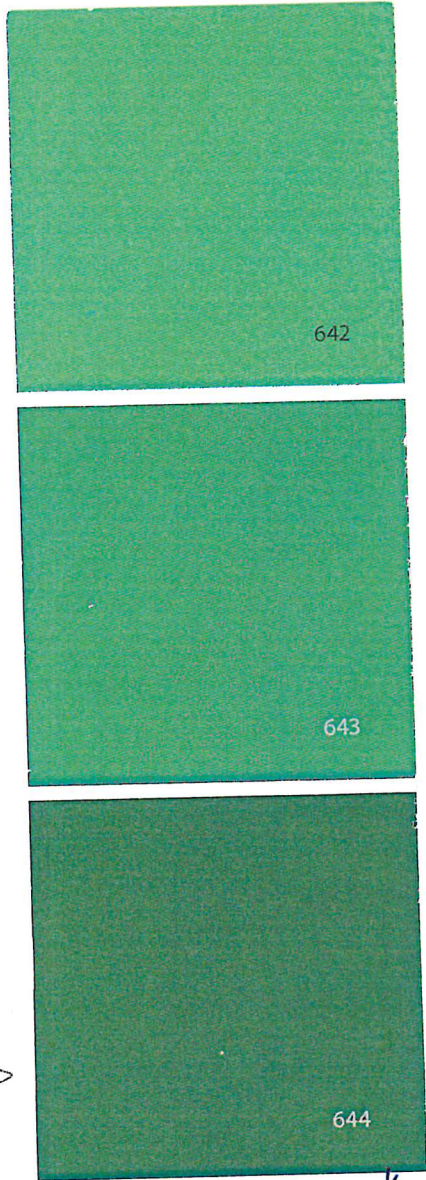
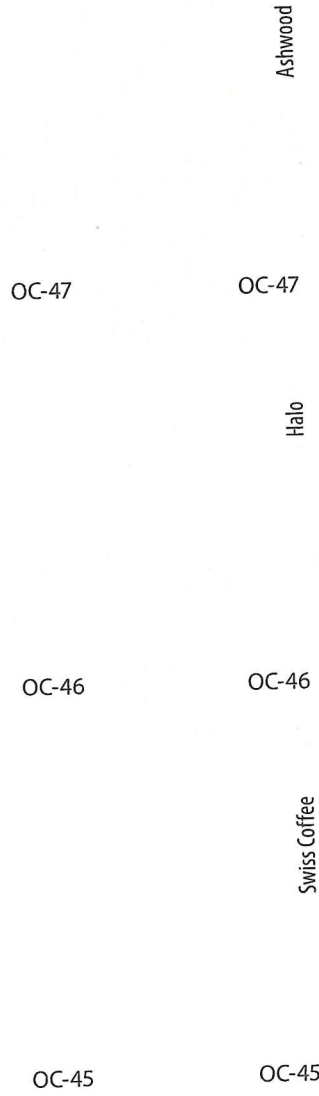


HOUSE FACADE



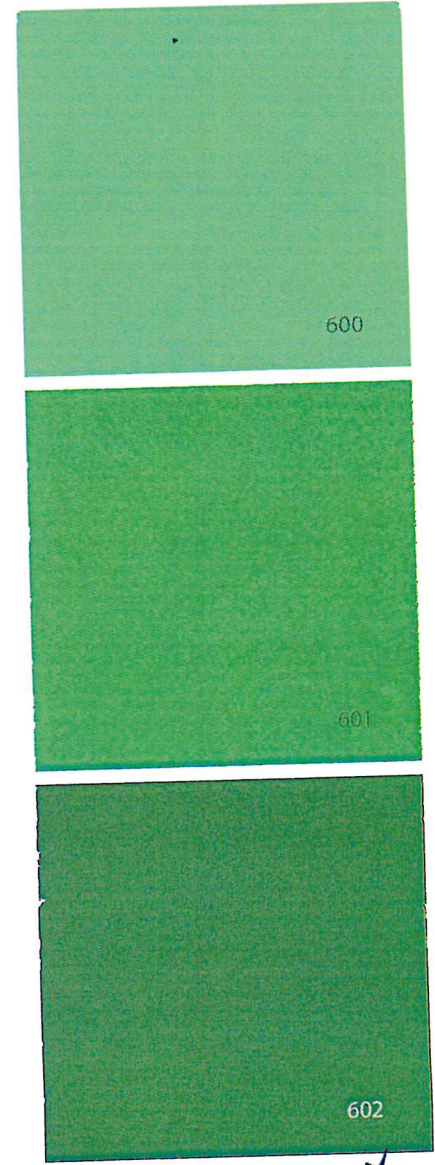
Benjamin Moore *

HOUSE # ADM TRIM



OC Benjamin Moore OC *

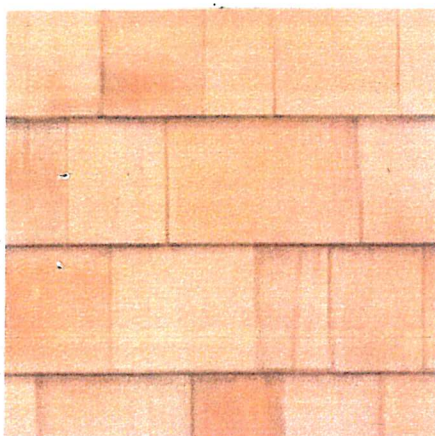
ADM FACADE



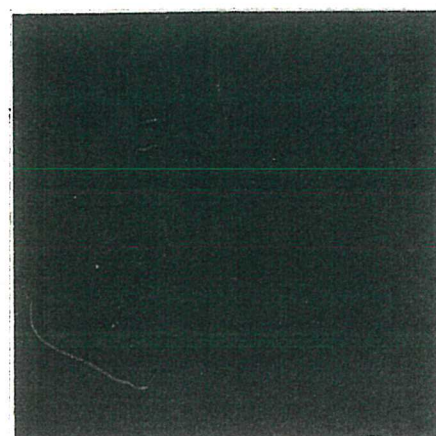
Benjamin Moore *



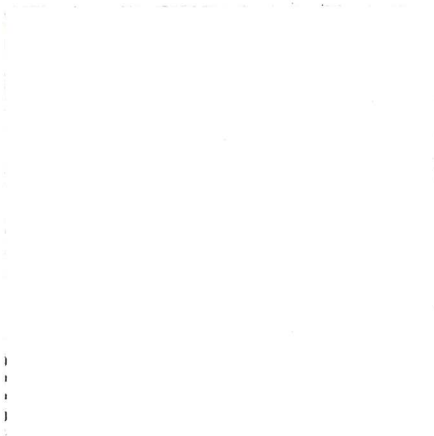
**NATURAL CEDAR
SHINGLE SIDING**



**DARK GREEN PAINTED
WOOD TRIM**



**WHITE PAINTED
WINDOWS AND DOORS**

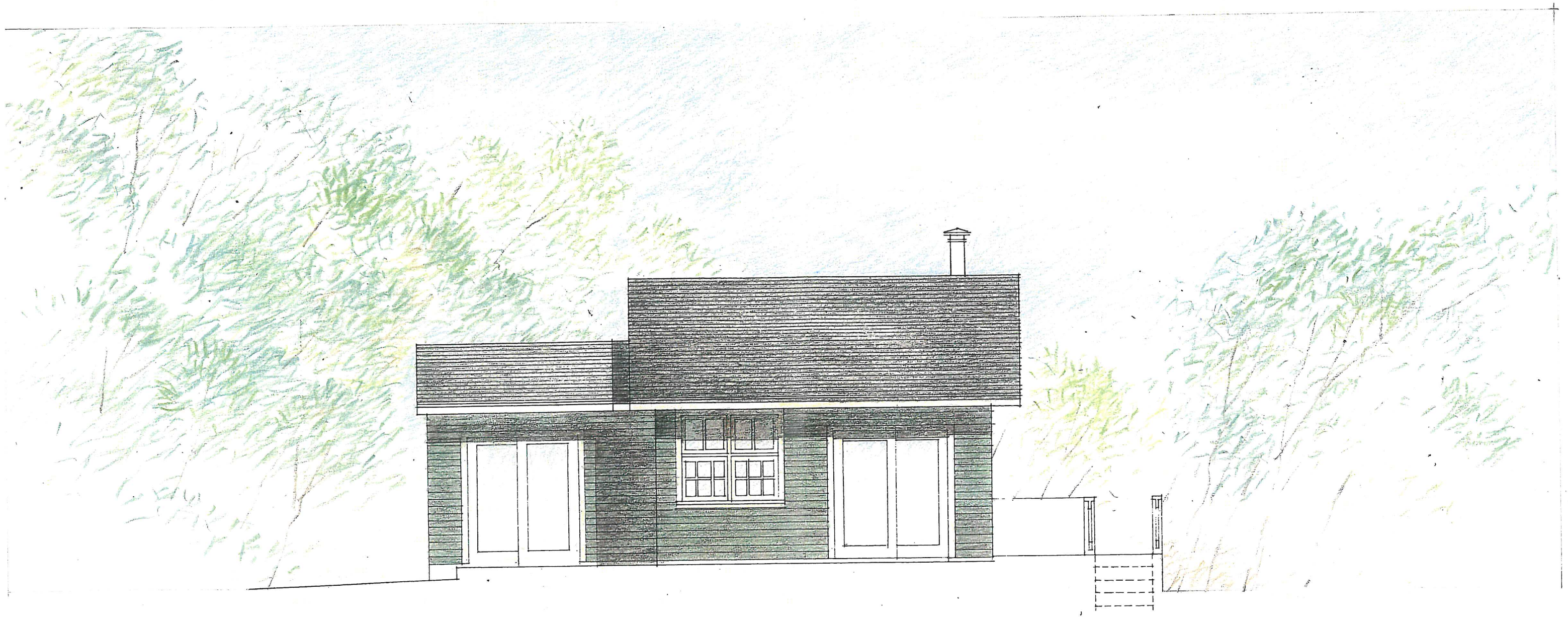


**BLACK ASPHALT
SHINGLE ROOF**

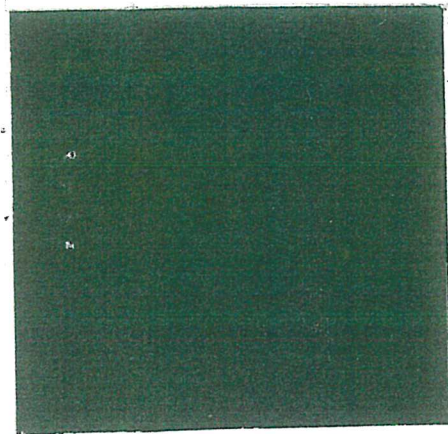


REMODEL AND ADDITIONS FOR:
GARY DOWD
150 FRANCIS AVE. FAIRFAX, CA AP No. 002-192-50

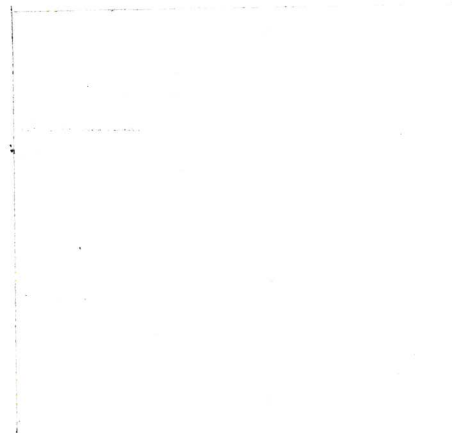
**JEFF KROOT
ARCHITECT**
& ASSOCIATES
P.O. BOX 246 • SAN ANSELMO, CALIFORNIA 94979 • 415/456-5531



**DARK GREEN PAINTED
WOOD SIDING**



**WHITE PAINTED WINDOWS
AND WOOD TRIM**



**BLACK ASPHALT
SHINGLE ROOF**



REMODEL AND ADDITIONS FOR:

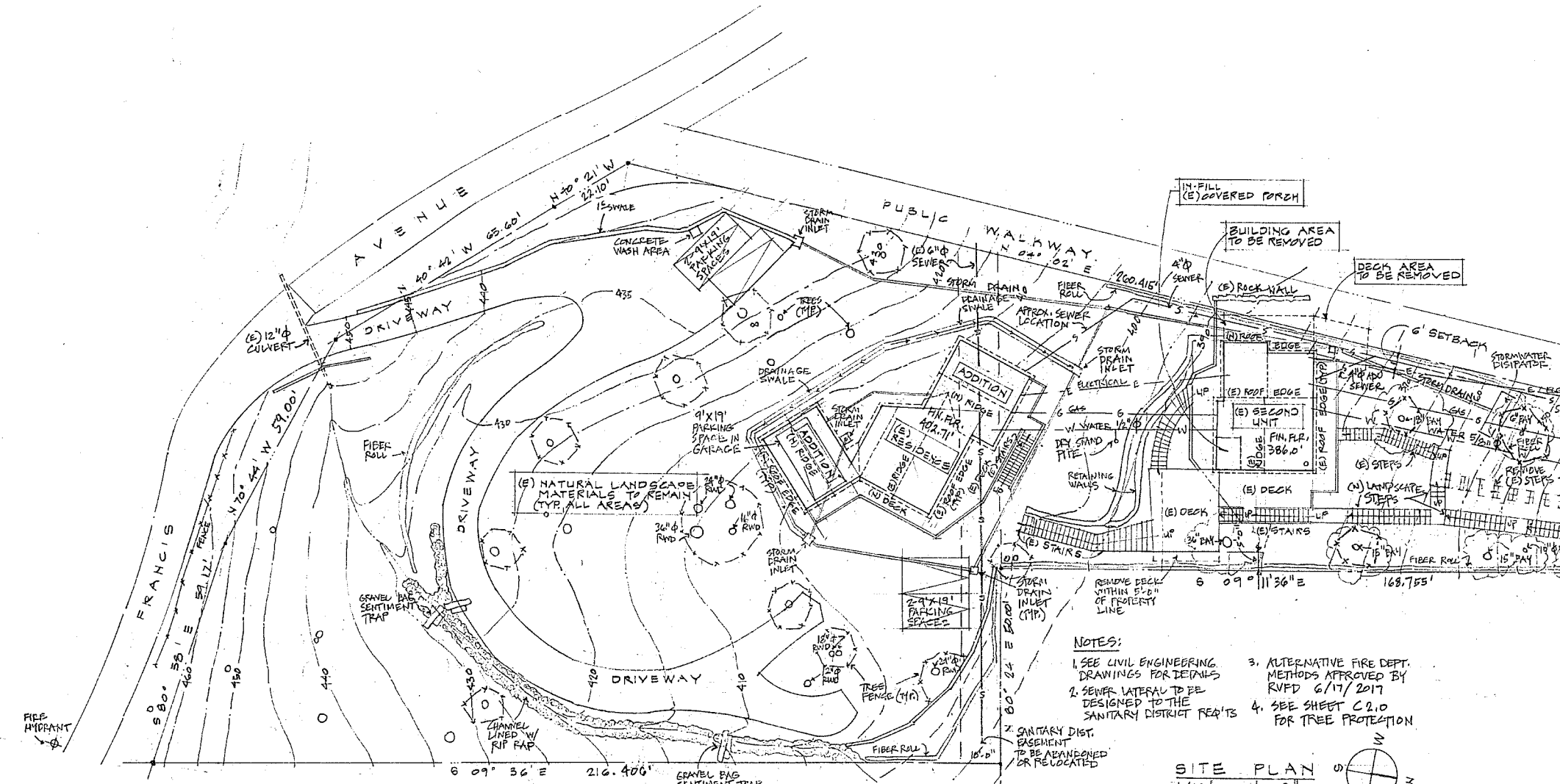
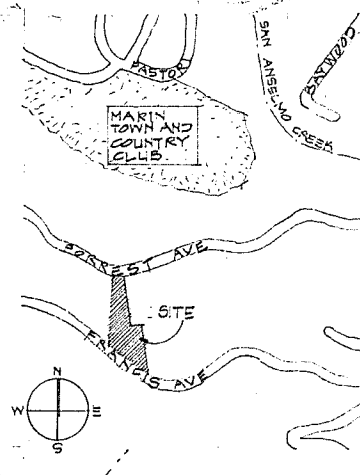
GARY DOWD

150 FRANCIS AVE. FAIRFAX, CA AP No. 002-192-50

**JEFF KROOT
ARCHITECT**
& ASSOCIATES

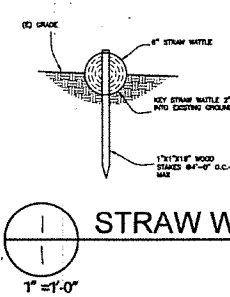
P.O. BOX 246 • SAN ANSELMO, CALIFORNIA 94979 • 415/456-5531

VICINITY PLAN
NO SCALE



- NOTES:
1. SEE CIVIL ENGINEERING DRAWINGS FOR DETAILS
 2. SEWER LATERAL TO BE DESIGNED TO THE SANITARY DISTRICT REQS
 3. ALTERNATIVE FIRE DEPT. METHODS APPROVED BY RVPD 6/17/2017
 4. SEE SHEET C2.0 FOR TREE PROTECTION

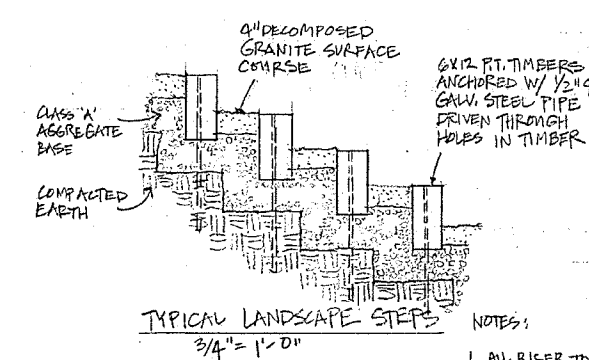
SITE PLAN
1/16" = 1'-0"



STRAW WATTLE
1" = 1'-0"

SHEET INDEX:

1. SITE PLAN and SITE INFORMATION
2. RESIDENCE FLOOR PLANS and ELEVATIONS
3. SECOND UNIT FLOOR PLANS and ELEVATIONS
4. AS BUILT RESIDENCE FLOOR PLANS and ELEVATIONS
5. AS BUILT SECOND UNIT FLOOR PLANS and ELEVATIONS
6. SITE PLAN and TOPOGRAPHY 1" = 16'
7. SITE PLAN and TOPOGRAPHY 1" = 10' (sheet 1 of 2)
8. SITE PLAN and TOPOGRAPHY 1" = 10' (sheet 2 of 2)
9. RECORD OF SURVEY
- C1.0. COVER SHEET MAP and NOTES
- C2.0. SITE EROSION & CONSTRUCTION MANAGEMENT PLAN
- C2.1. EROSION CONTROL DETAILS
- C3.0. SITE IMPROVEMENTS & EROSION CONTROL
- C3.1. PLAN and PROFILE FOR ACCESS DRIVEWAY
- C3.2. PLAN and PROFILE FOR ACCESS DRIVEWAY
- C4.0. CONSTRUCTION DETAILS
- C4.1. CONSTRUCTION DETAILS



TYPICAL LANDSCAPE STEPS
3/4" = 1'-0"

- NOTES:
1. ALL RISER TO BE EQUAL IN EACH RUN.
 2. MAX RISE TO BE 7 3/4"
 3. ALL TRENDS TO BE EQUAL IN EACH RUN.
 4. MINIMUM RUN 10"
 5. LANDSCAPE STEPS ARE SCHEMATIC - SEE SHEET C4.0 DETAIL (2) FOR SITE STAIRCASE!

SITE INFORMATION:

APN:	002-192-50
ZONING:	RS 6
LOT AREA:	35,928 SF
AREAS:	
I. RESIDENCE:	
(E) LOWER FLOOR:	505 SF
(E) UPPER FLOOR:	505 SF
SUB TOTAL:	1010 SF
(N) LOWER FLOOR:	431 SF
(N) UPPER FLOOR:	700 SF
SUB TOTAL:	1131 SF
TOTAL RESIDENCE:	2,141 SF
(N) GARAGE:	336 SF
(E) DECK:	540 SF
DECK REMOVED:	(155) SF
(N) DECK:	106 SF
TOTAL:	491 SF
II. SECOND UNIT:	
(E) FLOOR AREA:	878 SF
FLOOR AREA REMOVED:	(101) SF
TOTAL:	777 SF
(E) DECK:	575 SF
DECK REMOVED:	(167) SF
TOTAL:	408 SF
COVERAGE AND FLOOR AREA RATIO	
(E) LOT COVERAGE:	6.95 %
(E) FLOOR AREA RATIO:	5.25 %
(N) LOT COVERAGE:	8.21 %
(N) FLOOR AREA RATIO:	8.12 %

REVISIONS BY

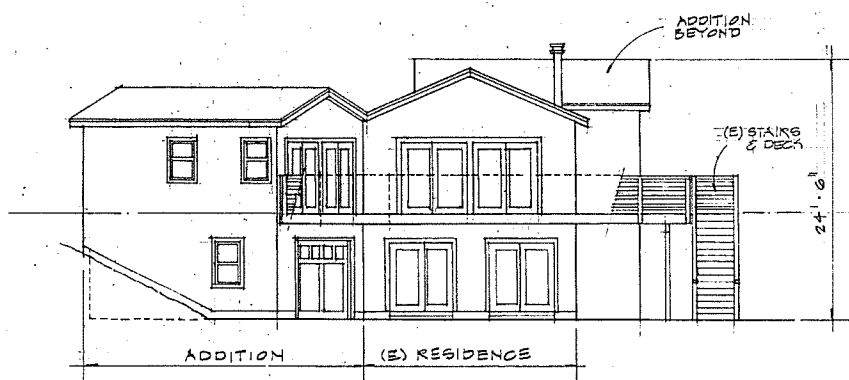
PLANNING 1/14	JK
CIVIL ENGINEER	
PLANNING 2/17	JK
CIVIL ENGINEER	
CIVIL ENGINEERING	JK
2ND UNIT 3/16	LH
ROOF PLAN REV	
LANDSCAPE STEPS	JK
TURN OUT 6/18	
PLAN CHECK 1/19	JK
CORRECTIONS	

JEFF KROOT ARCHITECT & ASSOCIATES
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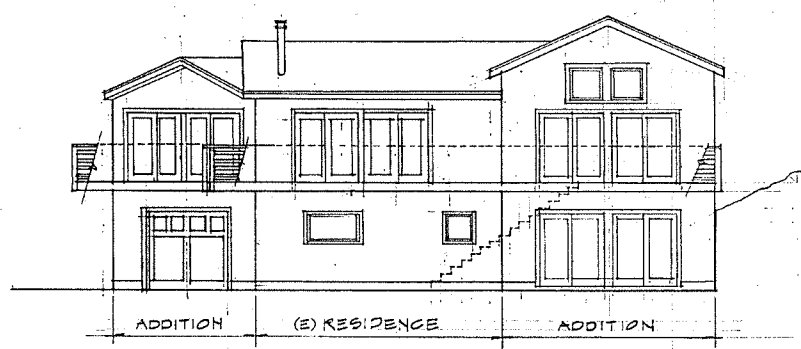
SITE PLAN
SITE INFORMATION
VICINITY PLAN

