

OVERALL SITE PLAN NTS
(SEE SHEET L3 FOR ENVELOPE SETBACK INFORMATION)

PROJECT DESCRIPTION

POOL / REAR YARD AREAS

THE GOAL OF THE REAR YARD LANDSCAPE RENOVATION IS TO REMOVE AND REPLACE THE EXISTING SWIMMING POOL, STONE PATIOS, STEPS AND ROCK WALLS AS SHOWN.

A NEW WOOD DECK IS PROPOSED WITH 42" SAFETY RAILING IS ALSO PROPOSED. FIRE RESISTANT LATTICE IS PROPOSED BELOW THE DECK TO HELP SOFTEN THE STRUCTURE AND PROVIDE ADDITIONAL FIRE SAFETY MITIGATION. DECK DIMENSION 52' x 14'

THE EXISTING POOL CABANA BUILDING AND ARBOR ARE PROPOSED TO REMAIN. THE EXISTING POOL EQUIPMENT SHED IS PROPOSED TO REMAIN.

LANDSCAPE LIGHTING WILL BE LOW VOLTAGE AND DOWN SHIELDED.

PLANTING WILL BE IRRIGATED UTILIZING DRIP IRRIGATION METHODS AND ADHERE TO MMWD WATER EFFICIENCY CODES AND REQUIREMENTS.

PLANTING WILL ADHERE TO VEGETATION MANAGEMENT CODES AND REQUIREMENTS.

PRELIMINARY GRADING CALCULATIONS

FOR THE REAR YARD AREA, A TOTAL OF 30 CUBIC YARDS OF EXCAVATION IS ANTICIPATED FOR THE NEW SWIMMING POOL. A TOTAL OF 30 CUBIC YARDS OF SOIL IS ANTICIPATED FOR FILLING IN THE EXISTING SWIMMING POOL. (GOAL IS TO UTILIZE THE EXCAVATED MATERIAL TO FILL THE EXISTING SWIMMING POOL.

20 YARDS OF TOPSOIL IS ANTICIPATED TO BACKFILL PLANTERS AND AMMEND PLANTIN AREAS.

***GRADING AND DRAINAGE NOTES: NO NEW GRADING AND DRAINAGE IS PROPOSED. 30 CUBIC YARDS EXCAVATED (NEW POOL), 30 CUBIC YARDS OF FILL (EXISTING POOL)**

PRELIMINARY PLANT LIST

SHRUB / PERENNIALS / GRASSES / GROUND COVER LIST	ABBR.	BOTANIC NAME	COMMON NAME	SIZE	HT. / WPTH	NOTE
	BB	BUXUS "GREEN BEAUTY" (GLOBE FORM)	BOXWOOD	5 G	3 X 3'	E W F
	GB	GERANIUM "BIOKOVO"	GERANIUM	1 G	12 X 12"	E W F
	LS	LIRIOPE GIGANTEA	LIRIOPE	1 G	2 X 2'	E W F
	PI	PODOCARPUS "ICEE BLUE"	PODOCARPUS	15 G	8 X 3'	E W F
	PM	POLYSTICHUM MUNITUM	SWORD FERN	1 G	2 X 2'	E N W F
	PL	PRUNUS LAUROCERASUS	ENGLISH LAUREL	15 G	12 X 12'	E F
	RC	RHAMNUS CALIFORNICA	COFEEBERRY	5 G	6 X 5'	E N W F
	WF	WOODWARDIA FIMBRIATA	CHAIN FERN	5 G	4 X 4	E N F

LEGEND

- E = EVERGREEN
- D = DECIDUOUS
- N = CALIFORNIA NATIVE
- W = LOW WATER USE REQUIREMENTS
- F = LOW FIRE / NON - PYROPHYTIC

NOTE:

- ALL PLANTS ARE TO BE IRRIGATED UTILIZING DRIP IRRIGATION METHODS.
- ALL PLANTS ARE NON-PYROPHYTIC (NON-FLAMMABLE)
- ALL PLANTS ARE LOW WATER

DESIGN REVIEW NOTES

GENERAL NOTES

1. THE LANDSCAPE PLAN IS BASED ON DRAWINGS PROVIDED BY THE OWNER, SITE MEASUREMENTS AND A PROFESSIONALLY SURVEY. ANY MAJOR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
2. ALL WORK SHALL CONFORM TO THE CURRENT STANDARD SPECIFICATIONS AND UNIFORM CONSTRUCTION STANDARDS (UCS) OF THE COUNTY OF MARIN AND REQUIREMENTS OF THE KENT WOODLANDS PROPERTY OWNERS ASSOCIATION (KWPOA)
3. THESE DRAWING ARE FOR DESIGN REVIEW APPLICATION PURPOSES ONLY. THIS DRAWING IS NOT EXTENSIVELY DETAILED AND IS NOT TO BE USED FOR PERMIT APPLICATION AND / OR CONSTRUCTION.

