

1515 FOURTH STREET APARTMENTS

1515 4TH STREET
SAN RAFAEL, CA 94901

SB 330 APPLICATION

MARCH 10, 2022

OWNER/APPLICANT:

1515 4TH STREET ASSOCIATES, LLC
1101 FIFTH AVENUE, SUITE #300
SAN RAFAEL, CA 94901

ARCHITECT:

EGAN | SIMON ARCHITECTURE
7740 WEST MANCHESTER AVENUE, SUITE 205, PLAYA DEL REY, CALIFORNIA, 90293
310.306.7804 OFFICE 310.306.9072 FAX

BUILDING DATA

BUILDING AREA

GROSS FLOOR AREA PER CBC	TOTAL	S2	R2
TYPE IA			
P2 LEVEL	33,928 SF	33,928 SF	
P1 LEVEL	31,832 SF	31,832 SF	
GROUND FLOOR	26,502 SF		26,502 SF
SECOND FLOOR	28,219 SF		28,219 SF
TOTAL	120,481 SF		
TYPE IIIA			
THIRD FLOOR	29,270 SF		29,270 SF
FOURTH FLOOR	29,270 SF		29,270 SF
FIFTH FLOOR	29,270 SF		29,270 SF
SIXTH FLOOR	29,270 SF		29,270 SF
SEVENTH FLOOR	26,238 SF		26,238 SF
TOTAL	143,318 SF		
TOTAL BUILDING	263,799 SF		

FIRE RESISTIVE CONSTRUCTION - TYPE III-A

FIRE RESISTIVE CONSTRUCTION SHALL BE AS REQUIRED BY CBC CHAPTER 6, TABLE 601 FOR TYPE III - A
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS AS FOLLOWS:

STRUCTURAL FRAME	1 HOUR
BEARING WALLS EXTERIOR	2 HOUR
BEARING WALLS INTERIOR	1 HOUR
NON BEARING WALLS AND PARTITIONS INTERIOR	NON-RATED
FLOOR CONSTRUCTION	1 HOUR
ROOF CONSTRUCTION	1 HOUR

FIRE RESISTIVE CONSTRUCTION - TYPE I-A

FIRE RESISTIVE CONSTRUCTION SHALL BE AS REQUIRED BY CBC CHAPTER 6, TABLE 601 FOR TYPE I - A
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS AS FOLLOWS:

STRUCTURAL FRAME	3 HOUR
BEARING WALLS EXTERIOR	3 HOUR
BEARING WALLS INTERIOR	3 HOUR
NON BEARING WALLS AND PARTITIONS INTERIOR	NON-RATED
FLOOR CONSTRUCTION	2 HOUR
ROOF CONSTRUCTION	1 1/2 HOUR

STRUCTURAL ELEMENTS IN EXTERIOR WALLS REQUIRED TO BE OF FIRE-RESISTANCE-RATED CONSTRUCTION
SHALL HAVE FIRE RESISTANCE RATING EQUAL TO OR GREATER THAN THAT REQUIRED FOR AN EXTERIOR BEARING WALL. CBC SECTION 714.5

PARKING GARAGE

PLANNING AND ZONING DATA

ZONING	WEV
LOT AREA	TOTAL GROSS AREA: 38,519 SF
DENSITY ALLOWED	144 UNITS
STATE DENSITY BONUS 32.5%	144 UNITS X 1.32.5 = 190.8, ROUND UP 191 UNITS
BMR UNITS PROPOSED (10% VERY LOW INCOME)	144 UNITS X .10 = 14 BMRs
TOTAL UNITS PROPOSED	191 UNITS

SETBACKS (SRMC 14.05.032)

	REQUIRED	PROPOSED
FRONT YARD - NORTH	0'	0'
SIDE YARD - EAST	0'	0'
SIDE YARD - WEST	0'	0'
REAR YARD - SOUTH	0'	4'
REAR YARD - SOUTHEAST	0'	4'

HEIGHT

PROPOSED	6' (IN THE WEST END VILLAGE)
HEIGHT BONUS (14.16.190)	80'-0" / 7 STORIES
BUILDING HEIGHT	

PARKING SUMMARY

	REQUIRED RESIDENTIAL		PROVIDED RESIDENTIAL		REMARKS
	STANDARD	COMPACT	STANDARD	COMPACT	
RESIDENTIAL (1 BED)	127 (UNITS) X .5 = 63.5	0	158	0	6
RESIDENTIAL (2 BED)	64 (UNITS) X 1 = 64				
COMMERCIAL	0	0	0	0	0
TOTAL	128	0	0	0	6
TOTAL: 128 (REQUIRED)	TOTAL: 164 (PROVIDED)				

NUMBER OF TENANT ACCESSIBLE PARKING STALLS PROVIDED	= 6 SPACES
NUMBER OF TENANT VAN ACCESSIBLE PARKING STALLS PROVIDED	= 1 SPACES
NUMBER OF COMMERCIAL ACCESSIBLE PARKING STALLS PROVIDED	= 0 SPACE
NUMBER OF COMMERCIAL VAN ACCESSIBLE PARKING STALLS PROVIDED	= 0 SPACE
NUMBER OF STANDARD STALLS PROVIDED	= 159 SPACES
NUMBER OF COMPACT PARKING STALLS PROVIDED	= 0 SPACES
NUMBER OF EV STALLS	= 10 SPACES
NUMBER OF EVCS STALLS	= 2 SPACES

MINIMUM LANDSCAPING

WEV (SRMC 14.05.032)	REQUIRED LANDSCAPING	PROPOSED LANDSCAPING
GROUND LEVEL	NR	8,213 SF (PATIOS, PLANTERS, COURTYARDS, CIVIC SPACE)
SECOND FLOOR	NR	1,680 SF (BALCONIES)
THIRD FLOOR	NR	1,680 SF (BALCONIES)
FOURTH FLOOR	NR	1,680 SF (BALCONIES)
FIFTH FLOOR	NR	1,680 SF (BALCONIES)
SIXTH FLOOR	NR	1,680 SF (BALCONIES)
SEVENTH FLOOR	NR	3,793 SF (BALCONIES AND ROOF DECK)
TOTAL LANDSCAPING	(NR) NOT REQUIRED	20,406 SF

BICYCLE PARKING

	UNIT COUNT	REQUIRED SPACES PER UNIT	LONG TERM	
			REQUIRED	PROPOSED
RESIDENTIAL	191			
	127	1 PER 1 BED	127	127
	64	2 PER 2 BED	128	128
TOTAL			255	255

PROJECT DESCRIPTION

THE PROPERTY IS 38,519 S.F., OR 0.88 ACRES. IT IS A PROPOSED SEVEN-STORY MIXED-USE BUILDING. THE PROJECT IS LOCATED IN THE CENTRAL BUSINESS DISTRICT OF DOWNTOWN SAN RAFAEL. THE PROJECT OCCUPIES A FULL BLOCK BETWEEN "E" STREET AND SHAVER STREET, OPEN ALL 3 SIDES TO PUBLIC RIGHT AWAY. THE PROJECT PROVIDES A GATEWAY TO THE VERY DESIRABLE "WEST END" NEIGHBORHOOD.

THE DEVELOPMENT WILL CONSIST OF 191 DWELLING UNITS (14 HOUSING UNITS WILL BE BMR'S (BELOW MARKET RATE UNITS)). THE PROJECT WILL INCLUDE 2 LEVELS OF SUBTERRANEAN PARKING, WITH 7 LEVELS OF RESIDENTIAL ON TOP OF A PODIUM DECK.

THE GROUND FLOOR WILL CONSIST OF THREE RETAIL SPACES, A GYM, A LIBRARY, GALLERY SPACE, A POOL, A REC ROOM, A COURTYARD AND 14 HOUSING UNITS. THE SECOND FLOOR THROUGH THE SEVENTH FLOOR ALL CONSIST OF RESIDENTIAL UNITS. THE SEVENTH FLOOR ALSO HAS A DECK THAT CONSISTS OF A ROOF GARDEN, A REC ROOM AND OUTDOOR DECK SPACES. THE SUBTERRANEAN LEVELS WILL CONTAIN PARKING FOR A TOTAL OF 165 CARS AND BICYCLE PARKING.

THE HOUSING UNIT BREAKDOWN IS : (127) ONE BEDROOM UNITS AND (64) TWO BEDROOM UNITS.

THIS PROJECT REQUIRES EMERGENCY RESPONDER RADIO COVERAGE PER CFC 507.5.1. DISTRIBUTED ANTENNA SYSTEM IS A DEFERRED SUBMITTAL.

LOT SUMMARY

PROJECT ADDRESS	1515 4TH STREET SAN RAFAEL, CA 94901
ASSESSOR PARCEL NUMBER	011-245-26 & 011-245-39
LOT SIZE	38,519 SF 0.88 ACRES
ABUTTING STREETS	SHAVER STREET AND E STREET
ZONING DISTRICT	WEV (WEST END VILLAGE)
COMMUNITY PLAN AREA	DOWNTOWN RESIDENTIAL ZONING DISTRICTS
USE	EXISTING: BANK TO BE DEMOLISHED PROPOSED: RESIDENTIAL/COMMERCIAL

PROJECT INFORMATION

DESCRIPTION:	RESIDENTIAL APARTMENTS + COMMERCIAL OVER SUB. PARKING
OCCUPANCY:	RESIDENTIAL = R2 (APARTMENTS) COMMERCIAL = B PARKING STRUCTURE = S2
CONSTRUCTION TYPE:	III-A = ABOVE PODIUM (APARTMENTS) I-A = SUBTERRANEAN + FIRST FLOOR (PARKING + COMMERCIAL) NIPPA 13 SPRINKLERED
SPRINKLERED:	THREE HOUR AREA SEPARATION BETWEEN R2 AND S2 OCCUPANCY PER CBC 510.2

UNIT TYPE SUMMARY

UNIT TYPE	AVERAGE SQ. FT.	AMOUNT	TOTAL AREA	COMMENTS
1 - BEDROOM	750	127	95,250 SF	
2 - BEDROOM	1100	64	70,400 SF	
TOTAL		191	165,650 SF	

BMR UNIT BREAKDOWN

10 UNITS = 1 BED (UNITS 217, 219, 317, 319, 417, 419, 517, 519, 617, AND 619)
4 UNITS = 2 BED (UNITS 215, 315, 415, AND 515)

ADA UNIT BREAKDOWN

10% OF THE UNITS ARE FULLY ACCESSIBLE FOR MOBILITY IMPAIRED RESIDENTS
127 ONE-BEDROOM X 10% = 12.7 UNITS, ROUND UP TO 13 UNITS
(UNITS 104, 110, 214, 229, 309, 403, 408, 506, 513, 529, 607, 626, AND 714)
64 TWO-BEDROOM X 10% = 6.4 UNITS, ROUND UP TO 7 UNITS (UNITS 114, 229, 327, 318, 428, 627, AND 715)
TOTAL 20 UNITS (5)
ALL OTHER UNITS ARE ADAPTABLE

4% OF UNITS ARE FOR AUDIBLE/VISUALLY IMPAIRED RESIDENTS (COMMUNICATION UNIT)
127 ONE-BEDROOM X 4% = 5.1 UNITS, ROUND UP TO 6 UNITS (UNITS 105, 205, 324, 417, 616 AND 704)
64 ONE-BEDROOM X 4% = 2.6 UNITS, ROUND UP TO 3 UNITS (UNIT 228, 515, AND 728)
TOTAL 8 UNITS (2)

DEFERRED SUBMITTALS

- FIRE SPRINKLER SYSTEM AND MONITORING SYSTEM
- FIRE ALARM SYSTEM AND MONITORING SYSTEM - PER CBC 907.2.3 - A MANUAL AND AUTOMATIC FIRE ALARM SYSTEM THAT INITIATES THE OCCUPANT NOTIFICATION SIGNAL UTILIZING AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM SHALL BE INSTALLED.
- PREFABRICATED STAIRS AND RAILINGS.
- BUILDING EMERGENCY COMMUNICATION SYSTEM AS REQUIRED BY THE CITY OF LOS ANGELES FIRE CODE SECTION 510
- PROJECT SIGNAGE
- STOREFRONT GLAZING SYSTEM
- GLASS GUARDRAIL SYSTEM
- SOLAR HOT WATER SYSTEM
- ELEVATOR (STANDBY POWER IS REQUIRED)
- DEMOLITION
- BLOCK FENCE WALLS
- DISTRIBUTED ANTENNA SYSTEM
- SLATE RAINSCREEN SYSTEM

NOTES:
1. THE ARCHITECT OR ENGINEER OF RECORD SHALL LIST ALL THE DEFERRED SUBMITTALS ON THE PLANS AND SHALL SUBMIT THE DEFERRED SUBMITTAL DOCUMENTS TO THE BUILDING OFFICIAL PRIOR TO INSTALLATION.
2. THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. PROVIDE AMPLE TIME FOR THE BUILDING OFFICIAL TO REVIEW THE DOCUMENTS. (CBC 106.3.4.2)
3. PLANS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER THAT ALLOWS A MIN 30 WORKING DAYS FOR INITIAL PLAN REVIEW. ALL COMMENTS RELATED TO THE DEFERRED SUBMITTAL MUST BE ADDRESSED TO THE SATISFACTION OF THE PLAN CHECKER DIVISION PRIOR TO APPROVAL OF THE SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN & SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

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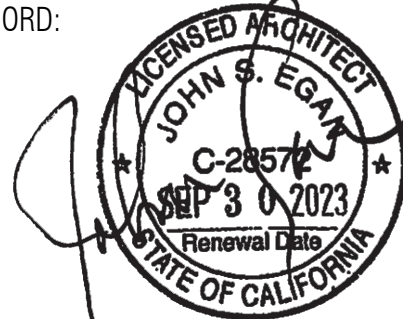
Revisions

No.	Issue	By	Date

KEY PLAN

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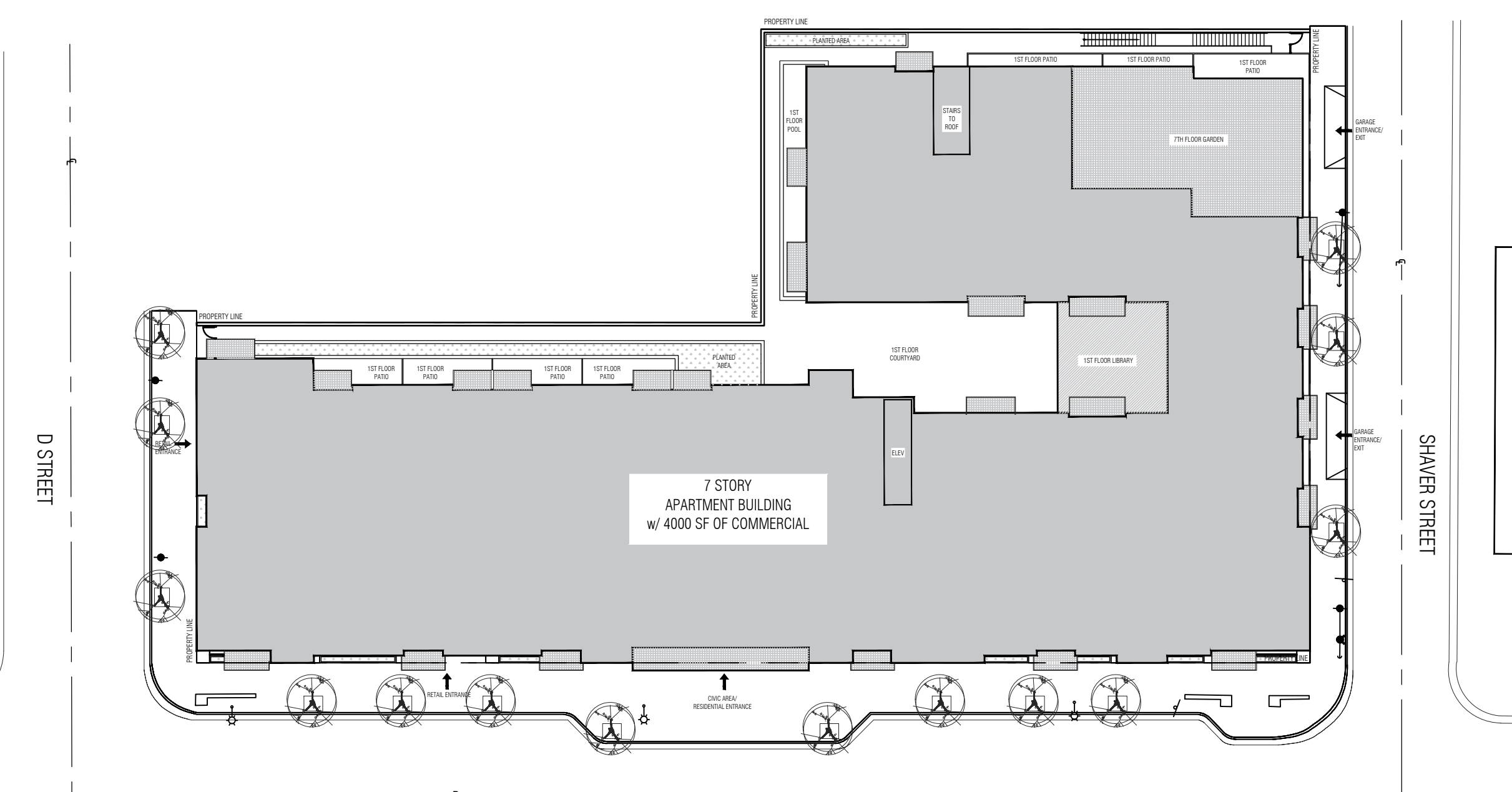


SB 330 APPLICATION

Project
1515 4TH STREET
APARTMENTS

Sheet Title
PROJECT DATA

Scale: N/A
Job #: XX-XX
Drawn By: NG
Chkd By: JE
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01 Of XX Sheets



PLOT PLAN
SCALE: 1/32" = 1'-0"

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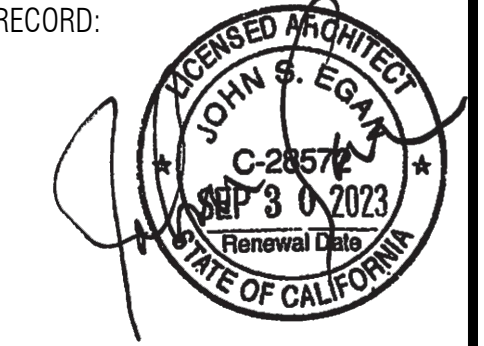
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Sheet Title
 SITE PHOTOS - EXISTING CONDITIONS

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1. VIEW FROM 4TH STREET - SOUTH FACING



2. VIEW FROM SHAVER STREET - EAST FACING



3. VIEW FROM D STREET - WEST FACING



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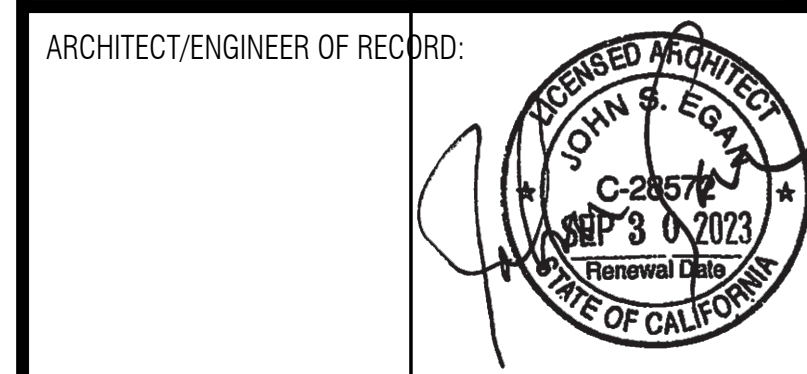
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Sheet Title
SECOND FLOOR

