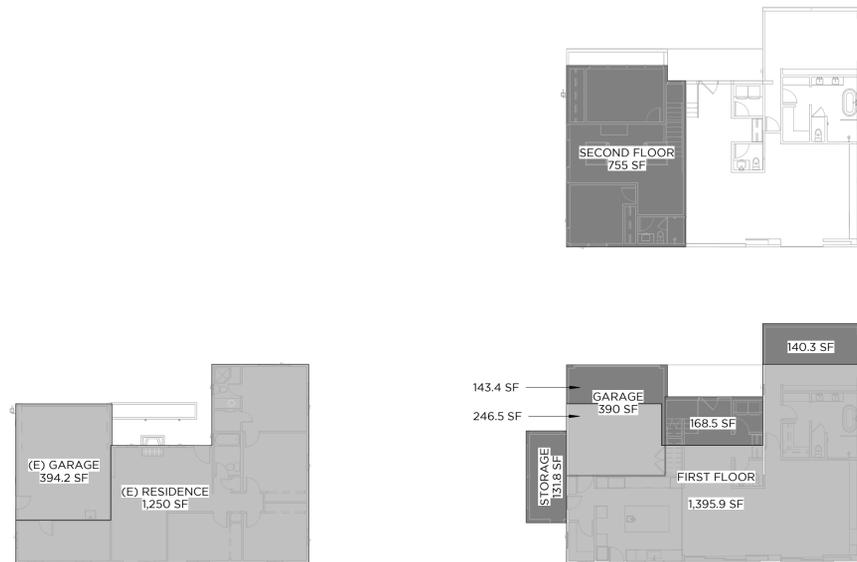


# AREA CALCULATIONS



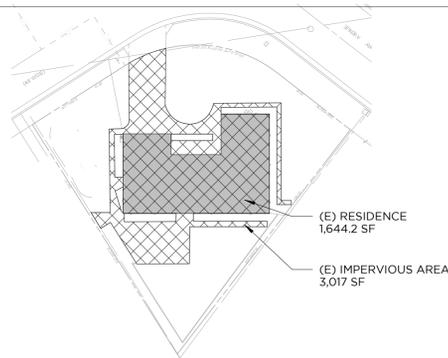
**EXISTING:**

- (E) RESIDENCE 1,250 SF (FLOOR AREA)
- GARAGE 394.2 SF
- TOTAL 1,644.2 SF**

**PROPOSED:**

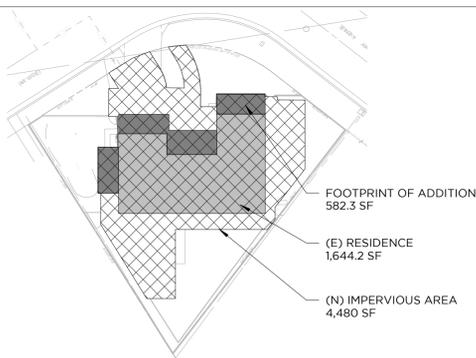
- FIRST FLOOR 1,704.7 SF
- SECOND FLOOR 755 SF
- STORAGE 131.8 SF
- FLOOR AREA 2,591.5 SF**
- GARAGE 390 SF
- TOTAL 2,981.5 SF**

## FLOOR AREA



**EXISTING:**

- LOT COVERAGE 1,644.2 SF



**EXISTING:**

- LOT COVERAGE (1,644.2 SF + 582.3 SF) 2,226.5 SF

## LOT COVERAGE

# PROJECT TEAM

**OWNER**  
REIDE BAXTER  
68 MERCURY AVENUE  
TIBURON, CA 94920  
rbaxter@bonair.com  
(415) 342-8515

**ARCHITECT**  
WRIGHT ARCHITECTURE  
HEATHER WRIGHT FOYE  
632 MANUEL T. FREITAS PKWY.  
SAN RAFAEL, CA 94903  
(415) 686-3984  
heather@wright-arch.com  
LICENSE # - C34306

**SURVEYOR**  
AMERICAN LAND SURVEYING  
316 TENNESSEE AVE, SUITE B  
MILL VALLEY, CA 94941  
(415) 888-8580  
office@alspls.com

**LANDSCAPE DESIGNER**  
STUDIO SF  
401 CRESCENT CT #4108  
SAN FRANCISCO, CA 94134  
(415) 890-6241  
sharon@studio-sf.com

**IRRIGATION DESIGNER**  
RUSSELL D. MITCHELL & ASSOCIATES  
2760 CAMINO DIABLO  
WALNUT CREEK, CA 94597  
(925) 939-3985 Ext: 6  
msanchez@rmairrigation.com

# PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A REMODEL AND ADDITION TO AN EXISTING, SINGLE-FAMILY RESIDENCE INCLUDING:

- FIRST FLOOR ADDITION TO THE FRONT (GARAGE- 143.3 SF & MAIN HOUSE-308.8 SF)
- SECOND FLOOR ADDITION (755 SF)
- STORAGE AREA ADDITION ON WEST SIDE (131.8 SF)
- UPDATED LANDSCAPING AND HARDSCAPING INCLUDING-
  - UPDATED DRIVEWAY AND ENTRY PATH
  - NEW 6' FENCES
  - NEW REAR PATIO
  - NEW POOL (TO BE PERMITTED UNDER A SEPARATE BUILDING PERMIT)
  - NEW OUTDOOR KITCHEN

# DEFERRED SUBMITTALS

- AUTOMATIC FIRE SPRINKLER SYSTEM

# SYMBOLS

	<b>ELEVATION INDICATOR:</b> ELEV. NUMBER/ SHEET NUMBER
	<b>SECTION INDICATOR:</b> DRAWING NUMBER/ SHEET NUMBER
	<b>ENLARGED PLAN/DETAIL:</b> DRAWING NUMBER/ SHEET NUMBER
	<b>ELEVATION HEIGHT INDICATOR:</b> HEIGHT/ DESCRIPTION
	<b>ALIGN ELEMENTS</b>
	<b>WINDOW TAG</b>
	<b>DOOR TAG</b>
	<b>REVISION NUMBER</b>

# ABBREVIATIONS

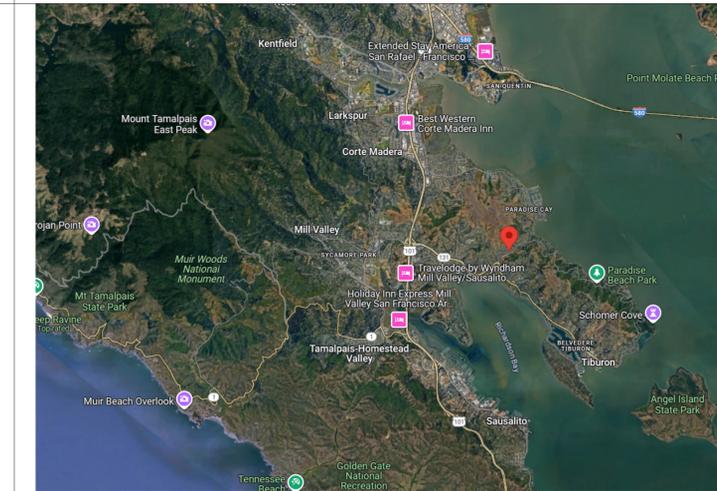
A.D.U.	ACCESSORY DWELLING UNIT
A.F.F.	ABOVE FINISHED FLOOR
CLR.	CLEAR
DIM.	DIMENSION
EXISTING	EXISTING
F.F.	FINISHED FLOOR
F.O.C.	FACE OF CONCRETE
F.O.R.	FACE OF ROUGH FRAMING
F.O.F.	FACE OF FINISH
GL.	GRID LINE
G.S.M.	GALVANIZED SHEET METAL
GYP.BD.	GYP.SUM BOARD
MFR.	MANUFACTURER
MIN.	MINIMUM
(N)	NEW
(P)	PROPOSED
R.D.	ROUGH OPENING
RECY.	RECYCLE
R.O.	ROUGH OPENING
R.W.L.	RAIN WATER LEADER
SIM.	SIMILAR
S.S.D	SEE STRUCTURAL DRAWINGS
T&G	TONGUE AND GROOVE
TR	TRASH
T.S.	TUBE STEEL
U.N.O.	UNLESS NOTED OTHERWISE
W.P.	WATER PROOF

# DRAWING INDEX

SHEET NO.	SHEET TITLE
<b>ARCHITECTURAL</b>	
A0.0	PROJECT DATA
A0.2	3D VIEWS
A0.3	COLOR & MATERIALS BOARD
A1.0	EXISTING SITE PLAN
A1.1	PROPOSED SITE PLAN
A2.0	EXISTING & DEMO FLOOR PLAN
A2.1	EXISTING & DEMO ROOF PLAN & ELEVATIONS
A2.2	PROPOSED FIRST FLOOR PLAN
A2.3	PROPOSED SECOND FLOOR PLAN
A2.4	PROPOSED ROOF PLAN
A3.0	EXISTING & PROPOSED EXTERIOR ELEVATIONS- NORTH
A3.1	EXISTING & PROPOSED EXTERIOR ELEVATIONS- EAST
A3.2	EXISTING & PROPOSED EXTERIOR ELEVATIONS- SOUTH
A3.3	EXISTING & PROPOSED EXTERIOR ELEVATIONS- WEST
A4.0	BUILDING SECTIONS
<b>CIVIL/SURVEY</b>	
SURVEY	1
<b>LANDSCAPE</b>	
L0.0	COVER SHEET
L0.1	DEMOLITION PLAN
L0.2	DEMOLITION PLAN
L1.0	LAYOUT PLAN
L1.1	LAYOUT PLAN
L1.2	LAYOUT PLAN
L3.0	PLANTING PLAN
L3.1	PLANTING PLAN
L3.2	PLANTING PLAN
L5.0	LIGHTING PLAN
L5.1	LIGHTING PLAN
L5.2	LIGHTING PLAN
L6.2	DETAILS
L7.0	VEGETATION MANAGEMENT PLAN



# VICINITY MAP



# PROJECT DATA

A.P.N.	034-271-16
JURISDICTION	TOWN OF TIBURON
ZONING	R1
CONSTRUCTION TYPE	VB
OCCUPANCY	R3/U
LOT SIZE	7,548 SF
WUI	YES
FLOOD ZONE	NO
<b>ALLOWED</b>	
NUMBER OF STORIES	1
HEIGHT (ABOVE NATURAL GRADE)	30 FT PRIMARY, 15 SF ACCESSORY
ON-SITE PARKING SPACES	2 SPACES/UNIT
BEDROOM/BATHROOM COUNT	4 BED/2.5 BATH
<b>SETBACKS</b>	
FRONT SETBACK (NORTH)	15 FT
SIDE SETBACK (EAST-RIGHT)	8 FT
SIDE SETBACK (WEST-LEFT)	8 FT
REAR SETBACK (SOUTH)	22.7' (20% LOT DEPTH TO 25' MAX)
<b>FLOOR AREA</b>	2,754.8 SF (10% OF THE LOT AREA + 2,000 SF) + 600SF GARAGE
DWELLING	1,250 SF
GARAGE	394.2 SF
<b>LOT COVERAGE</b>	1 STORY- SAME AS MAX FAR 2 STORY 30% (2,264.4 SF)

# CODE COMPLIANCE

ALL CONSTRUCTION, REGARDLESS OF DETAILS ON PLANS, SHALL COMPLY WITH  
2022 CALIFORNIA RESIDENTIAL CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA ENERGY CODE  
2022 CALIFORNIA FIRE CODE  
2022 CALIFORNIA GREEN BUILDING STANDARDS AND APPLICABLE MUNICIPAL CODES

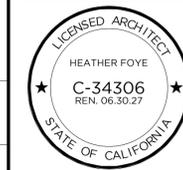
	EXISTING	PROPOSED
NUMBER OF STORIES	1	2
HEIGHT (ABOVE NATURAL GRADE)	13'-10.25"	23'-4.5"
ON-SITE PARKING SPACES	2 COVERED SPACES	2 COVERED SPACES
BEDROOM/BATHROOM COUNT	4 BED/2.5 BATH	3 BED/2.5 BATH
<b>SETBACKS</b>		
FRONT SETBACK (NORTH)	21' - 3.25"	15'-0"
SIDE SETBACK (EAST-RIGHT)	14'-0.75"	8'-0"
SIDE SETBACK (WEST-LEFT)	10'-1.75"	8' - 7.875"
REAR SETBACK (SOUTH)	4' - 10.125"	4' - 10.125" (NO CHANGE)
<b>FLOOR AREA</b>	1,644.2 SF	2,981.5 SF
DWELLING	1,250 SF	2,591.5 SF
GARAGE	394.2 SF	390 SF
<b>LOT COVERAGE</b>	21.8% (1,644.2 SF)	29.9% (2,256 SF)

# PERSPECTIVE VIEW



WRIGHT ARCHITECTURE

415.686.3984  
WRIGHT-ARCH.COM



**PROJECT DATA**  
**BAXTER RESIDENCE**  
68 MERCURY AVENUE - TIBURON, CA 94920  
APN:034-271-16

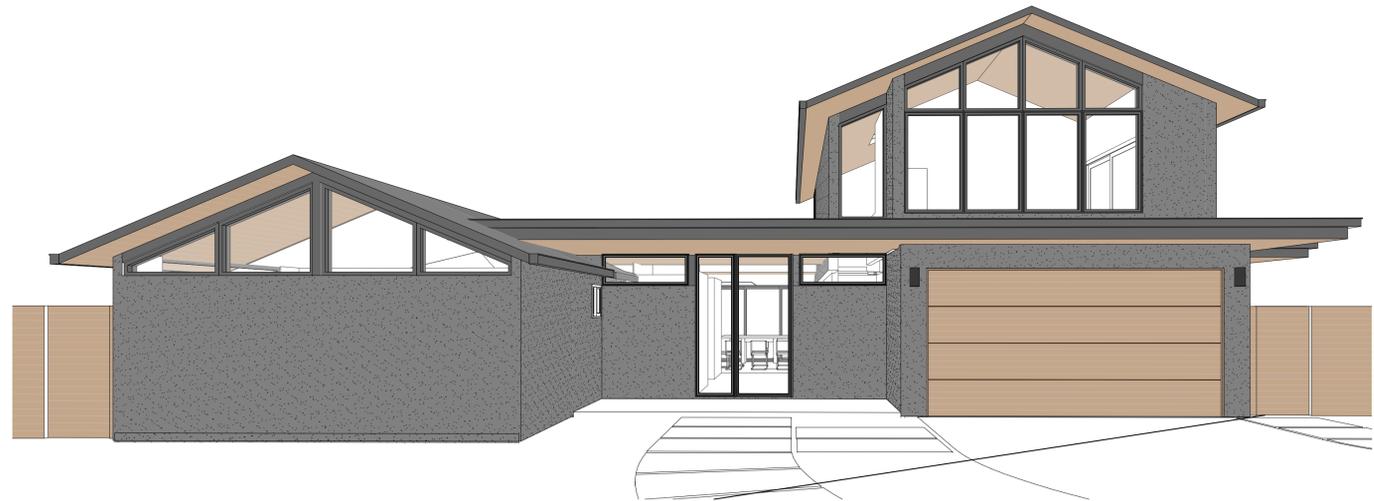
DATE	STATUS
08.28.25	1 PLANNING SUBMITTAL
10.21.25	2 PLAN CHECK

**A0.0**

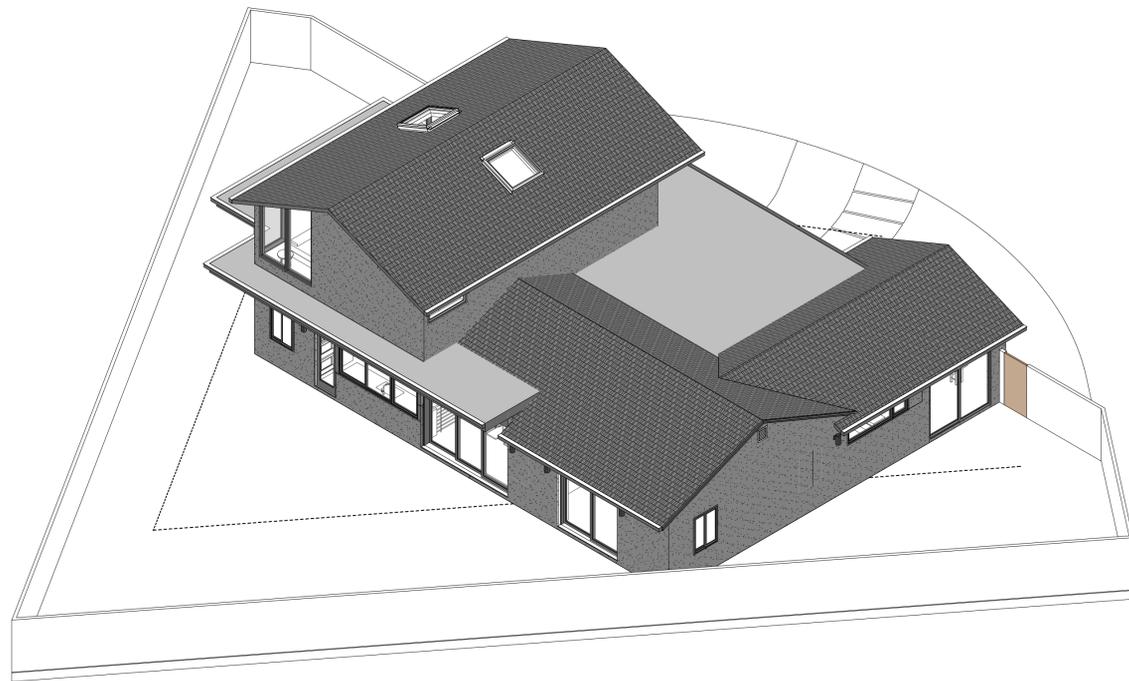
NOTE: IF PRINTED ON 12" X 18" PAPER, SCALE IS HALF OF WHAT IS NOTED



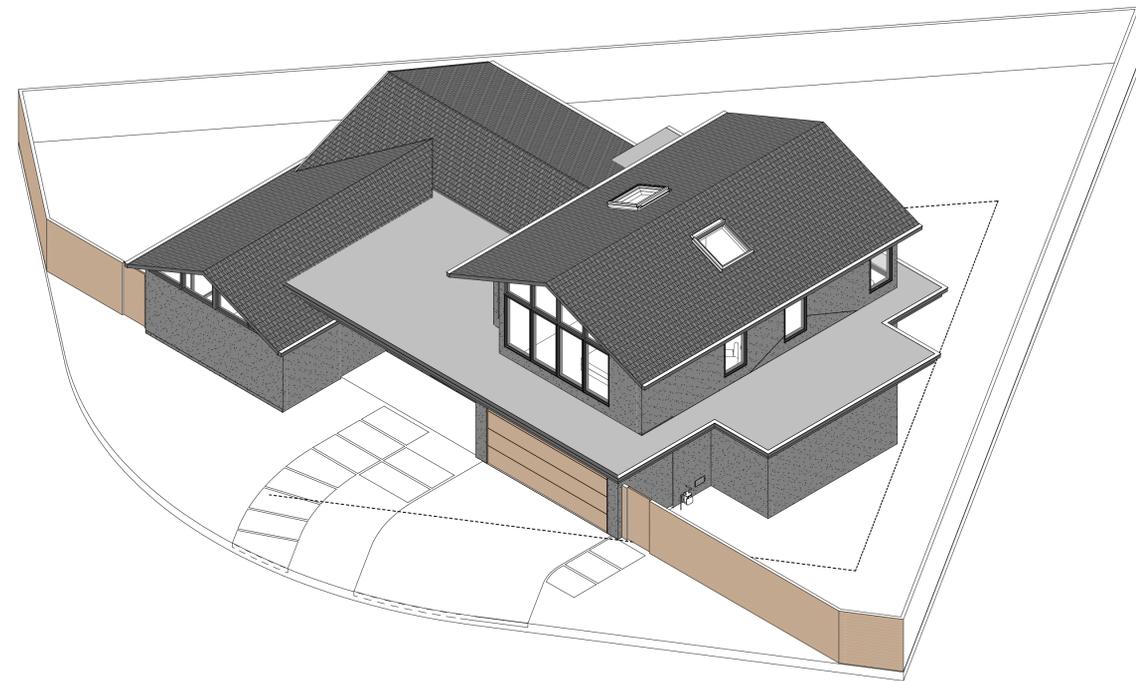
④ REAR VIEW



③ FRONT VIEW



② REAR AXON VIEW



① FRONT AXON VIEW



WRIGHT ARCHITECTURE

415.686.3984  
WRIGHT-ARCH.COM



3D VIEWS

**BAXTER RESIDENCE**  
68 MERCURY AVENUE - TIBURON, CA 94920  
APN: 034-271-16

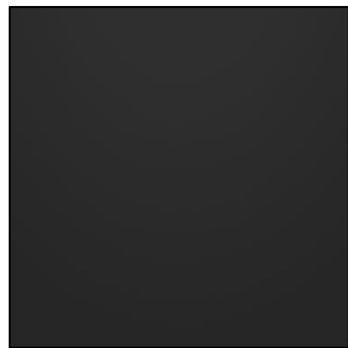
DATE: 08.28.25  
STATUS: 1 PLANNING SUBMITTAL

