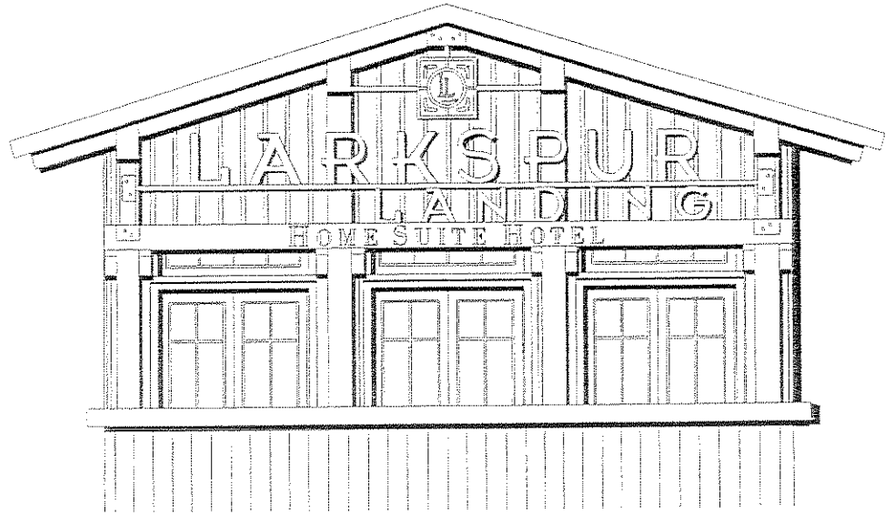
ORDINANCE NO. 954
EXHIBIT B

LARKSPUR LANDING HOTEL



LARKSPUR LANDING CIRCLE
LARKSPUR, CALIFORNIA

LARKSPUR LANDING HOTEL
LARKSPUR LANDING CIRCLE
LARKSPUR, CA

LARKSPUR HOSPITALITY
770 TAMALPAIS DRIVE, SUITE 320
CORTE MADERA, CALIFORNIA 94925

PATRI, MERKER, ARCHITECTS
ARCHITECTURE, PLANNING, INTERIOR DESIGN, RESTORATION

400 SECOND STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94107
T 415 284.1100 F 284.1111

NO.	DATE	DESCRIPTION
	06-29-05	PRECISE DEV. PLAN APPLICATION
1	06-23-05	RESPONSE TO CITY COMMENTS
2	10-15-05	RESPONSE TO CITY COMMENTS
3	03-24-07	RESPONSE TO CITY COMMENTS

A COPYRIGHT 2005 REPRODUCTION OR USE OF ANY MATERIALS HEREIN WITHOUT THE WRITTEN PERMISSION OF PATRI MERKER ARCHITECTS AND VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES.

SHEET TITLE
COVER SHEET

PROJECT NO. 05100.10
PROJECT NAME LARKSPUR LANDING HOTEL
SCALE
DRAWN
SHEET NO.
A0.00

ABBREVIATIONS

TYPICAL ARCHITECTURAL SYMBOLS

ARCHITECTURAL FLOOR PLAN SYMBOLS

ARCHITECTURAL CEILING PLAN SYMBOLS

MATERIAL INDICATIONS

DRAFTING CONVENTIONS

PROJECT TEAM

OWNER
LARKSPUR HOSPITALITY
770 TAMALPAIS DRIVE SUITE 320
CORTE MADERA CALIFORNIA 94925
TEL [illegible]
FAX [illegible]

PROJECT ARCHITECT
PATRI MERKER ARCHITECTS
400 SECOND ST. SUITE 400
SAN FRANCISCO CA 94107
TEL (415) 284-1100
FAX (415) 284-1111

LANDSCAPE ARCHITECTURE
ROYSTON HANAMOTO ALLEY & ABEY
225 MILLER AVENUE
MILL VALLEY CALIFORNIA 94941
TEL (415) 383-7900
FAX (415) 383-1433

SMITH & SMITH
1501 NORTH POINT
SAN FRANCISCO CALIFORNIA 94123
TEL [illegible]
FAX [illegible]

CIVIL ENGINEERS
LAND DEVELOPMENT SOLUTIONS INC
1610 GRANT AVE SUITE 102
NOVATO CA 94945
TEL [illegible]
FAX [illegible]

DRAWING INDEX

A0.01 INDEX / ABBREVIATIONS
A0.02 VICINITY PLAN

A1.01 SITE PLAN
A1.02 SITE PLAN DETAILS
A1.03 SITE LIGHTING PLAN
A1.04 SITE LIGHTING SPECIFICATIONS

A2.01 GROUND FLOOR PLAN
A2.02 SECOND FLOOR PLAN
A2.03 THIRD FLOOR PLAN
A2.04 FOURTH FLOOR PLAN
A2.05 ROOF PLAN

A3.01 BUILDING ELEVATIONS
A3.02 BUILDING ELEVATIONS
A3.03 BUILDING ELEVATIONS
A3.04 SIGN ELEVATIONS
A3.05 SITE SECTIONS
A3.06 SITE SECTIONS

SL-1 STREET FRONTAGE & PARKING LANDSCAPE PLAN
L1.0 LANDSCAPE PLAN
L2.0 PLANTING PLAN
L2.1 RETAINING WALL UPPER PLANTING PLAN
L3.0 PLANTING SCHEDULE
L4.0 DETAILS

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

PROJECT SUMMARY

HOTEL SUMMARY

ROOM COUNT	STUDIO	DOUBLE STUDIO	SUITE	GRAND SUITE	2 BEDROOM	TOTAL	AREA
GROUND LEVEL	9	0	7	0	0	16	15,932 SF
2nd LEVEL	18	4	7	0	0	29	16,249 SF
3rd LEVEL	17	4	6	0	1	28	16,099 SF
4th LEVEL	18	2	5	1	1	27	15,721 SF
	62	10	25	1	2	100	64,001 SF

PARKING 79 SPACES

LARKSPUR LANDING HOTEL
LARKSPUR LANDING CIRCLE
LARKSPUR, CA

LARKSPUR HOSPITALITY
770 TAMALPAIS DRIVE, SUITE 320
CORTE MADERA, CALIFORNIA 94925

PATRI MERKER ARCHITECTS
ARCHITECTURE PLANNING INTERIOR DESIGN RENOVATION
400 SECOND STREET SUITE 400
SAN FRANCISCO, CALIFORNIA 94107
T 415 284 1100 F 284 1111

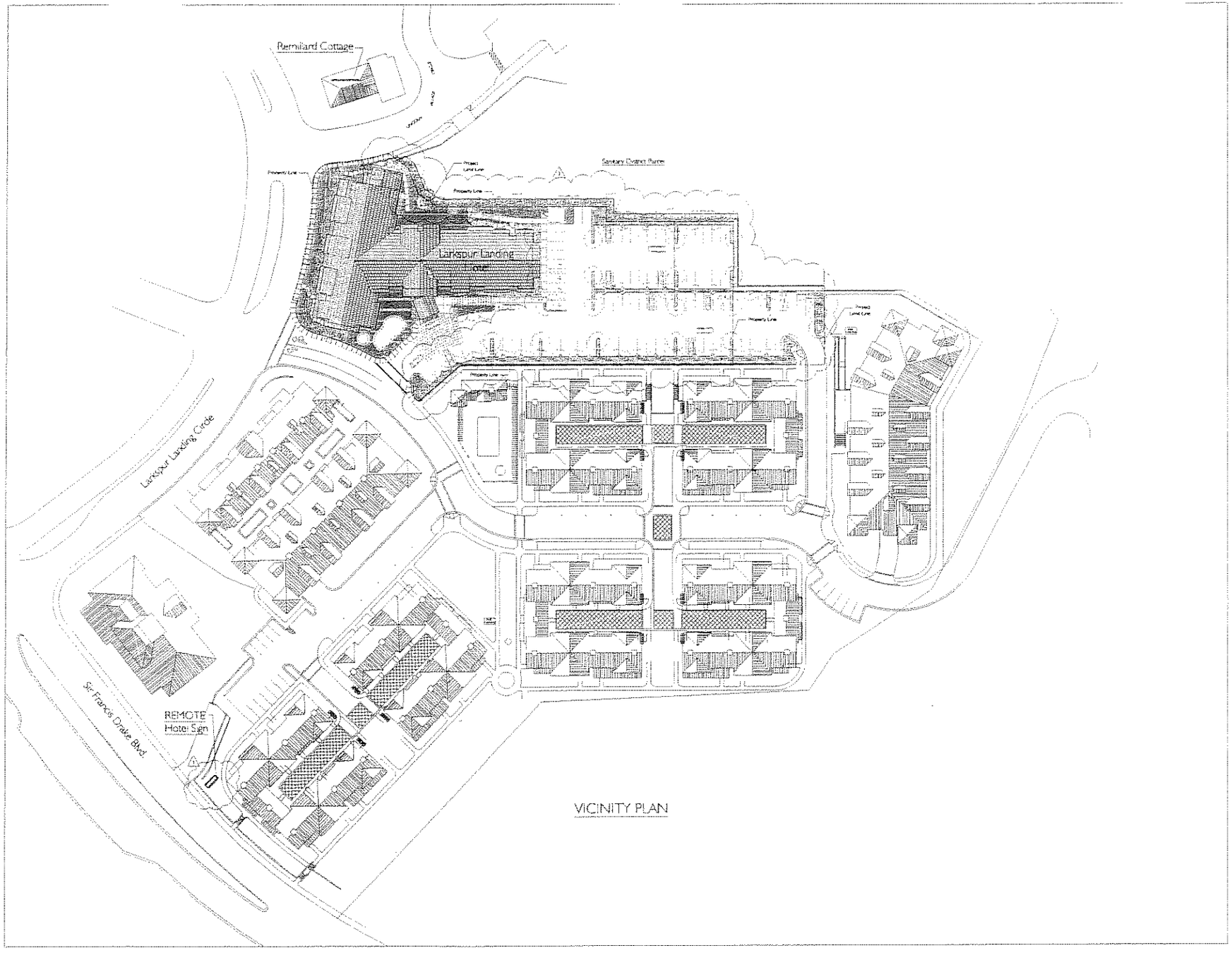
NO.	DATE	DESCRIPTION
	05-08-06	PRECISE CITY PLAN APPLICATION
1	08-23-06	RESPONSE TO CITY COMMENTS
2	10-18-06	RESPONSE TO CITY COMMENTS
3	01-24-07	RESPONSE TO CITY COMMENTS

SHEET INDEX & ABBREVIATIONS

05100.10 LARKSPUR LANDING HOTEL

N/A

A0.01



VICINITY PLAN

LARKSPUR LANDING HOTEL
LARKSPUR LANDING CIRCLE
LARKSPUR, CA

LARKSPUR HOSPITALITY
770 TAMALPAIS DRIVE, SUITE 320
CORTE MADERA, CALIFORNIA 94925

PATRI . MERKER . ARCHITECTS
ARCHITECTURE . PLANNING . INTERIOR DESIGN . RENOVATION

450 SECOND STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94107
T 415 284 1100 F 284 1111

No.	Date	Description
	08-04-05	PRECISE DEV. PLAN APPLICATION
1	09-23-05	RESPONSE TO CITY COMMENTS
2	10-19-05	RESPONSE TO CITY COMMENTS
3	01-24-07	RESPONSE TO CITY COMMENTS

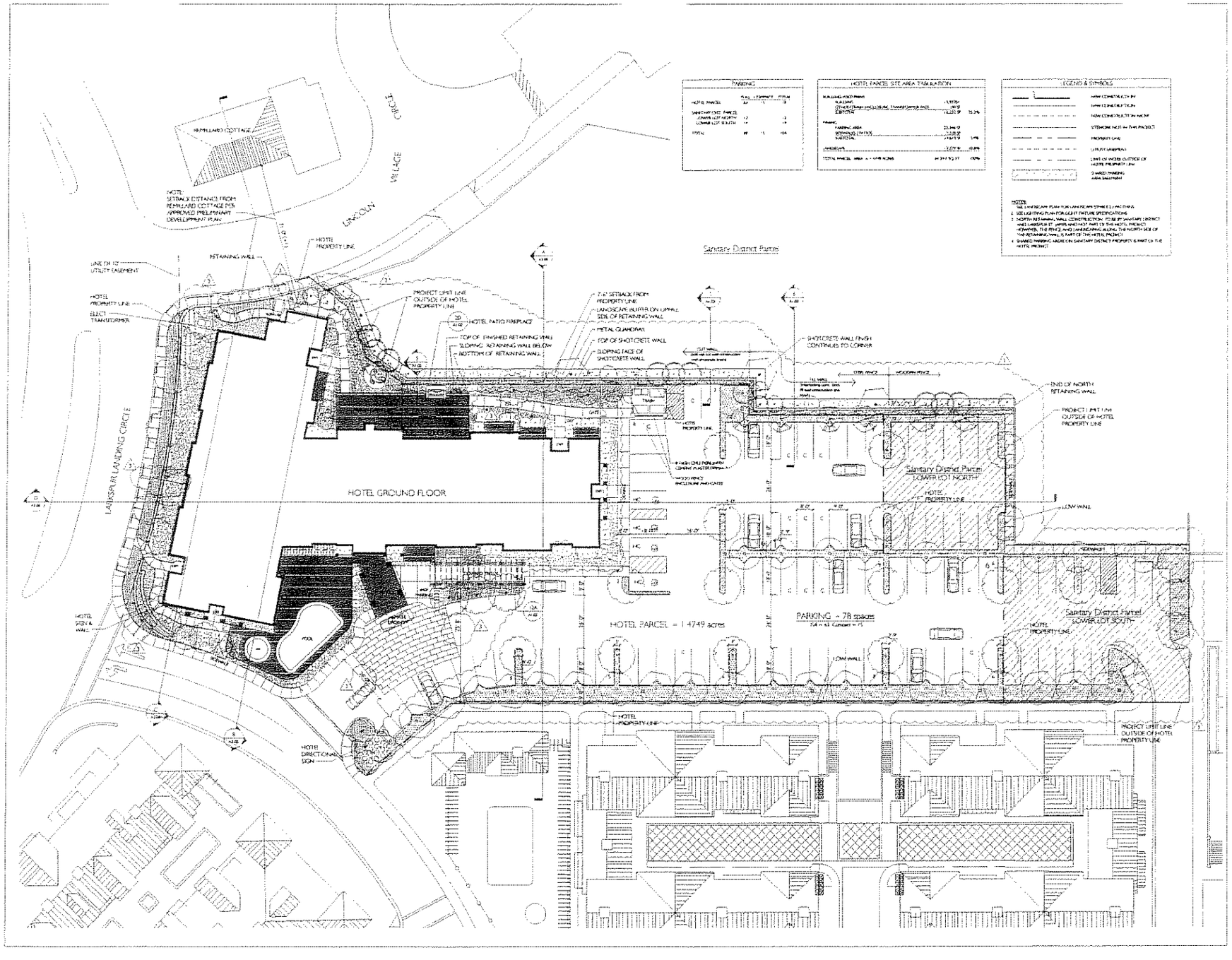
© COPYRIGHT 2005 REPRODUCTION OR USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF PATRI . MERKER . ARCHITECTS INC. VIOLATES THE COPYRIGHT LAW OF THE UNITED STATES

VICINITY PLAN

PROJECT NO. 05100.10 PROJECT NAME LARKSPUR LANDING HOTEL

SCALE 1" = 40'

A0.02



LARKSPUR LANDING HOTEL

LARKSPUR LANDING CIRCLE
LARKSPUR, CA

LARKSPUR HOSPITALITY
770 TAMALPAIS DRIVE, SUITE 320
CORTE MADERA, CALIFORNIA 94925

PATRI MERKER ARCHITECTS
ARCHITECTURE PLANNING INTERIOR DESIGN RENOVATION

400 SECOND STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94107
T 415 284 1300 F 284 1111

	08-09-06	PRELIMINARY PLAN APPLICATION
1	08-25-06	RESPONSE TO CITY COMMENTS
2	12-19-06	RESPONSE TO CITY COMMENTS
3	01-24-07	RESPONSE TO CITY COMMENTS

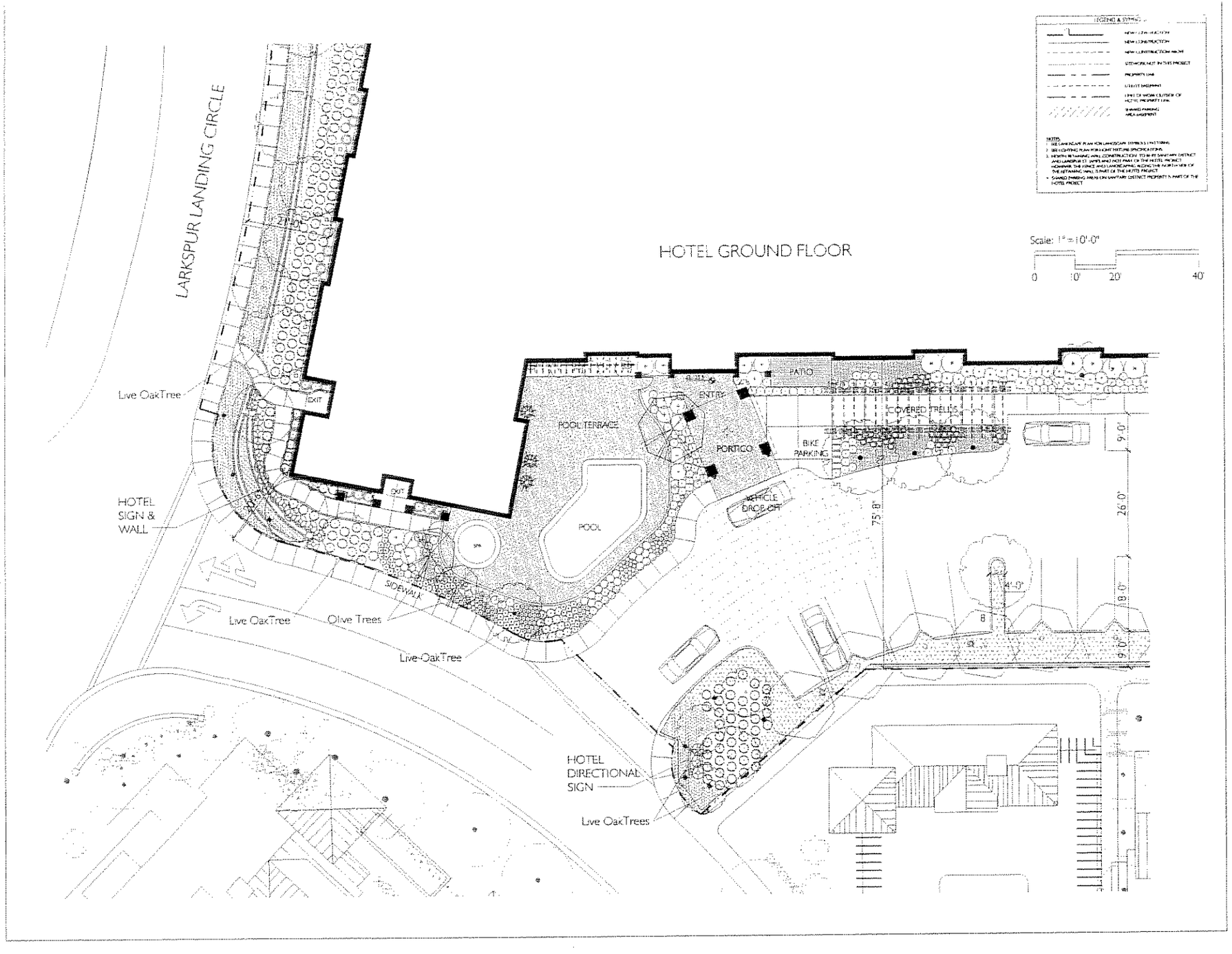
© COPYRIGHT 2006 REPRODUCTION OR USE OF ANY MATERIALS HEREIN WITHOUT THE WRITTEN PERMISSION OF PATRI MERKER ARCHITECTS, INC. VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES.