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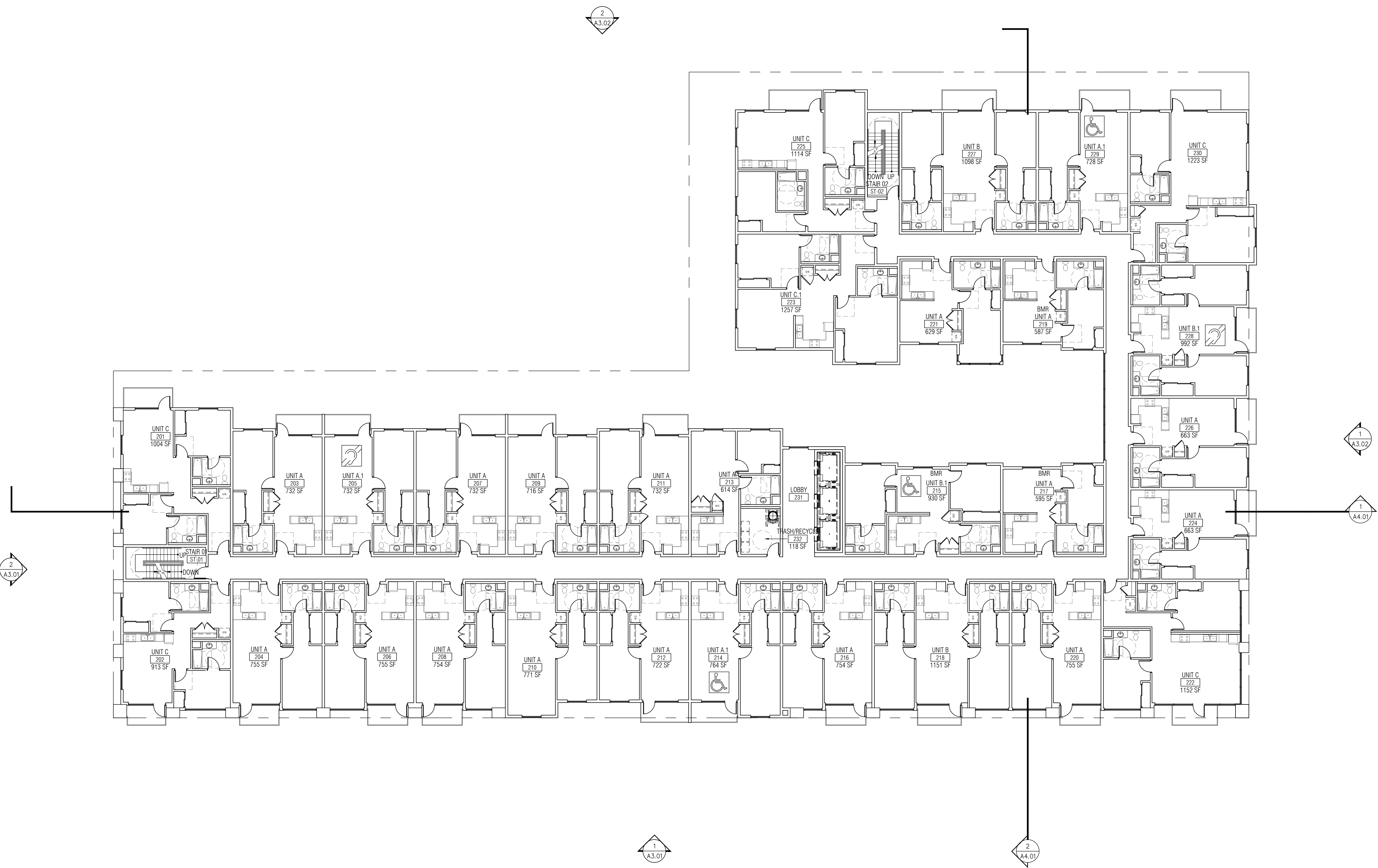
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SECOND FLOOR PLAN
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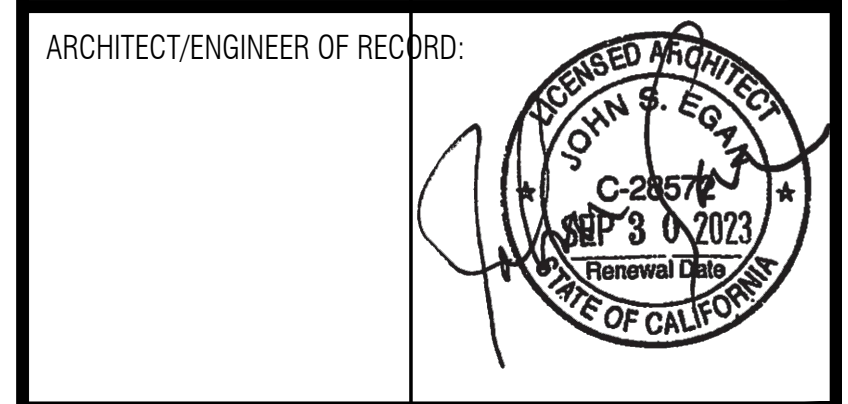
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THIRD FLOOR PLAN

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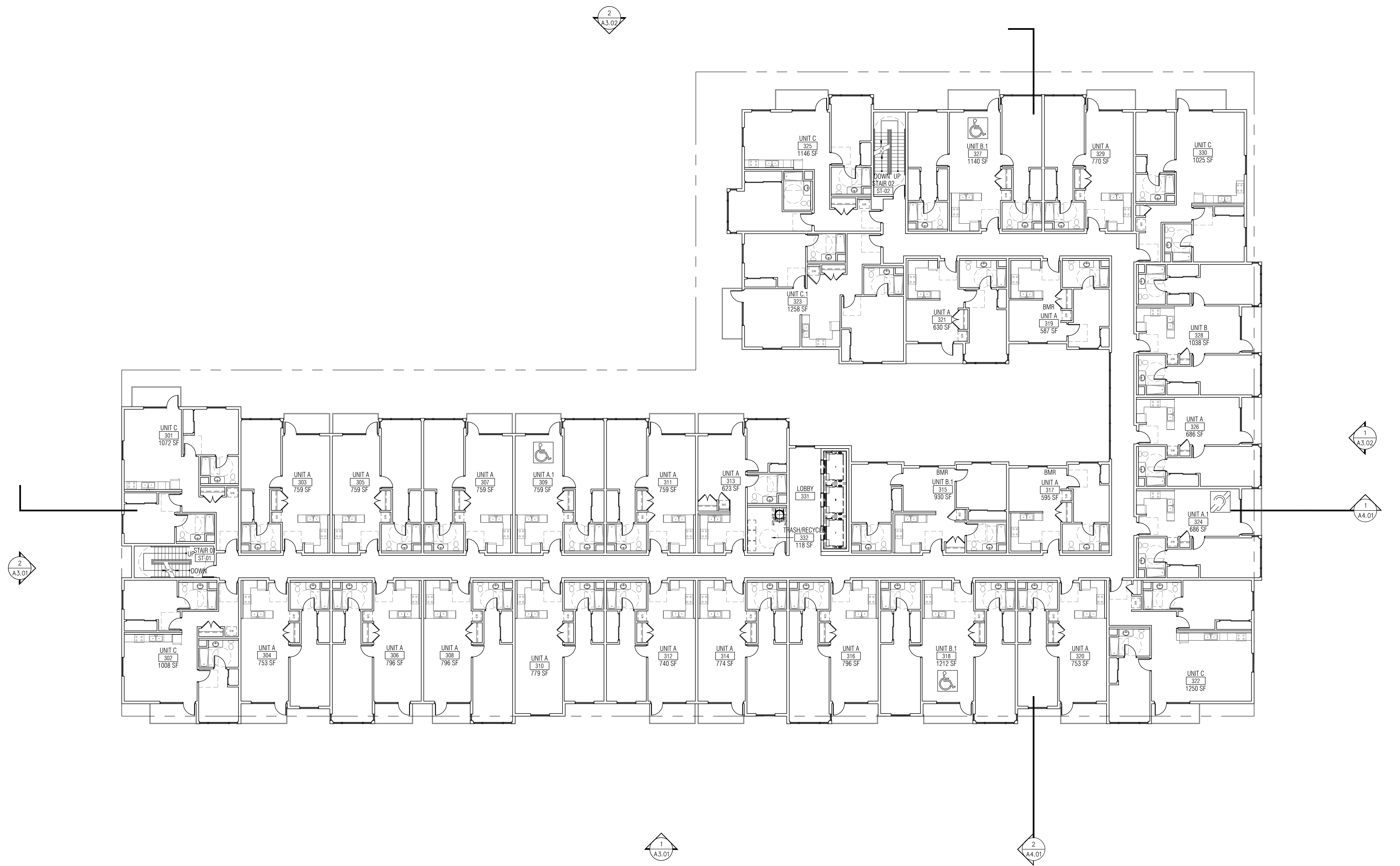
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THIRD FLOOR PLAN
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FOURTH FLOOR PLAN

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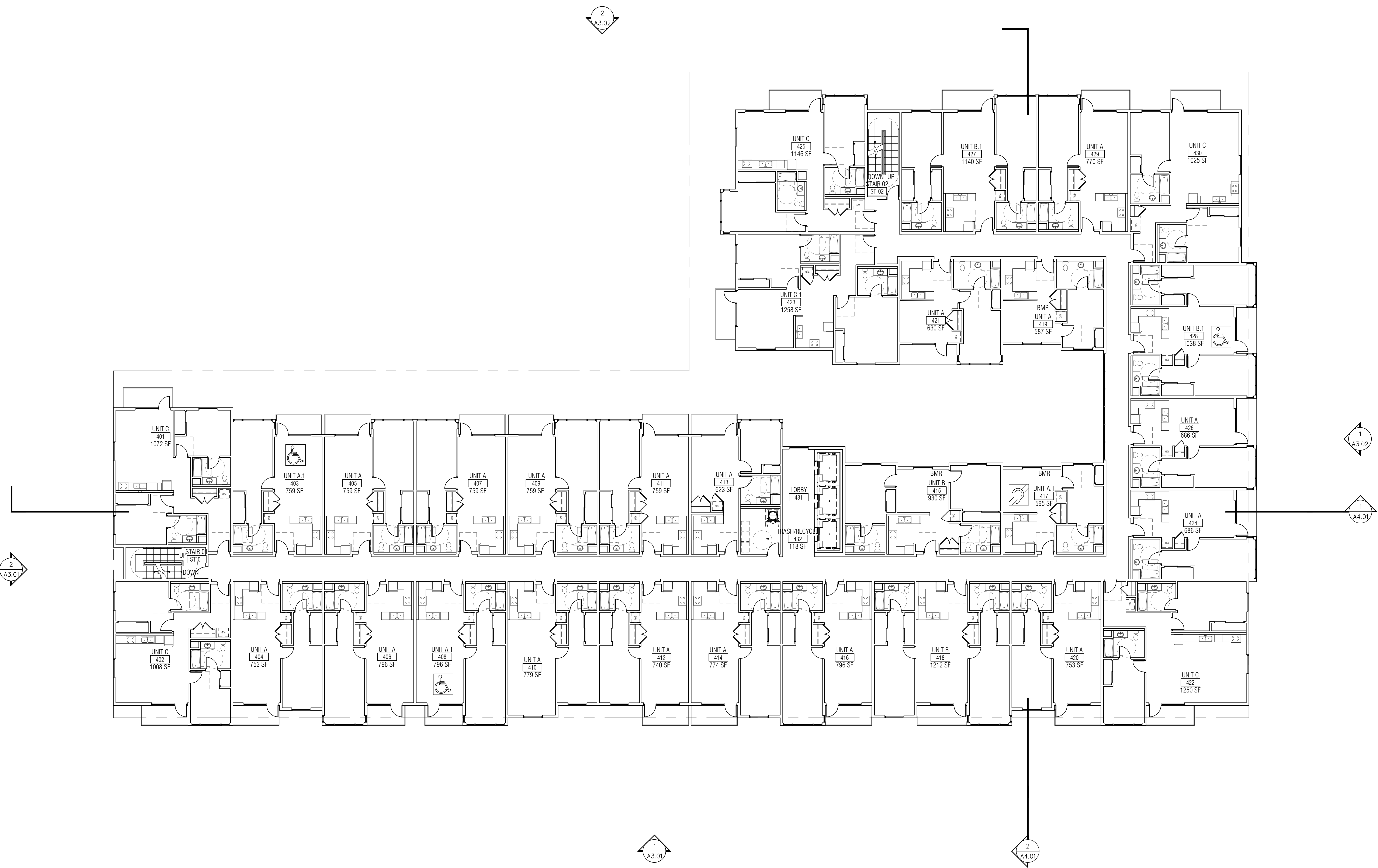
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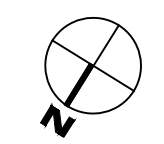
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FOURTH FLOOR PLAN
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FIFTH FLOOR PLAN

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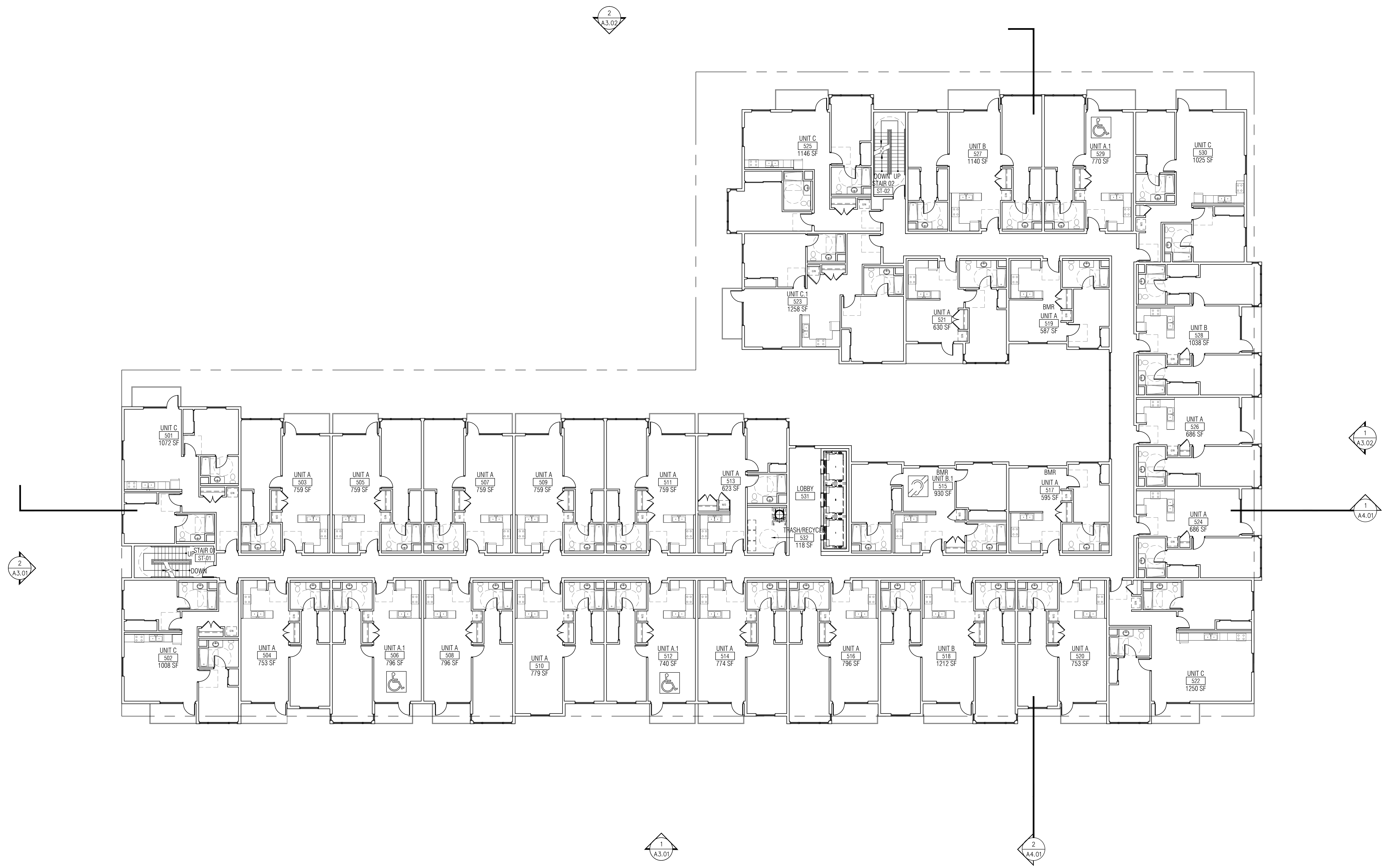
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FIFTH FLOOR PLAN
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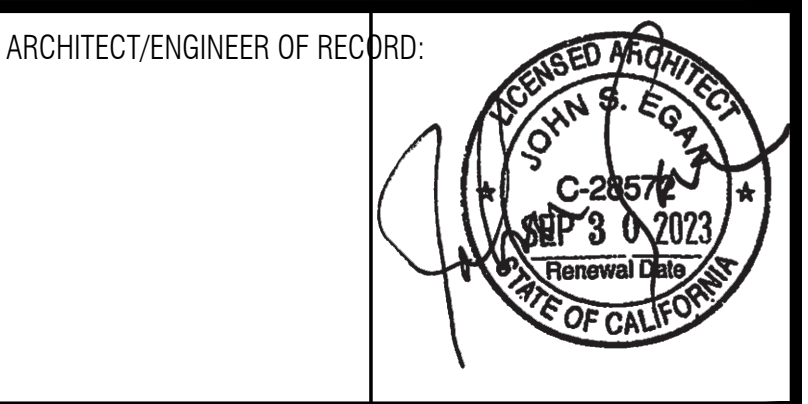
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SIXTH FLOOR PLAN

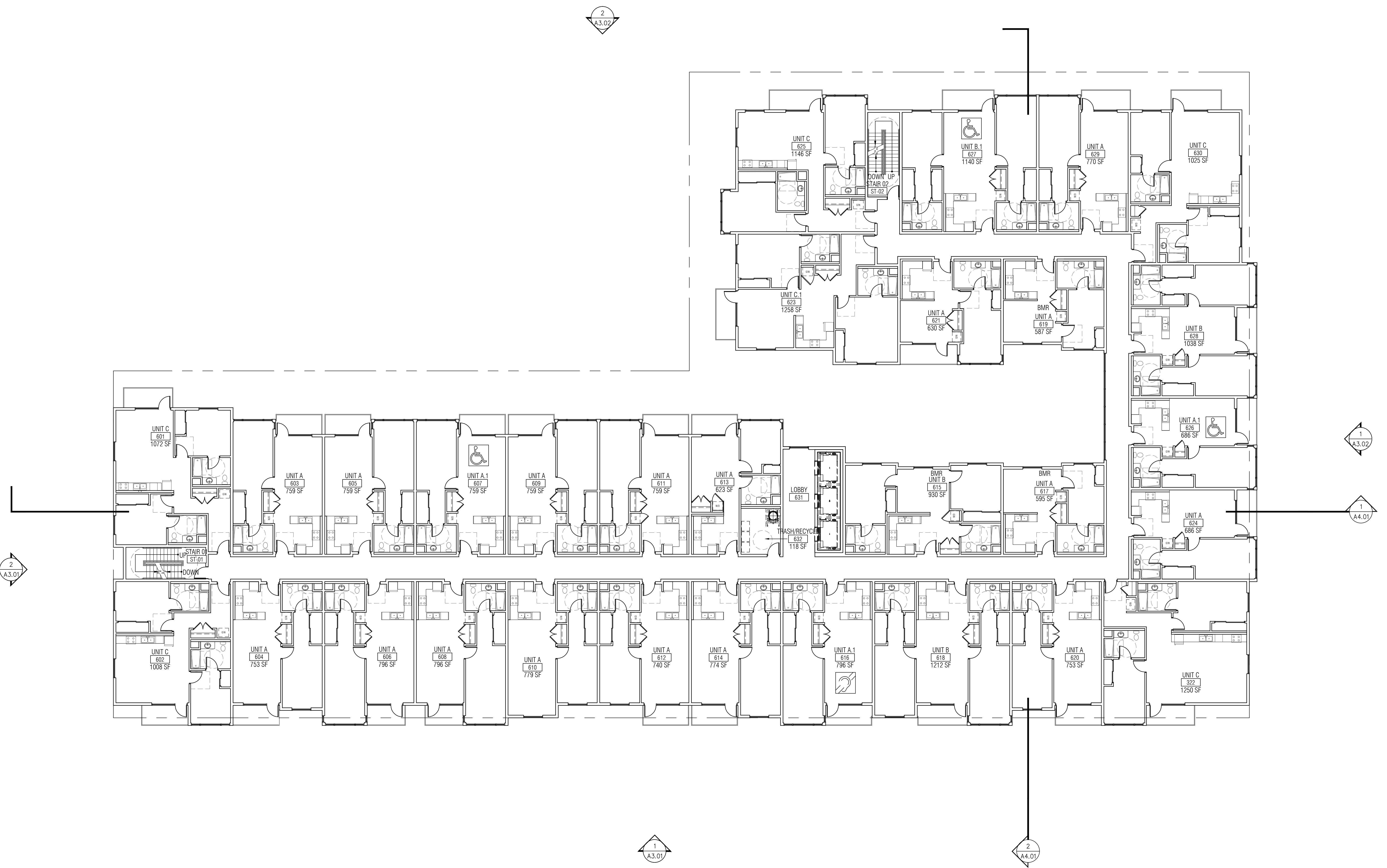
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SIXTH FLOOR PLAN
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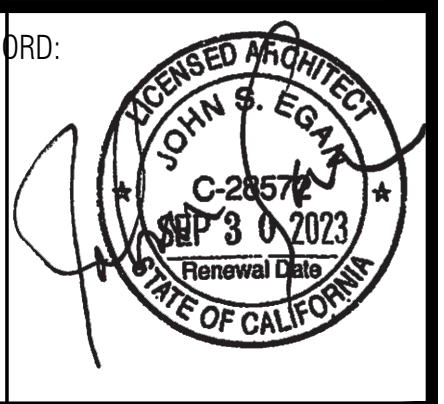
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SEVENTH FLOOR PLAN

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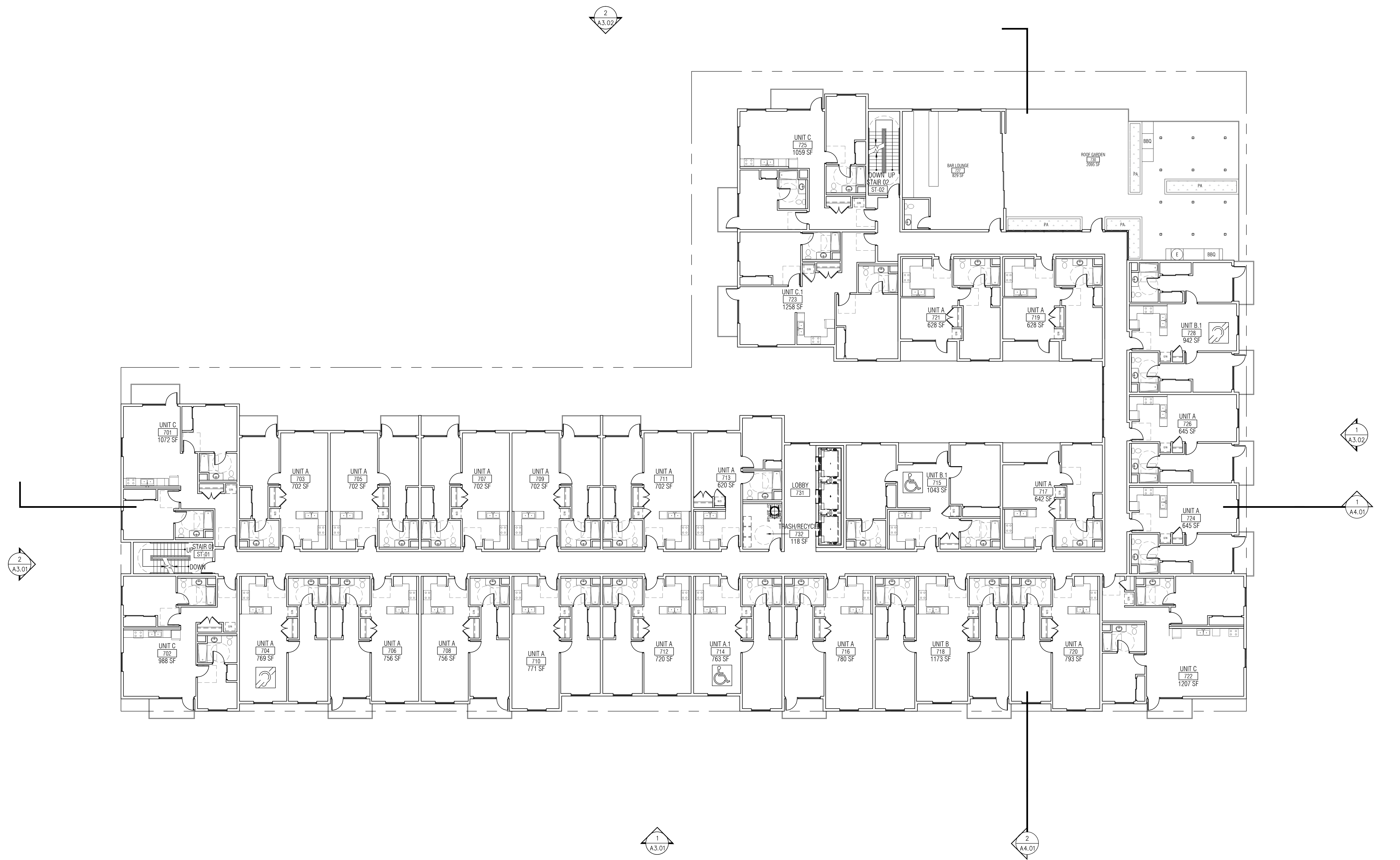
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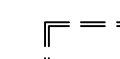
SEVENTH FLOOR PLAN
SCALE: 3/32" = 1'-0"

