

NEW SINGLE-FAMILY RESIDENCE & ADU

A.P. # 177-172-09 - SACRAMENTO AVENUE, SAN ANSELMO, CA 94960

PROJECT PRINCIPLES

OWNER THOMPSON BUILDERS CORP. 5400 HANNA RANCH ROAD NOVATO, CA 94945 (415) 456-8972	LANDSCAPE ARCHITECT DONALD BLAYNEY & ASSOCIATES 16 PARTRIDGE DRIVE SAN RAFAEL, CA 94901 (415) 258-9666
ARCHITECT SKS ARCHITECTS 1852 FOURTH STREET SAN RAFAEL, CA 94901 (415) 382-1656 ATTN: STEWART SUMMERS	CIVIL ENGINEER LTD ENGINEERING, INC 1050 NORTHGATE DRIVE, #450 SAN RAFAEL, CA 94903 (415) 446-7402 ATTN: GLENN DEARTH
SURVEYOR BKF ENGINEERS 4040 CIVIC CENTER DRIVE SAN RAFAEL, CA 94901 (510) 930-7960 ATTN: BRANDON BOWEN	BIOLOGIST LSA ASSOCIATES, INC 157 PARK PLACE PT. RICHMOND, CA 94801 (510) 236-6810 ATTN: ERIC LICHTWARDT

GENERAL NOTES

- ALL MATERIALS AND WORKMANSHIP TO CONFORM TO THESE PLANS, THE STANDARD SPECIFICATIONS OF THE CURRENT ADOPTED EDITION 2019 CALIFORNIA BUILDING CODE INCLUDING THE 2022 CRC, 2022 CFC, 2022 CMC, 2022 CPC, 2022 CEC, 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE (CEES), 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBS OR CALGREEN) & ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS FOR RESIDENTIAL CONSTRUCTION AND SPECIFICALLY FOR THE CONSTRUCTION OF THIS STRUCTURE IN THE COUNTY OF MARIN AND THE TOWN OF SAN ANSELMO, CALIFORNIA.
- ALL MATERIALS AND WORKMANSHIP TO MEET OR EXCEED THE BEST STANDARDS OF THE TRADE.
- ON-SITE VERIFICATION OF DIMENSIONS, ELEVATIONS, AND OTHER CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- NOTED DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. ON-SITE VERIFICATION OF DIMENSIONS, ELEVATIONS, AND OTHER CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
- PROTECTION OF OWNER'S PROPERTY AND ALL ADJACENT PROPERTIES, AS WELL AS THE GENERAL PUBLIC, ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MAINTAINED AT ALL TIMES.
- ALL REFERENCES TO THE MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS SHOWN IN THESE PLANS ARE INTENDED TO BE FOR DESIGN INTENT ONLY. SPECIALTY SUBCONTRACTORS SHALL BE RESPONSIBLE FOR FINAL DESIGN, SECURING PERMITS, INSTALLATION, INSPECTIONS, & PROPER OPERATION OF ALL SYSTEMS.
- ALL PAINTS, FINISHES, AND ADHESIVES, CAULKING, AND SEALANTS SHALL BE LOW VOC.
- PROVIDE FREQUENT AND THOROUGH DUST CONTROL AND CLEAN-UP.
- COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2022 ENERGY EFFICIENT STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPRIATE FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BUILDING INSPECTOR REVIEW.
- ALL ROOF MATERIALS SHALL BE CLASS "A"
- ALL VEGETATION & CONSTRUCTION MATERIALS ARE TO BE MAINTAINED AWAY FROM THE RESIDENCE DURING CONSTRUCTION. (DEFENSIBLE SPACE)
- AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE ENTIRE NEW RESIDENCE - SYSTEM SHALL BE DESIGNED, AND DRAWINGS & DOCUMENTS SHALL BE PREPARED BY QUALIFIED SUB-CONTRACTOR & SUBMITTED TO AUTHORITIES FOR APPROVAL PRIOR TO PURCHASE OR INSTALL.
- 4" TALL ILLUMINATED & CONTRASTING LETTERS MUST BE PLACED ADJACENT TO THE FRONT DOOR
- THIS PROJECT IS LOCATED WITHIN A DESIGNATED WILDLAND URBAN INTERFACE ZONE, AND ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 CFC & 2022 CRC. ALL VEGETATION AND CONSTRUCTION MATERIALS ARE TO BE MAINTAINED AWAY FROM THE RESIDENCE DURING CONSTRUCTION. PROVIDE DEFENSIBLE SPACE PER THE APPROVED VEGETATION MANAGEMENT PLAN.
- PROVIDE FREQUENT AND THOROUGH DUST CONTROL AND CLEAN-UP.
- GENERAL CONTRACTOR, FOUNDATION SUBCONTRACTOR, ELECTRICAL SUBCONTRACTOR, SHEET METAL SUBCONTRACTOR, AND PLUMBING SUBCONTRACTOR TO COORDINATE LOCATION OF ALL EXTERIOR LIGHT FIXTURES, EXTERIOR RECEPTACLES, VENTS, HOSE BIBS, DOWNSPOUTS AND SUBSURFACE CONNECTIONS TO DOWNSPOUTS PRIOR TO INSTALLATION.
- COORDINATE CABINETWORK, SHELVES, LIGHT FIXTURES, APPLIANCES, INTERIOR TRIM AND FINISHES WITH OWNER. DOORS, CABINETS, COUNTERTOPS, INTERIOR TRIM, FLOORING, AND SHELVING SHALL CONTAIN NO FORMALDEHYDE. LOW-VOC CAULKS AND ADHESIVES ARE TO BE USED.
- ALL REFERENCES TO THE MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS SHOWN ON THESE PLANS ARE INTENDED TO BE FOR CONCEPTUAL DESIGN ONLY. SPECIALTY SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR DESIGN, SECURING PERMITS, INSTALLATION AND PROPER OPERATION OF ALL SYSTEMS.

MARIN COUNTY - LOT DEVELOPMENT FORM

Lot Development Data

Required Project Data	Existing	Proposed
Lot Area (square feet)	16,166 S.F.	16,166 S.F.
Building Area (square feet)	0 S.F.	4,308 S.F.
Floor Area (square feet)	0 S.F.	3,810 S.F.
Area of Disturbance (square feet)	0 S.F.	4,394 S.F.
Lot Coverage - Impervious (square feet)	0 S.F.	3,313 S.F.
Lot Coverage - Pervious (square feet)	16,166 S.F.	12,853 S.F.
Grading - Cut (cubic yards)	-	220 C.Y.
Grading - Fill (cubic yards)	-	75 C.Y.
Grading - Off-haul (cubic yards)	-	145 C.Y.
Number of Parking Spaces	0 SPACES	5 SPACES
Number of lots (subdivisions only)	N/A	N/A

Primary Building Data

Required Project Data	Existing	Proposed
Maximum Building Height (feet)	0 FT.	29.9 FT.
Setback distance - Front property line (feet)	0 FT.	2'-5"
Setback distance - Left side property line (feet)	0 FT.	7'-6"
Setback distance - Right side property line (feet)	0 FT.	0'-8 3/8"
Setback distance - Rear property line (feet)	0 FT.	153'-9 1/2"

PROJECT DESCRIPTION

CONSTRUCT NEW RESIDENCE WITH GARAGE, GARAGE DECK, REAR YARD DECKS, EXTERIOR STAIRS, PARKING SPACES, & RETAINING WALLS - INSTALL LANDSCAPING

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SITE & BLDG DATA

A.P. NUMBER	177-172-09
ZONING	R1-B2 (SUBSTANDARD LOT)
OCCUPANCY CLASSIFICATION	R3/U
DESCRIPTION OF USE	MAIN DWELLING W/ ATTACHED ADU & GARAGE
CONSTRUCTION TYPE	V-B
STORIES	3
SPRINKLERS	YES
LOT AREA	(.371 ACRES) 16,166 S.F.
LOT SLOPE	42.5%

TOTAL BUILDING AREA	4,308.0 S.F.
UPPER LEVEL "ADU" BLDG AREA	519.0 S.F.
MAIN LEVEL BLDG AREA	2,121.0 S.F.
LOWER LEVEL BLDG AREA (INCL STAIR/MECH RM)	1,170.0 S.F.
TWO-CAR GARAGE BLDG AREA	498.0 S.F.

TOTAL FLOOR AREA	3,810.0 S.F.
UPPER LEVEL "ADU" FLOOR AREA	519.0 S.F.
MAIN LEVEL FLOOR AREA	2,121.0 S.F.
LOWER LEVEL FLOOR AREA	1,170.0 S.F.
ATTIC OR UNDERSTORY AREA OVER 5'/7" TALL	0 S.F.
GARAGE AREA LESS THAN 540S.F. DOESN'T COUNT	0.0 S.F.

FLOOR AREA RATIO	3,810 S.F. OR 23.5 %
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TOTAL DISTURBED SITE AREA	4,394.0 S.F.
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TOTAL IMPERVIOUS AREAS	3,313.0 S.F.
HOUSE PERIMETER INCL. ROOF EAVES	2,687.0 S.F.
CAR PARKING DECK AREA	404.0 S.F.
MAIN ENTRY STAIRS & PORCH AREA	228.0 S.F.
STAIRS WALKWAY TO ADU AREA	72.0 S.F.
ADU (UPPER) DECK AREA	45.0 S.F.
MAIN FLOOR DECK AREA	496.0 S.F.

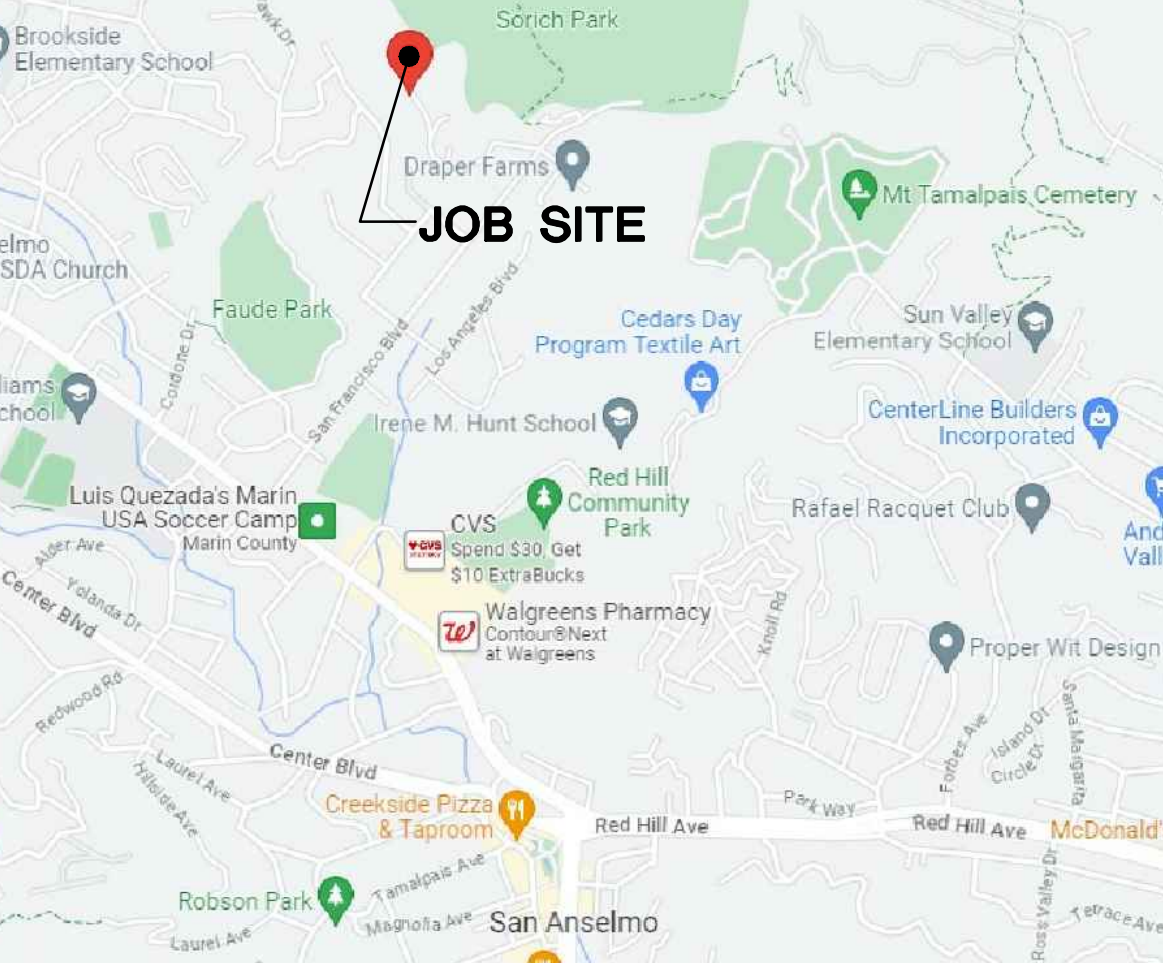
TOTAL PERMEABLE AREA (LANDSCAPE, NATURAL)	12,853 S.F.
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GRADING CALCULATIONS	
CUT	220 C.Y.
FILL	75 C.Y.
OFF-HAUL	145 C.Y.

PARKING SPACES PROVIDED	
GARAGE PARKING (ENCLOSED)	2 SPACES
PARKING DECK (UNENCLOSED)	2 SPACES
CONSTRUCTED STREET PARKING (UNENCLOSED)	1 SPACES

SETBACKS (SUB-STD LOT - SETBACKS ESTABLISHED VIA APPLICATION)	
FRONT YARD (SMALLEST)	2'-5"
REAR YARD (SMALLEST)	153'-9 1/2"
EAST SIDE YARD (SMALLEST)	7'-6"
WEST SIDE YARD (SMALLEST)	0'-8 3/8"

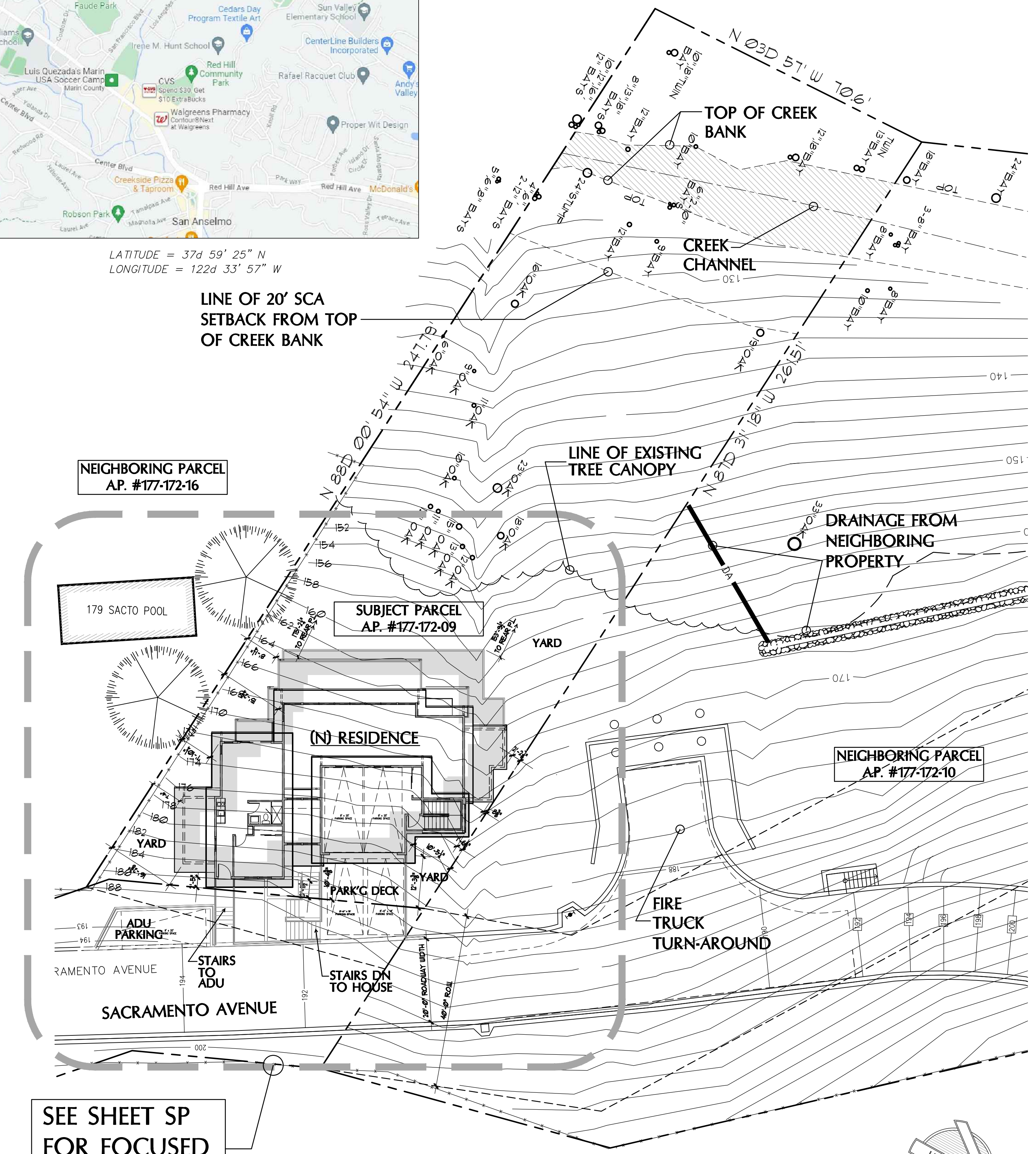
VICINITY MAP



LATITUDE = 37d 59' 25" N
LONGITUDE = 122d 33' 57" W

ABBREVIATIONS

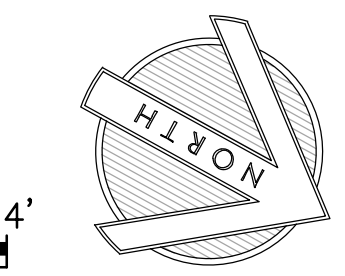
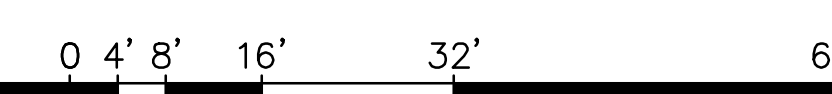
(E)	EXISTING	D.S.	DOWNSPOUT	V.I.F.	VERIFY IN FIELD
(R)	RELOCATED	F.F.	FINISH FLOOR	<	CENTER LINE
PL	PROPERTY LINE	F.O.	FACE OF	>	PLATE
U.O.N.	UNLESS OTHERWISE NOTED	G.C.	GENERAL CONTRACTOR	VOL	VOLUME
				↔	ALIGN



SEE SHEET SP FOR FOCUSED SITE PLAN INFO

SITE PLAN

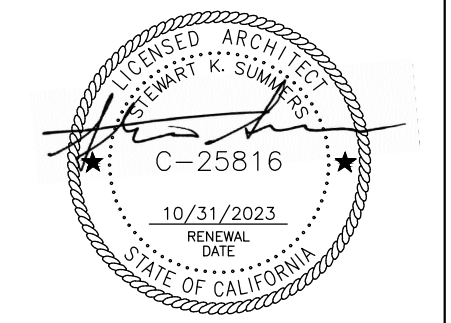
SCALE: 1/16" = 1'-0"



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REVISIONS	DATE	BY

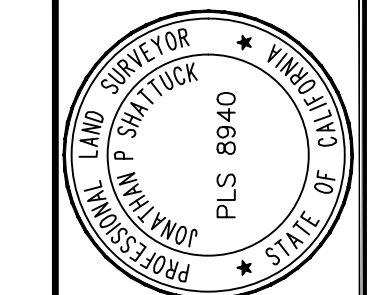
Proposed New Single-Family Residence & ADU for:
Thompson Builders
Sacramento Avenue
San Anselmo, CA 94960
AP. 177-172-09



COVER SHEET PROJECT DATA & SITE PLAN

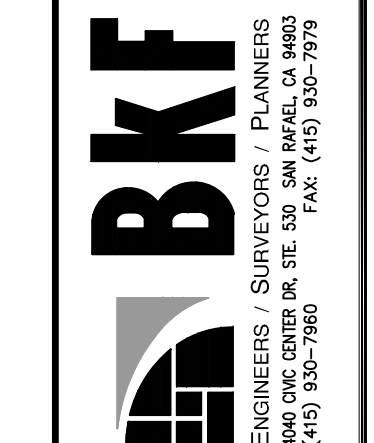
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DATE: 11/03/23
SCALE:
DRAWN: SKS
JOB NO.
SHEET NO:

A0



1/17/2021

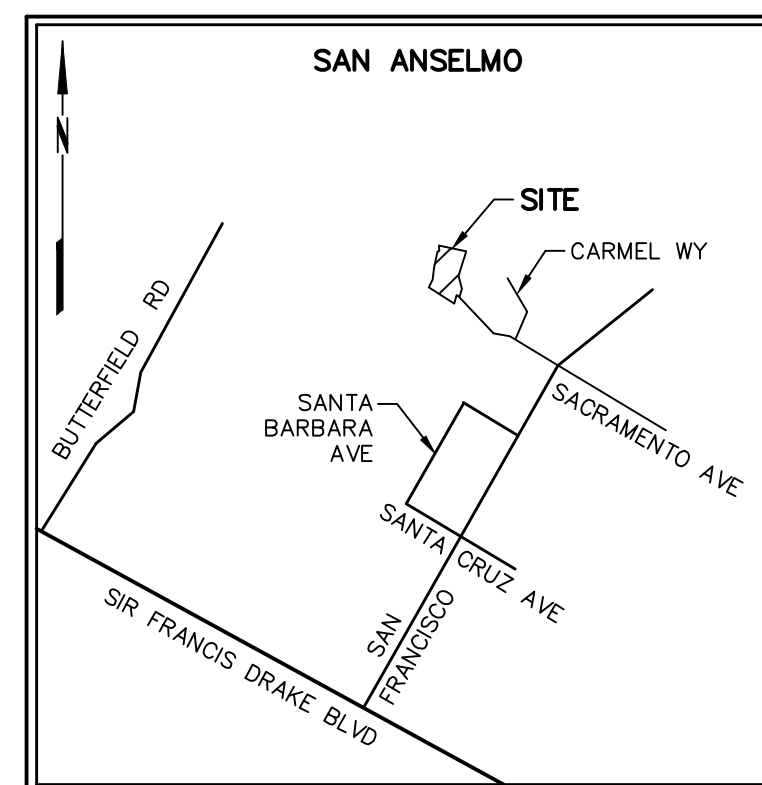
JONATHAN P. SHATTUCK PLS 8940



SACRAMENTO AVENUE
APN 177-172-09, 10, 18 & 20
SACRAMENTO AVENUE SAN ANSELMO, MARIN COUNTY
TOPOGRAPHIC MAP

Revisions	
No.	Date
1	MAY 2016
2	AS SHOWN
3	N/A
4	DAC
5	JAK
6	2014/13/13

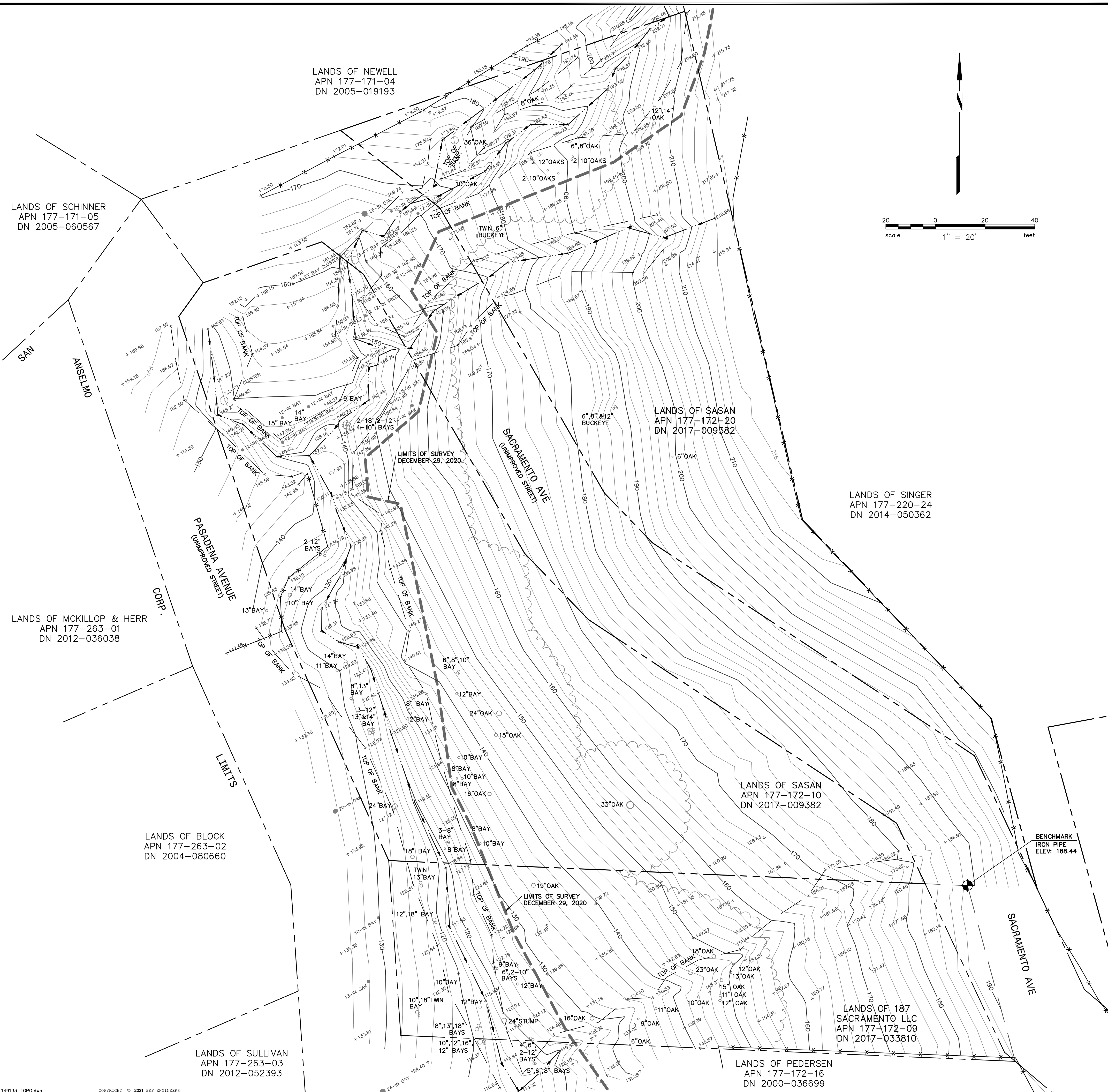
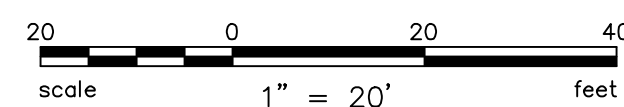
Drawing Number: 1 OF 1



VICINITY MAP
NOT TO SCALE

SYMBOLS & LEGEND

- EXISTING**
- BENCHMARK
 - TREE & APPROXIMATE DRIPLINE
 - BOUNDARY LINE
 - EXISTING EASEMENT
 - FLOW LINE
 - FENCE



TOPOGRAPHIC NOTES

UNAUTHORIZED CHANGES & USES: THE PROFESSIONAL PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. CHANGES TO THIS MAP MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL.

TREE DIAMETERS ARE MEASURED AT CHEST HEIGHT (48"). DRIPLINE DIAMETERS AND TREE SPECIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.

BOUNDARY INFORMATION SHOWN HEREON BASED ON BOOK 2014 OF MAPS, PAGE 84, MARIN COUNTY RECORDS.

