New Residence, Residence Remodel with New ADU & Lot Line Adjustment For:

A.P.N 012-043-11 & 12

CITY OF SAN RAFAEL REGULATIONS

1. 2016 California Fire Code: The design and construction of all new structures shall comply with the 2016 California Fire Code (CFR), except for the following:


   b. FIRE PREVENTION OFFICER: All fire protection systems shall be submitted to the Fire Prevention Bureau for approval and acceptance prior to issuance of the fire certificate.

   c. PRINCIPAL CONTROLS: All fire protection systems shall be submitted to the Fire Prevention Bureau for approval and acceptance prior to issuance of the fire certificate.

   d. PROPERTY LOCATION: All fire protection systems shall be submitted to the Fire Prevention Bureau for approval and acceptance prior to issuance of the fire certificate.

   e. PROPERTY LOCATION: All fire protection systems shall be submitted to the Fire Prevention Bureau for approval and acceptance prior to issuance of the fire certificate.

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   z. PROPERTY LOCATION: All fire protection systems shall be submitted to the Fire Prevention Bureau for approval and acceptance prior to issuance of the fire certificate.

   ABBREVIATIONS

   a. ABBREVIATIONS

   b. ABBREVIATIONS

   c. ABBREVIATIONS

   d. ABBREVIATIONS

   e. ABBREVIATIONS

   f. ABBREVIATIONS

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   SCOPES OF WORK

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   VICINITY MAPP

   a. VICINITY MAP

   b. VICINITY MAP

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   v. VICINITY MAP

   w. VICINITY MAP

   x. VICINITY MAP

   y. VICINITY MAP

   z. VICINITY MAP

   PROJECT LOCATION

   a. PROJECT LOCATION

   b. PROJECT LOCATION

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   v. PROJECT LOCATION

   w. PROJECT LOCATION

   x. PROJECT LOCATION

   y. PROJECT LOCATION

   z. PROJECT LOCATION

   SHEET INDEX

   a. SHEET INDEX

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   c. SHEET INDEX

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DIVISION 26 - ELECTRICAL

ELECTRICAL NOTES

1. OPERATING / ELECTRICAL SYSTEMS: Siphonage shall provide and locate the grounding electrode system conforming to CEC 220.91.

2. SMOKING DESTRUCTORS: Contractor shall verify the existence of indoor smoke detector and carbon monoxide detector alarms in the living areas.

3. KITCHEN CIRCUIT, Provide at least two separate 20 amp circuits for small appliances in kitchen area, each having a receptacle located at the sink area, providing the manufacturer’s SS rating is achieved.

4. LAUNDRY CIRCUIT: Provide a dedicated 20 amp circuit serving the area in addition to one dedicated 30/20 amp circuit serving all laundry appliances.

5. BRITE OUTLET: Provide at least one 20 amp circuit for laundry area with at least one circuit on the circuit.

6. CLOTHES CLOSET LAMPS: All fixture locations shall be in circuit CEC 176-B.

7. LUMINANCE EFFICIENCY: All installed luminous shall be high efficiency.

8. The following table defines high efficiency lighting CEC 193.8-A.

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DIVISION 32 - EXTERIOR IMPROVEMENTS

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Gentle County Stormwater Pollution Prevention Program

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DIVISION 32 - EXTERIOR IMPROVEMENTS (continued)

A Guide to Straw Wattle Installation

Proper installations of the straw wattle is essential in order to bring the success of the product. Straw wattles are used primarily in the following situations: to prevent the erosion from runoff along the edge of the road, or to halt erosion along the edge of the road. Straw wattles are used also to provide a permeable surface that allows water to infiltrate the soil. Straw wattles should be used exclusively on all exposed and ditches where erosion would be a problem.

DIVISION 31 - EARTHWORK

EXCAVATION NOTES

1. Refer to a topographic and structural drawdown for work dimensions and location of foundation systems, floor plans, etc.

2. Utilities shown are diagrammatical only and is subject to be built, inspecting the site conditions are not incomplete. The drawdown will be accomplished by the contractor.

3. GRADES NOTES: Contractor shall verify existing terrain and general site conditions and report any discrepancies to engineer prior to start of work.

4. RACKING SHAL: Contractors shall be performed as recommended by the geotechnical investigation.

5. UNLESS CLAY ALTERNATIVE, ALL SMACK DRIVES SHALL BE APPLIED TO THE MATERIAL ON THE BACKSLOPE. Continue to be applied to the material on the backslope.