SITE PLAN

05100.10 LARKSPUR LANDING HOTEL

1" = 20'

A1.01



LARKSPUR LANDING HOTEL

LARKSPUR LANDING CIRCLE
LARKSPUR, CA

LARKSPUR HOSPITALITY
770 TAMALPAIS DRIVE, SUITE 320
CORTE MADERA, CALIFORNIA 94925

PATRI MERKER ARCHITECTS
ARCHITECTURE PLANNING INTERIOR DESIGN RENOVATION

400 SECOND STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94107
T 415 284 1100 F 284 1111

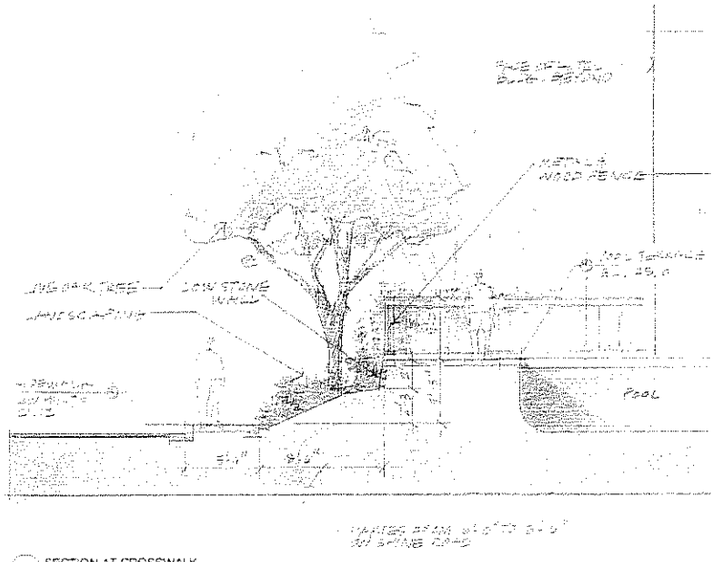
NO.	DATE	DESCRIPTION
	08-09-06	PRECISE DEV PLAN APPLICATION
1	08-23-06	RESPONSE TO CITY COMMENTS
2	10-16-06	RESPONSE TO CITY COMMENTS
3	01-24-07	RESPONSE TO CITY COMMENTS
4	02-21-07	PLANNING COMMISSION REV

ALTERNATE SITE ENTRY PLAN

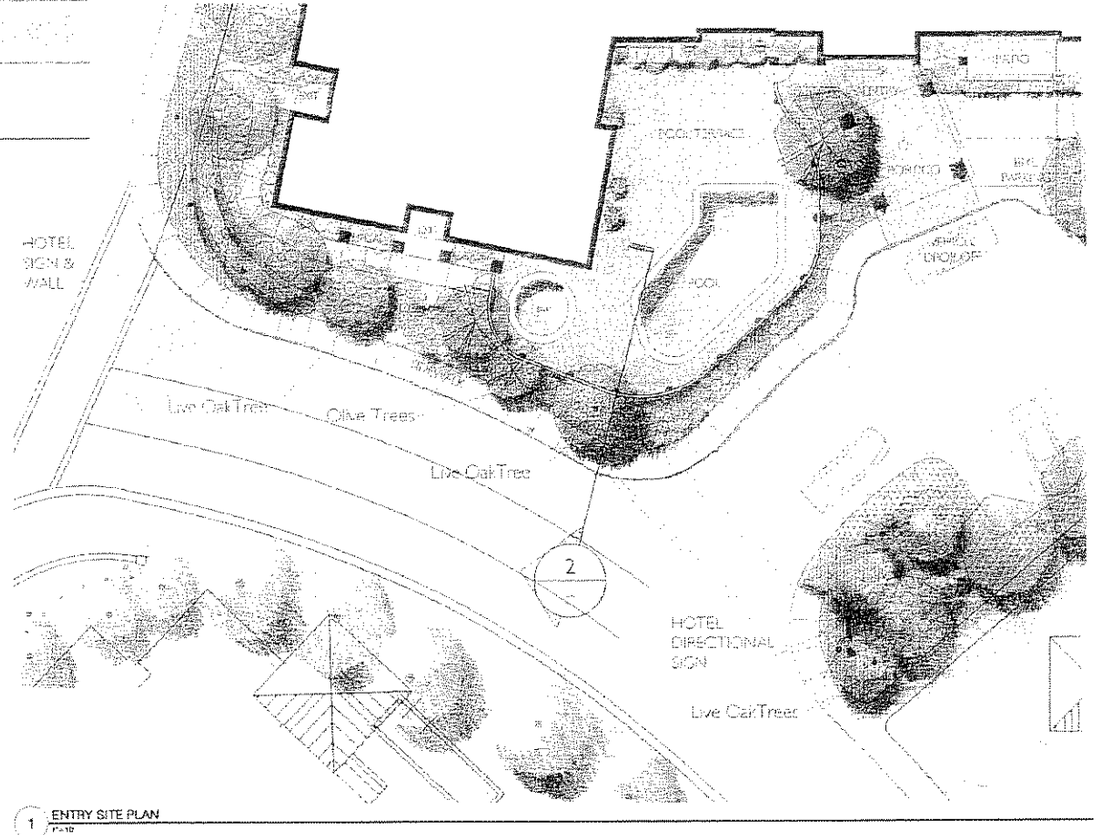
05100.10 LARKSPUR LANDING HOTEL

1" = 10'

A1.01A



2 SECTION AT CROSSWALK



1 ENTRY SITE PLAN

LARKSPUR LANDING HOTEL
LARKSPUR LANDING CIRCLE
LARKSPUR, CA

LARKSPUR HOSPITALITY
770 TAMALPAIS DRIVE, SUITE 320
CORTE MADERA, CALIFORNIA 94925

PATRI MERKER ARCHITECTS
ARCHITECTURE PLANNING INTERIOR DESIGN RENOVATION

400 SECOND STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94107
T 415 284 1100 F 284 1111

NO.	DATE	DESCRIPTION
	06-08-05	PRECISE DEV. PLAN APPLICATION
1	08-23-05	RESPONSE TO CITY COMMENTS
2	10-16-05	RESPONSE TO CITY COMMENTS
3	01-24-07	RESPONSE TO CITY COMMENTS
4	05-21-07	PLANNING COMMISSION REV

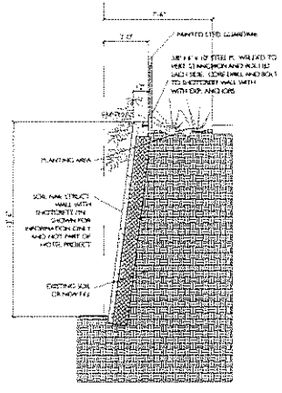
© COPYRIGHT 2005 REPRODUCTION OR USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF PATRI MERKER ARCHITECTS INC. VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES.

SITE ENTRY
COLOR PLAN
& SECTION

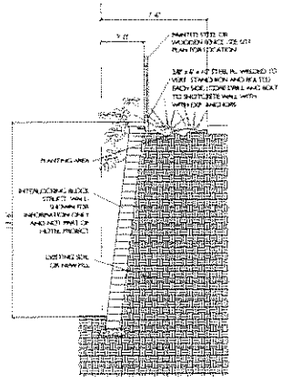
PROJECT NO. 05.100.10 PROJECT NAME LARKSPUR LANDING HOTEL

SCALE AS NOTED

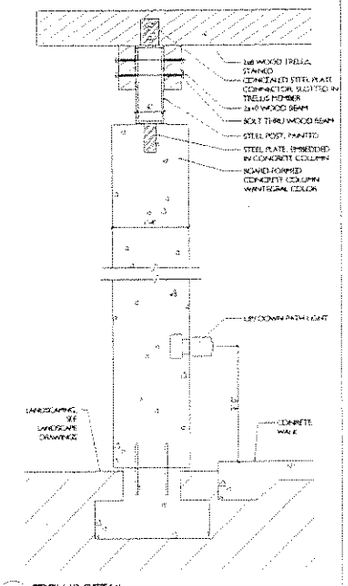
A1.01B



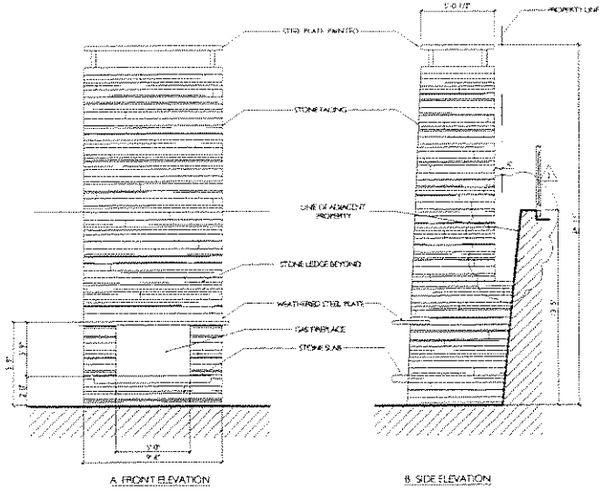
5 RETAINING WALL SECTION-SHOTCRETE SYSTEM
SCALE: 1/4"=1'-0"



6 RETAINING WALL SECTION - INTERLOCKING BLOCK SYSTEM
SCALE: 1/4"=1'-0"



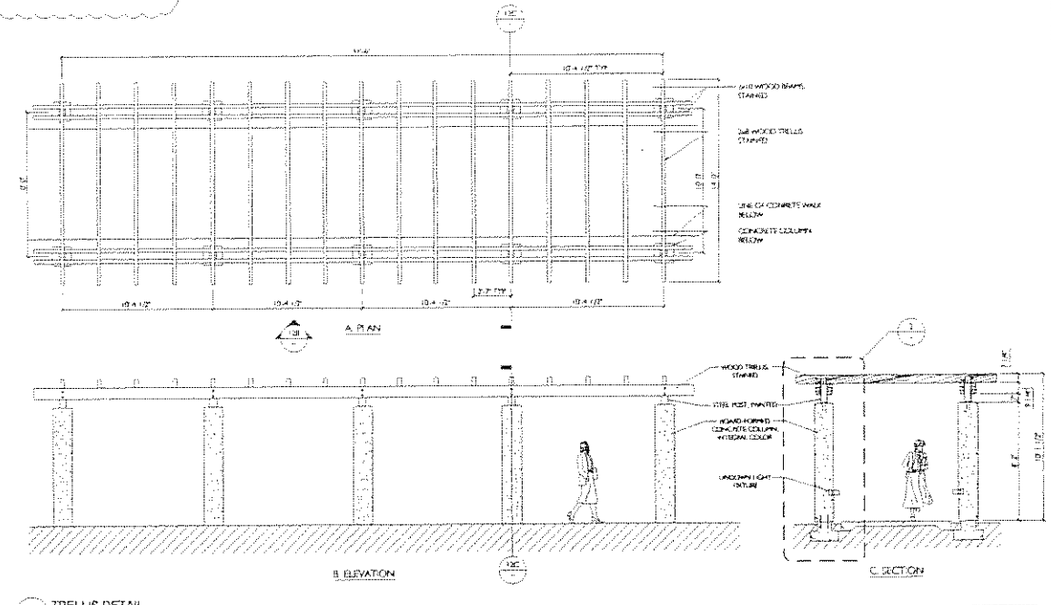
2 TRELLIS DETAIL
1"=1'-0"



A. FRONT ELEVATION

B. SIDE ELEVATION

20 FIREPLACE DETAIL
1/4"=1'-0"



12 TRELLIS DETAIL
1/4"=1'-0"

LARKSPUR LANDING HOTEL
LARKSPUR LANDING CIRCLE
LARKSPUR, CA

LARKSPUR HOSPITALITY
770 TAMALPAIS DRIVE, SUITE 320
CORTE MADERA, CALIFORNIA 94925

PATRI MERKER ARCHITECTS
ARCHITECTURE PLANNING INTERIOR DESIGN RENOVATION

400 SECOND STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94107
T 415 284 1100 F 284 1111

REVISIONS		
NO.	DATE	DESCRIPTION
	06-08-06	PRELIMINARY PLAN APPLICATION
1	06 23 06	RESPONSE TO CITY COMMENTS
2	10 16 06	RESPONSE TO CITY COMMENTS
3	01 24 07	RESPONSE TO CITY COMMENTS

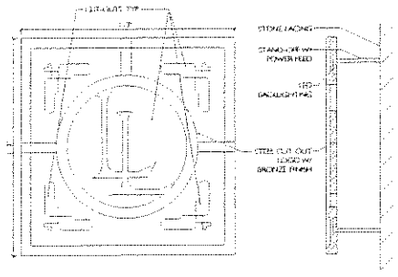
© COPYRIGHT 2006 REPRODUCTION OR USE OF THIS DRAWING IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PATRI MERKER ARCHITECTS INC. HOLDS THE COPYRIGHT UNDER OF THE UNITED STATES.

SHEET TITLE
SITE PLAN DETAILS

PROJECT NO. 05100.10 PROJECT NAME LARKSPUR LANDING HOTEL

SCALE AS NOTED

DATE SHEET NO. A1.02

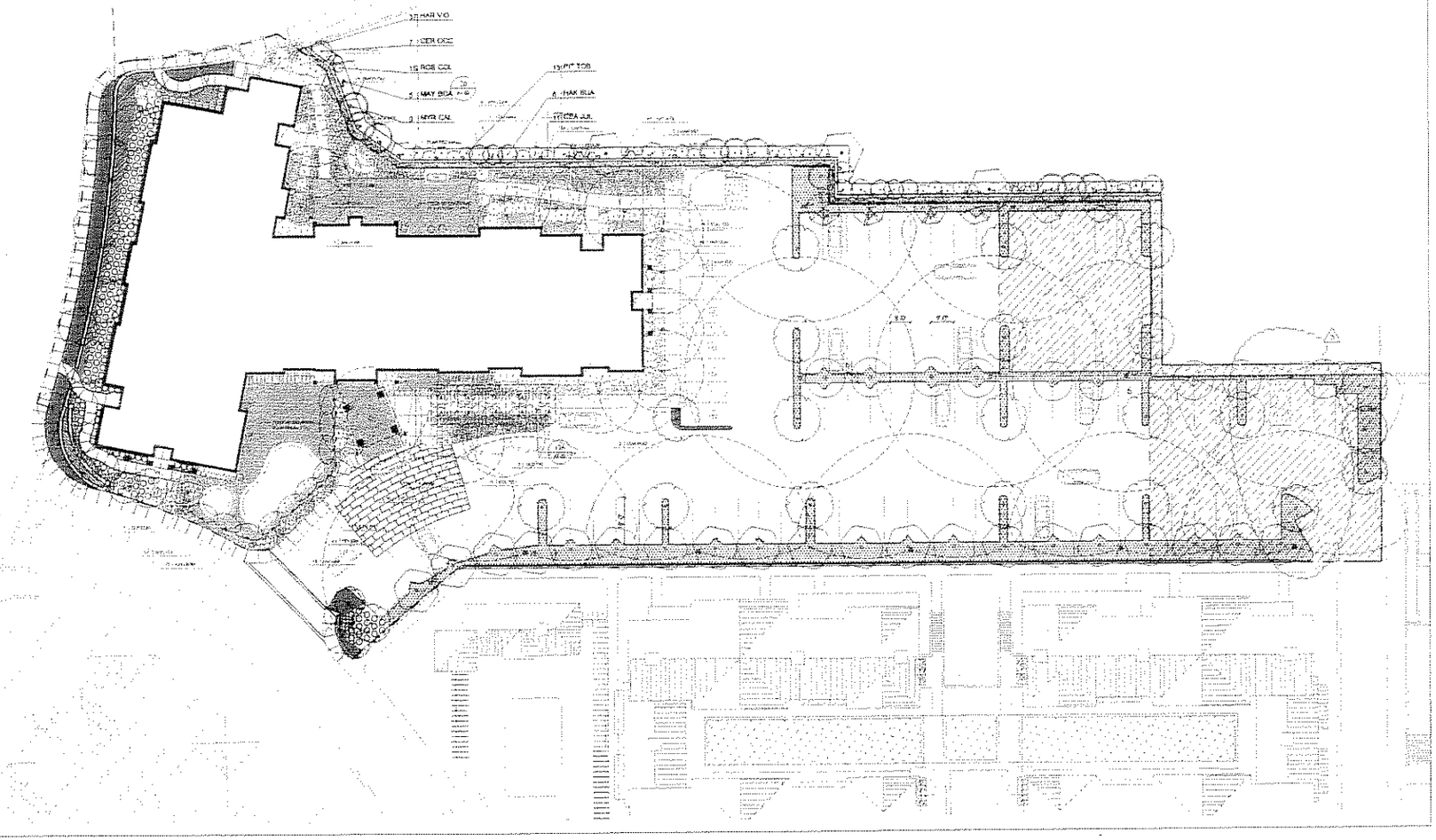


1 CUSTOM WALL SCONCE DETAIL FIXTURE TYPE B

SITE LIGHTING SCHEDULE

SYMBOL	TYPE	MODEL	MANUFACTURER	FINISH	LAMPS	NOTES
LT	PARKING FIXTURE (SEE SL POLE)	[illegible] POLE	COLOR POLE SIGN	BRONZE	1	
LT	DIE PARKING FIXTURE (SEE SL POLE)	[illegible] POLE	COLOR POLE SIGN	BRONZE	1	
[illegible]	PARKING FIXTURE (SEE SL POLE)	[illegible] POLE	COLOR POLE SIGN	BRONZE	[illegible]	
[illegible]	BOLLARD	[illegible]	COLOR POLE SIGN	CORTEN STEEL	[illegible]	
[illegible]	WALL SCONCE TYPE A	[illegible]	[illegible]	BRONZE	[illegible]	
[illegible]	WALL SCONCE TYPE B	[illegible]	[illegible]	BRONZE	[illegible]	SEE DETAIL [illegible]
[illegible]	SEMI-RECESSED WALL MOUNTED	[illegible]	[illegible]	BRONZE	[illegible]	
[illegible]	CLIFF RECESSED WALL MOUNTED	[illegible]	[illegible]	BRONZE	[illegible]	
[illegible]	INGROUND LIGHTING	[illegible]	[illegible]	BRONZE	[illegible]	

NOTES:
1. CHANGED LINE INDICATES MAXIMUM EXTENT OF LIGHT FIXTURE THROW (AT 0.1 FOOTCANDLES)



LARKSPUR LANDING HOTEL
LARKSPUR LANDING CIRCLE
LARKSPUR, CA

LARKSPUR HOSPITALITY
770 TAMALPAIS DRIVE, SUITE 320
CORTE MADERA, CALIFORNIA 94925

PATRI MERKER ARCHITECTS
ARCHITECTURE PLANNING INTERIOR DESIGN RENOVATION

400 SECOND STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94107
T 415 284 1100 F 284 1111

REVISIONS		
	08-08-05	PRELIM. DEV. PLAN APPLICATION
1	09-23-06	RESPONSE TO CITY COMMENTS
2	10-18-06	RESPONSE TO CITY COMMENTS
3	01-24-07	RESPONSE TO CITY COMMENTS

© COPYRIGHT 2005 REPRODUCTION OR USE OF ANY MATERIALS HEREIN WITHOUT THE WRITTEN PERMISSION OF PATRI MERKER ARCHITECTS, INC. VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES

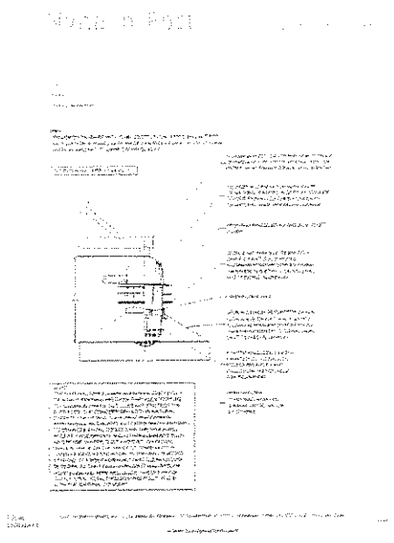
DRAWING TITLE
SITE LIGHTING PLAN

PROJECT NO. 05100.10 PROJECT NAME LARKSPUR LANDING HOTEL

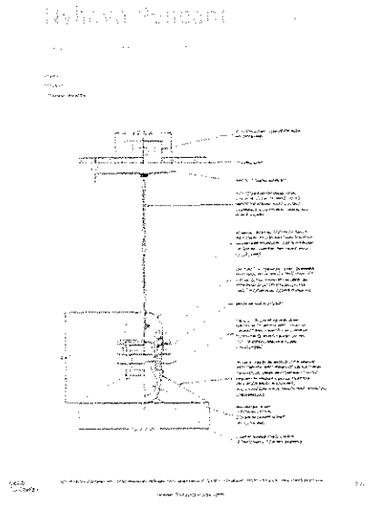
SCALE 1" = 20'