FILE: 1 



IF THIS SHEET IS NOT 30" X 42", IT IS A REDUCED PRINT - SCALE ACCORDINGLY

LEGEND

-  ROOF DRAIN, SEE 1 / A8.37
-  SAFETY TIE-BACK ANCHOR (TYP.)
-  TPD SAFETY ROOF WALKWAY PADS W/ WARNING STRIPES INSTALLED PER ROOF MFG
-  SOLAR DOMESTIC WATER HEAT PANEL

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1515 4TH STREET APARTMENTS
1515 4TH STREET
SAN RAFAEL, CA 94901

OWNER:
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SAN RAFAEL, CA 94901

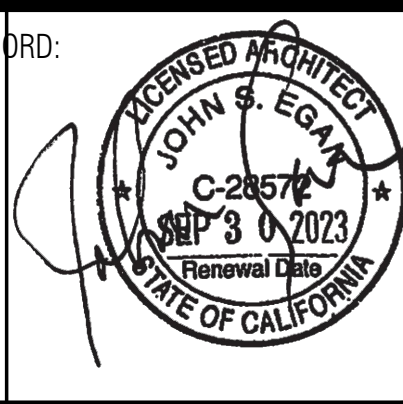
Revisions

No.	Issue	By	Date

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SB 330 APPLICATION

Project
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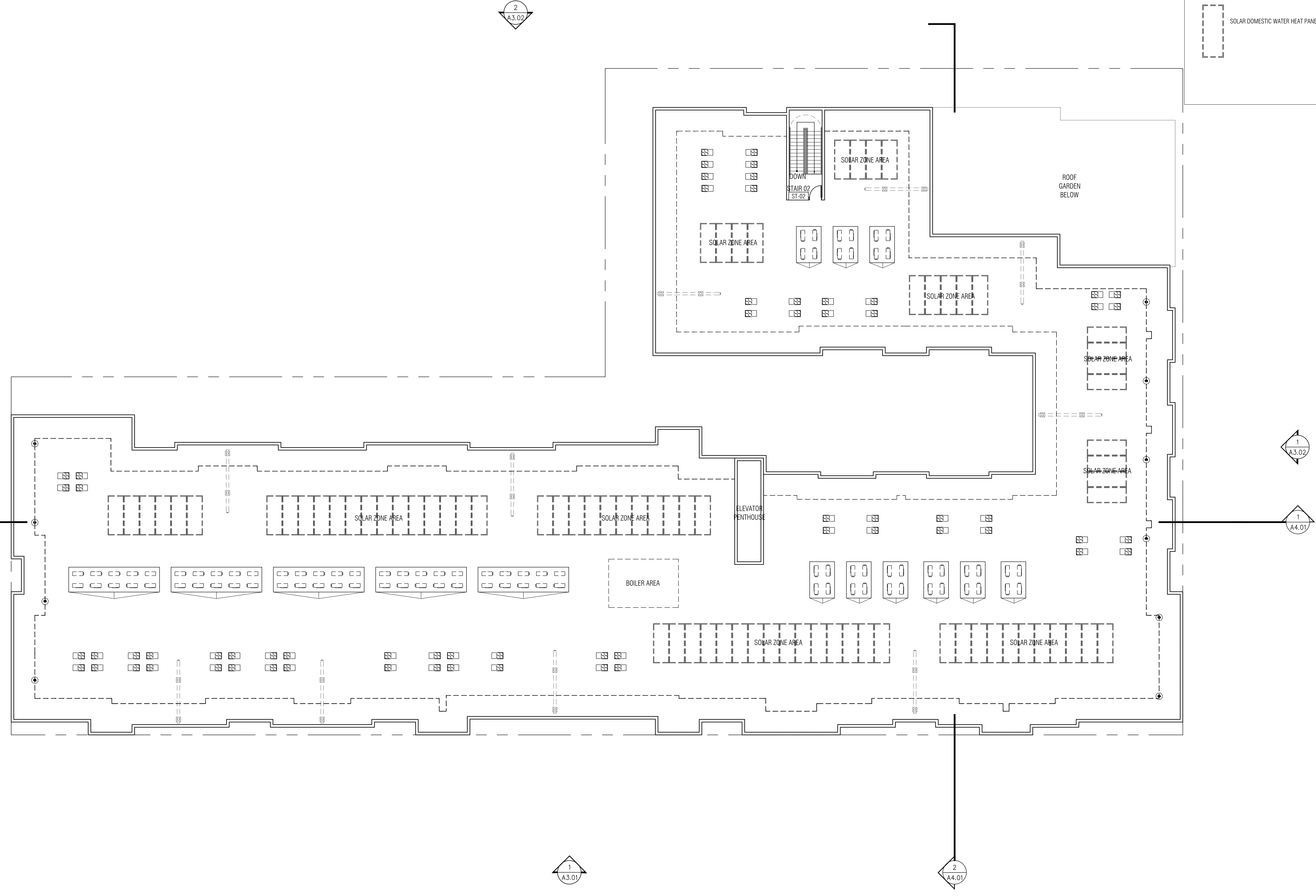
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ROOF PLAN


Scale: 3/32" = 1'-0" Job # XX-XX

Drawn By: JM
Checked By: JE

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A2.08
XX of XX Sheets



ROOF PLAN
SCALE: 3/32" = 1'-0" FILE: 1 

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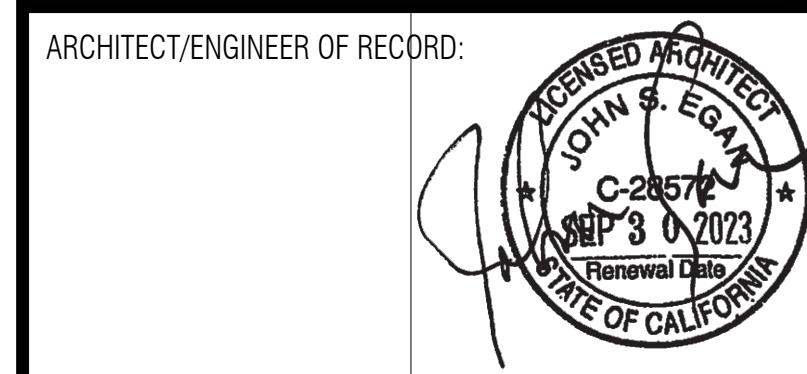
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SB 330 APPLICATION

Project
1515 4TH STREET APARTMENTS

Sheet Title
ELEVATIONS

Scale: 3/32" = 1'-0"

Job #: XX.XX

Drawn By: NG
Checked By: JE

Date: MARCH 10, 2022
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A3.01

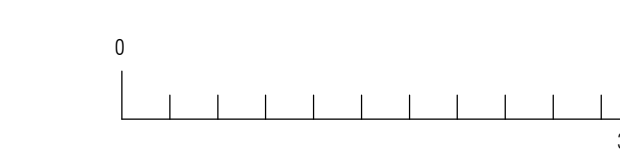
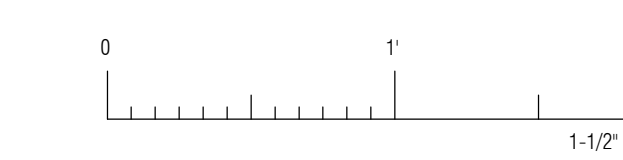
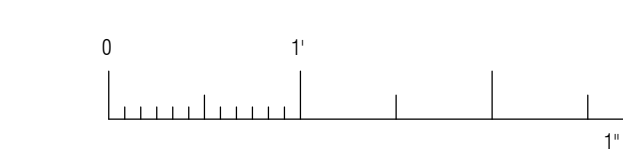
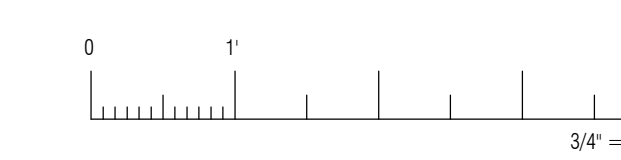
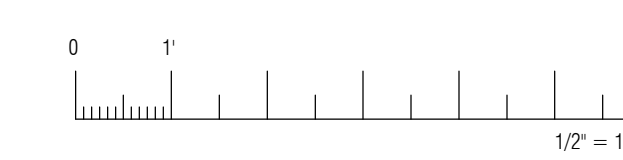
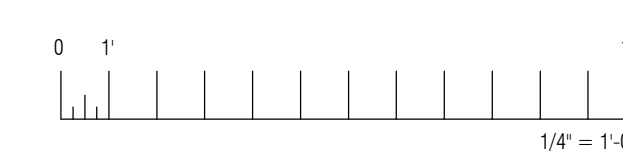
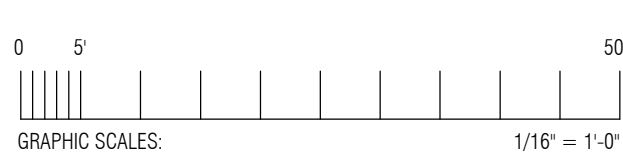
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EAST ELEVATION
SCALE: 3/32" = 1'-0" FILE: 2



NORTH ELEVATION
SCALE: 3/32" = 1'-0" FILE: 1



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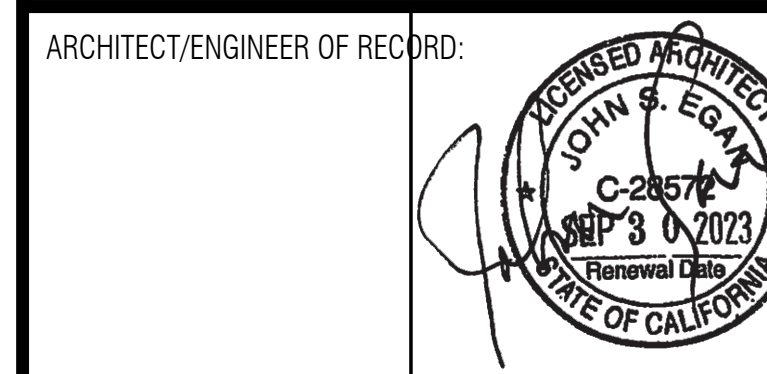
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SB 330 APPLICATION

Project
1515 4TH STREET APARTMENTS

Sheet Title
ENLARGED UNIT PLAN

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

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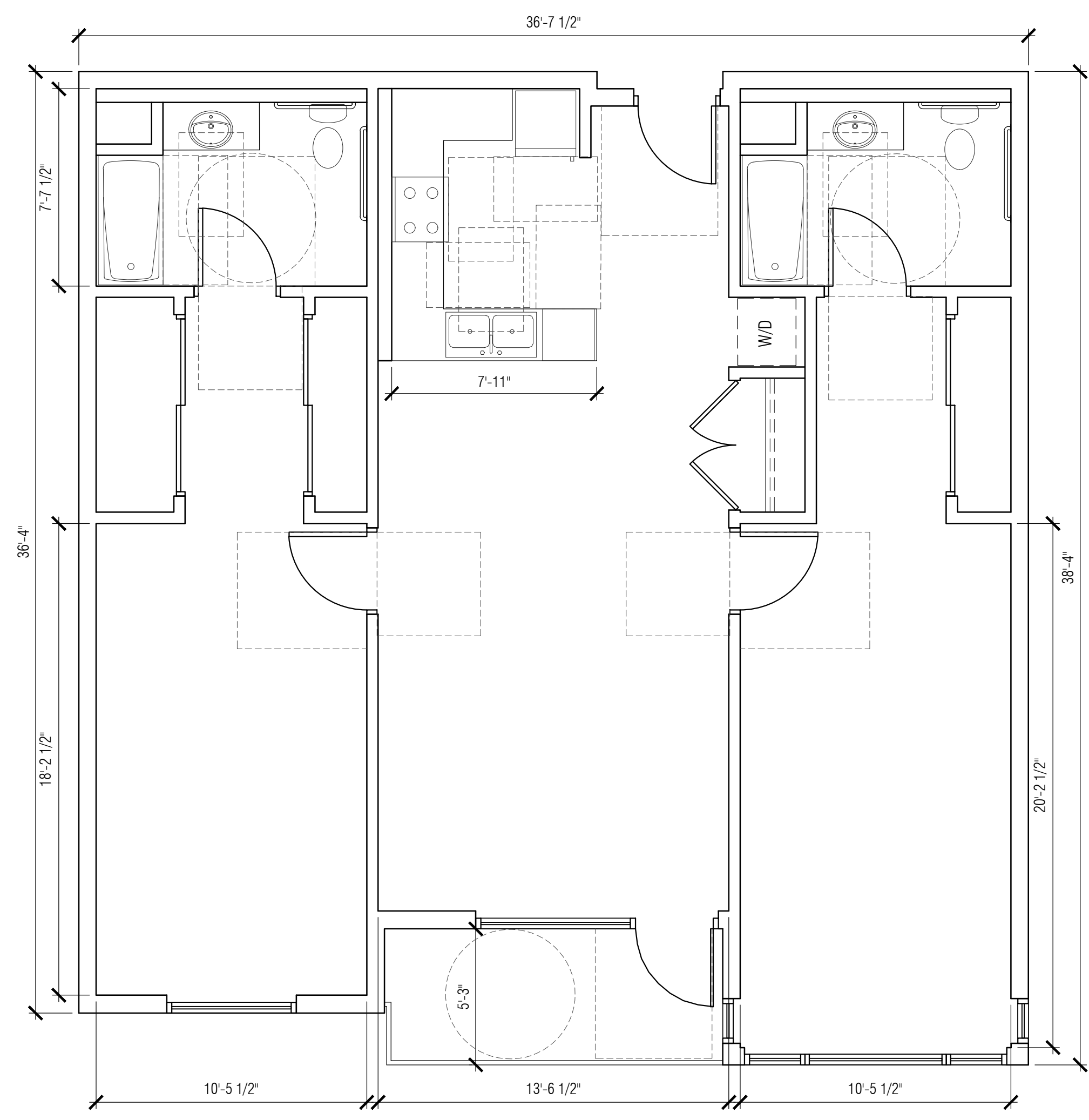
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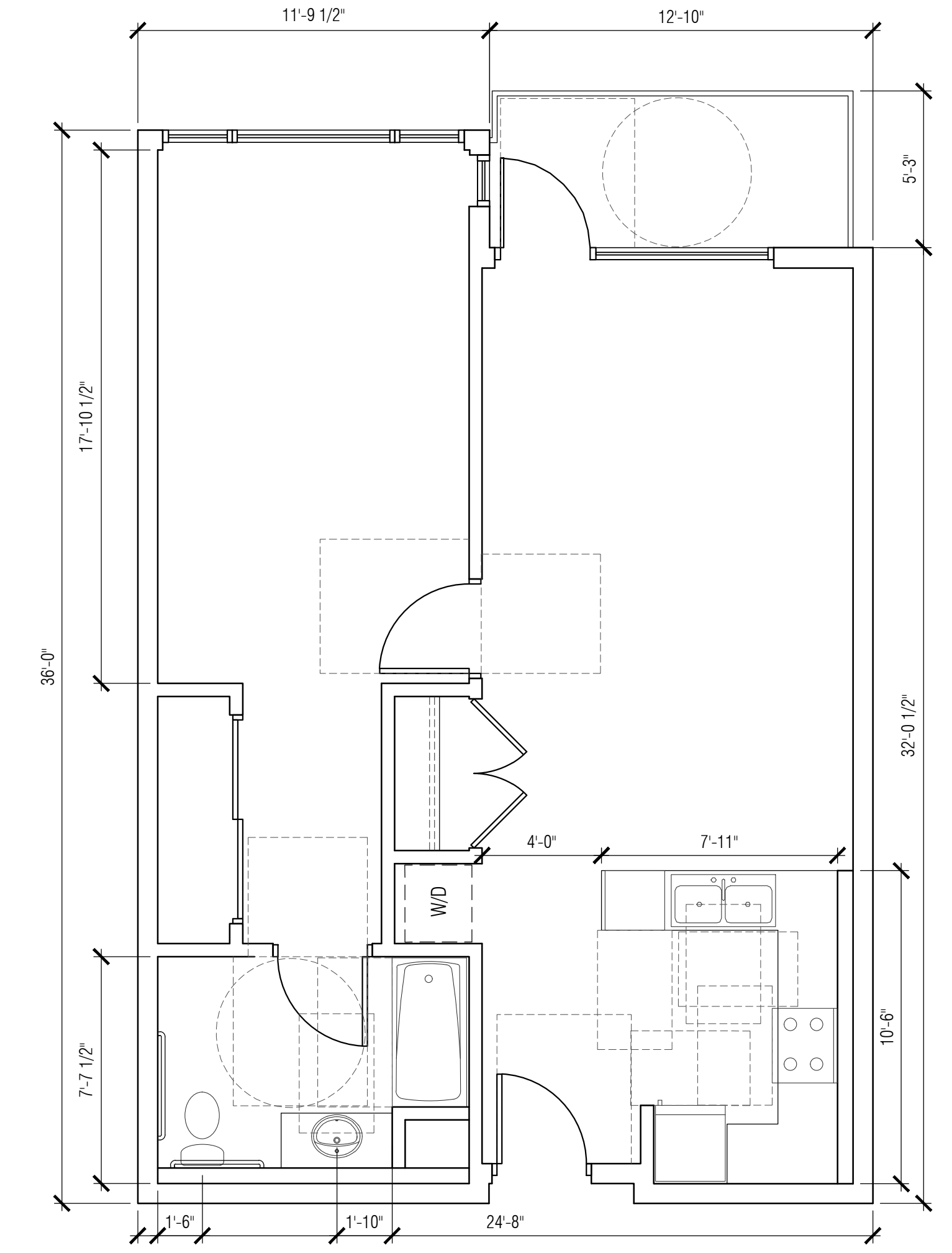
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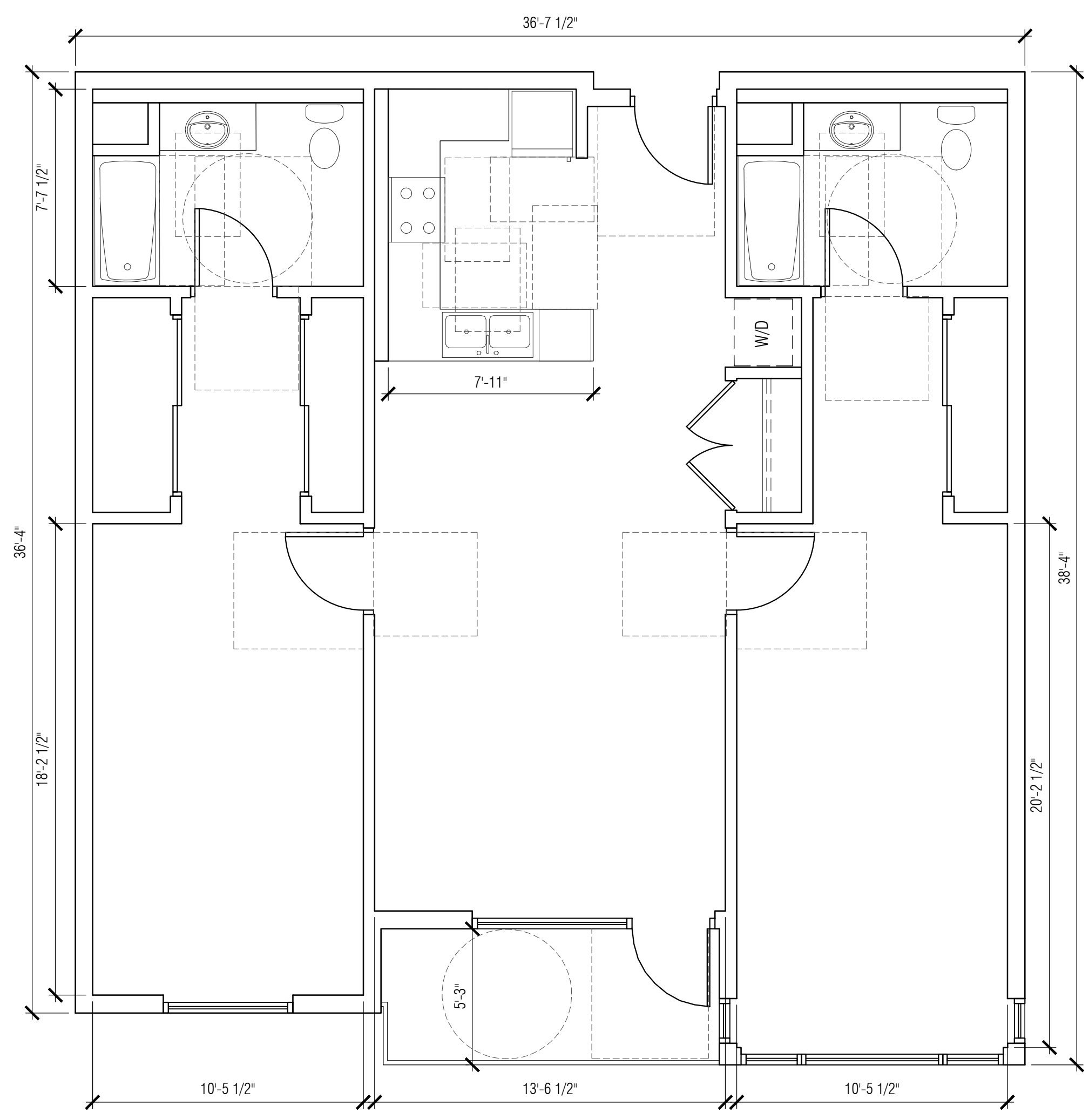
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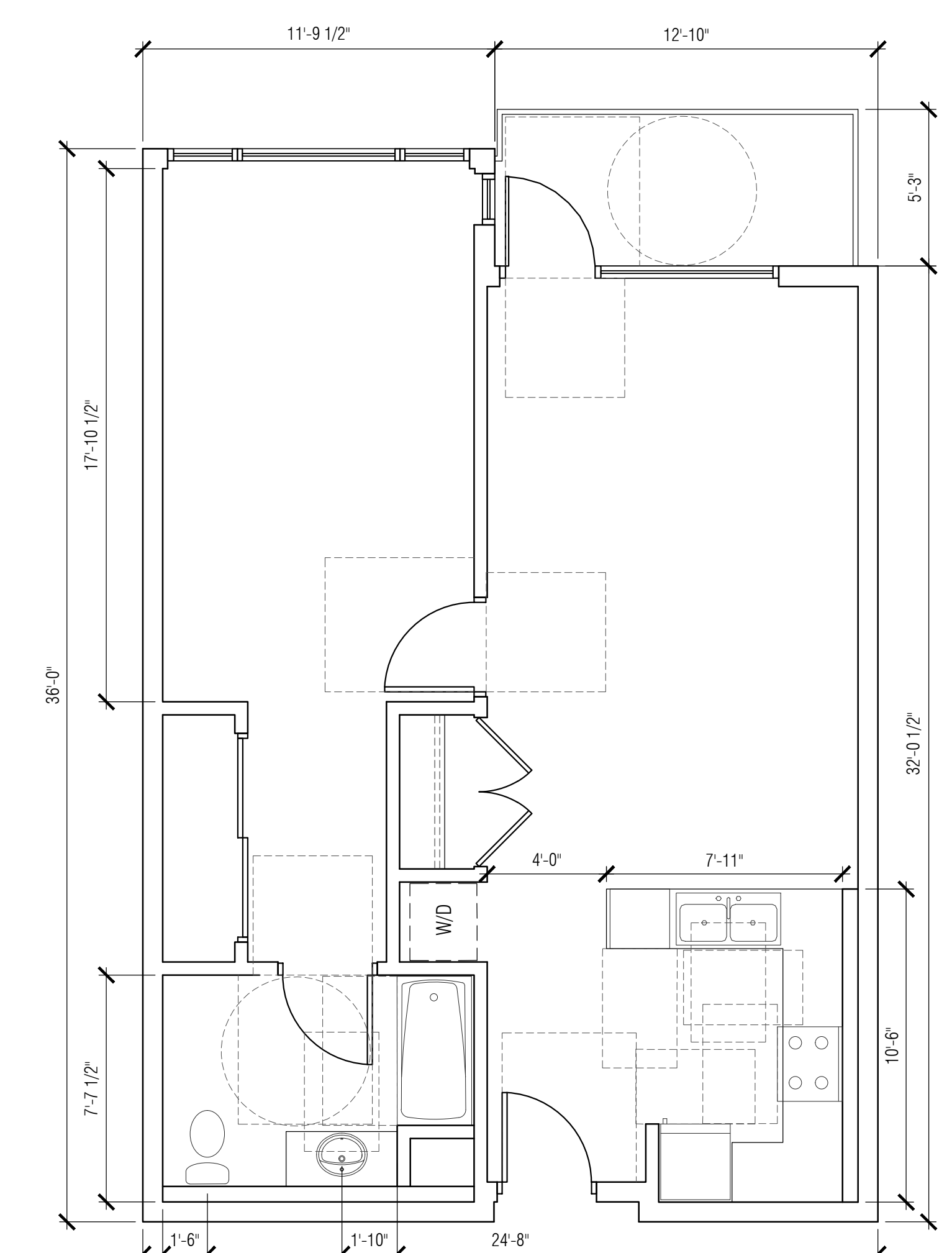
UNIT B.1 (ADA) - 1212 SF
SCALE: 1/4" = 1'-0" FILE: 4