BASIS OF BEARING: BOOK 2014 OF MAPS, PAGE 84, MARIN COUNTY RECORDS.

BENCHMARK: TEMPORARY BENCHMARK, IRON PIPE, LOCATION SHOWN HEREON. ELEVATION = 188.44' (DATUM: ASSUMED)

FIELD SURVEY DATES: MAY 5, 2016 & DECEMBER 29, 2020

NOTES
OCTOBER 17, 2019 UPDATE: VESTING LAND OWNER REFERENCE AND SACRAMENTO AVENUE REVISED BASED ON A PRELIMINARY TITLE REPORT BY OLD REPUBLIC TITLE COMPANY, 1400A GRANT AVENUE NOVATO, CALIFORNIA, ORDER NUMBER: 0436023851, DATED AUGUST 5, 2019. NO OTHER ADJUSTMENTS HAVE BEEN MADE.

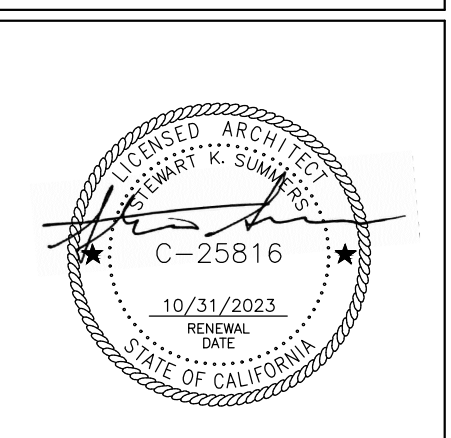
DECEMBER 29, 2020 UPDATE: ADDITIONAL SURVEY OF FLOWLINE AND TOP OF BANK.

Plot Jan 07, 2021 at 1:46pm

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REVISIONS	DATE	BY

Proposed New Single-Family Residence & ADU for:
Thompson Builders
 Sacramento Avenue
 San Anselmo, CA 94960
 AP. 177-172-09



SITE CONSTRAINTS PLAN

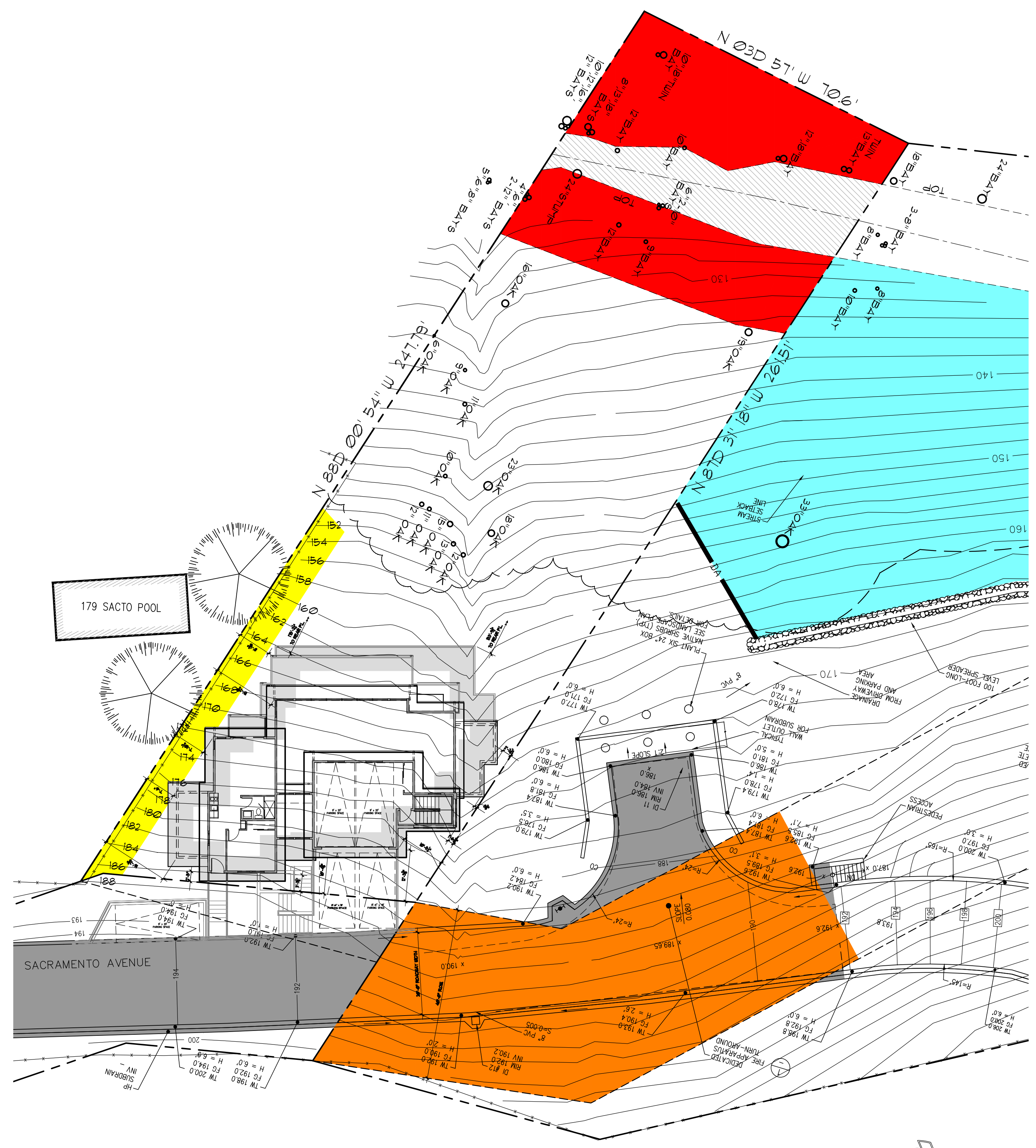
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DATE: 11/03/23
 SCALE:
 DRAWN: SKS
 JOB NO.
 SHEET NO:

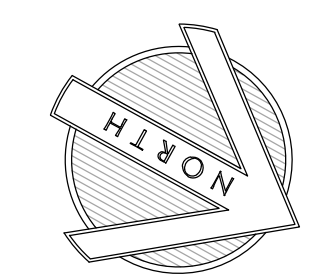
A0.1

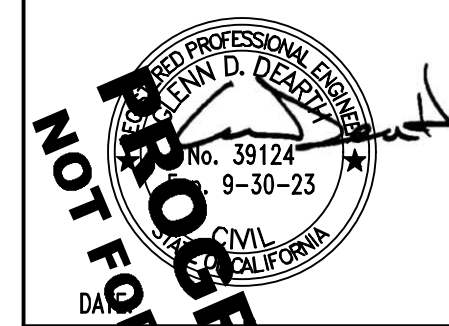
SITE CONSTRAINTS LEGEND

- PROPERTY LINE
- EXISTING STREAM BED (TOP OF BANK TO TOP OF BANK)
- 20' SETBACK AREA FROM TOP OF STREAM BANK
- EXISTING MATURE TREE DRIPLINE (NO SETBACK REQ'D)
- DEDICATED CIVIL DRAINAGE AREA
- SOUTHERLY SIDE YARD SETBACK
- NEW ROAD & RETAINING WALLS (ON & OFF SUBJECT SITE)
- UNIMPROVED PAPER STREET OF SACRAMENTO AVE
- PROPOSED BUILDING OUTLINE
- RESIDUAL BUILDING ENVELOPE



SITE CONSTRAINTS PLAN
 SCALE: 1/16" = 1'-0"





ISSUED FOR PERMIT

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THOMPSON BUILDERS CORPORATION
APN 177-172-09
SACRAMENTO AVENUE
SAN ANSELMO, CALIFORNIA

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR REVIEW
2	REVISED SITE PLAN

DESIGNED BY: G. DEARTH
DRAWN BY: E. HAYDEN
APPROVED BY:
SCALE: NA
DATE: 9/8/2023 PROJECT NO. 139.001

COVER SHEET

REVISION **1**
SHEET NO. **1 OF 6**
DRAWING **C-1**

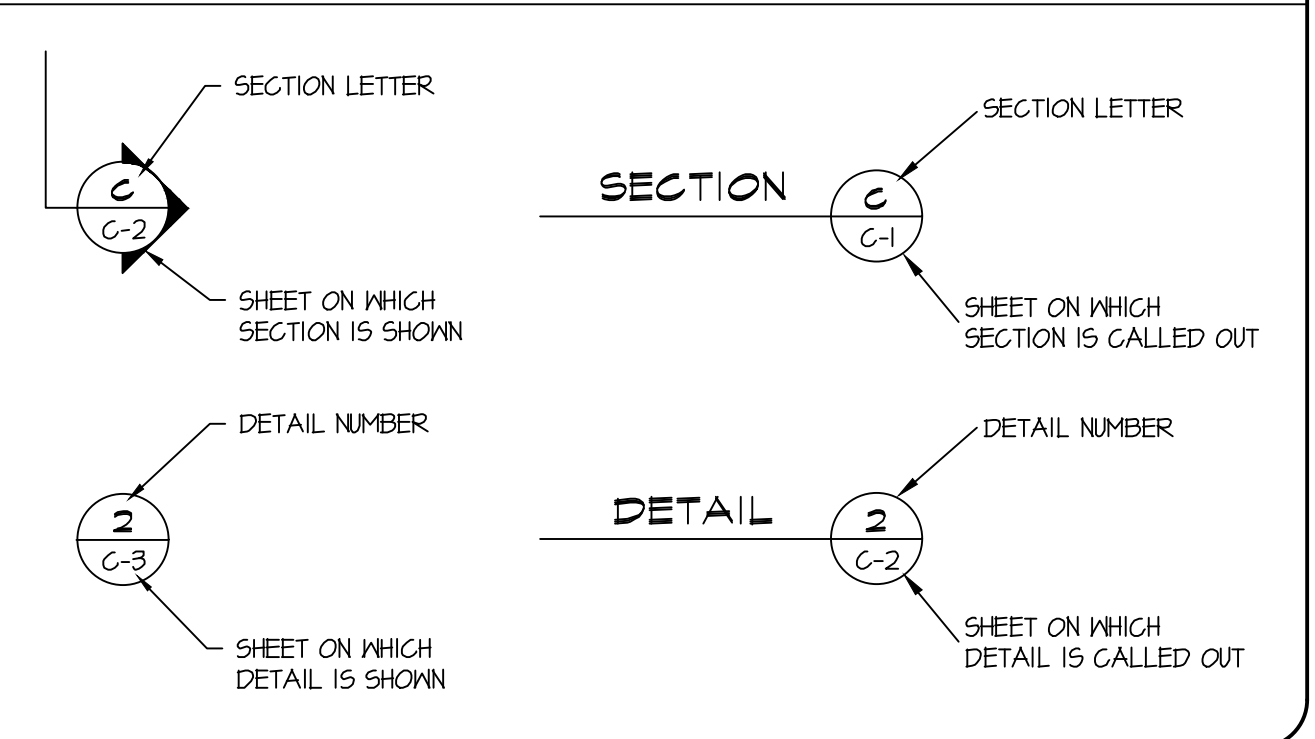
INDEX OF DRAWINGS

DRAWING NO.	DESCRIPTION
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C-2	SITE PLAN
C-3	CONCEPTUAL GRADING AND DRAINAGE PLAN
C-4	DETAILS
C-5	EROSION CONTROL PLAN
C-6	EROSION CONTROL AND STORMWATER POLLUTION PREVENTION NOTES

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
APN	ASSESSOR'S PARCEL NUMBER
APPROX	APPROXIMATE
ASTM	AM. SOCIETY OF TESTING MATERIALS
BM	BENCH MARK
BPD	BACKWATER PREVENTION DEVICE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COM	COMMUNICATION
COM/OH	COMMUNICATION OVERHEAD
COMMUG	COMMUNICATION UNDERGROUND
CONC	CONCRETE
CY	CUBIC YARDS
DI	DRAINAGE INLET
DIA	DIAMETER
E	ELECTRICAL
E/OH	ELECTRICAL OVERHEAD
E/UG	ELECTRICAL UNDERGROUND
EG	EXISTING GROUND
EL or ELEV	ELEVATION
EX	EXISTING
FD	FLOOR DRAIN
FF	FINISHED FLOOR ELEVATION
FL	FLOW LINE
FG	FINISHED GRADE ELEVATION
FT	FEET or FOOT
G	NATURAL GAS
GALV	GALVANIZED
GM	GAS METER
GPM	GALLONS PER MINUTE
H	HEIGHT OF EXPOSED WALL FACE
HB	HOSE BIB
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
INV	INVERT ELEVATION
JP	JOINT UTILITY POLE
JT	JOINT UTILITY TRENCH
LLFF	LOWER LEVEL FINISHED FLOOR ELEV
LFFF	LOW POINT FINISHED FLOOR ELEV
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MLFF	MAIN LEVEL FINISHED FLOOR ELEV
MMWD	MARIN MUNICIPAL WATER DISTRICT OVERHEAD
OH	OVERHEAD
P6+E	PACIFIC GAS AND ELECTRIC
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RIM	ELEV AT MH COVER OR DI GRATE
RL	ROOF LEADER
ROW	RIGHT-OF-WAY
S	SLOPE
SCH	SCHEDULE
SIM	SIMILAR
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SDR	STANDARD DIMENSION RATIO
TC	TOP OF CURB ELEVATION
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
UCS	UNIFORM CONSTRUCTION STANDARDS, MARIN COUNTY
ULFF	UPPER LEVEL FINISHED FLOOR ELEV
VB	VALVE BOX
W	WATER
WM	WATER METER
WV	WATER VALVE

DETAIL AND SECTION DESIGNATIONS



UTILITY CONNECTION NOTES:

- THE PROPOSED ALIGNMENT FOR UTILITY SERVICE CONNECTIONS HAS NOT BEEN APPROVED BY SERVICE PROVIDERS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH UTILITY SERVICE PROVIDERS TO DETERMINE UTILITY ROUTES AND REQUIRED SERVICE UPGRADE DETAILS. REVIEW ALL PROPOSED UTILITY ROUTES AND UPGRADE DETAILS WITH THE ENGINEER PRIOR TO CONSTRUCTION.
- UTILITY SERVICES TO THE PROJECT SITE ARE PROVIDED BY:
 - SEWER: ROSS VALLEY SANITARY DISTRICT NO. 1
 - WATER: MARIN MUNICIPAL WATER DISTRICT
 - ELECTRIC POWER: PACIFIC GAS AND ELECTRIC (PG&E)
 - GAS: PACIFIC GAS AND ELECTRIC (PG&E)
 - TELEPHONE: AT&T
 - CABLE: COMCAST

LEGEND

EX NEW	ASPHALT PAVING (IMPERVIOUS)	PROPERTY LINE	EX NEW	CONC RETAINING WALL
	CONCRETE PAVING (IMPERVIOUS)	EASEMENT LINE		SUBDRAIN (PERFORATED PIPE)
	NEW FLAGSTONE PAVING (IMPERVIOUS)	EX WOODEN RET WALL		STORM DRAIN PIPE
	NEW CONCRETE PAVERS (SEMI-PERVIOUS)	DRAINAGE DITCH/ BIO-SWALE		E/OH E/OH ELECTRICAL OVERHEAD LINE
	NEW WOOD DECK (PERVIOUS)	UNDISTURBED SOIL		E/UG E/UG ELECTRICAL UNDERGROUND
	PERVIOUS PAVING	COMPACTED FILL MATERIAL		COM/OH COM/OH COMMUNICATION OVERHEAD LINE
	PLANTED, LANDSCAPED AREA	GEOTEXTILE		COM/UG COM/UG COMMUNICATION UNDERGROUND
	GRAVEL OR DECOMPOSED GRANITE (PERVIOUS)	EROSION CONTROL BLANKET		JT JT JOINT TRENCH
	EROSION CONTROL BLANKET	TURF REINFORCING MAT		SS SS SANITARY SEWER
AD	AREA DRAIN	STRAW WATTLE		W W WATER LINE
OR	DRAINAGE INLET	RUNOFF FLOW DIRECTION		G G GAS LINE
RL	ROOF LEADER	SWALE FLOW DIRECTION		/// EDGE OF ROAD
	FIRE HYDRANT	STORMWATER LEVEL SPREADER		--- ROOF EAVE
	JOINT POLE	BUBBLE-UP DRAINAGE EMITTER		x EX FENCE
	GAS METER, ELECTRIC METER	POP-UP DRAINAGE EMITTER		o-o NEW WIRE FENCE
	WATER METER	SUBDRAIN END CAP		o-o NEW WOOD FENCE
	EX TREE	SUBDRAIN OR STORMWATER CLEANOUT		o-o EXISTING GRADE ELEVATION CONTOUR
	EX TREE DRIPLINE	SUBDRAIN OUTLET		o-o FINISHED GRADE ELEVATION CONTOUR
		HIDDEN FOUNDATION OR RETAINING WALL		85.5 x FINISHED GRADE ELEVATION REMOVE EX TREE

GENERAL NOTES:

- SITE SURVEY AND TOPOGRAPHIC BASE MAP PREPARED BY JACOBS LAND SURVEYING, P.O. BOX 7829, COTATI, CA 94931. (415) 456-2235. DATED NOVEMBER, 2013. BOUNDARY PER RECORD OF SURVEY SUBMITTED TO THE MARIN COUNTY SURVEYOR. ELEVATION ASSUMED..
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES OR IMPROVEMENTS HAS NOT BEEN VERIFIED BY THE ENGINEER AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF INFORMATION SHOWN ON THE DRAWINGS. THE CONSTRUCTION CONTRACTOR MUST NOTIFY UTILITY COMPANIES AT LEAST TWO WORKING DAYS BEFORE EXCAVATION AND REQUEST FIELD LOCATION OF ALL UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 811 OR 800-227-2600. ANY UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE LOCAL UTILITY ENGINEER, AT THE SOLE EXPENSE OF THE CONTRACTOR. ANY PROPERTY DAMAGE OR DAMAGE TO CONSTRUCTED FACILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AND OWNER AT THE SOLE EXPENSE OF THE CONTRACTOR.
- PRIOR TO FINAL INSPECTION BY MARIN COUNTY DEPARTMENT OF PUBLIC WORKS, THE ENGINEER IS REQUIRED TO SUBMIT A LETTER TO THE COUNTY (INCLUDING PROPERTY ADDRESS, BUILDING PERMIT NUMBER, ASSESSOR'S PARCEL NUMBER, SIGNATURE AND ENGINEER'S STAMP) INDICATING THAT FINISHED GRADING AND DRAINAGE WORK WAS REVIEWED FOR COMPLIANCE WITH THE APPROVED PLANS AND FIELD DIRECTED MODIFICATIONS SHOWN ON THE RECORD DRAWINGS. PRIOR TO FINAL INSPECTION, THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS WILL INSPECT THE DRAINAGE WORK, DRIVEWAY, PARKING AND SITE IMPROVEMENTS. FAILURE BY THE CONSTRUCTION CONTRACTOR TO REQUEST ENGINEER REVIEW OF ALL SUBSURFACE DRAINAGE PIPING AND STORMWATER DRAINAGE PIPING BEFORE PLACING BACKFILL MATERIAL IN THE PIPE TRENCH WILL RESULT IN ADDITIONAL COSTS AND DELAYS IN PREPARING THE REQUIRED REVIEW LETTER.

STORMWATER PLAN SUMMARY

	EXISTING SITE	PROPOSED SITE DEVELOPMENT PLAN
IMPERVIOUS SURFACES	0 SF	3,313 SF
CONCRETE PAVERS (PERVIOUS)	0 SF	0 SF
LANDSCAPE (PERVIOUS)	16,851 SF	12,853 SF
TOTAL LOT AREA	16,166 SF	16,166 SF

STORMWATER NOTES:

- IMPERVIOUS SURFACES INCLUDE ROOF, DRIVEWAY, WALKWAYS AND PATIOS. FOR DRAINAGE PURPOSES, IMPERVIOUS AREA INCLUDES ROOF EAVE OVERHANG AREA.
- NEW OR REPLACEMENT IMPERVIOUS AREA IS 3,313 SF.

EROSION CONTROL PLAN

AN APPROVED EROSION CONTROL PLAN IS REQUIRED FOR ALL PROJECTS INVOLVING EXCAVATION, DRILLING, OTHER EARTHWORK OR EXPOSED BARE SOIL. THE PLAN MUST BE SUBMITTED TO THE TOWN ENGINEER AND APPROVED PRIOR TO STARTING WORK. IMPLEMENT EROSION CONTROL MEASURES YEAR ROUND AS APPROPRIATE. REGULARLY MONITOR EROSION CONTROL MEASURES AND PROMPTLY REPAIR OR REPLACE ANY DAMAGED OR INEFFECTIVE EROSION CONTROL MEASURES AS REQUIRED BY THE EROSION CONTROL PLAN. A SIGNED COPY OF THE EROSION CONTROL PLAN MUST BE POSTED AT THE WORK SITE.

DRAINAGE CONSTRUCTION REVIEW

THE CONTRACTOR SHALL CONTACT THE ENGINEER AND REQUEST REVIEW OF ALL SUBSURFACE DRAINAGE PIPING AND STORMWATER DRAINAGE PIPING AT LEAST 2 DAYS BEFORE PLACING BACKFILL MATERIAL.

RETAINING WALL AND FOUNDATION ELEVATIONS

BUILDING FOOTING, GRADE BEAM AND FOUNDATION WALL ELEVATIONS ARE SHOWN ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS. RETAINING WALL ELEVATIONS SHOWN ON THIS GRADING PLAN ARE BASED ON SURVEYED SITE TOPOGRAPHY. CONTACT THE ENGINEER IF ACTUAL SITE ELEVATIONS DIFFER FROM THE TOPOGRAPHY SHOWN ON THE GRADING PLAN. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL FOUNDATION AND RETAINING WALL ELEVATIONS WITH THE GRADING PLAN, ARCHITECTURAL PLANS, STRUCTURAL PLANS AND LANDSCAPE PLANS. CONTACT THE ENGINEER AND ARCHITECT TO RESOLVE ANY CONFLICTS BETWEEN WALL ELEVATIONS, FOUNDATION ELEVATIONS OR THE SITE TOPOGRAPHY.

ESTIMATED EARTHWORK QUANTITIES

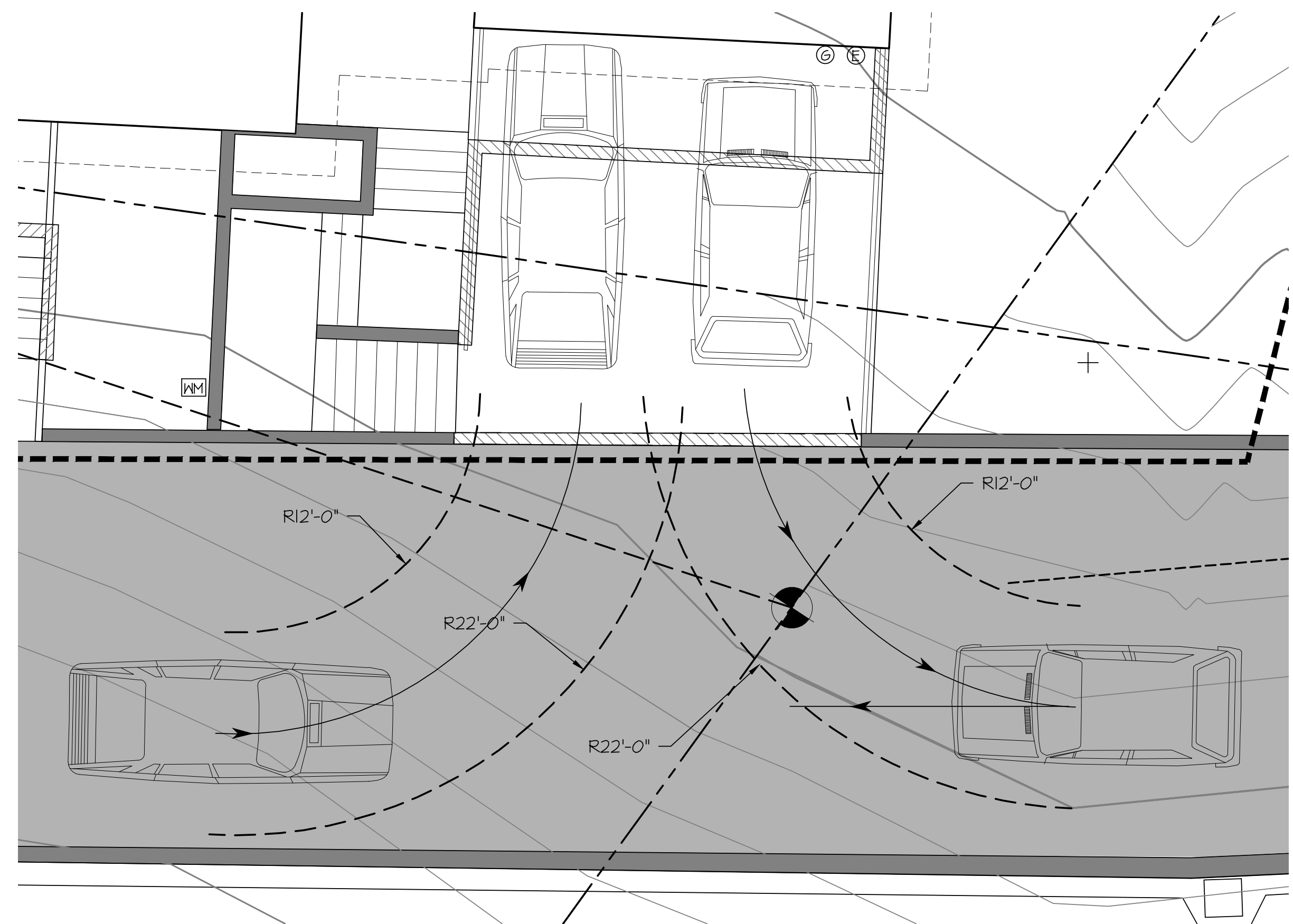
EXCAVATION	220 CY
FILL	75 CY
EXCESS	145 CY
MAX. EXCAVATION DEPTH	13 FT
MAX. FILL DEPTH	8 FT
DISTURBED AREA	0.14 AC

EARTHWORK NOTES:

- QUANTITIES ARE "IN-PLACE" ESTIMATES AND DO NOT INCLUDE AN ALLOWANCE FOR SHRINK OR SWELL. ESTIMATES ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING QUANTITIES FOR CONSTRUCTION PURPOSES.
- LEGALLY DISPOSE OF EXCESS MATERIAL OFF-SITE.
- SITE GRADING IS NOT PERMITTED BETWEEN OCTOBER 15 AND APRIL 15 UNLESS PERMITTED IN WRITING BY THE BUILDING OFFICIAL/ DIRECTOR OF PUBLIC WORKS.

