ABBREVIATIONS

AB ANCHOR BOLT
A/C AIR CONDITIONING
ACT ACOUSTIC CEILING TILE
ADA AMERICANS W/ DISABILITIES ACT
ACT ACCUSTIC TILE CEILING
ADJ ADJACENT
AFF ABOVE FINISHED FLOOR
AGGR AGGREGATE
ALT ALTERNATE
ALUM ALUMINUM
ANOD ANODIZED
APPROX APPROXIMATE
ARCH ARCHITECT / ARCHITECTURAL

BD BOARD
BF BRACED FRAME
BLDG BUILDING
BLK BLOCK
BLKG BLOCKING
BM BEAM
B O BOTTOM OF
BTWN BETWEEN
BUR BUILT UP ROOFING
BW BOTH WAYS

CAB CABINET
CFCI CONTRACTOR FURNISHED / CONTRACTOR INSTALLED
CFOI CONTRACTOR FURNISHED / OWNER INSTALLED
CJ CONTROL JOINT
CL / CLOS CLOSET
CLG CEILING
CLKG CAULKING
CLR CLEAR
CMU CONCRETE MASONRY UNIT
COL COLUMN
CONC CONCRETE
CONN CONNECTION
CONSTR CONSTRUCTION
CONT CONTINUOUS
CONTR CONTRACTOR
CPT CARPET
CRS COURSES
CT CERAMIC TILE
CW COLD WATER

(D) DEMOLISH
DBL DOUBLE
DEG DEGREE
DET / DTL DETAIL
DF DRINKING FOUNTAIN
DIA DIAMETER
DIAG DIAGONAL
DIM DIMENSION
DN DOWN
DS DOWNSPOUT
DTL DETAIL
DWG DRAWING

E EAST
(E) EXISTING
EA EACH
EIFS EXTERIOR INSULATION & FINISH SYSTEM
EJ EXPANSION JOINT
EL ELEVATION
ELEC ELECTRICAL
ELEV ELEVATOR
EMER EMERGENCY
ENCL ENCLOSURE
EQ EQUAL
EQUIP EQUIPMENT
EXT EXTERIOR

FA FIRE ALARM
FD FLOOR DRAIN
FDC FIRE DEPARTMENT CONNECTION
FDN / FND FOUNDATION
FE FIRE EXTINGUISHER
FEC FIRE EXTINGUISHER CABINET
FF FINISH FLOOR
FFE FIXTURES, FURNISHINGS, & EQUIPMENT
FHC FIRE HOSE CABINET
FIN FINISH
FJ FLOOR JOIST
FL FLOW LINE
FLR FLOOR
FLUOR FLUORESCENT
FMC FLOOR MATERIAL CHANGE
FOC FACE OF CONCRETE
FOF FACE OF FINISH
FOM FACE OF MASONRY
FOS FACE OF STUD
FR FIRE RESISTIVE
FS FULL SIZE
FT FOOT OR FEET
FTG FOOTING
FURR FURRING

GA GAUGE
GALV GALVANIZED
GB GRAB BAR
GC GENERAL CONTRACTOR
GL GLASS
GLB GLUE LAM BEAM
GR GRADE
GSM GALVANIZED SHEET METAL
GYP GYPSUM
GYP BD GYPSUM BOARD

HB HOSE BIB
HC HOLLOW CORE
H/C HANDICAPPED
HCW HOLLOW CORE WOOD
HDR HEADER
HDWD HARDWOOD
HDWE HARDWARE
HM HOLLOW METAL
HR HOUR / HANDRAIL
HT HEIGHT
HVAC HEATING VENTILATION AIR CONDITIONING
HW HOT WATER
HWH HOT WATER HEATER
HP HIGH POINT

ID INSIDE DIAMETER
INSUL INSULATION
INT INTERIOR

JAN JANITOR
JH JOIST HANGER
JNT JOINT
JST JOIST

KIT KITCHEN

LAB LABORATORY
LAM LAMINATE
LAV LAVATORY
LIN LINOLEUM
LP LOW POINT
LT LIGHT

MAX MAXIMUM
MECH MECHANICAL
MEMB MEMBRANE
MFR MANUFACTURER
MIN MINIMUM
MISC MISCELLANEOUS
MO MASONRY OPENING
MTD MOUNTED
MTL METAL
MUL MULLION

N NORTH
(N) NEW
NIC NOT IN CONTRACT
NO / # NUMBER
NOM NOMINAL
NTS NOT TO SCALE

OC ON CENTER
OD OUTSIDE DIAMETER
OFCI OWNER FURNISHED CONTRACTOR INSTALLED
OFOI OWNER FURNISHED OWNER INSTALLED
OH OVERHEAD
OPG OPENING
OPP OPPOSITE

PCT PRECAST
PL PROPERTY LINE
PLAM PLASTIC LAMINATE
PLAS PLASTER
PLYWD PLYWOOD
PR PAIR
PT PAINT
PTD PAINTED / PAPER TOWEL DISPENSER

QT QUARRY TILE
QTY QUANTITY

R RADIUS / RISER
(R) REMODELED
RCP REFLECTED CEILING PLAN
RD ROOF DRAIN
RE: REFER TO
REF REFRIGERATOR
REINF REINFORCED
REQ'D REQUIRED
REV REVISION
RM ROOM
RO ROUGH OPENING
RWL RAINWATER LEADER

S SOUTH
SASM SELF ADHERED SHEET MEMBRANE
SC SOLID CORE
SCHED SCHEDULE
SCW SOLID CORE WOOD
SECT SECTION
SF SQUARE FOOT / FEET
SHT SHEET
SHTG SHEATHING
SIM SIMILAR
SL SLOPE
SNT SEALANT
SPEC SPECIFICATION
SQ SQUARE
SS STAINLESS STEEL
STAG STAGGERED
STD STANDARD
STL STEEL
STRUCT STRUCTURAL
SUSP SUSPENDED

T TREAD
T&B TOP AND BOTTOM
TERR TERRAZO
T&G TONGUE AND GROOVE
TH THRESHOLD
THK THICK
TJ TRUSS JOIST
T O TOP OF
TOC TOP OF CONCRETE
TOP TOP OF PARAPET
TOS TOP OF SLAB
TOW TOP OF WALL
TYP TYPICAL

UON UNLESS OTHERWISE NOTED

VCT VINYL COMPOSITION TILE
VERT VERTICAL
VIF VERIFY IN FIELD
VOL VOLUME

W WEST
W/ WITH
WC WATER CLOSET
WD WOOD
WH WATER HEATER
WP WORK POINT
W/O WITHOUT
WS WELDED STEEL

@ AT
& AND
L ANGLE
CENTER LINE

GENERAL NOTES

1. THE INTENT OF THE CONTRACT DOCUMENTS IS TO DEFINE THE NEW CONSTRUCTION AND THE ALTERATION OF EXISTING FACILITIES IN THE SCOPE OF WORK IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS (C.C.R.) TITLE 24.
2. THE SPECIFICATIONS ARE A VITAL PART OF THESE CONTRACT DOCUMENTS. THE CONTRACTOR AND THEIR PERSONNEL SHALL BECOME INTIMATELY FAMILIAR WITH THE SPECIFICATIONS PRIOR TO BIDDING THE PROJECT AND STARTING ANY CONSTRUCTION.
3. ALL WORK SHOWN IS NEW UNLESS OTHERWISE NOTED OR GRAPHICALLY INDICATED AS EXISTING.
4. DIMENSIONING CONVENTION (UNLESS OTHERWISE NOTED): EXTERIOR WALLS = FACE OF SHEATHING OR CENTERLINE OF STEEL; FACE OF CONCRETE MASONRY; FACE OF CONCRETE. INTERIOR PARTITIONS = FACE OF GWB OR CENTER LINE OF STUD AS NOTED ON THE DRAWINGS.
5. GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK AND ADVISE THE ARCHITECT OF ANY DEVIATIONS SUFFICIENTLY IN ADVANCE TO ALLOW RESOLUTION PRIOR TO AFFECTING RELATED WORK.
6. DO NOT SCALE THESE DRAWINGS. MATERIAL QUANTITY TAKEOFFS SHALL BE DETERMINED BY THE CONTRACTORS AND SHALL BE BASED ON DRAWING DIMENSIONS. IF A DIMENSION IS MISSING THAT PRECLUDES THE CONTRACTOR'S ABILITY TO PREPARE AN ACCURATE BID,, THAT DEFICIENCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BID SUBMISSION.
7. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SEE TO IT THAT ALL MATERIALS AND/OR WORK DESCRIBED, DEPICTED, OR DETAILED WITHIN THESE DOCUMENTS BE FURNISHED AND/OR INSTALLED REGARDLESS OF THAT LOCATION OF THE MATERIAL OR WORK WITHIN THE DOCUMENTS. WORK OMITTED BY A SUBCONTRACTOR ON HIS/HER BID BUT SHOWN WITHIN THESE DOCUMENTS SHALL BE CONSIDERED COVERED BY THE GENERAL CONTRACTOR.
8. ALL CONTRACTORS, WHETHER THE GENERAL OR SUBCONTRACTOR, SHALL CONSIDER THESE DOCUMENTS IN THEIR ENTIRETY. DISCREPANCIES OR CONTRADICTIONS BETWEEN PORTIONS OF THESE DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
9. THE CONTRACTORS ARE RESPONSIBLE FOR MAINTAINING TEMPORARY FENCING AND GATES, SIGNAGE, SECURITY LIGHTING, OR OTHER SECURITY AND CONTROL MEASURES NECESSARY TO PROVIDE FOR THE SAFETY OF THE STAFF AND VISITORS OF THE ADJACENT TENANT UNTIL THE COMPLETION OF THE WORK UNLESS OTHERWISE DETERMINED BY THE OWNER. CONTRACTOR IS RESPONSIBLE FOR REVIEWING TEMPORARY FENCING WITH THE LOCAL FIRE DEPARTMENT.
10. THE CONTRACTORS ARE RESPONSIBLE TO REPAIR AND/OR REPLACE IN KIND ALL PROPERTY DAMAGED DURING THE COURSE OF THE WORK.
11. THE CONTRACTOR SHALL LIMIT HIS/HER ACTIVITY TO THE AREA DESCRIBED WITHIN THE DOCUMENTS SO AS TO LIMIT HIS/HER LIABILITY FOR DAMAGED PROPERTY UNLESS OTHERWISE PERMITTED BY THE OWNER.
12. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
13. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE SAFETY OF ALL PERSONS ON OR ABOUT THE CONSTRUCTION SITE, IN ACCORDANCE WITH APPLICABLE LAWS AND CODES.
14. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO ALL CODES LISTED IN THESE DOCUMENTS, AS WELL AS ALL APPLICABLE CODES IN EFFECT AT THE TIME OF CONSTRUCTION WHETHER EXPLICITLY LISTED IN THE DOCUMENTS OR NOT.
15. WHEN DETAILS LABELED "TYPICAL (TYP)" OR "SIMILAR (SIM)" ARE GIVEN ON DRAWINGS, THE CONTRACTOR SHALL APPLY THE INTENT OF THE DETAIL TO ALL INSTANCES OF THAT SPECIFIC CONDITION UON.
16. CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR THE ORDER AND MEANS OF CONSTRUCTION AND ALL TEMPORARY BRACING AND ERECTION DURING CONSTRUCTION.
17. APPROVALS BY BUILDING INSPECTORS AND/OR THE OWNER SHALL NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS AND SPECIFICATIONS.

SYMBOLS

LEVEL NAME + ELEVATION
SECTION TAG
ELEVATION TAG (A0.00)
DETAIL CALLOUT
SPOT ELEVATION (0' - 0")
WINDOW TAG
DOOR TAG
NORTH ARROW
SLOPE DESIGNATION (12 / 3)
REVISION
CENTERLINE
PROPERTY LINE
PARTITION TAG
CEILING HEIGHT (+8'-4")
FINISH TAG

LOCATION MAP

Google Maps 30 Sir Francis Drake Blvd

PROJECT INFORMATION

PROJECT ADDRESS
30 SIR FRANCIS DRAKE BLVD
ROSS, CA

APN 072-231-23, 072-191-01, 072-242-09

PROJECT DATA

OCCUPANCY GROUP: A-3 / B
TYPE OF CONSTRUCTION: VB
NUMBER OF STORIES: VARIES

ZONING: COMMUNITY CULTURAL, C-C

REQUIRED:	CURRENT:	REQUIRED:
LOT SIZE 1 ACRE (43,560 SF)	LOT SIZE 072-231-23 lot with majority of work 9.81 ACRES 427,324 SF	LOT SIZE 9.81 ACRES 427,324 SF
SETBACKS SIDE 15 FT REAR 40 FT FRONT 25 FT	SETBACKS - SEE SHEET A000 SIDE VARIES REAR VARIES FRONT VARIES	SETBACKS - SEE SHEET A100 SIDE VARIES REAR NO CHANGE FRONT NO CHANGE
HEIGHT LIMIT 30 FT	HEIGHT VARIES	HEIGHT NO CHANGE
ALLOWABLE LOT COVERAGE 25% (118,295 SF ALLOWED)	LOT COVERAGE 38,288 SF 08.96%	LOT COVERAGE 33,767 SF 07.9%
ALLOWABLE FAR 20% (94,636 SF ALLOWED)	FAR 33,144 SF 07.76%	FAR 31,296 SF 07.3%
PARKING 2 SF OF PARKING / 1 SF OF BUILDING AREA 473 REQUIRED SPACES (9'X18' EACH 162 SF/SPACE) BASED ON CURRENT LOT COVERAGE REDUCTION OF LOT COVERAGE PROPOSED WOULD ELLIMINATE 56 REQUIRED SPACES	PARKING 118 SPACES	PARKING 100 SPACES

PROJECT DISCRIPTION

PROJECT DESCRIPTION:

SEE ATTACHED PROJECT DESCRIPTION.

MAINLY LANDSCAPE IMPROVEMENTS, NEW ENTRY KIOSK, NEW AND REPLACED FENCING, NEW PAVING AND PLANTING, MINOR IMPROVEMENTS TO SEVERAL BUILDINGS, DEMOLITION OF BUILDING. GRADING TO ACHIEVE ADA COMPLIANCE.

SEE SHEET T102 FOR GRAPHIC DESCRIPTION OF AREA OF WORK.

PLANNING APPLICATION IS FOR:
- DEMOLITION PERMIT
- DESIGN REVIEW:
  - WORK WITHIN 25' OF A CREEK
  - FENCING OVER 48"
  - RENOVATION OF EXISITNG LANDSCAPE OVER 2,500SF
- CEQA DETERMINATION REQUIRED

APPLICABLE CODES
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA CFC & WILDLIFE - URBAN INTERFACE FIRE AREA
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA HISTORICAL BUILDING CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

ALONG WITH OTHER APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS

DRAWING LIST

T100	PROJECT INFORMATION
T102	PROPOSED SITE / AREA OF WORK
T103	FIRE DEPARTMENT ACCESS
	SITE SURVEY
G101	LOT COVERAGE - EXISTING
G102	LOT COVERAGE - PROPOSED
G103	PERVIOUS/IMPERVIOUS - EXISTING
G104	PERVIOUS/IMPERVIOUS - PROPOSED
G105	CREEK ZONE - PERVIOUS/IMPERVIOUS - EXISTING
G106	CREEK ZONE - PERVIOUS/IMPERVIOUS - PROPOSED
G107	CREEK SETBACK - EXISTING SURFACES
G108	CREEK SETBACK - PROPOSED SURFACES
L001	TREE PROTECTION PLAN
L001.1	TREE PROTECTION SCHEDULE AND NOTES
L100	LANDSCAPE MATERIALS PLAN
L100.1	SECTIONS
L100.2	ENLARGED PLAN
L100.3	ENLARGED PLAN
L100.4	ENLARGED PLAN
L100.5	ENLARGED PLAN
L100.6	ENLARGED PLAN
L100.7	ENLARGED PLAN
L101	FENCING PLAN
L102	LIGHTING PLAN
L103	LANDSCAPE MATERIALS
L201	PLANTING PLAN
L201.1	PLANT SCHEDULE
L202	TREE PALETTE
L401	VEGETATION MANAGEMENT PLAN
L501	CONCEPTUAL GRADING PLAN
C1.0	NOTES
C2.0	GRADING
A000	EXISTING SITE
A100	PROPOSED SITE PLAN
A101	LIVERMORE AND LAUREL HOUSE
A101.1	LIVERMORE & LAUREL HOUSE
A101.2	LIVERMORE ELEVATIONS
A102	CELEBRATION PLATFORM
A103	ENTRY KIOSK
A200	BUILDING FINISH MATERIALS

PROJECT DIRECTORY

OWNER
MARIN ART & GARDEN CENTER
30 SIR FRANCIS DRAKE BLVD
ROSS CA 94960
415.455.5260
CONTACTS:
ANTONIA ADEZIO

CIVIL ENGINEER
TARNOFF ENGINEERING CORPORATION
1442A WALNUT STREET, #428
BERKELEY, CA 94709
415.279.5996
CONTACT: MICHAEL TARNOFF
michael@tarnoffengineering.com

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FAIRCHILD BROMS DESIGN
PO BOX 1528
SAN ANSELMO, CA 94960
415 459 8699
CONTACTS: JESSICA FAIRCHILD
jessica@fairchildbromsdesign.com

HISTORIC PRESERVATION ARCHITECT
VALERIE NAGEL, ARCHITECT
MENLO COURT
WALNUT CREEK, CA 94598
925.324.9572
CONTACT: VALERIE NAGEL
valerie.nagel.a@gmail.com

LANDSCAPE ARCHITECT
PGA DESIGN
444 17TH STREET
OAKLAND, CA 94612
510.465.1284
CONTACTS: CATHY GARRETT
garrett@pgddesign.com

ENVIRONMENTAL CONSULTANTS
WRA ENVIRONMENTAL CONSULTANTS
2169-G EAST FRANCISCO BLVD
SAN RAFAEL, CA 94901
415.454.8868
CONTACT: HOPE KINGMA
hope.kingma@wra-ca.com

Marin Art & Garden Center
Phase One Project

30 Sir Francis Drake Blvd, Ross, CA
APN: 072-231-23, 072-191-01, 072-242-09

Fairchild Broms Design

PO BOX 1528
SAN ANSELMO, CA 94960
415.459.8699

ARCHITECT / ENGINEER STAMP

PLANNING SUBMITTAL

ISSUE / REVISION

Date	Description	No.

PROJECT NO. 200017

DATE 05.05.2023

SCALE As indicated

SHEET TITLE

PROJECT INFORMATION

SHEET NO.

T100

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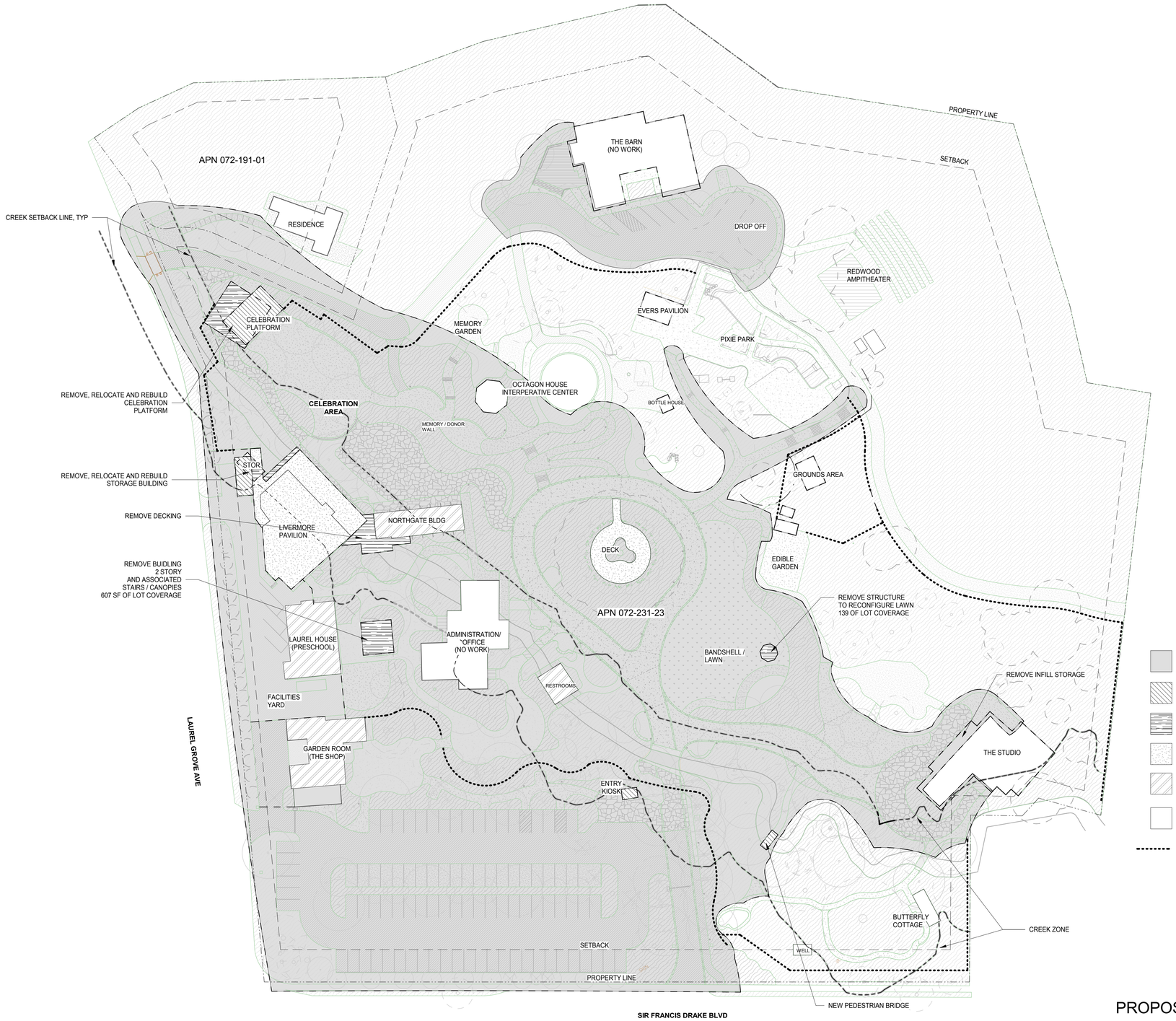

PROPOSED SITE PLAN / AREA OF WORK

SCALE: 1" = 40'-0"

A1

Marin Art & Garden Center
Phase One Project

30 Sir Francis Drake Blvd. Ross, CA
APN: 072-231-23, 072-191-01, 072-242-09

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ARCHITECT / ENGINEER STAMP

PLANNING SUBMITTAL

ISSUE / REVISION

Date	Description	No.

