

PROJECT DIRECTORY

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A.P.N. **073-171-11**

196 LAGUNITAS ROAD

Ross, California 94957

SEAN BAILEY DESIGN

LICENSED ARCHITECT
SEAN BAILEY
No. C35283
REN. 10-31-23
STATE OF CALIFORNIA

ADVISORY DESIGN REVIEW HEARING SET - NOVEMBER 10, 2022

SYMBOLS

A — STRUCTURAL GRID

N — NORTH ARROW

BEDROOM
101
000 SF
— ROOM NAME / NUMBER / SQUARE FOOTAGE

1
A1.01
— DETAIL [DRAWING 1, SHEET A1.01]

1 / A1.01 — ELEVATION [DRAWING 1, SHEET A1.01]

1 / A1.01
1 / A1.01 — SECTION [DRAWING 1, SHEET A1.01]

N
W 1 S
A1.01
E
— INTERIOR ELEVATION [DRAWING 1, SHEET A1.01]

FIRST STORY FFE
00.00' — WORK / DATUM POINT

2.01 — KEYNOTE

01 — REVISION NUMBER

EW 1 — WALL TYPE

01 — DOOR TYPE [RE: DOOR SCHEDULE]

W01 — WINDOW TYPE [RE: WINDOW SCHEDULE]

— ALIGN

1" — DIMENSION

01 detail
00 02 04 8'-0" 16 32

— CENTERLINE

PROJECT DATA

PROJECT DESCRIPTION

Construction of a 6,901 square foot two-story, single-family residence, a pool and spa, and all relevent site and landscaping improvements at the 196 Lagunitas Rd. in Ross, CA.

LOCATION	196 Lagunitas Road, Ross, CA 94957
A.P.N.	073-171-11
ZONING	R-1_B-10 -SINGLE FAMILY RESIDENTIAL
OCCUPANCY CLASSIFICATION	R-3
DESCRIPTION OF USE	Single Family Residence
CONSTRUCTION TYPE	Type VB
NUMBER OF STORIES	2
SPRINKLERS	Yes
SEISMIC DESIGN CATEGORY	D

VICINITY MAP



ROSS, CA

SITE & ZONING DATA

	CODE	EXISTING	PROPOSED
LOT AREA	32,482 SQ. FT. OR 0.75 ACRES	32,482 SQ. FT. OR 0.75 ACRES	32,482 SQ. FT. OR 0.75 ACRES
FLOOR AREA:	6,496 SQ. FT. ALLOWED BY ZONING	7,375 SQ. FT. (NON-CONFORMITY PERMIT APPLIED)	6,901 SQ. FT. (SEE SHEET A1.3 FOR DIAGRAMS)
FLOOR AREA RATIO:	20%	22.7%	21.2%
LOT COVERAGE:	6,496 SQ. FT. ALLOWED	6,299 SQ. FT. (SEE SHEET A1.3 FOR DIAGRAMS)	6,294 SQ. FT. (SEE SHEET A1.3 FOR DIAGRAMS)
LOT COVERAGE RATIO:	20%	19.4%	19.4%
PERMEABLE SURFACES:	-	14,727 SQ. FT. (SEE SHEET A1.3 FOR DIAGRAMS)	9,075 SQ. FT. (SEE LANDSCAPE AND CIVIL DRAWINGS) (REDUCTION OF 5,652 SQ. FT.)
FRONT YARD SETBACK:	25' - 0"	38' - 2"	37' - 4 1/2"
LEFT SIDE YARD SETBACK	15' - 0"	1' - 5"	15' - 8 1/2"
RIGHT SIDE YARD SETBACK	15' - 0"	8' - 4 1/2"	25' - 4"
REAR YARD SETBACK	40' - 0"	5' - 10"	107' - 1"
BUILDING HEIGHT	30' - 0" ABOVE (E) ON (N) GRADE	32' - 6" ABOVE (E) GRADE	28' - 8" ABOVE (E) GRADE
ON-SITE PARKING:	2 OFF-STREET PARKING SPOTS, 1 COVERED	3 OFF-STREET, 2 COVERED	3 OFF-STREET, 3 COVERED

ABBREVIATIONS

ADJ.	Adjustable	F.O.S.	Face Of Stud	RESIL.	Resilient
A.F.F.	Above Finished Floor (Grade)	F.O.W.	Face Of Wall	REQ'D.	Required
B.O.	Bottom Of	GA.	Gauge	RM.	Room
BD.	Board	GALV.	Galvanized	R.O.	Rough Opening
BLKG.	Blocking	GB	Grab Bar	RWL	Rain Water Leader (Overflow)
BM.	Beam	GLB	Glulam	SAM	Self Adhesive Membrane
C.J.	Control Joint	GSM.	Galvanized Sheet Metal	S.S.D	See Structural Drawings
C (C.L.)	Center Line	GYP. BD.	Gypsum Board	S.L.D	See Landscape Drawings
CLG.	Ceiling	HB.	Hose Bibb	SCHED.	Schedule (Scheduled)
CLR.	Clear	HR.	Hour	SIM.	Similar
COL.	Column	HT.	Height	ST.STL.	Stainless Steel
CONC.	Concrete	INS.	Insulation	STL.	Steel
CONST.	Construction	INT.	Interior	STD.	Standard
CONT.	Continuous	JB.	J-Box	STRUCT.	Structural
DBL.	Double	JT.	Joint	TB	Towel Bar
DIA.	Diameter	MAX.	Maximum	T.B.D.	To Be Determined
DIM.	Dimension	MECH.	Mechanical	T.B.R.	To Be Removed
DN.	Down	MFR.	Manufacturer	THRU.	Through
DS.	Downspout	MIN.	Minimum	T.O.	Top Of
DTL.	Detail	MTL	Metal	T.O.P.	Top of Parapet
DWG.	Drawing	N.I.C.	Not In Contract	T.O.S.	Top of Structure
EA.	Each	N.T.S.	Not To Scale	TPO	Thermoplastic Polyolefin
EL.	Elevation (Height)	(N)	New	T.S.	Tube Steel
ELEC.	Electrical	O.C.	On Center	TYP.	Typical
ELEV.	Elevation (Drawing)	OPP.	Opposite	VER.	Verify
EQ.	Equal	OPNG.	Opening	V.I.F.	Verify In Field
EXT.	Exterior	O/	Over	W/	With
(E)	Existing	P	Property Line	WD.	Wood
F.B.O.	Furnished By Owner	PLY.	Plywood	WF	Wood Finish
F.F.	Finished Floor	PT.	Point	W.O.	Where Occurs
FLR.	Floor	PTD.	Painted	WV	Wood Veneer
FL	Fluorescent	R	Radius	U.O.N.	Unless Otherwise Noted
FIN.	Finish (Finished)	REF.	Refer To (Reference)		
F.O.	Face Of	RES.	Resistant		

CONSTRUCTION NOTES

CODE	Project shall comply w/ the 2019 California Building Code, 2019 California Residential Code, 2019 California Plumbing Code, 2019 California Mechanical Code, 2019 California Electrical Code, 2019 California Energy Code, 2019 CalGreen, 2019 California Fire Code, and all Town of Ross local ordinances relating to building construction.
SPRINKLER SYSTEM	NFPA 13D per County Regulations
GEOTECHNICAL REPORT	Prepared by - on -. Special Inspections required by Geotechnical Engineer
WILDLAND URBAN INTERFACE	Project is located in Unincorporated State Responsibility Area & Local Responsibility Area anmd shall comply with all W.U.I. code Moderate Hazard Severity Zone, See Notes

DRAWING INDEX

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A1.1	SITE SURVEY
A1.2	SITE SURVEY
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SCP	STORMWATER CONTROL PLAN

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-	09.06.2022	PLANNING SUBMISSION SET
1	09.28.2022	PLANNING RESUBMISSION 1 SET
-	11.10.2022	ADVISORY DESIGN REVIEW HEARING

PROJECT INFORMATION
Ref. North — Sheet Name

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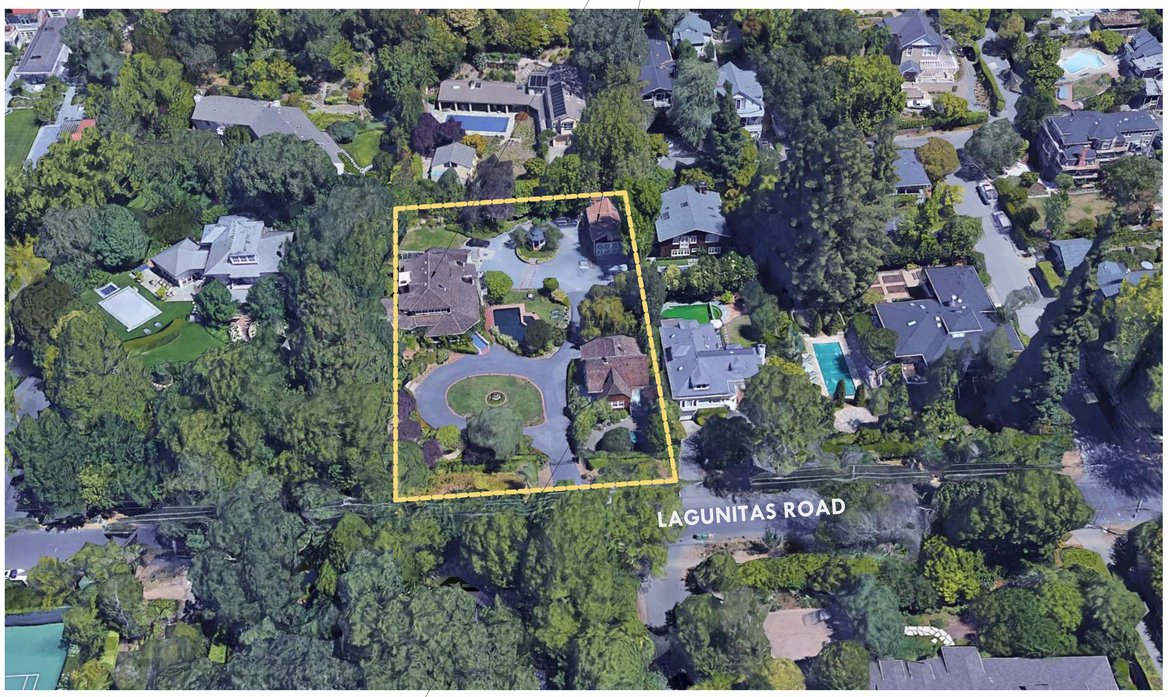
November 10, 2022
Date

A0.1
Project Number
2017.12

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(E) 3-STORY MAIN DWELLING UNIT: 4,115 SQ. FT.
t.o. ROOF @ 517.58'

(E) 2-STORY ACCESSORY DWELLING UNIT: 1,340 SQ. FT.
t.o. ROOF @ +505.8'



(E) 2-STORY DWELLING UNIT: 1,510 SQ. FT.
t.o. ROOF @ +512.63'

SITE AERIAL VIEW SHOWING ALL THREE (E) DWELLING UNITS



(E) CARRIAGE HOUSE IN NORTHEAST PART OF PROPERTY



(E) GUEST COTTAGE AND MAIN RESIDENCE ON SOUTH SIDE PART OF PROPERTY LOCATED CLOSEST TO LAGUNITAS RD.



(E) GUEST COTTAGE IN SOUTHEAST PART OF PROPERTY

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EXISTING SITE PHOTOS
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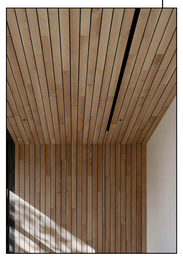
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A0.2
Project Number
2017.12

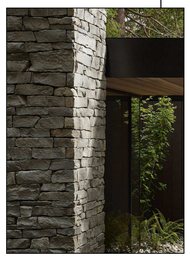
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A. **SOFFIT MATERIAL:** 1x4 T&G WESTERN RED CEDAR SIDING, VERTICALLY ORIENTED WITH SEMI-TRANSPARENT STAIN FINISH



5. DARK GREY BASALT STONE MASONRY VENEER



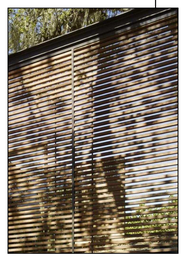
3. BEIGE 12" X 36" HONED LIMESTONE MASONRY VENEER



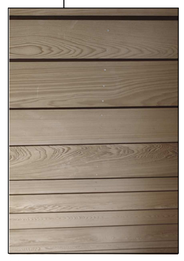
A. 12" X 36" BLACK BASALT PAVERS, TYP.



7. GLASS AND DARK BRONZE ANODIZED ALUMINUM STOREFRONT WINDOW/DOOR SYSTEMS



2. 1 x 4 HORIZONTAL SYNTHETIC WOOD LOUVERS WITH PAINTED STEEL FRAMES AND SUB-STRUCTURE



1. 1x6 ALASKAN YELLOW CEDAR CEDAR SIDING, HORIZONTALLY ORIENTED WITH SEMI-TRANSPARENT STAIN



6. PAINTED STEEL CHANNEL FASCIA TO MATCH WINDOW FRAMES (BRONZE ANODIZED))

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MATERIALS BOARD
Ref. North — Sheet Name

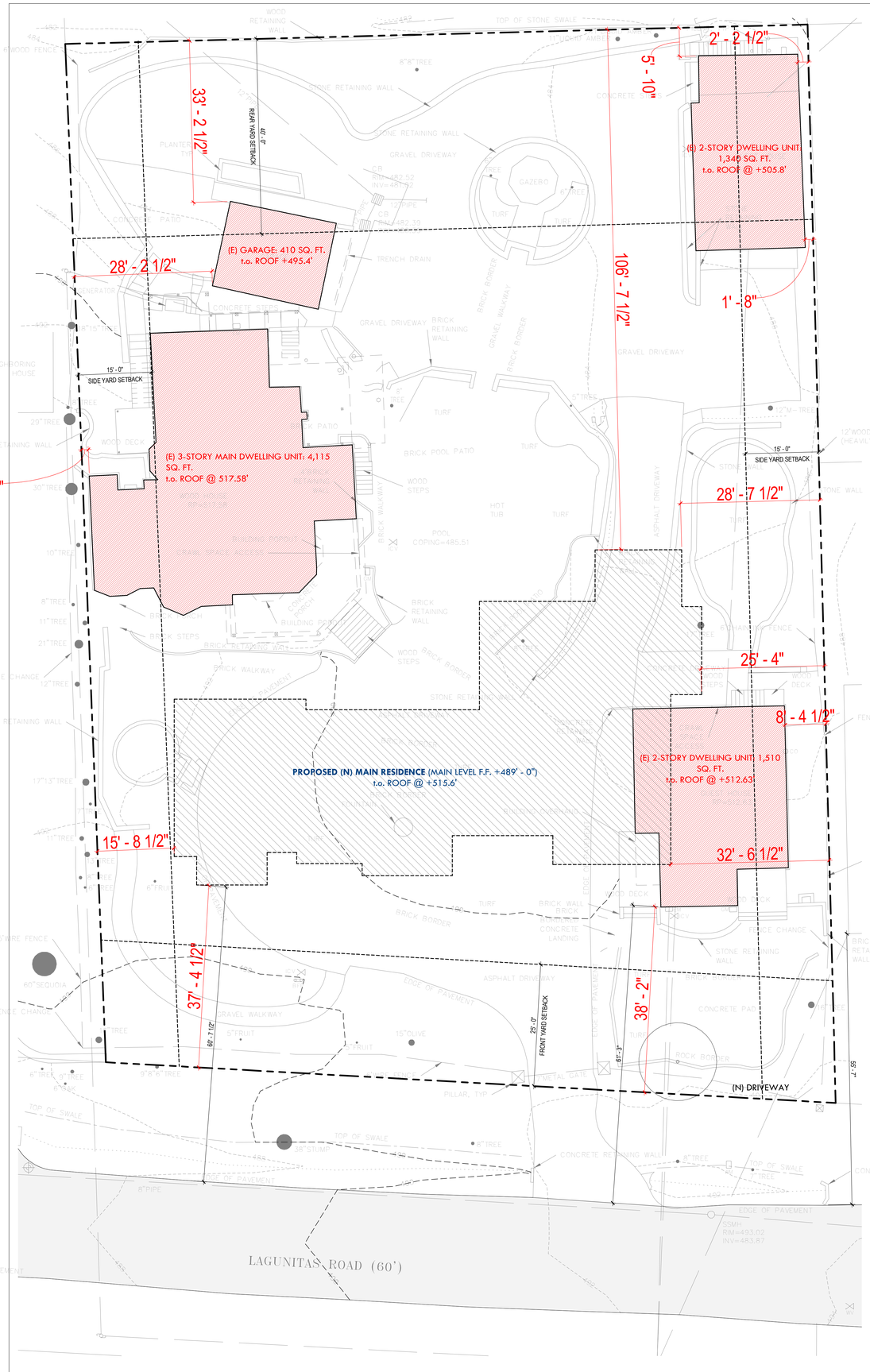
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A0.3

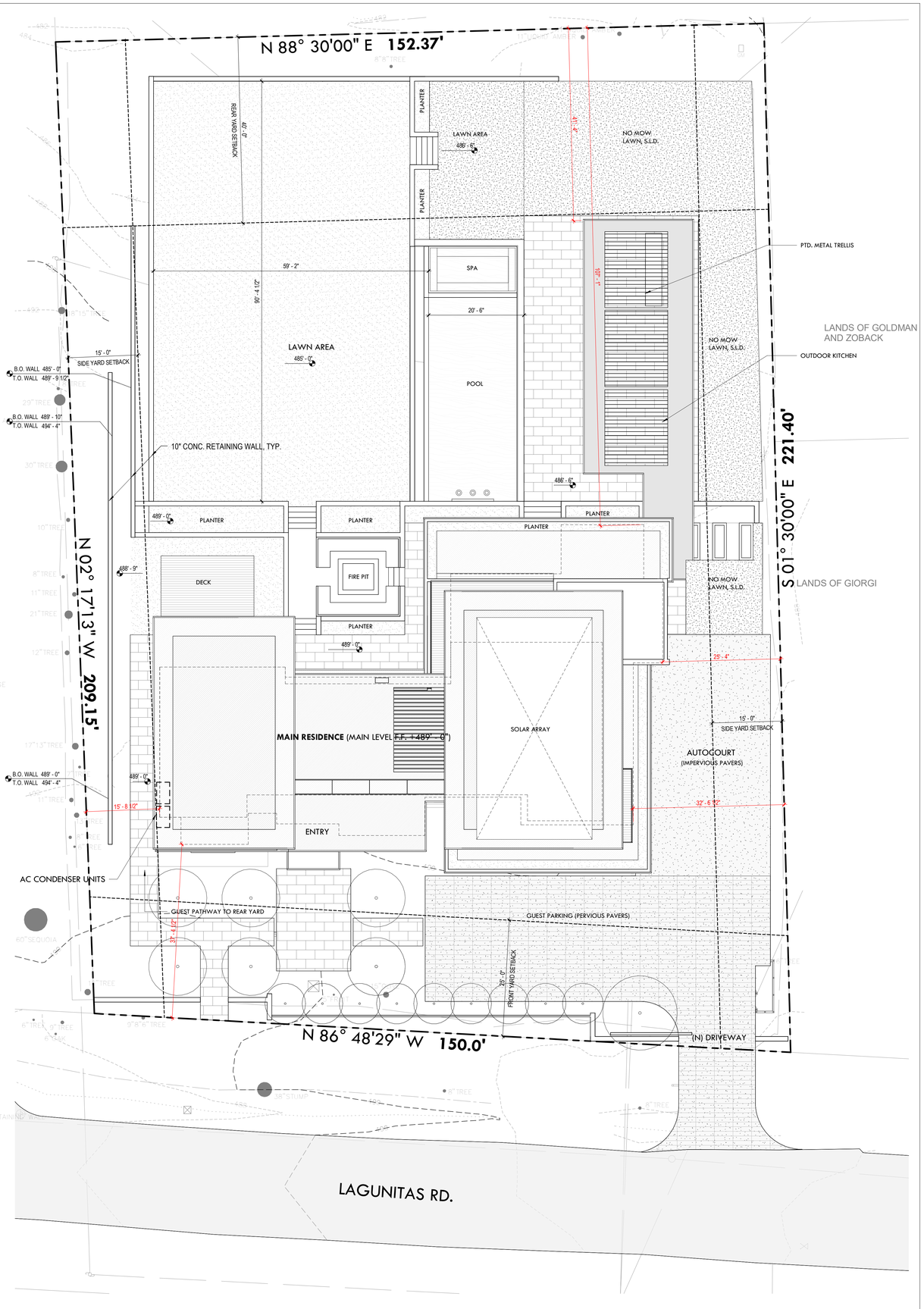
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2 site plan - existing

2 4 8'-0" 16 32



1 site plan - proposed

Scale: 1" = 10'-0"

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SITE PLAN
Sheet Name

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A1.0

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VICINITY MAP
NO SCALE

SITE BENCHMARK
SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 487.20'
(ASSUMED DATUM)

NOTES
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 32,482± SQUARE FEET / 0.75± ACRES

