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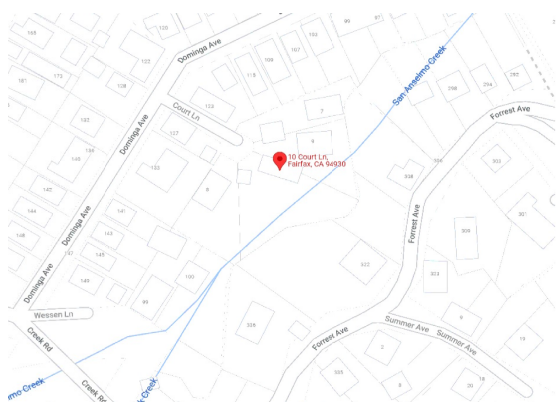
PROJECT INFORMATION

A.P.N.	002-105-01
ZONING	RD 5.5-7
OWNERS	TALIA FRIEDMAN & ALEC SHULDINER
ADDRESS	10 COURT LN., FAIRFAX, CA 94930
TELEPHONE NUMBER	415-283-6657
LOT AREA (PER SURVEY)	.34 ACRES (14,810 SQ. FT.)
AREA OF EX. RESIDENCE	1,460 SQ. FT.
AREA OF PROPOSED RESIDENCE	1,543 SQ. FT. (83 SQ. FT. NET ADDN.)
AREA OF GARAGE (TO REMAIN AS IS)	415 SQ. FT.
AREA OF EX. BARN (NO WORK PERFORMED)	290 SQ. FT.
EX. F.A.R.	.10 (HOUSE) + .02 (BARN) = .12
PROPOSED F.A.R.	.10 (HOUSE) + .02 (BARN) = .12
EX. LOT COVERAGE	15.5%
PROPOSED LOT COVERAGE	16.8%

SCOPE OF WORK:
 REMODEL OF EX. HOUSE TO INCLUDE
 - RELOCATE FRONT ENTRY & STAIRS
 - REMOVE EX. FPL & CHIMNEY
 - ADDITION @ EX. KITCHEN
 - ADDITION @ MASTER BEDROOM
 - NEW POWDER ROOM
 - REPLACE EX. WINDOWS & ADDITION OF NEW WINDOWS
 - NEW FIBER CEMENT SHINGLE EXTERIOR SIDING TO REPLACE EX. WOOD HORIZONTAL SIDING
 - NEW COMP. SHINGLE ROOF TO REPLACE EX.
 - NEW ROOF OVER MASTER BEDROOM & BATH, DINING AREA, LAUNDRY, POWDER RM., & UTILITY SPACES
 - NEW WOOD DECK @ MASTER BEDROOM
 REBUILD DETACHED GARAGE IN EX. LOCATION (SAME FOOTPRINT)
 NEW 6' FENCE & GATE BETWEEN HOUSE & GARAGE TO MATCH EX.

CONSULTANTS/DESIGNERS

DESIGNER: SARAH STEEN 70 MANOR RD. FAIRFAX, CA 94930 415-485-4355	STRUCTURAL ENGINEER: MARK WOODROW ANDERSSONWOODROW 81 DOMINGA AVE. FAIRFAX, CA 94930 415-453-3431	TITLE 24: RICK ROCKLEWITZ NRG COMPLIANCE, INC. P.O. BOX 3777 SANTA ROSA, CA 95402 707-237-6957	GENERAL CONTRACTOR: JOHN HART JOHN HART CONSTRUCTION 6 CRESTA CIR., #7 SAN RAFAEL, CA 94903 415-999-8182
SURVEYOR: DON SWIFT SWIFT ENGINEERING 3529 CEDAR SPRINGS LN. MEADOW VISTA, CA 95722 530-878-6732	LANDSCAPE ARCHITECT: GARY ROTH ROTH/LAMOTTE 56 MANOR RD. FAIRFAX, CA 94930 415-451-8211	INTERIOR DESIGNER: KRISTIN BAKOWSKI MEIS DESIGN 39 WREDEN AVE. FAIRFAX, CA 94930 415-722-5807	



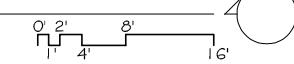
VICINITY MAP
NO SCALE

LEGEND

---	PROPERTY LINE
---	SETBACK
---	BUILDING FOUNDATION
---	ROOF LINE (EAVE, RIDGE, VALLEY)
X	FENCE
---	EDGE OF PAVING
---	TOP OF BANK
---	CONC. OR GRAVEL PATIO
---	PROPOSED AREA OF ADDITION

NOTES:
 1. SITE PLAN BASED ON SURVEY BY SWIFT ENGINEERING & SITE PLAN BY ROTH/LAMOTTE LANDSCAPE ARCHITECTURE DATED MAY 19, 2019.
 2. NO EASEMENTS EXIST FOR THIS SITE.

PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"



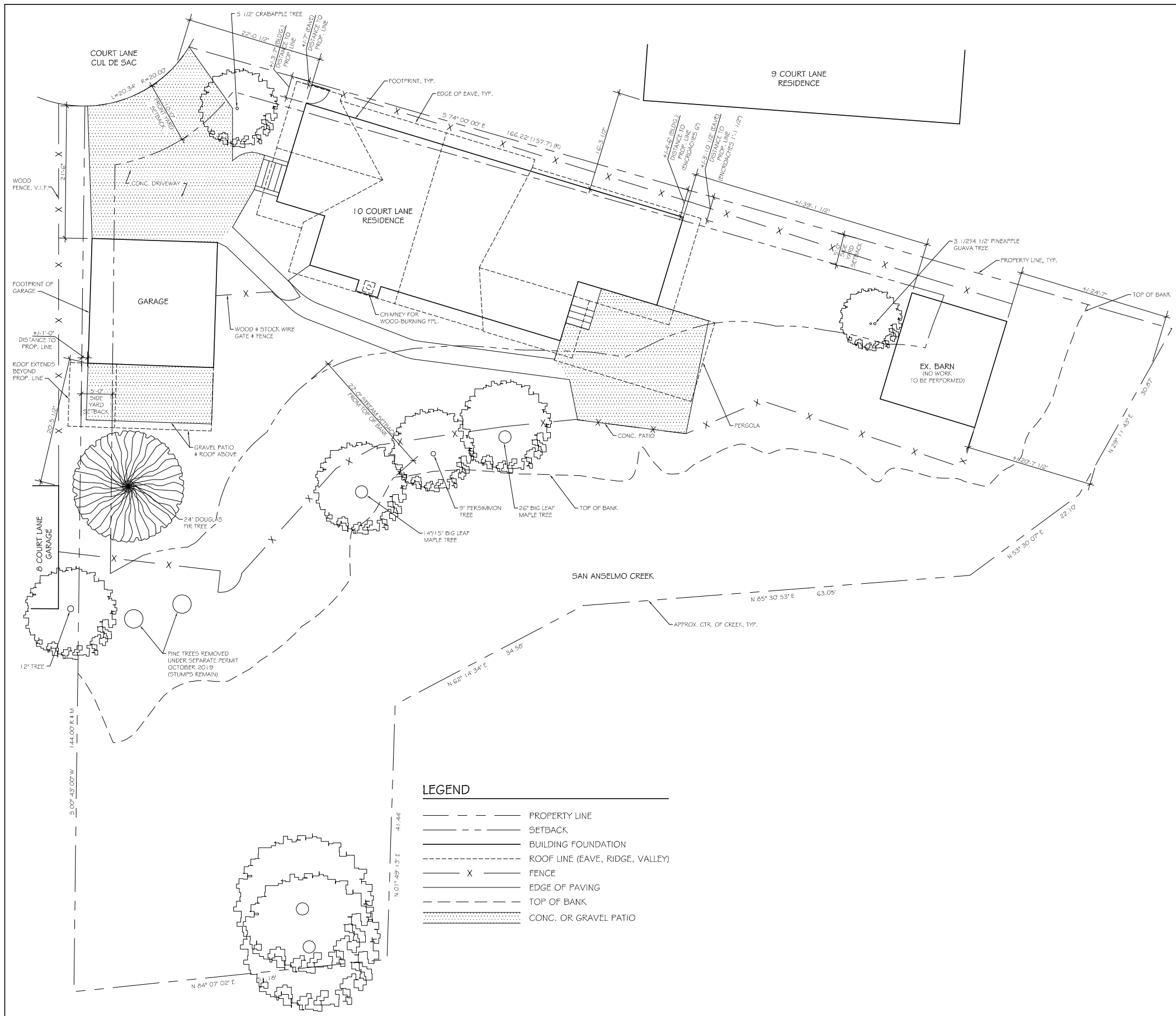
SARAH STEEN
70 MANOR ROAD
FAIRFAX, CA 94930
415-485-4355

FRIEDMAN/SHULDINER RESIDENCE
10 COURT LANE, FAIRFAX, CALIFORNIA 94930
A.P.N. 002-105-01

PLANNING REVIEW
6.7.22

PROJECT INFO
LIST OF DRAWINGS
VICINITY MAP
CONSULTANTS
PROPOSED SITE PLAN

A-1.1



NOTES:
 1. SITE PLAN BASED ON SURVEY BY SWIFT ENGINEERING &
 SITE PLAN BY ROTH LAMOTTE LANDSCAPE ARCHITECTURE DATED MAY 19, 2019.
 2. NO EASEMENTS EXIST FOR THIS SITE.

EX. SITE PLAN
 SCALE: 1/8" = 1'-0"

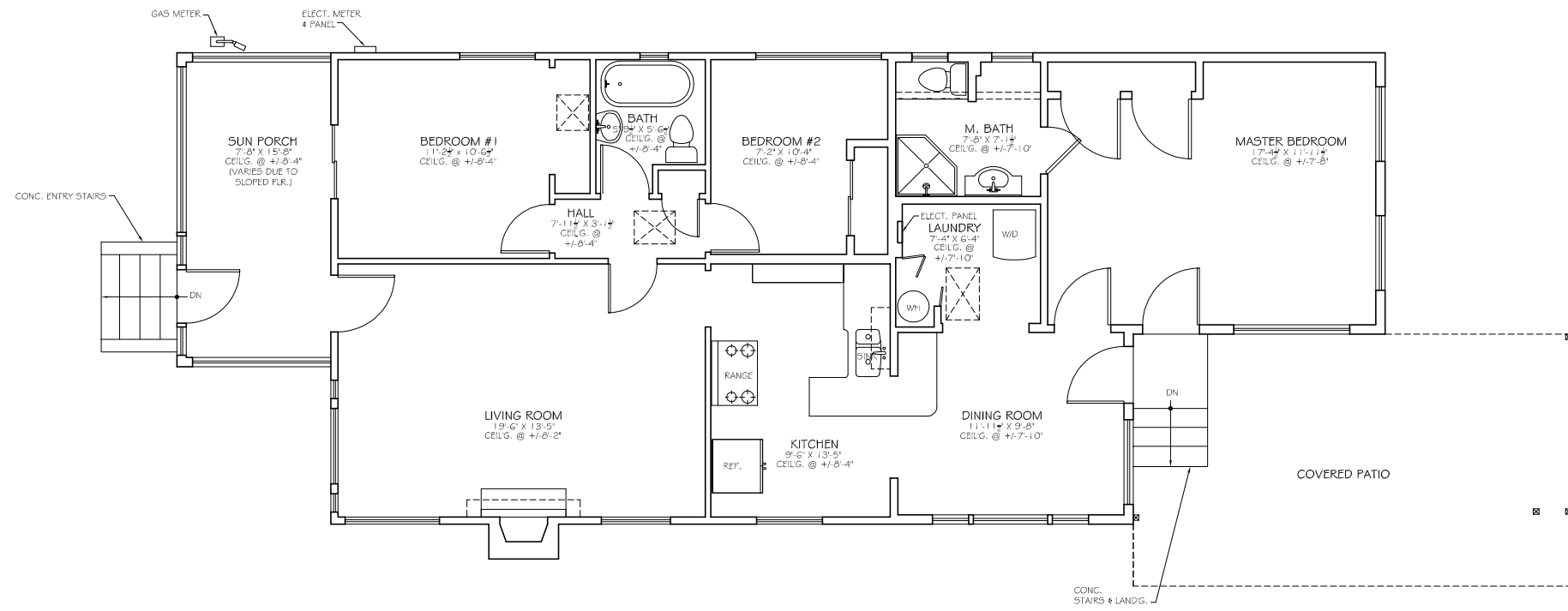
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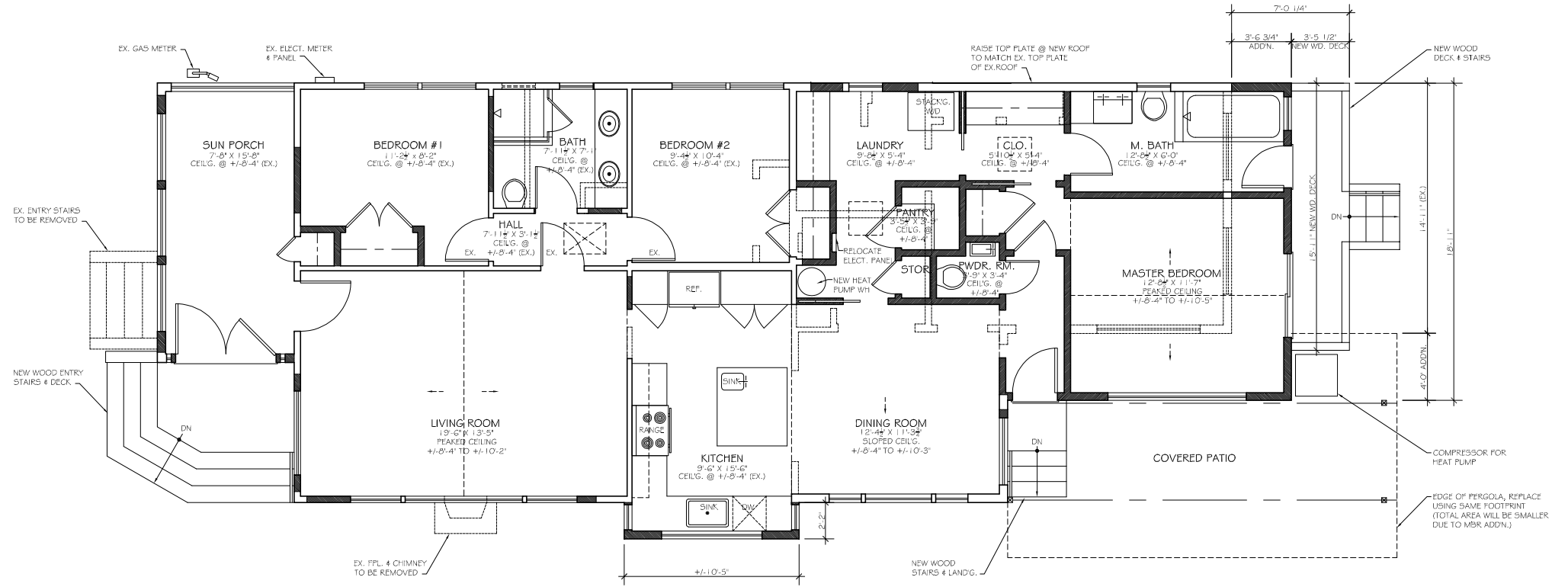
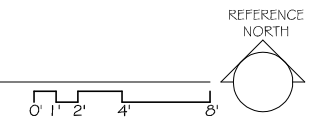
PLANNING REVIEW
 6.7.22