DEMOLITION NOTES

1. ALL PATIOS AND STEPS ARE TO BE REMOVED AND REPLACED AS SHOWN
2. SWIMMING POOL / WATERFALL AND SPA ARE TO BE REMOVED.
3. ROCK WALLS ARE TO REMAIN AS SHOWN. ROCK FROM ROCK WALLS SHOWN FOR REMOVA IS TO BE STOCKPILED AND USED IN THE CONSTRUCTION OF THE NEW ROCK WALLS AS SHOWNL

CONSTRUCTION NOTES

1. ALL PATIOS AND STEPS ARE TO BE ITALIAN BLUESTONE OR APPROVED EQUAL.
2. ALL WALLS ARE TO ROCK VENEER FINISH. ROCK MATERIAL TO UTILIZE EXISTING ROCK FROM WALL DEMOLITION OR APPROVED EQUAL.
3. WOOD DECK TO BE IPE OR APPROVED EQUAL. DECKING TO BE RATED FOR FIRE RESISTANCE AS REQUIRED.
4. DECK RAILINGS ARE TO BE REDWOOD WITH WIRE. DECK RAILINGS ARE TO MEET ALL CODE REQUIREMENTS.
5. PROPERTY IS CURRENTLY FENCED. ALL FENCING AND GATES ARE TO MEET POOL SAFETY CODE REQUIREMENTS.

IRRIGATION NOTES

1. ALL PLANTING TO BE IRRIGATED IN ACCORDANCE TO THE PROVISIONS OF ORDINANCE 421 OF THE MARIN MUNICIPAL WATER DEPARTMENT. ALL PLANTING AREAS ARE TO BE IRRIGATED UTILIZING DRIP METHODS.

LIGHTING NOTES

1. ALL LIGHTS ARE TO BE LOW VOLTAGE / LED AND DOWN SHIELDED. .
2. ALL LIGHT FIXTURES ARE TO CONFORM TO KWPOA RULES AND REQUIREMENTS.

PLANTING NOTES

1. TREES ARE TO REMAIN AS SHOWN
2. EXISTING PLANT MATERIAL THAT IS IMPACTED BY CONSTRUCTION ACTIVITY IS TO BE REMOVED AND TRANSPLANTED PER FEASIBILITY AND AT THE DIRECTION OF THE GARDENER.
3. NO PYROPHYTIC PLANT MATERIAL IS PROPOSED FOR THIS PROJECT.
4. ALL PLANTING IS TO CONFORM TO MMWD AND COUNTY OF MARIN / KENTFIELD VEGETATION MANAGEMENT ORDINANCES AND REQUIREMENTS.

SHEET INDEX

- SHEET L1 LANDSCAPE DEMO PLAN
- SHEET L2 EXISTING CONDITIONS PHOTOS
- SHEET L3 LANDSCAPE CONCEPT PLAN
- SHEET L4 LANDSCAPE SKETCHES
- SHEET L5 SURVEY

