



TIBURON TOWNHOMES

NOTE: THIS IMAGE ACCURATELY DEPICTS EXISTING AND PROPOSED CONDITIONS WITH THE CAVEAT THAT THE EXISTING GARAGE BUILDINGS OF THE NEIGHBORING POINT TIBURON BAYSIDE CONDOMINIUMS HAVE BEEN OMITTED IN THE INTEREST OF CLARITY TO ALLOW AN ADEQUATE VIEW OF THE PROPOSED TOWNHOMES. SEE SHEET A0.03-SITE CONTEXT PLAN FOR LOCATION OF VANTAGE POINT.

RECEIVED BY TIBURON PLANNING DIVISION
2/11/2026

SHEET	COVER SHEET		
	DATE	02/09/2026	RENDERING COMMENTS
SHEET TITLE	PHASE	AS NOTED	AS NOTED
	SCALE	AS NOTED	AS NOTED
ISSUES/REVISIONS	<p>1 02.09.26 PLANNING RESUBMITTAL</p>		
PROJECT	<p>TIBURON TOWNHOMES APN: 059-161-12 1801 TIBURON BLVD., TIBURON, CA 94920</p>		
CONSULTANTS			
STAMP			
<p>MACY ARCHITECTURE 466 Geary Street, Suite 500 San Francisco, CA 94102 Tel 415 551 7630 Fax 415 551 7601 www.macyarchitecture.com</p>			



AREA WITHIN 300 FOOT FROM SITE

FOR PROJECT AREA SITE PLAN INFO SEE SHEET A1.01 "1ST FLOOR/SITE PLAN" AS WELL AS CIVIL & LANDSCAPE DRAWINGS

(E) FIRE HYDRANT

EYE-LEVEL STREET VIEW

REMAINDER PARCEL

DESIGNATED BMR UNIT

9 PROPOSED NEW PARCELS

(E) ENCLOSED GARAGE / STORAGE STRUCTURE

MAR WEST STREET

TIBURON BOULEVARD

PRIVATE ACCESS LANE

APPROX. 64'-3"

POINT TIBURON BAYSIDE CONDOMINIUMS GARAGE BUILDINGS

POINT TIBURON BAYSIDE CONDOMINIUMS MAIN BUILDING



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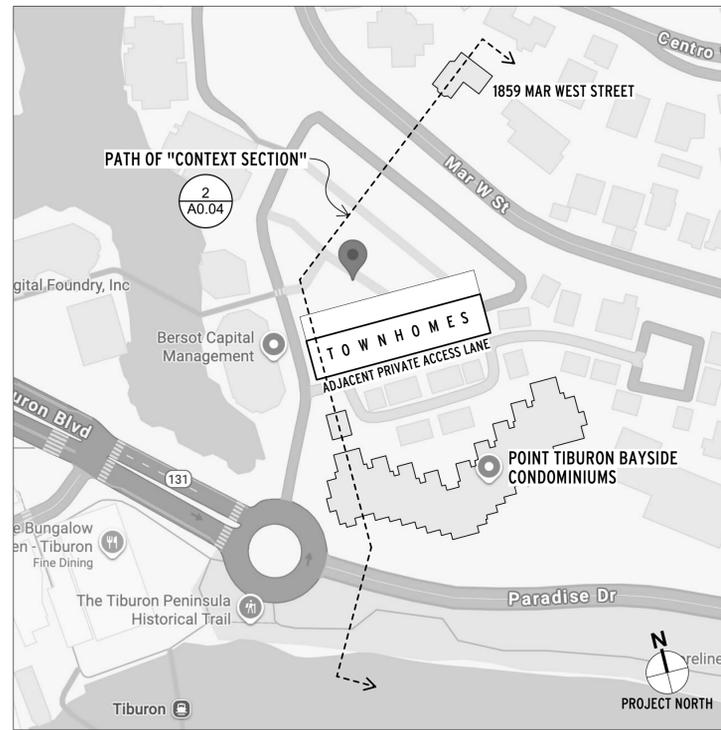
1 02.09.26
PLANNING
RESUBMITTAL

ISSUES/REVISIONS

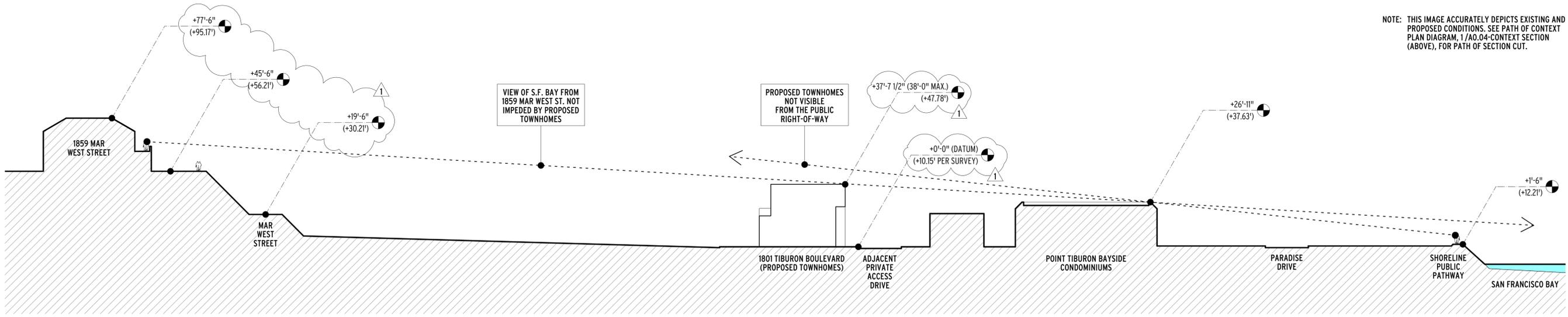
SHEET TITLE
SITE CONTEXT DIAGRAM

DATE	02/09/2026
PHASE	RENDERING COMMENTS
SCALE	AS NOTED

SHEET
A0.03



1 PATH OF CONTEXT SECTION
A0.04 Scale: N.T.S.



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2/11/2026

NOTE: THIS IMAGE ACCURATELY DEPICTS EXISTING AND PROPOSED CONDITIONS. SEE PATH OF CONTEXT PLAN DIAGRAM, 1/A0.04-CONTEXT SECTION (ABOVE), FOR PATH OF SECTION CUT.

2 CONTEXT PLAN
A0.04 Scale: 1" = 30'-0"

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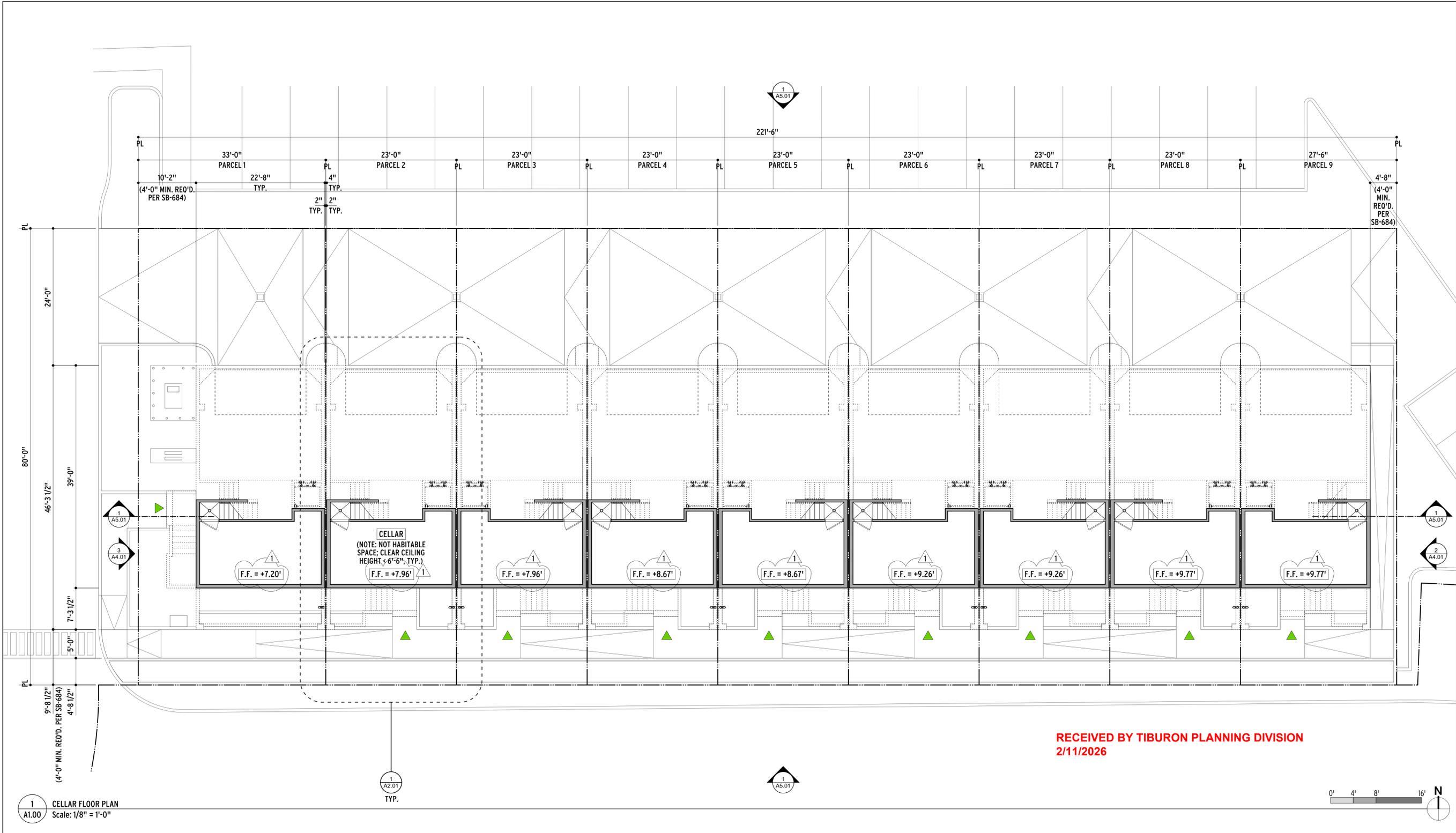
02.09.26
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ISSUES/REVISIONS

SHEET TITLE
CONTEXT SECTION

DATE	PHASE	RENDERING COMMENTS	SCALE
02/09/2026	RENDERING	AS NOTED	AS NOTED

SHEET
A0.04



1
A1.00 CELLAR FLOOR PLAN
Scale: 1/8" = 1'-0"

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1
02.09.26
PLANNING
RESUBMITTAL

ISSUES/REVISIONS

SHEET TITLE	
CELLAR FLOOR PLAN	
DATE	02/09/2026
PHASE	RENDERING COMMENTS
SCALE	1/8" = 1'-0"

SHEET
A1.00



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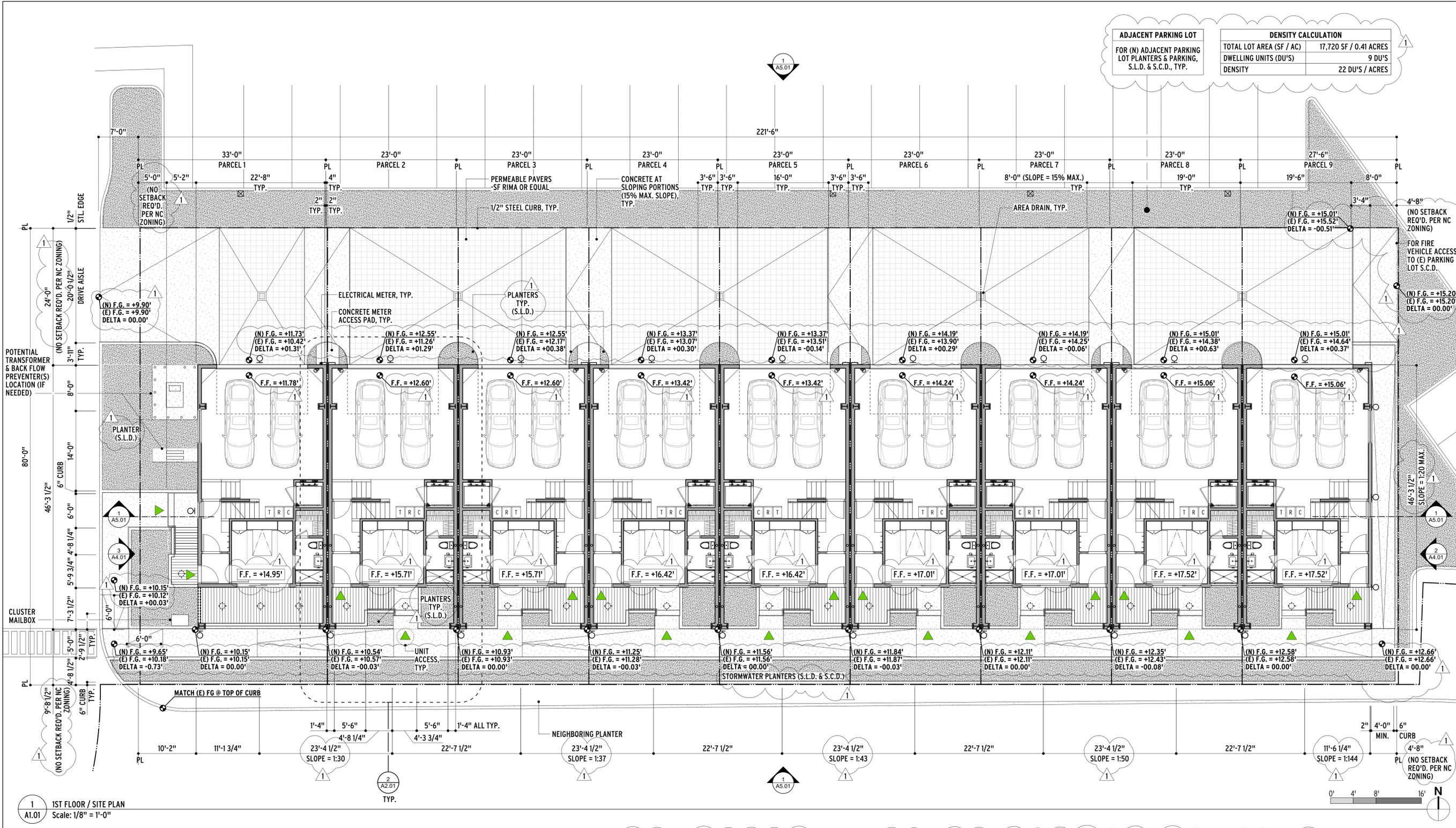
ISSUES/REVISIONS

SHEET TITLE
1ST FLOOR / SITE PLAN

SHEET
A1.01

ADJACENT PARKING LOT	
FOR (N) ADJACENT PARKING LOT PLANTERS & PARKING, S.L.D. & S.C.D., TYP.	

DENSITY CALCULATION	
TOTAL LOT AREA (SF / AC)	17,720 SF / 0.41 ACRES
DWELLING UNITS (DU'S)	9 DU'S
DENSITY	22 DU'S / ACRES



1 1ST FLOOR / SITE PLAN
 A1.01 Scale: 1/8" = 1'-0"

- NOTES**
- SEE SHEET A9.05.1-EXTERIOR MATERIALS & LIGHTING SCHEDULE & SHEET A9.05.2-EXTERIOR LIGHTING & SKYLIGHT SPECIFICATIONS FOR MORE LIGHTING INFORMATION.
 - SEE SHEET A0.01.1 "PROJECT DATA" FOR VICINITY MAP, PLANNING DATA, AND ZONING COMPLIANCE.
 - SEE SHEET TML0 "EXISTING CONDITIONS" FOR EXISTING CONDITIONS, TREES & PLANTED AREAS, UTILITIES, & EASEMENTS / DEDICATIONS.
 - SEE SHEET L1.0 "PLANTING PLAN & SCHEDULE" FOR ALL PROPOSED PLANTED AREAS.

