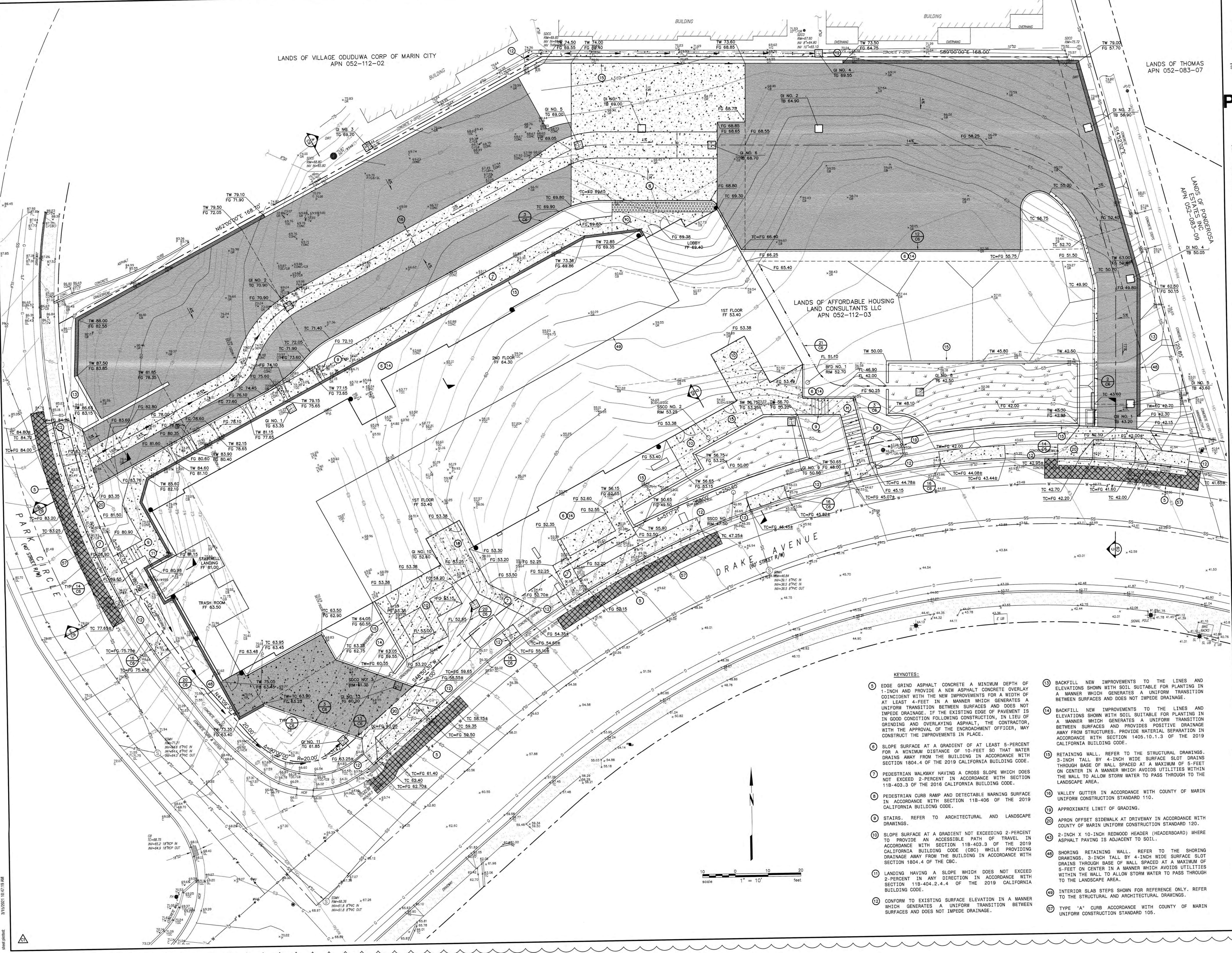
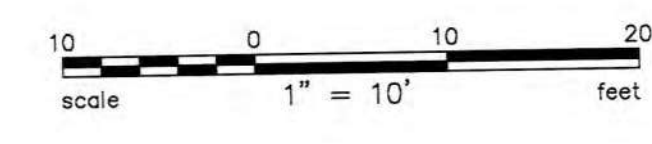


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KEYNOTES:

- ① EDGE GRIND ASPHALT CONCRETE A MINIMUM DEPTH OF 1-INCH AND PROVIDE A NEW ASPHALT CONCRETE OVERLAY COINCIDENT WITH THE NEW IMPROVEMENTS FOR A WIDTH OF AT LEAST 4- FEET IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE. IF THE EXISTING EDGE OF PAVEMENT IS IN GOOD CONDITION FOLLOWING CONSTRUCTION, IN LIEU OF GRINDING AND OVERLAYING ASPHALT, THE CONTRACTOR, WITH THE APPROVAL OF THE ENCROACHMENT OFFICER, MAY CONSTRUCT THE IMPROVEMENTS IN PLACE.
- ② SLOPE SURFACE AT A GRADIENT OF AT LEAST 5-PERCENT FOR A MINIMUM DISTANCE OF 10- FEET SO THAT WATER DRAINS AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION 1804.4 OF THE 2019 CALIFORNIA BUILDING CODE.
- ③ PEDESTRIAN WALKWAY HAVING A CROSS SLOPE WHICH DOES NOT EXCEED 2-PERCENT IN ACCORDANCE WITH SECTION 11B-403.3 OF THE 2016 CALIFORNIA BUILDING CODE.
- ④ PEDESTRIAN CURB RAMP AND DETECTABLE WARNING SURFACE IN ACCORDANCE WITH SECTION 11B-406 OF THE 2019 CALIFORNIA BUILDING CODE.
- ⑤ STAIRS. REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS.
- ⑥ SLOPE SURFACE AT A GRADIENT NOT EXCEEDING 2-PERCENT TO PROVIDE AN ACCESSIBLE PATH OF TRAVEL IN ACCORDANCE WITH SECTION 11B-403.3 OF THE 2019 CALIFORNIA BUILDING CODE (CBC) WHILE PROVIDING DRAINAGE AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION 1804.4 OF THE CBC.
- ⑦ LANDING HAVING A SLOPE WHICH DOES NOT EXCEED 2-PERCENT IN ANY DIRECTION IN ACCORDANCE WITH SECTION 11B-404.2.4.4 OF THE 2019 CALIFORNIA BUILDING CODE.
- ⑧ CONFORM TO EXISTING SURFACE ELEVATION IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.
- ⑨ BACKFILL NEW IMPROVEMENTS TO THE LINES AND ELEVATIONS SHOWN WITH SOIL SUITABLE FOR PLANTING IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.
- ⑩ BACKFILL NEW IMPROVEMENTS TO THE LINES AND ELEVATIONS SHOWN WITH SOIL SUITABLE FOR PLANTING IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND PROVIDES POSITIVE DRAINAGE AWAY FROM STRUCTURES. PROVIDE MATERIAL SEPARATION IN ACCORDANCE WITH SECTION 1405.10.1.3 OF THE 2019 CALIFORNIA BUILDING CODE.
- ⑪ RETAINING WALL. REFER TO THE STRUCTURAL DRAWINGS. 3-INCH TALL BY 4-INCH WIDE SURFACE SLOT DRAINS THROUGH BASE OF WALL SPACED AT A MAXIMUM OF 5- FEET ON CENTER IN A MANNER WHICH AVOIDS UTILITIES WITHIN THE WALL TO ALLOW STORM WATER TO PASS THROUGH TO THE LANDSCAPE AREA.
- ⑫ VALLEY GUTTER IN ACCORDANCE WITH COUNTY OF MARIN UNIFORM CONSTRUCTION STANDARD 110.
- ⑬ APPROXIMATE LIMIT OF GRADING.
- ⑭ APRON OFFSET SIDEWALK AT DRIVEWAY IN ACCORDANCE WITH COUNTY OF MARIN UNIFORM CONSTRUCTION STANDARD 120.
- ⑮ 2-INCH X 10-INCH REDWOOD HEADER (HEADERBOARD) WHERE ASPHALT PAVING IS ADJACENT TO SOIL.
- ⑯ SHORING RETAINING WALL. REFER TO THE SHORING DRAWINGS. 3-INCH TALL BY 4-INCH WIDE SURFACE SLOT DRAINS THROUGH BASE OF WALL SPACED AT A MAXIMUM OF 5- FEET ON CENTER IN A MANNER WHICH AVOIDS UTILITIES WITHIN THE WALL TO ALLOW STORM WATER TO PASS THROUGH TO THE LANDSCAPE AREA.
- ⑰ INTERIOR SLAB STEPS SHOWN FOR REFERENCE ONLY. REFER TO THE STRUCTURAL AND ARCHITECTURAL DRAWINGS.
- ⑱ TYPE "A" CURB ACCORDANCE WITH COUNTY OF MARIN UNIFORM CONSTRUCTION STANDARD 105.



SUBMITTAL - 07/10/2024

Project Number:	2020-074
Plan Check Number:	2

ASI #01	05/28/2024
ASI #02	07/10/2024
ASI #03	09/24/2024

LANDS OF VILLAGE ODUDUWA CORP OF MARIN CITY
APN 052-112-02

LANDS OF THOMAS
APN 052-083-07

DRAINAGE STRUCTURE TABLE				
STRUCTURE	NO.	MODEL	SIZE	DETAIL
GRATE INLET	1-13	OLDCASTLE PRECAST MODEL CK OR EQUIVALENT	18"x18"	6 CE
DROP INLET	1-5	OLDCASTLE PRECAST MODEL CK OR EQUIVALENT	18"x18"	7 CE

AD
Architecture.
Design.
Relationships.

