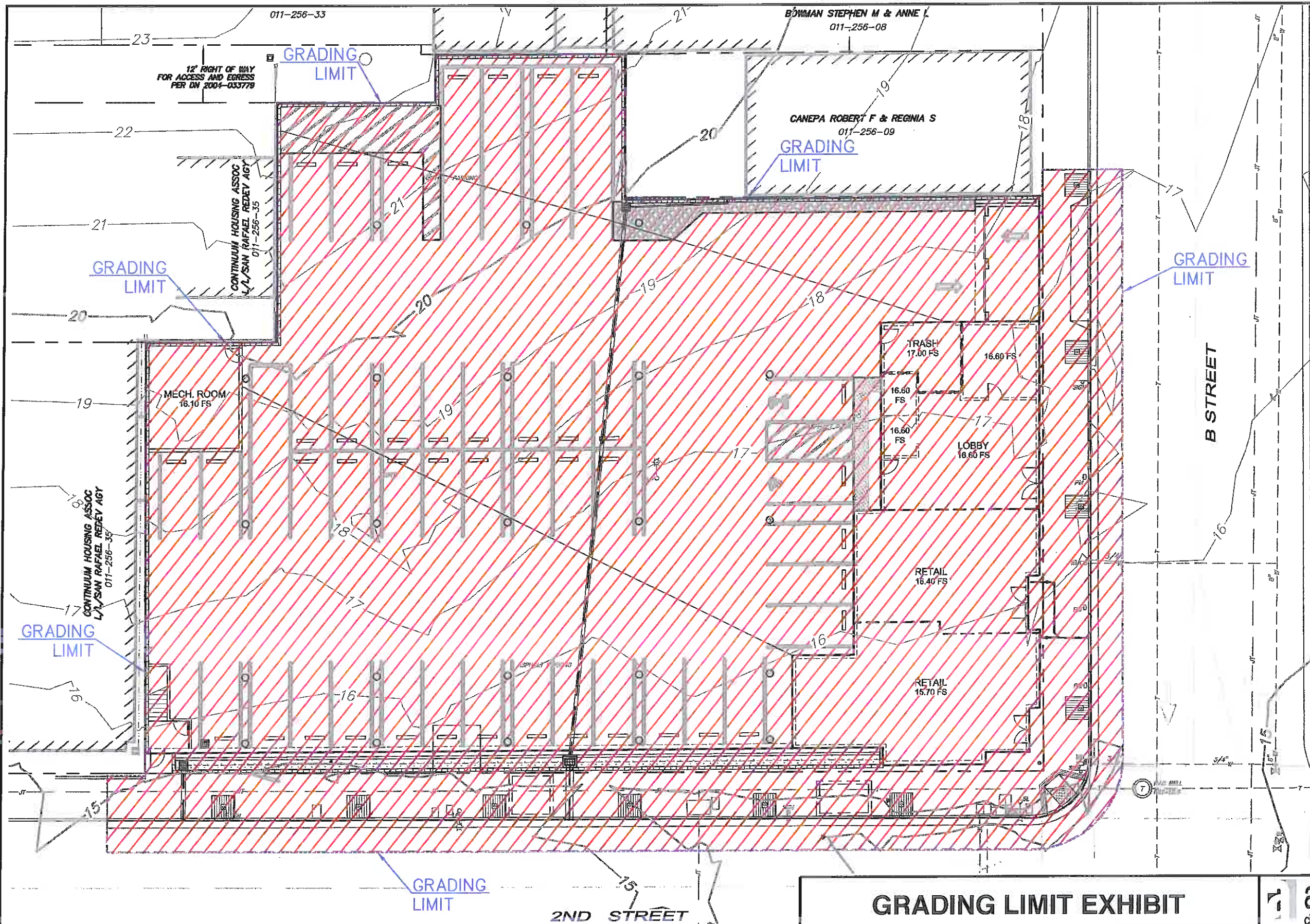





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LEGEND

 GRADING AREA (CUT)

 NORTH

 GRAPHIC SCALE

March 28, 2013

NOTE: PROPOSED GRADING IS LIMITED TO WITHIN THE PROPERTY BOUNDARY AND PROJECT FRONTAGE TO 2ND AND B STREETS.