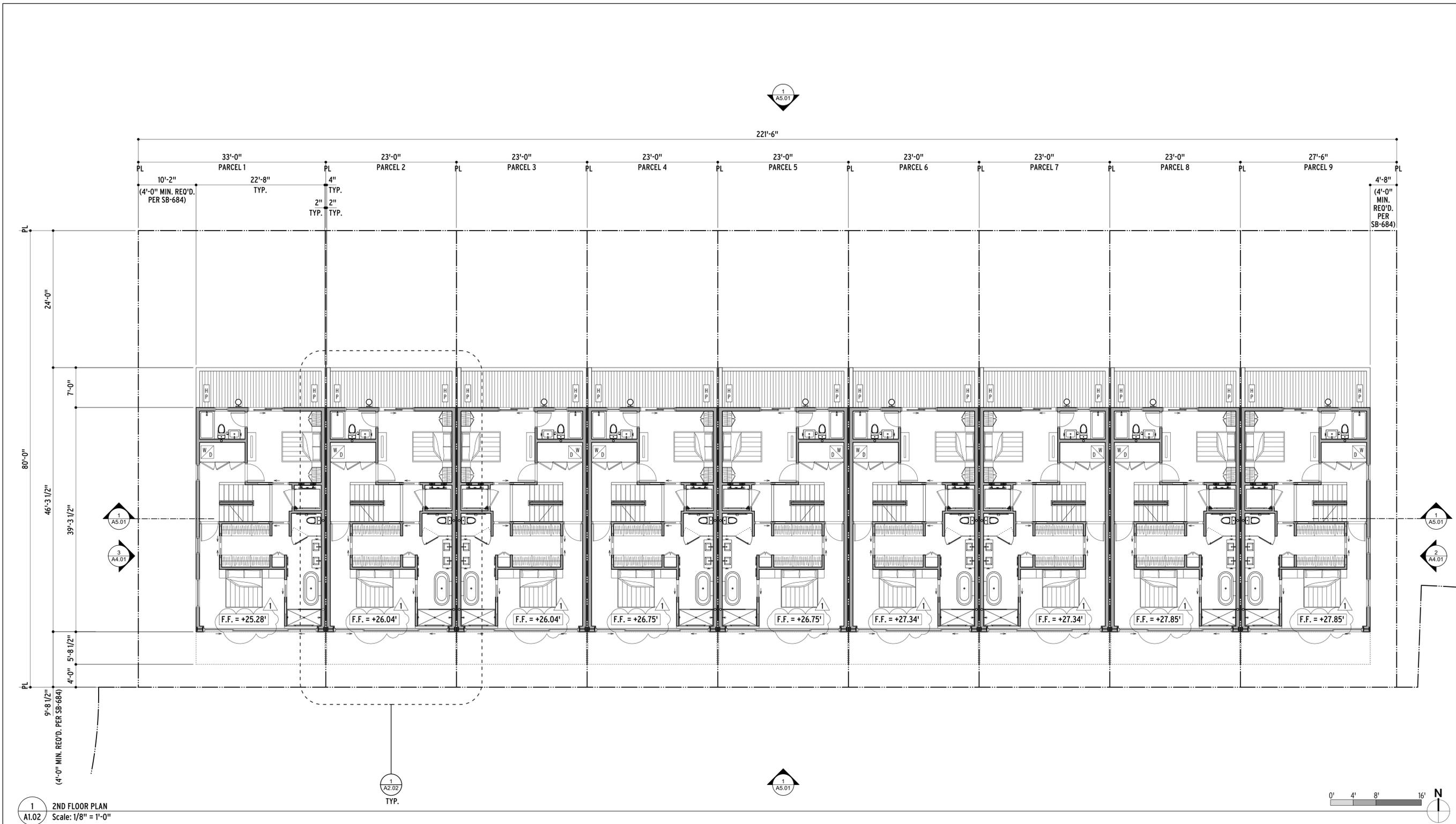
BUILDING FINISH GRADE CONTACTS & BUILDING HEIGHTS SUMMARY							
	HIGHEST EXISTING FINISH GRADE CONTACT	HIGHEST PROPOSED FINISH GRADE CONTACT	LOWEST EXISTING FINISH GRADE CONTACT	LOWEST PROPOSED FINISH GRADE CONTACT	HIGHEST ROOF PARAPET LEVEL	BUILDING HEIGHT	PLANNING STATUS
PARCEL-1 TOWNHOME	+10.42'	+11.73'	+10.15'	+10.15'	+47.78'	37.63'	COMPLIANT*
PARCEL-2 TOWNHOME	+11.26'	+12.55'	+10.57'	+10.54'	+48.54'	38.00'	COMPLIANT*
PARCEL-3 TOWNHOME	+12.17'	+12.55'	+10.93'	+10.93'	+48.54'	37.61'	COMPLIANT*
PARCEL-4 TOWNHOME	+13.07'	+13.37'	+11.28'	+11.25'	+49.25'	38.00'	COMPLIANT*
PARCEL-5 TOWNHOME	+13.51'	+13.37'	+11.56'	+11.56'	+49.25'	37.69'	COMPLIANT*
PARCEL-6 TOWNHOME	+13.90'	+14.19'	+11.87'	+11.84'	+49.84'	38.00'	COMPLIANT*
PARCEL-7 TOWNHOME	+14.25'	+14.19'	+12.11'	+12.11'	+49.84'	37.73'	COMPLIANT*
PARCEL-8 TOWNHOME	+14.38'	+15.01'	+12.43'	+12.35'	+50.35'	38.00'	COMPLIANT*
PARCEL-9 TOWNHOME	+14.64'	+15.01'	+12.58'	+12.58'	+50.35'	37.77'	COMPLIANT*

EXTERIOR LIGHTING LEGEND

TYPE	SYMBOL	DESCRIPTION
L1	⊙	CEILING-MOUNTED DOWN LIGHT
L2	⊙	WALL-MOUNTED DOWN LIGHT

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 2/11/2026

*SEE LINE 3-BUILDING HEIGHT OF PLANNING DATA - ZONING COMPLIANCE TABLE ON SHT. A0.01.1 "PROJECT DATA"



1
A1.02 2ND FLOOR PLAN
Scale: 1/8" = 1'-0"

NOTES

1. SEE SHEET A9.05.1-EXTERIOR MATERIALS & LIGHTING SCHEDULE & SHEET A9.05.2-EXTERIOR LIGHTING & SKYLIGHT SPECIFICATIONS FOR MORE LIGHTING INFORMATION.

EXTERIOR LIGHTING LEGEND

TYPE	SYMBOL	DESCRIPTION
L1	⊙	CEILING-MOUNTED DOWN LIGHT
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STAMP

LICENSED ARCHITECT
DAVID MACE
No. C20541
6/30/2027
STATE OF CALIFORNIA

CONSULTANTS

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ISSUES/REVISIONS

1 02.09.26
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SHEET TITLE

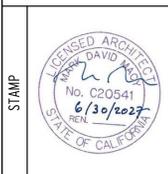
2ND FLOOR PLAN

SHEET

A1.02

DATE	02/09/2026
PHASE	RENDERING COMMENTS
SCALE	AS NOTED

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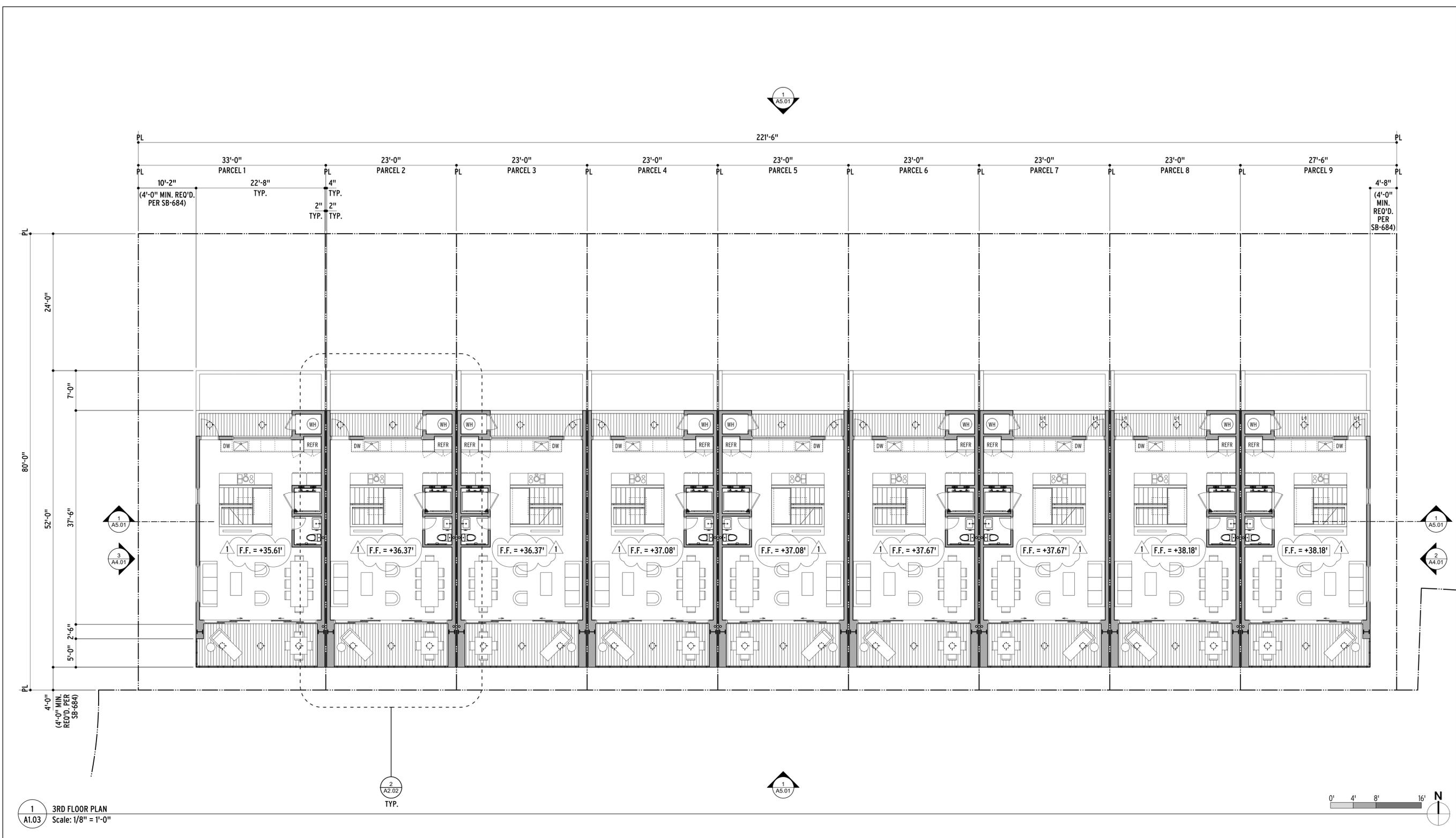
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DATE
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PHASE
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SCALE
 AS NOTED

SHEET
A1.03

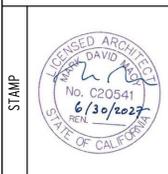


NOTES
 1. SEE SHEET A9.05.1-EXTERIOR MATERIALS & LIGHTING SCHEDULE & SHEET A9.05.2-EXTERIOR LIGHTING & SKYLIGHT SPECIFICATIONS FOR MORE LIGHTING INFORMATION.

EXTERIOR LIGHTING LEGEND

TYPE	SYMBOL	DESCRIPTION
L1	⊙	CEILING-MOUNTED DOWN LIGHT
L2	⊙	WALL-MOUNTED DOWN LIGHT

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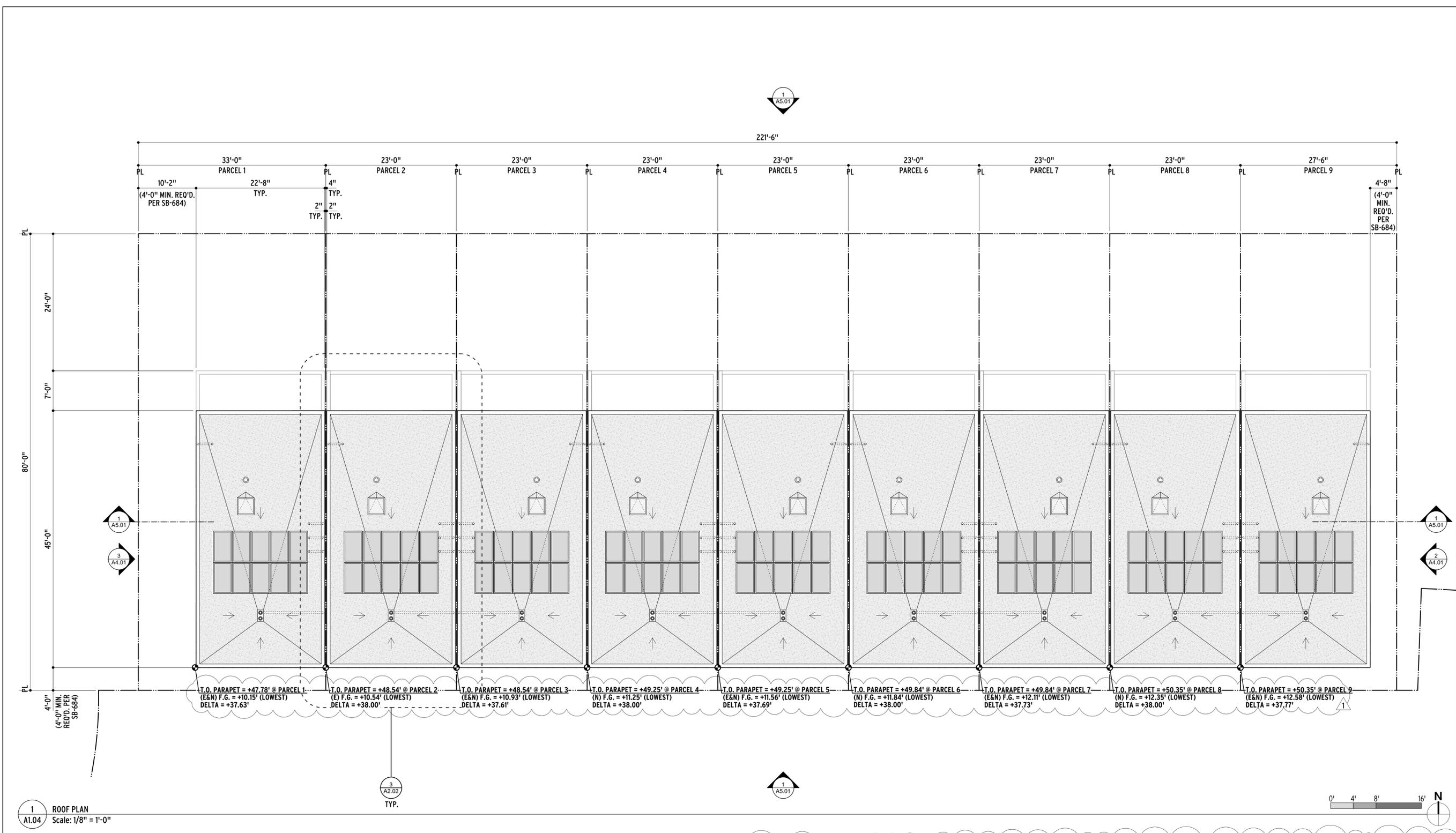
ISSUES/REVISIONS

1	02.09.26	PLANNING RESUBMITTAL
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ROOF PLAN

