

New Residences

Design Review - Rev1

Coby Friedman
 Lots 59 and 60 - Ross Terrace San Rafael, California
 APN: 012-141-059 and APN: 012-141-060

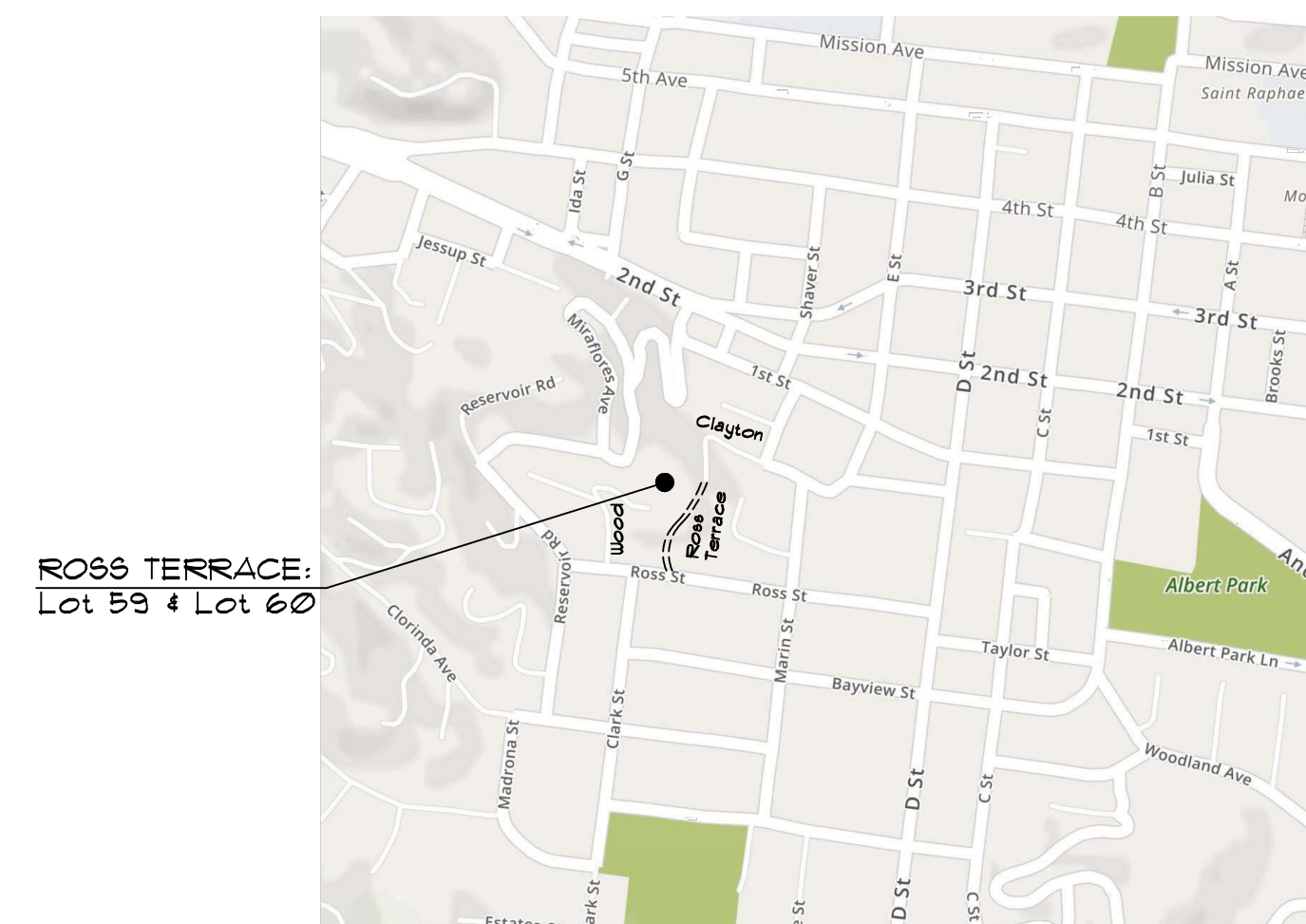
General Notes:

- 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.
- ALL MATERIALS AND WORKMANSHIP TO MEET OR EXCEED THE BEST STANDARDS OF THE TRADE.
- 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.
- 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.
- 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.
- THESE PLANS ARE NOT INTENDED TO SHOW THE METHOD AND MEANS OF EXECUTION OF THE WORK. THAT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 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.
- 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:

- 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 BLACK GROUND, AND ILLUMINATED. SEE DETAIL #4 OF THE NAPA COUNTY FIRE STANDARDS AND SHEET A02.
- DEFENSIBLE SPACE FOR WILDFIRE SHALL BE A MINIMUM OF 100 FEET AROUND ALL STRUCTURES OR TO THE PROPERTY LINES. GREATER CLEARANCE MAY BE REQUIRED UPON INSPECTION AS DETERMINED DUE TO SLOPE AND FUEL LOADS.
- 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 #3 OF NAPA CO. FIRE STANDARDS.
- HORIZONTAL DEFENSIBLE SPACE CLEARANCE SHALL BE A MINIMUM OF 10 FEET ON EACH SIDE OF THE DRIVEWAY. SEE DETAIL #3 OF THE NAPA COUNTY FIRE STANDARDS.
- 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.
- THE FIRE HYDRANT SHALL BE LOCATED NO CLOSER THAN 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, #4, #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.
- WET DRAFT HYDRANTS SHALL BE PAINTED "RED" AND SHALL HAVE 1 INCH "WHITE" LETTERS POSTED ON IT TO READ: "WET DRAFT" SEE DETAIL #2, #4, #3 OF THE NAPA COUNTY FIRE STANDARDS.
- A "BLUE DOT REFLECTOR" SHALL BE ADJACENT TO ALL HYDRANTS. SEE DETAILS #2, #4, #3 OF THE STANDARDS.
- BOLLARD PROTECTION IS REQUIRED AT ALL HYDRANTS. SEE DETAILS #2, #4, #3 OF THE STANDARDS.
- NEW OR EXISTING BRIDGES ON THE PROPERTY THAT WILL BE UTILIZED FOR FIRE APPARATUS TO ACCESS ANY STRUCTURE SHALL COMPLY WITH THE NAPA COUNTY FIRE SAFE STANDARDS. SEE DETAIL #5 OF THE NAPA COUNTY FIRE STANDARDS.
- 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:



Project Directory

Owner COBY FRIEDMAN 96 Forrest Avenue Fairfax, CA 94930 T: (415) 310-5442 E: coby@cfcontracting.com	Architect JOSEPH P. FARRELL Joseph Farrell Architecture 1 Commercial Blvd., Suite 106 Novato, CA 94949 T: (415) 884-2860 E: jfarrell@farrellarc.com	Civil Engineer ARTHUR SMITH ILS Associates, Inc. 79 Galli Drive, Suite A Novato, CA 94949 T: (415) 883-9200 x120 E: asmith@ilsceals.com	Landscape Architect PETE PEDERSON Pedersen Associates Landscape Architecture 24 H Street San Rafael, CA 94901 T: (415) 456-2070 E: petepedersen@pedersenassociates.com
Geotechnical Engineer JOE GRAY Gray Geotech 3224 Alta Lane Lafayette CA 94549 T: (925) 999-6254 E: Joe@graygeotech.com	Arborist SCOTT YARGER WRA Environmental Consultants 2169 East Francisco Blvd., Suite G San Rafael, CA 94901 T: (415) 454-8868 E: yarger@wra-ca.com		

Project Information:

ADDRESS:	ROSS TERRACE SAN RAFAEL, CA LOT 59: 012-141-059 AND LOT 60: 012-141-060 LOT 59: 5,851 SF LOT 60: 5,028 SF RT15-H (HILLSIDE)
AP#:	
LOT AREA:	FRONT - 15 LF SIDES - 6 LF REAR - 10 LF GARAGE - 20 LF
ZONING:	30'-0"
SETBACKS:	40% (2nd = 75% OF COVERAGE) 2,500 SF + 10% OF LOT SIZE (6,500 SF MAX.)
MAX. BUILDING HEIGHT:	R-3 / U
MAX. LOT COVERAGE:	Y-4B REQUIRED
MAX. F.A.R.:	YES
OCCUPANCY GROUPS:	NO
CONSTRUCTION TYPE:	2019 CALIFORNIA BUILDING CODE
FIRE SPRINKLERS:	2019 CALIFORNIA RESIDENTIAL BUILDING CODE
WUI:	2019 CALIFORNIA FIRE CODE
FLOOD ZONE:	2019 CALIFORNIA MECHANICAL CODE
EFFECTIVE CODES:	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.

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 AND TO ADJUST THE EAST-WEST PROPERTY LINE BETWEEN THE TWO LOTS TO ACCOMMODATE ON SITE PARKING.

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 2,200 SQFT, PLUS A 450 SQFT GARAGE ON EACH LOT. THE LOTS ARE ZONED AS RT15-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 GIVEN THE ALLOWABLE F.A.R.

THE PROPOSED PROJECT WILL THEREFORE, REQUIRE A VARIANCE TO THE NATURAL STATE REQUIREMENTS.

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TS COVER SHEET, INDEX OF DRAWINGS, PROJECT INFO, VICINITY MAP, PROJECT DIRECTORY & BUILDING AREAS

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C-3	LOT LINE ADJUSTMENT MAP
C-4	ROSS STREET ACCESS PLAN
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C-6	SCHEMATIC UTILITY PLAN
C-7	DRIVEWAY PROFILES
C-8	RECORD OF SURVEY

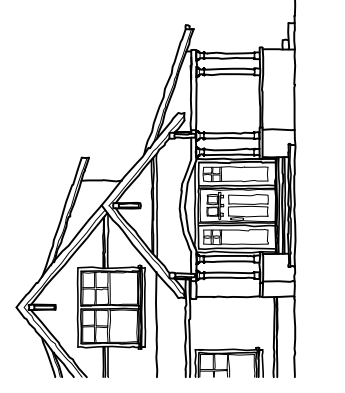
Zoning Requirement		Proposed
LOT 59:	LOT SIZE: 7,500 SF 60 LF FRONT - 15 LF SIDES - 6 LF REAR - 10 LF GARAGE - 20 LF MAX. BUILDING HEIGHT: 30'-0" MAX. F.A.R. 2,500 SF + 10% OF LOT SIZE (6,500 SF MAX.) COVERAGE: 40% OF LOT SIZE (SECOND FLOOR = 75% OF COVERAGE) NATURAL STATE: 25% OF SITE + AVERAGE SLOPE HILLSIDE: IF MORE THAN 25% 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.	6,092 SF (81% of Standard) 65 LF FRONT - 15 LF SIDES - 6 LF REAR - 10 LF GARAGE - 20 LF 2,500+609 = 3,109 SF 6,092 x 40% = 2,437 SF 2,437 x 75% = 1,828 SF 25+36.7% = 61.7% x 6,092 = 3,759 SF 31.8 % AVE. SLOPE VARIES: SEE ELEVATIONS
LOT 60:	LOT SIZE: 7,500 SF 10 LF FRONT - 15 LF SIDES - 5 LF REAR - 10 LF GARAGE - 20 LF MAX. BUILDING HEIGHT: 30'-0" MAX. F.A.R. 2,500 SF + 10% OF LOT SIZE (6,500 SF MAX.) COVERAGE: 40% OF LOT SIZE (SECOND FLOOR = 75% OF COVERAGE) NATURAL STATE: 25% OF SITE + AVERAGE SLOPE HILLSIDE: IF MORE THAN 25% 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.	4,787 SF (64% of Standard) 10 LF FRONT - 15 LF SIDES - 6 LF REAR - 10 LF GARAGE - 20 LF 2,500+479 = 2,979 SF 4,787 x 40% = 1,915 SF 1,915 x 75% = 1,436 SF 25+40.3% = 65.3% x 4,787 = 3,126 SF 40.3 % AVE. SLOPE 40.3 % AVE. SLOPE

Preliminary Not for Construction

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REVISIONS	DATE	BY

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



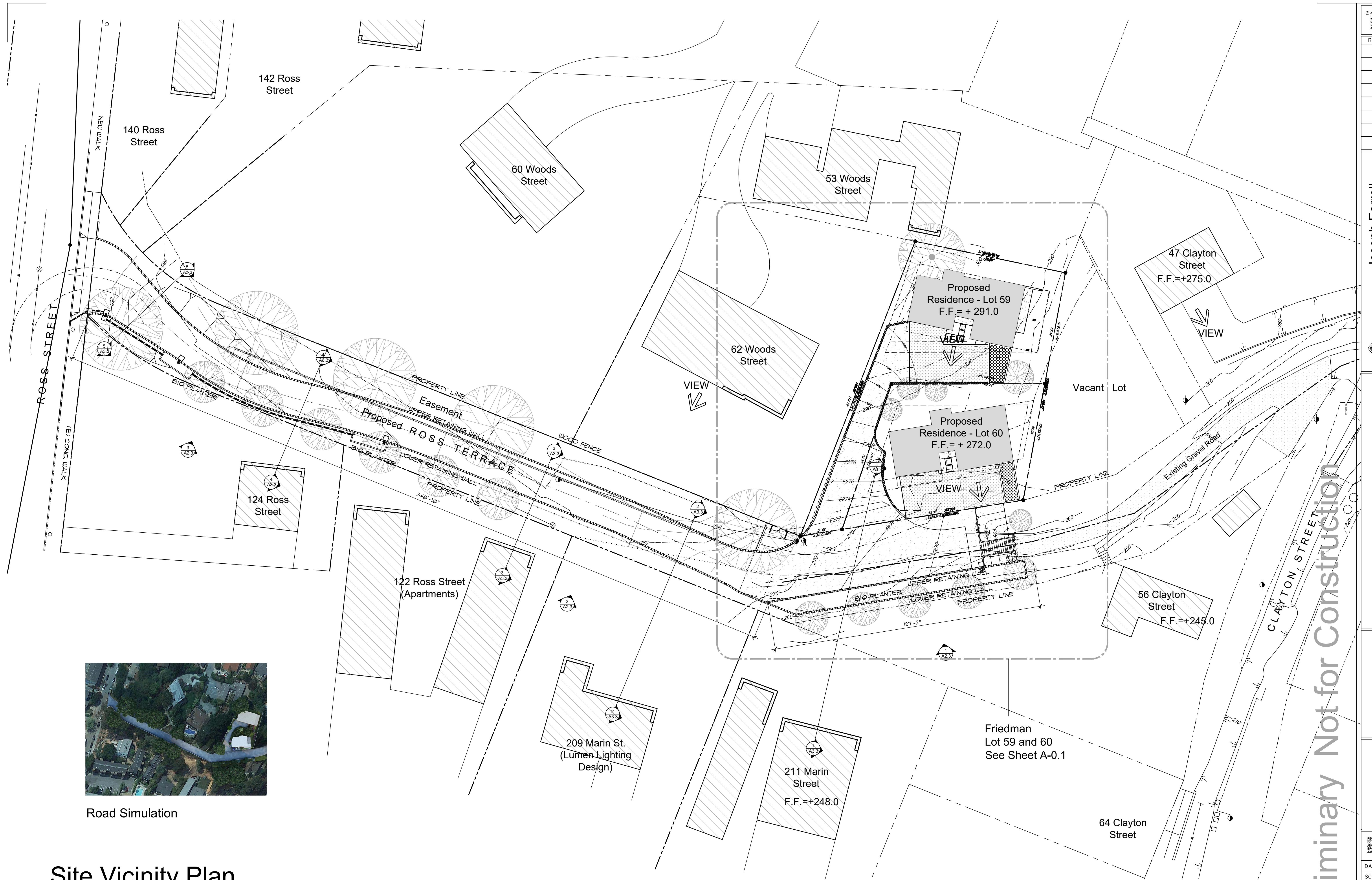
New Residence
 Friedman Residence
 Lots 59 and 60 - Ross Terrace
 San Rafael, CA APN 012-141-59 and 60

Cover Sheet

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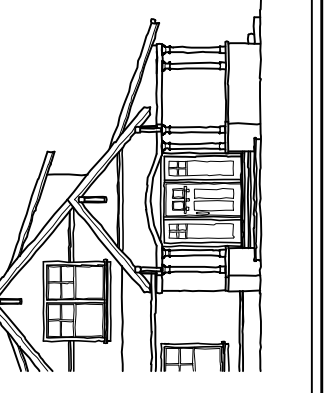
Road Simulation

Site Vicinity Plan

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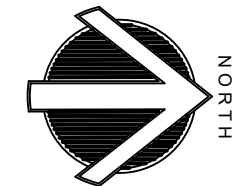
Joseph Farrell
ARCHITECTURE
1 Commercial Blvd, Suite 106
Novato, CA 94949
Voice (415) 884-2860



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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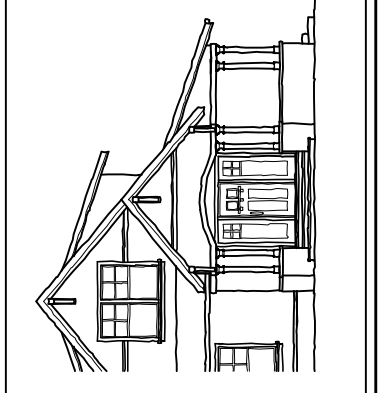
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A-0.0
Ross Terrace
San Rafael, CA

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REVISIONS	DATE	BY

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



New Residence
Friedman Residence
Lots 59 and 60 - Ross Terrace
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Proposed
Natural
State

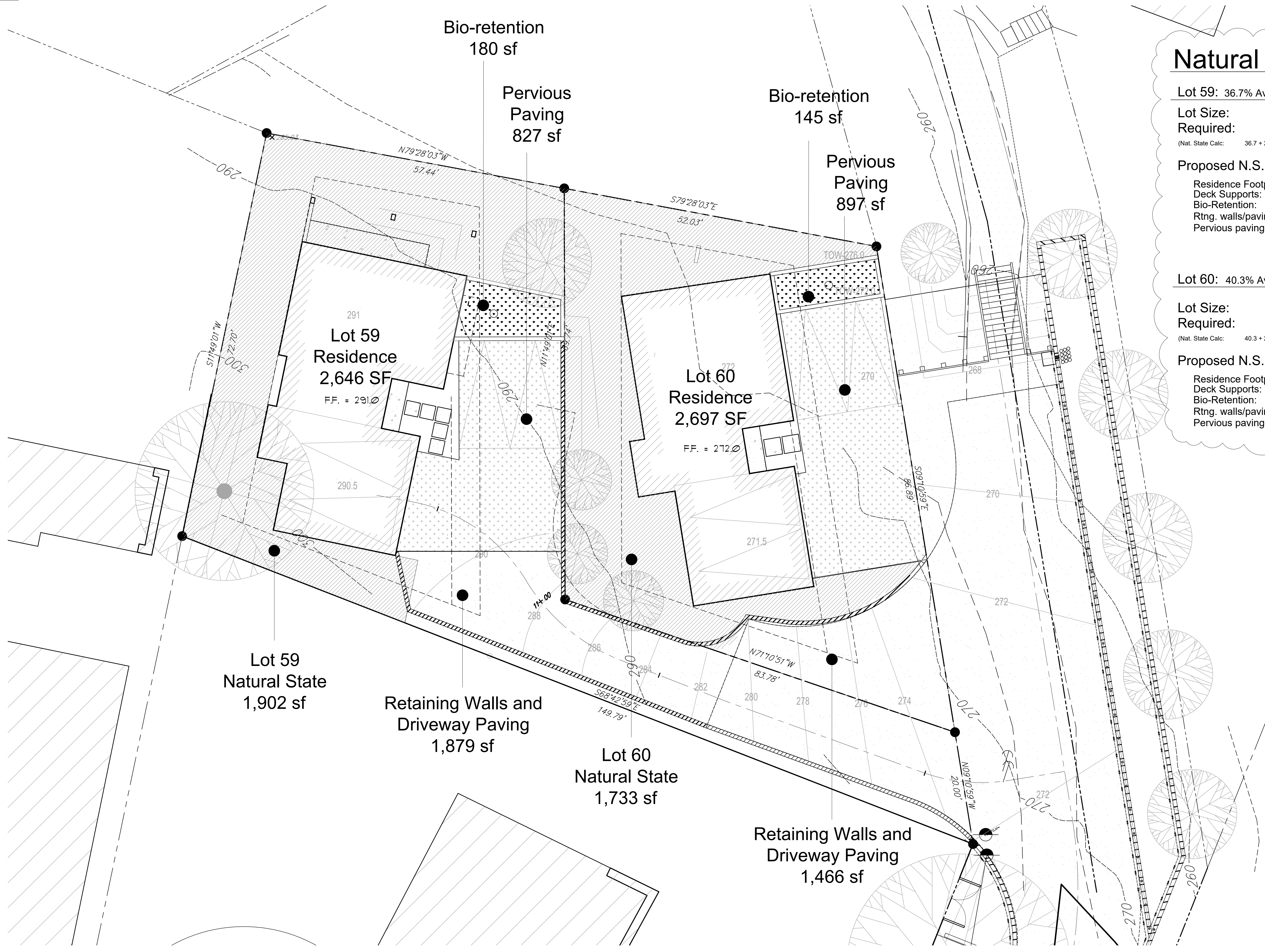
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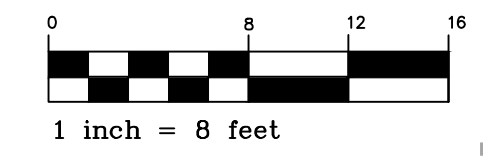
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Ross Terrace
San Rafael, CA

Natural State:

Lot 59: 36.7% Average Slope	
Lot Size:	6,092 sf
Required:	3,759 sf
<small>(Nat. State Calc: 36.7 + 25 = 61.7% x 6,092 sf = 3,759 sf)</small>	
Proposed N.S.:	1,902 sf
Residence Footprint:	1,302 sf
Deck Supports:	2 sf
Bio-Retention:	180 sf
Rtng. walls/paving:	1,879 sf
Pervious paving:	827 sf
Lot 60: 40.3% Average Slope	
Lot Size:	4,787 sf
Required:	3,126 sf
<small>(Nat. State Calc: 40.3 + 25 = 65.3% x 4,787 sf = 3,126 sf)</small>	
Proposed N.S.:	1,733 sf
Residence Footprint:	1,329 sf
Deck Supports:	11 sf
Bio-Retention:	145 sf
Rtng. walls/paving:	672 sf
Pervious paving:	897 sf



Proposed Natural State



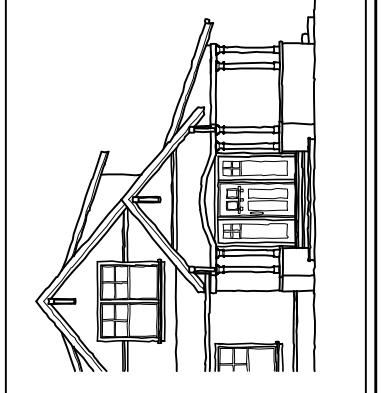
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ARCHITECTURE
1 Commercial Blvd, Suite 106
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Voice (415) 884-2860



New Residence
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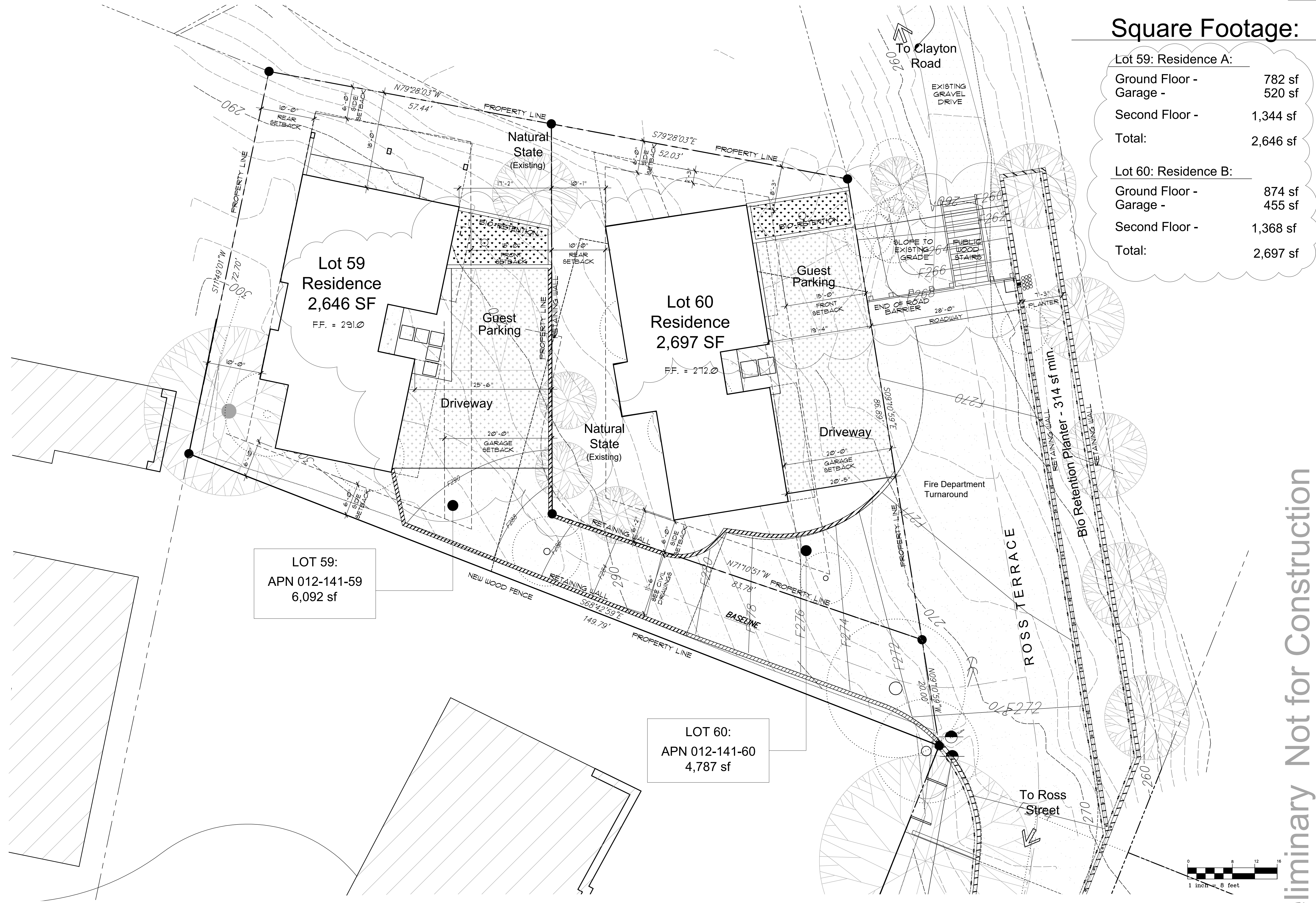
Proposed
Site Plan

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San Rafael, CA

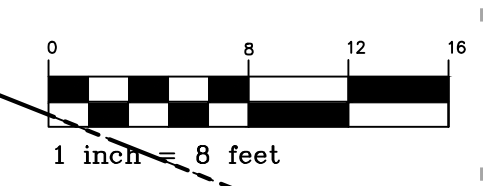
Square Footage:

Lot 59: Residence A:	
Ground Floor -	782 sf
Garage -	520 sf
Second Floor -	1,344 sf
Total:	2,646 sf
Lot 60: Residence B:	
Ground Floor -	874 sf
Garage -	455 sf
Second Floor -	1,368 sf
Total:	2,697 sf



LOT 59:
APN 012-141-59
6,092 sf

LOT 60:
APN 012-141-60
4,787 sf



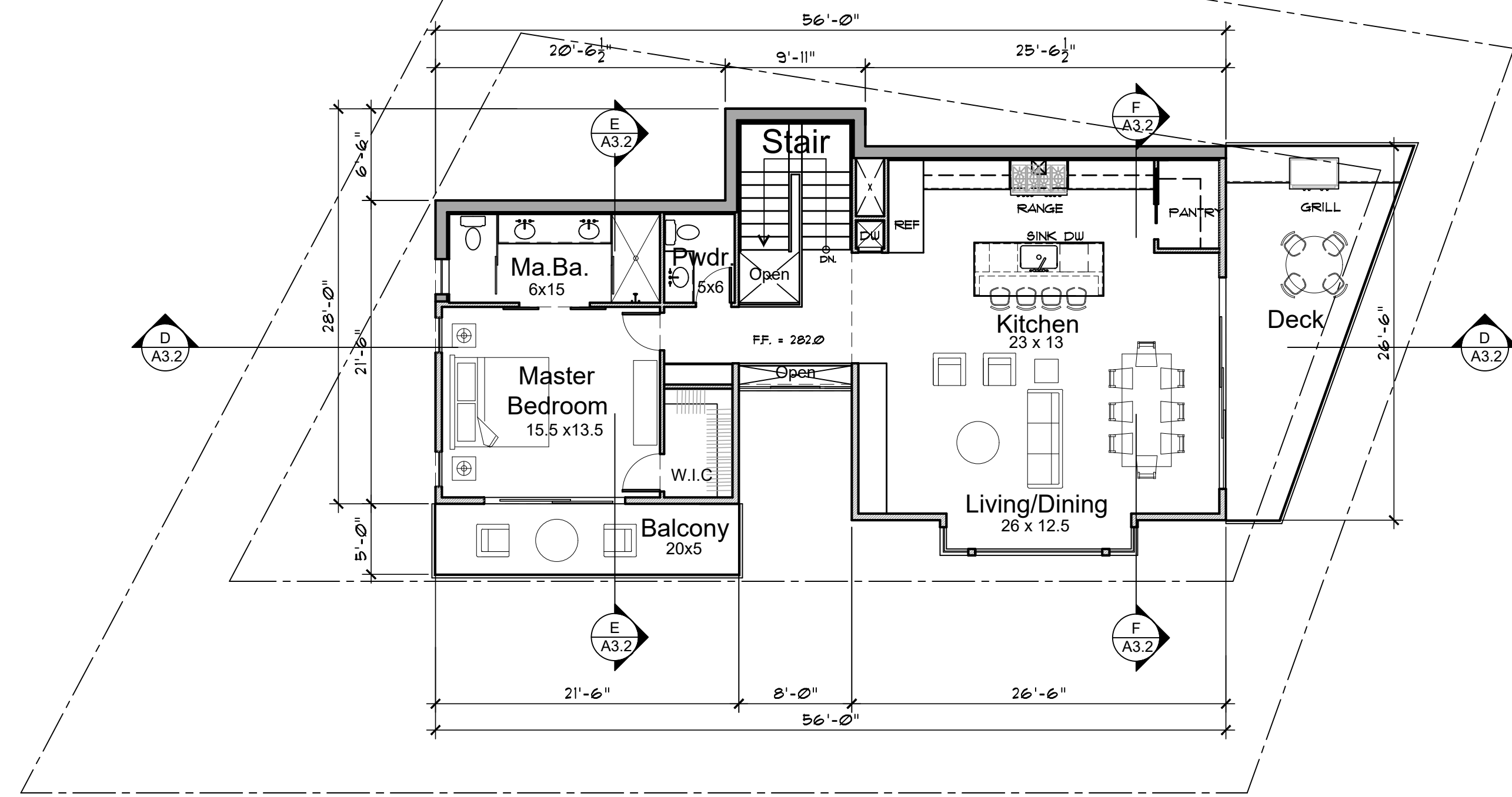
Proposed Site Plan

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

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Lot 60: Allowed Proposed

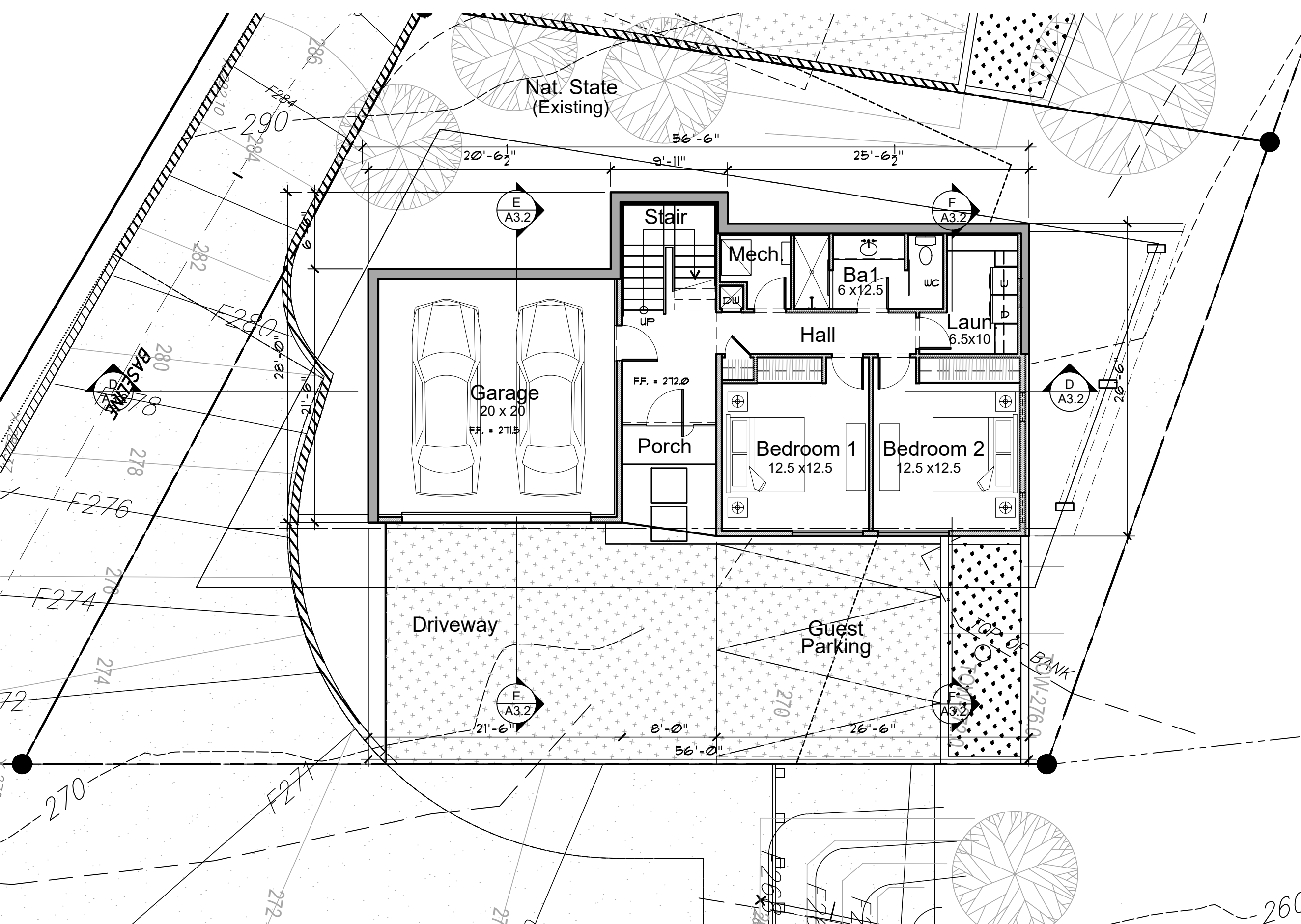
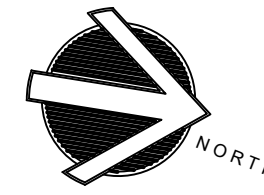
Lot Size: 7,500 sf 4,787 sf
 Max. FAR: 3,003 sf 2,697 sf



Lot 60 - Proposed Second Floor Plan

1,368 sf

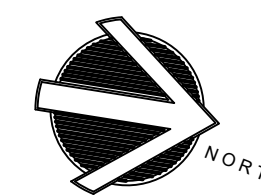
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Lot 60 - Proposed Ground Floor Plan

