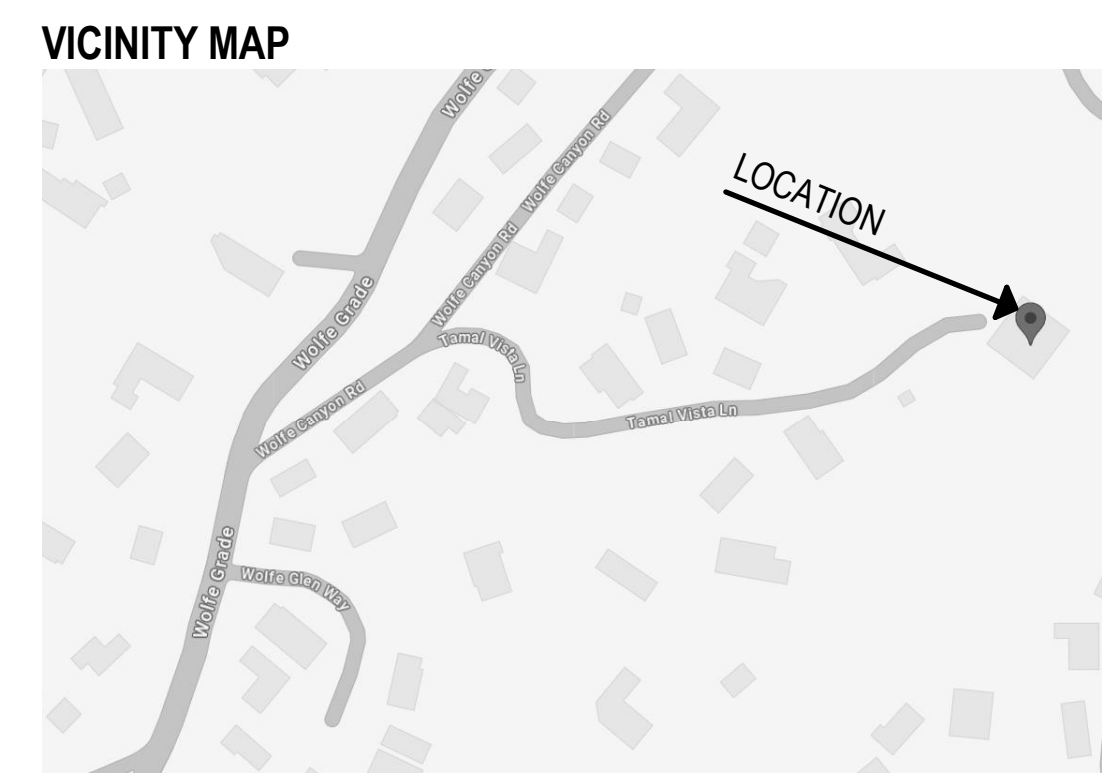
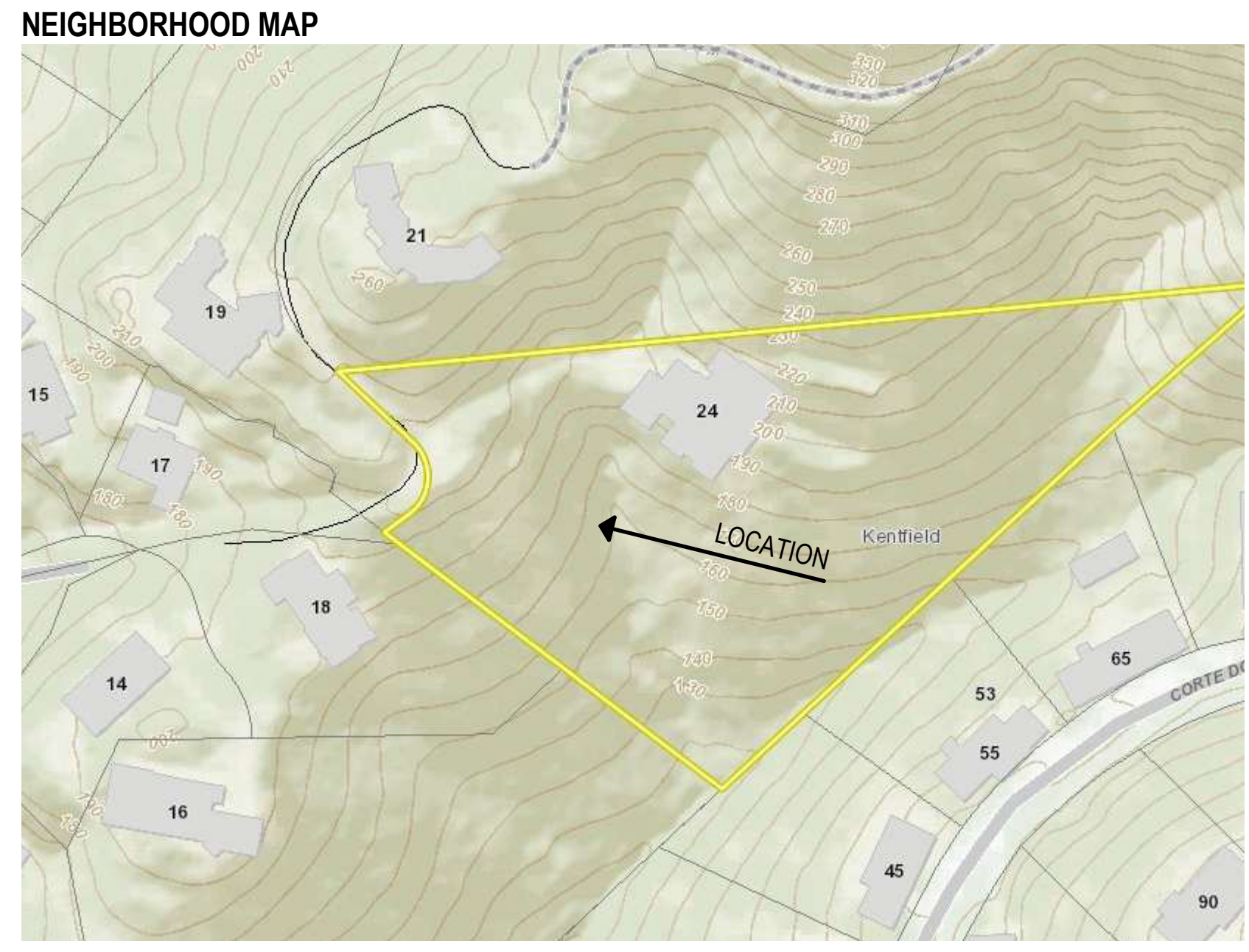


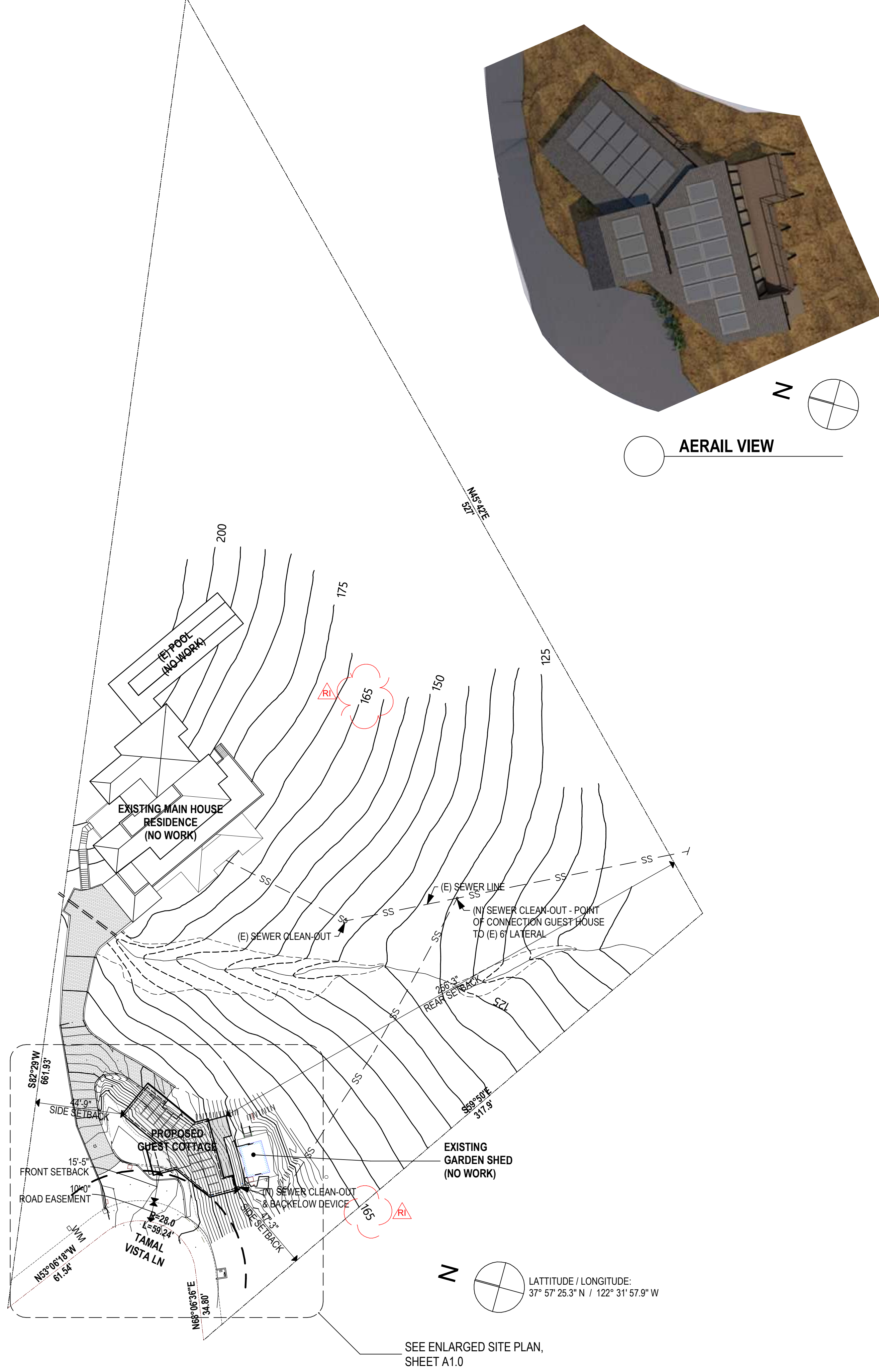
**AERIAL VIEW**



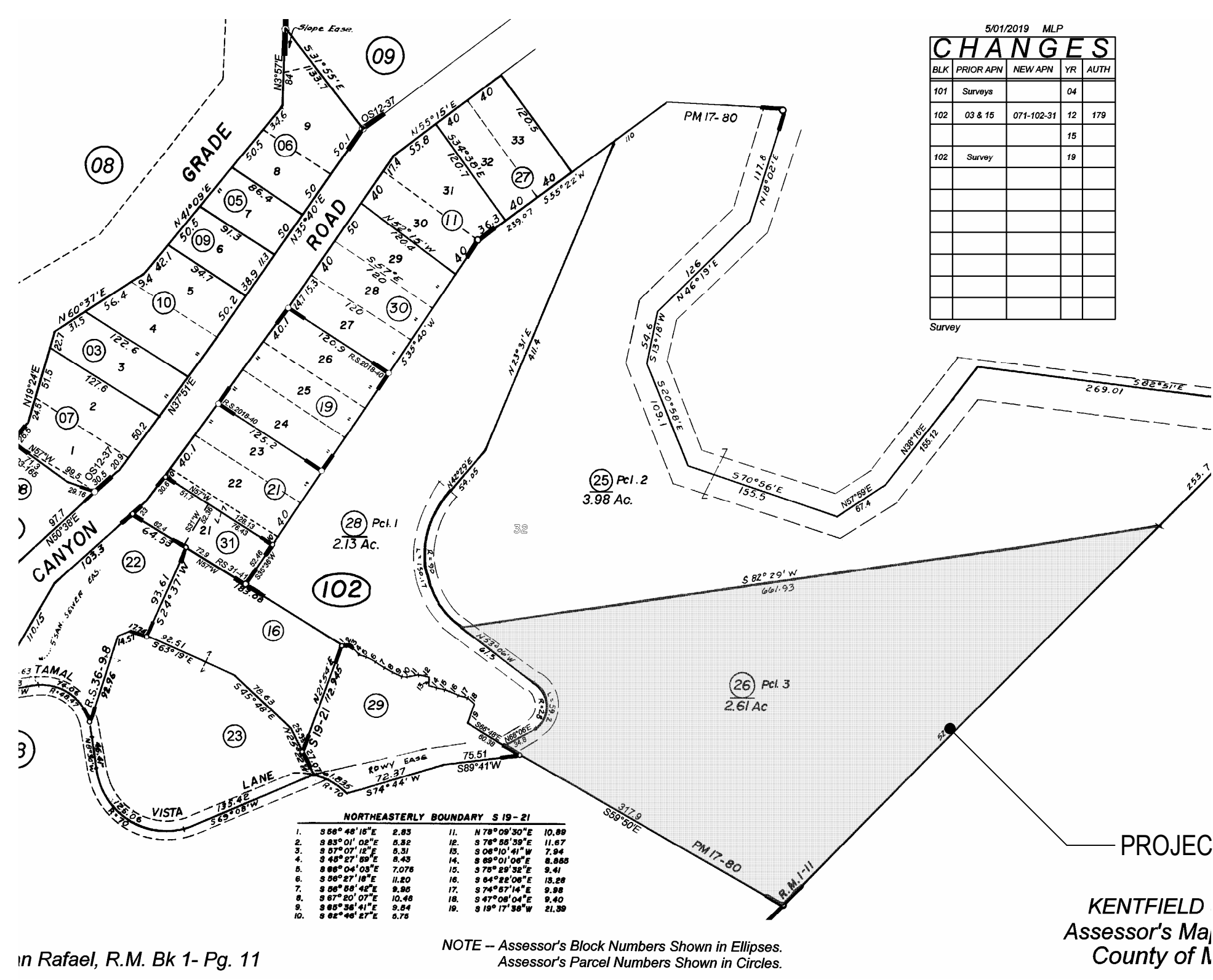
**VICINITY MAP**



**NEIGHBORHOOD MAP**



**1 SITE PLAN KEY**  
SCALE: 1/32" = 1'-0"



**PARCEL MAP**

**Neill Residence-Guest Cottage**

**SCOPE OF WORK DESCRIPTION:**  
Accessory Structure review for the following Scope:  
-- New hillside guest house, two bedrooms, 1.5 bathrooms, no kitchen, & decks.