DATE	02/09/2026
PHASE	RENDERING COMMENTS
SCALE	AS NOTED

A1.04



NOTES

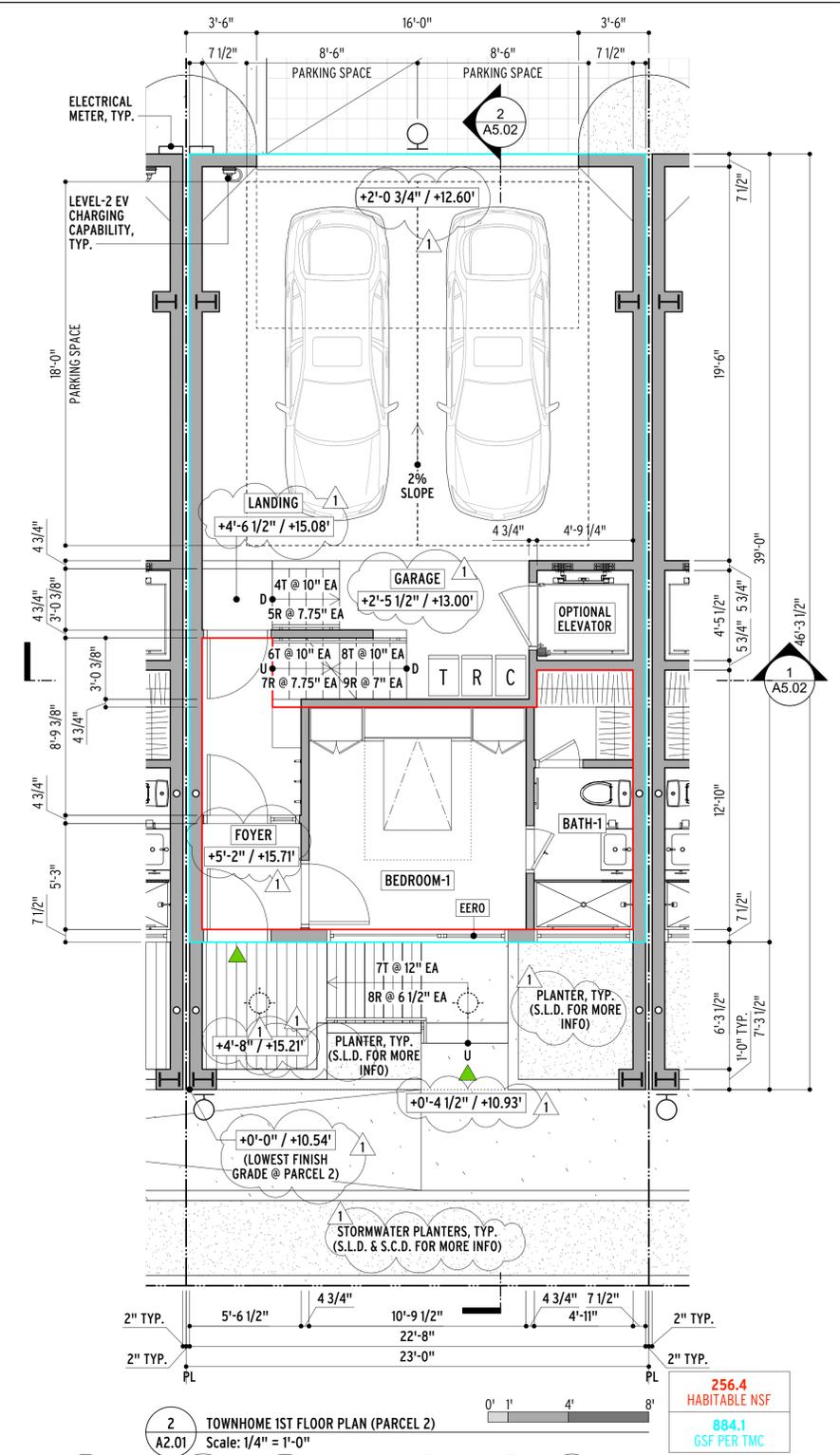
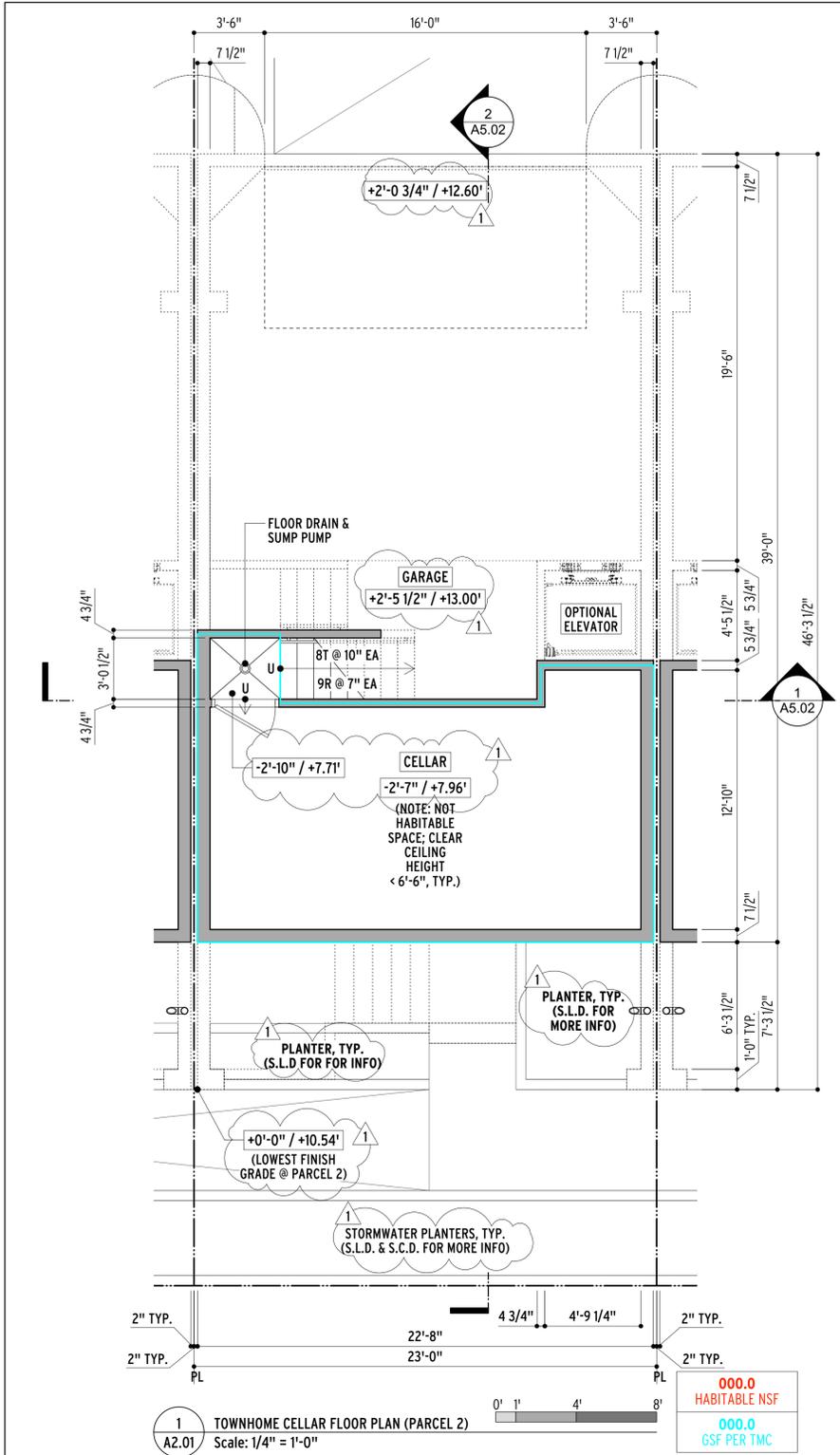
1 A1.04 ROOF PLAN
 Scale: 1/8" = 1'-0"

3 A2.02 TYP.

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	HIGHEST EXISTING FINISH GRADE CONTACT	HIGHEST PROPOSED FINISH GRADE CONTACT	LOWEST EXISTING FINISH GRADE CONTACT	LOWEST PROPOSED FINISH GRADE CONTACT	HIGHEST ROOF PARAPET LEVEL	BUILDING HEIGHT	PLANNING STATUS
1 PARCEL-1 TOWNHOME	+10.42'	+11.73'	+10.15'	+10.15'	+47.78'	37.63'	COMPLIANT*
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PARCEL-5 TOWNHOME	+13.51'	+13.37'	+11.56'	+11.56'	+49.25'	37.69'	COMPLIANT*
PARCEL-6 TOWNHOME	+13.90'	+14.19'	+11.87'	+11.84'	+49.84'	38.00'	COMPLIANT*
PARCEL-7 TOWNHOME	+14.25'	+14.19'	+12.11'	+12.11'	+49.84'	37.73'	COMPLIANT*
PARCEL-8 TOWNHOME	+14.38'	+15.01'	+12.43'	+12.35'	+50.35'	38.00'	COMPLIANT*
PARCEL-9 TOWNHOME	+14.64'	+15.01'	+12.58'	+12.58'	+50.35'	37.77'	COMPLIANT*

*SEE LINE 3-BUILDING HEIGHT OF PLANNING DATA - ZONING COMPLIANCE TABLE ON SHT. A0.01.1 "PROJECT DATA"



NOTES

1. SEE SHEET A9.05.1-EXTERIOR MATERIALS & LIGHTING SCHEDULE & SHEET A9.05.2-EXTERIOR LIGHTING & SKYLIGHT SPECIFICATIONS FOR MORE LIGHTING INFORMATION.

BUILDING FINISH GRADE CONTACTS & BUILDING HEIGHTS SUMMARY							
	HIGHEST EXISTING FINISH GRADE CONTACT	HIGHEST PROPOSED FINISH GRADE CONTACT	LOWEST EXISTING FINISH GRADE CONTACT	LOWEST PROPOSED FINISH GRADE CONTACT	HIGHEST ROOF PARAPET LEVEL	BUILDING HEIGHT	PLANNING STATUS
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EXTERIOR LIGHTING LEGEND		
TYPE	SYMBOL	DESCRIPTION
L1		CEILING-MOUNTED DOWN LIGHT
L2		WALL-MOUNTED DOWN LIGHT

*SEE LINE 3-BUILDING HEIGHT OF PLANNING DATA - ZONING COMPLIANCE TABLE ON SHT. A0.01.1 "PROJECT DATA"

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TIBURON TOWNHOMES

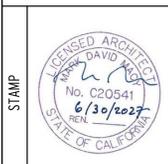
PROJECT: 02.09.26 PLANNING RESUBMITTAL

ISSUES/REVISIONS

DATE: 02/09/2026
PHASE: RENDERING COMMENTS
SCALE: AS NOTED

SHEET TITLE: ENLARGED TYPICAL TOWNHOME PLANS-1

SHEET: A2.01

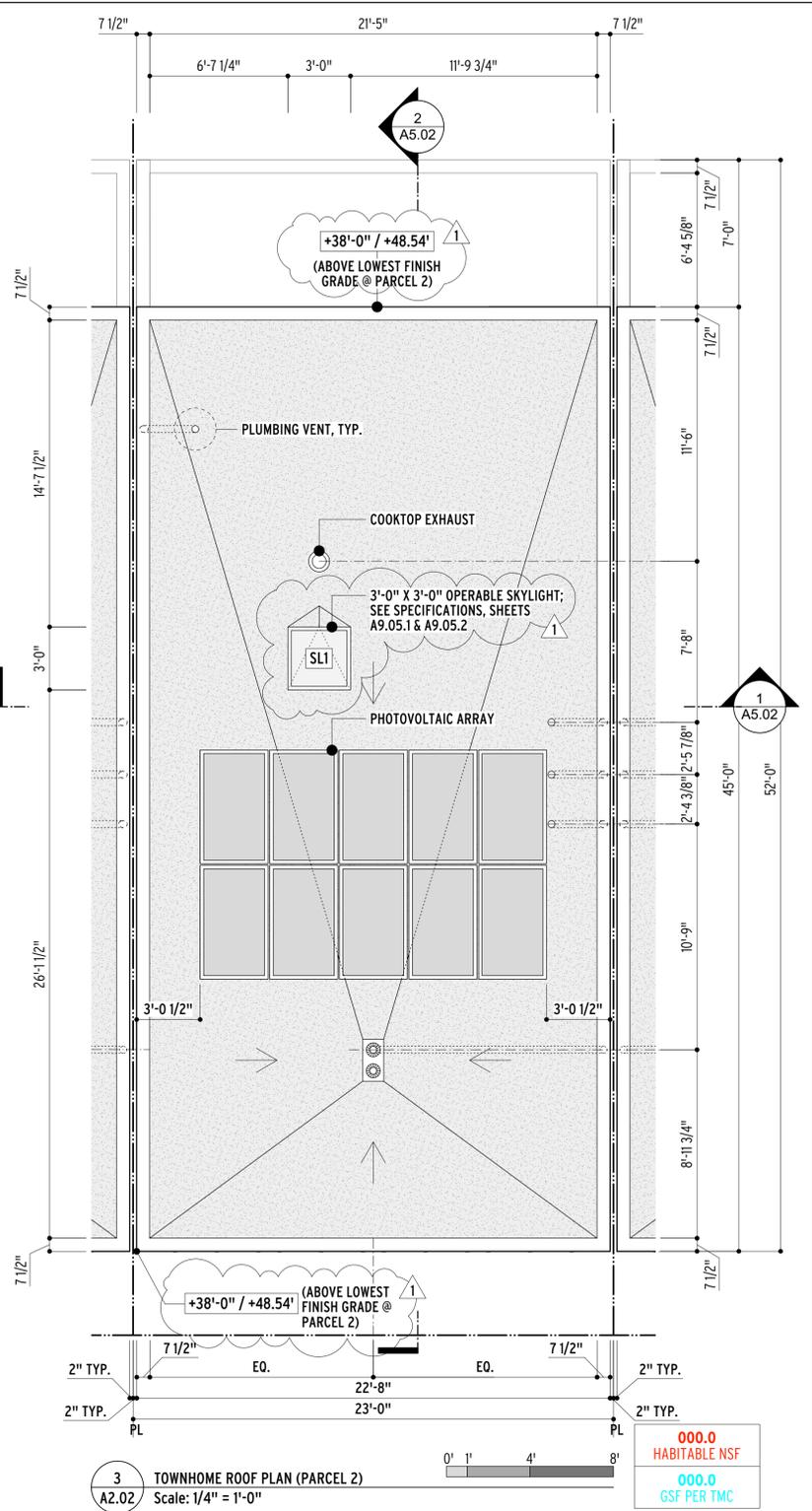
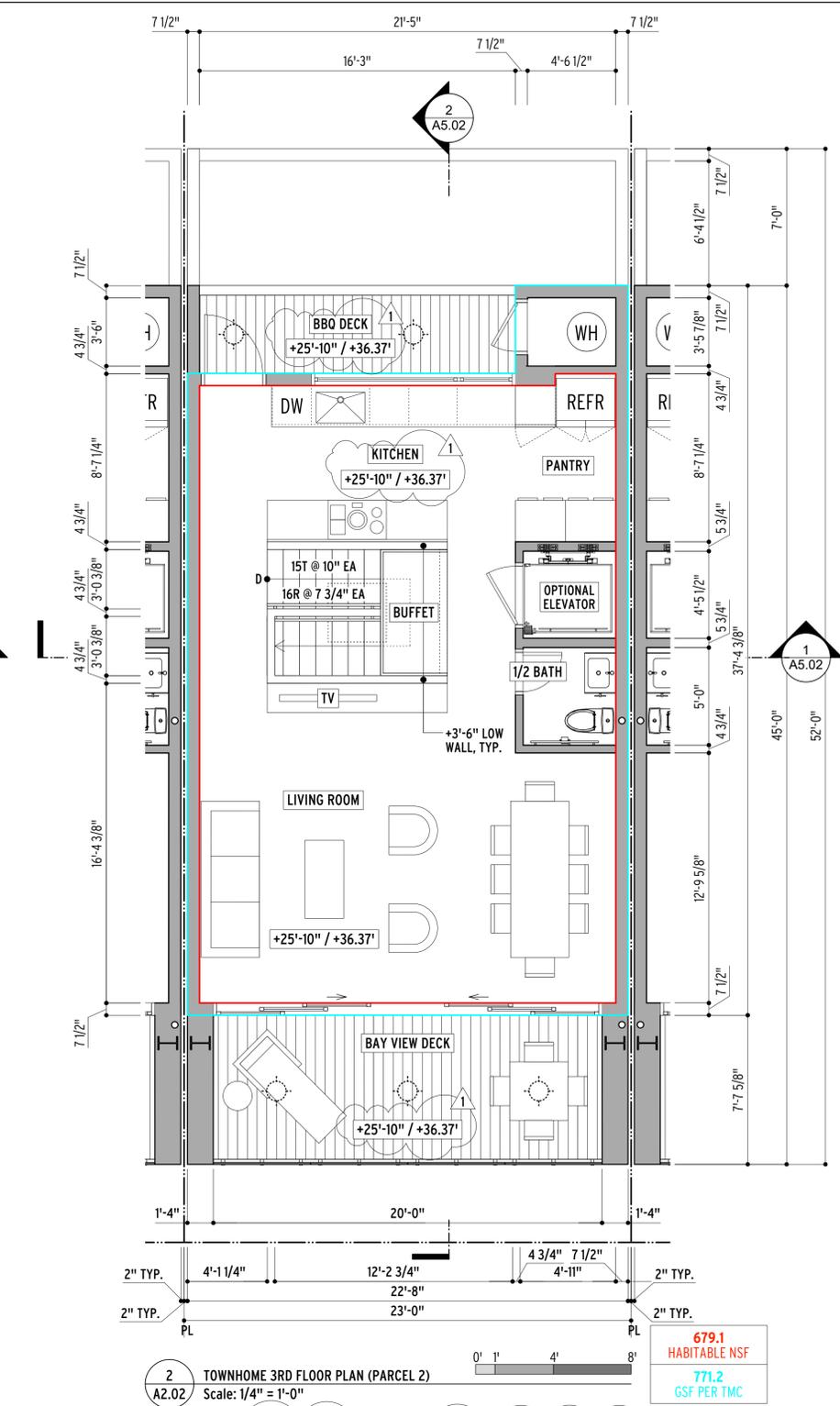
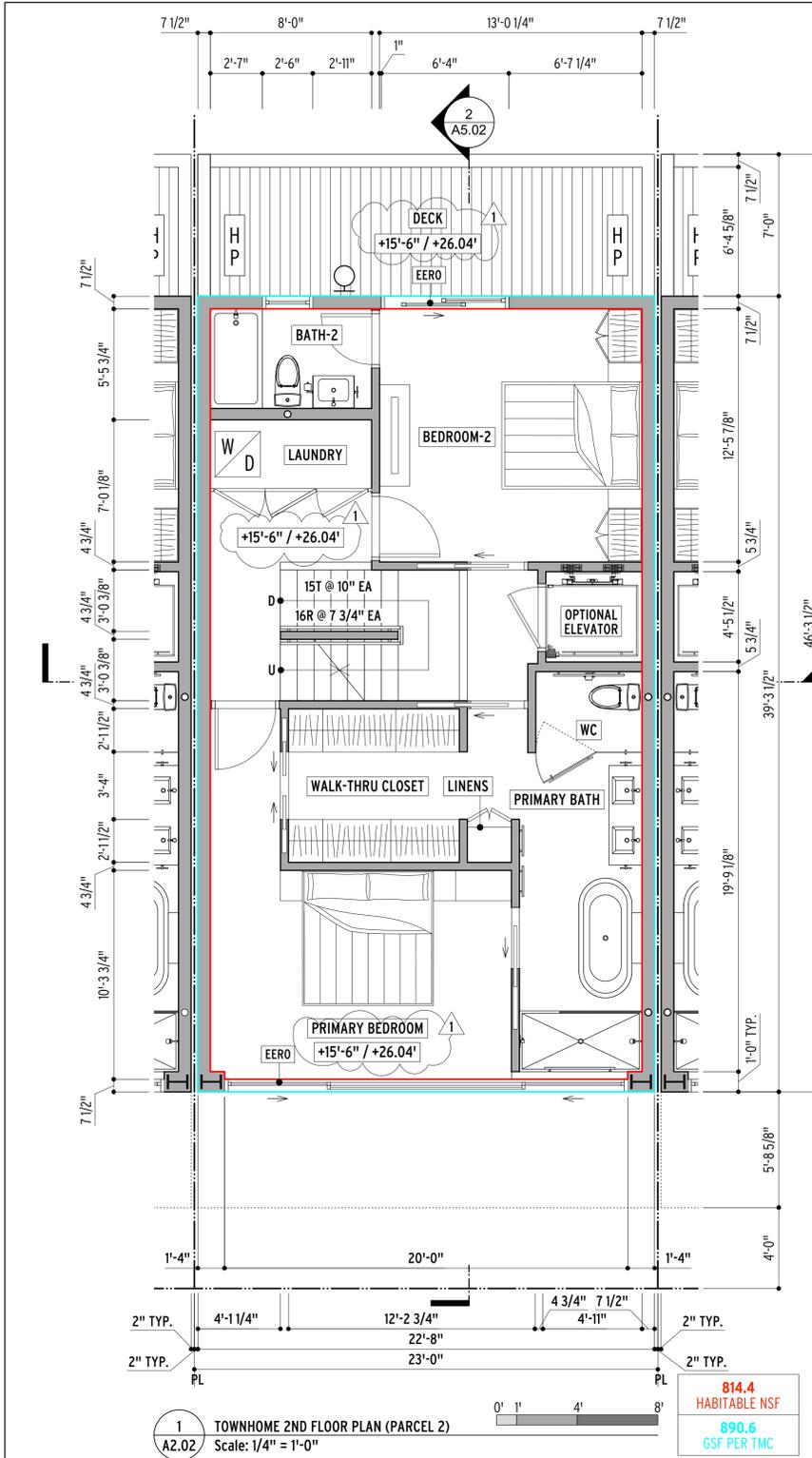


