Science:
Daniel Edelstein
12 Kingfisher Court
Novato, CA 94949
t. 415-246-5404
e. danieledelstein@att.net

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Project Title

FREY RESIDENCE

5760 LUCAS VALLEY RD.
NICASIO, CA 94946
APN: 121-210-59

Sheet Description

GENERAL INFORMATION

Date:
2024.05.13

Project Number:
23205

Drawn by:
GVL

Sheet Number:
XX of xx

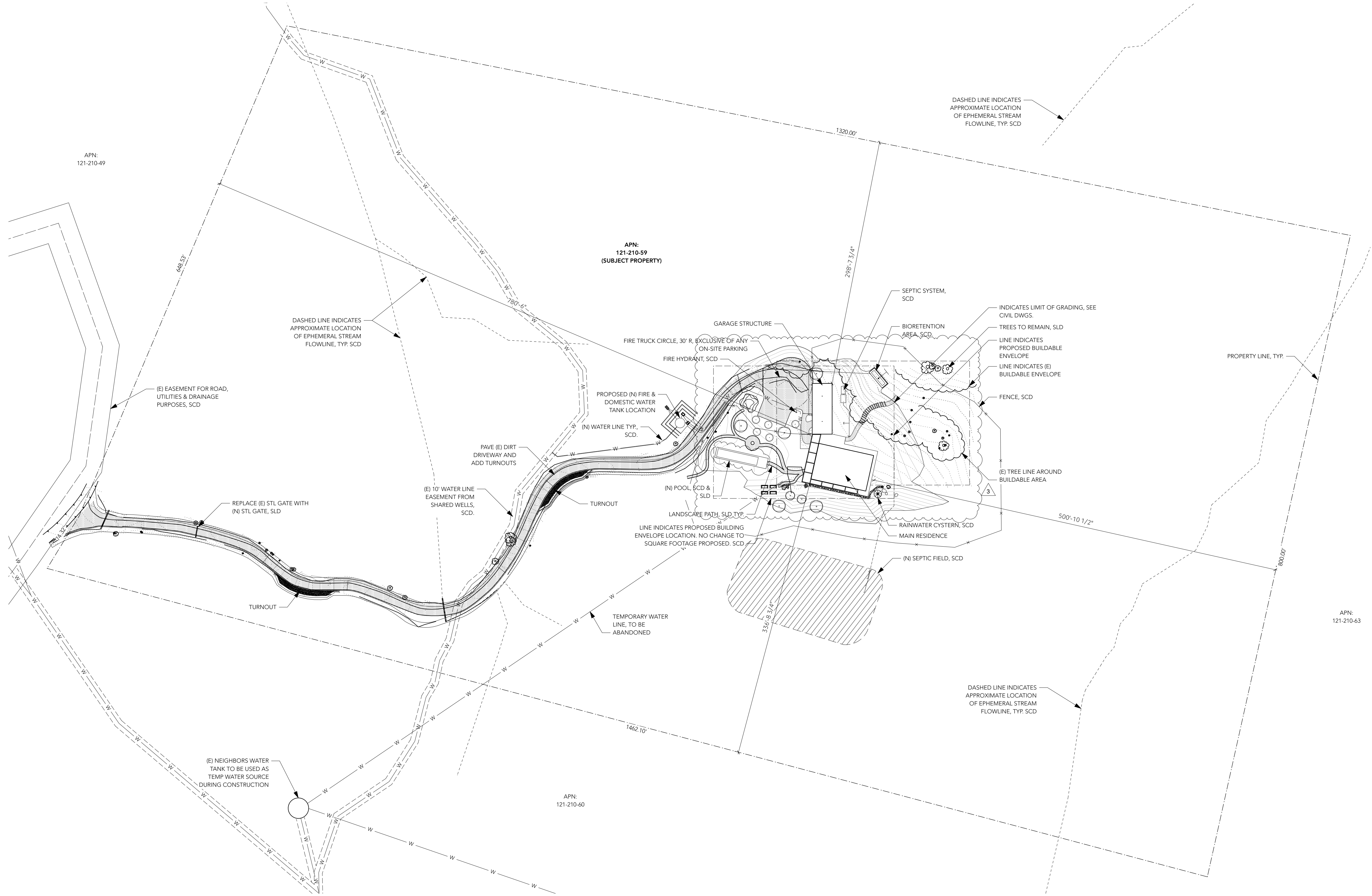
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GENERAL NOTES:

1. PROVIDE (N) WATER LINE FROM SHARED WELLS ADJ. TO LUCAS VALLEY ROAD TO SITE. PROVIDE METERING AS REQUIRED BY SUBDIVISION DOCUMENTS. WATER FROM WELLS TO BE STORES ON SITE IN A WATER STORAGE TANK. TANK WILL PROVIDE POTABLE WATER FOR USE IN THE RESIDENCE AS WELL AS FIRE SUPPRESSION. WATER TANK TO MAINTAIN A RESERVE FOR FIRE SUPPRESSION AS REQUIRED BY MARIN COUNTY FIRE DEPARTMENT, SCD.
2. PROVIDE (N) UNDERGROUND ELECTRIC UTILITY LINES AND ASSOCIATED HOOK UP & METER TO (N) RESIDENCE, SCD.
3. PROVIDE (N) PHOTOVOLTAIC SOLAR PANELS ON ROOF OF (N) RESIDENCE WITH BATTERY BACK UP FOR SUPPLEMENTARY ELECTRIC POWER.
4. PROVIDE (N) LP TANK FOR RESIDENCE. LP TO BE USED FOR HOME HEATING AND GAS BURNING APPLIANCES.
5. PROVIDE (N) SEPTIC SYSTEM FOR ON SITE TREATMENT OF WASTE WATER ASSOCIATED W/ (N) RESIDENCE, SCD.
6. TRIM AND REMOVE (E) VEGETATION AROUND (N) STRUCTURE TO PROVIDE DEFENSIBLE SPACE AS REQUIRED BY MARIN COUNTY FIRE DEPARTMENT, SLD.
7. PROVIDE (N) 3,500 GALLON RAINWATER COLLECTION TANK FOR IRRIGATION PURPOSES, SCD AND SLD.
8. ROADWAYS AND DRIVEWAYS SHALL HAVE A MINIMUM CLEARANCE OF NOT LESS THAN 20-FT. HORIZONTAL BY 15-FT. VERTICAL CLEARANCE. NO OBJECT OR VEGETATION SHALL ENCRUCH INTO THIS HORIZONTAL AND VERTICAL PLANE.
9. DRIVEWAYS SHALL BE NOT LESS THAN 12 FEET WIDE (16-FT IN THE WILDLAND-URBAN INTERFACE) CAPABLE OF ACCOMMODATING 60,000 GVW AND CONFORM TO MCFD STANDARDS.
10. 'KNOX' KEY ACCESS SHALL BE INSTALLED FOR GATE ACCESS AT THE PREMISES CONFORMING TO MCFD STANDARDS.



LADIGIN

ARCHITECT
ladigin.com
t. 415.323.3458
e. info@ladigin.com

Consultants

Architect:
Gyrgoriy V Ladigin
LADIGIN
728 Montezuma Drive
Pacifica, CA 94044
t. 415.323.3458
e. info@ladigin.com

Civil Engineer:
CSW/Stuber-Stroeh Engineering Group, Inc.
504 Redwood Blvd.
Novato, CA 94947
t. 415.883.9850

Landscape Architect:
TERREMOTO
300 Brannan Street
San Francisco, CA 94107
e. info@terremoto.la

Biologist/Environmental Science:
Daniel Edelstein
12 Kingfisher Court
Novato, CA 94949
t. 415-246-5404
e. danieledelstein@att.net

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NICASIO, CA 94946
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Sheet Description

SITE PLAN

Date:
2024.05.13

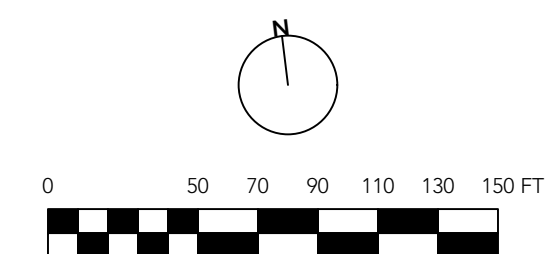
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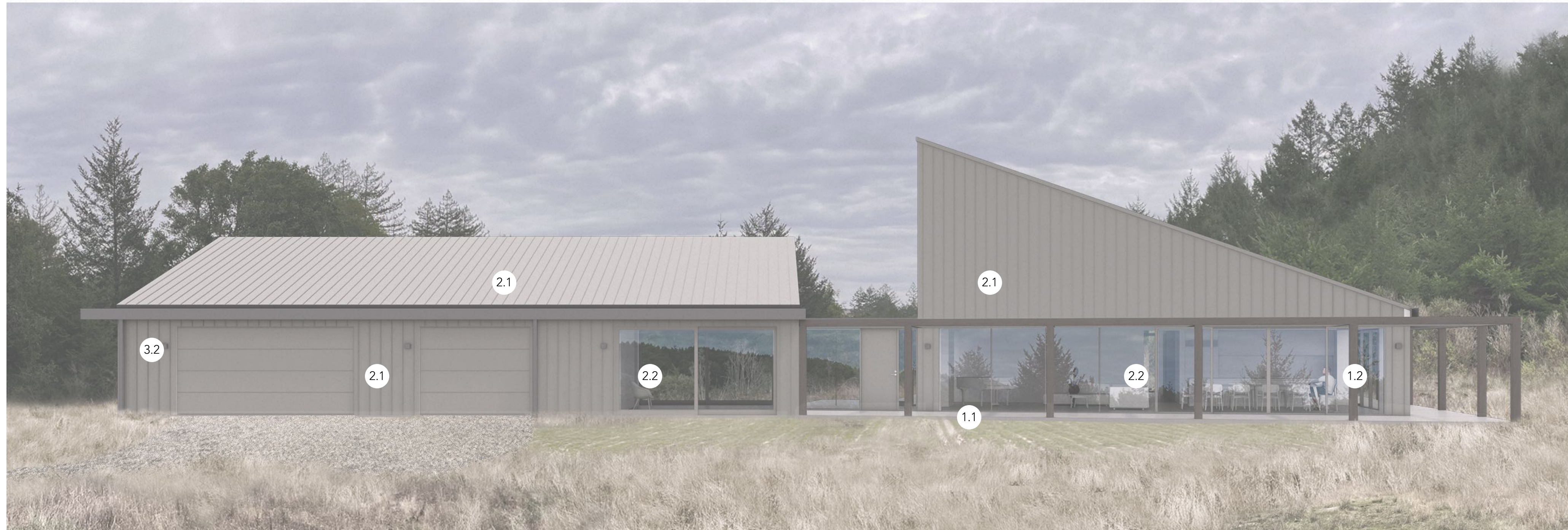
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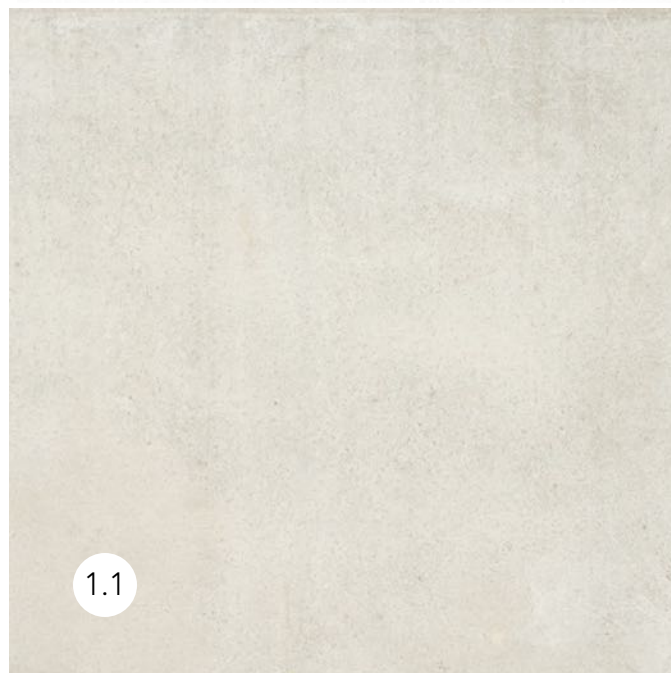
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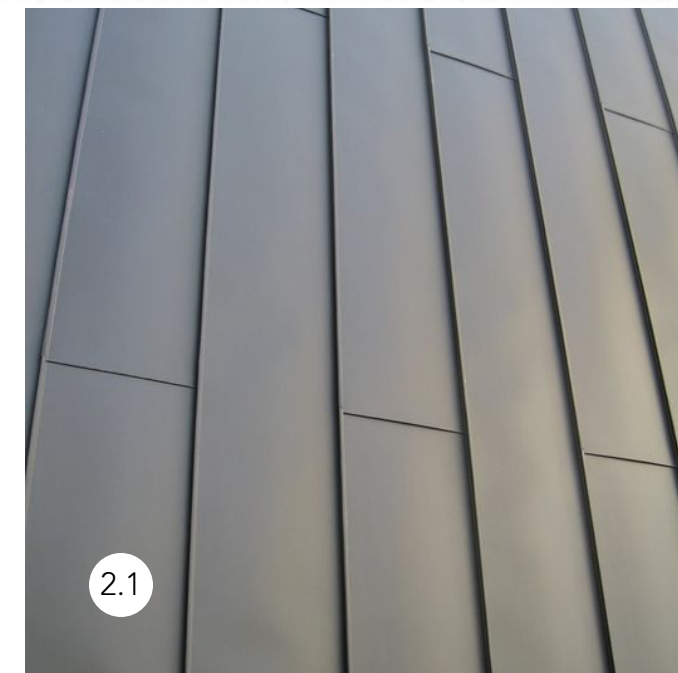
Facade Perspective:



Materials Legend:



1.1 CONCRETE FOUNDATION, EXTERIOR DECK & RETAINING WALLS - WARM GRAY CONCRETE, DYED



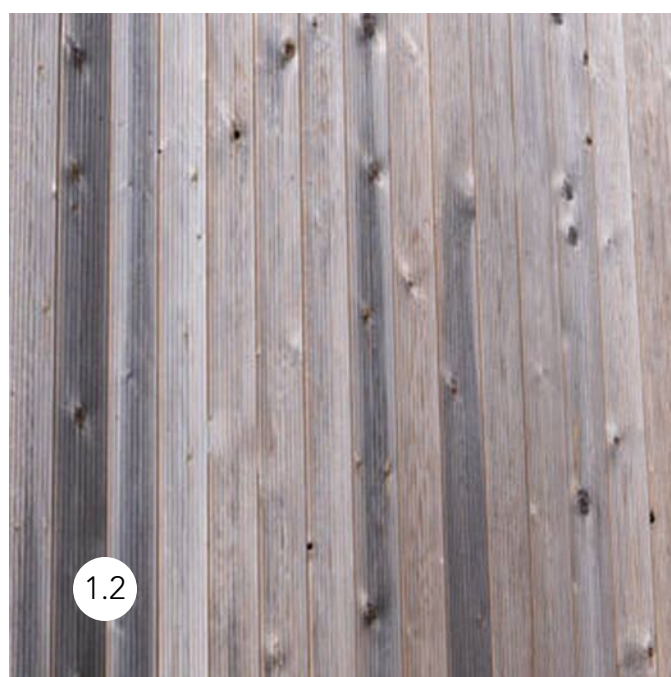
2.1 WARM GRAY METAL SIDING AND ROOFING



3.1 METAL RAINWATER COLLECTION CISTERN



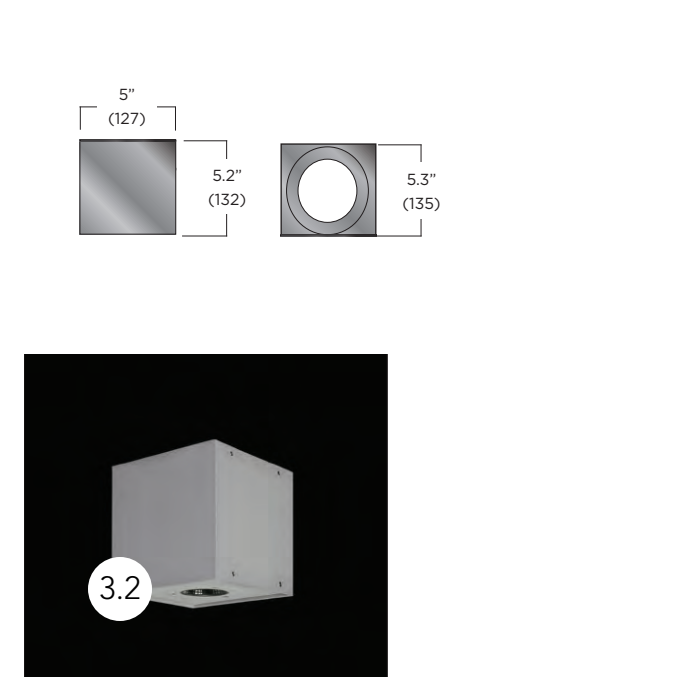
4.1 STACKED STONE RETAINING WALLS



1.2 CLEAR CEDAR SHADE STRUCTURE



2.2 CLEAR ANODIZED ALUMINUM WINDOWS & DOORS



3.2 EXTERIOR WALL SCONCE AND GATE LIGHTING SQ500 SERIES BY LUMINIS DARK SKY COMPLIANT

LADIGIN

ARCHITECT
ladigin.com
t. 415.323.3458
e. info@ladigin.com

Consultants

Architect:
Grygoriy V Ladigin
LADIGIN
728 Montezuma Drive
Pacifica, CA 94044
t. 415.323.3458
e. info@ladigin.com

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MATERIALS AND COLORS

Date:
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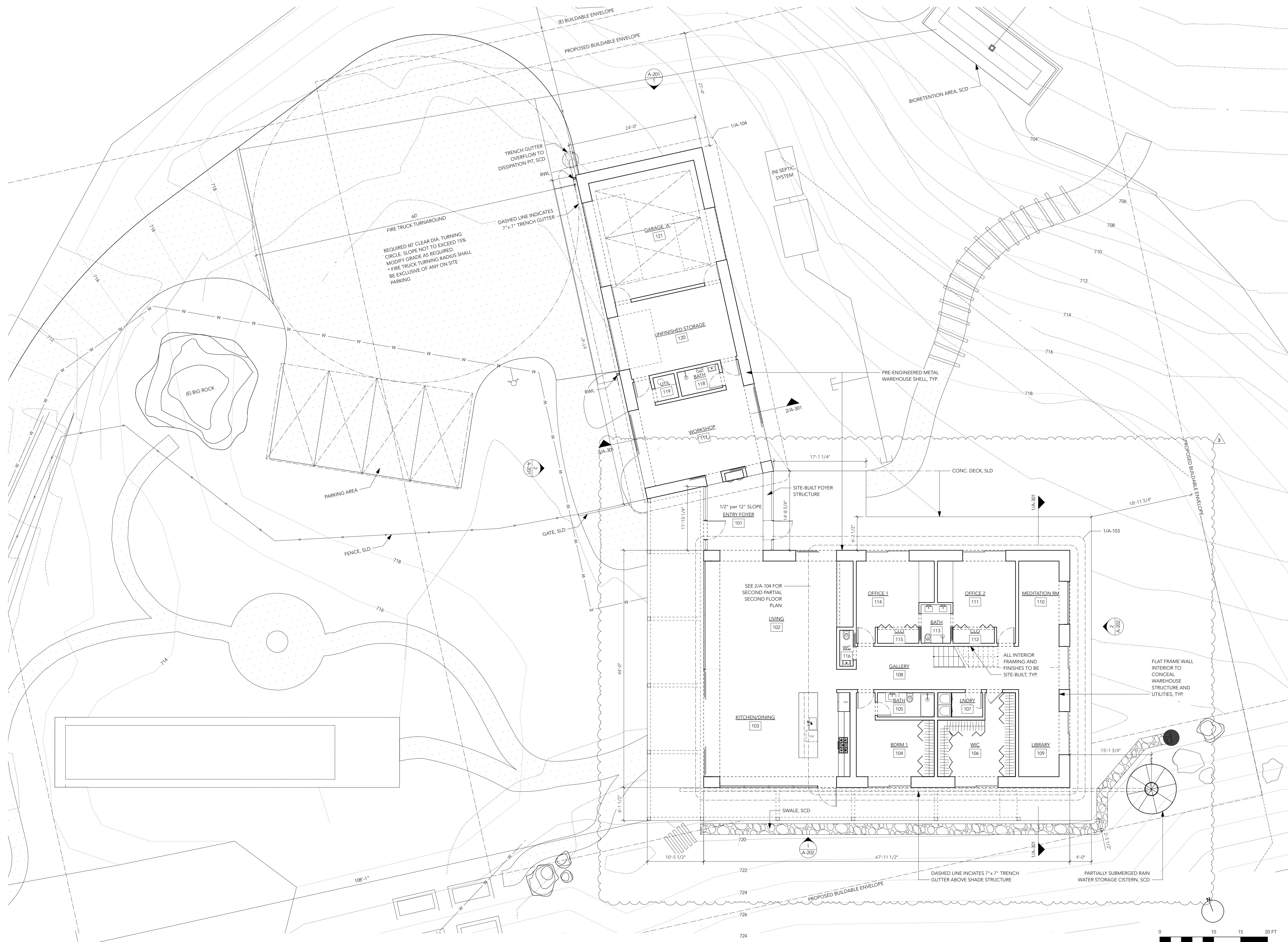
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1 FLOOR PLAN - GROUND FLOOR
Scale: 1/8" = 1'-0"

LADIGIN

ARCHITECT
ladigin.com
t. 415.323.3458
e. info@ladigin.com

Consultants

Architect:
Gyrgori V Ladigin
LADIGIN
728 Montezuma Drive
Pacific, CA 94044
t. 415.323.3458
e. info@ladigin.com

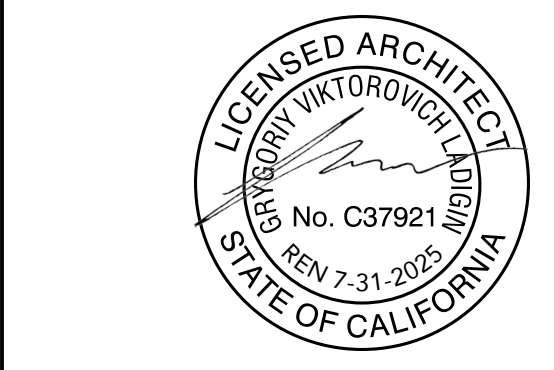
Civil Engineer:
CSW/Stuber-Stroeh Engineering Group, Inc.
504 Redwood Blvd.
Novato, CA 94947
t. 415.883.9850

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TERREMOTO
300 Brannan Street
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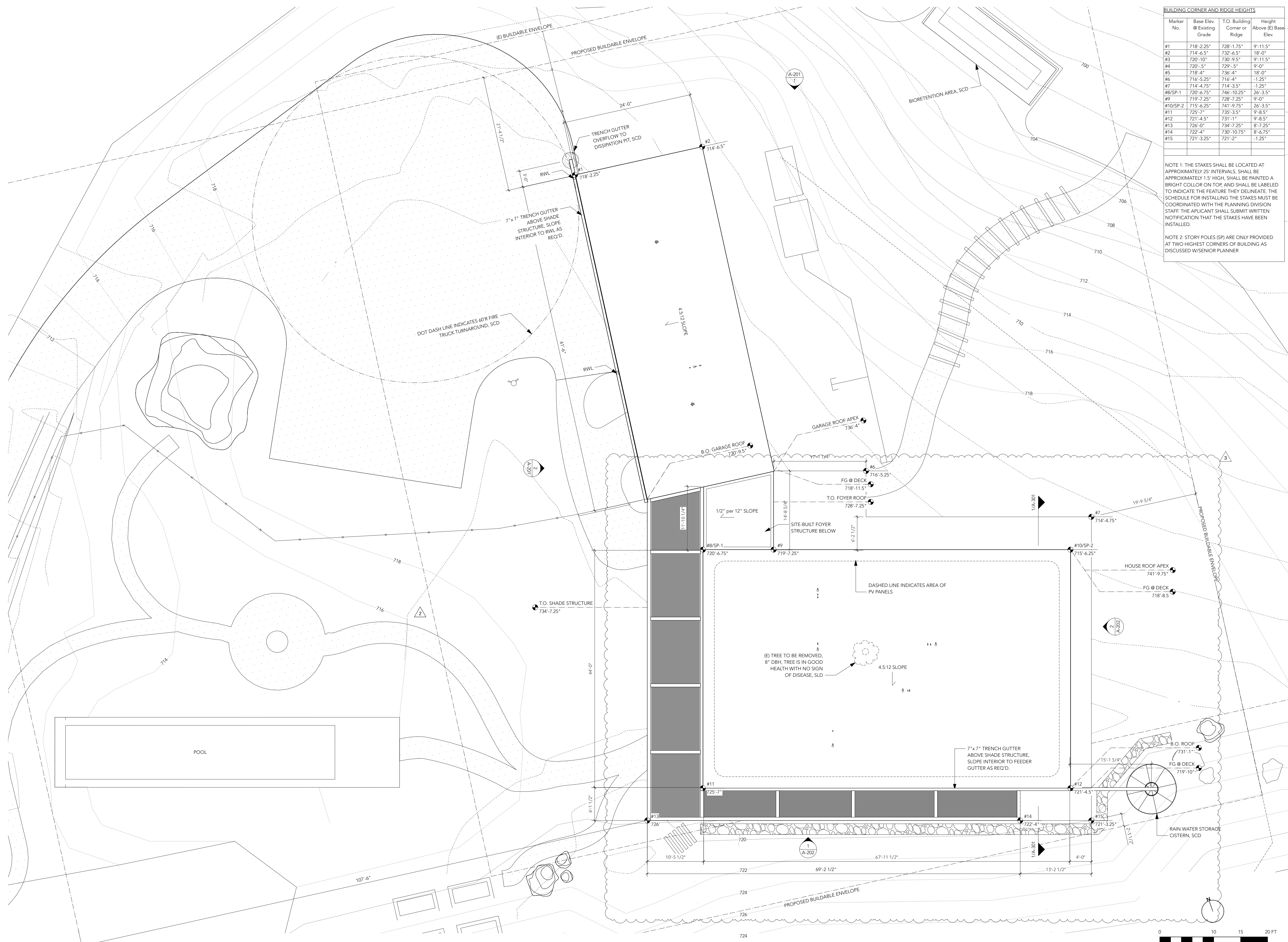
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Scale:
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BUILDING CORNER AND RIDGE HEIGHTS			
Marker No.	Base Elev. @ Existing Grade	T.O. Building Corner or Ridge	Height Above (E) Base Elev.
#1	718'-2.25"	728'-1.75"	9'-11.5"
#2	714'-6.5"	732'-6.5"	18'-0"
#3	720'-10"	730'-9.5"	9'-11.5"
#4	720'-5"	729'-5"	9'-0"
#5	718'-4"	736'-4"	18'-0"
#6	716'-5.25"	716'-4"	-1.25"
#7	714'-4.75"	714'-3.5"	-1.25"
#8/SP-1	720'-6.75"	746'-10.25"	26'-3.5"
#9	719'-7.25"	728'-7.25"	9'-0"
#10/SP-2	715'-6.25"	741'-9.75"	26'-3.5"
#11	725'-7"	735'-3.5"	9'-8.5"
#12	721'-4.5"	731'-1"	9'-8.5"
#13	726'-0"	734'-7.25"	8'-7.25"
#14	722'-4"	730'-10.75"	8'-6.75"
#15	721'-3.25"	721'-2"	-1.25"

NOTE 1: THE STAKES SHALL BE LOCATED AT APPROXIMATELY 25' INTERVALS, SHALL BE APPROXIMATELY 1.5' HIGH, SHALL BE PAINTED A BRIGHT COLLOR ON TOP, AND SHALL BE LABELED TO INDICATE THE FEATURE THEY DELINEATE. THE SCHEDULE FOR INSTALLING THE STAKES MUST BE COORDINATED WITH THE PLANNING DIVISION STAFF. THE APPLICANT SHALL SUBMIT WRITTEN NOTIFICATION THAT THE STAKES HAVE BEEN INSTALLED.