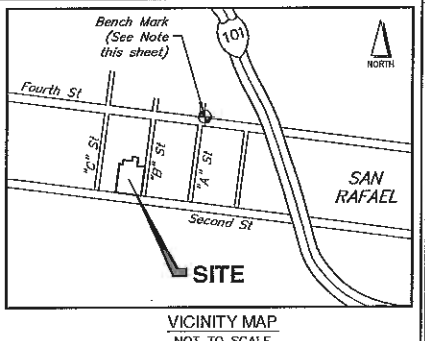
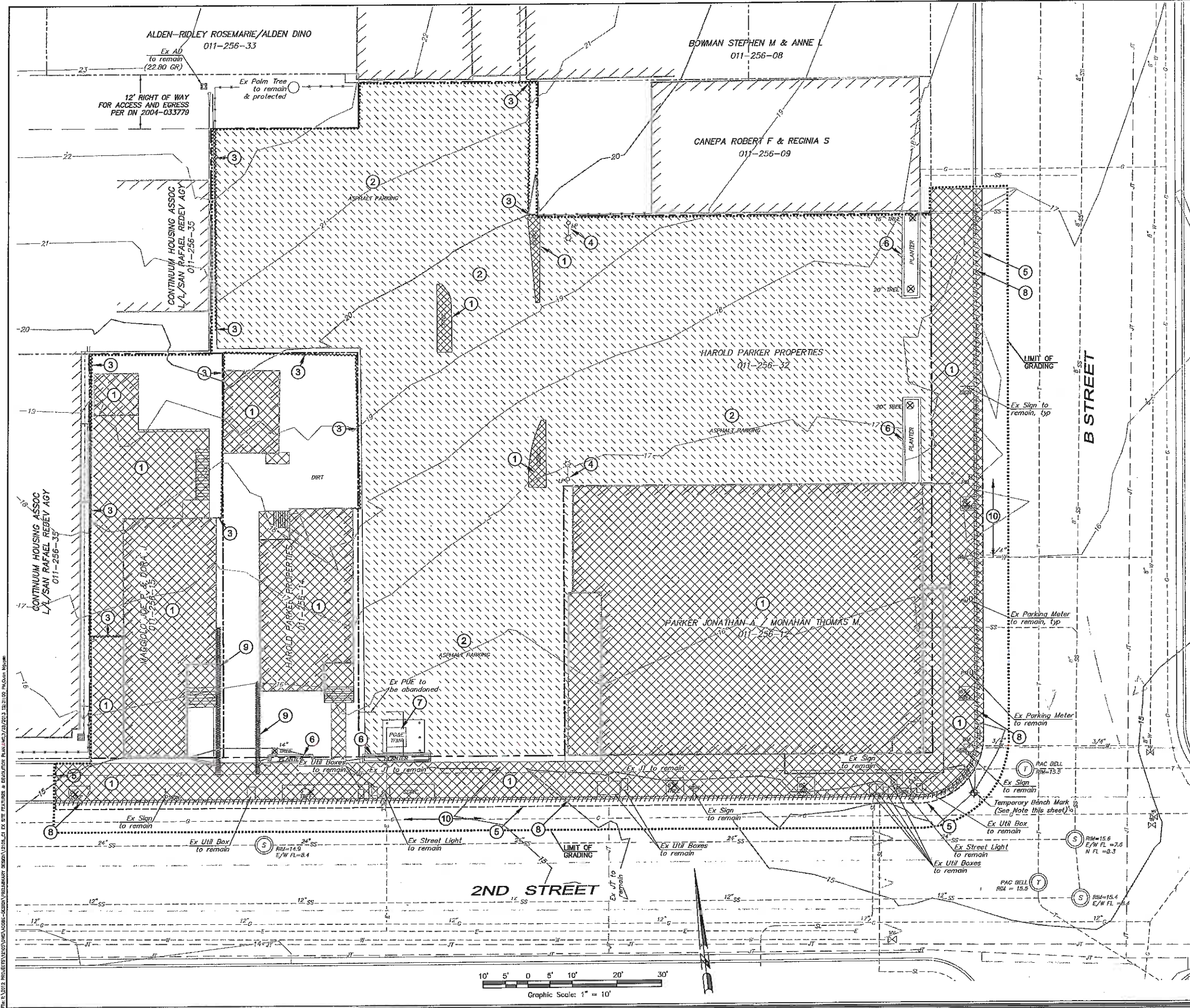
GRADING LIMIT EXHIBIT