**PROJECT INFORMATION**

ADDRESS: 24 Tamal Vista Ln., Greenbrae, CA 94904  
A.P.N. 074-217-06  
Zoning: RSP-1  
Occupancy: R3  
Structure Type: V-B

**OWNERS:**  
Mather & Sarah neill  
24 Tamal Vista Ln  
Greenbrae, CA 94904  
415.497.6283

**ARCHITECT:**  
Murdock Architecture  
Bryan Murdock  
480 Gate 5 Rd., suite 230  
Sausalito, CA 94965  
415.663.2034

**CIVIL ENGINEER:**  
Lescure Engineers Inc.  
John Pawson  
5468 Skyline Blvd, Suite 203  
Santa Rosa, Ca.95403  
707.575.3427

**SURVEYOR (topography only)**  
R.W. DAVIS & ASSOCIATES, INC.  
501 Lakeville St. Suite K  
Petaluma, CA 94952  
415.883.9099

**SHEET INDEX**

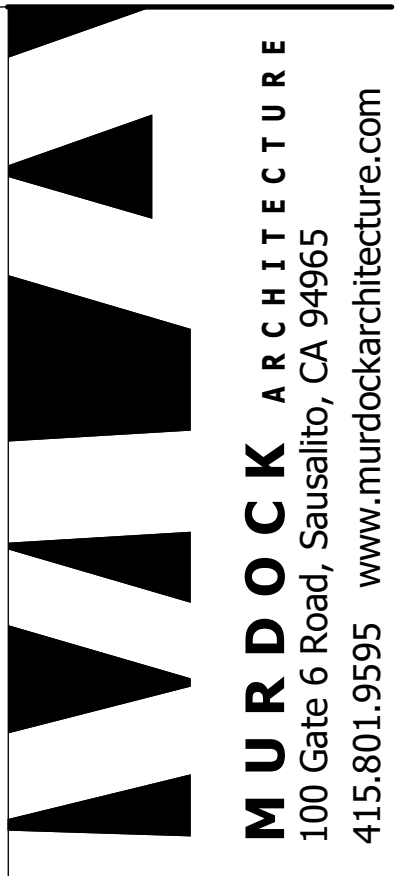
- ARCHITECT**
- A0.0 TITLE SHEET & SITE PLAN
  - A0.1 EXISTING PHOTOS
  - A1.0 PARTIAL SITE PLAN
  - A2.1 MAIN LEVEL PLAN & PERSPECTIVES
  - A2.2 ENTRY LEVEL & ROOF PLANS
  - A3.0 ELEVATIONS & MATERIALS BOARD
  - A3.1 ELEVATIONS
  - A3.2 SECTIONS
  - 1 SURVEY AT AREA OF WORK
  - C1 SCHEMATIC GRADING & DRAINAGE PLAN

**SITE CALCULATIONS**

<b>1. Lot area</b>	Existing	111,739 SF
	Proposed	111,739 SF
<b>2. Building Area</b>	Existing	4,510 SF
	Proposed	5,710 SF
<b>3. Floor Area</b>	Existing Main House	3,795 SF
	Proposed Main House	0 SF
	(N) Guest House	1,200 SF
	(E) Garage	525 SF
	(E) Garden Shed	190 SF
	<b>Total Gross Floor Area</b>	<b>5,710 SF</b>
<b>4. Floor Area Ratio</b>	Existing	3,795 SF (3.4%)
	Proposed (adjusted -540 SF Garage)	4,995 SF (4.5%)
<b>5. Proposed Area of additional disturbance</b>		2,650 SF
<b>7. Lot Coverage</b>	Existing	6,231 SF (5.6%)
	Proposed	7,706 SF (6.9%)
<b>8. Grading Calculations (cubic yards)</b>	Cut	157
	Fill	0
	Off-haul	157
<b>9. Parking</b>	Existing	4
	Proposed	4
<b>10. Minimum setbacks for exterior walls of proposed building area</b>	- Guest House at front setback (Road Easement)	15'-5"
	- Guest House at side setback	47'-3"
<b>11. Maximum height of proposed building area</b>		15'-10"

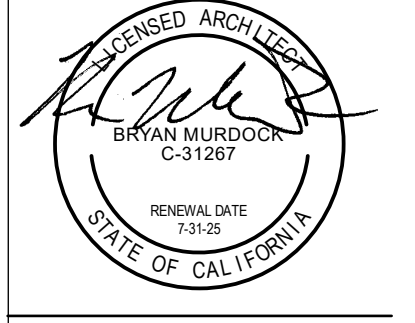
**GENERAL NOTES**

- General:**
- The following codes shall be used for all construction, regardless of details on plans:
    - o 2022 California Building Code
    - o CBC Chapter 7A & local amendments for WUI requirements
    - o 2022 California Residential Code
    - o 2022 California Plumbing Code
    - o 2022 California Mechanical Code
    - o 2022 California Electrical Code
    - o 2022 California Building Energy Standards
    - o 2022 California Green Building Standards
    - o 2022 California Fire Code
    - o Current Marin County Development/Municipal Code
  - Property is located within a Wildlife Urban Zone (WUI).
  - Existing residence is not equipped with Fire Sprinklers.



**NEILL RESIDENCE GUEST HOUSE**

**24 TAMAL VISTA LN, GREENBRAE, CA 94904**  
**APN: 071-102-26**



**DESIGN REVIEW**

REVISIONS:	BY:
06-19-2024 RESPONSE TO COMMENTS 1	

JOB#:	2402
DATE:	05.20.2024
DRAWN:	XX
CHECKED:	BM
SCALE:	AS NOTED

**PROJECT INFO. & SITE PLAN**

**A0.0**



1 PHOTO 1



2 PHOTO 2



3 PHOTO 3



4 PHOTO 4



5 PHOTO 5



6 PHOTO 6



7 PHOTO 7



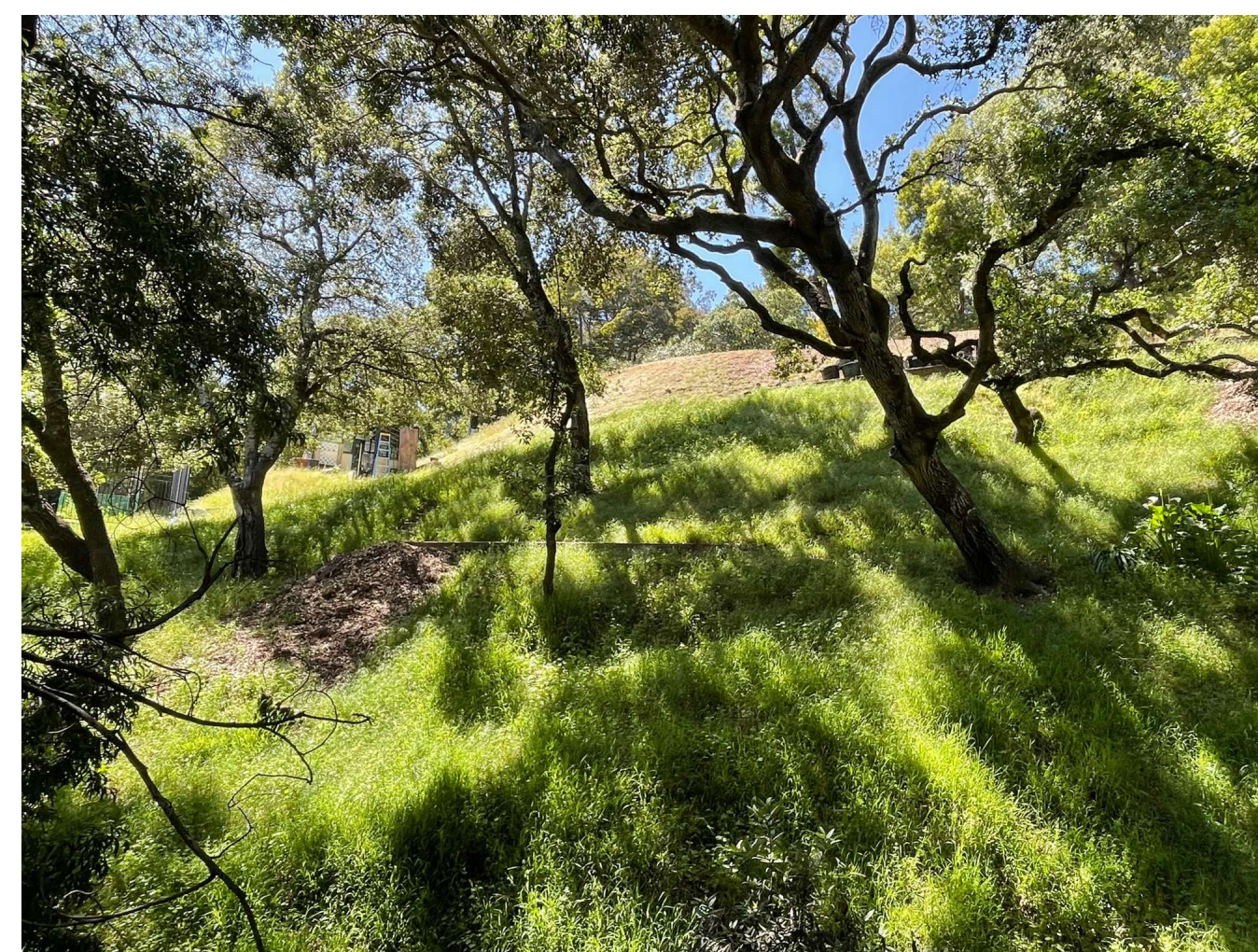
8 PHOTO 8



9 PHOTO 9



10 PHOTO 10



11 PHOTO 11

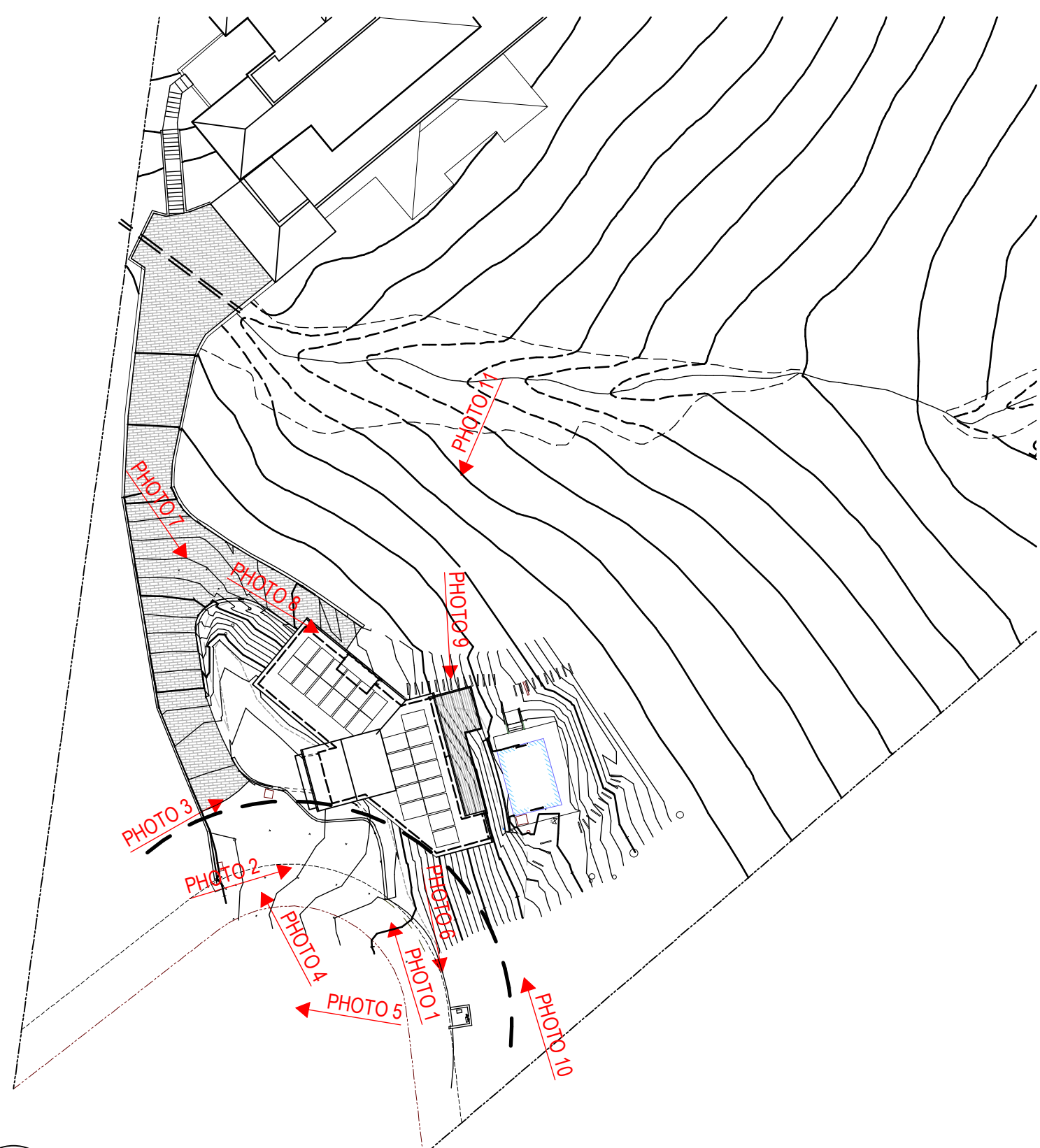
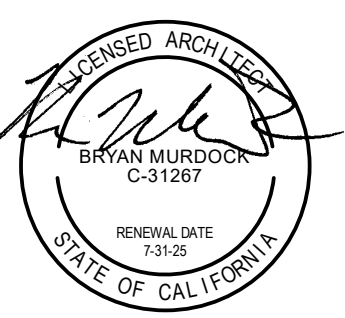


