New Residences

Design Review

Coby Friedman
Lots 59 and 60 - Ross Terrace San Rafael, California

APN: 012-141-059 and APN: 012-141-060

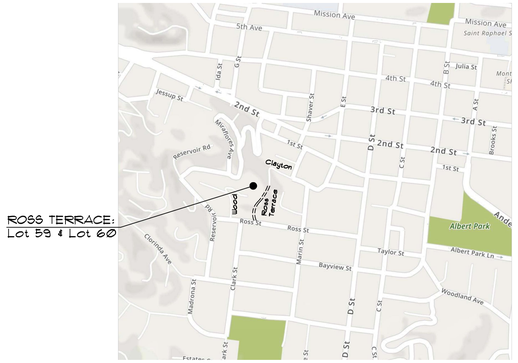
General Notes:

1. ALL MATERIALS AND WORKMANSHIP TO CONFORM TO THESE PLANS, THE 2016 CALIFORNIA RESIDENTIAL CODE, 2016 CALIFORNIA BUILDING CODE WITH NAPA COUNTY AMENDMENTS, 2016 CALIFORNIA PLUMBING CODE, 2016 CALIFORNIA MECHANICAL CODE, 2016 CALIFORNIA ELECTRICAL CODE, 2016 CALIFORNIA ENERGY CODE, 2016 CALIFORNIA BUILDING ENERGY STANDARDS, 2016 CALIFORNIA GREEN BUILDING STANDARDS (CalGreen), 2016 CALIFORNIA FIRE CODE AND ANY OTHER APPLICABLE CODES AND REGULATIONS OF THIS JURISDICTION.
2. ALL MATERIALS AND WORKMANSHIP TO MEET OR EXCEED THE BEST STANDARDS OF THE TRADE.
3. DO NOT SCALE DRAWINGS. ON-SITE VERIFICATION OF DIMENSIONS, ELEVATIONS, AND OTHER CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
4. PROTECTION OF OWNER'S PROPERTY AND ALL ADJACENT PROPERTIES AS WELL AS THE GENERAL PUBLIC ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MAINTAINED AT ALL TIMES.
5. ALL REFERENCES TO THE MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS SHOWN IN THESE PLANS ARE INTENDED TO BE FOR CONCEPTUAL DESIGN ONLY. SPECIALTY SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR DESIGN, SECURING PERMITS, INSTALLATION, AND PROPER OPERATION OF ALL SYSTEMS.
6. THESE PLANS ARE NOT INTENDED TO SHOW THE METHOD AND MEANS OF EXECUTION OF THE WORK. THAT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
7. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW AND FAMILIARIZE HIMSELF WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO COMMENCING WITH CONSTRUCTION. IF ANY CONFLICT EXISTS BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS AND/OR ANY EXISTING SITE CONDITIONS, IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONTACT THE ARCHITECT PRIOR TO EXECUTION.
8. ALL WATERPROOFING REQUIRED AT FOUNDATIONS, SLABS, ROOFING, EXTERIOR WALLS, DOORS, WINDOWS AND ANY OTHER EXTERIOR PENETRATIONS TO BE INSTALLED IN ACCORDANCE WITH THESE DRAWINGS AND ALL MANUFACTURER INSTALLATION REQUIREMENTS AND TO BE INSPECTED BY WATER PROOFING CONSULTANT PRIOR TO ENCAPSULATION BY OTHER PORTIONS OF THE WORK.

Fire Protection Notes:

1. THE NUMERICAL ADDRESS SHALL BE POSTED AT THE PUBLIC ROADWAY AND ANY OTHER INTERSECTIONS OR RESIDENTIAL ROADWAY. HEIGHT AND NUMBERS SHALL BE A MINIMUM OF 4 INCHES REFLECTIVE, OR ON A CONTRASTING BACK GROUND, AND 1 OR ILLUMINATED. SEE DETAIL #14 OF THE NAPA COUNTY FIRE STANDARDS AND SHEET A02.
2. DEFENSIBLE SPACE FOR WILDFIRE SHALL BE A MINIMUM OF 100 FEET AROUND ALL STRUCTURES OR TO THE PROPERTY LINES. GREATER CLEARANCE MAYBE REQUIRED UPON INSPECTION AS DETERMINED DUE TO SLOPE AND FUEL LOADS.
3. OVERHEAD CLEARANCE OF TREE LIMBS AND BRUSH ALONG THE ENTIRE LENGTH OF THE DRIVEWAY SHALL BE A MINIMUM OF 13 FEET 6 INCH VERTICAL CLEARANCE. SEE DETAIL #8 OF NAPA CO. FIRE STANDARDS.
4. HORIZONTAL DEFENSIBLE SPACE CLEARANCE SHALL BE A MINIMUM OF 10 FEET ON EACH SIDE OF THE DRIVEWAY. SEE DETAIL #8 OF THE NAPA COUNTY FIRE STANDARDS.
5. THE WATER STORAGE REQUIRED FOR DOMESTIC USE SHALL BE IN ADDITION TO THE REQUIRED STORAGE FOR FIRE PROTECTION AND ALL PIPES OR VALVES REQUIRED FOR DOMESTIC USE SHALL BE INSTALLED TO THE TANK ABOVE THE LEVEL DESIGNATED FOR FIRE PROTECTION PURPOSES ONLY. SWIMMING POOLS ARE AN ACCEPTABLE USE FOR FIRE PROTECTION. SEE DETAILS #3 OR #5 OF THE NAPA COUNTY FIRE STANDARDS.
6. THE FIRE HYDRANT SHALL BE LOCATED NO CLOSER THAT 30 FEET AND NO FURTHER THAN 150 FEET FROM THE RESIDENCE OR BUILDING. THE FIRE HYDRANT SHALL BE LOCATED CENTERED IN A TURNOUT AREA AND SHALL BE WITHIN 5 FEET TO THE EDGE OF CURB OR DRIVEWAY. THE HYDRANT OUTLET MUST BE WITHIN 24 INCHES TO 36 INCHES ABOVE THE FINISHED GRADE OF THE TURNOUT AREA SEE DETAILS #2 & #3 OF THE NAPA COUNTY FIRE STANDARDS.NOTE: THE FIRE HYDRANT TURNOUT LOCATION SHALL BE ESTABLISHED IN AN AREA SEPARATE FROM THE FIRE APPARATUS TURN AROUND AREA. THE FIRE HYDRANT TURNOUT AREA IS FOR FIRE APPARATUS TO BE PARKED DURING DRAFTING OPERATIONS AND SHALL NOT INTERFERE WITH THE FIRE APPARATUS ACCESS TO AND FROM THE STRUCTURE.
7. WET DRAFT HYDRANTS SHALL BE PAINTED "RED" AND SHALL HAVE 1 INCH "WHITE" LETTERS POSTED ON IT TO READ: " WET DRAFT "SEE DETAIL #2 & #3 OF THE NAPA COUNTY FIRE STANDARDS.
8. A "BLUE DOT REFLECTOR" SHALL BE ADJACENT TO ALL HYDRANTS. SEE DETAILS #2 & #3 OF THE STANDARDS.
9. BOLLARD PROTECTION IS REQUIRED AT ALL HYDRANTS. SEE DETAILS #2 & #3 OF THE STANDARDS.
10. NEW OR EXISTING BRIDGES ON THE PROPERTY THAT WILL BE UTILIZED FOR FIRE APPARATUS TO ACCESS ANY STRUCTURE SHALL COMPLY WITH THE NAPA COUNTY FIRESAFE STANDARDS. SEE DETAIL #15 OF THE NAPA COUNTY FIRE STANDARDS.
11. FIRE SPRINKLER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2016 CALIFORNIA FIRE CODE AND NFPA 13D AND 13 ONE OR TWO FAMILY DWELLINGS - 2016 EDITION AND SHALL BE SUBMITTED UNDER A SEPARATE PERMIT.

Vicinity Map:



Site Narrative:

THE PROPOSED PROJECT IS THE DEVELOPMENT OF 2 HILLSIDE VACANT LOTS IN THE GERSTLE PARK AREA OF SAN RAFAEL.

THE PROPOSED NEW CONSTRUCTION WILL BE A SINGLE FAMILY RESIDENCE OF APPROXIMATELY 2,500 SQFT. PLUS A 400 SQFT. GARAGE ON EACH LOT. THE LOTS ARE ZONED AS R7.5-H (HILLSIDE). HOWEVER, EACH EXISTING LOT IS APPROXIMATELY 5,000 SQFT. (33% BELOW THE ZONING THRESHOLD).

ACCESS TO THE SITE AND SERVICES VIA CITY STREETS DOES NOT CURRENTLY EXIST. THE PROPOSED DEVELOPMENT OF THE SITES WILL REQUIRE THE CONSTRUCTION OF A NEW ROADWAY AND THE EXTENSION OF EXISTING UTILITIES WITHIN THE PUBLIC EASEMENT. DUE TO THE HILLSIDE NATURE OF THE AREA PROVIDING ACCESS TO THE SITE WILL REQUIRE THE CONSTRUCTION OF RETAINING WALLS TO SUPPORT THE NEW ROADWAY.

EACH PROJECT SITE WILL ENDEAVOR TO MAINTAIN AS MUCH OF THE NATURAL STATE AS POSSIBLE. HOWEVER, DUE TO THE UNDERSIZED NATURE OF THE EXISTING LOTS AND THE NEED FOR NEW ROADWAYS, MEETING THE CITY REQUIREMENTS FOR NATURAL STATE AS WELL AS OFF-STREET PARKING WILL BE IMPOSSIBLE GIVEN THE ALLOWABLE F.A.R.

THE PROPOSED PROJECT WILL THEREFORE, REQUIRE A VARIANCE TO THE NATURAL STATE AND OFF-STREET PARKING REQUIREMENTS.

Lot Line Adjustment:

IN ORDER TO ACCESS LOT 59 THE OWNER HAS PROPOSED A LOT LINE ADJUSTMENT WHICH WILL BE RECORDED WITH THE COUNTY. THE LOT LINE ADJUSTMENT PROPOSES TO MOVE THE FLAG PORTION OF LOT 59 FROM THE NORTH SIDE OF THE LOT TO THE SOUTH SIDE WHERE AN ACCESS DRIVEWAY IS MORE FEASIBLE DUE TO THE EXISTING TOPOGRAPHY.

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Project Directory

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Project Information:

ADDRESS:	ROSS TERRACE SAN RAFAEL, CA
APN:	LOT 59: 012-141-059 AND LOT 60: 012-141-60
LOT AREA:	LOT 59: 5,851 SF LOT 60: 5,028 SF
ZONING:	R7.5-H (HILLSIDE)
SETBACKS:	FRONT - 15 LF SIDES - 6 LF REAR - 10 LF GARAGE - 20 LF
MAX.BUILDING HEIGHT:	30'-0"
MAX.LOT COVERAGE	40% (2nd= 75% of COVERAGE)
MAX. F.A.R.	2,500 SF + 10% OF LOT SIZE (6,500 SF MAX.)
OCCUPANCY GROUPS:	R-3 / U
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLERS:	REQUIRED
WUI	YES
FLOOD ZONE:	NO.
EFFECTIVE CODES:	2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA RESIDENTIAL BUILDING CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA GREEN BUILDING CODE CURRENT CITY OF SAN RAFAEL CODE.
SCOPE OF WORK:	PROPOSED PROJECT IS THE DEVELOPMENT OF 2 EXISTING VACANT LOTS. A NEW RESIDENCE IS PROPOSED FOR EACH LOT. EACH RESIDENCE WILL BE A 2-STORY RESIDENCE WITH ATTACHED GARAGE AND ON-SITE PARKING.

Zoning Requirement		Proposed	
LOT 59:			
LOT SIZE:	7,500 SF	5,851 SF (78% of Standard)	5,851 SF (78% of Standard)
LOT WIDTH	60 LF	65 LF	65 LF
SETBACKS:	FRONT - 15 LF SIDES - 6 LF REAR - 10 LF GARAGE - 20 LF	FRONT - 15 LF SIDES - 6 LF REAR - 10 LF GARAGE - 20 LF	FRONT - 15'-0" SIDES - 6'-11" and 17'-5" REAR - 10'-0" GARAGE - 20'-0"
MAX.BUILDING HEIGHT:	30'-0"		MAX. HT. 25'-2"
MAX. F.A.R.	2,500 SF + 10% OF LOT SIZE (6,500 SF MAX.)	2,500+585 = 3,085 SF	F.A.R.- 2,842 SF
COVERAGE:	40% OF LOT SIZE (SECOND FLOOR = 75% OF COVERAGE)	5,851 x 40% = 2,340 SF 2,340 x 75% = 1,755 SF	COVERAGE - 1,397 SF SECOND- 1,445 SF
NATURAL STATE:	25% OF SITE + AVERAGE SLOPE	25+36.7% = 61.7% x 5,851= 3,610 SF	NAT.STATE - 1,957 SF (34% of RQRD.)
HILLSIDE:	IF MORE THAN 25% SLOPE	31.8 % AVE. SLOPE	31.8 % AVE. SLOPE
MAX.WALL HEIGHT	20 LF MAX FROM NAT. GRADE (25% OF WALL MAY EXCEED 20 LF)		VARIES: SEE ELEVATIONS
STEPBACKS:	5 FT STEPBACKS IF MORE THAN A 20 FT WALL.		
LOT 60:			
LOT SIZE:	7,500 SF	5,028 SF (67% of Standard)	5,028 SF (67% of Standard)
LOT WIDTH	60 LF	70 LF	70 LF
SETBACKS:	FRONT - 15 LF SIDES - 5 LF REAR - 10 LF GARAGE - 20 LF	FRONT - 15 LF SIDES - 6 LF REAR - 10 LF GARAGE - 20 LF	FRONT - 15'-0" SIDES - 6'-0" and 6'-0" REAR - 10'-0" GARAGE - 20 LF
MAX.BUILDING HEIGHT:	30'-0"		MAX. HT. 22'-0"
MAX. F.A.R.	2,500 SF + 10% OF LOT SIZE (6,500 SF MAX.)	2,500+503 = 3,003 SF	F.A.R- 2,885 SF
COVERAGE:	40% OF LOT SIZE (SECOND FLOOR = 75% OF COVERAGE)	5,028 x 40% = 2,011 SF 2,011 x 75% = 1,508 SF	COVERAGE - 1,377 SF SECOND- 1,508 SF
NATURAL STATE:	25% OF SITE + AVERAGE SLOPE	25+40.3% = 65.3% * 5,028=3,283 SF	NAT.STATE- 1,741 SF (53 % of RQRD.)
HILLSIDE:	IF MORE THAN 25% SLOPE	40.3 % AVE. SLOPE	40.3 % AVE. SLOPE
MAX.WALL HEIGHT	20 LF MAX FROM NAT. GRADE (25% OF WALL MAY EXCEED 20 LF)		
STEPBACKS:	5 FT STEPBACKS IF MORE THAN A 20 FT WALL.		

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REVISIONS	DATE	BY

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New Residence
Friedman Residence
Lots 59 and 60 - Ross Terrace
San Rafael, CA APN 012-141-59 and 60

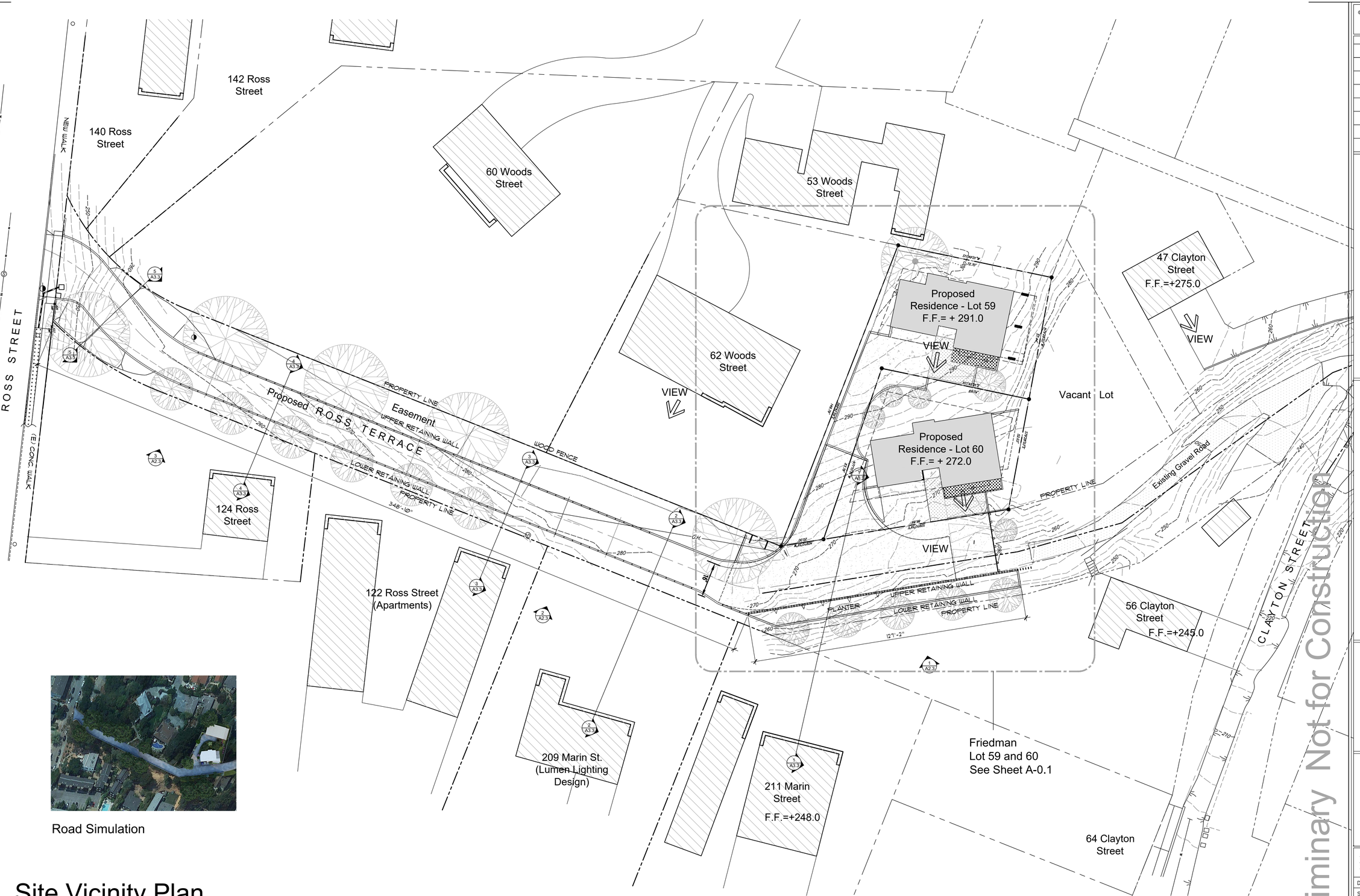
Cover Sheet

Preliminary Not for Construction

REVIEW THE DRAWINGS CAREFULLY. DO NOT SCALE THE DRAWINGS. ANY DISCREPANCIES IN DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF JOSEPH P. FARRELL, ARCHITECT

DATE:	05-10-2020
SCALE:	NONE
DRAWN:	STC
JOB NO.	1909
SHEET NO:	TS

Ross Terrace
San Rafael, CA



Road Simulation

Site Vicinity Plan

SCALE: 1" = 20'-0"

1 inch = 20 feet

NORTH

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New Residence
Friedman Residence
Lots 59 and 60 - Ross Terrace
San Rafael, CA APN 012-141-59 and 60

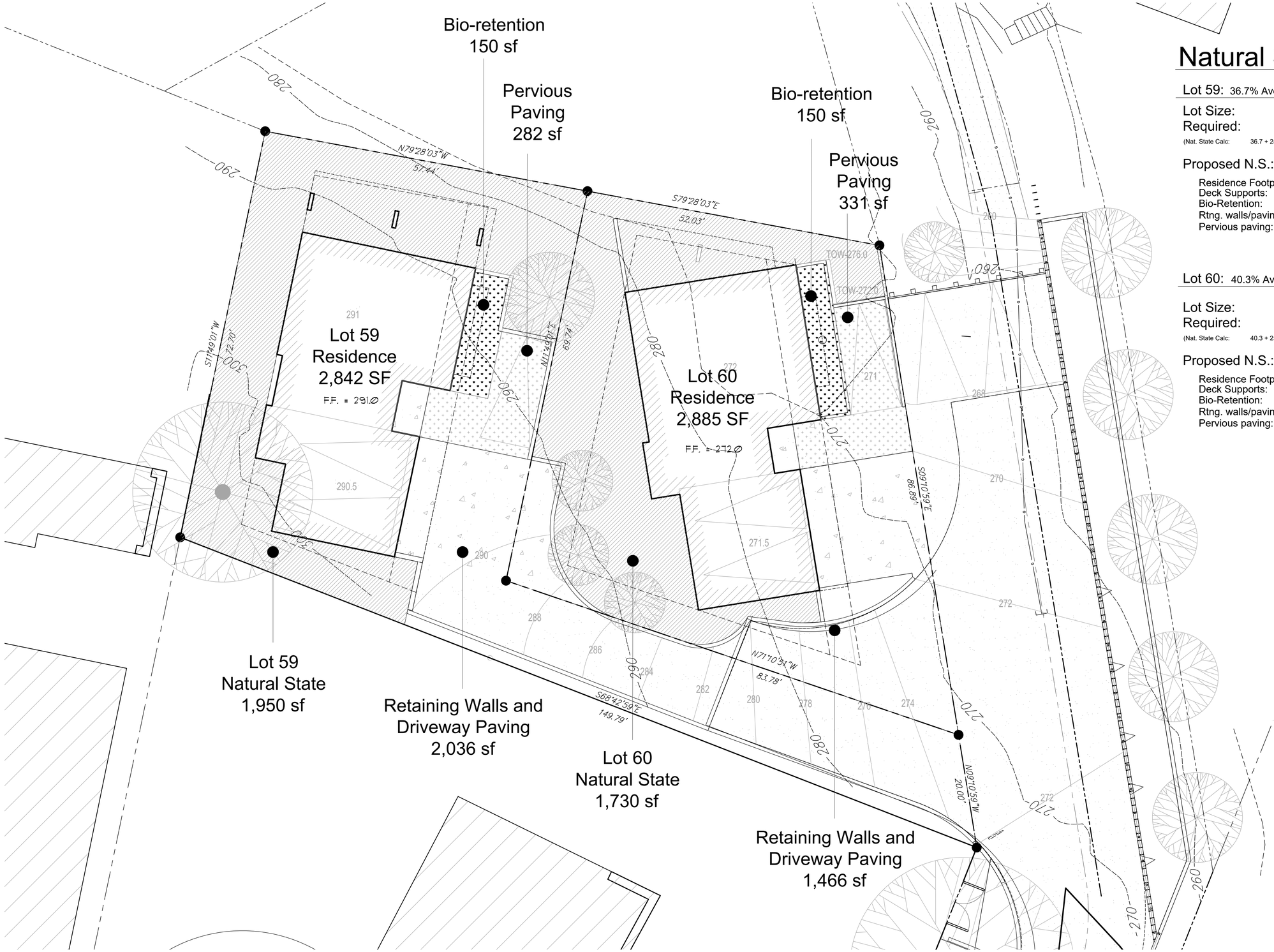
Site Vicinity Plan

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DATE:	04-10-2020
SCALE:	1"=20'
DRAWN:	STC
JOB NO.	1909
SHEET NO:	A-0.0

Ross Terrace
San Rafael, CA

Preliminary Not for Construction



Natural State:

Lot 59: 36.7% Average Slope

Lot Size:	5,851 sf
Required:	3,610 sf
(Nat. State Calc:	36.7 + 25 = 61.7% x 5,851sf = 3,610 sf)
Proposed N.S.:	1,957 sf
Residence Footprint:	1,397 sf
Deck Supports:	29 sf
Bio-Retention:	150 sf
Rtng. walls/paving:	2,036 sf
Pervious paving:	282 sf

Lot 60: 40.3% Average Slope

Lot Size:	5,082 sf
Required:	3,283 sf
(Nat. State Calc:	40.3 + 25 = 65.3% x 5,082 sf = 3,283 sf)
Proposed N.S.:	1,747 sf
Residence Footprint:	1,377 sf
Deck Supports:	11 sf
Bio-Retention:	150 sf
Rtng. walls/paving:	1,466 sf
Pervious paving:	331 sf