2ND & B STREET DEVELOPMENT
815 B Street, San Rafael, CA

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civil engineering | land surveying | wastewater

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DEMOLITION TABLE

SYMBOL	DEMOLITION FEATURE
.....	APPROXIMATE LIMIT OF DEMOLITION WORK
①	REMOVE EXISTING BUILDING/CONCRETE
②	REMOVE EXISTING ASPHALT PAVING
③	REMOVE EXISTING FENCE
④	REMOVE EXISTING UTILITY/LIGHT POLE
X	REMOVE EXISTING TREE
⑤	SAWCUT LINE
⑥	REMOVE EXISTING PLANTER
⑦	RELOCATE EXISTING TRANSFORMER TO NEW VAULT (BY PG&E)
⑧	REMOVE EXISTING CURB AND GUTTER
⑨	REMOVE EXISTING JOINT TRENCH UTILITIES
⑩	5' EDGE GRIND

SURVEY NOTES:

Property lines shown hereon are based upon a field survey performed by Adobe Associates, Inc. on October 12, 2004 and October 27, 2004 and are based upon record information from a title report prepared by CAL LAND and dated June 3, 2004, order number 257478 JB and iron pipe monuments as shown hereon. Pursuant to Section 6726 of the Business and Professions Code the required "Record of Survey" will be prepared and submitted to the County of Marin.

Elevations and Contours (1' interval) shown hereon are based upon a field survey performed by Adobe Associates, Inc. on October 12, 2004. Bench Mark is a found 4" Bronze Cap in the northeast (southeast side per NCS data sheet) side of A Street and Fourth Street, set in the top of curb at a catch basin, stamped "Z 107 RESET 1979". Elevation of the top of disk being 23.99' NAVD 88 (converted from 21.31' NGVD 1929).

Temporary project Bench Mark is Control Point #1 at the northwest intersection of B and Second Street in the crosswalk, Elevation 14.96 (NAVD 88). Features shown hereon are existing as of the date of the field survey. Utilities shown hereon are based upon record information provided by the City of San Rafael and utilities evidenced by surface features.