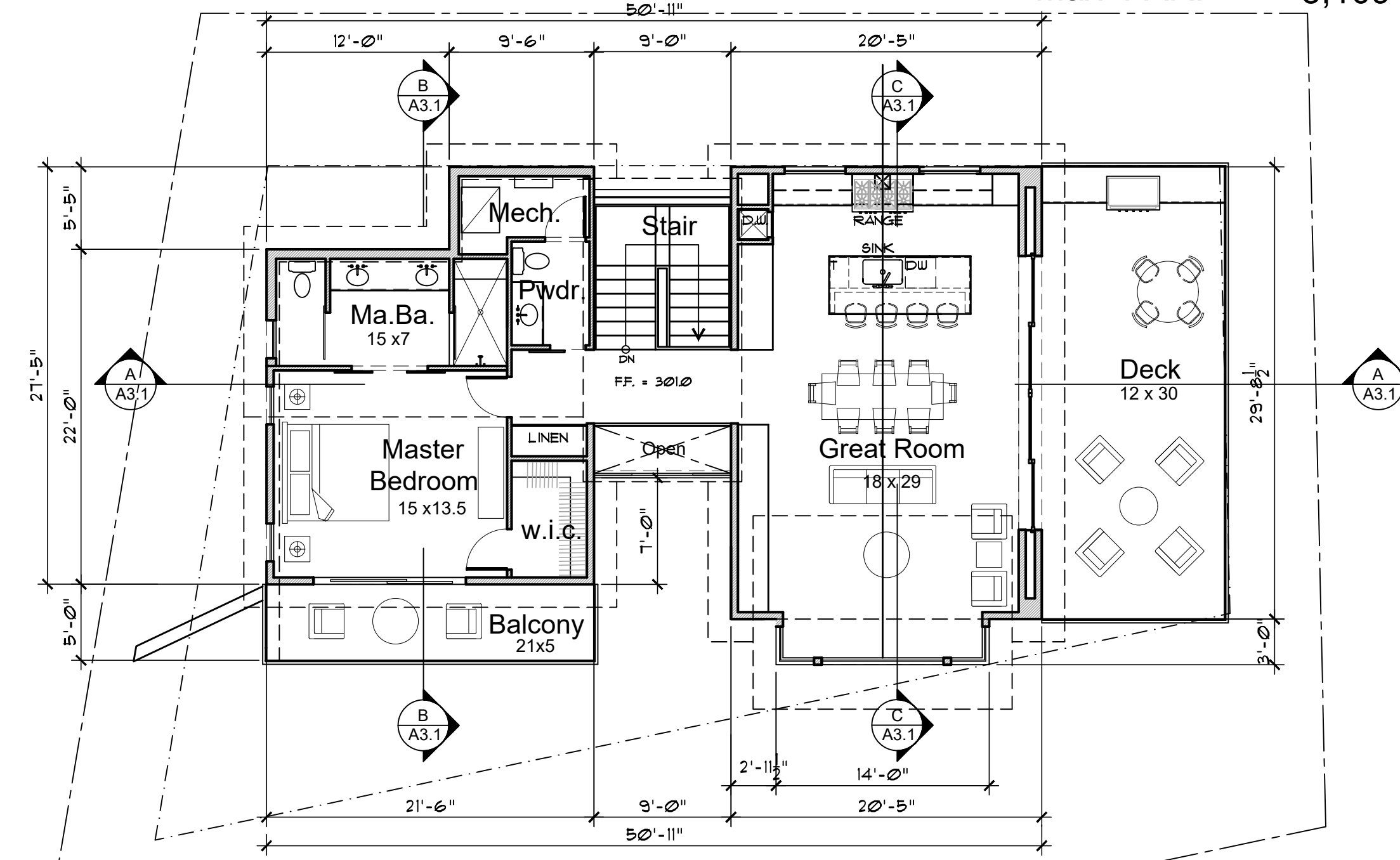
1,329 sf

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



Lot 59: Allowed Proposed

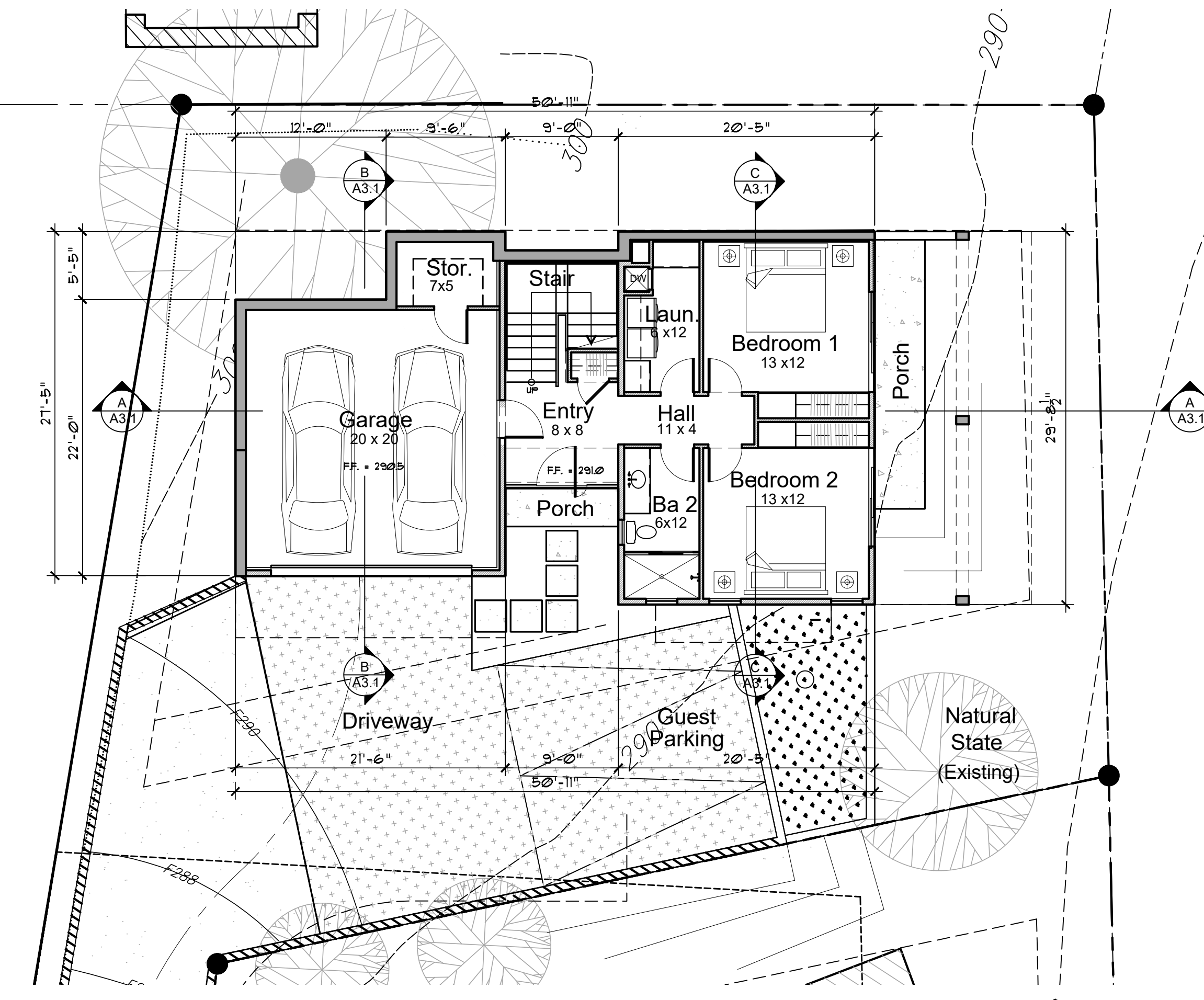
Lot Size: 7,500 sf 6,092 sf
 Max. FAR: 3,109 sf 2,646 sf



Lot 59 - Proposed Second Floor Plan

1,344 sf

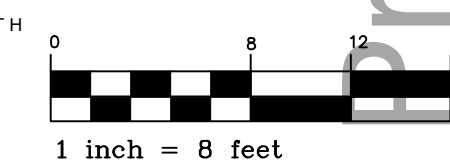
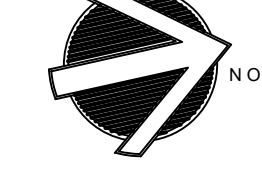
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Lot 59 - Proposed Ground Floor Plan

1,302 sf

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



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Proposed
 Floor Plans

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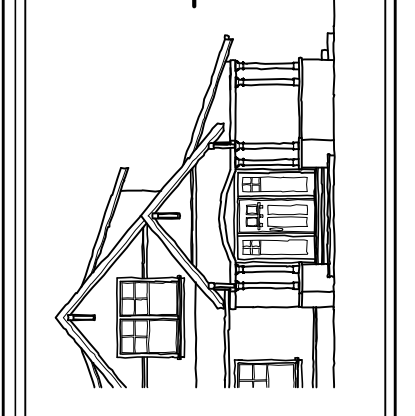
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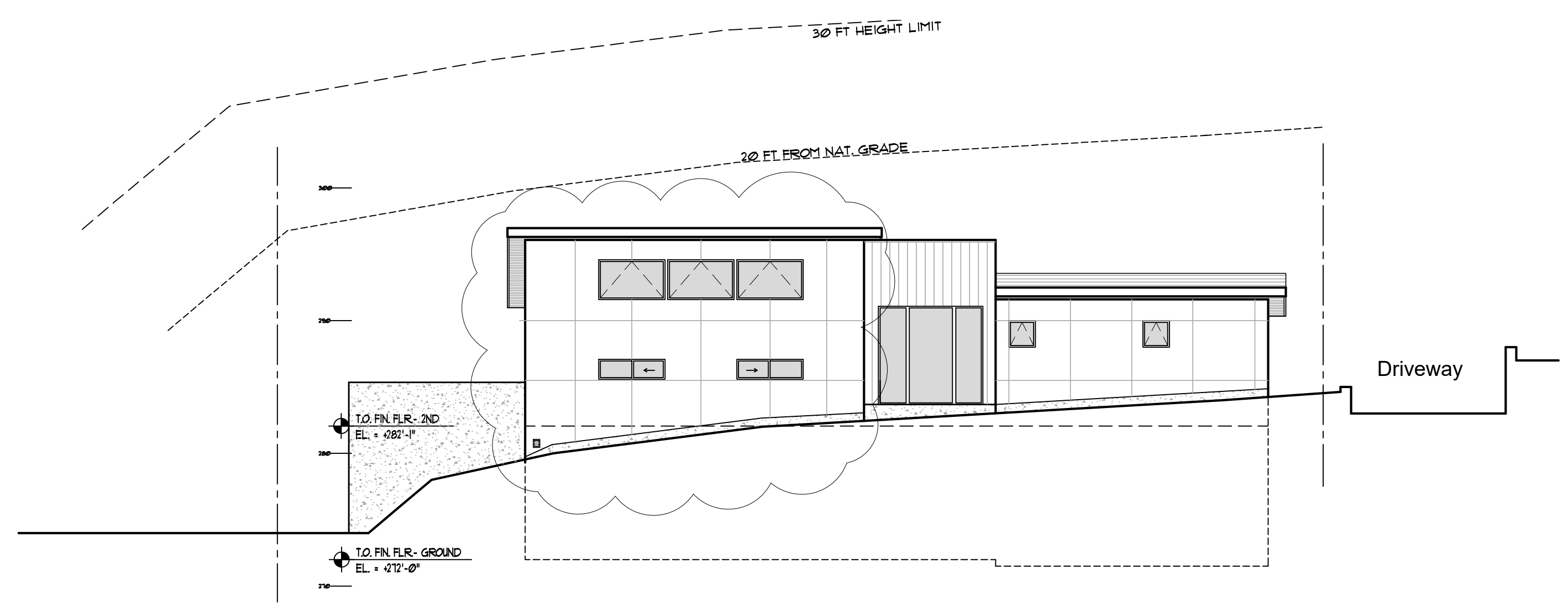


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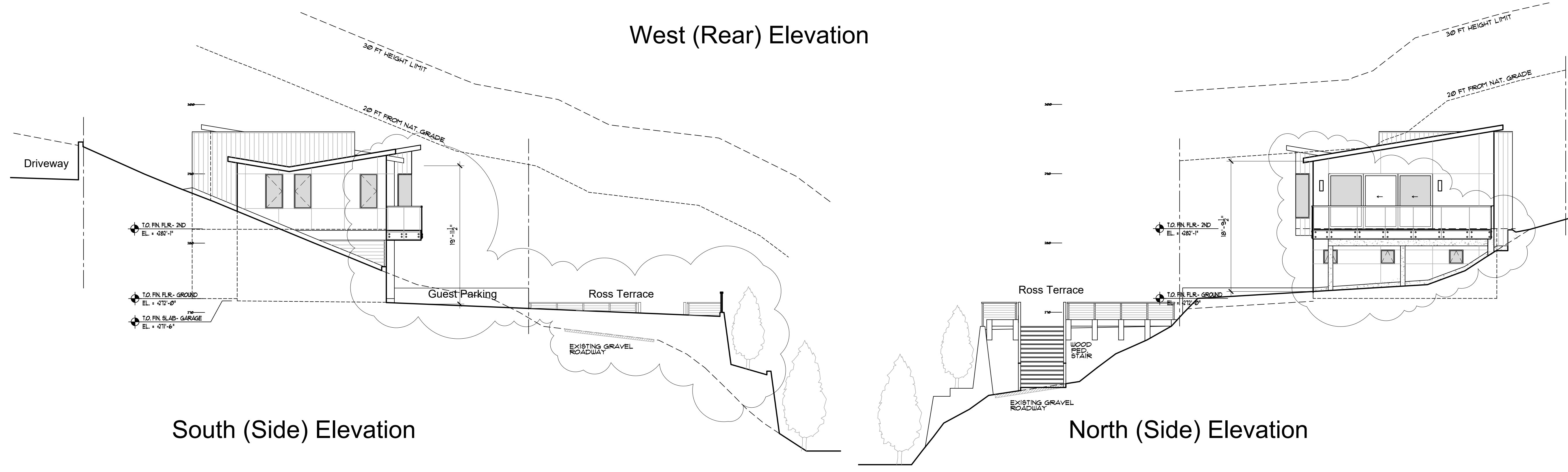
Proposed
Exterior
Elevations
Lot 60

BEFORE THE SHOWN DETAILS DO NOT QUOTE THE DRAWING AND DISCREPANCIES IN DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF JOSEPH H. FARRELL, ARCHITECT
DATE: 9-15-21
SCALE: 1/8" = 1'-0"
DRAWN: STC
JOB NO. 1909
SHEET NO:

A-2.1
Ross Terrace
San Rafael, CA

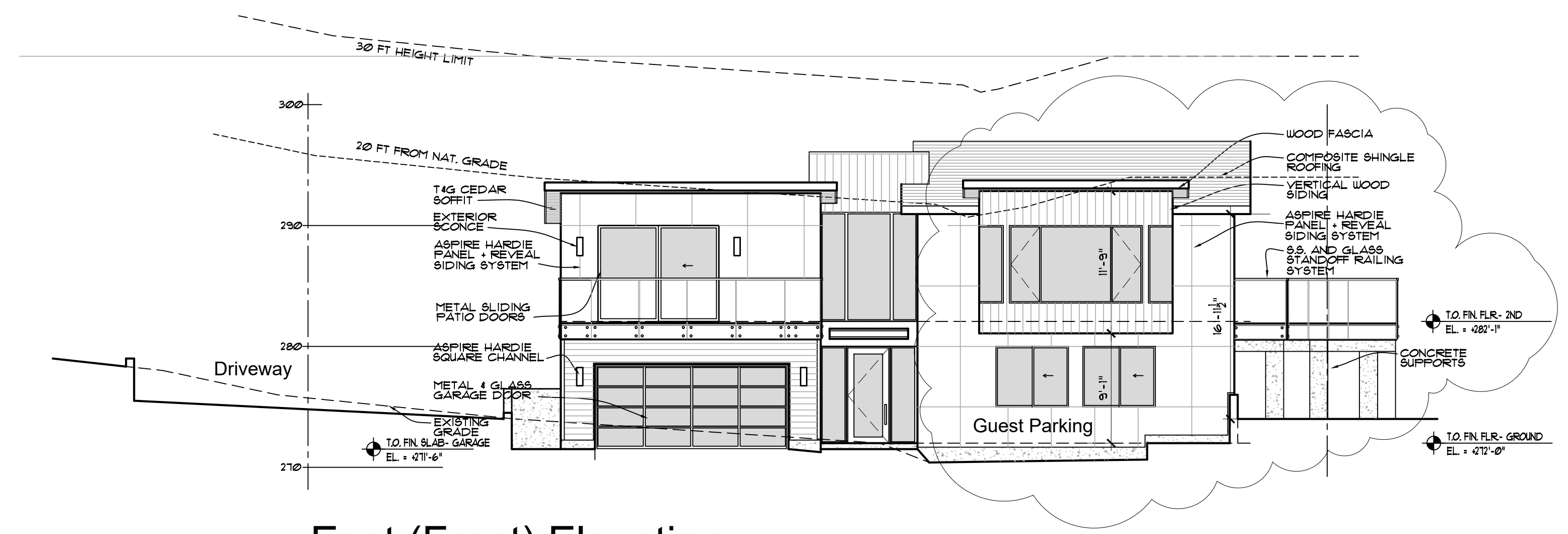


West (Rear) Elevation



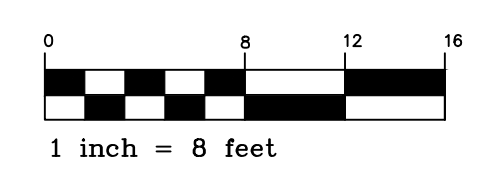
South (Side) Elevation

North (Side) Elevation



East (Front) Elevation

Proposed Exterior Elevations - Lot 60



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

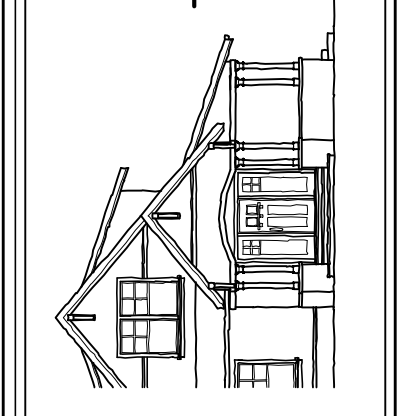
Preliminary Not for Construction

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REVISIONS	DATE	BY

Joseph Farrell
ARCHITECTURE

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



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

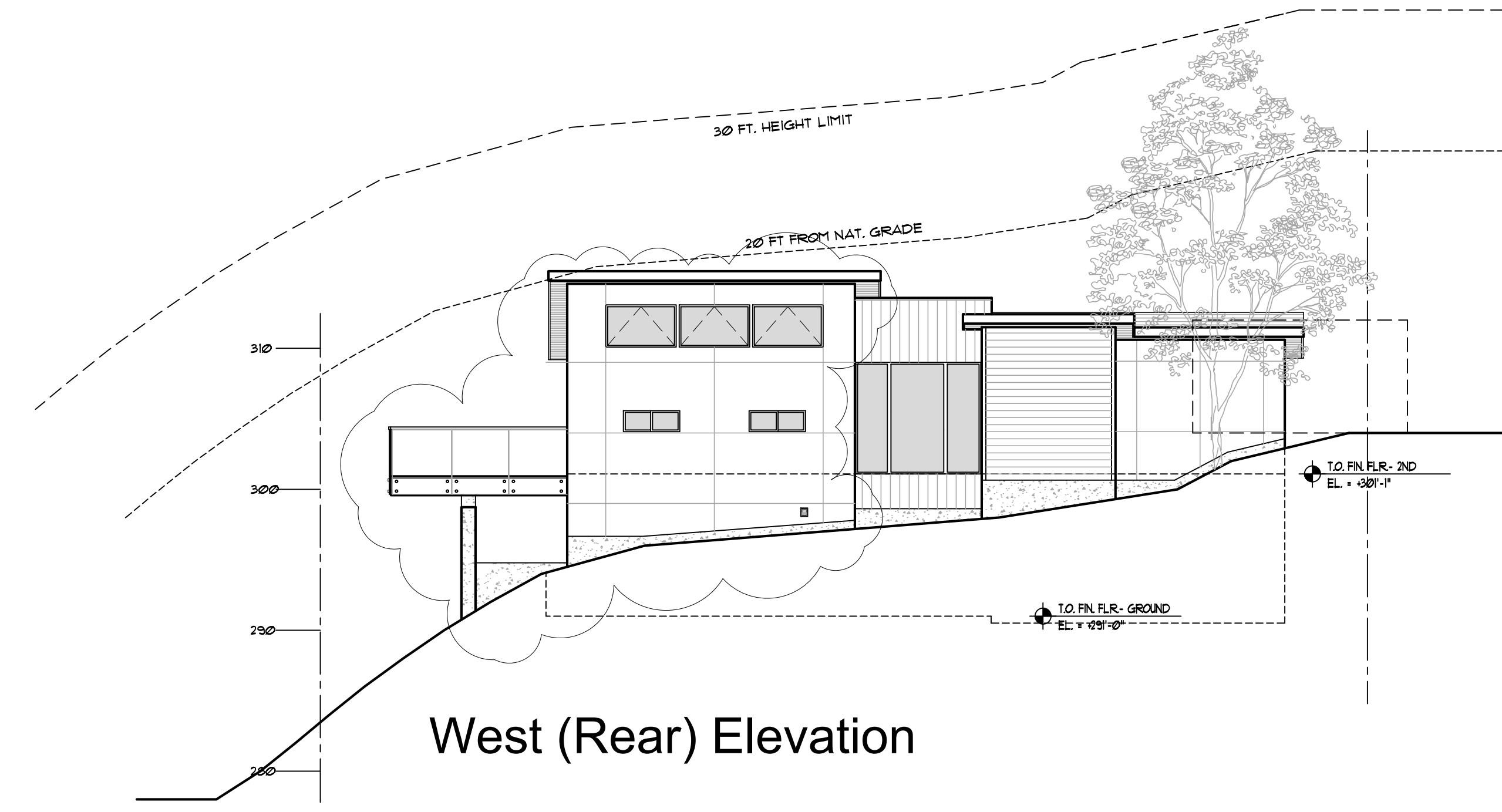
Proposed
Exterior
Elevations
Lot 59

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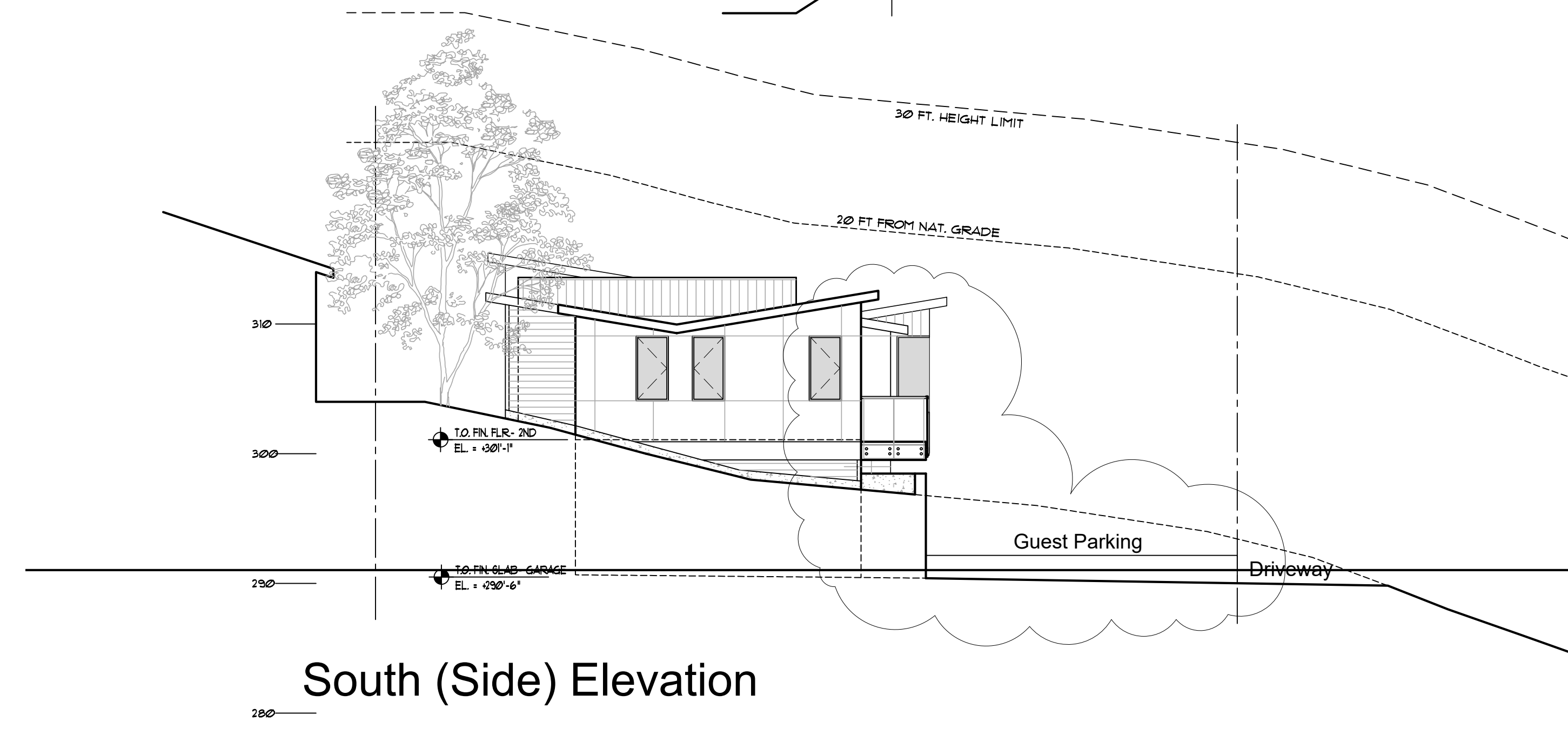
DATE: 9-15-21
SCALE: 1/8" = 1'-0"
DRAWN: STC
JOB NO. 1909
SHEET NO:

A-2.2
Ross Terrace
San Rafael, CA

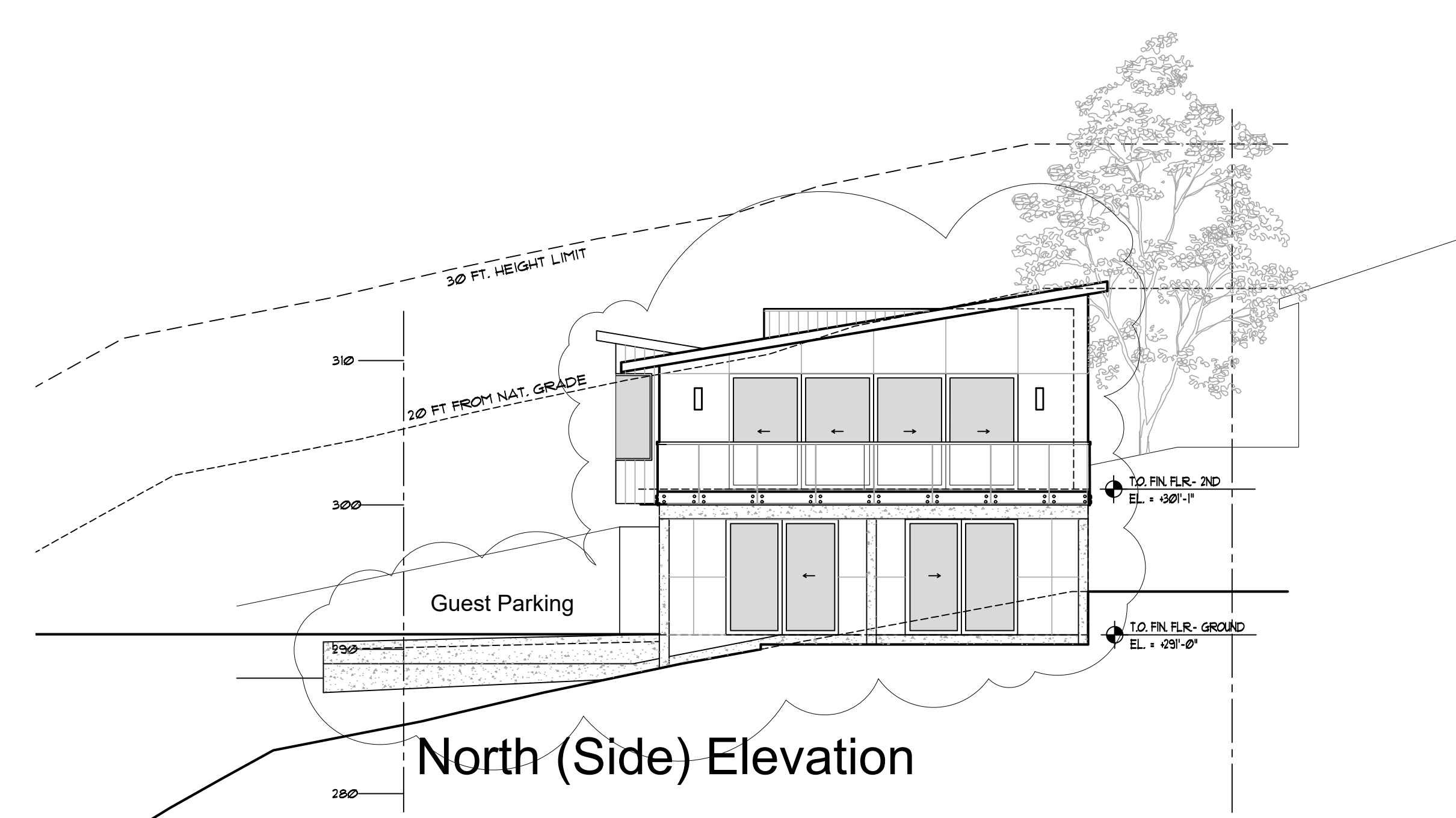
Preliminary Not for Construction



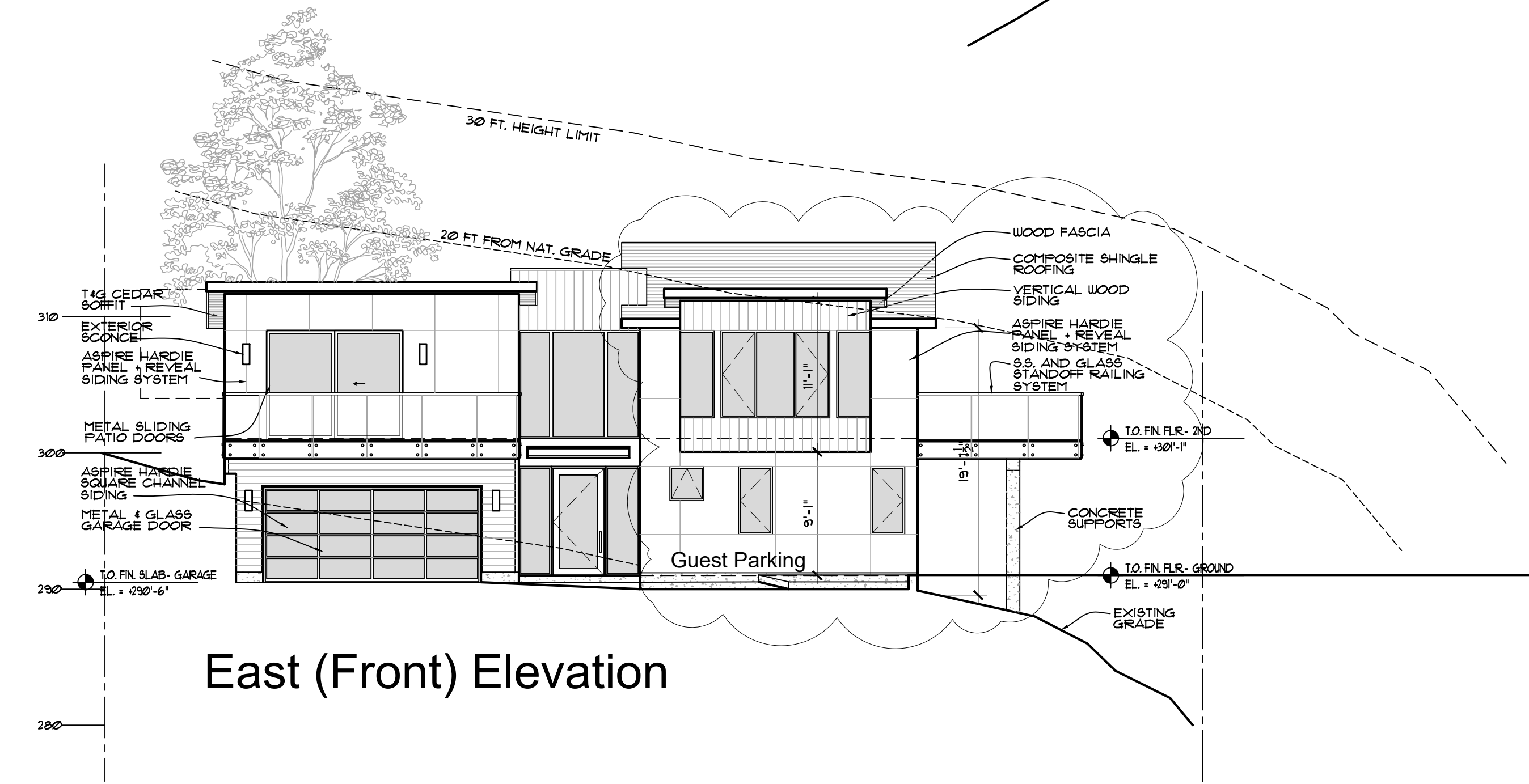
West (Rear) Elevation



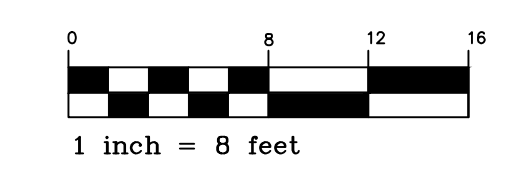
South (Side) Elevation



North (Side) Elevation

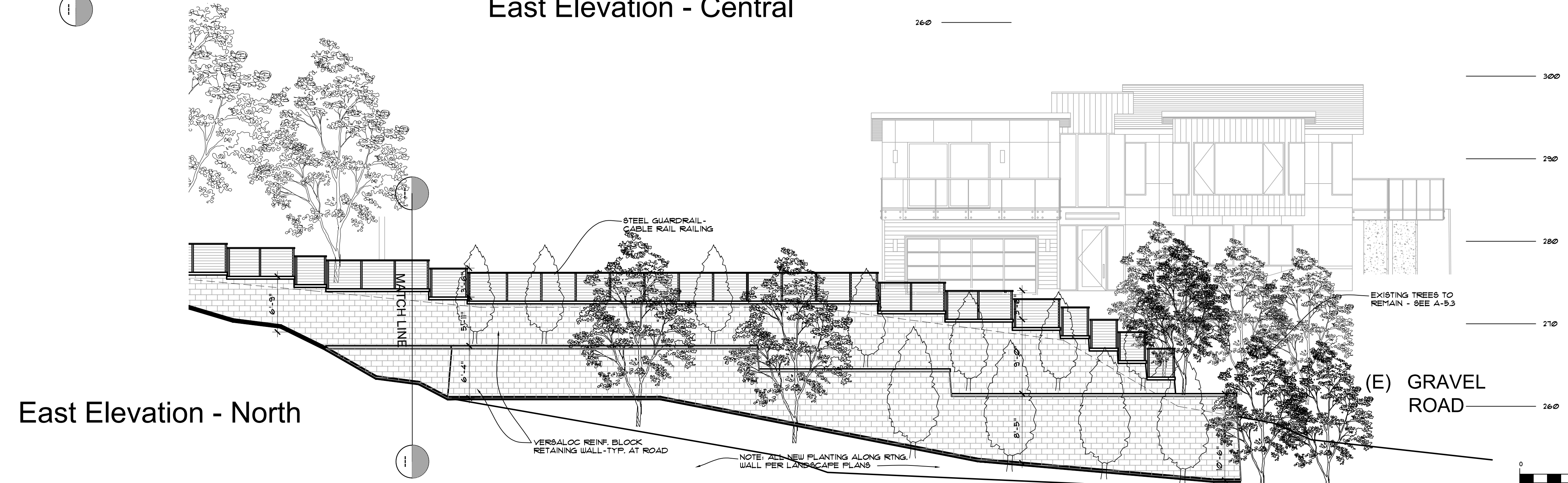
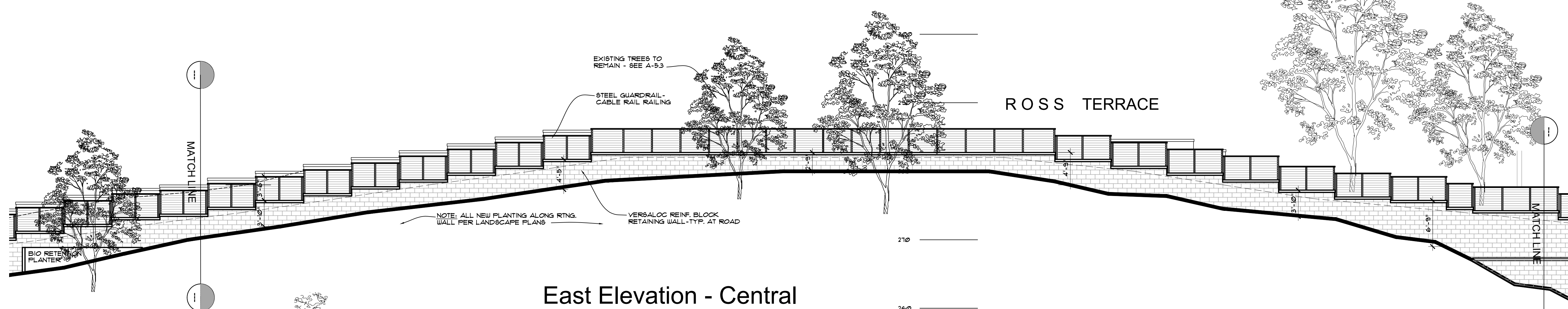
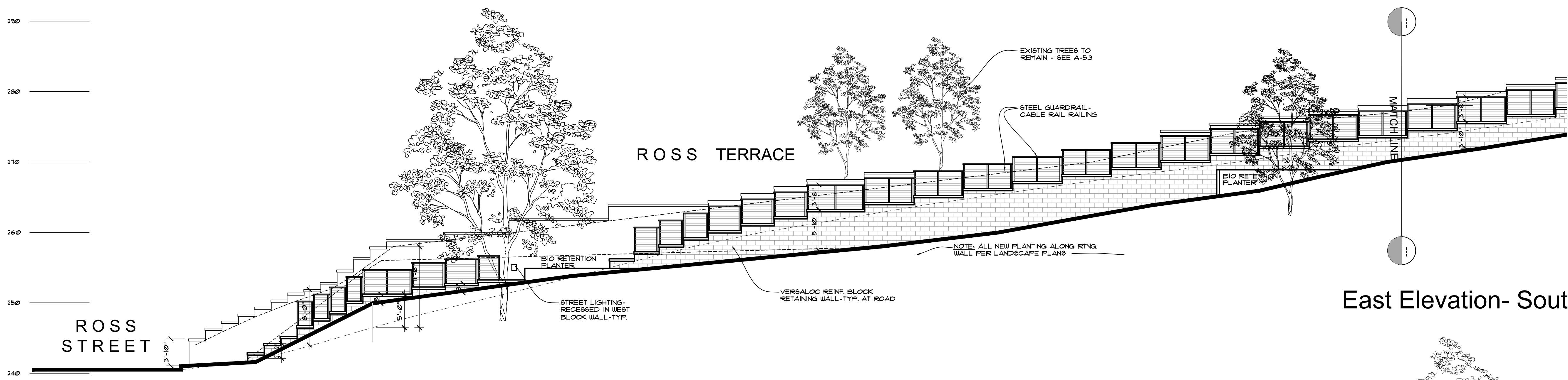