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ISSUES/REVISIONS
 1 02.09.26
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SHEET-TITLE
ENLARGED TYPICAL TOWNHOME PLANS-2
 DATE: 02/09/2026
 PHASE: RENDERING COMMENTS
 SCALE: AS NOTED
A2.02



NOTES
 1. SEE SHEET A9.05.1-EXTERIOR MATERIALS & LIGHTING SCHEDULE & SHEET A9.05.2-EXTERIOR LIGHTING & SKYLIGHT SPECIFICATIONS FOR MORE LIGHTING & SKYLIGHT INFORMATION.

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2/11/2026

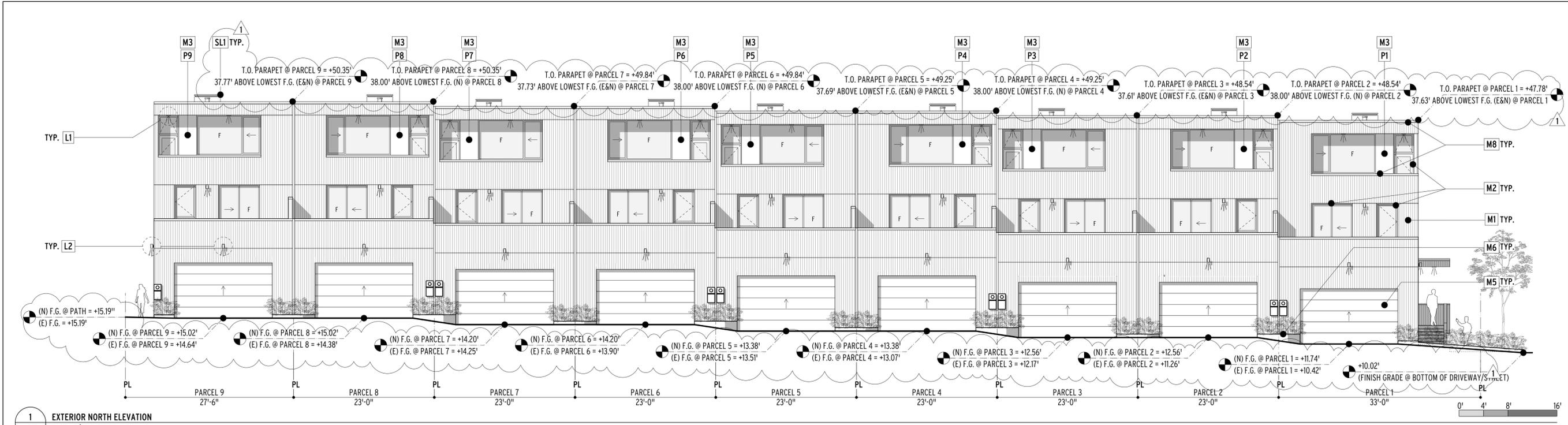
BUILDING FINISH GRADE CONTACTS & BUILDING HEIGHTS SUMMARY

	HIGHEST EXISTING FINISH GRADE CONTACT	HIGHEST PROPOSED FINISH GRADE CONTACT	LOWEST EXISTING FINISH GRADE CONTACT	LOWEST PROPOSED FINISH GRADE CONTACT	HIGHEST ROOF PARAPET LEVEL	BUILDING HEIGHT	PLANNING STATUS
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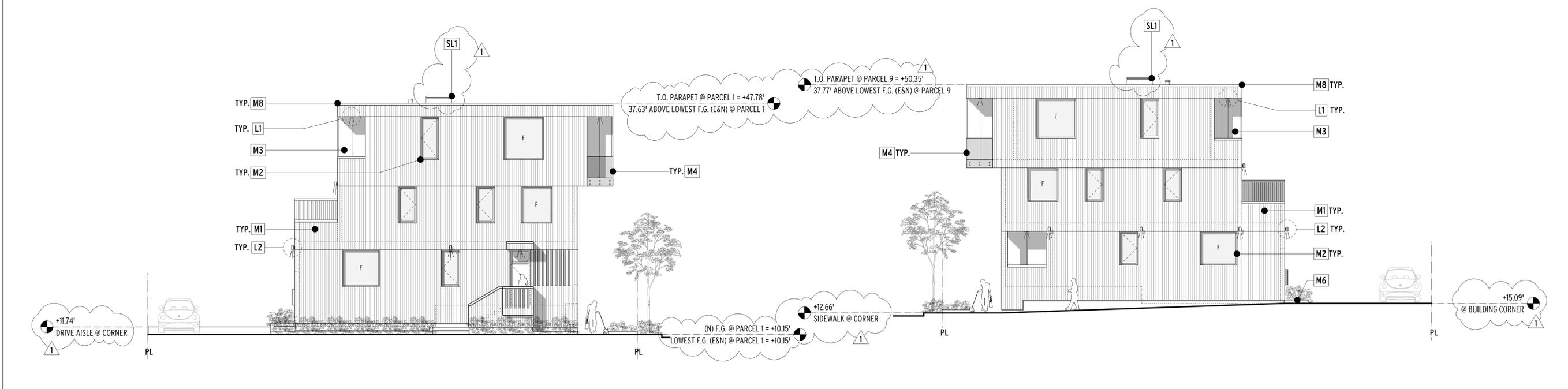
*SEE LINE 3-BUILDING HEIGHT OF PLANNING DATA - ZONING COMPLIANCE TABLE ON SHT. AO.01.1 "PROJECT DATA"

EXTERIOR LIGHTING LEGEND

TYPE	SYMBOL	DESCRIPTION
L1		CEILING-MOUNTED DOWN LIGHT
L2		WALL-MOUNTED DOWN LIGHT
SL1		ROOF-MOUNTED SKYLIGHT, SEE SHT. A9.5.2



1 EXTERIOR NORTH ELEVATION
A4.01 Scale: 1/8" = 1'-0"



3 EXTERIOR WEST ELEVATION
A4.01 Scale: 1/8" = 1'-0"

2 EXTERIOR EAST ELEVATION
A4.01 Scale: 1/8" = 1'-0"

NOTES
1. SEE SHEET A9.05.1-EXTERIOR MATERIALS & LIGHTING SCHEDULE & SHEET A9.05.2-EXTERIOR LIGHTING & SKYLIGHT SPECIFICATIONS FOR MORE LIGHTING & SKYLIGHT INFORMATION.

BUILDING FINISH GRADE CONTACTS & BUILDING HEIGHTS SUMMARY

	HIGHEST EXISTING F.F. 1" H GRADE CONTACT	HIGHEST PROPOSED FINISH GRADE CONTACT	LOWEST EXISTING FINISH GRADE CONTACT	LOWEST PROPOSED FINISH GRADE CONTACT	HIGHEST ROOF PARAPET LEVEL	BUILDING HEIGHT	PLANNING STATUS
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*SEE LINE 3-BUILDING HEIGHT OF PLANNING DATA - ZONING COMPLIANCE TABLE ON SHT. A0.01.1 "PROJECT DATA"

EXTERIOR MATERIALS LEGEND

TYPE	DESCRIPTION
M1	WEATHERED CEDAR RAINSCREEN
M2	WINDOWS, EXTERIOR DOORS & HANDRAILS
M3	FIBER-CEMENT PANEL RAINSCREEN
M4	CLEAR GLASS GUARDRAIL SYSTEM
M5	STEEL GARAGE DOORS
M6	WEATHERED STEEL PLANTER EDGING/CURBS
M7	EXTERIOR ENTRY DOORS
M8	MISCELLANEOUS SHEET METAL & FLASHING

EXTERIOR LIGHTING LEGEND

TYPE	SYMBOL	DESCRIPTION
L1	(Symbol)	CEILING-MOUNTED DOWN LIGHT
L2	(Symbol)	WALL-MOUNTED DOWN LIGHT

TYPE	DESCRIPTION
SL1	ROOF-MOUNTED SKYLIGHT, SEE SHT. A9.5.2

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2/11/2026

466 Geary Street, Suite 500
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Tel 415 551 7630
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www.macyarchitecture.com