EX. SITE PLAN

A-1.2

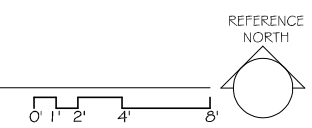


1 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



- DRAWING KEY**
- EXISTING WALLS TO REMAIN
 - - - EXISTING WALLS TO BE REMOVED
 - NEW WALLS

2 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"



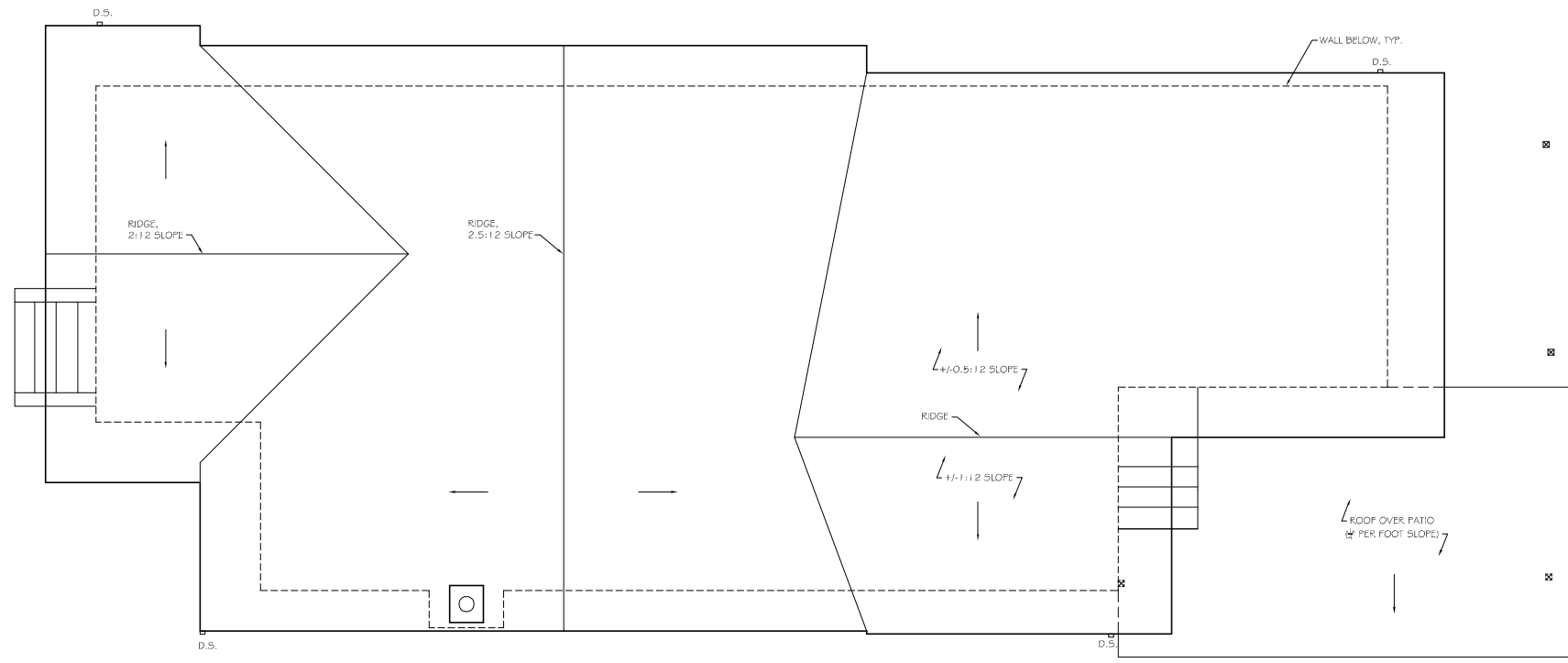
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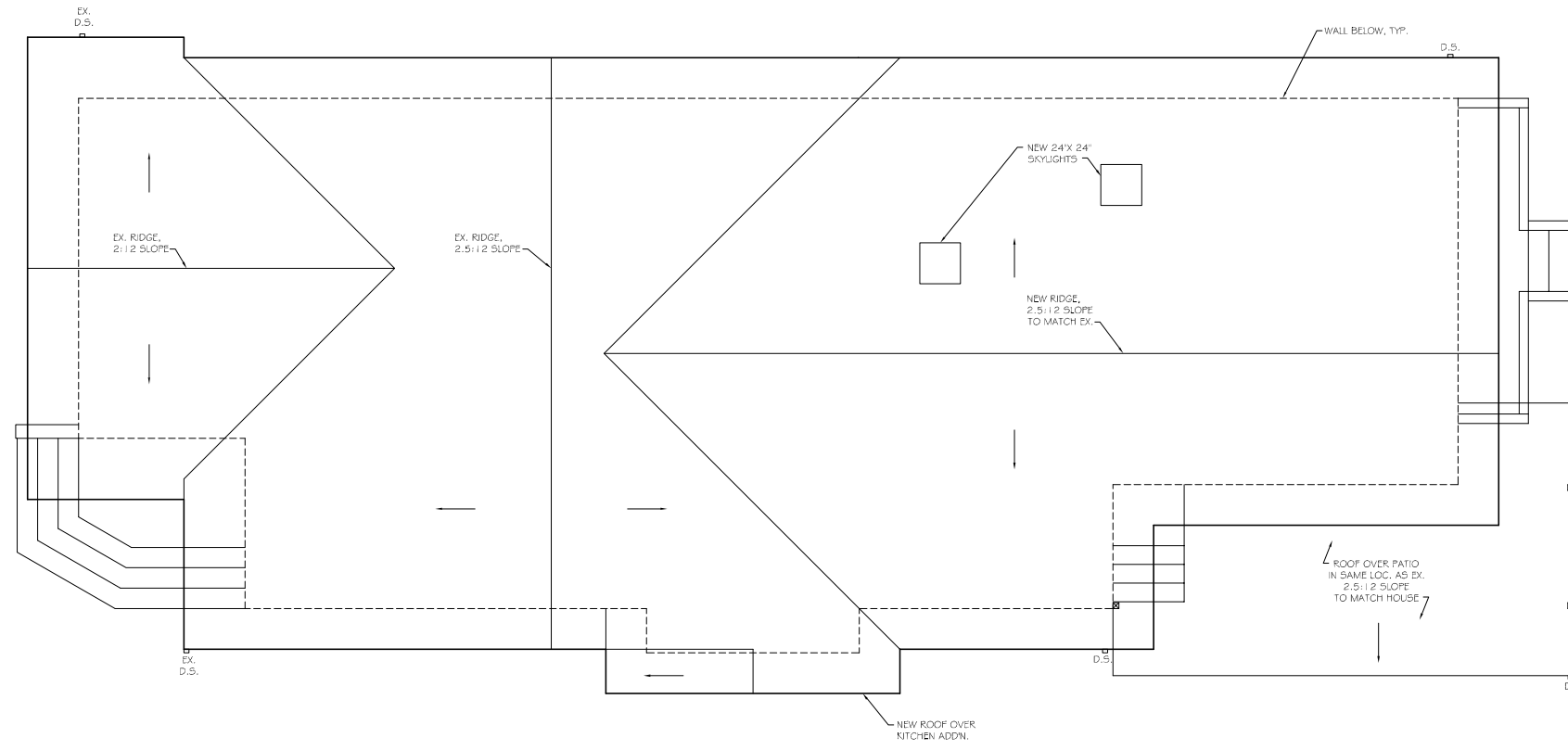
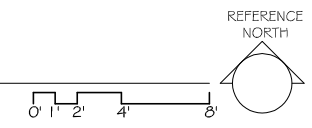
PLANNING REVIEW
6.5.22

RESIDENCE:
EXISTING FLOOR PLAN
PROPOSED FLOOR PLAN

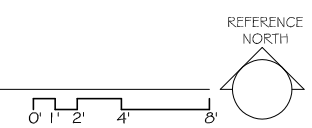
A-2



1 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

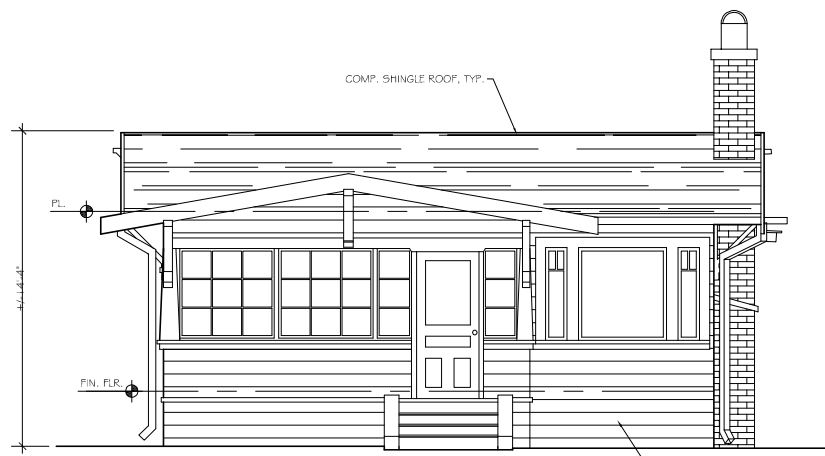


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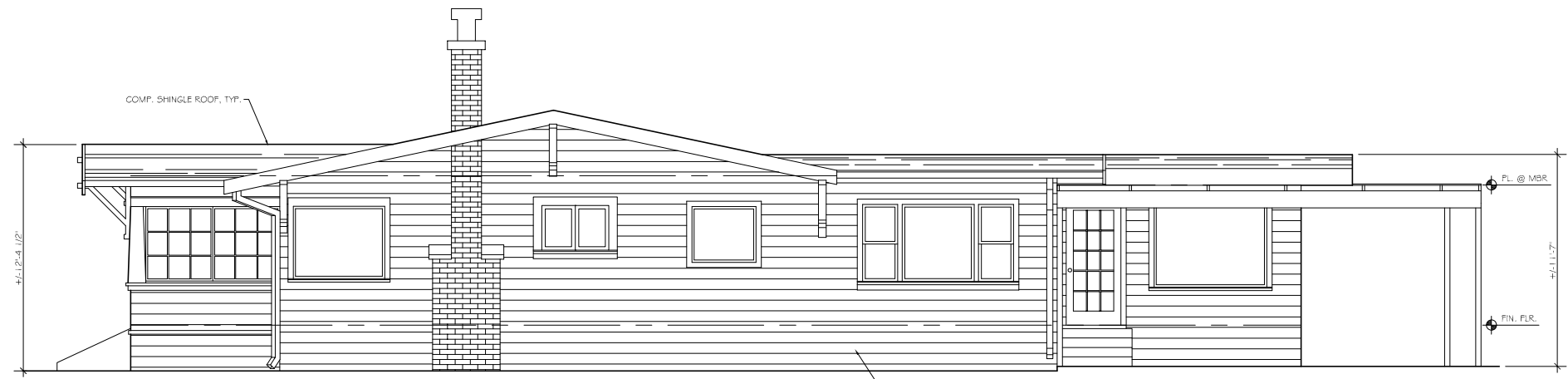
FRIEDMAN/SHULDINER RESIDENCE
10 COURT LANE, FAIRFAX, CALIFORNIA 94930
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PLANNING REVIEW
3.16.22