East (Front) Elevation

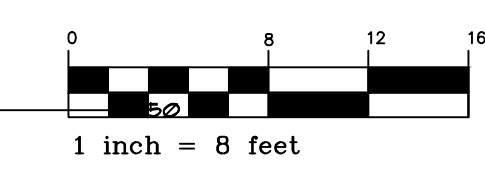


SCALE: 1/8" = 1'-0"

Proposed Exterior Elevations - Lot 59



Proposed Ross Terrace Elevations



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Joseph Farrell
ARCHITECTURE

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

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

Proposed
Exterior
Elevations
Ross Terrace

DATE: 9-15-21
SCALE: 1/8" = 1'-0"
DRAWN: STC
JOB NO. 1909
SHEET NO:

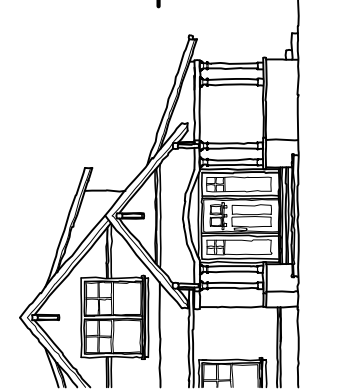
A-2.3
Ross Terrace
San Rafael, CA

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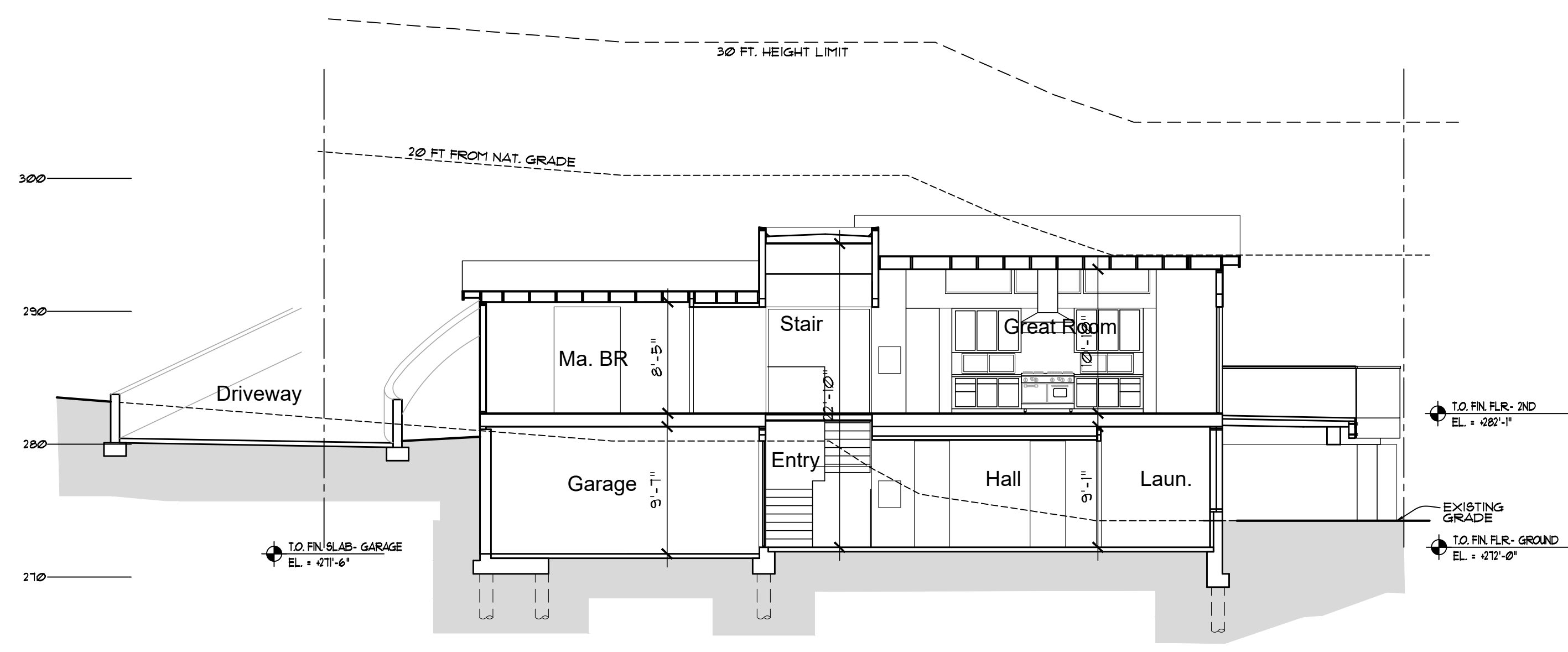
New Residence
Friedman Residence
Lots 59 and 60 - Ross Terrace
San Rafael, CA APN 012-141-59 and 60

Proposed Building Sections
Lot 60

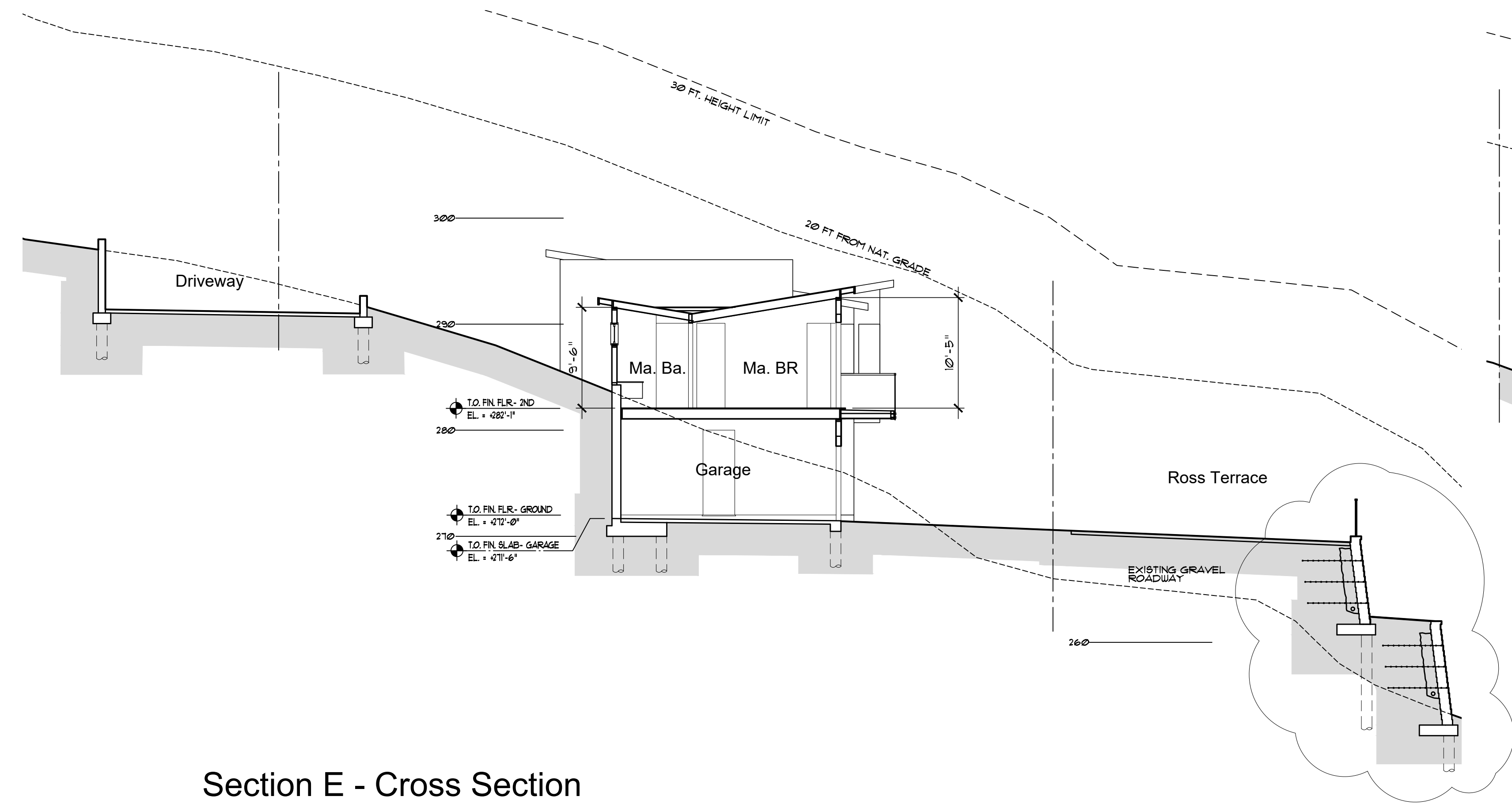
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SCALE: 1/8"=1'-0"
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JOB NO. 1909
SHEET NO:

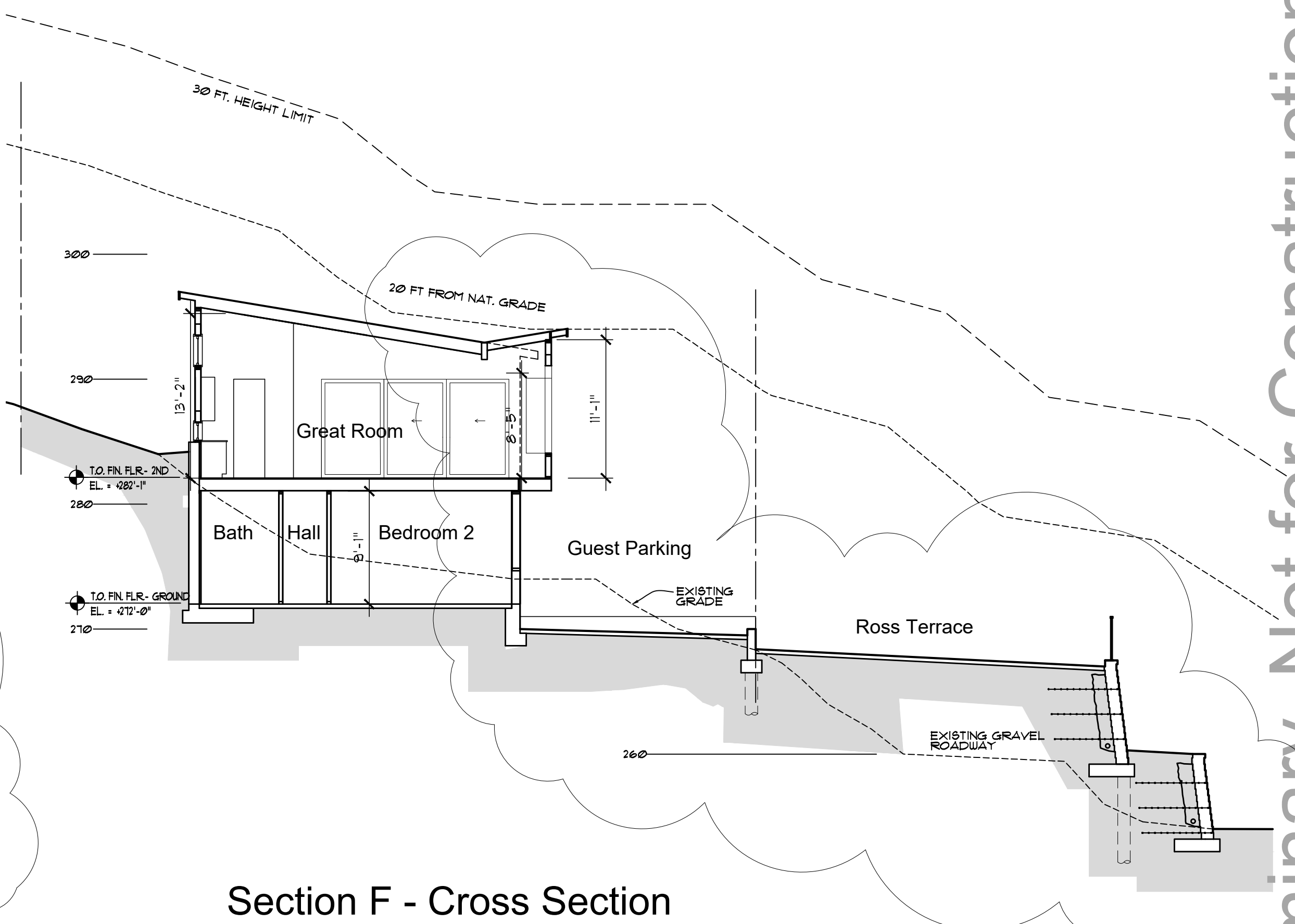
A-3.1
Ross Terrace
San Rafael, CA



Section D - Longitudinal

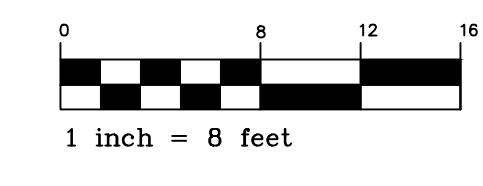


Section E - Cross Section



Section F - Cross Section

Proposed Sections- Lot 60



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

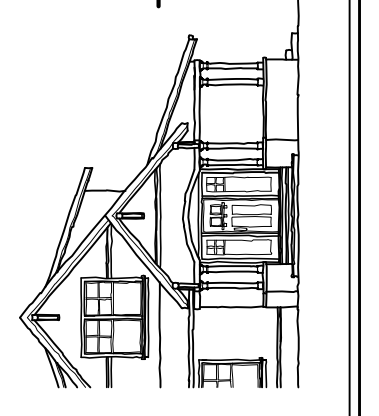
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1 Commercial Blvd., Suite 106
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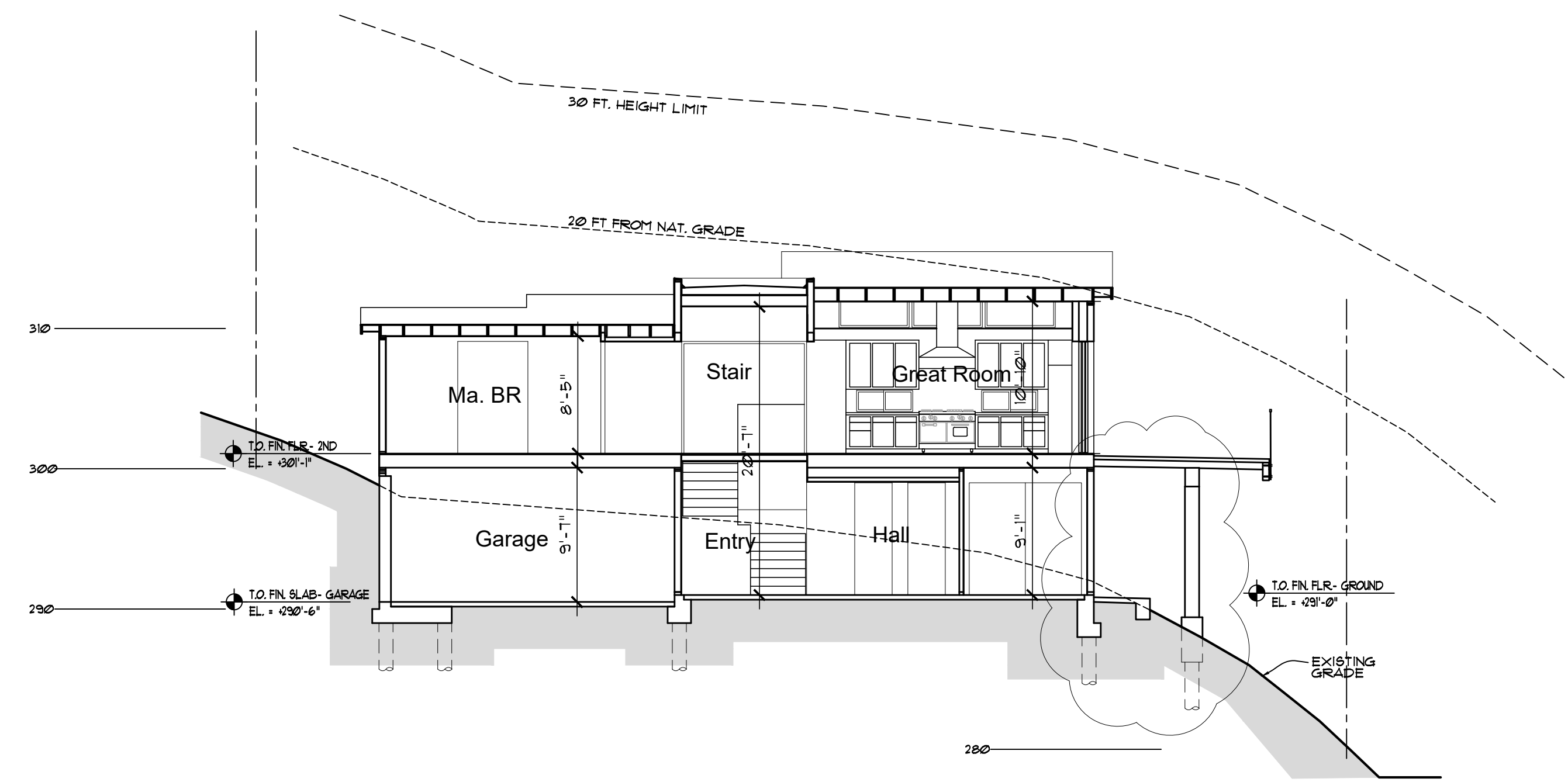
New Residence
Friedman Residence
Lots 59 and 60 - Ross Terrace
San Rafael, CA APN 012-141-59 and 60

Proposed Building Sections
Lot 59

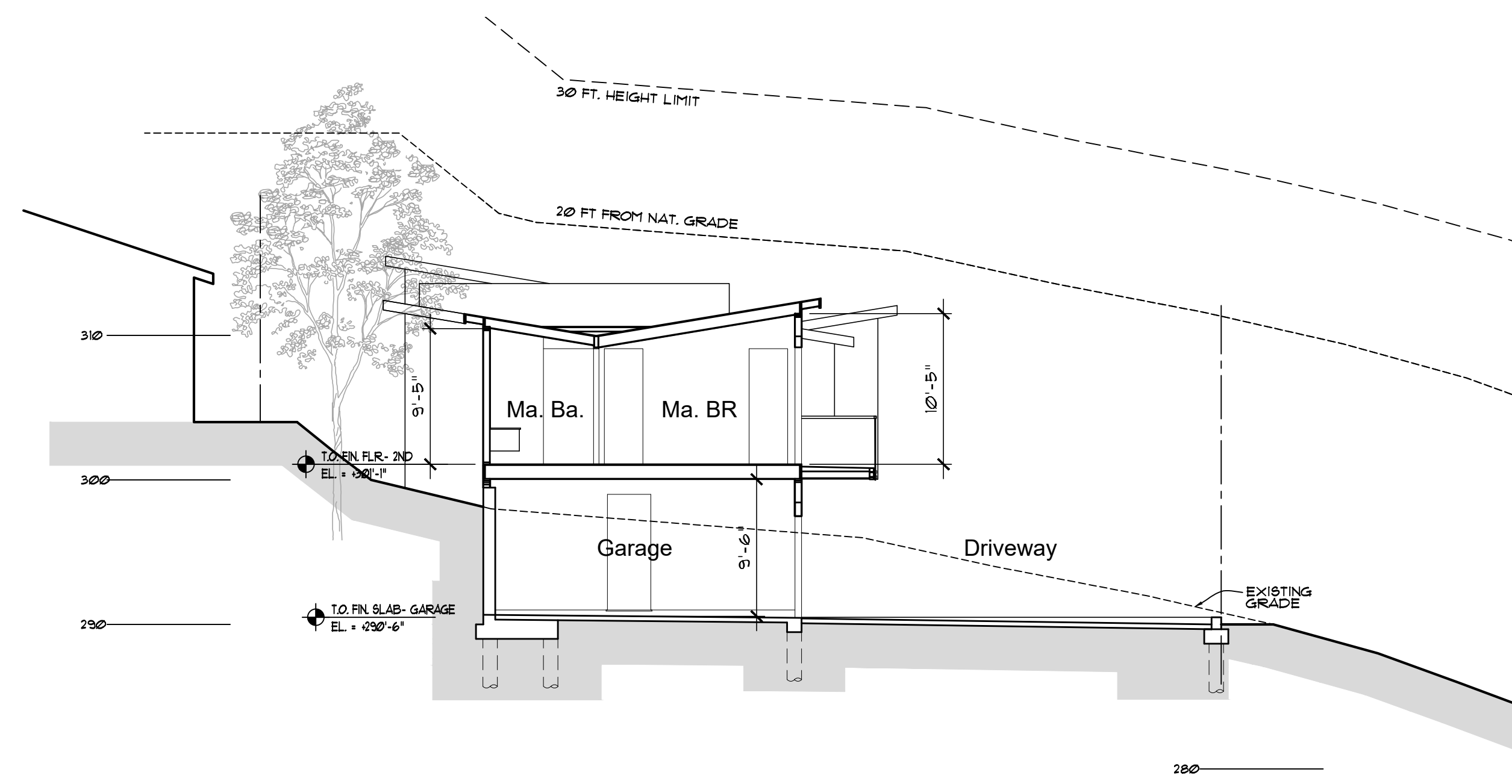
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SCALE: 1/8"=1'-0"
DRAWN: STC
JOB NO. 1909
SHEET NO:

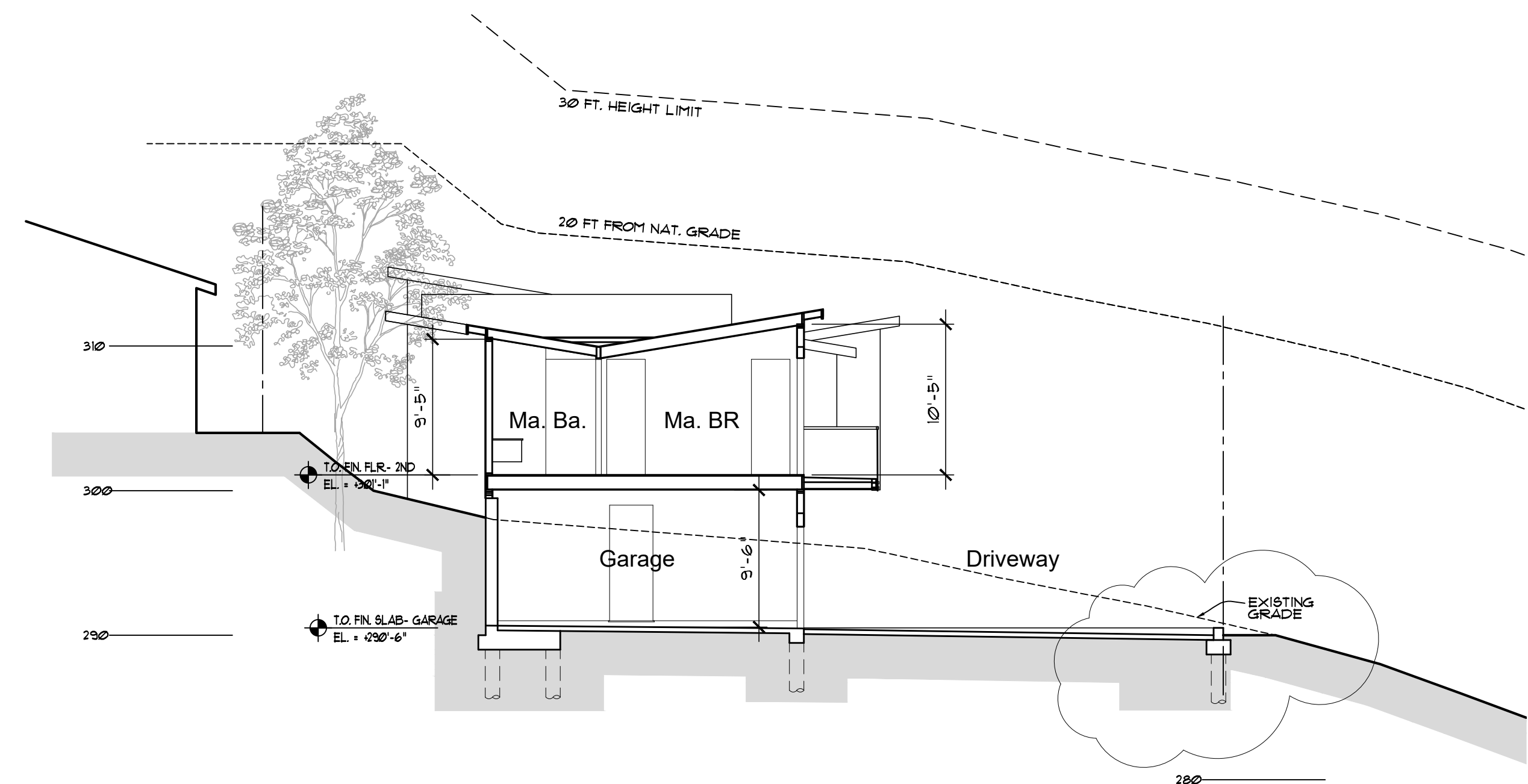
A-3.2
Ross Terrace
San Rafael, CA



Section A - Longitudinal

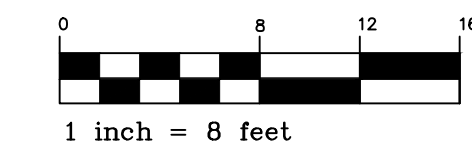


Section B - Cross Section



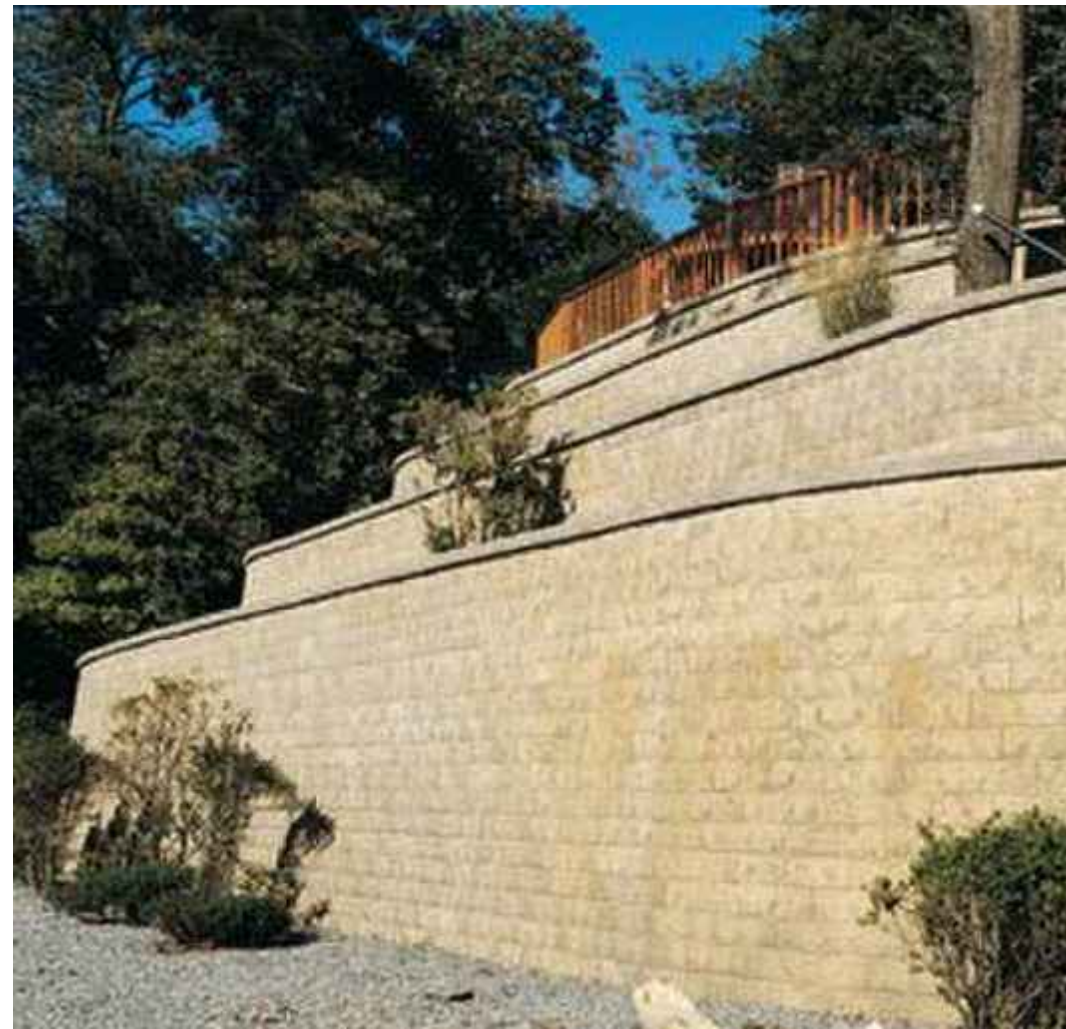
Section C - Cross Section

Proposed Sections- Lot 59



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

Preliminary Not for Construction



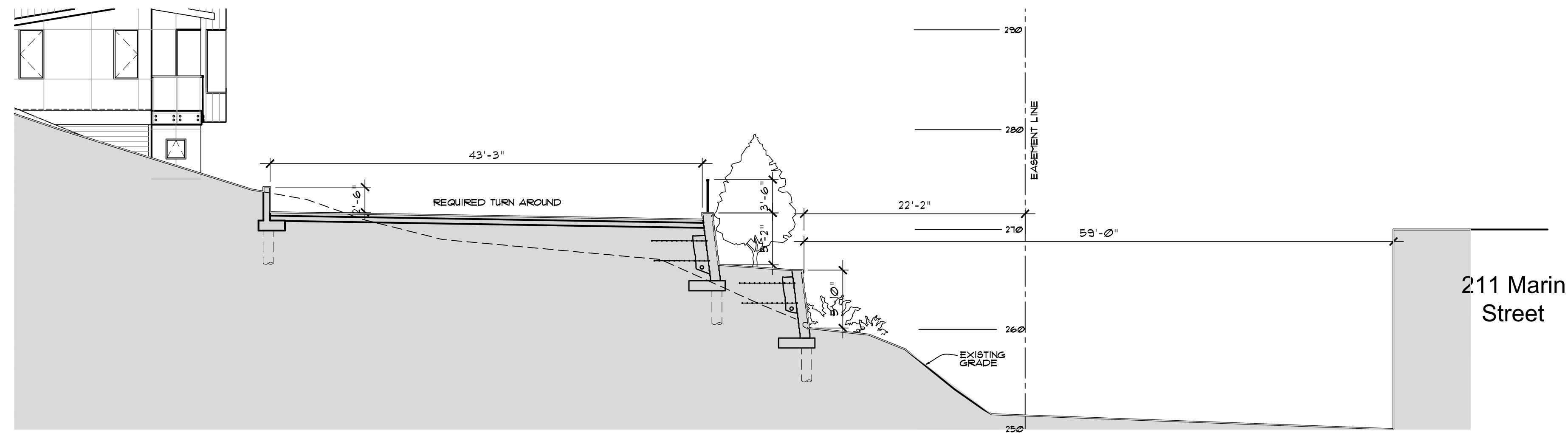
Retaining Wall Image



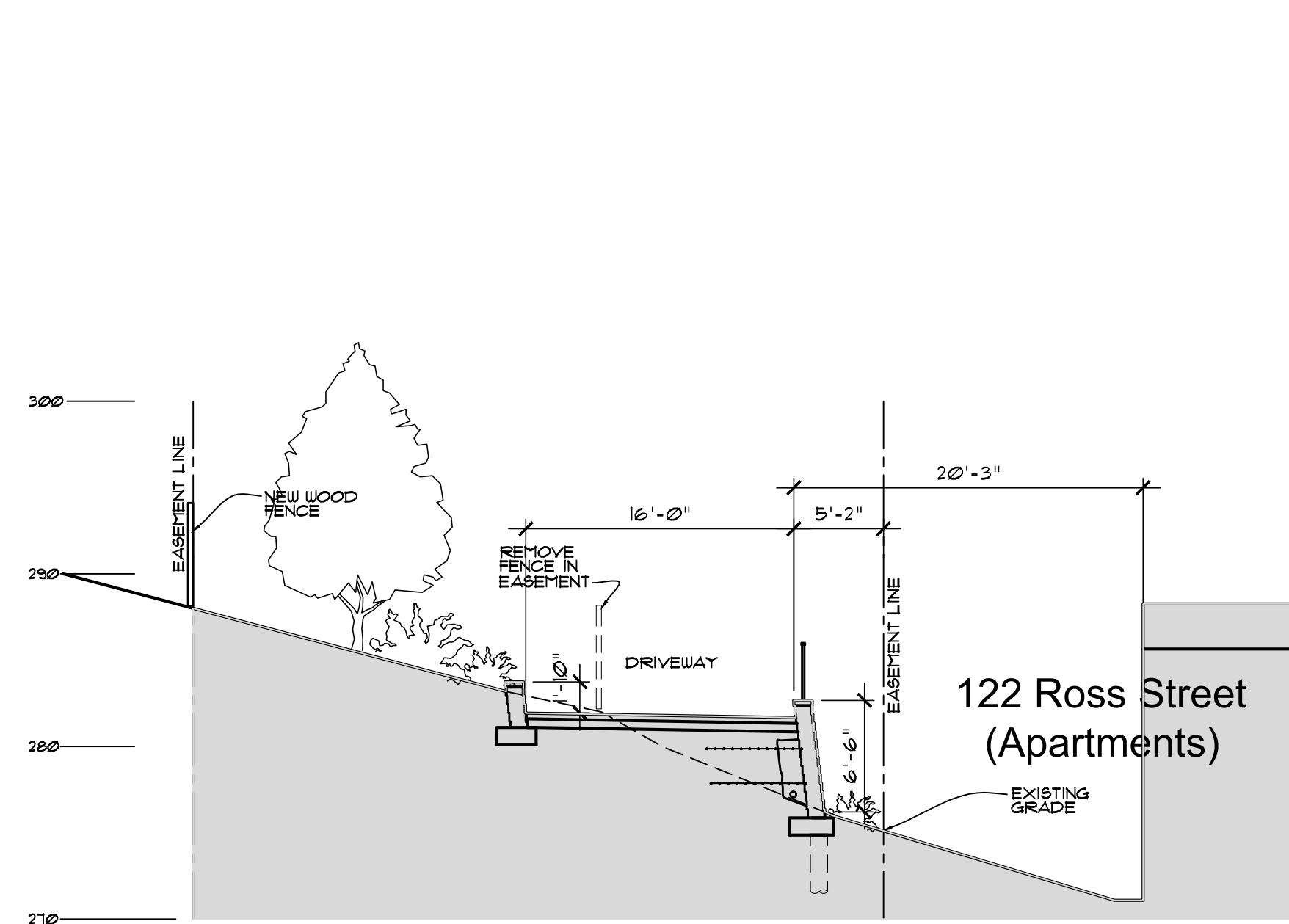
Versaloc Harmony



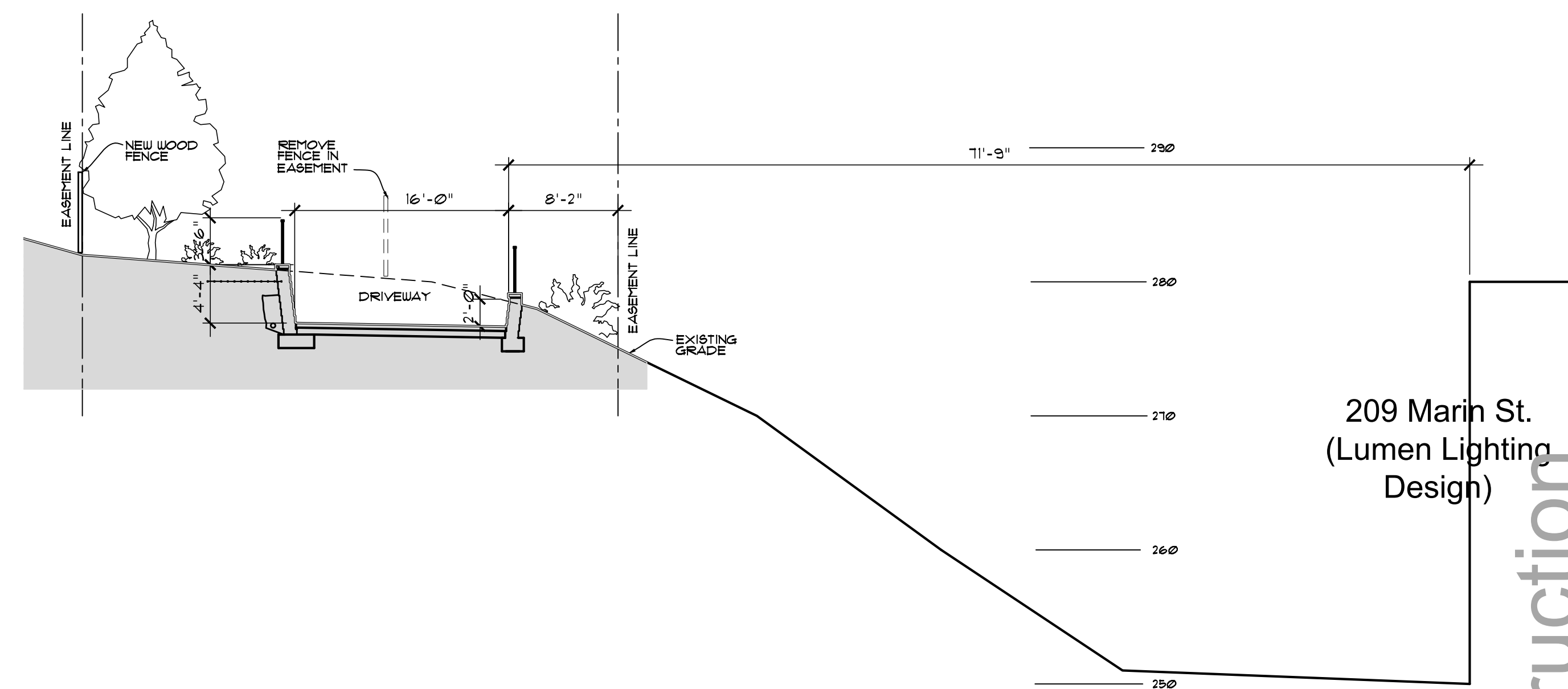
Wall Railing - Cable Rail



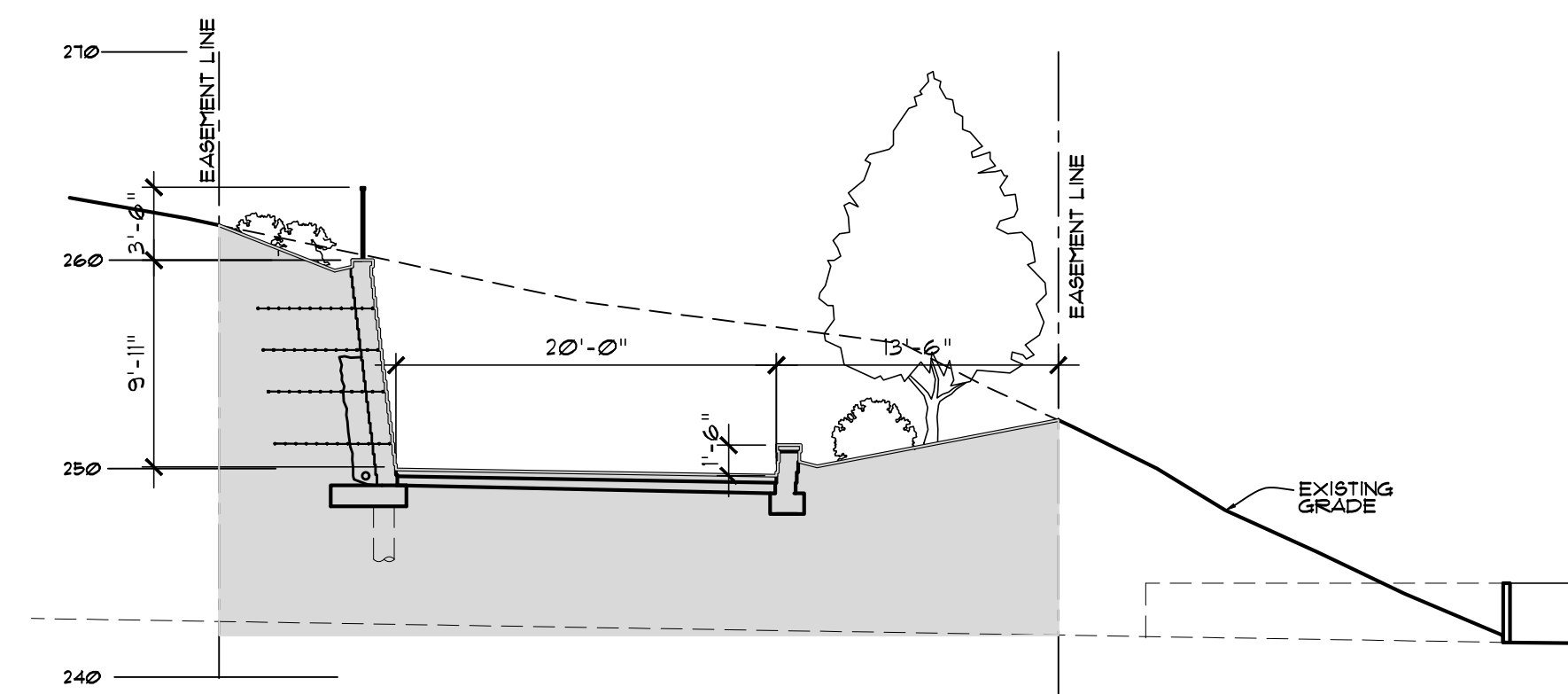
Section 1 - Section at 211 Marin Street- Residence



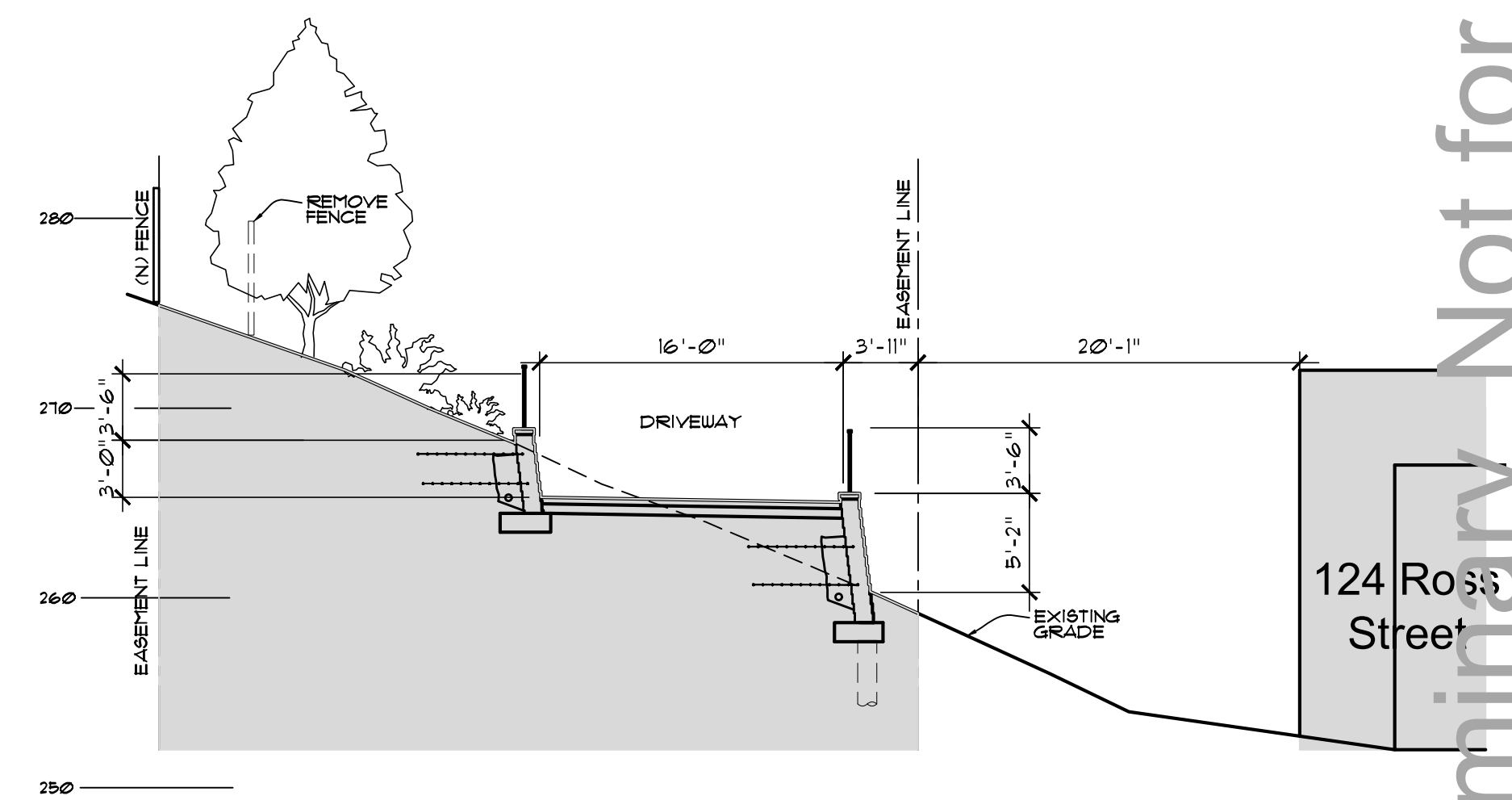
Section 3 - Section at 122 Ross Street - Apartments



Section 2 - Section at 209 Marin Street - Business



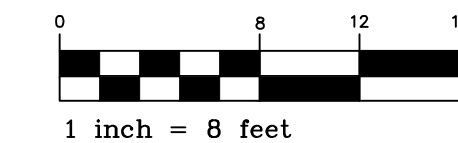
Section 5 - Section at Connection to Ross Street



Section 4 - Section at 124 Ross Street - Residence

Proposed Sections- Ross Terrace

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

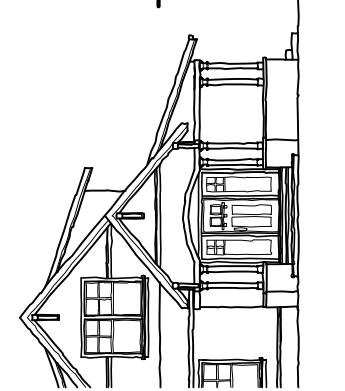


1 inch = 8 feet

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REVISIONS	DATE	BY

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



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

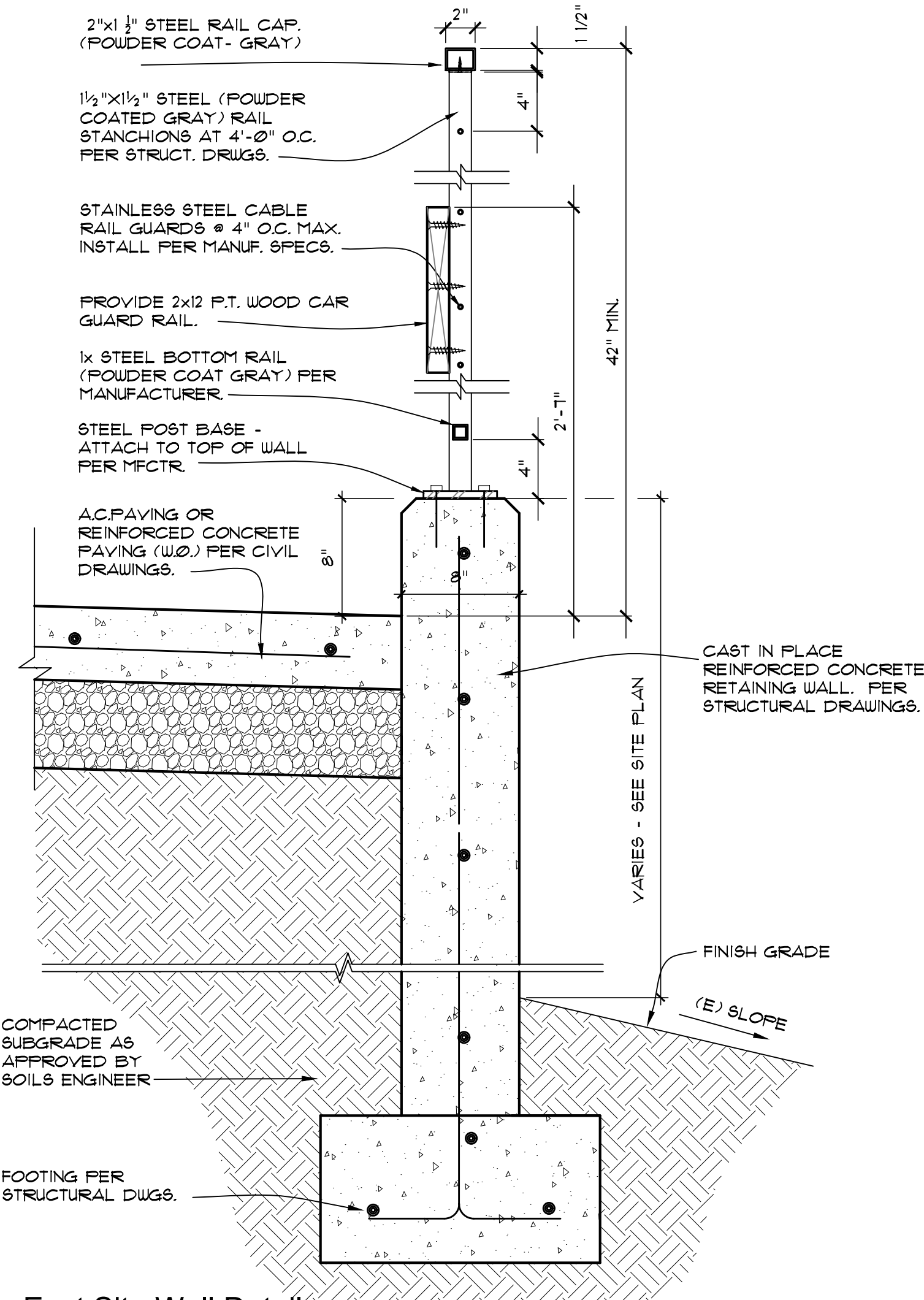
Proposed
Road Sections
Ross Street
Terrace

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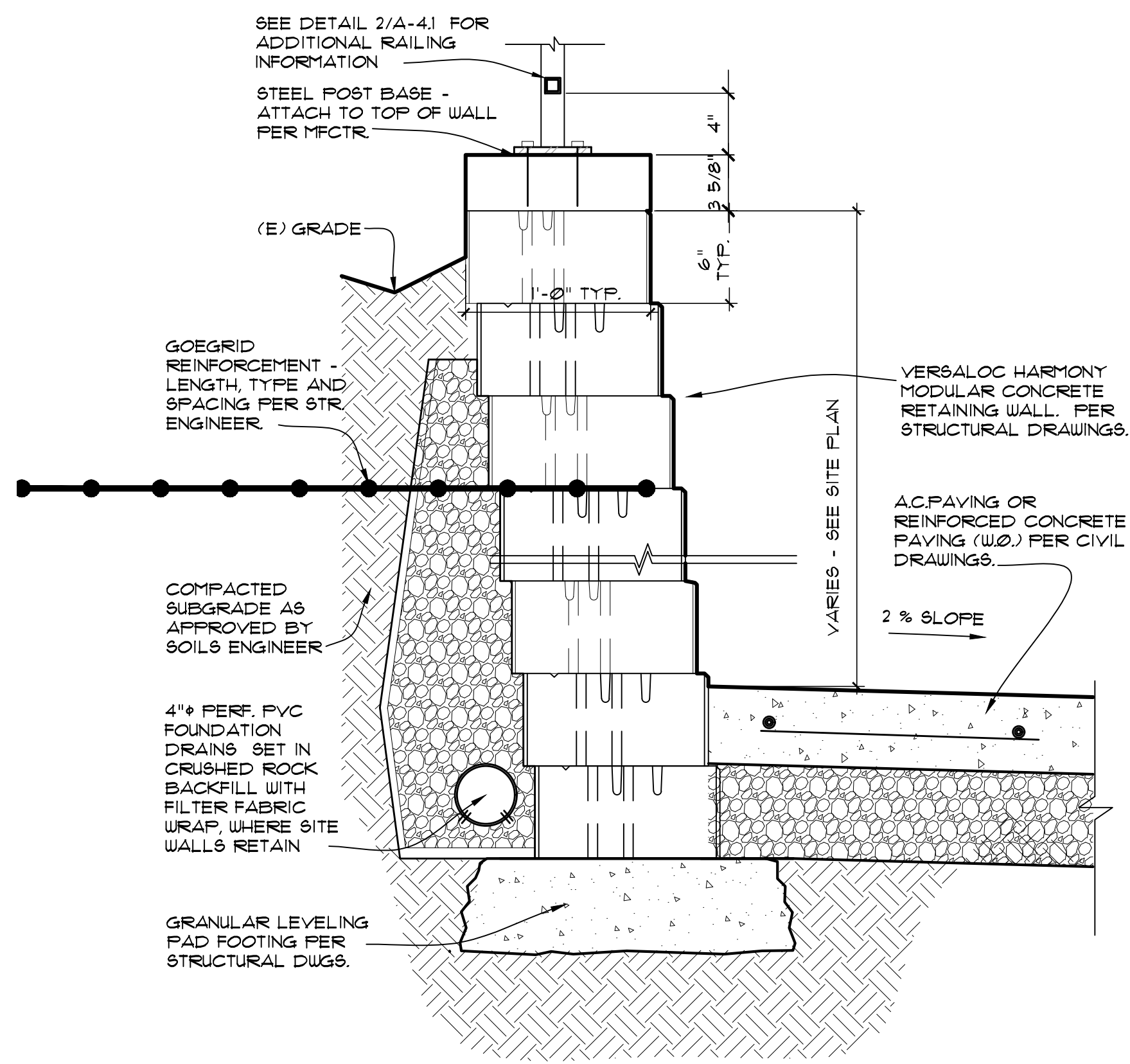
DATE: 9-15-21
SCALE: 1/8"=1'-0"
DRAWN: STC
JOB NO. 1909
SHEET NO:

A-3.3
Ross Terrace
San Rafael, CA

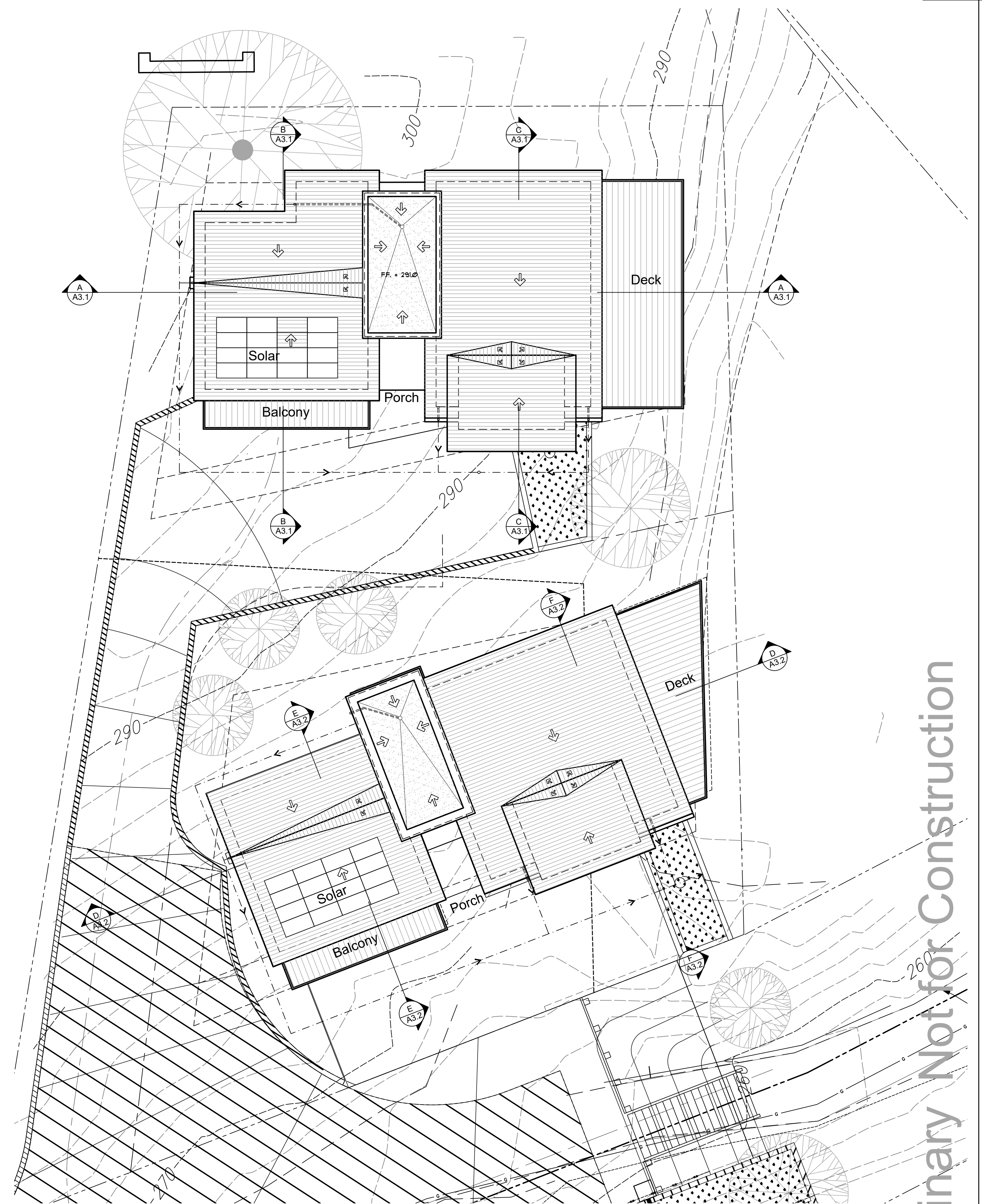
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2 East Site Wall Detail
SCALE: 1 1/2"=1'-0"

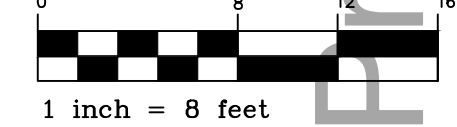
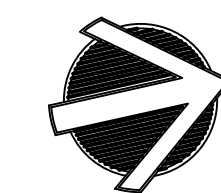


1 Block Site Wall Detail
SCALE: 1 1/2"=1'-0"



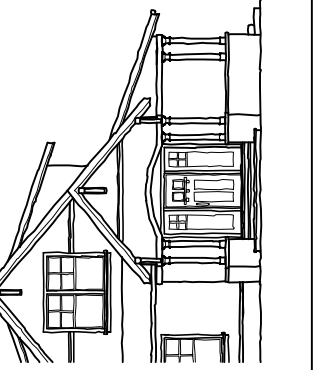
Proposed Roof Plans

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



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



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

Proposed
Roof Plans
and Details

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SCALE: AS NOTED
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SHEET NO.

A4.1
Ross Terrace
San Rafael, CA

Proposed Exterior Light Fixtures:



□ Wall Sconce:



○ Porch Pendant:



● Path



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



LUMINAIRE SPECIFICATION

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 m² / 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 chromated 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

Lamp
□ CFQ 2x18W

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

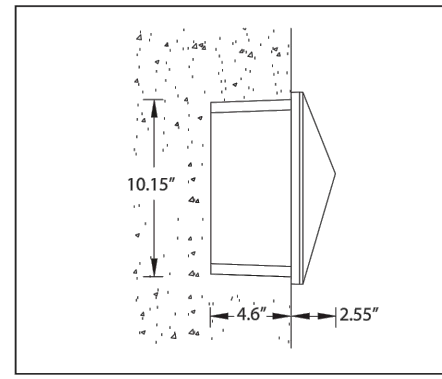
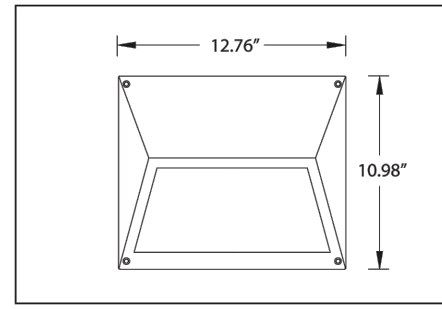
Voltage (Please Specify)
□ 120V
□ 277V
□ Other

Options
Color (Please Specify)

- 01-Black - RAL 9011
- 02-Dark Grey - RAL 7043
- 03-White - RAL 9003
- 04-Metallic Silver - RAL 9006
- 05-Matt Silver - RAL 9006
- 07-Custom - RAL
- 06-Bronze - RAL 9014

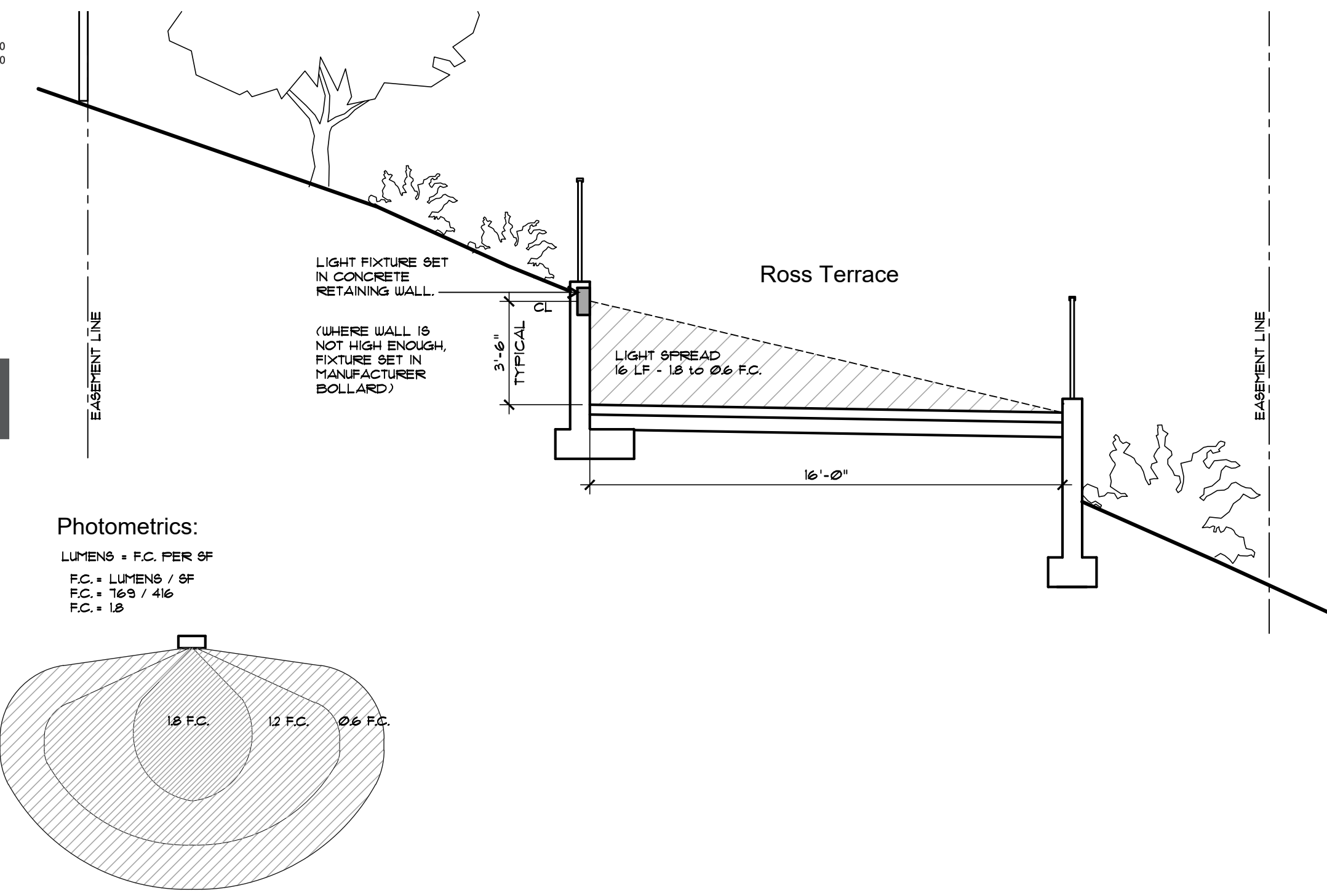
- 01
- 02
- 03
- 04
- 05
- 06
- 07

□ Surface Mounting Box Enclosure

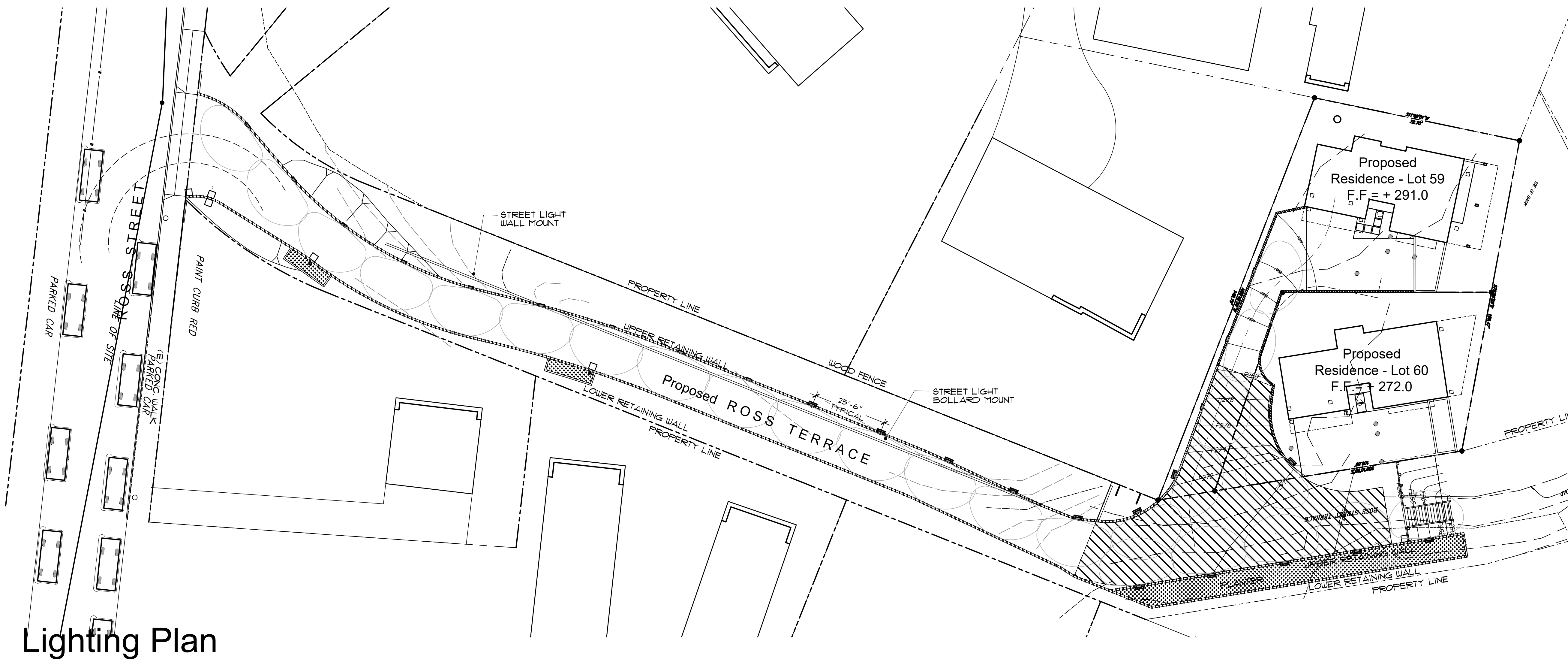


Head Office: Tel: 503-645-0500
7144 NW Progress Ct. Fax: 503-645-8100
Hillsboro, Oregon 97124
www.ligmanlightingusa.com

Photometric Diagram:



■ Street Light - Wall and Bollard Mounted:

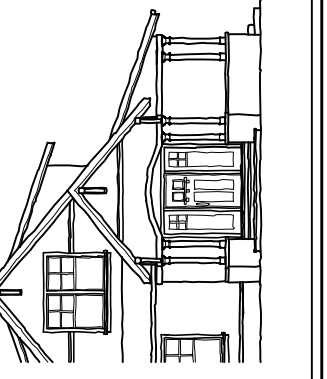


Lighting Plan

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REVISIONS	DATE	BY

Joseph Farrell
ARCHITECTURE
1 Commercial Blvd, Suite 106
Novato, CA 94949
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New Residence
Friedman Residence
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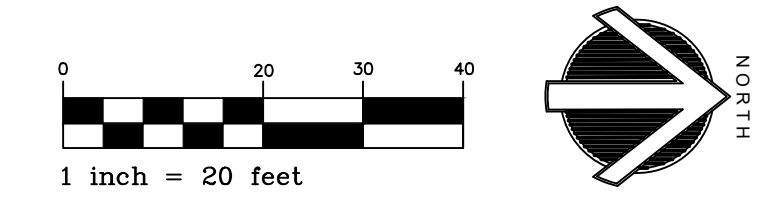
Lighting Plan

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JOB NO. 1909
SHEET NO:

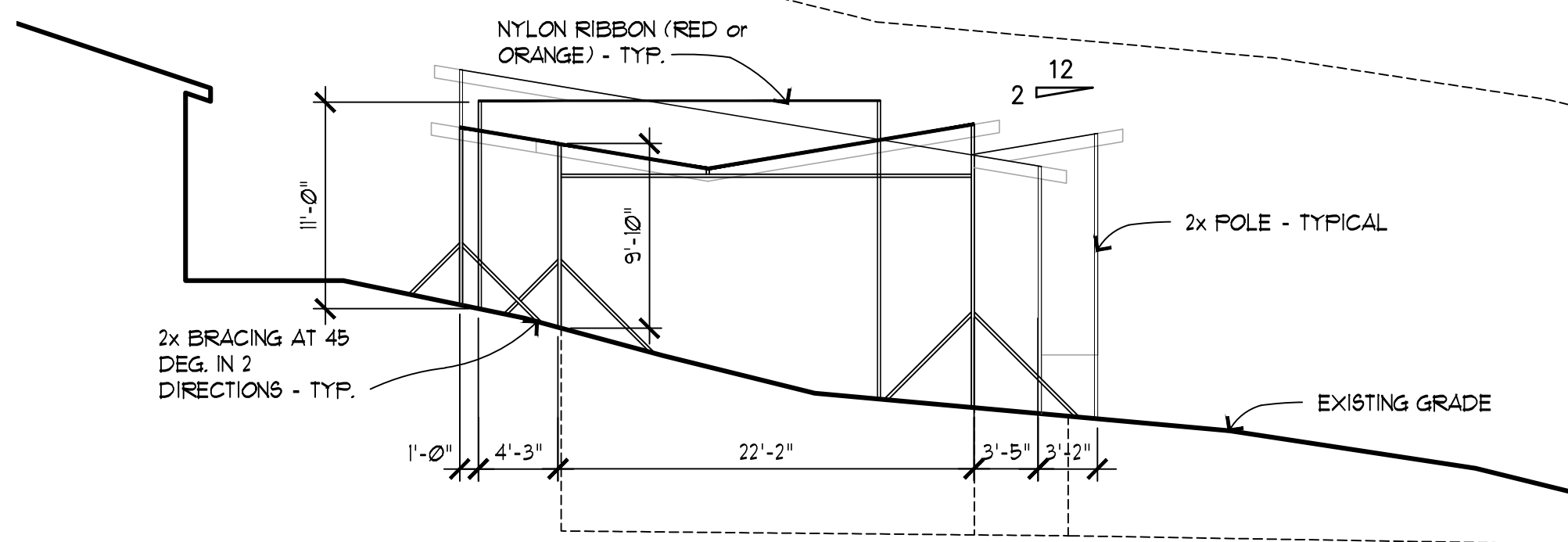
A-4.2
Ross Terrace
San Rafael, CA

Preliminary Not for Construction



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.