NOTE 2: STORY POLES (SP) ARE ONLY PROVIDED AT TWO HIGHEST CORNERS OF BUILDING AS DISCUSSED W/SENIOR PLANNER

LADIGIN
 ARCHITECT
 ladigin.com
 t. 415.323.3458
 e. info@ladigin.com

Consultants
Architect:
 Grygoriy V Ladigin
 LADIGIN
 728 Montezuma Drive
 Pacifica, CA 94044
 t. 415.323.3458
 e. info@ladigin.com

Civil Engineer:
 CSW/Stuber-Stroeh Engineering Group, Inc.
 504 Redwood Blvd.
 Novato, CA 94947
 t. 415.883.9850

Landscape Architect:
 TERREMOTO
 300 Brannan Street
 San Francisco, CA 94107
 e. info@terremoto.la

Biologist/Environmental Science:
 Daniel Edelman
 12 Kingfisher Court
 Novato, CA 94949
 t. 415-246-5404
 e. danielledelman@att.net

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No.	Date	Issues & Revisions
01	2023.09.01	ISSUED FOR DESIGN REVIEW
02	2024.02.28	DESIGN REVIEW RE-SUBMITTAL
03	2024.05.13	DESIGN REVIEW RE-SUBMITTAL 2



Project Title
FREY RESIDENCE
 5760 LUCAS VALLEY RD.
 NICASIO, CA 94946
 APN: 121-210-59

Sheet Description
 ROOF PLAN

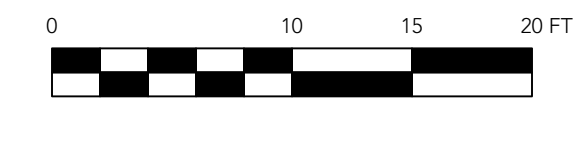
Date:
 2024.05.13

Project Number:
 23205

Drawn by:
 GVL

Sheet Number:
 23205

Sheet Number:
A 102
 Scale:
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LADIGIN

ARCHITECT
ladigin.com
t. 415.323.3458
e. info@ladigin.com

Consultants

Architect:
Grygoriy V Ladigin
LADIGIN
728 Montezuma Drive
Pacific, CA 94044
t. 415.323.3458
e. info@ladigin.com

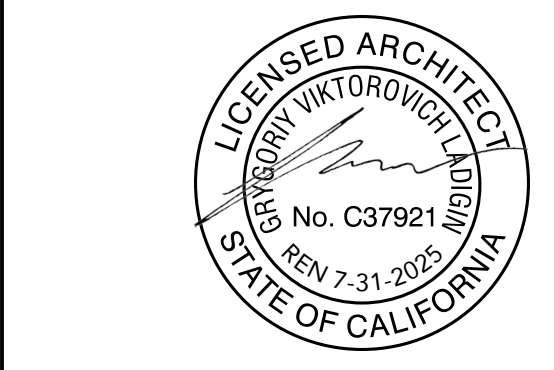
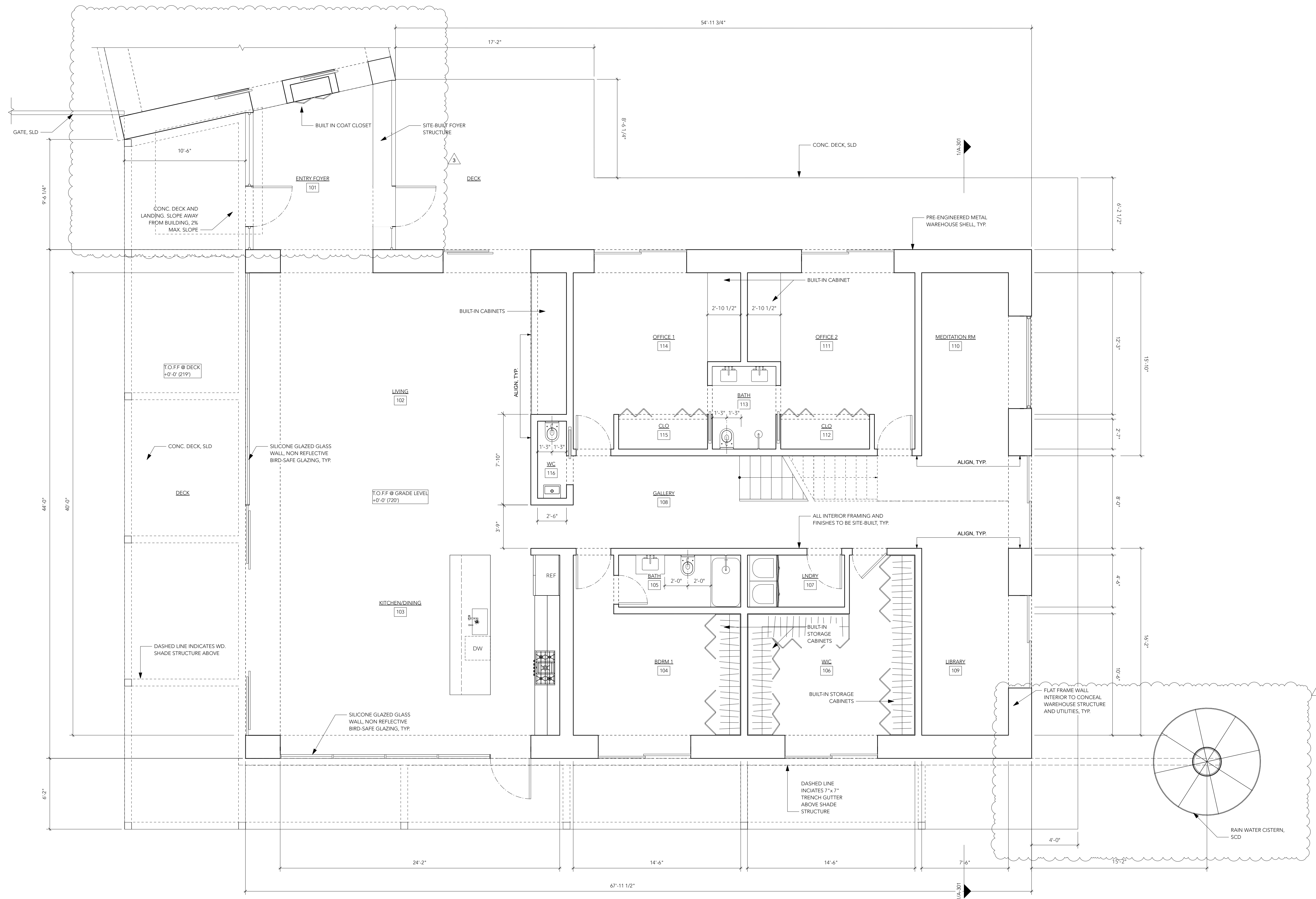
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504 Redwood Blvd.
Novato, CA 94947
t. 415.883.9850

Landscape Architect:
TERREMOTO
300 Brannan Street
San Francisco, CA 94107
e. info@terremoto.la

Biologist/Environmental Science:
Daniel Edelstein
12 Kingfisher Court
Novato, CA 94949
t. 415-246-5404
e. danieledelstein@att.net

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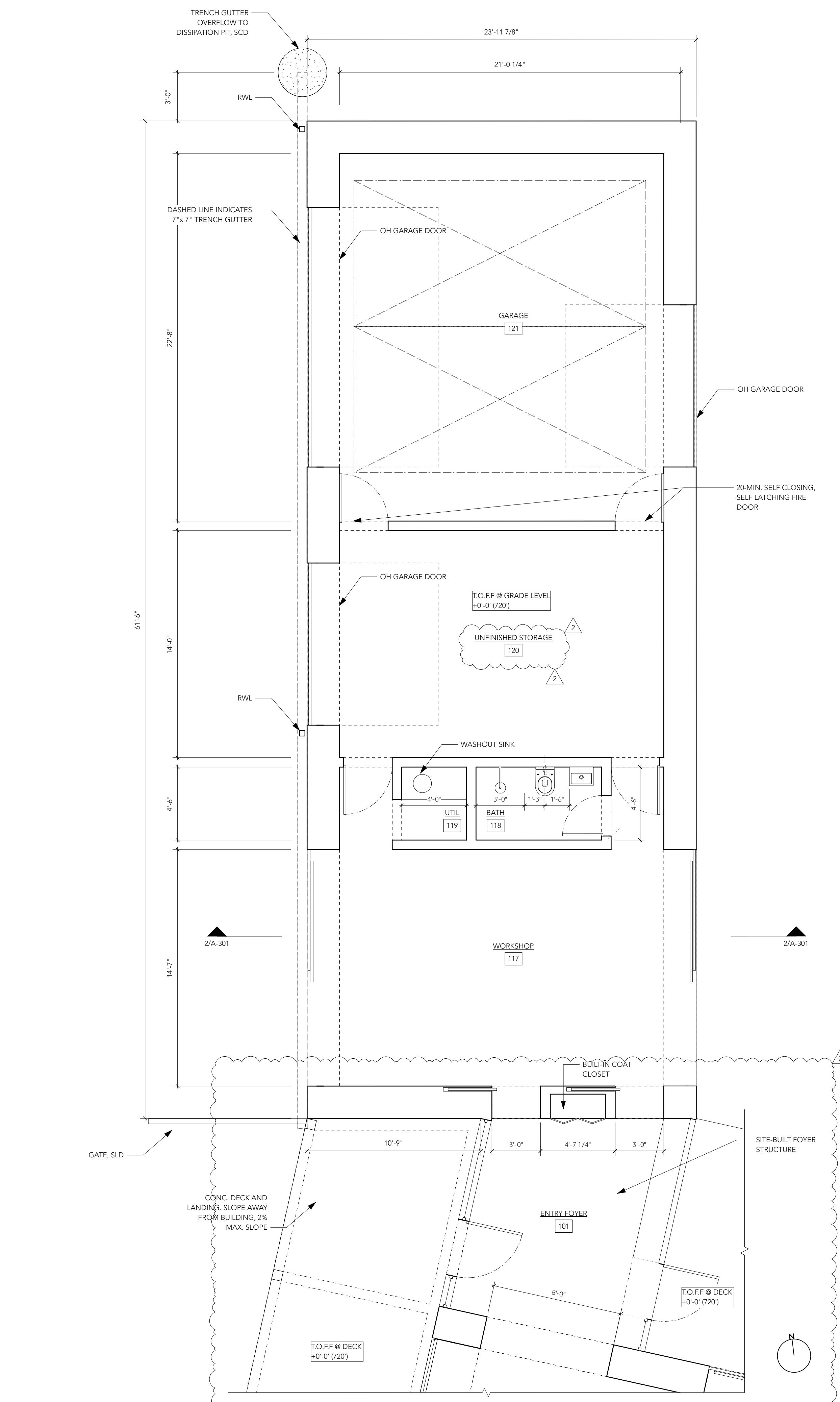
Project Title
FREY RESIDENCE
5760 LUCAS VALLEY RD.
NICASIO, CA 94946
APN: 121-210-59

Sheet Description
PARTIAL FLOOR PLAN (RESIDENCE)
GROUND LEVEL

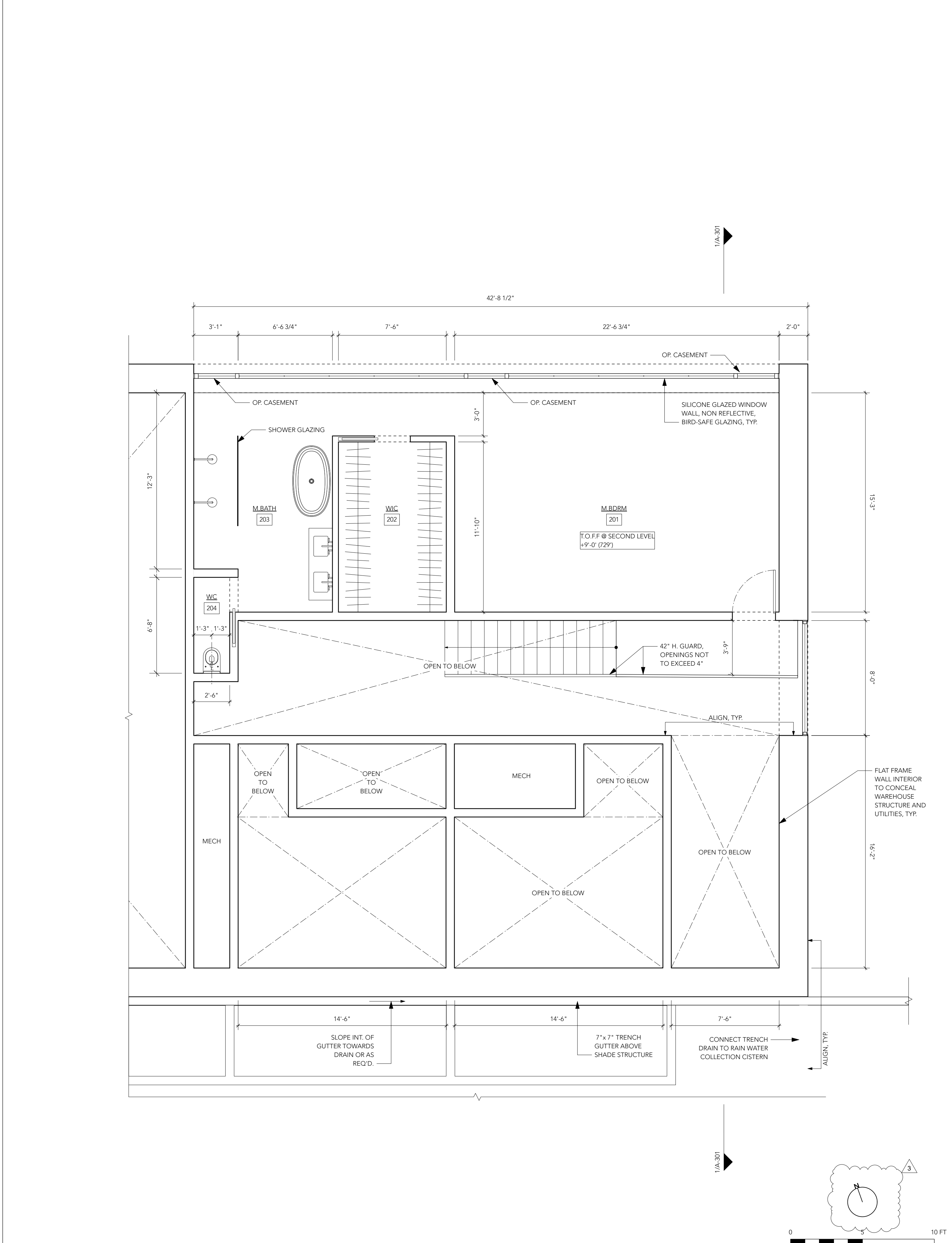
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Project Number:
23205
Drawn by:
GVL
Sheet Number:

Sheet Number:
A 103
Scale:
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1 PARTIAL GROUND FLOOR PLAN - GARAGE
Scale: 1/4" = 1'-0"



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

LADIGIN

ARCHITECT
ladigin.com
t. 415.323.3458
e. info@ladigin.com

Consultants

Architect:
Grygoriy V Ladigin
LADIGIN
728 Montezuma Drive
Pacifica, CA 94044
t. 415.323.3458
e. info@ladigin.com

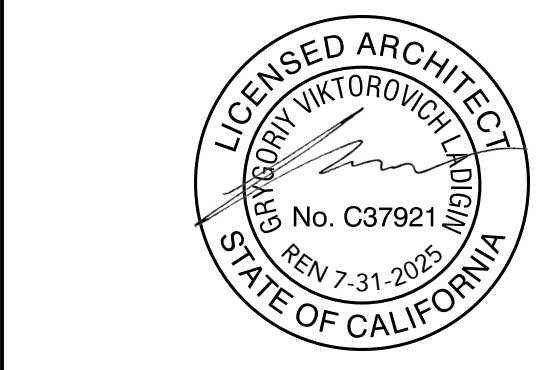
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504 Redwood Blvd.
Novato, CA 94947
t. 415.883.9850

Landscape Architect:
TERREMOTO
300 Brannan Street
San Francisco, CA 94107
e. info@terremoto.la

Biologist/Environmental Science:
Daniel Edelstein
12 Kingfisher Court
Novato, CA 94949
t. 415-246-5404
e. danieledelstein@att.net

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Project Title
FREY RESIDENCE

5760 LUCAS VALLEY RD.
NICASIO, CA 94946
APN: 121-210-59

Sheet Description
PARTIAL FLOOR PLAN (GARAGE)
PARTIAL SECOND FLOOR PLAN (RESIDENCE)

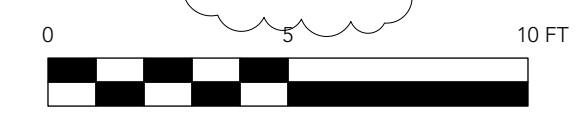
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2024.05.13

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Drawn by:
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Sheet Number:
A 104

Scale:
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LADIGIN

ARCHITECT
ladigin.com
t. 415.323.3458
e. info@ladigin.com

Consultants

Architect:
Gyrgoriy V Ladigin
LADIGIN
728 Montezuma Drive
Pacifica, CA 94044
t. 415.323.3458
e. info@ladigin.com

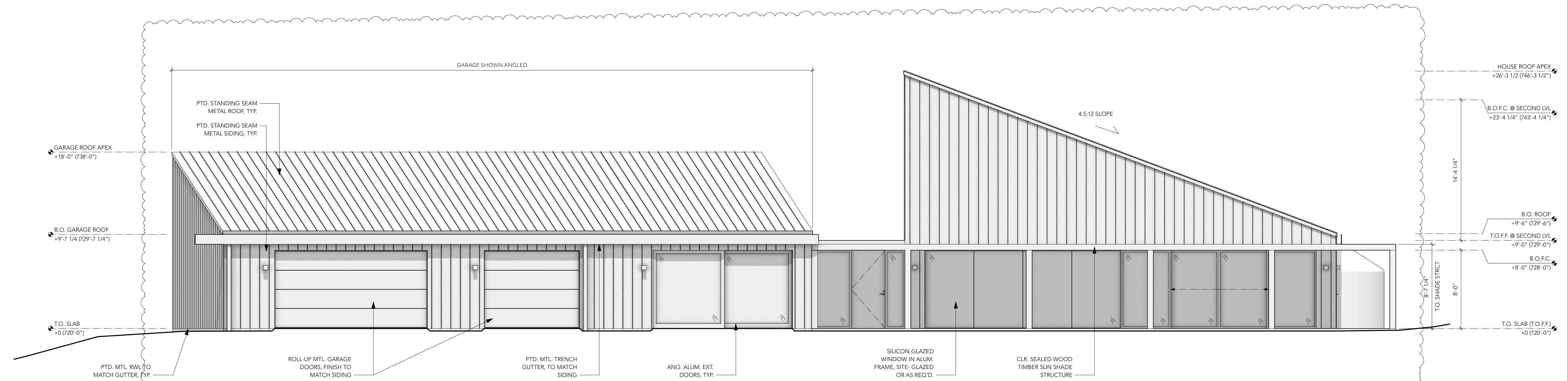
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504 Redwood Blvd.
Novato, CA 94947
t. 415.883.9850

Landscape Architect:
TERREMOTO
300 Brannan Street
San Francisco, CA 94107
e. info@terremoto.la

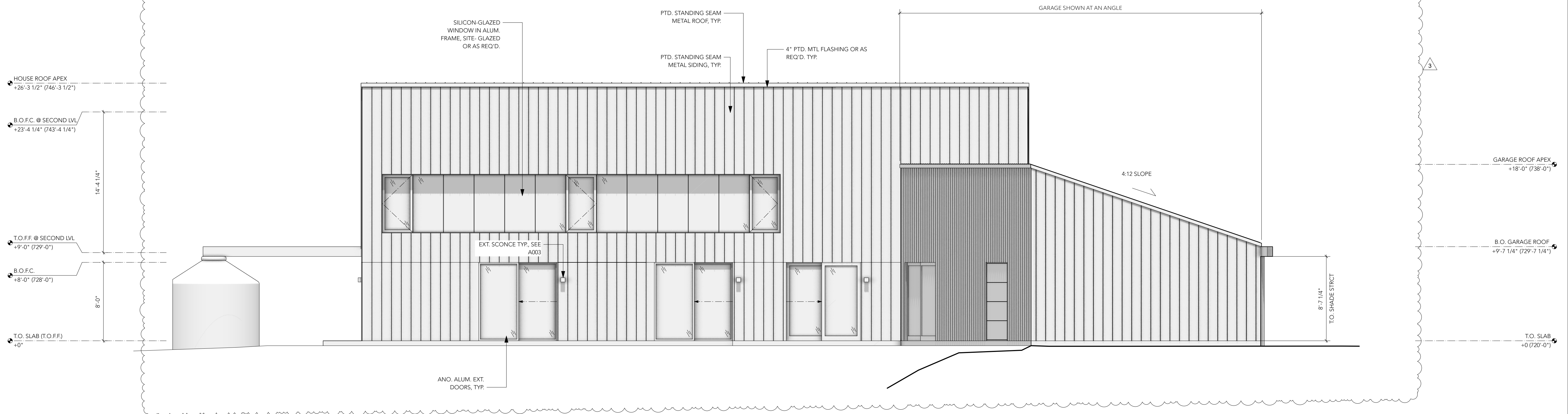
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Daniel Edelstein
12 Kingfisher Court
Novato, CA 94949
t. 415-246-5404
e. danieledelstein@att.net

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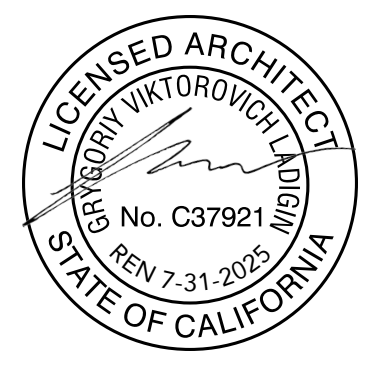
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2 ELEVATION - ENTRY FACADE (WEST)
Scale: 3/16" = 1'-0"



1 ELEVATION - NORTH FACADE
Scale: 3/16" = 1'-0"



Project Title

FREY RESIDENCE
5760 LUCAS VALLEY RD.
NICASIO, CA 94946
APN: 121-210-59

Sheet Description

ELEVATIONS

Date:
2024.05.13

Project Number:
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Drawn by:
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Sheet Number:
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Sheet Number:

A 201

Scale:
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LADIGIN

ARCHITECT
ladigin.com
t. 415.323.3458
e. info@ladigin.com

Consultants

Architect:
Grygoriy V Ladigin
LADIGIN
728 Montezuma Drive
Pacifica, CA 94044
t. 415.323.3458
e. info@ladigin.com