Patterson Residence

8 Woodland Place Kentfield, CA.

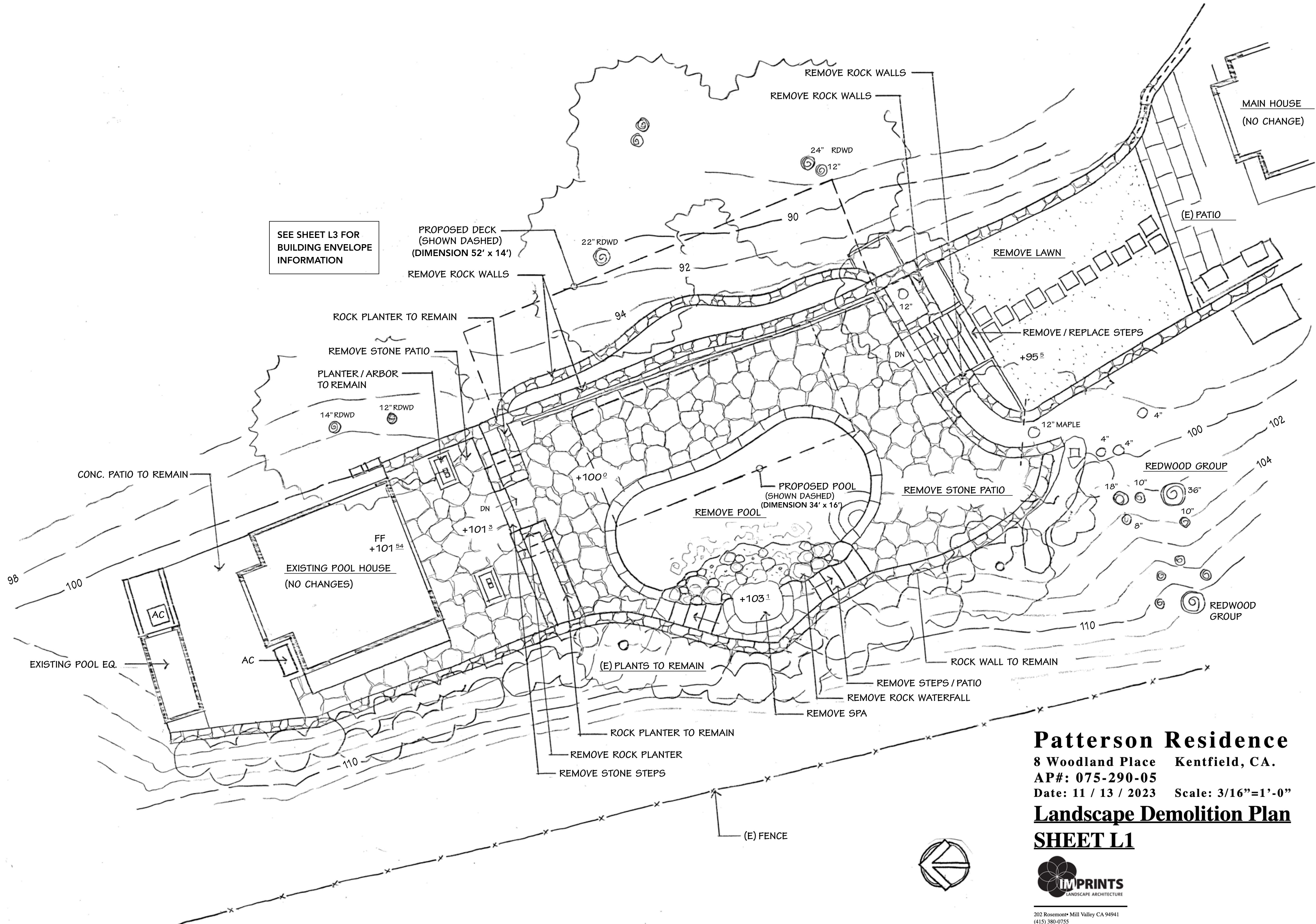
AP#: 075-290-05