PROJECT NO.	200017
DATE	05.05.2023
SCALE	1" = 40'-0"

SHEET TITLE

PROPOSED SITE / AREA OF WORK

SHEET NO.

T102

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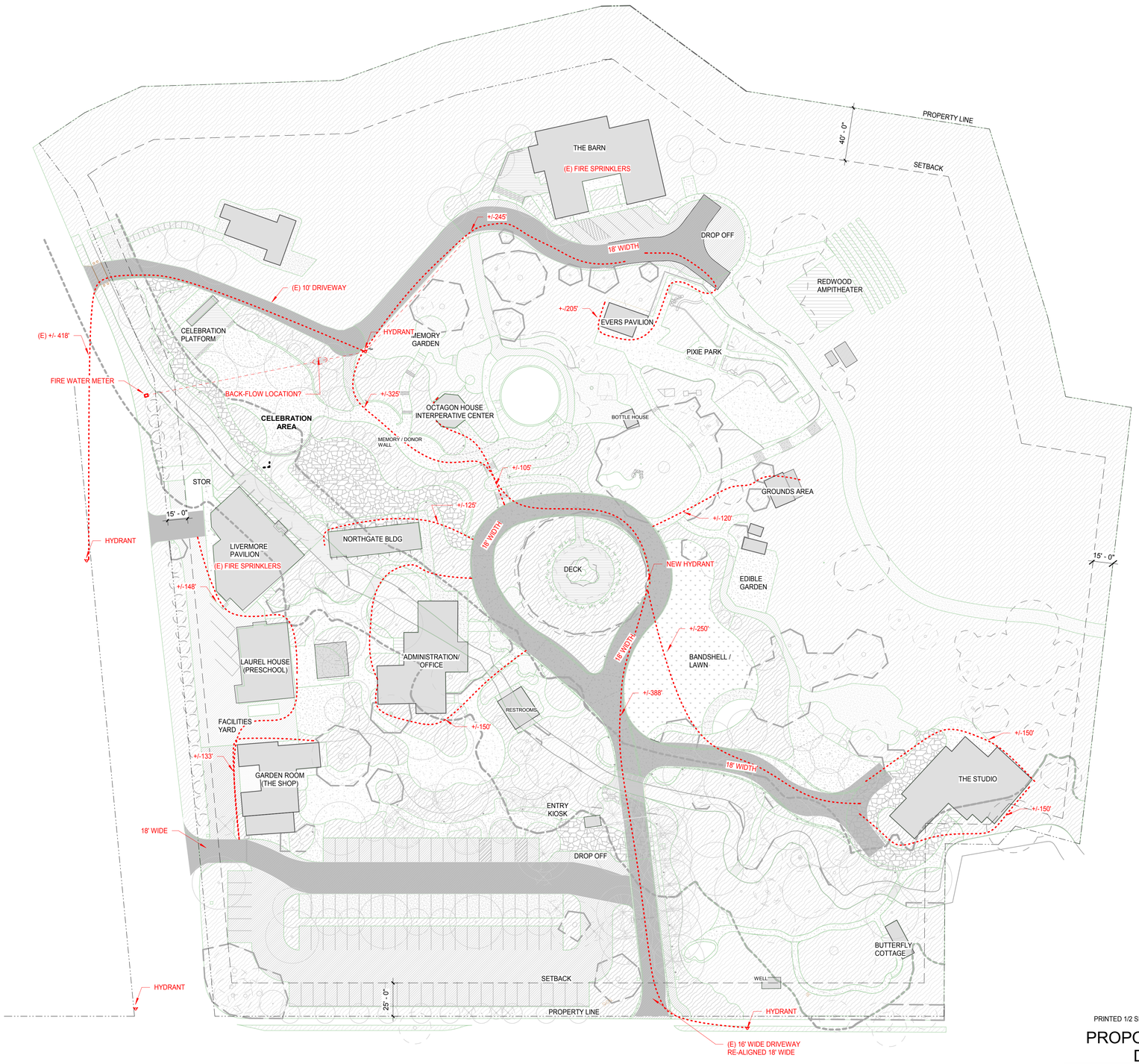

PRINTED 1/2 SIZE

PROPOSED SITE PLAN / FIRE DEPARTMENT ACCESS

SCALE: 1" = 40'-0"

A1

Marin Art & Garden Center
Phase One Project

30 Sir Francis Drake Blvd. Ross, CA
APN: 072-231-23, 072-191-01, 072-242-09

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415.459.8699

ARCHITECT / ENGINEER STAMP

PLANNING SUBMITTAL

ISSUE / REVISION

Date	Description	No.

PROJECT NO.	200017
DATE	05.05.2023
SCALE	1" = 40'-0"

SHEET TITLE

FIRE DEPARTMENT ACCESS

SHEET NO.

T103

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SURVEYOR'S STATEMENT

I, JOHN C. PAWSON, A LICENSED LAND SURVEYOR IN AND FOR THE STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AS REQUESTED BY ANTONIA ADEZIO OF MARIN ART AND GARDEN CENTER IN AUGUST 2017.

JOHN C. PAWSON LS 9077 DATE:

REFERENCES, MARIN COUNTY RECORDS

RECORD OF SURVEY, BOOK 2008 PAGE 150
RECORD OF SURVEY, BOOK 2011 PAGE 153

ELECTRIC METERS

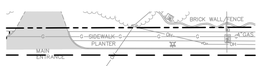
1. TO BUILDING G
2. TO BUILDING A
3. TO BUILDING C
4. TO BUILDING D
5. TO BUILDING E
6. TO BUILDING C
7. TO BUILDING B
8. TO BUILDING F
9. TO BUILDING H
10. TO BUILDING H
11. TO BUILDING I
12. TO BUILDING J
13. TO BUILDING L
14. TO IRRIGATION (?)

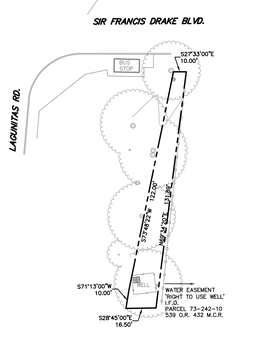
GAS METERS

15. TO BUILDING G
16. TO BUILDING D
17. TO BUILDING B
18. TO BUILDING H
19. TO BUILDING E
20. TO BUILDING A
21. TO BUILDING L

MMWD METERS

22. TO BUILDING G
23. TO TBD
24. TO BUILDINGS D, E, F, H, I, J, EDIBLE GARDEN AND SHED
25. TO FIRE SPRINKLERS
26. TO BUILDINGS A, C AND PUBLIC RESTROOMS
27. TO BUILDING B
28. TO BUILDINGS L AND M





DETAIL A
MARIN ART AND GARDEN CENTER
PARCEL 073-242-09
(BOUNDARY PER RECORD OF SURVEY 2011-153, MARIN COUNTY RECORDS)

ABBREVIATIONS

EMTR	ELECTRIC METER
EPNL	ELECTRICAL PANEL
EV	ELECTRICAL VAULT
EB	ELECTRICAL PULL BOX
EO	ELECTRICAL OUTLET
IR	IRRIGATION
LSCAPE	LANDSCAPING
FNTN	FOUNTAIN

ABBREVIATIONS

TS	TOP OF STAIRS
TB	TOP OF BENCH
TW	TOP OF WALL
TG	TOP OF GRATE
FL	FLOWLINE
CDR	CEDAR
DGWD	DOGWOOD
LCST	LOCUST
LRL	LAUREL
MAD	MADRONE
MLBRY	MULBERRY
MPL	MAPLE
JMPL	JAPANESE MAPLE
MRTL	CREPE MYRTLE
MANZ	MANZANITA
MAG	MAGNOLIA
PODO	PODOCARPUS
PNPL GVA	PINEAPPLE GUAVA
RWD	REDWOOD
SYC	SYCAMORE
TREE	UNKNOWN SPECIES
HB	HOSE BIB
WM	WATER METER
DI	DROP INLET
SSCO	SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
UV	UTILITY VAULT
WV	WATER VALVE

LEGEND

- ASPHALT
- CONCRETE
- GRAVEL OR DECOMPOSED GRANITE
- BRICK
- FLAGSTONE
- APPROX. BOUNDARY LINE
- 460 — 2' INTERVAL CONTOURS
- RETAINING WALLS, SEAT WALLS, OR BENCHES – MORTARED ROCK, BRICK OR CONCRETE
- ROCK OR BOULDER LINED PATH OR LANDSCAPED AREA
- TOP OF BANK
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- 30" OAK — TREE – TRUNK DIAMETER, SPECIES
- TREE CANOPY
- W — UNDERGROUND WATER LINE
- FW — UNDERGROUND FIRE WATER LINE
- G — UNDERGROUND GAS LINE
- E — UNDERGROUND ELECTRIC LINE
- C — UNDERGROUND COMMUNICATION LINES
- E/C — UNDERGROUND ELECTRICAL/COMMUNICATION
- OH — OVERHEAD LINES
- S — SEWER LINE
- SD — STORM DRAIN
- DITCH/SWALE/CREEK FLOWLINE
- WOOD FENCE
- WIRE FENCE
- CHAIN LINK OR WROUGHT IRON FENCE
- SIGN
- GATE
- S — SEWER MANHOLE
- SSCO — SEWER CLEAN OUT
- POWER/UTILITY POLE
- FIRE HYDRANT
- W — WELL
- WM — WATER METER
- WV — WATER VALVE
- WB — WATER BOX
- GM — GAS METER
- GV — GAS VALVE
- BFP — BACK FLOW PREVENTER
- DCV — DOUBLE CHECK VALVE
- IR — IRRIGATION BOX
- WV — WATER VALVE
- LIGHT POLE
- EO — ELECTRICAL OUTLET
- EB — ELECTRICAL PULL BOX
- EV — ELECTRICAL VAULT
- UV — UTILITY VAULT
- EMTR — ELECTRIC METER
- EPNL — ELECTRIC PANEL

MAPPING NOTES

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

ANY BOUNDARY INFORMATION SHOWN HEREON IS RECORD DATA FOR REFERENCE ONLY. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OR RECORD OF SURVEY BY THE SURVEYOR FOR RECORDING PURPOSES.

HORIZONTAL DATUM: RECORD OF SURVEY, BOOK 2008, OF MAPS, PAGE 150, MARIN COUNTY RECORDS.

VERTICAL DATUM: COUNTY OF MARIN WELL MONUMENT BENCHMARK AT INTERSECTION OF SIR FRANCIS DRAKE BLVD AND LAGUNITAS RD; ELEV. 26.6' (NGVD 1929) PER COUNTY OF MARIN GIS. ADJUSTED TO 29.3' (NAVD 1988) VIA NGS VERTCON.

INFORMATION SHOWN HEREON HAS BEEN DERIVED FROM COLLECTED DATA AND PROCESSED IN ELECTRONIC FILE 17031 TOPO2 40scale.dwg DATED 9/19/2017. AN ELECTRONIC FORMAT OF THIS MAP HAS BEEN PROVIDED AS A COURTESY AND SHALL BE CONSIDERED SUPPLEMENTAL TO THIS SIGNED AND SEALED PAPER ORIGINAL. THE SIGNED ORIGINAL MAILED TO THE CLIENT CONSTITUTES THE DELIVERY PRODUCT OF PROFESSIONAL SERVICES AS PER OUR CONTRACT.

UNDERGROUND UTILITY LOCATIONS ARE ACCURATE TO 2' EACH WAY HORIZONTALLY. UNDERGROUND UTILITIES SHALL BE VERIFIED BY HAND DIGGING OR POTHOLING PRIOR TO ANY EXCAVATION.

DESIGNED	DATE
DRAWN JCP/AO	DATE 9/2017
CHECKED JCP	DATE 9/2017

REVISIONS

LICENSED LAND SURVEYOR JOHN C. PAWSON No. 9077 Exp. 9/30/2018 STATE OF CALIFORNIA
John C. Pawson

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

TOPOGRAPHIC MAP/SHEET INDEX

30 SIR FRANCIS DRAKE BLVD.
ROSS, CA. 94957

MULTIPLE

PREPARED FOR:
MARIN ART & GARDEN CENTER

PROJECT NO. 17031

SHEET NO. 2 OF 9

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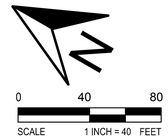

LOT COVERAGE LEGEND

- BUILDINGS & STRUCTURES
- BUILDING OVERHANG
- DECK AREAS OVER 18" ABOVE GRADE

1 **TOTAL EXISTING LOT COVERAGE**

38,288 SF EXISTING LOT COVERAGE

Marin Art & Garden Center
Phase One Project

30 Sir Francis Drake Blvd. Ross, CA
APN: 072-231-01, 072-231-02, 072-231-23
072-191-01, 072-242-09

TARNOFF engineering corp.
1442 A Walnut St. #428
Berkeley, CA 94709
415.279.5996
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Prepared under the Direction of:

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No. C 48596
EXP. 06/30/2024
CIVIL
STATE OF CALIFORNIA

Michael L. Tarnoff
RCE 48596 Exp. 06/30/2024

ISSUE / REVISION

Date	Description	No.
10/20/22	STRG CMTE	1
11/01/22	DR SUBMITTAL	2
05/05/23	DR RESUBMITTAL	3

PROJECT NO. 2136

DATE 01 November, 2022

SCALE 1" = 40"

SHEET TITLE
EXISTING LOT COVERAGE

SHEET NO.
G101

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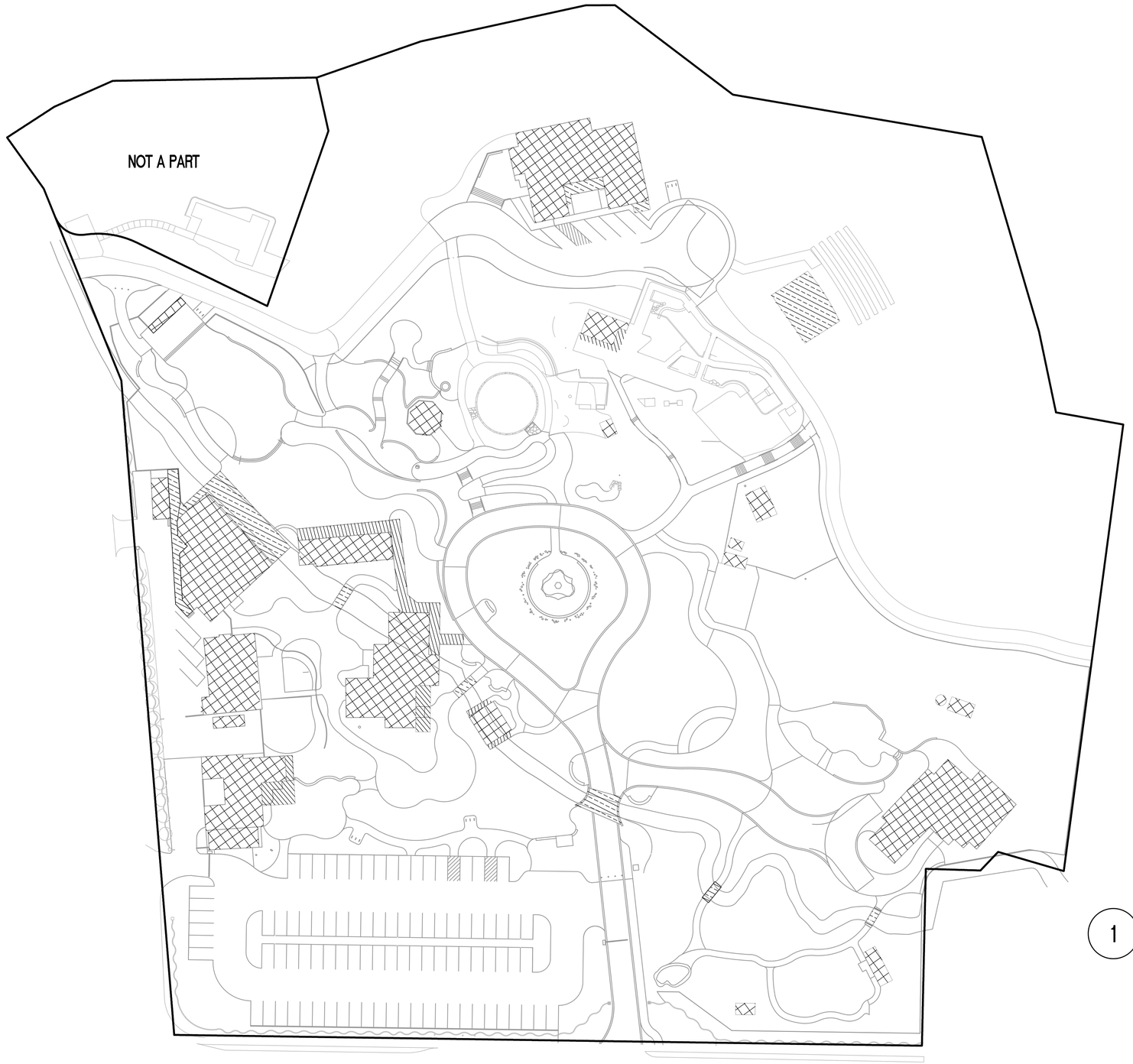

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SCALE 1 INCH = 40 FEET

LOT COVERAGE LEGEND

- BUILDINGS & STRUCTURES
- BUILDING OVERHANG
- DECK AREAS OVER 18" ABOVE GRADE

1 TOTAL PROPOSED LOT COVERAGE

33,767 SF PROPOSED LOT COVERAGE

Marin Art & Garden Center

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SCALE 1" = 40"

SHEET TITLE PROPOSED LOT COVERAGE

SHEET NO. G102

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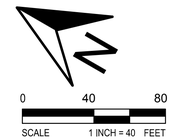

IMPERVIOUS COVER LEGEND

- BUILDINGS & STRUCTURES
- DRIVEWAY & PAVED PARKING
- HARDSCAPE
- POOL
- DECK AREAS

1 TOTAL EXISTING IMPERVIOUS COVER

33,674 SF EXISTING BUILDINGS & STRUCTURES
46,527 SF EXISTING DRIVEWAY & PAVED PARKING
51,517 SF EXISTING HARDSCAPE
2,151 SF EXISTING POOL
1,749 SF EXISTING DECK STRUCTURES
135,618 SF TOTAL SITE EXISTING IMPERVIOUS COVER

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PROJECT NO. 2136

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SCALE 1" = 40"

