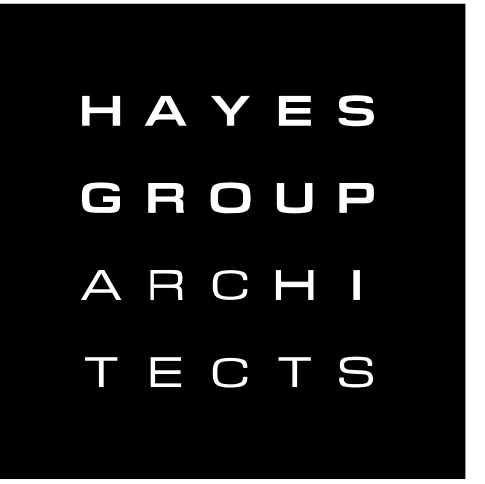


HAYES ADDITION, ADU & GUEST HOUSE

INVERNESS, CALIFORNIA

PLANNING SUBMISSION #2 [△]
04.15.2024



HAYES GROUP ARCHITECTS, INC.
2657 SPRING STREET
REDWOOD CITY, CA 94063
P: 650.365.0600
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www.thehayesgroup.com

PROJECT ADDRESS:
200 KEITH WAY
INVERNESS, CA 93937

ISSUANCE:
PLANNING SUBMISSION #1 03.07.2024

SHEET REVISIONS

△	PLANNING SUBMISSION #2	04.15.2024
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PROPOSED ADDITION



PROPOSED ADU & GUEST HOUSE

PROJECT DIRECTORY

OWNER	KEN HAYES & KATHY BARKER 130 SPRINGDALE WAY EMERALD HILLS, CA 94062 (850) 364.4072 PH / (415) 203.2597 CELL KHAYES@THEHAYESGROUP.COM
ARCHITECT	HAYES GROUP ARCHITECTS, INC 2657 SPRING STREET REDWOOD CITY, CA 94063 (850) 365.0600 PH / (415) 203.2597 CELL CONTACT: KEN HAYES (x15) KHAYES@THEHAYESGROUP.COM
GENERAL CONTRACTOR	TBD
STRUCTURAL ENGINEER	STRANDBERG ENGINEERING 1511 15TH STREET SAN FRANCISCO, CA 94103 (415) 778.8726 PH CONTACT: DAVID STRANDBERG DAVID@STRANDBERGENG.COM
CIVIL ENGINEER	CLARK CIVIL ENGINEERING, INC P.O. BOX 143, NICASIO, CA 94946 (415) 295.4450 PH CONTACT: WILLIAM CLARK WCLARK@CLARKCIVIL.COM
LANDSCAPE ARCHITECT	TBD
SURVEYOR	L.A. STEVENS & ASSOCIATES INC. 7 COMMERCIAL BLVD. SUITE 1 NOVATO, CA 94949 (415) 382.7713 PH CONTACT: LARRY STEVENS LARRY@LASTEVENSINC.COM
ARBORIST	URBAN FORESTRY ASSOCIATES, INC. 209 SAN ANSELMO AVE., SAN ANSELMO, CA 94960 (805) 748.3124 CELL CONTACT: BEN ANDERSON BEN@URBANFORESTRYASSOCIATES.COM
BIOLOGIST	HUFFMAN-BROADWAY GROUP, INC. 523 4TH ST. STE224 SAN RAFAEL, CA 94901 (415) 925.2000 PH CONTACT: GARY DEGHI GDEGHI@HBGROUP.COM

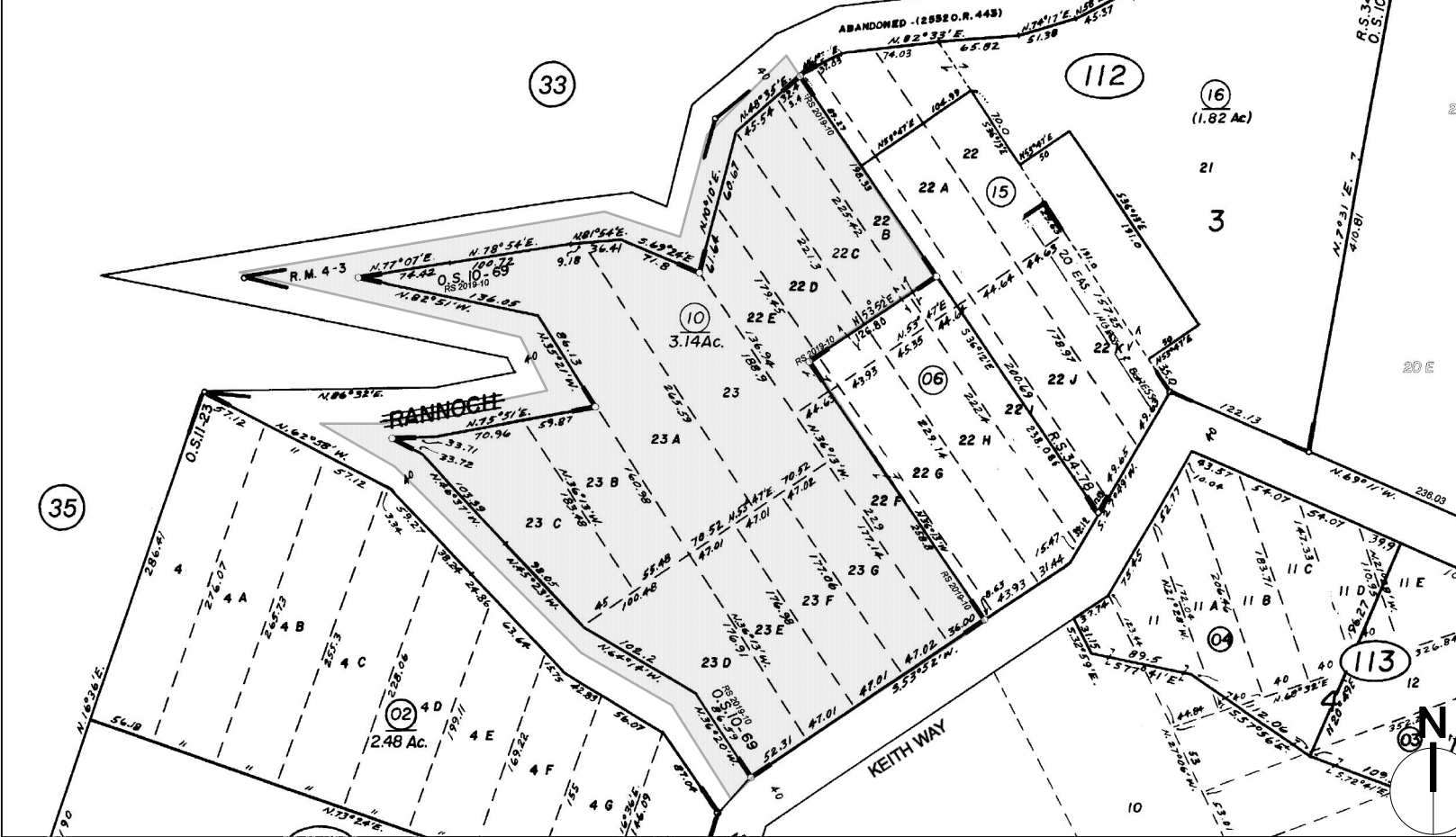
PROJECT INFORMATION

PROJECT DESCRIPTION:	PROPOSED ADDITION TO MAIN RESIDENCE , NEW CATEGORY 1 ACCESSORY DWELLING UNIT AND NEW GUEST HOUSE.
APN / SITE AREA:	112-112-10 / +/- 3.8 AC
SITE LATITUDE	38° 5' 22"N
SITE LONGITUDE	122° 54' 22"W
ZONING:	C-RSP-33 - RESIDENTIAL, SINGLE FAMILY PLANNED, COASTAL ZONE
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	V-B
BUILDING CODES:	2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) 2022 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS) 2022 CALIFORNIA ENERGY CODE ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS & REGULATIONS
FIRE SPRINKLER:	MAIN HOUSE: NONE PROVIDED; EXEMPT PER MCC16.16.040. (FIRE SPRINKLERS NOT REQUIRED FOR ADDITIONS < 50% OF EXISTING AREA) ADU: FULLY SPRINKLERED GUEST HOUSE: FULLY SPRINKLERED
ENERGY:	ALL-ELECTRIC @ (N) ADU & GUEST HOUSE SUPPLEMENTAL SOLAR PV ARRAY @ (N) ADU & GUEST HOUSE (E) GAS SERVICE @ (E) HOUSE TO REMAIN
GREEN BUILDING:	ADDITION TO COMPLY W/ CALGREEN MANDATORY MEASURES FOR RESIDENTIAL PROJECT, (N) ADU & GUEST HOUSE TO COMPLY W/ CALGREEN TIER 1 MEASURES FOR RESIDENTIAL PROJECTS

WILDLAND URBAN INTERFACE

- THE PARCEL IS LOCATED IN A "VERY HIGH" FIRE HAZARD SEVERITY ZONE
- ALL WORK SHALL BE IN COMPLIANCE WITH CBC CHAPTER 704A, CRC SEC. 337, AND CA REFERENCED STANDARDS CODE 12-7A
- ALL EXTERIOR WINDOWS, GLAZED OPENINGS & GLAZED DOORS SHALL BE INSULATED GLASS UNITS W/ A MIN. OF (1) TEMPERED PANE OR HAVE A FIRE RESISTIVE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257
- ALL EXTERIOR DOORS SHALL BE APPROVED NON-COMBUSTIBLE OR IGNITION RESISTANT MATERIAL OR SOLID CORE WOOD HAVING STILES & RAILS NOT LESS THAN 1.375 INCH THICK OR SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES
- ALL NEW ROOFS SHALL BE CLASS B OR HIGHER
- ALL DECKING, LANDING, PORCHES, AND BALCONIES WHERE ANY PORTION IS WITHIN 10FT OF THE STRUCTURE MUST BE CONSTRUCTED OF IGNITION-RESISTANT MATERIALS AND PASS PERFORMANCE OF SFM 12-7A-4 PARTS A & B OR CONSTRUCTED BY HEAVY TIMBER, EXTERIOR FIRE-RETARDANT-TREATED WOOD OR APPROVED NON COMBUSTIBLE MATERIALS
- ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER
- ROOF & ATTIC VENTS SHALL BE DESIGNED TO RESIST THE INTRUSION OF FRAME AND BURNING EMBERS THRU THE VENTILATION OPENINGS AND SHALL BE PROTECTED BY CORROSION RESISTANT, NON-COMBUSTIBLE WIRE MESH WITH A MIN. OF 1/16" AND MAX. OF 1/8" OPENINGS

PARCEL MAP



VICINITY MAP



SHEET INDEX

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A0.2 GENERAL NOTES, SYMBOL LEGEND & TYPICAL ABBREVIATIONS	A3.5 ADU & GUEST HOUSE - SECTIONS
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DRAWING CONTENT
TITLE SHEET

STAMP



JOB NUMBER:
2209.00
SCALE:
As Noted
DRAWN BY:
Initials

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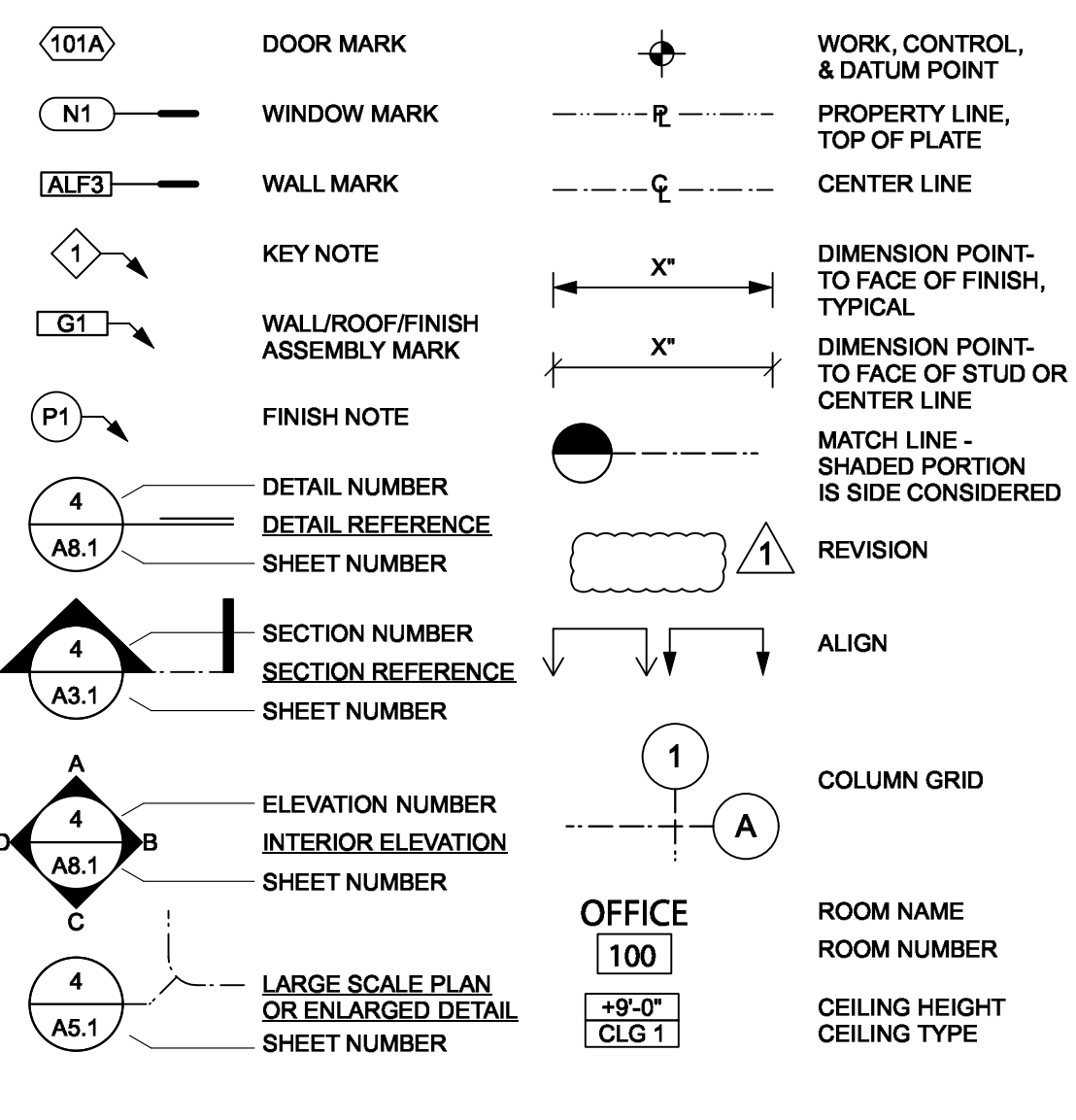
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RESIDENTIAL DEMO & EXCAVATION NOTES

- FOR ADDITIONAL NOTES SEE SITE PLAN.
- THE INTENT OF THE SITE PLAN IS TO SHOW THE GENERAL NATURE OF THE SCOPE OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE JOB SITE TO VERIFY THE EXISTING CONDITION. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- COMPLY WITH BAY AREA AIR QUALITY BOARDS REQUIREMENTS FOR DEMOLITION.
- COMPLY WITH MUNICIPAL BEST PRACTICES FOR EROSION AND POLLUTION PREVENTION.
- COMPLY WITH ANSI A10.6 "AMERICAN NATIONAL STANDARD SAFETY REQUIREMENTS FOR DEMOLITION".
- SEE OWNER FOR DEMOLISHED ITEMS TO BE SALVAGED FOR REUSE. ALL OTHER DEMOLISHED ITEMS BECOME PROPERTY OF THE GENERAL CONTRACTOR.
- DISPOSE OF ALL DEMOLISHED OR REMOVED MATERIALS LEGALLY OFF THE SITE. COMPLY WITH ALL LOCAL HAULING, DISPOSAL, CONSTRUCTION WASTE MANAGEMENT AND RECYCLING REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS & FEES.
- ANY ITEM IDENTIFIED TO BE DEMOLISHED, REMOVED OR RELOCATED IS TO BE COMPLETELY REMOVED, INCLUDING BUT NOT LIMITED TO ANY CONCEALED ITEMS (PIPES, CURBS, FRAMING, BEAMS, FASTENERS, ETC.). ALL ITEMS WITHIN A DEMOLISHED AREA THAT MUST BE REROUTED IN ORDER TO MAINTAIN CONTINUITY SHALL BE DONE SO IN ACCORDANCE WITH APPROPRIATE SECTIONS IN THE PROJECT MANUAL. IF NO SPECIFICATION CAN BE FOUND WITHIN THE PROJECT MANUAL, THEN CONTINUITY SHALL BE MAINTAINED BY CURRENT STANDARD METHODS FOR CONSTRUCTION BUT NOT LESSER IN QUALITY THAN EXISTING.
- PERFORM ALL DEMOLITION IN AN ORDERLY MANNER. CAUSE NO DAMAGE TO EXISTING CONSTRUCTION TO REMAIN. TAKE CARE NOT TO ENCRoACH ON ADJACENT OCCUPIED AREAS. PROTECT ALL EXISTING FINISHES, DOORS, FRAMES, ETC. WHICH ARE TO REMAIN.
- USE ALL MEANS NECESSARY TO PREVENT THE SPREAD OF DUST TO ADJACENT AREAS. CONTRACTOR TO VERIFY EXISTING THROUGH WALL PENETRATIONS AND SEAL AS REQUIRED PRIOR TO DEMOLITION.
- CONDUCT DEMOLITION OPERATIONS & THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH STREETS, WALKS, & OTHER ADJACENT OCCUPIED OR USED FACILITIES. ALL DEMOLITION ACTIVITIES TO BE COORDINATED W/ OWNER & SITE MANAGEMENT TEAM PRIOR TO DEMOLITION.
- MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. METER REMOVAL AND SERVICE DISCONNECT / RECONNECT ARE TO BE PERFORMED BY UTILITIES PERSONNEL ONLY.
- UPON COMPLETION, CLEAN THE ENTIRE AREA OF DEMOLITION TO A TIDY, UNIFORM CONDITION REMOVING ALL DEBRIS, DUST PARTITIONS & ASSOCIATED MATERIALS USED DURING THE DEMOLITION.
- SHOULD ANY UNIDENTIFIED ITEM BE ENCOUNTERED DURING DEMOLITION, DO NOT PROCEED UNTIL THE OWNER HAS BEEN NOTIFIED & DIRECTION HAS BEEN GIVEN.
- SCHEDULE ALL SERVICE SHUTDOWNS WITH THE OWNER. NOTIFY OWNER A MINIMUM OF 72 HOURS PRIOR TO ANY SHUTDOWNS OR COMPARE WITH OWNER'S REQUIREMENT OF MORE RESTRICTION.
- CONFIRM WITH OWNER EXISTING ELECTRICAL / SECURITY / TELEPHONE / DATA SERVICES TO REMAIN DURING DEMOLITION. TRACE ALL LINES AND FIELD MARK TO REMAIN.
- EXCAVATIONS FOR BASEMENTS MUST BE SHORED PER SOILS REPORT REQUIREMENTS AND CAL OSHA STANDARDS. CAL OSHA REQUIRES PERMITS FOR ALL EXCAVATIONS EXCEEDING 4' IN DEPTH.
- EXCAVATIONS EXTENDING BELOW THE WATER TABLE MUST PROVIDE FOR PUMPING, DESALINATION, AND TRANSFERENCE OF GROUND WATER TO AN APPROVED LOCATION AS SPECIFIED BY PUBLIC WORKS IN AN APPROVED DEWATERING PLAN.

TYPICAL SYMBOL LEGEND

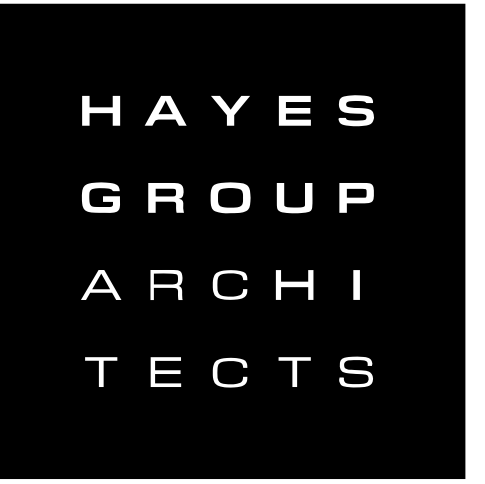


GENERAL NOTES

- EXISTING CONSTRUCTION DATA WAS OBTAINED IN THE FIELD BY VISUAL MEANS ONLY. DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB SITE BY EACH CONTRACTOR. ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE WORK BEGINS OR SUPPLIES ARE ORDERED.
- SEE ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN RELATING TO EXISTING CONSTRUCTION ARE APPROXIMATE. FIELD VERIFY ACTUAL DIMENSIONS.
- ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH, & FACE OF FINISH, TO CENTERLINES OF COLUMNS & CENTERLINES OF DOORS AND OTHER SCHEDULED OPENINGS UNLESS OTHERWISE NOTED. GC SHALL VERIFY AND NOTIFY ARCHITECT OF ANY DISCREPANCY. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. REFER TO SYMBOL LEGEND ABOVE FOR COMMON GRAPHICAL CONVENTIONS.
- THE CONTRACTOR SHALL VERIFY ELECTRICAL, MECHANICAL PLUMBING AND FIRE ALARM REQUIREMENTS BEFORE CONSTRUCTION BEGINS. ALL DISCREPANCIES BETWEEN ARCHITECTURAL AND CONSULTANT DRAWINGS SHALL BE CLARIFIED WITH THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
- IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN OR DETAILED ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR.
- WORK SHALL BE PERFORMED IN CONFORMANCE WITH LOCAL, COUNTY, STATE, AND FEDERAL CODES, LAWS AND REGULATIONS APPLICABLE TO THIS WORK, INCLUDING THE 2022 CAL. RESIDENTIAL CODE.
- DEFERRED SUBMITTALS SHALL FIRST BE SUBMITTED TO THE PROJECT ARCHITECT AND OR ENGINEER FOR REVIEW AND COORDINATION. FOLLOWING THE COMPLETION OF PROJECT ARCHITECT/ENGINEER REVIEW AND COORDINATION, A SUBMITTAL TO THE CITY SHALL BE MADE (FOR CITY REVIEW AND APPROVAL), WHICH SHALL INCLUDE A LETTER STATING THIS REVIEW AND COORDINATION HAS BEEN PERFORMED AND COMPLETED AND PLANS AND CALCULATIONS FOR THE DEFERRED ITEMS ARE FOUND TO BE ACCEPTABLE (E.G. WITH REGARD TO GEOMETRY, LOAD CONDITIONS, ETC.) WITH NO EXCEPTIONS.
- ANY ITEM OR WORK NOT NOTED AS "EXISTING" (E) SHALL BE NEW.
- THE CONTRACTOR SHALL PROTECT THE AREA AND ALL NEW OR EXISTING MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC., AND SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC., AS REQUIRED TO PROTECT THE PUBLIC AND OWNERS DURING THE PERIOD OF CONSTRUCTION. SECURE THE HOME WHEN THE SITE IS UNATTENDED. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, OR EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE GENERAL CONTRACTOR.
- THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES, AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED. IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS WITHOUT WRITTEN PERMISSION OF THE BUILDING DEPARTMENT. STAMPING OF THESE PLANS AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO APPROVE THE VIOLATION OF ANY LAW OR ORDINANCE.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE JOB SITE. THE CONTRACTOR SHALL LEAVE PREMISES AND ALL AFFECTED AREAS CLEAN AND IN AN ORDERLY MANNER READY FOR MOVE IN.
- THE CONTRACTOR OR SUBCONTRACTORS SHALL SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES AND LICENSES REQUIRED FOR PROPER COMPLETION OF THE WORK. THE CONTRACTORS SHALL REQUEST ALL INSPECTIONS REQUIRED BY LOCAL GOVERNMENT AGENCIES AND COORDINATE THEIR WORK ACCORDINGLY.
- THE CONTRACTOR SHALL COORDINATE ACCESS DOOR LOCATIONS (FOR CONCEALED ITEMS) WITH APPROPRIATE TRADES AND REVIEW WITH ARCHITECT PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL PROVIDE BLOCKING, BACKING AND MISCELLANEOUS FRAMING FOR ATTACHMENT OF EQUIPMENT ACCESSORIES, TOWEL BARS, LIGHTING AND OTHER ELEMENTS TO ENSURE COMPLETE CONSTRUCTION.
- THE CONTRACTOR SHALL COMPLY WITH MUNICIPAL CODE NOISE ORDINANCE REQUIREMENTS FOR WORK HOURS.
- TREE PROTECTION MEASURES, WHEN REQUIRED, SHOULD BE IMPLEMENTED IN ACCORDANCE WITH THE TREE PROTECTION PLAN AND ARBORIST REPORT.
- SPECIAL INSPECTION, WHEN REQUIRED, IS IN ADDITION TO ALL REQUIRED CITY INSPECTION. SEE STRUCTURAL DRAWINGS FOR SPECIAL INSPECTION REQUIREMENTS. STRUCTURAL OBSERVATION BY THE ENGINEER OF RECORD, WHEN REQUIRED, SHALL BE COMPLETED PRIOR TO CITY INSPECTION. NOTIFY OWNER AT LEAST 48 HOURS IN ADVANCE.
- UPON PROJECT CLOSEOUT CONTRACTOR SHALL FURNISH ALL PRODUCT LITERATURE AND WARRANTY INFORMATION TO THE OWNERS.