**A0.2**

NOTE: IF PRINTED ON 12" X 18" PAPER, SCALE IS HALF OF WHAT IS NOTED



**DARK GREY ASPHALT  
SHINGLE ROOFING**



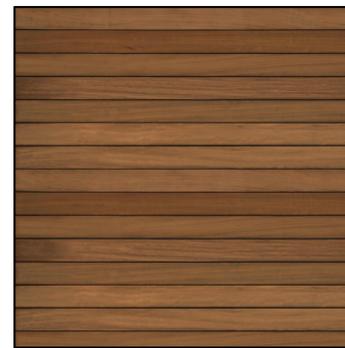
**BLACK TRIM**



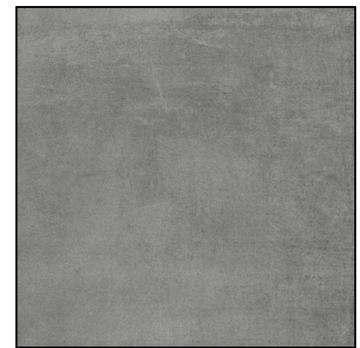
**WOOD SOFFIT**



**BLACK FRAMED WINDOWS**



**HORIZONTAL WUI APPROVED WOOD FENCE  
& GARAGE DOOR**



**GREY STUCCO FINISH**

**COLOR & MATERIALS BOARD**

**BAXTER RESIDENCE**

68 MERCURY AVENUE - TIBURON, CA 94920

APN: 034-271-16

DATE  
08.28.25

STATUS  
1 PLANNING  
SUBMITTAL

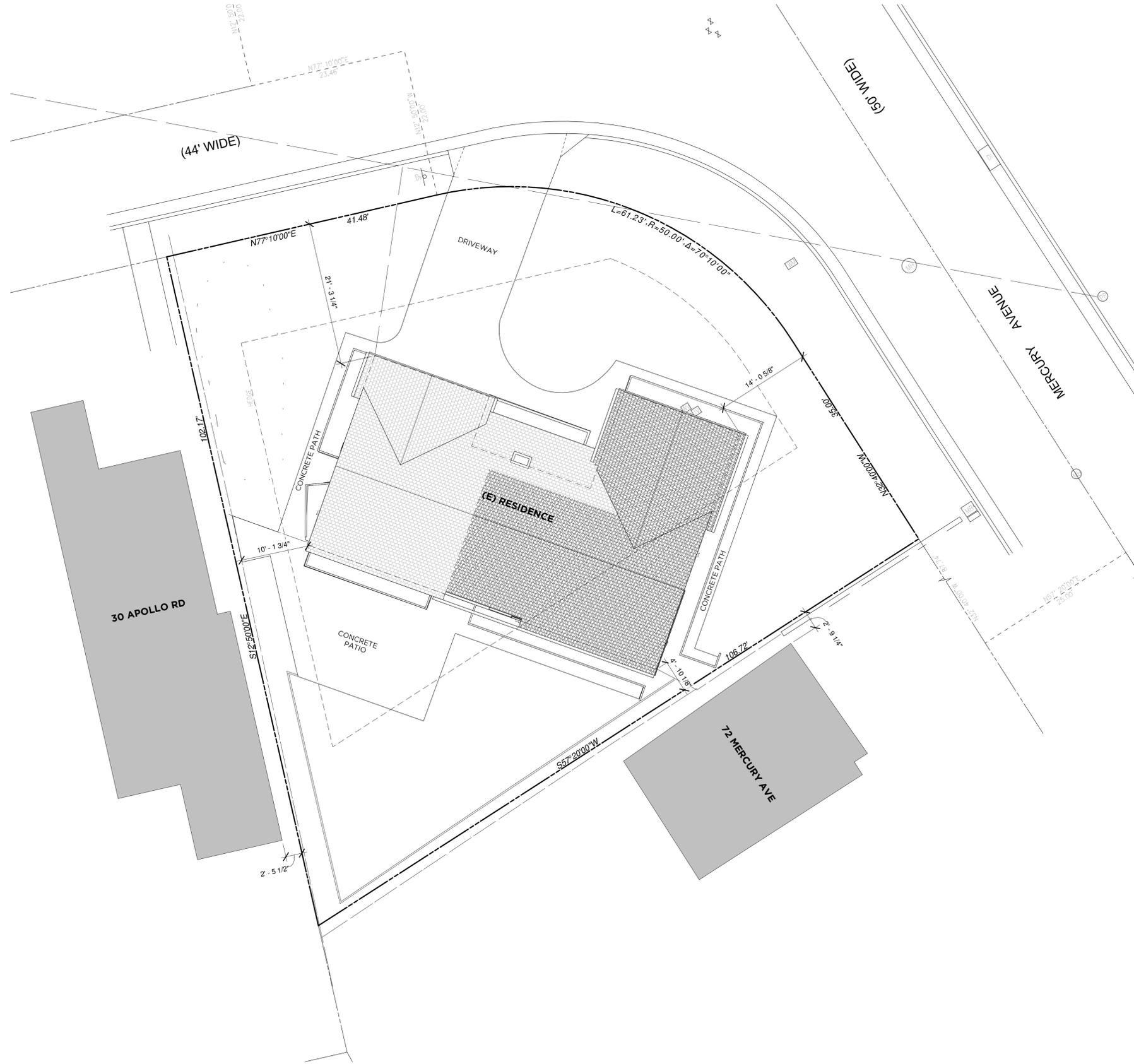
NOTE: IF PRINTED ON 12" X 18" PAPER, SCALE IS HALF OF WHAT IS NOTED



**WRIGHT ARCHITECTURE**

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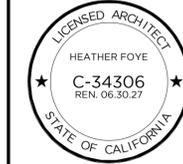
① EXISTING SITE PLAN  
1/8" = 1'-0"



EXISTING SITE PLAN

DATE: 08.28.25  
STATUS: 1 PLANNING SUBMITTAL

**BAXTER RESIDENCE**  
68 MERCURY AVENUE - TIBURON, CA 94920  
APN: 034-271-16

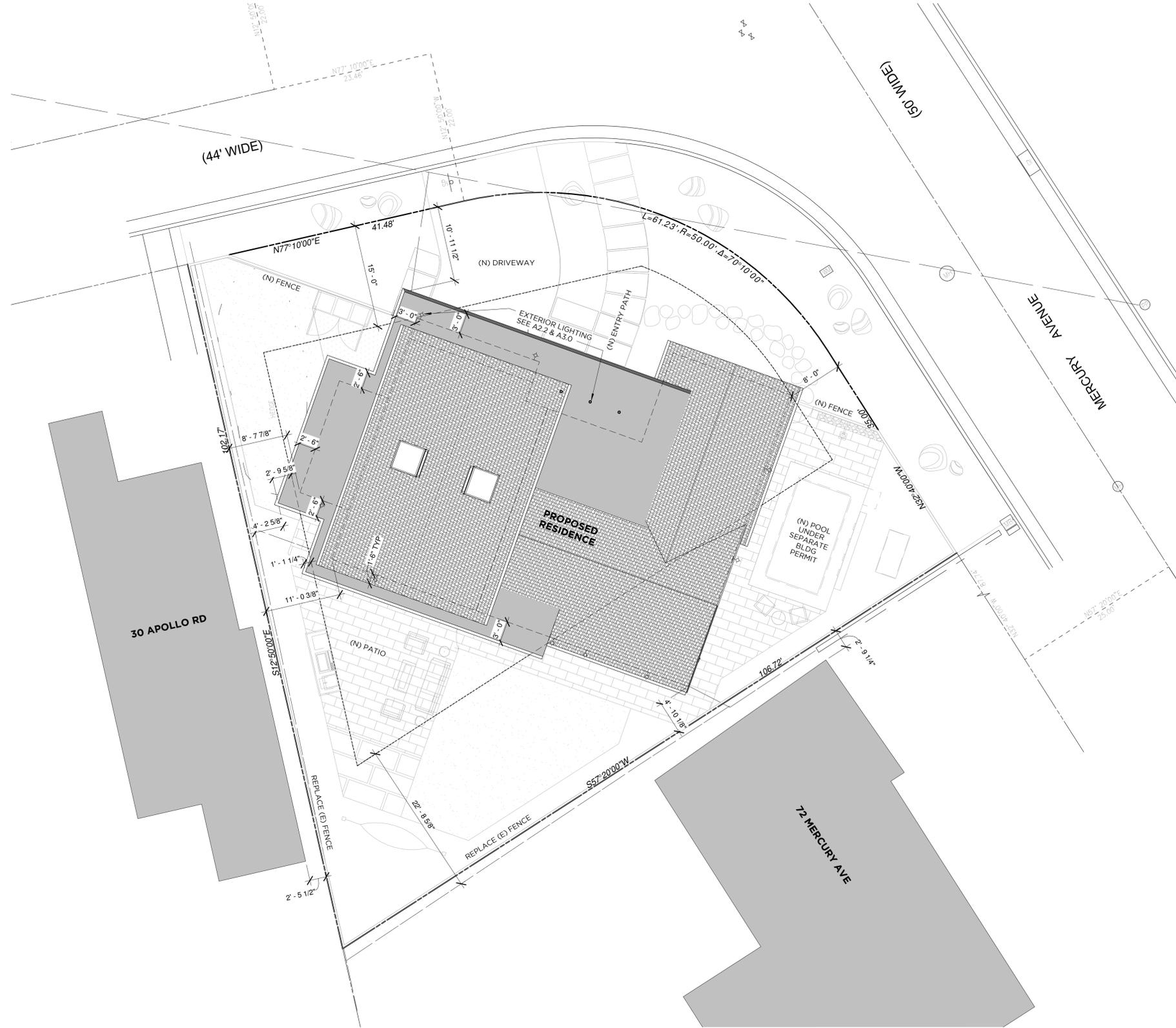


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**WRIGHT ARCHITECTURE**

**A1.0**

NOTE: IF PRINTED ON 12" X 18" PAPER, SCALE IS HALF OF WHAT IS NOTED



1 PROPOSED SITE PLAN  
1/8" = 1'-0"



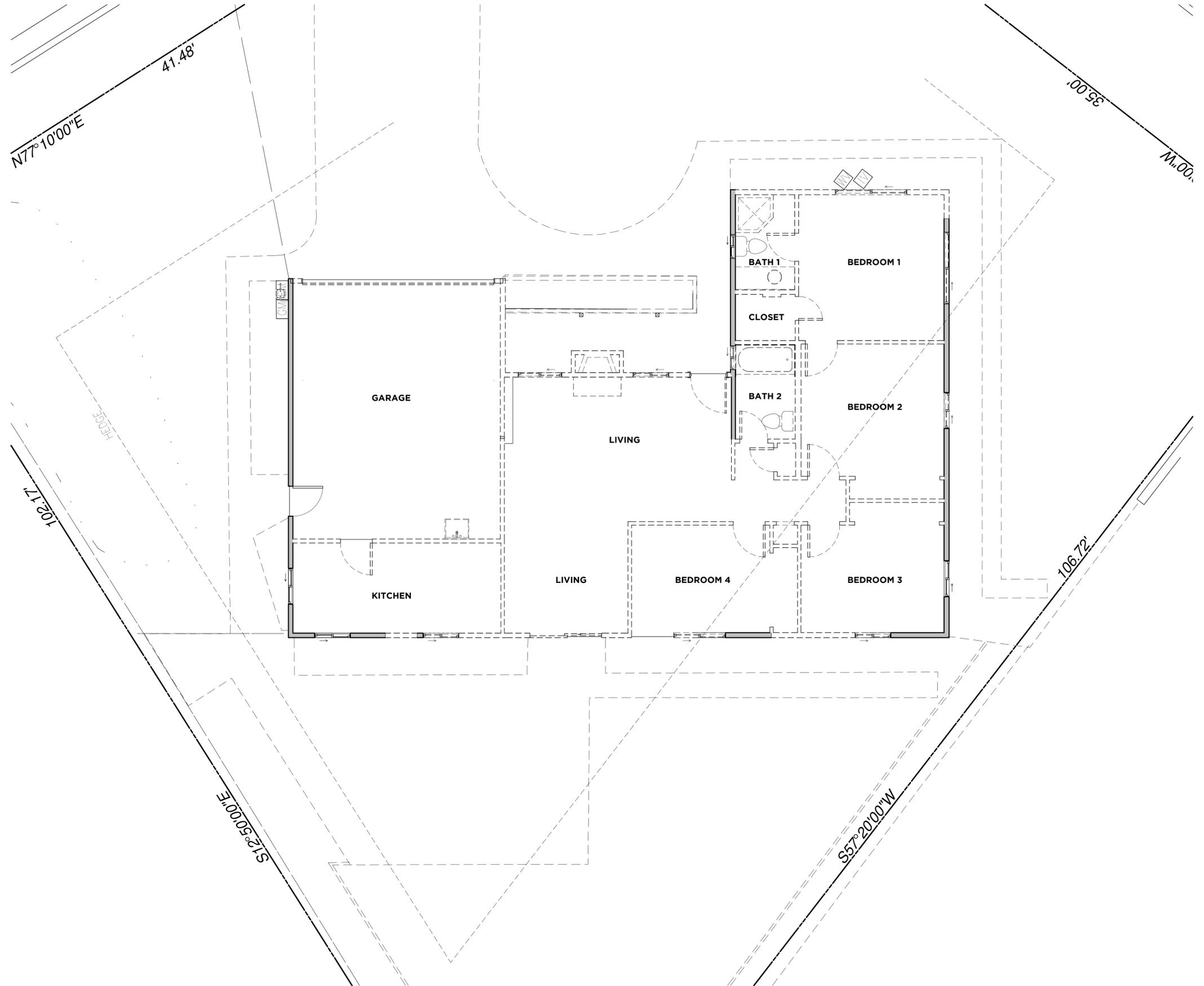
PROPOSED SITE PLAN

**BAXTER RESIDENCE**  
68 MERCURY AVENUE - TIBURON, CA 94920  
APN: 034-271-16

DATE	STATUS
08.28.25	1 PLANNING SUBMITTAL
10.21.25	2 PLAN CHECK

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① EXISTING & DEMO FLOOR PLAN  
1/4" = 1'-0"

**LEGEND**  
 - - - - - EXISTING WALLS/ELEMENTS TO BE REMOVED  
 \_\_\_\_\_ WALLS TO REMAIN



**WRIGHT ARCHITECTURE**

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 WRIGHT-ARCH.COM



EXISTING & DEMO FLOOR PLAN

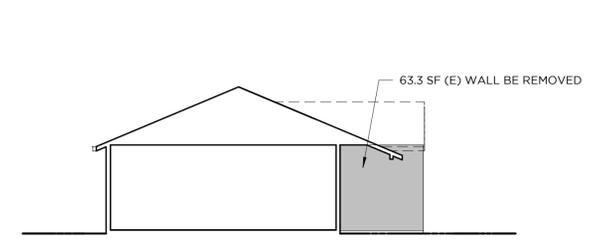
**BAXTER RESIDENCE**

68 MERCURY AVENUE - TIBURON, CA 94920  
 APN: 034-271-16

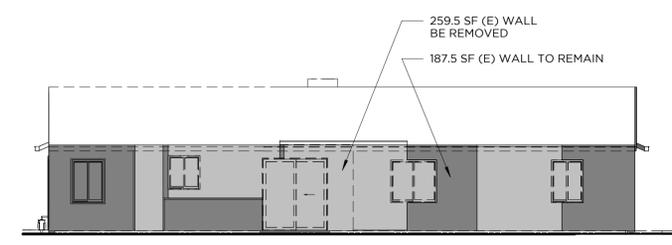
DATE: 08.28.25  
 STATUS: 1 PLANNING SUBMITTAL

**A2.0**

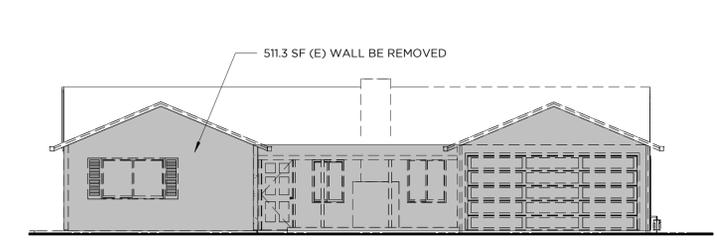
NOTE: IF PRINTED ON 12" X 18" PAPER, SCALE IS HALF OF WHAT IS NOTED



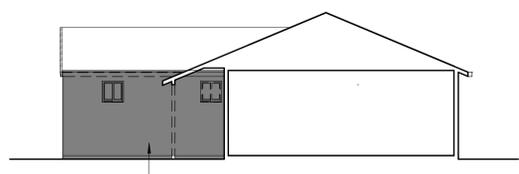
7 ENTRY SECTION DEMO (WEST)  
1/8" = 1'-0"



5 REAR ELEVATION DEMO (SOUTH)  
1/8" = 1'-0"



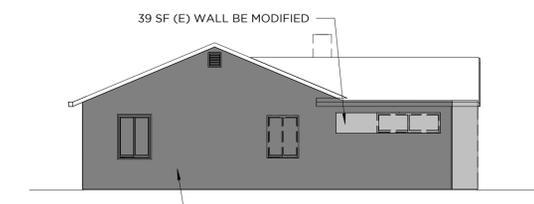
3 FRONT ELEVATION DEMO (NORTH)  
1/8" = 1'-0"



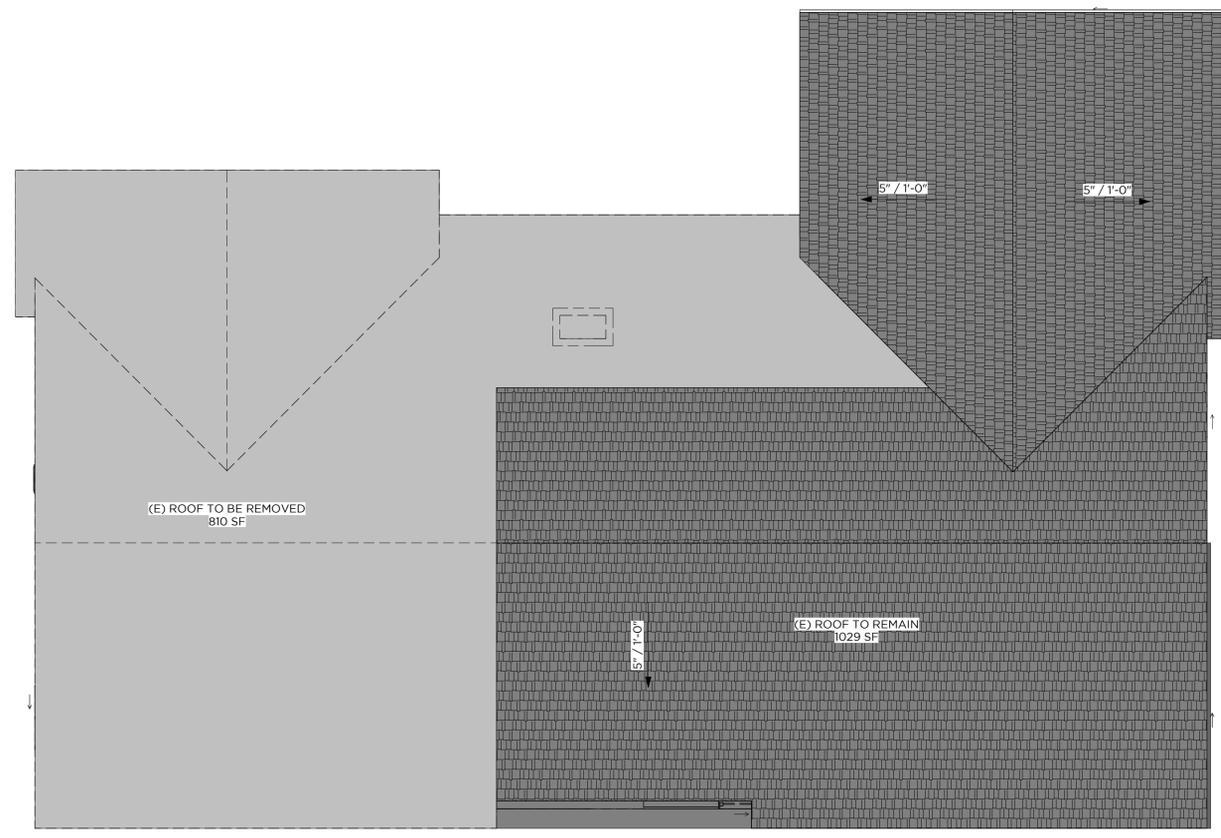
6 ENTRY SECTION DEMO (EAST)  
1/8" = 1'-0"



4 SIDE ELEVATION DEMO (WEST)  
1/8" = 1'-0"



2 SIDE ELEVATION DEMO (EAST)  
1/8" = 1'-0"



1 EXISTING & DEMO ROOF PLAN  
1/4" = 1'-0"

DEMOLITION CALCULATIONS

**ROOF:**  
TOTAL: 1,839 SF  
(E) TO REMAIN 1029 SF (56%)  
(E) TO BE REMOVED 810 SF (44%)

**WALLS:**

**NORTH:**  
TOTAL: 511.3 SF  
(E) TO BE REMOVED 511.3 SF

**WEST:**  
TOTAL: 310.1 SF  
(E) TO REMAIN 310.1 SF

**EAST:**  
TOTAL: 372 SF  
(E) TO REMAIN 333 SF  
(E) TO BE REMOVED 39 SF

**SOUTH:**  
TOTAL: 447 SF  
(E) TO REMAIN 187.5 SF  
(E) TO BE REMOVED 259.5 SF

**ENTRY EAST:**  
TOTAL: 122 SF  
(E) TO REMAIN 122 SF

**ENTRY WEST:**  
TOTAL: 63.3 SF  
(E) TO BE REMOVED 63.3 SF

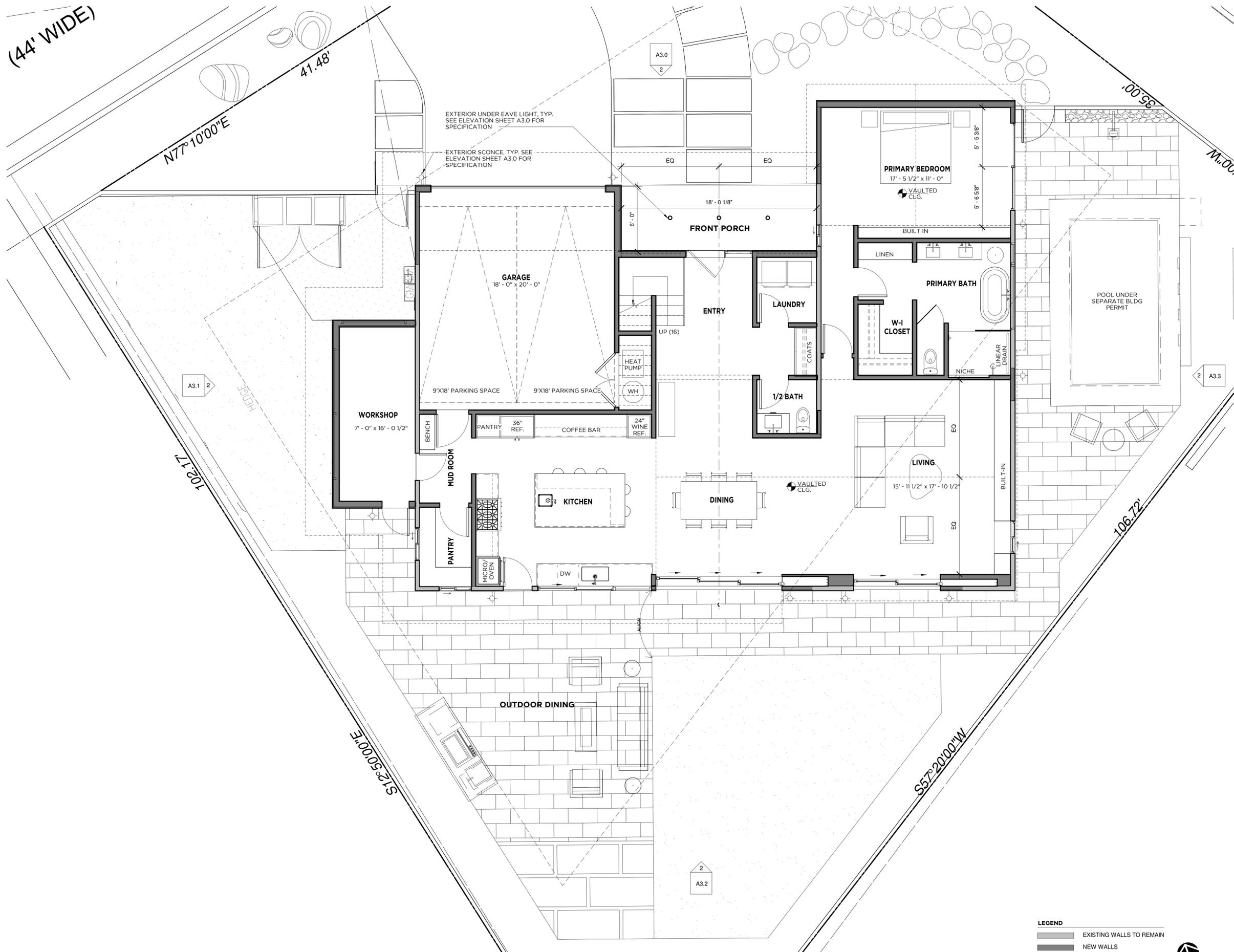
**TOTAL WALLS: 1,825.7 SF**  
(E) TO REMAIN 873.1 SF (52%)  
(E) TO BE REMOVED 952.6 SF (48%)