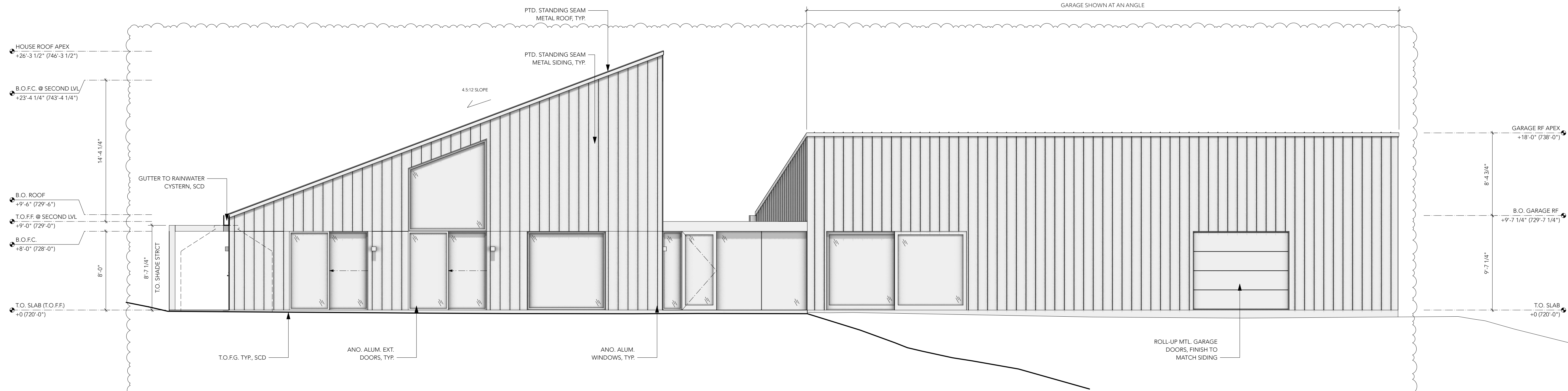
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CSW/Stuber-Stroeh Engineering Group, Inc.
504 Redwood Blvd.
Novato, CA 94947
t. 415.883.9850

Landscape Architect:
TERREMOTO
300 Brannan Street
San Francisco, CA 94107
e. info@terremoto.la

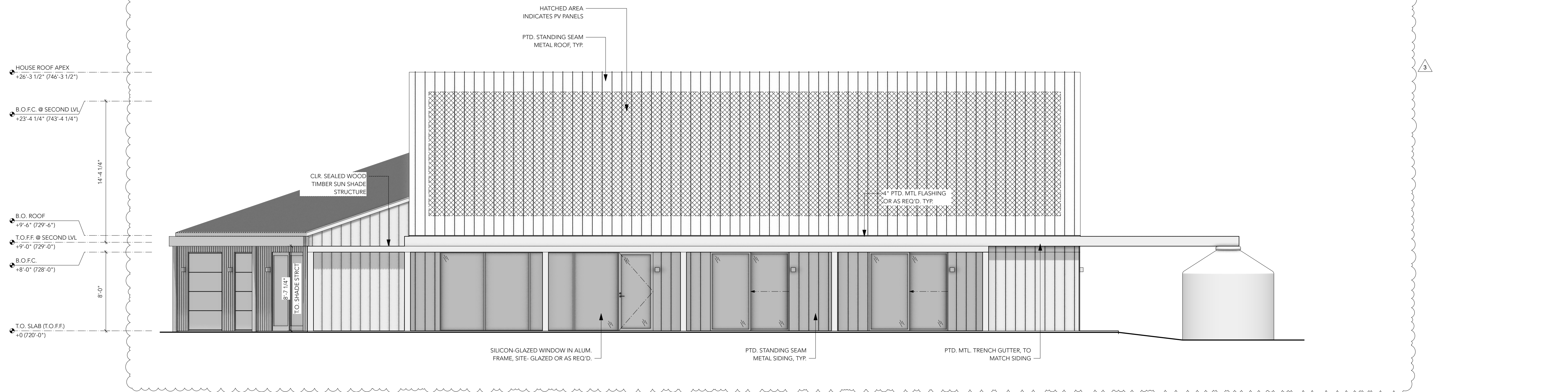
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Daniel Edelstein
12 Kingfisher Court
Novato, CA 94949
t. 415-246-5404
e. danieledelstein@att.net

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2 ELEVATION - EAST FACADE (EAST)
Scale: 3/16" = 1'-0"



1 ELEVATION - SOUTH FACADE
Scale: 3/16" = 1'-0"



Project Title
FREY RESIDENCE
5760 LUCAS VALLEY RD.
NICASIO, CA 94946
APN: 121-210-59

Sheet Description
ELEVATIONS

Date:
2024.05.13

Project Number:
23205
Drawn by:
GVL

Sheet Number:

Sheet Number:

A 202

Scale:
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LADIGIN

ARCHITECT
ladigin.com
t. 415.323.3458
e. info@ladigin.com

Consultants

Architect:
Grygoriy V Ladigin
LADIGIN
728 Montezuma Drive
Pacifica, CA 94044
t. 415.323.3458
e. info@ladigin.com

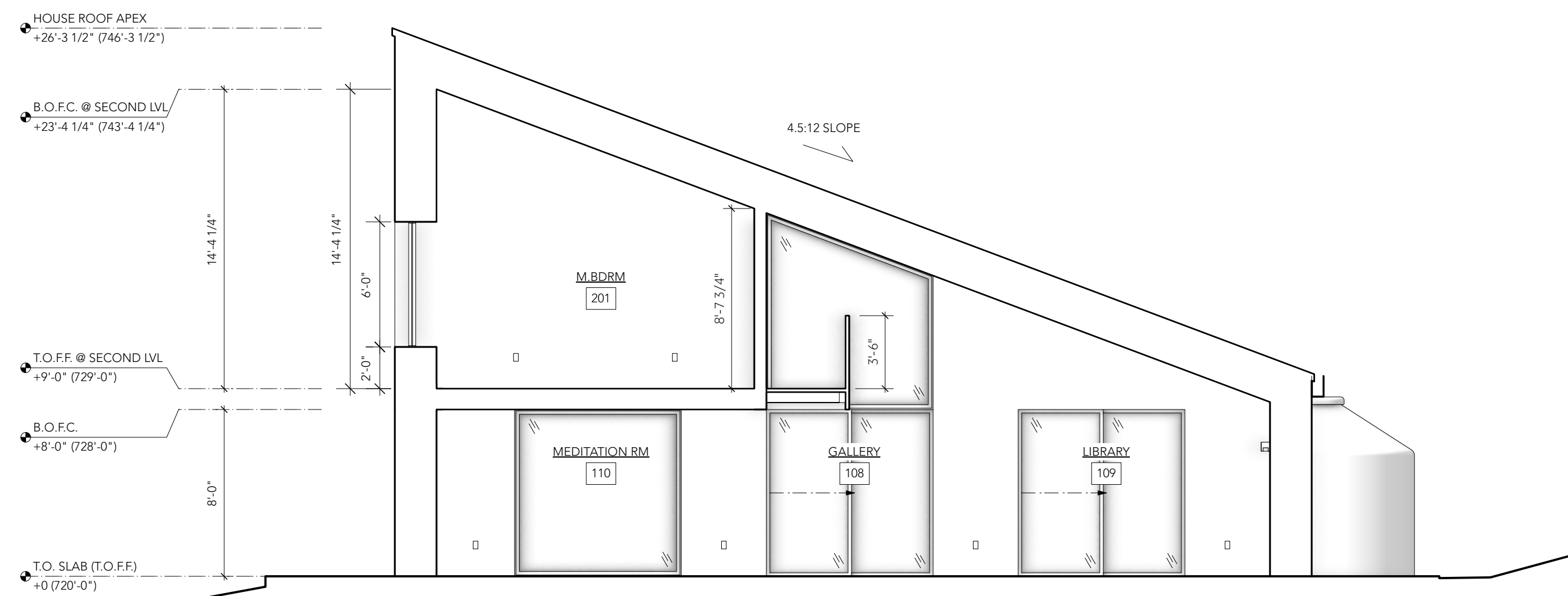
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CSW/Stuber-Stroeh Engineering Group, Inc.
504 Redwood Blvd.
Novato, CA 94947
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TERREMOTO
300 Brannan Street
San Francisco, CA 94107
e. info@terremoto.la

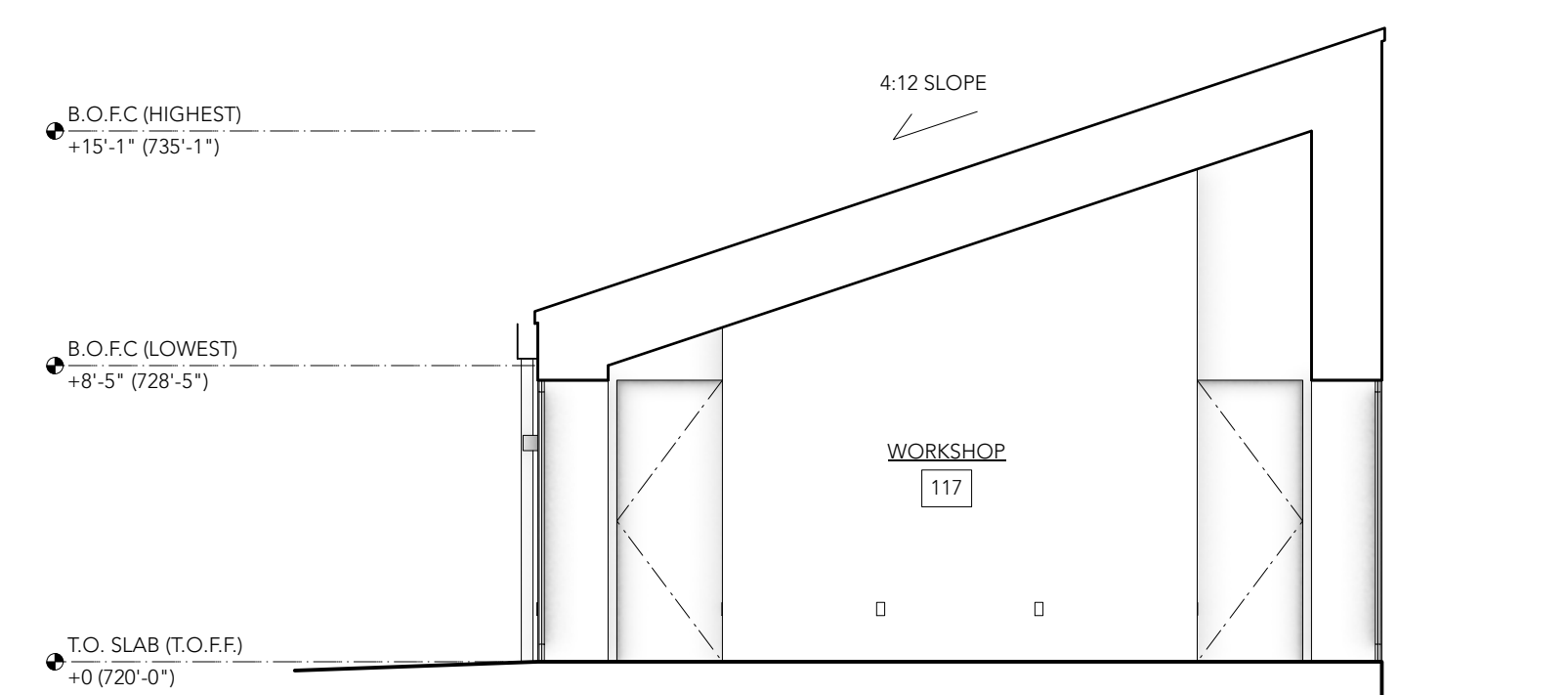
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Daniel Edelstein
12 Kingfisher Court
Novato, CA 94949
t. 415-246-5404
e. danieledelstein@att.net

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1 CROSS SECTION - A
Scale: 3/16" = 1'-0"



2 CROSS SECTION - B
Scale: 3/16" = 1'-0"



Project Title
FREY RESIDENCE
5760 LUCAS VALLEY RD.
NICASIO, CA 94946
APN: 121-210-59

Sheet Description

SECTIONS

Date:
2024.05.13

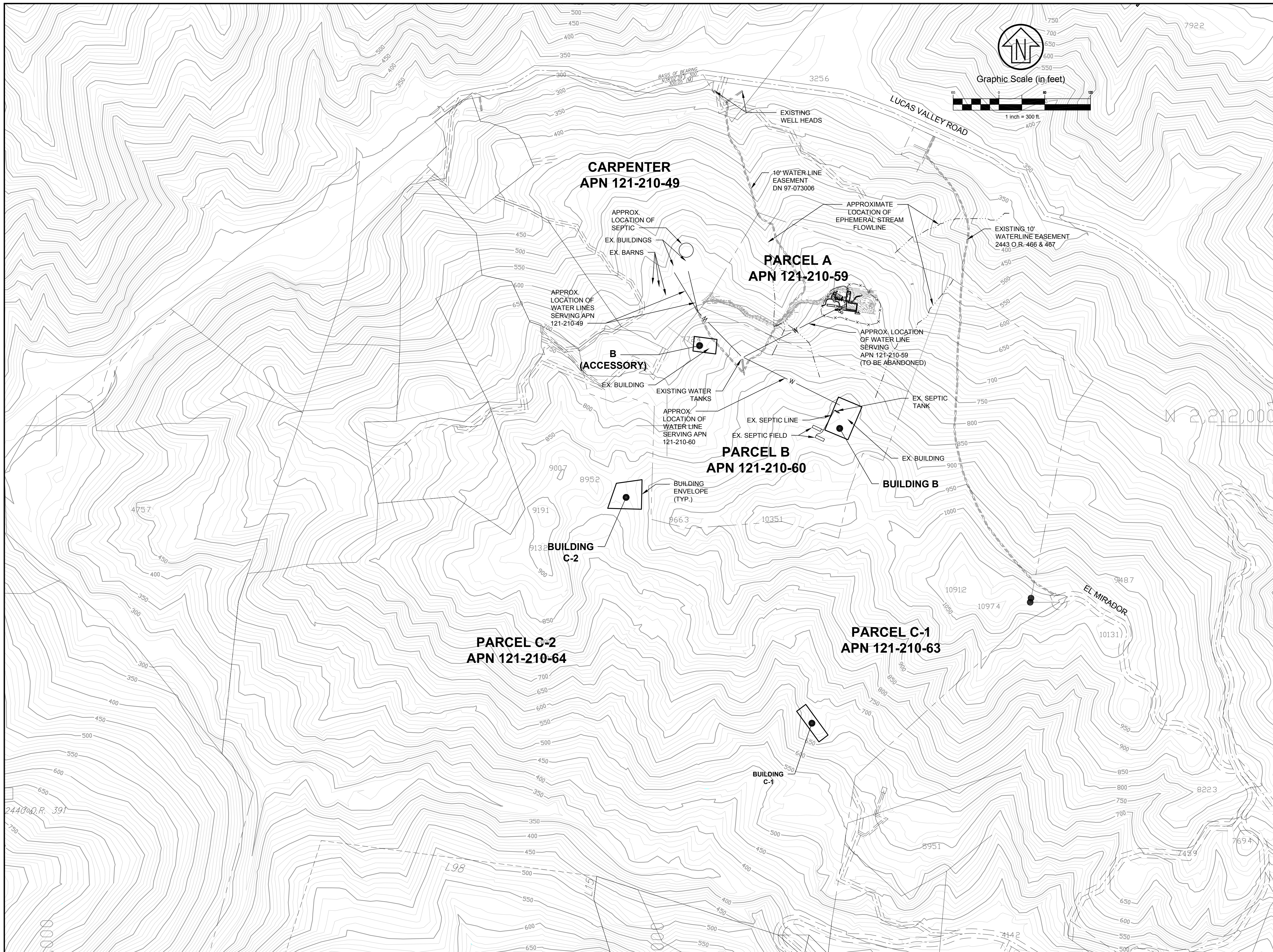
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23205
Drawn by:
GVL

Sheet Number:

Sheet Number:

A 301

Scale:
AS SHOWN



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08/11/23		DESIGN REVIEW SUBMITTAL	BRB	JVT	JAH

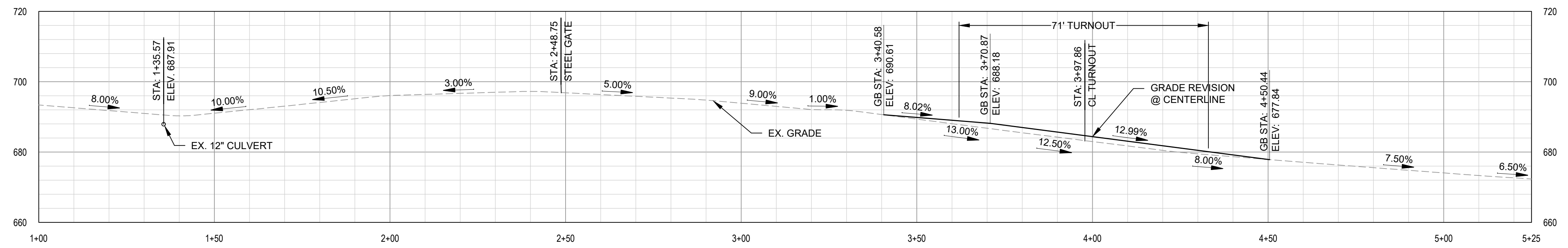
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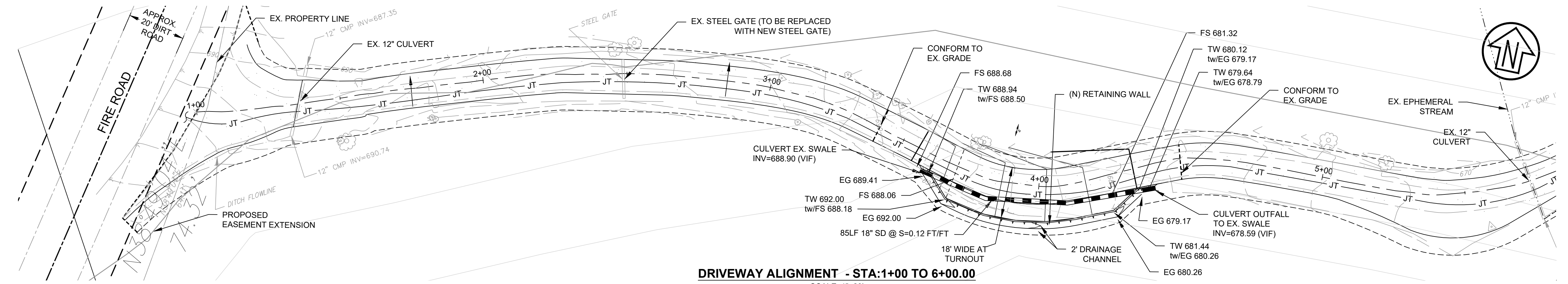
FREY RESIDENCE
EXISTING CONDITIONS
WATER MAP
 5760 LUCAS VALLEY ROAD (APN: 121-210-59)

Prepared Under the Direction of:	Sheet
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Scale:	1" = 300'
Date:	08/28/2023
Project Number:	2200248
Plan File:	XXXX01

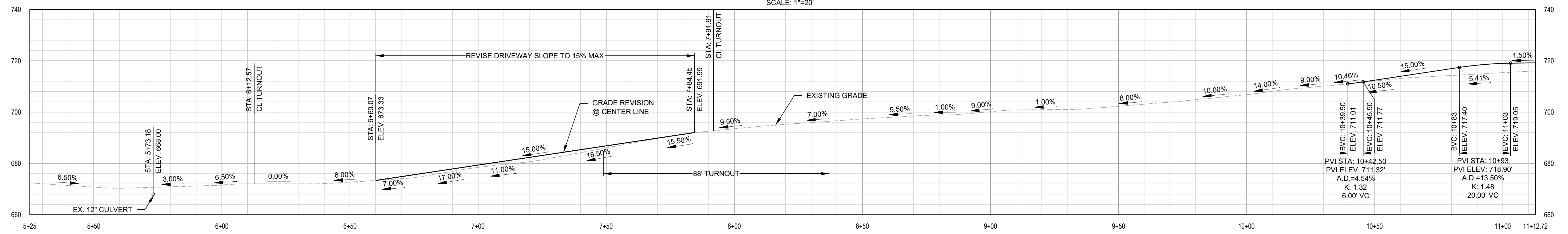
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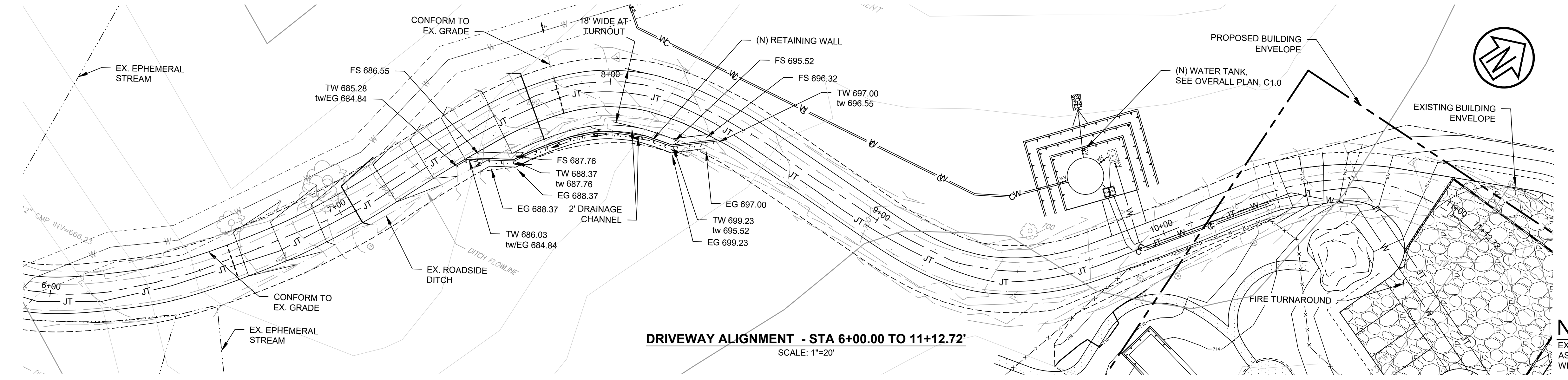
DRIVEWAY PROFILE - STA:1+00 TO 5+25.00
SCALE: HOR. 1" = 20' VERT. 1" = 20'



DRIVEWAY ALIGNMENT - STA:1+00 TO 6+00.00
SCALE: 1" = 20'



DRIVEWAY PROFILE - STA 5+25.00 TO 11+12.72
SCALE: HOR. 1" = 20' VERT. 1" = 20'



DRIVEWAY ALIGNMENT - STA 6+00.00 TO 11+12.72'
SCALE: 1" = 20'

NOTES:
EXISTING DIRT DRIVEWAY TO BE REPLACED WITH ASPHALT PAVEMENT AT SAME ELEVATION EXCEPT WHERE GRADE REVISION OCCURS.

Rev	Date	Description	Designed	Drawn	Checked
05/13/24		DESIGN REVIEW RE-SUBMITTAL	BRB	BRB	JAH
02/28/24		DESIGN REVIEW RE-SUBMITTAL	BRB	BRB	JAH
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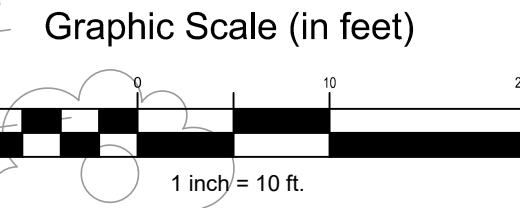
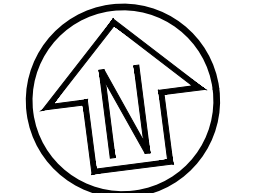
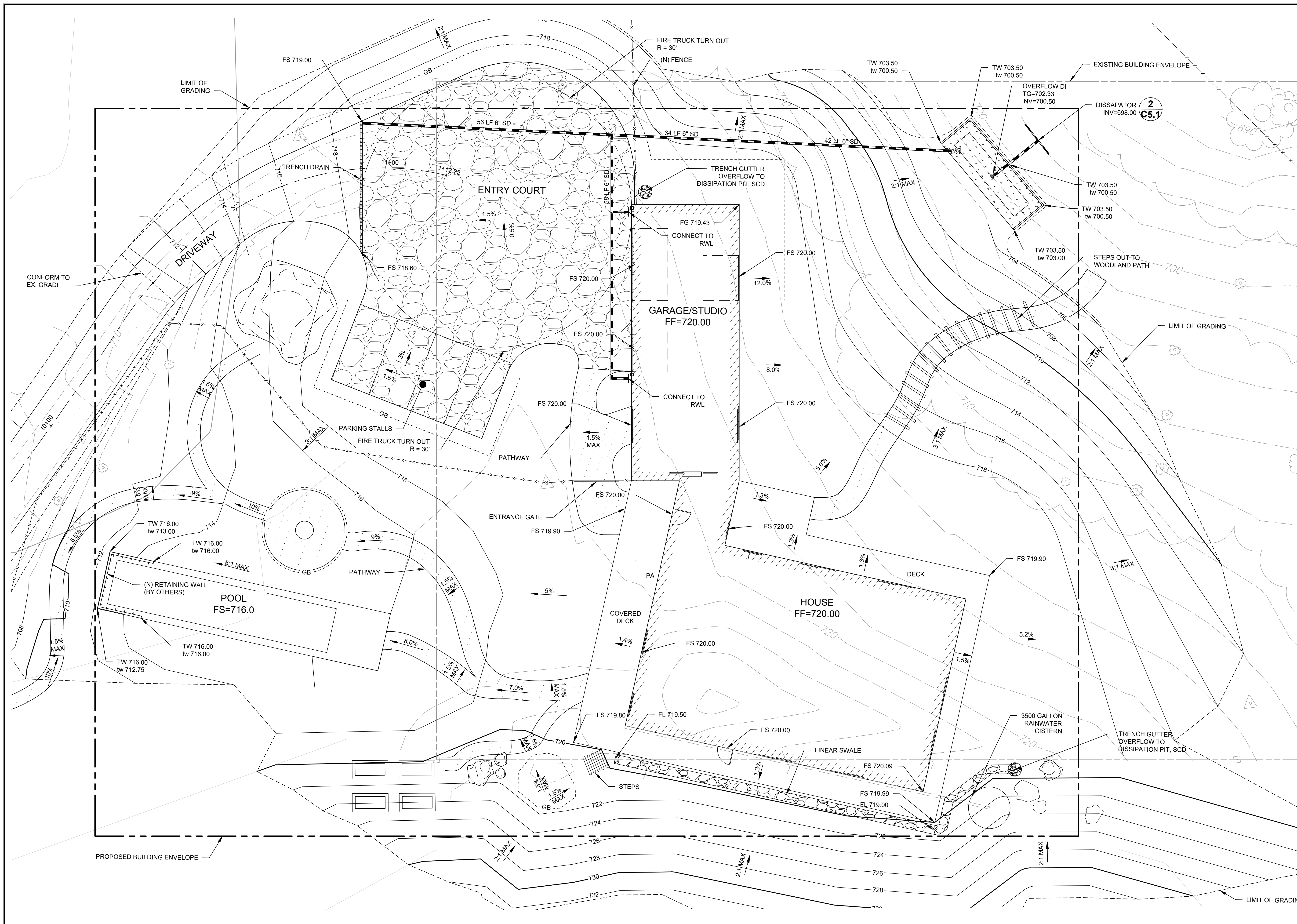
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FREY RESIDENCE
DRIVEWAY PROFILE
 5760 LUCAS VALLEY ROAD (APN: 121-210-59)

Prepared Under the Direction of:	Sheet
	C2.0
Scale:	AS SHOWN
Date:	08/28/2023
Project Number:	2200248
Plan File:	03

F:\Shared\Projects\2022\2200248 Frey Residence\DWG\Sheet\C2.0 DRIVEWAY PROFILE.dwg 08/28/2023 01:35 PM BRB/BRB 1:1



NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH NICASIO AND COUNTY OF MARIN STANDARDS AND SPECIFICATIONS.
2. NO GRADING WORK SHALL BE PERFORMED WITHIN THE SEPTIC FIELD.
3. EXISTING DIRT DRIVEWAY TO BE REPLACED WITH ASPHALT PAVEMENT AT SAME ELEVATION EXCEPT WHERE GRADE REVISION OCCURS. THE AC PAVEMENT WILL BE CAPABLE OF SUPPORTING 60,000 LB. G.W.V.