6. PROVIDE GROWTH THROUGHOUT THE DRAINS TO ACCOMMODATE ALL UNDERGROUND UTILITIES.

7. CARRYING MONOBLOC: aisles to be installed outside each bedroom per CEC 176.5.

DIVISION 32 - EXTERIOR IMPROVEMENTS

SITE FINISH NOTES

1. GRAINES PIPE: Provide a 2 inch perforated pipe (40 lbs) drain through every retaining wall and perimeter building in a drain trench. Provide drain outlet at drain line end and at least 20 degrees shall be impacted by

2. DRAIN PIPE: Provide a 3 inch perforated pipe (40 lbs) drain through every retaining wall and perimeter building in a drain trench. Provide drain outlet at drain line end and at least 20 degrees shall be impacted by
ABBREVIATIONS

LEGEND

PERMIT/EXCAVATION OF RIGHT OF WAY
BUILDING CONTRACTOR
BUILDING OWNER

STORM DRAIN SCHEDULE

TOTAL: 163 CY
OUT: 136 CY
FILL: 27 CY

SECTION A-A

PROPOSED RESIDENCE AND ADU

SECTION B-B

PROPOSED RESIDENCE

SECTION A-A

PROPOSED RESIDENCE

SECTION B-B

STORM DRAIN SCHEDULE

EMPI & CHMP
OLDCASTLE MODEL DH-125

EMPI & CHMP
OLDCASTLE MODEL DH-125 NO SAN ITT. BOTTOM, FILL WITH CLASS A (AB)

GRADING NOTES:
1. ALL DOWNSPOUTS SHALL BE CONNECTED TO A DRAIN LINED WITH A MINIMUM SLOPE OF 1% AND DISCHARGED INTO NO-RETENTION AREA.
2. STORM DRAIN PIPE SHALL BE PVC. OR HIRE MIGRATE OAL (TYP) SECTION 64 SPECIFICATIONS.
3. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID.
4. REFER TO ANY GEO-TECHNICAL REPORTS THAT MAY BE A PART OF THIS PROJECT.
5. ALL DIGGED AREAS SHALL BE SEeded WITH SEED MIX. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION. VEGATATED SHORSESHALL USE THE SAME SEED MIX AND APPLICATION RATES.
6. QUANTITIES SHOWN ARE ESTIMATES ONLY. SITE CONDITIONS, RECOMMENDATIONS OF THE SOILS ENGINEER, MEANS AND METHODS, ETC., CAN RESULT IN SUBSTANTIALLY DIFFERENT VALUES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACTUAL VOLUME. EXCESS MATERIAL TO BE HAULED OFF TO AN APPROVED SITE.
7. PROVIDE POSITIVE DRAINAGE TO PREVENT FLOWING OF WATER AT UNDER FLOOR AREA. USE 2" PVC DRAIN LINING THROUGH FOUNDATION EXITING AT LOWEST CORNER WITH 1% MIN. SLOPE DISCHARGING INTO APPLICABLE AREA. THESE DRAINS ARE SEPARATE FROM ANY FOUNDATION DRAINAGE.
8. SLOPE PAVING 2% MIN. AWAY FROM BUILDING.
9. PRIOR TO CONSTRUCTION VERIFY FOUNDATION SECTIONS WITH STRUCTURAL ENGINEERING PLANS.
10. THE CONTRACTOR SHALL VERIFY THE NUMBER AND LOCATION OF STEPS AND LANDINGS IN THE FIELD PRIOR TO CONSTRUCTION.
11. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES AN EXCAVATION ENROCHMENT PERMIT.
12. THE PROPERTY OWNER SHALL MAINTAIN THE DRAINAGE SYSTEM SUCH THAT DRAINAGE SYSTEM SHALL NOT ADVERSELY IMPACT THE NEIGHBORING PROPERTIES OR ANY NATURAL WATER COURSE.

MDI & CHMP
OLDCASTLE MODEL DH-125

MDI & CHMP
OLDCASTLE MODEL DH-125 NO SAN ITT. BOTTOM, FILL WITH CLASS A (AB)
NATURAL STATE SEED MIXED NOTES

ALL LANDSCAPES ARE THAT ARE NOT MULCHED SHALL RECEIVE A MULCH OF MIXED SEED SEED MIXED AT A BASE RATE WITHIN THE DESIRE OF EXISTING TREES TO RENAME:

- Begin given sources of Pure Live Seed per 1000 square feet.
- Seedings shall be performed only after the soil is in a loose condition to a depth of 6 inches. Soil shall not be more than 3" below desirable. Each soil bed shall be approximately 6 inches around each planting area.
- In all tree and plant beds records documented during site preparation, planting, and planting areas must be brought to the City for documentation.
- Seeding shall be broadcast using hand held seeder such as “Whirlwind”. While seeding, the operator plants the seed in equal distance, and then plants the seed the seeds throughout the row. The seeds shall be placed in an average depth of 1/4 inch.
- Seed shall be made from certified by a seed certification certified by the California Department of Food, and from the Colorado Department of Agriculture.
- After seeds are broadcast, records made with these, shall be dry and free of soil. Seeds must have been treated in a lab to a depth of one inch of soil. Other than 1000 square feet. Spread it every six feet to a depth of one inch, or use a seeding material. Plants shall not be applied during periods of high winds or rain conditions.
- Mixing area that have been cultivated and become compact for any reason shall be regraded by the City if the conditions are met.