TYPICAL ABBREVIATIONS

A.B.	ANCHOR BOLT	MAX.	MAXIMUM
A.C.	ASPHALTIC CONCRETE	M.B.	MACHINE BOLT
ACOUS.	ACOUSTICAL	M.C.	MEDICINE CABINET
AD	ADJUSTABLE	M.E.	MECHANICAL
ADJ.	ADJUSTABLE	MED.	MEDIUM
AGFR.	AGGREGATE	MEMB.	MEMBRANE
AL.	ALUMINUM	MFR.	MANUFACTURER
ALT.	ALTERNATE	M.H.	METAL HULDE OR MANHOLE
APPROX.	APPROXIMATE	M.I.	MALLEABLE IRON
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
ASB.	ASBESTOS	MIR.	MIRROR
ASPH.	ASPHALT	MISC.	MISCELLANEOUS
BD.	BOARD	M.O.	MASONRY OPENING
BET.	BETWEEN	MTD.	MOUNTED
BTUM.	BITUMINOUS	MTL.	METAL
BLDG.	BUILDING	MULL.	MULLION
BLK.	BLOCK	M.V.	MERCURY VAPOR
BLKG.	BLOCKING	N	NORTH
BLW.	BELOW	(N)	NEW
BM.	BEAM	NO. IN CONTR.	NUMBER
BN.	BULLNOSE	NO.	NOMINAL
BOT.	BOTTOM	NT.S.	NOT TO SCALE
BVD.	BEYOND		
CAB.	CABINET	O	OVER
C.B.	CARRIAGE BOLT OR CEILING BEAM OR CATCH BASIN	OA.	OVERALL
CEM.	CEMENT	OBS.	OBSCURE
CER.	CERAMIC	OC.	ON CENTER
CG.	CORNER GUARD	O.D.	OUTSIDE DIAMETER (DIM.)
C.I.	CAST IRON	OFF.	OFFICE
C.J.	CEILING JOIST OR CONTROL JOINT	O.H.	OPPOSITE HAND
CKT.	CIRCUIT	OH.	OVERHEAD
CLG.	CEILING	O.H.W.S.	OPENING
CLKNG.	CEILING	OPP.	OPPOSITE
CLR.	CLEAR	P.D.S.	POWER DRIVEN STUD
C.M.P.	CORRUGATED METAL PIPE	P.E.N.	PLYWOOD EDGE NAILING
C.M.U.	CONCRETE MASONRY UNIT	PERF.	PERFORATED
C.O.	CLEANOUT OR CASSED OPENING	PL.	PLATE OR PROPERTY LINE
COL.	COLUMN	PLAM.	PLASTIC LAMINATE
CONC.	CONCRETE	PLAS.	PLASTER
CONN.	CONNECTION	PLYWD.	PLYWOOD
CONSTR.	CONSTRUCTION	PATCH.	PATCH TO MATCH EXISTING
CONT.	CONTINUOUS	PNL.	PANEL
CORR.	CORRIDOR	PL.	PLATE
C.O.T.G.	CLEAN OUT TO GRADE	PRCST.	PRE-CAST
COW.	COUNTERLOCKWISE	PRFAB.	PREFABRICATED
CSK.	COUNTERSINK	PROJ.	PROJECT
C.T.	COLD WATER	PROP.	PROPERTY
C.W.	COLD WATER	PT.	PINT
D.	DRYER	P.T.D.	PRESSURE TREATED DOUGLAS FIR
DBL.	DOUBLE	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
DEPT.	DEPARTMENT	PTN.	PARTITION
DET.	DETAIL	P.T.R.	PAPER TOWEL RECEPTACLE
D.F.	DOUGLAS FIR OR DRINKING FOUNTAIN	Q.T.	QUARRY TILE
DIA.	DIAMETER	QTR.	QUARTER
DIM.	DIMENSION	QUAL.	QUALITY
DISP.	DISPENSER	R.	RADIUS OR RISER
DN.	DOWN	R.B.	ROOF BEAM
D.O.	DO OVER (DITTO)	R.C.P.	REINFORCED CONCRETE PIPE
DR.	DRY STANDPIPE	R.D.	REFERENCE
D.S.P.	DISHWASHER	REF.	REFRIGERATOR
DWG.	DRAWING	REINF.	REINFORCE
DWR.	DRAWER	REQD.	REQUIRED
E.	EAST	RESIL.	RESILIENT
EA.	EACH	RGTR.	REGISTER
E.J.	EXPANSION JOINT	R.H.W.S.	ROUND HEAD WOOD SCREW
EL.	ELEVATION	RM.	ROOM
ELECT.	ELECTRICAL	R.O.H.	ROUGH OPENING
ELVR.	ELEVATOR	R.O.W.	RIGHT OF WAY
EMER.	EMERGENCY	RWD.	REDWOOD
E.N.C.	ENCLOSURE	R.W.	RAIN WATER LEADER
E.O.S.	EDGE OF SLAB	S.	SOUTH
E.P.	ELECTRICAL PANELBOARD	S.A.S.	SURFACED 4 SIDES
EQ.	EQUAL	S.A.	SLEEVE ANCHOR
EQUIP.	EQUIPMENT	S.C.C.	SOLID CORE
EST.	ESTIMATE	S.C.D.	SEE CIVIL DRAWINGS
EXC.	EXCAVATE	SCHED.	SCHEDULE
EXH.	EXHAUST	S.D.	SCHEDULE DISPENSER OR SMOKE DETECTOR
EXISTOR (E)	EXISTING	SDG.	SEE ELECTRICAL DRAWINGS
EXT.	EXPOSED OR EXPANSION EXTERIOR	S.E.D.	SEE ELECTRICAL DRAWINGS
FA.	FIRE ALARM	SECT.	SECTION
FAB.	FABRIC	SEL.	SELECT
FAU.	FORCED AIR UNIT	S.F.D.	SEE FIRE PROTECTION DRAWINGS
F.B.	FLAT BAR	SH.	SHIELD OR SHELVING
F.C.	FACE OF CURB	S.G.R.	SEE GEOTECHNICAL REPORT
F.D.	FLOOR DRAIN	SHR.	SHOWER
F.F.	FOUNDATION	SHT.	SHEET
F.E.	FIRE EXTINGUISHER	SHT.	SHEATHING
F.E.C.	FIRE EXTINGUISHER CABINET	SM.	SIMILAR
F.F.	FINISH FLOOR	SL.	SKYLIGHT
F.G.	FLOOR GIRDER	S.L.D.	SEE LANDSCAPE DRAWINGS
F.H.C.	FIRE HOSE CABINET	S.M.D.	SEE MECHANICAL DRAWINGS
F.H.W.S.	FLAT HEAD WOOD SCREW	S.M.S.	SHEET METAL SCREW
FIN.	FINISH	S.N.D.	SANITARY NAPKIN DISPENSER
FIXT.	FIXTURE	S.N.R.	SANITARY NAPKIN RECEPTACLE
FLASH.	FLASHING	S.P.	SOIL PIPE
FLR.	FLOORING	S.P.D.	SEE PLUMBING DRAWINGS (SPECIFICATIONS)
FLOOR.	FLOORING	SPEC.	SPECIFICATION
F.O.C.	FACE OF CONCRETE	S.S.D.	SEE STRUCTURAL DRAWINGS
F.O.F.	FACE OF FINISH	S.S.K.	SERVICE SIGN
F.O.H.C.	FREE OF HEART CENTER	S.S.T.L.	STAINLESS STEEL
F.O.S.	FACE OF STUD	STA.	STATION
FR.	FIRE RISE	STD.	STANDARD
FRFP.	FIREPROOF	STL.	STEEL
FRNG.	FRAMING	STOR.	STORAGE
F.S.	FULL SIZE	STRUCT.	STRUCTURAL
(F) OR FT.	FEET OR FOOT	SURF.	SURFACE
FTG.	FOOTING	SUSP.	SUSPENDED
FURN.	FURNACE	SYM.	SYMBOL OR SYMMETRICAL
FURK.	FURNISHING	SYS.	SYSTEM
FUT.	FUTURE	T&B	TOP AND BOTTOM
GA.	GAUGE	T&G	TONGUE AND GROOVE
GALV.	GALVANIZED	T.	TREAD
GRAB.	GRAB BAR	T.B.	TOWEL BAR
G.D.	GARBAGE DISPOSAL	T.B.D.	TO BE DETERMINED
GL.	GLASS	TEL.	TELEPHONE
G.L.B.	GLUED LAMINATED BEAM	THK.	THICKNESS
GND.	GROUND	THRU.	THROUGH
GR.	GRADE	T.O.C.	TOP OF CURB
G.S.M.	GALVANIZED SHEET METAL	T.O.P.	TOP OF FINISHMENT
GYP.BD.	GYPSPUM BOARD	T.O.W.	TOP OF WALL
HB.	HOSE BIB	TPH.	TOILET PAPER HOLDER
H.C.	HOLLOW CORE	TPD.	TOILET PAPER DISPENSER
HD.	HEAD	TV.	TELEVISION
HDR.BD.	HEADERBOARD	TV.	TELEVISION
HWWR.	HARDWARE	TV.	TELEVISION
H.I.D.	HIGH INTENSITY DISCHARGE	U.L.	UNDERWRITERS LABORATORIES
H.M.	HOLLOW METAL	UNFN.	UNFINISHED
HORIZ.	HORIZONTAL	U.N.O.	UNLESS OTHERWISE NOTED
H.P.S.	HIGH PRESSURE SODIUM	U.O.N.	UNLESS OTHERWISE NOTED
HR.	HOUR	UR.	URINAL
H.S.B.	HIGH STRENGTH BOLTS	V.C.T.	VINYL COMPOSITION TILE
HT.	HEIGHT	VERT.	VERTICAL
HTR.	HEATER	VEST.	VESTIBULE
H.W.	HOT WATER	V.F.	VERIFY IN FIELD
HWD.	HARDWOOD	V.G.	VERTICAL GRAIN
I.D.	INSIDE DIAMETER (DIM.)	V.P.	VENT PIPE
I.G.U.	INSULATED GLAZING UNIT	V.V.A.	VERIFY WITH ARCHITECT
IN OR (")	INCH	W.	WASHING MACHINE OR WEST OR WIDTH
INCL.	INCLUDE	W.	WIDTH
INSUL.	INSULATION	W.	WIDTH
INT.	INTERIOR	W.	WIDTH
INV.	INVERT	W.	WIDTH
JAN.	JANITOR	WQ.	WITHOUT
J.H.	JOIST HANGER	WA.	WEDGE ANCHOR
JST.	JOIST	W.C.	WALL COVERING OR WATER CLOSET
JT.	JOINT	WD.	WOOD
KD.	KILN-DRIED	W.H.	WATER HEATER
KF.	KITCHEN	W.O.	WHERE OCCURS
K.O.	KNOCK OUT	WR.	WATERPROOF
K.P.	KICK PLATE	WR.	WATERPROOF
LAM.	LAMINATE(S)	WS.	WEATHERSTRIPPING
LAV.	LAVATORY	WSCOT.	WAINSCOT
LKR.	LOCKER	WT.	WEIGHT
L.P.S.	LOW PRESSURE SODIUM	W.W.F.	WELDED WIRE FABRIC
L.S.	LAG SCREW	XFMR.	TRANSFORMER
LT.	LIGHT	YD.	YARD



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PROJECT ADDRESS:
200 KEITH WAY
INVERNESS, CA 93937

ISSUANCE:
PLANNING SUBMISSION #1 03.07.2024

SHEET REVISIONS



DRAWING CONTENT
GENERAL NOTES, SYMBOL LEGEND, AND TYPICAL ABBREVIATIONS

STAMP



JOB NUMBER:
2209.00
SCALE:
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DRAWING NUMBER

A0.2



First American Title™

Condition of Title Guarantee	ISSUED BY First American Title Insurance Company
Guarantee	GUARANTEE NUMBER 5026900-0007369E

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, AND THE GUARANTEE CONDITIONS ATTACHED HERETO AND MADE A PART OF THIS GUARANTEE.

FIRST AMERICAN TITLE INSURANCE COMPANY
a Nebraska corporation, herein called the Company

GUARANTEES
the Assured named in Schedule A of this Guarantee

against loss or damage not exceeding the Amount of Liability stated in Schedule A sustained by the Assured by reason of any incorrectness in the Assurances set forth in Schedule A.

First American Title Insurance Company

First American Title Insurance Company

Kenneth D. DeGiorgio
Kenneth D. DeGiorgio
President

Greg L. Smith
Greg L. Smith
Secretary

Paul W. Williams
Paul W. Williams
Authorized Countersignature

Order No. 00506748-208-PH-BC

Guarantee No. 5026900-0007369E

GUARANTEE EXCLUSIONS AND CONDITIONS (06-05-14)

EXCLUSIONS FROM COVERAGE

Except as expressly provided by the assurances in Schedule A, the Company assumes no liability for loss or damage by reason of the following:
(a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the Land.
(b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the Public Records (1) that are created, assumed, assumed or agreed to by one or more of the Assureds; or (2) that result in no loss to the Assured.
(c) Defects, liens, encumbrances, adverse claims or other matters not shown by the Public Records.
(d) The identity of any party shown or referred to in any of the schedules of this Guarantee.
(e) The validity, legal effect or priority of any matter shown or referred to in any of the schedules of this Guarantee.
(f) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the Public Records.
(g) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the Public Records.

GUARANTEE CONDITIONS

- Definition of Terms.**
The following terms when used in the Guarantee mean:
(a) the "Assured": the party or parties named as the Assured in Schedule A, or on a supplemental writing executed by the Company.
(b) "Land": the Land described or referred to in Schedule A, and improvements affixed thereto which by law constitute real property. The term "Land" does not include any property beyond the lines of the area described or referred to in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
(c) "Mortgage": mortgage, deed of trust, trust deed, or other security instrument.
(d) "Public Records": those records established under California statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
(e) Date of Guarantee": the Date of Guarantee set forth in Schedule A.
(f) "Amount of Liability": the Amount of Liability as stated in Schedule A.
- Notice of Claim to be Given by Assured.**
The Assured shall notify the Company promptly in writing in case knowledge shall come to the Assured of any assertion of facts, or claim of title or interest that is contrary to the assurances set forth in Schedule A and that might cause loss or damage for which the Company may be liable under this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of the Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.
- No Duty to Defend or Prosecute.**
The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.
- Company's Option to Defend or Prosecute Actions; Duty of Assured to Cooperate.**
Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:
(a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in Paragraph 4 (b), or to do any other act which in its opinion may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
(b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of the Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel; nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
(c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, the Assured shall secure to the Company the right to so prosecute or provide for the defense of any action

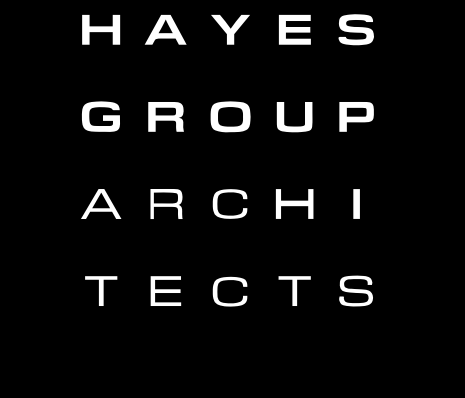
Order No. 00506748-208-PH-BC

Guarantee No. 5026900-0007369E

or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of the Assured for this purpose. Whenever requested by the Company, the Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss or Damage.

- In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Assured furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.
 - In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this paragraph shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.
6. Options to Pay or Otherwise Settle Claims: Termination of Liability.
In case of a claim under this Guarantee, the Company shall have the following additional options:
(a) To pay or tender payment of the Amount of Liability together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.
- To pay or otherwise settle with the Assured any claim assured against under this Guarantee. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that that the Company is obligated to pay; or
 - To pay or otherwise settle with other parties for the loss or damage provided for under this Guarantee, together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment and that the Company is obligated to pay.
7. Limitation of Liability.
(a) This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in Schedule A and only to the extent herein described, and subject to the Exclusions From Coverage of this Guarantee.
(b) If the Company, or the Assured under the direction of the Company at the Company's expense, removes the alleged defect, lien or encumbrance or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefor, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
(c) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom.
(d) The Company shall not be liable for loss or damage to the Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.
8. Reduction of Liability or Termination of Liability.
All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the Amount of Liability under this Guarantee pro tanto.
9. Payment of Loss.
(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions, the loss or damage shall be payable within thirty (30) days thereafter.



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ISSUANCE:

PLANNING SUBMISSION #1 03.07.2024

SHEET REVISIONS



DRAWING CONTENT
TITLE REPORT

STAMP



JOB NUMBER:
2209.00
SCALE:
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DRAWING NUMBER

A0.3

Draw: 3/3/24
File name: 200 Keith-A0-CURRENT v2020.rvt

Order No. 00506748-208-PH-BC

Guarantee No. 5026900-0007369E

10. Subrogation Upon Payment or Settlement.
Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured.
The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.
If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

11. Arbitration.
Either the Company or the Assured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision, or to any other controversy or claim arising out of the transaction giving rise to this Guarantee. All arbitrable matters when the amount of liability is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. Arbitration pursuant to this Guarantee and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

12. Liability Limited to This Guarantee; Guarantee Entire Contract.
(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

13. Severability
In the event any provision of this Guarantee, in whole or in part, is held invalid or unenforceable under applicable law, the Guarantee shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

14. Choice of Law; Forum
(a) Choice of Law: The Assured acknowledges the Company has underwritten the risks covered by this Guarantee and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of Guarantees of the jurisdiction where the Land is located.
Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of the Assured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

(b) Choice of Forum: Any litigation or other proceeding brought by the Assured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

15. Notices, Where Sent.
All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, California 92707. Claims.NIC@firstam.com Phone: 888-632-1642 Fax: 877-804-7606.

Order No.: 00506748-208-PH-BC

Guarantee No.: 5026900-0007369E



First American Title™

Condition of Title Guarantee	ISSUED BY First American Title Insurance Company
Schedule A	GUARANTEE NUMBER 5026900-0007369E

Order No.: 00506748-208-PH-BC

Guarantee No.: 5026900-0007369E

Amount of Liability: \$2,500.00

Date of Guarantee: July 19, 2023 at 7:30 AM

Fee: \$400.00

- Name of Assured:
Kenneth D. Hayes and Kathleen E. Barker, Trustees
- The estate or interest in the Land which is covered by this Guarantee is:
A FEE
- The Land referred to in this Guarantee is described as follows:
See Exhibit A attached hereto and made a part hereof.
- ASSURANCES:
According to the Public Records as of the Date of Guarantee,
a. Title to the estate or interest in the Land is vested in:
Kenneth D. Hayes and Kathleen E. Barker, Trustees of the Kenneth D. Hayes and Kathleen E. Barker Trust Agreement dated March 31, 2005
b. Title to the estate or interest is subject to defects, liens or encumbrances shown in Schedule B which are not necessarily shown in the order of their priority.

Order No. 00506748-208-PH-BC

Guarantee No. 5026900-0007369E



First American Title™

Exhibit A

Condition of Title Guarantee	ISSUED BY First American Title Insurance Company
	GUARANTEE NUMBER 5026900-0007369E

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF INVERNESS, IN THE COUNTY OF MARIN, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Lots 22, 22A, 22B, 22C, 22D, 22E, 22F, 22G, 22H, 22I, 22J, 22K, 23, 23A, 23B, 23C, 23D, 23E, 23F and 23G, in Block 3, as shown upon that certain Map entitled "Map of Subdivision No. 2 Inverness, Marin Co., Calif., 1910", filed for record June 22, 1911 in [Volume 4 of Maps](#), at [Page 3](#), Marin County Records.

Together with the Easterly and Southerly one-half of Rannoch Way, now abandoned which abuts said property heretofore described and extending from Keith Way to the extension of the line common to Lots 21 and 22, as shown on said Map heretofore described and more particularly described in the Resolution abandoning a portion of Rannoch Way, recorded March 24, 1972 in [Book 2552 of Official Records](#) at [Page 443](#), Marin County Records.

Excepting therefrom that portion as granted to William S. Rouverol, et ux recorded February 23, 1956 in [Book 1008 of Official Records](#) at [Page 108](#), Marin County Records, more particularly described as follows:

Beginning at a point on the Northerly line of Keith Way said point being the most Easterly corner of Lot 22K in Block 3 as shown upon that certain Map entitled "Map of Subdivision No. 2 Inverness, Marin Co., Calif., 1910", filed for record June 22, 1911 in [Volume 4 of Maps](#), at [Page 3](#), Marin County Records; and running thence along said Northerly line South 27° 49' West 164.4 feet and South 53° 52' West 84.0 feet; thence leaving said line North 36° 13' West 258.8 feet and North 53° 47' East 231.8 feet to the Northeasterly line of Lot 22 in said Block 3, thence along said line and the Northeasterly line of said Lot 22K, South 36° 13' East 188.9 feet to the point of commencement.


Being portions of Lots 22, 22A, 22B, 22C, 22D, 22E, and 22F and all of Lots 22G, 22H, 22I, 22J and 22K, in Block 3, as shown upon that certain Map entitled "Map of Subdivision No. 2 Inverness, Marin Co., Calif., 1910", filed for record June 22, 1911 in [Volume 4 of Maps](#), at [Page 3](#), Marin County Records.

Also excepting therefrom that portion as granted to James Laws, et ux recorded June 3, 1996, as Instrument No. [96-029123](#), Marin County Records, more particularly described as follows:

Beginning at the most Westerly corner of that parcel of land described in the Grant Deed from David Arnold Gidley to James W. Laws and Joyce D. Laws, husband and wife, as Joint Tenants, recorded August 31, 1997, as Instrument No. [87-58462](#), Marin County Records, thence leaving said point of beginning and running North 36° 12' 45" West 198.327 feet along the Northwesterly prolongation of the Westerly line of the above mentioned parcel to a point of intersection with the Southerly line of that forty foot road right of way shown as Rannoch Way on that certain Map entitled "Map of Subdivision No. 2 Inverness, Marin Co., Calif., 1910", filed for record June 22, 1911 in [Volume 4 of Maps](#), at [Page 3](#), Marin County Records; running thence along the Southerly line of Rannoch Way, the following courses: North 46° 35' East 3.422 feet, North 61° 38' East 37.03 feet, and North 82° 33' East 74.034 feet to a point of intersection with the Northwesterly prolongation of the Easterly line of the parcel described in the above mentioned Deed from Gidley to Laws; thence leaving the Southerly line of Rannoch Way and running South 36° 13' East 157.952 feet to the Northeasterly corner of said parcel described in the Deed from Gidley to Laws; thence along the Northerly line of the above mentioned parcel South 53° 47' West 105.002 feet to the point of beginning.