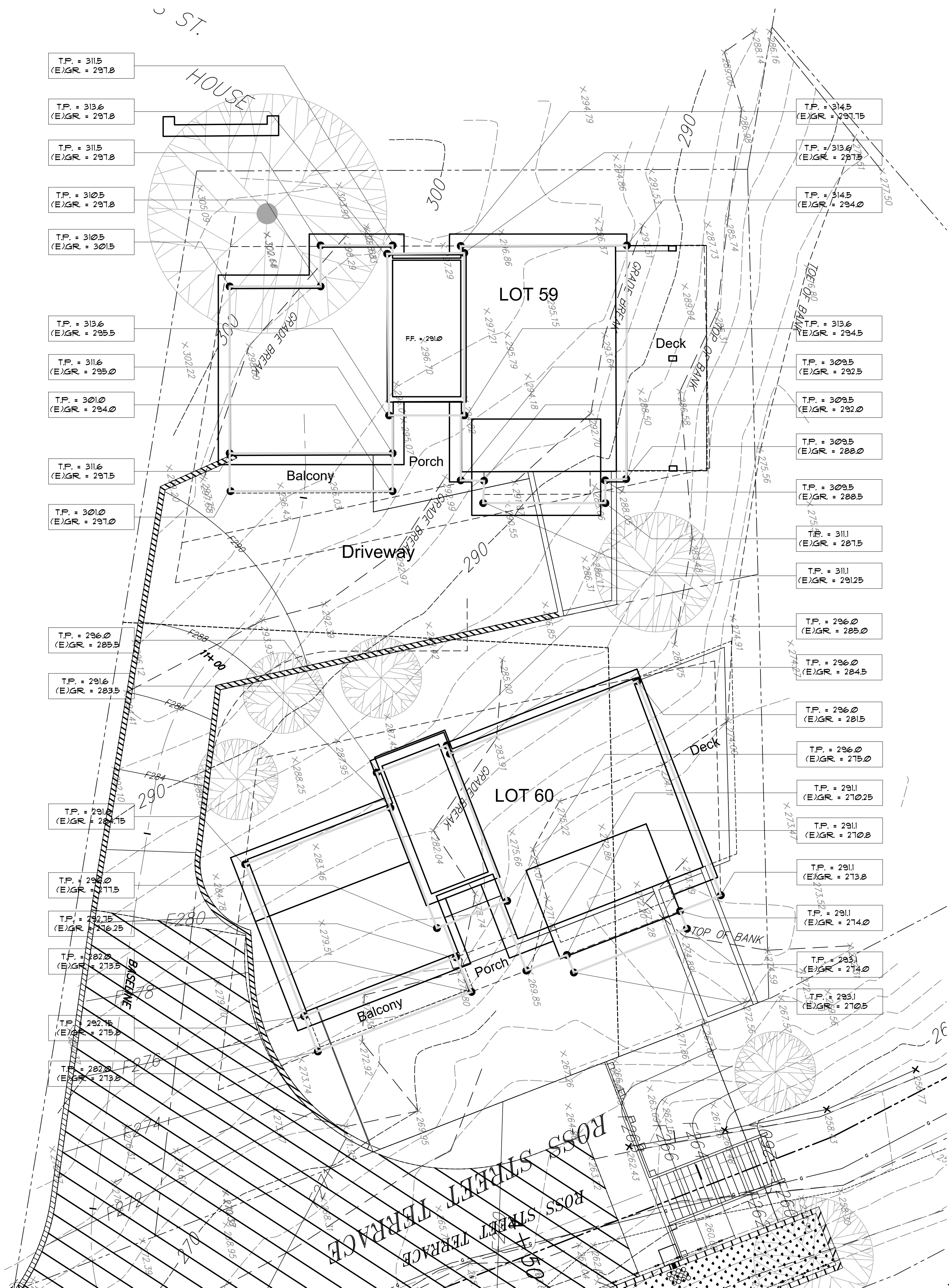


Typical Elevation

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

Story Pole Plans

✱ Story Pole Location



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



REVISIONS	DATE	BY

Joseph Farrell
ARCHITECTURE
1 Commercial Blvd. Suite 106
Novato, CA 94949
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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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



Revere Pewter

Panel Siding



Nightfall

Roof Trim- Gutters and Downspouts



Gentleman's Gray

Horizontal Siding

Railings



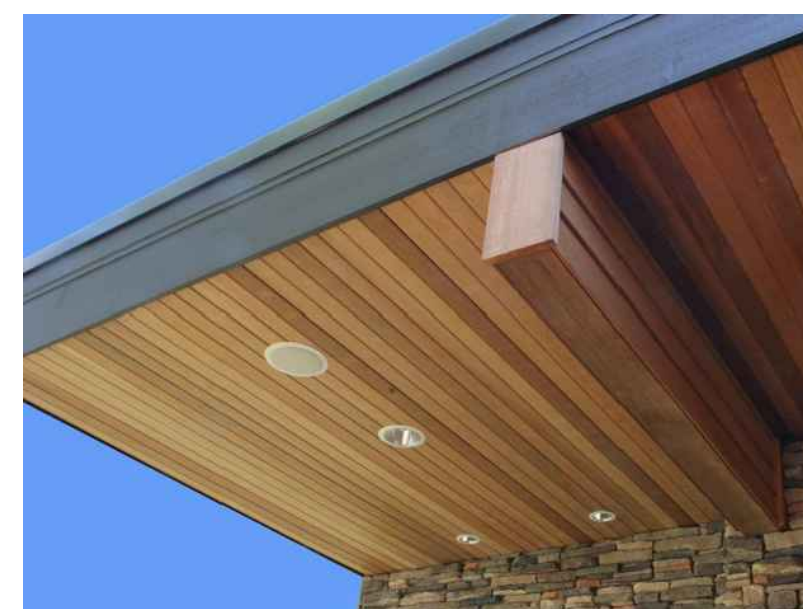
Glass railings with S.S. Caps
VIVA Railings, LLC or equal
Powder Coated Steel Channels

Retaining Walls & Supports



Board Formed Concrete

Roofing



Roof soffits:
T&G Wood - Cedar
Clear stain



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

Siding

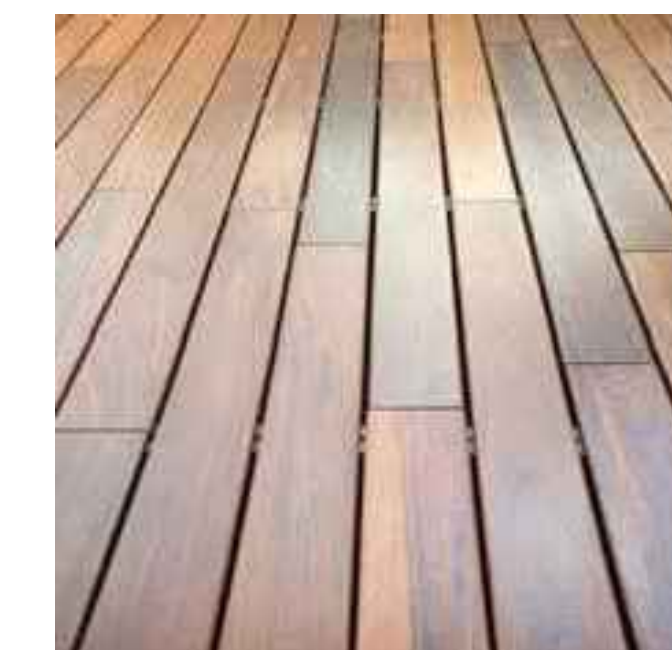


Vertical Siding:
T&G Wood- Cedar
Clear stain



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

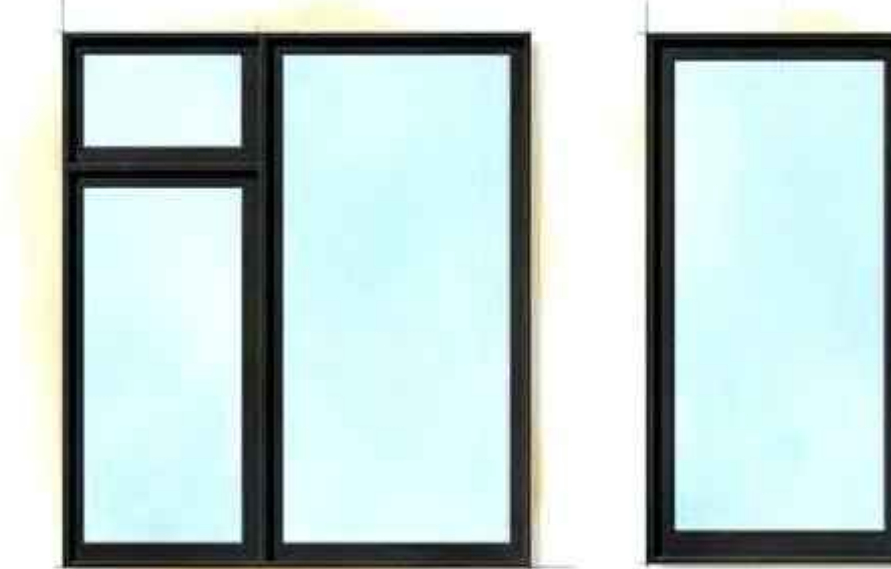
Deck Surfaces



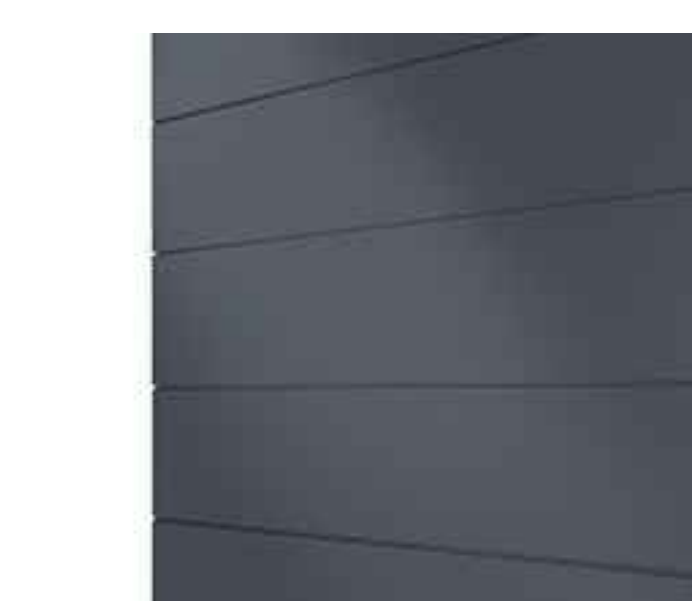
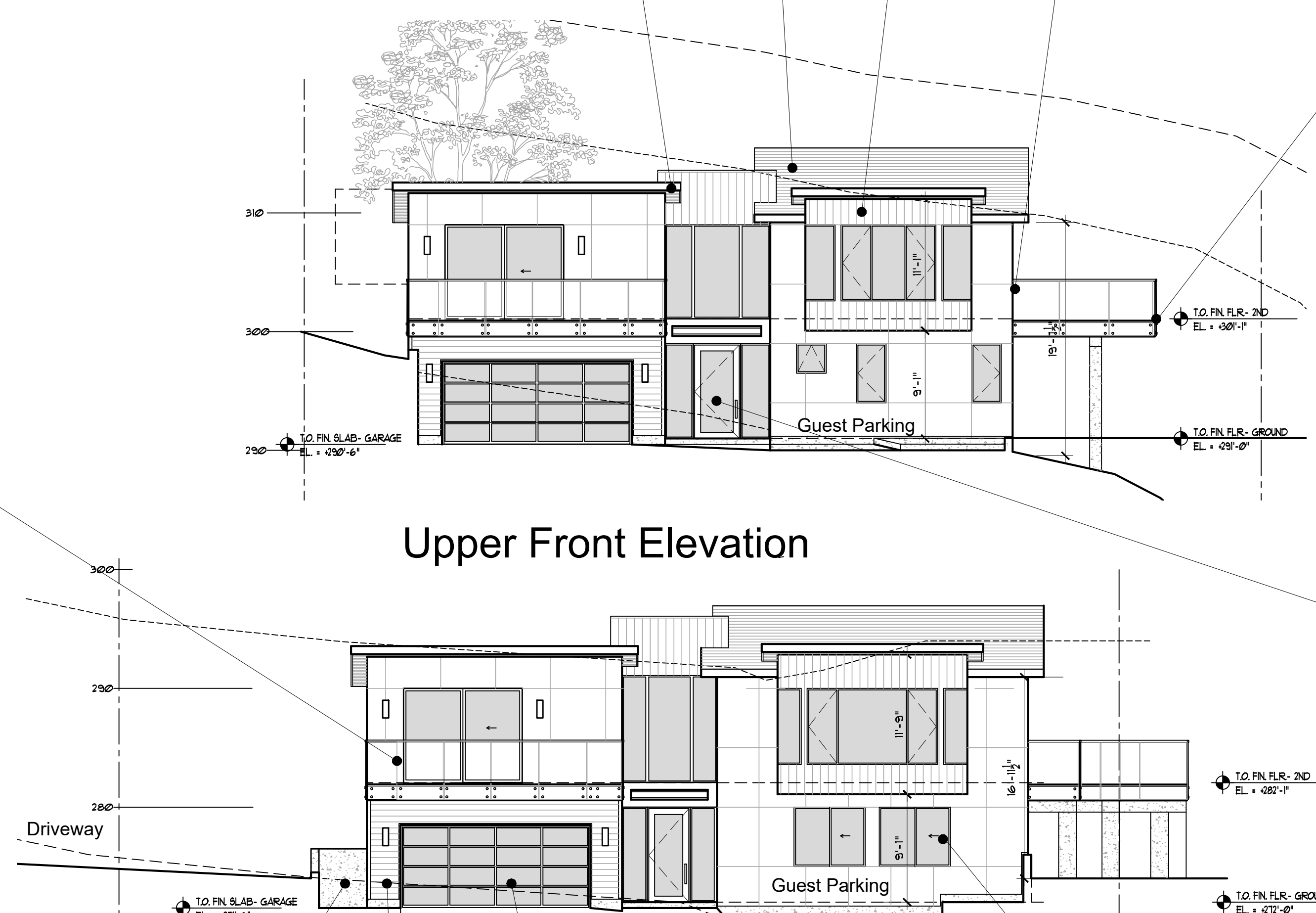
Ipe Wood Decking
Clear finish

Doors and Windows:

Patio/Entry Doors:
Black Metal w/ Dividers



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



Horizontal Siding:
Hardie ShipLap



Garage Doors:
Glass and Metal

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REVISIONS	DATE	BY

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

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

Proposed Colors and Materials

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

DATE: 9-15-21
SCALE: 1/8"=1'-0"
DRAWN: STC
JOB NO. 1909
SHEET NO.

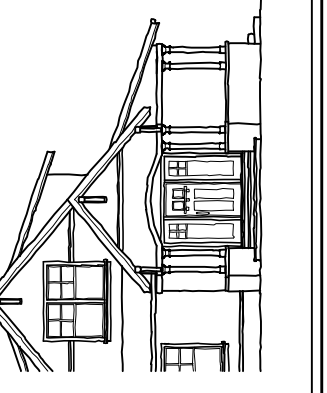
A-5.2
Ross Terrace
San Rafael, CA

Preliminary Not for Construction

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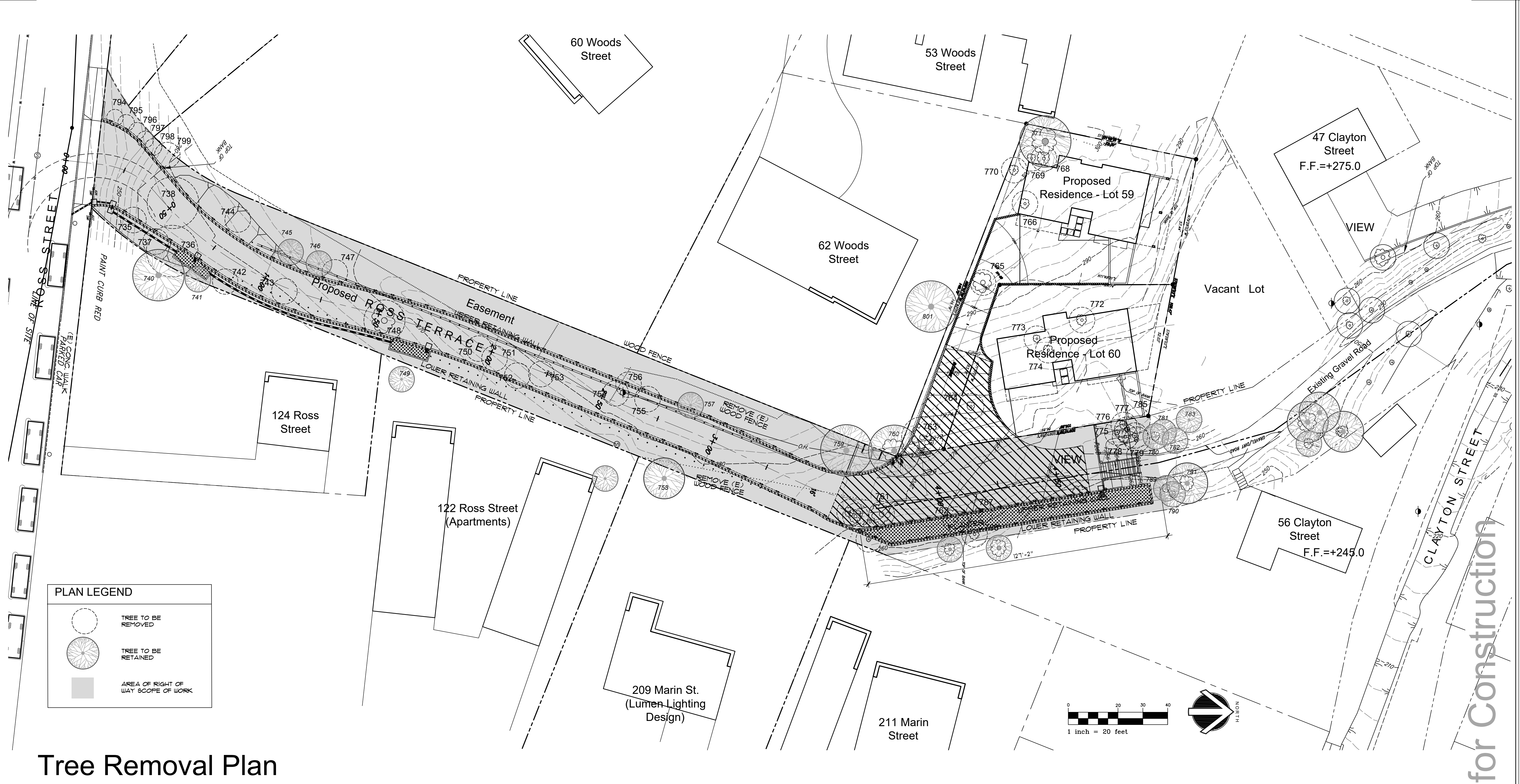


New Residence
Friedman Residence
Lots 59 and 60 - Ross Terrace
San Rafael, CA APN 012-141-59 and 60

Tree Removal Plan

DATE: 9-15-21
SCALE: 1"=20'
JOB NO. 1909
SHEET NO.

A-5.3
Ross Terrace
San Rafael, CA



Tree Removal Plan

Appendix A. CF Contracting Lots 59 and 60 Ross Street Terrace San Rafael, CA, Tree Survey Table, March 2020 and June 2021.

Tag ID	Species	Common Name	Multi-trunk	Diameter	Diameter	Diameter	Diameter	Diameter	Total Diameter (inches)	Potential Impact
735	Acacia dealbata	Silver wattle	Yes	6.5	7.6	6.5	9.3	6.3	36.2	Remove
736	Eucalyptus camaldulensis	Red gum	No	54.7	0.0	0.0	0.0	0.0	54.7	Remove
737	Acacia dealbata	Silver wattle	Yes	10.2	6.1	0.0	0.0	0.0	16.3	Remove
738	Eucalyptus camaldulensis	Red gum	Yes	11.2	6.3	5.8	4.6	0.0	27.9	Remove
739	Umbellularia californica	California bay	Yes	4.3	3.8	0.0	0.0	0.0	8.1	Remove
740	Eucalyptus camaldulensis	Red gum	Yes	11.4	12.0	0.0	0.0	0.0	23.4	Remain
741	Acacia dealbata	Silver wattle	No	8.1	0.0	0.0	0.0	0.0	8.1	Remain
742	Quercus agrifolia	Coast live oak	No	10.0	0.0	0.0	0.0	0.0	10.0	Remove
743	Acacia dealbata	Silver wattle	No	11.0	0.0	0.0	0.0	0.0	11.0	Remove
744	Acacia melanoxylon	Blackwood acacia	Yes	8.0	7.5	8.5	3.5	0.0	27.5	Remove
745	Olea europaea	Olive	Yes	8.7	8.7	9.0	7.8	0.0	34.2	Remain
746	Quercus agrifolia	Coast live oak	No	6.8	0.0	0.0	0.0	0.0	6.8	Remain
747	Acacia dealbata	Silver wattle	No	7.0	0.0	0.0	0.0	0.0	7.0	Remove
748	Quercus agrifolia	Coast live oak	No	26.9	0.0	0.0	0.0	0.0	26.9	Remove
749	Olea europaea	Olive	Yes	6.4	5.2	0.0	0.0	0.0	11.6	Remove
750	Acacia dealbata	Silver wattle	No	14.5	0.0	0.0	0.0	0.0	14.5	Remove
751	Acacia dealbata	Silver wattle	No	10.3	0.0	0.0	0.0	0.0	10.3	Remove
752	Acacia dealbata	Silver wattle	No	11.4	0.0	0.0	0.0	0.0	11.4	Remove
753	Acacia dealbata	Silver wattle	Yes	8.5	6.9	6.9	0.0	0.0	22.3	Remove
754	Quercus agrifolia	Coast live oak	No	6.1	0.0	0.0	0.0	0.0	6.1	Remove
755	Quercus agrifolia	Coast live oak	No	6.3	0.0	0.0	0.0	0.0	6.3	Remove
756	Ligustrum lucidum	Glossy privet	No	6.0	0.0	0.0	0.0	0.0	6.0	Remove

Appendix A. CF Contracting Lots 59 and 60 Ross Street Terrace San Rafael, CA, Tree Survey Table, March 2020 and June 2021.

Tag ID	Species	Common Name	Multi-trunk	Diameter	Diameter	Diameter	Diameter	Diameter	Total Diameter (inches)	Potential Impact
757	Unknown fruit tree	Unknown fruit tree	No	9.3	0.0	0.0	0.0	0.0	9.3	Remain
758	Pinus radiata	Monterey pine	No	26.1	0.0	0.0	0.0	0.0	26.1	Remain
759	Quercus agrifolia	Coast live oak	No	7.8	0.0	0.0	0.0	0.0	7.8	Remain
760	Hesperocyparis macrocarpa	Monterey cypress	No	28.0	0.0	0.0	0.0	0.0	28.0	Remain
761	Olea europaea	Olive	Yes	9.0	6.5	4.0	3.0	3.0	25.5	Remove
762	Quercus agrifolia	Coast live oak	Yes	15.3	15.3	0.0	0.0	0.0	30.6	Remove
763	Aesculus californica	California buckeye	Yes	12.1	12.1	0.0	0.0	0.0	24.2	Remove
764	Prunus cerasifera	Cherry plum	Yes	8.5	6.4	0.0	0.0	0.0	14.9	Remove
765	Acacia melanoxylon	Blackwood acacia	Yes	7.4	5.5	4.6	4.6	0.0	22.1	Remove
766	Ligustrum lucidum	Glossy privet	Yes	7.9	5.4	6.9	0.0	0.0	20.2	Remove
767	Acacia dealbata	Silver wattle	No	8.0	0.0	0.0	0.0	0.0	8.0	Remove
768	Grevillea robusta	Silk oak	No	18.2	0.0	0.0	0.0	0.0	18.2	Remove
769	Quercus agrifolia	Coast live oak	No	12.5	0.0	0.0	0.0	0.0	12.5	Remove
770	Ligustrum lucidum	Glossy privet	Yes	4.1	4.9	4.1	0.0	0.0	13.1	Remove
771	Quercus agrifolia	Coast live oak	Yes	18.9	17.6	11.4	0.0	0.0	47.9	Remain
772	Quercus agrifolia	Coast live oak	No	13.6	0.0	0.0	0.0	0.0	13.6	Remove
773	Quercus agrifolia	Coast live oak	No	10.5	0.0	0.0	0.0	0.0	10.5	Remove
774	Quercus agrifolia	Coast live oak	Yes	9.7	8.9	0.0	0.0	0.0	18.6	Remove
775	Acacia dealbata	Silver wattle	No	10.2	0.0	0.0	0.0	0.0	10.2	Remove
776	Acacia dealbata	Silver wattle	No	9.5	0.0	0.0	0.0	0.0	9.5	Remove
777	Acacia dealbata	Silver wattle	Yes	5.2	5.6	0.0	0.0	0.0	10.8	Remove

Appendix A. CF Contracting Lots 59 and 60 Ross Street Terrace San Rafael, CA, Tree Survey Table, March 2020 and June 2021.

Tag ID	Species	Common Name	Multi-trunk	Diameter	Diameter	Diameter	Diameter	Diameter	Total Diameter (inches)	Potential Impact
778	Acacia dealbata	Silver wattle	Yes	4.3	3.1	5.6	2.6	0.0	15.6	Remove
779	Acacia dealbata	Silver wattle	Yes	9.4	7.1	7.0	7.0	0.0	30.5	Remove
780	Acacia dealbata	Silver wattle	Yes	9.0	7.5	0.0	0.0	0.0	16.5	Remain
781	Acacia dealbata	Silver wattle	No	6.2	0.0	0.0	0.0	0.0	6.2	Remain
782	Acacia dealbata	Silver wattle	No	11.5	0.0	0.0	0.0	0.0	11.5	Remain
783	Acacia dealbata	Silver wattle	No	9.5	0.0	0.0	0.0	0.0	9.5	Remain
784	Acacia dealbata	Silver wattle	Yes	8.4	6.5	0.0	0.0	0.0	14.9	Remove
786	Quercus agrifolia	Coast live oak	No	12.5	0.0	0.0	0.0	0.0	12.5	Remove
787	Umbellularia californica	California bay	Yes	4.0	3.5	3.5	3.5	0.0	14.5	Remove
788	Quercus agrifolia	Coast live oak	No	18.0	0.0	0.0	0.0	0.0	18.0	Remove
789	Umbellularia californica	California bay	Yes	14.0	7.0	0.0	0.0	0.0	21.0	Remain
790	Prunus cerasifera	Cherry plum	Yes	4.0	4.0	0.0	0.0	0.0	8.0	Remain
791	Umbellularia californica	California bay	Yes	7.0	3.5	0.0	0.0	0.0	10.5	Remain
792	Prunus cerasifera	Cherry plum	Yes	5.5	3.5	5.0	4.0	0.0	18.0	Remove
793	Umbellularia californica	California bay	Yes	13.7	8.5	0.0	0.0	0.0	22.2	Remove

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 REQUIREMENTS 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 CONDITIONS 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. INTERVENING 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) COMPREHENSIVE AUTO LIABILITY INSURANCE IN THE FOLLOWING AMOUNTS:
BODILY INJURY: \$1,000,000 EACH PERSON
PROPERTY DAMAGE: \$1,000,000 EACH OCCURRENCE

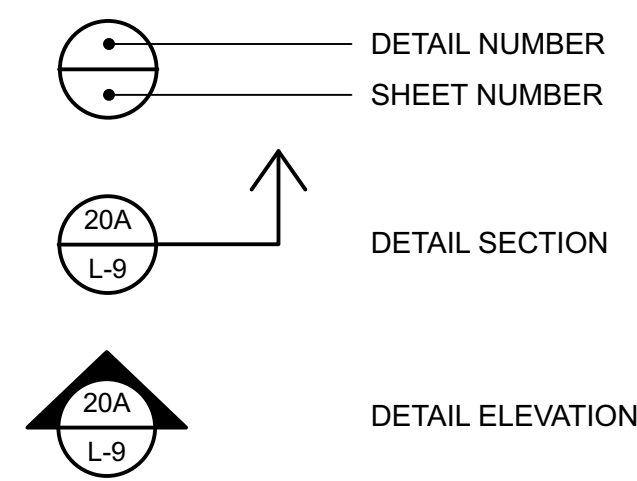
15. CONTRACTOR'S LIABILITY INSURANCE SHALL INCLUDE THE "OWNER" AND THE "ARCHITECT" AS ADDITIONAL INSURED. CONTRACTOR IS TO PROVIDE CERTIFICATE OF INSURANCE TO EACH OF THE ADDITIONAL INSURED PRIOR TO COMMENCING WORK. PROGRESS PAYMENTS WILL BE WITHHELD UNTIL CERTIFICATES ARE RECEIVED BY THE OWNER AND THE 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 PROMPTLY REPAIRED OR REPLACED WITHOUT ADDITIONAL COST TO THE OWNER.

ABBREVIATIONS & SYMBOLS

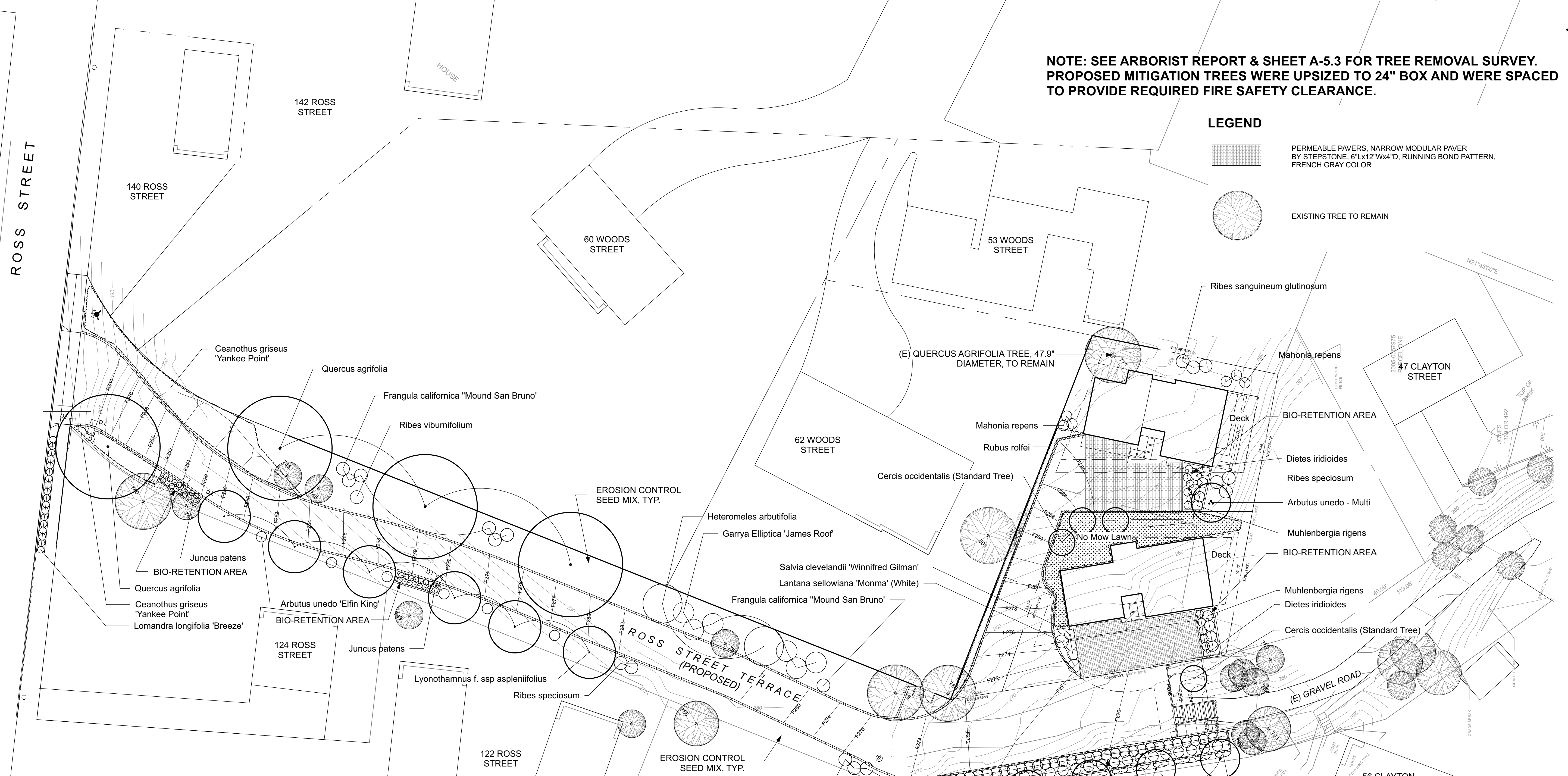
&	ALIGN	G	GAS
@	AND	GAL.	GALLON
Ⓢ	AT	GALV.	GALVANIZED
Ⓢ	CENTERLINE	GR.	GRADE
#	POUND/NUMBER	H.B.	HOSE BIB
(E)	EXISTING	HDWD.	HARDWOOD
(N)	NEW	HORIZ.	HORIZONTAL
A.C.	AIR CONDITIONING	HT.	HEIGHT
A.D.	AREA DRAIN	INST.	INSTALL
ADJ.	ADJUSTABLE	JT.	JOINT
APPROX.	APPROXIMATE	MAX.	MAXIMUM
ARCH.	ARCHITECTURAL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

DETAIL SYMBOL KEY



PRELIMINARY DRAWINGS ONLY - NOT FOR CONSTRUCTION

NOTE: SEE ARBORIST REPORT & SHEET A-5.3 FOR TREE REMOVAL SURVEY. PROPOSED MITIGATION TREES WERE UPSIZED TO 24" BOX AND WERE SPACED TO PROVIDE REQUIRED FIRE SAFETY CLEARANCE.