DRAWN BY DRAWING NO. A1.03

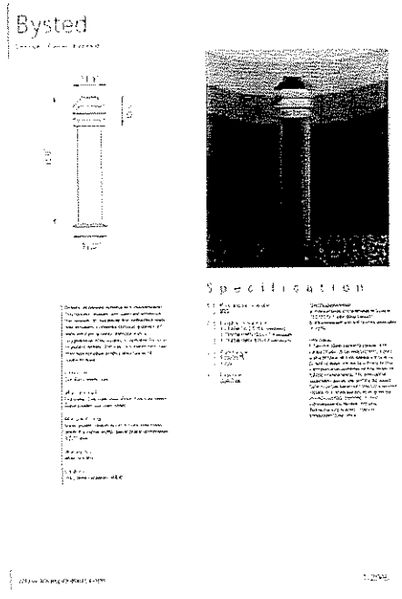
PARKING FIXTURE



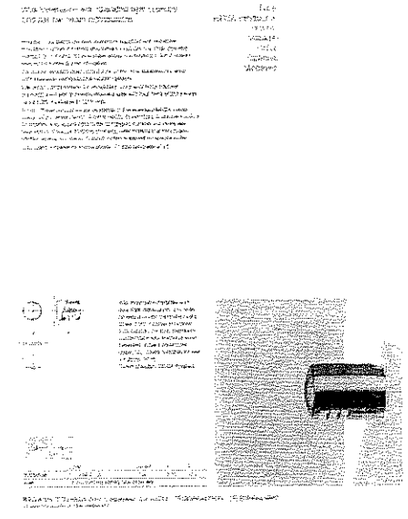
HANGING FIXTURE



BOLLARD

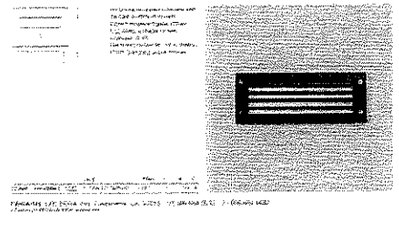


WALL SCONCE, TYPE

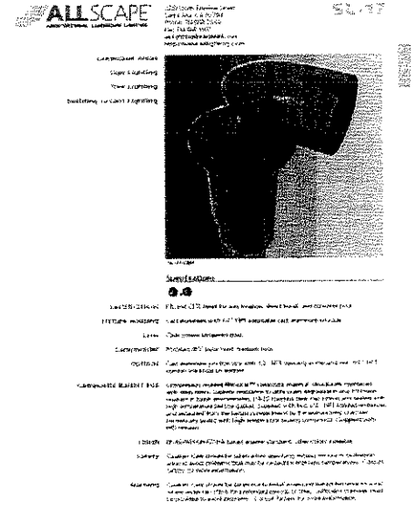


SEMI-RECESSED WALL MOUNTED

FLUSH WALL MOUNTED



LANDSCAPE



LARKSPUR LANDING HOTEL
LARKSPUR LANDING CIRCLE
LARKSPUR, CA

LARKSPUR HOSPITALITY
770 TAMALPAIS DRIVE, SUITE 320
CORTE MADERA, CALIFORNIA 94925

PATRI MERKER, ARCHITECTS
ARCHITECTURE PLANNING INTERIOR DESIGN FRAMEWORK
400 SECOND STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94107
T 415 284 1100 F 284 1111

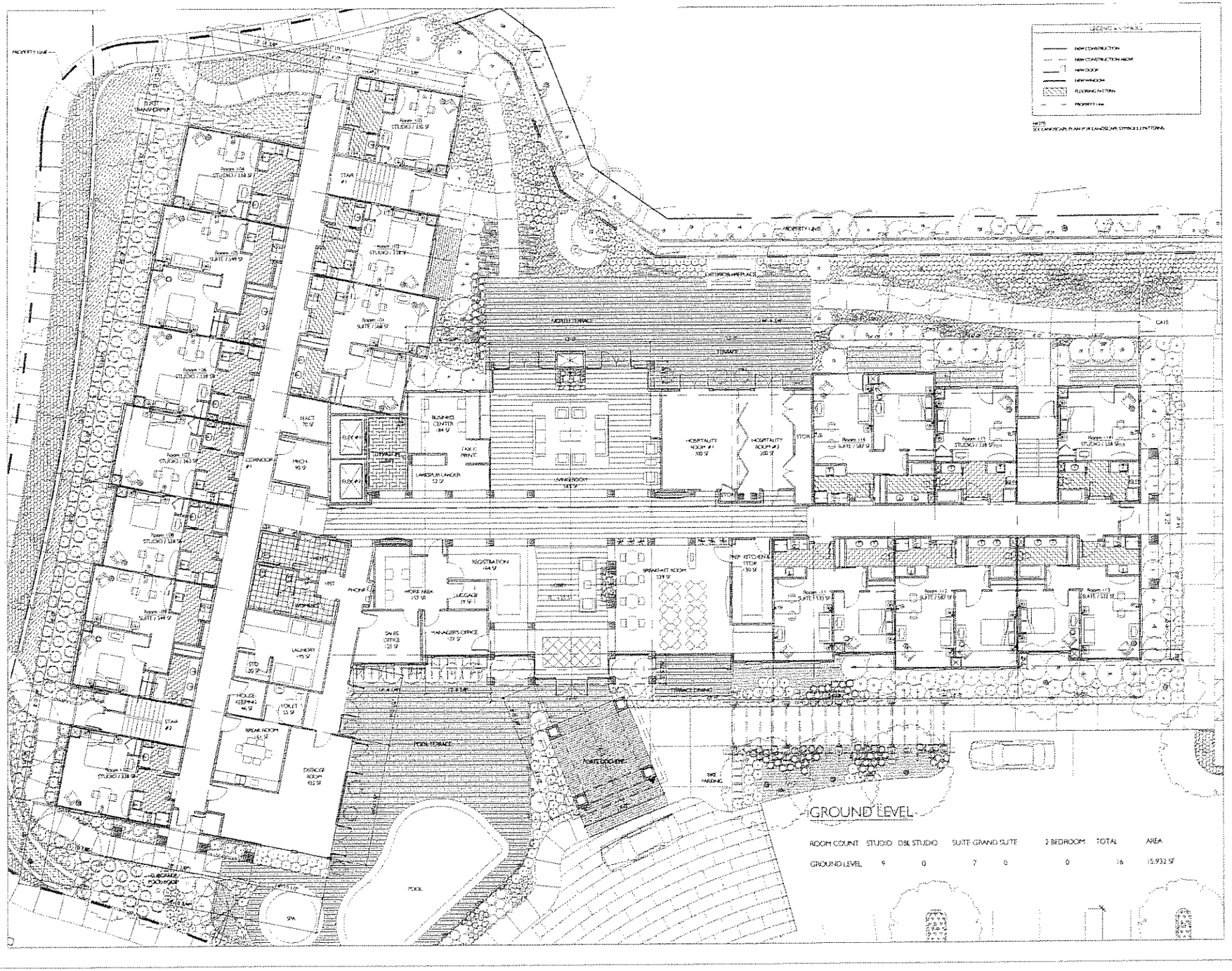
NO.	DATE	DESCRIPTION
	08-08-06	PRECISE DEV. PLAN APPLICATION
1	08-22-06	RESPONSE TO CITY COMMENTS
2	15-18-06	RESPONSE TO CITY COMMENTS
3	01-24-07	RESPONSE TO CITY COMMENTS

© COPYRIGHT 2006. REPRODUCTION OR USE OF ANY MATERIAL CONTAINED HEREIN IS NOT PERMISSIBLE OF PATRI MERKER ARCHITECTS, INC. AND ARE THE COPYRIGHT LAWS OF THE UNITED STATES.

SITE LIGHTING SPECIFICATIONS

PROJECT NO.	PROJECT NAME
05100.10	LARKSPUR LANDING HOTEL

A1.04



GROUND LEVEL

ROOM COUNT	STUDIO	DBL STUDIO	SUITE	GRAND SUITE	2 BEDROOM	TOTAL	AREA
GROUND LEVEL	9	0	7	0	0	16	15,932 SF

LARKSPUR LANDING HOTEL

LARKSPUR LANDING CIRCLE
LARKSPUR, CA

LARKSPUR HOSPITALITY
770 TAMALPAIS DRIVE, SUITE 320
CORTE MADERA, CALIFORNIA 94925

PATRI MERKER ARCHITECTS
ARCHITECTURE PLANNING INTERIOR DESIGN RENOVATION

400 SECOND STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94107
T 415 284 1100 F 284 1111

NO.	DATE	DESCRIPTION
	08-09-08	PRECISE DEV. PLAN APPLICATION
1	08-25-08	RESPONSE TO CITY COMMENTS
2	10-16-08	RESPONSE TO CITY COMMENTS
3	01-24-09	RESPONSE TO CITY COMMENTS

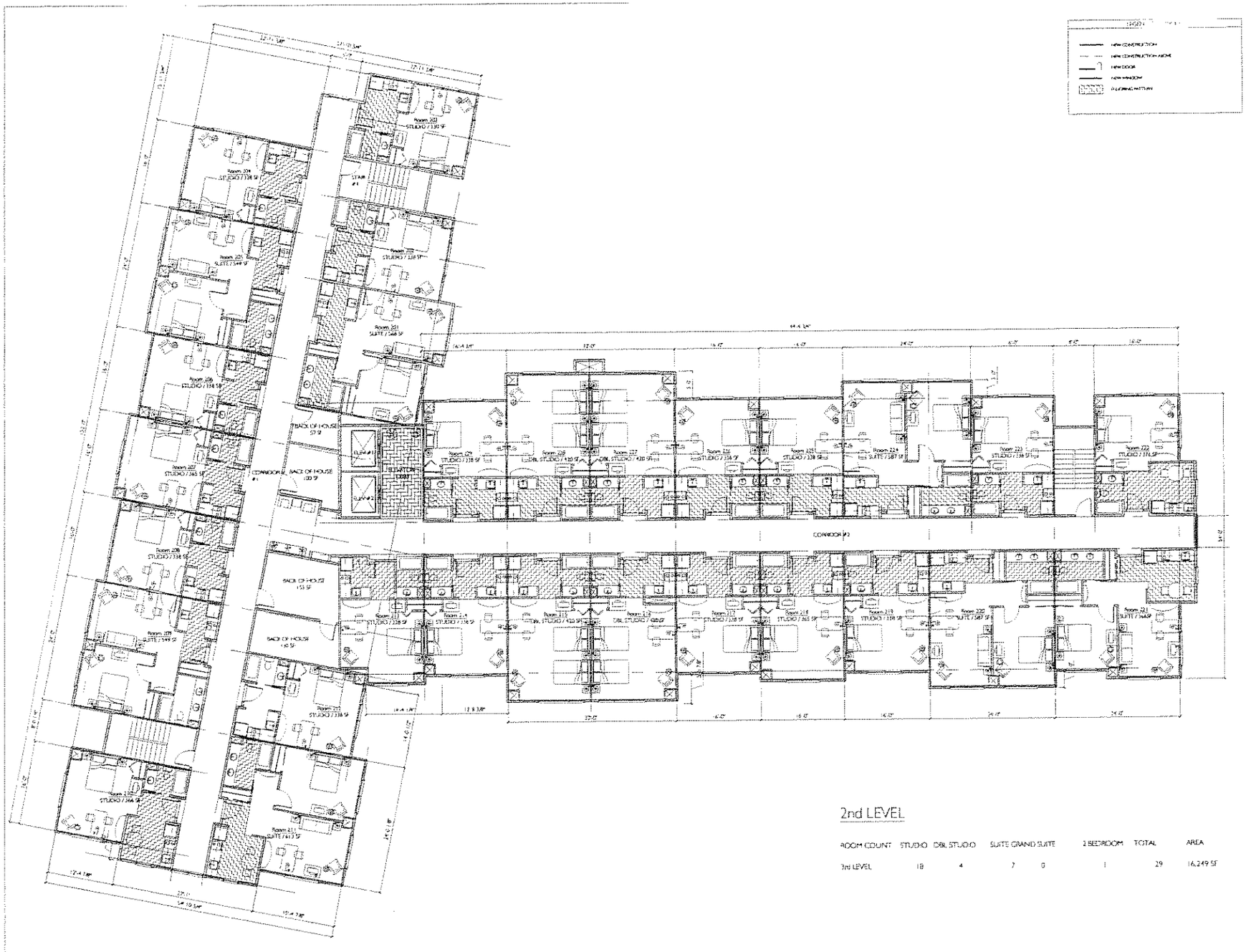
A COPYRIGHT 2008, REPRODUCTION OR USE OF ANY MATERIALS HEREIN WITHOUT THE WRITTEN PERMISSION OF PATRI MERKER ARCHITECTS, INC. VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES.

GROUND FLOOR PLAN

PROJECT NO. 05100.10 PROJECT NAME LARKSPUR LANDING HOTEL

SCALE 1/8"=1'-0"

SHEET NO. A2.01



2nd LEVEL

ROOM COUNT	STUDIO	DBL STUDIO	SUITE	GRAND SUITE	2 BEDROOM	TOTAL	AREA
3rd LEVEL	18	4	7	0	1	29	16,249 SF

LARKSPUR LANDING HOTEL
LARKSPUR LANDING CIRCLE
LARKSPUR, CA

LARKSPUR HOSPITALITY
770 TAMALPAIS DRIVE, SUITE 320
CORTE MADERA, CALIFORNIA 94925

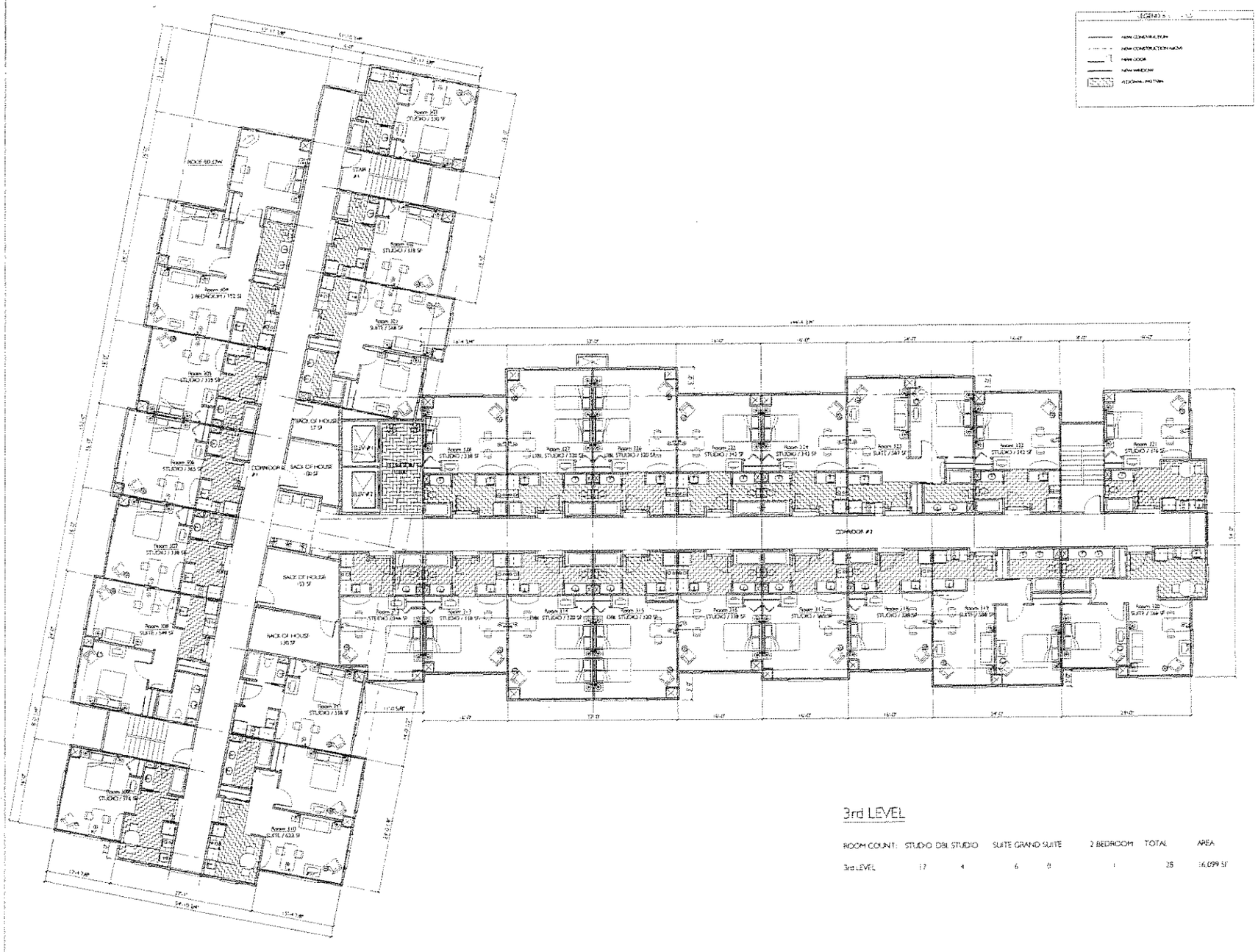
PATRI, MERKER, ARCHITECTS
ARCHITECTURE PLANNING INTERIOR DESIGN RENOVATION
400 SECOND STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94107
T 415 284 1100 F 284 1111

NO.	DATE	DESCRIPTION
	08-06-08	PRECISE DEV. PLAN APPLICATION
1	08-23-08	RESPONSE TO CITY COMMENTS
2	10-14-08	RESPONSE TO CITY COMMENTS
3	01-24-07	RESPONSE TO CITY COMMENTS

SECOND FLOOR PLAN

05100.10 LARKSPUR LANDING HOTEL

A2.02



3rd LEVEL

ROOM COUNT:	STUDIO	DBL STUDIO	SUITE	GRAND SUITE	2 BEDROOM	TOTAL	AREA
3rd LEVEL	17	4	6	0	1	28	16,099 SF

LARKSPUR LANDING HOTEL
LARKSPUR LANDING CIRCLE
LARKSPUR, CA

LARKSPUR HOSPITALITY
770 TAMALPAIS DRIVE, SUITE 320
CORTE MADERA, CALIFORNIA 94925

PATRI MERKER, ARCHITECTS
ARCHITECTURE PLANNING INTERIOR DESIGN RENOVATION
400 SECOND STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94107
T 415 284 1100 F 284 1111

NO.	DATE	DESCRIPTION
	08-08-08	PRECISE DEV. PLAN APPLICATION
1	08-23-08	RESPONSE TO CITY COMMENTS
2	10-18-08	RESPONSE TO CITY COMMENTS
3	01-04-07	RESPONSE TO CITY COMMENTS