ADDITIONS AND REMODEL FOR:
GARY DOWD
1355 FORREST AVE., FAIRFAX, CA
APN 002-192-50

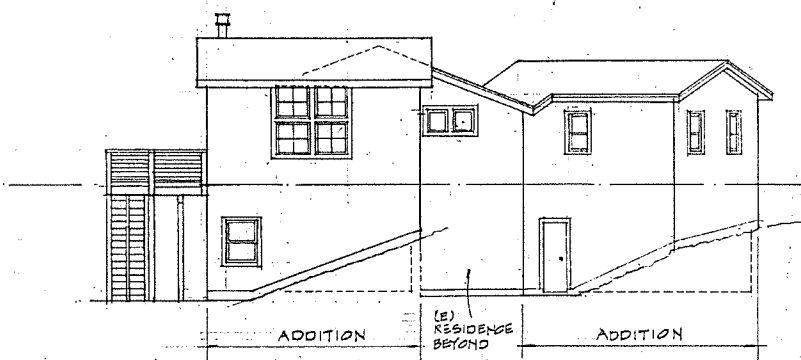
Date: JUN 14, 2015
Scale: 1" = 16'-0"
Drawn: LH JK
Job: DOWD
Sheet: 1
Of 17 Sheets



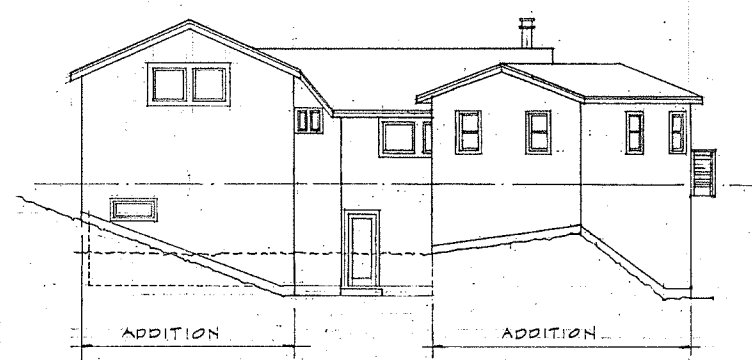
EAST ELEVATION
1/8" = 1'-0"



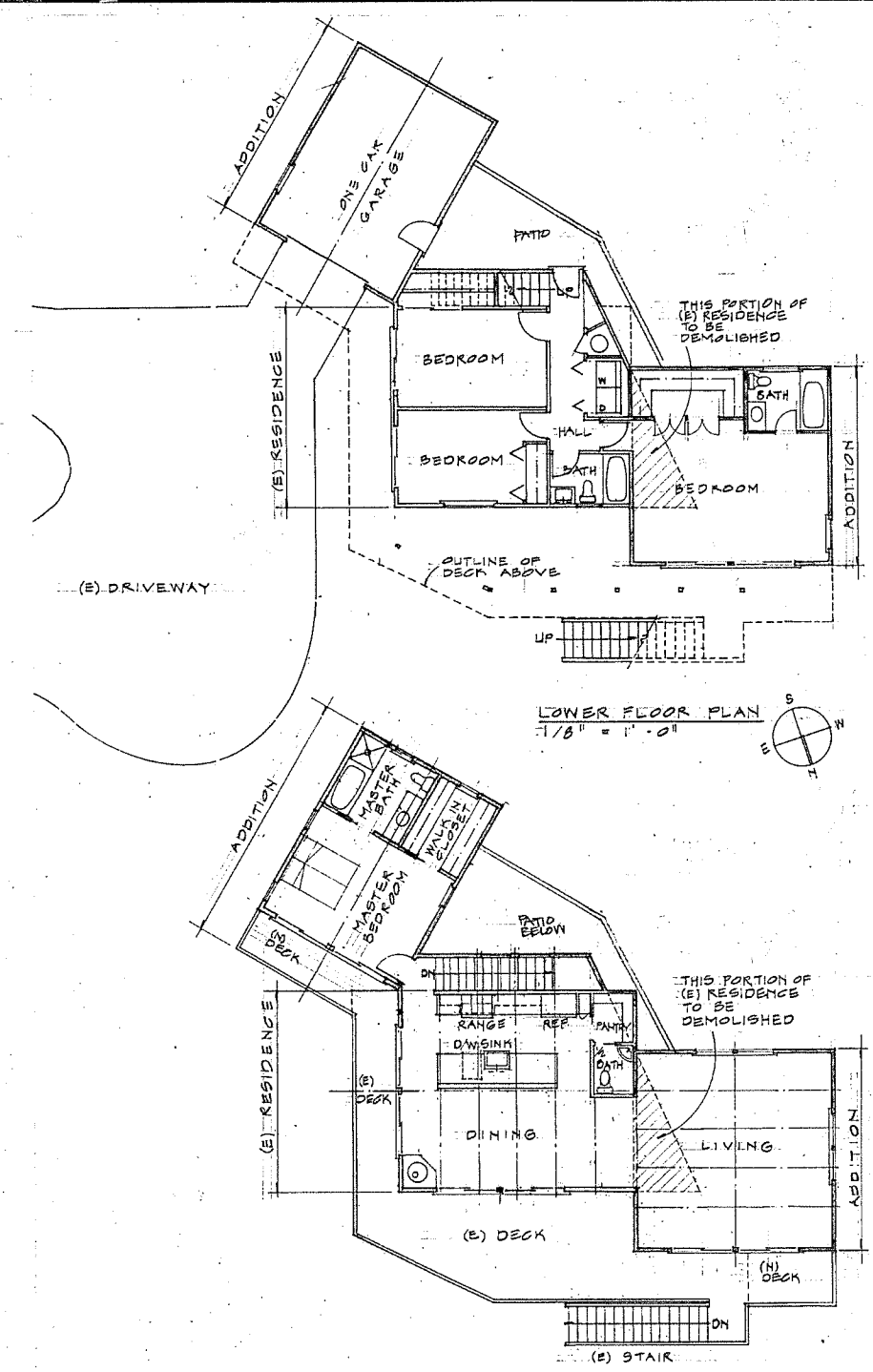
NORTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



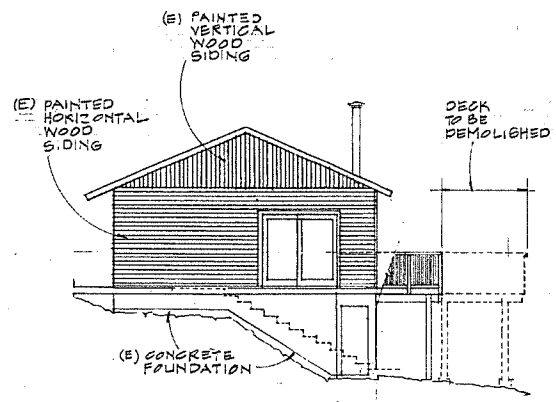
LOWER FLOOR PLAN
1/8" = 1'-0"

UPPER FLOOR PLAN
1/8" = 1'-0"

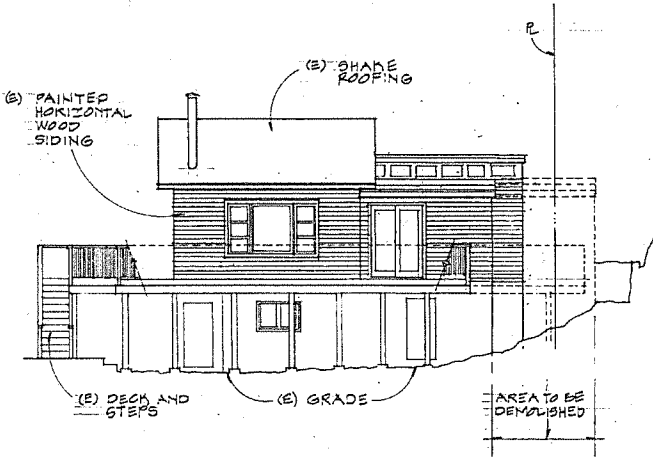
REVISIONS	BY
PLANNING 11/16	JK
CIVIL ENGINEER	JK
CIVIL	JK
ENGINEERING	JK

JEFF KROOT ARCHITECT & ASSOCIATES P.O. BOX 246 - SAN ANSELMO, CALIFORNIA 94979 - 415/455-5531	
RESIDENCE FLOOR PLANS ELEVATIONS	
ADDITIONS AND REMODEL FOR: GARY DOWD 155 FORREST AVE., FAIRFAX, CA APR 02-192-50	
Date	JUNE, 2015
Scale	1/8" = 1'-0"
Drawn	LH JK
Job	DOWD
Sheet	2
Of 17	Sheets

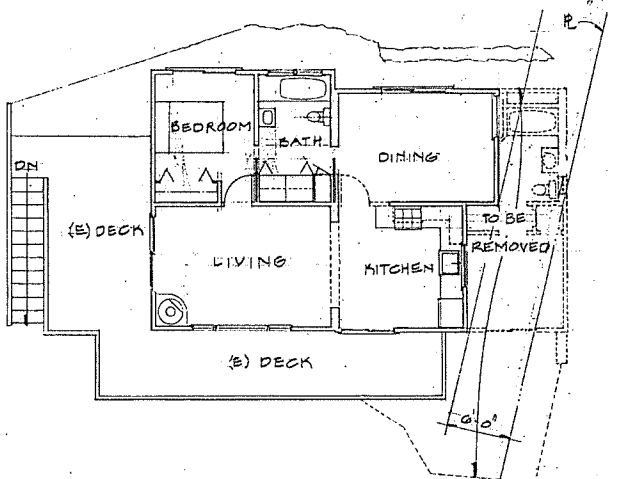
REVISIONS	BY
PANNING 1/14	JK
2ND UNIT 2/12	LH
RR. PLAN REV.	



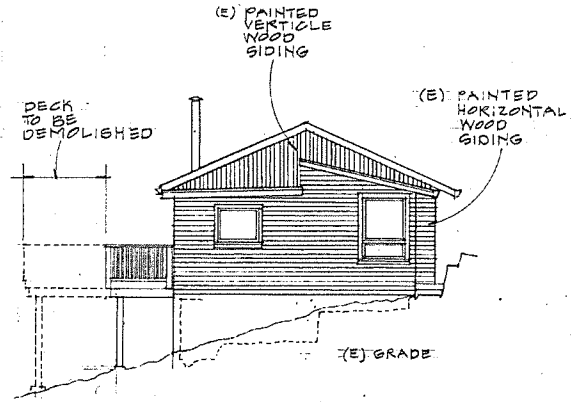
EAST ELEVATION
1/8" = 1'-0"



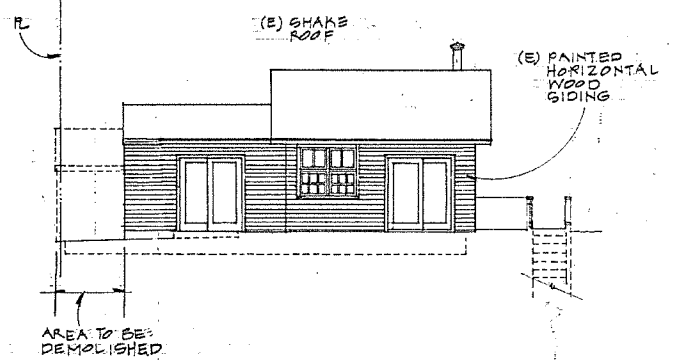
NORTH ELEVATION
1/8" = 1'-0"



FLOOR PLAN
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

JEFF KROOT
ARCHITECT
&
ASSOCIATES
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SECOND UNIT
FLOOR PLAN
ELEVATIONS

ADDITIONS AND REMODEL FOR:
GARY DOWD
155 FORREST AVE., FAIRFAX, CA
APN 002-192-50

Date JUNE, 2015
Scale 1/8" = 1'-0"
Drawn LH
Job DOWD
Sheet
3
Of 17 Sheets

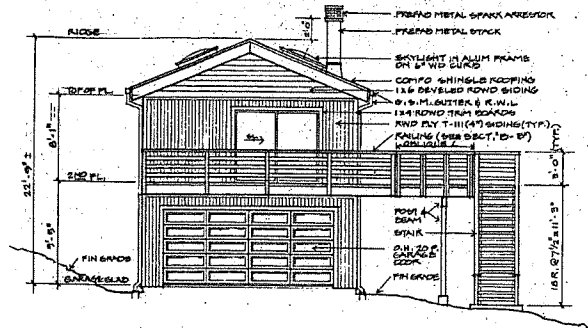
REVISIONS	BY
PLANNING 11/16 RE-SUBMISSION	JH

**JEFF KROOCH
ARCHITECT
& ASSOCIATES**
P.O. BOX 246 - SAN ANSELMO, CALIFORNIA 94979 - 415/455-5531

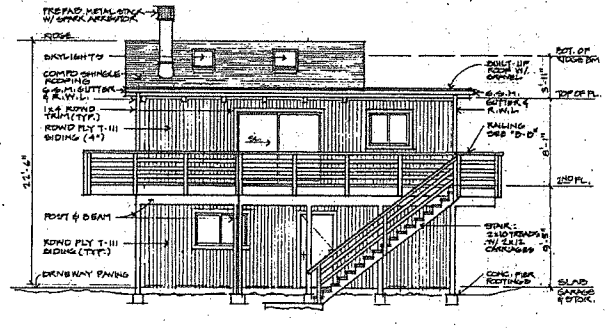
RESIDENCE: AS BUILT
**FLOOR PLANS
SECTIONS
ELEVATIONS**

ADDITIONS AND REMODEL FOR:
GARY DOWD
155 FORREST AVE., FAIRFAX, CA
APN 002-192-50

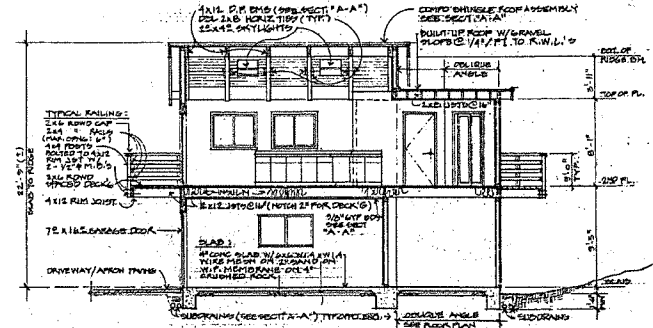
Date: JUNE, 2015
Scale: 1/8" = 1'-0"
Drawn: L.F.
Job: DOWD
Sheet: 4
Of 17 Sheets



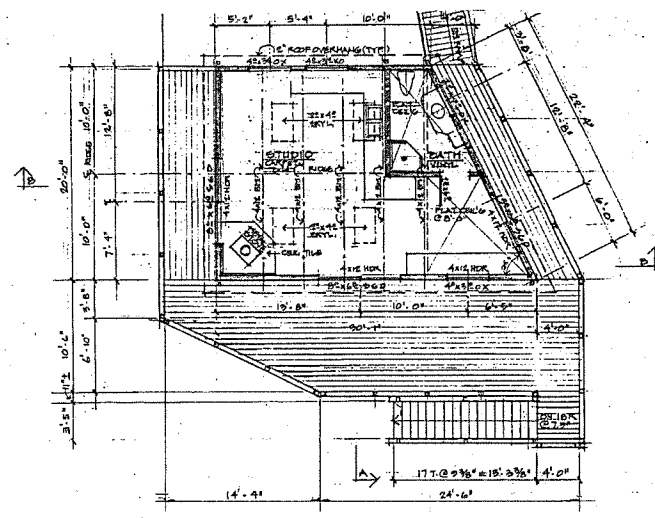
EAST ELEVATION
1/8" = 1'-0"



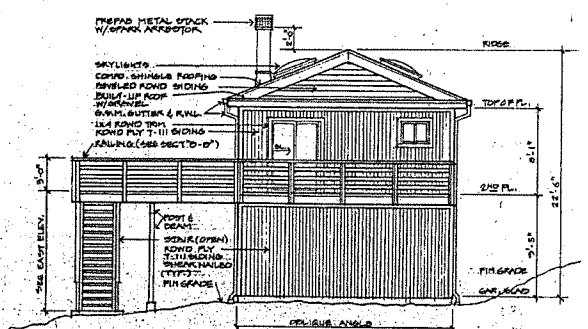
NORTH ELEVATION
1/8" = 1'-0"



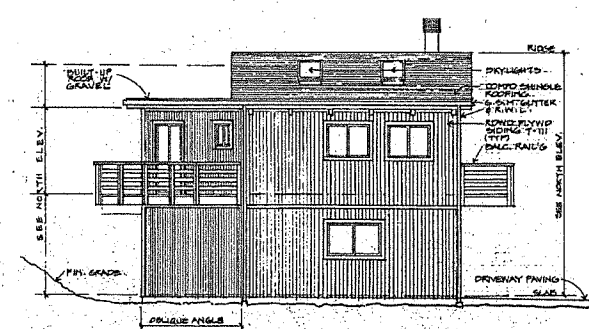
SECTION 'B-B'
1/8" = 1'-0"



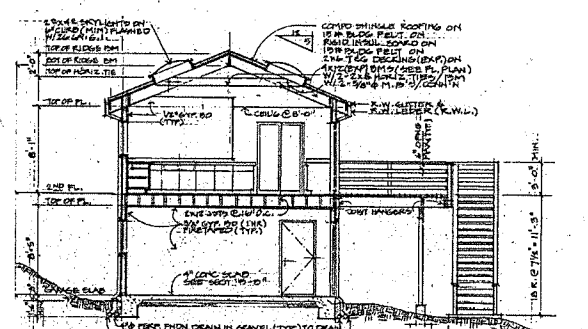
UPPER FLOOR PLAN
1/8" = 1'-0"



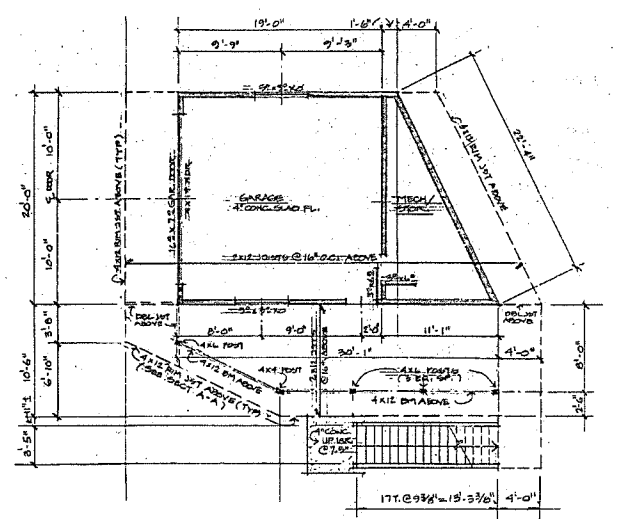
WEST ELEVATION
1/8" = 1'-0"



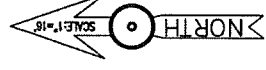
SOUTH ELEVATION
1/8" = 1'-0"



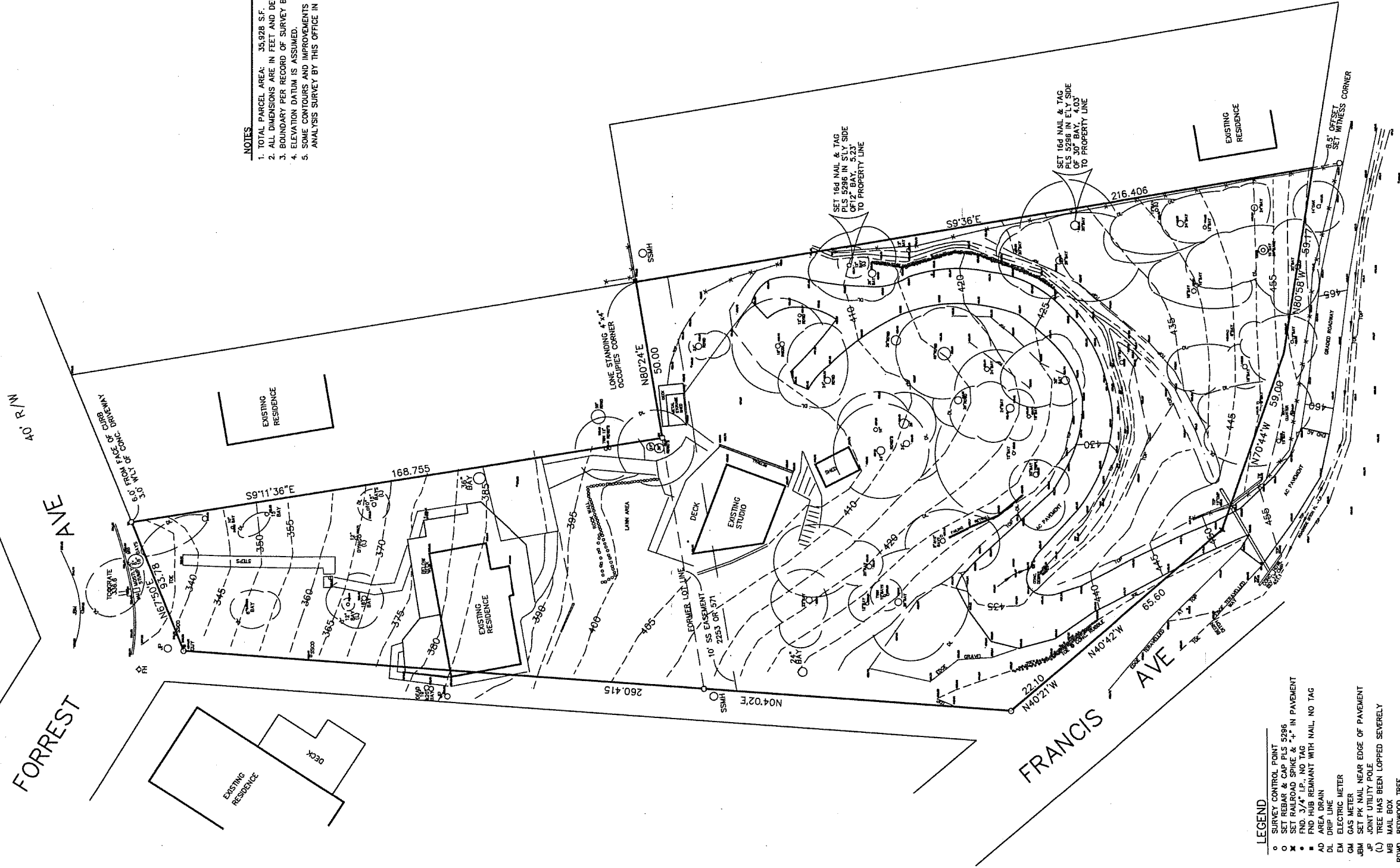
SECTION 'A-A'
1/8" = 1'-0"



LOWER FLOOR PLAN
1/8" = 1'-0"



- NOTES**
1. TOTAL PARCEL AREA: 35,928 S.F.
 2. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 3. BOUNDARY PER RECORD OF SURVEY BOOK 2017 PAGE 35
 4. ELEVATION DATUM IS ASSUMED.
 5. SOME CONTOURS AND IMPROVEMENTS TAKEN FROM SLOPE ANALYSIS SURVEY BY THIS OFFICE IN AUGUST, 1989.