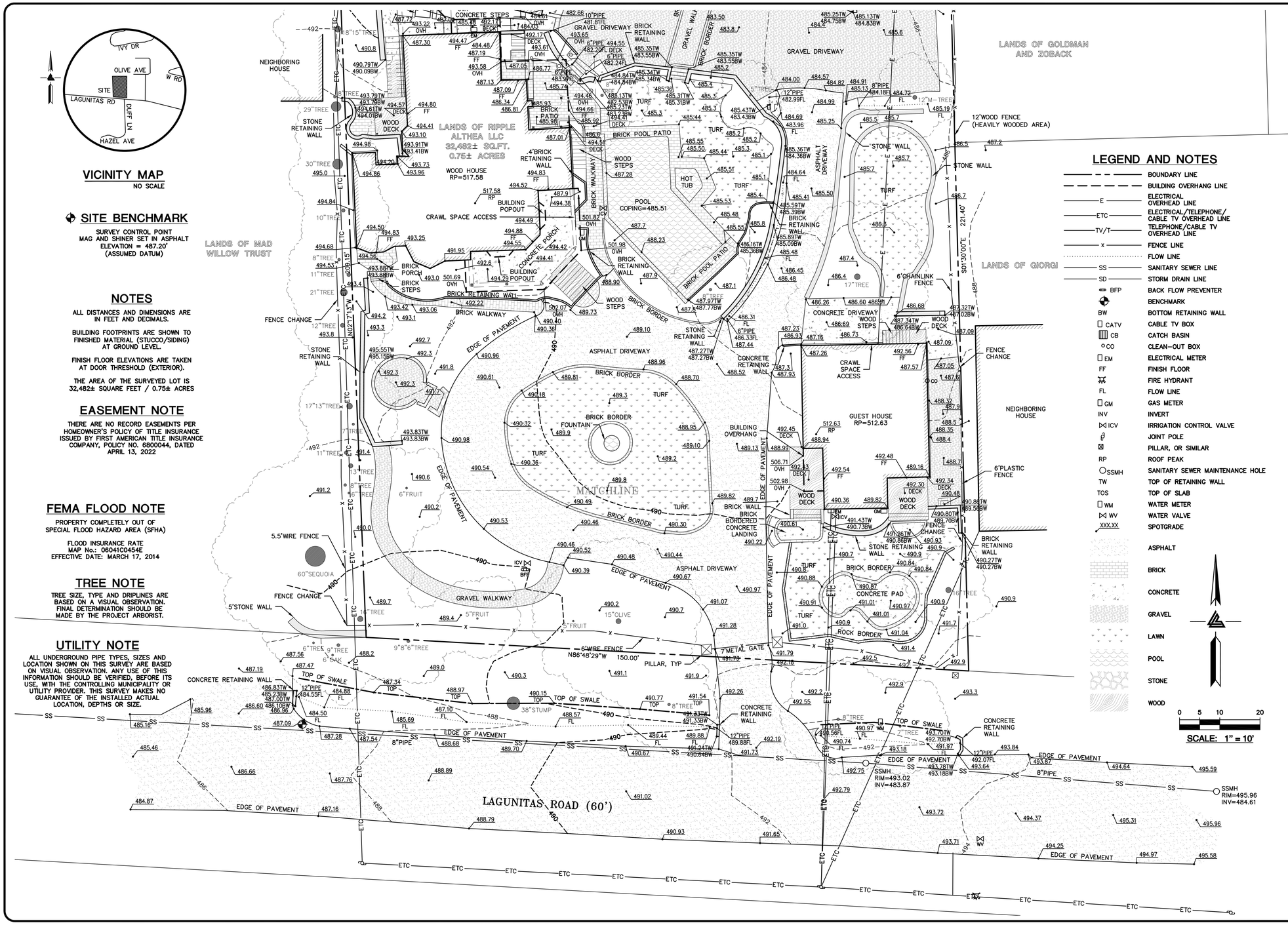
EASEMENT NOTE
THERE ARE NO RECORD EASEMENTS PER HOMEOWNER'S POLICY OF TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY NO. 6800044, DATED APRIL 13, 2022

FEMA FLOOD NOTE
PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA)

FLOOD INSURANCE RATE
MAP No.: 06041C0454E
EFFECTIVE DATE: MARCH 17, 2014

TREE NOTE
TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

UTILITY NOTE
ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.



LEGEND AND NOTES

- BOUNDARY LINE
- BUILDING OVERHANG LINE
- E — ELECTRICAL OVERHEAD LINE
- ETC — ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- TV/T — TELEPHONE/CABLE TV OVERHEAD LINE
- x — FENCE LINE
- FLOW LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- BFP — BACK FLOW PREVENTER
- BENCHMARK
- BW — BOTTOM RETAINING WALL
- CATV — CABLE TV BOX
- CB — CATCH BASIN
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- EM — ELECTRICAL METER
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- FL — FLOW LINE
- GM — GAS METER
- INV — INVERT
- ICV — IRRIGATION CONTROL VALVE
- JOINT POLE
- PILLAR, OR SIMILAR
- RP — ROOF PEAK
- SSMH — SANITARY SEWER MAINTENANCE HOLE
- TW — TOP OF RETAINING WALL
- TOS — TOP OF SLAB
- WM — WATER METER
- WV — WATER VALVE
- XXX.XX — SPOTGRADE
- ASPHALT
- BRICK
- CONCRETE
- GRAVEL
- LAWN
- POOL
- STONE
- WOOD

LICENSED LAND SURVEYOR GREGORY F. BRAZE No. 7623 STATE OF CALIFORNIA

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SUSANVILLE
SAN JOSE
WWW.LEABRAZE.COM

196 LAGUNITAS ROAD
ROSS
CALIFORNIA
MARIN COUNTY
APN: 073-171-11

TOPOGRAPHIC SURVEY

REVISIONS	BY
–	–
–	–
–	–
–	–

JOB NO:	2220936
DATE:	7-19-22
SCALE:	1"=10'
BNDY BY:	RM
FIELD BY:	AO
DRAWN BY:	ZB
SHEET NO:	SU1

1 OF 2 SHEETS

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SITE SURVEY
Ref. north — Sheet Name

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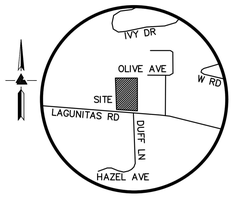
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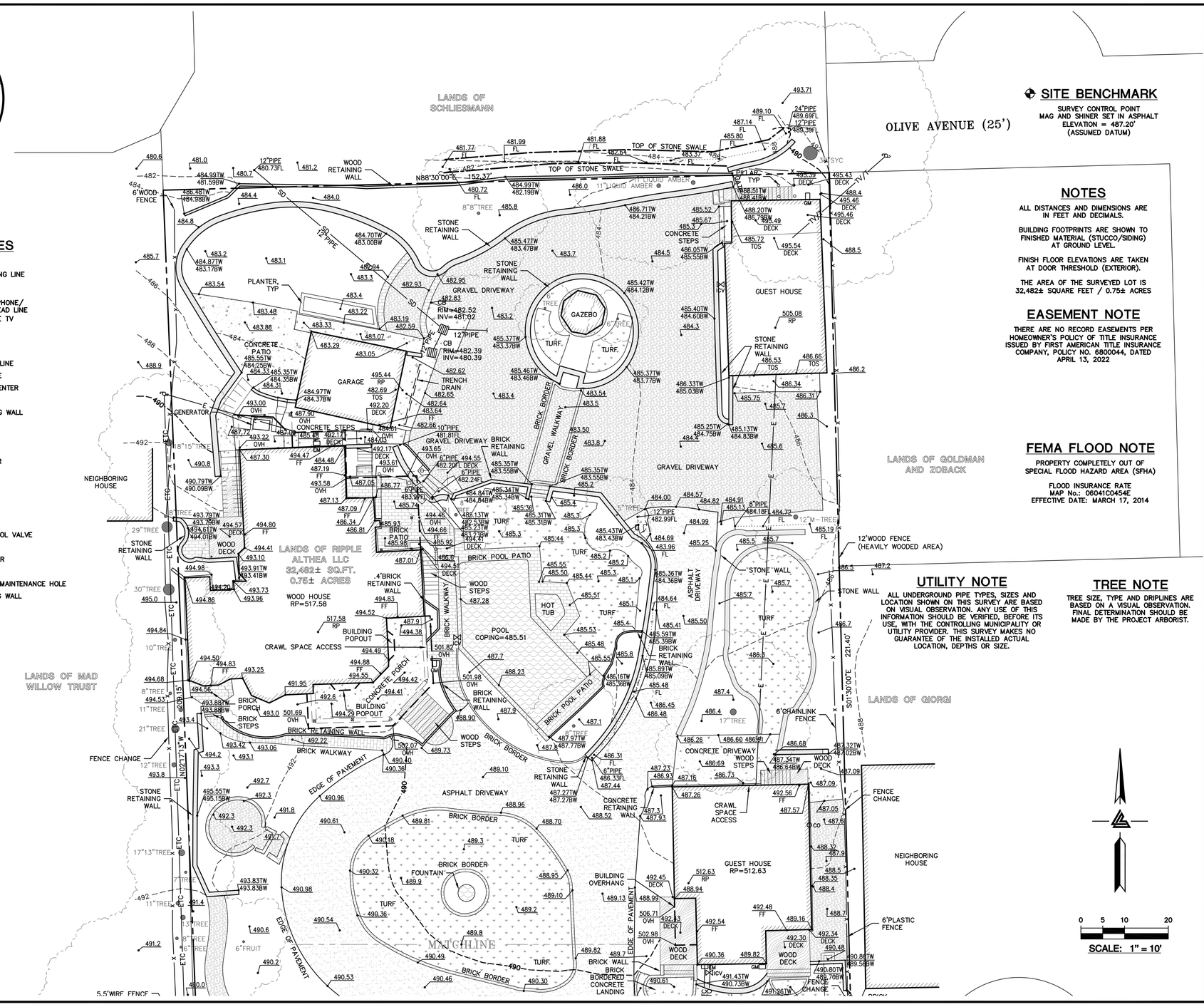
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REGIONAL OFFICES: ROSEVILLE DUBLIN SAN JOSE
WWW.LEABRAZE.COM

APN: 073-171-11

196 LAGUNITAS ROAD ROSS CALIFORNIA
MARIN COUNTY

TOPOGRAPHIC SURVEY

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-	-
-	-
-	-

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FIELD BY:	AO
DRAWN BY:	ZB
SHEET NO:	SU2

2 OF 2 SHEETS

SITE SURVEY
Ref: North — Sheet Name

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November 10, 2022
Date

Project Number: A1.2
2017.12

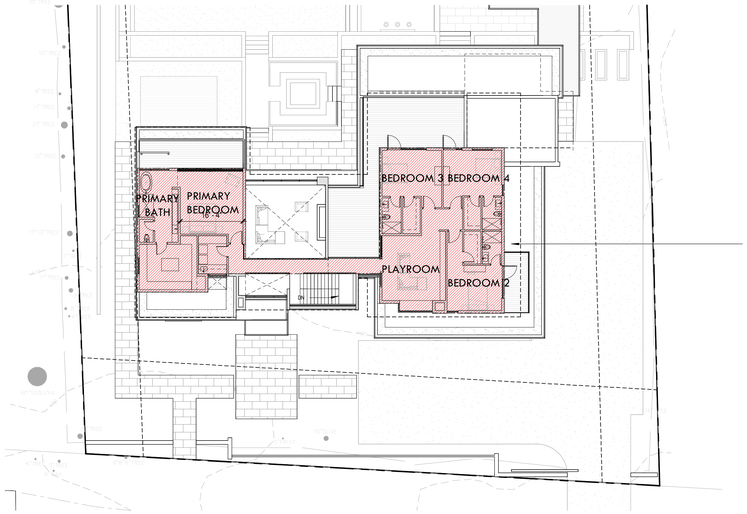
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260B Magnolia Avenue
Larkspur, CA 94939
Tel 303.564.6052

FLOOR AREA TOTAL:

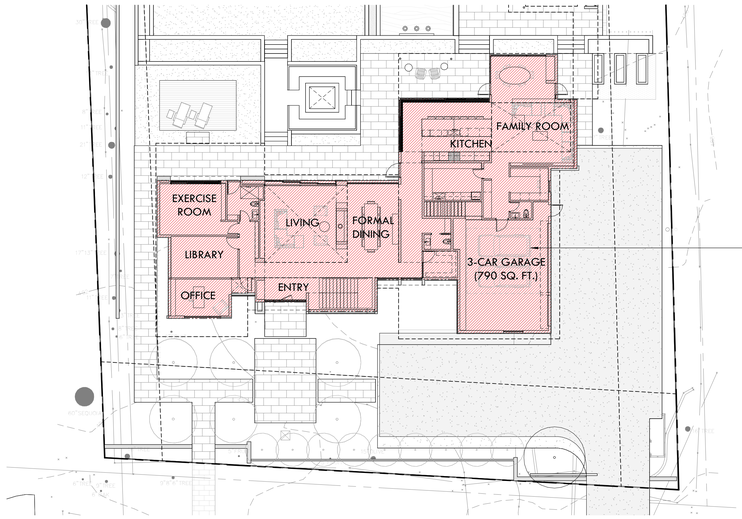
MAIN RESIDENCE:
MAIN LEVEL FLOOR AREA: 4,533 SQ. FT.
UPPER LEVEL FLOOR AREA: 2,368 SQ. FT.

TOTAL: 6,901 SQ. FT.
(EXISTING FLOOR AREA OF 3 STRUCTURES: 7,375 SQ. FT.)



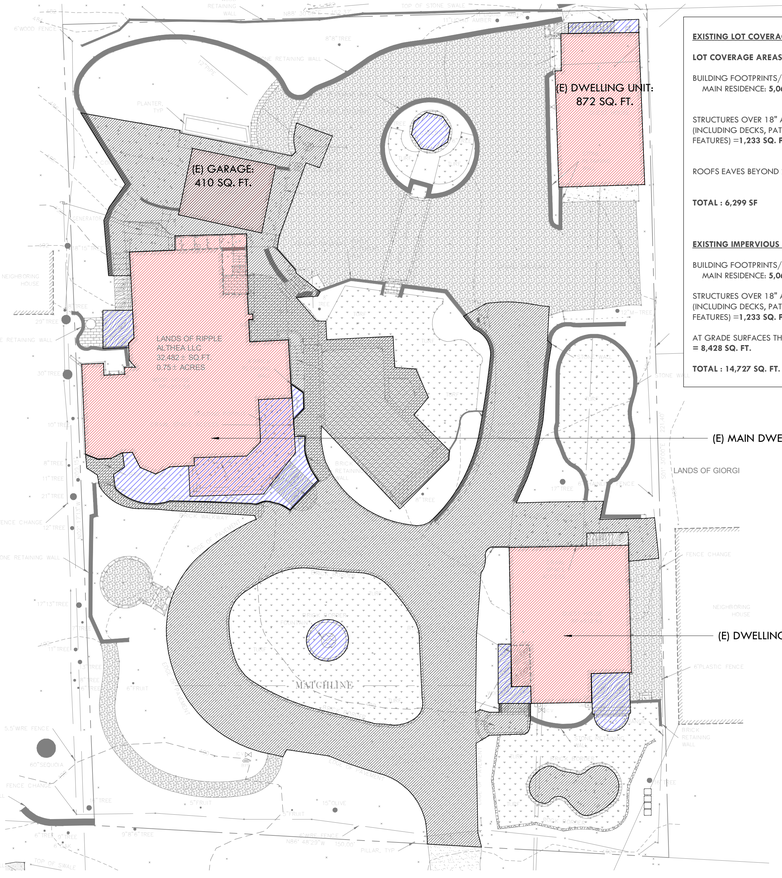
UPPER LEVEL FLOOR AREA = 2,368 SQ. FT.

4 floor area plan - upper level
Scale: 1/16" = 1'-0"



MAIN LEVEL FLOOR AREA = 4,533 SQ. FT.

3 floor area plan - main level
Scale: 1/16" = 1'-0"



EXISTING LOT COVERAGE CALCULATIONS:

LOT COVERAGE AREAS:

BUILDING FOOTPRINTS/ROOFS:
MAIN RESIDENCE: **5,066 SQ. FT.**

STRUCTURES OVER 18" ABOVE NATURAL GRADE: (INCLUDING DECKS, PATIOS, AND LANDSCAPE FEATURES) =**1,233 SQ. FT.**

ROOFS EAVES BEYOND 24": 0

TOTAL : 6,299 SF

EXISTING IMPERVIOUS SURFACES CALCULATIONS:

BUILDING FOOTPRINTS/ROOFS:
MAIN RESIDENCE: **5,066 SQ. FT.**

STRUCTURES OVER 18" ABOVE NATURAL GRADE: (INCLUDING DECKS, PATIOS, AND LANDSCAPE FEATURES) =**1,233 SQ. FT.**

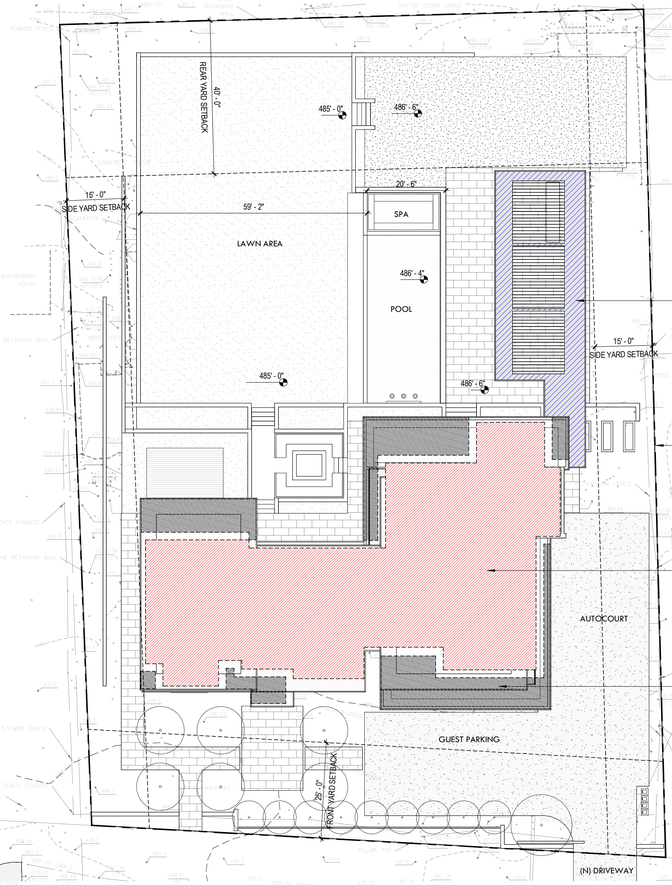
AT GRADE SURFACES THAT ARE IMPREVIOUS
= **8,428 SQ. FT.**

TOTAL : 14,727 SQ. FT.

(E) MAIN DWELLING UNIT: 2,644 SQ. FT.

(E) DWELLING UNIT: 1,140 SQ. FT.

2 lot coverage - existing
Scale: 1/16" = 1'-0"



PROPOSED LOT COVERAGE CALCULATIONS:

LOT COVERAGE AREAS:

BUILDING FOOTPRINT/ROOF:
MAIN RESIDENCE: 4,320 SQ. FT.

OUTDOOR KITCHEN COVERED ROOF: 960 SQ. FT.

STRUCTURES OVER 18" ABOVE NATURAL GRADE: (INCLUDING POOL, PATIOS, AND LANDSCAPE FEATURES)

ROOFS EAVES BEYOND 24": 1,014 SQ. FT.

TOTAL : 6,294 SF

COVERED ROOF AT OUTDOOR KITCHEN AREA: 754 SQ. FT.

PROPERTY TOTAL AREA: 32,482 SQ. FT. (MAX LOT COVERAGE: 20% = 6,497 SQ. FT.

MAIN RESIDENCE BUILDING COVERAGE: 4,320 SQ. FT.

MAIN RESIDENCE ROOF COVERAGE OF EAVES BEYOND 24": 1,014 SQ. FT.

