PLANTING & SOIL PREPARATIONS NOTES

1. EXCAVATE ALL PLANTING AREAS TO EXPOSE SUB-SOIL.

2. SCARIFY NATIVE SOIL / SUBSOIL FOR UNIFORM ROOT ZONE TO ANTICIPATED DEPTHS FOR ROOT BOX DEPTHS, KEEPING IN MINF ROOT ZONE PROTECTION FOR EXISTING TREES.

3. PLANTING SOIL TO BE A LOCAL BLEND OF ORGANIC COMPOSTED GREENWASTE MATERIAL AND OTHER SPECIFIED ORGANIC AMENDMENTS AND FERTILIZERS, PER RATES DETERMINED BY APPROVED SOIL TESTING LABORATORY FROM SITE SOIL SAMPLES.

4. COORDINATE WITH LANDSCAPE ARCHITECT FOR FINAL SELECTION, APPROVAL AND PURCHASING OF ALL PLANT MATERIAL.

5. LANDSCAPE ARCHITECT TO VERIFY PLANT LOCATIONS AS STAKED IN FIELD BY LANDSCAPE CONTRACTOR PRIOR TO DIGGING OF PLANTING HOLES.

6. DIG PLANTING HOLES 2 TIMES WIDER THAN DIAMETER OF CONTAINER. BACKFILL PLANTING HOLE WITH AMENDED SOIL MIXTURE AS RECOMMENDED BY SOIL TESTING ANALYSIS. TEST ALL PLANTING PITS FOR DRAINAGE.

7. PRIOR TO PLANTING ALL SPECIFIED PLANTS, TEST DRAIN ALL PLANTING AREAS AS FOLLOWS:
   a. PLANT OR TREE PITS: FILL WITH 12 INCHES OF WATER. WATER SHALL DRAIN COMPLETELY IN 48 HOURS.
   b. PLANT BEDS: IRRIGATE UNTIL SOIL IS SATURATED. SATURATED CONDITION SHALL NOT REMAIN AFTER 24 HOURS.

8. DO NOT BURY THE CROWN OF THE PLANTS. THE SOIL LEVEL OF THE CONTAINER SHOULD BE MIN. 1" HIGHER THAN EXISTING GRADE FOLLOWING PLANTING. DO NOT BURY CROWN OF PLANT WITH BACKFILL MATERIAL.

9. MULCH TO BE FIBROUS SHREDDED OR CHIPPED BARK, SAMPLE TO BE APPROVED BY LANDSCAPE ARCHITECT. APPLY TO ALL PLANTED AREAS FOLLOWING PLANTING TO A MINIMUM DEPTH OF 3". DO NOT PLACE MULCH AGAINST THE CROWN OR BASE OF PLANT. LEAVE A 4" GAP BETWEEN BASE OF PLANT AND MULCH.

10. PLANTING IS SCHEMATIC. FINAL PLANT PLACEMENT AND LAYOUT TO BE DONE IN THE FIELD WITH LANDSCAPE ARCHITECT.

11. STAKE ALL TREES PER THE FOLLOWING GUIDELINES:
   a. (3) STAKES PER TREE WITH 2 ON THE WINDWARD SIDE OF THE TREE
   b. PLACE STAKES AS LOW AS POSSIBLE BUT NO HIGHER THAN 2/3 THE HEIGHT OF THE TREE.
   c. MATERIALS USED TO TIE THE TREE TO THE STAKE SHOULD BE FLEXIBLE AND ALLOW FOR MOVEMENT ALL THE WAY DOWN TO THE GROUND.
   d. REMOVE ALL STAKING MATERIAL AFTER ROOTS HAVE ESTABLISHED. THIS SHOULD BE NO LONGER THAN ONE GROWING SEASON.

12. INCORPORATE COMPOST OR NATURAL FERTILIZER INTO THE SOIL TO A MINIMUM DEPTH OF 8" AT A MINIMUM RATE OF 6 CUBIC YARDS PER 1,000 SQUARE FEET OR PER SPECIFIC AMENDMENT RECOMMENDATIONS FROM A SOILS LABORATORY REPORT.

EXTERIOR LIGHTING NOTES

NOTE: THESE NOTES ARE TO HELP INFORM EARLY BUDGETING ONLY AND ARE NOT INTENDED AS COMPREHENSIVE, CONSTRUCTION LEVEL SPECIFICATIONS

1. EXTERIOR LIGHTING FIXTURES TO BE LOCATED FOR SECURITY AND SAFETY ONLY.

2. EXTERIOR LIGHTING FIXTURES TO BE ENERGY EFFICIENT AND HOODED TO ELIMINATE OUTWARD GLARE TOWARD NEIGHBORING PROPERTIES.

3. FIXTURES TO BE DESIGNED TO MINIMIZE WATTAGE TO THE LOWEST LEVELS POSSIBLE TO STILL RETAIN SAFE NIGHTTIME ACCESS. -APPROX. .2 FOOTCANDLES.

4. BULBS OR FILTERS TO BE USED TO MAINTAIN A WARM LIGHTING COLOR.

5. WIRING AND SWITCHING LAYOUT TO BE APPROVED BY OWNER AND COORDINATED WITH INTERIOR SWITCHES BY ELECTRICAL CONTRACTOR.

6. POWER CONNECTIONS AND INSTALLATION OF CIRCUIT BREAKER, IF NECESSSARY, TO BE RESPONSIBILITY OF CONTRACTOR.

7. BURY CONDUIT AND DIRECT BURIAL WIRE TO ACHIEVE 12" MIN. COVER.

8. ASSUME LIGHTS TO BE CONTROLLED BY OUTDOOR TIMER

9. WIRE ROUTING AND SLEEVE S NOT SHOWN. ELECTRICAL CONTRACTOR TO COORDINATE AND LOCATE SLEEVES IN FIELD.

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM WILL BE DESIGNED TO DISTRIBUTE A MINIMUM AMOUNT OF WATER IN ORDER TO PROMOTE ACTIVE AND HEALTHY GROWTH OF ALL PROPOSED PLANTINGS.

2. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN CONFORMANCE WITH MMWD ORDINANCE 421 AND TITLE 13 AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES, BY LICENSED CONTRACTORS AND EXPERIENCED WORKMEN.

3. THE IRRIGATION CONTROLLER SHALL BE AN AUTOMATIC WEATHER-BASED SYSTEM, RELYING ON SOIL MOISTURE, RAIN GAUGE OR OTHER LOCAL WEATHER-BASED CONTROLLING DEVICE.

4. ALL VALVES SHALL HAVE SEPARATE PRESSURE REGULATORS, FILTERS AND SHUT OFFS, AS NECESSARY.

5. THE SYSTEM SHALL HAVE A DEDICATED METER WITH SHUT-OFF AND REDUCED PRESSURE BACKFLOW PREVENTION DEVICE INSTALLED PER LOCAL ORDINANCE .

6. SPRAY AREAS SHALL NOT BE LESS THAN 8 FEET WIDE. PAVEMENT ADJACENT TO SPRAY AREAS WILL BE GRADED SO THAT OVERSPRAY WILL BE DRAIN INTO PLANTED AREAS.

7. DRIP IRRIGATION SHALL BE DESIGNED WITH RIGID SUBSURFACE LATERALS.

8. PLANTS WITH SIMILAR WATER NEEDS SHALL BE GROUPED TOGETHER IN HYDROZONES.

ABBREVIATIONS

AB	AGGREGRATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
AGG	AGGREGATE
AL	ALUMINUM
APPROX.	APPROXIMATE
BC	BOTTOM OF CURB
B.O.	BOTTOM OF
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL (FINISH GRADE)
CDR	CEDAR
CIP	CAST-IN-PLACE
CJ	COLD JOINT
CL	CENTERLINE
CTR	CENTER
CO	CLEANOUT
CONC	CONCRETE
CY	CUBIC YARDS
DI	DROP INLET
DS	DOWNSPOUT
(E)	EXISTING
EG	EXISTING GRADE
EJ	EXPANSION JOINT
FO	FACE OF
FFE	FINISH FLOOR ELEVATION
FS	FINISH SURFACE
FG	FINISH GRADE
FL	FLOW LINE
FTG	FOOTING
HDG	HOT DIP GALVANIZED
HT	HEIGHT
GB	GRADE BREAK
HB	HOSE BIB
HP	HIGH POINT
LD	LANDSCAPE DRAIN
LOG	LIMIT OF GRADING
LOW	LIMIT OF WORK
LP	LOW POIINT
MAX	MAXIMUM
MIN	MINIMUM
(N)	NEW
NIC	NOT IN CONTRACT
N/A	NOT APPLICABLE
NOM	NOMINAL
OH	OVERHEAD
OC	ON CENTER
PA	PLANTED AREA
PTDF	PRESSURE TREATED DOUGLAS FIR
R	RADIUS
REQ'D	REQUIRED
RDWD	REDWOOD
ROW	RIGHT-OF-WAY
SIM	SIMILAR
SJ	SCORE JOINT
SS	STAINLESS STEEL
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.C.D.	SEE CIVIL DRAWINGS
S.S.D.	SEE STRUCTURAL DRAWINGS
TC	TOP OF CURB
TS	TOP OF STEP
TW	TOP OF WALL
TO	TOP OF
TYP.	TYPICAL
TW	TOP OF WALL
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
WM	WATER METER

GENERAL NOTES

NOTE: THE NOTES AND DRAWINGS HEREIN ARE TO HELP INFORM PLANNING LEVEL DECISIONS AND EARLY BUDGETING ONLY AND ARE NOT INTENDED AS COMPREHENSIVE, CONSTRUCTION LEVEL DESIGN OR BID DOCUMENTS. THESE DRAWINGS ARE FOR PLANNING PURPOSES ONLY, AND ARE NOT FOR CONSTRUCTION

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

2. SPECIAL INSPECTION OR STRUCTURAL OBSERVATION IS NOT A SUBSTITUTE FOR INSPECTION BY THE BUILDING OFFICIAL OR BUILDING INSPECTOR. SPECIALLY INSPECTED WORK THAT IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL AND THE SPECIAL INSPECTOR AND DESIGN ENGINEER IS SUBJECT TO REMOVAL OR EXPOSURE.

3. FIELD VERIFY AND OTHERWISE BECOME FAMILIAR WITH ALL EXISTING IMPROVEMENTS. COORDINATE ALL WORK OF THIS CONTRACT WITH EXISTING SITE UTILITIES AND IMPROVEMENTS. BRING ALL CONFLICTS TO THE ATTENTION OF THE OWNER AND OBTAIN DIRECTION PRIOR TO PROCEEDING WITH THE WORK AFFECTED.

4. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY.

5. ALL LAYOUT AND GRADES SHOWN IN DRAWINGS TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. DISCREPANCIES FROM THE CONSTRUCTION DOCUMENTS TO BE BROUGHT TO ATTENTION OF LANDSCAPE ARCHITECT AND CIVIL ENGINEER. QUESTIONS REGARDING DIMENSIONS AND ELEVATIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER.

6. CONTRACTOR TO LAYOUT ALL ASPECTS OF THE PROJECT IN FIELD FOR CONFIRMATION AND APPROVAL BY LANDSCAPE ARCHITECT AND CLIENT PRIOR TO PROCEEDING WITH CONSTRUCTION.

7. ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED.

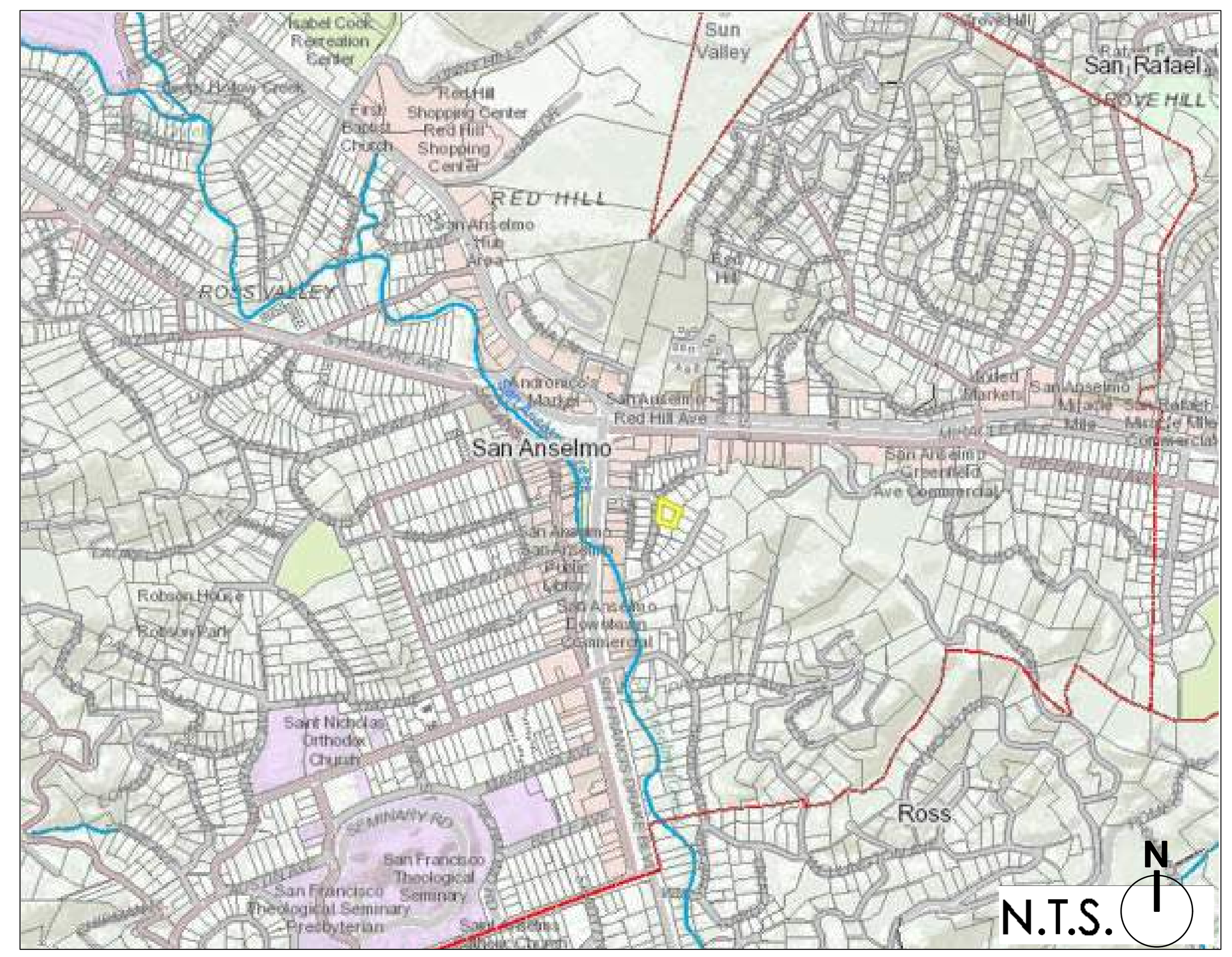
8. BASE SURVEY INFORMATION SUPPLIED BY THE OWNER. THE INFORMATION PROVIDED THEREIN IS NOT THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT.

9. LIMIT OF WORK SHOWN IS APPROXIMATE.

10. CONTRACTOR TO ESTABLISH/RE-ESTABLISH FINISH GRADES THROUGHOUT THE WORK AREA PRIOR TO COMPLETION OF THE WORK. FINISH GRADES AS NECESSARY TO INSURE PROPER DRAINAGE AND ELIMINATE AREAS OF PONDING. OBTAIN OWNER AND LANDSCAPE ARCHITECT APPROVAL OF FINISH GRADES PRIOR TO PLACEMENT OF EROSION CONTROL MEASURES.

11. CONSTRUCTION ACCESS OUTSIDE THE LIMIT OF WORK WILL BE BY PRIOR APPROVAL ONLY.

12. IDENTIFY LOCATIONS OF ALL EXISTING UTILITIES BEFORE DIGGING OR TRENCHING. CALL UNDERGROUND SERVICE ALERT (USA) PRIOR TO GROUND DISTURBBANCE (811 or 1-800-227-2600)



VICINITY MAP

Public Works & Building Department
Building Division
Phone: (415) 258-4616

TOWN OF SAN ANSELMO EST. 1907

525 San Anselmo Avenue
San Anselmo, CA 94960

NOTICE

SPECIAL INSPECTION REQUIREMENTS

Please note that the Special Inspections shown on the approved plans and checked on the Special Inspections form issued with the permit are required for this project. The employment of special inspectors is the direct responsibility of the owner or the engineer/architect of record acting as the owner's representative.

These Special Inspections are required in addition to the inspections performed by the Town of San Anselmo Building Department. For questions regarding the required inspections or tests, please contact the Town's inspector at 415-258-4618.

Before the final building inspection is scheduled, documentation of special inspection compliance must be submitted to the Town's inspector for approval. To avoid delays in this process, the project owner should request final compliance reports from the architect or the engineer of record and/or special inspection agency soon after the conclusion of work requiring special inspection. The permit will not be finalized without compliance with the special inspection requirements.

OBSERVATION REQUIREMENTS

Structural observation shall be provided as required per Section 1704.6. The building permit will not be finalized without compliance with the structural observation requirements.

I have read and agree to comply with the terms and conditions of this agreement:

Prepared By: [signature] Date: 3/22/22
Engineer/Architect of Record

Plan Reviewer:__________ Date:__________

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

A COPY OF THIS DOCUMENT SHALL BE INSERTED INTO THE THE STRUCTURAL DRAWING SET

JOB ADDRESS 31 Lincoln Park PERMIT NO. ________
OWNER NAME Karin and James Blom OWNER PHONE NUMBER (415) 419-6999

Employment of Special Inspection is the direct responsibility of the OWNER or the Engineer/Architect of record acting as the owner's representative. Special inspectors shall be one of those prescribed in Section 1704. The name of the special inspector shall be furnished to the Town of San Anselmo Building Department Inspector before the start of the work for which the Special Inspection is required. Structural Observation shall be performed as provided by Section 1704.6.

Under Chapter 17, Special Inspection and/or testing is required for the following work:

1. ☐ Concrete (Placement & Sampling)
2. ☐ Bolts installed in concrete
3. ☐ Special moment - Resisting concrete frame
4. ☐ Reinforcing steel and prestressing tendons
5. Structural welding
   A. Periodic visual inspection
      i. ☐ Single pass fillet welds 5/16" or smaller
      ii. ☐ Steel deck
      iii. ☐ Welded studs
      iv. ☐ Cold formed studs and joists
      v. ☐ Stair and railing systems
      vi. ☒ Reinforcing steel
   B. Continuous visual inspection and NDT (Section 1704)
      i. ☐ All other welding (NDT exception: Fillet weld)
      ii. ☐ Reinforcing steel; and NDT required
      iii. ☐ Moment-resisting frames
      iv. ☐ Others: ________
6. ☐ High-strength bolting
7. ☐ Structural masonry
8. ☐ Reinforced gypsum concrete
9. ☐ Insulating concrete fill
10. ☐ Sprayed-on fireproofing
11. ☒ Piling, drilled piers and caissons
12. ☒ Shotcrete
13. ☐ Special grading, excavation, and filling (Geo. Engineered)
14. ☐ Smoke-control system
15. ☐ Demolition
16. ☐ Exterior Facing
17. Retrofit of unreinforced masonry buildings:
   A. ☐ Testing of mortar quality and shear tests (Section 1705.21)
   B. ☐ Inspection of repointing operations
   C. ☐ Installation inspection of new shear bolts
   D. ☐ Pre-installation inspection for embedded bolts
   E. ☐ Pull/torque tests
18. Bolts installed in existing concrete masonry:
   A. ☐ Concrete
   B. ☐ Masonry
   C. ☐ Pull/torque tests
19. ☐ Shear walls and floor systems used as shear diaphragms
20. ☐ Holdowns
21. Special cases:
   A. ☐ Shoring
   B. ☐ Underpinning:
      i. ☐ Not affecting adjacent property
      ii. ☐ Affecting adjacent property:
   C. ☐ Others: ________
22. ☐ Crane safety (Apply to the operation of Tower cranes on high rise building) (Section 1705.21)
23. ☐ Others, "As recommended by professional of record" ________
24. Structural observation per Sec. 1704.6 for the following: a. ☐ Foundation b. ☐ Steel Framing c. ☐ Concrete construction d. ☐ Masonry construction e. ☐ Wood framing f. ☐ Other: ________
25. Certification is required for: ☐ (Glu-lam components)

SPECIAL INSPECTION REQUIREMENTS

APPLICABLE CODES:

- CALIFORNIA RESIDENTIAL CODE 2019
- CALIFORNIA ENERGY CODE 2019
- CALIFORNIA ELECTRICAL CODE 2019
- CALIFORNIA PLUMBING CODE 2019
- CALIFORNIA MECHANICAL CODE 2019
- CALIFORNIA FIRE CODE 2019

PLAN PREPARER:

ROTH LAMOTTE
LANDSCAPE ARCHITECTURE
56 MANOR RD. FAIRFAX, CA
TEL: 415-451-8211

PROJECT DESCRIPTION:

Zoning= R-1.
Property is within the Wildland Urban Interface (WUI)

NEW POOL AND ADJACENT PATIOS AND STAIRS ON GRADE AND POOL EQUIPMENT SHED.

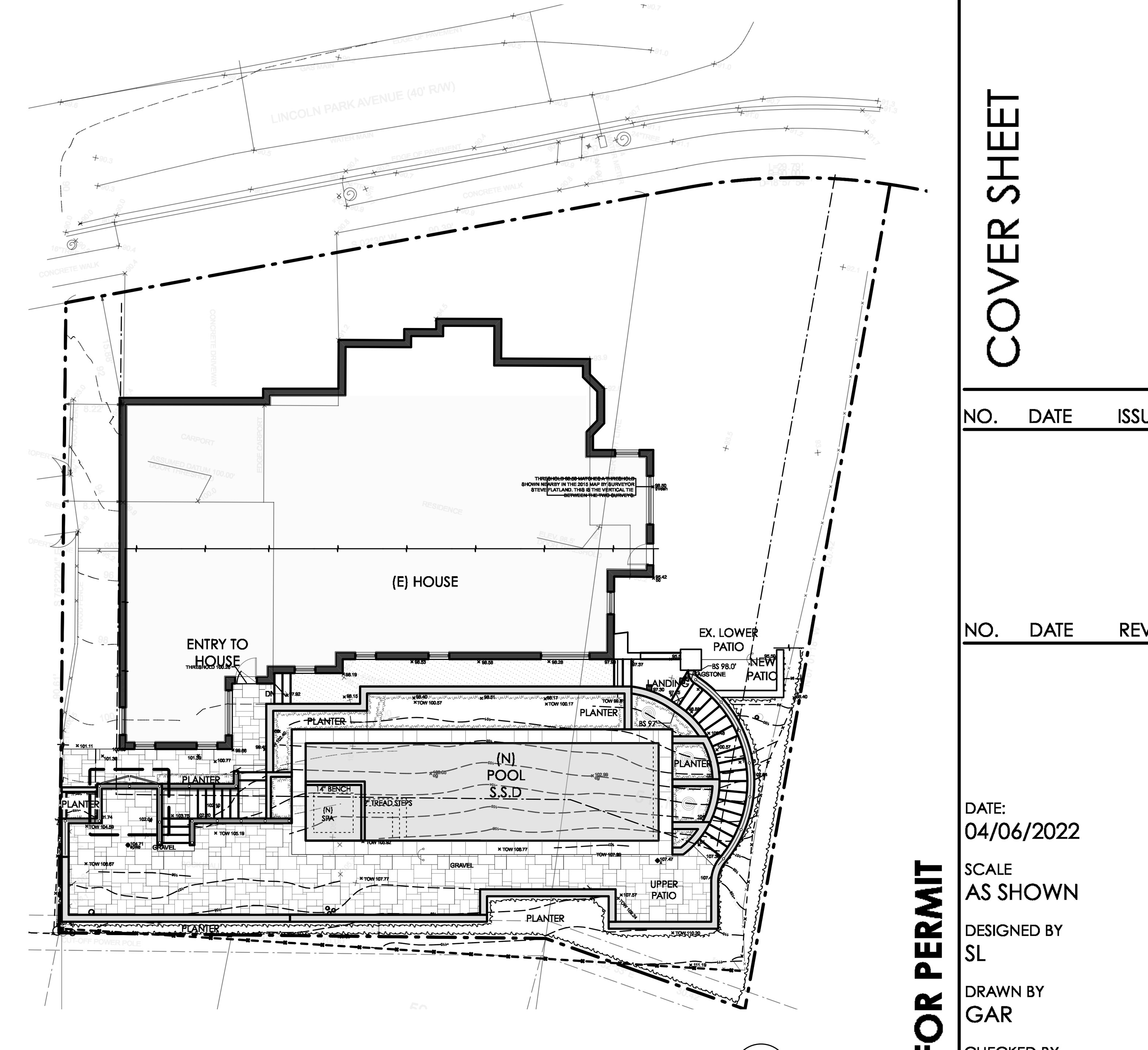
TOTAL SITE	11,227	SQ. FT.
ALLOWABLE LOT COVERAGE 35%,	3,938	SQ. FT.
EXISTING LOT COVERAGE,	3,011	SQ. FT.
ADDITIONAL LOT COVERAGE,	481	SQ. FT.
EX. + NEW LOT COVERAGE=	3,492	SQ. FT.

GRADING CALCULATIONS: 68± NET CUBIC YARDS CUT/EXPORT

NOTE THAT ESTIMATED CUT DOES NOT INCLUDE SOIL EXPANSION FACTORS.