MACY ARCHITECTURE

LICENSED ARCHITECT
DAVID MACY
No. C20541
6/30/2027
STATE OF CALIFORNIA

PROJECT
TIBURON TOWNHOMES
APN: 059-161-12
1801 TIBURON BLVD., TIBURON, CA 94920

ISSUES/REVISIONS
1 02/12/2026
PLANNING RESUBMITTAL

SHEET TITLE
NORTH, EAST, & WEST ELEVATIONS

DATE 02/09/2026
PHASE RENDERING COMMENTS
SCALE AS NOTED

SHEET
A4.01



CONSULTANTS

PROJECT
TIBURON TOWNHOMES

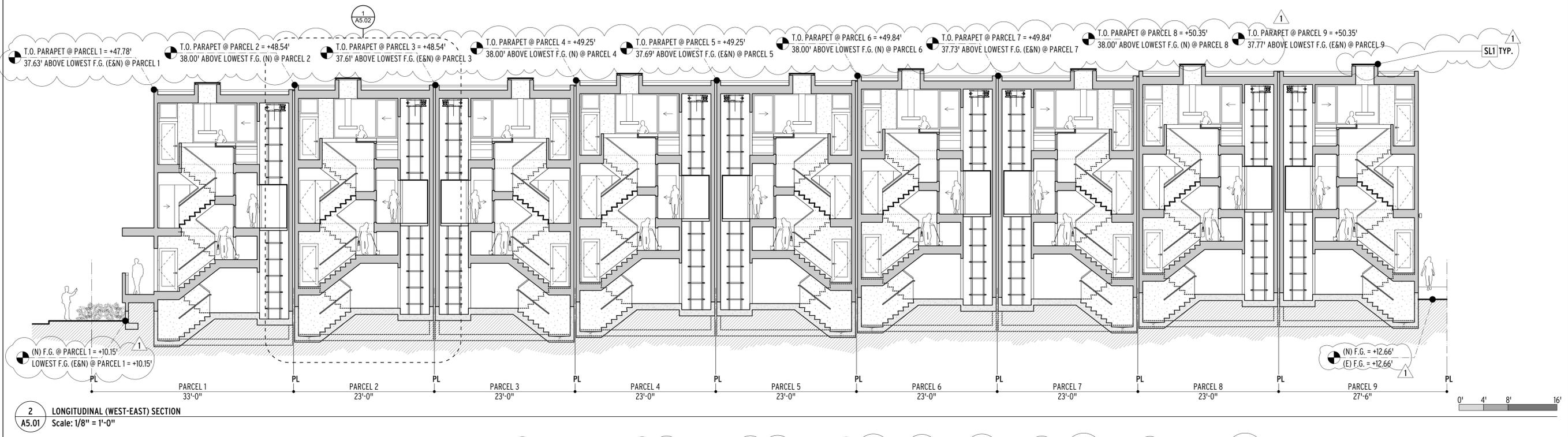
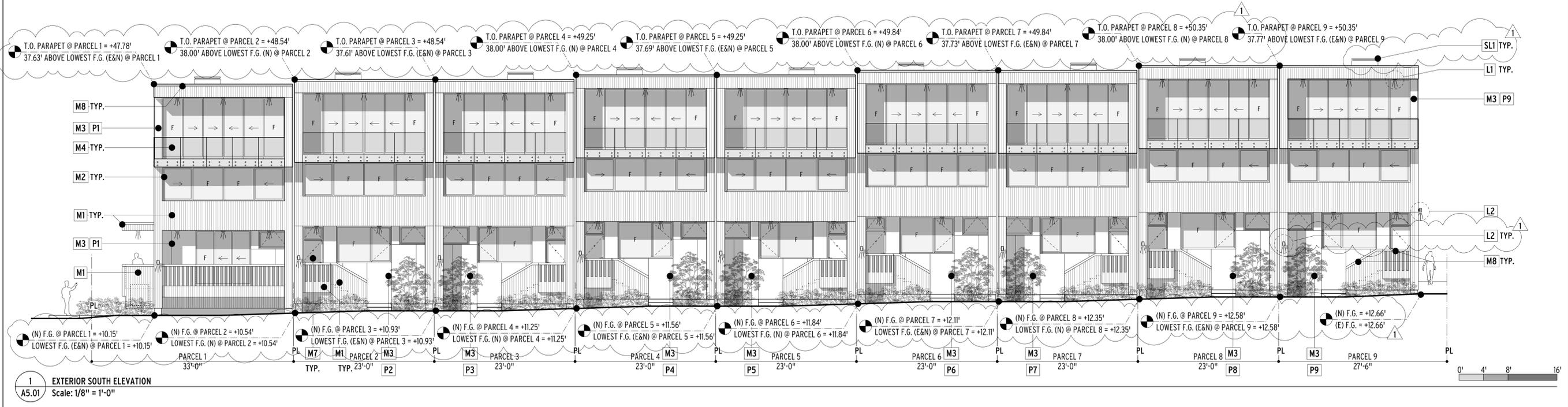
02/23/26
 PLANNING
 RESUBMITTAL

ISSUES/REVISIONS

SHEET TITLE
LONGITUDINAL SECTION & SOUTH ELEVATION

DATE: 02/09/2026
 PHASE: RENDERING COMMENTS
 SCALE: AS NOTED

SHEET
A5.01



NOTES
 1. SEE SHEET A9.05.1-EXTERIOR MATERIALS & LIGHTING SCHEDULE & SHEET A9.05.2-EXTERIOR LIGHTING & SKYLIGHT SPECIFICATIONS FOR MORE LIGHTING & SKYLIGHT INFORMATION.

BUILDING FINISH GRADE CONTACTS & BUILDING HEIGHTS SUMMARY

	HIGHEST EXISTING F.F. 1" H GRADE CONTACT	HIGHEST PROPOSED FINISH GRADE CONTACT	LOWEST EXISTING FINISH GRADE CONTACT	LOWEST PROPOSED FINISH GRADE CONTACT	HIGHEST ROOF PARAPET LEVEL	BUILDING HEIGHT	PLANNING STATUS
PARCEL-1 TOWNHOME	+10.42'	+11.73'	+10.15'	+10.15'	+47.78'	37.63'	COMPLIANT*
PARCEL-2 TOWNHOME	+11.26'	+12.55'	+10.57'	+10.54'	+48.54'	38.00'	COMPLIANT*
PARCEL-3 TOWNHOME	+12.17'	+12.55'	+10.93'	+10.93'	+48.54'	37.61'	COMPLIANT*
PARCEL-4 TOWNHOME	+13.07'	+13.37'	+11.28'	+11.25'	+49.25'	38.00'	COMPLIANT*
PARCEL-5 TOWNHOME	+13.51'	+13.37'	+11.56'	+11.56'	+49.25'	37.69'	COMPLIANT*
PARCEL-6 TOWNHOME	+13.90'	+14.19'	+11.87'	+11.84'	+49.84'	38.00'	COMPLIANT*
PARCEL-7 TOWNHOME	+14.25'	+14.19'	+12.11'	+12.11'	+49.84'	37.73'	COMPLIANT*
PARCEL-8 TOWNHOME	+14.38'	+15.01'	+12.43'	+12.35'	+50.35'	38.00'	COMPLIANT*
PARCEL-9 TOWNHOME	+14.64'	+15.01'	+12.58'	+12.58'	+50.35'	37.77'	COMPLIANT*

*SEE LINE 3-BUILDING HEIGHT OF PLANNING DATA - ZONING COMPLIANCE TABLE ON SHT. A0.01.1 "PROJECT DATA"

EXTERIOR MATERIALS LEGEND

TYPE	DESCRIPTION
M1	WEATHERED CEDAR RAINSCREEN
M2	WINDOWS, EXTERIOR DOORS & HANDRAILS
M3	FIBER-CEMENT PANEL RAINSCREEN
M4	CLEAR GLASS GUARDRAIL SYSTEM
M5	STEEL GARAGE DOORS
M6	WEATHERED STEEL PLANTER EDGING/CURBS
M7	EXTERIOR ENTRY DOORS
M8	MISCELLANEOUS SHEET METAL & FLASHING

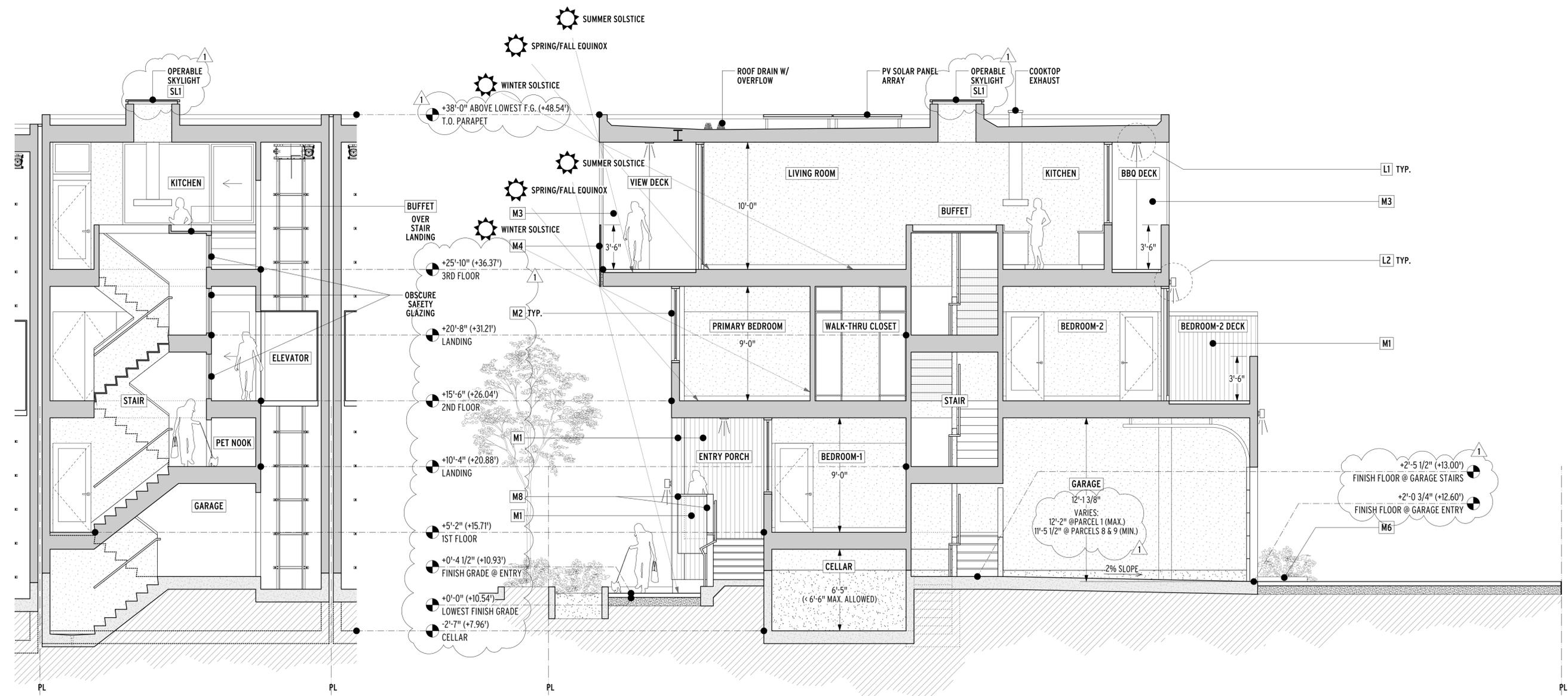
EXTERIOR LIGHTING LEGEND

TYPE	SYMBOL	DESCRIPTION
L1		CEILING-MOUNTED DOWN LIGHT
L2		WALL-MOUNTED DOWN LIGHT

SKYLIGHT LEGEND

SL1		ROOF-MOUNTED SKYLIGHT, SEE SHT. A9.5.2
-----	--	--

RECEIVED BY TIBURON PLANNING DIVISION
 2/11/2026



1 ENLARGED SECTION A-A (PARCEL 2)
 A5.02 Scale: 1/4" = 1'-0"

2 ENLARGED SECTION B-B (PARCEL 2)
 A5.02 Scale: 1/4" = 1'-0"

NOTES
 1. SEE SHEET A9.05.1-EXTERIOR MATERIALS & LIGHTING SCHEDULE & SHEET A9.05.2-EXTERIOR LIGHTING & SKYLIGHT SPECIFICATIONS FOR MORE LIGHTING & SKYLIGHT INFORMATION.

BUILDING FINISH GRADE CONTACTS & BUILDING HEIGHTS SUMMARY							
	HIGHEST EXISTING FINISH GRADE CONTACT	HIGHEST PROPOSED FINISH GRADE CONTACT	LOWEST EXISTING FINISH GRADE CONTACT	LOWEST PROPOSED FINISH GRADE CONTACT	HIGHEST ROOF PARAPET LEVEL	BUILDING HEIGHT	PLANNING STATUS
PARCEL-1 TOWNHOME	+10.42'	+11.73'	+10.15'	+10.15'	+47.78'	37.63'	COMPLIANT*
PARCEL-2 TOWNHOME	+11.26'	+12.55'	+10.57'	+10.54'	+48.54'	38.00'	COMPLIANT*
PARCEL-3 TOWNHOME	+12.17'	+12.55'	+10.93'	+10.93'	+48.54'	37.61'	COMPLIANT*
PARCEL-4 TOWNHOME	+13.07'	+13.37'	+11.28'	+11.25'	+49.25'	38.00'	COMPLIANT*
PARCEL-5 TOWNHOME	+13.51'	+13.37'	+11.56'	+11.56'	+49.25'	37.69'	COMPLIANT*
PARCEL-6 TOWNHOME	+13.90'	+14.19'	+11.87'	+11.84'	+49.84'	38.00'	COMPLIANT*
PARCEL-7 TOWNHOME	+14.25'	+14.19'	+12.11'	+12.11'	+49.84'	37.73'	COMPLIANT*
PARCEL-8 TOWNHOME	+14.38'	+15.01'	+12.43'	+12.35'	+50.35'	38.00'	COMPLIANT*
PARCEL-9 TOWNHOME	+14.64'	+15.01'	+12.58'	+12.58'	+50.35'	37.77'	COMPLIANT*

*SEE LINE 3-BUILDING HEIGHT OF PLANNING DATA - ZONING COMPLIANCE TABLE ON SHT. A0.01.1 "PROJECT DATA"

EXTERIOR MATERIALS LEGEND	
TYPE	DESCRIPTION
M1	WEATHERED CEDAR RAINSCREEN
M2	WINDOWS, EXTERIOR DOORS & HANDRAILS
M3	FIBER-CEMENT PANEL RAINSCREEN
M4	CLEAR GLASS GUARDRAIL SYSTEM
M5	STEEL GARAGE DOORS
M6	WEATHERED STEEL PLANTER EDGING/CURBS
M7	EXTERIOR ENTRY DOORS
M8	MISCELLANEOUS SHEET METAL & FLASHING

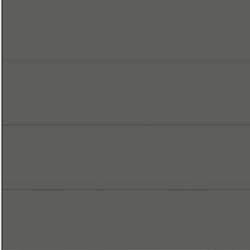
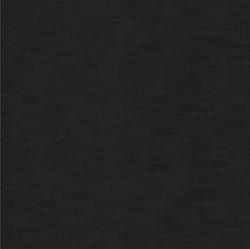
EXTERIOR LIGHTING LEGEND		
TYPE	SYMBOL	DESCRIPTION
L1		CEILING-MOUNTED DOWN LIGHT
L2		WALL-MOUNTED DOWN LIGHT

SKYLIGHT LEGEND	
TYPE	DESCRIPTION
SL1	ROOF-MOUNTED SKYLIGHT, SEE SHT. A9.5.2

TYPICAL TOWNHOME SECTIONS			
SHEET TITLE	DATE	PHASE	SCALE
A5.02	02/09/2026	RENDERING COMMENTS	AS NOTED

RECEIVED BY TIBURON PLANNING DIVISION
 2/11/2026

EXTERIOR MATERIALS

MATERIAL	SYMBOL	DESCRIPTION / SPECIFICATION	MATERIAL	SYMBOL	DESCRIPTION / SPECIFICATION
	M1	<p align="center">WEATHERED CEDAR RAINSCREEN</p> <p>NATURAL OR COMPOSITE WOOD SIDING</p> <ul style="list-style-type: none"> • RAINSCREEN SYSTEM • NATURAL / WEATHERED SILVER-GRAY FINISH 		M2	<p align="center">WINDOWS, EXTERIOR DOORS, & METAL HANDRAILS</p> <ul style="list-style-type: none"> • BLACK FINISH
	M3	<p align="center">FIBER-CEMENT PANEL RAINSCREEN</p> <p>FIBER-CEMENT SIDING</p> <ul style="list-style-type: none"> • RAINSCREEN SYSTEM • COLOR(S) T.B.D. 		M4	<p align="center">CLEAR GLASS GUARDRAIL SYSTEM (3RD FLOOR VIEW DECK GUARDRAIL)</p> <p>GLASS GUARDRAIL</p> <ul style="list-style-type: none"> • CLEAR TEMPERED / LAMINATED
	M5	<p align="center">STEEL GARAGE DOORS</p> <p>CLOPAY MODEERN STEEL</p> <ul style="list-style-type: none"> • PAINTED "CHARCOAL" 		M6	<p align="center">WEATHERING STEEL PLANTER EDGING / CURBS</p> <ul style="list-style-type: none"> • DRIVE AISLE
	M7	<p align="center">EXTERIOR ENTRY DOORS</p> <ul style="list-style-type: none"> • COMPOSITE / FIBERGLASS CLAD • COLOR(S) T.B.D. 		M8	<p align="center">MISCELLANEOUS SHEET METAL & FLASHING</p> <ul style="list-style-type: none"> • ALUMINUM SHEET, U.O.N. • BLACK ANODIZED (EXTERIOR GRADE)
	L1	<p align="center">SOFFIT-MOUNTED DOWN-LIGHT</p> <ul style="list-style-type: none"> • DARK SKY FRIENDLY • SEE SHEET A9.05.2 FOR SPECIFICATIONS 		L2	<p align="center">WALL-MOUNTED DOWN-LIGHT</p> <ul style="list-style-type: none"> • DARK SKY FRIENDLY • SEE SHEET A9.05.2 FOR SPECIFICATIONS
	SL1	<p align="center">ROOF-MOUNTED SKYLIGHT</p> <ul style="list-style-type: none"> • GLAZING: INSULATED DUAL GLAZING; BRONZE TINT OVER CLEAR • HEIGHT: COMPLIES WITH TMC 16-30.050.D.1 • SEE SHEET A9.05.2 FOR SPECIFICATIONS 			
					RECEIVED BY TIBURON PLANNING DIVISION 2/11/2026

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T U R E**



CONSULTANTS

PROJECT
TIBURON TOWNHOMES

ISSUES/REVISIONS

1 02/12/26
PLANNING
RESUBMITTAL

DATE

PHASE

SCALE

RENDERING COMMENTS

AS NOTED

SHEET TITLE

**EXTERIOR MATERIALS &
LIGHTING SCHEDULE**

SHEET

A9.05.1

EXTERIOR LIGHTING SPECIFICATIONS

L1

SOFFIT-MOUNTED DOWNLIGHT

LIGHTOLIER
by @ignify

Downlighting

SlimSurface

SSR, S7R & S10R Round 5", 7" & 10"



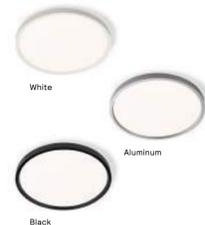
SlimSurface is a 5/8" thick LED surface mounted luminaire with the appearance of a recessed downlight. Easy to install into most standard j-boxes, the SlimSurface round apertures are available as a 5" 650lm, 7" 1000lm and 10" 2200lm fixture.