PRELIMINARY EARTHWORK QUANTITIES

CUT: 1,428 CUBIC YARDS
 FILL: 3,506 CUBIC YARDS
 NET: 2,078 CUBIC YARDS <FILL>

1. PROPOSED FINISH GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN.
2. EARTHWORK QUANTITIES ARE BASED ON THE DIFFERENCE BETWEEN EXISTING GRADE CONTOURS AND FINISH GRADE CONTOURS.
3. EARTHWORK QUANTITIES DO NOT ACCOUNT FOR FOUNDATION SPOILS, SUBGRADE EXCAVATION, SHRINKAGE, STRIPPING, AND DRIVEWAY GRADING.

ABBREVIATIONS

DI	DROP INLET	LF	LINEAR FEET
DWY	DRIVEWAY	R	RADIUS
EG	EXISTING GRADE	RWL	RAIN WATER LEADER
EX	EXISTING	SD	STORM DRAIN
FF	FINISH FLOOR	SF	SQUARE FEET
FG	FINISH GRADE	TG	TOP OF GRATE
FL	FLOW LINE	TW	TOP OF WALL
FS	FINISH SURFACE	tw	TOE OF WALL
INV	INVERT		

PROPOSED SYMBOLS

- STORM DRAINAGE - DROP INLET
- ▤ TRENCH DRAIN

PROPOSED LINETYPES

- CONTOUR - MAJOR
- - - CONTOUR - MINOR
- DIRT ROAD
- - - LIMITS OF GRADING
- - - PROPERTY / LOT LINE
- ▬ STORM DRAIN
- - - TOE OF BANK
- - - TOP OF BANK
- ▨ BIORETENTION AREA
- ▨ PATHWAY
- ▨ AC PAVEMENT
- ▨ GRAVEL
- ▨ WOOD DECK
- ▨ BUILDING
- ▨ RETAINING WALL

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05/13/24		DESIGN REVIEW RE-SUBMITTAL	BRB	BRB	JAH
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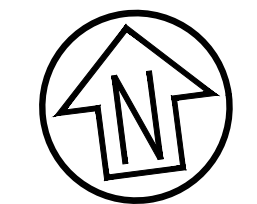
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State	California

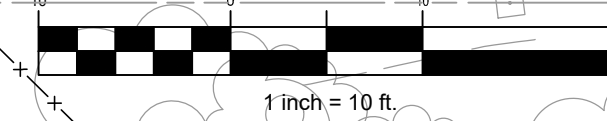
FREY RESIDENCE
PRELIMINARY GRADING & DRAINAGE PLAN
ENLARGEMENT
 5760 LUCAS VALLEY ROAD (APN: 121-210-59)

Prepared Under the Direction of:	Sheet
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Scale:	1" = 10'
Date:	08/28/2023
Project Number:	2200248
Plan File:	03

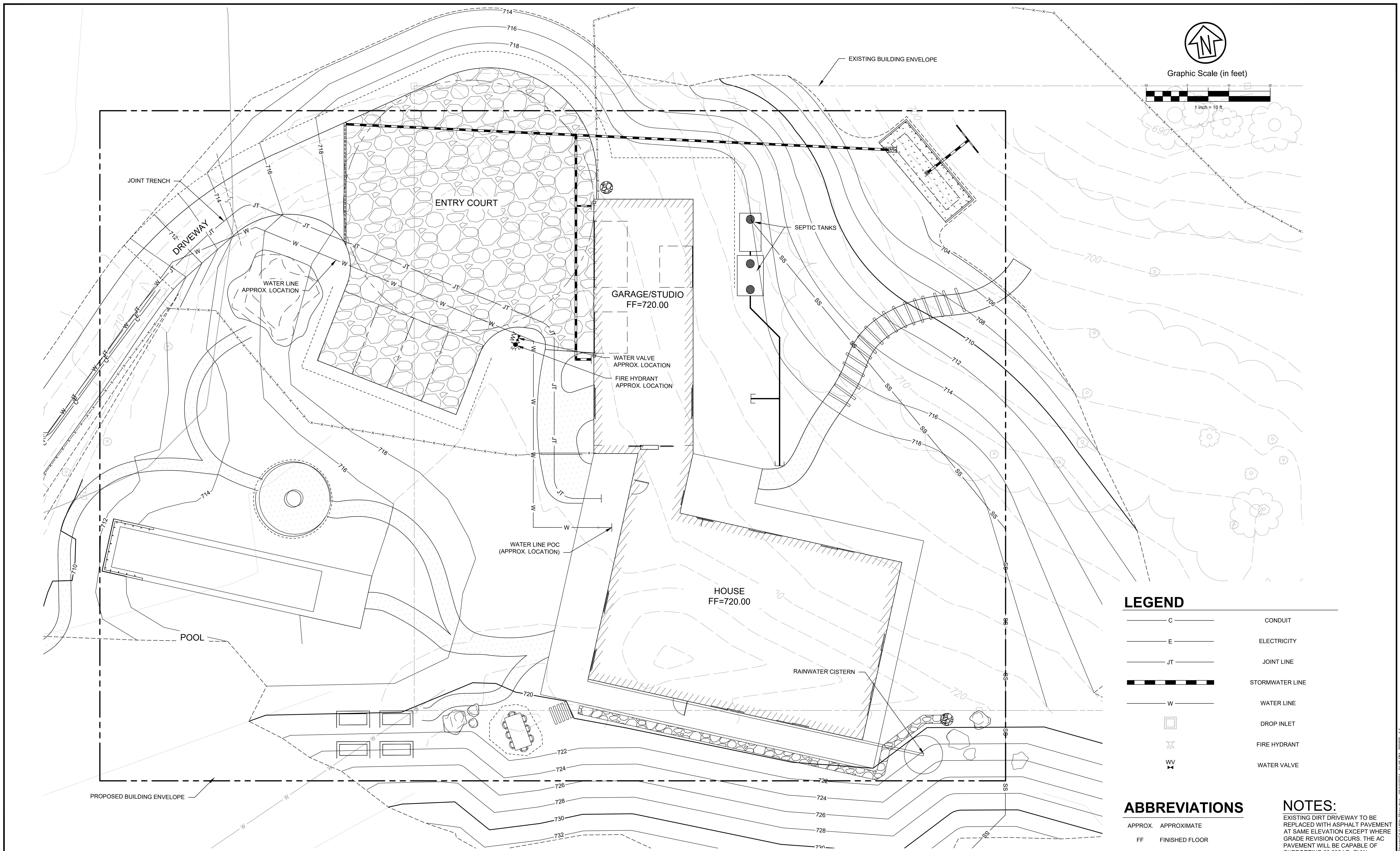
F:\Shared\Projects\2022\2200248 Frey Residence\DWG\Sheet\C3.0 Grading and Drainage Plan.dwg 05/10/2024 10:38 PM BRB



Graphic Scale (in feet)



1 inch = 10 ft.



LEGEND

— C —	CONDUIT
— E —	ELECTRICITY
— JT —	JOINT LINE
— SS —	STORMWATER LINE
— W —	WATER LINE
□	DROP INLET
⊕	FIRE HYDRANT
⊕	WATER VALVE

ABBREVIATIONS

APPROX.	APPROXIMATE
FF	FINISHED FLOOR

NOTES:

EXISTING DIRT DRIVEWAY TO BE REPLACED WITH ASPHALT PAVEMENT AT SAME ELEVATION EXCEPT WHERE GRADE REVISION OCCURS. THE AC PAVEMENT WILL BE CAPABLE OF SUPPORTING 60,000 LB. GVW.

Rev	Date	Description	Designed	Drawn	Checked
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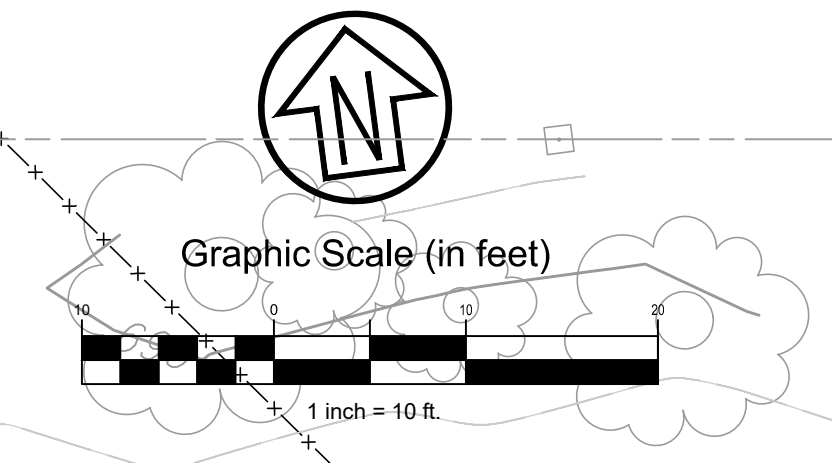
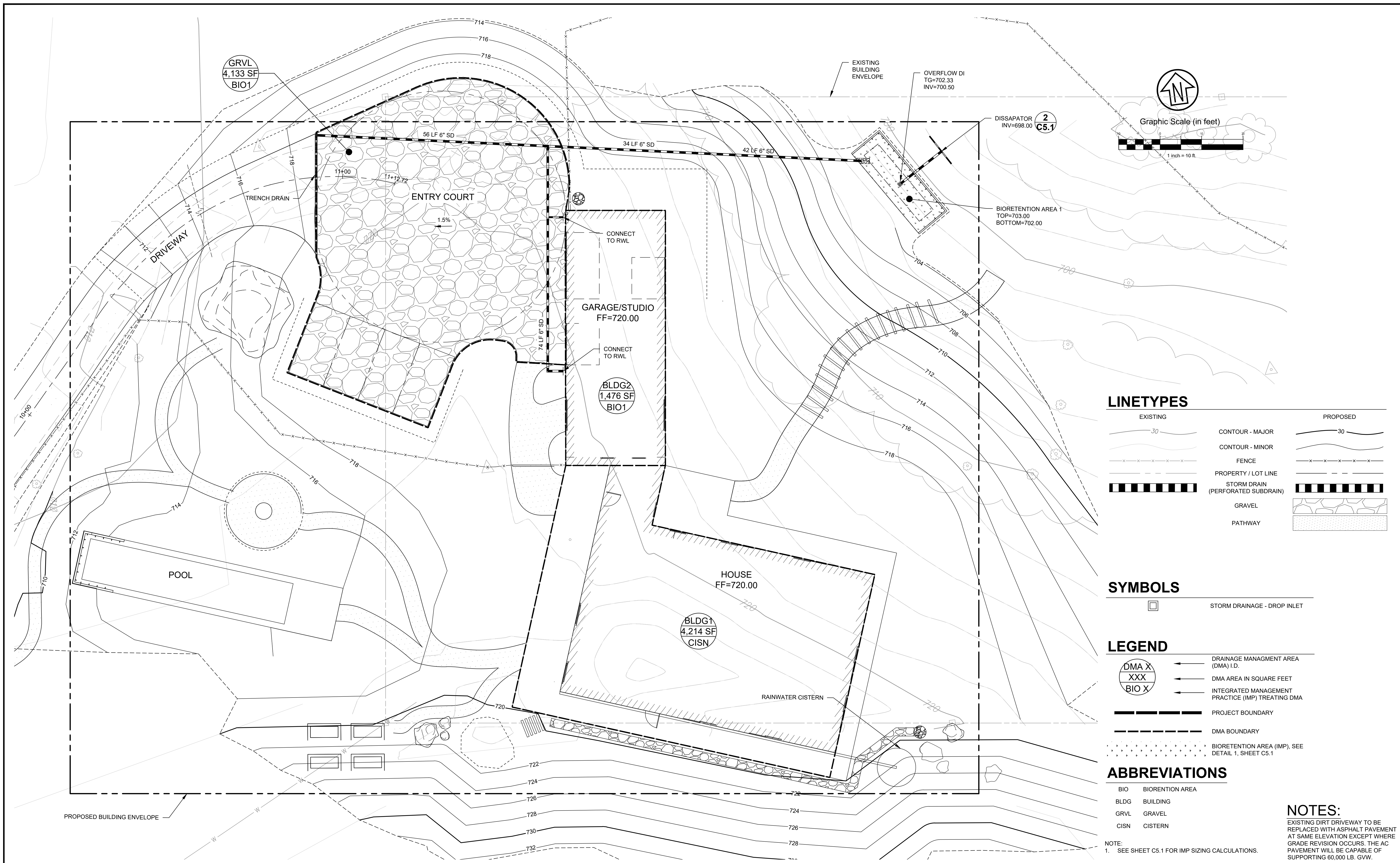
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FREY RESIDENCE
PRELIMINARY UTILITY PLAN
 5760 LUCAS VALLEY ROAD (APN: 121-210-59)

Prepared Under the Direction of:	Sheet
	C4.0
Scale:	1" = 10'
Date:	08/28/2023
Project Number:	2200248
Plan File:	

F:\Shared\Projects\2022\2024\Frey Residence\DWG\Sheet\C4.0 Utility Plans.dwg 05/10/2024 01:35 PM BRB/BR 11



LINETYPES

EXISTING	PROPOSED
30	30
CONTOUR - MAJOR	CONTOUR - MAJOR
CONTOUR - MINOR	CONTOUR - MINOR
FENCE	FENCE
PROPERTY / LOT LINE	PROPERTY / LOT LINE
STORM DRAIN (PERFORATED SUBDRAIN)	STORM DRAIN (PERFORATED SUBDRAIN)
GRAVEL	GRAVEL
PATHWAY	PATHWAY

SYMBOLS

□	STORM DRAINAGE - DROP INLET
---	-----------------------------

LEGEND

DMA X	← DRAINAGE MANAGEMENT AREA (DMA) I.D.
XXX	← DMA AREA IN SQUARE FEET
BIO X	← INTEGRATED MANAGEMENT PRACTICE (IMP) TREATING DMA
---	PROJECT BOUNDARY
---	DMA BOUNDARY
...	BIORETENTION AREA (IMP), SEE DETAIL 1, SHEET C5.1

ABBREVIATIONS

BIO	BIORETENTION AREA
BLDG	BUILDING
GRVL	GRAVEL
CISN	CISTERN

NOTES:
 EXISTING DIRT DRIVEWAY TO BE REPLACED WITH ASPHALT PAVEMENT AT SAME ELEVATION EXCEPT WHERE GRADE REVISION OCCURS. THE AC PAVEMENT WILL BE CAPABLE OF SUPPORTING 60,000 LB. GVW.

NOTE:
 1. SEE SHEET C5.1 FOR IMP SIZING CALCULATIONS.

Rev	Date	Description	Designed	Drawn	Checked
05/13/24		DESIGN REVIEW RE-SUBMITTAL	BRB	BRB	JAH
02/28/24		DESIGN REVIEW RE-SUBMITTAL	BRB	BRB	JAH
01/29/24		DESIGN REVIEW RE-SUBMITTAL	BRB	JVT	JAH
08/11/23		DESIGN REVIEW SUBMITTAL	BRB	JVT	JAH

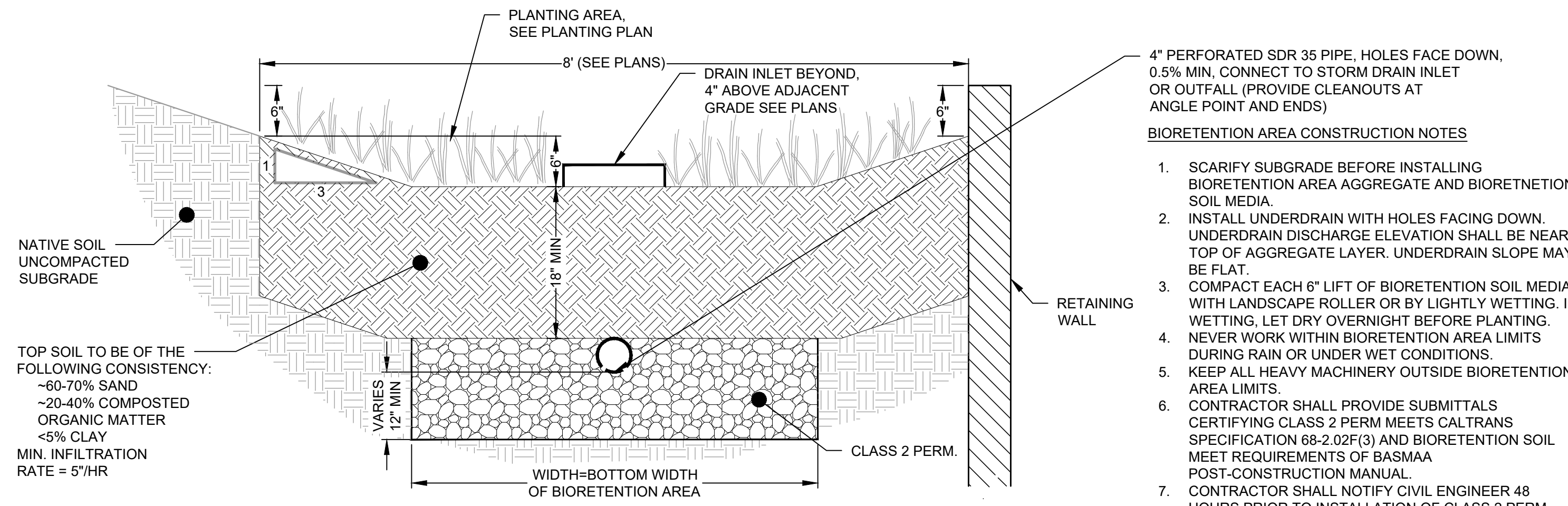
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City	Nicasio
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State	California

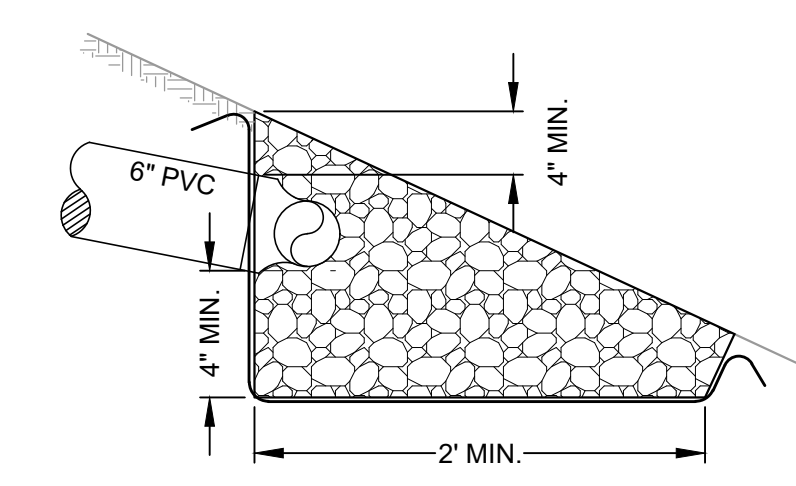
FREY RESIDENCE
PRELIMINARY STORMWATER CONTROL PLAN
 5760 LUCAS VALLEY ROAD (APN: 121-210-59)

Prepared Under the Direction of:	Sheet
	C5.0
Scale:	1" = 10'
Date:	08/28/2023
Project Number:	2200248
Plan File:	

P:\Shared\Projects\2022\2200248 Frey Residence\DWG\Sheet\C5.0 Stormwater Control Plans.dwg 08/10/2024 01:48 PM BRB:R 1:3.8502



1 BIORETENTION AREA DETAIL (BIO 1)
SCALE: 1" = 1'



NOTE: PROVIDE THREADED PLUG AT EACH END TO ALLOW FLUSHING OF DEBRIS.

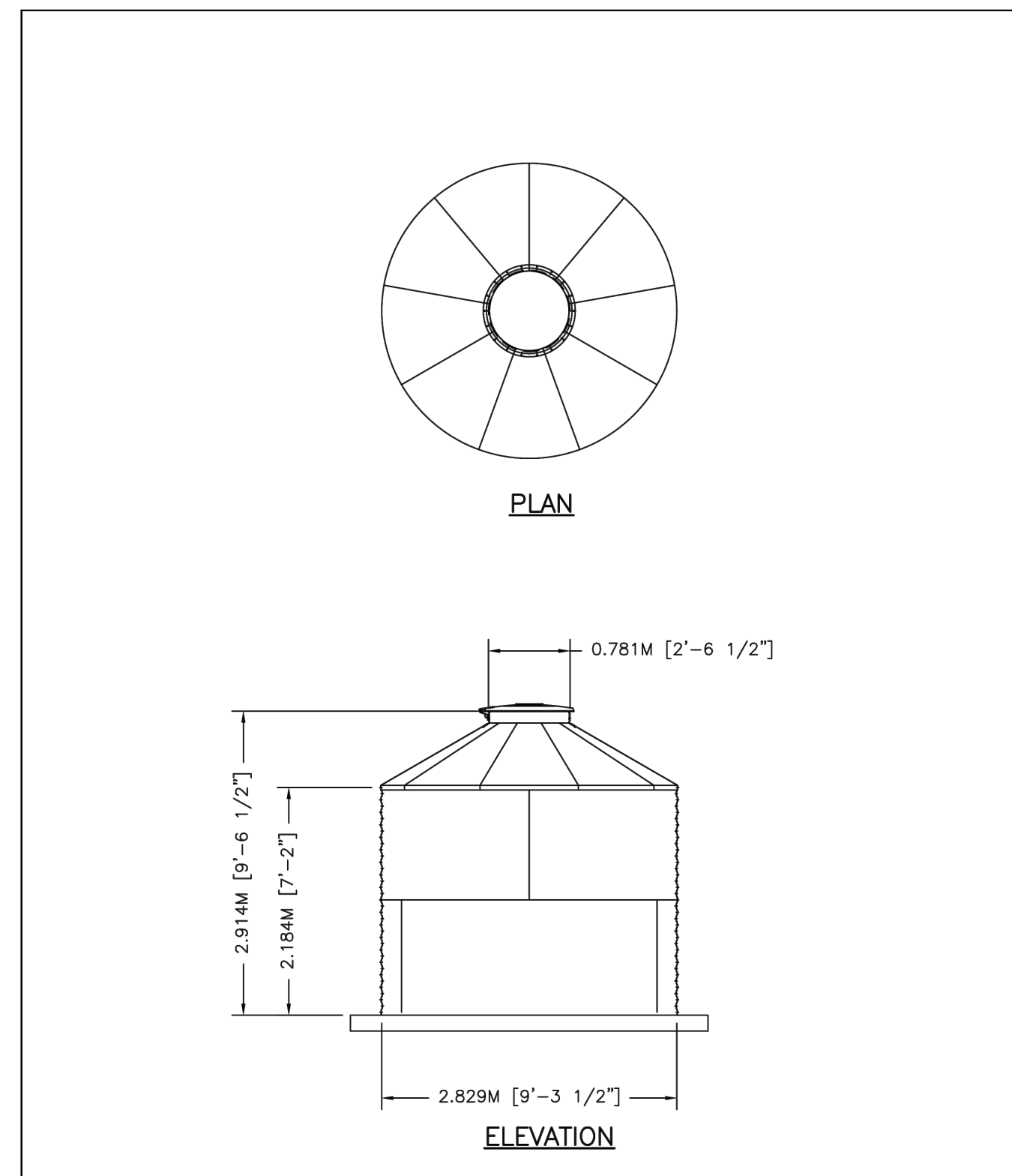
2 DRAIN DISSIPATER DETAIL
SCALE: 1" = 1'

DISCHARGE TO SELF-TREATING AREA	
DWY 1	7,142 SF

DISCHARGE TO SELF-TREATING AREA	
DWY 2	6,094 SF

DISCHARGE TO RAINWATER CISTERN	
BLDG1	4,214 SF

DMA NAME	DMA AREA (SF)	POST- PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
					IMP SIZING FACTOR	MIN. SIZING FACTOR (SF)	PRO. SIZING FACTOR (SF)
BLDG2	1,476	ROOF	1.0	1,476			
GRVL	4,133	GRAVEL	0.1	413			
TOTAL >				1,889	0.04	76	90



3 3500 GALLON CAPACITY RAINWATER CISTERN
SCALE: NTS

Step 1: Project Data Form and Runoff Reduction Measure Selection

Complete all fields.