PHOTO KEY MAP

NEILL RESIDENCE GUEST HOUSE

24 TAMAL VISTA LN, GREENBRAE, CA 94904  
APN: 071-102-26

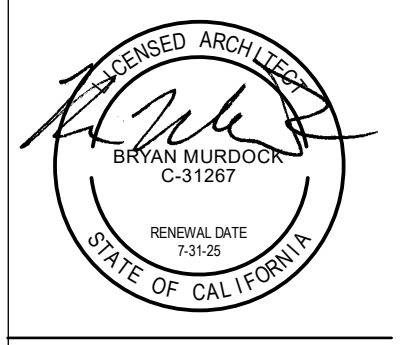


DESIGN REVIEW

REVISIONS:	BY:

JOB#:	2402
DATE:	05.20.2024
DRAWN:	XX
CHECKED:	BM
SCALE:	AS NOTED

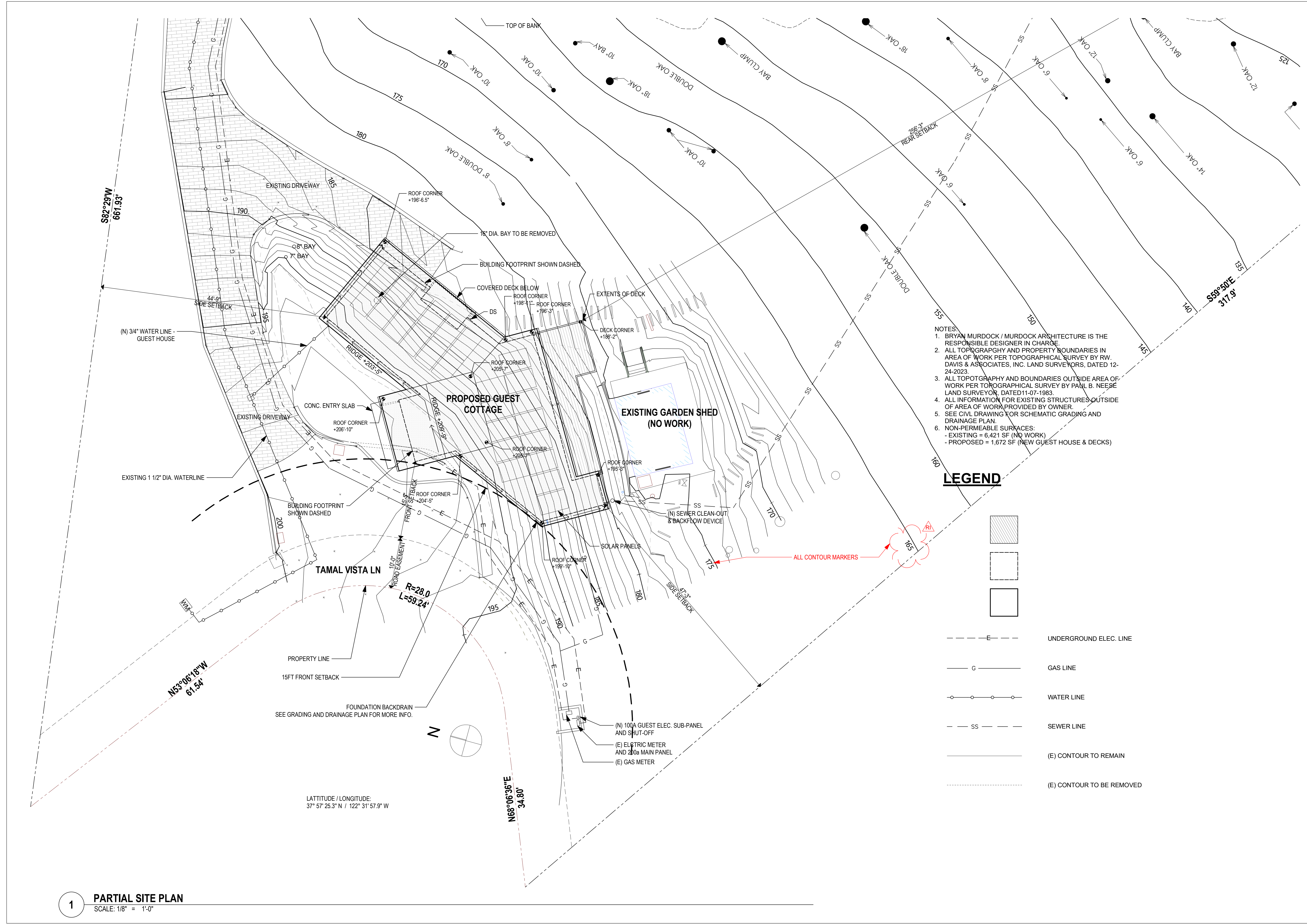
EXISTING PHOTOS



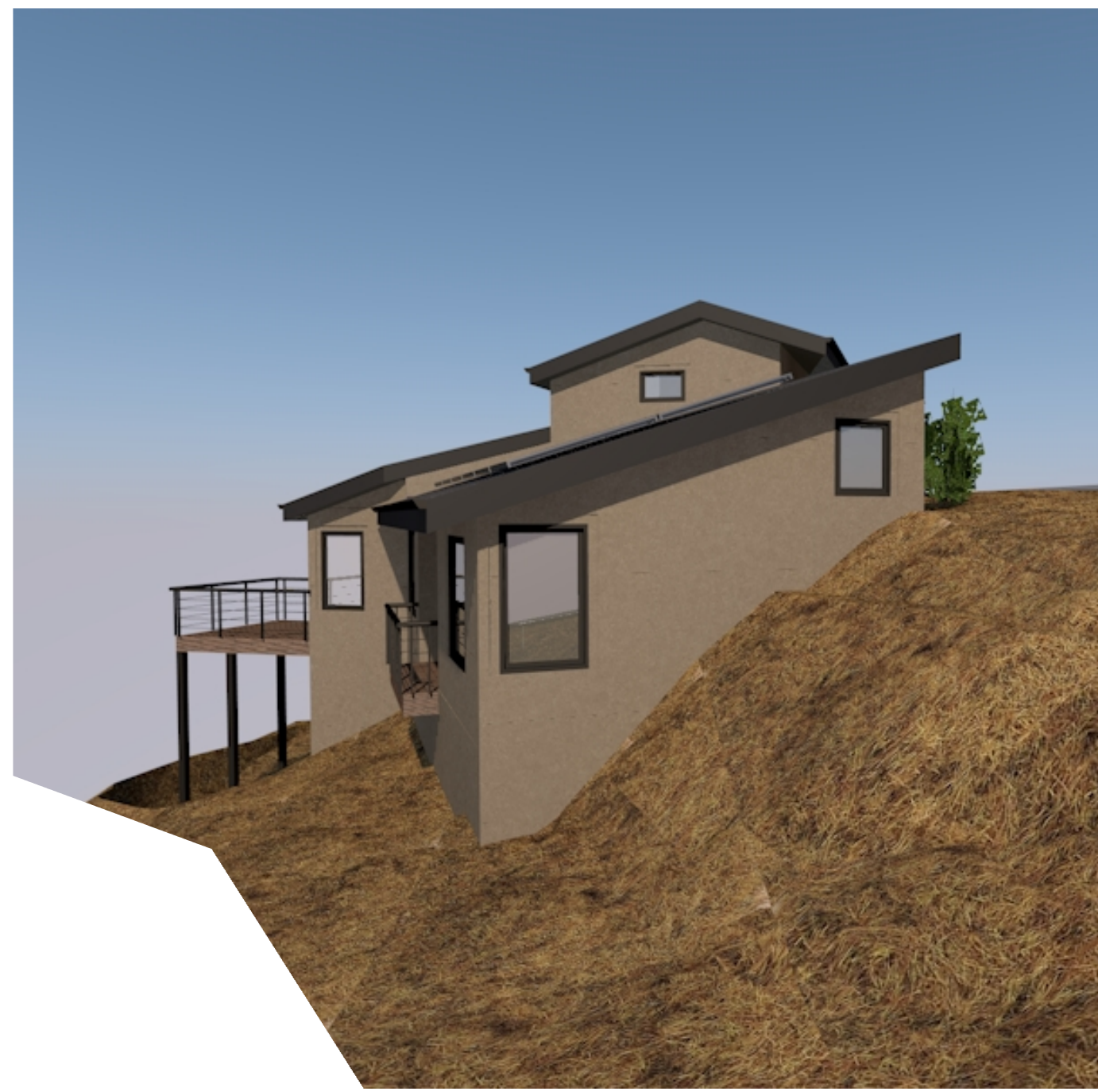
**DESIGN REVIEW**

REVISIONS:	BY:
06-19-2024 RI RESPONSE TO COMMENTS 1	

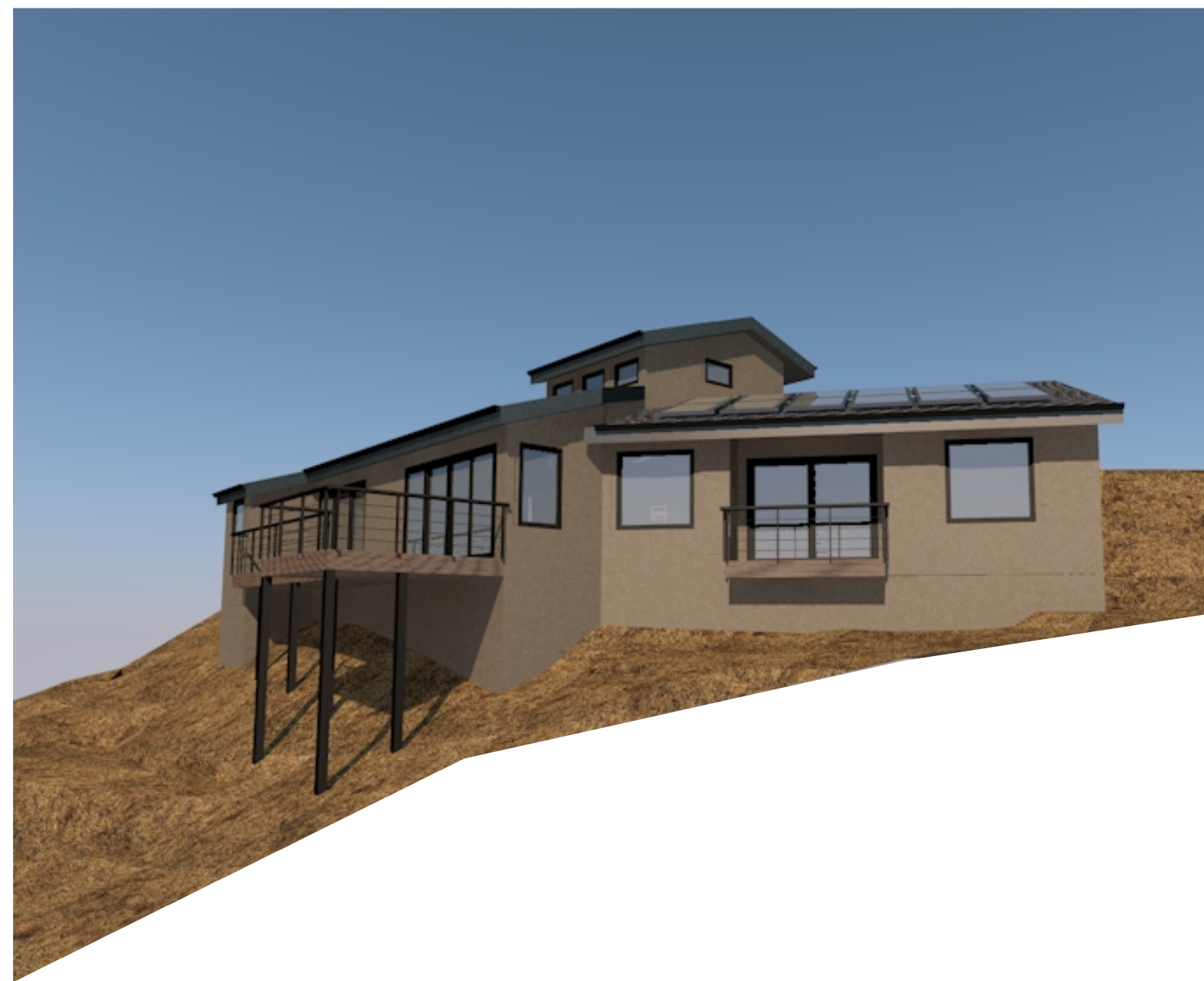
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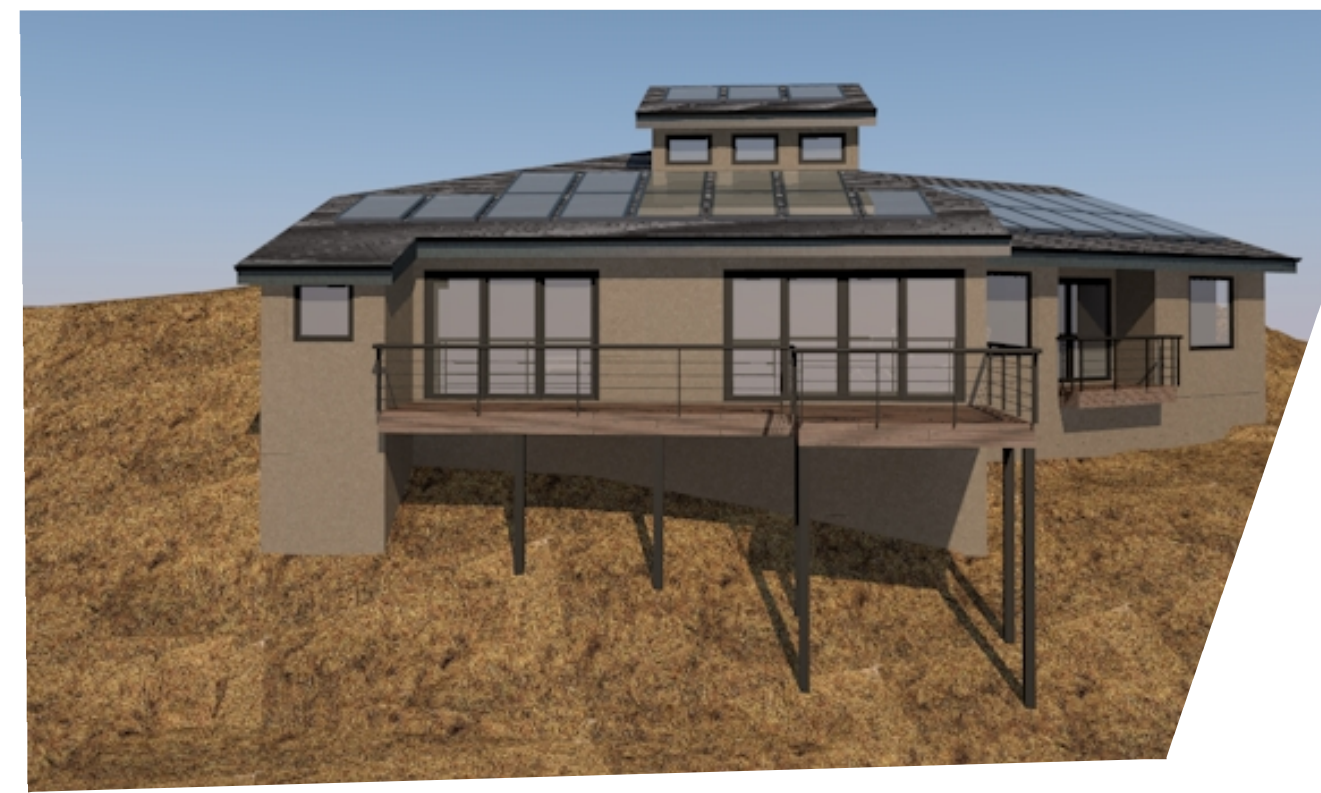
**1 PARTIAL SITE PLAN**  
 SCALE: 1/8" = 1'-0"