RESIDENCE:
EXISTING ROOF PLAN
PROPOSED ROOF PLAN



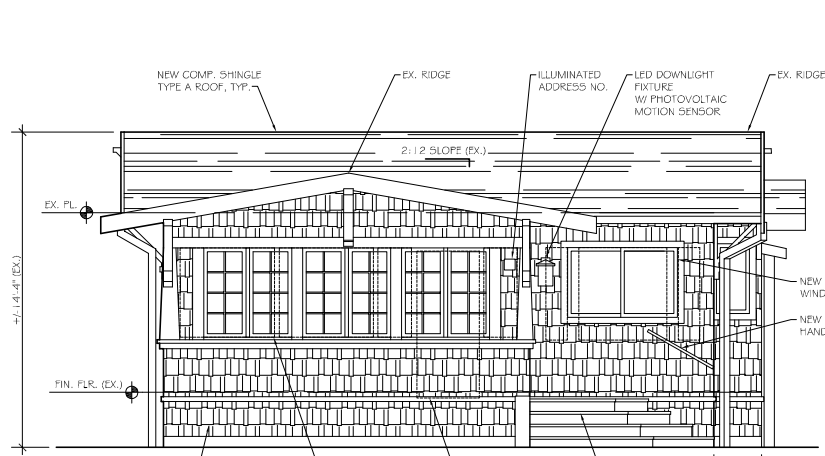
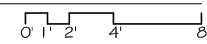
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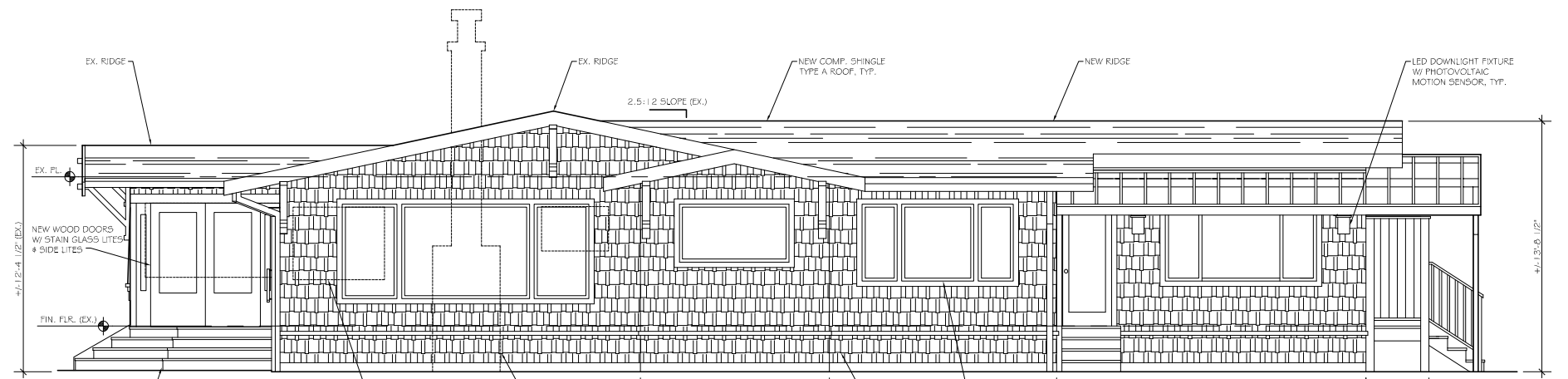
SOUTH

EX. EXTERIOR ELEVATIONS

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



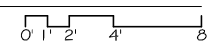
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SOUTH

PROPOSED EXTERIOR ELEVATIONS

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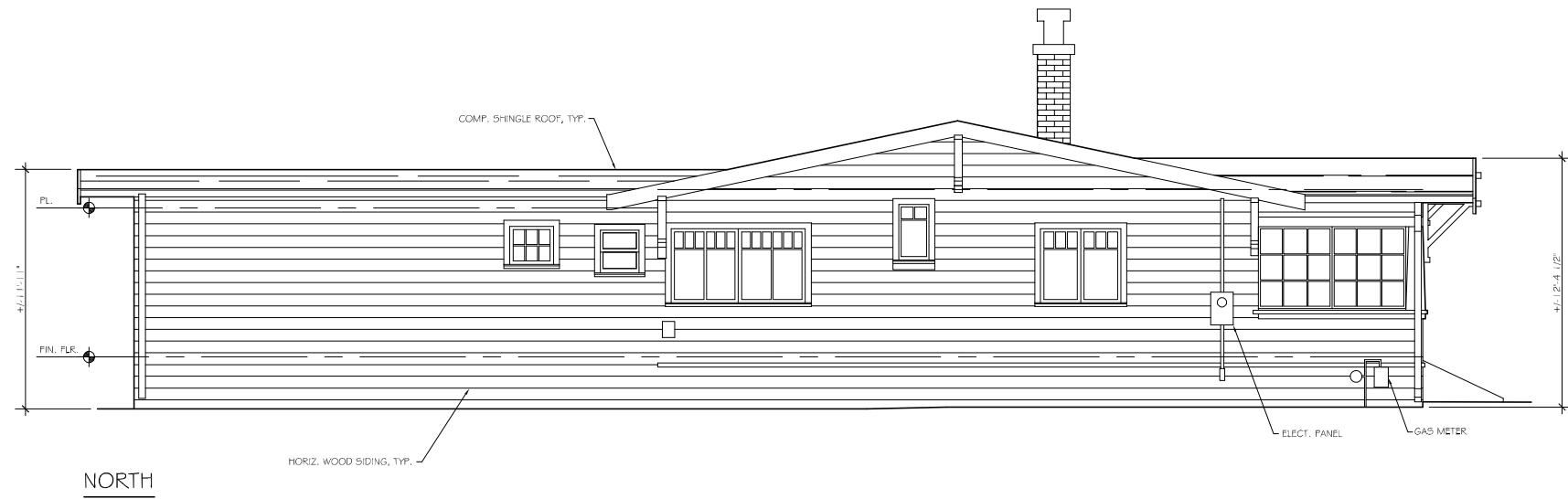
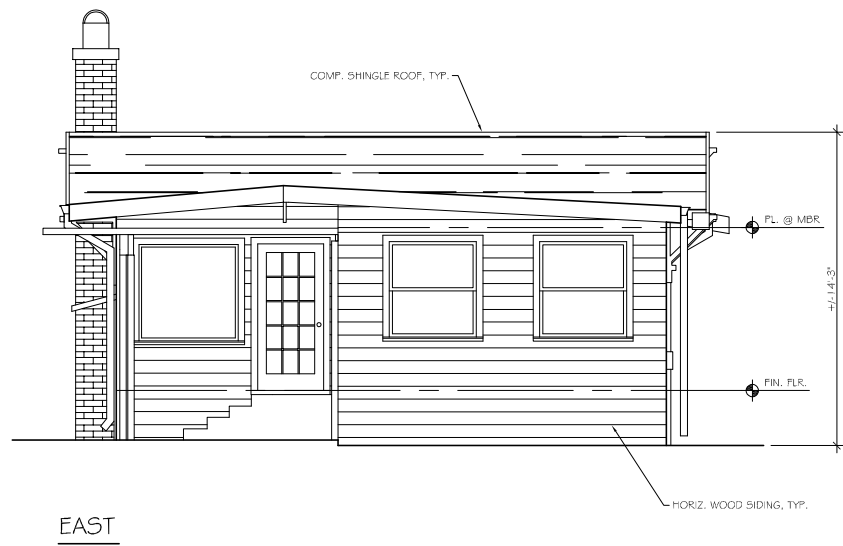


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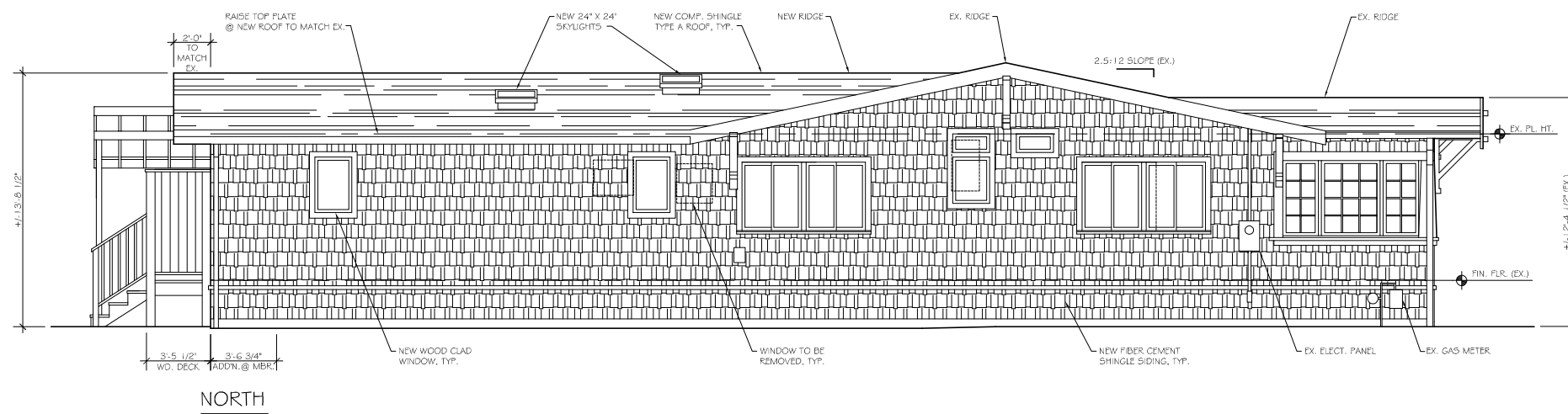
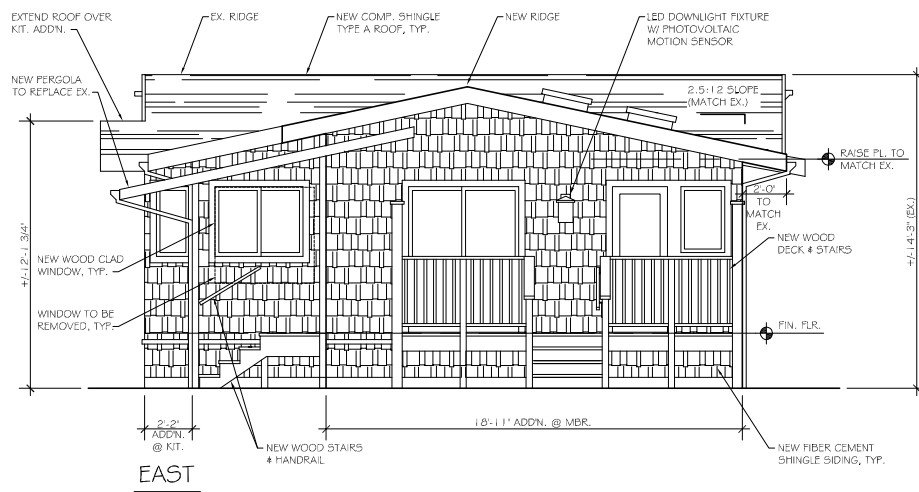
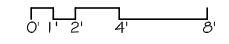
FRIEDMAN/SHULDINER RESIDENCE
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A.P.N. 002-105-01

PLANNING REVIEW
6.5.22

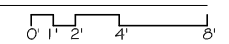
RESIDENCE -
WEST & SOUTH EXT. ELEVATIONS -
EX. & PROPOSED



1 EX. EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"



2 PROPOSED EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"



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PLANNING REVIEW
3.16.22

RESIDENCE:
EAST & NORTH EXT. ELEVATIONS -
EX. & PROPOSED

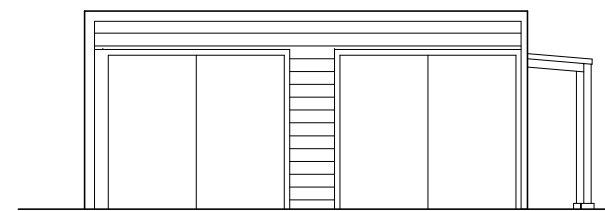
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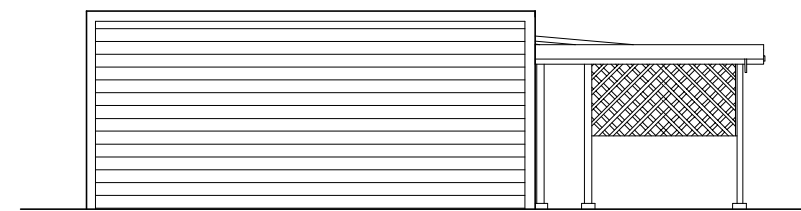
PLANNING REVIEW
 6.5.22