0 8 12 16
1 inch = 8 feet

NORTH

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

Proposed Natural State

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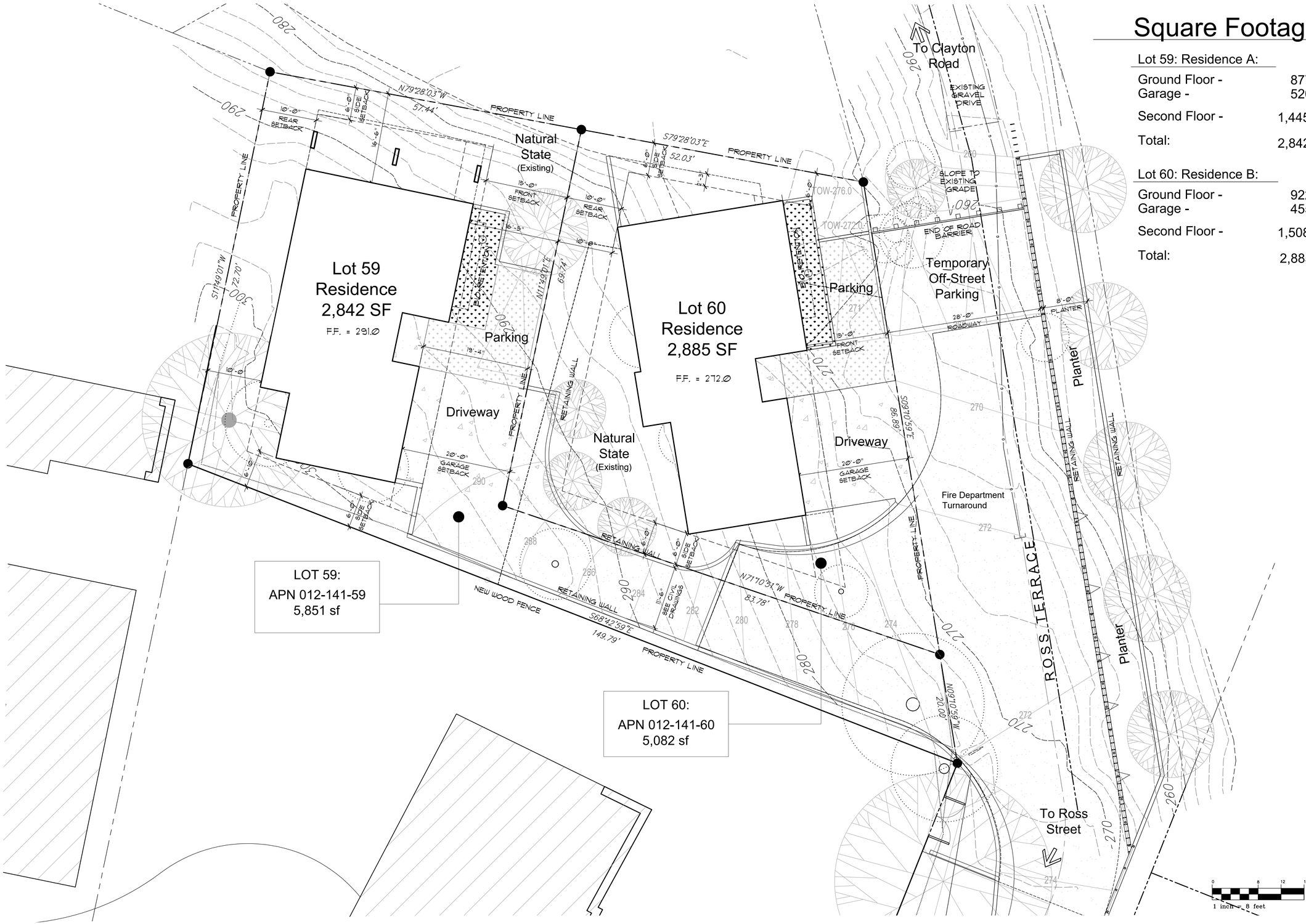
New Residence
Friedman Residence
Lots 59 and 60 - Ross Terrace
San Rafael, CA APN 012-141-59 and 60

Proposed
Natural
State

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DATE:	04-10-2020
SCALE:	1/8"=1'-0"
DRAWN:	STC
JOB NO.	1909
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Ross Terrace
San Rafael, CA



Proposed Site Plan

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

NORTH

Square Footage:

Lot 59: Residence A:

Ground Floor -	877 sf
Garage -	520 sf
Second Floor -	1,445 sf
Total:	2,842 sf

Lot 60: Residence B:

Ground Floor -	922 sf
Garage -	455 sf
Second Floor -	1,508 sf
Total:	2,885 sf

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Proposed Site Plan

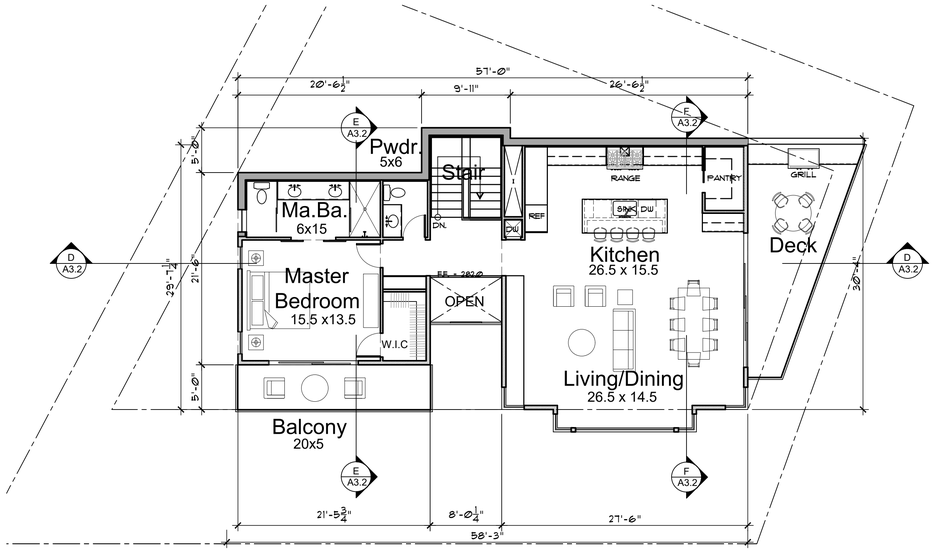
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DATE:	04-10-2020
SCALE:	1/8"=1'-0"
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SHEET NO:	A0.2

Ross Terrace
San Rafael, CA

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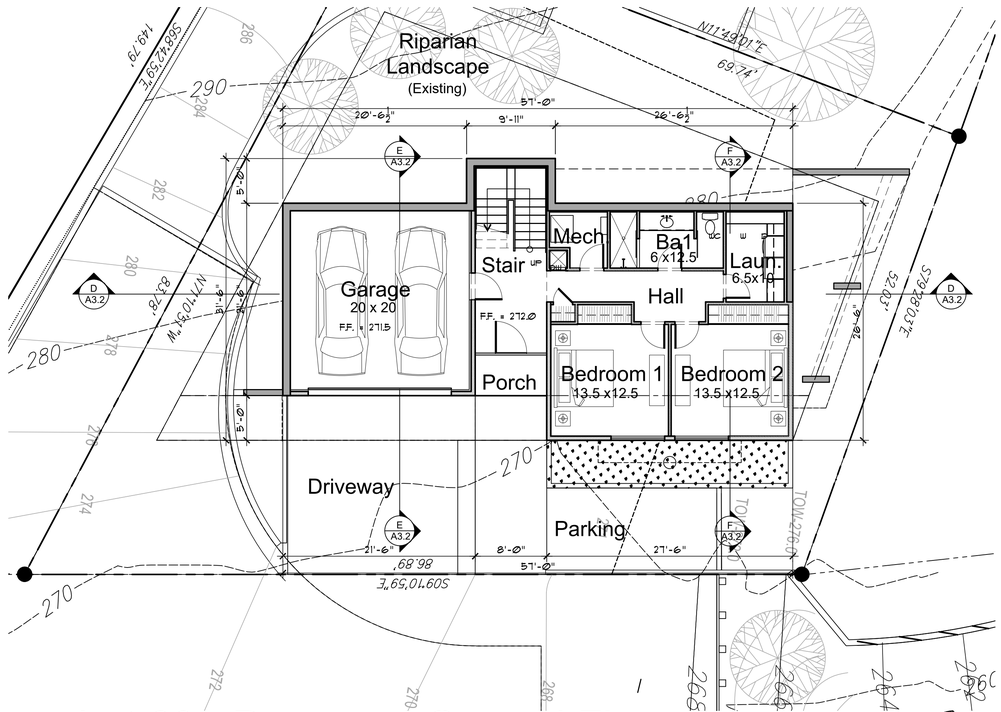
Lot 60:	Allowed	Proposed
Lot Size:	7,500 sf	5,082 sf
Max. FAR:	3,003 sf	2,885 sf



Lot 60 - Proposed Second Floor Plan

1,508 sf

SCALE: 1/8"= 1'-Ø"

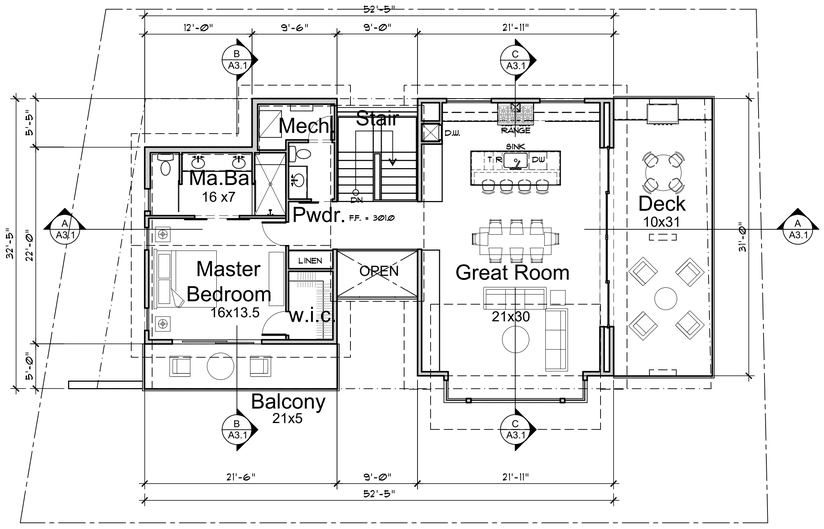


Lot 60 - Proposed Ground Floor Plan

1,377 sf

SCALE: 1/8"= 1'-Ø"

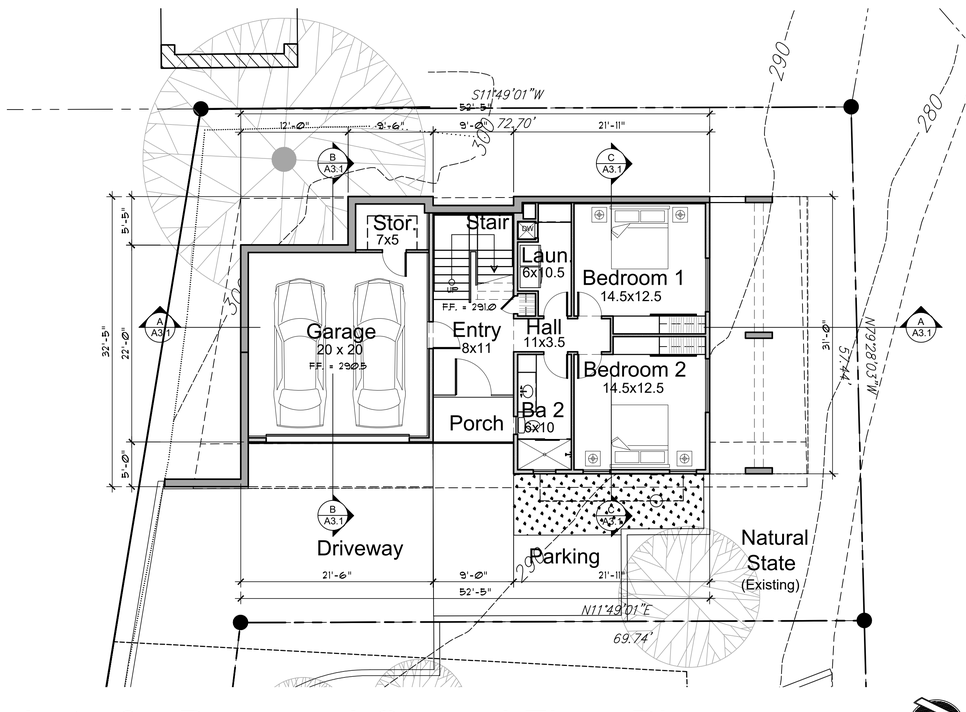
Lot 59:	Allowed	Proposed
Lot Size:	7,500 sf	5,851 sf
Max. FAR:	3,085 sf	2,842 sf



Lot 59 - Proposed Second Floor Plan

1,445 sf

SCALE: 1/8"= 1'-Ø"



Lot 59 - Proposed Ground Floor Plan

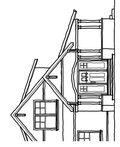
1,397 sf

SCALE: 1/8"= 1'-Ø"

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Proposed
Floor Plans

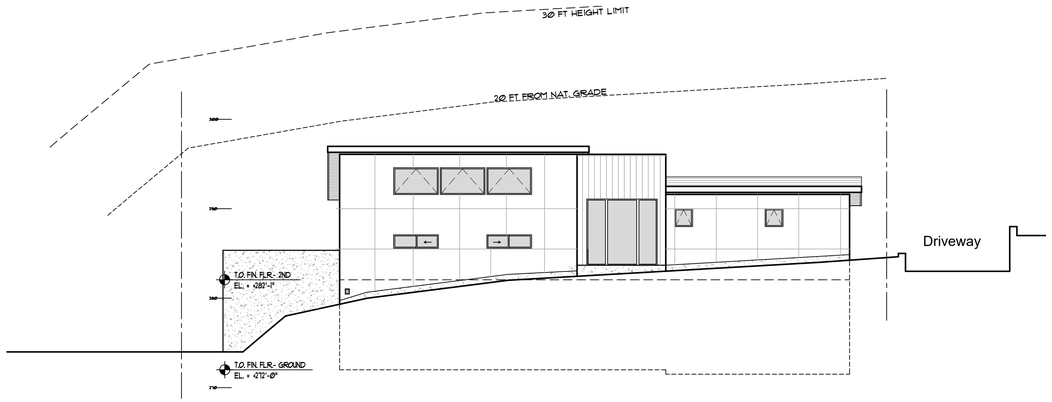
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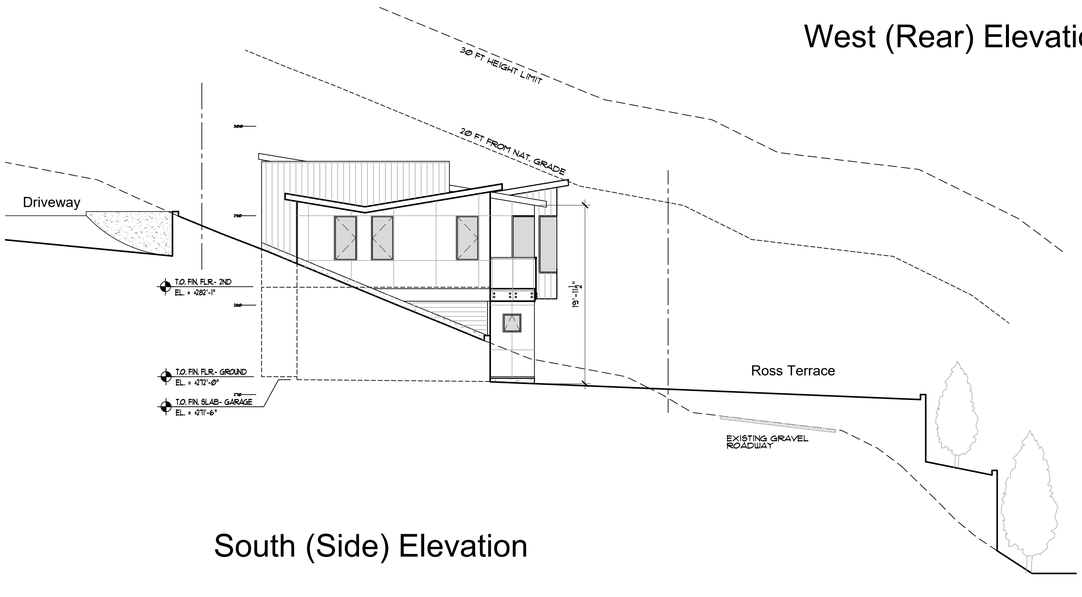
DATE:	04-10-2020
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DRAWN:	STC
JOB NO.	1909
SHEET NO:	A1.1

Ross Terrace
San Rafael, CA

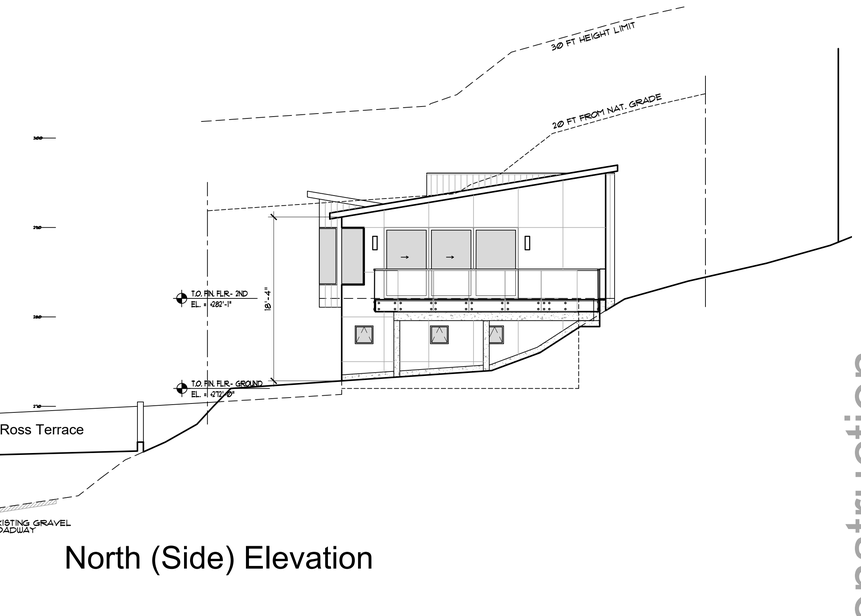
1 inch = 8 feet



West (Rear) Elevation



South (Side) Elevation



North (Side) Elevation



East (Front) Elevation

Proposed Exterior Elevations - Lot 60

1 inch = 8 feet

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

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REVISIONS	DATE	BY

Joseph Farrell
ARCHITECTURE
1 Commercial Blvd. Suite 106
Novato, CA 94949
Voice (415) 884-2860

Preliminary Not for Construction

New Residence
Friedman Residence
Lots 59 and 60 - Ross Terrace
San Rafael, CA APN 012-141-59 and 60

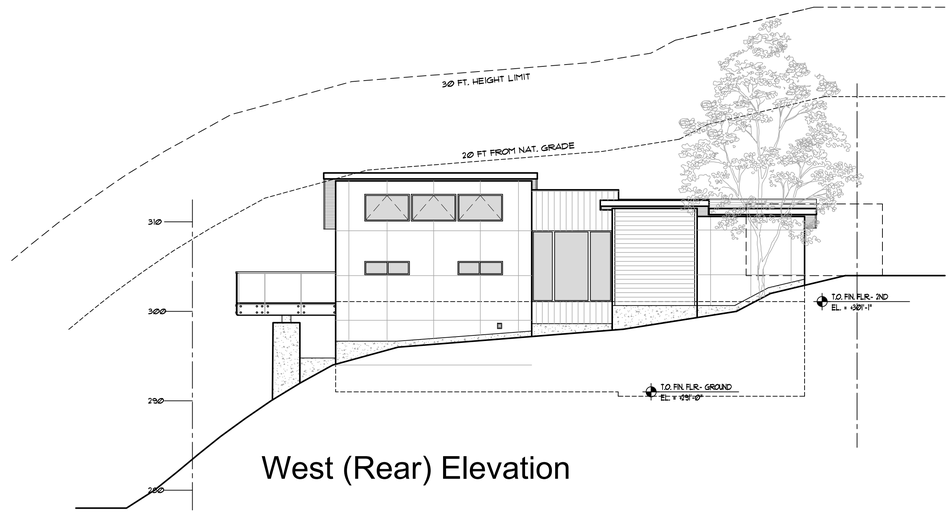
Proposed Exterior Elevations Lot 60

REVIEW THE DRAWINGS CAREFULLY. DO NOT SCALE THE DRAWINGS. ANY DISCREPANCIES IN DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF JOSEPH P. FARRELL, ARCHITECT

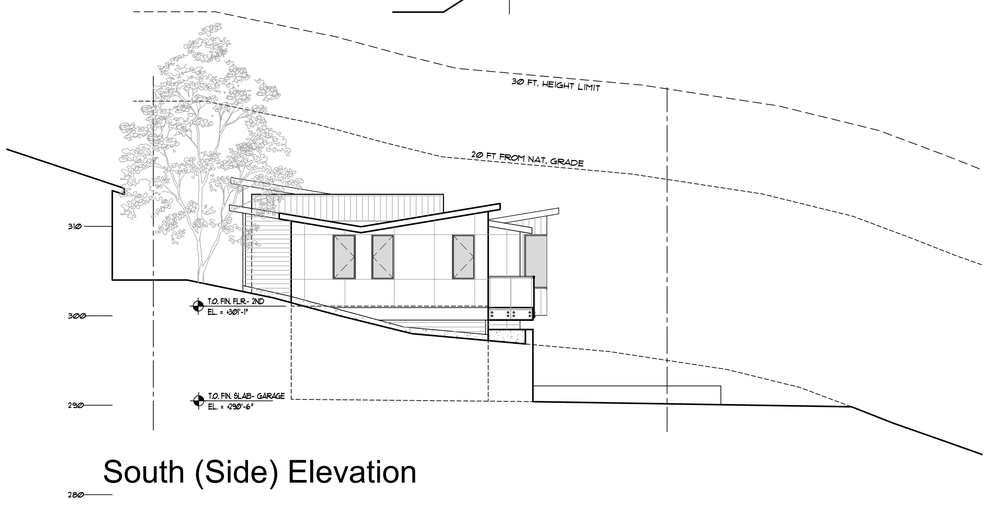
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DRAWN: STC
JOB NO. 1909
SHEET NO:

A-2.1

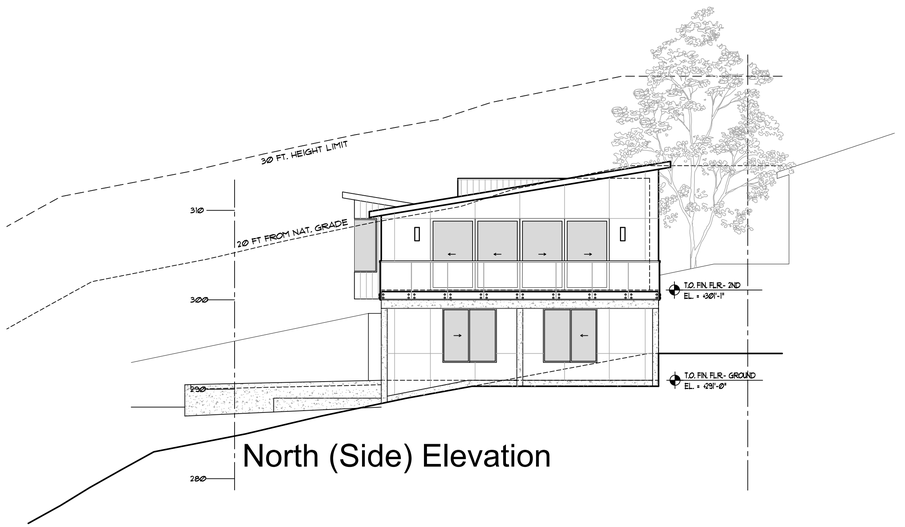
Ross Terrace
San Rafael, CA



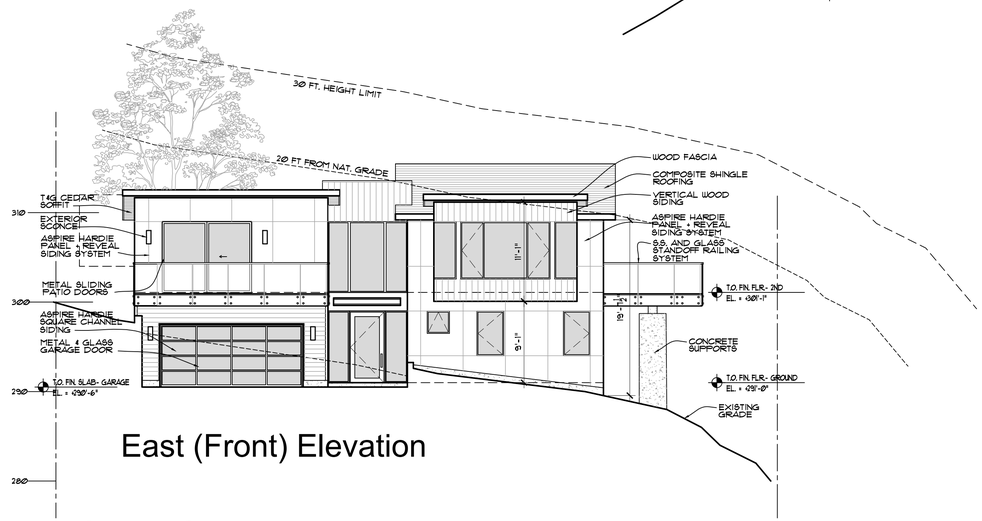
West (Rear) Elevation



South (Side) Elevation



North (Side) Elevation



East (Front) Elevation

Proposed Exterior Elevations - Lot 59

0 8 12 16

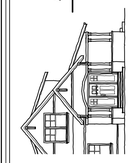
1 inch = 8 feet

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

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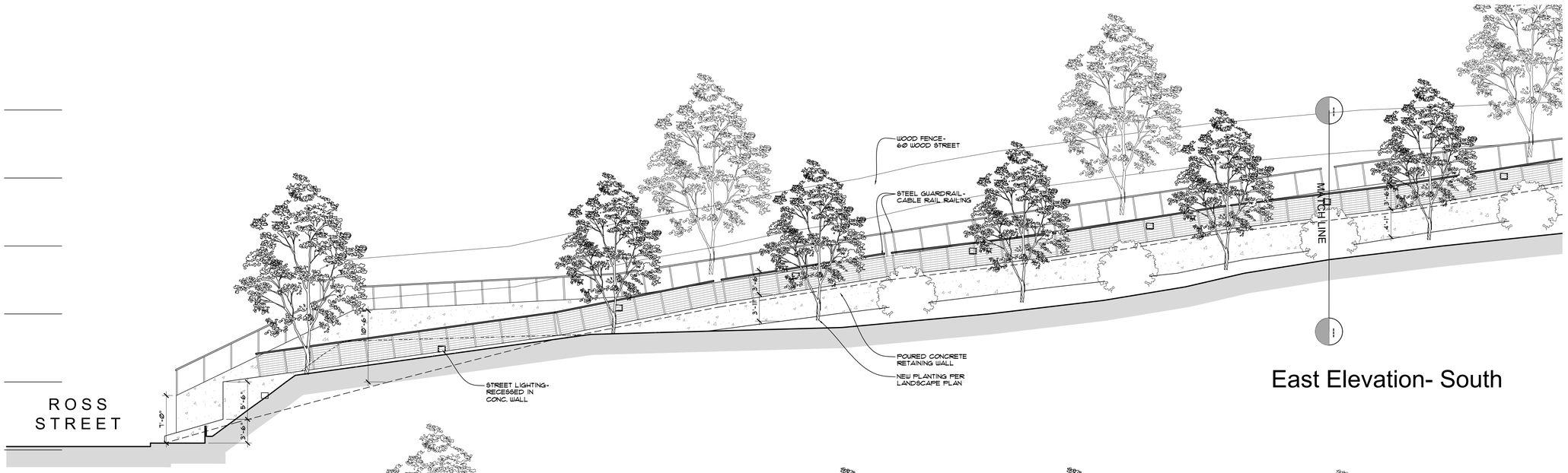
New Residence
Friedman Residence
Lots 59 and 60 - Ross Terrace
San Rafael, CA APN 012-141-59 and 60