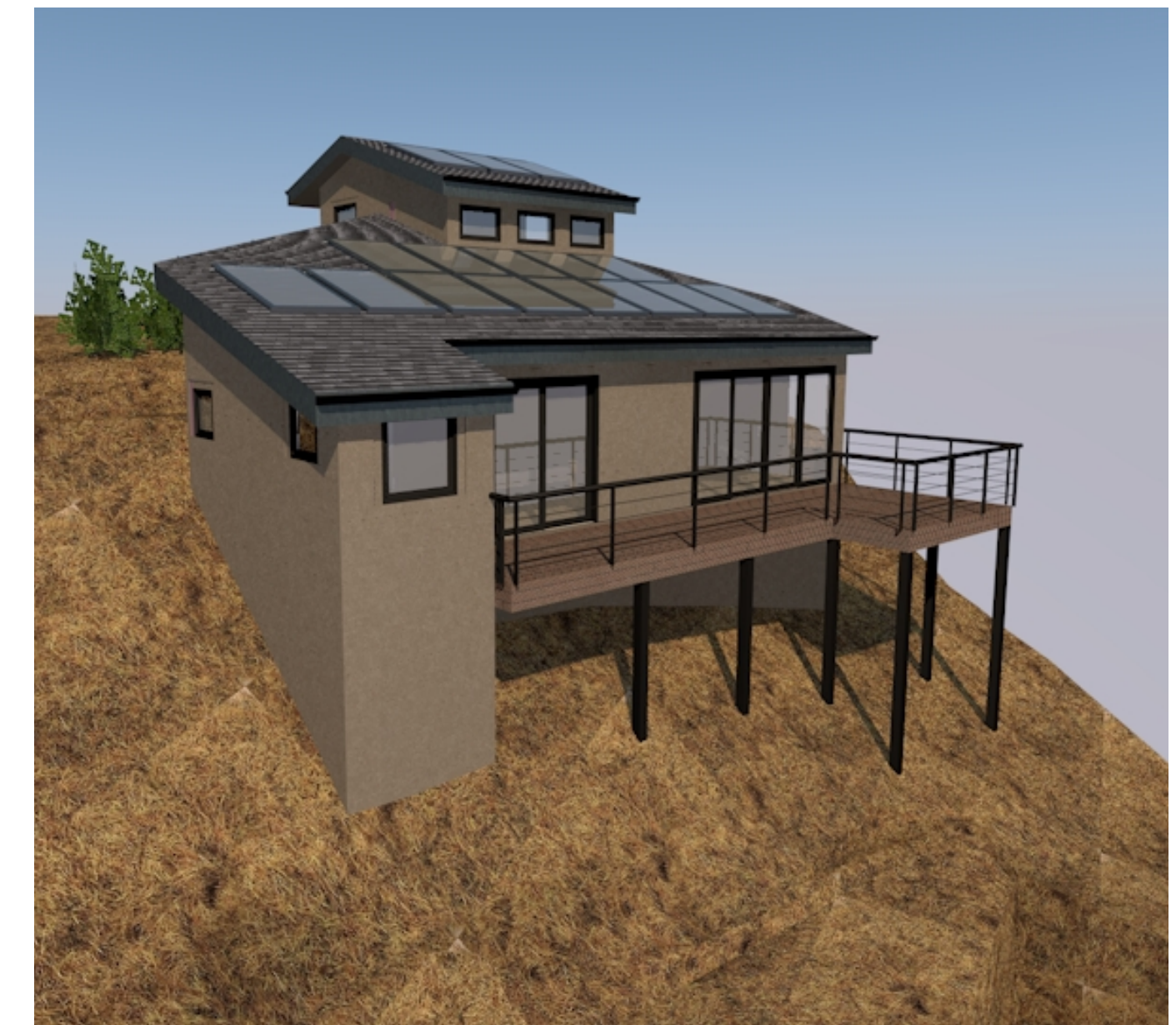
3 VIEW 3



4 VIEW 4



5 VIEW 5



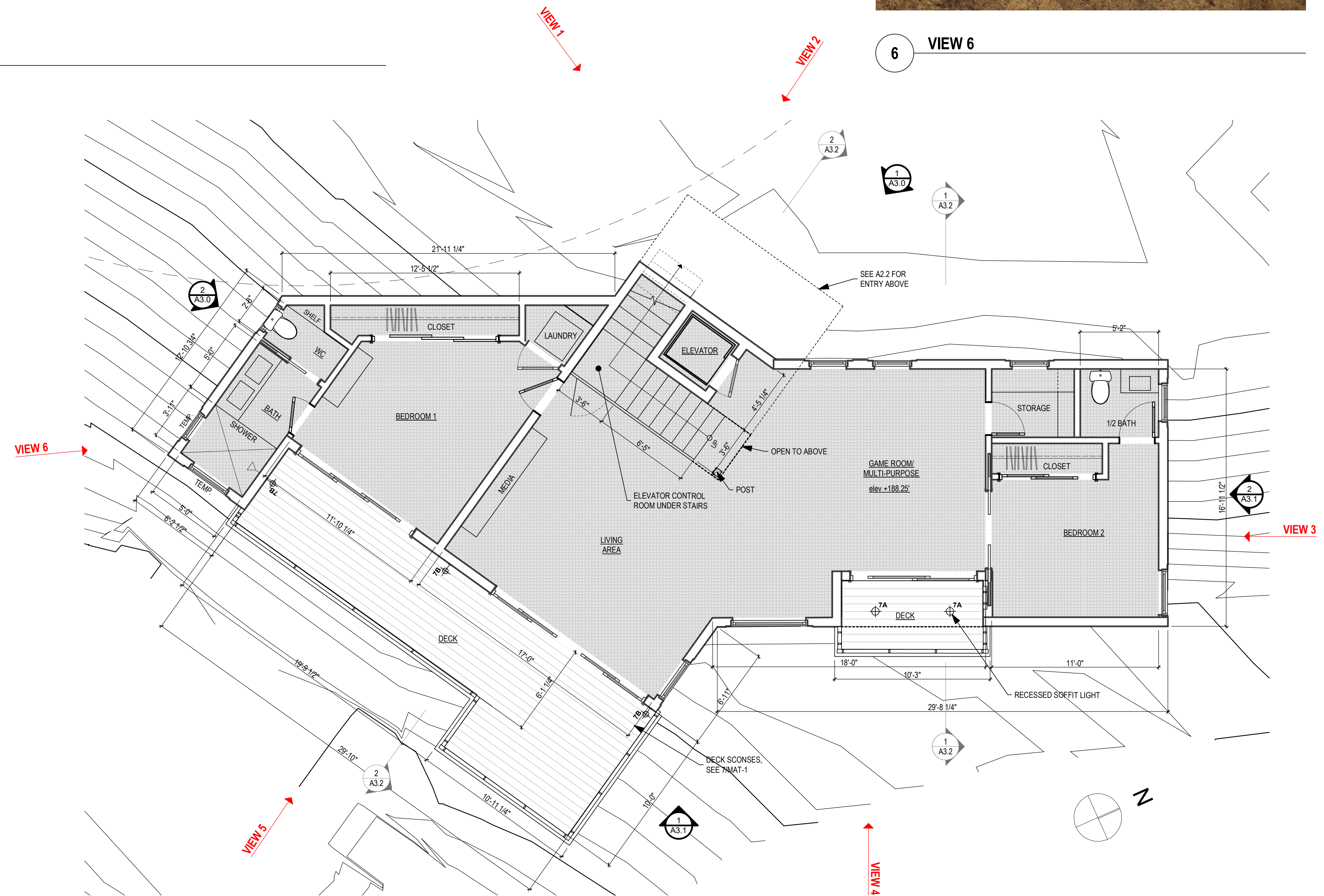
6 VIEW 6



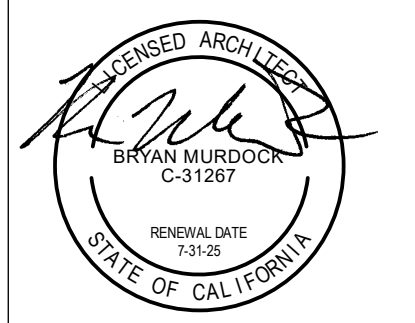
2 VIEW 2



1 VIEW 1



1 PROPOSED MAIN LEVEL PLAN  
SCALE: 1/4" = 1'-0"

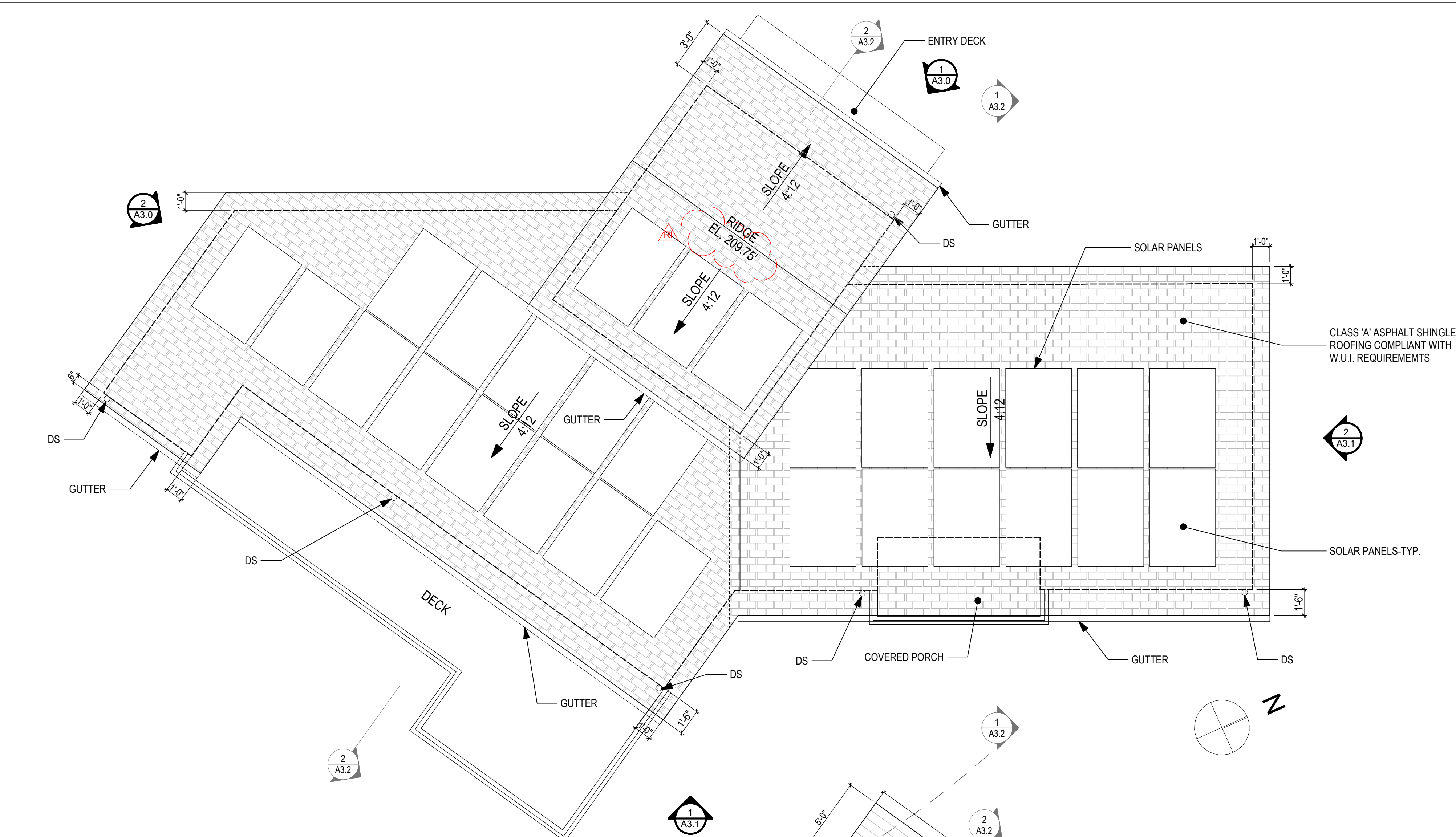


**DESIGN REVIEW**

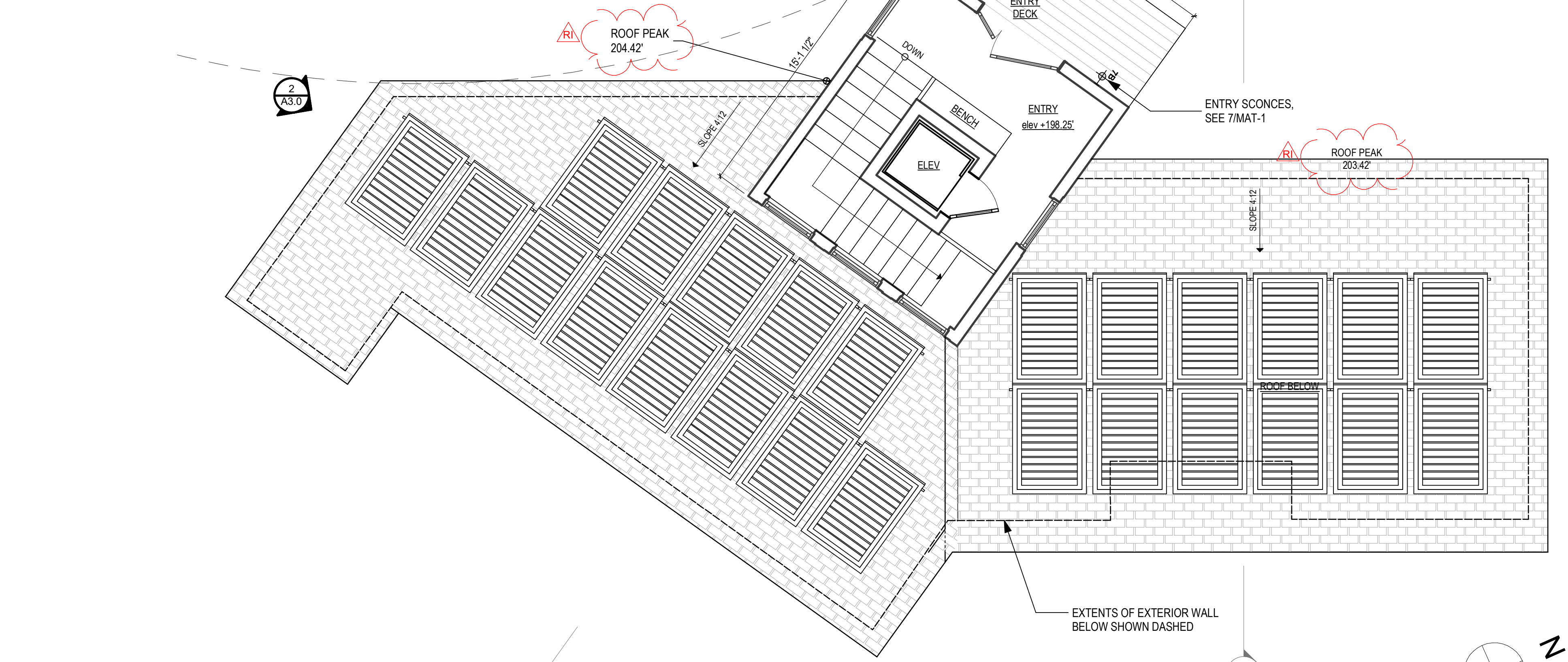
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JOB#:	2402
DATE:	05.20.2024
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SCALE:	AS NOTED

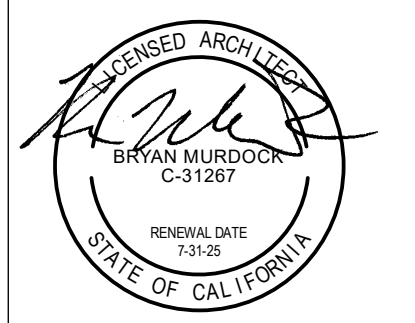
**MAIN LEVEL PLAN & MATERIAL SAMPLE IMAGES**



**2 PROPOSED ROOF PLAN**  
SCALE: 1/4" = 1'-0"