- LEGEND**
- SURVEY CONTROL POINT
 - SET REBAR & CAP PLS 5296
 - ✕ SET RAILROAD SPIKE & "I" IN PAVEMENT
 - FND. 3/4" I.P., NO TAG
 - FND HUB REMNANT WITH NAIL, NO TAG
 - AD AREA DRAIN
 - DL DRIP LINE
 - EM ELECTRIC METER
 - GM GAS METER
 - JEM SET PK NAIL NEAR EDGE OF PAVEMENT
 - JP JOINT UTILITY POLE
 - (L) TREE HAS BEEN LOPPED SEVERELY
 - MB MAIL BOX
 - RDWD REDWOOD TREE
 - SCGD SANDY SCHEER CLEANOUT
 - SMH SANITARY SEWER MAN HOLE
 - TW TOP OF WALL
 - WM WATER METER
 - WV WATER VALVE

SITE PLAN AND TOPOGRAPHY

LANDS OF DOWD
155 FORREST AVE.

APN 002-192-50
DECEMBER, 2015 SCALE 1"=16'

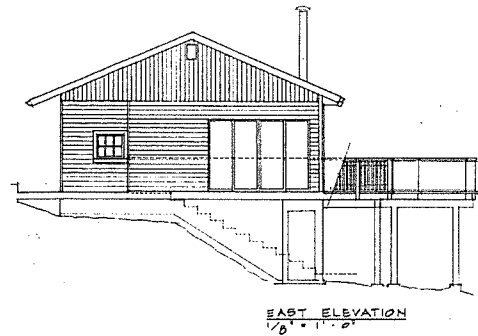
FAIRFAX
MARIN COUNTY ~ CALIFORNIA
JACOBS LAND SURVEYING
P.O. BOX 7829
COTATI, CA. 94931
415-454-2235
#15-1412-M FR #75
DWG FILE: 2016/JANUARY/DOWD



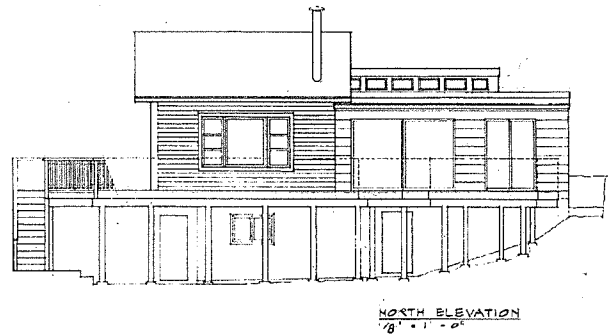
Steven H. Jacobs
STEVEN H. JACOBS PLS 5296

REVISION 12-28-19

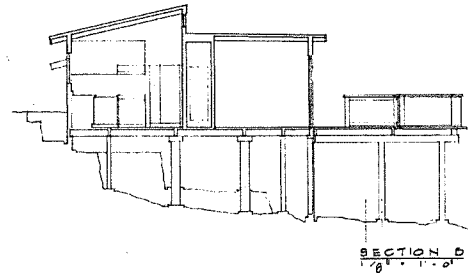
SHEET 1 OF 1



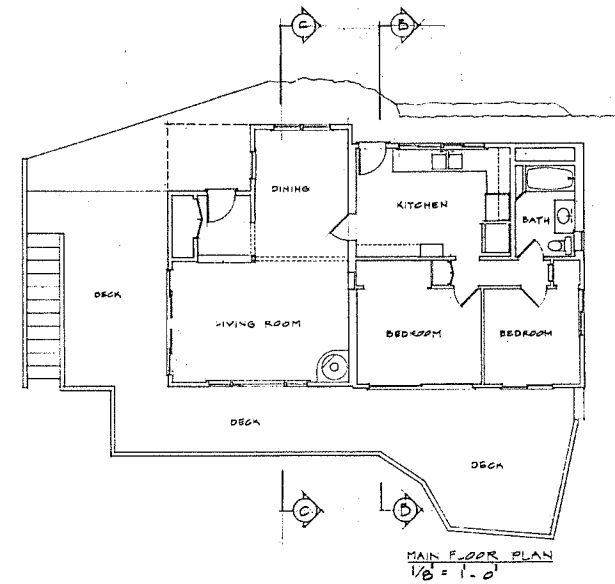
EAST ELEVATION
1/8" = 1'-0"



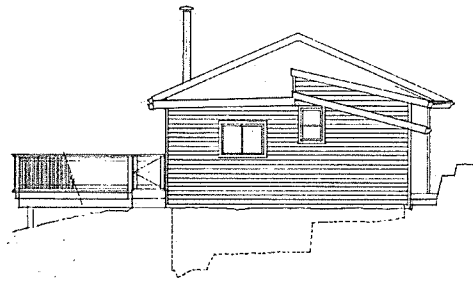
NORTH ELEVATION
1/8" = 1'-0"



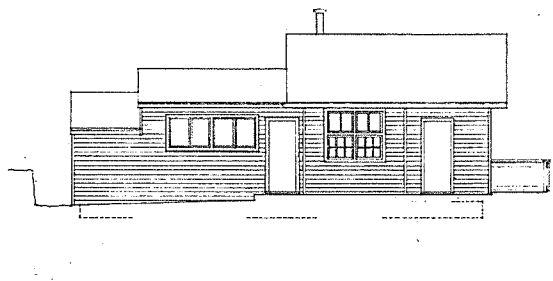
SECTION D
1/8" = 1'-0"



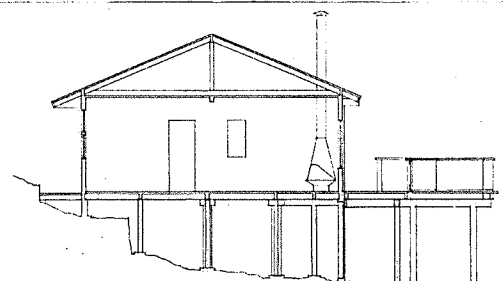
MAIN FLOOR PLAN
1/8" = 1'-0"



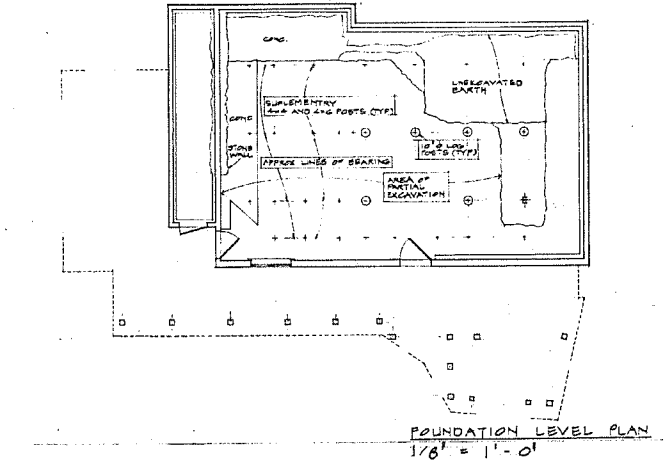
WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



SECTION C
1/8" = 1'-0"



FOUNDATION LEVEL PLAN
1/8" = 1'-0"

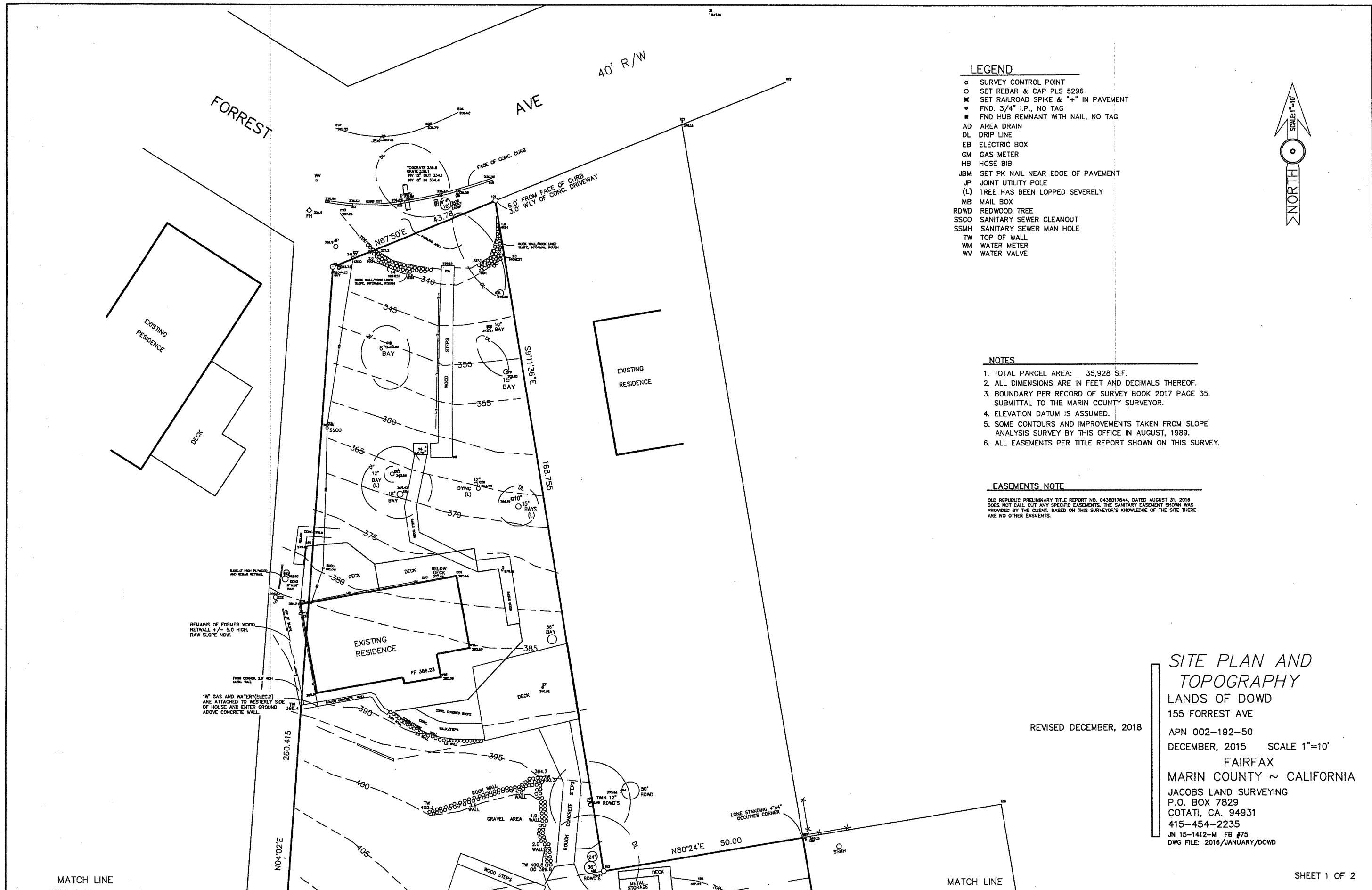
REVISIONS	BY
PLANNING 11/12	JK
RE-SUBMISSION	

JEFF KROOT
ARCHITECT
& ASSOCIATES
P.O. BOX 246 • SAN ANSELMO, CALIFORNIA 94979 • 415/454-5531

SECOND UNIT, AS BUILT
FLOOR PLANS
SECTIONS
ELEVATIONS

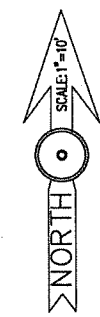
ADDITIONS AND REMODEL FOR:
GARY DOWD
155 FORREST AVE., FAIRFAX, CA
APN 002-192-50

Date JUNE, 2013
Scale 1/8" = 1'-0"
Drawn LH
Job CMC 907
Sheet
5
Of 17 Sheets



LEGEND

- SURVEY CONTROL POINT
- SET REBAR & CAP PLS 5296
- ✕ SET RAILROAD SPIKE & "+" IN PAVEMENT
- FND. 3/4" I.P., NO TAG
- FND HUB REMNANT WITH NAIL, NO TAG
- AD AREA DRAIN
- DL DRIP LINE
- EB ELECTRIC BOX
- GM GAS METER
- HB HOSE BIB
- JBM SET PK NAIL NEAR EDGE OF PAVEMENT
- JP JOINT UTILITY POLE
- (L) TREE HAS BEEN LOPPED SEVERELY
- MB MAIL BOX
- RDWD REDWOOD TREE
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MAN HOLE
- TW TOP OF WALL
- WM WATER METER
- WV WATER VALVE



NOTES

1. TOTAL PARCEL AREA: 35,928 S.F.
2. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
3. BOUNDARY PER RECORD OF SURVEY BOOK 2017 PAGE 35. SUBMITTAL TO THE MARIN COUNTY SURVEYOR.
4. ELEVATION DATUM IS ASSUMED.
5. SOME CONTOURS AND IMPROVEMENTS TAKEN FROM SLOPE ANALYSIS SURVEY BY THIS OFFICE IN AUGUST, 1989.
6. ALL EASEMENTS PER TITLE REPORT SHOWN ON THIS SURVEY.

EASEMENTS NOTE

OLD REPUBLIC PRELIMINARY TITLE REPORT NO. 0436017644, DATED AUGUST 31, 2018 DOES NOT CALL OUT ANY SPECIFIC EASEMENTS. THE SANITARY EASEMENT SHOWN WAS PROVIDED BY THE CLIENT. BASED ON THIS SURVEYOR'S KNOWLEDGE OF THE SITE THERE ARE NO OTHER EASEMENTS.

REVISED DECEMBER, 2018

SITE PLAN AND TOPOGRAPHY
 LANDS OF DOWD
 155 FORREST AVE
 APN 002-192-50
 DECEMBER, 2015 SCALE 1"=10'
 FAIRFAX
 MARIN COUNTY ~ CALIFORNIA
 JACOBS LAND SURVEYING
 P.O. BOX 7829
 COTATI, CA. 94931
 415-454-2235
 JN 15-1412-M FB #75
 DWG FILE: 2016/JANUARY/DOWD

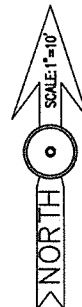
MATCH LINE

MATCH LINE

SHEET 1 OF 2

MATCH LINE

MATCH LINE



RETAINING WALL NOTE
RETAINING WALL HAS FAILED COMPLETELY.
DIFFICULT TO ACTUALLY DEFINE TOP OR
TOE OF REMAINING STRUCTURE OR TO
DETERMINE ORIGINAL LOCATION.

- NOTES**
1. TOTAL PARCEL AREA: 35,928 S.F.
 2. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 3. BOUNDARY PER RECORD OF SURVEY BOOK 2017 PAGE 35.
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- LEGEND**
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 - SET REBAR & CAP PLS 5296
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 - FND. 3/4" I.P., NO TAG
 - FND HUB REMNANT WITH NAIL, NO TAG
 - AD AREA DRAIN
 - DL DRIP LINE
 - EB ELECTRIC BOX
 - GM GAS METER
 - HB HOSE BIB
 - JBM SET PK NAIL NEAR EDGE OF PAVEMENT
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 - WM WATER METER
 - WV WATER VALVE

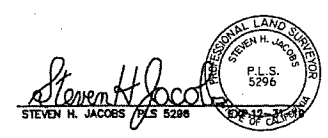
FRANCIS AVE

EXISTING RESIDENCE

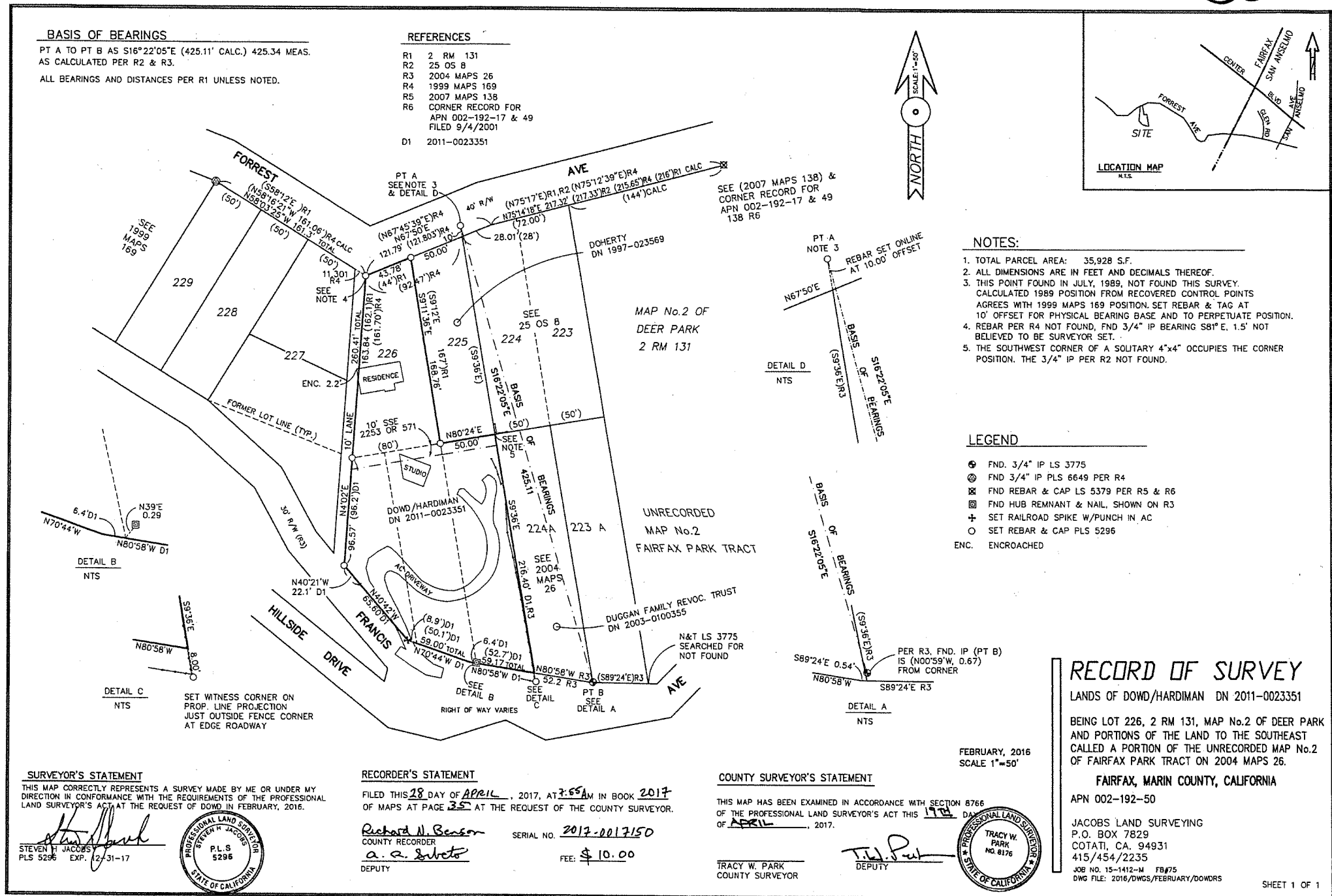
SITE PLAN AND TOPOGRAPHY
 LANDS OF DOWD
 155 FORREST AVE
 APN 002-192-50
 DECEMBER, 2015 SCALE 1"=10'
 FAIRFAX
 MARIN COUNTY ~ CALIFORNIA
 JACOBS LAND SURVEYING
 P.O. BOX 7829
 COTATI, CA. 94931
 415-454-2235
 JN 15-1412-M FB #75
 DWG FILE: 2016/JANUARY/DOWD

REVISED DECEMBER, 2018

SHEET 2 OF 2

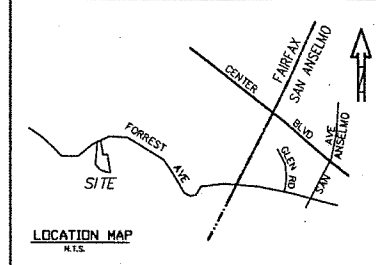
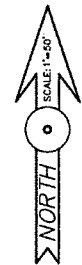


35



BASIS OF BEARINGS
 PT A TO PT B AS S16°22'05"E (425.11' CALC.) 425.34 MEAS.
 AS CALCULATED PER R2 & R3.
 ALL BEARINGS AND DISTANCES PER R1 UNLESS NOTED.

REFERENCES
 R1 2 RM 131
 R2 25 OS B
 R3 2004 MAPS 26
 R4 1999 MAPS 169
 R5 2007 MAPS 138
 R6 CORNER RECORD FOR
 APN 002-192-17 & 49
 FILED 9/4/2001
 D1 2011-0023351



- NOTES:**
- TOTAL PARCEL AREA: 35,928 S.F.
 - ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 - THIS POINT FOUND IN JULY, 1989, NOT FOUND THIS SURVEY. CALCULATED 1989 POSITION FROM RECOVERED CONTROL POINTS AGREES WITH 1999 MAPS 169 POSITION. SET REBAR & TAG AT 10' OFFSET FOR PHYSICAL BEARING BASE AND TO PERPETUATE POSITION.
 - REBAR PER R4 NOT FOUND, FND 3/4" IP BEARING S81°E, 1.5' NOT BELIEVED TO BE SURVEYOR SET.
 - THE SOUTHWEST CORNER OF A SOLITARY 4"x4" OCCUPIES THE CORNER POSITION. THE 3/4" IP PER R2 NOT FOUND.

- LEGEND**
- FND. 3/4" IP LS 3775
 - FND 3/4" IP PLS 6649 PER R4
 - FND REBAR & CAP LS 5379 PER R5 & R6
 - FND HUB REMNANT & NAIL, SHOWN ON R3
 - SET RAILROAD SPIKE W/PUNCH IN AC
 - SET REBAR & CAP PLS 5296
 - ENC. ENCROACHED

SURVEYOR'S STATEMENT
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF DOWD IN FEBRUARY, 2016.

STEVEN H. JACOBS
 PLS 5296 EXP. 12-31-17

RECORDER'S STATEMENT
 FILED THIS 28 DAY OF APRIL, 2017, AT 3:55 AM IN BOOK 2017 OF MAPS AT PAGE 25 AT THE REQUEST OF THE COUNTY SURVEYOR.

Richard W. Benson
 COUNTY RECORDER
 a. a. Sabeto
 DEPUTY

SEAL NO. 2017-0017150
 FEE: \$ 10.00

COUNTY SURVEYOR'S STATEMENT
 THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYOR'S ACT THIS 17th DAY OF APRIL, 2017.