EXHIBIT A
(Continued)

APN: 112-112-10

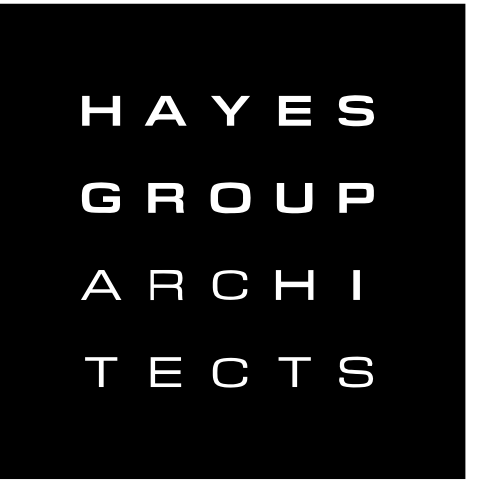
 First American Title™ ISSUED BY First American Title Insurance Company GUARANTEE NUMBER 5026900-0007369E	Condition of Title Guarantee
	Schedule B

EXCEPTIONS

- General and special taxes and assessments for the fiscal year 2023-2024, a lien not yet due or payable.
- The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
- The rights, if any, of a city, public utility or special district, pursuant to Section 8345 et seq. of the California Streets and Highways Code, to preserve a public easement in Rannoch Way as the same was vacated by the Board of Supervisors of the County of Marin Resolution No. 72-79 recorded March 24, 1972 in [Book 2552 of Official Records at Page 443](#), Marin County Records.
- Any rights, easements, interests or claims which may exist by reason of or reflected by the following facts shown on the Survey dated December 1995 and recorded June 3, 1996 in [Book 34 of Official Surveys at Page 78](#), Marin County Records. Encroachment onto Keith Way by the improvements located on the herein described property.
- The effect of a map purporting to show the land and other property, filed February 22, 2019 as [Book 2019 at page 10](#) of Record of Surveys.
- A deed of trust to secure an original indebtedness of \$463,000.00 recorded January 24, 2020 as [2020-0003042](#) of Official Records.
 Dated : January 21, 2020
 Trustor : Kenneth D. Hayes and Kathleen E. Barker Trustees of the Kenneth D. Hayes and Kathleen E. Barker Trust Agreement dated March 31, 2005
 Trustee : Heather Lovler
 Beneficiary : Mortgage Electronic Registration Systems, Inc. (MERS), acting solely as a nominee for Quicken Loans Inc.
 Loan No. : none listed
 According to the public records, the beneficial interest under the deed of trust was assigned to Charles Schwab Bank, a federal savings bank by assignment recorded February 28, 2020 as [2020-0007888](#) of Official Records.
- Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
- Water rights, claims or title to water, whether or not shown by the Public Records.
- Rights of parties in possession.

SCHEDULE B
(Continued)

10. The terms, covenants and provisions of the trust referred to in the vesting herein and all supplements, amendments or modifications thereto, and the effect of any failure to comply with such terms, covenants and provisions.



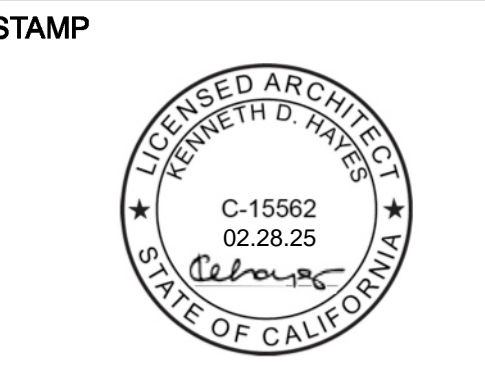
HAYES GROUP ARCHITECTS, INC.
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www.thehayesgroup.com

PROJECT ADDRESS:
200 KEITH WAY
INVERNESS, CA 93937

ISSUANCE:
PLANNING SUBMISSION #1 03.07.2024

- SHEET REVISIONS
- △
 - △
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 - △
 - △

DRAWING CONTENT
TITLE REPORT/
RESOLUTION
VACATED EASEMENT



JOB NUMBER:
2209.00
SCALE:
As Noted
DRAWN BY:
Initials

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DRAWING NUMBER
A0.4

Date: 3/3/24
File name: 200 Keith-A0-CURRENT-2020.rvt

OFFICIAL RECORDS COUNTY OF MARIN

10329
10329
RECORDED AT REQUEST OF
BOARD OF SUPERVISORS
AT 25 MAR 2024
MAR 24 1972
RESOLUTION NO. 72-79
RESOLUTION ABANDONING A PORTION OF RANNOCH WAY
IN INVERNESS, MARIN COUNTY, CALIFORNIA

WHEREAS, this Board has heretofore, on the 29th day of February, 1972, adopted Resolution No. 72-62 declaring its intention to abandon a portion of Rannoch Way in Inverness as required by Streets and Highways Code Sections 956.8 et seq; and

WHEREAS, the Notice of Hearing on said abandonment has been properly given as required by the aforesaid portions of the Streets and Highways Code; and

WHEREAS, said portion of Rannoch Way is more particularly described as follows:

ALL THAT PORTION of Rannoch Way which lies westerly and southerly of the westerly line of Mull Way, as said Ways are shown on the "Map of Subdivision No. 2, Inverness," recorded in Book 4 of Maps at Page 3.

WHEREAS, the aforesaid portion of Rannoch Way is not necessary for present or prospective public use;

NOW, THEREFORE, BE IT RESOLVED that the portion of Rannoch Way above described be abandoned, and is hereby declared abandoned as a County highway.

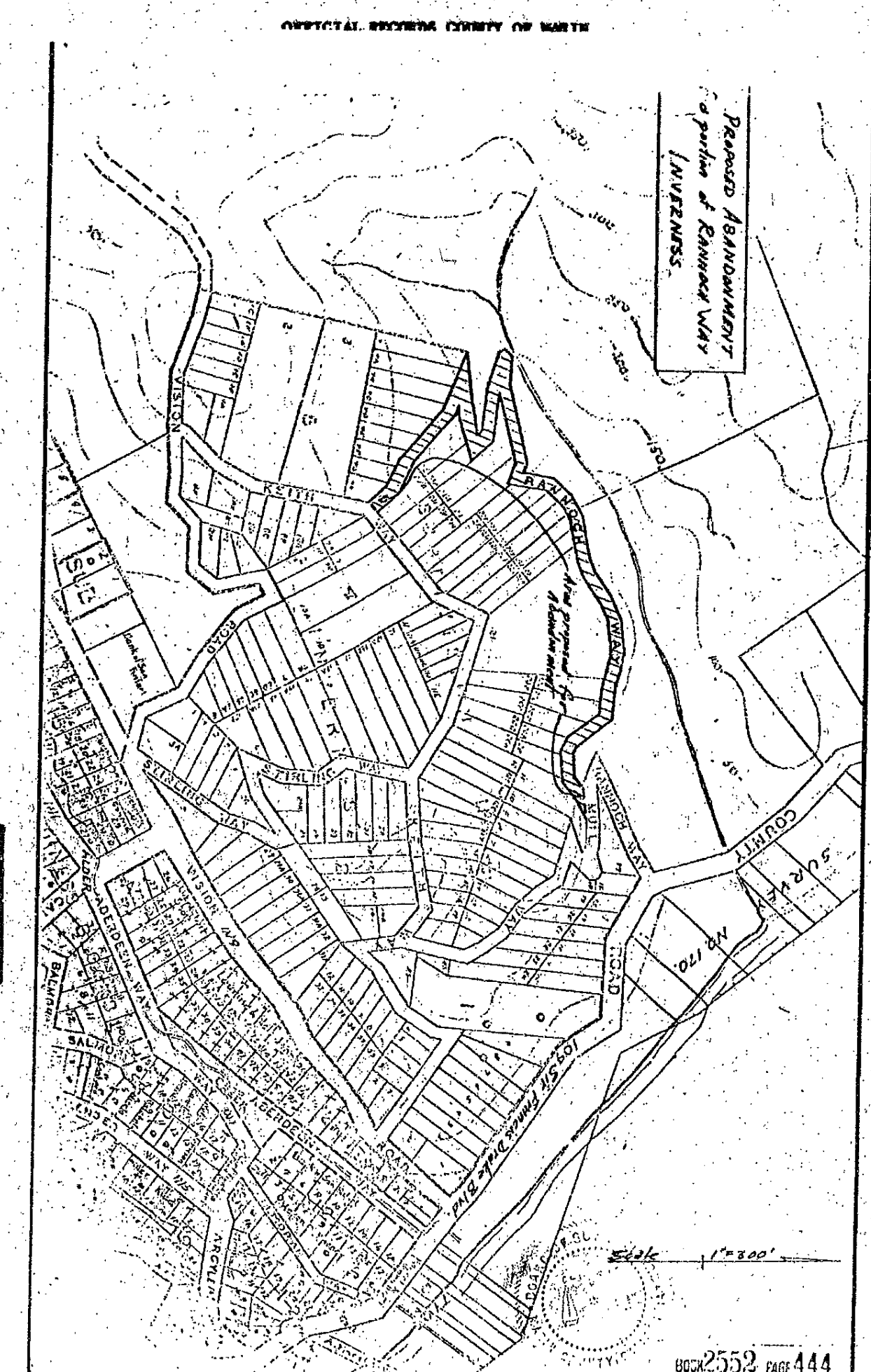
BE IT FURTHER RESOLVED THAT a certified copy of this resolution shall be recorded in the office of the County Recorder of the County of Marin.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors held on the 21st day of March, 1972 by the following vote:

AYES: SUPERVISORS John F. McInnis, Arnold H. Baptiste, Michael Worman, Peter R. Arrington
 NOES: SUPERVISORS
 ABSENT: SUPERVISORS Louis H. Bear

ATTEST:
 Peter R. Arrington
 Chairman of the Board of Supervisors
 Clerk of the Board of Supervisors

Book 2552 Page 443





INVERNESS PUBLIC UTILITY DISTRICT
 FIRE DEPARTMENT • WATER SYSTEM
 POST OFFICE BOX 469
 INVERNESS, CA 94937
 OFFICE: 12781 SIR FRANCIS DRAKE BLVD., SUITE 5, INVERNESS, CA
 415-669-1414 • WWW.INVERNESSPUD.ORG • ADMIN@INVERNESSPUD.ORG

READINESS TO SERVE LETTER (ADU/JADU)

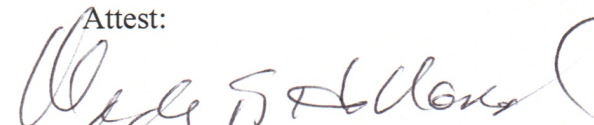
To Whom It May Concern: July 24, 2023

This will confirm that the Inverness Public Utility District Water System is currently ready, able, and willing to provide domestic water service to an **accessory dwelling unit (ADU)** or **junior accessory dwelling unit (JADU)** at the following location:

Assessor's Parcel No.	112-112-10
Street Address	200 Keith Way, Inverness, CA 94937
Property Owner	Kenneth D. and Kathleen E. Barker
IPUD Water System Customer No.	654-010-10

This declaration of readiness to serve is valid for 180 days from the date shown hereon, but may at any time be rendered null and void by the terms of a declaration by the Inverness Public Utility District's Board of Directors of a Water Shortage Emergency, pursuant to Sec. 350, et seq., of the California Water Code.

Please note that there is currently no requirement to apply to, be approved by, or pay any impact or connection fees to the Inverness Public Utility District for an ADU or JADU at a property to which the IPUD Water System currently provides domestic water service.

Attest:

 Wade B. Holland
 Customer Services Manager

BOARD OF DIRECTORS: KENNETH J. EMANUELS, PRESIDENT • DAKOTA WHITNEY, VICE PRESIDENT
 KATHRYN DONOHUE, TREASURER • BRENT JOHNSON • DAVID PRESS
 SHELLEY REDDING, GENERAL MANAGER
 JAMES K. FOX, CHIEF OF OPERATIONS (FIRE CHIEF, WATER SUPERINTENDENT)

**HAYES
 GROUP
 ARCHITECTS**

HAYES GROUP ARCHITECTS, INC.
 2657 SPRING STREET
 REDWOOD CITY, CA 94063
 P: 650.365.0600
 F: 650.365.0670
 www.thehayesgroup.com

PROJECT ADDRESS:
200 KEITH WAY
INVERNESS, CA 93937

ISSUANCE:
PLANNING SUBMISSION #1 03.07.2024

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PACIFIC SLOPE TREE COOPERATIVE
 PO BOX 400
 POINT REYES STATION, CA. 94956

Nick Whitney, ISA Certified Arborist #697
 Office: (415) 663-1300
 Home: (415) 663-1572
 Cell: (415) 640-3046
 Fax: (415) 663-1303
 Contractor License Number 637668

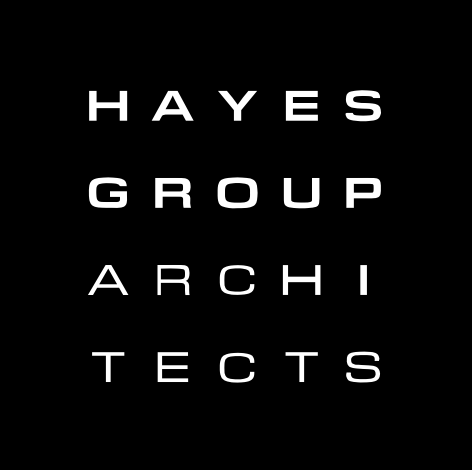
Ken and Kathy Hayes
 200 Keith Way
 Inverness, Ca. 94937

Tree Risk Assessment:

Ken and Kathy Hayes asked me to evaluate the health and the possible risk factors of a large Bishop pine, *Pinus muricata*, growing approximately five feet from their house. The tree has a diameter of 38" at breast height (DBH). The tree is significantly past the midway point in its life, and could be considered senescent. It has a significant bark beetle attack, which can only weaken the tree and reduce its vigor. It also had a significant spar removed at an earlier date, probably prior to house construction, approximately 40 years ago. The resulting large cut is an avenue for rot. The tree leans away from the house, and were it to fail, it would fall away from the house. It is conceivable that the uprooting of the roots in toppling could do damage to the foundation. Whether that occurs or not the tree's failure would do irreparable harm to the garden and landscaping. It would destroy a very charming twin trunked Live oak as well as the garden fence and a myriad of other plantings. Additionally, Bishop pines are a firebrand species that cause fire to advance exponentially if fire were to get in the crown. For these reasons, it is altogether reasonable to remove this significant tree.

Sincerely,

Nick Whitney



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TREE RISK
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DRAWING NUMBER

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Client: Ken Hayes
Project Location: 200 Keith Way, Inverness, CA
Inspection Date: August 25, 2023
Arborist: Ben Anderson



Assignment

Ken Hayes asked me to perform an inventory of the trees with the potential to be significantly impacted by the proposed development of an improved lot and to produce a report documenting the removals and any recommendations to protect the remaining trees during construction. This report is to be viewed only as a supplement to the plan sheet I produced, which contains the inventory spreadsheet and map of tree locations.

Observations


At the time of my inspection, the site was improved and occupied by the owner. The property is dominated by native vegetation, including coast live oak (*Quercus agrifolia*), California bay (*Umbellularia californica*) and Pacific madrone (*Arbutus menziesii*). The oaks are mature generally healthy, though many display significant leans, which is normal for the species and not especially concerning.

Discussion & Conclusions

Five notable tree removals will be required for the project (see the photos at the end of this report). Of these, only two are "heritage" as defined by the Local Coastal Plan's 2019 Implementation Plan. These are an old Bishop pine in the early stages of decline and a coast live oak that is the only tree left standing following the death or failure of all the adjacent trees. I find this to be a reasonable number of removals, considering the number of trees left on the site. The other trees that are adjacent to the development should be able to be preserved easily if the recommendations in this plan are followed. Tree 6 is the most complicated tree, and its preservation will be dependent on the final design of the patio around its base, which is not finalized as of the writing of this report. The existing patio could be left in place to adequately protect this tree during the proposed work. See the Tree Protection Plan sheet for fencing locations, general recommendations, and the inspection schedule for construction activities.

SCOPE OF WORK AND LIMITATIONS

Urban Forestry Associates has no personal or monetary interest in the outcome of this investigation. All observations regarding trees in this report were made by UFA, independently, based on our education and experience. All determinations of health condition, structural condition, or hazard potential of a tree or trees at issue are based on our best professional judgment. The health and hazard assessments in this report are limited by the visual nature of the assessment. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Since trees are living organisms, conditions are often hidden within the tree and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specific period of time. Likewise, remedial treatments cannot be guaranteed. Trees can be managed but they cannot be controlled. To live near trees is to accept some degree of risk and the only way to eliminate all risk associated with trees is to eliminate all trees.


Benjamin Anderson, Urban Forester
ISA Board Certified Master Arborist & TRAQ
RCA #686, WE #10160B
(415) 454-4212 ex. 1

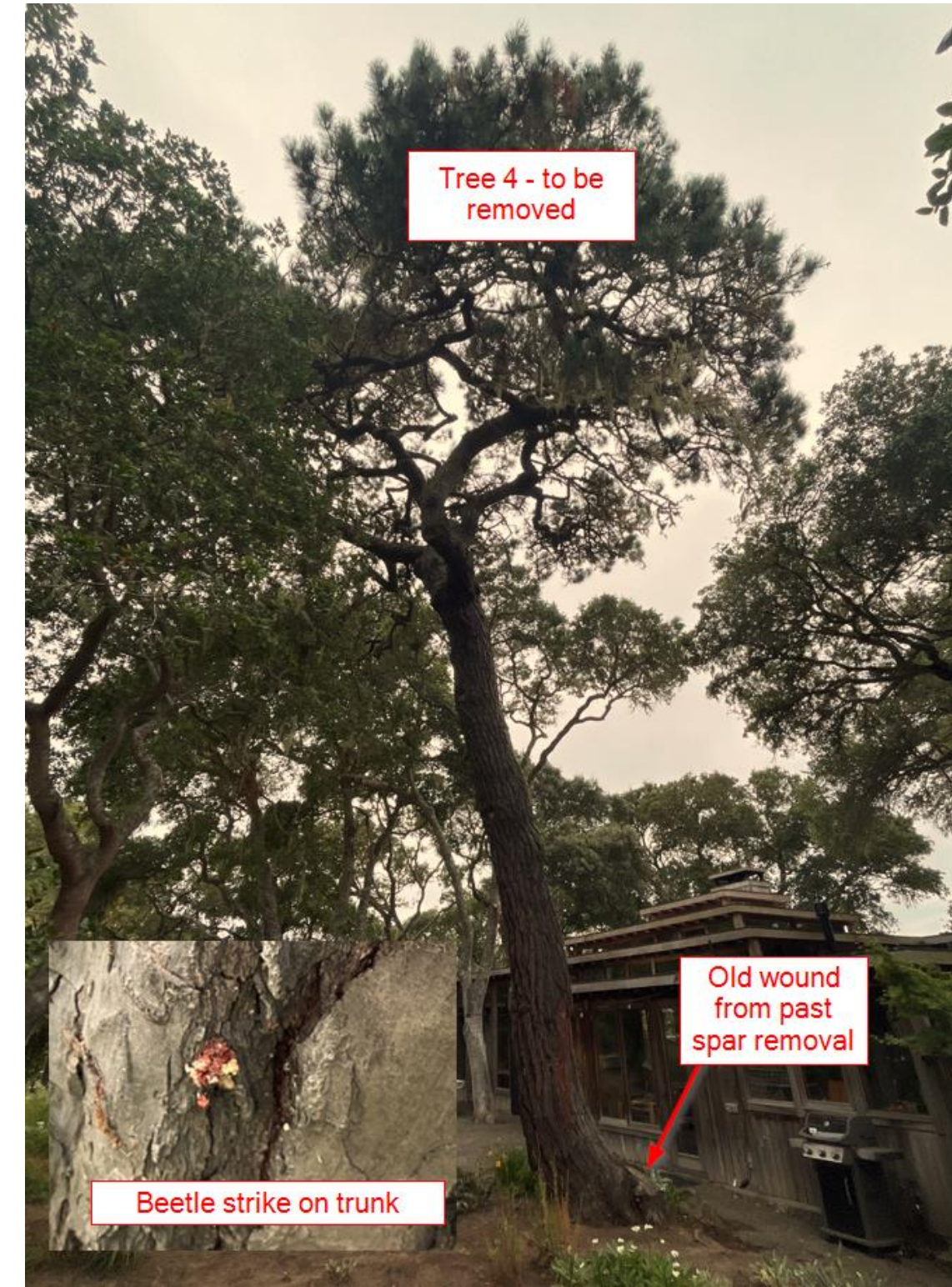


Figure 1. Tree 4 is to be removed to accommodate the proposed addition. This is an unnaturally old Bishop pine with beetle activity in the trunk.



Figure 2. Tree 5 which may be impacted by the replacement of the patio over the root system. The new patio has yet to be designed but will require input from the arborist.

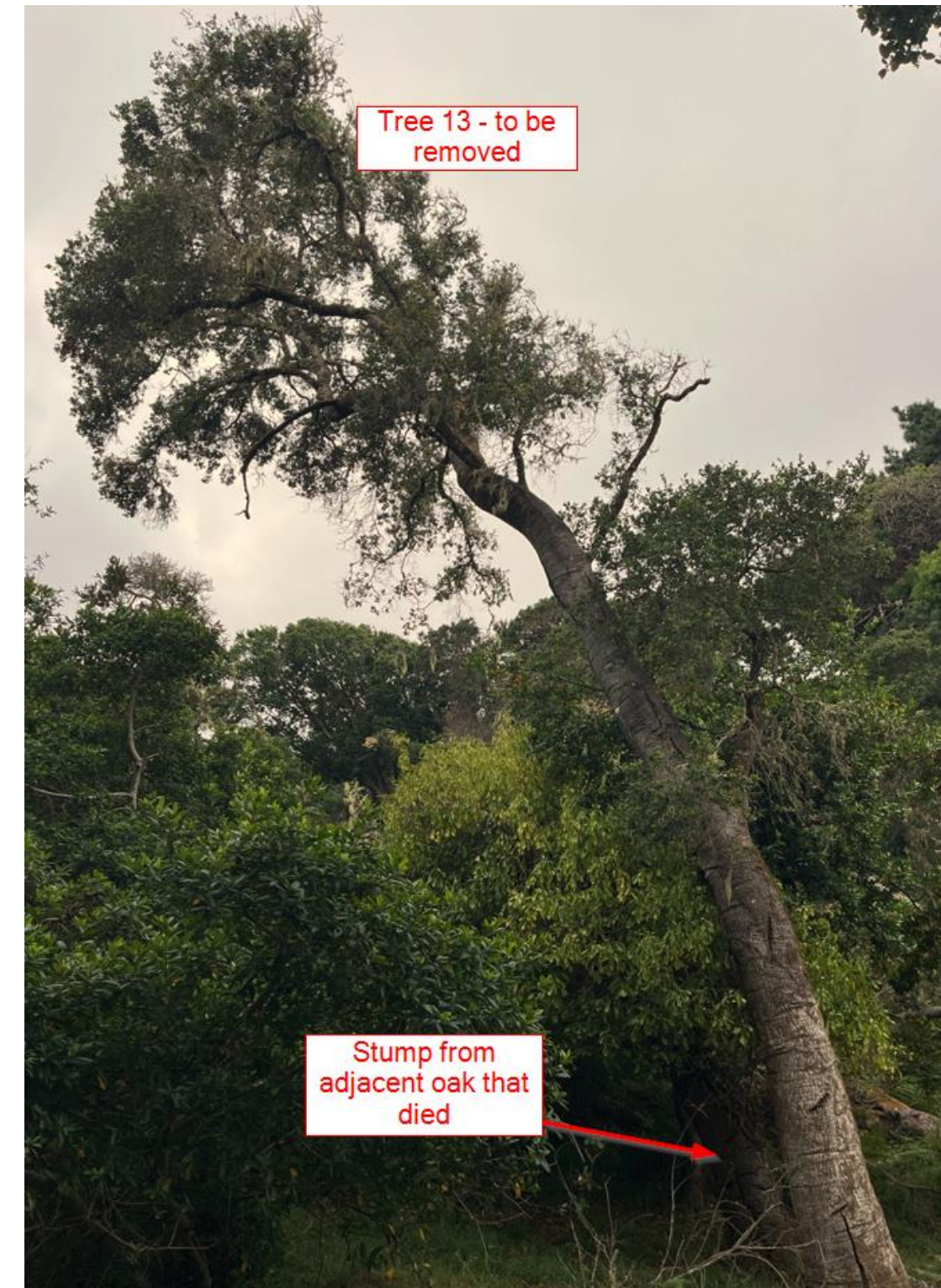


Figure 3. Tree 13 that is to be removed to accommodate the ADU. The tree has an odd form as it used to be an interior tree.