SHEET TITLE
EXIST. IMPERVIOUS COVER TOTAL SITE

SHEET NO.
G103

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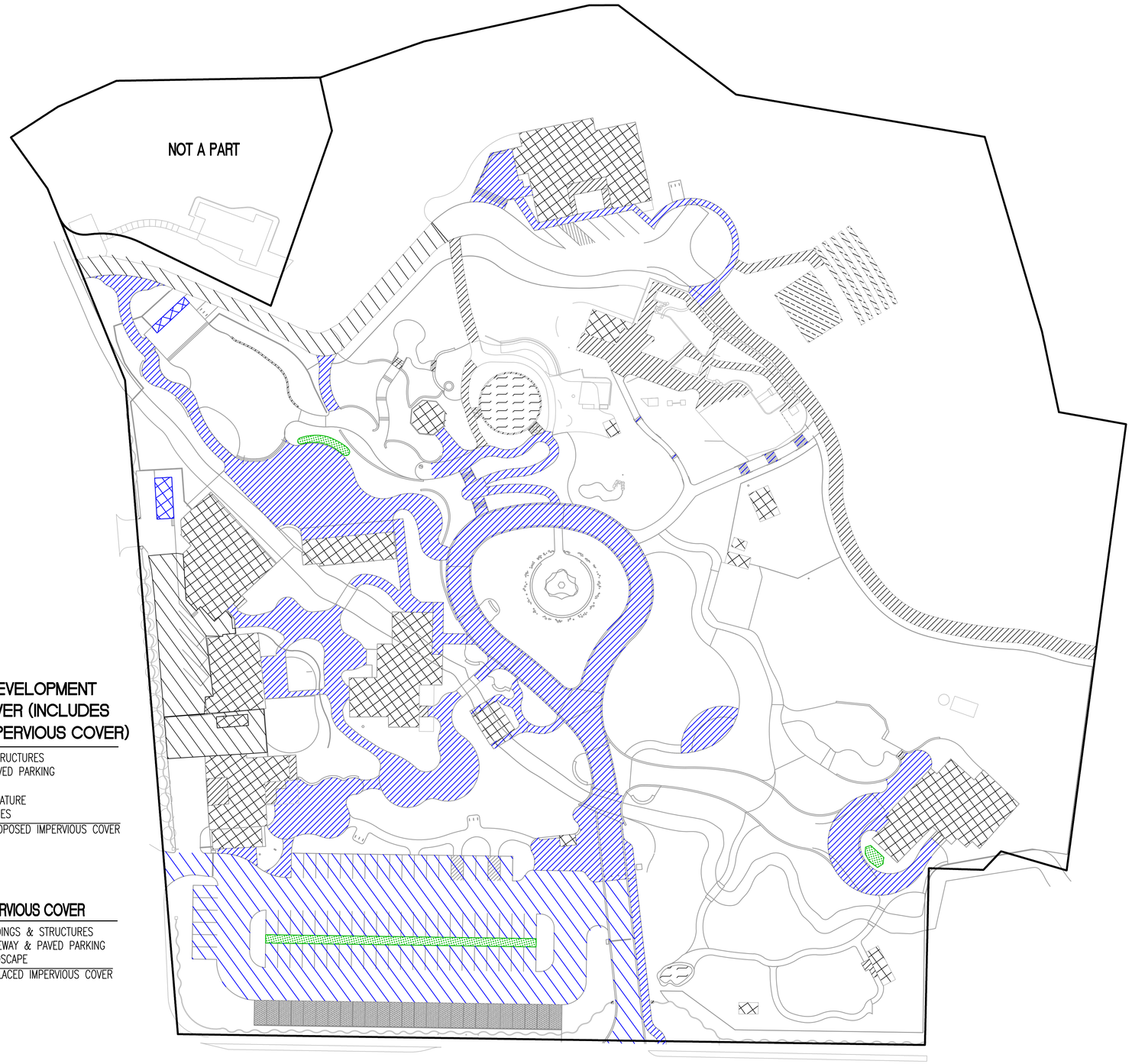

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SCALE 1 INCH = 40 FEET

LEGEND

- BUILDINGS & STRUCTURES
- DRIVEWAY & PAVED PARKING
- HARDSCAPE
- POOL/WATER FEATURE
- DECK STRUCTURES
- PROPOSED BIO-RETENTION

NEW/REPLACED IMPERVIOUS COVER

- BUILDINGS & STRUCTURES
- DRIVEWAY & PAVED PARKING
- HARDSCAPE

TOTAL POST DEVELOPMENT IMPVERVIOUS COVER (INCLUDES NEW/REPLACED IMPERVIOUS COVER)

26,300 SF BUILDINGS & STRUCTURES
38,470 SF DRIVEWAY & PAVED PARKING
55,273 SF HARDSCAPE
2,151 SF POOL/WATER FEATURE
1,749 SF DECK STRUCTURES
123,943 SF TOTAL SITE PROPOSED IMPERVIOUS COVER

NEW/REPLACED IMPERVIOUS COVER

532 SF PROPOSED BUILDINGS & STRUCTURES
30,180 SF PROPOSED DRIVEWAY & PAVED PARKING
41,703 SF PROPOSED HARDSCAPE
72,415 SF TOTAL NEW/REPLACED IMPERVIOUS COVER

STORMWATER TREATMENT NOTE

SITE STORMWATER TREATMENT OF IMPERVIOUS SURFACES WILL BE BY MULTIPLE METHODS:

1. PERVIOUS PAVEMENT WILL TREAT ADJACENT IMPERVIOUS HARDSCAPE OR DRIVE SURFACES RUNOFF
2. NATURAL AREAS ADJACENT TO IMPERVIOUS HARDSCAPE
3. NEW BIORETENTION AREAS ADJACENT TO HARDSCAPE OR DRIVE SURFACES

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PROJECT NO. 2136
DATE 01 November, 2022
SCALE 1" = 40"
SHEET TITLE PROP. IMPERVIOUS COVER TOTAL SITE
SHEET NO. G104

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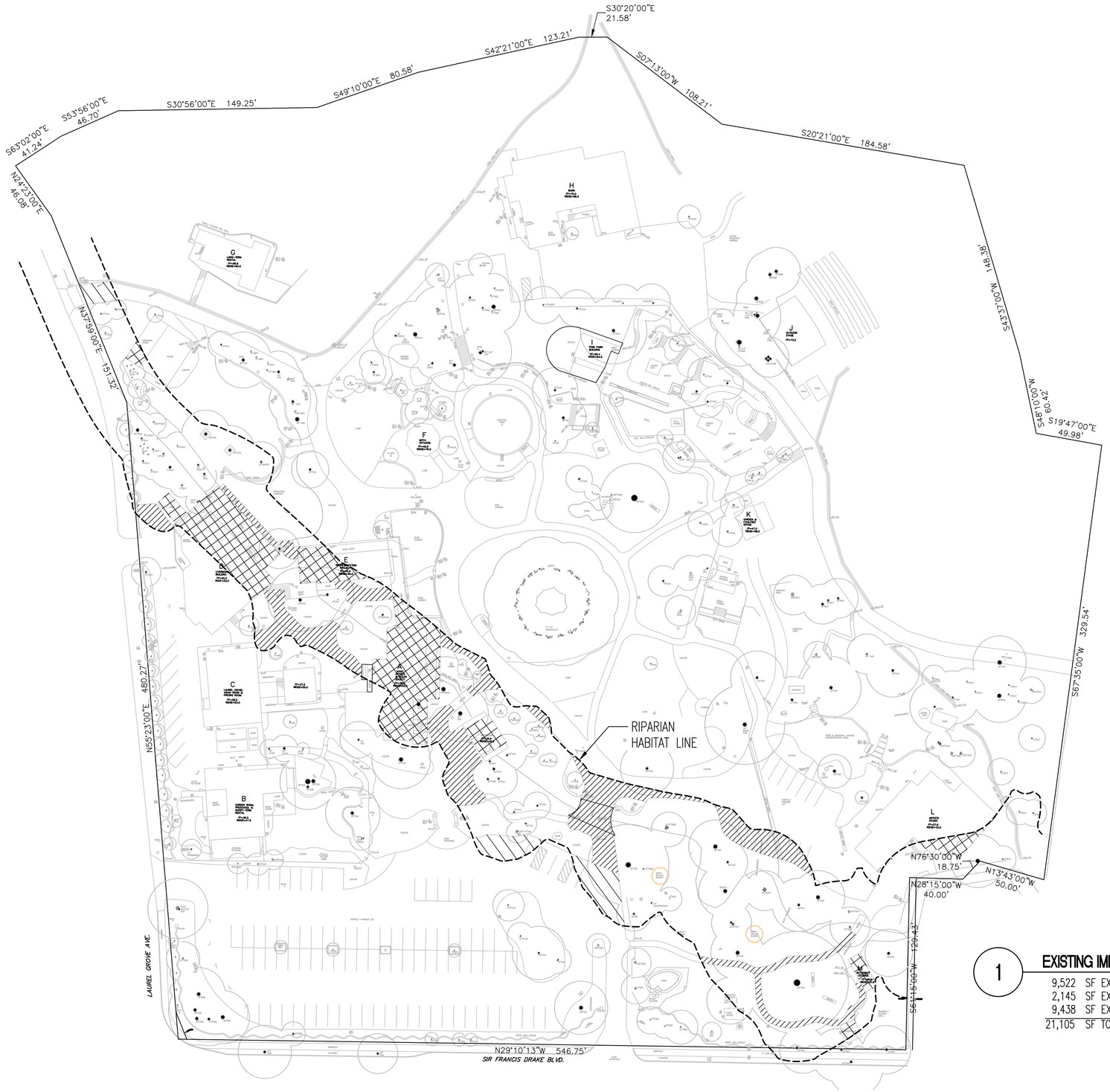

0 40 80
SCALE 1 INCH = 40 FEET

IMPERVIOUS COVER LEGEND

- BUILDINGS & STRUCTURES
- DRIVEWAY & PAVED PARKING
- HARDSCAPE

1 EXISTING IMPERVIOUS COVER IN CREEK ZONE

9,522	SF EXISTING BUILDINGS & STRUCTURES
2,145	SF EXISTING DRIVEWAY & PAVED PARKING
9,438	SF EXISTING HARDSCAPE
21,105	SF TOTAL SITE EXISTING IMPERVIOUS COVER IN CREEK ZONE

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PROJECT NO. 2136

DATE 01 November, 2022

SCALE 1" = 40"

SHEET TITLE
EXIST. IMPERVIOUS COVER CREEK ZONE

SHEET NO.
G105

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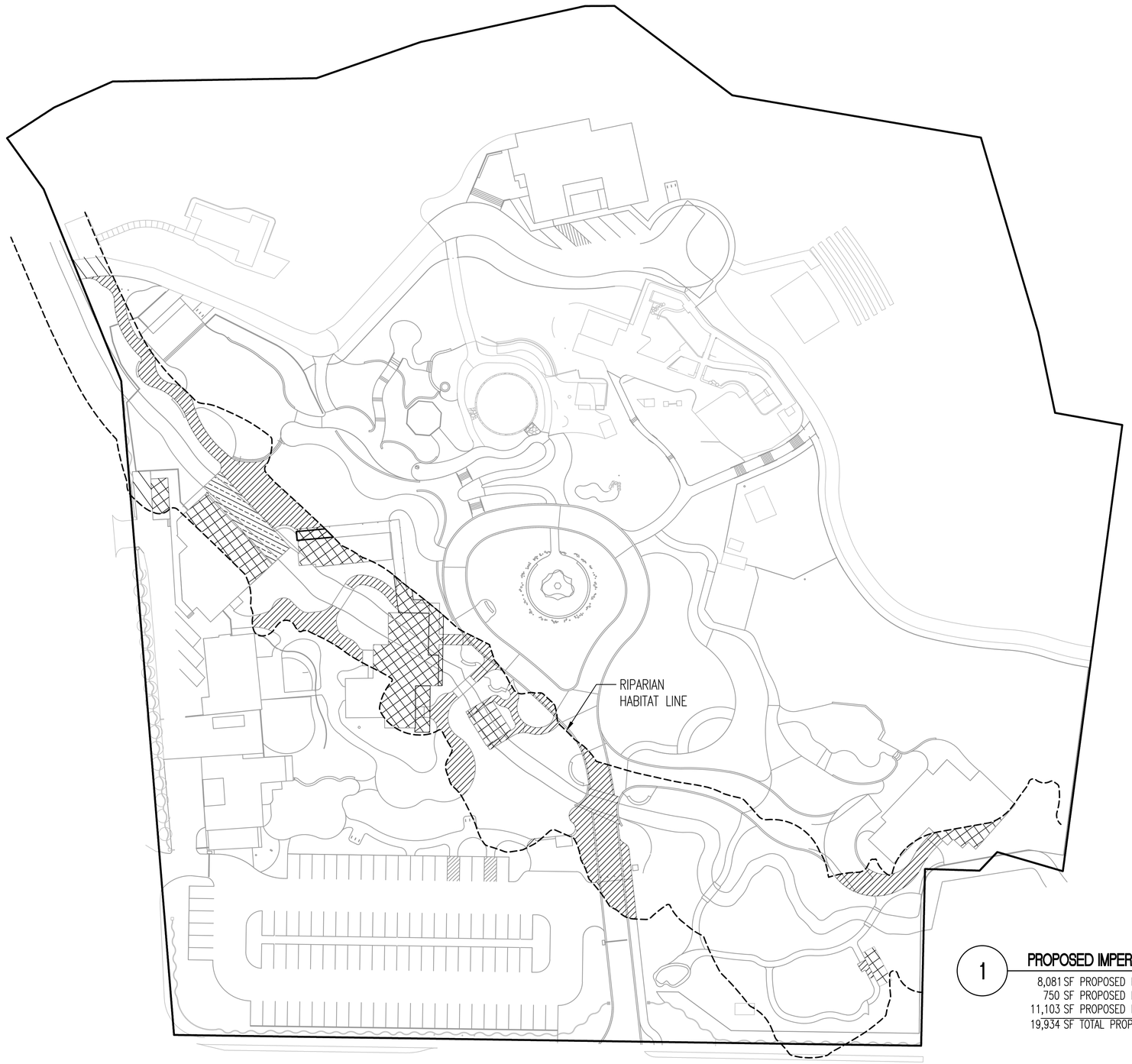

0 40 80
SCALE 1 INCH = 40 FEET

IMPERVIOUS COVER LEGEND

- BUILDINGS & STRUCTURES
- DRIVEWAY & PAVED PARKING
- HARDSCAPE

1 PROPOSED IMPERVIOUS COVER IN CREEK ZONE

SCALE: 1"=40'

8,081 SF PROPOSED BUILDINGS & STRUCTURES
750 SF PROPOSED DRIVEWAY & PAVED PARKING
11,103 SF PROPOSED HARDSCAPE
19,934 SF TOTAL PROPOSED IMPERVIOUS COVER IN CREEK ZONE

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PROJECT NO. 2136
DATE 01 November, 2022
SCALE 1" = 40"
SHEET TITLE PROP. IMPERVIOUS COVER CREEK ZONE
SHEET NO. G106

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CREEK ZONE SURFACES - EXISTING

EXISTING	AREA
CREEK COVERAGE	
EXISTING	2805 SF
PLANTING	
EXISTING	36670 SF

CREEK - TOP OF BANK

CREEK ZONE - EDGE OF RIPARIAN ZONE AS MAPPED BY WRA, OR 25' SETBACK FROM TOP OF BANK MAPPED BY LESCURE ENGINEERS (WHICHEVER IS GREATER)

0 20 40 60 100ft

N

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Phase One Project

30 Sir Francis Drake Blvd. Ross, CA
APN: 072-231-01, 072-231-02, 072-231-23
072-191-01, 072-242-09

PGAdesign
LANDSCAPE ARCHITECTS

444 17TH STREET
OAKLAND, CA 94612
510.465.1284

ARCHITECT / ENGINEER STAMP

Project Status

ISSUE / REVISION

Date	Description	No.

PROJECT NO. 200017

DATE 5/5/2023

SCALE 1" = 40'-0"

SHEET TITLE RIPARIAN ZONE - EXISTING

SHEET NO. G107

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CREEK ZONE SURFACES - PROPOSED

NEW/EXISTING	AREA
CREEK COVERAGE	2,466 SF
EXISTING TO REMAIN	2406 SF
NEW	60 SF
PLANTING	37,545 SF
EXISTING TO REMAIN	18832 SF
NEW	18713 SF

CREEK - TOP OF BANK

CREEK ZONE - EDGE OF RIPARIAN ZONE AS MAPPED BY WRA, OR 25' SETBACK FROM TOP OF BANK MAPPED BY LESCURE ENGINEERS (WHICHEVER IS GREATER)

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Project Status
ISSUE / REVISION

Date	Description	No.

PROJECT NO. 200017
DATE 5/5/2023
SCALE 1" = 40'-0"
SHEET TITLE RIPARIAN ZONE - PROPOSED
SHEET NO. G108

0 20 40 60 100ft

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TREE PRESERVATION AND REMOVAL LEGEND

EXISTING TREE TO REMAIN AND BE PROTECTED

EXISTING TREE TO BE REMOVED, REMOVE STUMP TO 2' DEPTH BELOW FINISH GRADE

TREE PROTECTION FENCING, PLACE FENCING AS SHOWN ON PLANS OR MINIMUM TO OUTER EDGE OF TREE CANOPY

TREE PROTECTION ZONE (TPZ) - ALL DEMOLITION GRADING, EXCAVATION, CONSTRUCTION AND STAGING TO BE APPROVED BY ARBORIST OR LANDSCAPE ARCHITECT.

ROOT BUFFER ZONE. FOR PEDESTRIAN APPLICATIONS INSTALL 5" COARSE MULCH. FOR VEHICLE APPLICATIONS INSTALL 5" COARSE MULCH, THEN FILTER FABRIC, 4" DEPTH OF 3/4" GRAVEL AND TOP WITH 3/4" PLYWOOD SHEETS.

SEE EXISTING TREE INVENTORY AND TREE PRESERVATION AND REMOVAL NOTES, SHEET L001.1

0 20 40 60 100ft

N

Marin Art & Garden Center
Phase One Project

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PGAdesign
LANDSCAPE ARCHITECTS

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OAKLAND, CA 94612
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ARCHITECT / ENGINEER STAMP

Project Status

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Date	Description	No.