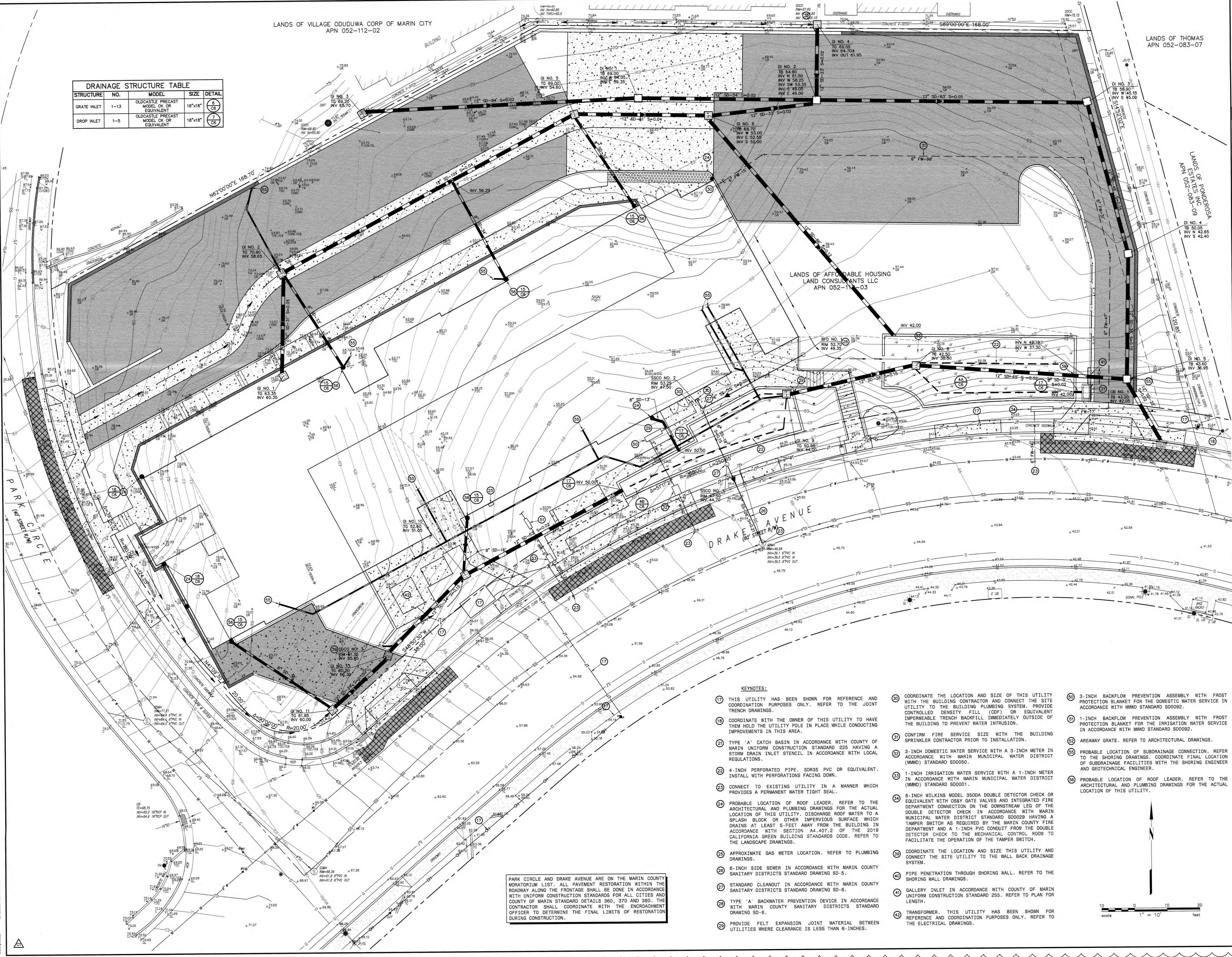
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DRAKE MARIN CITY APTS
825 DRAKE AVENUE
COUNTY OF MARIN, CA 94065

UTILITY PLAN



PARK CIRCLE AND DRAKE AVENUE ARE ON THE MARIN COUNTY MORATORIUM LIST. ALL PAVEMENT RESTORATION WITHIN THE ROADWAY ALONG THE FRONTAGE SHALL BE DONE IN ACCORDANCE WITH UNIFORM CONSTRUCTION STANDARDS FOR ALL CITIES AND COUNTY OF MARIN STANDARD DETAILS S-60, S-70 AND S-80. THE CONTRACTOR SHALL COORDINATE WITH THE ENCROACHMENT OFFICER TO DETERMINE THE FINAL LIMITS OF RESTORATION DURING CONSTRUCTION.

- KEYNOTES:**
- 17 THIS UTILITY HAS BEEN SHOWN FOR REFERENCE AND COORDINATION PURPOSES ONLY. REFER TO THE JOINT TRENCH DRAWINGS.
 - 18 COORDINATE WITH THE OWNER OF THIS UTILITY TO HAVE THEM HOLD THE UTILITY POLE IN PLACE WHILE CONDUCTING IMPROVEMENTS IN THIS AREA.
 - 21 TYPE 'A' CATCH BASIN IN ACCORDANCE WITH COUNTY OF MARIN UNIFORM CONSTRUCTION STANDARD 225 HAVING A STORM DRAIN INLET STENCIL IN ACCORDANCE WITH LOCAL REGULATIONS.
 - 22 4-INCH PERFORATED PIPE, SOR35 PVC OR EQUIVALENT. INSTALL WITH PERFORATIONS FACING DOWN.
 - 23 CONNECT TO EXISTING UTILITY IN A MANNER WHICH PROVIDES A PERMANENT WATER TIGHT SEAL.
 - 24 PROBABLE LOCATION OF ROOF LEADER. REFER TO THE ARCHITECTURAL AND PLUMBING DRAWINGS FOR THE ACTUAL LOCATION OF THIS UTILITY. DISCHARGE ROOF WATER TO A SPLASH BLOCK OR OTHER IMPERVIOUS SURFACE WHICH DRAINS AT LEAST 5- FEET AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION A4.407.2 OF THE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE. REFER TO THE LANDSCAPE DRAWINGS.
 - 25 APPROXIMATE GAS METER LOCATION. REFER TO PLUMBING DRAWINGS.
 - 26 6-INCH SIDE SEWER IN ACCORDANCE WITH MARIN COUNTY SANITARY DISTRICTS STANDARD DRAWING SD-5.
 - 27 STANDARD CLEANOUT IN ACCORDANCE WITH MARIN COUNTY SANITARY DISTRICTS STANDARD DRAWING SD-6.
 - 28 TYPE 'A' BACKWATER PREVENTION DEVICE IN ACCORDANCE WITH MARIN COUNTY SANITARY DISTRICTS STANDARD DRAWING SD-8.
 - 29 PROVIDE FELT EXPANSION JOINT MATERIAL BETWEEN UTILITIES WHERE CLEARANCE IS LESS THAN 6-INCHES.
 - 30 COORDINATE THE LOCATION AND SIZE OF THIS UTILITY WITH THE BUILDING CONTRACTOR AND CONNECT THE SITE UTILITY TO THE BUILDING PLUMBING SYSTEM. PROVIDE CONTROLLED DENSITY FILL (CDF) OR EQUIVALENT IMPERMEABLE TRENCH BACKFILL IMMEDIATELY OUTSIDE OF THE BUILDING TO PREVENT WATER INTRUSION.
 - 31 CONFIRM FIRE SERVICE SIZE WITH THE BUILDING SPRINKLER CONTRACTOR PRIOR TO INSTALLATION.
 - 32 3-INCH DOMESTIC WATER SERVICE WITH A 3-INCH METER IN ACCORDANCE WITH MARIN MUNICIPAL WATER DISTRICT (MWD) STANDARD SDO050.
 - 33 1-INCH IRRIGATION WATER SERVICE WITH A 1-INCH METER IN ACCORDANCE WITH MARIN MUNICIPAL WATER DISTRICT (MWD) STANDARD SDO001.
 - 34 6-INCH WILKINS MODEL 350DA DOUBLE DETECTOR CHECK OR EQUIVALENT WITH OS&Y GATE VALVES AND INTEGRATED FIRE DEPARTMENT CONNECTION ON THE DOWNSTREAM LEG OF THE DOUBLE DETECTOR CHECK IN ACCORDANCE WITH MARIN MUNICIPAL WATER DISTRICT STANDARD SDO029 HAVING A TAMPER SWITCH AS REQUIRED BY THE MARIN COUNTY FIRE DEPARTMENT AND A 1-INCH PVC CONDUIT FROM THE DOUBLE DETECTOR CHECK TO THE MECHANICAL CONTROL ROOM TO FACILITATE THE OPERATION OF THE TAMPER SWITCH.
 - 35 COORDINATE THE LOCATION AND SIZE THIS UTILITY AND CONNECT THE SITE UTILITY TO THE WALL BACK DRAINAGE SYSTEM.
 - 36 PIPE PENETRATION THROUGH SHORING WALL. REFER TO THE SHORING WALL DRAWINGS.
 - 37 GALLERY INLET IN ACCORDANCE WITH COUNTY OF MARIN UNIFORM CONSTRUCTION STANDARD 255. REFER TO PLAN FOR LENGTH.
 - 38 TRANSFORMER. THIS UTILITY HAS BEEN SHOWN FOR REFERENCE AND COORDINATION PURPOSES ONLY. REFER TO THE ELECTRICAL DRAWINGS.
 - 39 3-INCH BACKFLOW PREVENTION ASSEMBLY WITH FROST PROTECTION BLANKET FOR THE DOMESTIC WATER SERVICE IN ACCORDANCE WITH MWD STANDARD SDO092.
 - 40 1-INCH BACKFLOW PREVENTION ASSEMBLY WITH FROST PROTECTION BLANKET FOR THE IRRIGATION WATER SERVICE IN ACCORDANCE WITH MWD STANDARD SDO092.
 - 41 AREAWAY GRATE. REFER TO ARCHITECTURAL DRAWINGS.
 - 42 PROBABLE LOCATION OF SUBDRAINAGE CONNECTION. REFER TO THE SHORING DRAWINGS. COORDINATE FINAL LOCATION OF SUBDRAINAGE FACILITIES WITH THE SHORING ENGINEER AND GEOTECHNICAL ENGINEER.
 - 43 PROBABLE LOCATION OF ROOF LEADER. REFER TO THE ARCHITECTURAL AND PLUMBING DRAWINGS FOR THE ACTUAL LOCATION OF THIS UTILITY.