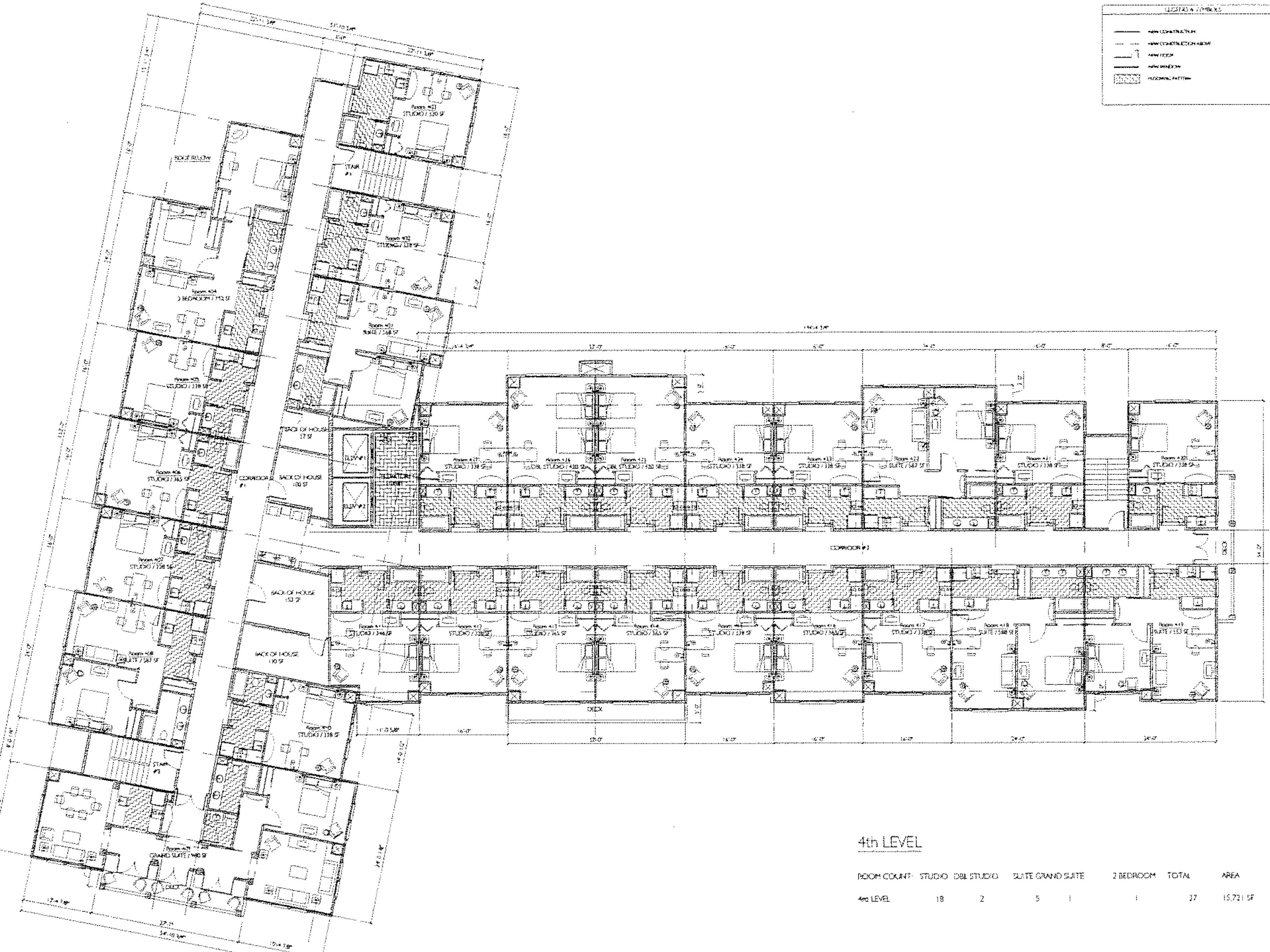
© COPYRIGHT 2008. REPRODUCTION OR USE OF THIS MATERIAL IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF PATRI MERKER ARCHITECTS INC. VIOLATION THE COPYRIGHT LAWS OF THE UNITED STATES

THIRD FLOOR PLAN

PROJECT NO. 05100.10 PROJECT NAME LARKSPUR LANDING HOTEL

SCALE 1/8"=1'-0"

A2.03



LEGEND & SYMBOLS

- NEW CONSTRUCTION
- NEW CONSTRUCTION ABOVE
- NEW DOOR
- NEW WINDOW
- FLOORING PATTERN

4th LEVEL

ROOM COUNT:	STUDIO	DBL STUDIO	SUITE	GRAND SUITE	2 BEDROOM	TOTAL	AREA
4th LEVEL	18	2	5	1	1	27	15,721 SF

LARKSPUR LANDING HOTEL
LARKSPUR LANDING CIRCLE
LARKSPUR, CA

LARKSPUR HOSPITALITY
770 TAMALPAIS DRIVE, SUITE 320
CORTE MADERA, CALIFORNIA 94925

PATRI MERKER ARCHITECTS
ARCHITECTURE PLANNING INTERIOR DESIGN RENOVATION
400 SECOND STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94107
T 415 284 1100 F 284 1111

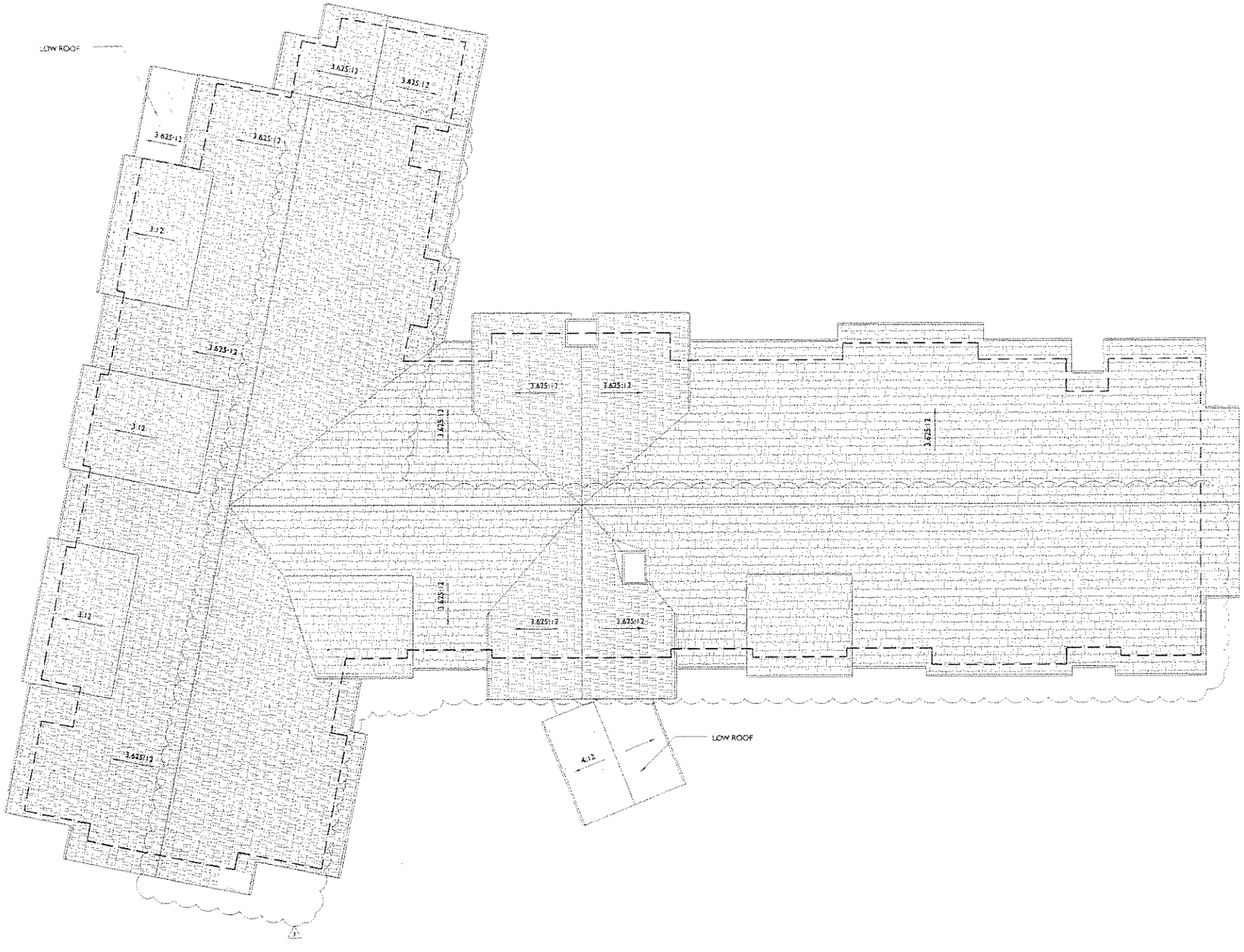
NO.	DATE	DESCRIPTION
	06-09-08	PRECISE DEV. PLAN APPLICATION
1	08-20-08	RESPONSE TO CITY COMMENTS
2	10-15-08	RESPONSE TO CITY COMMENTS
3	01-26-09	RESPONSE TO CITY COMMENTS

FOURTH FLOOR PLAN

PROJECT NO. 05108.10 — PROJECT NAME: LARKSPUR LANDING HOTEL

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

A2.04



LARKSPUR LANDING HOTEL
LARKSPUR LANDING CIRCLE
LARKSPUR, CA

LARKSPUR HOSPITALITY
770 TAMALPAIS DRIVE, SUITE 220
CORTE MADERA, CALIFORNIA 94925

PATRI MERKER ARCHITECTS
ARCHITECTURE PLANNING INTERIOR DESIGN RENOVATION

400 SECOND STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94107
T 415 284 1720 F 284 1111

REVISIONS		
	08-20-08	PRECISE DEV. PLAN APPLICATION
1	09-23-08	RESPONSE TO CITY COMMENTS
2	10-14-08	RESPONSE TO CITY COMMENTS
3	01-26-09	RESPONSE TO CITY COMMENTS

© COPYRIGHT 2008 REPRODUCTION OR USE OF AN INSTRUMENT OF SERVICE WITHOUT THE WRITTEN PERMISSION OF PATRI MERKER ARCHITECTS, INC. VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES.

SHEET TITLE

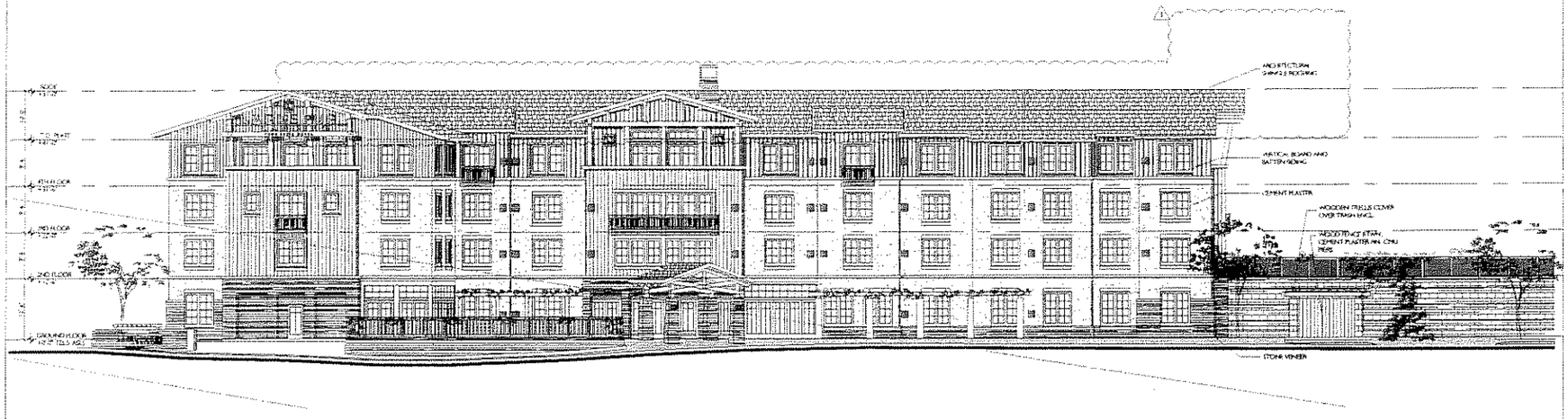
ROOF PLAN

PROJECT NO. 051100.10 PROJECT NAME LARKSPUR LANDING HOTEL

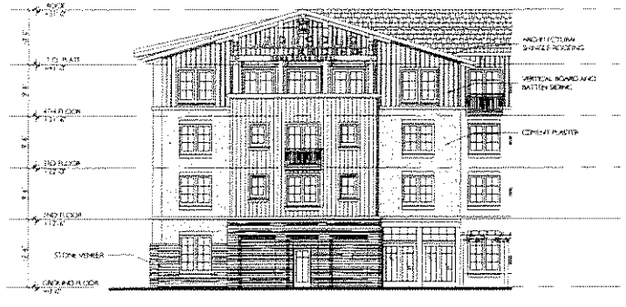
SCALE 1/8" = 1'-0"

DATE SHEET NO.

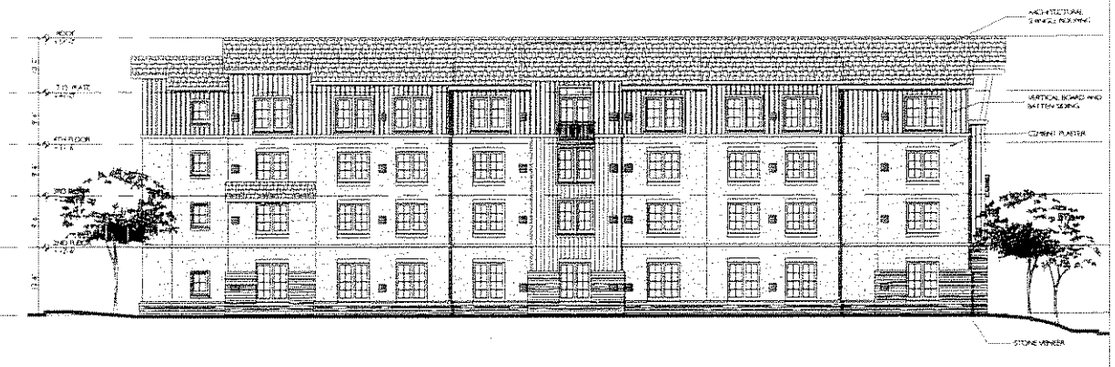
A2.05



SOUTH ELEVATION



SOUTHWEST ELEVATION



WEST ELEVATION

LARKSPUR LANDING HOTEL
LARKSPUR LANDING CIRCLE
LARKSPUR, CA

LARKSPUR HOSPITALITY
770 TAMALPAIS DRIVE, SUITE 320
CORTE MADERA, CALIFORNIA 94925

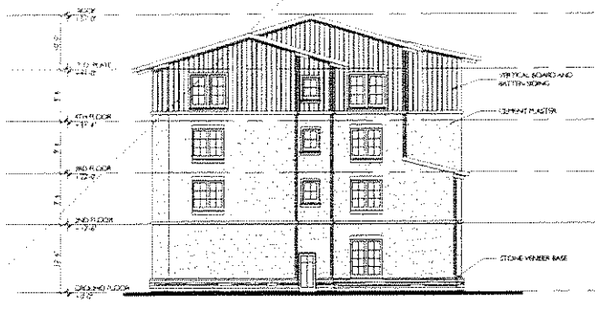
PATRI MERKER ARCHITECTS
ARCHITECTURE PLANNING INTERIOR DESIGN RENOVATION
400 SECOND STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94107
T 415 284 1100 F 284 1111

NO.	DATE	DESCRIPTION
	06-28-06	PRECISE DEV. PLAN APPLICATION
1	06-23-06	RESPONSE TO CITY COMMENTS
2	10-18-06	RESPONSE TO CITY COMMENTS
3	01-24-07	RESPONSE TO CITY COMMENTS

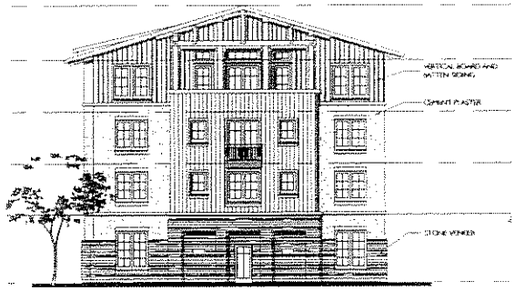
BUILDING ELEVATIONS

PROJECT NO. 05109.10
PROJECT NAME LARKSPUR LANDING HOTEL
SCALE 1/32"=1'-0"
DRAWN
SHEET NO.
A3.01

NORTH ELEVATION



NORTH EAST ELEVATION



EAST ELEVATION

LARKSPUR LANDING HOTEL
LARKSPUR LANDING CIRCLE
LARKSPUR, CA

LARKSPUR HOSPITALITY
770 TAMALPAIS DRIVE, SUITE 320
CORTE MADERA, CALIFORNIA 94925

PATRI MERKER ARCHITECTS
ARCHITECTURE PLANNING INTERIOR DESIGN RENOVATION
400 SECOND STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94107
T 415 284 1100 F 284 1111

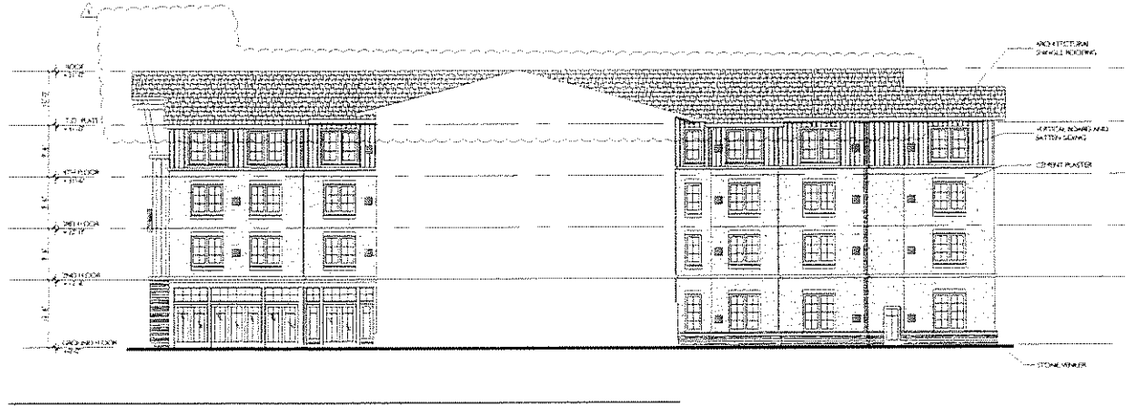
	08.08.08	PRECISE DEV PLAN APPLICATION
1	08.25.08	RESPONSE TO CITY COMMENTS
2	10.14.08	RESPONSE TO CITY COMMENTS
3	01.24.09	RESPONSE TO CITY COMMENTS

© COPYRIGHT 2008. REPRODUCTION OR USE OF ANY MATERIALS HEREIN WITHOUT THE WRITTEN PERMISSION OF PATRI MERKER ARCHITECTS INC. VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES

BUILDING ELEVATIONS

05100.10	LARKSPUR LANDING HOTEL

A3.02



SOUTHEAST ELEVATION

LARKSPUR LANDING HOTEL
LARKSPUR LANDING CIRCLE
LARKSPUR, CA

LARKSPUR HOSPITALITY
770 TAMALPAIS DRIVE, SUITE 320
CORTE MADERA, CALIFORNIA 94925

PATRI MERKER, ARCHITECTS
HOSPITALITY, PLANNING, INTERIOR DESIGN, RENOVATION

400 SECOND STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94107
T 415 284.1100 F 284.1111

NO.	DATE	DESCRIPTION
	08-26-08	PRECISE DEV. PLAN APPLICATION
1	08-25-08	RESPONSE TO CITY COMMENTS
2	10-16-08	RESPONSE TO CITY COMMENTS
3	01-24-07	RESPONSE TO CITY COMMENTS

© COPYRIGHT 2008, PROPRIETARY OR LIEU OF ANY MATERIAL SHOWN HEREIN THE WRITTEN PERMISSION OF PATRI MERKER ARCHITECTS, INC. VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES.