**LEGEND**

	EXISTING TO BE REMOVED
	EXISTING TO REMAIN



(44' WIDE)



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

**LEGEND**

EXISTING WALLS TO REMAIN

NEW WALLS



PROPOSED FIRST FLOOR PLAN

# BAXTER RESIDENCE

68 MERCURY AVENUE - TIBURON, CA 94920  
APN: 034-271-16

DATE: 08.28.25  
STATUS: 1 PLANNING SUBMITTAL

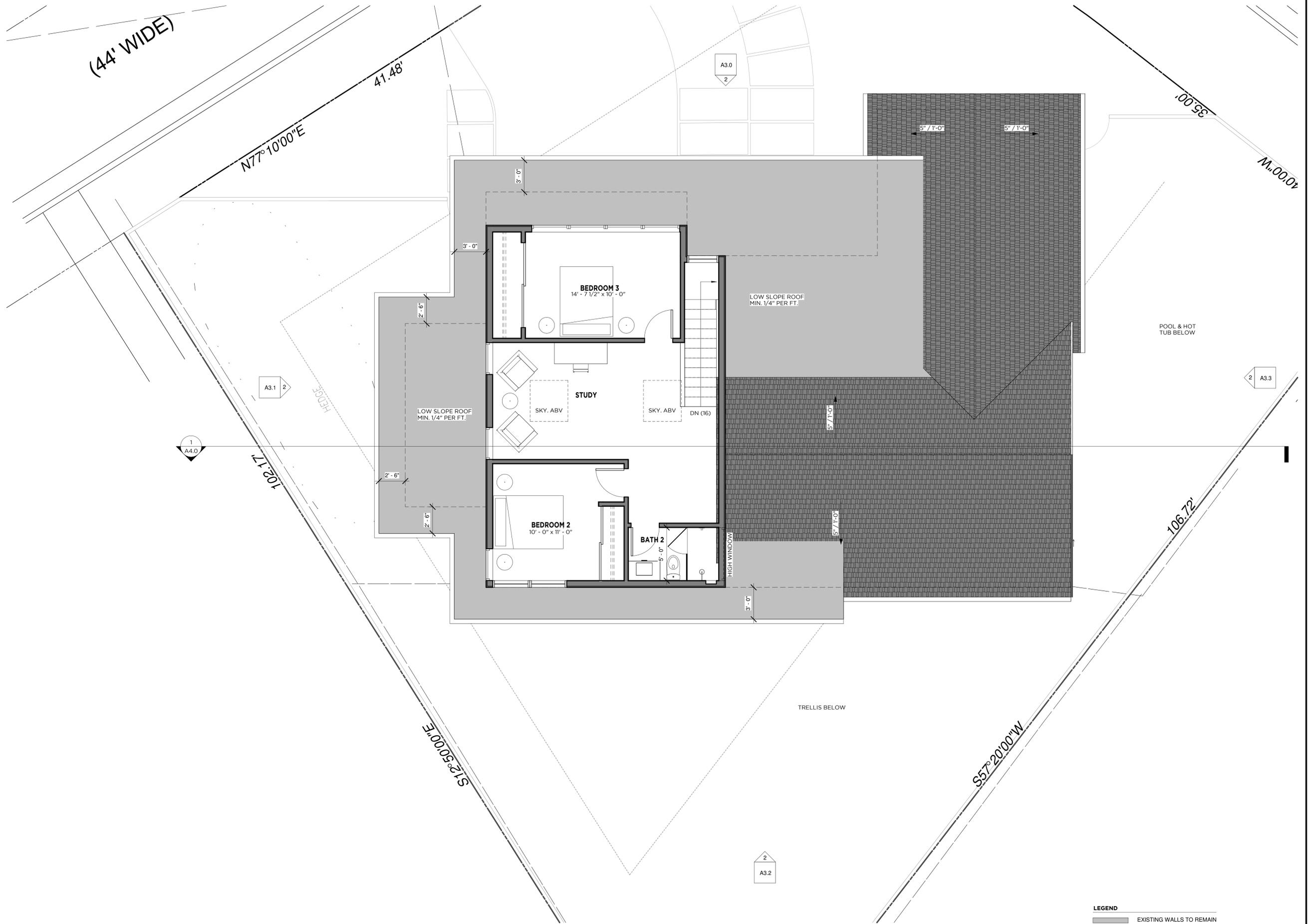
415.686.3984  
WRIGHT-ARCH.COM



## WRIGHT ARCHITECTURE

# A2.2

NOTE: IF PRINTED ON 12" X 18" PAPER, SCALE IS HALF OF WHAT IS NOTED



(44' WIDE)

N77°10'00"E

41.48'

102.17'

S12°50'00"E

A3.0  
2

A3.1  
2

1  
A4.0

2  
A3.2

2  
A3.3

35.00'

M.000'

POOL & HOT TUB BELOW

LOW SLOPE ROOF  
MIN. 1/4" PER FT.

LOW SLOPE ROOF  
MIN. 1/4" PER FT.

BEDROOM 3  
14'-7 1/2" x 10'-0"

STUDY

BEDROOM 2  
10'-0" x 11'-0"

BATH 2

SKY. ABV

SKY. ABV

DN (16)

HIGH WINDOW

TRELLIS BELOW

5' / 1'-0"

5' / 1'-0"

5' / 1'-0"

5' / 1'-0"

106.72'

S57°20'00"W

**LEGEND**  
 [Grey Box] EXISTING WALLS TO REMAIN  
 [Black Box] NEW WALLS



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



WRIGHT ARCHITECTURE

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PROPOSED SECOND FLOOR PLAN

**BAXTER RESIDENCE**

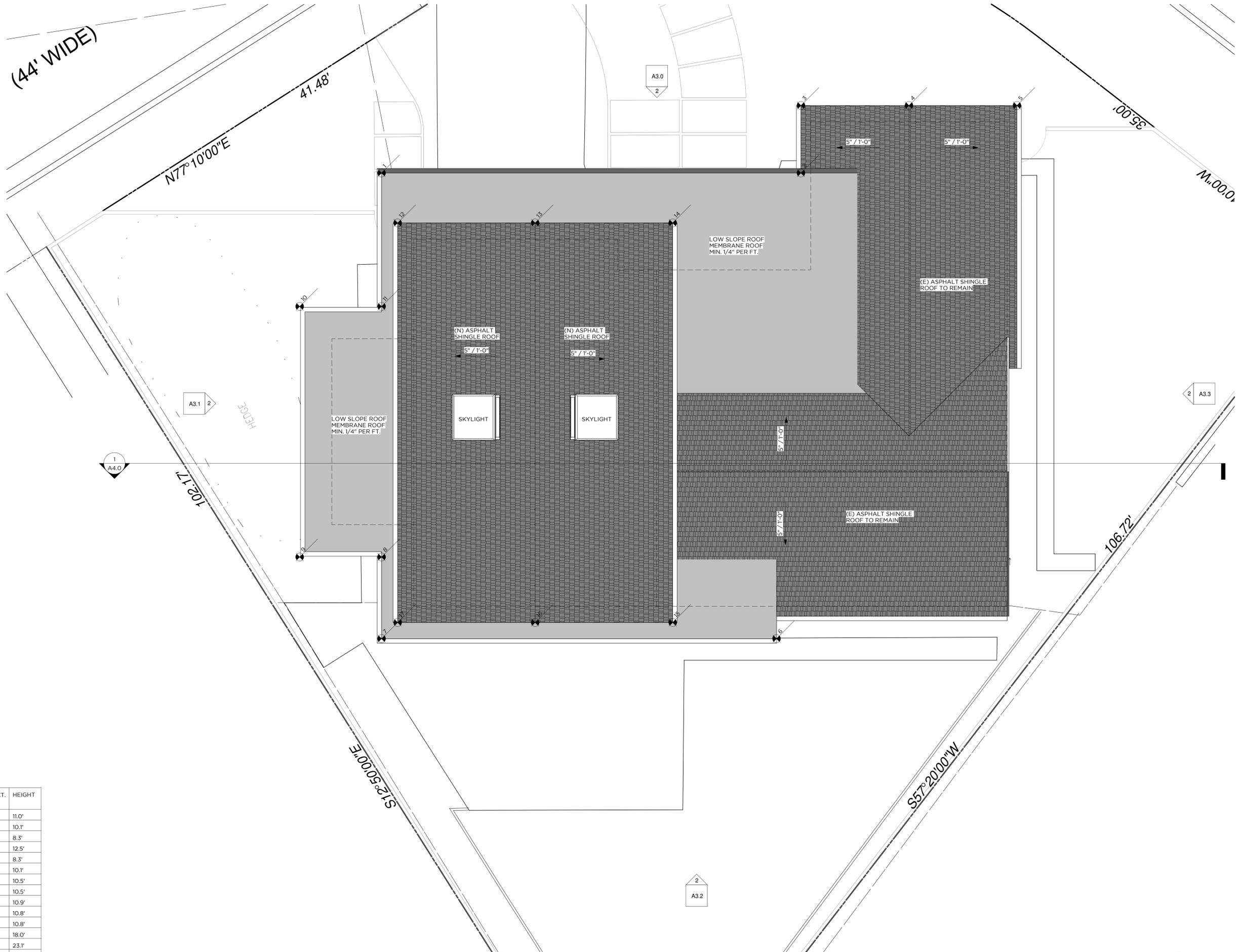
68 MERCURY AVENUE - TIBURON, CA 94920

APN: 034-271-16

DATE: 08.28.25  
STATUS: 1 PLANNING SUBMITTAL

**A2.3**

NOTE: IF PRINTED ON 12" X 18" PAPER, SCALE IS HALF OF WHAT IS NOTED



STORY POLE LEGEND

MARK #	DESCRIPTION	GRADE ELEV.	STRUCT. ELEV.	HEIGHT
1	EAVE	50.5'	61.5'	11.0'
2	EAVE	51.4'	61.5'	10.1'
3	EAVE	51.0'	59.3'	8.3'
4	RIDGE	51.0'	63.5'	12.5'
5	EAVE	51.0'	59.3'	8.3'
6	EAVE	51.4'	61.5'	10.1'
7	EAVE	51.0'	61.5'	10.5'
8	EAVE	51.0'	61.5'	10.5'
9	EAVE	50.6'	61.5'	10.9'
10	EAVE	50.7'	61.5'	10.8'
11	EAVE	50.7'	61.5'	10.8'
12	EAVE	50.8'	68.8'	18.0'
13	RIDGE	51.0'	74.1'	23.1'
14	EAVE	51.2'	68.8'	17.6'
15	EAVE	51.2'	68.8'	17.6'
16	RIDGE	51.2'	74.1'	22.9'
17	EAVE	51.0'	68.8'	17.8'

1 PROPOSED ROOF PLAN  
1/4" = 1'-0"



NOTE: IF PRINTED ON 12" X 18" PAPER, SCALE IS HALF OF WHAT IS NOTED

Light  
90%  
Lotus



AD-107T  
Ultra Slim LED Puck Light 2.2W

Project: \_\_\_\_\_  
Location: \_\_\_\_\_  
City: \_\_\_\_\_  
Notes: \_\_\_\_\_

DESCRIPTION	SPECIFICATION
Applications	Undercabinet, Cove, Hospitality, Retail Lighting
Energy Used	2.2 W
Color Temperature (K)	3000   4000
Light Output (lm)	150   170
Hologen Equivalent	15 W
Beam Angle	120°
CRI	90+
Input	12 V DC / 24V DC
Dimming	Plug-in Driver not Dimmable
Approved Location	Hard wired Driver TRAC Dimmable 10% - 100%
Damp Locations	
Approved Location	Damp Locations
Ambient Temperature	-4°F (-20°C) to +104°F (+40°C)
Projected Life	70k Light Output at 50,000 Hours
Certification	cETLus
Warranty	3 year - when installed with a Lotus LED Lights driver The warranty is void if installed with an LED driver from another manufacturer



INSTALLATION  
1/4" Thin Surface Mounted | 1/8" Thin Recessed Mounted



EXTERIOR UNDER EAVE LIGHT



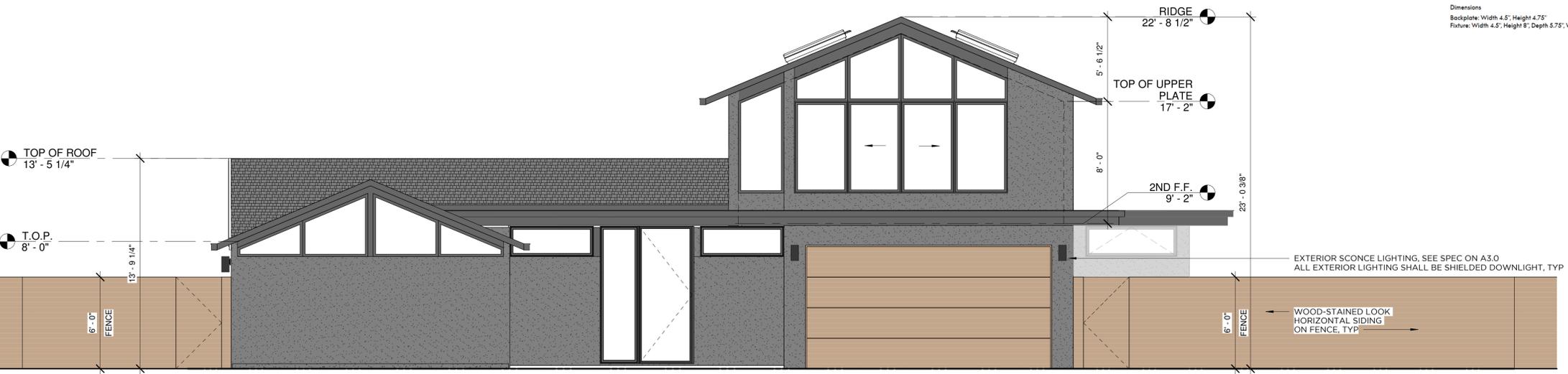
EXTERIOR SCONCE SPECIFICATION

Description	Specifications	Availability	Technical Files	Reviews	Accessories + Add-Ons																				
Details	<ul style="list-style-type: none"> <li>Rust and corrosion-resistant finish</li> <li>Material: Composite</li> <li>Shade Material: Etched Glass</li> <li>Dimmable: Yes</li> <li>Dimmer Not Included</li> <li>Dimmer Type: Electronic low voltage (ELV)</li> <li>Lighting Style: Downlight</li> <li>Location Rating: UL Listed Wet</li> </ul>				<ul style="list-style-type: none"> <li>Dark Sky Compliant: This design is compliant with International Dark Sky Association standards to reduce outdoor light pollution.</li> <li>Title 24 Compliant: This design is compliant with California's expansive Title 24 energy use regulations.</li> <li>Certified S Corporation: This company meets verified standards of social and environmental performance, accountability and transparency.</li> <li>Warranty: Limited 5 years for finish, 3 years for LED bulb</li> <li>Made in China</li> </ul>																				
Lighting	<table border="1"> <tr> <td>Lamp Type</td> <td>LED</td> <td>Color Temp</td> <td>3000 (Soft White)</td> </tr> <tr> <td>Total Lumens</td> <td>420.0</td> <td>Average Lifespan (Hours)</td> <td>25,000</td> </tr> <tr> <td># of Bulbs</td> <td>1 (Included)</td> <td>CRI</td> <td>90</td> </tr> <tr> <td>Bulb Type</td> <td>6W MR16 GU10</td> <td>Equivalent Halogen, CFL or LED Bulb Can Be Used</td> <td>Yes</td> </tr> <tr> <td>Vaults</td> <td>120</td> <td></td> <td></td> </tr> </table>	Lamp Type	LED	Color Temp	3000 (Soft White)	Total Lumens	420.0	Average Lifespan (Hours)	25,000	# of Bulbs	1 (Included)	CRI	90	Bulb Type	6W MR16 GU10	Equivalent Halogen, CFL or LED Bulb Can Be Used	Yes	Vaults	120						
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Bulb Type	6W MR16 GU10	Equivalent Halogen, CFL or LED Bulb Can Be Used	Yes																						
Vaults	120																								
Dimensions	Backplate: Width 4.5", Height 4.75" Fixture: Width 4.5", Height 8", Depth 5.75", Weight 1.3lbs																								

1 EXISTING FRONT ELEVATION (NORTH)  
1/4" = 1'-0"



30' ABV (E) & (N) GRADE



2 PROPOSED FRONT ELEVATION (NORTH)  
1/4" = 1'-0"



WRIGHT ARCHITECTURE

415.686.3984  
WRIGHT-ARCH.COM



EXISTING & PROPOSED EXTERIOR ELEVATIONS- NORTH

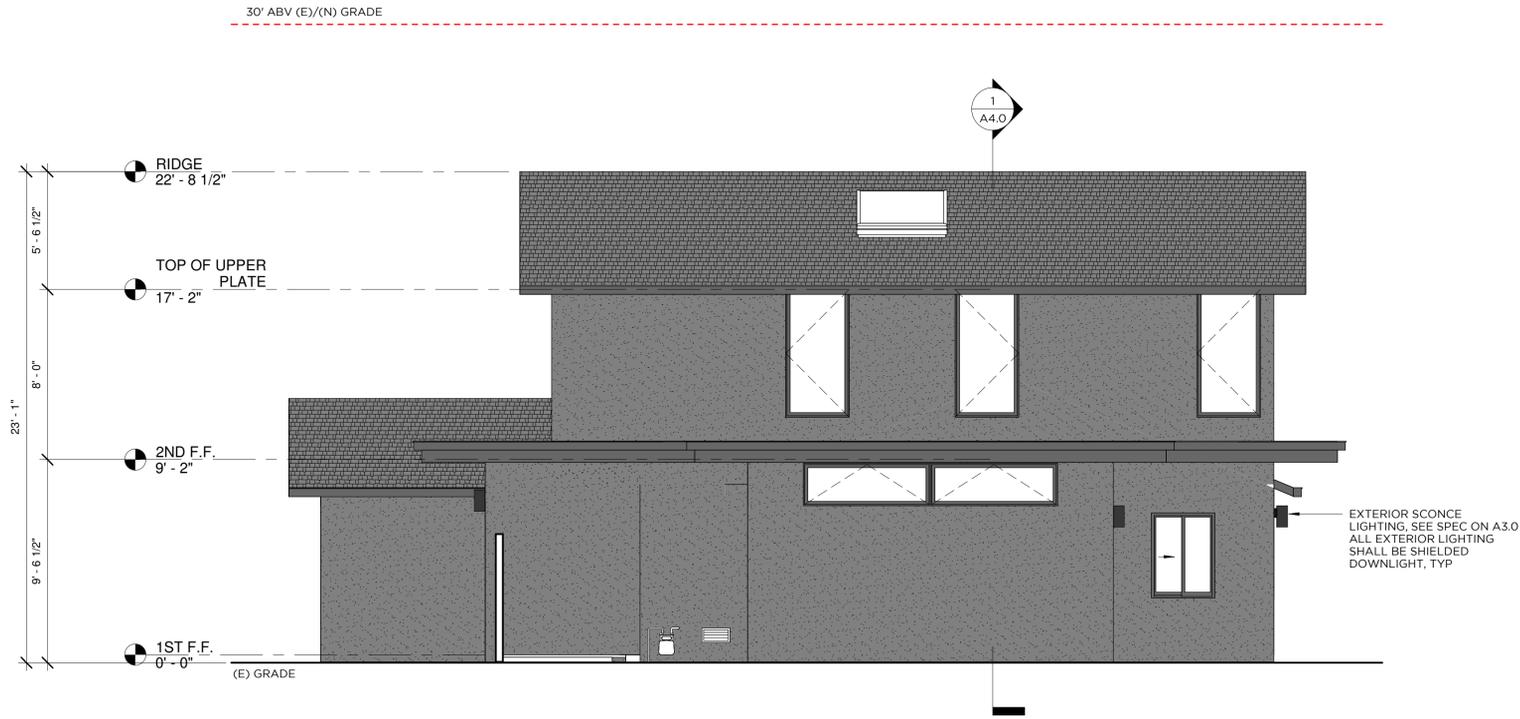
**BAXTER RESIDENCE**

68 MERCURY AVENUE - TIBURON, CA 94920  
APN: 034-271-16

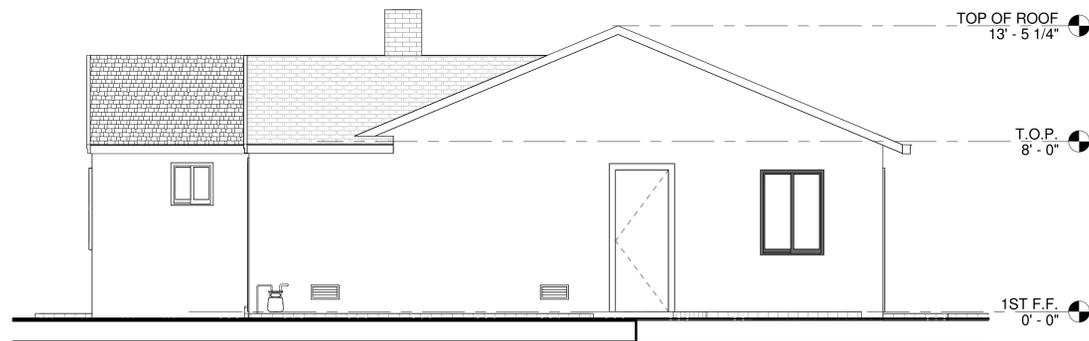
DATE	STATUS
08.28.25	1 PLANNING SUBMITTAL
10.21.25	2 PLAN CHECK