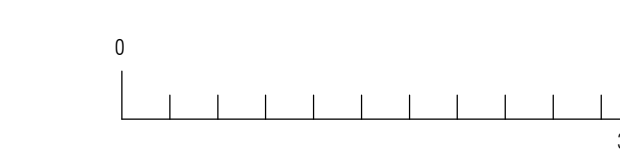
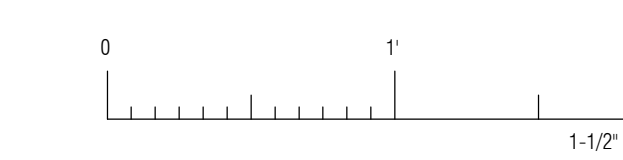
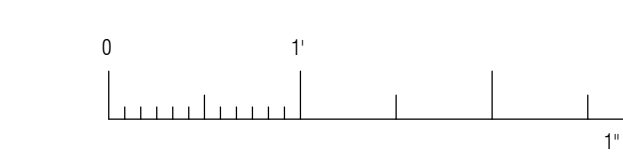
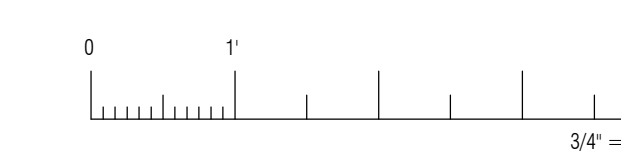
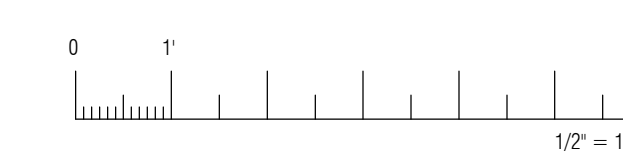
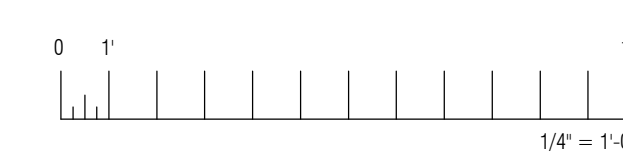
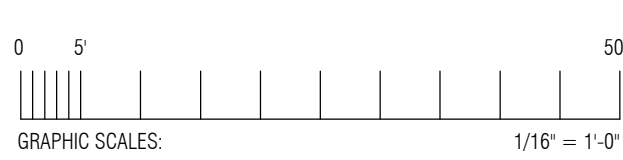
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SCALE: 1/4" = 1'-0" FILE: 2



UNIT B - 1212 SF
SCALE: 1/4" = 1'-0" FILE: 4



UNIT A - 759 SF
SCALE: 1/4" = 1'-0" FILE: 2



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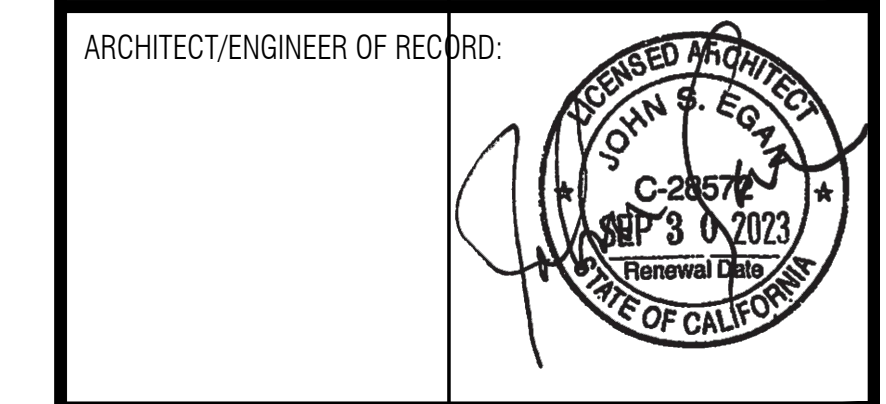
1515 4TH STREET APARTMENTS
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No.	Issue	By	Date

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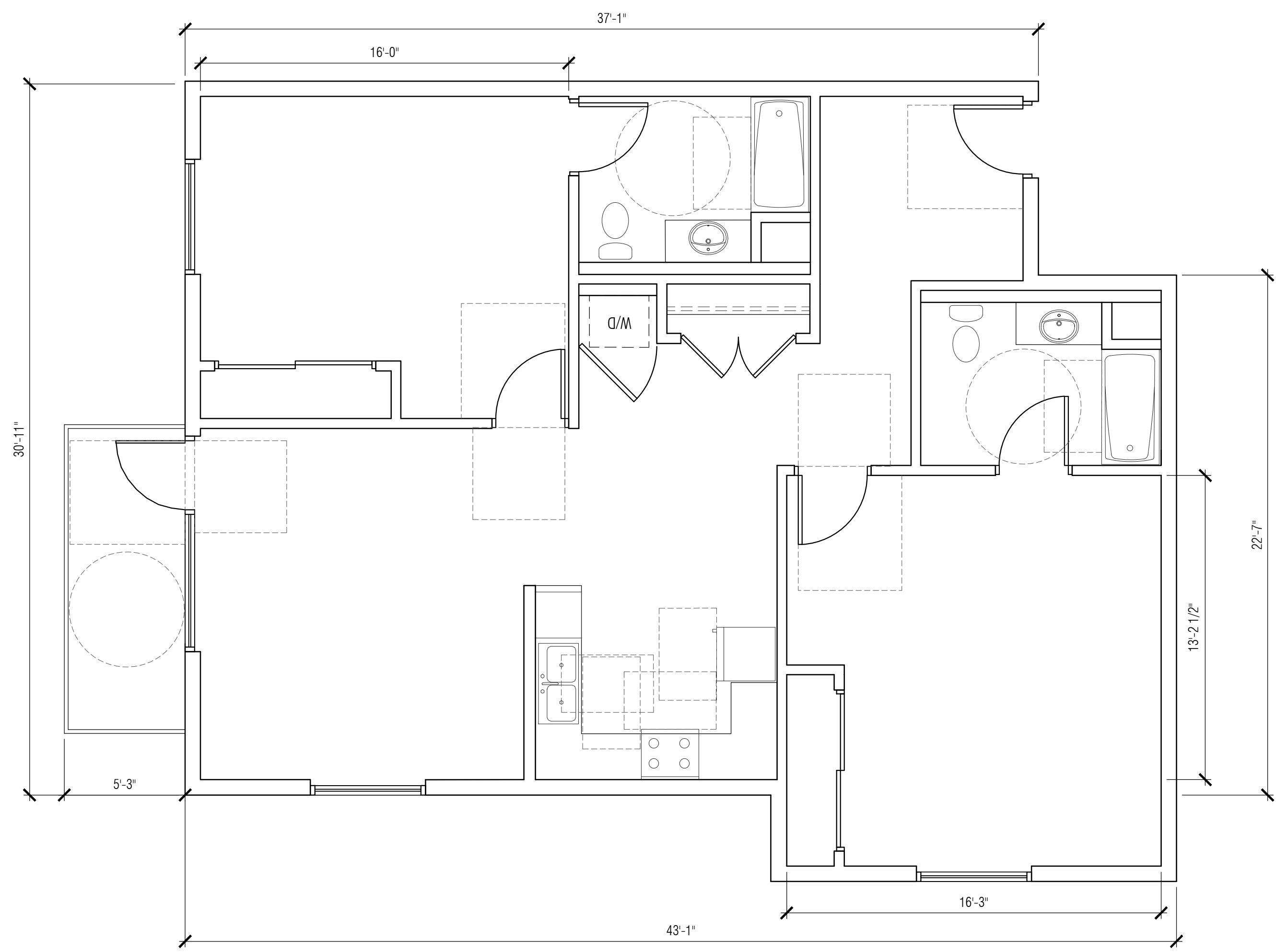
SB 330 APPLICATION

Project
1515 4TH STREET APARTMENTS

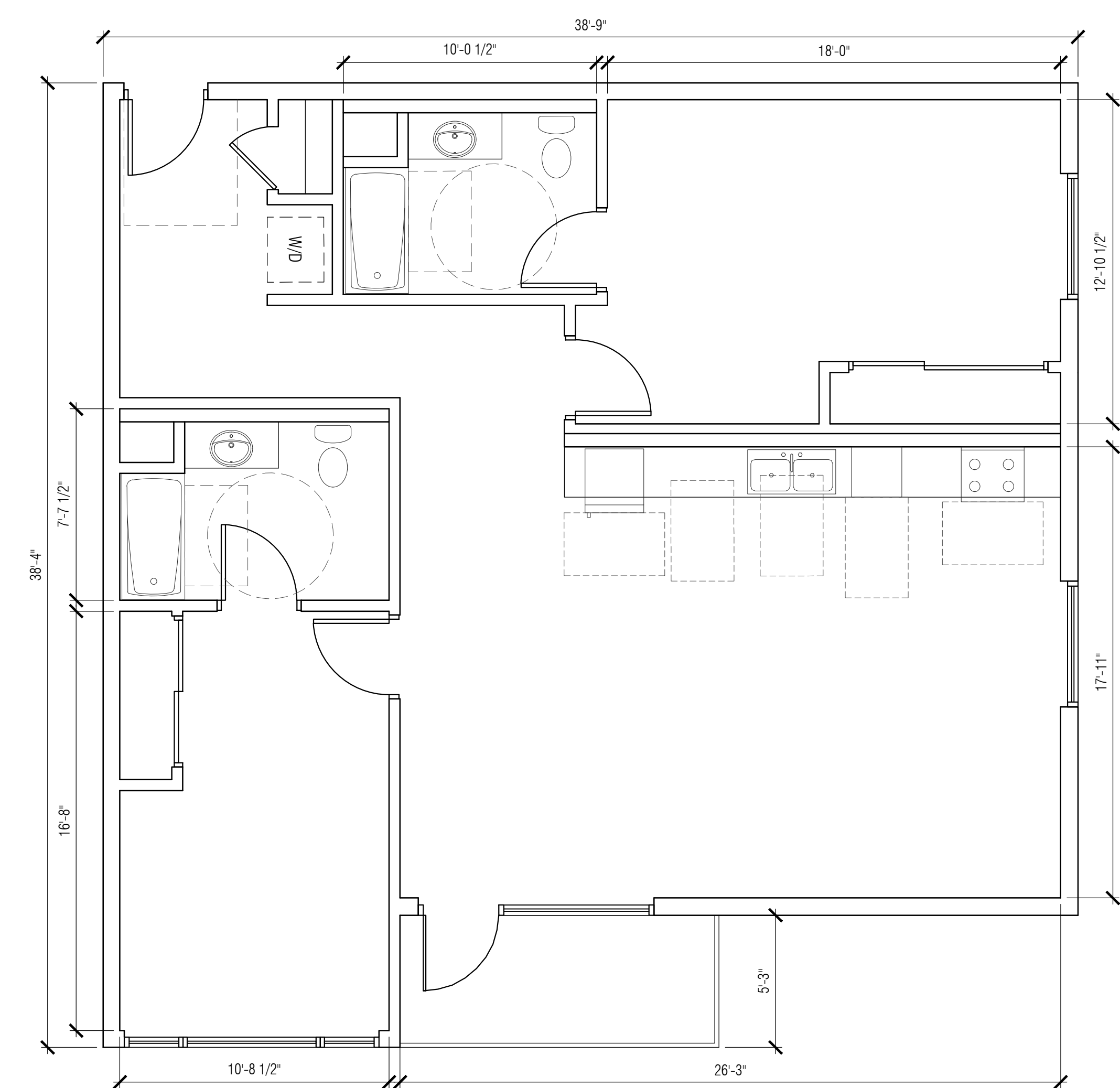
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ENLARGED UNIT PLANS

Scale: 1/4" = 1'-0"
Drawn By: JM
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Date: MARCH 10, 2022
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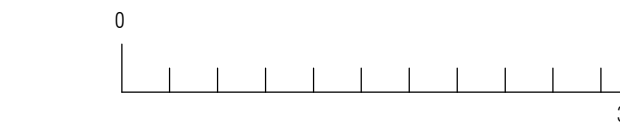
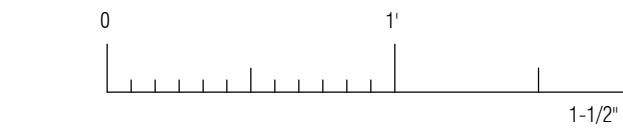
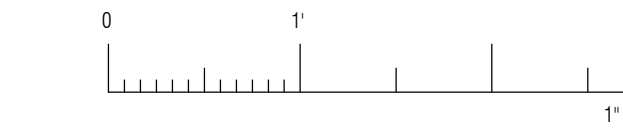
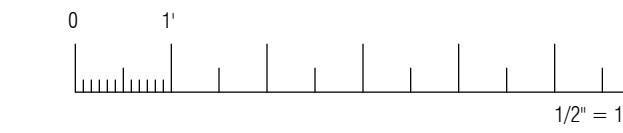
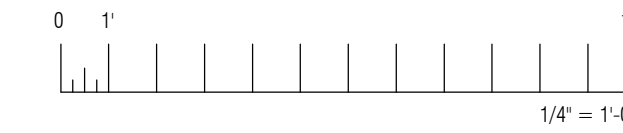
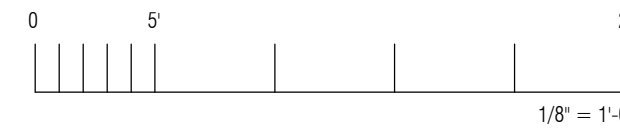
Job # XX-XX
A5.02
XX Of XX Sheets



UNIT C.1 - 1258 SF
SCALE: 1/4" = 1'-0" FILE: 2



UNIT C - 1250 SF
SCALE: 1/4" = 1'-0" FILE: 1



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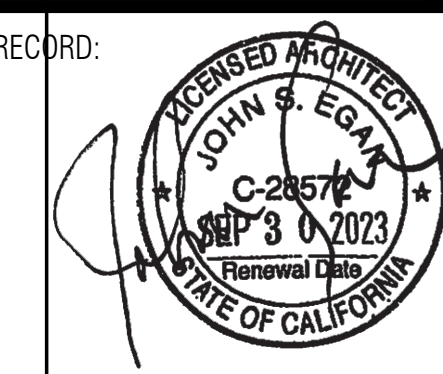
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Project
1515 4TH STREET
APARTMENTS

Sheet Title
COLORS AND MATERIALS BOARD

Scale: 3/32" = 1'-0"

Job # XX-XX

Drawn By: JM

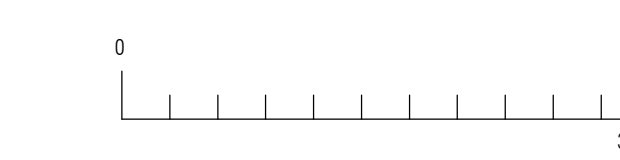
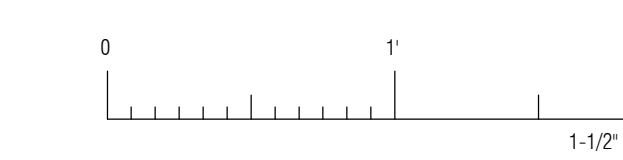
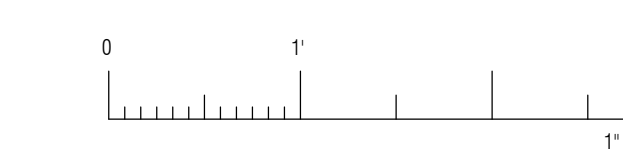
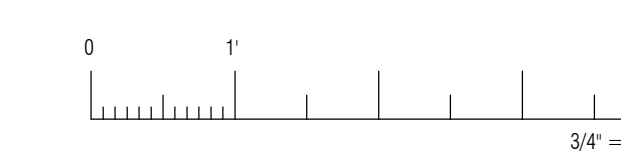
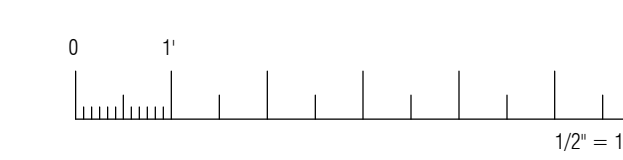
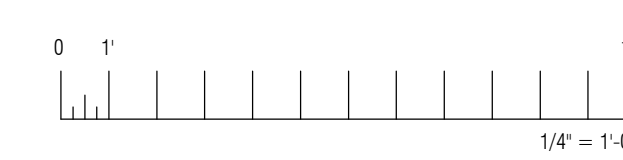
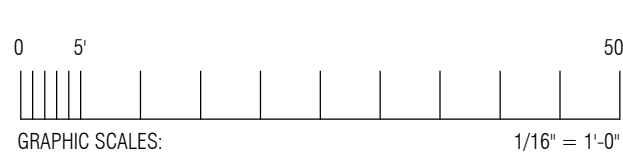
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XX Of XX Sheets





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KEYNOTES

- (1) PLANTER WITH INDIGENOUS PLANTS
- (2) STOREFRONT GLAZING (BLACK ALUMINUM FRAME)
- (3) COLUMN - DOVER BRICK
- (4) EXTERIOR CEMENT PLASTER - SMOOTH FINISH
- (5) BLACK VINYL WINDOW
- (6) BLACK METAL GUARDRAILS
- (7) BAY WINDOW - VINYL
- (8) NOT USED
- (9) CONCRETE PROPERTY BLOCK WALL
- (10) METAL GATE WITH BLACK PERFORATED SCREEN