**1 PROPOSED ENTRY LEVEL PLAN**  
SCALE: 1/4" = 1'-0"

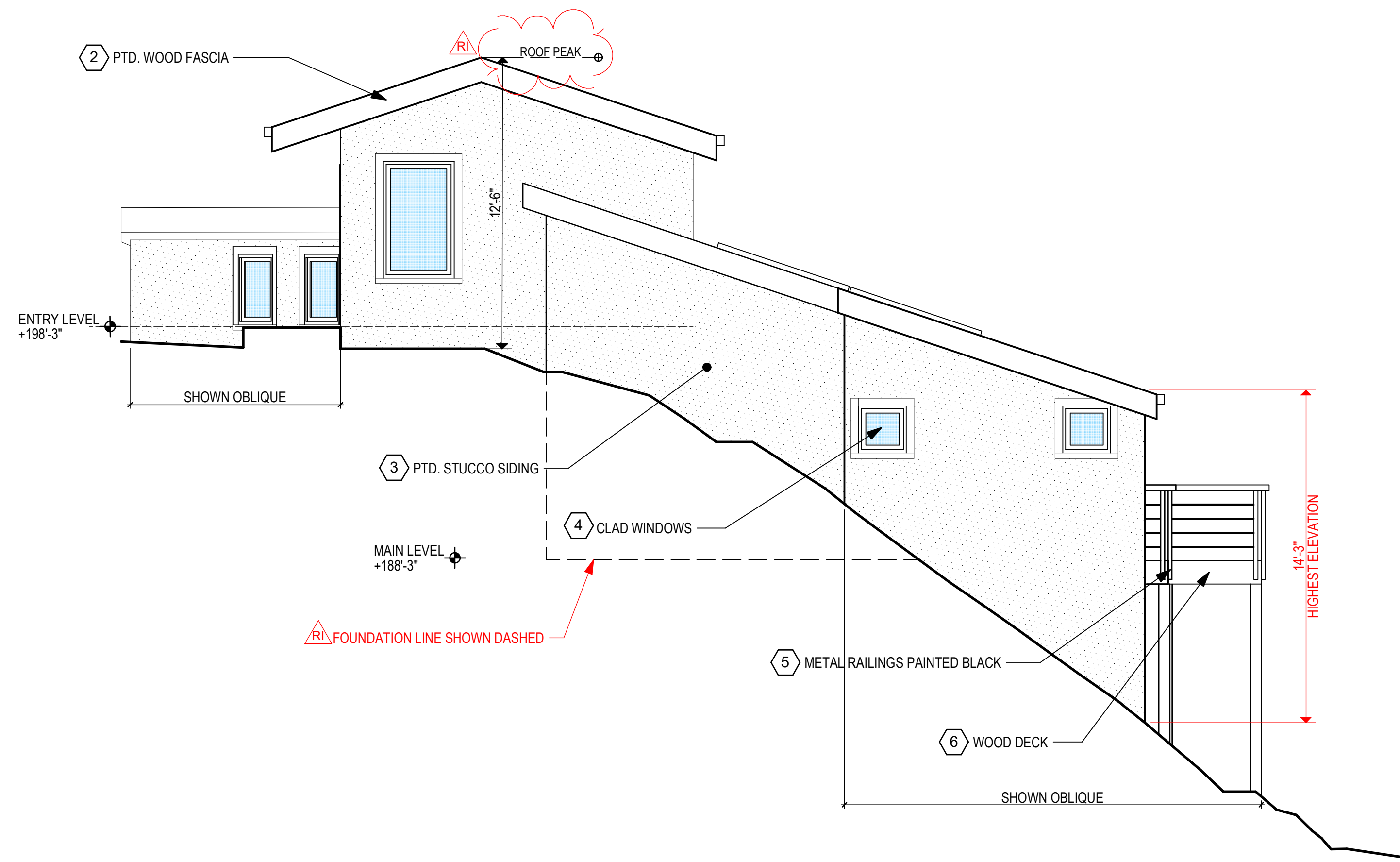


**DESIGN REVIEW**

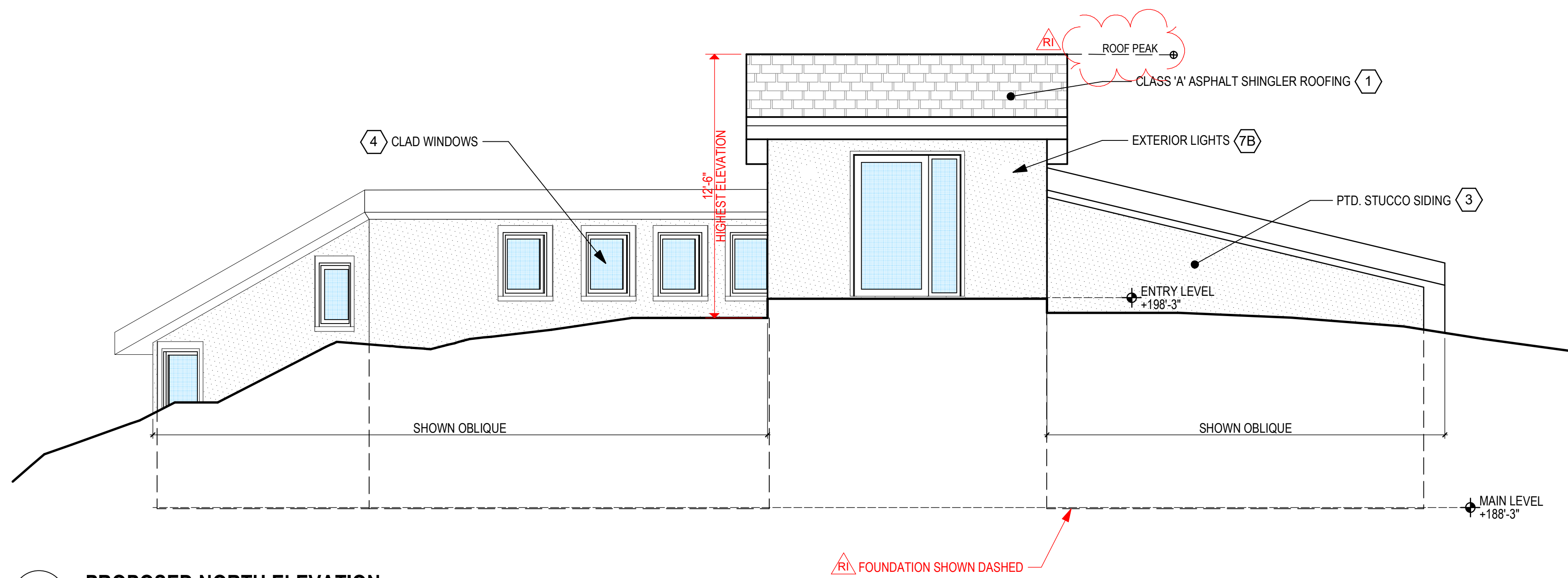
REVISIONS:	BY:
06-19-2024 RESPONSE TO COMMENTS 1	

JOB#:	2402
DATE:	05.20.2024
DRAWN:	XX
CHECKED:	BM
SCALE:	AS NOTED

**ENTRY LEVEL & ROOF PLANS**



**1 PROPOSED WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**1 PROPOSED NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**MATERIALS LEGEND:**

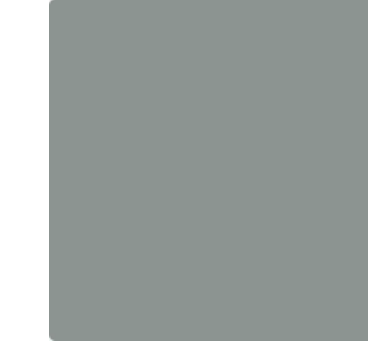
SEE MATERIAL BOARDS MAT-1 FOR SAMPLE IMAGES

- 1 ROOFING
- 2 PAINTED WOOD FASCIA
- 3 STUCCO SIDING
- 4 CLAD WINDOWS
- 5 METAL GUARDRAILS
- 6 WOOD DECK
- 7 EXTERIOR LIGHTS