SUBMITTAL - 07/10/2024
Project Number: 2020-074
Plan Check Number: 2

AS1 #01 05/28/2024
AS1 #02 07/10/2024
AS1 #03 09/24/2024

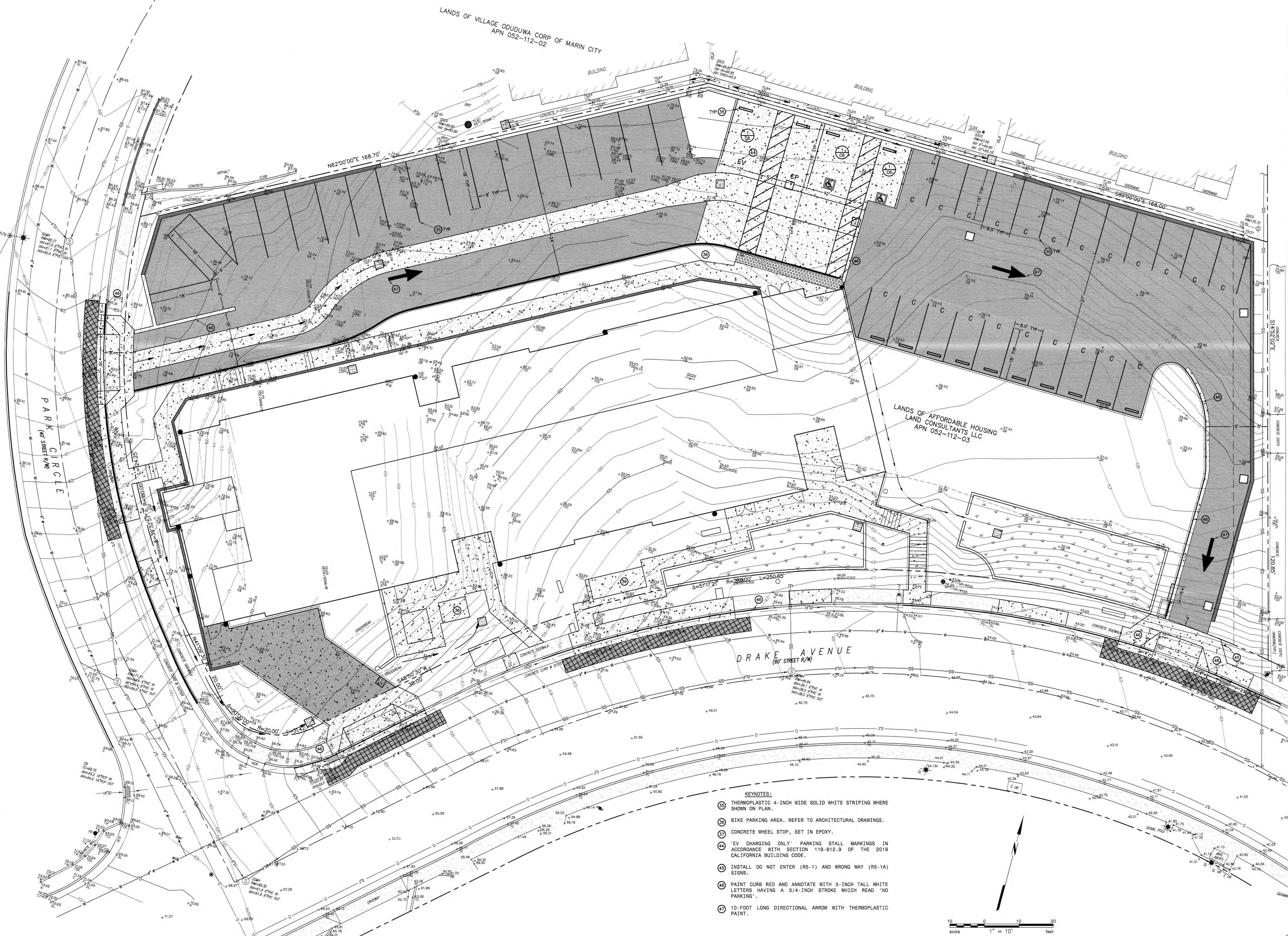
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feet

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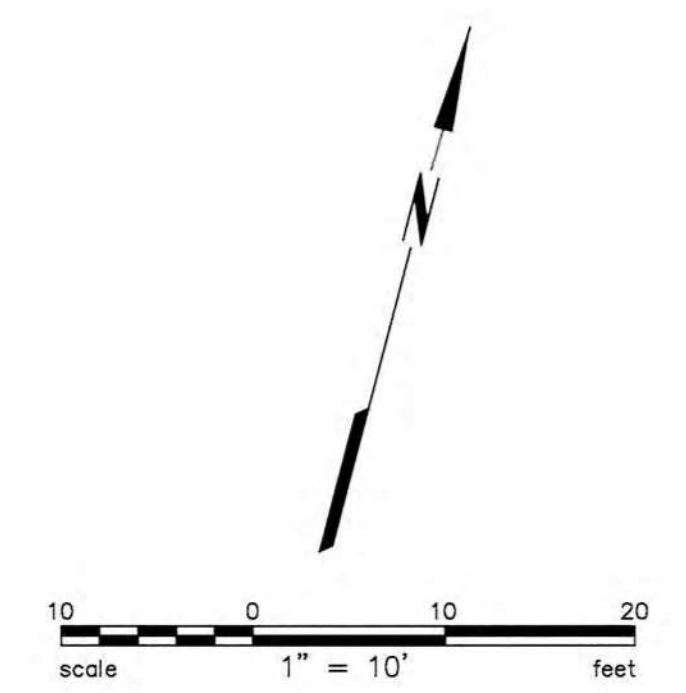
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- KEYNOTES:**
- 55 THERMOPLASTIC 4-INCH WIDE SOLID WHITE STRIPING WHERE SHOWN ON PLAN.
 - 56 BIKE PARKING AREA. REFER TO ARCHITECTURAL DRAWINGS.
 - 57 CONCRETE WHEEL STOP, SET IN EPOXY.
 - 58 'EV CHARGING ONLY' PARKING STALL MARKINGS IN ACCORDANCE WITH SECTION 11B-812.9 OF THE 2019 CALIFORNIA BUILDING CODE.
 - 59 INSTALL DO NOT ENTER (R5-1) AND WRONG WAY (R5-1A) SIGNS.
 - 60 PAINT CURB RED AND ANNOTATE WITH 3-INCH TALL WHITE LETTERS HAVING A 3/4-INCH STROKE WHICH READ "NO PARKING".
 - 61 10-FOOT LONG DIRECTIONAL ARROW WITH THERMOPLASTIC PAINT.



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Eagle, ID 83616
(208) 908-4873