Project: _____
Location: _____
Cat.No: _____
Type: _____
Lamps: _____ City: _____
Notes: _____

Ordering guide

example: SSRS30KAL

Series	CRI	CCT	Lumens	Finish	Dimming
SSR SlimSurface 5" Round	80 90 ¹	27K 30K 35K 40K	2700K 3000K 3500K 4000K	7 650lm	White AL Aluminum BK Black W White AL Aluminum BK Black Z10V 0-10V (120V-277V)
S7R SlimSurface 7" Round	80 90 ¹	27K 30K 35K 40K	2700K 3000K 3500K 4000K	10 1000lm	White AL Aluminum BK Black W White AL Aluminum BK Black Z10V 0-10V (120V-277V)
S10R SlimSurface 10" Round ²	80 90 ¹	27K 30K 35K 40K	2700K 3000K 3500K 4000K	22 2200lm	White AL Aluminum BK Black W White AL Aluminum BK Black Z10V 0-10V (120V-277V)



1. Configurations using 90 CRI are only available with 2700K & 3000K CCT.
2. IMPORTANT: SlimSurface LED 10" round installs into 4-11/16" j-box (not wet location listed).

Features

- 1. **Flange:** One piece plastic flange. Injection molded white, applied aluminum or black.
 - 2. **Lens:** High transmittance lens allowing for smooth, comfortable light pattern.
 - 3. **Power supply:** Integral class 2 driver. Factory wired electronic LED driver (see Electrical section for specifications)
 - 4. **LED Strip:** Utilizes LEDs.
 - 5. **Lifetime:** Expected lifetime 50,000 hours and backed by a 5-year warranty³
 - 6. **Compliance:** Non-conductive fixture for shower light application (not applicable to metal trim model).
- Dimming**
Intended for ELV/Triac (120V) or 0-10V dimming (120V-277V) based on the configuration. Min 90°C supply conductors.

Electrical

Electronic power supply: RoHS compliant. Class 2 power unit. Unit tolerates sustained open and short circuit output conditions without damage.

Electrical specifications	Dimming	Input Voltage	Input Frequency	Input Current	Input Power	THD	Power Factor	Minimum Operating Temp.	
Slim 5" 650lm	Triac	120V	50/60Hz	0.08A	9.5W	<15%	>0.9	-20°C	
		0-10V	120V	50/60Hz	0.09A	10.1W	<20%	>0.9	-20°C
		277V	50/60Hz	0.04A	10.2W	<20%	>0.9	-20°C	
Slim 7" 1000lm	Triac	120V	50/60Hz	0.13A	14.2W	<15%	>0.9	-20°C	
		0-10V	120V	50/60Hz	0.12A	14.4W	<20%	>0.9	-20°C
		277V	50/60Hz	0.06A	14.7W	<20%	>0.9	-20°C	
Slim 10" 2200lm	Triac	120V	50/60Hz	0.20A	23.2W	<20%	>0.9	-20°C	
		0-10V	120V	50/60Hz	0.20A	23.2W	<10%	>0.95	-20°C
		277V	50/60Hz	0.09A	24.6W	<15%	>0.95	-20°C	

For more details, please see LED-DIM-DL spec sheet. * See Philips.com/warranties for warranty details.

L2

WALL-MOUNTED DOWNLIGHT

naturalLED
Turning Light into Savings

WALL LIGHT (DWS)

Project: _____
Schedule: _____ Date: _____
Notes: _____

DESCRIPTION

naturalLED® Wall Lights come in 10-watt, 20-watt and 25-watts to replace your existing incandescent up to 200-watt, saving up to 90% of energy. Super energy efficient and lasts up to 50,000+ hours average life. naturalLED® wall lights are an ideal lighting solution for security lights, both residential, commercial and many other outdoor applications.



FEATURES

- Energy Star Qualified
- Wet Listed
- Up to 80% energy savings
- Instant on
- Light weight
- Contains no mercury or lead
- Input line voltage: 120V, 120-277V
- Power Factor: >0.9
- THD: <20%
- Beam Angle: Flood
- Operating Temperature: -22°F - 95°F
- Finish: Black / White / Nickel
- 50,000 hrs rated average life

APPLICATIONS

- Security Lighting
- Accent Lighting
- Residential Lighting
- Outdoor Lighting
- Wall Lighting

WARRANTY

- 5 Year Warranty

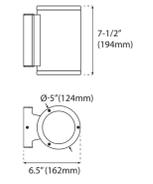
Ordering Information EXAMPLE: LED-FXSDWS25/33S/930/BK

LED	FX5	DWS	25	33S	930	BK
LED	Category FX Fixture	DWS Down Wall Sconce	Wattage 25 25 Watts	Beam Angle 33 33°	CRI/ Color Temp 8 CRI80 9 CRI90 30 3000K 50 5000K	Color Finish BK Black NI Nickel WH White

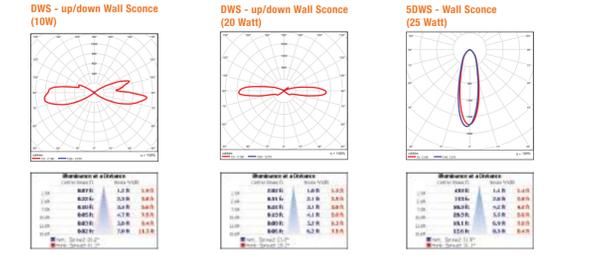
25	LED-FXSDWS25/33S/930/BK	3000K	1,750	250	5" x 7.5"	33°	Black	120-277V
----	-------------------------	-------	-------	-----	-----------	-----	-------	----------

FXSDWS25 (25 Watt)

Weight: 3.75-lbs



PHOTOMETRICS CHART



SL1

SKYLIGHT SPECIFICATIONS

ROOF-MOUNTED SKYLIGHT

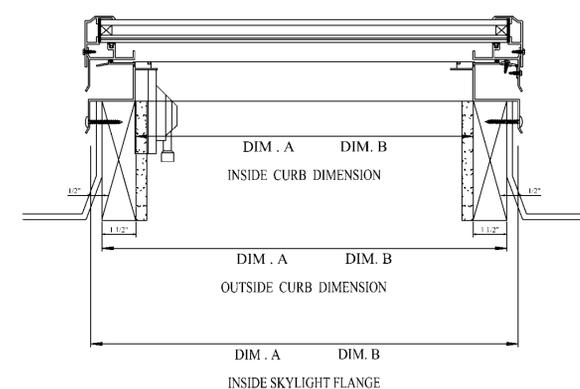
Glass Operable Skylights

skytechglazing.com/Glass-Operable-Skylights.htm



Bronze Over Clear I.D. Curb Size 36" X 36"

Dual Glazed

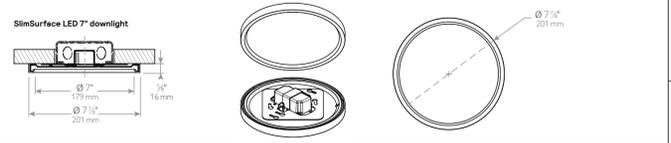


Curb Mount Flat Glass Operable Details

O.D. Curb is I.D. Curb Size + 3"
I.D. Sill Flng is I.D. Curb Size + 4"

Standard Frame Options: Mill, Bronze, White.
Standard Dual Glazed Options: Clear over Clear, **Bronze over Clear**, Gray over Clear or White over Clear.

[LA RR# 24785_PDF](#)



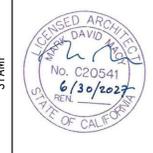
S7R927K10 - 14W LED, 90CRI, 2700K

Angle	Mean CP	Lumens
0	496	46
5	490	10
10	479	15
15	464	20
20	433	25
25	391	30
30	348	35
35	309	40
40	265	45
45	197	50
50	135	55
55	92	60
60	58	65
65	31	70
70	40	75
75	30	80
80	21	85
85	9	90
90	0	10

Report: 952GFR
Output lumens: 880lm
Spacing Criterion: 11
Beam Angle: 83°
Input Watts: 13.5W

1. Tested using absolute photometry as specified in LM79: IESNA Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.
2. Wettable: controlled to within 5%
3. Correlated Color Temperature: within specs as defined in ANSI/NEMA-ANSI C78.377-2008: Specifications for the Chromaticity of Solid-State Lighting Products.

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CONSULTANTS

TIBURON TOWNHOMES
APN: 059-161-12
1801 TIBURON BLVD., TIBURON, CA 94920

02/12/2026
PLANNING
RESUBMITTAL

ISSUES/REVISIONS

DATE	PHASE	RENDERING COMMENTS	SCALE
02/09/2026	RENDERING	COMMENTS	AS NOTED

SHEET TITLE: EXTERIOR LIGHTING & SKYLIGHT SPECIFICATIONS

SHEET: A9.05.2

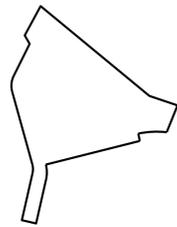
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2/11/2026

TENTATIVE MAP TIBURON TOWNHOMES

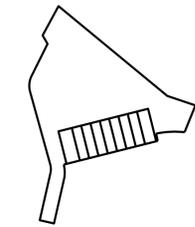
TIBURON, CALIFORNIA



VICINITY MAP
SCALE: NTS



EXISTING BOUNDARY
SCALE: NTS

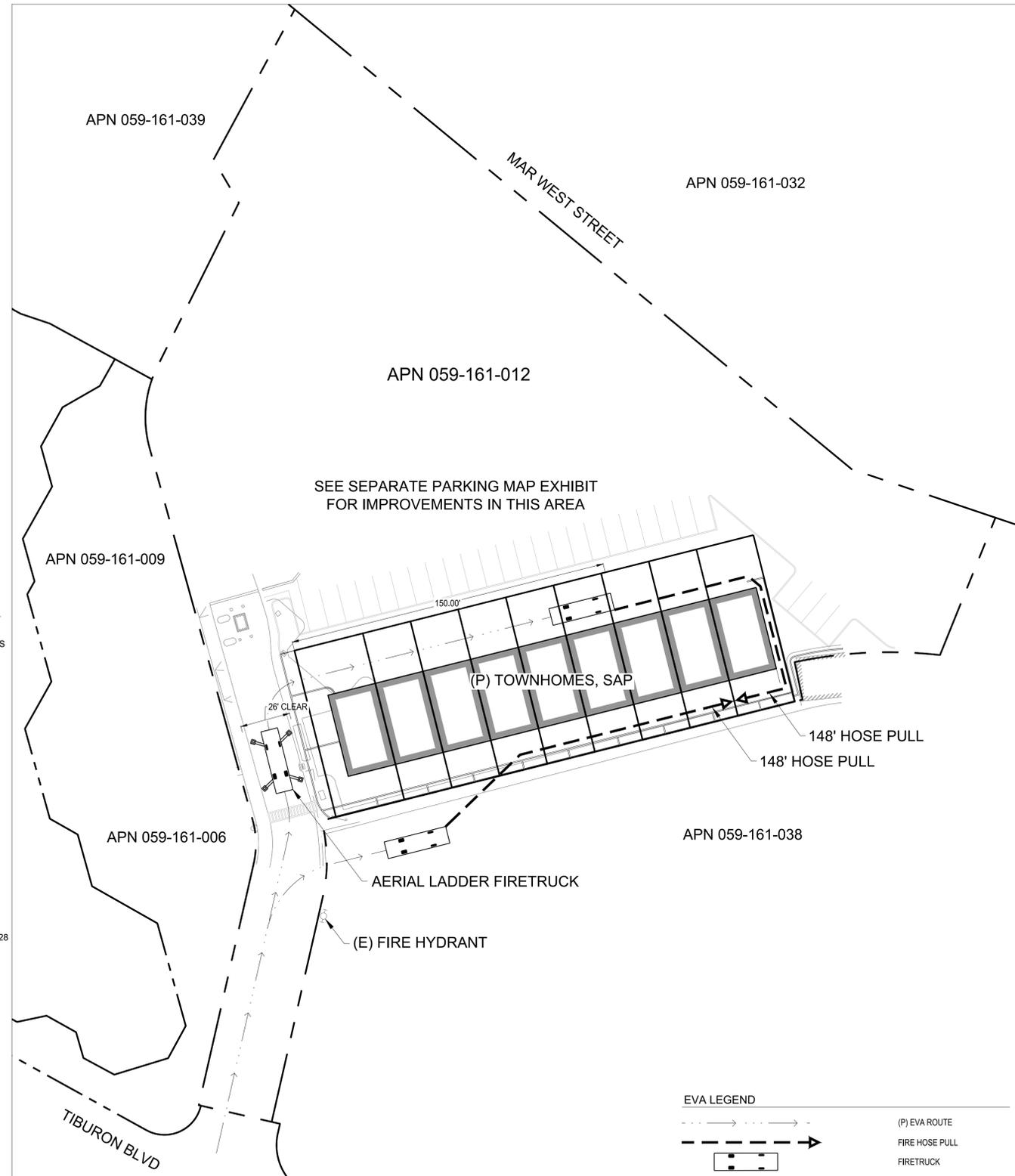


PROPOSED PARCELS
SCALE: NTS



ABBREVIATIONS

ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	MIN	MINIMUM
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
BOV	BLOW-OFF VALVE	NSD	NAPA SANITARY DISTRICT
BW	BACK OF WALK	NTS	NOT TO SCALE
CA MUTCD	CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES	PUE	PUBLIC UTILITY EASEMENT
CATTCH	CALIFORNIA TEMPORARY TRAFFIC CONTROL HANDBOOK	(P)	PROPOSED
CIP	CAPITAL IMPROVEMENT PROGRAM	PCC	PORTLAND CEMENT CONCRETE
CL	CENTERLINE	PL	PROPERTY LINE
CON	CITY OF NAPA	PM	PARCEL MAP
C&DD	CONSTRUCTION AND DEMOLITION DEBRIS	R	RADIUS
DI	DRAINAGE INLET	RCP	REINFORCED CONCRETE PIPE
E	ELECTRICAL LINE	ROW	RIGHT-OF-WAY
(E)	EXISTING	S	SLOPE
ECP	EROSION CONTROL PLAN	SS	SANITARY SEWER
EG	EXISTING GRADE	SCP	STORM WATER CONTROL PLAN
ELEC	ELECTRIC	SD	STORM DRAIN
EPA	ENVIRONMENTAL PROTECTION AGENCY	SDMH	STORM DRAIN MAN HOLE PER CON STD D-8
FL	FLOWLINE	SS	SANITARY SEWER
FG	FINISH GRADE	SSCO	SANITARY SEWER CLEANOUT PER NSD STD SS-1
FT	FEET	SSFH	SANITARY SEWER FLUSH HOLE PER NSD STD SS-28
G	GAS	SS LAT	SANITARY SEWER LATERAL PER NSD SS-24
GPS	GLOBAL POSITIONAL SYTSEM	SSMH	SANITARY SEWER MANHOLE
HMA	HOT MIX ASPHALT	SDE	SHERWOOD DESIGN ENGINEERS
HP	HIGH POINT	SWPPP	STORM WATER POLLUTION PREVENTION PLAN
IFO	IN FAVOR OF	T	TELEPHONE LINE
INV	INVERT OF PIPE OR CHANNEL	TOT	TOWN OF TIBURON
L.E.D	LIGHT-EMITTING DIODE	TC	TOP OF CURB
LF	LINEAR FEET	TPZ	TREE PROTECTION ZONE
LP	LOW POINT	TYP	TYPICAL
MH	MAINTENANCE HOLE	W	WATER
		WRRP	WASTE REDUCTION & RECYCLING PLAN