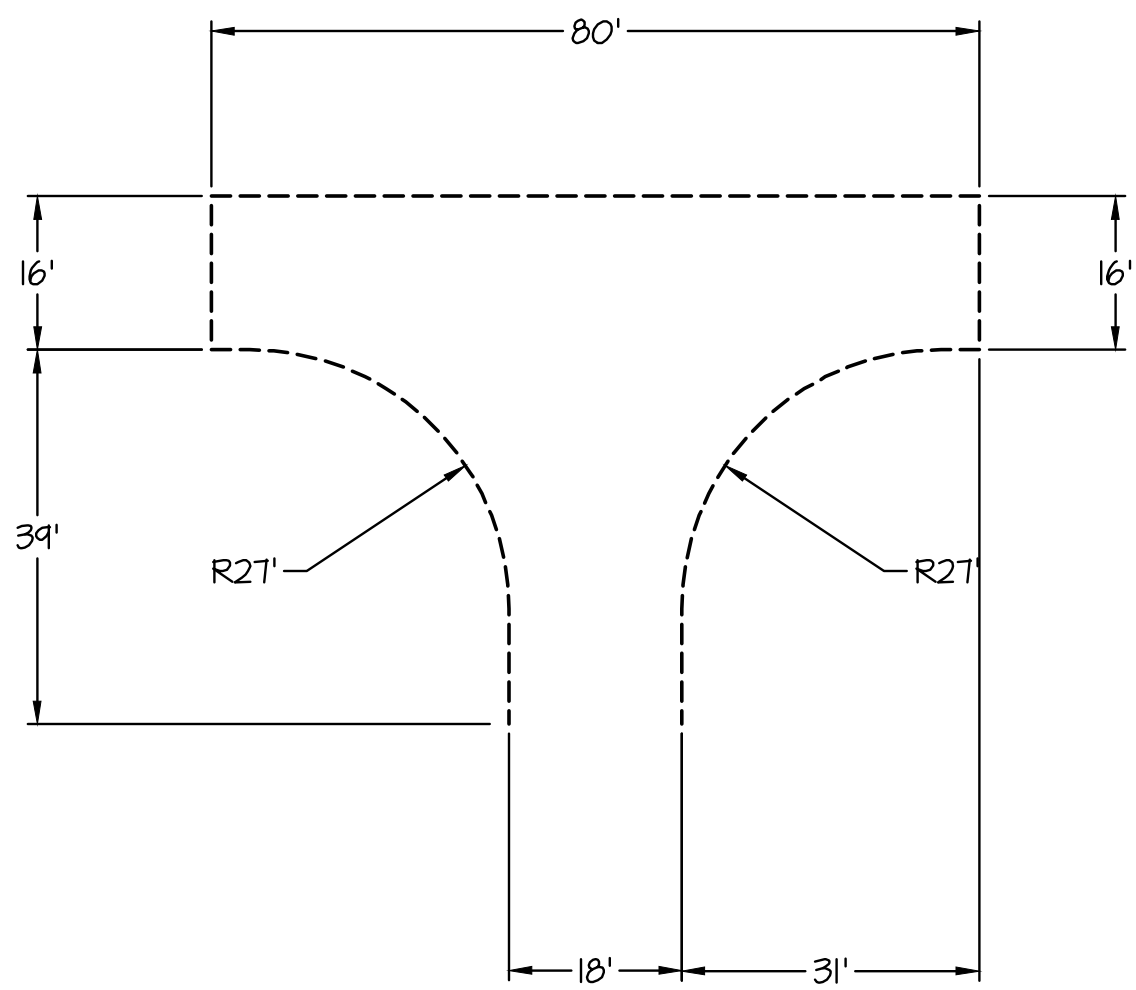
GREEN BUILDING STANDARDS

- THE GRADING AND DRAINAGE PLAN SHOWN ON THE DRAWINGS COMPLIES WITH CALIFORNIA GREEN BUILDING CODE STANDARDS SECTION 4.106.3 REQUIRING MANAGEMENT OF SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR MANAGING STORMWATER DRAINAGE DURING CONSTRUCTION TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN RUNOFF ON THE SITE AS REQUIRED BY CALIFORNIA GREEN BUILDING CODE STANDARDS SECTION 4.106.2.



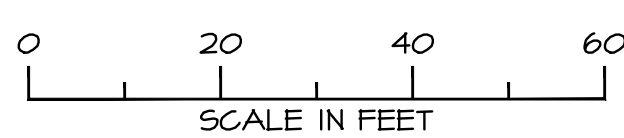
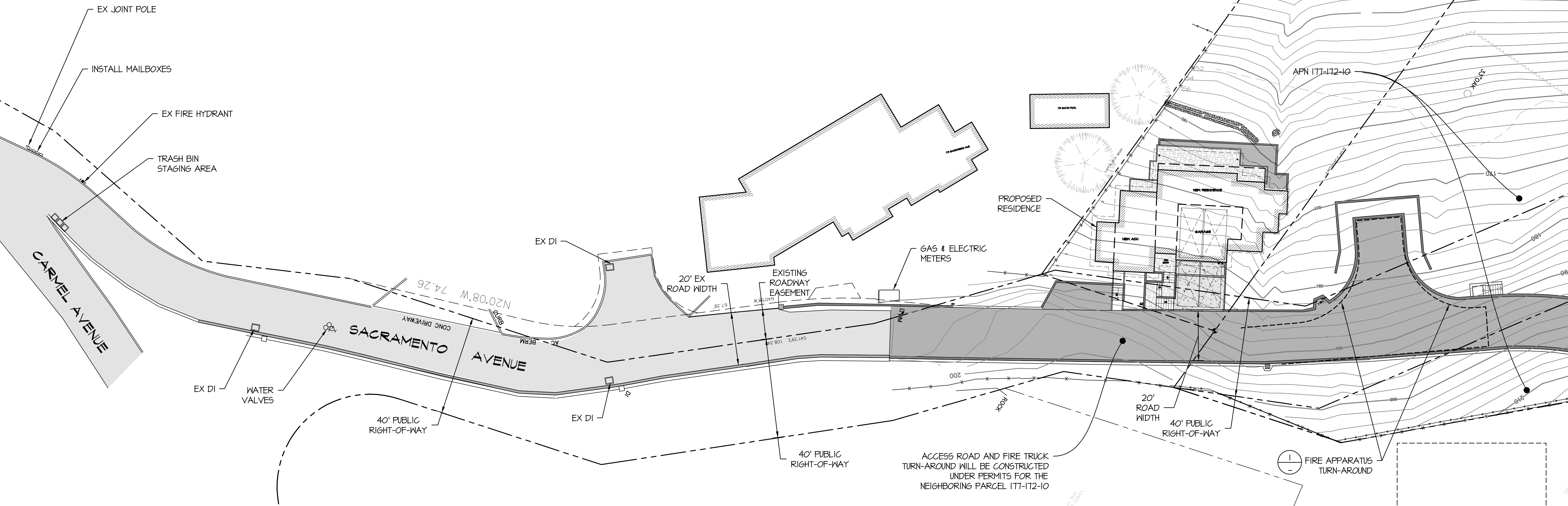
VEHICLE TURNING MANEUVERS

SCALE: 1" = 5'-0"



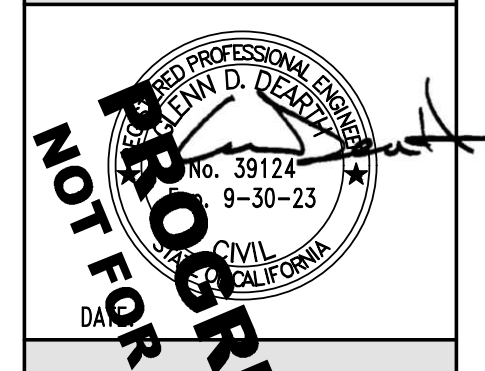
ROSS VALLEY RESIDENTIAL FIRE APPARATUS TURN AROUND

SCALE: 1" = 20'-0"



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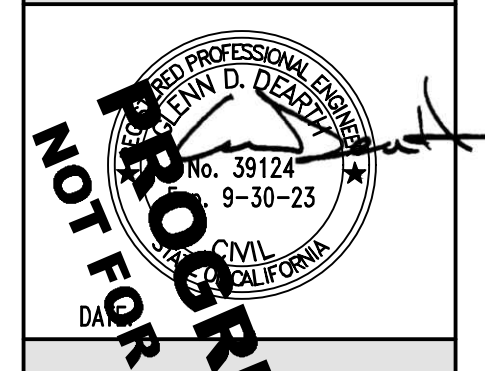
THOMPSON BUILDERS
CORPORATION
APN 177-172-09
SACRAMENTO AVENUE
SAN ANSELMO, CALIFORNIA

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR DESIGN REVIEW
2	REVISED SITE PLAN

DESIGNED BY: G. DEARTH
DRAWN BY: E. HAYDEN
APPROVED BY:
SCALE: 1" = 20'-0"
DATE: 9/8/2023 PROJECT NO. 134.001

SITE PLAN

REVISION	1
SHEET NO.	2 OF 6
DRAWING	C-2



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 SAN ANSELMO, CALIFORNIA

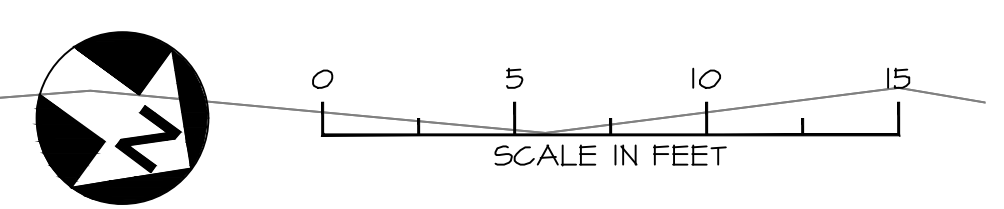
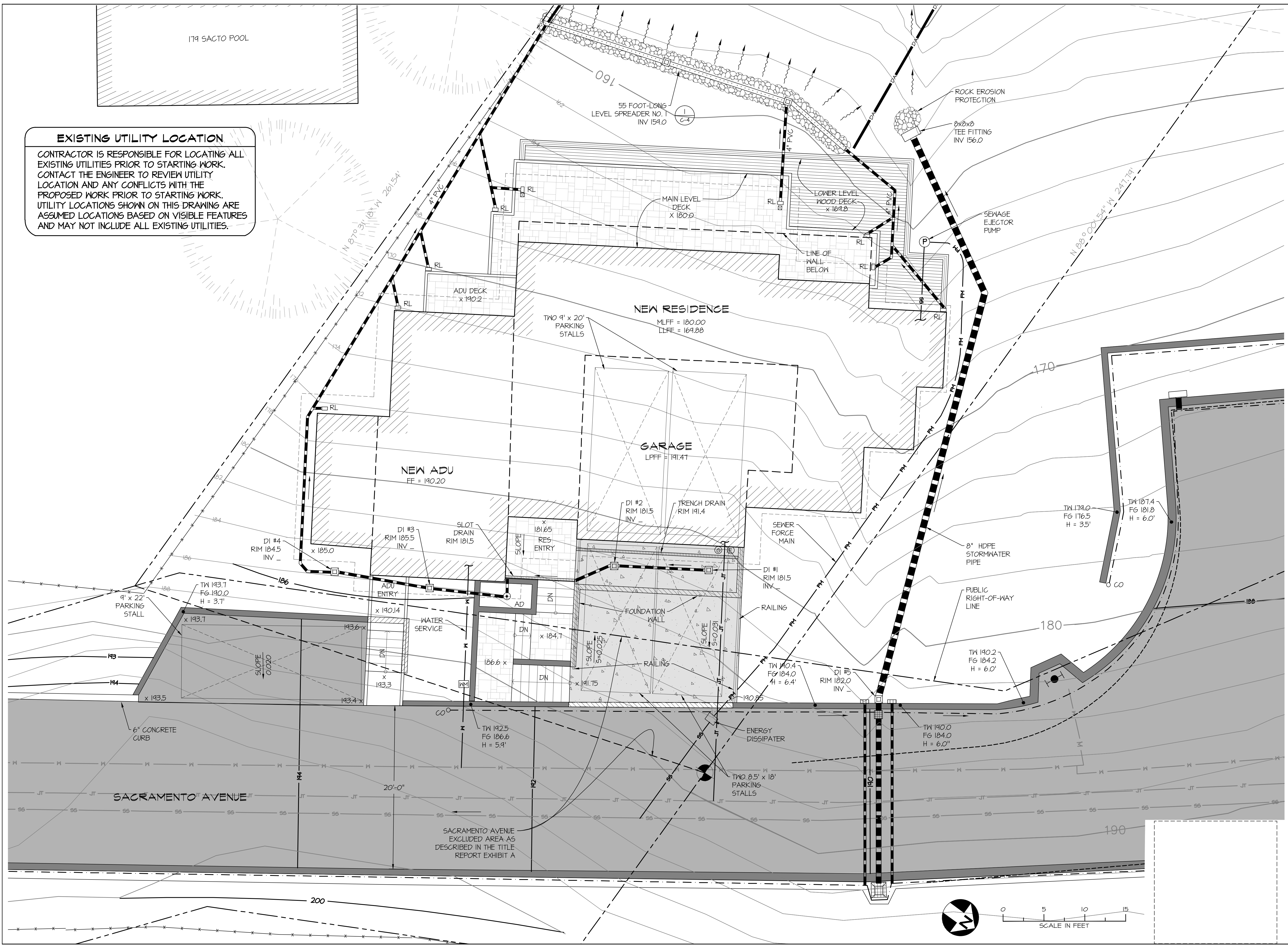
REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR DESIGN REVIEW
2	REVISED SITE PLAN

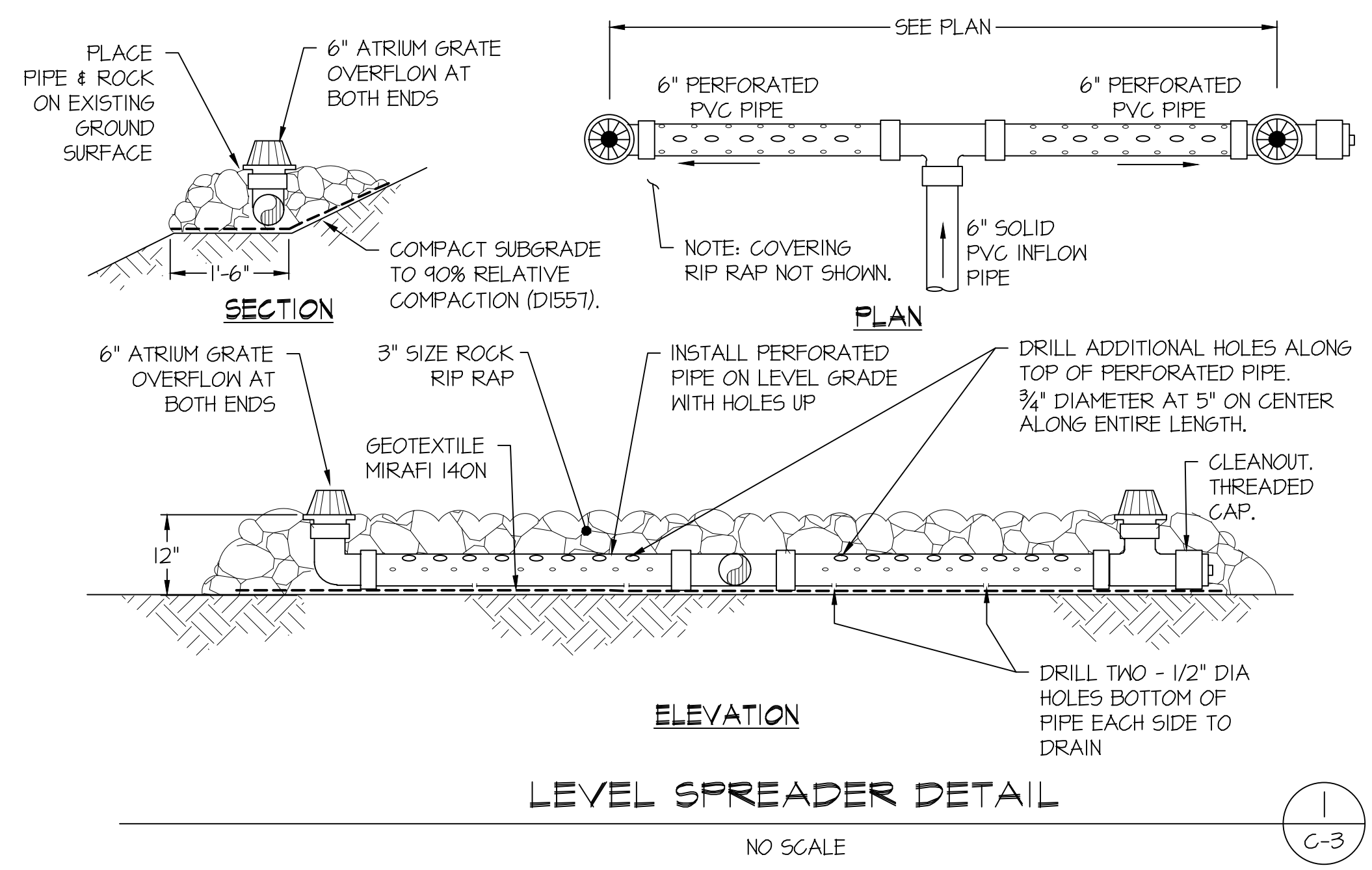
DESIGNED BY: G. DEARTH
 DRAWN BY: E. HAYDEN
 APPROVED BY:
 SCALE: 1" = 5'-0"
 DATE: 9/28/2023 PROJECT NO. 739.001

CONCEPTUAL GRADING AND DRAINAGE PLAN

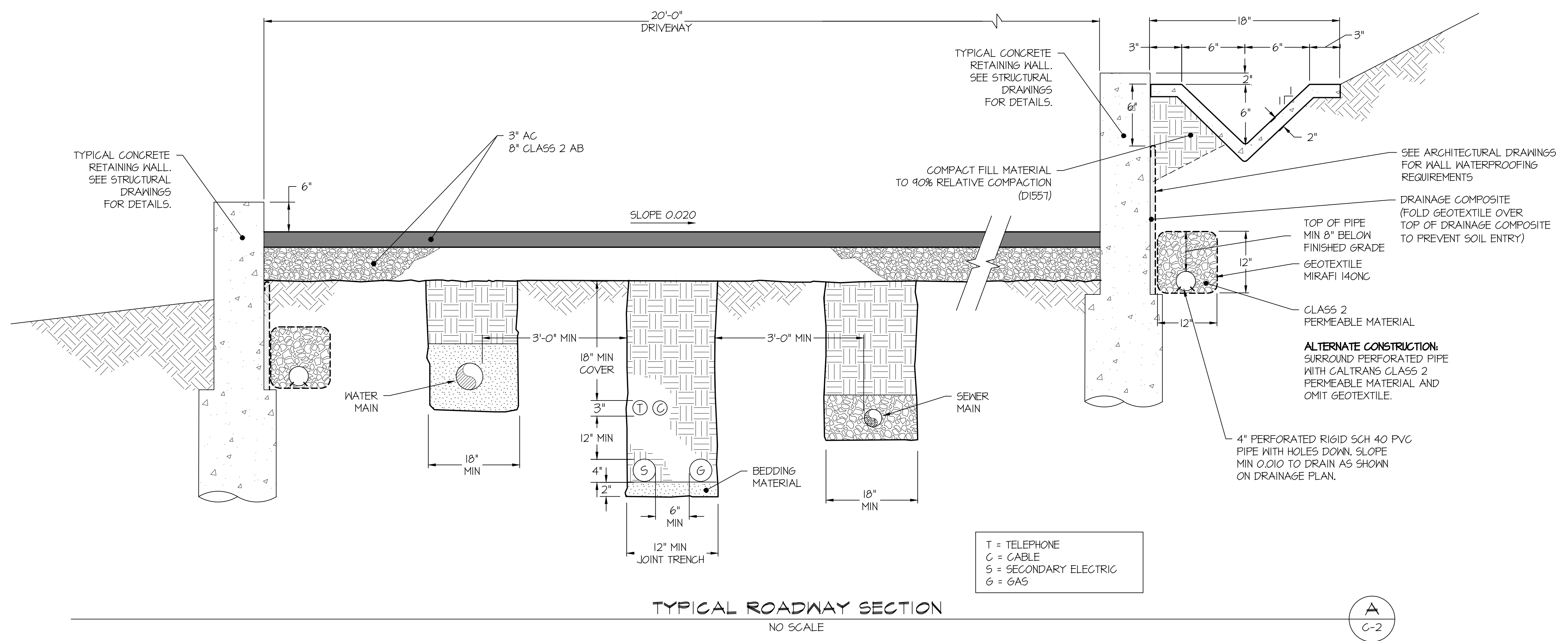
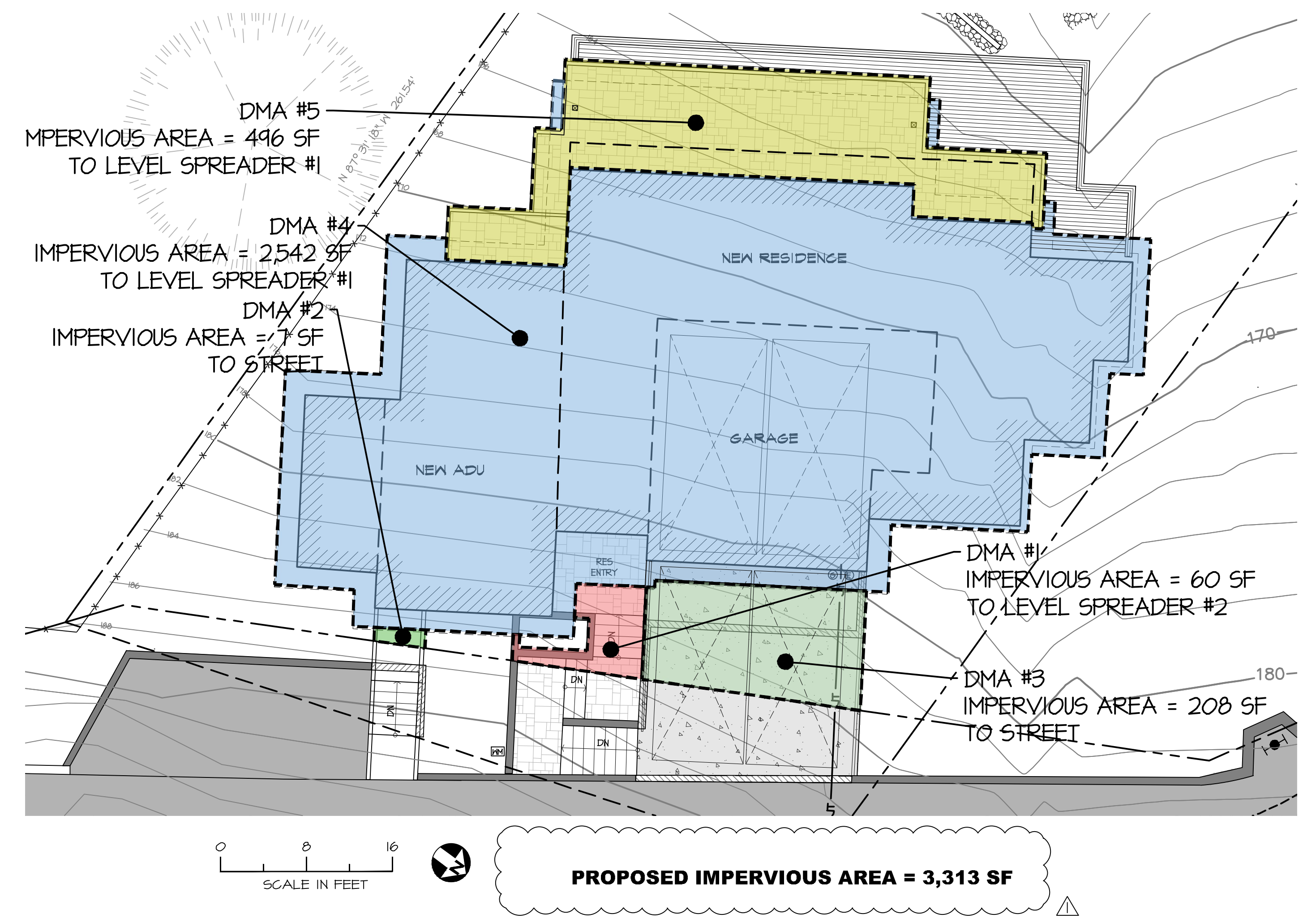
REVISION	1
SHEET NO.	3 OF 6
DRAWING	C-3

EXISTING UTILITY LOCATION
 CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO STARTING WORK. CONTACT THE ENGINEER TO REVIEW UTILITY LOCATION AND ANY CONFLICTS WITH THE PROPOSED WORK PRIOR TO STARTING WORK. UTILITY LOCATIONS SHOWN ON THIS DRAWING ARE ASSUMED LOCATIONS BASED ON VISIBLE FEATURES AND MAY NOT INCLUDE ALL EXISTING UTILITIES.





NOTE: THE DESIGN INTENT OF THE LEVEL SPREADER IS TO DISCHARGE STORMWATER EVENLY ON THE GROUND SURFACE. THE LEVEL SPREADER IS NOT INTENDED TO INFILTRATE WATER. PLACE THE PERFORATED PIPE ON THE GROUND SURFACE AND NOT IN AN EXCAVATED TRENCH.