**DRAKE MARIN CITY
APTS**
825 DRAKE AVENUE
COUNTY OF MARIN, CA 94065

STRIPING PLAN

SUBMITTAL - 07/10/2024
Project Number: 2020-074
Plan Check Number: 2

ASI #	DATE
ASI #01	05/28/2024
ASI #02	07/10/2024
ASI #C1	09/24/2024

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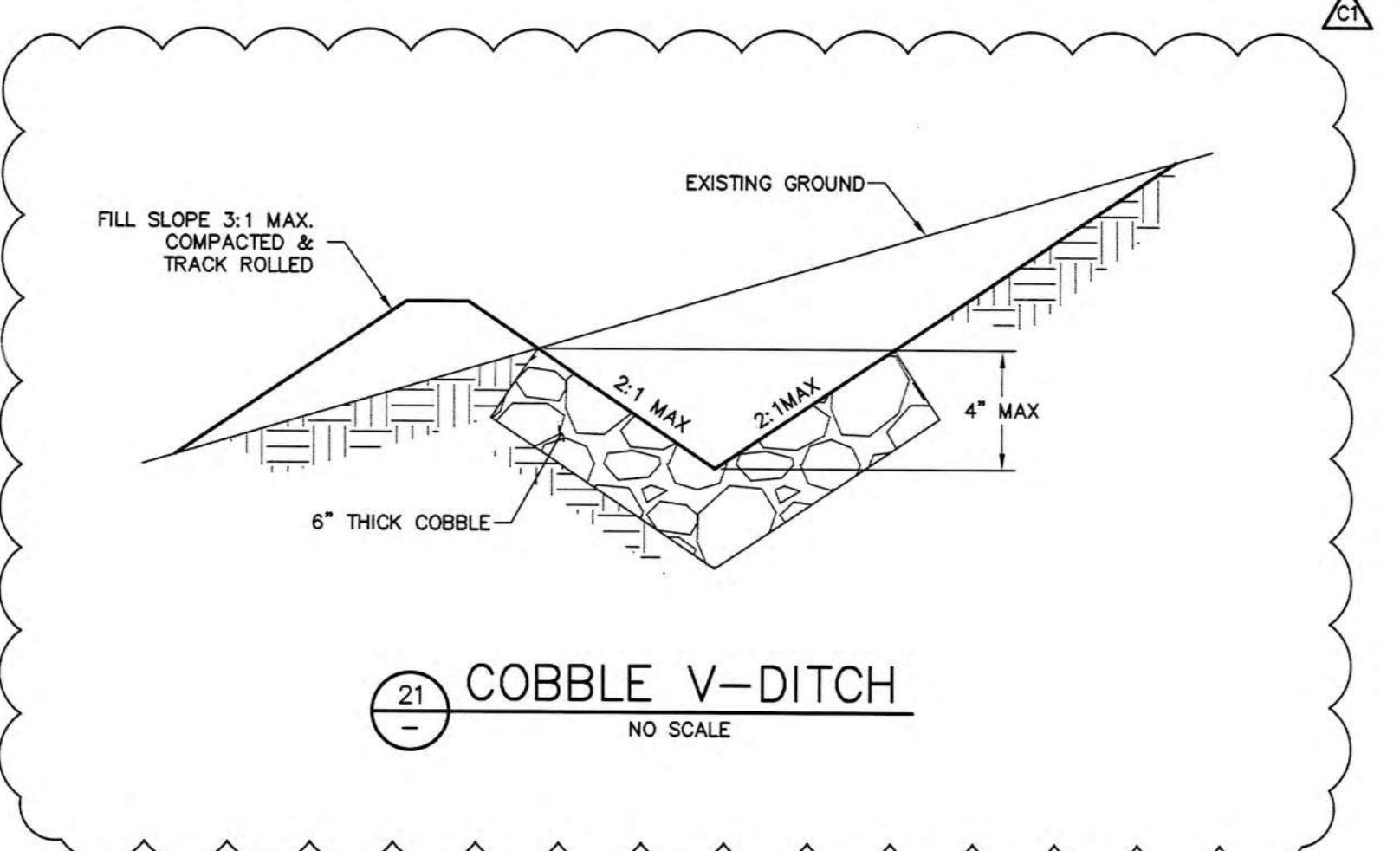
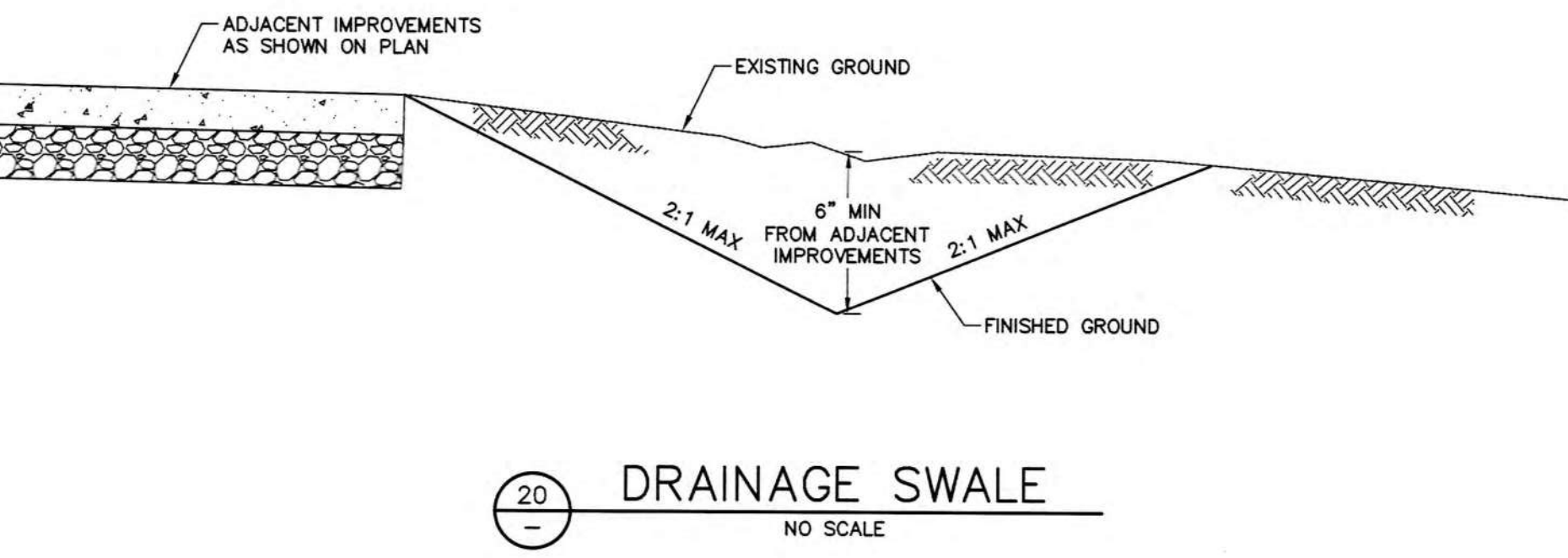
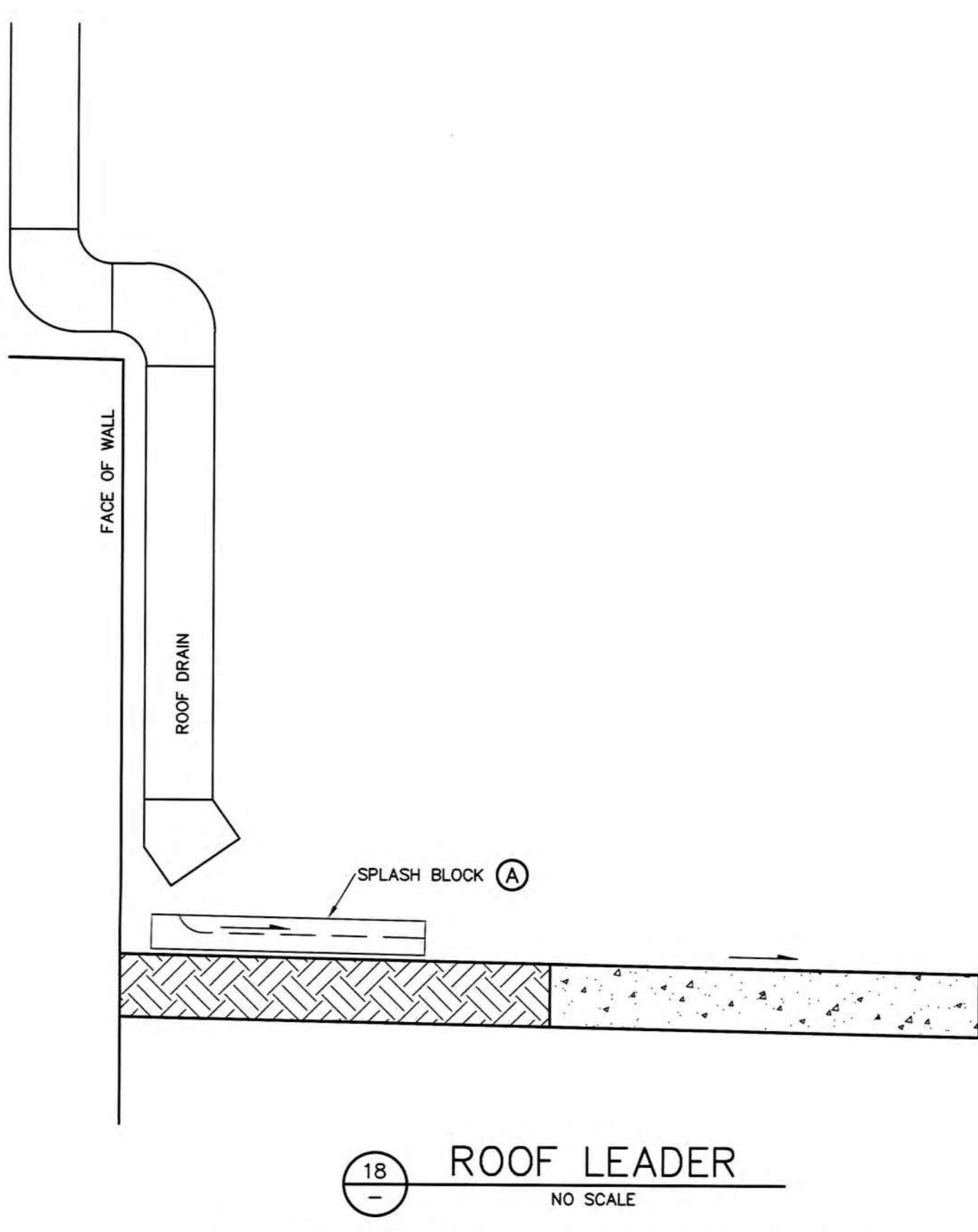