Figure 4. Tree 14 is a madrone in poor condition to be removed to accommodate the ADU. This is not a heritage tree (not major vegetation).

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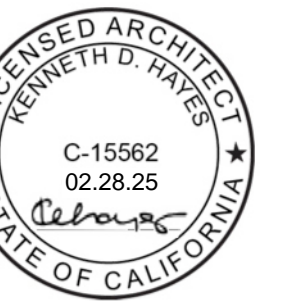
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ARBORIST REPORT

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A0.7a

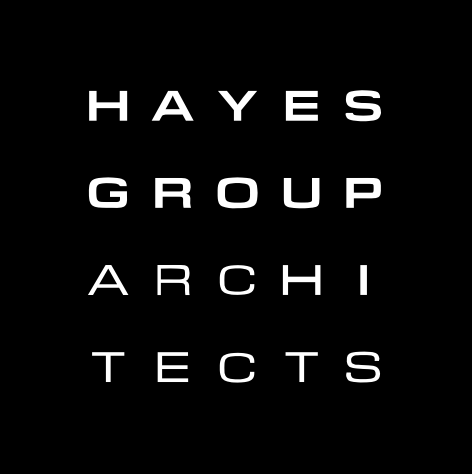


Figure 5. Tree 16 is a madrone that previously failed from the roots and remains barely alive. It is to be removed to accommodate the ADU. This is not a heritage tree (not major vegetation).



Figure 6. Tree 17 growing out of the root ball of Tree 16. Both are to be removed for the ADU and neither is a heritage tree.

Date: 3/3/24
File name: 200 Keith-A0-CURRENT-2020.rvt



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Wall luminaire - Narrow beam upward or downward

BEGA

Application
Wall luminaires with directed narrow beam light distribution on one side that can be oriented upward or downward. Arranged individually or in groups, they are great design elements for a host of lighting applications.

Materials
Clear safety glass
Marine grade, copper free (±0.3% copper content) A360.0 aluminum alloy
Mechanically captive stainless steel fasteners
High temperature silicone gasket
Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 4.4 lbs.

Electrical
Operating voltage 120-277V AC
Minimum start temperature -30°C
LED module wattage 12.1W
System wattage 14.0W
Controllability 0-10V, TRIAC, and ELV dimmable
Color rendering index Ra > 80
Luminaire lumens 1113lm
LED service life (L70) 60000hrs

LED color temperature

- 4000K (K4)
- 5000K (K35)
- 3000K (K3)
- 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors

- Black (BLK)
- Silver (SLV)
- RAL
- Bronze (BRZ)
- White (WHT)
- CUS

Available options

- CUS Custom finish
- FSC Fusing
- MGU Marine grade undercoat
- RAL RAL finish

Available accessories

- B79547 Surface mounted wiring box

See individual accessory spec sheet for details.

Included (available for pre-shipment)

- B19537 Narrow opening wiring box



LED	A	B	C	D
B24034	12.1W	18"	4 1/4"	9"
			6 1/4"	1 1/4"

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
© copyright BEGA 2023 Updated 04/27/23

Model: WL-LED100
LEDme® Step Light

WAC LIGHTING
Responsible Lighting®

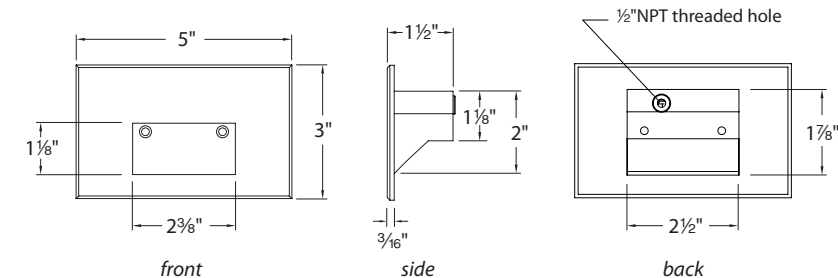


Fixture Type:

Catalog Number:

Project:

Location:



PRODUCT DESCRIPTION
Horizontal rectangle LEDme® Step Light. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night.

FEATURES

- Solid diecast brass, corrosion resistant aluminum alloy, or cast stainless steel construction
- Direct wiring, no driver needed
- Low profile, flush to wall aesthetics with no visible hardware
- 54,000 hour rated life
- Balanced lighting, free of shadows with minimum glare
- IP66 rated. Protected against high-pressure water jets
- Up to 200 fixtures can be connected in parallel
- 5 year WAC Lighting product warranty

SPECIFICATIONS

Construction: Die-cast aluminum or 316 marine grade cast stainless steel

Power: Direct wiring, no remote driver needed. Input voltage: 120V or 277VAC 50/60Hz

Light Source: 2700K or 3000K CCT Samsung HV-AC High Power LED, CR1: 90
Optional color lenses. Total power consumption of 3.5W

Mounting: Fits into 2" x 4" J-Box with minimum inside dimensions of 3 1/8" x 2 1/8" x 2 1/8"
Includes bracket for J-Box mount.

Dimming: Dim to 10% with electronic low voltage (ELV) dimmer
Approved dimmers: Lutron Nova-T NTELV-300 & NTELV-600, Lutron Vista-VTELV-600, Lutron Diva-DVELV-300P, Lutron Skylark-SELV-300P, Lutron Maestro-MAELV-600

Standards: IP66, UL & cUL Listed for wet locations, Title 24 JAB-2016 Compliant.

ORDER NUMBER

120V Model #	Light Color	Finish	277V Model #	Light Color	Finish
WL-LED100	27 Warm 2700K	BK Black on Aluminum	WL-LED100F	C White 3000K	BK Black on Aluminum
	C White 3000K	BN* Brushed Nickel on Aluminum		AM Amber 610nm	BN* Brushed Nickel on Aluminum
	AM Amber 610nm	BZ Bronze on Aluminum		RD Red 640nm	BZ Bronze on Aluminum
	RD Red 640nm	GH Graphite on Aluminum		BL Blue 450nm	GH Graphite on Aluminum
	BL Blue 450nm	WT White on Aluminum		SS Stainless Steel	SS Stainless Steel
				WT White on Aluminum	WT White on Aluminum
WL-LED100	27 Warm 2700K	BBR Bronze on brass			
	120V C White 3000K				
	AM Amber 610nm				

*Brushed Nickel Finish is for interior use only

Example: WL-LED100F-BL-SS

wacighting.com Phone: (800) 526.2588 Fax: (800) 526.2585
Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050
Central Distribution Center 1600 Distribution Ct Lithia Springs, GA 30122
Western Distribution Center 1750 Archibald Avenue Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. DEC 2021

SURFACE DOWNLIGHT DEMI LED (INTEGRAL) IP66 RATED

DATE: PROJECT: TYPE: CATALOG NUMBER LOGIC:



*120V only

CATALOG NUMBER LOGIC

Example: SM-DI-LED-TR-6-e150-SP-9-11-C-INC-MT-BLP

MATERIAL

Aluminum

SERIES

SM-DI - Surface Downlight Demi

SOURCE

LED

HOUSING

TR - Integral Driver

STEM LENGTH

0"

31.6", 12", 18", 24", 30", 36", 42", or 48" length

LED TYPE

e150 - 9W LED/2700K/80CRI e152 - 9W LED/3500K/80CRI

e151 - 9W LED/3000K/80CRI e153 - 9W LED/4000K/80CRI

OPTICS

VNSP - Very Narrow Spot (7°) NSP - Narrow Spot (10°)

SP - Spot (17.5°) NFL - Narrow Flood (30°) WFL - Wide Flood (41°)

LENS

9 - Clear (Standard) 13 - Rectilinear

SHIELDING

T1 - Honeycomb Baffle

CAP STYLE

C - Flush

D - 45° Less Weep Hole

E - 90° Less Weep Hole

CONTROL

ELV - Dimming Driver (For use with Electronic Low Voltage Dimmer)*

INC - Dimming Driver (For use with Incandescent Dimmer)*

010 - Dimming Driver (For use with 0-10 Dimmer)

INPUT VOLTAGE

MT - 120-277 VAC

FINISH (See page 2 for full-color swatches)

Standard Finishes (BZP, BZW, BLP, BLN, WHR, WHW, SAP, VER)

Premium Finishes (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TFX, WCP, WIR)

Also available in RAL Finishes

B-K LIGHTING MADE IN THE USA 959.438.8800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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LIGHT FIXTURE A - BEGA SURFACE WALL DOWNLIGHT

A

LIGHT FIXTURE B - WAC RECESSED WALL LIGHT

B

LIGHT FIXTURE C - BK SURFACE DOWNLIGHT

C

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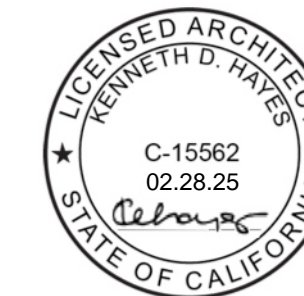
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LIGHT FIXTURE
CUT SHEETS

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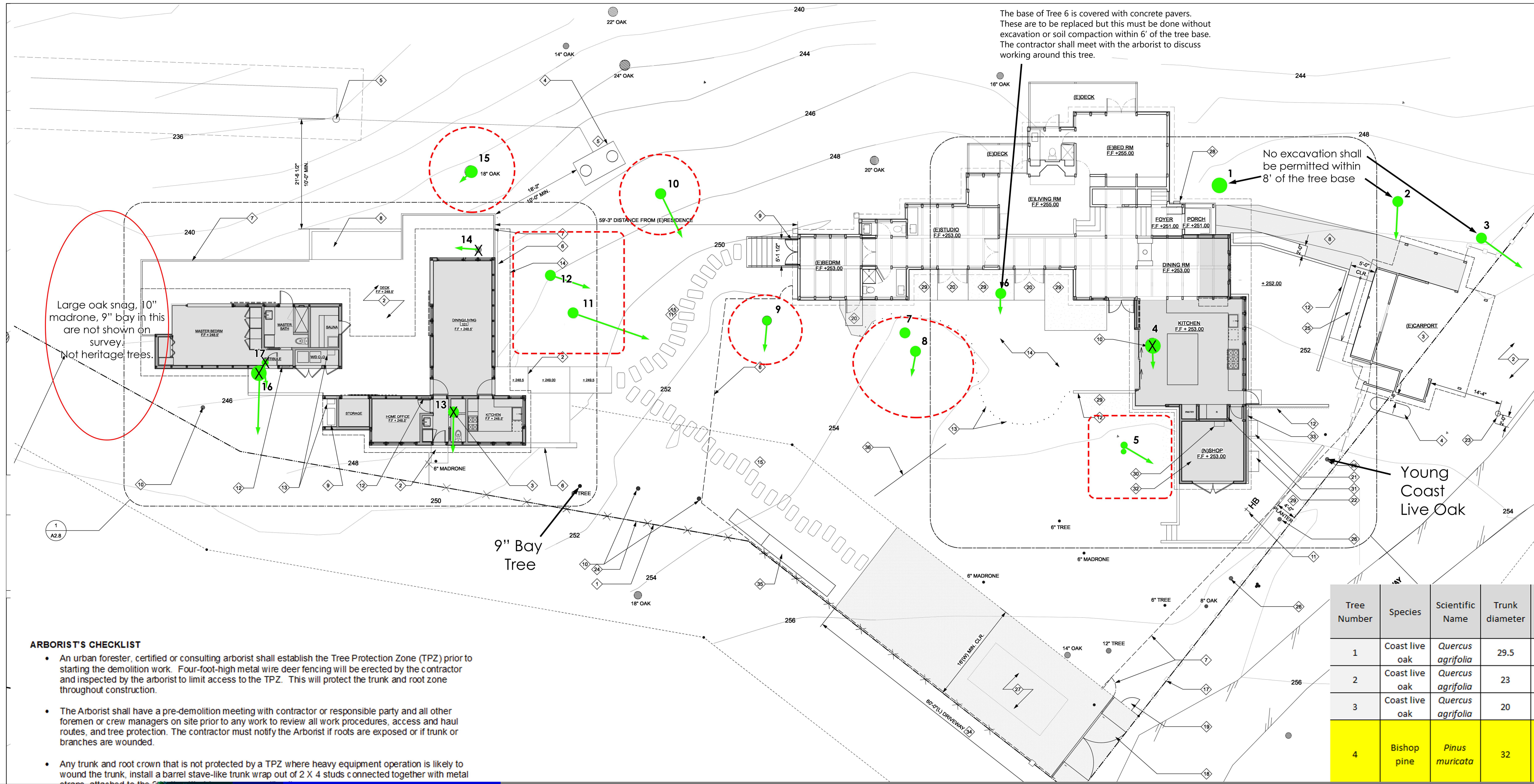
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The base of Tree 6 is covered with concrete pavers. These are to be replaced but this must be done without excavation or soil compaction within 6' of the tree base. The contractor shall meet with the arborist to discuss working around this tree.

No excavation shall be permitted within 8' of the tree base

Large oak snag, 10" madrone, 9" bay in this are not shown on survey. Not heritage trees.

Young Coast Live Oak

9" Bay Tree

ARBORIST'S CHECKLIST

- An urban forester, certified or consulting arborist shall establish the Tree Protection Zone (TPZ) prior to starting the demolition work. Four-foot-high metal wire deer fencing will be erected by the contractor and inspected by the arborist to limit access to the TPZ. This will protect the trunk and root zone throughout construction.
- The Arborist shall have a pre-demolition meeting with contractor or responsible party and all other foremen or crew managers on site prior to any work to review all work procedures, access and haul routes, and tree protection. The contractor must notify the Arborist if roots are exposed or if trunk or branches are wounded.
- Any trunk and root crown that is not protected by a TPZ where heavy equipment operation is likely to wound the trunk, install a barrel stave-like trunk wrap out of 2 X 4 studs connected together with metal straps attached to the trunk.

TREE FENCING SHALL BE A MINIMUM OF 4' METAL DEER FENCE. FENCE SHALL BE LABELED WITH SIGNAGE SHOWN.

SEE CHECKLIST FOR WORK RESTRICTIONS IN THESE AREAS

SOIL ARMORING MAY BE USED IN PLACE OF FENCING IF NECESSARY

Green arrows indicate direction of trunk lean/canopy distribution. Longer arrow indicate a stronger lean.

Tree Number	Species	Scientific Name	Trunk diameter	Health	Structure	Form	Comments	Major Vegetation (permit required)	Impact
1	Coast live oak	<i>Quercus agrifolia</i>	29.5	Good	Good	Good		Yes	
2	Coast live oak	<i>Quercus agrifolia</i>	23	Good	Good	Good	Leans over entry path	Yes	
3	Coast live oak	<i>Quercus agrifolia</i>	20	Good	Good	Fair to good	Leans through fence and over road	Yes	
4	Bishop pine	<i>Pinus muricata</i>	32	Fair to good	Fair	Fair	Some red turpentine beetle activity on trunk. Leans away from home. Old pruning wound at tree base opposite lean.	Yes	Removal



PROJECT ADDRESS:
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INVERNESS
CA, 94937

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SU-1

REFERENCES

- () 1 4 RM 3, Filed 6/22/1911
- () 2 Unfiled Survey by W.G. Voorhies, Titled, "Survey of 5 AC Tract N.W. of Sub No 2 of Inverness and Adjoining Keatly Ridge", for Harry Smisaert, Survey No. 2021, Dated 11/1948
- () 3 10 OS 69, Filed 10/15/1971
- () 4 2546 OR 234, Filed 3/3/1972
- () 5 11 OS 2, Filed 3/14/1972
- () 6 11 OS 5, Filed 3/22/1972
- () 7 11 OS 20, Filed 6/6/1972
- () 8 11 OS 23, Filed 7/10/1972
- () 9 11 PM 77, Filed 9/2/1975
- () 10 12 PM 95, Filed 9/16/1976
- () 11 19 OS 61, Filed 11/7/1984
- () 12 34 OS 78, Filed 6/3/1996
- () 13 2003 M 238, Filed 10/13/2003
- () 14 2006 PM 142, Filed 6/19/2006
- () 15 2007 PM 68, Filed 3/28/2007
- () 16 2008 M 11, Filed 1/22/2008
- () 17 2011 M 126, Filed 9/2/2011
- () 18 I.N. 2012-0082260, Recorded 12/28/2012
- () 19 I.N. 2552 OR 443, Recorded 03/24/1972

NOTES

1. Boundary evidence collected between 8/23/2017 & 12/4/2017.
2. The archives of Gordon Voorhies are available for review at the Anne T. Kent California Room, part of the Marin County Free Library.
3. The Title Insurance Policy reviewed during the course of this survey was provided by Stewart Title Co., dated 11/30/2016, Policy Number 0-9281-000166336.
4. All distances are in feet and decimals thereof.
5. Although an abandonment occurred that extinguished the public right to use Rannoch Way, private easement rights may still exist. An attorney should be consulted for the best way to extinguish said private easement rights.
6. The found 2x2 hubs shown on the North R/W line of Rannoch Way were assumed to be set () 2 based on the field notes showing those positions as occupied and measured.

BASIS OF BEARINGS

The Basis of Bearings of this survey is N36°13'00"W between two Found 1/2" Inside Diameter Iron Pipes with Nail and Tag Stamped, "LS 3775" per 10 OS 69() 3.

SURVEYOR'S STATEMENT

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act at the request of Ken Hayes in August, 2017.
Lawrence A. Stevens
Lawrence A. Stevens, PLS 6649



COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 20th day of FEBRUARY, 2019.
Tracy W. Park
Tracy W. Park, County Surveyor
By Deputy

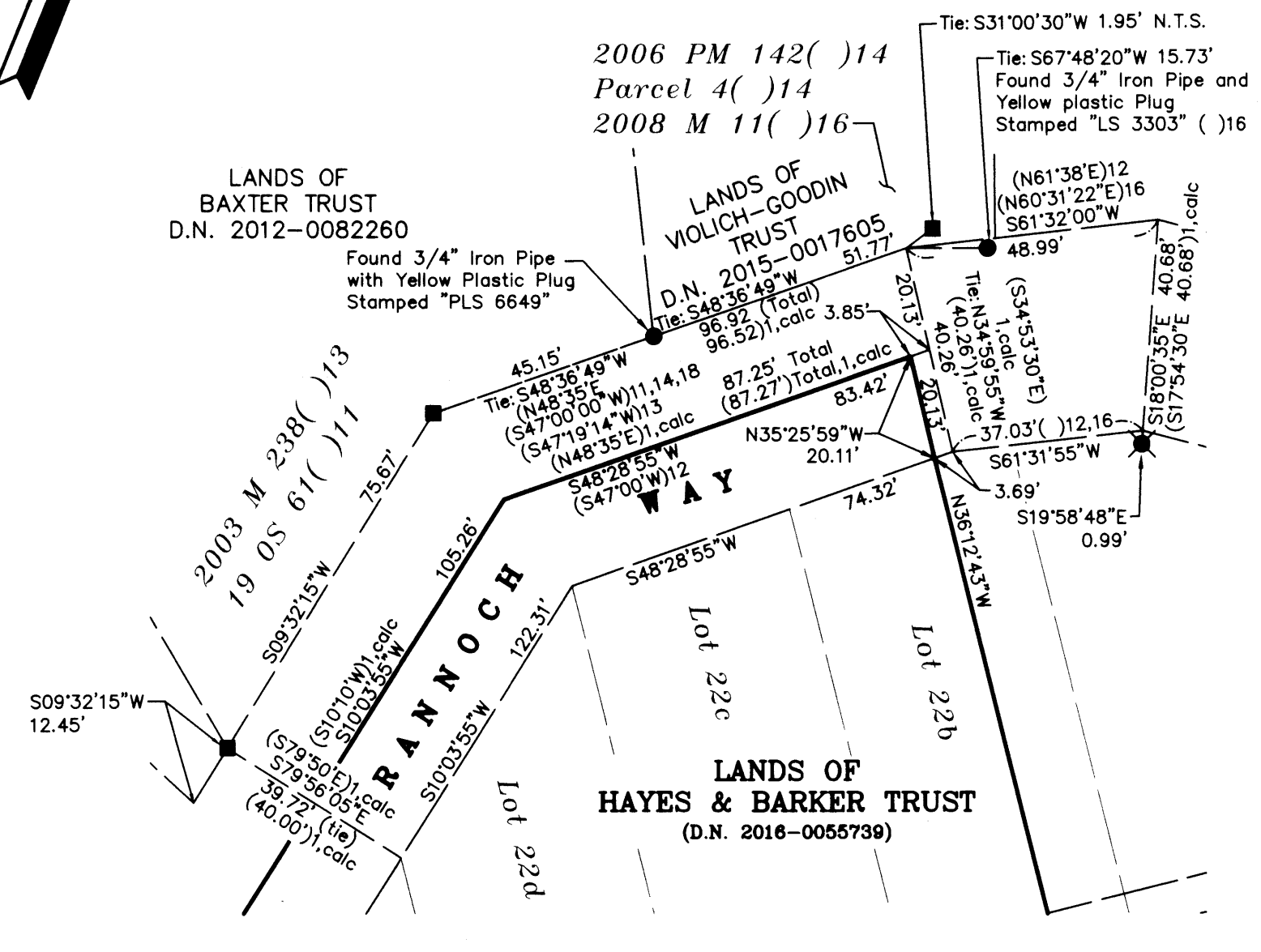
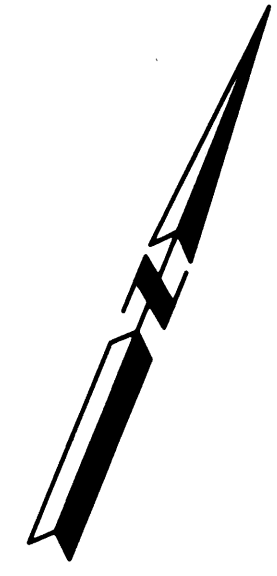
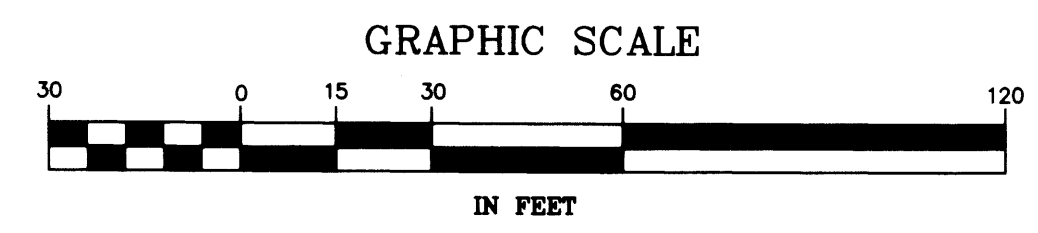


RECORDER'S STATEMENT

Filed this 22nd day of FEB., 2019 at 8:00 a.m. in Book 2019 of Maps, Page 10 at the request of Marin County Public Works.
Serial No. 2019-0005081 Fee: \$86
Shelly Scott
County Recorder Deputy Recorder
AP 112-112-10

RECORD OF SURVEY
LANDS OF
HAYES & BARKER TRUST
(DN 2016-055739)
INVERNESS
COUNTY OF MARIN STATE OF CALIFORNIA
December 2017 SCALE: 1" = 30'
L.A. Stevens & Associates, Inc.
Professional Land Surveyors * (415) 382-7713
7 Commercial Blvd. Suite 1 * Novato, California 94949
Drawing No. 171843R0S.DWG Sheet 1 of 2