BUILDING ELEVATIONS

PROJECT NO. G5100.10 PROJECT NAME LARKSPUR LANDING HOTEL

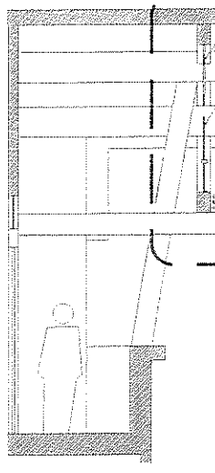
SCALE 3/32"=1'-0"

A3.03

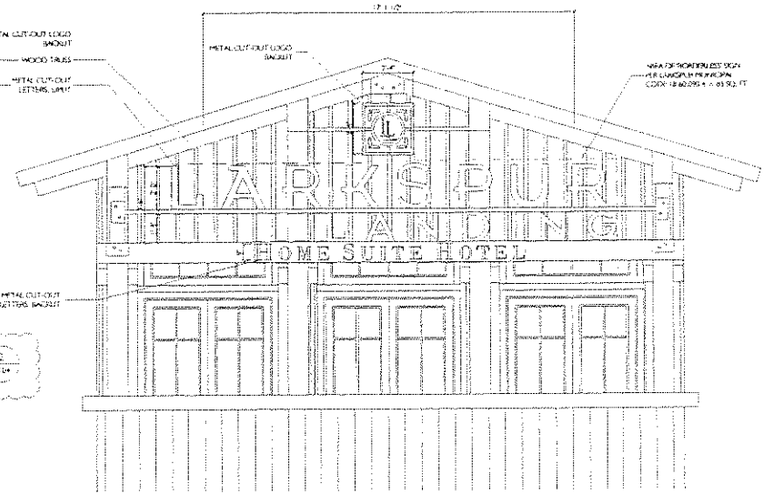
SIGN ANALYSIS: PER LARKSPUR MUNICIPAL CODE 18.60

SIGN	SIGN TYPE PER MATRIX	ALLOWABLE SQ. FT.	ACTUAL SQ. FT.	ALLOWABLE # OF SIGNS	ACTUAL # OF SIGNS
BUILDING SIGN	WALL SIGN- BORDERLESS	100 SQ. FT	93 SQ. FT	PER LARKSPUR MUNICIPAL CODE SECTION 18.60.040 (E)	1 - LARGE 1 SMALL 1 - DIRECTIONAL (EXEMPT SIGN)
ENTRANCE SIGN	WALL SIGN- BORDERLESS	20 SQ. FT	20 SQ. FT	1 LARGE WALL: 100 SQ. FT. OR PROJECTING OR FREESTANDING: 50 SQ. FT 1 SMALL PROJECTING OR WALL: 20% OF LARGE SIGN = 20 SQ. FT. EA	
ADDITIONAL SIGN	WALL SIGN- BORDERLESS	20 SQ. FT	20 SQ. FT		
DIRECTIONAL SIGN	DIRECTIONAL SIGN- BORDERLESS (NOTE: EXEMPT SIGN PER CODE SECTION 18.60.050(D))	N/A	N/A		

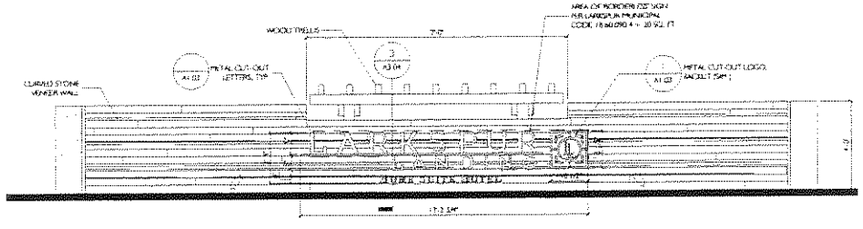
NOTES:
1) PER LARKSPUR MUNICIPAL CODE 18.60.020 - DEFINITIONS



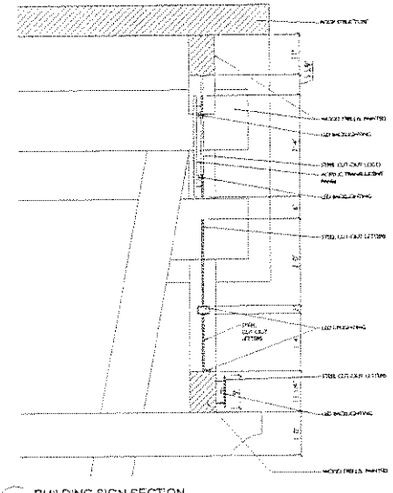
BUILDING SIGN SECTION



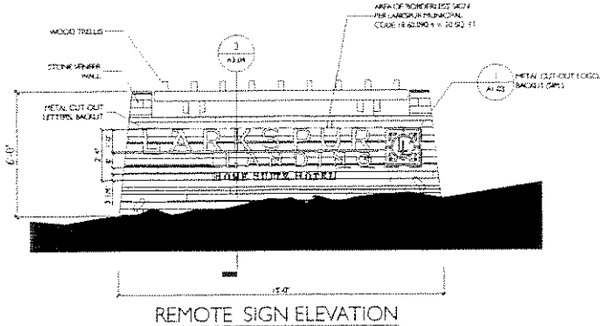
BUILDING SIGN ELEVATION



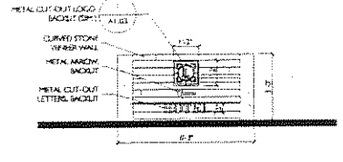
ENTRANCE SIGN ELEVATION



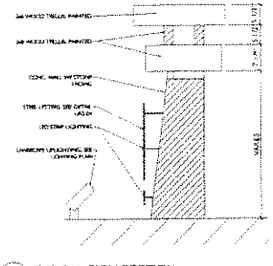
2 BUILDING SIGN SECTION
3/4" = 1'-0"



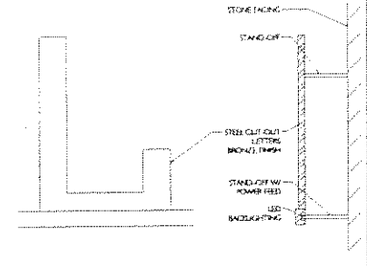
REMOTE SIGN ELEVATION



DIRECTIONAL SIGN ELEVATION



3 TYPICAL SIGN SECTION
3/4" = 1'-0"



1 TYPICAL CUT-OUT SIGN LETTER DETAIL
3" = 1'-0"

LARKSPUR LANDING HOTEL
LARKSPUR LANDING CIRCLE
LARKSPUR, CA

LARKSPUR HOSPITALITY
770 TAMALPAIS DRIVE, SUITE 320
CORTE MADERA, CALIFORNIA 94925

PATRI MERKER, ARCHITECTS
ARCHITECTURE PLANNING INTERIOR DESIGN HOSPITALITY

400 SECOND STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94107
T 415 284 1100 F 284 1111

NO.	DATE	DESCRIPTION
	06-09-06	PRELIMINARY PLAN APPLICATION
1	06-25-06	RESPONSE TO CITY COMMENTS
2	10-19-06	RESPONSE TO CITY COMMENTS
3	01-24-07	RESPONSE TO CITY COMMENTS

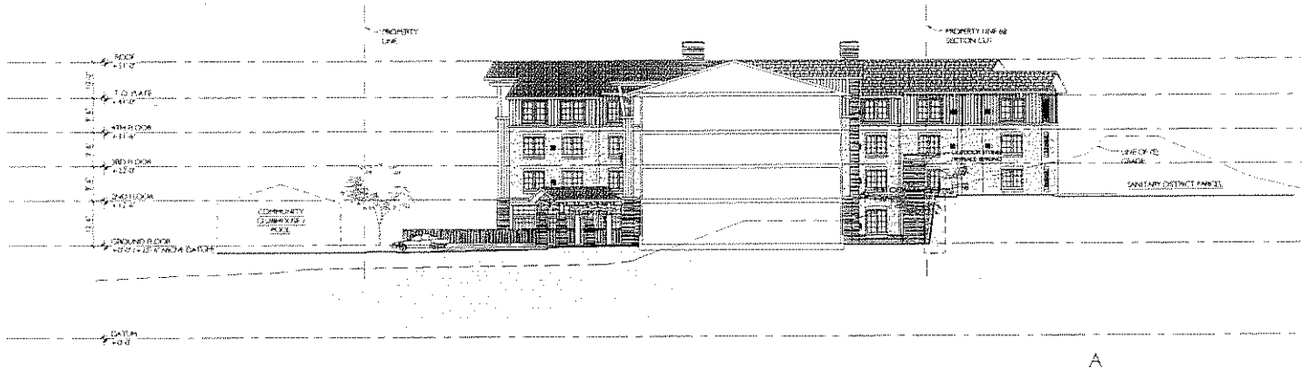
© COPYRIGHT 2006. REPRODUCTION OR USE OF ANY MATERIALS HEREIN WITHOUT THE WRITTEN PERMISSION OF PATRI MERKER ARCHITECTS, INC. VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES.

SHEET TITLE
ENLARGED SIGN ELEVATIONS

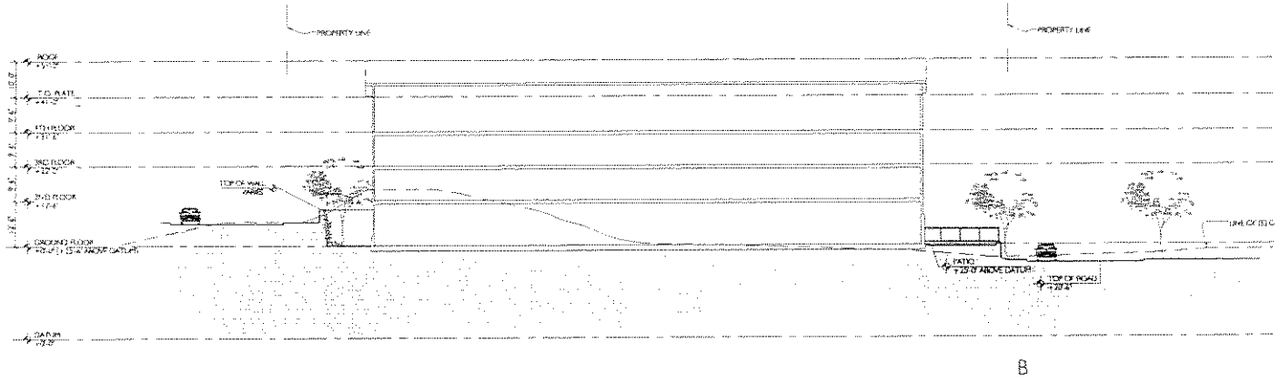
PROJECT NO.	PROJECT NAME
05100.10	LARKSPUR LANDING HOTEL

SCALE
3/8" = 1'-0"

SHEET NO.
A3.04



A
NORTH / SOUTH SECTION
(LOOKING WEST)



B
NORTH / SOUTH SECTION
(LOOKING EAST)

LARKSPUR LANDING HOTEL
LARKSPUR LANDING CIRCLE
LARKSPUR, CA

LARKSPUR HOSPITALITY
770 TAMALPAIS DRIVE, SUITE 320
CORTE MADERA, CALIFORNIA 94925

PATRI . MERKER . ARCHITECTS
ARCHITECTURE . PLANNING . INTERIOR DESIGN . RENOVATION

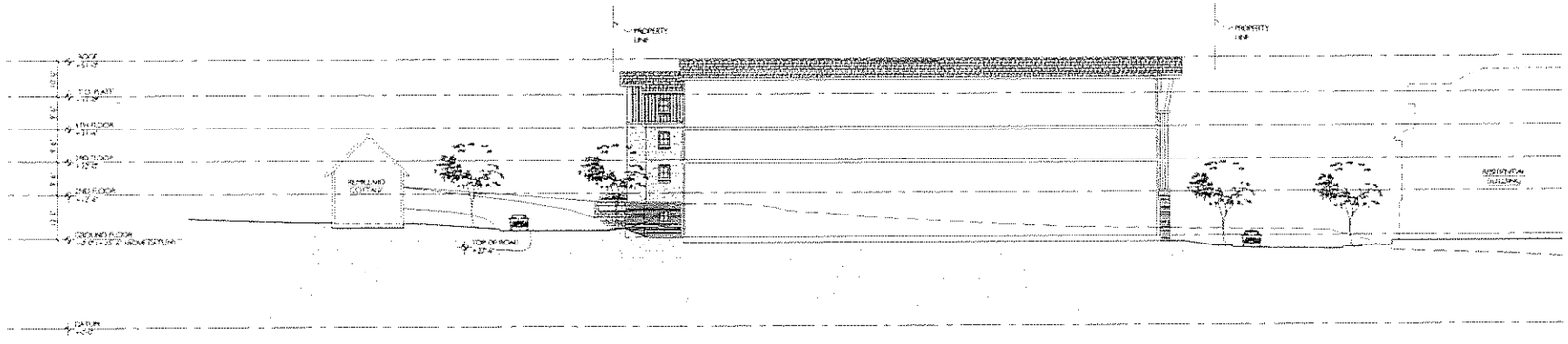
400 SECOND STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94107
T 415 284 1100 F 284 1111

NO.	DATE	DESCRIPTION
	08-09-08	PRECISE DEV. PLAN APPLICATION
1	05-23-08	RESPONSE TO CITY COMMENTS
2	10-19-08	RESPONSE TO CITY COMMENTS
3	01-24-07	RESPONSE TO CITY COMMENTS

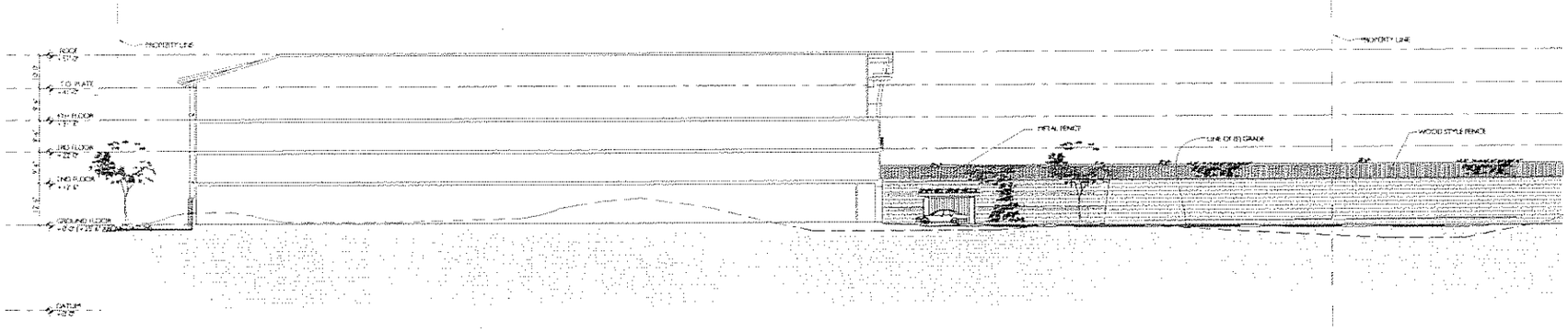
© COPYRIGHT 2008. REPRODUCTION OR USE OF THIS MATERIAL IS HEREIN WITHOUT THE WRITTEN PERMISSION OF PATRI MERKER ARCHITECTS, INC. WAS SEEN THE COPYRIGHT LAWS OF THE UNITED STATES.

SITE SECTIONS

PROJECT NO. 05100.10
PROJECT NAME LARKSPUR LANDING HOTEL
SCALE 1/16"=1'-0"
DRAWN
SHEET NO.
A3.05



C
NORTH / SOUTH SECTION
(LOOKING EAST)



D
EAST/ WEST SECTION
(LOOKING NORTH)

LARKSPUR LANDING HOTEL
LARKSPUR LANDING CIRCLE
LARKSPUR, CA

LARKSPUR HOSPITALITY
770 TAMALPAIS DRIVE, SUITE 320
CORTE MADERA, CALIFORNIA 94925

PATRI MERKER ARCHITECTS
ARCHITECTURE, PLANNING, INTERIOR DESIGN, RENOVATION
400 SECOND STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94107
T 415 284 1100 F 284 1111

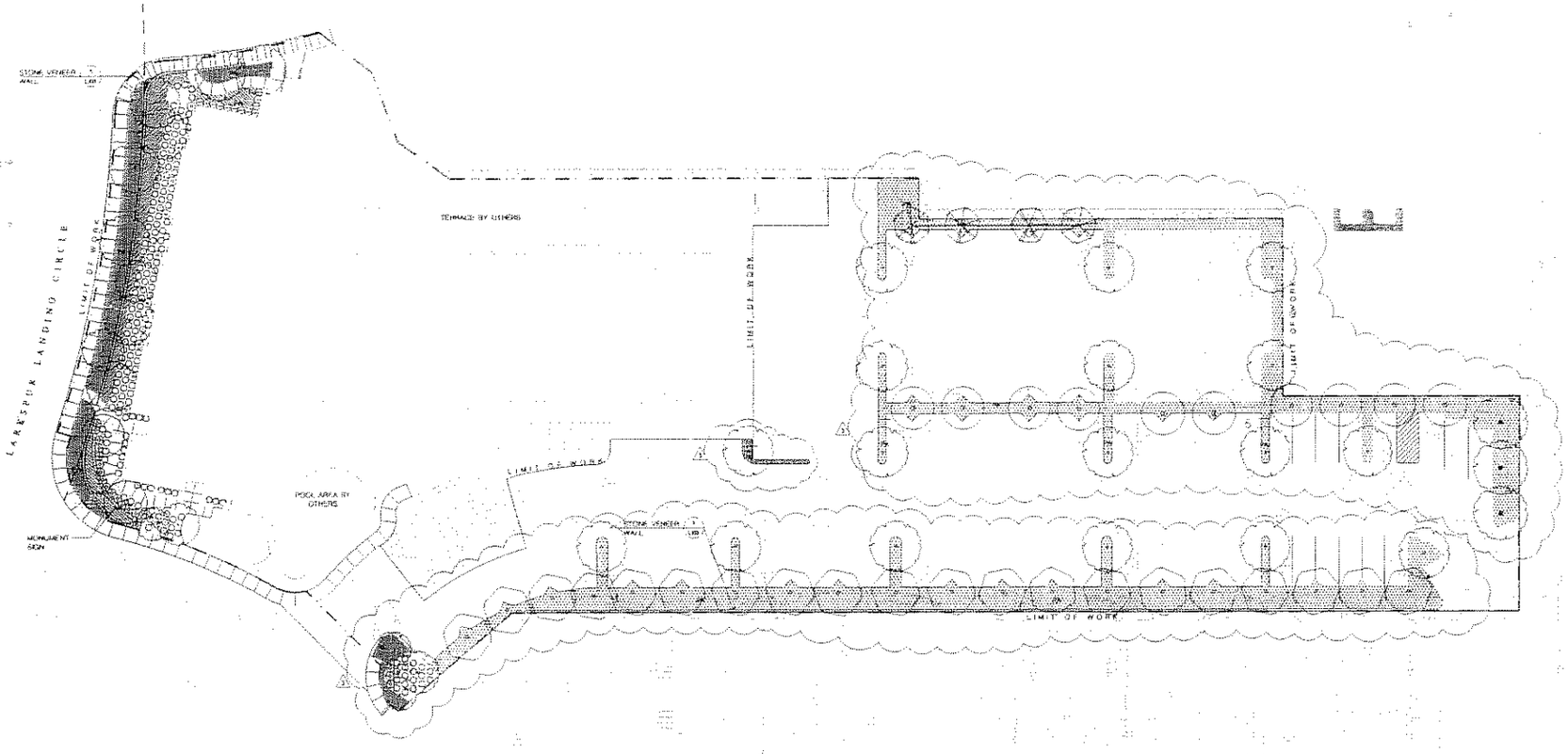
	08.09.06	PRECISE DEV. PLAN APPLICATION
1	08.23.06	RESPONSE TO CITY COMMENTS
2	10.13.06	RESPONSE TO CITY COMMENTS
3	01.24.07	RESPONSE TO CITY COMMENTS

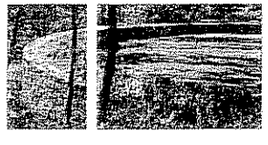
© COPYRIGHT 2006. REPRODUCTION OR USE OF ANY MATERIAL IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF PATRI MERKER ARCHITECTS, INC. VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES.