PROJECT NO. 200017

DATE 5/5/2023

SCALE 1" = 40'-0"

SHEET TITLE
TREE PROTECTION PLAN

SHEET NO.
L001

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EXISTING TREE INVENTORY

NO.	BOTANIC NAME	COMMON NAME	DBH	HEALTH
2	Sequioa sempervirens	Redwood	36", 29", 30", 26", 38"	Excellent
2a	Acer beurgerianum	Trident Maple	10"	Fair-Good
3a	Acer beurgerianum	Trident Maple	10"	Good
4	Ulmus thomasii	Cork Elm	24"	Good
4a	Acer beurgerianum	Trident Maple	10"	Good
5a	Quercus agrifolia	Coast Live Oak	14"	Good
6	Quercus robur	English Oak	34"	Good
6a	Quercus agrifolia	Coast Live Oak	18"	Good
7	Ulmus thomasii	Cork Elm	24"	Good
8	Quercus robur	English Oak	23"	Good
9	Ulmus thomasii	Cork Elm	26"	Fair
10	Quercus robur	English Oak	19", 16"	Fair-Good
11	Liriodendron Tulipifera	Tulip Tree	14"	Excellent
11a	Prunus cerasifera	Purple Leaf Plum	12"	Poor-Fair
12	Liriodendron Tulipifera	Tulip Tree	16"	Excellent
12a	Prunus cerasifera	Purple Leaf Plum	12"	Good
13	Quercus robur	English Oak	32"	Good
14	Quercus robur	English Oak	64"	Excellent
15	Quercus lobata	Valley Oak	29"	Good
16	Ulmus thomasii	Cork Elm	17"	Fair
17	Umbellularia californica	California Bay	18.5	Good
18	Umbellularia californica	California Bay	20"	Good
19	Umbellularia californica	California Bay	23", 15", 14", 13"	Good
19a	Umbellularia californica	California Bay	20", 16"	Good
20	Umbellularia californica	California Bay	33"	Good
21	Quercus lobata	Valley Oak	21"	Good
22	Quercus lobata	Valley Oak	38"	Good
22a	Acer macrophylum	Big Leaf Maple	12"	Good
23a	Ulmus thomasii	Cork Elm	17", 12", 9"	Good
24	Fraxinus sp.	Ash sp.	43"	Excellent
25	Ulmus thomasii	Cork Elm	27"	Good
26	Metasequioia glyptostoboides	Dawn Redwood	49"	Good
27	Cedrus deodara	Deodar Cedar	28"	Good
28	Quercus agrifolia	Coast Live Oak	17', 14"	Good
29	Quercus lobata	Valley Oak	17"	Good
30	Quercus agrifolia	Coast Live Oak	19"	Good
31	Sequioiadendron giganteum	Giant Sequioia	22"	Good
32	Quercus agrifolia	Coast Live Oak	16"	Good
33	Quercus lobata	Valley Oak	31"	Good
38	Quercus agrifolia	Coast Live Oak	21"	Good
39	Magnolia grandiflora	Southern Magnolia	16"	Good
40	Magnolia grandiflora	Southern Magnolia	40 Stems, Largest 14"	Good
41	Sequioiadendron giganteum	Giant Sequioia	105"	Poor-Fair
42	Acer macrophylum	Big Leaf Maple	16"	Good
43	Acer macrophylum	Big Leaf Maple	15"	Fair-Good
44	Robinia pseudoacacia	Black Locust	13"	Fair-Good
46	Cinnamomum camphora	Camphor	15", 14"	Poor-Fair
47	Prunus ilicifolia	Holly Leafed Cherry	7'	Good
48	Quercus agrifolia	Coast Live Oak	22"	Good
49	Quercus agrifolia	Coast Live Oak	15"	Good
50	Quercus agrifolia	Coast Live Oak	16"	Good
51	Quercus agrifolia	Coast Live Oak	11"	Fair-Good
53	Quercus lobata	Valley Oak	24", 11"	Good
53a	Morus alba	Mulberry	16"	Poor-Fair

EXISTING TREE INVENTORY

NO.	BOTANIC NAME	COMMON NAME	DBH	HEALTH
54	Acer palmatum	Japanese Maple	10",10",9",9"	Fair
54a	Morus alba	Mulberry	12"	Fair
55	Cedrus deodara	Deodar Cedar	26"	Good
56	Robinia pseudoacacia	Black Locust	21"	Good
56a	Ulmus thomasii	Cork Elm	28"	fair
57	Quercus agrifolia	Coast Live Oak	17"	Good
57a	Morus alba	Mulberry	14"	Fair
58	Ulmus thomasii	Cork Elm	20"	Good
58a	Quercus lobata	Valley Oak	38"	fair
59	Ulmus thomasii	Cork Elm	24"	Good
59a	Ulmus thomasii	Cork Elm	18", 15", 15"	Good
60	Quercus lobata	Valley Oak	38"	fair
60a	Metasequioia glyptostoboides	Dawn Redwood	8	Good
61	Ginkgo biloba	Ginkgo	16"	Good
62	Ulmus thomasii	Cork Elm	16"	Good
62a	Ulmus thomasii	Cork Elm	12"	Good
63	Quercus lobata	Valley Oak	34"	Good
63a	Ulmus thomasii	Cork Elm	12"	Good
64	Quercus lobata	Valley Oak	28"	Good
65	Quercus lobata	Valley Oak	25"	Good
66	Quercus lobata	Valley Oak	37"	Good
68	Ginkgo biloba	Ginkgo	18"	Good
69	Quercus lobata	Valley Oak	28"	Fair-Good
70	Quercus lobata	Valley Oak	34"	Fair-Good
71	Chamaecyparis lawsoniana	Port Orford Cedar	6 Trees, 10-15"	Good
72	Quercus agrifolia	Coast Live Oak	30", 19"	Poor-Fair
72a	Umbellularia californica	California Bay	24",15",15",15",14",12"	Good
73	Quercus lobata	Valley Oak	26"	Fair-Good
74	Quercus lobata	Valley Oak	30"	Fair-Good
75	Malus domestica	Apple	10"	Good
76	Picea pungens	Blue spruce	19"	Good
77	Quercus agrifolia	Coast Live Oak	28"	Good
79	Quercus lobata	Valley Oak	29"	Fair-Good
79a	Acer macrophylum	Big Leaf Maple	6"	Excellent
80	Quercus lobata	Valley Oak	29"	Poor-Fair
80a	Acer macrophylum	Big Leaf Maple	6"	Excellent
81	Quercus lobata	Valley Oak	16"	Fair-Good
81a	Cedrus atlantica 'Glauca'	Bue Atlas Cedar	10'	Fair-Good
82	Quercus agrifolia	Coast Live Oak	22"	Good
82a	Lagerstoemia indica	Crape Myrtle	3x4", 3x4", 2x6"	Fair-Good
83	Acer macrophylum	Big Leaf Maple	19"	Fair-Good
83a	Sequioa sempervirens	Redwood	10"	Good
84	Quercus agrifolia	Coast Live Oak	14", 6"	Fair-Good
85	Ulmus thomasii	Cork Elm	17"	Fair-Good
86	Quercus agrifolia	Coast Live Oak	15"	Fair-Good
87	Quercus agrifolia	Coast Live Oak	15"	Good
88	Quercus agrifolia	Coast Live Oak	15"	Fair-Good
88a	Quercus agrifolia	Coast Live Oak	8", 8"	Good
89	Quercus agrifolia	Coast Live Oak	15", 10"	Fair-Good
89a	Quercus agrifolia	Coast Live Oak	12"	Good
90	Quercus agrifolia	Coast Live Oak	26"	Good
90a	Sequioa sempervirens	Redwood	50", 37", 24"	Good
91	Ligustrum sp.	Privet	17"	Good
91a	Diospyros kaki	Persimmon	14"	Good
92	Juglans hindsii	Northern California Black Walnut	16"	Good
A	Phoenix canariensis	Canary Island Date Palm	20"	Good

TREE PRESERVATION & REMOVAL NOTES

1. OWNER'S REPRESENTATIVE IS TO IDENTIFY THE PROJECT ARBORIST (CONTRACTED TO OWNER) AT THE START OF THE PROJECT. PROJECT ARBORIST TO BE A CERTIFIED ARBORIST OR CERTIFIED TREE WORKER (INTERNATIONAL SOCIETY OF ARBORICULTURE). PROJECT ARBORIST TO MEET WITH THE CONTRACTOR, AND LANDSCAPE ARCHITECT ON SITE TO DISCUSS TREE PRESERVATION, REVIEW THE LOCATION OF THE TREE PROTECTION FENCING, OTHER TREE PROTECTIONS AND WORK PROCEDURES AROUND TREES PRIOR TO CONSTRUCTION AND BE PRESENT ON SITE FOR ALL WORK WITHIN TREE PROTECTION ZONE OF EXISTING TREES.
2. ARBORIST REPORT PREPARED BY URBAN FORESTRY ASSOCIATES ON FEBRUARY 4, 2022. CONTRACTORS TO REVIEW REPORT PRIOR TO BEGINNING WORK AND IMPLIMENT PROTECTION STRATEGIES. REQUEST COPIES OF REPORT FROM OWNER'S REPRESENTATIVE.
3. BEFORE ANY DEMOLITION OR CONSTRUCTION ACTIVITY BEGINS COMPLETELY ENCLOSE THE TREE PROTECTION ZONE (TPZ) AS SHOWN ON TREE PRESERVATION PLAN AND ARBORIST REPORT, INSTALL ALL SPECIFIED TRUNK PROTECTION AND ROOT BUFFERS. FENCING AND OTHER PROTECTIONS TO REMAIN IN PLACE UNTIL GRADING AND CONSTRUCTION IS COMPLETED.
4. CONTRACTOR NOT TO ENGAGE IN ANY CONSTRUCTION ACTIVITY WITHIN THE TPZ WITHOUT THE APPROVAL OF THE PROJECT ARBORIST OR LANDSCAPE ARCHITECT INCLUDING: OPERATING, MOVING OR STORING EQUIPMENT; STORING OR STAGING SUPPLIES OR MATERIALS. DO NOT PERMIT EMPLOYEES TO ENTER FENCED AREAS.
5. DO NOT OPERATE OR PARK VEHICLES OR HEAVY EQUIPMENT WITHIN THE TPZ.
6. STRICTLY MINIMIZE GRADING, CONSTRUCTION AND DEMOLITION WORK TO OCCUR WITHIN THE TPZ. ALL WORK WITHIN TPZ MUST BE MONITORED AND APPROVED BY THE PROJECT ARBORIST.
7. ALL EXCAVATION AND OR TRENCHING WORK DONE WITHIN THE TPZ IS TO BE DONE BY HAND OR AIR TOOLS ONLY.
8. ALL PRUNING, BRANCH TIE BACK, TREE REMOVAL, ROOT PRUNING AND STUMP REMOVAL IS TO BE DIRECTLY SUPERVISED BY AN ISA CERTIFIED ARBORIST.
9. IMMEDIATELY REPORT ANY INJURY DONE TO A TREE DURING CONSTRUCTION TO THE PROJECT ARBORIST SO THAT APPROPRIATE TREATMENTS CAN BE APPLIED.
10. TREE PRUNING NEEDED FOR CLEARANCE DURING CONSTRUCTION MUST BE PERFORMED BY A CERTIFIED ARBORIST AND NOT BY CONSTRUCTION PERSONNEL.
11. ROOT PRUNING REQUIRED FOR CONSTRUCTION PURPOSES MUST RECEIVE THE PRIOR APPROVAL OF, AND BE SUPERVISED BY THE PROJECT ARBORIST.
12. CONTRACTOR TO MINIMIZE DISTURBANCE TO EXISTING TREE ROOTS ON SITE. OUTSIDE OF THE TPZ, ANY ROOT LARGER THAN 1" OBSTRUCTING CONSTRUCTION TO BE CUT CLEANLY WITH A SAW. IF ANY ROOTS GREATER THAN 2" ARE ENCOUNTERED STOP WORK AND CONTACT THE LANDSCAPE ARCHITECT/PROJECT ARBORIST IMMEDIATELY.
13. ALL TREES OVER STRUCTURES TO BE LIMBED UP TO ACHIEVE 10' VERTICAL CLEARANCE ABOVE STRUCTURES.
14. REMOVE ALL DEAD TREES AND LIMBS WITHIN PROJECT BOUNDARY AS PART OF DEMOLITION PHASE.

AIRSPADE TRENCHING NOTES:

1. ALL TRENCHING AROUND TREES AND WITHIN THE TPZ IS TO BE COMPLETED WITH THE USE OF AN AIRSPADE TO A DEPTH NEEDED TO EXPOSE ROOTS FOR REVIEW.
2. ALL AIRSPADE WORK IS TO BE COMPLETED BY AN EXPERIENCED TREE COMPANY UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.
3. SOIL FROM AIRSPADE WORK IS TO BE COLLECTED AND STORED ON SITE TO BE RETURNED TO THE EXPOSED ROOT AREAS ONCE TRENCHING WORK IS COMPLETED.
4. REQUIRED CUTTING OF ANY ROOTS ENCOUNTERED DURING THE TRENCHING PROCESS IS ONLY TO BE DONE AFTER A CERTIFIED ARBORIST HAS MADE A VISUAL ASSESSMENT AND GIVEN DIRECTION ON THE CUTTING.
5. ROOTS EXPOSED DURING THE TRENCHING PROCESS MUST BE PROTECTED AS MUCH AS POSSIBLE. COVER EXPOSED ROOTS WITH BURLAP AND KEEP MOIST. ONCE THE TRENCHING WORK HAS BEEN COMPLETED, RETURN THE EXCAVATED SOIL TO THE EXPOSED ROOTS AND INSTALL MULCH AS A PROTECTIVE LAYER.

Marin Art & Garden Center
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PGAdesign
LANDSCAPE ARCHITECTS

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510.465.1284

ARCHITECT / ENGINEER STAMP

Project Status
ISSUE / REVISION
Date Description No.

PROJECT NO. 200017
DATE 5/5/2023
SCALE 1" = 10'-0"
SHEET TITLE
TREE PROTECTION SCHEDULE AND NOTES
SHEET NO.
L001.1

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NEW LANDSCAPE PAVING LEGEND

- COLORED CONCRETE - PEDESTRIAN
- COLORED CONCRETE - VEHICULAR
- ASPHALT
- GRAVEL PAVE
- STONE PAVING
- LINEAR PAVERS
- WOOD DECKING
- STABILIZED DECOMPOSED GRANITE PAVING
- SHRUB PLANTING
- LAWN
- BIORETENTION PLANTING

NOTE: AREAS SHOWN WITHOUT HATCHING ARE EXISTING MATERIALS TO REMAIN

LANDSCAPE FENCING LEGEND

- 7' STEEL PICKET ART FENCE
- 7' WOOD PICKET FENCE - 2 SIDED
- 5' WOOD PICKET FENCE - 1 SIDED
- 7' WIRE MESH DEER FENCE

0 20 40 60 100ft

N

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Project Status

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Date	Description	No.

PROJECT NO. 200017

DATE 5/5/2023

SCALE 1" = 40'-0"

SHEET TITLE LANDSCAPE MATERIALS PLAN

SHEET NO. L100

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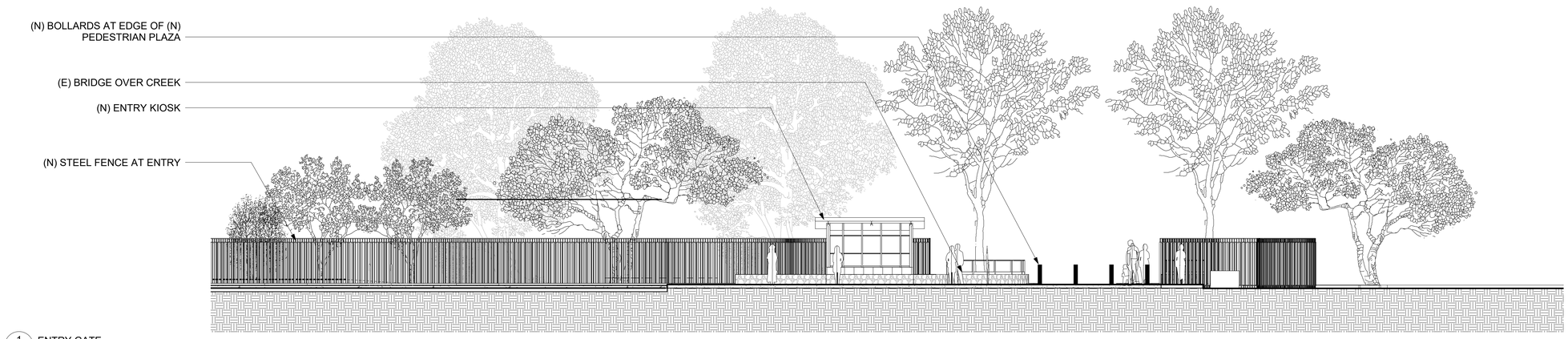
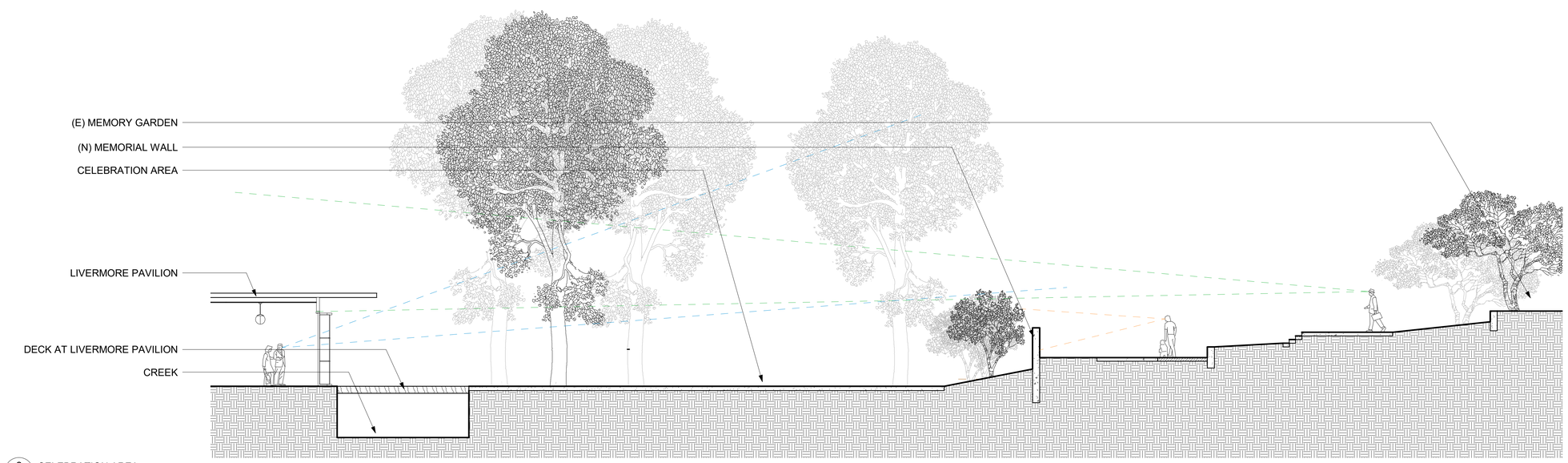


1 L100.1 ENTRY GATE
1/8" = 1'-0"



2 L100.1 CELEBRATION AREA
1/8" = 1'-0"

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Project Status
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Date	Description	No.

PROJECT NO. 200017
DATE 5/5/2023
SCALE 1/8" = 1'-0"
SHEET TITLE
LANDSCAPE SECTIONS

SHEET NO.
L100.1

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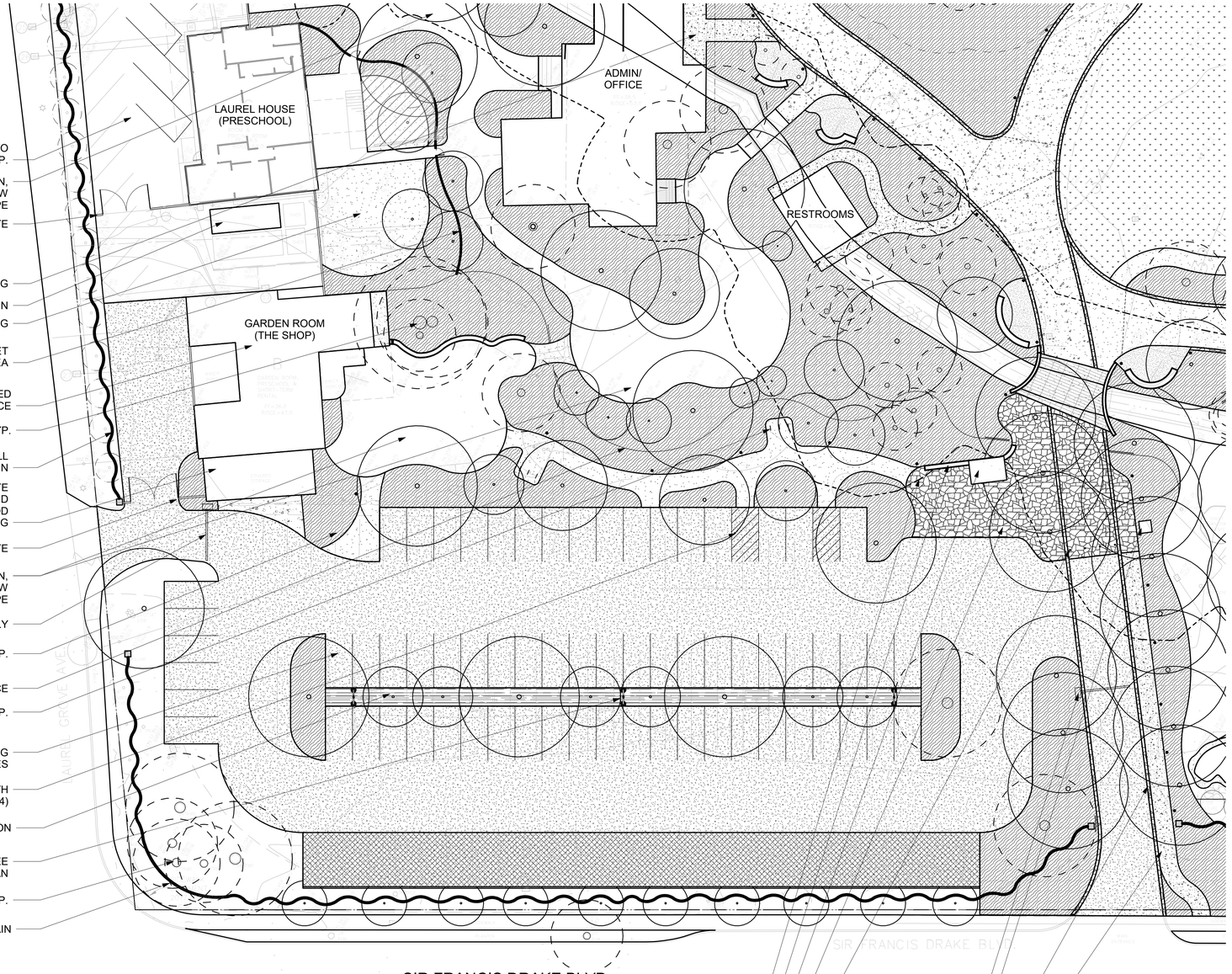

(E) ASPHALT PAVING TO REMAIN WITH (N) STRIPING, TYP.