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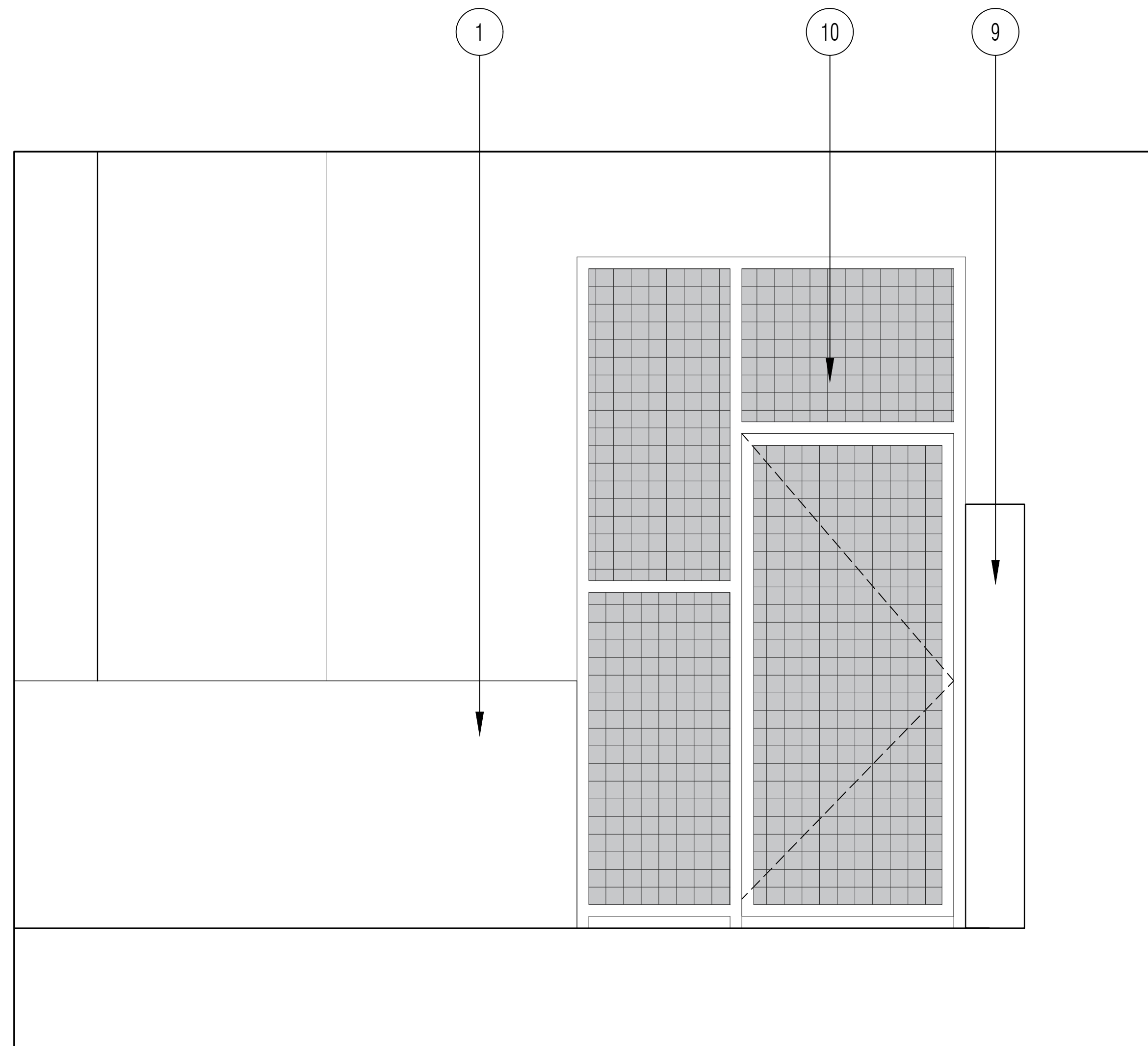
SB 330 APPLICATION

Project
1515 4TH STREET APARTMENTS

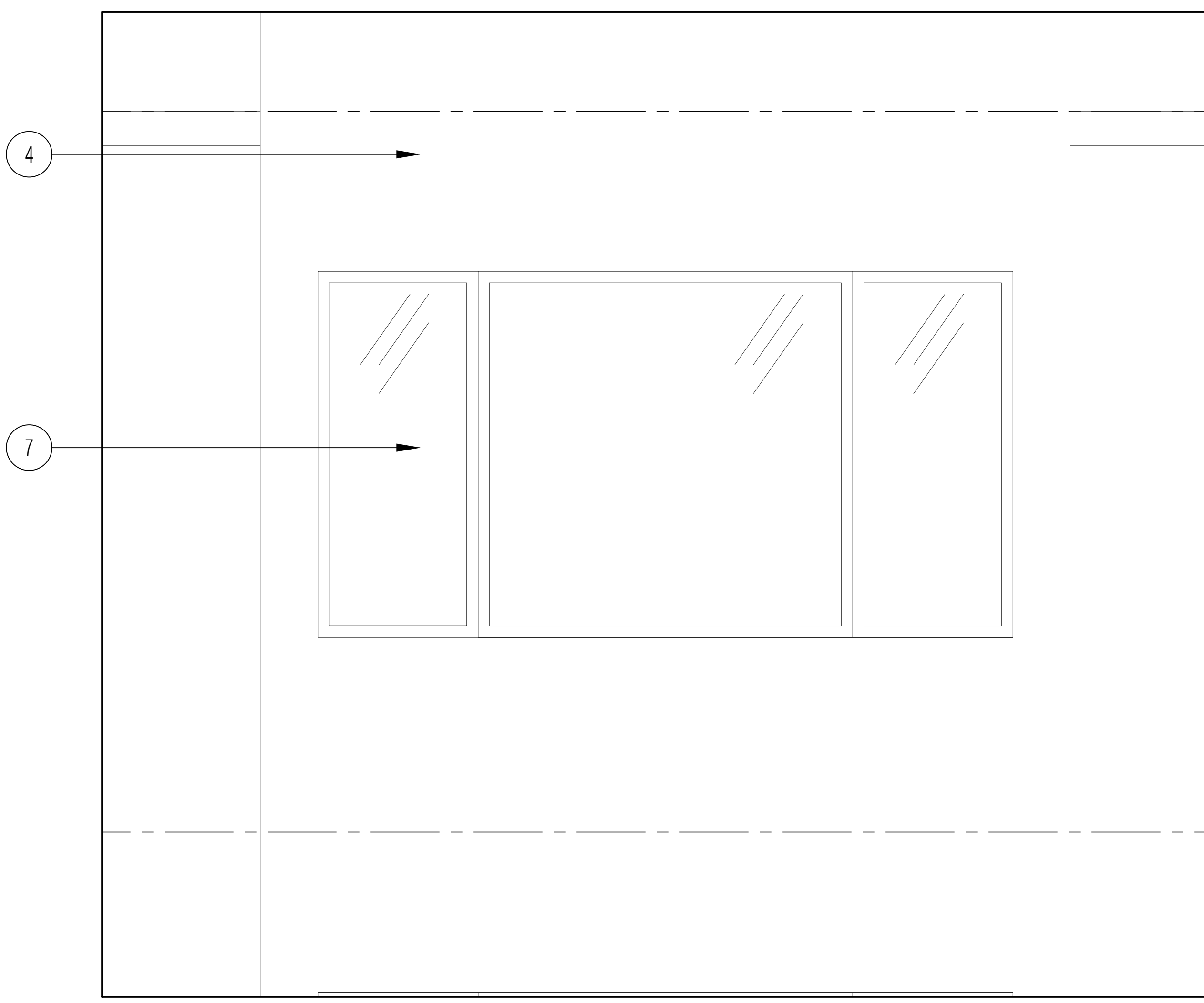
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EXTERIOR DETAILS

Scale: AS NOTED Job # XX-XX
Drawn By: JM
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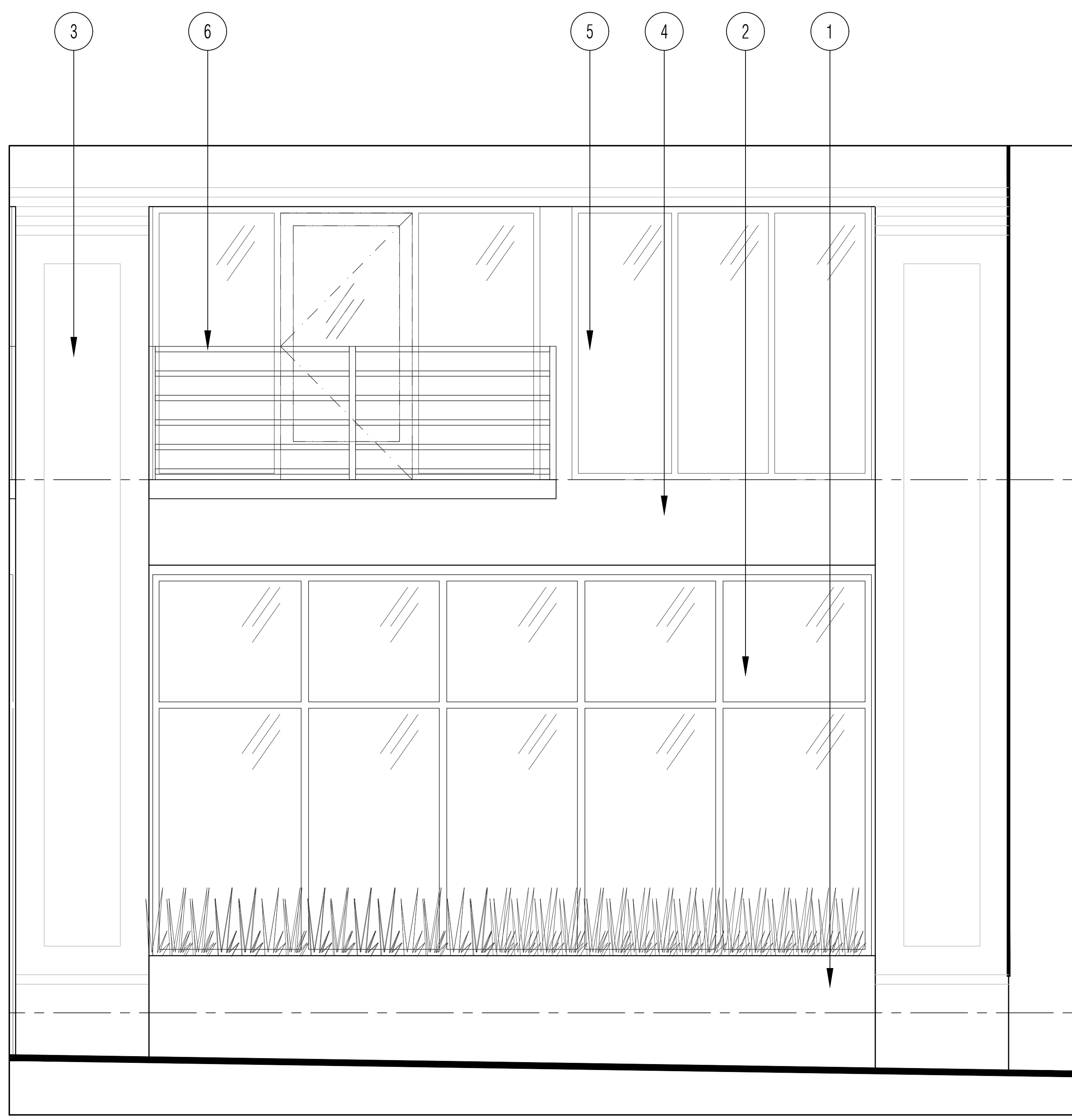
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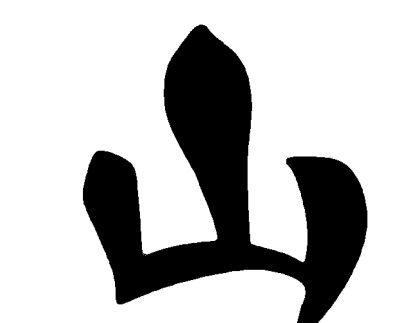
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SCALE: 3/4" = 1'-0" FILE: (3)



EAST ELEVATION DETAIL
SCALE: 3/4" = 1'-0" FILE: (2)



NORTH ELEVATION DETAIL
SCALE: 1/2" = 1'-0" FILE: (1)

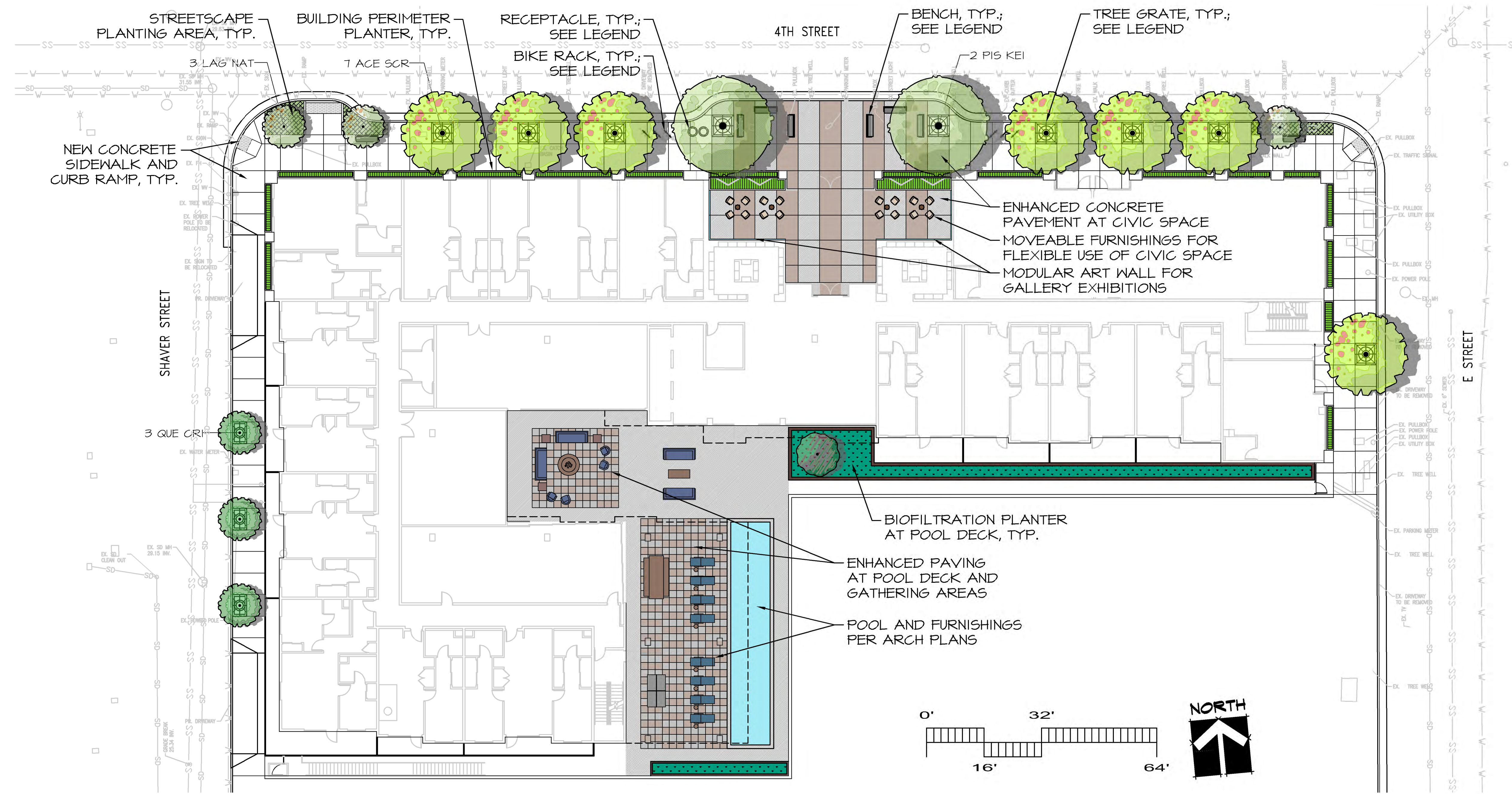


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LANDSCAPE ARCHITECTURE

JEFF AMBROSIA, ASLA C4057

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**1515 FOURTH STREET APARTMENTS
LANDSCAPE DEVELOPMENT PLANS
SAN RAFAEL, CALIFORNIA 94901**



LANDSCAPE PLAN - STREET LEVEL

TREE SCHEDULE

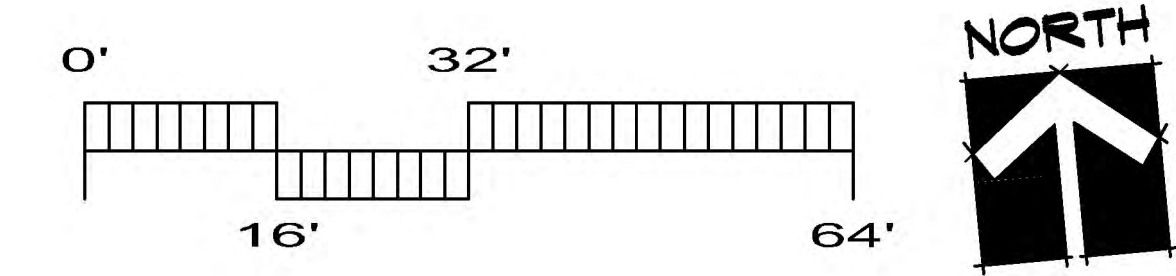
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ACE SCR	7	Acer rubrum 'Scarsen' / Scarlet Sentinel Red Maple	24" box
	CHI LIN	1	Chilopsis linearis 'Lois Adams' / Desert Willow	15 gal
	LAG NAT	3	Lagerstroemia indica x 'Natchez' / Natchez Crape Myrtle	24" box
	PIS KEI	2	Pistacia chinensis 'Keith Davey' / Chinese Pistache	24" box
	QUE CRI	3	Quercus robur x alba 'Grimschmidt' / Crimson Spire Oak	15 gal

STREET LEVEL PLANT PALETTE

- STREETScape PLANTING AREAS 240 SF
Callistemon viminalis 'Better John' / Dwarf Bottlebrush
Cistus x crispatus 'Warley Rose' / Rockrose
Nandina x 'Harbor Dwarf' / Dwarf Heavenly Bamboo
 - BUILDING PERIMETER PLANTERS 460 SF
Aloe vera / Aloe
Echeveria 'Domingo' / Echeveria
Carex buechananii / Leather Leaf Sedge
Euphorbia characias 'Humpty Dumpty' / Euphorbia
 - BIOFILTRATION PLANTERS AT POOL DECK 180 SF
Achillea millefolium / Yarrow
Carex barbarae / Santa Barbara Sedge
Carpenteria californica 'Elizabeth' / Bush Anemone
Juncus pallidus / Giant Rush
Oenothera hookeri / Evening Primrose
- TOTAL STREET LEVEL LANDSCAPE AREA: 1,480 SF

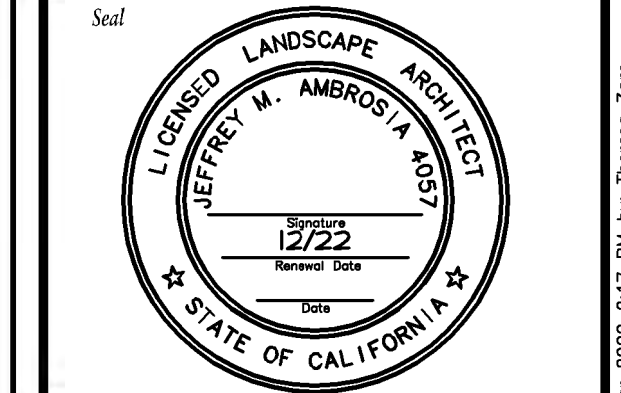
STREETScape FURNISHINGS LEGEND

- TREE GRATE QTY: 12
CAST IRON TREE GRATE TO MATCH EXISTING TREE GRATES ON FOURTH STREET. IRON AGE DESIGNS 'LOCUST' PATTERN, 6'x6' SIZE ON FOURTH STREET AND E STREET; 4'x6' SIZE ON SHAVER STREET.
- BENCH QTY: 8
6' STEEL BENCH WITH BACK AND ARM RESTS. VICTOR STANLEY 'EVA', OR PER CITY OF SAN RAFAEL STREETScape FURNISHINGS STANDARDS.
- BIKE RACK QTY: 6
STEEL TUBE HOOP BIKE RACK, SURFACE MOUNT. DERO 'HOOP RACK', OR PER CITY OF SAN RAFAEL STREETScape FURNISHINGS STANDARDS.
- RECEPTACLE QTY: 2
STEEL TRASH AND RECYCLING RECEPTACLE, SURFACE MOUNT, WITH LOCKING SIDE DOOR. VICTOR STANLEY 'IRONSITES SD-42', OR PER CITY OF SAN RAFAEL STREETScape FURNISHINGS STANDARDS.