SITE SECTIONS

05100.10 LARKSPUR LANDING HOTEL

A3.06





1 STONE VENEER WALL

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	Acer rubrum Autumn Flame	AUTUMN FLAME MAPLE	24" BOX
	Acer rubrum Armstrong	ARMSTRONG MAPLE	24" BOX
	Pyrus calleryana Aristocrat	ARISTOCRAT PEAR	24" BOX
	Quercus agrifolia	COAST LIVE OAK	36" BOX

SHRUB, GRASSES AND GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	Ceanothus 'Skylark'	SKYLARK CEANOTHUS	5 GAL
	Muhlenbergia rigens	DEER GRASS	5 GAL
	Phormium 'Atropurpureum Compacta'	MONROVIA RED FLAX	5 GAL
	Phormium 'Purpureum'	PURPLE FLAX	5 GAL
	Polystichum munitum	SWORD FERN	1 GAL
	Arctostaphylos 'Emerald Carpet'	MANZANITA EMERALD CARPET	1 GAL
	Ceanothus 'Joyce Coulter'	CEANOTHUS JOYCE COULTER	1 GAL
	Heuchera 'Palace Purple'	PALACE PURPLE CORAL BELLS	1 GAL
	Leucitrus condensatus 'Canyon Prince'	CANYON PRINCE WILD RYE	1 GAL

MATERIALS AND FURNISHINGS LEGEND

	STONE VENEER WALL - 2'-0" HT.
	PEDESTRAIN CONCRETE WALK
	PLANTED AREA
	SITE LIGHTING

LARKSPUR LANDING HOTEL
LARKSPUR LANDING CIRCLE
LARKSPUR, CA

LARKSPUR HOSPITALITY
770 TAMALPAIS DRIVE, SUITE 320
CORTE MADERA, CALIFORNIA 94925

PATRI MERKER, ARCHITECTS
ARCHITECTURE, PLANNING, INTERIOR DESIGN, RENOVATION
400 SECOND STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94107
T 415 284 1100 F 284 1111

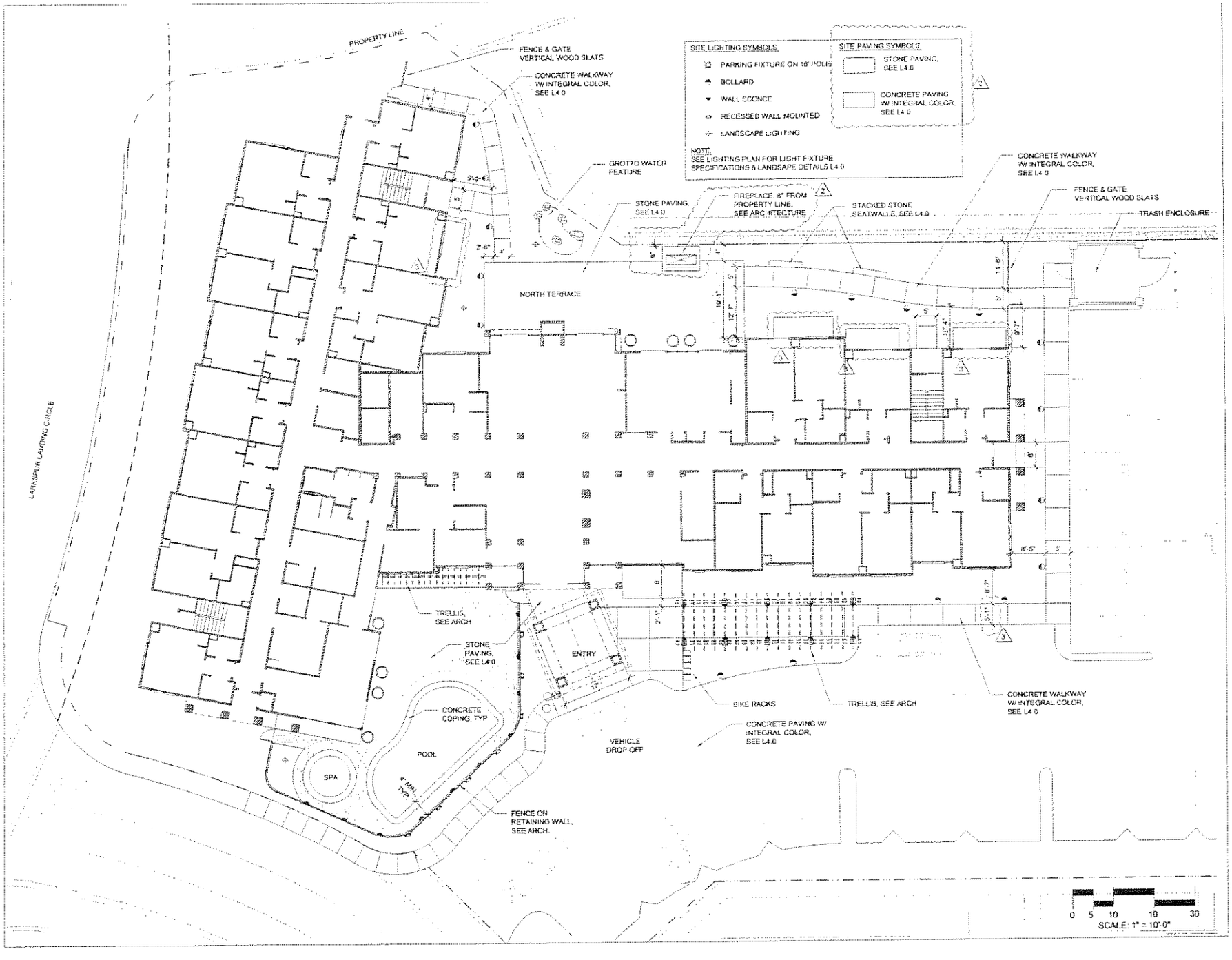
SMITH & SMITH
Landscape Architects
Environmental Planners
1501 North Point
San Francisco, CA 94123
T: 415-543-0312
F: 415-543-9746
www.smith2.com

NO.	DATE	DESCRIPTION
	03-14-05	REVIEW
1	06-23-05	RESPONSE TO CITY COMMENTS
2	01-24-07	RESPONSE TO CITY COMMENTS

© COPYRIGHT 2006. REPRODUCTION OR USE OF ANY MATERIALS HEREIN WITHOUT THE WRITTEN PERMISSION OF PATRI MERKER ARCHITECTS, INC. VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES.

SHEET TITLE
Landscape Plan

PROJECT NO. 05100.10
PROJECT NAME LARKSPUR LANDING HOTEL
SCALE 1" = 20'-0"
SHEET NO. SL-1



LARKSPUR LANDING HOTEL
LARKSPUR LANDING CIRCLE
LARKSPUR, CA

LARKSPUR HOSPITALITY
770 TAMALPAIS DRIVE, SUITE 320
CORTE MADERA, CALIFORNIA 94925

[redacted]

PATRI MERKER ARCHITECTS
ARCHITECTURE PLANNING INTERIOR DESIGN RENOVATION

400 SECOND STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94107
T 415 284 1100 F 284 1111

ROYSTON HANAMOTO ALLEY & PATT
R H A
LANDSCAPE ARCHITECTS

NO.	DATE	DESCRIPTION
	06-23-06	RESPONSE TO CITY COMMENTS
1	1-16-07	RESPONSE TO CITY COMMENTS
2	1-24-07	RESPONSE TO CITY COMMENTS

© COPYRIGHT 2006 REPRODUCTION OR USE OF ANY MATERIALS HEREIN WITHOUT THE WRITTEN PERMISSION OF PATRI MERKER ARCHITECTS INC. VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES

SHEET TITLE

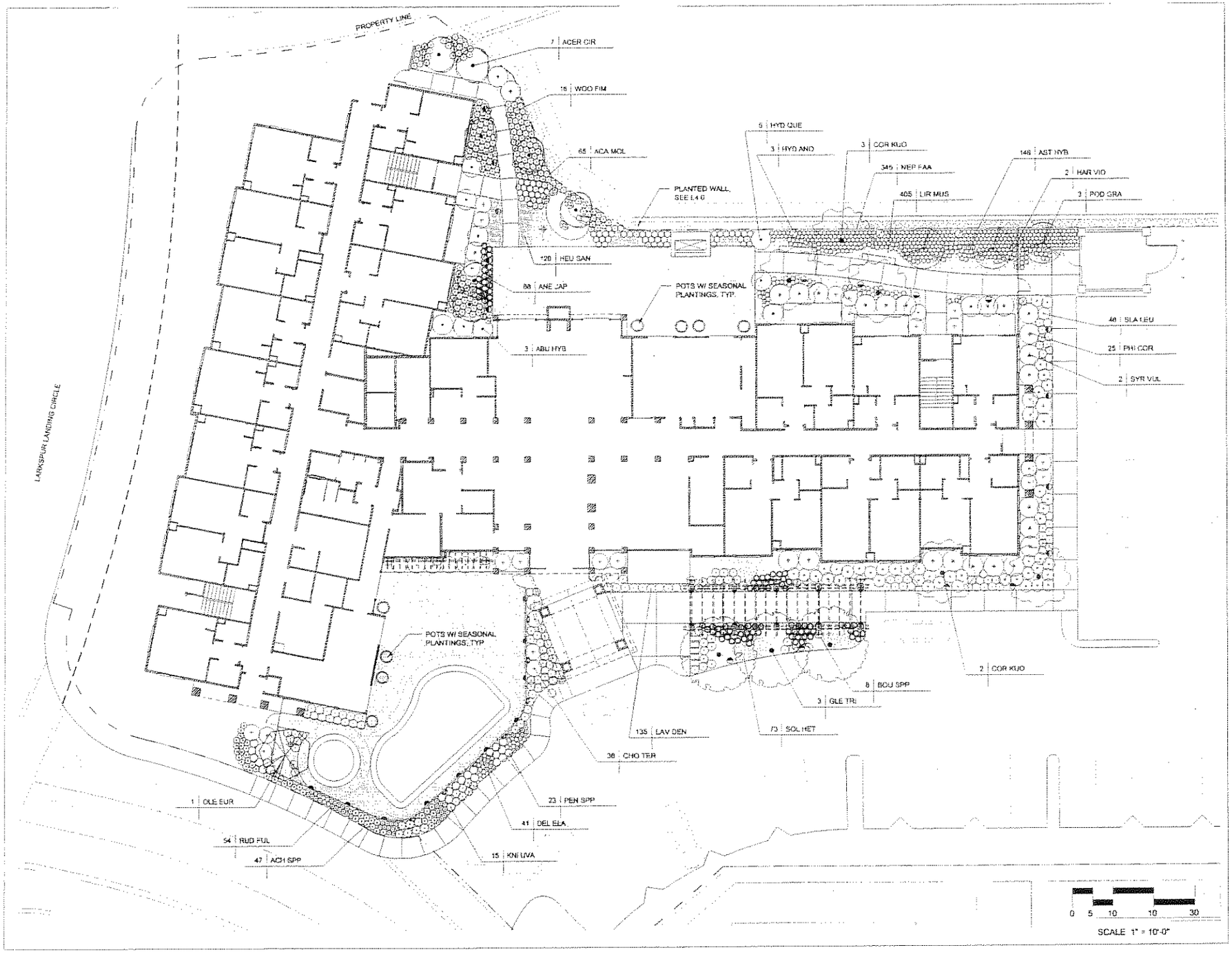
LANDSCAPE PLAN

PROJECT NO. 05100.10 PROJECT LARKSPUR LANDING HOTEL

SCALE 1" = 10'

NORTH SHEET NO.

L1.0



LARKSPUR LANDING HOTEL
LARKSPUR LANDING CIRCLE
LARKSPUR, CA

LARKSPUR HOSPITALITY
770 TAMALPAIS DRIVE, SUITE 200
CORTE MADERA, CALIFORNIA 94925

PATRI MERKER ARCHITECTS
ARCHITECTURE PLANNING INTERIOR DESIGN RESTORATION
400 SECOND STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94107
T 415 284 1100 F 284 1111

R | H | A | A

NO.	DATE	DESCRIPTION
	08-20-08	RESPONSE TO CITY COMMENTS
2	1-19-07	RESPONSE TO CITY COMMENTS
3	1-24-07	RESPONSE TO CITY COMMENTS

© COPYRIGHT 2006. REPRODUCTION OR USE OF ANY MATERIALS HEREIN WITHOUT THE WRITTEN PERMISSION OF PATRI MERKER ARCHITECTS, INC. VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES.

SHEET TITLE

PLANTING PLAN

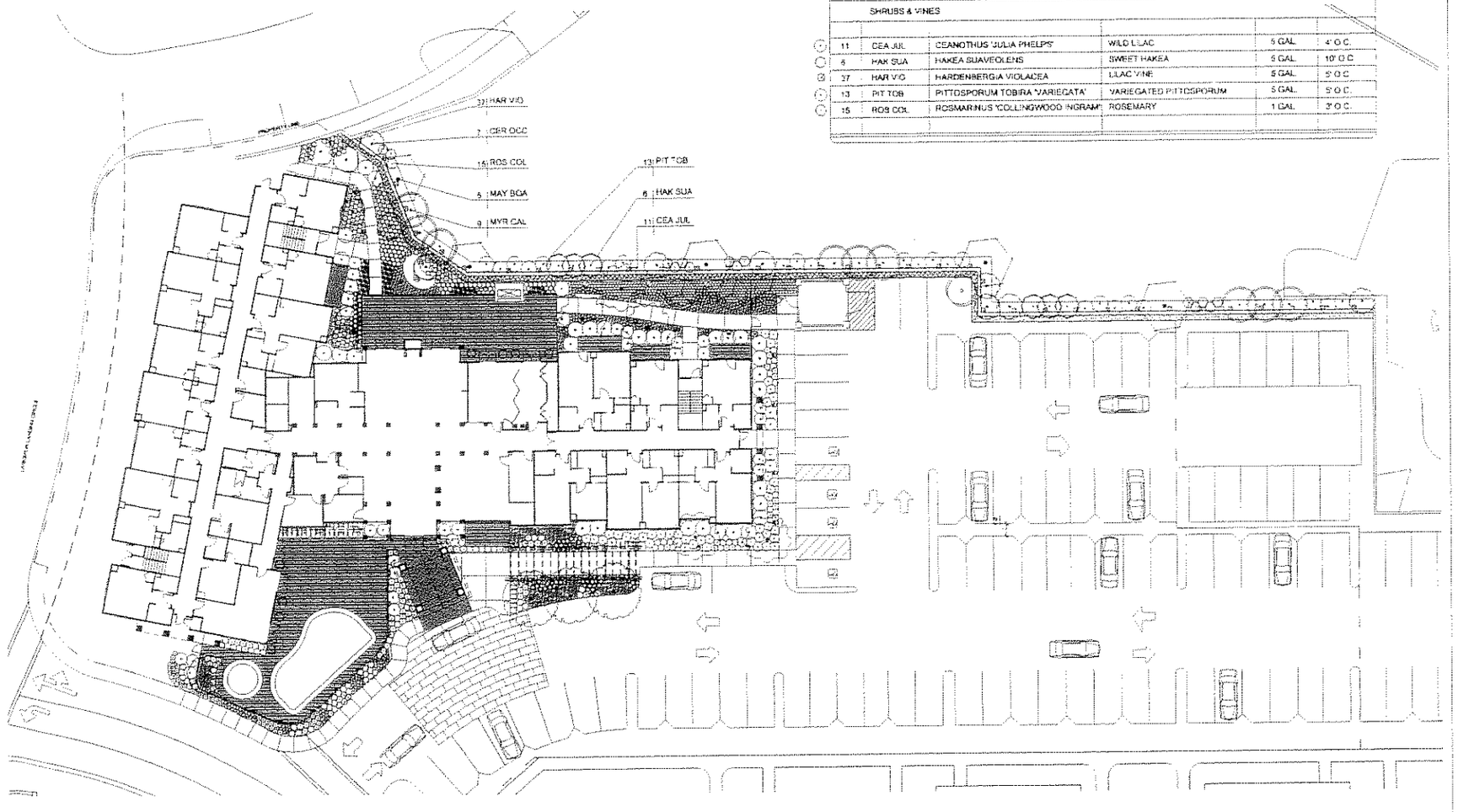
PROJECT NO. 05100.10 PROJECT NAME LARKSPUR LANDING HOTEL

SCALE 1" = 10'

SHEET NO. L2.0

SANITARY DISTRICT PLANTING SCHEDULE

QTY	ABBR	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
	TREES				
7	CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	
5	MAY BOA	MAYTENUS BOARIA	MAYTEN TREE	24" BOX	
9	MYR CAL	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	15 GC	8' O.C.
	SHRUBS & VINES				
11	CEA JUL	CEANOTHUS 'JULIA PHELPS'	WILD LILAC	5 GAL.	4' O.C.
6	HAK SUA	HAKEA SUAVEOLENS	SWEET HAKEA	5 GAL.	10' O.C.
27	HAR VIO	HARDENBERGIA VIOLACEA	LILAC VINE	5 GAL.	5' O.C.
13	PIT TOB	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED PITTOSPORUM	5 GAL.	5' O.C.
15	ROS COL	ROSMARINUS 'COLLINGWOOD INGRAM'	ROSEMARY	1 GAL.	3' O.C.



0 8 16 32 48

SCALE: 1" = 16'-0"

LARKSPUR LANDING HOTEL
LARKSPUR LANDING CIRCLE
LARKSPUR, CA

LARKSPUR HOSPITALITY
770 TAMALPAIS DRIVE, SUITE 320
CORTE MADERA, CALIFORNIA 94925

PATRI MERKER ARCHITECTS
ARCHITECTURE PLANNING INTERIOR DESIGN RENOVATION
400 SECOND STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94107
T 415 284 1100 F 284 1111

RHAA

DATE	DESCRIPTION
06-13-08	RESPONSE TO CITY COMMENTS
1-9-07	RESPONSE TO CITY COMMENTS
1-24-07	RESPONSE TO CITY COMMENTS

© COPYRIGHT 2006 REPRODUCTION OR USE OF ANY MATERIAL HEREON WITHOUT THE WRITTEN PERMISSION OF PATRI MERKER ARCHITECTS, INC. IS VOID FOR COPYRIGHT USE OF THE LANDING PROTOS

SANITARY DISTRICT PLANTING PLAN

PROJECT NO. 05100.10 PROJECT NAME LARKSPUR LANDING HOTEL

SCALE 1" = 16'

L2.1

PLANTING SCHEDULE

QTY	ABBR.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
	TREES				
7	ACER CIR	ACER CIRCINATUM	VINE MAPLE	24" BOX	
5	COR KUO	CORNUS KOUSA	CHINESE DOGWOOD	24" BOX	
3	GLE TRI	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	36" BOX	
1	OLE EUR	OLEA EUROPAEA "MAJESTIC BEAUTY"	OLIVE	36" BOX	
3	POD GRA	PODOCARPUS GRACILIOR	FERN PINE	24" BOX	
	SHRUBS				
3	ABU HYB	ABUTILON HYBRID 'BARTLEY SWARTZ'	FLOWERING MAPLE	5 GAL.	5' O.C.
65	ACA MOL	ACANTHUS MOLLIS	BEAR'S BREECH	5 GAL.	18" 2' O.C.
36	CHO TER	CHOISYA TERNATA	MEX. ORANGE BLOSSOM	5 GAL.	4' O.C.
5	HYD QUE	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	5 GAL.	5' O.C.
25	PHI COR	PHILADELPHUS CORONARIUS	SWEET MOCK ORANGE	5 GAL.	5' O.C.
48	SAL LEU	SALVIA LEUCANTHA	SAGE	5 GAL.	3' O.C.
2	SYR VUL	SYRINGA VULGARIS	LILAC	5 GAL.	5' O.C.
	PERENNIALS				
47	ACH SPP	ACHILLEA MILLEFOLLIUM	YARROW- 'LAVENDER BEAUTY'	5 GAL.	18" O.C.
88	ANE JAP	ANEMONE JAPONICA	JAPANESE ANEMONE	5 GAL.	18" O.C.
146	AST HYB	ASTILBE ARENDSII	FALSE SPIREA	5 GAL.	12" O.C.
41	DEL ELA	DELPHINIUM ELATUM	DELPHINIUM	5 GAL.	12" O.C.
-	HEM HYB	HEMEROCALLIS HYBRIDS	DAYLILY	5 GAL.	2' O.C.
120	[illegible]	HEUCHERA SANGUINEA	CORAL BELLS	5 GAL.	12" O.C.
15	KNI UVA	KNIPHOFIA UVARIA	RED HOT POKER	5 GAL.	2' O.C.
135	LAV DEN	LAVANDULA DENTATA CANDICANS	LAVENDER	5 GAL.	2' O.C.
405	-	LIRIOPE MUSCARI	LILY TURF	1 GAL.	12" O.C.
345	NEP FAA	NEPETA FAASENII	CATMINT	5 GAL.	12" O.C.
23	PEN SPP	PENSTEMON PARRYI	BEARD TONGUE	5 GAL.	2' O.C.
54	RUD FUL	RUDBECKIA FULGIDA	BLACK-EYED SUSAN	5 GAL.	12" O.C.
				5 GAL.	2' O.C.
16	WOO FIM	WOODWARDIA FIMBRIATA	GIANT SWORD FERN	5 GAL.	18" O.C.
	VINES				
9	BOU SPP	BOUGAINVILLEA SPP	BOUGAINVILLEA	5 GAL.	-
2	HAR VIO	HARDENBERGIA VIOLACEA	LILAC VINE	5 GAL.	-
3	HYD ANO	HYDRANGEA ANOMALA PETIOLARIS	CLIMBING HYDRANGEA	5 GAL.	-
	GROUND COVER				
73	-	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	5 GAL.	2' O.C.
	GREEN WALL PLANTINGS				
-		ADIANTUM ALEUTICUM	MAIDENHAIR FERN	1 GAL.	-
-		EPIMEDIUM PINNATUM	NCN	1 GAL.	-
-		HEUCHERA SPP	CORAL BELLS	1 GAL.	-
-		POLYSTICHUM MUNITUM	SWORD FERN	1 GAL.	-
-		SOLEIROLIA SOLEIROLII	BABY'S TEARS	1 GAL.	-

