GENERAL NOTES:

- I. SITE SURVEY AND TOPOGRAPHIC BASE MAP PREPARED BY ILS ASSOCIATES, INC. CIVIL ENGINEERING AND LAND SURVEYING, 79 GALLI DRIVE, SUITE A, NOVATO, CA. (415) 883-9200. DATED 8/28/2019. VERTICAL DATUM IS ASSUMED. HORIZONTAL DATUM IS ASSUMED.
- 2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES OR IMPROVEMENTS HAS NOT BEEN VERIFIED BY THE ENGINEER AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF INFORMATION SHOWN ON THE DRAWINGS. THE CONSTRUCTION CONTRACTOR MUST NOTIFY UTILITY COMPANIES AT LEAST TWO WORKING DAYS BEFORE EXCAVATION AND REQUEST FIELD LOCATION OF ALL UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 811 OR 800-227-2600. ANY UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE LOCAL UTILITY ENGINEER, AT THE SOLE EXPENSE OF THE CONTRACTOR. ANY PROPERTY DAMAGE OR DAMAGE TO CONSTRUCTED FACILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AND OWNER AT THE SOLE EXPENSE OF THE CONTRACTOR.
- 3. PRIOR TO FINAL INSPECTION BY MARIN COUNTY DEPARTMENT OF PUBLIC WORKS, THE ENGINEER IS REQUIRED TO SUBMIT A LETTER TO THE COUNTY (INCLUDING PROPERTY ADDRESS, BUILDING PERMIT NUMBER, ASSESSOR'S PARCEL NUMBER, SIGNATURE AND ENGINEER'S STAMP) INDICATING THAT FINISHED GRADING AND DRAINAGE WORK WAS REVIEWED FOR COMPLIANCE WITH THE APPROVED PLANS AND FIELD DIRECTED MODIFICATIONS SHOWN ON THE RECORD DRAWINGS. PRIOR TO FINAL INSPECTION, THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS WILL INSPECT THE DRAINAGE WORK, DRIVEWAY, PARKING AND SITE IMPROVEMENTS. FAILURE BY THE CONSTRUCTION CONTRACTOR TO REQUEST ENGINEER REVIEW OF ALL SUBSURFACE DRAINAGE PIPING AND STORMWATER DRAINAGE PIPING BEFORE PLACING BACKFILL MATERIAL IN THE PIPE TRENCH WILL RESULT IN ADDITIONAL COSTS AND DELAYS IN PREPARING THE REQUIRED REVIEW LETTER.

EROSION CONTROL PLAN

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

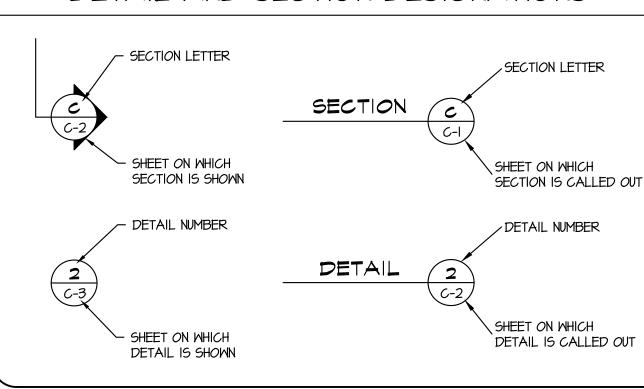
DRAINAGE CONSTRUCTION REVIEW

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

RETAINING WALL AND FOUNDATION ELEVATIONS

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

DETAIL AND SECTION DESIGNATIONS



UTILITY CONNECTION NOTES:

- I. ALL UTILITY SERVICES PROVIDED BY EXTENDING EXISTING SERVICE LINES WITHIN THE FOOTPRINT OF THE EXISTING HOUSE AND THE ADDITION TO THE HOUSE, NO NEW OR UPGRADED SERVICE CONNECTIONS ARE PLANNED.
- 2. UTILITY SERVICES TO THE PROJECT SITE ARE PROVIDED BY:
 - WATER: MARIN MUNICIPAL WATER DISTRICT
 - SEWER: LAS GALLINAS VALLEY SANITARY DISTRICT
 - ELECTRIC POWER: PACIFIC GAS AND ELECTRIC (PG&E)
 - GAS: PACIFIC GAS AND ELECTRIC (PG&E)
 - TELEPHONE: AT&T
 - CABLE: COMCAST

