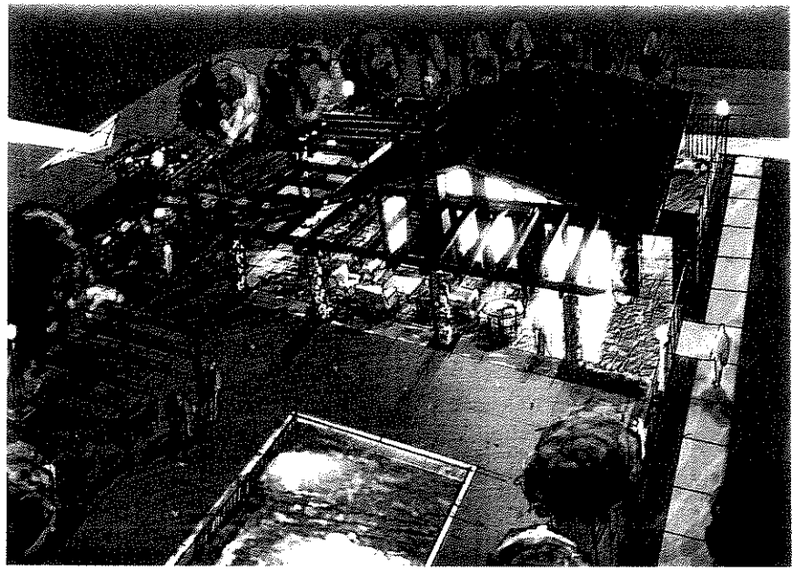
ORDINANCE NO. 951
EXHIBIT B

PROJECT PLAN SETS

T-1	Cover Sheet
A-1	Site Plan
A-2	Setback Plan
A-3	Landscaping Lighting Plan
A2.1.1 - A2.1.5	Tam View Floor Plans
A2.2.2 – A2.2.5	Parkside Floor Plans
A2.3.1 – A2.3.1	Greenway Floor Plans
A2.4.1	Clubhouse Floor Plan
A3.1.1 – A3.1.6	Tam View Elevations
A3.2.1 – A3.2.4	Parkside Elevations
A3.3.1 - A3.3.3	Greenway Elevations
A3.4.1 - A3.4.2	Clubhouse Elevations
A3.5.1	Building Sections
A4.1.1 – A4.1.2	Typical Unit Floor Plans
C-1 - C-8	Notes & Details, Sheet Index & Site Dimensions Grading & Drainage Plan, Utility Plan, Heritage Tree Removal Plan, Erosion Control
L1.0 - L1.6 L2.1 - L2.3 L3.1 - L.3.5 L4.1	Landscape Plans
Cover Sheet A2.1.6 A2.2.6	BMR Unit Location Plan



Sheet Index

Number	Name	Date	Drawn By	Size
T-1	Cover Sheet	07/18/06	Smith & Smith	24 X 36
A-1	Site Plan	07/18/06	Smith & Smith	24 X 36
A-2	Setback Plan	07/18/06	Smith & Smith	24 X 36
A-3	Landscape Lighting Plan	07/18/06	Smith & Smith	24 X 36
Tam View				
A211	Basement Floor Plan	07/18/06	MBH	24 X 36
A212	First Floor Plan	07/18/06	MBH	24 X 36
A213	Second Floor Plan	07/18/06	MBH	24 X 36
A214	Third Floor Plan	07/18/06	MBH	24 X 36
A215	Roof Plan	07/18/06	MBH	24 X 36
Parkside				
A221	Basement Floor Plan	07/18/06	MBH	24 X 36
A222	First Floor Plan	07/18/06	MBH	24 X 36
A223	Second Floor Plan	07/18/06	MBH	24 X 36
A224	Third Floor Plan	07/18/06	MBH	24 X 36
A225	Roof Plan	07/18/06	MBH	24 X 36
Greenway				
A231	Floor Plans - Basement & Level 1	07/18/06	MBH	24 X 36
A232	Floor Plans - Levels 2 & 3	07/18/06	MBH	24 X 36
Clubhouse				
A241	Floor Plan & Partial Site Plan	07/18/06	MBH	24 X 36
A311	Tam View - East Elevation	07/18/06	MBH	24 X 36
A312	Tam View - West Elevation	07/18/06	MBH	24 X 36
A313	Tam View - North Elevation	07/18/06	MBH	24 X 36
A314	Tam View - South Elevation	07/18/06	MBH	24 X 36
A315	Tam View - Building 1 - Courtyard	07/18/06	MBH	24 X 36
A316	Tam View - Building 2 - Courtyard	07/18/06	MBH	24 X 36
A321	Parkside - West Elevation	07/18/06	MBH	24 X 36
A322	Parkside - North Elevation	07/18/06	MBH	24 X 36
A323	Parkside - East Elevation	07/18/06	MBH	24 X 36
A324	Parkside - South Elevation	07/18/06	MBH	24 X 36
A331	Greenway Townhomes - Elevations	07/18/06	MBH	24 X 36
A332	Greenway Townhomes - Elevations	07/18/06	MBH	24 X 36
A333	Recycling / Meter Building Elevations	07/18/06	MBH	24 X 36
A341	Clubhouse Elevations	07/18/06	MBH	24 X 36
A342	Clubhouse Elevations	07/18/06	MBH	24 X 36
A351	Building Sections	07/18/06	MBH	24 X 36
A411	Unit Floor Plans	07/18/06	MBH	24 X 36
A412	Unit Floor Plans	07/18/06	MBH	24 X 36
C-1	Cover Sheet, Notes, Details	07/18/06	HDSI	24 X 36
C-2	Sheet Index & Dimensional Plan	07/18/06	HDSI	24 X 36
C-3	Grading & Drainage Plan	07/18/06	HDSI	24 X 36
C-4	Grading & Drainage Plan	07/18/06	HDSI	24 X 36
C-5	Grading & Drainage Plan	07/18/06	HDSI	24 X 36
C-6	Utility Plan	07/18/06	HDSI	24 X 36
C-7	Heritage Tree Removal Plan	07/18/06	HDSI	24 X 36
C-8	Erosion Control Plan	07/18/06	HDSI	24 X 36
L10	Landscape Plan Index	07/18/06	Smith & Smith	11 X 17
L11	Landscape and Planting Plan	07/18/06	Smith & Smith	11 X 17
L12	Landscape and Planting Plan	07/18/06	Smith & Smith	11 X 17
L13	Landscape and Planting Plan	07/18/06	Smith & Smith	11 X 17
L14	Landscape and Planting Plan	07/18/06	Smith & Smith	11 X 17
L15	Landscape and Planting Plan	07/18/06	Smith & Smith	11 X 17
L16	Planting Legend	07/18/06	Smith & Smith	11 X 17
L21	Landscape Elevations	07/18/06	Smith & Smith	11 X 17
L22	Landscape Elevations	07/18/06	Smith & Smith	11 X 17
L23	Landscape Elevations	07/18/06	Smith & Smith	11 X 17
L31	Landscape Details and Furnishings	07/18/06	Smith & Smith	11 X 17
L32	Landscape Details and Furnishings	07/18/06	Smith & Smith	11 X 17
L33	Signage Details	07/18/06	Smith & Smith	11 X 17
L34	Plant Materials and Planting Notes & Details	07/18/06	Smith & Smith	11 X 17
L35	Plant Materials	07/18/06	Smith & Smith	11 X 17
L41	Biological and Tree Mitigation Plan	07/18/06	Smith & Smith	11 X 17

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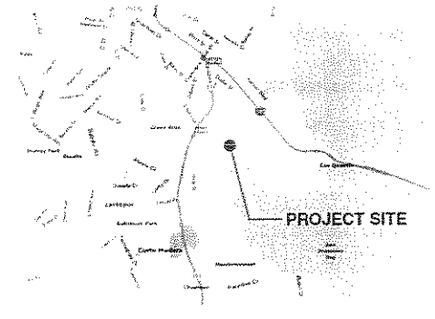


Vicinity Map

18 July 2006

T-1

2000 LARKSPUR LANDING CIRCLE

Larkspur, California

RECEIVED
OCT 17 2006

K:\Cad\Projects\98040 10 - 2000 Larkspur Landing Circle\S&S\II Precise Development Plan\Sheets\PDP-T-1.dwg 08/03/2006 09:46:19 PM

Site Summary

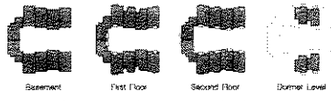
Building Footprints	95,936 (29%)
Roadways/Paved Areas	84,000 (25%)
East Sir Francis Drake Boulevard	6,945 (2%)
Miwok Park Dedication	46,362 (14%)
Landscape Areas	100,862 (30%)
Total Project Area	334,105 (7.67 acres)
Total Residential Units	126

Parking Summary

	Req'd	Provided
12 3Br @ 2.5 Stalls/Unit	30	
84 2Br @ 2 Stalls/Unit	168	
30 1Br @ 1 Stall/Unit	30	
Sub-Total	228	228
Guest	29	29
TOTAL	257	257
Covered		217
Surface		40

Building Legend

Greenway Townhouses (Buildings 3, 4, 5, 6, 7, and 8)

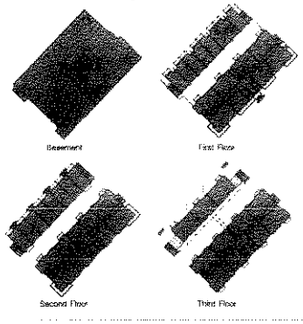


Note: Trash and recycling bin storage located within unit garages.

Unit Type	Br/Ba	Gross SF
TH2B	2Br/2.5Ba	2,094 X 24
TH2C	2Br/2.5Ba	2,121 X 12
TH2D	2+Br/2.5Ba	2,617 X 12
TH3A	3Br/3.5Ba	2,617 X 12
		138,516

Building Height: 45 - 55' (Varies)

Tam View (Buildings 1 and 2)



Tam View 1

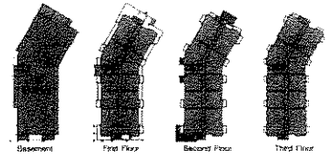
Unit Type	Br/Ba	Gross SF
F.2A	2Br/2Ba	1,286 X 1
F.2B	2Br/2Ba	1,381 X 2
TH.2A	2Br/2.5Ba	1,736 X 8
	Bridge/Deck	2,947
	Basement	7,434
		28,317

Tam View 2

Unit Type	Br/Ba	Gross SF
F.1A	1Br/1Ba	882 X 9
F.1C	1+Br/1.5Ba	1,301 X 3
F.2A	2Br/2Ba	1,266 X 4
F.2Ba	2Br/2Ba	1,417 X 9
	Common	7,878
	Basement	16,895
		54,431

Building Height: 50 - 53' (Varies)

Parkside (Building 9)



Unit Type	Br/Ba	Gross SF
F.1A	1Br/1Ba	882 X 12
F.1B	1Br/1Ba	1,187 X 3
F.1D	1+Br/1.5Ba	1,313 X 3
F.2Ba	2Br/2Ba	1,422 X 12
	Common	7,037
	Basement	14,589
		56,774

Building Height: 55'

Recycling / Meter Building

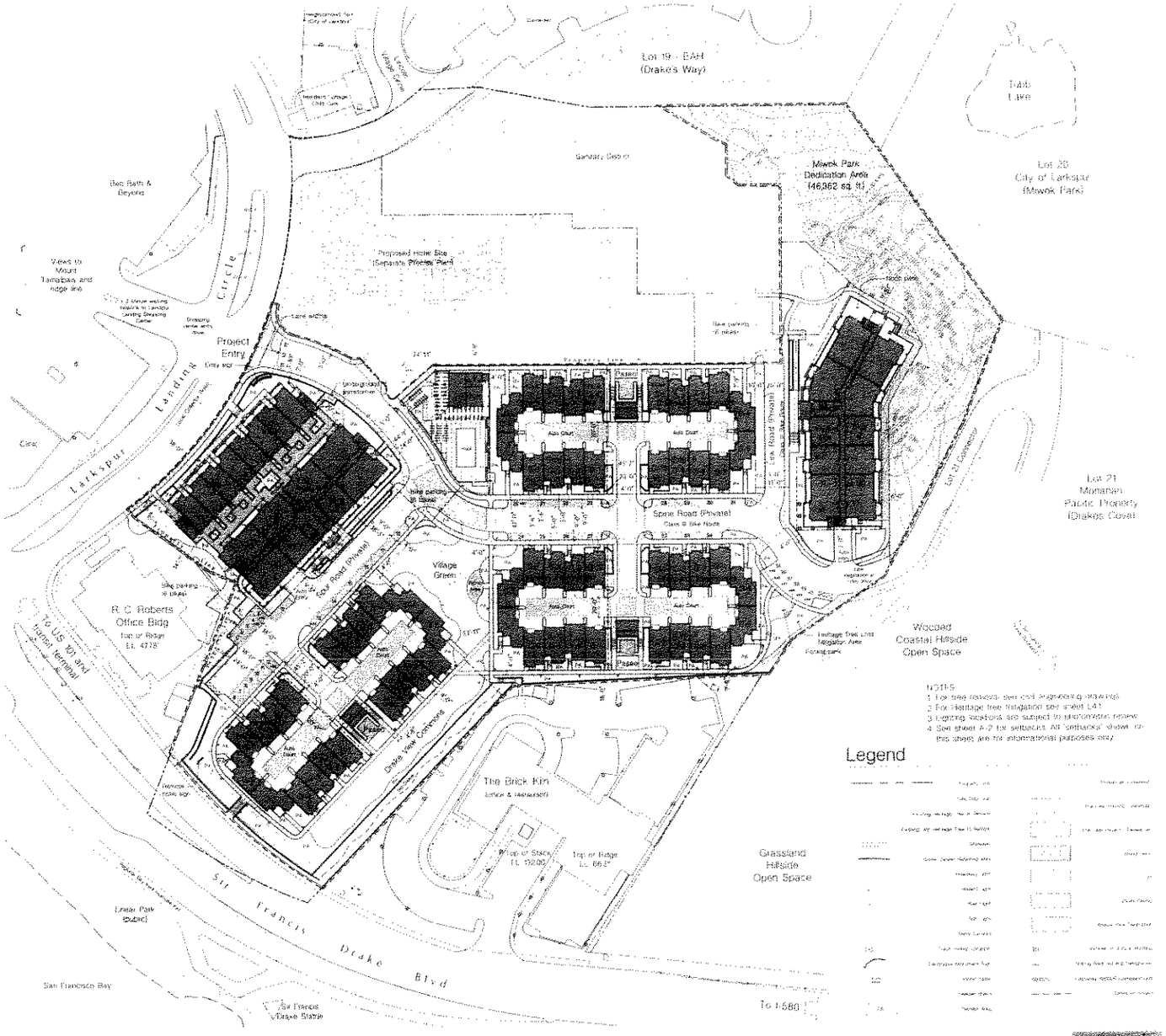
	Gross SF
	394 X 3
	1,182

Building Height: 14'

Club House

	Gross SF
	1,250

Building Height: 22'



NOTES
1. For tree removal, see civil engineering drawings.
2. For Heritage tree mitigation see sheet L41.
3. Lighting locations are subject to phenomenal review.
4. See sheet A-2 for setbacks. All "setbacks" shown on this sheet are for informational purposes only.

OCT 17 2006

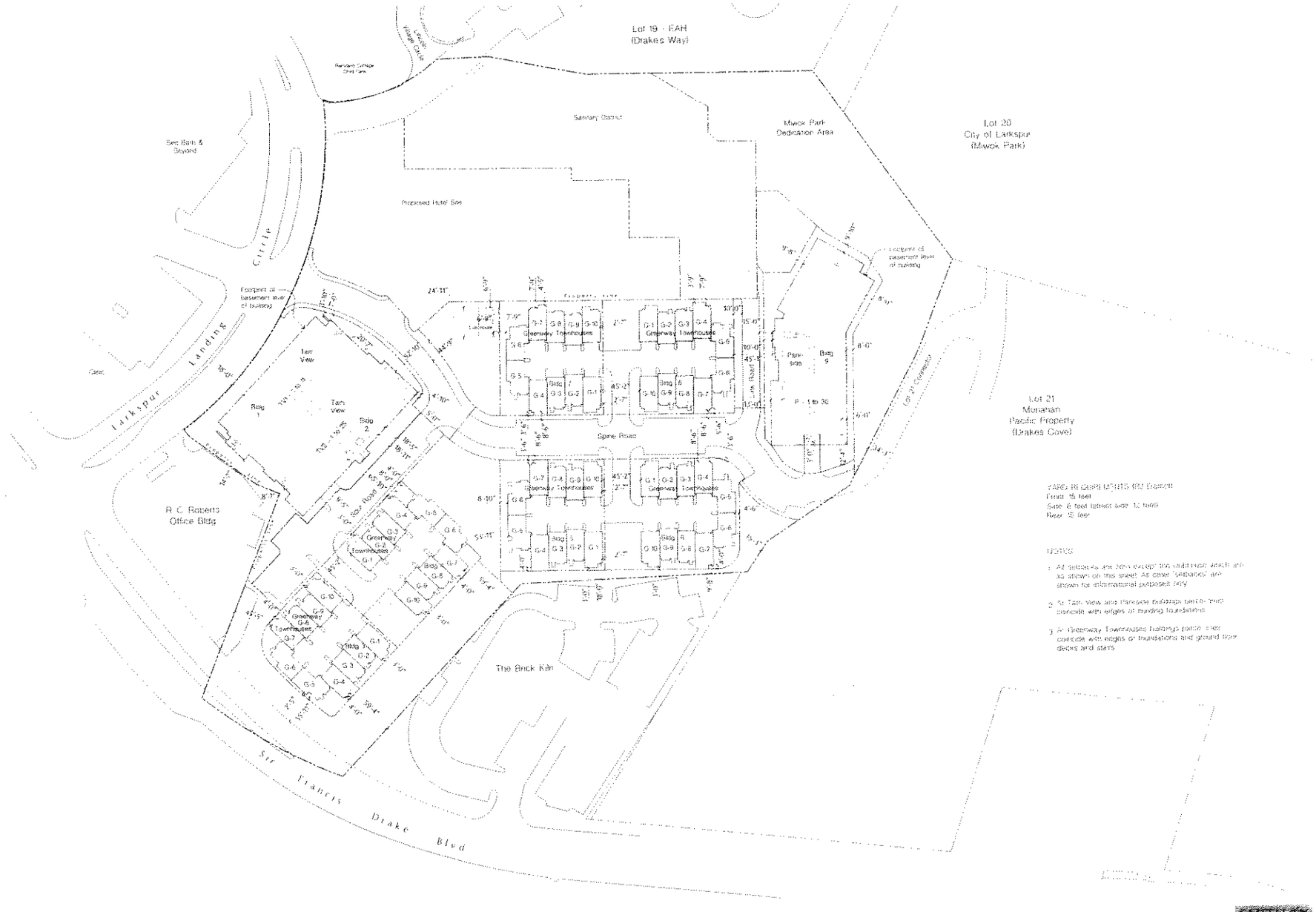
CAMPUS ST. JAMES LARKSPUR, LLC
1348 4TH STREET, SUITE 200
SAN RAFAEL, CALIFORNIA 94901

A-1 - Site Plan

2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

DATE: 18 July 2006
JOB NO: 9804020

SMITH & SMITH



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CAMPUS ST. JAMES LARKSPUR, LLC
1348 4TH STREET, SUITE 200
SAN RAFAEL, CALIFORNIA 94901

A-2 - Setback Plan

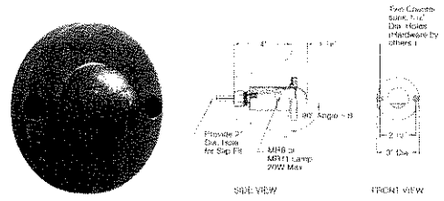
2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

NORTH

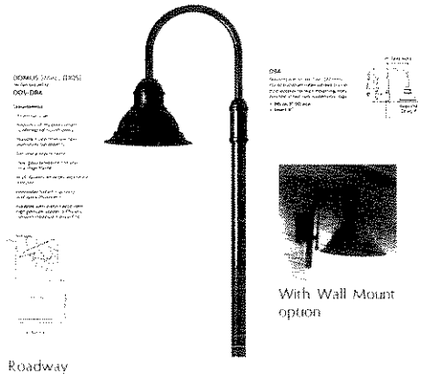
0' 25' 50' 100' 150'
SCALE 1" = 50'-0"

DATE 18 July 2006
JOB NO 9804020

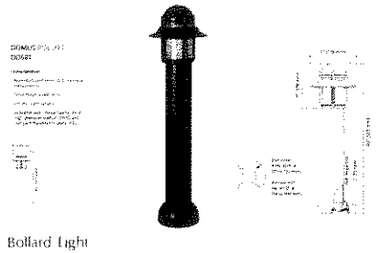
SMITH & SMITH



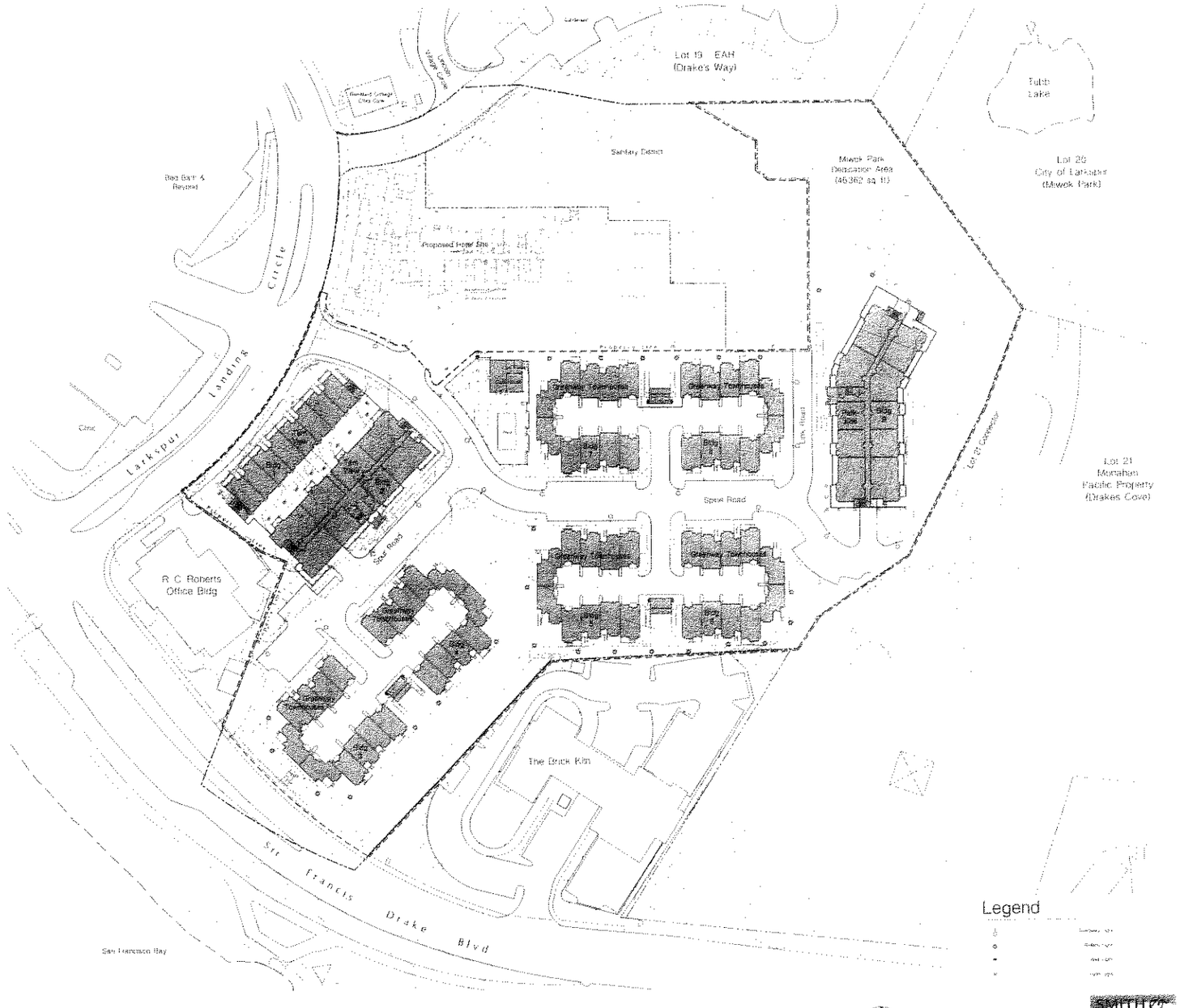
Path Light
BK Lighting - Yacht Star (YS-MR11-SAP)



Roadway
and
Wall Light
Lumec - Domus DOS-DBA



Bollard Light
Lumec - Domus DOSB1



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CAMPUS ST. JAMES LARKSPUR, LLC
1348 4TH STREET, SUITE 200
SAN RAFAEL, CALIFORNIA 94901

A-3 - Landscape Lighting Plan

2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

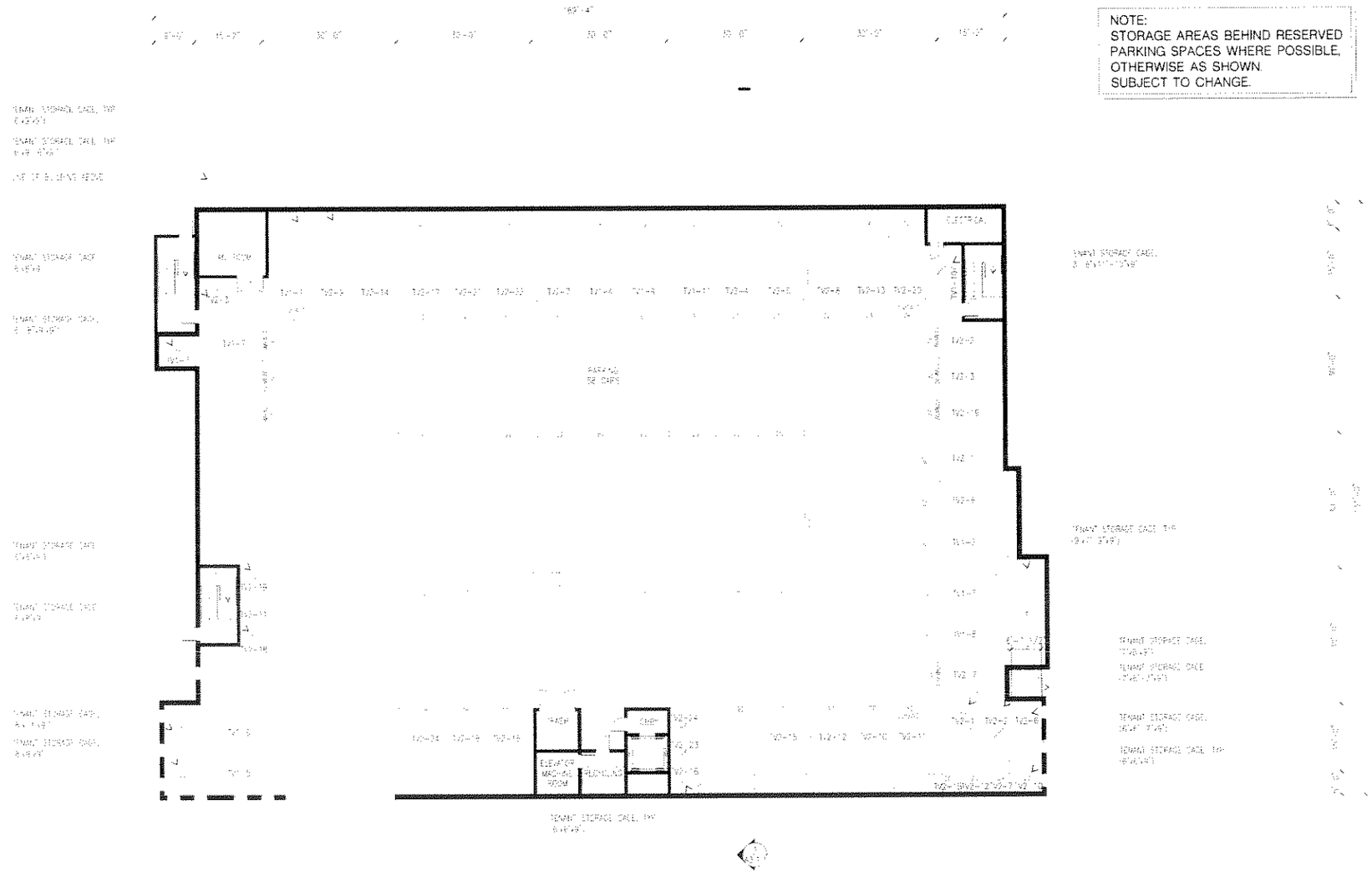
NORTH

0' 25' 50' 100' 150'
SCALE: 1" = 50'-0"

DATE 18 July 2006
JOB NO 9804020

SMITH & SMITH

NOTE:
STORAGE AREAS BEHIND RESERVED PARKING SPACES WHERE POSSIBLE, OTHERWISE AS SHOWN. SUBJECT TO CHANGE.