LARKSPUR LANDING HOTEL
LARKSPUR LANDING CIRCLE
LARKSPUR, CA

LARKSPUR HOSPITALITY
770 TAMALPAIS DRIVE, SUITE 320
CORTE MADERA, CALIFORNIA 94925

PATRI MERKER ARCHITECTS
ARCHITECTURE PLANNING INTERIOR DESIGN RENOVATION

400 SECOND STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94107
T 415 284 1100 F 284 1111

RHAA
LANDSCAPE ARCHITECTS & PLANNERS

	08-23-06	RESPONSE TO CITY COMMENTS
2	1-15-07	RESPONSE TO CITY COMMENTS
1	1-24-07	RESPONSE TO CITY COMMENTS

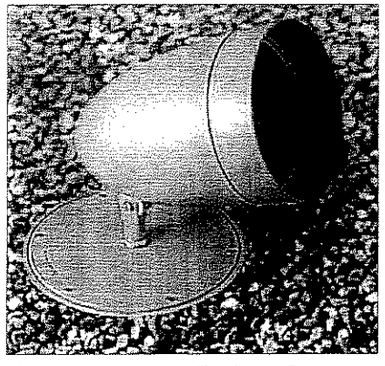
© COPYRIGHT 2006 REPRODUCTION OR USE OF ANY ELEMENT HEREIN WITHOUT THE WRITTEN PERMISSION OF PATRI MERKER ARCHITECTS, INC. VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES

LANDSCAPE SCHEDULE

05100.10 LARKSPUR LANDING HOTEL

NTS

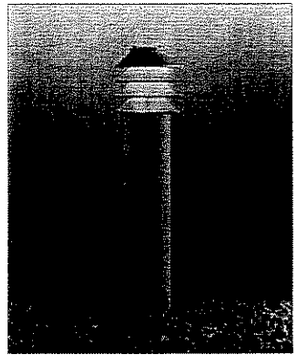
L3.0



LANDSCAPE LIGHTING

Allscape

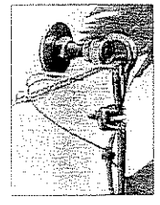
www.allighting.com

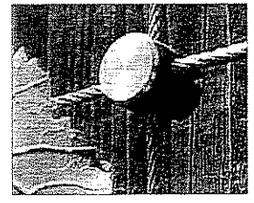


WALKWAY BOLLARDS

Louis Poulsen

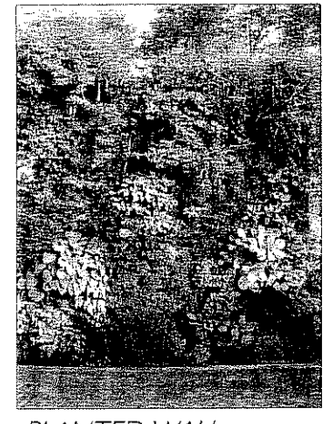
www.louispoulsen.com



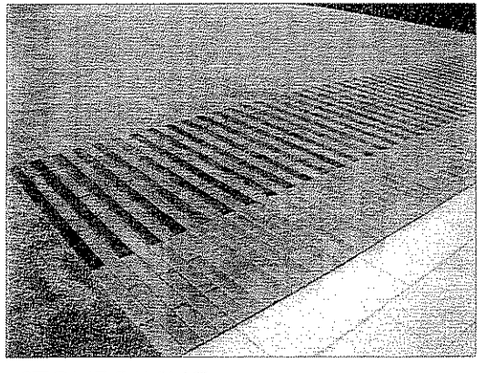


CABLE TRELLIS SYSTEM

Jakob Inox Line



PLANTED WALL



STONE PAVING

STEPSTONE CONCRETE PAVERS

Stepstone, Inc.

www.stepstoneinc.com

CONCRETE PAVING

POURED-IN-PLACE CONCRETE
with INTEGRAL COLOR &
SAWCUT JOINTS

SEATWALL

STACKED STONE

LARKSPUR LANDING
HOTEL
LARKSPUR LANDING CIRCLE
LARKSPUR, CA

LARKSPUR HOSPITALITY
770 TAMALPAIS DRIVE, SUITE 120
CORTE MADERA, CALIFORNIA 94925

PATRI MERKER ARCHITECTS
ARCHITECTURE PLANNING INTERIOR DESIGN RESTORATION

400 SECOND STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94107
T 415 284 1100 F 284 1111

R H A A

	08-22-06	RESPONSE TO CITY COMMENTS
1	1-16-07	RESPONSE TO CITY COMMENTS
2	1-24-07	RESPONSE TO CITY COMMENTS

© COPYRIGHT 2006 REPRODUCTION OR USE OF ANY IMPRESSIONS HERE WITHOUT THE WRITTEN PERMISSION IS PROHIBITED WITHOUT NOTICE. THIS VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES

LANDSCAPE
DETAILS

PROJECT NO. 05.100.10 PROJECT NAME LARKSPUR LANDING HOTEL

L4.0

LARKSPUR LANDING HOTEL
PRECISE DEVELOPMENT PLAN
2000 LARKSPUR LANDING

GENERAL NOTES

GRADING NOTES

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE CITY OF LARKSPUR STANDARD SPECIFICATIONS FOR SUBDIVISION 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. DR05-205. DURING GRADING OPERATIONS, SUFFICIENT WATER SHALL BE AVAILABLE FOR DUST CONTROL.
2. 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.
3. NO TREES SHALL BE REMOVED PRIOR TO OBTAINING A TREE REMOVAL PERMIT FROM THE CITY PLANNING DEPARTMENT.
4. 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.
5. STORM DRAIN PIPE SHALL BE PVC, ASTM D3034 SDR 35 UNLESS OTHERWISE NOTED. STORM DRAIN PIPE SHALL HAVE MANUFACTURED ELBOWS AND FITTINGS GLUED AND CONNECTED WATERTIGHT AS PER MANUFACTURER'S RECOMMENDATIONS.
6. CORRUGATED OR FLEXIBLE DRAIN PIPES ARE NOT PERMITTED.
7. SANITARY SEWER PIPE SHALL BE PVC, S-PRO 21-120 UNLESS OTHERWISE NOTED. PIPE SHALL HAVE MANUFACTURED ELBOWS AND FITTINGS WITH GASKETS AT THE JOINTS, CONNECTED WATERTIGHT AS PER MANUFACTURER'S RECOMMENDATIONS.
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 STOCKPILES OF SOIL AND MATERIALS SHALL BE USED.
9. 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 STOCKPILES OF SOIL AND MATERIALS SHALL BE USED.
10. STOCKPILES OF EXCESS FILL MATERIALS SHALL BE MAINTAINED IN A MANNER SO AS DUST MUD OR SILTATION TO 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.
11. 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.
12. EXISTING BUILDINGS ARE BASED UPON AERIAL RECORDS AND HAVE NOT BEEN FIELD VISITED.

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 AT THE REQUEST OF THE CITY ENGINEER.
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.

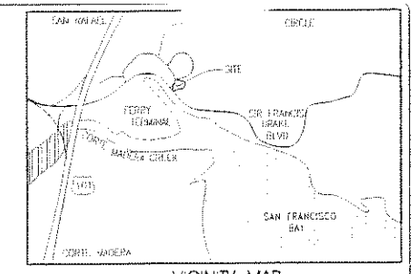
DUST CONTROL PLAN

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, OIL, 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 MORE 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.

BASIS OF BEARING

THE CALCULATED BEARING OF N 25°04'54"E, BETWEEN STANDARD STREET MONUMENTS AT THE ENDS OF THE 886' RADIUS CURVE ON LARKSPUR LANDING CIRCLE AS SHOWN ON THE "MAP OF LARKSPUR LANDING", RECORDED IN VOLUME 17 OF MAPS, AT PAGES, MARIN COUNTY RECORDS, HAS USED AS THE BASIS OF BEARING.

NOTES



VICINITY MAP

INDEX

C - 1 NOTES
C - 2 STREET SECTIONS & DIMENSIONAL PLAN
C - 3 GRADING & DRAINAGE PLAN
C - 4 UTILITY PLAN
C - 5 EROSION CONTROL PLAN
C - 6 HERITAGE TREE REMOVAL PLAN

CALL BEFORE YOU DIG 800-227-2600

LDSI
Land Development Solutions Inc
1 Harbor Drive, Suite 102
Novato, CA 94945
Tel (415) 893 8183
Fax (415) 893 9093

Drawn	MLT
Designed	MLT
Checked	MPG
Date	04/25/01
Scale	AS SHOWN

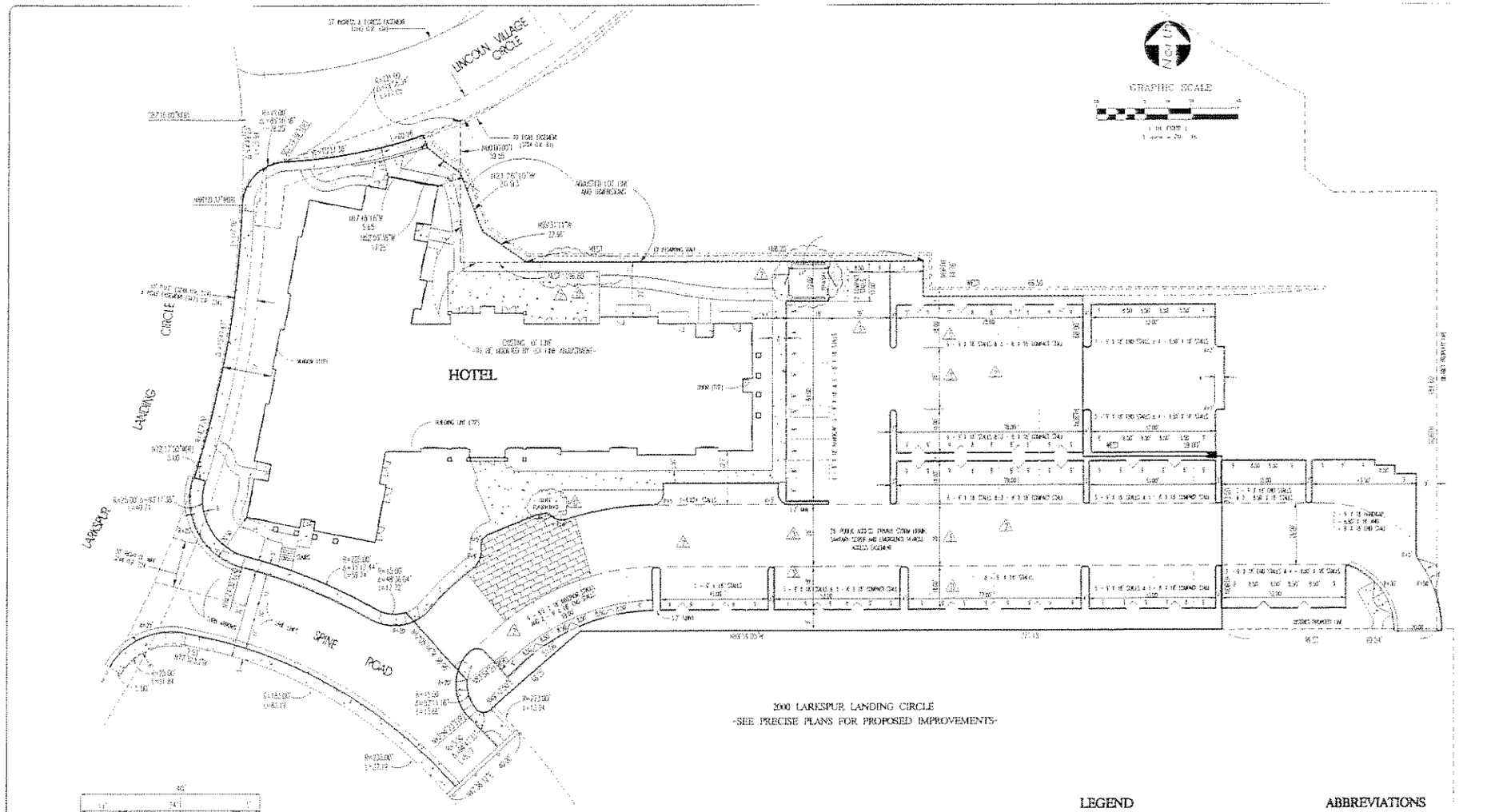
Lands of Sanitary District No. 1 of Marin County
HOTEL PRECISE DEVELOPMENT PLAN
Larkspur Landing Hotel
Larkspur, Marin County, California

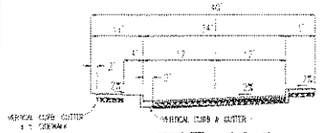
Revisions Block				
1	01-15-08	MLT	RESPONSE TO CITY COMMENTS	
2	01-18-08	MLT	REVISE THREE HERITAGE TREE	
3	06-19-08	MLT	RESPONSE TO CITY COMMENTS	
4	06-23-08	MLT	RESPONSE TO CITY COMMENTS	
5				
6				
7				
8				

Prepared under the direction of

BY MICHAEL L. TARMOST
REG. EXPIRES 06/30/2008

Sheet
C-1
of 6 Sheets
Job No 0024-021
File name





SPINE ROAD

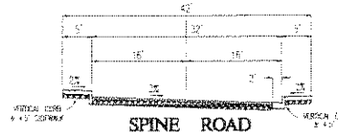
-HOTEL ENTRY TO END-

PUBLIC ACCESS, EMERGENCY VEHICLE ACCESS, PUBLIC UTILITY, SANITARY SEWER, WATER LINE, AND PRIVATE STORM DRAIN EASEMENT

Not to Scale

LARKSPUR LANDING AND LINCOLN VILLAGE CIRCLE

Not to Scale



SPINE ROAD

-LARKSPUR LANDING TO HOTEL ENTRY-

PUBLIC ACCESS, EMERGENCY VEHICLE ACCESS, PUBLIC UTILITY, SANITARY SEWER, WATER LINE AND PRIVATE STORM DRAIN EASEMENT

Not to Scale

STREET SECTIONS & DIMENSIONAL PLAN

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	SUBDIVISION BOUNDARY	
	PROPERTY LINE	
	CENTERLINE	
	EASEMENT LINE	
	SANITARY SEWER LINE, MANHOLE & LATERAL	
	STORM DRAIN (UNDERGROUND PIPE), MANHOLE	
	WATER LINE, SERVICE, METER AND VALVE, HYDRANT	
	JOINT TRENCH	TRANSFORMER VAULT
	SIDEWALK/CONCRETE AREA	
	HANDICAP RAMP	
	CHAIN LINK FENCE	
	DIRECTION OF FLOW	
	PARCEL NUMBER	
	CONTOUR & ELEVATION	
	RETAINING WALL	
	TREE DRIP LINE	
	COASTAL DRAINAGE LINE	
	SPECIAL PAVEMENT TREATMENT - COLORED STAMPED CONCRETE -	

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	FG	FINISHED ELEVATION
AB	AGGREGATE BASE	JP	CONCRETE UTILITY SERVICE POLE
AD	AREA DRAIN	LH	LANDSCAPE METER
BC	BEGIN CURVE	LP	LINEAR FOOT
BO	BLOW-OFF VALVE ASSEMBLY	LPD	LIGHT POLE
CB	CURB INLET	HM	HANDLE
CL	CENTERLINE	FES	PAD ELEVATION
CO	CLEANOUT	PAVT	PAVEMENT
CP	CURB REDUCER	PAE	PUBLIC ACCESS EASEMENT
CONC	CONCRETE	PSDE	PRIVATE STORM DRAIN EASEMENT
DI	DROP INLET	PVC	POINT OF CONVERSION CURVATURE
DW	DRIVEWAY	PRC	POINT OF REVERSE CURVATURE
EP	EDGE OF PAVEMENT	PP	POWER POLE
EC	END OF CURVE	RTD	REDWOOD TREE GRATE
EVA	EMERGENCY VEHICLE ACCESS	R	PROPERTY LINE
EX	EXISTING	PUE	PUBLIC UTILITY EASEMENT
FC	FACE OF CURB	RW	RIGHT-OF-WAY
FF	FINISH FLOOR (BUILDING)	RD	ROOF DRAIN
HR	FIRE HYDRANT	SD	STORM DRAIN
FL	FLOW LINE	SS	SANITARY SEWER
GR	GRATE	TC	TOP OF CURB ELEVATION
GE	GARAGE FF ELEVATION	TWW	TOP / WATER WALL ELEVATION
HPM-HT	HIGH POINT	WM	WATER METER SERVICE
IRR	IRRIGATION		

LDSI
Land Development Solutions, Inc.
1010 Grant Ave. Suite 102
Novato, CA 94945
Tel 415.883.8345
Fax 415.883.8963

Drawn	HLT
Designed	HLT
Checked	MPD
Date	06/25/07
Scale	As Noted

Lands of Sanitary District No. 1 of Marin County

STREET SECTIONS & DIMENSIONAL PLAN

Larkspur Landing Hotel

Larkspur, Marin County, California

1	01-25-08	MPD	RESPONSE TO DEP COMMENTS	
2	11-13-08	MPD	REVISE CIVIL PLANS TO TM	
3	12-15-08	MPD	REVISIONS TO DEP COMMENTS	
4	06-13-09	MPD	REVISIONS TO DEP COMMENTS	
5	10-27-09	MPD	REVISIONS TO DEP COMMENTS	

Revisions

Prepared under the Direction of

BY MICHAEL P. DEWINDT
DATE SEPTEMBER 06/30/2008

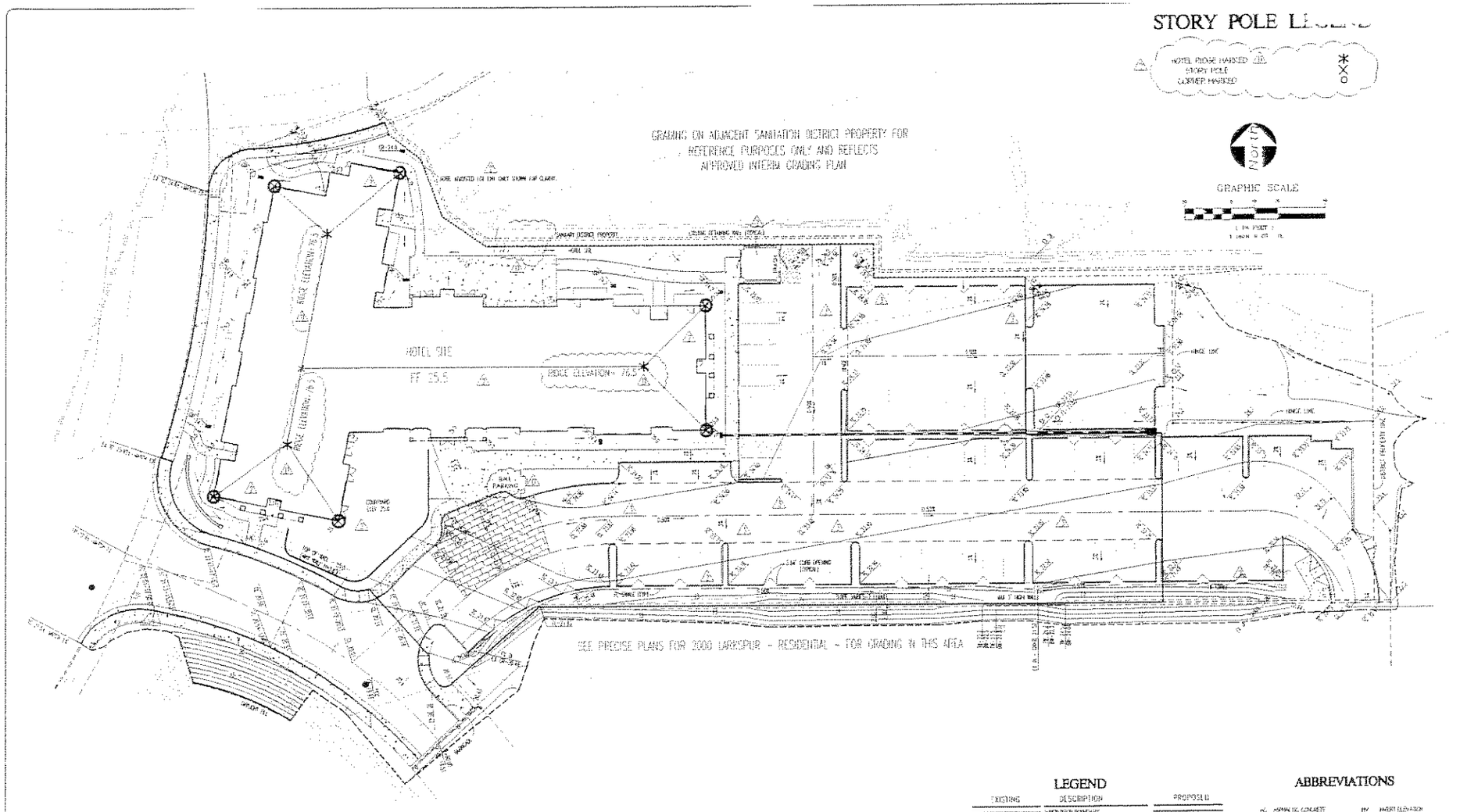
Sheet

C-2

of 6 Sheets

Job No. 0224-02B

File name: 02sections



LEGEND

EXISTING	DESCRIPTION	PROPOSED
	BENCHMARK TOPOGRAPHY	
	PROPERTY LINE	
	EASEMENT LINE	
	SANITARY SEWER LINE, MANHOLE & LATERAL	
	STORM DRAIN, CATCH BASIN, INLET, MANHOLE	
	WATER LINE, SERVICE, HYDRANT, VALVE, BLOWOFF	
	2006 TRENCH	(1) PAVEMENT (2) VAULT
	SOIL NAIL/CONCRETE AREA	
	HANDICAP RAMP	
	CHAIN LINK FENCE	
	DIRECTION OF FLOW	
	PARCEL NUMBER	
	CONTOUR & ELEVATION	
	RETAINING WALL	
	TREE DRIP LINE	
	CATCHELL DAYLIGHT LINE	
	SPECIAL PAVEMENT TREATMENT (COLORED STAMPED CONCRETE)	

