

# LEGACY AT LUCAS VALLEY

## SAN RAFAEL, CA



PROJECT DATA	
<b>PROJECT DESCRIPTION:</b> CONSTRUCTION OF NEW 4,252 SQUARE FOOT TWO-STORY, SINGLE FAMILY RESIDENCE AND ATTACHED ADU AND ALL RELEVANT SITE AND LANDSCAPING IMPROVEMENTS	
<b>ASSESSOR'S PARCEL NUMBER:</b>	164-270-07
<b>ZONING:</b>	RMP - 1.38
<b>OCCUPANCY CLASSIFICATION:</b>	R-3
<b>DESCRIPTION OF USE:</b>	SINGLE FAMILY RESIDENCE
<b>CONSTRUCTION TYPE:</b>	V-B
<b>STORIES</b>	2
<b>SPRINKLERS</b>	YES
<b>LOT AREA:</b>	16,661 SQ. FT.
<b>AVERAGE SLOPE:</b>	14.20%
<b>PROPOSED BUILDING AREA:</b>	4,252 SQ. FT.
<b>PROPOSED FLOOR AREA:</b>	3,769 SQ. FT.
<b>PROPOSED FLOOR AREA RATIO:</b>	0.23
<b>AREA OF ADDITIONAL DISTURBANCE:</b>	
<b>PROPOSED IMPERVIOUS AREA</b>	3,390 SQ. FT.
<b>PROPOSED PERVIOUS AREA</b>	13,271 SQ. FT.
<b>GRADING CALCULATIONS:</b>	
<b>CUT:</b>	30 CUBIC YARDS
<b>FILL:</b>	30 CUBIC YARDS
<b>NET:</b>	0 CUBIC YARDS
<b>ON-SITE PARKING</b>	3 TOTAL SPACES
<b>PROPOSED SETBACK FOR EXTERIOR WALLS:</b>	
<b>PROPOSED FRONT YARD SETBACK</b>	56.81'
<b>PROPOSED SIDE YARD SETBACK</b>	10.18' & 29.8'
<b>PROPOSED REAR YARD SETBACK</b>	81.2'
<b>MAX HEIGHT FOR MAIN BUILDING</b>	30'-0"
<b>PROPOSED HEIGHT FOR MAIN BUILDING:</b>	24'-6"

**IMPORTANT TO NOTE:**  
FINISHED GRADE IS LOWER THAN NATURAL GRADE AND IS MORE RESTRICTIVE

### VICINITY MAP

THE PROPERTY IS LOCATED NORTHEAST OF LUCAS VALLEY ROAD AND EAST OF LAS GALLINAS AVENUE BY AN EXTENSION OF ERIN DRIVE ON PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL 164-270-07.



### PROJECT TEAM

#### APPLICANT

HAVEN DEVELOPMENT COMPANY  
696 SAN RAMON VALLEY BLVD.  
DANVILLE, CA 94526  
CONTACT: PREM DEHOOT  
PHONE: 925-963-2114  
EMAIL: PDHOOT@HAVEN-DEVELOPMENT.COM

#### ARCHITECT

DAHLIN GROUP, INC.  
5865 OWENS DRIVE  
PLEASANTON, CA 94588  
CONTACT: ZAID ALZAID  
DON RICCI  
PHONE: 925-251-7200  
EMAIL: ZAID.ALZAID@DAHLINGROUP.COM  
DON.RICCI@DAHLINGROUP.COM

#### CIVIL ENGINEER

CB AND G  
2633 CAMINO RAMON, SUITE 350  
SAN RAMON, CA 94583  
CONTACT: DAN JOHNSON  
PHONE: 925-866-0322  
EMAIL: DJOHNSON@CBANDG.COM

#### LANDSCAPE ARCHITECT

GATES ASSOCIATES  
2671 CROW CANYON RD,  
SAN RAMON, CA 94583  
CONTACT: MELONIE REYNOLDS  
PHONE: 925-736-8176  
EMAIL: MELONIE@DGATES.COM

### SHEET INDEX

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----	PLANT LIST AND MATERIAL LIST

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## LEGACY AT LUCAS VALLEY

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DAHLIN ARCHITECTURE | PLANNING | INTERIORS

## LOT 14

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DATE: 04/21/2023

SHEET CS.1





**FULL BOUNDARY SITE PLAN**

SCALE: 1/16" = 1'-0"

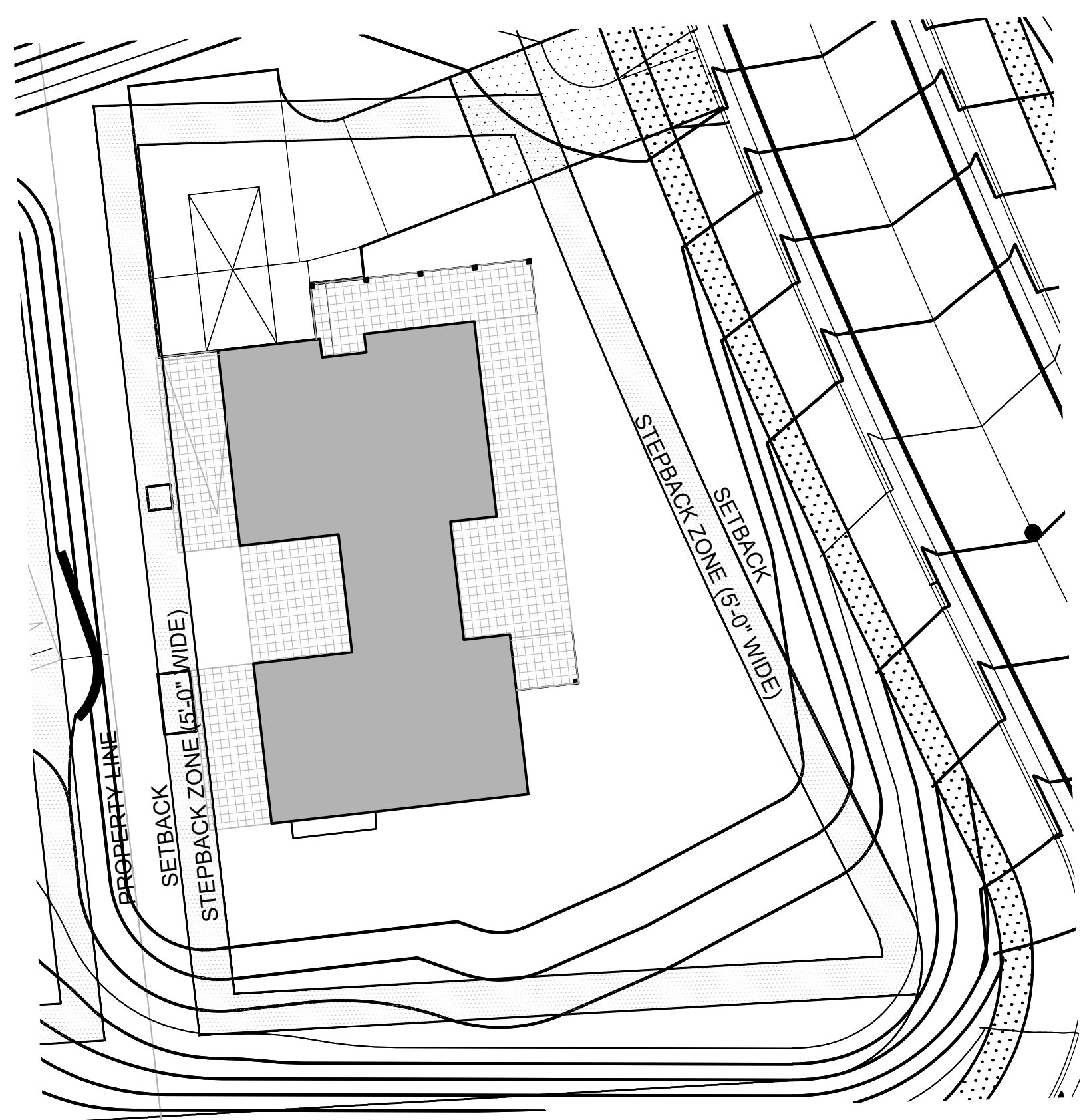
**FOCUSED SITE PLAN WITH ROOF PLAN**

SCALE: 1/8" = 1'-0"