SHEET INDEX

SHEET	TITLE OF SHEET
L0.0	COVER SHEET & NOTES
L0.1	SURVEY / DEMO PLAN
L1.0	LAYOUT KEY PLAN AND SECTIONS
L1.1	PLAN, GRADING AND LAYOUT
L5.0	DETAILS
L5.2	POOL DETAILS
	CIVIL ENGINEERING
C1.0	CONSTRUCITON NOTE, ABBREVIATIONS, MAPS
C3.0	EROSION CONTROL PLAN
C3.1	EROSION CONTROL DETAILS
C4.0	SITE IMPROVEMENTS PLAN
C4.1	GRADING AND DRAINAGE PLAN
C4.2	SITE STORMWATER PIPING PLAN
C5.0	CONSTRUCTION DETAILS
C5.1	CONSTRUCTION DETAILS
	STRUCTURAL ENGINEERING
SP1.0	STRUCTURAL- PIER POOL & RET. WALL PLAN
SP1.1	STRUCTURAL- POOL AND RET. WALL DETAILS
SP1.2	STRUCTURAL-POOL SECTIONS
SP1.3	STRUCTURAL-POOL EQUIP ROOM SECTIONS



SITE PLAN

1/16" = 1' - 0"
16 0 16 32
SCALE OF FEET

Roth | LaMotte | Landscape Architecture
56 manor road
fairfax, ca 94930
gary@rothlamotte.com
tel 415.451.8211
fax 415.482.7609

CONSULTANT

BLOM RESIDENCE

31 Lincoln Park
San Anselmo, CA
APN: 006-254-07

LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA — 1/31/24 — 4/6/22

COVER SHEET

Date: 4/8/22
File name: Blom Plan.vwx

NO.	DATE	ISSUE NOTES

NO.	DATE	REV. NOTES

DATE: 04/06/2022
SCALE: AS SHOWN
DESIGNED BY: SL
DRAWN BY: GAR
CHECKED BY: SL

ISSUED FOR PERMIT

L0.0

WELO CHECKLIST AND CERTIFICATION

TOWN OF SAN ANSELMO

Water Efficient Landscape Application Checklist and Certificate

The Town of San Anselmo has adopted the Marin Municipal Water District (MMWD) water conservation ordinance (MMWD Title 13, Chapter 13.02) as its Water Efficient Landscape Ordinance. We have designated MMWD to implement our Water Efficient Landscape Ordinance requirements. All projects that include any new or rehabilitated landscaping and require a permit, plan check or design review must comply with MMWD's water efficient landscape requirements. For assistance, please see MMWD's Landscape Plan Review Requirements email plancheck@marinwater.org or call (415) 945-1497.

PROJECT INFORMATION

PROJECT ADDRESS		PARCEL NUMBER	
31 LINCOLN PARK		006-254-07	
PROPERTY OWNER NAME(S)			
KARIN & JAMES BLOM			
OWNER MAILING ADDRESS	CITY	STATE	ZIP CODE
31 LINCOLN PARK	SAN ANSELMO	CA	94960
APPLICANT EMAIL		APPLICANT PHONE	
shelley@rothlamotte.com		415-699-2316	

MMWD Definition of Landscape: planting areas, turf areas, and water features in a landscape design plan subject to the Maximum Applied Water Allowance calculation. Landscape does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

☐ **Project is exempt from landscape water efficiency requirements because:**
- ☐ No new or rehabilitated landscaping is proposed
- ☐ Exempt per MMWD Code §13.02.021(5)(b) (explain) _____

☒ **Project includes new or rehabilitated landscaping and landscape plan will be submitted to MMWD for review.**

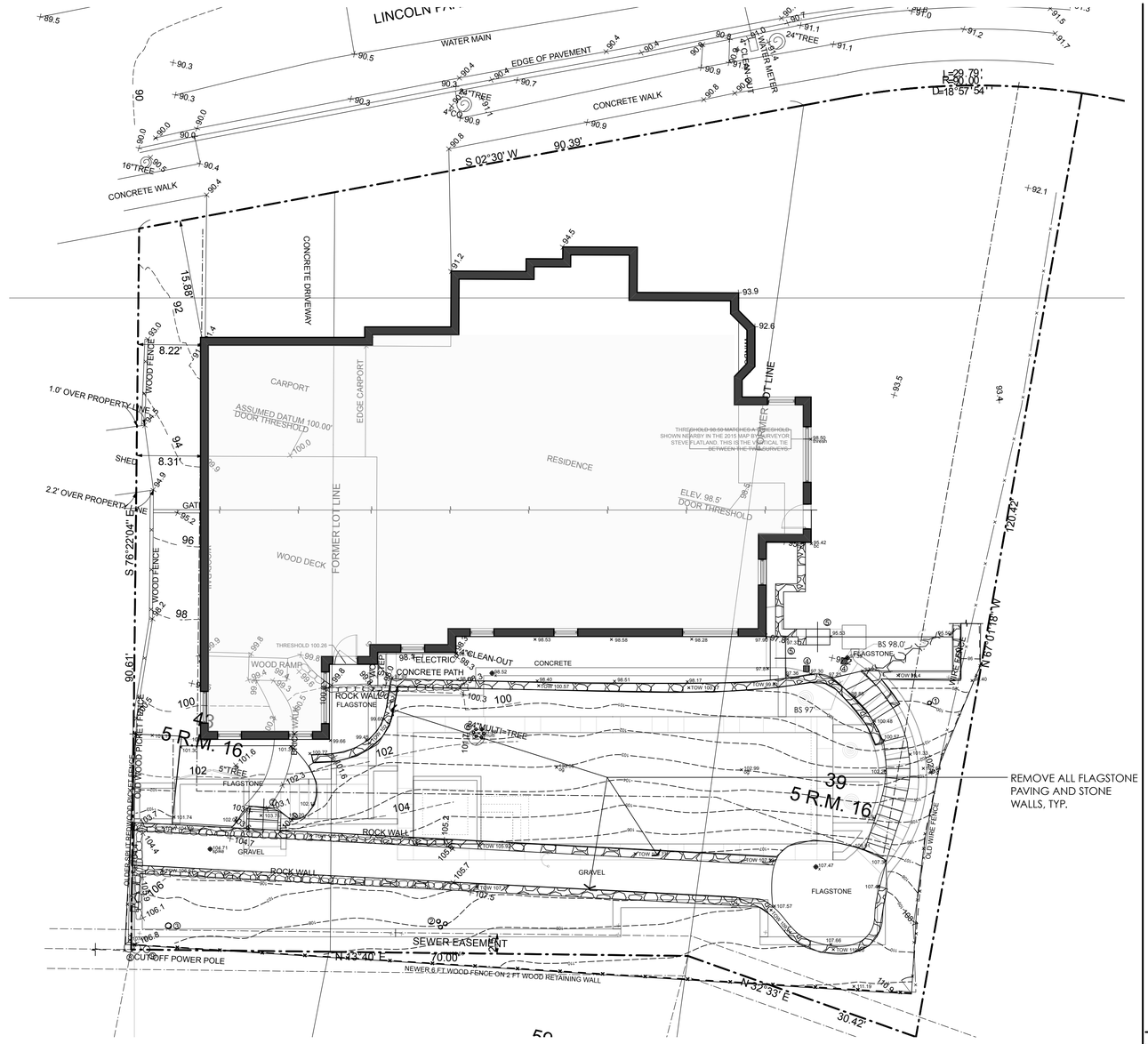
Prior to issuance of a permit, I will:
- ☑ Complete materials required by MMWD http://ca-marinwater.civicplus.com/170/Landscape-Plan-Review-Requirements and email to MMWD at plancheck@marinwater.org.
- ☑ Submit copies of MMWD stamped and approved plans, including any grading plan, and approval letter from MMWD to the building department to include with building permit application (or note as deferred submittal on application).

Prior to project final, I will:
- ☑ Install the project as approved by MMWD.
- ☑ Email MMWD a Certificate of Completion form and irrigation audit report.
- ☑ Schedule a final site inspection with MMWD to approve the installation. Upon passing the final site inspection, receive a final inspection approval letter from the District.
- ☑ Provide final inspection approval letter to the building department.

CERTIFICATION

I certify that the information provided on this form is true and correct. I understand that if landscaping is installed at the project site prior to project final the property owner shall be subject to the Marin Municipal Water District (MMWD) Water Efficient Landscape Ordinance requirements and the Town of San Anselmo will hold final inspection and/or occupancy until the project complies with the Water Efficient Landscape Ordinance.

SIGNATURE	DATE
X [signature]	3/22/22



1 SURVEY AND DEMO PLAN
Scale: 1/8"=1'-0"

1/8" = 1' - 0"
SCALE OF FEET

DEMOLITION NOTES AND SPECIFICATIONS

A. GENERAL
1. PRIOR TO BEGINNING THE WORK, LAYOUT PROTECTIVE DEVICES AS NECESSARY AND AS DIRECTED BY PROJECT ARBORIST TO PROTECT EXISTING TREES OR PLANTS TO REMAIN, PRIOR TO PROCEEDING WITH THE WORK, FOR REVIEW BY LANDSCAPE ARCHITECT. NOTIFY LANDSCAPE ARCHITECT WHEN PROTECTIVE DEVICES ARE READY FOR REVIEW.
2. THE CONTRACTOR SHALL INSTALL, OBSERVE, AND MAINTAIN ALL TREE PROTECTION MEASURES (SHEET L0.1) UNTIL SUCH PROTECTIONS ARE APPROVED FOR REMOVAL BY PROJECT ARBORIST. PRIOR TO BEGINNING EARTH/SOIL DISTURBANCE ACTIVITIES.
3. THE CONTRACTOR SHALL OBTAIN ALL SPECIAL PERMITS AND LICENSES AND GIVE ALL NOTICES REQUIRED FOR PERFORMANCE AND COMPLETION OF THE DEMOLITION AND REMOVAL WORK, HAULING, AND DISPOSAL, INCLUDING STREET CLOSURE PERMITS AND TRAFFIC CONTROL REQUIREMENTS.
4. ERECT AND MAINTAIN TEMPORARY BRACING, SHORING, LIGHTS, BARRICADES, SIGNS, AND OTHER MEASURES AS NECESSARY TO PROTECT THE PUBLIC, WORKERS, AND ADJOINING PROPERTY FROM DAMAGE FROM DEMOLITION WORK, ALL IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS.
5. OPEN DEPRESSIONS AND EXCAVATIONS OCCURRING AS PART OF THIS WORK SHALL BE BARRICADED AND POSTED WITH WARNING LIGHTS, CAUTION TAPE,CONES, TEMPORARY FENCING OR SIMILAR AS REQUIRED, WHEN ACCESSIBLE THROUGH ADJACENT PROPERTY OR THROUGH PUBLIC ACCESS.
6. PROTECT UTILITIES, PAVEMENTS, AND FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATIONS.
7. PROVIDE CONTINUOUS NOISE AND DUST ABATEMENT AS REQUIRED TO PREVENT DISTURBANCE AND NUISANCE TO THE PUBLIC AND WORKERS AND TO THE OCCUPANTS OF ADJACENT PREMISES AND SURROUNDING AREAS. DAMPEN AREAS AFFECTED BY DEMOLITION OPERATIONS AS NECESSARY TO PREVENT AIRBORNE DUST.

B. UNKNOWN CONDITIONS
1. THE CONTRACT DRAWINGS AND RELATED DOCUMENTS MAY NOT REPRESENT ALL SURFACE AND SUB-SURFACE CONDITIONS AT THE SITE AND ADJOINING AREAS.
2. THE KNOWN CONDITIONS ARE AS INDICATED, AND SHALL BE COMPARED WITH ACTUAL CONDITIONS BEFORE COMMENCEMENT OF WORK.
3. IF DIFFERING SITE CONDITIONS ARE INVOLVED, THEY WILL BE DISCUSSED ON SITE AND PAID FOR AT AGREED UPON UNIT PRICES FOR WORK RELATED TO DISCREPANCIES PRIOR TO COMMENCING WITH THE WORK.

C. DEMOLITION
1. PERFORM DEMOLITION IN ACCORDANCE WITH THE DRAWINGS AND DIRECTIONS GIVEN AT SITE WALK PRIOR TO COMMENCEMENT OF WORK. PERFORM DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES AND REGULATIONS.
2. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. PERFORM DEMOLITION WITH SMALL TOOLS AS MUCH AS POSSIBLE.
3. BACKFILL AND COMPACT DEPRESSIONS CAUSED BY EXCAVATIONS, DEMOLITION, AND REMOVAL UNLESS AREA IS TO REMAIN LOW.
4. DISPOSE OF REMOVED MATERIALS, WASTE, TRASH, AND DEBRIS IN A SAFE, ACCEPTABLE MANNER, IN ACCORDANCE WITH APPLICABLE LAWS AND ORDINANCES AND AS PRESCRIBED BY AUTHORITIES HAVING JURISDICTION. SUCH MATERIALS MAY BE STOCK PILED PROVIDED IT IS COVERED AND DOES NOT REMAIN ONSITE MORE THAN 30 DAYS, WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
5. BURYING OR BURNING OF TRASH AND DEBRIS ON THE SITE WILL NOT BE PERMITTED.
6. REMOVED MATERIALS, TRASH, AND DEBRIS, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE OWNER'S PROPERTY AND DISPOSED OF IN A LEGAL MANNER. LOCATION OF DISPOSAL SITE AND LENGTH OF HAUL SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
7. ALL MATERIALS SLATED TO BE SALVAGED, TRANSPLANTED OR OTHERWISE RETAINED SHALL BE INDENTIFIED AND PROTECTED.

D. CLEANUP
1. CONTRACTOR TO CLEAN UP SITE TO PROVIDE A CLEAN, ORDERLY AND SAFE SITE ON A DAILY BASIS.

56 mance road
fairfax, ca 94930
garyr@rothlamotte.com
tel 415.456.5211
fax 415.482.7609

Roth | LaMotte
Landscape Architecture

CONSULTANT

BLOM RESIDENCE
31 Lincoln Park
San Anselmo, CA
APN: 006-254-07

LICENSED LANDSCAPE ARCHITECT
Gary Rohr
4/8/22
STATE OF CALIFORNIA

SITE SURVEY & DEMOLITION WELO CERTIFICATION

Date: 4/8/22
File name: Blom Plan.vwx

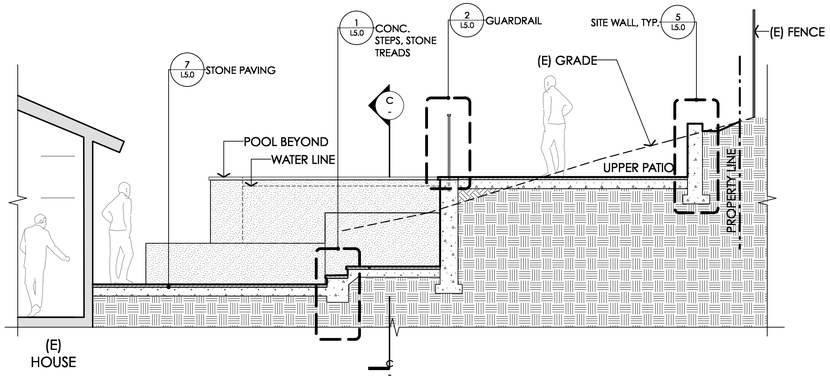
NO.	DATE	ISSUE NOTES

NO.	DATE	REV. NOTES

DATE: 04/06/2022
SCALE: AS SHOWN
DESIGNED BY: SL
DRAWN BY: GAR
CHECKED BY: SL

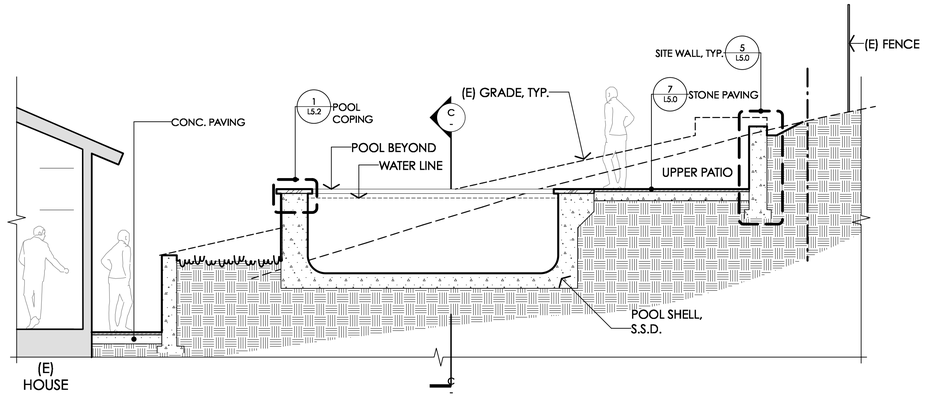
ISSUED FOR PERMIT

L0.1



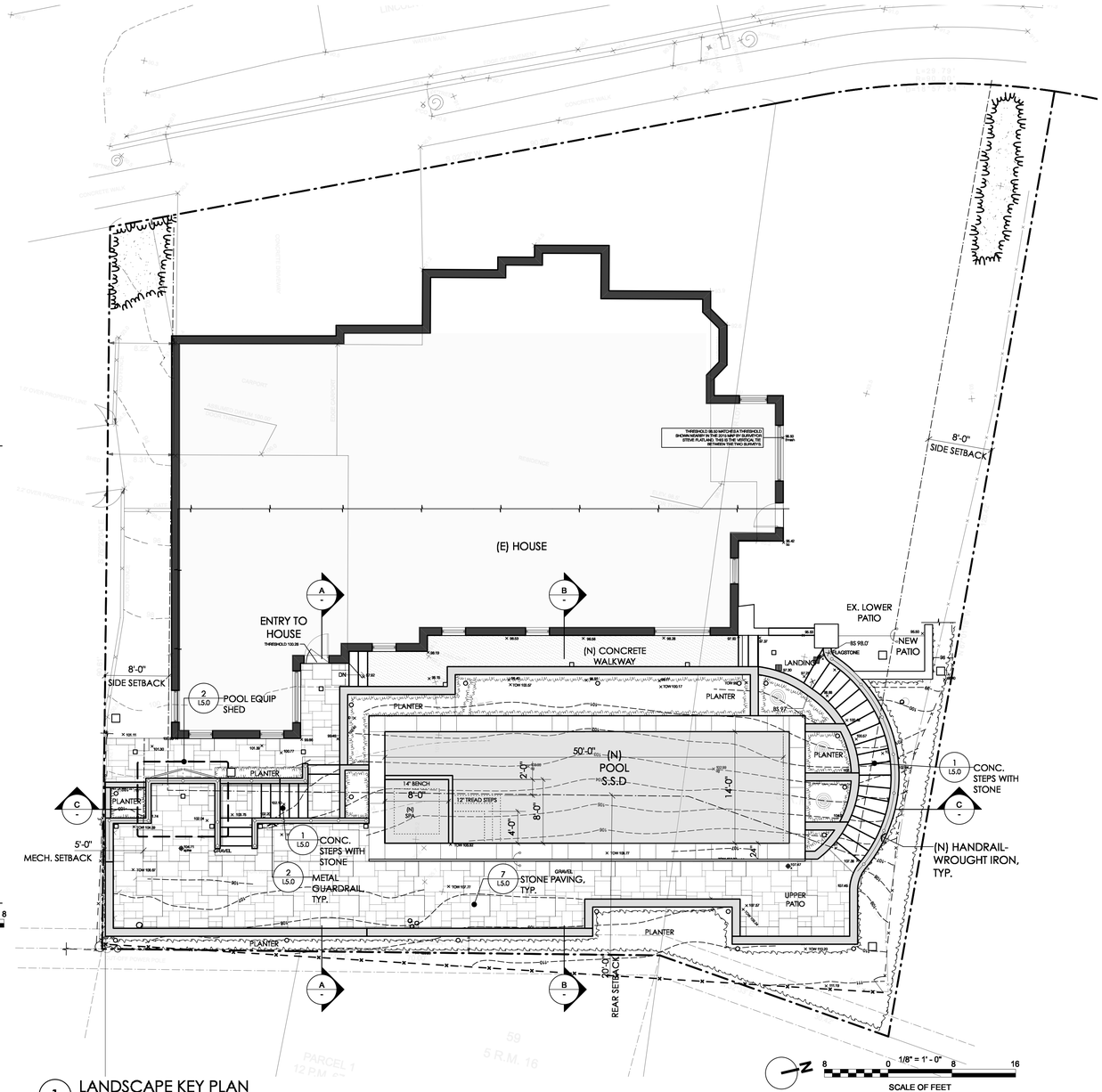
A SECTION @ DOOR/TERRACE
Scale:

1/4" = 1' - 0"
SCALE OF FEET



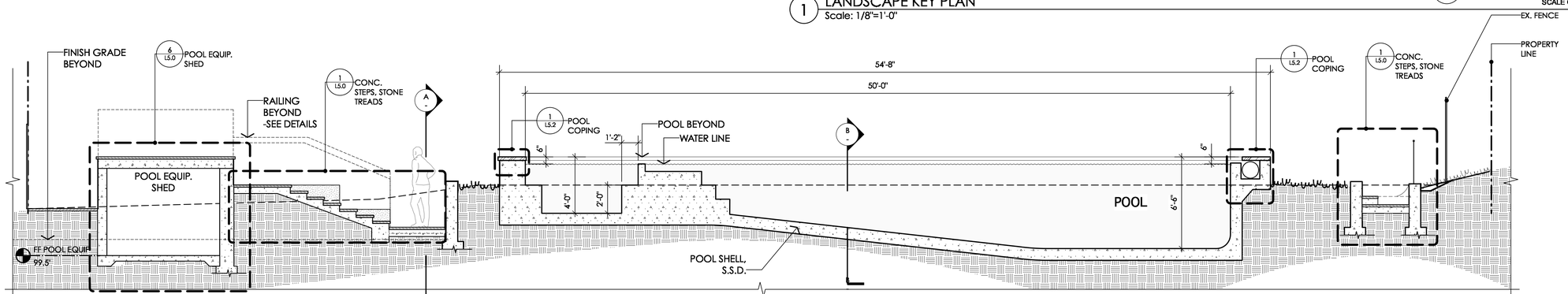
B SECTION @ POOL
Scale: AS INDICATED

1/4" = 1' - 0"
SCALE OF FEET



1 LANDSCAPE KEY PLAN
Scale: 1/8"=1'-0"

1/8" = 1' - 0"
SCALE OF FEET



C SECTION @ POOL
Scale: AS INDICATED

1/4" = 1' - 0"
SCALE OF FEET

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LICENSED LANDSCAPE ARCHITECT
Gary Roth
1/31/24
4/8/22
STATE OF CALIFORNIA

LAYOUT KEY PLAN AND SECTIONS

Date: 4/8/22
File name: Blom Plan.vwx

NO.	DATE	ISSUE NOTES

NO.	DATE	REV. NOTES

ISSUED FOR PERMIT

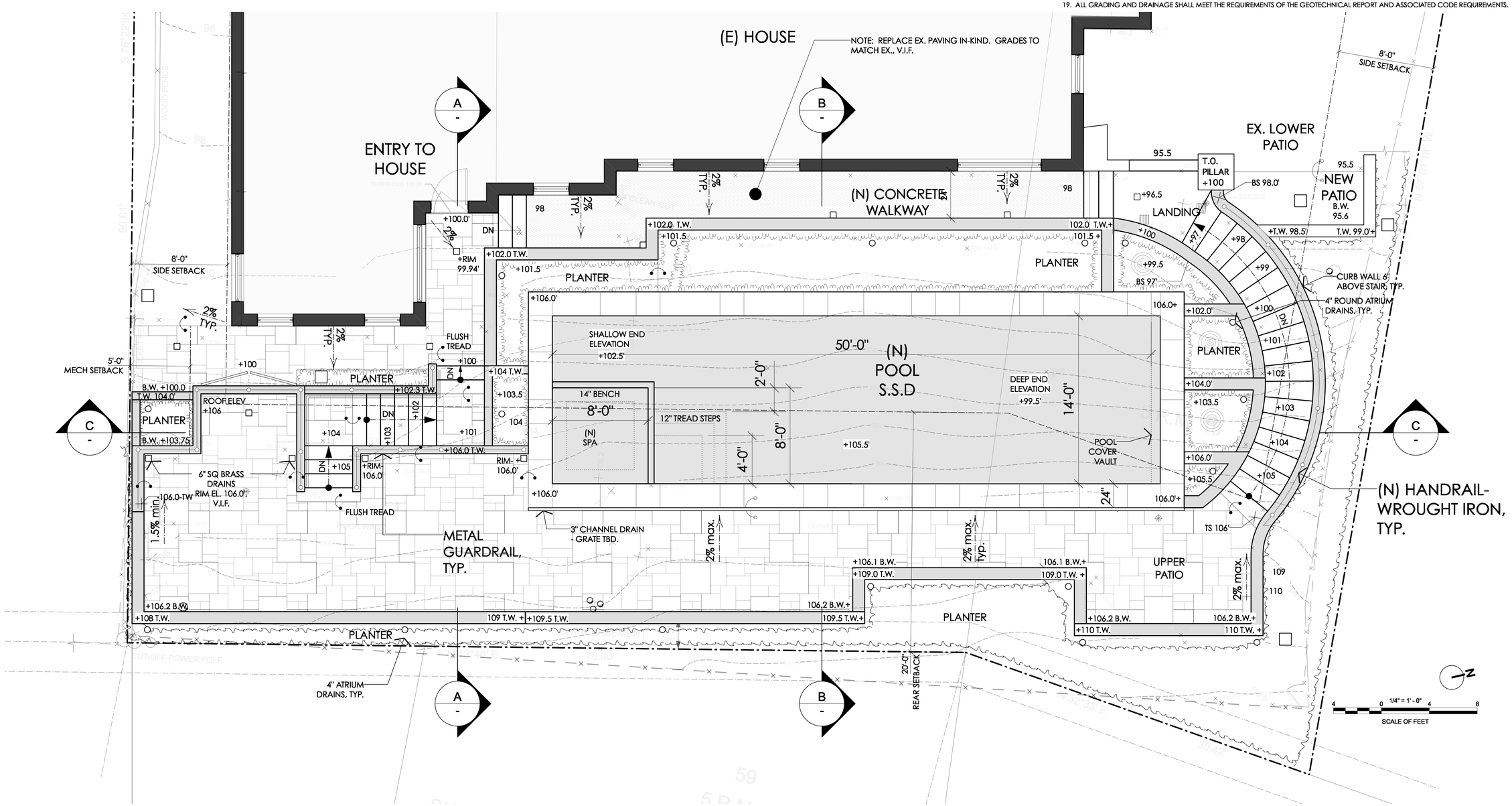
DATE: 04/06/2022
SCALE: AS SHOWN
DESIGNED BY: SL
DRAWN BY: GAR
CHECKED BY: SL

L1.0

EXCAVATION, IMPORT FILL AND GRADING NOTES

SEE CIVIL PLANS GRADING AND DRAINAGE
SEE GEOTECHNICAL REPORT FOR ALL SPECIFIC REQUIREMENTS.
THE FOLLOWING NOTES ARE GENERAL GUIDELINES ONLY

