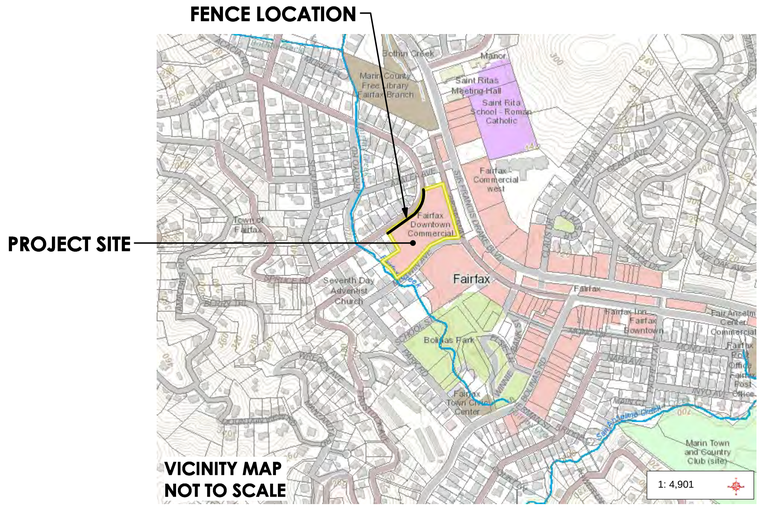
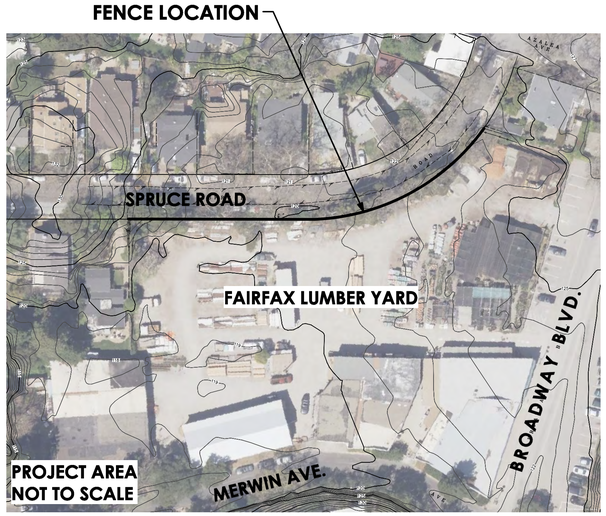
ABBREVIATIONS

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



VICINITY MAP
NOT TO SCALE



PROJECT AREA
NOT TO SCALE

DEMOLITION NOTES AND SPECIFICATIONS

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

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

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

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

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 FURNISHED AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED.

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

9. LIMIT OF WORK SHOWN IS APPROXIMATE.

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

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

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

PLANTING & SOIL PREPARATIONS NOTES

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

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

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

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

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

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

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

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

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

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

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

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

IRRIGATION NOTES

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

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

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

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

5. THE SYSTEM SHALL HAVE A SHUT-OFF AND REDUCED PRESSURE BACKFLOW PREVENTION DEVICE INSTALLED PER LOCAL ORDINANCE, IF REQUIRED .

6. ALL NEW PLANTS TO BE IRRIGATED WITH DRIP IRRIGATION WHICH SHALL BE DESIGNED WITH RIGID SUBSURFACE LATERALS.

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

SHEET INDEX

GENERAL NOTES:
PLANNING REVIEW SUBMITTAL

PROJECT DESCRIPTION
-PRUNE VEGETATION AND INVASIVE, PYROPHYTIC TREES ALONG PROPERTY LINE FOR CROWN SEPARATION.
-REMOVE EXISTING, OLD WIRE FENCE ALONG PROPERTY LINE
- BUILD NEW FENCE ALONG PROPERTY LINE AT SPRUCE RD.
- PLANT NEW SCREENING VINES ON FENCE
- SUPPLY IRRIGATION TO NEW PLANTS ON FENCE

SURVEY-
SUPPLIED BY L.A. STEVENS- SURVEYOR, FEB. 2023

APPLICABLE CODES:
MOST CURRENT VERSION OF THE FOLLOWING-
- CALIFORNIA RESIDENTIAL CODE
- CALIFORNIA ENERGY CODE
- CALIFORNIA ELECTRICAL CODE
- CALIFORNIA PLUMBING CODE
- CALIFORNIA MECHANICAL CODE
- CALIFORNIA FIRE CODE

PLAN PREPARER:

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

56 manor road
fairfax, ca 94930
gary@rothlamotte.com
tel 415.451.8211
fax 415.482.7009

Roth | LaMotte Landscape Architecture
CONSULTANT

FAIRFAX LUMBER & HARDWARE
109 BROADWAY BLVD.
FAIRFAX, CA
APN: 001-148-13

PLANNING SUBMITTAL- NOT FOR CONSTRUCTION

COVER SHEET

Date: 9/11/23
File name: FX Lumber_base.vwx

NO.	DATE	ISSUE NOTES

NO.	DATE	REV. NOTES

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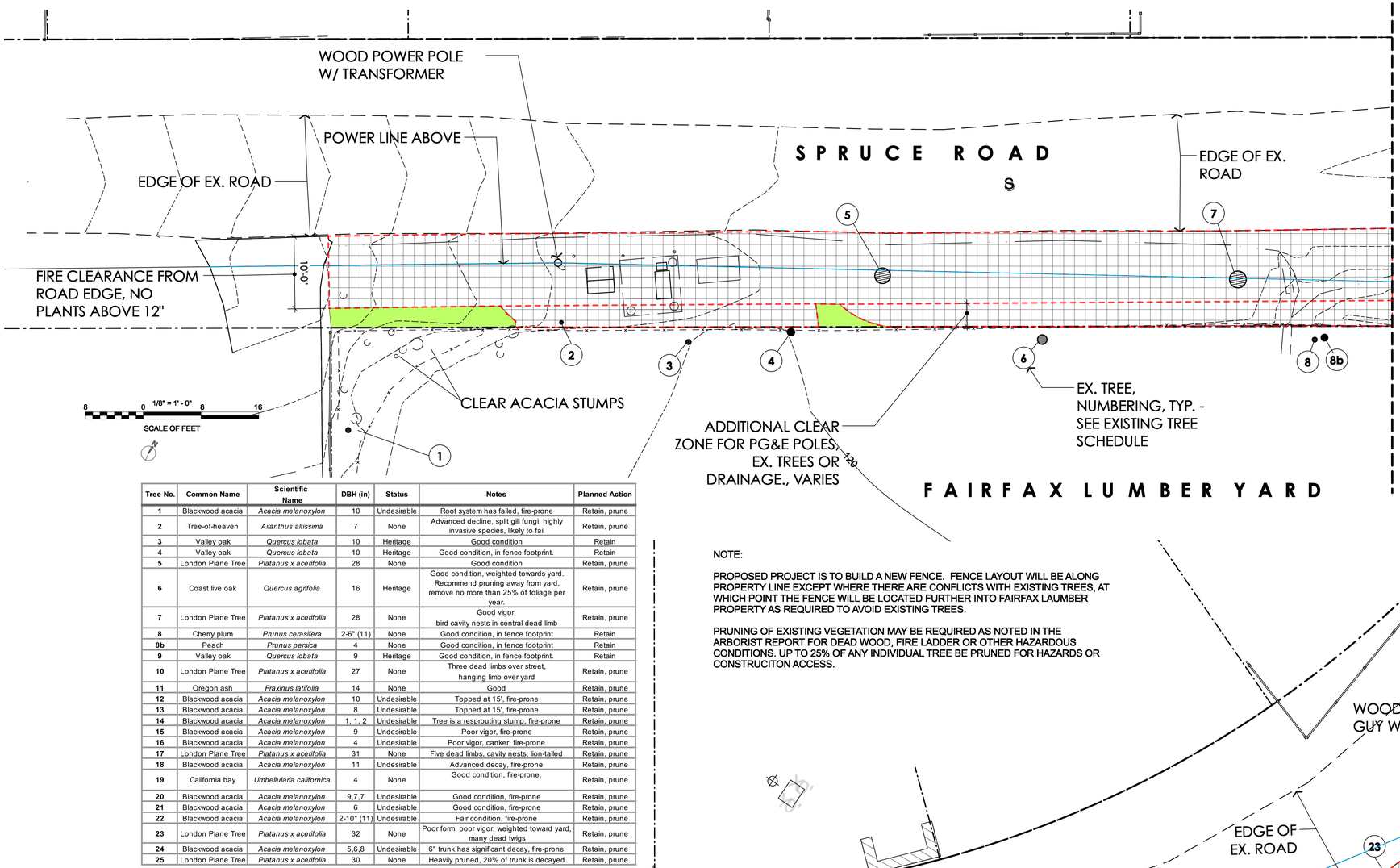