SURVEYOR'S COPY



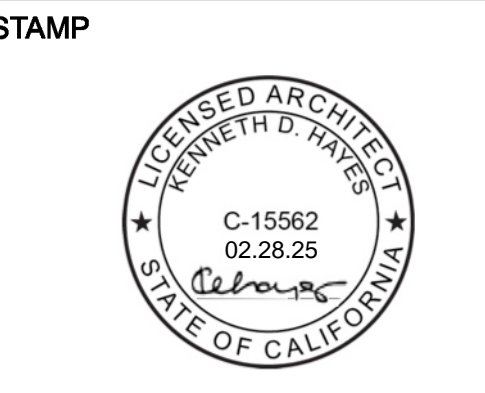
DETAIL "A"
Scale: 1" = 30'

LEGEND

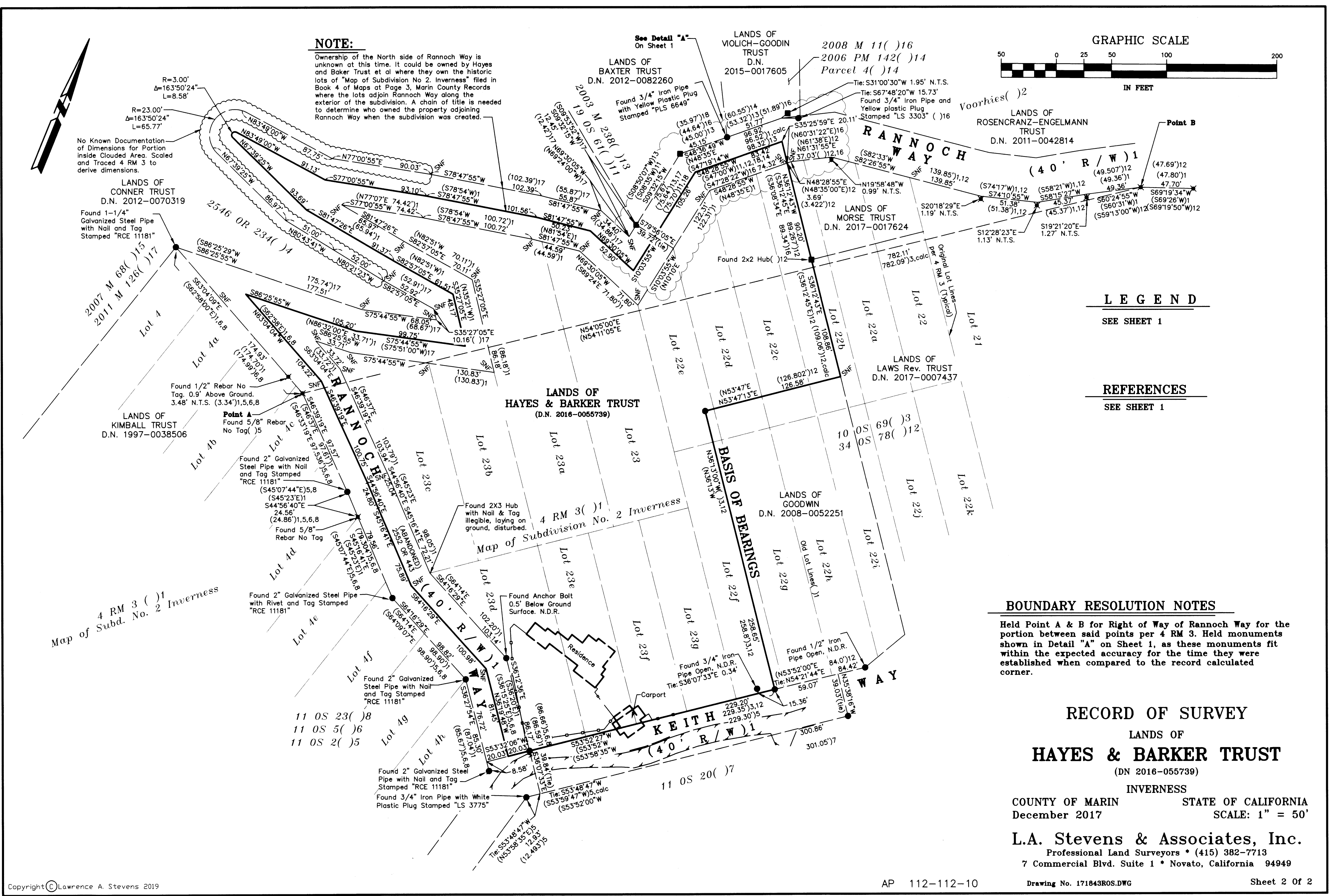
- Found 2 x 2 Redwood Hub () 2, U.N.O.
- Found 1/2" Iron Pipe with Nail & Tag, Stamped "LS 3775" U.N.O. () 3
- ✖ Found 1/2" Rebar & Yellow Plastic Cap, Stamped "LS 3887" () 12
- Set Mag Nail & Brass Washer, Stamped "LA STEVENS PLS 6649"
- Set 5/8" Rebar & Punched Aluminum Cap, Stamped "L.A. Stevens, PLS 6649"
- Calc Calculated per Record Map
- NDR No Discovered Record
- NTS Not to Scale
- SNF Searched Area Nothing Found
- UNO Unless Noted Otherwise
- PM Parcel Map Filed in Book of Maps
- Edge of Asphalt Concrete Pavement
- Wood Fence
- Wire Fence

SHEET REVISIONS

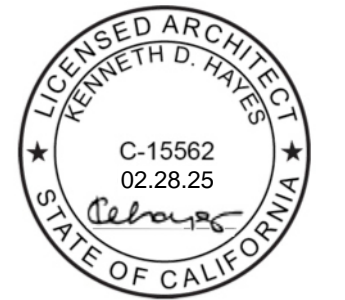
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JOB NUMBER:
2209.00

SCALE:
As Noted

DRAWN BY:
Initials

All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.
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LEGEND

- ⊙ Tree (Size & Type Noted)
- Found 2 x 2 Redwood Hub
- Found 1/2" Iron Pipe with Nail & Tag, Stamped "LS 3887" U.N.O.
- ✕ Found 1/2" Rebar & Yellow Plastic Cap, Stamped "LS 3775"
- 101.4 Spot Elevation
- FF = 101.4 Finish Floor Elevation
- Water Valve
- ⊕ Joint Pole
- △ Random Survey Control Point
- ⊞ Rock Wall
- ⊞ Concrete Surface
- ⊞ Wood Post Wire Fence, U.N.O.
- ⊞ Angle Iron Wire Fence
- ⊞ Edge of Asphalt Concrete Pavement
- ⊞ TBM Temporary Benchmark
- ⊞ TBW Top Back of Wall
- U.N.O. Unless Noted Otherwise
- GV Gas Valve
- DS Concrete Downspout Catchment
- Guy Wire

Note

Per Title Report the Lands of Hayes is subject to, "the rights, if any, of a city, public utility or special district, pursuant to Section 8345 et seq. of the California Streets and Highways Code, to preserve a public easement in Rannoch Way as the same was vacated by the Board of Supervisors of the County of Marin Resolution No. 72-79 recorded March 24, 1972 in Book 2552 of Official Records at Page 443.

SURVEYOR'S NOTES:

1. Contour Interval: 2 Feet
2. Vertical Datum: NAVD88
3. Benchmark: Continuously Operating Reference Stations (CORS): CASR, P183, P198, P198, T188
4. The fieldwork for this topographic map was conducted by L.A. Stevens & Associates, Inc. on July 27, 2023. The topographic elements shown hereon reflect the site conditions existing at that time.
5. The boundary lines shown hereon are based on a boundary retracement survey conducted by L.A. Stevens & Associates, Inc. filed in Book 2019 of Maps at Page 10 on 02/22/2019, Marin County Records.
6. Assessor's Parcel: 112-112-10
7. Individual steps are not accurately located.
8. All documents of record reviewed are noted hereon (see Reference Documents list). There may exist other documents of record and not of record that affect this surveyed parcel.
9. The Title Insurance Policy reviewed during the course of this survey was provided by Stuart Title Guaranty Co., dated 11/30/2016, Policy Number 0-9281-000168396; File No.: 01180-241720
10. Dashed lines connected to the boundary hereon are approximate boundary lines of the adjoining right of way and/or adjoining land owners boundaries. Said dashed lines may not be resolved as a part of this boundary resolution, as many issues can impact the location of said boundary lines. The only boundary lines established by this survey are shown as a thick continuous line for the parcels owned by Lands of Hayes & Barker Trust.
11. Subsurface and environmental conditions were not surveyed or examined or considered as part of this survey. No statement is made concerning the existence of underground or overhead conditions, containers, or facilities that may affect the use or development of this property.
12. Only bond copies, with an original stamp and signature in red, may be considered to represent the work of L.A. Stevens & Associates, Inc. - Professional Land Surveyors. Any data relied upon from another format shall be checked to a bond copy mentioned above.
13. This map was prepared for the exclusive use of Hayes & Barker Trust and/or their legal representatives for future development of the property. Use or reliance on this map by any other party is forbidden without expressed written permission by Lawrence A. Stevens whose seal and signature are shown hereon.
14. This document shall be considered a "Preliminary Check Print" without a wet signature in red ink and wet stamp of the licensee responsible for the work.

Area

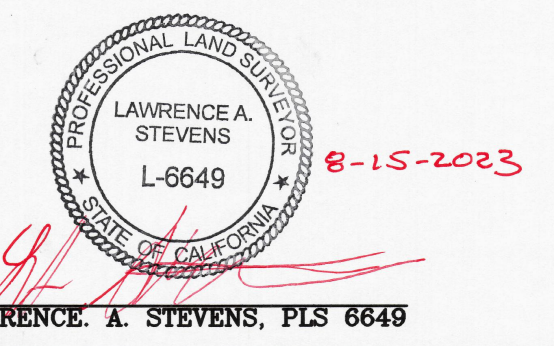
Gross Area: 3.8 ± Acres
 Net Area: 3.1 ± Acres (Excludes Private Easement in Rannoch Way)
 Unknown Ownership of Rannoch Way: 0.5 ± Acres

No.	REVISION	BY	DATE

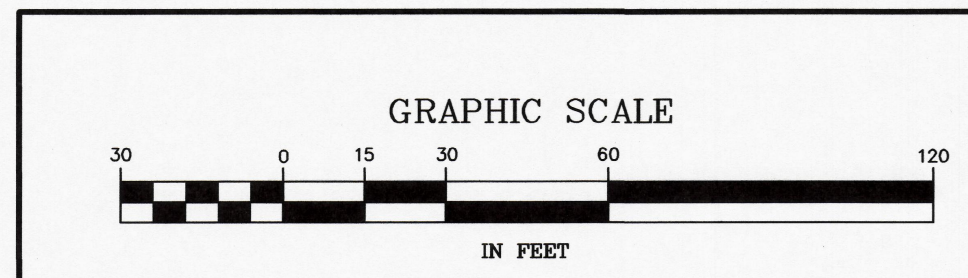
L.A. Stevens & Associates, Inc.
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 7 Commercial Blvd., Suite 1 * Novato, California 94949

HAYES & BARKER TRUST
 200 Keith Way
 Inverness, California

PARTIAL SITE TOPOGRAPHY



LAWRENCE A. STEVENS, PLS 6649

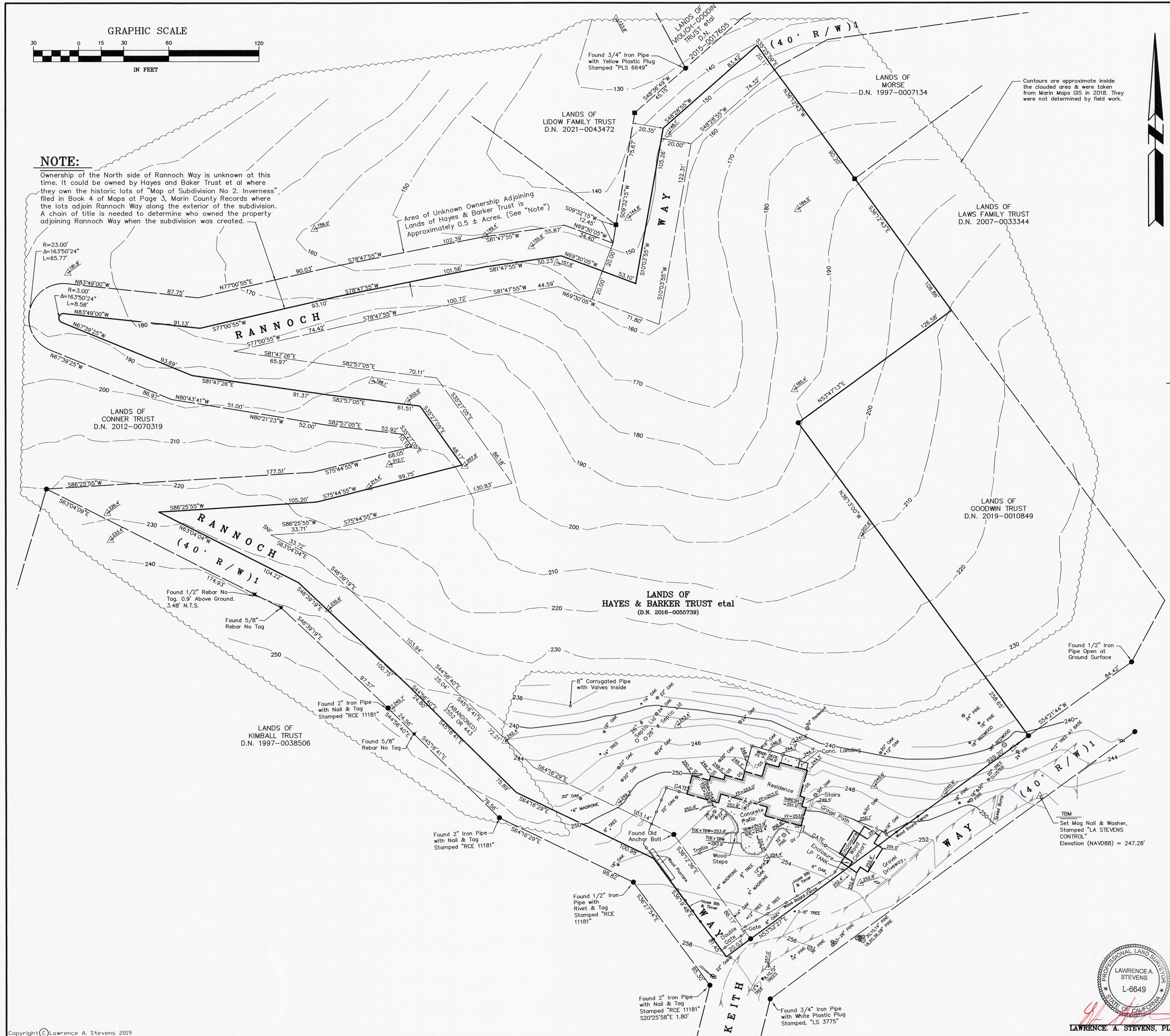


NOTE:

Ownership of the North side of Rannoch Way is unknown at this time. It could be owned by Hayes and Barker Trust et al where they own the historic lots of "Map of Subdivision No 2, Inverness" filed in Book 4 of Maps at Page 3, Marin County Records where the lots adjoin Rannoch Way along the exterior of the subdivision. A chain of title is needed to determine who owned the property adjoining Rannoch Way when the subdivision was created.

Area of Unknown Ownership Adjoining Lands of Hayes & Barker Trust is Approximately 0.5 ± Acres. (See "Note")

Contours are approximate inside the clouded area & were taken from Marin Maps GS in 2018. They were not determined by field work.



GENERAL SITE NOTES:

- CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING OF A BID.
- ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
- PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO OWNER'S PROJECT MANAGER AND CIVIL ENGINEER.
- DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN SHALL BE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
- CONTRACTOR SHALL REPLACE ALL STRUCTURES AND GRATE LIDS FOR VAULTS, CATCH BASINS, ETC., WITH VEHICULAR-RATED STRUCTURES IN ALL TRAFFIC ACCESSIBLE AREAS WITHIN NEW CONSTRUCTION AREA UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL EXISTING AND/OR NEW MANHOLES, CURB INLETS, CATCH BASIN, VALVES, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE CONSTRUCTION AREA TO FINAL GRADE IN PAVEMENT AND LANDSCAPE AREAS UNLESS OTHERWISE NOTED.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE OWNER, THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE CONSULTING ENGINEER.
- EXISTING PEDESTRIAN WALKWAYS, BIKE PATHS AND ACCESSIBLE PATHWAYS SHALL BE MAINTAINED, WHERE FEASIBLE, DURING CONSTRUCTION.
- IF A CONFLICT ARISES BETWEEN THE SPECIFICATIONS AND THE PLANS NOTES, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED PERMITS AND COSTS ASSOCIATED WITH SAID PERMITS

TREE/PLANT PROTECTION NOTES:

- PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY, CONFIRM WITH OWNER AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
- PROVIDE 5 FOOT TALL TREE PROTECTION FENCE WITH DISTINCTIVE MARKING VISIBLE TO CONSTRUCTION EQUIPMENT, ENCLOSING DRIP LINES OF TREES DESIGNATED TO REMAIN.
- WORK REQUIRED WITHIN FENCE LINE SHALL BE HELD TO A MINIMUM, AVOID UNNECESSARY MOVEMENT OF HEAVY EQUIPMENT WITHIN FENCED AREA AND DO NOT PARK ANY VEHICLES UNDER DRIP LINE OR TREES. DO NOT STORE EQUIPMENT OR MATERIALS WITHIN FENCE LINE.
- PRIOR TO REMOVING ROOTS AND BRANCHES LARGER THAN 2" IN DIAMETER OF TREES OR PLANTS THAT ARE TO REMAIN, CONSULT WITH THE OWNER'S PROJECT MANAGER.
- ANY GRADE CHANGES GREATER THAN 6" WITHIN THE DRIPLINE OF EXISTING TREES SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE ARCHITECT / CIVIL ENGINEER.
- PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIALS; AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
- PROVIDE TEMPORARY IRRIGATION TO ALL TREES AND PLANTS THAT ARE IN OR ADJACENT TO CONSTRUCTION AREAS WHERE EXISTING IRRIGATION SYSTEMS MAY BE AFFECTED BY THE CONSTRUCTION. ALSO PROVIDE TEMPORARY IRRIGATION TO RELOCATE TREES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES AND PLANTS DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES OR PLANTS THAT DIE DUE TO LACK OF MAINTENANCE.
- TREE PROTECTION ZONES NEED TO BE SET UP WITH FENCING AROUND TREES TO A MINIMUM DISTANCE OF 10 FEET FROM THE BUTTRESS FLAIR. NO EQUIPMENT, MATERIALS STORAGE, OR DIGGING IS ALLOWED WITHIN THE TREE PROTECTION ZONE WITHOUT WRITTEN AUTHORIZATION FROM THE PROJECT ARBOHIST, ARBOHIST SUPERVISOR OR AUTHORIZED DESIGNATE. ANY AUTHORIZED DIGGING WITHIN THE TREE PROTECTION ZONE MUST BE DONE BY HAND; I.E. PICK AND SHOVEL. CARE MUST BE TAKEN TO AVOID SEVERING ANY STRUCTURAL ROOTS. ANY ROOTS GREATER THAN 2" IN DIAMETER INCIDENTALLY SEVERED, WHETHER INSIDE OR OUTSIDE OF THE TREE PROTECTION ZONE, WILL NEED TO BE BROUGHT TO THE ATTENTION OF AND INSPECTED BY THE PROJECT ARBOHIST, ARBOHIST SUPERVISOR OR AUTHORIZED DESIGNATE; WHO WILL EVALUATE THE TREE IN QUESTION FOR IMPACTS TO BOTH LONG TERM HEALTH AND STABILITY. ANY ROOT SEVERANCE CONCLUDED TO COMPROMISE TREE STABILITY/SAFETY MAY RESULT IN TREE REMOVAL. ANY COSTS RESULTING FROM TREE REMOVALS WILL BE CHARGED TO THE PROJECT IN QUESTION. ANY COSTS FROM TREE REMOVALS RESULTING FROM VIOLATIONS OF THE COUNTY CODES WILL BE ABSORBED BY THE CONTRACTOR UP TO AND INCLUDING ANY FINES LEVIED BY THE COUNTY.

SITE MAINTENANCE:

- REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS ROUTES ONTO THE SITE AND PLACE GRAVEL PADS AT THESE LOCATIONS. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR GRAVELED AREAS DURING WET WEATHER.
- SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJOINING THE PROJECT SITE AND THE ON-SITE PAVED AREAS ON A DAILY BASIS. SCRAPE CAKED-ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING. CORNERS AND HARD TO REACH AREAS SHALL BE SWEEPED MANUALLY.
- CONTRACTOR SHALL: GATHER ALL CONSTRUCTION DEBRIS ON A REGULAR BASIS AND PLACE IT IN A DUMPSTER OR OTHER CONTAINER WHICH IS EMPTIED OR REMOVED ON A REGULAR BASIS. WHEN APPROPRIATE, USE TARPS ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORM WATER RUNOFF POLLUTION.
- IF THE STREET, SIDEWALKS AND/OR PARKING LOT ARE PRESSURE WASHED, DEBRIS MUST BE TRAPPED AND COLLECTED TO PREVENT ENTRY INTO THE STORM DRAIN SYSTEM. NO CLEANING AGENT MAY BE DISCHARGED INTO THE STORM DRAIN. IF ANY CLEANING AGENT OR DEGREASER IS USED, WASHED WATER MUST BE COLLECTED AND DISCHARGED TO THE SANITARY SEWER, SUBJECT TO THE APPROVAL OF THE OWNER'S PROJECT MANAGER, OR OTHERWISE DISPOSED OF THROUGH APPROVED DISPOSAL METHODS.
- CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIAL USED ON THE SITE THAT HAVE THE POTENTIAL OF BEING WIND-BLOWN OR IN THE EVENT OF A MATERIAL SPILL.
- NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
- ENSURE THAT CEMENT TRUCKS, PAINTERS, OR STUCCO/PLASTER FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM EQUIPMENT, TOOLS OR RINSE CONTAINERS INTO GUTTERS OR DRAINS.
- THE ON-SITE STORM DRAIN FACILITIES SHALL BE CLEANED A MINIMUM OF TWICE A YEAR AS FOLLOWS: IMMEDIATELY PRIOR TO OCTOBER 15TH AND ONCE IN JANUARY. ADDITIONAL CLEANING MAY BE REQUIRED IF FOUND NECESSARY BY THE INSPECTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR COST ASSOCIATED WITH CLEANING.
- PREVENT DUST FROM LEAVING THE SITE AND ACCUMULATING ON ADJACENT AREAS AS REQUIRED IN THE DUST CONTROL NOTES ON THIS SHEET.
- PREVENT SEDIMENT LADEN STORM RUN-OFF FROM LEAVING THE SITE OR ENTERING STORM DRAIN OR SANITARY SEWER SYSTEMS AS REQUIRED IN THE EROSION AND SEDIMENTATION CONTROL NOTES ON THIS SHEET.
- MAINTAIN EXISTING TREES AND PLANTS THAT ARE TO REMAIN AS REQUIRED BY THE TREE AND PLANT PROTECTION NOTES ON THE SHEET.

STORMWATER POLLUTION PREVENTION NOTES:

- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
 - CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.
 - USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
 - AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.
 - DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.
 - PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
 - PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.
 - LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
 - LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
 - AVOID TRACKING DIRT OR MATERIALS OFF-SITE. CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.
- SUPPLEMENTAL MEASURES**
- THE PHRASE "NO DUMPING - DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.
 - USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
 - STABILIZING ALL DENuded AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.
 - REMOVING SPOILS PROMPTLY, AND AVOID STOCKPIILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.
 - STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.
 - AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.
 - LIMITING AND TIMING APPLICATIONS OF PESTICIDES AND FERTILIZER TO AVOID POLLUTING RUNOFF.