GARAGE:
 EXISTING EXT. ELEVATIONS
 PROPOSED FLOOR PLAN
 PROPOSED ROOF PLAN
 PROPOSED EXT. ELEVATIONS

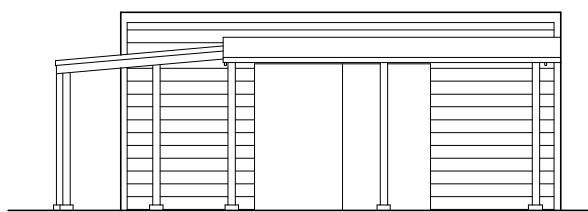
A-6



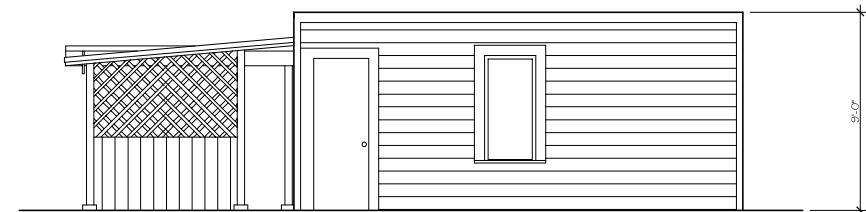
NORTH



WEST

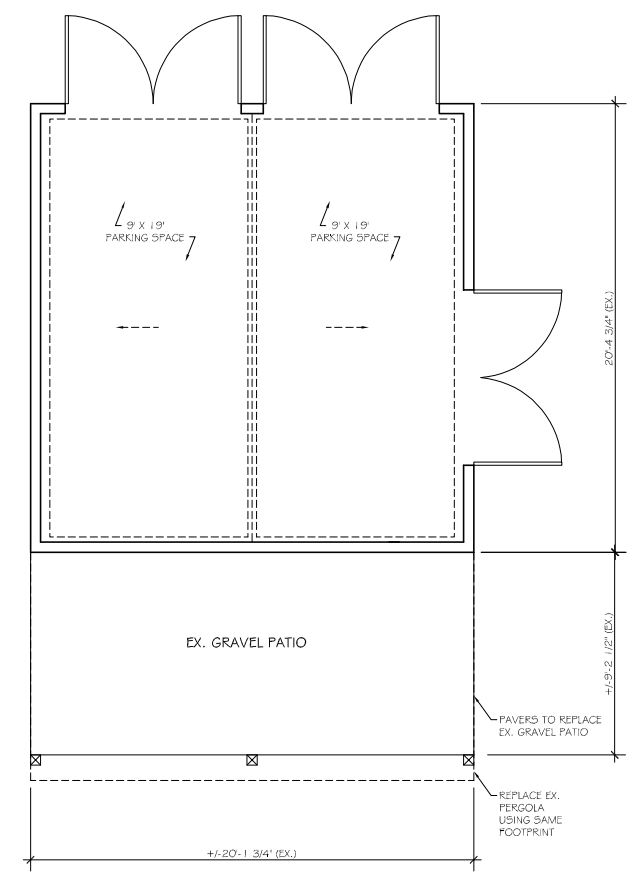
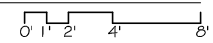


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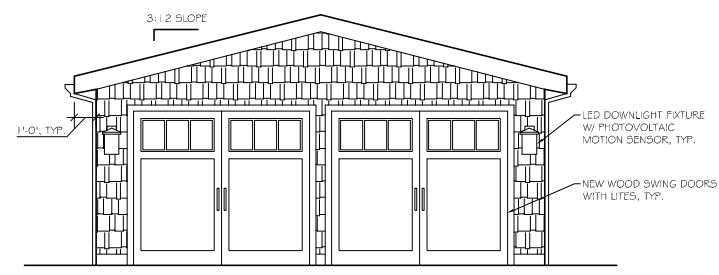


EAST

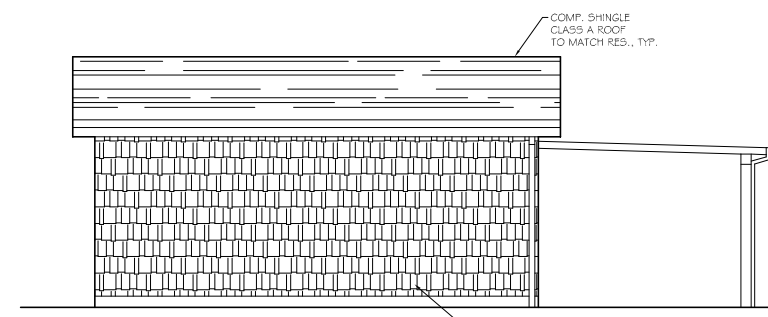
1 EXISTING GARAGE EXTERIOR ELEVATIONS
 SCALE: 1/4" = 1'-0"



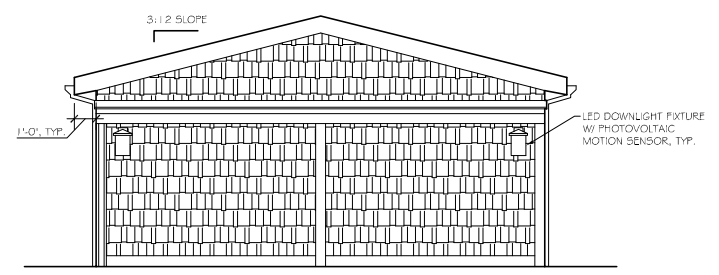
2 PROPOSED GARAGE FLOOR PLAN
 SCALE: 1/4" = 1'-0"



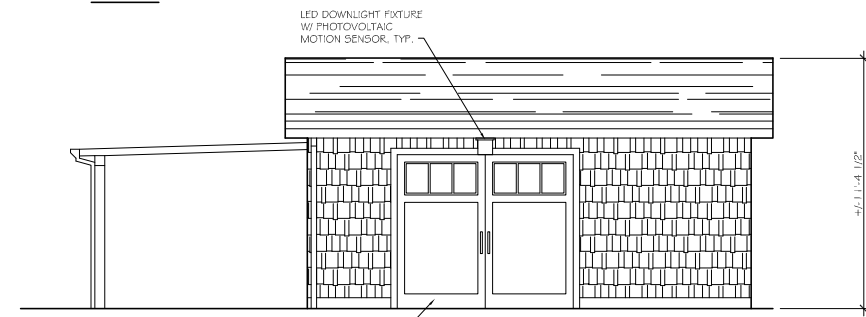
NORTH



WEST

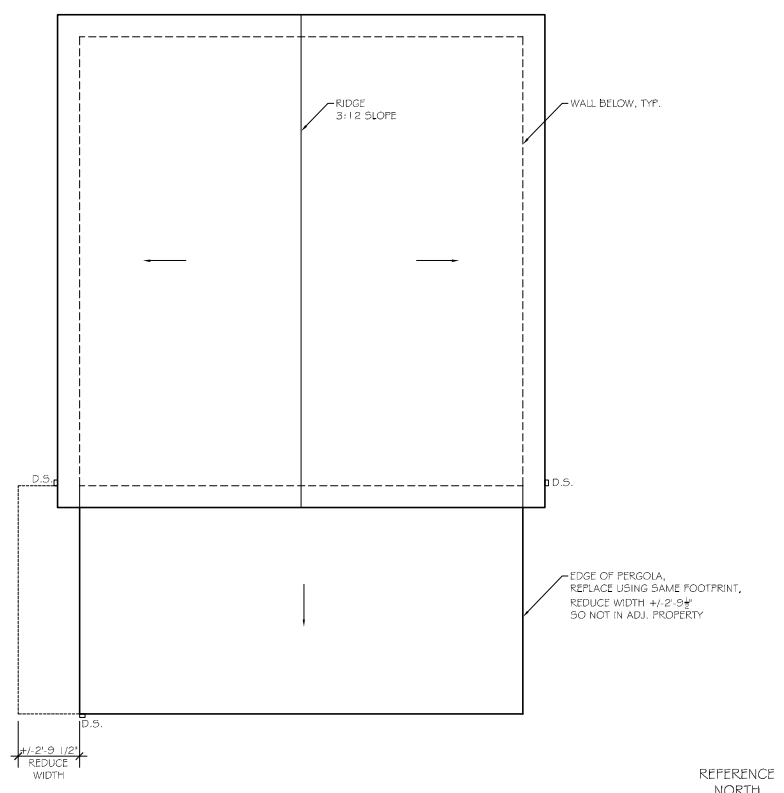
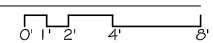


SOUTH

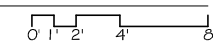


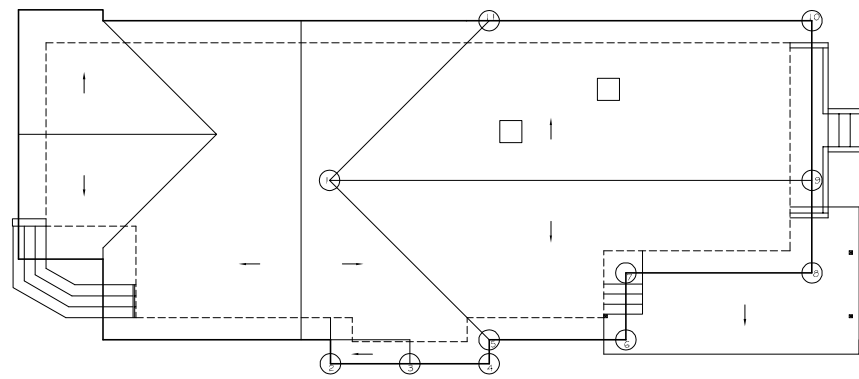
EAST

4 PROPOSED GARAGE EXTERIOR ELEVATIONS
 SCALE: 1/4" = 1'-0"

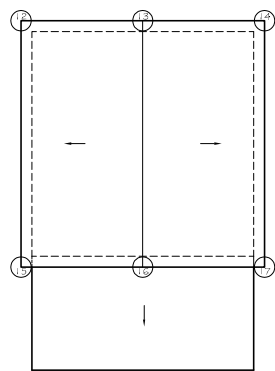


3 PROPOSED GARAGE ROOF PLAN
 SCALE: 1/4" = 1'-0"





RESIDENCE

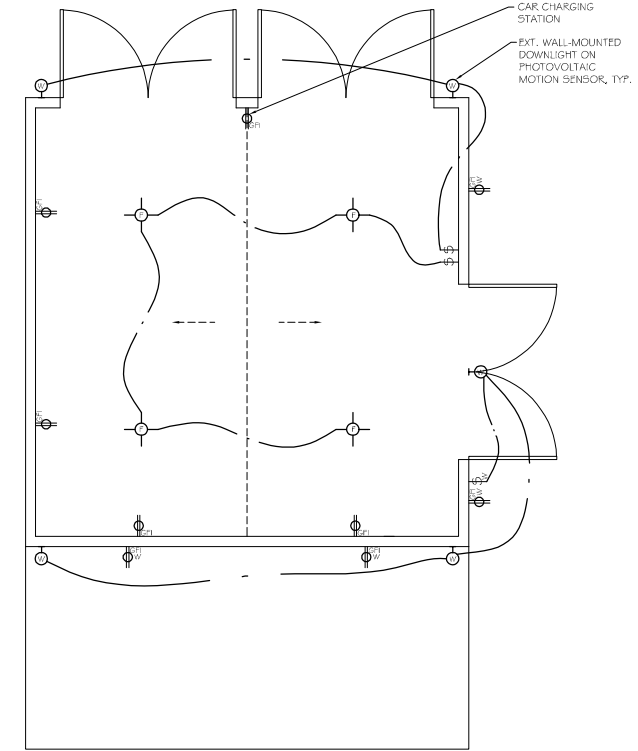
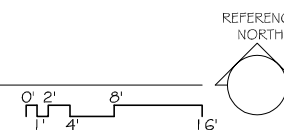


GARAGE

STORY POLE HEIGHTS

NO.	HEIGHT @ TOP OF POLE FROM GRADE
1	13'-8 1/2"
2	10'-7 1/2"
3	12'-1 3/4"
4	10'-7 1/2"
5	10'-7 1/2"
6	10'-7 1/2"
7	11'-11"
8	11'-11"
9	13'-8 1/2"
10	10'-7 1/2"
11	10'-7 1/2"
12	8'-7"
13	11'-4 1/2"
14	8'-7"
15	8'-7"
16	11'-4 1/2"
17	8'-7"

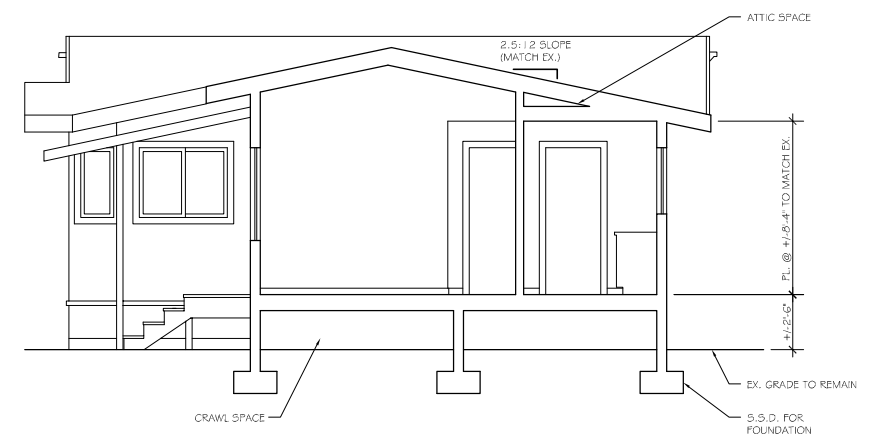
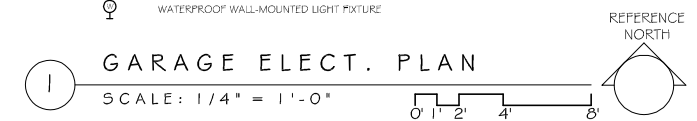
2 STORY POLE DIAGRAMS
SCALE: 1/8" = 1'-0"



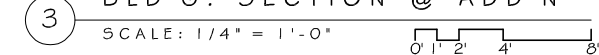
ELECTRICAL KEY

- GROUND FAULT INTERRUPT OUTLET
- GROUND FAULT INTERRUPT WATERPROOF OUTLET
- SINGLE POLE SWITCH
- FLUORESCENT/LED CEILG. MOUNTED LIGHT FIXTURE
- WATERPROOF WALL-MOUNTED LIGHT FIXTURE

1 GARAGE ELECT. PLAN
SCALE: 1/4" = 1'-0"



3 BLD'G. SECTION @ ADD'N
SCALE: 1/4" = 1'-0"



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PLANNING REVIEW
3.16.22

STORY POLE DIAGRAMS
GARAGE ELECTRICAL PLAN
RESIDENCE
BLDG. SEC. @ ADD'N.