Proposed Exterior Elevations Lot 59

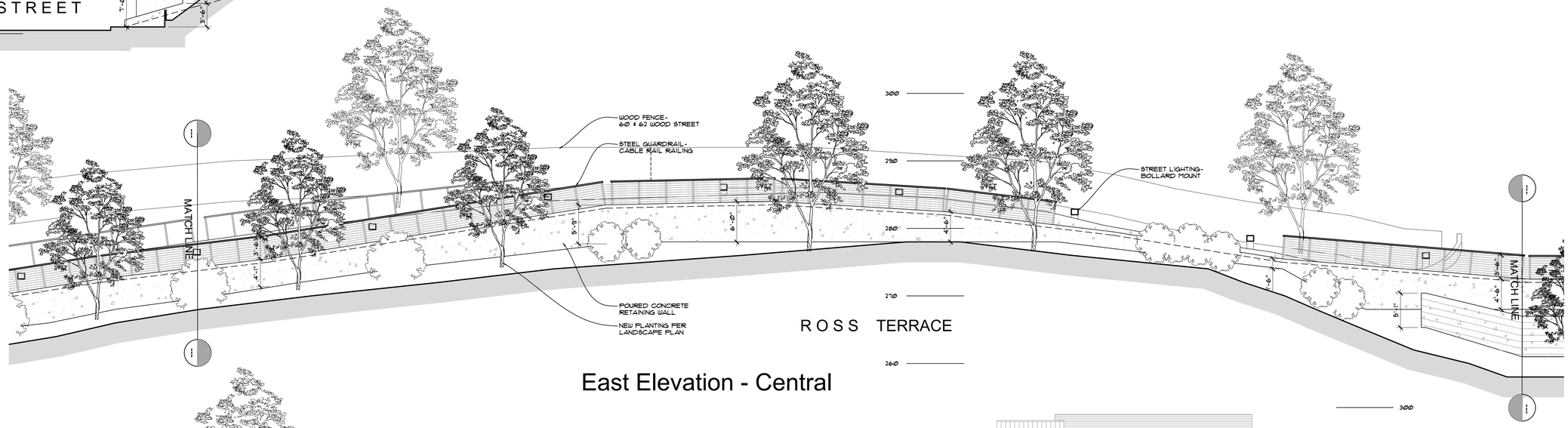
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DATE: 04-10-2020
SCALE: 1/8"= 1'-0"
DRAWN: STC
JOB NO. 1909
SHEET NO:

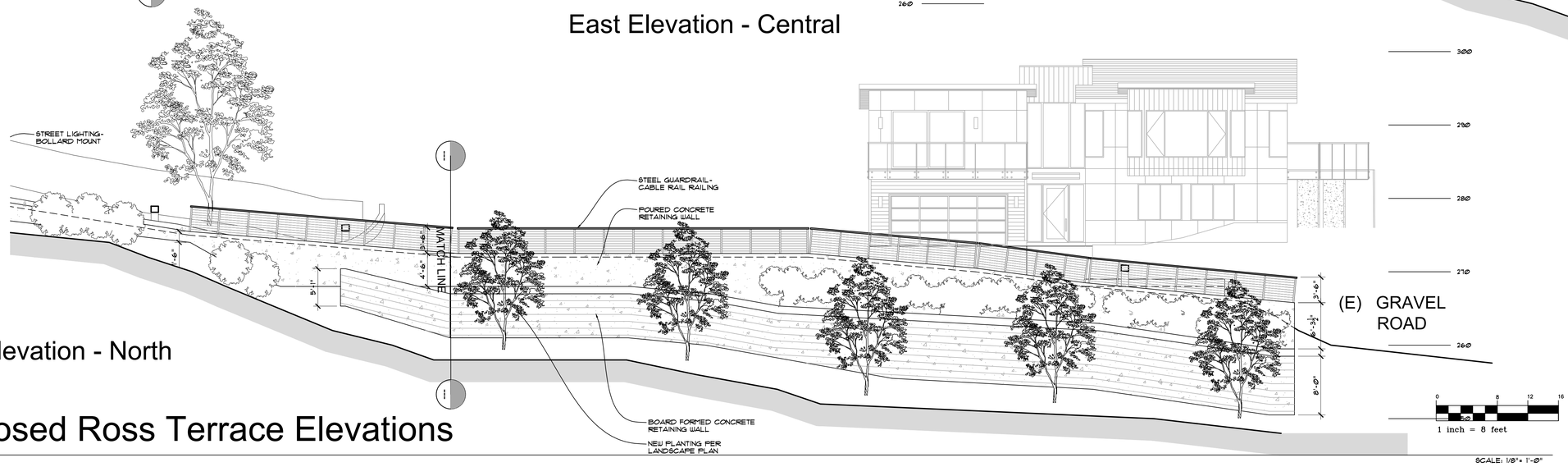
A-2.2
Ross Terrace
San Rafael, CA



East Elevation- South



East Elevation - Central



East Elevation - North

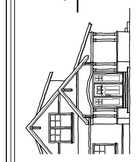
Proposed Ross Terrace Elevations

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

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New Residence
Friedman Residence
Lots 59 and 60 - Ross Terrace
San Rafael, CA APN 012-141-59 and 60

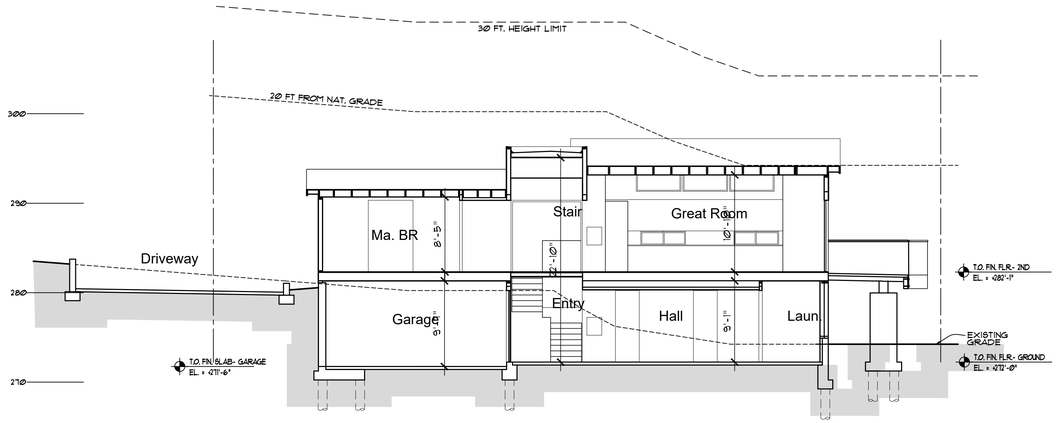
Proposed
Exterior
Elevations
Ross Terrace

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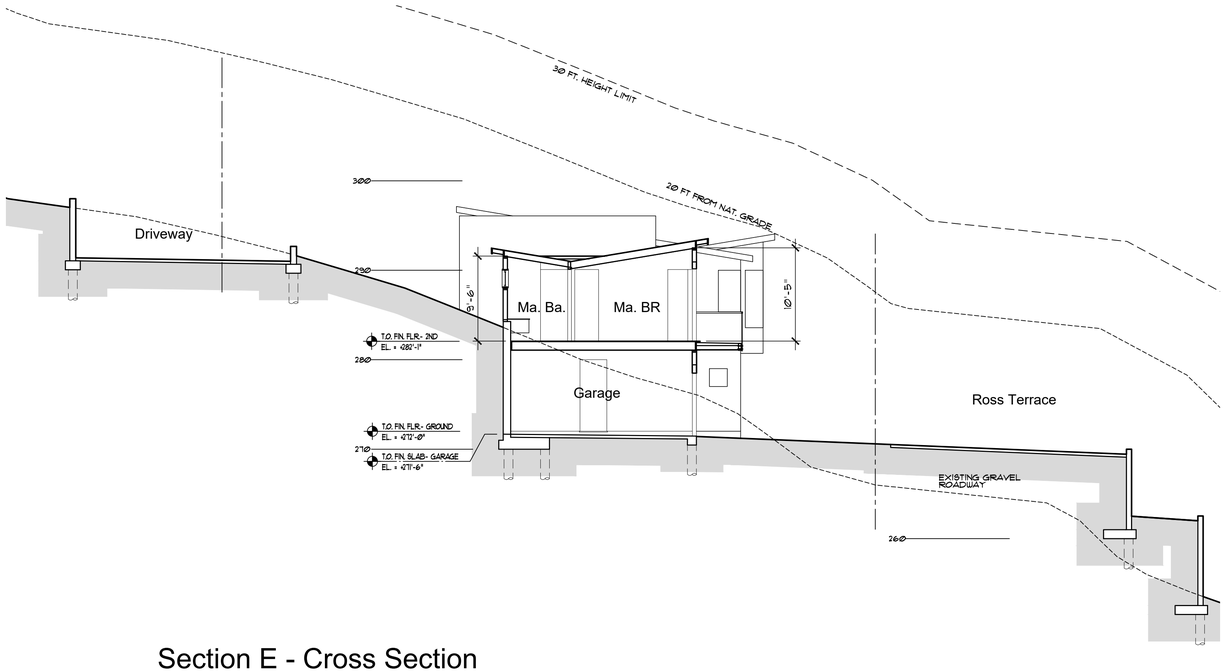
DATE: 04-10-2020
SCALE: 1/8"= 1'-0"
DRAWN: STC
JOB NO. 1909
SHEET NO:

A-2.3
Ross Terrace
San Rafael, CA

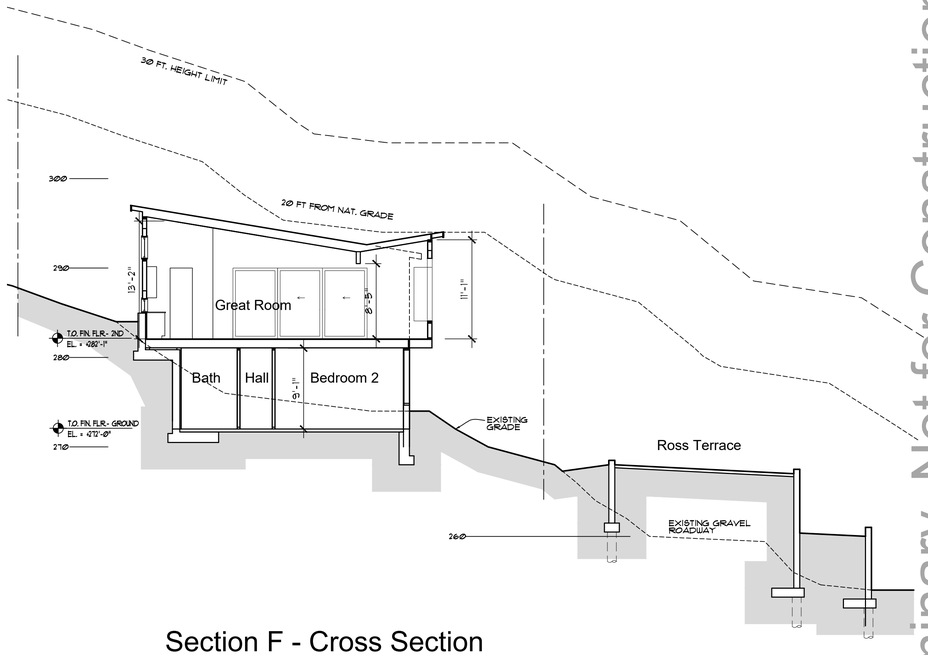
Preliminary Not for Construction



Section D - Longitudinal



Section E - Cross Section



Section F - Cross Section

0 8 12 16

1 inch = 8 feet

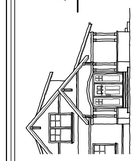
SCALE: 1/8"=1'-0"

Proposed Sections- Lot 60

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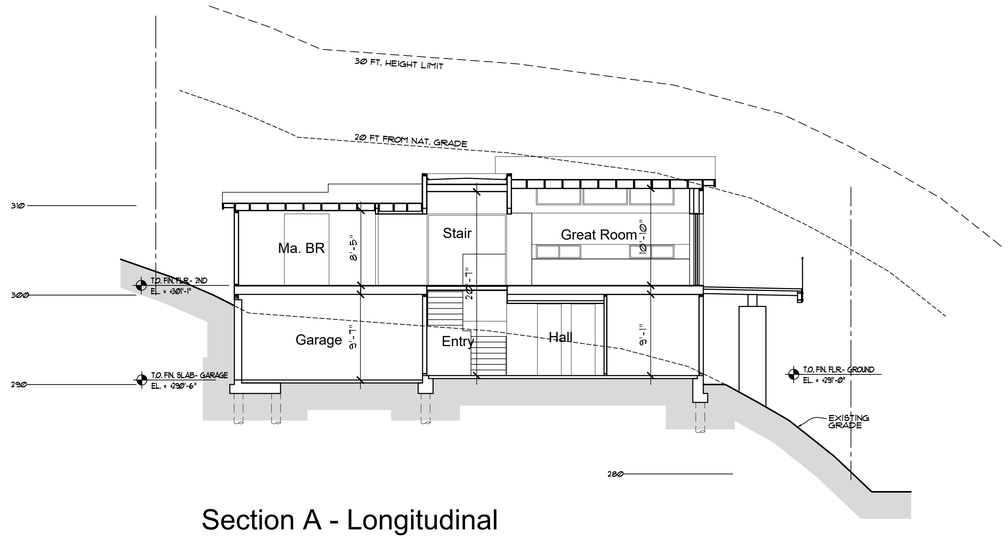
New Residence
Friedman Residence
Lots 59 and 60 - Ross Terrace
San Rafael, CA APN 012-141-59 and 60

Proposed Building Sections Lot 60

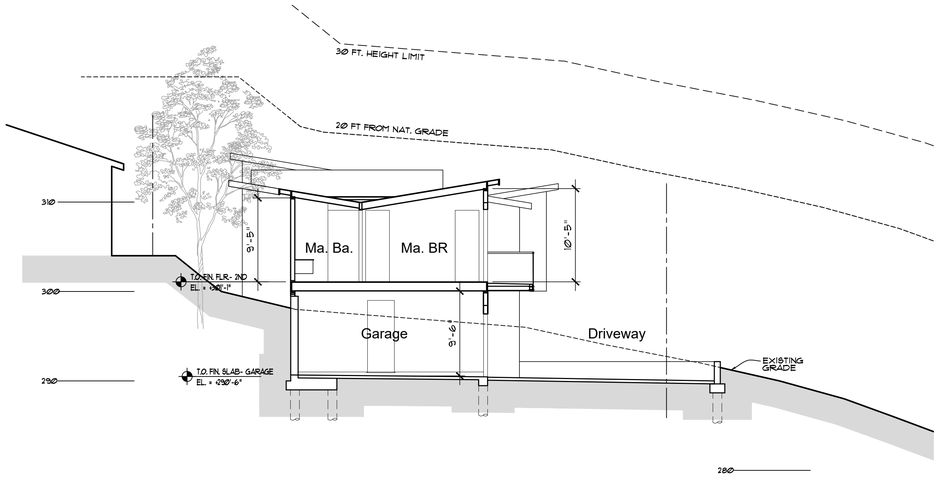
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DATE:	04-10-2020
SCALE:	1/8"=1'-0"
DRAWN:	STC
JOB NO.	1909
SHEET NO:	A-3.1

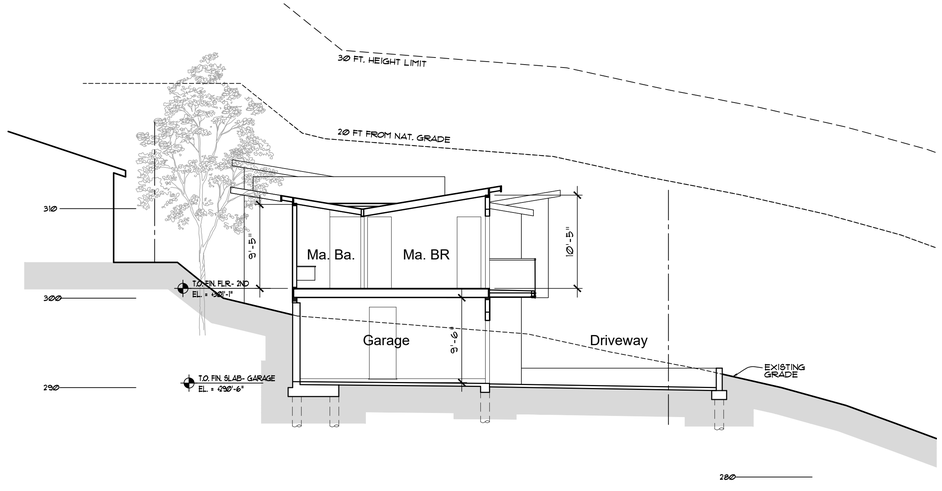
Ross Terrace
San Rafael, CA



Section A - Longitudinal



Section B - Cross Section



Section C - Cross Section

Proposed Sections- Lot 59

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

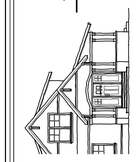
0 8 12 16
1 inch = 8 feet

Preliminary Not for Construction

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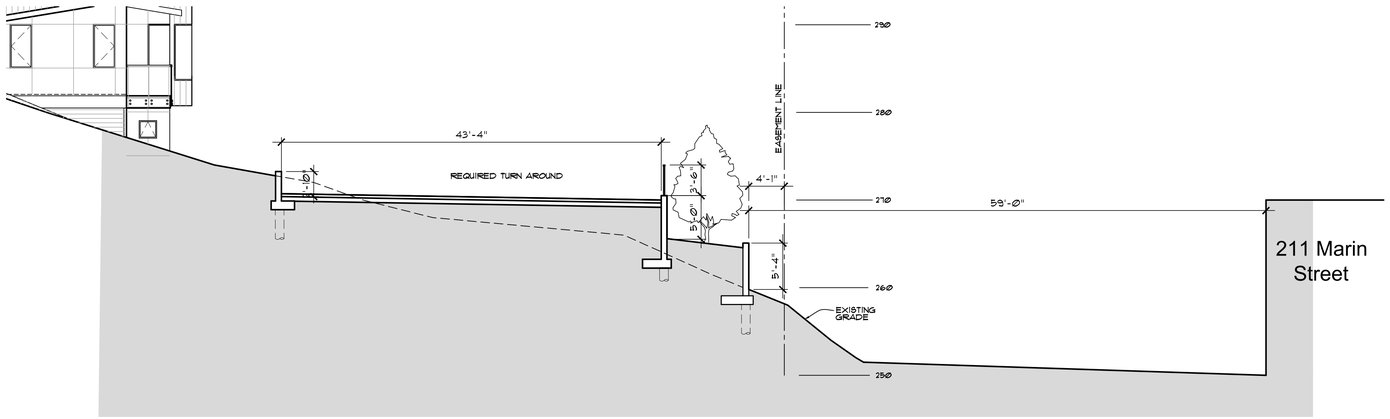
New Residence
Friedman Residence
Lots 59 and 60 - Ross Terrace
San Rafael, CA APN 012-141-59 and 60

Proposed Building Sections Lot 59

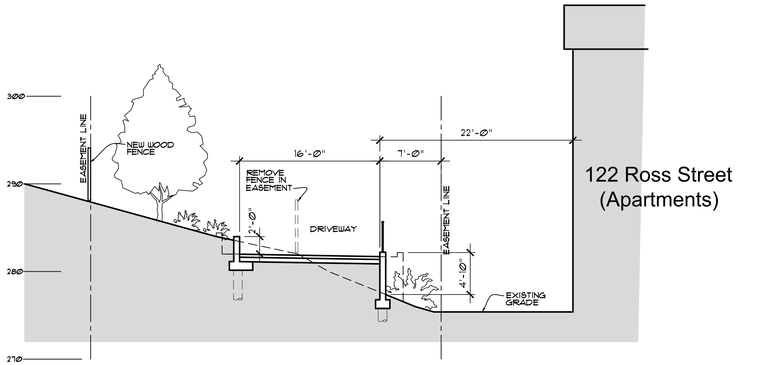
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DATE:	04-10-2020
SCALE:	1/8"=1'-0"
DRAWN:	STC
JOB NO.	1909
SHEET NO:	A-3.2

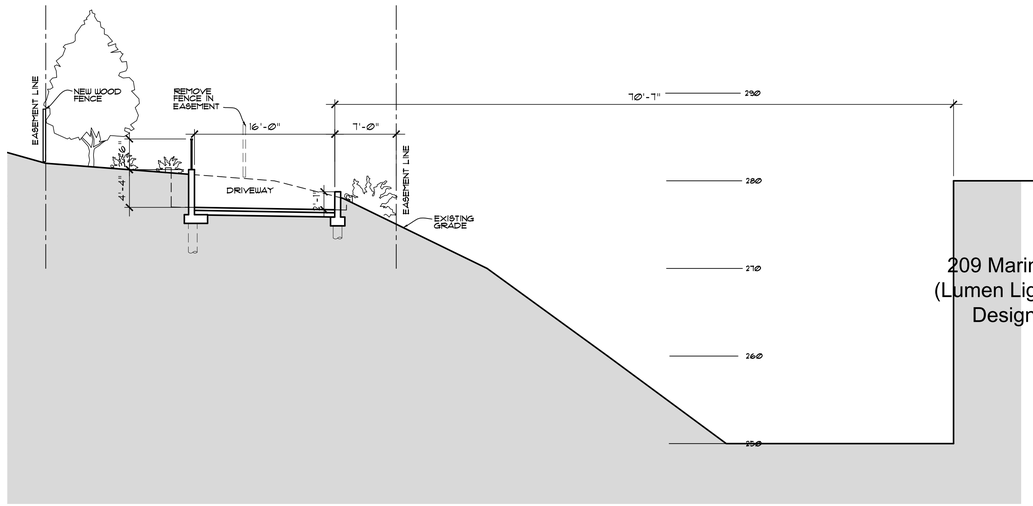
Ross Terrace
San Rafael, CA



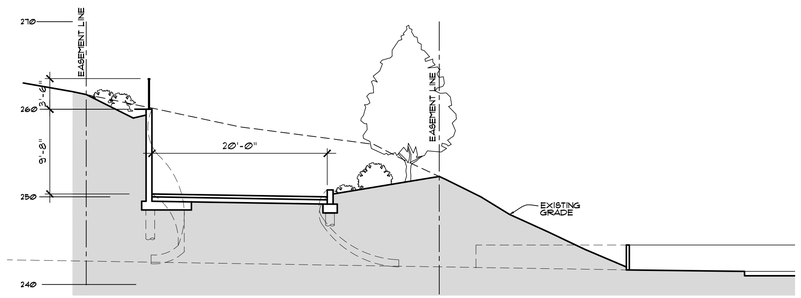
Section 1 - Section at 211 Marin Street- Residence