TVXX-XX = UNIT NUMBER

BASEMENT FLOOR PLAN

A2.1.1

3/32" = 1'-0"

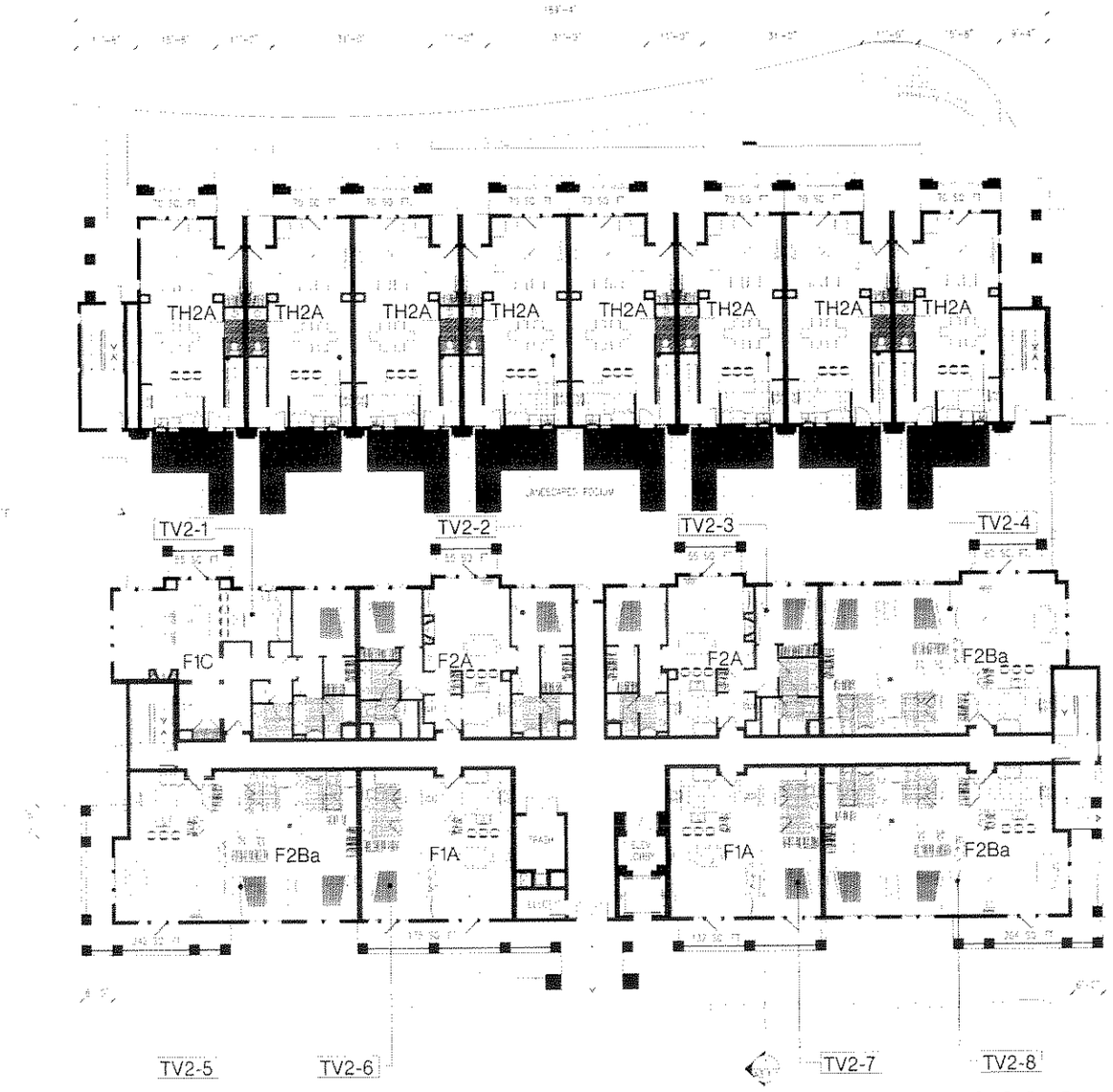
18 JULY 06
PROJECT NO: 420.2

MBH

TAM VIEW, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA

OCT 17 2006



TVX-X = UNIT NUMBER

FIRST FLOOR PLAN

A2.1.2

3/32 = 1'-0"

18 JULY 06

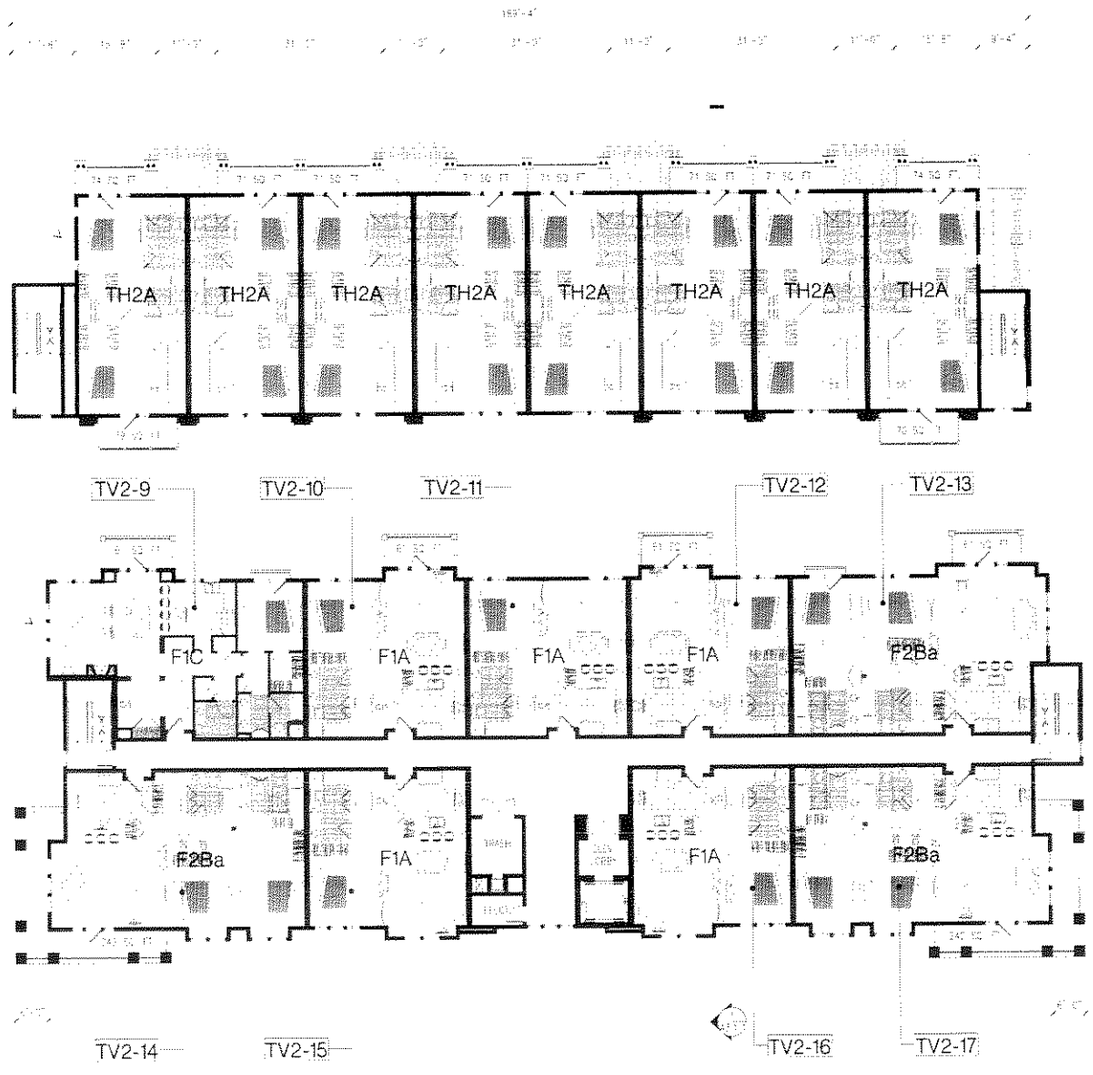
PROJECT NO. 4202

TAM VIEW, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA

MBH

OCT 17 2006



TVX-X = UNIT NUMBER

SECOND FLOOR PLAN

A2.1.3

3/32 = 1'-0"

18 JULY 06

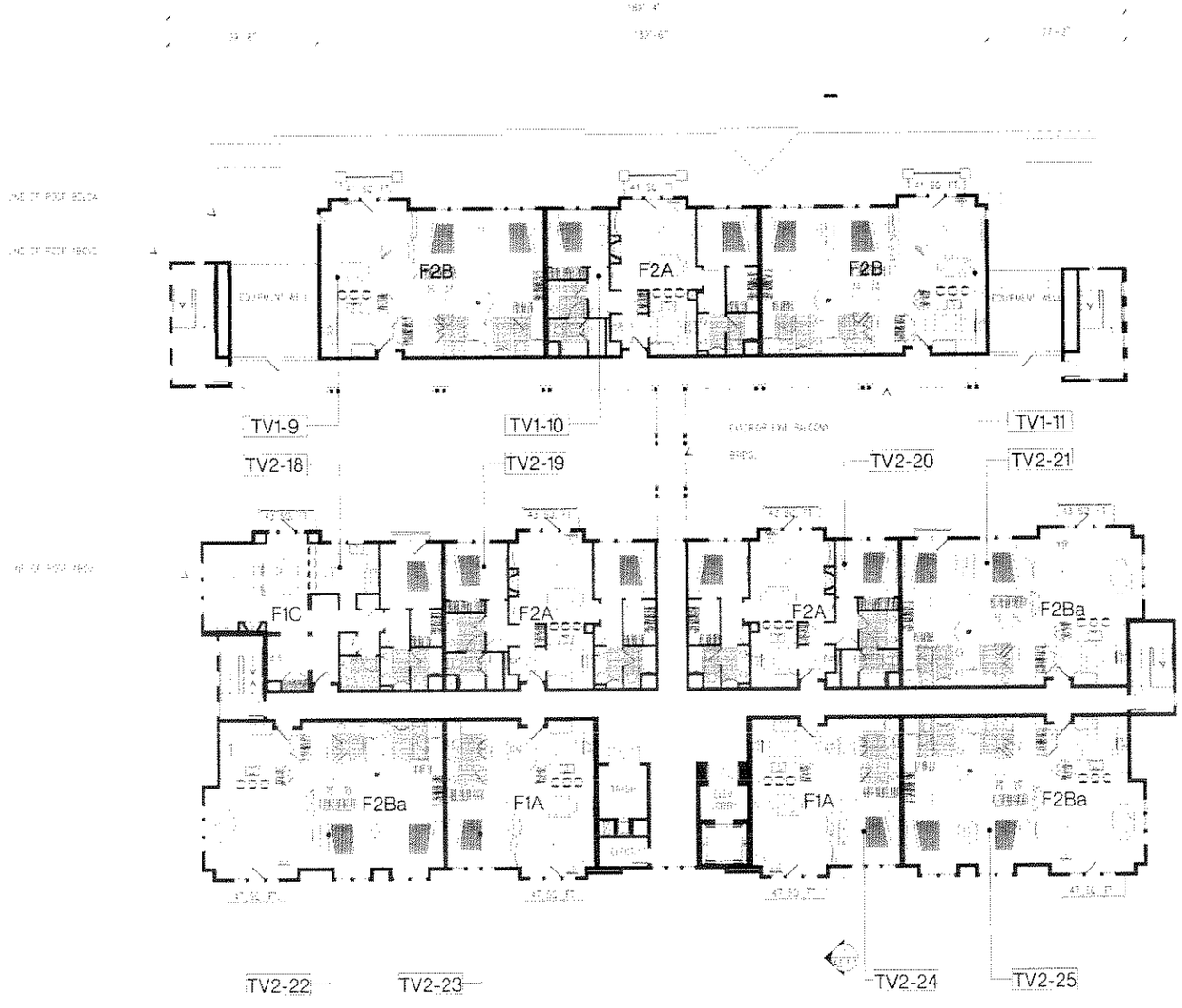
PROJECT NO: 4207.2

TAM VIEW, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA

OCT 17 2006

MBH



TVX-X = UNIT NUMBER

THIRD FLOOR PLAN

A2.1.4

3/32" = 1'-0"

18 JULY 06

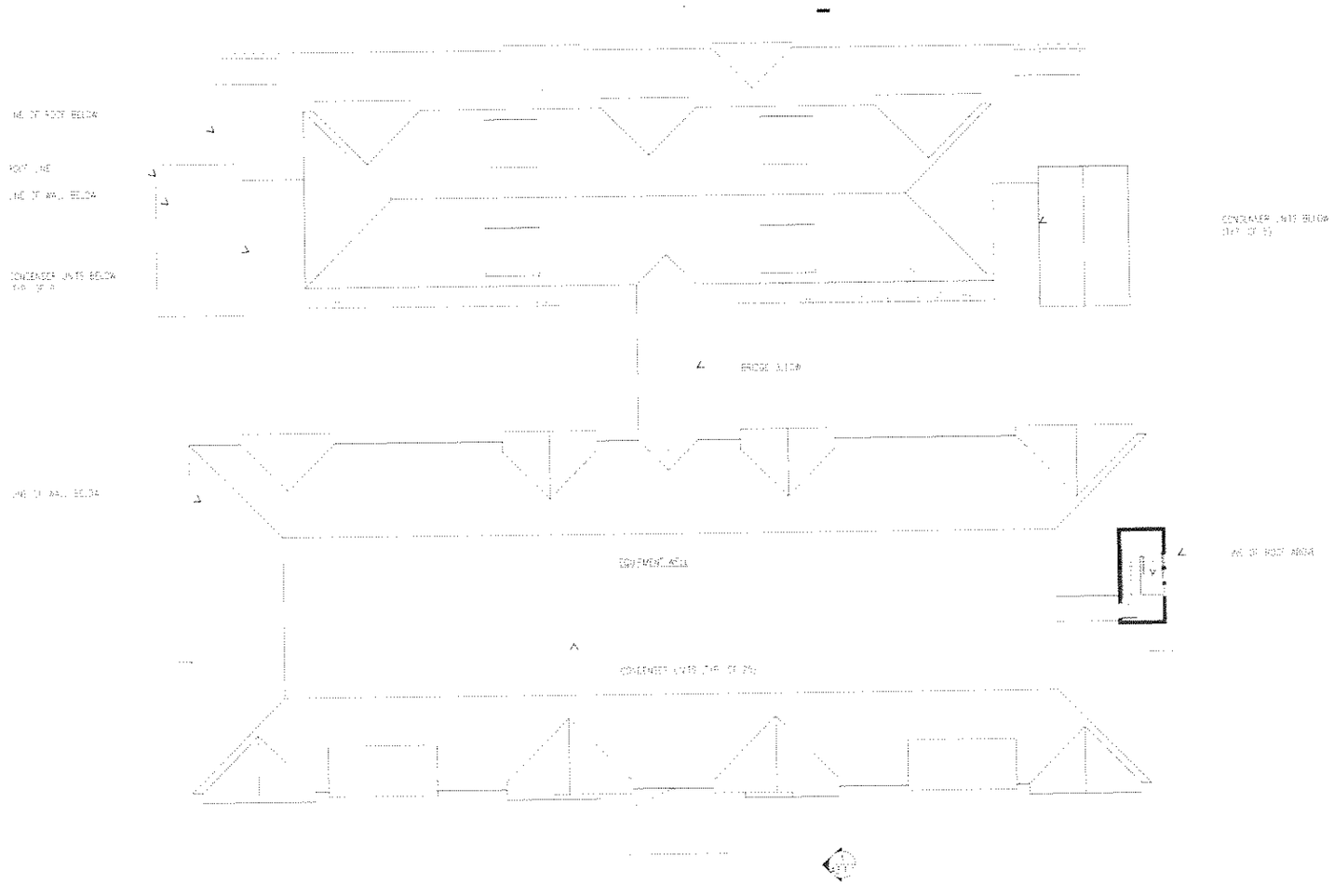
PROJECT NO: 420.2

MBH

TAM VIEW, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA

OCT 17 2006



ROOF PLAN

A2.1.5

3/32 = 1'-0"

18 JULY 06
PROJECT NO. 42012

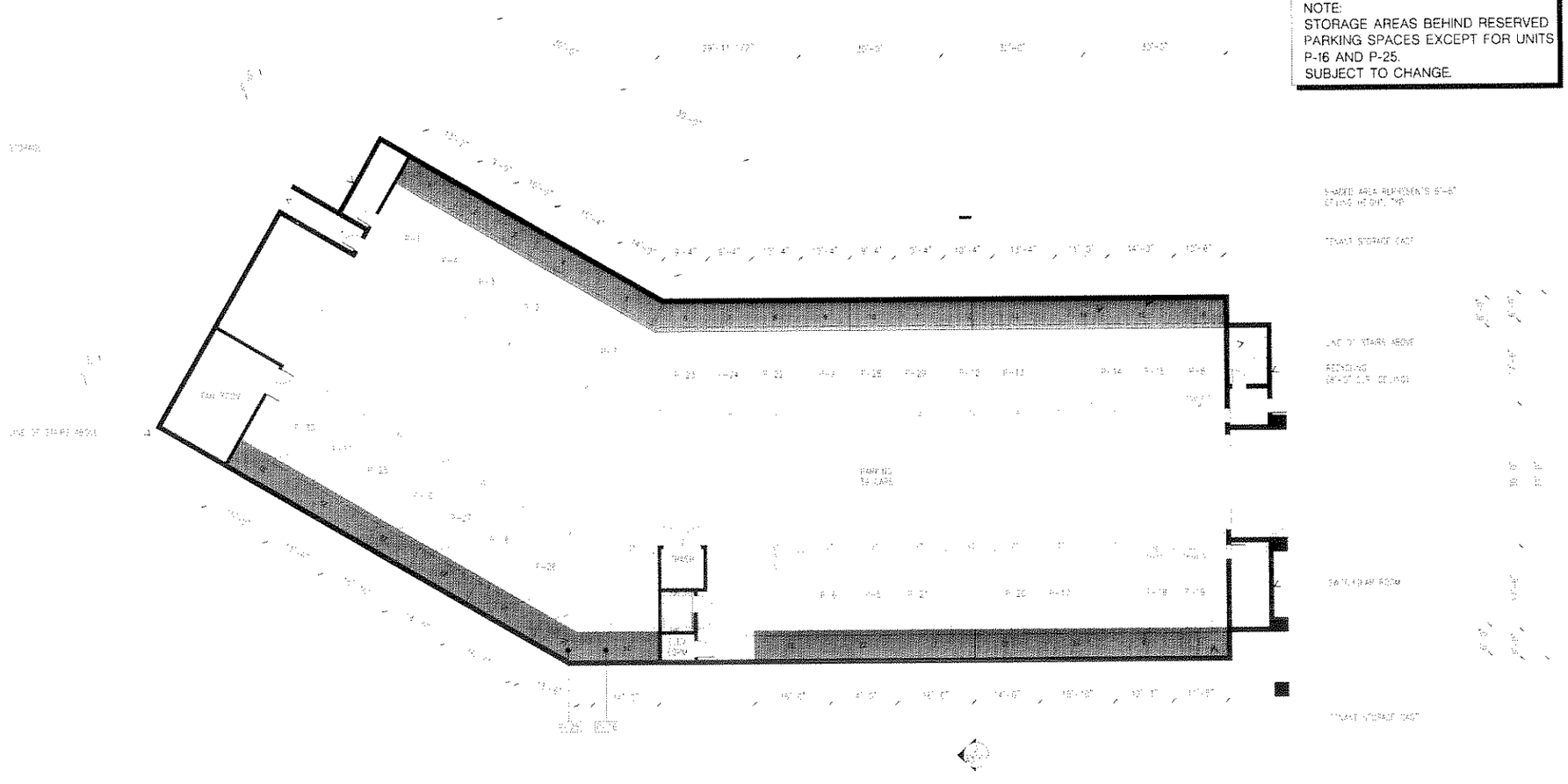
TAM VIEW, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA

OCT 17 2006

MBH

NOTE:
STORAGE AREAS BEHIND RESERVED PARKING SPACES EXCEPT FOR UNITS P-16 AND P-25.
SUBJECT TO CHANGE.



PX-X = UNIT NUMBER

BASEMENT FLOOR PLAN

A2.2.1

3/32" = 1'-0"

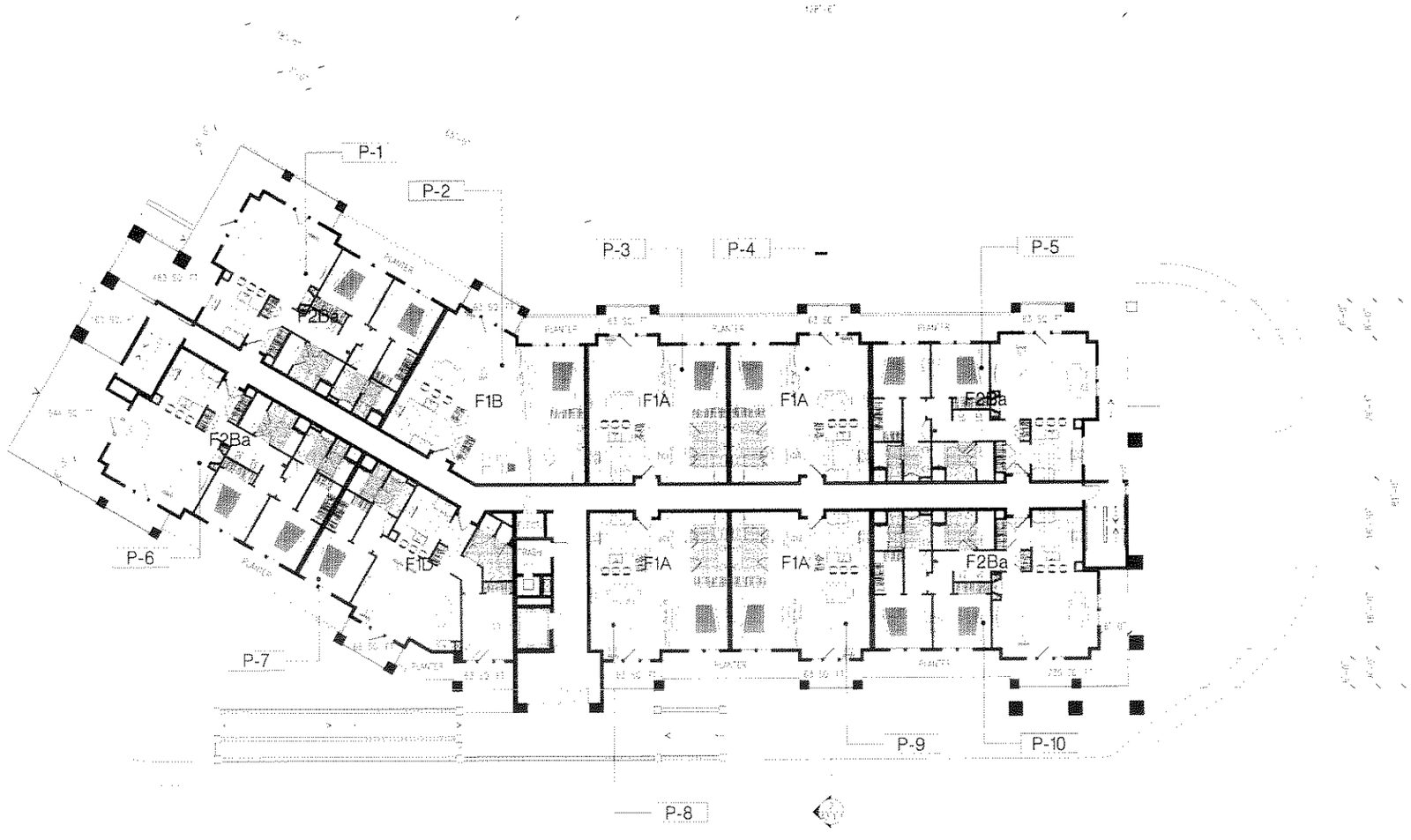
18 JULY 06
PROJECT NO: 42012

PARKSIDE, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA

OCT 17 2006

MBH



P-X = UNIT NUMBER

FIRST FLOOR PLAN

A2.2.2

3/32 = 1'-0

16 JULY 06

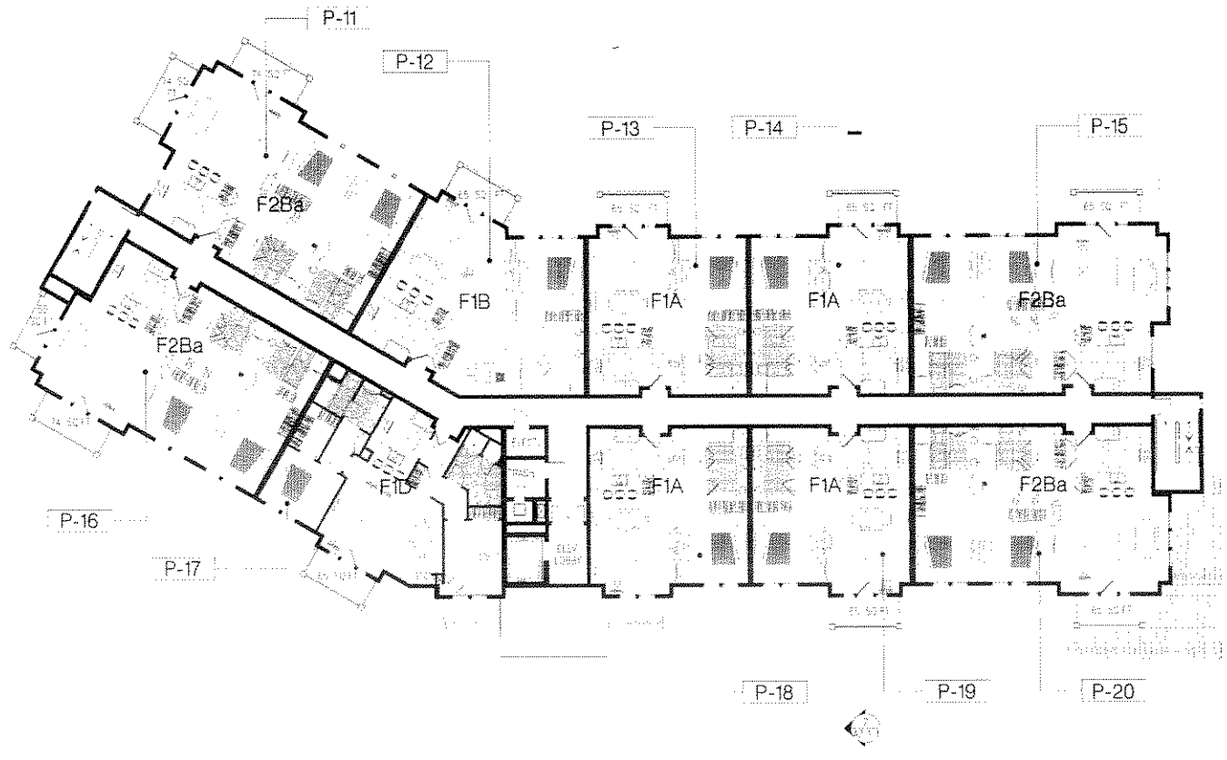
PROJECT NO: 420 2

MBH

PARKSIDE, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA

OCT 17 2006



P-X = UNIT NUMBER

SECOND FLOOR PLAN

A2.2.3

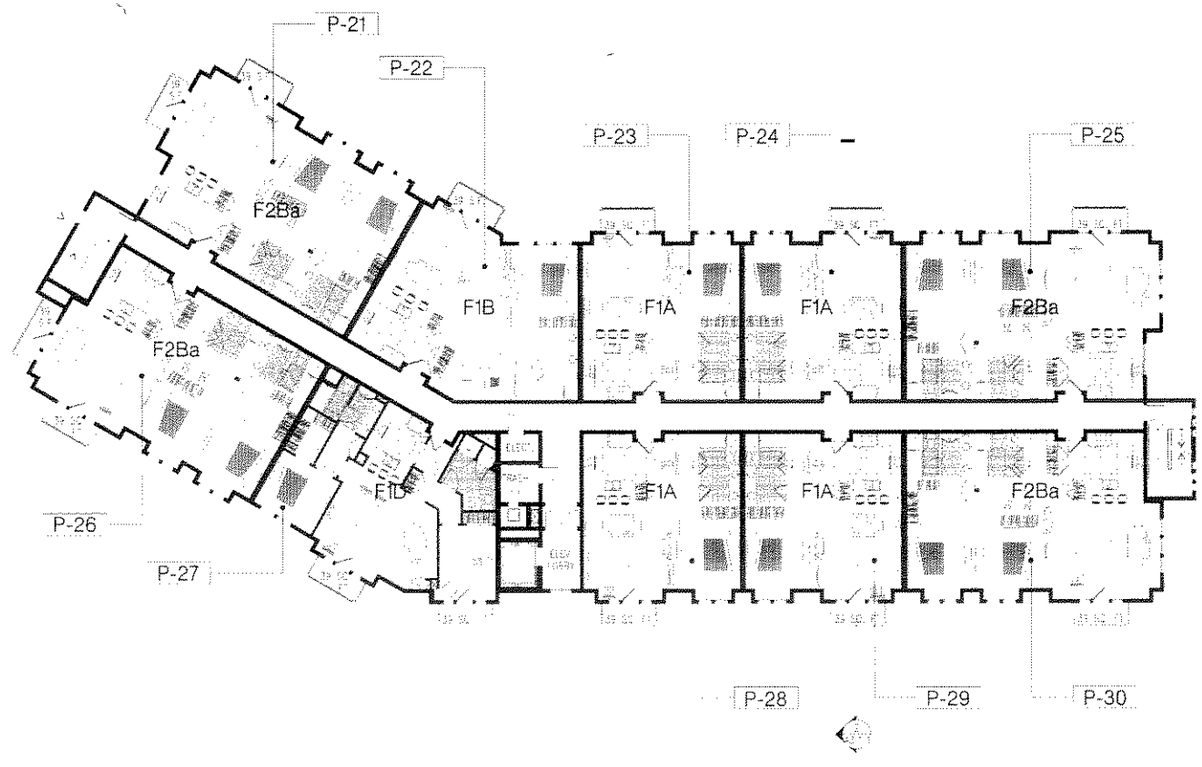
3/32" = 1'-0"

18 JULY 06
PROJECT NO. 42012

PARKSIDE, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA

OCT 17 2006



P-X = UNIT NUMBER

THIRD FLOOR PLAN

A2.2.4

3/32" = 1'-0"