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 G. DEARTH
 No. 39124
 9-30-23
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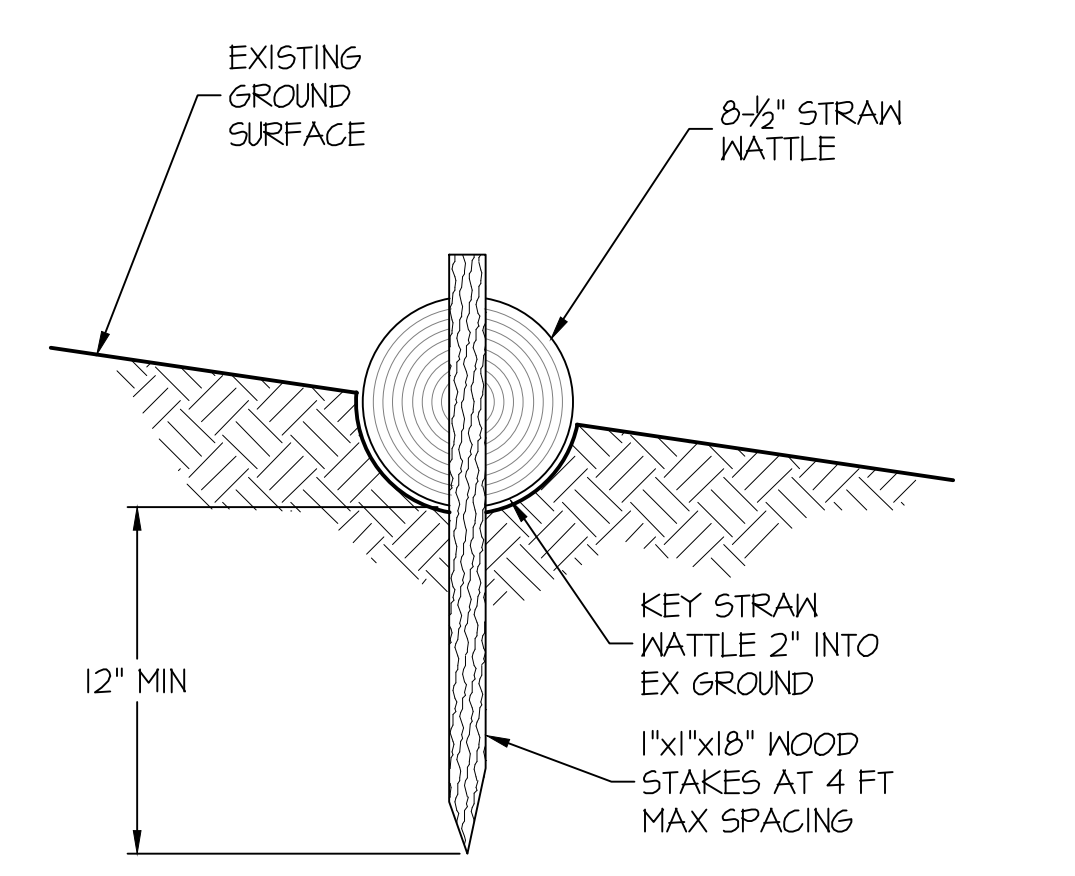
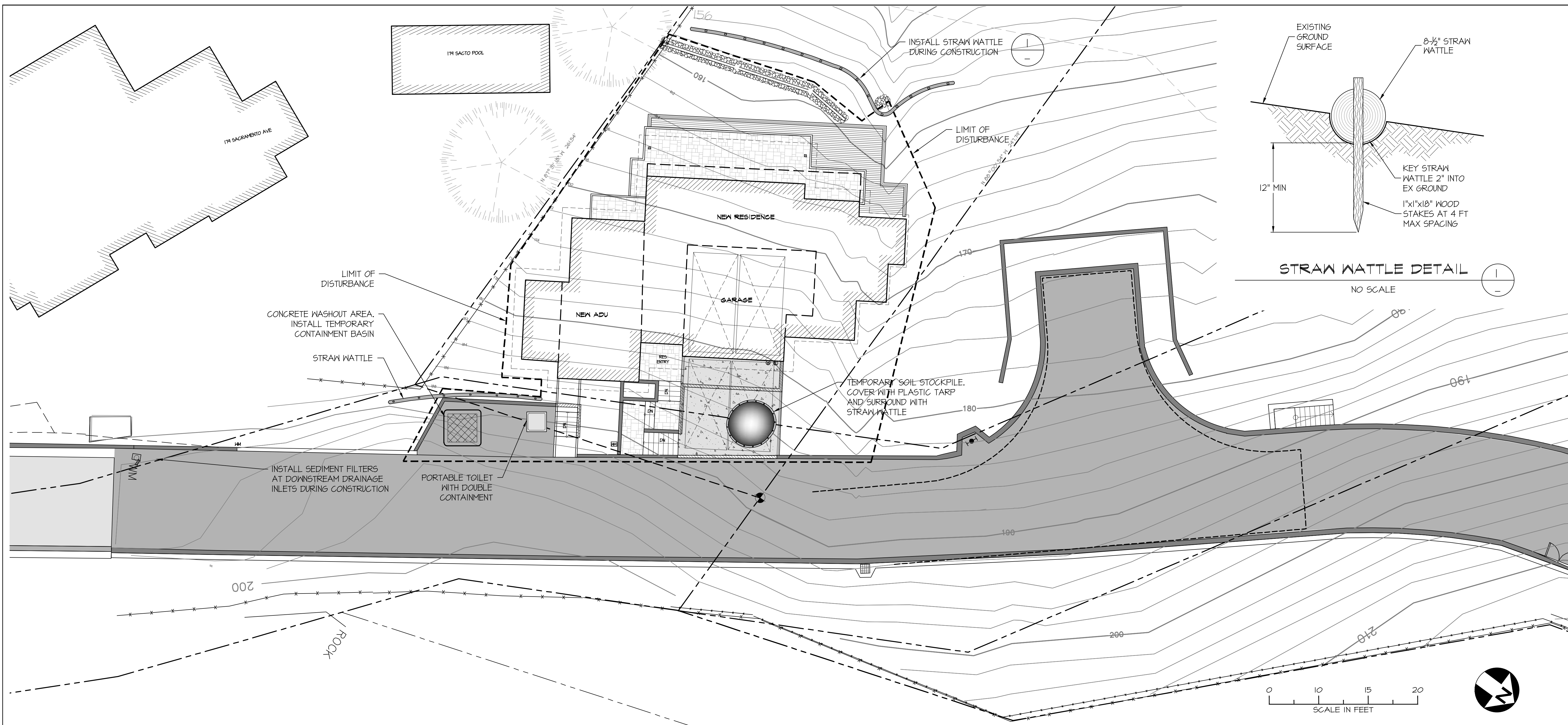
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 SAN ANSELMO, CALIFORNIA

REVISIONS		
NO.	DATE	DESCRIPTION
1	9/8/23	ISSUED FOR DESIGN REVIEW
2	0/25/23	REVISED SITE PLAN

DESIGNED BY: G. DEARTH
 DRAWN BY: E. HAYDEN
 APPROVED BY:
 SCALE: 1" = 10'-0"
 DATE: 9/8/2023 PROJECT NO. 134.001

DETAILS	
REVISION	1
SHEET NO.	4 OF 6
DRAWING	C-4



STRAW WATTLE DETAIL
NO SCALE

EROSION CONTROL & STORMWATER POLLUTION PREVENTION

1. COMPLY WITH ALL RULES, REGULATIONS AND PROCEDURES OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FOR CONSTRUCTION ACTIVITIES AS REQUIRED BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD AND THE CITY OF SAN ANSELMO. IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) FOR EROSION CONTROL AND STORMWATER POLLUTION PREVENTION. COMPLY WITH ALL REQUIREMENTS OF THE PROJECT EROSION CONTROL PLAN AND THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
2. INSTALL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S RECOMMENDATIONS, THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICES HANDBOOK (CALIFORNIA STORMWATER QUALITY ASSOCIATION, (www.cabmphandbooks.com)) AND THE PROJECT EROSION CONTROL PLAN.
3. PRIOR TO OCTOBER 1ST, INSTALL EROSION CONTROL AND STORMWATER POLLUTION PREVENTION MEASURES NECESSARY TO MINIMIZE EROSION, CONTAIN ERODED SEDIMENT ON-SITE AND PREVENT POLLUTION OF STORMWATER RUNOFF.
4. REGULARLY MONITOR EROSION CONTROL AND MEASURES BETWEEN OCTOBER 15TH AND APRIL 1ST. PROMPTLY REPAIR OR REPLACE ANY DAMAGED OR INEFFECTIVE EROSION CONTROL MEASURES AS REQUIRED BY THE PROJECT EROSION CONTROL PLAN.
5. REGULARLY MONITOR STORMWATER POLLUTION PREVENTION MEASURES YEAR-AROUND THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. PROMPTLY REPAIR OR REPLACE ANY DAMAGED OR INEFFECTIVE STORMWATER POLLUTION PREVENTION MEASURES AS REQUIRED BY THE PROJECT STORMWATER POLLUTION PREVENTION PLAN.
6. VISIT THE MARIN COUNTY STORMWATER POLLUTION PREVENTION PROGRAM (MCSTOPPP) WEBSITE FOR ADDITIONAL RESOURCES AND GUIDANCE ON EROSION CONTROL AND STORMWATER POLLUTION PREVENTION: <http://mcstopp.org/hendevresources.htm>
7. SEE LANDSCAPE DRAWINGS FOR PERMANENT EROSION CONTROL AND SITE RESTORATION PLANTING.

PREDICTED RAINFALL PREPARATION
 STOCKPILE STRAW WATTLE, TARPS AND OTHER EROSION AND SEDIMENT CONTROL MATERIALS ON-SITE YEAR ROUND AND READY FOR INSTALLATION.

INSTALL, INSPECT AND REPAIR EROSION CONTROL AND STORMWATER POLLUTION PREVENTION MEASURES PRIOR TO PREDICTED RAINFALL.

1. INSTALL TEMPORARY DRAINAGE PIPING
2. INSPECT AND REPAIR ALL TEMPORARY EROSION CONTROL MEASURES
3. INSPECT, CLEAN AND REPAIR SEDIMENT TRAPS AND STRAW WATTLES
4. INSTALL STOCKPILE COVERS AND STRAW WATTLE
5. PLACE ALL HAZARDOUS MATERIALS IN STORAGE AND PROTECT FROM RAINFALL
6. PLACE ALL DEBRIS AND WASTE MATERIALS IN DISPOSAL BINS
7. COVER WASTE DISPOSAL BINS WITH WATERPROOF TARPS

SEE EROSION CONTROL MONITORING AND MAINTENANCE TABLE FOR FURTHER REQUIREMENTS

EROSION CONTROL REQUIREMENTS

CONTRACTOR SHALL INSTALL EROSION CONTROL AND WATER COURSE PROTECTION MEASURES PRIOR TO DISTURBING THE SITE, AND SHALL INSPECT, REPAIR OR REPLACE PROTECTION MEASURES AS NEEDED TO REMAIN EFFECTIVE THROUGHOUT THE DURATION OF THE WORK.

STRAW WATTLE SPACING

GROUND SURFACE SLOPE	HORIZONTAL SPACING
4:1 OR FLATTER	20 FT.
BETWEEN 4:1 AND 2:1	15 FT.
2:1 OR STEEPER	10 FT.

SITE RESTORATION

SEE LANDSCAPE PLANS FOR PERMANENT SITE RESTORATION AND EROSION CONTROL DETAILS.

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 SAN ANSELMO, CALIFORNIA

REVISIONS

NO.	DATE	DESCRIPTION
1	9/28/23	ISSUED FOR DESIGN REVIEW
2	0/25/23	REVISED SITE PLAN

DESIGNED BY: G. DEARTH
 DRAWN BY: E. HAYDEN
 APPROVED BY:
 SCALE: 1" = 5'-0"
 DATE: 9/28/2023 PROJECT NO. 739.001

EROSION CONTROL PLAN

REVISION **1**
 SHEET NO. **5 OF 6**
 DRAWING **C-5**

CONSTRUCTION EROSION CONTROL PLAN

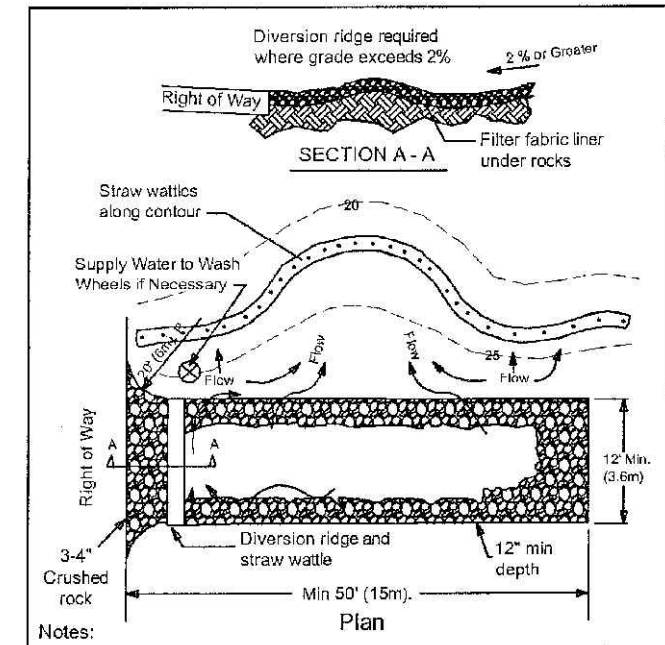
Install erosion control measures conforming to the EROSION CONTROL STANDARDS and as shown on the drawings and described in the following notes. Install all erosion control measures before starting construction and maintain year round, as appropriate.

LIMITS ON THE WORK AREA

- Phase grading work to minimize the extent of the disturbed area prior to restoration.
- Confine grading within the construction limits shown on the drawings. Mark the construction limits using temporary fencing or flagging.
- Do not disturb vegetation outside the construction limits.

EXCAVATED MATERIAL

- Use excavated material to construct finished grades as shown on the drawings and in accordance with the geotechnical specifications for the project.
- Remove excess excavated material from the site and dispose in approved off-site disposal areas.
- Avoid tracking soil onto streets. Install a temporary stabilized construction entrance in accordance with BMP TR-1, (CASQA).



TEMPORARY SOIL STOCKPILES

- Place excavated top soil from the drilled piers, foundation wall excavation and retaining wall excavation in one or more stockpiles located as shown on the drawings. Grade temporary soil stockpiles to a maximum height of five feet, with maximum side slope of 2H:1V. Avoid creating depressions that trap water.
- Cover the stockpile with plastic sheeting and hold sheeting in-place using sandbags.
- Install silt fence or straw wattle around each soil stockpile. Brace the silt fence sufficiently to support the weight of any sediment that accumulates against it.

DIVERSION BERMS AND DOWN-SLOPE PIPES

- Construct earth diversion berms at the top of cut and fill slopes to intercept runoff and divert it around the disturbed area.
- Install pipes (HDPE, PVC or corrugated metal) to convey water down steep slopes.
- Wherever possible, construct berms at near level gradients to reduce flow velocities and the possibility of erosion damage.
- Comply with BMPs EC-4 and EC-10, (CASQA).

TEMPORARY PIPES AND LINED DITCHES

- Install temporary pipes and construct lined ditches to convey runoff to the temporary sediment basin.
- Line ditches with rock, erosion control blankets or concrete, depending on the flow velocity and slope of the ditch.
- Where ditches cannot be used, install HDPE, PVC or corrugated metal pipe.
- Size all temporary pipes and ditches for the 10-year, 1-hour storm intensity of 3.0 inches per hour.
- Erosion Control Blanket Lining (velocity less than 6 fps): Long-term coconut fiber erosion control blanket with organic jute fiber netting top and bottom. C125BN manufactured by North American Green (or equal). Install using rigid 6 inch-long biodegradable BioSTAKEs by North American Green.
- Rock Lining (velocity greater than 6 fps and less than 8 fps): Caltrans No.1 rock slope protection placed in a twelve-inch-thick layer over a nonwoven 4 oz/sy geotextile.
- Comply with BMPs EC-9, EC-10 and EC-11, (CASQA).

TEMPORARY SEDIMENT BASIN

- When directed by the Engineer during construction, construct a temporary sediment basin to detain runoff and allow suspended sediment to settle out of surface water runoff before it is discharged to the existing stormwater drainage system on the site. Discharge of surface water runoff from disturbed areas directly to the stormwater drainage system is not allowed. Filter all surface runoff through straw wattle or silt fence.
- Maintain the sediment basin throughout construction until the disturbed area is revegetated and slopes are stabilized.
- Remove accumulated sediment from the sediment basin before the volume reaches 25% of the total basin volume. Inspect the basin after every significant rainfall and, if necessary, remove the accumulated sediment.
- Comply with BMPs SE-2 and SE-3, (CASQA).

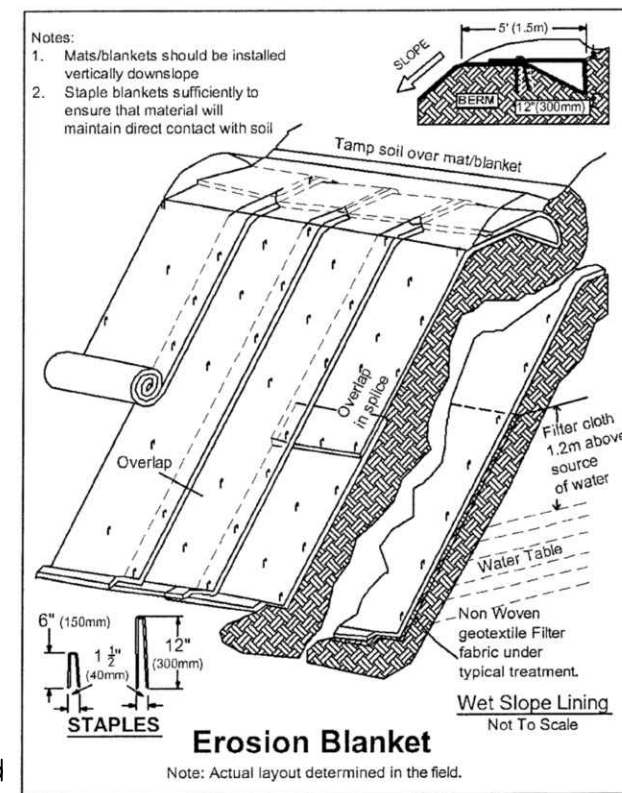


SEDIMENT FILTER

- Install sediment filters at all stormwater drainage inlets and culvert inlets.
- Comply with BMP SE-10, (CASQA).

SLOPE PROTECTION

- Install an erosion control blanket in accordance with manufacturer's recommendations on all disturbed areas with a slope equal to or steeper than 3H:1V. BMP EC-7, (CASQA).
- Install straw wattles along the contour of the slope at 20 feet on center and as shown on the drawings. Anchor using 1x1x18" wood stakes at 4 feet on center. BMP SE-5, (CASQA).
- Erosion Control Blanket: Long-term coconut fiber erosion control blanket with organic jute fiber netting top and bottom. C125BN manufactured by North American Green. Install using rigid 6 inch-long biodegradable BioSTAKEs by North American Green.
- RiceStraw Wattle, 8.5-inch diameter, with biodegradable netting. Anchor using 3/4" x 3/4" wood stakes at 4 ft spacing.

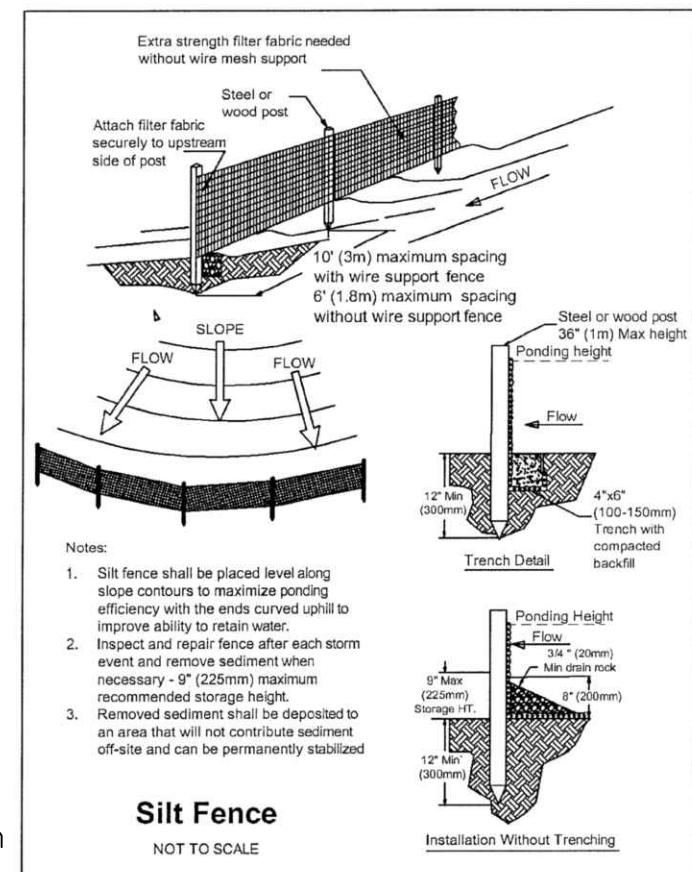


SILT FENCE

- Install prefabricated silt fence at the locations shown on the drawings and at other field-identified locations where needed to trap eroded sediment and reduce runoff velocities during construction.
- Silt Fence: Prefabricated silt fence consisting of a woven, uv-stabilized geotextile with sewn pockets for wooden stakes. Miraf prefabricated Silt Fence (100X) with 10 foot post spacing. Install bottom of fabric in excavated toe trench in accordance with Manufacturer's recommendations.

TEMPORARY CHECK DAMS

- Construct temporary rock check dams in the larger drainage ditches to reduce velocities and control erosion. Use rock sized to resist the estimated flow velocity. Locate check dams between 10 and 50 feet apart, depending on the slope of the ditch.
- Comply with BMP SE-4, (CASQA).



SITE RESTORATION PLAN

- Restore all disturbed areas of the site after completing construction of the project.
- Remove temporary erosion control measures installed during construction.
- Grade the site to eliminate depressions where stormwater runoff could accumulate or where runoff could flow in a concentrated channel. Grade the site to slope toward the permanent stormwater collection system inlets where appropriate.
- Apply mulch and native grass seed to disturbed areas in accordance with the requirements for materials, seed mixes and application methods detailed in the project landscaping specification.
- Install erosion control blanket and turf reinforcing material as detailed on the plans.
- Install rip rap erosion protection as detailed on the plans.

EROSION CONTROL STANDARDS

- Visit Marin County Stormwater Pollution Prevention Program (MCSTOPPP) website for additional resources and guidance on erosion control and stormwater pollution prevention: www.mcstopp.org.
- Install all erosion control measures in accordance with the details and methods specified in the "Stormwater Best Management Practice Handbook, Construction", California Stormwater Quality Association (CASQA), latest edition.
- Comply with all rules, regulations and procedures of the National Pollution Discharge Elimination System (NPDES) for construction activities as required by the California Regional Water Quality Control Board and Marin County. Comply with all requirements of the Project Erosion Control Plan.
- Install erosion control measures in accordance with the product manufacturer's recommendations.

STORMWATER POLLUTION PREVENTION PLAN

PAINTING

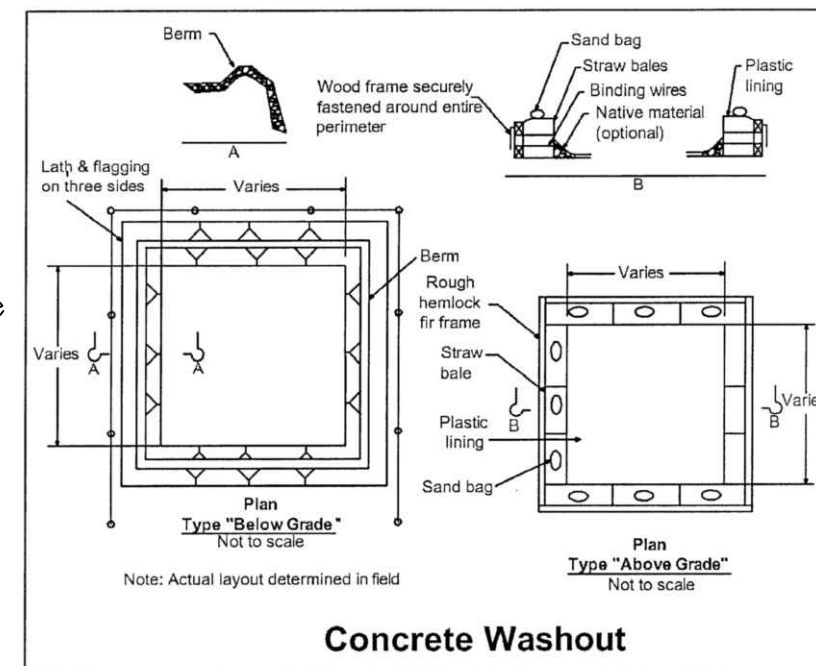
- Do not rinse paint brushes or materials into a stormwater drain inlet or onto the street.
- Paint out excess water-based paint before rinsing brushes, rollers or containers in a sink. If a sink is not available, direct wash water to a soil area and spade it into the soil with a shovel.
- Paint out excess oil-based paint before cleaning brushes in paint thinner.
- Whenever possible, filter paint thinner and solvents for reuse. Dispose of oilbased paint sludge and unusable thinner as hazardous waste.
- Dispose of empty paint cans as hazardous waste.
- Dispose of paint chips and dust from non-hazardous dry stripping of paints as trash. Dispose of paint chips and dust containing lead or tributyl tin as hazardous waste.

PAVING AND ASPHALT WORK

- Do not pave during wet weather or when rain is forecast.
- Always cover stormwater drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal or fog seal.
- Prevent paving materials from entering stormwater drain inlets, ditches and stream channels.
- Do not use water to wash down fresh asphalt or concrete pavement.
- Do not sweep or wash down excess materials into stormwater drain inlets, ditches or stream channels. Collect excess materials and return them to stockpiles or dispose of them as trash.

MATERIAL STORAGE AND WASTE DISPOSAL

- Sweep streets and other paved areas daily. Never wash down streets or work areas with water.
- Store stockpiles of dirt, sand, asphalt, concrete, grout and mortar under cover and away from drainage areas. Do not allow these materials to reach stormwater drain inlets, ditches or stream channels.
- Wash out concrete equipment, concrete trucks and concrete pumps at a designated on-site area for washing where water and excess concrete will flow into a temporary pit. In a dirt area. Let water seep into the soil and dispose of hardened concrete with trash.
- Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street or stormwater drain inlet.



DEWATERING OPERATIONS

- Reuse water for dust control, irrigation or another on-site purpose to greatest extent possible.
- Contact the local Stormwater Coordinator before discharging water to a street, stormwater drain or creek. Filtration or diversion through a basin, tank or sediment trap may be required.

VEHICLE AND EQUIPMENT MAINTENANCE

- Frequently inspect vehicles and equipment for leaks. Use drip pans to catch leaks until repairs are made. Promptly repair leaks.
- Fuel and maintain vehicles on-site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- Clean vehicles or equipment using clean water in a bermed area that will not allow rinse water to run into streets, stormwater drain inlets, ditches or stream channels.
- Do not clean vehicles on-site using soap, solvents, degreasers or steam cleaning equipment.

SAW CUTTING

- Completely cover or barricade stormwater drain inlets when saw cutting. Use filter fabric, sand bags or fine gravel dams to keep slurry out of the stormwater drain system.
- Shovel, absorb or vacuum saw-cut slurry and pick up all waste as soon as work is finished on one location or at the end of the work day.
- Immediately cleanup and remove any saw-cut slurry that enters a stormwater drain inlet.

HAZARDOUS MATERIAL MANAGEMENT

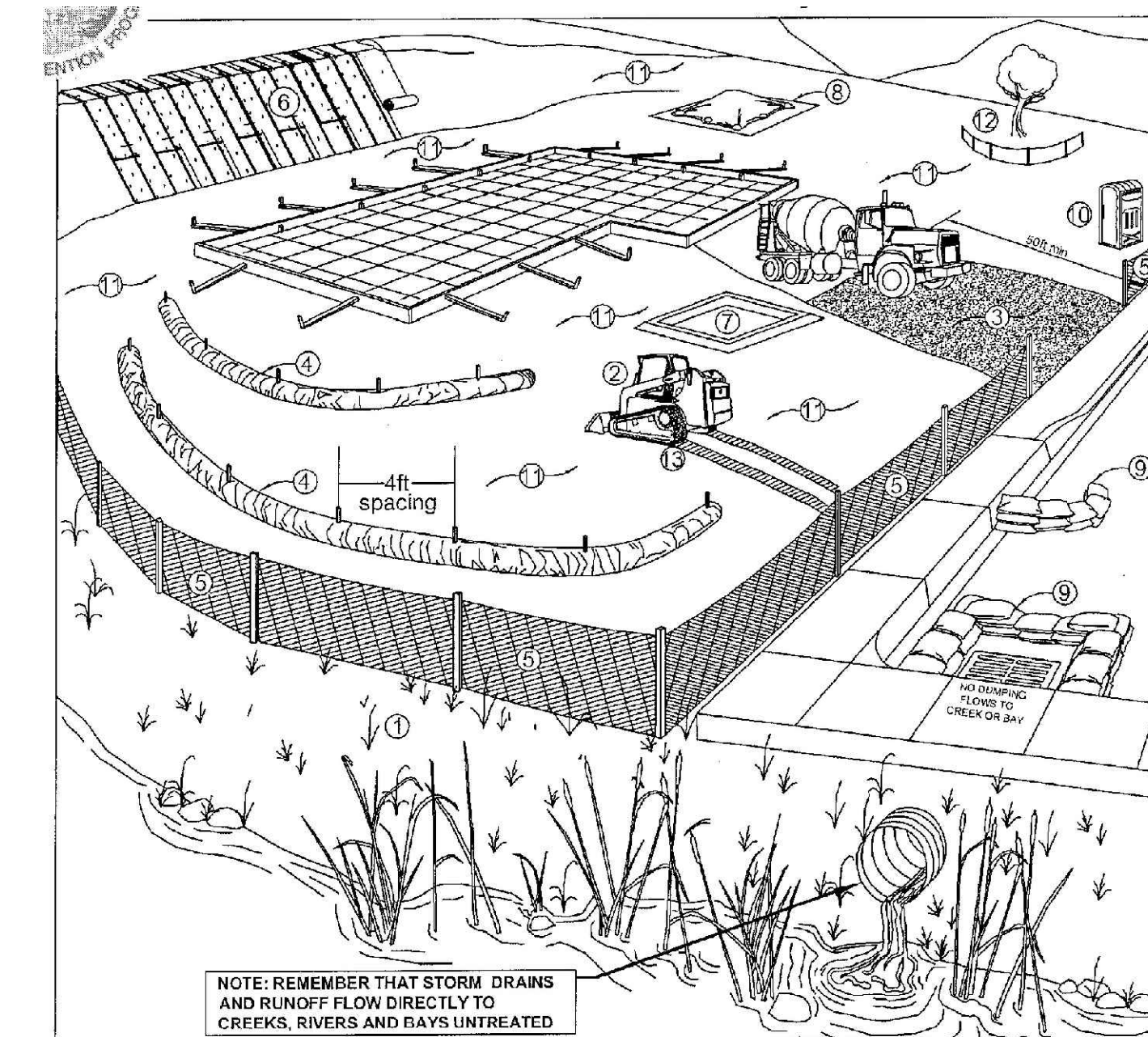
- Label all hazardous materials and hazardous wastes such as pesticides, paint, thinner, solvents, fuel, oil and antifreeze in accordance with City, State and Federal regulations.
- Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.