Date: 11 / 13 / 2023

Cover Sheet



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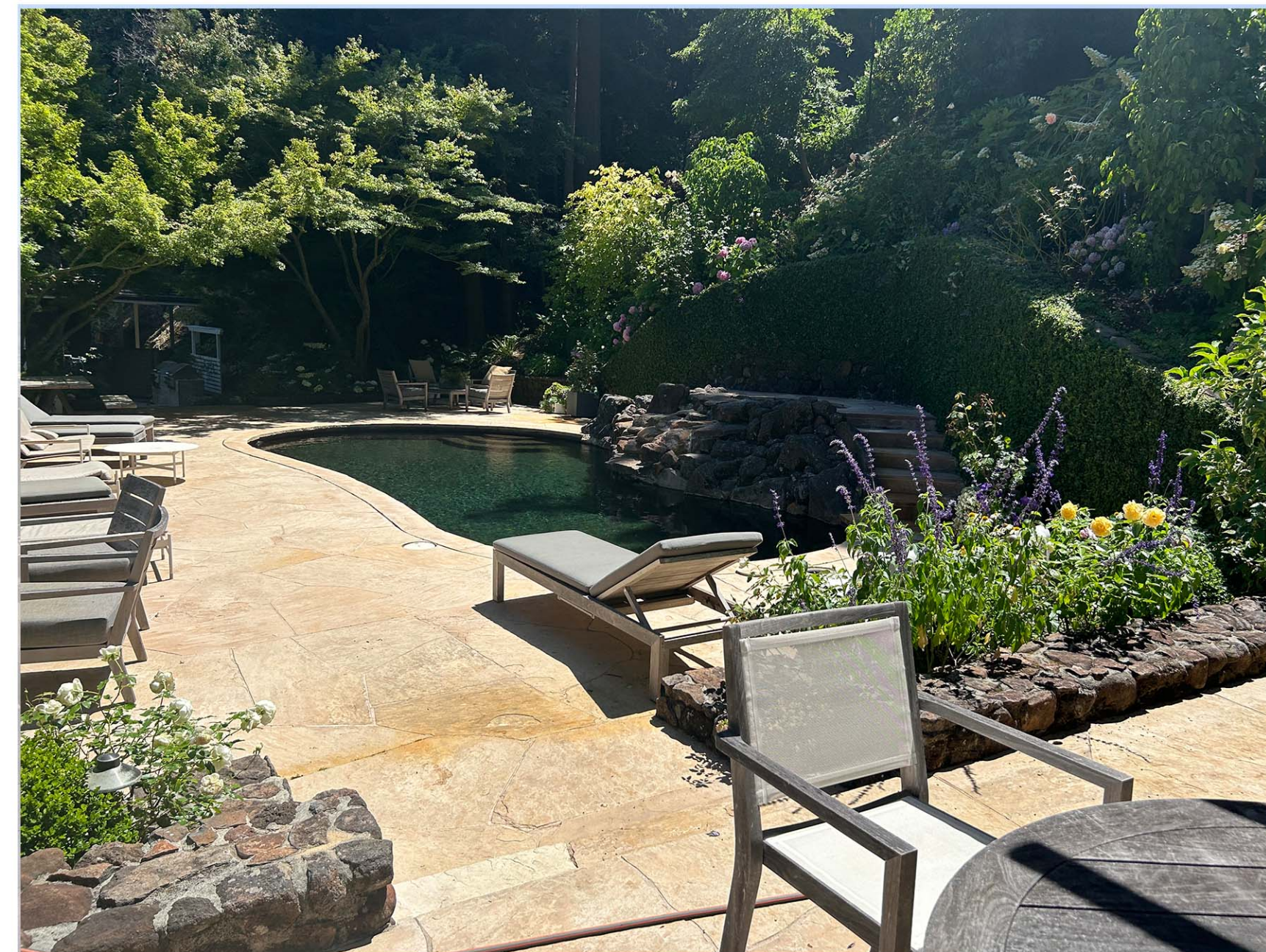
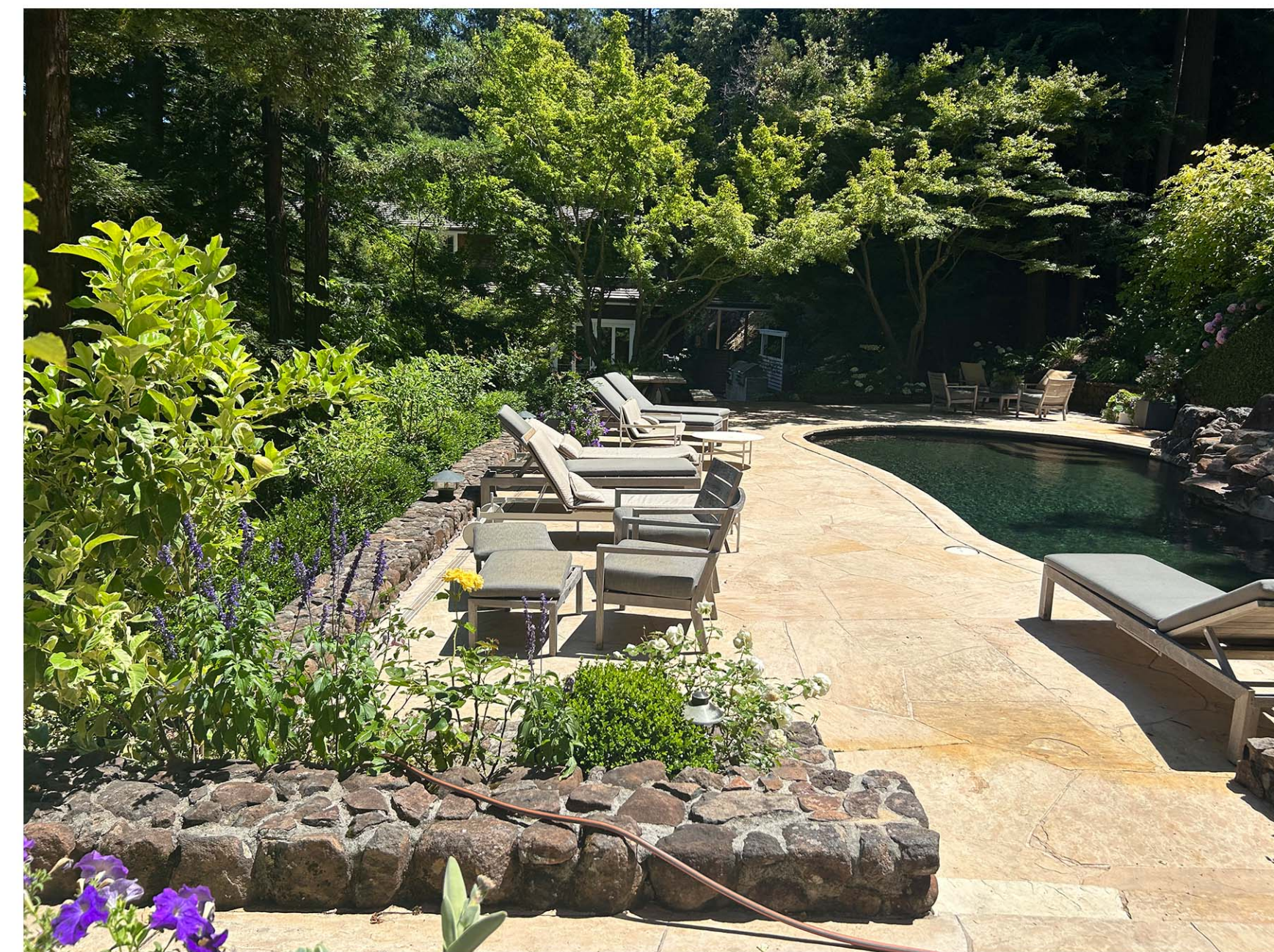
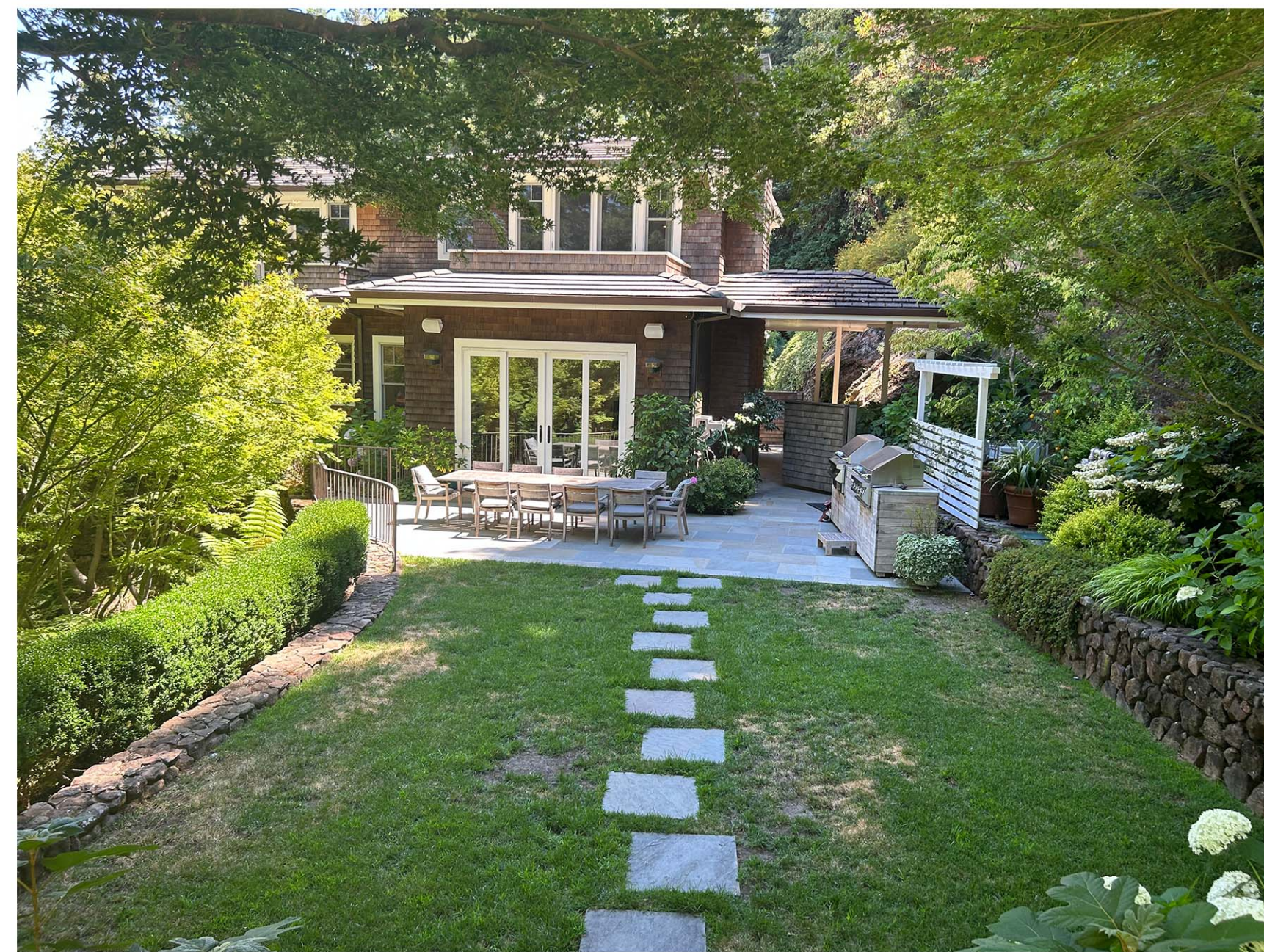