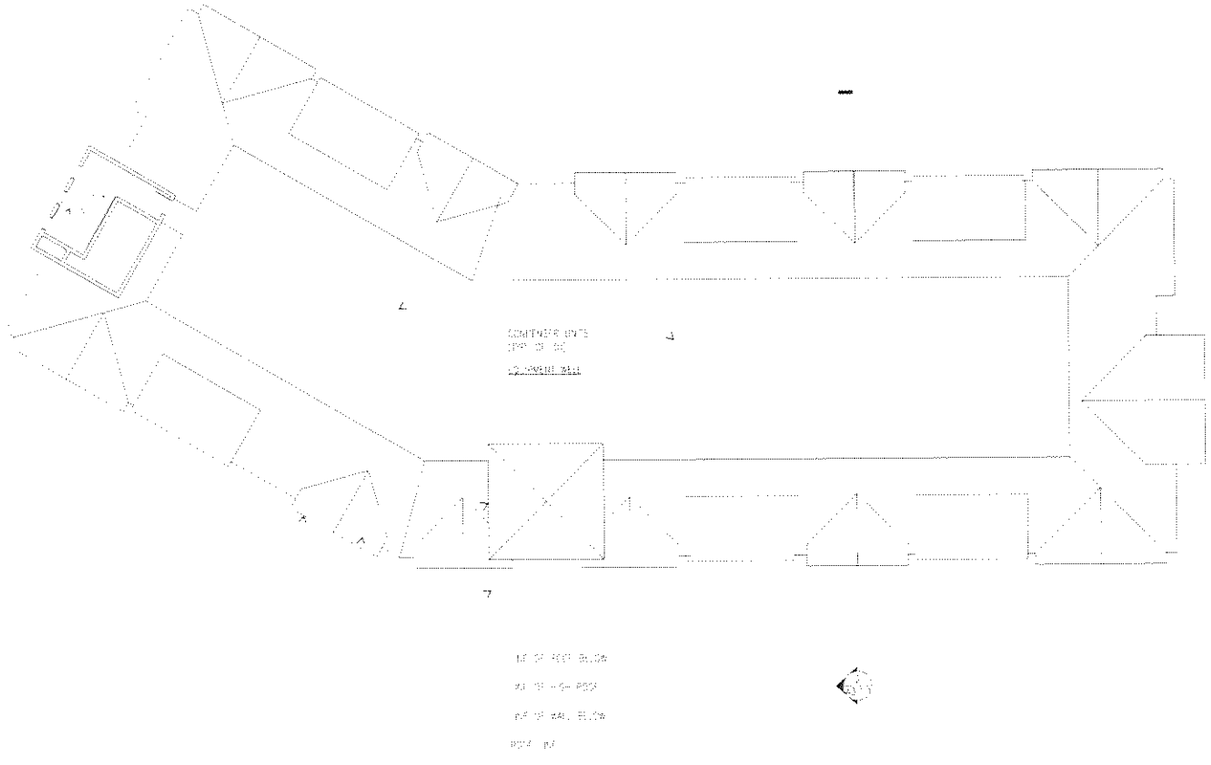
18 JULY 06
PROJECT NO: 42012

PARKSIDE, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA

OCT 17 2006

MBH



ROOF PLAN

A2.2.5

3/32" = 1'-0"

18 JULY 06

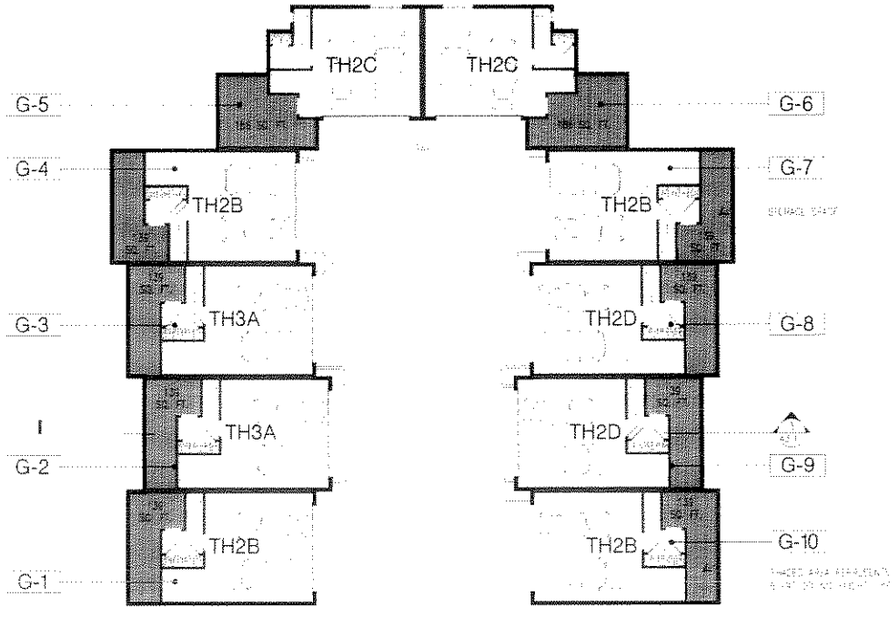
PROJECT NO: 4207.2

MBH

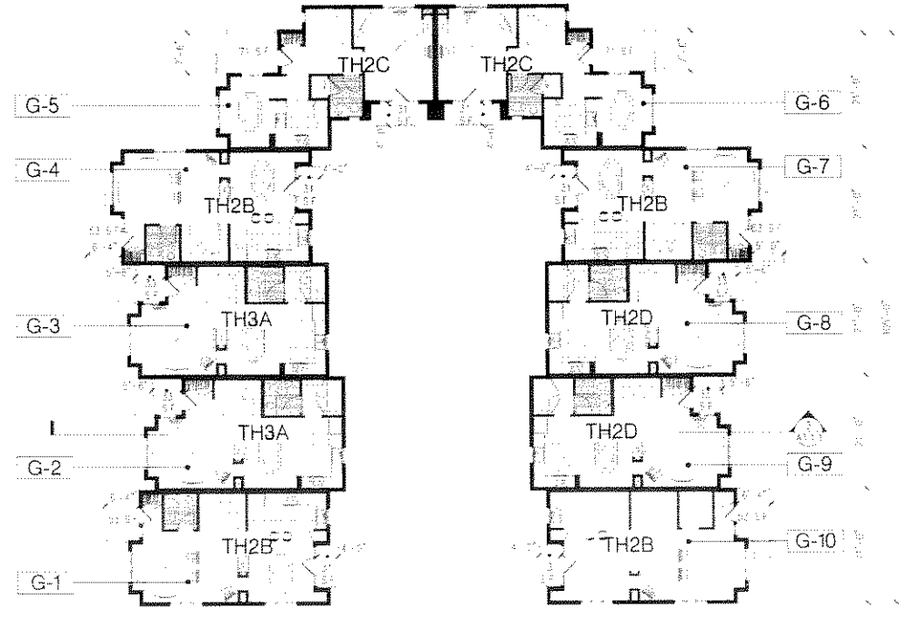
PARKSIDE, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA

OCT 17 2006



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN

G-X = UNIT NUMBER

FLOOR PLANS

A2.3.1

3/32" = 1'-0"

18 JULY 06

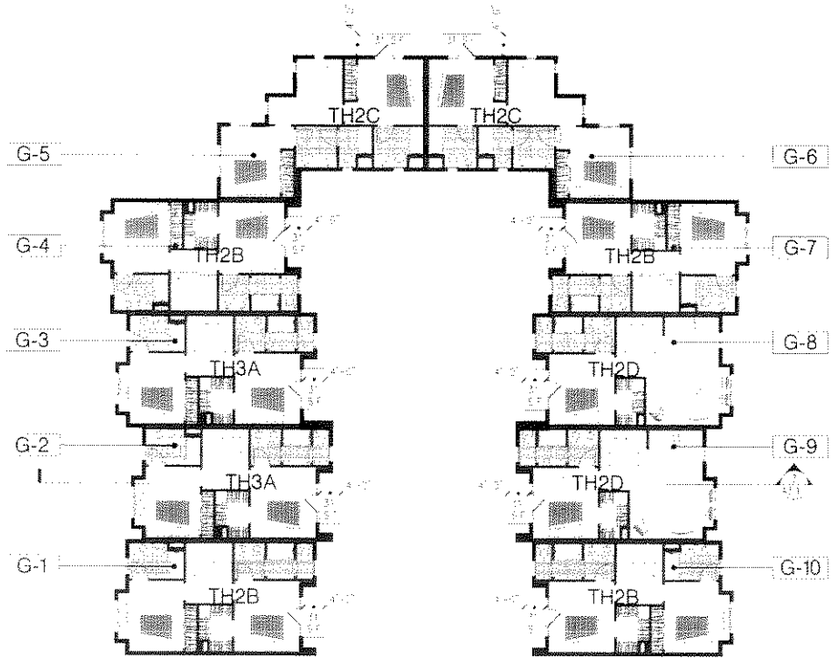
PROJECT NO. 4207.2

GREENWAY, 2000 LARKSPUR LANDING

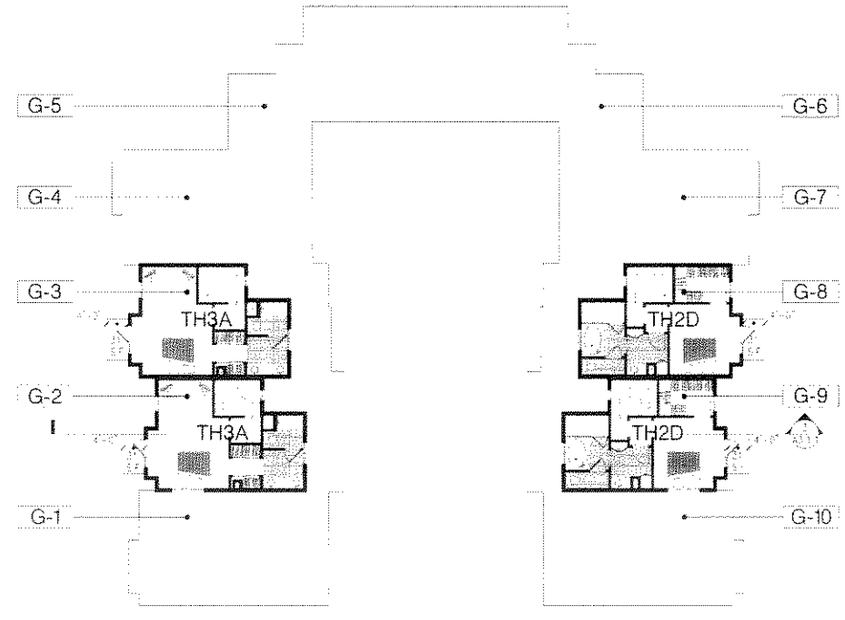
LARKSPUR, CALIFORNIA

OCT 17 2006

MBH



SECOND FLOOR PLAN



DORMER LEVEL PLAN

G-X = UNIT NUMBER

FLOOR PLANS

A2.3.2

3/32" = 1'-0"

18 JULY 06

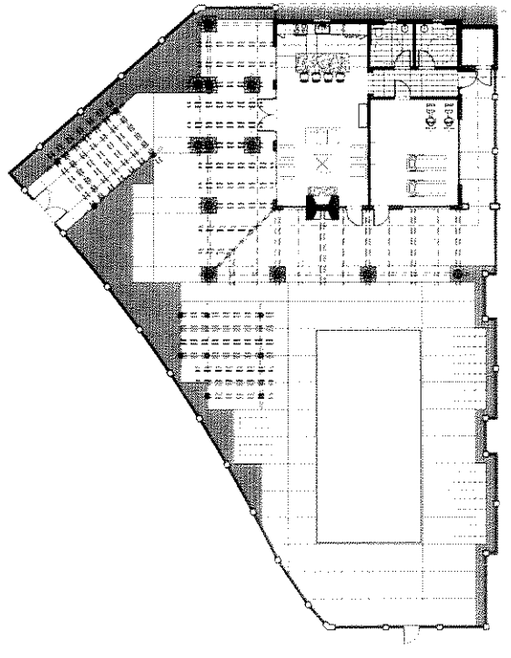
PROJECT NO: 4201.2

GREENWAY, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA

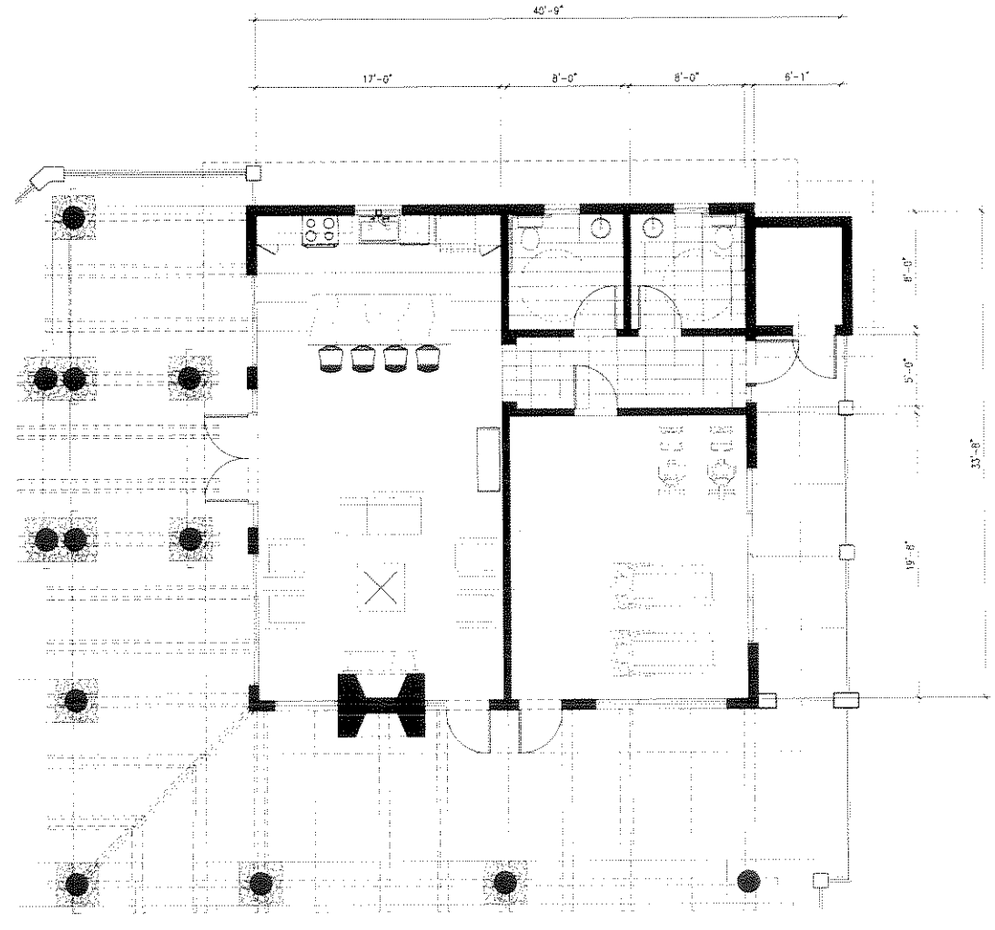
OCT 17 2006

MBH



SITE PLAN

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



FLOOR PLAN

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

CLUBHOUSE FLOOR PLAN

N

A2.4.1

AS NOTED

18 JULY 06

PROJECT NO: 42012

2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA

MBH

OCT 17 2006

EAST ELEVATION

A3.1.1

1/8" = 1'-0"

18 JULY 2006

PROJECT NO: 42012

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1115 ATLANTIC AVENUE
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FAX 510 865 1817

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TAM VIEW, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA

OCT 17 2006

NORTH ELEVATION

A3.1.2

1/8"=1'-0"

18 JULY 2006
PROJECT NO: 42012

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FAX 510 865 1611

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TAM VIEW, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA

WEST ELEVATION

A3.1.3

1/8" = 1'-0"

18 JULY 2006
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FAX 510 865 7211

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LARKSPUR, CALIFORNIA

OCT 17 2006

SOUTH ELEVATION

A3.1.4

1/8" = 1'-0"

18 JULY 2006

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TEL 510.865.8483
FAX 510.865.1811

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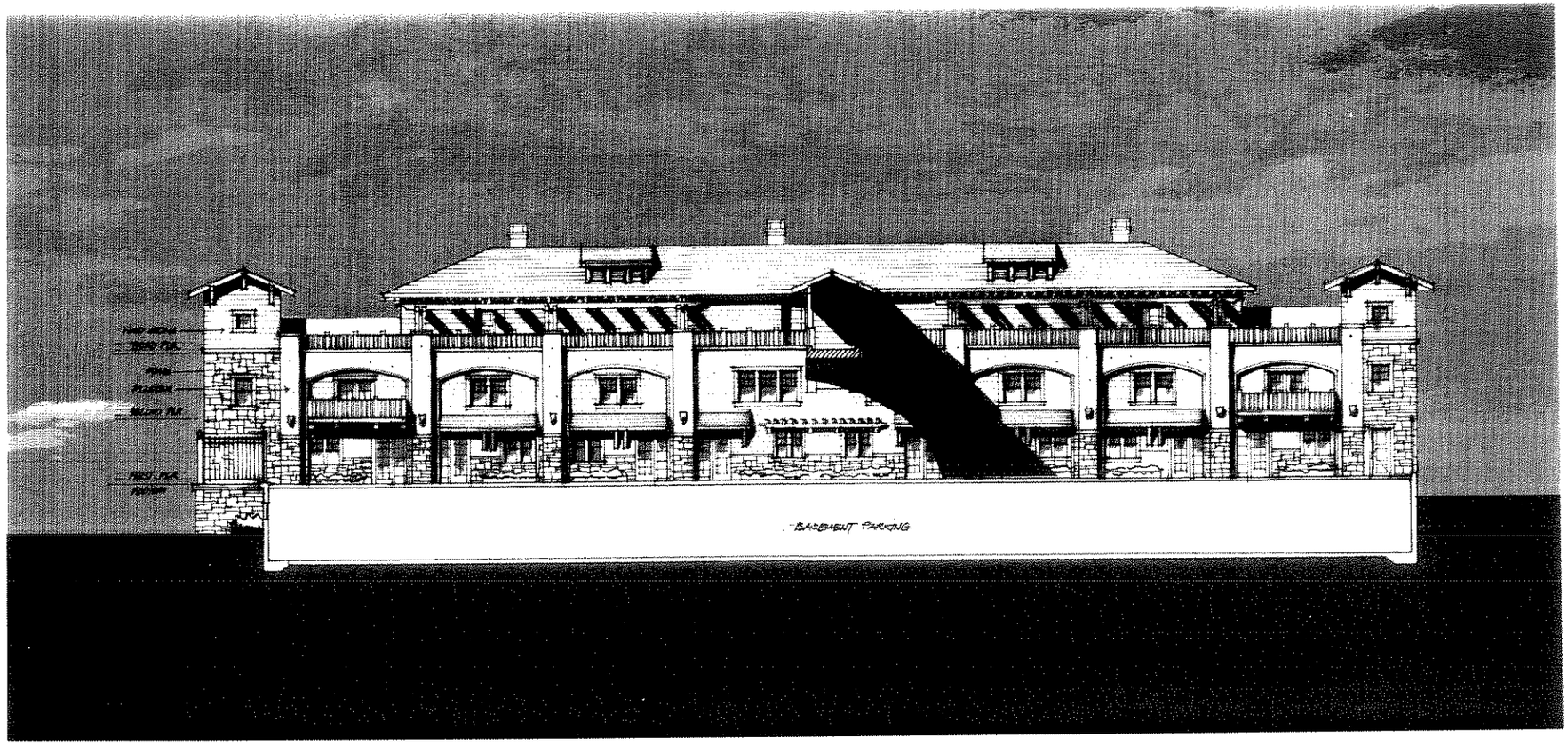
TAM VIEW, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA



BUILDING 1 - COURTYARD

A3.1.5

1/8"=1'-0"

18 JULY 2006
PROJECT NO: 42012

OCT 17 2006

TAM VIEW, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA

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BUILDING 2 - COURTYARD

A3.1.6

1/8" = 1'-0"

18 JULY 2006

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TAM VIEW, 2000 LARKSPUR LANDING

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WEST ELEVATION

A3.2.1

1/8"=1'-0"

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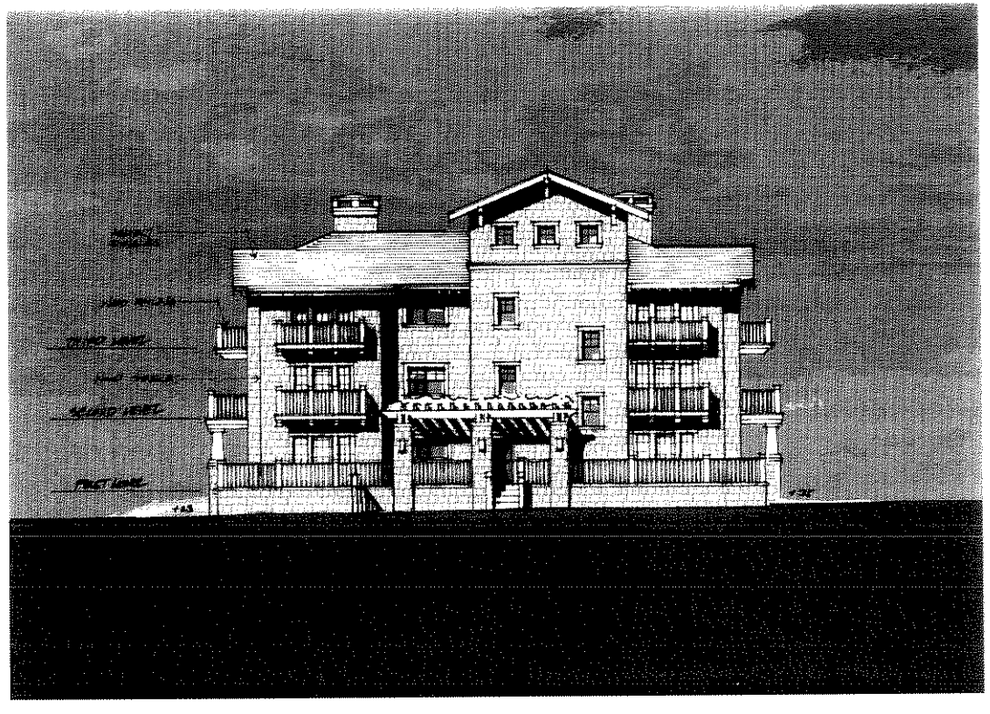
PARKSIDE, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA



NORTH ELEVATION

A3.2.2

1/8"=1'-0"

18 JULY 2006
PROJECT NO: 42012

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ALAMEDA CA 94501
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FAX 510 865 1611

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PARKSIDE, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA

EAST ELEVATION

A3.2.3

1/8"=1'-0"

18 JULY 2006
PROJECT NO: 42012

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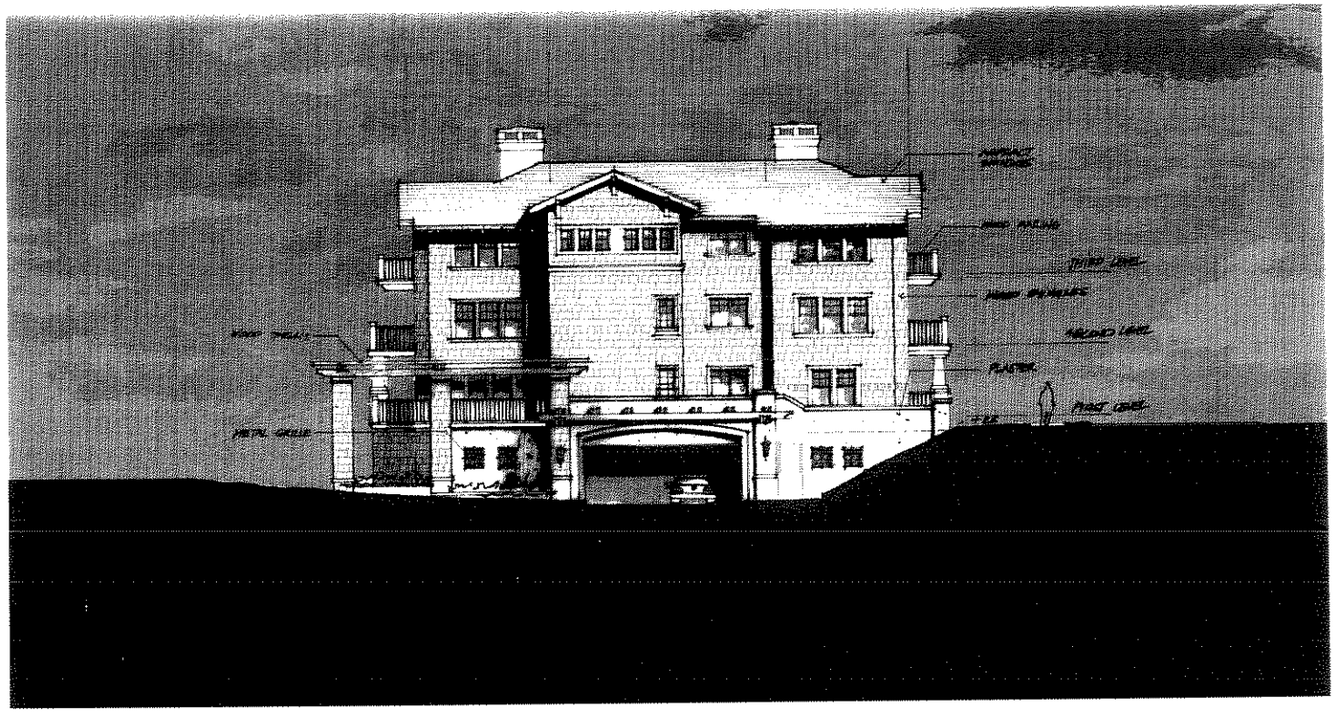
OCT 17 2006

PARKSIDE, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA



SOUTH ELEVATION

A3.2.4

1/8" = 1'-0"

18 JULY 2006

PROJECT NO: 42012

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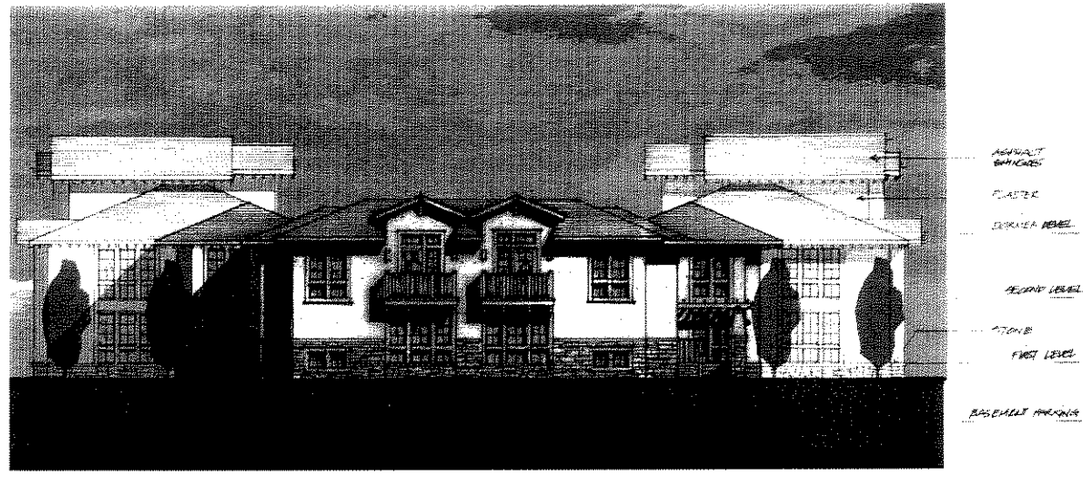
PARKSIDE, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA



TOWNHOMES

A3.3.1

1/8"=1'-0"

18 JULY 2006
PROJECT NO: 42012

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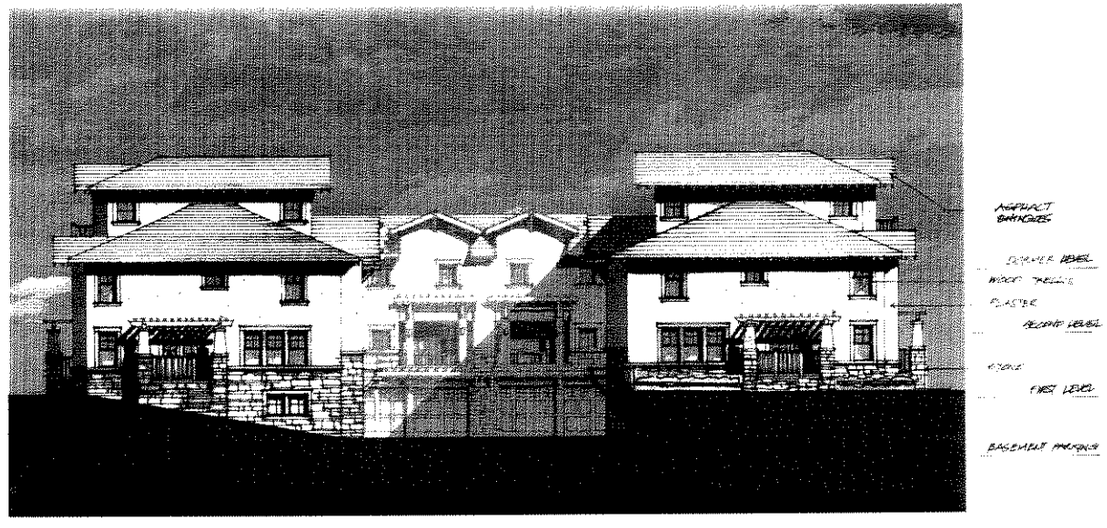
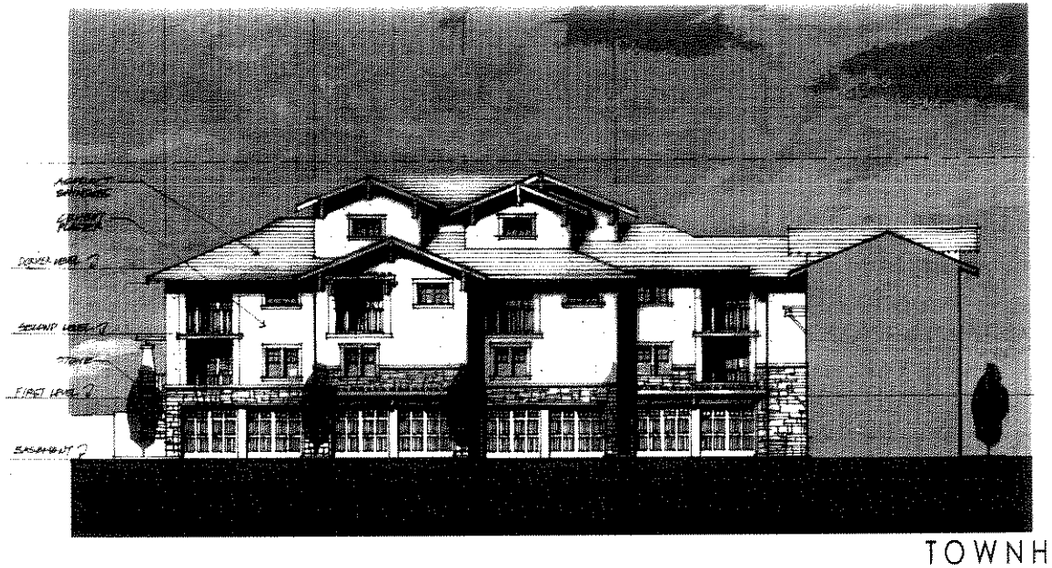
OCT 17 2006