BLDG. CORNER & RIDGE HEIGHTS AND STORY POLE LEGEND			
*PLEASE NOTE THAT ALL ELEVATIONS ARE IN DECIMAL FEET, ALL ELEVATIONS ARE PROPOSED AND ALL ELEVATION MARKERS SHOULD BE PRECEDED BY A (+/-)			
MARK #	ELEV @ FINISHED GRADE	TOP OF BUILDING @ POINT INDICATED	HEIGHT ABOVE FINISHED GRADE
#1	83.63	104.55	20.92
#2	83.63	104.6	20.92
#3	83.63	107.93	24.3
#4	83.63	107.13	23.5
#5	83.63	104.55	20.92
#6	83.63	104.55	20.92
#7	83.63	108.13	24.5
#8	83.63	104.55	20.92
#9	83.63	104.55	20.92
#10	83.63	106.71	23.08
#11	83.63	106.71	23.08
#12	83.63	95.13	11.5
#13	83.63	95.13	11.5

INSTALL ORANGE TAPE OR STRINGS BETWEEN POLES 1 & 2 TO IDENTIFY GABLE END SLOPE  
 INSTALL ORANGE TAPE OR STRINGS BETWEEN POLES 5 & 8 TO IDENTIFY GABLE END SLOPE  
**HIGHLIGHTED STORY POLES TO BE INSTALLED ON SITE**

**NOTE:**  
 SITE PLAN IS FOR DIAGRAMMATIC PURPOSES ONLY.  
 SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.



STEPBACK ZONE (6 FEET WIDE)  
 FIRST FLOOR  
 SECOND FLOOR (FULL HEIGHT)

**STEP BACK ZONE DIAGRAM**

NOT TO SCALE

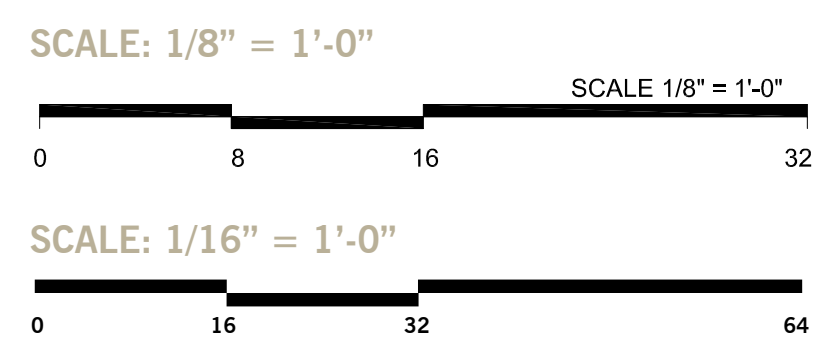
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**FOCUSED SITE PLAN WITH ELEVATIONS**

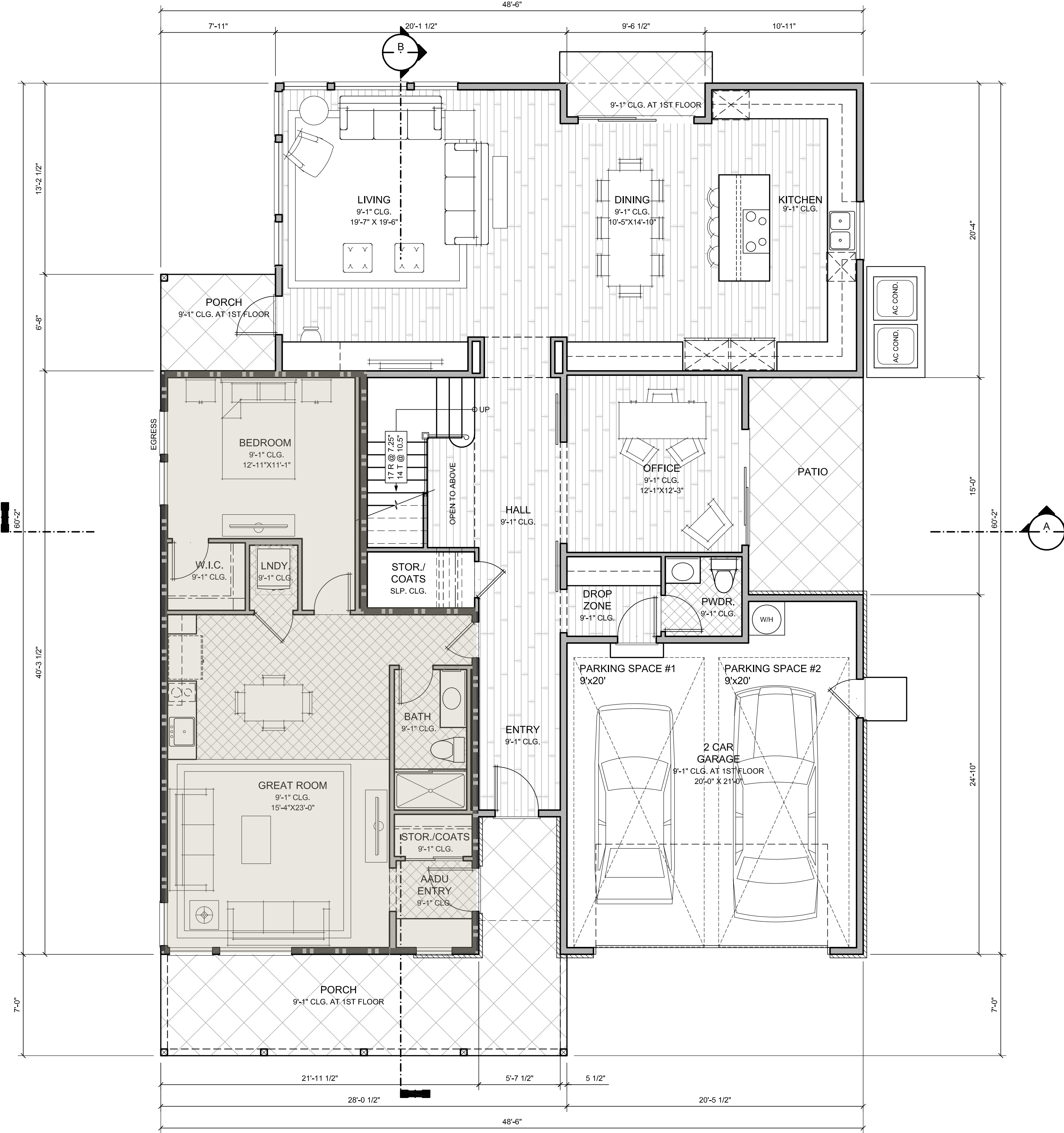


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SHEET CS.2





**FIRST FLOOR PLAN**

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

**LEGEND**

- ADU
- 1-HR RATED WALL

**SQUARE FOOTAGE SUMMARY**

FIRST FLOOR	1327	SQ. FT.
SECOND FLOOR	1686	SQ. FT.
TOTAL LIVING	3013	SQ. FT.
ADU	756	SQ. FT.
TOTAL LIVING w/ADU	3769	SQ. FT.
GARAGE	483	SQ. FT.
BUILDABLE AREA	4252	SQ. FT.