Revisions

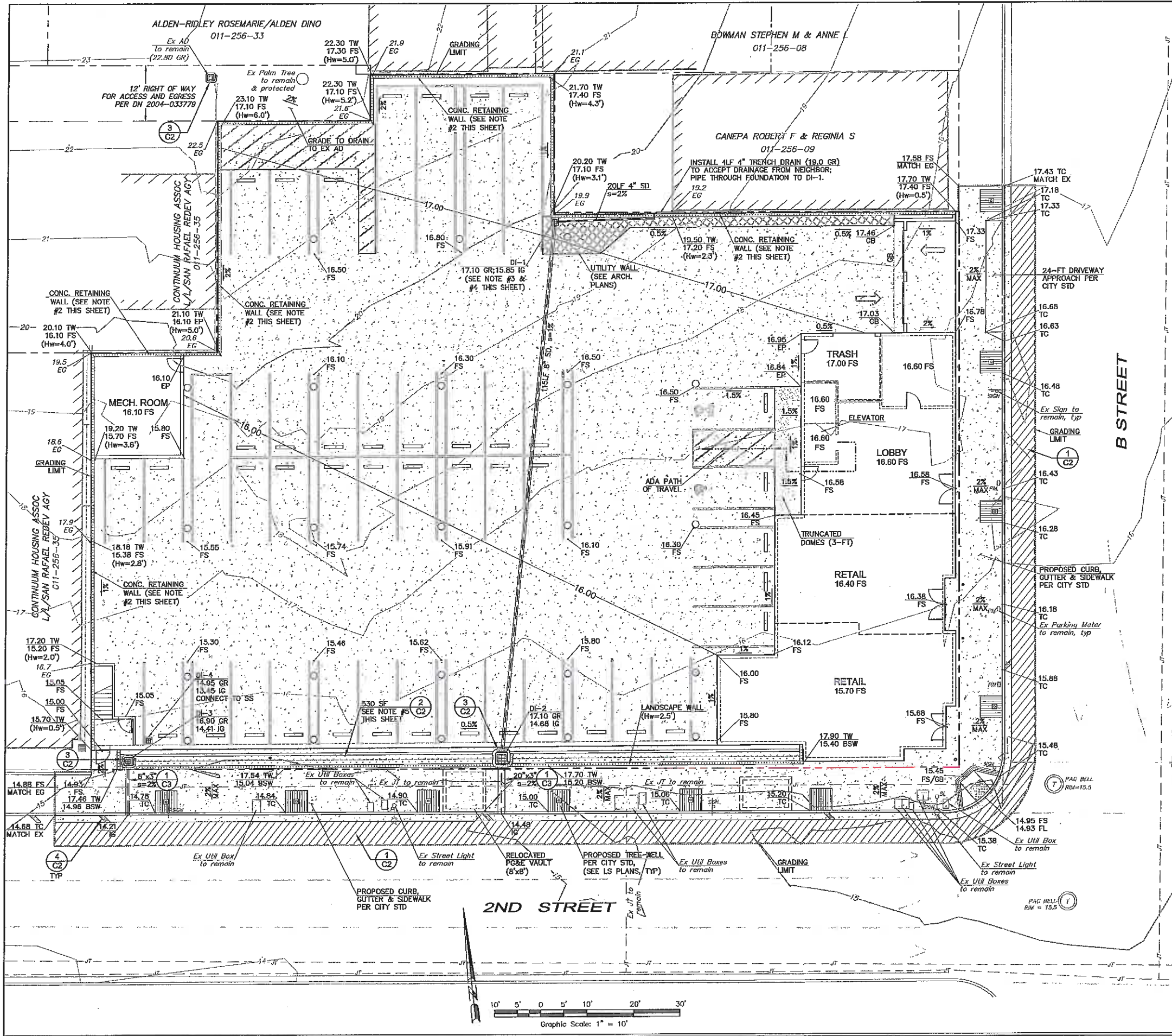
No.	Date	Description	Approved

adobe associates, inc.
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 1220 N. Duran Ave., Suite 205, CA 94901
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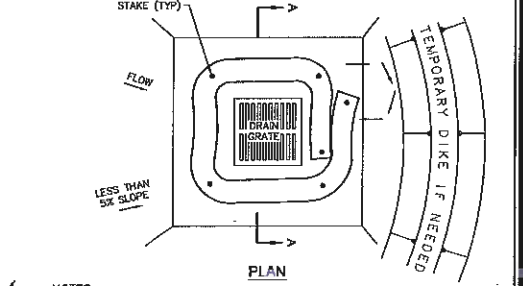
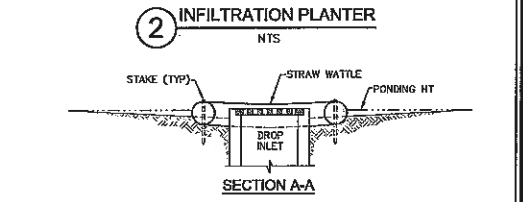
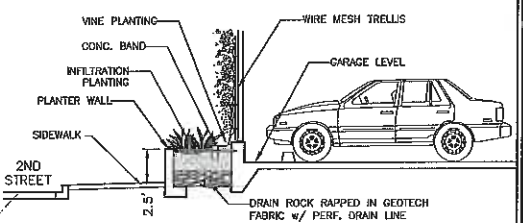
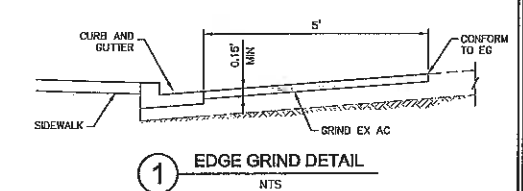
REGISTERED PROFESSIONAL ENGINEER - CIVIL
 No. 41833
 Exp. 3/31/2014
 David B. Brown, P.E. #1833
 My license expires 3/31/2014

**2nd AND B STREET DEVELOPMENT
 PRELIMINARY IMPROVEMENT PLANS
 EXISTING SITE FEATURES & DEMOLITION PLAN**

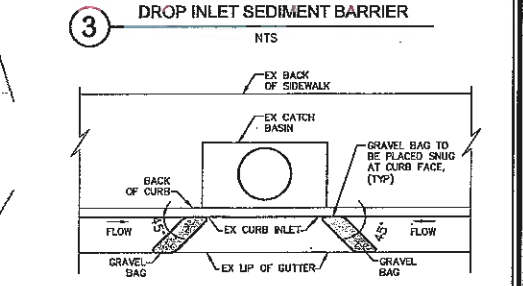
SCALE: AS SHOWN
 Date: March 26, 2013
 Design by: [Signature]
 Drawn by: [Signature]
 Checked by: [Signature]



- GRADING & DRAINAGE NOTES:**
- NO GRADING IS PROPOSED BEYOND THE SITE.
 - PERIMETER RETAINING WALLS WILL BE CONSTRUCTED WITH THE USE OF CLOSELY SPACED DRILLED PIERS TO PROVIDE TEMPORARY SUPPORT TO THE TALLER CUT AND FOR PERMANENT SUPPORT OF THE NEW BUILDING RETAINING WALL AS PER SOILS ENGINEER'S RECOMMENDATIONS, REFER TO REVIEW LETTER DATED MARCH 26, 2013.