GREENWAY, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA





TOWNHOMES

A3.3.2

1/8" = 1'-0"

18 JULY 2006
PROJECT NO: 42012

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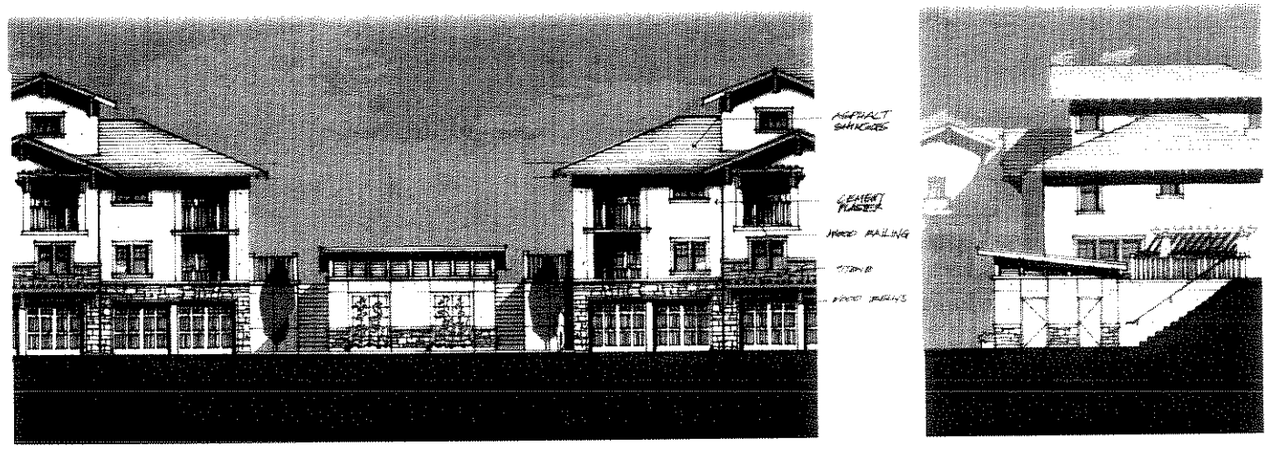
GREENWAY, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA



RECYCLING/METER ROOM ELEVATION

A3.3.3

1/8"=1'-0"

18 JULY 2006

PROJECT NO: 42012

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1111 ATLANTIC AVENUE
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FAX 510 865 1671

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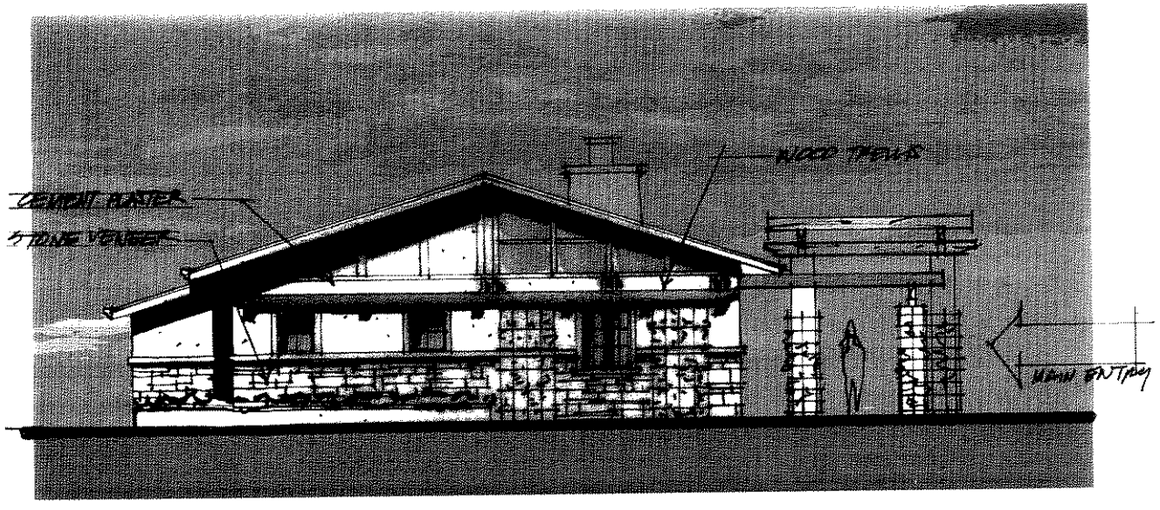
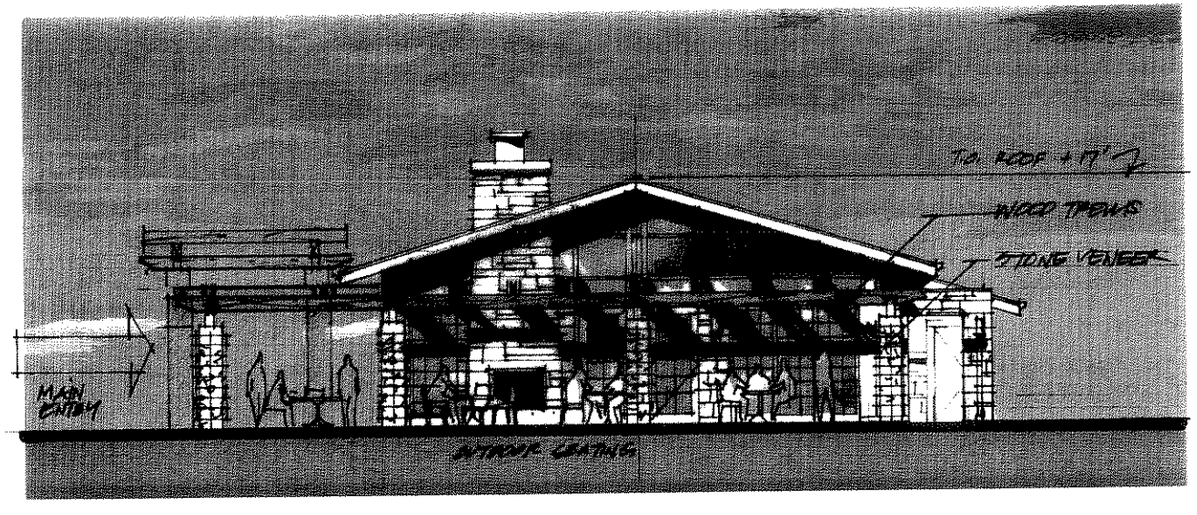
GREENWAY, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA





CLUBHOUSE ELEVATIONS

A3.4.1

1/8"=1'-0"

18 JULY 2006
PROJECT NO: 42012

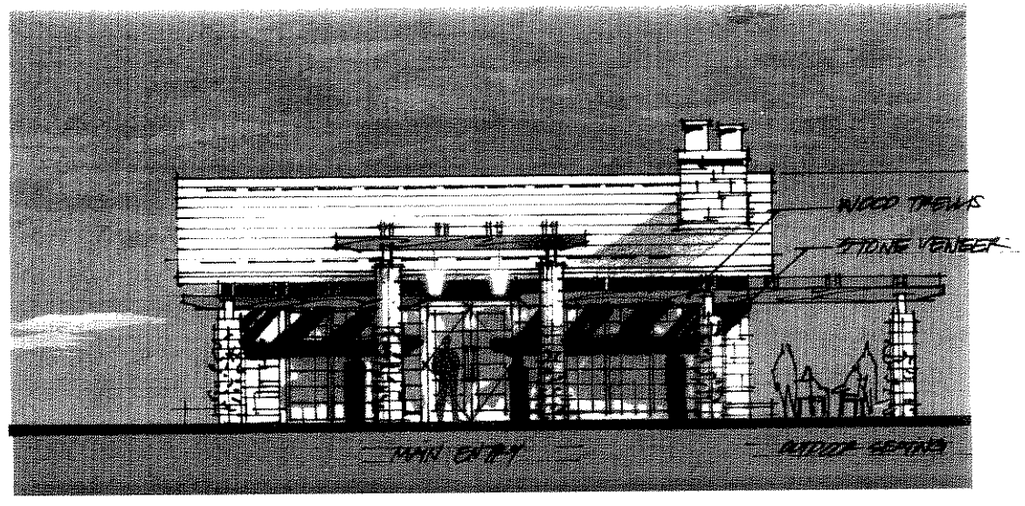
1115 ATLANTIC AVENUE
ALAMEDA, CA 94501
TEL 510 865 8665
FAX 510 865 1611

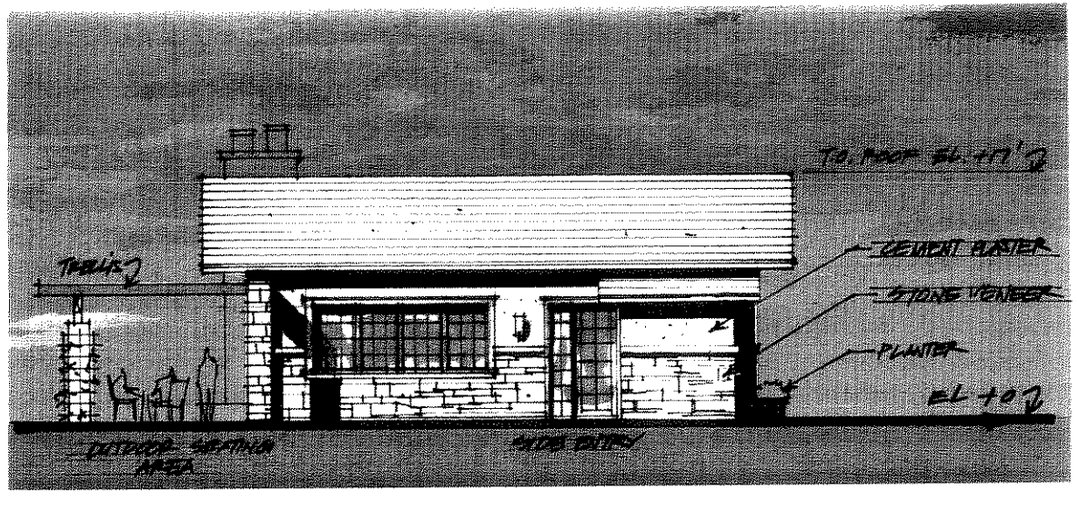
MBH

OCT 17 2006

2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA





CLUBHOUSE ELEVATIONS

A3.4.2

1/8"=1'-0"

18 JULY 2006
PROJECT NO: 42012

1113 ATLANTIC AVENUE
ALAMEDA CA 94501
TEL 510 865 8443
FAX 510 865 1611

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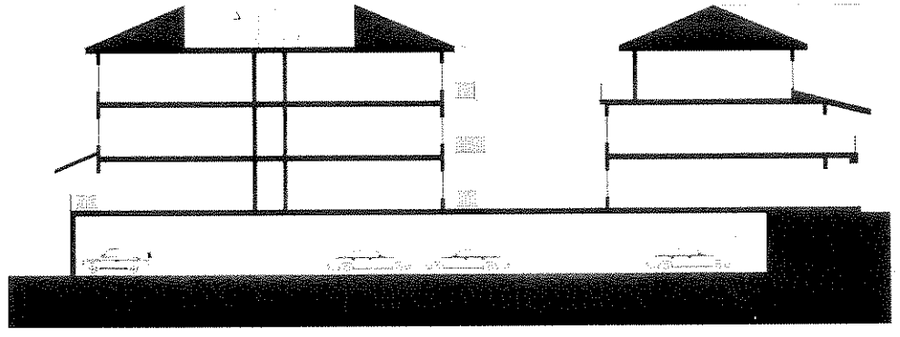
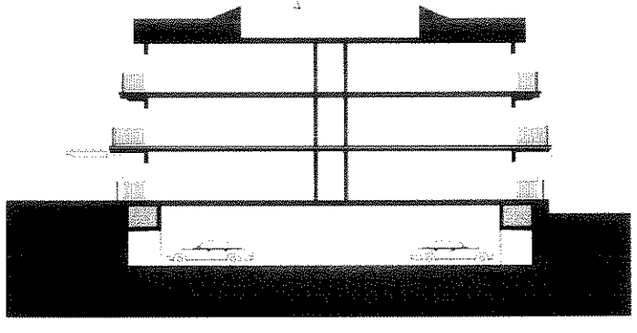
OCT 17 2006

2000 LARKSPUR LANDING

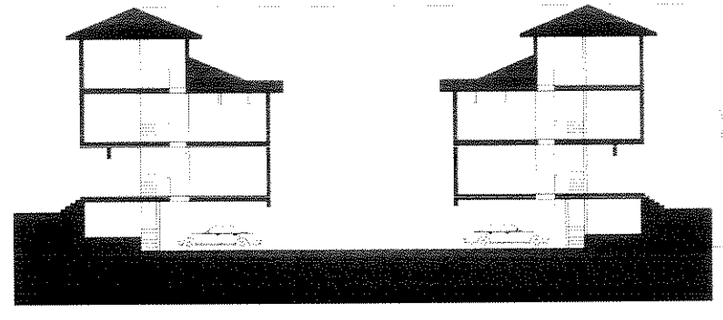
LARKSPUR, CALIFORNIA



1 TAM VIEW



2 PARKSIDE



3 GREENWAY

BUILDING SECTIONS

A3.5.1

3/32" = 1'-0"

18 JULY 06

PROJECT NO 420'2

OCT 17 2006

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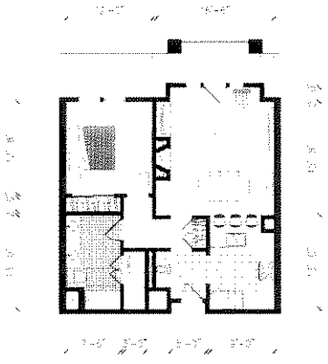
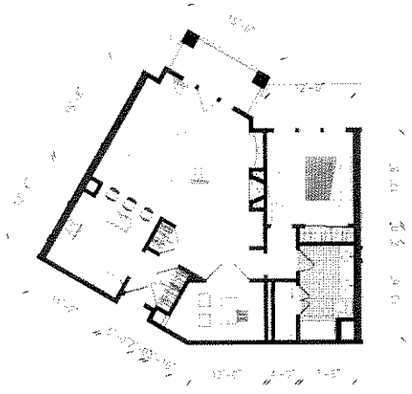
2000 LARKSPUR LANDING

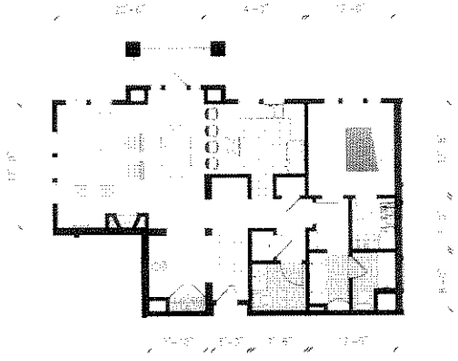
LARKSPUR, CALIFORNIA



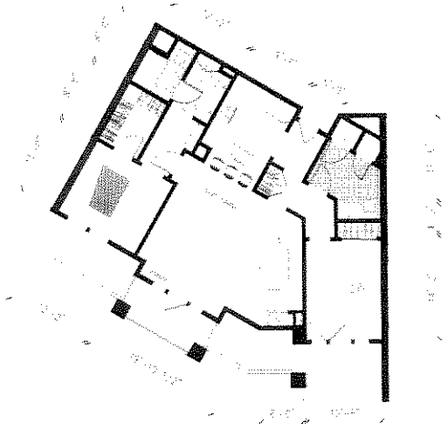
UNIT F.1A: 1 BEDROOM FLAT
NET: ±816 SQ. FT.
GROSS: ±692 SQ. FT



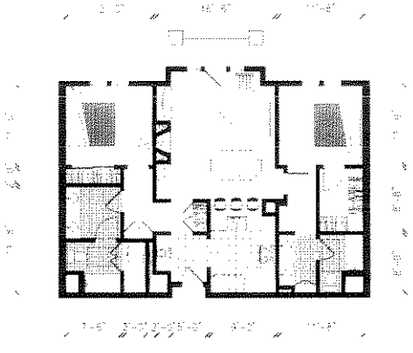
UNIT F.1B: 1 BEDROOM FLAT
NET: ±1,095 SQ. FT
GROSS: ±1,204 SQ. FT.



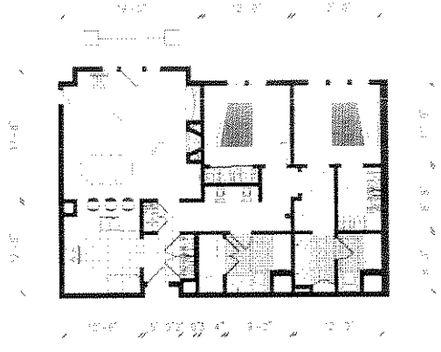
UNIT F.1C: 1+ BEDROOM FLAT
NET: ±1,200 SQ. FT
GROSS: ±1,326 SQ. FT



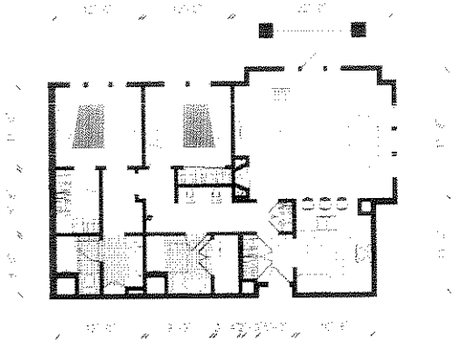
UNIT F.1D: 1+ BEDROOM FLAT
NET: ±1,217 SQ. FT
GROSS: ±1,326 SQ. FT



UNIT F.2A: 2 BEDROOM FLAT
NET: ±1,157 SQ. FT
GROSS: ±1,290 SQ. FT



UNIT F.2B: 2 BEDROOM FLAT
NET: ±1,241 SQ. FT
GROSS: ±1,380 SQ. FT



UNIT F.2Ba: 2 BEDROOM FLAT
NET: ±1,294 SQ. FT
GROSS: ±1,436 SQ. FT

TYPICAL UNIT FLOOR PLANS

A4.1.1

1/8 = 1'-0"
18 JULY 06
PROJECT NO: 42012

OCT 17 2006

2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA

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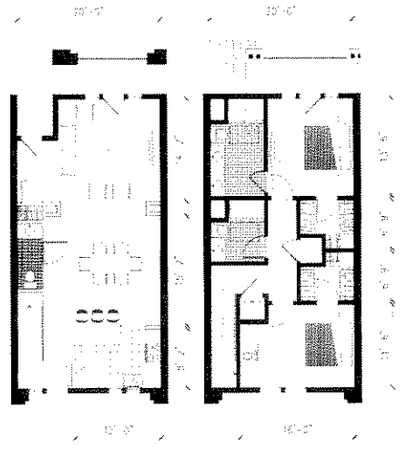
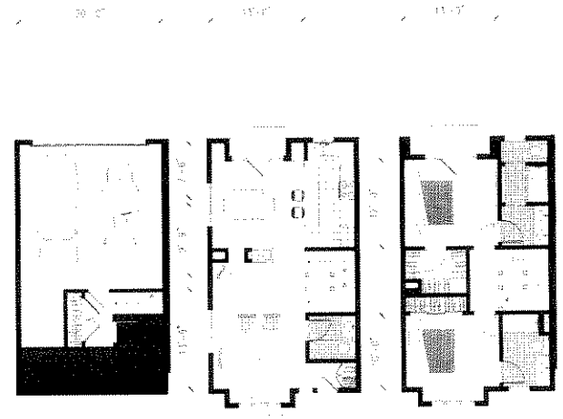
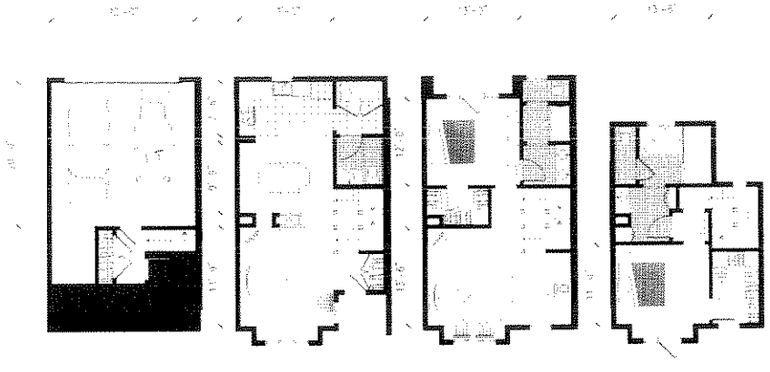


UNIT TH-2A: 2 BEDROOM TOWNHOUSE
NET: ±1486 SQ. FT.
GROSS: ±1705 SQ. FT.

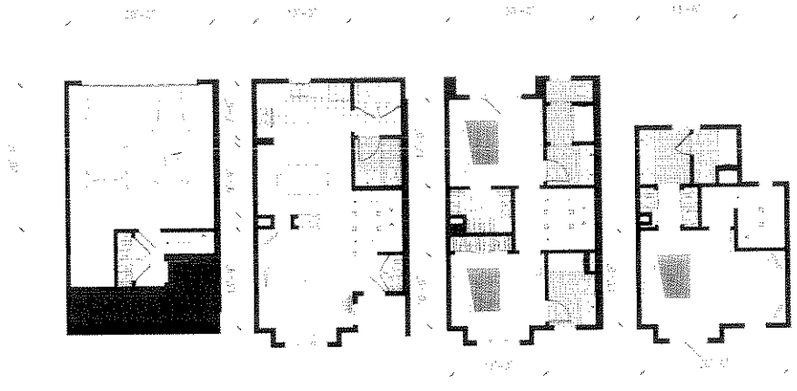


UNIT TH-2B: 2 BEDROOM TOWNHOUSE
NET: ±1757 SQ. FT.
GROSS: ±2023 SQ. FT.

UNIT TH-2C: 2 BEDROOM TOWNHOUSE
NET: ±1846 SQ. FT.
GROSS: ±2091 SQ. FT.



UNIT TH-2D: 2 BEDROOM + FAMILY ROOM TOWNHOUSE
NET: ±2207 SQ. FT.
GROSS: ±2592 SQ. FT.



UNIT TH-3A: 3 BEDROOM TOWNHOUSE
NET: ±2207 SQ. FT.
GROSS: ±2592 SQ. FT.

TYPICAL UNIT FLOOR PLANS

A4.1.2

1/8 = 1'-0"
18 JULY 06
PROJECT NO. 420.2

OCT 17 2006

MBH

2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA

GENERAL NOTES

GRADING NOTES:

ALL WORK SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE CITY OF LARKSPUR STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL FIELD MANUAL, LATEST EDITION, BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, AND THE CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW AND MINOR VARIANCE CASE FILE NO. DV05-20A.
DURING GRADING OPERATIONS SUFFICIENT WATER SHALL BE AVAILABLE FOR DUST CONTROL.

1. NO GRADING SHALL BE COMMENCED PRIOR TO OBTAINING A PERMIT FROM THE CITY. NO GRADING SHALL BE PERFORMED BETWEEN OCT 1 AND APR 15 UNLESS OTHERWISE APPROVED BY THE CITY.
2. NO TREES SHALL BE REMOVED PRIOR TO OBTAINING A TREE REMOVAL PERMIT FROM THE CITY PLANNING DEPARTMENT.
3. ALL WORK AND SITE GRADING OPERATIONS INCLUDING CUTTING, FILLING, AND DRAINAGE PROVISIONS SHALL BE PERFORMED UNDER THE OBSERVATION AND APPROVAL OF A REPRESENTATIVE OF THE PROJECT ENGINEER DURING ACTUAL FIELD OPERATIONS AND SHALL CONFORM TO THE RECOMMENDATIONS OF THE ONSITE GEOTECHNICAL ENGINEER.
THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO PERFORMING ANY GRADING WORK.
4. STORM DRAIN PIPE SHALL BE PVC ASTM D 3034 SDR 35 UNLESS OTHERWISE NOTED. STORM DRAIN PIPE SHALL HAVE MANUFACTURED ELBOWS AND FITTINGS, GLUED AND CONNECTED WATERTIGHT AS PER MANUFACTURER'S RECOMMENDATIONS.
5. CORRUGATED OR FLEXIBLE DRAIN PIPES ARE NOT PERMITTED.
6. SANITARY SEWER PIPE SHALL BE PVC CLASS ... UNLESS OTHERWISE NOTED. PIPE SHALL HAVE MANUFACTURED ELBOWS AND FITTINGS WITH GASKETS AT THE JOINTS, CONNECTED WATERTIGHT AS PER MANUFACTURER'S RECOMMENDATIONS.
7. DUST AND MUD CONTROL MEASURES SHALL BE IMPLEMENTED DURING GRADING AND CONSTRUCTION TO ENSURE MINIMAL DOWNSTREAM IMPACTS AND SHALL BE MAINTAINED BY THE CONTRACTOR ON A DAILY BASIS SUFFICIENTLY TO CONTROL AND PREVENT DUST AND MUD ACCUMULATION ON AND OFFSITE. THE SUBJECT PROPERTY SHALL BE KEPT CLEAN AND FREE OF DUST, GRAVEL, AND OTHER CONSTRUCTION MATERIALS BY DAILY SWEEPING AND WATERING WITH RECLAIMED WATER IN ACCORDANCE WITH THE REGULATIONS OF THE CITY. MUD MUST BE REMOVED FROM STREETS, GUTTERS, AND SIDEWALKS ON A DAILY BASIS. TARPAULINS OR OTHER EFFECTIVE COVERS FOR ONSITE STOCKPILING OF SOIL AND MATERIALS SHALL BE USED.
8. DUST AND MUD CONTROL MEASURES SHALL BE IMPLEMENTED DURING GRADING AND CONSTRUCTION TO ENSURE MINIMAL DOWNSTREAM IMPACTS AND SHALL BE MAINTAINED BY THE CONTRACTOR ON A DAILY BASIS SUFFICIENTLY TO CONTROL AND PREVENT DUST AND MUD ACCUMULATION ON AND OFFSITE. THE SUBJECT PROPERTY SHALL BE KEPT CLEAN AND FREE OF DUST, GRAVEL, AND OTHER CONSTRUCTION MATERIALS BY DAILY SWEEPING AND WATERING WITH RECLAIMED WATER IN ACCORDANCE WITH THE REGULATIONS OF THE CITY. MUD MUST BE REMOVED FROM STREETS, GUTTERS, AND SIDEWALKS ON A DAILY BASIS. TARPAULINS OR OTHER EFFECTIVE COVERS FOR ONSITE STOCKPILING OF SOIL AND MATERIALS SHALL BE USED.
9. STOCKPILES OF EXCESS FILL MATERIALS SHALL BE MAINTAINED IN A MANNER SO AS DUST, MUD OR SILTATION DO NOT CAUSE IRRITATION OR HARM BEYOND LIMITS OF GRADING. SUCH STOCKPILES SHALL NOT BE PERMITTED BETWEEN OCTOBER 15 AND APRIL 1 OF THE YEARLY CALENDER, UNLESS OTHERWISE APPROVED BY THE CITY.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING GRADES AND UTILITIES. UTILITIES SHALL BE VERIFIED WITH THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.
11. EXISTING BUILDINGS ARE BASED UPON AERIAL RECORDS AND HAVE NOT BEEN FIELD VERIFIED.

CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600 BEFORE DIGGING.

URBAN RUNOFF POLLUTION PREVENTION NOTES:

1. STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND MAY 1.
2. REMOVE SPOILS PROMPTLY AND AVOID STOCKPILING OF FILL MATERIALS WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED AREAS AND OTHER MATERIALS SHALL BE TARPED.
3. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES SO AS TO PREVENT THEIR ENTRY INTO THE STORM DRAIN SYSTEM. CONTRACTOR MUST NOT ALLOW CONCRETE WASHWATERS, SLURRIES, PAINT OR OTHER MATERIALS TO ENTER CATCH BASINS OR TO ENTER SITE RUNOFF.
4. USE FILTRATION OR OTHER MEASURES TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
5. NO CLEANING, FUELING OR MAINTAINING OF VEHICLES ONSITE SHALL BE PERMITTED, SO AS TO PREVENT DELETERIOUS MATERIALS FROM ENTERING CATCH BASINS OR SITE RUNOFF.
6. USE OF PESTICIDES AND/OR FERTILIZERS SHALL BE APPLIED AND CONTROLLED TO PREVENT POLLUTION RUNOFF.
7. EROSION, SEDIMENTATION AND POLLUTION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH ABAG'S BEST MANAGEMENT PRACTICES (BMP) CURRENT EDITION.