**A3.0**

NOTE: IF PRINTED ON 12" X 18" PAPER, SCALE IS HALF OF WHAT IS NOTED



② PROPOSED SIDE ELEVATION (EAST)  
1/4" = 1'-0"



① EXISTING SIDE ELEVATION (EAST)  
1/4" = 1'-0"



WRIGHT ARCHITECTURE

415.686.3984  
WRIGHT-ARCH.COM



EXISTING & PROPOSED EXTERIOR ELEVATIONS- EAST

**BAXTER RESIDENCE**

68 MERCURY AVENUE - TIBURON, CA 94920

APN:034-271-16

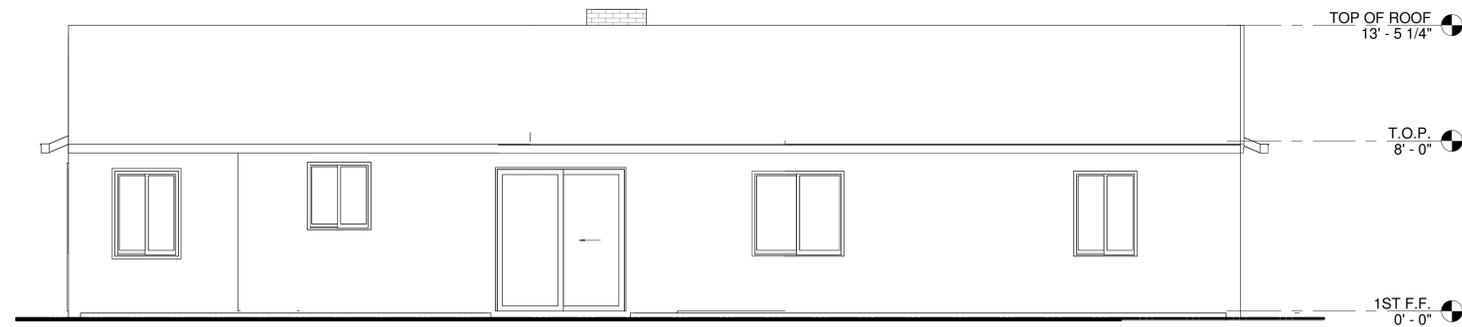
DATE	STATUS
08.28.25	1 PLANNING SUBMITTAL
10.21.25	2 PLAN CHECK

**A3.1**

NOTE: IF PRINTED ON 12" X 18" PAPER, SCALE IS HALF OF WHAT IS NOTED



② PROPOSED REAR ELEVATION (SOUTH)  
1/4" = 1'-0"



① EXISTING REAR ELEVATION (SOUTH)  
1/4" = 1'-0"



WRIGHT ARCHITECTURE

415.686.3984  
WRIGHT-ARCH.COM



EXISTING & PROPOSED EXTERIOR ELEVATIONS- SOUTH

**BAXTER RESIDENCE**

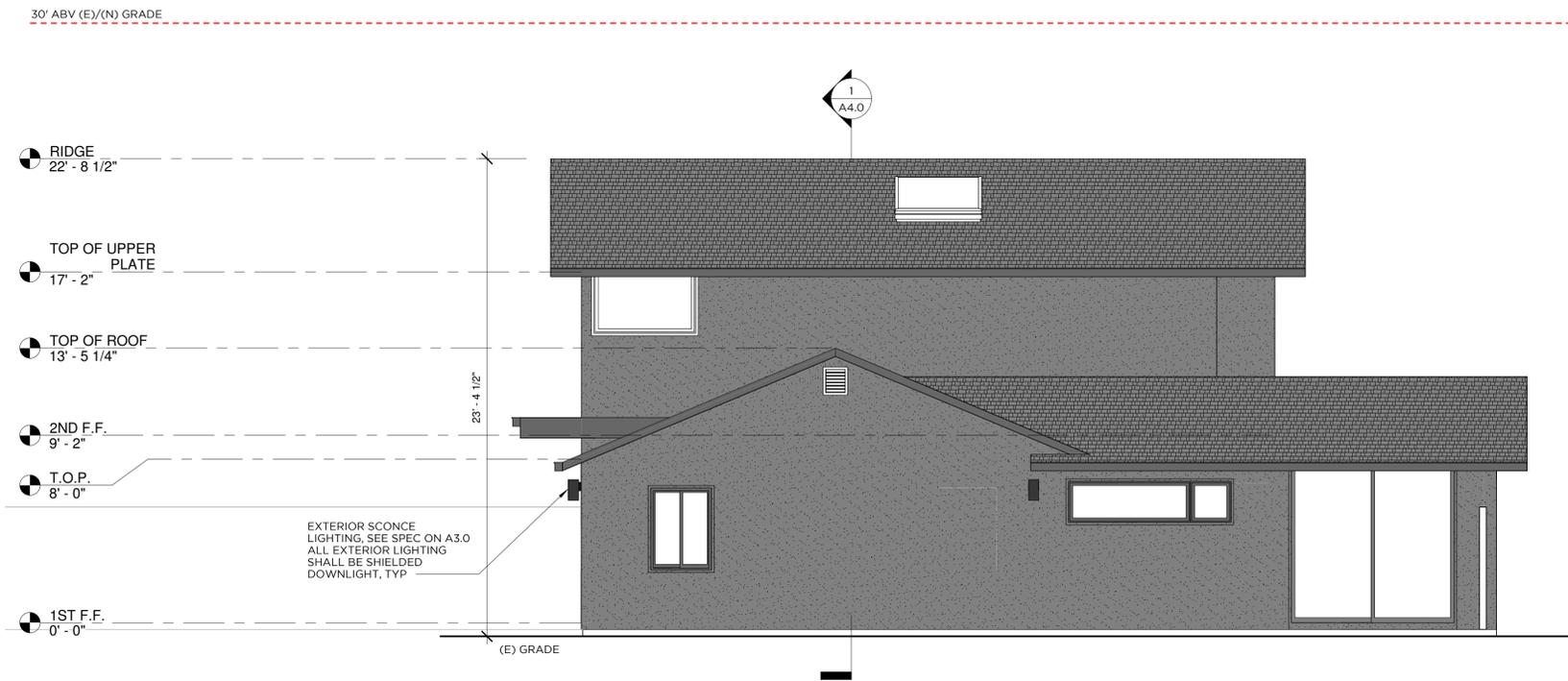
68 MERCURY AVENUE - TIBURON, CA 94920

APN:034-271-16

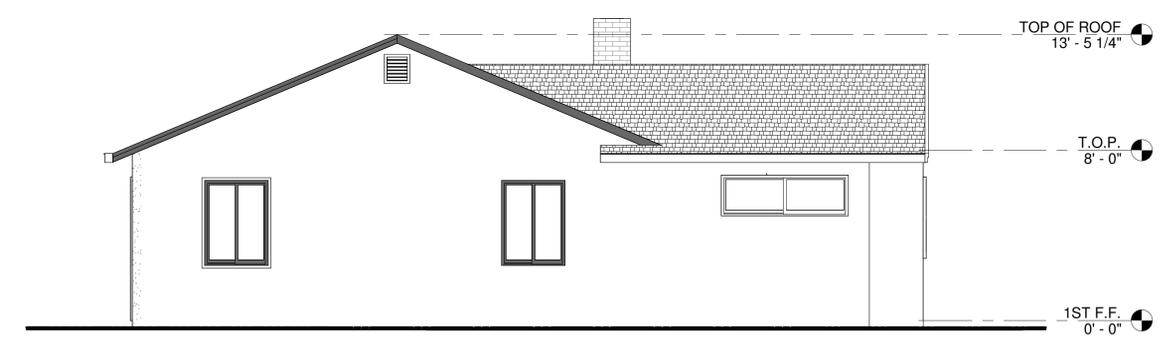
DATE	STATUS
08.28.25	1 PLANNING SUBMITTAL
10.21.25	2 PLAN CHECK

**A3.2**

NOTE: IF PRINTED ON 12" X 18" PAPER, SCALE IS HALF OF WHAT IS NOTED



② PROPOSED SIDE ELEVATION (WEST)  
1/4" = 1'-0"



① EXISTING SIDE ELEVATION (WEST)  
1/4" = 1'-0"



WRIGHT ARCHITECTURE

415.686.3984  
WRIGHT-ARCH.COM



EXISTING & PROPOSED EXTERIOR ELEVATIONS- WEST

**BAXTER RESIDENCE**  
68 MERCURY AVENUE - TIBURON, CA 94920  
APN: 034-271-16

DATE	STATUS
08.28.25	1 PLANNING SUBMITTAL
10.21.25	2 PLAN CHECK

**A3.3**

NOTE: IF PRINTED ON 12" X 18" PAPER, SCALE IS HALF OF WHAT IS NOTED



WRIGHT ARCHITECTURE

415.686.3984  
WRIGHT-ARCH.COM



**BUILDING SECTIONS**  
**BAXTER RESIDENCE**  
68 MERCURY AVENUE - TIBURON, CA 94920  
APN: 034-271-16

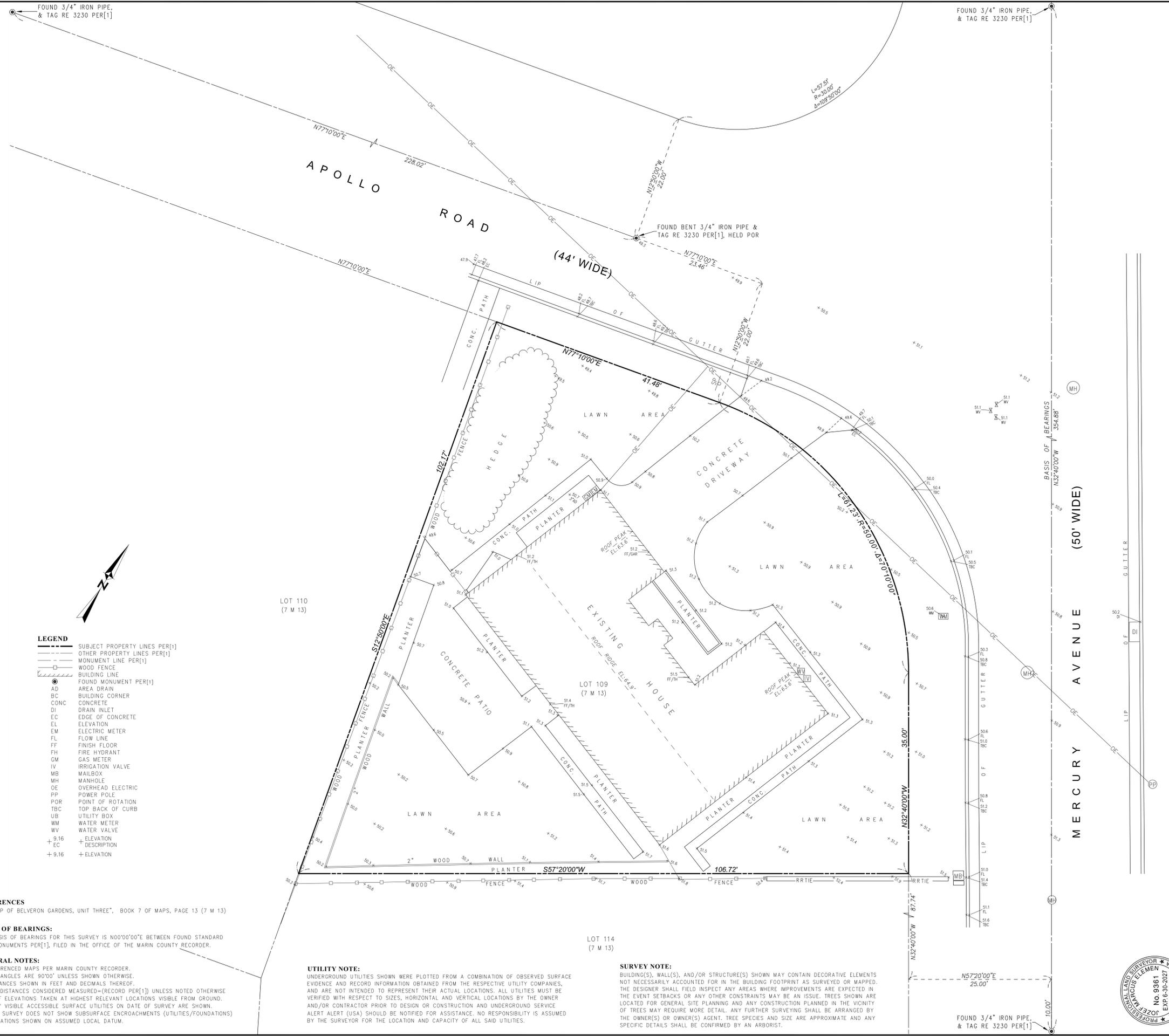
DATE: 08.28.25  
STATUS: 1 PLANNING SUBMITTAL

**A4.0**

NOTE: IF PRINTED ON 12" X 18" PAPER, SCALE IS HALF OF WHAT IS NOTED



① SITE SECTION  
1/4" = 1'-0"



FOUND 3/4" IRON PIPE, & TAG RE 3230 PER[1]

FOUND 3/4" IRON PIPE, & TAG RE 3230 PER[1]

FOUND BENT 3/4" IRON PIPE & TAG RE 3230 PER[1], HELD POR

FOUND 3/4" IRON PIPE, & TAG RE 3230 PER[1]



**LEGEND**

	SUBJECT PROPERTY LINES PER[1]
	OTHER PROPERTY LINES PER[1]
	MONUMENT LINE PER[1]
	WOOD FENCE
	BUILDING LINE
	FOUND MONUMENT PER[1]
	AREA DRAIN
	BUILDING CORNER
	CONCRETE
	DRAIN INLET
	EDGE OF CONCRETE
	ELEVATION
	ELECTRIC METER
	FLOW LINE
	FINISH FLOOR
	FIRE HYDRANT
	GAS METER
	IRRIGATION VALVE
	MAILBOX
	MANHOLE
	OVERHEAD ELECTRIC
	POWER POLE
	POINT OF ROTATION
	TOP BACK OF CURB
	UTILITY BOX
	WATER METER
	WATER VALVE
	+ ELEVATION
	+ ELEVATION DESCRIPTION
	+ ELEVATION

**REFERENCES**  
 [1] "MAP OF BELVERON GARDENS, UNIT THREE", BOOK 7 OF MAPS, PAGE 13 (7 M 13)

**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS N00°00'00"E BETWEEN FOUND STANDARD WELL MONUMENTS PER[1], FILED IN THE OFFICE OF THE MARIN COUNTY RECORDER.

**GENERAL NOTES:**  
 1) REFERENCED MAPS PER MARIN COUNTY RECORDER.  
 2) ALL ANGLES ARE 90°00' UNLESS SHOWN OTHERWISE.  
 3) DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.  
 4) ALL DISTANCES CONSIDERED MEASURED=(RECORD PER[1]) UNLESS NOTED OTHERWISE.  
 5) ROOF ELEVATIONS TAKEN AT HIGHEST RELEVANT LOCATIONS VISIBLE FROM GROUND.  
 6) ONLY VISIBLE ACCESSIBLE SURFACE UTILITIES ON DATE OF SURVEY ARE SHOWN.  
 7) THIS SURVEY DOES NOT SHOW SUBSURFACE ENCROACHMENTS (UTILITIES/FOUNDATIONS)  
 8) ELEVATIONS SHOWN ON ASSUMED LOCAL DATUM.

**UTILITY NOTE:**  
 UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION AND UNDERGROUND SERVICE ALERT ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AND CAPACITY OF ALL SAID UTILITIES.

**SURVEY NOTE:**  
 BUILDING(S), WALL(S), AND/OR STRUCTURE(S) SHOWN MAY CONTAIN DECORATIVE ELEMENTS NOT NECESSARILY ACCOUNTED FOR IN THE BUILDING FOOTPRINT AS SURVEYED OR MAPPED. THE DESIGNER SHALL FIELD INSPECT ANY AREAS WHERE IMPROVEMENTS ARE EXPECTED IN THE EVENT SETBACKS OR ANY OTHER CONSTRAINTS MAY BE AN ISSUE. TREES SHOWN ARE LOCATED FOR GENERAL SITE PLANNING AND ANY CONSTRUCTION PLANNED IN THE VICINITY OF TREES MAY REQUIRE MORE DETAIL. ANY FURTHER SURVEYING SHALL BE ARRANGED BY THE OWNER(S) OR OWNER(S) AGENT. TREE SPECIES AND SIZE ARE APPROXIMATE AND ANY SPECIFIC DETAILS SHALL BE CONFIRMED BY AN ARBORIST.



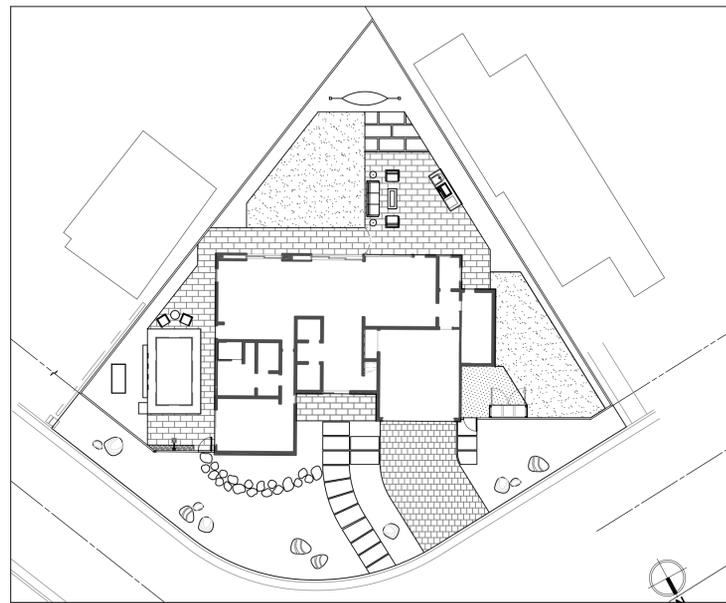
# ABBREVIATIONS

A.B.	ANCHOR BOLT	MAX.	MAXIMUM
AD	AREA DRAIN	MFR.	MANUFACTURER
ADJ.	ADJUSTABLE, ADJUSTMENT	MIN.	MINIMUM
ALUM.	ALUMINUM	MIL.	METAL
ASPH	ASPHALT	MULTI.	MULTISTEMMED
BB	BALLED AND BURLAPPED	N.C.N.	NO COMMON NAME
BEAM	BEAM	NOT IN CONTRACT	NOT IN CONTRACT
B.O.W.	BACK OF WALL	NOM.	NOMINAL
BRZ.	BRONZE	ON CENTER	ON CENTER
C.I.	CAST IRON	O.D.	OUTSIDE DIAMETER
C.I.P.	CAST IRON PIPE	O.H.	OVER HANG
CL.	CENTERLINE	PA	PLANTING AREA
CL.R.	CLEAR	PERF.	PERFORATED
CMU	CONCRETE MASONRY UNIT	PLYWD.	PLYWOOD
C.O.	CLEANOUT	P.O.B.	POINT OF BEGINNING
COL.	COLUMN	P.O.C.	POINT OF CONNECTION
CONC.	CONCRETE	PST	POUNDS PER SQUARE INCH
CONT.	CONTINUOUS	PT	PRESSURE TREATED
C.Y.	CUBIC YARD	PTD.	PAINTED
DG	DECOMPOSED GRANITE	PTDF	PRESSURE TREATED DOUGLAS FIR
DIA.	DIAMETER	PVC	POLYVINYL CHLORIDE
DIM.	DIMENSION	QTY.	QUANTITY
DN	DOWN	R	RISER
DS	DOWNSPOUT	RE	RIM ELEVATION
DTL	DETAIL	REQ'D.	REQUIRED
DWG.	DRAWING	RWD.	REDWOOD
(E)	EXISTING	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EJ	EXPANSION JOINT	S.C.D.	SEE CIVIL DRAWINGS
EQ.	EQUAL	SF	SQUARE FEET
EXT.	EXTERIOR	S.G.R.	SEE GEOTECHNICAL REPORT
F.FE	FINISH FLOOR ELEVATION	S.I.D.	SEE IRRIGATION DRAWINGS
FG	FINISH GRADE	SIM.	SIMILAR
FIN	FINISH	S.L.T.D.	SEE LIGHTING DRAWINGS
F.O.C.	FACE OF COPING	SPECS.	SPECIFICATIONS
F.O.F.	FACE OF FINISH	SQ.	SQUARE
F.O.T.	FACE OF TILE	S.S.	STAINLESS STEEL
F.O.W.	FACE OF WALL	S.S.D.	SEE STRUCTURAL DRAWINGS
GA.	GAUGE	STAIN.	STAINING
GAL.	GALLON	S.T.	STEEL TROWEL
GALV.	GALVANIZED	STL	STEEL
G.I.	GAL VANTZED IRON	SWR	SEWER
GL	GLASS	TC	TOP OF CURB
GPH	GALLONS PER HOUR	TD	TOP OF DRAIN
GPM	GALLONS PER MINUTE	T.O.C.	TOP OF CONCRETE
H.B.	HOSEBIB	TP	TOP OF PAVING
HDR.	HEADER	TR	TOP OF RAILING
HP	HIGH POINT	TT	TOP OF THRESHOLD
HT.	HEIGHT	TW	TOP OF WALL
I.D.	INSIDE DIAMETER	TYP	TYPICAL
IE	INVERT ELEVATION	U.N.O.	UNLESS NOTED OTHERWISE
JT	JOINT	WD	WOOD
L.A.	LANDSCAPE ARCHITECT	WF	WATER FOUNTAIN
L.O.W.	LIMIT OF WORK	WM	WATER METER
LP	LOW POINT	W.P.	WATERPROOFING
LT	LIGHT	WWM	WELDED WIRE MESH

# GENERAL NOTES

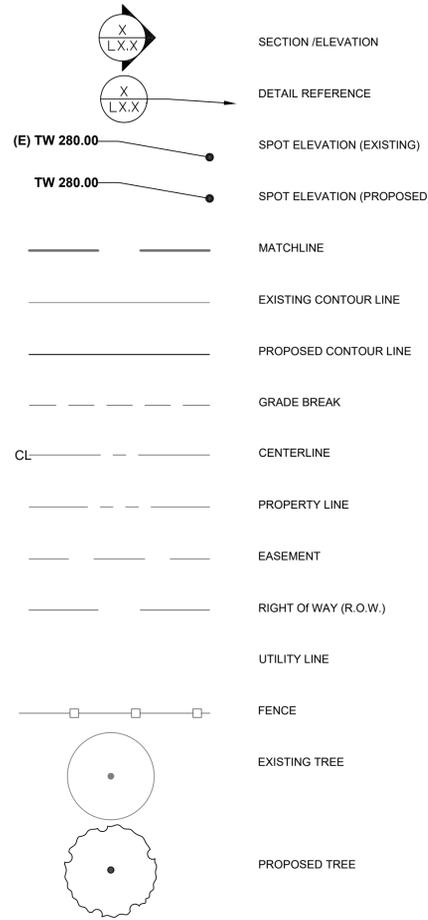
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES, RULES AND REGULATIONS HAVING JURISDICTION.
- DO NOT SCALE DRAWINGS FOR DIMENSIONS.
- IF THESE DRAWINGS ARE NOT 24"x36", THEY HAVE BEEN REDUCED OR ENLARGED AND ARE NOT DEPICTING ACCURATE SCALE.
- CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE LANDSCAPE ARCHITECT / LANDSCAPE DESIGNER BEFORE PROCEEDING WITH WORK IN QUESTION, OR RELATED WORK.
- ALL DIMENSIONS ARE TO FINISH SURFACE UNLESS OTHERWISE NOTED.
- NO CHANGES SHALL BE MADE TO THESE CONTRACT DOCUMENTS WITHOUT WRITTEN AUTHORIZATION FROM STUDIO SF LLC. STUDIO SF LLC SHALL NOT BE LIABLE FOR UNAUTHORIZED CHANGES TO THESE CONTRACT DOCUMENTS.