(E) CONCRETE PAVING TO REMAIN, SAW CUT AT EDGES TO CREATE NEW PERIMETER SHAPE

(N) 7' H WOOD FENCE AND GATE

(N) MAIN ENTRY TO ADMIN BUILDING

(E) STORAGE SHED TO REMAIN

(N) PLAY AREA WITH DG PAVING

(N) 5' HIGH WOOD PICKET FENCE AT PLAY AREA

(E) SCHOOL TO BE CONVERTED TO SHOP SPACE

(E) TREE TO REMAIN, TYP.

(E) SERPENTINE BRICK WALL TO REMAIN

(E) SHED TO BE CONVERTED TO WASTE STORAGE AREA, COVERED AND ENCLOSED ON ALL SIDES WITH WOOD FENCING AND CONCRETE PAVING

(N) 7' H WOOD FENCE AND GATE

(E) CONCRETE PAVING TO REMAIN, SAW CUT AT EDGES TO CREATE NEW PERIMETER SHAPE

(N) METERING GATE, EXIT ONLY

(N) PLANTING AND IRRIGATION, TYP.

(N) 7' TALL STEEL ART FENCE

(N) BIKE PARKING, TYP.

(N) GRAVEL PAVE PARKING SPACES

(N) ADA PARKING SPACES WITH SIGNAGE (4)

(N) PLANTING AND IRRIGATION

(N) POLE LIGHT, SEE LIGHTING PLAN

(E) TREE TO REMAIN , TYP.

(E) SERPENTINE BRICK WALL TO REMAIN

EDGE OF RIPARIAN ZONE

(N) STONE SEAT WALL

(N) ENTRY KIOSK

(N) STONE PAVING ENTRY PLAZA

(N) REMOVABLE BOLLARDS AT EVA ACCESS LOCATION

(N) METERING GATE, ENTRY

(N) SIGNATURE SCULPTURE AT ENTRY

(N) STONE BAND

(N) 6' WIDE CONCRETE PEDESTRIAN PATH

NEW LANDSCAPE PAVING LEGEND

- COLORED CONCRETE - PEDESTRIAN
- COLORED CONCRETE - VEHICULAR
- ASPHALT
- GRAVEL PAVE
- STONE PAVING
- LINEAR PAVERS
- WOOD DECKING
- STABILIZED DECOMPOSED GRANITE PAVING
- SHRUB PLANTING
- LAWN

NOTE: AREAS SHOWN WITHOUT HATCHING ARE EXISTING MATERIALS TO REMAIN

LANDSCAPE FENCING LEGEND

- 7' STEEL PICKET ART FENCE
- 7' WOOD PICKET FENCE - 2 SIDED
- 5' WOOD PICKET FENCE - 1 SIDED
- 7' WIRE MESH DEER FENCE

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Project Status

ISSUE / REVISION

Date	Description	No.

PROJECT NO. 200017

DATE 5/5/2023

SCALE 1" = 20'-0"

SHEET TITLE
ENLARGEMENT PLAN - PARKING LOT AND MAIN ENTRY

SHEET NO.
L100.2

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0 10 20 30 50ft

N

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(N) CONCRETE PAVING WITH DECORATIVE FINISH SUITABLE FOR FIRE TRUCK

(N) WOOD DECK IN MAGOLIA RING CENTER WITH BENCH SEATING AND SCULPTURE IN THE CENTER

(E) MAGNOLIA RING OF TREES TO REMAIN

(N) CONCRETE STEPS TO BE INSTALLED IN PLACE OF (E) DAMAGED STEPS

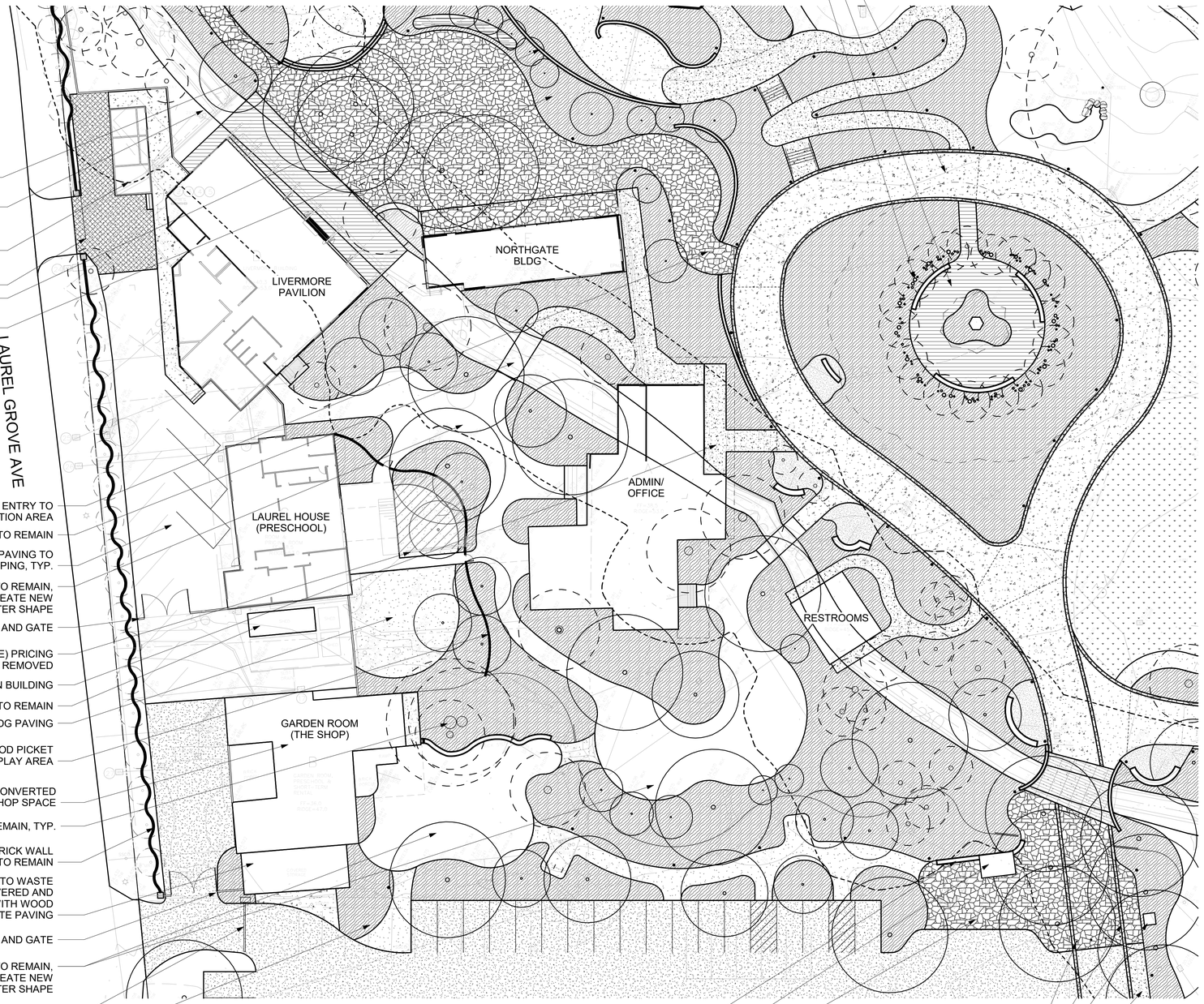
CREEK TOP OF BANK

EDGE OF RIPARIAN ZONE

(N) 5' H STEEL PICKET SLIDING GATE

(N) CONCRETE MEMORIAL WALL, 4' H ON UPHILL SIDE

(N) PLANTING AND IRRIGATION



(N) ACCESSIBLE ENTRY TO CELEBRATION AREA

(E) BRIDGE TO REMAIN

(E) ASPHALT PAVING TO REMAIN WITH (N) STRIPING, TYP.

(E) CONCRETE PAVING TO REMAIN, SAW CUT AT EDGES TO CREATE NEW PERIMETER SHAPE

(N) 7' H WOOD FENCE AND GATE

FOOTPRINT OF (E) PRICING ROOM, TO BE REMOVED

(N) MAIN ENTRY TO ADMIN BUILDING

(E) STORAGE SHED TO REMAIN

(N) PLAY AREA WITH DG PAVING

(N) 5' HIGH WOOD PICKET FENCE AT PLAY AREA

(E) SCHOOL TO BE CONVERTED TO SHOP SPACE

(E) TREE TO REMAIN, TYP.

(E) SERPENTINE BRICK WALL TO REMAIN

(E) SHED TO BE CONVERTED TO WASTE STORAGE AREA, COVERED AND ENCLOSED ON ALL SIDES WITH WOOD FENCING AND CONCRETE PAVING

(N) 7' H WOOD FENCE AND GATE

(E) CONCRETE PAVING TO REMAIN, SAW CUT AT EDGES TO CREATE NEW PERIMETER SHAPE

(N) METERING GATE, EXIT ONLY

(N) PLANTING AND IRRIGATION, TYP.

(N) STONE SEAT WALL

(N) ENTRY KIOSK

(N) STONE PAVING DROP OFF AREA

(N) REMOVABLE BOLLARDS AT ENTRY DRIVE

(N) STONE BAND

(N) SIGNATURE SCULPTURE AT ENTRY

(N) 6' WIDE CONCRETE PEDESTRIAN PATH

NEW LANDSCAPE PAVING LEGEND

- COLORED CONCRETE - PEDESTRIAN
- COLORED CONCRETE - VEHICULAR
- ASPHALT
- GRAVEL PAVE
- STONE PAVING
- LINEAR PAVERS
- WOOD DECKING
- STABILIZED DECOMPOSED GRANITE PAVING
- SHRUB PLANTING
- LAWN

NOTE: AREAS SHOWN WITHOUT HATCHING ARE EXISTING MATERIALS TO REMAIN

LANDSCAPE FENCING LEGEND

- 7' STEEL PICKET ART FENCE
- 7' WOOD PICKET FENCE - 2 SIDED
- 5' WOOD PICKET FENCE - 1 SIDED
- 7' WIRE MESH DEER FENCE

0 10 20 30 50ft

N

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Project Status

ISSUE / REVISION

Date	Description	No.

PROJECT NO. 200017

DATE 5/5/2023

SCALE 1" = 20'-0"

SHEET TITLE
ENLARGEMENT PLAN - SHOP AND SCHOOL AREA

SHEET NO.
L100.3

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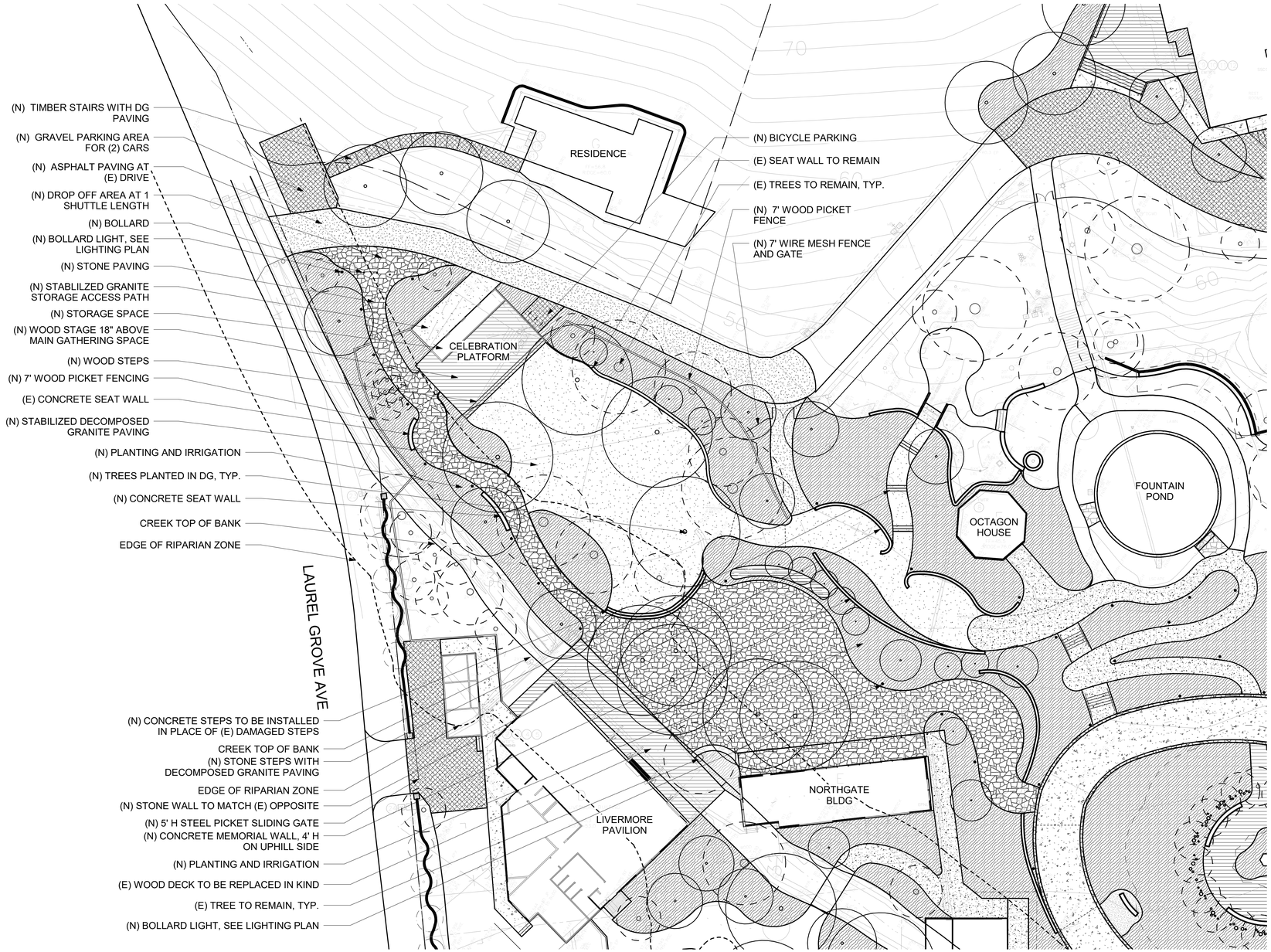

NEW LANDSCAPE PAVING LEGEND

- COLORED CONCRETE - PEDESTRIAN
- COLORED CONCRETE - VEHICULAR
- ASPHALT
- GRAVEL PAVE
- STONE PAVING
- LINEAR PAVERS
- WOOD DECKING
- STABILIZED DECOMPOSED GRANITE PAVING
- SHRUB PLANTING
- LAWN

NOTE: AREAS SHOWN WITHOUT HATCHING ARE EXISTING MATERIALS TO REMAIN

LANDSCAPE FENCING LEGEND

- 7' STEEL PICKET ART FENCE
- 7' WOOD PICKET FENCE - 2 SIDED
- 5' WOOD PICKET FENCE - 1 SIDED
- 7' WIRE MESH DEER FENCE

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Project Status
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Date	Description	No.

PROJECT NO. 200017
DATE 5/5/2023
SCALE 1" = 20'-0"
SHEET TITLE
ENLARGEMENT PLAN - CELEBRATION AREA
SHEET NO.
L100.4

0 10 20 30 50ft

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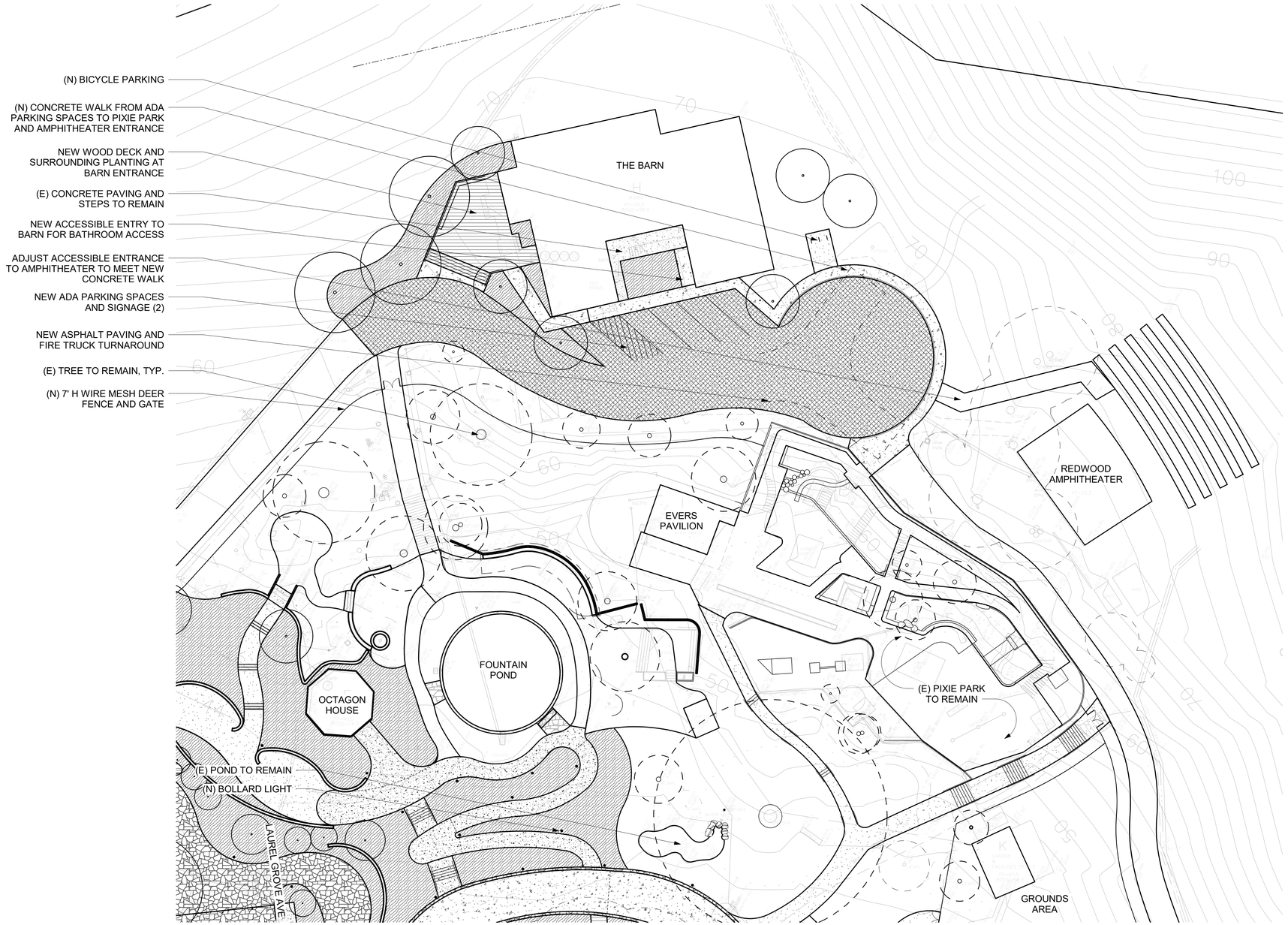

NEW LANDSCAPE PAVING LEGEND

- COLORED CONCRETE - PEDESTRIAN
- COLORED CONCRETE - VEHICULAR
- ASPHALT
- GRAVEL PAVE
- STONE PAVING
- LINEAR PAVERS
- WOOD DECKING
- STABILIZED DECOMPOSED GRANITE PAVING
- SHRUB PLANTING
- LAWN

NOTE: AREAS SHOWN WITHOUT HATCHING ARE EXISTING MATERIALS TO REMAIN

LANDSCAPE FENCING LEGEND

- 7' STEEL PICKET ART FENCE
- 7' WOOD PICKET FENCE - 2 SIDED
- 5' WOOD PICKET FENCE - 1 SIDED
- 7' WIRE MESH DEER FENCE

Marin Art & Garden Center
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Project Status

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Date	Description	No.

PROJECT NO. 200017

DATE 5/5/2023

SCALE 1" = 20'-0"

SHEET TITLE
ENLARGEMENT PLAN - PERFORMANCE AND PLAYGROUND AREA

SHEET NO.
L100.5

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0 10 20 30 50ft

N

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(N) TIMBER STAIRS IN STABILIZED DECOMPOSED GRANITE PAVING, TYP.

(N) 7' WIRE MESH FENCE

(E) POND TO REMAIN

(N) BOLLARD LIGHT

(N) CONCRETE ADA ACCESSIBLE PATHWAY

(N) CONCRETE STAIRS AND HANDRAILS

TEMPORARY GROUNDS AREA FOR PROPOGATION AND MATERIAL STORAGE, ENCLOSED IN 7' H WIRE MESH FENCE

(E) GARDEN BUILDING TO REMAIN

(N) WOOD DECK IN MAGOLIA RING CENTER WITH BENCH SEATING AND SCULPTURE IN THE CENTER

(E) MAGNOLIA RING OF TREES TO REMAIN

EDGE OF RIPARIAN ZONE

(N) PLANTING AND IRRIGATION, TYP.