1. CUT OR FILL TO MEET SUB GRADES NECESSARY TO ACHIEVE ELEVATIONS INDICATED.
2. SCARIFY NATIVE SUB GRADE 3"-6" PRIOR TO PLACING ANY FILL AS REQUIRED BY GEOTECHNICAL REPORT AND FIELD REVIEW..
3. LANDSCAPE ARCHITECT AND GEOTECHNICAL ENGINEER TO REVIEW AND APPROVE ANY FILL TO BE USED IN PLANTED AREAS.
4. GEOTECHNICAL ENGINEER TO REVIEW AND APPROVE FILL TO BE USED AS SUB GRADE.
5. PREVENT CONTAMINATION OF APPROVED FILL.
6. FILL MATERIAL TO BE PLACED IN MAXIMUM 6" LIFTS.
7. MOISTURE CONDITION FILL AND EXISTING SUB GRADE IN ORDER TO OPTIMIZE COMPACTION AS APPROVED BY GEOTECHNICAL ENGINEER
A. CONDITION FILL SO THAT THE WATER CONTENT IS TO A POINT AT WHICH THE SOIL CAN BE COMPACTED TO A MAXIMUM DRY UNIT WEIGHT BY A GIVEN COMPACTIVE EFFORT.
8. FILL BENEATH PAVING AND WALLS TO BE COMPRISED OF CLEAN MATERIAL CONTAINING NO TOXIC RESIDUE, NO ORGANIC MATERIAL, GARBAGE, PLASTICS, METAL OR ANY MATERIAL DETRIMENTAL TO INTENT OF THE FILL LAYER. NO ROCKS OR PIECES OF CONCRETE LARGER THAN 4" ARE PERMITTED.
9. DO NOT BACKFILL/COMPACT ON OR AGAINST STRUCTURAL CONCRETE UNTIL THE 7-DAY CONCRETE STRENGTH HAS BEEN ATTAINED AND IT IS APPROVED BY STRUCTURAL ENGINEER.
10. DO NOT COMPROMISE OR OTHERWISE DAMAGE THE WALL BACKDRAINAGE OR THE WATERPROOFING OF THE BUILDING BUILDING FOUNDATION AT ANY TIME.
11. FILL IN PLANTING AREAS TO BE A SUITABLE HORTICULTURAL MATERIAL CONTAINING
NO TOXIC RESIDUES, GARBAGE, PLASTICS, METAL OR OTHER MATERIAL DELETERIOUS TO PLANT GROWTH. SEE SOIL PREPARATIONSPECIFICATIONS.
13. TRENCHING FOR UTILITIES, IRRIGATION AND DRAIN LINES TO BE DONE TO DEPTHS REQUIRED BY GOVERNING CODES.
14. COMPACT BACKFILL AS REQUIRED PER GEOTECHNICAL REPORT.
15. COORDINATE AND VERIFY DRAIN LOCATIONS AND ELEVATIONS IN FIELD. FINAL RIM ELEVATIONS AND ADJACENT GRADES ARE TO BE DESIGN-BUILD AND VERIFIED IN THE FIELD BY THE CONTRACTOR. CONTRACOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES FROM THE APPROVED PLANS PRIOR TO PLACEMENT OF STONE, CONCRETE OR BASE ROCK ASSOCIATED SUB-BASE MATERIALS. PROVIDE SAMPLES OF ALL DRAIN INLET GRATES FOR APPROVAL BY OWNER PRIOR TO PURCHASE OR INSTALLATION.
16. NOTIFY LANDSCAPE ARCHITECT IF DRAIN LOCATION/ELEVATION CONDITIONS OR PROPOSED FINSH GRADES CANNOT BE MET OR REQUIRE ADJUSTMENTS.
17. CONNECT TO EXISTING DRAINAGE SYSTEM AS CONFIRMED IN THE FIELD. COORDINATE WITH CIVIL ENGINEERING PLANS.
18. REVIEW DRAIN LINE AND OUTLET LOCATION WITH CONSULTING GEOTECHNICAL ENGINEER IN
THE FIELD PRIOR TO EXCAVATION WITH PERIODIC INSPECTIONS AND APPROVALS PRIO TO ANY BACKFILLING ACTIVITY.
19. ALL GRADING AND DRAINAGE SHALL MEET THE REQUIREMENTS OF THE GEOTECHNICAL REPORT AND ASSOCIATED CODE REQUIREMENTS.



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GRADING & LAYOUT PLAN

Date: 4/8/22
File name: Blom Plan.vwx

NO.	DATE	ISSUE NOTES

NO.	DATE	REV. NOTES

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DATE: 04/06/2022
SCALE: AS SHOWN
DESIGNED BY: SL
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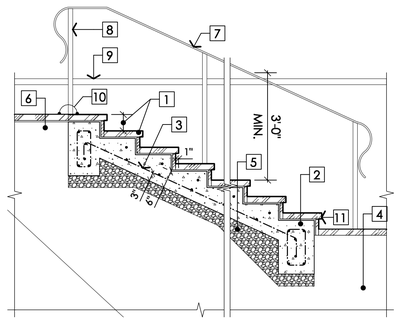
L1.1

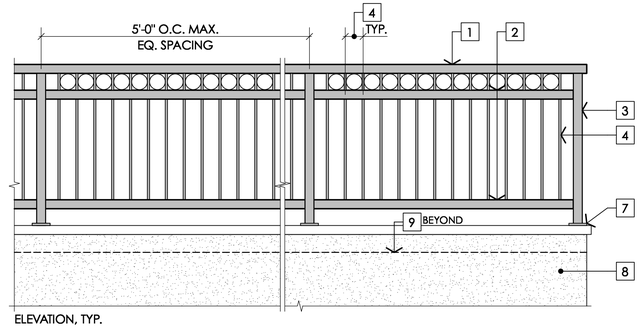


DRAWING NOTES

1. STAIR TREAD/RISER - STONE W/ MORTAR BED - SEE PLANS FOR TREAD & RISER DIMENSIONS
2. CONCRETE STAIR FOOTING - S.S.D.
3. REBAR - S.S.D.
4. APPROVED FILL PER GEOTECH - REQUIRED BENCHING NOT SHOWN
5. 4" MIN. COMPACTED AGGREGATE BASE
6. ADJACENT PAVING - SEE PLANS
7. HANDRAIL WHERE NEEDED - FLAT BAR 1/2"X2" - PAINTED BLACK
8. SQ. STEEL POST, HDG 1.5"X1.5" - PAINTED BLACK
9. SITE WALL, BEYOND - SEE PLANS
10. FLUSH
11. FLAMED EDGE @ EXPOSED EDGES

1 CONCRETE STEPS- STONE TREADS
Scale: AS INDICATED

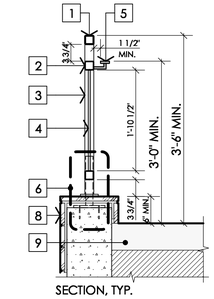
1/2" = 1' - 0"
SCALE OF FEET



ELEVATION, TYP.

A GUARDRAIL- ELEVATION
Scale: AS INDICATED

3/4" = 1' - 0"
SCALE OF FEET



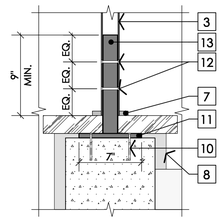
SECTION, TYP.

B GUARDRAIL- DETAIL
Scale: AS INDICATED

3/4" = 1' - 0"
SCALE OF FEET

DRAWING NOTES:

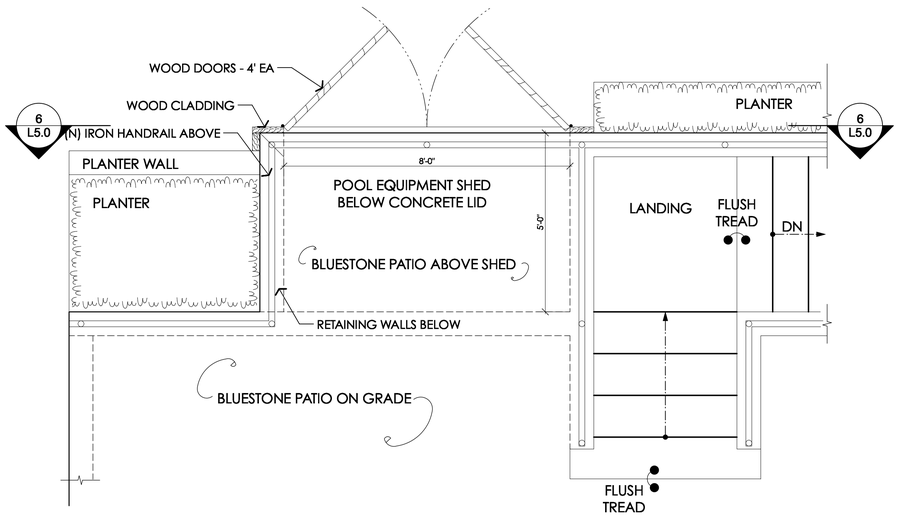
1. SQ. STEEL CAP- 2"X2", HDG
2. SQ. STEEL HORIZONTAL BAR, HDG 1"X1"
3. SQ. STEEL POST, HDG 2"X2" - S.S.D.
4. STEEL PICKETS, 1" SQ. FILET WELD TO CAP & RAIL, 4" O.C. MAX, EQ. SPACES
5. HANDRAIL - FLAT BAR 1/2"X2"
6. ATTACHMENT POST, SCREW-ANCHORS, SSD
7. ESCUTCHEON PLATE
8. STUCCO FINISH
9. ADJACENT PAVING OR PLANTING - SEE PLANS
10. (4) SCREW ANCHORS PER PLATE, COUNTERSINK HEADS FLUSH W/ PLATE - S.S.D FOR SPACING & SIZING
11. BASE PLATE ATTACHED TO SITE WALL
12. COUNTERSINK SET SCREWS
13. INTERNAL SQ. STEEL POST WELDED TO BASE PLATE - S.S.D.



C GUARDRAIL- FOOTING
Scale: AS INDICATED

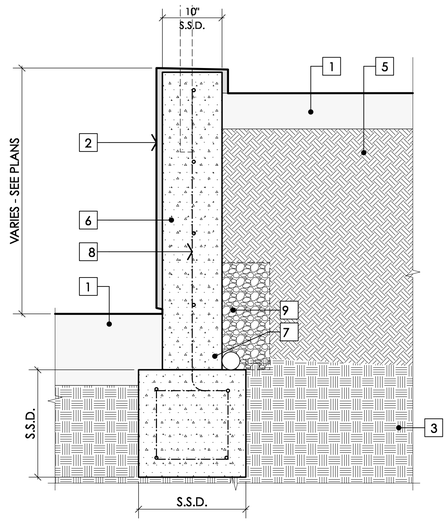
1-1/2" = 1' - 0"
SCALE OF INCHES

2 METAL GUARDRAIL
Scale: AS INDICATED



3 POOL EQUIPMENT SHED W/ PATIO ABOVE PLAN
Scale: 1/2" = 1'-0"

4 NOT USED
Scale: AS INDICATED

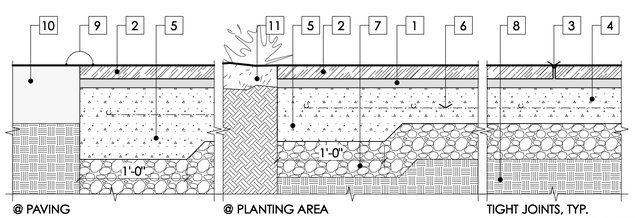


DRAWING NOTES:

1. ADJACENT PAVING OR PLANTING - SEE PLANS
2. STUCCO FINISH
3. COMPACT SUBGRADE
4. N/A
5. COMPACTED SELECT BACKFILL AND LOW PERMEABILITY BACKFILL PER GEOTECH
6. CONC. WALL & FOOTING (FOOTING TYPE- S.S.D.)
7. PERFORATED BACKDRAIN PIPE - CONNECT TO DRAINAGE SYSTEM, PER GEOTECH AND S.S.D.
8. REBAR - S.S.D.
9. DRAIN ROCK WRAPPED IN FILTER FABRIC
10. GUARDRAIL/HANDRAIL, PER APPROVED SHOP DWGS. WHERE OCCURS OR IS REQ'D. EMBEDMENT, S.S.D.

1" = 1' - 0"
SCALE OF FEET

5 SITE WALL
Scale: AS INDICATED



DRAWING NOTES

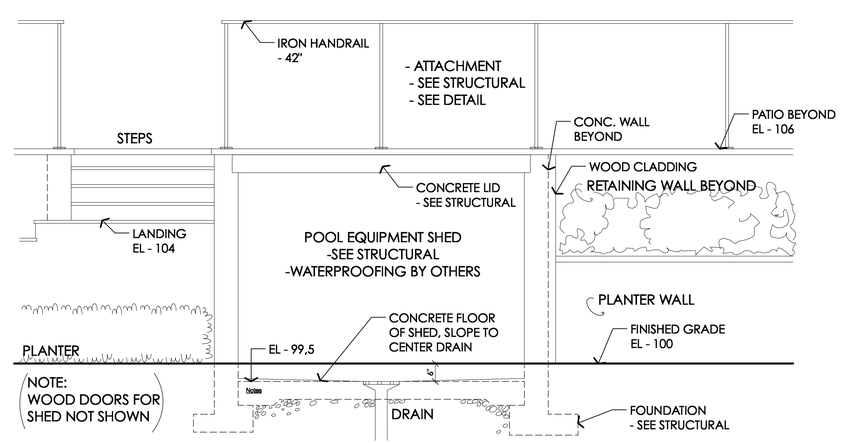
1. ±1" MIN. MORTAR SETTING BED
2. STONE PAVER - SEE NOTE E
3. MORTAR JOINTS -1/2" TYP.
4. CONCRETE BASE - SEE NOTE F
5. THICKENED EDGE - SEE NOTE G
6. REINFORCING BARS, #4 @ 12" O.C. BOTH DIRECTIONS
7. 4" MIN. AGGREGATE BASE
8. NATIVE SUBGRADE OR APPROVED FILL PER GEOTECH - V.I.F.
9. FLUSH
10. ADJACENT PAVING - SEE PLANS
11. ADJACENT PLANTING & 3" MULCH - SEE PLANS

GENRAL NOTES

A. STONE PAVING SEE STONEWORK NOTES L6.1
B. AGGREGATE BASE TO BE COMPACTED TO 95%.
C. SUBGRADE TO BE COMPACTED TO 95% RC
D. SET 10 SF. OF STONE FOR APPROVAL PRIOR TO PROCEEDING WITH ENTIRE INSTALLATION.
E. 1" THICK STONE FOR PEDESTRIAN PAVING
2" THICK STONE FOR VEHICLE PAVING
F. 4" THICK CONCRETE BASE FOR PEDESTRIAN PAVING
6" THICK CONCRETE BASE FOR VEHICLE PAVING
G. 6" THICKENED EDGE FOR PEDESTRIAN PAVING
8" THICKENED EDGE FOR VEHICLE PAVING

1-1/2" = 1' - 0"
SCALE OF INCHES

7 MORTARED STONE PAVING
Scale: AS INDICATED



6 POOL EQUIPMENT SHED W/ PATIO ABOVE ELEVATION / SECTION
Scale: 1/2" = 1'-0"

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GARY ROTH
1/31/24
4/8/22
STATE OF CALIFORNIA

CONSTRUCTION DETAILS

Date: 4/8/22
File name: Blom Plan.vwx

NO.	DATE	ISSUE NOTES

NO.	DATE	REV. NOTES

ISSUED FOR PERMIT

DATE:
04/06/2022

SCALE
AS SHOWN

DESIGNED BY
SL

DRAWN BY
GAR

CHECKED BY
SL

L5.0

POOL EQUIPMENT & FINISHES

GENERAL:
1. CONTRACTOR SHALL PROVIDE COSTING BASED UPON THE ASSUMPTIONS NOTED BELOW AS WELL AS THE PLANS SP 1.1 AND SP1.2, CIVIL/DRAINAGE PLANS C1-6 AND THE L SERIES PLANS INCLUDING LAYOUT AND FINE GRADING.

2. CONTRACTOR SHALL COORINDATE ALL UTILITIES AND CONTROLS SUCH THAT THE SYSTEM AND ITS COMPONENTS WORK TOGETHER IN A MANNER THAT IS OF THE HIGHEST QUALITY AND SIMPLE IN ITS EASE OF USE FOR THE OWNERS.

3. ADDITIONAL THOUGHTS ON EQUIPMENT AND APPROACH ARE APPRECIATED AND CAN BE ADDED AS BID ALTERNATES.

POOL LAYOUT & GRADING:
1. LAYOUT POOL AND COORDINATE ALL GRADING FOR POOL WITH GRADING REQUIREMENTS FOR THE ENTIRE PROJECT. CUT AND FILL ARE CURRENTLY ASSUMED TO BE BALANCED AND FILL PLACEMENT SHALL BE COORDINATED WITH OTHER PROJECT ELEMENTS AND INSTALLATION TO ENSURE EFFICIENT HANDLING OF MATERIALS.
   A. BID ALTERNATE - PROVIDE PRICE PER YARD FOR EXPORT OF EXCESS CUT, SHOULD IT BE REQUIRED.

POOL EQUIPMENT:
1. EQUIPMENT PAD
   A. PROVIDE UTILITY, LAYOUT AND INSTALLATION OF EQUIPMENT PAD AND COORDINATE FOUNDATION FOR SCREENING AND SOUND INSULATING STRUCTURE.

2. LIGHTS
   A. PENTAIR GLO BRITES OR EQUAL.
   B. PROVIDE ALTERNATE WITH LED LIGHTS.

3. POOL EQUIPMENT CONTROLLER
   A. PENTAIR EASY TOUCH, OR EQUAL. TO CONTROL POOL AND SPA.
   B. BID ALTERNATE - (OR PROVIDE EQUAL, PLEASE SPECIFY)
      i. JANDY PDA POOL AUTOMATION SYSTEM (IF COMPATIBLE)
         1) PDA WIRELESS HANDHELD P/S SYSTEM WITH BREAKER PANEL
         2) INCLUDES CPU BOARDS, ACTUATORS, VALVES, SENSORS, ETC.
         3) WIRELESS REMOTE CONTROLS ALL POOL FUNCTIONS, PROGRAMS, VALVES, TEMPS, ETC.
         4) INCLUDES PLUMBING AND INSTALLATION OF SYSTEM @ EQUIPMENT PAD AREA

4. CONDUIT AND WIRE
   A. AS REQUIRED TO COMPLETE THE PROJECT.
5. DRAINS
   A. (2) ANTI-VORTEX MAIN DRAINS
6. SKIMMER
7. AUTOMATIC OVERFLOW LINE
8. AUTOMATIC WATER REFILL DEVICE
   A. PROVIDE MAKE, MODEL AND SIZE.
9. HEATER
   A. PENTAIR MASTER TEMP 400 K BTU
10. FILTER
   A. PENTAIR CLEAN AND CLEAR CARTRIDGE
11. WATER QUALITY
   A. PROVIDE SALT WATER TREATMENT SYSTEM
   B. HAYWARD AQUARITE OR EQUAL
   C. BID ALTERNATE- HAYWARD AQUARITE PLUS.
12. SOLAR HEATING SYSTEM
   A. PROVIDE BID ALTERNATE TO INCLUDE A SOLAR HEATING ALTERNATIVE
13. ALL POOL/SPA PLUMBING – RETURNS & SUCTIONS RUN TO PAD LOCATION (PER PLAN)
   A. POOL RETURN INLETS (3)
   B. SWEEP LINE (1)
   C. PVC SKIMMER (1) W/ MAIN DRAIN LINE
14. SPA PLUMBING:
   A. (5) STANDARD JETS W MAIN DRAIN SUCTIONS SHARE POOL EQUIPMENT (HEATER, ETC.)
15. ALL LINES PRESSURE TESTED DURING CONSTRUCTION
   A. ALL LINES /CONDUIT LIGHT RUNS – RUN TO PAD LOCATION

POOL FINISHES
FINAL DECISION ON ALL FINISHES WILL BE PER APPROVED SAMPLE AND BUDGET.
1. COPING
   A. STONE COPING - C.T. BLUESTONE - EXPOSED CUT EDGES, GUAGED THICKNESS AND THERMAL FINISH @ ALL SURFACES EXPOSED TO VIEW.

2. TILE
   A. INCLUDE TILE RATED FOR USE IN SWIMMING POOLS AT:
      i. WATER LINE, SPA TOP BEAM AND COVER BEAM.
      ii. BASE BID - PORCELAIN TILES -6"X6" OR LARGER AS REQUIRED FOR MINIMIZING CUTTING AND ELIMINATING SMALL TILE SLIVERS.
      iii. STANDARD TO MATCH PLASTER.
      iv. BID ALTERNATE - PROVIDE BUDGET ALLOWANCE FOR UPGRADES UTILIZING STONE, GLASS AND MOSAIC TYPE TILES PENDING OWNER SELECTION.
3. PLASTER
   A. DARK PLASTER, GREY TO BLACK.

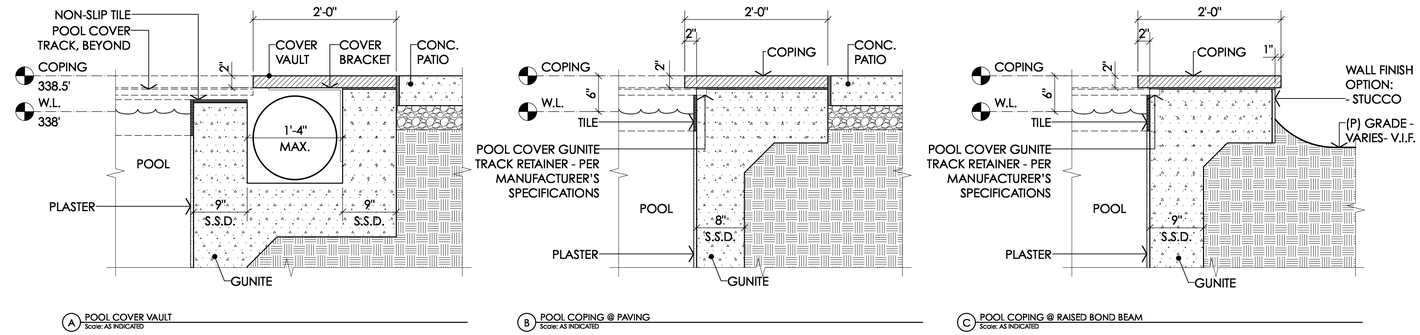
POOL COVER
INCLUDE COMPLETE AUTO POOL SAFETY COVER BUILD W/ GUNITE VAULT
1. AUTO COVER LID
   A. WALK ON STAINLESS STEEL BRACKETS WITH COPING TO MATCH ADJACENT COPING MATERIALS.

2. AUTOMATIC SAFETY POOL COVER VAULT
   A. PROVIDE DRAINAGE FROM COVER VAULT TO APPROVED DRAINAGE SYSTEM.
   B. PROVIDE BUILDING MOUNTED SWITCH FOR COVER OPENING AND CLOSING.
3. MAKE
   A. POOL COVERS INC. INFINITY 4000-
      The Infinty 4000™ is compliant with : ISPSC 305.1 & 303.4, IAPMO 415.1.3 & 415.0, ASHRAE7.4.1
   B. MODEL/TYPE: AUTOMATIC UNDERTRACK
   C. COLOR - PER APPROVED SAMPLE -
      i. BID ASSUMPTION - CHARCOAL GRAY

POOL STARTUP, MAINTENANCE, AND WARRANTY
1. POOL FILL
   A. PROVIDE COST FOR WATER TRUCKED IN TO FILL POOL.

2. MAINTENANCE - EQUIPMENT AND CHEMICALS START UP.
   A. 90-DAY INITIAL SERVICE INCLUDING CHEMICALS, ALL REQUIRED MAINTENANCE VISITS.

3. PROVIDE MINIMUM 1 YEAR WARRANTY ON ALL INSTALLED EQUIPMENT AND OPTION FOR EXTENDED WARRANTY ON WORKMANSHIP.



1 POOL COPING DETAILS
Scale: AS INDICATED

1 0 1" = 1' - 0" 1 2
SCALE OF FEET

GENERAL NOTES:

1. POOL CONSTRUCTION TO COMPLY WITH: CBC 2019 CODE, CFC CODE, ELECTRICAL CODE.

2. COORDINATE EXCAVATION AND POOL DRAINAGE REQUIREMENTS WITH GEOTECHNICAL ENGINEER.

3. CONTRACTOR TO COORDINATE INSTALLATION AND REQUIREMENTS FOR LIGHTING, POOL EQUIPMENT PLUMBING, ELECTRICAL AND ALL OTHER NON-STRUCTURAL ITEMS NOT SHOWN. PROVIDE A MINIMUM OF 1 1/2" CLEARANCE AROUND ALL PIPING.