# LAYOUT PLAN



SCALE: NTS

# SYMBOLS



# DRAWING INDEX

- LANDSCAPE PLANS**
- L0.0 COVER SHEET
  - L0.1-L0.2 DEMOLITION PLAN
  - L1.0-L1.2 LAYOUT PLAN
  - L3.0- L3.2 PLANTING PLAN
  - L4.0 IRRIGATION PLAN
  - L5.0 - L5.2 LIGHTING PLAN
  - L6.2 DETAILS
  - L7.0 VEGETATION MANAGEMENT PLAN
  - TOPOGRAPHIC SURVEY

# SCOPE OF WORK

**THE SCOPE OF WORK INCLUDES:**

- N) HARDSCAPE: 1,1259 SF
- N) LAWN: 527 SF
- N) SYNTHETIC TURF: 458 SF
- N) DRIVEWAY W/ PERMEABLE PAVERS: 470 SF
- N) GRAVEL WALKWAY: 124 SF
- N) PLANTING & IRRIGATION
- N) OUTDOOR KITCHEN: 29.5 SF
- N) LIGHTING

**GAS BTU'S ADDED:**

- 36" BBQ:  
 -Two cast brass burners and one ProSear 2™ Burner (73,000 BTUs)  
 -935-sq.-in. cooking surface (640 primary, 295 secondary)  
 -Dual-position rotisserie with heavy-duty, 3-speed motor and rear infrared burner (14,000 BTUs)

# PROJECT INFO:

**OCCUPANCY:** SINGLE FAMILY  
**CONSTRUCTION TYPE:** LANDSCAPE CONSTRUCTION  
**SEE A0.0 FOR LOT COVERAGE, PROJECT DATA, AREA CALCULATIONS & CODE COMPLIANCE.**

# CALIFORNIA BUILDING CODES

- 2022 California Building Code (2018 IBC)
- 2022 California Residential Code (2018 IRC)
- 2022 California Electrical Code (2017 NEC)
- 2022 California Mechanical Code (2018 IMC)
- 2022 California Plumbing Code (2018 IPC)
- 2022 California Fire Code
- 2022 California Green Building Standards Code (CALGreen)
- 2022 California Energy Code

# PROJECT DIRECTORY

**PROJECT/ OWNER**  
 REIDE BAXTER  
 68 MERCURY AVE  
 LOS ALTOS HILLS, CA 94022  
 APN: 034-2711-16

**APPLICANT**  
 WRIGHT ARCHITECTURE  
 632 MANUEL T. FREITAS PKWY,  
 SAN RAFAEL, CA 94903  
 PHONE: (707) 559 - 8506  
 HEATHER@WRIGHT-ARCH.COM

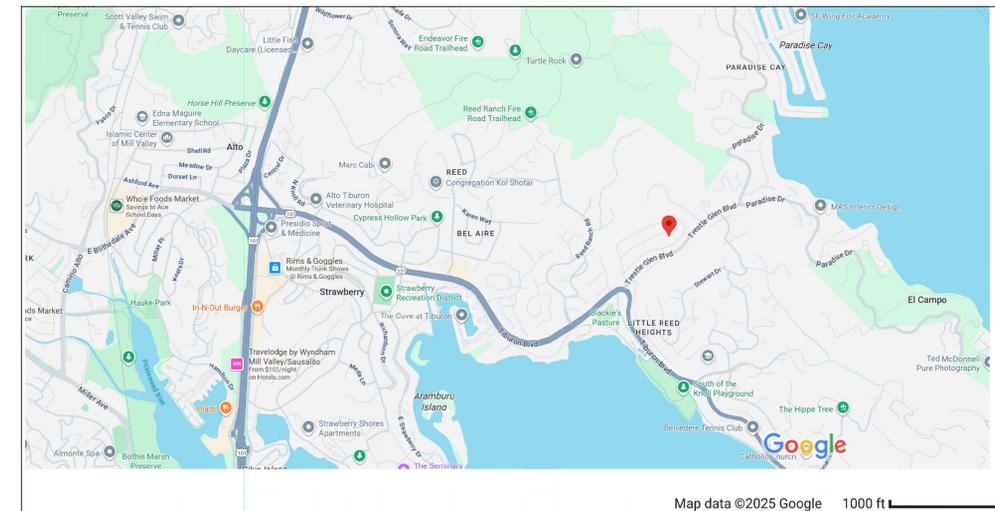
**ARCHITECT**  
 WRIGHT ARCHITECTURE  
 632 MANUEL T. FREITAS PKWY,  
 SAN RAFAEL, CA 94903  
 PHONE: (707) 559 - 8506  
 HEATHER@WRIGHT-ARCH.COM

**LANDSCAPE DESIGNER**  
 STUDIO SF  
 401 CRESCENT CT #4108  
 SAN FRANCISCO, CA 94134  
 PHONE: 415-890-6241  
 SHARONFINKLE@GMAIL.COM  
 CONTACT: SHARON FINKLE

**SURVEYOR**  
 AMERICAN LAND SURVEYING, INC  
 316 TENNESSEE AVE, SUITE B  
 MILL VALLEY, CA 94941  
 PHONE: 415-888-8580  
 OFFICE@ALSPLS.COM

**IRRIGATION DESIGNER**  
 RUSSELL D. MITCHELL & ASSOCIATES  
 2760 CAMINO DIABLO  
 WALNUT CREEK, CA 94597  
 PHONE: (925) 939-3985 Ext: 6  
 MSANCHEZ@RMAIRRIGATION.COM

# VICINITY MAP



SHARON FINKLE - LANDSCAPE DESIGNER  
 OFFICE: 415.890.6241  
 SHARONFINKLE@GMAIL.COM

*Sharon Finkle* 10-14-25  
 SHARON FINKLE  
 LANDSCAPE DESIGNER

PLANS ARE UNSTAMPED AND MAY NOT BE COMPLIANT TO LOCAL CODES AND REQUIREMENTS

**BAXTER RESIDENCE**  
**68 MERCURY AVE**  
**TIBURON, CA 94920**  
 APN-034-2711-16

NO.	DATE	DESCRIPTION
△	8-3-25	CONCEPT PLAN
△	8-16-25	PHASE II
△	8-20-25	PHASE II
△	8-24-25	PHASE II
△	8-25-25	PHASE II
△	10-14-25	PERMIT SET

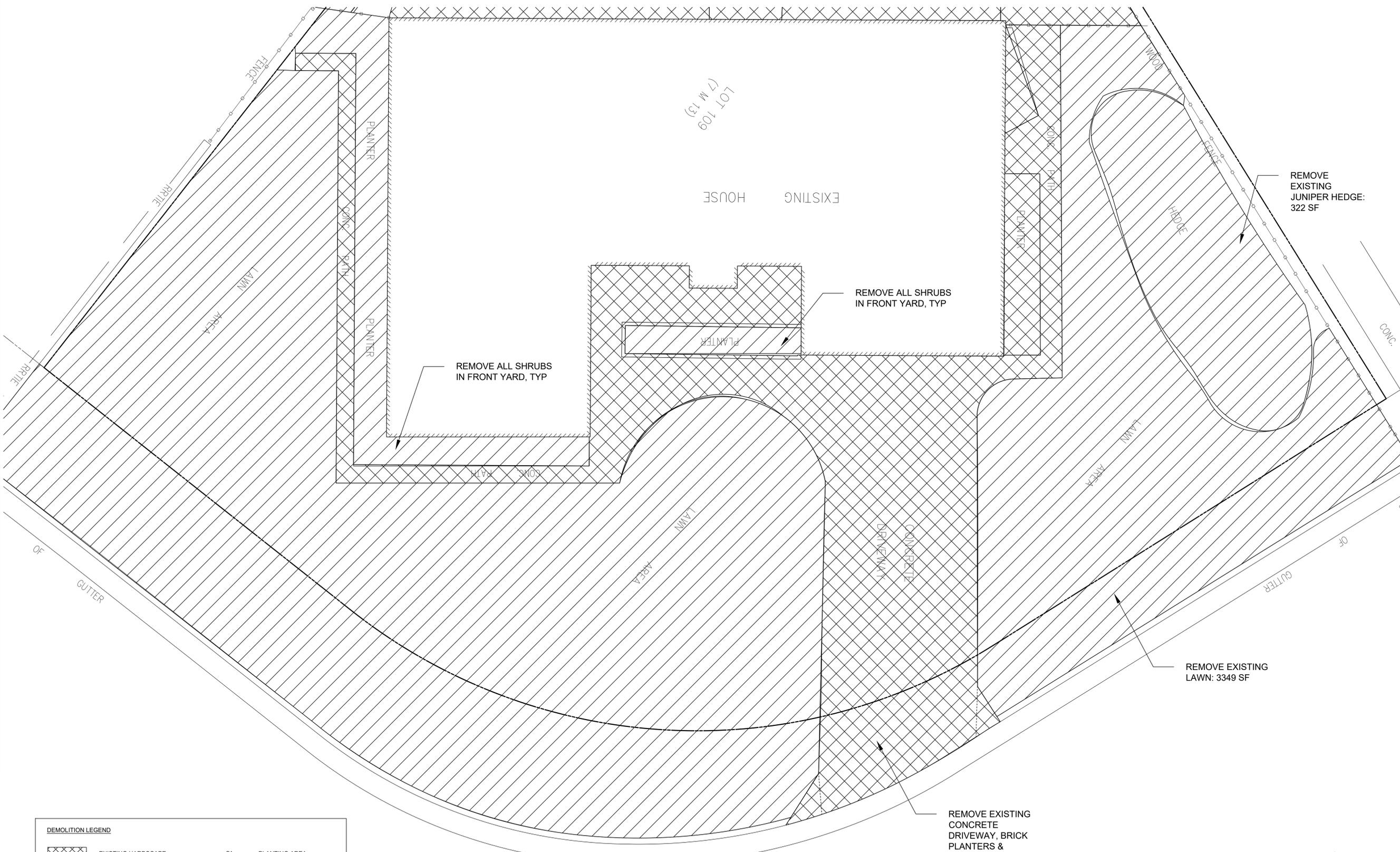
07222025  
 PROJECT NUMBER  
 July 22, 2025  
 DATE  
 DRAWN  
 SF/  
 CHECKED

SHEET TITLE  
**COVER SHEET**

SHEET NUMBER  
**L0.0**

BID SET-NOT FOR CONSTRUCTION

MATCHLINE SEE SHEET L0.2



**DEMOLITION LEGEND**

	EXISTING HARDSCAPE TO BE REMOVED	PA	PLANTING AREA
	EXISTING SHRUBS, & SOFTSCAPE TO BE REMOVED	VIF	VERIFY IN FIELD

**NOTE:**

- CONTRACTOR TO STOCKPILE ALL EXISTING GRAVEL ON SITE FOR FUTURE USE.

**BAXTER RESIDENCE**  
68 MERCURY AVENUE  
TIBURON, CA 94920  
APN-034-271-16

REVISION

NO.	DATE	DESCRIPTION
1	8-3-25	CONCEPT PLAN
2	8-16-25	PHASE II
3	8-20-25	PHASE II
4	8-24-25	PHASE II
5	8-25-25	PHASE II
6	10-14-25	PERMIT SET

07222025  
PROJECT NUMBER  
July 22, 2025  
DATE

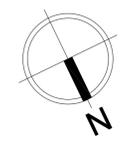
DRAWN  
SF/  
CHECKED

SHEET TITLE

**DEMOLITION PLAN**

SHEET NUMBER

**L0.1**



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

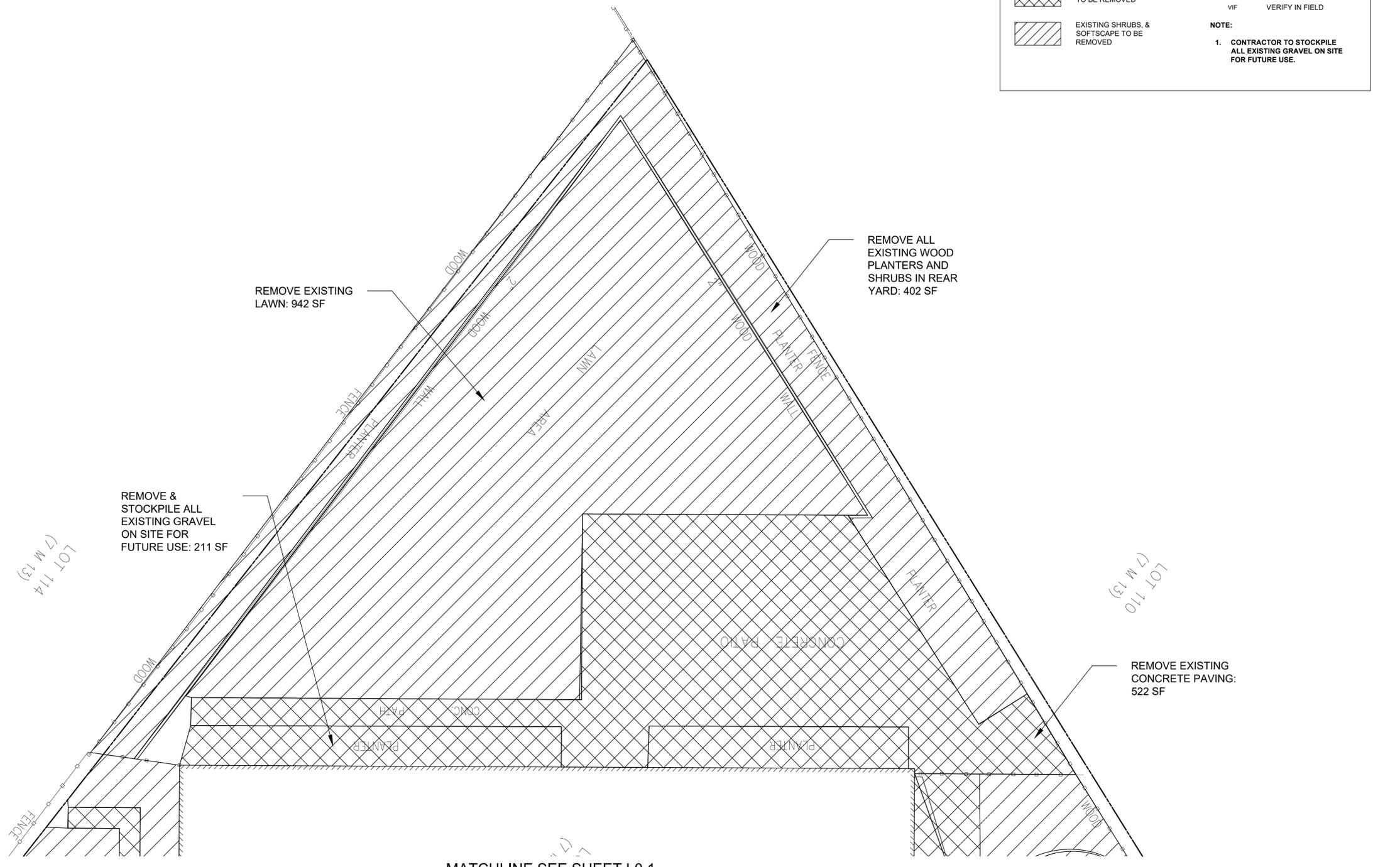
BID SET - NOT FOR CONSTRUCTION

BAXTER RESIDENCE  
68 MERCURY AVENUE  
TIBURON, CA 94920  
APN-034-271-16

**DEMOLITION LEGEND**

	EXISTING HARDSCAPE TO BE REMOVED	PA	PLANTING AREA
	EXISTING SHRUBS, & SOFTSCAPE TO BE REMOVED	VIF	VERIFY IN FIELD

**NOTE:**  
1. CONTRACTOR TO STOCKPILE ALL EXISTING GRAVEL ON SITE FOR FUTURE USE.



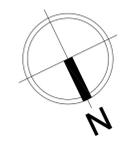
REVISION

NO.	DATE	DESCRIPTION
1	8-3-25	CONCEPT PLAN
2	8-16-25	PHASE II
3	8-20-25	PHASE II
4	8-24-25	PHASE II
5	8-25-25	PHASE II
6	10-14-25	PERMIT SET

07222025  
PROJECT NUMBER  
July 22, 2025  
DATE  
DRAWN  
SF/  
CHECKED

SHEET TITLE  
**DEMOLITION PLAN**

SHEET NUMBER  
**L0.2**



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

BID SET-NOT FOR CONSTRUCTION

*Sharon Fenkle* 10-14-25  
SHARON FENKLE  
LANDSCAPE DESIGNER

PLANS ARE UNSTAMPED  
AND MAY NOT BE  
COMPLIANT TO LOCAL  
CODES AND REQUIREMENTS

**BAXTER RESIDENCE**  
**68 MERCURY AVENUE**  
**TIBURON, CA 94920**  
APN-034-271-16

REVISION

NO.	DATE	DESCRIPTION
△	8-3-25	CONCEPT PLAN
△	8-16-25	PHASE II
△	8-20-25	PHASE II
△	8-24-25	PHASE II
△	8-25-25	PHASE II
△	10-14-25	PERMIT SET

07222025  
PROJECT NUMBER  
July 22, 2025  
DATE

DRAWN  
SF/  
CHECKED

SHEET TITLE

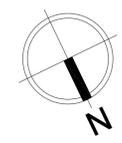
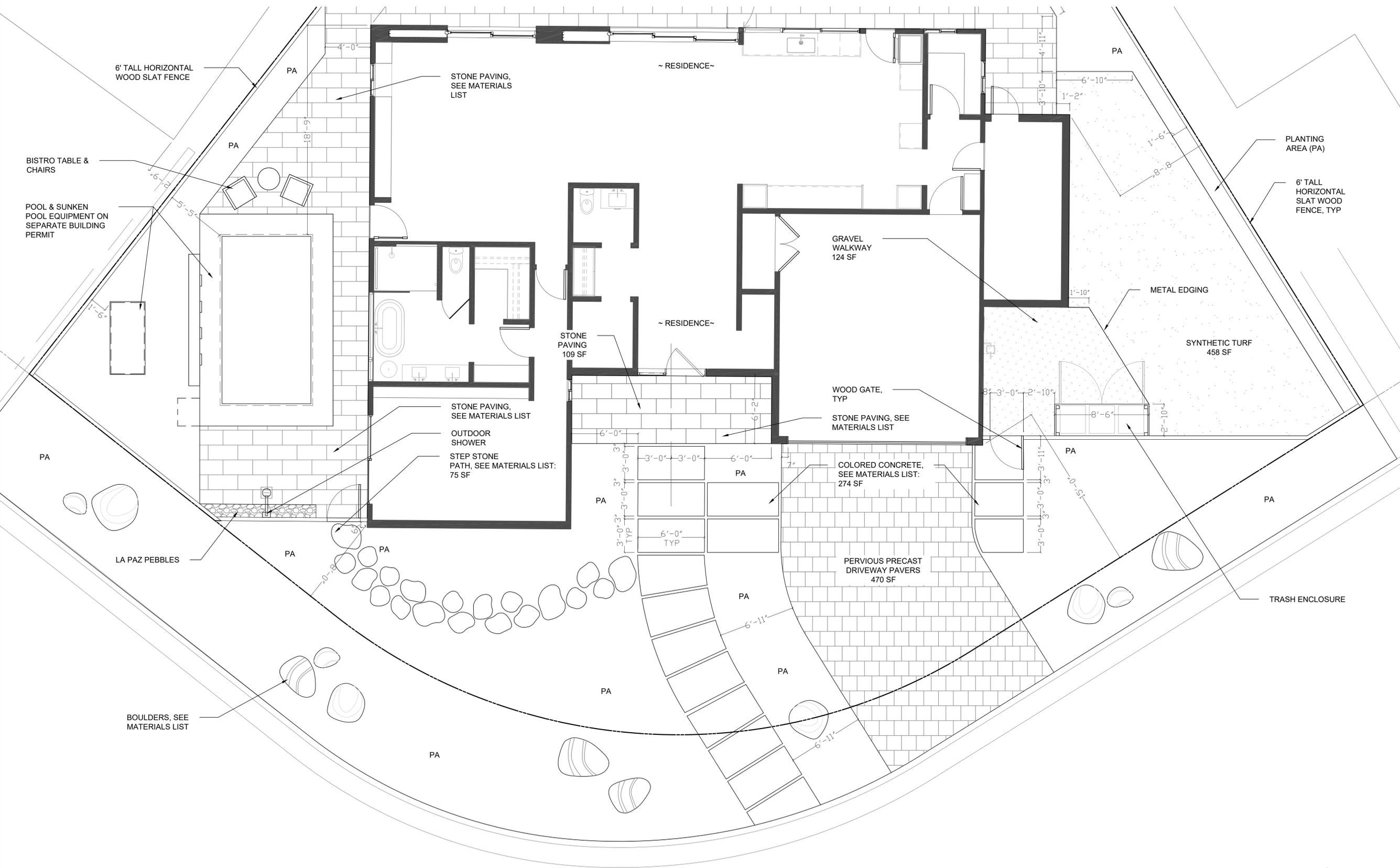
**LAYOUT  
PLAN**