(N) LAWN AND IRRIGATION, TYP.

(N) BANDSTAND AT LAWN AREA, TO BE INSTALLED AT A LATER DATE

(N) GROVE OF CANOPY TREES

(N) STONE BAND

(N) STABILIZED DECOMPOSED GRANITE PAVING SUITABLE FOR FIRE TRUCK

(N) STABILIZED DECOMPOSED GRANITE PATH

FIRE TRUCK TURNING RADIUS

(N) STONE PAVERS WITH INFORMAL IRREGULAR EDGE, SUITABLE FOR FIRE TRUCK ACCESS AND LOADING

(N) ADA PARKING SPACES WITH SIGNAGE

(N) STONE SEAT WALL

(N) 36" BOX TREES

NEW LANDSCAPE PAVING LEGEND

- COLORED CONCRETE - PEDESTRIAN
- COLORED CONCRETE - VEHICULAR
- ASPHALT
- GRAVEL PAVE
- STONE PAVING
- LINEAR PAVERS
- WOOD DECKING
- STABILIZED DECOMPOSED GRANITE PAVING
- SHRUB PLANTING
- LAWN

NOTE: AREAS SHOWN WITHOUT HATCHING ARE EXISTING MATERIALS TO REMAIN

LANDSCAPE FENCING LEGEND

- 7' STEEL PICKET ART FENCE
- 7' WOOD PICKET FENCE - 2 SIDED
- 5' WOOD PICKET FENCE - 1 SIDED
- 7' WIRE MESH DEER FENCE

Marin Art & Garden Center
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Project Status

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Date	Description	No.

PROJECT NO. 200017

DATE 5/5/2023

SCALE 1" = 20'-0"

SHEET TITLE
ENLARGEMENT PLAN - LAWN AND CENTRAL LOOP

SHEET NO.
L100.6

0 10 20 30 50ft

N

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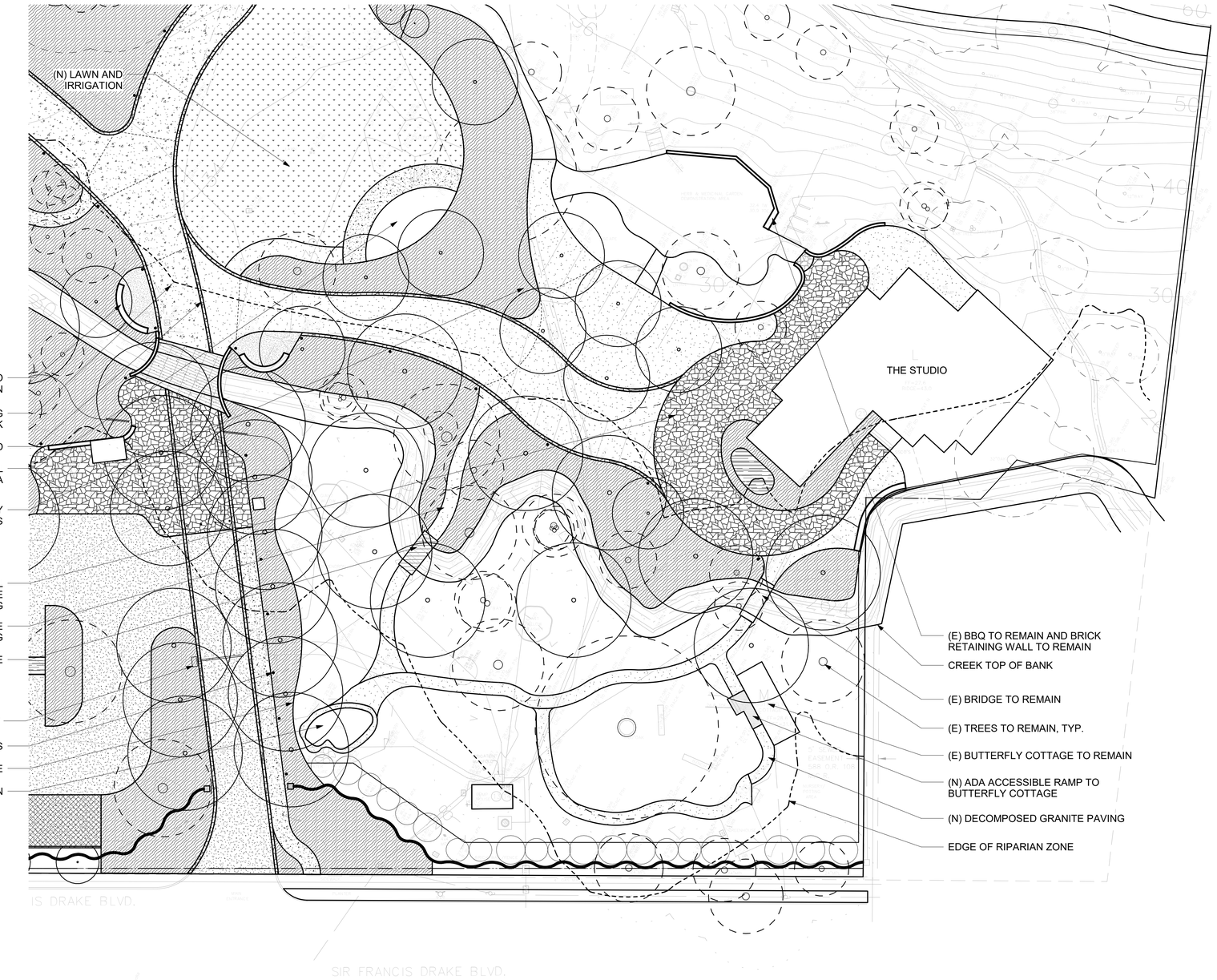

NEW LANDSCAPE PAVING LEGEND

- COLORED CONCRETE - PEDESTRIAN
- COLORED CONCRETE - VEHICULAR
- ASPHALT
- GRAVEL PAVE
- STONE PAVING
- LINEAR PAVERS
- WOOD DECKING
- STABILIZED DECOMPOSED GRANITE PAVING
- SHRUB PLANTING
- LAWN

NOTE: AREAS SHOWN WITHOUT HATCHING ARE EXISTING MATERIALS TO REMAIN

LANDSCAPE FENCING LEGEND

- 7' STEEL PICKET ART FENCE
- 7' WOOD PICKET FENCE - 2 SIDED
- 5' WOOD PICKET FENCE - 1 SIDED
- 7' WIRE MESH DEER FENCE

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Project Status
ISSUE / REVISION

Date	Description	No.

PROJECT NO. 200017
DATE 5/5/2023
SCALE 1" = 20'-0"
SHEET TITLE ENLARGEMENT PLAN - STUDIO AND NATURE AREA
SHEET NO. L100.7

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0 10 20 30 50ft

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LANDSCAPE FENCING LEGEND

- 7' STEEL PICKET ART FENCE
- 7' WOOD PICKET FENCE - 2 SIDED
- 5' WOOD PICKET FENCE - 1 SIDED
- 7' WIRE MESH DEER FENCE

0 20 40 60 100ft

N

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Project Status

ISSUE / REVISION

Date	Description	No.

PROJECT NO.	200017
DATE	5/5/2023
SCALE	1" = 40'-0"
SHEET TITLE	FENCING PLAN
SHEET NO.	L101

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LANDSCAPE LIGHTING LEGEND

POLE LIGHT

BOLLARD LIGHT

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Phase One Project

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LANDSCAPE ARCHITECTS

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Project Status

ISSUE / REVISION

Date	Description	No.

PROJECT NO.	200017
DATE	5/5/2023
SCALE	1" = 40'-0"
SHEET TITLE	LIGHTING PLAN
SHEET NO.	L102

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PAVING MATERIALS

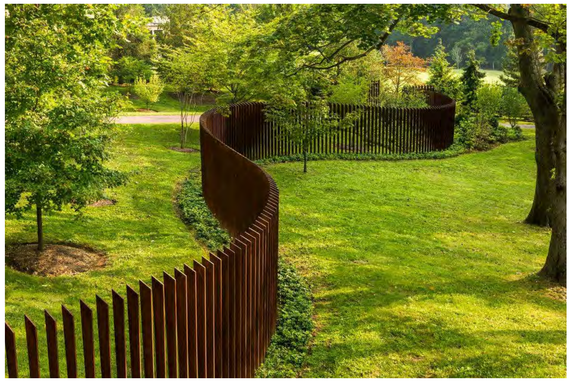
COLORED CONCRETE PAVING

STONE PAVING

DECOMPOSED GRANITE

WOOD DECKING

FENCING MATERIALS



7' HIGH STEEL PICKET ART FENCE

7' HIGH WOOD PICKET FENCE

7' WIRE MESH FENCE

5' WOOD PICKET FENCE

LIGHTING FIXTURES

BOLLARD LIGHT

POLE LIGHT

GRAVEL PAVING AT PARKING LOT

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ARCHITECT / ENGINEER STAMP

Project Status

ISSUE / REVISION

Date	Description	No.

PROJECT NO. 200017

DATE 5/5/2023

SCALE

SHEET TITLE
LANDSCAPE MATERIALS BOARD

SHEET NO.
L103

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PLANT LEGEND

XxXx — PROPOSED TREE AND SPECIES ABBREVIATION, SEE PLANT LIST FOR SPECIES

EXISTING TREE TO REMAIN, SEE TREE PRESERVATION PLAN

SHRUB AND GROUNDCOVER PLANTING AREA, SEE PLANT LIST FOR SPECIES

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PROJECT NO.	200017
DATE	5/5/2023
SCALE	1" = 40'-0"
SHEET TITLE	PLANTING PLAN
SHEET NO.	L201

0 20 40 60 100ft

N

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5/5/2023 12:07:45 PM

TREE LIST

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	CA NATIVE	FIRE RESISTANT	EVERGREEN	DECIDUOUS
TREE										
AcMa	7	ACER MACROPHYLLUM	BIG LEAF MAPLE	24" BOX	40'-0"	MODERATE	Yes	Yes	No	Yes
ArMa	4	ARBUTS X 'MARINA'	ARBUTUS	24" BOX	20'-0"	LOW	Yes	Yes	Yes	No
CeCa	7	CERCIS CANADENSIS var. TEXENSIS	OKLAHOMA REDBUD	24" BOX	15'-0"	LOW	No	Yes	No	Yes
CeOc	6	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	15'-0"	VERY LOW	Yes	Yes	No	Yes
ChRe	9	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	24" BOX	12'-0"	MODERATE	No	Yes	No	Yes
ChPe	1	CHIRANTHODENDRON PENTADACTYLON	MONKEY HAND TREE	36" BOX	40'-0"	LOW	Yes	No	Yes	No
CoCa	6	CORNUS CAPITATA 'MOUNTAIN MOON'	EVERGREEN DOGWOOD	24" BOX	20'-0"	MODERATE	No	No	Yes	No
LyFl	10	LYONOTHAMNUS FLORIBUNDUS ASPLENIIFOLIUS	SANTA CRUZ ISLAND IRONWOOD	24" BOX	20'-0"	LOW	Yes	Yes	Yes	No
MaGr	8	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	DWARF SOUTHERN MAGNOLIA	24" BOX	10'-0"	MODERATE	No	Yes	Yes	No
PaPe	2	PARROTIA PERSICA	PERSIAN IRONWOOD	24" BOX	30'-0"	MODERATE	No	No	No	Yes
QuHy	8	QUERCUS HYPOLEUCOIDES	SILVERLEAF OAK	24" BOX	30'-0"	LOW	No	No	Yes	No
QuLo	20	QUERCUS LOBATA	VALLEY OAK	36" BOX	AS SHOWN	LOW	Yes	Yes	No	Yes
QuSu	5	QUERCUS SUBER	CORK OAK	36" BOX	AS SHOWN	LOW	No	No	Yes	No
QuWa	10	QUERCUS X WAIREI 'LONG'	REGAL PRINCE OAK	24" BOX	15'-0"	MODERATE	No	Yes	No	Yes
QuSo	1	QUILLAJA SAPONARIA	SOAPBARK TREE	24" BOX	20'-0"	LOW	No	No	Yes	No
TiTo	8	TILIA TOMENTOSA 'STERLING'	STERLING SILVER LINDEN	36" BOX	25'-0"	MODERATE	No	No	No	Yes
UlMs	13	ULMUS 'MORTON STALWART'	COMMENDATION ELM	36" BOX	20'-0"	LOW	No	No	No	Yes
ChTa	9	x CHITALPA TASHKENTENSIS	CHITALPA	24" BOX	20'-0"	LOW	No	Yes	No	Yes

SHRUB PLANT LIST

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	CA NATIVE	FIRE RESISTANT	EVERGREEN	DECIDUOUS
VINE								
CAMPSIS RADICANS	TRUMPET VINE	5 GAL	20'-0"	LOW	No	No	Yes	No
SHRUB								
ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW	1 GAL	2'-6"	LOW	Yes	Yes	Yes	No
AGAVE ATTENUATA 'NOVA'	BLUE FOX TAIL AGAVE	5 GAL	3'-6"	LOW	No	Yes	Yes	No
AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL	4' 0"	LOW	No	Yes	Yes	No
ANIGOZANTHOS 'BIG RED'	BIG RED KANGAROO PAW	1 GAL	2'-6"	LOW	No	No	Yes	No
ANIGOZANTHOS 'HARMONY'	HARMONY KANGAROO PAW	1 GAL	2'-6"	LOW	No	No	Yes	No
BERGENIA CRASSIFOLIA 'WINTERGLUT'	WINTER BLOOMING BERGENIA	1 GAL	2' 0"	MODERATE	No	Yes	Yes	No
BRUGMANSIA 'FROSTY PINK'	ANGEL'S TRUMPET	15 GAL	6' 0"	MODERATE	No	Yes	Yes	No
CAMELLIA 'SNOW FLURRY'	SNOW FLURRY CAMELLIA	15 GAL	5'-0"	MODERATE	No	Yes	Yes	No
CAREX ELATA 'AUREA'	BOWLES GOLDEN SEDGE	1 GAL	2'-6"	MODERATE	No	No	Yes	No
CAREX PRAEGRACILIS	CLUSTERED FIELD SEDGE	1 GAL	1'-6"	MODERATE	Yes	No	Yes	No
CARPENTERIA CALIFORNICA 'ELIZABETH'	BUSH ANEMONE	5 GAL	4'-0"	MODERATE	Yes	Yes	Yes	No
CESTRUM ELEGANS	PURPLE CESTRUM	5 GAL	8'-0"	MODERATE	No	No	Yes	No
CHAENOMELES SPECIOSA 'DOUBLE TAKE'	FLOWER PEACH QUINCE	5 GAL	4'-6"	LOW	No	No	No	Yes
CISTUS x PURPUREUS	ORCHID ROCKROSE	5 GAL	5'-0"	LOW	No	No	Yes	No
DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	1 GAL	8'-0"	LOW	No	Yes	Yes	No
FEIJOA SELLOWIANA	PINEAPPLE GUAVA	15 GAL	10'-0"	MODERATE	No	Yes	Yes	No
GARRYA ELLIPTICA 'EVIE'	EVIE'S SILK TASSEL	15 GAL	10'-0"	LOW	Yes	No	Yes	No
GREVILLEA 'ROBYN GORDON'	ROBYN GORDON GREVILLEA	5 GAL	5'-0"	LOW	No	No	Yes	No
HELIANTHEMUM 'WISLEY PINK'	WISLEY PINK SUNROSE	1 GAL	3'-0"	LOW	No	No	Yes	No
HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	6'-0"	LOW	Yes	No	Yes	No
HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	15 GAL	4'-6"	MODERATE	No	No	No	Yes
LANTANA CAMARA 'ROBPATRAI'	PATRIOT RAINBOW CONPACT LANTANA	1 GAL	1'-6"	LOW	No	Yes	Yes	No
LAVANDULA X 'GROSSO'	GROSSO LAVENDER	1 GAL	2'-0"	LOW	No	Yes	Yes	No
LEUCADENDRON 'HAWAII MAGIC'	MAGIC ROYAL HAWAIIAN CONEBUSH	5 GAL	4'-6"	LOW	No	No	Yes	No
LEUCADENDRON 'SAFARI SUNSET'	SAFARI CONEBUSH	5 GAL	6' 0"	LOW	No	No	Yes	No
LEUCOSPERMUM CORDIFOLIUM 'FLAME GIANT'	GIANT ORANGE PINCUSHION	5 GAL	4'-6"	LOW	No	No	Yes	No
LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	1 GAL	4' 0"	LOW	Yes	No	Yes	No
LIRIOPE MUSCARI 'BIG BLUE'	LILY TURF	1 GAL	1'-6"	MODERATE	No	Yes	Yes	No
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	2'-6"	LOW	No	Yes	Yes	No
LOTUS BERTHELOTII	PARROT'S BEAK	1 GAL	1' 0"	LOW	No	No	Yes	No
MAHONIA REPENS	CREEPING MAHONIA	5 GAL	3'-0"	LOW	Yes	No	Yes	No
MIMULUS AURANTIACUS	BUSH MONKEY FLOWER	5 GAL	3'-0"	VERY LOW	Yes	Yes	Yes	No
MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	15 GAL	15'-0"	MODERATE	Yes	Yes	Yes	No
PENNISETUM MASSAICUM 'RED BUNNY TAILS'	FOUNTAIN GRASS	1 GAL	2' 0"	LOW	No	No	Yes	No
PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS	1 GAL	2'-0"	LOW	No	No	Yes	No
PEROSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GAL	3'-6"	LOW	No	No	Yes	No
PHLOMIS FRUITICOSA	JERUSALEM SAGE	5 GAL	3'-6"	LOW	No	No	Yes	No
PHORMIUM 'PLATTS BLACK'	NEW ZEALAND FLAX	1 GAL	3'-0"	LOW	No	No	Yes	No
PRUNUS CAROLINIANA 'COMPACTA'	COMPACT CAROLINA CHERRY LAUREL	15 GAL	7'-0"	LOW	No	Yes	Yes	No
RIBES SANGUINEUM 'CLAREMONT'	FLOWERING CURRANT	5 GAL	6'-0"	LOW	Yes	Yes	No	Yes
RIBES SPECIOSUM	FUCHSIA-FLOWERING GOOSEBERRY	5 GAL	5'-0"	LOW	Yes	Yes	No	Yes
ROSMARINUS 'BLUE SPIRES'	BLUE SPIRES ROSEMARY	5 GAL	3'-6"	LOW	No	No	Yes	No
SALVIA CLEVELANDII 'ALLEN CHICKERING'	CLEVELAND SAGE	5 GAL	4'-0"	LOW	No	No	Yes	No
SALVIA MEXICANA 'LIMELIGHT'	MEXICAN SAGE	5 GAL	3'-0"	MODERATE	No	No	Yes	No
SALVIA OFFICIANALIS 'PURPUREA'	PURPLE SAGE	1 GAL	2'-0"	LOW	No	No	Yes	No
SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	1 GAL	2'-6"	LOW	No	Yes	Yes	No
STACHYS BYZANTINA 'BIG EARS'	LAMB'S EARS	1 GAL	3'-0"	LOW	Yes	Yes	Yes	No
TEUCRIUM CHAMAEDRYS	GERMANDER	1 GAL	2'-6"	LOW	No	No	Yes	No
TEUCRIUM FRUITICANS	BUSH GERMANDER	5 GAL	4'-0"	LOW	No	No	Yes	No
VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	5 GAL	3'-0"	MODERATE	Yes	No	Yes	No
WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	5 GAL	5'-0"	MODERATE	Yes	Yes	Yes	No

NOTE: ALL SHRUBS OUTSIDE THE DEER FENCE ARE TO BE SELECTED TO BE AS DEER RESISTANT AS POSSIBLE

Marin Art & Garden Center
Phase One Project

30 Sir Francis Drake Blvd. Ross, CA
APN: 072-231-01, 072-231-02, 072-231-23
072-191-01, 072-242-09

PGAdesign
LANDSCAPE ARCHITECTS

444 17TH STREET
OAKLAND, CA 94612
510.465.1284

ARCHITECT / ENGINEER STAMP

Project Status
ISSUE / REVISION
Date Description No.