SEE SHEET L3 FOR
BUILDING ENVELOPE
INFORMATION

Patterson Residence
 8 Woodland Place Kentfield, CA.
 AP#: 075-290-05
 Date: 11 / 13 / 2023 Scale: 3/16"=1'-0"
Landscape Demolition Plan
SHEET L1



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Patterson Residence
8 Woodland Place Kentfield, CA.
AP#: 075-290-05
Date: 11 / 13 / 2023 Scale: 3/16"=1'-0"
Existing Conditions Photos
SHEET L2

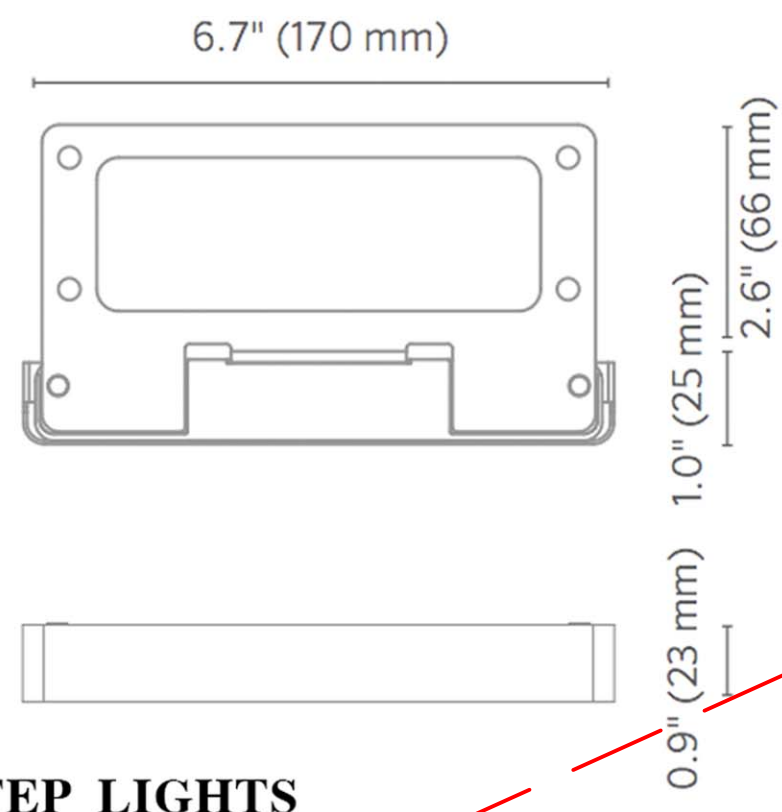


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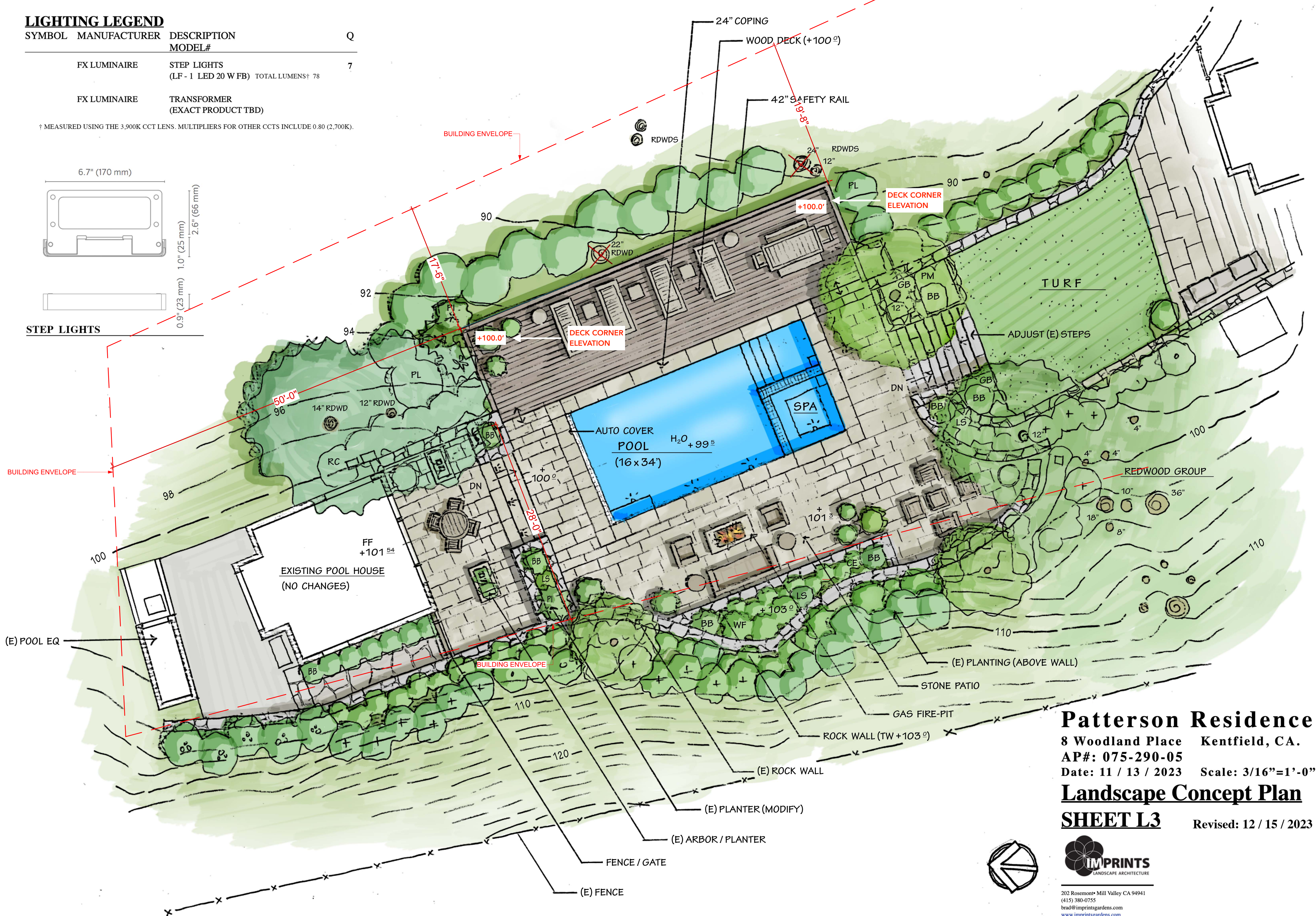
LIGHTING LEGEND

SYMBOL	MANUFACTURER	DESCRIPTION MODEL#	Q
	FX LUMINAIRE	STEP LIGHTS (LF - 1 LED 20 W FB) TOTAL LUMENS† 78	7
	FX LUMINAIRE	TRANSFORMER (EXACT PRODUCT TBD)	

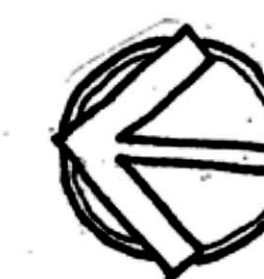
† MEASURED USING THE 3,900K CCT LENS. MULTIPLIERS FOR OTHER CCTS INCLUDE 0.80 (2,700K).