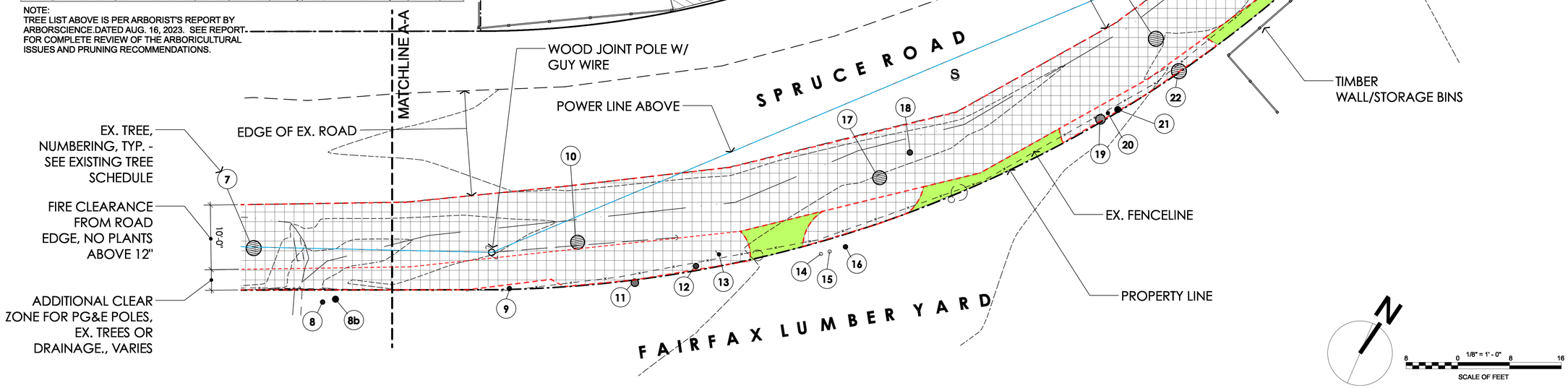
Tree No.	Common Name	Scientific Name	DBH (in)	Status	Notes	Planned Action
1	Blackwood acacia	*Acacia melanoxylon*	10	Undesirable	Root system has failed, fire-prone	Retain, prune
2	Tree-of-heaven	*Ailanthus altissima*	7	None	Advanced decline, split gill fungi, highly invasive species, likely to fail	Retain, prune
3	Valley oak	*Quercus lobata*	10	Heritage	Good condition	Retain
4	Valley oak	*Quercus lobata*	10	Heritage	Good condition, in fence footprint.	Retain
5	London Plane Tree	*Platanus x acerifolia*	28	None	Good condition	Retain, prune
6	Coast live oak	*Quercus agrifolia*	16	Heritage	Good condition, weighted towards yard. Recommend pruning away from yard, remove no more than 25% of foliage per year.	Retain, prune
7	London Plane Tree	*Platanus x acerifolia*	28	None	Good vigor, bird cavity nests in central dead limb	Retain, prune
8	Cherry plum	*Prunus cerasifera*	2-6" (11)	None	Good condition, in fence footprint	Retain
8b	Peach	*Prunus persica*	4	None	Good condition, in fence footprint	Retain
9	Valley oak	*Quercus lobata*	9	Heritage	Good condition, in fence footprint.	Retain
10	London Plane Tree	*Platanus x acerifolia*	27	None	Three dead limbs over street, hanging limb over yard	Retain, prune
11	Oregon ash	*Fraxinus latifolia*	14	None	Good	Retain, prune
12	Blackwood acacia	*Acacia melanoxylon*	10	Undesirable	Topped at 15', fire-prone	Retain, prune
13	Blackwood acacia	*Acacia melanoxylon*	8	Undesirable	Topped at 15', fire-prone	Retain, prune
14	Blackwood acacia	*Acacia melanoxylon*	1, 1, 2	Undesirable	Tree is a resprouting stump, fire-prone	Retain, prune
15	Blackwood acacia	*Acacia melanoxylon*	9	Undesirable	Poor vigor, fire-prone	Retain, prune
16	Blackwood acacia	*Acacia melanoxylon*	4	Undesirable	Poor vigor, canker, fire-prone	Retain, prune
17	London Plane Tree	*Platanus x acerifolia*	31	None	Five dead limbs, cavity nests, lion-tailed	Retain, prune
18	Blackwood acacia	*Acacia melanoxylon*	11	Undesirable	Advanced decay, fire-prone	Retain, prune
19	California bay	*Umbellularia californica*	4	None	Good condition, fire-prone.	Retain, prune
20	Blackwood acacia	*Acacia melanoxylon*	9,7,7	Undesirable	Good condition, fire-prone	Retain, prune
21	Blackwood acacia	*Acacia melanoxylon*	6	Undesirable	Good condition, fire-prone	Retain, prune
22	Blackwood acacia	*Acacia melanoxylon*	2-10" (11)	Undesirable	Fair condition, fire-prone	Retain, prune
23	London Plane Tree	*Platanus x acerifolia*	32	None	Poor form, poor vigor, weighted toward yard, many dead twigs	Retain, prune
24	Blackwood acacia	*Acacia melanoxylon*	5,6,8	Undesirable	6" trunk has significant decay, fire-prone	Retain, prune
25	London Plane Tree	*Platanus x acerifolia*	30	None	Heavily pruned, 20% of trunk is decayed	Retain, prune

NOTE:
TREE LIST ABOVE IS PER ARBORIST'S REPORT BY ARBORSCIENCE.DATED AUG. 16, 2023. SEE REPORT FOR COMPLETE REVIEW OF THE ARBORICULTURAL ISSUES AND PRUNING RECOMMENDATIONS.