WATER SYSTEM NOTES:

- WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE THE TOP OF THE SANITARY SEWER LINES.
- WATER LINES ARE SHOWN SCHEMATICALLY; CONTRACTOR SHALL IDENTIFY EACH ANGLE AND/OR BEND THAT MAY BE REQUIRED TO ACCOMPLISH THE INTENDED DESIGN.
- USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE, TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-WATER LINE BELOW", CALPICO TYPE 2 OR EQUAL.
- ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OR APPLICABLE WATER DISTRICT STANDARDS.
- PUBLIC AND PRIVATE WATER MAIN AND WATER SERVICE LINE 4-INCH THROUGH 12-INCH SHALL BE POLYVINYL CHLORIDE (PVC) AND SHALL MEET AWWA C900, RATED FOR 200 PSI CLASS PIPE WITH EPOXY COATED DUCTILE IRON FITTINGS AND FUSION EPOXY COATED GATE VALVES. ALL JOINTS SHALL FACTORY MANUFACTURED WITH BELL AND SPIGOT ENDS AND RUBBER GASKETS. NONMETALLIC WATER LINES HAVE TRACER WIRE INSTALLED.
- CONNECTION TO THE EXISTING WATER MAIN SHALL BE APPROVED BY WATER COMPANY. THE DISTRICT SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE VALVE AND ALL THRUST BLOCKS. BACKFILL, RESTORE THE SURFACE, AND CLEANUP. ALL WET TAPS SHALL BE APPROVED BY THE CITY OR APPLICABLE WATER DISTRICT. NONMETALLIC WATER LINES SHALL HAVE TRACER WIRES INSTALLED.
- ALL WATER LINES 3" OR SMALLER SHALL BE TYPE K COPPER WITH SILVER BRAZED JOINTS. POLYETHYLENE PIPE MAY BE SUBSTITUTED, CONTRACTOR SHOULD SEEK APPROVAL FROM DISTRICT BEFORE MAKING SUBSTITUTION. CONTRACTOR TO VERIFY PRESSURES FROM EXISTING LINES ARE ADEQUATE TO SERVICE BUILDINGS AS SPECIFIED BY THE PLUMBING PLANS.
- ALL WATER LINES SHALL BE INSTALLED WITH 3' MINIMUM COVER.
- ALL WATER VALVES SHALL BE PER CITY STANDARD.
- ALL TEMPORARY AND/OR PERMANENT AIR-RELEASE AND BLOW-OFF VALVES SHALL BE PER CITY STANDARD AND AS DIRECTED BY THE CITY ENGINEER.
- CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, CROSSINGS, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS PER CITY STANDARD. AWWA C600, SECTION 3.8 UNLESS NOTED OTHERWISE.
- MECHANICALLY RESTRAINED JOINTS SHALL BE INSTALLED AT VERTICAL BENDS IN ACCORDANCE WITH CITY STANDARDS AND AS APPROVED BY THE CITY ENGINEER.
- ALL WATER VALVES SHALL BE CLUSTERED, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.

STORM DRAIN NOTES:

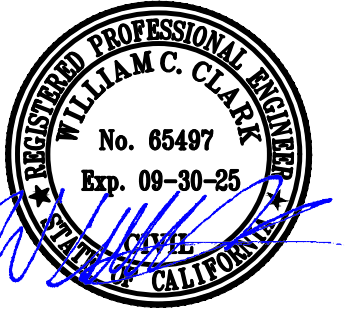
- ALL STORM DRAIN PIPE SHALL BE PVC PER SECTION 02630, SLOPED AT 2% UNLESS OTHERWISE SPECIFIED ON THE PLANS. PIPE SHALL BE SIZED AS SPECIFIED ON THE PLANS. ALL DIRECTION CHANGES SHALL BE MADE WITH A Y CONNECTION OR LONG SWEEP ELBOWS, REGULAR ELBOWS, AND TEE'S SHOULD BE AVOIDED.
- USE DETECTABLE METALIZED WARNING TAPE APPROXIMATE 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION- STORM DRAIN LINE BELOW", CALPICO TYPE 2 OR EQUAL.
- PAINT THE TOP OF THE CURBS ADJACENT TO EACH CATCH BASIN INSTALLED UNDER THE WORK OR ADJACENT TO THIS SITE WITH THE WORDS "NO DUMPING". WORDING TO BE BLUE 4" HIGH LETTERS ON A PAINTED WHITE BACKGROUND. A " NO DUMPING"
- ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS AND HAVE BOLT DOWN GRATES.
- ALL TRENCHES SHALL BE BACKFILLED PER THE SPECIFICATIONS OF THE CIVIL ENGINEER TO VERIFY COMPACTION VALUES.
- FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO TRENCH OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
- COMPLETE SYSTEMS; ALL UTILITY SYSTEMS ARE DELINEATED IN SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES, AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.

SANITARY SEWER NOTES:

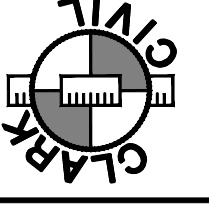
- INSTALL DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6"-12" BELOW THE SURFACE IN NON-PAVED AREAS, AND AT THE BOTTOM OF BASEROCK FOR PAVED AREAS. GREEN IMPRINTED WITH "CAUTION-SANITARY SEWER LINE BELOW", CALPICO TYPE 2 OR EQUAL.
- ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE CITY OR APPROPRIATE SANITARY SEWER DISTRICT.
- PUBLIC AND PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-08 WITH GLUED JOINTS.

DEMOLITION NOTES:

- CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
- THE CONTRACTOR SHALL LOCATE AND CLEARLY MARK (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL TELEPHONE, DATA, STREET LIGHT, SIGNAL LIGHT AND POWER FACILITIES THAT ARE IN OR NEAR THE AREA OF CONSTRUCTION.
- CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED CONTRACTOR SHALL PAY DISPOSAL FEES.
- CONTRACTOR SHALL PAY DISPOSAL FEES.
- BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION OF FOUNDATIONS & UTILITIES.
- WITHIN LIMITS OF WORK, REMOVE CURBS, GUTTERS, LANDSCAPING, SIGNAGE, TREES, SCRUBS, ASPHALT, UNDERGROUND PIPES, ETC. AS INDICATED ON THE PLANS AND SPECS.
- REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
- PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION & SEDIMENTATION CONTROL PLAN & DETAILS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING ALL DEMOLITION MATERIALS, OR STORING SELECTED ITEMS BY OWNER'S REPRESENTATIVE AT DESIGNATED LOCATIONS.
- THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
- THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OF ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE.
- COORDINATE WITH ELECTRICAL, MECHANICAL, FIRE PROTECTION AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUT-DOWN / DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE OWNER. DO NOT INTERRUPT SERVICES ADJACENT OFF-SITE OWNERS. ALSO SEE ARCHITECTURAL PLANS FOR ADDITIONAL SCOPE OF WORK.
- DEMOLITION INCLUDES REMOVAL OF ALL ITEMS ASSOCIATED WITH THE UTILITIES AND SHALL INCLUDE PREPARING THE SITE FOR NEW UTILITIES, BUILDINGS, RETAINING WALLS, ETC.
- ALL MATERIALS TO BE DEMOLISHED AND REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF-SITE.
- THE PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OR WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.



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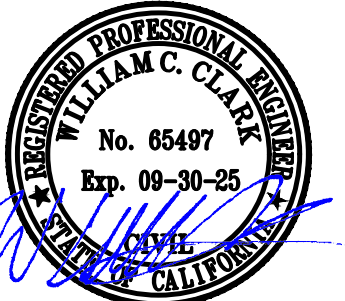
GRADING
SPECIFICATIONS

PLANNING SUBMISSION #1 03-07-24	
PLANNING SUBMISSION #2 04-15-24	
REVISIONS	BY
JOB NO:	223061
DATE:	4-10-24
SCALE:	AS NOTED
DESIGN BY:	RG
DRAWN BY:	OD
SHEET NO:	

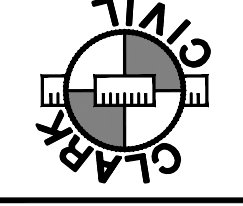


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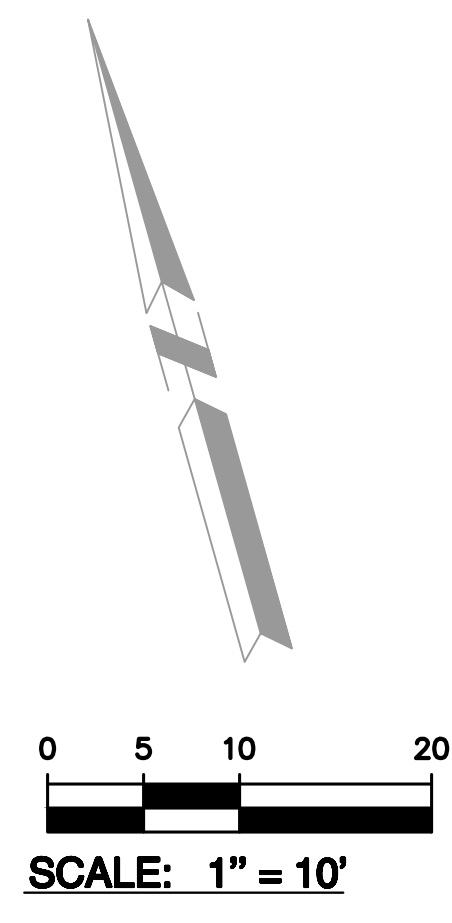
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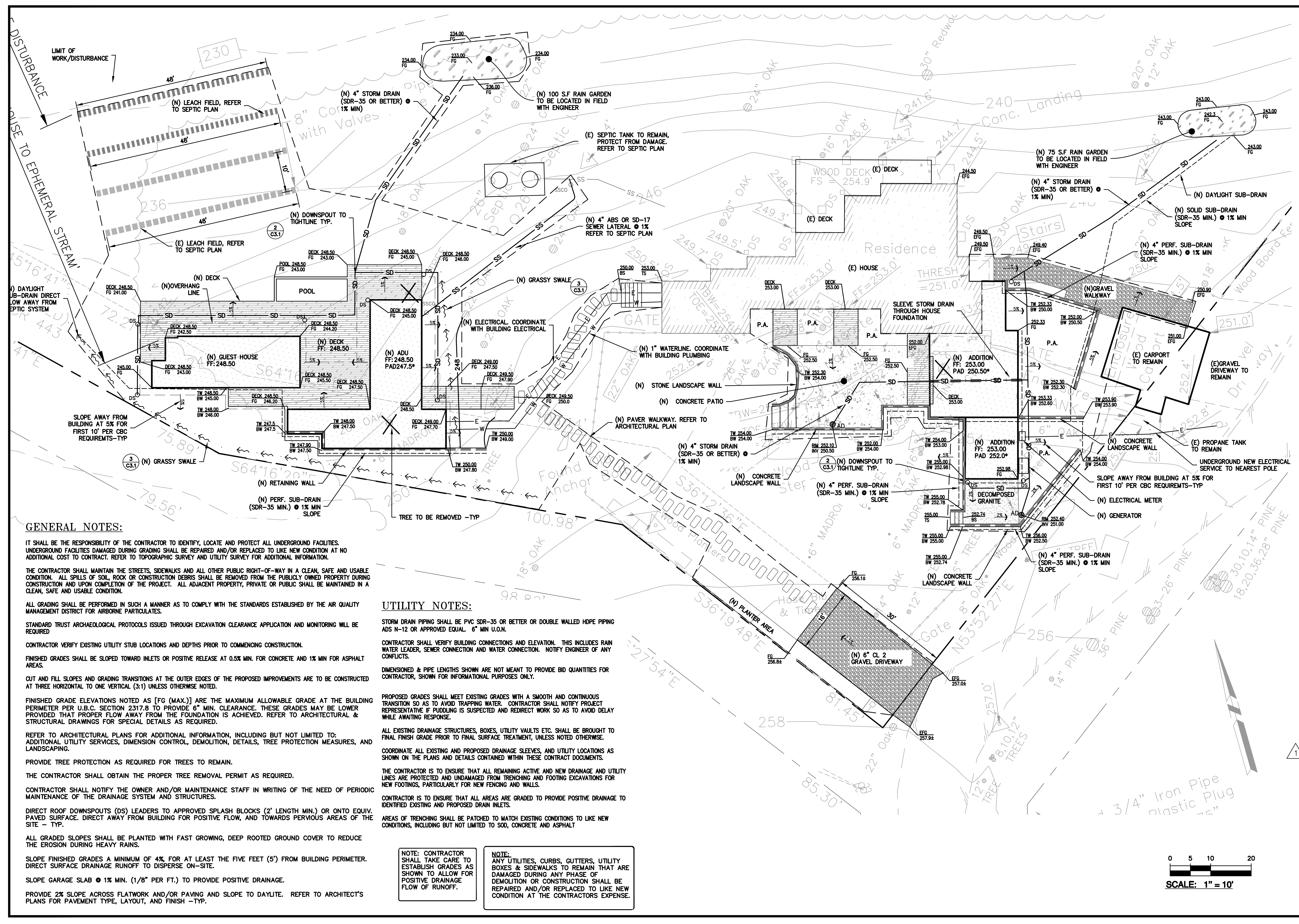
MARIN COUNTY

**GRADING &
 DRAINAGE PLAN**

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REVISIONS	BY
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GENERAL NOTES:

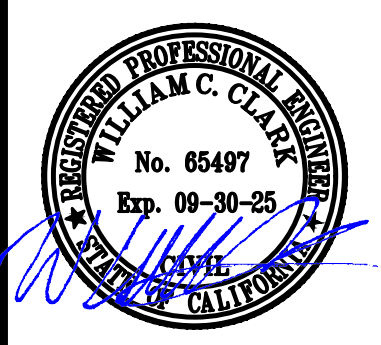
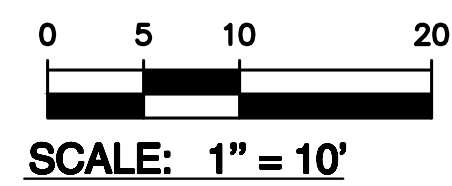
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES. UNDERGROUND FACILITIES DAMAGED DURING GRADING SHALL BE REPAIRED AND/OR REPLACED TO LIKE NEW CONDITION AT NO ADDITIONAL COST TO CONTRACT. REFER TO TOPOGRAPHIC SURVEY AND UTILITY SURVEY FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
- STANDARD TRUST ARCHAEOLOGICAL PROTOCOLS ISSUED THROUGH EXCAVATION CLEARANCE APPLICATION AND MONITORING WILL BE REQUIRED
- CONTRACTOR VERIFY EXISTING UTILITY STUB LOCATIONS AND DEPTHS PRIOR TO COMMENCING CONSTRUCTION.
- FINISHED GRADES SHALL BE SLOPED TOWARD INLETS OR POSITIVE RELEASE AT 0.5% MIN. FOR CONCRETE AND 1% MIN FOR ASPHALT AREAS.
- CUT AND FILL SLOPES AND GRADING TRANSITIONS AT THE OUTER EDGES OF THE PROPOSED IMPROVEMENTS ARE TO BE CONSTRUCTED AT THREE HORIZONTAL TO ONE VERTICAL (3:1) UNLESS OTHERWISE NOTED.
- FINISHED GRADE ELEVATIONS NOTED AS [FG (MAX.)] ARE THE MAXIMUM ALLOWABLE GRADE AT THE BUILDING PERIMETER PER U.B.C. SECTION 2317.8 TO PROVIDE 6" MIN. CLEARANCE. THESE GRADES MAY BE LOWER PROVIDED THAT PROPER FLOW AWAY FROM THE FOUNDATION IS ACHIEVED. REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS FOR SPECIAL DETAILS AS REQUIRED.
- REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO: ADDITIONAL UTILITY SERVICES, DIMENSION CONTROL, DEMOLITION, DETAILS, TREE PROTECTION MEASURES, AND LANDSCAPING.
- PROVIDE TREE PROTECTION AS REQUIRED FOR TREES TO REMAIN.
- THE CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMIT AS REQUIRED.
- CONTRACTOR SHALL NOTIFY THE OWNER AND/OR MAINTENANCE STAFF IN WRITING OF THE NEED OF PERIODIC MAINTENANCE OF THE DRAINAGE SYSTEM AND STRUCTURES.
- DIRECT ROOF DOWNSPOUTS (DS) LEADERS TO APPROVED SPLASH BLOCKS (2' LENGTH MIN.) OR ONTO EQUIV. PAVED SURFACE. DIRECT AWAY FROM BUILDING FOR POSITIVE FLOW, AND TOWARDS PERVIOUS AREAS OF THE SITE - TYP.
- ALL GRADED SLOPES SHALL BE PLANTED WITH FAST GROWING, DEEP ROOTED GROUND COVER TO REDUCE THE EROSION DURING HEAVY RAINS.
- SLOPE FINISHED GRADES A MINIMUM OF 4% FOR AT LEAST THE FIVE FEET (5') FROM BUILDING PERIMETER. DIRECT SURFACE DRAINAGE RUNOFF TO DISPERSE ON-SITE.
- SLOPE GARAGE SLAB @ 1% MIN. (1/8" PER FT.) TO PROVIDE POSITIVE DRAINAGE.
- PROVIDE 2% SLOPE ACROSS FLATWORK AND/OR PAVING AND SLOPE TO DAYLITE. REFER TO ARCHITECT'S PLANS FOR PAVEMENT TYPE, LAYOUT, AND FINISH -TYP.

UTILITY NOTES:

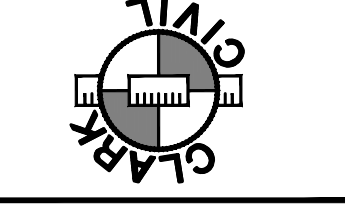
- STORM DRAIN PIPING SHALL BE PVC SDR-35 OR BETTER OR DOUBLE WALLED HDPE PIPING ADS N-12 OR APPROVED EQUAL. 6" MIN U.O.N.
- CONTRACTOR SHALL VERIFY BUILDING CONNECTIONS AND ELEVATION. THIS INCLUDES RAIN WATER LEADER, SEWER CONNECTION AND WATER CONNECTION. NOTIFY ENGINEER OF ANY CONFLICTS.
- DIMENSIONED & PIPE LENGTHS SHOWN ARE NOT MEANT TO PROVIDE BID QUANTITIES FOR CONTRACTOR, SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- PROPOSED GRADES SHALL MEET EXISTING GRADES WITH A SMOOTH AND CONTINUOUS TRANSITION SO AS TO AVOID TRAPPING WATER. CONTRACTOR SHALL NOTIFY PROJECT REPRESENTATIVE IF PUDDLING IS SUSPECTED AND REDIRECT WORK SO AS TO AVOID DELAY WHILE AWAITING RESPONSE.
- ALL EXISTING DRAINAGE STRUCTURES, BOXES, UTILITY VAULTS ETC. SHALL BE BROUGHT TO FINAL FINISH GRADE PRIOR TO FINAL SURFACE TREATMENT, UNLESS NOTED OTHERWISE.
- COORDINATE ALL EXISTING AND PROPOSED DRAINAGE SLEEVES, AND UTILITY LOCATIONS AS SHOWN ON THE PLANS AND DETAILS CONTAINED WITHIN THESE CONTRACT DOCUMENTS.
- THE CONTRACTOR IS TO ENSURE THAT ALL REMAINING ACTIVE AND NEW DRAINAGE AND UTILITY LINES ARE PROTECTED AND UNDAMAGED FROM TRENCHING AND FOOTING EXCAVATIONS FOR NEW FOOTINGS, PARTICULARLY FOR NEW FENCING AND WALLS.
- CONTRACTOR IS TO ENSURE THAT ALL AREAS ARE GRADED TO PROVIDE POSITIVE DRAINAGE TO IDENTIFIED EXISTING AND PROPOSED DRAIN INLETS.
- AREAS OF TRENCHING SHALL BE PATCHED TO MATCH EXISTING CONDITIONS TO LIKE NEW CONDITIONS, INCLUDING BUT NOT LIMITED TO SOD, CONCRETE AND ASPHALT

NOTE: CONTRACTOR SHALL TAKE CARE TO ESTABLISH GRADES AS SHOWN TO ALLOW FOR POSITIVE DRAINAGE FLOW OF RUNOFF.

NOTE: ANY UTILITIES, CURBS, GUTTERS, UTILITY BOXES & SIDEWALKS TO REMAIN THAT ARE DAMAGED DURING ANY PHASE OF DEMOLITION OR CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED TO LIKE NEW CONDITION AT THE CONTRACTORS EXPENSE.



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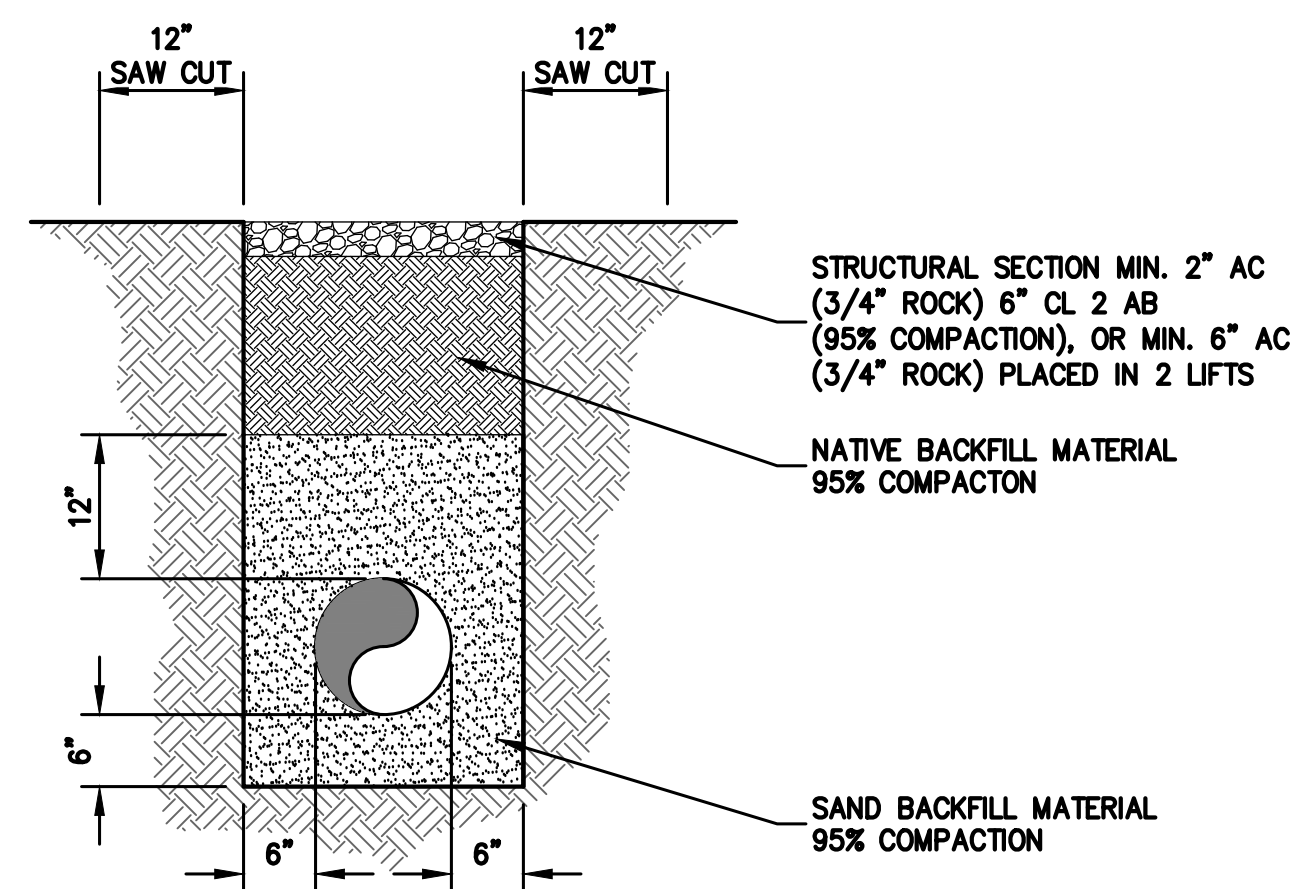
GRADING &
DRAINAGE PLAN