TRACY W. PARK
 COUNTY SURVEYOR
 DEPUTY

RECORD OF SURVEY
 LANDS OF DOWD/HARDIMAN DN 2011-0023351
 BEING LOT 226, 2 RM 131, MAP No.2 OF DEER PARK AND PORTIONS OF THE LAND TO THE SOUTHEAST CALLED A PORTION OF THE UNRECORDED MAP No.2 OF FAIRFAX PARK TRACT ON 2004 MAPS 26.
 FAIRFAX, MARIN COUNTY, CALIFORNIA
 APN 002-192-50
 JACOBS LAND SURVEYING
 P.O. BOX 7829
 COTATI, CA, 94931
 415/454/2235
 JOB NO. 15-1412-N FB#75
 DWG FILE: 2016/DWGS/FEBRUARY/DOWDERS

By:	VI	VI	VI
Date:	10/11/19		9/25/19
Revisions:	RESPONSE TO REVIEW COMMENTS DATED 8/17/2019	RESPONSE TO REVIEW COMMENTS DATED 8/16/2019	RESPONSE TO REVIEW COMMENTS

SITE IMPROVEMENTS FOR

155 FORREST AVE., FAIRFAX, CA

A.P.N. No: 002-192-50

ABBREVIATIONS:

AC	ACRE OR ASPHALTIC
AGG.	AGGREGATE
AV	ACCESSIBLE VAN STALL
BR	BOTTOM OF RAMP
BS	BOTTOM OF STAIRS
BH	BACK OF HALL OR BOTTOM OF WALL
CLR.	CLEARANCE
C	CENTER LINE
CL	CLASS
CO	CLEAN OUT
DCV	DETECTOR CHECK VALVE
DIA.	DIAMETER
(E)	EXISTING
(E)XXXX	INTERPOLATED ELEVATIONS
EJ	EXPANSION JOINT
FC	FACE OF CURB
FF	FINISHED FLOOR ELEVATION
FI	FIRE HYDRANT
FG	FINISH GRADE
FL	FLOWLINE
FN	FENCE
F.O.B.	FACE OF BUILDING
GM	GAS METER
GN	GROUND
GR	GRATE
GV	GATE VALVE
HB	HEADER BOARD
HSL	HYDRAULIC GRADE LINE
I.E. OR INV.	INVERT ELEVATION OR FLOWLINE OF PIPES
ICV	IRRIGATION CONTROL VALVE
LF	LINEAR FEET
LIP	LIP OF GUTTER
LRP	LEGALLY RESPONSIBLE PERSON
MON	MONUMENT
O.C.	ON CENTER
(P)	PROPOSED
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
(R)	RECORD
R	RADIUS
RRM	GRATE OF CATCH BASIN MANHOLE OR AREA DRAIN RIM ELEVATION
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SJ	SCORE JOINT
SV	SHUT-OFF VALVE
SSMH	SANITARY SEWER MANHOLE
SWPPP PLAN	STORMWATER POLLUTION PREVENTION PLAN
T	TRANSFORMER
TB	THRUST BLOCK
T.B.D.F.	TO BE DETERMINED IN FIELD
(TBR)	TO BE REMOVED
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TR	TOP OF RAMP
TS	TOP OF STAIR
TM	TOP OF HALL
UNO.	UNLESS NOTED OTHERWISE

LEGEND:

EXISTING	PROPOSED	CLEAN OUT TO GRADE
—○—	○	SANITARY SEWER
—○—	—	STORM DRAIN
—P—	—P—	ELECTRIC
—F—	—F—	FIRE SERVICE
—D—	—D—	DOMESTIC WATER SERVICE
—G—	—G—	NATURAL GAS
—I—	—I—	IRRIGATION
—X—	—X—	FENCE
—JT—	—JT—	JOINT TRENCH
○	○	FOUND MONUMENT
○	○	WATER VALVE
○	○	GAS VALVE
○	○	WATER METER, VALVE BOX
○	○	AREA DRAIN
○	○	CATCH BASIN
○	○	FIRE HYDRANT
○	○	BENCHMARK
○	○	DETAIL REFERENCE
○	○	DANDY BAG
○	○	STORM DRAIN MANHOLE
○	○	SANITARY SEWER MANHOLE
○	○	SIGN

SITE LOCATION
(SEE VICINITY MAP)



TPWN OF FAIRFAX
SCALE: 1" = 1,500'



VICINITY MAP
SCALE: 1" = 400'

155 FORREST AVE.
(A.P.N.: 002-192-50)

CIVIL ENGINEERING SHEET INDEX

1.	COVER SHEET	C1.0
2.	EROSION CONTROL & CONSTRUCTION MGMT.	C2.0
3.	EROSION & CONTROL DETAILS	C2.1
4.	SITE IMPROVEMENTS PLAN	C3.0
5.	PLAN AND PROFILE - DRIVEWAY	C3.1
6.	PLAN AND PROFILE - DRIVEWAY	C3.2
7.	CONSTRUCTION DETAILS	C4.0
8.	CONSTRUCTION DETAILS	C4.1

PROJECT TEAM:

PROPERTY OWNER:	ARCHITECT:
GARY DOWD	JEFF KROOT ARCHITECT & ASSOCIATES
P.O. Box 325 Larkspur, Ca. 94977	P.O. BOX 246 SAN ANSELMO, CA 94974 T: (415) 456-5531
CONTACT: GARY DOWD	CONTACT: JEFF KROOT
CIVIL ENGINEER:	LAND SURVEYOR:
VIA ATELIER, INC. 4 BROOKSIDE CT. SAN ANSELMO, CA T: (415) 774-6776 E: OFFICE@VIA-ENG.COM	JACOBS LAND SURVEYING P.O. BOX 7824 COTATI, CA 94931 T: (415) 454-2235
CONTACT: VLAD IOJICA	CONTACT: STEVEN JACOBS

CONSTRUCTION NOTES:

- DAMAGE TO ANY KNOWN EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
- CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING A BID.
- CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY & REQUIRED PERMITS FOR THIS WORK.
- CONTRACTOR TO COORDINATE WORK STAGING AND STORAGE AREAS WITH OWNER PRIOR TO CONSTRUCTION.
- EXCAVATION OF 5 FEET OR MORE IN DEPTH WILL REQUIRE AN EXCAVATION PERMIT FROM THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL SAFETY.
- ATTENTION IS CALLED TO: SECTION 1540 (A) (1) OF THE CONSTRUCTION SAFETY ORDERS (TITLE 8 CALIFORNIA ADMINISTRATION CODE SECTION 1540), ISSUED BY THE OCCUPATIONAL SAFETY AND HEALTH STANDARDS BOARD PURSUANT TO THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT OF 1973, AS AMENDED, WHICH STATES: "PRIOR TO OPENING AN EXCAVATION EFFORT SHALL BE MADE BY THE CONTRACTOR TO DETERMINE WHETHER UNDERGROUND INSTALLATION I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND, IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROXIMATES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING AND WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION."
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF HIS CONTRACT. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICES TO THE PROJECT.
- 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, ENGINEER, AND THE GOVERNMENTAL AGENCY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESPONDING TO ANY LOCAL COMPLAINTS ABOUT CONSTRUCTION NOISE.
- CONSTRUCTION EQUIPMENT, TOOLS, ETC., SHALL NOT BE CLEANED OR RINSED INTO A STREET, GUTTER, STORM DRAIN OR STREAM. SHOVEL OR VACUUM SAM-CUT SLURRY AND REMOVE FROM SITE. CONCRETE / GRANITE TRUCKS AND CONCRETE / PLASTER FINISHING OPERATIONS SHALL NOT DISCHARGE WASH WATER INTO THE STREET GUTTERS OR DRAINS.
- ALL CONSTRUCTION DEBRIS SHALL BE GATHERED ON A REGULAR BASIS AND PLACED IN A DUMPSTER WHICH IS EMPTIED OR REMOVED WEEKLY. WHEN FEASIBLE, TARPS SHALL BE USED ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORMWATER POLLUTION. ANY TEMPORARY ON-SITE CONSTRUCTION PILES SHALL BE SECURELY COVERED WITH A TARP OR OTHER DEVICE TO CONTAIN DEBRIS.
- ALL CHANGES TO THE APPROVED CONSTRUCTION DOCUMENTS WITH RESPECT TO MATERIALS AND PRODUCT, NECESSITATED BY A LACK OF THE SPECIFIED PRODUCT, UNACCEPTABLE DELIVERY TIMES, AND/OR VALUE ENGINEERING BY THE OWNER, CONTRACTOR OR SUBCONTRACTORS, SHALL BE SUBMITTED TO THE PROJECT ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL IN ADVANCE OF ORDERING AND PRIOR TO USE OR INSTALLATION.
- NO METAL PIPING OR OTHERWISE, SHALL BE IN DIRECT CONTACT WITH EARTH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO ORDERING MATERIALS, FABRICATING SYSTEMS OR ANY INSTALLATION.
- CONTRACTOR SHALL REPLACE ALL EXISTING GRATES, FRAMES AND COVERS FOR VAULTS, UTILITY BOXES AND CATCH BASINS, WITH ONES THAT ARE VEHICULAR-RATED IN ALL PROPOSED TRAFFIC ACCESSIBLE AREAS.
- CLEANOUTS, CATCH BASINS, MANHOLES AND AREA DRAINS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATROCK, BUILDING UTILITIES, AND/OR CURB LAYOUT. NOT BY THE LENGTH OF PIPE SPECIFIED ON THE DRAWINGS. (HIGH IS APPROXIMATE)
- COMPLETE SYSTEMS: ALL UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES, CORROSION PROTECTION & LABOR NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
- PRIOR TO STAKING AND INSTALLATION, THE CONTRACTOR AND/OR CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING ALL PROPOSED BUILDING MEPF PLAN UTILITY POINTS OF CONNECTION LOCATIONS, INVERT ELEVATIONS AND SIZES WITH THOSE SHOWN ON THE CIVIL ENGINEER'S SITE UTILITY PLANS AND ADVISE THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS.
- THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES WHERE CONNECTIONS ARE TO BE MADE TO, OR WHERE NEW UTILITIES WILL BE CROSSING SO THAT EXISTING FLOWLINE ELEVATIONS, TOP OF PIPES, ETC., AND LOCATIONS CAN BE FIELD VERIFIED BEFORE THE START OF ANY CONSTRUCTION. ADVISE CIVIL ENGINEER OF ANY DISCREPANCIES.

COVER SHEET, MAP AND NOTES
DOWD RESIDENCE
155 FORREST AVE., FAIRFAX, CA. APN: 002-192-50

Sheet Title:
Project:
Address:



Plans Prepared By:
VIA ATELIER, INC.
Engineering Consultants
4 Brookside Ct., San Anselmo, CA 44660
PH: (415) 774-6776 E: OFFICE@VIA-ENG.COM

JOB NO: 1607B

DATE: 02/05/19

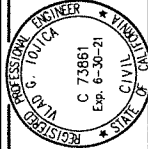
SHEET:
C1.0
1 OF 8

LEGEND:

- (A) INSTALL FIBER ROLLS PER CASQA SE-5 1
C21
- (B) INSTALL GRAVEL BAG SEDIMENT TRAP DURING CONSTRUCTION TO PREVENT SEDIMENT TRANSPORT PER CASQA SE-6 2
C21
- (C) INSTALL STORM DRAIN INLET PROTECTION PER CASQA SE-10 3
C21
- (D) IMMEDIATELY REVEGETATE WITH LANDSCAPING OR UTILIZE GEOTEXTILE MATTINGS (PER CASQA EC-7) OF DISTURBED SOILS UNTIL LANDSCAPE IMPROVEMENTS ARE COMPLETED. APPROX. LIMITS SHOWN. 4
C21
- (E) CONSTRUCTION ENTRANCE PER CASQA TC-1 (NOT USED) 5
C21
- (F) CONCRETE WASH AREA 6
C21
- (G) TREE FENCE (Tree Protection Zone) 7
C21
- (H) WIND EROSION CONTROL, PER CASQA ME-1 9
C21
- (I) SANITARY WASTE MANAGEMENT, PER CASQA WM-9 10
C21
- (J) SCHEDULING PER CASQA EC-1 10
C21
- (K) STOCKPILE MANAGEMENT, PER CASQA WM-3 10
C21
- (L) MATERIAL DELIVERY & STORAGE, PER CASQA WM-1 10
C21

By	Date	VI	VI
REVISIONS:			
1	08/12/2018	RESPONSE TO REVIEW COMMENTS DATED 08/12/2018	
2	4/23/2019	RESPONSE TO REVIEW COMMENTS DATED 4/23/2019	
3		RESPONSE TO REVIEW COMMENTS	

Sheet Title: **EROSION CONTROL & CONSTRUCTION MGMT.**
 Project: **DOUD RESIDENCE**
 Address: **195 FORREST AVE., FAIRFAX, CA. APN: 002-142-50**



Plans Prepared By: **VIA Atelier, Inc.**
 Engineering Consultants
 10000 Wilshire Blvd., Suite 200, Los Angeles, CA 90024
 Phone: 310-551-5719 Email: info@viaatelier.com

Job No: **1607B**
 Date: **02/05/19**
 SHEET: **C2.0**
 2 OF 8

APN:002-142-05

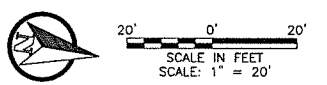
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APN:002-142-10

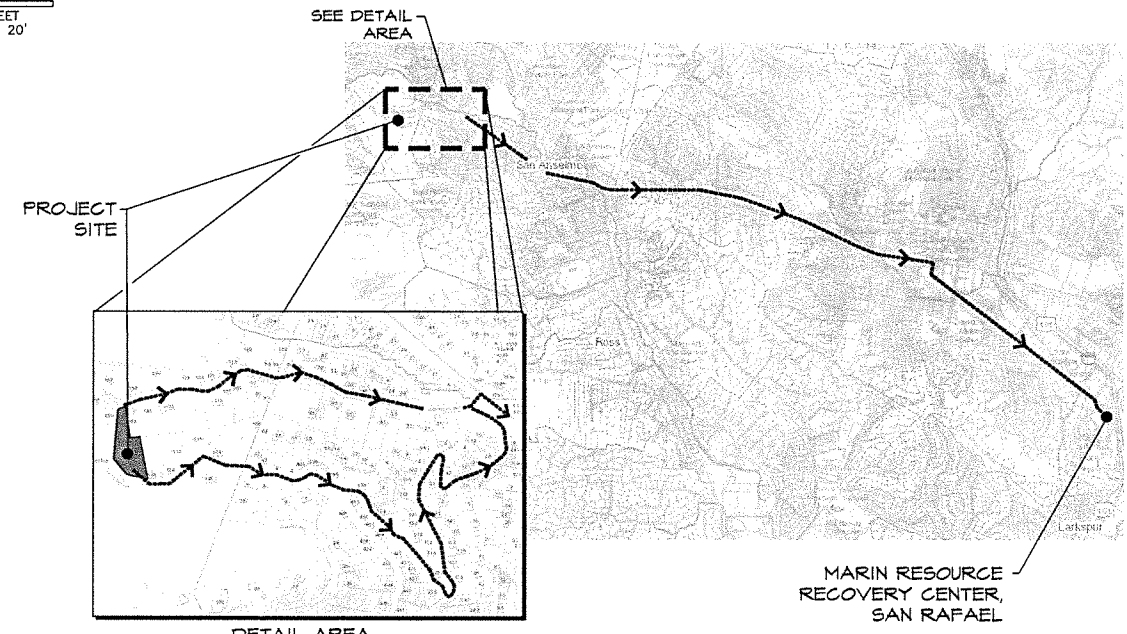
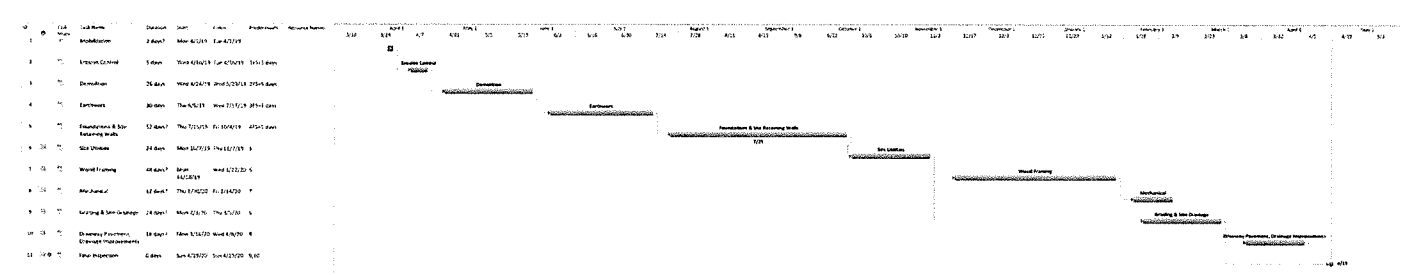
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APN:002-142-38

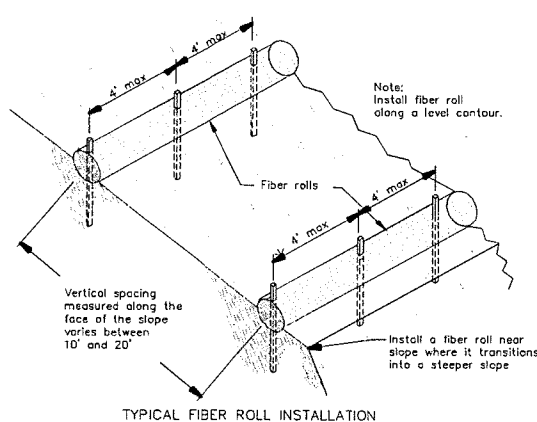
EROSION & CONSTRUCTION MANAGEMENT PLAN
 SCALE: 1" = 20'



PRELIMINARY CONSTRUCTION SCHEDULE:



PRELIMINARY HAULING ROUTE MAP:



Purpose:
Fiber roll consists of straw, cork, or other biodegradable materials bound into a light tubular roll wrapped by netting, which can be biodegradable or natural. Additionally, gravel core fiber rolls are available, which contain an embedded basket material such as gravel or sand for additional weight when staking the rolls are not feasible (such as on steep slopes).

Application:

- Along the top, 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 undrained 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).

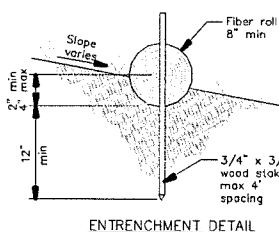
Prepare the slope before beginning installation:

- Do small trenches across the slope on the contour. The trench depth should be 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 & Maintenance:

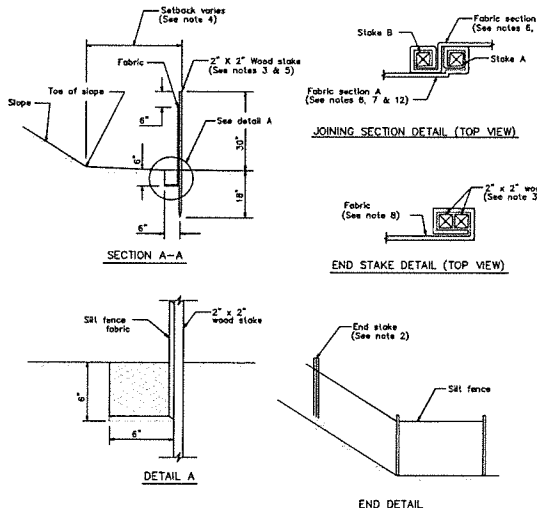
- BMPs must be inspected in accordance with General Permit requirements for the associated project type and risk level. It is recommended that at a minimum, BMPs be inspected weekly, prior to forecasted rain events, daily during extended rain events, and after the conclusion of rain events.
- Repair or replace silt, turn, unrolling, or slumping fiber rolls.
- If the fiber roll is used as a sediment capture device, or as an erosion control device to maintain sheet flow, 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 the type of application.
- Repair any rills or gullies promptly.

TYPICAL FIBER ROLL INSTALLATION

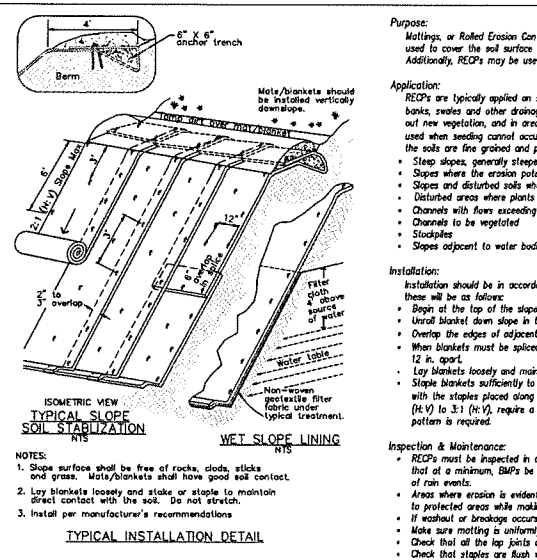


ENTRENCHMENT DETAIL

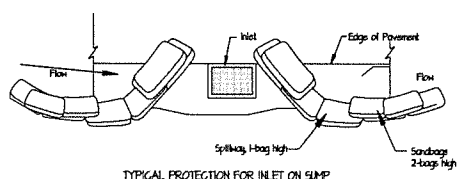
1 FIBER ROLL CASQA-BMP SE-5 SECTION SCALE: NO SCALE



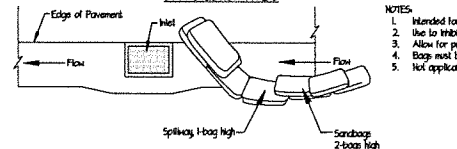
2 SILT FENCE CASQA-BMP SE-1 SECTION/ELEVATIONS SCALE: NO SCALE



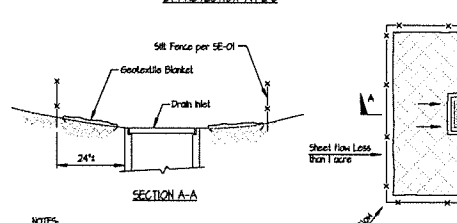
4 GEOTEXTILES & MATS CASQA-BMP EC-7 PLAN SCALE: NO SCALE



TYPICAL PROTECTION FOR INLET ON SUMP DI PROTECTION TYPE 2



TYPICAL PROTECTION FOR INLET ON GRADE DI PROTECTION TYPE 3



DI PROTECTION TYPE 1

3 STORM DRAIN INLET PROTECTION CASQA-BMP SE-10 SCALE: NO SCALE

Purpose:
Storm drain inlet protection consists of a sediment filter or an impounding area, at, 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.

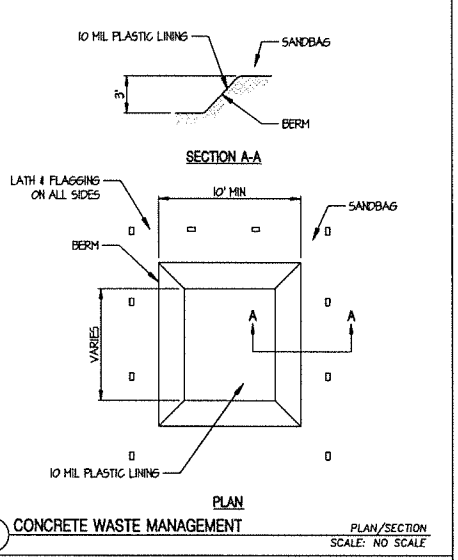
Application:
Every storm drain inlet receiving runoff from unestablished or otherwise active work areas should be protected. Inlet protection should be used in conjunction with other erosion and sediment controls to prevent sediment-laden stormwater and non-stormwater discharges from entering the storm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

Inspection & Maintenance:

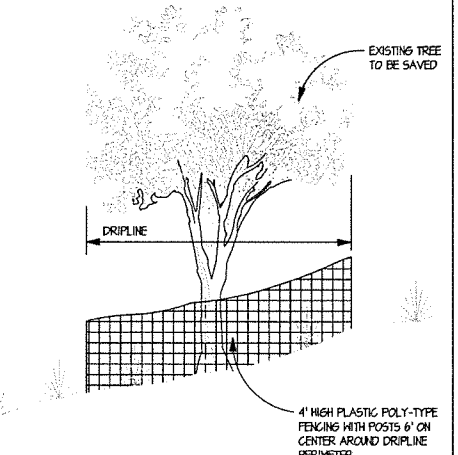
- BMPs must be inspected in accordance with General Permit requirements for the associated project type and risk level. It is recommended that at a minimum, BMPs be inspected weekly, prior to forecasted rain events, daily during extended rain events, and after the conclusion of rain events.
- Silt Fences: 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 grade 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.