Project Name/Number	Frey Residence
Application Submittal Date (to be verified by municipal staff)	
Project Location (Street Address if available, or intersection and/or APN)	2760 Lucas Valley Road, Nicasio Parcel "A" Lucas Valley Road APN: 121-210-59
Name of Owner or Developer	Jochen & Tina Frey
Project Type and Description	Single Family Home
Total Project Site Area (acres)	24.006
Total New or Replaced Impervious Surface Area (square feet) (Sum of impervious area that will be constructed as part of the project)	19,482 sf (6,246 sf Residence; 13,236 sf Driveway)
Total Pre-Project Impervious Surface Area (square feet)	0
Total Post-Project Impervious Surface Area (square feet)	19,482 sf
Runoff Reduction Measures Selected (Check one or more)	<input type="checkbox"/> 1. Disperse runoff to vegetated area <input type="checkbox"/> 2. Pervious pavement <input type="checkbox"/> 3. Cisterns or Rain Barrels <input checked="" type="checkbox"/> 4. Bioretention Facility or Planter Box

Step 2: Delineate impervious areas and locations of runoff reduction measures

Delineate the impervious area. On a site plan or sketch, show the impervious area—for example, a roof, or portion of a roof, or a paved area—that will drain to your runoff reduction measure. Typically these delineations follow roof ridge lines or grade breaks. Alternatively, show the type and extent of pervious paving. An example sketch is attached.

Option 3: Cisterns or Rain Barrels

Use of cisterns or rain barrels to comply with this requirement is subject to municipality approval. Planning and Building Permits may be required for larger systems.

Show on your site plan:

- Impervious areas tributary to each cistern or rain barrel.
- Location of each cistern or rain barrel.

Confirm the following standard specifications are met:

- Rain barrels are sited at grade on a sound and level surface at or near gutter downspouts.
- Gutters tributary to rain barrels are screened with a leaf guard or maximum 1/2-inch to 3/4-inch minimum corrosion-resistant metallic hardware fabric.
- Water collected will be used for irrigation only.
- Openings are screened with a corrosion-resistant metallic fine mesh (1/16 inch or smaller) to prevent mosquito harborage.
- Large openings are secured to prevent entry by children.
- Rain barrels and gutters are to be cleaned annually.
- The local mosquito and vector control district is informed of the installation. The district will be provided additional information and/or rights of entry if they request.

Option 4: Bioretention Facility or Planter Box

An above-ground planter box may be appropriate if the development site lacks level landscaped areas for dispersion and pervious pavements are not practical. Planter boxes and bioretention facilities can treat runoff from impervious surfaces 25 times their area (sizing factor of 0.04).

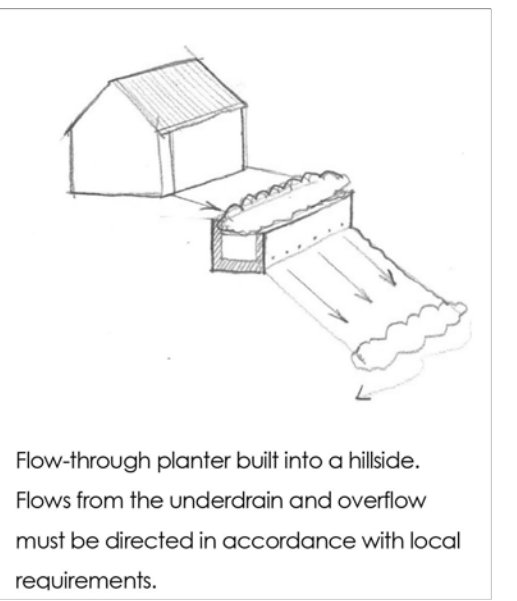
Detailed design guidance for bioretention facilities is in the *Stormwater Technical Guide*.

Show on your site plan:

- Impervious areas tributary to the planter box.
- Location and footprint of planter box.

Confirm the following standard specifications are met:

- Reservoir depth is 4'-6" minimum.
- 18" depth soil mix with minimum long-term infiltration rate of 5"/hour. See <http://www.cclewater.org/c3guidebook.html> for a list of soil mix suppliers.
- Surface area of soil mix is a minimum 0.04 times the tributary impervious area.
- "Class 2 perm" drainage layer 12" deep.
- No filter fabric.
- Perforated pipe (PVC SDR 35 or approved equivalent) underdrain with outlet located flush or nearly flush with planter bottom.
- Connection with sufficient head to storm drain or discharge point.
- Underdrain has a clean-out port consisting of a vertical, rigid, non-perforated PVC pipe, connected to the underdrain via a sweep bend, with a minimum diameter of 4" and a watertight cap.
- Overflow outlet connected to a downstream storm drain or approved discharge point.
- Planter is set level.
- Emergency spillage will be safely conveyed overland.
- Plantings are suitable to the climate, exposure, and a well-drained soil.
- Irrigation system with connection to water supply, on a separate zone.



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02/28/24		DESIGN REVIEW RE-SUBMITTAL	BRB	BRB	JAH
01/29/24		DESIGN REVIEW RE-SUBMITTAL	BRB	JVT	JAH
08/11/23		DESIGN REVIEW SUBMITTAL	BRB	JVT	JAH

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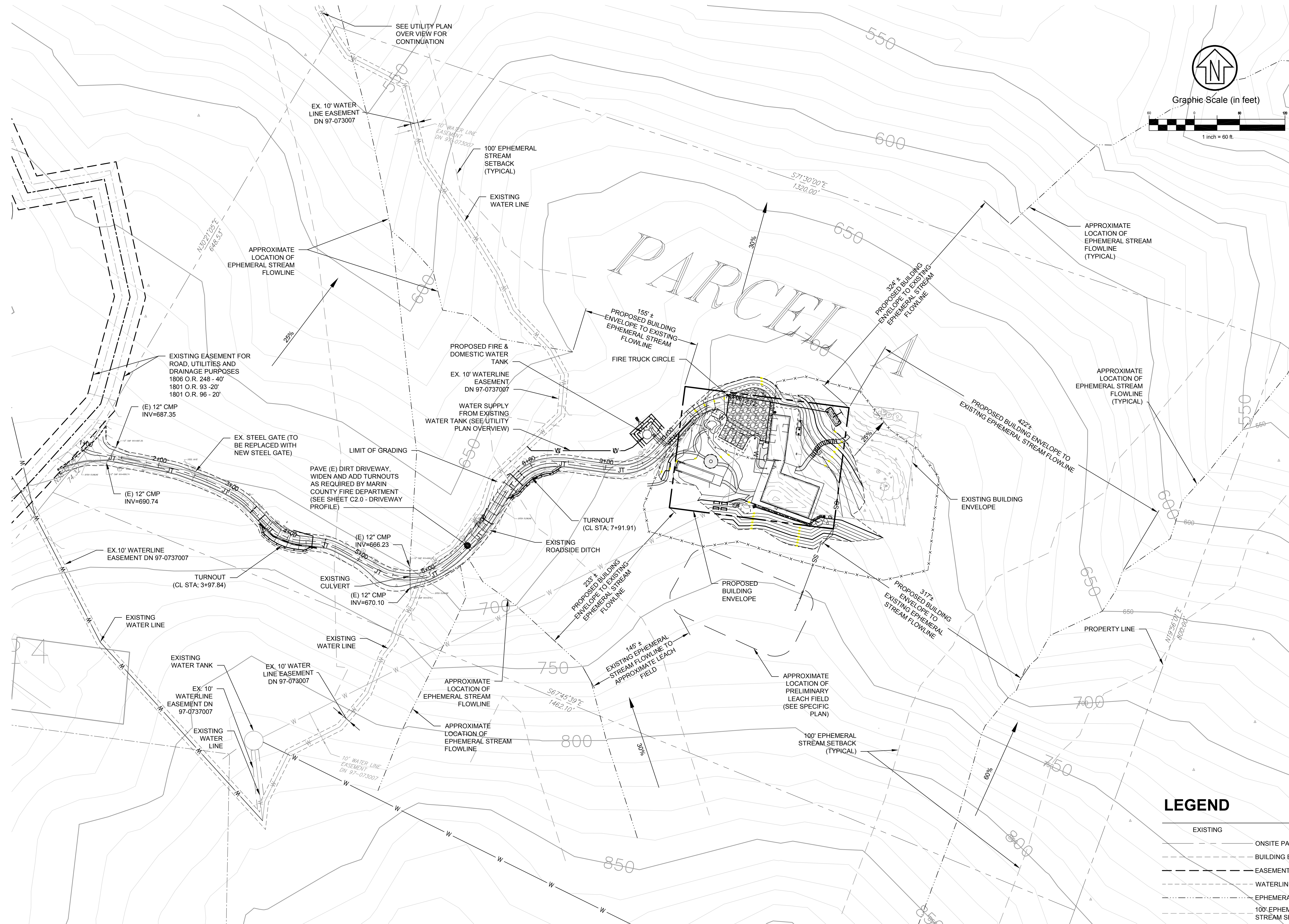
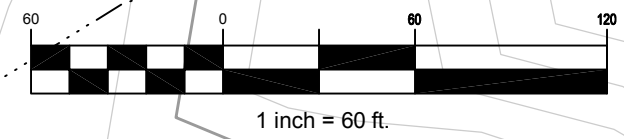
**FREY RESIDENCE
 STORMWATER CONTROL
 NOTES & DETAILS**
 5760 LUCAS VALLEY ROAD (APN: 121-210-59)

Prepared Under the Direction of:	Sheet
	C5.1
Scale:	1" = 10'
Date:	08/28/2023
Project Number:	2200248
Plan File:	

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Graphic Scale (in feet)



LEGEND

EXISTING	PROPOSED

Rev	Date	Description	Designed	Drawn	Checked
05/13/24		DESIGN REVIEW RE-SUBMITTAL	BRB	BRB	JAH
02/28/24		DESIGN REVIEW RE-SUBMITTAL	BRB	BRB	JAH
01/29/24		DESIGN REVIEW RE-SUBMITTAL	BRB	JVT	JAH
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FREY RESIDENCE
CONSTRAINT MAP
 5760 LUCAS VALLEY ROAD (APN: 121-210-59)

Prepared Under the Direction of:	Sheet
	CC1
Scale:	1" = 60'
Date:	08/28/2023
Project Number:	2200248
Plan File:	01

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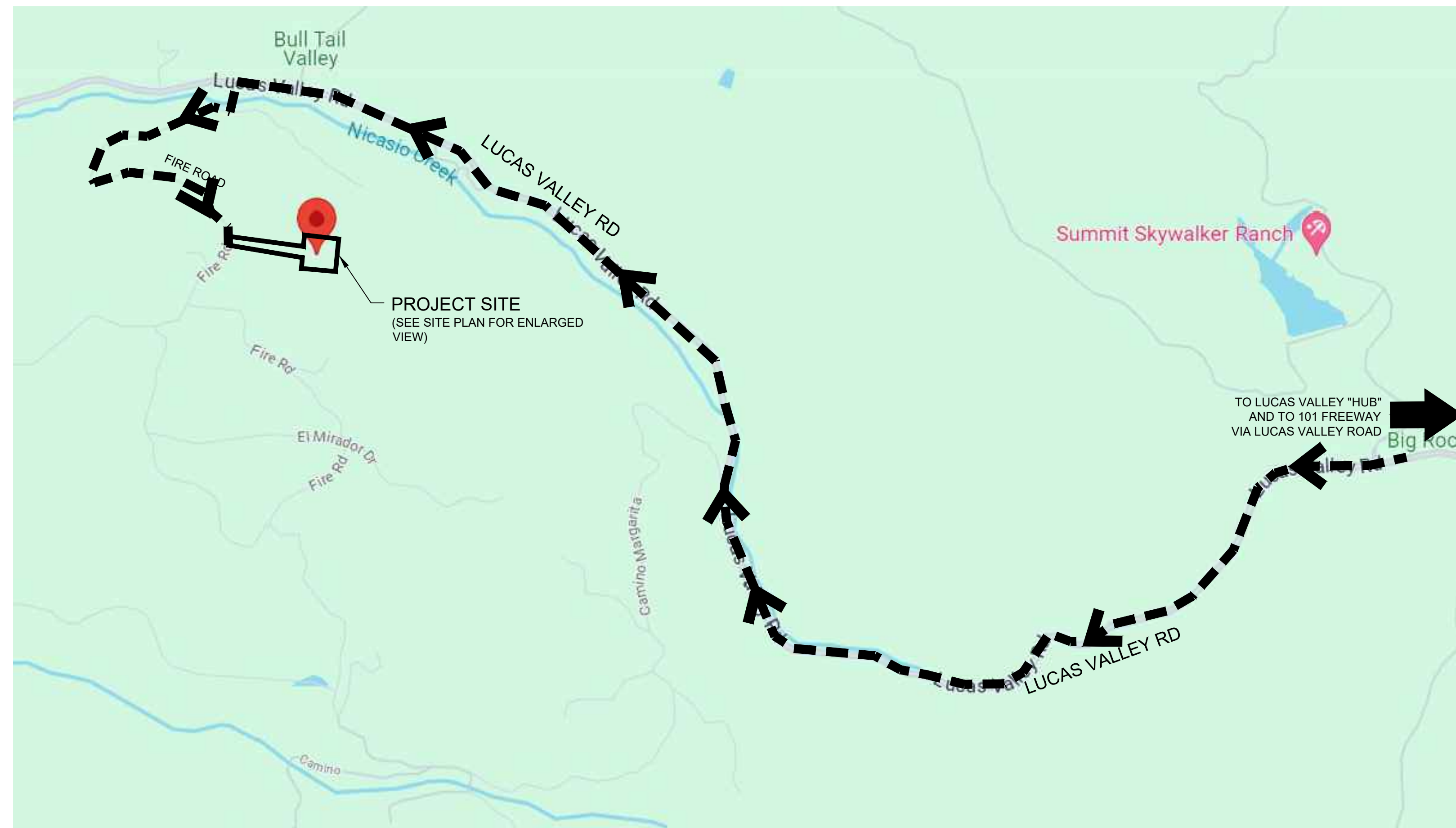
PRELIMINARY PROJECT SCHEDULE

PRELIMINARY PROJECT SCHEDULE																			
ID	TASK NAME	2023					2024												
		JULY	AUG.	SEPT.	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
1	MOBILIZATION/EROSION CONTROL	----																	
2	SITE CLEARING/GRADING		----																
3	DRAINAGE/UTILITIES			----															
4	FOUNDATION				-----														
5	ROUGH FRAME					-----													
6	INTERIOR FINISH						-----												
7	COMPLETION/PUNCH LIST																		-----

CONSTRUCTION TRAFFIC / VEHICLE ROUTE / DUST CONTROL

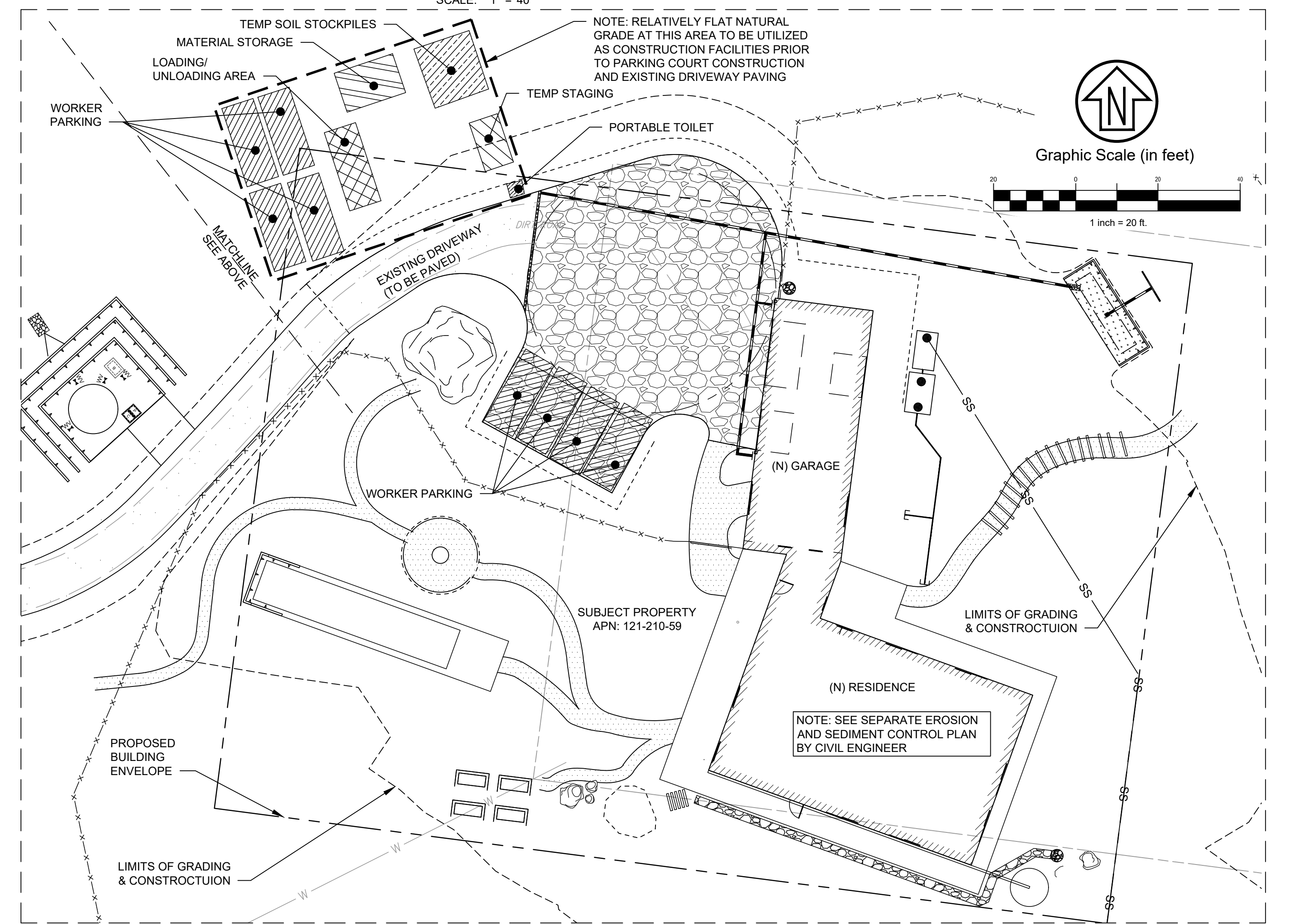
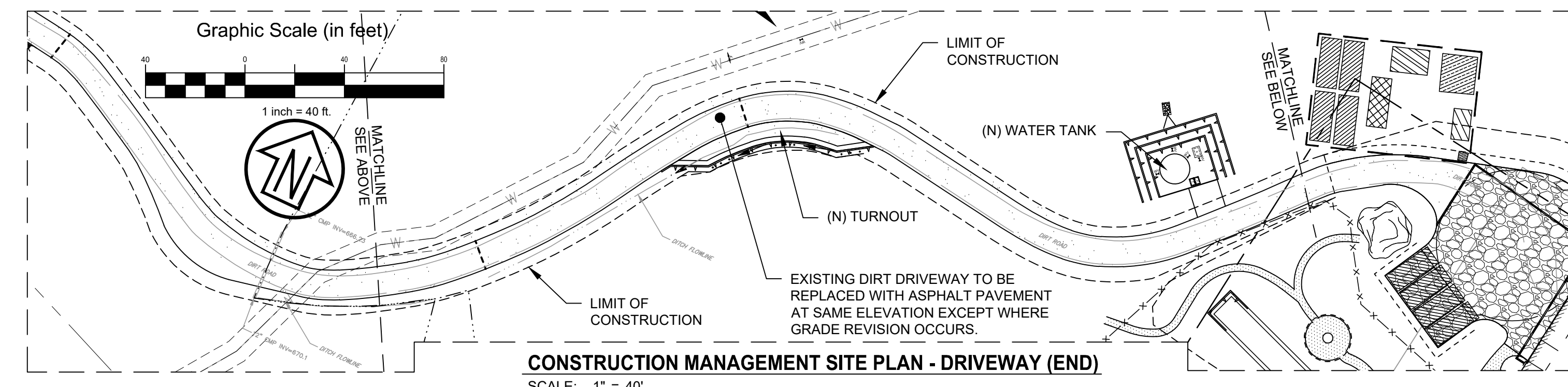
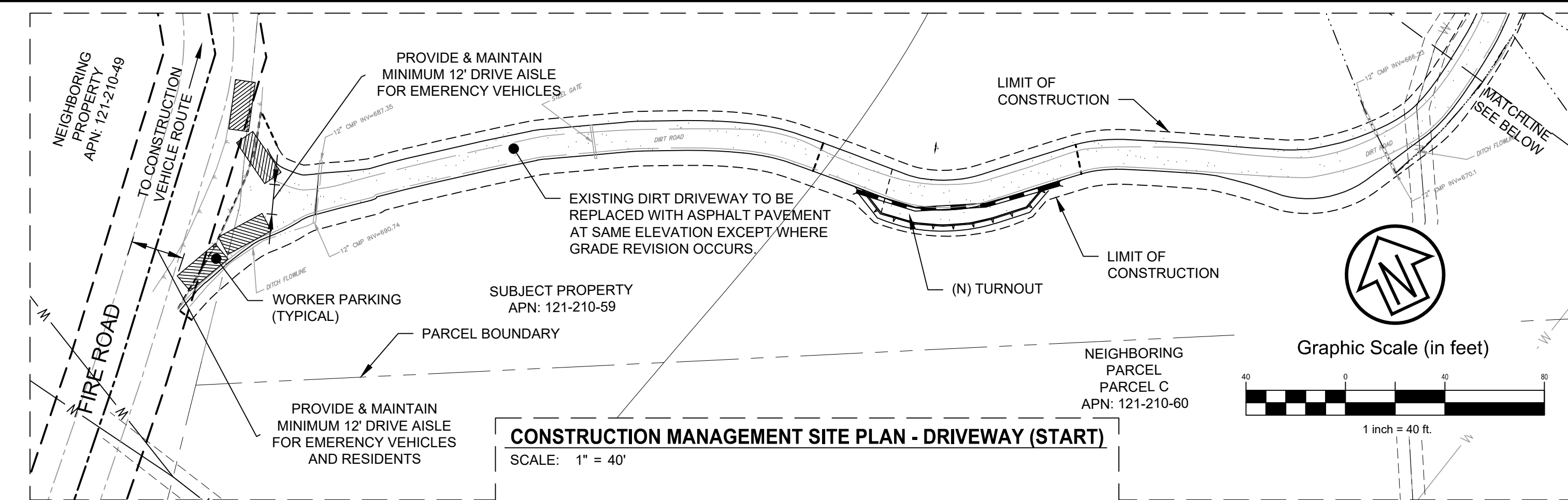
- CONSTRUCTION HOURS:**
7AM TO 6PM MONDAY THROUGH FRIDAY AND 9AM TO 5PM ON SATURDAYS. LARGE NOISE GENERATING EQUIPMENT CAN OPERATE ONLY BETWEEN 8AM AND 5PM ON MONDAY THROUGH FRIDAY. CONSTRUCTION WORK IS NOT ALLOWED ON SUNDAYS AND HOLIDAYS.
- TRUCK ROUTE:**
FROM HIGHWAY 101 NORTH OR SOUTHBOUND TAKE THE LUCAS VALLEY ROAD/SMITH RANCH ROAD EXIT TOWARDS LUCAS VALLEY. PROCEED WEST ON LUCAS VALLEY ROAD THROUGH THE "HUB" (LUCAS VALLEY), APPROXIMATELY 6 MILES BEYOND THE "HUB" TURN LEFT (NORTHWEST) ONTO THE FIRE ROAD. PROCEED OVER THE BRIDGE ACROSS NICASIO CREEK AND TURN RIGHT CONTINUING ON THE FIRE ROAD. CONTINUE ON THE FIRE ROAD UNTIL ARRIVING AT THE PROJECT SITE DRIVEWAY ON THE LEFT.