PLANNING SUBMISSION #1 03-07-24	
PLANNING SUBMISSION #2 04-15-24	
REVISIONS	BY
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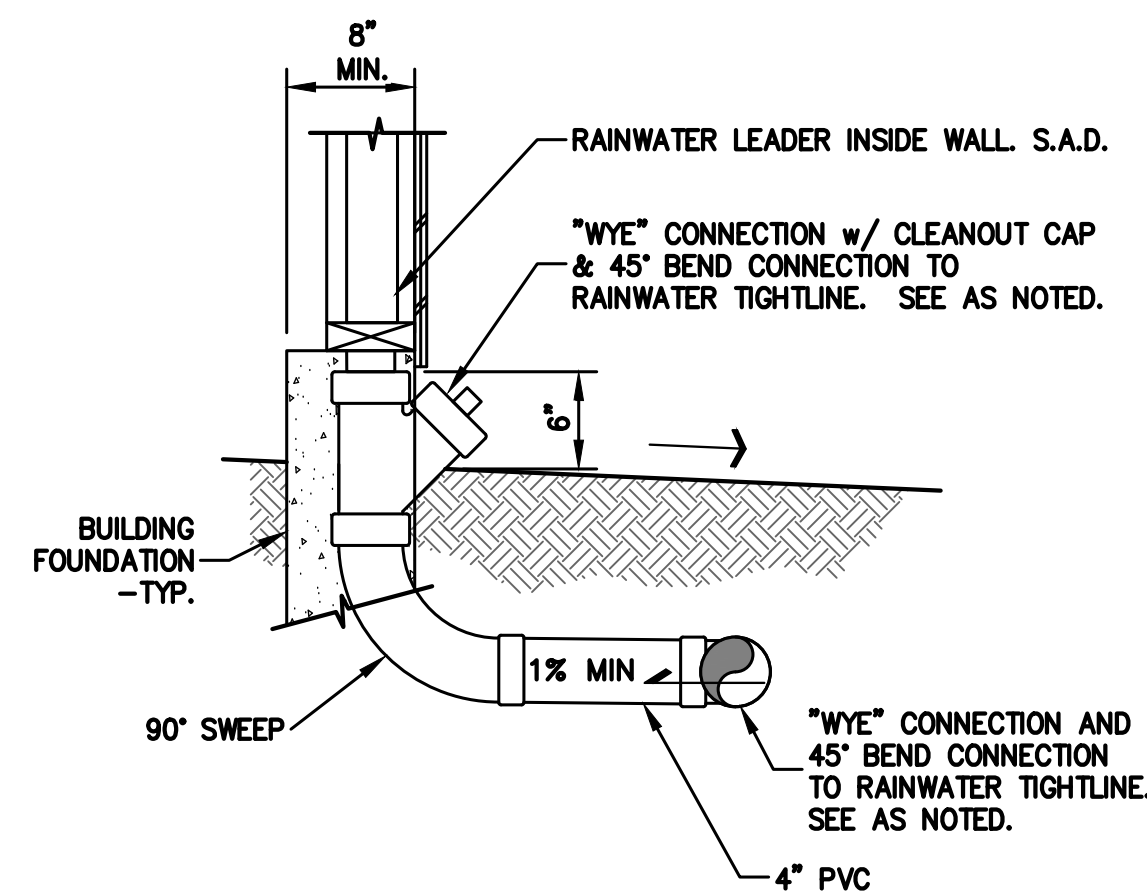


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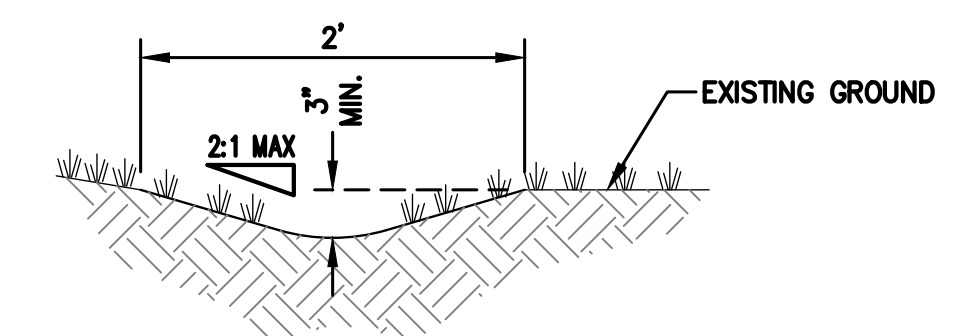
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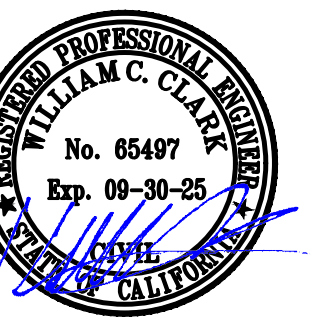
1 TRENCH BACKFILL
C3.1 NTS



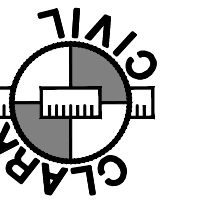
2 RAIN WATER LEADER TO TIGHTLINE CONNECTION
C3.1 NTS



3 GRASSY SWALE DETAIL
C3.1 NTS



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DETAILS

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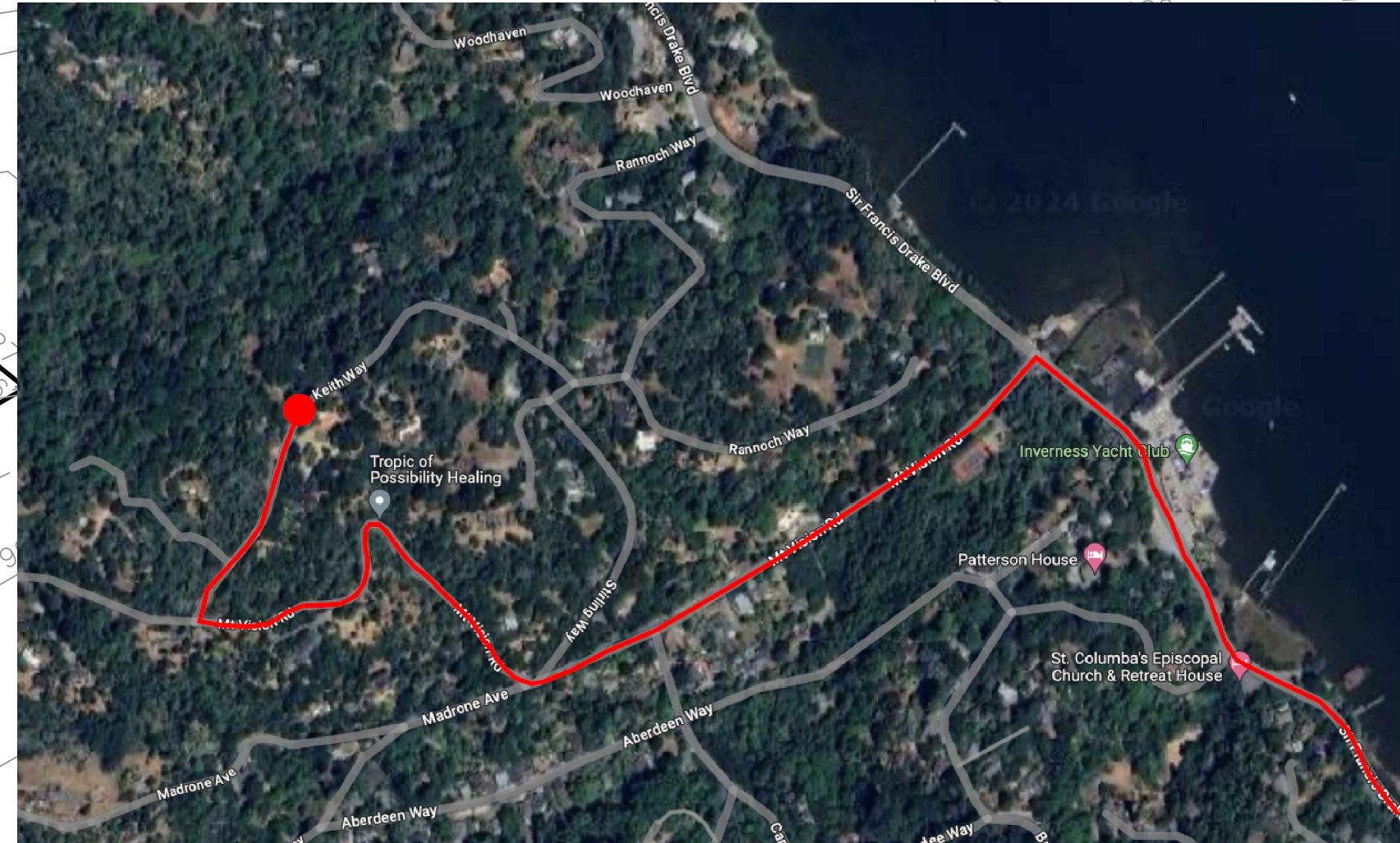
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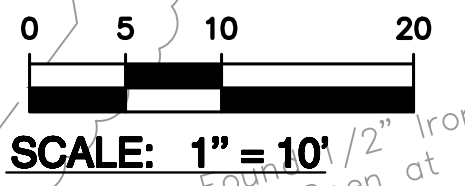
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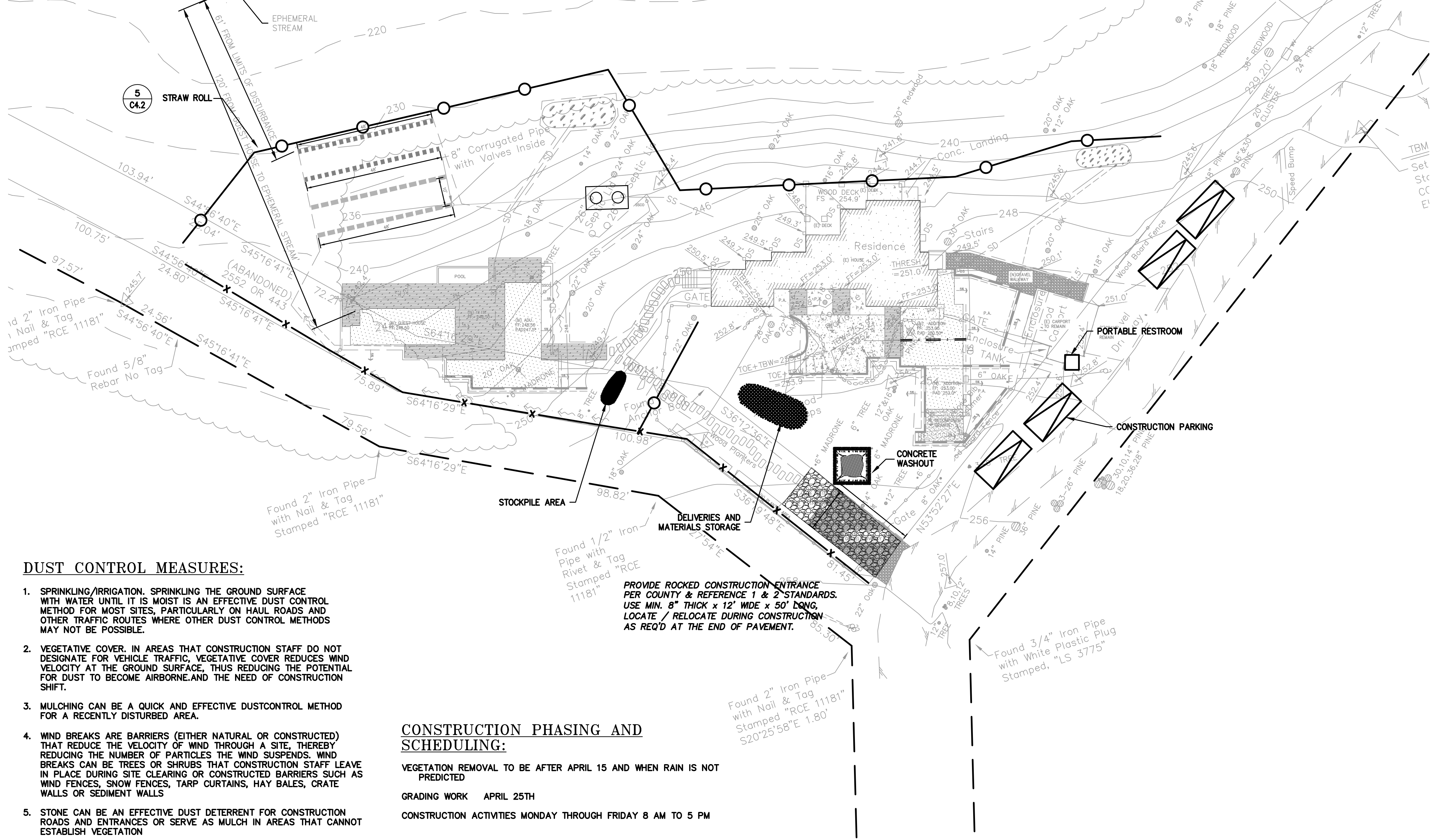
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TRAFFIC CONTROL:
 IF ROAD TRAFFIC INTERRUPTION IS ANTICIPATED TO BE MORE THAN 3 MINUTES, A FLAG MAN WILL BE PROVIDED AT EACH END OF KEITH WAY FOR THE PERIOD OF TRAFFIC INTERRUPTION



HAUL ROUTE



- DUST CONTROL MEASURES:**
1. SPRINKLING/IRRIGATION. SPRINKLING THE GROUND SURFACE WITH WATER UNTIL IT IS MOIST IS AN EFFECTIVE DUST CONTROL METHOD FOR MOST SITES, PARTICULARLY ON HAUL ROADS AND OTHER TRAFFIC ROUTES WHERE OTHER DUST CONTROL METHODS MAY NOT BE POSSIBLE.
 2. VEGETATIVE COVER. IN AREAS THAT CONSTRUCTION STAFF DO NOT DESIGNATE FOR VEHICLE TRAFFIC, VEGETATIVE COVER REDUCES WIND VELOCITY AT THE GROUND SURFACE, THUS REDUCING THE POTENTIAL FOR DUST TO BECOME AIRBORNE AND THE NEED OF CONSTRUCTION SHIFT.
 3. MULCHING CAN BE A QUICK AND EFFECTIVE DUST CONTROL METHOD FOR A RECENTLY DISTURBED AREA.
 4. WIND BREAKS ARE BARRIERS (EITHER NATURAL OR CONSTRUCTED) THAT REDUCE THE VELOCITY OF WIND THROUGH A SITE, THEREBY REDUCING THE NUMBER OF PARTICLES THE WIND SUSPENDS. WIND BREAKS CAN BE TREES OR SHRUBS THAT CONSTRUCTION STAFF LEAVE IN PLACE DURING SITE CLEARING OR CONSTRUCTED BARRIERS SUCH AS WIND FENCES, SNOW FENCES, TARP CURTAINS, HAY BALES, CRATE WALLS OR SEDIMENT WALLS.
 5. STONE CAN BE AN EFFECTIVE DUST DETERRENT FOR CONSTRUCTION ROADS AND ENTRANCES OR SERVE AS MULCH IN AREAS THAT CANNOT ESTABLISH VEGETATION.

CONSTRUCTION PHASING AND SCHEDULING:
 VEGETATION REMOVAL TO BE AFTER APRIL 15 AND WHEN RAIN IS NOT PREDICTED
 GRADING WORK APRIL 25TH
 CONSTRUCTION ACTIVITIES MONDAY THROUGH FRIDAY 8 AM TO 5 PM

PROVIDE ROCKED CONSTRUCTION ENTRANCE PER COUNTY & REFERENCE 1 & 2 STANDARDS. USE MIN. 8" THICK x 12" WIDE x 50' LONG. LOCATE / RELOCATE DURING CONSTRUCTION AS REQ'D AT THE END OF PAVEMENT.

EROSION CONTROL MEASURES:

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1ST TO APRIL 30. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 1ST OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF CLARK CIVIL ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY CLARK CIVIL ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE COUNTY STANDARDS AND THE APPROVAL OF THE COUNTY'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWNSLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY ENDBUTTED. CONTRACTOR SHALL REFER TO MANUFACTURERS SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

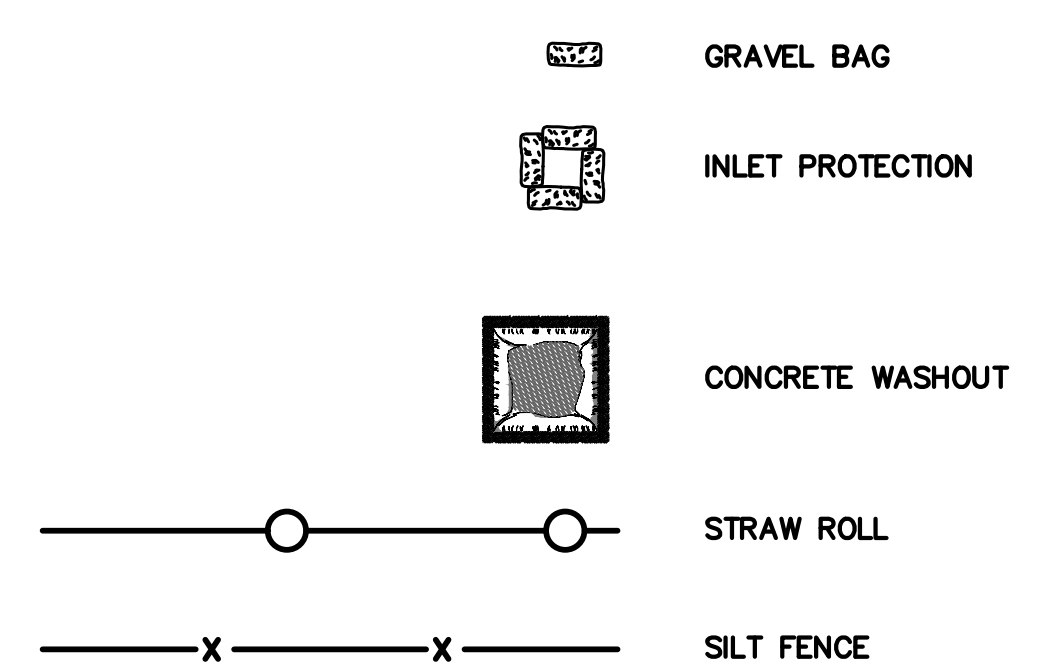
REFERENCES:

1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

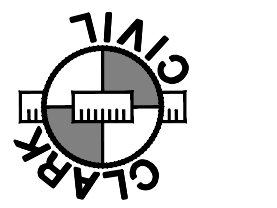
PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. CLARK CIVIL ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL LEGEND



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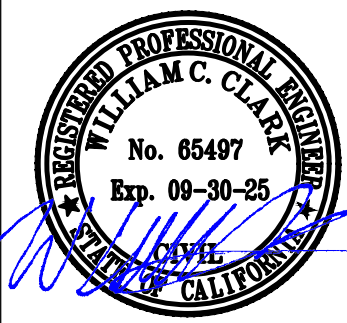


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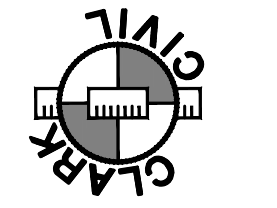
CONSTRUCTION MANAGEMENT, EROSION CONTROL AND DUST CONTROL PLAN

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PLANNING SUBMISSION #2	04-15-24
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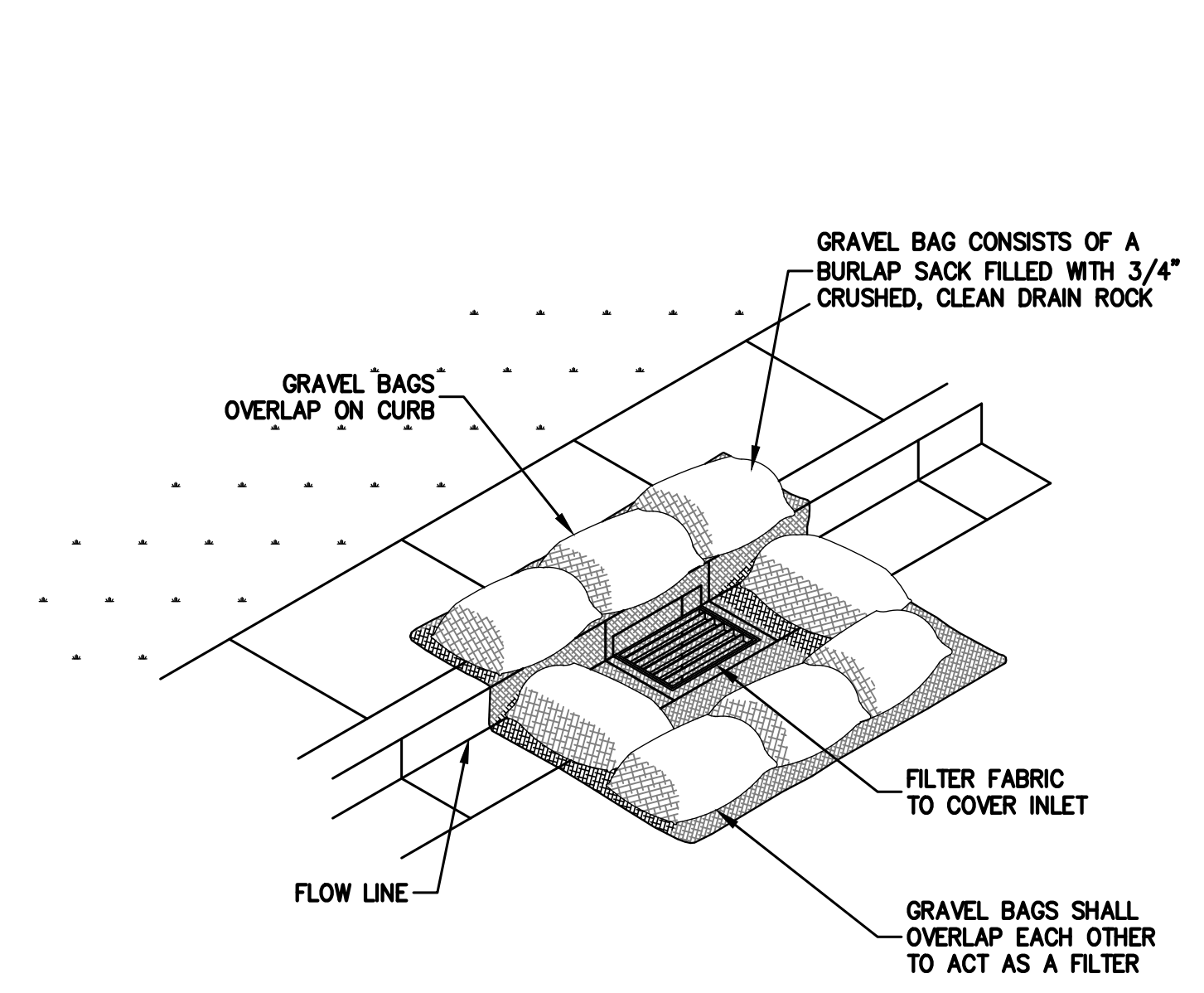
EROSION CONTROL DETAILS