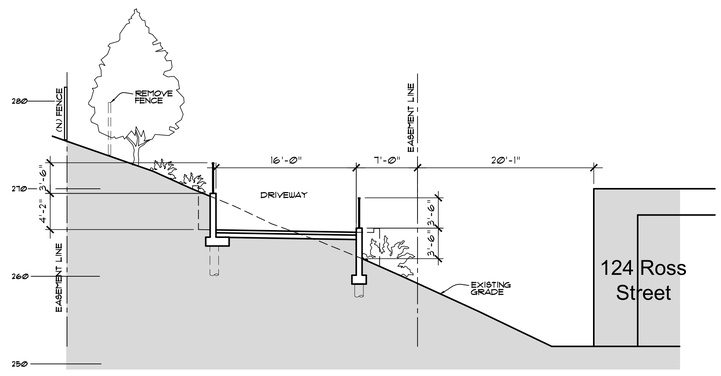
Section 3 - Section at 122 Ross Street - Apartments



Section 2 - Section at 209 Marin Street - Business



Section 5 - Section at Connection to Ross Street



Section 4 - Section at 124 Ross Street - Rersidence

Proposed Sections- Ross Terrace

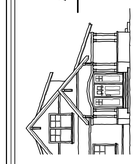
SCALE: 1/8"=1'-0"

0 8 12 16
1 inch = 8 feet

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Friedman Residence
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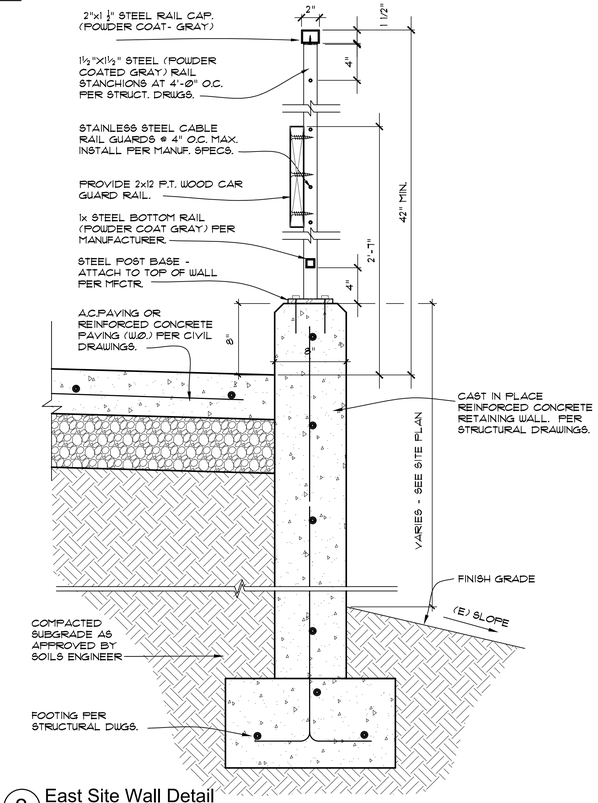
Proposed Road Sections Ross Street Terrace

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DATE: 04-10-2020
SCALE: 1/8"=1'-0"
DRAWN: STC
JOB NO. 1909
SHEET NO:

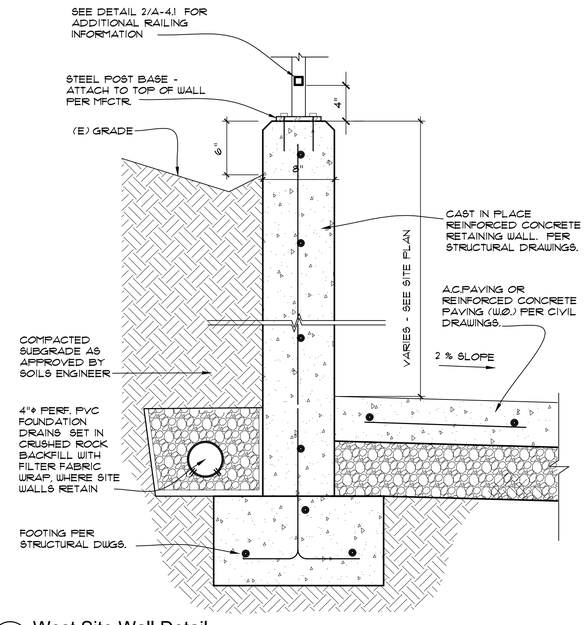
A-3.3
Ross Terrace
San Rafael, CA

Preliminary Not for Construction



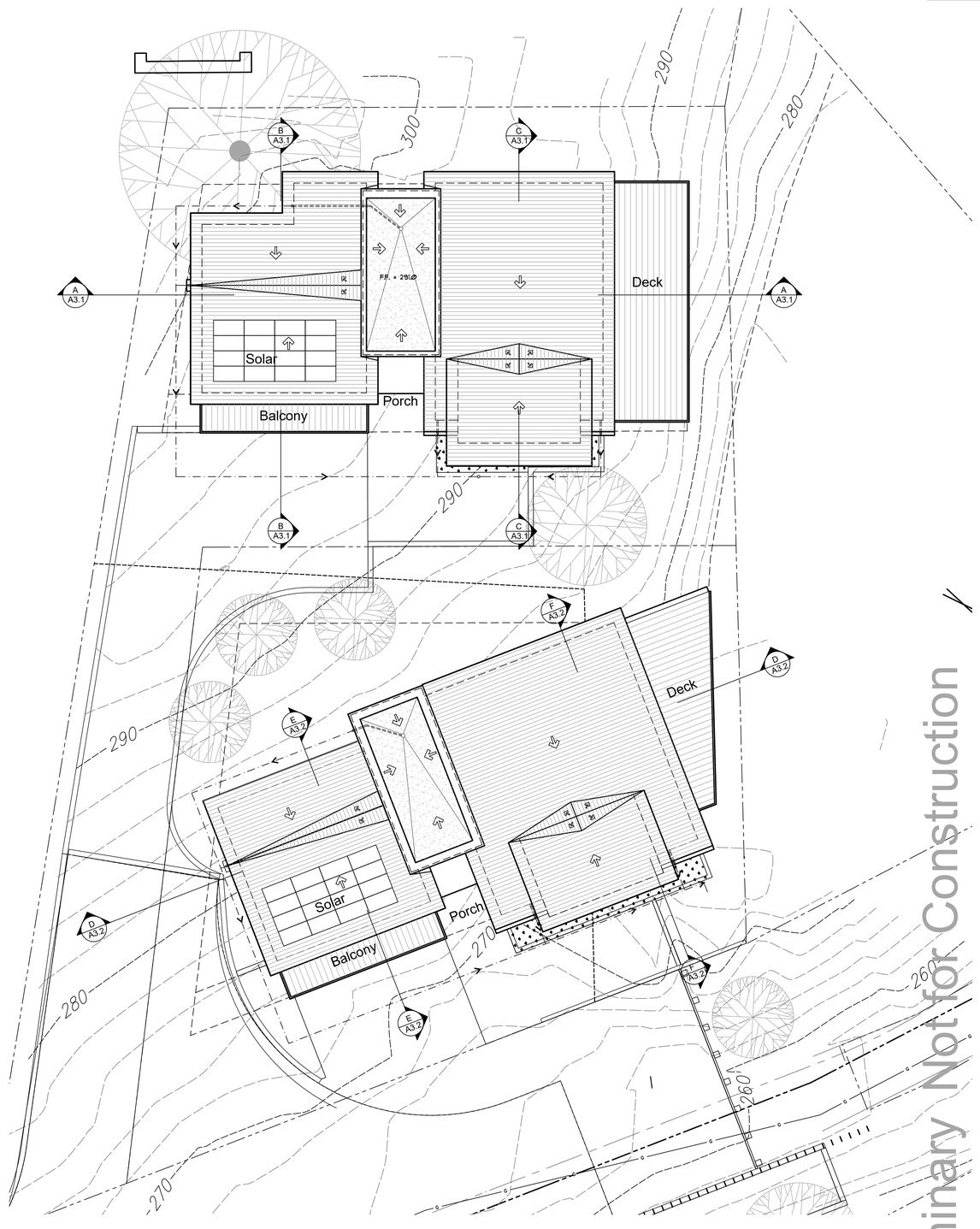
2 East Site Wall Detail

SCALE: 1 1/2"=1'-0"



1 West Site Wall Detail

SCALE: 1 1/2"=1'-0"



Proposed Roof Plans

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

NORTH

0 8 12 16

1 inch = 8 feet

Preliminary Not for Construction

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Friedman Residence
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Proposed Roof Plans and Details

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DATE:	04-10-2020
SCALE:	AS NOTED
DRAWN:	STC
JOB NO.	1909
SHEET NO:	A4.1

Ross Terrace
San Rafael, CA

Proposed Exterior Light Fixtures:



☐ Wall Sconce:



◯ Porch Pendant:



• Path

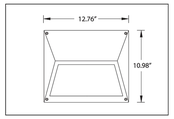
LIGMAN LIGHTING USA

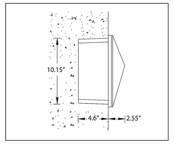
LUMINAIRE SPECIFICATION

Head Office: Tel: 503-645-0500
7144 NW Progress Ct Fax: 503-645-8100
Hillsboro, Oregon 97124
www.ligmanlightingusa.com

IP65 : Suitable for Wet Locations
IK07 : Impact Resistant (Vandal Resistant)







UEC-40261
Eco recessed location light

A range of rectangular and square wall recessed luminaires, with a glare free cut-off reflector system. Suitable for pathways and ramps. The spread lens provides a wide beam spread evenly illuminating up to 8 m./ 26ft of a pathway .
Low copper content die-cast aluminum housing with a high corrosion resistance. Stainless steel screws. Durable silicone rubber gasket and toughened linear spread lens. Double cable entry. Housing is treated with a chemical chromatized protection before powder coating, ensuring high corrosion resistance. Integral control gear. Anodized high purity aluminum cut–off reflector. This fixture is suitable for concrete pour applications.

Physical Data
Length: 12.76"
Height: 10.98"
Weight: 12.7 lbs

25w LED 769 Lumens
IP65 • Suitable For Wet Locations
IK07 • Impact Resistant (Vandal Resistant)
Weight 10.6 lbs

Lamp
☐ CFQ 2x18w ⟸
(For More Lamp options including LED, please Consult the Catalogue, Website or Contact The Ligman Lighting Factory)

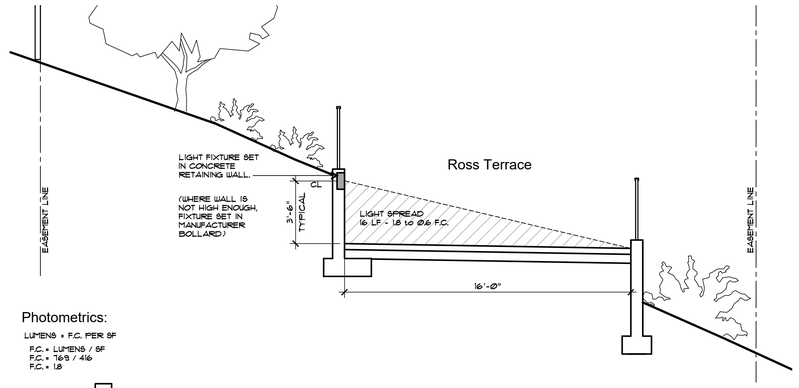
Voltage (Please Specify)
☐ 120V
☐ 277V
☐ Other _____

Options
Color (Please Specify)
☐ 01-Black - RAL 9011
☐ 03-White - RAL 9003
☐ 05-Matt Silver - RAL 9006
☐ 06-Bronze - RAL 6014
☐ 02- Dark Grey - RAL 7043
☐ ~~04 - Metallic Silver - RAL 9006~~
☐ 07- Custom - RAL _____

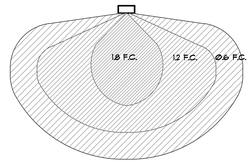


☐ Surface Mounting Box Enclosure

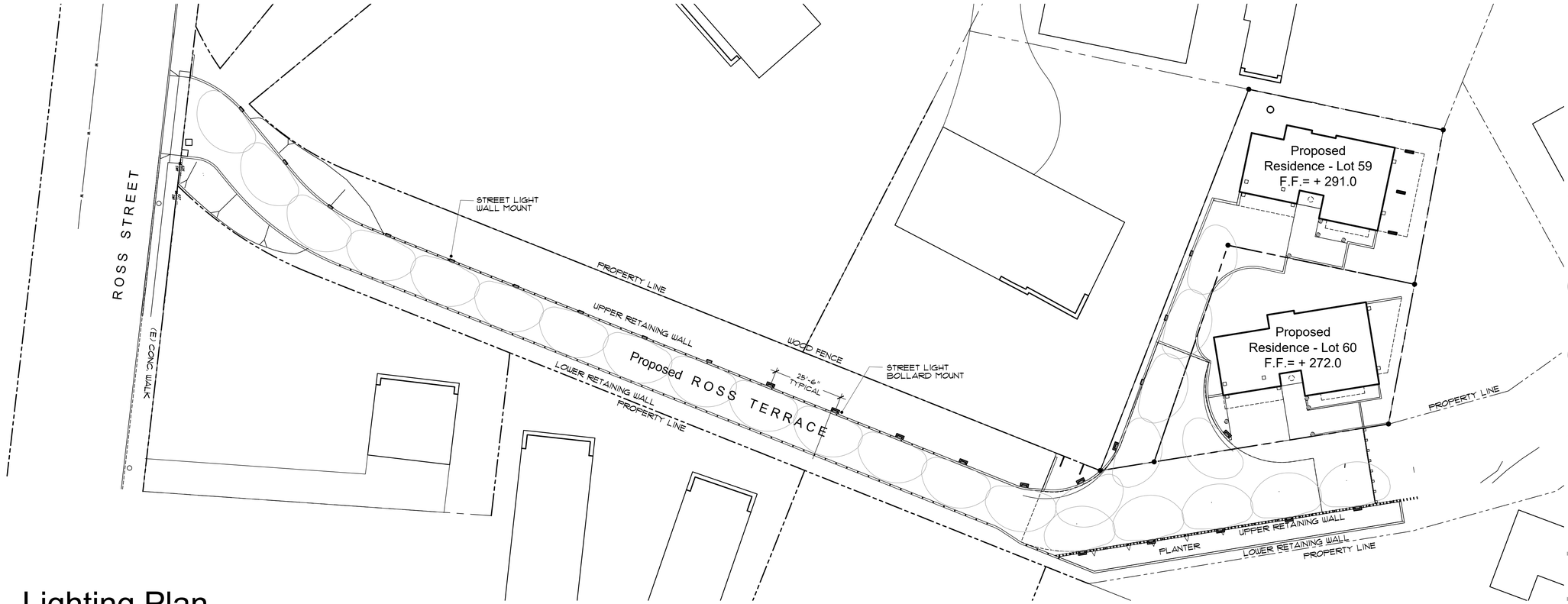
Photometric Diagram:



Photometrics:
LUMENS = F.C. PER SF
F.C. = LUMENS / SF
F.C. = 769 / 416
F.C. = 18



■ Street Light - Wall and Bollard Mounted:



Lighting Plan

SCALE: 1"=20'-Ø"

0 20 30 40
1 inch = 20 feet

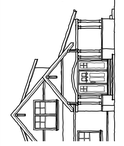
NORTH

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Voice (415) 884-2860



New Residence
Friedman Residence
Lots 59 and 60 - Ross Terrace
San Rafael, CA APN 012-141-59 and 60

Lighting Plan

REVIEW THE DRAWINGS CAREFULLY. DO NOT SCALE THE DRAWINGS. ANY DISCREPANCIES IN DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF JOSEPH P. FARRELL, ARCHITECT

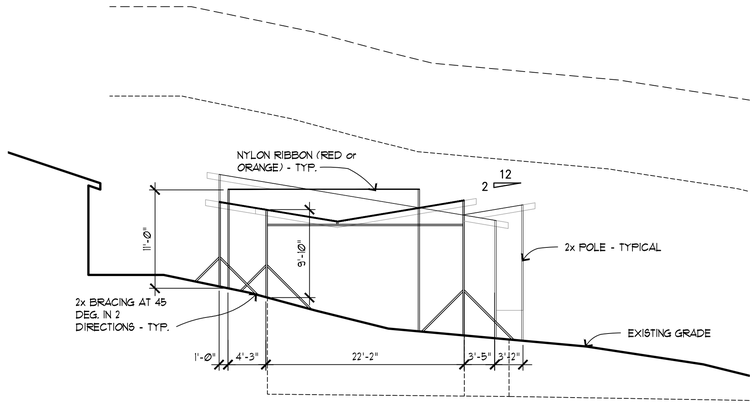
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JOB NO. 1909
SHEET NO:

A-4.2

Ross Terrace
San Rafael, CA

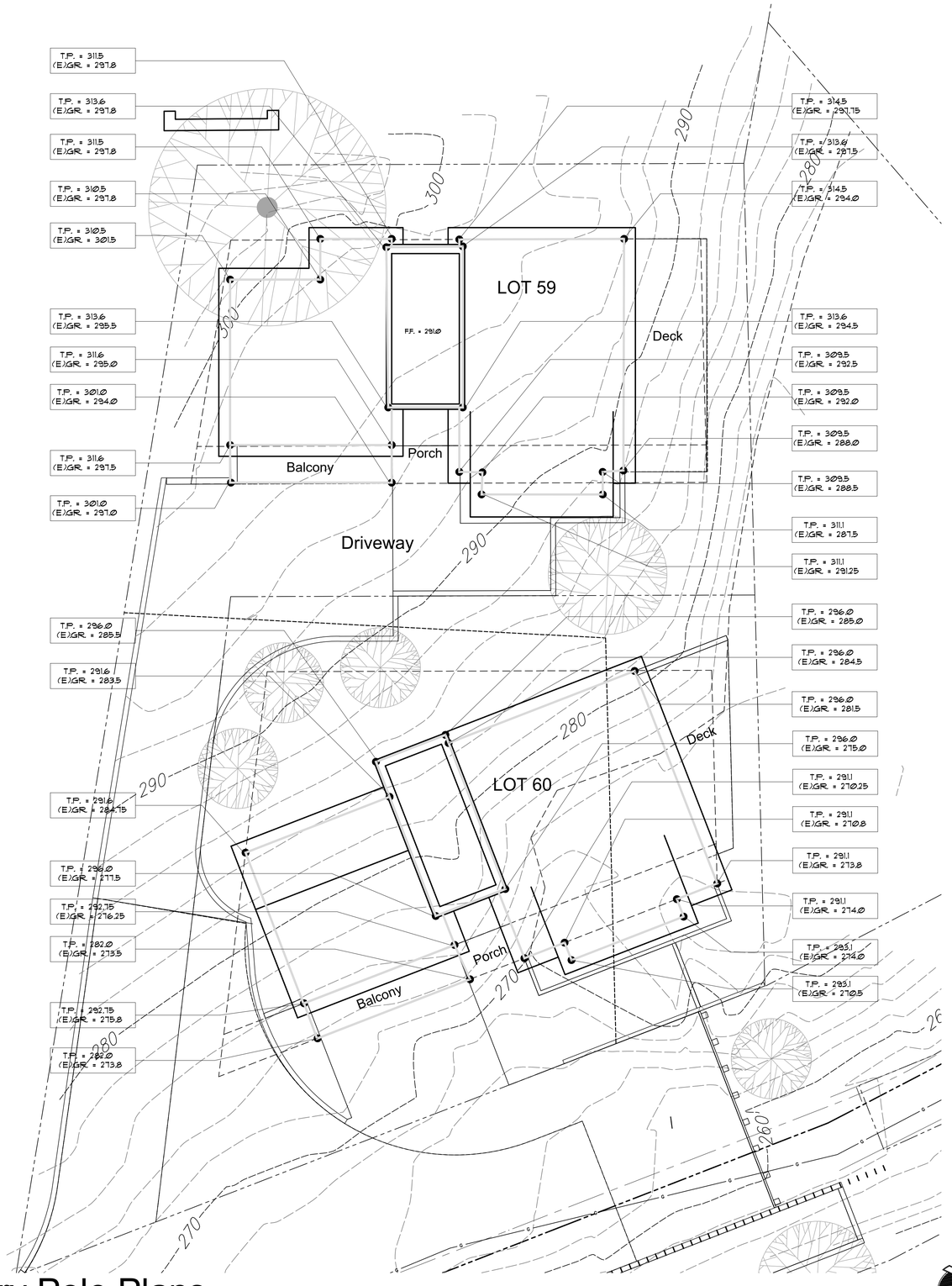
Story Pole Notes:

1. PROVIDE WOODEN STORY POLES AT EACH CORNER OF THE PROPOSED STRUCTURE. BRACE POLES AS REQUIRED TO EXISTING ADJACENT GRADES.
2. CONNECT TOPS OF POLES WITH CONSTRUCTION BARRIER TAPE OR SIMILAR IN VIBRANT COLOR TO INDICATE PROPOSED ROOF LINES, AND MASSING OF THE STRUCTURES.
3. PROVIDE WRITTEN INFORMATION ON EACH POLE TO INDICATE PROPOSED FINISH GRADES, FINISH FLOOR HEIGHTS, EAVE HEIGHTS AND MAXIMUM ROOF HEIGHTS.
4. AFTER INSTALLATION, STORY POLES SHALL BE PHOTOGRAPHED TO DOCUMENT THE LOCATION OF THE POLES FROM VARIOUS VANTAGE POINTS AROUND THE SITE PER CITY STAFF RECOMMENDATIONS.
5. STORY POLES SHALL BE INSTALLED 10 DAYS PRIOR TO THE SCHEDULED HEARING DATE AS DIRECTED BY CITY STAFF.



Typical Elevation

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



Story Pole Plans

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

✱ Story Pole Location

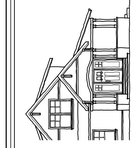
NORTH

1 inch = 8 feet

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REVISIONS	DATE	BY

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Voice (415) 884-2860



New Residence

Friedman Residence
Lots 59 and 60 - Ross Terrace
San Rafael, CA APN 012-141-59 and 60

Proposed Story Pole Plans and Elevation

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DATE:	04-10-2020
SCALE:	1/8"=1'-0"
DRAWN:	STC
JOB NO.	1909

SHEET NO:

A-5.1

Ross Terrace
San Rafael, CA

Preliminary Not for Construction

Proposed Colors and Materials

Friedman Residences

Colors

Paint - Benjamin Moore or equal



Panel Siding



Roof Trim- Gutters and Downspouts



Horizontal Siding

Roofing



Roof soffits:
T&G Wood - Cedar
Clear stain



Composite Shingle Roofing:
Certainteed Landmark Pro Solaris
Max Def Moire Black

Siding



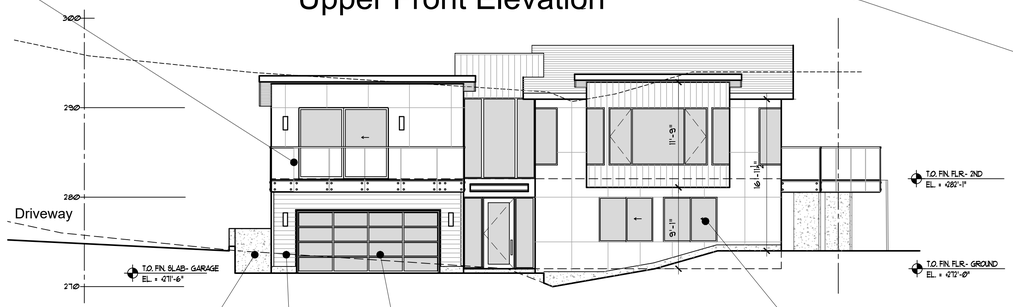
Vertical Siding:
T&G Wood- Cedar
Clear stain



Panel Siding System:
Hardie Panel- Aspire with S.S. Reveal



Upper Front Elevation



Lower Front Elevation

Deck Surfaces



Ipe Wood Decking
Clear finish

Railings

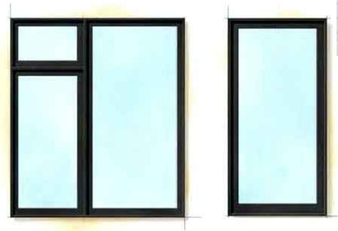


Glass railings with S.S. Caps
VIVA Railings, LLC or equal
Powder Coated Steel Channels

Doors and Windows:

Patio/Entry Doors:
Black Metal w/ Dividers





Windows:
Modern profile - Metal or Metal Clad Wood
Black Frames - no grids

Retaining Walls & Supports



Board Formed Concrete



Horizontal Siding:
Hardie ShipLap



Garage Doors:
Glass and Metal

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New Residence
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Proposed Colors and Materials

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Ross Terrace
San Rafael, CA

Preliminary Not for Construction

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO OR EXCEED THE REQUIREMENTS OF THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE, REGARDLESS OF WHAT IS SHOWN OR NOT SHOWN IN THE CONTRACT DOCUMENTS. ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES.