Latin Name	Common Name	Quantity	Size	Mature Size (H X W)	Water Use Rating (VL, L, M, H)	Native Plant	Yes(Y) or No(N)
Trees							
Arbutus unedo - Multi	Strawberry Tree - Multi	1	24" Box	15' x 15'	L		N
Cercis occidentalis (Standard Tree)	Western Redbud (Standard Tree)	4	24" Box	15' x 10'	L		Y
Lyonothamnus f. ssp. asplenifolius	Santa Cruz Island Ironwood	6	24" Box	30' x 20'	L		Y
Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	5	24" Box	25' x 15'	M		N
Quercus agrifolia	California Live Oak	4	24" Box	50' x 50'	L		Y
Shrubs							
Arbutus unedo 'Elfin King'	Elfin King Strawberry Tree	6	5 Gal.	5' x 5'	L		N
Frangula californica 'Mound San Bruno'	Mound San Bruno Coffee Berry	12	5 Gal.	5' x 5'	L		Y
Garrya Elliptica 'James Roof'	Silk Tassel Bush	6	5 Gal.	10' x 10'	L		Y
Heteromeles arbutifolia	Toyon	2	15 Gal.	10' x 15'	L		Y
Mahonia repens	Oregon Grape Holly	6	5 Gal.	3' x 4'	L		Y
Ribes sanguineum glutinosum	Pink Flowered Currant	3	5 Gal.	6' x 4'	L		Y
Ribes speciosum	Fuchsiaflower Gooseberry	5	5 Gal.	6' x 5'	L		Y
Ribes viburnifolium	Catalina Currant	1	5 Gal.	4' x 5'	L		Y
Salvia clevelandii 'Winnifred Gilman'	Winnifred Gilman Blue Sage	4	5 Gal.	4' x 4'	L		Y
Trachelospermum jasminoides	Star Jasmine	15	15 Gal.	6' x 6'	M		N
Perennials							
Diets iridioides	Fortnight Lily	12	1 Gal.	3' x 3'	L		N
Juncus patens	California Gray Rush	32	1 Gal.	2' x 2'	L		Y
Lomandra longifolia 'Breeze'	'Breeze' Dwarf Mat Rush	18	1 Gal.	3'x3'	L		N
Grasses							
Chondropetalum tectorum	Cape Rush	35	1 Gal.	3' x 4'	L		N
Muhlenbergia rigens	Deer Grass	32	1 Gal.	4' x 4'	L		Y
Groundcovers							
Ceanothus griseus horizontalis 'Yankee Point'	California Lilac	31	5 Gal.	2' x 8'	L		Y
Lantana sellowiana 'Monma' (White)	White Lightnin'® Trailing Lantana	2	1 Gal.	2' x 6'	L		N
Rubus roffei	Bramble	11	1 Gal.	1' x 5'	M		N

No Mow Lawn 1,100 SF: "Native Mow Free" by DELTA BLUEGRASS, contains Idaho fescue - Festuca idahoensis, Molate fescue - Festuca rubra, Western Mokelumne fescue - Festuca occidentalis

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.

DATE	ISSUES & REVISIONS	NO.
09/16/21	DR RE-SUB.	
04/15/20	DESIGN REV. SUBMITTAL	

PROJECT# 2020.7 DRAWN BY: JM
 ORIGINAL DRAWING SIZE: 24" X 36"
 SCALE: 1" = 20' - 0"

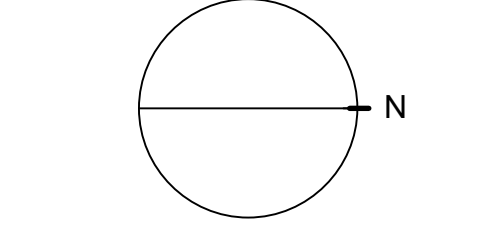
LANDSCAPE SITE PLAN
 SHEET #
L-1.1

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PRELIMINARY DRAWINGS ONLY - NOT FOR CONSTRUCTION

09/16/21 DR RE-SUB.
 04/15/20 DESIGN REV. SUBMITTAL
 DATE ISSUES & REVISIONS NO.

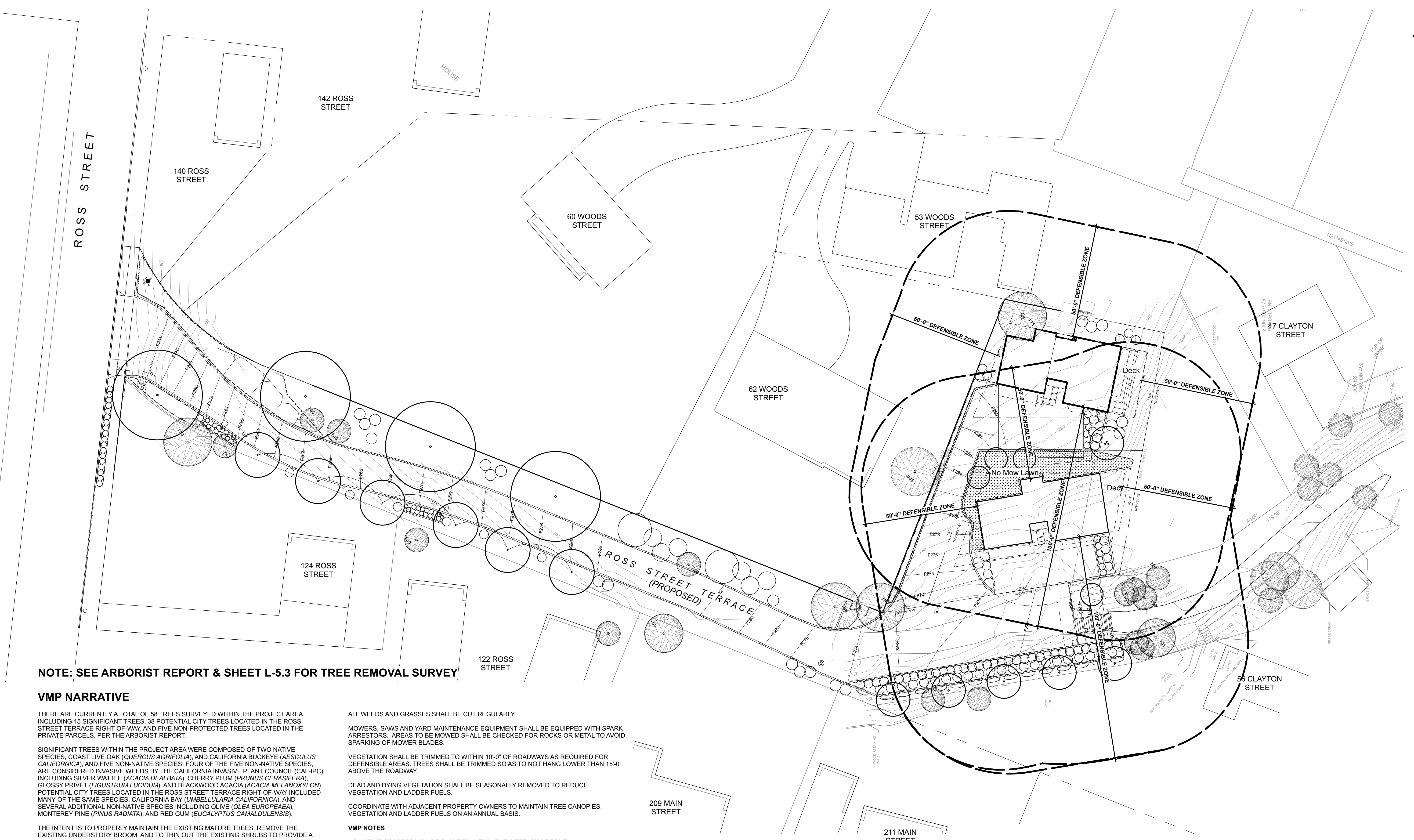
PROJECT# 2020.7 DRAWN BY: JM
 ORIGINAL DRAWING SIZE: 24" X 36"
 SCALE: 1" = 20' - 0"



VEGETATION MANAGEMENT PLAN
 SHEET #

L-2.1

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NOTE: SEE ARBORIST REPORT & SHEET L-5.3 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, 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 EUROPAEA*), 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 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

PRELIMINARY DRAWINGS ONLY - NOT FOR CONSTRUCTION

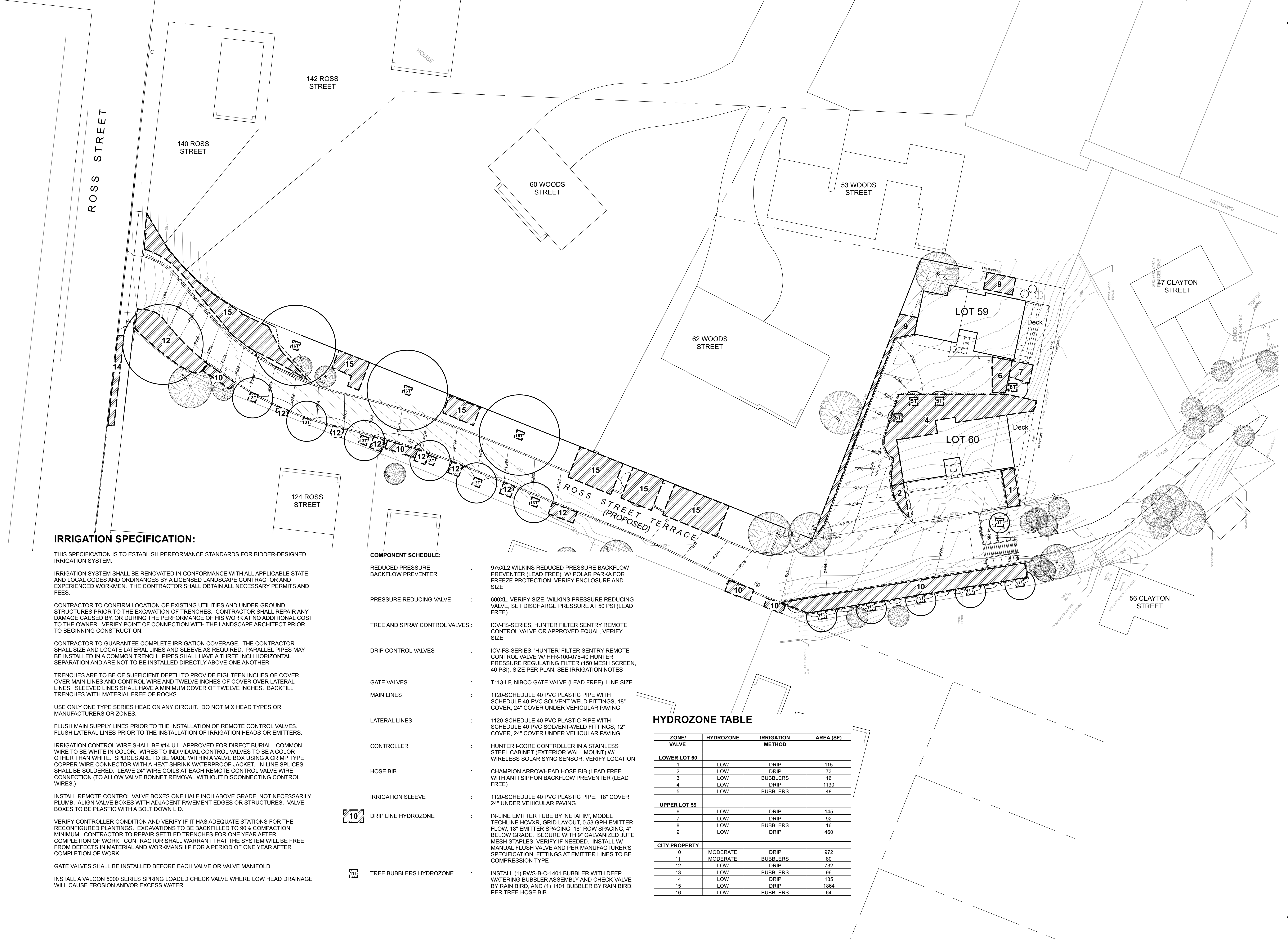
09/16/21 DR RE-SUB.
 04/15/20 DESIGN REV. SUBMITTAL
 DATE ISSUES & REVISIONS NO.

PROJECT# 2020.7 DRAWN BY: JM
 ORIGINAL DRAWING SIZE: 24" X 36"
 SCALE: 1" = 20' - 0"

IRRIGATION PLAN
 SHEET #

L-3.1

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IRRIGATION SPECIFICATION:

THIS SPECIFICATION IS TO ESTABLISH PERFORMANCE STANDARDS FOR BIDDER-DESIGNED IRRIGATION SYSTEM.

IRRIGATION SYSTEM SHALL BE RENOVATED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY A LICENSED LANDSCAPE CONTRACTOR AND EXPERIENCED WORKMEN. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND FEES.

CONTRACTOR TO CONFIRM LOCATION OF EXISTING UTILITIES AND UNDER GROUND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY, OR DURING THE PERFORMANCE OF HIS WORK AT NO ADDITIONAL COST TO THE OWNER. VERIFY POINT OF CONNECTION WITH THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.

CONTRACTOR TO GUARANTEE COMPLETE IRRIGATION COVERAGE. THE CONTRACTOR SHALL SIZE AND LOCATE LATERAL LINES AND SLEEVE AS REQUIRED. PARALLEL PIPES MAY BE INSTALLED IN A COMMON TRENCH. PIPES SHALL HAVE A THREE INCH HORIZONTAL SEPARATION AND ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER.

TRENCHES ARE TO BE OF SUFFICIENT DEPTH TO PROVIDE EIGHTEEN INCHES OF COVER OVER MAIN LINES AND CONTROL WIRE AND TWELVE INCHES OF COVER OVER LATERAL LINES. SLEEVED LINES SHALL HAVE A MINIMUM COVER OF TWELVE INCHES. BACKFILL TRENCHES WITH MATERIAL FREE OF ROCKS.

USE ONLY ONE TYPE SERIES HEAD ON ANY CIRCUIT. DO NOT MIX HEAD TYPES OR MANUFACTURERS OR ZONES.

FLUSH MAIN SUPPLY LINES PRIOR TO THE INSTALLATION OF REMOTE CONTROL VALVES. FLUSH LATERAL LINES PRIOR TO THE INSTALLATION OF IRRIGATION HEADS OR EMITTERS.

IRRIGATION CONTROL WIRE SHALL BE #14 U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE TO BE WHITE IN COLOR. WIRES TO INDIVIDUAL CONTROL VALVES TO BE A COLOR OTHER THAN WHITE. SPLICES ARE TO BE MADE WITHIN A VALVE BOX USING A CRIMP TYPE COPPER WIRE CONNECTOR WITH A HEAT-SHRINK WATERPROOF JACKET. IN-LINE SPLICES SHALL BE SOLDERED. LEAVE 24" WIRE COILS AT EACH REMOTE CONTROL VALVE WIRE CONNECTION (TO ALLOW VALVE BONNET REMOVAL WITHOUT DISCONNECTING CONTROL WIRES.)

INSTALL REMOTE CONTROL VALVE BOXES ONE HALF INCH ABOVE GRADE, NOT NECESSARILY PLUMB. ALIGN VALVE BOXES WITH ADJACENT PAVEMENT EDGES OR STRUCTURES. VALVE BOXES TO BE PLASTIC WITH A BOLT DOWN LID.

VERIFY CONTROLLER CONDITION AND VERIFY IF IT HAS ADEQUATE STATIONS FOR THE RECONFIGURED PLANTINGS. EXCAVATIONS TO BE BACKFILLED TO 90% COMPACTION MINIMUM. CONTRACTOR TO REPAIR SETTLED TRENCHES FOR ONE YEAR AFTER COMPLETION OF WORK. CONTRACTOR SHALL WARRANT THAT THE SYSTEM WILL BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER COMPLETION OF WORK.

GATE VALVES SHALL BE INSTALLED BEFORE EACH VALVE OR VALVE MANIFOLD.

INSTALL A VALCON 5000 SERIES SPRING LOADED CHECK VALVE WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.

COMPONENT SCHEDULE:

- REDUCED PRESSURE BACKFLOW PREVENTER : 975XL2 WILKINS REDUCED PRESSURE BACKFLOW PREVENTER (LEAD FREE), W/ POLAR PARKA FOR FREEZE PROTECTION, VERIFY ENCLOSURE AND SIZE
- PRESSURE REDUCING VALVE : 600XL, VERIFY SIZE, WILKINS PRESSURE REDUCING VALVE. SET DISCHARGE PRESSURE AT 50 PSI (LEAD FREE)
- TREE AND SPRAY CONTROL VALVES : ICV-FS-SERIES, HUNTER FILTER SENTRY REMOTE CONTROL VALVE OR APPROVED EQUAL, VERIFY SIZE
- DRIP CONTROL VALVES : ICV-FS-SERIES, 'HUNTER' FILTER SENTRY REMOTE CONTROL VALVE W/ HFR-100-075-40 HUNTER PRESSURE REGULATING FILTER (150 MESH SCREEN, 40 PSI), SIZE PER PLAN, SEE IRRIGATION NOTES
- GATE VALVES : T113-LF, NIBCO GATE VALVE (LEAD FREE), LINE SIZE
- MAIN LINES : 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS, 18" COVER, 24" COVER UNDER VEHICULAR PAVING
- LATERAL LINES : 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS, 12" COVER, 24" COVER UNDER VEHICULAR PAVING
- CONTROLLER : HUNTER I-CORE CONTROLLER IN A STAINLESS STEEL CABINET (EXTERIOR WALL MOUNT) W/ WIRELESS SOLAR SYNC SENSOR, VERIFY LOCATION
- HOSE BIB : CHAMPION ARROWHEAD HOSE BIB (LEAD FREE WITH ANTI SIPHON BACKFLOW PREVENTER (LEAD FREE))
- IRRIGATION SLEEVE : 1120-SCHEDULE 40 PVC PLASTIC PIPE. 18" COVER. 24" UNDER VEHICULAR PAVING
- DRIP LINE HYDROZONE : IN-LINE EMITTER TUBE BY 'NETAFIM', MODEL TECHLINE HCVR, GRID LAYOUT, 0.53 GPH EMITTER FLOW, 18" EMITTER SPACING, 18" ROW SPACING, 4" BELOW GRADE. SECURE WITH 9" GALVANIZED JUTE MESH STAPLES, VERIFY IF NEEDED. INSTALL W/ MANUAL FLUSH VALVE AND PER MANUFACTURER'S SPECIFICATION. FITTINGS AT EMITTER LINES TO BE COMPRESSION TYPE
- TREE BUBBLERS HYDROZONE : INSTALL (1) RWS-B-C-1401 BUBBLER WITH DEEP WATERING BUBBLER ASSEMBLY AND CHECK VALVE BY RAIN BIRD, AND (1) 1401 BUBBLER BY RAIN BIRD, PER TREE HOSE BIB

HYDROZONE TABLE

ZONE/ VALVE	HYDROZONE	IRRIGATION METHOD	AREA (SF)
LOWER LOT 60			
1	LOW	DRIP	115
2	LOW	DRIP	73
3	LOW	BUBBLERS	16
4	LOW	DRIP	1130
5	LOW	BUBBLERS	48
UPPER LOT 59			
6	LOW	DRIP	145
7	LOW	DRIP	92
8	LOW	BUBBLERS	16
9	LOW	DRIP	460
CITY PROPERTY			
10	MODERATE	DRIP	972
11	MODERATE	BUBBLERS	80
12	LOW	DRIP	732
13	LOW	BUBBLERS	96
14	LOW	DRIP	135
15	LOW	DRIP	1864
16	LOW	BUBBLERS	64

PRELIMINARY DRAWINGS ONLY - NOT FOR CONSTRUCTION

Maximum Applied Water Allowance

Enter Zip Code 37.33 Residential?

Enter Project Information

Project Name: FRIEDMAN LOWER LOT 60, ZONES 1-5
 Address: APN 012-141-060
 Meter Number:
 Location/Sheet No.
 Date: 9/16/21

Maximum Applied Water Allowance (MAWA)

Landscaped Area: sqft
 Special Landscaped Area: sqft
 MAWA = CCF

Estimated Total Water Use (ETWU)

Low water use plant sqft
 Moderate water use plant sqft
 High water use plant sqft

Efficiency Factor

% 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 = CCF

Water Use Table						
ETWU	Gallons:	11,220	CCF's:	15	AF:	0.03
Baseline Period	Jan/Feb	Mar/Apr	May/June	Jul/Aug	Sep/Oct	Nov/Dec
Baseline CCF's	0	1	5	5	4	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

Maximum Applied Water Allowance

Enter Zip Code 37.33 Residential?

Enter Project Information

Project Name: FRIEDMAN UPPER LOT 59 ZONES 6-9
 Address: APN 012-141-059
 Meter Number:
 Location/Sheet No.
 Date: 9/16/21

Maximum Applied Water Allowance (MAWA)

Landscaped Area: sqft
 Special Landscaped Area: sqft
 MAWA = CCF

Estimated Total Water Use (ETWU)

Low water use plant sqft
 Moderate water use plant sqft
 High water use plant sqft

Efficiency Factor

% 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 = CCF

Water Use Table						
ETWU	Gallons:	5,984	CCF's:	8	AF:	0.02
Baseline Period	Jan/Feb	Mar/Apr	May/June	Jul/Aug	Sep/Oct	Nov/Dec
Baseline CCF's	0	0	3	3	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

Maximum Applied Water Allowance

Enter Zip Code 37.33 Residential?

Enter Project Information

Project Name: CITY PROPERTY ZONES 10-16
 Address:
 Meter Number:
 Location/Sheet No.
 Date: 9/16/21

Maximum Applied Water Allowance (MAWA)

Landscaped Area: sqft
 Special Landscaped Area: sqft
 MAWA = CCF

Estimated Total Water Use (ETWU)

Low water use plant sqft
 Moderate water use plant sqft
 High water use plant sqft

Efficiency Factor

% 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 = CCF

Water Use Table						
ETWU	Gallons:	41,140	CCF's:	55	AF:	0.13
Baseline Period	Jan/Feb	Mar/Apr	May/June	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

09/16/21	DR RE-SUB.	
04/15/20	DESIGN REV. SUBMITTAL	
DATE	ISSUES & REVISIONS	NO.

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'



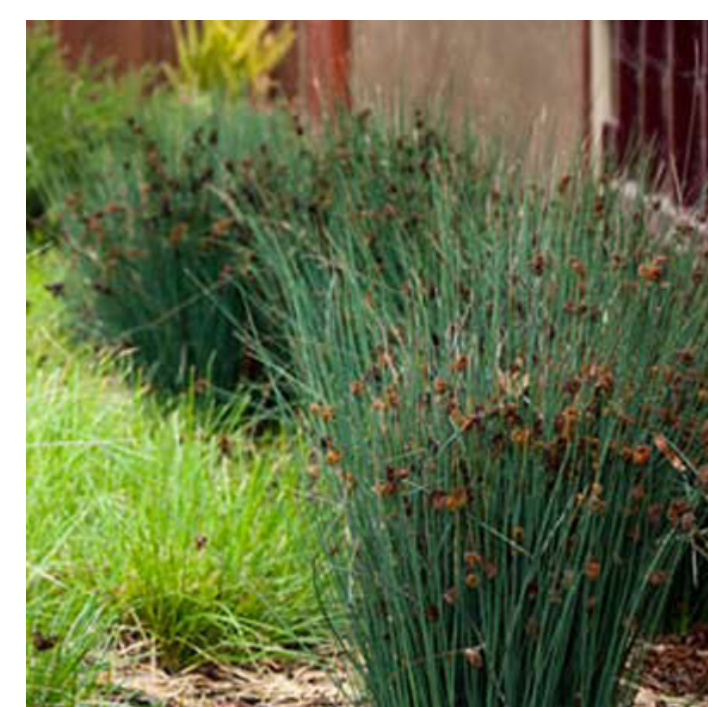
TRACHELOSPERMUM JASMINOIDES ESPALIER



CHONDROPETALUM TECTORUM



DIETES IRIDIODES



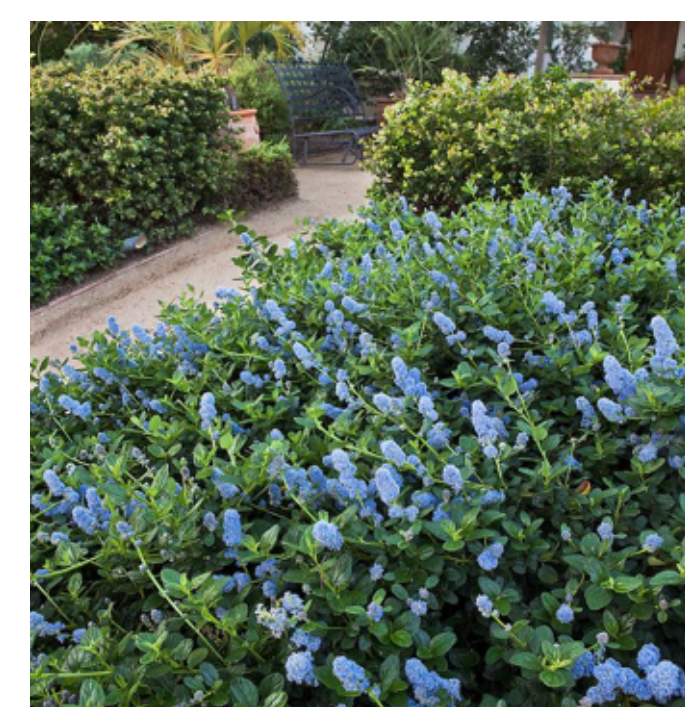
JUNCUS PATENS



LOMANDRA LONGIFOLIA 'BREEZE'



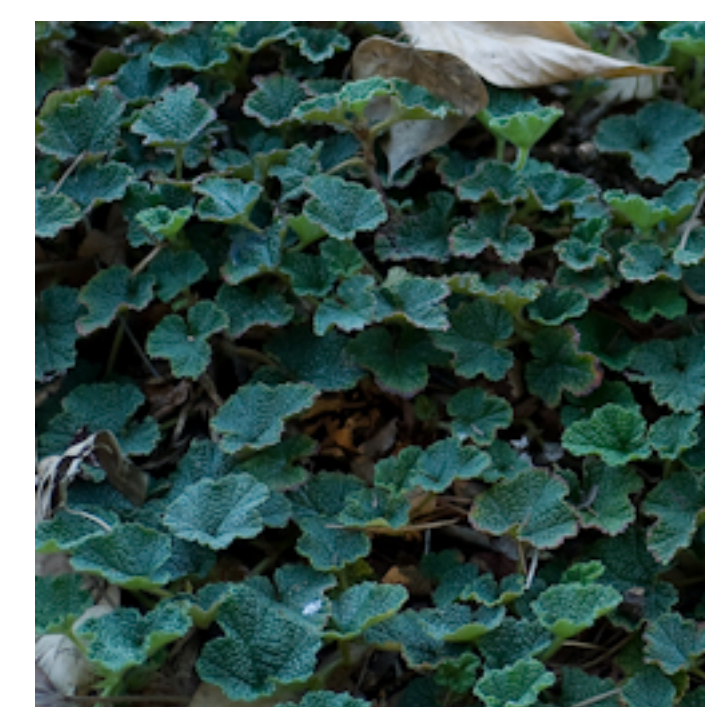
MUHLENBERGIA RIGENS



CEANOTHUS GRISEUS HORIZONTALIS
 'YANKEE POINT'



LANTANA SELLOWIANA 'MONMA' (WHITE)

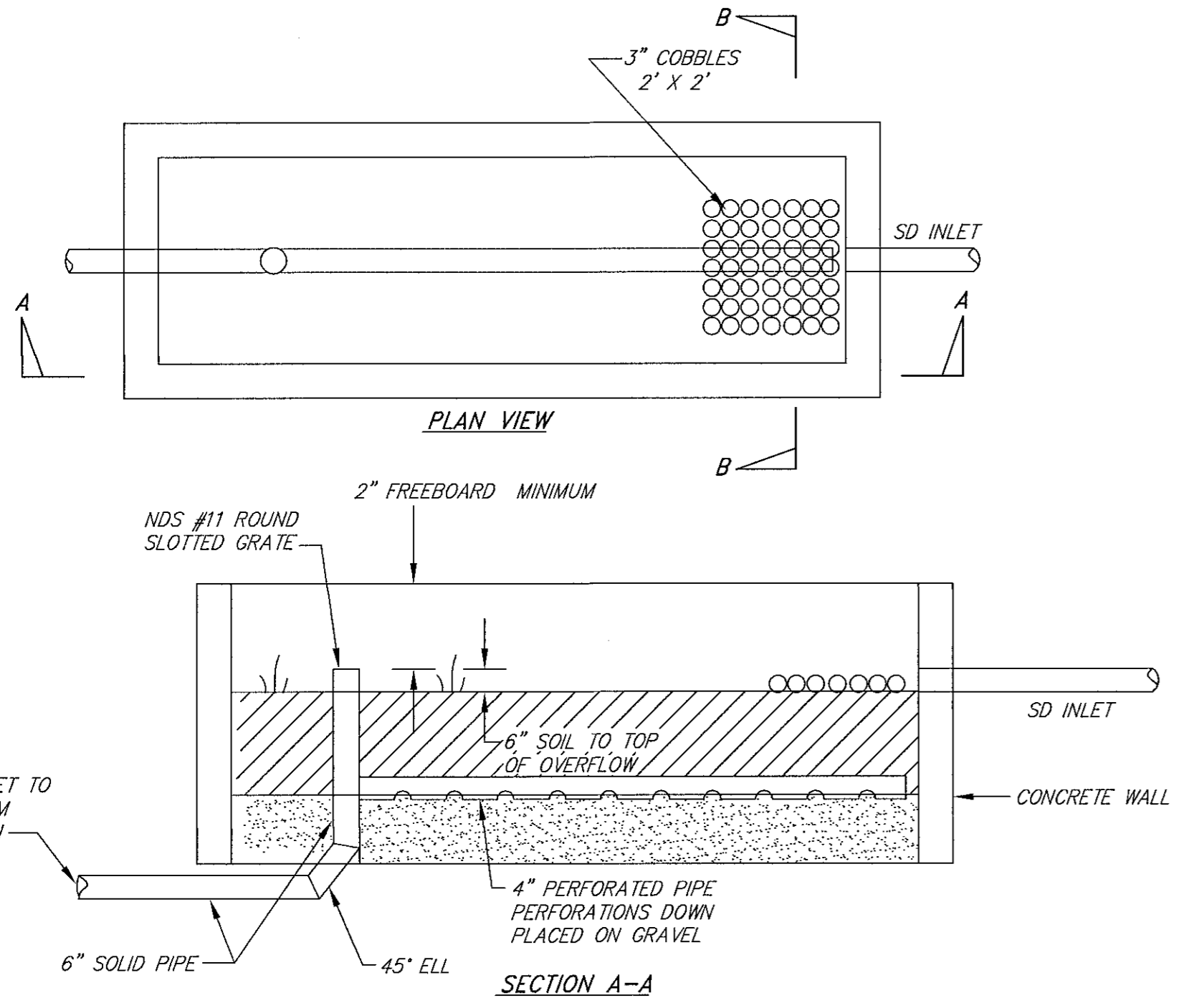
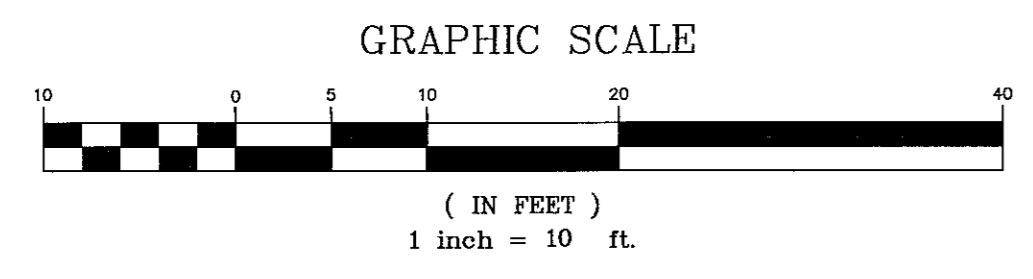


RUBUS ROLFEI



NO MOW LAWN

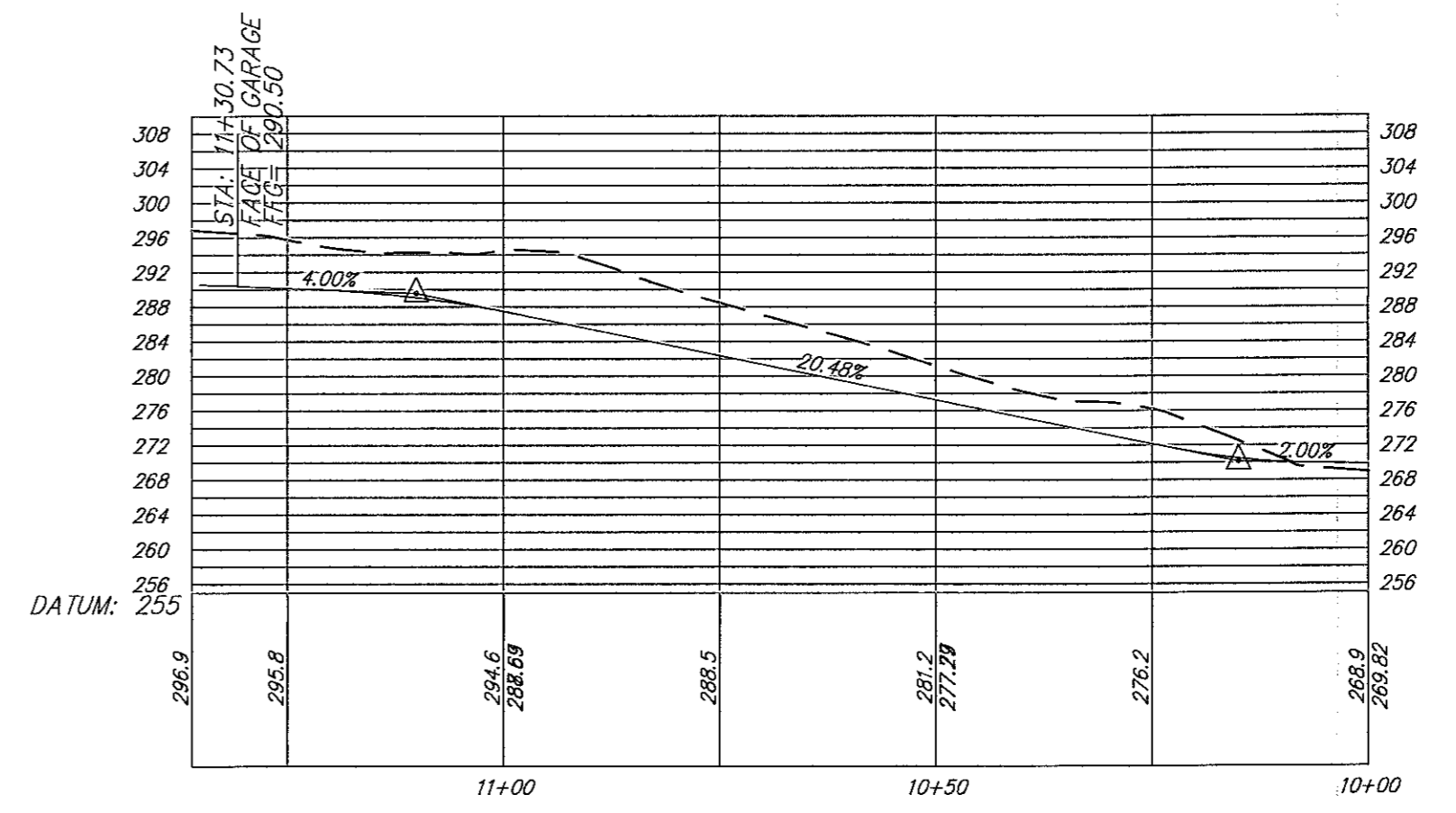
NOTE:
DIRECT DOWNSPOUTS AND FOUNDATION DRAINS TO BIORETENTION PLANTER (TYP.)