PLANNING SUBMISSION #1 03-07-24	
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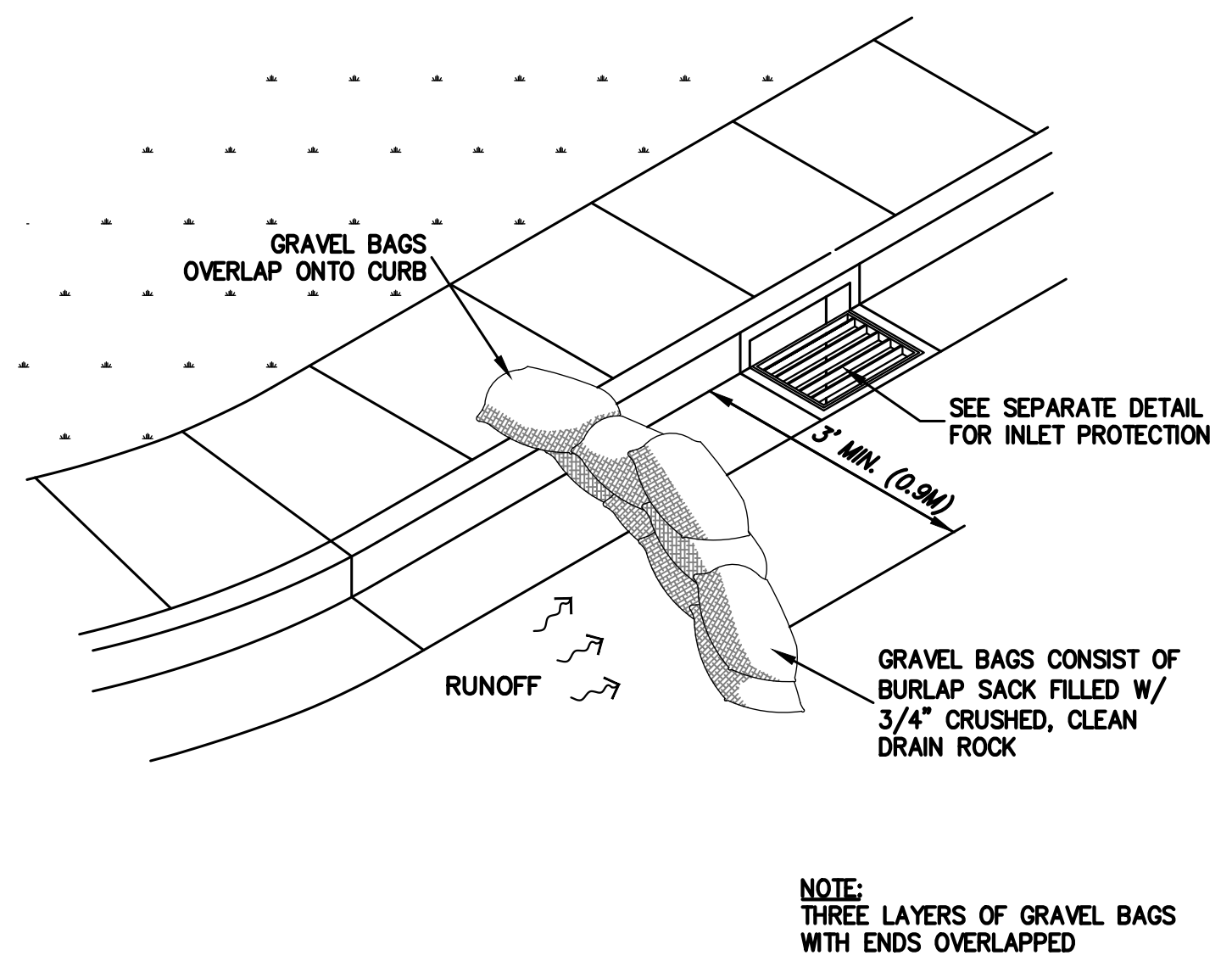
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EROSION CONTROL NOTES:

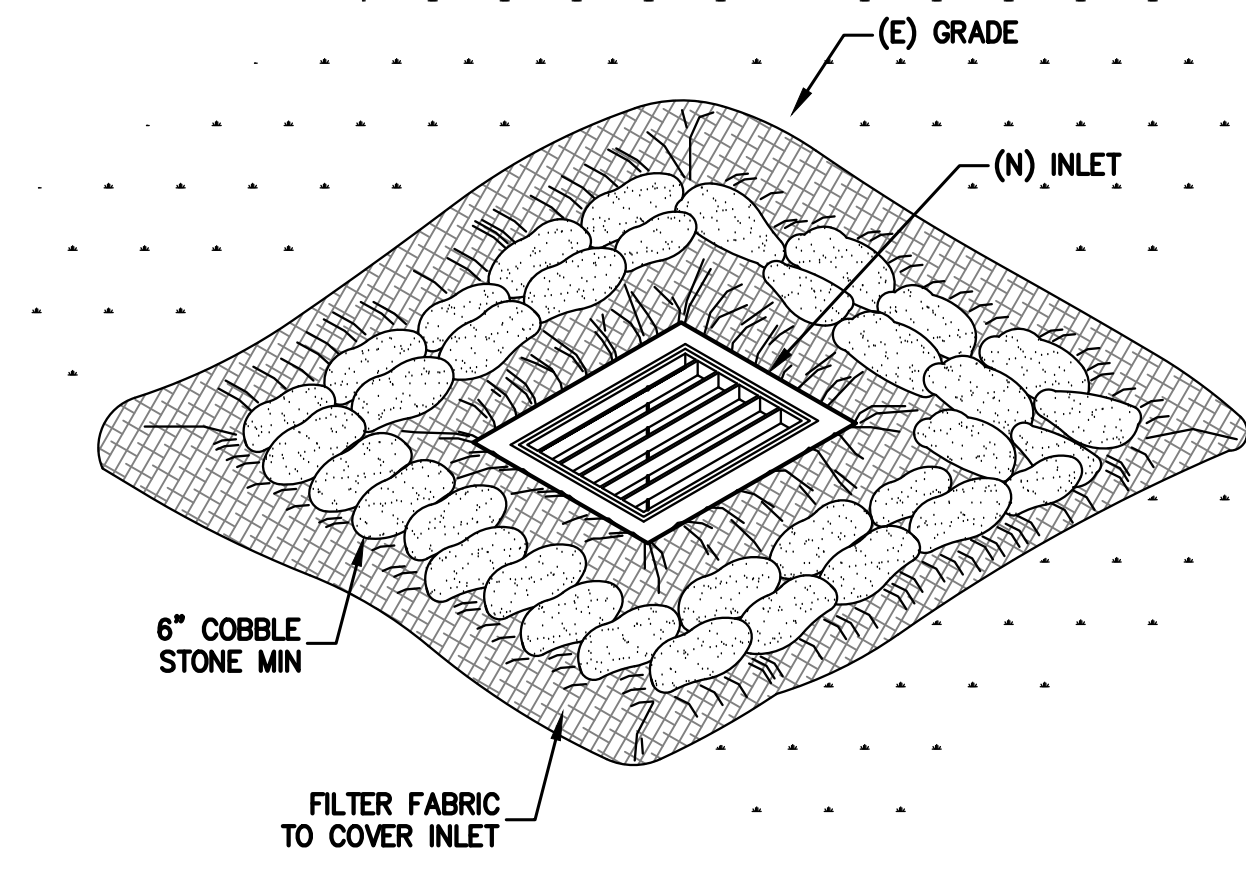
- IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
- THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 1ST.
- EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 1ST THROUGH APRIL 30, WHICHEVER IS LONGER.
- IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY COUNTY'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
- EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 30
 ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THRU APRIL 30, WHICHEVER IS GREATER.



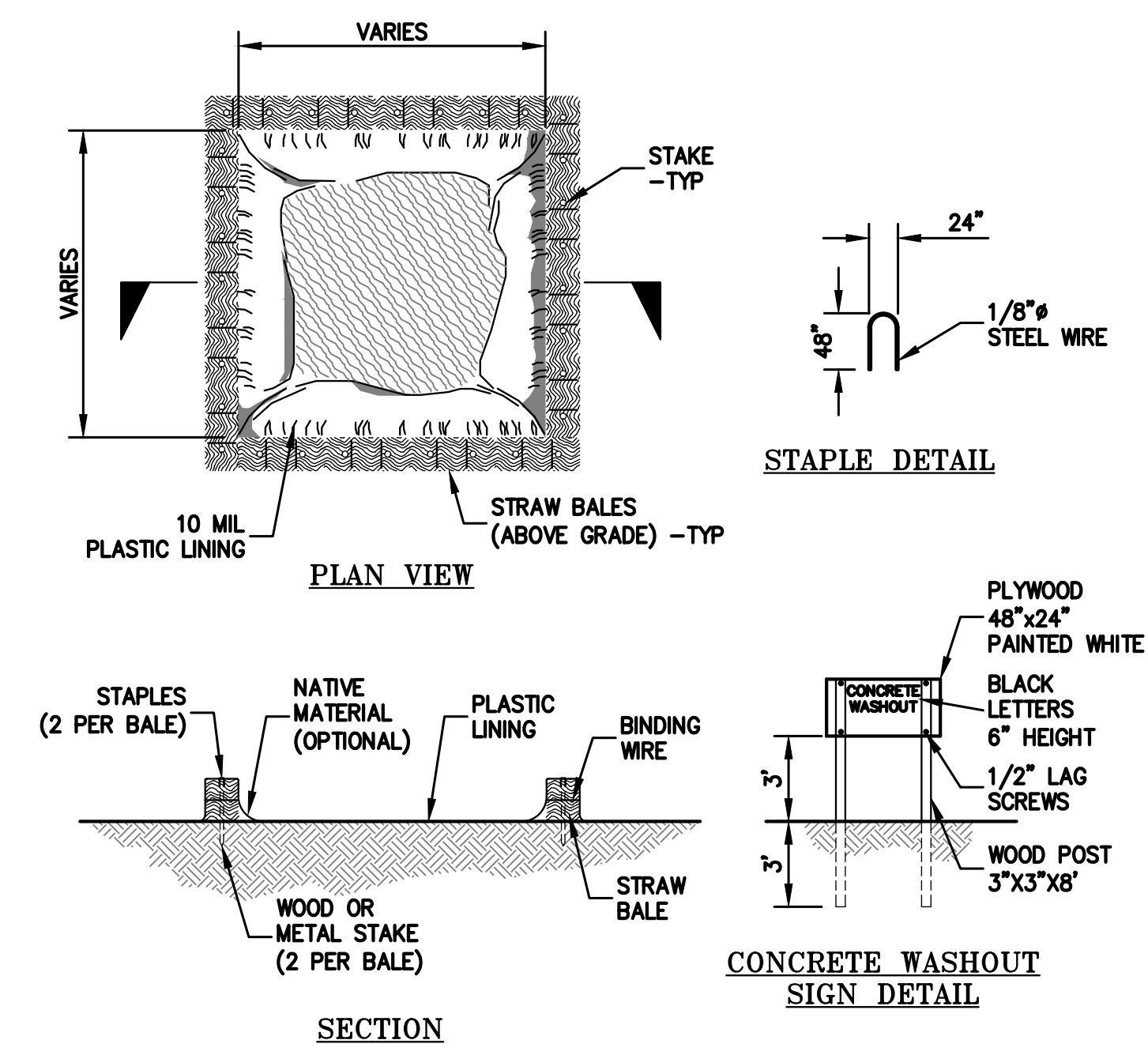
1 GRAVEL BAG INLET PROTECTION
 C4.2 NTS



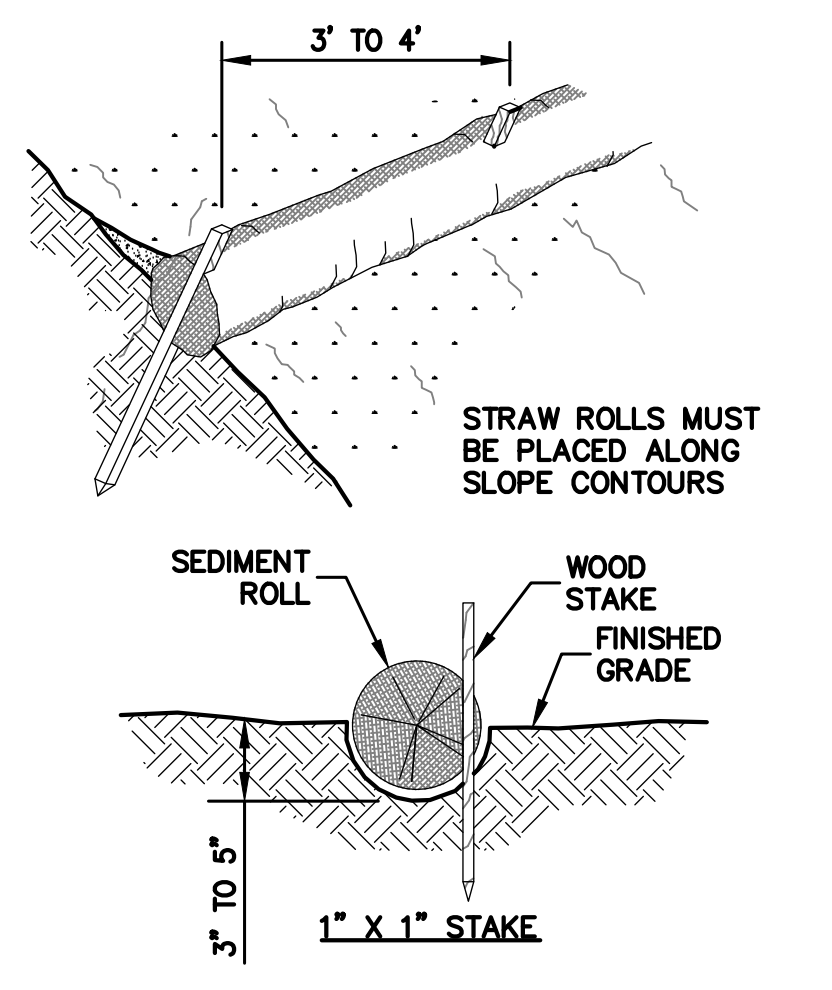
2 GRAVEL BAG DIKE
 C4.2 NTS



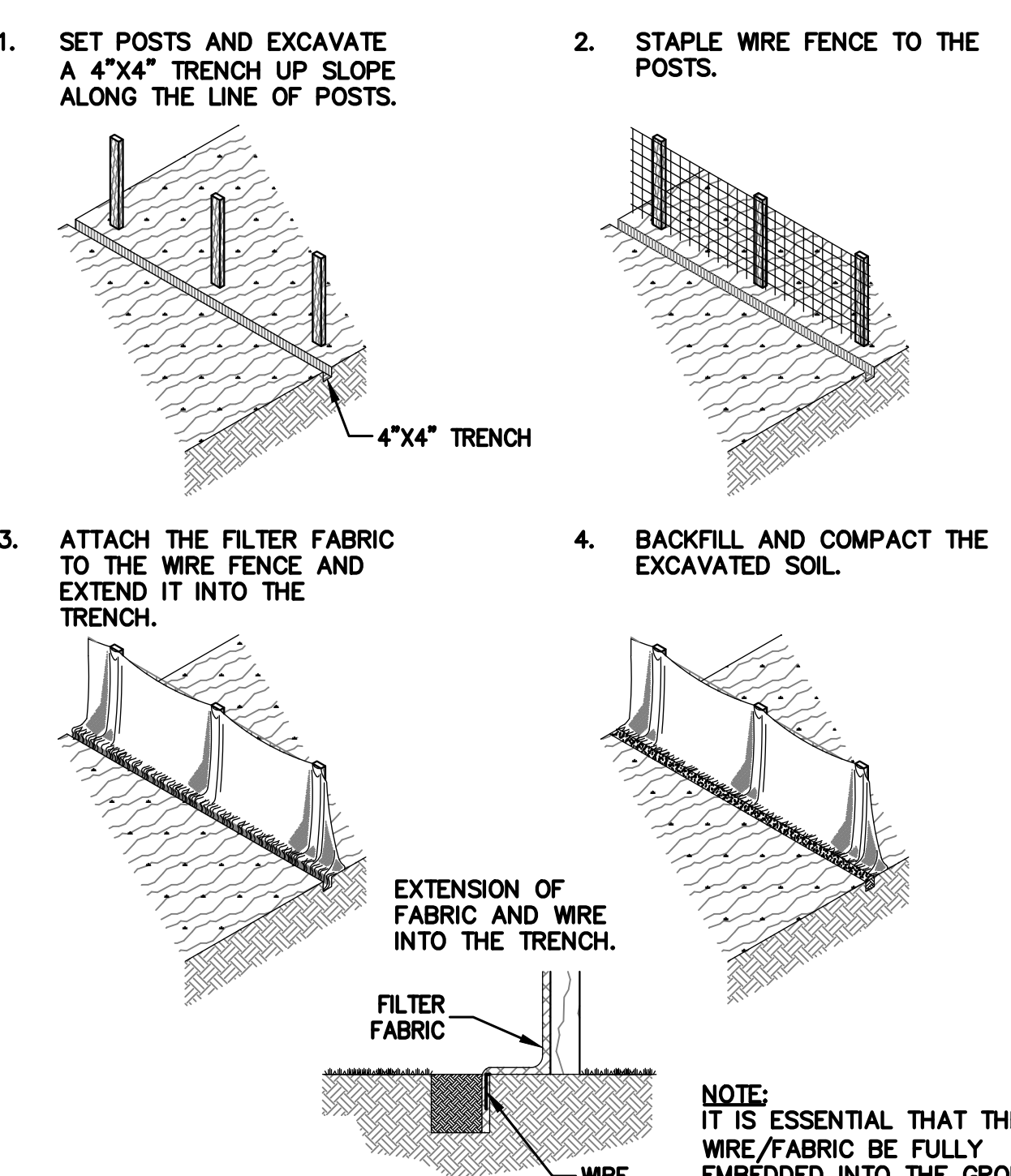
3 INLET PROTECTION
 C4.2 NTS



4 CONCRETE WASHOUT
 C4.2 NTS



5 STRAW ROLLS
 C4.2 NTS



6 SILT FENCE
 C4.2 NTS

PERIODIC MAINTENANCE:

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.
- GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
- STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
- SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
- CONSTRUCTION ENTRANCE SHALL BE REGRAVELLED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
- ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION.

NOTES:
 ACTUAL LAYOUT DETERMINED IN FIELD.
 THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

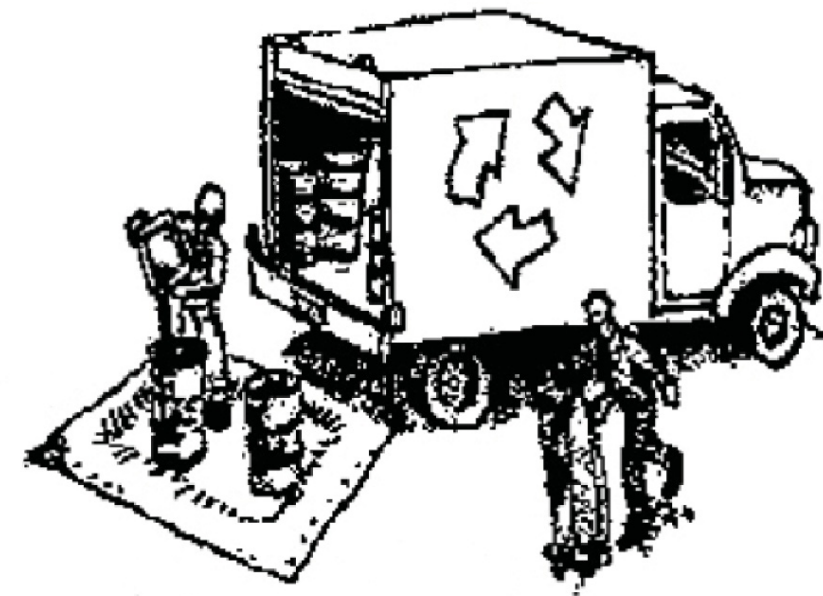
NOTE:
 1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
 2. CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE AND INSPECTION. THE SILT SHALL BE CLEANED OUT WHEN IT REACHES HALF THE HEIGHT OF THE ROLL.

NOTE:
 IT IS ESSENTIAL THAT THE WIRE/FABRIC BE FULLY EMBEDDED INTO THE GROUND SO RUN-OFF CANNOT FLOW FREELY UNDER FENCE.

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



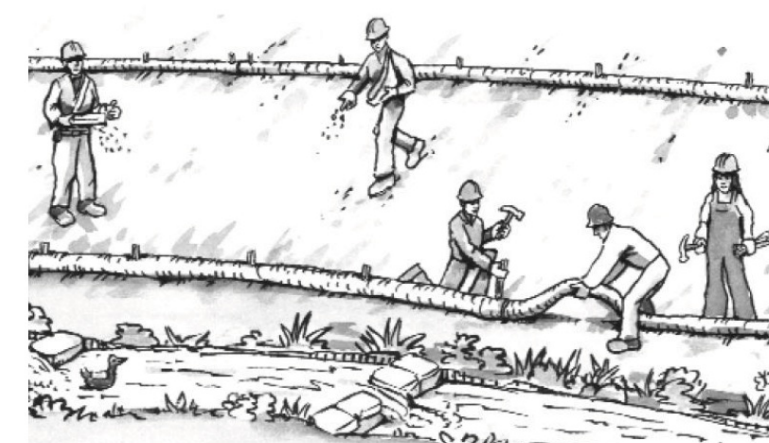
Maintenance and Parking

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

Spill Prevention and Control

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

Earthwork & Contaminated Soils



Erosion Control

- Schedule grading and excavation work for dry weather only.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.
- Contaminated Soils
- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work

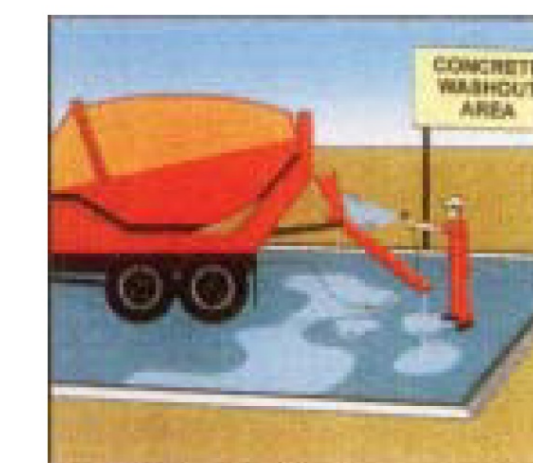


- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.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

Sawcutting & Asphalt/Concrete Removal

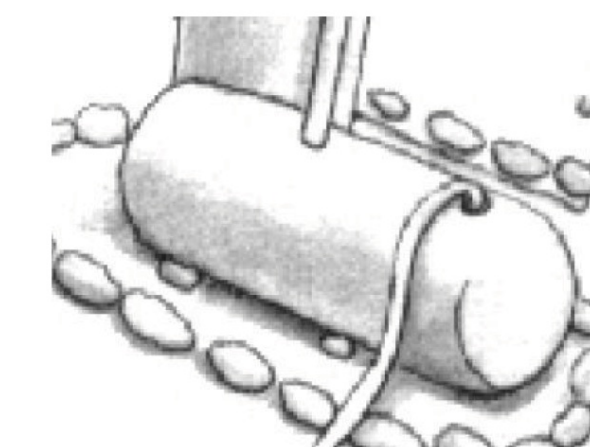
- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end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

Concrete, Grout & Mortar Application



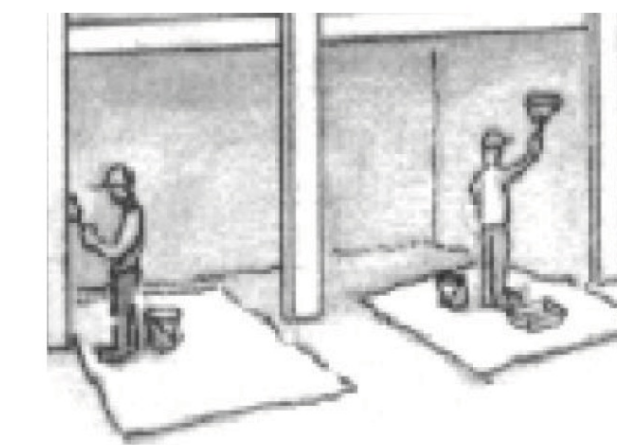
- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal



Painting cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint removal

- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

Landscape Materials

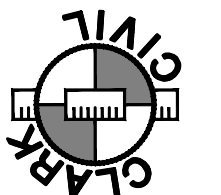


- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

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



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INVERNESS, CA.

APN:112-112-10

MARIN COUNTY

CONSTRUCTION BEST
MANAGEMENT PRACTICES
(SWPPP)

PLANNING SUBMISSION #1 03-07-24

PLANNING SUBMISSION #2 04-15-24

REVISIONS BY

JOB NO: 223061

DATE: 4-10-24

SCALE: AS NOTED

DESIGN BY: RG

DRAWN BY: GD

SHEET NO:

C4.3