1 lot coverage - proposed
Scale: 1/16" = 1'-0"

196
LAGUNITAS RD
Ross, CA 94957

APN : 073-171-11

No.	Date	Issues + Revisions
-	09.06.2022	PLANNING SUBMISSION SET
1	09.28.2022	PLANNING RESUBMISSION 1 SET
-	11.10.2022	ADVISORY DESIGN REVIEW HEARING

Ref. North — Sheet Name: FLOOR AREA AND LOT COVERAGE DIAGRAMS

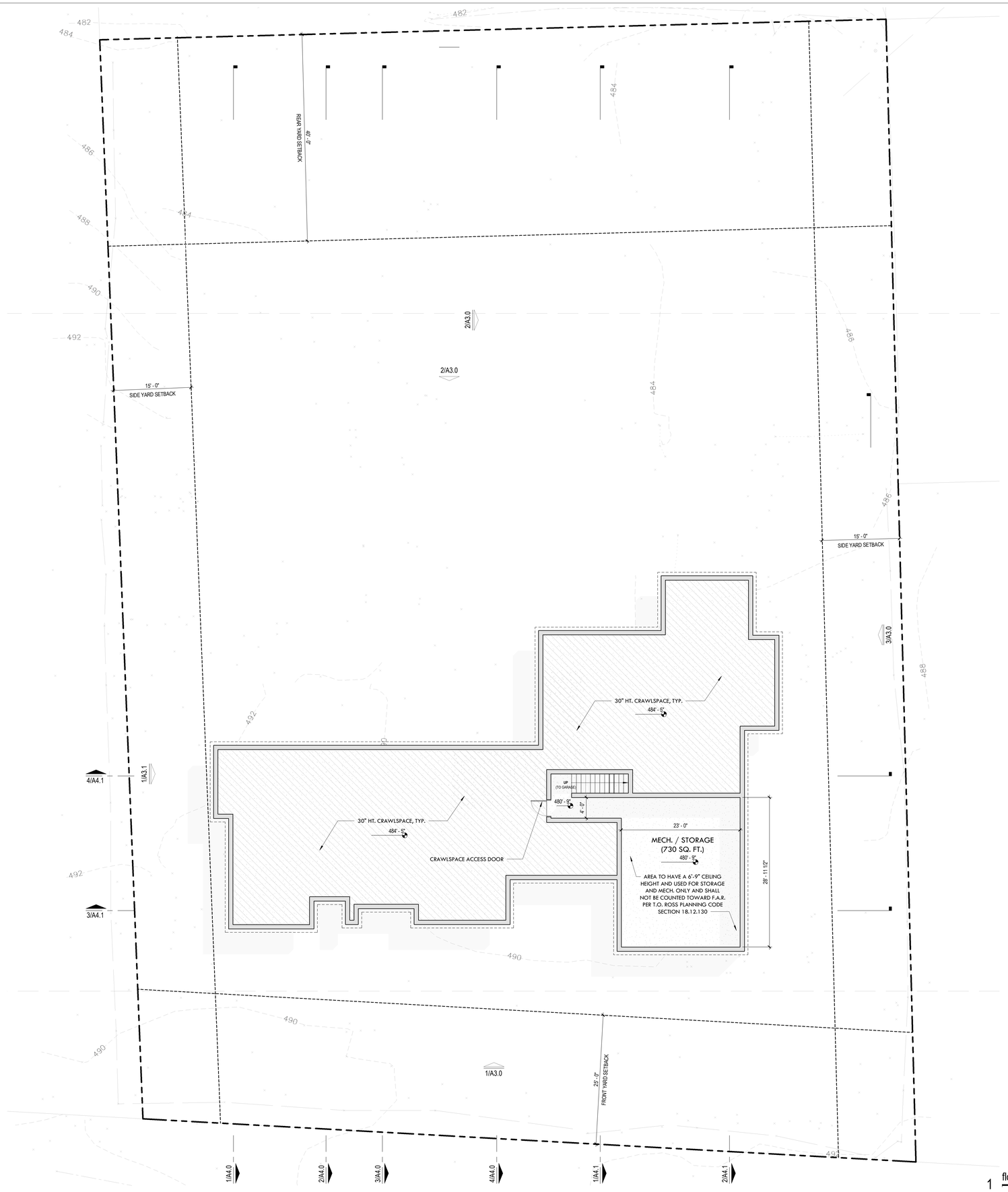
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Date: November 10, 2022

Project Number: 2017.12

A1.3

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1 floor plan - mech. basement

2 4 8'-0" 16 32

general notes

1. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR ADEQUATELY FRAMING, BRACING, AND STRUCTURING ALL WALLS AND OTHER GYPSUM BOARD CONSTRUCTION IN ACCORDANCE WITH APPLICABLE TYPICAL DETAILS CONTAINED IN THESE DRAWINGS. WHETHER OR NOT SPECIFICALLY REFERENCED ON THESE PLANS, ALL PARTITIONS SHALL BE BRACED IN ACCORDANCE WITH SEISMIC CODE REQUIREMENTS.
2. ALL PARTITIONS ARE DIMENSIONED FROM FACE OF FINISH TO FACE OF FINISH, U.O.N.
3. ALL INTERIOR WOOD DOOR HINGE-SIDE JAMBS ARE 4" FROM FACE OF ADJACENT PARTITION, U.O.N. ALL INTERIOR GLASS DOOR HINGE-SIDE JAMBS ARE 6" FROM FACE OF ADJACENT PARTITION, U.O.N.
4. SEE SHEET A9.0 FOR WALL TYPES AND ASSEMBLY DETAILS.
5. SEE A5.0 SERIES FOR ENLARGED PLANS
6. FOR ABBREVIATIONS USED ON THESE SHEETS SEE SHEET A0.1.
7. FOR SYMBOLS USED ON THESE SHEETS SEE SHEET A0.1.
8. SEE REFLECTED CEILING PLANS FOR RCP GENERAL NOTES AND LEGEND.
9. INSTALL BACKING AS REQUIRED FOR ALL MILLWORK, EQUIPMENT, FURNITURE, HANDRAILS, AND GUARDRAILS.
10. SEE FINISH SCHEDULE FOR FINISHES AND LOCATIONS, U.O.N. .

legend

- NEW PARTITION
- NEW DOOR OR STOREFRONT WINDOW
- EW 1 — WALL TAG
- 01 — DOOR TAG
- W01 — WINDOW TAG
- LANDSCAPE AREA
- POOL, SPA, OR REFLECTING POOL

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sheet notes

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Ref. North

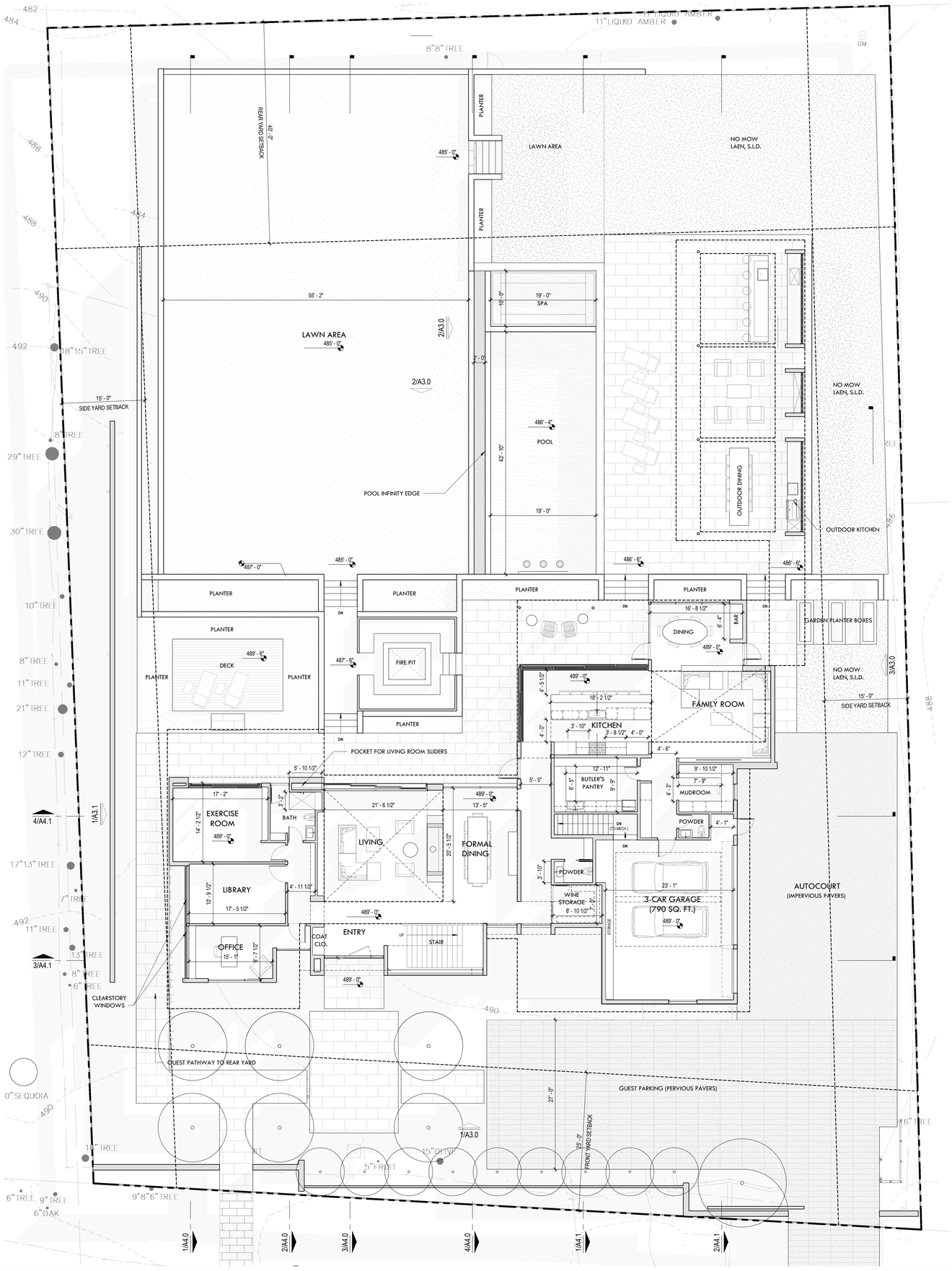
FLOOR PLAN - BASEMENT/CRAWLSPACE - MECH.
Sheet Name

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Date

A2.0
Project Number
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1 floor plan - main level

2 4 8'-0" 16 32

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Ref. North — FLOOR PLAN - MAIN LEVEL (Sheet Name)

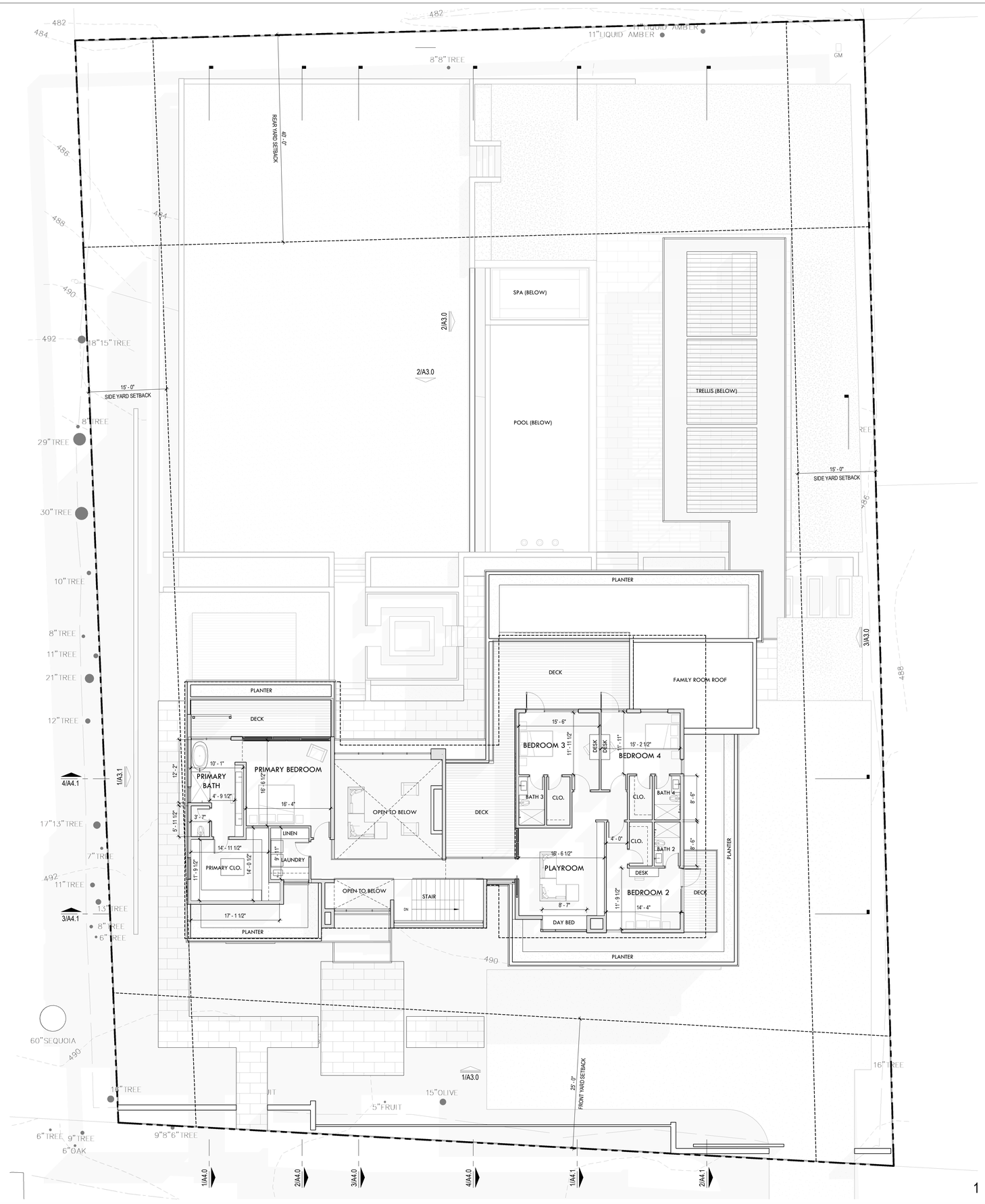
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Date

A2.1

Project Number 2017.12

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1 floor plan - upper level

2 4 8'-0" 16 32

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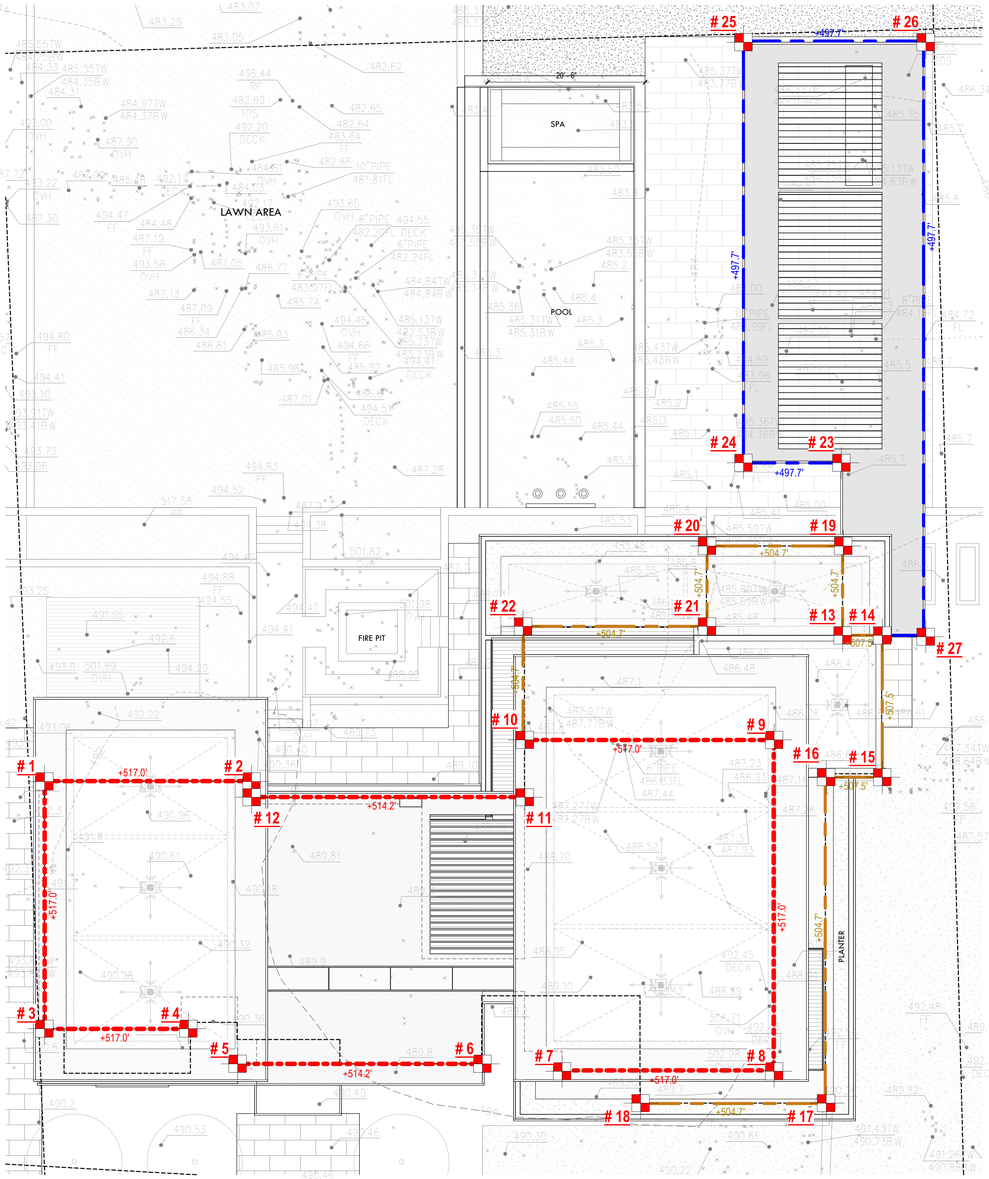
FLOOR PLAN - UPPER LEVEL
Ref. North — Sheet Name

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Date

A2.2
Project Number
2017.12

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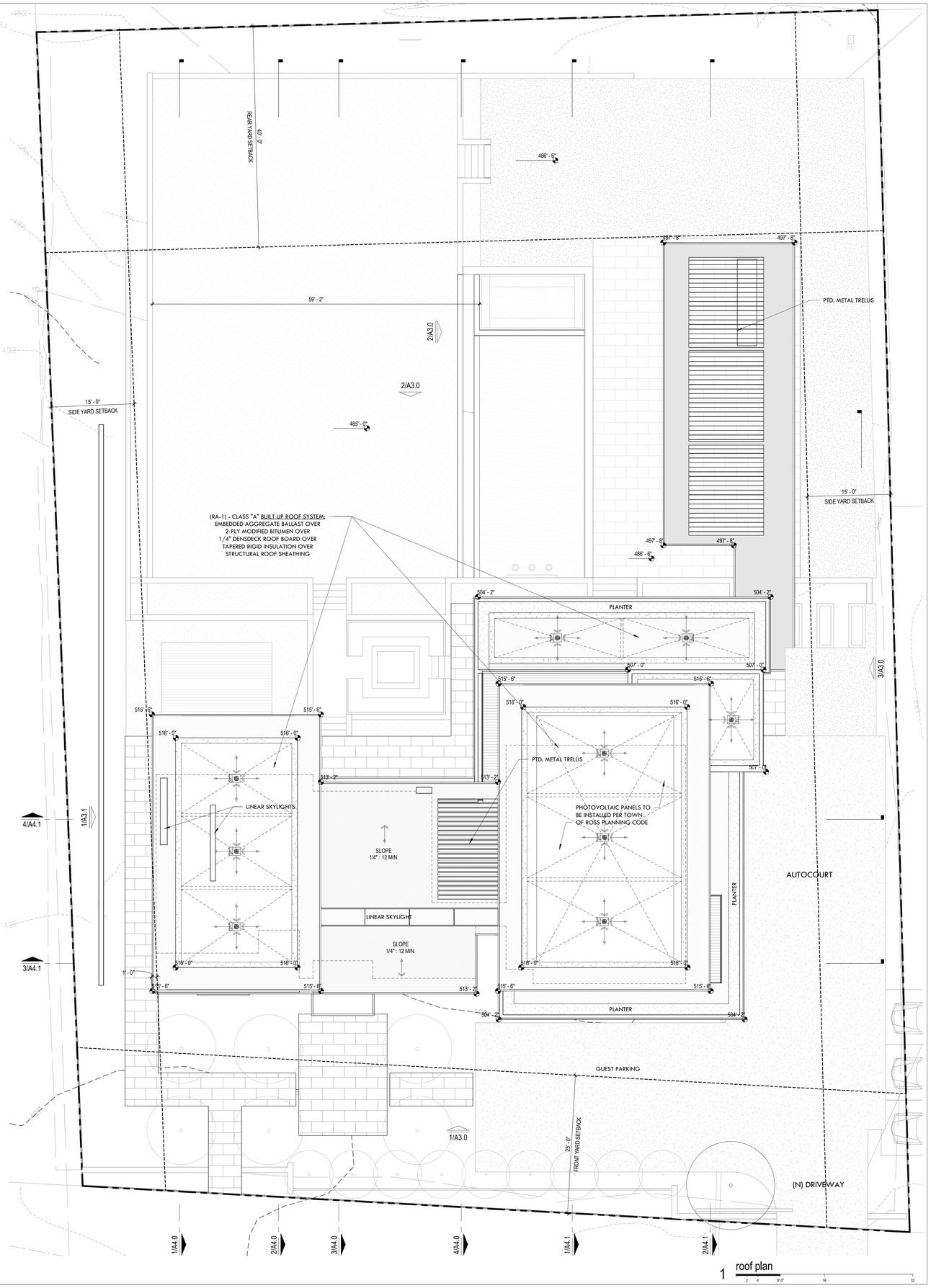
BLDG. CORNER & RIDGE HEIGHTS			
MARK #	BASE ELEV @ EXISTING GRADE	TOP OF BUILDING CORNER OR RIDGE	HEIGHT ABOVE REFERENCE BASE ELEV
# 1	ELEVATION - 492.5'	516.0'	23.5'
# 2	ELEVATION - 490.5'	516.0'	25.5'
# 3	ELEVATION - 490.5'	516.0'	25.5'
# 4	ELEVATION - 490.3'	516.0'	25.7'
# 5	ELEVATION - 490.3'	513.7'	23.4'
# 6	ELEVATION - 489.8'	513.7'	23.9'
# 7	ELEVATION - 489.8'	516.0'	26.2'
# 8	ELEVATION - 490.0'	516.0'	26.0'
# 9	ELEVATION - 487.2'	516.0'	28.8'
# 10	ELEVATION - 488.0'	516.0'	28.0'
# 11	ELEVATION - 488.0'	513.7'	25.7'
# 12	ELEVATION - 490.0'	513.7'	23.7'
# 13	ELEVATION - 486.0'	507.0'	21.0'
# 14	ELEVATION - 486.0'	507.0'	21.0'
# 15	ELEVATION - 486.5'	507.0'	20.5'
# 16	ELEVATION - 486.5'	507.0'	20.5'
# 17	ELEVATION - 490.5'	504.2'	13.7'
# 18	ELEVATION - 490.5'	504.2'	13.7'
# 19	ELEVATION - 485.5'	504.2'	18.7'
# 20	ELEVATION - 485.5'	504.2'	18.7'
# 21	ELEVATION - 485.5'	504.2'	18.7'
# 22	ELEVATION - 488.0'	504.2'	16.2'
# 23	ELEVATION - 485.0'	497.7'	12.7'
# 24	ELEVATION - 485.0'	497.7'	12.7'
# 25	ELEVATION - 484.0'	497.7'	13.7'
# 26	ELEVATION - 485.0'	497.7'	12.7'
# 27	ELEVATION - 486.0'	497.7'	11.7'