THE FOLLOWING 2019 CALIFORNIA BUILDING STANDARDS CODES AS ADOPTED BY CALIFORNIA WILL BE ENFORCED BY THE CITY OF SAN RAFAEL:
- CALIFORNIA BUILDING CODE
- CALIFORNIA RESIDENTIAL CODE
- CALIFORNIA PLUMBING CODE
- CALIFORNIA MECHANICAL CODE
- CALIFORNIA ELECTRICAL CODE
- CALIFORNIA FIRE CODE
- CALIFORNIA ENERGY CODE
- CALIFORNIA GREEN BUILDING STANDARDS CODE

2. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF SAN RAFAEL ORDINANCE AND ALL OTHER APPLICABLE STATE OR LOCAL ORDINANCES. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.

3. CONFLICTS IN THE CONTRACT DOCUMENTS: IN CASE OF DISCREPANCIES OR CONFLICTS IN INFORMATION OR REQUIREMNTS WITHIN THE DRAWINGS, SPECS, OR BETWEEN THE DRAWINGS AND THE SPECS, THE MOST EXPENSIVE REQUIREMENT SHOWN OR SPECIFIED SHALL BE THE BASIS OF THE CONTRACT FOR CONSTRUCTION.

4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC SCALE SHOWN ON THE DRAWINGS. DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE SHOWN TO THE FACE OF FINISH UNLESS OTHERWISE NOTED.

5. ALL SYSTEMS AND ASSEMBLIES SHALL BE COMPLETE AND OPERATIVE THOUGH NOT FULLY DESCRIBED IN THE CONTRACT DOCUMENTS. IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER OF SIMILAR CONDITIONS SHOWN OR CALLED FOR.

6. UNLESS OTHERWISE NOTED ALL CONNECTIONS AND FASTENERS SHALL BE CONCEALED. THE USE OF SURFACE FASTENERS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. ALL EXTERIOR FASTENERS SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.

7. THE OWNER AND ARCHITECT SHALL NOT BE RESPONSIBLE FOR:CONSTRUCTION MEANS,METHODS OR TECHNIQUES, SEQUENCES OR PROCEDURES OF THE CONTRACTOR; SAFETY PRECAUTIONS AND PROGRAMS OF THE CONTRACTOR; OR FAILURE OF THE CONTRACTOR TO PERFORM THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

8. THESE DRAWINGS MAY NOT BE TO SCALE AND ARE FOR: ILLUSTRATION PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDTIONS IN THE FIELD PRIOR TO EXECUTING THE WORK.

9. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER DRAWINGS.

10. INSTALL ALL MATERIALS, EQUIPMENT, FIXTURES, APPLIANCES AND ACCESSORIES IN CONFORMANCE WITH THE MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS. ALL WORK SHALL BE INSTALLED PLUMB, LEVEL AND TRUE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

11. THE CONTRACTOR SHALL HOLD HARMLESS THE OWNER, THE ARCHITECT AND THE CITY OF SAN RAFAEL FROM ALL LIABILITIES AND DAMAGES RESULTING FROM HIS CONSTRUCTION OPERATIONS.

12. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.

13. SPOT ELEVATIONS INDICATED ARE CRITICAL ELEVATIONS. INTERVIENING ELEVATIONS NOT SPECIFICALLY NOTED SHALL BE INTERPOLATED FROM ELEVATIONS SHOWN. A MINIMUM SLOPE OF EXTERIOR SURFACES SHALL BE 2% U.O.N.

14. INSURANCE: EACH CONTRACTOR SHALL MAINTAIN INSURANCE IN FULL FORCE AND EFFECT FOR THE LIFE OF THE CONTRACT, AND GIVE EVIDENCE OF SAME OR A CERTIFICATE INDICATING ITS EXISTENCE DELIVERED TO THE OWNER AND THE ARCHITECT AND GENERAL CONTRACTOR THE POLICIES LISTED HEREIN:

a) WORKER'S COMPENSATION COVERING CONTRACTOR'S FULL LIABILITY UNDER "THE WORKMAN'S COMPENSATION AND SAFETY ACTS."

b) COMPREHENSIVE GENERAL LIABILITY INSURANCE IN THE FOLLOWING AMOUNTS:
BODILY INJURY: $1,000,000
PROPERTY DAMAGE: $1,000,000

c) COMPREPENSIVE AUTO LIABILITY INSURANCE IN THE FOLLOWING AMOUNTS:
BODILY INJURY: $1,000,000 EACH PERSON
PROPERTY DAMAGE: $1,000,000 EACH OCCURANCE

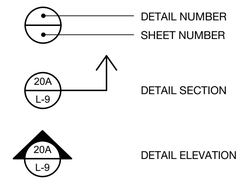
15. CONTRACTOR'S LIABILITY INSURANCE SHALL INCLUDE THE "OWNER" AND THE "ARCHITECT" AS ADDITIONAL INSURED. CONTRACTOR IS TO PROVIDE CERTIFICATE OF INSURANCE TO EACH OF THE ADDITIONAL INSURED PRIOR TO COMMENCING WORK. PROGRESS PAYMENTS WILL BE WITHHELD UNTIL CERTIFICATES ARE RECEIVED BY THE OWNER AND THE ARCHITECT.

16. GUARANTEE: UNLESS SPECIFICALLY STATED TO THE CONTRARY IN THE DRAWINGS, THE CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE TO THE EFFECT THAT ALL MATERIALS AND WORKMANSHIP FURNISHED UNDER THE CONTRACT SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE TO BE FREE FROM DEFECTS AND FAULTY WORKMANSHIP AND THAT ANY SUCH DEFECTS SHALL BE PROMPLY REPAIRED OR REPLACED WITHOUT ADDITIONAL COST TO THE OWNER.

ABBREVIATIONS & SYMBOLS

⌒	ALIGN
&	AND
@	AT
℄	CENTERLINE
#	POUND/NUMBER
(E)	EXISTING
(N)	NEW
A.C.	AIR CONDITIONING
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
BD.	BOARD
BLDG.	BUILDING
B.W.	BOTTOM OF WALL
C	CABLE
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.J.	CONTROL JOINT
CLR.	CLEAR
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
CTSK.	COUNTERSUNK
CTR.	CENTER
DBL.	DOUBLE
DEPT.	DEPARTMENT
D.F.	DOUGLAS FIR
DET.	DETAIL
DI	DROP INLET
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
DS.	DOWNSPOUT
DWG.	DRAWING
E	ELECTRIC
EA.	EACH
E.J.	EXPANSION JOINT
EL.	ELEVATION
E.M.	ELECTIC METER
ENCL.	ENCLOSURE
E.P.	ELECTRICAL PANELBOARD
EQ.	EQUAL
EXST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
FIN.	FINISH
FIN.GR.	FINISH GRADE
FL.	FLOOR
FLASH'G	FLASHING
F.O.F.	FACE OF FINISH
FT.	FOOT/FEET
FTG.	FOOTING
FUT.	FUTURE
G	GAS
GAL.	GALLON
GALV.	GALVANIZED
GR.	GRADE
H.B.	HOSE BIB
HDWD.	HARDWOOD
HORIZ.	HORIZONTAL
HT.	HEIGHT
INST.	INSTALL
JT.	JOINT
MAX.	MAXIMUM
MECH.	MECHANICAL
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MISC.	MISCELLANEOUS
N.I.C.	NOT IN CONTRACT
NO./ #	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.C.E.W.	ON CENTER EACH WAY
P.A.	PLANTING AREA
P.L.	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
R.	RISER
RAD.	RADIUS
REF.	REFERENCE
REINF.	REINFORCED
REQ.	REQUIRED
RM.	ROOM
RWD.	REDWOOD
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
S.ST.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURAL
SYM.	SYMMETRICAL
TRD.	TREAD
T.C.	TOP OF CURB
T.P.	TOP OF PIER/COLUMN
T.W.	TOP OF WALL
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
W/	WITH
WD.	WOOD
W.M.	WATER METER
W/O	WITHOUT
WP.	WATERPROOF

DETAIL SYMBOL KEY



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NEW RESIDENCE
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APN: 012-141-059,
012-141-060

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04/15/20 DESIGN REV. SUBMITTAL

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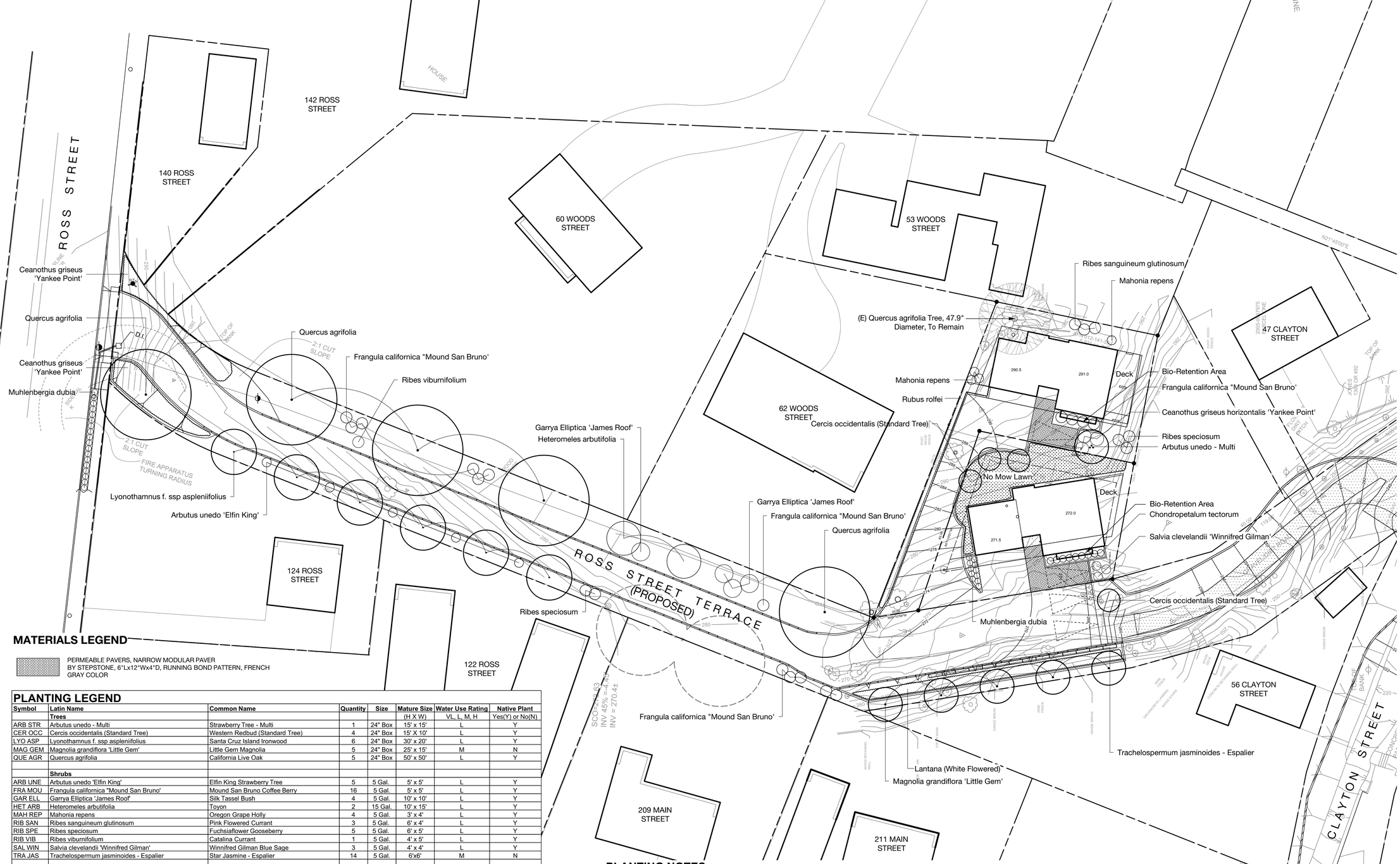
PROJECT# 2020.7 DRAWN BY: JM
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LANDSCAPE GENERAL NOTES

SHEET #

L-0

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MATERIALS LEGEND

PERMEABLE PAVERS, NARROW MODULAR PAVER
BY STEPSTONE, 6"Lx12"Wx4"D, RUNNING BOND PATTERN, FRENCH GRAY COLOR

PLANTING LEGEND

Symbol	Latin Name	Common Name	Quantity	Size	Mature Size	Water Use Rating	Native Plant
	Trees				(H X W)	VL, L, M, H	Yes(Y) or No(N)
ARB STR	Arbutus unedo - Multi	Strawberry Tree - Multi	1	24" Box	15' x 15'	L	Y
CER OCC	Cercis occidentalis (Standard Tree)	Western Redbud (Standard Tree)	4	24" Box	15' X 10'	L	Y
LYO ASP	Lyonothamnus f. ssp aspleniifolius	Santa Cruz Island Ironwood	6	24" Box	30' x 20'	L	Y
MAG GEM	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	5	24" Box	25' x 15'	M	N
QUE AGR	Quercus agrifolia	California Live Oak	5	24" Box	50' x 50'	L	Y
	Shrubs						
ARB UNE	Arbutus unedo 'Elfin King'	Elfin King Strawberry Tree	5	5 Gal.	5' x 5'	L	Y
FRA MOU	Frangula californica "Mound San Bruno'	Mound San Bruno Coffee Berry	16	5 Gal.	5' x 5'	L	Y
GAR ELL	Garrya Elliptica 'James Roof'	Silk Tassel Bush	4	5 Gal.	10' x 10'	L	Y
HET ARB	Heteromeles arbutifolia	Toyon	2	15 Gal.	10' x 15'	L	Y
MAH REP	Mahonia repens	Oregon Grape Holly	4	5 Gal.	3' x 4'	L	Y
RIB SAN	Ribes sanguineum glutinosum	Pink Flowered Currant	3	5 Gal.	6' x 4'	L	Y
RIB SPE	Ribes speciosum	Fuchsiaflower Gooseberry	5	5 Gal.	6' x 5'	L	Y
RIB VIB	Ribes viburnifolium	Catalina Currant	1	5 Gal.	4' x 5'	L	Y
SAL WIN	Salvia clevelandii 'Winnifred Gilman'	Winnifred Gilman Blue Sage	3	5 Gal.	4' x 4'	L	Y
TRA JAS	Trachelospermum jasminoides - Espalier	Star Jasmine - Espalier	14	5 Gal.	6'x6'	M	N
	Perennials						
CHO TEC	Chondropetalum tectorum	Cape Rush	9	5 Gal.	3' x 4'	L	N
	Grasses						
MUH DUB	Muhlenbergia dubia	Pine Muhly	29	5 Gal.	3' x 2'6"	L	Y
	Groundcovers						
CEA GRI	Ceanothus griseus horizontalis 'Yankee Point'	California Lilac	24	5 Gal.	2' x 8'	L	Y
LAN WHI	Lantana sellowiana 'Monma' (White)	White Lightnin'® Trailing Lantana	12	1 Gal.	2' X 6'	L	N
RUB ROL	Rubus rolfei	Bramble	15	1 Gal.	1' x 5'	M	N

No Mow Lawn 1,070 SF: Native Mow Free by Delta Bluegrass, contains
Idaho fescue - Festuca idahoensis
Molate fescue - Festuca rubra
Western Mokelumne fescue - Festuca occidentalis

NOTE: SEE ARBORIST REPORT FOR TREE REMOVAL SURVEY. PROPOSED MITIGATION TREES WERE UPSIZED TO 24" BOX AND WERE SPACED TO PROVIDE REQUIRED FIRE SAFETY CLEARANCE.

PLANTING NOTES

PLANT SYMBOLS REPRESENT A 3-5 YEAR GROWTH PROJECTION.

PLANTING AREAS SHALL BE FREE OF ALL DELETERIOUS MATERIALS AND WEEDS PRIOR TO PLANTING. PLANTING AREAS TO BE TILLED SO THAT THE SOIL IS LOOSE AND NOT COMPACTED TO A MINIMUM DEPTH OF 8"

A SOIL TEST SHALL BE PERFORMED ON THE EXISTING SOIL AND IMPORT SOIL TO DETERMINE THE FINAL AMENDMENT AND FERTILIZER FORMULA. THE SOILS REPORT SHALL CONTAIN THE FOLLOWING INFORMATION:

- SOIL PERMEABILITY RATE IN INCHES PER HOUR
- SOIL TEXTURE TEST
- CATION EXCHANGE CAPACITY
- SOIL FERTILITY (including tests for nitrogen, potassium, phosphorous, pH, organic matter and electrical conductivity)
- RECOMMENDATIONS FOR AMENDMENTS TO THE PLANTING AREA SOIL

PLANTING AREAS; AMEND PER THE RECOMMENDATIONS OF THE SOILS REPORT.

TOPSOIL TO BE 'GENERAL LANDSCAPE' AS PRODUCED BY AMERICAN SOIL & STONE PRODUCTS (PH# 415-456-1381). COMPOST TO BE FROM SONOMA COMPOST. GENERAL PURPOSE BACKFILL MIX FOR SHRUBS AND TREES TO BE 15% TOPSOIL, 75% NATIVE SOIL. 10% COMPOST. EXCESSIVELY ROCKY AND HEAVY CLAY SOILS ARE TO BE REMOVED FROM SITE.

SPREAD 2" OF COMPOST OVER PREPARED SOIL AREA AT A RATE OF 6 CU YDS PER 1000 SQ FT, PRIOR TO MULCHING. MULCH WITH A 3" LAYER OF 'VINEYARD' MULCH FROM SONOMA COMPOST (PH# 707-664-9113) OR 'FOREST FLOOR' MULCH FROM AMERICAN SOIL PRODUCTS. AROUND ALL PLANTINGS , 8CY/1000. HOLD 6"AWAY FROM STEM OR TRUNK. STAKE OR GUY TREES PER DETAILS.

ALL SHRUB, PERENNIAL, AND GROUNDCOVERS SHALL BE DRIP IRRIGATED. ALL TREES SHALL BE IRRIGATED BY A BUBBLER SYSTEM.

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PROJECT# 2020.7 DRAWN BY: JM
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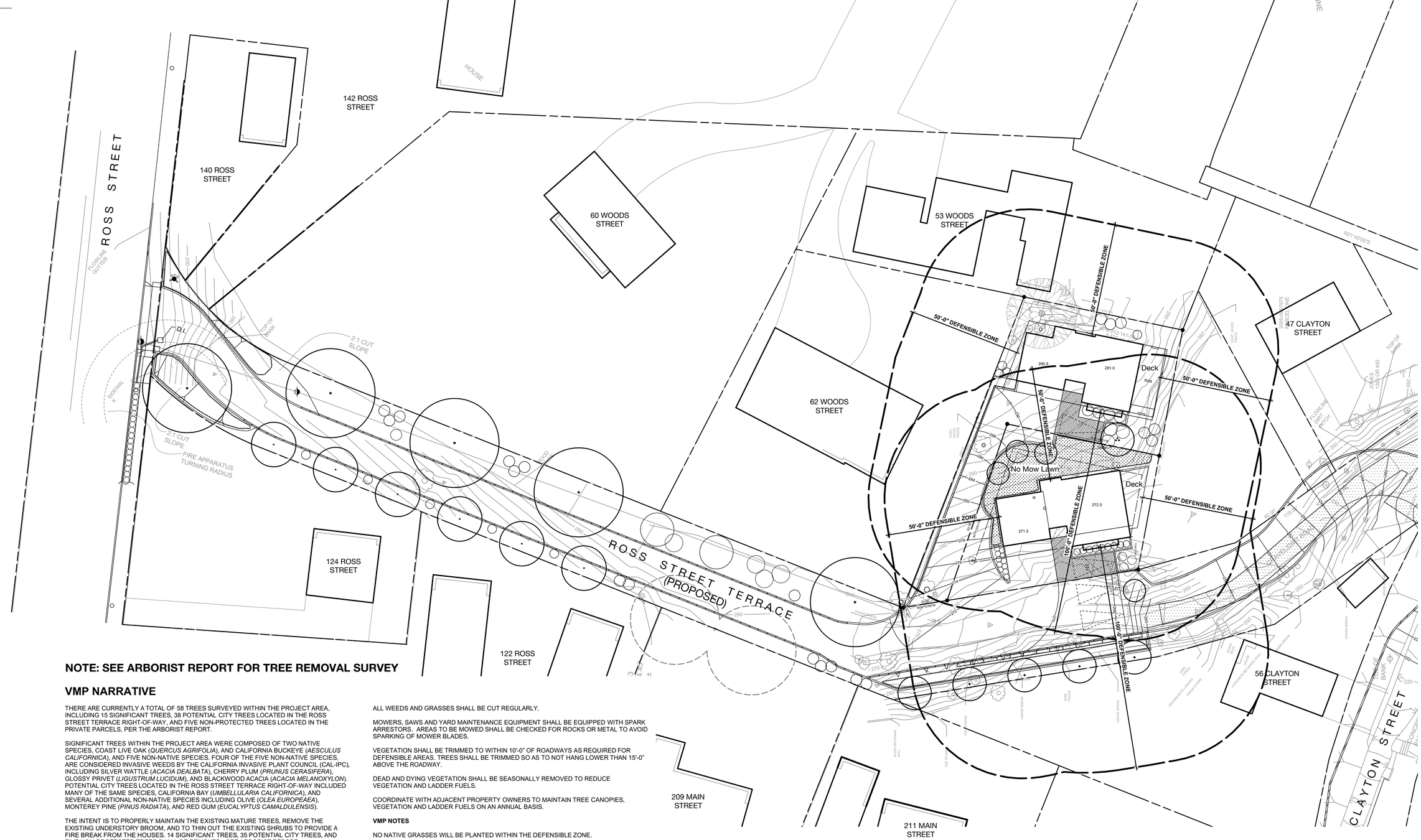
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LANDSCAPE SITE PLAN

SHEET #

L-1.1

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NOTE: SEE ARBORIST REPORT FOR TREE REMOVAL SURVEY

VMP NARRATIVE

THERE ARE CURRENTLY A TOTAL OF 58 TREES SURVEYED WITHIN THE PROJECT AREA, INCLUDING 15 SIGNIFICANT TREES, 38 POTENTIAL CITY TREES LOCATED IN THE ROSS STREET TERRACE RIGHT-OF-WAY, AND FIVE NON-PROTECTED TREES LOCATED IN THE PRIVATE PARCELS, PER THE ARBORIST REPORT.

SIGNIFICANT TREES WITHIN THE PROJECT AREA WERE COMPOSED OF TWO NATIVE SPECIES, COAST LIVE OAK (*QUERCUS AGRIFOLIA*), AND CALIFORNIA BUCKEYE (*AESCULUS CALIFORNICA*), AND FIVE NON-NATIVE SPECIES. FOUR OF THE FIVE NON-NATIVE SPECIES, ARE CONSIDERED INVASIVE WEEDS BY THE CALIFORNIA INVASIVE PLANT COUNCIL (CAL-IPC), INCLUDING SILVER WATTLE (*ACACIA DEALBATA*), CHERRY PLUM (*PRUNUS CERASIFERA*), GLOSSY PRIVET (*LIGUSTRUM LUCIDUM*), AND BLACKWOOD ACACIA (*ACACIA MELANOXYLON*). POTENTIAL CITY TREES LOCATED IN THE ROSS STREET TERRACE RIGHT-OF-WAY INCLUDED MANY OF THE SAME SPECIES, CALIFORNIA BAY (*UMBELLULARIA CALIFORNICA*), AND SEVERAL ADDITIONAL NON-NATIVE SPECIES INCLUDING OLIVE (*OLEA EUROPEAEA*), MONTEREY PINE (*PINUS RADIATA*), AND RED GUM (*EUCALYPTUS CAMALDULENSIS*).

THE INTENT IS TO PROPERLY MAINTAIN THE EXISTING MATURE TREES, REMOVE THE EXISTING UNDERSTORY BROOM, AND TO THIN OUT THE EXISTING SHRUBS TO PROVIDE A FIRE BREAK FROM THE HOUSES. 14 SIGNIFICANT TREES, 35 POTENTIAL CITY TREES, AND FIVE NON-PROTECTED TREES SHALL BE REMOVED. SEE ARBORIST REPORT.

PLANTING DESIGN SHALL SHALL INCLUDE A COMBINATION OF NATIVE, ORNAMENTAL, DROUGHT TOLERANT, AND FIRE RESISTANT TREES, SHRUBS, PERENNIALS AND GROUNDCOVERS. ALL PROPOSED PLANTS SHALL BE IRRIGATED. SEE PLANTING PLAN.

BRANCHES AND CANOPY WITHIN 10'-0" OF THE RESIDENCES SHALL BE REMOVED.

EXISTING SHRUBS SHALL BE MAINTAINED TO PROVIDE A FIRE BREAK FROM THE HOUSES.

REMOVE UNDERSTORY BROOM AND RAISE TREE CANOPY TO 10' ABOVE GRADE

REMOVE BRANCHES TO 10' ABOVE FINISHED GRADE

LONG TERM MAINTENANCE SCHEDULE/GOALS

PYROPHYTIC PLANT MATERIALS WILL BE REMOVED FOR A SPACE OF 50'-100' AROUND THE HOMES.