*PARK ALL CARS AND TRUCKS AS INDICATED ON THE CONSTRUCTION MANAGEMENT SITE PLAN (SEE RIGHT), CARS AND TRUCKS SHALL TURN AROUND AT THE PROJECT SITE AND RETURN ON THE DESIGNATED TRUCK ROUTE THE SAME WAY THEY ARRIVED.
- DELIVERIES / OFF-HAUL:**
DELIVERIES ARE LIMITED TO WEEKDAYS FROM 9AM TO 3PM. FOR TRUCKS EXCEEDING 20 FEET IN LENGTH, NOTICE MUST BE GIVEN TO NEIGHBORING RESIDENTS A MINIMUM OF 24 HOURS IN ADVANCE - LOCAL TRAFFIC CONTROL, INCLUDING FLAGGERS, SHALL BE ADDED AS REQUIRED FOR LARGER TRUCKS.
- ROAD / LANE CLOSURES:**
PERMITS MUST BE OBTAINED FROM THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS. ROAD CLOSURES REQUIRE POSTING SIGNS A MINIMUM OF 48 HOURS IN ADVANCE. COPIES OF THESE PERMITS MUST BE MAINTAINED AT THE JOB SITE FOR THE DURATION OF THE CLOSURE. ALL ROAD CLOSURES REQUIRE TRAFFIC CONTROL INCLUDING FLAGGERS WHEN WARRANTED.
- PARKING:**
UP TO 8 WORKERS ARE ESTIMATED TO BE AT THE SITE AT ANY GIVEN TIME. THERE ARE 8 DESIGNATED PARKING SPACES ON-SITE UNTIL THE PARKING COURT AND PARKING STALLS ARE CREATED AT WHICH TIME THERE WILL BE AN ADDITIONAL 4 PARKING SPACES. ALL WORKERS ARE ENCOURAGED TO CARPOOL. WORKER VEHICLES MUST PARK AT JOB SITE OR CARPOOL. GENERAL CONTRACTOR TO DESIGNATE CARPOOL PICK-UP AND DROP-OFF LOCATIONS AND MUST NOT INTERFERE WITH PRIVATE PARKING AREAS.
- ENFORCEMENT:**
1ST OFFENSE VIOLATION OF ANY PORTION OF THE APPROVED CONSTRUCTION MANAGEMENT PLAN OR OTHER APPLICABLE CONSTRUCTION MANAGEMENT REQUIREMENTS WILL BE ADDRESSED BY AN ORAL OR WRITTEN WARNING FROM THE COUNTY. ANY FURTHER OR SUBSEQUENT VIOLATIONS MAY BE ADDRESSED BY A "STOP WORK ORDER".
- PROVIDE DUST REDUCTION CONSISTENT WITH THE BAY AREA AIR QUALITY MANAGEMENT DISTRICTS BASIC CONTROL MEASURES.



CONSTRUCTION VEHICLE ROUTE

NOT TO SCALE



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FREY RESIDENCE
CONSTRUCTION MANAGEMENT PLAN
 5760 LUCAS VALLEY ROAD (APN: 121-210-59)

Prepared Under the Direction of:	Sheet
	CMP
Scale:	AS SHOWN
Date:	08/28/2023
Project Number:	2200248
Plan File:	

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POLLUTION CONTROL NOTES:

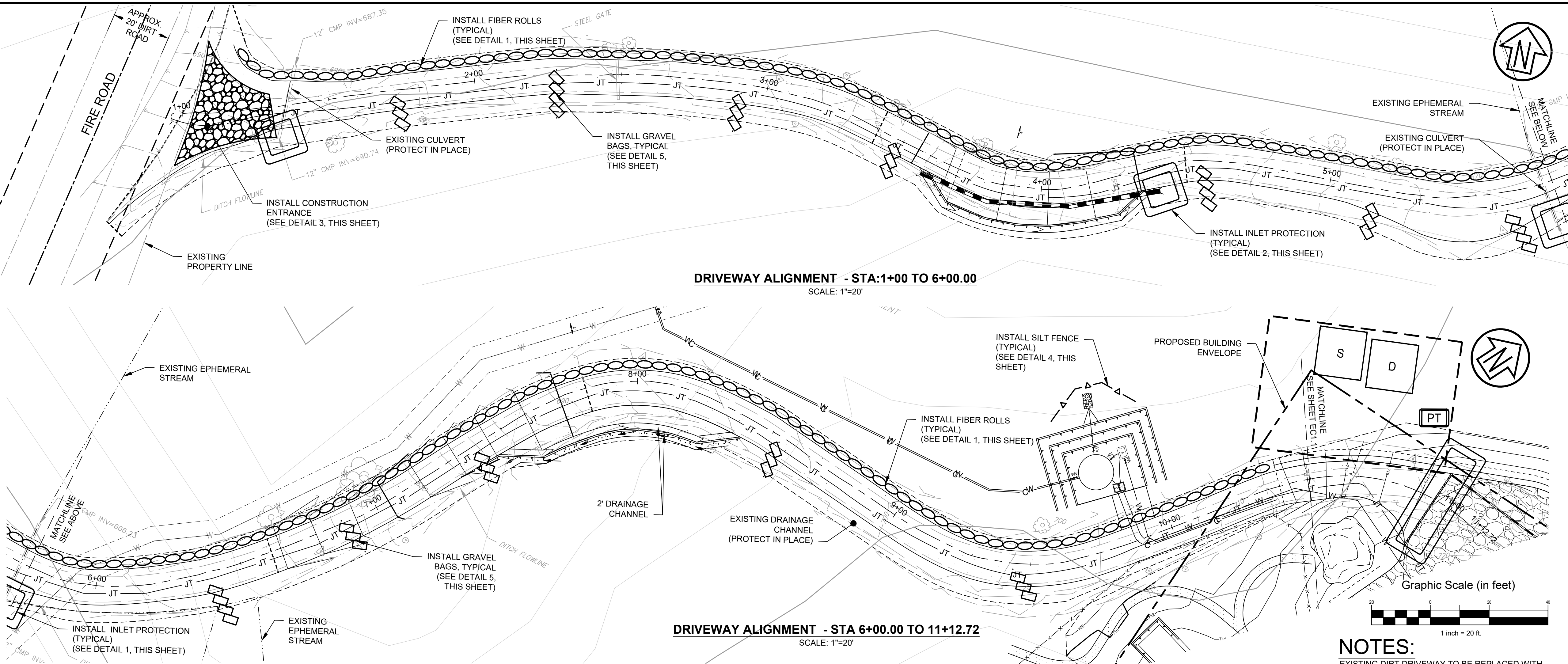
- NO EXPORT OF SOIL FROM THE PROJECT SITE IS ANTICIPATED.
- IF SIGNIFICANT SEDIMENT OR OTHER VISUAL SYMPTOMS OF IMPURITIES ARE NOTICED IN THE STORM WATER, CONTACT THE CIVIL ENGINEER IMMEDIATELY.
- ALL DUMPSTERS OR OTHER TRASH STORAGE ENCLOSURES SHALL BE UTILIZED SOLELY FOR NON-HAZARDOUS MATERIALS PER SWPPP SEC. 3.
- ALL EMPLOYEES, CONTRACTORS, AND SUBCONTRACTORS ARE RESPONSIBLE FOR CONFORMING TO THE ELEMENTS SHOWN ON THIS PLAN OR RELATED DOCUMENTS. ANY CONTRACTOR PLANNING TO DO WORK ON-SITE SHALL BE RESPONSIBLE FOR OBTAINING AND REVIEWING ALL SWPPP INFORMATION FROM OWNER PRIOR TO START OF WORK AND EDUCATING ALL OF THEIR EMPLOYEES OR SUBCONTRACTORS AS TO THE CONTENTS OF THIS SWPPP.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND FILING ALL PLANS WITH RELATED AGENCIES ASSOCIATED WITH THEIR WORK. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, PERMITS FOR STORAGE OF HAZARDOUS MATERIALS, BUSINESS PLANS, PERMITS FOR STORAGE OF FLAMMABLE LIQUIDS, GRADING PERMITS, OR OTHER PLANS OR PERMITS REQUIRED BY MARIN COUNTY, OR OTHER AGENCIES. ALL PROPERTY OWNERS, CONTRACTORS, OR SUBCONTRACTORS WORKING ON-SITE ARE INDIVIDUALLY RESPONSIBLE FOR OBTAINING AND SUBMITTING ANY BUSINESS PLANS OR PERMITS REQUIRED BY CITY, STATE OR LOCAL AGENCIES.
- CONTRACTOR MAY RELOCATE STORAGE, DELIVERY, OR WASH-OUT AREAS, TO SUIT THEIR OPERATIONS. RELOCATED LOCATION TO BE SHOWN ON PLANS MAINTAINED AT JOBSITE. CONTACT CIVIL ENGINEER FOR ANY PLAN REVISIONS. PLAN REVISIONS SHALL BE SUBMITTED TO COUNTY IF REQUESTED. CONTRACTOR TO MAINTAIN SECONDARY CONTAINMENT AS NECESSARY TO PROHIBIT POLLUTION AND TOXIC MATERIALS FROM ENTERING STORM DRAIN.
- THIS IS A PRELIMINARY PLAN. FINAL PLAN TO BE USED IN CONJUNCTION WITH THE WRITTEN REPORT OF STORM WATER POLLUTION PREVENTION.

EROSION CONTROL NOTES:

- NO VEHICLES SHALL BE ALLOWED TO TRACK OR SPREAD SOIL FROM THE CONSTRUCTION AREAS ONTO EXISTING PAVED PUBLIC STREETS. ANY VEHICLE OPERATING WITHIN THE PROJECT AREA AND OFF THE PAVED STREET SHALL CROSS A CONSTRUCTION ENTRANCE AS SHOWN HEREIN. THE ENTRANCE MAY BE MODIFIED BY THE CONTRACTOR TO FACILITATE HIS OPERATIONS.
- THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE OPERABLE DURING THE RAINY SEASON, OCTOBER 1ST TO APRIL 15TH. NO GRADING WILL OCCUR BETWEEN OCTOBER 1ST AND APRIL 15TH, UNLESS AUTHORIZED BY THE DIRECTOR OF PUBLIC WORKS.
- CHANGES TO THIS STORM WATER POLLUTION PREVENTION PLAN TO MEET FIELD CONDITIONS WILL BE MADE ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF THE OWNER. CHANGES MADE TO SUIT FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CIVIL ENGINEER AND THE COUNTY ENGINEER.
- DURING THE RAINY SEASON, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE WILL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT-LOADED RUNOFF ENTERS THE STORM DRAIN SYSTEM. THESE PLANS SHALL REMAIN IN EFFECT UNTIL THE TRACT IMPROVEMENTS ARE ACCEPTED BY THE COUNTY, AND ALL SLOPES ARE STABILIZED FROM EROSION.
- STRAW AND TACKIFIER WILL BE APPLIED BY OCTOBER 1ST TO ALL DISTURBED AREAS. ALL EXPOSED SLOPES ADJACENT TO PUBLIC RIGHTS OF WAY SHALL ALSO RECEIVE STRAW AND TACKIFIER. STRAW AND TACKIFIER TO BE APPLIED PER MANUFACTURER'S SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE MINIMUM.
- ROUGH GRADED DITCHES SHALL BE LINED WITH EROSION CONTROL BLANKETS AND THEN HYDROSEEDED.
- AFTER INSTALLATION OF CONCRETE IN DITCHES, INSTALL ONE SACKED ROCK FILTER DAM AT INLET UNTIL SLOPES ARE STABILIZED FROM EROSION.
- PRIOR TO START OF ANY CONSTRUCTION OR DEMOLITION, INSTALL PERIMETER FIBER ROLL.
- THIS PLAN ASSUMES THE COMPLETION OF GRADING AND STORM DRAIN FACILITIES. IF FACILITIES ARE NOT COMPLETED, CONTACT THE CIVIL ENGINEER FOR PLAN REVISIONS.
- ALL BANKS AND ALL GRADED AREAS SHALL BE HYDROSEEDED TO CONTROL EROSION BY OCTOBER 1ST.

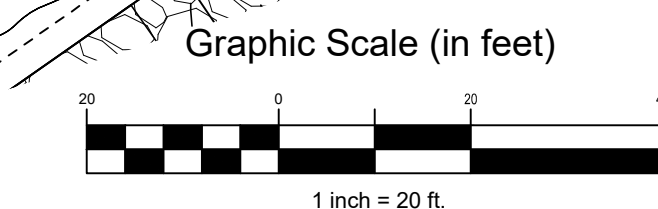
URBAN RUNOFF POLLUTION NOTES:

- STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 1.
- REMOVE SPOILS PROMPTLY AND AVOID STOCKPILING OF FILL MATERIALS WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCK-PILED SOILS AND OTHER MATERIALS SHALL BE TARPED, AT THE REQUEST OF THE COUNTY ENGINEER.
- STORE, HANDLE AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES SO AS TO PREVENT THEIR ENTRY TO THE STORM DRAIN SYSTEM. CONTRACTOR MUST NOT ALLOW CONCRETE, WASHWATERS, SLURRIES, PAINT OR OTHER MATERIALS TO ENTER CATCH BASINS OR TO ENTER SITE RUNOFF.
- USE FILTRATION OR OTHER MEASURES TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
- NO CLEANING, FUELING OR MAINTAINING VEHICLES ON SITE SHALL BE PERMITTED IN ANY MANNER THAT ALLOWS DELETERIOUS MATERIALS TO ENTER CATCH BASINS OR TO ENTER SITE RUNOFF.
- USE OF PESTICIDES AND/OR FERTILIZERS SHALL BE APPLIED AND CONTROLLED TO PREVENT POLLUTION RUNOFF.
- IN THE EVENT GRADING OPERATIONS ARE SUSPENDED BY WEATHER CONDITIONS AND IF THE STORM DRAIN SYSTEM IS INCOMPLETE, INSTALL ADDITIONAL ROCK FILTERS AND OTHER FACILITIES AS DIRECTED BY THE COUNTY AND ENGINEER.
- CONTRACTOR TO RELOCATE CONCRETE WASHDOWN, VEHICLE STORAGE DELIVERY, AND NON HAZARDOUS WASTE AREAS AS NECESSARY TO FACILITATE THEIR OPERATION AND PROMOTE POLLUTION CONTROL.
- HYDOMULCH & TACKIFIER MAY BE ELIMINATED WITHIN BUILDING FOOT PRINT IF CONSTRUCTION IS IMMINENT.

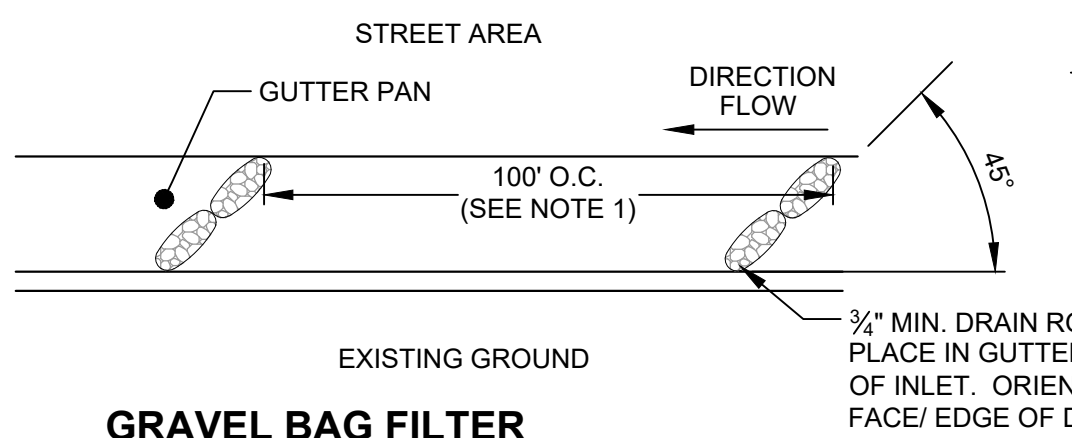


DRIVEWAY ALIGNMENT - STA:1+00 TO 6+00.00
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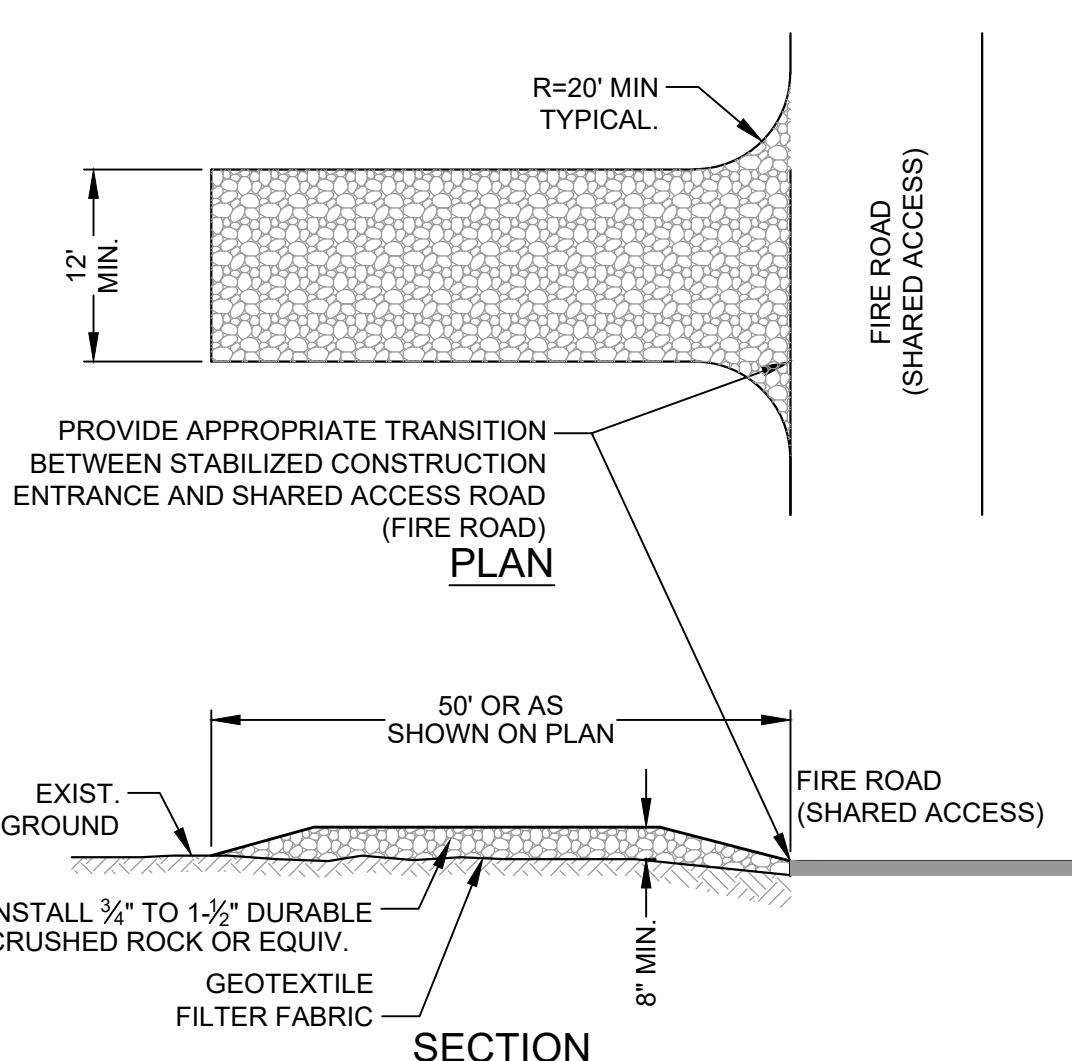
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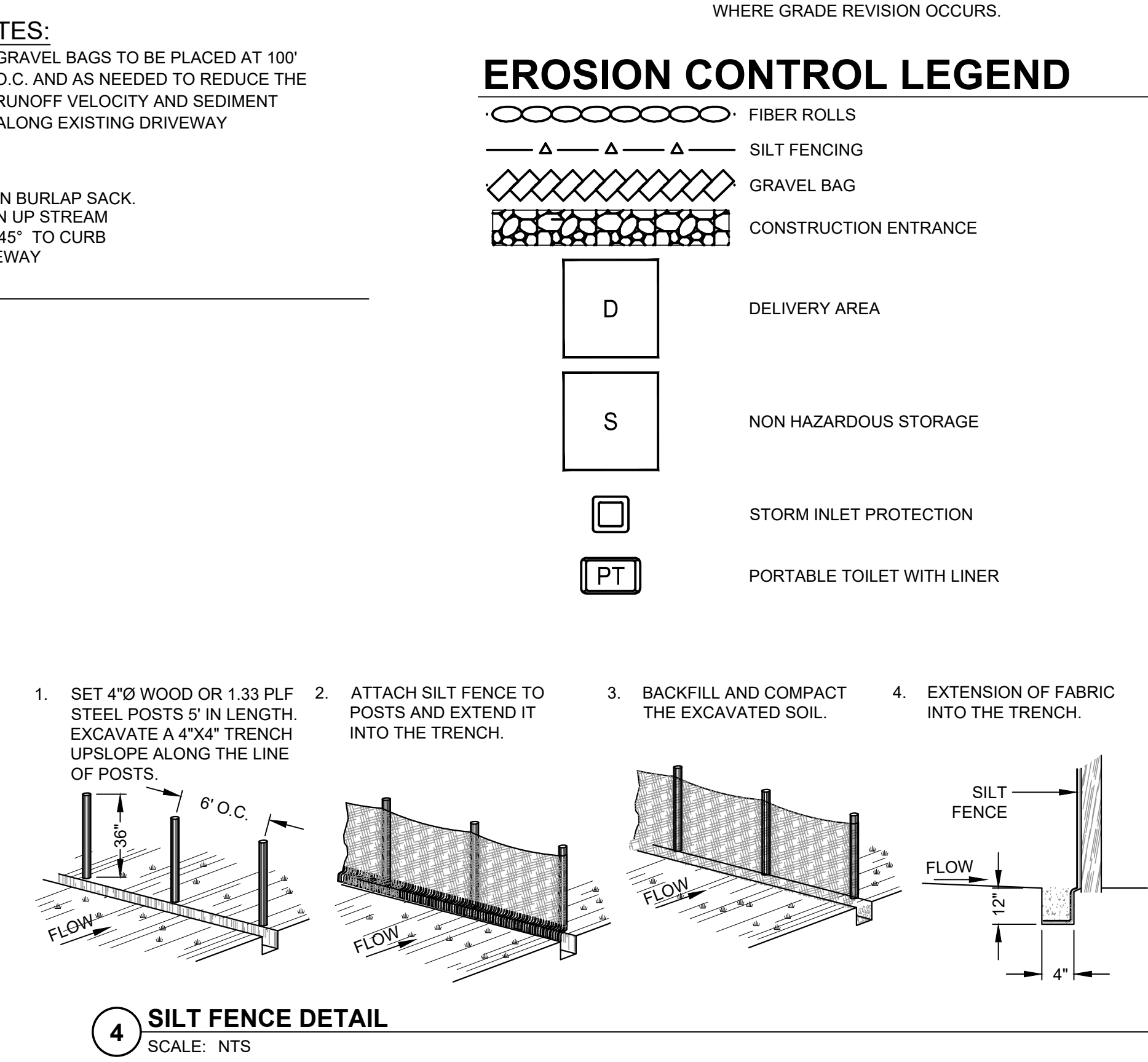
NOTES:
EXISTING DIRT DRIVEWAY TO BE REPLACED WITH ASPHALT PAVEMENT AT SAME ELEVATION EXCEPT WHERE GRADE REVISION OCCURS.