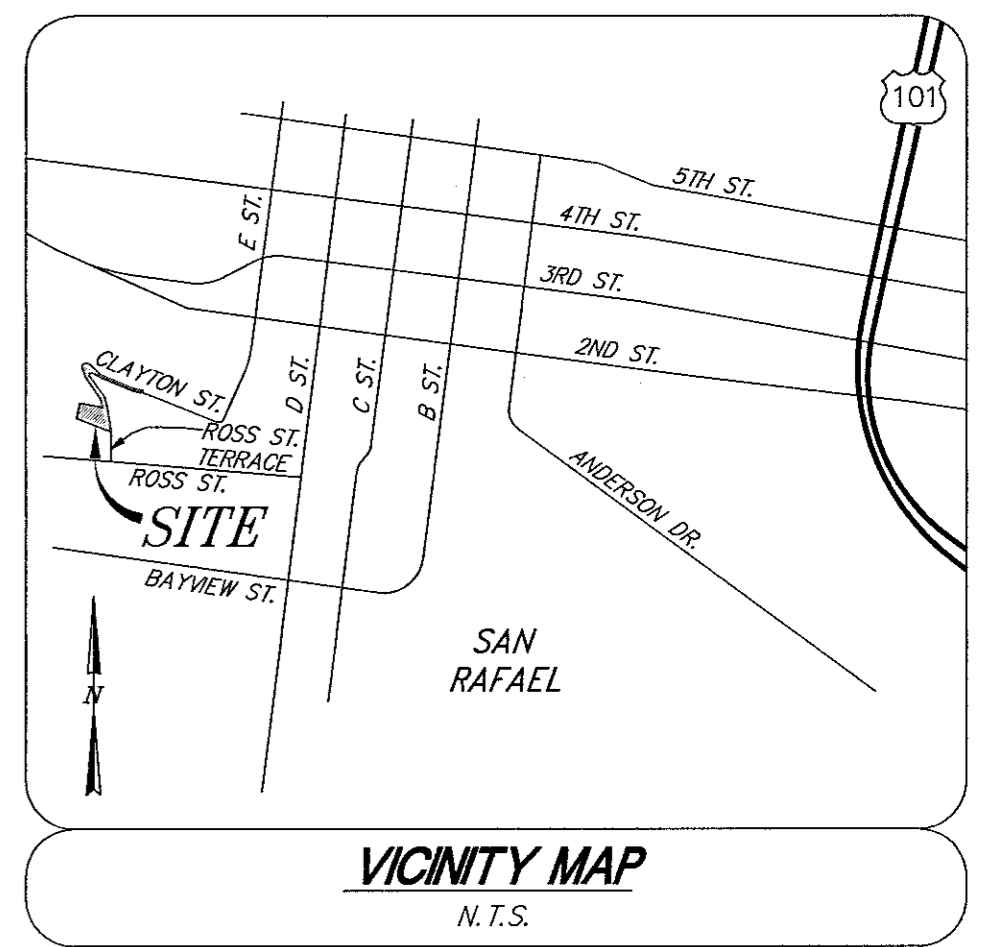
BIORETENTION PLANTER
NTS

18" DEEP SOIL MIX WITH A MINIMUM INFILTRATION RATE OF 5 INCHES PER HOUR AND <5% CLAY CONTENT. 50% WASHED CONSTRUCTION SAND. 50% SCREENED COMPOST MAY BE USED.

12" DEEP CLASS 2 PERMEABLE AGGREGATE



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



- 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

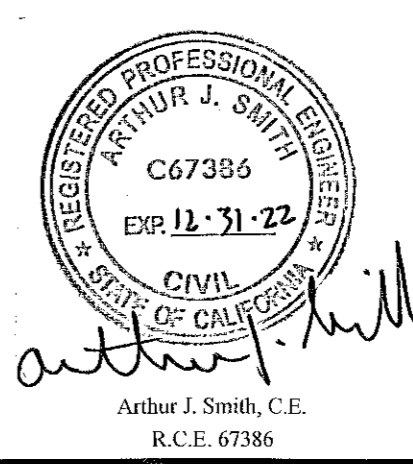
SURVEY NOTES:
1. VERTICAL DATUM IS ASSUMED.
2. HORIZONTAL DATUM IS BASED UPON FIELD SURVEY AND 2020 RS 041.
3. CONTOUR INTERVAL IS 2'.

DESIGN REVIEW

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		DRAWN: AUS
SAN RAFAEL CALIFORNIA		DATE: 09/15/2021
SITE PLAN		JOB NO: 8922
		SHEET NO: 1 of 2

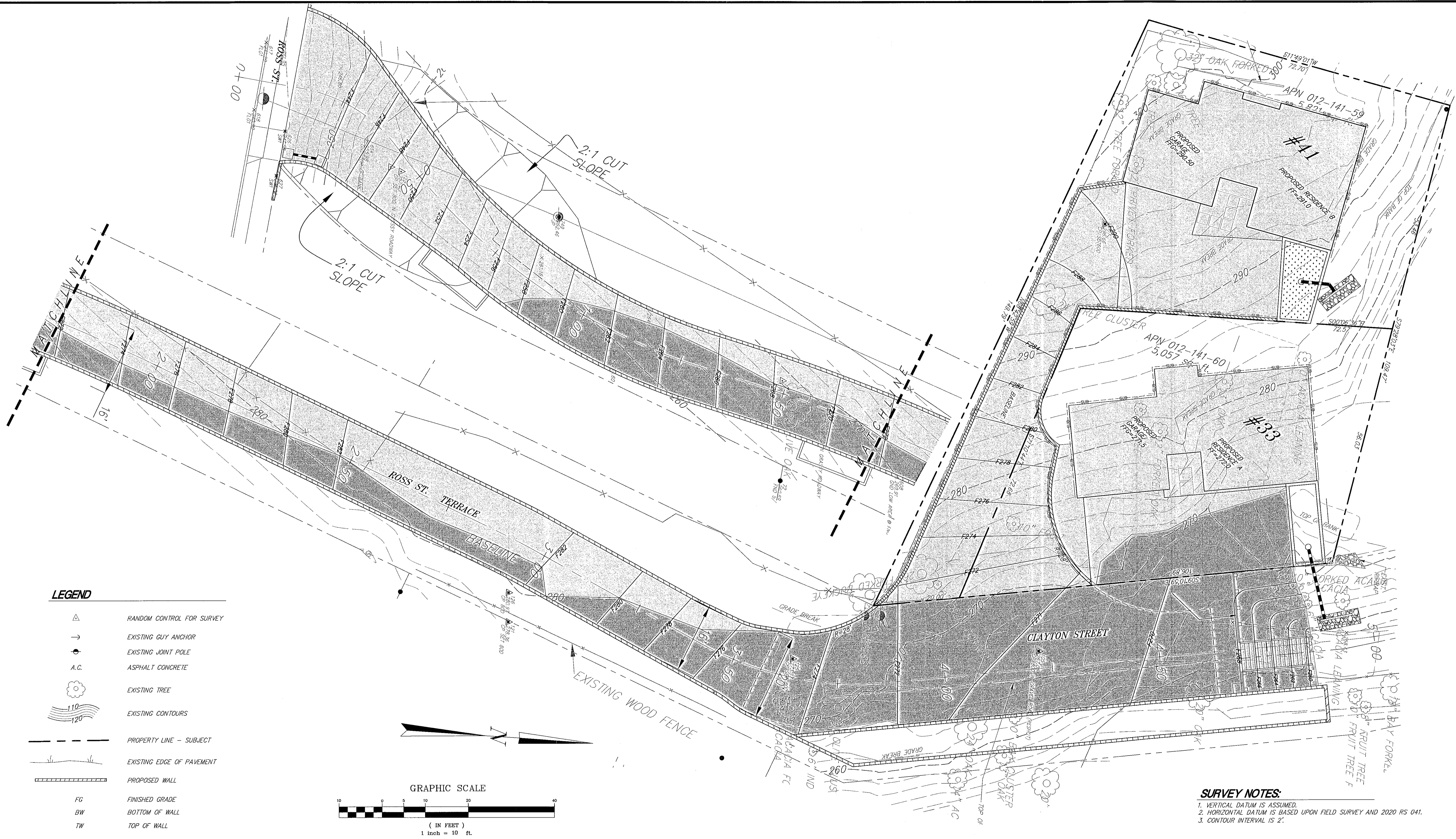


A.P.N.: 012-141-59 & -60
FIELD BOOK NO.: 253
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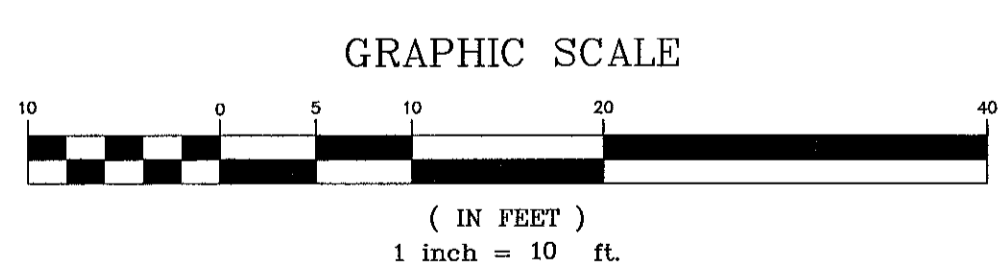
X:\98500\89221.dwg 1:800 - Site.dwg

X:\98500\89221.dwg 1:800 - Site.dwg 10:49:37 AM, ILS Associates, Inc., A.S.



LEGEND

- RANDOM CONTROL FOR SURVEY
- EXISTING GUY ANCHOR
- EXISTING JOINT POLE
- ASPHALT CONCRETE
- EXISTING TREE
- 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'.

DESIGN REVIEW

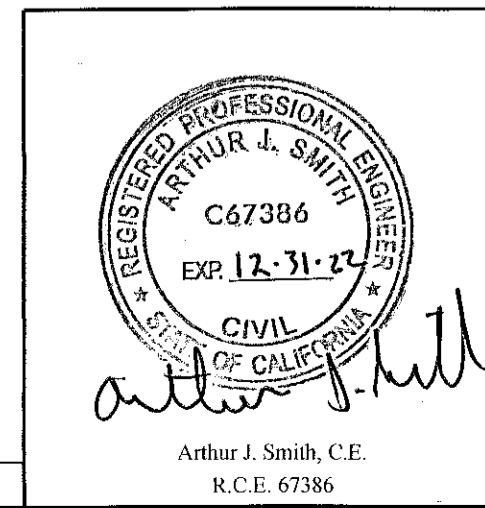
ILS ASSOCIATES, INC.
CIVIL ENGINEERING AND LAND SURVEYING

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

33 & 41 CLAYTON STREET

SAN RAFAEL CALIFORNIA

CUT/FILL PLAN



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

8922DR9.dwg

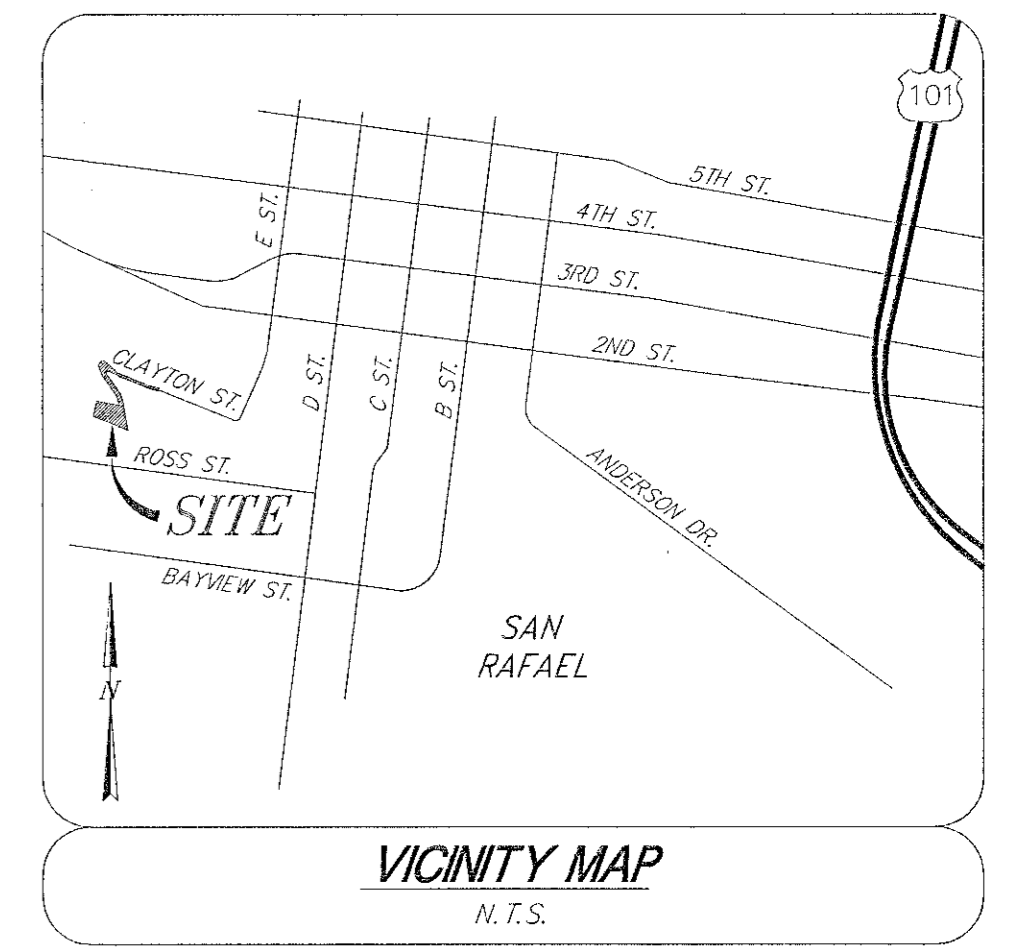
DATE: 09/15/2021
JOB NO.: 8922
SHEET NO.: 2 of 2

LOT AVERAGE SLOPE CALCULATION

AVERAGE SLOPE PARCEL A
 $S = 0.00229 \times l \times L / A$
 $S = 37.7\%$
 $l = 2'$
 $L = 1,152'$
 $A = 0.1399$

AVERAGE SLOPE PARCEL B
 $S = 0.00229 \times l \times L / A$
 $S = 39\%$
 $l = 2'$
 $L = 935'$
 $A = 0.1099$

AVERAGE SLOPE
 $S = 0.00229 \times l \times L / A$
 $S = \text{AVERAGE SLOPE}$
 $l = \text{CONTOUR INTERVAL IN FEET (2 FT)}$
 $L = \text{SUMMATION OF LENGTH OF CONTOUR LINES IN FEET}$
 $A = \text{AREA OF LOT IN ACRES}$



NOTES

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

LOT AREAS:

APN 012-141-59	5851 SQ. FT.
PARCEL A	6093 SQ. FT.
APN 012-141-60	5028 SQ. FT.
PARCEL B	4786 SQ. FT.

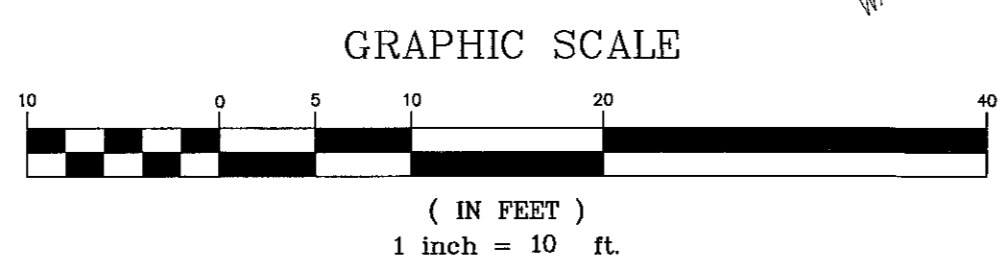
EXISTING BUILDING: NONE
PROPOSED GRADING & ACCESS: SEE ACCESS PLAN

LEGEND

- RANDOM CONTROL FOR SURVEY
- EXISTING GUY ANCHOR
- EXISTING JOINT POLE
- 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 2020 RS 041.
3. CONTOUR INTERVAL IS 2'.
4. (NO.) 1753 OR 247



LOT LINE ADJUSTMENT

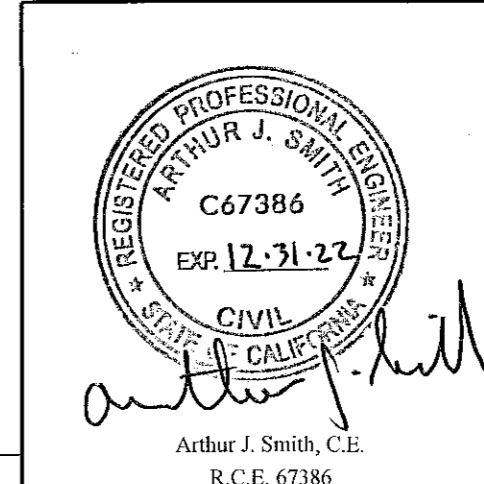
ILS ASSOCIATES, INC.
 CIVIL ENGINEERING AND LAND SURVEYING
 79 GALLU DRIVE, SUITE A NOVATO, CA 94949-5717 (415)883-9200 FAX (415)883-2763

33 & 41 CLAYTON STREET

SAN RAFAEL CALIFORNIA

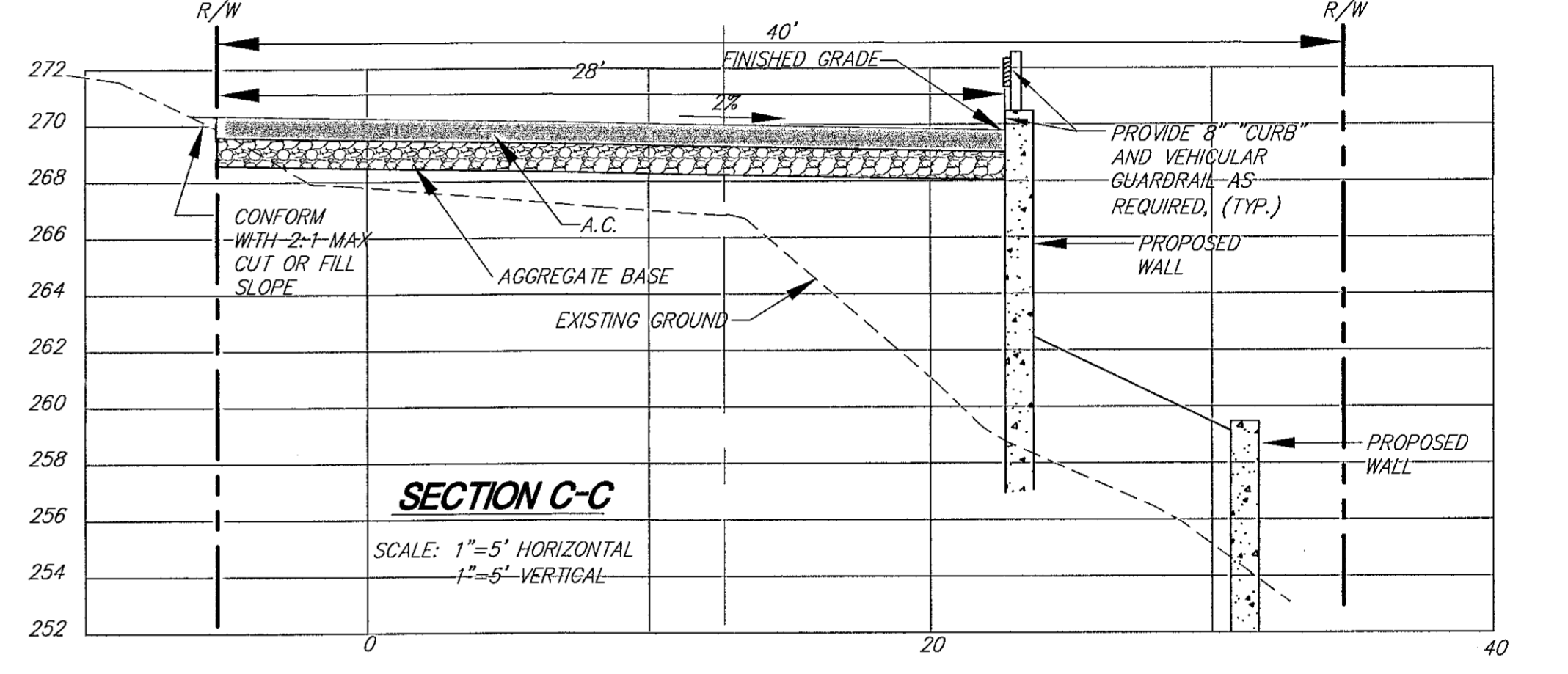
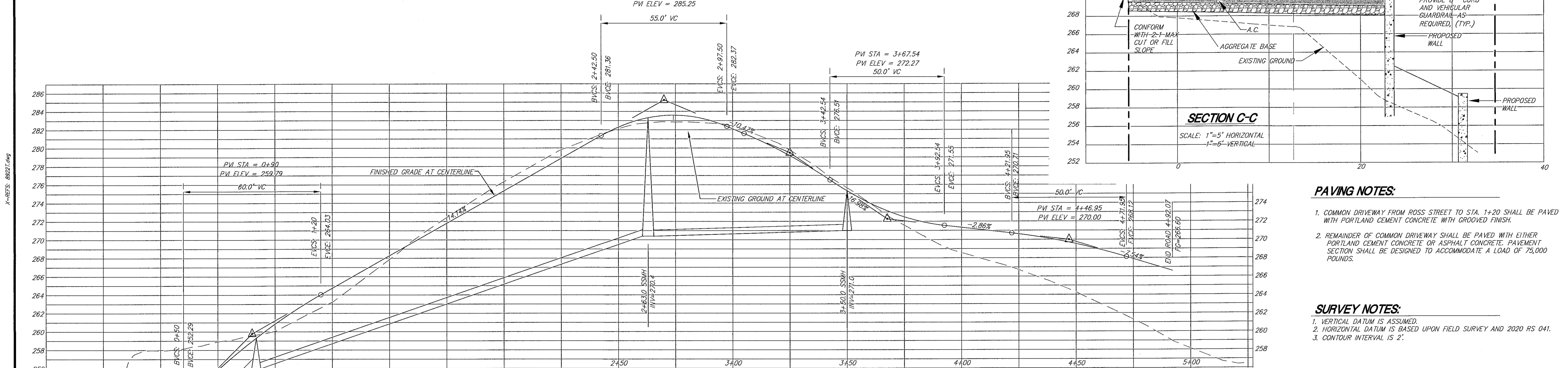
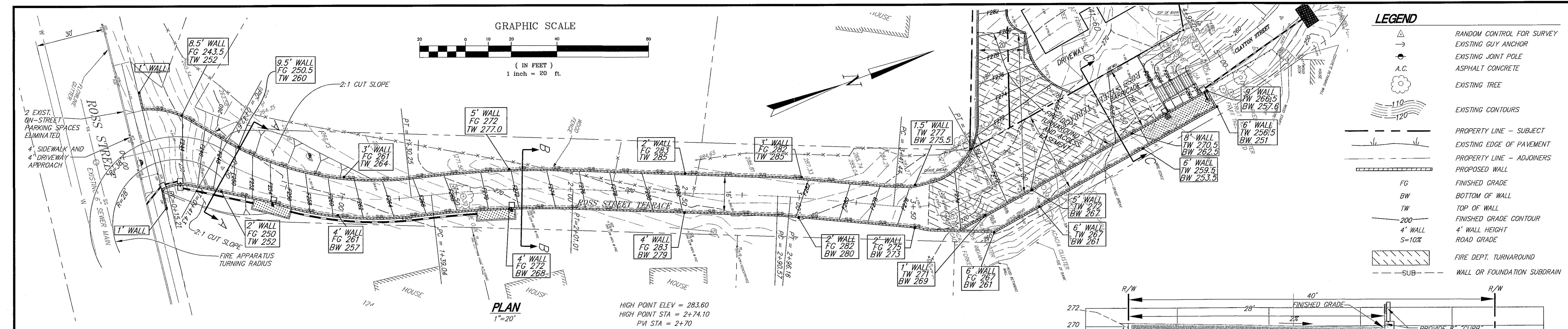
LOT LINE ADJUSTMENT MAP

DATE: 09/15/2021
 JOB NO.: 8922
 SHEET NO.: 1 OF 6

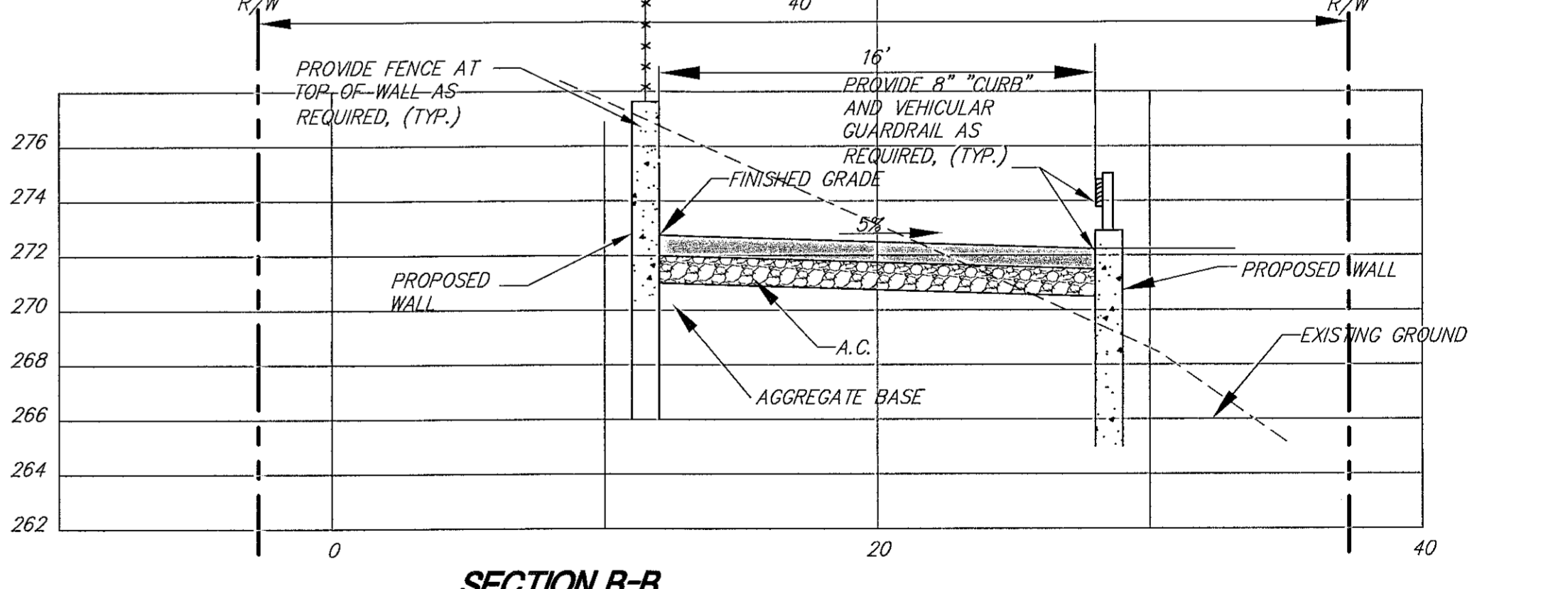
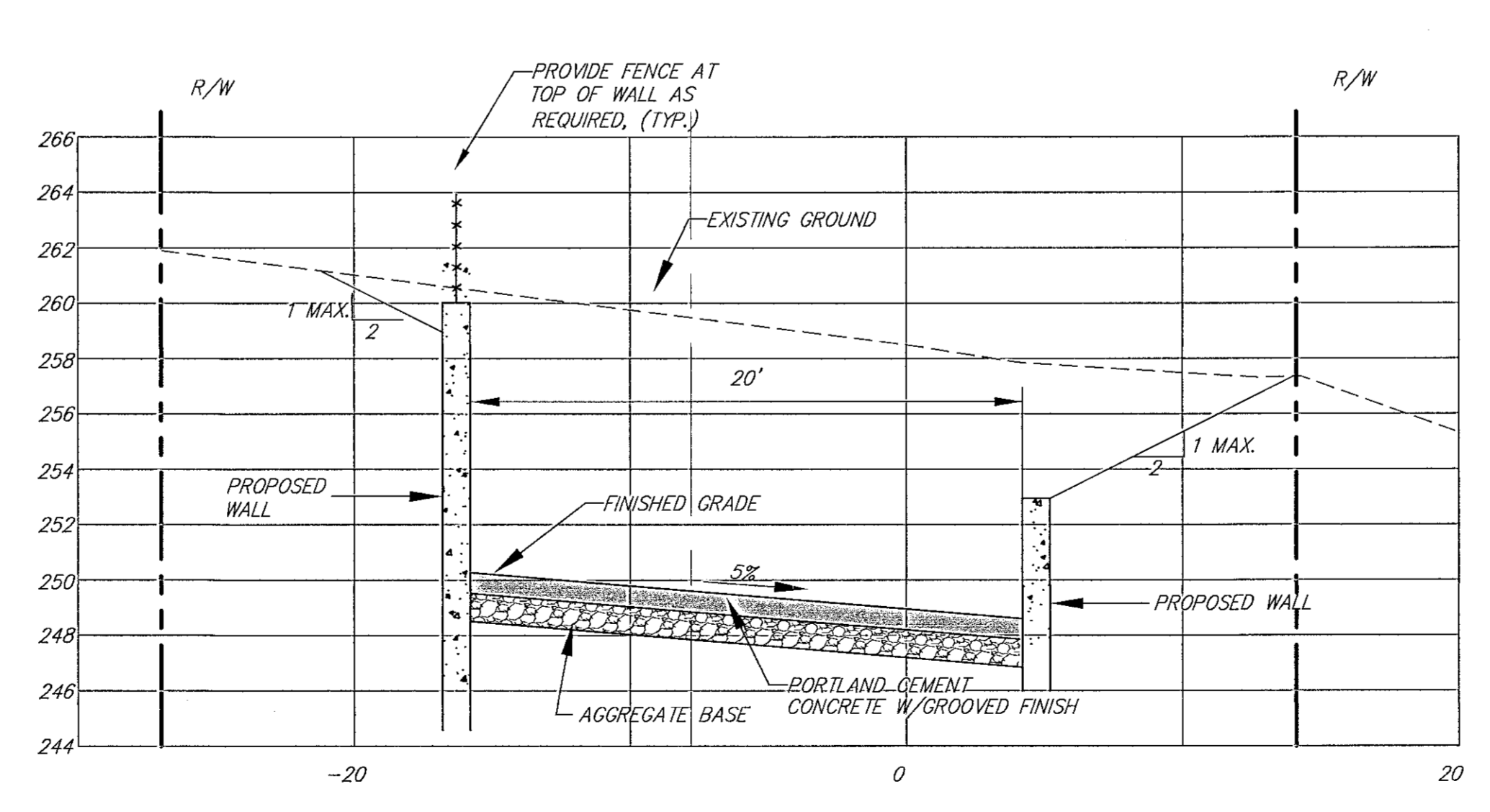


A.P.N.: 012-141-59 & -60
 FIELD BOOK NO.: 253
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 A:\P65001\8922\1.dwg Time: Sep 15, 2021 01:17:01m Login: Arthur.Dimascio.10



- PAVING NOTES:**
- COMMON DRIVEWAY FROM ROSS STREET TO STA. 1+20 SHALL BE PAVED WITH PORTLAND CEMENT CONCRETE WITH GROOVED FINISH.
 - 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:**
- VERTICAL DATUM IS ASSUMED.
 - HORIZONTAL DATUM IS BASED UPON FIELD SURVEY AND 2020 RS 041.
 - CONTOUR INTERVAL IS 2'.