Notes:

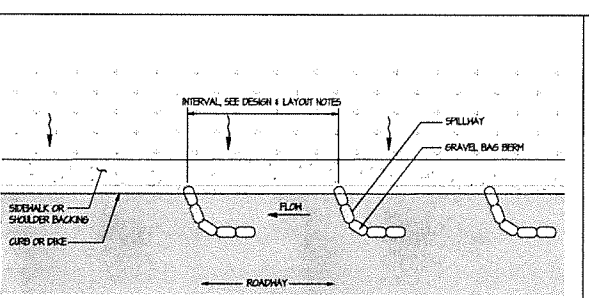
- For use in areas where grading has been completed and final soil stabilization and seeding are pending.
- Not applicable in paved areas.
- Not applicable with concentrated flows.



7 CONCRETE WASTE MANAGEMENT PLAN/SECTION SCALE: NO SCALE



8 TREE PROTECTION DETAIL ELEVATION SCALE: NO SCALE



5 GRAVEL BAG FLOW DIVERSION CASQA-BMP SE-6 SCALE: NO SCALE

Purpose:
A gravel bag berm is a series of gravel-filled bags placed on a level contour to intercept sheet flow. 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 top 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
 - All 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 & 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.
- Repair or replace gravel bags as needed.
- Remove sediment accumulation and clean, re-grade, and stabilize the area.

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 suppressant, 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 of any given time.

BMP	Dust Control Practices						
	Preventive Vegetation	Mulching	Wet Suppression (Watering)	Chemical Dust Suppressant	Gravel or Asphalt	Temporary Gravel Construction Entrances	Equipment Wash-Out Areas
Disturbed Surface	X	X	X	X	X	X	X
Disturbed Surface - Traffic			X	X	X	X	X
Material Stockpile		X	X	X	X	X	X
Construction			X	X	X	X	X
Track			X	X	X	X	X
Equipment			X	X	X	X	X
Trailering			X	X	X	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, lignin/lanoline), petroleum based organics (e.g. asphalt emulsion, dust oils, petroleum resins), synthetic polymers (e.g. polyvinyl acetate, vinyls, acrylics), clay additives (e.g. bentonite, montmorillonite) 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 layers.
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

VIA Atelier

By:	Date:	By:	Date:
V.L.	10/11/19	V.L.	
V.L.		V.L.	
V.L.		V.L.	9/25/19

Revisions:

- RESPONSE TO REVIEW COMMENTS DATED 8/17/2019
- RESPONSE TO REVIEW COMMENTS DATED 8/17/2019
- RESPONSE TO REVIEW COMMENTS

EROSION CONTROL DETAILS
DOWD RESIDENCE
155 FORREST AVE., FAIRFAX, CA. APN: 002-192-50

Sheet Title: EROSION CONTROL DETAILS
Project: DOWD RESIDENCE
Address: 155 FORREST AVE., FAIRFAX, CA. APN: 002-192-50

10072019
C 73861
Exp. 6-30-21
VIA Atelier, Inc.
Engineering Consultants
9 Brockside Ct., San Anselmo, CA 94960
Ph: (415) 714-6716 E-Office@via-atelier.com

Plans Prepared By: VIA Atelier, Inc.
JOB NO: 1607B
DATE: 02/05/19
NCELDHAN V. JIOLICA
SHEET: C2.1
3 OF 8

By:	V.I.	V.I.	V.I.
Date:	10/11/18	4/25/19	4/25/19
Revisions:	RESPONSE TO REVIEW COMMENTS DATED 3/17/2018	RESPONSE TO REVIEW COMMENTS DATED 4/3/2019	RESPONSE TO REVIEW COMMENTS

SITE IMPROVEMENTS & EROSION CONTROL
DOUD RESIDENCE
 155 FORREST AVE., FAIRFAX, CA. APT. 002-192-50

Sheet Title: **SITE IMPROVEMENTS & EROSION CONTROL**
 Project: **DOUD RESIDENCE**
 Address: **155 FORREST AVE., FAIRFAX, CA. APT. 002-192-50**

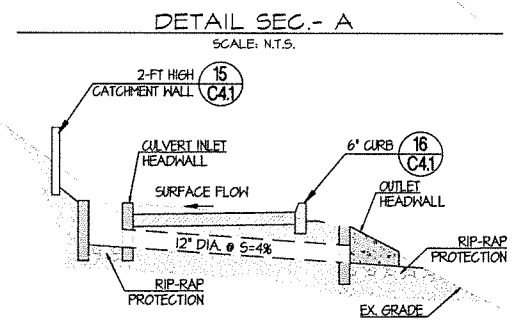
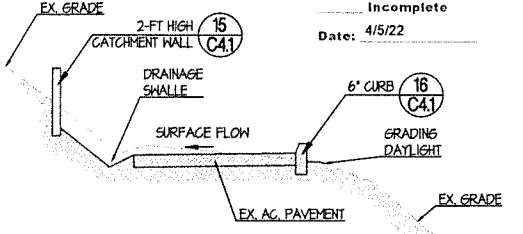
Plan Prepared By: **VIA Atelier, Inc.**
 Engineering Consultants
 4 Broadside Ct., San Anselmo, CA 46690
 PH: 415-774-6716 E: info@via-atelier.com

Job No: **1607B**
 Date: **02/05/19**
 SHEET:
C3.0
 4 OF 8

PLAN NOTES:

- 1 REMOVE EXIST. CONCRETE CURB
- 2 EXIST. DRY STACK RETAINING WALL TO REMAIN
- 3 OUTLINE OF 20' x 40' FIRE DEPARTMENT TURNOUT
- 4 EXIST. FIRE HYDRANT TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- 5 EXIST. WATER METER (W.M.) AND W.M. BOX TO REMAIN AND BE ADJUSTED TO NEW GRADE OF PAVEMENT.
- 6 REMOVE EXISTING BAY TREE.
- 7 REMOVE (E) CURB OPENING CATCH BASIN AND INSTALL NEW 24" SQ. TRAFFIC RATED CATCH BASIN.

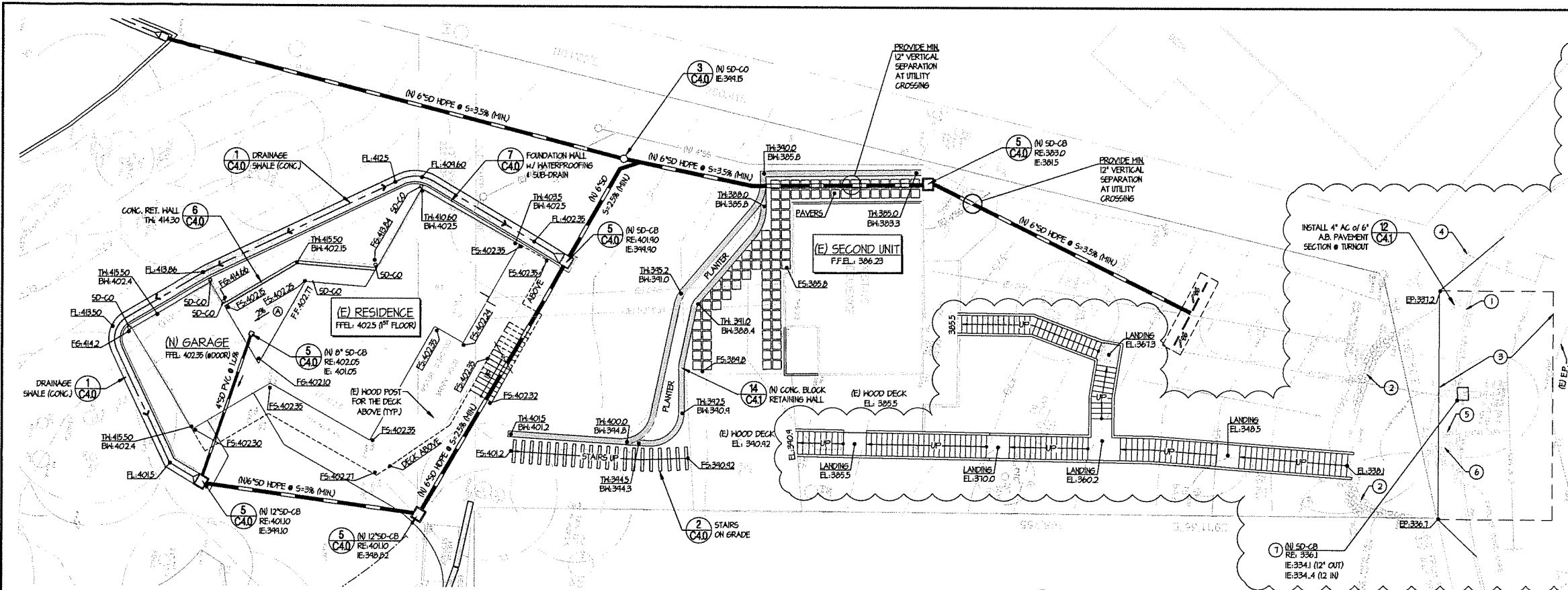
ROSS VALLEY FIRE DEPT
 Approved
 Approved with Conditions
 Not Approved - need revision
 Incomplete
 Date: 4/5/22



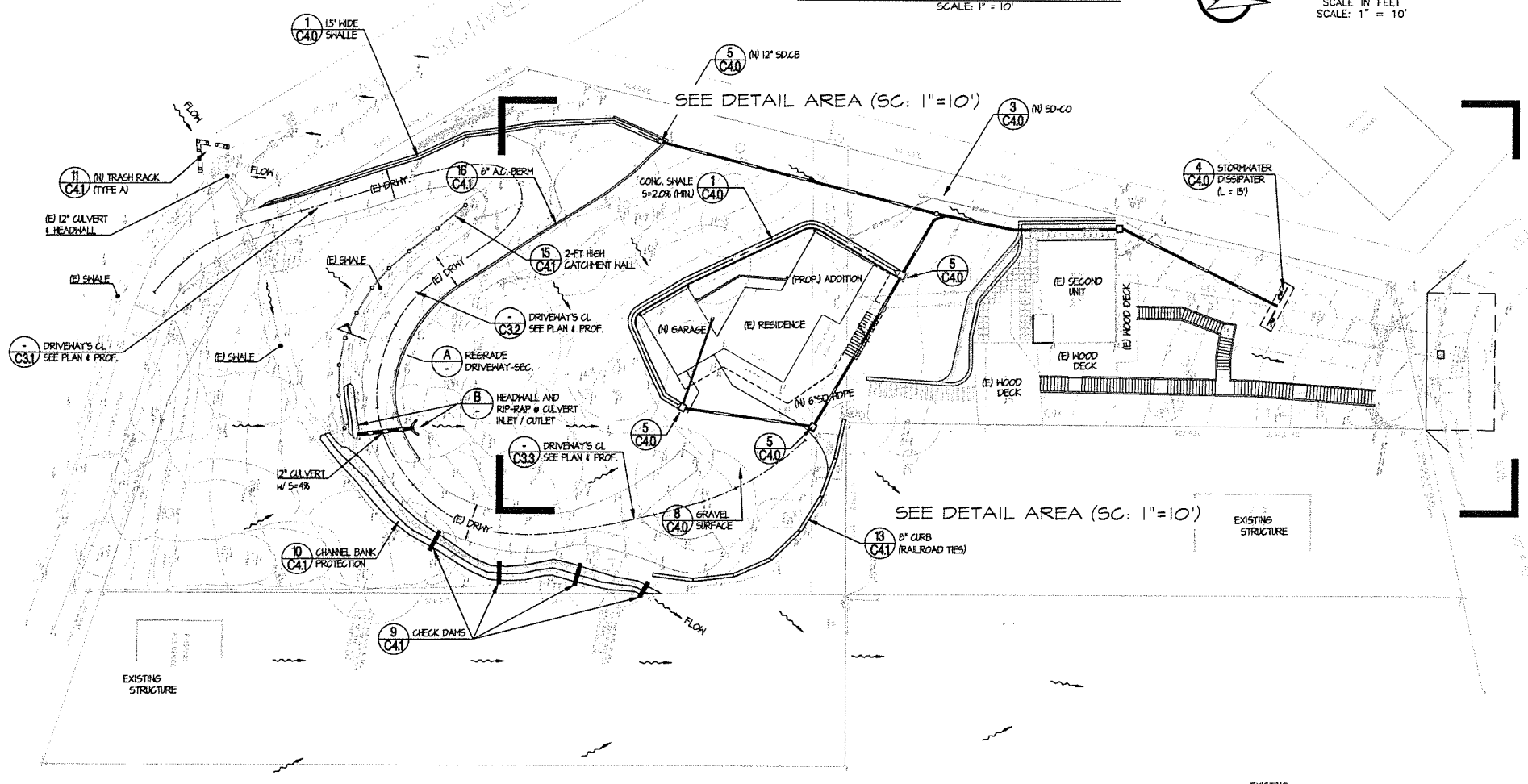
ESTIMATED EARTHWORK:
 Doud Residence
 155 Forrest Avenue, Fairfax, CA
 Date: 5-May-18

Item	Location on the site	Estimated quantities (cu.yd.)	
		cut	fill
1	Driveway	99.0	43.9
2	Addition (Exist. Residence)	69.9	4.9
3	Remodels (Second Unit)	6.7	1.9
4	Site Improvements		46.7
Totals:		175.6	97.4
Export Material:		78.2	

NOTES:
 1. FINISH FLOOR ELEVATIONS (F.F.E.L.) FOR MAIN RESIDENCE AND SECOND UNIT TO BE VERIFIED IN THE FIELD BY CONTRACTOR AND COORDINATED WITH THE ENGINEER.



DETAIL SITE IMPROVEMENTS
 SCALE: 1" = 10'



SITE IMPROVEMENTS PLAN
 SCALE: 1" = 20'

C:\Users\lrod\Documents\1607B_155 Forrest Ave. Fairfax\1607B_155 Site Imprn.dwg Plotted by: Vlad Oct 01, 2019 2:24pm

By	Date	VI.
	10/11/19	VI.
		VI.
	4/25/19	VI.

Revisions:
 Δ RESPONSE TO REVIEW COMMENTS DATED 8/17/2018
 Δ RESPONSE TO REVIEW COMMENTS DATED 4/9/2019
 Δ RESPONSE TO REVIEW COMMENTS

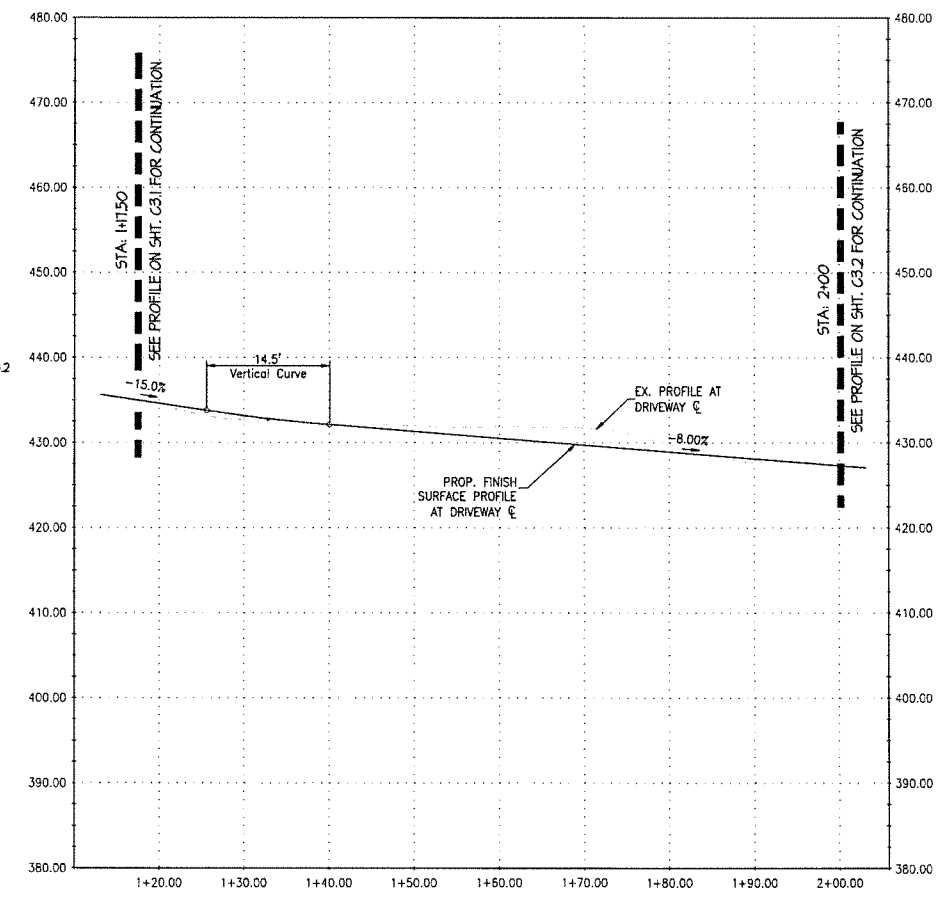
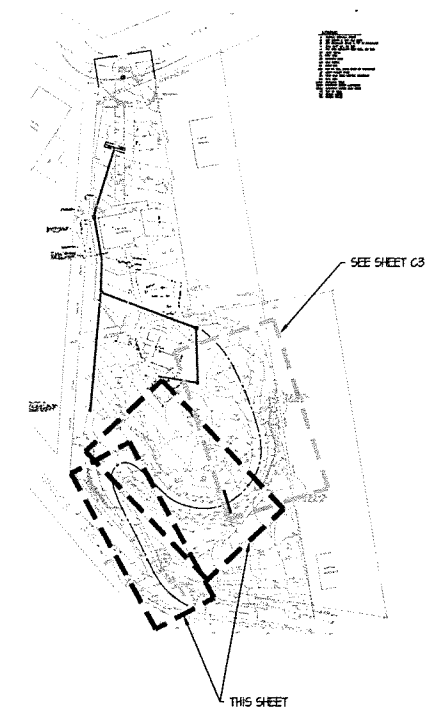
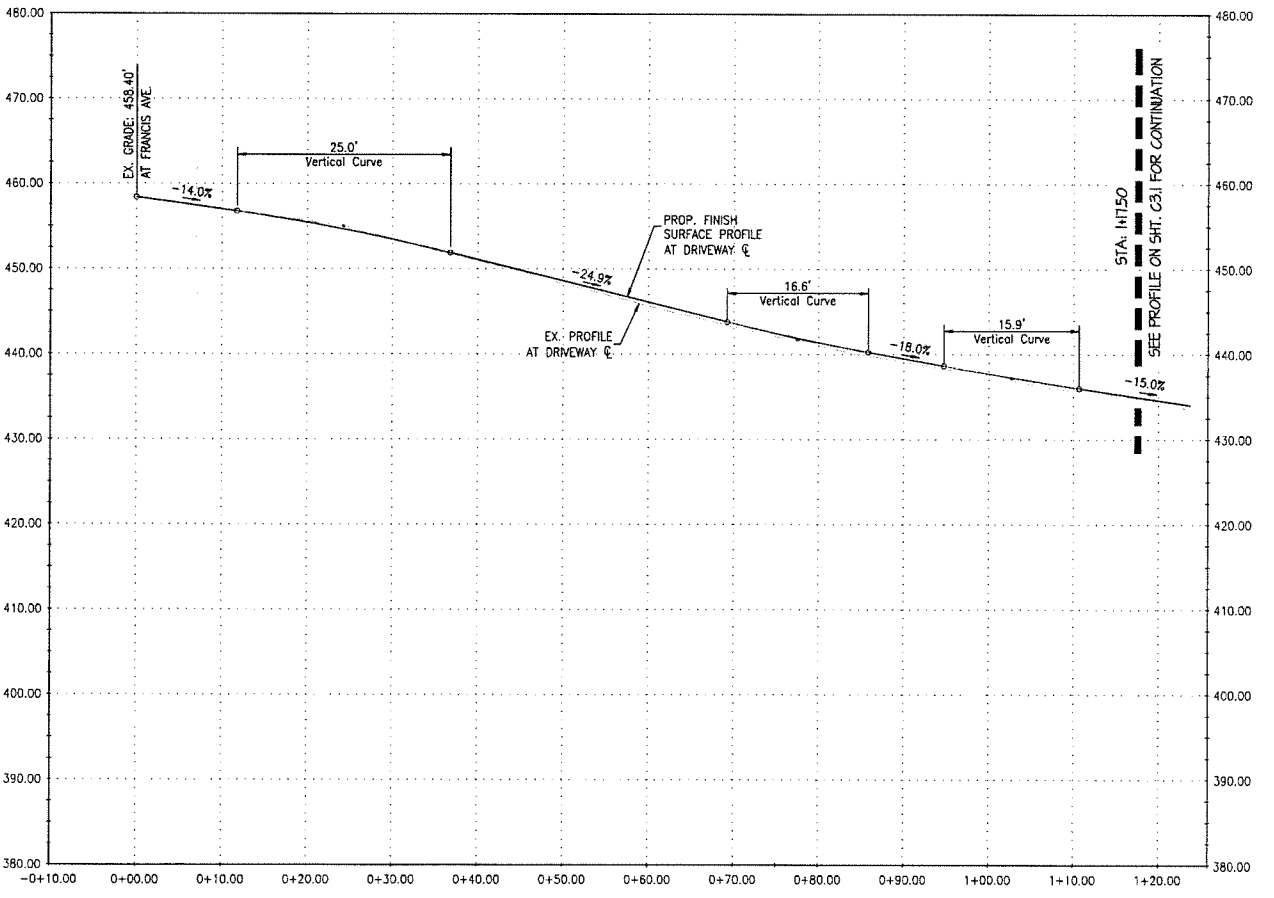
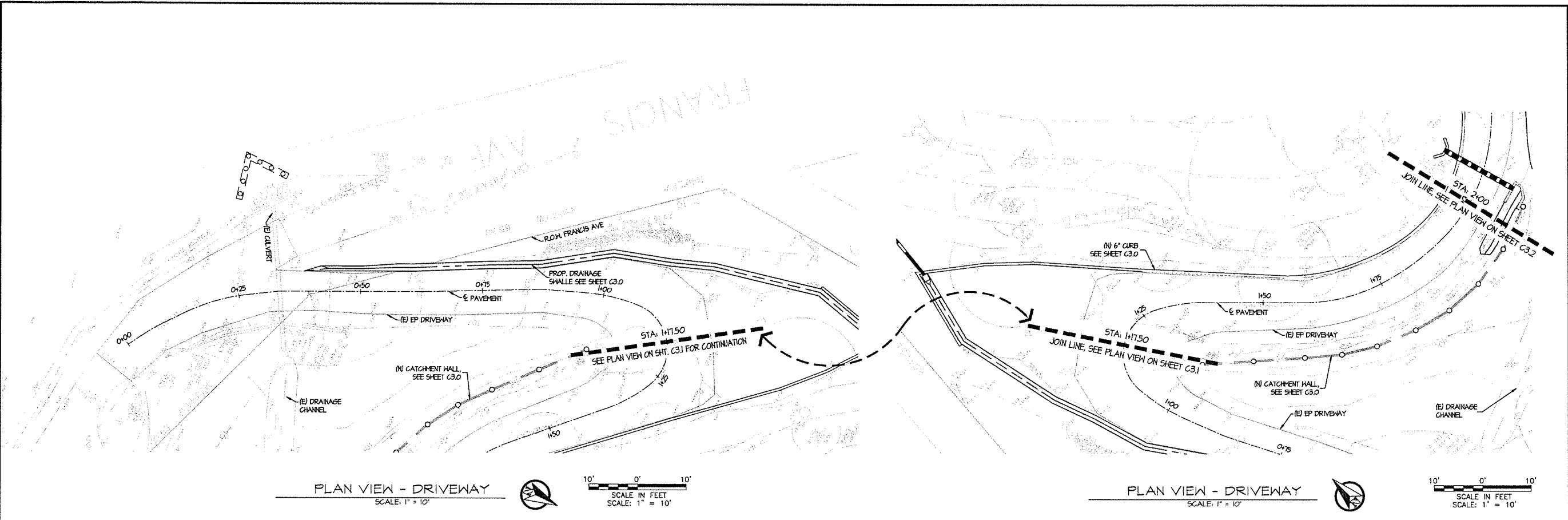
Sheet Title: **PLAN AND PROFILE FOR ACCESS DRIVEWAY**
 Project: **DOUD RESIDENCE**
 Address: **155 FORREST AVE., FAIRFAX, CA. APN: 002-142-50**