SHEET NUMBER

**L1.0**

BID SET-NOT FOR CONSTRUCTION

MATCHLINE SEE SHEET L1.1



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

6' TALL HORIZONTAL  
WOOD SLAT FENCE

STONE PAVING,  
SEE MATERIALS LIST

~ RESIDENCE ~

PA

PLANTING  
AREA (PA)

6' TALL  
HORIZONTAL  
SLAT WOOD  
FENCE, TYP

BISTRO TABLE &  
CHAIRS

POOL & SUNKEN  
POOL EQUIPMENT ON  
SEPARATE BUILDING  
PERMIT

GRAVEL  
WALKWAY  
124 SF

METAL EDGING

SYNTHETIC TURF  
458 SF

STONE PAVING  
109 SF

~ RESIDENCE ~

WOOD GATE,  
TYP

STONE PAVING, SEE  
MATERIALS LIST

STONE PAVING,  
SEE MATERIALS LIST

OUTDOOR  
SHOWER

STEP STONE  
PATH, SEE MATERIALS LIST:  
75 SF

COLORLED CONCRETE,  
SEE MATERIALS LIST:  
274 SF

PERVIOUS PRECAST  
DRIVEWAY PAVERS  
470 SF

TRASH ENCLOSURE

LA PAZ PEBBLES

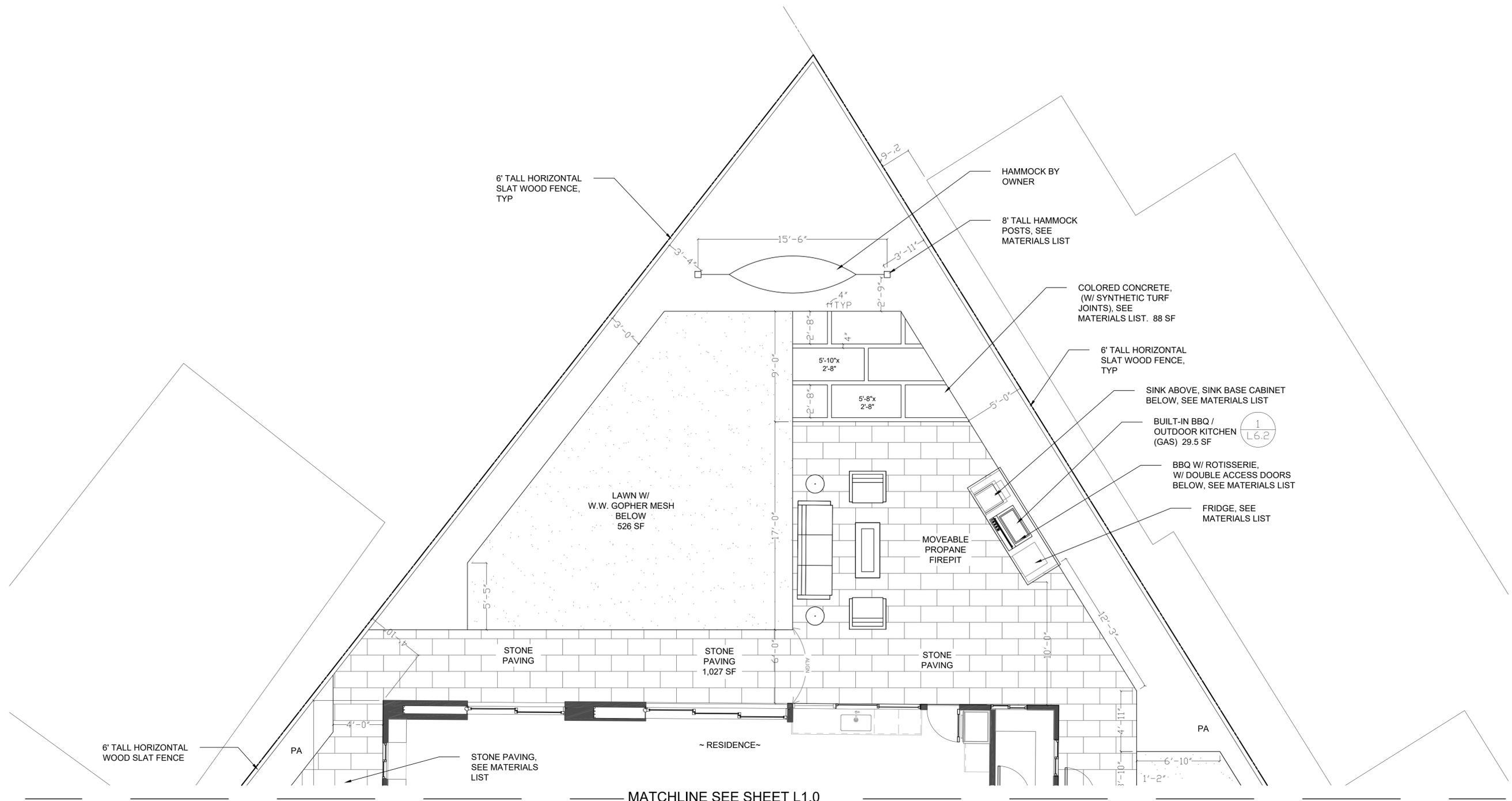
BOULDERS, SEE  
MATERIALS LIST

*Sharon Finkle* 10-14-25

SHARON FINKLE  
LANDSCAPE DESIGNER

PLANS ARE UNSTAMPED  
AND MAY NOT BE  
COMPLIANT TO LOCAL  
CODES AND REQUIREMENTS

**BAXTER RESIDENCE**  
**68 MERCURY AVENUE**  
**TIBURON, CA 94920**  
APN-034-271-16

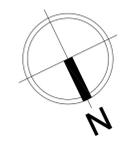


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6	10-14-25	PERMIT SET

07222025  
PROJECT NUMBER  
July 22, 2025  
DATE  
DRAWN  
SF/  
CHECKED

SHEET TITLE  
**LAYOUT PLAN**

SHEET NUMBER  
**L1.1**



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

BID SET-NOT FOR CONSTRUCTION

**GRADING & DRAINAGE NOTES:**

- CONTRACTOR TO DETERMINE ANY NECESSARY DRAIN INLETS OR FRENCH DRAINS ON SITE (VIF)

**POOL CONSTRUCTION NOTES:**

- POOL CONTRACTOR TO PRICE SALT WATER POOL VS CHLORINE & REVIEW OPTIONS WITH OWNER
- POOL CONTRACTOR TO VERIFY ALL INTERIOR DIMENSIONS OF POOL & SPA, INCLUDING INTERIOR FINISHES WITH OWNER BEFORE CONSTRUCTION
- POOL CONTRACTOR TO GIVE DEDUCT ALTERNATIVES ON ALL POOL INTERIOR FINISHES & PROVIDE SAMPLES FOR OWNERS APPROVAL

**CONSTRUCTION NOTES:**

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PLANS AND AT THE BUILDING BEFORE COMMENCING WORK OR PERMIT SUBMITTALS. CONTRACTOR SHALL REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING WITH THE CONSTRUCTION.
- DETAILS SHOWN ARE BASED ON DATA TAKEN FROM EXISTING FIELD OBSERVATIONS AND MAY NOT AGREE WITH EXISTING CONSTRUCTION. WHERE A DIFFERENCE OCCURS, CONSTRUCTION SHALL BE STOPPED ON THAT AREA IMMEDIATELY AND DESIGNER SHOULD BE NOTIFIED.
- CONTRACTOR TO MARK/ SPRAY OUT LAYOUT PLAN BEFORE INSTALLING FOR CLIENT APPROVAL.
- PA = PLANTING AREA
- ALL SHRUBS TO HAVE GOPHER WIRE BASKETS
- CONTRACTOR TO VERIFY ALL ITEMS ON MATERIALS LIST: MATERIALS, COLORS & FINISHES, ETC WITH OWNER BEFORE ORDERING & INSTALLING.
- PRESSURE WASH & SEAL ALL EXISTING PAVING TO REMAIN
- RECONFIGURE ALL IRRIGATION & ADD ZONES TO RACHIO APP SYSTEM FOR OWNER'S USE
- CONTRACTOR TO PURCHASE 10% OVERAGE ON STONE/ PAVING.
- CONTRACTOR TO EMAIL HOMEOWNER/ CLIENT & LANDSCAPE DESIGNER TO ACKNOWLEDGE THAT THEY HAVE READ CONSTRUCTION NOTES & MATERIALS LIST

MATERIALS LIST							
NAME	MATERIAL	MODEL /SIZE	FINISH	COLOR & PATTERN	SUPPLIER	CONTACT	NOTES
BOULDERS	BASALT	-	-	-	TBD	TBD	MAX HEIGHT 29" TALL
BBQ & ROTISSERIE	STAINLESS STEEL	36"W, Freestanding Grill with ProSear Burner and Rotisserie - VQGF5361	STAINLESS STEEL	-	vikingrange.com	888-845-4641	
BBQ DOUBLE ACCESS DOORS	STAINLESS STEEL	36" Stainless Steel Double Access Doors - VOADD5361SS	STAINLESS STEEL	-	vikingrange.com	888-845-4641	
BBQ COUNTER	BASALT GREY	2" THICK (2" OVERHANG)	FLAMED	-	TBD	TBD	SEAL TO PREVENT STAINING
BBQ FINISH	MATCH FINISH ON HOUSE EXTERIOR	-	-	-	TBD	TBD	VERIFY FINISH W/ ARCHITECT
COLORED CONCRETE	CONCRETE	-	LIGHT SAND BLAST	COLOR TO MATCH STONE	TBD	TBD	POURED-IN-PLACE CONCRETE
FRIDGE	STAINLESS STEEL	Model # PRR24C01AS-OD Zephyr Presrv 24 Inch Single Zone Outdoor Refrigerator - PRR24C01AS-OD	-	-	BBQGUYS.COM	BBQGUYS.COM	
GRAVEL WALKWAY	REUSE EXISTING ON SITE - VERIFY	3/4" DIA	-	TBD	TBD	TBD	CONTRACTOR TO PROVIDE SAMPLES FOR APPROVAL. ADD WEED FILTER FABRIC BELOW ALL PEBBLES
FOUNTAIN WALL VENEER	BASALT GREY	SPLIT FACE STONE	-	-	TBD	TBD	
FOUNTAIN WALL STONE CAP	TBD	2" THICK (2" OVERHANG)	FLAMED	TBD	TBD	TBD	
FOUNTAIN WEIR SCUPPER	COPPER SCUPPER SHEET FLOW SCUPPER	36" LENGTH	-	-	PEBBLETEC.COM	(800) 937-5058	
HAMMOCK POSTS	METAL 6"X6" POSTS	TBD		GUNITE	TBD		POST SET IN CONCRETE FOOTING
LAWN		TBD		TBD			WITH W.W. MESH TO PREVENT GOPHERS, PER CONTRACTOR
METAL EDGING	TBD	TBD	TBD	TBD	TBD	TBD	TBD
POOL COPING	BASALT GREY	16"X24"(2" THICK W/ 2" OVERHANG)	FLAMED & BRUSHED	RUNNING BOND	LAMAISONNICOLAS	Nicolas@LaMaisonNicolas.com	
POOL INTERIOR	PEBBLE TEC		PEBBLE SHEEN	TBD	PEBBLETEC.COM	(800) 937-5058	
POOLTILE	FIRECLAY	(MIN 2 ROWS)	TBD	RUNNING BOND	FIRECLAYTILE.COM	(800) 773-2226	SALES CONTACT: WENDY RUFFIER
SINK BASE CABINET	STAINLESS STEEL	30_D_Sink Base Cabinet - VSBO2402	STAINLESS STEEL	-	vikingrange.com	888-845-4641	
SINK	STAINLESS STEEL	21" UNDERMOUNT SINGLE BOWL KITCHEN SINK; #KHU101-21	SATIN	-	KRAUS	KRAUSUSA.COM	OR EQUAL
STONE PAVING ON STEPS	BASALT GREY	16"X24"(2" THICK W/ 2" OVERHANG)	FLAMED & BRUSHED	RUNNING BOND	LAMAISONNICOLAS	Nicolas@LaMaisonNicolas.com	TREADS & RISERS
STONE PAVING FIELD	BASALT GREY	16"X24"(2" THICK)	FLAMED & BRUSHED	RUNNING BOND	LAMAISONNICOLAS	Nicolas@LaMaisonNicolas.com	CONTRACTOR TO PROVIDE STONE SAMPLE
STEP STONE PATH	BASALT GREY	18" DIA. 1.25" THICK	FLAMED & BRUSHED	NATURAL CUT	LAMAISONNICOLAS	Nicolas@LaMaisonNicolas.com	PER CONTRACTOR
SYNTHETIC TURF		TBD		TBD			PER CONTRACTOR
TRASH ENCLOSURE	HORIZONTAL WOOD SLATS	TBD		TBD			WOOD FINISH, & SIZE TO MATCH BUILDING FACADE WOOD
WOOD FENCE & GATE	HORIZONTAL WOOD SLATS	TBD		TBD			WOOD FINISH, & SIZE TO MATCH BUILDING FACADE WOOD

*Sharon Finkle* 10-14-25

SHARON FENKLE  
LANDSCAPE DESIGNER

---

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BAXTER RESIDENCE  
68 MERCURY AVENUE  
TIBURON, CA 94920  
APN-034-271-16

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SHEET TITLE

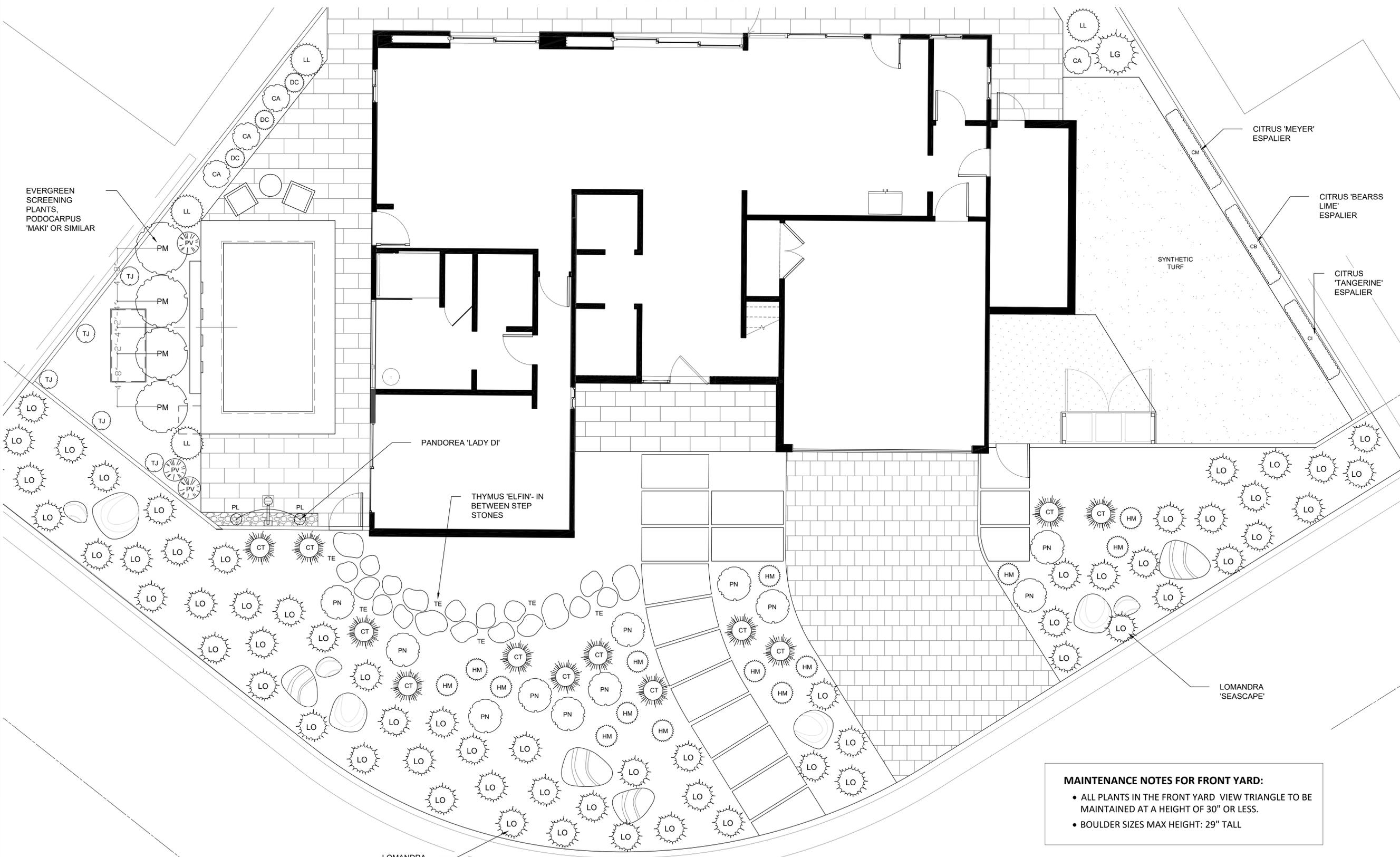
**MATERIALS LIST**

SHEET NUMBER

**L1.2**

BID SET - NOT FOR CONSTRUCTION

MATCHLINE SEE SHEET L3.1



EVERGREEN SCREENING PLANTS, PODOCARPUS 'MAKI' OR SIMILAR

PANDOREA 'LADY DI'

THYMUS 'ELFIN'- IN BETWEEN STEP STONES

CITRUS 'MEYER' ESPALIER

CITRUS 'BEARSS LIME' ESPALIER

CITRUS 'TANGERINE' ESPALIER

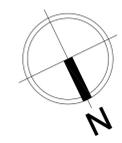
SYNTHETIC TURF

LOMANDRA 'SEASCAPE'

LOMANDRA 'SEASCAPE'

**MAINTENANCE NOTES FOR FRONT YARD:**

- ALL PLANTS IN THE FRONT YARD VIEW TRIANGLE TO BE MAINTAINED AT A HEIGHT OF 30" OR LESS.
- BOULDER SIZES MAX HEIGHT: 29" TALL



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

**studiosf**

LANDSCAPE DESIGN

SHARON FINKLE - LANDSCAPE DESIGNER  
OFFICE: 415.896.6211  
SHARONFINKLE@GMAIL.COM

*Sharon Finkle* 10-14-25  
SHARON FINKLE  
LANDSCAPE DESIGNER

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SHEET TITLE

**PLANTING PLAN**

SHEET NUMBER

**L3.0**

BID SET-NOT FOR CONSTRUCTION



*Sharon Finkle* 10-14-25  
SHARON FINKLE  
LANDSCAPE DESIGNER

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△	8-25-25	PHASE II
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CHECKED

SHEET TITLE

PLANTING  
LIST

SHEET NUMBER

L3.2

BID SET - NOT FOR CONSTRUCTION

PLANTING LIST

KEY	GENUS SPECIES	COMMON NAME	QUANTITY	SIZE	FIRE RESISTANT	TYPE	NEW OR EXISTING	REMARKS	NOTES	CA NATIVE
AP	ACER PALMATUM	GREEN JAPANESE MAPLE	3	48" BOX	YES	DECIDUOUS	NEW	IRRIGATED	MULTI TRUNK	
AB	ACER PALMATUM VAR ATROPURPUREUM	BURGANDY LACE JAPANESE MAPLE	3	24" BOX	YES	DECIDUOUS	NEW	IRRIGATED	MULTI TRUNK	
CA	COLEONEMA 'ALBUM'	WHITE BREADTH OF HEAVEN	8	5 GAL	YES	EVERGREEN	NEW	IRRIGATED		
CB	CITRUS X 'BEARSS LIME'	LIME TREE	1	15 GAL	YES	EVERGREEN	NEW	IRRIGATED	ESPALIER	
CH	CEANOTHUS 'CONCHA'	CONCHA CEANOTHUS	6	15 GAL	YES	EVERGREEN	NEW	IRRIGATED		CA NATIVE
CM	CITRUS X 'MEYER LEMON'	MEYER LEMON	1	15 GAL	YES	EVERGREEN	NEW	IRRIGATED	ESPALIER	
CI	CITRUS X 'TANGERINE'	TANGERINE	1	15 GAL	YES	EVERGREEN	NEW	IRRIGATED	ESPALIER	
CT	CHRONDROPETALUM TECTORUM	CAPE RUSH	12	5 GAL	YES	EVERGREEN	NEW	IRRIGATED		
FG	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	12	1 GAL	YES	EVERGREEN	NEW	IRRIGATED		CA NATIVE
HM	HAKENOCHLOA MACRA	JAPANESE FOREST GRASS	14	5 GAL	YES	PERENNIAL	NEW	IRRIGATED		
LG	LEUCADENDRON 'SILVER CONE'	SILVER CONE LEUCADENDRON	5	15 GAL	YES	EVERGREEN	NEW	IRRIGATED		
LL	LEUCADENDRON 'BURGANDY SUNSET'	BURGANDY SUNSET	8	15 GAL	YES	EVERGREEN	NEW	IRRIGATED		
LO	LOMANDRA 'SEASCAPE'	SEASCAPE SEDGE	68	1 GAL	YES	EVERGREEN	NEW	IRRIGATED		
LR	LOMANDRA LONGIFOLIA	MAT RUSH	11	5 GAL	YES	EVERGREEN	NEW	IRRIGATED		
LS	LAURUS 'SARATOGA'	SARATOGA LAUREL	9	24" BOX	YES	EVERGREEN	NEW	IRRIGATED	STANDARD TRUNK	
PM	PODOCARPUS 'MAKI'	SHRUBBY YEW	4	24" BOX	YES	EVERGREEN	NEW	IRRIGATED		
PL	PANDOREA 'LADI DI'	WHITE BOWER VINE	2	5 GAL	YES	EVERGREEN	NEW	IRRIGATED		
PN	PITTOSPORUM CRASSIFOLIUM COMPACTUM 'NANA'	DWARF KARO	11	5 GAL	YES	EVERGREEN	NEW	IRRIGATED		
PV	POLYGALA 'VIRGINIA BLUE'	VIRGINIA BLUE FERN	14	5 GAL	YES	EVERGREEN	NEW	IRRIGATED		
ST	SALIX MATSUDANA 'TORTUOSA'	DRAGON'S CLAW WILLOW	3	24" BOX	YES	EVERGREEN	NEW	IRRIGATED	STANDARD TRUNK	
TE	THYMUS SERPHYLLUM 'ELFIN'	ELFIN THYME	7	FLAT	YES	EVERGREEN	NEW	IRRIGATED		
TJ	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5	5 GAL	YES	EVERGREEN	NEW	IRRIGATED	ADD HORIZONTAL CABLE WIRE ON FENCE 2' SPACING	