DUST CONTROL PLAN:

1. THE CONTRACTOR SHALL PROVIDE DUST CONTROL AT ALL TIMES, INCLUDING HOLIDAYS AND WEEKENDS, AS REQUIRED TO ABATE DUST NUISANCE ON AND ABOUT THE SITE WHICH IS A RESULT OF CONSTRUCTION ACTIVITIES. DUST CONTROL SHALL BE BY MEANS OF SPRINKLERED WATER OR BY OTHER APPROVED METHODS EXCEPT THAT CHEMICALS, OILS OR SIMILAR PALLIATIVE SHALL NOT BE USED. APPLY NON-TOXIC SOIL STABILIZERS TO INACTIVE CONSTRUCTION AREAS (PREVIOUSLY GRADED AREAS INACTIVE FOR 10 DAYS OR MORE) WHERE REGULAR WATERING IS NOT EFFECTIVE FOR CONTROL OF DUST.
2. QUANTITIES AND EQUIPMENT FOR DUST CONTROL SHALL BE SUFFICIENT TO EFFECTIVELY PREVENT NUISANCE ON AND ABOUT THE SITE. SPRINKLERING EQUIPMENT SHALL BE ON HAND AT ALL TIMES FOR IMMEDIATE AVAILABILITY.
3. THE CITY OF LARKSPUR BUILDING SERVICES DIVISION SHALL HAVE THE AUTHORITY TO ORDER DUST CONTROL WORK WHENEVER CONDITIONS WARRANT.
4. COMPLAINTS FROM THE PUBLIC REPORTED TO THE ENGINEERING DEPARTMENT SHALL BE ACTED ON IMMEDIATELY.
5. WHERE EARTHWORK OPERATIONS ARE IN PROGRESS, KEEP EXPOSED EARTH SURFACES DAMPENED CONTINUOUSLY. KEEP DIRT ACCESSWAYS AND ROADS DAMPENED CONTINUOUSLY.
6. IF PORTIONS OF THE SITE ARE TEMPORARILY INACTIVE OR ABANDONED FOR WHATEVER REASON, PROVIDE DUST CONTROL AND ABATEMENT CONTINUOUSLY DURING SUCH PERIODS OF INACTIVITY.
7. WHERE DUST RESULTING FROM CONSTRUCTION ACTIVITIES HAS COLLECTED ON PUBLIC SIDEWALKS AND STREETS, HOSE DOWN SUCH SIDEWALKS AND STREETS TO ABATE FLYING DUST PARTICLES.
8. USE WASH TRUCK OR WHEEL WASHERS WHERE VEHICLES ENTER AND EXIT UNPAVED AREAS ONTO PAVED ROADS.
9. SWEEP STREETS AT THE END OF THE DAY IN CASES WHERE VISIBLE SOIL/DUST MATERIAL HAS BEEN CARRIED ONTO ADJACENT PUBLIC PAVED ROADS.

EARTHWORKS

CUT	300/200 C.Y.*
FILL	300/200 C.Y.

*IF QUALITY OF REMOVED MATERIAL IS NOT SUITABLE FOR FILL, A PORTION OF THIS CUT WILL BE OFF-HAULED AND IMPORT INCREASED ACCORDINGLY. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN TAKEOFF.

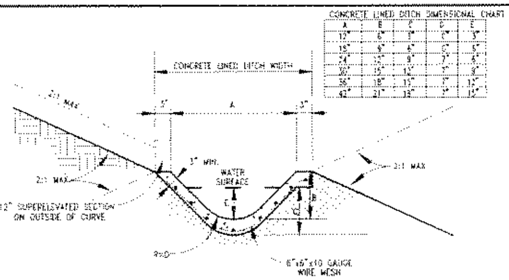
BASIS OF BEARING:

THE CALCULATED BEARING OF N 25°04'34"E BETWEEN STANDARD STREET MONUMENTS AT THE ENDS OF THE 300' RADIUS CURVE ON LARKSPUR LANDING CIRCLE AS SHOWN ON THE "MAP OF LARKSPUR LANDING" RECORDED IN VOLUME 17 OF MAPS AT PAGE 1, MARIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARING.

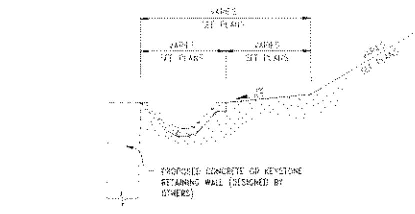
CALL BEFORE YOU DIG
USA
800-227-2600

CONCRETE LINED DITCH DIMENSIONAL CHART

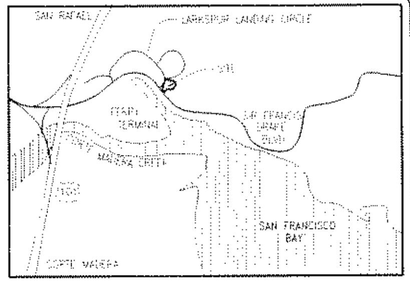
A	B	C	D	E
12"	6"	3"	0"	3"
18"	9"	6"	0"	5"
24"	12"	9"	2"	6"
30"	15"	12"	3"	9"
36"	18"	15"	3"	12"
42"	21"	18"	3"	12"



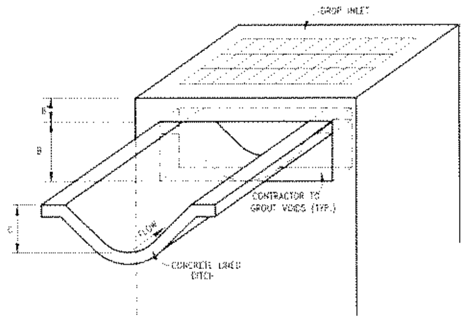
CONCRETE LINED DITCH
NOT TO SCALE



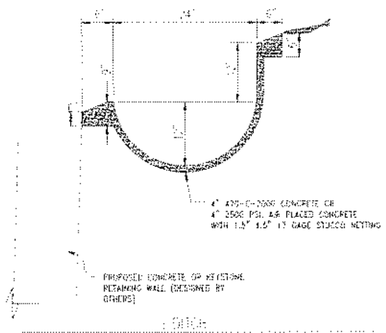
CONCRETE DITCH AT PROPOSED RETAINING WALL
NOT TO SCALE



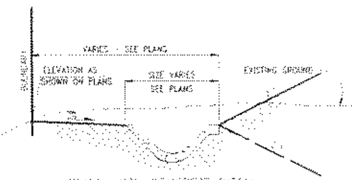
VICINITY MAP



CONCRETE LINED DITCH CONNECTION TO INLET
NOT TO SCALE



DITCH
NOT TO SCALE
ALTERNATIVE TO CONCRETE LINED DITCH



BENCH WITH CONCRETE DITCH
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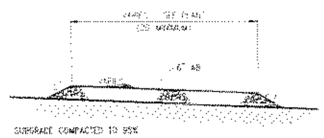
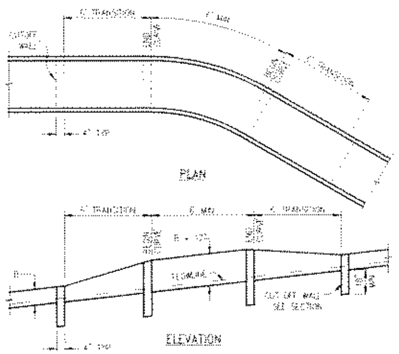


GRAVEL DRIVE AND FUTURE PARKING AREAS
NOT TO SCALE



SUPERELEVATION ON CURVED CONCRETE DITCH
NOT TO SCALE

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	SUBDIVISION BOUNDARY	
	PROPERTY LINE	
	CENTERLINE	
	EASEMENT LINE	
	SANITARY SEWER LINE	
	STORM DRAIN LINE	
	WATER LINE	
	JOINT TRENCH	
	VALVE	
	WATER SERVICE	
	SEWER LATERAL	
	AIR RELEASE VALVE	
	ELECTROLIER	
	FIRE HYDRANT	
	MANHOLE	
	[illegible]	
	BLOW OFF	
	CATCH BASIN/DROP INLET	
	FIELD INLET	
	WATER METER	
	[illegible]	
	SIDEWALK/CONCRETE AREA	
	STREET BARRICADE	
	HANDICAP RAMP	
	CHAIN LINK FENCE	
	DIRECTION OF FLOW	
	PARCEL NUMBER	2
	CONTOUR ELEVATION	35
	RETAINING WALL	
	TREE DRIP LINE	
	CUT/FILL DAYLIGHT LINE	
	6" AB OVER SUBGRADE COMPACTED TO 95%	
	[illegible]	X
	[illegible]	O

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	EX	EXISTING	PAE	PRIVATE ACCESS EASEMENT
AB	AGGREGATE BASE	FC	FACE OF CURB	PSDE	PRIVATE STORM DRAIN EASEMENT
AD	AREA DRAIN	FF	FINISH FLOOR (FUTURE)	PUE	PUBLIC UTILITY EASEMENT
ARV	AIR RELEASE VALVE	FH	FIRE HYDRANT	PCC	POINT OF COMPOUND CURVATURE
ASB	AGGREGATE SUBBASE	FI	FIELD INLET	PRC	POINT OF REVERSE CURVATURE
BC	BEGIN CURVE	FL	FLOW LINE	PP	POWER POLE
BO	BLOW OFF VALVE ASSEMBLY	GR	GRATE	+57.52	PROPOSED SPOT GRADE
CI	CURB INLET	GFF	GARAGE FINISH FLOOR ELEVATION	PL	PROPERTY LINE
CL	CENTERLINE	HP	HIGH POINT	PUE	PUBLIC UTILITY EASEMENT
CO	CLEANOUT	IRR	IRRIGATION	RI	[illegible]
CR	CURB RETURN	INV	INVERT ELEVATION	R/W	RIGHT-OF-WAY
CONC	CONCRETE	JP	JOINT UTILITY SERVICE POLE	RG	ROUGH GRADE
DI	DROP INLET	LM	LANDSCAPE METER	SD	STORM DRAIN
DW	DRIVEWAY	LF	LINEAR FOOT	SS	SANITARY SEWER
EP	EDGE OF PAVEMENT	LP	LOW POINT	SD	SANITARY DISTRICT
EC	END OF CURVE	MH	MANHOLE	TC	TOP OF CURB ELEVATION
EVA	EMERGENCY VEHICLE ACCESS	PE	PAD ELEVATION	TW/BW	TOP / BOTTOM WALL ELEVATION
		PAVT	PAVEMENT	W, WM	WATER, WATER METER

SHEET INDEX

C - 1 NOTES & DETAILS
C - 2 SHEET INDEX & DIMENSIONAL PLAN
C - 3 GRADING & DRAINAGE PLAN
C - 4 GRADING & DRAINAGE PLAN
C - 5 GRADING & DRAINAGE PLAN
C - 6 UTILITY PLAN
C - 7 HERITAGE TREE REMOVAL PLAN
C - 8 EROSION CONTROL PLAN

NOTES & DETAILS

LDSI
Land Development Solutions Inc
1510 Grant Ave Suite 102
Novato, CA 94945
Tel (415) 893-8163
Fax (415) 893-9083

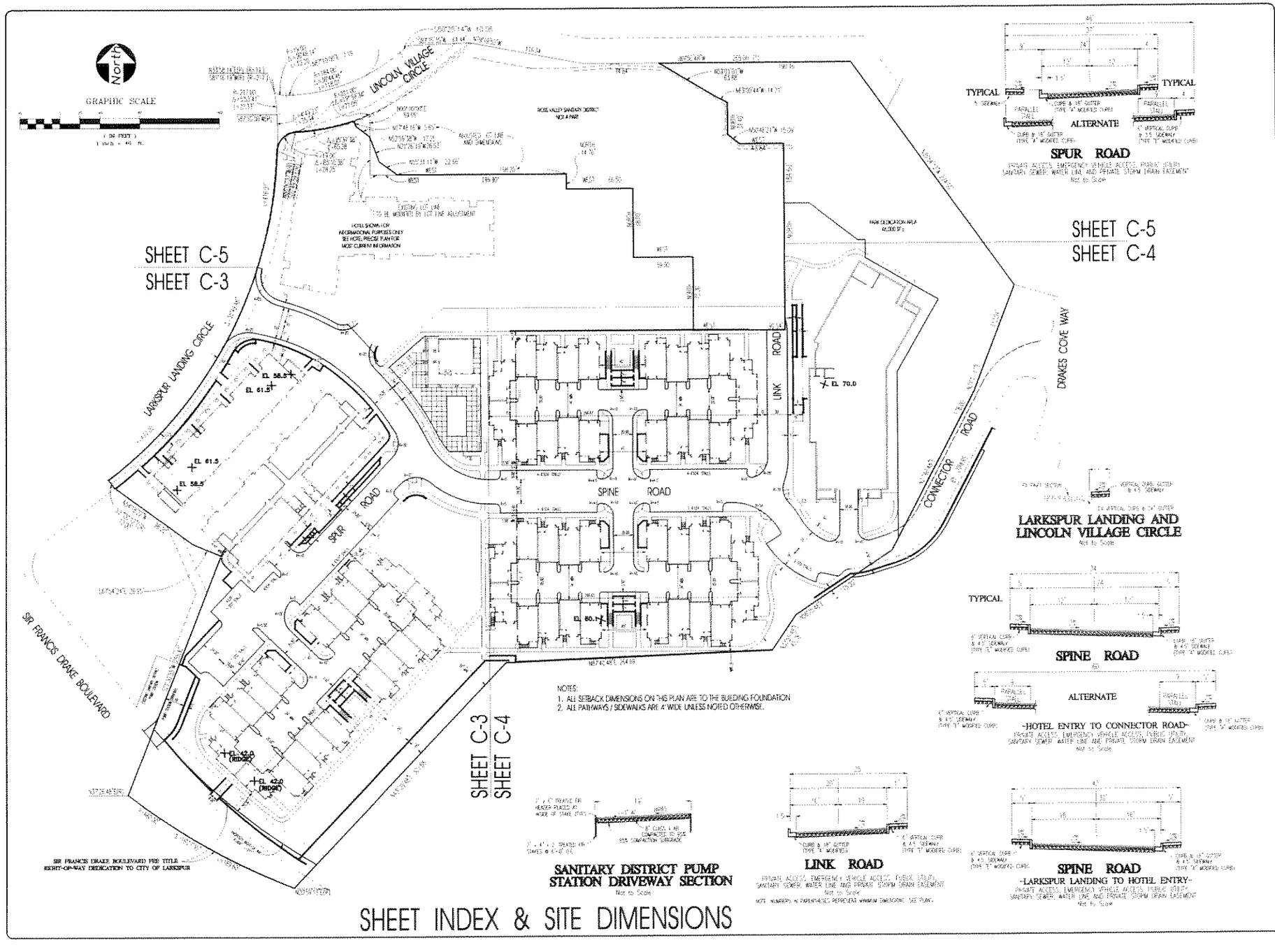
Drawn ... Designed ... Checked ... Date ... Scale AS SHOWN

Land of Ross Valley Sanitary District
PRECISE DEVELOPMENT PLAN
2000 Larkspur Landing Circle
Larkspur, Marin County, California

Prepared Under the Direction of
BY
DATE
REG. EXPIRES: 06/30/2008

Sheet
C-1
of 8 Sheets

OCT 17 2006



SHEET INDEX & SITE DIMENSIONS

LDSI
Land Development Solutions, Inc.
1510 Grant Ave, Suite 102
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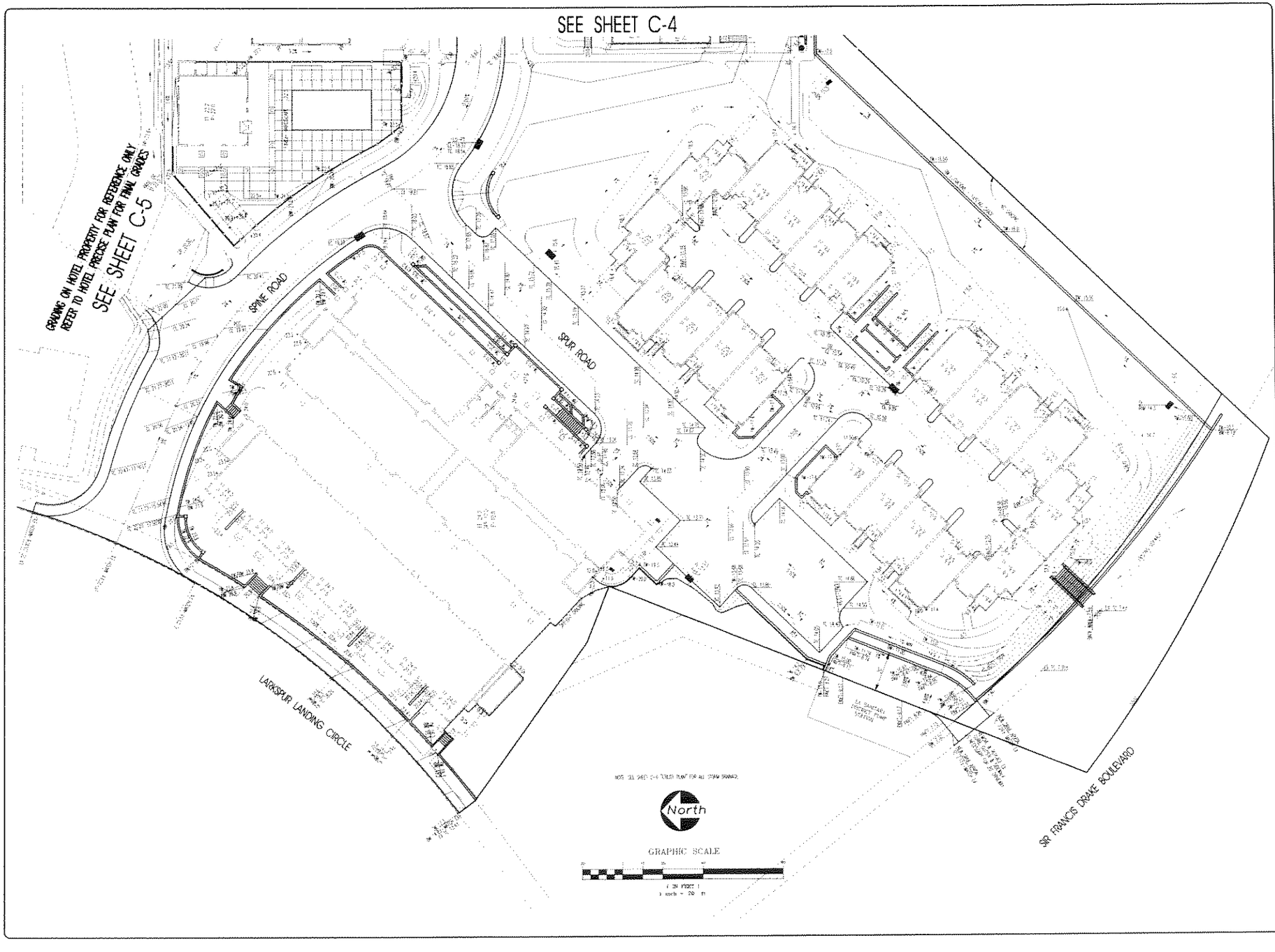
Land of Ross Valley Sanitary District
SHEET INDEX & DIMENSIONAL PLAN
2000 Larkspur Landing Circle
Larkspur, Marin County, California

Prepared under the Direction of

BY
DATE
REV. EXPIRES

Sheet
C-2
of 8 Sheets

OCT 17 2006



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Land Development Solutions Inc
1510 Grant Ave Suite 102
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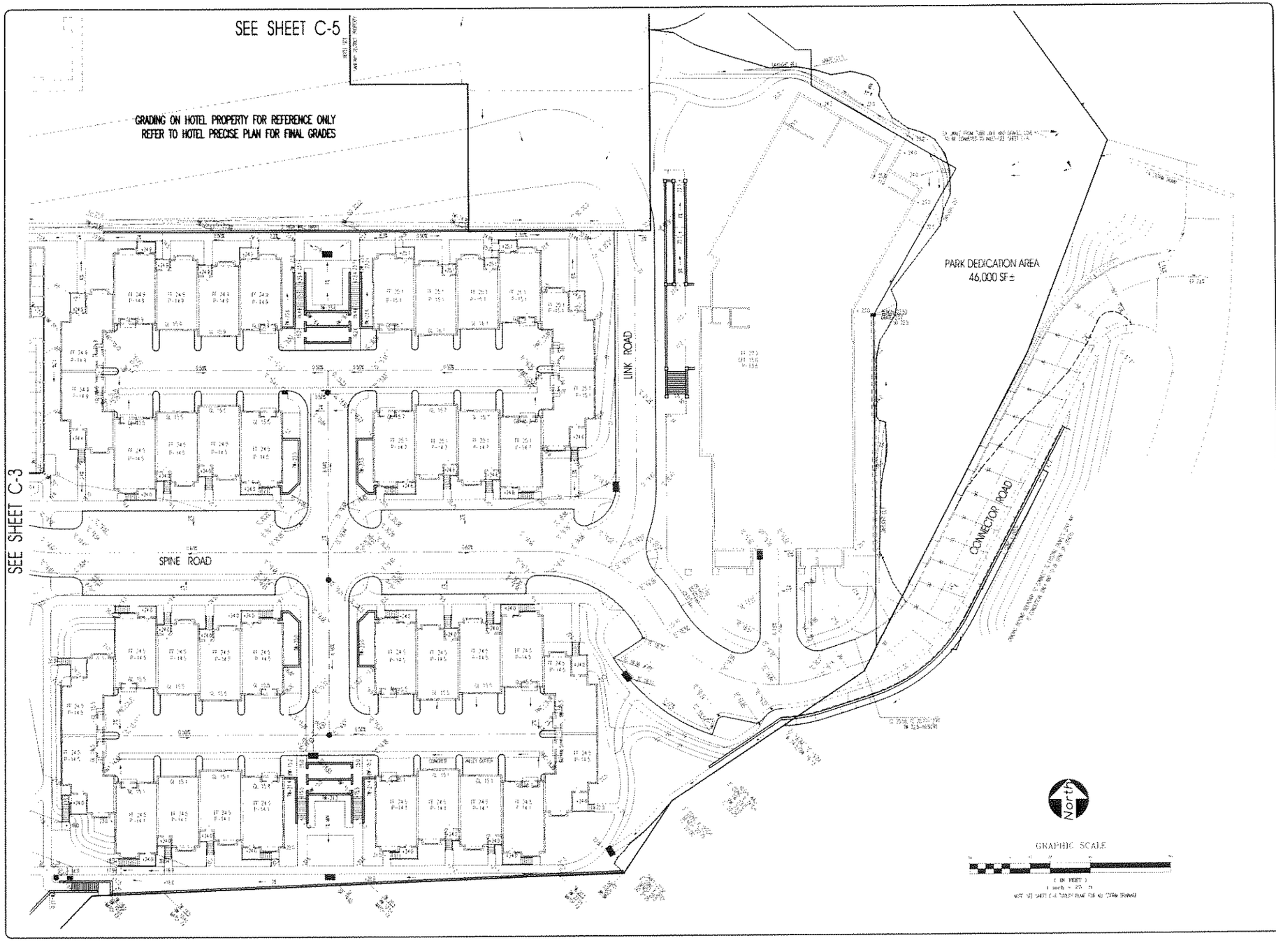
Fax: (415) 892-0993

Land of Ross Valley Sanitary District
GRADING & DRAINAGE PLAN
2000 Larkspur Landing Circle
Larkspur, Marin County, California

Sheet
C-3
of 8 Sheets

OCT 17 2006



LDSI
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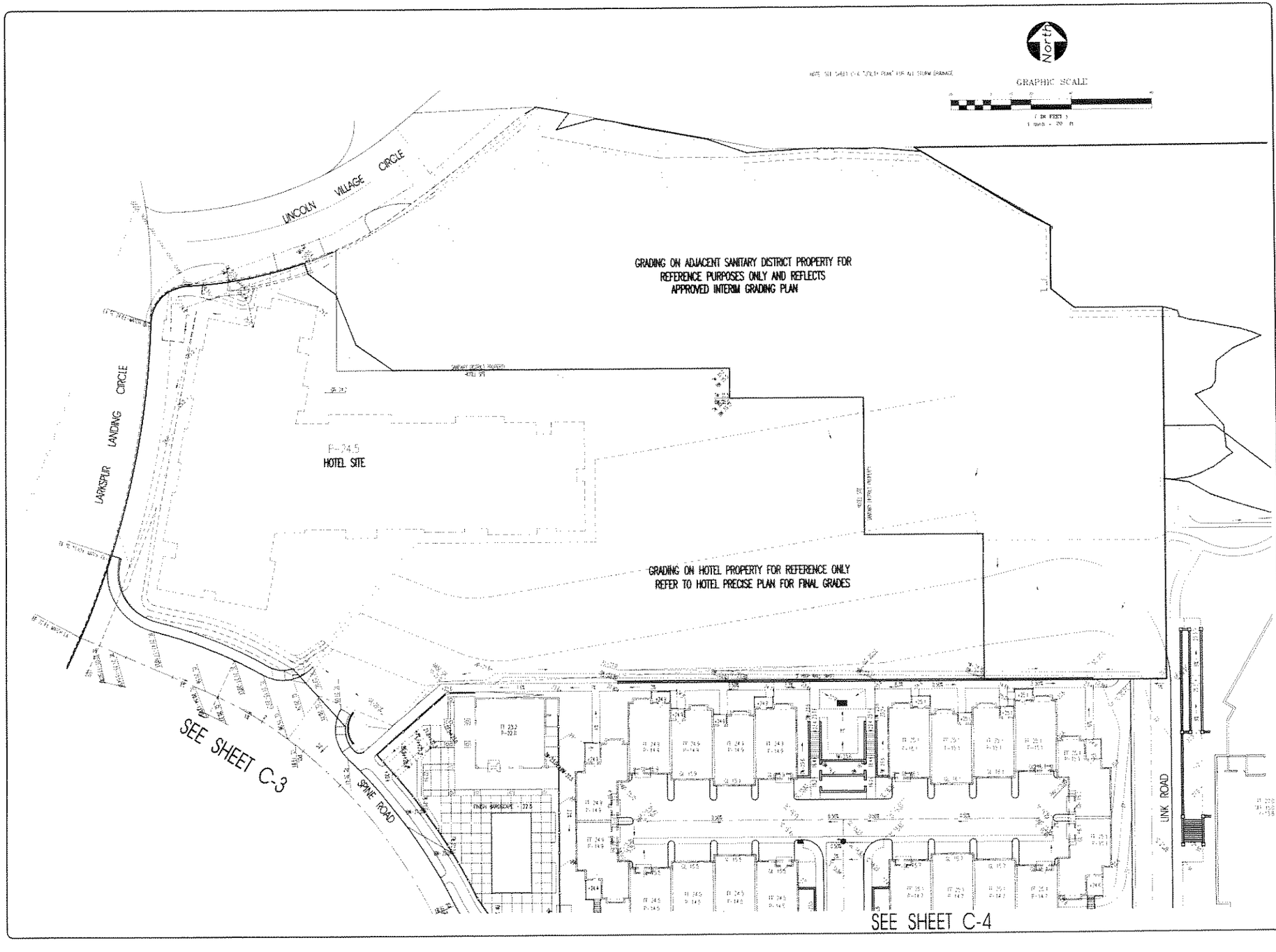
Land of Ross Valley Sanitary District

GRADING & DRAINAGE PLAN
2000 Larkspur Landing Circle
Larkspur, Marin County, California

BY
DATE
REG. EXPIRES

C-4

OCT 17 2006



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Land of Ross Valley Sanitary District

GRADING & DRAINAGE PLAN

2000 Larkspur Landing Circle

Larkspur, Marin County, California

DATE
REG. EXPIRES

Sheet
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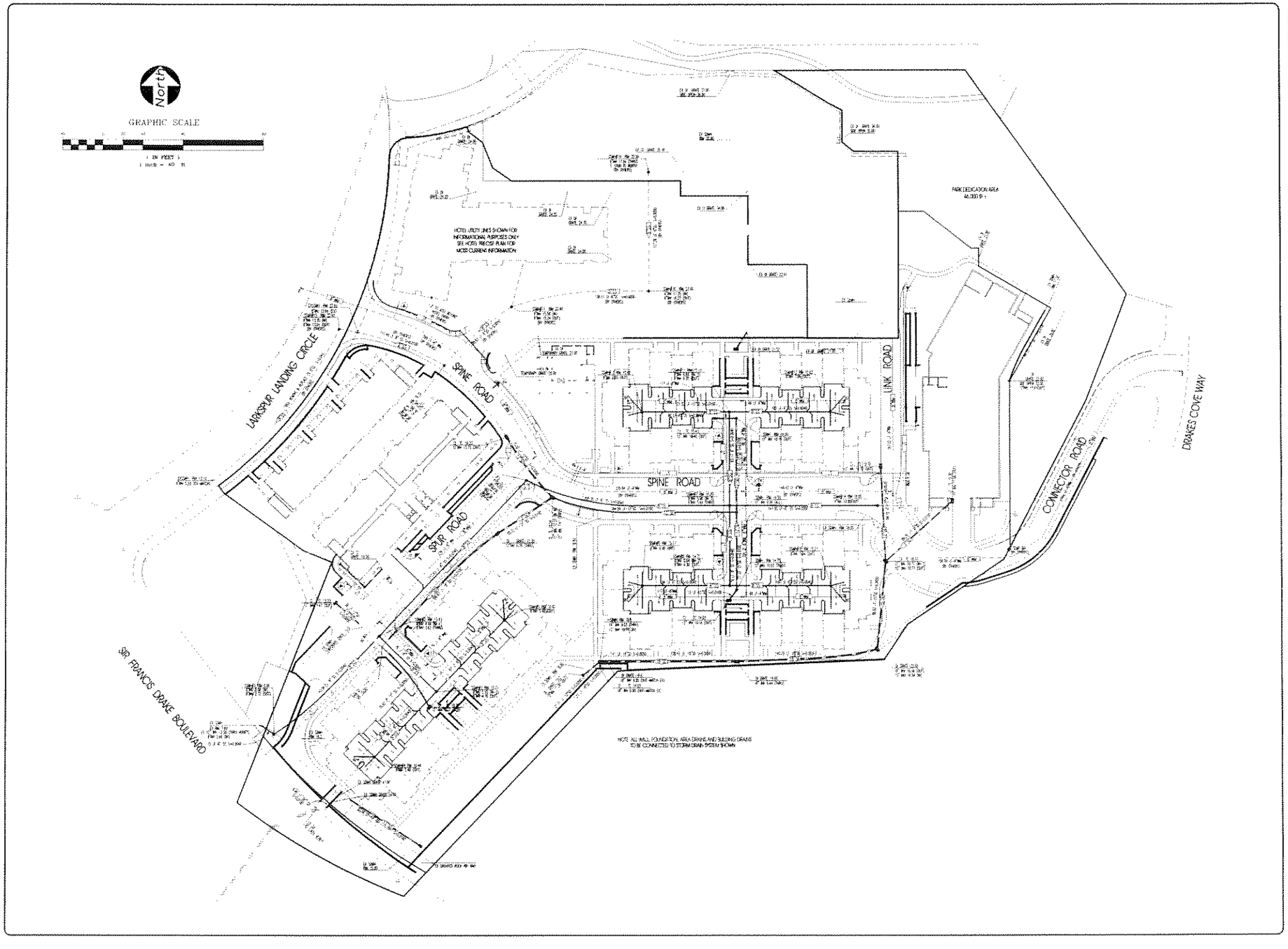
of 8 Sheets