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**LOT 14**

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**FIRST FLOOR PLAN**

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

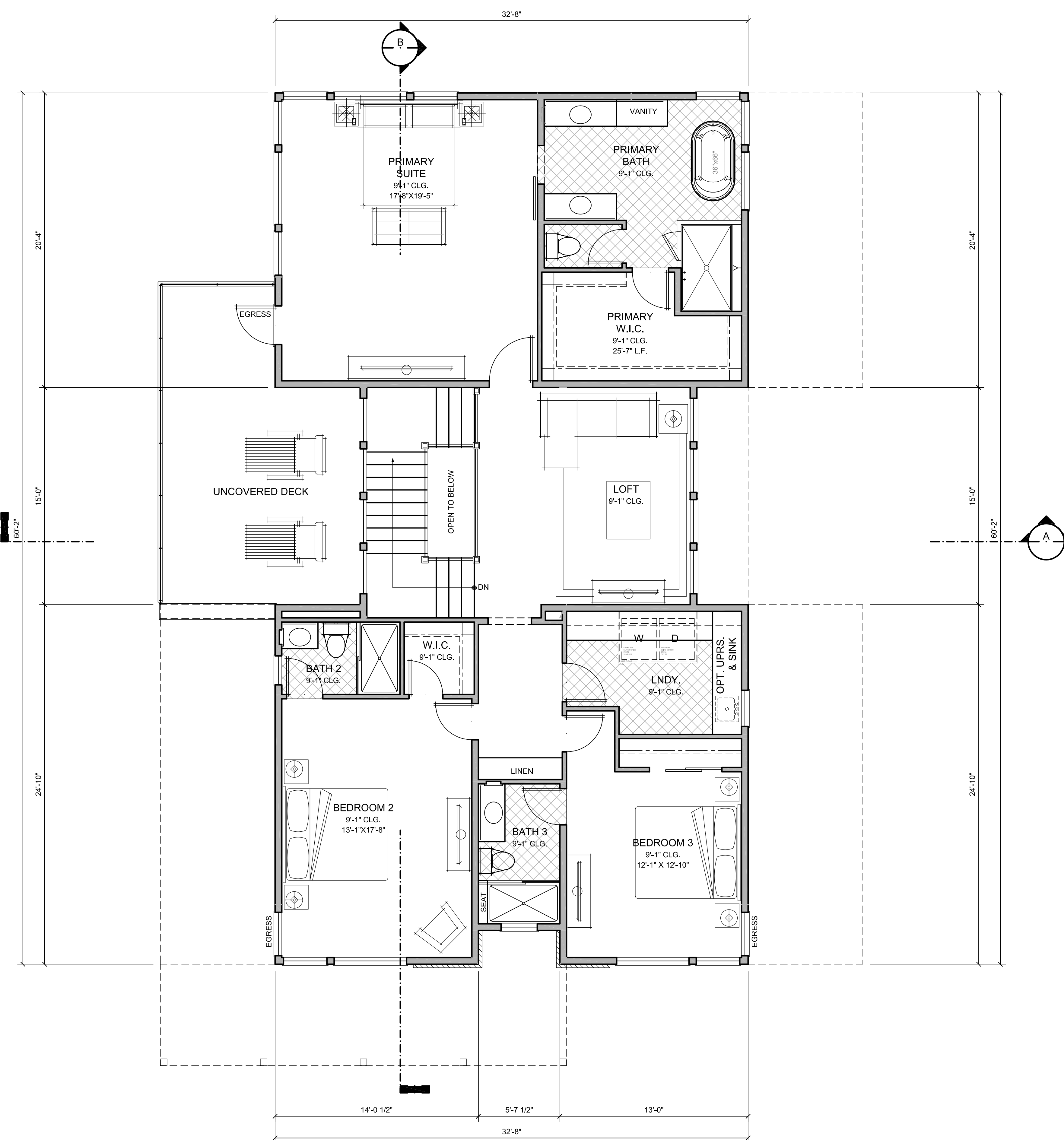


SHEET **A.1**



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**SECOND FLOOR PLAN**

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

SQUARE FOOTAGE SUMMARY		
FIRST FLOOR	1327	SQ. FT.
SECOND FLOOR	1686	SQ. FT.
TOTAL LIVING	3013	SQ. FT.
ADU	756	SQ. FT.
TOTAL LIVING w/ADU	3769	SQ. FT.
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**LOT 14**

**SECOND FLOOR PLAN**

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



# LEGACY AT LUCAS VALLEY

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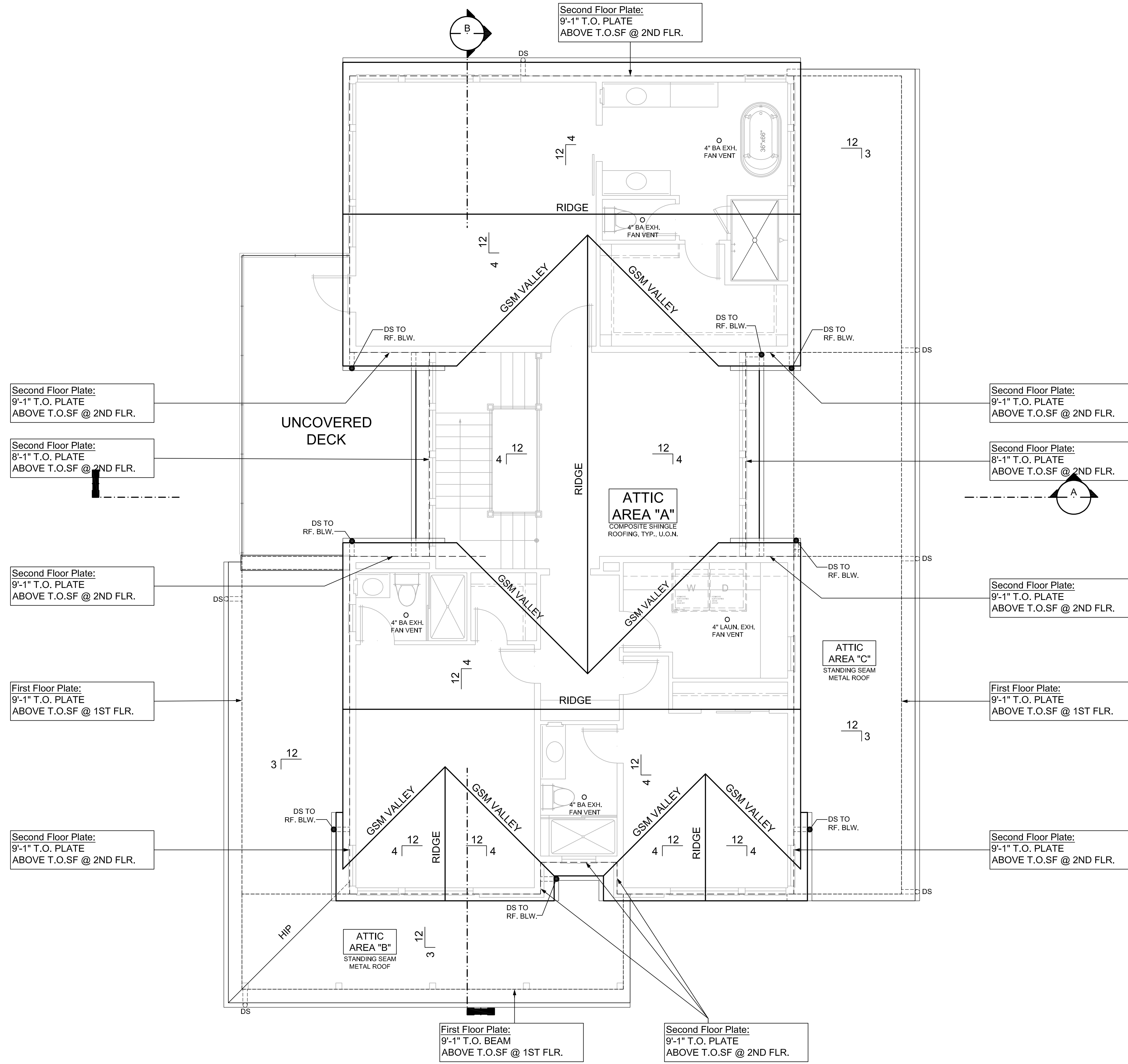
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## LOT 14

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### ROOF PLAN

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



### ROOF PLAN

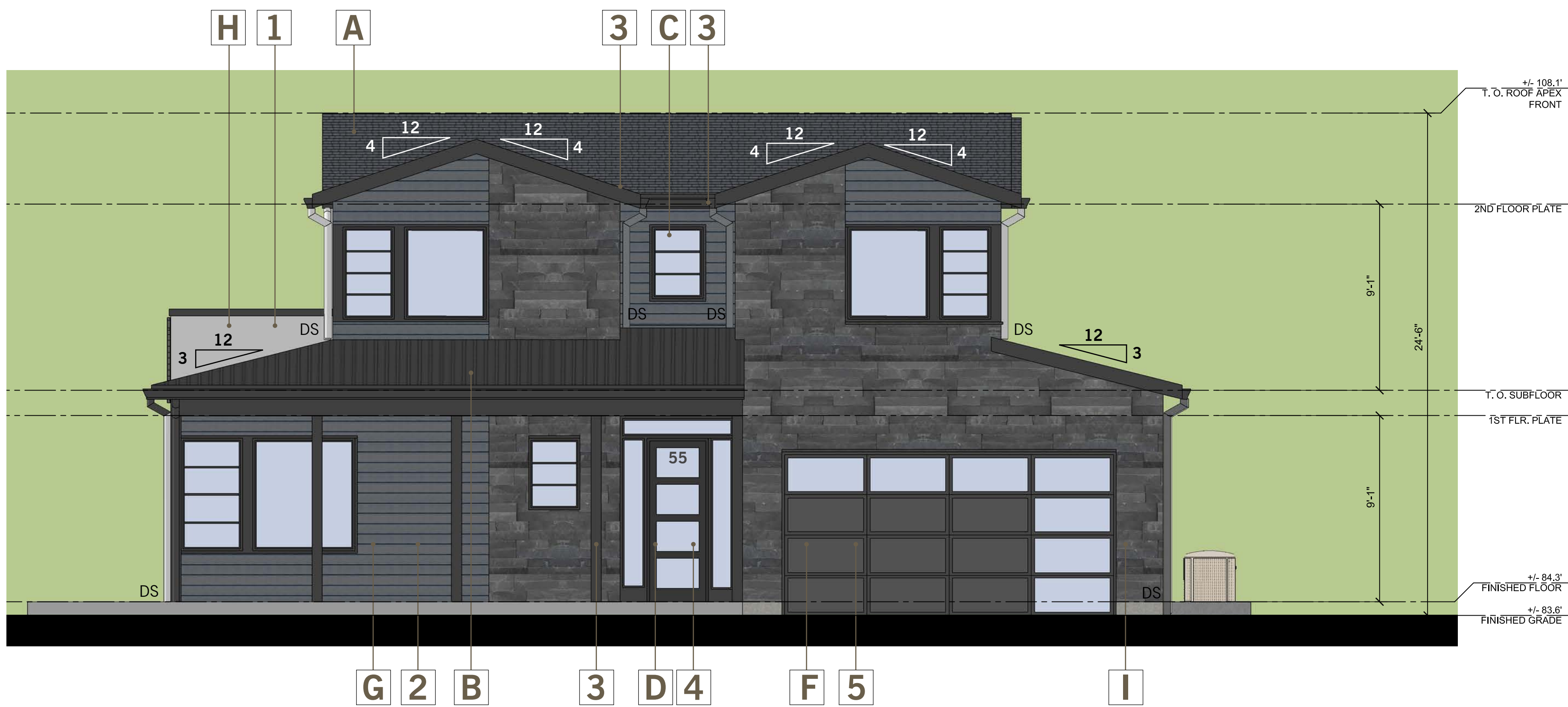
SCALE: 1/4" = 1'-0"