ESTIMATED	EARTHWORK	QUANTITIES

EXCAVATION	275 CY
FILL	O CY
EXCESS	275 CY
MAX. EXCAVATION DEPTH	8.5 FT
MAX. FILL DEPTH	O FT
DISTURBED AREA	0.07 AC

EARTHWORK NOTES:

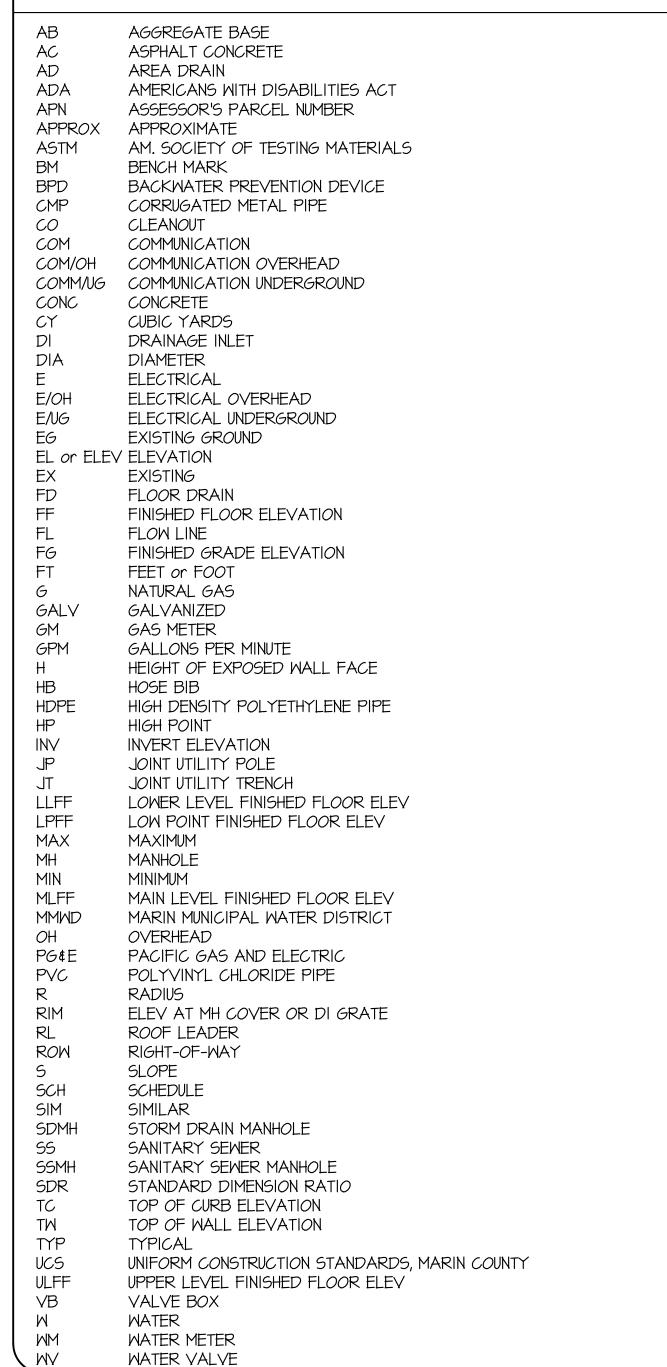
- I. QUANTITIES ARE "IN-PLACE" ESTIMATES AND DO NOT INCLUDE AN ALLOWANCE FOR SHRINK OR SWELL. ESTIMATES ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING QUANTITIES FOR CONSTRUCTION PURPOSES.
- 2. DISPOSE OF EXCESS MATERIAL ON-SITE AS SHOWN ON DRAWING C-2. PLACE AND COMPACT IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- 3. SITE GRADING IS NOT PERMITTED BETWEEN OCTOBER IS AND APRIL IS UNLESS PERMITTED IN WRITING BY THE BUILDING OFFICIAL/ DIRECTOR OF PUBLIC WORKS.