EROSION CONTROL MONITORING AND MAINTENANCE

Monitor erosion control measures and disturbed areas of the site year round as appropriate. Apply corrective measures as needed to maintain sediment control. Inspect erosion control measures weekly, prior to forecast rain storms, daily during extended rainfall and after the conclusion of every significant storm. Take appropriate corrective action as described in the following check list. Repair Areas where erosion is evident and reapply BMPs as soon as possible. Care should be exercised to minimize the damage to protected areas while making repairs, as any area damaged will require reapplication of BMPs. If washout or breakage occurs, re-install the material after repairing the damage to the slope or channel.

CONTROL MEASURE	INSPECTION ITEMS	ACTION TO BE TAKEN
Vegetation	<ul style="list-style-type: none"> Rill or gullies forming Bare soil patches Sediment at toe of slope 	<ul style="list-style-type: none"> Repair top-of-slope diversion swales Construct additional diversion swales if necessary Fill and regrade eroded areas Reseed, fertilize and mulch bare areas
Swales	<ul style="list-style-type: none"> Low spots in swale Sediment or debris in the channel Erosion of unlined channel surface Erosion of channel lining 	<ul style="list-style-type: none"> Repair breaches Fill low spots with compacted soil Remove obstructions
Pipe drains	<ul style="list-style-type: none"> Blocked inlet or outlet Runoff bypassing inlet Erosion at outlet 	<ul style="list-style-type: none"> Remove sediment and debris Enlarge inlet headwall Enlarge riprap apron or use larger rock
Grassed waterways	<ul style="list-style-type: none"> Bare areas Channel capacity reduced by tall growth 	<ul style="list-style-type: none"> Reseed, mulch and install netting Divert flow, if possible, until grass is established Mow grass
Riprap-lined waterways	<ul style="list-style-type: none"> Scour beneath rock Dislodged rock 	<ul style="list-style-type: none"> Install filter fabric beneath rock and make sure edges of fabric are anchored into the subsoil Replace rock or add larger rock
Outlet protection	<ul style="list-style-type: none"> Erosion below outlet Outlet erosion Dislodged rock 	<ul style="list-style-type: none"> Replace rock or add larger rock Enlarge riprap apron Add erosion protection to the channel downstream from the outlet Install filter fabric beneath rock and make sure edges of fabric are anchored into the subsoil
Sediment traps	<ul style="list-style-type: none"> Sediment level near outlet elevation Obstructed outlet Basin not dewatering between storms Damaged embankment Spillway erosion Outlet erosion Sediment storage zone fills to quickly 	<ul style="list-style-type: none"> Remove sediment Remove debris from outlet trash rack Clear obstruction and sediment away from the outlet structure Rebuild damaged embankments Add rock and filter fabric to the spillway channel Enlarge or repair riprap apron at the outlet structure Increase the depth of the basin or divert runoff to a different sediment basin
Straw Wattles	<ul style="list-style-type: none"> Undercutting of straw wattle Damaged wattle Runoff escaping around end of wattle Sediment level near top of wattle 	<ul style="list-style-type: none"> Fill undercut area with soil and compact, re-anchor the wattle with wooden stakes Replace damaged wattles Extend wattle Remove sediment or install additional wattles upslope
Silt Fences	<ul style="list-style-type: none"> Undercutting of silt fence Fence collapsing Tom fabric Runoff escaping around fence Sediment level near top of the fence 	<ul style="list-style-type: none"> Anchor bottom of silt fence in a trench filled with compacted backfill Replace fence posts or install additional posts Replace torn fabric Extend fence Remove sediment before it reaches half the fence height
Check Dams	<ul style="list-style-type: none"> Sediment accumulation Flow escaping around the sides of check dam Displacement of timber, sandbags or rock 	<ul style="list-style-type: none"> Remove sediment after each storm Build up the ends of the check dam and provide a low center area for overflow Reinforce the check dam with larger rock or divert a portion of the runoff to another outlet
Inlet Structures	<ul style="list-style-type: none"> Flooding around or below Inlet Undercutting of silt fence 	<ul style="list-style-type: none"> Remove accumulated sediment See recommended actions for silt fencing

Source: Goldman, Steven J., Katharine Jackson and Taras A. Bursztynsky, 1986, Erosion and Sediment Control Handbook, McGraw Hill.



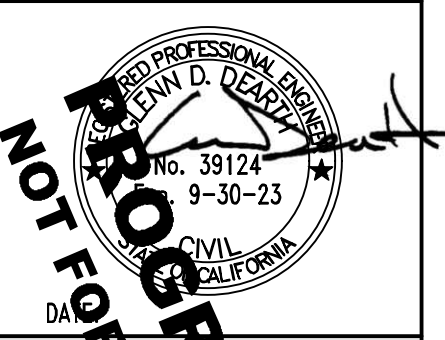
- Check with your local Planning and Public Works departments for creek setback requirements. Grading and/or building may be limited within creekside buffers.
- During grading phase, track-walk up and down slopes (not parallel to them).
- Stabilize site entrance and temporary driveway - use 3" crushed rock for minimum of 50' (or as far as possible) to prevent tracking soil offsite. This can be used in conjunction with a tire wash or rumble plates.
- Use straw wattles (see Slope Protection Notes).

- Install silt fence along contours as secondary measure to keep sediment onsite and to minimize vehicle and foot traffic beyond limits of site disturbance. Silt fencing must be keyed in.
- Install erosion control blankets (see Slope Protection Notes).
- Construct a concrete washout site adjacent to stabilized entrance. Clean as needed and remove at end of project.
- Cover all stockpiles and landscaped material and berm properly.
- Use pea gravel bags around drain inlets located both onsite and in gutter.
- Place port-a-potty near stabilized site entrance, behind curb and away from gutters or storm drain inlets and water bodies.
- Cover all exposed soil with straw mulch and tackifier (or equivalent).
- Existing vegetation should be preserved as much as possible. Areas of disturbed soil/vegetation should be revegetated as soon as practical.
- Prevent equipment fluid leaks onto ground by placing drip pans or plastic tarps under equipment.

LTD Engineering, Inc.
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San Rafael, CA 94903
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gdearth@ltdengineering.com

OWNER

THOMPSON BUILDERS CORP.
5400 HANNA RANCH ROAD
NOVATO, CA 94945



ISSUED FOR
DESIGN
REVIEW

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THOMPSON BUILDERS CORPORATION

APN 177-172-09
SACRAMENTO AVENUE
SAN ANSELMO, CALIFORNIA

REVISIONS

NO.	DATE	DESCRIPTION
Δ	4/8/23	ISSUED FOR DESIGN REVIEW
Δ	0/25/23	REVISED SITE PLAN
Δ		
Δ		
Δ		

DESIGNED BY: G. DEARTH

DRAWN BY: E. HAYDEN

APPROVED BY:

SCALE: NA

DATE: 4/8/2023

PROJECT NO. 134.001

EROSION CONTROL & STORMWATER POLLUTION PREVENTION NOTES

REVISION

1

SHEET NO.

6 OF 6

DRAWING

C-6

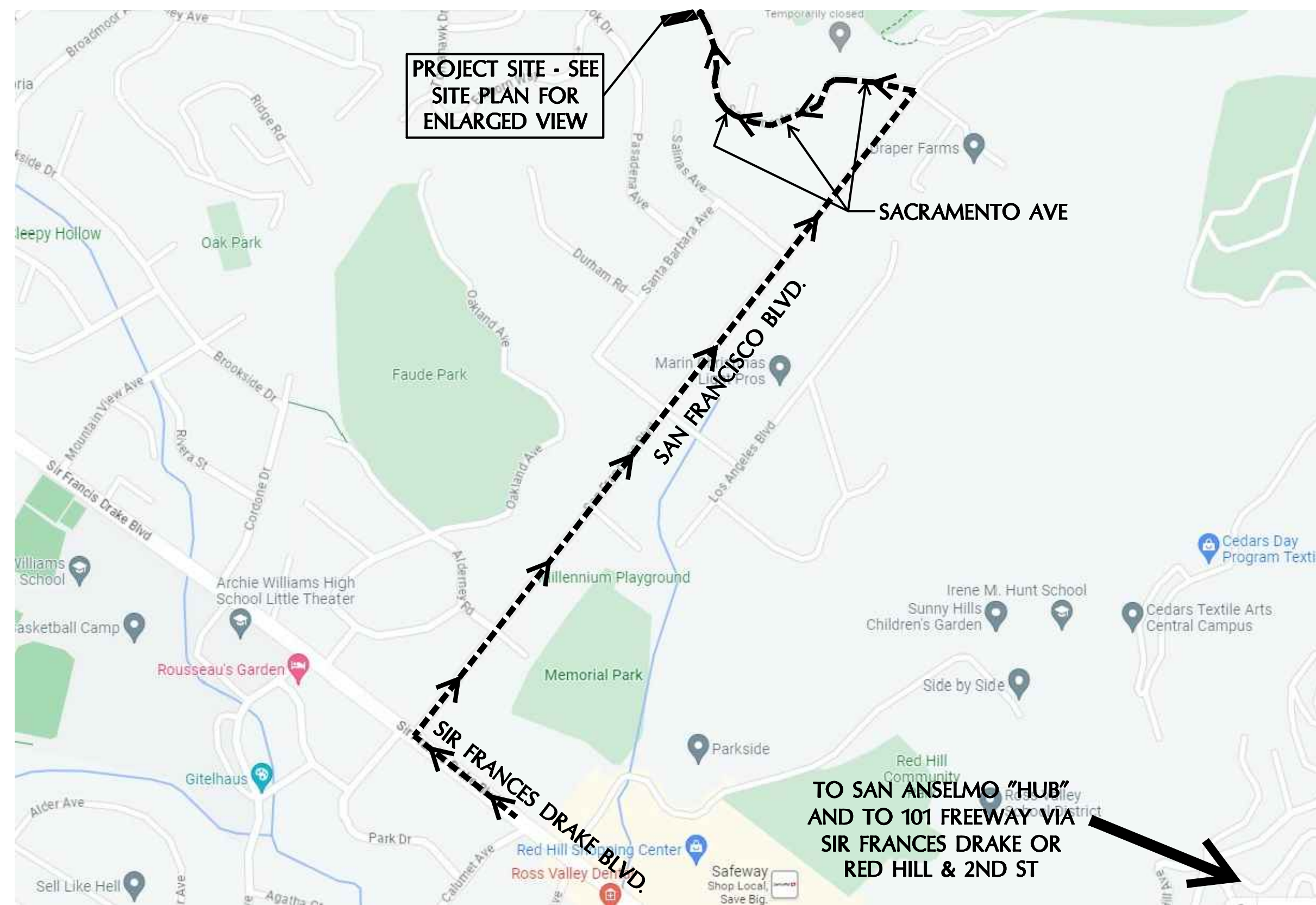
PRELIMINARY PROJECT SCHEDULE

PRELIMINARY PROJECT SCHEDULE														
ID	TASK NAME	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	MONTH 13
1	MOBILIZATION / EROSION CONTROL	█												
2	SITE CLEARING / DEMOLITION		█											
3	GRADING / DRAINAGE FACILITIES			█	█	█								
4	FOUNDATION / RETAINING WALLS					█	█	█						
5	ROUGH FRAMING							█	█	█				
6	INTERIOR ROUGH & FINISH WORK									█	█	█		
7	COMPLETION / PUNCH / OCCUPANCY												█	

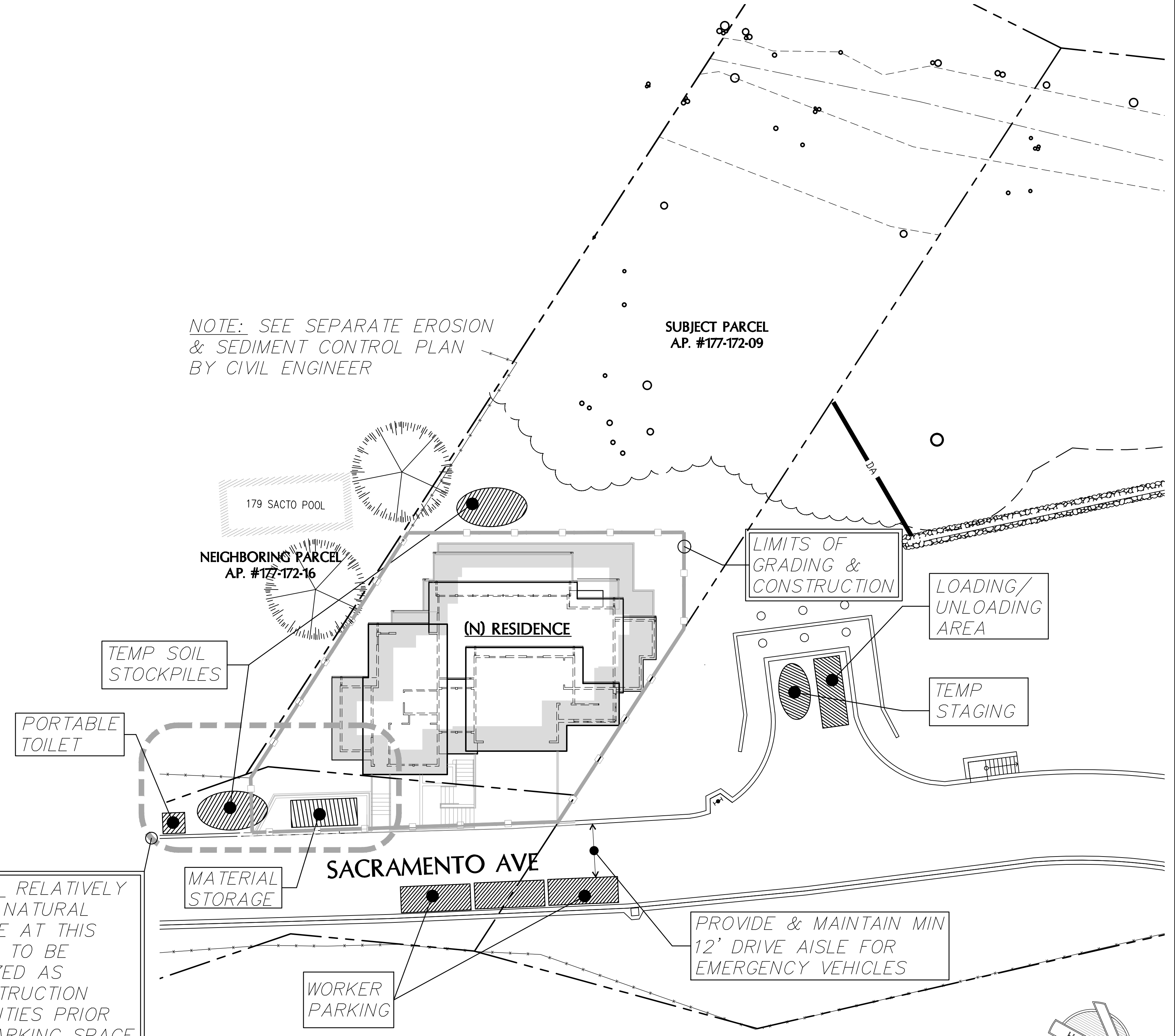
ESTIMATED END OF PROJECT

CONSTRUCTION TRAFFIC / VEHICLE ROUTE / DUST CONTROL

- CONSTRUCTION HOURS:**
7AM TO 6PM MONDAY THROUGH FRIDAY AND 9AM TO 5PM ON SATURDAYS. LARGE NOISE GENERATING EQUIPMENT CAN OPERATE ONLY BETWEEN 8AM AND 5PM ON MONDAY THROUGH FRIDAY. CONSTRUCTION WORK IS NOT ALLOWED ON SUNDAYS AND HOLIDAYS.
- TRUCK ROUTE:**
FROM HIGHWAY 101 NORTH OR SOUTHBOUND TAKE THE CENTRAL SAN RAFAEL OR THE SIR FRANCIS DRAKE BLVD WEST EXITS TOWARD SAN ANSELMO. PROCEED WEST ON RED HILL AVENUE OR SIR FRANCES BLVD AND PROCEED THROUGH THE "HUB" INTERSECTION. TURN RIGHT (NORTHEAST) ON TO SAN FRANCISCO BLVD. TURN LEFT (NORTHWEST) ON SACRAMENTO AVENUE. STAY ON SACRAMENTO AVENUE UNTIL ARRIVING AT PROJECT SITE.
- *PARK ALL CARS AND TRUCKS AS INDICATED ON THE CONSTRUCTION MANAGEMENT SITE PLAN BELOW – CARS AND TRUCKS SHALL TURN AROUND AT THE PROJECT SITE AND RETURN ON THE DESIGNATED TRUCK ROUTE THE SAME WAY THEY ARRIVED.**
- DELIVERIES / OFF-HAUL:**
DELIVERIES ARE LIMITED TO WEEKDAYS FROM 9AM TO 3PM. FOR TRUCKS EXCEEDING 20 FT. IN LENGTH, NOTICE MUST BE GIVEN TO NEIGHBORING RESIDENTS A MINIMUM OF 24 HOURS IN ADVANCE – LOCAL TRAFFIC CONTROL, INCLUDING FLAGGERS, SHALL BE ADDED AS REQUIRED FOR LARGER TRUCKS
- ROAD / LANE CLOSURES:**
PERMITS MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. ROAD CLOSURES REQUIRE POSTING SIGNS A MINIMUM OF 48 HOURS IN ADVANCE. COPIES OF THESE PERMITS MUST BE MAINTAINED AT THE JOB SITE FOR THE DURATION OF THE CLOSURE. ALL ROAD CLOSURES REQUIRE TRAFFIC CONTROL INCLUDING FLAGGERS WHEN WARRANTED.
- PARKING:**
UP TO 6 WORKERS ARE ESTIMATED TO BE AT THE SITE AT ANY GIVEN TIME. THERE ARE 3 DESIGNATED PARKING SPACES ON-SITE UNTIL THE CAR DECK AND ON-STREET PARKING ARE CREATED AT WHICH TIME THERE WILL BE AN ADDITIONAL THREE PARKING SPACES. ALL WORKERS ARE ENCOURAGED TO CARPOOL. WORKER VEHICLES MUST PARK AT JOB SITE OR CARPOOL. G.C. TO DESIGNATE CARPOOL PICK-UP AND DROP-OFF LOCATIONS AND MUST NOT INTERFERE WITH PRIVATE PARKING AREAS.
- ENFORCEMENT:**
1ST OFFENCE VIOLATION OF ANY PORTION OF THE APPROVED CMP OR OTHER APPLICABLE CONSTRUCTION MANAGEMENT REQUIREMENTS WILL BE ADDRESSED BY AN ORAL OR WRITTEN WARNING FROM THE COUNTY. ANY FURTHER OR SUBSEQUENT VIOLATIONS MAY BE ADDRESSED BY A "STOP WORK ORDER."
- PROVIDE DUST REDUCTION CONSISTENT WITH THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT'S BASIC CONTROL MEASURES.**



CONSTRUCTION VEHICLE ROUTE – NO SCALE



NOTE: RELATIVELY FLAT NATURAL GRADE AT THIS AREA TO BE UTILIZED AS CONSTRUCTION FACILITIES PRIOR TO PARKING SPACE CONSTRUCTION

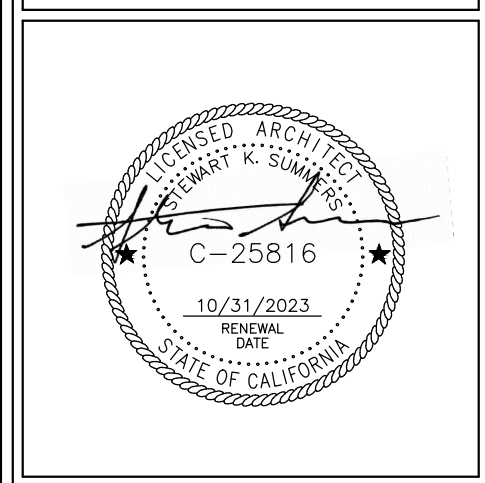
CONSTRUCTION MANAGEMENT SITE PLAN
SCALE: 1/16" = 1'-0"



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REVISIONS	DATE	BY

Proposed New Single-Family Residence & ADU for :
Thompson Builders
Sacramento Avenue
San Anselmo, CA 94960
AP. 177-172-09



CONSTRUCTION MANAGEMENT PLAN

REVIEW THE DRAWINGS CAREFULLY. DO NOT SCALE THE DRAWINGS. ANY DISCREPANCIES IN DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF STEWART K. SUMMERS, ARCHITECT

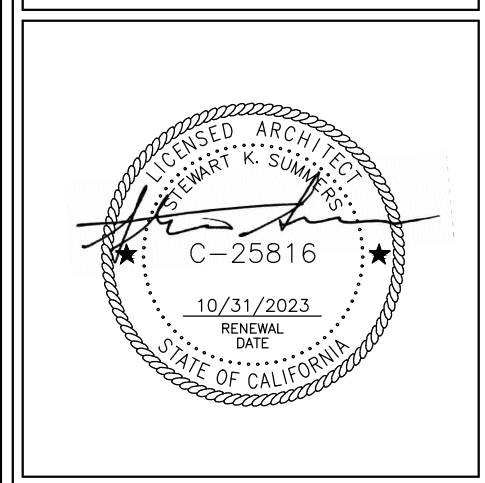
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SCALE:
DRAWN: SKS
JOB NO.
SHEET NO:

CMP

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REVISIONS	DATE	BY

Proposed New Single-Family Residence & ADU for:
Thompson Builders
 Sacramento Avenue
 San Anselmo, CA 94960
 AP. 177-172-09

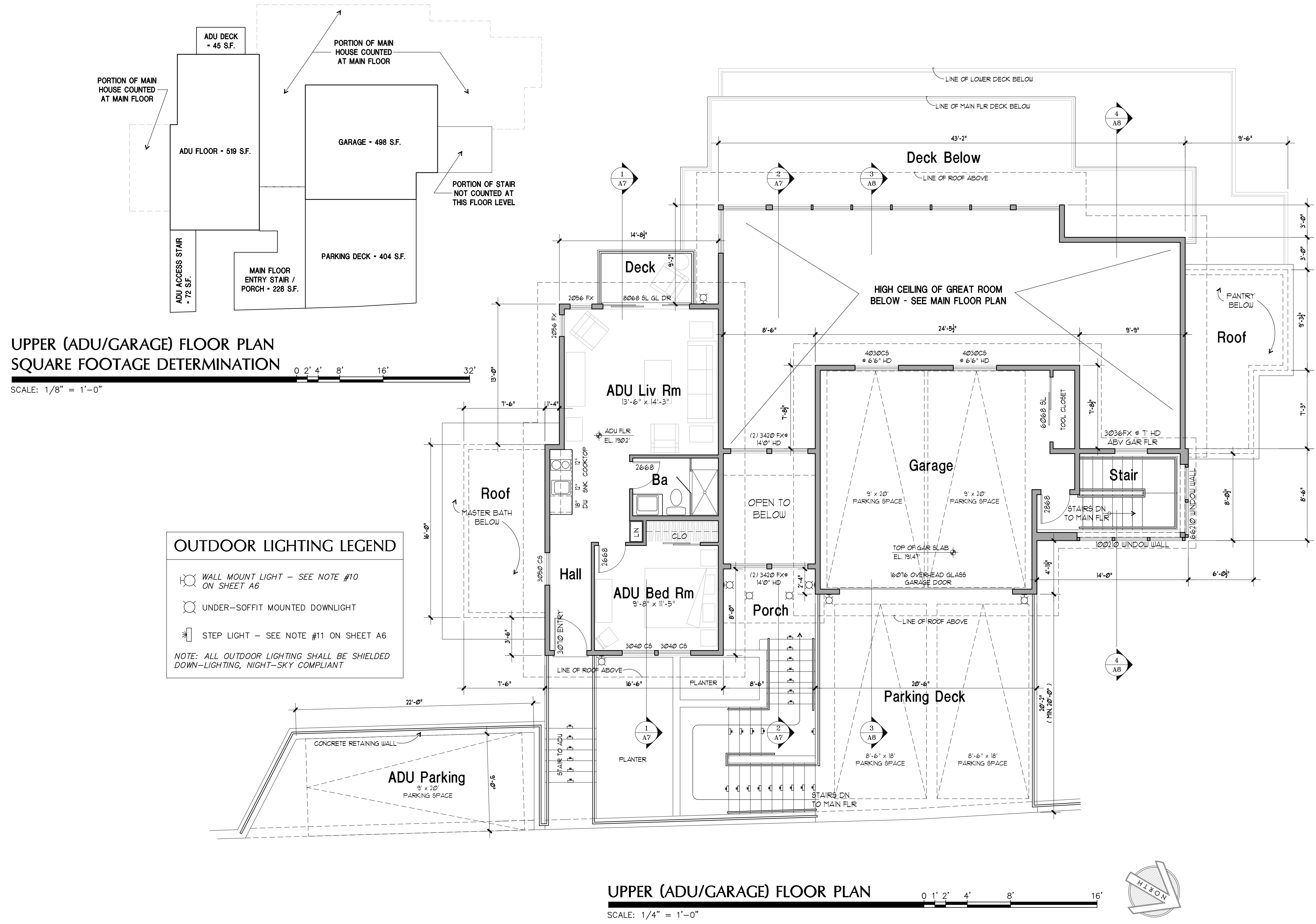


UPPER FLOOR PLAN

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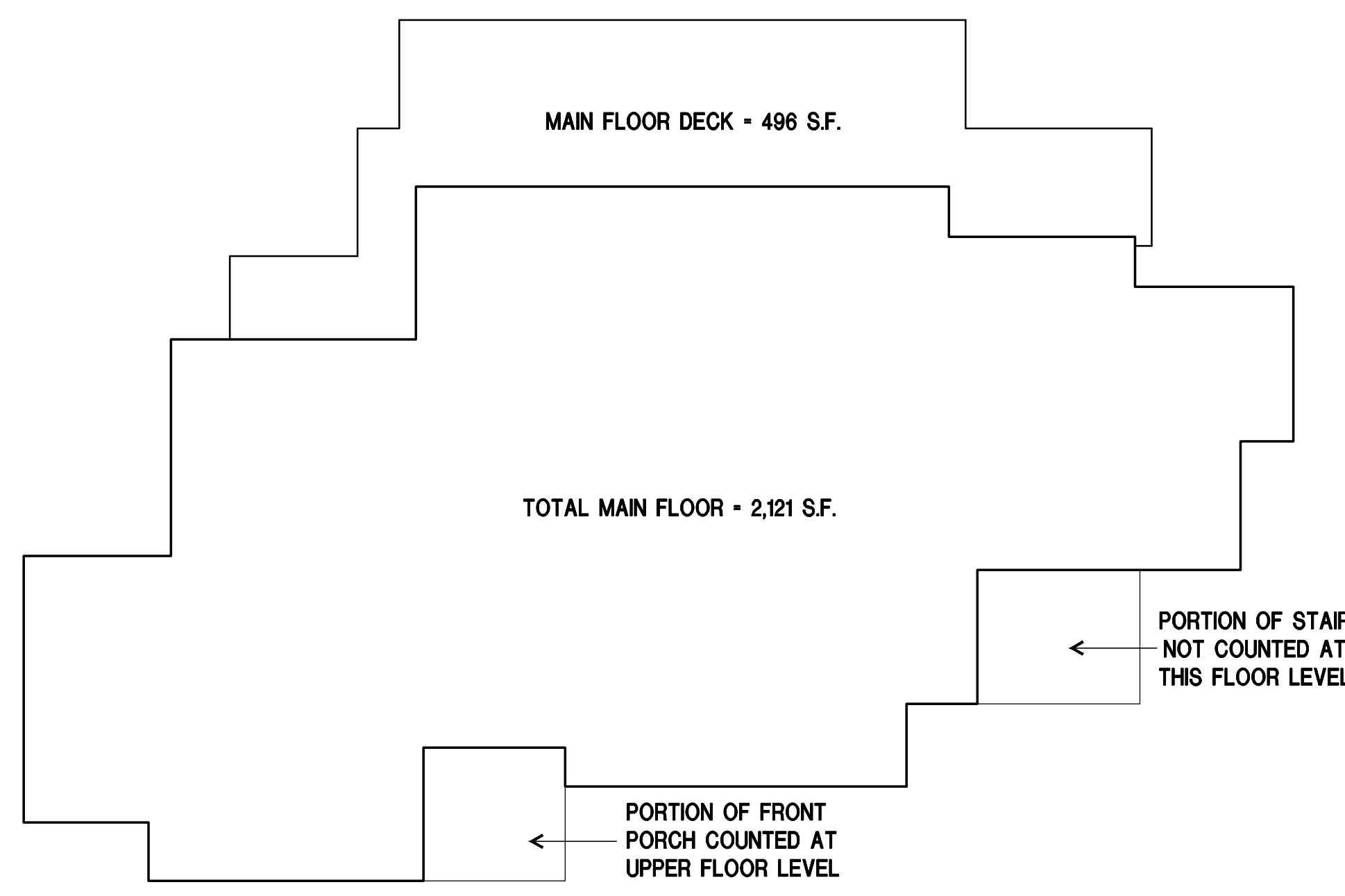
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 DRAWN: SKS
 JOB NO.
 SHEET NO:

A1

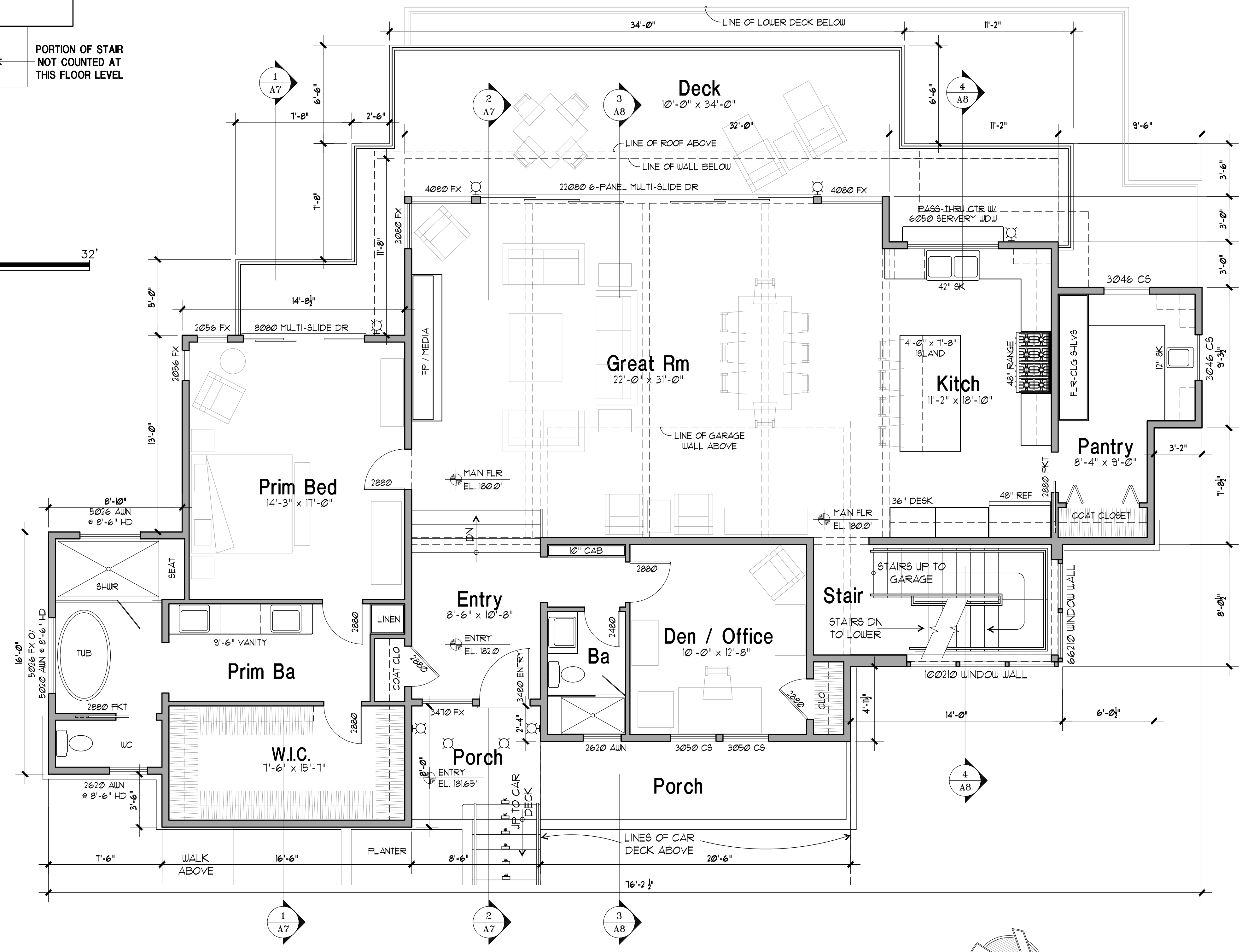


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REVISIONS	DATE	BY



**MAIN FLOOR PLAN
 SQUARE FOOTAGE DETERMINATION**



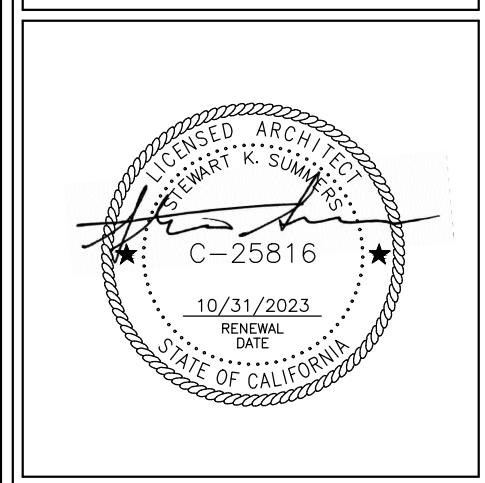
OUTDOOR LIGHTING LEGEND

- WALL MOUNT LIGHT - SEE NOTE #10 ON SHEET A6
 - UNDER-SOFFIT MOUNTED DOWNLIGHT
 - STEP LIGHT - SEE NOTE #11 ON SHEET A6
- NOTE: ALL OUTDOOR LIGHTING SHALL BE SHIELDED DOWN-LIGHTING, NIGHT-SKY COMPLIANT

MAIN FLOOR PLAN



Proposed New Single-Family Residence & ADU for:
Thompson Builders
 Sacramento Avenue
 San Anselmo, CA 94960
 AP. 177-172-09



MAIN FLOOR PLAN

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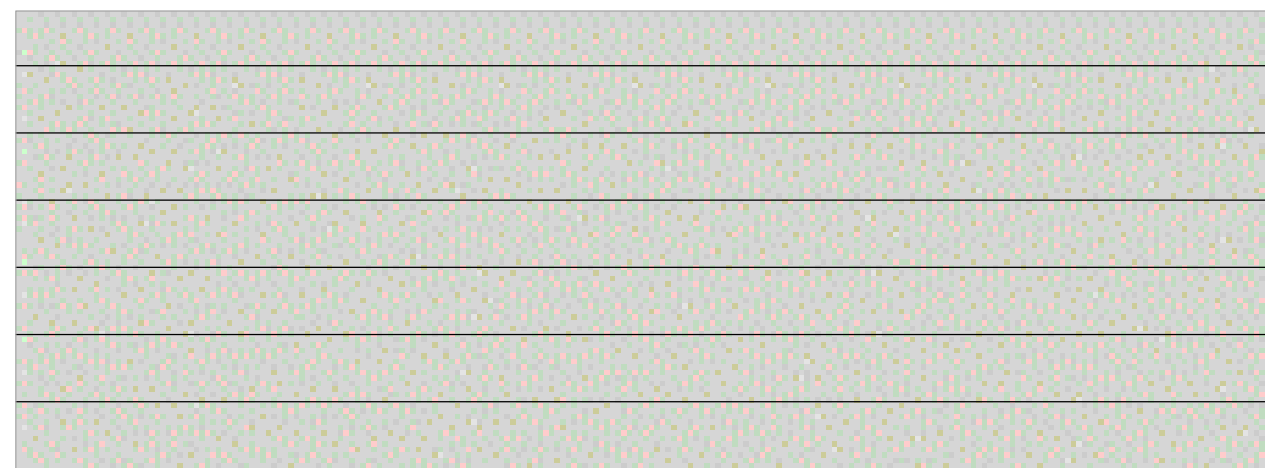
DATE: 11/03/23
 SCALE:
 DRAWN: SKS
 JOB NO.
 SHEET NO:



1
EXPOSED ROOFING:
STANDING SEAM METAL -
SC BUILDING PRODUCTS
COLOR: "CHARCOAL"



2
GUTTERS & DOWNSPOUTS:
PAINTED 24 GAUGE
G.I. METAL
COLOR: "CHARCOAL"



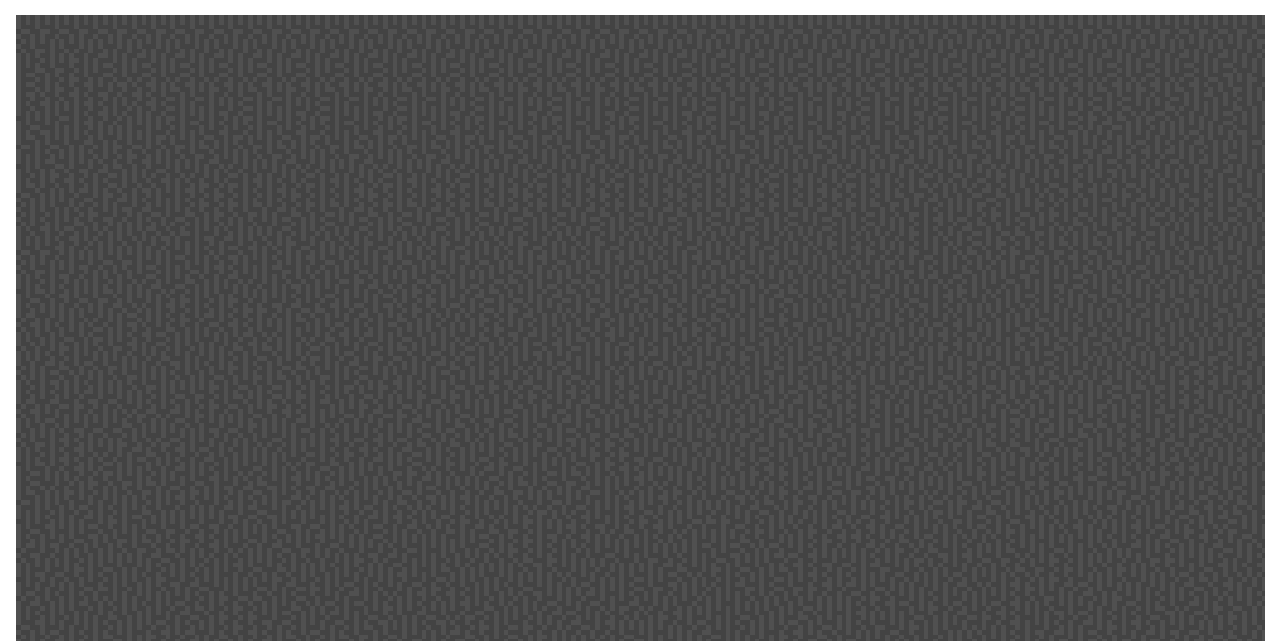
3
EAVES & SOFFITS: FIRE
RESISTANT T&G WOOD
COLOR: BENJAMIN-MOORE
"GRAY OWL"



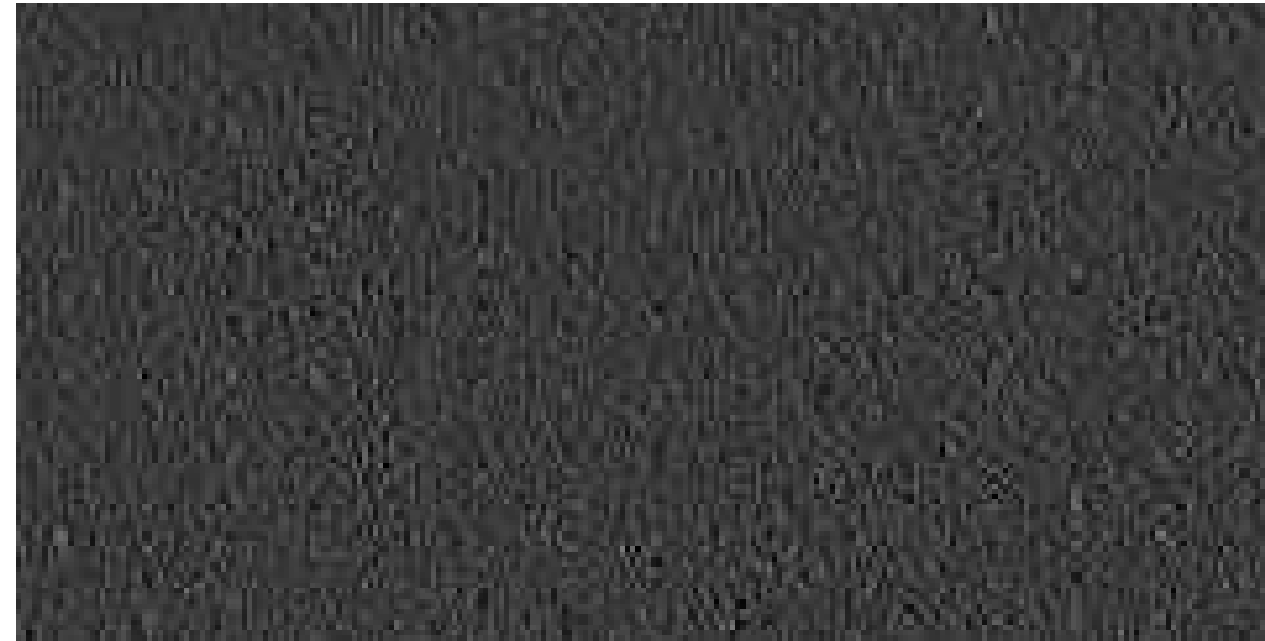
4
SIDING: HARDIE-BOARD
ARTISAN LAP W/ 7"
EXPOSURE & MITERED
CORNERS
INTEGRAL COLOR:
"MONTEREY TAUPE"



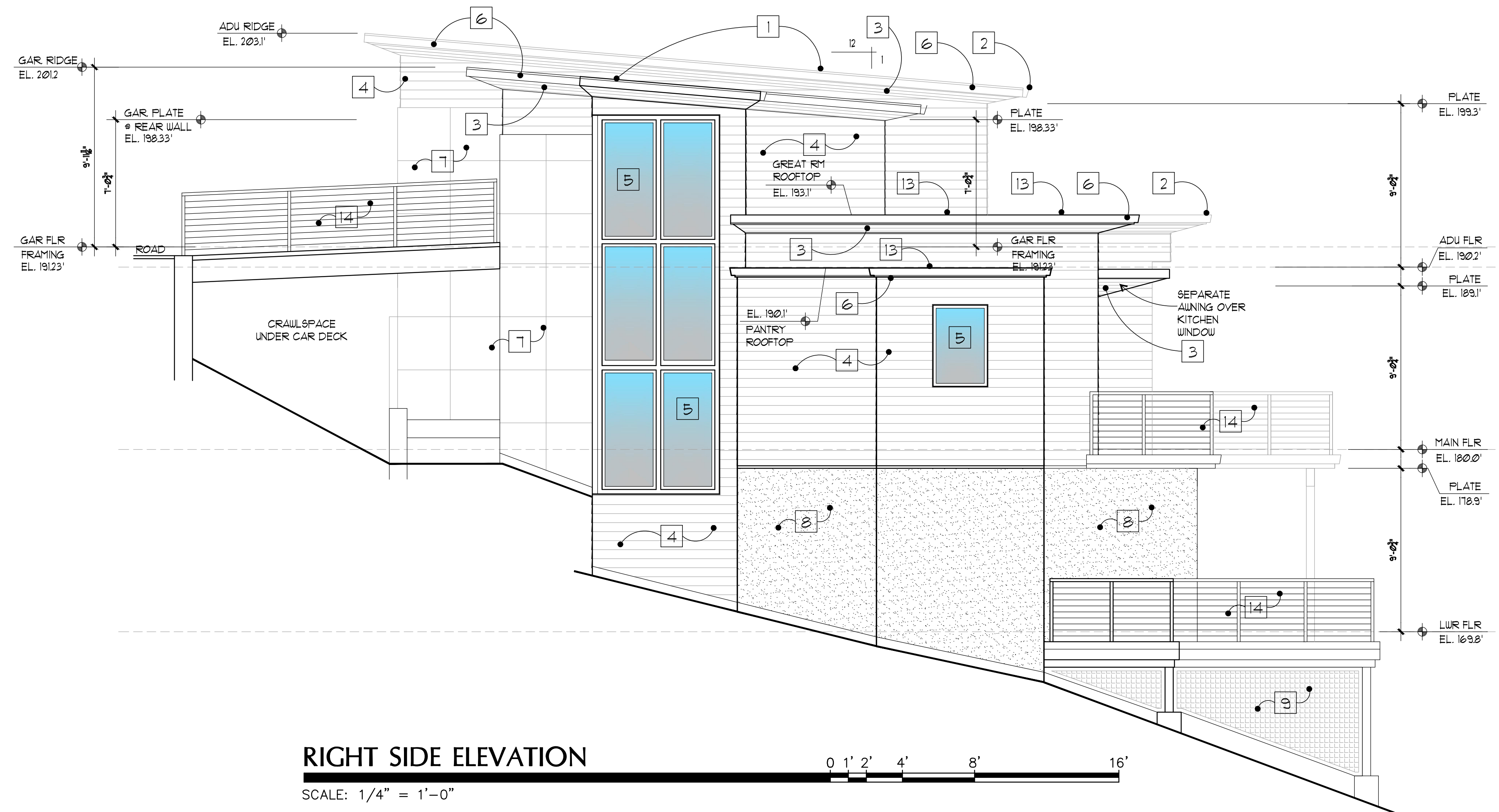
5
WINDOWS & PATIO
DOORS: METAL FRAMES,
DOUBLE-PANE
INTEGRAL COLOR:
"BLACK"



6
FASCIAS, BARGE BOARDS,
METAL RAILS, WINDOW &
DOOR TRIM:
HARDIE ARTISAN TRIM
INTEGRAL COLOR:
"MONTEREY TAUPE"

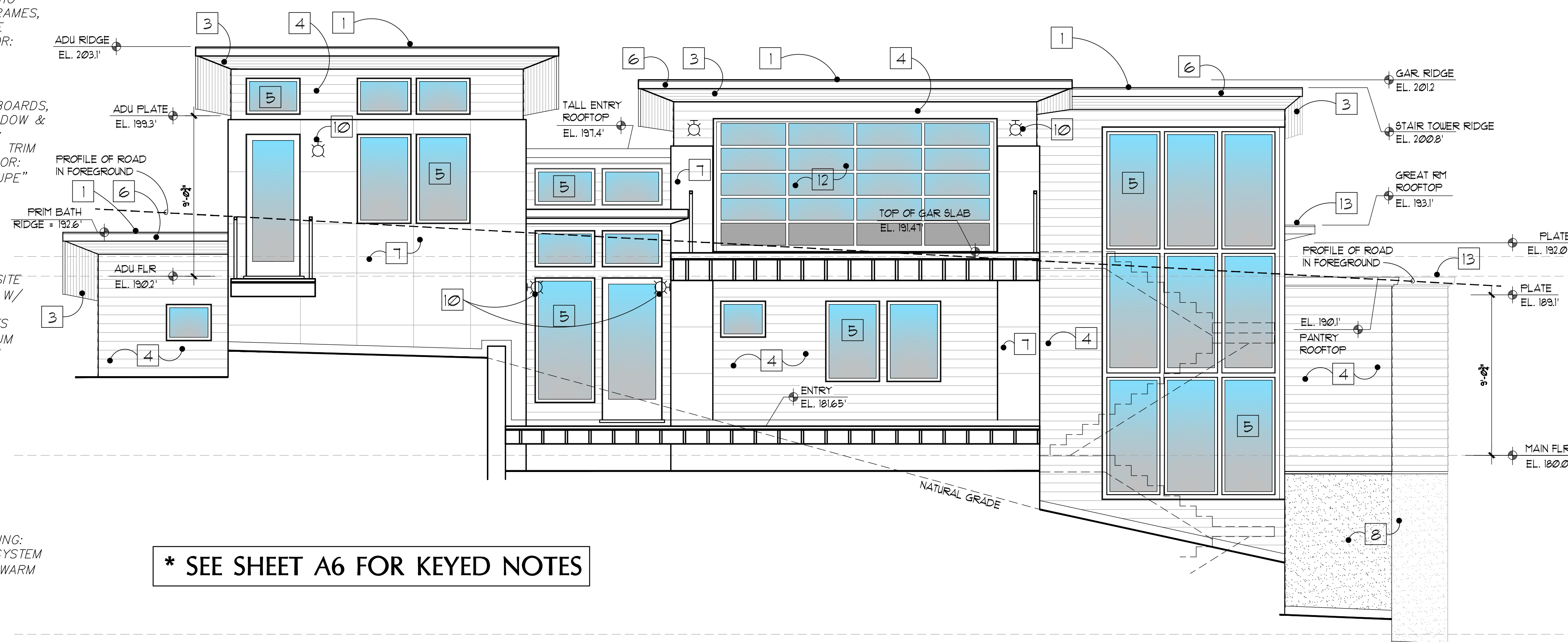


8
SECONDARY SIDING:
3-COAT STUCCO SYSTEM
COLOR: "MEDIUM WARM
GRAY"



RIGHT SIDE ELEVATION

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



FRONT ELEVATION

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

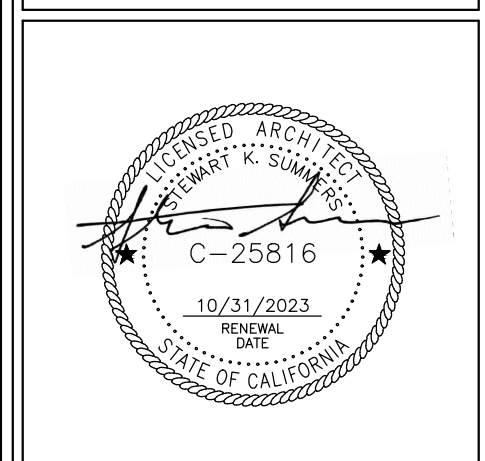
* SEE SHEET A6 FOR KEYED NOTES



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REVISIONS	DATE	BY

Proposed New Single-Family Residence & ADU for:
Thompson Builders
Sacramento Avenue
San Anselmo, CA 94960
A.P. 177-172-09



ELEVATIONS & EXTERIOR MATERIALS

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DATE: 11/03/23
SCALE:
DRAWN: SKS
JOB NO.
SHEET NO:

A5

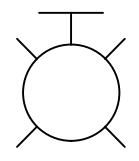
Cylinder 12" Wall Light Black

9244BK

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SPECIFICATIONS

Certifications/Qualifications	
www.kichler.com/warranty	
Dimensions	
Base Backplate	5.00 X 4.75
Extension	7.00"
Weight	1.65 LBS
Height from center of Wall opening (Spec Sheet)	6.00"
Height	12.00"
Width	4.75"
Light Source	
Lamp Included	Not Included
Lamp Type	BR30
Light Source	Incandescent
Max or Nominal Watt	65W
# of Bulbs/LED Modules	2
Socket Type	Medium
Socket Wire	105"
Mounting/Installation	
Interior/Exterior	Exterior
Location Rating	Damp
Mounting Style	Wall Mount
Mounting Weight	1.65 LBS
FIXTURE ATTRIBUTES	
Housing	
Primary Material	ALUMINUM
Product/Ordering Information	
SKU	9244BK
Finish	Black
Style	Contemporary
UPC	783927536790



TYPICAL EXTERIOR LIGHT FIXTURE
- KICHLER DOWN LIGHT COLOR:
MATTE BLACK

NSW-841 / NSW-842 / NSW-843
Brick Die-Cast LED Dimmable Step Light
Source: 3.3W LED
Up to 88lm

Type	
Project	
Catalog No.	
Notes	

PRODUCT DESCRIPTION

Long lasting, energy efficient LED step lights provide illumination for safety around steps, balcony areas, or walkways. Warm white 3000K LED light mimics incandescent sources, but does not build up heat while casting a warm and welcoming glow. Durable cast zinc-magnesium face plates available in three finishes to match almost any decor. Efficient LED light sources are low maintenance, offer 50,000 hour lamp life, and savings over 80% in running costs when compared to 80W incandescent step lights.

FEATURES

- 100V Dimmable
- cULus listed for Wet Location
- Heavy duty wet listed housing required (ordered separately)
- Twenty-four LEDs offer a total load of only 3.3W
- Save over 80% when compared to 80W incandescent step lights
- Integrated, embedded driver
- 50,000 hours at 70% lumen maintenance rated life
- No harmful ultra violet light, infrared wavelengths, or light leak
- Available in Bronze, Brushed Nickel, or White finishes
- Three different face plate styles

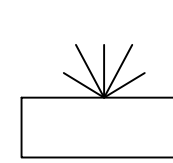
CONSTRUCTION

Face Plate: Die-cast aluminum face plates. Powder coated bronze, brushed nickel or white finish. Matching screw caps included. **Mounting:** Requires wet location rated housing (NSW-800). Optional 24-Volt adjustable bar hanger kit also available (NRA-630).