Irrigation Statement

All planting areas shall be irrigated by an irrigation system that meets the requirements of the efficient use of water in the landscape. The irrigation plan shall be prepared as part of the building permit submittal. The design shall meet all the requirements of the efficient use of water in the landscape. The irrigation system shall meet the requirements of the efficient use of water in the landscape including standard notes, irrigation audit, and certificate of completion.

PLANTING LEGEND

<table>
<thead>
<tr>
<th>COMMON NAME</th>
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<th>WATER USE</th>
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<td>Notes:</td>
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PLANTING PLAN

NOTE: PLANT SUPPORT SHALL BE "LITEKIT PRO"
SYSTEM MODULAR LIVING WALLS.

WALL ELEVATION A

AREA OF LOT TO BE RECOVERED TO NATURAL STATE TO BE PLANTED AS ILLUSTRATED IN THE MAPPING OF THE PROPOSED CONTENTS OF THE PLANTING SYSTEM AS SHOWN. (SHEET AS IS). FOR ADDITIONAL INFORMATION, VISIT THE CITY OF SAN RAFAEL WEBSITE OR CALL (415) 253-5600.

STEPS TO CARE FOR YOUR PLANTS:

1. Mulch for the first year; it is necessary to maintain the moisture level of the soil and protect the root system from the sun. 
2. Water the plants regularly, especially during the first season. 
3. Fertilize the plants to ensure healthy growth. 
4. Prune the plants as necessary to maintain their shape and size.
5. Monitor for pests and diseases, and take action if any issues arise.
6. Remove the plants if they are no longer desired or if they become too large.

PLANTING NOTES:

1. A minimum of 3" of non-hydraulically compacted soil shall be used for irrigation and root growth in all planting areas. 
2. Incorporate compost into the soil to a depth of 6" for each yard per 1000 square feet in all planting areas. 
3. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 3" OF MULCH: EXISTING AREAS, GROUNDCOVERS AND DIRECT SEEDING.
4. The grading of the area shall be done prior to the landscape installation. 
5. All areas shall be graded to a flat surface and removed. 

PLANTING SYSTEMS:

- Tree: The trees shall be selected and planted as specified on the plan. 
- Shrub: The shrubs shall be selected and planted as specified on the plan. 
- Groundcover: The groundcovers shall be selected and planted as specified on the plan. 
- Grass: The grasses shall be selected and planted as specified on the plan. 
- Vegetables: The vegetables shall be selected and planted as specified on the plan.

TREE REMOVAL AND MITIGATION:

- Trees removed shall be mitigated at the rate of 1 tree for every 10 square feet of existing trees. 
- The remaining 10 trees required as mitigation will be satisfied by the paying of $14,000.00.
SECOND FLOOR PLAN

BUILDING SQUARE FOOTAGE: 2,312 sq. ft.

LEVELS:

- Main Floor
- Second Floor
- Subfloor

FOOTAGE:

- Square Building Design
- R. 1, 2018
- Copyright by Arterberry

CHECKED BY: MNA
DRAWN BY: pln

PROJECT:

- #1805 Fremont St.
- #02
- #85
- #A1
- #01

DATE:

- 2/25/20
- 1/29/20

ISSUES:

- A
- B
- C
- D

DESCRIPTION:

- Elev 0-3
- DN
- A
- P
- N
- W
- Et
- Al
- C
- Et
- Al
- C

NOTES:

- FOOTAGE
- SQUARE
- BUILDING
- DESIGN
- ARTERBERRY
- 2018
- COPYRIGHT
- BY
- ARTERBERRY
- RESIDENTIAL DESIGN

OWNER:

- Pacific Private Money Fund I, LLC
- Eli A./c/o Mark Hard, Manager
- 1556 Grant Ave.
- Novato, CA 94945

A.P.N. 012-043-12

5254 Fremont St.
San Rafael, CA 94905
A.P.N.: 012-043-11 & 12

LEGEND:

- BRICK / CONCRETE
- WOOD / FRAMED
- DESIGN
- SYMBOLS
- NOTE
- GENERAL

FURTHER FOR, SEE:

- CALLOUT
- DAYS
- PLANS
- STRUCTURAL

REFER TO:

- DRAWN
- CHECKED
- A
- B
- C
- D

488 San Anselmo Ave.
San Anselmo, CA 94960
Phone: 415-999-0000
email: info@arterberry-design.com
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</table>

**Address:**

A.P.N 012-043-11 & 12
5254 Fremont St.
San Rafael, CA 94903
A.P.N.: 012-043-11 & 12

**Owner:**
Pacific Private Money Fund I, LLC
D/B/A Mark Hanf, Manager
1555 Grant Ave.
Novato, CA 94945

**Contact:**
Miltard@arterberry-design.com

**Scale:**
1/4" = 1'-0"