**1 ROOFING**  
Certainteed Class 'A' composite shingle roofing, color = Moire Black (dark charcoal gray) or equal.



**2 FASCIA AND GUTTER COLOR**



BENJAMIN MOORE  
HC-165 BOOTHBAY GRAY

**3 STUCCO FINISH AND COLOR**

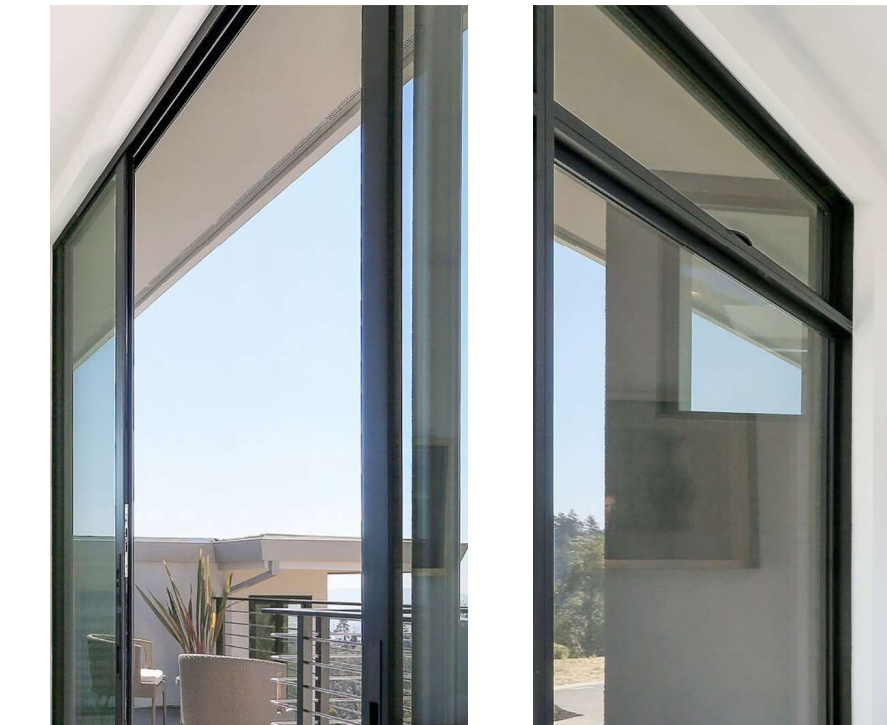


LA HABRA FALLBROOK  
X-434



STUCCO SIDING,  
SMOOTH TEXTURE

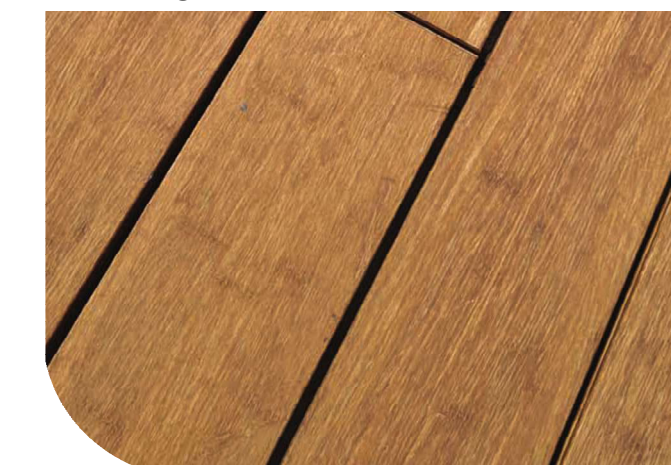
**4 WINDOW AND DOOR FRAMES**



**5 METAL GUARDRAILS**  
Galvanized metal guardrail with horizontal solid bar pickets, painted black.



**6 DECKING MATERIAL**  
MOSO Xtreme - fire rated bamboo decking. Natural finish.



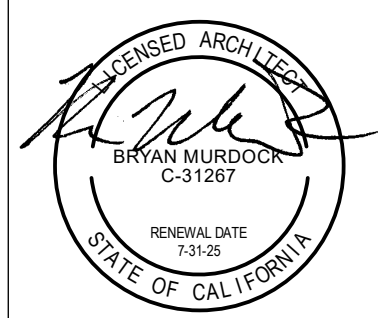
**7 EXTERIOR LIGHTING**



**A - SOFFIT LIGHTS**  
EXTERIOR SOFFIT, RECESSED CAN LIGHT WITH BLACK BAFFLE TRIM, HIGH-EFFICACY AND DARK SKY COMPLIANT.



**B - WALL SCONCE**  
EXTERIOR WALL SCONCE, DOWNLIGHT, HIGH-EFFICACY AND DARK-SKY COMPLIANT, BLACK FINISH.



**DESIGN REVIEW**

REVISIONS: BY:

06-19-2024  
RESPONSE TO COMMENTS 1

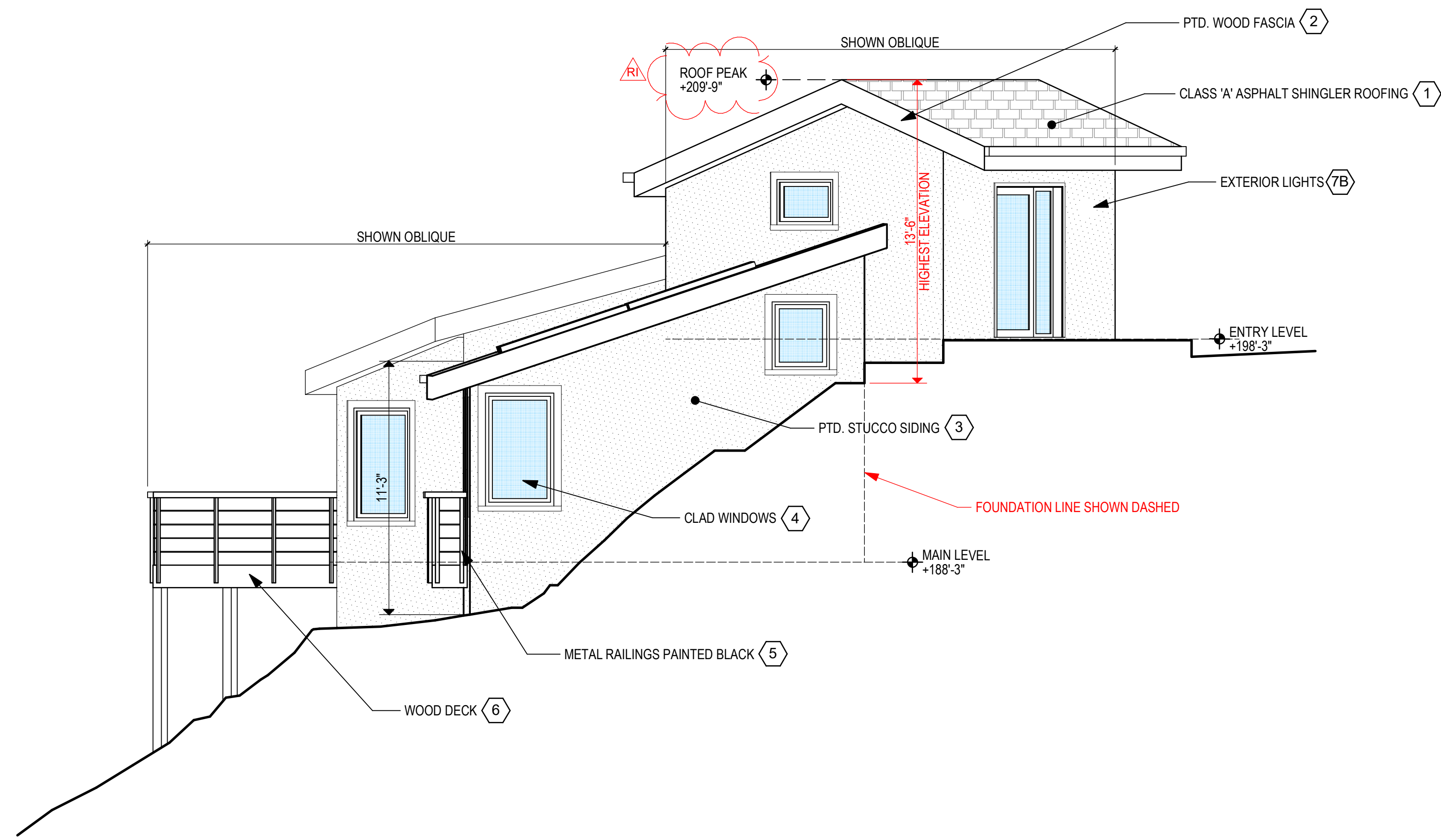
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DATE: 05.20.2024

DRAWN: XX

CHECKED: BM

SCALE: AS NOTED

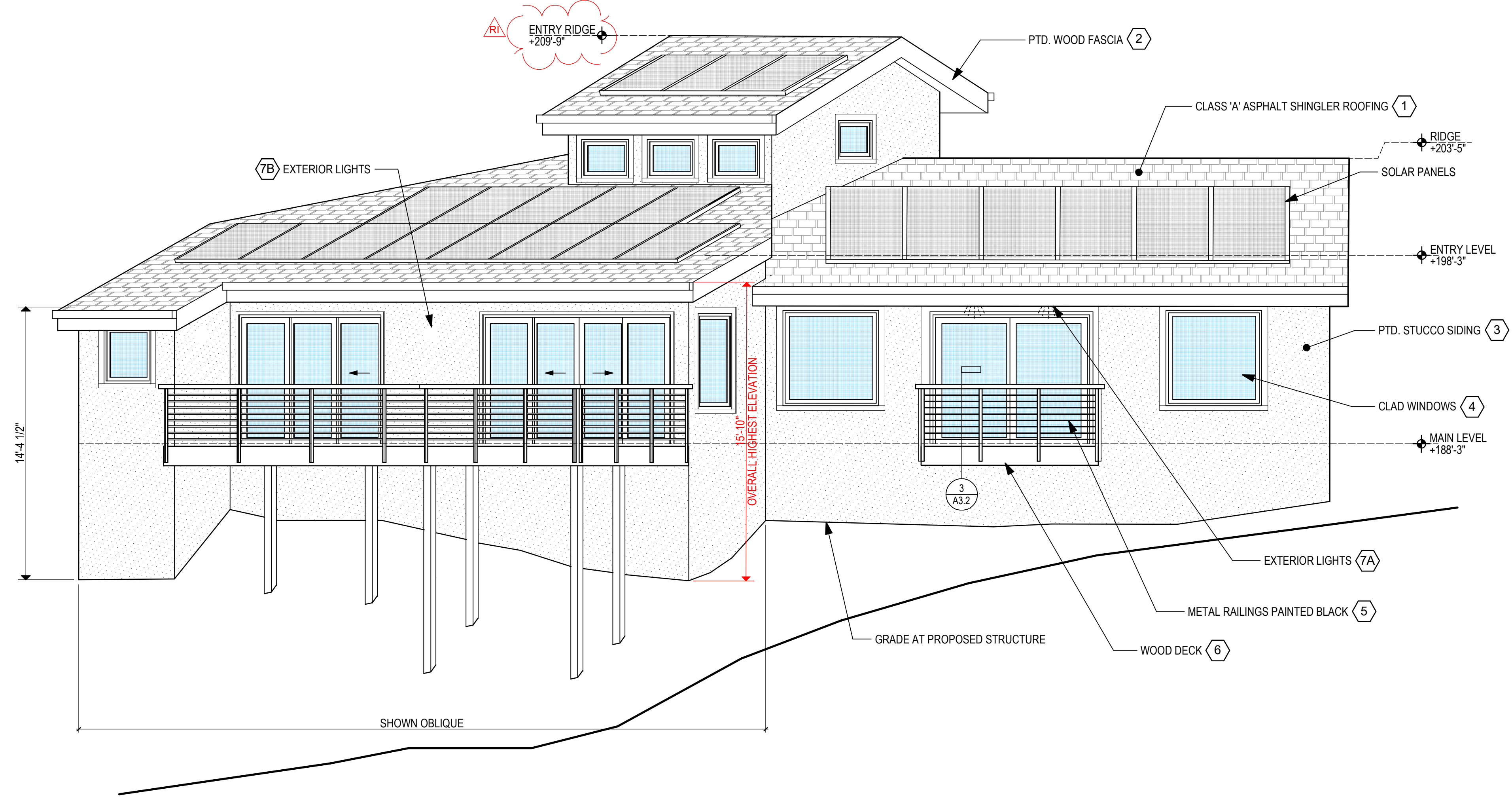


**MATERIALS LEGEND:**

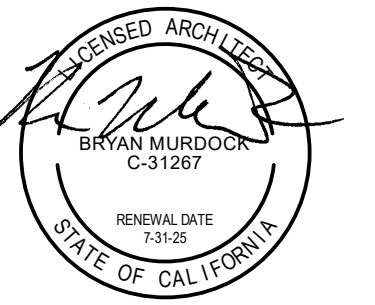
SEE MATERIAL BOARDS, SHEET A3.0 FOR SAMPLE IMAGES

- 1 ROOFING
- 2 PAINTED WOOD FASCIA
- 3 STUCCO SIDING
- 4 CLAD WINDOWS
- 5 METAL GUARDRAILS
- 6 WOOD DECK
- 7 EXTERIOR LIGHTS

**2 PROPOSED EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 PROPOSED EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**DESIGN REVIEW**