OCT 17 2005



LDSI
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Novato, CA 94945
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Fax (415) 893-9093

Land of Ross Valley Sanitary District
UTILITY PLAN
2000 Larkspur Landing Circle
Larkspur, Marin County, California

C-6

OCT 17 2006

Tree to be Removed ×

Tree Recommended for Removal in Biologist Reports

KEY	TREE LEGEND
•	TREE TRUNK
564	TREE NUMBER
H	HERITAGE TREE

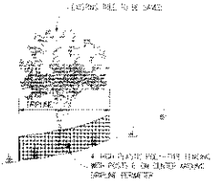
NOTES:

1. THIS PLAN SHOWS FINAL GRADES FOLLOWING COMPLETION OF SANITARY DISTRICT NO. 1's REMEDIATION ACTIVITIES. BASE MAP INFORMATION PROVIDED BY MUTE ENGINEERING, DISTRICT ENGINEER
2. TREE INFORMATION PROVIDED BY RALPH OSTERLING CONSULTANTS, INC.
3. TREE TAG NUMBERS REFER TO TAG NO'S. SHOWN IN TREE ASSESSMENT REPORT FOR 2000 LARKSPUR LANDING CIRCLE, LARKSPUR, CALIFORNIA PREPARED BY RALPH OSTERLING CONSULTANTS, INC. DATED FEBRUARY 12, 2001 (UPDATED AND REVISED APRIL 5, 2004 AND MARCH 28, 2005)
4. TREE TAG NO. 7639H HAS BEEN REMOVED BY LARKSPUR PARTIES

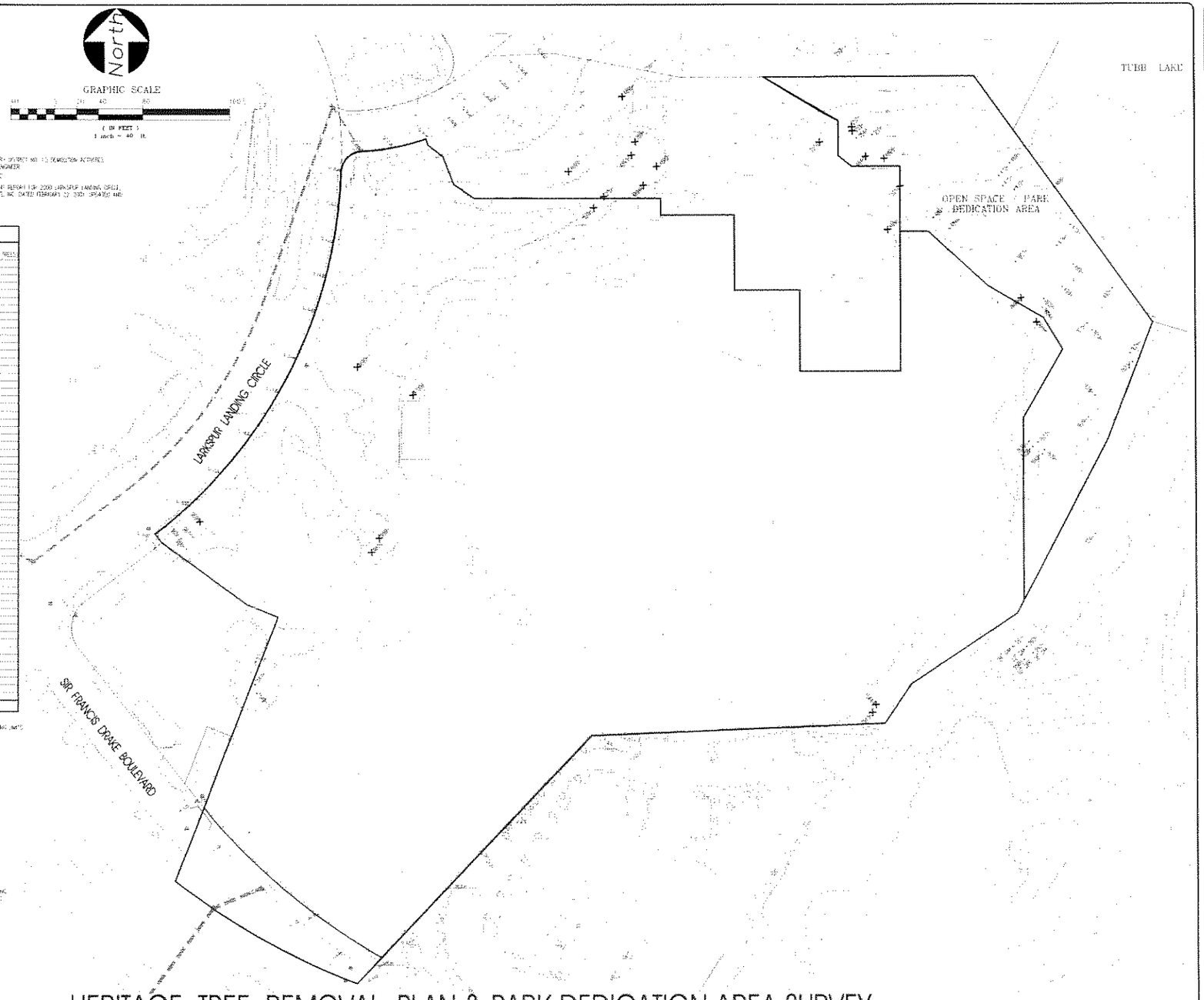
Considered 2000 Larkspur Landing Circle Heritage Tree 2004/2005

No.	Tag No.	Species	To Be Removed	DIA	MITIGATION (NO. REPLACEMENT TREES)
1	960	stone pine	NO		
2	962	stone pine	NO		
3	964	coast live oak	NO		
4	965	coast live oak	YES	12.0"	1
5	1547	stone pine	NO		
6	1549	stone pine	NO		
7	468	coast live oak	NO		
8	469	coast live oak	NO		
9	470	coast live oak	NO		
10	471	coast live oak	NO		
11	473	coast live oak	NO		
12	474	coast live oak	NO		
13	484	coast live oak	NO		
14	485	coast live oak	NO		
15	489	coast live oak	NO		
16	492	coast live oak	NO		
17	493	coast live oak	NO		
18	1602	coast live oak	NO		
19	1604	coast live oak	NO		
20	1607	willow	NO		
21	1608	willow	YES	12.0"	1
22	1611	coast live oak	NO		
23	1625	coast live oak	NO		
24	1629	coast live oak	NO		
25	1636	coast live oak	NO		
26	1637	coast live oak	NO		
27	1638	coast live oak	NO		
28	1639	coast live oak	NO		
29	1640	coast live oak	NO		
30	254	coast live oak	NO		
31	255	coast live oak	NO		
32	484	coast live oak	YES	10.0"	1
33	1631	willow	YES	10.0"	1
34	1622	coast live oak	NO		
35	1624	coast live oak	NO		
36	1626	willow	NO		
37	315	coast live oak	YES	8.0"	1
38	317	coast live oak	NO		
39	321	coast live oak	YES	10.0"	1
40	1641	coast live oak	YES	10.0"	1
41	251	coast live oak	YES	10.0"	1
42	271	coast live oak	NO		
43	288	coast live oak	YES	10.0"	1
44	482	coast live oak	YES	11.0"	1
45	4692	coast live oak	YES	11.0"	1
46	4693	coast live oak	YES	11.0"	1
47	4694	coast live oak	YES	11.0"	1
48	4695	coast live oak	YES	11.0"	1
49	4696	coast live oak	YES	10.0"	1
50	4698	coast live oak	YES	10.0"	1
51	1531	coast live oak	YES	10.0"	1
52	1532	coast live oak	YES	10.0"	1
53	986	Monterey pine	YES	10.0"	1
54	987	Monterey pine	YES	10.0"	1
55	988	Monterey pine	YES	10.0"	1
56	4700	deodar cedar	YES	10.0"	1
57	1543	elm	YES	10.0"	1
58	1544	elm	YES	10.0"	1
		TOTALS	34		32

1. TOTAL OF 34 ON-SITE HERITAGE TREES TO BE REMOVED.
2. TREE PROTECTION TO BE PROVIDED AT TREES RETAINED WITHIN GRADING LIMITS AND AT DAYLIGHT OF GRADING.



TREE PROTECTION DETAIL
NOT TO SCALE



HERITAGE TREE REMOVAL PLAN & PARK DEDICATION AREA SURVEY

LDSI
Land Development Solutions, Inc
1510 Grant Ave. Suite 102
Novato, CA 94945
Tel (415) 883-6163
Fax (415) 883-6063

Drawn
Designed
Checked
Date
Scale

Land of Ross Valley Sanitary District
HERITAGE TREE REMOVAL PLAN
AND PARK DEDICATION AREA SURVEY
2000 Larkspur Landing
Larkspur, Marin County, California

Revisions
No. Date Description

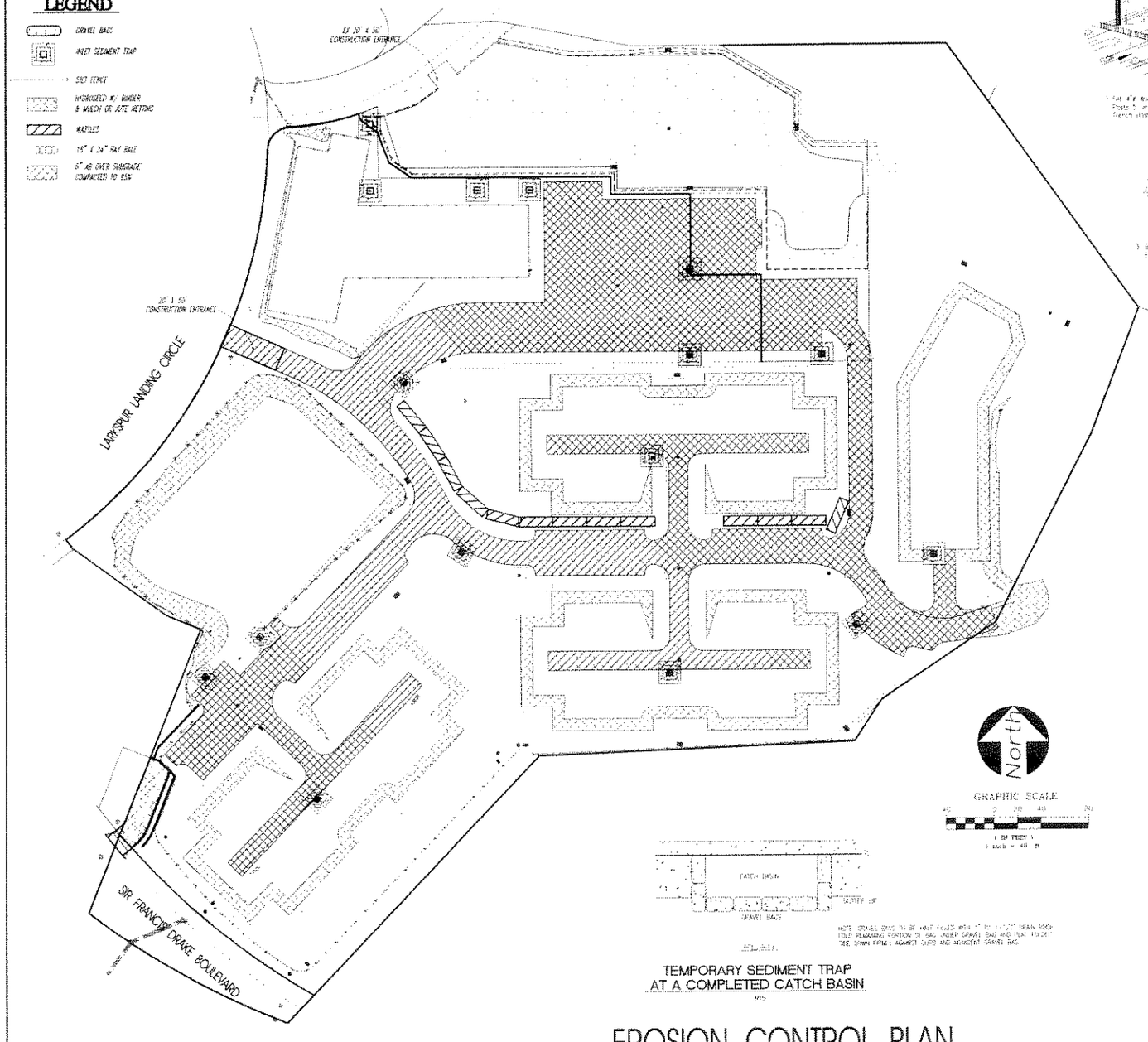
Prepared under the Supervision of
BY
DATE
REG. EXPIRES

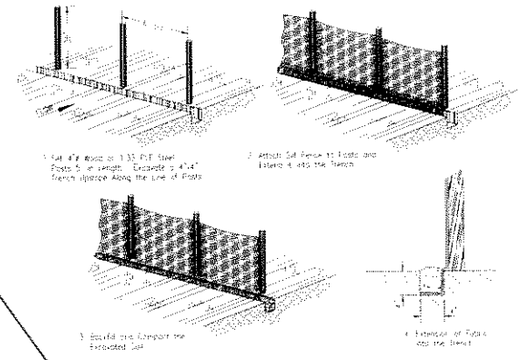
SHEET
C-7
of 8 SHEETS

OCT 17 2006

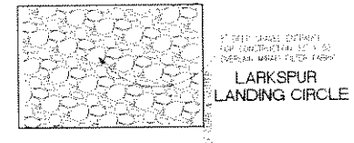
LEGEND

- GRAVEL BAGS
- INLET SEDIMENT TRAP
- SILT FENCE
- HYDROSEED W/ BINDER & MULCH OR JUTE NETTING
- WATTLES
- 18" X 24" HAY BALE
- 6" AB OVER SUBGRADE COMPACTED TO 95%

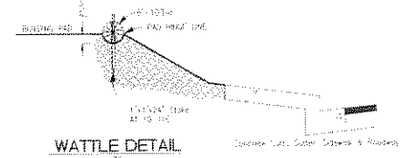




SILT FENCE DETAIL
NTS



CONSTRUCTION ENTRANCE
NTS



WATTLE DETAIL
NTS

TEMPORARY SEDIMENT TRAP
AT A COMPLETED CATCH BASIN
NTS

GENERAL NOTES

1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO OCTOBER 15 AND SHALL BE MAINTAINED BY THE CONTRACTOR IN PROPER WORKING ORDER. THIS PROTECTION SHALL CONSIST OF APPROPRIATE FILTER FENCES, DIVERSION BERMS, STRAW BALE DIKES, ETC. THESE DEVICES SHALL BE PLACED IN ORDER TO MINIMIZE EROSION AND TO COLLECT SEDIMENT GENERATED BY THE CONSTRUCTION OF THIS PROJECT, EXCEPT FOR PAVED AND LANDSCAPED AREAS ALREADY COMPLETED. ALL GRADED AREAS SHALL BE HYDROSEEDED IN ORDER TO PREVENT EROSION OF BARE EARTH. EROSION, SEDIMENTATION AND POLLUTION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CALIFORNIA BMCDE'S EROSION AND SEDIMENT CONTROL FIELD MANUAL, CURRENT EDITION, AS PUBLISHED BY THE ASSOCIATION OF BAY AREA GOVERNMENTS. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ALL YEAR LONG DURING THE REST OF THE WORK.
2. THE CONTRACTOR SHALL PREVENT STORMWATER POLLUTION FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL CONFORM TO THE "BEST MANAGEMENT PRACTICES" TO PREVENT STORMWATER POLLUTION FROM CONSTRUCTION-RELATED ACTIVITIES AS APPROVED BY "BASMAA" (BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION).
3. THE CONTRACTOR SHALL MAINTAIN A CLEAN SITE AT ALL TIMES WHICH IS FREE OF DEBRIS, HAZARDOUS WASTES, OR STOCKPILED MATERIAL UNLESS APPROVED BY THE CITY ENGINEER. ALL APPROVED STOCKPILES SHALL BE COVERED AND PROTECTED TO PREVENT STORMWATER POLLUTION.
4. STABILIZE ALL DEMUDDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 15.
5. REMOVE SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIAL WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHOULD BE TARPED, AT THE REQUEST OF THE CITY ENGINEER.
6. STORE, HANDLE AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM SYSTEM. CONTRACTOR MUST NOT ALLOW CONCRETE, WASHWATERS, SLURRIES OR OTHER MATERIALS TO ENTER CATCH BASINS OR TO ENTER SITE RUNOFF.
7. INSTALL FILTER BAGS INSIDE ALL CATCH BASINS AND MAINTAIN DURING WINTER STORMS.
8. NO CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNED TO CONTAIN AND TREAT RUNOFF.
9. USE OF PESTICIDES AND/OR FERTILIZERS, WHEN APPLIED, SHALL BE CONTROLLED TO PREVENT POLLUTION RUNOFF.
10. ALL AREAS OF CUT, FILL AND UNGRADED AREAS DISTURBED BY THE GRADING OPERATION SHALL BE HYDROSEEDED OR AN APPROVED LANDSCAPING/GROUNDCOVER PLANTED AFTER ALL WORK HAS BEEN COMPLETED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING LABOR AND MATERIAL TO ACCOMPLISH A GENUINE COVER FOR EROSION CONTROL.
11. EROSION CONTROL DEVICES WILL BE STOCK PILED ON SITE FOR EMERGENCY USE.
12. STENCIL CATCH BASINS AND DRAINAGES AT CURB INLET TO INDICATE "NO DUMPING DRAINS TO BAY" IN WHITE LETTERS INSIDE A BLUE STENCILED FISH DRAWING.

EROSION CONTROL PLAN

LDSI
Land Development Solutions, Inc
1010 Corporate Way, Suite 102
Novato, CA 94945
Tel (415) 893-8163
Fax (415) 893-8263

Scale: NOT
Designed: MR/RC/JB
Drawn: MR
Checked: RC
Date: 08-20-06
Sheet: AS SHOWN

Land of Ross Valley Sanitary District
EROSION CONTROL
2000 Larkspur Landing
(Lot Splits/Lot Line Adjustments/Condominium Conversion/Subdivision)

Prepared Under The Direction Of
REGISTERED PROFESSIONAL ENGINEER
No. C 46538
Exp. 12/31/2006
CIVIL
STATE OF CALIFORNIA
BY
DATE
REV. EXPIRES

SHEET
C-8
OF 8 SHEETS

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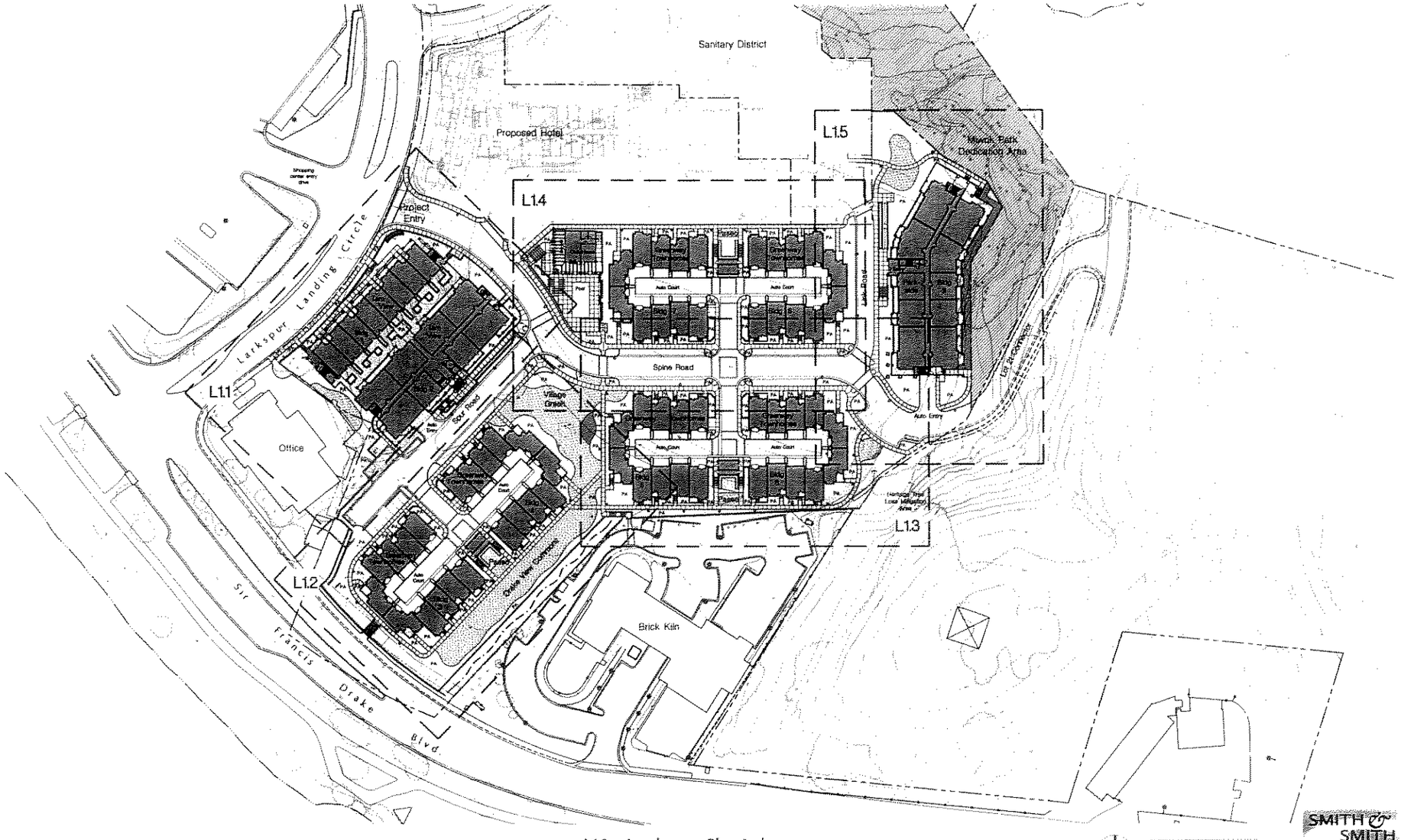


L1.0 - Landscape Plan Index

2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

CAMPUS ST. JAMES LARKSPUR, LLC
1348 4TH STREET, SUITE 200
SAN RAFAEL, CALIFORNIA 94901

NORTH

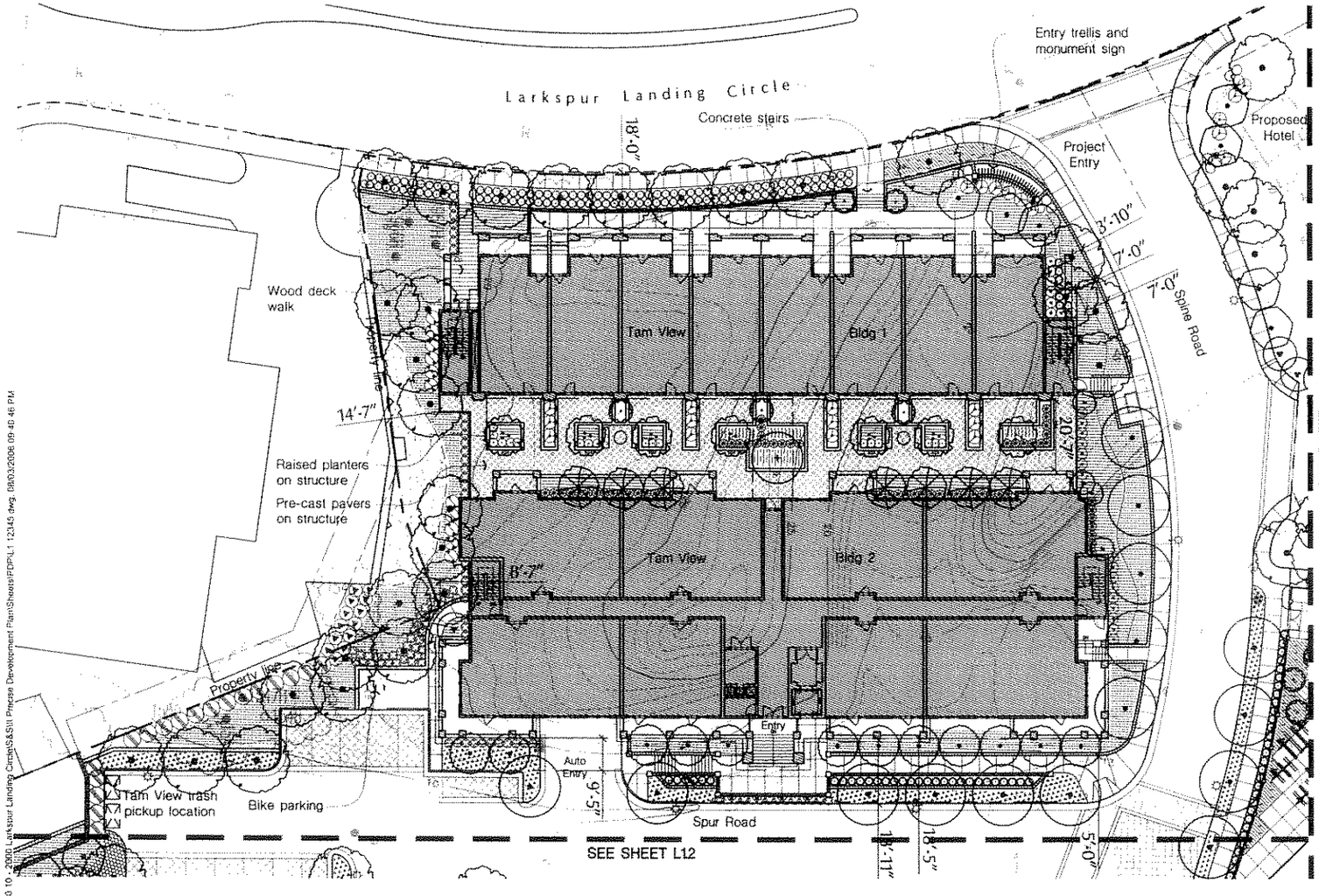
SCALE: 1" = 100'-0"

DATE: 18 July 2006
JOB NO: 98040.20

SMITH & SMITH
Landscape Architects
Environmental Planners
1501 North Point
San Francisco, CA 94123
T: 415-543-0132
T: 415-543-9740
www.smith2.com

OCT 17 2006

X:\Cad\98jobs\98040 10 - 2000 Larkspur Landing Circle\S&S\!! Precise Development Plan\Sheets\PDP\L1.0.dwg, 08/03/2006 09:35:17 PM

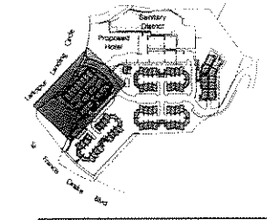


Legend

- Property Line
- Existing Tree Drip Line
- Existing Heritage Tree to Remain
- Existing Non-Heritage Tree to Remain
- Trash Pickup Location
- Decorative Monument Sign
- Header Board
- Stone Veneer Retaining Wall
- Roadway Light
- Bollard Light
- Wall Light
- Path Light
- Metal Gurdrail
- Picnic Table
- Sidewalk
- Pedestrian Crosswalk
- Pre-Cast Pavers - Vehicular
- Pre-Cast Pavers - Pedestrian
- Pool Deck Paving
- Wood Deck
- Turf
- Gravel Paving

NOTES:
1) Sheet orientation varies. See sheet L1.0
2) Landscape materials and planting are shown on the same sheets.

For plant legend see sheet L1.6



SHEET KEY

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CAMPUS ST. JAMES LARKSPUR, LLC
1348 4TH STREET, SUITE 200
SAN RAFAEL, CALIFORNIA 94901

L1.1 - Landscape and Planting Plan

2000 LARKSPUR LANDING CIRCLE

LARKSPUR, CA

NORTH

0' 15' 30' 60' 90'
SCALE: 1" = 30'-0"

DATE: 18 July 2006
JOB NO: 98040.20

SMITH & SMITH
Landscape Architects
Environmental Planners
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San Francisco, CA 94123
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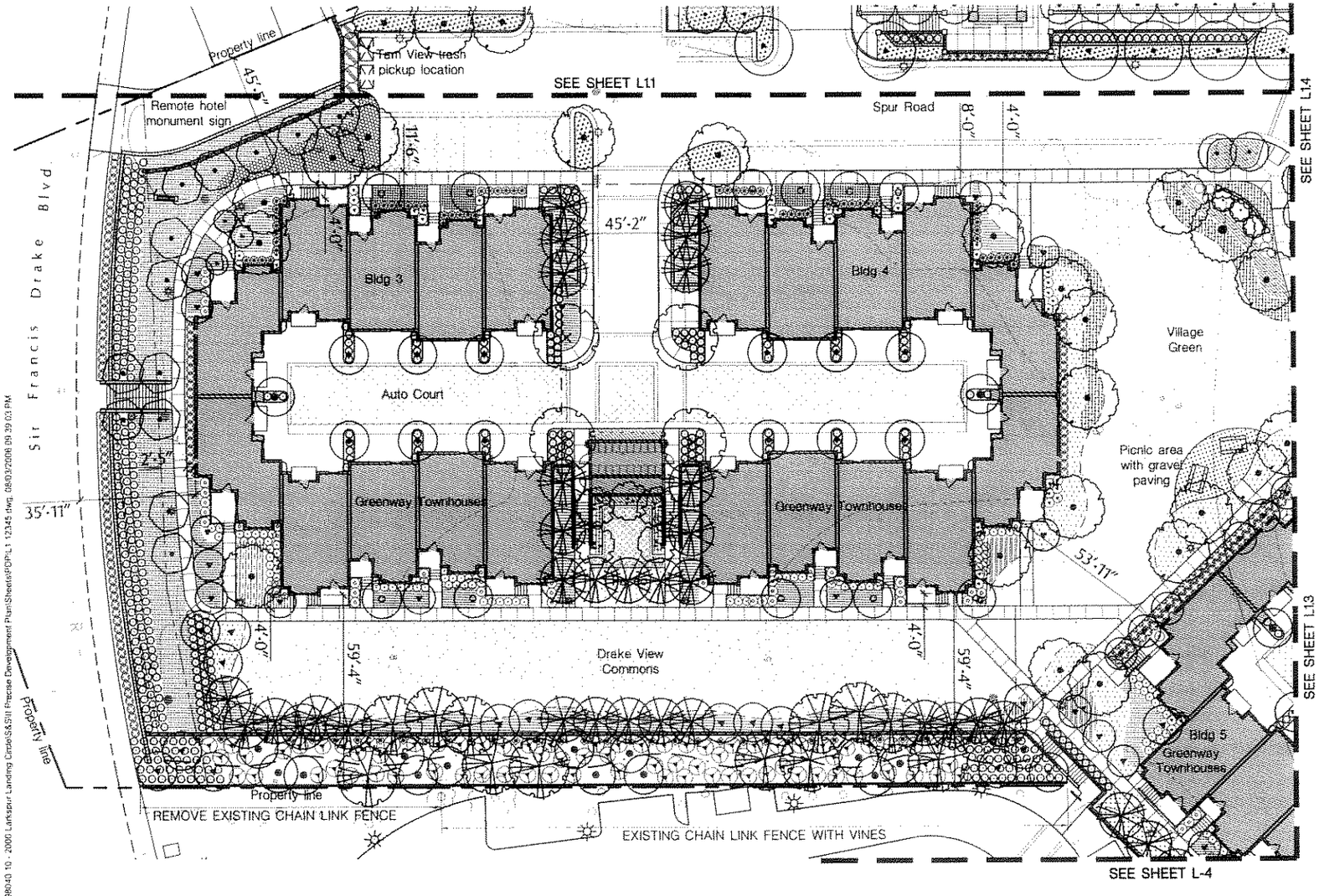
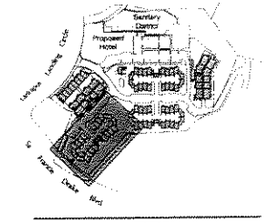


Legend

- Property Line
- Existing Tree Drip Line
- Existing Heritage Tree to Remain
- Existing Non-Heritage Tree to Remain
- Trash Pickup Location
- Decorative Monument Sign
- Header Board
- Stone Veneer Retaining Wall
- Roadway Light
- Bollard Light
- Wall Light
- Path Light
- Metal Gurdrail
- Picnic Table
- Sidewalk
- Pedestrian Crosswalk
- Pre-Cast Pavers - Vehicular
- Pre-Cast Pavers - Pedestrian
- Pool Deck Paving
- Wood Deck
- Turf
- Gravel Paving

NOTES:
1) Sheet orientation varies. See sheet L1.0
2) Landscape materials and planting are shown on the same sheets.