TREES SHALL BE LIMBED 8 -10 FEET FROM THE GROUND.

NEEDLES AND LEAVES AND OTHER COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM ROOFS AND GUTTERS TWICE YEARLY MINIMUM.

ALL WEEDS AND GRASSES SHALL BE CUT REGULARLY.

MOWERS, SAWS AND YARD MAINTENANCE EQUIPMENT SHALL BE EQUIPPED WITH SPARK ARRESTORS. AREAS TO BE MOWED SHALL BE CHECKED FOR ROCKS OR METAL TO AVOID SPARKING OF MOWER BLADES.

VEGETATION SHALL BE TRIMMED TO WITHIN 10'-0" OF ROADWAYS AS REQUIRED FOR DEFENSIBLE AREAS. TREES SHALL BE TRIMMED SO AS TO NOT HANG LOWER THAN 15'-0" ABOVE THE ROADWAY.

DEAD AND DYING VEGETATION SHALL BE SEASONALLY REMOVED TO REDUCE VEGETATION AND LADDER FUELS.

COORDINATE WITH ADJACENT PROPERTY OWNERS TO MAINTAIN TREE CANOPIES, VEGETATION AND LADDER FUELS ON AN ANNUAL BASIS.

VMP NOTES

NO NATIVE GRASSES WILL BE PLANTED WITHIN THE DEFENSIBLE ZONE.

ALL FUTURE PLANTED AREAS INSIDE THE DEFENSIBLE ZONES SHALL BE IRRIGATED.

SHRUBS SHALL BE SPACED SO THAT NO CONTINUITY EXISTS BETWEEN THE GROUND FUELS AND TREE CROWNS.

TREE CROWNS SHALL BE SEPARATED BY AT LEAST 10 FEET. AN ADDITIONAL FIVE FEET FOR EVERY TEN (10%) PERCENT INCREASE IN SLOPE SHALL BE ADDED.

INDIVIDUAL SHRUB CROWNS SHALL BE SEPARATED BY AT LEAST TWO TIMES THE HEIGHT OR SHRUBS SHALL BE CLUMPED INTO ISLANDS OF NO GREATER THAN 18-FT DIAMETER. THE ISLANDS SHALL BE SEPARATED BY A DISTANCE OF NO LESS THAN TWO TIMES THE CANOPY HEIGHT.

A 3" LAYER OF 'VINEYARD' MULCH FROM SONOMA COMPOST (707-664-9113) OR 'FOREST FLOOR' MULCH FROM AMERICAN SOIL PRODUCTS (510-860-0197) SHALL BE FURNISHED AND INSTALLED AROUND ALL PLANTINGS, 8CY/1000. HOLD 6" AWAY FROM STEM OR TRUNK.

ALL PLANTINGS HAVE BEEN SELECTED IN COORDINATION WITH THE 'FIRESCAPE PLANT SELECTION LIST' ON THE LIST OF THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, "PYROPHYTIC VS. FIRE RESISTANT PLANT BROCHURE.

SEE PLANTING PLAN AND LEGEND ON SHEET L-1.1.

HAZARD ASSESSMENT MATRIX

HAZARD POINTS	1	2	3	4	5	6	7	8	POINTS
ASPECT	**NE, E**	NW, N	SE, W	S	SW				1
SLOPE		0-10		11-20		**21-30**		31+	6
FUEL 0-30	SPECIMEN GARDEN	HARDWOOD	GRASS	MOSTLY GRASS	MOSTLY BRUSH	**PYROPHORIC HARDWOODS CHAPARRAL**	CONIFER	CONIFER W/ BRUSH UNDER STORY	6
FUEL 31-100	MOSTLY GRASS	MOSTLY BRUSH		**PYROPHORIC HARDWOODS CHAPARRAL**	CONIFER W/ BRUSH UNDER -STORY				4

TOTAL HAZARD POINTS 17

MINIMUM HORIZONTAL CLEARANCE REQUIREMENT IN FEET 50x50x100 FT

PEDERSEN ASSOCIATES
LANDSCAPE ARCHITECTS
24 H S T R E E T
SAN RAFAEL CA 94901-1792
P 415.456.2070 F 415.456.2086
CA REG #2300 MI REG #7273
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NEW RESIDENCE

COBY FRIEDMAN
SAN RAFAEL, CA

APN: 012-141-059, 012-141-060

PRELIMINARY DRAWINGS ONLY - NOT FOR CONSTRUCTION

04/15/20 DESIGN REV. SUBMITTAL

DATE ISSUES & REVISIONS NO.

PROJECT# 2020.7 DRAWN BY: JM

ORIGINAL DRAWING SIZE: 24" X 36"

SCALE: 1" = 20' - 0"

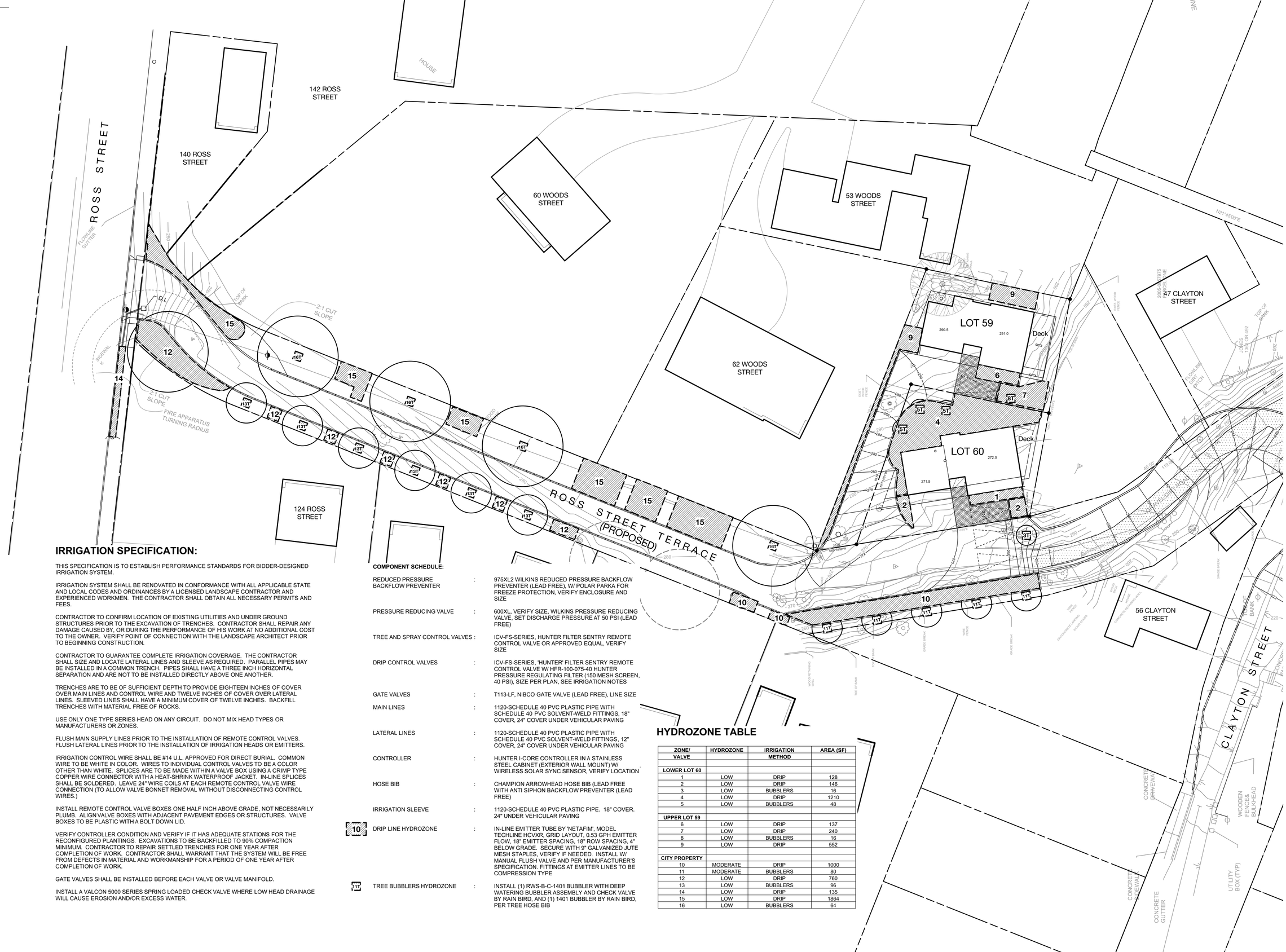
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VEGETATION MANAGEMENT PLAN

SHEET #

L-2.1

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ROSS STREET
142 ROSS STREET
140 ROSS STREET
HOUSE
60 WOODS STREET
53 WOODS STREET
62 WOODS STREET
124 ROSS STREET
47 CLAYTON STREET
56 CLAYTON STREET
LOT 59
LOT 60
Deck
ROSS STREET TERRACE (PROPOSED)
CLAYTON STREET
2:1 CUT SLOPE
FIRE APPARATUS TURNING RADIUS
FLOWLINE GUTTER
SIDEWALK
TOP OF BANK
CONCRETE DRIVEWAY
WOODEN FENCE& BULKHEAD
UTILITY BOX (TYP)
CONCRETE SIDEWALK
CONCRETE GUTTER
N21°45'00"E
S68°15'00"W
WOOD RETAINING WALL
WIRE FENCE
GRADE BREAK
EDGE OF PAVEMENT
CONCRETE PAVEMENT
CONCRETE WALKWAY
WOOD STEPS
WOOD DECK
CONCRETE RETAINING WALL
WOOD FENCE
EAST WOOD FENCE
WEST WOOD FENCE
SOUTH WOOD FENCE
NORTH WOOD FENCE
2005-0075 ACCESS LINE
JONES 1320 OR 492
FLOWLINE DIRT DITCH
TOP OF BANK
EDGE OF WOOD
EDGE OF PAVEMENT
TOP OF BANK
TOE OF BANK
TOP OF BANK
TOP OF BANK
TOP

Maximum Applied Water Allowance

Enter Zip Code 94901 37.33 **Residential?** Yes

Enter Project Information

Project Name:	FRIEDMAN LOWER LOT 60, ZONES 1-5
Address:	APN 012-141-060
Meter Number:	
Location/Sheet No.	
Date:	4/15/20

Maximum Applied Water Allowance (MAWA)

Landscaped Area:	1,548	sqft
Special Landscaped Area:	0	sqft
MAWA =	26	CCF

Estimated Total Water Use (ETWU)

Low water use plant	1,548	sqft
Moderate water use plant	0	sqft
High water use plant	0	sqft
Efficiency Factor	0.85	

% of Total Landscape Irrigated with Drip	Irrigation Efficiency Factor
0-33%	select 0.75
34-66%	select 0.80
67-100%	select 0.85

ETWU = 17 CCF

Water Use Table

ETWU	Gallons:	12,716	CCF's:	17	AF:	0.04
Baseline Period	Jan/Feb	Mar/Apr	May/Jun	Jul/Aug	Sep/Oct	Nov/Dec
Baseline CCF's	0	1	5	6	4	1

1 CCF = 748 Gallons; 1 AF = 435.6 CCF's

For more information please contact 415-945-1497 or see our website at www.marinwater.org 6/16

Maximum Applied Water Allowance

Enter Zip Code 94901 37.33 **Residential?** Yes

Enter Project Information

Project Name:	FRIEDMAN UPPER LOT 59 ZONES 6-9
Address:	APN 012-141-059
Meter Number:	
Location/Sheet No.	
Date:	4/15/20

Maximum Applied Water Allowance (MAWA)

Landscaped Area:	945	sqft
Special Landscaped Area:	0	sqft
MAWA =	16	CCF

Estimated Total Water Use (ETWU)

Low water use plant	945	sqft
Moderate water use plant	0	sqft
High water use plant	0	sqft
Efficiency Factor	0.85	

% of Total Landscape Irrigated with Drip	Irrigation Efficiency Factor
0-33%	select 0.75
34-66%	select 0.80
67-100%	select 0.85

ETWU = 10 CCF

Water Use Table

ETWU	Gallons:	7,480	CCF's:	10	AF:	0.02
Baseline Period	Jan/Feb	Mar/Apr	May/Jun	Jul/Aug	Sep/Oct	Nov/Dec
Baseline CCF's	0	1	3	4	2	0

1 CCF = 748 Gallons; 1 AF = 435.6 CCF's

For more information please contact 415-945-1497 or see our website at www.marinwater.org 6/16

Maximum Applied Water Allowance

Enter Zip Code 94901 37.33 **Residential?** Yes

Enter Project Information

Project Name:	CITY PROPERTY ZONES 10-16
Address:	
Meter Number:	
Location/Sheet No.	
Date:	4/15/20

Maximum Applied Water Allowance (MAWA)

Landscaped Area:	3,999	sqft
Special Landscaped Area:	0	sqft
MAWA =	68	CCF

Estimated Total Water Use (ETWU)

Low water use plant	2,919	sqft
Moderate water use plant	1,080	sqft
High water use plant	0	sqft
Efficiency Factor	0.85	

% of Total Landscape Irrigated with Drip	Irrigation Efficiency Factor
0-33%	select 0.75
34-66%	select 0.80
67-100%	select 0.85

ETWU = 55 CCF

Water Use Table

ETWU	Gallons:	41,140	CCF's:	55	AF:	0.13
Baseline Period	Jan/Feb	Mar/Apr	May/Jun	Jul/Aug	Sep/Oct	Nov/Dec
Baseline CCF's	0	6	15	18	13	3

1 CCF = 748 Gallons; 1 AF = 435.6 CCF's

For more information please contact 415-945-1497 or see our website at www.marinwater.org 6/16

PEDERSEN ASSOCIATES
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COBY FRIEDMAN
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APN: 012-141-059,
012-141-060

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04/15/20 DESIGN REV. SUBMITTAL

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PROJECT# 2020.7 DRAWN BY: JM

ORIGINAL DRAWING SIZE: 24" X 36"

IRRIGATION CALCULATIONS

SHEET #

L-3.2

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PERMEABLE NARROW MODULAR PAVER, FRENCH GRAY COLOR



ARBUTUS UNEDO - MULTI



CERCIS OCCIDENTALIS (STANDARD TREE)



LYONOTHAMNUS FLORIBUNDUS
SSP ASPLENIIFOLIUS



MAGNOLIA GRANDIFLORA 'LITTLE GEM'



QUERCUS AGRIFOLIA



ARBUTUS UNEDO 'ELFIN KING'



FRANGULA CALIFORNICA "MOUND SAN BRUNO'



GARRYA ELLIPTICA 'JAMES ROOF'



HETEROMELES ARBUTIFOLIA



MAHONIA REPENS



RIBES SANGUINEUM GLUTINOSUM



RIBES SPECIOSUM



RIBES VIBURNIFOLIUM



SALVIA CLEVELANDII 'WINNIFRED GILMAN'



TRACHELOSPERMUM JASMINOIDES ESPALIER



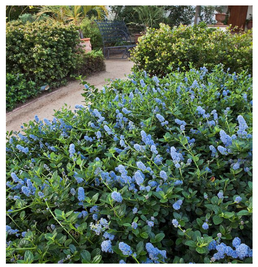
CHONDROPETALUM TECTORUM



MUHLENBERGIA DUBIA



NO MOW LAWN



CEANOTHUS GRISEUS HORIZONTALIS
'YANKEE POINT'



LANTANA SELLOWIANA 'MONMA' (WHITE)



RUBUS ROLFEI

PEDERSEN ASSOCIATES
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APN: 012-141-059,
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DATE ISSUES & REVISIONS NO.

PROJECT# 2020.7 DRAWN BY: JM
ORIGINAL DRAWING SIZE: 24" X 36"

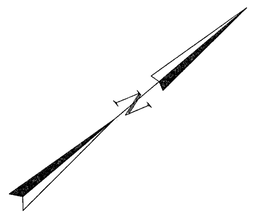
LANDSCAPE IMAGES

SHEET #

L-4.1

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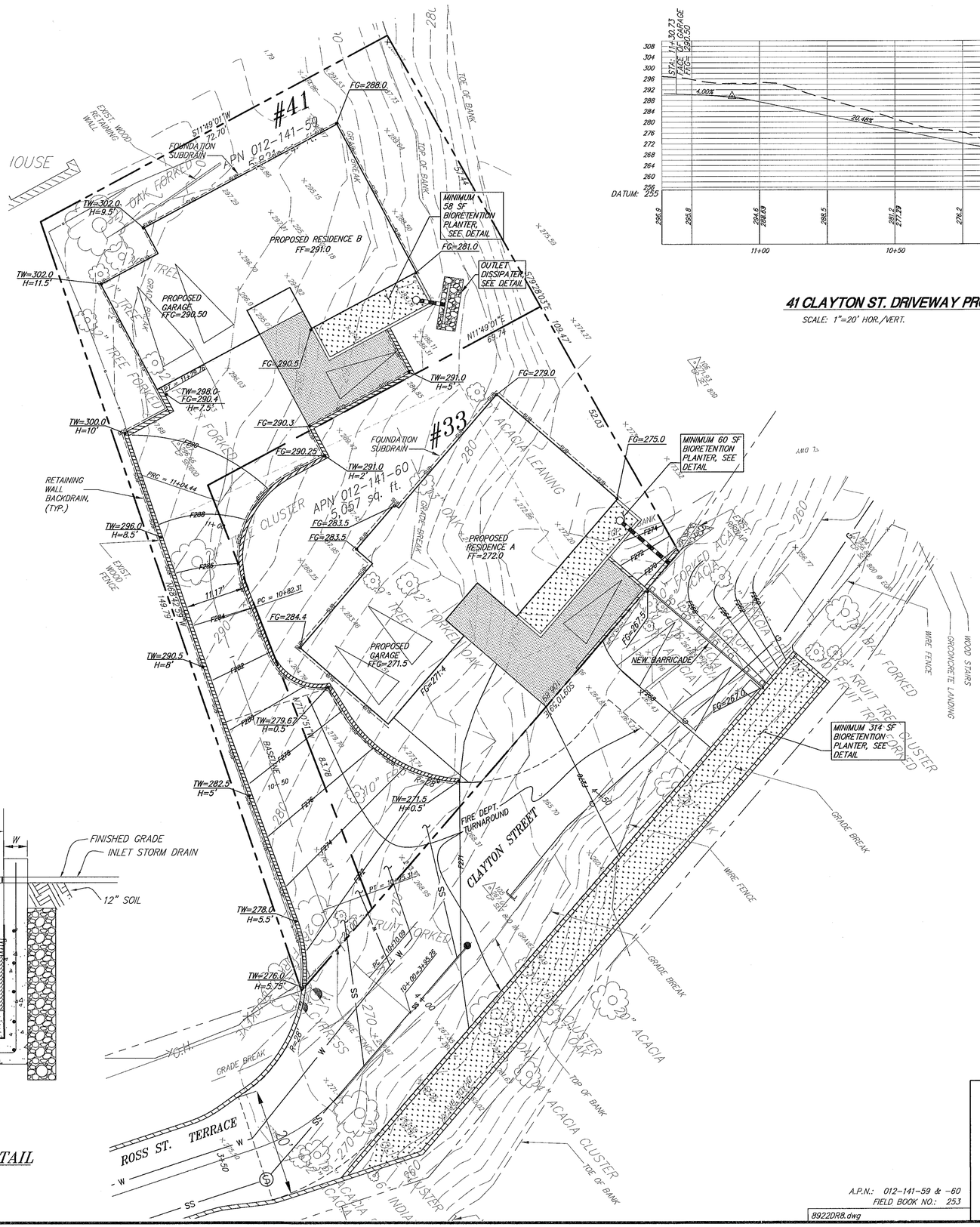
NOTE:
DIRECT DOWNSPOUTS AND FOUNDATION DRAINS TO BIORETENTION PLANTER (TYP.)



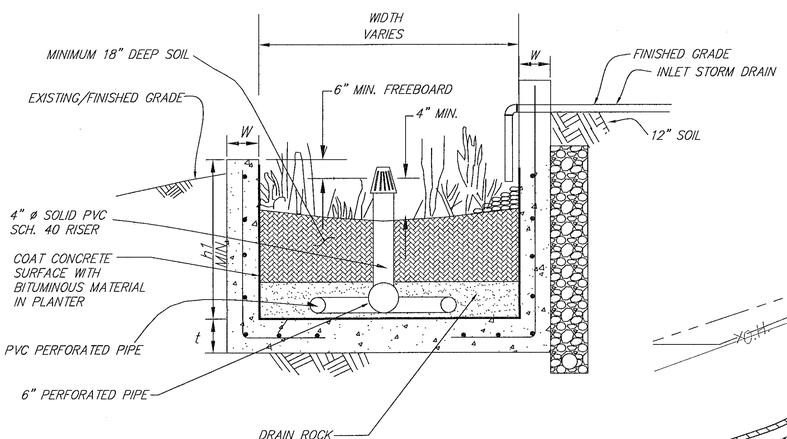
GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

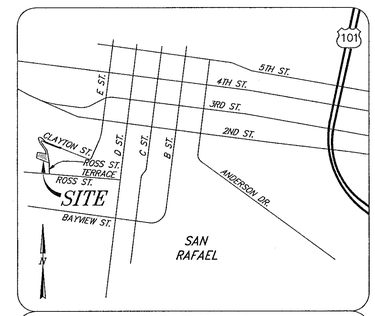


NOTE: FOR PLANT MATERIAL, SEE LANDSCAPE PLAN



SCHEMATIC BIORETENTION PLANTER DETAIL
NOT TO SCALE

41 CLAYTON ST. DRIVEWAY PROFILE
SCALE: 1"=20' HOR./VERT.



VICINITY MAP
N.T.S.

LEGEND

△	RANDOM CONTROL FOR SURVEY
→	EXISTING GUY ANCHOR
⊖	EXISTING JOINT POLE
A.C.	ASPHALT CONCRETE
	EXISTING TREE
110 / 120	EXISTING CONTOURS
— — —	PROPERTY LINE – SUBJECT
	EXISTING EDGE OF PAVEMENT
	PROPOSED WALL
FG	FINISHED GRADE
BW	BOTTOM OF WALL
TW	TOP OF WALL
F200	FINISHED GRADE CONTOUR
H=4'	4' WALL HEIGHT
SS	SANITARY SEWER LINE
W	WATER LINE
G	GAS LINE
	PERVIOUS PAVING
	PARKING SPACE
—SUB—	SUBDRAIN

SURVEY NOTES:
1. VERTICAL DATUM IS ASSUMED.
2. HORIZONTAL DATUM IS BASED UPON FIELD SURVEY AND 2020 RS 041.
3. CONTOUR INTERVAL IS 2'.