STORY POLE LEGEND:

- ELEVATION MARKER
- RED TAPE INSTALLED TO OUTLINE UPPER LEVEL VOLUMES
- ORANGE TAPE INSTALLED TO OUTLINE MAIN LEVEL VOLUMES
- BLUE TAPE INSTALLED TO OUTLINE TRELLIS AT + 110.0'

2 story-pole plan

2 4 8'-0" 16 32



1 roof plan

2 4 8'-0" 16 32

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Ref. North

ROOF PLAN & STORY-POLE PLAN
Sheet Name

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A2.3

Project Number
2017.12

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light fixture spec cutsheets

L1 SPEC SHEET

Specification sheet — **MONO II**

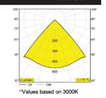
CRI > 90 — **MONO II LED 1**

3000 K — LED [H] 7.1W / 798lm / 48V
6 223 131 811 950 ◇
◇ = A / N

3000 K — LED [H] 7.1W / 774lm / 48V
6 223 131 811 930 ◇
◇ = A / N

IP54 WET





*Values based on 3000K

Application
Finishing section to be used with remote power supply
For indoor and outdoor use

Color Finish
A - Aluminum Grey
N - Dark Gray

Light Source
One MAX 7.1W LED included

Delivered Lumens
649lm at 3500K° at 48V
629lm at 3000K° at 48V

Power Supply
Remote NON-DIMMABLE Installation

Specification features
Housing fabricated of powder coated steel, powder coated steel trim
Suitable for wet location
Weight: 0.8lbs



REQUIREMENT
LED POWER SUPPLY 48V-DC (Remote)
• 6 300 89 48 96

OPTIONS
MUD KIT 1 • 6 207 02 01
COVERPLATE S 121 • 6 204 99 121-0
◇ = A / N

PROJECT INFO

Date

Client

Project Name

Type/Quantity

DELTALIGHT
Delta Light nv · HEADQUARTERS · www.deltalight.com · USA · www.deltalight.us · CANADA · www.deltalight.ca

L2 SPEC SHEET

Specification sheet — **CARREE ST LED**

3" x 3" — max.1"-3/8

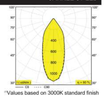
CRI > 90 — **CARREE ST LED**

3000 K — LED [H] 10.4W / 1109lm / 500mA
LED [H] 15W / 1492lm / 700mA
6 11044 9520 ◇
◇ = A / W

3000 K — LED [H] 10.4W / 1075lm / 500mA
LED [H] 15W / 1446lm / 700mA
6 11044 9320 ◇
◇ = A / W

2700 K — LED [H] 10.4W / 1032lm / 500mA
LED [H] 15W / 1388lm / 700mA
6 11044 9220 ◇
◇ = A / W

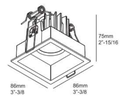




*Values based on 3000K standard finish

NON ADJUSTABLE
IP65 DAMP

REQUIREMENTS
ROUGH-IN
REMODEL NON-IC



Application
Finishing section to be used with DELTA LIGHT ROUGH-IN or REMODEL NIC
For indoor use only

Color Finish
W - White
A - Alu grey

Light Source
One Max. 15W LED included

Delivered Lumens
3500K°° - FL-33° - 882lm at 500mA / 1193lm at 700mA
3000K°° - FL-33° - 855lm at 500mA / 1156lm at 700mA
2700K°° - FL-33° - 821lm at 500mA / 1110lm at 700mA

Power Supply
Included in rough-in or remodel option

Specification features
Housing fabricated of powder coated steel, powder coated steel trim
Pre-installed springs for easy installation
Suitable for dry and damp location
Weight: 0.5lbs

Dimensions
Ceiling Cut out: 3" x 3"

PROJECT INFO

Date

Client

Project Name

Type/Quantity

DELTALIGHT
Delta Light nv · HEADQUARTERS · www.deltalight.com · USA · www.deltalight.us · CANADA · www.deltalight.ca

L3 SPEC SHEET

FXLuminaire
LED Down Lights




Optional Hanging Bracket

PROJECT
CATALOG #
TYPE
NOTES

PS Down Light **DESIGNER** PLUS

Top-mounted cylindrical down light in 1, 3, 6, or 9 LED. Available in brass and copper. An RGBW version is also available for use with Luxor® ZDC systems.

Quick Facts
- Die-cast C360 brass
- Natural, powder coated, or antiqued copper or brass finish
- Cree® integrated LEDs
- Tamper-resistant features
- Color temperature filters
- Compatible with Luxor technology
- Dimmable
- Input voltage: 10-15V



LANDSCAPE LIGHTING

L4 SPEC SHEET

FLEX ONE HO EXTERIOR™ — ACCLAIM LIGHTING



Client:
Project:
Type:
Order Code:
Quantity:

Flex One HO Exterior provides the best in class color rendering, fidelity, and gamut of any LED strip product. It can be cut in one inch increments to create the exact length needed for your specific application. It is available in 2700K, 3000K, & 4000K, and features a lumen output of up to 411 per foot, with a minimum CRI of 90. The combination of it's high output, low profile, and IP68* rating allows for a wide variety of cove, millwork, signage, and many other exterior applications.

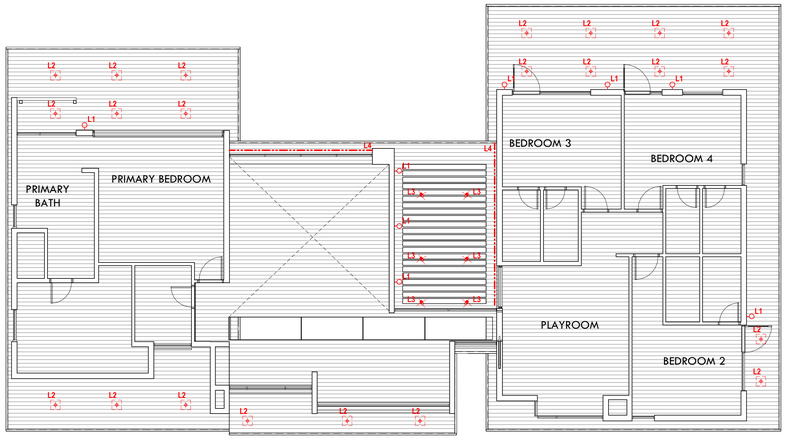
SPECIFICATIONS

Colors	2700K, 3000K, 4000K
Spool Length + Cut Points	16.4' (5m), cut points every 1" (25mm)
Beam Angle	126°
Max Fixture Runs	16.4' (5m) - 1 spool maximum
Photometrics	See page 5
Dimming Protocols	Symmetric forward phase control (MLV), CMW, 0-10V (sink and source), DALI
Power Consumption	Minimum of 5.5W per foot (90W per spool), see page 5 for per section details.
Operating Voltage	24VDC
Lumen Maintenance	L70 @ 50,000 hours (25°C)
Mounting	10 plastic mounting clips + screws included, optional aluminum channels available
Finish	White
Material	Copper strip, silicone jacket.
Ambient Operating Temperature	-40° F to 122° F (-40° C to 50° C)
IP Rating	IP68*, wet location & submersible
IK Rating	IK06, protection up to 1 joule impact
Fixture Connectors	3.28' (1m) attached feed cable included
Warranty	3 years standard, 5 years optional (additional charge)
Weight	1 lbs (0.5kg)
Dimensions	**W:** 0.51" **H:** 0.20" **L:** 16.4' (13 x 5 x 5000mm)
Certifications	

*UL approval currently limits submersible installation to non-human occupied and freshwater locations only. All cable must be landed in environmentally suitable junction boxes.

acclaimlighting.com

SPECIFICATION SHEET 2.1.6
Specifications subject to change without notice



2 exterior lighting plan - upper level
2 4 8'-0" 16 32



1 exterior lighting plan - main level
2 4 8'-0" 16 32

legend

EXTERIOR LIGHTING FIXTURE LEGEND:

- L1 — Shielded Exterior Wall/Side Mounted Sconce Light
- L2 — Recessed LED Downlight (Exterior)
- L3 — Trellis Mounted Exterior LED Downlight
- L4 — Recessed LED Strip Light Concealed under gutter

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APN : 073-171-11

No.	Date	Issues + Revisions
-	09.06.2022	PLANNING SUBMISSION SET
1	09.28.2022	PLANNING RESUBMISSION 1 SET
-	11.10.2022	ADVISORY DESIGN REVIEW HEARING

Ref. North — EXTERIOR LIGHTING PLANS — Sheet Name

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November 10, 2022
Date

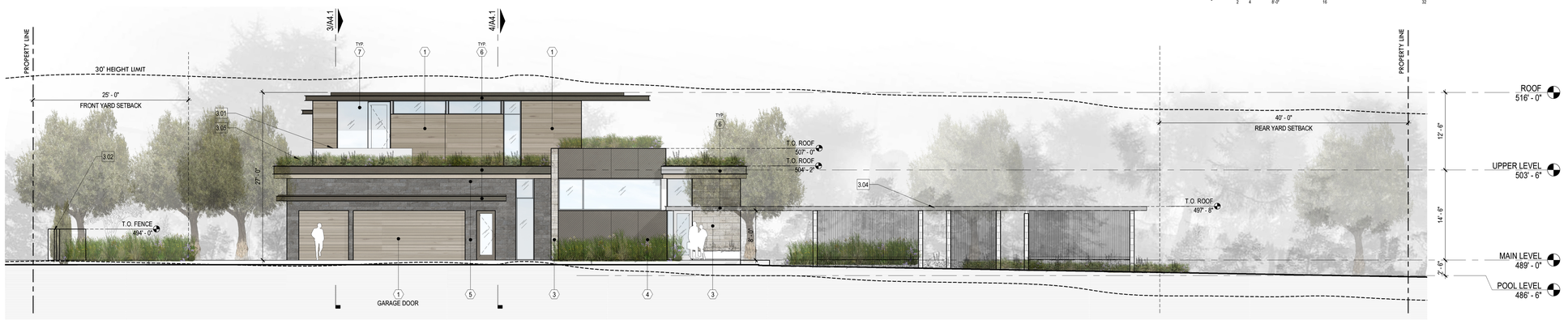
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Project Number
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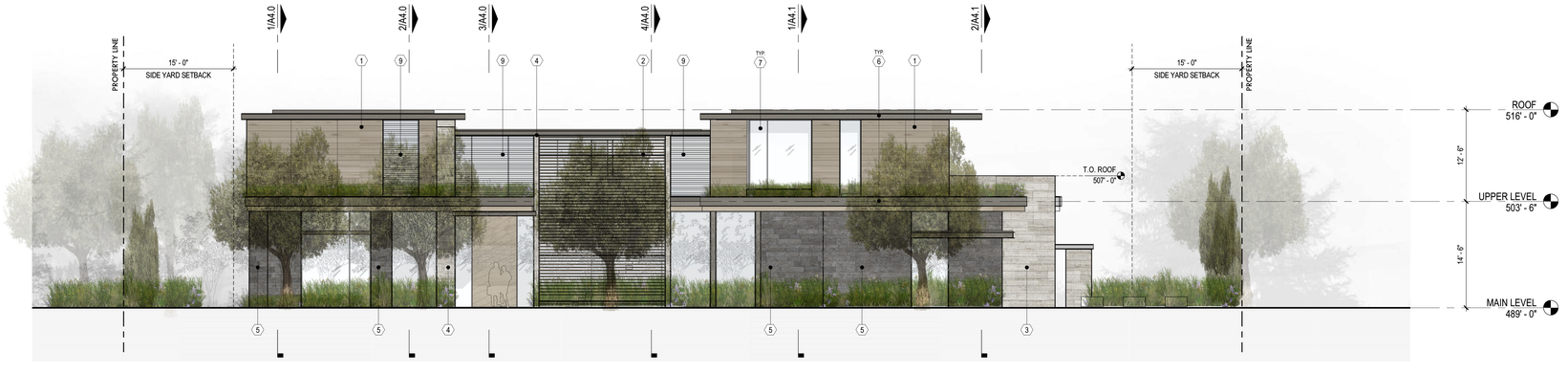
4 west elevation



3 east elevation

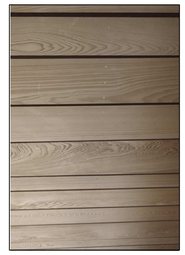


2 north elevation

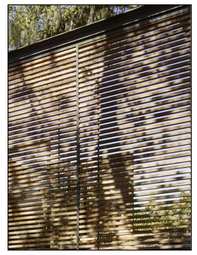


1 south elevation

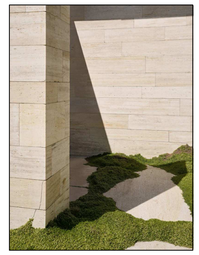
material legend



1 1x6 ALASKAN YELLOW CEDAR CEDAR SIDING, HORIZONTALLY ORIENTED WITH SEMI-TRANSPARENT STAIN



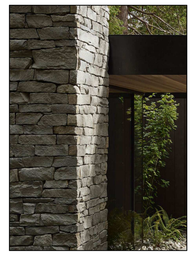
2 1 x 4 HORIZONTAL SYNTHETIC WOOD LOUVERS WITH PAINTED STEEL FRAMES AND SUB-STRUCTURE



3 BEIGE 12" X 36" HONED LIMESTONE MASONRY VENEER



4 COLD-ROLLED STEEL RAINSCREEN CLADDING



5 DARK GREY BASALT STONE MASONRY VENEER



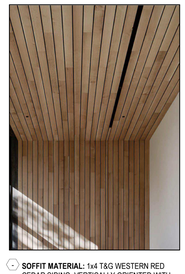
6 PAINTED STEEL CHANNEL FASCIA TO MATCH WINDOW FRAMES (BRONZE ANODIZED))



7 GLASS AND DARK BRONZE ANODIZED ALUMINUM STOREFRONT WINDOW/DOOR SYSTEMS



8 INTEGRAL COLOR BOARDFORM CONCRETE PLANTER AND RETAINING WALLS, S.L.D.



- **SOFFIT MATERIAL:** 1x4 T&G WESTERN RED CEDAR SIDING, VERTICALLY ORIENTED WITH SEMI-TRANSPARENT STAIN FINISH



- 12" X 36" BLACK BASALT PAVERS, TYP.

sheet notes

3.01	42" GLASS RAILING WITH PTD. METAL POSTS AND IPE WOOD CAP, TYP.
3.02	FRONT YARD FENCE AND GATE, S.L.D.
3.03	INFINITY EDGE POOL
3.04	PAINTED STL TRELLIS OVER OUTDOOR KITCHEN, SEE DETAILS
3.05	2' - 0" DEEP PLANTER AT EDGE OF ROOF, SEE DETAILS AND PLANTING PLAN
3.06	BASALT STONE PAVER LANDSCAPE STEPS, S.L.D.
3.07	WOOD AND GLASS PIVOT DOOR AT ENTRY
3.08	-
3.09	-
3.10	-

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EXTERIOR ELEVATIONS

Ref. North | Sheet Name

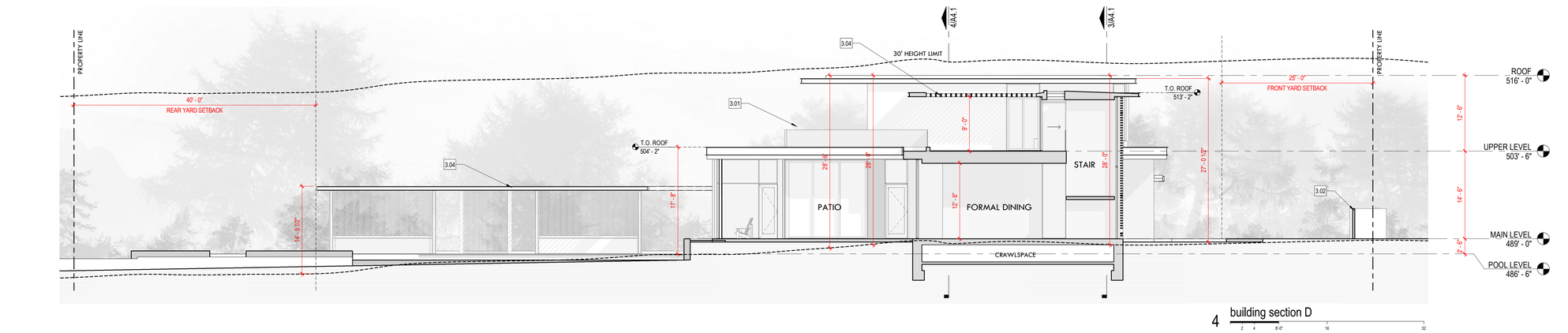
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September 28, 2022
Date

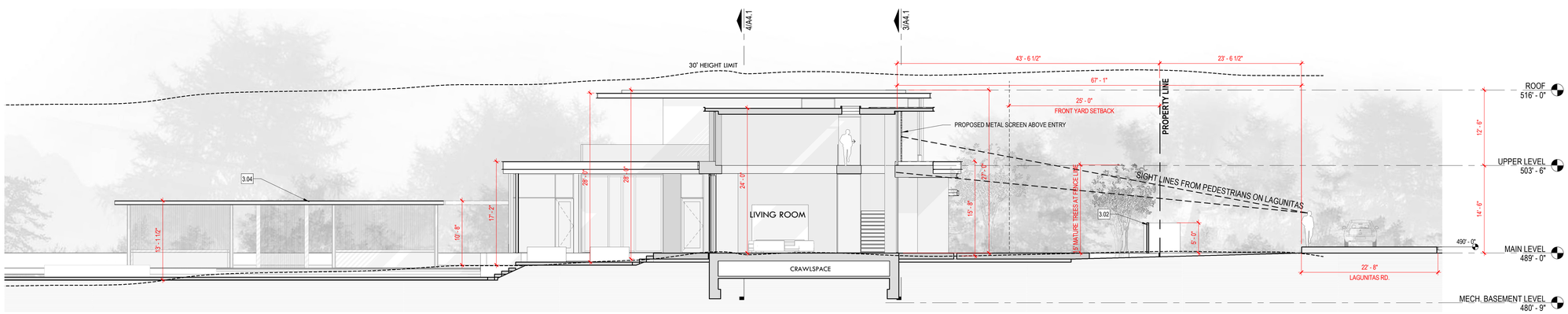
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2017.12

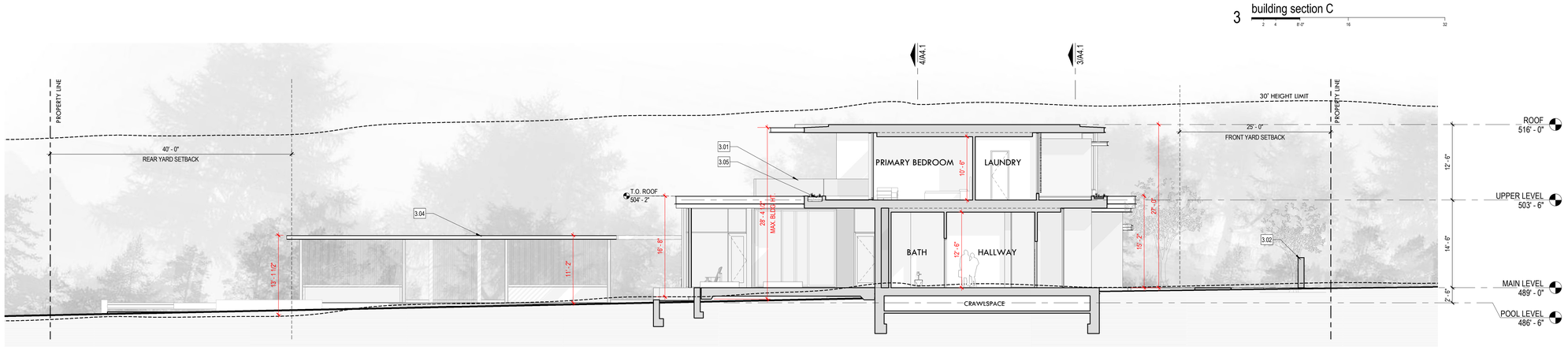
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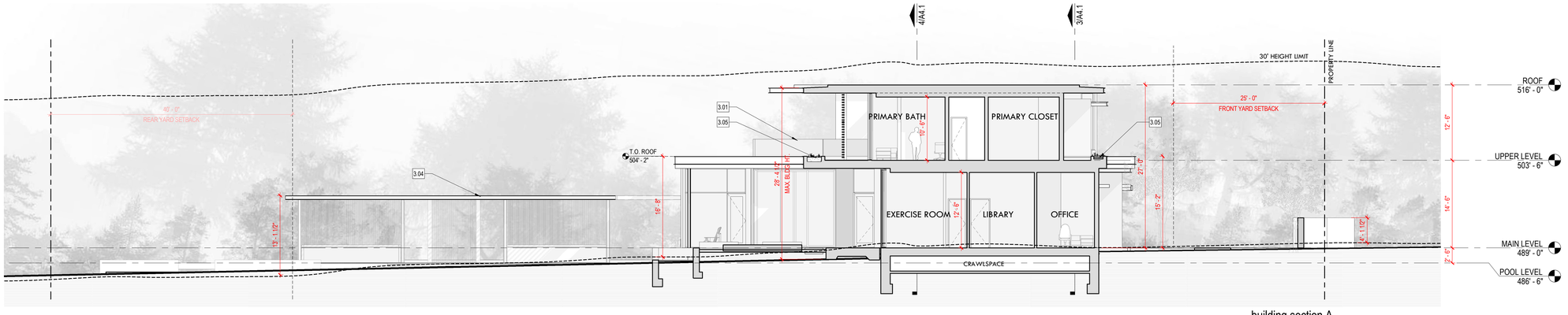
4 building section D