 - ROOF DOWNSPOUTS FROM THE THIRD AND FOURTH FLOORS WILL BE PIPED THROUGH THE BUILDING PLUMBING TO THE INFILTRATION PLANTER ON THE SECOND FLOOR. TREATED RUNOFF AND OVERFLOW FROM THE PLANTER WILL THEN BE PIPED THROUGH THE BUILDING PLUMBING TO DROP INLET DI-1, AND EVENTUALLY DISCHARGED AT CURB ON 2ND STREET THROUGH SIDEWALK UNDERDRAIN.
 - INSTALL 4LF OF 4" TRENCH DRAIN ALONG THE NORTHERN RETAINING WALL (WITHIN THE SITE) TO ACCEPT RUNOFF FROM THE NEIGHBOR; PIPE THROUGH FOUNDATION TO DROP-INLET DI-1.
 - ROOF DOWNSPOUTS FROM THE SECOND FLOOR/COURTYARD WILL BE PIPED THROUGH THE BUILDING PLUMBING TO THE INFILTRATION PLANTER ON 2ND STREET. TREATED RUNOFF AND OVERFLOW FROM THE PLANTER WILL BE DISCHARGED AT CURB ON 2ND STREET THROUGH SIDEWALK UNDERDRAIN.



- NOTES:**
- DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%).
 - USE 1X4 WOOD OR EQUIVALENT METAL STAKES. (3 FT MIN LENGTH).
 - THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWN-SLOPE SIDE OF THE STRUCTURE.