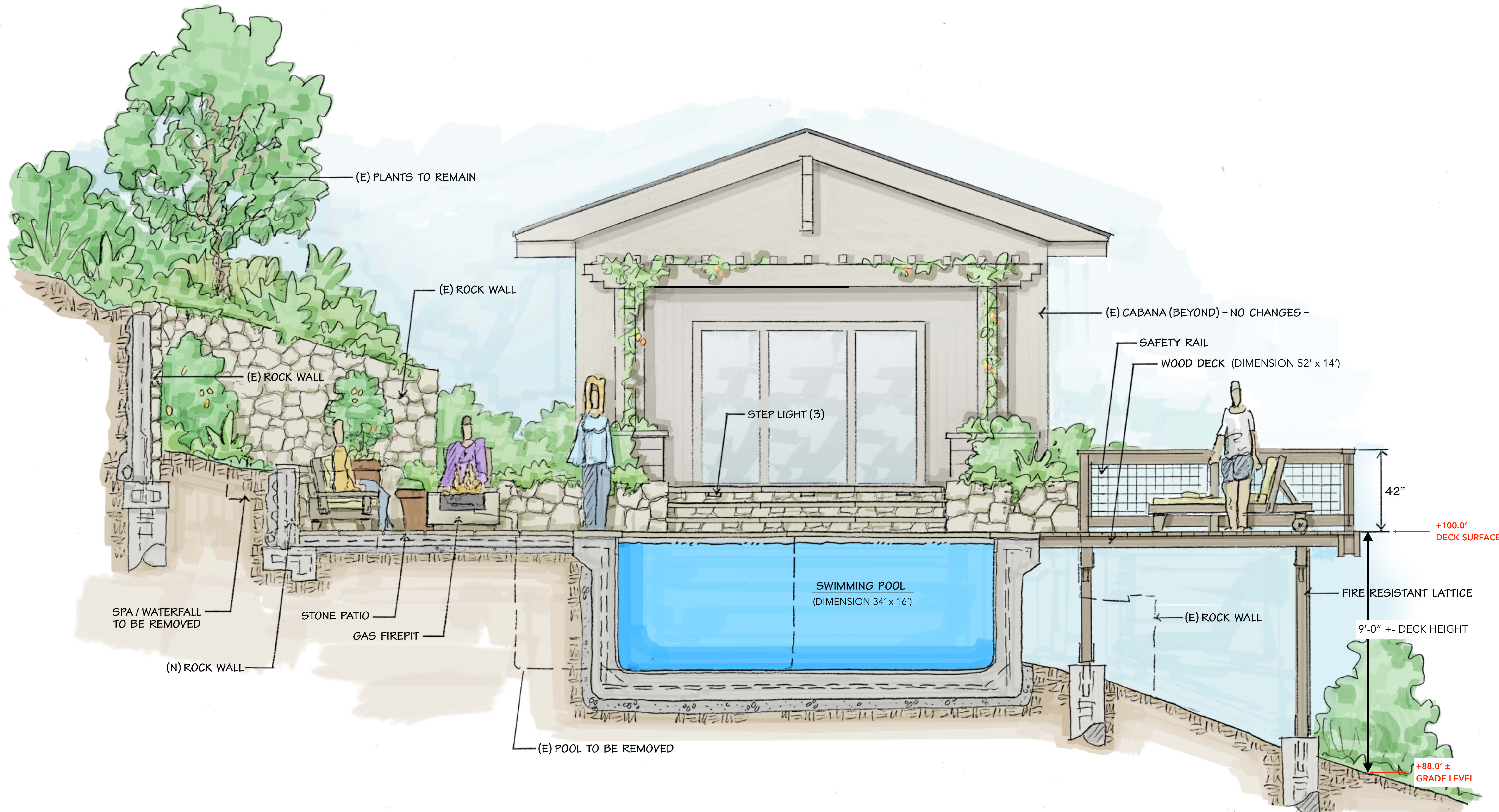
STEP LIGHTS



Patterson Residence
 8 Woodland Place Kentfield, CA.
 AP#: 075-290-05
 Date: 11 / 13 / 2023 Scale: 3/16"=1'-0"
Landscape Concept Plan
SHEET L3 Revised: 12 / 15 / 2023



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○ SITE SECTION

Patterson Residence
 8 Woodland Place Kentfield, CA.
 AP#: 075-290-05
 Date: 11 / 13 / 2023 Scale: 1/2"=1'-0"
Landscape Section
SHEET L4



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NOTES

THE CONTENT OF THIS MAP WAS DEFINED BY CONTRACT AT THE SPECIFIC REQUEST OF THE CLIENT(S) AND/OR THEIR CONSULTANT(S). THE SURVEYOR ACCEPTS NO LIABILITY FOR USE OF THIS MAP BY ANY ONE OTHER THAN THE CLIENT(S) AND/OR CONSULTANTS FOR WHOM IT WAS PREPARED.

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ANY BOUNDARY INFORMATION SHOWN HEREON IS RECORD DATA TIED FROM LISTED REFERENCES. THIS MAPPING DOES NOT REPRESENT A BOUNDARY SURVEY OR RECORD OF SURVEY BY THE SURVEYOR FOR RECORDING PURPOSES.

HORIZONTAL DATUM: RECORD MAP BOOK 21 PAGE 14, MARIN COUNTY RECORDS.
VERTICAL DATUM: ASSUMED, SURVEY BENCHMARK AS SHOWN ON PLAN. Δ

UNDERGROUND UTILITIES IF SHOWN ARE APPROXIMATE BASED ON FOUND STRUCTURE SURFACE LOCATIONS ONLY. THE CLIENT & CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATION & DEPTH OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

INFORMATION SHOWN HEREON HAS BEEN DERIVED FROM COLLECTED DATA AND PROCESSED IN ELECTRONIC FILE 23016-8 Woodland -TOPO.dwg. AN ELECTRONIC FORMAT OF THIS MAP HAS BEEN PROVIDED AS A COURTESY AND SHALL BE CONSIDERED SUPPLEMENTAL TO THE SIGNED AND SEALED PDF OR PAPER ORIGINAL. THE SIGNED ORIGINAL DELIVERED TO THE CLIENT CONSTITUTES THE DELIVERY PRODUCT OF PROFESSIONAL SERVICES AS PER OUR CONTRACT.

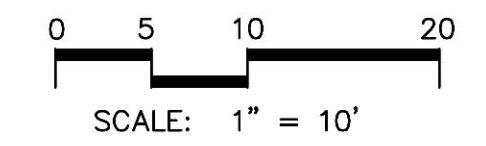
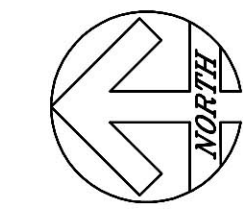
SURVEYOR'S STATEMENT

I, JOHN C. PAWSON, A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AS REQUESTED BY THE CLIENT.