GREEN BUILDING STANDARDS

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

INDEX OF DRAWINGS		
DRAWING NO.	DESCRIPTION	
C-I	COVER SHEET	
C-2	CONCEPTUAL GRADING AND DRAINAGE PLAN	

ABBREVIATIONS



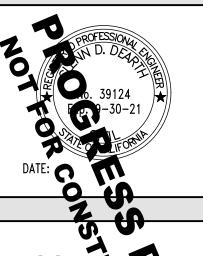
STORMWATER PLAN SUMMARY

	EXISTING SOUTH WING HOUSE	PROPOSED SOUTH WING HOUSE
IMPERVIOUS SURFACES	926 SF	1,876 SF

STORMWATER NOTES:

- I. IMPERVIOUS SURFACES INCLUDE ROOF FOR DRAINAGE PURPOSES, IMPERVIOUS AREA INCLUDES ROOF EAVE OVERHANG AREA.
- 2. NEW OR REPLACEMENT IMPERVIOUS AREA IS 1,876 SF.

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TONE RESIDENCE REMODE

APN 165-010-89

1499 LUCAS VALLEY ROAD

SAN RAFAEL, CALIFORNIA 94903

DESIGNED BY: G. DEARTH
DRAWN BY: E. HAYDEN
APPROVED BY:

 SCALE:
 |" = |0'-0"

 DATE:
 PROJECT NO.