NOTE:

PROPOSED PROJECT IS TO BUILD A NEW FENCE. FENCE LAYOUT WILL BE ALONG PROPERTY LINE EXCEPT WHERE THERE ARE CONFLICTS WITH EXISTING TREES, AT WHICH POINT THE FENCE WILL BE LOCATED FURTHER INTO FAIRFAX LAUMBER PROPERTY AS REQUIRED TO AVOID EXISTING TREES.

PRUNING OF EXISTING VEGETATION MAY BE REQUIRED AS NOTED IN THE ARBORIST REPORT FOR DEAD WOOD, FIRE LADDER OR OTHER HAZARDOUS CONDITIONS. UP TO 25% OF ANY INDIVIDUAL TREE BE PRUNED FOR HAZARDS OR CONSTRUCITON ACCESS.



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

FAIRFAX LUMBER & HARDWARE
109 BROADWAY BLVD.
FAIRFAX, CA
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CONSTRAINTS PLAN

Date: 9/11/23
File name: FX Lumber_base.vwx

NO.	DATE	ISSUE NOTES

NO.	DATE	REV. NOTES

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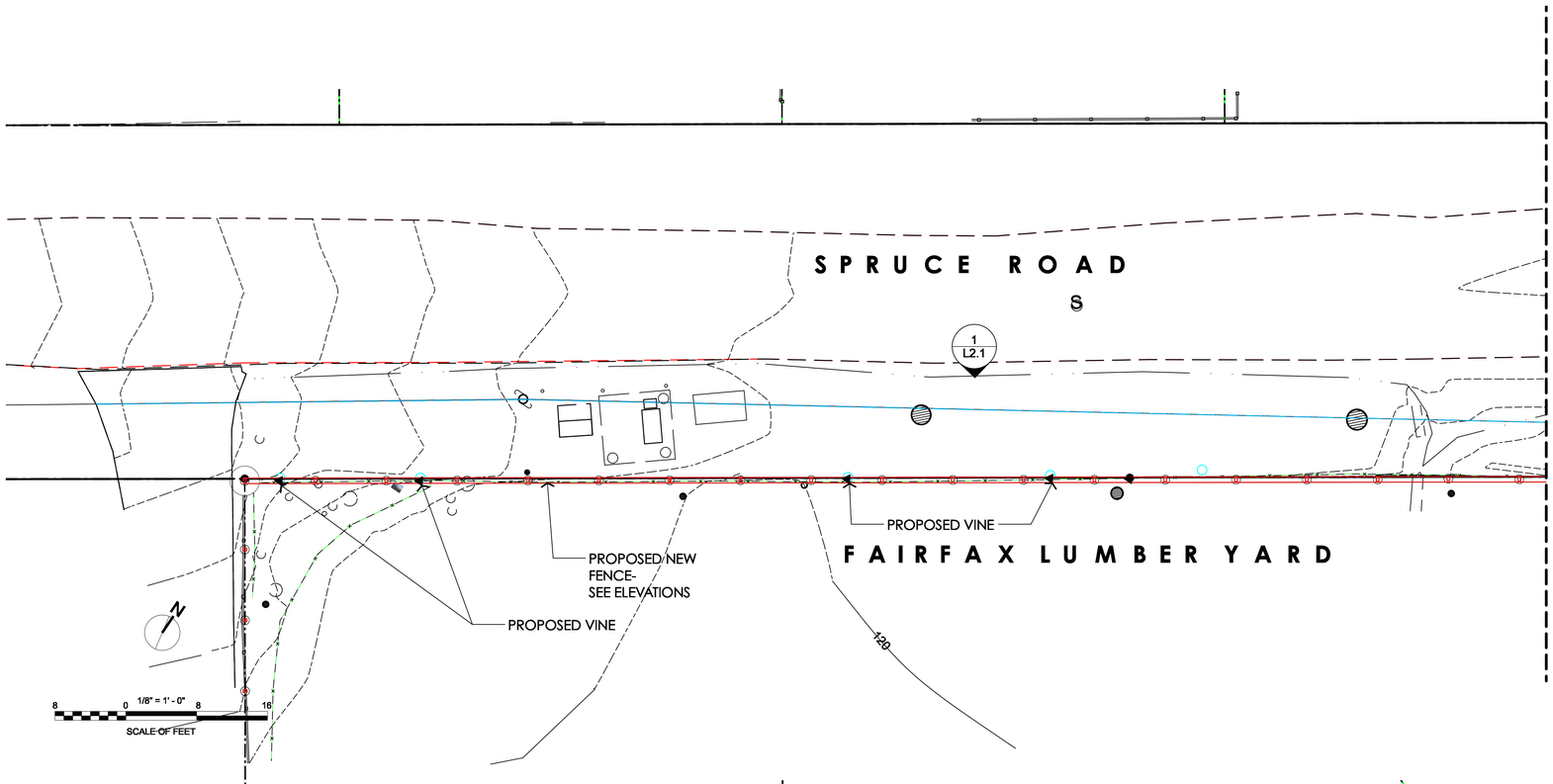