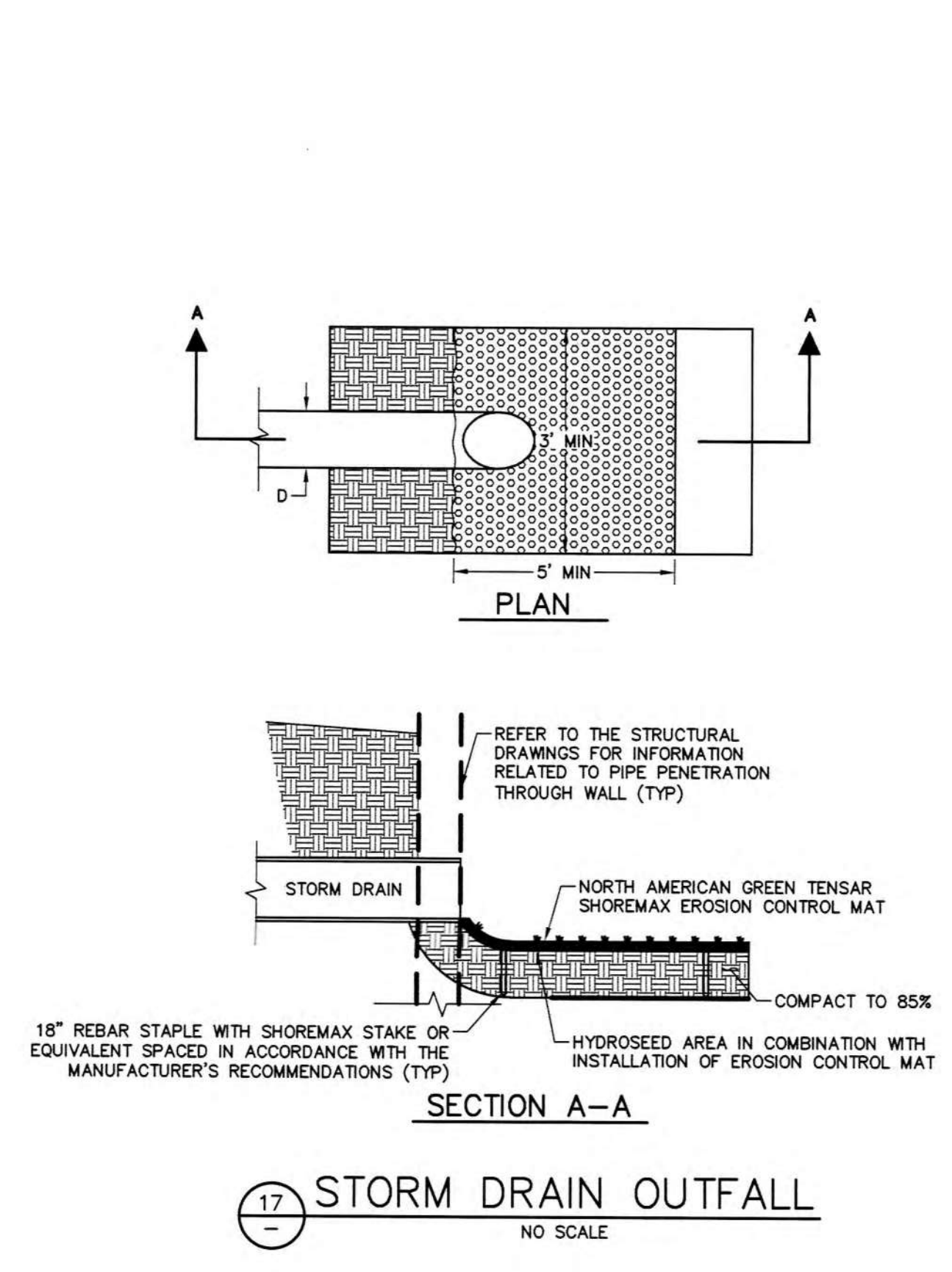
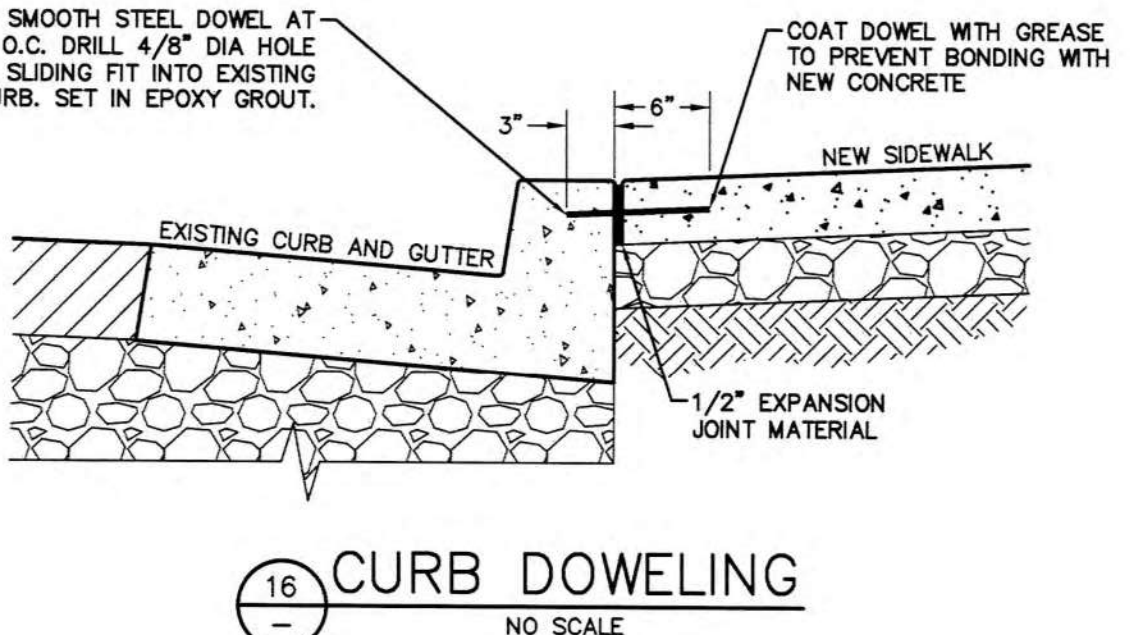
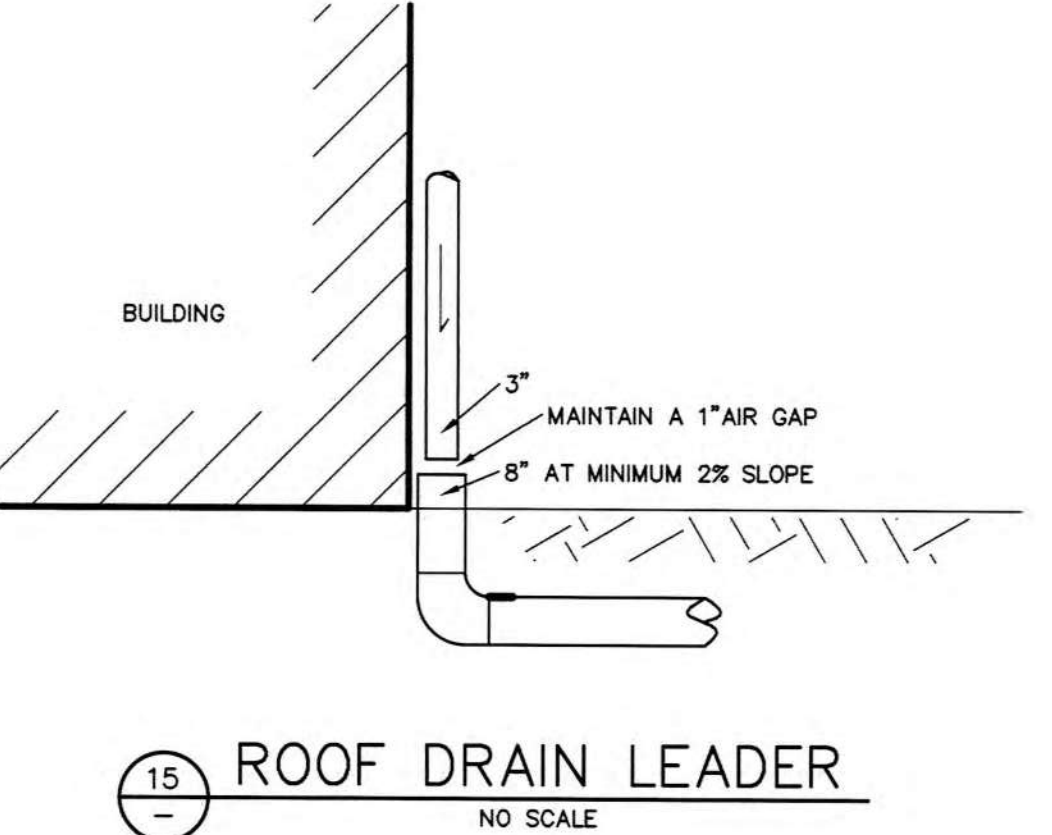
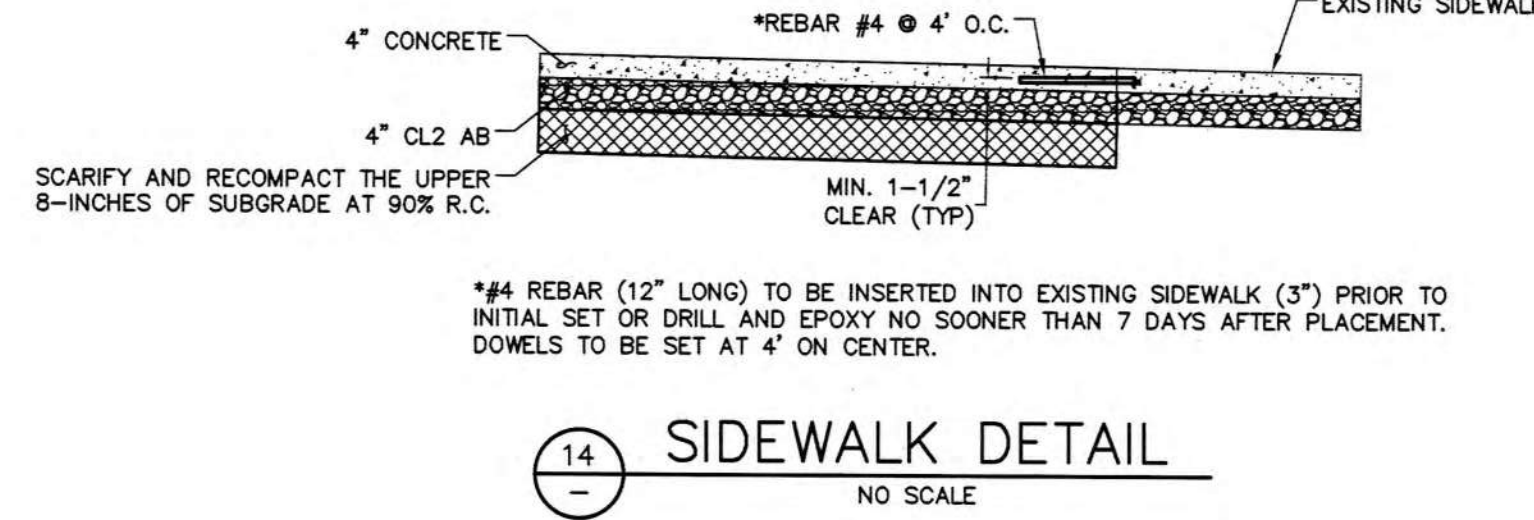
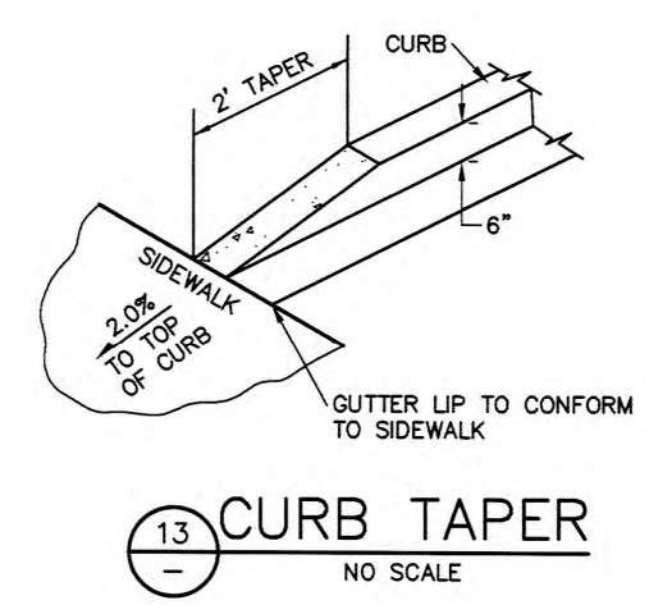
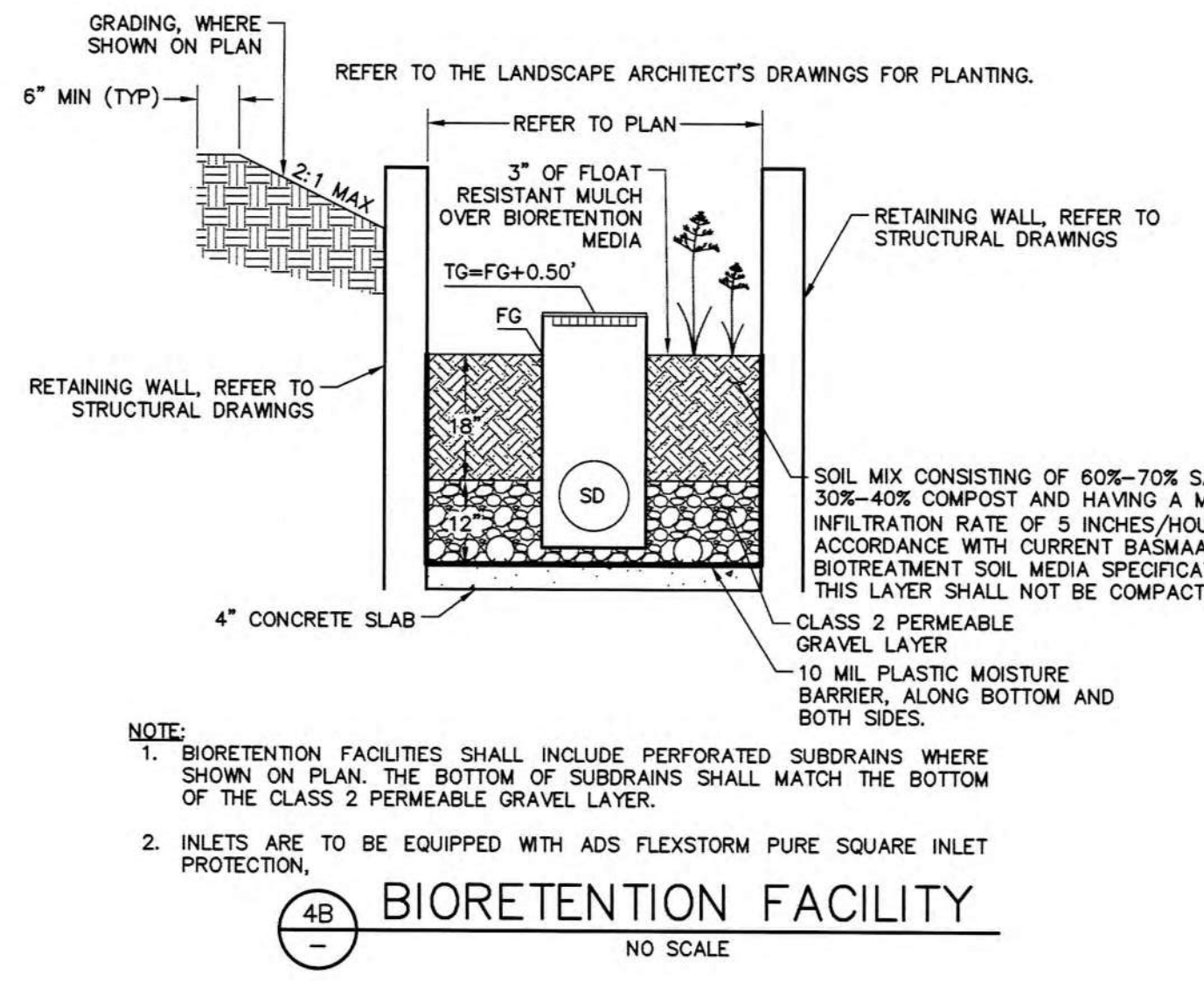
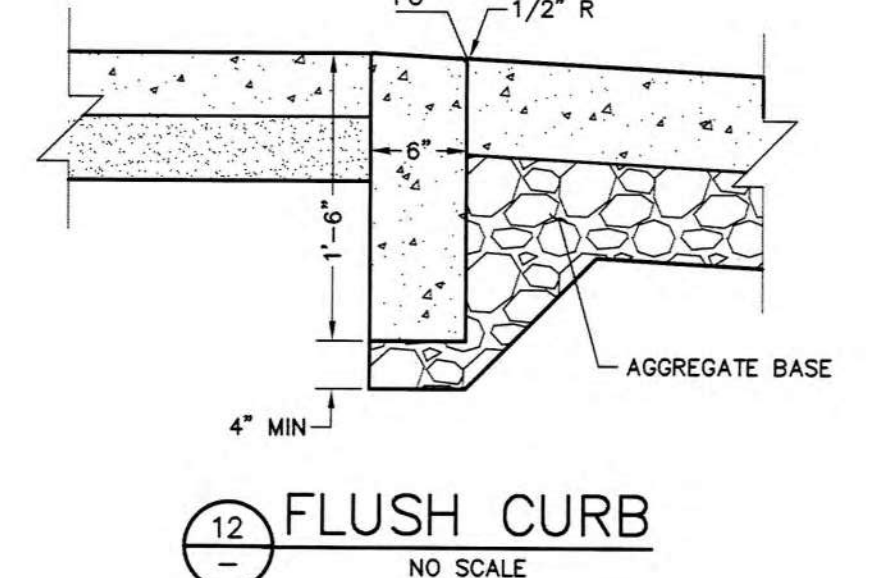
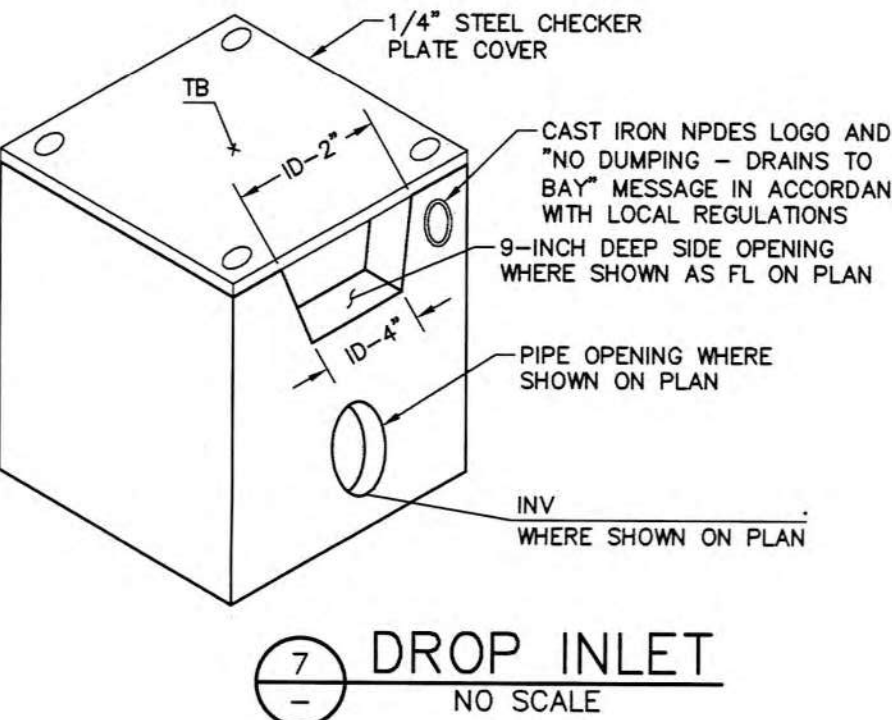
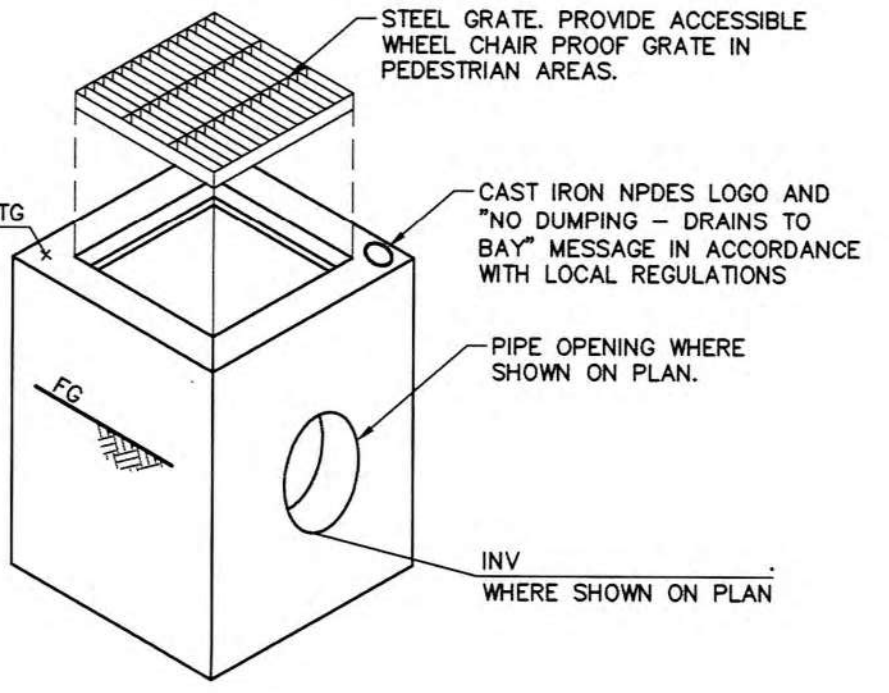
