PROPOSED UPPER GARAGE PLAN
EXISTING NORTH ELEVATION

EXISTING EAST ELEVATION

EXISTING WEST ELEVATION

EXISTING SOUTH ELEVATION

ONLY CHANGE TO MAIN HOUSE IS NEW ROOF OVER KITCHEN DOOR
POOLHOUSE- WEST ELEVATION

POOLHOUSE- SOUTH ELEVATION

POOLHOUSE- EAST ELEVATION

EXISTING EXTERIOR ELEVATIONS - POOLHOUSE

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

POOLHOUSE- SOUTH ELEVATION

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

POOLHOUSE- EAST ELEVATION

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

MOLDAW/STALLINGS
RESIDENCE
KENTFIELD, CA

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NOTED

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SUBMIT FOR D.R.

9'-0" 5'-10" 3'-7"

(N) COLUMN

(N) COLUMN

(E) POOLHOUSE ROOF (BEYOND)

NEW TRELLIS CONSTRUCTION (REPLACES PRE-EXISTING SYSTEM)

LOWER FLOOR

ELEV. 188'-0"

PLATE HT.

ELEV. 197'-0"

TOP OF ROOF

ELEV. 202'-10"

TOP OF FLUE

ELEV. 206'-5"

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

POOLHOUSE- SOUTH ELEVATION

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

POOLHOUSE- EAST ELEVATION

SCALE: 1/4" = 1'-0"
UPPER GARAGE ADDITION- NORTH ELEVATION

UPPER GARAGE ADDITION- SOUTH ELEVATION

UPPER GARAGE ADDITION- EAST ELEVATION

UPPER GARAGE ADDITION- WEST ELEVATION

SCALE: 1/4" = 1'-0"
COVER SHEET
San Rafael, CA 94903
1050 Northgate Drive, Suite 450
Tel. 415.446.7402  Cell 415.717.8719
LTD Engineering, Inc.
gdearth@LTDengineering.com

KENTFIELD, CALIFORNIA
111 HILL DRIVE
CONSTRUCTION
NOT FOR
ISSUED FOR
REVIEW
PROGRESS PRINT
NOT FOR CONSTRUCTION
APN 071-012-19
MOLDAW STALLINGS
GARAGE & ADU

EROSION CONTROL PLAN
An approved erosion control plan is required for all projects involving excavation, cutting, or earthwork or exposed bare soil. The plan must be submitted to the John Muir Park and approved prior to beginning construction. Measures to reduce washout areas as appropriate. Measures to control erosion, washout, and vegetation as required by the erosion control plan. A signed copy of the erosion control plan must be posted at the work site.

ESTIMATED EARTHWORK QUANTITIES

<table>
<thead>
<tr>
<th>Material</th>
<th>End of Cut</th>
<th>End of Fill</th>
<th>Excavation Depth</th>
<th>Erosion Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>0</td>
<td>0</td>
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</tbody>
</table>

EARTHWORK NOTES:
1. Contractors and their employees must ensure that all excavation and backfill work is properly performed in accordance with the approved plans and specifications.
2. Contractors and their employees must ensure that all construction waste is properly collected and hauled away.
3. Contractors and their employees must ensure that all construction activities are performed in a manner that minimizes soil erosion and sedimentation.

DRAINAGE CONSTRUCTION REVIEW
The contractor shall provide the engineer and request review of all subsurface drainage piping and stormwater drainage piping at least 3 days before placing backfill material.

RETAINING WALL AND FOUNDATION ELEVATIONS
Building footing, grade, and retaining wall elevations are shown on the architectural and structural drawings. Retaining wall elevations shown on the structural drawings are based on surveyed site topography. Contact the engineer if actual site elevation is different from the topography shown on the drawings. The contractor is responsible for coordinating all foundation and retaining wall elevations with the grading plan. The architect and engineer shall be responsible for identifying any conflicts between the elevation, footings, and retaining walls on the site.

GREEN BUILDING STANDARDS
1. The grading and drainage plans shown on the drawings comply with California Green Building Code standards. Section 403 requires management of surface water flowing to keep water from entering buildings.
2. The contractor is responsible for maintaining subsurface drainage during construction to prevent flooding of adjacent property. The contractor is responsible for maintaining storm drains and site area as required by California Green Building Code standards. Section 403.

STORMWATER PLAN SUMMARY

<table>
<thead>
<tr>
<th>Description</th>
<th>Projected Flow Rate</th>
</tr>
</thead>
<tbody>
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</table>

SUMMARY
1. The proposed storm drain is designed to handle stormwater runoff from the site.
2. The storm drain is designed to prevent flooding of adjacent property.
3. The storm drain is designed to comply with California Green Building Code standards. Section 403.
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 ASCHED LOCATIONS BASED ON VISIBLE FEATURES AND MAY NOT INCLUDE ALL EXISTING UTILITIES.
PROPOSED IMPERVIOUS AREA = 2,286 SF

EXISTING IMPERVIOUS AREA = 1,248 SF
1.0 CITRUS × LATIFOLIA / LIME TREE (6 TRUNKS 1"-4" DIA. @ DBH)