PROPOSED VINES

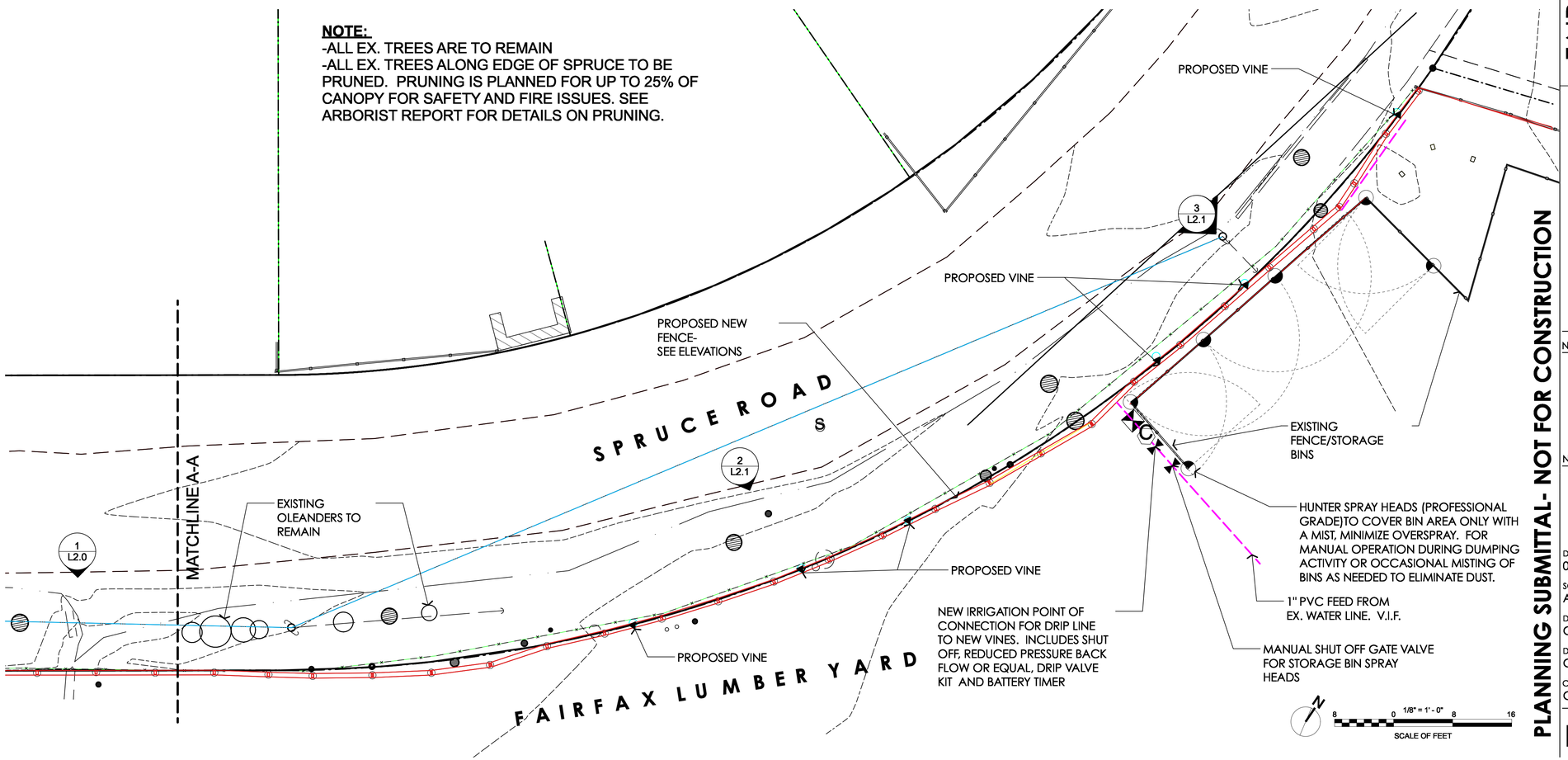

SUMMER


FALL COLOR


WINTER

Parthenocissus tricuspidata-var. "Lowii"- BOSTON IVY
HEIGHT/WIDTH - MAINTAINED AT 8'
BLOOM- INCONSPICUOUS
FRUIT-PURPLE
DECIDUOUS, FALL COLOR
MODERATE WATER NEEDS- WATER 1OR 2X PER WEEK

NOTE:
-ALL EX. TREES ARE TO REMAIN
-ALL EX. TREES ALONG EDGE OF SPRUCE TO BE PRUNED. PRUNING IS PLANNED FOR UP TO 25% OF CANOPY FOR SAFETY AND FIRE ISSUES. SEE ARBORIST REPORT FOR DETAILS ON PRUNING.



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fairfax, ca 94930
gary@rothlamotte.com
tel: 415.451.8211
fax:415.482.7609
CONSULTANT

FAIRFAX LUMBER & HARDWARE
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CONCEPT PLAN

Date: 9/11/23
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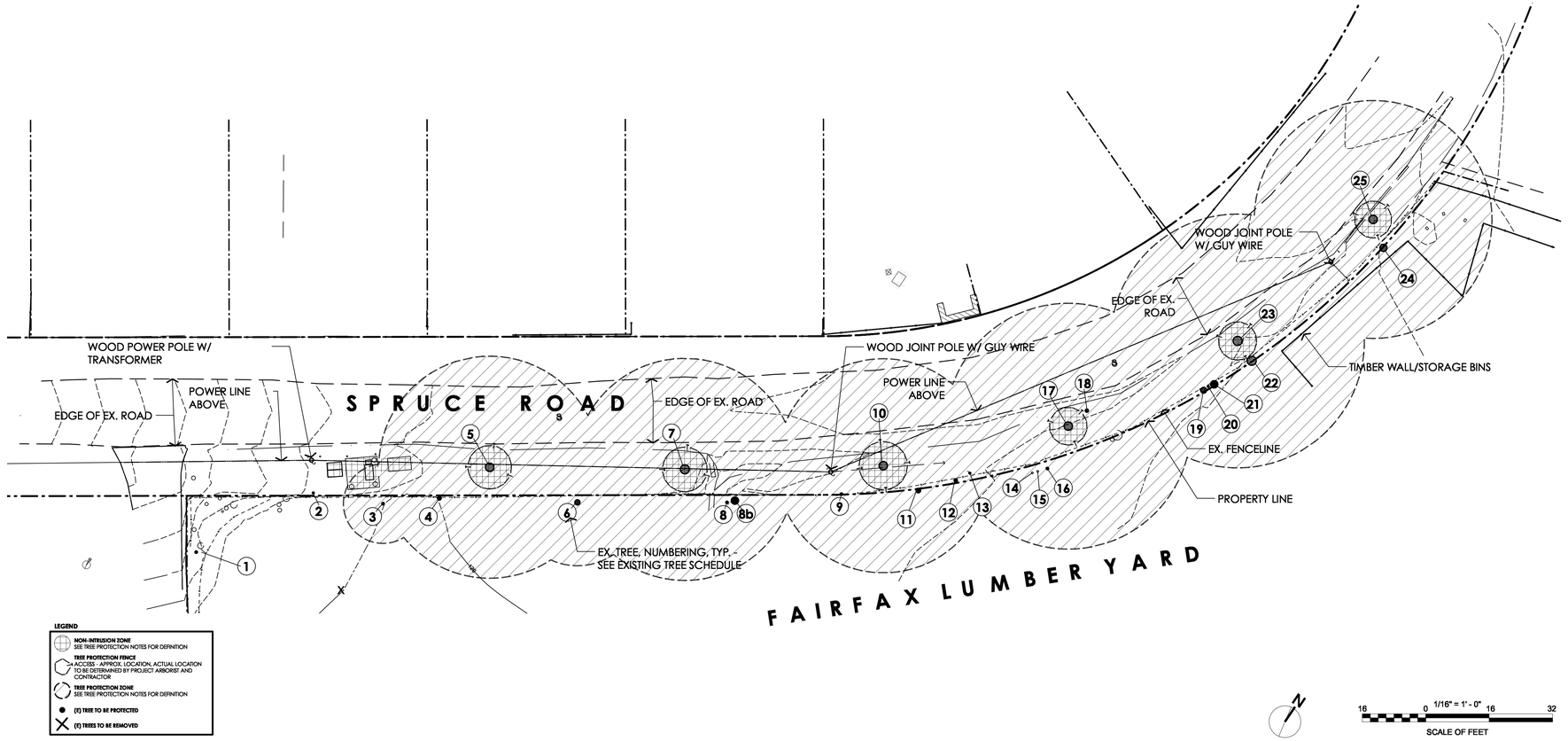


TREE PROTECTION NOTES

TREE PROTECTION PLAN
Measures noted herein are subject to a review and report by an arboricultural consultant, if requested by the Town of San Anselmo.

TREE PROTECTION MEASURES
Development of the project infrastructure, including roads, utilities, drainage facilities, etc. will alter the natural terrain and affect existing trees growing close to the construction areas. Impacts will primarily occur as a result of the site grading requirements. The following guidelines are intended to minimize grading impacts and maximize tree survivability.