A.P.N.: 012-141-59 & -60
FIELD BOOK NO.: 253
8922DR8.dwg

Arthur J. Smith, C.E.
R.C.E. 67386

DESIGN REVIEW

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79 GALLI DRIVE, SUITE A NOVATO, CA 94949-5717 (415)883-9200 FAX (415)883-2763

33 & 41 CLAYTON STREET
SAN RAFAEL CALIFORNIA

SITE PLAN

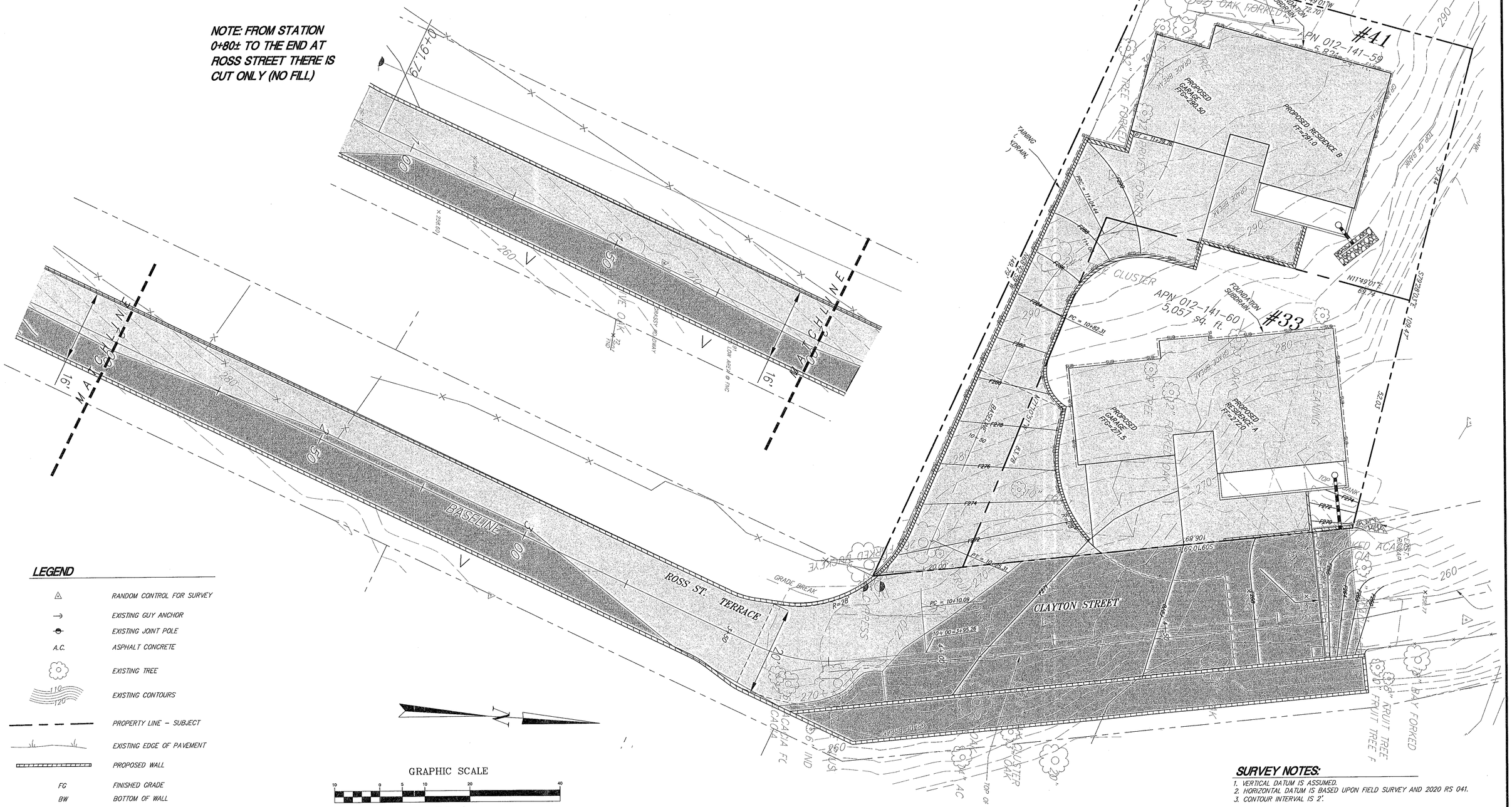
DRAWN: AJS
DATE: 05/05/2020
JOB NO. 8922
SHEET NO. 1 of 2

X-REFS: 8922T.dwg

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NOTE: FROM STATION 0+80± TO THE END AT ROSS STREET THERE IS CUT ONLY (NO FILL)



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LEGEND

△	RANDOM CONTROL FOR SURVEY
→	EXISTING GUY ANCHOR
⊖	EXISTING JOINT POLE
A.C.	ASPHALT CONCRETE
	EXISTING TREE
110 / 120	EXISTING CONTOURS
	PROPERTY LINE – SUBJECT
	EXISTING EDGE OF PAVEMENT
	PROPOSED WALL
FG	FINISHED GRADE
BW	BOTTOM OF WALL
TW	TOP OF WALL
F200	FINISHED GRADE CONTOUR
H=4'	4' WALL HEIGHT
SS	SANITARY SEWER LINE
W	WATER LINE
G	GAS LINE
	PROPOSED CUT AREA
	PROPOSED FILL AREA

EARTHWORK QUANTITIES:

DESCRIPTION	VOLUME OF CUT	VOLUME OF FILL
33 CLAYTON STREET SITE	400 C.Y.	0 C.Y.
41 CLAYTON STREET SITE	580 C.Y.	10 C.Y.
41 CLAYTON STREET DRIVEWAY	250 C.Y.	0 C.Y.
ROSS STREET TERRACE	800 C.Y.	680 C.Y.
TOTALS	2,030 C.Y.	690 C.Y.

OFFHAUL = 2,030 C.Y.– 690 C.Y. = 1,340 C.Y.
OFFHAUL SHALL BE REMOVED TO A LEGAL DUMP SITE

SURVEY NOTES:

1. VERTICAL DATUM IS ASSUMED.
2. HORIZONTAL DATUM IS BASED UPON FIELD SURVEY AND 2020 RS 041.
3. CONTOUR INTERVAL IS 2'.

A.P.N.: 012-141-59 & -60
FIELD BOOK NO.: 253
8922DR8.dwg

REGISTERED PROFESSIONAL ENGINEER
ARTHUR J. SMITH
C67386
EXP. 12/31/20
CIVIL
STATE OF CALIFORNIA

Arthur J. Smith, C.E.
R.C.E. 67386

DESIGN REVIEW

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33 & 41 CLAYTON STREET

SAN RAFAEL CALIFORNIA

CUT/FILL PLAN

DRAWN:	AJS
DATE:	05/05/2020
JOB NO.	8922
SHEET NO.	2 of 2

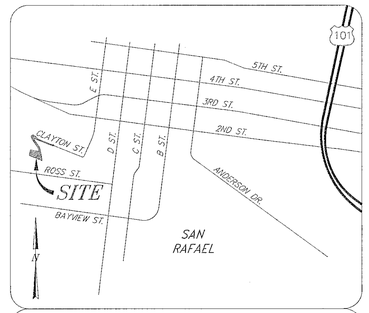
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LOT AVERAGE SLOPE CALCULATION

AVERAGE SLOPE PARCEL A
S=0.00229 x I x L / A
S=36.7%
I=2'
L=1,075'
A=0.1343

AVERAGE SLOPE PARCEL B
S=0.00229 x I x L / A
S=40.3%
I=2'
L=1,016'
A=0.1154

AVERAGE SLOPE
S=0.00229 x I x L / A
S=AVERAGE SLOPE
I=CONTOUR INTERVAL IN FEET (2 FT)
L=SUMMATION OF LENGTH OF CONTOUR LINES IN FEET
A=AREA OF LOT IN ACRES



VICINITY MAP
N.T.S.

NOTES

OWNER: JACOB FRIEDMAN
96 FORREST AVENUE
FAIRFAX CA. 94930
(415) 310-5442

LOT AREAS:

APN 012-141-59 PARCEL A	5851 SQ. FT. 5851 SQ. FT.
APN 012-141-60 PARCEL B	5028 SQ. FT. 5028 SQ. FT.

EXISTING BUILDING: NONE

PROPOSED GRADING & ACCESS: SEE ACCESS PLAN

LEGEND

- RANDOM CONTROL FOR SURVEY
- EXISTING GUY ANCHOR
- EXISTING JOINT POLE
- A.C. ASPHALT CONCRETE
- EXISTING TREE
- EXISTING CONTOURS
- EXISTING PROPERTY LINE TO REMAIN
- PROPERTY LINE – OF ADJOINERS
- EXISTING PROPERTY LINE TO BE REMOVED
- NEW PROPERTY LINE

SURVEY NOTES

1. VERTICAL DATUM IS ASSUMED.
2. HORIZONTAL DATUM IS BASED UPON FIELD SURVEY AND 2005 RS 091.
3. CONTOUR INTERVAL IS 2'.
4. (NO.) 1753 OR 247

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

A.P.N.: 012-141-59 & -60
FIELD BOOK NO.: 253
8922LLA4.dwg

Arthur J. Smith, C.E.
R.C.E. 67386

LOT LINE ADJUSTMENT

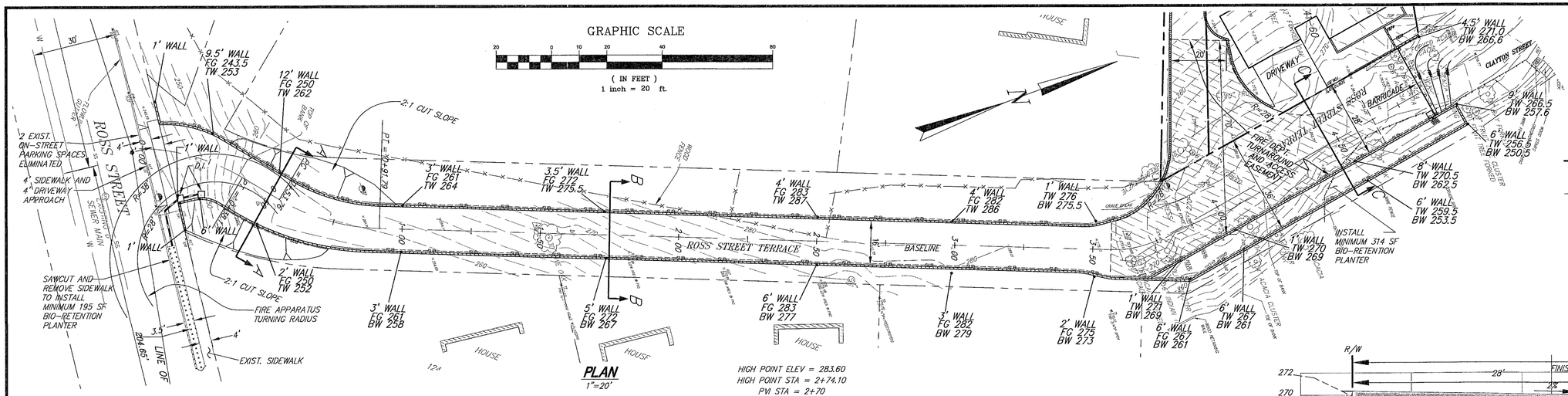
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33 & 41 CLAYTON STREET
SAN RAFAEL CALIFORNIA

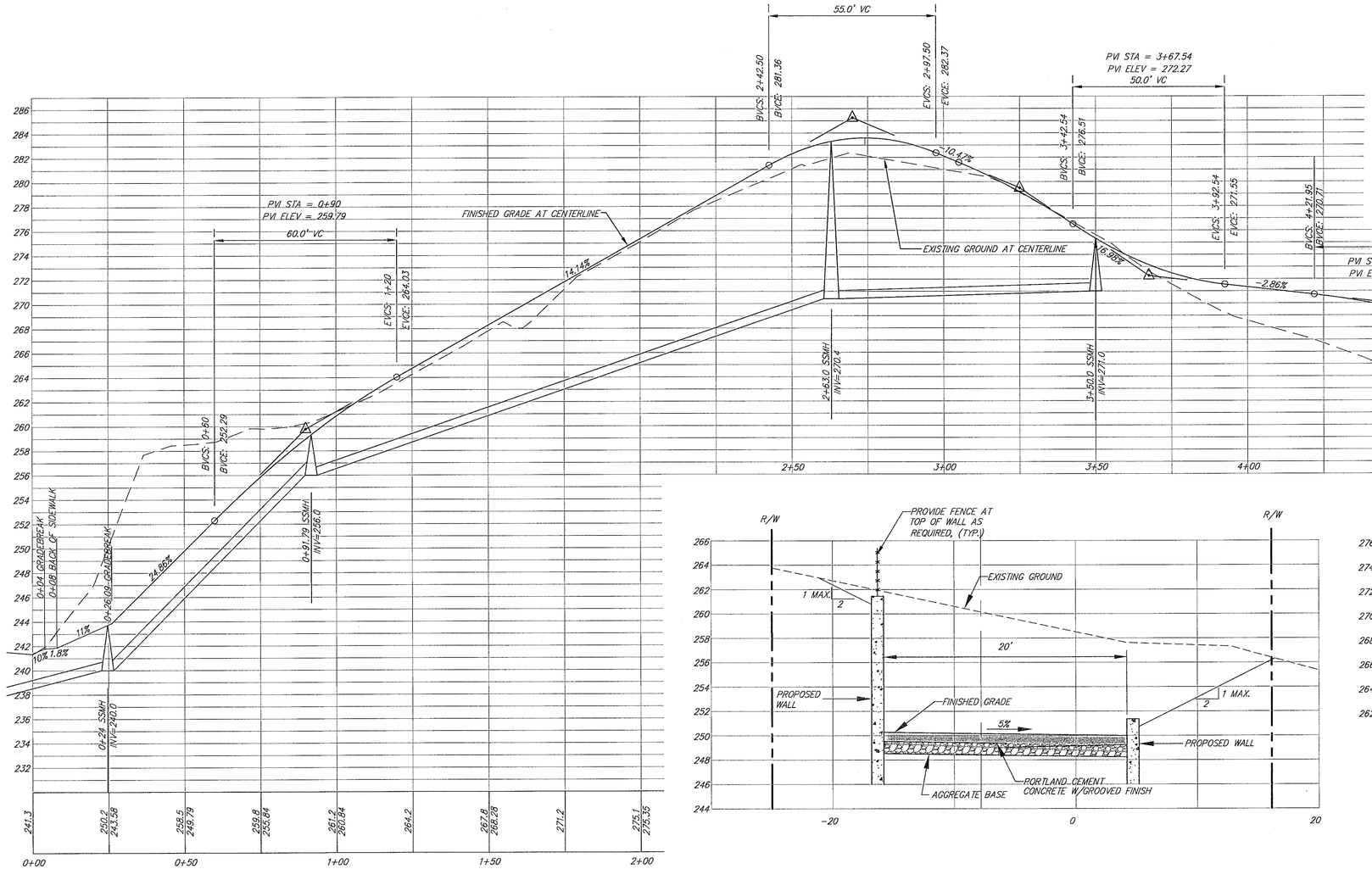
LOT LINE ADJUSTMENT MAP

DRAWN: LI/AJS
DATE: 05/05/2020
JOB NO. 8922
SHEET NO. 1 OF 6

X-REFS: 8922T.dwg
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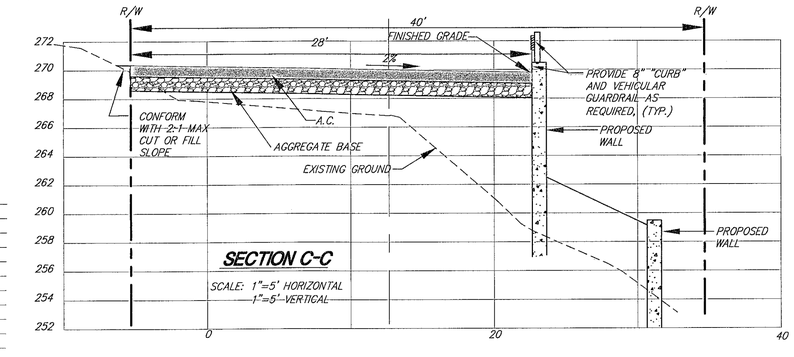


HIGH POINT ELEV = 283.60
HIGH POINT STA = 2+74.10
PVI STA = 2+70
PVI ELEV = 285.25



PROFILE

SCALE: 1"=20' HORIZONTAL
1"=5' VERTICAL

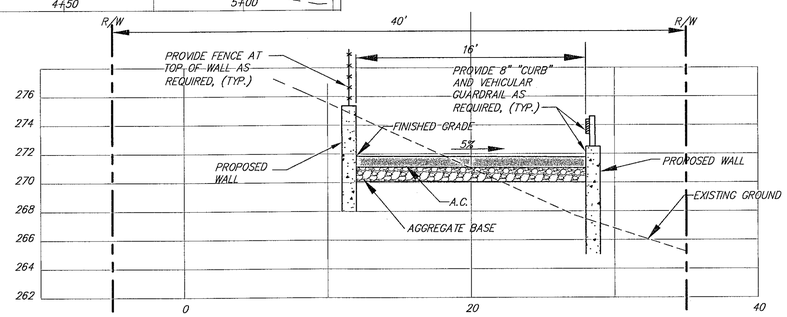


SECTION C-C

SCALE: 1"=5' HORIZONTAL
1"=5' VERTICAL

SECTION A-A

SCALE: 1"=5' HORIZONTAL
1"=5' VERTICAL



SECTION B-B

SCALE: 1"=5' HORIZONTAL
1"=5' VERTICAL

LEGEND

△	RANDOM CONTROL FOR SURVEY
→	EXISTING GUY ANCHOR
⊕	EXISTING JOINT POLE
A.C.	ASPHALT CONCRETE
	EXISTING TREE
110 / 120	EXISTING CONTOURS
	PROPERTY LINE – SUBJECT
	EXISTING EDGE OF PAVEMENT
	PROPERTY LINE – ADJOINERS
	PROPOSED WALL
FG	FINISHED GRADE
BW	BOTTOM OF WALL
TW	TOP OF WALL
200	FINISHED GRADE CONTOUR
4' WALL	4' WALL HEIGHT
S=10%	ROAD GRADE
	FIRE DEPT. TURNAROUND
SUB	WALL OR FOUNDATION SUBDRAIN

PAVING NOTES:

1. COMMON DRIVEWAY FROM ROSS STREET TO STA. 1+20 SHALL BE PAVED WITH PORTLAND CEMENT CONCRETE WITH GROOVED FINISH.
2. REMAINDER OF COMMON DRIVEWAY SHALL BE PAVED WITH EITHER PORTLAND CEMENT CONCRETE OR ASPHALT CONCRETE. PAVEMENT SECTION SHALL BE DESIGNED TO ACCOMMODATE A LOAD OF 75,000 POUNDS.

SURVEY NOTES:

1. VERTICAL DATUM IS ASSUMED.
2. HORIZONTAL DATUM IS BASED UPON FIELD SURVEY AND 2020 RS 041.
3. CONTOUR INTERVAL IS 2'.

A.P.N.: 012-141-59 & -60
FIELD BOOK NO.: 253

8922MP10.dwg

REGISTERED PROFESSIONAL ENGINEER
ARTHUR J. SMITH
C67386
EXP. 12/31/21
CIVIL
STATE OF CALIFORNIA

Arthur J. Smith, C.E.
R.C.E. 67386

LOT LINE ADJUSTMENT

ILS ASSOCIATES, INC.©
CIVIL ENGINEERING AND LAND SURVEYING
79 GALLI DRIVE, SUITE A NOVATO, CA 94949-5717 (415)883-9200 FAX (415)883-2763

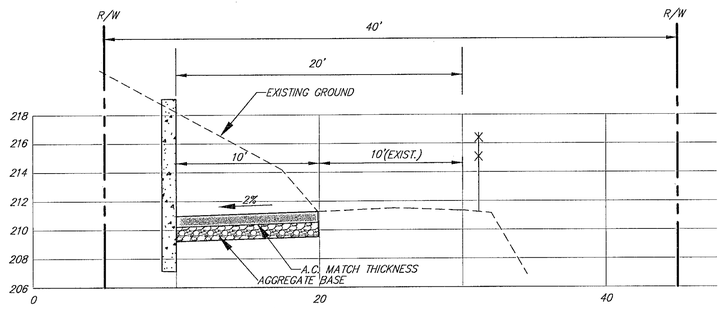
33 & 41 CLAYTON STREET

SAN RAFAEL CALIFORNIA

ROSS STREET ACCESS PLAN/PROFILE

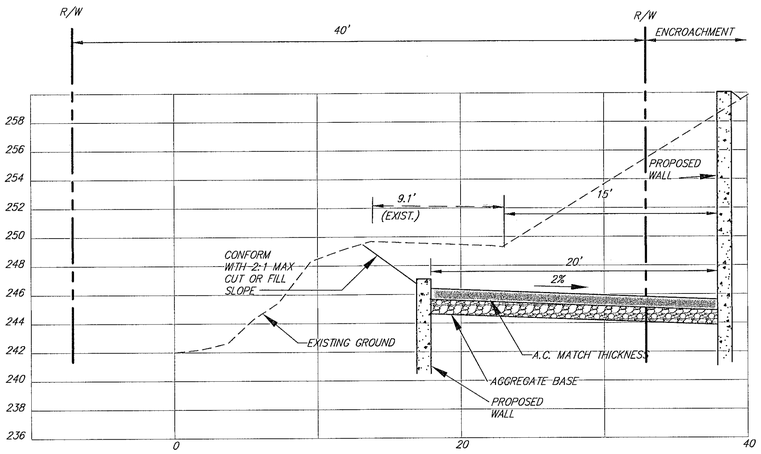
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DATE: 5/05/2020
JOB NO. 8922
SHEET NO. 2 OF 6

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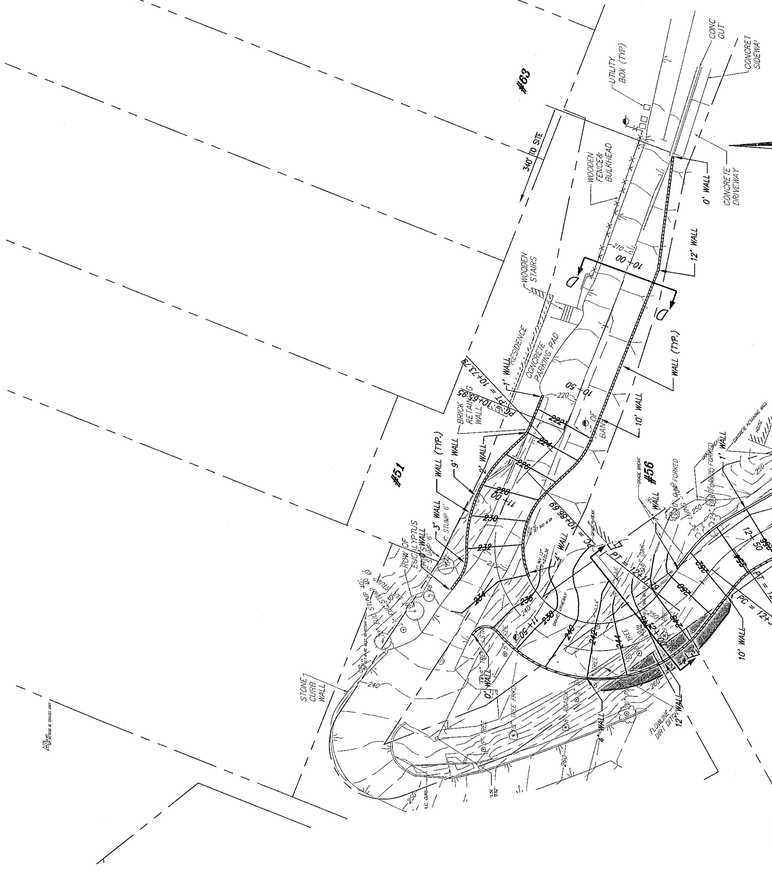
SECTION D-D

SCALE: 1"=5' HORIZONTAL
1"=5' VERTICAL



SECTION E-E

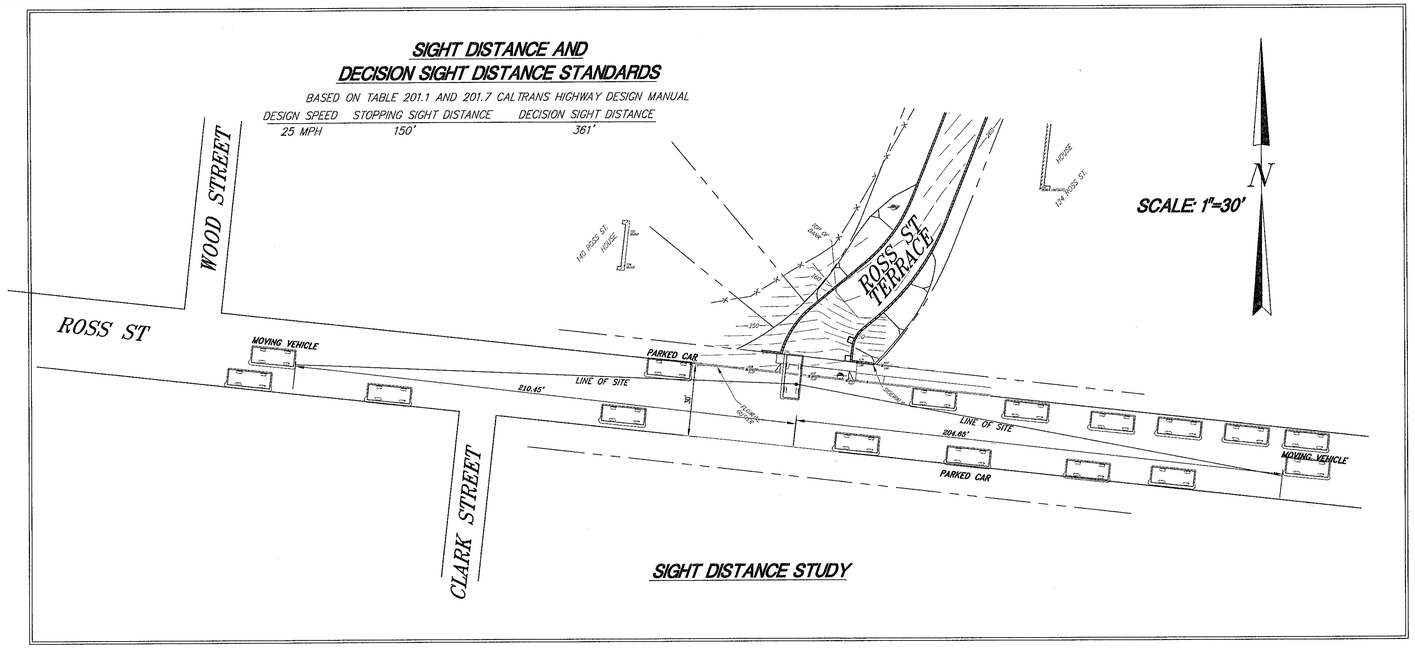
SCALE: 1"=5' HORIZONTAL
1"=5' VERTICAL


#63
#51
#56
#41
APN-012-141-59
APN-012-141-60
3rd ST
CLAYTON STREET
UTILITY BOX (TYP)
CONC CUT
CONCRETE SIDEWALK
CONCRETE DRIVEWAY
WOODEN FENCE & BULKHEAD
WOODEN STAIRS
CONCRETE PAVERS PAD
BRICK RETAINING WALL
STONE CLAD WALL
FLAGSTONE WALK
CONCRETE STAIRS
WOOD FENCE
METAL FENCE
CHAIN LINK FENCE
WOOD RETAINING WALL
CONCRETE RETAINING WALL
STUCCO WALL
WOOD DECK
WOOD STEPS
WOOD RAILING
WOOD TRELLIS
WOOD SHED
WOOD GARAGE
WOOD SHED
WOOD SHED
WOOD SHED