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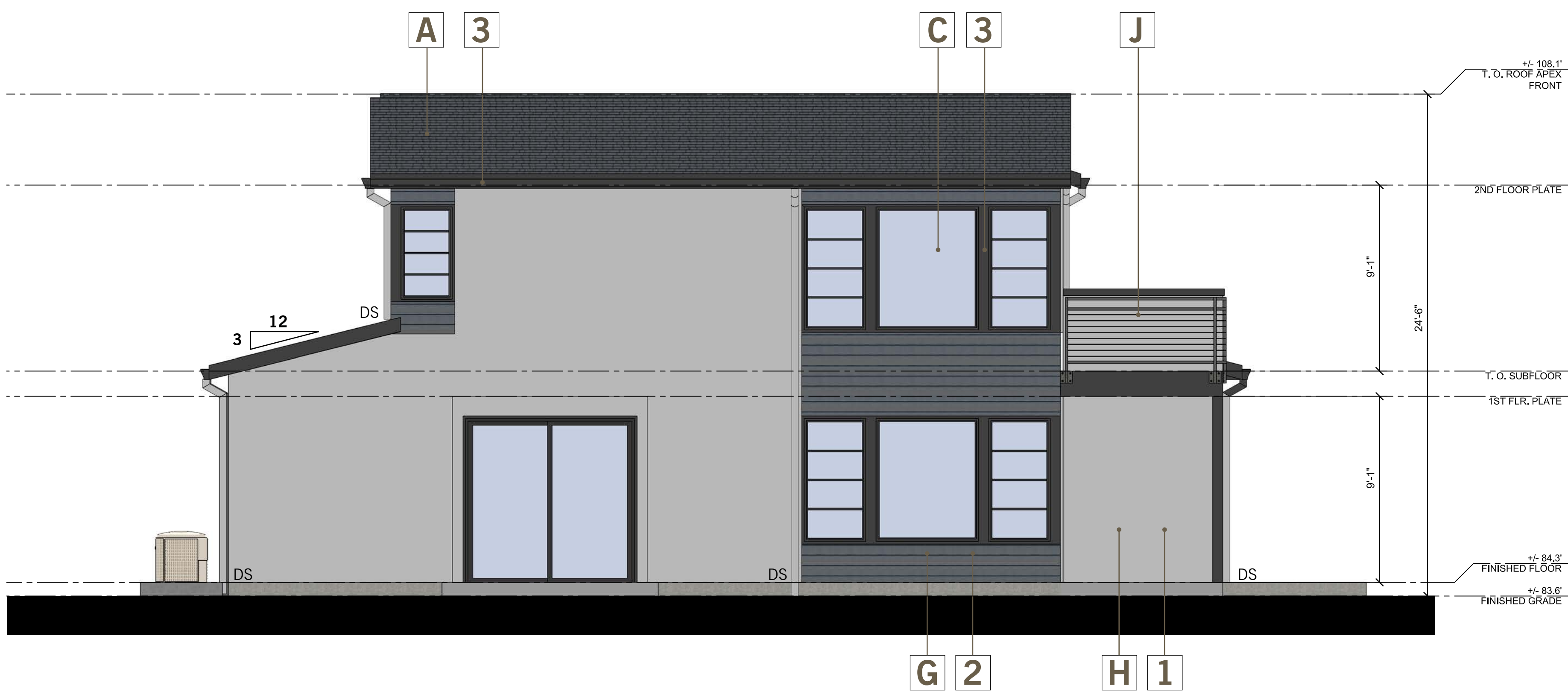
SHEET A.3





**FRONT ELEVATION**

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



**REAR ELEVATION**

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

**EXTERIOR MATERIALS & COLORS**

(SEE ELEVATION NOTES ON THIS SHEET- ALL PAINT COLORS ARE SHERWIN WILLIAMS)

- A ROOF**  
COMPOSITIONAL SHINGLE ROOF  
MAX DEF MOIRE BLACK  
BY LANDMARK PRO OR EQUAL
- B ROOF**  
METAL ROOF  
BY METAL ROOF COMPANY OR EQUAL
- C VINYL WINDOW**  
BLACK  
BY PLYGEM OR EQUAL
- D ENTRY DOOR**  
SMOOTH STAR COLLECTION  
THERMA-TRU FIBER GLASS OR EQUAL
- E SERVICE DOOR**  
SMOOTH STAR COLLECTION  
PANEL OR FULL LITE FLUSH-GLAZED OR EQUAL. SEE ELEVATIONS.
- F GARAGE DOOR**  
AVANTE COLLECTION  
CLOPLAY OR EQUAL
- G HARDIE LAP SIDING**  
6" SMOOTH HARDIE-LAP  
BY JAMES HARDIE OR EQUAL
- H STUCCO**  
SMOOTH STUCCO FINISH
- I STONE**  
BLACK OAK MOUNTAIN LEDGESTONE  
BY ENVIROMENTAL STONWORKS OR EQUAL
- J METAL RAILING**  
HORIZONTAL CABLE RAILING SYSTEM  
BY ULTRALOX INTERLOCKING TECHNOLOGY OR EQUAL

- 1 BODY COLOR 1**  
SMOOTH STUCCO FINISH  
SW 7074 - SOFTWARE  
BY SHERWIN WILLIAMS OR EQUAL
- 2 BODY COLOR 2**  
LAP SIDING  
SW 2740 - MINERAL GRAY  
BY SHERWIN WILLIAMS OR EQUAL
- 3 TRIM COLOR**  
DOOR & WINDOW TRIM, FASCIA & RAFTER TAILS, GUTTERS, SERVICE DOOR  
SW 7069 - IRON ORE  
BY SHERWIN WILLIAMS OR EQUAL
- 4 ENTRY DOOR**  
SW 7069 - IRON ORE  
BY SHERWIN WILLIAMS OR EQUAL
- 5 GARAGE DOOR**  
SW 7069 - IRON ORE  
BY SHERWIN WILLIAMS OR EQUAL

**NOTE:**  
**DOWNSPOUTS:** PAINT ALL EXPOSED SIDES ADJACENT COLOR  
**TRIM:** PAINT ALL EXPOSED SIDES TRIM COLOR  
**VINYL WINDOWS AND DOOR FRAMES:** BLACK (FACTORY FINISH)  
**EXTERIOR LIGHTING:** RECESSED DOWNLIGHTING AT PORCH AND PATIO LOCATIONS. NO STAND ALONE LIGHT FIXTURES.  
**S.C.D:** SEE CIVIL DRAWINGS