TREE PROTECTION ZONES - (TPZ's)
There are two primary tree protection zones: 1) 'Non-Intrusion Zone', which shall be a designated area that is properly fenced off from construction activities, and 2) 'Tree Preservation Zone', which is a specified area where the soil and tree(s) are armored to prevent damage to the root zone soils, roots, and aerial structure of the tree.

All construction activity (grading, filling, paving, landscaping) will respect the Tree Protection Zones (TPZ) around trees to be protected. The TPZ's will be a distance of one-foot radial distance from the trunk for each one-inch of trunk diameter. Exceptions to this standard may occur depending upon the age and condition of individual trees.

CONSTRUCTION OBSERVATION AND SUPERVISION
1. All arboricultural and related soil work should be performed under the observation of an International Society of Arboriculture (ISA) Certified Arborist, or City designated representative.
2. All specified arboricultural work should be completed prior to site grading (root pruning, canopy pruning, fencing, etc.)
3. The contractor is required to meet with the Supervising Arborist or City designated representative to review all the tree protection requirements.

TREE PROTECTION FENCING (For Non-Intrusion Zones)
1. Fencing at a minimum of four feet in height (orange polypropylene) and clearly marked to prevent inadvertent encroachment by heavy machinery should be installed either at the edge of the Tree Protection Zone (TPZ), crown drip line (whichever is further from the trunk), or at the edge of the construction zone if the construction zone protrudes into the TPZ. The Supervising Arborist, or County designated representative, should approve location of fencing. All fencing should be in place prior to any site grading. Exact location of T.P. fencing to be determined by supervising Aborist, Owner, Landscape Architect, and Contractor to maintain maximum TPZ while allowing access to the jobsite. For this project, it is impossible to fence alll of the TPZ and as such, mulch and plywood will be employed for root zone protection. (See #4 below for requirements)
2. Contractor should maintain the protection fencing and prohibit all access to fenced areas by construction personnel or equipment until all site work is completed.
3. All structures including construction trailers, equipment storage areas and any other construction traffic are prohibited within fenced areas. Burning or debris piles are prohibited within fenced areas. No materials, equipment, spoil, waste, or washout water should be deposited or stored within fenced areas. Fences may not be moved without written permission of the Supervising Arborist or Town designated representative.
4. If temporary access within a fenced area is determined to be necessary, then a six-inch layer of bark mulch should be placed in all areas requiring access. This requirement for mulching should apply to all areas within the fenced area and subject to access. If equipment access is required, then the mulch should be overlaid with a material of sufficient thickness to adequately distribute bearing load. 3/4" Plywood is sufficient for foot traffic.
5. Where access is required within the TPZ, see #4 requirements above.

DEMOLITION/ SITE CLEARING
1. The supervising arborist will review any tree removal work within 50 feet of a TPZ. Trees requiring removal should be felled away from protected trees. Roots of trees to be removed may require pruning with approved root cutting equipment prior to felling if intermingled with roots of retained trees.
2. Excavation equipment should operate from outside the TPZ. Brush and wood chips generated from tree and brush removal should be placed in the TPZ to a maximum depth of six inches. Where equipment access is necessary within the TPZ, the equipment should operate on a prepared pad with steel plates over 6" of mulch to prevent soil compaction and root disturbance.
3. All required pruning should conform to the pruning section of these guidelines.
4. All brush removal should be performed with hand equipment when within a TPZ.

SITE GRADING/ TRENCHING AND ROOT PRUNING
1. Keep site grading within designated construction zones. Grading cuts, pier holes or trenching within the TPZ of a retained tree trunk requires special trenching procedures. Trenches, pier holes and other site excavatons should be dug manually or with the use of a root cutting machine, rock cutter, or other approved root pruning equipment. A root-pruning trench should be placed one foot inside the edge of the grading cut or trench edge. The depth of the trench should equal the depth of the grading cut to a maximum depth of 40 inches.
2. A trench may be mechanically dug toward a tree until the edge of the TPZ is reached. From the edge of the TPZ, the special trenching procedures should apply.
3. Underground utilities, drain, and irrigation lines should be routed outside the TPZs. When lines must cross the TPZ, the lines should be bored or tunneled through the area at a depth approved by the supervising arborist. In these instances, a single shared utility conduit should be used to reduce impacts to trees. Where tunneling is impractical, use of an air-spade by a certified operator is required.
4. Any roots one inch in diameter or larger requiring removal should be cut cleanly in sound tissue. The roots and surrounding soil should be moistened and covered with a thick mulch (4") to prevent desiccation. No pruning seals or paints should be used on wounds. Cut and exposed roots should be protected from drying. A water absorbent material (i.e. burlap) should be secured at the top of the trench and should be draped over the exposed roots. This material should be kept moistened and soil should be replaced as soon as practicable.
5. Porous pavements are recommended for use within the TPZ. Construction of the pavement sub-base should avoid grading cuts where possible. where grading cuts are necessary within the TPZ, special trenching procedures shall apply.
6. On steep slopes where grading will occur, protect trunks of downslope trees from soil creep, spillage, or placement of soil displaced by the grading activity. Place batter boards upslope from tree trunks to catch sloughing soil and remove to native grade upon completion of grading.

PRUNING AND CABLNG
1. Any tree pruning, cabling, or other similar activity which may be proposed as part of site construction will be included on Planting Plan notes and be reviewed by a qualified arborist or Town representative.
2. Pruning methods shall conform to the ANSI A 300-1995 Pruning Standard Practices and be performed by an ISA Certified Arborist or Certified Tree Worker. Cabling or other support systems shall conform to the ANSI A 300 (part 3)-2000 Standard Practices.

TRUNK AND LIMB PROTECTION
1. Extent and method of trunk and branch protection to be reviewed and approved by supervising arborist.
2. Fully protect potentially impacted circumference of tree (min. 48" above base of trunk) with coir log(s) wrapped around trunk. Place 2x4 slats with 6" max. space between and min. 3 slats per trunk. Nail slats to coir log, ensuring that nails do not contact tree. Wrap plastic orange polypropylene fencing around trunk with 12" min. overlap. Secure with wire ties, Slats to be placed so as not to rest on exposed roots. Top of slats to be match top of coir log.
3. For limb protection, use one wrap of coir log, or three wraps of polypropylene fencing, around length of limb intended for protection.