4. COORDINATE DETAILS AND ELEVATIONS OF SITE WORK AND POOL WITH ARCHITECT'S AND ENGINEER'S DRAWINGS

5. SOIL PREPARATION FOR SITE IMPROVEMENTS SUPPORTED ON GRADE SHALL BE AS RECOMMENDED BY THE GEOTECHNICAL REPORT.

6. PLUMBING AND ELECTRICAL WORK FOR THE SWIMMING POOL SHALL BE INSTALLED BY A CONTRACTOR LICENSED IN THE STATE OF CALIFORNIA TO PERFORM THAT WORK. FOLLOW MANUFACTURER'S REQUIREMENTS AND THE APPLICABLE SECTIONS OF THE CALIFORNIA ELECTRICAL AND PLUMBING CODES.

7. SAFETY POOL COVER SHALL MEET ASTM F1346-91. INSTALL AS RECOMMENDED BY THE POOL COVER MANUFACTURER WITH STAINLESS STEEL FASTENERS. COORDINATE POOL COVER HOUSING DIMENSIONS WITH POOL COVER MANUFACTURER'S SPECIFICATIONS.

8. SUCTION GRATES COVER SHALL MEET ASME/ANSI A12.19.8

GROUNDING NOTE:
1. ALL POOL SLAB REINFORCING AND RETAINING WALL REINFORCING STEEL AND ALL OTHER METAL ITEMS SUCH AS HANDRAILS IN THE POOL AND WITHIN 5'-0" OF THE POOL WATER SHALL BE BONDED TO THE COMMON POOL GROUNDING GRID WITH A BARE COPPER WIRE NOT SMALLER THAN #8 AWG.

ELECTRICAL NOTE:
1. INSTALL A WATERPROOF GROUND FAULT CIRCUIT INTERRUPT PROTECTED RECEPTACLE 10FT. MINIMUM AND 20 FT. MAXIMUM FROM THE POOL WATER 2'-0" ABOVE GRADE.

PLUMBING NOTE:
1. SWIMMING POOL SHALL HAVE AT LEAST TWO CIRCULATION DRAINS PER PUMP. PUMP SHALL BE HYDRAULICALLY BALANCED AND SYMETRICALLY PLUMBED THROUGH ONE OR MORE "T" FITTINGS. DRAINS SHALL HAVE A MINIMUM 3 FT. SEPARATION BETWEEN THEM. SUCTION OUTLETS THAT ARE LESS THAN 12" IN DIAMETER ACROSS SHALL BE COVERED WITH ANTI-ENTRAPMENT DEVICES PER ASME/ANSI STANDARD A112.19.8. ADDITIONAL SAFTEY DEVICES INSTALLED IN THE SWIMMING POOL OR SPA SHALL MEET THE STANDARDS AS PUBLISHED IN:

   "GUIDELINES FOR ENTRAPMENT HAZARDS: MAKING POOLS AND SPAS SAFER",PUBLICATION DOCUMENT NO. 363, MARCH 2005,
   UNITED STATES CONSUMER PRODUCTS SAFETY COMMISSION.
   HEALTH & SAFTEY CODE 115928 AND CBC 3109.4.4.8.

2. SUCTION OUTLETS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ANSI/APSP-7

CONTRACTOR NOTE:
1. CONCRETE FOR THE SWIMMING POOL SHALL BE SHOTCRETE

2. DRAINAGE DETAILS MAY BE SCHEMATIC AND INCOMPLETE, REFER TO THE TEXT AND DRAWINGS IN THE GEOTECHNICAL REPORT & CIVIL DRAWINGS FOR ACTUAL MATERIALS AND INSTALLATION.

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Landscape Architecture

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LICENSED LANDSCAPE ARCHITECT
GARY LAMOTTE
1/31/24
4/6/22
STATE OF CALIFORNIA

POOL DETAILS AND NOTES

Date: 4/8/22
File name: Blom Plan.vwx

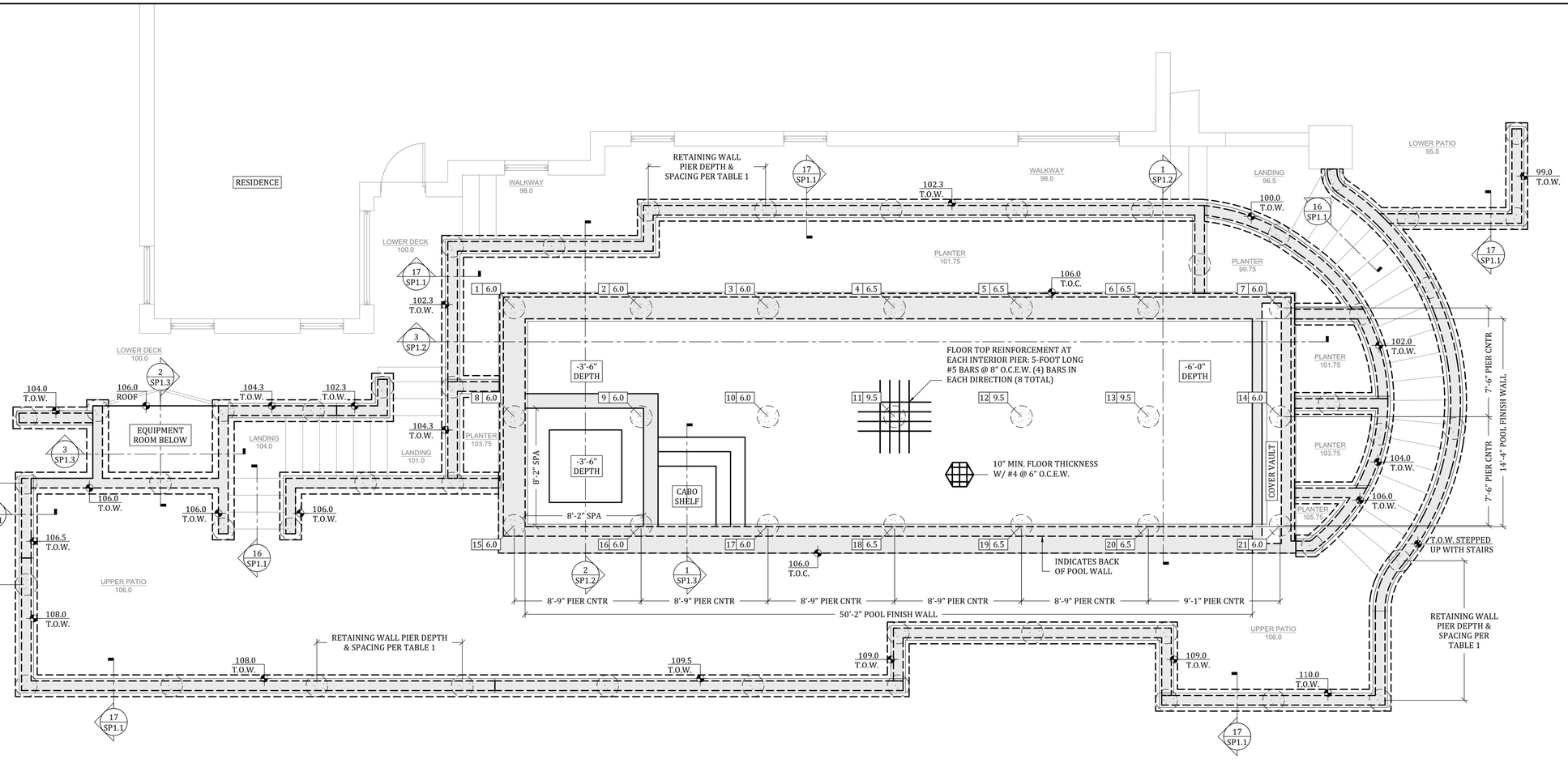
NO.	DATE	ISSUE NOTES

NO.	DATE	REV. NOTES

DATE:
04/06/2022
SCALE
AS SHOWN
DESIGNED BY
SL
DRAWN BY
GAR
CHECKED BY
SL

ISSUED FOR PERMIT

L5.2



FOR RETAINING WALL LOCATION DIMENSIONS SEE NOTE 1

1 PIER RETAINING WALL SITE PLAN

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

GENERAL

1. ALL DIMENSIONS & WALL ELEVATIONS SHOULD BE FIELD VERIFIED PRIOR TO STARTING WORK. REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR FINAL WALL LOCATIONS AND DIMENSIONS. NOTIFY LENEHAN ENGINEERING OF ANY DISCREPANCIES.
2. ALL APPLICABLE STATE, LOCAL LAWS, AND CODES SHALL BE FOLLOWED.
3. STRUCTURAL DECKS ARE NOT TO BE SUPPORTED, OR STRUCTURALLY CONNECTED, TO THE RETAINING WALLS. WALLS ARE NOT DESIGNED WITH ADDITIONAL LOADING FROM NEARBY STRUCTURES OTHER THAN STRUCTURES SHOWN IN THESE DRAWINGS. IF WALLS NEED TO SUPPORT DECKING, OR OTHER STRUCTURES, NOTIFY LENEHAN ENGINEERING.
4. DECKING: EXPANSION JOINT OF MASTIC OR OTHER SEPARATOR SHOULD BE PLACED BETWEEN CONCRETE DECKS AND RETAINING WALLS AND SHOULD EXTEND THE FULL DEPTH OF THE DECK.
   CANTILEVER DECKS: PLACE A BOND BREAK AT THE TOP OF THE RETAINING WALL AND BELOW THE CANTILEVER DECK SUCH AS 30# ROOF FELT, HEAVY BROWN PAPER OR OTHER EQUIVALENT.
5. ANY FIELD CONDITIONS THAT ARE NOT CONSISTENT WITH THIS PLAN SHOULD BE BROUGHT TO THE ATTENTION OF LENEHAN ENGINEERING.
6. IF A RAMP IS CUT TO REMOVE SOIL FROM THE EXCAVATION, INCREASE VERTICAL REINFORCEMENT TO #4@6"O.C. IN THE RAMP AREA. INCREASE HORIZONTAL REINFORCEMENT TO #4@6"O.C. AND EXTEND THE REINFORCEMENT AT LEAST 3 FEET BEYOND THE EDGE OF THE RAMP.
7. THE PROJECT SOILS REPORT, DESCRIBED IN BASIS OF DESIGN, SHALL BE USED FOR ANY SOILS RELATED CRITERIA SUCH AS GRADING AND PIER DEPTHS.
8. WALL DRAINAGE MAY CONSIST OF A 12 INCH GRAVEL DRAIN WRAPPED IN A FILTER FABRIC, OR A DRAINAGE COMPOSITE. DRAIN BOTH OPTIONS TO A 4" Ø PERFORATED PIPE. DISCHARGE AT 1% SLOPE TO EXISTING DRAINAGE SYSTEM.

BASIS OF DESIGN

9. 2019 CALIFORNIA BUILDING CODE; ACI 318
10. GEOTECHNICAL STUDY REPORT: "POOL AND LANDSCAPE IMPROVEMENTS", SALEM HOWES ASSOCIATES, DATED: DECEMBER 13, 2021, PROJECT NUMBER: 2105023
    A. LATERAL EARTH PRESSURE: 35 PCF, OUTWARD HYDROSTATIC PRESSURE: 63 PCF.
    B. PIER SKIN FRICTION: 900 PSF (BEDROCK)
    C. PASSIVE PRESSURE: 800 PCF, OVER 2 PIER DIA.
    D. CREEP FORCES: 45 PCF (APPLIED TO UPPER 2 FEET).
    E. PIER DEPTHS TO BE DETERMINED BY SOILS ENGINEER OF RECORD AND SHALL EXTEND TO A MINIMUM DEPTH OF 6 FEET INTO COMPETENT BEARING STRATUM, OR THE MINIMUM STRUCTURAL DEPTHS CONTAINED ON SP1.0, WHICHEVER IS GREATER.
    F. POOL FLOOR SHALL BE UNDERLAIN BY A 4-INCH GRAVEL LAYER CONSISTING OF 3/4" CRUSHED GRAVEL OR CLASS II PERMEABLE BASE WHICH SHOULD BE PLACED OVER MIRAFI 140N FILTER FABRIC, OR EQUIVALENT.
    G. A HYDROSTATIC RELIEF VALVE SHALL BE INSTALLED IN THE DEEPEST PORTION OF THE SWIMMING POOL TO ALLOW THE DISSIPATION OF HYDROSTATIC PRESSURES.

CONCRETE

10. CONCRETE: FOR USE IN THE DRILLED PIERS, RETAINING WALL GRADE BEAMS, RETAINING WALL STEM, EQUIPMENT ROOM ROOF.
11. CEMENT SHALL CONFORM TO CBC SECTION 1903.1, ACI 318 CHAPTER 19, ACI 336, ASTM C 150.
12. NORMAL WEIGHT CONCRETE SHALL BE MIXED AND PROPORTIONED IN ACCORDANCE WITH ACI 301. CEMENT TO AGGREGATE, IN DRY WEIGHT, SHALL NOT BE LESS THAN 1 TO FIVE.
13. MINIMUM COMPRESSIVE STRENGTH, F'c = 3,000 PSI @ 28 DAYS (BASED ON 2,500 PSI DESIGN STRENGTH, NOT REQUIRING SPECIAL INSPECTIONS).
14. AGGREGATE: ¾" MAX.; W/C RATIO: 0.60 WITH 6" SLUMP
15. CEMENT CONTENT: 500 LBS/YDS MIN (2,500 PSI CONCRETE), 550 LBS/YDS MIN (3,000 PSI CONCRETE).
16. CONCRETE TO BE PLACED ON OR AGAINST FIRM UNDISTURBED SOIL.
17. FLY ASH MAY BE USED PROVIDED THE FLY ASH CONTENT DOES NOT EXCEED 15% OF THE CEMENTITIOUS MATERIAL CONTENT. FLY ASH SHALL BE ASTM C618, CLASS C OR F.

SHOTCRETE (GUNITE)

18. SHOTCRETE (GUNITE): FOR USE IN THE SWIMMING POOL. GUNITE IS A COMMON TERM THAT REFERS TO THE SHOTCRETE DRY MIX PROCESS AND IS ACCEPTABLE TO USE WITH THIS PLAN.
19. GUNITE CEMENT TO AGGREGATE PROPORTIONS SHOULD NOT BE LESS THAN 1 TO 5 AND SHOULD CONFORM TO CBC 1908 AND ACI 506.
20. MINIMUM COMPRESSIVE STRENGTH, F'c = 2,500 PSI @ 28 DAYS.
21. MINIMUM WALL THICKNESS IS 8 INCHES.
22. KEEP GUNITE DAMP CONTINUOUSLY FOR 14 DAYS.
23. GROUND ALL ELECTRICAL ELEMENTS PRIOR TO PLACING GUNITE.
24. REBOUND IS NOT TO BE USED WITHIN THE POOL STRUCTURE.

REINFORCEMENT

25. REINFORCEMENT SHOULD BE PLACED IN ACCORDANCE WITH CBC 1908.4 AND ACI 318 CHAPTER 25 AND BE ASTM A615 GRADE 40 OR BETTER FOR #3 AND #4 BARS, GRADE 60 FOR #5 AND GREATER.
26. SPLICES ARE TO BE LAPPED A MINIMUM OF 48 BAR DIAMETERS WITH A 2 ½-INCH MINIMUM CLEARANCE BETWEEN PARALLEL BARS. CONTACT SPLICING MAY BE USED PROVIDED SPLICED BARS ARE IN THE SAME PLANE AND PARALLEL TO THE DIRECTION OF THE GUNITE SHOOTING. SPLICES ARE TO BE LAPPED A MINIMUM OF 24 INCHES.
27. ALL BENDS ARE TO BE SHARP.
28. 3 INCH MINIMUM CLEARANCE IS REQUIRED BETWEEN REINFORCEMENT AND SOIL AND A 2 INCH CLEARANCE BETWEEN REINFORCEMENT AND WATER OR EXPOSED TO AIR. PIER REINFORCEMENT CAGES SHOULD BE COMPLETELY ENCASED IN CONCRETE USING APPROPRIATE SPACERS AS NECESSARY.
29. DO NOT STRUCTURALLY TIE THE BOND BEAM AND CONCRETE DECK TOGETHER.

DRILLED PIER PLACEMENT

30. DRILLED PIER EXCAVATION SHOULD BE INSPECTED AND APPROVED BY THE SOILS ENGINEER OF RECORD.
31. AFTER DRILLED PIERS HAVE BEEN APPROVED, PIERS SHOULD BE FILLED WITH CONCRETE IMMEDIATELY. DO NOT ALLOW THE TOP OF THE PIER TO MUSHROOM. THE USE OF A SONOTUBE TO CREATE A STRAIGHT SHAFT IS ACCEPTABLE.
32. CONCRETE SHOULD NOT BE ALLOWED TO FREE FALL MORE THAN 6 FEET AND SHOULD BE CENTERED IN THE REINFORCEMENT CAGE TO AVOID SEPARATION OF THE CONCRETE. PLACE CONCRETE CONTINUOUSLY FOR EACH PIER.
33. IF WATER IS ENCOUNTERED IN THE PIER EXCAVATION, CONCRETE MUST BE PLACED BY TREMIE METHOD. AS WITH OTHER METHODS, THE TREMIE PLACEMENT SHOULD NOT BE INTERRUPTED AND PLACED CONTINUOUSLY FOR EACH PIER.

PIER CALLOUT KEY

PIER NUMBER — # # — REQUIRED PIER DEPTH (FT) INTO BEDROCK

DEPTHS INDICATED AT EACH PIER CALLOUT ARE DEPTHS INTO BEDROCK DESCRIBED IN THE GEOTECHNICAL REPORT; TO BE DETERMINED BY SOILS ENGINEER OF RECORD. FINAL DEPTHS MAY EXCEED THE MINIMUM DEPTHS INDICATED.

ABBREVIATION LEGEND

TYP	TYPICAL	VERT	VERTICAL
EMBED	EMBEDMENT	HORIZ	HORIZONTAL
CLR	CLEARANCE	TRANS	TRANSVERSE
CNTR	CENTER	LONG	LONGITUDINAL
O.C.	ON CENTER	REINF	REINFORCEMENT
E.W.	EACH WAY	RBB	RAISED BOND BEAM
S.A.D.	SEE ARCHITECTURAL DETAILS	T.O.W.	TOP OF WALL
MIN	MINIMUM	T.O.C.	TOP OF COPING
MAX	MAXIMUM	(E)	EXISTING

REQUIRED SPECIAL INSPECTIONS

1. DRILLED PIER INSPECTION BY SOILS ENGINEER.
2. DRILLED PIER REINFORCEMENT INSPECTION.

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REGISTERED PROFESSIONAL ENGINEER KYLE A. LENEHAN No. 82227 STATE OF CALIFORNIA

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STRUCTURAL ENGINEERING
PIER POOL & RETAINING WALLS PLAN

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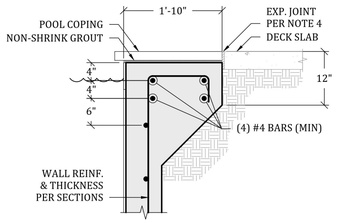
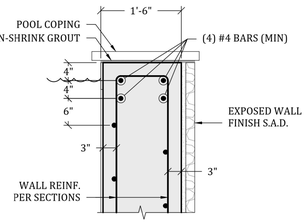
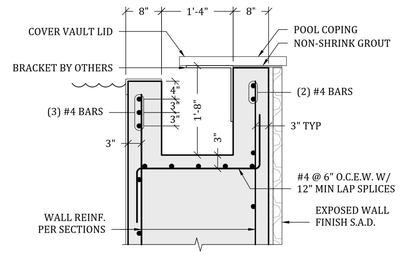
Page: 1 OF 4
Scale: AS NOTED
Project #: V0121
Date: MARCH 10, 2022
Engineer: K. LENEHAN



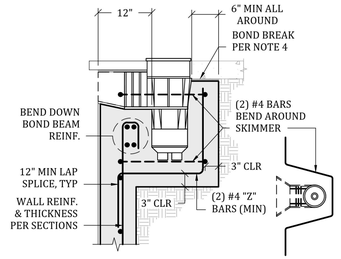
1 TYPICAL BOND BEAM — NOT TO SCALE



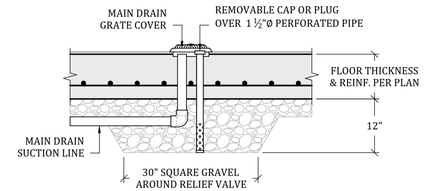
2 FREESTANDING BOND BEAM — NOT TO SCALE



3 POOL COVER VAULT — NOT TO SCALE

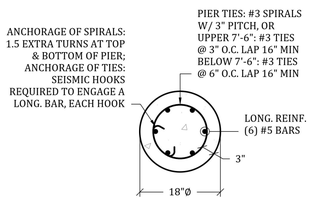


4 SKIMMER OR AUTO-FILL — NOT TO SCALE

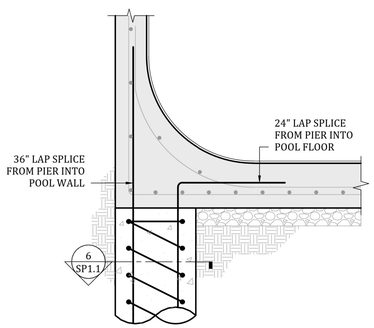


NOTE: A HYDROSTATIC RELIEF VALVE SHALL BE INSTALLED IN THE DEEPEST PORTION OF THE SWIMMING POOL TO ALLOW THE DISSIPATION OF HYDROSTATIC PRESSURES.

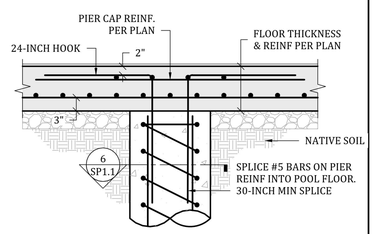
5 HYDROSTATIC PRESSURE RELIEF — NOT TO SCALE



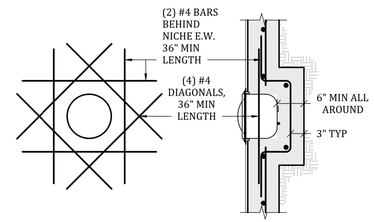
6 CAST-IN-PLACE PIER (SWIMMING POOL) — NOT TO SCALE



7 PIER AT POOL WALL — NOT TO SCALE

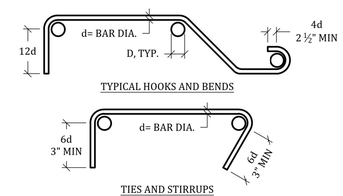


8 POOL INTERIOR PIER — NOT TO SCALE



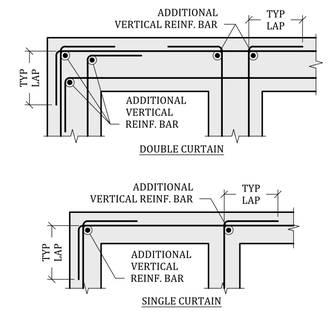
DETAIL MAY BE OMITTED FOR NICHE LESS UNDERWATER LIGHTS

9 LIGHT NICHE — NOT TO SCALE

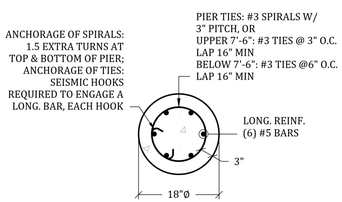


BAR	MAIN REINF. BARS D =	TIES & STIRRUPS D =
#3	6d	1½"
#4	6d	2"
#5	6d	2½"
D = MINMUM INSIDE BEND DIAMETER		

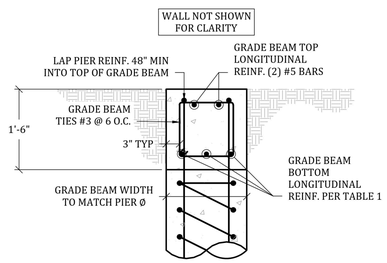
10 REINFORCEMENT BENDS — NOT TO SCALE



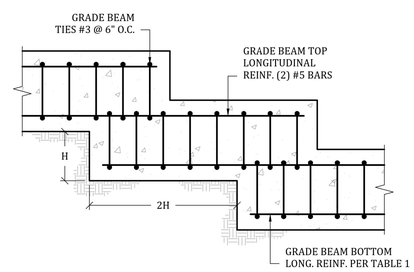
11 REINFORCEMENT CORNERS — NOT TO SCALE



12 CAST-IN-PLACE PIER (RETAINING WALL) — SCALE: 3/4" = 1'-0"

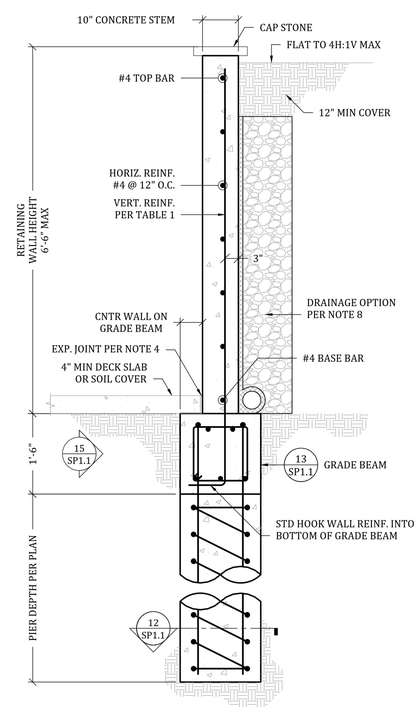


13 PIER RETAINING WALL GRADE BEAM — SCALE: 3/4" = 1'-0"

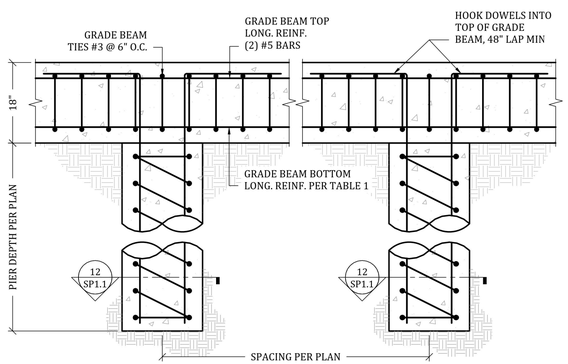


14 STEPPED GRADE BEAM — SCALE: 3/4" = 1'-0"

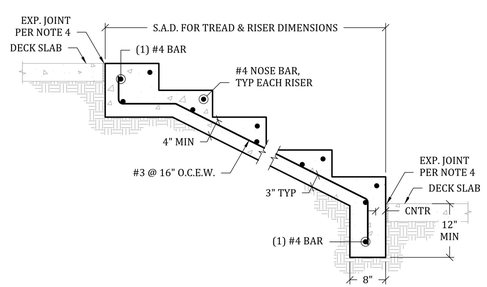
TABLE 1 - RETAINING WALL SCHEDULE				
WALL HEIGHT (FT)	VERT. REINF.	GRADE BEAM BOTTOM LONG. REINF.	MIN. PIER DEPTH	MAX PIER SPACING
UP TO 2'-6"	#4 @ 12" O.C.	(3) #6	6'-0"	10'-0"
2'-7" TO 5'-0"	#4 @ 12" O.C.	(3) #6	8'-6"	10'-0"
5'-1" TO 6'-6"	#4 @ 6" O.C.	(3) #6	8'-6"	6'-0"