DATE: 06/18/2023
JOHN C. PAWSON LS 9077

REFERENCES, MARIN COUNTY RECORDS

RECORD MAP BOOK 21 PAGE 14

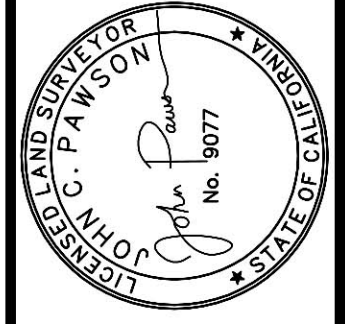


DESIGNED DATE

DRAWN DATE
AFF/JCP 06/18/23

CHECKED DATE
JCP 06/18/23

REVISIONS



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PREPARED FOR:
MATT PATTERSON

TOPOGRAPHIC MAP
APN: 075-290-05

8 WOODLAND PLACE
KENTFIELD, CA

PROJECT NO.
23016

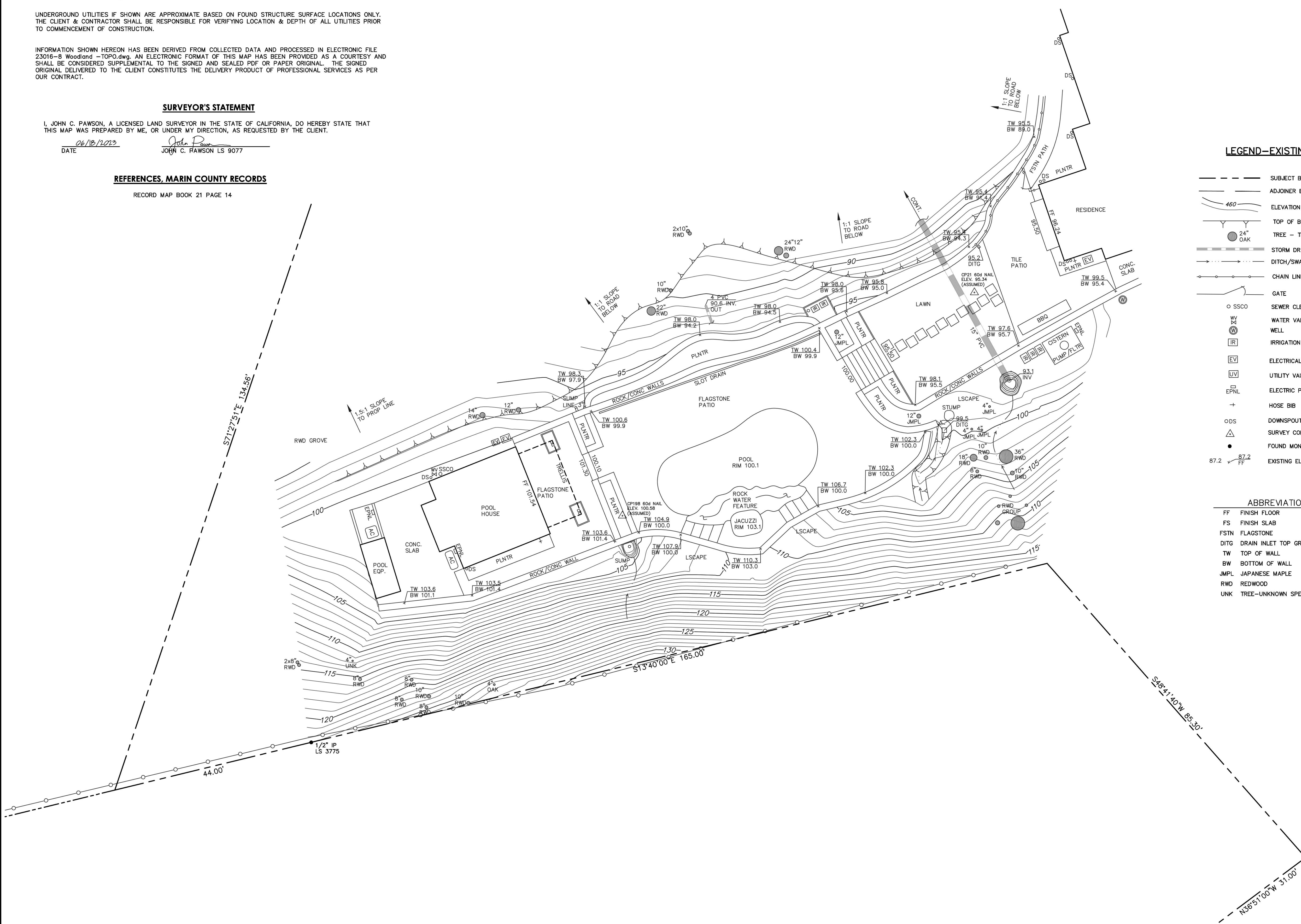
SHEET NO.
1 OF **1**

LEGEND-EXISTING

- SUBJECT BOUNDARY
- ADJOINER BOUNDARY
- 460 ELEVATION CONTOURS
- TOP OF BANK
- 24" OAK TREE - TRUNK DIAMETER, SPECIES
- STORM DRAIN
- DITCH/SWALE FLOWLINE
- CHAIN LINK OR WROUGHT IRON FENCE/RAIL
- GATE
- SSCO SEWER CLEAN OUT
- WY WATER VALVE
- W WELL
- IR IRRIGATION BOX
- EV ELECTRICAL VAULT
- UV UTILITY VAULT
- EPNL ELECTRIC PANEL
- HOSE BIB
- ODS DOWNSPOUT
- SURVEY CONTROL/BENCHMARK
- FOUND MONUMENT AS NOTED
- 87.2 EXISTING ELEVATIONS

ABBREVIATIONS

- FF FINISH FLOOR
- FS FINISH SLAB
- FSTN FLAGSTONE
- DITG DRAIN INLET TOP GRATE
- TW TOP OF WALL
- BW BOTTOM OF WALL
- JMPL JAPANESE MAPLE
- RWD REDWOOD
- UNK TREE-UNKNOWN SPECIES



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