**LEGACY AT LUCAS VALLEY**

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**LOT 14**

**ELEVATIONS, MATERIALS & COLORS**

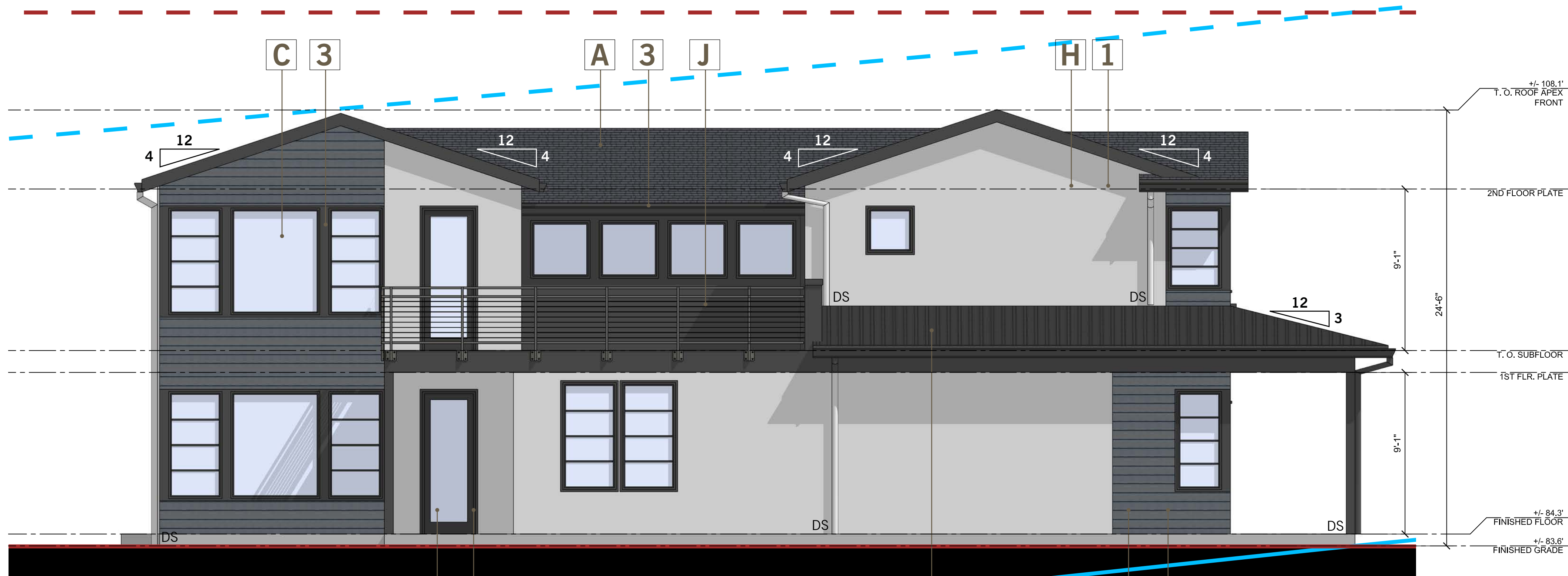
SCALE: 1/4" = 1'-0"





**RIGHT ELEVATION**

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



**LEFT ELEVATION**

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

**EXTERIOR MATERIALS & COLORS**

(SEE ELEVATION NOTES ON THIS SHEET- ALL PAINT COLORS ARE SHERWIN WILLIAMS)

- A ROOF**  
COMPOSITIONAL SHINGLE ROOF  
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BY LANDMARK PRO OR EQUAL
- B ROOF**  
METAL ROOF  
BY METAL ROOF COMPANY OR EQUAL
- C VINYL WINDOW**  
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BY PLYGEM OR EQUAL
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SMOOTH STAR COLLECTION  
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- E SERVICE DOOR**  
SMOOTH STAR COLLECTION  
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- 1 BODY COLOR 1**  
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LAP SIDING  
SW 2740 - MINERAL GRAY  
BY SHERWIN WILLIAMS OR EQUAL
- 3 TRIM COLOR**  
DOOR & WINDOW TRIM, FASCIA & RAFTER TAILS, GUTTERS, SERVICE DOOR  
SW 7069 - IRON ORE  
BY SHERWIN WILLIAMS OR EQUAL
- 4 ENTRY DOOR**  
SW 7069 - IRON ORE  
BY SHERWIN WILLIAMS OR EQUAL
- 5 GARAGE DOOR**  
SW 7069 - IRON ORE  
BY SHERWIN WILLIAMS OR EQUAL

**NOTE:**  
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S.C.D: SEE CIVIL DRAWINGS

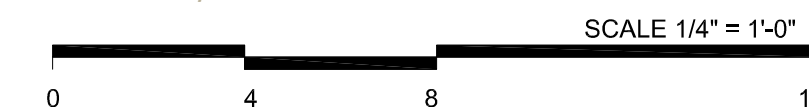
**LEGACY AT LUCAS VALLEY**

55 ERIN DRIVE SAN RAFAEL, MARIN COUNTY, CA

**LOT 14**

**ELEVATIONS, MATERIALS & COLORS**

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



**LEGEND**

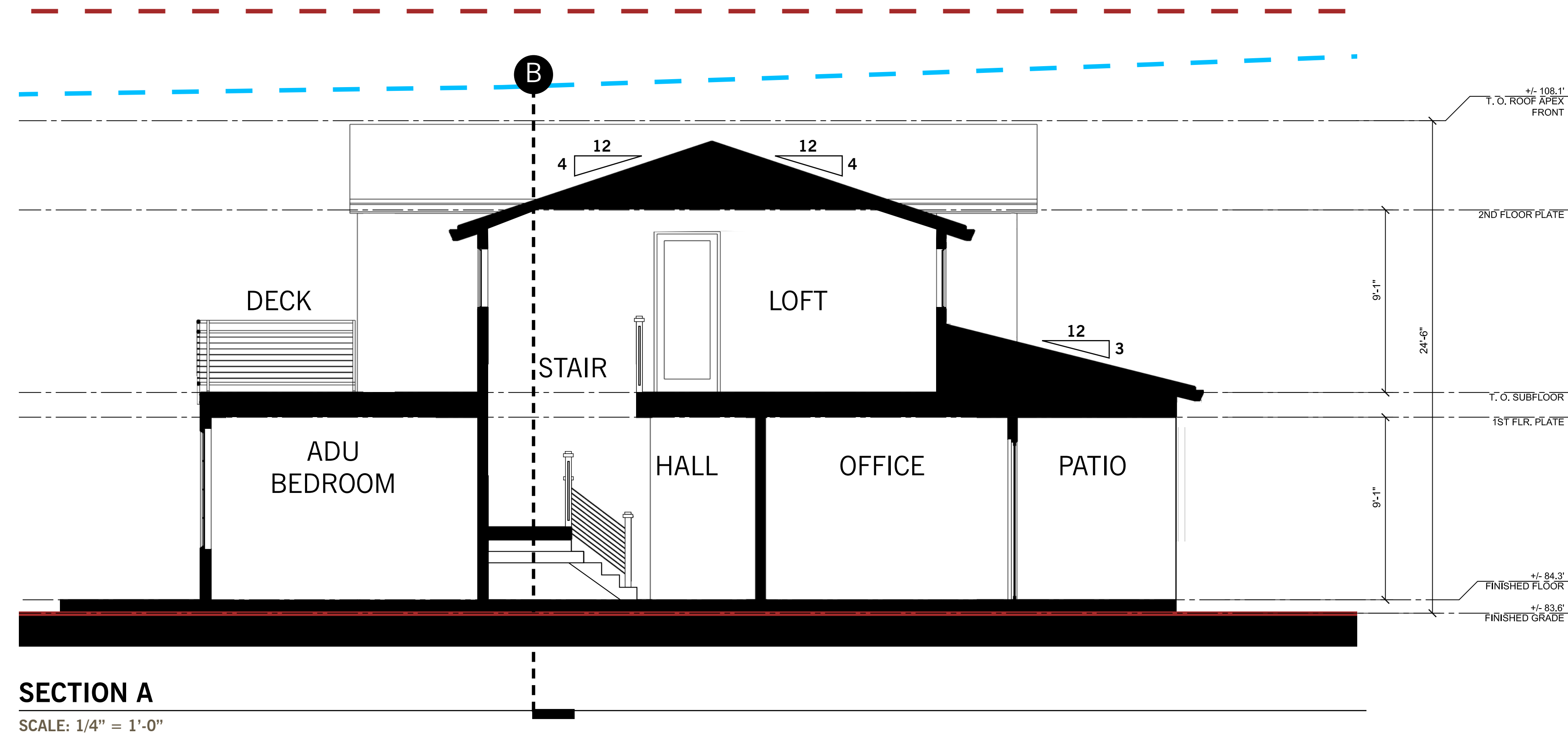
- PROPOSED FINISHED GRADE
- - - 30' HEIGHT LIMIT FROM PROPOSED FINISHED GRADE
- NATURAL GRADE
- - - 30' HEIGHT LIMIT FROM NATURAL GRADE