3 building section C



2 building section B



1 building section A

general notes

legend

1. 1x6 ALASKAN YELLOW CEDAR CEDAR SIDING, HORIZONTALLY ORIENTED WITH SEMI-TRANSPARENT STAIN
2. 1 x 4 HORIZONTAL SYNTHETIC WOOD LOUVERS WITH PAINTED STEEL FRAMES AND SUB-STRUCTURE
3. BEIGE 12" X 36" HONED LIMESTONE MASONRY VENEER
4. COLD-ROLLED STEEL RAINSCREEN CLADDING
5. DARK GREY BASALT STONE MASONRY VENEER
6. PAINTED STEEL CHANNEL FASCIA TO MATCH WINDOW FRAMES (BRONZE ANODIZED)
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- 3.09 -
- 3.10 -

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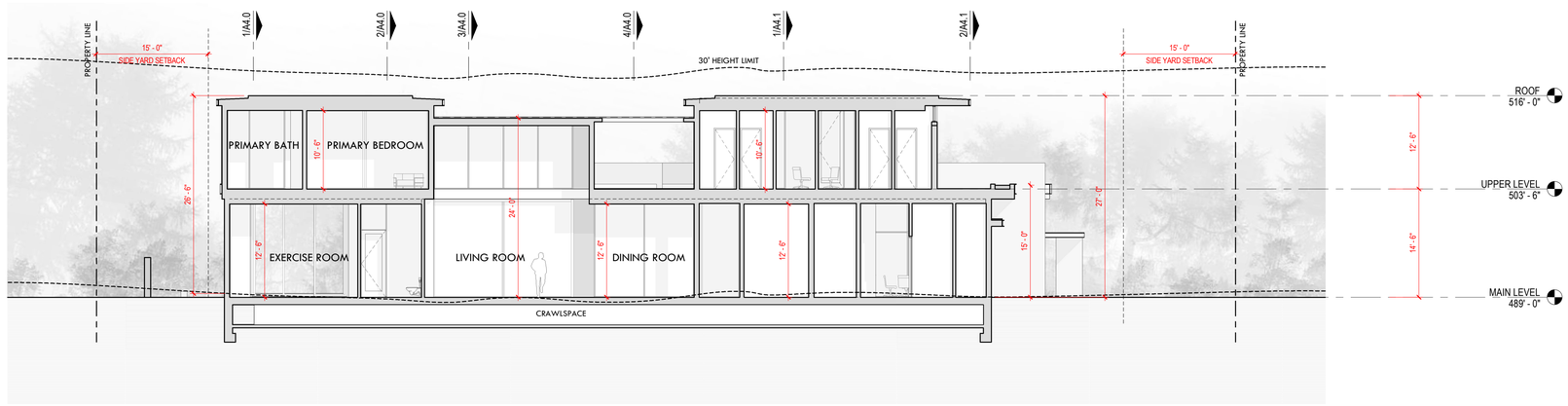
BUILDING SECTIONS
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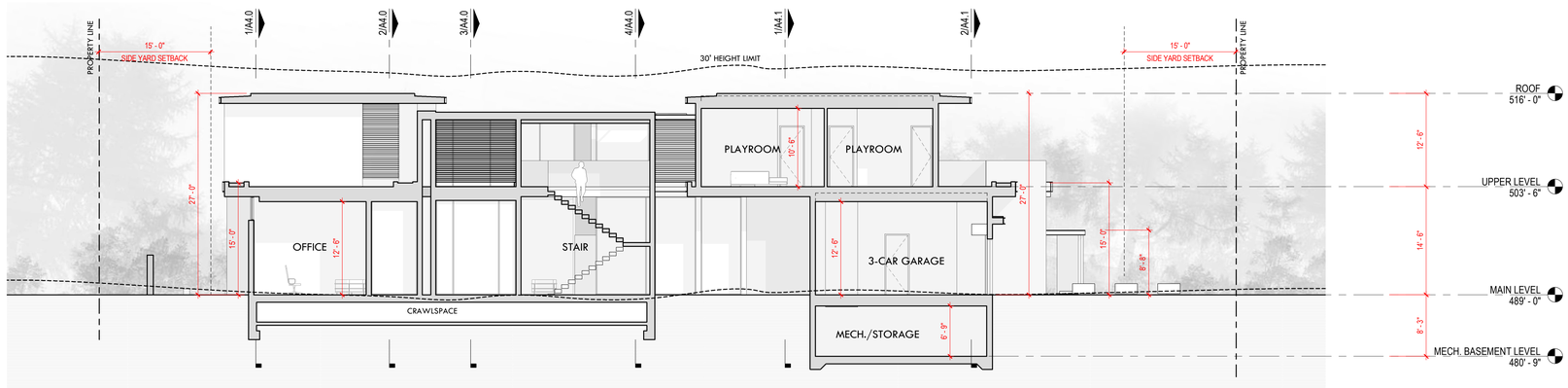
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Date

A4.0
Project Number
2017.12

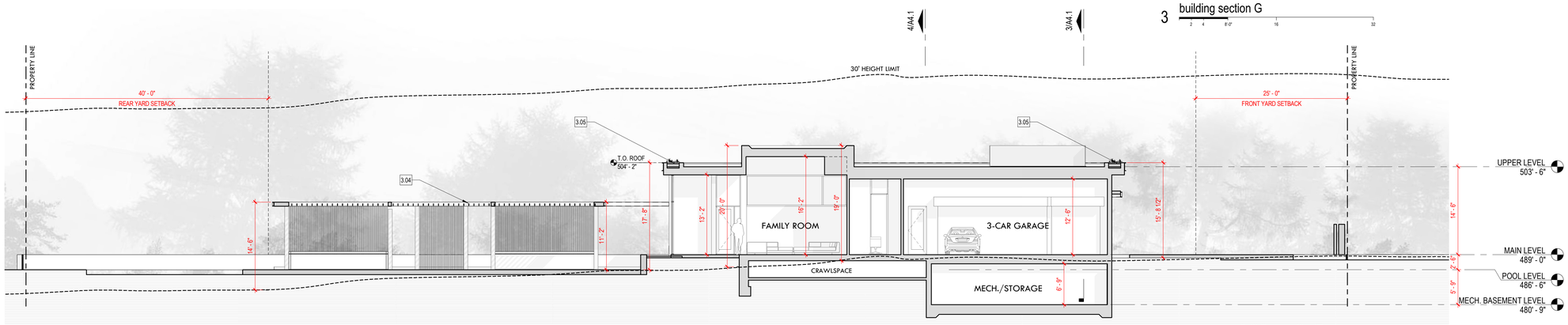
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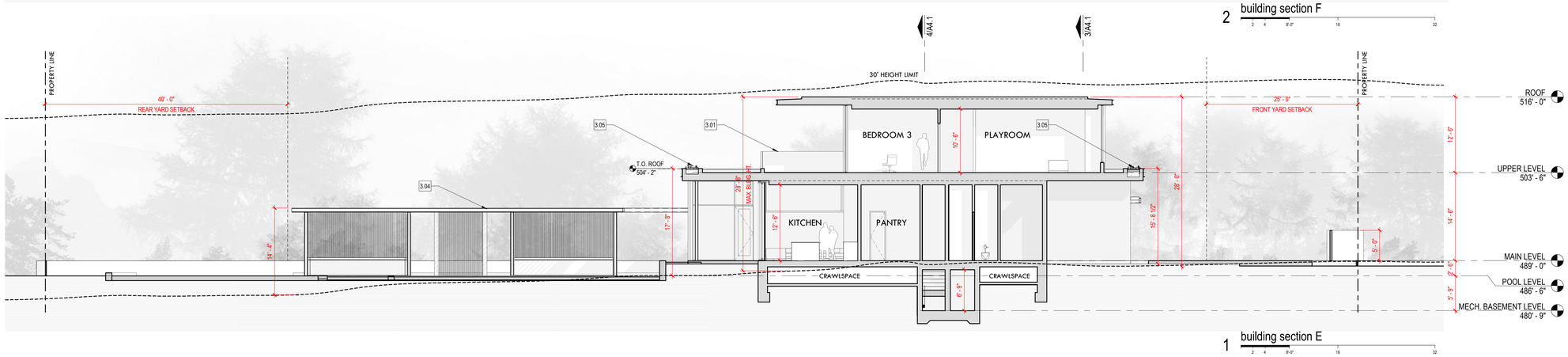
4 building section H



3 building section G



2 building section F



1 building section E

general notes

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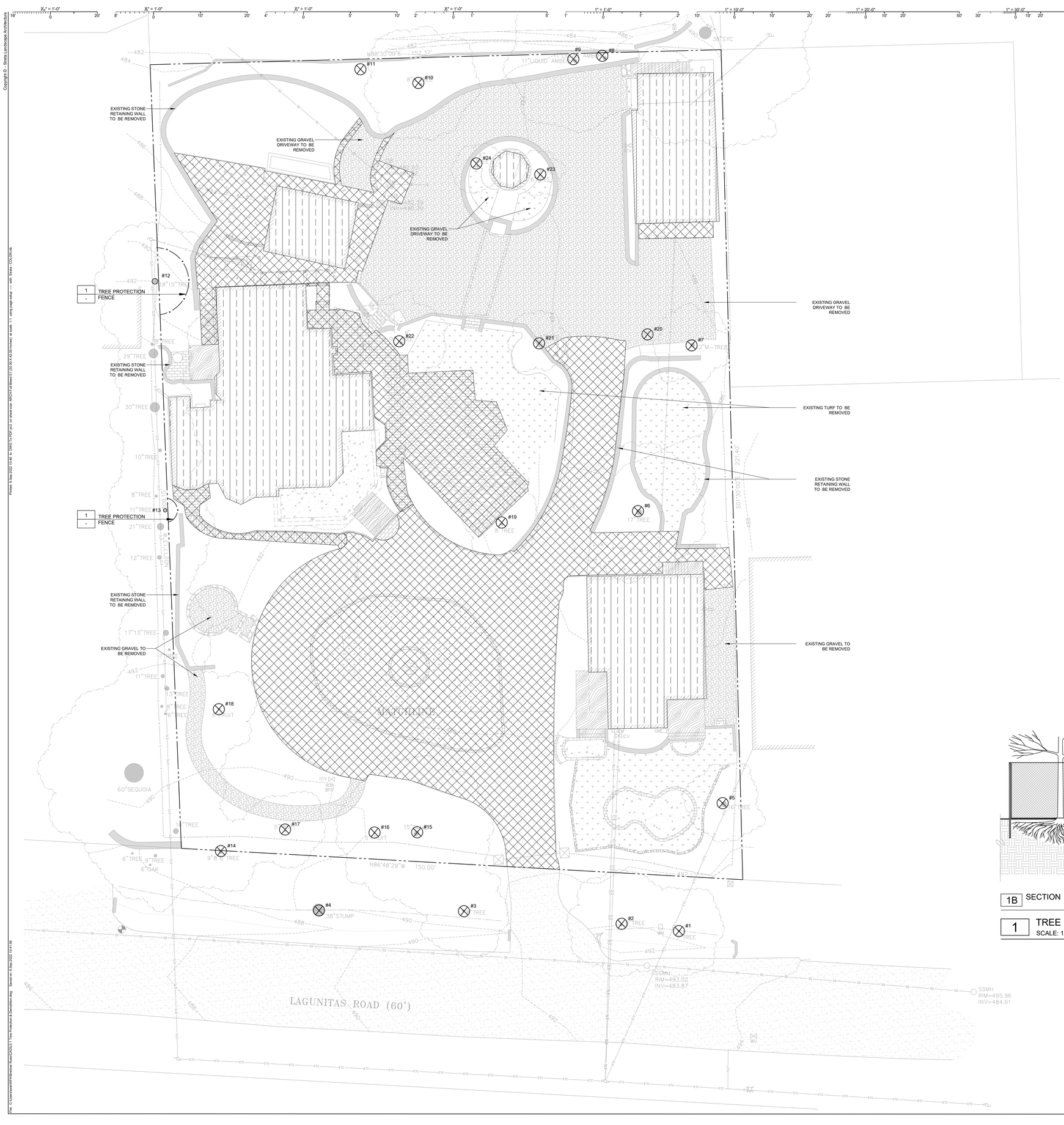
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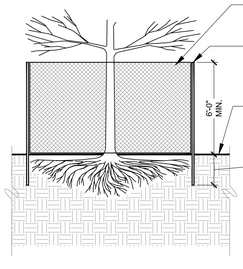


DEMOLITION NOTES

1. STOCKPILE (E) TOPSOIL PER PLAN. TOPSOIL IS TO BE REDISTRIBUTED AS PART OF FINE GRADING.
2. SEE PLANTING PLAN NOTES FOR SOIL AMENDMENT REQUIREMENTS.
3. PROVIDE TREE PROTECTION FENCING AT LOCATIONS SHOWN PRIOR TO START OF CONSTRUCTION. FENCING SHALL REMAIN IN PLACE UNTIL SITE WORK IS COMPLETED AND ACCEPTED BY LANDSCAPE ARCHITECT.
4. DO NOT USE HEAVY EQUIPMENT OR CONDUCT ANY ACTIVITY THAT WILL CAUSE COMPACTION UNDER THE DRIPLINE OF EXISTING TREES TO REMAIN. DO NOT STORE EQUIPMENT OR MATERIALS UNDER THE DRIP LINE OR BEHIND PROTECTIVE FENCES.
5. PROVIDE PROTECTION FOR ROOTS CUT DURING CONSTRUCTION OPERATIONS. TEMPORARILY COVER EXPOSED ROOTS WITH WET BURLAP TO PREVENT DRYING OUT. COVER WITH EARTH AS SOON AS POSSIBLE. SIMILARLY PROTECT SHRUB AND GROUNDCOVER AREAS TO REMAIN.
6. AT NO COST TO THE PROJECT, CONTRACTOR SHALL REPAIR OR REPLACE ALL VEGETATION INDICATED AS "EXISTING TO REMAIN" THAT IS DAMAGED BY CONSTRUCTION OPERATIONS. LANDSCAPE ARCHITECT OR ARBORIST WILL MAKE SOLE DETERMINATION AS TO EXTENT OF DAMAGE. EMPLOY A LICENSED ARBORIST TO REPAIR ALL DAMAGE TO TREES TO REMAIN.
7. PROTECT ALL EXISTING SITE IMPROVEMENTS FROM DAMAGE. RESTORE DAMAGED ELEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO THE OWNERS, AT NO COST TO THE PROJECT.
8. CONTRACTOR SHALL MINIMIZE DISTURBANCE OF FINISH GRADE AND PROVIDE EROSION CONTROL MEASURES AS NECESSARY.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR KNOWLEDGE OF ALL UNDERGROUND IMPROVEMENTS TO BE PROTECTED AND TAKE SOLE RESPONSIBILITY FOR DAMAGE TO ALL SUCH ITEMS. RESTORE DAMAGED UTILITIES TO ORIGINAL CONDITION, AS ACCEPTABLE TO GOVERNING AGENCIES, WHERE REQUIRED BY CODE.
10. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED ON A WEEKLY BASIS AND LEGALLY DISPOSED OF OFF-SITE, INCLUDING ALL MATERIAL FROM VEGETATION REMOVAL. THERE SHALL BE NO ON-SITE BURNING PERMITTED.
11. PLANTS TO BE RELOCATED SHALL BE TAGGED IN THE FIELD BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL IMMEDIATELY TRANSPLANT TREES DUG FOR RELOCATION; WATER AS NECESSARY. CONTRACTOR SHALL BE RESPONSIBLE FOR TREE MORTALITY AND REPLACE FAILED TREES AT NO COST TO CLIENT.
12. ON-SITE STORAGE OF EQUIPMENT AND MACHINERY BY THE CONTRACTOR SHALL BE LIMITED TO DESIGNATED AREAS ACCEPTABLE TO THE LANDSCAPE ARCHITECT.
13. CONTRACTOR SHALL TAKE EXTREME CARE AT ALL TIMES NOT TO BRING ONTO THE SITE ANY SOIL, VEGETATION OR OTHER MATERIAL THAT POSES A CONTAMINATION HAZARD TO EXISTING PLANT MATERIALS. ALL TRUCKS AND ALL EQUIPMENT USED SHALL BE CLEAN OF ALL MUD, DIRT OR TOXIC SUBSTANCES WHEN BROUGHT ONTO AND USED ON THE SITE.
14. SHRUBS TO REMAIN OR TO BE TRANSPLANTED WILL BE TAGGED IN THE FIELD BY THE LANDSCAPE ARCHITECT. SHRUBS TO REMAIN SHALL BE PROTECTED WITH FENCING SIMILAR TO THE TREE PROTECTION FENCING.
15. TRANSPLANTED TREES AND SHRUBS SHALL BE PROVIDED WITH IRRIGATION AND PART SHADE DURING SUMMER MONTHS. TRANSPLANTS TO BE IRRIGATED WEEKLY AT A MINIMUM BY THOROUGHLY SOAKING THE ROOTBALL. ARBORIST MAY INCREASE IRRIGATION SCHEDULE AS NEEDED.
16. ALL EXISTING CONCRETE, ROCK OR AC PAVING THAT IS APPROVED BY ENGINEER FOR FILL OR BASE ROCK OF FUTURE CONSTRUCTION SHALL BE KEPT AND STORED ON SITE UNTIL NEEDED; PROTECT FROM CONTAMINATION.
17. ALL RETAINING WALLS IDENTIFIED FOR DEMOLITION SHALL INCLUDE REMOVAL OF FOOTINGS.
18. TREE REMOVAL SHALL INCLUDE STUMP GRINDING AND REMOVAL OF MAJOR ROOT SYSTEMS.
19. IRRIGATION DEMOLITION:
    A. REMOVE (E) IRRIGATION VALVES AND VALVE BOXES (DO NOT BURY).
    B. DISCONNECT MAIN LINE FROM WATER SERVICE. IF DEEPER THAN 12", BURY. IF SHALLOWER THAN 12", REMOVE.
    C. REMOVE ALL SPRINKLER HEADS AND RISERS; REMOVE LATERAL LINES.
    D. REMOVE QUICK COUPLERS AND HOSE BIBS - RECYCLE IF POSSIBLE.
20. DEMOLITION OF ALL STRUCTURES IS NOT INCLUDED IN LANDSCAPE SCOPE OF WORK. DEMOLITION OF ALL STRUCTURES SHALL BE BY OTHERS AS DETERMINED BY GENERAL CONTRACTOR.
21. GENERAL CONTRACTOR SHALL COORDINATE REMOVAL OF ALL STRUCTURES, SECURE TERMINATION AND DISCONNECTION OF ALL UTILITIES AND SECURE NECESSARY CITY PERMITS.
22. DEMOLITION OF STRUCTURES INCLUDES REMOVAL OF FOUNDATIONS AND BASEMENT WALLS UNLESS DETERMINED OTHERWISE BY GEOTECHNICAL ENGINEER. ELEMENTS DETERMINED TO BE LEFT IN SITU SHALL NOT CONFLICT WITH PROPOSED NEW SITE DEVELOPMENT WORK DEPICTED WITHIN THIS SET OF PLANS.
23. WHERE CONFLICTS MAY OCCUR, NEW SITE DEVELOPMENT DESIGN TAKES PRECEDENCE OVER EXISTING ELEMENTS. SUCH CONFLICTING ELEMENTS SHALL BE REMOVED TO ALLOW FOR NEW CONSTRUCTION.

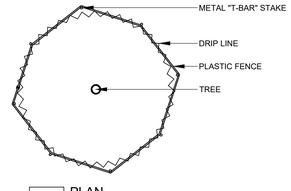
LEGEND

- TREE PROTECTION FENCE
- REMOVE (E) HARDSCAPE
- REMOVE (E) STRUCTURE
- (E) TREE TO BE REMOVED
- (E) TREE TO BE TRANSPLANTED; SEE L4.0 PLANTING PLAN FOR LOCATIONS.



NOTE:
1. PROVIDE SIMILAR INSTALLATION CONTINUOUSLY WHERE NOTED ON DRAWING.
2. PROVIDE MULCH WITHIN THE DRIP LINE AREA OF THE FENCE.

1B SECTION



1A PLAN

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

PERMIT SET

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LICENSED LANDSCAPE ARCHITECT
DUSTIN M. MOORE C-3491
STATE OF CALIFORNIA
Signature
06 / 24 / 2024
Renewal Date

196 LAGUNITAS RD
Ross, CA 94957

Revisions
0

Sheet by: DM/EX
Drawing Scale: 1"=10'-0"
Project #: 0000
Date: 6 SEPTEMBER 2022
PERMIT SET

TREE PROTECTION & DEMOLITION

L0.1

Plot: C:\Users\exec\RVP\Redwood Road\CAD\L0.1 Tree Protection & Demolition.dwg Saved on: 6 Sep 2022 10:41:56

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Arborist Services - Bay Area LLC

Cameron & Elizabeth Breitner
196 Lagunitas Rd., Ross, Ca. 94957
8/1/22

Arborist Report for 196 Lagunitas Rd., Ross, Ca. 94957

At the request of Elizabeth Breitner and Strata Landscape Architecture I have recently inspected the trees at 196 Lagunitas Rd. in Ross. Following are my observations and recommendations.