REVISIONS:	BY:
06-19-2024 RESPONSE TO COMMENTS 1	

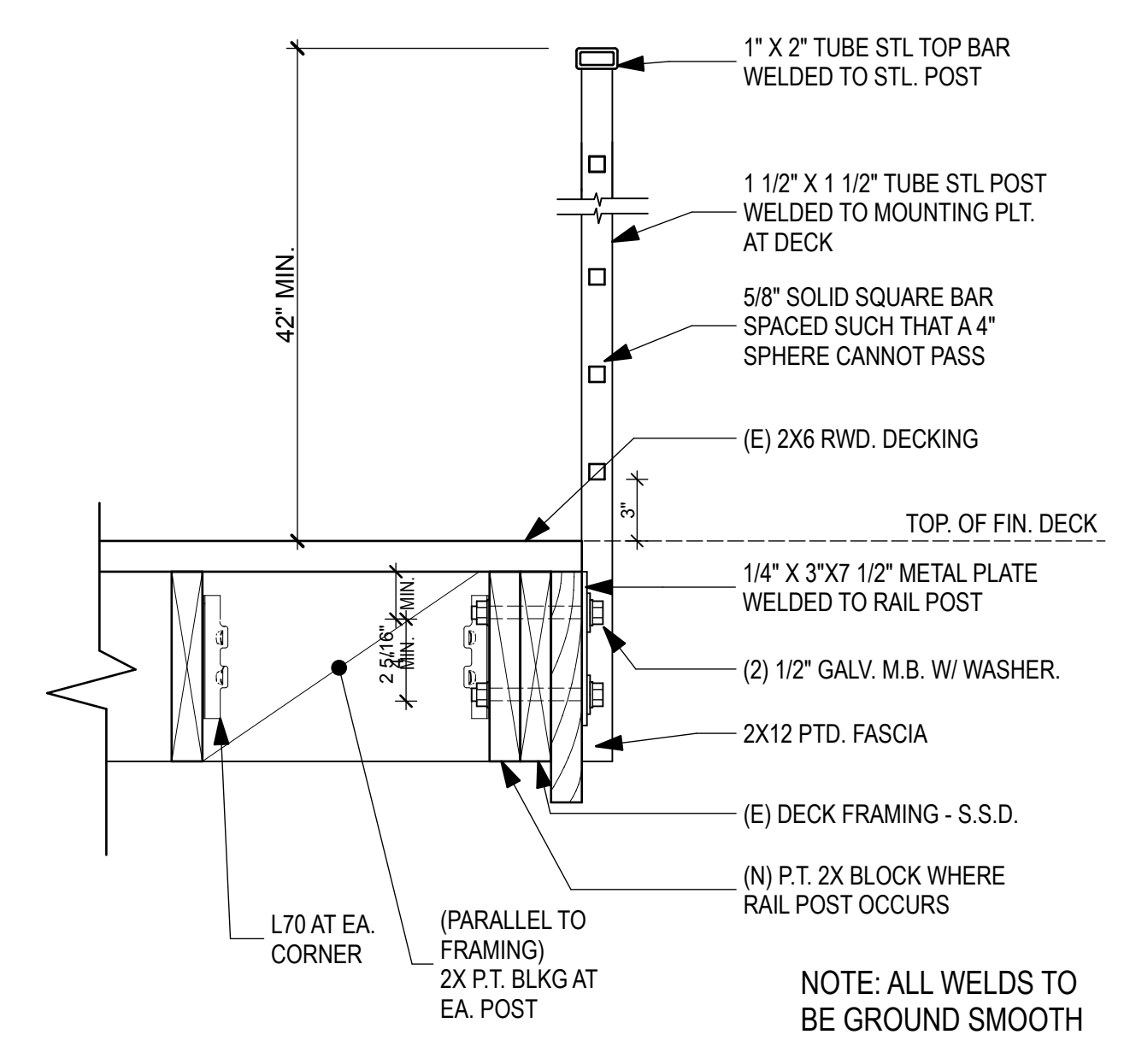
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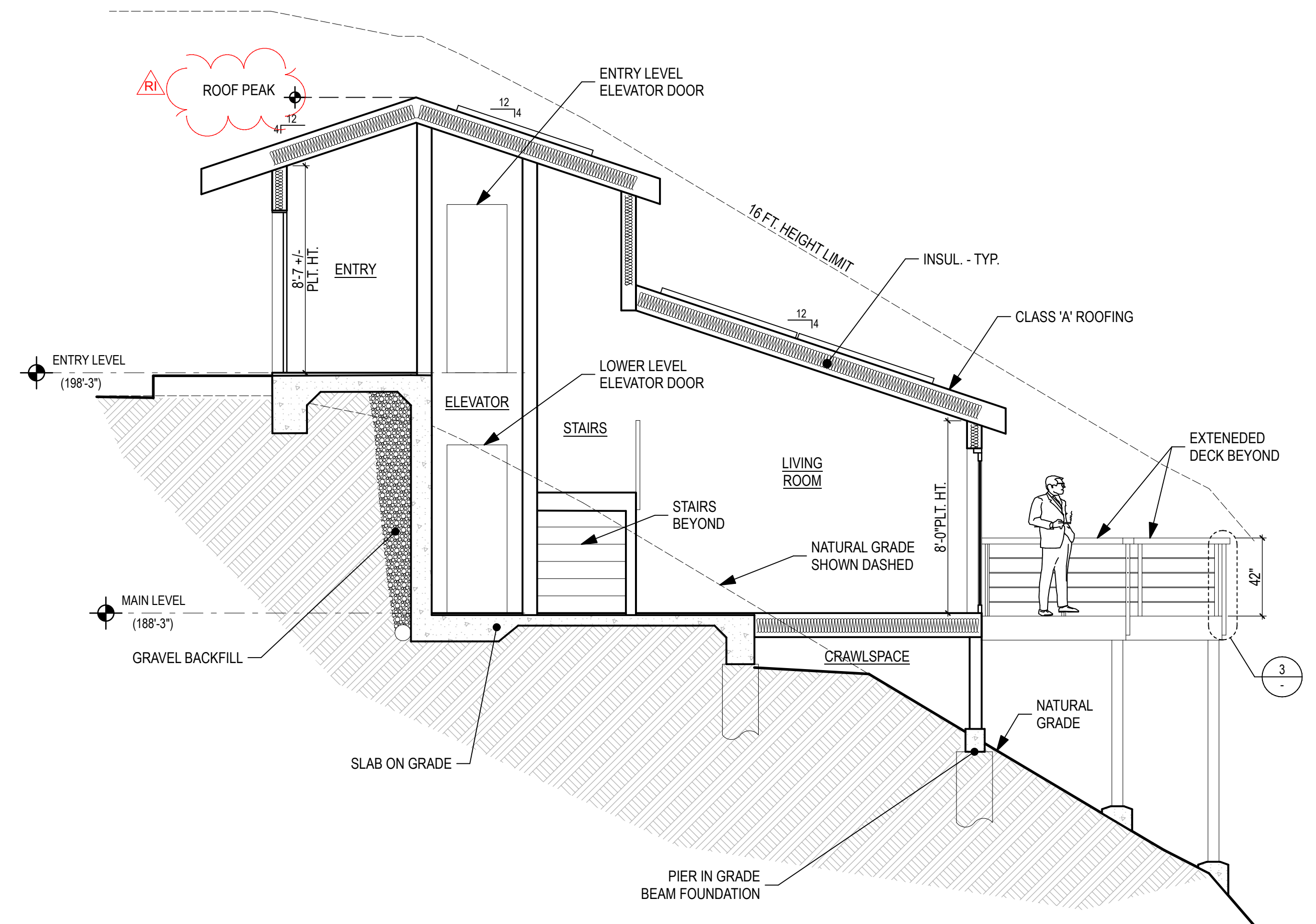
**DESIGN REVIEW**

REVISIONS:	BY:
06-19-2024 RESPONSE TO COMMENTS 1	

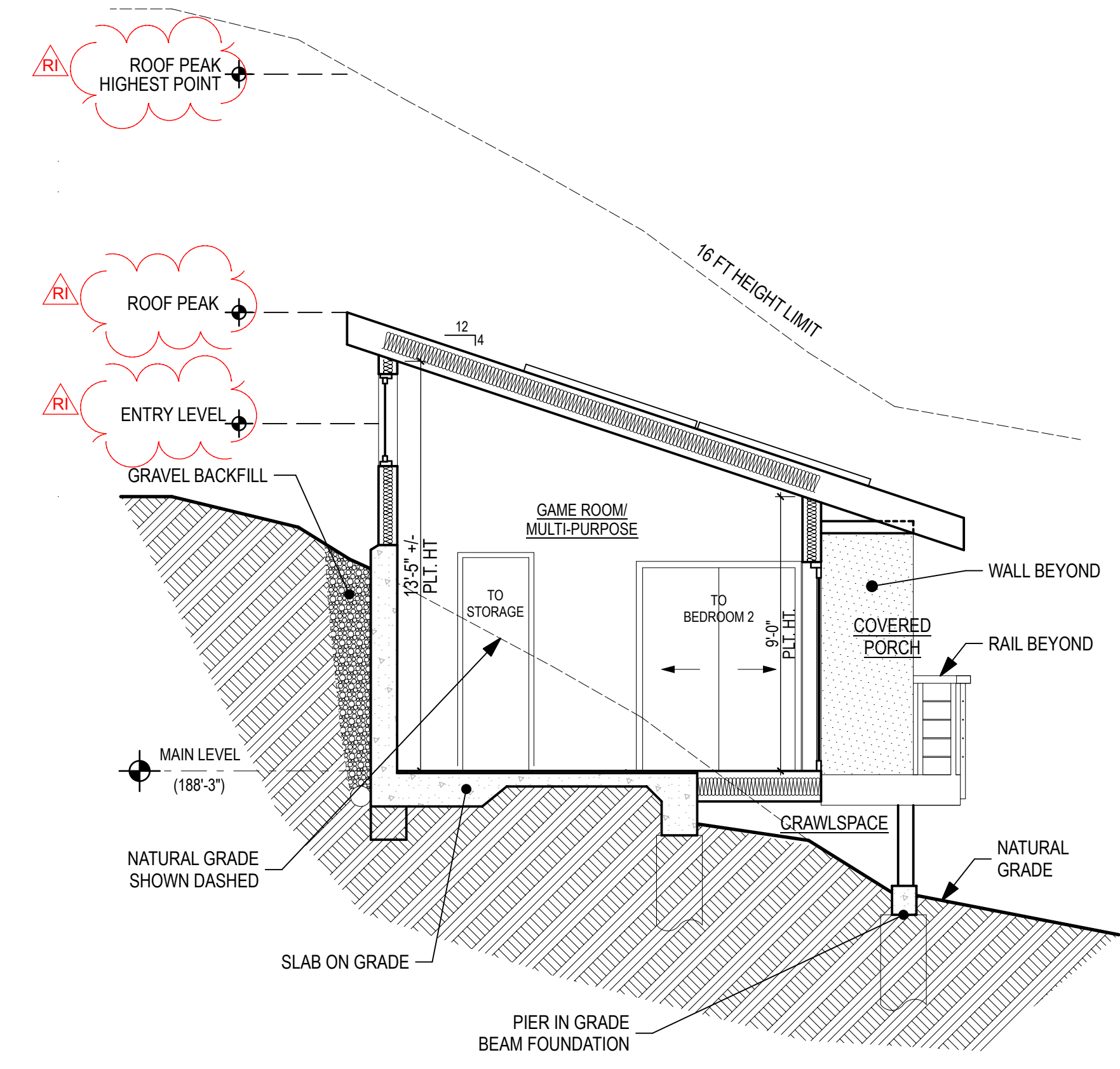
JOB#:	2402
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CHECKED:	BM
SCALE:	AS NOTED



**3 TYPICAL GUARDRAIL**  
 SCALE: 1 1/2" = 1'-0"

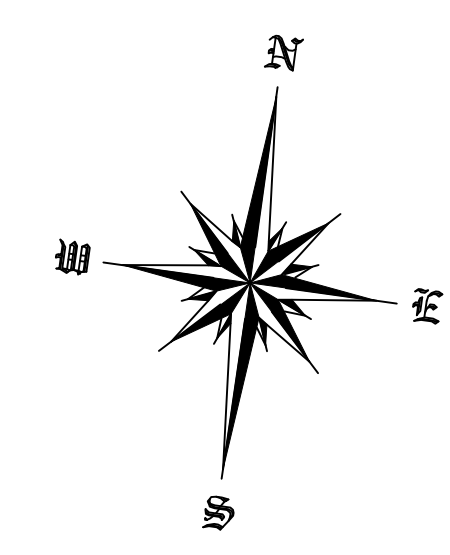


**2 PROPOSED SECTION 2-2**  
 SCALE: 1/4" = 1'-0"



**1 PROPOSED SECTION 1-1**  
 SCALE: 1/4" = 1'-0"





**ABBREVIATIONS**  
 AC - ASPHALT CONCRETE  
 CC - CONCRETE  
 FG - FINISH GRADE  
 FL - FLOW LINE  
 TFW - TOP FACE WALL

**LINE TYPES**  
 - - - - - EASEMENT  
 - - - - - EDGE PAVEMENT  
 = = = = = PIPE  
 - - - - - PROPERTY LINE  
 - - - - - TOE  
 - - - - - TOP

- NOTES:**
- 1) Boundary Lines based on 17 PM 80 and Found Evidence Thereof.
  - 2) The Basis of Bearing for this map is N7°30'09"E between the found 1/2" Iron Pipes Tagged LS 4206 Located in the Center Line of Tamal Vista Lane Per 17 pm 80
  - 3) Underground Improvements and Installations have not been located unless otherwise shown.
  - 4) Any Discrepancy between the Electronic File and the Signed Sealed Paper Copy or PDF File, the Signed Sealed Paper Copy or Stamped PDF will prevail.
  - 5) Lot may be subject to easements not shown.
  - 6) Vertical Datum: Assumed.

REV	DATE	DESCRIPTION	DRAWN	CHECKED
01	01/05/24	Trees removed and 10' road and P.U.E. added	dld	rwd
XXXXXX	XXXXXX	XXXXXXXXXXXXXX	dld	rwd

**R.W. DAVIS & ASSOCIATES, INC.**  
 LAND SURVEYORS

501 Lakeville Street  
 Ste. F  
 Petaluma, CA 94952  
 L.S. 6330

Tel. (415) 883-9099  
 Email: rwdavis@rwdavis-survey.com

CITY  
**KENTFIELD**  
 COUNTY  
**MARIN**  
 STATE  
**CALIFORNIA**

24 TAMAL VISTA LANE  
**TOPOGRAPHICAL EXHIBIT**

Prepared Under The Direction Of:

**R. WAYNE DAVIS**  
 LICENSED LAND SURVEYOR  
 LICENSE # 6330  
 STATE OF CALIFORNIA

SHEET  
**V-1**  
 SCALE: 1" = 8'  
 DATE: 12-24-2023  
 PROJECT NUMBER: 677-001

**NOTES**

THE CONTENT OF THIS MAP WAS DEFINED BY CONTRACT AT THE SPECIFIC REQUEST OF THE CLIENT(S) AND/OR THEIR CONSULTANT(S). THE SURVEYOR AND/OR ENGINEER ACCEPT NO LIABILITY FOR USE OF THIS MAP BY ANY ONE OTHER THAN THE CLIENT(S) AND/OR CONSULTANTS FOR WHOM IT WAS PREPARED.