Plans Prepared By: *[Signature]*
 VIA Atelier, Inc.
 Engineering Consultants
 4 Epochside Ct., San Anselmo, CA 94960
 PH: 415 774-6716 E: info@via-atelier.com

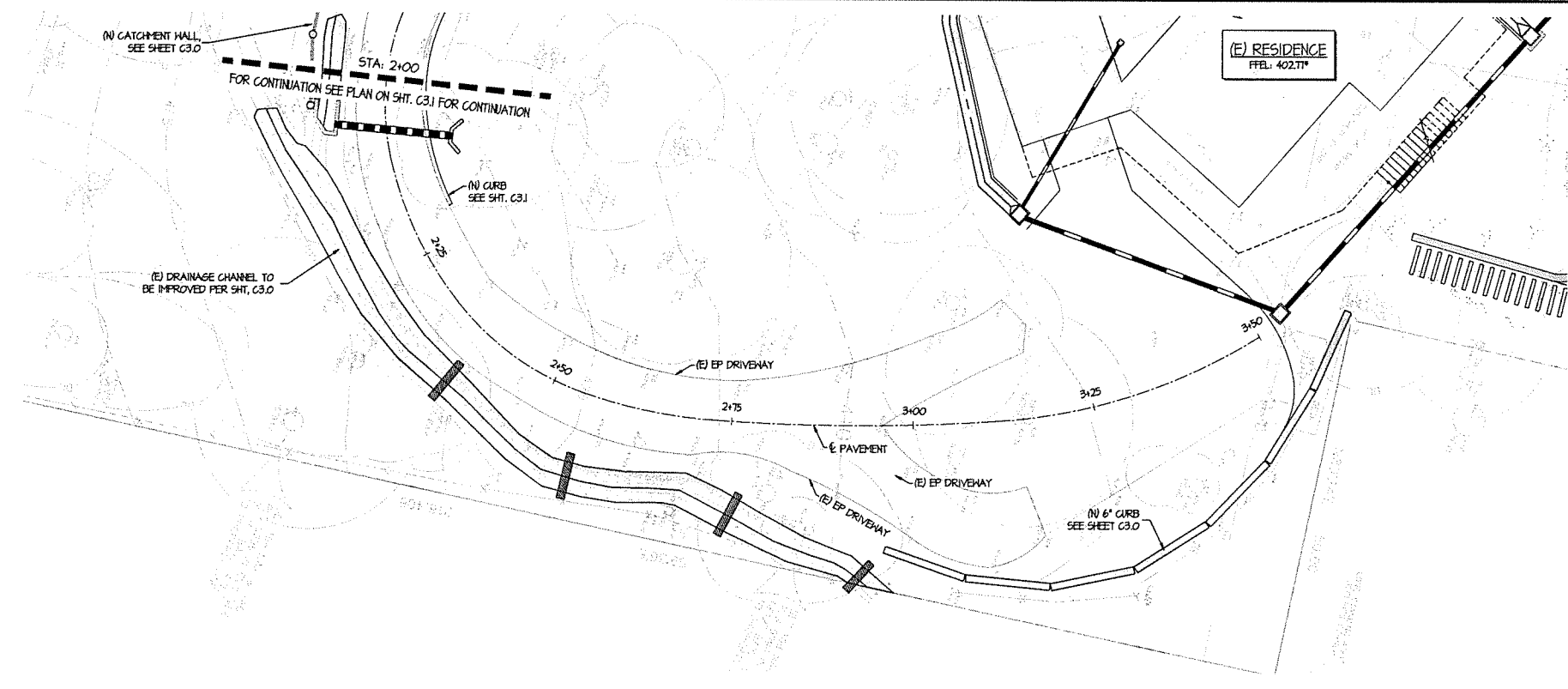
JOB NO: 1607B
 DATE: 02/05/19

SHEET:
C3.1
 5 OF 8

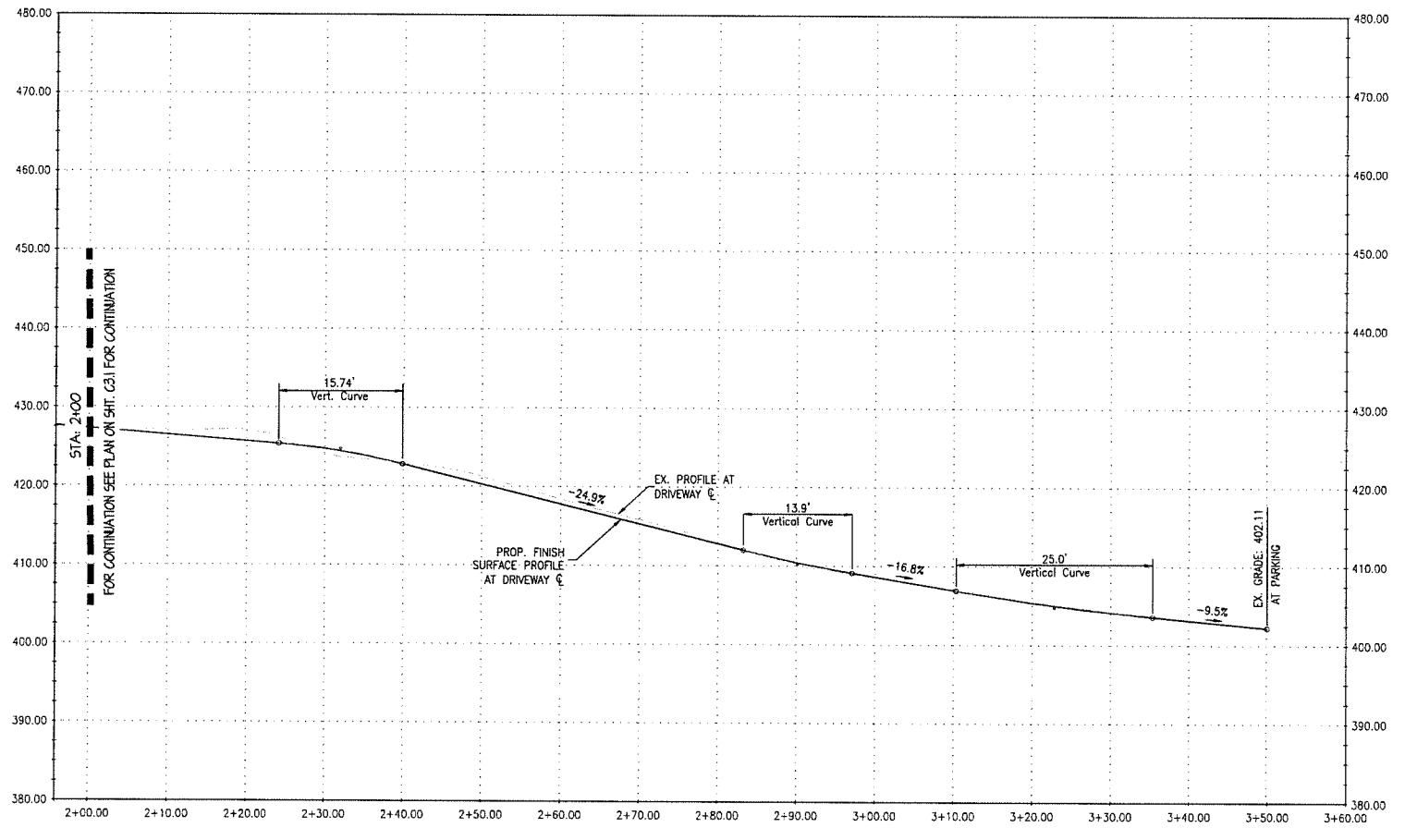


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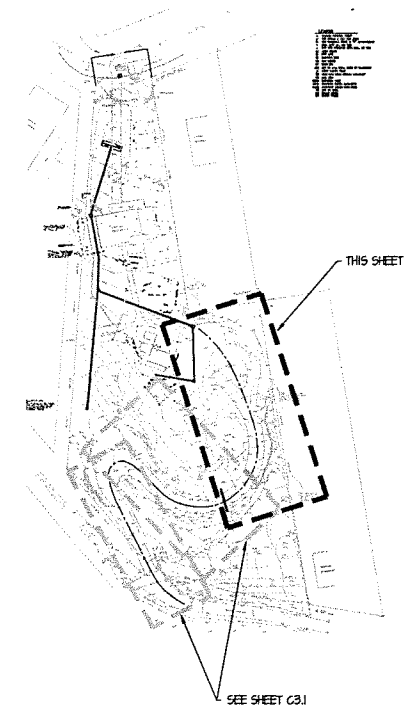
C:\Users\lva\Documents\VA\1607B_155 Forrest Ave, Fairfax\CA00\C32 Dwy.dwg Plotted by: Vad Oct 15, 2019 3:18pm



PLAN VIEW - DRIVEWAY
SCALE: 1" = 10'



DRIVEWAY PROFILE
SCALE: 1" = 10' (V. & H.)



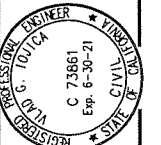
KEY MAP
SCALE: 1" = 80'

VIA Atelier	
By:	VI.
Code:	VI.
Revisions:	VI.
△ RESPONSE TO REVIEW COMMENTS DATED 8/17/2018	VI.
△ RESPONSE TO REVIEW COMMENTS DATED 4/8/2019	VI.
△ RESPONSE TO REVIEW COMMENTS	VI.
△ RESPONSE TO REVIEW COMMENTS	VI.
PLAN AND PROFILE FOR ACCESS DRIVEWAY Project: DOWD RESIDENCE Address: 155 FORREST AVE, FAIRFAX, CA. APN: 002-192-50	
Sheet Title: Project: Address:	Sheet No.: Project: Address:
Plans Prepared By: Date:	Date: Date:
JOB NO: 1607B DATE: 02/05/19	
SHEET: C3.2 6 OF 8	

By:	V.L.	V.L.	V.L.
Date:	10/11/18	-	9/25/19
Revisions:	RESPONSE TO REVIEW COMMENTS DATED 8/17/2019	RESPONSE TO REVIEW COMMENTS DATED 4/9/2019	RESPONSE TO REVIEW COMMENTS

CONSTRUCTION DETAILS
DOUD RESIDENCE
155 FORREST AVE., FAIRFAX, CA. APR. 002-142-50

Sheet Title:
Project:
Address:



Prepared By:
Date: 10/01/2019
VIA Atelier, Inc.
Engineering Consultants
17000 Sycamore Ct., San Anselmo, CA 94960
PH: (415) 774-6716 E: info@via-atelier.com

JOB NO: 1607B

DATE: 02/05/19

SHEET:

ROSS VALLEY FIRE DEPT

Approved

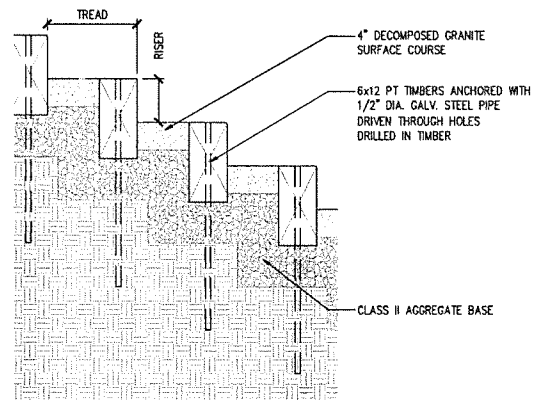
Approved with Conditions

Not Approved - need revision

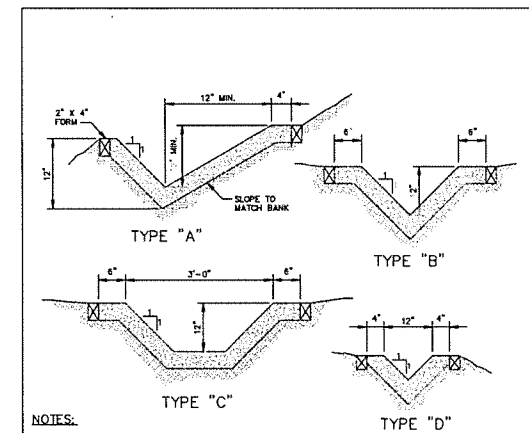
Incomplete

Date: 4/5/22

NOTE:
STAIR'S TREAD & RISER
DIMENSIONS PER PLAN



2 SITE STAIRCASE PLAN/SECTION SCALE: NO SCALE

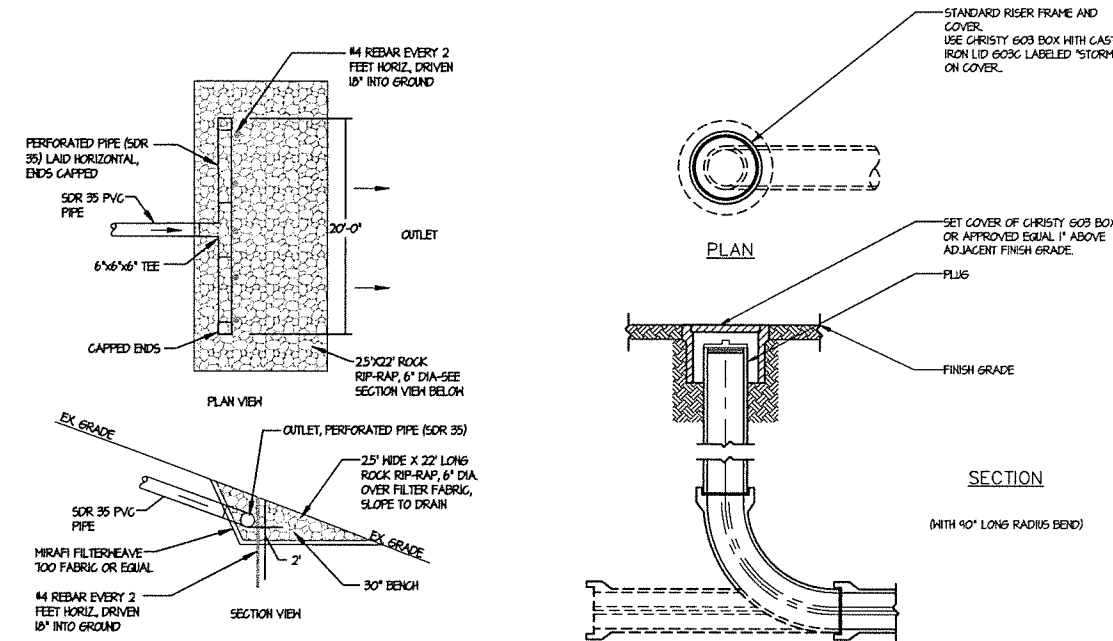


NOTES:

1. ALL SECTIONS SHALL BE AT LEAST 4" THICK.
2. CONCRETE SHALL BE CLASS "B" (5 SACK).
3. BOTH SIDES OF THE DITCH SHALL BE FORMED WITH 2" X 4" LUMBER, AS SHOWN UNLESS OMITTED BY THE AGENCY ENGINEER.
4. CONCRETE FINISH SHALL CONFORM TO ORDINARY SURFACE FINISH PER SECTION 51 OF THE STATE STANDARD SPECIFICATIONS.
5. DITCH SIDES SHALL BE BACKFILLED AND COMPACTED IMMEDIATELY AFTER THE REMOVAL OF SIDE FORMS.
6. NO CONCRETE SHALL BE PLACED PRIOR TO FORM INSPECTION BY THE AGENCY ENGINEER.
7. ON FILLED GROUND, NO DITCH IS TO BE CONSTRUCTED UNTIL CERTIFICATION OF COMPACTION IS PROVIDED TO THE AGENCY BY THE GEOTECHNICAL ENGINEER.
8. NO EXPANSION JOINTS SHALL BE REQUIRED.

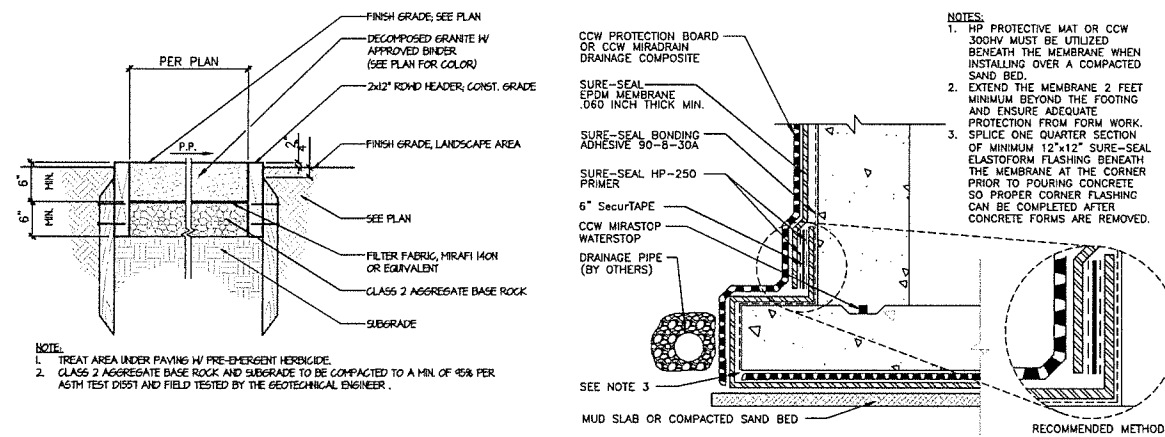
UNIFORM STANDARDS ALL CITIES AND COUNTY OF MARIN	CONCRETE LINED DITCHES	MAY 2008 D.W. NO.
REV.	DATE	BY
		290

1 CONCRETE SWALE PLAN/SECTION SCALE: NO SCALE



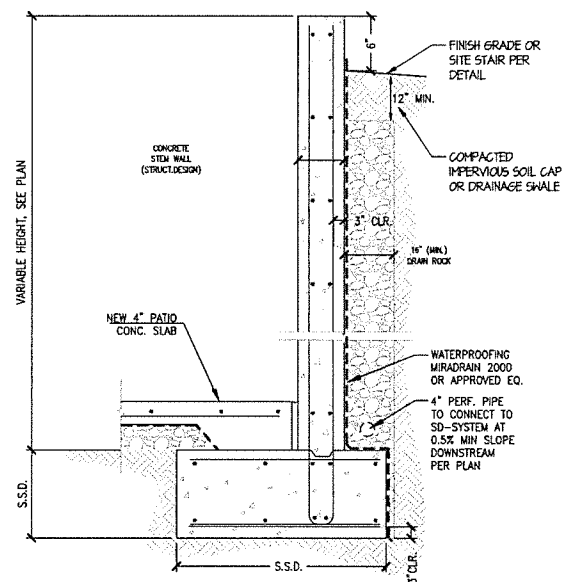
4 STORM WATER DISIPPATER PLAN/SECTION SCALE: NO SCALE

3 SD/SS CLEAN-OUT PLAN/SECTION SCALE: NO SCALE

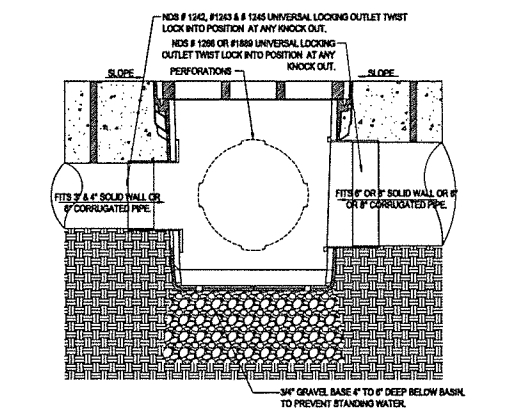


8 DRIVEWAY GRAVEL PAVEMENT PLAN/SECTION SCALE: NO SCALE

7 WATERPROOFING AND SUBDRAINS • FTG. PLAN/SECTION SCALE: NO SCALE



6 PATIO RETAINING WALL PLAN/SECTION SCALE: NO SCALE



- NOTES:
1. NOS ADAPTERS THAT FIT THIS BASIN ARE AS FOLLOWS, # 1242, # 1243, # 1246, # 1286 & #1880 USE # 1206 IF PLUGGING AN OUTLET.
 2. PERFORATIONS ON NON OPEN SIDES AND BTM. TO BE CUT OUT WHEN ADDING EXTRA OUTLETS.
 3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 4. DO NOT SCALE DRAWING.
 5. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
 6. 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.