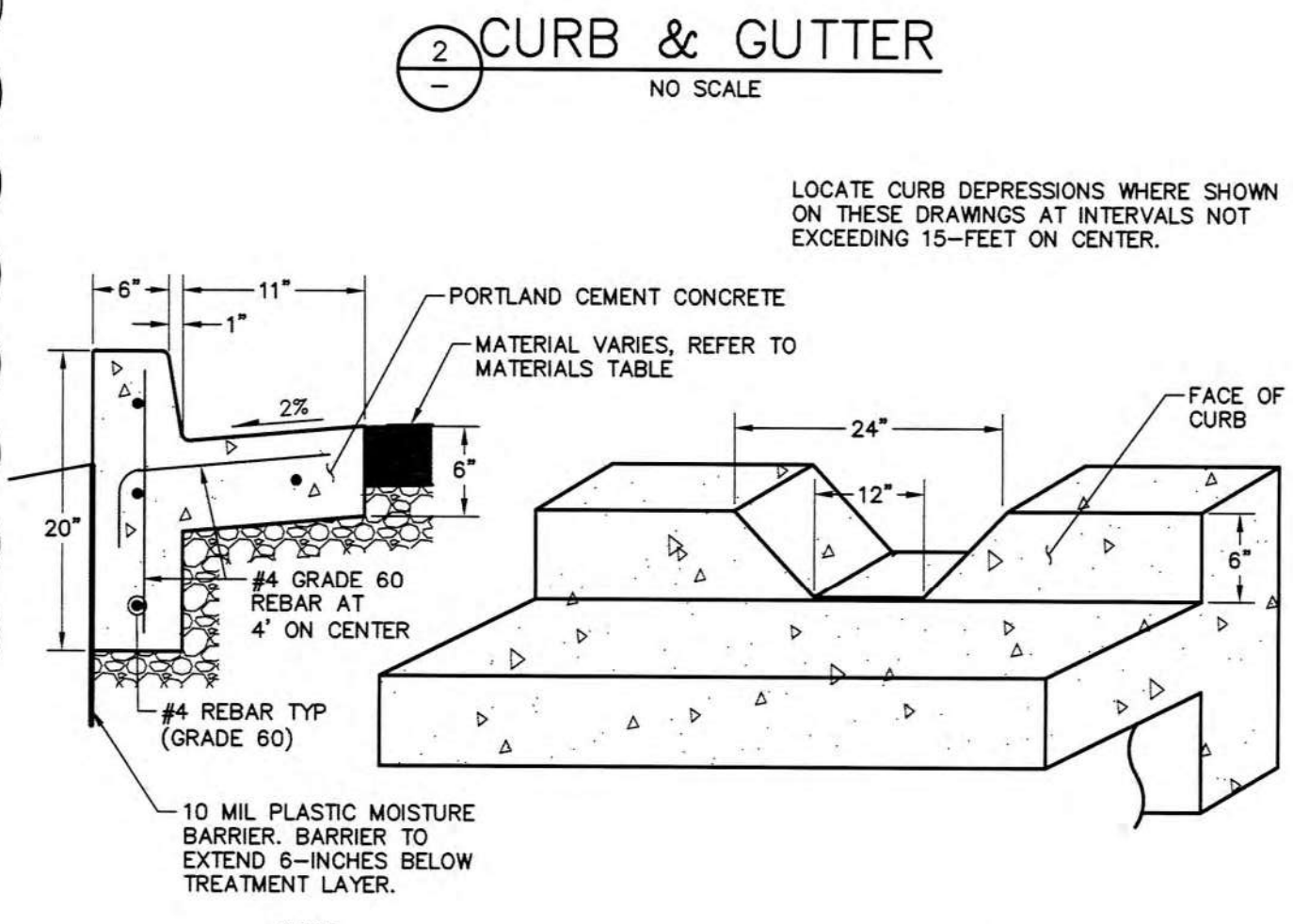
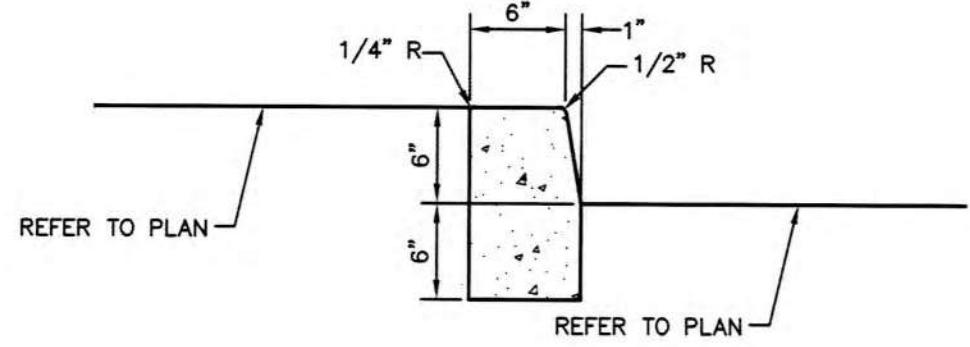
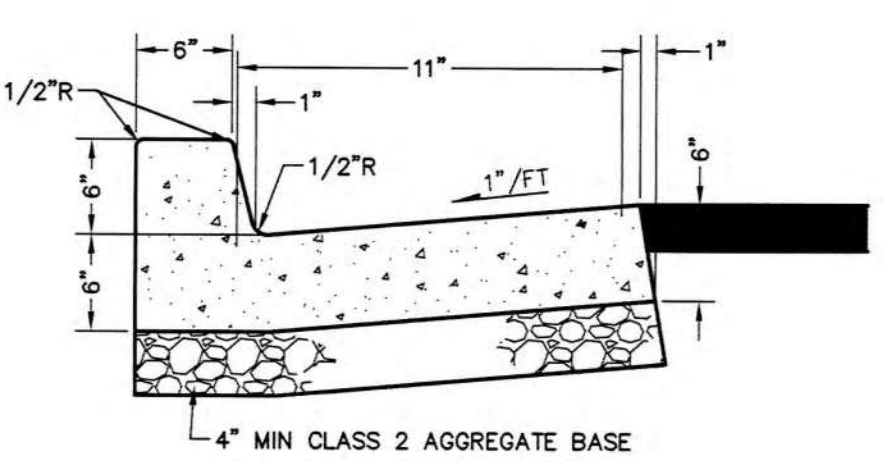
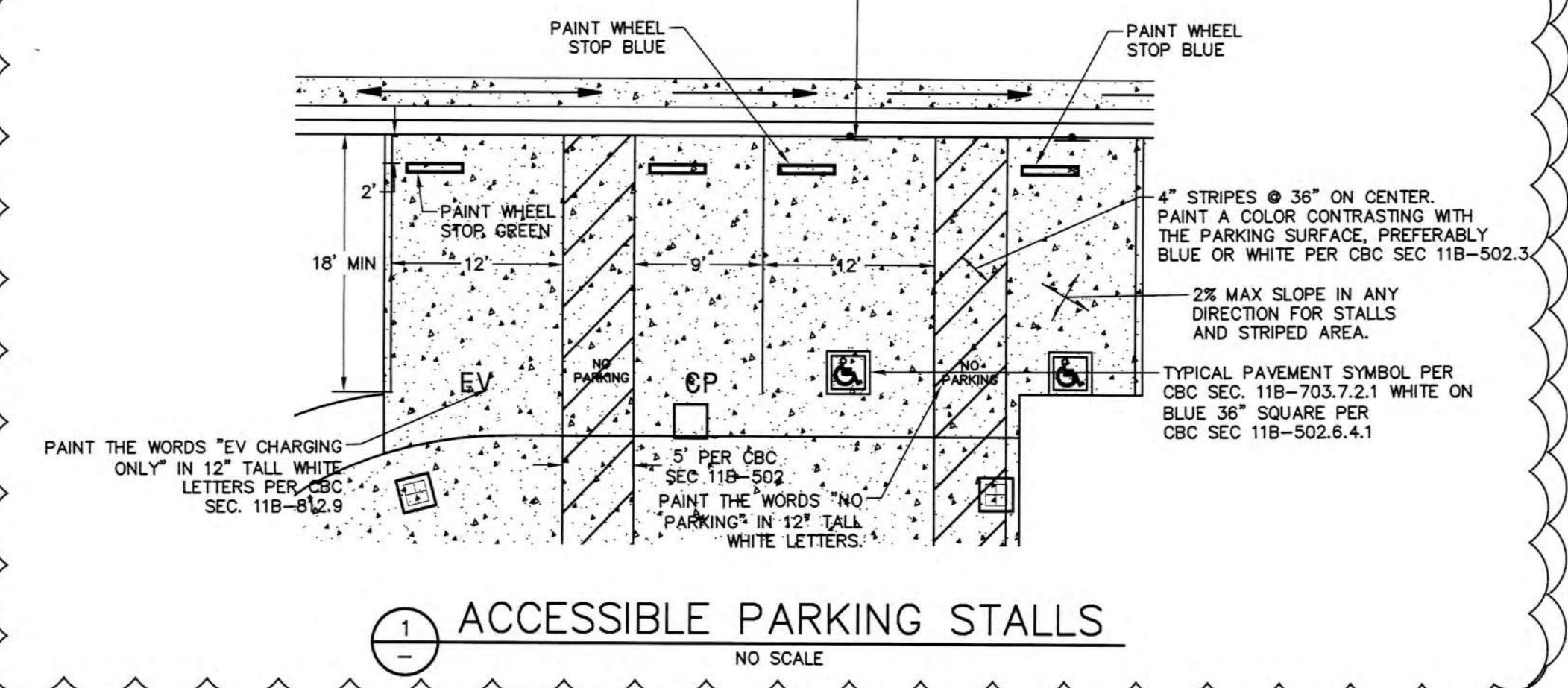
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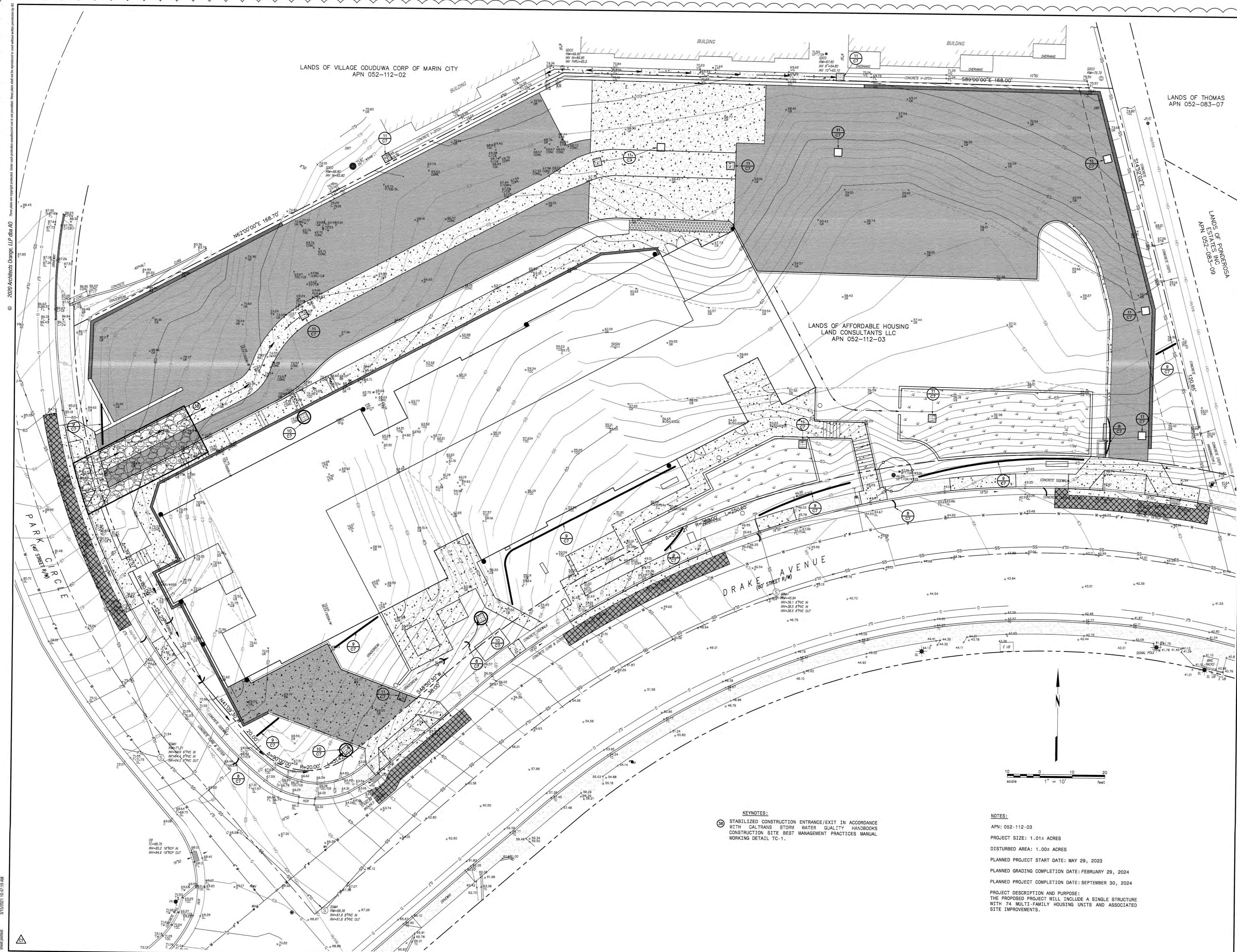
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NOTES
 INSTALL SIGN NO LESS THAN 17" WIDE BY 22" HIGH POSTED EITHER 1) IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR 2) IMMEDIATELY ADJACENT TO ON-STREET ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE WHICH READS "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNERS EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT: _____ (COORDINATE WITH THE OWNER TO FILL IN BLANK SPACES WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.)