- GRADING QUANTITIES:**
- Grading quantities are based upon subgrade to existing grade. No account has been taken for stripings, expansion or contraction. Volumes should be verified and determined independently by the contractor.
- | | |
|---------|------|
| CUT | FILL |
| 1500 CY | 0 CY |
- Note: Excess material to be off-hauled to an approved location.

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**2nd AND B STREET DEVELOPMENT
 PRELIMINARY IMPROVEMENT PLANS
 SITE GRADING & DRAINAGE PLAN**

815 B Street
 San Rafael, California
 APN 025-256-012, -014, -015 & -032

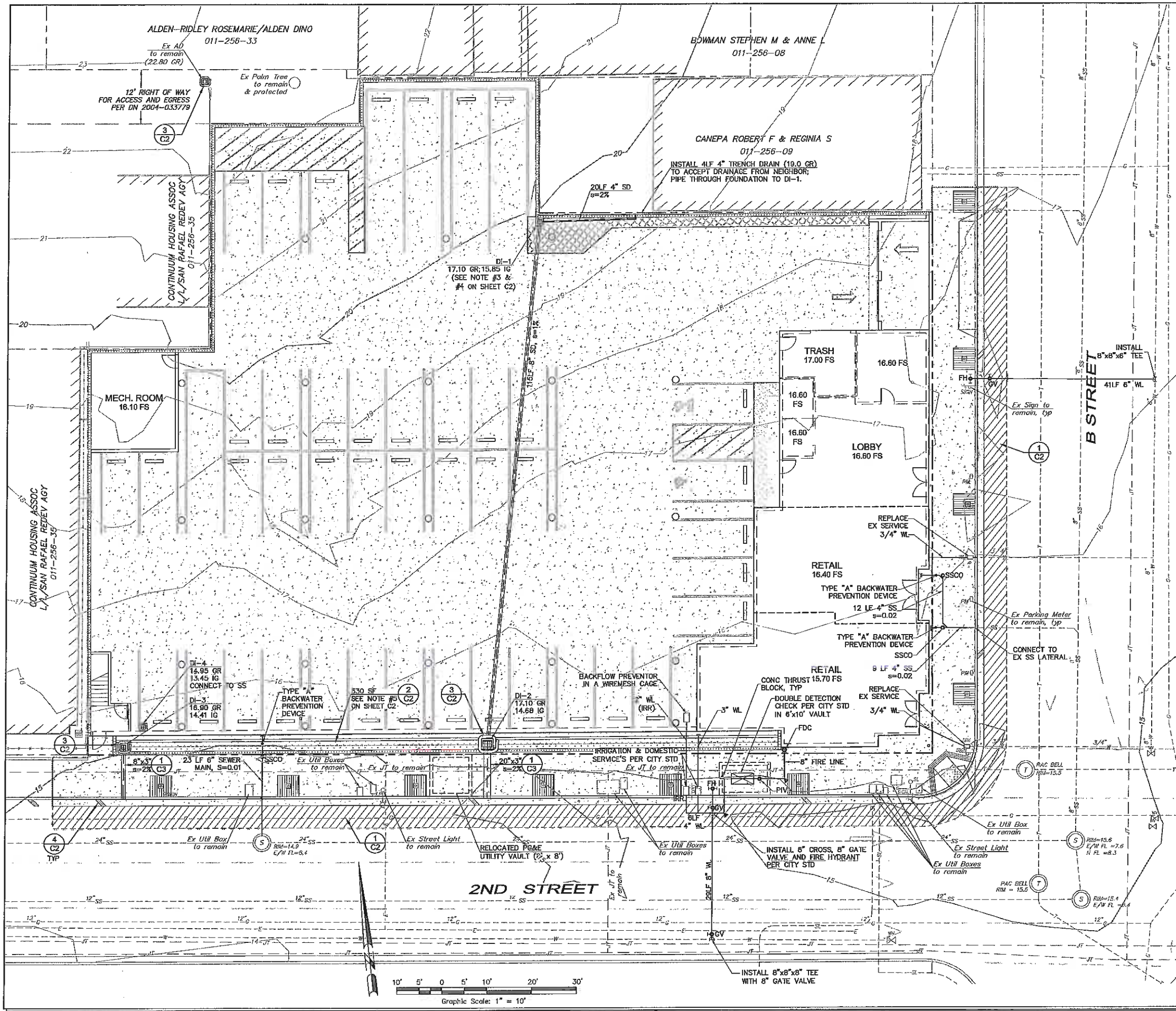
APR 25 2013
 My license expires 3/31/2014