ELECTRICAL

Input Voltage: 100V
Lumens / Wattage:
NSW-841/32: 35lm / 3.3W
NSW-842/32: 88lm / 3.3W
NSW-843/32: 73lm / 3.3W
Color Temperature: 3000K
CRI: 90+
Dimming: Dimmable

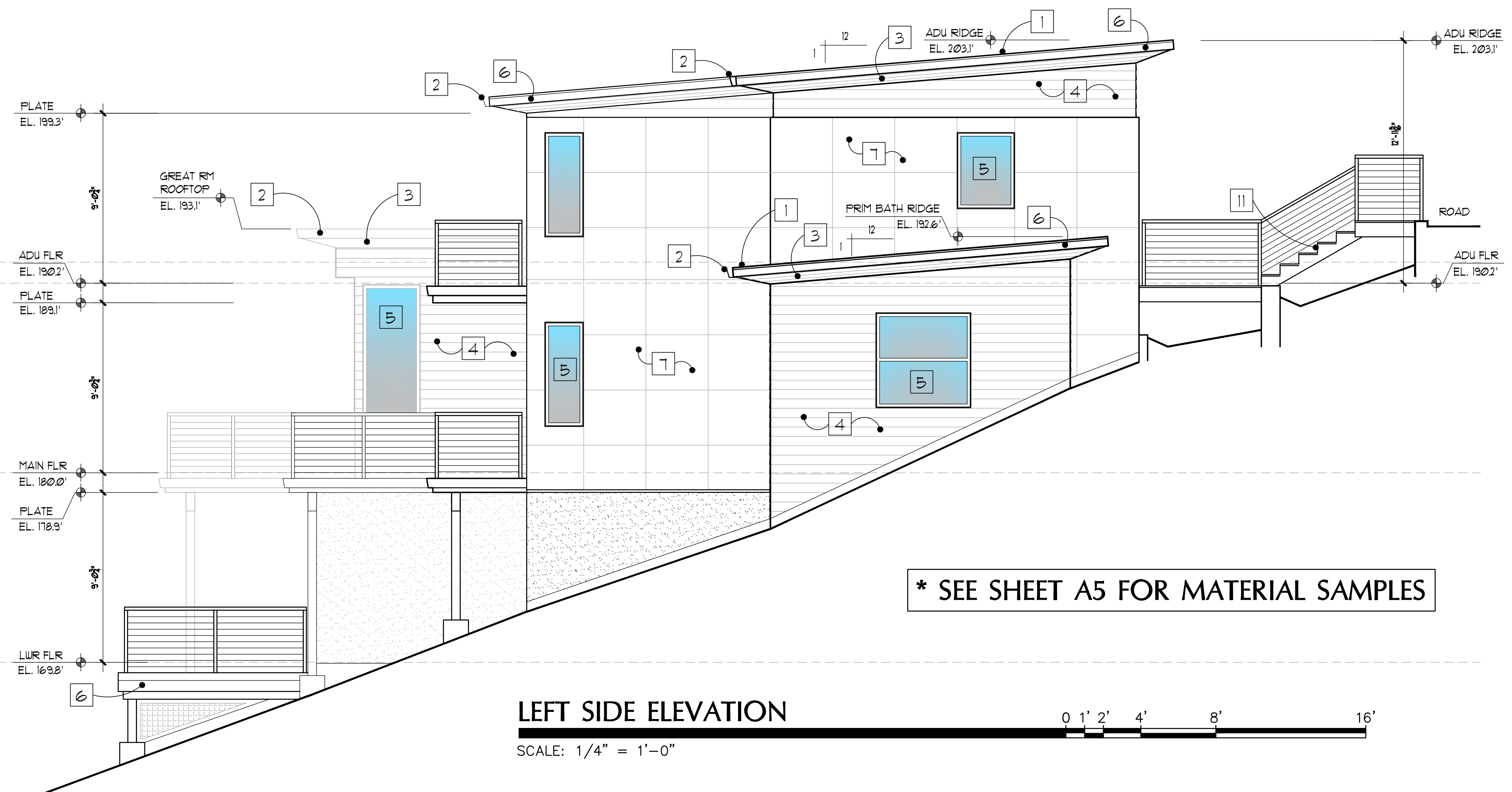
PRODUCT IMAGES AND DIMENSIONS



TYPICAL EXTERIOR LIGHT FIXTURE -
NORA STEP/RTG WALL LIGHT
COLOR: MATTE BLACK

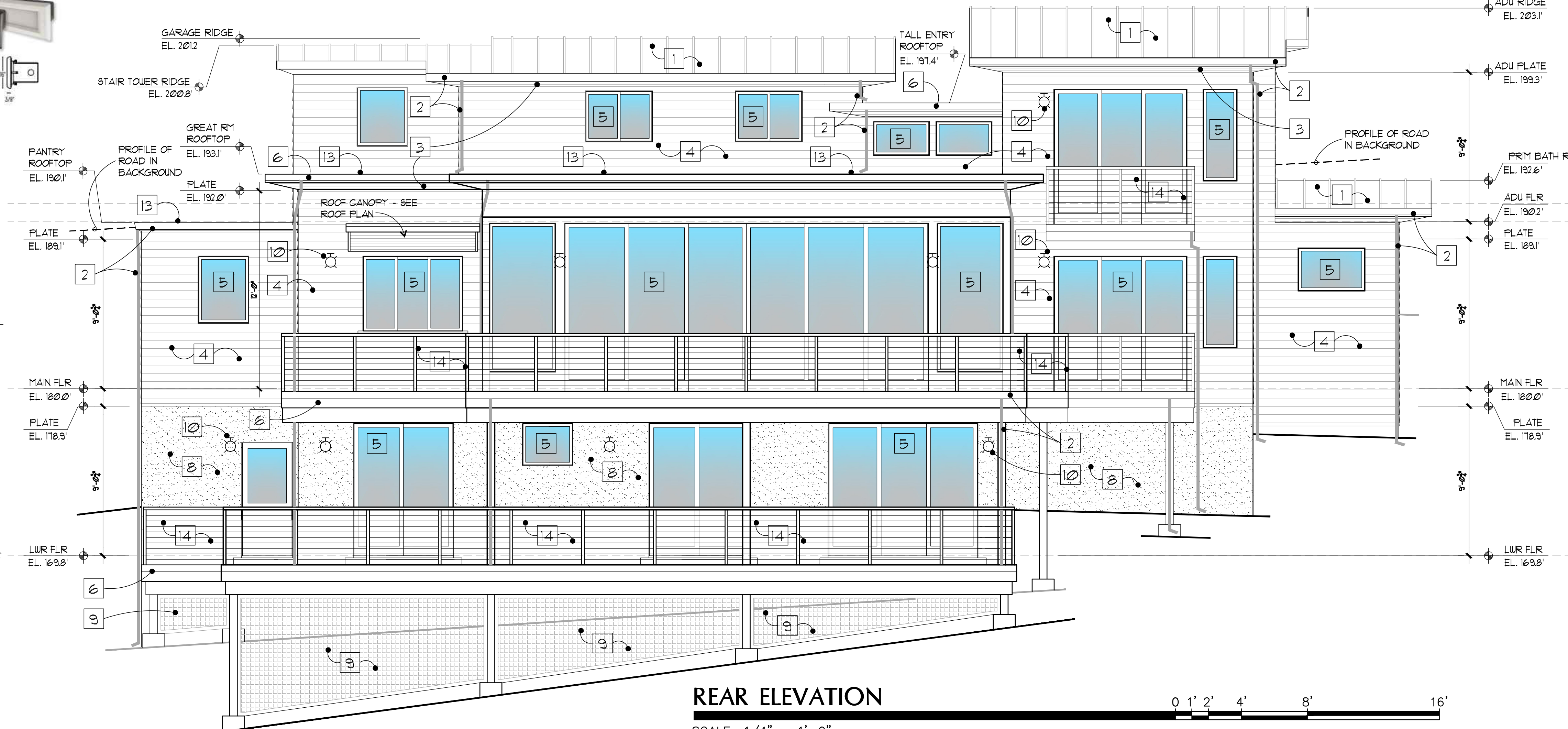
EXTERIOR ELEVATION NOTES

1. ASC METALS STANDING SEAM METAL ROOF - SEE COLOR SAMPLE #1 ON SHEET A5.
2. 5" PREFABRICATED & PAINTED GALVANIZED IRON FASCIA GUTTERS - SEE COLOR SAMPLE #2 ON SHEET A5.
3. EXPOSED EAVES & SOFFITS - CLASS "A" IGNITION RESISTANT TONGUE & GROOVE WOOD - PAINTED PER COLOR SAMPLE #3 ON SHEET A5.
4. HARDIE-BOARD "ARTISAN" LAP SIDING WITH 7" EXPOSURE & MITERED CORNERS - SEE COLOR SAMPLE #4 ON SHEET A5.
5. METAL FRAMED, DOUBLE-PANE WINDOWS & PATIO DOORS - SEE COLOR SAMPLE #5 ON SHEET A5.
6. HARDIE "ARTISAN" TRIM FOR FASCIAS, & BARGE BOARDS - SEE COLOR SAMPLE #6 ON SHEET A5.
7. COMPOSITE PANEL "RAIN-SCREEN" SIDING SYSTEM W/ 1" CHANNEL REVEAL JOINTS - SEE COLOR SAMPLE #7 ON SHEET A5.
8. 3-COAT STUCCO SYSTEM W/ LIGHT SAND FINISH - SEE COLOR SAMPLE #8 ON SHEET A5.
9. PRE-FAB "PATTERNED" METAL LATTICE IN METAL FRAMES CUT TO FIT UNDER DECK
10. TYPICAL EXTERIOR LIGHT FIXTURE - SHIELDED DOWNLIGHT, "NIGHT SKY" COMPLIANT - SEE FLOOR PLANS FOR LOCATIONS - SEE COLOR SAMPLE ON SHEET A6.
11. STEP LIGHT, DOWNLIGHT "NIGHT SKY" COMPLIANT - SEE FLOOR PLAN FOR LOCATIONS - SEE COLOR SAMPLE #11 ON SHEET A5.
12. PREFAB FROSTED GLASS GARAGE DOOR W/ MILL FINISH METAL FRAMES
13. TPO OR BUILT-UP ROOFING @ FLAT ROOF AREAS (NOT EXPOSED)
14. PAINTED METAL DECK GUARDRAILS RAILS - SEE COLOR SAMPLE #6 ON SHEET A5.



LEFT SIDE ELEVATION

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



REAR ELEVATION

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

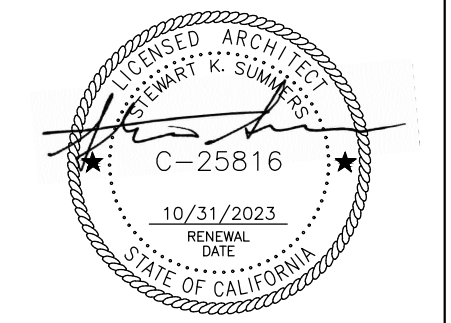


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www.sksarch.com

REVISIONS	DATE	BY

Proposed New Single-Family Residence & ADU for:
Thompson Builders
Sacramento Avenue
San Anselmo, CA 94960
AP. 177-172-09

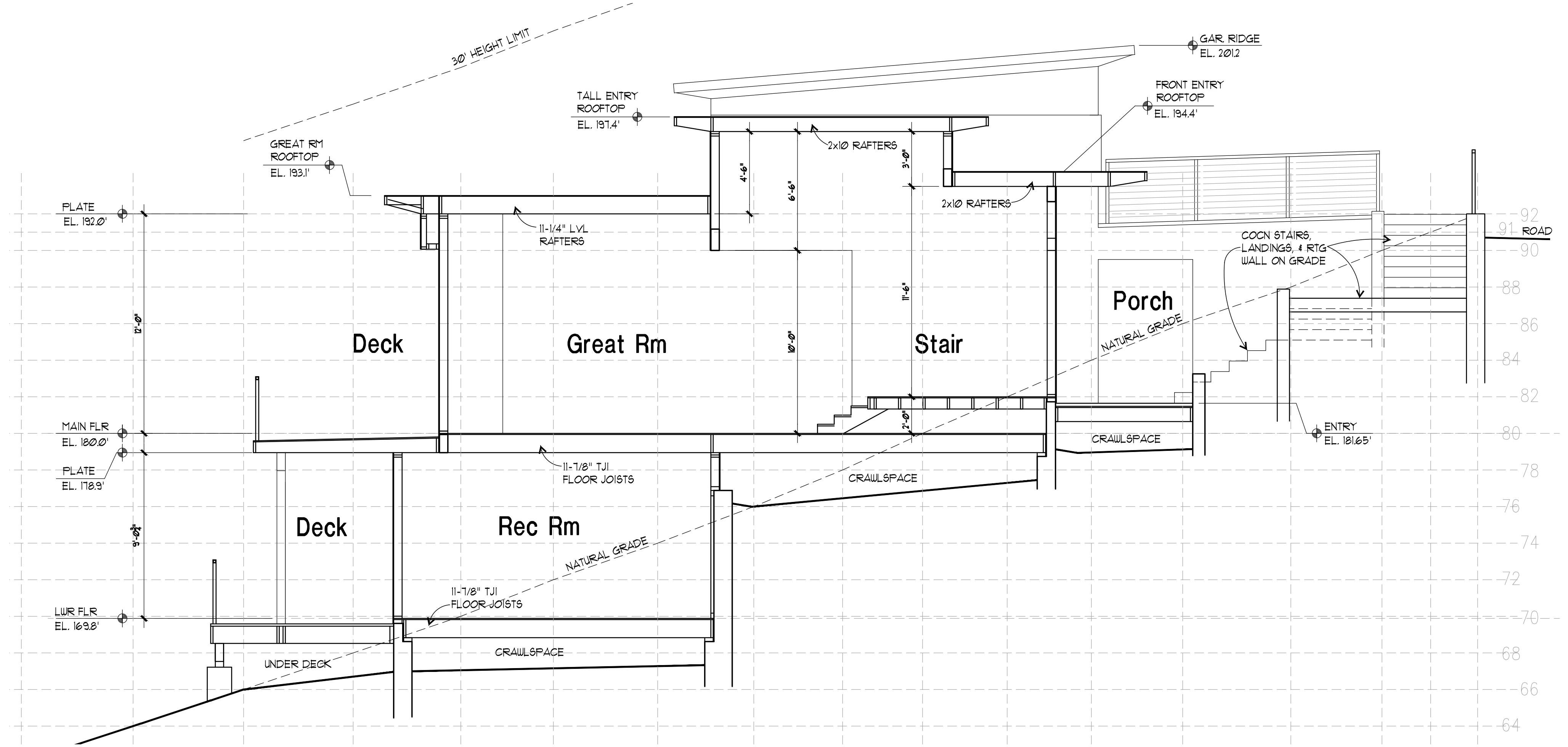


ELEVATIONS	
REVIEW THE DRAWINGS CAREFULLY. DO NOT SCALE THE DRAWINGS. ANY DISCREPANCIES IN DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF STEWART K. SUMMERS, ARCHITECT	
DATE:	11/03/23
SCALE:	
DRAWN:	SKS
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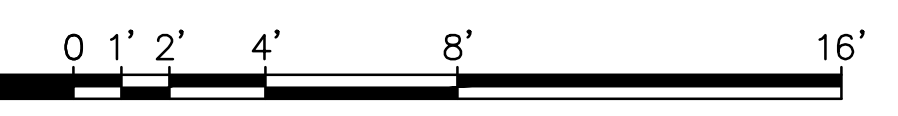
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REVISIONS	DATE	BY



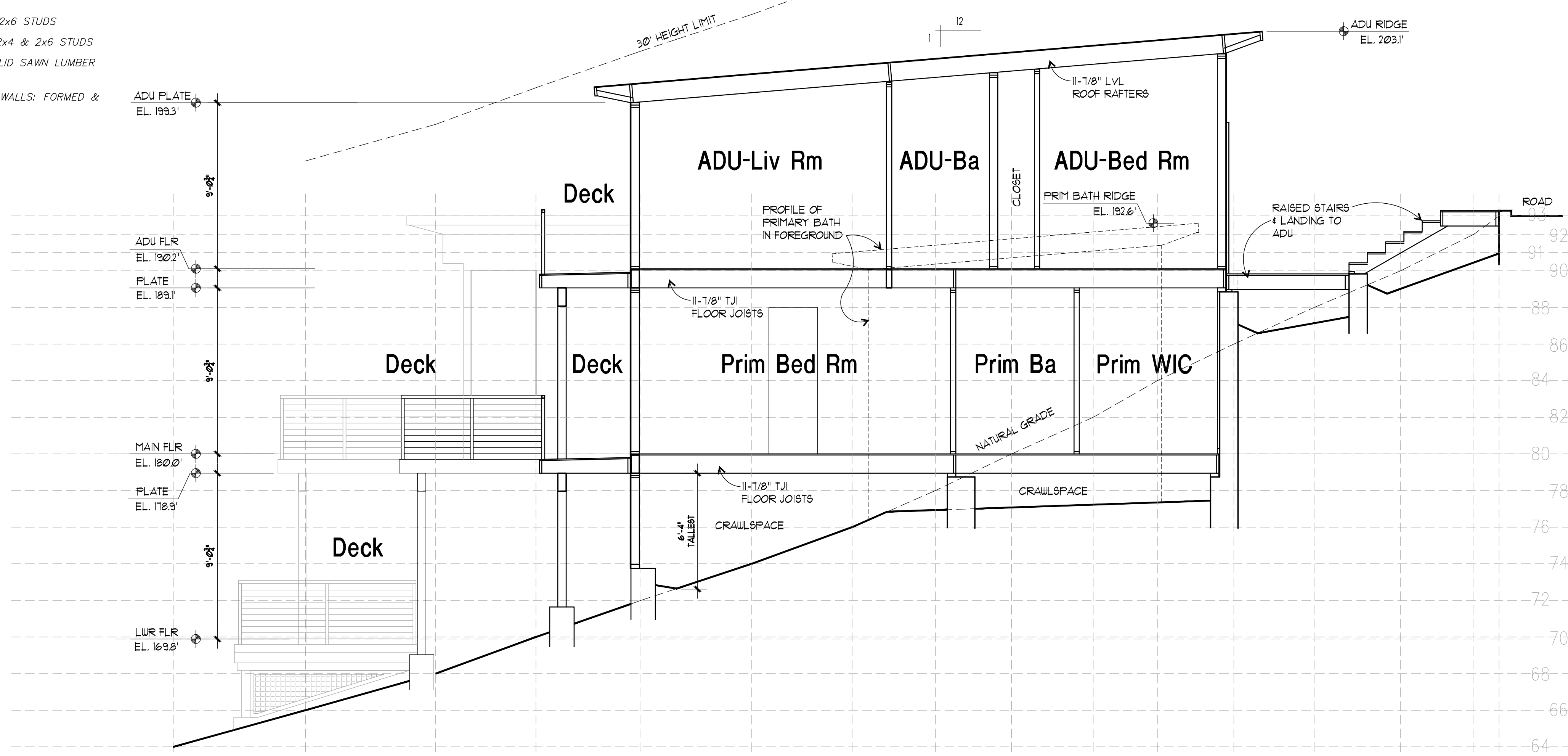
BUILDING SECTION #2

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



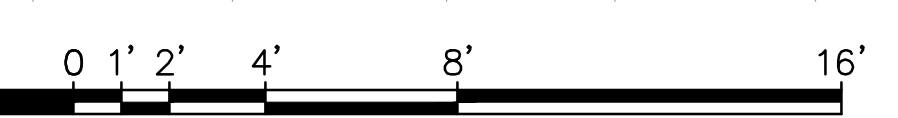
BUILDING SECTION GENERAL NOTES

1. ROOF FRAMING: PSL & ROUGH LUMBER RAFTERS
2. EXTERIOR WALL FRAMING: 2x6 STUDS
3. INTERIOR WALL FRAMING: 2x4 & 2x6 STUDS
4. FLOOR FRAMING: TJI & SOLID SAWN LUMBER FLOOR JOISTS
5. FOUNDATION & RETAINING WALLS: FORMED & POURED CONCRETE

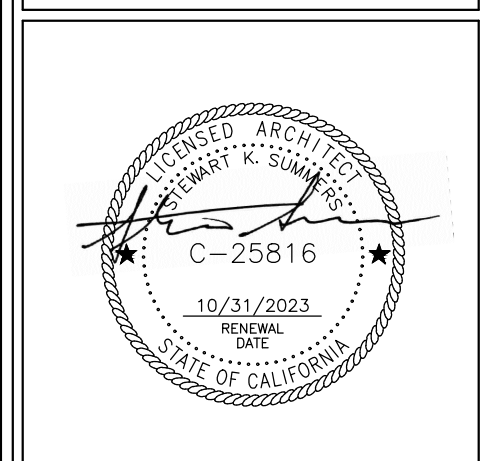


BUILDING SECTION #1

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



Proposed New Single-Family Residence & ADU for :
Thompson Builders
 Sacramento Avenue
 San Anselmo, CA 94960
 A.P. 177-172-09



BLDG. SECTIONS

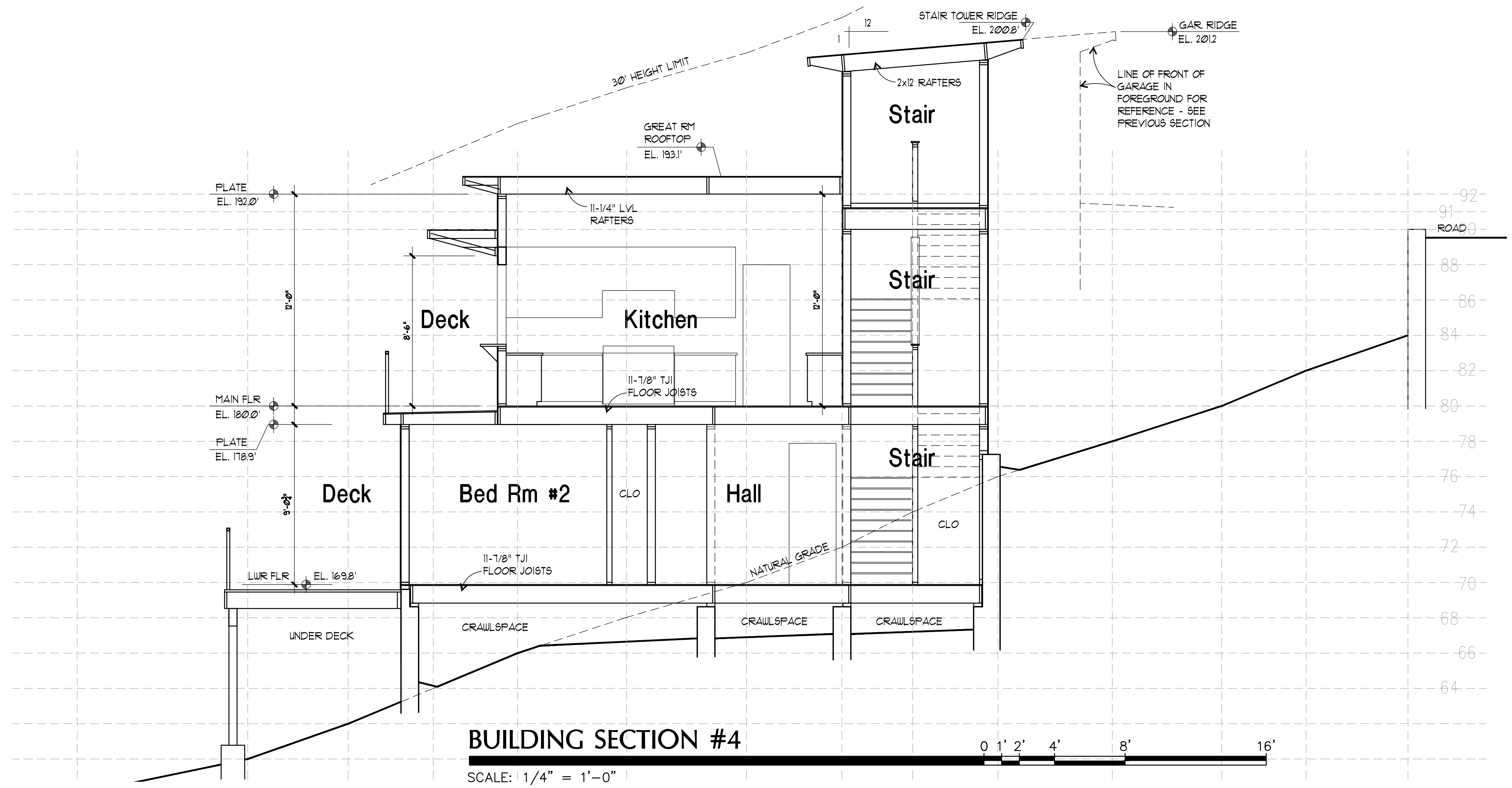
REVIEW THE DRAWINGS CAREFULLY. DO NOT SCALE THE DRAWINGS. ANY DISCREPANCIES IN DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF STEWART K. SUMMERS, ARCHITECT

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 SCALE:
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REVISIONS	DATE	BY

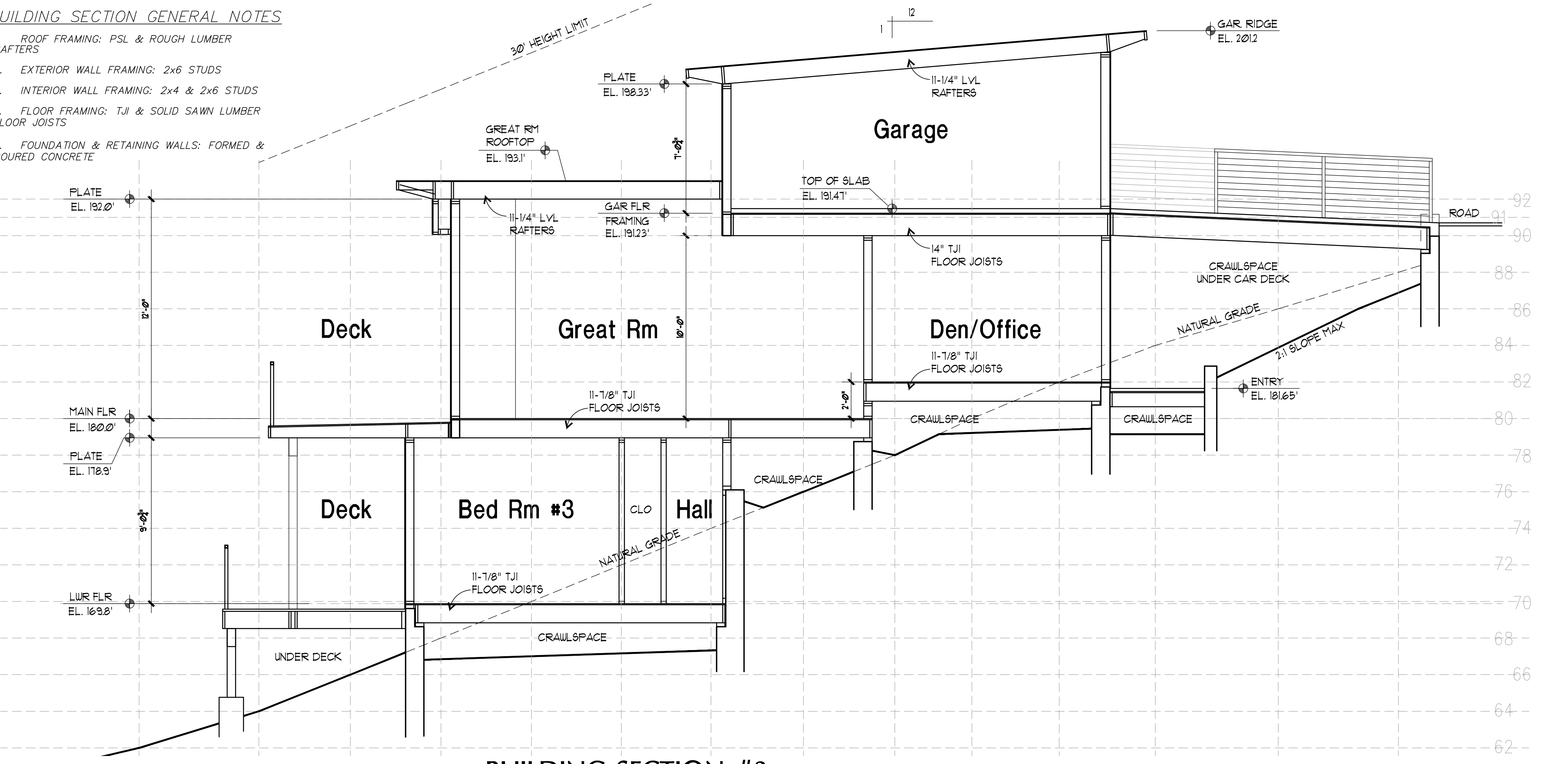


BUILDING SECTION #4

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

BUILDING SECTION GENERAL NOTES

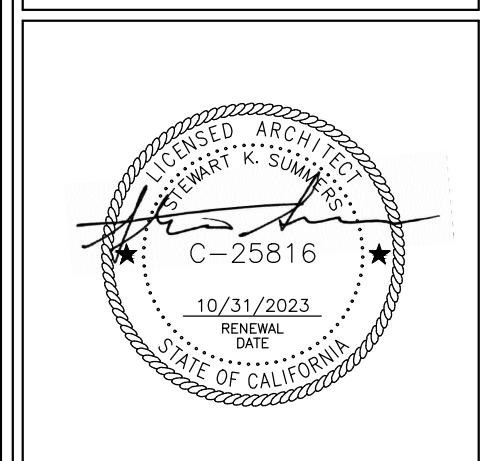
1. ROOF FRAMING: PSL & ROUGH LUMBER RAFTERS
2. EXTERIOR WALL FRAMING: 2x6 STUDS
3. INTERIOR WALL FRAMING: 2x4 & 2x6 STUDS
4. FLOOR FRAMING: TJI & SOLID SAWN LUMBER FLOOR JOISTS
5. FOUNDATION & RETAINING WALLS: FORMED & POURED CONCRETE