17 PIER SUPPORTED RETAINING WALL - 6'-6" MAX HEIGHT — SCALE: 3/4" = 1'-0"



15 RETAINING WALL GRADE BEAM AND PIER SECTION — SCALE: 3/4" = 1'-0"



16 TYPICAL STAIR SECTION — SCALE: 3/4" = 1'-0"

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Client: KARIN BLOM
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STRUCTURAL ENGINEERING
POOL & RETAINING WALL DETAILS

Project #: V0121
Scale: AS NOTED
Engineer: K. LENEHAN
Date: MARCH 10, 2022
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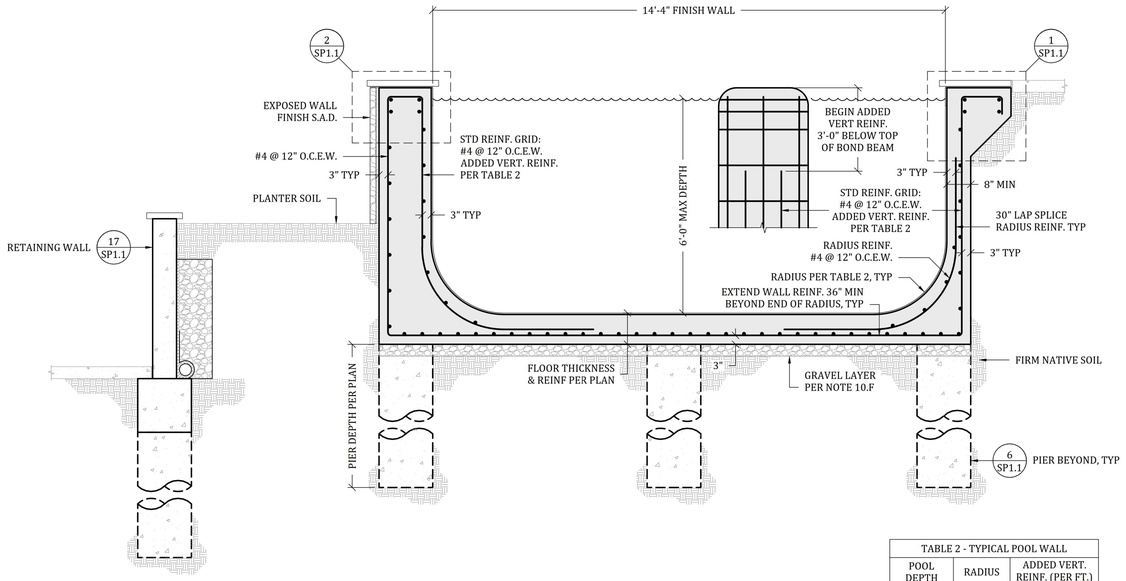
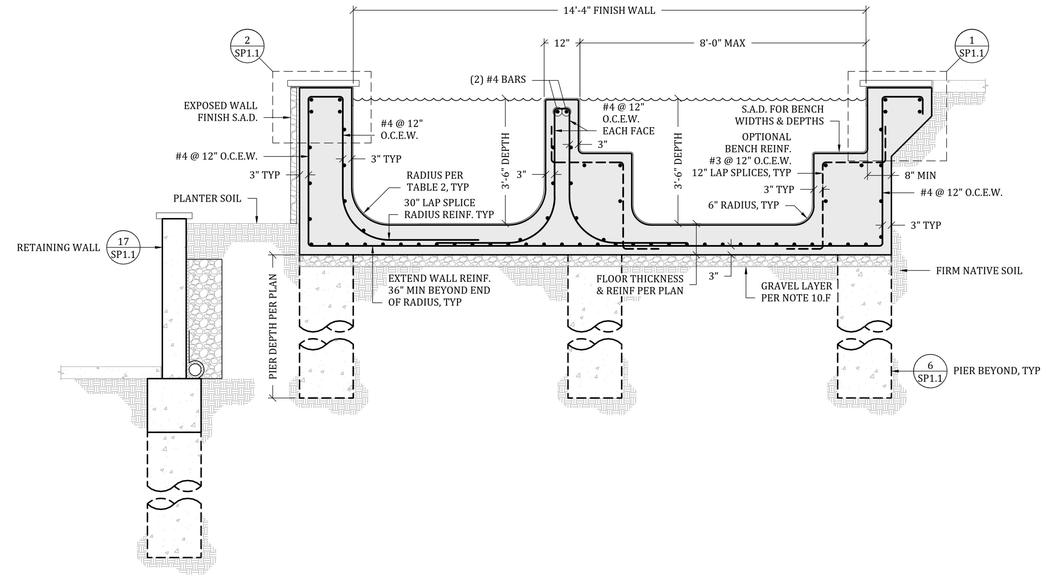
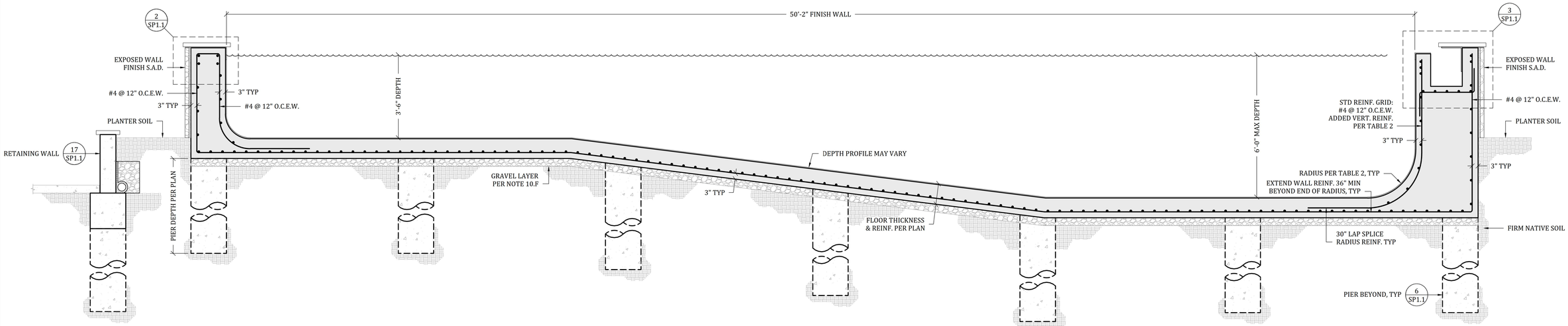


TABLE 2 - TYPICAL POOL WALL		
POOL DEPTH	RADIUS	ADDED VERT. REINF. (PER FT.)
4'-0"	1'-0"	STD. GRID
5'-0"	2'-0"	(1) #4
6'-0"	2'-0"	(1) #4

1 POOL SECTION SCALE: 1/2" = 1'-0"



2 POOL SECTION SCALE: 1/2" = 1'-0"



3 POOL SECTION SCALE: 1/2" = 1'-0"

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VALID ONLY WITH EXPIRATION DATE AND SIGNATURE

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STRUCTURAL ENGINEERING
POOL SECTIONS

Project #: V0121
Scale: AS NOTED
Engineer: K. LENEHAN
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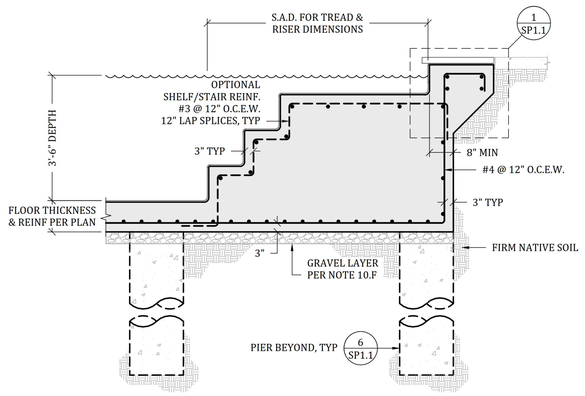
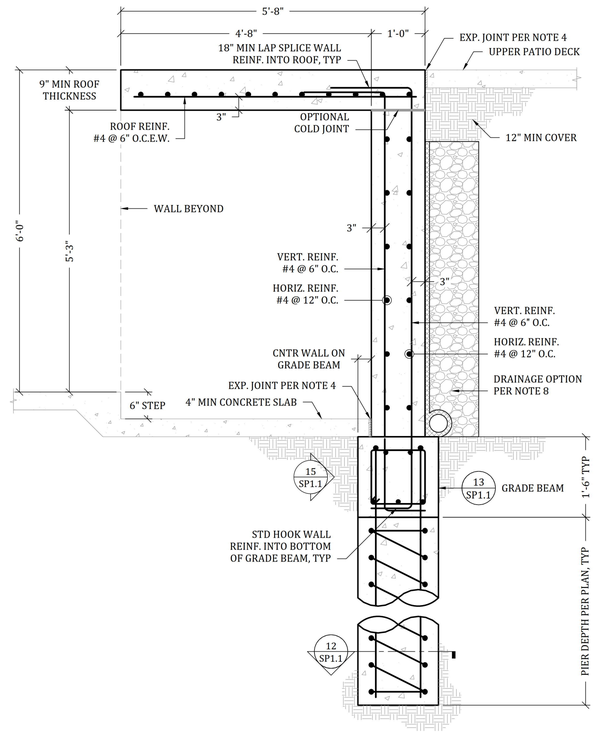
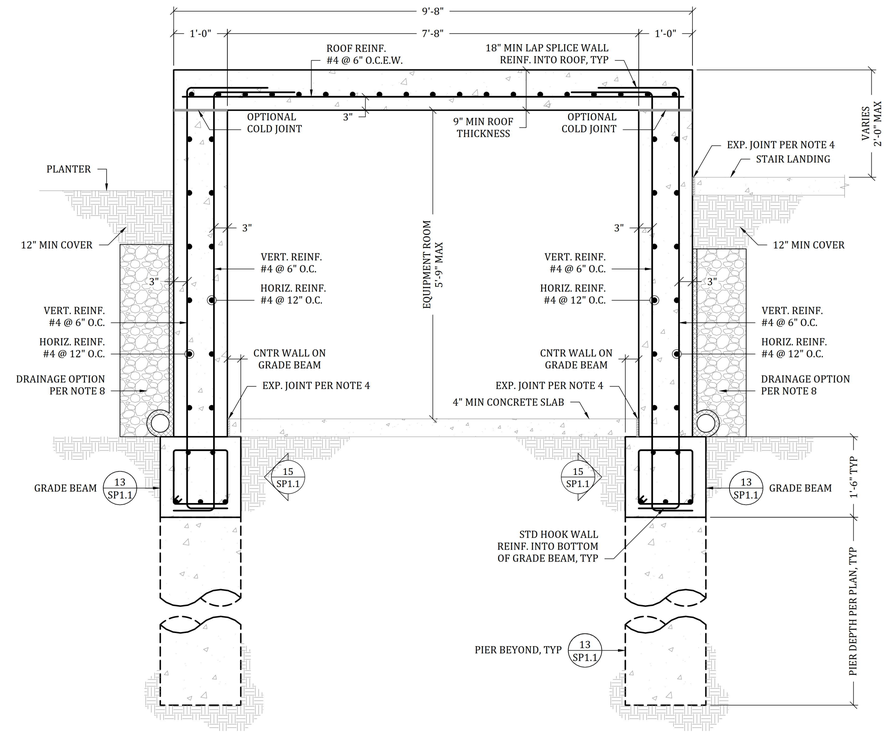


1 POOL STAIR SECTION SCALE: 1/2" = 1'-0"



2 POOL EQUIPMENT ROOM SECTION SCALE: 3/4" = 1'-0"



3 POOL EQUIPMENT ROOM SECTION SCALE: 3/4" = 1'-0"

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STRUCTURAL ENGINEERING
POOL & EQUIPMENT ROOM SECTIONS

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Page: 4 OF 4
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Project #: V0121
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Engineer: K. LENEHAN

GENERAL NOTES

1. ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS, STANDARD PLANS AND THE MARIN COUNTY STANDARD PLANS - UNIFORM CONSTRUCTION STANDARDS (UCS). (LATEST REVISION) FOR ANY WORK TO BE PERFORMED ON THE RIGHT-OF-WAY, THE CURRENT COUNTY OF MARIN STANDARD SPECIFICATIONS AND STANDARDS.
2. CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF SAN ANSELMO, ENGINEERING DEPARTMENT BEFORE STARTING WORK.
3. THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER TO COORDINATE FOR INSPECTIONS 48 HOURS BEFORE STARTING WORK. THE TOWN OF SAN ANSELMO AND THE OWNERS WILL DETERMINE INSPECTIONS FOR REQUIRED NOTIFICATIONS AND APPROVALS BASED ON THE CONDITIONS OF THE PROJECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UNDERGROUND SERVICE ALERT (U.S.A.) CALL TOLL-FREE 800-227-2600 AT LEAST 72 HOURS PRIOR TO EXCAVATION. THE CONTRACTOR SHALL UNCOVER EXISTING BURIED UTILITIES WITH UTILITY OWNER TO VERIFY LOCATIONS AND ELEVATIONS OF UTILITIES. BURIED UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER, SEWER, ELECTRICAL, GAS AND TELEPHONE. ALL UTILITIES CONFLICTING WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED PRIOR TO START OF CONSTRUCTION.
5. RESTORATION OF EXISTING SURFACING DUE TO CONSTRUCTION OF TRENCHES SHALL BE GOVERNED BY THE CONDITIONS IN MARIN COUNTY SPECIFICATIONS AND UCS.
6. TOWN'S ENGINEERING DEPARTMENT MAY REQUIRE ADDITIONAL WORK OR FACILITIES IN THE COURSE OF THE FINAL APPROVAL AND OF THE CONSTRUCTION OF PROJECT IN ORDER FOR THE IMPROVEMENTS TO REASONABLY PROVIDE FOR THE INTENDED FUNCTION OR FOR PUBLIC SAFETY.
7. ALL PROPERTY CORNERS AND OTHER PERMANENT MONUMENTS DISTURBED DURING THE PROCESS OF CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE ONLY. THE TYPES, LOCATIONS, SIZES AND DEPTHS OF EXISTING UNDERGROUND FACILITIES AS SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE ENGINEER AND THE TOWN OF SAN ANSELMO ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND FACILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR FACILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THOSE FACILITIES SHOWN AND ANY WHICH MAY EXIST AND ARE NOT SHOWN PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL EXPOSE ALL UNDERGROUND FACILITIES THAT ARE TO BE CONNECTED TO OR THAT ARE IN THE PATH OF THE PROPOSED IMPROVEMENTS FOR VERIFICATION OF ELEVATION AND LOCATION BY DESIGN ENGINEER AND SHALL DETERMINE THAT THERE IS NO CONFLICT PRIOR TO COMMENCING CONSTRUCTION OF THAT PORTION OF THE WORK AND/OR ANY UPSTREAM WORK THAT WOULD BE AFFECTED BY A CONFLICT WITH THE EXISTING FACILITIES. IF THERE IS INTERFERENCE WITH PLAN UTILITY LOCATION THEN ADJUSTMENT OF NEW UTILITY GRADES ARE REQUIRED. THE ADJUSTED GRADE SHALL BE RECOMMENDED BY THE PROJECT/DESIGN ENGINEER IN WRITING AND SHALL BE APPROVED IN WRITING BY THE DESIGN ENGINEER AND THE TOWN OF SAN ANSELMO PRIOR TO INSTALLATION.
9. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, MEMBER AGENCIES, THE ENGINEER, AND THE TOWN HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
10. UNAUTHORIZED CHANGES OR USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS.
11. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
12. IF CONSTRUCTION IS PERFORMED EARLIER THAN APRIL 15 OR LATER THAN OCTOBER 15 IN ANY GIVEN YEAR, AN APPROVED SILTATION CONTROL PLAN, DESIGNED BY A CIVIL ENGINEER OR APPROVED, COMPETENT INDIVIDUAL IS REQUIRED.
13. THE CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS FOR ANY PRIVATE PROPERTY ADJACENT TO THE WORK AREA THROUGHOUT THE PERIOD OF CONSTRUCTION.
14. NO TREES SHALL BE REMOVED FROM THE SITE PRIOR TO OBTAINING A TREE REMOVAL PERMIT FROM THE TOWN OF SAN ANSELMO.

CONSTRUCTION NOTES

1. VARIANCES FROM STANDARD DETAILS OF THESE PLANS REQUIRE THE PRIOR WRITTEN APPROVAL OF THE TOWN OF SAN ANSELMO AND ENGINEER OF RECORD.
2. THE PROJECT ENGINEER SHALL HAVE FORTY-EIGHT (48) HOURS NOTICE FOR ANY REQUIRED INSPECTIONS.
3. UNAUTHORIZED CHANGES AND USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS.
4. THE CONTRACTOR SHALL PROVIDE FOR ADEQUATE DUST CONTROL AT ALL TIMES. SEDIMENT AND SILT CONTROL MUST BE MAINTAINED BY THE CONTRACTOR ON A DAILY BASIS BY SWEEPING AND WATERING WITH RECLAIMED WATER IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY. NO MUD OR DEBRIS MAY ACCUMULATE IN ANY OF THE SITE ADJACENT STREETS.
5. IN ACCORDANCE WITH THE TOWN'S NOISE ORDINANCE, NOISE-GENERATING CONSTRUCTION ACTIVITY, INCLUDING THE USE OF POWER TOOLS SHALL BE LIMITED TO BETWEEN 8 A.M. AND 5 P.M., MONDAY THROUGH FRIDAY. CONSTRUCTION IS NOT ALLOWED ON SATURDAYS, SUNDAY, OR HOLIDAYS. ALL CONSTRUCTION VEHICLES OR EQUIPMENT, FIXED OR MOBILE, SHALL BE EQUIPPED WITH PROPERLY OPERATING AND MAINTAINED MUFFLERS.
6. ALL STORM DRAIN UTILITY TRENCHING SHALL BE PER THE UCS STANDARD PLANS AND SPECIFICATIONS.
7. SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
8. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FROM THE LOCAL AGENCY OR BY THE ENGINEER OF ANY DEVIATIONS OR CHANGES IN THESE PLANS WITHOUT OFFICIAL APPROVAL OF THE CIVIL ENGINEER SHALL ABSOLVE THE CIVIL ENGINEER OF ANY AND ALL RESPONSIBILITY OF SAID DEVIATION OR CHANGE. THE CONTRACTOR MUST NOTIFY THE ENGINEER IN WRITING OF ANY PROPOSED CHANGE OR REVISION, FROM THE APPROVED PLAN SET.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY NOTIFY THE TOWN OF SAN ANSELMO, AGENCY INSPECTOR'S AND THE CIVIL ENGINEER UPON DISCOVERY OF ANY FIELD OR PLAN CONFLICTS.
10. ALL CONTRACTORS SHALL BE PROVIDED A COMPLETE SET OF PLANS THAT INCLUDES ALL DRAWINGS AND REPORTS PREPARED BY ALL CONSULTANTS ON THIS PROJECT IN CONJUNCTION WITH ANY BIDDING OR CONSTRUCTION ASPECT.
11. THE ENGINEER OF RECORD TAKES NO RESPONSIBILITY FOR ANY UNAUTHORIZED DUPLICATION OF INFORMATION THAT MAY APPEAR ON ANOTHER PLAN OR MAP.
12. ALL QUANTITIES AND PAY ITEMS ARE AND WILL BE BASED ON HORIZONTAL MEASUREMENTS.
13. LENGTHS OF STORM DRAIN AND WATERLINE ARE HORIZONTAL DISTANCES FROM CENTER TO CENTER OF STRUCTURES, ROUNDED TO THE NEAREST TENTH.
14. THE CONSTRUCTION OF ALL GRAVITY UNDERGROUND LINES (STORM DRAINS AND SANITARY SEWER) SHALL BE INITIATED AT THE MOST DOWNSTREAM END, UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL AND ANY PERMITS REQUIRED BY THE TOWN OF SAN ANSELMO, COUNTY OR STATE AGENCIES. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO KEEP ALL PERMITS FOR THIS SITE CURRENT.
16. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPING AND OTHER OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTER, AND SIDEWALKS; AND AVOIDING ANY ABRUPT OR APPARENT CHANGES IN GRADE OR CROSS SLOPE, LOW SPOTS, OR HAZARDOUS CONDITIONS.
17. TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "TRAFFIC CONTROLS IN CONSTRUCTION MAINTENANCE WORK ZONES" BY THE U.S. DEPARTMENT OF TRANSPORTATION.
18. THE CONTRACTOR OR HIS REPRESENTATIVE MUST APPLY BEST MANAGEMENT PRACTICES DURING CONSTRUCTION TO ENSURE COMPLIANCE WITH THE CLEAN WATER ACT AND MCSTOPP STANDARDS.
19. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE (BY ANY MEANS NECESSARY) ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED ON THESE PLANS OR AS DIRECTED BY THE ENGINEER.

DRAINAGE NOTES

1. CONTRACTORS SHALL PERFORM WATER FLOW TESTS AT ALL GRADES OF DRIVEWAY LESS THAN 1% SLOPES AND AT SAGS TO ENSURE PROPER DRAINAGE.
2. STORM DRAINAGE STATION AND OFFSETS ARE TO THE CENTER OF STRUCTURES.
3. PIPE SLOPES AND DISTANCES ARE MEASURED FROM THE CENTER OF STRUCTURE TO THE CENTER OF THE STRUCTURE.
4. ALL STORM DRAIN PIPE 4"-12" TO BE PVC SDR-26 CONFORMING TO REQUIREMENTS OF ASTM D-3034.
5. ALL STORM DRAIN PIPE 15" AND GREATER SHALL BE ADS HDPE DOUBLE WALL PIPE OR EQUAL.
6. STORM DRAIN TRENCHING PER UCS STANDARDS.

SANITARY SEWER NOTES

a. ALL SEWER RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE ROSS VALLEY SANITATION DISTRICT (RVSD) STANDARD PLANS AND SPECIFICATIONS.
b. INDEPENDENT OF A BUILDING PERMIT, A SEWER PERMIT FROM THE DISTRICT IS REQUIRED FOR ALL PROPOSED SEWER LATERAL CONNECTIONS OUTSIDE THE DWELLING FOOTPRINT. THE CONTRACTOR SHALL APPLY FOR A SEWER PERMIT AT THE DISTRICT OFFICE PRIOR TO THE START OF WORK.
c. NOTIFY THE SANITATION DISTRICT 72-HOURS PRIOR TO THE START OF SANITARY SEWER CONSTRUCTION.
d. IT IS RECOMMENDED THAT A CCTV INSPECTION IS DONE FOR BOTH UPSTREAM AND DOWNSTRAM PORTIONS OF THE EXISTING SEWER LATERALS, FROM THE POINT OF CONNECTION, TO ASSESS THE CONDITION OF THE EXISTING SERVICE LINE.