OVERALL SITE AND EVA PLAN
SCALE: 1"=30'



EVA LEGEND

	(P) EVA ROUTE
	FIRE HOSE PULL
	FIRETRUCK

GENERAL NOTES

1. PARCEL NO: APN 059-161-012
2. PARCEL AREA: 2.00 ACRES
3. EXISTING USE: COMMERCIAL
4. PROPOSED USE: RESIDENTIAL
5. ZONING DESIGNATION: NEIGHBORHOOD COMMERCIAL
6. MAP PREPARER: SHERWOOD DESIGN ENGINEERS
7. WATER: MARIN MUNICIPAL WATER DISTRICT (MMWD)
8. SEWER: SANITARY DISTRICT NO. 5 OF MARIN COUNTY (TIBURON)

PROJECT CONTACTS

OWNER
POINT TIBURON PLAZA INC.
1701 TIBURON BLVD
TIBURON, CA 94920
(415) 337-6790

DEVELOPER
BOV 1801 TIBURON LLC - MICHAEL YARNE, CHRIS FRASER
2442 VALLEY STREET
BERKELEY, CA 94702
MICHAEL@BLACKOAKGROUP.CO

CIVIL ENGINEER
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SURVEY NOTES

1. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED ON A FIELD SURVEY OF AUGUST 28, 2025 REPRESENTING THE VISUAL SURFACE CONDITIONS AS OF AFORESAID DATE, PREPARED BY CINQUINI & PASSARINO, INC. LAND SURVEYING.
2. BENCHMARK: CINQUINI & PASSARINO CONTROL POINT NO. 8, BEING A SET OUT X IN THE TOP OF CURB AS SHOWN HEREON. ELEVATION = 12.45' (NAVD 88). THE ORTHOMETRIC ELEVATIONS SHOWN HEREON ARE BASED ON THE AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND WERE DETERMINED BY STATIC GPS TIES TO CGPS STATION P181 WITH A PUBLISHED ELLIPSOIDAL HEIGHT OF 238.557', IN ADDITION TO APPLYING THE NGS GEOID HEIGHT MODEL "GEOID2028".
3. BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY IN THE CALIFORNIA COORDINATE SYSTEM, ZONE 3 NAD 83, EPOCH 2017.50 AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING SYSTEMS (CGPS) STATION TIBB AND STATION P181, BEING A GRID BEARING OF NORTH 68°18'31" EAST WEST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC).
4. THE 5' WIDE EASEMENT TO PACIFIC BELL PER DN 85-02978, MARIN COUNTY RECORDS CANNOT BE PLOTTED BASED ON THE DESCRIPTION CONTAINED IN THE DOCUMENT.

SHEET INDEX

TM0.0	COVER SHEET
TM1.0	EXISTING CONDITIONS
TM1.1	SITE PLAN
TM2.0	GRADING PLAN
TM3.0	UTILITY PLAN
TM4.0	STORMWATER CONTROL PLAN

SCALE: AS NOTED		
Note: If this graphic scale does not equal 1", this sheet has been modified from its original scale.		
NO	DATE	REVISION
1	02.02.26	TOT CMMNTS

PROJECT NO. 25-191	
DATE	NOV 12, 2025
DRAWN	JH
DESIGNED	JH / RG
CHECKED	RG

TENTATIVE MAP
TIBURON TOWNHOMES
1801 TIBURON BLVD
APN 059-161-012

COVER SHEET

DRAWING NO.

TM0.0
1 OF 6

RECEIVED BY TIBURON PLANNING DIVISION
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LEGEND

- (E) PROPERTY LINE
- (E) EASEMENT
- - - - -100----- (E) MAJOR CONTOUR
- - - - -102----- (E) MINOR CONTOUR
- (E) CURB
- (E) STRIPING

NOTE

1. SEE SHEET C0.0 FOR SURVEY NOTES
2. THE ACCESS EASEMENT TO LOT 3 PER DN 98-038368, MARIN COUNTY RECORDS CANNOT BE PLOTTED BASED ON INFORMATION CONTAINED IN THE DOCUMENT, BUT IS GENERALLY LOCATED BETWEEN PARADISE DRIVE AND THE ENTRANCE TO THE BAYSIDE CONDOMINIUM COMPLEX.
3. PER FEMA FLOOD MAP NUMBER 06041C0527E DATED 03/16/2016, THE ENTIRETY OF THE SUBJECT PARCEL IS LOCATED OUTSIDE OF THE SPECIAL FLOOD HAZARD AREA (100-YEAR FLOODPLAIN).

SCALE: 1" = 20'

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1	02.02.26	TOT CMMNTS

PROJECT NO. 25-191

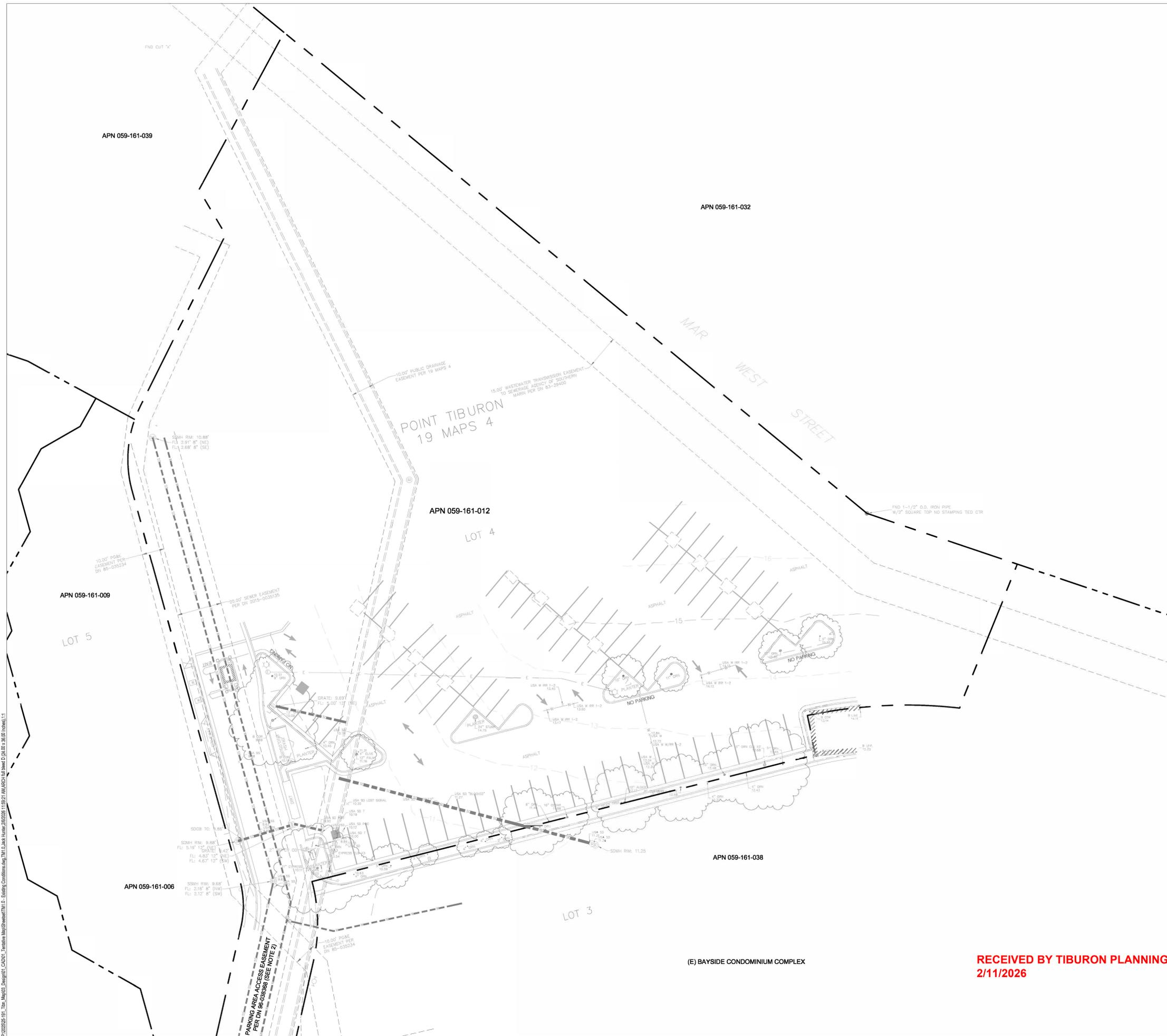
DATE	NOV 12, 2025
DRAWN	JH
DESIGNED	JH / RG
CHECKED	RG

TENTATIVE MAP
TIBURON TOWNHOMES
1801 TIBURON BLVD
APN 059-161-012

EXISTING CONDITIONS

DRAWING NO.

TM1.0
2 OF 6



(E) BAYSIDE CONDOMINIUM COMPLEX

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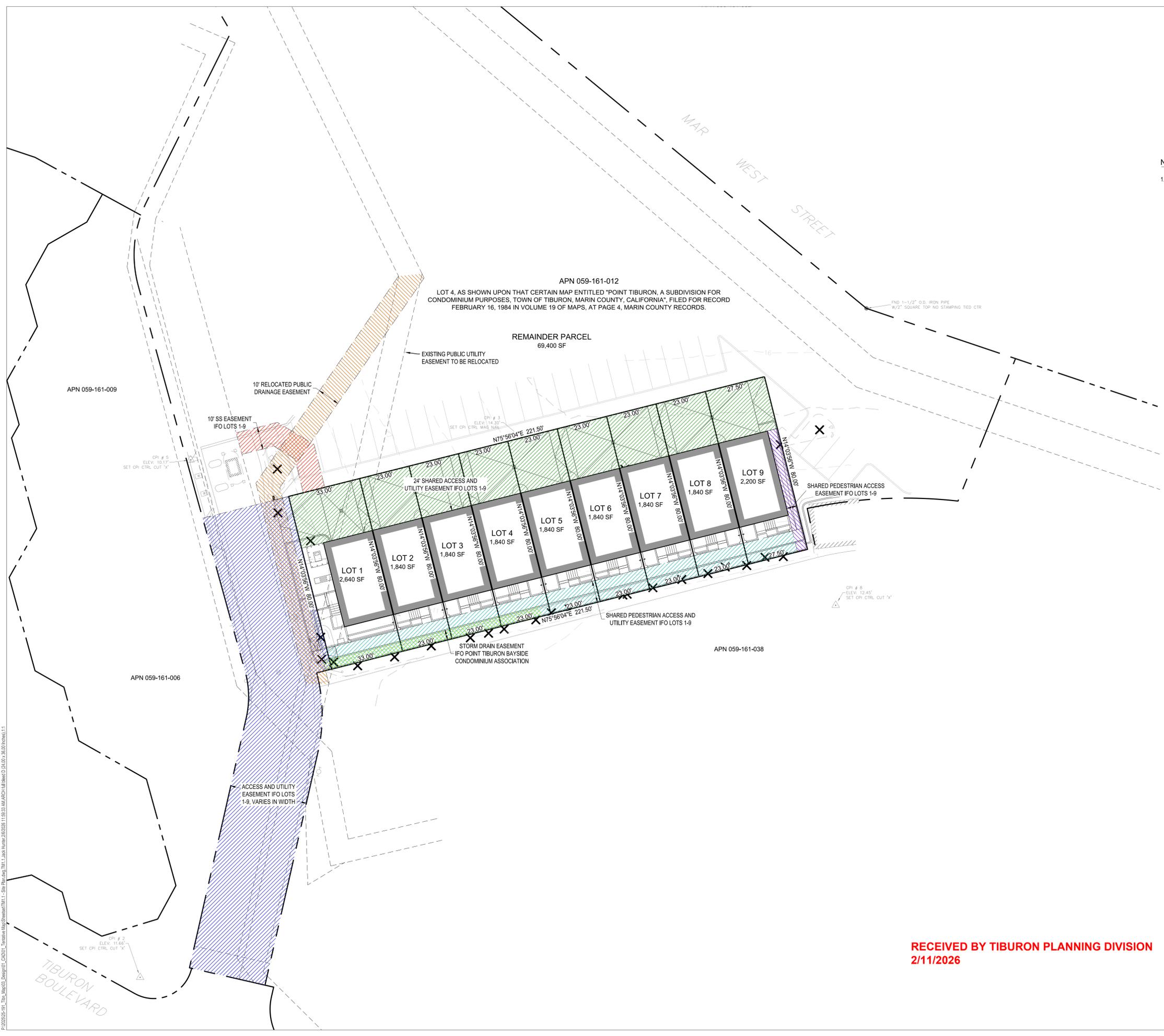
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LEGEND

	(E) PROPERTY LINE
	(P) PROPERTY LINE
	(E) EASEMENT, SEE SHEET C1.0
	(P) EASEMENT, COLOR VARIES BY EASEMENT
	(E) TREE TO BE REMOVED, SLP. SEE NOTE 1

NOTE

1. NO PROTECTED TREES ARE SLATED FOR REMOVAL. THEREFORE, TMC CHAPTER 15A-2 DOES NOT APPLY TO THIS PROJECT.



SCALE: 1" = 20'

Note: If this graphic scale does not equal 1", this sheet has been modified from its original size.