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UNDERGROUND UTILITIES IF SHOWN ARE APPROXIMATE BASED ON FOUND STRUCTURE SURFACE LOCATIONS ONLY. THE CLIENT & CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATION & DEPTH OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

INFORMATION SHOWN HEREON HAS BEEN DERIVED FROM COLLECTED DATA AND PROCESSED IN ELECTRONIC FILE 24013 - 24 TAMAL VISTA LN - GRD DRN prelim.dwg. AN ELECTRONIC FORMAT OF THIS MAP HAS BEEN PROVIDED AS A COURTESY AND SHALL BE CONSIDERED SUPPLEMENTAL TO THE SIGNED AND SEALED PDF OR PAPER ORIGINAL. THE SIGNED ORIGINAL DELIVERED TO THE CLIENT CONSTITUTES THE DELIVERY PRODUCT OF PROFESSIONAL SERVICES AS PER OUR CONTRACT.

**LEGEND-EXISTING**

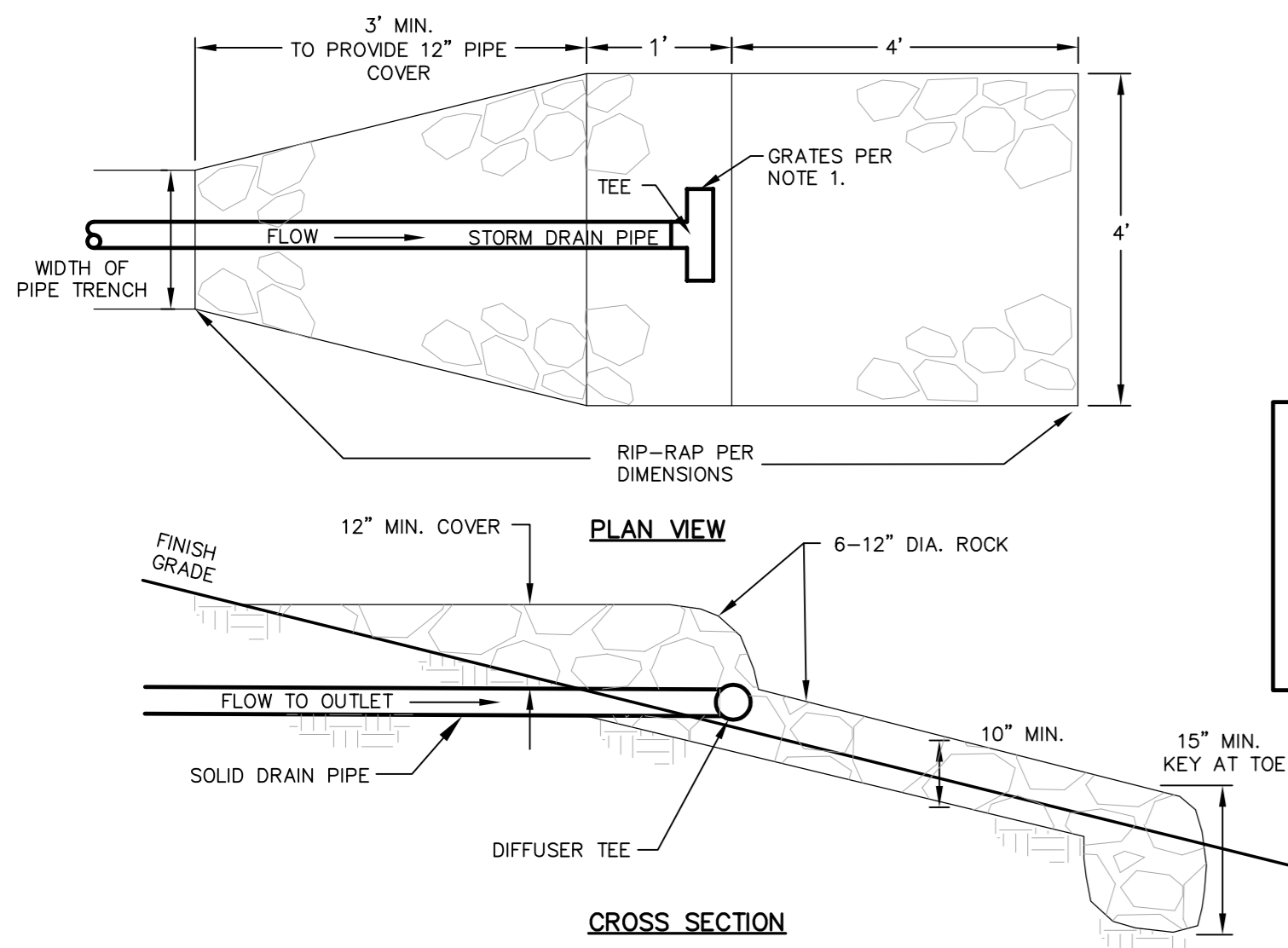
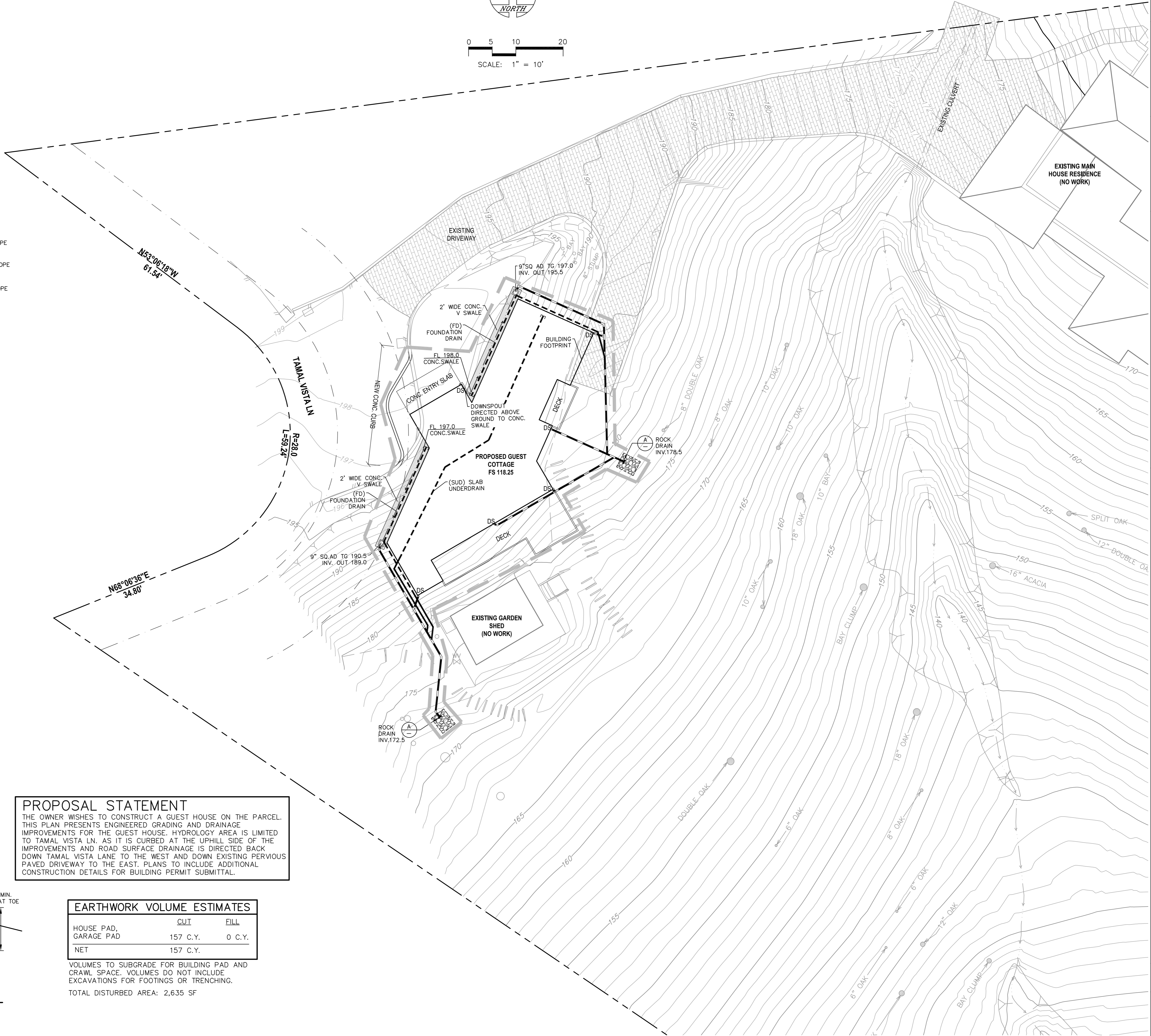
- SUBJECT BOUNDARY
- ADJOINER BOUNDARY
- EASEMENT LINE
- 460 1' ELEVATION CONTOURS
- EDGE OF PAVEMENT
- TOP OF BANK
- TOE/GRADE BREAK
- WV WATER VALVE
- 24" OAK TREE - TRUNK DIAMETER, SPECIES

**LEGEND-PROPOSED**

- 460 FINISH GRADE ELEVATION CONTOURS
- CONCRETE
- SWALE/DITCH FLOW
- SD/RD/AD SOLID DRAIN PIPE
- SDR 35 PVC, 4" UNO, INVERT ELEVATIONS ON PLAN-1% MIN. SLOPE
- FD/SUD PERFORATED DRAIN PIPE 4" SDR 35 PVC, INVERT ELEVATIONS ON PLAN-1% MIN. SLOPE
- FD/SUD SOLID DRAIN PIPE 4" SDR 35 PVC, INVERT ELEVATIONS ON PLAN-1% MIN. SLOPE
- DISTURBED AREA
- FIBER WATTLE
- AC ASPHALT CONCRETE
- AD AREA DRAIN
- CO CLEAN OUT
- DI DRAIN INLET
- DS DOWN SPOUT
- FD FOUNDATION DRAIN
- IFD INSIDE FOUNDATION DRAIN
- FG FINISH GRADE
- FL FLOW LINE
- FS FINISH SLAB
- GTD GRADE TO DRAIN
- HP HIGH POINT
- ID INTERCEPTOR DRAIN
- INV INVERT
- IP IRON PIPE
- LD LANDSCAPE DRAIN
- PA PLANTER AREA
- OFL OVERFLOW
- PERF PERFORATED
- R/I RETENTION / INFILTRATION
- RD ROOF DRAIN
- SG SUB GRADE
- SD STORM DRAIN
- SUD SLAB UNDER DRAIN
- UD UNDER DRAIN
- UNO UNLESS NOTED OTHERWISE
- TC TOP OF CURB
- TB TOP OF BENCH
- TG TOP OF GRATE
- TW TOP OF WALL
- 2% DIRECTION OF NEGATIVE SLOPE
- 198.45 x FL PROPOSED ELEVATION



0 5 10 20  
SCALE: 1" = 10'



**PROPOSAL STATEMENT**  
 THE OWNER WISHES TO CONSTRUCT A GUEST HOUSE ON THE PARCEL. THIS PLAN PRESENTS ENGINEERED GRADING AND DRAINAGE IMPROVEMENTS FOR THE GUEST HOUSE. HYDROLOGY AREA IS LIMITED TO TAMAL VISTA LN. AS IT IS CURBED AT THE UPHILL SIDE OF THE IMPROVEMENTS AND ROAD SURFACE DRAINAGE IS DIRECTED BACK DOWN TAMAL VISTA LANE TO THE WEST AND DOWN EXISTING PERVIOUS PAVED DRIVEWAY TO THE EAST. PLANS TO INCLUDE ADDITIONAL CONSTRUCTION DETAILS FOR BUILDING PERMIT SUBMITTAL.

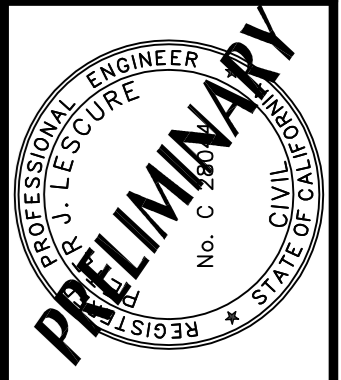
**EARTHWORK VOLUME ESTIMATES**

	CUT	FILL
HOUSE PAD, GARAGE PAD	157 C.Y.	0 C.Y.
NET	157 C.Y.	

VOLUMES TO SUBGRADE FOR BUILDING PAD AND CRAWL SPACE. VOLUMES DO NOT INCLUDE EXCAVATIONS FOR FOOTINGS OR TRENCHING.  
 TOTAL DISTURBED AREA: 2,635 SF

DESIGNED DATE	JCP 04/25/24
DRAWN DATE	AFF/JCP 05/05/24
CHECKED DATE	P.J.L 05/07/24

REVISIONS

**LESCURE ENGINEERS, INC**  
 5468 SKYLANE BLVD., SANTA ROSA, CA 95403  
 (707) 575-3427 le@lescure-engineers.com

PREPARED FOR:  
 Mather Neill

**GRADING AND DRAINAGE PLAN**  
 APN: 071-102-26  
 24 Tamal Vista Ln  
 Greenbrae, CA 94904

PROJECT NO. 24013  
 SHEET NO. 1 OF 1

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