GRADING NOTES

1. NO GRADING SHALL BE COMMENCED PRIOR TO OBTAINING A GRADING PERMIT FROM THE TOWN OF SAN ANSELMO, ENGINEERING DEPARTMENT. NO MASS GRADING SHALL BE PERFORMED BETWEEN OCTOBER 15 AND MAY 15, WITHOUT PRIOR WRITTEN CONSENT FROM THE TOWN ENGINEER. SITE GRADING IS LIMITED TO MAY 15 TO SEPTEMBER 15, WITHOUT PRIOR WRITTEN CONSENT FROM THE TOWN ENGINEER.
2. THE GEOTECHNICAL ENGINEER SHALL SUPERVISE ALL GRADING AND SPECIFY LOCATIONS FOR UTILITY TRENCH DAMS AS NECESSARY.
3. ALL PERMANENT FILL SLOPES SHALL BE CONSTRUCTED AT SLOPES OF 2:1 OR FLATTER.
4. ALL GRADED BANK TOPS AND TOES SHALL BE ROUNDED.
5. ALL BANKS AND ALL GRADED AREAS SHALL BE TREATED PER EROSION CONTROL PLAN BY OCTOBER 1ST, OR AS DIRECTED BY TOWN ENGINEER.
6. EXCESS MATERIAL TO BE PLACED AT THE DIRECTION OF THE OWNER.
7. ALL TREES TO BE SAVED, WITHIN OR ADJACENT TO THE DESIGNATED GRADING AREA SHALL BE FENCED AT THEIR DRIP LINES. SEE TREE PROTECTION NOTES AND CONDITIONS OF APPROVAL.
8. ALL IMPORTED FILL SHALL BE INSPECTED AND CERTIFIED AS CLEAN FILL BY THE GEOTECHNICAL ENGINEER.
9. ALL EARTHWORK AND SITE GRADING OPERATIONS INCLUDING CUTTING, FILLING, DRAINAGE PROVISIONS, AND ROADWAY CONSTRUCTION SHALL BE PERFORMED UNDER THE OBSERVATION, AND APPROVAL OF A REPRESENTATIVE OF THE PROJECT GEOTECHNICAL ENGINEER DURING ACTUAL FIELD OPERATIONS AND SHALL CONFORM TO THE RECOMMENDATIONS SET FORTH IN THE PROJECT GEOTECHNICAL REPORT AND RECOMMENDATIONS.
10. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO PERFORMING ANY GRADING WORK.
11. LIMIT OF GRADING SHALL BE SURVEYED AND MARKED ON SITE. ALL TREES DESIGNATED FOR PRESERVATION WITHIN AND IMMEDIATELY ADJACENT TO THE LIMIT OF GRADING SHALL BE FLAGGED AND FENCED BEFORE GRADING. SEE TREE PROTECTION NOTES AND CONDITIONS OF APPROVAL.
12. GRASS, WEEDS AND ALL ROOTS SHALL BE REMOVED BY STRIPING TO A MINIMUM DEPTH SPECIFIED BY THE GEOTECHNICAL ENGINEER. THE STRIPING SHALL BE STOCKPILED AT THE SITE FOR USE AS TOPSOIL IN PLANTING AREAS.
13. STOCKPILES OF EXCESS FILL MATERIALS SHALL BE MAINTAINED IN A MANNER SO AS DUST, MUD OR SILTATION DO NOT CAUSE IRRITATION OR HARM BEYOND LIMITS OF GRADING. SUCH STOCKPILES SHALL NOT BE PERMITTED BETWEEN OCTOBER 15 AND APRIL 1 OF THE YEARLY CALENDAR.
14. THE CONTRACTOR IS RESPONSIBLE FOR ALL NOTIFICATIONS REQUIRED IN THE SOILS ENGINEER AGREEMENT LETTER SIGNED BY THE DEVELOPER AND SOILS ENGINEER.
20. 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 AND A QUALIFIED ARCHEOLOGIST WILL BE BROUGHT TO THE SITE FOR AN ASSESSMENT OF THE RESOURCES. THE ARCHEOLOGIST WILL COORDINATE WITH THE CITY OF MILL VALLEY PLANNING DEPARTMENT TO DETERMINE APPROPRIATE MITIGATION. SUCH MEASURES MAY INCLUDE AVOIDANCE, REMOVAL, AND PRESERVATION, AND/OR RECORDATION IN ACCORDANCE WITH ACCEPTED PROFESSIONAL ARCHAEOLOGICAL PRACTICE.
21. THE PROJECT CIVIL ENGINEER SHALL OBSERVE THE PLACEMENT OF ALL SUBDRAIN CONNECTIONS AND CLEANOUTS, THE LOCATION OF WHICH SHALL BE SHOWN ON THE RECORD DRAWINGS (AS-BUILTS)

PROJECT SAFETY REQUIREMENTS

1. AT ALL TIMES DURING CONSTRUCTION AND MAINTENANCE (INCLUDING TEMPORARY OR PERMANENT FACILITIES), THE CONTRACTOR AND OWNER SHALL USE PROPER PROCEDURES COMPLYING WITH ALL BUILDING CODES, STATE LAWS, THE NATIONAL ELECTRIC CODE (NEC), THE NATIONAL ELECTRIC SAFETY CODE (ESC), GENERAL INDUSTRY SAFETY ORDERS (GISO), CONSTRUCTION SAFETY ORDERS (CSO), AND THE FEDERAL AND STATE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA AND CAL-OSHA) REQUIREMENTS.

2. STRICT COMPLIANCE WITH STATE LAW REGARDING WORKING CLEARANCES WITH ELECTRIC LINE AND GAS LINES IS MANDATORY. UNDER NO CIRCUMSTANCE OR DURING ANY ACTIVITY SHOULD AN UNQUALIFIED PERSON(S) OR THING(S) MAY COME WITHIN TEN (10) FEET, ANY DIRECTION OF LIVE OVERHEAD ELECTRIC LINES OR HIGH PRESSURE GAS LINES, UNLESS EFFECTIVE SAFEGUARDS ARE PUT IN PLACE.

3. THE OPERATION OF EQUIPMENT SUCH AS CRANES, DERRICKS, DRILLING RIGS, LOADERS, EXCAVATORS, OR OTHER SIMILAR EQUIPMENT IN WHICH ANY PART OF WHICH IS CAPABLE OF VERTICAL, LATERAL OR SWINGING MOTION IS FORBIDDEN TO OPERATE WITHIN TEN (10) FEET ANY DIRECTION OF LIVE OVERHEAD ELECTRIC LINES OR UNDERGROUND GAS LINES. UNDER TITLE 8 OF THE CALIFORNIA CODE OF REGULATION, THE GENERAL CONTRACTOR, OWNERS, AND SUB CONTRACTORS ARE LEGALLY RESPONSIBLE FOR SAFETY OF CONSTRUCTION WORKERS, WHICH CARRIES CRIMINAL AND CIVIL LIABILITY.

4. THE OWNER, GENERAL CONTRACTOR, AND THE ASSOCIATION RESPONSIBLE FOR THE TEMPORARY WORK IN THE VICINITY OF ELECTRIC AND GAS LINES MUST NOTIFY THE OPERATOR OF THE LINE(S) AND PG&E AT LEAST 48 HOURS BEFORE THE WORK BEGINS. NO WORK SHALL BEGIN UNTIL THE PERSONS RESPONSIBLE FOR THE TEMPORARY WORK AND PG&E HAVE MADE SATISFACTORY ARRANGEMENTS TO DE-ENERGIZE, GROUND, MOVE, OR RELOCATE THE LINE TO PREVENT ACCIDENTAL CONTACT. GAS LINES MUST BE SHUT DOWN OR HAVE PG&E PERSONNEL ONSITE DURING ALL EXCAVATION TO AVOID ACCIDENTAL CONTACT. SIGNS INDICATING THAT OVERHEAD LINES AND UNDERGROUND GAS LINES ARE WITHIN THE WORK ZONE MUST BE INSTALLED, APPROVED BY PG&E AND LOCATED CONSPICUOUSLY ON SITE DURING CONSTRICTION.

5. THE GENERAL CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE PROJECT, INCLUDING SAFETY OF ALL PERSONNEL CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

6. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE REQUIREMENTS OF THE DIVISION OF INDUSTRIAL SAFETY PERTAINING TO "CONFINED SPACE". ANY MANHOLE, CULVERT, DROP INLET OR TRENCH THAT IS NOT READILY VENTILATED MAY BE CONSIDERED "CONFINED SPACE".

7. THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE, AND FIRE DEPARTMENTS AT THE JOB SITE.

8. THE CONTRACTOR SHALL PROVIDE LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY AND TO MAINTAIN TRAFFIC CONTROL AT ALL TIMES.

SANITARY SEWER NOTES

1. ALL SEWER CONSTRUCTION AND CONNECTIONS SHALL BE IN ACCORDANCE WITH THE SANITARY DISTRICT STANDARD SPECIFICATIONS AND DRAWINGS.
2. THE CONTRACTOR SHALL NOTIFY THE DISTRICT 48 HOURS PRIOR TO STARTING ANY SEWER WORK.
3. FOR ANY WORK IN A PUBLIC STREET, THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT THE TOWN OF SAN ANSELMO DEPARTMENT OF ENGINEERING.
4. THE CONTRACTOR SHALL POTHOLE ALL UNDERGROUND UTILITIES AND SEWERS PRIOR TO ANY TRENCHING OPERATIONS.
5. THE CONTRACTOR SHALL SHORE ALL EXCAVATIONS IN ACCORDANCE WITH APPLICABLE SAFETY ORDERS.
6. ALL 4" GRAVITY SEWER LATERALS SHALL BE PVC (C-900) HAVING A DR-18. JOINTS AND FITTING TO BE PREMANUFACTURED WITH SAME MATERIAL.
7. ANY VIOLATION OF THE DISTRICT'S PROCEDURES, ORDINANCE, RULES OR REGULATIONS WILL RESULT IN A HOLD BEING PLACED ON THE PROJECT CONSTRUCTION AND POSSIBLY A FINE OR IMPRISONMENT PER THE CITY'S SANITARY CODE.

GRADING QUANTITIES

1. ESTIMATED GRADING QUANTITIES:
   FILL: 54.9 CU.YD.
   CUT: 123.2 CU.YD.
   NET: 68.3 CU.YD. (EXPORT).
   TOTAL: 178.1 CU.YD.

   THE CONTRACTOR SHALL BE AWARE THAT THE EXCAVATION AND FILL QUANTITIES SHOWN ON THE PLANS OR AVAILABLE IN THIS OFFICE ARE BASED ON THE BEST INFORMATION AVAILABLE. THE ENGINEER, HOWEVER, TAKES NO RESPONSIBILITY FOR SHORTAGES OR EXCESSES IN CUTS AND FILLS. THESE QUANTITIES CAN VARY BASED ON THE CONDITIONS OF THE AREA AT THE TIME OF TOPOGRAPHIC SURVEY, AND CONDITIONS DURING THE COURSE OF CONSTRUCTION. CONDITIONS AND METHODS OF OPERATION CAN VARY GREATLY AND AFFECT THE QUANTITIES INDICTED. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS OWN CUT AND FILL QUANTITIES.

TOPOGRAPHIC INFORMATION

SURVEY INFORMATION USED IN THE DESIGN WAS PROVIDED BY STEPHEN J. FLATLAND, L.S., DATED OCTOBER, 2015, AND PAUL KROHN, P.E., DATED MAY, 2021.

VERTICAL CONTROL:

ELEVATIONS ARE BASED ASSUMED DATUM 100.00' AT DOOR THRESHOLD AS SHOWN ON THE TOPOGRAPHIC MAPS PREPARED BY THE ABOVE.

HORIZONTAL CONTROL:

BOUNDARY IS FROM RECORD INFORMATION, AND HAS BEEN LOCATED ON THE TOPOGRAPHY BY THE PROJECT LAND SURVEYOR. THIS IS NOT A BOUNDARY SURVEY.

PLAN INDEX

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SYMBOLS

SECTION TAG:
2 / Cx.x — DRAWING NUMBER / SHEET NUMBER

DETAIL TAG:
2 / Cx.x — DETAIL NUMBER / SHEET NUMBER

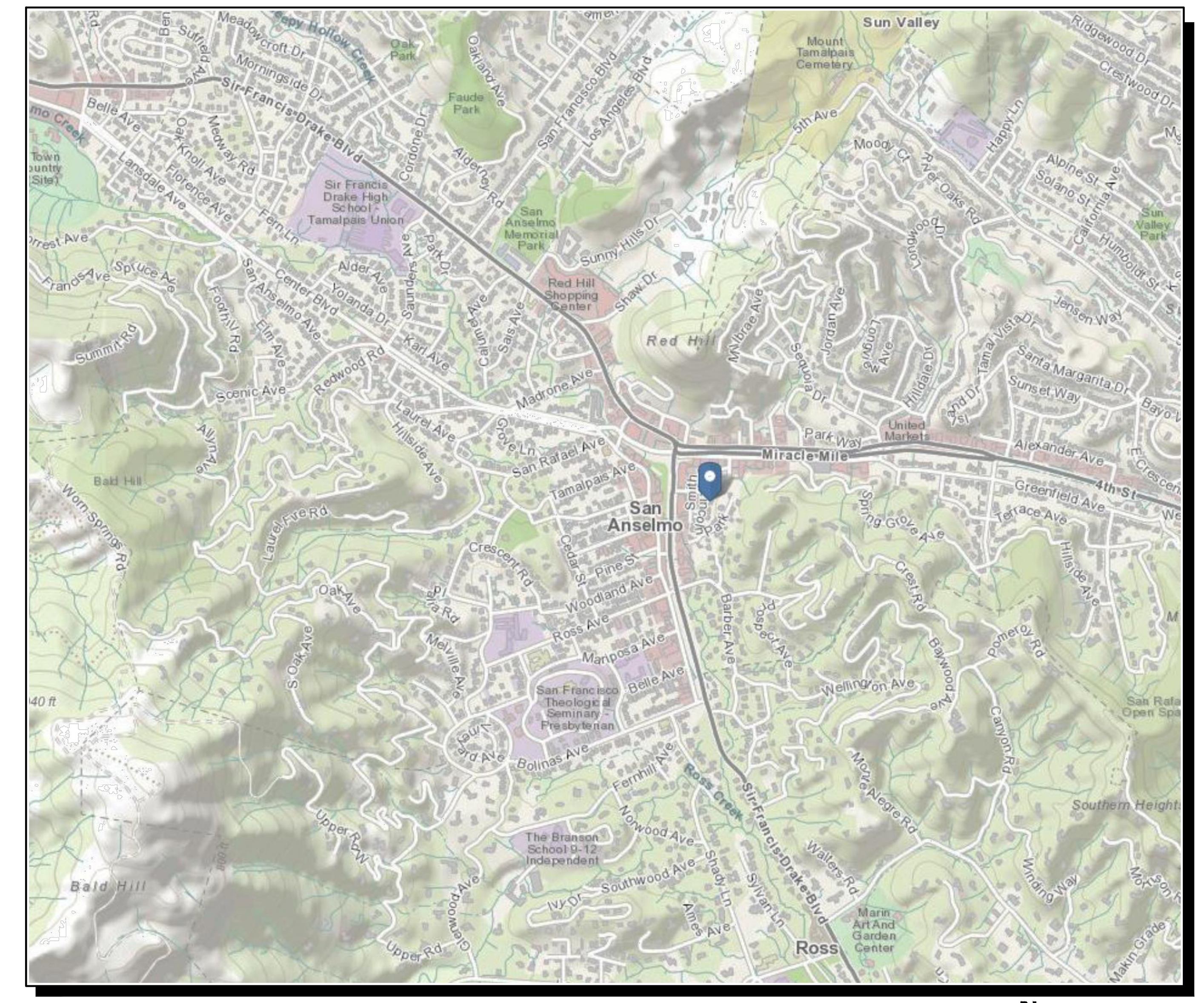
1 (triangle) — REVISION NUMBER

2 (diamond) — KEY NOTE

DIMENSION TO FACE OF FINISH

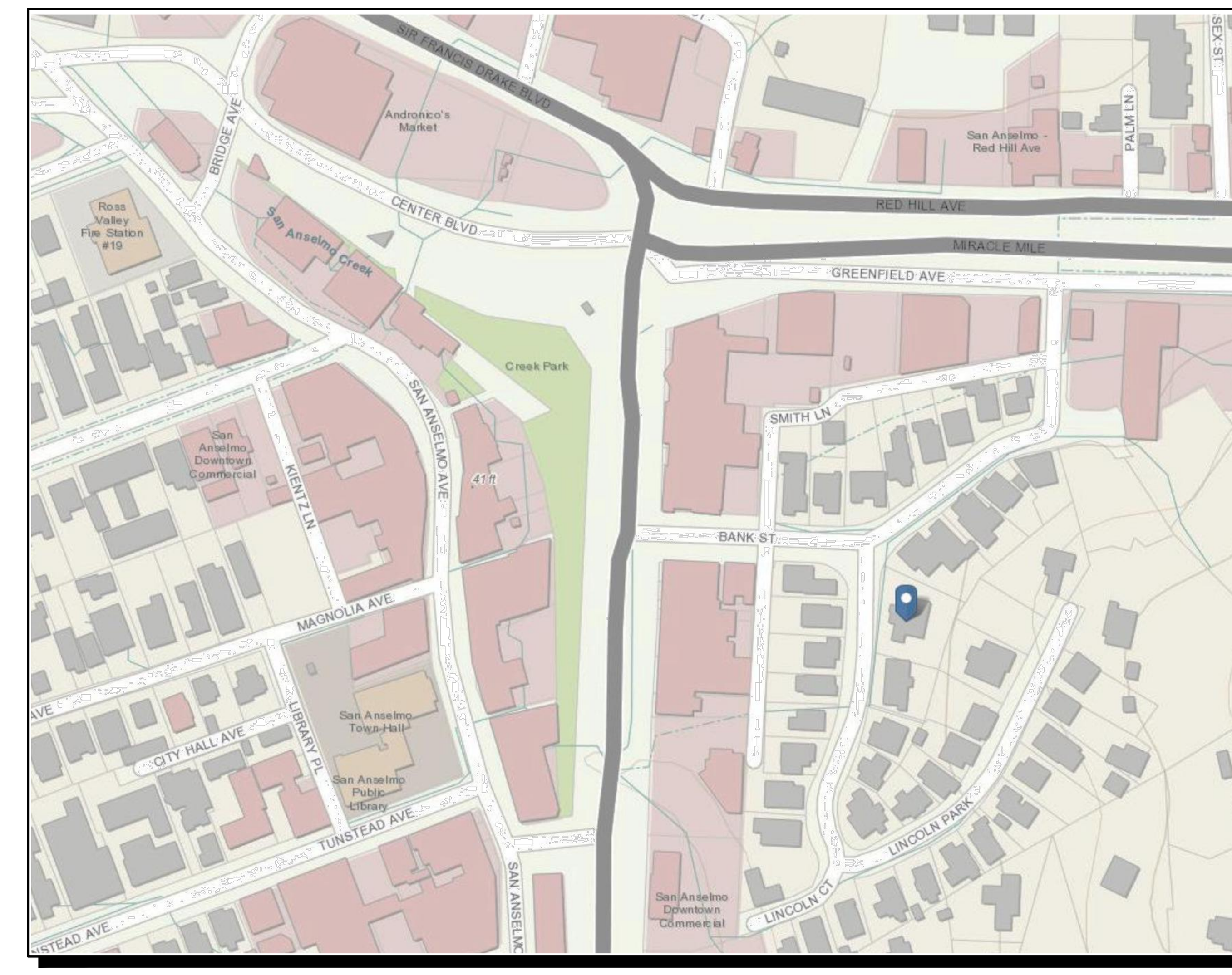
ABBREVIATIONS:

CO	CLEAN OUT
DN	DOWN
F.F.	FINISH FLOOR ELEVATION
FL	FLOW LINE
IE	INVERT ELEVATION
LF	LINEAR FOOT
N	NEW
RE	RIM ELEVATION
SD	STORM DRAIN
S	SLOPE
S.A.P.	SEE ARCHITECTURAL PLANS
SS	SANITARY SEWER
TC	TOP OF CURB
TW	TOP OF WALL ELEVATION



AREA MAP
SCALE: 1" = 3000'

N



VICINITY MAP
SCALE: 1" = 200'

N

DESIGN TEAM:

PROJECT OWNER:	LANDSCAPE ARCHITECT:	CIVIL ENGINEER:	GEOTECHNICAL:
JAMES AND KARIN BLOM 31 LINCOLN PARK SAN ANSELMO, CA 94960	ROTH LAMOTTE LANDSCAPE ARCHITECTURE 56 MANOR ROAD FAIRFAX, CA 94930 T: (415) 451-8211 F: (415) 482-7609 CONTACT: SHELBY LAMOTTE	VIA ATELIER, INC. 9 BROOKSIDE CT. SAN ANSELMO, CA T: (415) 774-6716 E: VLAD@VIA-ENG.COM CONTACT: VLAD IOJICA	SALEM HOWES ASSOCIATES, INC. 1620 GRANT AVENUE, STE. 2, NOVATO, CA T: (415) 892-8528 CONTACT: E. VINCENT HOWES

CALL BEFORE YOU DIG 1-800-227-2600 USA UNDERGROUND SERVICE ALERT 1-800-227-2600

Revisions: | Date: | By:

Sheet Title: CONSTRUCTION NOTES, ABBREVIATIONS

Project: BLOM RESIDENCE

Address: 31 LINCOLN PARK, SAN ANSELMO, CA 94960, A.P.N. NO: 006-254-07

REGISTERED PROFESSIONAL ENGINEER VLAD G. IOJICA C 73861 Exp. 6-30-23 CIVIL STATE OF CALIFORNIA

4/6/2022 Date:

Plans Prepared By:
VIA Atelier, Inc.
Civil Engineering - Consulting
9 Brookside Ct., San Anselmo, CA 94960
Ph:(415) 774-6716 E:vlad@via-eng.com

JOB NO: 2203.a

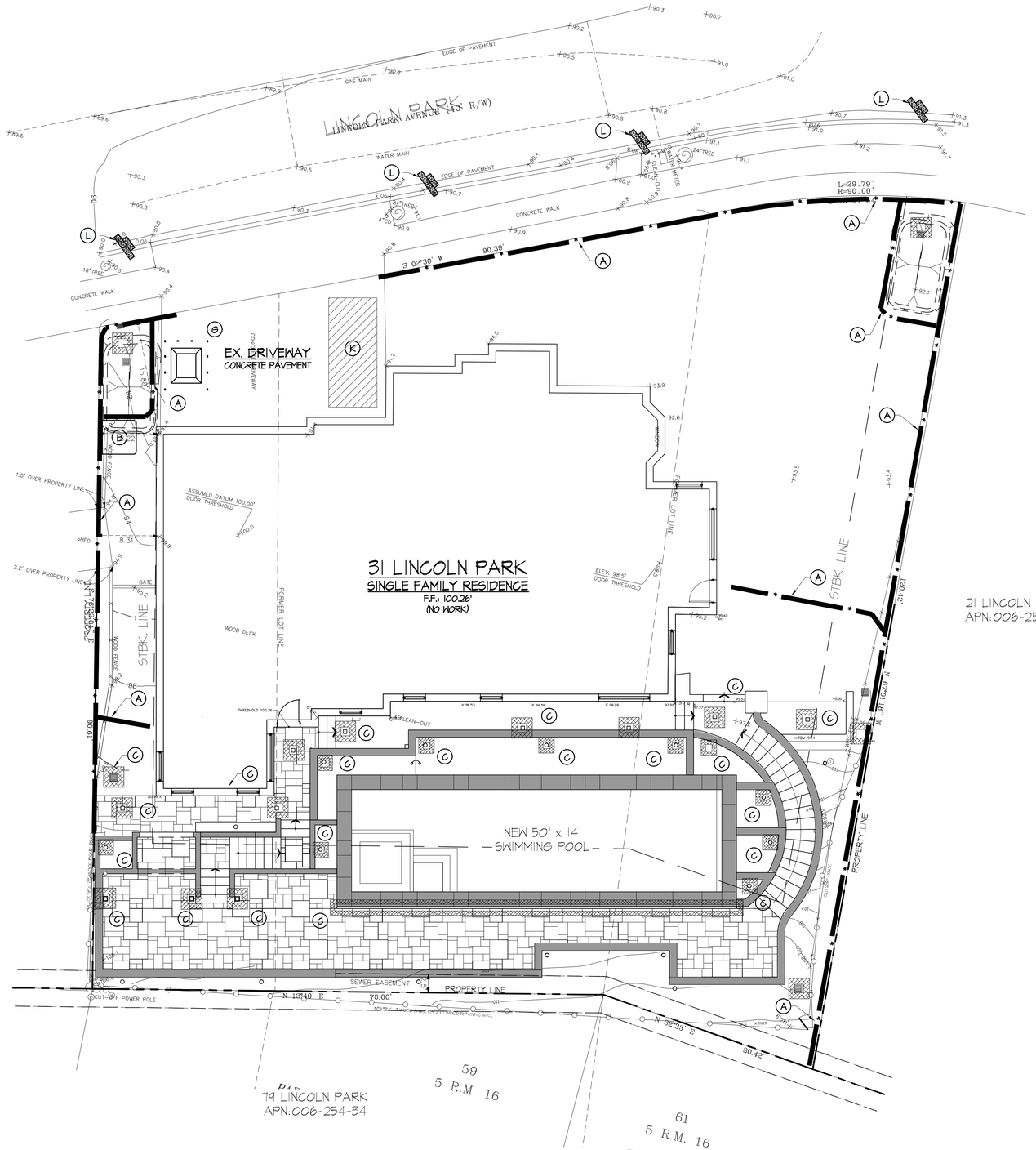
DATE: 04/06/'22

Draw By:
Reviewed: V.I.

SHEET:

C1.0

Apr 07, 2022 – 2:03pm Vlad Iojica E:\VIA\2203a_31 Lincoln Park, SA\CAD\C10.dwg



EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 8'

EROSION CONTROL LEGEND:

- (A) INSTALL FIBER ROLLS PER CASQA SE-5 — 1/C3.1
- (B) INSTALL SANITARY WASTE MANAGEMENT (PORTABLE RESTROOM) PER CASQA WM-9
- (C) INSTALL STORM DRAIN INLET PROTECTION PER CASQA SE-10 — 3/C3.1
- (D) IMMEDIATELY REVEGETATE WITH LANDSCAPING OR UTILIZE GEOTEXTILE MATTING (PER CASQA EC-7) OF DISTURBED SOILS UNTIL LANDSCAPE IMPROVEMENTS ARE COMPLETED. APPROX. LIMITS SHOWN. — 4/C3.1
- (E) DUST CONTROL, TO IMPLEMENT THROUGHOUT THE CONSTRUCTION SITE DURING ALL PHASES OF CONSTRUCTION IN ACCORDANCE WITH BMP TABLE: — 5/C3.1
- (F) CONSTRUCTION ENTRANCE PER CASQA TC-1 (NOT USED) — 6/C3.1
- (G) CONCRETE WASH AREA — 6/C3.1
- (H) TREE FENCE (Tree Protection Zone) — 8/C3.1
- (J) LIMITS OF WORK
- (K) CONSTRUCTION STORAGE AREAS PER CASQA WM-1
- (L) INSTALL GRAVEL BAG SEDIMENT TRAP DURING CONSTRUCTION TO PREVENT SEDIMENT TRANSPORT PER CASQA SE-6. — 5/C3.1

CALL 1-800-227-2600 BEFORE YOU DIG

Revisions:	Date:	By:

Sheet Title: EROSION & SEDIMENT CONTROL PLAN

Project: BLOM RESIDENCE

Address: 31 LINCOLN PARK, SAN ANSELMO, CA 94960, A.P.N. NO. 006-254-07

REGISTERED PROFESSIONAL ENGINEER VITO G. IOVICA C 73861 Exp. 6-30-23 CIVIL STATE OF CALIFORNIA

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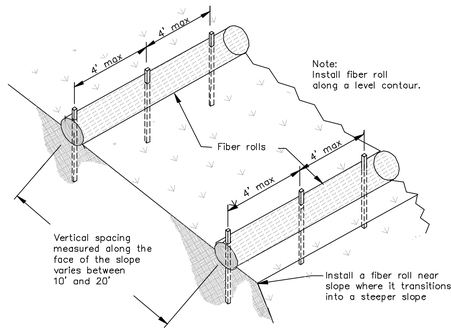
JOB NO: 2203.a

DATE: 04/06/22

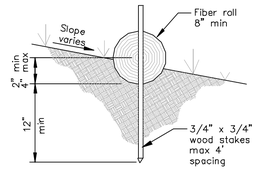
Draw By:
Reviewed: V.I.