BUILDING SECTION #3

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

Proposed New Single-Family Residence & ADU for :
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 Sacramento Avenue
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BLDG. SECTIONS

REVIEW THE DRAWINGS CAREFULLY. DO NOT SCALE THE DRAWINGS. ANY DISCREPANCIES IN DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF STEWART K. SUMMERS, ARCHITECT

DATE: 11/03/23
 SCALE:
 DRAWN: SKS
 JOB NO.
 SHEET NO:

PLANTING NOTES

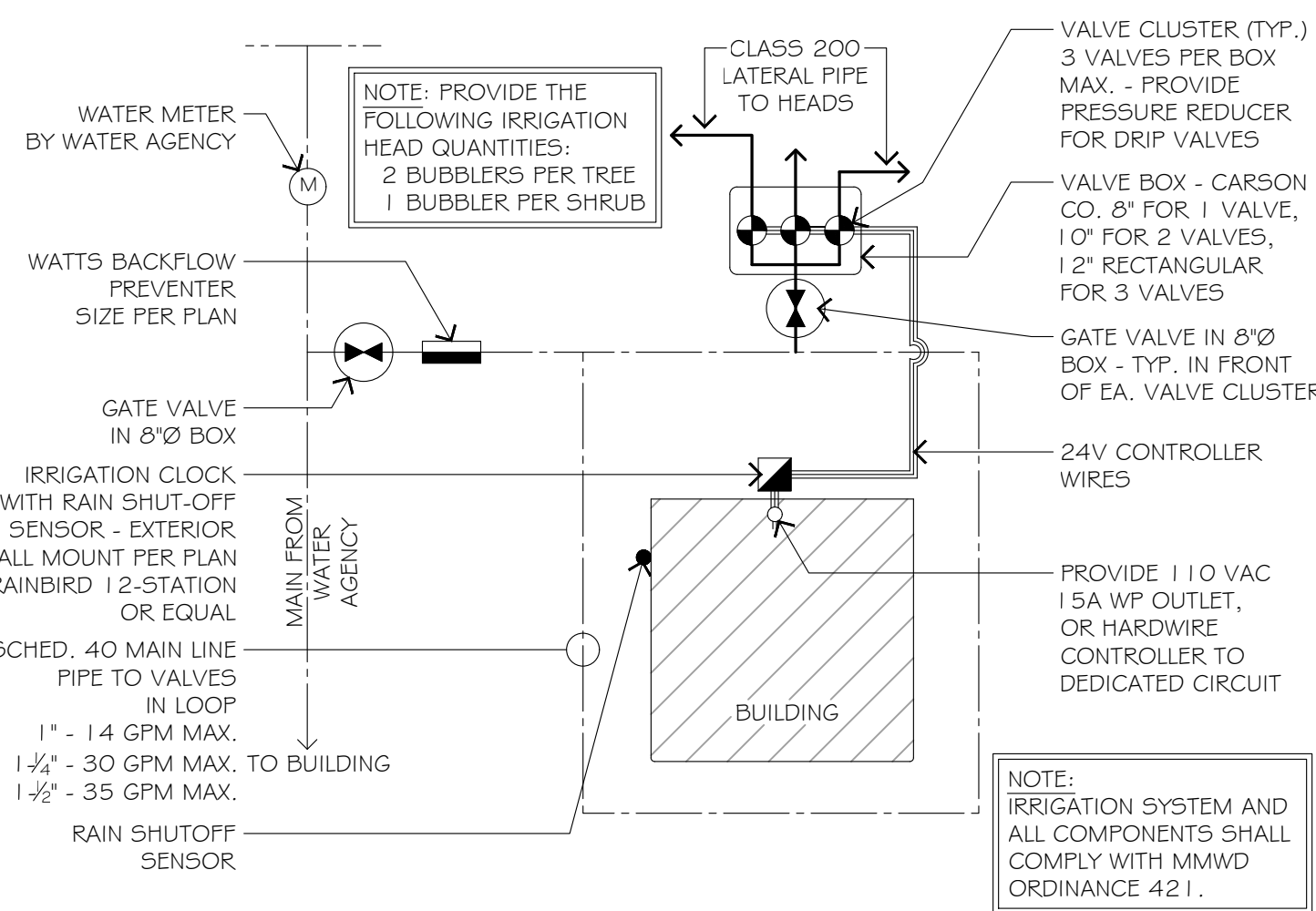
- The Contractor shall examine the site of proposed planting, noting existing trees and locations, and conditions relating to proposed planting as shown on drawings prepared by:
DONALD L. BLAYNEY & ASSOCIATES
(415) 302-9272
- The Contractor shall be responsible for finished grades in planting areas and for any fine grading required for surface drainage uniformity to the satisfaction of the Landscape Architect.
- Plant crown of trees and shrubs min. 2" above finished grade.
- The Contractor shall verify the locations of existing catch basins, drainage swales, site utilities, etc. The Contractor shall protect said areas as required during finish grading, demolition, and planting.
- Dimensions on planting details may vary depending on sizes of trees, shrubs, and/or vines.
- Provide watering basins for trees, shrubs, and vines located in planting areas as detailed.
- Trees, shrubs, and vines shall be approved by the Landscape Architect for variety, size, and condition prior to installation.
- Trees, shrubs, and vines shall be field spotted and/or staked by the Contractor and locations approved by the Landscape Architect prior to installation.
- The Contractor shall provide and install 3" min. depth shredded bark mulch in all finished planting areas. The Contractor shall submit mulch sample to the Landscape Architect for approval prior to installation.
- Hold mulch 3" away from trunks of trees, shrubs, and vines in watering basins.
- Plant counts are for convenience only. Verify count with the Planting Plan as shown. In the event of a discrepancy, plans will govern.
- Trees, shrubs, and vines shall be planted and staked as detailed. Individual plants shall receive additional staking as needed at the direction of the Landscape Architect.
- Provide min. 2% positive drainage away from all structures. If this is NOT possible, contact the Landscape Architect.
- Plant backfill shall be a thorough mixture of two (2) parts soil from the plant pit and one (1) part soil amendment. Mixture shall be free of rocks, clods, and debris.
- Amendment shall be redwood, fir bark, or cedar chips from 0 to 1/4 inch maximum. Acceptable proportion of 1/4" particles is 15%. Materials shall be nitrogen stabilized (1-0-0). Apply at the rate of 5 cubic yards per 1,000 square feet.
- The Contractor shall provide and install slow release fertilizer for trees, shrubs, and vines, per planting details. Use the following tablet quantities:
1 Gallon Plant 1 Tablet
5 Gallon Plant 2 Tablets
15 Gallon Plant 4 Tablets
24" Box 5 Tablets
- The Contractor shall perform a drainage test for all tree planting holes as follows: Fill each planting hole to grade with water and allow to drain. If all water does not drain in 8 hours, a drain sump shall be provided, per tree planting detail.

Planting Materials List									
Trees									
Symbol	Botanical Name	Common Name	Cal. Nat. or Naturalized	Evergreen/Deciduous	Water Usage	Height (Lin. Ft.)	Spread (Lin. Ft.)	Qty.	Install Size
CER OCC	<i>Cercis occidentalis</i>	Western Redbud	Yes	Deciduous	L	10' to 15'	10' to 15'	5	24" Box
Shrubs									
Symbol	Botanical Name	Common Name	Cal. Nat. or Naturalized	Evergreen/Deciduous	Water Usage	Height (Lin. Ft.)	Spread (Lin. Ft.)	Qty.	Install Size
DIC ANT	<i>Dicksonia antarctica</i>	Tasmanian Tree Fern	Yes	Evergreen	M	4' to 6'	4'	1	5 GAL.
ECH FAS	<i>Echium fastuosum</i>	Pride of Madeira	Yes	Evergreen	L to M	4' to 6'	5'	20	1 GAL.
NAN FPW	<i>Nandina domestica</i> 'Fire Power'	Gulf Stream Heavenly Bamboo	Yes	Evergreen	L	2'	2'	5	1 GAL.
PHO PST	<i>Phormium tenax</i> 'Pink Stripe'	New Zealand Flax - Pink Edge	Yes	Evergreen	L	4' to 5'	4' to 5'	4	5 GAL.
POL MUN	<i>Polystichium munitum</i>	Western Sword Fern	Yes	Evergreen	L	2'	2'	18	1 GAL.
RHA EVE	<i>Rhamnus californica</i> 'Eve case'	Coffeeferry	Yes	Evergreen	L to M	3' to 6'	8'	10	5 GAL.
Vines									
Symbol	Botanical Name	Common Name	Cal. Nat. or Naturalized	Evergreen/Deciduous	Water Usage	Height (Lin. Ft.)	Spread (Lin. Ft.)	Qty.	Install Size
PAR TRI	<i>Parthenocissus tricuspidata</i>	Boston Ivy	Yes	Deciduous	M	12'	12'	12	15 GAL.

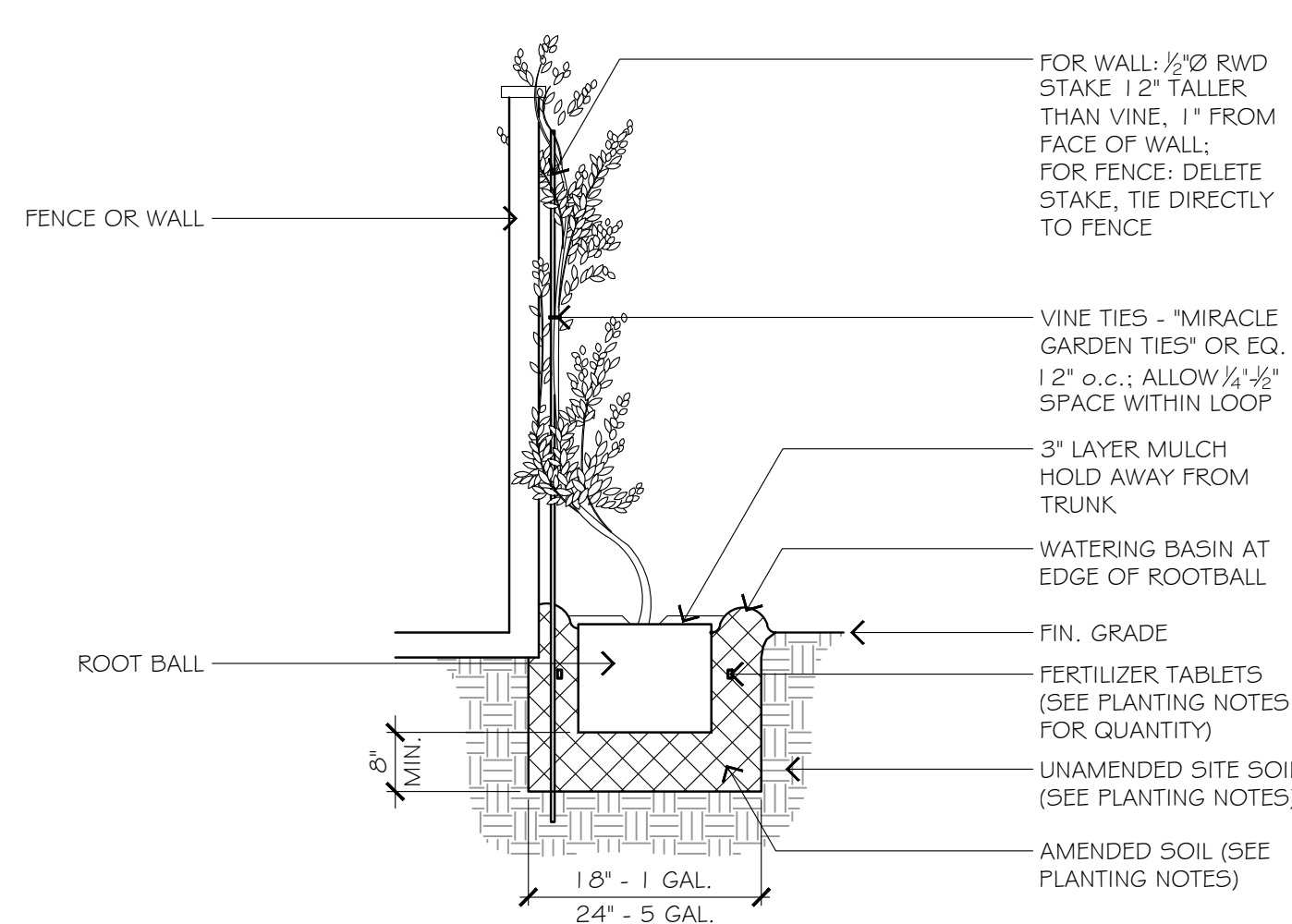


PLANTING PLAN

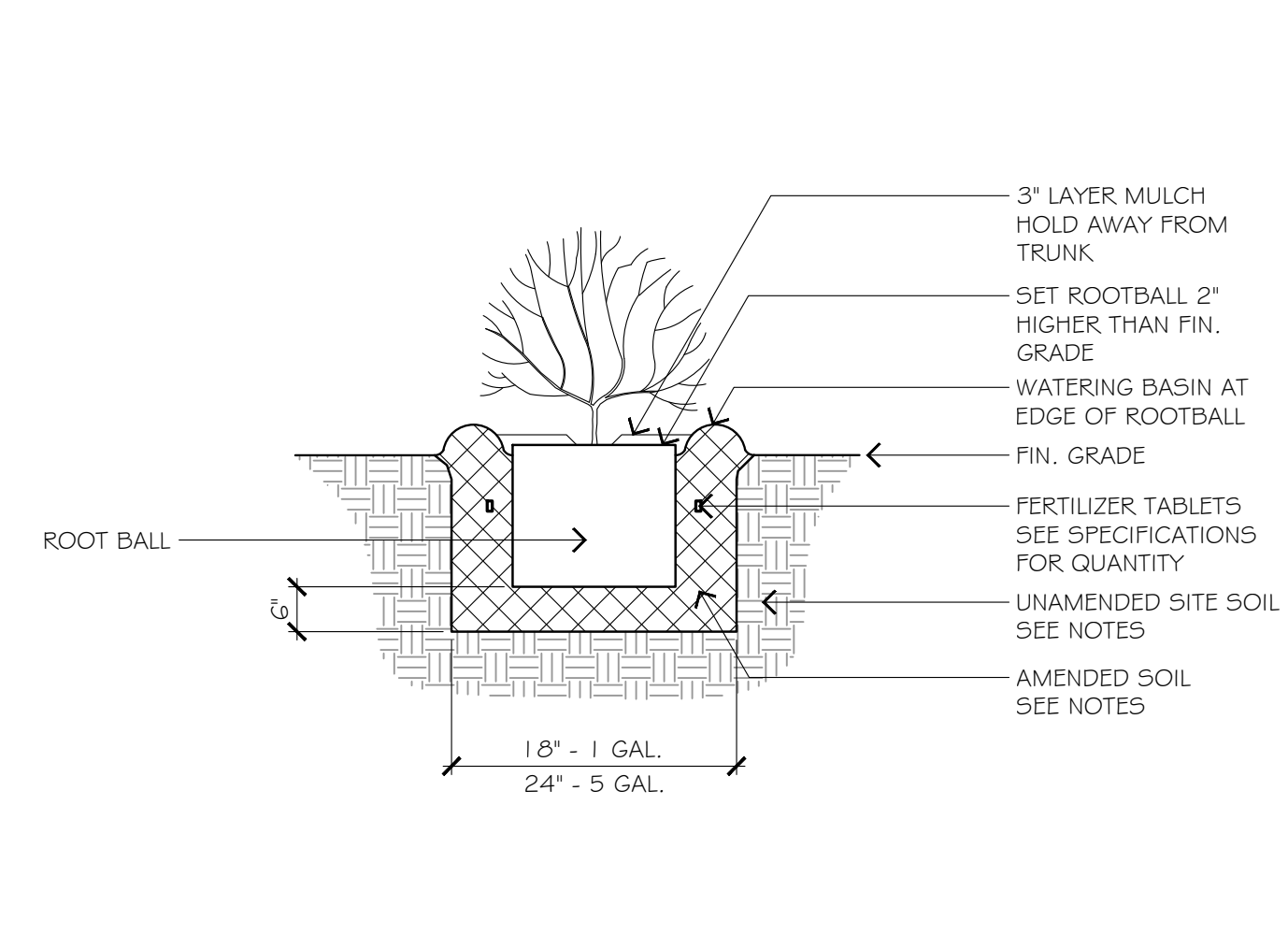
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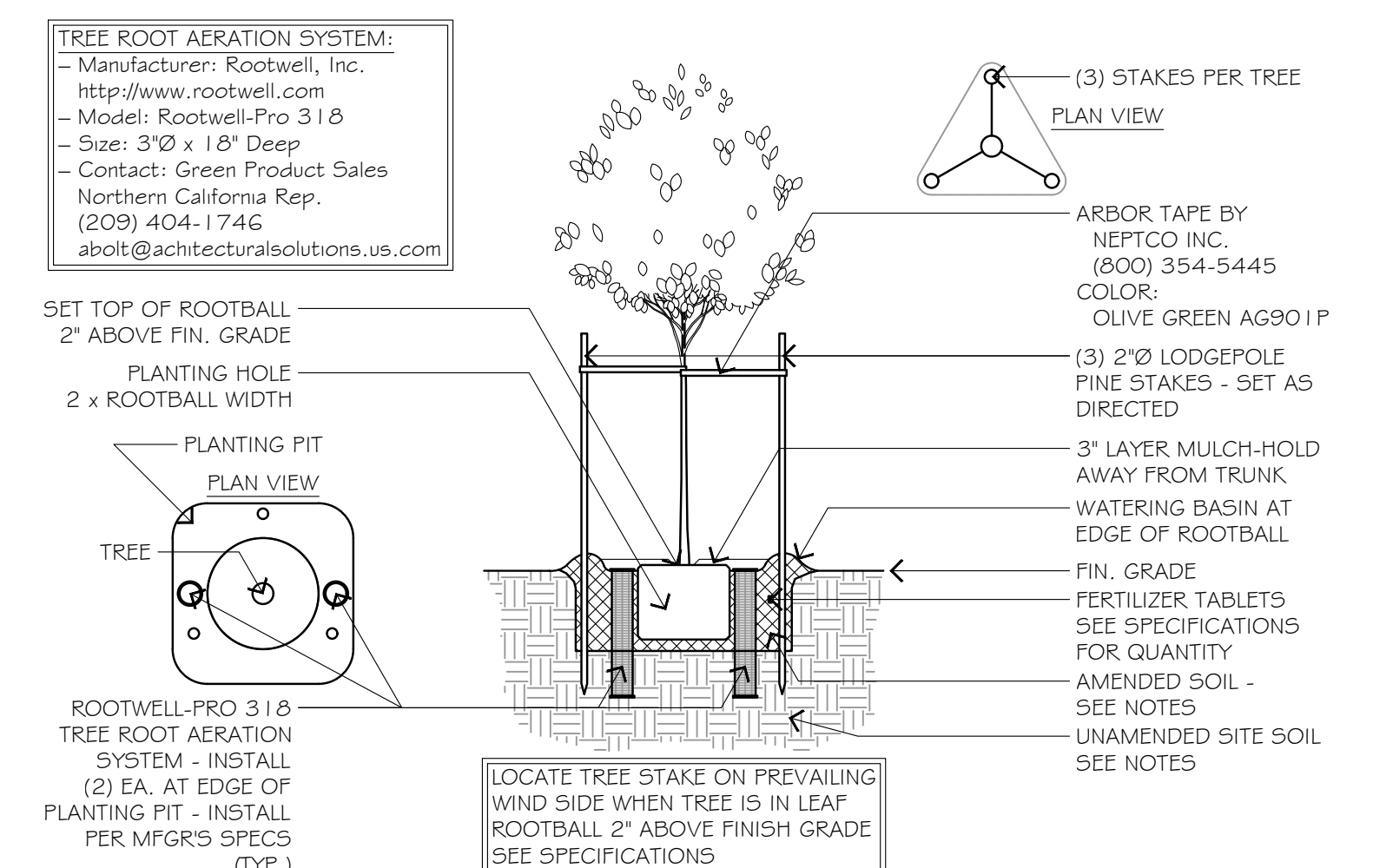
A TYPICAL IRRIGATION SYSTEM SCHEMATIC
Scale: No Scale



B TYPICAL VINE PLANTING
Scale: No Scale



C TYPICAL SHRUB PLANTING
Scale: No Scale



D TYPICAL TREE PLANTING, STAKING, & ROOT AERATION
Scale: No Scale

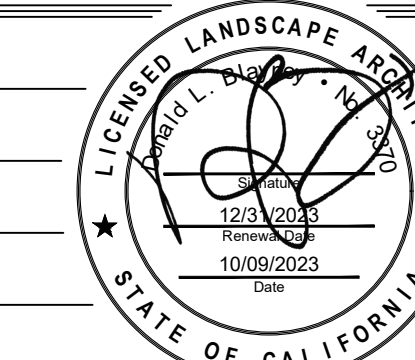
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Revisions:

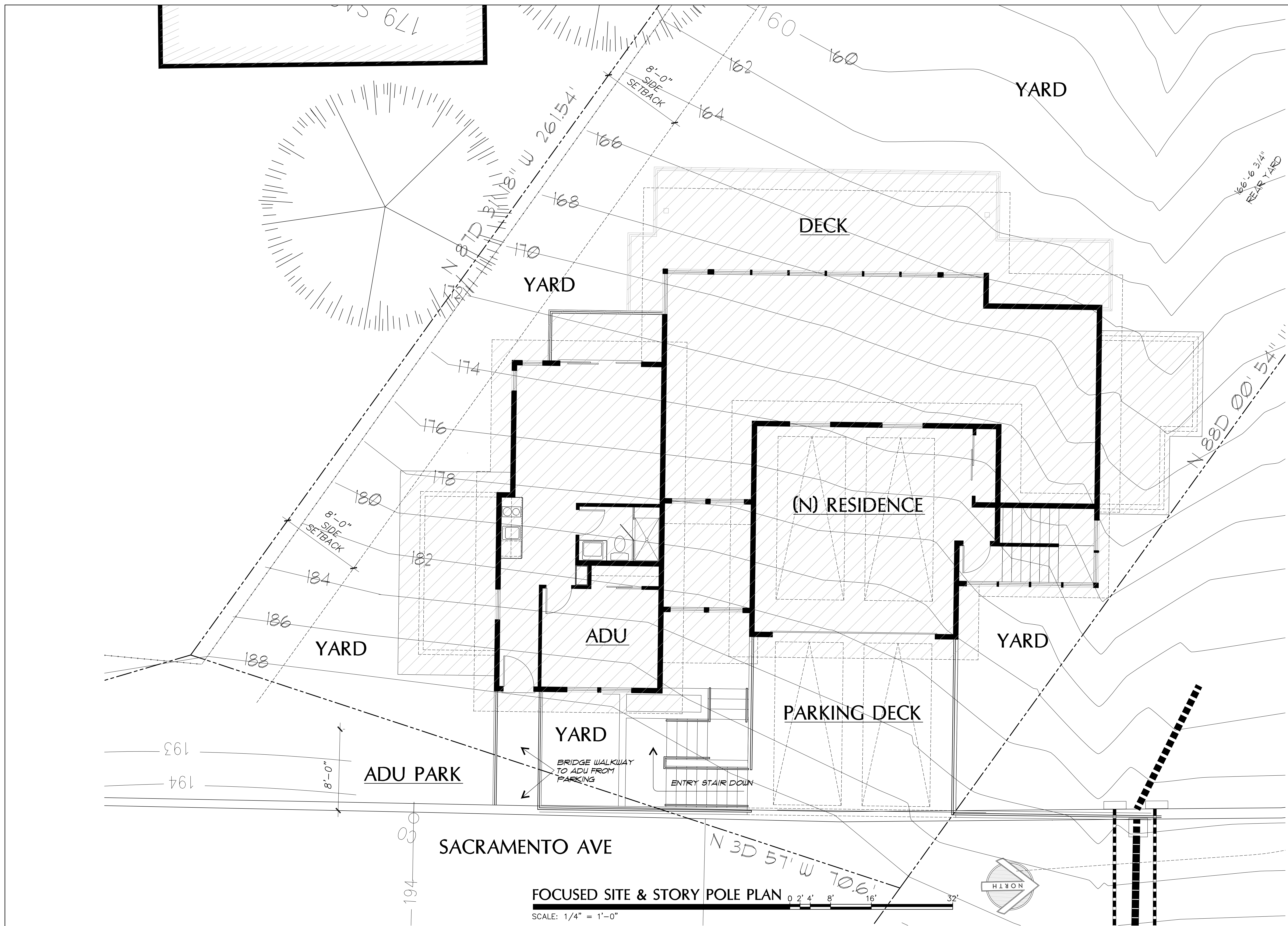
DONALD L. BLAYNEY & ASSOCIATES
LANDSCAPE ARCHITECTURE & PLANNING
Urban Design Campus Planning
Park Planning Residential Design
Land Use Planning Golf Course Design
415.258.9666 Tel. Cell 415.302.9272
16 Partridge Drive, San Rafael, California 94901
California Registration # 3370 New Mexico Registration # 115

PLANTING PLAN
PLANTING NOTES and PLANTING DETAILS
New Construction
Thompson Builders
Sacramento Avenue, San Anselmo, Calif. — A.P.N. 177-172-09

Date: October 9, 2023
Scale: AS NOTED
Drawn by: JDG
Approved by: DLB



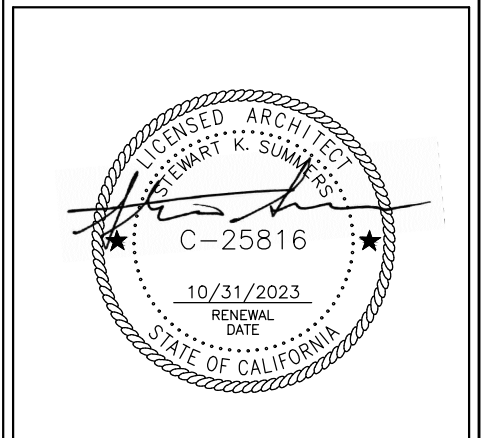
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Sheet _____ of _____



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REVISIONS	DATE	BY

Proposed New Single-Family Residence & ADU for:
Thompson Builders
 Sacramento Avenue
 San Anselmo, CA 94960
 AP. 177-172-09



FOCUSED SITE & STORY POLE PLAN

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DATE: 09/13/23
 SCALE:
 DRAWN: SKS
 JOB NO.
 SHEET NO:

SP

FOCUSED SITE & STORY POLE PLAN
 SCALE: 1/4" = 1'-0"