2.0 CITRUS × LATIFOLIA / LIME TREE (3 TRUNKS 1"-4" DIA. @ DBH)

2.0 NEW RETAINING WALL

2.0 GRAVEL PATHWAY

2.0 PLANTING AREA

2.0 Step STONE PATHWAY

2.0 Existing STAIRS TO REMAIN

3.0 NEW PEDESTRIAN GATE AND RETAINING WALLS

3.0 (E) ACER PALMATUM / JAPANESE MAPLE TREE (8 TRUNKS 2"-6" DIA. @ DBH) TO REMAIN

3.0 STONE PATHWAY AND STAIRS

3.0 (N) GARAGE

3.0 (E) RESIDENCE

3.0 (N) DRIVEWAY

3.0 (E) DRIVEWAY

3.0 NEW RETAINING WALL

3.0 LIMIT OF WORK

3.0 PROPERTY LINE

3.0 (E) POOL

3.0 (E) GUEST HOUSE

3.0 (E) SPA

3.0 (E) PATIO

3.0 (E) PATIO

3.0 (E) PATIO

3.0 DATE: 08-29-2022

3.0 DRAWN BY: KK

3.0 CHECKED BY: EB

3.0 SCALE: 3/32" = 1'-0"
The limit of professional liability for this project shall be limited to an amount equal to the fee paid or all work performed by Terra Ferma Landscapes, Inc.

SCHEDULE 40 PVC MALE ADAPTER—2 TOTAL.
INCLUDED WITH DRIP ZONE KIT.
REMOTE CONTROL VALVE IN MANIFOLD.
REMOTE CONTROL VALVE WITH FLOW FINISH GRADE.
RECTANGULAR BLACK PLASTIC VALVE BOX
DIMENSION: 11.75” X 17” X 12” DEEP.
PER BOX—NO EXCEPTIONS. INSTALL BOX AS OF VALVES. MATCH SIZE OF LARGEST SCH. 80 PVC NIPPLES (LENGTHS AS REQUIRED).
3M-DBY WIRE SPLICES AT LOW VOLT. WIRES.
CONTROL AND MANUAL BLEED. THIS IS SHOWN IN BOX INSTALLATION DETAIL.
TOP WITH BOLT DOWN BLACK LID.
ONE VALVE VALVE ID TAG (CONTROLLER AND STATION #).

Note: Hand tighten threaded PVC joints using low volume drip control zone kit specifications (no Teflon tape).

Pipe joint compound per manufacturer’s directions.

Pressure regulator. This item is included with drip zone kit.

Hydrometer flow sensor
Normally closed hydrometer. This unit acts as a master valve and flow valve id tag with “MV” printed on it.

Wireless weather station
Mount the wireless weather station unobstructed rainfall and full sun exposure, but not in the path of wind.

Rain tipping bucket gauge.

Concrete footing: 18” x 18” x 16”.

Wind speed sensor.

Wind direction sensor.

Vegetation renewal date.

Design review
Drawn by: KK
Date: 08-29-2022
Sheet No.

Check by: EB

Renewal Date

Issued for:
111 Hill Drive
Kentfield, CA 94904

Elev.

Apn: 071-012-19

L2.1
The limit of professional liability for this project shall be limited to an amount equal to the fee paid or all work performed by Terra Ferma Landscapes, Inc.

ISOLATION VALVE.
FIT OVER MAIN LINE PIPE.
PVC MAIN LINE PIPE.
BOLT DOWN BLACK LID. INSTALL BOX AS SCHEDULE 40 PVC MALE ADAPTER- TWO SHOWN IN BOX INSTALLATION DETAIL. TOP END FEED ON-SURFACE DRIP MANIFOLD
NOTE DESCRIPTIONS
6"

PLAN SYMBOL:
END FEED ON-SURFACE DRIP MANIFOLD
SCALE: NONE

PLAN SYMBOL:
END FEED ON-SURFACE DRIP LAYOUT
SCALE: NONE

PLAN SYMBOL:
MANUAL FLUSH VALVE (ON Drip Line)
SCALE: NONE

PLAN SYMBOL:
EXTERIOR MOUNTED CONTROLLER
SCALE: NONE

NOTE DESCRIPTIONS
SCALE: NONE

Vendor:

DATE:

Signature:

ISSUED FOR:

APPROVED

L2.2

I. 1/2-INCH MALE ADAPTER MODEL: TL050MA
2. 17MM BLANK DRIPLINE TO NEXT TREE OR INSERT CROSS (TYP) MODEL: TLCROS
3. INSERT TEE (TYP) MODEL: TLTEE
4. MANUAL FLUSH VALVE AT END OF RUN.
5. 6-INCH SOIL STAPLE (TYP) MODEL: TLS6
6. TECHLINE CV DRIPLINE INNER RING.
7. PLAN SYMBOL:
8. EXIT FEED ON-SURFACE DRIP LAYOUT
9. INSTALL TECHLINE CV DRIP LINE IN ACCORDANCE INSTALL TECHLINE CV DRIP LINE ON SURFACE INSTALL FIRST TECHLINE CV LOOP 18" FROM MANUFACTURER'S RECOMMENDATIONS. CENTER OF TREE TRUNK. INSTALL EACH ADDITIONAL LOOP 12" FROM PREVIOUS LOOP.
10. NOTES
INSTALL TECHLINE CV LOOP 18" FROM MANUFACTURER'S RECOMMENDATIONS. CENTER OF TREE TRUNK. INSTALL EACH ADDITIONAL LOOP 12" FROM PREVIOUS LOOP.
11. MANUAL FLUSH VALVE AT END OF RUN.
12. 6-INCH SOIL STAPLE (TYP) MODEL: TLS6
13. TECHLINE CV DRIPLINE INNER RING.