Overview

I have recently been given a site map produced after a topographic survey was completed in July 2022. I have used this map to determine which trees located near the perimeter property lines are on the Breitner property.

A.) List of trees:

There are are 4 small Elms located between Lagunitas Rd. and the front fence and gate.

1.) Elm (Ulmus - not sure of variety - could be a hybrid) - located to the right of the drive thru gate on Lagunitas Rd. (all trees listed in this Report are located viewing the property with Lagunitas Rd. at one's back) and is the eastern most of these 4 Elms. These Elms are approx. 10' (feet)-15' tall and appear to be a variety that does not get very big. This 1st tree has a DBH (Trunk Diameter measured at a height of 4.5' (Breast Height) above soil grade) of 7" (inches). It's health and structure are both fair to good.

2.) Elm - same variety as #1 above - DBH 8" - located just to the right of the drive thru gate - poor to fair health with fair structure.

(pp2)

3.) Elm - same variety as #s1&2 above - located just west or left of drive thru gate - DBH 7" - health and structure both rated fair.

4.) Elm - same variety as #s 1,2 & 3 above - western most of these 4 Elms at the front of the property outside the fence - DBH 4" - health and structure both fair.

5.) Palm (could be a variety of Phoenix) - located at the front right part of the property close to the east property line - medium sized approx. 15' tall - DBH 15" - fair health and structure - has been neglected and is a poor specimen - not suitable to preserve with accompanying maintenance costs and it's poor appearance relative to property character. Recommendation - replace with more suitable species.

6.) Mayten (Maytenus boaria) - located behind structure labeled guest house (1st structure located at right of property) on site map - DBH 19" - poor to fair health and structure - damage to adjacent concrete walkway and foundation probably caused by root system. Some significant branch dieback observed as well as a recent branch failure. Needs moderate to regular water to thrive. Not native. Not suitable for long term preservation or maintenance. Recommendation - replace with more appropriate species suitable to our local climate water wise.

7.) Privet - (Ligustrum) - located 45' N of #6 above - multitrunked with largest trunk DBH 4.5" - very poor health and structure - poor specimen - not suitable to preserve - recommendation: replace with more appropriate species and variety.

8.) Liquidambar (Sweet Gum - Hamamelidaceae) - located adjacent to left rear corner of garage @ right rear of property. DBH 11". Fair health with with fair to poor structure. Somewhat leggy or upright due to light competition with nearby Sycamore and 2nd Liquidambar. Was not given enough space when planted.

9.) Liquidambar - located 6' W of #8 above - DBH 12" - fair health with poor to fair structure - leggy and overly upright due to light competition from Liquidambar to the right (east). Also not given enough space when

(pp3)

planted.

10.) Plum (Ornamental - deep purple color) located near rear property line 40' W of #9 above. DBH 11" - poor structure with poor to fair health. Poorly maintained including pruning and not suitable for long term preservation.

11.) Plum - same variety as #10 above and located 15' west of #10 - DBH 10" measured at height of 3" as it has multiple spars just above that height. Fair health with poor structure. Not suitable for long term preservation

Recommendation for #s 10 & 11 - eventual replacement with appropriate species and varieties.

Although there are 11 Elms close to the property line on the west side of the property according to the survey map only 2 of them belong to 196 Lagunitas Rd. and it appears the surveyed property line boundary passes thru their trunks meaning they are owned by both property owners.

12.) Elm - (Ulmus pumila - Siberian Elm) - located with property line passing thru trunk at left rear corner of the house adjacent to power pole and near the generator. DBH 36" with 2 spars @ 4.5'. Spars are 16" and 18" in diameter. Appears to not be susceptible to Dutch Elm Disease. Marked with yellow tape. Fair health with poor structure. Assuming site map is accurate this tree belongs to both properties. Very dense canopy with apparently no maintenance in years.

13.) Elm - same variety as #12 above - DBH13" - located approx. 50' S of #12 above and also appears to have the surveyed property line passing thru it's trunk meaning it's owned by both properties. Fair health but too dense to fully rate it's structure. Also marked with yellow tape. Appears to be a poor specimen.

Note: in this area there is profuse sprouting originating from the root systems of these 11 Elms extending out 15"-20'.

(pp4)

14.) Pittosporum (P. tenufolium) - 3 trunks with DBHs of 11", 7" & 6" - located at SW corner of property along Lagunitas Rd. outside the fence and 2' from it - very poor structure and poor to fair health - poor specimen - not suitable for long term preservation - recommendation: remove and replace with a healthy and well structured specimen of appropriate species and variety.

15.) Olive - (Olea europaea) - DBH 17" - located just inside gate and to the left - fair health and very poor structure - large decay column in lower trunk - poor specimen because of structure issues - not suitable for preservation - recommendation: remove tree and replace with appropriate species and variety for this site.

16.) Plum (ornamental - appears to be same variety as 2 Plums at rear of property) - located in front of property inside fence and 9' west of Olive tree in #15 above - DBH 6" - fair health and poor structure - profuse sprouting resulting from poor pruning and neglect - poor specimen and not suitable for preservation - recommendation: remove and replace with appropriate species and variety.

17.) Plum - same variety as #16 above and located 20' W of #16 above - DBH 5" - fair health and poor structure - poor specimen - not suitable for preservation - recommendation: remove and replace with appropriate species and variety.

18.) Plum - located 36'NW of #17 above - DBH 6" - fair health and poor structure - not maintained well - poor specimen - not suitable aesthetically or economically to preserve - recommendation: remove and replace with appropriate species and variety.

19.) Crape Myrtle (Lagerstroemia - probably L. indica) - located 30'W of Mayten (#6) - DBH 7" - fair health and poor structure - squeezed in between 2 smaller Crape Myrtles - poor specimen - not suitable for long

(pp5)

term preservation - recommendation: removal and replace with better specimen of appropriate species and variety.

20.) Cherry - (Prunus pendula - weeping Cherry) - located 15' W of Privet (#7 above) - DBH 7" - fair health and structure - not a Protected or Significant tree - not able to assess base of trunk - recommendation: preserve if base of trunk is sound.

21.) Chinese Pistache (C. chinensis) - located 24' W of #20 above - DBH 5" - fair health and structure.

22.) Chinese Pistache - DBH 7" - located 30' W of tree #21 above - fair health and structure.

23.) Cherry - (Prunus) Ornamental - flowering. Located on east side of Gazebo and 3' from it - N of Pistache trees towards rear of property. DBH 5" - poor to fair health and poor structure - because of condition not suitable to preserve - Recommendation - remove and replace with appropriate species and variety.

24.) Cherry - same variety as #23 above - located on west side of Gazebo and 4' from it - DBH 4" - poor structure and poor to fair health. Because of condition not a good candidate to preserve. Recommendation - remove and replace with better specimen of appropriate species and variety.

B.) Tree Protection Plan (TPP)

Following are guidelines that must be followed in order to protect trees to be preserved during the proposed Project.

1.) A non-intrusion zone referred to in this Report as the Tree Protection Zone (TPZ) will be determined by the Project Arborist. This will refer to

(pp6)

the area around trees to be preserved where certain activities may be limited or prohibited in order to protect the tree when activity is ongoing (ie. construction, excavation, parking, storing materials, etc.). The TPZ will be a minimum of 3x the DBH - again measured at 4.5' above grade (optimum is 5x DBH) and is measured as a radius from the nearest part of the tree trunk at soil grade 360 degrees around the tree trunk. Any work or activity inside the TPZ must be authorized by the Arborist. Exceptions may only be made by the Project Arborist. Protective fencing shall be placed to enclose the TPZ around trees if any work is done in this area, if there is any foot or vehicle traffic or any storage of materials nearby. Type of fencing and placement will be determined by the Arborist.

2.) No significant root cutting can occur in the TPZ. Exceptions in some cases may be made by the Arborist. In some cases the Arborist may extend the TPZ further out from the tree to protect it if the activity is extensive and harmful.

3.) Padding, mulch/wood chips, plywood, mats, plates, etc. shall be used inside the TPZ, and in some cases outside it as well, to help disperse weight and lessen soil compaction if there is to be any activity inside or near the TPZ.

4.) No significant grade changes, plus or minus, are allowed inside the TPZ unless an exception is made by the Arborist.

5.) Supplemental irrigation of trees to be preserved may be required by the Arborist, depending on species and time of year, to help maintain or improve health to better withstand seasonal and Project developement stress.

6.) Fertilization of trees to be preserved may be required by the Project Arborist to help improve or maintain tree health to better withstand stress from the Project.

(pp7)

7.) Underground trenching shall avoid the buttress roots of trees to be preserved and as much as possible the absorption roots as well.

8.) Non permeable surfaces shall not be placed over the root systems of trees to be preserved, where they did not exist before, unless an exception is made by the Project Arborist.

9.) Retaining walls, footings and grade beams shall be designed, constructed and placed to minimize their impact on the root systems of trees to be preserved.

10.) No staging of construction or landscape materials or debris shall occur within the TPZ.

11.) Oil, paint, solvents, cement, concrete, chemicals or other substances that may be harmful to trees, including their root systems, shall not be stored or dumped within the TPZ.

12.) Burning or use of equipment using an open flame near or within the TPZ shall be avoided. An exception can be made by the Project Arborist.

13.) Roots in the TPZ and elsewhere where practical, shall be spanned or gone under rather than cut during excavation, demolition, trenching, landscape activities and construction. An exception can be made by the Project Arborist.

14.) On site parking shall be kept outside the TPZ at a minimum and may be restricted further if it is extensive.

15.) The Project Arborist will perform an onsite inspection to verify tree protection measures listed in this Report are followed if warranted. Tree protections measures must be in place before any Project activity starts.

16.) The Project Arborist must be present during any activity inside the TPZ unless the Arborist makes an exception.

(pp8)

17.) The Arborist will decide if health improvement measures are necessary for trees to be preserved when informed of site conditions, seasonal changes and Project changes.

18.) As noted in Chapter 12.24 100(2) Ca, short summary reports of Arborist Inspections, when warranted, shall be submitted to the Town for review after they are completed, if required.

If the guidelines listed above are closely followed the trees to be preserved will survive the Project in at least their current state of health, barring unforeseen circumstances.

Arthur Tyson
ISA Board Certified Master Arborist
WE-3174B

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STRATA
Landscape Architecture
111 Rhode Island Street, Suite 16
San Francisco, California 94103
415.431.9200 | strata-inc.com

PERMIT SET

LICENSED LANDSCAPE ARCHITECT
DUSTIN M. MOORE C-3491
Signature
06/24/2024
Renewal Date
STATE OF CALIFORNIA

196 LAGUNITAS RD
Ross, CA 94957

Revisions
0

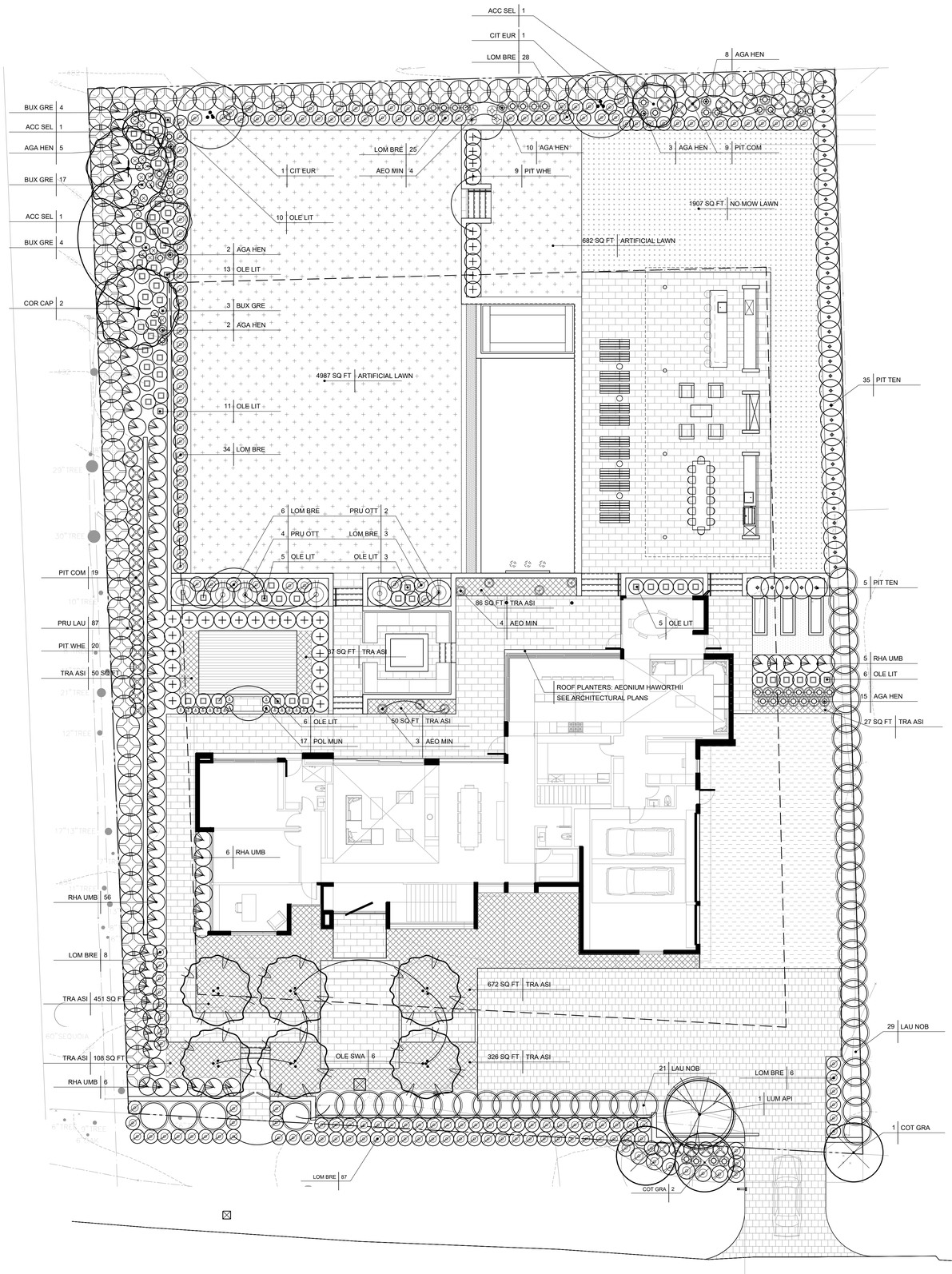
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Drawing Scale: NTS
Project #: 0000
Date: 6 SEPTEMBER 2022
PERMIT SET

ARBORIST REPORT

L0.2

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3/32" = 1'-0" 10' 0 20'
1/16" = 1'-0" 8' 0 10' 20'
1/8" = 1'-0" 4' 0 5' 10'
1/4" = 1'-0" 2' 0 1' 5'
1/2" = 1'-0" 1' 0 1' 2'
1" = 1'-0" 10' 0 10' 20'
1" = 10'-0" 20' 0 10' 20' 50'
1" = 20'-0" 30' 0 10' 20' 50'



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PERMIT SET

LICENSED LANDSCAPE ARCHITECT
DUSTIN M. MOORE C-3471
Signature
06 / 24 / 2024
Renewal Date
STATE OF CALIFORNIA

196 LAGUNITAS RD
Ross, CA 94957

Revisions
0

Sheet by: DM/EX/BO
Project #: 0000
Scale: 1"=10'-0"
Date: 6 SEPTEMBER 2022

PERMIT SET

PLANTING PLAN

L4.0

N

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Printed: 6 Sep 2022 11:33 by DWG To PDF.pc3 on sheet size ARCH FULL Bleed D (37.00 X 25.00 Inches) at scale 1:1 using page setup ---- with .ctb file

1/4" = 1'-0" 10' 0 20'
1/4" = 1'-0" 8' 0 10' 20'
1/4" = 1'-0" 4' 0 5' 10'
1/4" = 1'-0" 2' 0 5'
1" = 1'-0" 1' 0 1' 2'
1" = 10'-0" 10' 0 10' 20'
1" = 20'-0" 20' 0 10' 20' 50'
1" = 30'-0" 30' 0 10' 20' 50'

PLANTING LEGEND

(E) EXISTING
TBD TO BE DETERMINED
V.I.F. VERIFY IN FIELD
S.A.D. SEE ARCHITECTURAL DRAWINGS
PROPOSED VINE
PROPOSED SHRUB, PERENNIAL, GRASS, FERN, ETC.
PROPOSED TREE
PLANT IN POT
GROUNDCOVER, SEE PLANT LIST
LAWN
NO MOW LAWN
(E) TREE TO REMAIN
PROPOSED PALMS

PLANTING NOTES

1. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES FOR TREES INSTALLED IN GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS ROADWAYS, DRIVES OR WALKWAYS. ADJUST SPACING AS NECESSARY, SUBJECT TO REVIEW BY LANDSCAPE ARCHITECT.
2. PROVIDE MATCHING SIZES AND FORMS FOR ALL HEDGE PLANTINGS. SPACE EQUALLY ON TRIANGULAR OR GRID SPACING AS CALLED FOR ON DETAIL. WHERE GROUND COVER IS SHOWN AS A HATCH, QUANTITIES ARE NOT GIVEN. PROVIDE PLANT MATERIAL TO FILL SPACE SHOWN ON DRAWINGS.
3. EQUALLY SPACE VINES PLANTED IN ROWS AGAINST WALLS OR FENCES. SEE DRAWINGS FOR QUANTITY AND SPACING. REMOVE ALL VINES FROM NURSERY STAKES AND SPREAD OUT ONTO WALL PRIOR TO ATTACHING TO SURFACE. SIMILARLY ATTACH VINES AT PILASTERS OR POSTS.
4. ALL TREES SHALL BE ACCEPTED OR SELECTED BY LANDSCAPE ARCHITECT PRIOR TO BEING TRANSPORTED TO THE PROJECT SITE. COORDINATE WITH LANDSCAPE ARCHITECT WHETHER A NURSERY VISIT OR PHOTO SUBMISSION WILL BE USED FOR EACH TREE SELECTION.
5. PLANT SUBSTITUTIONS MUST BE SUBMITTED FOR APPROVAL TO LANDSCAPE ARCHITECT PRIOR TO TRANSPORTATION OF THOSE PLANTS TO THE PROJECT SITE.
6. STAKE OUT LOCATION OF EACH TREE AS SPECIFIED. EACH LOCATION OF ALL TREES SHALL BE ACCEPTED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
7. EXACT PLACEMENT FOR ALL HEADERS SHALL BE ACCEPTED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
8. COORDINATE WITH IRRIGATION PLANS TO ASSURE CORRECT PLACEMENT OF SPRAY HEADS.
9. IN ADDITION TO HEADERS SHOWN ON THE DRAWINGS, PROVIDE AN ALLOWANCE OF 5 PERCENT OF THE TOTAL LINEAL FOOTAGE OF HEADER TO BE FURNISHED AND INSTALLED DURING THE PROGRESS OF THE WORK AS DIRECTED BY THE LANDSCAPE ARCHITECT.
10. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR KEY AND CLASSIFICATION.
11. MULCH: MULCH IS TO BE MINI PINE BARK. CONFIRM SELECTION WITH LANDSCAPE ARCHITECT PRIOR TO PLANTING.
12. SOIL AMENDMENT: AMEND SOIL PER SOILS REPORT AND DIRECTION OF LANDSCAPE ARCHITECT. SOIL TEST LOCATION PER L.A.; A MINIMUM OF 2" OF FULLY STABILIZED AND CERTIFIED COMPOST IS TO BE INCORPORATED IN THE TOP 12" OF SOIL.
13. SLOW-RELEASE FERTILIZER TABLET: "AGRIFORM" 7 GRAM TABLETS WITH 20-10-5 (N-P-K) BY SCOTTS (800) 492-8255.
14. IRRIGATION AND HARDSCAPE ADJACENT TO PLANTING AREAS SHALL BE ACCEPTED BY LANDSCAPE ARCHITECT PRIOR TO ALL PLANTING ACTIVITIES.
15. ALL PLANT MATERIALS SHALL BE ACCEPTED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
16. LANDSCAPE MAINTENANCE:
    A. LANDSCAPE MAINTENANCE SHALL BE PROVIDED FOR (90 DAYS) AFTER PRELIMINARY ACCEPTANCE. START DATE IS DETERMINED BY LANDSCAPE ARCHITECT.
    B. QUALIFICATIONS: LANDSCAPE CONTRACTOR OR MAINTENANCE SUBCONTRACTOR SHALL HAVE A FULL TIME EMPLOYEE ASSIGNED TO THE JOB AS FOREMAN FOR THE DURATION OF THE CONTRACT. FOREMAN SHALL HAVE A MINIMUM OF FOUR (4) YEARS EXPERIENCE IN LANDSCAPE MAINTENANCE SUPERVISION, WITH EXPERIENCE OR TRAINING IN TURF MANAGEMENT, ENTOMOLOGY, PEST CONTROL, SOILS, FERTILIZERS AND PLANT IDENTIFICATION.
    C. MAINTENANCE CONTRACTOR TO MAINTAIN ALL PLANT MATERIALS AND IRRIGATION SYSTEM.
    D. CONTRACTOR TO INSTRUCT MAINTENANCE CONTRACTOR.
    E. LANDSCAPE MAINTENANCE CONTRACTOR SHALL SUBMIT MAINTENANCE SCHEDULE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO START OF LANDSCAPE MAINTENANCE PERIOD.
    F. AT BEGINNING OF MAINTENANCE PERIOD, VISIT AND WALK SITE WITH LANDSCAPE ARCHITECT TO VERIFY SCOPE OF WORK AND UNDERSTAND EXISTING /SITE CONDITIONS. NOTIFY LANDSCAPE ARCHITECT FIVE (5) DAYS PRIOR TO VISIT.
    G. MATCH ALL MATERIALS WITH SAME MATERIALS USED IN ORIGINAL INSTALLATION.
    H. STERILIZE ALL TOOLS USED PRIOR TO ANY MAINTENANCE WORK.
18. INCLUDE 15% EXTRA BUDGET FOR ADDITIONAL PLANTS.
19. ALL TREES AND HEDGES ARE NOT TO BE TRIMMED IN GEOMETRIC FORMS AND ARE TO BE LEFT IN A NATURAL HABIT.
20. CLOSE OUT AND MAINTENANCE MANUAL: LANDSCAPE CONTRACTOR SHALL SUBMIT A MANUAL WITH ALL MATERIALS AND PRODUCTS USED IN CONSTRUCTION AND MAINTENANCE PERIOD. MAKE CORRECTIONS AND ADDITIONS PER DIRECTION OF LANDSCAPE ARCHITECT PRIOR TO FINAL SUBMITTAL TO THE OWNER. SUBMIT LOG OF ALL FERTILIZERS AND HERBICIDES WITH DATES AND RATES APPLIED DURING MAINTENANCE PERIOD. LANDSCAPE ARCHITECT SHALL WALK SITE WITH CONTRACTOR AND NOTE ALL UNSATISFACTORY WORK. UNSATISFACTORY WORK SHALL BE CORRECTED WITHIN 10 CALENDAR DAYS.
21. SYNTHETIC TURF: FROM ONE LAWN 1-877-661-5296. INSTALL PER MANUFACTURER RECOMMENDATIONS.
22. SOIL AMENDMENT: AMEND SOIL PER SOILS TESTING. CONTRACTOR SHALL USE SOIL & PLANT LABORATORY, INC., SAN JOSE, CA, 408-727-0330, OR ACCEPTED EQUAL. CONTRACTOR TO PROVIDE RECEIPTS FOR SOIL AMENDMENT FOR PROJECT TO LANDSCAPE ARCHITECT FOR PROOF OF APPLICATION.
23. LAWNS: NO UTILITY BOXES, IRRIGATION BOXES OR EXPOSED DRAINS SHALL BE LOCATED IN LAWNS AND SHALL BE RELOCATED OUTSIDE OF LAND AREAS. NOTIFY LANDSCAPE ARCHITECT IN WRITING IF THERE IS A CONFLICT WITH THE PLANS.
24. ARTIFICIAL TURF SHALL HAVE A DEDICATED IRRIGATION ZONE FOR HYGIENE. THE IRRIGATION ZONE SHALL NOT BE DEDUCTED FROM A BID OR ESTIMATE.
25. ARTIFICIAL TURF CANNOT BE PLACED WITHIN FIFTEEN FEET OF A WINDOW. NOTIFY LANDSCAPE ARCHITECT IN WRITING IF A CONFLICT ARISES BETWEEN CLEARANCES BETWEEN TURF AND WINDOWS.