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STREET LEVEL LANDSCAPE PLAN



No.	Date	Revision
▲		
▲		
▲		
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Project Mgr.: JMA	Sheet No.: L-1
Drawn By: TVZ	
Scale: 1/4" = 1'-0"	
Date: 10 MAR 22	
File Name: 1515-LP	of 2 sheets

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LANDSCAPE ARCHITECTURE

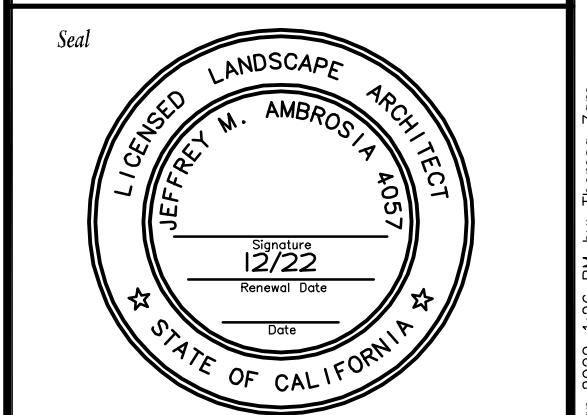
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SAN RAFAEL, CALIFORNIA 94901**

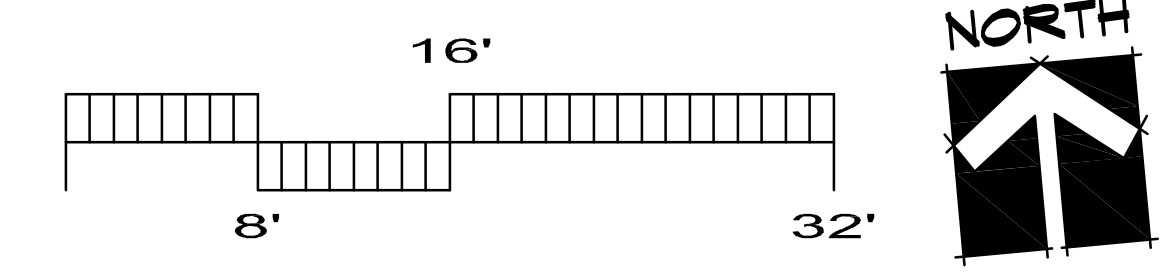
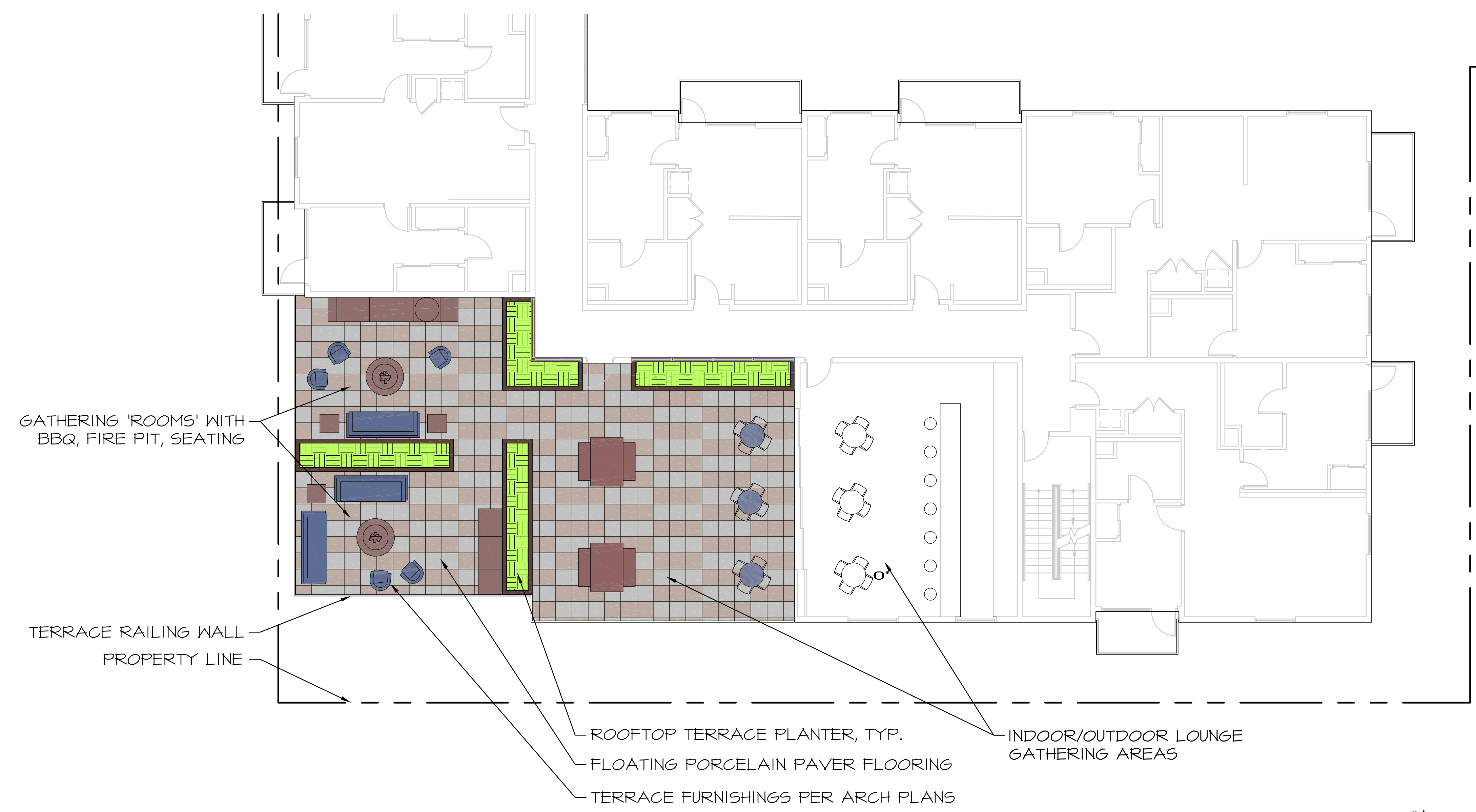
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Sheet Title
**ROOFTOP TERRACE
LANDSCAPE PLAN**



No.	Date	Revision

Project Mgr.: JMA Sheet No.:
 Drawn By: TVZ **L-2**
 Scale: 1/8"=1'-0"
 Date: 10 MAR 22
 File Name: 1515-LP of 2 sheets



LANDSCAPE PLAN - ROOFTOP TERRACE LEVEL

ROOFTOP PLANT PALETTE

- ROOFTOP TERRACE PLANTERS** 210 SF
- Calamagrostis acutifolia 'Karl Foerster' / Feather Reed Grass
 - Lantana montevidensis 'Alba' / Creeping Lantana
 - Lavandula angustifolia 'Blue Cushion' / English Lavender
 - Pennisetum setaceum 'Fireworks' / Fountain Grass
 - Rosmarinus sp. / Rosemary

PLANTING STATEMENT

The landscape plant palette consists of low water use shrubs, perennials, trees, and ornamental grasses that are considered low maintenance, long lived, and hardy. Choice of plants is guided by considerations of solar exposure and climate conditions of the site.

Plant design varies in form, texture and color. Informal plant forms and textures balance the straight lines of the planters. Planting design takes ease of maintenance into consideration by minimizing the following: plant material that may attract pests/disease, that drop extreme amounts of litter, or with a mature size larger than the space provided for growth. Perennial plants that die back in winter months are limited to pool deck and rooftop terrace planters.

All planted areas shall be properly amended, compacted and finish graded prior to planting. A pre-emergent herbicide will be installed in all shrub and groundcover planting areas to control weeds. All landscape areas will be top dressed with a 3-inch depth of shredded bark mulch (no shredded Redwood).

Shrubs and ground covers will be no less than 1-gallon size. Trees will be no less than 15 gallon size. Plant materials shall be spaced to provide substantial cover, but also to allow adequate room to mature into their natural form and ultimate size without required pruning.

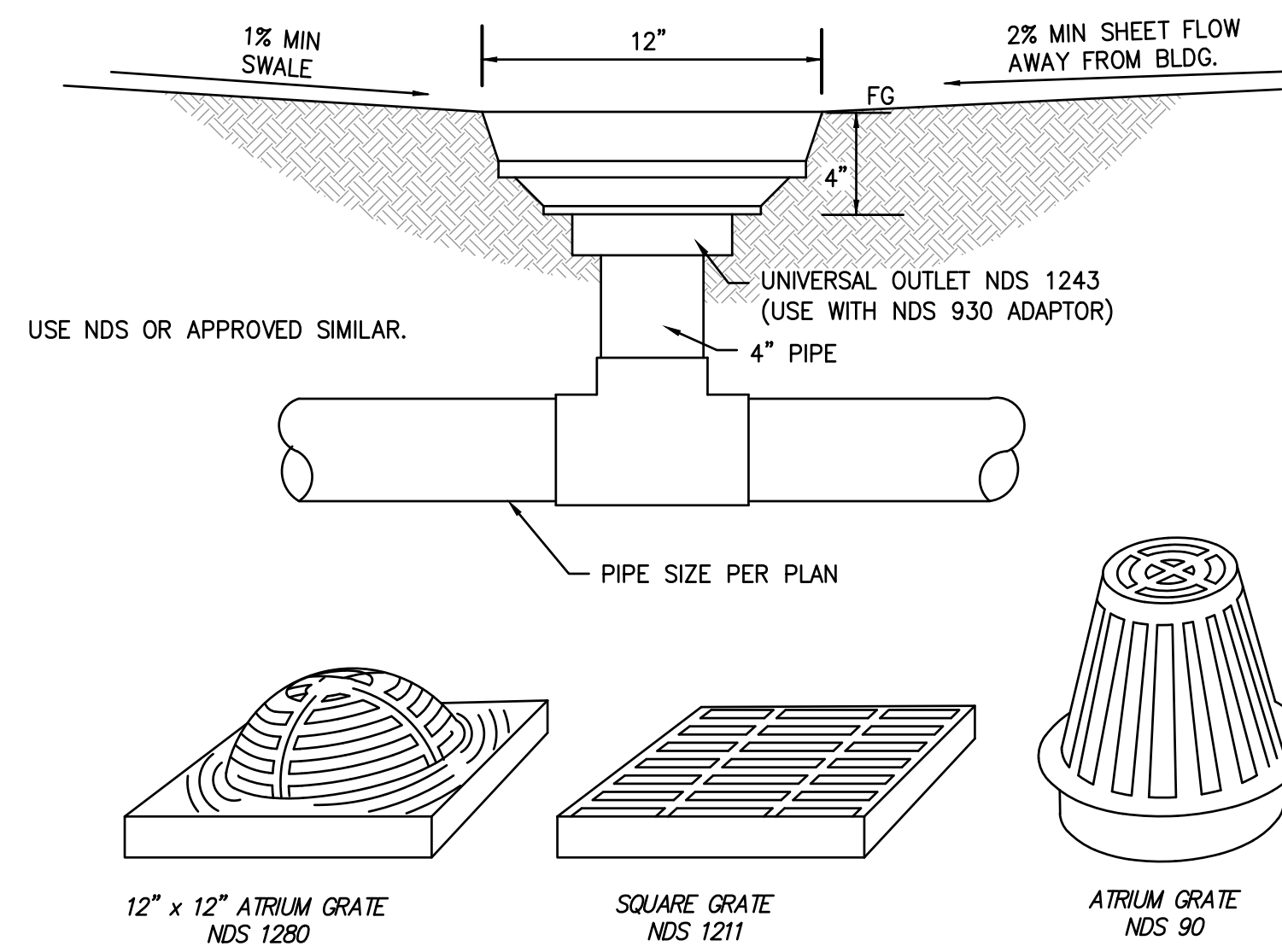
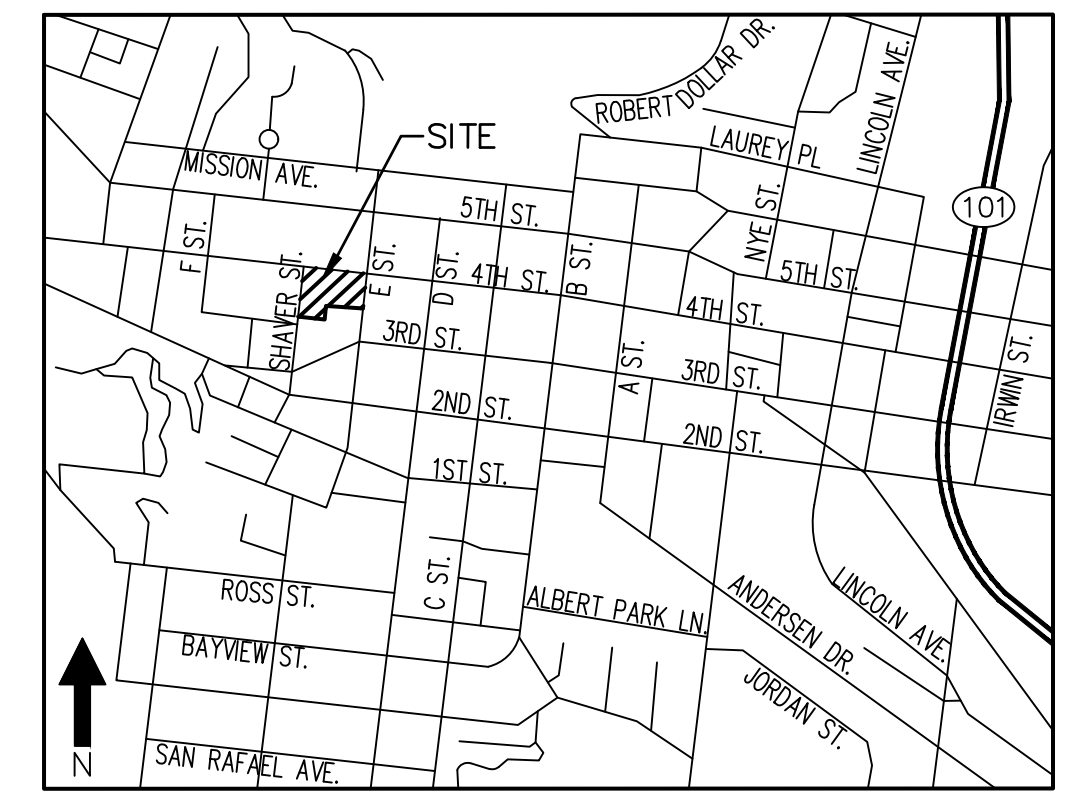
IRRIGATION STATEMENT

The irrigation system for street-level landscape will be serviced by a new dedicated irrigation water meter and point of connection. Irrigation at the rooftop terrace planters will be serviced by the domestic water service line and will incorporate backflow prevention equipment. The irrigation design will consist of low volume point source drip irrigation in planters and in streetscape planter areas; and surface bubblers at trees. The system will include a smart irrigation controller with weather sensing capabilities to automatically adjust duration of application based on current evapotranspiration data. Maximum water allowance will be determined by State MWELO code. Irrigation stations shall be separated by hydrozones - areas with similar watering needs and microclimates.

S:\New\1515 Fourth Street\1515-LP.dwg\1515-LP.dwg\1515-LP.dwg 10 Mar 2022 1:26 PM By: Theresa Zito

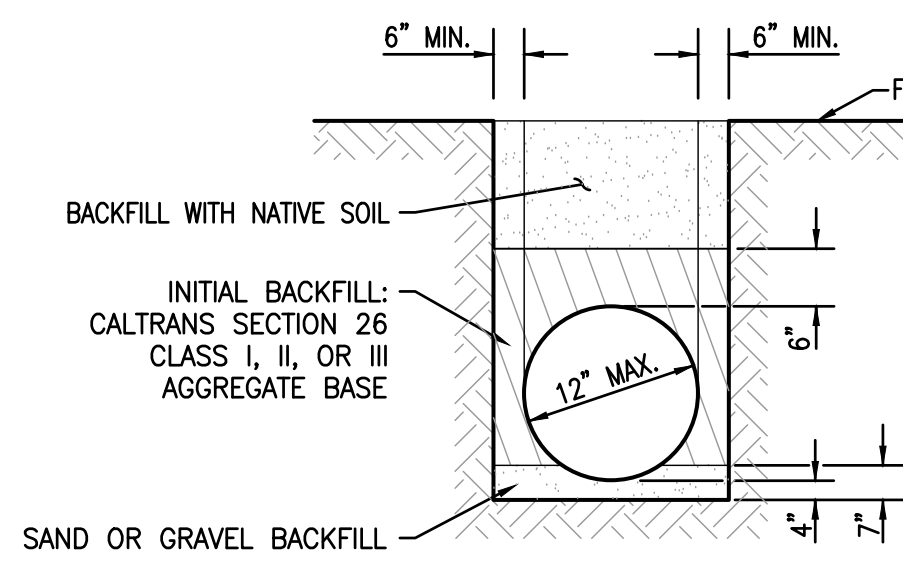
CONCEPTUAL GRADING PLAN

IN THE CITY OF SAN RAFAEL, COUNTY OF MARIN, STATE OF CALIFORNIA

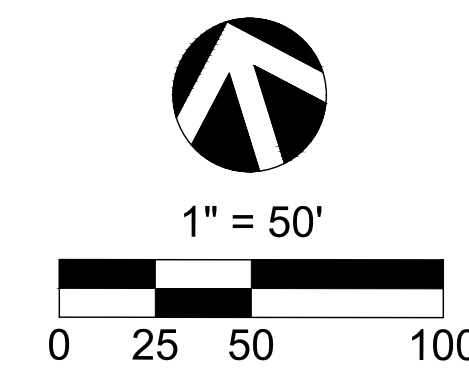
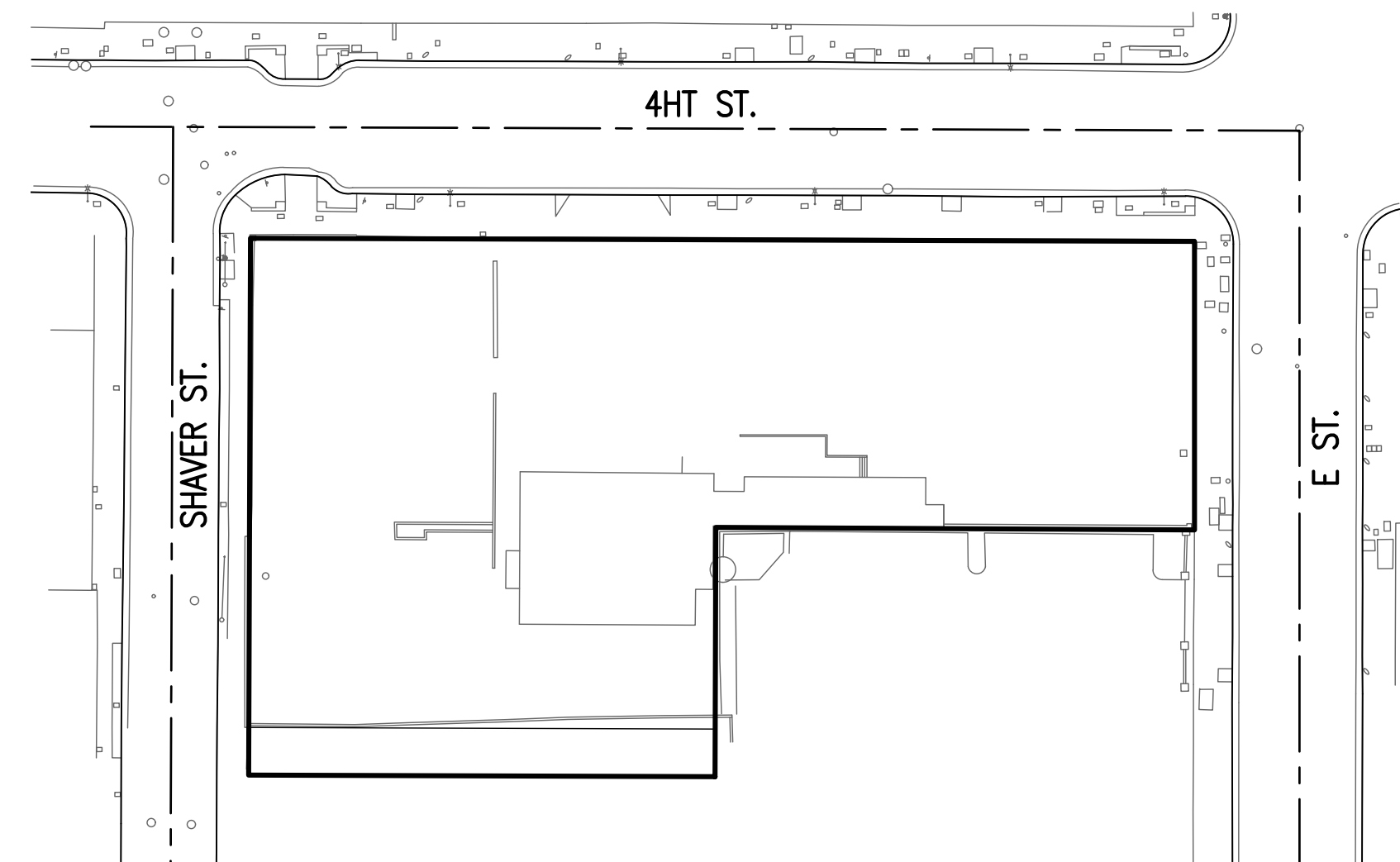


NOTE:
USE BLACK ATRIUM GRATE IN SHRUB AND
GROUND COVER AREAS AND USE BLACK
FLAT GRATE IN GRASS AREAS

AREA DRAIN SYSTEM
NOT TO SCALE



AREA DRAIN PIPE BEDDING DETAIL
NOT TO SCALE



SHEET INDEX:

C1.0	TITLE SHEET AND DETAILS
C1.1	L1 GRADING AND DRAINAGE PLAN
C1.2	P1 GRADING AND DRAINAGE PLAN
C1.3	P2 GRADING AND DRAINAGE PLAN
C1.4	SEDIMENT AND EROSION CONTROL PLAN
C2.0	CONCEPTUAL UTILITY PLAN

EARTHWORK QUANTITY ESTIMATE:

(QUANTITIES FOR BONDING PURPOSES ONLY)

ITEM	QUANTITY
RAW CUT	19648 CY
FOUNDATION SPOILS	2856 CY
OVER EXCAVATION (AVG. 1' OVER WORK AREA)*	N/A
SHRINKAGE (CUT + OVER EX @15%)*	N/A
RAW FILL	50 CY
NET IMPORT/EXPORT	19648+2856-50=22454 CY EXPORT

VICINITY MAP
N.T.S.