Tree No.	Common Name	Scientific Name	DBH (in)	Status	Notes	Planned Action
1	Blackwood acacia	*Acacia melanoxylon*	10	Undesirable	Root system has failed, fire-prone	Retain, prune
2	Tree-of-heaven	*Ailanthus altissima*	7	None	Advanced decline, split gill fungi, highly invasive species, likely to fail	Retain, prune
3	Valley oak	*Quercus lobata*	10	Heritage	Good condition	Retain
4	Valley oak	*Quercus lobata*	10	Heritage	Good condition, in fence footprint.	Retain
5	London Plane Tree	*Platanus x acerifolia*	28	None	Good condition	Retain, prune
6	Coast live oak	*Quercus agrifolia*	16	Heritage	Good condition, weighted towards yard. Recommend pruning away from yard, remove no more than 25% of foliage per year.	Retain, prune
7	London Plane Tree	*Platanus x acerifolia*	28	None	Good vigor, bird cavity nests in central dead limb	Retain, prune
8	Cherry plum	*Prunus cerasifera*	2-6" (11)	None	Good condition, in fence footprint	Retain
8b	Peach	*Prunus persica*	4	None	Good condition, in fence footprint	Retain
9	Valley oak	*Quercus lobata*	9	Heritage	Good condition, in fence footprint.	Retain
10	London Plane Tree	*Platanus x acerifolia*	27	None	Three dead limbs over street, hanging limb over yard	Retain, prune
11	Oregon ash	*Fraxinus latifolia*	14	None	Good	Retain, prune
12	Blackwood acacia	*Acacia melanoxylon*	10	Undesirable	Topped at 15', fire-prone	Retain, prune
13	Blackwood acacia	*Acacia melanoxylon*	8	Undesirable	Topped at 15', fire-prone	Retain, prune
14	Blackwood acacia	*Acacia melanoxylon*	1, 1, 2	Undesirable	Tree is a resprouting stump, fire-prone	Retain, prune
15	Blackwood acacia	*Acacia melanoxylon*	9	Undesirable	Poor vigor, fire-prone	Retain, prune
16	Blackwood acacia	*Acacia melanoxylon*	4	Undesirable	Poor vigor, canker, fire-prone	Retain, prune
17	London Plane Tree	*Platanus x acerifolia*	31	None	Five dead limbs, cavity nests, lion-tailed	Retain, prune
18	Blackwood acacia	*Acacia melanoxylon*	11	Undesirable	Advanced decay, fire-prone	Retain, prune
19	California bay	*Umbellularia californica*	4	None	Good condition, fire-prone.	Retain, prune
20	Blackwood acacia	*Acacia melanoxylon*	9,7,7	Undesirable	Good condition, fire-prone	Retain, prune
21	Blackwood acacia	*Acacia melanoxylon*	6	Undesirable	Good condition, fire-prone	Retain, prune
22	Blackwood acacia	*Acacia melanoxylon*	2-10" (11)	Undesirable	Fair condition, fire-prone	Retain, prune
23	London Plane Tree	*Platanus x acerifolia*	32	None	Poor form, poor vigor, weighted toward yard, many dead twigs	Retain, prune
24	Blackwood acacia	*Acacia melanoxylon*	5,6,8	Undesirable	6" trunk has significant decay, fire-prone	Retain, prune
25	London Plane Tree	*Platanus x acerifolia*	30	None	Heavily pruned, 20% of trunk is decayed	Retain, prune

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

FAIRFAX LUMBER & HARDWARE
109 BROADWAY BLVD.
FAIRFAX, CA
APN: 001-148-13

PLANNING SUBMITTAL- NOT FOR CONSTRUCTION

TREE PROTECTION PLAN

Date: 9/11/23
File name: FX Lumber_bcse.vwx

NO.	DATE	ISSUE NOTES

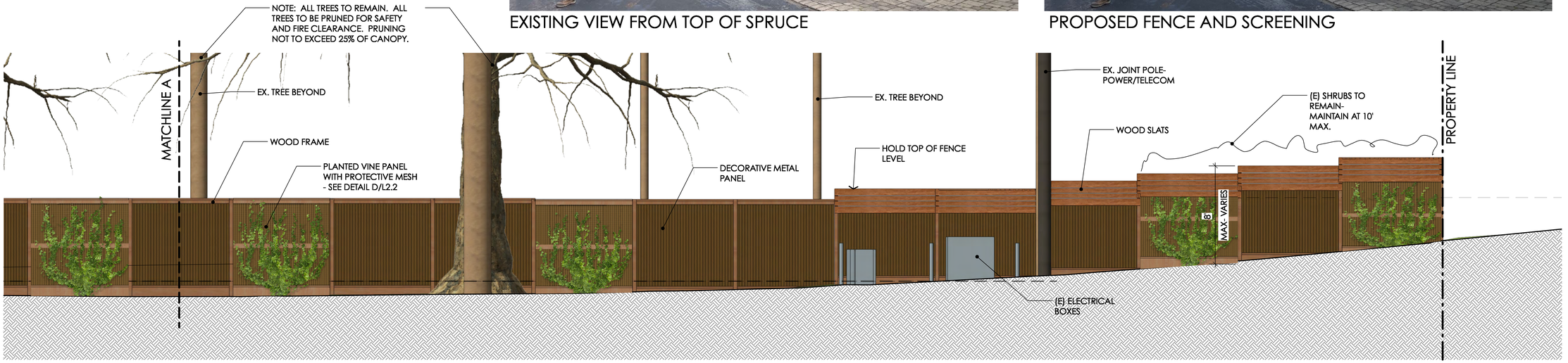
NO.	DATE	REV. NOTES

DATE:
09/6/23
SCALE
AS SHOWN
DESIGNED BY
GAR
DRAWN BY
GAR
CHECKED BY
GAR

L1.3

EXISTING VIEW FROM TOP OF SPRUCE

PROPOSED FENCE AND SCREENING



1 SECTION- UPHILL SECTION OF SPRUCE- FACING FX. LUMBER

Scale: AS INDICATED

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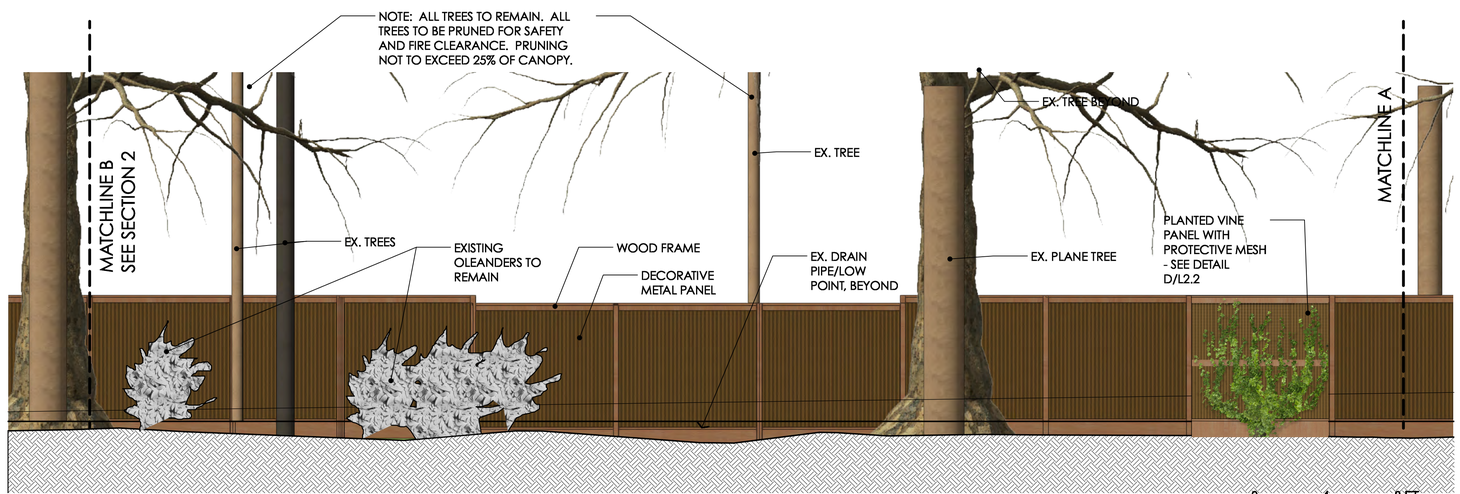