PLANT LIST

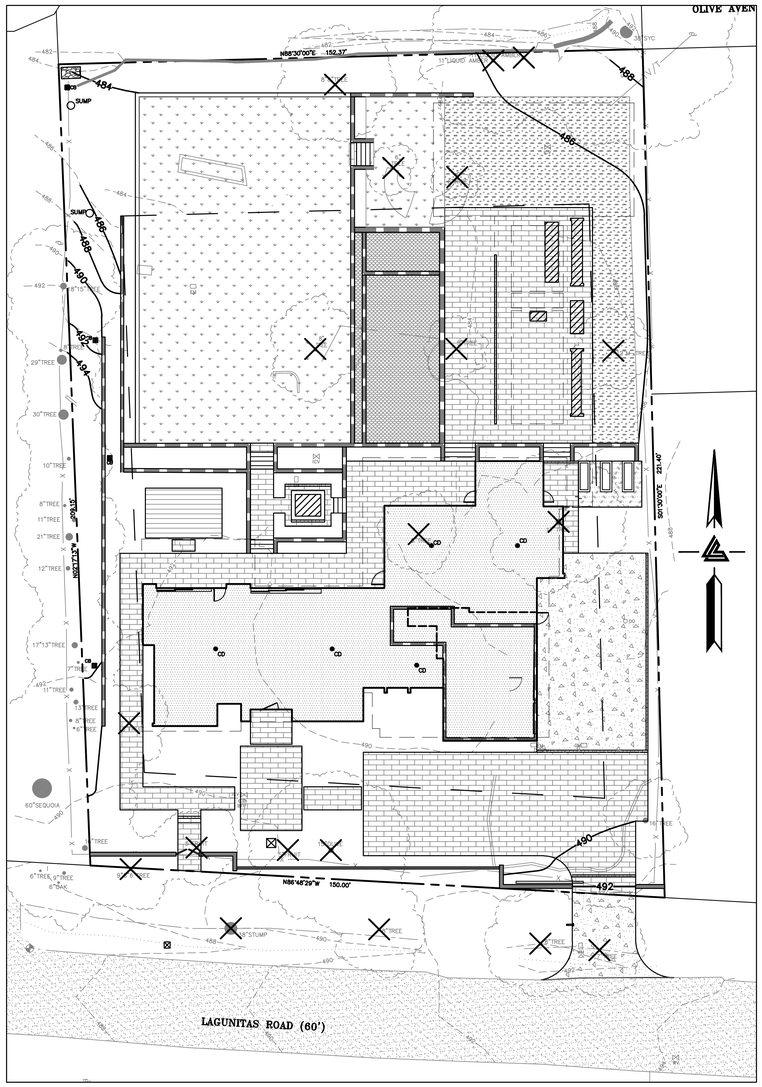
KEY	GENUS/SPECIES	COMMON NAME	QTY	SIZE	NOTES / WUCOL WATER USE
TREES					
ACC SEL	Acca Sellowina 'Pineapple Guava"	Pineapple Guava Tree	3	24" box	Moderate Water
CHA HUM	Chamaerops Humilis	Mediterranean Fan Palm	TBD	24" box	Low Water
CIT EUR	Citrus Limon 'Eureka'	Eureka Lemon	2	24" box	Moderate Water
COT GRA	Cotinus X Grace	Grace Smoke Tree	3	15" gal	Low Water
LAG NAT	Lagerstroemia 'Natchez'	Natchez Crape Myrtle	TBD	24" box	Low Water
LUM API	Luma Apiculata 'Chileab Myrtle'	Chilean Myrtle Tree	1	24" box	Moderate Water
OLE SWA	Olea Europea 'Swan Hill'	Swan Hill Olive Tree	6	24" box	Low Water
PHO ROE	Phoenix Roebelenii	Pygmy Date Palm	TBD	15" box	Low Water
SHRUBS					
ACA COV	Acacia Covenyi	Blue Bush	TBD	5 gal	Low Water
AEO MIN	Aeonium 'Mint Saucer'	Mint Saucer Aeonium	7	5 gal	Low Water
AEO HAW	Aeonium Haworthii	Pinwheel	TBD	5 gal	Low Water
AGA HEN	Agapanthus Orientalis Henryi	Lily of the Nile	46	5 gal	Moderate Water
AGA MAR	Agave Angustifolia 'Marginata'	Carribean Agave	TBD	5 gal	Low Water
COR AUS	Cordyline Australis 'Dracaena Australis'	Giant Dracaena	TBD	5 gal	Low Water
DIA BAB	Dianella Revoluta Baby's Bliss	Flax Lily	TBD	5 gal	Moderate Water
EUP BLU	Euphorbia 'Blue Haze'	Blue Haze Euphorbia	TBD	5 gal	Low Water
GRE MOO	Grevillea Moonlight	Moonlight Grevillea	TBD	5 gal	Low Water
LAU NOB	Laurus Nobilis	Bay Laurel	50	15 gal	Low Water
LEU JES	Leucadendron 'Jester'	Jester Protea	TBD	5 gal	Low Water
LEY CAN	Leymus Condensatus 'Canyon Prince'	Canyon Prince Wild Rye	TBD	5 gal	Low Water
LIR GIG	Liriope Gigantea	Giant Lily Turf	TBD	5 gal	Moderate Water
LOM LONG	Lomandra Longifolia 'Breeze'	Dwarf Mat Rush	198	5 gal	Low Water
NEP COR	Nephrolepis Cordifolia	Southern Sword Fern	TBD	5 gal	Moderate Water
OLE LIT	Olea Europaea 'Montra' Little Olives	Little Olives	62	15 gal	Low Water
PHO DAR	Phormium 'Dark Delight'"	New Zealand Flax	TBD	5 gal	Low Water
PIT CRA	Pittosporum Crassifolium 'Compacta'	Dwarf Karo	28	15 gal	Moderate Water
PIT TEN	Pittosporum Tenuifolium	Kohuhu	40	15 gal	Moderate Water
PIT TOB	Prunus Tobira 'Wheelers Dwarf'	Wheelers Dwarf Japanese Mock Orange	29	15 gal	Low Water
POD ICE	Podocarpus Elongatus 'Icee Blue'	Icee Blue Yellow Wood	TBD	5 gal	Moderate Water
POL MUN	Polystichum Munitum	Sword Fern	18	5 gal	Moderate Water
PRU LAU	Prunus Laurocerasus 'Otto Luyken'	Dwarf English Laurel	89	15 gal	Low Water
RHA UMB	Rhapheolepis Umbellata	Yeddo Hawthorn	74	15 Gal	Low Water
SED ANG	Sedum Rupestre 'Angelina'	Golden Sedum	TBD	5 gal	Low Water
YUC REC	Yucca Recurvifolia	Pendulous Yucca	TBD	4 " pot	Low Water
PERENNIALS, VINES & GROUNDCOVERS					
TRA ASI	Trachelospermum Asiaticum	Asian Star Jasmine	1780 SF	4" pot	Moderate Water

+ + +

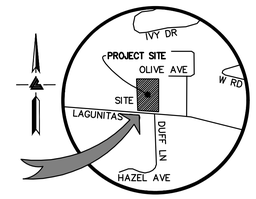
196 LAGUNITAS ROAD
ROSS, CALIFORNIA
DESIGN REVIEW

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
RW	RW	RAINWATER TIGHTLINE
	SUB	SUBDRAIN LINE
	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	SDP	STORM DRAIN PRESSURE LINE
P	SSP	SANITARY SEWER PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
SDMH	SDMH	STORM DRAIN MANHOLE
		FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
		STREET SIGN
222.57 INV	222.57 INV	SPOT ELEVATION
		FLOW DIRECTION
	D	DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
	XX" TREE	TREE TO BE REMOVED
	TP	TREE PROTECTION FENCING



KEY MAP
1" = 16'



VICINITY MAP
NTS

INSPECTIONS REQUIRED
THE TOWN OF ROSS REQUIRES LEA & BRAZE ENGINEERING, INC. TO INSPECT ALL STORM DRAINAGE AS IT IS INSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT LEA & BRAZE ENGINEERING, INC. PRIOR TO START OF CONSTRUCTION TO SET UP A PRE-CONSTRUCTION MEETING, AND TO CALL AT LEAST 48 HOURS IN ADVANCE OF ANY INSPECTIONS. PIPES ARE TO REMAIN UNCOVERED UNTIL AN INSPECTION PERFORMED BY LEA & BRAZE ENGINEERING, INC. OCCURS.
POINT OF CONTACT:
JIM TOBY
LEA & BRAZE ENGINEERING, INC.
(510)887-4086 jtoby@leabraze.com

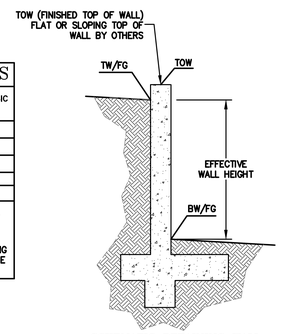
ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
		O.C.	ON CENTER
CB	CATCH BASIN	O/	OVER
C & G	CURB AND GUTTER	(P/A)	PLANTING AREA
℄	CENTER LINE	PED	PEDESTRIAN
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PIV	POST INDICATOR VALVE
		PSS	PUBLIC SERVICES EASEMENT
CO	CLEANOUT	P.	PROPERTY LINE
COTG	CLEANOUT TO GRADE	PP	POWER POLE
CONC	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
CONST	CONSTRUCT or –TION	PVC	POLYVINYL CHLORIDE
CONC COR	CONCRETE CORNER	R	RADIUS
CY	CUBIC YARD	RCP	REINFORCED CONCRETE PIPE
D	DIAMETER	RIM	RIM ELEVATION
DI	DROP INLET	RW	RAINWATER
DIP	DUCTILE IRON PIPE	R/W	RIGHT OF WAY
EA	EACH	S	SLOPE
EC	END OF CURVE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EG	EXISTING GRADE	SAN	SANITARY
EL	ELEVATIONS	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
EQ	EQUIPMENT	SHT	SHEET
EW	EACH WAY	S.L.D.	SEE LANDSCAPE DRAWINGS
(E)	EXISTING	SPEC	SPECIFICATION
FC	FACE OF CURB	SS	SANITARY SEWER
FF	FINISHED FLOOR	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	ST.	STREET
FL	FLOW LINE	STA	STATION
FS	FINISHED SURFACE	STD	STANDARD
G	GAS	STRUCT	STRUCTURAL
GA	GAGE OR GAUGE	T	TELEPHONE
GB	GRADE BREAK	TC	TOP OF CURB
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TOW	TOP OF WALL
		TEMP	TEMPORARY
HORIZ	HORIZONTAL	TP	TOP OF PAVEMENT
HI PT	HIGH POINT	TW/FG	TOP OF WALL/FINISH GRADE
H&T	HUB & TACK	TYP	TYPICAL
ID	INSIDE DIAMETER	VC	VERTICAL CURVE
INV	INVERT ELEVATION	VCP	VITRIFIED CLAY PIPE
JB	JUNCTION BOX	VERT	VERTICAL
JT	JOINT TRENCH	W/	WITH
JP	JOINT UTILITY POLE	W, WL	WATER LINE
L	LENGTH	WM	WATER METER
LNDG	LANDING	WWF	WELDED WIRE FABRIC

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	680	775	1,455
FILL	10	565	575
EXPORT			880

NOTE:
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.



SCHEMATIC RETAINING WALL
PLEASE NOTE THE DETAIL ABOVE IS SCHEMATIC ONLY AND DOES NOT PERTAIN TO ANY SPECIFIC RETAINING WALL LOCATED ON-SITE.

RETAINING WALL NOTES

1. TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
2. DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
3. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
4. REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
5. ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
6. SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
7. PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.

OWNER'S INFORMATION

OWNER:
CAMERON & ELIZABETH BREITNER
196 LAGUNITAS ROAD
ROSS, CALIFORNIA

APN: 073-171-11

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
1. TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING INC., ENTITLED:
"TOPOGRAPHIC SURVEY"
196 LAGUNITAS ROAD
ROSS, CALIFORNIA
DATED: 07-19-22
JOB# 2220936
2. SITE PLAN BY SEAN BAILEY DESIGN ENTITLED:
196 LAGUNITAS ROAD
ROSS, CALIFORNIA
3. LANDSCAPE PLAN BY ESTRATA LANDSCAPE ARCHITECTURE , ENTITLED
196 LAGUNITAS ROAD
ROSS, CALIFORNIA

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

EASEMENT NOTE

THERE ARE NO RECORD EASEMENTS PER HOMEOWNER'S POLICY OF TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY NO. 6800044, DATED APRIL 13, 2022

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 487.20'
(ASSUMED DATUM)

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA)

FLOOD INSURANCE RATE MAP No.: 06041C0454E
EFFECTIVE DATE: MARCH 17, 2014

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 32,482± SQUARE FEET / 0.75± ACRES

EASEMENT NOTE

THERE ARE NO RECORD EASEMENTS PER HOMEOWNER'S POLICY OF TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY NO. 6800044, DATED APRIL 13, 2022

SITE DEVELOPMENT INFORMATION

ZONING:	R-1_B-10
TOTAL SITE AREA:	32,482 SQFT / 0.75 ACRE
TOTAL DISTURBED AREA:	30,556 SQFT SQFT / 0.70 ACRE

NOTE: SEE SHEET C-3.0 FOR DISTURBANCE OUTLINE

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

1-800-642-2444 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

SHEET INDEX

C-1.0	TITLE SHEET
C-2.0	GRADING & DRAINAGE PLAN
C-3.0	UTILITY PLAN
ER-1	EROSION CONTROL PLAN
ER-2	EROSION CONTROL DETAILS
SCP	STORMWATER CONTROL PLAN

REGISTERED PROFESSIONAL ENGINEER JAMES TOBY No. 83127 CIVIL STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
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HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

196 LAGUNITAS ROAD, ROSS CALIFORNIA
APN: 073-171-11
MARIN COUNTY

TITLE SHEET

REVISIONS	BY
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JOB NO: 2221323
DATE: 09-06-22
SCALE: 1"=16'
DESIGN BY: JOR
CHECKED BY: AG/AH
SHEET NO:
C-1.0
1 OF 6 SHEETS

OLIVE AVENUE (25')

LAGUNITAS ROAD (60')

(E) GRAVEL TO BE REMOVED
(N) LAWN BY OTHERS
(E) GAZEBO TO BE REMOVED
(E) GUEST HOUSE TO BE REMOVED
N88°30'00"E 152.37'
(E) STEPS TO BE REMOVED
(E) RETAINING WALL TO BE REMOVED
(N) STONE MOW BAND BY OTHERS
(E) PLANTER TO BE REMOVED
(E) PAVING TO BE REMOVED
(N) NO MOW LAWN S.L.D.
(E) RETAINING WALL TO BE REMOVED
40' REAR SETBACK
(E) GARAGE TO BE REMOVED
(N) LAWN BY OTHERS
(N) SPA COPING: 486.30
(E) PAVING TO BE REMOVED
(E) GRAVEL TO BE REMOVED
(N) OUTDOOR KITCHEN -TYP
(E) STEPS TO BE REMOVED
15' SIDE SETBACK
(E) PAVING TO BE REMOVED
(N) STONE PAVED PATIO
(E) DECK TO BE REMOVED
(N) POOL COPING: 486.30
(E) POOL TO BE REMOVED. REFER TO GEOTECHNICAL ENGINEERS FOR SPECIFIC INFORMATION ON POOL REMOVAL
(E) STONE WALL TO BE REMOVED
(E) MAIN HOUSE TO BE REMOVED
(N) FIRE PIT BY OTHERS
(N) WOODEN DECK
(E) PATHWAY TO BE REMOVED
(E) TREE TO BE REMOVED -TYP
(N) STONE PATIO
(E) PAVING TO BE REMOVED
(N) MECHANICAL ROOM BELOW S.A.D.
(N) HOUSE
FF: 489.00
(E) BRICK BORDER TO BE REMOVED
(E) FOUNTAIN TO BE REMOVED
SLAB: 490.00
LOWER LEVEL FF: 480.75
*PAD: 478.75
(N) CONCRETE PAVING DRIVEWAY S.L.D.
(N) PERMEABLE COBBLES DRIVEWAY S.L.D.
(E) DRIVEWAY TO BE REMOVED
(E) CONCRETE PAD TO BE REMOVED
25' FRONT SETBACK
(E) ROCK BORDER TO BE REMOVED
[2] (N) STEPS 6" RISE 12" TREAD
(N) ENTRY GATE BY OTHERS
N86°48'29"W 150.00'
(N) MAIL BOX BY OTHERS
(N) ART PEDESTAL BY OTHERS
(E) DRIVEWAY TO BE REMOVED
(N) STONE WALL BY OTHERS
(N) CALL BOX BY OTHERS
(N) DRIVEWAY APPROACH
S01°30'00"E 221.40'
N02°17'13"W 209.15'

STEP/RISER LEGEND

1. 3 STEPS 6" RISE 12" TREAD
2. 3 STEPS 7" RISE 12" TREAD
3. 4 STEPS 6" RISE 12" TREAD
4. 5 STEPS 6" RISE 12" TREAD
5. 4 STEPS 7" RISE 12" TREAD

0 5 10 20

SCALE: 1" = 10'

NOTE:
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REGISTERED PROFESSIONAL ENGINEER JAMES TORR No. 83127 CIVIL STATE OF CALIFORNIA

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196 LAGUNITAS ROAD, ROSS CALIFORNIA