ABBREVIATIONS

AB	AGGREGATE BASE	MH	MANHOLE
ABND.	ABANDONED	N'LY	NORTHERLY
AC	ASPHALTIC CONCRETE	N.A.P.	NOT A PART
AD	AREA DRAIN	NTS	NOT TO SCALE
BW	BOTTOM OF WALL	PA	PLANTER AREA
CL	CENTER LINE	PCC	PORTLAND CEMENT CONCRETE
CB	CATCH BASIN	PR	PROPOSED
CSP	CORRUGATED STEEL PIPE	PL	PROPERTY LINE
DW	DOMESTIC WATER	R	RADIUS
E'LY	EASTERLY	RCP	REINFORCED CONCRETE PIPE
EG	EXISTING GRADE	RW	RECLAIMED WATER
EX	EXISTING	R/W	RIGHT OF WAY
FG	FINISHED GRADE	SD	STORM DRAIN
FH	FIRE HYDRANT	SDR	STANDARD DIMENSION RATIO
FL	FLOW LINE	SF	SQUARE FEET
FNC	TOP OF FENCE	S'LY	SOUTHERLY
FS	FINISHED SURFACE	SS	SANITARY SEWER
FW	FIRE WATER	STA	STATION
GB	GRADE BREAK	STD	STANDARD
GFF	GARAGE FINISHED FLOOR	TC	TOP OF CURB
HP	HIGH POINT	TF	TOP OF FOOTING
INV	INVERT	TG	TOP OF GRATE
LA	LANDSCAPE AREA	TW	TOP OF WALL
LL	LOT LINE	TS	TOP OF SLOPE
LP	LOW POINT	TYP	TYPICAL
MIN	MINIMUM	W/	WEST/WITH
MISC	MISCELLANEOUS		

LEGEND

—	FLOWLINE	○	MANHOLE
—	CENTERLINE	○	CLEANOUT
—	DAYLIGHT LINE	—	PROP. RETAINING WALL
—	TRACT BOUNDARY / RIGHT-OF-WAY LINE	—	EX. WALL
—	LOT LINE	—	PROP. SCREEN WALL
—	EX. FENCE	—	PROP. FENCE
—	EX. STORM DRAIN LINE	—	EX. CONTOUR LINE
—	PROP. STORM DRAIN	—	EX. POWER POLE
—	CATCH BASIN/LOCAL DEPRESSION	—	SLOPE (2:1 UNLESS OTHERWISE INDICATED)
—	JUNCTION STRUCTURE	10	LOT NUMBER
—	EX. WATER LINE	2	PLAN TYPE
—	PROP. WATER LINE	—	RIDGE LINE
—	FIRE HYDRANT	—	DECORATIVE PAVEMENT
—	WATER VALVE	—	OVERHEAD LINE
—	EX. SEWER LINE		
—	PROP. SEWER LINE		

OWNER:

TOWNSEND CAPITAL PARTNERS, LLC
1101 5TH AVE, SUITE 300
SAN RAFAEL, CA 94901
(415)-456-0600

ARCHITECT:

DESIGN DRAW BUILD INC.
2866 WEBSTER ST.
OAKLAND, CA 94609
(510) 833-2643
CONTACT: TYLER KOBICK

CIVIL ENGINEER:

MFKESSLER
ONE VENTURE, STE. 130
IRVINE, CA 92618
(949) 339-5330

ADDRESS:

7515 ALDER AVE. & 8145 GRAVENSTEIN HWY.
COTATI, CA 94931

PROPERTY ADDRESS:

APN: 144-040011 & 144-040-021

LAND AREA:

244,968 SQUARE FEET (5.62 ACRES)

ZONING:

CG - COMMERCIAL GRAVENSTEIN CORRIDOR

FLOOD ZONE:

FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN (500-YEAR FLOOD).

COMMUNITY MAP NO. 06097C0878E
DATED: DECEMBER 02, 2008.

UTILITY PURVEYORS:

SEWER
CITY OF COTATI PUBLIC WORKS DEPARTMENT
(707) 665-3631

STORM DRAIN
CITY OF COTATI PUBLIC WORKS DEPARTMENT
(707) 665-3638

WATER
CITY OF COTATI PUBLIC WORKS DEPARTMENT
(707) 665-3631

ELECTRICITY
PG&E
(800) 743-5000

GAS
PG&E
(800) 743-5000

TELEPHONE
AT&T
(855) 837-9042

TRASH/REUSE
RECYCLOGY SONOMA MARIN
(800) 243-0291

BASIS OF BEARINGS:

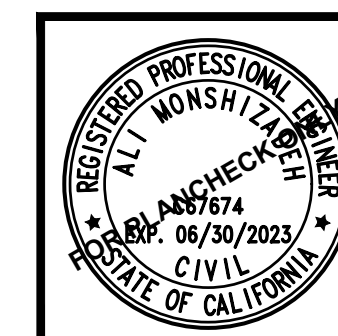
THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF FOURTH STREET BEING SOUTH 83°45' EAST PER P.M., RECORDED IN BOOK 11 PAGE 60, IN THE COUNTY RECORDERS OFFICE OF MARIN COUNTY

BENCH MARK:

CITY OF SAN RAFAEL BM #1-70
A PK AND TAG SET IN CONCRETE CURB AT THE INTERSECTION OF FOURTH STREET AND 'E' STREET ON THE NORTHEAST CURB RETURN.
ELEVATION = 51.83

SURVEY NOTE:

PROJECT SURVEY AND TOPOGRAPHY
SOURCE IS SURVEY PREPARED BY ADOBE ASSOCIATES 2014.



PLAN PREPARED BY:
MFKessler
Civil Engineering, Land Planning, Surveying

ONE VENTURE, STE 100
IRVINE, CA 92618
(949) 339-5330

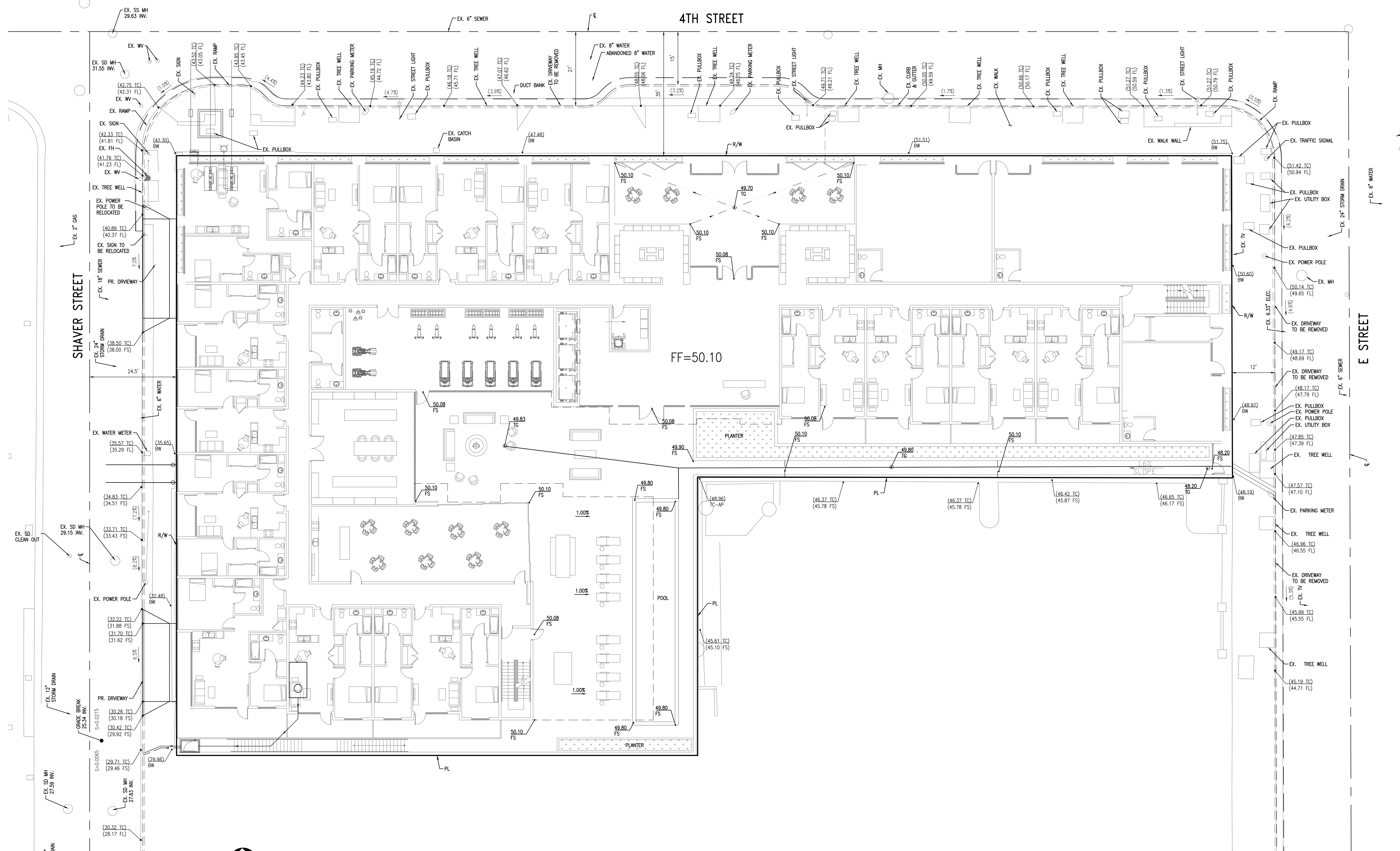
PLAN PREPARED FOR / OWNER:
COMMUNITY DEVELOPMENT
1400 FIFTH AVE.
SAN RAFAEL, CA 94901

CITY OF SAN RAFAEL
TITLE SHEET AND DETAILS
1515 4TH AVE.
SAN RAFAEL, CALIFORNIA 94901

SHEET
C1.0

EX. 6.33" ELEC.

4TH STREET

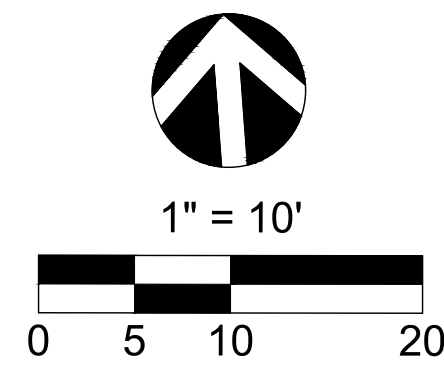


FF=50.10

LEVEL L1 GRADING:

SURVEY NOTE:

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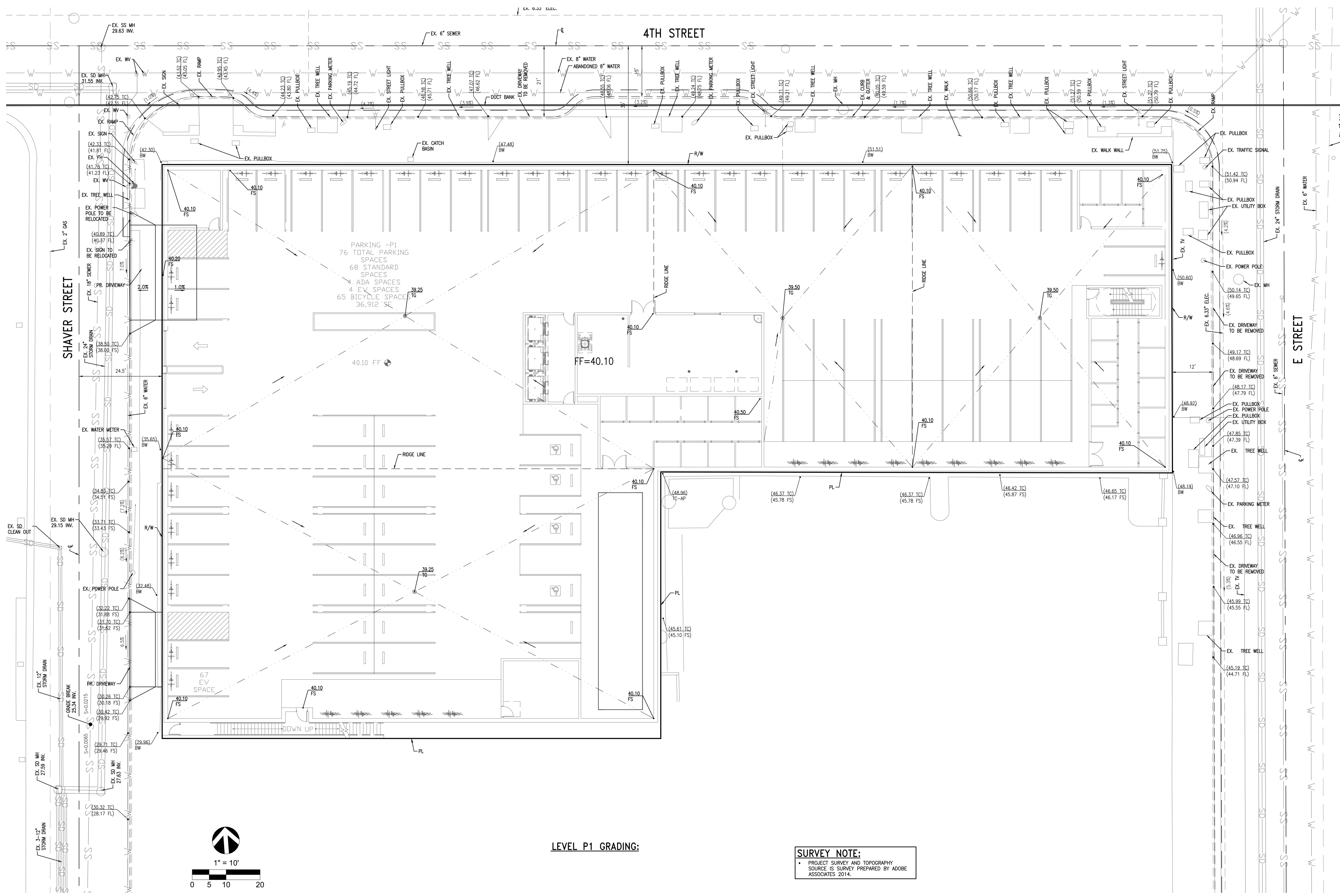


PLAN PREPARED BY:
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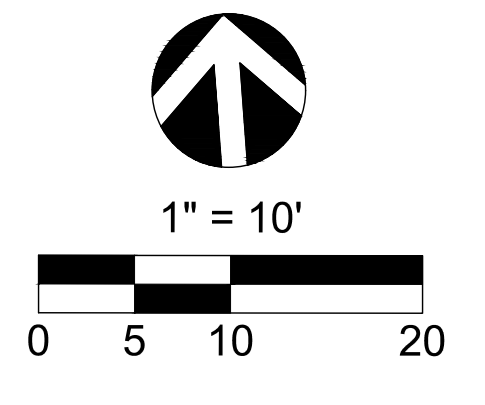
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 COMMUNITY DEVELOPMENT
 1400 FIFTH AVE.
 SAN RAFAEL, CA 94901

CITY OF SAN RAFAEL
 CONCEPTUAL GRADING AND DRAINAGE
 1515 4TH AVE.
 SAN RAFAEL, CALIFORNIA 94901

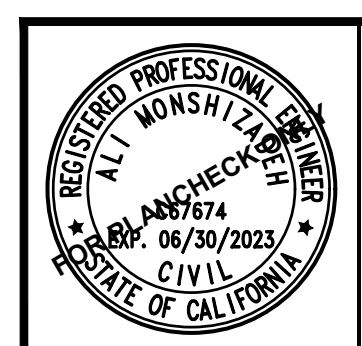
SHEET
C1.1



LEVEL P1 GRADING:



SURVEY NOTE:
 • PROJECT SURVEY AND TOPOGRAPHY SOURCE IS SURVEY PREPARED BY ADOBE ASSOCIATES 2014.

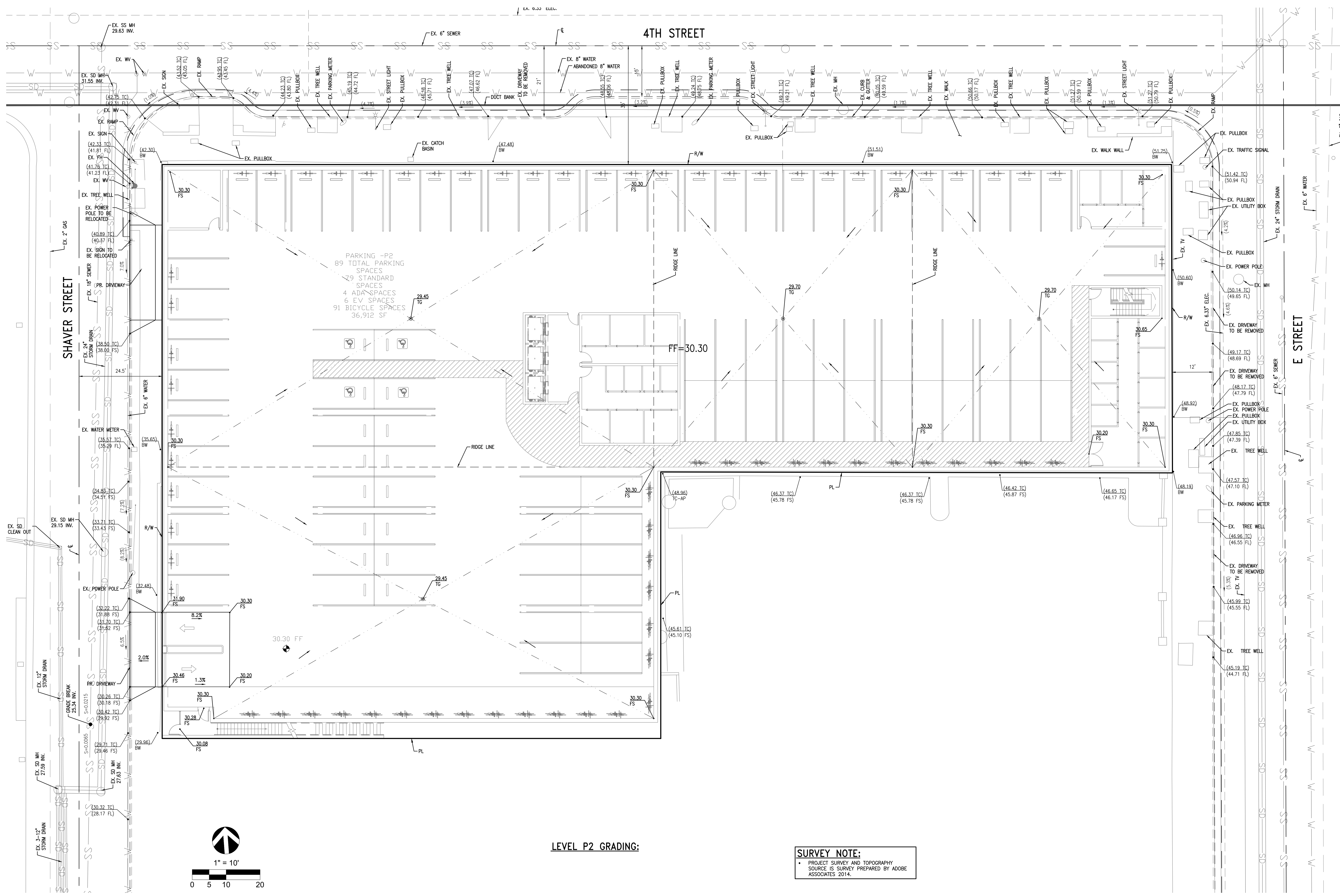


PLAN PREPARED BY:
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 COMMUNITY DEVELOPMENT
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CITY OF SAN RAFAEL
 CONCEPTUAL GRADING AND DRAINAGE
 1515 4TH AVE.
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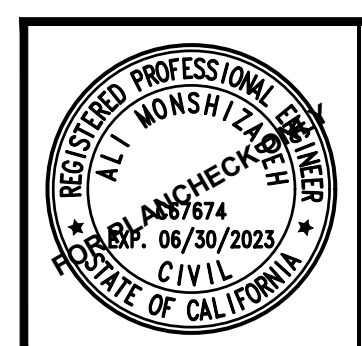
SHEET
C1.2



PARKING -P2
 89 TOTAL PARKING SPACES
 79 STANDARD SPACES
 4 ADA SPACES
 6 EV SPACES
 91 BICYCLE SPACES
 36,912 SF

LEVEL P2 GRADING:

SURVEY NOTE:
 • PROJECT SURVEY AND TOPOGRAPHY SOURCE IS SURVEY PREPARED BY ADOBE ASSOCIATES 2014.