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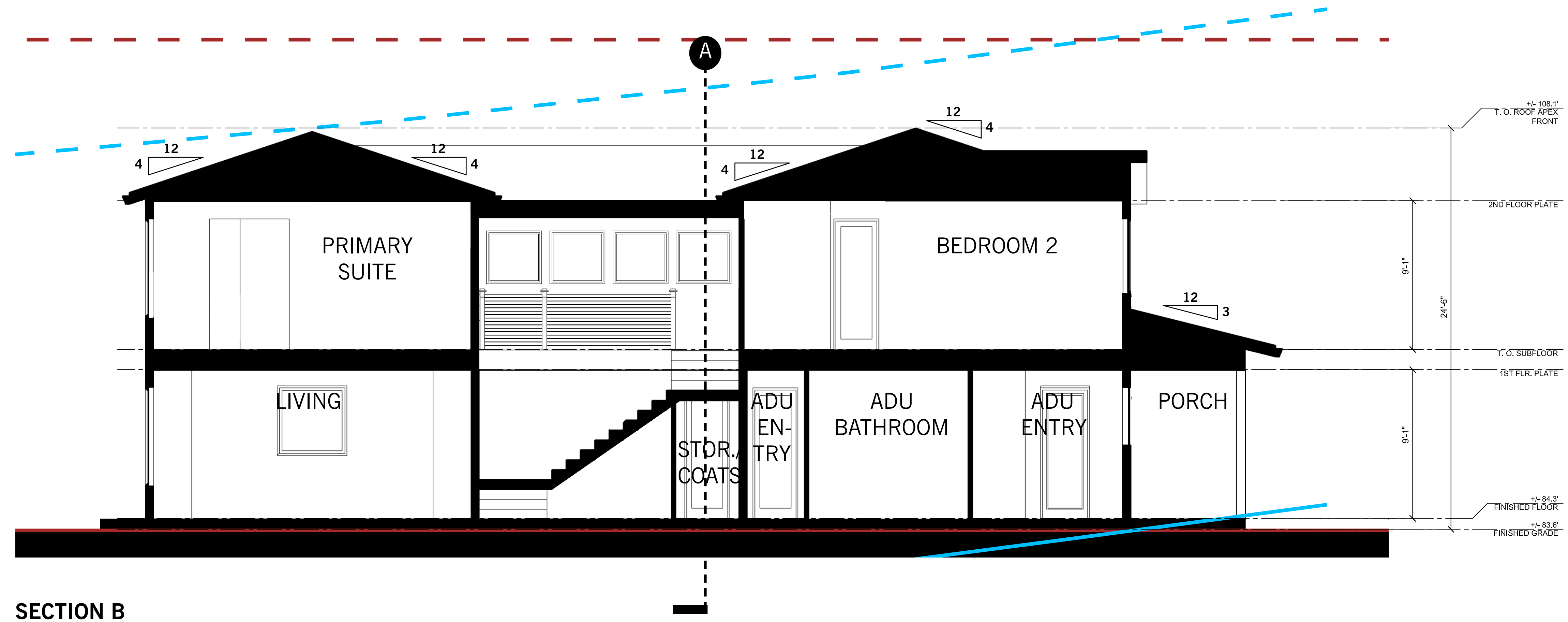
SHEET **A.5**





**SECTION A**

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



**SECTION B**

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

"A MAXIMUM HEIGHT LIMIT OF 25 FEET FROM NATURAL OR FINISHED GRADE, WHICHEVER IS MORE RESTRICTIVE, FOLLOWING COMPLETION OF SUBDIVISION IMPROVEMENTS SHALL APPLY TO LOTS 1 TO 12. A MAXIMUM HEIGHT LIMIT OF 30 FEET FROM NATURAL OR FINISHED GRADE, WHICHEVER IS MORE RESTRICTIVE, FOLLOWING COMPLETION OF THE SUBDIVISION IMPROVEMENTS SHALL APPLY TO LOTS 13 TO 28." AS STATED IN ORDINANCE NO. 3421, SECTION II-4D MASTER PLAN APPROVAL.

**LEGEND**

- PROPOSED FINISHED GRADE
- - - 30' HEIGHT LIMIT FROM PROPOSED FINISHED GRADE
- NATURAL GRADE
- - - 30' HEIGHT LIMIT FROM NATURAL GRADE

**SITE SECTIONS**

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



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**LOT 14**

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SHEET **A.6**





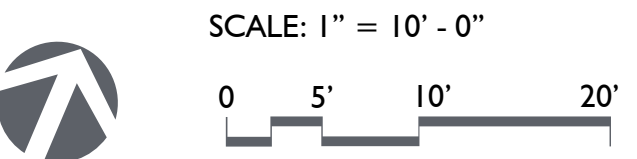


**LEGEND**

- 1 Shrub planting, see plant list on sheet L2
- 2 Groundcover planting, see plant list on sheet L2
- 3 Tree, see plant list on sheet L2
- 4 Stamped Vehicular Concrete, paving and pattern TBD
- 5 Decorative Gravel
- 6 6'Ht Solid Wood Fence
- 7 6'Ht View Open View Fence
- 8 Permeable Pavers, paving and pattern TBD

**NOTES:**

- 1. AS DETERMINED BY THE MARIN COUNTY FIRE DEPARTMENT HAZARD ASSESSMENT MATRIX, A DEFENSIBLE SPACE OF 30' UPSLOPE, 30' SIDESLOPE, AND 30' DOWNSLOPE FROM THE HOUSE SHALL BE MAINTAINED.
- 2. A "CLEAN ZONE" 15' FROM THE HOUSE SHALL BE MAINTAINED, WITH FEW TO NO COMBUSTIBLES.
- 3. A "FUEL REDUCTION ZONE" FROM 15'-30' SHALL BE ESTABLISHED WITH WELL-SPACED, WELL-MAINTAINED FIRE-RESISTANT PLANTS.
- 4. LANDSCAPE SHALL BE PLANTED WITH FIRE-RESISTANT PLANTS. NO PLANTS FROM THE MARIN COUNTY FIRE ORDINANCE'S FIRE PRONE PLANT LIST SHALL BE PLANTED.
- 5. TREES SHALL BE PLANTED SUCH THAT WHEN MATURE, THEIR CROWNS WILL BE SEPARATED BY AT LEAST 10'
- 6. SHRUBS SHALL BE PLANTED AT A HORIZONTAL DISTANCE THAT IS AT LEAST TWO TIMES THEIR HEIGHT AT MATURITY.
- 7. TREES SHALL BE LIMBED 10 FEET FROM THE GROUND TO REDUCE "FIRE LADDER".
- 8. TREES SHALL BE TRIMMED AT LEAST 10 FEET FROM CHIMNEY, AND DEAD BRANCHES SHALL BE REMOVED IF THEY GROW OVER THE ROOF.
- 9. ALL PLANTS SHALL BE MAINTAINED BY WATERING AS NECESSARY, AND BY REMOVING DEAD BRANCHES, LEAVES AND NEEDLES.
- 10. DRY GRASS SHALL BE MOWN REGULARLY, BUT ONLY ON COOL MOIST DAYS OR BEFORE 10 AM.



**TREES**



*Cercis occidentalis*  
Western Redbud



*Cornus florida 'Cload Nine'*  
Dogwood Cloud Nine



*Olea ueropaea 'Swan Hill'*  
Swan Hill Olive

**SHRUBS**



*Ddonaea viscosa 'Purpurea'*  
Purple Leafed Hopseed Bush



*Hesperaloe parviflora 'Brakelights'*  
Brakelights Red Yucca



*Penstemon heterophyllus 'Margarita bop'*  
Purple Leafed Hopseed Bush



*Muhlenbergia rigens*  
Deer Grass



*Ribes Sanguineum*  
Red Flowering Currant



*Lavandula angustifolia*  
English Lavender

**GROUND COVER**



*Coprosma kirkii 'Variegata'*  
Creeping Mirror Plant



*Delosperma cooperi*  
Purple Ice Plant



*Lantana montevidensis*  
Trailing Lantana



*Oenothera speciosa*  
Pink Evening Primrose



*Zauschneria californica*  
California Fuchsia

**MATERIALS**



**PLANT LIST**

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	CA NATIVE
CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	24"BOX	VL (WUCOLS IV)	AS SHOWN	Y
CFO	CORNUS FLORIDA 'CLOAD NINE'	DOGWOOD COULD NINE	24"BOX	M (WUCOLS IV)	AS SHOWN	N

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	CA NATIVE
DP	DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	5 GAL	L (WUCOLS IV)	60"	N
HP	HESPERALOE PARVIFLORA 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA	5 GAL	L (WUCOLS IV)	60"	N
MR	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	L (WUCOLS IV)	36" O.C.	Y

GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	SPACING	CA NATIVE
CM	COPROSMA KIRKII 'VARIEGATA'	CREEPING MIRROR PLANT	1 GAL	L (WUCOLS IV)	48" O.C.	N
DC	DELOSPERMA COOPERI	PURPLE ICE PLANT	1 GAL	L (WUCOLS IV)	18" O.C.	N
LP	LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GAL	L (WUCOLS IV)	72" O.C.	N
LA	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 GAL	L (WUCOLS IV)	24" O.C.	N
OS	OENOTHERA SPECIOSA	PINK EVENING PRIMROSE	1 GAL	L (WUCOLS IV)	30" O.C.	N
ZC	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	1 GAL	L (WUCOLS IV)	36" O.C.	Y

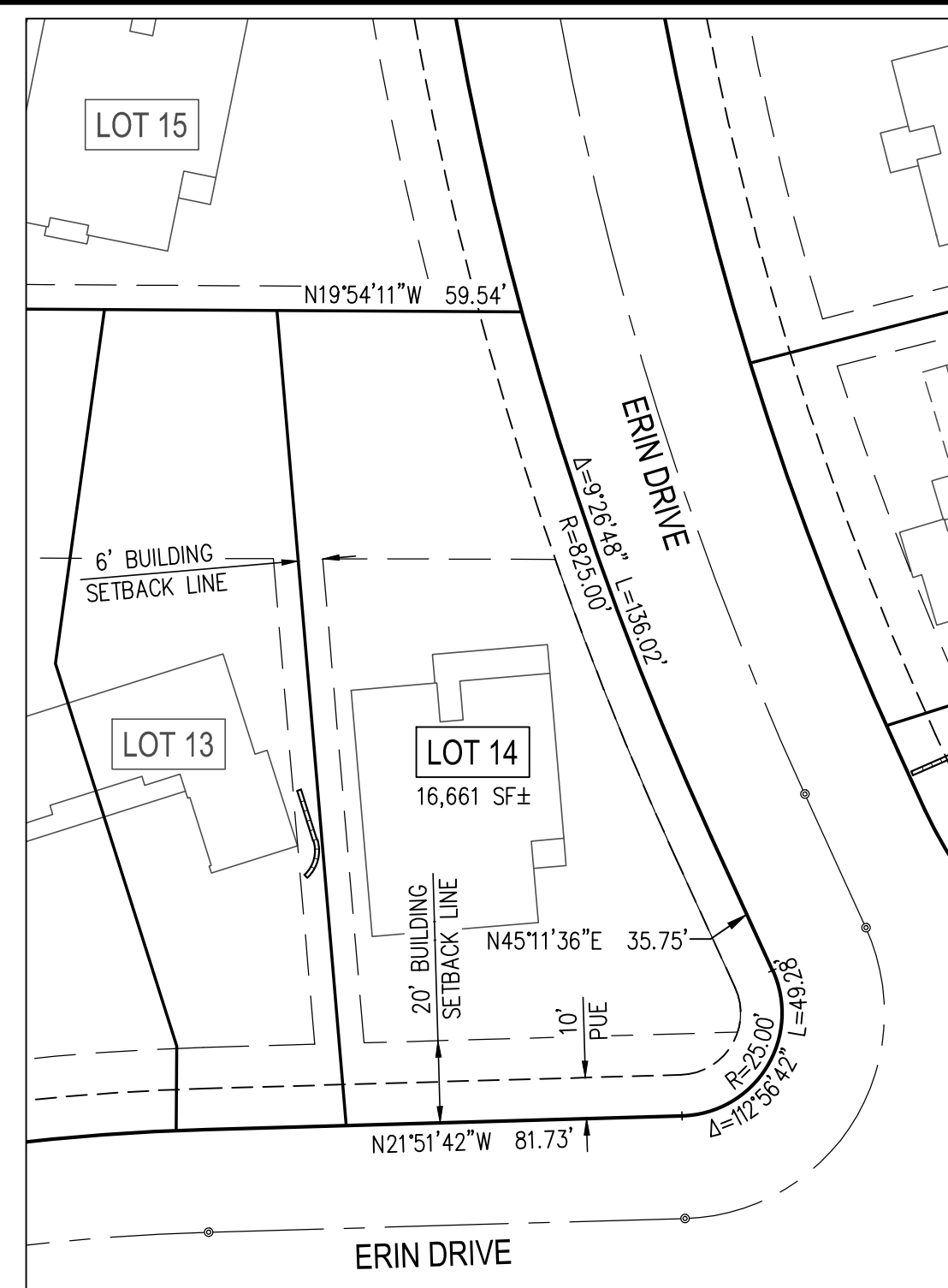
**HAZARD ASSESSMENT MATRIX**

Hazard Points	1	2	3	4	5	6	7	8	Points
Aspect	NE, E	NW, N	SE, W	S	SW				
Slope		0-10		11-20		21-30		31+	
Fuel 0-30	Specimen Garden	Hardwood	Grass	Mostly Grass	Mostly Brush	Pyrophoric Hardwoods Chaparral	Conifer	Conifer w/brush under story	
Fuel 31-100	Grass, Mostly Grass	Mostly Brush	Grass	Pyrophoric Hardwoods Chaparral	Conifer with brush under story				

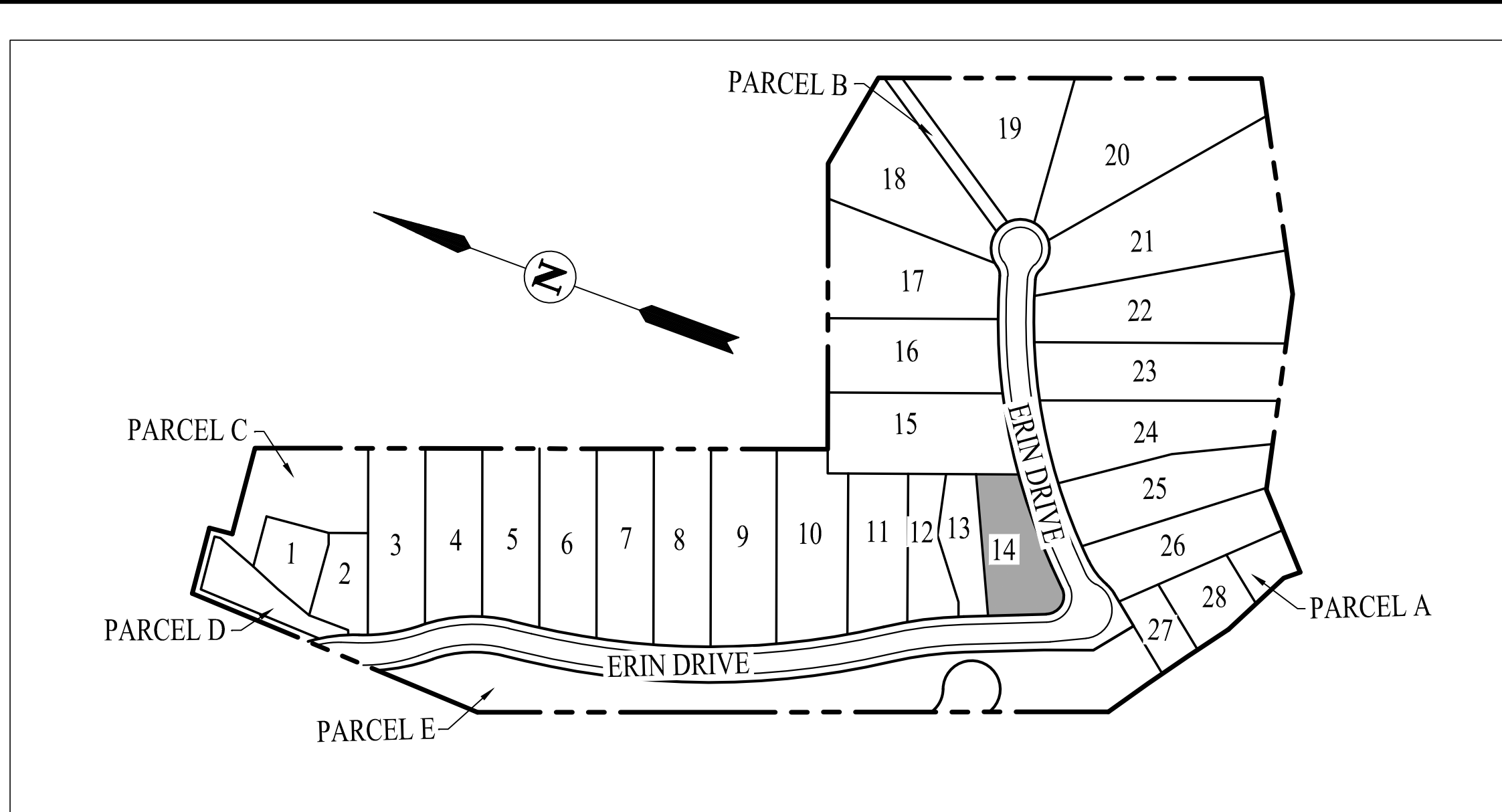
Total Hazard Points: 18

Minimum Horizontal Modification Requirement in Feet: 50x50x100

1 2 3 4 5 6 7	8 9 10 11 12 13 14	15 16 17 18 19 20 21 22 23 24 25 >
30x30x30 ft.	30x30x50 ft	50x50x100 ft.