70 SQ. IN. DARK BLUE REFLECTIVE PORCELAIN, ENAMEL STEEL SIGN WITH WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY MOUNTED 60" OFF F.G. ON 1.5" Ø STEEL POST. PROVIDE AN ADDITIONAL SIGN OR ADDITIONAL LANGUAGE BELOW THE SYMBOL OF ACCESSIBILITY WHICH READS "MINIMUM FINE \$250." VAN SPACE SHALL HAVE AN ADDITIONAL "VAN ACCESSIBLE" SIGN MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY PER CBC SEC 11B-502.6.

REFER TO PLAN FOR PROPOSED SIGN LOCATION.





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LANDS OF VILLAGE ODUDUWA CORP OF MARIN CITY
APN 052-112-02

LANDS OF THOMAS
APN 052-083-07

LANDS OF AFFORDABLE HOUSING
LAND CONSULTANTS LLC
APN 052-112-03

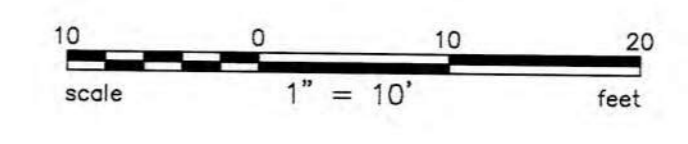
LANDS OF PODEROSA
ESTATES INC
APN 052-083-09

DRAKE AVENUE
(60 STREET R/W)

DRAKE PARK CIRCLE
(60 STREET R/W)

KEYNOTES:
 (S) STABILIZED CONSTRUCTION ENTRANCE/EXIT IN ACCORDANCE WITH CALTRANS STORM WATER QUALITY HANDBOOKS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES MANUAL WORKING DETAIL TC-1.

NOTES:
 APN: 052-112-03
 PROJECT SIZE: 1.01± ACRES
 DISTURBED AREA: 1.00± ACRES
 PLANNED PROJECT START DATE: MAY 29, 2023
 PLANNED GRADING COMPLETION DATE: FEBRUARY 29, 2024
 PLANNED PROJECT COMPLETION DATE: SEPTEMBER 30, 2024
 PROJECT DESCRIPTION AND PURPOSE:
 THE PROPOSED PROJECT WILL INCLUDE A SINGLE STRUCTURE WITH 74 MULTI-FAMILY HOUSING UNITS AND ASSOCIATED SITE IMPROVEMENTS.



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EROSION AND SEDIMENT CONTROL PLAN

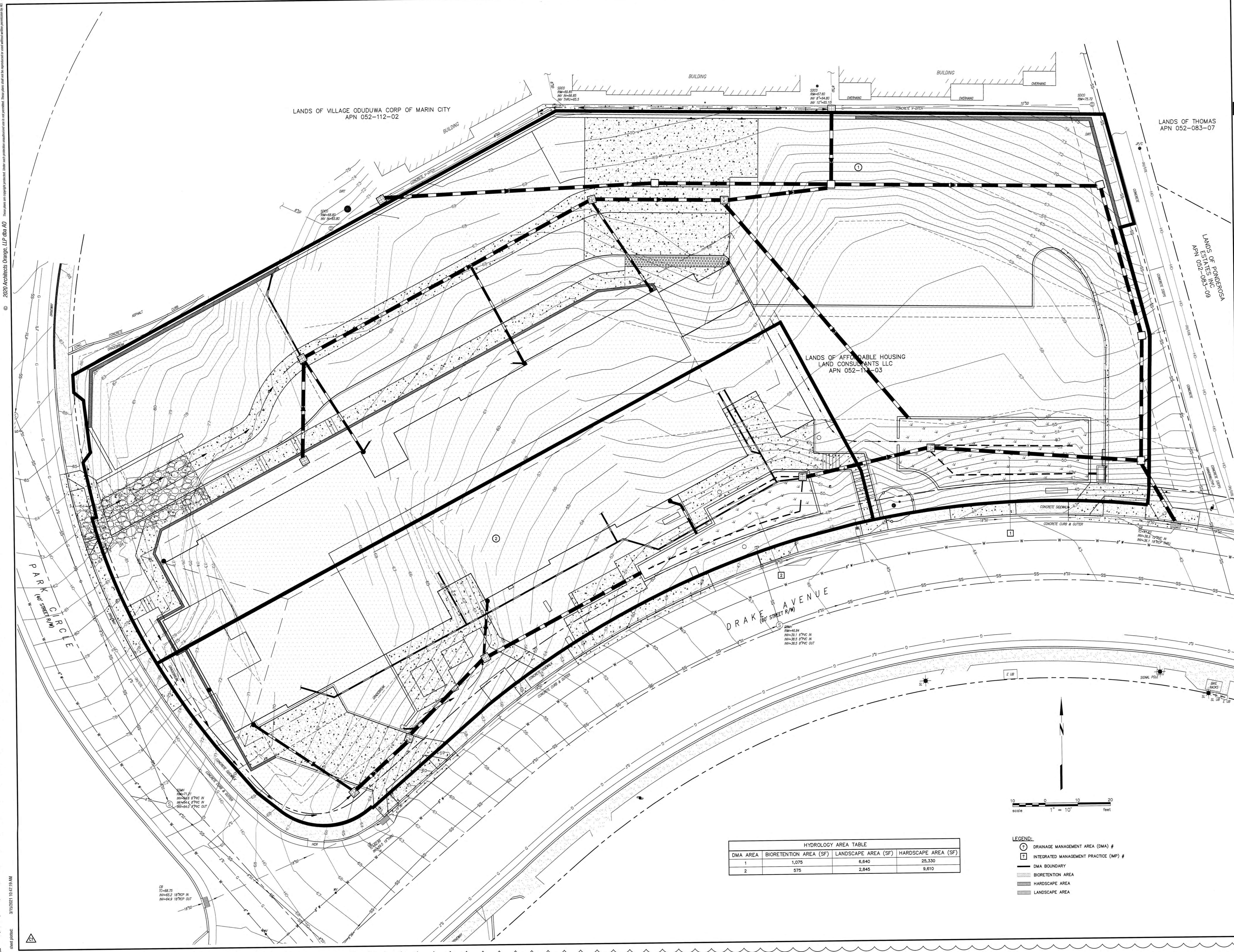
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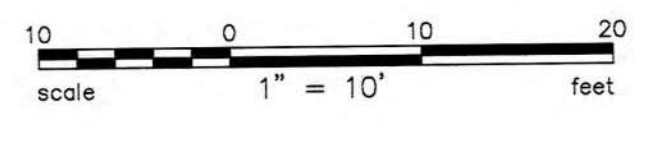
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AS1 #01	09/24/2024



HYDROLOGY AREA TABLE

DMA AREA	BIORETENTION AREA (SF)	LANDSCAPE AREA (SF)	HARDSCAPE AREA (SF)
1	1,075	6,640	25,330
2	575	2,845	9,610

- LEGEND:
- (1) DRAINAGE MANAGEMENT AREA (DMA) #
 - (2) INTEGRATED MANAGEMENT PRACTICE (IMP) #
 - DMA BOUNDARY
 - ▨ BIORETENTION AREA
 - ▩ HARDSCAPE AREA
 - ▧ LANDSCAPE AREA



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