-THIS PROPERTY IS IN AN AE FLOOD ZONE (FIRM 06041C0452E, 03/17/2014) BFE VARIES FROM 104.5 AT THE BUILDINGS TO 106 (NAVD 1988) AT THE SOUTH END OF THE PROPERTY
 -THE MAP CREATING THIS LOT SHOWS THE SOUTHERLY BOUNDARY AS THE CENTER OF THE CREEK WITH NO DIMENSIONS GIVEN. THE WEST BOUNDARY IS SHOWN AS A LINE FROM THE CUL-DE-SAC TO THE CENTER OF THE WATER COURSE. A LINE ON THE RECORD BEARING FITS OCCUPATION BUT DOES NOT INTERSECT THE CREEK. A LINE WAS ADDED FROM FROM THE END OF THE RECORD LINE TO THE APPROXIMATE CENTER OF THE CREEK. THE N'LY BOUNDARY WAS EXTENDED 8+ FEET TO THE CENTER OF THE CREEK. WHETHER THE MAP WAS IN ERROR OR THE CREEK HAS MOVED CANNOT BE DISCERNED.
 THE SOUTHERLY BOUNDARY SHOWN ON THE CREATING MAP IS APPROXIMATED BY A DASHED LINE HEREON.
 PARCEL AREA = .34 ACRES

L=20.34 PRO (20.8')(R)
 R=20.00
 $\Delta=58^{\circ}15'51''$
 Tan=11.15

LOT 103C

APN 02-105-02

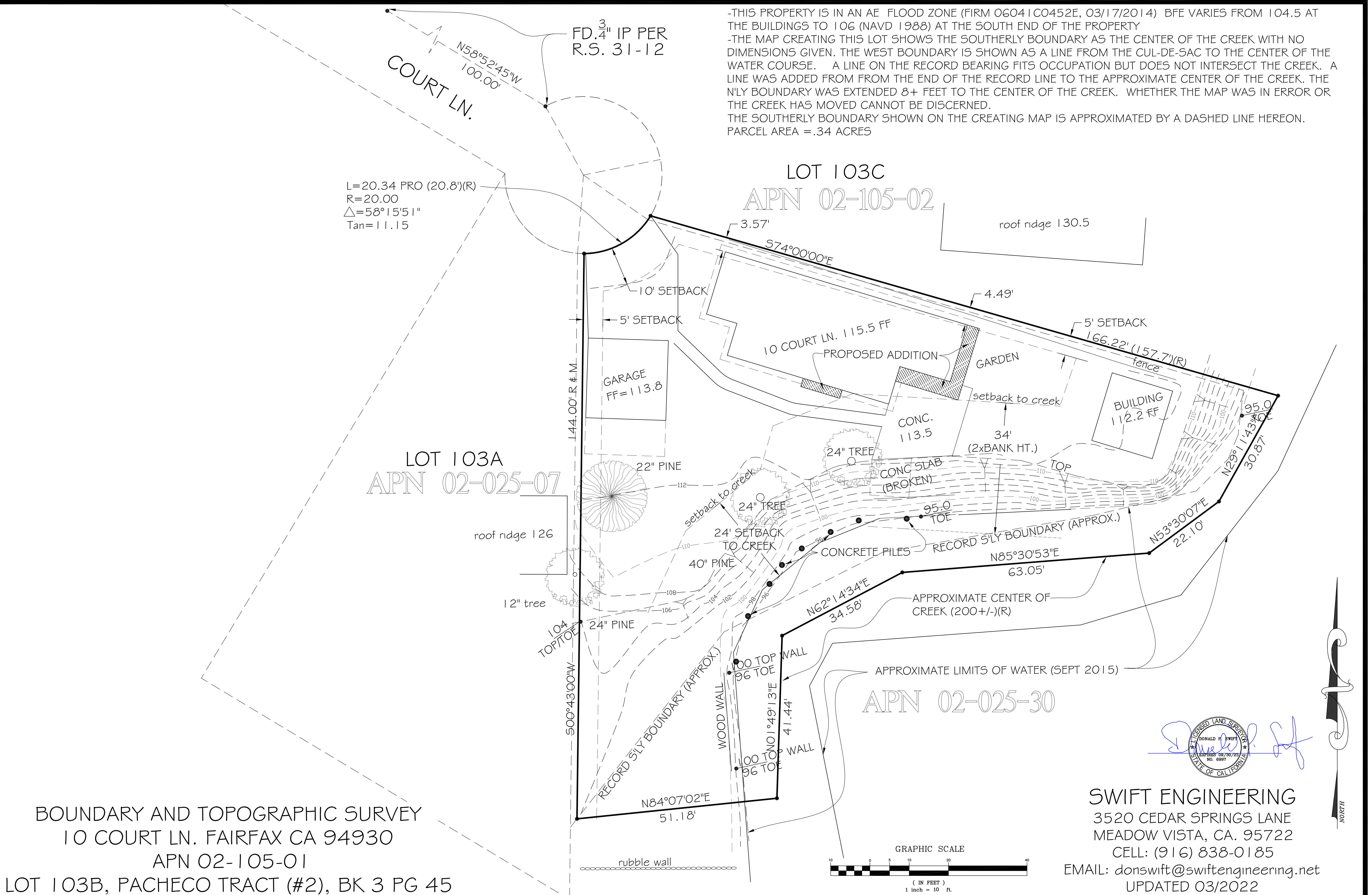
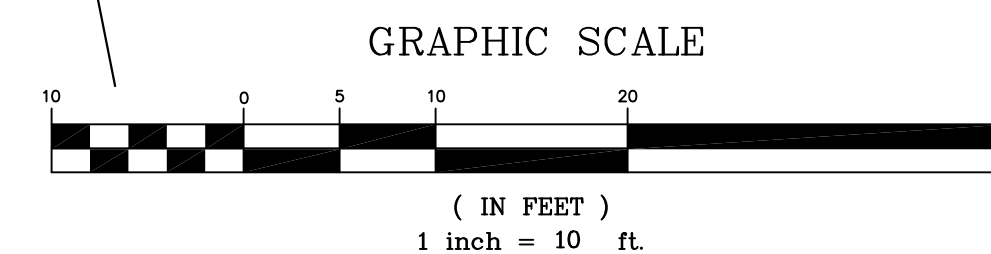
LOT 103A
 APN 02-025-07

APN 02-025-30

BOUNDARY AND TOPOGRAPHIC SURVEY
 10 COURT LN. FAIRFAX CA 94930
 APN 02-105-01

LOT 103B, PACHECO TRACT (#2), BK 3 PG 45

SWIFT ENGINEERING
 3520 CEDAR SPRINGS LANE
 MEADOW VISTA, CA. 95722
 CELL: (916) 838-0185
 EMAIL: donsswift@swiftengineering.net
 UPDATED 03/2022



GENERAL NOTES:
PLANNING SUBMITTAL
-NOT FOR CONSTRUCTION

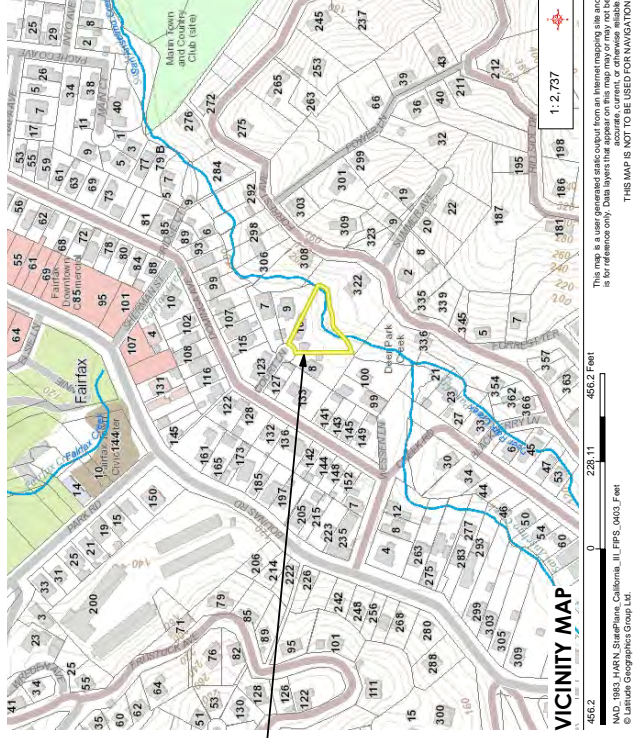
PROJECT DESCRIPTION

RENOVATE EX. HOUSE.
RENOVATE/REBUILD EX. GARAGE
INSTALL ENTRY AND DRIVEWAY PAVING
RESTORE DISTURBED AREAS WITH NEW PLANTINGS

SURVEY-

PROPERTY LINES AND BUILDINGS BY SWIFT
ENGINEERING, SEP. 2015

PROJECT SITE



PLAN PREPARER:

LANDSCAPE ARCHITECTURE
56 MANOR RD. FAIRFAX, CA
TEL: 415-451-1821

APPLICABLE CODES:

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

SHEET INDEX

SHEET	TITLE OF SHEET
L0.0	COVER SHEET
L1.0	SITE PLAN
L1.1	LANDSCAPE PLAN
L1.2	VEGETATION MANAGEMENT PLAN
L1.3	IRRIG. HYDROZONE PLAN

SHULDINER RESIDENCE
10 COURT LANE
FAIRFAX, CA
APN: 02-105-01

Roth LaMotte
Landscape Architecture
56 Manor Road
Fairfax, CA 94939
Tel: 415.451.1821
Fax: 415.482.7009

CONSULTANT

COVER SHEET

File name: Shuldiner Plan.vwx
Date: 6/8/22

NO.	DATE	ISSUE NOTES
-----	------	-------------

DESIGN REVIEW SUBMITTAL
NOT FOR CONSTRUCTION

NO.	DATE	REV. NOTES
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DATE: 02/20/2022
SCALE: AS SHOWN
DESIGNED BY: GR
DRAWN BY: GR/LR
CHECKED BY: GR
UNLESS OTHERWISE NOTED

10.0

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
AGG	AGGREGATE
AL	ALUMINUM
APPROX.	APPROXIMATE
BC	BOTTOM OF CURB
B.O.	BOTTOM OF
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL (FINISH GRADE)
CDR	CEDAR
CIP	CAST-IN-PLACE
CJ	COLD JOINT
CL	CENTERLINE
CEN	CENTER
CTR	CLEANOUT
CO	CONCRETE
CONC	CONCRETE
CY	CUBIC YARDS
DI	DROP INLET
DS	DOWNSPOUT
EXIST	EXISTING
EG	EXISTING GRADE
EJ	EXPANSION JOINT
FO	FACE OF
FF	FINISH FLOOR ELEVATION
FS	FINISH SURFACE
FG	FINISH GRADE
FL	FLOW LINE
FIG	FOOTING
HDG	HOT DIP GALVANIZED
HT	HEIGHT
GB	GRADE BREAK
HB	HOSE BIB
HP	HIGH POINT
LD	LANDSCAPE DRAIN
LOG	LIMIT OF GRADING
LOW	LIMIT OF WORK
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
(N)	NEW
NIC	NOT IN CONTRACT
N/A	NOT APPLICABLE
NOM	NOMINAL
OH	OVERHEAD
OC	ON CENTER
PA	PLANTED AREA
P1DF	PRESSURE TREATED DOUGLAS FIR
R	RADIUS
REQD	REQUIRED
RWD	REDWOOD
ROW	RIGHT-OF-WAY
SIM	SMILAR
SJ	SCORE JOINT
SS	STAINLESS STEEL
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.C.D.	SEE CIVIL DRAWINGS
S.S.D.	SEE STRUCTURAL DRAWINGS
IC	TOP OF CURB
IS	TOP OF STEP
TW	TOP OF WALL
TO	TOP OF
TYP	TYPICAL
TW	TOP OF WALL
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
WM	WATER METER