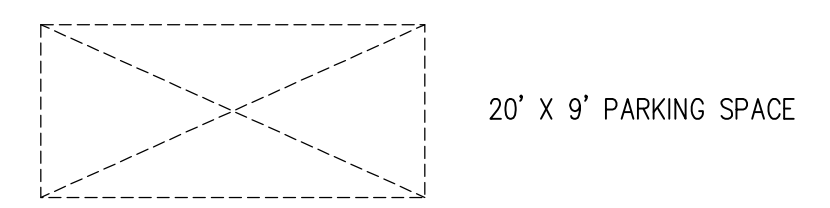
**LOT & EASEMENT PLAN**  
SCALE: 1" = 40'



**INDEX MAP**

**LEGEND**

	LOT 12 PLAN 1	LOT NUMBER PLAN TYPE
	PROJECT BOUNDARY	PROJECT BOUNDARY
	LOT LINE	LOT LINE
	AREA DRAIN	AREA DRAIN
	JUNCTION BOX & SIDEWALK UNDERDRAIN PER MARIN COUNTY STD DWG 145	JUNCTION BOX & SIDEWALK UNDERDRAIN PER MARIN COUNTY STD DWG 145
	SANITARY SEWER SERVICE & CLEANOUT	SANITARY SEWER SERVICE & CLEANOUT
	WATER SERVICE & METER	WATER SERVICE & METER
	RECYCLED WATER SERVICE & METER	RECYCLED WATER SERVICE & METER
	JOINT TRENCH SERVICE	JOINT TRENCH SERVICE
	STORM DRAIN	STORM DRAIN
	SANITARY SEWER	SANITARY SEWER
	WATER	WATER
	RECYCLED WATER	RECYCLED WATER
	JOINT TRENCH	JOINT TRENCH
	FIRE HYDRANT	FIRE HYDRANT
	ELECTROLINER & BOX	ELECTROLINER & BOX
	CATCH BASIN	CATCH BASIN
	FIELD INLET	FIELD INLET
	UTILITY BOX	UTILITY BOX
	PG&E SUBSURFACE TRANSFORMER	PG&E SUBSURFACE TRANSFORMER
	SLOPE	SLOPE
	SWALE	SWALE
	RETAINING WALL/BUILDING STEM WALL	RETAINING WALL/BUILDING STEM WALL
	PERVIOUS PAVERS	PERVIOUS PAVERS
	CONCRETE DRIVEWAY/WALK	CONCRETE DRIVEWAY/WALK
	EX TREE TO REMAIN	EX TREE TO REMAIN



**AREA BREAKDOWN**

TOTAL LOT AREA:	16,661 SF
EXISTING IMPERVIOUS AREA:	0 SF
EXISTING PERVIOUS AREA:	16,661 SF
PROPOSED IMPERVIOUS AREA:	3,390 SF
PROPOSED PERVIOUS AREA:	13,271 SF

**EARTHWORK**

CUT:	30 CY
FILL:	30 CY
NET:	0 CY (FILL)

**AVERAGE SLOPE**  
ACROSS ENTIRE LOT: 14.2%

**ELECTRICAL CONNECTION**  
TO HOUSE TO BE UNDERGROUND

**ABBREVIATIONS**

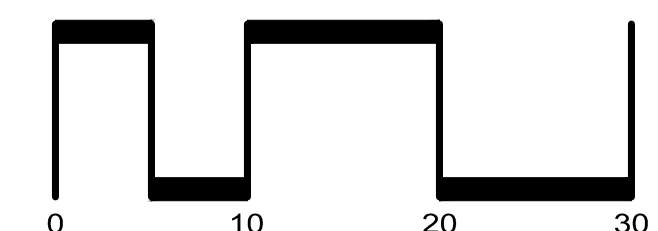
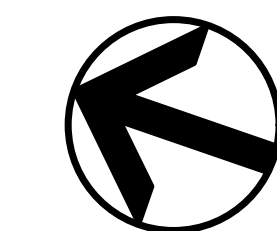
AD	AREA DRAIN
BUD	BUBBLE UP DRAIN
BW	BACK OF SIDEWALK
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
FF	FINISHED FLOOR
FG	FINISHED GROUND
FL	FLOW LINE
GB	GRADE BREAK
GL	GARAGE LIP ELEVATION
GR	GARAGE REAR ELEVATION
INV	INVERT
JB	JUNCTION BOX
JT	JOINT TRENCH
LP/HP	LOW/HIGH POINT
MH	MANHOLE
N-D	NON-DEVELOPABLE
OSE	OPEN SPACE EASEMENT
OS&W	OPEN SPACE & WOODLANDS
PAD	PRIVATE STORM DRAIN EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SRVC	SERVICE
R	REVERSED
SS	SANITARY SEWER
TC	TOP OF CURB
TW/BW	TOP/BOTTOM OF RETAINING WALL
TW/BR	TOP/BOTTOM OF HOUSE RET WALL
GR	TOP OF GRADE
W	WATER

**NOTES:**

- SEE GRADING AND IMPROVEMENT PLANS FOR DETAILED GRADING DESIGN AND STORM DRAINAGE SYSTEM.
- ALL BUILDING FOUNDATIONS SHALL BE POST-TENSIONED MAT FOUNDATIONS. NO FOUNDATION DRAINS ARE REQUIRED.
- ALL ROOF DRAINS SHALL BE CONNECTED TO THE AREA DRAIN SYSTEM.
- ALL AREA DRAIN PIPE TO BE 4" ADS N-12 AND SLOPED AT 0.50% MINIMUM UNLESS OTHERWISE INDICATED.
- SEE IMPROVEMENT AND JOINT TRENCH PLANS FOR ALL UTILITY INFORMATION.
- GRADING INFORMATION SHOWN ON ADJACENT LOTS IS FOR REFERENCE ONLY.
- ADDITIONAL STEPS MAY BE REQUIRED TO MEET GRADE PER LANDSCAPE PLANS. SEE LANDSCAPE PLANS FOR HANDRAIL LOCATIONS AND DETAILS.
- REFER TO FINAL MAP FOR EASEMENTS.
- ALL DIMENSIONS ARE MEASURED TO PROPERTY LINE OR BUILDING TO BUILDING.
- BENCHMARK USED FOR THIS SURVEY IS NGS JT9552 BRASS DISK SET VERTICALLY IN THE MOST EASTERLY COLUMN OF THE FIRST ROW OF COLUMNS NORTH OF THE SOUTHERN ABUTMENT OF THE OVERPASS OF HIGHWAY 101 AT SMITH RANCH ROAD.
- BASIS OF BEARING: FOUND MONUMENTS ON LAS GALLINAS AVE. AT ERIN DRIVE AND ELLEN DRIVE AS SHOWN ON THE "MAP OF MARINWOOD UNIT 6", FILED IN BOOK 10 RM PAGE 17, MARIN COUNTY RECORDS, TAKEN AS N28°18'08"E, 833.47'.
- TOPOGRAPHIC INFORMATION SHOWN IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH REQUIREMENTS OF THE SUBDIVISIONS MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LUCAS VALLEY-TALUS, LLC IN APRIL 2019.
- THIS PLAN IS PREPARED TO SHOW THE DIMENSIONAL RELATIONSHIP FROM BUILDING FOUNDATION TO PROPERTY LINE, DESIGN DRAINAGE CONTROL ELEVATIONS, AND DIRECTION OF FLOW TO CONFORM WITH LOCAL ORDINANCE FOR THE PURPOSE OF BUILDING PERMIT ISSUANCE ONLY. INFORMATION SHOWN IS APPROXIMATE EXCEPT FOR THOSE SETBACKS WHICH ARE MINIMUMS REQUIRED BY ORDINANCE OR DIMENSIONS OF RECORD. THIS PLOT DOES NOT REFLECT AS-BUILT CONDITIONS, HOWEVER ALL CONSTRUCTION SHALL BE CONSISTENT WITH COUNTY CODE.

**PRELIMINARY GRADING, DRAINAGE,  
UTILITY, AND SITE PLAN  
RM 2022-208 - LOT 14 - 55 ERIN DRIVE  
LEGACY AT LUCAS VALLEY**

MARIN COUNTY CALIFORNIA  
SCALE: 1"=10' DATE: APRIL 13, 2023



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