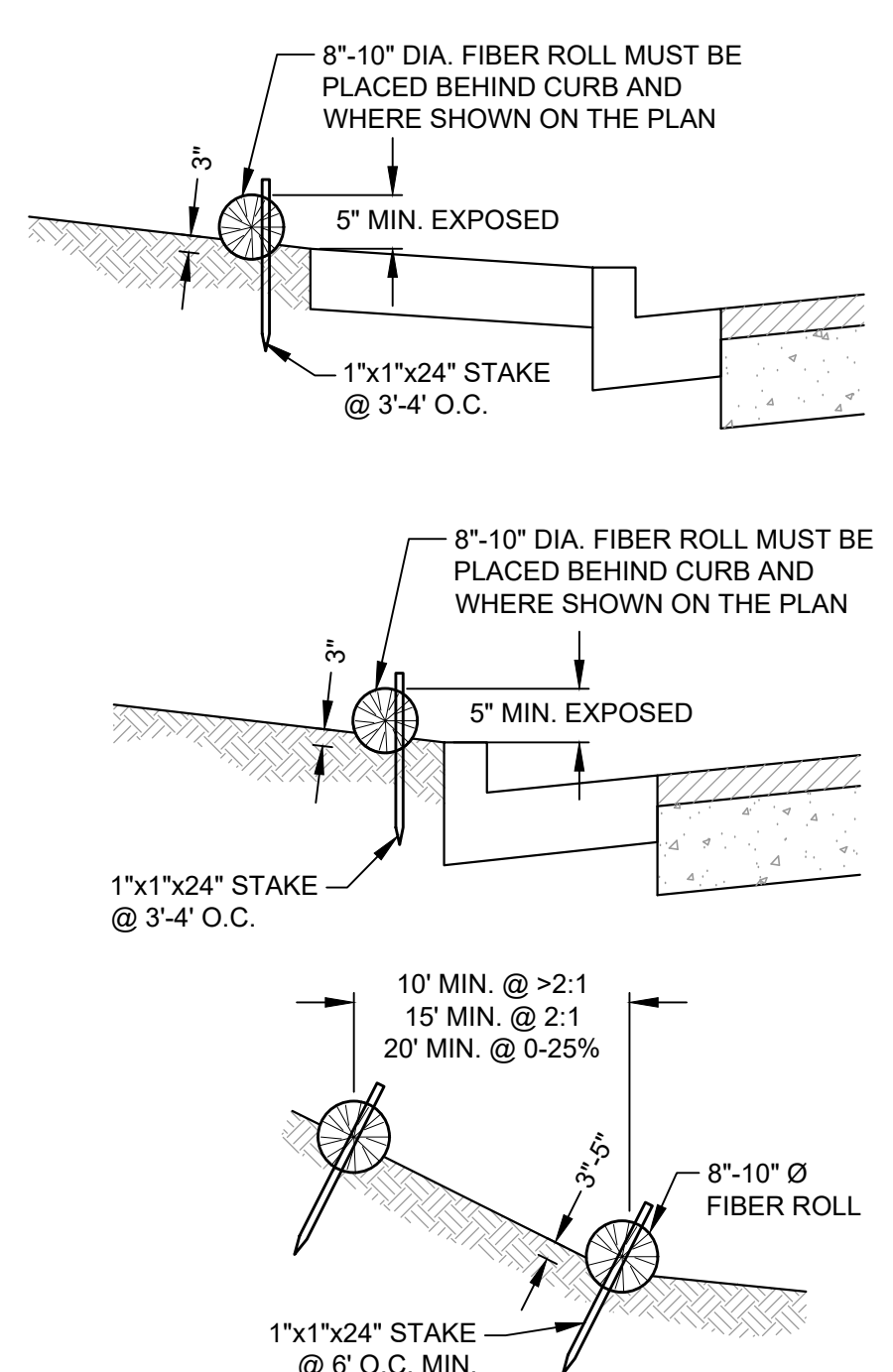
5 GRAVEL BAG FILTER AT GUTTER IN TRAFFIC AREAS
SCALE: NTS



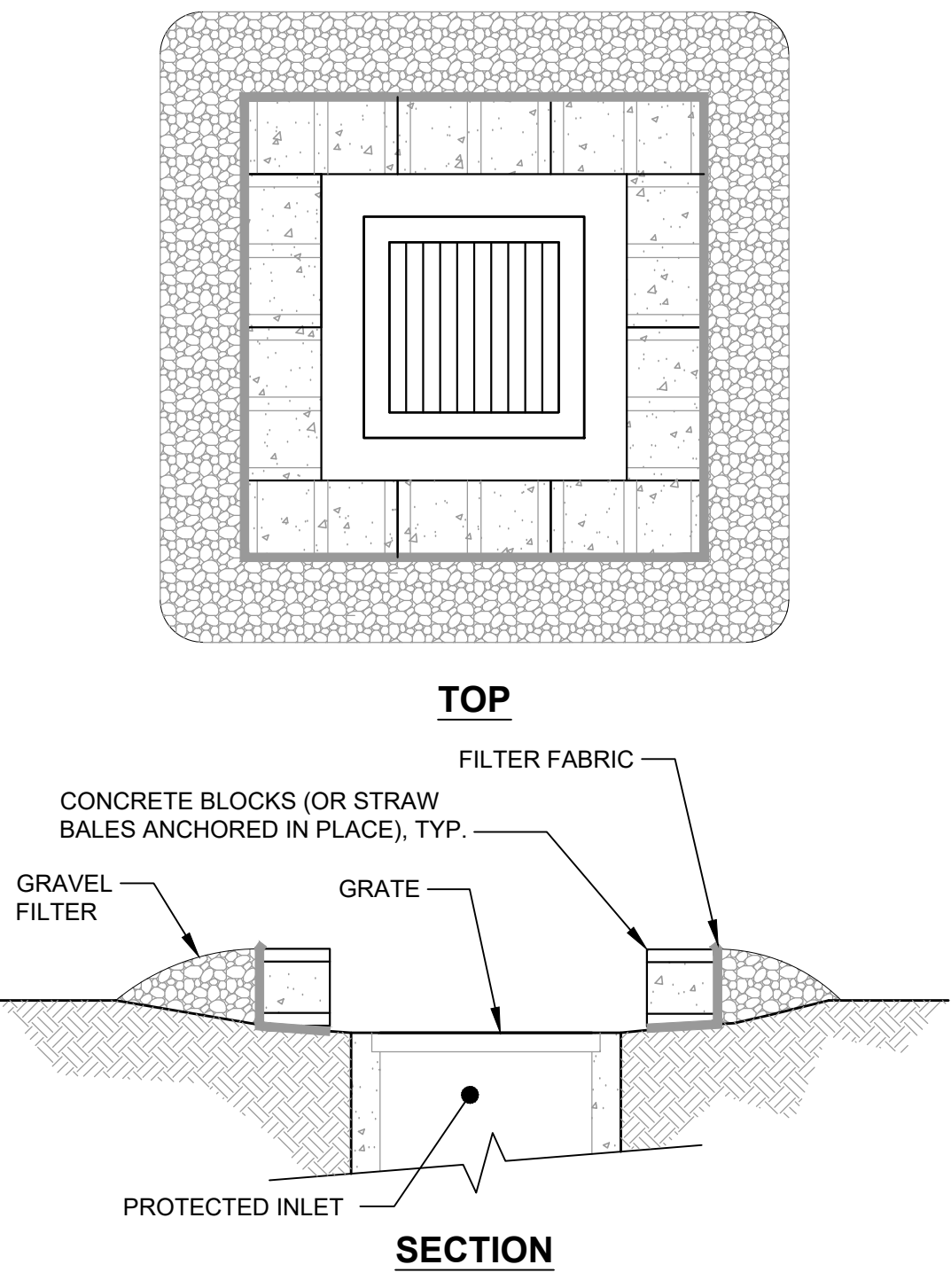
3 TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
SCALE: NTS



4 SILT FENCE DETAIL
SCALE: NTS



1 FIBER ROLL INSTALLATION DETAILS
SCALE: NTS



2 INLET PROTECTION DETAIL
SCALE: NTS

EROSION CONTROL LEGEND

- FIBER ROLLS
- SILT FENCING
- GRAVEL BAG
- CONSTRUCTION ENTRANCE
- DELIVERY AREA
- NON HAZARDOUS STORAGE
- STORM INLET PROTECTION
- PORTABLE TOILET WITH LINER

Rev	Date	Description	Designed	Drawn	Checked
05/13/24		DESIGN REVIEW RE-SUBMITTAL	BRB	BRB	JAH
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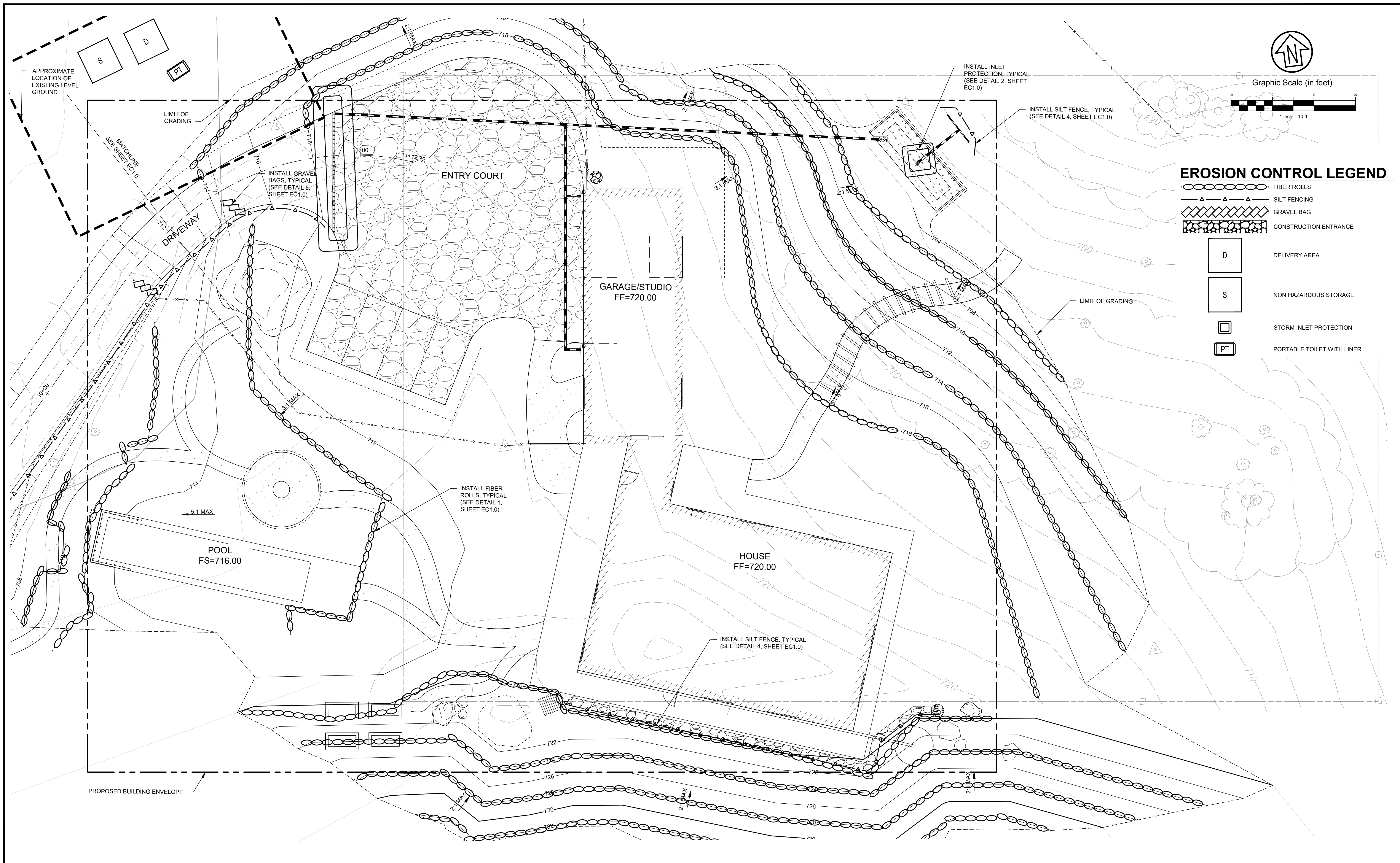
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City	Nicasio
County	Marin
State	California


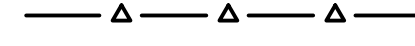



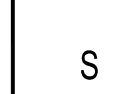


FREY RESIDENCE
PRELIMINARY EROSION CONTROL AND SEDIMENT PLAN, NOTES, AND DETAILS
 5760 LUCAS VALLEY ROAD (APN: 121-210-59)

Prepared Under the Direction of:	Sheet
	EC1.0
Scale:	AS SHOWN
Date:	08/28/2023
Project Number:	2200248
Plan File:	

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EROSION CONTROL LEGEND

-  FIBER ROLLS
-  SILT FENCING
-  GRAVEL BAG
-  CONSTRUCTION ENTRANCE
-  DELIVERY AREA
-  NON HAZARDOUS STORAGE
-  STORM INLET PROTECTION
-  PORTABLE TOILET WITH LINER

Rev	Date	Description	Designed	Drawn	Checked
05/13/24		DESIGN REVIEW RE-SUBMITTAL	BRB	BRB	JAH
02/28/24		DESIGN REVIEW RE-SUBMITTAL	BRB	BRB	JAH
01/29/24		DESIGN REVIEW RE-SUBMITTAL	BRB	JVT	JAH
08/11/23		DESIGN REVIEW SUBMITTAL	BRB	JVT	JAH

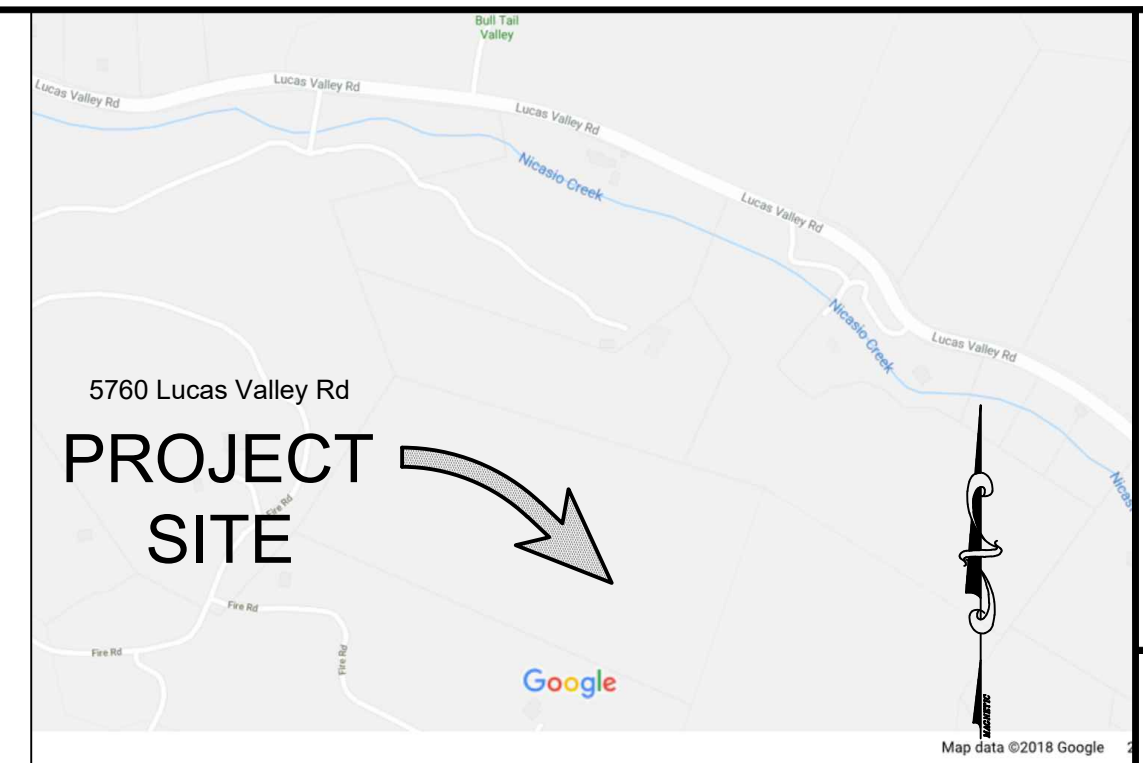
CSW | ST2
CSW/Stuber-Stroeh Engineering Group, Inc.
 Civil & Structural Engineers | Surveying & Mapping | Environmental Planning
 Land Planning | Construction Management
 504 Redwood Boulevard | tel: 415.883.9850
 Novato, CA 94947 | fax: 415.883.9835
<http://www.cswst2.com> | ©2017

City	Nicasio
County	Marin
State	California

FREY RESIDENCE
PRELIMINARY EROSION CONTROL AND
SEDIMENT PLAN
 5760 LUCAS VALLEY ROAD (APN: 121-210-59)

Prepared Under the Direction of:	Sheet
	EC1.1
Scale:	1" = 10'
Date:	08/28/2023
Project Number:	2200248
Plan File:	03

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VICINITY MAP
 N.T.S.

GENERAL SEPTIC NOTES

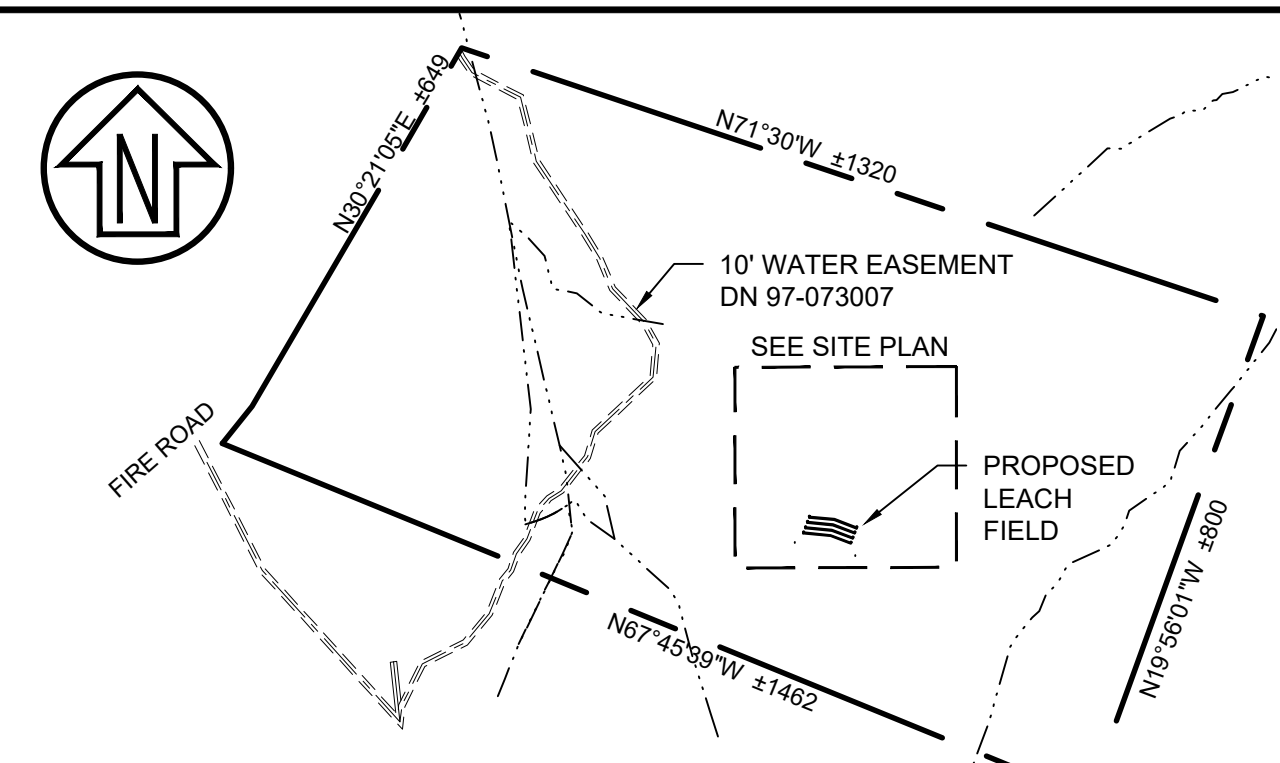
- This map makes no warranty whatsoever that utilities, either surface or subsurface, do or do not exist. Prior to site planning and/or construction activities, it is recommended that the services of a utility location professional be utilized to ascertain the precise location of any utility, whether shown or not shown hereon.
- Septic improvements shall conform to County setback requirements for a Class 1 system. Contractor is responsible for verifying property, utilities, and easement line locations prior to construction.
- Future building improvements shall conform to current County septic system setback requirements.

EROSION CONTROL NOTES

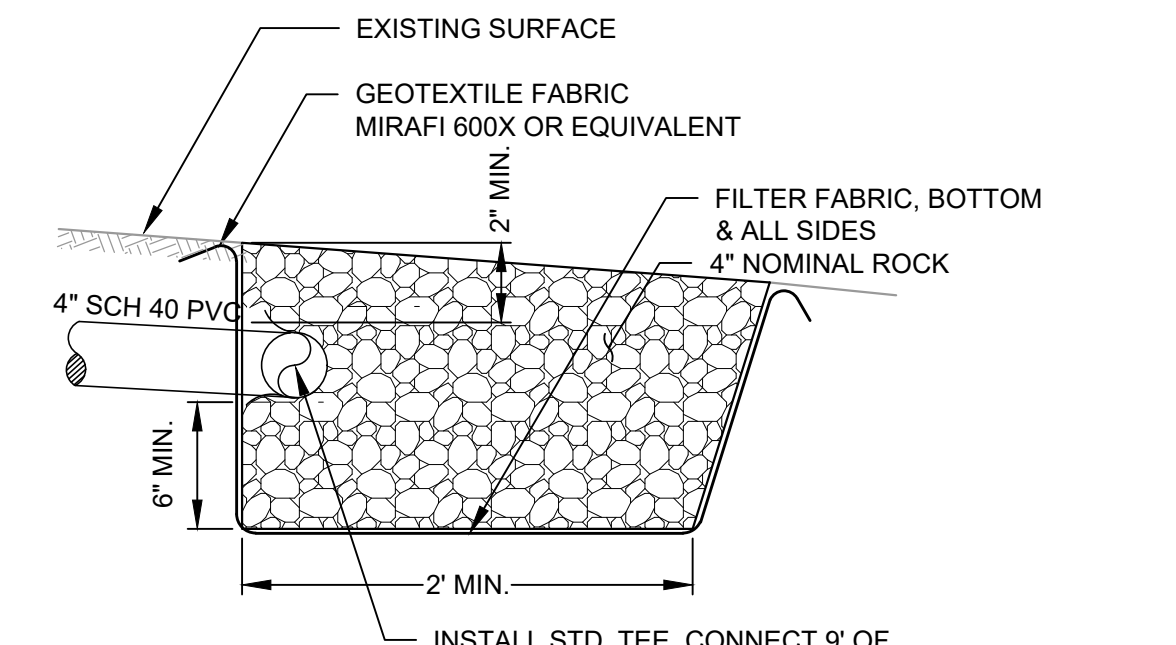
- Perform erosion prevention and sediment control in accordance with the latest edition of Appendix Chapter 33 of the California Building Code, applicable County standards, codes and ordinances, and Section 20 of the Caltrans Standard Specifications
- The approved plans shall conform with the erosion prevention and sediment control best management practices contained in the latest editions of the following publications or an equivalent best management practice:
 Erosion and Sediment Control Field Manual by the San Francisco Bay Regional Water Quality Control Board, Manual of Standards for Erosion & Sediment Control measures by the Association of Bay Area Governments, Construction site best management practices manual by Caltrans, Stormwater Best Management Practice handbook by the California Stormwater Quality Association.
- If discrepancies occur between these notes, material referenced herein or manufacturer's recommendations, then the most protective shall apply.

- The Owner is responsible for obtaining and complying with the National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000022 waste discharge requirements for discharges of storm water runoff associated with construction activity disturbing land equal to or greater than once acre. Construction activities include but are not limited to clearing, grading, excavation, stockpiling, and reconstruction of existing facilities involving removal and replacement.
- Preservation of existing vegetation shall occur to the maximum extent practicable.
- The Owner is responsible for preventing storm water pollution generated from the construction site year round. The owner must implement an effective combination of erosion prevention and sediment control on all disturbed areas during the rainy season (October 15 - April 15).
- Erosion prevention and sediment control measures shall be inspected by the owner before and after storms producing at least 1 inch of precipitation in a 24 hour period to ensure measures are functioning properly. Erosion prevention and sediment control measures that have failed or are no longer effective shall be promptly replaced. Erosion prevention and sediment control measures shall be maintained until disturbed areas are stabilized.
- Changes to the erosion prevention and sediment control plan may be made to respond to field conditions. Changes shall be noted on the plan when made.

- Discharges of potential pollutants from construction sites shall be prevented using source controls to the maximum extent practicable. Potential pollutants include but are not limited to: sediment, trash, nutrients, pathogens, petroleum hydrocarbons, metals, concrete, cement, asphalt, lime, paint, stains, glues, wood products, pesticides, herbicides, chemicals, hazardous waste, sanitary waste, vehicle or equipment wash water and chlorinated water.
- Entrance(s) to the construction site shall be maintained in a condition that will prevent tracking or flowing of potential pollutants offsite. Potential pollutants deposited on paved areas within the county right-of-way, such as roadways and sidewalks, shall be properly disposed of at the end of each working day or more frequently as necessary.
- Exposed slopes shall be protected by using erosion prevention measures to the maximum extent practicable, such as establishing 70% vegetation coverage, hydroseeding, straw mulch, geotextiles, plastic covers, blankets or mats.
- Whenever it is not possible to utilize erosion prevention measures, exposed slopes shall employ sediment control devices, such as fiber rolls and silt fences, fiber rolls and silt fences shall be trenched and keyed into the soil and installed on contour. Silt fences shall be installed approximately 2 to 5 feet from to of slope.
- The Owner shall protect storm drain inlets from potential pollutants until drainage conveyance systems are functional and construction has been completed.
- Energy dissipaters shall be installed at storm drain outlets which have discharge velocities that may contribute to soil erosion.
- Soil and material stockpiles shall be properly protected to minimize sediment and pollutant transport from the construction site.
- Solid waste, such as trash, discarded building materials and debris, shall be placed in designated collection areas or containers. The construction site shall be cleared of solid waste daily, or as necessary, and regular removal and proper disposal shall be arranged.
- Proper application, cleaning and storage of potentially hazardous materials, such as paints and chemicals, shall be conducted to prevent the discharge of pollutants.

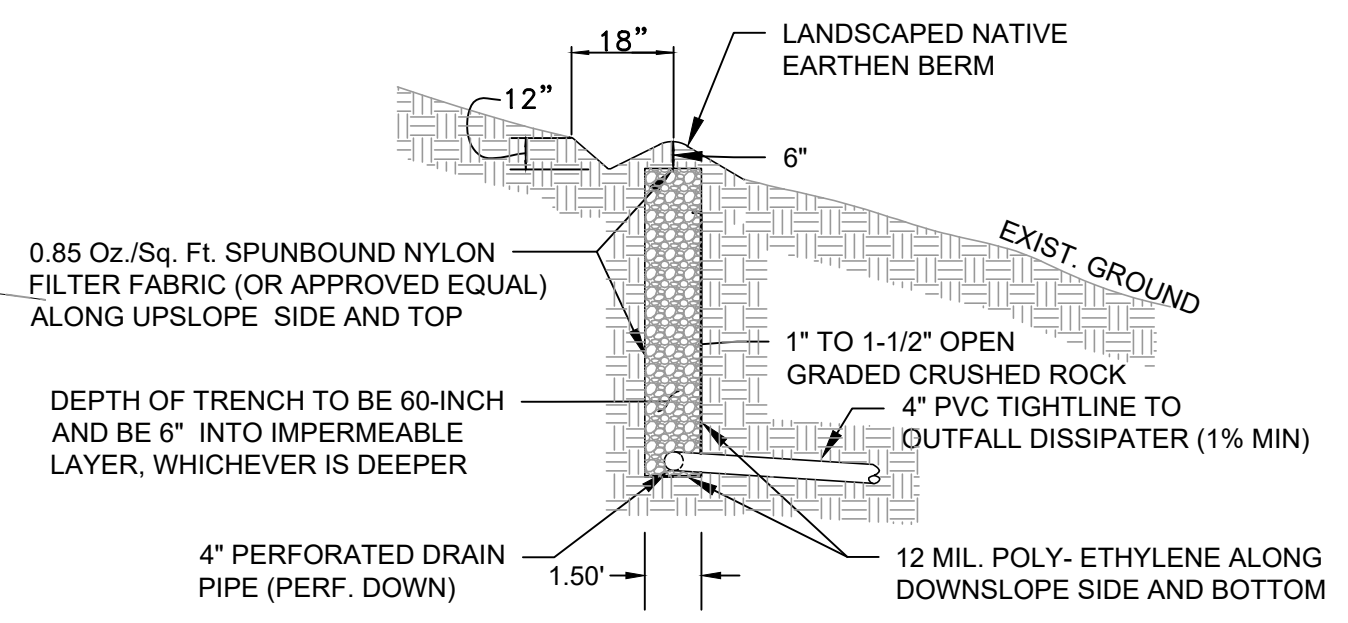


PROPERTY MAP
 1 inch = 300 ft.