GENERAL NOTES

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

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
2. SPECIAL INSPECTION OR STRUCTURAL OBSERVATION IS NOT A SUBSTITUTE FOR INSPECTION BY THE BUILDING OFFICIAL OR BUILDING INSPECTOR. SPECIALLY INSPECTED WORK THAT IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL AND THE SPECIAL INSPECTOR AND DESIGN ENGINEER IS SUBJECT TO REMOVAL OR EXPOSURE.
3. FIELD VERIFY AND OTHERWISE BECOME FAMILIAR WITH ALL EXISTING IMPROVEMENTS. COORDINATE ALL WORK OF THIS CONTRACT WITH EXISTING SITE UTILITIES AND IMPROVEMENTS. BRING ALL CONFLICTS TO THE ATTENTION OF THE OWNER AND OBTAIN DIRECTION PRIOR TO PROCEEDING WITH THE WORK AFFECTED.
4. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY.
5. ALL LAYOUT AND GRADES SHOWN IN DRAWINGS TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. DISCREPANCIES FROM THE CONSTRUCTION DOCUMENTS TO BE BROUGHT TO ATTENTION OF LANDSCAPE ARCHITECT AND CIVIL ENGINEER. QUESTIONS REGARDING DIMENSIONS AND ELEVATIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER.
6. CONTRACTOR TO LAYOUT ALL ASPECTS OF THE PROJECT IN FIELD FOR CONFIRMATION AND APPROVAL BY LANDSCAPE ARCHITECT AND CLIENT PRIOR TO PROCEEDING WITH CONSTRUCTION.
7. ALL MATERIALS SHALL BE REFURNISHED AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED.
8. BASE SURVEY INFORMATION SUPPLIED BY THE ARCHITECT. THE INFORMATION PROVIDED THEREIN IS NOT THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT.
9. LIMIT OF WORK SHOWN IS APPROXIMATE.
10. CONTRACTOR TO ESTABLISH/RE-ESTABLISH FINISH GRADES THROUGHOUT THE WORK AREA PRIOR TO COMPLETION OF THE WORK. FINISH GRADES AS NECESSARY TO INSURE PROPER DRAINAGE AND ELIMINATE AREAS OF FLOODING. OBTAIN OWNER AND LANDSCAPE ARCHITECT APPROVAL OF FINISH GRADES PRIOR TO PLACEMENT OF EROSION CONTROL MEASURES.
11. CONSTRUCTION ACCESS OUTSIDE THE LIMIT OF WORK WILL BE BY PRIOR APPROVAL ONLY.
12. IDENTIFY LOCATIONS OF ALL EXISTING UTILITIES BEFORE DIGGING OR TRENCHING. CALL UNDERGROUND SERVICE ALERT (USA) PRIOR TO GROUND DISTURBANCE (811 or 1-800-227-2660)
13. PROPERTY IS WITHIN A STREAM CONSERVATION AREA. NO WORK IS PROPOSED WITHIN THE STREAM CORRIDOR AREAS BELOW JURISDICTIONAL TOP OF BANK ELEVATIONS THAT WOULD BE SUBJECT TO JARPA REGULATIONS AND PROCESS.

EXTERIOR LIGHTING NOTES

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

1. EXTERIOR LIGHTING FIXTURES TO BE LOCATED FOR SECURITY AND SAFETY ONLY.
2. EXTERIOR LIGHTING FIXTURES TO BE ENERGY EFFICIENT (LED) AND HOODED TO ELIMINATE OUTWARD GLARE TOWARD NEIGHBORING PROPERTIES. FIXTURES SHALL BE DARK SKY COMPLIANT.
3. FIXTURES TO BE DESIGNED TO MINIMIZE WATTAGE TO THE LOWEST LEVELS POSSIBLE TO STILL RETAIN SAFE NIGHTTIME ACCESS. ~APPROX. .2 FOOTCANDLES.
4. BULBS OR FILTERS TO BE USED TO MAINTAIN A WARM LIGHTING COLOR.
5. WIRING AND SWITCHING LAYOUT TO BE APPROVED BY OWNER AND COORDINATED WITH INTERIOR SWITCHES BY ELECTRICAL CONTRACTOR.
6. POWER CONNECTIONS AND INSTALLATION OF CIRCUIT BREAKER, IF NECESSARY, TO BE RESPONSIBILITY OF CONTRACTOR.
7. BURY CONDUIT AND DIRECT BURIAL WIRE TO ACHIEVE 12" MIN. COVER.
8. ASSUME LIGHTS TO BE CONTROLLED BY OUTDOOR TIMER
9. WIRE ROUTING AND SLEEVES NOT SHOWN. ELECTRICAL CONTRACTOR TO COORDINATE AND LOCATE SLEEVES IN FIELD.

DEMOLITION NOTES AND SPECIFICATIONS

- A. GENERAL**
1. PRIOR TO BEGINNING THE WORK, LAYOUT PROTECTIVE DEVICES AS NECESSARY AND AS DIRECTED BY PROJECT ARCHITECT TO PROTECT EXISTING TREES OR PLANTS TO REMAIN. PRIOR TO PROCEEDING WITH THE WORK, FOR REVIEW BY LANDSCAPE ARCHITECT. NOTIFY LANDSCAPE ARCHITECT WHEN PROTECTIVE DEVICES ARE READY FOR REVIEW. SEE II. TREE PROTECTION MEASURES SECTION BELOW.
 2. MAINTAIN AND MAINTAIN ALL TREE PROTECTION MEASURES (SHEET L0.1) UNTIL SUCH PROTECTIONS ARE APPROVED FOR REMOVAL BY PROJECT ARCHITECT. PRIOR TO BEGINNING EARTH/SOIL DISTURBANCE ACTIVITIES.
 3. THE CONTRACTOR SHALL OBTAIN ALL SPECIAL PERMITS AND LICENSES AND GIVE ALL NOTICES REQUIRED FOR PERFORMANCE AND COMPLETION OF THE DEMOLITION AND REMOVAL WORK, HAULING, AND DISPOSAL.
 4. ERECT AND MAINTAIN TEMPORARY BRACING, SHORING, LIGHTS, BARRICADES, SIGNS, AND OTHER MEASURES AS NECESSARY TO PROTECT THE PUBLIC, WORKERS, AND ADJOINING PROPERTY FROM DAMAGE FROM DEMOLITION WORK.
 5. ALL IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS.
 6. OPEN DEPRESSIONS AND EXCAVATIONS OCCURRING AS PART OF THIS WORK SHALL BE BARRICADED AND POSTED WITH WARNING SIGNS AND CONE OFF LIMITS TO PROTECT ADJACENT PROPERTY OR THROUGH PUBLIC ACCESS.
 7. FENCING OR SIMILAR AS REQUIRED, WHEN ACCESSIBLE THROUGH ADJACENT PROPERTY OR THROUGH PUBLIC ACCESS.
 8. PROTECT UTILITIES, PAVEMENTS, AND FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATIONS.
 9. PROVIDE CONTINUOUS NOISE AND DUST ABATEMENT AS REQUIRED TO PREVENT DISTURBANCE AND NUISANCE TO THE PUBLIC AND WORKERS AND TO THE OCCUPANTS OF ADJACENT PREMISES AND SURROUNDING AREAS. DAMPEN AREAS AFFECTED BY DEMOLITION OPERATIONS AS NECESSARY TO PREVENT AIRBORNE DUST.
- B. UNKNOWN CONDITIONS**
1. PERFORM DEMOLITION AND RELATED DOCUMENTS MAY NOT REPRESENT ALL SURFACE AND SUB-SURFACE CONDITIONS AT THE SITE AND ADJOINING AREAS.
 2. THE KNOWN CONDITIONS ARE AS INDICATED, AND SHALL BE COMPARED WITH ACTUAL CONDITIONS BEFORE COMMENCEMENT OF WORK.
 3. IF DIFFERING SITE CONDITIONS ARE INVOLVED, THEY WILL BE DISCUSSED ON SITE AND PAID FOR AT AGREED UPON UNIT PRICES FOR WORK RELATED TO DISCREPANCIES PRIOR TO COMMENCING WITH THE WORK.
- C. DEMOLITION**
1. PERFORM DEMOLITION IN ACCORDANCE WITH THE DRAWINGS AND DIRECTIONS GIVEN AT SITE WALK PRIOR TO COMMENCEMENT OF WORK. PERFORM DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES AND REGULATIONS.
 2. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. PERFORM DEMOLITION WITH SMALL TOOLS AS MUCH AS POSSIBLE.
 3. BACKFILL AND COMPACT DEPRESSIONS CAUSED BY EXCAVATIONS, DEMOLITION, AND REMOVAL UNLESS AREAS TO REMAIN LOW.
 4. DISPOSE OF REMOVED MATERIALS, WASTE, TRASH, AND DEBRIS IN A SAFE, ACCEPTABLE MANNER, IN ACCORDANCE WITH APPLICABLE LAWS AND ORDINANCES AND AS PRESCRIBED BY AUTHORITIES HAVING JURISDICTION. SUCH MATERIALS MAY BE STOCK PILED PROVIDED IT IS COVERED AND DOES NOT REMAIN ON SITE MORE THAN 30 DAYS.
 5. BURYING OR BURIAL OF TRASH AND DEBRIS ON THE SITE WILL NOT BE PERMITTED.
 6. REMOVED MATERIALS, TRASH, AND DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE OWNER'S PROPERTY AND DISPOSED OF IN A LEGAL MANNER. LOCATION OF DISPOSAL SITE AND LENGTH OF HAUL SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
 7. ALL MATERIALS SLATED TO BE SALVAGED, TRANSPLANTED OR OTHERWISE RETAINED SHALL BE IDENTIFIED AND PROTECTED.
- D. CLEANUP**
1. CONTRACTOR TO CLEAN UP SITE TO PROVIDE A CLEAN, ORDERLY AND SAFE SITE ON A DAILY BASIS.

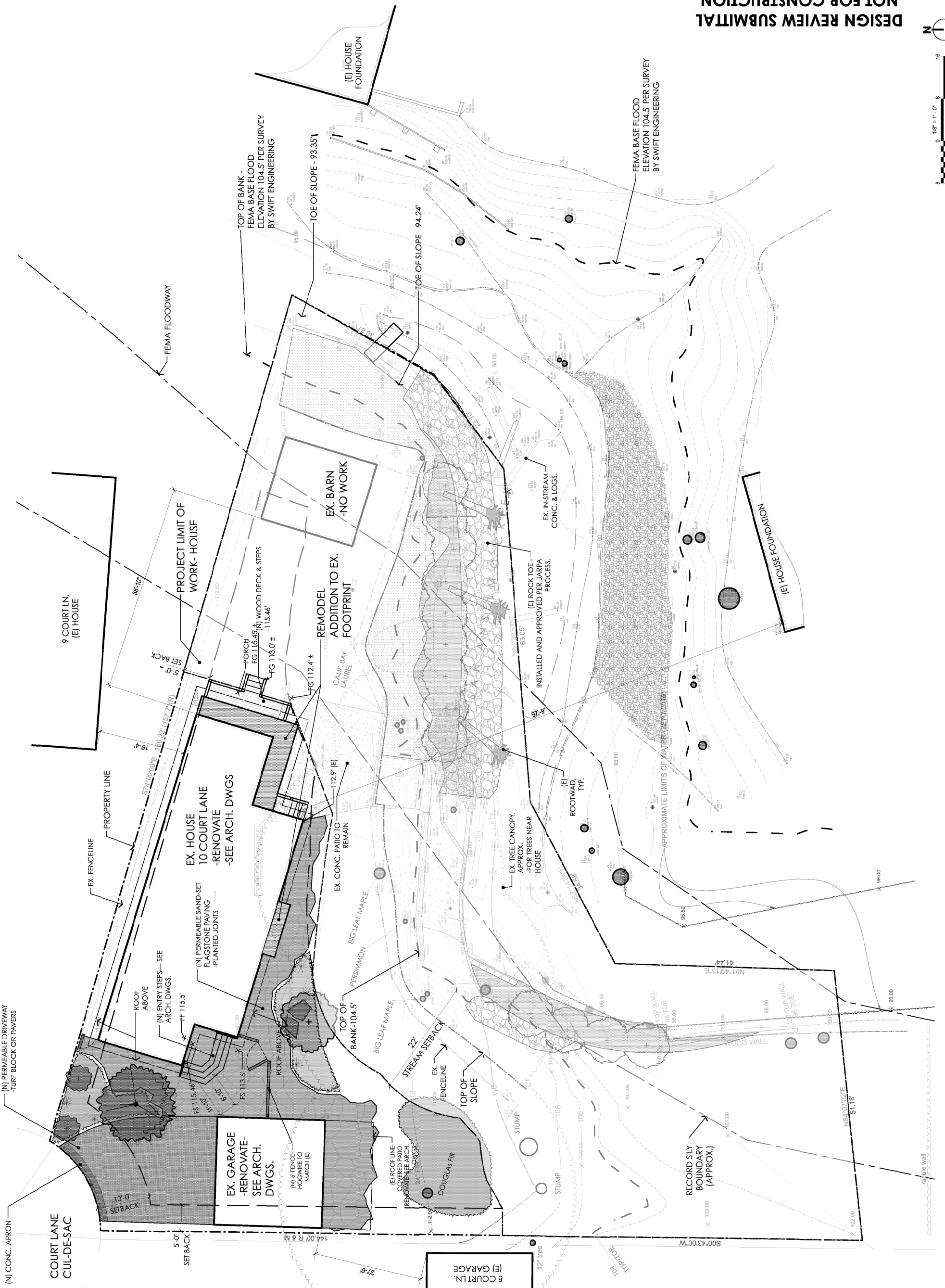
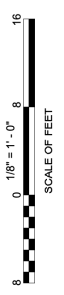
NO.	DATE	ISSUE NOTES
D	02/20/22	PLANNING REVIEW

NO.	DATE	REV. NOTES

DATE: 02/20/2022
 SCALE: AS SHOWN
 DESIGNED BY: GR
 DRAWN BY: GR/LR
 CHECKED BY: GR

L1.0

DESIGN REVIEW SUBMITTAL
 NOT FOR CONSTRUCTION



1 SITE PLAN
 L1.0 1/8" = 1'-0"

VEGETATION MANAGEMENT PLAN NARRATIVE

The property is located within a designated Wildland Urban Interface Zone, and all construction shall comply with the 2019 CFC Chapter 7A & 2019 CRC Section R337.