APN: 073-171-11

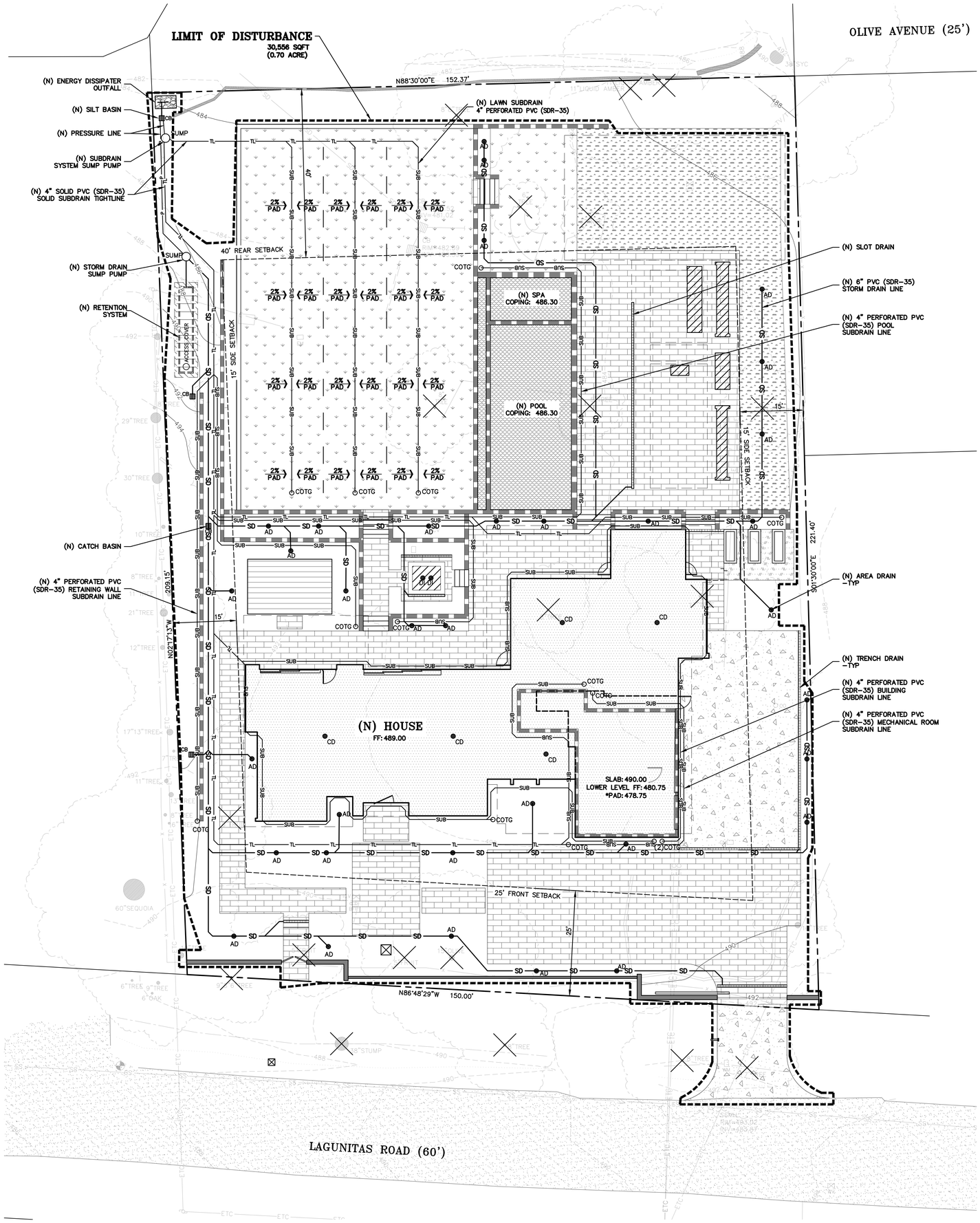
MARIN COUNTY

GRADING & DRAINAGE PLAN

REVISIONS	BY
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-	-
-	-
-	-

JOB NO:	2221323
DATE:	09-06-22
SCALE:	1"=10'
DESIGN BY:	JOR
CHECKED BY:	AG/AH
SHEET NO:	C-2.0

2 OF 6 SHEETS



0 5 10 20

SCALE: 1" = 10'

*** BUILDING PAD NOTE:** ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

NOTE:
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REGISTERED PROFESSIONAL ENGINEER — JAMES TOOF — No. 33127 — CIVIL — STATE OF CALIFORNIA — SIGNATURE IN BLUE INK

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196 LAGUNITAS ROAD, ROSS CALIFORNIA

APN: 073-171-11

MARIN COUNTY

UTILITY PLAN

–	–
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REVISIONS	BY
JOB NO:	2221323
DATE:	09-06-22
SCALE:	1"=10'
DESIGN BY:	JOR
CHECKED BY:	AG/AH

SHEET NO:

C-3.0

3 OF 6 SHEETS

PURPOSE:

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

EROSION CONTROL NOTES:

1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 1 THROUGH APRIL 30, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
17. THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAYOR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

24. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
25. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
26. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS,TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

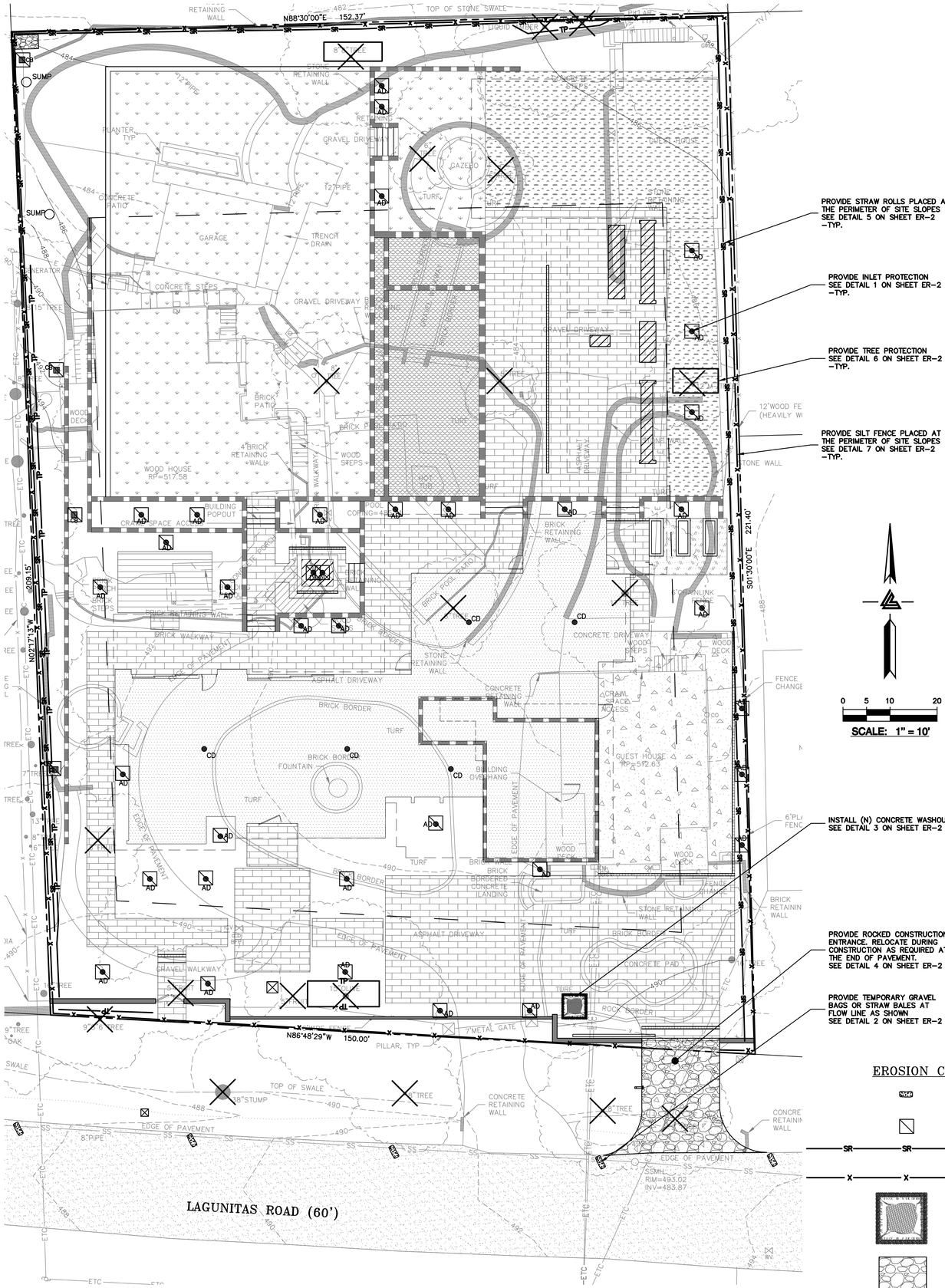
1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED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

REFERENCES:

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

PERIODIC MAINTENANCE:

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



EROSION CONTROL LEGEND

- GRAVEL BAG
- INLET PROTECTION
- STRAW ROLL
- SILT FENCE
- CONCRETE WASHOUT
- CONSTRUCTION ENTRANCE
- TREE PROTECTION

NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP

REGISTERED PROFESSIONAL ENGINEER JAMES YORK No. 31127 CIVIL STATE OF CALIFORNIA

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REGIONAL OFFICES: ROSEVILLE DUBLIN SAN JOSE
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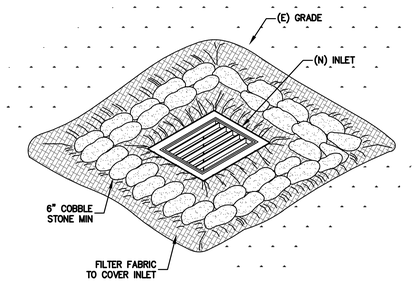
196 LAGUNITAS ROAD, ROSS
CALIFORNIA
APN: 073-171-11
MARIN COUNTY

EROSION CONTROL PLAN

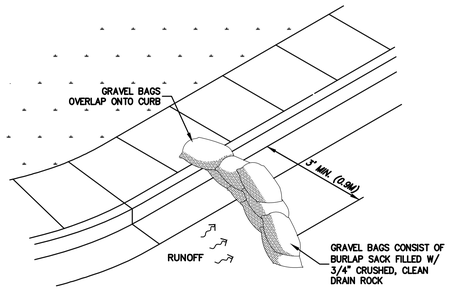
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JOB NO:	2221323
DATE:	09-06-22
SCALE:	1"=10'
DESIGN BY:	JOR
CHECKED BY:	AG/AH

SHEET NO:
ER-1
4 OF 6 SHEETS

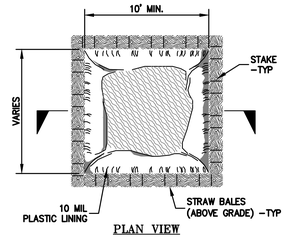


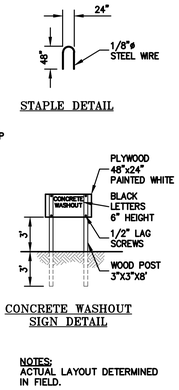
1 ER-2 **INLET PROTECTION**
NTS



NOTE:
THREE LAYERS OF GRAVEL BAGS WITH ENDS OVERLAPPED

2 ER-2 **GRAVEL BAG AT STREET FLOW LINE**
NTS

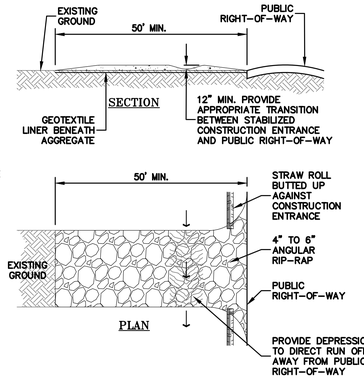




NOTES:
ACTUAL LAYOUT DETERMINED IN FIELD.

THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

3 ER-2 **CONCRETE WASHOUT**
NTS



NOTES:

STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" WASHED, FRACTURED STONE AGGREGATE.

MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 12". LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 50'.

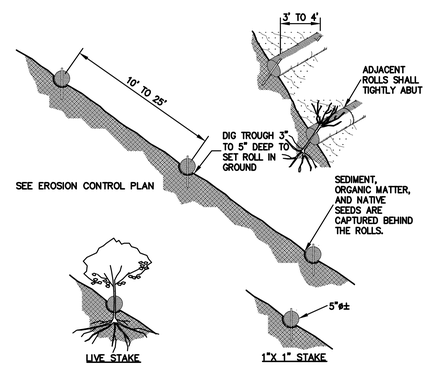
WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.

THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN ABOVE NOTE.

ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL WITH MAINTENANCE PROVIDED AS NECESSARY.

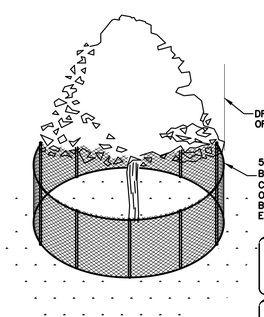
PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.

4 ER-2 **CONSTRUCTION ENTRANCE**
NTS



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

5 ER-2 **STRAW ROLLS**
NTS

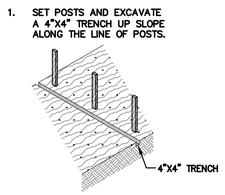


5' HIGH STEEL FENCE POSTS BURIED 2' INTO THE GROUND ON 5' CENTERS WITH 5' HIGH BRIGHT ORANGE FENCE FABRIC. POST TO BE AT DRIP LINE OF TREE WHERE EVER POSSIBLE.

NOTE:
REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL TREE PROTECTION INFORMATION.

NOTE:
LOCAL JURISDICTION MIGHT HAVE MORE STRINGENT REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING W/ INSPECTOR TO ENSURE PROPER PROCEDURES ARE BEING FOLLOWED.

6 ER-2 **EXISTING TREE PROTECTION DETAIL**
NTS



NOTE:
PREMANUFACTURED SILT FENCE PRODUCTS MAY BE USED IN LIEU OF WIRE FENCE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND MAINTAIN KEYING OF FABRIC PER THIS DETAIL.

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

7 ER-2 **SILT FENCE**
NTS

REGISTERED PROFESSIONAL ENGINEER JAMES TORR No. 83127 CIVIL STATE OF CALIFORNIA
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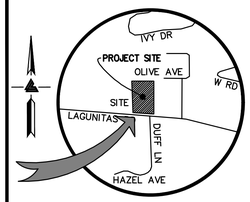
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EROSION CONTROL DETAILS

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SHEET NO:	ER-2

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VICINITY MAP
NTS

HATCH LEGEND

- BUILDING ROOF
- ASPHALT
- CONCRETE
- D.G./GRAVEL
- PATIO PAVERS
- GRASS

EROSION CONTROL LEGEND

- SR — STRAW ROLLS
- X — SILT FENCE
- INLET PROTECTION

TEMPORARY STORM WATER & EROSION CONTROL MEASURES:

1. REFER TO THE CIVIL ENGINEERING EROSION CONTROL PLAN FOR DETAILED CONSTRUCTION CONTROL MEASURES AND PRACTICES.

REFERENCES:

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

SOURCE CONTROL MEASURES:

1. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
2. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OF SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
3. USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN ALL NECESSARY PERMITS.
4. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASHWATER IS CONTAINED AND TREATED.
5. DELINEATE WITH FIELD MARKERS LIMITS ON CLEARING, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DRAINAGE COURSES.
6. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
7. PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER.
8. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
9. LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
10. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE. CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.

Runoff Reduction Options

Option 1: Disperse runoff from roofs or pavement to vegetated areas.

This is the simplest option. Downspouts can be directed to vegetated areas adjacent to buildings, or extended via pipes to reach vegetated areas further away. Paved areas can be designed with curb cuts, or without curbs, to direct flow into surrounding vegetation.

On the site plan, show:

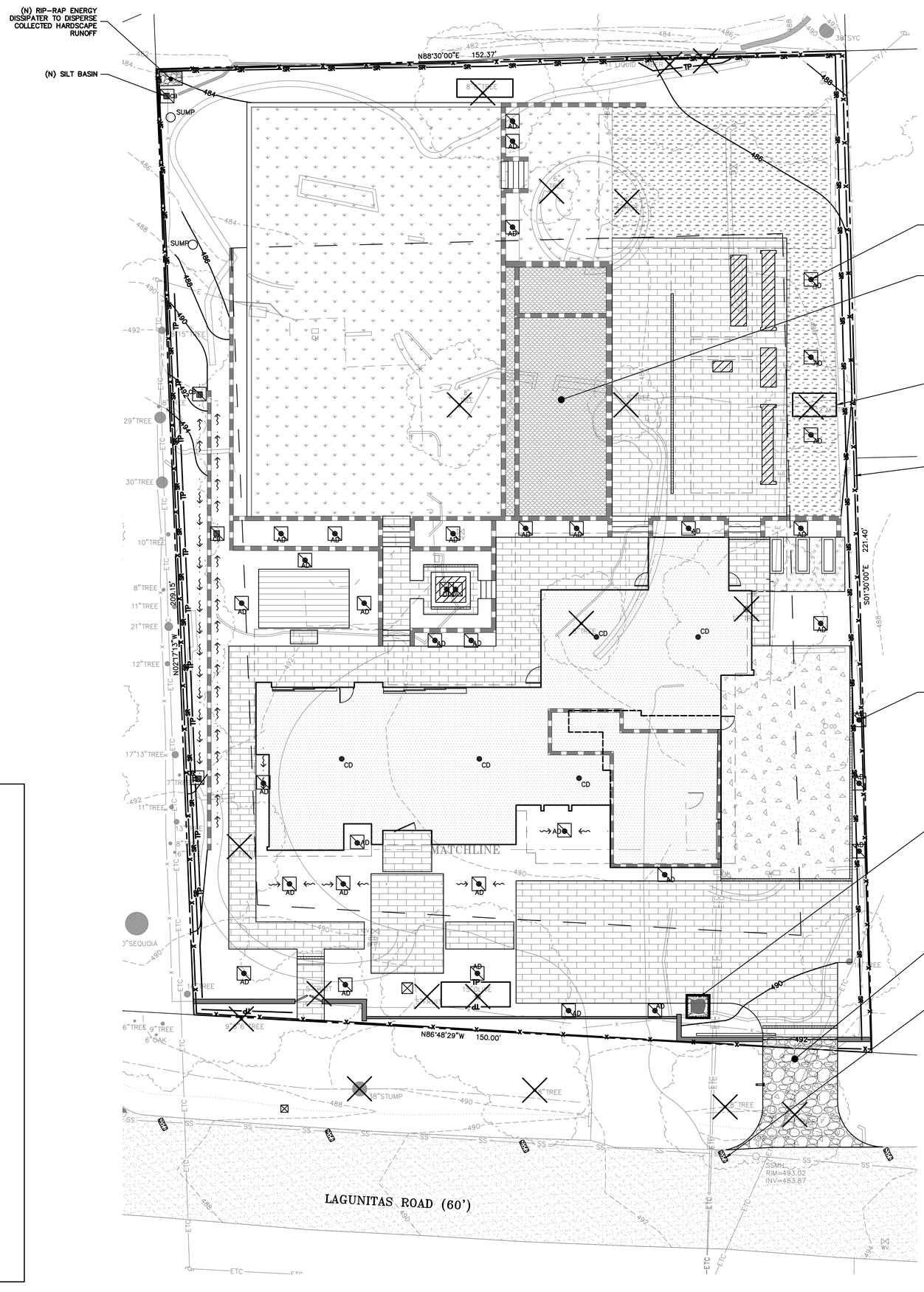
- Each impervious area from which runoff will be directed, and its square footage.
- The vegetated areas that will receive runoff, and the approximate square footage of each.
- If necessary, explain in notes on the plan how runoff will be routed from impervious surfaces to vegetated areas.

Confirm the following standard specifications are met:

- Tributary impervious square footage in no instance exceeds twice the squa pervious area.
- Roof areas collect runoff and route it to the receiving pervious area via gut
- Paved areas are sloped so drainage is routed to the receiving pervious area.
- Runoff is dispersed across the vegetated area (for example, with a splash bl promote infiltration.
- Vegetated area has amended soils, vegetation, and irrigation as required to permeability.
- Any drain inlets within the vegetated area are at least 3 inches above surrounding grade.



Connecting a roof leader to a vegetated area. The head from the eave height makes it possible to route roof drainage some distance away from the building.



IMPERVIOUS SURFACE INFORMATION				
DISTURBED AREA =	32,482	SQUARE FEET = 0.746 ACRES		
IMPERVIOUS AREAS	EXISTING (sq-ft.)	REMOVED (sq-ft.)	NEW (sq-ft.)	PROPOSED (sq-ft.)
HOUSE	2,099	2,099	4,360	4,360
ACCESSORY DWELLING UNIT & GARAGE	2,389	2,389		0
GAZEEBO	98	98	0	0
PATIOS, WALKWAYS AND PADS	2,945	2,945	5,312	5,312
GRAVEL DRIVEWAY	4,144	4,144	0	
PAVED DRIVEWAY	864	864	4,028	4,028
TOTAL IMPERVIOUS AREA	12,539	12,539	13,700	13,700
SEMI-PERVIOUS AREAS				
GRAVEL PATIOS AND PATHS	5,008	0	127	5,135
Wooden Decks	645		260	
TOTAL SEMI-PERVIOUS AREA	5,653	0	387	6,040
TOTAL DEVELOPED AREA	18,192	12,539	14,087	19,740

0 5 10 20
SCALE: 1" = 10'

PERMANENT STORMWATER CONTROL MEASURES:

1. PROVIDE VEGETATED SWALES TO CAPTURE AND DIVERT RUNOFF TO THE ON-SITE STORM DRAIN SYSTEM.
2. PROVIDE AREA DRAINS, TRENCH DRAINS AND CATCH BASINS TO COLLECT LOCALIZED RUNOFF FOR STORM WATER RETENTION AND METERING.
3. PROVIDE A RIPRAP DISSIPATER OUTFALL TO DISPERSE RUNOFF IN LANDSCAPE AREAS

PERMANENT EROSION CONTROL MEASURES:

4. CONNECT ROOF DOWNSPOUTS TO CONCRETE SPLASH BLOCKS OR OTHER HARD SURFACE.
5. PROVIDE RIPRAP AROUND THE DISSIPATER OUTFALLS TO PREVENT EROSION.
6. LANDSCAPE ALL DISTURBED AREAS IMMEDIATELY AFTER CONSTRUCTION. HYDROSEED, PLANT OR PROVIDE PROTECTIVE MULCH TO ALL NON-LANDSCAPED AREAS TO PROVIDE PERMANENT EROSION CONTROL.

REGISTERED PROFESSIONAL ENGINEER — JAMES YORK — No. 38127 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

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MARIN COUNTY

STORMWATER CONTROL PLAN

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