PLANTING NOTES:

- CONTRACTOR TO TAKE SOIL TEST OF EACH PROPOSED PLANTING AREA ON PROPERTY AND AMEND SOIL PER SOIL ENGINEERS RECOMMENDATION.
- ALL SHRUBS TO RECEIVE GOPHER WIRE BASKETS AT ROOT BALL BASE.
- LAWN TO HAVE WELDED WIRE MESH TO PREVENT GOPHERS FROM TUNNELING. PER CONTRACTOR.
- ALL PROPOSED PLANTING AREAS TO RECEIVE PROPER SOIL AMENDMENT AND 3" OF PREMIUM ARBOR MULCH ON ALL EXPOSED TOP SOIL.
- LANDSCAPE CONTRACTOR TO SOURCE PLANTS FROM ALL NEARBY WHOLESALE NURSERIES BEFORE CONTACTING DESIGNER FOR SUBS.
- LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE DESIGNER/OWNER WHEN PLANTS WILL BE DELIVERED TO SITE. LANDSCAPE DESIGNER / OWNER TO APPROVE OF PLANTS AND APPROVE OF PLACEMENT BEFORE INSTALLING PLANTS IN GROUND. PLANT SUBSTITUTES TO BE APPROVED BY OWNER BEFORE CONTRACTOR INSTALLS.
- CONTRACTOR TO ADD IRRIGATION TO ALL PROPOSED PLANTS.
- WHERE VINES ARE PROPOSED AT FENCE: ADD S.S. HORIZONTAL CABLE WIRE, SPACED 2' O.C. EQUALLY ON FENCE PANEL BETWEEN POSTS

MAINTENANCE NOTES:

- ALL TREES AND SHRUBS TO BE TRIMMED BY HAND TO KEEP THEIR NATURAL FORMS. NO HEDGING OR GEOMETRIC SHAPES OF ANY TREE OR SHRUB, UNLESS SPECIFIED BY OWNER.

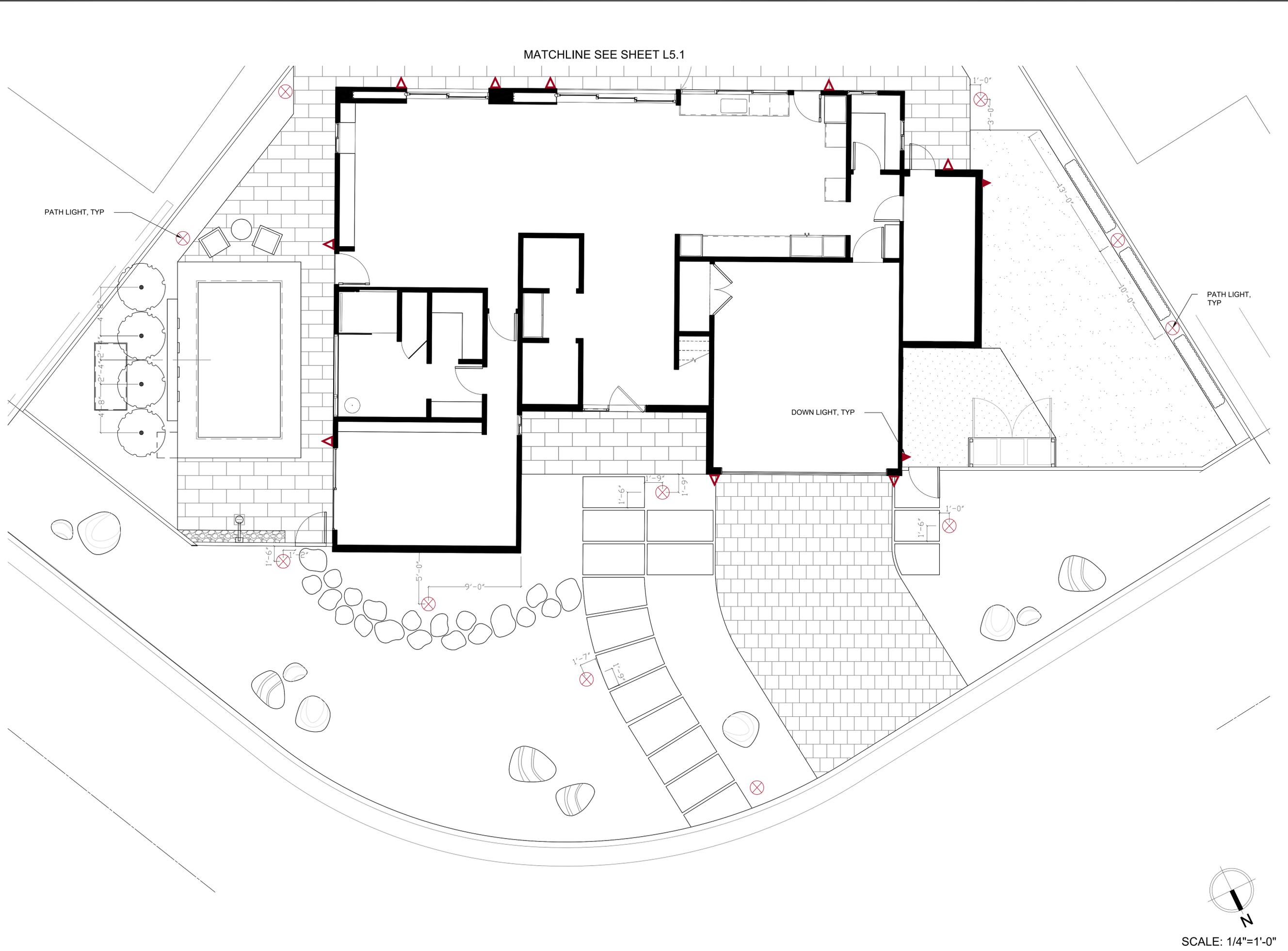
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SHEET TITLE  
**LIGHTING PLAN**

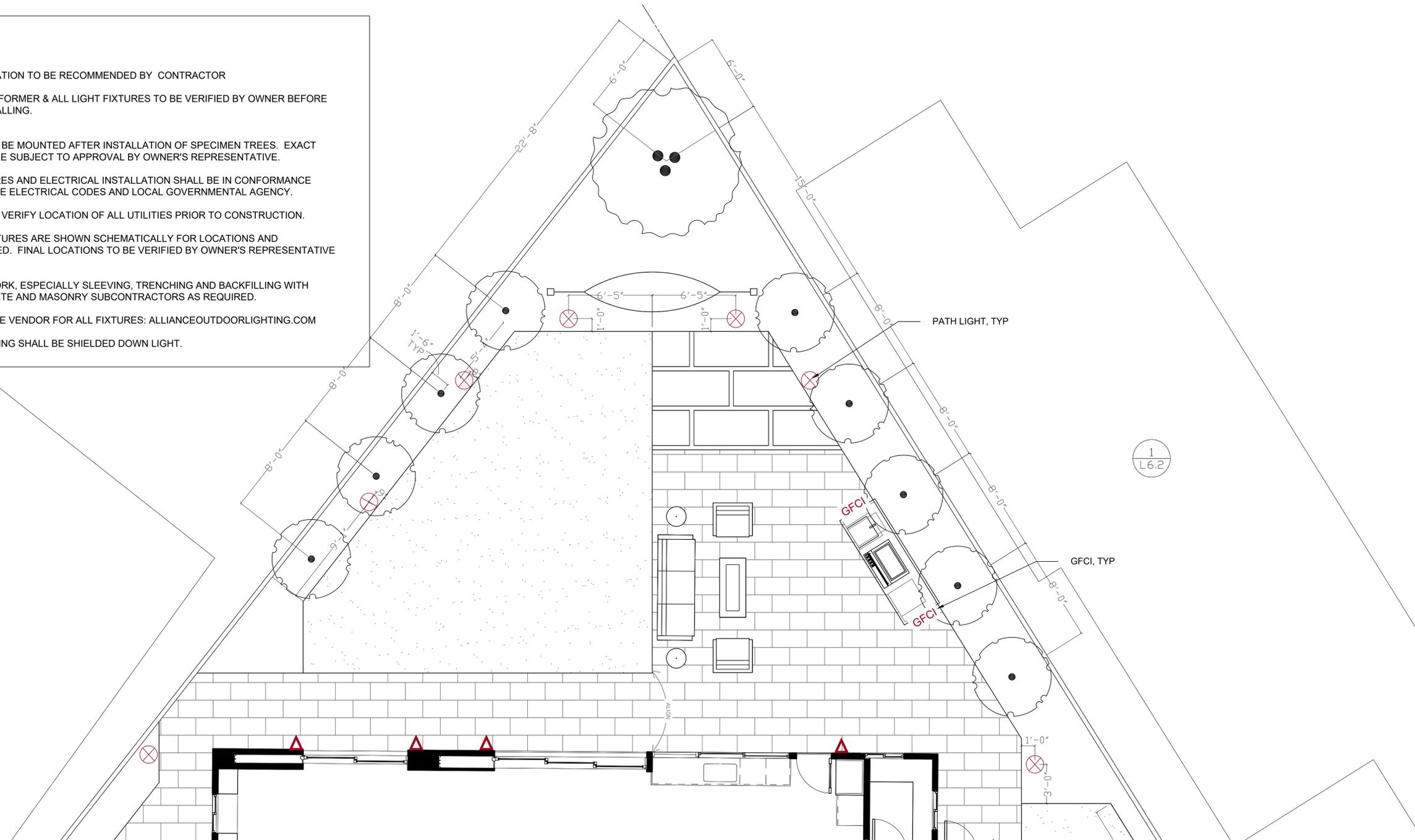
SHEET NUMBER  
**L5.0**



BID SET - NOT FOR CONSTRUCTION

**NOTES**

- TRANSFORMER LOCATION TO BE RECOMMENDED BY CONTRACTOR
- LOCATION OF TRANSFORMER & ALL LIGHT FIXTURES TO BE VERIFIED BY OWNER BEFORE PURCHASING & INSTALLING.
- ALL FIXTURES SHALL BE MOUNTED AFTER INSTALLATION OF SPECIMEN TREES. EXACT LOCATION OF FIXTURE SUBJECT TO APPROVAL BY OWNER'S REPRESENTATIVE.
- ALL LIGHTING FIXTURES AND ELECTRICAL INSTALLATION SHALL BE IN CONFORMANCE WITH THE APPLICABLE ELECTRICAL CODES AND LOCAL GOVERNMENTAL AGENCY.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- ALL ELECTRICAL FIXTURES ARE SHOWN SCHEMATICALLY FOR LOCATIONS AND QUANTITIES REQUIRED. FINAL LOCATIONS TO BE VERIFIED BY OWNER'S REPRESENTATIVE ON SITE.
- COORDINATE ALL WORK, ESPECIALLY SLEEVING, TRENCHING AND BACKFILLING WITH IRRIGATION, CONCRETE AND MASONRY SUBCONTRACTORS AS REQUIRED.
- DEDUCT ALTERNATIVE VENDOR FOR ALL FIXTURES: ALLIANCEOUTDOORLIGHTING.COM
- ALL EXTERIOR LIGHTING SHALL BE SHIELDED DOWN LIGHT.



MATCHLINE SEE SHEET L5.0

LIGHTING LEGEND							
SYMBOL	FIXTURE	QUANTITY	MODEL	FINISH	VENDOR	CONTACT	NOTES
▽	EXISTING LIGHT	9					S.A.D.
⊗	PATH LIGHT	16	6061-27-BZ	BRONZE	WAC LANDSCAPE LIGHTING	(800) 526-2588	WACLIGHTING.COM
▼	DOWN LIGHT	2	DE-ZD-1LED-UL LISTED-MM-ANGLE SHROUD 45°-BZ	BRONZE	FX LUMINAIRE	760-744-5240	ADD SENSOR FOR SECURITY
GFCI	GFCI DUPLEX OUTLET	2	ML450Z	DARK BRONZE	HUBBEL, INC	WWW.HUBBEL-RTB.COM	ALL WEATHER RECEPTACLE AT BBQ
●	FOUNTAIN LIGHT	4					
T	TRANSFORMER	TBD	MT SERIES	TYPE 304 VISTA LIGHTING	VISTA LIGHTING	-	VISTAPRO.COM



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

**studioSF**  
LANDSCAPE DESIGN

SHARON FINKLE - LANDSCAPE DESIGNER  
OFFICE: 415.896.4211  
SHARONFINKLE@GMAIL.COM

*Sharon Finkle* 10-14-25  
SHARON FINKLE  
LANDSCAPE DESIGNER

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SHEET TITLE  
**LIGHTING PLAN**

SHEET NUMBER

**L5.1**

BID SET-NOT FOR CONSTRUCTION

# FXLuminaire

LED Down Lights



Straight Shroud

PROJECT \_\_\_\_\_

CATALOG # \_\_\_\_\_

TYPE \_\_\_\_\_

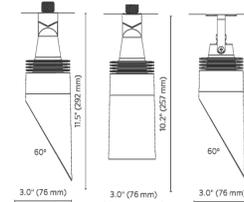
NOTES \_\_\_\_\_

## DE Down Light DESIGNER PLUS

Practical directional down light in 1, 3, 6, or 9 LED. Aluminum construction. An RGBW version is also available for use with ZDC systems.

### Quick Facts

- Die-cast aluminum
- Two-layer marine-grade anodization and powder coat finish
- Cree® integrated LEDs
- ProAim™ adjustability
- Tamper-resistant features
- Color temperature filters
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V



### LANDSCAPE LIGHTING

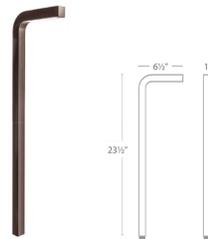
## DE Down Light SPECIFICATIONS

Output	1LED	3LED	6LED	9LED	ZDC
Total Lumens†	59	162	328	344	93
Input Voltage	10 to 15V	10 to 15V	10 to 15V	10 to 15V	11 to 15V
Input Power (W)	2.0	4.2	8.2	10.0	9.1
VA	2.4	4.5	9.7	10.7	11.0
Efficiency (Lumens/Watt)	29	41	40	34	22
Color Rendering Index (CRI)	80+	80+	80+	80+	80+
Center Beam Candlepower*					
Spot (17-20)	322	958	2,064	1,912	192
Dimming	PWM, Phase**	PWM, Phase**	PWM, Phase**	PWM, Phase**	--
RGBW Available	No	No	No	No	Yes
Luxor Compatibility					
Default	Zoning	Zoning	Zoning	Zoning	--
ZD Option	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming	--
ZDC Option	--	--	--	--	Zoning/Dimming / Color
Minimum Rated Life (L90)	55,000 Hrs	55,000 Hrs	55,000 Hrs	55,000 Hrs	55,000Hrs

\* Information not available for Flood or Wide Flood.  
 \*\* For optimal performance, use a trailing-edge, phase-cut dimmer.  
 † Measured using the 3,900K CCT lens. Multipliers for other CCTs include 0.80 (2,700K), 0.65 (4,500K), and 0.65 (5,200K).

Learn more. Visit: [fxl.com](http://fxl.com) | 760.744.5240

## BALANCE SINGLE LED PATH LIGHT 6061



## WAC LANDSCAPE LIGHTING

Fixture Type:

Catalog Number:

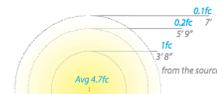
Project: \_\_\_\_\_

Location: \_\_\_\_\_

**PRODUCT DESCRIPTION**  
 Sleek linear design blends seamlessly into pathways while providing soft, even illumination

**SPECIFICATIONS**  
 Input: 9-15VAC (Transformer is required)  
 Power: 6.5W / 11.5VA  
 Brightness: 275 lm  
 CRI: 90  
 Rated Life: 60,000 hours

- FEATURES**
- IP66 rated, Protected against powerful water jets
  - Factory sealed water tight fixtures
  - Solid diecast corrosion resistant aluminum alloy
  - Recommended spacing for installation: Residential 11 to 13ft; Commercial: 7 to 9ft
  - Mounting stake, 6 foot lead wire, and direct burial gel filled wire nuts are included
  - Maintains constant lumen output against voltage drop
  - UL & cUL 1838 Listed



Color Temp	Finish	
	BZ	BK
27 2700K Warm White	BZ Bronze on Aluminum	BK Black on Aluminum
30 3000K Pure White		

**6061-\_\_BZ**  
 Example: **6061-30BZ**

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.

## BALANCE SINGLE LED PATH LIGHT 6061

## WAC LANDSCAPE LIGHTING



Includes three 7 inch threaded stainless steel stabilizing pins for ground mounting or surface mounts with four screws or over a junction box

5000-SCP-BZ  
 Bronze on Aluminum

9000-ST9-BK  
 Durable PVC stake



Guardian Mount

Heavy duty stainless steel spike to position fixture. Formed from a single piece of metal

9000-SP9-BZ  
 Stainless Steel

### Magnetic Transformers

Stainless Steel, 12-15V output, IP65 rated, UL 1838 listed  
 See transformer spec sheet for details and its accessories

9075-TRM-55  
 75W Max

9150-TRM-55  
 150W Max

9300-TRM-55  
 300W Max

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

# studioSF

LANDSCAPE DESIGN

SHARON FINKLE - LANDSCAPE DESIGNER  
 OFFICE: 415.896.4211  
 SHARON@STUDIOSF.COM

Sharon Finkle 10-14-25  
 SHARON FINKLE  
 LANDSCAPE DESIGNER

PLANS ARE UNSTAMPED  
 AND MAY NOT BE  
 COMPLIANT TO LOCAL  
 CODES AND REQUIREMENTS

BAXTER RESIDENCE  
 68 MERCURY AVENUE  
 TIBURON, CA 94920  
 APN-034-271-16

### REVISION

NO.	DATE	DESCRIPTION
△ 1	8-3-25	CONCEPT PLAN
△ 2	8-16-25	PHASE II
△ 3	8-20-25	PHASE II
△ 4	8-24-25	PHASE II
△ 5	8-25-25	PHASE II
△ 6	10-14-25	PERMIT SET