1. Existing Conditions

a. There are currently a mix of mature maples, fruit trees and some alders and bay at top and bottom of the creek bank. All trees along the top of the bank must be retained and protected during the remodel of the new home. Removal of one pine is required due to its health, structure and pyrophytic qualities. An existing lawn between the house and the top of creek bank will be protected.

2. Proposed Scope

a. The intent of this plan is to properly maintain the perimeter areas along the top of the bank, remodel the home and garage and replace of plants along the edge of structure with flagstone path. There will be a few limited areas for ornamental plantings as indicated on the landscape plans, planting of only 2 trees is proposed for shade and fruit. The lawn between the house and top of bank will be reduced in size.
 b. All dead and dying plant material, combustible materials or debris will be removed to create a clean and clear space free of fire hazards so as to establish a defensible space from fire. All combustible materials will be removed from areas adjacent to structures, decks, fences or roofs. This includes dead branches, leaves, needles on the ground, and branches that might hang over into the immediate Zone of the house.
 c. Existing plantings along the bank will be maintained in good health and dead materials shall be removed when present and as required.

3. Future Plantings

a. Proposed Landscape plantings are shown on sheet L2.0
 b. Any future plantings will comply with RFPD recommended plant species, plant spacing and irrigation requirements. All plantings shall be installed within 14 days of the start of construction. All trees and large bark and chips (greater than 1/2" diameter) may be OK at the discretion of the fire inspector.
 c. Shredded wood and fir bark is not permitted as it presents a fire hazard within the landscape.

4. Long Term Maintenance and Safety Practices

- All fire prone fuels and dead material will be removed within 100' of the home.
- Remove branches beneath large trees for a 6-foot minimum clearance.
- Needles and leaves and other combustible debris and litter shall be removed from roofs and gutters at minimum twice yearly.
- All weeds and grasses shall be cut regularly to a height of 4" or less.
- Vegetation shall be trimmed to within 10' horizontally of roadways, and trees shall be trimmed as not to overhang roadway and provide 14' of clearance vertically.
- All dead and dying vegetation shall be removed seasonally to reduce vegetation volume and ladder fuel on an annual basis.
- Coordinate with adjacent property owners to maintain tree canopies, vegetation and ladder fuels.
- No native grasses shall be planted within Home Ignition zone 0.
- All planted areas inside Home Ignition zones shall be irrigated.
- All plantings shall be selected in coordination with the FireSafe Marin planting list. Other fire resistant plants can be utilized with prior approval of the Fire Code Official.
- Regardless of plant selection, shrubs shall be spaced so that no continuity exists between ground fuels and tree crowns, such that a ground fire will not extend into the tree canopy.

Immediate Zone (ZONE 0): 0'-5'

The immediate zone extends 0-5' from your house. ZONE 0 is the area closest to your house, including the structure itself, decks, outdoor furniture, and the outside walls and coverings. This area is most vulnerable, and should be most aggressively maintained for fire resistance.

- Remove any combustible outdoor furniture.
- Replace jute or fiber door mats with fire resistant materials.
- Remove or relocate all combustible materials, including garbage and recycling containers, lumber, tools, and patio accessories.
- Clean all fallen leaves and needles regularly. Repeat often during fire season.
- Remove tree limbs that extend into this zone. Fire-prone tree varieties should be removed if they extend within 5' of structures.
- Do not store firewood, lumber, or combustibles here, even (especially) under decks or overhangs. Move stored combustibles inside, or at least 30' away from structures.
- Use only inorganic, non-combustible mulches such as stone or gravel. Composted mulch and large bark and chips (greater than 1/2" diameter) may be OK.

Intermediate Zone (ZONE 1): 5'-30'

The intermediate zone from 5' to 30' out from buildings, structures, decks, etc. Keep ZONE 1 "Lean, Clean, and Green" and employ careful landscaping to create breaks that can help influence and decrease fire behavior.

- Remove all dead plants, grass, and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Remove vegetation and items that could catch fire from around and under decks.
- Remove fire-prone plants, and choose any fire-resistant varieties, regularly.
- Remove any dead or dying vegetation, and trim trees to a height of 10' above the ground (or 1/3 the height of the tree) to provide clearance and to eliminate a "fire ladder".
- Use only inorganic, non-combustible mulches such as stone or gravel. Composted mulch and large bark and chips (greater than 1/2" diameter) may be OK.

Extended Zone (ZONE 2): 30'-100'

The extended zone from 30' to 100' (or more, if required due to steep slopes, nearby vegetation conditions, and/or your local fire department). The goal here is not to eliminate fire but to interrupt fire's path and keep flames smaller and on the ground. This zone should include at a minimum:

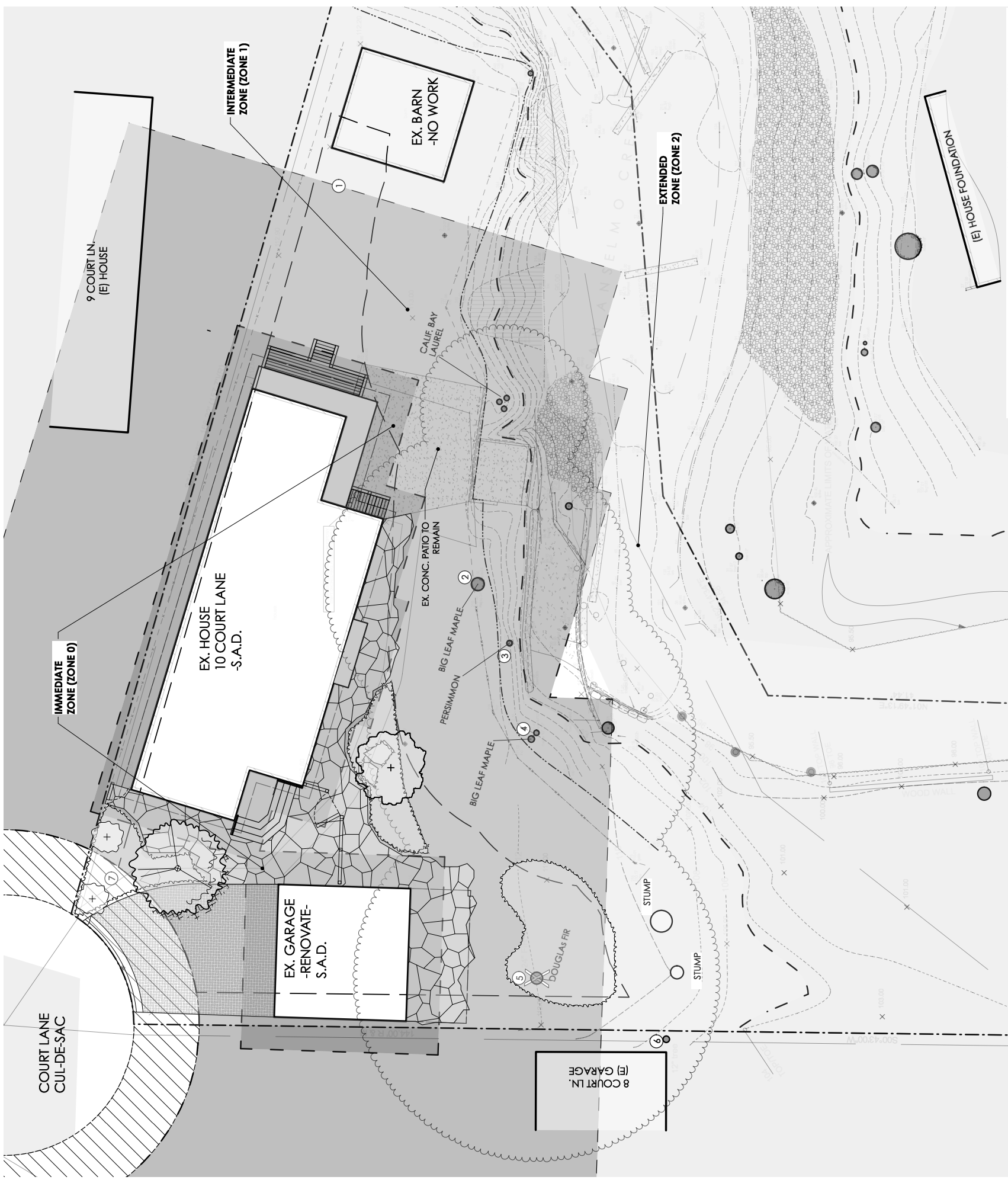
- Cur or mow annual grass down to a maximum height of 4 inches.
- Remove dead or dying vegetation, and trim trees to a height of 10' above the ground.
- Remove fallen leaves, needles, twigs, bark and small branches. However, they may be permitted to a depth of 3 inches if erosion control is an issue.

Access Zone (ZONE 3): 0'-10'

Extends 10 feet horizontally from the edge on either side of the road or driveway. Within this zone, plantings shall be fire resistant and shall not extend within the 14 foot vertical clearance above the surface of the roadway or driveway, as required for emergency access. All landscape shall meet the requirements for separation as stated in the Zone 2 above.

NOTE: Standard 220 has been developed collaboratively with Fire Departments and Fire Districts throughout Marin County with the intent of providing a comprehensive and consistent application of regulations outlined in the California Code of Regulations Title 24, Part 9 (California Fire Code), Government Code, Title 5, Division 1, Part 1, Chapter 6.8, Section 4290 and 4291 of the Public Resources Code, the International Wildland Interface Code and locally adopted ordinances. Fuel modification distances, type of vegetation and topographic features are factors in determining adequate green belts and fire fuel modification around structures. This methodology is implemented for the primary purpose of providing time for fire suppression personnel and equipment to respond and establish effective operational tactics and strategies during an ensuing wildland fire.

In the event minimum required defensible space crosses property lines, the property owner will be required to obtain a "defensible space easement" from the adjoining property owner. If this cannot be obtained, the proposed structure may be required to be re-sited or other feasible mitigation measures shall be required to reduce the risk of ignition or spread of wildfire to the structure(s). For existing structures, additional fire protection measures may be required to mitigate a reduction in the required defensible space.



Existing Tree Schedule

TREE #	Botanical Name	Common Name	DBH	Action	Status	Fire
1	Feijoa sellowiana	Pineapple guava	4.5", 3.5"	PROTECT	Edible	No
2	Acer macrophyllum	Big Leaf Maple	26"	PROTECT	Native	No
3	Diospyros sp.	Persimmon	9"	PROTECT	Edible	No
4	Acer macrophyllum	Big Leaf Maple	15", 14"	PROTECT	Native	No
5	Pseudotsuga menziesii	Douglas Fir	24"	REMOVE	Hazard	Fire
6	Prunus sp.	Plum	12"	PROTECT	Edible	No
7	Molus sp.	Crabapple	5.5"	REMOVE	Edible	No

Botanical Name	Common Name	Fire Resistant	Qty	Type	Remarks
Fraxinus velutina	Star Jasmine	Yes	3	Vine, G-Cover	Remove if Construction Incomplete
Wisteria sinensis	Wisteria	Yes	1	Vine	Remove from Structures
Ficus japonica	Japanese aralia	Yes	2	Shrub	Remove if Construction Incomplete
Omanthea tosa	Omanthea tosa	Yes	3	Shrub	Remove if Construction Incomplete
Feijoa sellowiana	Pineapple guava	Yes	1	Shrub/Tree	Remove if Construction Incomplete
Molus sp.	Crabapple	Yes	2	Shrub	Remove if Construction Incomplete
Ulmus americana	Elm	No	1	Tree	Remove if Construction Incomplete
Prunus sp.	Plum	Yes	3	Tree	Remove if Construction Incomplete
Salix lucida	Willow	Yes	1	Shrub	Remove if Construction Incomplete
Malus sp.	Malus sp.	Yes	3	Tree	Remove if Construction Incomplete
Crataegus sp.	Crabapple	Yes	1	Tree	Remove if Construction Incomplete
Prunus sp.	Plum	Yes	7	Tree	Remove if Construction Incomplete
Prunus sp.	Crabapple	No	4	Shrub	Remove if Construction Incomplete