NOTE: PROVIDE THREADED PLUG AT EACH END TO ALLOW FLUSHING OF DEBRIS.

1 **OUTFALL DISSIPATER DETAIL**
 SCALE: NTS



NOTE: LINE FROM COLLECTION BOX TO "T" INTO TIGHTLINE FROM INTERCEPT TRENCH 6" MIN. BELOW TRENCH BOTTOM.

2 **INTERCEPTOR DRAIN DETAIL**
 SCALE: NTS

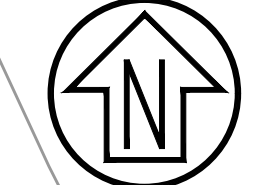
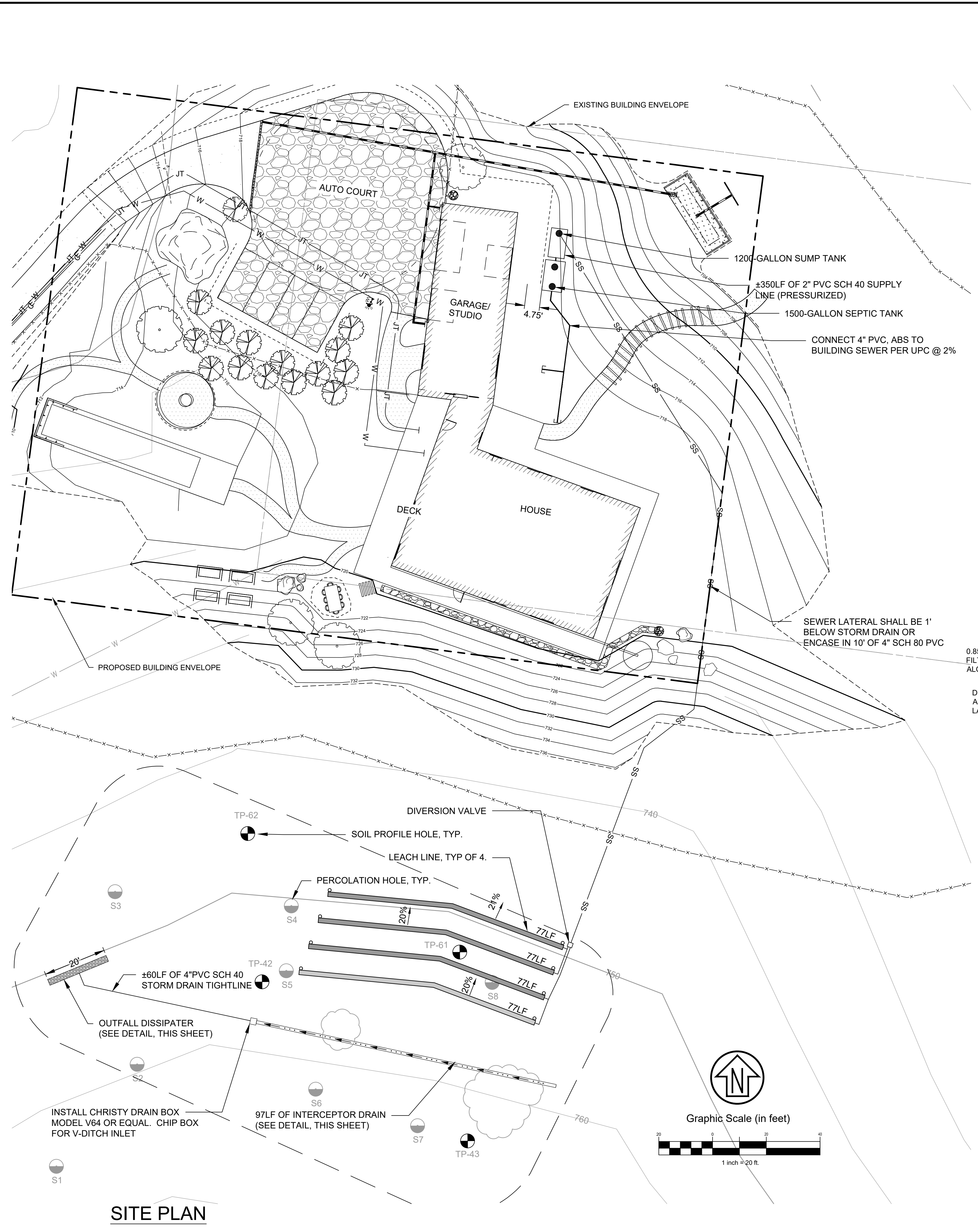
SETBACK SCHEDULE

SITE FEATURE	SETBACK TO	
	SEPTIC TANK	DRAINFIELD
BUILDING	5'	10'
DOWNSLOPE PROP. LINE	10'	25'
UNSTABLE LANDFORM	50'	50'
EDGE OF DRAINFIELD PIPE	5'	-
CUT, EMBANKMENT, OR NATURAL BLUFF	10'	4 x H (*)
DOMESTIC WATER LINE	10'	10'

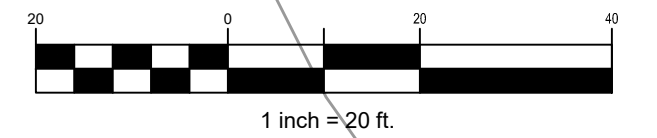
(*) Distance (H) in feet equals four times the vertical height of the cut, embankment, or bluff

PERCOLATION TEST RESULTS

PERCOLATION HOLE	DEPTH	DIAMETER	ADJ. RATE (MPI)
1	42"	6"	N/A
2	48"	6"	17.1
3	42"	6"	30.0
4	42"	6"	10.0
5	48"	6"	12.0
6	48"	6"	11.4
7	42"	6"	18.5
8	48"	6"	17.1



Graphic Scale (in feet)



SITE PLAN

Rev	Date	Description

FREY RESIDENCE
STANDARD PD SYSTEM (525 GPD-5 BEDROOM)
SEPTIC FEASIBILITY PLAN
PARCEL "A" - A.P.N. 121-210-59
 5760 Lucas Valley Rd

Town Of	Nicasio
County Of	Marin
State Of	California
Prepared Under the Direction of:	
Sheet	SS1
Scale:	AS SHOWN
Date:	08/28/2023
Project Number:	2200248
Plan File:	



TERRE
MOTO

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SAN FRANCISCO, CA 94107
WWW.TERMOTO.LA
INFO@TERMOTO.LA

PROJECT

FREY
RESIDENCE
5760 LUCAS VALLEY ROAD
NICASIO, CA 94946

ISSUE SET
Design Review

ISSUE DATE
05/13/2024

REV	DATE	ISSUE	BY
△	12.04.23	Design Review Revisions	ER
△	12.04.23	Design Review Revisions	ER
△	05.13.24	Design Review Revisions	ER

DRAWN BY:
CHECKED BY:

SCALE
1/16" = 1'

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER

L0.0

FRUIT TREES

PLANT IN WINTER TO TAKE ADVANTAGE OF RAINFALL, IRRIGATE IN DRY SEASONS ONLY

SYM	QTY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	MATURE SIZE	PLANT NATIVITY
DK	1	DORSTENIA FICUS 'BLACK MISSION'	FIG	5 GAL	15'	NON-NATIVE
CxL	1	CITRUS X LIMON	LEMON	5 GAL	10'	NON-NATIVE
CxS	1	CITRUS X SINENSIS	ORANGE	5 GAL	15'	NON-NATIVE
FC	1	DIOSPYROS KAKI	PERSIMMON	BARE ROOT	20'	NON-NATIVE

PARKING AREA SCREENING SHRUBS

PLANT IN WINTER TO TAKE ADVANTAGE OF RAINFALL, NO IRRIGATION, LIMIT TO AREA DISTURBED BY CONSTRUCTION

SYM	QTY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	MATURE SIZE	PLANT NATIVITY
o	2	HETEROMELES ARBUTIFOLIA	TOYON	1 GAL	15'	MARIN NATIVE
•	5	MORELLA CALIFORNICA	CALIFORNIA WAX MYRTLE	1 GAL	15'	MARIN NATIVE

EAST MEADOW

2500SF PERENNIAL AROMATIC MEADOW

PLANT IN WINTER TO TAKE ADVANTAGE OF RAINFALL, NO IRRIGATION, LIMIT TO AREA DISTURBED BY CONSTRUCTION

SYM	QTY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	MATURE SIZE	PLANT NATIVITY
N/A	60	ACHILLEA MILLEFOLIUM	YARROW	4"	1.5'	MARIN NATIVE
N/A	100	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	4"	1'-4'	MARIN NATIVE
N/A	12	LEPECHNIIA	WHITE PITCHER SAGE	4"	5'-8'	MARIN NATIVE
N/A	100	MONARDELLA VILLOSA	COYOTE MINT	4"	2'	MARIN NATIVE
N/A	200	NASELLA PULCHRA	PURPLE NEEDLEGRASS	4"	3.5'	MARIN NATIVE
N/A	15	SALVIA APIANA	WHITE SAGE	4"	5'	SOUTHERN CALIFORNIA NATIVE
N/A	1 OZ	SALVIA COLUMBRIAE	CHIA	SEED	1.6'	MARIN NATIVE
N/A	15	SALVIA MELIFERA	BLACK SAGE	4"	6'	CALIFORNIA NATIVE
N/A	120	SALVIA SONOMENSIS	SONOMA SAGE	4"	1.3'	CALIFORNIA NATIVE

WEST MEADOW

12,400SF 6LB EROSION SEED MIX + 4" PLUGS

PLANT IN FALL TO TAKE ADVANTAGE OF RAINFALL, NO IRRIGATION, LIMIT TO AREA DISTURBED BY CONSTRUCTION

SYM	QTY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	MATURE SIZE	PLANT NATIVITY
N/A	20%	ACHILLEA MILLEFOLIUM	YARROW	SEED	1.5'	MARIN NATIVE
N/A	15%	BROMUS CARINATUS	CALIFORNIA BROME	SEED	5'	MARIN NATIVE
N/A	15%	CORETHROGYNE FILAGINIFOLIA	CALIFORNIA ASTER	SEED	3.3'	MARIN NATIVE
N/A	15%	ELEYMUS GLAUCUS	BLUE WILDRIE	SEED	5'	MARIN NATIVE
N/A	15%	HORDEUM BRACHYANTHERUM	CALIFORNIA MEADOW BARLEYSEED	3.3'	MARIN NATIVE	
N/A	20%	NASELLA PULCHRA	PURPLE NEEDLE GRASS	SEED	3.3'	MARIN NATIVE
N/A	200	PTERIDIUM AQUILINIFOLIUM	WESTERN BRACKEN FERN	4" PLUG	4'	MARIN NATIVE
N/A	200	SISYRINCHIUM BELLUM	BLUE EYED GRASS	4" PLUG	2'	MARIN NATIVE

EXISTING TREES TO BE REMOVED

SYM	QTY	BOTANICAL NAME	COMMON NAME
⊗	1	QUERCUS AGRIFOLIA	COAST LIVE OAK

TREES TO REPLACE 1 REMOVED

SYM	QTY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	MATURE SIZE	PLANT NATIVITY
⊙	3	QUERCUS LOBATA	VALLEY OAK	24" BOX	30-75'	NATIVE

IRRIGATION NOTES

PLANTING AND SEEDING TO OCCUR IN FALL AND WINTER

IRRIGATION TO BE INSTALLED FOR FRUIT TREES AND VEGETABLE BEDS ONLY

ALL OTHER PLANTS TO RECEIVE WATER VIA PRECIPITATION AND HAND WATERING ONLY

TERRE MOTO

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WWW.TERREMOTO.LA
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PROJECT

FREY RESIDENCE
5760 LUCAS VALLEY ROAD
NICASIO, CA 94946

ISSUE SET

Design Review

ISSUE DATE

05/13/2024

REV DATE

ISSUE BY
 12.04.23 Design Review Revisions ER
 12.04.23 Design Review Revisions ER
 05.13.24 Design Review Revisions ER

DRAWN BY:
CHECKED BY:

SCALE

1/16" = 1'

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L0.1



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SCALE

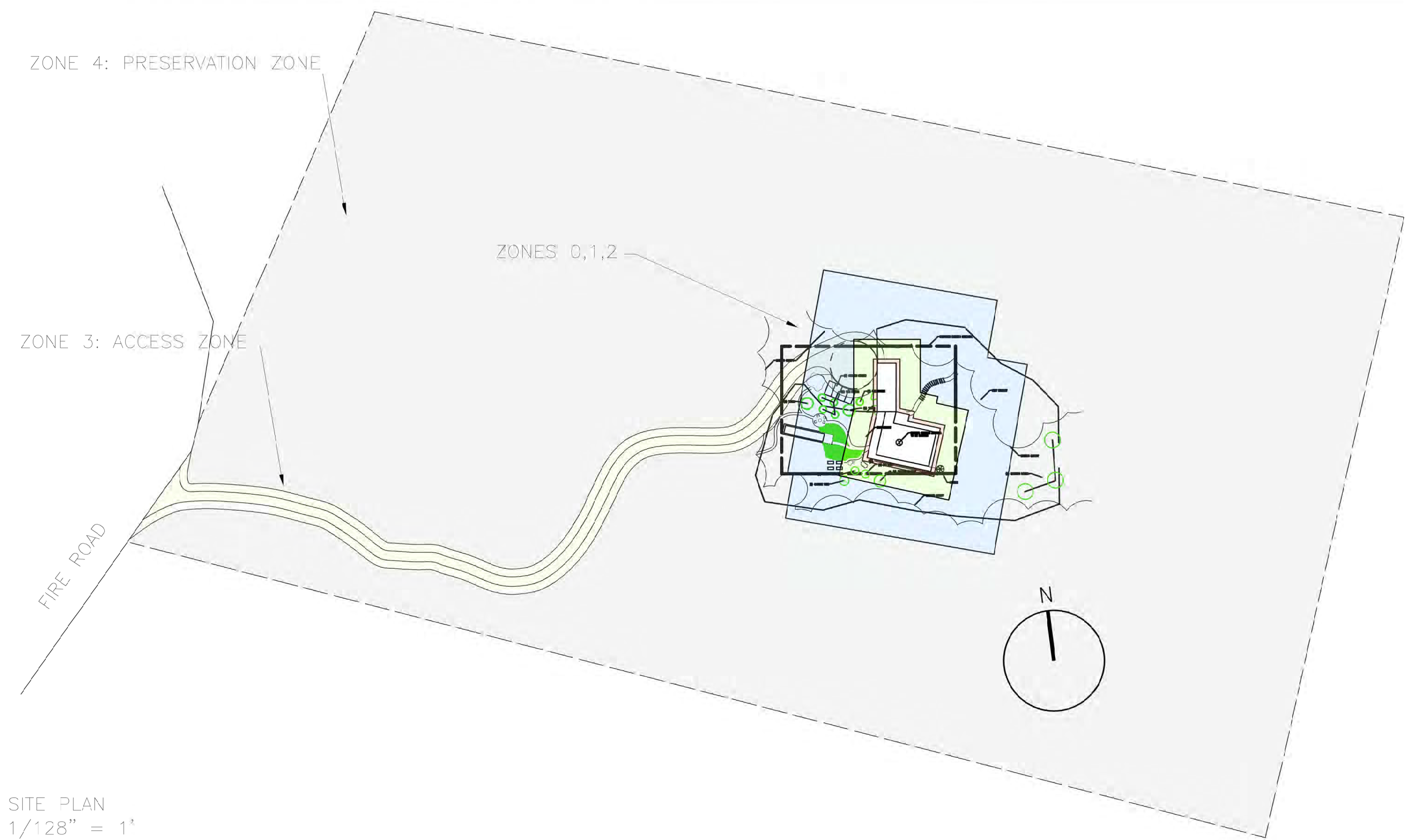
1/16" = 1'

SHEET TITLE

VMP

SHEET NUMBER

L1.0



SITE PLAN
1/128" = 1'

GENERAL NOTES

1. **EXISTING CONDITIONS**
 - A. THERE IS CURRENTLY WOODED AREA CONSISTING OF MATURE QUERCUS AGRIFOLIA, UMBELLULARIA CALIFORNICA, PSEUDOTSUGA MEZEISII, AND A FEW OTHER MISCELLANEOUS TREES. SHRUBS CONSIST MOSTLY OF BACCHARIS PILULARIS. MOST OF THE UNDERSTORY LANDSCAPE ARE NATURALLY GROWING SEASONAL GRASSES AND FERNS.
2. **PROPOSED SCOPE**
 - A. THE INTENT OF THIS PLAN IS TO PROPERLY MAINTAIN THE MATURE 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.
 - B. WE PLAN TO REMOVE ANY UMBELLULARIA CALIFORNICA WITHIN THE DEFENSIBLE ZONE, AS IT IS A FIRE PRONE TREE.
 - C. WE PLAN TO REMOVE INVSIVE EXOTIC HERBACEOUS PLANTS AND SHRUBS WITHIN 30' OF THE HOME.
3. **FUTURE PLANTING**
 - A. ANY FUTURE PLANTINGS THROUGHOUT THE SITE WILL INCLUDE FIRE-RESISTANT 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 VERTICAL CLEARANCE.
 - C. LIVE PLANTS, BUSHES, SHRUBS, AND TREES SHALL BE MAINTAINED. DEAD VEGETATION AND DEBRIS SHALL BE REMOVED FROM WITHIN AND AROUND THE LIVING PLANT, BUSH, SHRUB, AND/OR TREE.
 - D. NEEDLES AND LEAVES AND OTHER COMBUSTIBLE DEBRIS AND LITTER SHALL BE REMOVED FROM ROOFS AND GUTTER AT MINIMUM TWICE YEARLY.
 - E. ALL WEEDS AND GRASSES SHALL BE CUT REGULARLY TO A HEIGHT OF 4" OR LESS.
 - F. 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.
 - G. ALL DEAD AND DYING VEGETATION SHALL BE REMOVED SEASONALLY TO REDUCE VEGETATION VOLUME AND LADDER FUELS.
 - H. COORDINATE WITH ADJACENT PROPERTY OWNERS TO MAINTAIN TREE CANOPIES, VEGETATION AND LADDER FUELS ON AN ANNUAL BASIS.
 - I. 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.
 - J. 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.
5. **VEGETATION AND FUEL MANAGEMENT:**
 - A. A VEGETATION MANAGEMENT PLAN IS REQUIRED TO BE SUBMITTED AT THE BUILDING PERMIT PHASE. THE PLAN SHALL BE REVISED TO MEET THE FOLLOWING REQUIREMENTS:
 - I. INDIVIDUAL SHRUB SPACING IS REQUIRED TO BE PROVIDED WITHIN 30 FEET OF ANY STRUCTURE. SHRUBS SHALL BE SEPARATED BY AT LEAST ONE TIME THE HEIGHT OF THE MATURE SPECIES.
 - II. FOUNTAIN GRASSES SHALL BE REMOVED WITHIN 30 FEET OF ANY STRUCTURE AND REPLACED WITH A SPECIES WITH FIRE RESISTIVE QUALITIES.
 - B. A VERTICAL OVERHEAD CLEARANCE OF 13' 6" SHALL BE MAINTAINED FREE OF OBSTRUCTIONS ABOVE ANY ROADBED (TREES, BRUSH, ETC.).
 - I. THE PROPERTY OWNER SHALL COMPLY WITH CALIFORNIA FIRE CODE SECTION 304.1.2 AND LOCAL ORDINANCE SECTION 110.4.2 ABATEMENT OF CLEARANCE OF FLAMMABLE BRUSH OR FLAMMABLE VEGETATIVE GROWTH FROM STRUCTURES.
 - II. A MINIMUM CLEARANCE OF 30 FEET FROM THE STRUCTURE OR TO THE PROPERTY LINE, 10 FEET FROM ROADS AND PROPERTY LINES AND ANY TREE WHICH EXTENDS WITHIN 10 FEET OF ANY CHIMNEY OR STOVEPIPE SHALL BE KEPT CLEAR OF FLAMMABLE BRUSH, TREE LIMBS AND GRASSES.
 - III. EXCEPTION: VEGETATION MANAGEMENT PLAN FOR THE PROPERTY HAS BEEN SUBMITTED AND APPROVED BY THE FIRE CODE OFFICIAL.
 - C. THE APPLICANT SHALL COMPLY WITH CALIFORNIA FIRE CODE AND PUBLIC RESOURCE CODE 4291 REQUIREMENTS RELATING TO THE CLEARANCE OF FLAMMABLE BRUSH AND WEEDS. A MINIMUM CLEARANCE OF 30' FROM STRUCTURES AND 10' FROM ROADS AND PROPERTY LINES SHALL BE MAINTAINED.
 - D. WILDLAND URBAN INTERFACE VEGETATION REQUIREMENTS: ANY PERSON WHO OWNS, LEASES, CONTROLS OR MAINTAINS ANY BUILDING OR STRUCTURE, VACANT LANDS, OPEN SPACE, AND/OR LANDS WITHIN SPECIFIC WILDLAND URBAN INTERFACE AREAS OF THE JURISDICTION OF THE SOUTHERN MARIN FIRE PROTECTION DISTRICT, SHALL COMPLY WITH THE FOLLOWING:
 - I. CUT AND REMOVE ALL FIRE PRONE VEGETATION WITHIN 30 FEET OF STRUCTURES, UP TO 150 FEET WHEN TOPOGRAPHIC OR COMBUSTIBLE VEGETATIVE TYPES NECESSITATE REMOVAL AS DETERMINED BY THE FIRE CODE OFFICIAL.
 - II. REMOVE ACCUMULATED DEAD VEGETATION ON THE PROPERTY.
 - III. CUT AND REMOVE TREE LIMBS THAT OVERHANG WOOD DECKS AND ROOFS.
 - IV. REMOVE THAT PORTION OF ANY TREE WHICH EXTENDS WITHIN 10 FEET OF ANY CHIMNEY OR STOVEPIPE, ROOF SURFACES AND ROOF GUTTERS.
 - V. CLEAN ANY LEAVES AND NEEDLES FROM ROOF AND GUTTERS.
 - VI. CUT AND REMOVE GROWTH LESS THAN 3-INCHES IN DIAMETER, FROM THE GROUND UP TO A MAXIMUM HEIGHT OF 10 FEET, PROVIDED THAT NO CROWN SHALL BE RAISED TO A POINT SO AS TO REMOVE BRANCHES FROM MORE THAN THE LOWER ONE-THIRD OF THE TREE'S TOTAL HEIGHT.
 - VII. VEGETATION CLEARANCE REQUIREMENTS FOR NEW CONSTRUCTION AND SUBSTANTIAL REMODELS IN WILDLAND-URBAN INTERFACE AREAS SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE, AS AMENDED BY THE SOUTHERN MARIN FIRE PROTECTION DISTRICT
 - VIII. CLEARANCE OF FLAMMABLE BRUSH OR VEGETATIVE GROWTH FROM FIRE ACCESS ROAD OR DRIVEWAYS. THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE, WITHIN 10 FEET ON EACH SIDE AND 15 FEET IN HEIGHT OF HIGHWAYS, STREETS, FIRE APPARATUS ROADS AND DRIVEWAYS, TO BE ABATED OF FLAMMABLE VEGETATION AND OTHER COMBUSTIBLE GROWTH.
 - EXCEPTION 1: WHEN APPROVED BY THE FIRE CODE OFFICIAL, SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS, OR PLANTS USED AS GROUND COVERS, PROVIDED THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM THE NATIVE GROWTH TO ANY STRUCTURE.
 - EXCEPTION 2: WHEN APPROVED BY THE FIRE CODE OFFICIAL, GRASS AND OTHER VEGETATION LOCATED MORE THAN 30 FEET (9144 MM) FROM BUILDINGS OR STRUCTURES LESS THAN 18 INCHES (457 MM) IN HEIGHT ABOVE THE GROUND NEED NOT BE REMOVED WHERE NECESSARY TO STABILIZE SOIL AND PREVENT EROSION.

HAZARD ZONES

- IMMEDIATE ZONE (ZONE 0): 0'-5'**
THE IMMEDIATE ZONE EXTENDS 0-5' FROM THE HOUSE. ZONE 0 IS THE AREA CLOSEST TO THE 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.
- 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): 14' FROM DRIVEWAYS AND ROADS**
THE ACCESS ZONE 10' FROM DRIVEWAYS AND ROADS. THIS ZONE SHOULD INCLUDE AT A MINIMUM:
 - CLEAR VEGETATION 14' OVERHEAD AND 10' FROM SIDES OF ROADS AND DRIVEWAYS IN THE SAME MANNER AS DEFENSIBLE SPACE ZONE 1.
 - MAINTAIN 12' UNOBSTRUCTED PAVEMENT FOR PASSAGE OF VEHICLES
 - PLANTINGS ARE TO BE FIRE RESISTANT AND NOT EXTEND INTO ROADWAY
 - ADDRESS NUMBERS ARE TO BE 4" MINIMUM AND ARE VISIBLE FROM ROADWAYS
 - 14' CLEARANCE ABOVE ROADWAY FOR EMERGENCY VEHICLE ACCESS
 - CREATE VERTICAL SPACING BETWEEN SHRUBS AND TREES. CUT ALL GRASSES.
- PRESERVATION AND REPLACEMENT ZONE (ZONE 4): REMAINDER OF PROPERTY OUTSIDE OF ZONES 1-3**
 - STANDS OF TREES ARE PRESERVED AND REPLACED AS REQUIRED

TERRE
MOTO

300 BRANNAN STREET
SAN FRANCISCO, CA 94107
WWW.TERREMOTO.LA
INFO@TERREMOTO.LA



PROJECT

FREY
RESIDENCE
5760 LUCAS VALLEY ROAD
NICASIO, CA 94946

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SCALE

1/128" = 1'

SHEET TITLE

VMP

SHEET NUMBER

L1.1