For plant legend see sheet L1.6



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L1.2 - Landscape and Planting Plan

2000 LARKSPUR LANDING CIRCLE

LARKSPUR, CA

NORTH

0' 15' 30' 60' 90'
SCALE: 1" = 30'-0"

DATE 18 July 2006
JOB NO: 9804020

SMITH & SMITH
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Environmental Planners
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www.smith2.com

CAMPUS ST. JAMES LARKSPUR, LLC
1348 4TH STREET, SUITE 200
SAN RAFAEL, CALIFORNIA 94901

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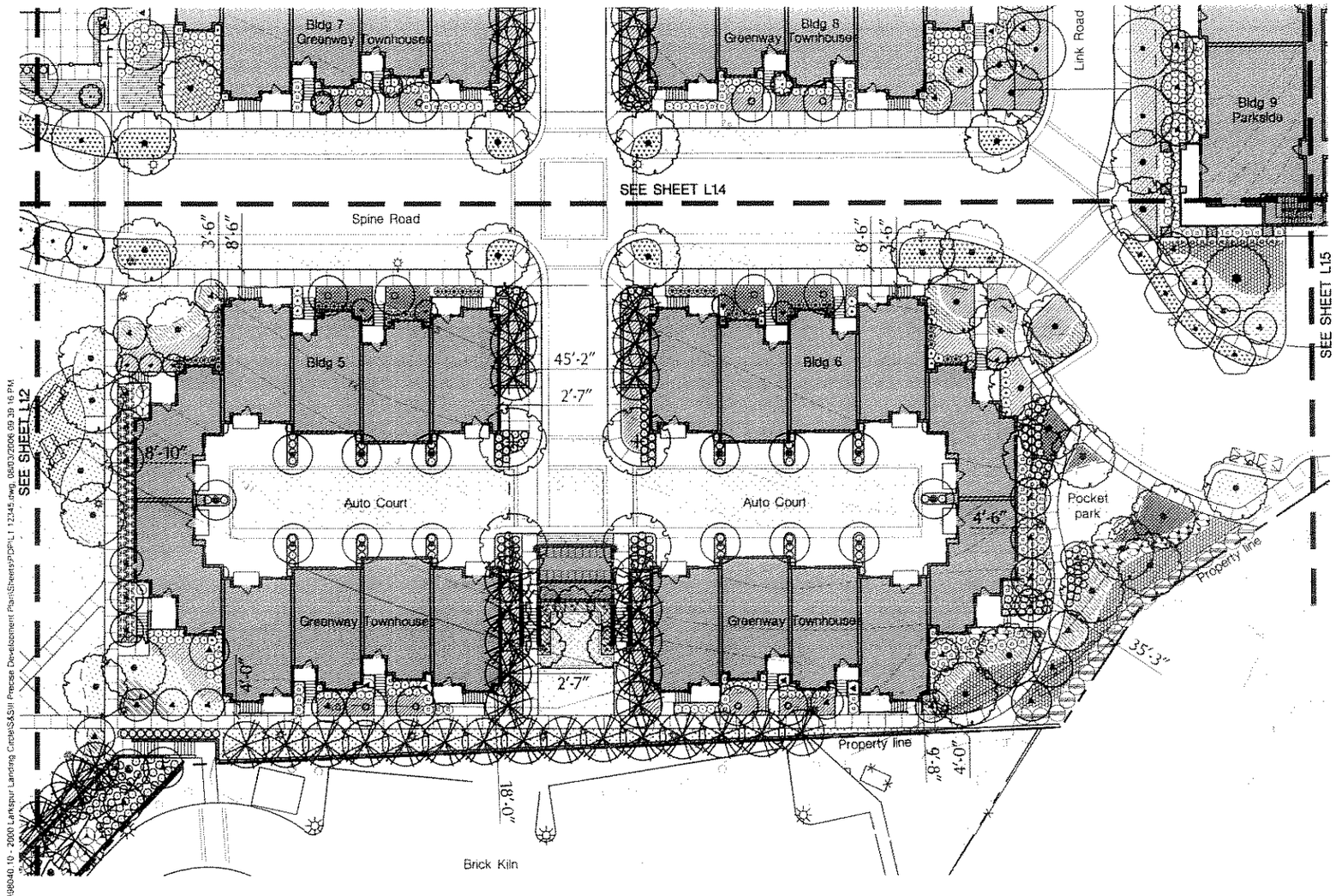

Legend

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- Pre-Cast Pavers - Pedestrian
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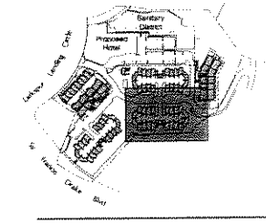
- Wood Deck
- Turf
- Gravel Paving

NOTES
1) Sheet orientation varies. See sheet L10
2) Landscape materials and planting are shown on the same sheets

For plant legend see sheet L16



SHEET KEY

L13 - Landscape and Planting Plan

2000 LARKSPUR LANDING CIRCLE

LARKSPUR, CA

CAMPUS ST. JAMES LARKSPUR, LLC
1348 4TH STREET, SUITE 200
SAN RAFAEL, CALIFORNIA 94901

NORTH

0' 15' 30' 60' 90'
SCALE 1" = 30'-0"

DATE 18 July 2006
JOB NO: 98040.20

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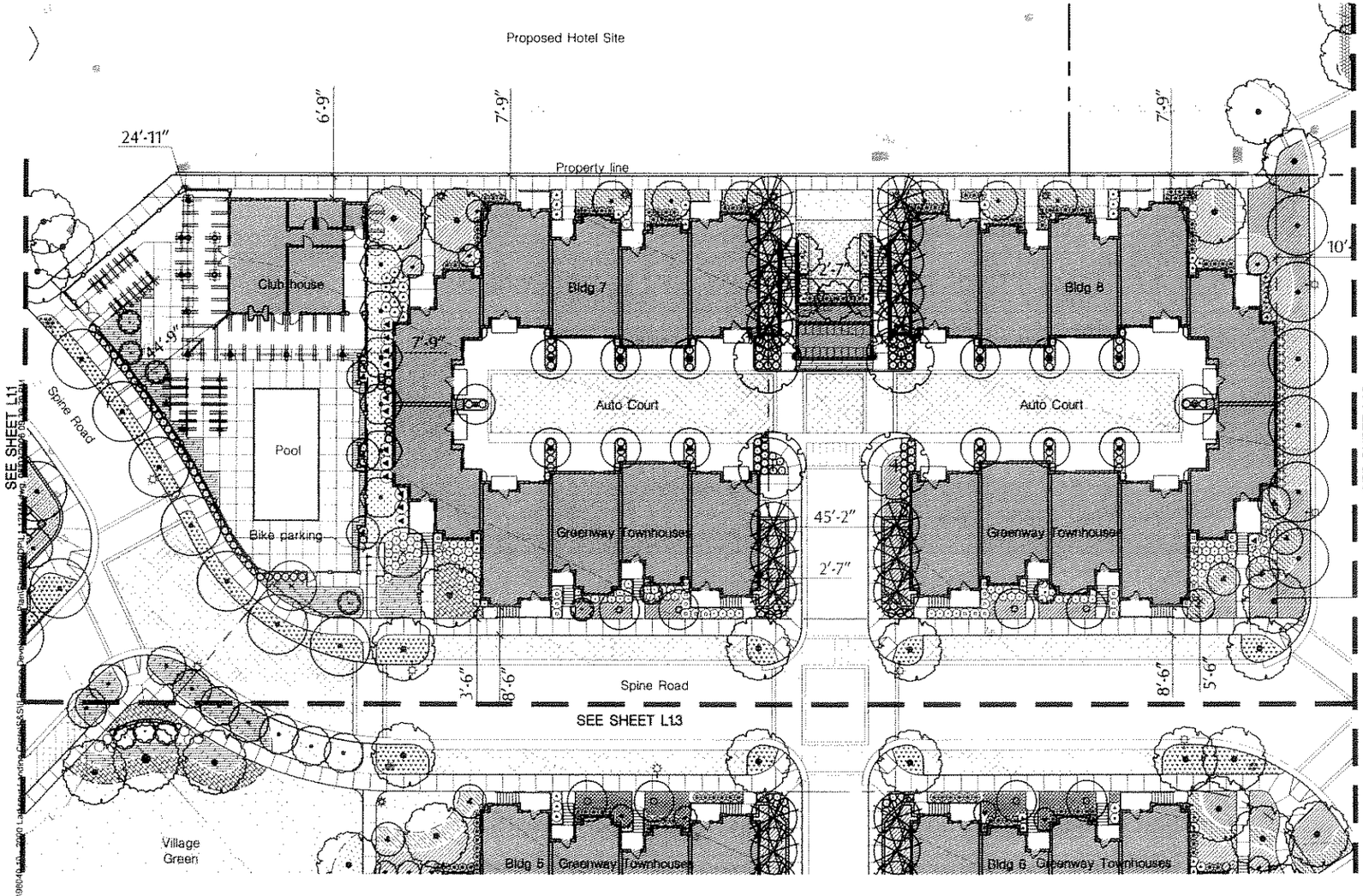

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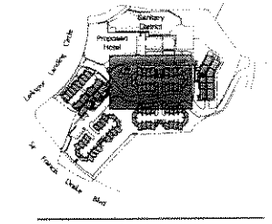
- Wood Deck
- Turf
- Gravel Paving

NOTES
1) Sheet orientation varies See sheet L1.0
2) Landscape materials and planting are shown on the same sheets.

For plant legend see sheet L1.6



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L1.4 - Landscape and Planting Plan

2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

NORTH

0' 15' 30' 60' 90'
SCALE 1" = 30'-0"

DATE 18 July 2006
JOB NO: 98040.20

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Environmental Planners
1501 North Point
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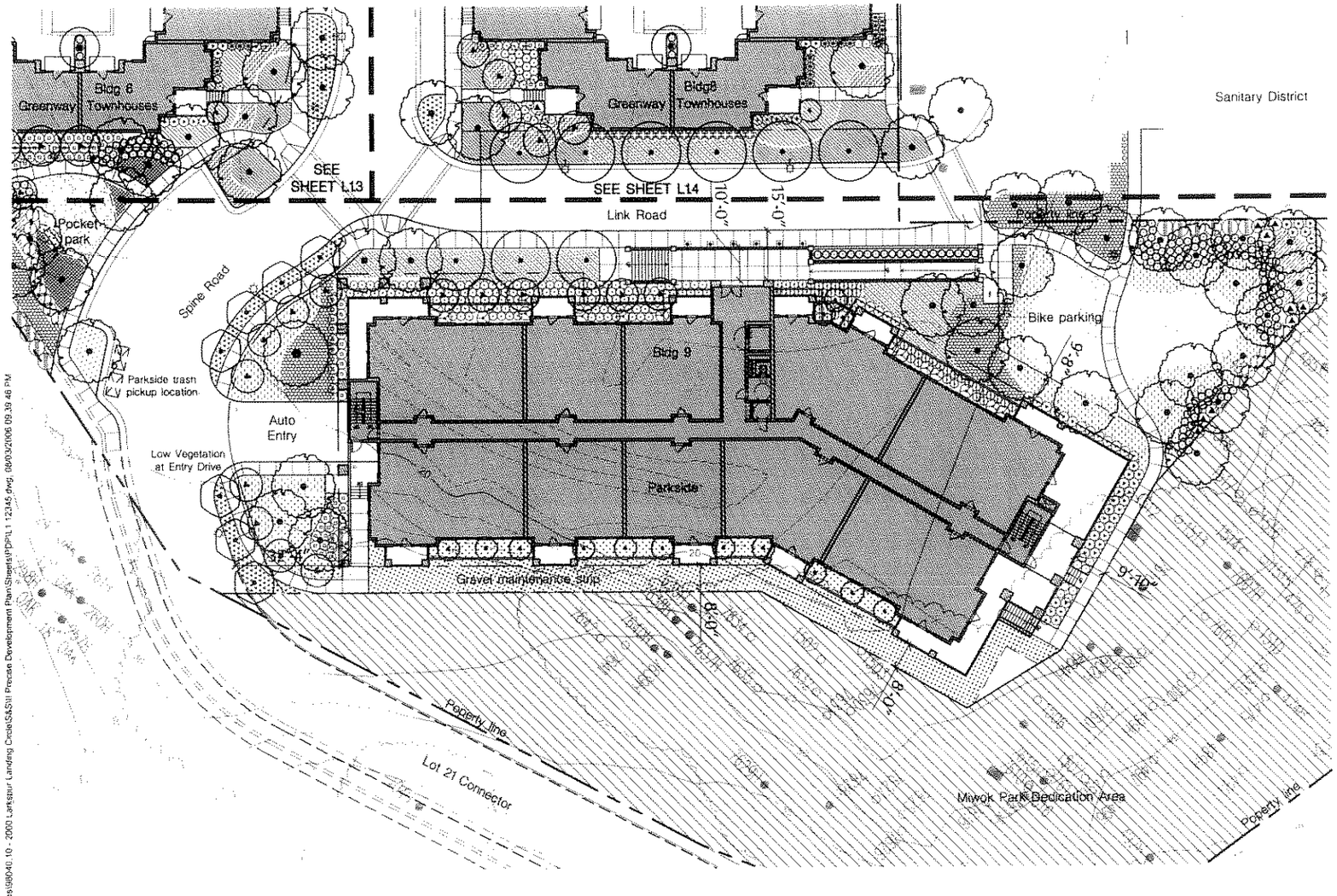

Legend

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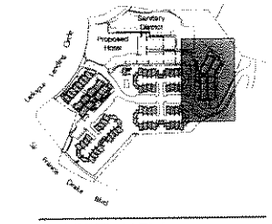
- Wood Deck
- Turf
- Gravel Paving

NOTES:
1) Sheet orientation varies. See sheet L1.0
2) Landscape materials and planting are shown on the same sheets.

For plant legend see sheet L1.6



SHEET KEY

NORTH

0' 15' 30' 60' 90'
SCALE 1" = 30'-0"

DATE 18 July 2006
JOB NO: 98040.20

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L1.5 - Landscape and Planting Plan

2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

CAMPUS ST. JAMES LARKSPUR, LLC
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PLANT LEGEND

SYMBOL	BOTANICAL NAME (COMMON NAME)	SIZE	QTY	REMARKS
TREES				
	Acer circinatum ★ (Vine Maple)	15 GAL	33	MULTI
	Acer macrophylla ★ (Big-Leaf Maple)	24" BOX	12	STANDARD
	Acer palmatum 'Sango Kaku' (Coral Bark Maple)	24" BOX	7	LOW BRANCHING
	Acer rubrum (Red Maple)	24" BOX	27	STANDARD
	Acer rubrum 'Armstrong' (Armstrong Red Maple)	24" BOX	23	STANDARD
	Aesculus californica ★ (California Buckeye)	24" BOX	22	MULTI/ NATURAL
	Arbutus 'Marina' ★ (Strawberry Tree)	24" BOX	36	STANDARD
	Betula nigra (River Birch)	24" BOX	77	STANDARD
	Cedrus atlantica (Atlas Cedar)	36" BOX	2	STANDARD
	Cercis occidentalis ★ (Western Redbud)	24" BOX	54	MULTI/ NATURAL
	Malus floribunda (Flowering Crabapple)	24" BOX	22	STANDARD
	Magnolia soulangiana (Saucer Magnolia)	36" BOX	3	STANDARD
	Magnolia stellata (Star Magnolia)	24" BOX	15	MULTI/ NATURAL
	Prunus cerasifera 'Krauter Vesuvius' (Flowering Cherry)	24" BOX	27	STANDARD
	Pyrus calleryana 'Chanticleer' (Chanticleer Callery Pear)	24" BOX	42	STANDARD
	Quercus agrifolia ★ (Coast Live Oak)	36" BOX	113	MULTI/ NATURAL
	Quercus suber (Cork Oak)	36" BOX	12	STANDARD
	Salix lasiolepis ★ (Arroyo Willow)	24" BOX	13	MULTI/ NATURAL

SYMBOL	BOTANICAL NAME (COMMON NAME)	SIZE	QTY	REMARKS
SHRUBS:				
	Agave attenuata (Fox Tail Agave)	5 GAL	18	30" O.C
	Arbutus undedo 'Compacta' ★ (Compact Strawberry Bush)	15 GAL	40	36" O.C.
	Grevillea rosmarinifolia 'Scarlet Sprite' (Grevillea)	5 GAL	409	30" O.C.
	Ceanothus 'Skylark' ★ (Skylark Ceanothus)	5 GAL	203	36" O.C
	Ceanothus 'Concha' ★ (Concha Ceanothus)	15 GAL	39	48" O.C
	Cornus sericea ★ (Creek Dogwood)	5 GAL	78	66" O.C
	Garrya elliptica ★ (Coast Silk Tassel)	15 GAL	46	60" O.C
	Rhamnus californica 'Eve Case' ★ (Coffeeberry)	5 GAL	29	48" O.C
	Westringia fruticosa 'Smokey' (Westringia)	5 GAL	274	30" O.C
	Ribes sanguineum ★ (Flowering Currant)	15 GAL	185	36" O.C.
	Sarcococca ruscifolia (Fragrant Sarcococca)	5 GAL	256	30" O.C
	Phormium 'Atropurpureum Compacta' (Monrovia Red Flax)	5 GAL	482	30" O.C
GROUNDCOVERS				
	Arctostaphylos 'Emerald Carpet' ★ (Bearberry)	5 GAL	525	30" O.C
	Heuchera 'Palace Purple' ★ (Palace Purple Coral Bells)	1 GAL	1,600	12" O.C
	Ceanothus 'Joyce Coulter' ★ (Ceanothus Joyce Coulter)	5 GAL	1,500	30" O.C
	Mahonia repens ★ (Creeping Mahonia)	1 GAL	530	18" O.C
	Fragaria chiloensis ★ (Beach Strawberry)	FLATS	6,250	9" O.C.
	Escholzia californica ★ (California Poppy) Layia platyglossa ★ (Tidy Tips) Nemophila menziesii ★ (Baby Blue Eyes)	FLATS (MIX)	2,750	12" O.C
FERNS				
	Dryopteris arguta ★ (California Wood Fern)	5 GAL	1,800	24" O.C
	Polystichum munitum ★ (Sword Fern)	5 GAL	81	30" O.C
	Woodwardia areolata ★ (Netted Chain Fern)	5 GAL	26	30" O.C

SYMBOL	BOTANICAL NAME (COMMON NAME)	SIZE	QTY	REMARKS
VINES				
	Parthenocissus tricuspidata (Boston Ivy)	5 GAL	47	
	Wisteria sinensis (Chinese Wisteria)	5 GAL	17	
PERENNIALS				
	Achillea millefolium ★ (Common Yarrow)	1 GAL	2,300	9" O.C
	Lavandula angustifolia 'Munstead' (Munstead Lavender)	1 GAL	560	24" O.C
	Iris douglasiana ★ (Douglas Iris)	1 GAL	325	24" O.C
	Penstemon 'Margarita BOP' ★ (Foothill Penstemon)	1 GAL	150	18" O.C
GRASSES:				
	Carex tumulicola ★ (Berkeley Sedge)	1 GAL	500	24" O.C
	Leymus condensatus ★ 'Canyon Prince' (Canyon Prince Wild Rye)	1 GAL	500	30" O.C
	Juncus patens ★ (Rush)	1 GAL	675	24" O.C
	Muhlenbergia rigens ★ (Deer Grass)	5 GAL	580	30" O.C
TURF				
	TURF Carex Pansa ★ (California Meadow Sedge)			

★ Denotes native species

L1.6 - Plant Legend

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2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

DATE 18 July 2006
JOB NO: 98040.20

SMITH & SMITH
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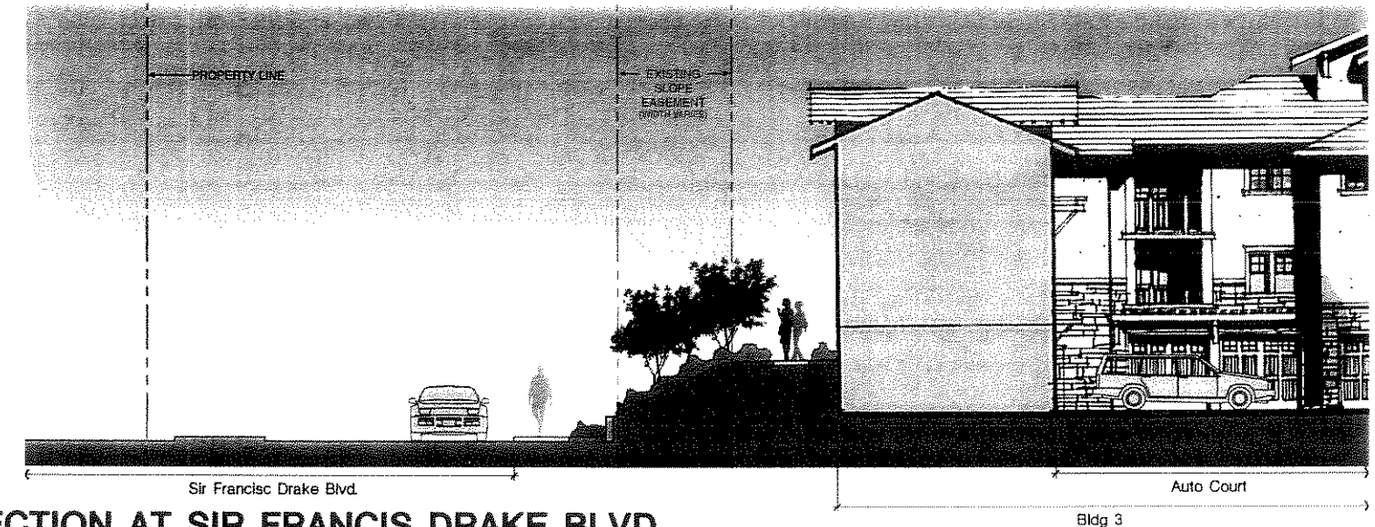
1 BUILDING 3 - SOUTH ELEVATION

N.T.S.



2 SECTION AT SIR FRANCIS DRAKE BLVD

N.T.S.

L2.1 - Landscape Elevations

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1348 4TH STREET, SUITE 200
SAN RAFAEL, CALIFORNIA 94901

2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

DATE 18 July 2006
JOB NO: 98040.20

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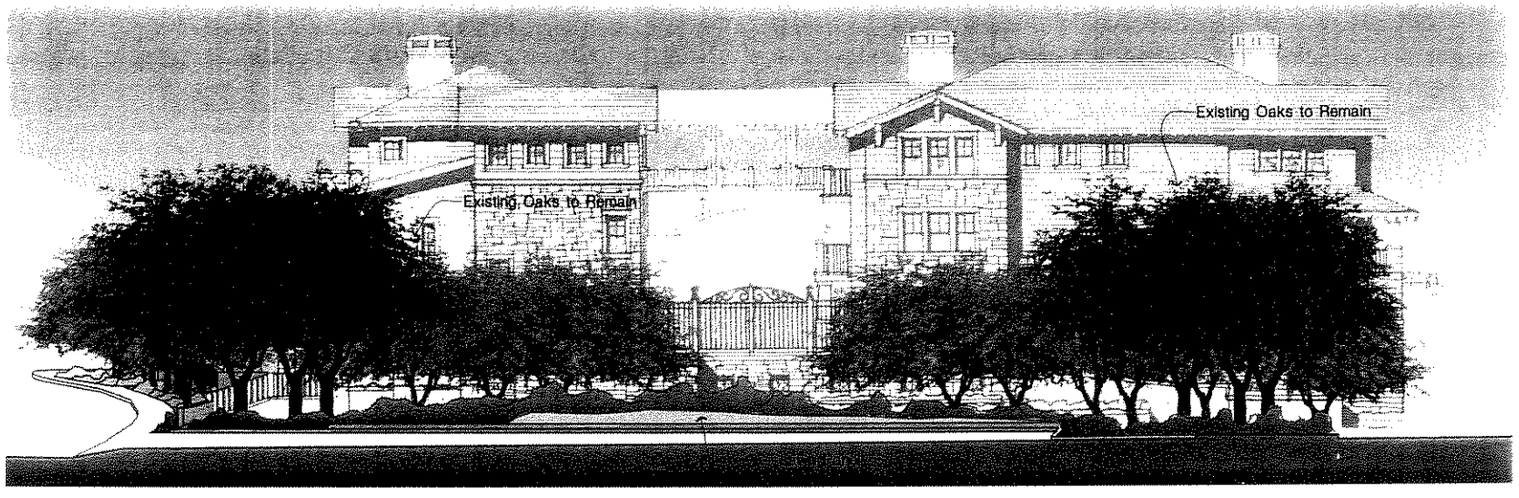

3 TAM VIEW - SOUTH ELEVATION

N.T.S.

4 TAM VIEW - EAST ELEVATION

N.T.S.

L2.2 - Landscape Elevations

2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

CAMPUS ST. JAMES LARKSPUR, LLC
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DATE 18 July 2006
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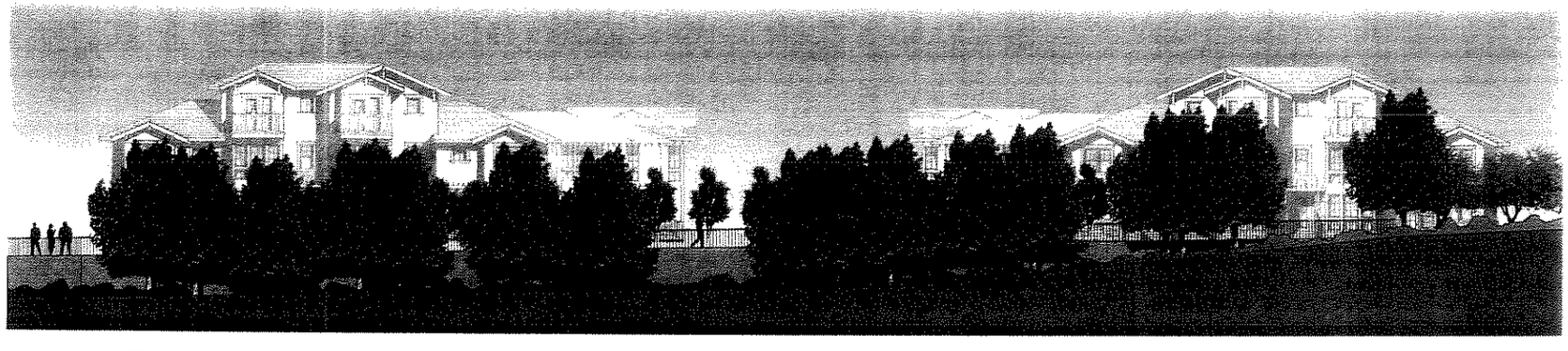
5 PARKSIDE - WEST ELEVATION

N.T.S.



6 BUILDINGS 5 & 6 - SOUTH ELEVATION

N.T.S.