PROJECT NO. 200017
DATE 5/5/2023
SCALE
SHEET TITLE PLANT SCHEDULE
SHEET NO. L201.1

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5/5/2023 12:07:45 PM

RIPARIAN TREES

ACER MACROPHYLLUM

QUERCUS LOBATA

ACER CIRCINATUM

ALLEE ENTRANCE TREE

ULMUS 'MORTON STALWART'

ALT 1: ACER MACROPHYLLUM

ALT 2: TILIA TOMENTOSA 'STERLING'

PARKING LOT TREES

QUERCUS SUBER

QUERCUS HYPOLEUCOIDES

QUERCUS 'REGAL PRINCE'

STORMWATER TREES

QUERCUS SUBER

CERCIS OCCIDENTALIS

TREES THROUGHOUT THE SITE

QUERCUS HYPOLEUCOIDES

QUERCUS LOBATA

LYONOTHAMNUS FLOR. ASPLENIIFOLIUS

ARBUTUS 'MARINA'

MAGNOLIA 'LITTLE GEM'

X CHITALPA TASHKENTENSIS

SEARSIA LANCEA

SPECIMEN TREES

CHIRANTHODENDRON PENTADACTYLON

PARROTIA PERSICA

QUILLAJA SAPONARIA

CORNUS CAPITATA 'MOUNTAIN MOON'

CERCIS CANADENSIS VAR. TEXENSIS

CHIONANTHUS RETUSUS

Marin Art & Garden Center
Phase One Project

30 Sir Francis Drake Blvd. Ross, CA
APN: 072-231-01, 072-231-02, 072-231-23
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PGAdesign
LANDSCAPE ARCHITECTS

444 17TH STREET
OAKLAND, CA 94612
510.465.1284

ARCHITECT / ENGINEER STAMP

Project Status
ISSUE / REVISION

Date	Description	No.

PROJECT NO. 200017
DATE 5/5/2023
SCALE
SHEET TITLE TREE PALETTE
SHEET NO. L201.2

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DESIGN REVIEW PLANS

FOR

MARIN ART & GARDEN CENTER
ROSS, CALIFORNIA

ABBREVIATIONS

AB	AGGREGATE BASE	L	LENGTH
AC	ASPHALTIC CONCRETE	LF	LINEAL FEET
AD	AREA DRAIN	LFF	LOWER FINISHED FLOOR
ADU	ACCESSORY DWELLING UNIT	LIP	LIP OF GUTTER
APPROX	APPROXIMATE	LP	LOW POINT
BFP	BACK FLOW PREVENTOR	LT	LEFT
BC	BEGIN HORIZONTAL CURVE	MAX	MAXIMUM
B COR	BUILDING CORNER	MH	MANHOLE
BLDG	BUILDING	MIN	MINIMUM
BM	BENCH MARK	MISC	MISCELLANEOUS
BNDY	BOUNDARY	NG	NATURAL GROUND
BSW	BACK OF SIDEWALK	NIC	NOT INCLUDED IN CONTRACT
BVC	BEGIN VERTICAL CURVE	NTS	NOT TO SCALE
BVCE	BEGIN VERTICAL CURVE ELEVATION	OH	OVERHEAD
BW	BOTTOM OF WALL	PG&E	PACIFIC GAS & ELECTRIC
CATV	CABLE TELEVISION	P/L PL	PROPERTY LINE
CB	CATCH BASIN	PP	POWER POLE
C&G	CURB & GUTTER	PRO	PROPOSED
CL	CLASS	PVMT	PAVEMENT
C/L	CENTERLINE	R	RADIUS
CMP	CORRUGATED METAL PIPE	REF	REFERENCE
CO	CLEANOUT	REINF	REINFORCED
CONC	CONCRETE	REQ'D	REQUIRED
CONST	CONSTRUCTION	RET WALL	RETAINING WALL
CONT	CONTINUOUS	RT	RIGHT
CU FT, CF	CUBIC FEET	R/W, ROW	RIGHT OF WAY
CY	CUBIC YARDS	SCH	SCHEDULE
DI	DROP INLET	SD	STORM DRAIN
DIA	DIAMETER	SDMH	STORM DRAIN MANHOLE
DMA	DRAINAGE MANAGEMENT AREA	SDCO	STORM DRAIN CLEANOUT
DS	DOWNSPOUT	SF	SQUARE FEET
DWG	DRAWING	SS	SANITARY SEWER
DWY, D/W	DRIVEWAY	SSCO	SANITARY SEWER CLEAN OUT
EC	END HORIZONTAL CURVE	SSMH	SANITARY SEWER MANHOLE
EG	EXISTING GRADE	STA	STATION
EL, ELEV	ELEVATION	STD	STANDARD
ELEC	ELECTRIC	SW, S/W, SWK	SIDEWALK
EP	EDGE OF PAVEMENT	TB OR TOB	TOP OF BANK
ESMT	EASEMENT	TC	TOP OF CURB
EVC	END VERTICAL CURVE	TELE OR TEL	TELEPHONE
EVCE	END VERTICAL CURVE ELEVATION	TEMP	TEMPORARY
EXIST, EX, (E)	EXISTING	TOE	TOE OF BANK
FG	FINISH GRADE	TS	TURNING STRUCTURE
FF	FINISH FLOOR	TRANS	TRANSFORMER
FH, HYD	FIRE HYDRANT	TW OR TOW	TOP OF WALL
FL, INV	FLOWLINE	TYP	TYPICAL
FS	FINISHED SURFACE	UTIL	UTILITY
G	GAS MAIN	VAR	VARIES
GB	GRADE BREAK	VC	VERTICAL CURVE
GFF	GARAGE FINISHED FLOOR	VERT	VERTICAL
GR	GRATE	W, WTR	WATER LINE
H	HEIGHT	WM	WATER METER
HP	HIGH POINT		
JP	JOINT POLE		
JT	JOINT TRENCH		

SYMBOLS LEGEND

PROPERTY LINE
LOT LINE
CENTERLINE
EASEMENT LINE
PERIMETER OF BUILDING
CONTOUR & ELEVATION — 35
CUT/FILL; DAYLIGHT LINE
DRAINAGE SWALE
SIDEWALK
PAVEMENT
CONCRETE
GRAVEL PATH
RETAINING WALL
ROCK WALL
WALL HEIGHT — 4'
ELECTRIC LINE — E
GAS LINE — G
JOINT TRENCH — JT
OVERHEAD LINE — OH
WATER LINE — 1"W
SANITARY SEWER LINE — 4"SS
STORM DRAIN LINE — 4"SD
STORM DRAIN SUBDRAIN — 4"SUB
TRENCH DRAIN
CATCH BASIN (CURB INLET)
DROP INLET
AREA DRAIN
DOWNSPOUT — DS
STORM DRAIN MANHOLE — SD
SANITARY SEWER MANHOLE — SS
CLEANOUT — CO
GUY
POWER POLE — P
JOINT UTILITY POLE — JP
JOINT POLE W/STREET LIGHT — JP
STREET LIGHT
FIRE HYDRANT
WATER METER — W
SIGN
SPOT ELEVATION — x 100.00
DIRECTION OF FLOW
SURVEY CONTROL POINT
CENTERLINE MONUMENT
PEDESTRIAN RAMP
TREE SYMBOL & DRIP LINE
DETAIL REFERENCE — A1
SHEET NUMBER — L2.0

GENERAL NOTES

1. All work and materials shall conform to the Cities and County of Marin Standard Plans and Specifications, and the State of California Standard Plans and Specifications, where applicable.
2. The contractor shall notify the Town of Ross's Department of Public Works 48 hours prior to starting any work.
3. The contractor shall obtain applicable permits from the issuing agencies prior to commencing any work.
4. Tarnoff Engineering Corporation shall not be responsible for any unauthorized changes to, or uses of these plans. The contractor shall assume complete responsibility for any and all changes to these plans without the written authorization of Tarnoff Engineering Corporation.
5. All changes to the plans must be in writing, and must be approved by Tarnoff Engineering Corporation.
6. The topographic information shown on these plans is provided by others. Tarnoff Engineering Corporation makes no warranties, either expressed or implied, as to the accuracy of this data. The Contractor shall be responsible for notifying Tarnoff Engineering Corporation if there any topographic discrepancies that impact the plan design or the constructability of any planned improvement.
7. The location of existing utilities shown on these plans is approximate only. The type, size, depth, and location of all existing utilities should be verified by the contractor prior to commencing any site work, including demolition. If the actual location of any utility is different from what is shown on the plans, and impacts the design or constructability of any planned improvement, the Contractor shall notify Tarnoff Engineering Corporation so that an alternate solution can be approved.
8. All work shall be constructed in compliance with the project geotechnical report, including all letters and recommendations.

CONSTRUCTION NOTES

1. The project engineer and geotechnical engineer shall be given minimum 48 hours' notice for any required inspection.
2. No grading allowed between October 1 and April 1 without written consent from the authorizing agency.
3. All permanent embankments shall be constructed at slopes of 2:1 or flatter, or as directed by the project geotechnical engineer.
4. All tops and toes of graded embankments shall be rounded.
5. All embankments and graded areas shall be treated with erosion control measures (per details in this plan set, or as directed by agency officials) by October 1, and maintained until April 1. Sediment control is required year-round to prevent offsite tracking or release of airborne particles.
6. Dust control must be maintained at all times. Watering or covering graded areas, sweeping, and all other Best Management Practices must be maintained onsite. No silt, dirt, mud, or debris may accumulate in the public right of way.
7. All excess materials must be stockpiled and covered properly, or placed at an approved fill site.
8. The contractor is responsible for matching streets, surrounding landscape, and other improvements with a smooth transition – be it for grading, paving, curbs, gutters, sidewalks, etc. Contractor shall avoid abrupt or apparent grade changes, cross slopes, low spots (except for where intended), or hazardous conditions.
9. All trees to be saved shall be protected per landscape architect or arborist details.
10. If any archeological, historical, or paleontological materials are uncovered, discovered, or otherwise detected or observed during project grading and construction operations, work will cease immediately within the vicinity of the discovery until a qualified archeologist can be brought to the site for an assessment of the resources.
11. Any subdrain information shown on these plans is for informational purposes only. Subdrain placement and construction shall adhere to the recommendations of, and direction from the project geotechnical engineer.
12. All private sanitary sewer and storm drain pipe shall be PVC SDR-35 with water-tight gasketed joints, or approved equal. Private large diameter storm drain pipe shall be Hancor N-12 HDPE pipe, or equal.
13. Stationing is generally along roadway or driveway centerline, unless otherwise shown or indicated.
14. Curb return radii and data are to the face of curb.
15. Lengths of utility pipes are horizontal distances from center to center of structure, rounded to the nearest tenth of a foot.
16. Traffic control during construction shall comply with the California Manual on Uniform Traffic Control Devices (CMUTCD).
17. Signing and Striping shall be in accordance with the applicable details from the CMUTCD, latest edition.
18. Manhole, grate, and rim elevations are approximate only. The contractor shall be responsible for adjusting rims and covers to match finished grade.
19. Best Management Practices must be applied at all times during construction.

SHEET INDEX

C1.0 TITLE SHEET, NOTES & LEGEND
C2.0 PRELIMINARY GRADING & DRAINAGE PLAN

Marin Art & Garden Center
Phase One Project

30 Sir Francis Drake Blvd. Ross, CA
APN: 072-231-01, 072-231-02, 072-231-23
072-191-01, 072-242-09

TARNOFF engineering corp.
1442 A Walnut St. #428
Berkeley, CA 94709
415.279.5996
www.tarnoffengineering.com

Prepared under the Direction of:
REGISTERED PROFESSIONAL ENGINEER MICHAEL L. TARNOFF No. C 48596 EXP. 06/30/24 CIVIL STATE OF CALIFORNIA
Michael L. Tarnoff
RCE 48596 Exp. 06/30/2024

ISSUE / REVISION

Date	Description	No.
10/20/22	STRG CMTE	1
11/01/22	DR SUBMITTAL	2
05/05/23	DR RESUBMITTAL	3

PROJECT NO. 2136
DATE 01 November, 2022
SCALE NONE
SHEET TITLE
CIVIL PLANS
COVER SHEET
SHEET NO.
C1.0

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0 40 80
SCALE 1" = 40 FEET

Marin Art & Garden Center
Phase One Project

30 Sir Francis Drake Blvd. Ross, CA
APN: 072-231-01, 072-231-02, 072-231-23
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Prepared under the Direction of:

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No. C 48596
EXP. 06/30/24
CIVIL
STATE OF CALIFORNIA

Michael L. Tarnoff
RCE 48596 Exp. 06/30/2024

ISSUE / REVISION

Date	Description	No.
10/20/22	STRG CMTE	1
11/01/22	DR SUBMITTAL	2
05/05/23	DR RESUBMITTAL	3

PROJECT NO. 2136

DATE 01 November, 2022

SCALE 1" = 40"

SHEET TITLE
PRELIM GRADING & DRAINAGE PLAN

SHEET NO.
C2.0

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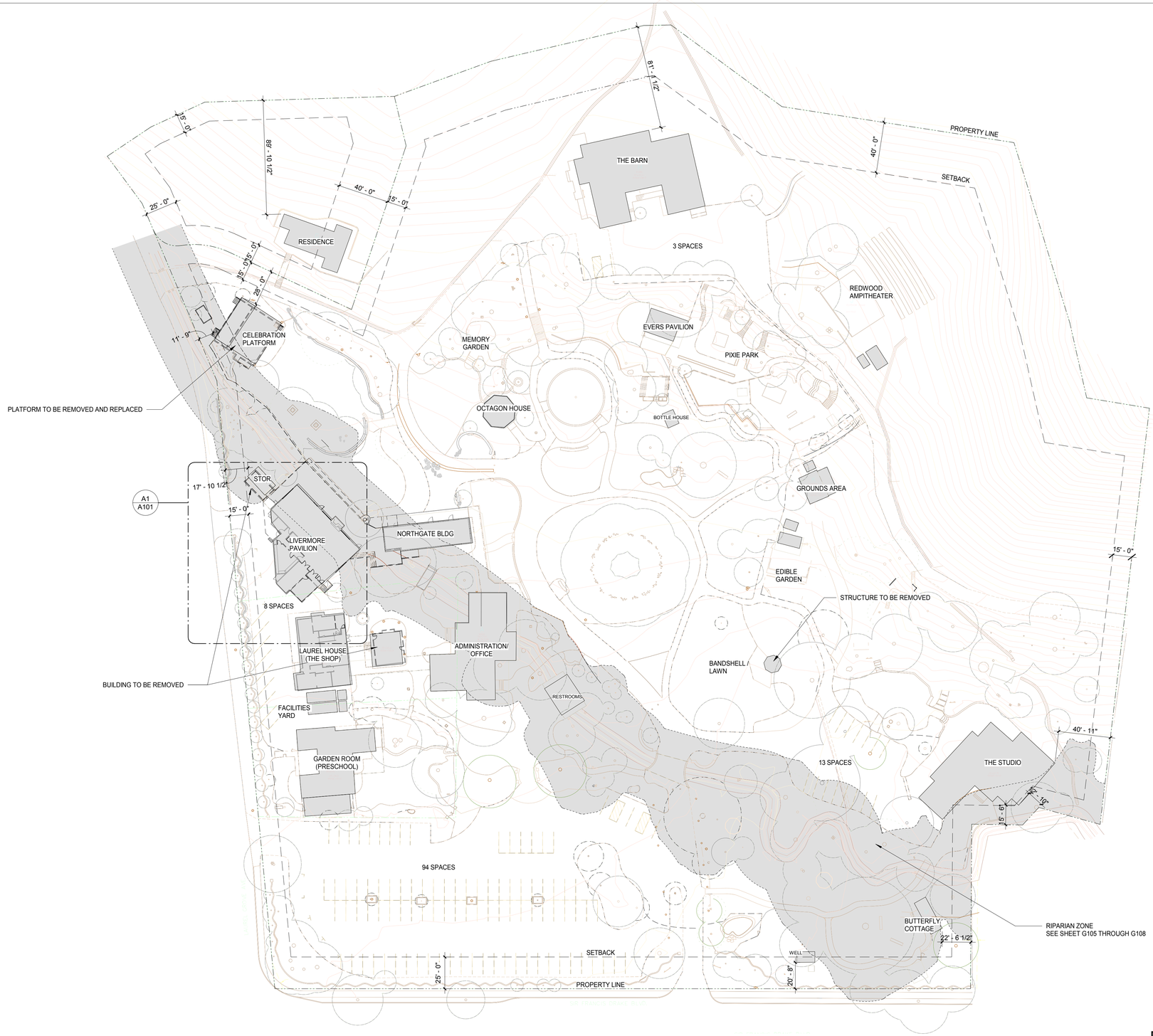

EXISTING SITE PLAN / BUILDING DEMOLITION

SCALE: 1" = 40'-0" (A1)

Marin Art & Garden Center
Phase One Project

30 Sir Francis Drake Blvd. Ross, CA
APN: 072-231-23, 072-191-01, 072-242-09

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ARCHITECT / ENGINEER STAMP

PLANNING SUBMITTAL

ISSUE / REVISION

Date	Description	No.

PROJECT NO. 200017

DATE 05.05.2023

SCALE 1" = 40'-0"

SHEET TITLE EXISTING SITE

SHEET NO. A000

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5/16/2023 9:42:51 AM

SITE PLAN A1
SCALE: 1" = 40'-0"

Marin Art & Garden Center
Phase One Project

30 Sir Francis Drake Blvd. Ross, CA
APN: 072-231-23, 072-191-01, 072-242-09

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ARCHITECT / ENGINEER STAMP

PLANNING SUBMITTAL

ISSUE / REVISION

Date	Description	No.

PROJECT NO. 200017

DATE 05.05.2023

SCALE 1" = 40'-0"

SHEET TITLE

PROPOSED SITE PLAN

SHEET NO.

A100

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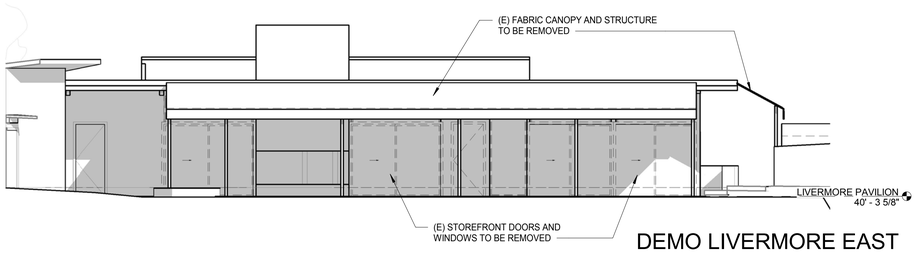
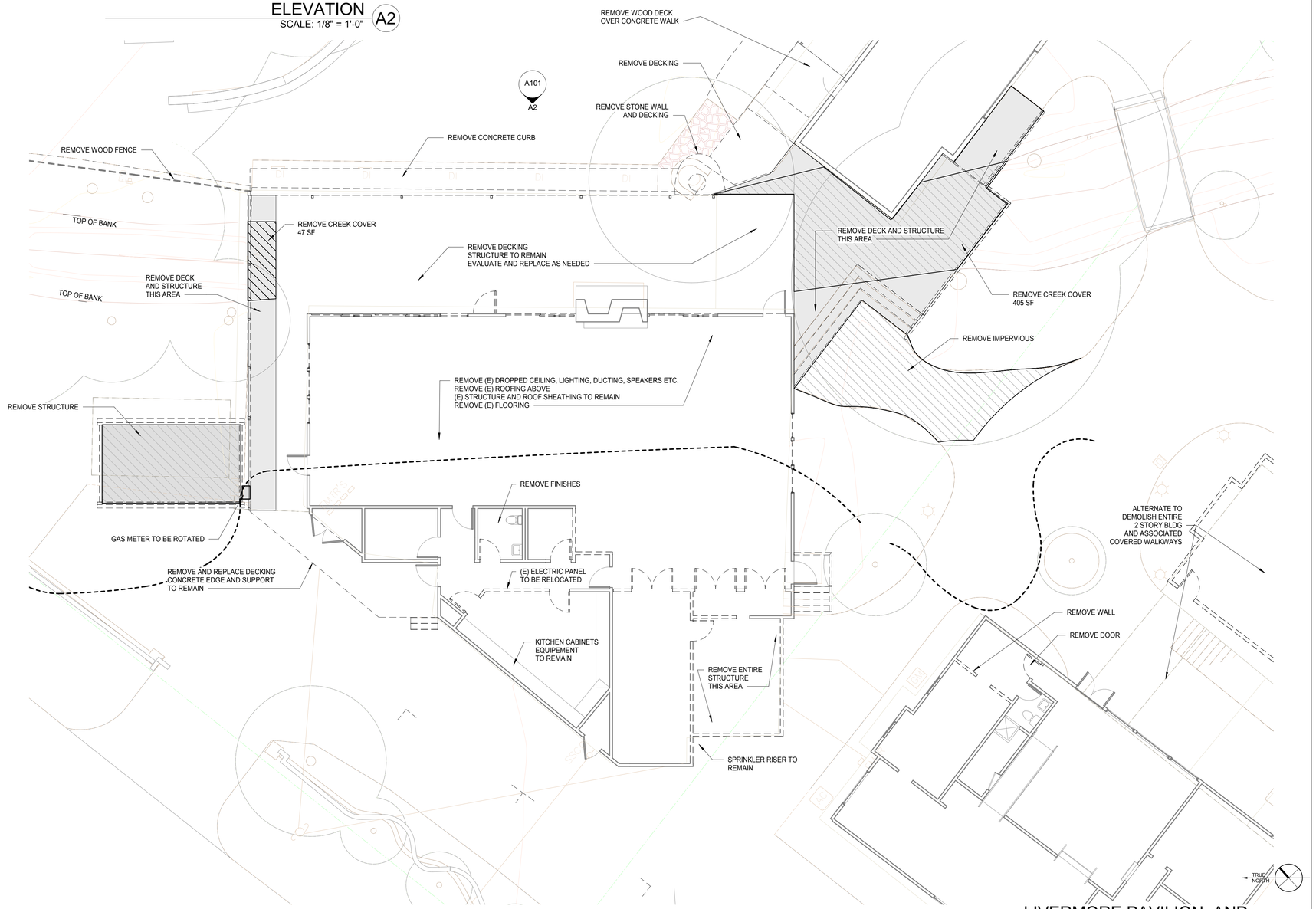
5/16/2023 9:43:16 AM



DEMO LIVERMORE EAST ELEVATION A2

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



LIVERMORE PAVILION AND LAUREL HOUSE DEMO A1

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

Marin Art & Garden Center
Phase One Project

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APN: 072-231-23, 072-191-01, 072-242-09

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Date	Description	No.