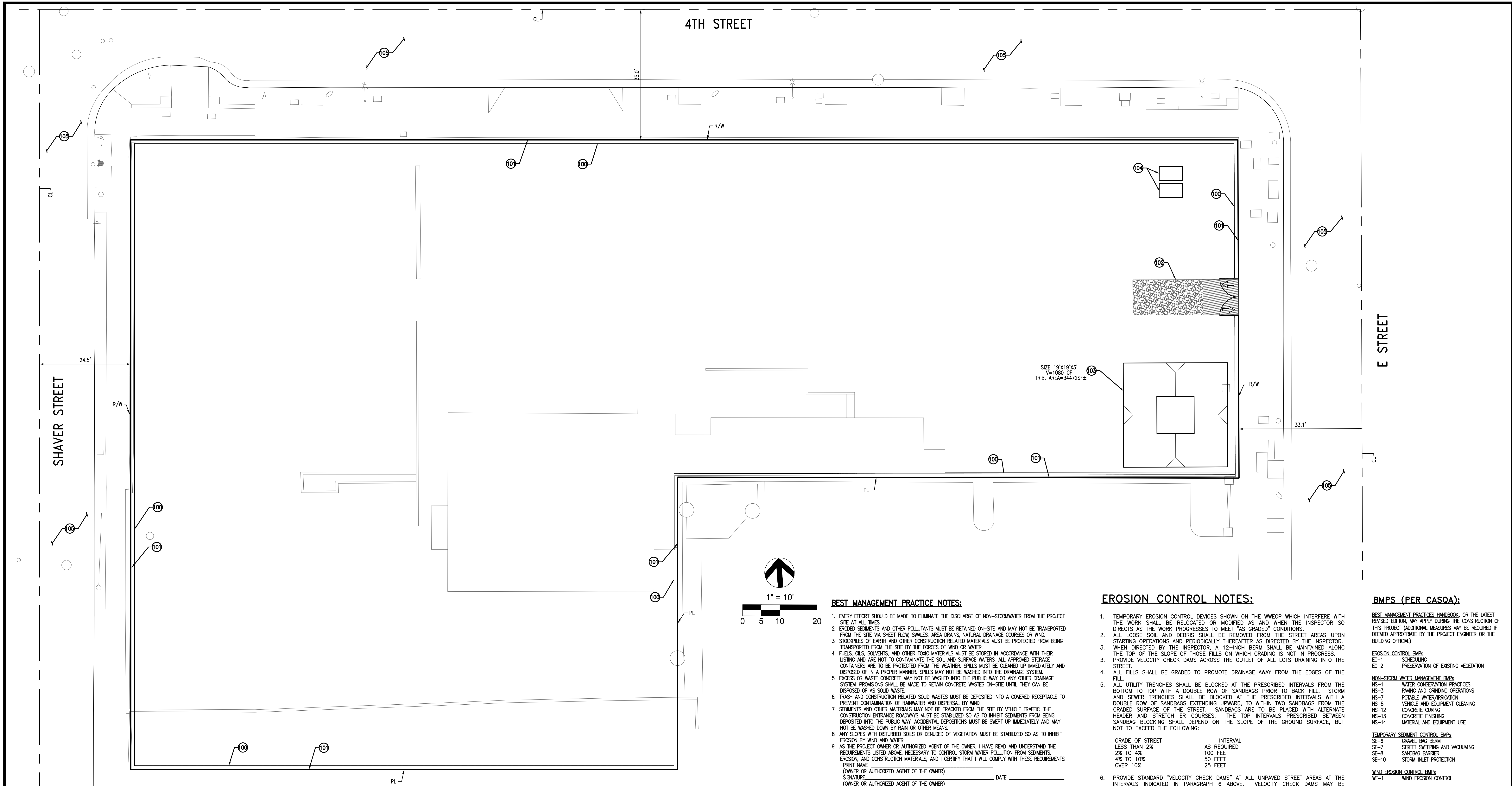


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 COMMUNITY DEVELOPMENT
 1400 FIFTH AVE.
 SAN RAFAEL, CA 94901

CITY OF SAN RAFAEL
 CONCEPTUAL GRADING AND DRAINAGE
 1515 4TH AVE.
 SAN RAFAEL, CALIFORNIA 94901

SHEET
C1.3



BEST MANAGEMENT PRACTICE NOTES:

- EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES.
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR DENuded OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS LISTED ABOVE, NECESSARY TO CONTROL STORM WATER POLLUTION FROM SEDIMENTS, EROSION, AND CONSTRUCTION MATERIALS, AND I CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS.
PRINT NAME (OWNER OR AUTHORIZED AGENT OF THE OWNER) _____ DATE _____
SIGNATURE (OWNER OR AUTHORIZED AGENT OF THE OWNER) _____
- THE INDICATED BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICES HANDBOOK, JANUARY 2008, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER OR THE BUILDING OFFICIAL).

EROSION CONTROL NOTES:

- TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE WVEPC WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
 - ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR.
 - WHEN DIRECTED BY THE INSPECTOR, A 12-INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
 - PROVIDE VELOCITY CHECK DAMS ACROSS THE OUTLET OF ALL LOTS DRAINING INTO THE STREET.
 - ALL FILLS SHALL BE GRADED TO PROMOTE DRAINAGE AWAY FROM THE EDGES OF THE FILL.
 - ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS FROM THE BOTTOM TO TOP WITH A DOUBLE ROW OF SANDBAGS PRIOR TO BACK FILL. STORM AND SEWER TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF SANDBAGS EXTENDING UPWARD, TO WITHIN TWO SANDBAGS FROM THE GRADED SURFACE OF THE STREET. SANDBAGS ARE TO BE PLACED WITH ALTERNATE HEADER AND STRETCH ER COURSES. THE TOP INTERVALS PRESCRIBED BETWEEN SANDBAG BLOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE, BUT NOT TO EXCEED THE FOLLOWING:
- | GRADE OF STREET | INTERVAL AS REQUIRED |
|-----------------|----------------------|
| LESS THAN 2% | 100 FEET |
| 2% TO 4% | 100 FEET |
| 4% TO 10% | 50 FEET |
| OVER 10% | 25 FEET |
- PROVIDE STANDARD "VELOCITY CHECK DAMS" AT ALL UNPAVED STREET AREAS AT THE INTERVALS INDICATED IN PARAGRAPH 6 ABOVE. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF SANDBAGS, TIMBER, OR OTHER EROSION RESISTANT MATERIAL APPROVED BY THE INSPECTOR AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. EARTH DAMS MAY NOT BE USED AS "VELOCITY CHECK DAMS".
 - PROVIDE STANDARD "VELOCITY CHECK DAMS" IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW.
- | GRADE OF CHANNEL | INTERVAL |
|------------------|----------|
| LESS THAN 3% | 100 FEET |
| 3% TO 6% | 50 FEET |
| OVER 6% | 25 FEET |
- THE STANDARD "VELOCITY CHECK DAM" SHALL HAVE A MINIMUM HEIGHT OF 12-INCHES. VELOCITY CHECK DAMS ACROSS OUTLETS OF ALL LOTS HAVE A MINIMUM HEIGHT OF 18-INCHES. VELOCITY CHECK DAMS CONSTRUCTED WITH SANDBAGS THAT ARE 18-INCHES HIGH SHALL BE BUILT WITH A DOUBLE ROW.
 - AFTER SEWER AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNTED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHEN TRENCHES ARE NOT ON THE CENTERLINE OF A CROWNOFF STREET.
 - EXCEPT AS OTHERWISE DIRECTED BY INSPECTOR, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FORECAST OF RAIN PROBABILITY EXCEEDS 40% AND MAINTAINED DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15).
 - AFTER EACH STORM, ALL "DESILTING BASINS" AND "VELOCITY CHECK DAMS" SHALL BE PUMPED DRY AND REMOVED OF ALL DEBRIS AND SILT WITH IN 24 HOURS AND RESTORED TO THEIR ORIGINAL CAPACITY.
 - EROSION CONTROL DEVICES SHALL BE STOCKPILED IN PARKWAYS AT INTERVALS SHOWN ON THE WVEPC, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECASTED OR WHEN DIRECTED BY THE INSPECTOR.
 - ALL CUT AND FILL SLOPES GREATER THAN 1 VERTICAL TO 3 HORIZONTAL SHALL BE COVERED WITH 10 MIL PLASTIC SHEETING HELD IN PLACE WITH SANDBAGS (UNLESS PLATED OR HYDROSEEDING).

BMPs (PER CASQA):

BEST MANAGEMENT PRACTICES HANDBOOK, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER OR THE BUILDING OFFICIAL).

- EROSION CONTROL BMPs**
- EC-1 SCHEDULING
 - EC-2 PRESERVATION OF EXISTING VEGETATION
- NON-STORM WATER MANAGEMENT BMPs**
- NS-1 WATER CONSERVATION PRACTICES
 - NS-3 PAVING AND GRINDING OPERATIONS
 - NS-7 POTABLE WATER/IRRIGATION
 - NS-8 VEHICLE AND EQUIPMENT CLEANING
 - NS-12 CONCRETE CURING
 - NS-13 CONCRETE FINISHING
 - NS-14 MATERIAL AND EQUIPMENT USE

- TEMPORARY SEDIMENT CONTROL BMPs**
- SE-6 GRAVEL BAG BERM
 - SE-7 STREET SWEEPING AND VACUUMING
 - SE-8 SANDBAG BARRIER
 - SE-10 STORM INLET PROTECTION

- WIND EROSION CONTROL BMPs**
- WE-1 WIND EROSION CONTROL

- EQUIPMENT TRACKING CONTROL BMPs**
- TC-1 STABILIZED CONSTRUCTION
 - TC-3 ENTRANCE/OUTLET TIRE WASH

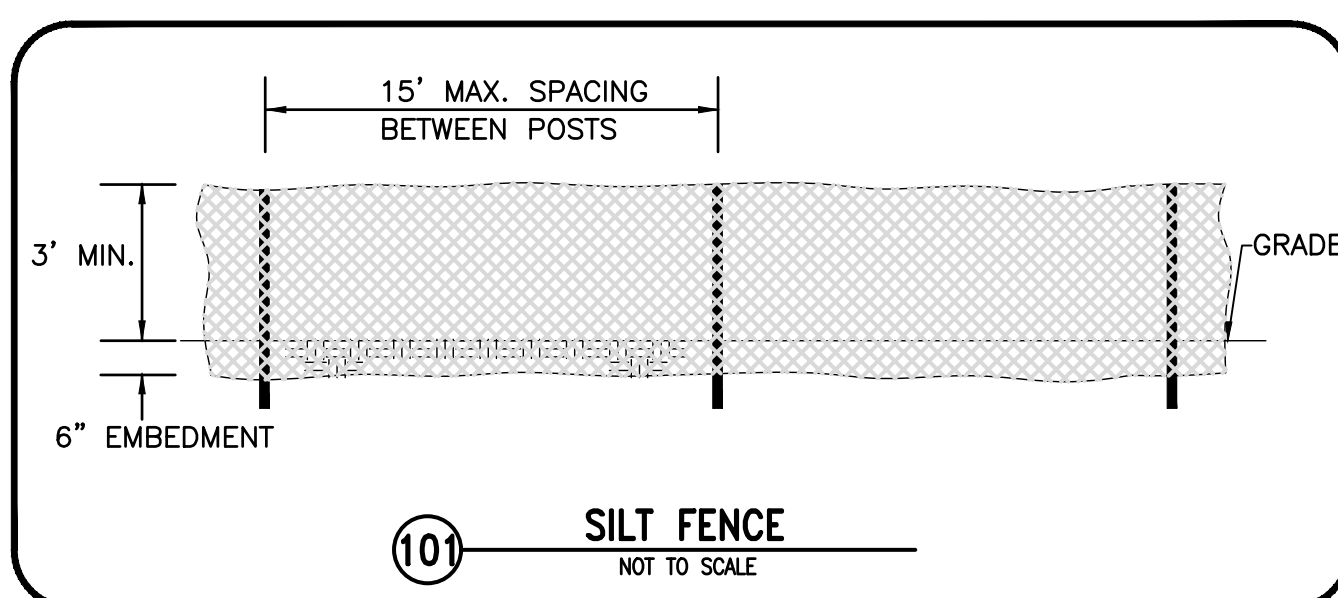
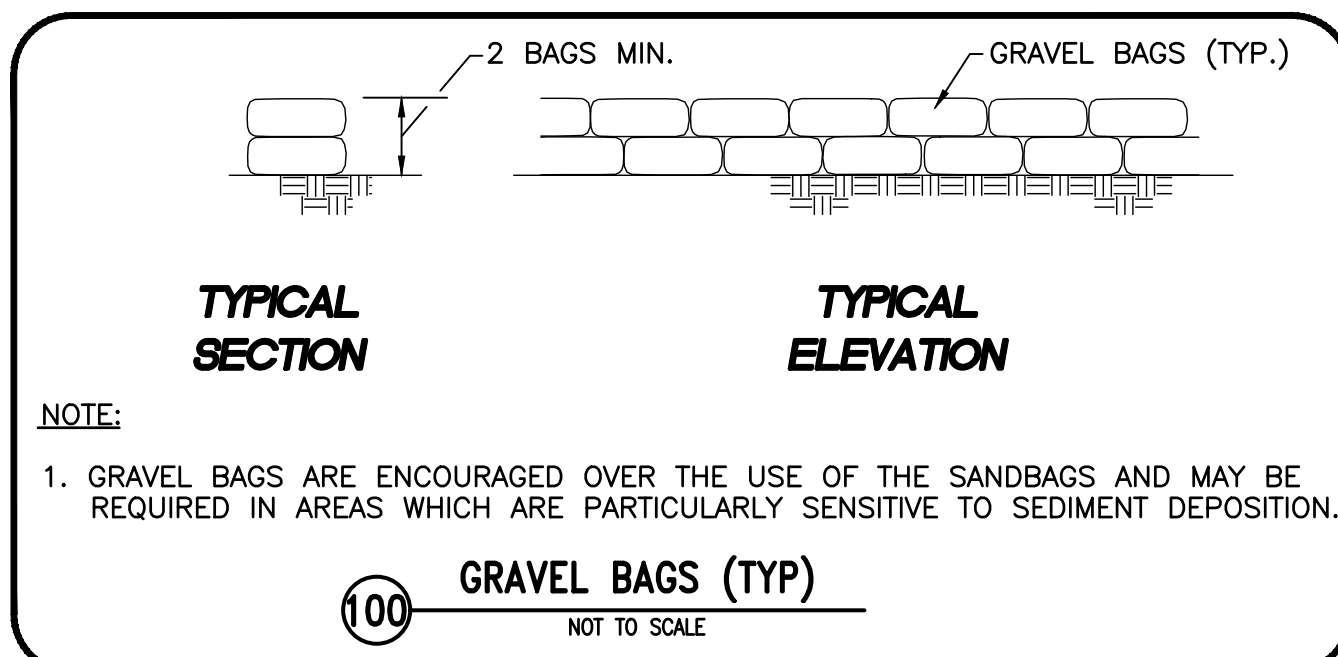
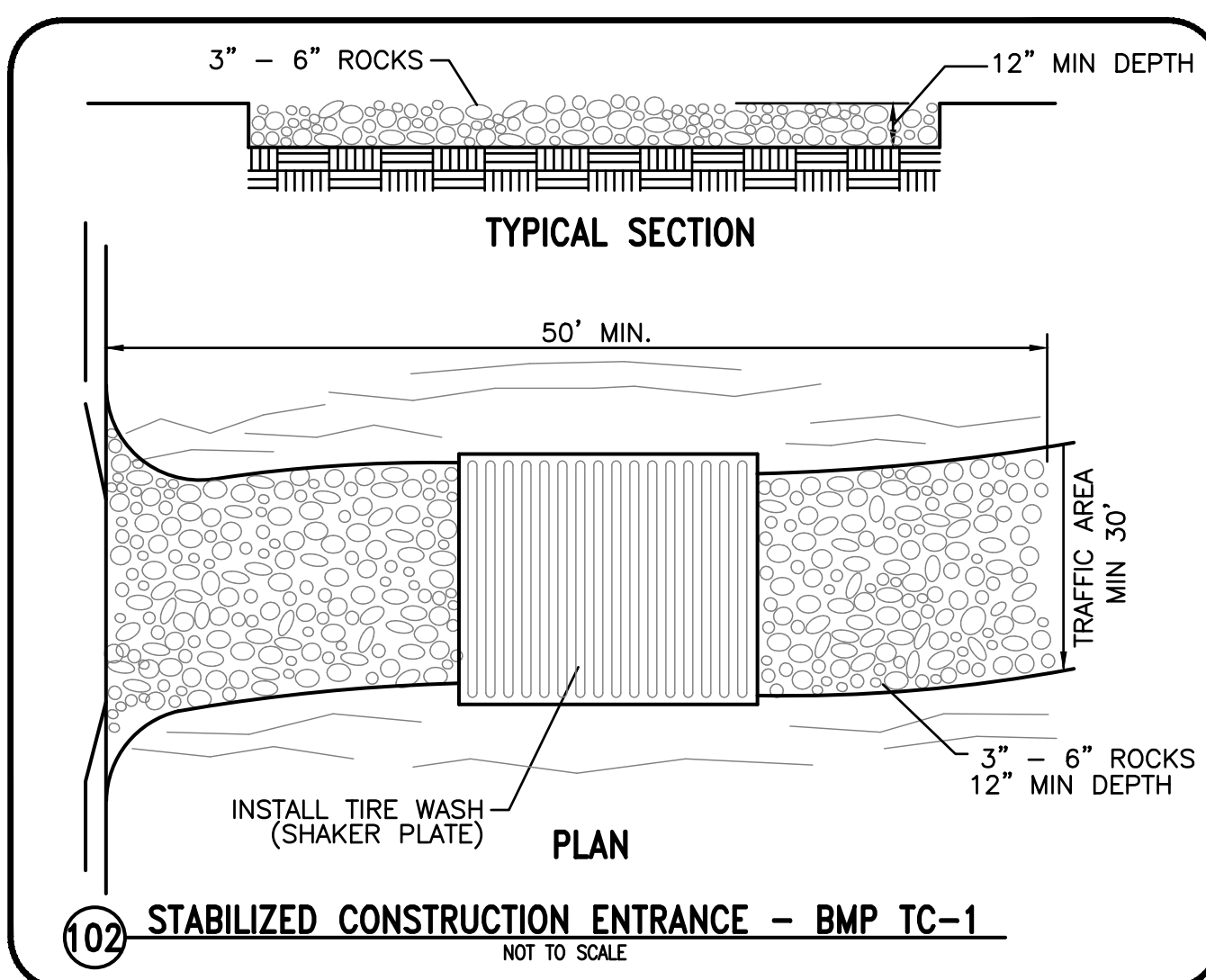
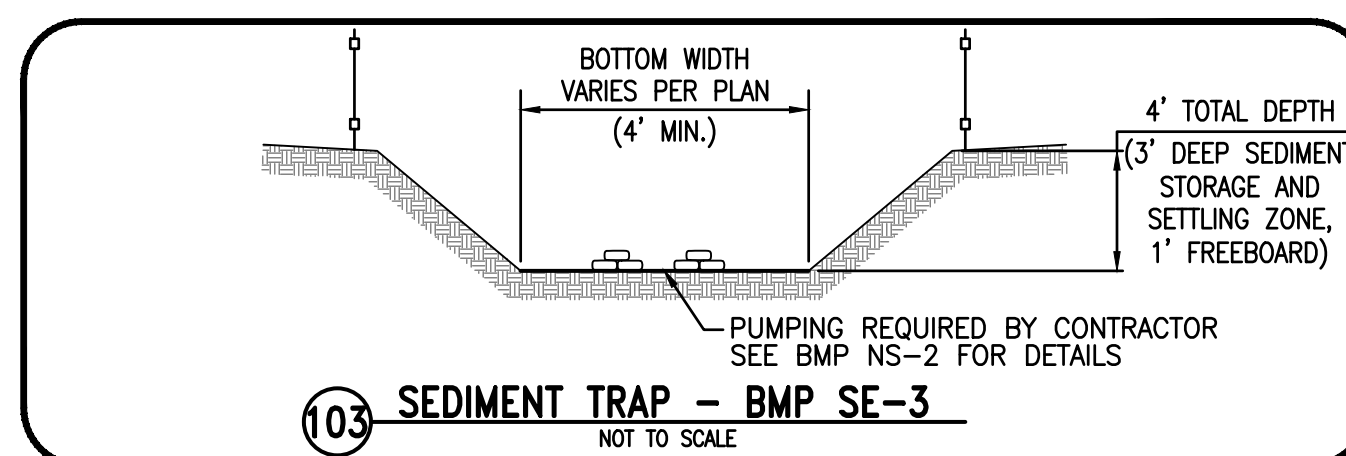
- WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL BMPs**
- WM-1 MATERIAL DELIVERY AND STORAGE
 - WM-2 MATERIAL USE
 - WM-3 STOCKPILE MANAGEMENT (STOCKPILE NOT PERMITTED UNLESS OTHERWISE APPROVED BY CITY ENGINEER)
 - WM-5 SOLID WASTE MANAGEMENT
 - WM-8 CONCRETE WASTE MANAGEMENT
 - WM-9 SANITARY/SEPTIC WASTE MANAGEMENT

EROSION CONTROL CONSTRUCTION NOTES:

- 100 - INSTALL STRAW/FIBER ROLL PER BMP SE-5 MODIFIED PER DETAIL HEREON.
 - 101 - CONSTRUCT SILT FENCE PER BMP SE-1 AND DETAIL HEREON.
 - 102 - CONSTRUCT STABILIZED GRAVEL CONSTRUCTION ENTRANCE/EXIT PER BMP TC-1, TC-2, AND TC-3 AND DETAIL HEREON.
 - 103 - CONSTRUCT SEDIMENT TRAP PER BMP SE-3 AND DETAILS HEREON (DIMENSIONS ARE WIDTH x LENGTH x DEPTH). SEE BMP NS-2 FOR ADDITIONAL DETAILS FOR Dewatering (PUMPING) REQUIREMENTS.
 - 104 - LOCATION OF CONSTRUCTION STAGING ITEMS: CONCRETE WASHOUTS, FUELING AREAS, MATERIALS STORAGE AREAS (APPROXIMATE). SEE BMP SE-12 FOR ADDITIONAL DETAILS FOR TEMPORARY SEDIMENT CONTROL.
 - 105 - STREET SWEEP AND VACUUMING WITHIN SURROUNDING PUBLIC ROADWAYS OR PROVIDE ADEQUATE CLEANUP/ MONITORING FOR CONSTRUCTION TRUCK TRACKING PER BMP SE-7.
 - 106 - CONSTRUCT STORM DRAIN INLET PROTECTION WHERE SHOWN PER BMP SE-10 MODIFIED PER DETAIL HEREON.
- ENTIRE SITE --- WIND EROSION CONTROL MEASURES PER BMP WE-1.
SITE FRONTAGE --- STREET SWEEPING AND VACUUMING MEASURES PER BMP SE-1.

LEGEND

QUANTITY	ITEM	SYMBOL
125 LF	SAND BAGS/FIBER ROLL	
9 LF	SILT FENCE	
9 EA	INLET PROTECTION	
-	PROPERTY LINE	
1 EA	CONSTRUCTION ENTRANCE	



SURVEY NOTE:

- PROJECT SURVEY AND TOPOGRAPHY SOURCE IS SURVEY PREPARED BY ADOBE ASSOCIATES 2014.

	PLAN PREPARED BY: VKessler Civil Engineering Land Planning Surveying ONE VENTURE, STEE 100 IRVINE, CA 92618 (949) 339-5330	PLAN PREPARED FOR / OWNER: COMMUNITY DEVELOPMENT 1400 FIFTH AVE. SAN RAFAEL, CA 94901	CITY OF SAN RAFAEL EROSION CONTROL PLAN 1515 4TH AVE. SAN RAFAEL, CALIFORNIA 94901	SHEET C1.4
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