07222025

PROJECT NUMBER

July 22, 2025

DATE

DRAWN

SF

CHECKED

SHEET TITLE

LIGHTING  
 SPECS

SHEET NUMBER

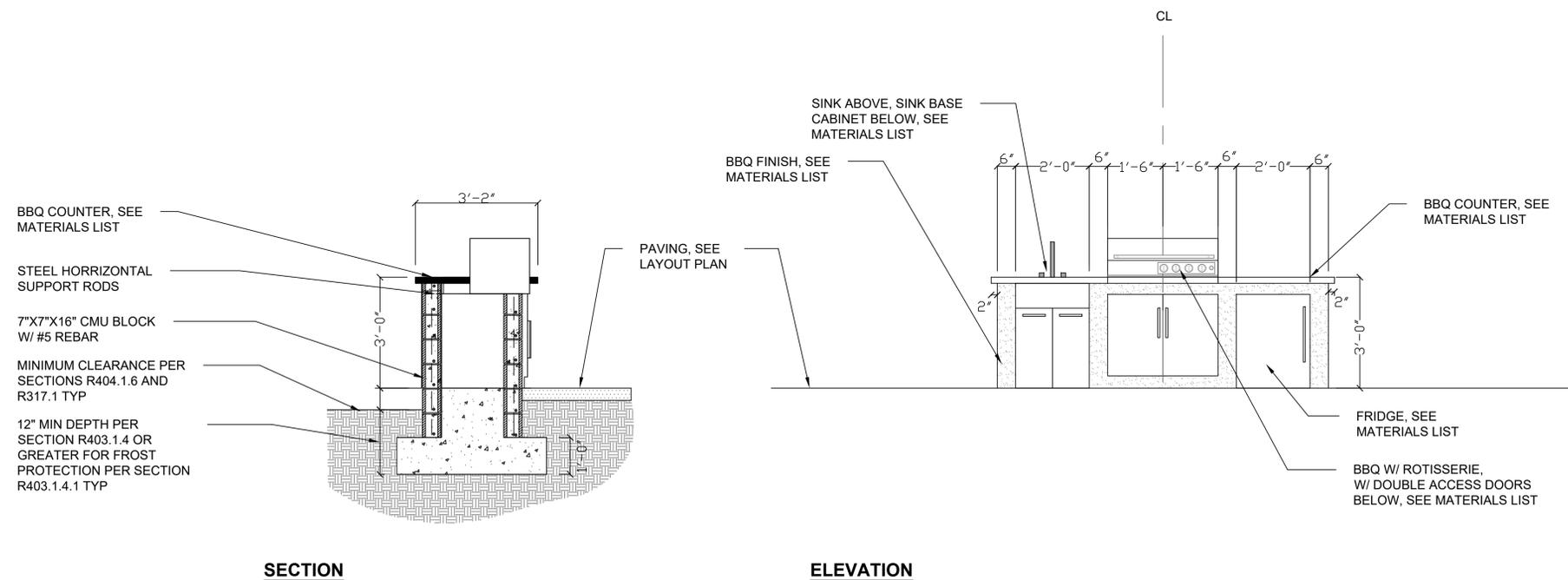
L5.2

BID SET - NOT FOR CONSTRUCTION

*Sharon Finkle* 10-14-25

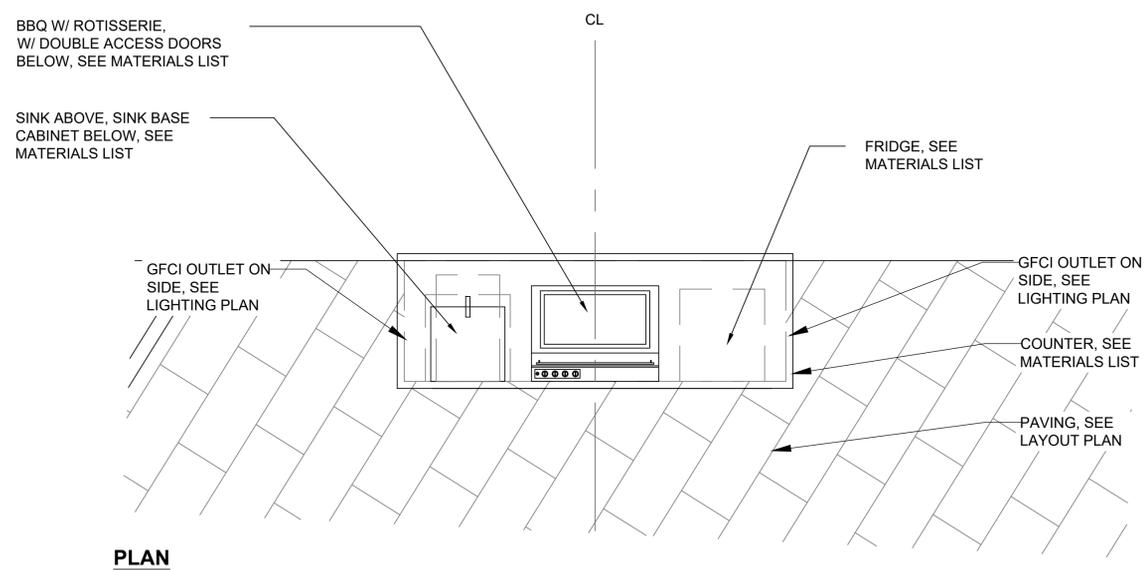
SHARON FINKLE  
LANDSCAPE DESIGNER

PLANS ARE UNSTAMPED  
AND MAY NOT BE  
COMPLIANT TO LOCAL  
CODES AND REQUIREMENTS



**SECTION**

**ELEVATION**



**PLAN**

**1** BBQ & OUTDOOR KITCHEN  
SCALE: 1/2"=1'-0"

**BAXTER RESIDENCE**  
**68 MERCURY AVENUE**  
**TIBURON, CA 94920**  
APN-034-271-16

REVISION

NO.	DATE	DESCRIPTION
△	8-3-25	CONCEPT PLAN
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07222025

PROJECT NUMBER

July 22, 2025

DATE

DRAWN

SF/

CHECKED

SHEET TITLE

**DETAILS**

SHEET NUMBER

**L6.2**

BID SET-NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	8-3-25	CONCEPT PLAN
2	8-16-25	PHASE II
3	8-20-25	PHASE II
4	8-24-25	PHASE II
5	8-25-25	PHASE II
6	10-14-25	PERMIT SET

07222025  
PROJECT NUMBER  
July 22, 2025  
DATE

DRAWN  
SF/  
CHECKED

SHEET TITLE  
**VEGETATION  
MANAGEMENT  
PLAN**

SHEET NUMBER

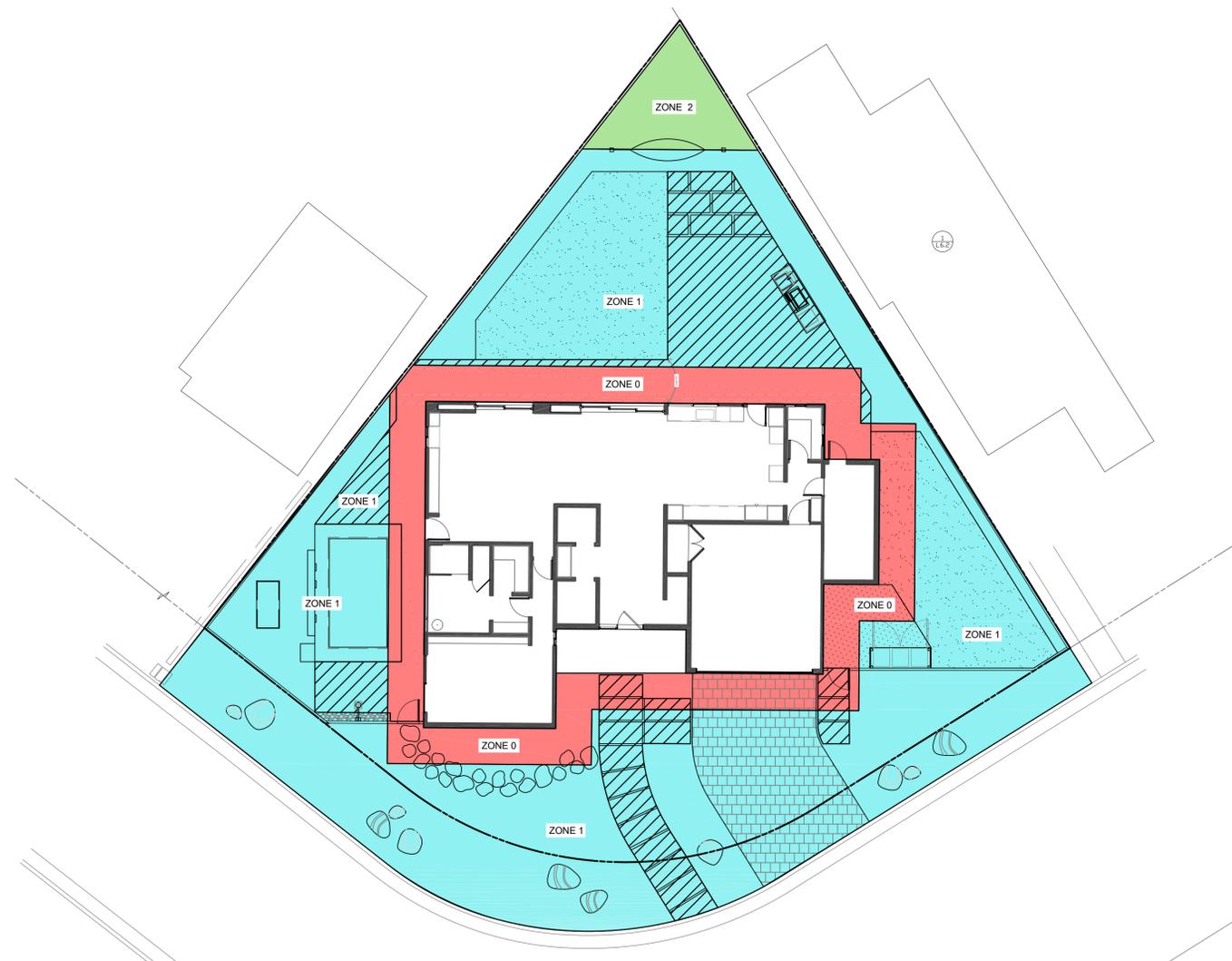
L7.0

**Home Ignition Zone**  
Another term used in the context of defensible space planning is the "Home Ignition Zone" or HIZ. The HIZ reduces a home's ignition potential based on the proximity to available fuel types within 100 feet or more from a home. <http://www.firesafemarin.org/defensible-space>.

-  **Immediate Zone (ZONE 0): 0'-5'** The Immediate Zone extends 0-5' from your house. It's the area closest to your house, including the structure itself, decks, outdoor furniture, and the outside walls and coverings. This area is most vulnerable, and should be most aggressively maintained for fire resistance.
-  **Intermediate Zone (ZONE 1): 5'-30'** The Intermediate Zone from 5' to 30' out from buildings, structures, decks, etc. Keep this area "Lean, Clean, and Green" and employ careful landscaping to create breaks that can help influence and decrease fire behavior.
-  **Extended Zone (ZONE 2): 30'-100'** The extended zone from 30' to 100' (up to 200 feet, if required due to steep slopes, nearby vegetation conditions, and/or your local fire department). The goal here is not to eliminate fire but to interrupt fire's path and keep flames smaller and on the ground.
-  **Access Zone (Zone 3): 0'-10'** The access zone extends 10 feet horizontally from the edge on either side of the road or driveway and shall not extend within the 15 foot vertical clearance above the surface of the roadway or driveway, as required for emergency access. All landscape shall meet the requirements for separation as stated in the Zone 1 above.

**VEGETATION MANAGEMENT PLAN NARRATIVE**

1. **Existing Conditions**
  - a. There are currently mature oaks, firs, acacias, magnolia, olive, & fruit trees located throughout the property.
2. **Proposed Scope**
  - a. The intent of this plan is to properly maintain the mature oak trees, and several fruit trees with selective pruning and removal of all dead material per Firewise standards. The magnolia tree, olive tree, & 3 fruit trees will be removed. All fire prone fir trees, acacia trees will be removed. All existing shrubs will be removed to provide a firebreak from 0'-30' from the home.
3. **Future Planting**
  - a. Any future plantings throughout the site will include fire-resistant, irrigated shrubs, perennials, and ground covers as in the FIREsafe MARIN planting lists located in <https://firesafemarin.org/create-a-fire-smart-yard/plants/>
4. **Long Term Maintenance Schedule and Safety Practices**
  - a. All fire prone fuels and dead material will be removed within 100' of the home.
  - b. Remove branches beneath large trees for a 6-foot minimum clearance.
  - c. Needles and leaves and other combustible debris and litter shall be removed from roofs and gutters at a minimum twice yearly.
  - d. All weeds and grasses shall be cut regularly to a height of 4" or less.
  - e. Vegetation shall be trimmed to within 10' horizontally of roadways, and trees shall be trimmed as not to overhang roadways and provide 15' of clearance vertically.
  - f. All dead and dying vegetation shall be removed seasonally to reduce vegetation volume and ladder fuels.
  - g. Coordinate with adjacent property owners to maintain tree canopies, vegetation, and ladder fuels on an annual basis.
  - h. No native grasses shall be planted within Home ignition zones 1 and 2.
  - i. All planted areas inside Home ignition zone 1 and 2 shall be irrigated.
  - j. All plantings shall be selected in coordination with the FIREsafe MARIN planting lists located in <https://firesafemarin.org/create-a-fire-smart-yard/plants/>. Other fire resistant plants can be utilized with prior approval of the Fire Code Official.
  - k. Regardless of plant selection, shrubs shall be spaced so that no continuity exists between ground fuels and tree crowns, such that a fire will not extend into the tree canopy.
  - l. Defensible space shall be maintained for the life of the property in accordance with the approved Vegetation Management Plan and shall be amended as changes occur based on local findings and/or state requirements. Any changes, additions, and/or modifications to the existing approved Vegetation Management Plan shall require resubmission and approval by the AHJ.



**PLAN LEGEND**

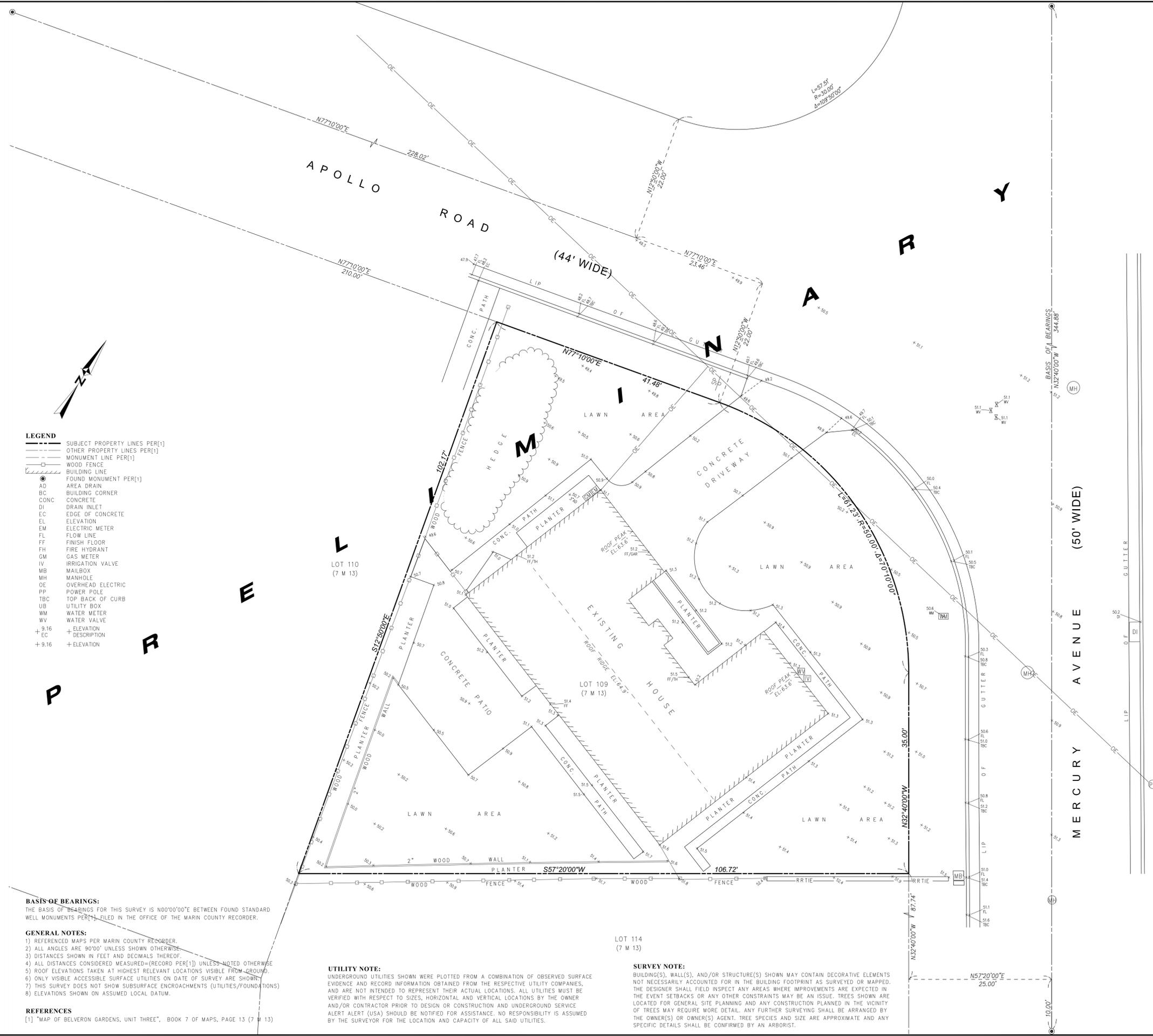
	HARDSCAPE
	IRRIGATED LAWN
	GRAVEL
	PERMEABLE PAVERS

PLANTING LIST										
KEY	GENUS SPECIES	COMMON NAME	QUANTITY	SIZE	FIRE RESISTANT	TYPE	NEW OR EXISTING	REMARKS	NOTES	CA NATIVE
AP	ACER PALMATUM	GREEN JAPANESE MAPLE	3	48" BOX	YES	DECIDUOUS	NEW	IRRIGATED	MULTI TRUNK	
AB	ACER PALMATUM VAR ATROPURPUREUM	BURGANDY LACE JAPANESE MAPLE	3	24" BOX	YES	DECIDUOUS	NEW	IRRIGATED	MULTI TRUNK	
CA	COLEONEMA 'ALBUM'	WHITE BREADTH OF HEAVEN	8	5 GAL	YES	EVERGREEN	NEW	IRRIGATED		
CB	CITRUS X 'BEARSS LIME'	LIME TREE	1	15 GAL	YES	EVERGREEN	NEW	IRRIGATED	ESPALIER	
CH	CEANOTHUS 'CONCHA'	CONCHA CEANOTHUS	6	15 GAL	YES	EVERGREEN	NEW	IRRIGATED		CA NATIVE
CM	CITRUS X 'MEYER LEMON'	MEYER LEMON	1	15 GAL	YES	EVERGREEN	NEW	IRRIGATED	ESPALIER	
CI	CITRUS X 'TANGERINE'	TANGERINE	1	15 GAL	YES	EVERGREEN	NEW	IRRIGATED	ESPALIER	
CT	CHRONDROPETALUM TECTORUM	CAPE RUSH	12	5 GAL	YES	EVERGREEN	NEW	IRRIGATED		
FG	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	12	1 GAL	YES	EVERGREEN	NEW	IRRIGATED		CA NATIVE
HM	HAKENOCHLOA MACRA	JAPANESE FOREST GRASS	14	5 GAL	YES	PERENNIAL	NEW	IRRIGATED		
LG	LEUCADENDRON 'SILVER CONE'	SILVER CONE LEUCADENDRON	5	15 GAL	YES	EVERGREEN	NEW	IRRIGATED		
LL	LEUCADENDRON 'BURGANDY SUNSET'	BURGANDY SUNSET	8	15 GAL	YES	EVERGREEN	NEW	IRRIGATED		
LO	LOMANDRA 'SEASCAPE'	SEASCAPE SEDGE	68	1 GAL	YES	EVERGREEN	NEW	IRRIGATED		
LR	LOMANDRA LONGIFOLIA	MAT RUSH	11	5 GAL	YES	EVERGREEN	NEW	IRRIGATED		
LS	LAURUS 'SARATOGA'	SARATOGA LAUREL	9	24" BOX	YES	EVERGREEN	NEW	IRRIGATED	STANDARD TRUNK	
PM	PODOCARPUS 'MAKI'	SHRUBBY YEWE	4	24" BOX	YES	EVERGREEN	NEW	IRRIGATED		
PL	PANDOREA 'LADI DI'	WHITE BOWER VINE	2	5 GAL	YES	EVERGREEN	NEW	IRRIGATED		
PN	PITTIOSPORUM CRASSIFOLIUM COMPACTUM 'NANA'	DWARF KARO	11	5 GAL	YES	EVERGREEN	NEW	IRRIGATED		
PV	POLYGALA 'VIRGINIA BLUE'	VIRGINIA BLUE FERN	14	5 GAL	YES	EVERGREEN	NEW	IRRIGATED		
ST	SALIX MATSUDANA 'TORTUOSA'	DRAGON'S CLAW WILLOW	3	24" BOX	YES	EVERGREEN	NEW	IRRIGATED	STANDARD TRUNK	
TE	THYMUS SERPHYLLUM 'ELFIN'	ELFIN THYME	7	FLAT	YES	EVERGREEN	NEW	IRRIGATED		
TJ	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5	5 GAL	YES	EVERGREEN	NEW	IRRIGATED	ADD HORIZONTAL CABLE WIRE ON FENCE 2' SPACING	



SCALE: 3/32"=1'-0"

BID SET - NOT FOR CONSTRUCTION



- LEGEND**
- SUBJECT PROPERTY LINES PER[1]
  - OTHER PROPERTY LINES PER[1]
  - MONUMENT LINE PER[1]
  - WOOD FENCE
  - BUILDING LINE
  - FOUND MONUMENT PER[1]
  - AD AREA DRAIN
  - BC BUILDING CORNER
  - CONC CONCRETE
  - DI DRAIN INLET
  - EC EDGE OF CONCRETE
  - EL ELEVATION
  - EM ELECTRIC METER
  - FL FLOW LINE
  - FF FINISH FLOOR
  - FH FIRE HYDRANT
  - GM GAS METER
  - IV IRRIGATION VALVE
  - MB MAILBOX
  - MH MANHOLE
  - OE OVERHEAD ELECTRIC
  - PP POWER POLE
  - TBC TOP BACK OF CURB
  - UB UTILITY BOX
  - WM WATER METER
  - WV WATER VALVE
  - + 9.16 + ELEVATION
  - EC + ELEVATION DESCRIPTION
  - + 9.16 + ELEVATION

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS N00°00'00"E BETWEEN FOUND STANDARD WELL MONUMENTS PER[1], FILED IN THE OFFICE OF THE MARIN COUNTY RECORDER.

**GENERAL NOTES:**

- 1) REFERENCED MAPS PER MARIN COUNTY RECORDER.
- 2) ALL ANGLES ARE 90°00' UNLESS SHOWN OTHERWISE.
- 3) DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
- 4) ALL DISTANCES CONSIDERED MEASURED=(RECORD PER[1]) UNLESS NOTED OTHERWISE.
- 5) ROOF ELEVATIONS TAKEN AT HIGHEST RELEVANT LOCATIONS VISIBLE FROM GROUND.
- 6) ONLY VISIBLE ACCESSIBLE SURFACE UTILITIES ON DATE OF SURVEY ARE SHOWN.
- 7) THIS SURVEY DOES NOT SHOW SUBSURFACE ENCROACHMENTS (UTILITIES/FOUNDATIONS)
- 8) ELEVATIONS SHOWN ON ASSUMED LOCAL DATUM.

**REFERENCES**  
[1] "MAP OF BELVERON GARDENS, UNIT THREE", BOOK 7 OF MAPS, PAGE 13 (7 M 13)

**UTILITY NOTE:**  
UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION AND UNDERGROUND SERVICE ALERT ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AND CAPACITY OF ALL SAID UTILITIES.

**SURVEY NOTE:**  
BUILDING(S), WALL(S), AND/OR STRUCTURE(S) SHOWN MAY CONTAIN DECORATIVE ELEMENTS NOT NECESSARILY ACCOUNTED FOR IN THE BUILDING FOOTPRINT AS SURVEYED OR MAPPED. THE DESIGNER SHALL FIELD INSPECT ANY AREAS WHERE IMPROVEMENTS ARE EXPECTED IN THE EVENT SETBACKS OR ANY OTHER CONSTRAINTS MAY BE AN ISSUE. TREES SHOWN ARE LOCATED FOR GENERAL SITE PLANNING AND ANY CONSTRUCTION PLANNED IN THE VICINITY OF TREES MAY REQUIRE MORE DETAIL. ANY FURTHER SURVEYING SHALL BE ARRANGED BY THE OWNER(S) OR OWNER(S) AGENT. TREE SPECIES AND SIZE ARE APPROXIMATE AND ANY SPECIFIC DETAILS SHALL BE CONFIRMED BY AN ARBORIST.