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CHECKED	RG

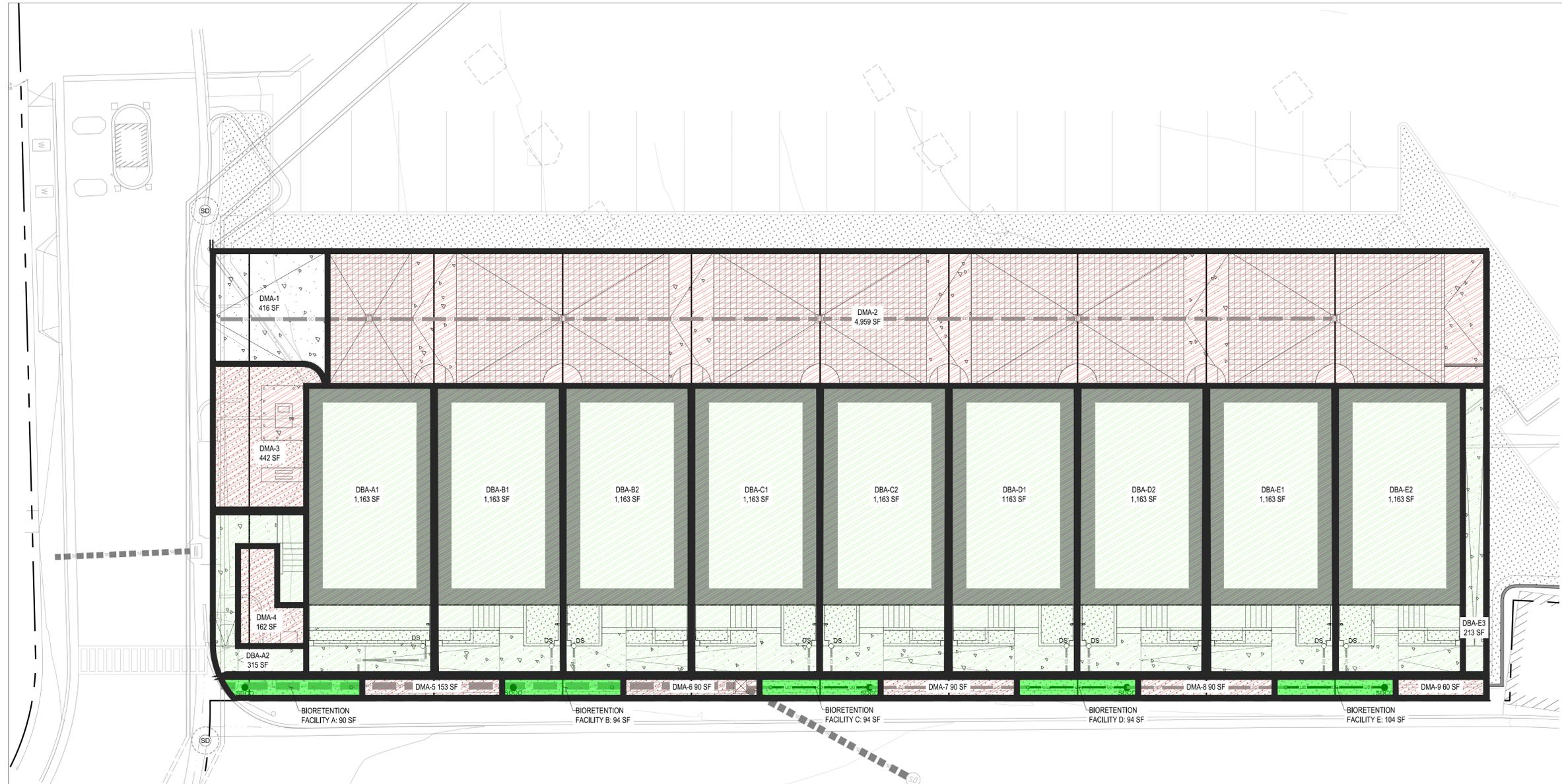
TENTATIVE MAP
TIBURON TOWNHOMES
1801 TIBURON BLVD
APN 059-161-012

SITE PLAN

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SCALE: 1" = 10'

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NO	DATE	REVISION
1	02.02.26	TOT CMMNTS

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PROJECT NO. 25-191

DATE NOV 12, 2025
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DESIGNED JHRG
CHECKED RG

TENTATIVE MAP
TIBURON TOWNHOMES
1801 TIBURON BLVD
APN 059-161-012

STORMWATER CONTROL
PLAN

SCP LEGEND

- DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- DMA-# DRAINING TO STORM DRAIN SYSTEM
- DMA-# PERMEABLE PAVERS AND LANDSCAPE
- DBA-##: DMA DRAINING TO BIORETENTION AREA
- BA-#: BIORETENTION AREA

SCP NOTES

1. ALL PERMEABLE MATERIALS AND SUBGRADE DESIGN WILL BE IN ACCORDANCE WITH BASMAA REQUIREMENTS.
2. REFER TO THE UTILITY PLAN FOR ADDITIONAL INFORMATION ON THE STORM DRAIN SYSTEM.

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1
L 1.0 EXISTING LANDSCAPE AREA
SCALE 1/8"=10"



GENERAL LANDSCAPE NOTES:

Existing landscape areas: 1522 SF

The existing site includes no protected trees, as defined by Tiburon Municipal Code (TMC) Chapter 15A-2; therefore, TMC 15A-2 does not apply.

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STAMP

CONSULTANTS

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TIBURON TOWNHOMES

APN: 059-161-12
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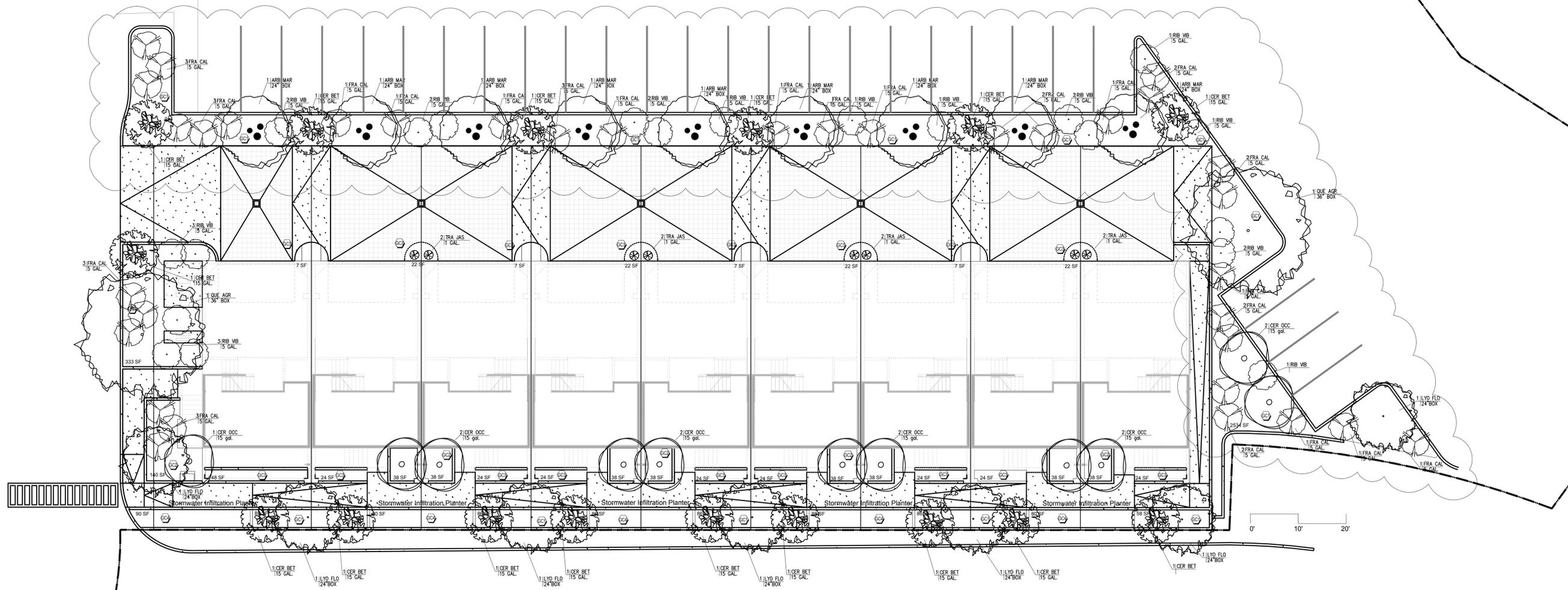
ISSUES/REVISIONS

SHEET TITLE
EXISTING
LANDSCAPE AREAS

DATE 02.06.2026
PHASE
SCALE 3/8" = 10"

SHEET
L 1.0

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1 PLANTING PLAN - TREES AND SHRUBS
L 2.1 SCALE 3/32"=1'0"

GENERAL LANDSCAPE NOTES:

Total Proposed Landscape Area: 4,508 SF
Proposed Irrigated Landscape Area: 4,508 SF

The Landscape Plan complies with TMC 13E-2 (water-efficient landscaping) and with all Marin Municipal Water District (MMWD) Water Efficient Landscaping requirements.

Irrigation plans delineating coverage will be submitted with the building permit plan set.

The existing site includes no protected trees, as defined by Tiburon Municipal Code (TMC) Chapter 15A-2; therefore, TMC 15A-2 does not apply.

PLANTING SCHEDULE - TREES AND SHRUBS

Trees and Shrubs										
Abbreviation	Botanical Name	Common Name	Category	Height	Spread	Quantity	Size	Spacing	Water Usage	
QUE AGR	Quercus agrifolia	Coast Live Oak	Tree	30-80 ft	30-80 ft	2	24" BOX	As Shown	Low	
LYO-FLO	Lyonothamnus floribundus ssp. aspleniifoli	Catalina Ironwood	Tree	20-40 ft	15-20 ft	7	24" BOX	As Shown	Low	
ARB MAR	Arbutus x 'Marina'	Marina Strawberry Tree	Tree	20-30 ft	20-30 ft	9	24" BOX	As Shown	Low	
CER BET	Cercocarpus betuloides	Mountain Mahogany	Tree	8-20 ft	10-12 ft	16	15 GAL	As Shown	Low	
CER OCC	Cercis occidentalis	Western Redbud	Tree	10-18 ft	10-18 ft	11	15 GAL	As Shown	Low	
RIB VIB	Ribes viburnifolium	Catalina Perfume	Shrub	2-4 ft	5-8 ft	20	5 GAL	As Shown	Low	
FRA CAL	Frangula californica	Coffeeberry	Shrub	6-10 ft	6-8 ft	32	5 GAL	As Shown	Low	
TRA JAS	Trachelospermum jasminoides	Star Jasmine	Climbing Vine	10-20 ft	NA	8	5 GAL	As Shown	Moderate	

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PROJECT
TIBURON TOWNHOMES

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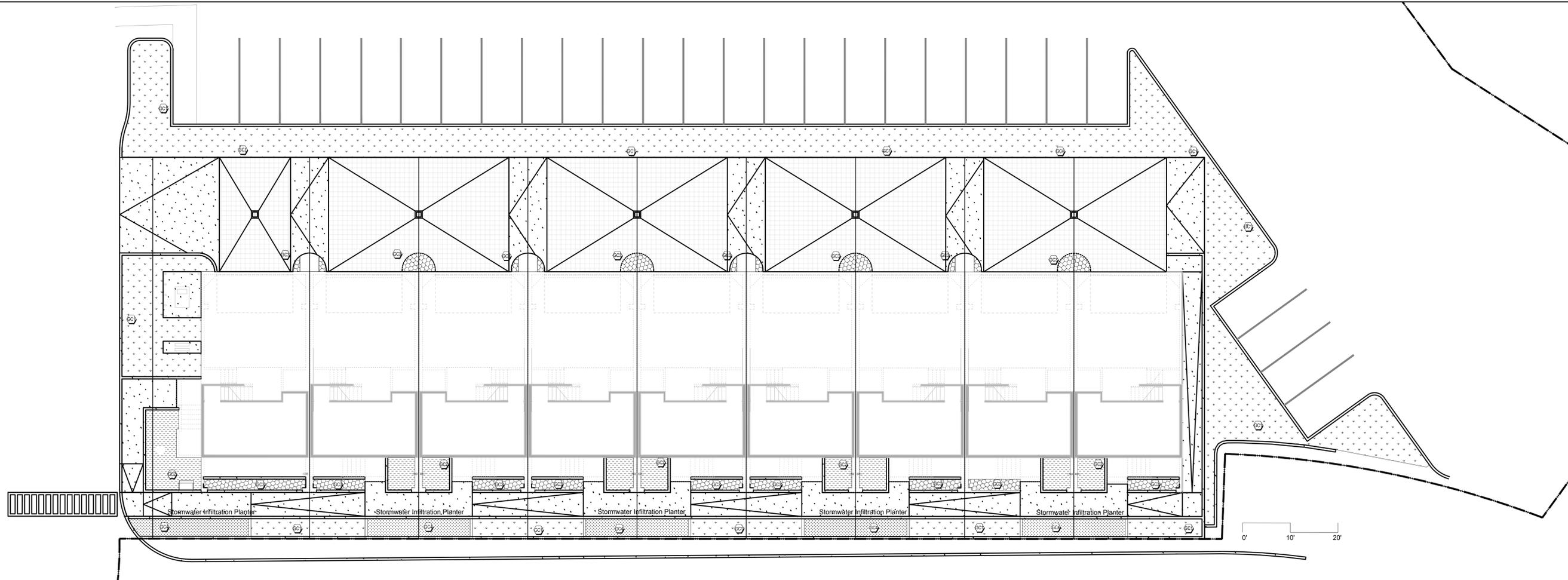
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RESUBMITTAL

ISSUES/REVISIONS

SHEET TITLE
PLANTING PLAN -
TREES & SHRUBS
DATE 02.06.2026
PHASE
SCALE 3/32" = 1'0"

SHEET
L 2.1

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1
L 2.1 PLANTING PLAN - GROUNDCOVER
SCALE 3/32"=1'0"

PLANTING SCHEDULE - GROUNDCOVER

Groundcovers											
GC1: Perennial Groundcover (Total area: 3272 SF)											
	FES RUB	Festuca rubra	Red Fescue	Bunchgrass	8-18 in.	24"	836	1 gal	18" o.c.	Low	
	CAR PRA	Carex praegracilis	Field Sedge	Groundcover	12-18 in	24-30 in	382	1 gal	18" o.c.	Low	
	DIC CAP	Dichelostemma capitatum	Blue Dicks	Perennial Bulb	12-18 in	4-6 in	48	1 gal	18" o.c.	Low	
	ALL UNI	Allium unifolium	Oneleaf Onion	Perennial Bulb	12-24 in	6-8 in	48	1 gal	18" o.c.	Low	
	HEU SPP	Heuchera spp.	Coral Bells	Groundcover	6-12 in	12-18 in	48	1 gal	18" o.c.	Low	
	ERI KAR	Erigeron karvinskianus	Santa Barbara Daisy	Accent Groundcover	6-12 in	12-24 in	25	1 gal	24" o.c.	Low	
	SAL SPA	Salvia spathacea	Hummingbird Sage	Accent Groundcover	12-24 in	24-36 in	12	1 gal	36" o.c.	Low	
	GC2: Redbud Groundcover (Total Area: 466 SF)										
	CAR TUM	Carex tumulicola	Berkeley Sedge (under redbud Meadow Matrix)		12-18 in	18-24 in	280	1 gal	12" o.c.	Low	
	SIS BEL	Sisyrinchium bellum	Blue-Eyed Grass	Accent Perennial	6-12 in	6-12 in	47	1 gal	12" o.c.	Low	
	ESC CAL	Eschscholzia californica 'Maritima'	Dwarf California Poppy	Accent Perennial	6-10 in	8-12 in	47	1 gal	12" o.c.	Low	
	CLA AMO	Clarkia amoena	Farewell-to-Spring	Accent Perennial	12-30 in	12-18 in	46	1 gal	12" o.c.	Low	
BRO ELE	Brodiaea elegans	Elegant Brodiaea	Accent Bulb	12-18 in	4-6 in	46	1 gal	12" o.c.	Low		
GC3: Accent planters (Total area: 363 SF)											
	JUN PAT	Juncus patens 'Elk Blue'	California Gray Rush 'Elk Blue'	Groundcover / Narrow Strip Accent	12-18 in	12-16 in	120	1 gal	12" o.c.	Low	
Stormwater Infiltration Planters (Total planter area: 410 SF)											
	GC 4	CAR PRA	Carex praegracilis	Clustered Field Sedge	Matrix (drier zones)	12-18 in	18-30 in	48	1 gal	18" o.c.	Low
		JUN PAT	Juncus patens "Elk Blue"	California Gray Rush	Matrix (wetter zones)	18-30 in	18-24 in	48	1 gal	18" o.c.	Medium
		DES CES	Deschampsia cespitosa	Tufted Hairgrass	Transition zones	18-36 in	18-24 in	36	1 gal	18" o.c.	Medium
		ERI GLA	Eriophyllum confertiflorum	Golden Yarrow	Accent perennial	12-24 in	18-24 in	24	1 gal	24" o.c.	Low
		SIS SPI	Sisyrinchium bellum	Blue-eyed Grass	bulb	6-12 in	6-12 in	60	1 gal	12" o.c.	Low
		MIM AUR	Diplacus aurantiacus	Sticky Monkeyflower	shrub	24-36 in	24-36 in	8	1 gal	30" o.c.	Low
		SAL CLE	Salvia clevelandii 'Winifred Gilman'	Cleveland Sage	shrub	36-48 in	48-60 in	8	1 gal	36" o.c.	Low

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ISSUES/REVISIONS
01.28.26
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SHEET TITLE
**PLANTING PLAN -
GROUNDCOVER**

SHEET
L 2.2

DATE
02.06.2026

PHASE

SCALE
3/32" = 1'0"