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CAMPUS ST. JAMES LARKSPUR, LLC
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SAN RAFAEL, CALIFORNIA 94901

L2.3 - Landscape Elevations

2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

DATE 18 July 2006
JOB NO: 9804020

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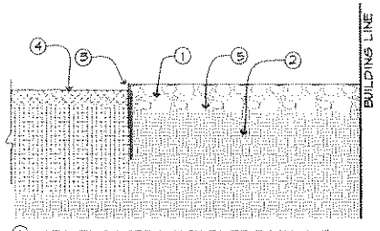
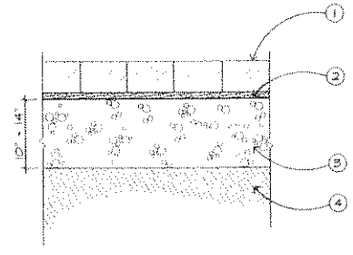


1. GRAVEL #X GREY WASH RIVER ROCK X-X"
2. SUBGRADE - COMPACT UPPER 8" TO 90%
3. RYERSON STEEL HEADER - 1/8"X 4" WITH STAKE INSTALL PER MFG SPECIFICATIONS
4. PLANTED AREA
5. INSTALL BIOBARRIER II WEED CONTROL FABRIC BY REEMAY PER MANUFACTURER'S SPECIFICATIONS, 800-284-2780 www.biobarrier.com OR APPROVED EQUAL

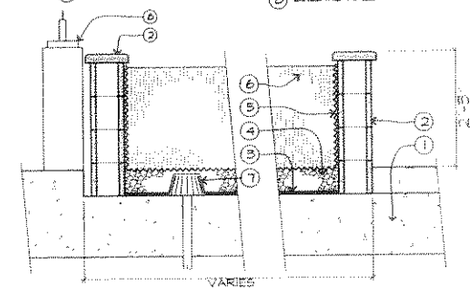
GRAVEL MAINTENANCE STRIP NTS



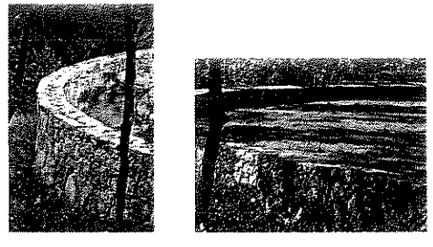
1. PRE-CAST UNIT PAVER
2. 1" SAND SETTING BED
3. COMPACTED AGGREGATE BASE
4. COMPACTED SUBGRADE

UNIT PAVERS - VEHICULAR NTS

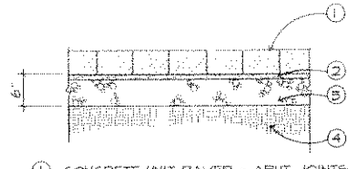
1. STRUCTURAL SLAB
2. CMU WALL
3. WATERPROOFING AND PROTECTION BOARD
4. DRAIN ROCK
5. FILTER FABRIC
6. LIGHT WEIGHT SOIL MIX
7. PLANTER DRAIN - CONNECT TO SD
8. BUILDING WALL



PLANTER WALL ON PODIUM NTS

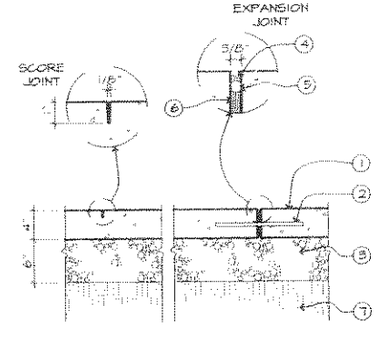


STONE VENEER RETAINING WALL



1. CONCRETE UNIT PAVER - ABUT JOINTS BRUSH SAND INTO JOINTS
2. 1" SAND SETTING BED
3. COMPACTED AGGREGATE BASE
4. COMPACTED SUBGRADE

UNIT PAVERS - PEDESTRIAN



1. CONCRETE PAVING - PROVIDE 4'-0" TOOLED SCORE PATTERN
2. #4 REBAR, 1'-6" LONG AT 2'-0" O.C. /WRAP ONE END WITH FELT
3. 95% COMPACTED CLASS II AGGREGATE BASE
4. SEALANT -- MATCH CONCRETE COLOR
5. BACKER ROD
6. PRE-MOLDED JOINT FILLER
7. SUBGRADE - COMPACT UPPER 8" TO 90%

PEDESTRIAN CONCRETE PAVING NTS

L3.1 - Landscape Details and Furnishings

2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

CAMPUS ST. JAMES LARKSPUR, LLC
1348 4TH STREET, SUITE 200
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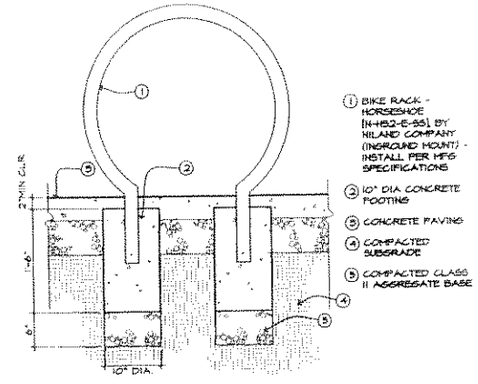
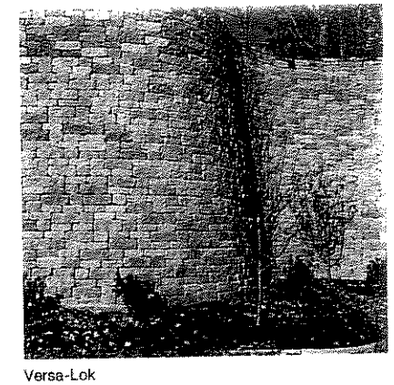
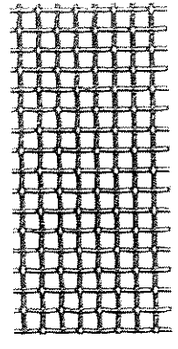


BIKE RACK



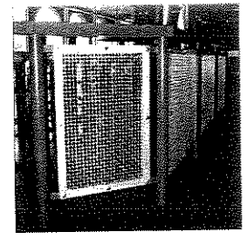
Versa-Lok
Color: Mojave

BLOCK WALL ELEVATION

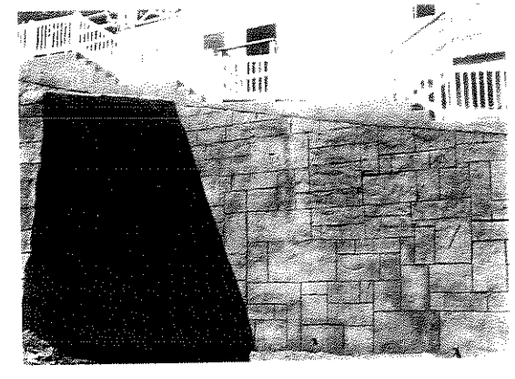


Woven wire mesh
(McNichols Co.)

0.80 gauge wire



METAL GUARD RAIL



SOIL NAIL WALL ELEVATION

L3.2 - Landscape Details and Furnishings

2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

CAMPUS ST. JAMES LARKSPUR, LLC
1348 4TH STREET, SUITE 200
SAN RAFAEL, CALIFORNIA 94901

DATE: 18 July 2006
JOB NO: 9804020

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Landscape Architects
Environmental Planners
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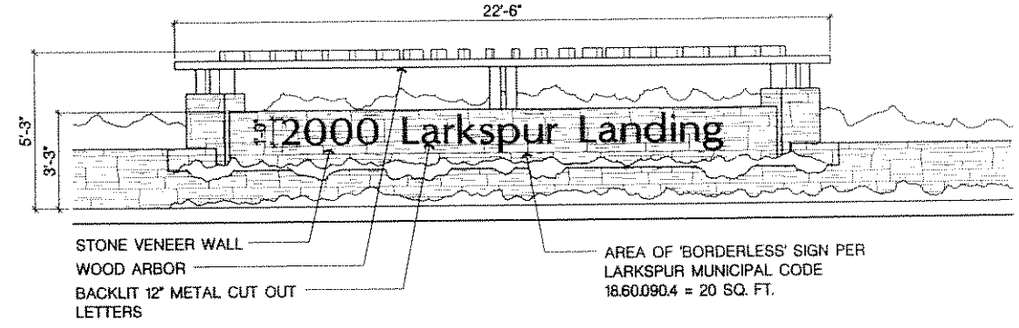

ENTRY SIGN ELEVATION

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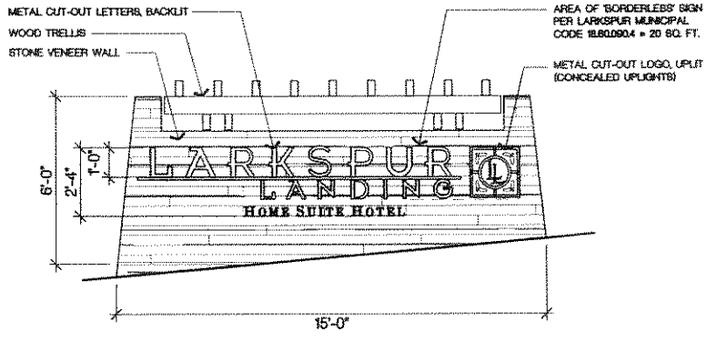

REMOTE HOTEL SIGN

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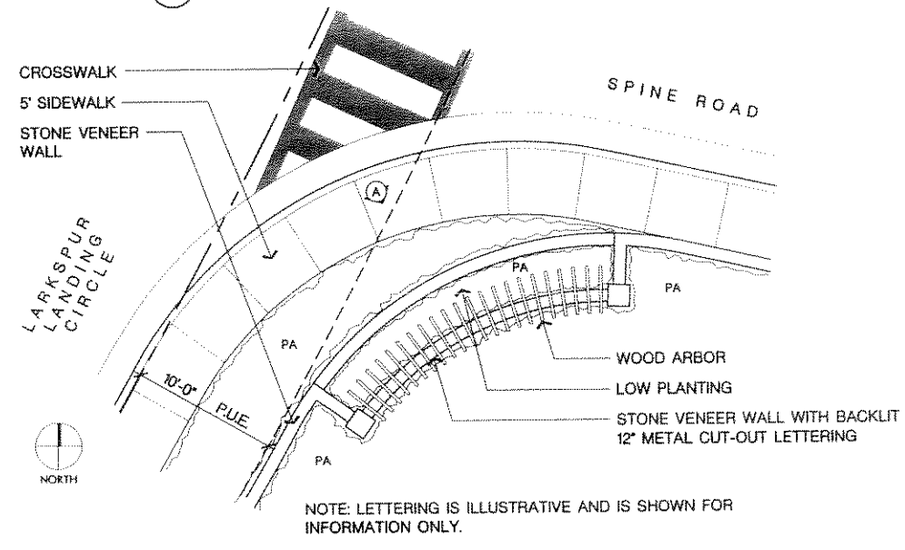

NOTE: LETTERING IS ILLUSTRATIVE AND IS SHOWN FOR INFORMATION ONLY.

ENTRY SIGN PLAN

Scale: 1/8" = 1'-0"

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L3.3 - Signage Details

2000 LARKSPUR LANDING CIRCLE

LARKSPUR, CA

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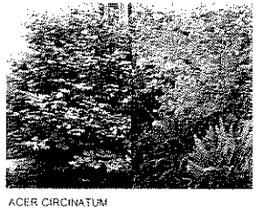
ACER RUBRUM
(Red Maple)



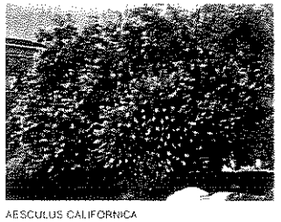
ACER CIRCINATUM
(Vine Maple)

ACER MACROPHYLLA
(Big-Leaf Maple)

ACER PALMATUM 'SANGO KAKU'
(Coral Bark Maple)

ACER RUBRUM 'ARMSTRONG'
(Armstrong Red Maple)

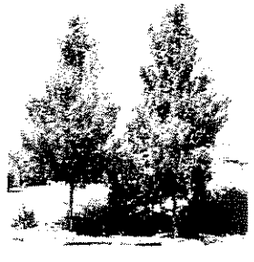
BETULA NIGRA
(River Birch)



AESCULUS CALIFORNICA
(California Buckeye)

ARBUTUS 'MARINA'
(Strawberry Tree)

CEDRUS ATLANTICA
(Atlas Cedar)



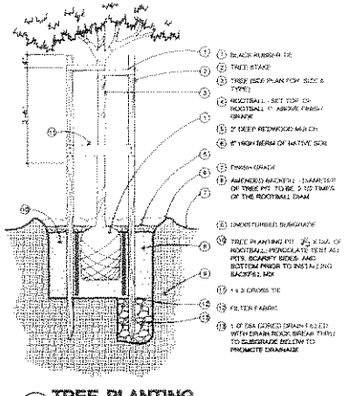
PYRUS CALLERYANA 'CHANTICLEER'
(Chanticleer Callery Pear)

QUERCUS AGRIFOLIA
(Coast Live Oak)

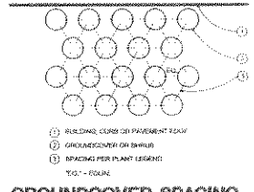
QUERCUS SUBER
(Cork Oak)

LANDSCAPE NOTES

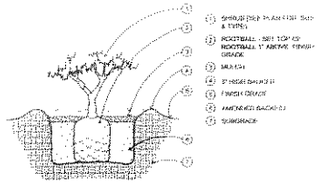
1. A state of the art automated irrigation system shall be installed in all newly planted areas.
2. All shrub & groundcover areas shall receive 2" of bark mulch.
3. Turf shall be sod: drought tolerant dwarf tall fescue type.



3 TREE PLANTING



1 GROUNDCOVER SPACING



2 SHRUB PLANTING

L3.4 - Plant Materials and Planting Notes & Details

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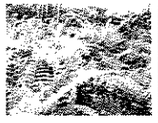
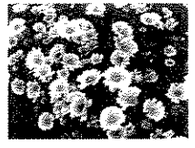
Malus floribunda
(Flowering Crabapple)



Dryopteris arguta
(California Wood Fern)

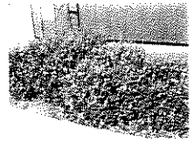
Polystichum munitum
(Western Sword Fern)

Woodwardia areolata
(Netted Chain Fern)



Eschscholzia californica
(California Poppy)
Layia platyglossa
(Tidy Tips)
Nemophila menziesii
(Baby Blue Eyes)

Juncus patens
(Rush)
Muhlenbergia rigens
(Deer Grass)

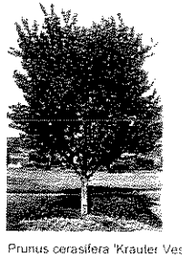


Grevillea rosmarinifolia
'Scarlet Sprite'
(Grevillea)
Westringia fruticosa 'Smokey'
(Westringia)

Phormium 'Atropurpureum Compacta'
(Monrovia Red Flax)

Magnolia soulangiana
(Saucer Magnolia)

Magnolia stellata
(Star Magnolia)

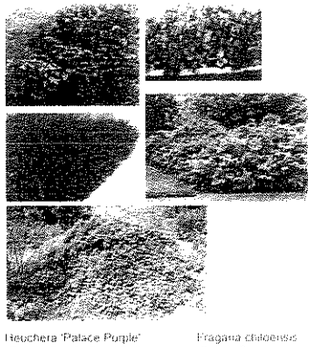


Prunus cerasifera 'Krauter Vesuvius'
(Flowering Cherry)

Cercis occidentalis
(Western Redbud)

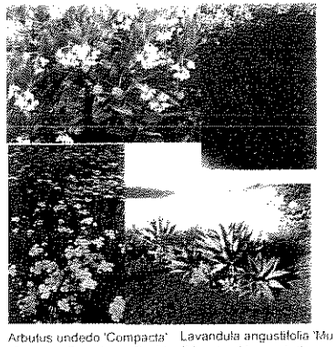
Ceanothus 'Concha'
(Concha Ceanothus)
Rhamnus californica
'Eve Case'
(Coffeeberry)
Garrya elliptica
(Coast Silk Tassel)

Ceanothus 'Skylark'
(Skylark Ceanothus)
Ribes sanguineum
(Flowering Currant)



Heuchera 'Palace Purple'
(Palace Purple Coral Bells)
Arctostaphylos 'Emerald Carpet'
(Bearberry)
Ceanothus 'Joyce Coulter'
(Ceanothus Joyce Coulter)

Fragaria chiloensis
(Beach Strawberry)
Mahonia repens
(Creeping Mahonia)



Arbutus undedo 'Compacta'
(Compact Strawberry Bush)
Achillea millefolium
(Common Yarrow)

Lavandula angustifolia 'Munstead'
(Munstead Lavender)
Agave attenuata
(Fox Tail Agave)

Cornus sericea
(Creek Dogwood)

Salix lasiolepis
(Arroyo Willow)

L3.5 - Plant Materials

2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

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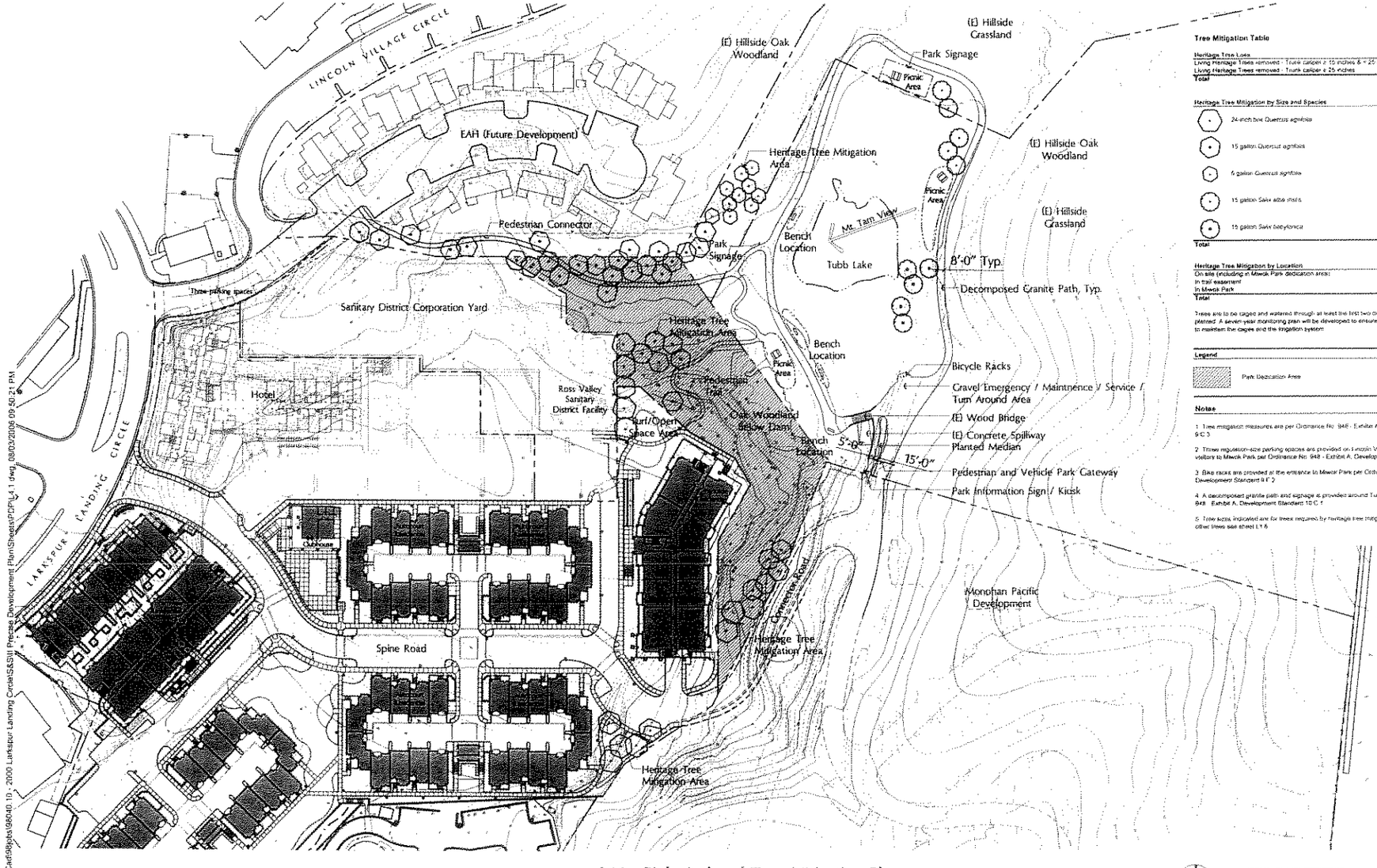

Tree Mitigation Table

Heritage Tree Loss		
Living Heritage Trees removed - Trunk caliper ≥ 10 inches & < 25 inches	16	
Living Heritage Trees removed - Trunk caliper ≥ 25 inches	8	
Total	**24**	

Heritage Tree Mitigation by Size and Species		
24-inch box Quercus agrifolia	13	(20%)
15 gallon Quercus agrifolia	35	(51%)
5 gallon Quercus agrifolia	10	(15%)
15 gallon Salix alba vitellina	5	(7%)
15 gallon Salix babylonica	5	(7%)
Total	**68**	

Heritage Tree Mitigation by Location		
On site (including in Miwok Park dedication area)	37	(54%)
In trail easement	8	(12%)
In Miwok Park	23	(34%)
Total	**68**	

Trees are to be caged and watered through at least the first two dry seasons after they are planted. A seven-year monitoring plan will be developed to ensure the health of the trees and to maintain the cages and the irrigation system.

Legend

Park Dedication Area

Notes

1. Tree mitigation measures are per Ordinance No. 948 - Exhibit A, Development Standard 9 C 3
2. Three regulation-size parking spaces are provided on Lincoln Village Circle for use by visitors to Miwok Park per Ordinance No. 948 - Exhibit A, Development Standard 9 E 2
3. Bike racks are provided at the entrance to Miwok Park per Ordinance No. 948 - Exhibit A, Development Standard 9 F 2
4. A decomposed granite path and signage is provided around Tubb Lake per Ordinance No. 948 - Exhibit A, Development Standard 10 C 1
5. Tree sizes indicated are for trees required by heritage tree mitigation only. For sizes of all other trees see sheet L1.6

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L4.1 - Biological and Tree Mitigation Plan

2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

NORTH

0' 50' 100' 200' 300'
SCALE 1" = 100'-0"

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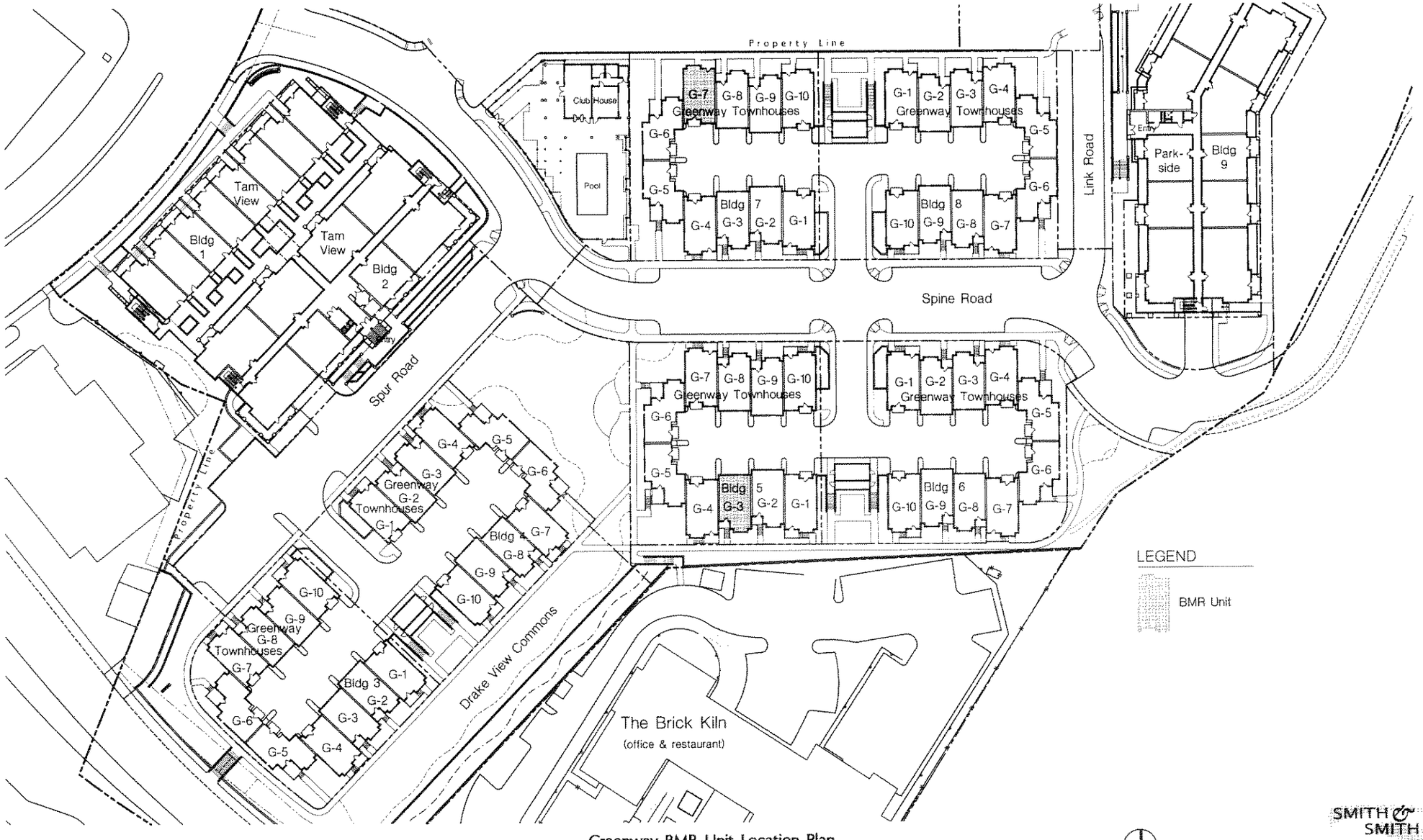

Greenway BMR Unit Location Plan

2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

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NORTH

SCALE NTS

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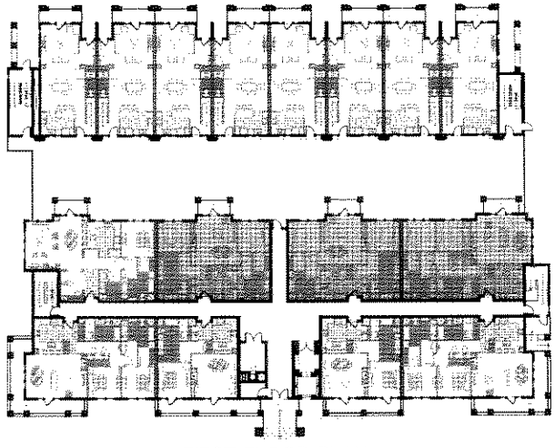
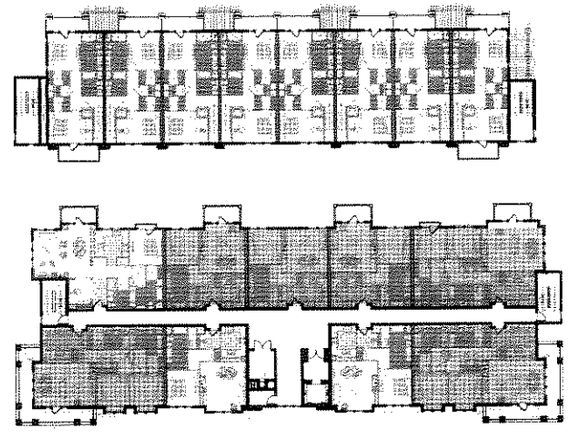
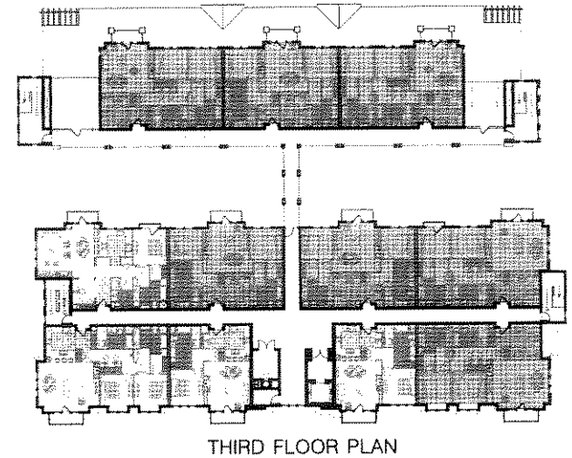


FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

= BMR UNIT

BMR LOCATION PLAN

A2.1.6

NTS

18 JULY 06
PROJECT NO: 42012

OCT 17 2006

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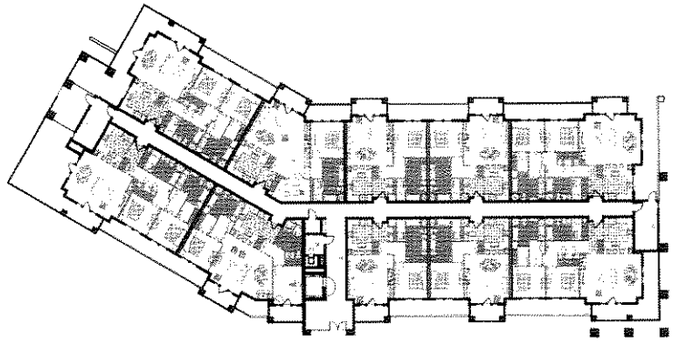
TAM VIEW, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA



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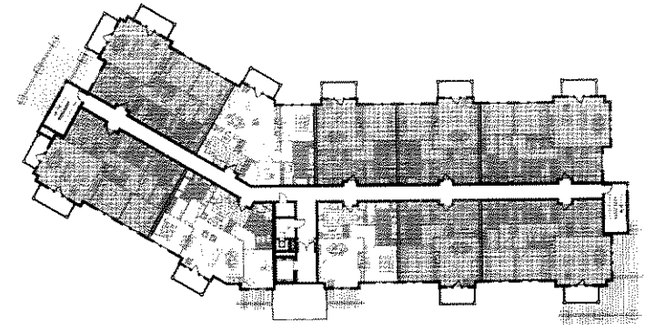

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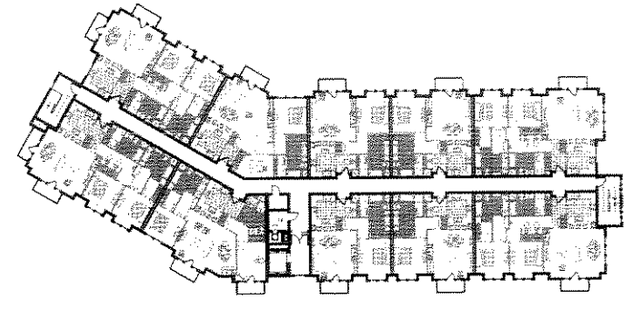

THIRD FLOOR PLAN

= BMR UNIT

BMR LOCATION PLAN

A2.2.6

NTS.

18 JULY 06
PROJECT NO: 42012

MBH

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PARKSIDE, 2000 LARKSPUR LANDING

LARKSPUR, CALIFORNIA