SHEET:
C3.0
2 OF 8

Apr 07, 2022 - 2:06pm Vito Iojica E:\VIA\2203a_31 Lincoln Park, SA\040\C3D.dwg



TYPICAL FIBER ROLL INSTALLATION



ENTRENCHMENT DETAIL

1 FIBER ROLL
CASQA-BMP SE-5

SECTION
SCALE: NO SCALE

Purpose:

A fiber roll consists of straw, coir, or other biodegradable materials bound into a tight tubular roll wrapped by netting, which can be biodegradable or natural. Additionally, gravel core fiber rolls are available, which contain an imbedded ballast material such as gravel or sand for additional weight when staking the rolls are not feasible (such as use as inlet protection). When fiber rolls are placed at the toe and on the face of slopes along the contours, they intercept runoff, reduce its flow velocity, release the runoff as sheet flow, and provide removal of sediment from the runoff (through sedimentation). By interrupting the length of a slope, fiber rolls can also reduce sheet and rill erosion until vegetation is established.

Application:

- Along the toe, top, face, and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.
- At the end of a downward slope where it transitions to a steeper slope.
- Along the perimeter of a project.
- As check dams in unlined ditches with minimal grade.
- Down-slope of exposed soil areas.
- At operational storm drains as a form of inlet protection.
- Around temporary stockpiles.

Installation:

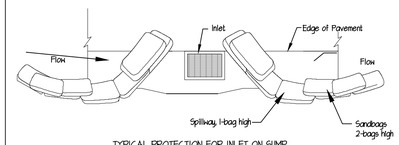
Follow manufacturer's recommendations for installation. In general, these will be as follows:
Locate fiber rolls on level contours spaced as follows:

- Slope inclination of 4:1 (H:V) or flatter: Fiber rolls should be placed at a maximum interval of 20 ft.
- Slope inclination between 4:1 and 2:1 (H:V): Fiber Rolls should be placed at a maximum interval of 15 ft. (a closer spacing is more effective).
- Slope inclination 2:1 (H:V) or greater: Fiber Rolls should be placed at a maximum interval of 10 ft. (a closer spacing is more effective).

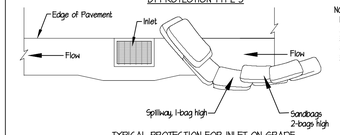
- Prepare the slope before beginning installation.
- Dig small trenches across the slope on the contour. The trench depth should be X to 1/3 of the thickness of the roll, and the width should equal the roll diameter, in order to provide area to backfill the trench.
- It is critical that rolls are installed perpendicular to water movement, and parallel to the slope contour.
- Start building trenches and installing rolls from the bottom of the slope and work up.
- It is recommended that pilot holes be driven through the fiber roll. Use a straight bar to drive holes through the roll and into the soil for the wooden stakes.
- Turn the ends of the fiber roll up slope to prevent runoff from going around the roll.
- Stake fiber rolls into the trench.
  - Drive stakes at the end of each fiber roll and spaced 4 ft maximum on center.
  - Use wood stakes with a nominal classification of 0.75 by 0.75 in. and minimum length of 24 in.
- If more than one fiber roll is placed in a row, the rolls should be overlapped, not abutted.

Inspection and maintenance:

- BMPs must be inspected in accordance with General Permit requirements for the associated project type and risk level. It is recommended that at a minimum, BMPs be inspected weekly, prior to forecasted rain events, daily during extended rain events, and after the conclusion of rain events.
- Repair or replace split, torn, unraveling, or slumping fiber rolls.
- If the fiber roll is used as a sediment capture device, or as an erosion control device to maintain sheet flows, sediment that accumulates in the BMP should be periodically removed in order to maintain BMP effectiveness. Sediment should be removed when sediment accumulation reaches one-third the designated sediment storage depth.
- If fiber rolls are used for erosion control, such as in a check dam, sediment removal should not be required as long as the system continues to control the grade. Sediment control BMPs will likely be required in conjunction with this type of application.
- Repair any rills or gullies promptly.

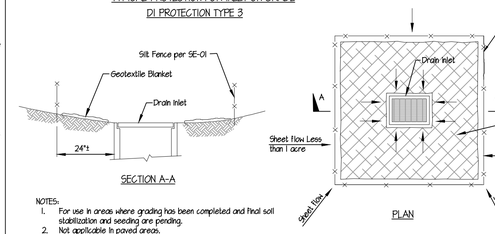


TYPICAL PROTECTION FOR INLET ON SUMP
DI PROTECTION TYPE 3



TYPICAL PROTECTION FOR INLET ON GRADE
DI PROTECTION TYPE 3

NOTES:
1. Intended for short-term use.
2. Use to inhibit non-storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.



NOTES:
1. For use in areas where grading has been completed and final soil stabilization and seeding are pending.
2. Not applicable in paved areas.
3. Not applicable with concentrated flows.

DI PROTECTION TYPE 1

Purpose:

Storm drain inlet protection consists of a sediment filter or an impounding area in, around or upstream of a storm drain, drop inlet, or curb inlet. Storm drain inlet protection measures temporarily pond runoff before it enters the storm drain, allowing sediment to settle. Some filter configurations also remove sediment by filtering, but usually the ponding action results in the greatest sediment reduction. Temporary geotextile storm drain inserts attach underneath storm drain grates to capture and filter storm water.

Application:

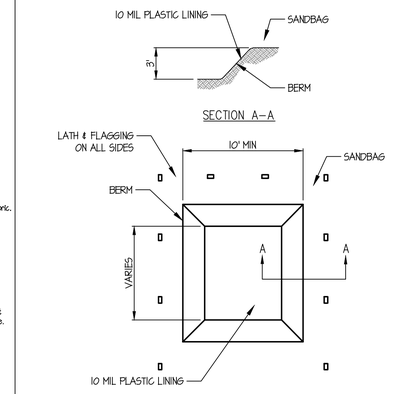
Every storm drain inlet receiving runoff from unstabilized or otherwise active work areas should be protected. Inlet protection should be used in conjunction with other erosion and sediment controls to prevent sediment-laden stormwater and non-stormwater discharges from entering the storm drain system.

Inspection & Maintenance:

- BMPs must be inspected in accordance with General Permit requirements for the associated project type and risk level. It is recommended that at a minimum, BMPs be inspected weekly, prior to forecasted rain events, daily during extended rain events, and after the conclusion of rain events.
- Silt Fences. If the fabric becomes clogged, torn, or degrades, it should be replaced. Make sure the stakes are securely driven in the ground and are in good shape (i.e., not bent, cracked, or splintered, and are reasonably perpendicular to the ground). Replace damaged stakes. At a minimum, remove the sediment behind the fabric fence when accumulation reaches one-third the height of the fence or barrier height.
- Gravel Filters. If the gravel becomes clogged with sediment, it should be carefully removed from the inlet and either cleaned or replaced. Since cleaning gravel at a construction site may be difficult, consider using the sediment-laden stone as fill material and put fresh stone around the inlet. Inspect bags for holes, gashes, and snags, and replace bags as needed. Check gravel bags for proper arrangement and displacement.
- Sediment that accumulates in the BMP should be periodically removed in order to maintain BMP effectiveness. Sediment should be removed when the sediment accumulation reaches one-third of the barrier height.
- Inspect and maintain temporary geotextile insert devices according to manufacturer's specifications.
- Remove storm drain inlet protection once the drainage area is stabilized.
  - Clean and regrade area around the inlet and clean the inside of the storm drain inlet, as it should be free of sediment and debris at the time of final inspection.

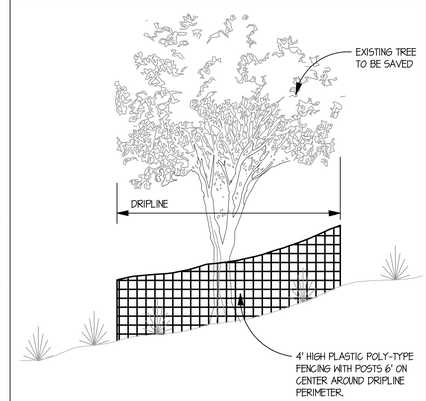
2 STORM DRAIN INLET PROTECTION
CASQA-BMP SE-10

SCALE: NO SCALE



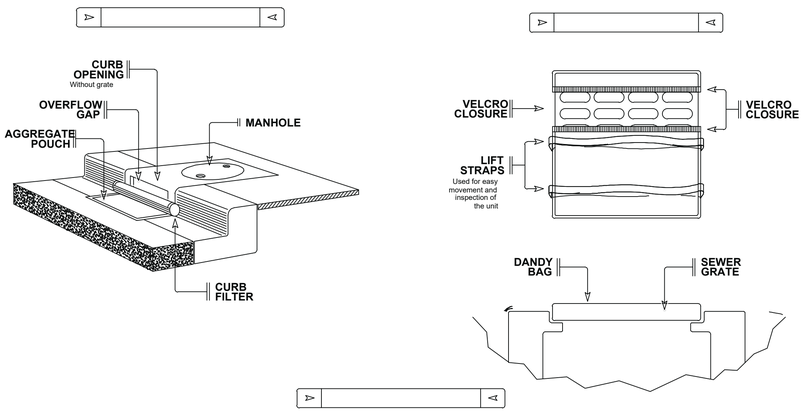
7 CONCRETE WASTE MANAGEMENT

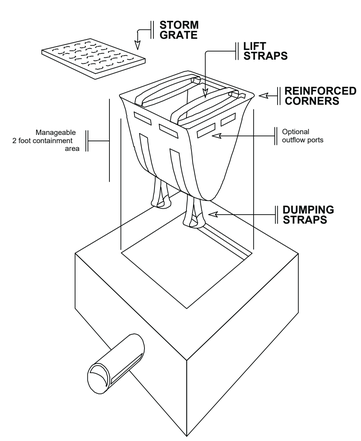
PLAN/SECTION
SCALE: NO SCALE



8 TREE PROTECTION DETAIL

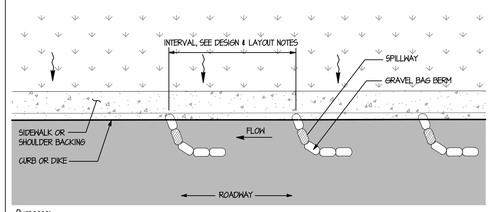
ELEVATION
SCALE: NO SCALE





3 STORM DRAIN INLET PROTECTION
CASQA-BMP SE-10

SCALE: NO SCALE



Purposes:

A gravel bag berm is a series of gravel-filled bags placed on a level contour to intercept sheet flows. Gravel bags pond sheet flow runoff, allowing sediment to settle out, and release runoff slowly as sheet flow, preventing erosion.

Application:

- As a linear sediment control measure:
  - Below the toe of slopes and erodible slopes
  - As sediment traps at culvert/pipe outlets
  - Below other small cleared areas
  - Along the perimeter of a site
  - Down slope of exposed soil areas
  - Around temporary stockpiles and spoil areas
  - Parallel to a roadway to keep sediment off paved areas
  - Along streams and channels
- As a linear erosion control measure:
  - Along the face and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.
  - At the top of slopes to divert runoff away from disturbed slopes.
  - As chevrons (small check dams) across mildly sloped construction roads. For check dam use in channels, see SE-4, Check Dams.

Design and Layout:

- When used for slope interruption, the following slope/sheet flow length combinations apply:
  - Slope inclination of 4:1 (H:V) or flatter: Gravel bags should be placed at a maximum interval of 20 ft, with the first row near the slope toe.
  - Slope inclination between 4:1 and 2:1 (H:V): Gravel bags should be placed at a maximum interval of 15 ft. (a closer spacing is more effective), with the first row near the slope toe.

Inspection and Maintenance:

- BMPs must be inspected in accordance with General Permit requirements for the associated project type and risk level. It is recommended that at a minimum, BMPs be inspected weekly, prior to forecasted rain events, daily during extended rain events, and after the conclusion of rain events.
- Gravel bags exposed to sunlight will need to be replaced every two to three months due to degrading of the bags.
- Reshape or replace gravel bags as needed.
- Repair washouts or other damage as needed.
- Sediment that accumulates in the BMP should be periodically removed in order to maintain BMP effectiveness. Sediment should be removed when the sediment accumulation reaches one-third of the barrier height.
- Remove gravel bag berms when no longer needed and recycle gravel fill whenever possible and properly dispose of bag material. Remove sediment accumulation and clean, re-grade, and stabilize the area.

4 GRAVEL BAG FLOW DIVERSION
CASQA-BMP SE-6

SCALE: NO SCALE

Implementation
Dust Control Practices

Dust control BMPs generally stabilize exposed surfaces and minimize activities that suspend or track dust particles. The following table presents dust control practices that can be applied to varying site conditions that could potentially cause dust. For heavily traveled and disturbed areas, wet suppression (watering), chemical dust suppression, gravel asphalt surfacing, temporary gravel construction entrances, equipment wash-out areas, and haul truck covers can be employed as dust control applications. Permanent or temporary vegetation and mulching can be employed for areas of occasional or no construction traffic. Preventive measures include minimizing surface areas to be disturbed, limiting onsite vehicle traffic to 15 mph or less, and controlling the number and activity of vehicles on a site at any given time.

Dust Control Practices

Site Condition	Permanent Vegetation	Mulching	Wet Suppression (Watering)	Chemical Dust Suppression	Gravel or Asphalt	Temporary Gravel Construction Entrances/Equipment Wash Down	Synthetic Covers	Minimize Extent of Disturbed Area
Disturbed Areas not Subject to Traffic	X	X	X	X	X			X
Disturbed Areas Subject to Traffic			X	X	X	X		X
Material Stockpiles		X	X	X			X	X
Demolition			X			X	X	
Clearing/ Excavation			X	X				X
Truck Traffic on Unpaved Roads			X	X	X	X	X	
Trucking					X	X		

Chemical dust suppressants include: mulch and fiber based dust palliatives (e.g. paper mulch with gypsum binder), salts and brines (e.g. calcium chloride, magnesium chloride), non-petroleum based organics (e.g. vegetable oil, lignosulfonate), petroleum based organics (e.g. asphalt emulsion, dust oils, petroleum resins), synthetic polymers (e.g. polyvinyl acetate, vinyls, acrylic), clay additives (e.g. bentonite, montimorillonite) and electrochemical products (e.g. enzymes, ionic products).

Additional preventive measures include:

Schedule construction activities to minimize exposed area (see EC-1, Scheduling).

Quickly treat exposed soils using water, mulching, chemical dust suppressants, or stone/gravel layering.

Identify and stabilize key access points prior to commencement of construction.

Minimize the impact of dust by anticipating the direction of prevailing winds.

Restrict construction traffic to stabilized roadways within the project site, as practicable.

Water should be applied by means of pressure-type distributors or pipelines equipped with a spray system or hoses and nozzles that will ensure even distribution.

All distribution equipment should be equipped with a positive means of shutoff.

Unless water is applied by means of pipelines, at least one mobile unit should be available at all times to apply water or dust palliative to the project.

If reclaimed waste water is used, the sources and discharge must meet California Department of Health Services water reclamation criteria and the Regional Water Quality

5 DUST CONTROL
CASQA-BMP WE-1

SCALE: NO SCALE

URBAN RUNOFF POLLUTION NOTES

1. *Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and May 1. Remove off-haul materials promptly. Stockpiled soils and other materials shall be tarped, at the request of the Building Department or Public Works.*
2. *Store, handle and dispose of construction materials and wastes so as to prevent their entry to the storm drain system, contractor must not allow concrete, washwaters, slurries, paint or other materials to enter catch basins, the onsite storm drain system, or onsite or offsite surface flow runoff.*
3. *Use filtration or other measures to remove sediment from dewatering effluent.*
4. *No cleaning, fueling or maintaining vehicles on site shall be permitted in any manner that allows deleterious materials from entering catch basins or to enter site runoff.*
5. *Use of pesticides and/or fertilizers shall be reduced and shall be controlled to prevent pollution runoff.*

EROSION & SEDIMENT CONTROL NOTES

1. *Erosion, sedimentation and pollution controls shall be provided in accordance with CASQA's Best Management Practices, current edition and with the CA RWQCB's erosion and sediment control field manual, current edition.*
2. *Erosion control measures shall be installed prior to October 15 and shall be maintained by the contractor in proper working order throughout the first winter. This protection shall consist of appropriate filter fences, diversion berms, straw bale dikes, etc. These devices shall be placed in order to minimize erosion and to collect sediment generated by the construction of this project. Except for paved and landscaped areas already completed, all graded areas shall be hydroseeded in order to prevent erosion of bare earth. The contractor is responsible for erosion & sediment control all year long during all site work.*
3. *All banks and all graded areas shall be hydroseeded to control erosion or the approved groundcover installed by October 15.*
4. *The contractor shall maintain a clean site at all times which is free of debris, hazardous wastes, or stockpiled material unless approved by the project engineer. All approved stockpiles shall be covered and protected to prevent storm water pollution.*
5. *Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 15.*
6. *Remove spoils promptly, and avoid stockpiling of fill materials when rain is forecast. If rain threatens, stockpiled soils and other materials should be tarped, at the request of the city engineer.*
7. *Store, handle and dispose of construction materials and wastes so as to avoid their entry to the storm system. Contractor must not allow concrete, washwaters, slurries, paint or other materials to enter catch basins or to enter site runoff.*
8. *Use filtration or other measures to remove sediment from dewatering effluent.*
9. *Install filter fabric bags inside all catch basins and maintain during winter storms.*
10. *No cleaning, fueling, or maintaining vehicles on-site, except in an area designed to contain and treat runoff.*
11. *Use of pesticides and/or fertilizers, when applied, shall be controlled to prevent pollution runoff.*
12. *All areas of cut, fill and ungraded areas disturbed by the grading operation shall be hydromulched or and approved landscaping groundcover planted after all work has been completed. The contractor shall be responsible for furnishing labor and material to accomplish a dense plant cover for erosion control.*
13. *Dewater basement and excavations with tank and filtration device prior to discharge into SD system. Provide effluent samples for testing hourly per regional water standards.*
14. *Per the Federal and State Water Quality Acts, the owner is solely responsible for controlling construction water discharge.*
15. *Project is subject to the requirements of the winter grading moratorium as per the Town of San Anselmo Municipal Code.*

CALL 1-800-227-2600 BEFORE YOU DIG

Revisions:	Date:	By:

Sheet Title: EROSION CONTROL DETAILS

Project: BLOM RESIDENCE

Address: 31 LINCOLN PARK, SAN ANSELMO, CA 94960, A.P.N. NO. 006-254-07

REGISTERED PROFESSIONAL ENGINEER VIJAY G. IOLITCA C 73861 Exp. 6-30-23 CIVIL STATE OF CALIFORNIA

Date: 4/6/2022

Plans Prepared By:
VIA Atelier, Inc.
Civil Engineering - Consulting
9 Brookside Ct., San Anselmo, CA 94960
Ph:(415) 714-6716 E:vio@via-eng.com

JOB NO: 2203.a

DATE: 04/06/22

Draw By:
Reviewed: V.I.

SHEET:
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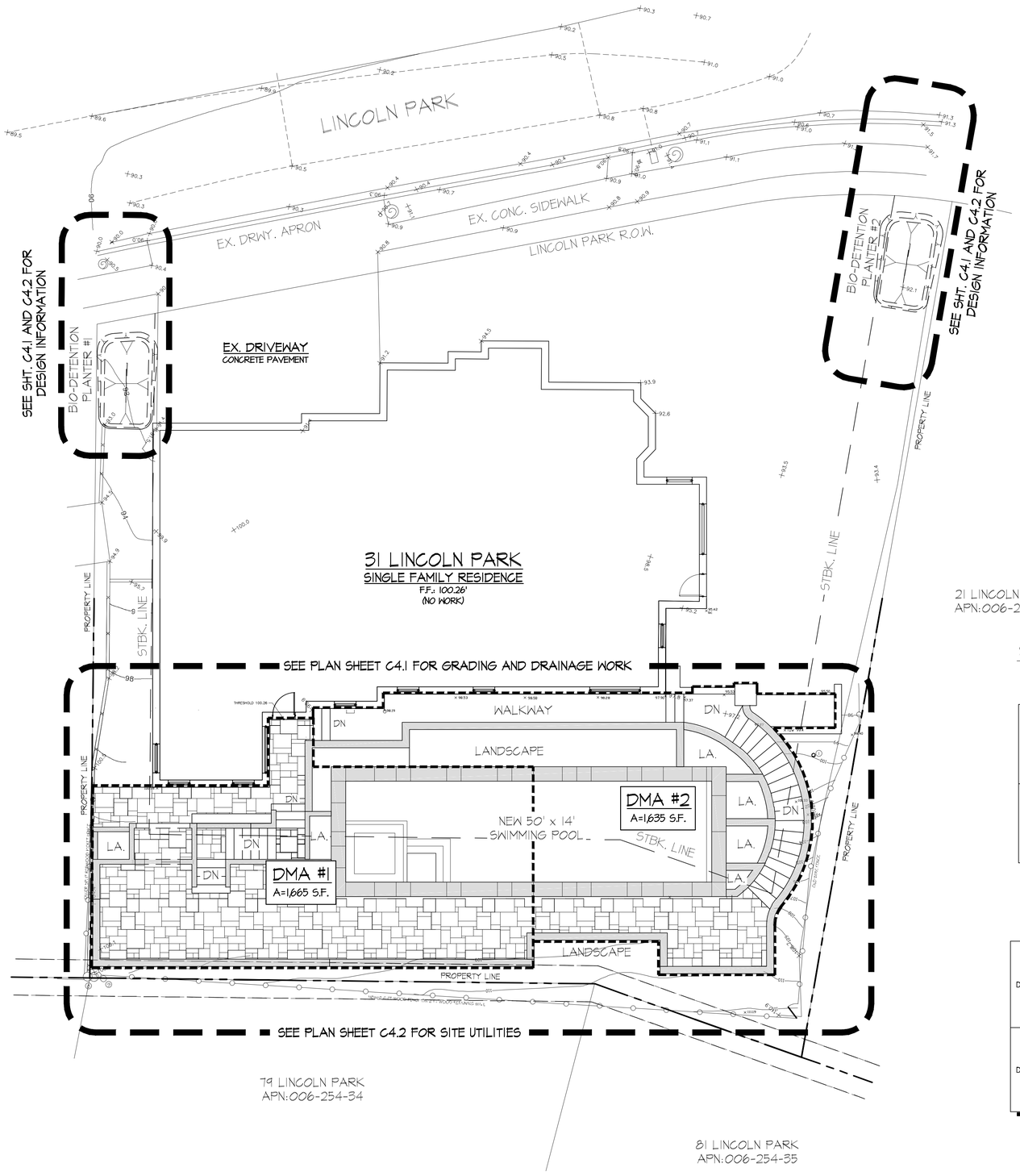

SITE PLAN

SCALE: 1" = 8'

STORMWATER MANAGEMENT

Current Conditions

Project: 31 Lincoln Park, San Anselmo

		Area [s.f.]	Coefficient
DMA #1	Site Impervious Surface - Pavement	34	1.00
	Site Semi-Pervious Surface	165	0.75
	Landscape	1,466	0.10
	Total Area:	1,665	0.18
		Area [s.f.]	**Coefficient**
DMA #2	Site Impervious Surface - Pavement	607	1.00
	Site Semi-Pervious Surface	108	0.75
	Landscape	920	0.10
	Total Area:	1,635	0.48

Post-Project Conditions

		Area [s.f.] New	Area [s.f.] Total	Coefficient
DMA #1	Site Impervious Surface - Pavement	1,595	1,595	1.0
	Site Semi-Pervious	0	0	0.8
	Landscape	70	7	0.1
	Total Area:	1,665	**1,602**	
	Treatment Area Required [s.f.]:	1,602	4%	**64.08**
DMA #2	Site Impervious Surface - Pavement	1,318	1,318	1.0
	Site Semi-Pervious	0	0	0.0
	Landscape	317	32	0.1
	Total Area:	1,635	**1,350**	
	Treatment Area Required [s.f.]:	1,350	4%	**53.99**

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USA
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Revisions:	Date:	By:

Sheet Title: SITE PLAN & STORMWATER MANAGEMENT

Project: BLOM RESIDENCE

Address: 31 LINCOLN PARK, SAN ANSELMO, CA 94960, A.P.N. NO. 006-254-07

REGISTERED PROFESSIONAL ENGINEER VLAD G. IOVITCA C 73861 Exp. 6-30-23 CIVIL STATE OF CALIFORNIA

Date: 4/6/2022

Plans Prepared By:
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Ph.(415) 774-6716 E: viaa@via-eng.com

JOB NO: 2203.a

DATE: 04/06/22

Draw By:
Reviewed: V.I.