5 8" & 12" SQ. CATCH BASIN PLAN/SECTION SCALE: NO SCALE

By:	V.I.	V.I.	V.I.
Date:	10/11/19	9/25/19	
Revisions:	RESPONSE TO REVIEW COMMENTS DATED 8/17/2019	RESPONSE TO REVIEW COMMENTS DATED 4/13/2019	RESPONSE TO REVIEW COMMENTS

CONSTRUCTION DETAILS
DOWD RESIDENCE
155 FORREST AVE., FAIRFAX, CA. APN. 002-192-50

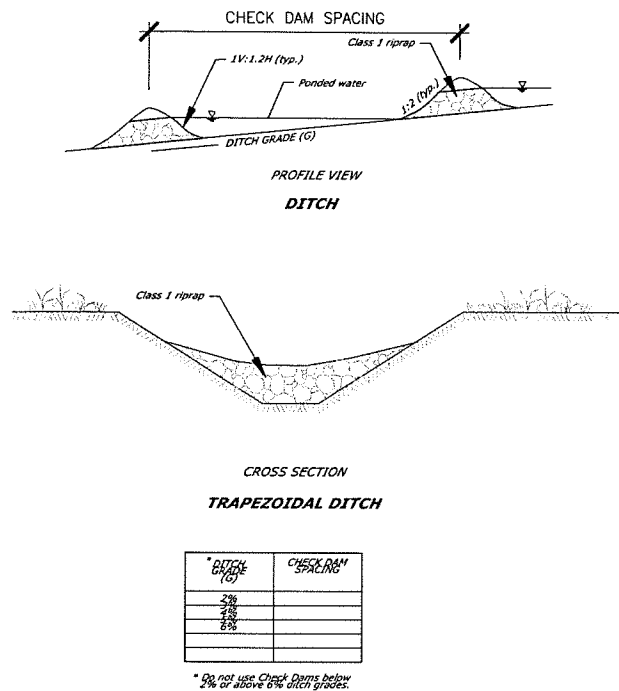
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Project:
Address:



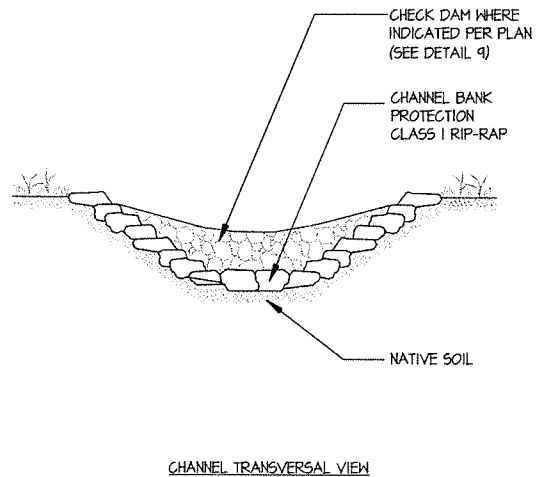
VIA Atelier, Inc.
Engineering Consultants
4 Exposide Ct., San Anselmo, CA 94960
PH: 415-714-5719 E: via@via-atelier.com

JOB NO. 1607B
DATE: 02/05/19

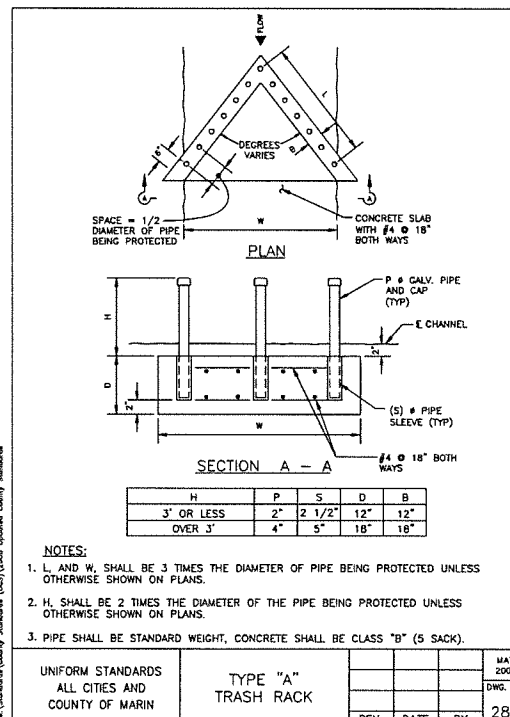
SHEET:



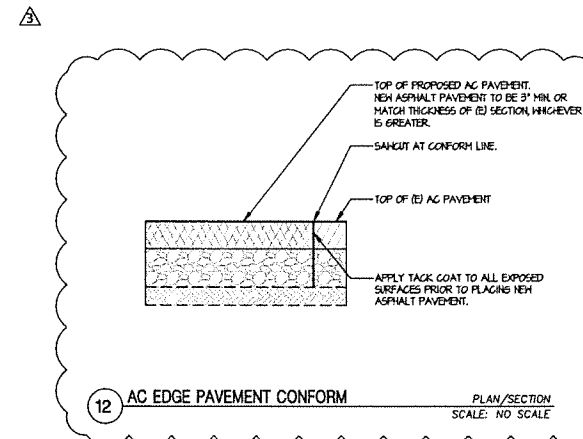
9 CHECK DAM PLAN/SECTION SCALE: NO SCALE



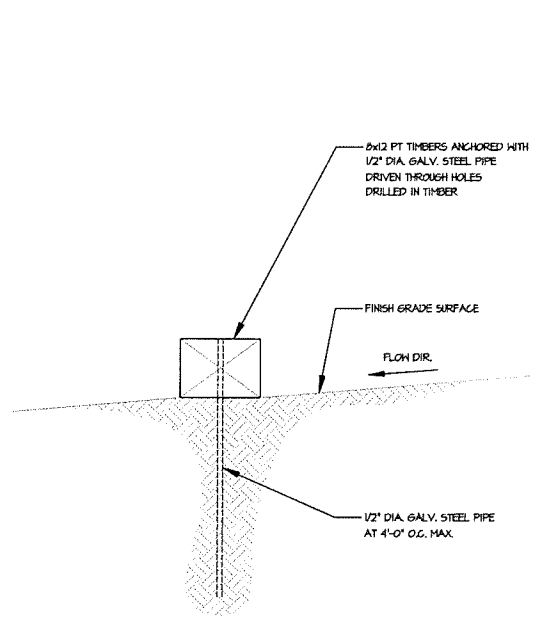
10 CHANNEL BANK PROTECTION PLAN/SECTION SCALE: NO SCALE



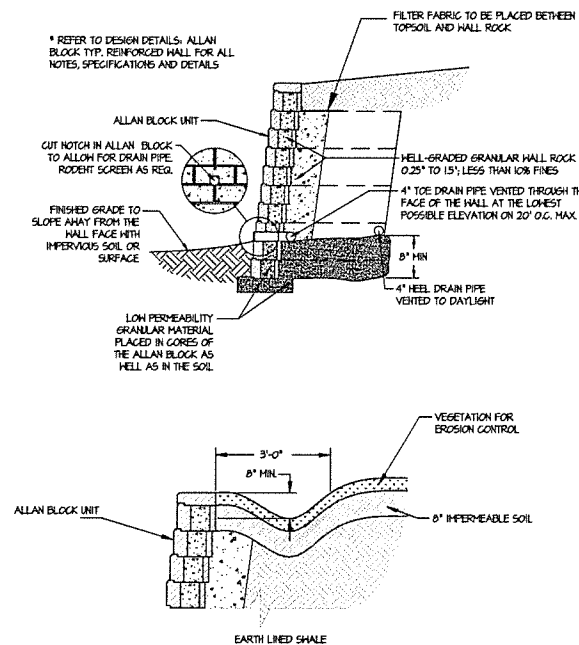
11 TRASH RACK PLAN/SECTION SCALE: NO SCALE



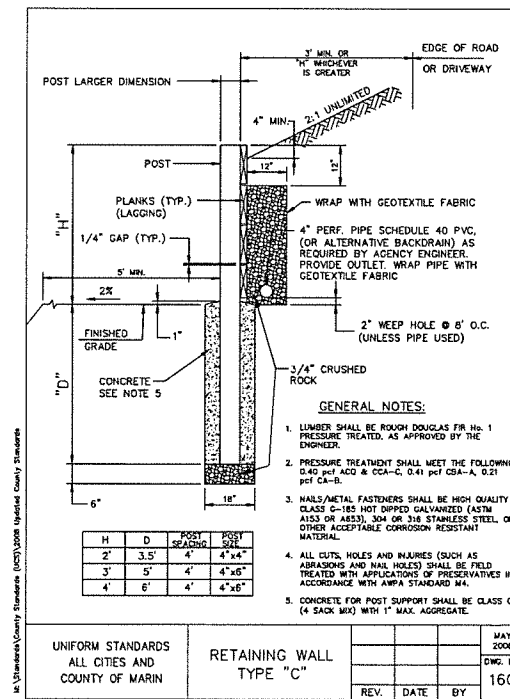
12 AC EDGE PAVEMENT CONFORM PLAN/SECTION SCALE: NO SCALE



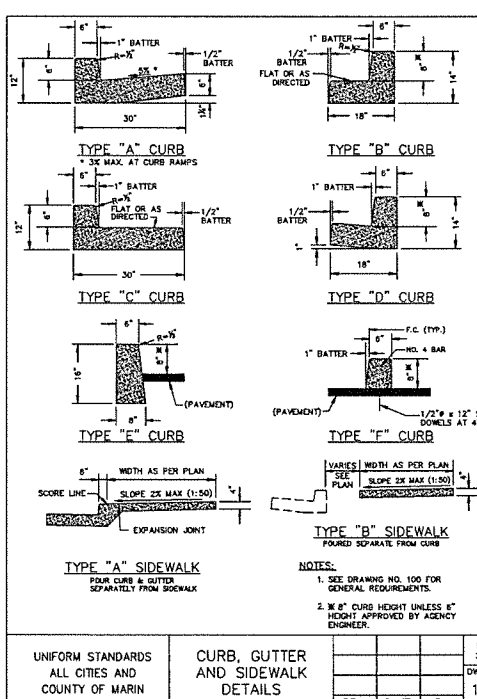
13 RAILROAD TIE CURB PLAN/SECTION SCALE: NO SCALE



14 SITE CONCRETE BLOCK WALL PLAN/SECTION SCALE: NO SCALE



15 CATCHMENT WALL PLAN/SECTION SCALE: NO SCALE



16 CONCRETE TYPE 'D' CURB AT DRIVEWAY PLAN/SECTION SCALE: NO SCALE

REVISIONS	BY
PLANNING	JK
CIVIL ENGINEER	JK
CONTRACTOR	JK
ARCHITECT	JK
DATE	4/22

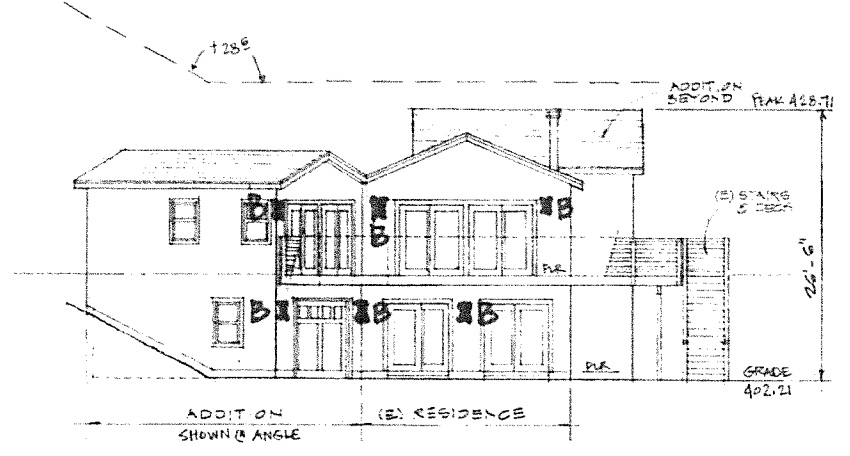
JEFF KROOK ARCHITECT & ASSOCIATES
 P.O. BOX 246 - SAN ANSELMO, CALIFORNIA 94079 - 415/466-6531

**RESIDENCE FLOOR PLANS
 ELEVATIONS
 ROOF & STORY POLE PLAN**

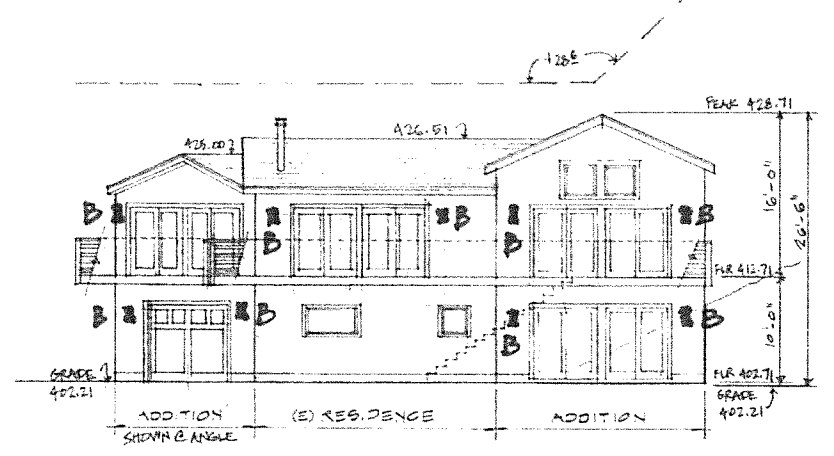
ADDITIONS AND REMODEL FOR:
GARY DOWD
 155 FORREST AVE., FAIRFAX, CA
 APN 002-192-50

Date	JUN 8, 2015
Scale	1/8" = 1'-0"
Drawn	LH JK
Job	DND
Sheet	2
Of	17 Sheets

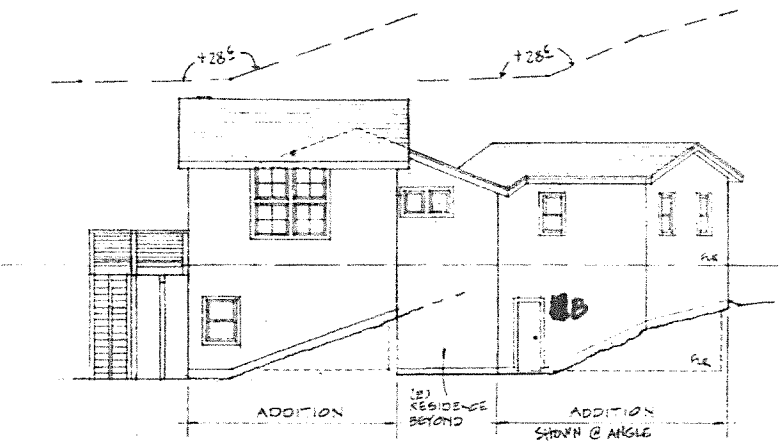
TOWN OF FAIRFAX
 APR 20 2022
 RECEIVED



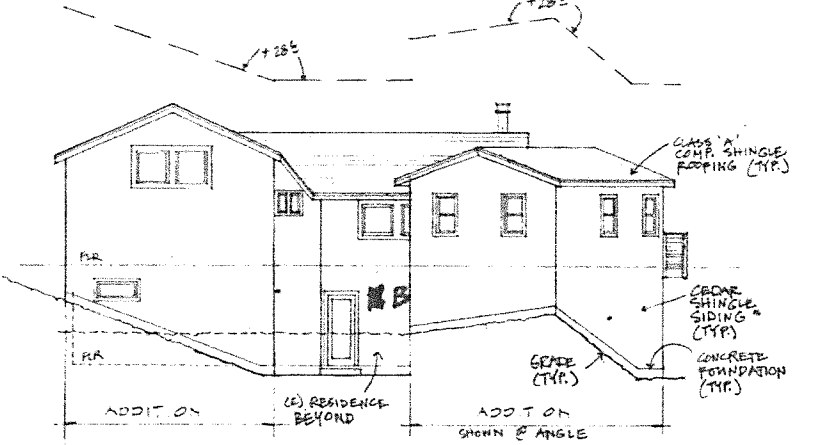
EAST ELEVATION
 1/8" = 1'-0"



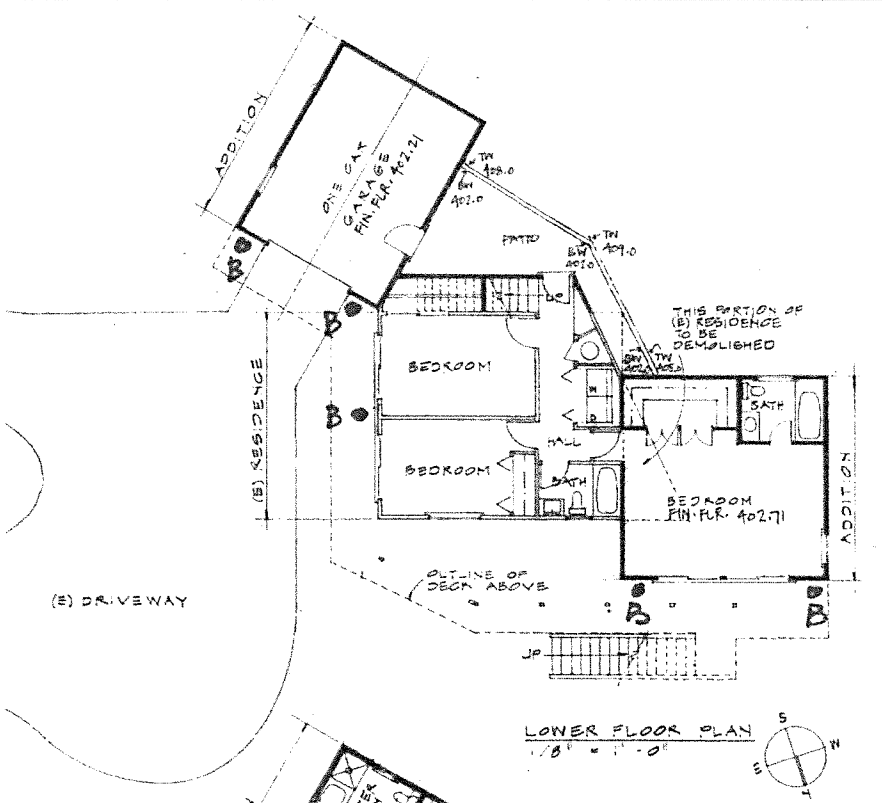
NORTH ELEVATION
 1/8" = 1'-0"



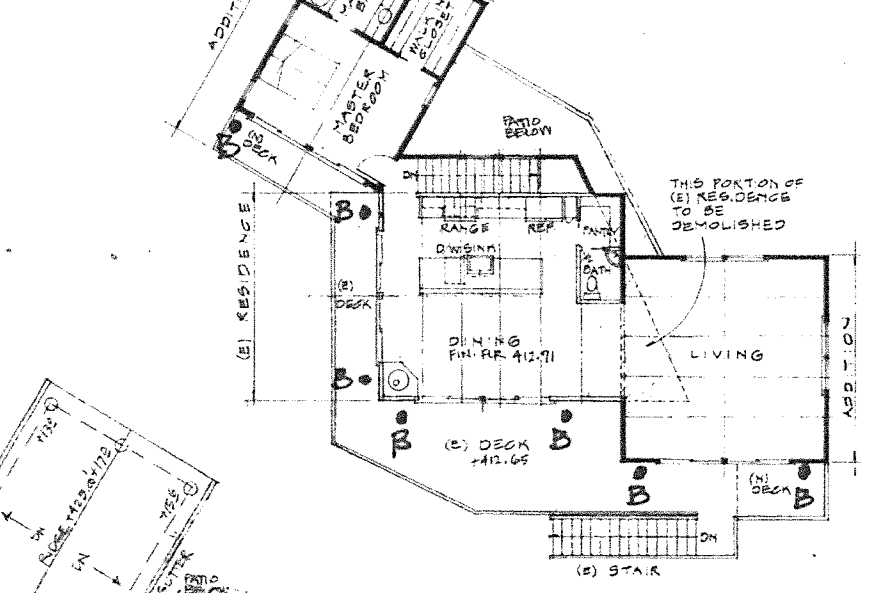
WEST ELEVATION
 1/8" = 1'-0"



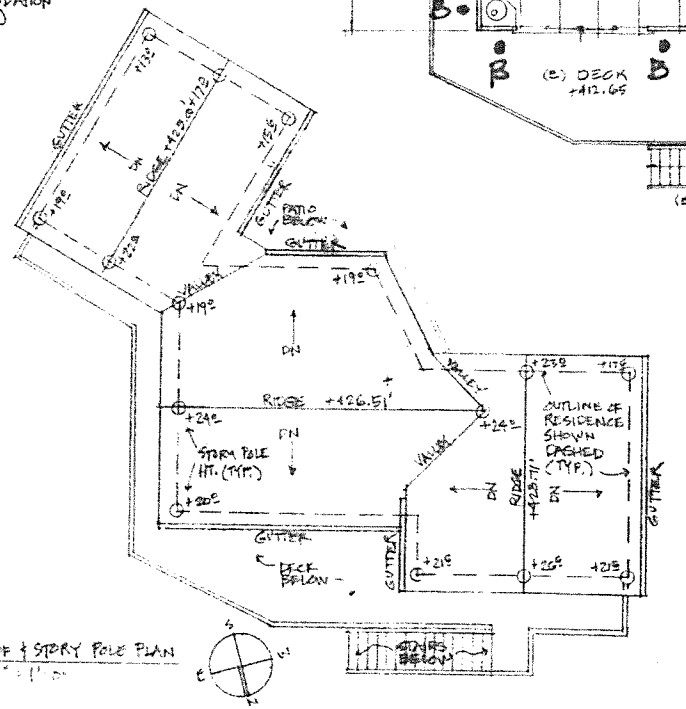
SOUTH ELEVATION
 1/8" = 1'-0"



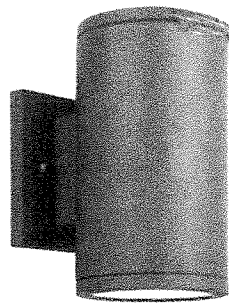
LOWER FLOOR PLAN
 1/8" = 1'-0"



UPPER FLOOR PLAN
 1/8" = 1'-0"



ROOF & STORY POLE PLAN
 1/8" = 1'-0"