 12/12/2019
 613.001

COVER SHEET

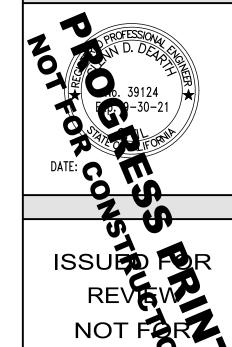
REVISION 0

SHEET NO. 1 OF 2

DRAWING C-1

EXISTING DESIGN REVIEW NOTES -GROUND _8-1/2" STRAW SURFACE STORMWATER DRAINAGE PLAN I. THE CONCEPTUAL STORMWATER DRAINAGE PLAN IS DESIGNED TO COMPLY WITH THE COUNTY REQUIREMENTS FOR ON-SITE STORMWATER MANAGEMENT AND CONTROL OF STORMWATER RUNOFF TO MINIMIZE OFF-SITE IMPACTS AND IMPROVE STORMWATER QUALITY. 2. THE EXISTING SOUTH WING OF THE HOUSE TOTALS 926 SQUARE FEET (SQ FT) OF IMPERVIOUS AREA. THIS AREA IS COMPRISED OF THE ROOF AND EAVE OVERHANG. 3. THE PROPOSED REMODEL PLAN ADDS 950 SQ FT OF NEW IMPERVIOUS AREA, GIVING A TOTAL OF 1,876 SQ FT OF IMPERVIOUS AREA. KEY STRAW - WATTLE 2" INTO 4. THE PROPOSED REMODEL PLAN DOES NOT ADD ANY IMPERVIOUS HARDSCAPE. 12" MIN EX GROUND 1"x1"x18" WOOD 5. RUNOFF FROM THE REMODELED ROOF WILL BE COLLECTED IN A PIPED DRAINAGE SYSTEM. STAKES AT 4 FT APPROXIMATELY 50 PERCENT OF THE RUNOFF WILL BE DIRECTED TO AN EXISTING GRASS-LINED MAX SPACING DRAINGE SWALE ON THE SITE, AND 50 PERCENT WILL BE DIRECTED TO THE EXISTING ROOF DRAINAGE PIPING SYSTEM. 6. AREA DRAINS IN LANDSCAPE AREAS ARE LIMITED TO LOCATIONS WHERE THEY ARE NECESSARY TO PREVENT WATER PONDING THAT COULD DAMAGE THE HOUSE. STRAW WATTLE DETAIL CONSTRUCTION NO SCALE EXCAVATION & GRADING PLAN EX DRAINAGE I. SITE GRADING WILL BE COMPLETED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT PA TIO AND THE APPROVED SITE GRADING PLAN. SITE GRADING WILL BE LIMITED TO EXCAVATION WITHIN THE FOOTPRINT OF THE SOUTH WING AND THE ADJACENT RETAINING WALLS. 2. EXCESS EXCAVATED MATERIAL WILL BE SPREAD ON-SITE IN THE LOCATION SHOWN ON THE RETAINING WALL DRAWINGS. THE MATERIAL WILL BE COMPLACTED IN ACCORDANCE WITH THE GEOTECHNOAL REPORT. EROSION CONTROL MEASURES WILL BE INSTALLED. **EROSION CONTROL** I. EROSION CONTROL MEASURES WILL BE INCORPORATED INTO THE PROJECT DURING CONSTRUCTION AND IMPLEMENTED BY THE CONSTRUCTION CONTRACTOR. STRAW WATTLES WILL BE PLACED EX RESIDENCE AROUND THE DOWN-SLOPE PERIMETER OF THE DISTURBED AREA. EXCAVATED AREAS AND SOIL FF = 980.45 STOCKPILES WILL BE COVERED WITH PLASTIC TARPS TO MINIMIZE EROSION. AREAS DISTURBED DURING CONSTRUCTION WILL BE RESTORED BY SEEDING AND INSTALLATION OF EROSION CONTROL BLANKET AND STRAW WATTLES. STRAW WATTLE 2. PERMANENT EROSION CONTROL WILL BE PROVIDED BY LANDSCAPING THE ENTIRE DISTURBED ROCK EROSION AREA AT THE COMPLETION OF THE WORK. x 984.9 % PROTECTION - EX CONCRETE STORMWATER POLLUTION PREVENTION DISCHARGE TO EX PAD HVAC DRAINAGE SWALE I. SPECIFICATIONS WILL BE INCLUDED ON THE PROJECT DRAWINGS OUTLINING CONSTRUCTION PRACTICES THAT MUST BE FOLLOWED TO PREVENT STORMWATER POLLUTION. CONSTRUCTION WORKERS WILL BE ADVISED OF REQUIRED CONSTRUCTION MEASURES FOR AVOIDING STORMWATER POLLUTION. THESE MEASURES WILL INCLUDE PROCEDURES FOR MATERIAL STORAGE, USE AND DISPOSAL OF HAZARDOUS MATERIALS (PAINT, SOLVENTS, ADHESIVES, ETC.), WASTE DISPOSAL PROCEDURES, CONCRETE WASHOUT REQUIREMENTS AND OTHER CONSTRUCTION 985.0 PRACTICES. - TW 988,Ø FG 985.5 UTILITY PLAN FG 988.0 F6 980.4 I. ALL UTILITY SERVICES WILL BE PROVIDED BY EXTENSION FROM THE EXISTING HOUSE. NO NEW 99 2'-6" MAX9HEIGHT CONNECTIONS TO SERVICE MAINS ARE PLANNED. ALONG ENTIRE LENGTH OF THIS WALL RETAINING WALL CONSTRUCTION NOTES CONNECT TO I. ALL RETAINING WALLS WILL BE REINFORCED CONCRETE CONSTRUCTION SUPPORTED BY SPREAD EX ROOF FG 985.5 FOOTINGS OR DRILLED PIERS AS DETERMINED BY THE PROJECT GEOTECHNICAL ENGINEER AND DRAINAGE STRUCTURAL ENGINEER. SYSTEM MALK 7 × 980,2 × 31-6" RL X 980.3 980.0 > FG 980.2 PLANTING 4'-0" H ≠ 0.5' FG/988.0 TW 980.75 EX CONCRETE FG980.099 086 X 984.0 H/= 4.0' \x 982.0 SLOPE 7'-0" × 986.0 RETAINING WALL H = 0.75'EX STONE RETAINING WALL TW 988.0 -TW 991.0 FG 980.5 FG 982.0 FG 985.5 FG 987.0 H = 2.5'₩ = 2.5' H = 4.0'SCALE: - EX FENCE EXISTING UTILITY LOCATION CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO STARTING WORK. CONTACT THE ENGINEER TO REVIEW UTILITY LOCATION AND ANY CONFLICTS WITH THE PROPOSED WORK PRIOR TO STARTING WORK. UTILITY LOCATIONS SHOWN ON THIS DRAWING ARE ASSUMED LOCATIONS BASED ON VISIBLE FEATURES - EXCAVATED SOIL PLACEMENT AREA. AND MAY NOT INCLUDE ALL EXISTING UTILITIES. SPREAD MATERIAL, MOISTURE CONDITION AND COMPACT IN ACCORDANCE WITH GEOTECHNICAL REPORT. MAXIMUM FILL REVISION THICKNESS 2 FEET. HYDROSEED AND INSTALLL STRAW WATTLES. SCALE IN FEET

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AP 499 LU RAFAE

REVISIONS NO. DATE DESCRIPTION A 12/12/19 ISSUED FOR REVIEW

DESIGNED BY: G. DEARTH DRAWN BY: E. HAYDEN APPROVED BY:

I" = 8'-0" PROJECT NO. 12/12/2019 613.001

CONCEPTUAL GRADING AND DRAINAGE PLAN

2 of 2

C-2