SCALE OF FEET

SHULDINER RESIDENCE
 10 COURT LANE
 FAIRFAX, CA
 APN: 02-105-01

VEGETATION
 MANAGEMENT PLAN

Date: 6/8/22
 File name: Shuldiner Plan.vwx

NO.	DATE	ISSUE NOTES
D	02/20/22	PLANNING REVIEW

NO.	DATE	REV. NOTES
A	6/1/22	PLANNING RESP

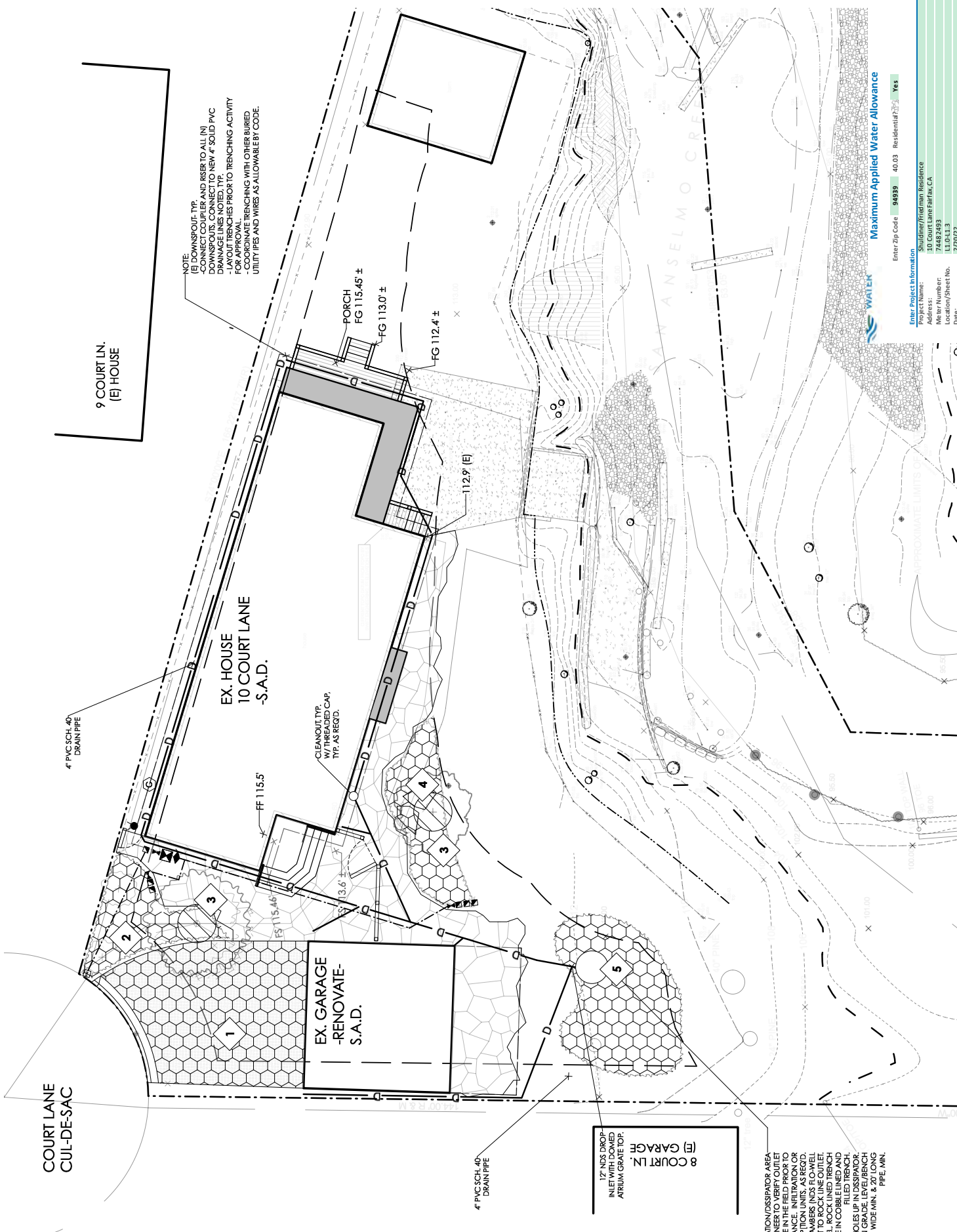
5000 road
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 gpa@rothlamotte.com
 Roth Lamotte Architecture
 Tel: 415.452.8211
 Fax: 415.452.7609
 CONSULTANT

NO.	DATE	ISSUE NOTES
D	02/20/22	PLANNING REVIEW

NO.	DATE	REV. NOTES

DATE: 02/20/2022
SCALE: AS SHOWN
DESIGNED BY: GR
DRAWN BY: GR/LR
CHECKED BY: GR

L1.3



NOTE:
(E) DOWNSPOUT TYP.
-CONNECT COUPLER AND RISER TO ALL (N) DOWNSPOUTS, CONNECT TO NEW # 3/4" PVC DRAINAGE LINES NOTED TYP.
-COORDINATE TRENCHING WITH OTHER BURIED UTILITY LINES AND WIRES AS ALLOWABLE BY CODE.

CLEANOUT TYP. WITH REAR CAP, TYP. AS REQ'D.

17" NDE DRAIN INLET WITH DOWNED ATRIUM GRADE TOP.

WATKIN
Maximum Applied Water Allowance (MAWA)

Enter Zip code: 94939 40.03 Residential? Yes

Enter Project Information:
 Name: Shuldiner/10 Court Lane Residence
 Address: 10 Court Lane Fairfax, CA
 Meter Number: 74482493
 Location/Sheet No: L1.0-L1.3
 Date: 2/20/22

Category	Value	Units
Landskaped Area:	1,061	sqft
Special Landskaped Area:	0	sqft
MAWA =	19	Units
Low water use plant:	1,017	sqft
Moderate water use plant:	44	sqft
High water use plant:	0	sqft

Estimated Total Water Use (ETWU)

Efficiency Factor	Value	Units
% of Total Landscape Irrigation Efficiency	0.85	
Irrigation Efficiency	0.85	
Selection Ratio	0.75	
0-50%	select	0.80
34-65%	select	0.80
67-100%	select	0.85

ETWU = 33 Units

Water Use Table

Baseline Period	Jan/Feb	Mar/Apr	May/June	Jul/Aug	Sep/Oct	Nov/Dec	AF
ETWU	Gallons: 9,724	Units: 13	Units: 13	Units: 13	Units: 13	Units: 13	0.03
Baseline Units	1 Unit or CCF (100,000 cubic feet) = 248 Gallons; 1 AF = 435.6 Units	4	4	4	4	2	

For more information please contact 415.945.1497 or see our website at MarinWater.org

PROPOSED IRRIGATION HYDROZONES

ID	AREA	TYPE	NOTES
1	DRIVEWAY TURF	DRIP	INLINE
2	ENTRY GARDEN	DRIP	INLINE
3	ENTRY TREES	BUBBLERS	INLINE
4	BACKYARD GARDEN	DRIP	INLINE
5	REAR GARDEN	DRIP	INLINE

HYDROZONE SUMMARY

HYDROZONE	SQ. FT.	IRR TYPE	% OF TOTAL
LOW	1,020 SF	DRIP	96%
MODERATE	44 SF	DRIP	4%
HIGH	0 SF	BUBBLER	0%
SLA	0 SF	-	-
TOTAL:	1,065 SF		

- IRRIGATION NOTES**
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DISTRIBUTE A MINIMUM AMOUNT OF WATER IN ORDER TO PROMOTE ACTIVE AND HEALTHY GROWTH OF ALL PROPOSED PLANTINGS.
 - THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN CONFORMANCE WITH MMWD ORDINANCE 427 AND TITLE 13 AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES, BY LICENSED CONTRACTORS AND EXPERIENCED WORKMEN.
 - THE IRRIGATION CONTROL SHALL BE AN AUTOMATIC WEATHER-BASED SYSTEM, RELYING ON SOIL MOISTURE, RAIN GAUGE OR OTHER LOCAL WEATHER-BASED CONTROLLING DEVICE.
 - ALL VALVES SHALL HAVE SEPARATE PRESSURE REGULATORS, FILTERS AND SHUT OFFS, AS NECESSARY.
 - THE SYSTEM SHALL HAVE A DEDICATED METER WITH SHUT-OFF UNIT AND PRESSURE LOSS PREVENTION DEVICE INSTALLED PER LOCAL ORDINANCE.
 - SPRAY AREAS SHALL NOT BE LESS THAN 8 FEET WIDE. PAVEMENT ADJACENT TO SPRAY AREAS WILL BE GRADED SO THAT OVERSPRAY WILL BE DRAIN INTO PLANTED AREAS.
 - DRIP IRRIGATION SHALL BE DESIGNED WITH RIGID SUBSURFACE LATERALS.
 - PLANTS WITH SIMILAR WATER NEEDS SHALL BE GROUPED TOGETHER IN HYDROZONES.

EXCAVATION, IMPORT FILL AND GRADING NOTES

- CUT OR FILL TO MEET SUB GRADES NECESSARY TO ACHIEVE ELEVATIONS INDICATED IN PLANTING DETAILS AND CIVIL DRAWINGS.
- SCARIFY NATIVE SUB GRADE 3'-6" PRIOR TO PLACING ANY FILL.
- LANDSCAPE ARCHITECT AND GEOTECHNICAL ENGINEER TO REVIEW AND APPROVE ANY FILL TO BE USED IN PLANTED AREAS.
- GEOTECHNICAL ENGINEER TO REVIEW AND APPROVE FILL TO BE USED AS SUB GRADE.
- PREVENT CONTAMINATION OF APPROVED FILL.
- FILL MATERIAL TO BE PLACED IN MAXIMUM 6" LIFTS.
- MOISTURE CONDITION FILL AND EXISTING SUB GRADE IN ORDER TO OPTIMIZE COMPACTION AS APPROVED BY GEOTECHNICAL ENGINEER.
 - CONDITION SO THAT THE WATER CONTENT IS TO A POINT AT WHICH THE SOIL CAN BE COMPACTED TO A MAXIMUM DRY UNIT WEIGHT BY A GIVEN COMPACTIVE EFFORT.
- FILL BENEATH PAVING AND WALLS TO BE COMPRISED OF CLEAN MATERIAL CONTAINING NO TOXIC RESIDUE, NO ORGANIC MATERIAL, GARAGE FLOOR PAINT, OR OTHER MATERIAL DETRIMENTAL TO INTENT OF THE FILL LAYER. NO ROCKS OR PIECES OF CONCRETE LARGER THAN 4" ARE PERMITTED.
- DO NOT BACKFILL ON OR AGAINST STRUCTURAL CONCRETE UNTIL THE 7-DAY CONCRETE STRENGTH HAS BEEN ATTAINED AND IT IS APPROVED BY STRUCTURAL ENGINEER.
- DO NOT COMPROMISE THE WALL BACKDRAINAGE OR THE WATERPROOFING OF THE BUILDING AT ANY TIME.
- FILL IN PLANTING AREAS TO BE A SUITABLE HORTICULTURAL MATERIAL CONTAINING NO TOXIC RESIDUE, GARAGE FLOOR PAINT, OR OTHER MATERIAL DETRIMENTAL TO PLANT GROWTH. SEE SOIL PREPARATION NOTES ON PLANTING PLAN, PLANTING DETAILS AND CIVIL DRAWINGS.
- TRENCHING FOR UTILITIES, IRRIGATION AND DRAIN LINES TO BE DONE TO DEPTHS REQUIRED BY GOVERNING CODES.
- COMPACT BACKFILL AS REQUIRED PER GEOTECHNICAL REPORT.
- COORDINATE DRAIN LOCATIONS IN FIELD AND ENSURE THAT PLACEMENT OF AREA DRAINS IS AS SPECIFIED. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- NOTIFY LANDSCAPE ARCHITECT F DRAIN LOCATION CONDITIONS CANNOT BE MET.
- CONNECT TO EXISTING DRAINAGE SYSTEM AS CONFIRMED IN THE FIELD.
- REVIEW DRAIN LINE AND OUTLET LOCATION WITH CONSULTING CIVIL AND GEOTECHNICAL ENGINEER IN THE FIELD PRIOR TO EXCAVATION.
- ALL GRADING AND DRAINAGE SHALL MEET THE REQUIREMENTS OF THE GEOTECHNICAL REPORT AND APPROVAL OF THE GEOTECHNICAL ENGINEER.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION
□	DZK-700-1-LF / LT-1000-T	TORO DRIP ZONE KIT
⬢	T-113-LF	NIBCO BALL VALVE (BY LINE SIZE)
⬢	-	IRRIGATION CONTROLLER - V.I.F.
⬢	-	BACKFLOW PREVENTER - V.I.F.
⬢	-	(E) 5/8" WATER METER - V.I.F.-UPSIZIE FOR FIRE SPRINKLER
—	-	MAIN LINE: 1120-SCHEDULE 40 PVC. SOLVENT WELD PIPE WITH SCHEDULE, 40 PVC SOLVENT WELD FITTINGS (unless other wise noted), 20' MIN. COVER 24" MAX., DIAM 1"
—	-	LATERAL LINE: 1120-CLASS 200 PSI PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS, 12" COVER.
—	-	DRIP LINE: HUNTER HDL-09-12-CV DRIPLINE. USE ONLY P1D DRIPLINE FITTINGS, 3" COVER, (12" EMITTER SPACING, 18" ROW SPACING; .9 GPH PER EMITTER)
●	-	RAIN SHUTOFF
—	-	SLEEVE (SL): 1120-CLASS 200 PVC PLASTIC PIPE, 24" COVER, DIAM. AS INDICATED.

1 HYDROZONE & DRAINAGE PLAN
1/8" = 1'-0"