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	INV	INVERT ELEVATION
AB	AGGREGATE BASE	JP	JOINT UTILITY SERVICE POLE
AD	AREA DRAIN	LH	LANDSCAPE HEIGHT
BC	BEGIN CURVE	LF	LINEAR FOOT
BO	BLOW-OFF VALVE ASSEMBLY	LP(HP)	LOW POINT
CB	CURB INLET	MH	MANHOLE
CL	CENTER LINE	PAD	PAD ELEVATION
CO	CLEANOUT	PAVT	PAVEMENT
CP	CURB RETURN	PUE	PUBLIC ACCESS EASEMENT
CONC	CONCRETE	PSDE	PRIVATE STORM DRAIN EASEMENT
DI	DROP INLET	PCC	POINT OF CONTROLLING CURVATURE
DW	DRIVEWAY	PRC	POINT OF REVERSE CURVATURE
EP	EDGE OF PAVEMENT	PP	POWER POLE
EC	END OF CURVE	PG(S)	PROPOSED FINISH GRADE
EVA	EMERGENCY VEHICLE ACCESS	PL	PROPERTY LINE
EX	EXISTING	PUE	PUBLIC UTILITY EASEMENT
FG	FACE OF CURB	RIM	RIM OF PIPE
FF	FINISH FLOOR ELEVATION	RS	ROUGH GRADE
FH	FIRE HYDRANT	SD	STORM DRAIN
FL	FLOW LINE	SS	SANITARY SEWER
HP	GRADE	TC	TOP OF CURB ELEVATION
GL	GARAGE LIP ELEVATION	TW/BW	TOP / BOTTOM WALL ELEVATION
HP(HI-PT)	HIGH POINT	WS/WS	WATER METER SERVICE
IRR	IRRIGATION		

GRADING & DRAINAGE PLAN

LDSI
Land Development Solutions, Inc.
1510 Grant Ave. Suite 102
Novato, CA 94945
Tel (415) 893-8145
Fax (415) 893-8165

Drawn	MLT
Designed	MLT
Checked	MRB
Date	08/25/07
Scale	AS SHOWN

Lands of Sanitary District No. 1 of Marin County

GRADING & DRAINAGE PLAN

Larkspur Landing Hotel

Larkspur, Marin County, California

Revision Block			
1	01-15-08	MLT	REPLACE 02 OFF COMMENTS
2	11-26-08	MLT	BLDG LINE, NOTES, ETC.
3	12-15-08	MLT	REPLACE 03 OFF COMMENTS
4	02-13-09	MLT	REPLACE 04 OFF COMMENTS
5	04-17-09	MLT	REPLACE 05 OFF COMMENTS
6			
7			
8			
9			
10			

Prepared under the direction of

M. C. MERRIN
RCE 34730 EXP 12/31/08

BY MICHAEL L. TARMOUT
REG. EXPIRES 06/30/2008

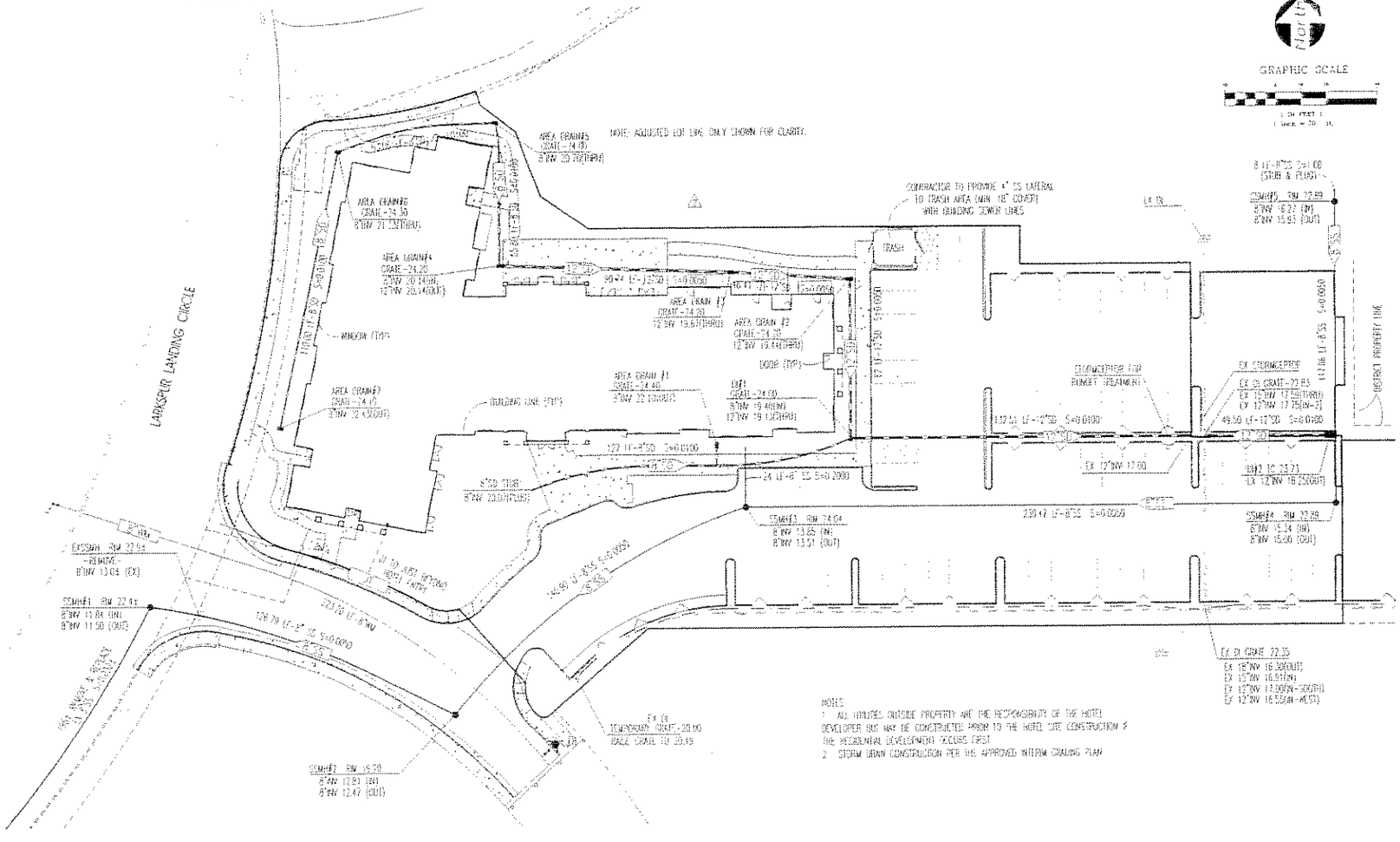
Sheet

C-3

of 6 Sheets

Job No. 0224-021

File name: 0224-021



LEGEND

EXISTING	DESCRIPTION	PROPOSED
	DEPRESSION BOUNDARY	
	PROPERTY LINE	
	LIMITS OF EASEMENT LINE	
	SANITARY SEWER LINE, MANHOLE & LATERAL	
	STORM DRAIN (CATCHBASIN, INLET, MANHOLE)	
	WATER LINE (SERVICE, HYDRANT, VALVE, BLOWOFF)	
	JOINT TRENCH	TRANSFORMER VAULT
	SIDEWALK/CONCRETE AREA	
	HANDICAP RAMP	
	CHAIN LINK FENCE	
	DIRECTION OF FLOW	
	PARCEL NUMBER	7
	CONTOUR & ELEVATION	25
	RETAINING WALL	
	TREE DRIP LINE	
	COUNTRY DAYLIGHT LINE	
	SPECIAL PAVEMENT TREATMENT (COLORED STAMPED CONCRETE)	

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	BW	BACK ELEVATION
AB	AGGREGATE BASE	JP	JOINT UTILITY SERVICE POLE
AD	AREA DRAIN	LA	LANDSCAPE AREA
BC	BEGIN CURVE	LF	LINEAR FOOT
BO	BLOWOFF VALVE ASSEMBLY	LP	LOW POINT
CI	CURB INLET	MH	MANHOLE
CL	CENTERLINE	PAD	PAD ELEVATION
CO	CLEANOUT	PVMT	PAVEMENT
CR	CURB RETURN	PAE	PUBLIC ACCESS EASEMENT
CONC	CONCRETE	PDE	PRIVATE DRAIN EASEMENT
DI	DROP INLET	POC	POINT OF CONTROL (DRAINAGE)
EM	EDGE MEAT	POG	POINT OF VERTICAL GRAVITY
EP	EDGE OF PAVEMENT	PP	POWER POLE
EC	END OF CURVE	PG	PROPOSED FINISH GRADE
EVA	EMERGENCY VEHICLE ACCESS	PL	PROPERTY LINE
EX	EXISTING	PUE	PUBLIC UTILITY EASEMENT
FC	FACE OF CURB	RIM	RIM OF PIT
FF	FINISH FLOOR (FINISH)	RG	RIDGE GRADE
FH	FIRE HYDRANT	SD	STORM DRAIN
FL	FLOW LINE	SS	SANITARY SEWER
GR	GRATE	TC	TOP OF CURB ELEVATION
GL	GARAGE LIP ELEVATION	TWEW	TOP / BOTTOM WALL ELEVATION
HP&LP	HIGH POINT & LOW POINT	W/E	WATER / WATER SERVICE
HP	HYDRANT		

UTILITY PLAN

LDSI
Land Development Solutions, Inc.
1510 Grant Ave. Suite 102
Novato, CA 94945
Tel (415) 883-3553
Fax (415) 883-8093

Drawn	MLT
Designed	MLT
Checked	MHB
Date	04/25/07
Scale	AS SHOWN

Lands of Sanitary District No. 1 of Marin County

UTILITY PLAN

Larkspur Landing Hotel

Larkspur, Marin County, California

Revision	Date	Drawn	Checked	Description
1	10-15-08	MLT	MHB	REVISE IN CITY COMMENTS
2	10-15-08	MLT	MHB	REDO PAVT NOTES & PLAN
3	10-15-08	MLT	MHB	REVISE IN CITY COMMENTS
4	10-15-08	MLT	MHB	REVISE IN CITY COMMENTS
5	10-15-08	MLT	MHB	REVISE IN CITY COMMENTS
6	10-15-08	MLT	MHB	REVISE IN CITY COMMENTS

Signature Block

Prepared under the direction of:

MICHAEL L. TARNOFF
No. C 43396
Exp. 06/30/2008
CIVIL
STATE OF CALIFORNIA

BY MICHAEL L. TARNOFF
REG. EXPIRES 06/30/2008

Sheet

C-4

of 6 Sheets

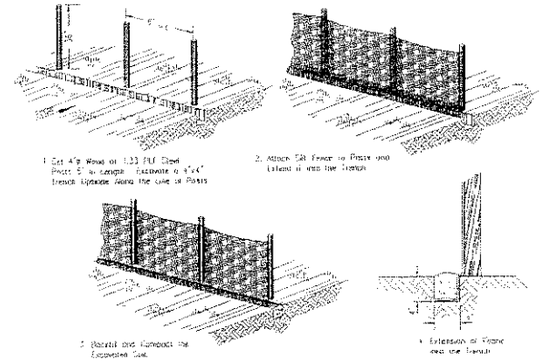
Job No. 0224-001

File name: 0224HOTEL

LEGEND

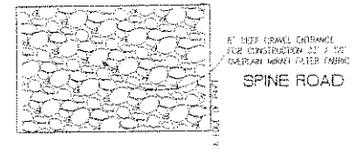
PROPOSED PROPOSED

- GRAVEL BAGS
- INLET STORM DRAIN TRAP
- SILT FENCE
- HYDROSEED W/ BINDER & MULCH OR JUTE NETTING
- WATTLES
- 18" x 24" HAY BALE
- STRAW MULCH & TACKIFIER (2 TONS/ACRE MIN.)



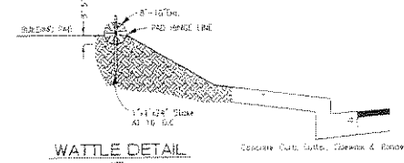
SILT FENCE DETAIL

NTS



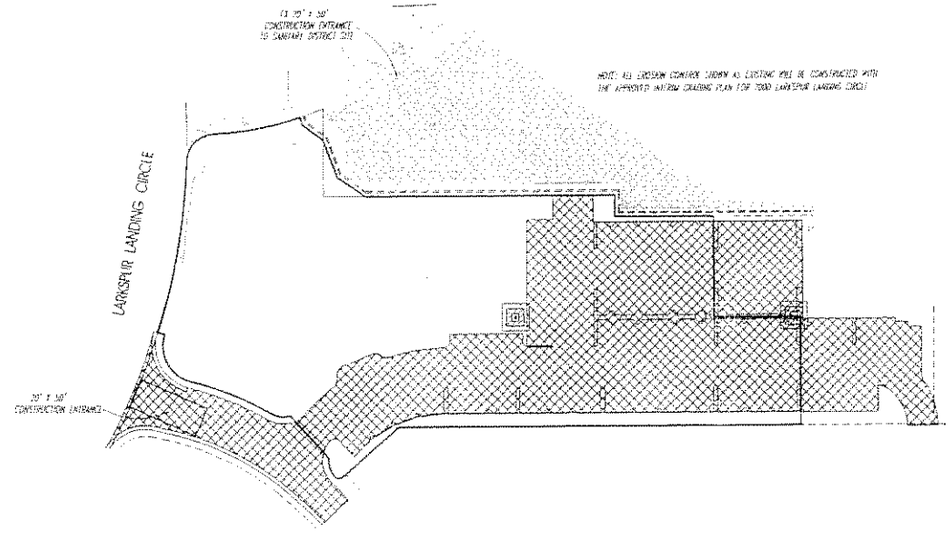
CONSTRUCTION ENTRANCE

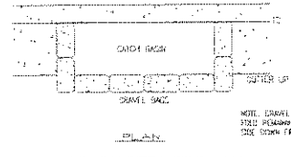
NTS



WATTLE DETAIL

NTS





NOTE: GRAVEL BAGS TO BE LINED FILLED WITH 1" TO 1-1/2" DRAIN ROCK. STACK REMAINING PORTION OF BAG UNDER GRAVEL BAG AND FLAT FOLDED SIDE DOWN EVENLY AGAINST CURB AND MOUNTED GRAVEL BAG

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, EROSION BLOCKS, STRAW BALE DIKES, ETC. THESE DEVICES SHALL BE PLACED IN ORDER TO MINIMIZE EROSION AND TO COLLECT SEDIMENT OTHERWISE DUE TO 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 PROCEE'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 BEST 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 "BAMWPP" (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. IN WINTER 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 DAMP PARTS 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 DENSE 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.
1510 Grant Ave. Suite 102
Novato, CA 94945
Tel (415) 898 8163
Fax (415) 883 0283

Drawn	MLT
Designed	MLT
Checked	MRS
Date	04/25/07
Scale	AS SHOWN

Lands of Sanitary District No. 1 of Marin County
EROSION CONTROL
Larkspur Landing Hotel
Larkspur, Marin County, California

Revision Block				
1	01-15-08	MLT	REVISED TO CITY COMMENTS	
2	11-28-08	MLT	REVISE SILT FENCE TO 36"	
3	06-15-09	MLT	REVISED TO LEF COMMENTS	
4	06-23-09	MLT	REVISED TO LEF COMMENTS	
5	06-12-09	MLT	REVISED TO LEF COMMENTS	
6	07-01-09	TG	REVISED TO LEF COMMENTS	

Prepared Under the Direction of:

BY: MICHAEL L. TARHOUT
REG. EXPIRES: 06/30/2009

Sheet
C-5
of 6 Sheets

Job No: 0224-002
File name: 0224-002

Tree to be Removed ✕

Tree Recommended for Removal — in arborist reports

KEY	TREE LEGEND
+	TREE TRUNK
1234	TREE NUMBER
H	HERITAGE TREE

North

GRAPHIC SCALE

20 0 10 20 40 80

1 IN FEET 1

1 inch = 20 ft

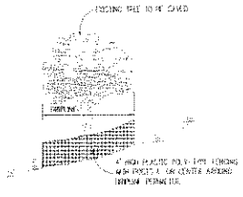
NOTES:

1. TREE STATUS FINAL GRADE FOLLOWING COMPLETION OF SANITARY DISTRICT NO. 1'S SEWAGE TREATMENT FACILITY AND WITHIN AREA PROVIDED BY HOTEL DEVELOPER, SEE CIVIL ENGINEER.
2. TREE INFORMATION PROVIDED BY BARRY OCHSENDORF CONSULTANTS, INC.
3. TREE TAG NUMBERS REFER TO TAG NOS. SHOWN IN TREE ASSESSMENT REPORT FOR DOWN LARKSPUR LANDING CIRCLE, LARKSPUR, ENVIRONMENTAL PREPARED BY RALPH OSTERLING CONSULTANTS, INC. DATED FEBRUARY 22, 2001, UPDATED AND REVISED APRIL 2, 2004 AND MARCH 22, 2005.
4. TREE TAG NO. 1533H HAS BEEN REMOVED BY UNKNOWN PARTIES.

Centerline 2001 Larkspur Landing Circle Inventory Data 2004/2005

No.	Tag no.	Species	To be Removed	Size	Mitigation (No. Replacement Trees)
1	1525	Cinnamomum camphora	Yes	10.2	

2. TOTAL # OF NON-SITE HERITAGE TREES TO BE REMOVED
4. TREE PROTECTION TO BE PROVIDED AT TREES RETAINED WITHIN GRADING LIMIT AND AT DRIPLINE IN GENERAL.



TREE PROTECTION DETAIL

NOT TO SCALE

LARKSPUR LANDING CIRCLE

OFFSITE TREES SHOWN FOR INFORMATIONAL PURPOSES ONLY

HOTEL PARCEL

OFFSITE TREES SHOWN FOR INFORMATIONAL PURPOSES ONLY

HERITAGE TREE REMOVAL PLAN

LDSI

Land Development Solutions, Inc.
1510 Grant Ave. Suite 102
Novato, CA 94945
Tel (415) 883-8103
Fax (415) 883-9093

Drawn	MJT
Designed	MJT
Checked	HPG
Date	01/25/07
Scale	AS SHOWN

Lands of Sanitary District No. 1 of Marin County

HERITAGE TREE REMOVAL PLAN

Larkspur Landing Hotel

Larkspur, Marin County, California

No.	Date	By	Revision
1	01-25-07	MJT	REVISED AS PER COMMENTS
2	11-13-06	MJT	TREE DATA ADDED TO 2"
3	10-19-06	MJT	REVISED TO SITE COMMENTS
4	10-18-06	MJT	REVISED TO SITE COMMENTS
5	10-13-06	MJT	REVISED TO SITE COMMENTS
6	10-13-06	MJT	REVISED TO SITE COMMENTS
7	10-13-06	MJT	REVISED TO SITE COMMENTS

Prepared Under the Direction of

REGISTERED PROFESSIONAL ENGINEER
No. C 45896
Exp. 06/30/2008
CIVIL
STATE OF CALIFORNIA

BY MICHAEL J. TARNOFF

REG. EXPIRES 06/30/2008

Sheet C-6 of 6 Sheets

JOB NO. 0224-021

FILE NAME 0224-021