David B. Brown, RCE 41833
 My license expires 3/31/2014

Professional Engineer & Surveyor
 No. 41833
 Exp. 3/31/2014
 State of California

SCALE: AS SHOWN
 Date: March 28, 2013
 Design by: [Signature]
 Drawn by: [Signature]
 Checked by: [Signature]

Sheet
C2
 of 3 Sheets
 Job 12105

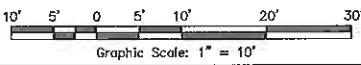
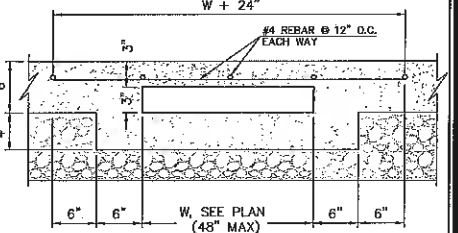


LEGEND:

PROPOSED	EXISTING	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	CURB & GUTTER
---	---	ELECTRICAL LINE
---	---	GAS LINE AND METER
---	---	JOINT TRENCH
---	---	SANITARY SEWER MANHOLE
---	---	SANITARY SEWER CLEANOUT
---	---	SANITARY SEWER LATERAL
---	---	STORM DRAIN MANHOLE
---	---	STORM DRAIN DROP INLET
---	---	STREET LIGHTING
---	---	TELEPHONE LINE MANHOLE
---	---	WATER SERVICE AND METER
---	---	BLOW-OFF
---	---	WATER MAIN & GATE VALVE
---	---	FIRE HYDRANT
---	---	LIGHT POLE
---	---	PARKING METER
---	---	SIGN

SEWER NOTES

- All sewer construction shall be in accordance with the San Rafael Sanitation District (SRSD) Standard Specifications and Drawings.
- All main sewer and lateral shall be PVC, ductile iron pipe, cast iron pipe or reinforced concrete.
- All main sewer and lateral shall have minimum 4.0 foot cover in right-of-way.
- Side sewer shall be installed into manholes, at near the bottom of the manhole, matching pipe crowns, unless a formal external drop connection is provided.
- Sewer line trench shall be per SRSD's Standard Drawing SD-4.
- Install side sewer, cleanout and backwater prevention per SRSD's Standard Drawings SD-5 and SD-6.
- Existing sewer lateral shall be inspected and recorded, and the recording shall be submitted to SRSD on DVD-format for review to assess any potential deficiencies that may compromise the pipes. Based on this review, SRSD may require repair or replacement of the existing sewer laterals.



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PROFESSIONAL ENGINEER - WASTEWATER
 David R. Brown, P.E. No. 41833
 My license expires 3/31/2014

**2nd AND B STREET DEVELOPMENT
 PRELIMINARY IMPROVEMENT PLANS
 UTILITY PLAN**
 815 B Street
 San Rafael, California
 APRN 025-256-012, -014, -015, & -032

SCALE: AS SHOWN
 Date: March 28, 2013
 Design by: [Signature]
 Drawn by: [Signature]
 Checked by: [Signature]

Revisions: [Table with columns: No., Date, Description, Approved]

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 of 3 Sheets
 Job 12105