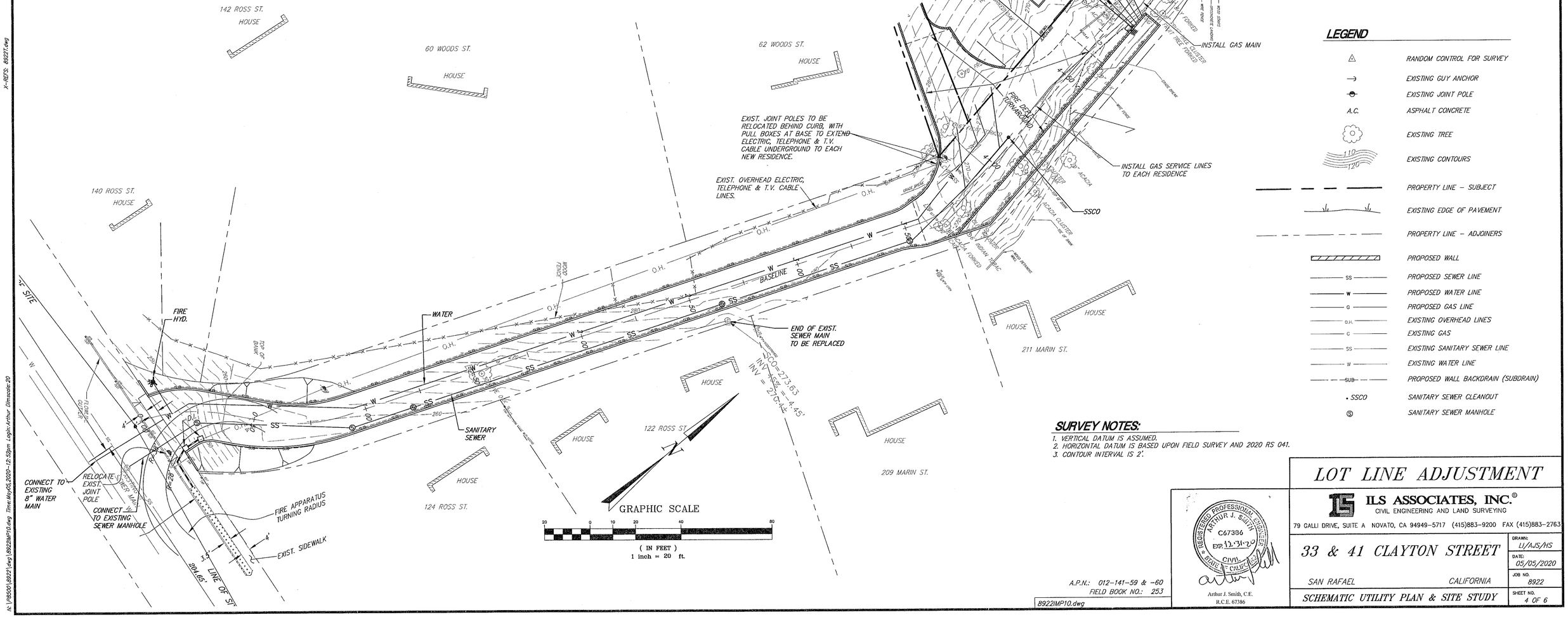
SIGHT DISTANCE AND DECISION SIGHT DISTANCE STANDARDS

BASED ON TABLE 201.1 AND 201.7 CALTRANS HIGHWAY DESIGN MANUAL

DESIGN SPEED	STOPPING SIGHT DISTANCE	DECISION SIGHT DISTANCE
25 MPH	150'	361'



SIGHT DISTANCE STUDY



LEGEND

△	RANDOM CONTROL FOR SURVEY
→	EXISTING GUY ANCHOR
⊖	EXISTING JOINT POLE
A.C.	ASPHALT CONCRETE
	EXISTING TREE
110 / 120	EXISTING CONTOURS
	PROPERTY LINE – SUBJECT
	EXISTING EDGE OF PAVEMENT
	PROPERTY LINE – ADJOINERS
	PROPOSED WALL
SS	PROPOSED SEWER LINE
W	PROPOSED WATER LINE
G	PROPOSED GAS LINE
O.H.	EXISTING OVERHEAD LINES
G	EXISTING GAS
SS	EXISTING SANITARY SEWER LINE
W	EXISTING WATER LINE
SUB	PROPOSED WALL BACKDRAIN (SUBDRAIN)
SSCO	SANITARY SEWER CLEANOUT
Ⓢ	SANITARY SEWER MANHOLE

SURVEY NOTES:

1. VERTICAL DATUM IS ASSUMED.
2. HORIZONTAL DATUM IS BASED UPON FIELD SURVEY AND 2020 RS 041.
3. CONTOUR INTERVAL IS 2'.

A.P.N.: 012-141-59 & -60
FIELD BOOK NO.: 253

8922IMP10.dwg

REGISTERED PROFESSIONAL ENGINEER ARTHUR J. SMITH C67386 EXP. 12-31-20 CIVIL STATE OF CALIF.

Arthur J. Smith, C.E.
R.C.E. 67386

LOT LINE ADJUSTMENT

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33 & 41 CLAYTON STREET

SAN RAFAEL CALIFORNIA

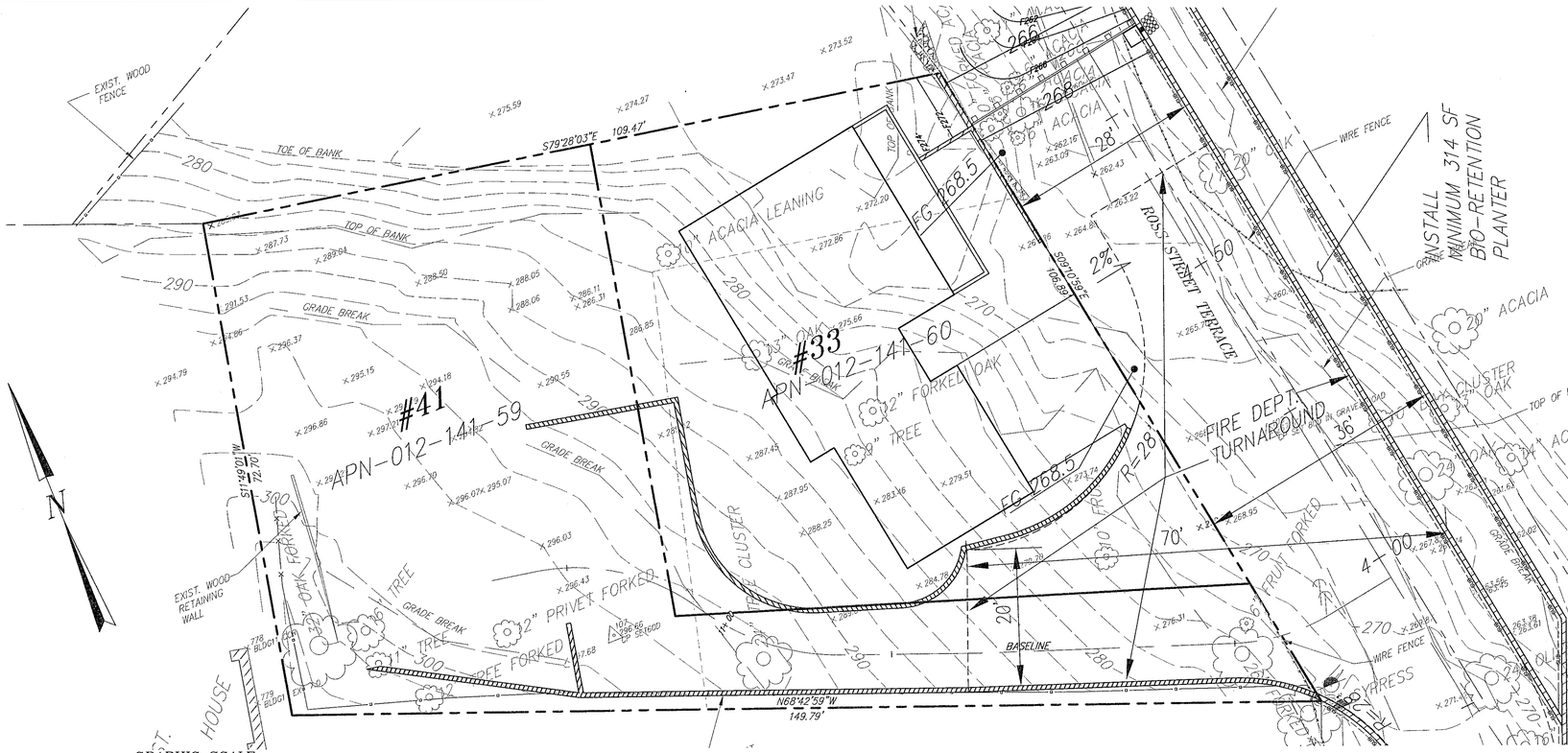
SCHEMATIC UTILITY PLAN & SITE STUDY

DRAWN:	LI/AJS/HS
DATE:	05/05/2020
JOB NO.	8922
SHEET NO.	4 OF 6

X-REFS: 8922T.dwg

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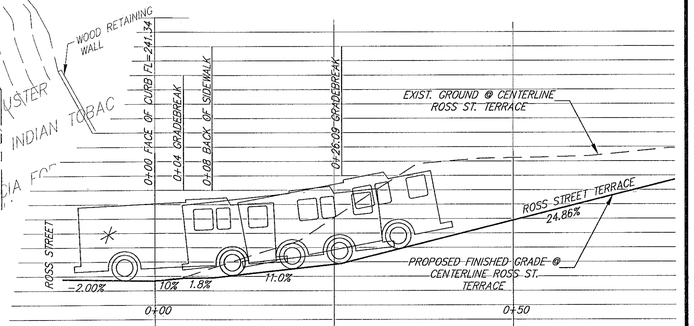
GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

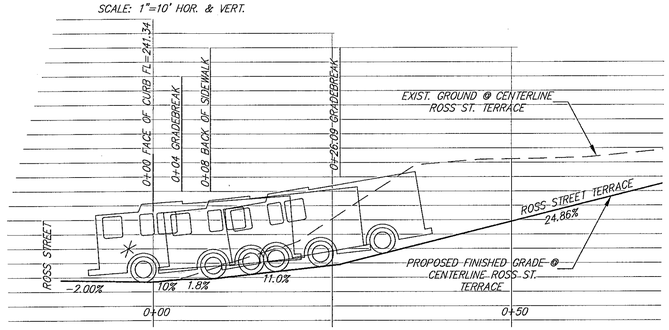
LEGEND

- RANDOM CONTROL FOR SURVEY
- EXISTING GUY ANCHOR
- EXISTING JOINT POLE
- A.C. — ASPHALT CONCRETE
- BVC — BEGINNING OF VERTICAL CURVE
- EVC — END OF VERTICAL CURVE
- EXISTING TREE
- EXISTING CONTOURS (110 / 120)
- PROPERTY LINE – SUBJECT
- EXISTING EDGE OF PAVEMENT
- PROPERTY LINE – ADJOINERS
- PROPOSED WALL



ACCESS DRIVEWAY PROFILE AT ROSS STREET ENTERING TRANSITION

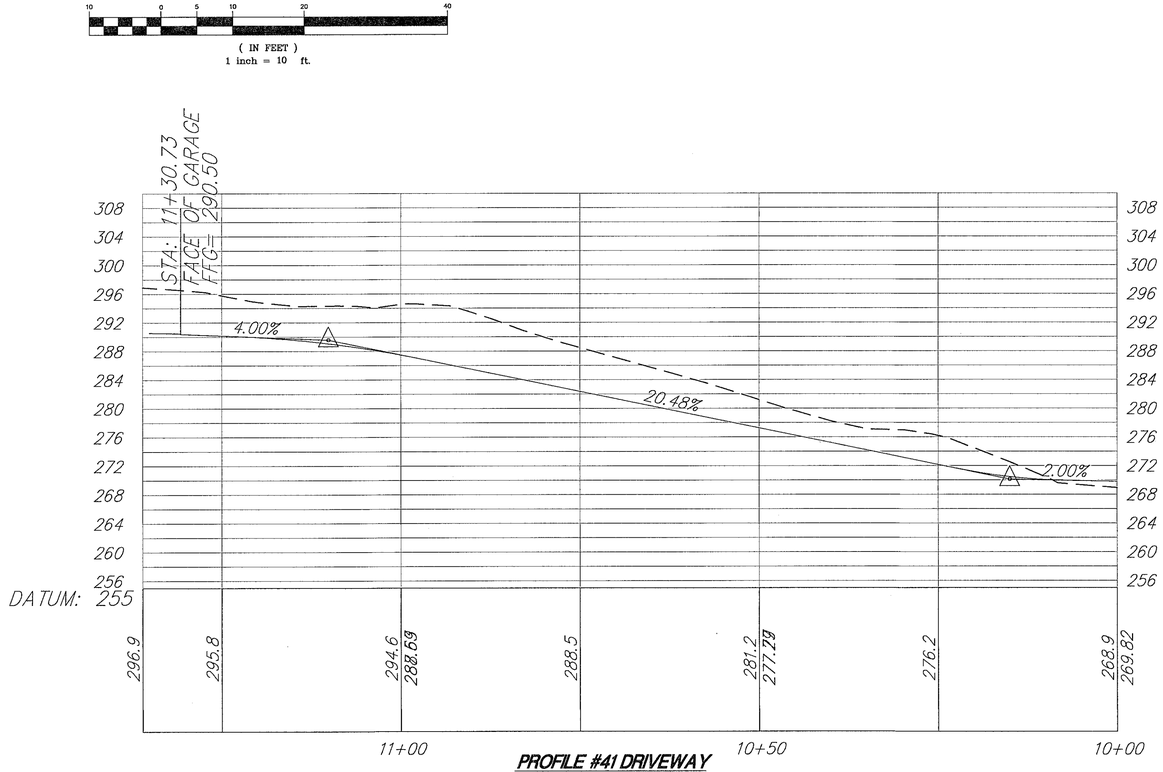
SCALE: 1"=10' HOR. & VERT.



ACCESS DRIVEWAY PROFILE AT ROSS STREET EXITING TRANSITION

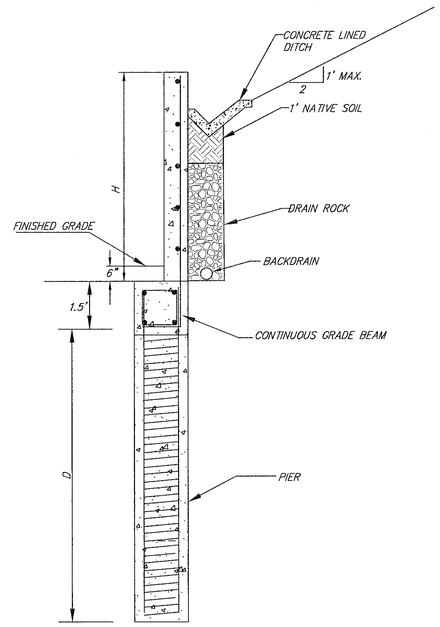
SCALE: 1"=10' HOR. & VERT.

* APPARATUS #1997-E87
ENGINE 54 DIMENSIONS USED



PROFILE #41 DRIVEWAY

SCALE: 1"=10' HORIZONTAL
1=10' VERTICAL



SCHEMATIC WALL DETAIL

NOT TO SCALE

SURVEY NOTES:

1. VERTICAL DATUM IS ASSUMED.
2. HORIZONTAL DATUM IS BASED UPON FIELD SURVEY AND 2020 RS 041.
3. CONTOUR INTERVAL IS 2'.

A.P.N.: 012-141-59 & -60
FIELD BOOK NO.: 253
8922IMP10.dwg

REGISTERED PROFESSIONAL ENGINEER ARTHUR J. SMITH C67386 EXP. 12/31/20 CIVIL STATE OF CALIFORNIA

Arthur J. Smith, C.E.
R.C.E. 67386

LOT LINE ADJUSTMENT

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33 & 41 CLAYTON STREET
SAN RAFAEL CALIFORNIA

DRIVEWAY PROFILES AND WALL DETAIL

DRAWN: AJS
DATE: 05/05/2020
JOB NO. 8922
SHEET NO. 5 OF 6

X-REFS: 8922T.dwg

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NOTE:

RECORD OF SURVEY SHOWS BOUNDARY RESOLUTION AND LOT AREAS. NEW LOT LINES WILL BE ADDED FOLLOWING APPROVAL.

BASIS OF BEARINGS

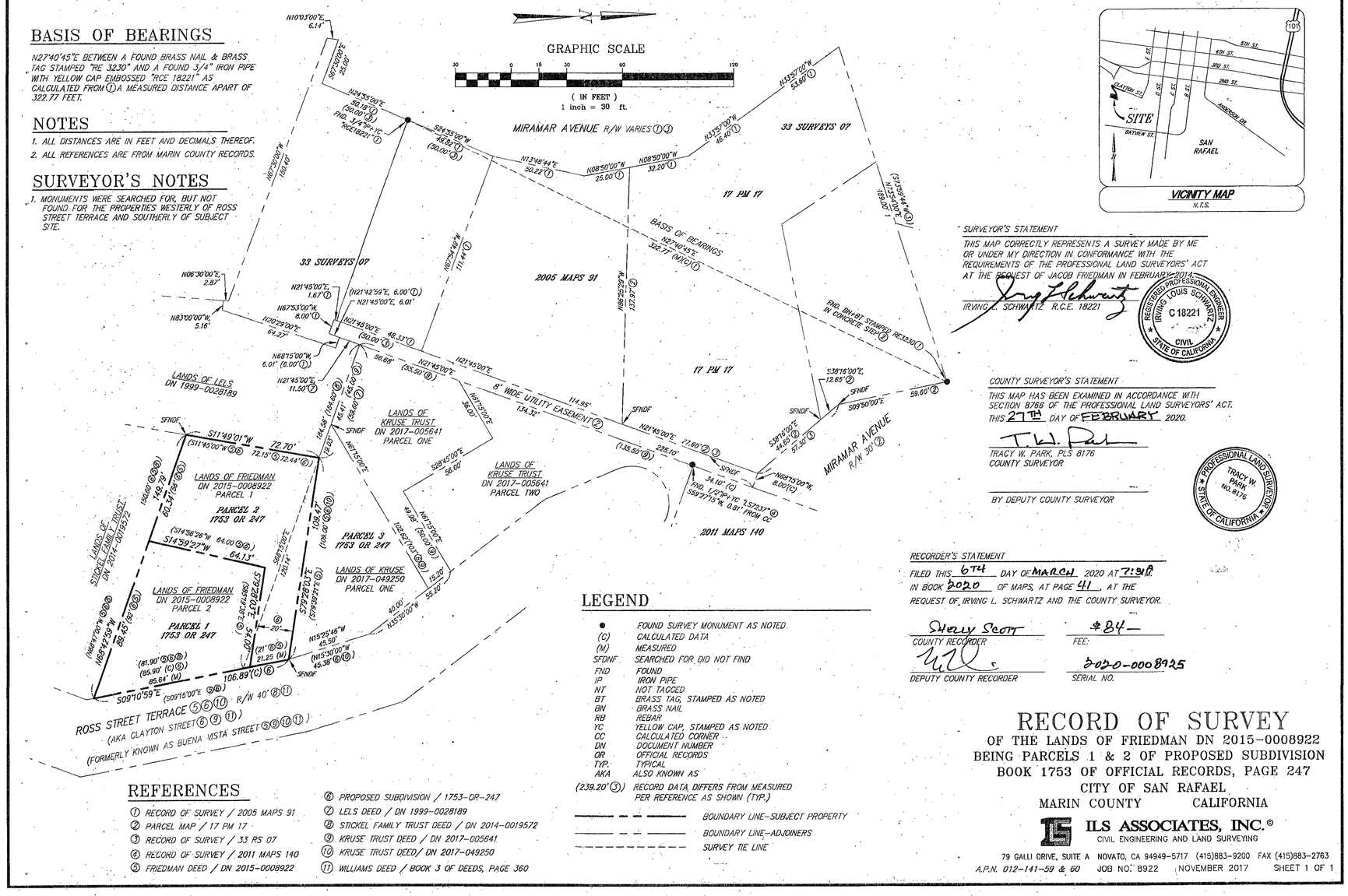
N27°40'45"E BETWEEN A FOUND BRASS NAIL & BRASS TAG STAMPED "RE 3230" AND A FOUND 3/4" IRON PIPE WITH YELLOW CAP EMBOSSED "RCE 18221" AS CALCULATED FROM ① A MEASURED DISTANCE APART OF 322.77 FEET.

NOTES

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. ALL REFERENCES ARE FROM MARIN COUNTY RECORDS.

SURVEYOR'S NOTES

1. MONUMENTS WERE SEARCHED FOR, BUT NOT FOUND FOR THE PROPERTIES WESTERLY OF ROSS STREET TERRACE AND SOUTHERLY OF SUBJECT SITE.



VICINITY MAP
N.T.S.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF JACOB FRIEDMAN IN FEBRUARY 2014.

IRVING L. SCHWARTZ R.C.E. 18221

REGISTERED PROFESSIONAL ENGINEER IRVING LOUIS SCHWARTZ C 18221 CIVIL STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT.
THIS 27TH DAY OF FEBRUARY 2020.

TRACY W. PARK, PLS 8176
COUNTY SURVEYOR

BY DEPUTY COUNTY SURVEYOR

PROFESSIONAL LAND SURVEYOR TRACY W. PARK NO. 8176 STATE OF CALIFORNIA

RECORDER'S STATEMENT

FILED THIS 6TH DAY OF MARCH 2020 AT 7:31 P.M.
IN BOOK 2020 OF MAPS, AT PAGE 41, AT THE
REQUEST OF IRVING L. SCHWARTZ AND THE COUNTY SURVEYOR.

SHELLY SCOTT — COUNTY RECORDER
$84 — FEE:
DEPUTY COUNTY RECORDER
2020-0008925 — SERIAL NO.

LEGEND

●	FOUND SURVEY MONUMENT AS NOTED
(C)	CALCULATED DATA
(M)	MEASURED
SFDNF	SEARCHED FOR, DID NOT FIND
FND	FOUND
IP	IRON PIPE
NT	NOT TAGGED
BT	BRASS TAG, STAMPED AS NOTED
BN	BRASS NAIL
RB	REBAR
YC	YELLOW CAP, STAMPED AS NOTED
CC	CALCULATED CORNER
DN	DOCUMENT NUMBER
OR	OFFICIAL RECORDS
TYP.	TYPICAL
AKA	ALSO KNOWN AS
(239.20'③)	RECORD DATA DIFFERS FROM MEASURED PER REFERENCE AS SHOWN (TYP.)
————	BOUNDARY LINE–SUBJECT PROPERTY
————	BOUNDARY LINE–ADJOINERS
- - - - - -	SURVEY TIE LINE

REFERENCES

① RECORD OF SURVEY / 2005 MAPS 91
② PARCEL MAP / 17 PM 17
③ RECORD OF SURVEY / 33 RS 07
④ RECORD OF SURVEY / 2011 MAPS 140
⑤ FRIEDMAN DEED / DN 2015-0008922
⑥ PROPOSED SUBDIVISION / 1753-OR-247
⑦ LELS DEED / DN 1999-0028189
⑧ STICKEL FAMILY TRUST DEED / DN 2014-0019572
⑨ KRUSE TRUST DEED / DN 2017-005641
⑩ KRUSE TRUST DEED/ DN 2017-049250
⑪ WILLIAMS DEED / BOOK 3 OF DEEDS, PAGE 360

RECORD OF SURVEY

OF THE LANDS OF FRIEDMAN DN 2015-0008922
BEING PARCELS 1 & 2 OF PROPOSED SUBDIVISION
BOOK 1753 OF OFFICIAL RECORDS, PAGE 247
CITY OF SAN RAFAEL
MARIN COUNTY CALIFORNIA

ILS ASSOCIATES, INC.®
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A.P.N. 012-141-59 & 60 JOB NO. 8922 NOVEMBER 2017 SHEET 1 OF 1

SURVEYOR'S COPY

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LOT LINE ADJUSTMENT

A.P.N.: 169-051-04 & 169-051-18
FIELD BOOK NO.: 241
8922BD.dwg

REGISTERED PROFESSIONAL ENGINEER ARTHUR J. SMITH C67386 EXP. 12/31/20 CIVIL STATE OF CALIFORNIA

Arthur J. Smith, C.E.
R.C.E. 67386

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33 & 41 CLAYTON STREET
SAN RAFAEL CALIFORNIA
BOUNDARY SURVEY

DRAWN:	MM/SW
DATE:	05/05/2020
JOB NO.	8922
SHEET NO.	6 OF 6