1 SECTION- UPHILL SECTION OF SPRUCE- FACING FX. LUMBER- CONTINUED

Scale: AS INDICATED

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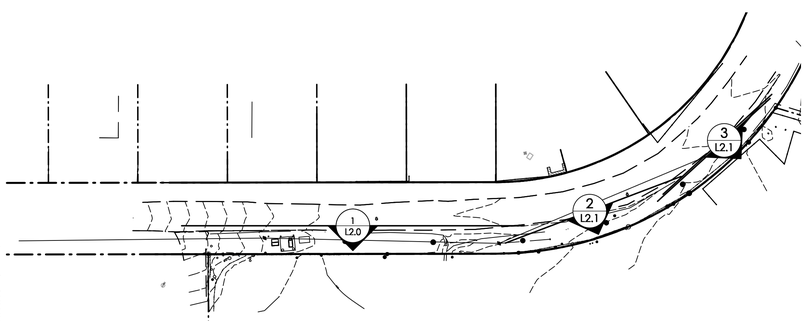


- KEY PLAN

Scale: 1"=40'

PLANNING SUBMITTAL- NOT FOR CONSTRUCTION

FAIRFAX LUMBER & HARDWARE

109 BROADWAY BLVD.

FAIRFAX, CA

APN: 001-148-13

SCHEMATIC PLAN

Roth | LaMotte Landscape Architecture

56 manor road
fairfax, ca 94930
gary@rothlamotte.com
tel 415.451.8211
fax 415.482.7809

CONSULTANT

Date: 9/11/23
File name: FX Lumber_base.vwx

NO.	DATE	ISSUE NOTES

NO.	DATE	REV. NOTES

DATE: 09/6/23

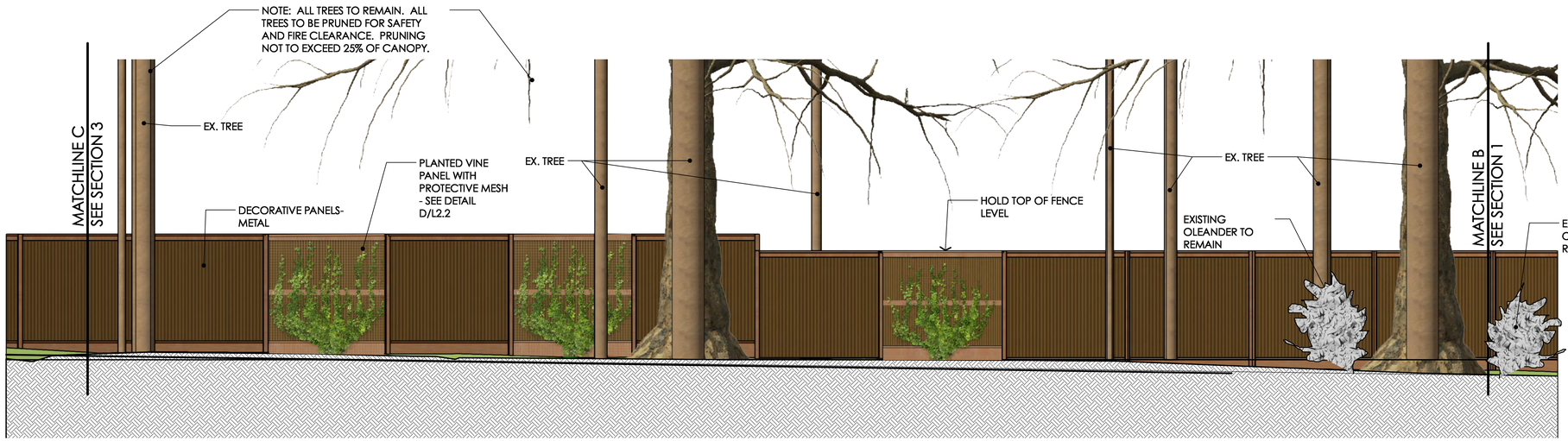
SCALE AS SHOWN

DESIGNED BY GAR

DRAWN BY GAR

CHECKED BY GAR

L2.0



2 SECTION- UPHILL SECTION OF SPRUCE- FACING FX. LUMBER
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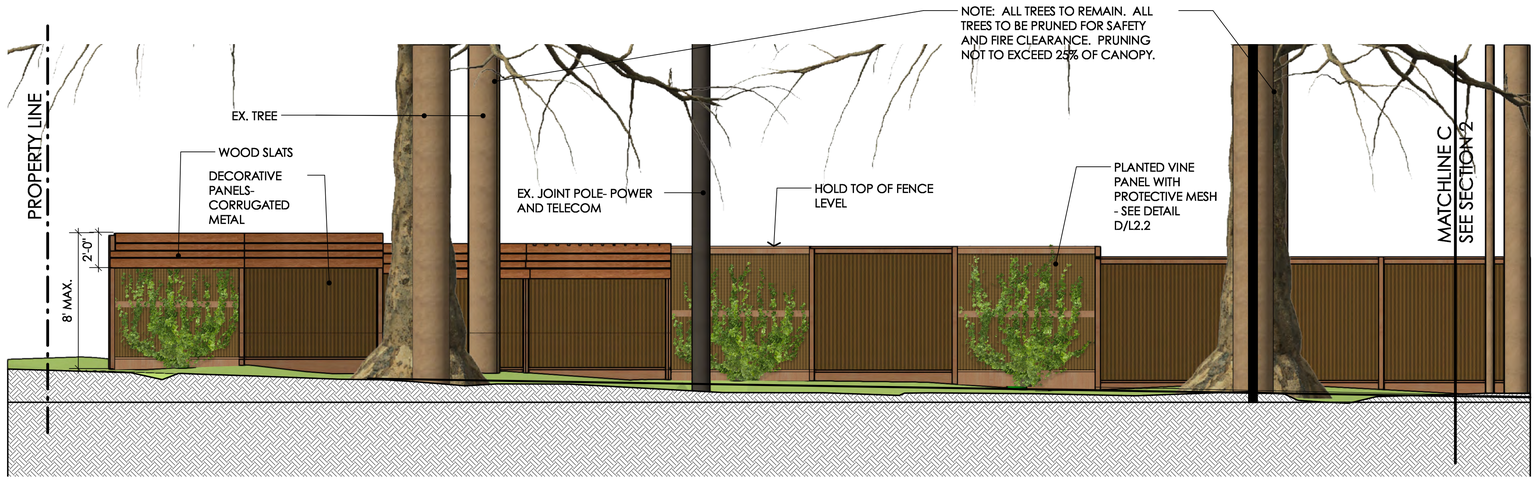