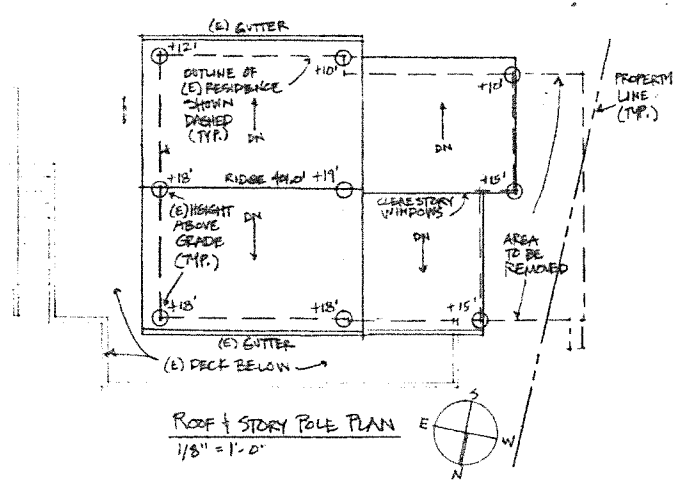
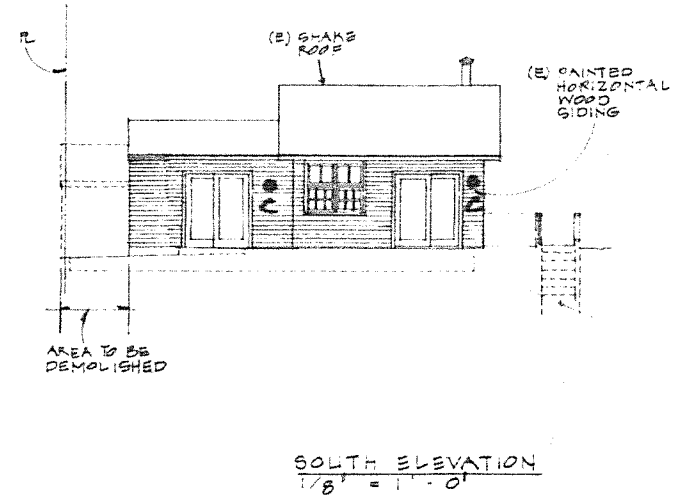
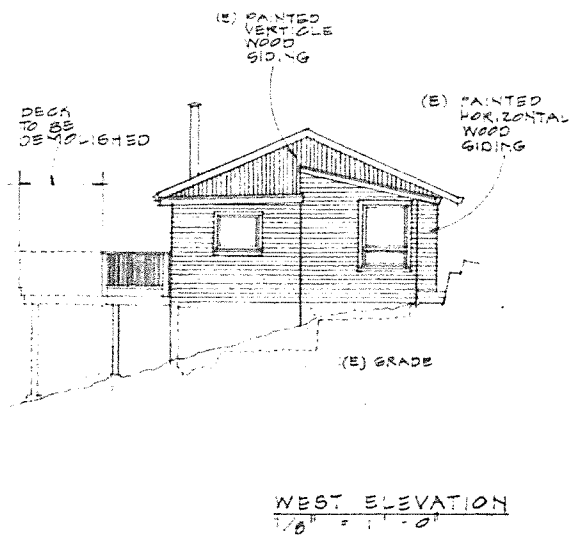
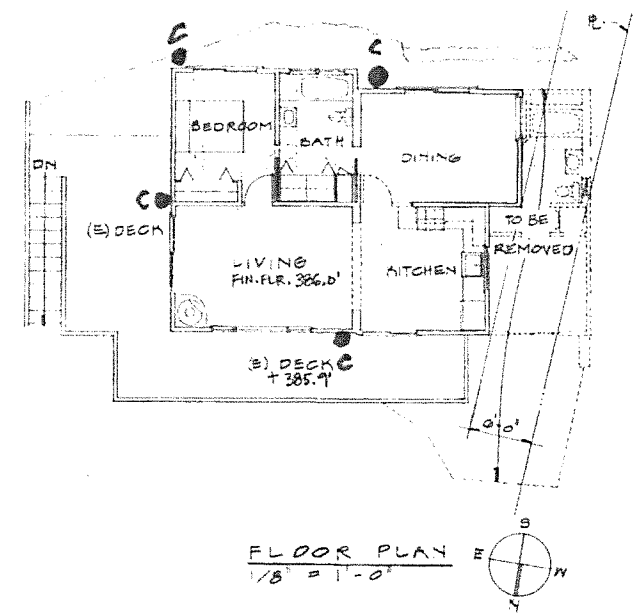
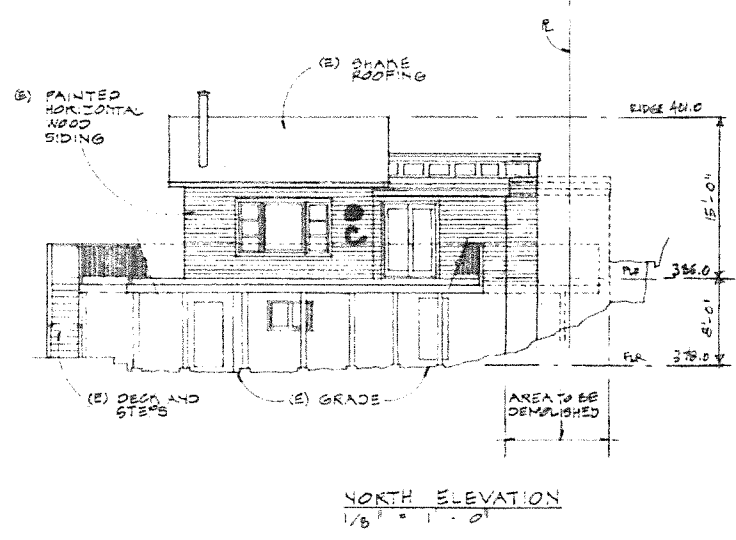
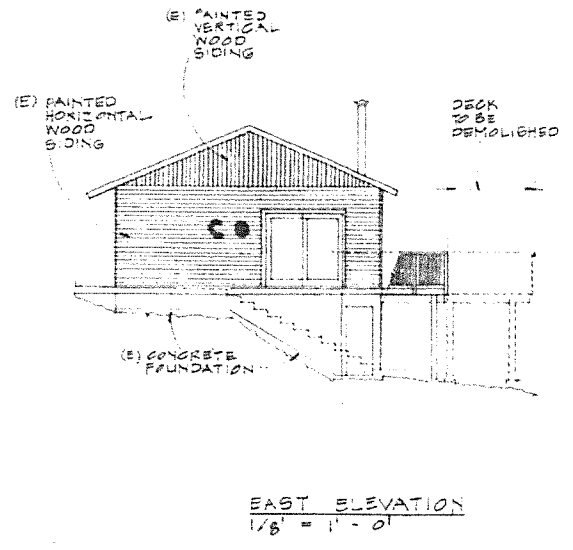


**Rodham Black LED
 Outdoor Wall Lantern
 Sconce**

**LOCATION OF
 LIGHTS SHOWN
 IN RED (B)**

REVISIONS	BY
PLANNING 1/14	JK
2ND UNIT 2/10	JH
FOR PLAN REV.	
PLAN CHECK 8/19	JK
4/22	JK

JEFF KROOFT ARCHITECT & ASSOCIATES
 P.O. BOX 234 • SAN ANSELMO, CALIFORNIA 94979 • 415/456-5531



LOCATION OF LIGHTS SHOWN IN RED (c)

1-Light Zinc Outdoor Wall Barn Light Sconce Lantern

SECOND UNIT FLOOR PLANS, ELEVATIONS ROOF & STORY POLE PLAN

ADDITIONS AND REMODEL FOR:
GARY DOWD
 155 FORREST AVE., FAIRFAX, CA
 APN 002-192-50

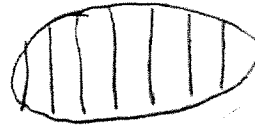
Date	JUNE, 2015
Scale	1/8" = 1'-0"
Drawn	LH
Job	DOWD
Sheet	3
Of 17	Sheets

APR 20 2022

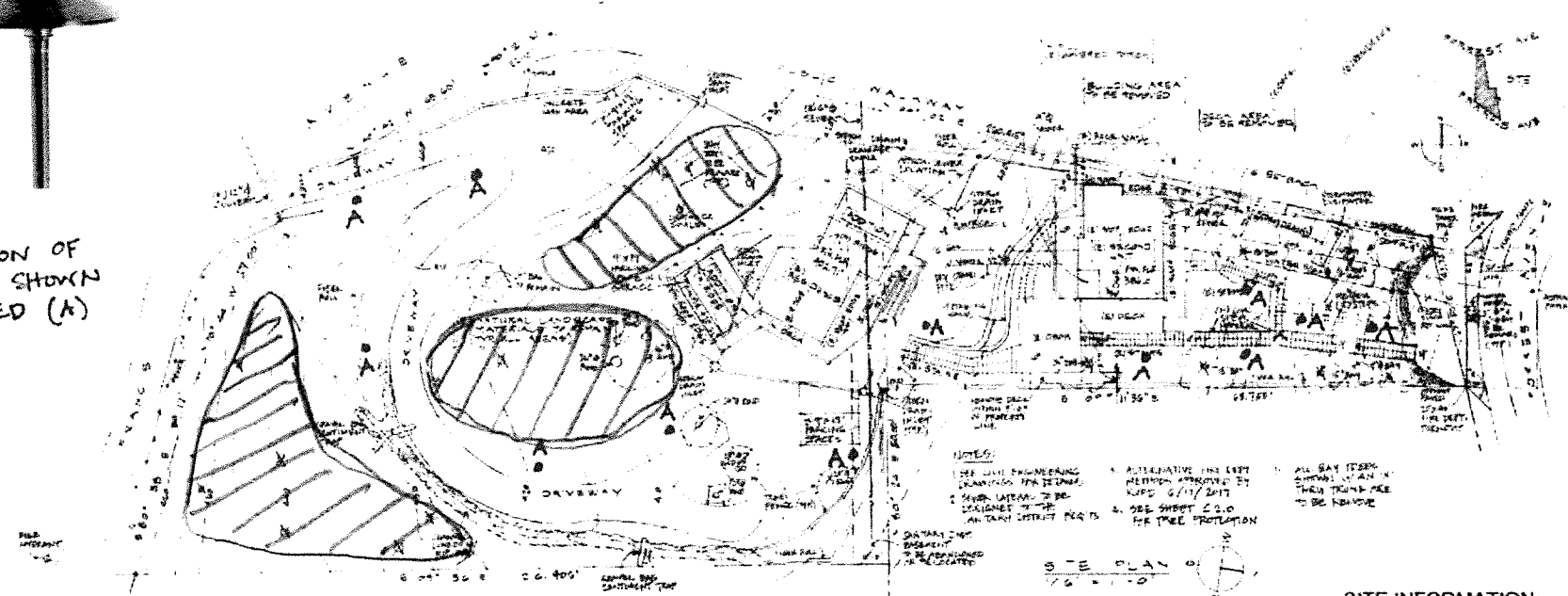
Classic Path Lights



LOCATION OF LIGHT SHOWN IN RED (A)



Anticipated areas (3) where localized removal of old debris fill and/or weak near-surface soils will be removed to expose bare slope surface, and require installation of erosion control planting using rye grass & wildflower seeds covered with a biodegradable straw/jute mesh, or equivalent as approved by the Engineer during construction.



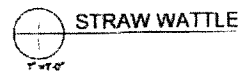
NOTES:
 1. SEE CIVIL ENGINEERING DRAWINGS FOR DETAILS.
 2. SEE SHEET 2.0 FOR TREE PROTECTION.
 3. ALL SAYS (SEEP) ARE TO BE REMOVED.
 4. ALTERNATIVE ONE LEFT ALTERNATIVE TWO TO BE REMOVED.
 5. SEE SHEET 2.0 FOR TREE PROTECTION.

SITE INFORMATION:

APN	002-192-50
ZONING	RS 6
LOT AREA	35,928 SF
AREAS	
I RESIDENCE	
(I) LOWER FLOOR	505 SF
(I) UPPER FLOOR	505 SF
SUB TOTAL	1010 SF
(II) LOWER FLOOR	431 SF
(II) UPPER FLOOR	700 SF
SUB TOTAL	1131 SF
TOTAL RESIDENCE	2141 SF
(II) GARAGE	736 SF
(E) DECK	540 SF
DECK REMOVED	(155) SF
(N) DECK	106 SF
TOTAL	491 SF
II SECOND UNIT	
(E) FLOOR AREA	878 SF
FLOOR AREA REMOVED	(101) SF
TOTAL	777 SF
(E) DECK	575 SF
DECK REMOVED	(167) SF
TOTAL	408 SF
COVERAGE AND FLOOR AREA RATIO	
(E) LOT COVERAGE	6.95 %
(E) FLOOR AREA RATIO	5.25 %
(N) LOT COVERAGE	8.21 %
(N) FLOOR AREA RATIO	9.12 %

SHEET INDEX:

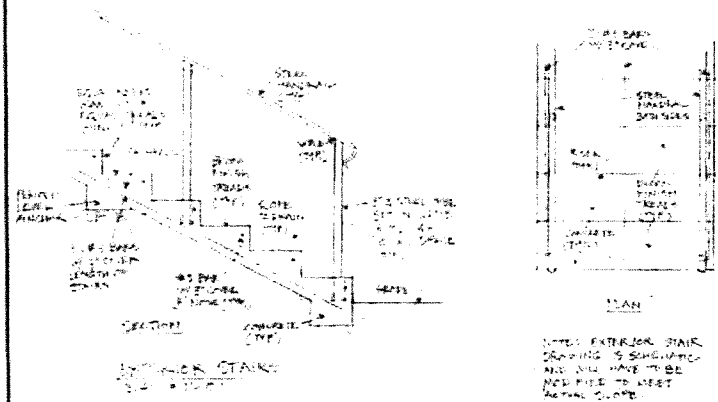
1. SITE PLAN and SITE INFORMATION
2. RESIDENCE FLOOR PLANS, ELEVATIONS and ROOF & STORY POLE PLAN
3. SECOND UNIT FLOOR PLANS, ELEVATIONS and ROOF & STORY POLE PLAN
4. AS BUILT RESIDENCE FLOOR PLANS and ELEVATIONS
5. AS BUILT SECOND UNIT FLOOR PLANS, ELEVATIONS, SECTIONS and PARTIAL SITE PLAN 11 x 8
6. SITE PLAN and TOPOGRAPHY 11 x 18
7. SITE PLAN and TOPOGRAPHY 11 x 10 (sheet 1 of 2)
8. SITE PLAN and TOPOGRAPHY 11 x 10 (sheet 2 of 2)
9. RECORD OF SURVEY
- C1.0 COVER SHEET, MAP AND NOTES
- C2.0 SITE EROSION CONTROL and CONSTRUCTION MANAGEMENT PLAN
- C2.1 EROSION CONTROL DETAILS
- C3.0 SITE IMPROVEMENTS & EROSION CONTROL
- C3.1 PLAN and PROFILE FOR ACCESS DRIVEWAY
- C3.2 PLAN and PROFILE FOR ACCESS DRIVEWAY
- C4.0 CONSTRUCTION DETAILS
- C4.1 CONSTRUCTION DETAILS



CONSULTANTS:
VIA ATELIER, INC.
 CIVIL ENGINEER and HYDROLOGIST
 9 BROOKSIDE CT.
 SAN ANSELMO, CA 94960
 (415) 774-6776

JACOBS LAND SURVEYING
 P.O. BOX 7829
 COTATI, CA 94931
 (415) 454-2235

DENNIS FURBY
 GEOTECHNICAL ENGINEER
 30 VIA HOLON, #18
 GREENBRAE, CA 94904
 (415) 306-7218



REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

JEFF WOOD ARCHITECT
 155 FOREST AVE., FAIRFAX, CA
 APN: 002-192-50

**SITE PLAN
 SITE INFORMATION
 VICINITY MAP**

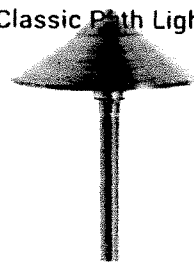
ADDITONS AND REMOVAL FOR
GARY DOWD
 155 FOREST AVE., FAIRFAX, CA
 APN: 002-192-50

DATE: 4/17/22

SCALE: 1" = 10'-0"

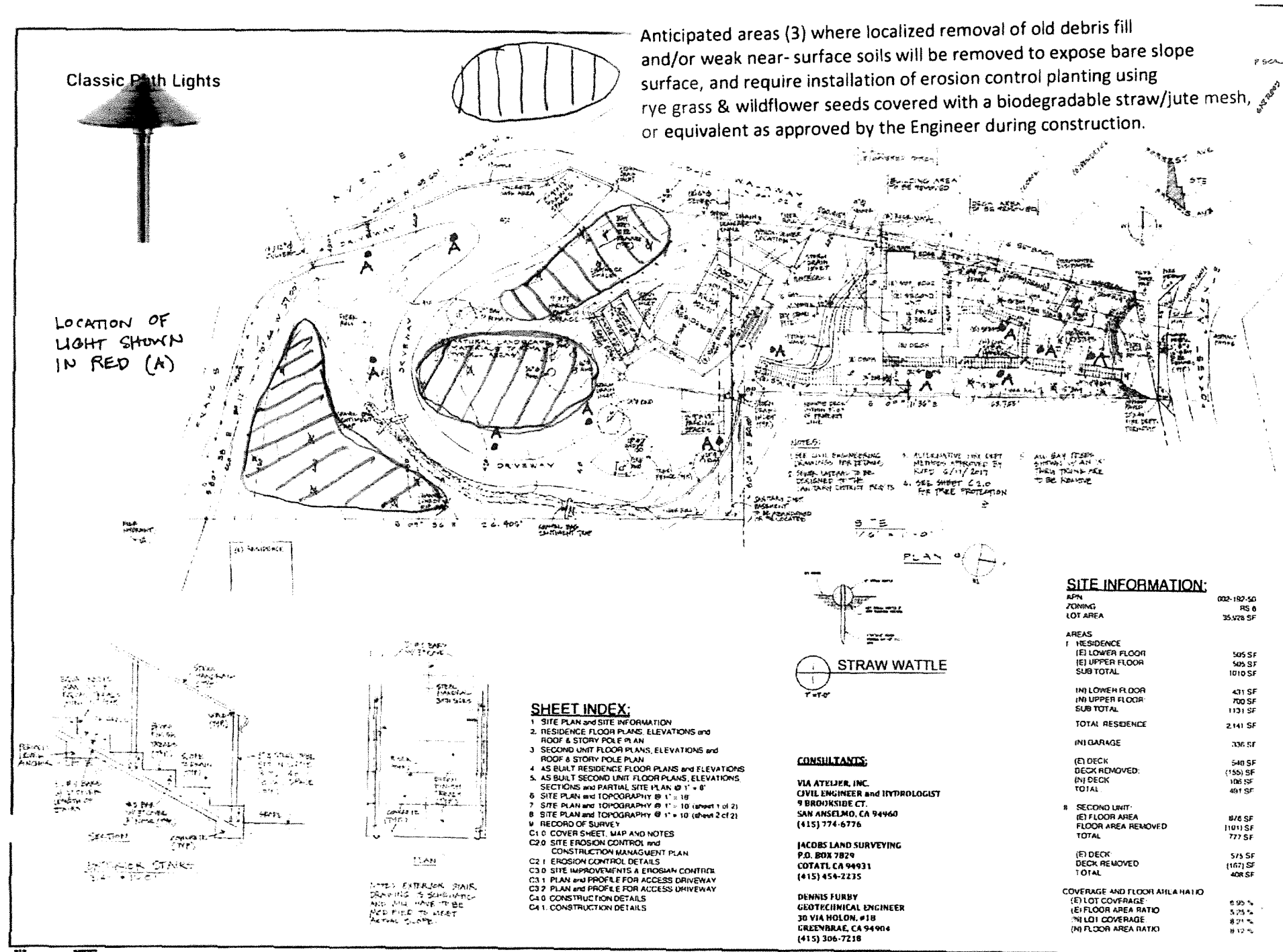
LUDDON DEVELOPMENT
 APR 20 2022
 RECEIVED

Classic Path Lights



LOCATION OF LIGHT SHOWN IN RED (A)

Anticipated areas (3) where localized removal of old debris fill and/or weak near-surface soils will be removed to expose bare slope surface, and require installation of erosion control planting using rye grass & wildflower seeds covered with a biodegradable straw/jute mesh, or equivalent as approved by the Engineer during construction.



NOTES:
 1. SEE CIVIL ENGINEERING DRAWINGS FOR DETAILS.
 2. SEE LAYOUT TO BE DECIDED BY THE LANDSCAPE ARCHITECT.
 3. DISTANCE FROM EXISTING TO BE MAINTAINED.
 4. ALTERNATIVE TREE DEPT. METHODS APPROVED BY NURD 5/11/2017.
 5. SEE SHEET C-1.0 FOR TREE PROTECTION.
 6. ALL BAY TREE SHOWN IN PLAN TO BE REMOVED THROUGH TREE FACE TO BE REMOVED.



- SHEET INDEX:**
1. SITE PLAN and SITE INFORMATION
 2. RESIDENCE FLOOR PLANS, ELEVATIONS and ROOF & STORY POLE PLAN
 3. SECOND UNIT FLOOR PLANS, ELEVATIONS and ROOF & STORY POLE PLAN
 4. AS BUILT RESIDENCE FLOOR PLANS and ELEVATIONS
 5. AS BUILT SECOND UNIT FLOOR PLANS, ELEVATIONS, SECTIONS and PARTIAL SITE PLAN @ 1" = 8'
 6. SITE PLAN and TOPOGRAPHY @ 1" = 10'
 7. SITE PLAN and TOPOGRAPHY @ 1" = 10' (sheet 1 of 2)
 8. SITE PLAN and TOPOGRAPHY @ 1" = 10' (sheet 2 of 2)
 9. RECORD OF SURVEY
 - C1.0 COVER SHEET, MAP AND NOTES
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 - C2.1 EROSION CONTROL DETAILS
 - C3.0 SITE IMPROVEMENTS & EROSION CONTROL
 - C3.1 PLAN and PROFILE FOR ACCESS DRIVEWAY
 - C3.2 PLAN and PROFILE FOR ACCESS DRIVEWAY
 - C4.0 CONSTRUCTION DETAILS
 - C4.1 CONSTRUCTION DETAILS

CONSULTANTS:
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 9 BROOKSIDE CT.
 SAN ANSELMO, CA 94960
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JACOBS LAND SURVEYING
 P.O. BOX 7829
 COTATI, CA 94931
 (415) 454-2235

DENNIS FURBY
 GEOTECHNICAL ENGINEER
 30 VIA HOLON, #18
 GREENBRAE, CA 94904
 (415) 306-7218

SITE INFORMATION:

APN	002-187-50
ZONING	RS 8
LOT AREA	35,928 SF
AREAS	
1 RESIDENCE	
(E) LOWER FLOOR	505 SF
(E) UPPER FLOOR	505 SF
SUB TOTAL	1010 SF
(N) LOWER FLOOR	431 SF
(N) UPPER FLOOR	700 SF
SUB TOTAL	1131 SF
TOTAL RESIDENCE	2,141 SF
(N) GARAGE	
(E) DECK	540 SF
DECK REMOVED:	(155) SF
(N) DECK	106 SF
TOTAL	491 SF
2 SECOND UNIT:	
(E) FLOOR AREA	876 SF
FLOOR AREA REMOVED	(101) SF
TOTAL	777 SF
(E) DECK	
DECK REMOVED	575 SF
TOTAL	(107) SF
408 SF	
COVERAGE AND FLOOR AREA RATIO	
(E) LOT COVERAGE	0.95 %
(E) FLOOR AREA RATIO	3.25 %
(N) LOT COVERAGE	8.21 %
(N) FLOOR AREA RATIO	8.12 %

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
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6		
7		
8		
9		
10		

JEFF KROOFT ARCHITECT
 1111 14TH AVENUE, SUITE 100
 SAN ANSELMO, CALIFORNIA 94960
 (415) 454-2235

**SITE PLAN
 SITE INFORMATION
 VICINITY MAP**

ADDITIONS AND REMODEL FOR
GARY DOWD
 1000 SHERBORN AVE., FAIRFAX, CA
 APN 002-187-50

Scale: 1" = 10'

North Arrow

Graphic Scale

17