PROJECT NO. 200017

DATE 05.05.2023

SCALE 1/8" = 1'-0"

SHEET TITLE

LIVERMORE AND LAUREL HOUSE

SHEET NO.

A101

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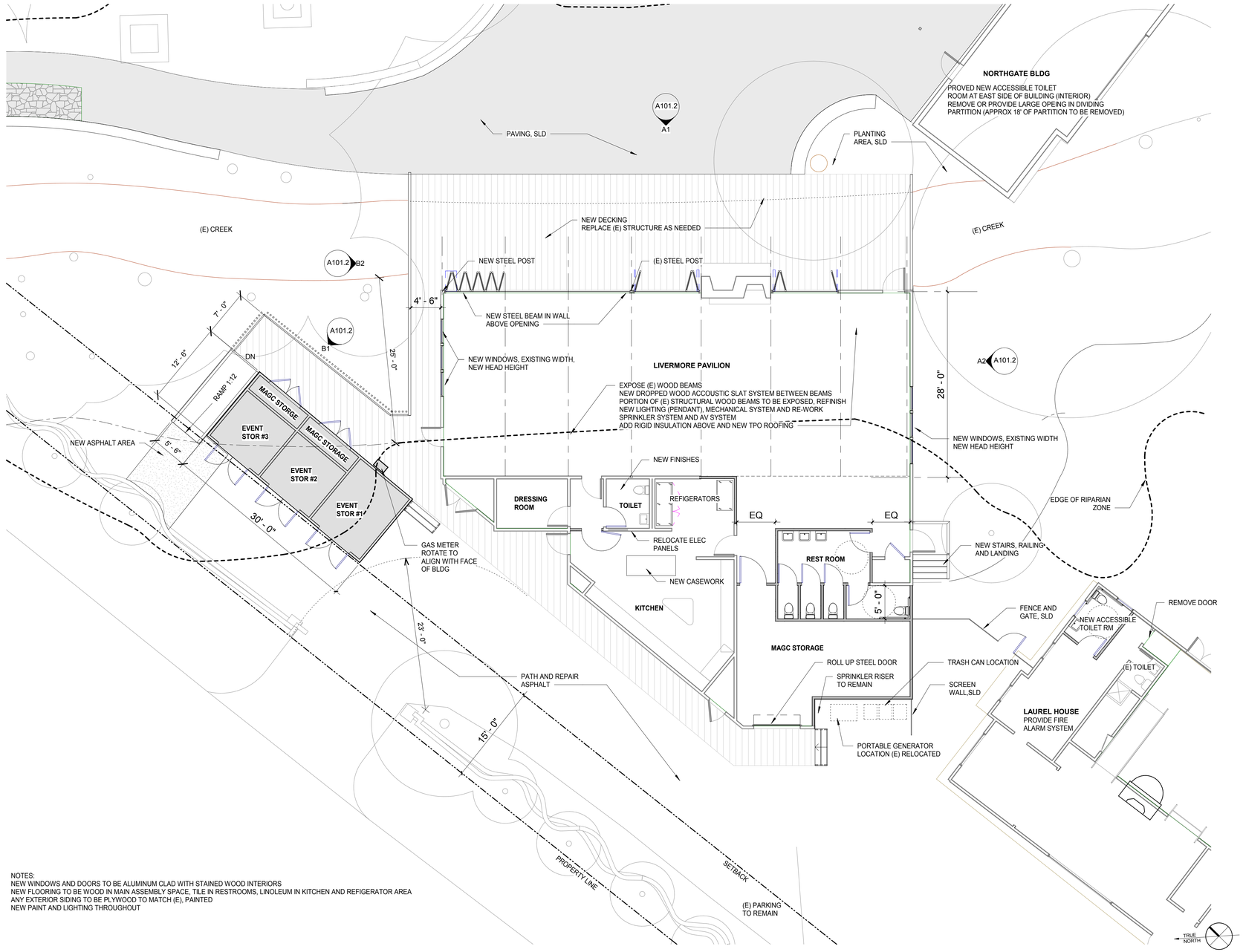
5/16/2023 9:43:18 AM



NOTES:
NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WITH STAINED WOOD INTERIORS
NEW FLOORING TO BE WOOD IN MAIN ASSEMBLY SPACE, TILE IN RESTROOMS, LINOLEUM IN KITCHEN AND REFIGERATOR AREA
ANY EXTERIOR SIDING TO BE PLYWOOD TO MATCH (E), PAINTED
NEW PAINT AND LIGHTING THROUGHOUT

LIVERMORE PAVILION AND
LAUREL HOUSE
SCALE: 1/8" = 1'-0" A1

Marin Art & Garden Center
Phase One Project

30 Sir Francis Drake Blvd. Ross, CA
APN: 072-231-23, 072-191-01, 072-242-09

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Date	Description	No.

PROJECT NO. 200017

DATE 05.05.2023

SCALE 1/8" = 1'-0"

SHEET TITLE

LIVERMORE &
LAUREL HOUSE

SHEET NO.

A101.1

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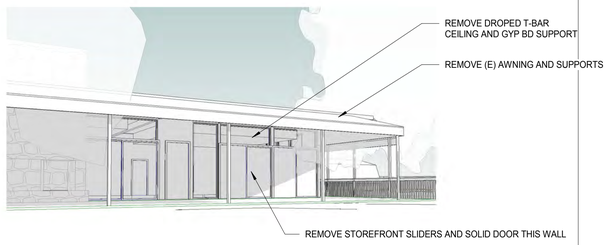
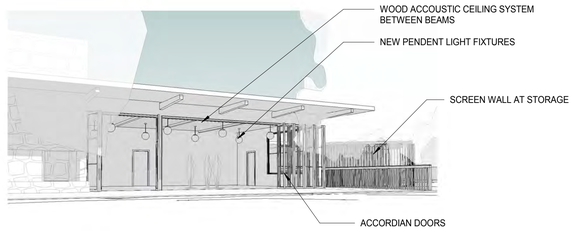
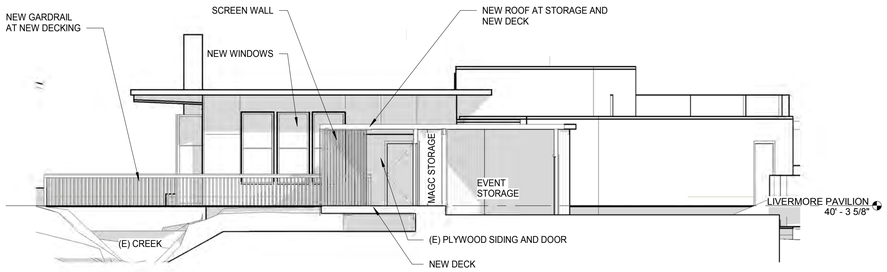


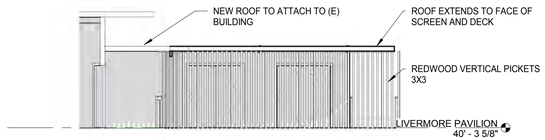
LIVERMORE - EXISTING
SCALE:
D1



LIVERMORE - PROPOSED
SCALE:
C1

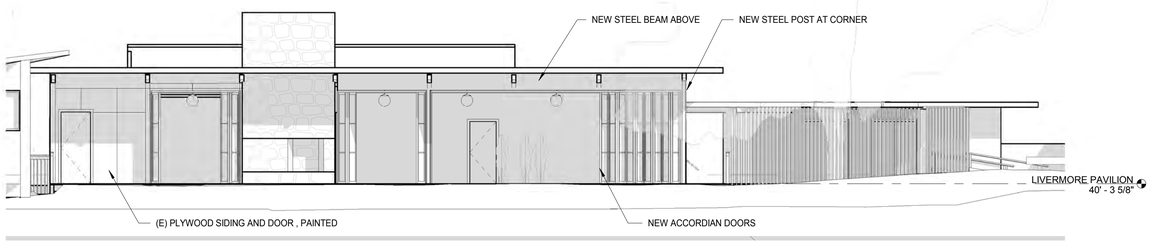


NORTH ELEVATION / SECTION AT STORAGE
SCALE: 1/8" = 1'-0"
B2



STORAGE / SCREEN
SCALE: 1/8" = 1'-0"
B1

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
A2



EAST ELEVATION
SCALE: 1/8" = 1'-0"
A1

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SCALE 1/8" = 1'-0"

SHEET TITLE

LIVERMORE ELEVATIONS

SHEET NO.

A101.2

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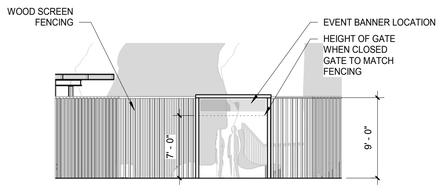
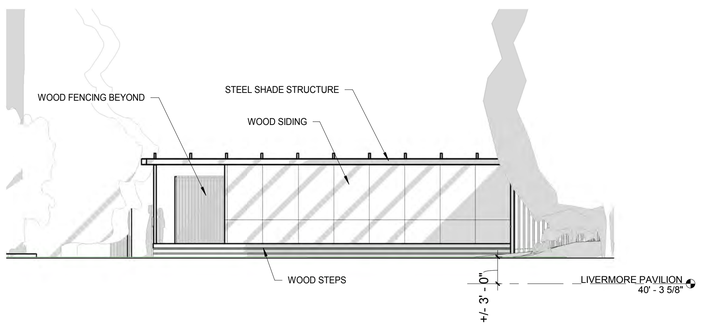
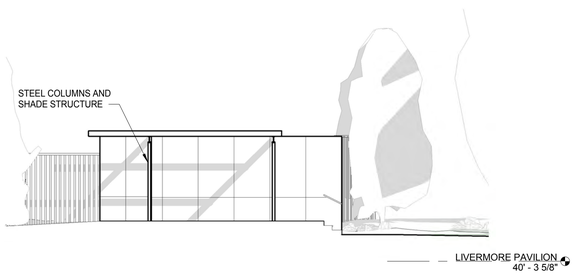


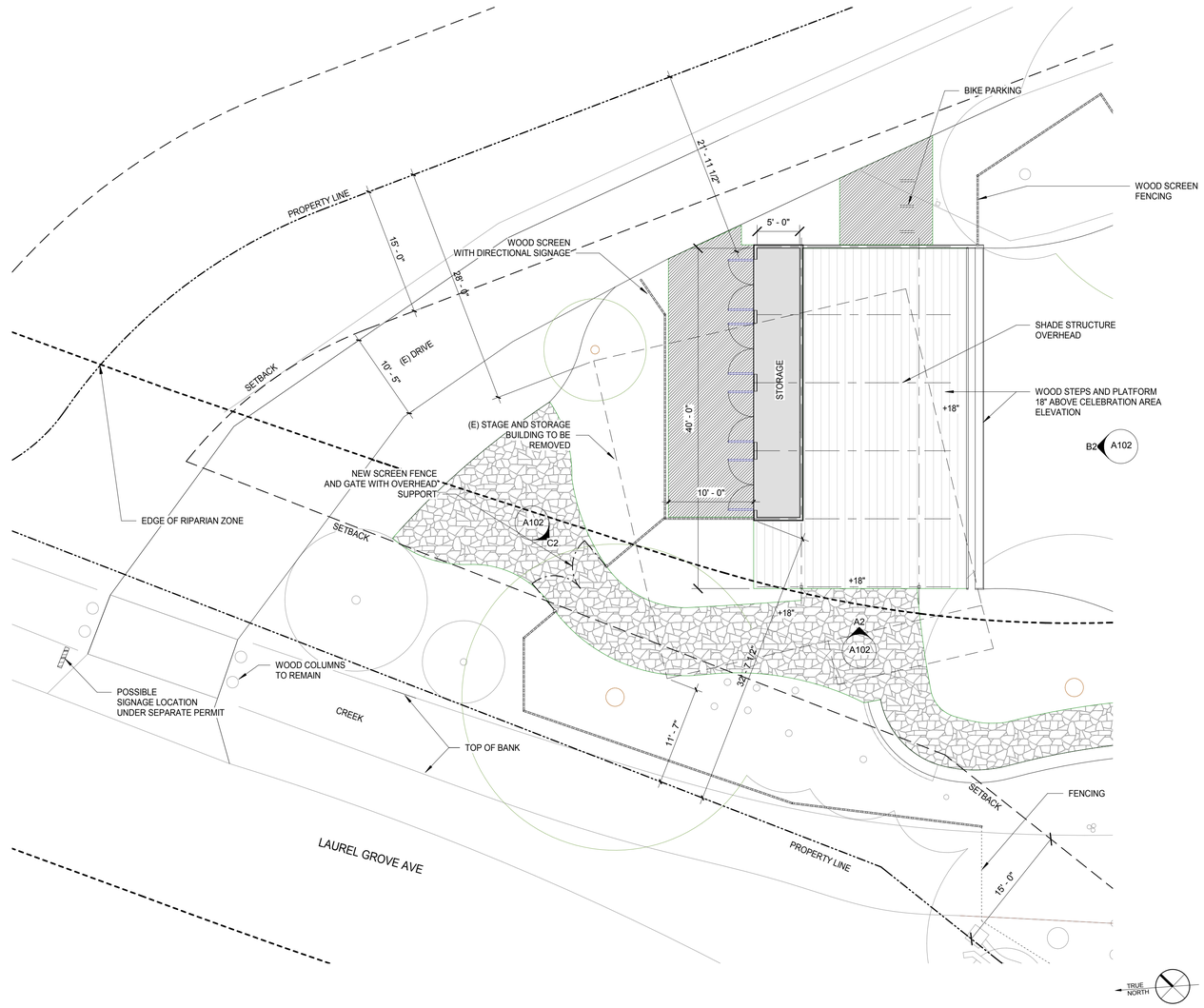
CELEBRATION GATE (C2)
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - PLATFORM (B2)
SCALE: 1/8" = 1'-0"



WEST ELEVATION - PLATFORM (A2)
SCALE: 1/8" = 1'-0"



CELEBRATION PLATFORM (A1)
SCALE: 1/8" = 1'-0"

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Date	Description	No.

PROJECT NO. 200017

DATE 05.05.2023

SCALE 1/8" = 1'-0"

SHEET TITLE
CELEBRATION PLATFORM

SHEET NO.
A102

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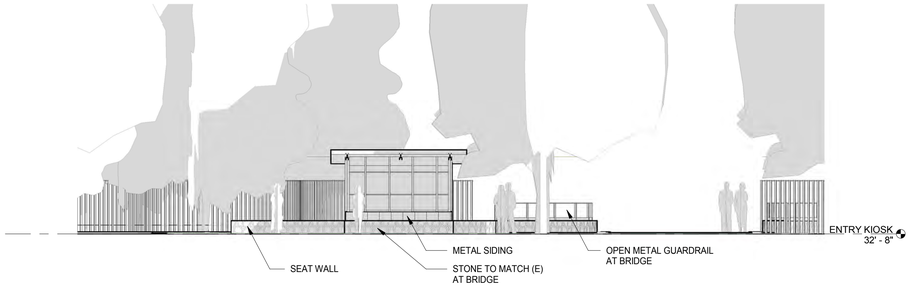
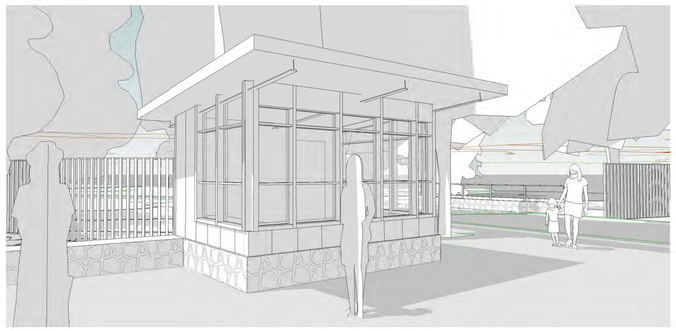
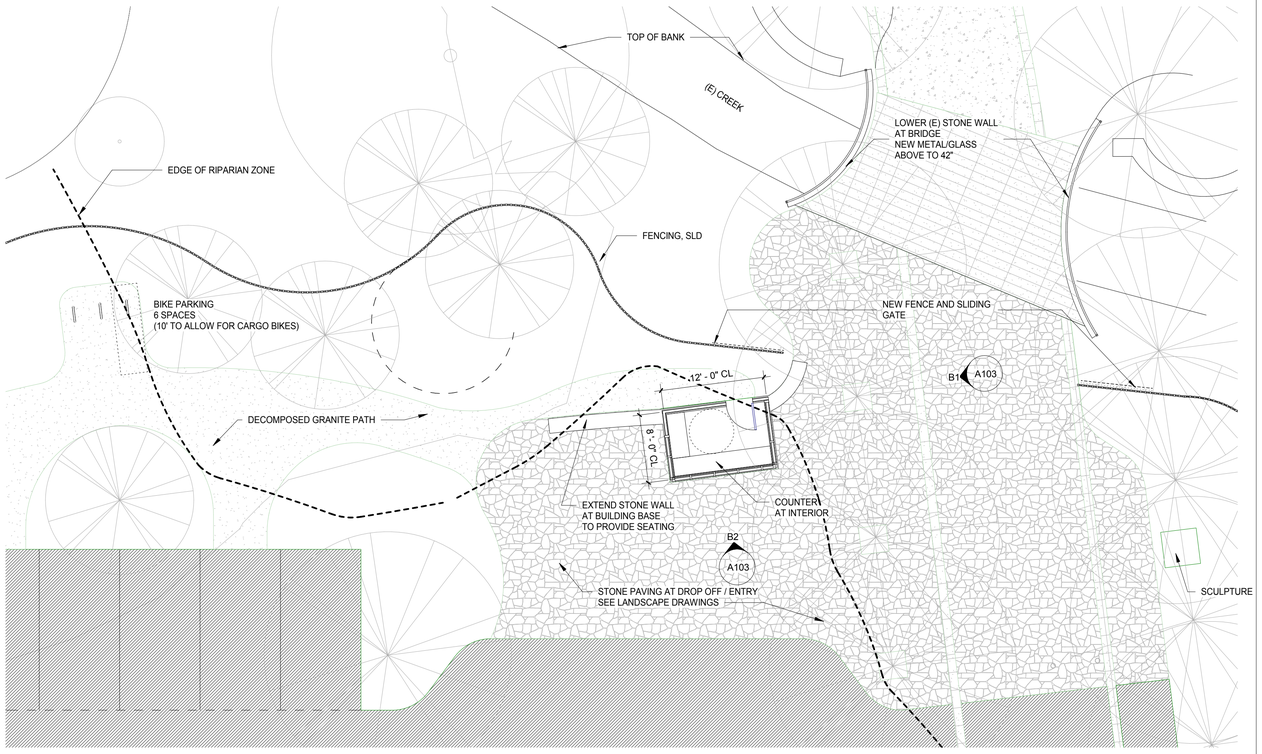


ENTRY KIOSK - SOUTH (B2)
SCALE: 1/8" = 1'-0"

ENTRY KIOSK - EAST (B1)
SCALE: 1/8" = 1'-0"



ENTRY FROM DROP OFF (A2)
SCALE:



ENTRY KIOSK (A1)
SCALE: 1/8" = 1'-0"

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Date	Description	No.

PROJECT NO.	200017
DATE	05.05.2023
SCALE	1/8" = 1'-0"
SHEET TITLE	ENTRY KIOSK
SHEET NO.	A103

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