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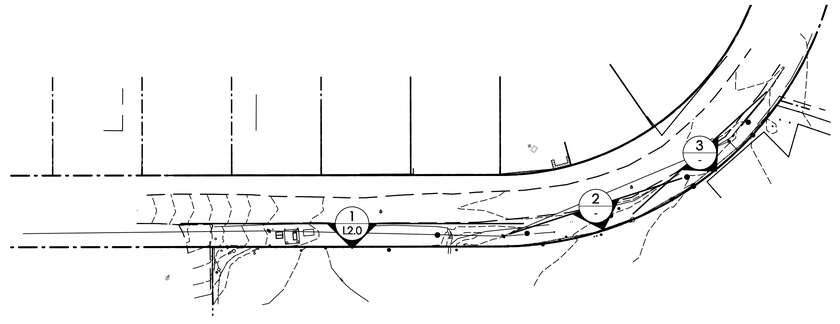

- KEY PLAN
Scale: 1"=40'

Roth | LaMotte Landscape Architecture
CONSULTANT
58 manor road
fairfax, ca 94930
gary@rothlamotte.com
tel 415.451.8211
fax 415.482.7809

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SCHEMATIC PLAN

Date: 9/11/23
File name: FX Lumber_base.vwx

NO. DATE ISSUE NOTES

NO. DATE REV. NOTES

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DATE:
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SCALE
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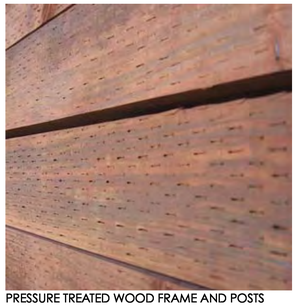
DRAWN BY
GAR
CHECKED BY
GAR

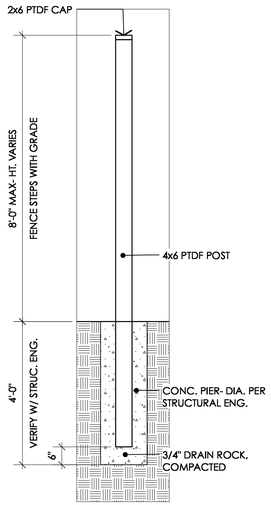
L2.1



PRESSURE TREATED WOOD FRAME AND POSTS
-BROWN

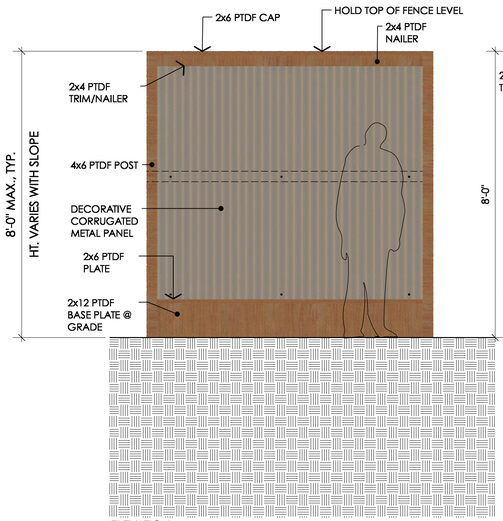
DECORATIVE METAL PANEL
- NU WAVE CORRUGATED METAL- NATURAL RUST COLOR (ANTIQUED)-
- ALT COLOR- CHESTNUT BROWN
-ASC BUILDING PRODUCTS

FENCE BOARDS
- WESTERN RED CEDAR- STK (SELECT TIGHT KNOT)



A FENCE POST/FTG.
Scale: AS INDICATED

2 0 1/2" = 1' - 0" 2 4
SCALE OF FEET



B FENCE PANEL- CORRUGATED
Scale: AS INDICATED

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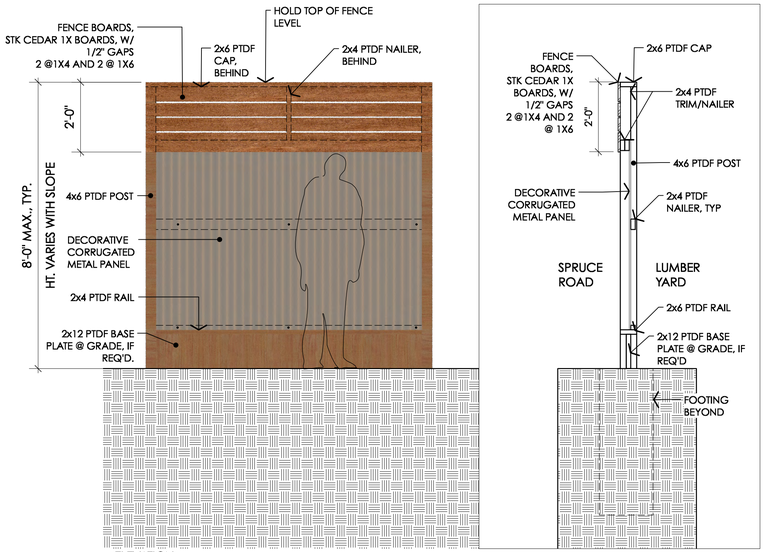
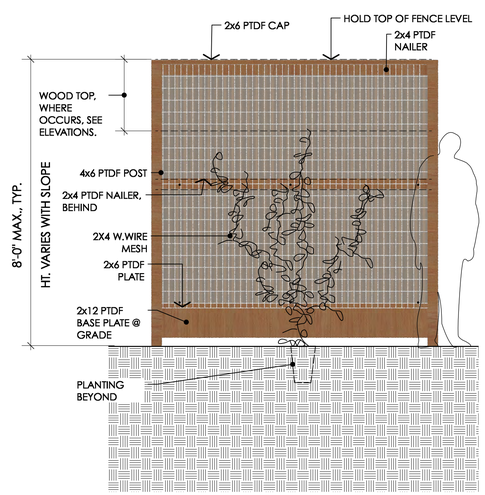
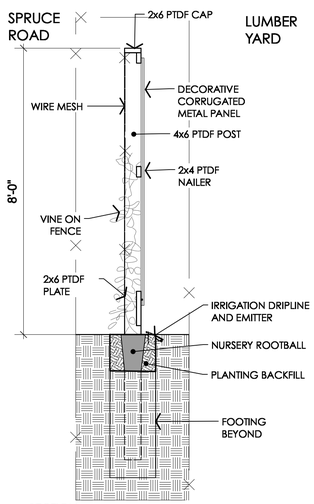
SCALE OF FEET



C FENCE PANEL- WOOD TOP, CORRUGATED BASE
Scale: AS INDICATED

2 0 1/2" = 1' - 0" 2 4
SCALE OF FEET





D FENCE PANEL- WITH VINE
Scale: AS INDICATED

Roth LaMotte Landscape Architecture
CONSULTANT
58 manor road
fairfax, ca 94930
gary@rothlamotte.com
tel 415.451.8211
fax 415.482.7809

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FENCE DETAILS

Date: 9/11/23
File name: Fence options.vwx

NO. DATE ISSUE NOTES

NO. DATE REV. NOTES

PLANNING SUBMITTAL- NOT FOR CONSTRUCTION

DATE:
09/06/23
SCALE
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L2.2