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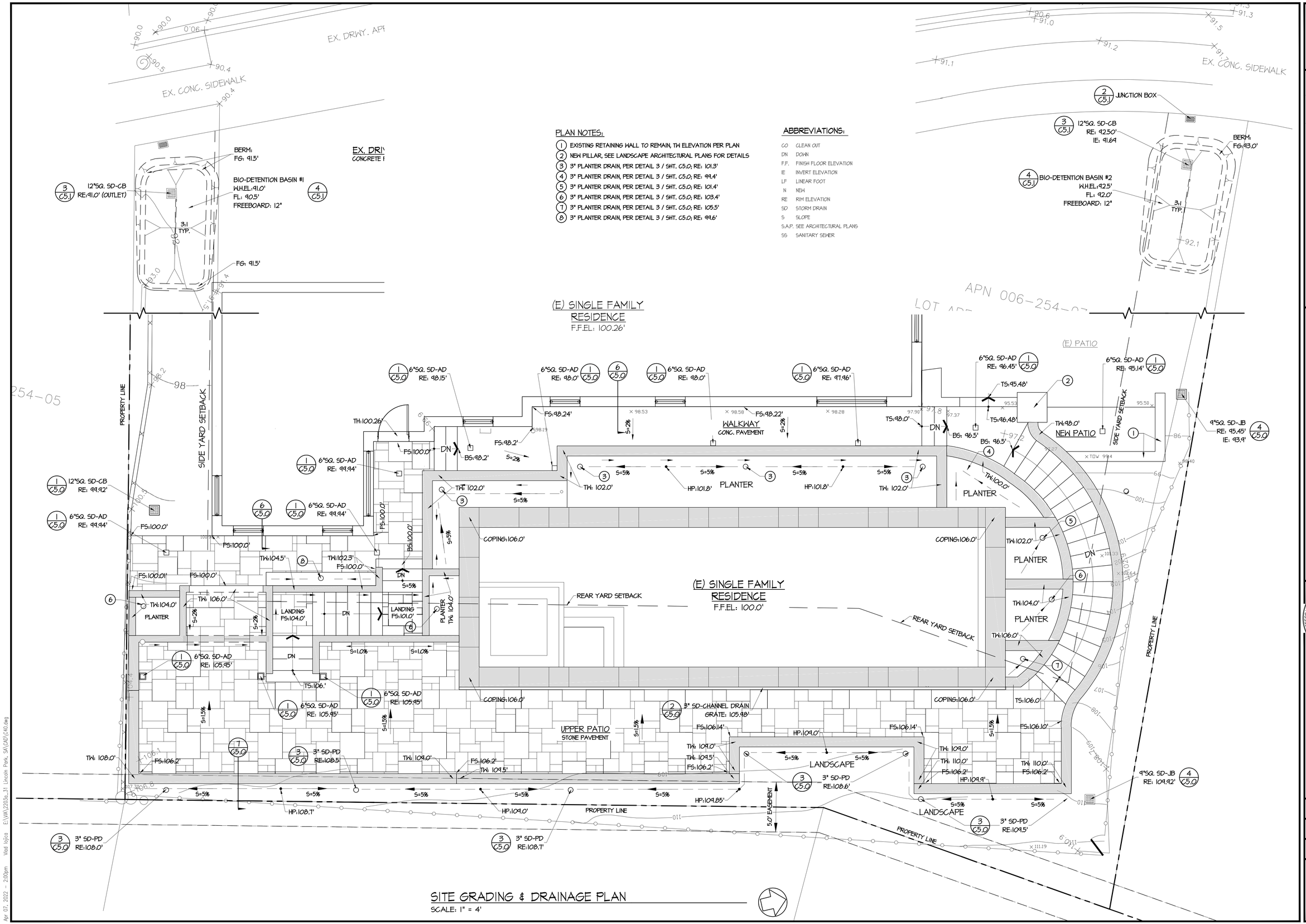

PLAN NOTES:

1. EXISTING RETAINING WALL TO REMAIN, TW ELEVATION PER PLAN
2. NEW PILLAR, SEE LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS
3. 3" PLANTER DRAIN, PER DETAIL 3 / SHT. C5.0; RE: 101.3'
4. 3" PLANTER DRAIN, PER DETAIL 3 / SHT. C5.0; RE: 99.4'
5. 3" PLANTER DRAIN, PER DETAIL 3 / SHT. C5.0; RE: 101.4'
6. 3" PLANTER DRAIN, PER DETAIL 3 / SHT. C5.0; RE: 103.4'
7. 3" PLANTER DRAIN, PER DETAIL 3 / SHT. C5.0; RE: 105.5'
8. 3" PLANTER DRAIN, PER DETAIL 3 / SHT. C5.0; RE: 99.6'

ABBREVIATIONS:

CO	CLEAN OUT
DN	DOWN
F.F.	FINISH FLOOR ELEVATION
IE	INVERT ELEVATION
LF	LINEAR FOOT
N	NEW
RE	RIM ELEVATION
SD	STORM DRAIN
S	SLOPE
S.A.P.	SEE ARCHITECTURAL PLANS
SS	SANITARY SEWER

SITE GRADING & DRAINAGE PLAN

SCALE: 1" = 4'

CALL 1-800-227-2600 BEFORE YOU DIG

By:
Date:
Revisions:

Sheet Title: UTILITY PLAN

Project: BLOM RESIDENCE

Address: 31 LINCOLN PARK, SAN ANSELMO, CA 94960, A.P.N. NO. 006-254-07

REGISTERED PROFESSIONAL ENGINEER VLAD G. IOVITCA C 73861 Exp. 6-30-23 CIVIL STATE OF CALIFORNIA

Date: 4/6/2022

Plans Prepared By:
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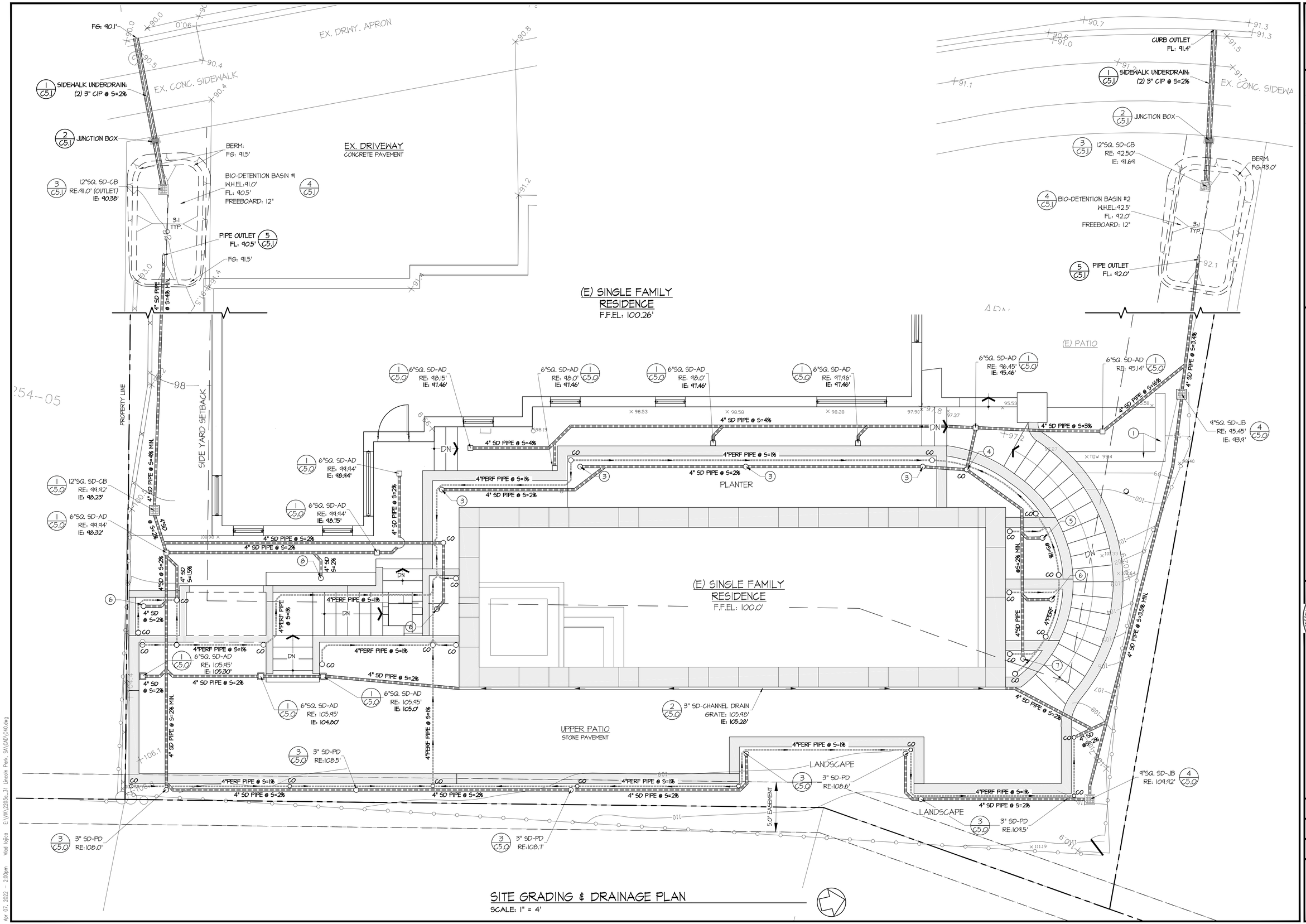
JOB NO: 2203.a

DATE: 04/06/22

Draw By:
Reviewed: V.I.

SHEET:
C4.1
5 OF 8

Apr 07, 2022 - 2:00pm Vlad Iovitca E:\VIA\2203a_31 Lincoln Park, SA\C4D\C4D.dwg



SITE GRADING & DRAINAGE PLAN

SCALE: 1" = 4'

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Revisions:	Date:	By:

Sheet Title: UTILITY PLAN

Project: BLOM RESIDENCE

Address: 31 LINCOLN PARK, SAN ANSELMO, CA 94960, A.P.N. NO. 006-254-07

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JOB NO: 2203.a

DATE: 04/06/22

Draw By:
Reviewed: V.I.

SHEET:

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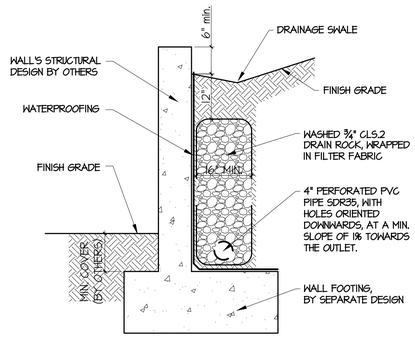

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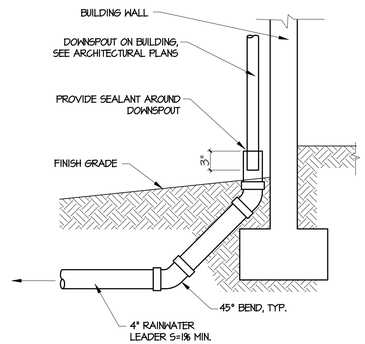
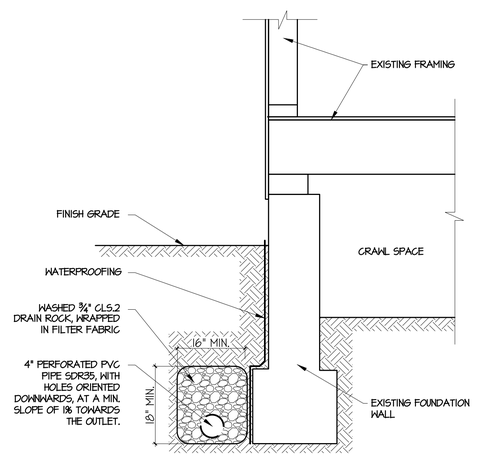


5 DS TO SD SYSTEM (TYP.)
1 1/2"=1'-0" FILE NAME: A09-16 DRAWN BY: F. LAST



6 FOUNDATION DRAINAGE
SCALE: N.T.S. FILE NAME: RW-DRAIN DRAWN BY: V.I.

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TOLL FREE: 1-800-726-1994
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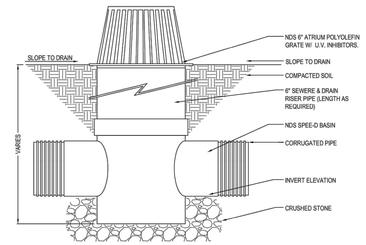
www.ndspro.com



SECTION

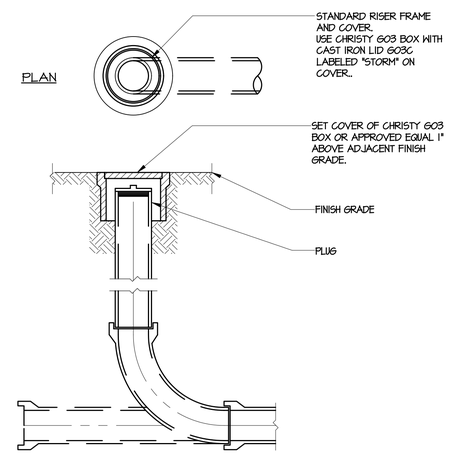
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY .
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

ROUND SPEE-D BASINS
ATRIUM GRATE WITH SPEE-D BASIN (2 OUTLETS, CORRUGATED)

NDS S5 KEY COMPONENT www.ndspro.com/s5

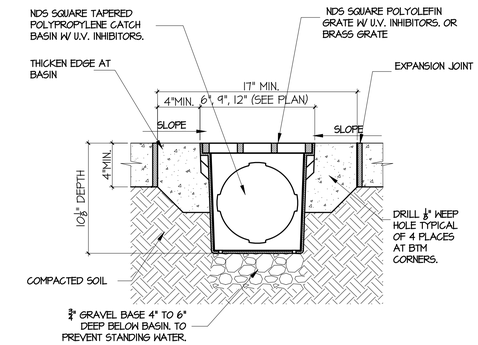
REVISION DATE 8-24-2015

3 PLANTER DRAIN
SCALE: N.T.S. FILE NAME: CONN. DS DRAWN BY: V.I.



SECTION
(WITH 90° LONG RADIUS BEND)

4 STORM DRAIN CLEANOUT
SCALE: N.T.S. FILE NAME: SD-CO DRAWN BY: V.I.



1 DRAINAGE INLET AT PAVED SURFACE
SCALE: N.T.S. FILE NAME: – DRAWN BY: MANUF

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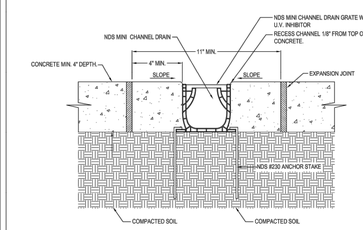


SECTION

NOTES:
1. EXISTING SOILS SHOULD BE EVALUATED TO ENSURE PROPER STRUCTURAL AND PERMEABILITY PROPERTIES.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

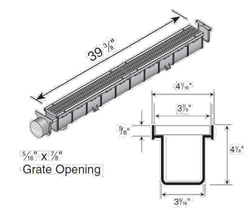
MINI CHANNEL DRAIN SYSTEM
TYPICAL PEDESTRIAN TRAFFIC INSTALLATION

NDS S5 KEY COMPONENT www.ndspro.com/s5

REVISION DATE 8-24-2015

NDS WE PUT WATER IN ITS PLACE — TECHNICAL SPECIFICATIONS

3" Pro Series Channel Drain Kit



Part #: 764 (3" x 1 Meter light Traffic Drain Kit)
Material: Channel PVC, Grate PVC , Cap/End Outlet PVC and End Cap PVC
Color: Light Gray (Grate)
Fits: End Outlet fits 3" Sewer/Drain Fitting
Grate Opening: 5/16"X 7/8"
Open Surface Area: 23.63 Sq. Inches Per Foot.
Head Pressure / Flow rate:
1" = 102.23 GPM per Foot
0.5" = 72.29 GPM per Foot
Weight Per Each: 4.61 lbs.
UV inhibitor

Class B
- Loads of 61-175 psi.
- Recommended for medium-duty pneumatic tire traffic, autos and light trucks at speeds less than 20 m.p.h.

ADA Compliant

851 N. Harvard Avenue
Lindsay, CA 93247
888-726-1994

Visit ndspro.com for specs, detail drawings, and case studies

NDS WE PUT WATER IN ITS PLACE

2 TRENCH DRAIN
SCALE: N.T.S. FILE NAME: – DRAWN BY: MANUF

CALL 1-800-227-2600 BEFORE YOU DIG

Revisions:	Date:	By:

Sheet Title: SECTIONS AND DETAILS

Project: BLOM RESIDENCE

Address: 31 LINCOLN PARK, SAN ANSELMO, CA 94960, A.P.N. NO: 006-254-07

REGISTERED PROFESSIONAL ENGINEER VINCENZO G. IOVICA C 73861 Exp. 6-30-23 CIVIL STATE OF CALIFORNIA

Date: 4/6/2022

Plans Prepared By:
VIA Atelier, Inc.
Civil Engineering - Consulting
9 Brookside Ct., San Anselmo, CA 94960
Ph:(415) 714-6716 E:vicia@via-eng.com

JOB NO: 2203.a

DATE: 04/06/22

Drawn By:
Reviewed: V.I.

SHEET:
C5.0
7 OF 8

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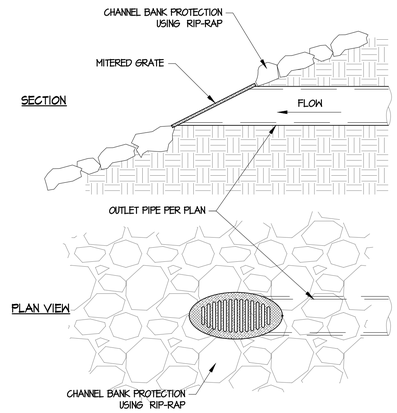
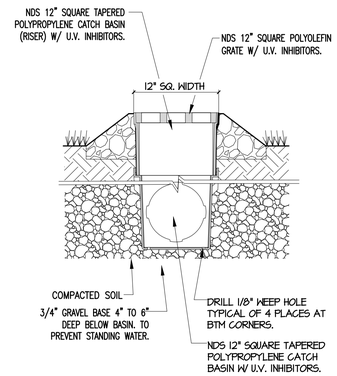


5 PIPE OUTLET PROTECTION

SCALE: N.T.S. FILE NAME: SD-OUTLET DRAWN BY: V.I.

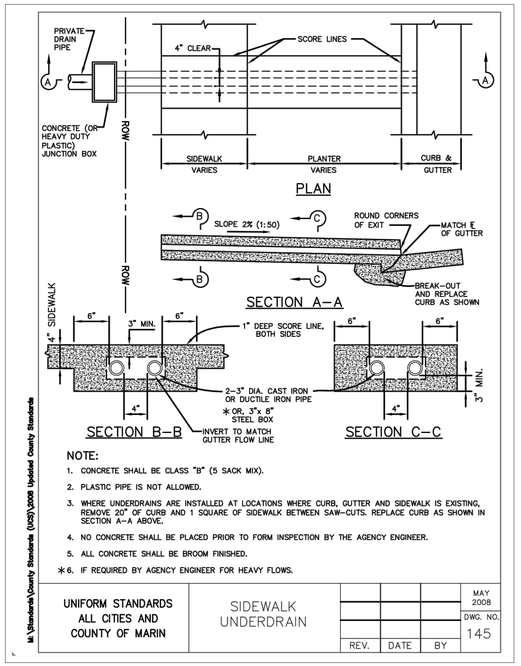


NOTE:

- GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.
- RISER CAN BE CUT TO ACHIEVE EXACT ELEVATION.
- DO NOT USE OVER 5 RISERS WITH CATCH BASIN.

3 BASIN OUTLET STRUCTURE

SCALE: N.T.S. FILE NAME: SD-CO DRAWN BY: V.I.



NOTE:

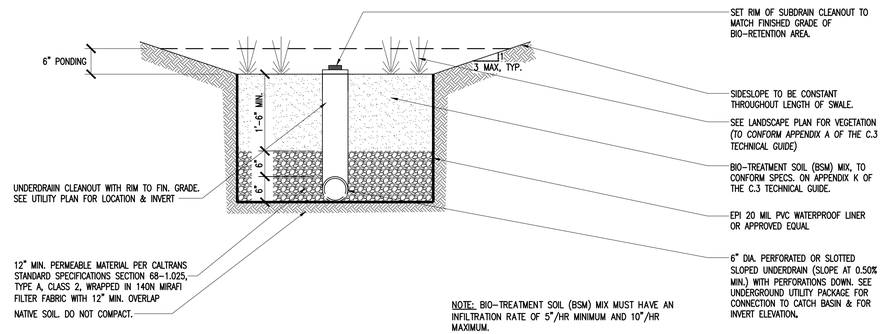
1. CONCRETE SHALL BE CLASS "B" (5 SACK MIX).
2. PLASTIC PIPE IS NOT ALLOWED.
3. WHERE UNDERDRAINS ARE INSTALLED AT LOCATIONS WHERE CURB, GUTTER AND SIDEWALK IS EXISTING, REMOVE 20" OF CURB AND 1 SQUARE OF SIDEWALK BETWEEN SAW-CUTS. REPLACE CURB AS SHOWN IN SECTION A-A ABOVE.
4. NO CONCRETE SHALL BE PLACED PRIOR TO FORM INSPECTION BY THE AGENCY ENGINEER.
5. ALL CONCRETE SHALL BE BROOM FINISHED.
*6. IF REQUIRED BY AGENCY ENGINEER FOR HEAVY FLOWS.

M:\Standards\County Standards (UCSF)\2008 Updated County Standards

UNIFORM STANDARDS ALL CITIES AND COUNTY OF MARIN	SIDEWALK UNDERDRAIN	REV.	DATE	BY	MAY 2008 DWG. NO. 145

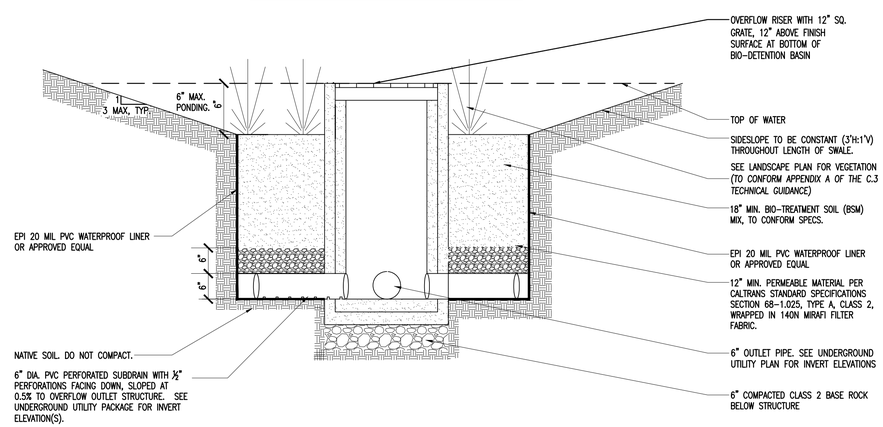
1 STANDARD DETAIL

SCALE: N.T.S. FILE NAME: - DRAWN BY: -



NOTE: BIO-TREATMENT SOIL (BSM) MIX MUST HAVE AN INFILTRATION RATE OF 5"/HR MINIMUM AND 10"/HR MAXIMUM.

CROSS-SECTION OF LINED BIO-RETENTION BASIN



SECTION OF A BIO-DETENTION BASIN AT OVERFLOW OUTLET STRUCTURE

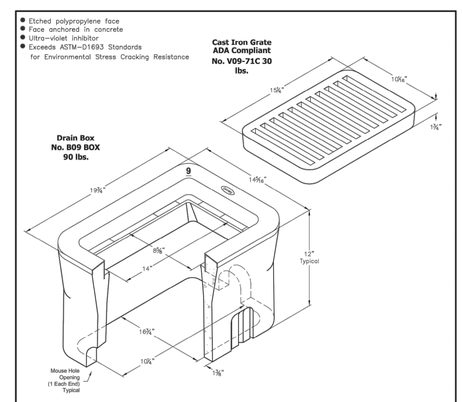
NOTE: BIO-TRETMENT SOIL MIX (BSM) MUST HAVE AN INFILTRATION RATE OF 5"/HR MINIMUM AND 10"/HR MAXIMUM.

4 BIO-DETENTION BASIN

SCALE: N.T.S. FILE NAME: A09-16 DRAWN BY: V.I.

DRAINAGE ITEMS

- Etched polypropylene face
- Face anchored in concrete
- Ultra-violet inhibitor
- Exceeds ASTM-D1693 Standards for Environmental Stress Cracking Resistance



A curb type reinforced box for use in light drainage installations. Approximate dimensions and weight shown.

Oldcastle Ordering Code	Item	Approx. Shipping Weight	Description
B09BOX	BOX	90 lbs.	B09 Drain Box (10¾" x 16¾") – 28 per pallet
V09-71C	LID	30 lbs.	Cast Iron Grate - ADA Compliant
B09X12	EXTENSION	87 lbs.	12" Reinforced Concrete Box Extension – 28 per pallet
B09SL	SLAB	32 lbs.	Reinforced Concrete Slab (1 3/4" x 19 3/4")

Oldcastle Infrastructure a CRH COMPANY | V09 BOX | FILE NAME: V09_ISO | ISSUE DATE: January, 2011 | V09 DRAIN BOX 10-1/4" x 16-3/4" CHRISTY

44 (888) 965-3227 www.oldcastleinfrastructure.com

2 DRAINAGE BOX

SCALE: N.T.S. FILE NAME: - DRAWN BY: -

CALL 1-800-227-2600 BEFORE YOU DIG

By:
Date:
Revisions:

Sheet Title: DETAILS

Project: BLOM RESIDENCE

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JOB NO: 2203.a

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Draw By:
Reviewed: V.I.

SHEET:
C5.1
8 OF 8

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