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 94922

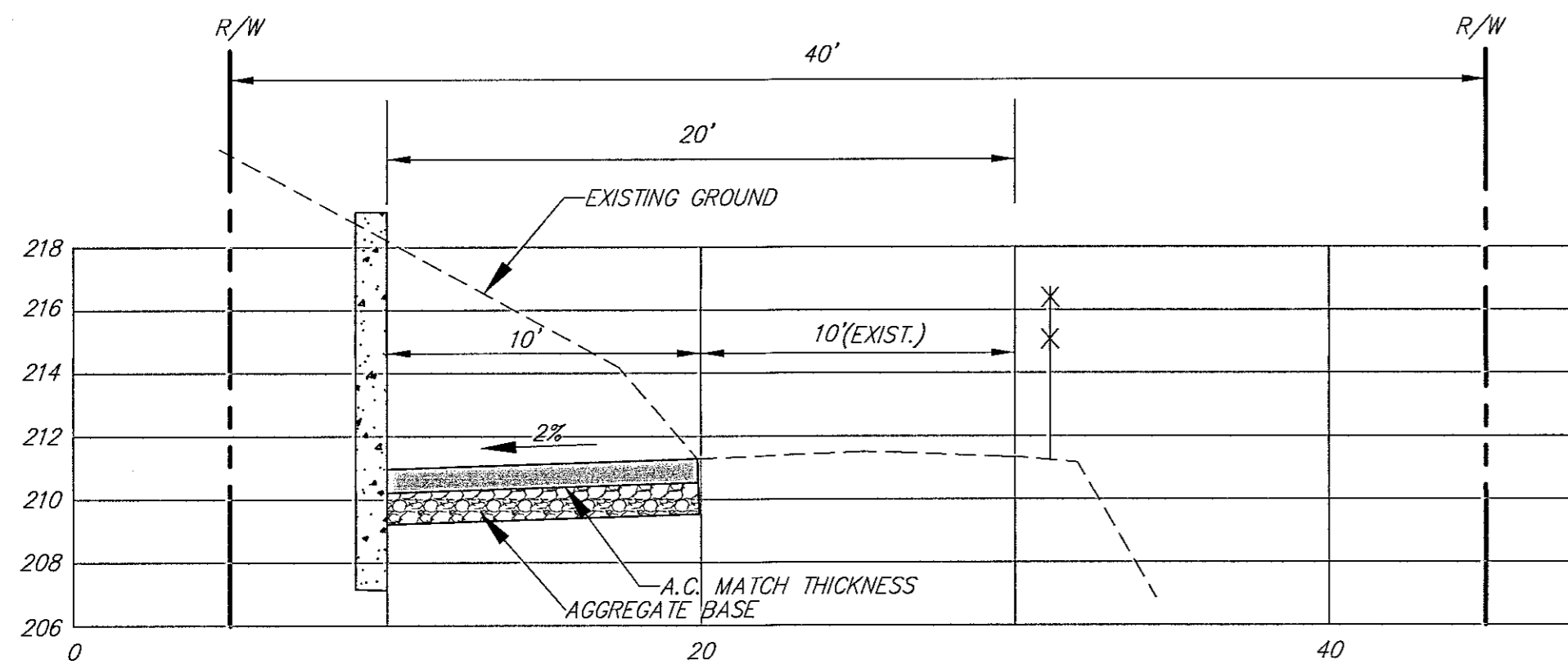
ROSS STREET ACCESS PLAN/PROFILE

DRAWN: L/AJS
DATE: 9/15/2021
JOB NO.: 8922
SHEET NO.: 2 OF 6

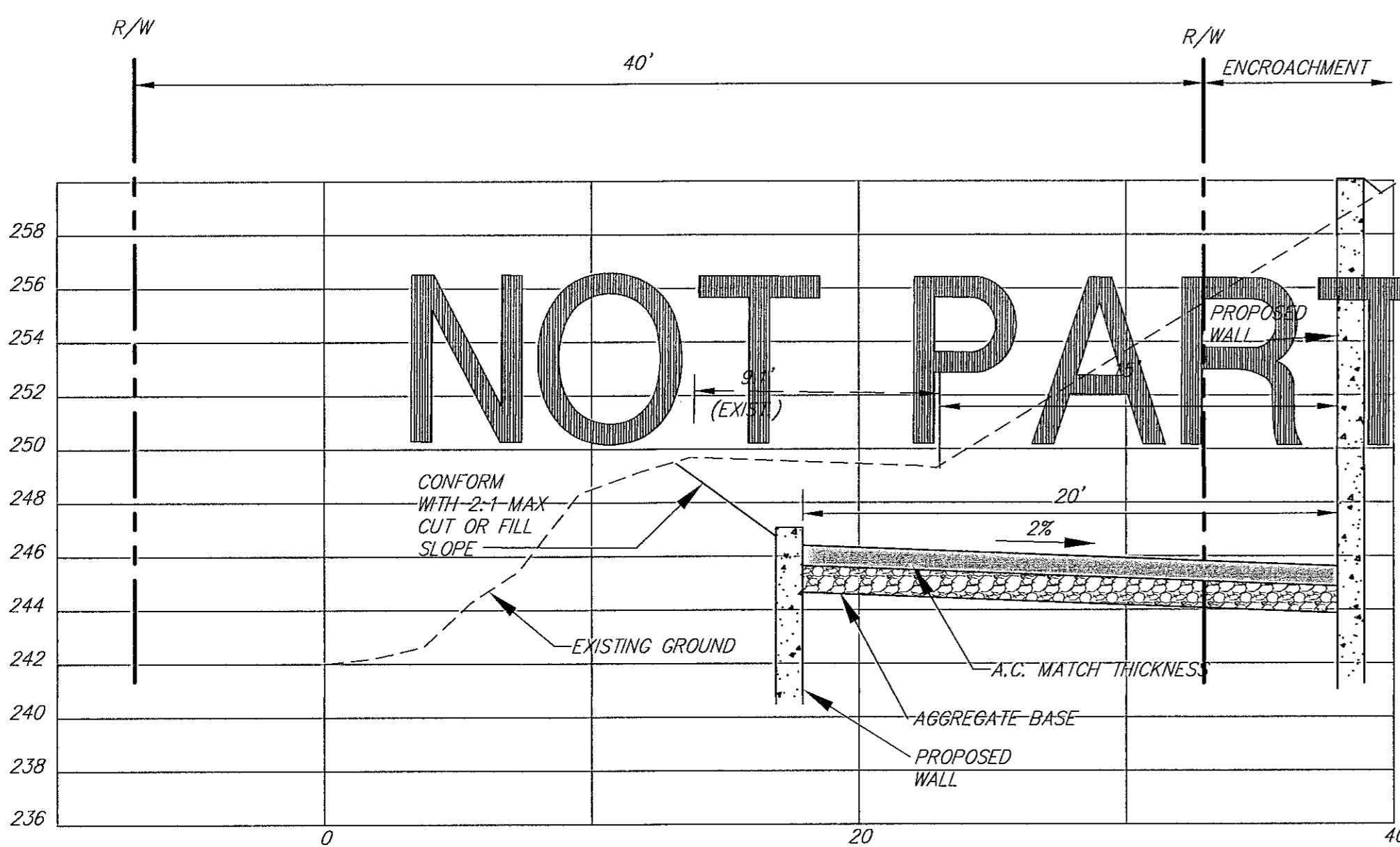
ARTHUR J. SMITH, C.E.
REGISTERED PROFESSIONAL ENGINEER
C67386
EXPIRES 12-31-22
STATE OF CALIFORNIA

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

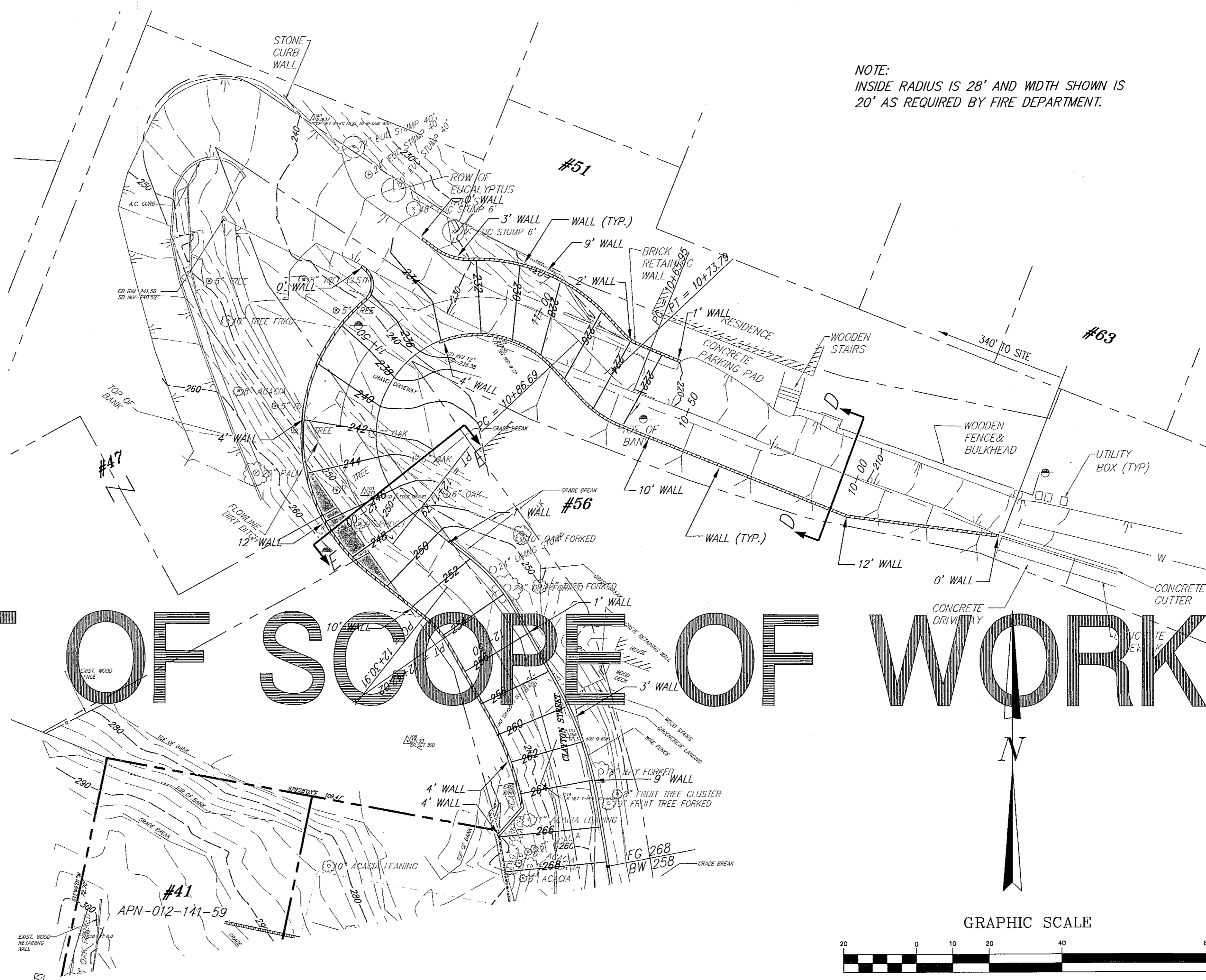
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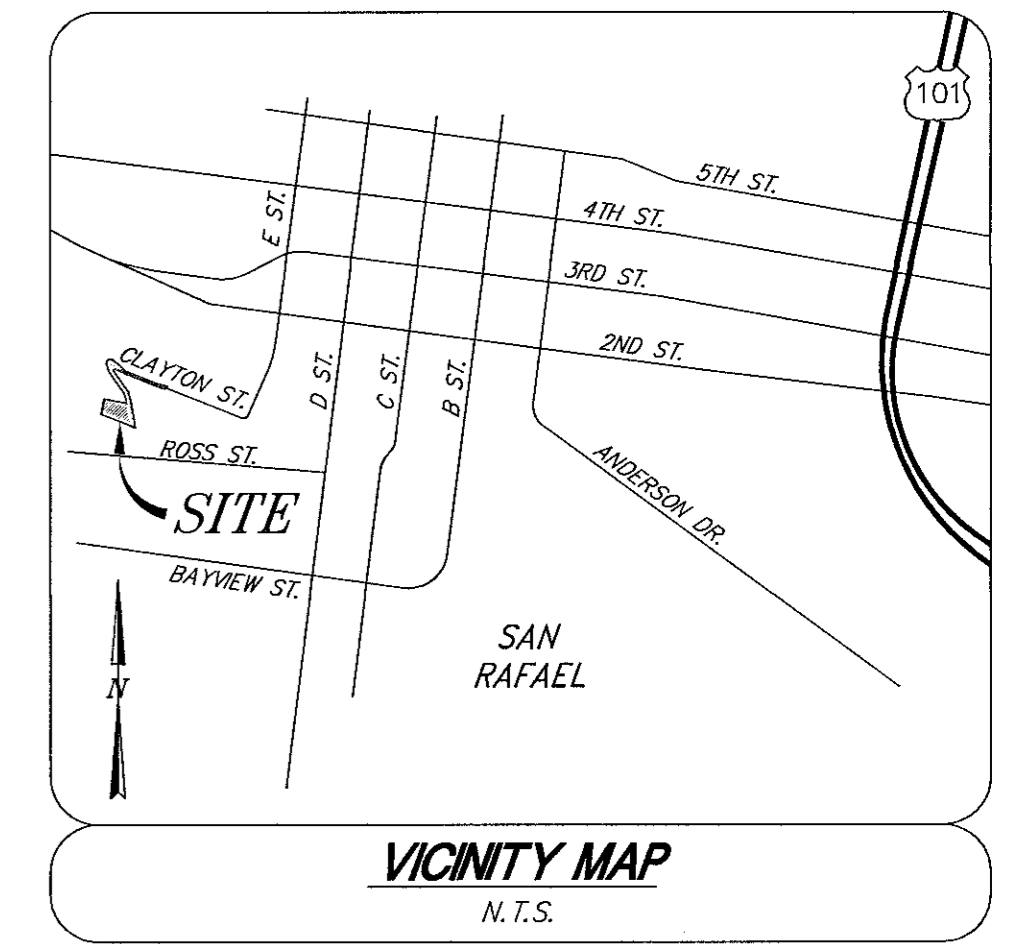
SECTION D-D
SCALE: 1"=5' HORIZONTAL
1"=5' VERTICAL



SECTION E-E
SCALE: 1"=5' HORIZONTAL
1"=5' VERTICAL

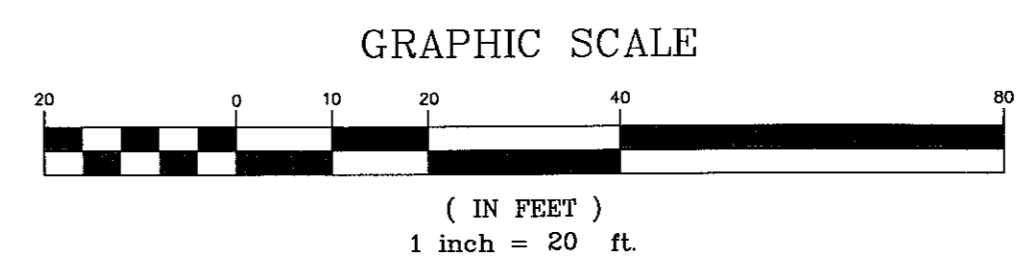


NOTE:
INSIDE RADIUS IS 28' AND WIDTH SHOWN IS
20' AS REQUIRED BY FIRE DEPARTMENT.



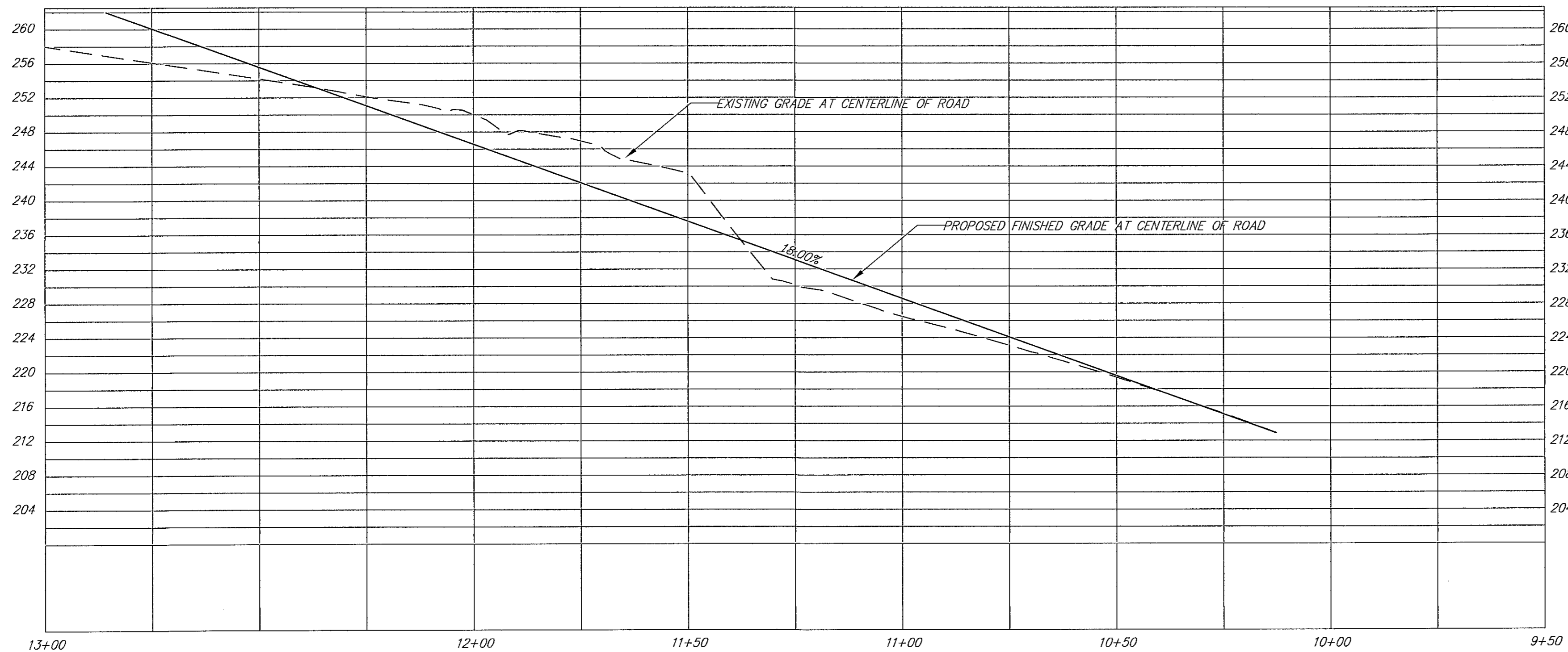
LEGEND

	RANDOM CONTROL FOR SURVEY
	EXISTING GUY ANCHOR
	EXISTING JOINT POLE
	ASPHALT CONCRETE
	EXISTING TREE
	EXISTING CONTOURS
	PROPERTY LINE - SUBJECT
	EXISTING EDGE OF PAVEMENT
	PROPERTY LINE - ADJOINERS
	PROPOSED WALL
	ENCROACHMENT
	FINISHED GRADE
	BOTTOM OF WALL
	FINISHED GRADE CONTOUR
	4' WALL HEIGHT
	ROAD GRADE



**CLAYTON STREET ACCESS
EARTHWORK QUANTITIES**

360 C.Y. CUT
523 C.Y. FILL



DRIVEWAY PROFILE
SCALE: 1"=20' HORIZONTAL
1"=10' VERTICAL

- NOTES**
1. VERTICAL DATUM IS ASSUMED.
 2. HORIZONTAL DATUM IS BASED UPON FIELD SURVEY AND 2005 RS 091.
 3. CONTOUR INTERVAL IS 2'.

LOT LINE ADJUSTMENT

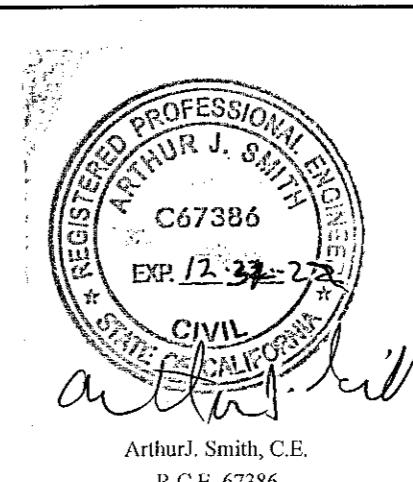
ILS ASSOCIATES, INC.
CIVIL ENGINEERING AND LAND SURVEYING

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

33 & 41 CLAYTON STREET

SAN RAFAEL CALIFORNIA

CLAYTON STREET ACCESS STUDY



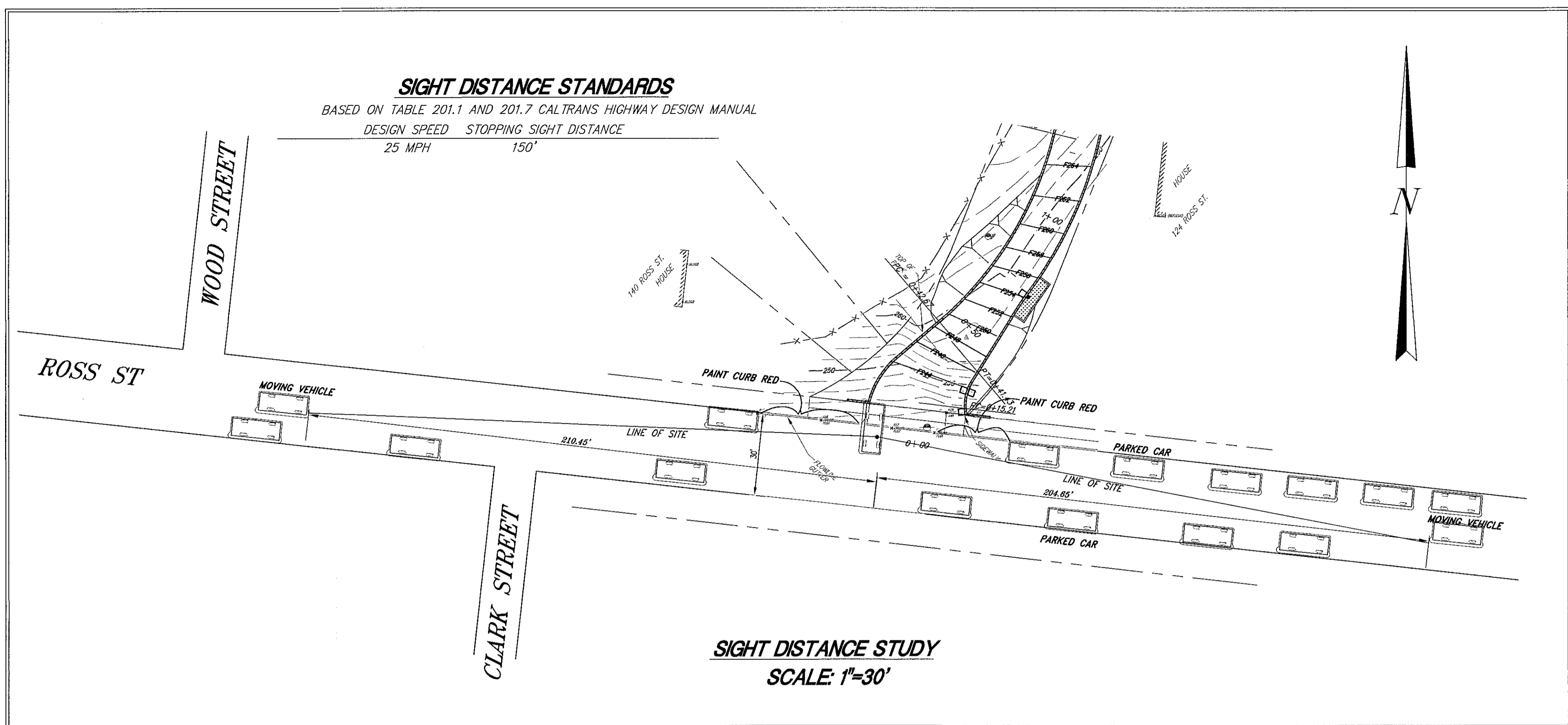
A.P.N.: 012-141-59 & -60
FIELD BOOK NO.: 253

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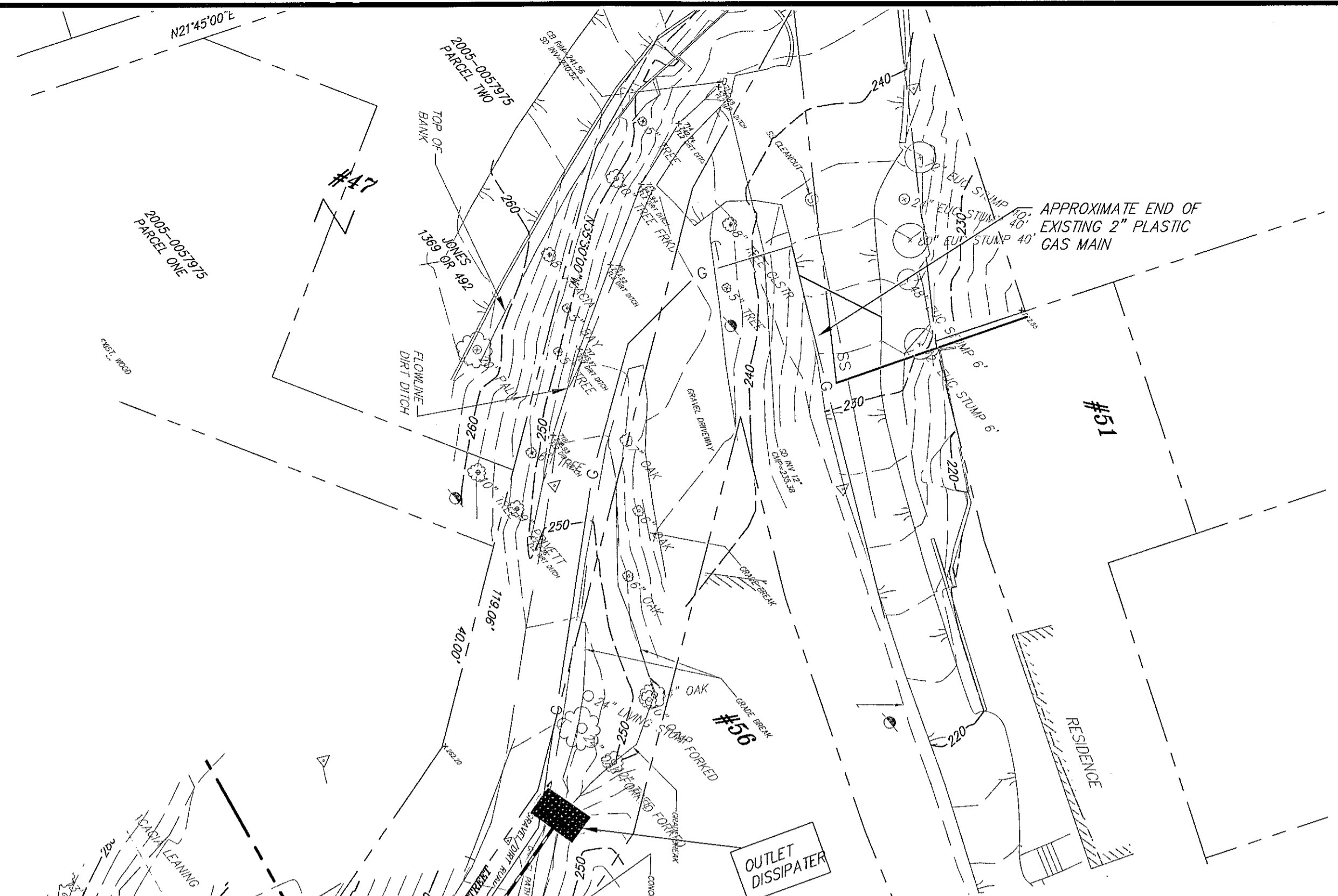
DRAWN: LI/AJS
DATE: 10/31/2019
JOB NO.: 8922
SHEET NO.: 3 OF 6

SIGHT DISTANCE STANDARDS

BASED ON TABLE 201.1 AND 201.7 CALTRANS HIGHWAY DESIGN MANUAL
 DESIGN SPEED 25 MPH STOPPING SIGHT DISTANCE 150'



SIGHT DISTANCE STUDY
 SCALE: 1"=30'



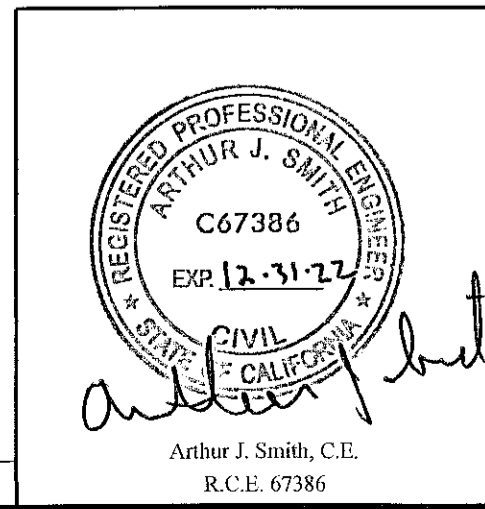
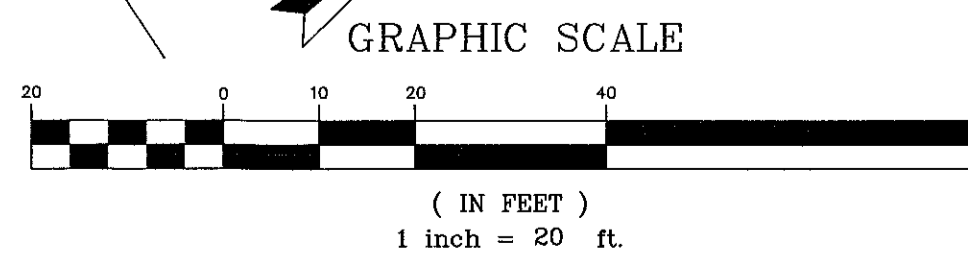
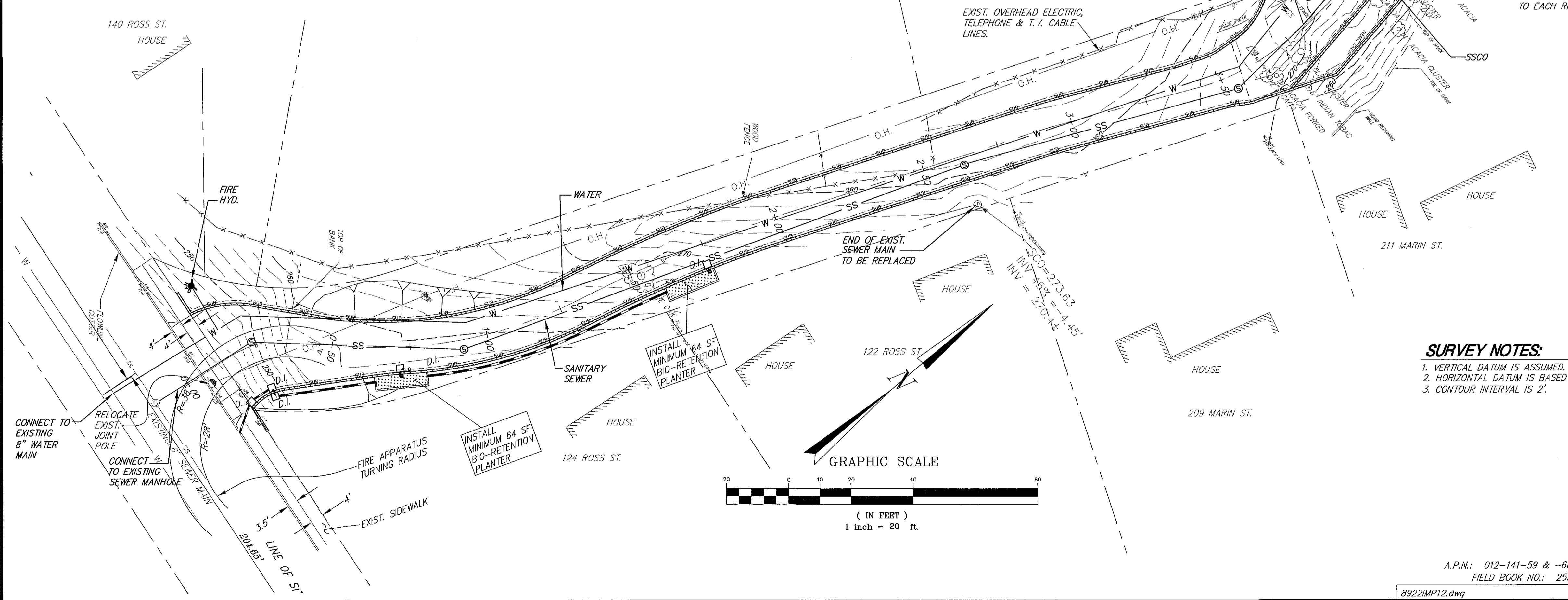
LEGEND

- △ 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 BACKRAIN (SUBRAIN)
- 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'.

X:\RESS_8927.dwg
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 Login: Arthur
 Dimension: 20
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 P3624-20SC-SCHEM UTIL PLAN SH4.9/13/2021 3:17:38 PM ILS Associates, Inc., AS



A.P.N.: 012-141-59 & -60
 FIELD BOOK NO.: 253
 8922IMP12.dwg

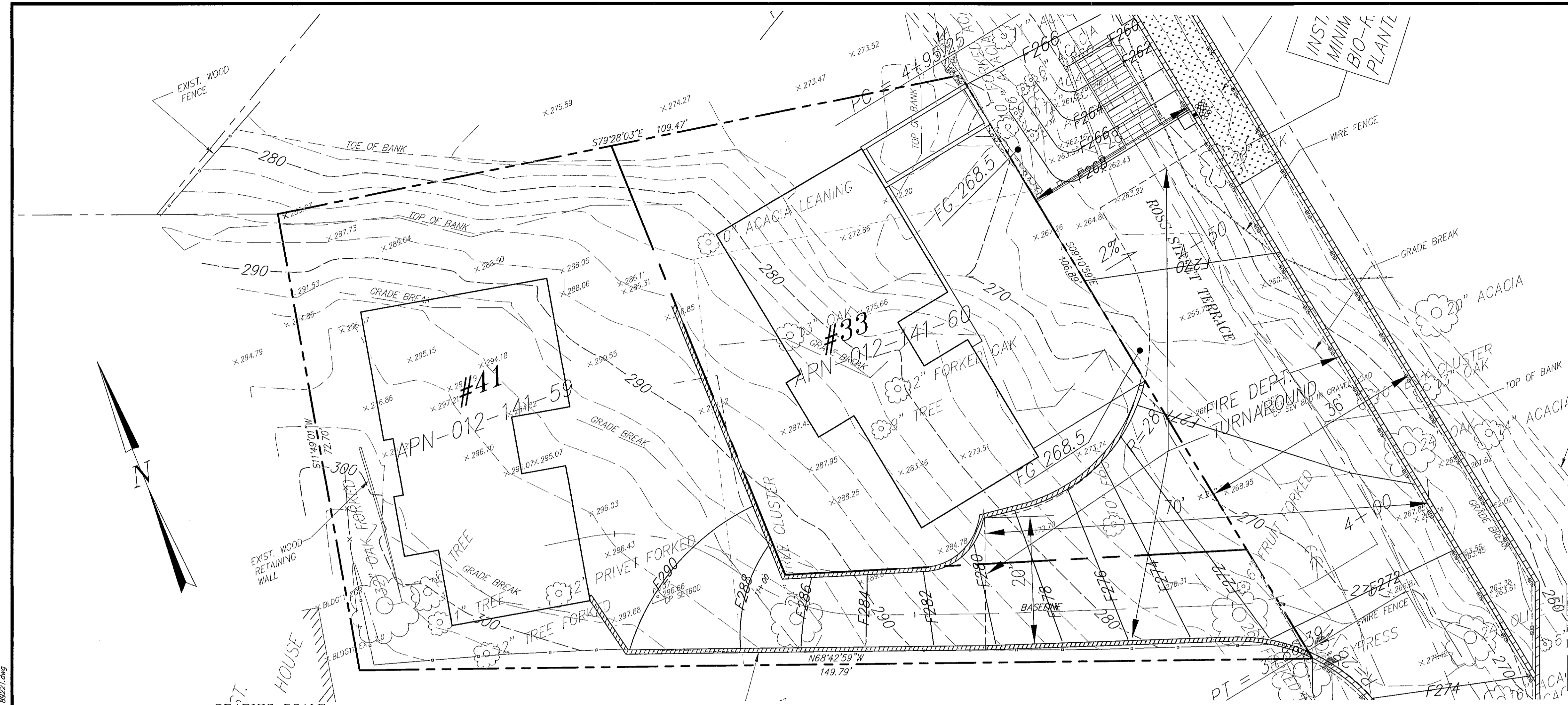
LOT LINE ADJUSTMENT

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

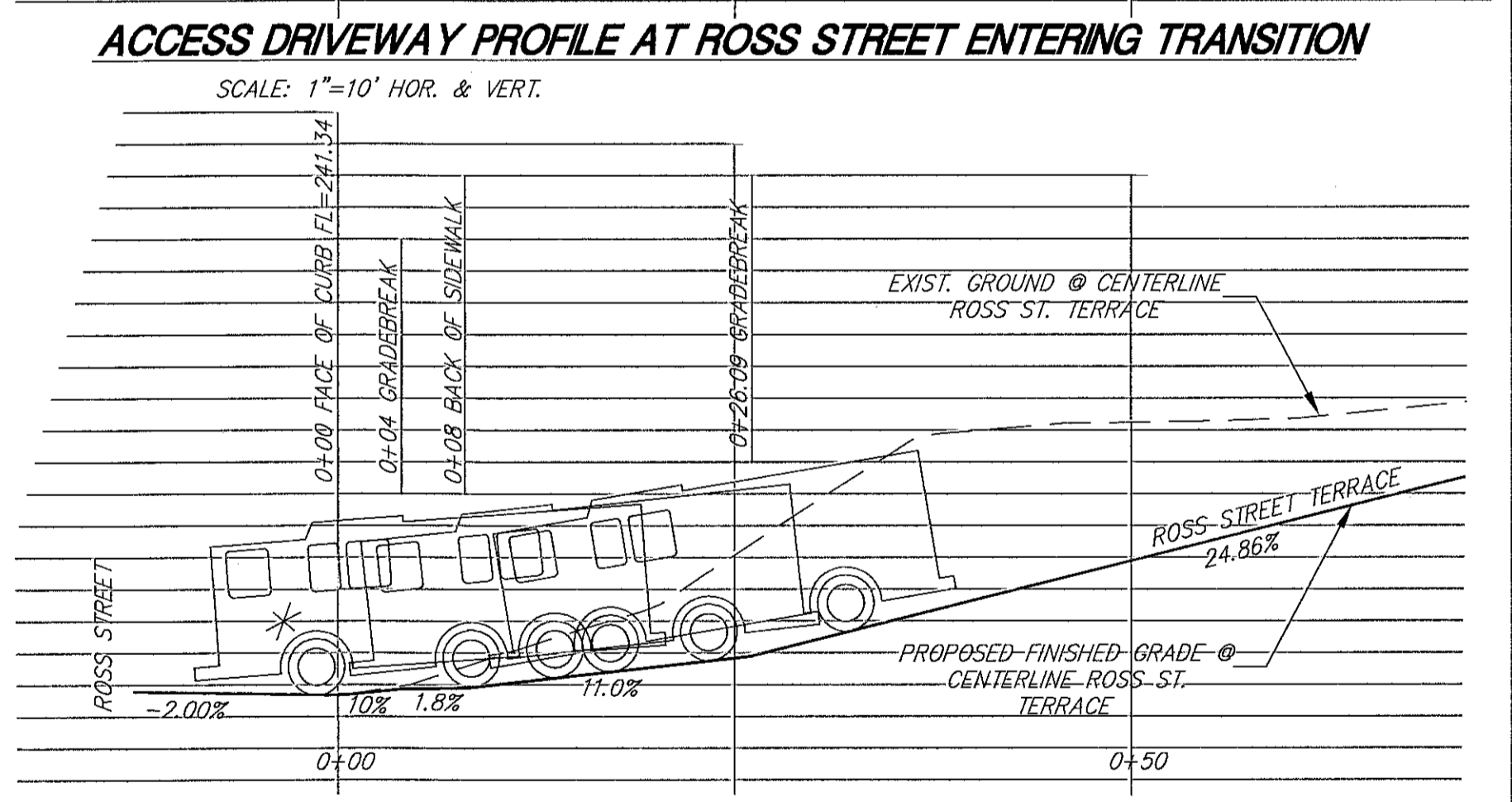
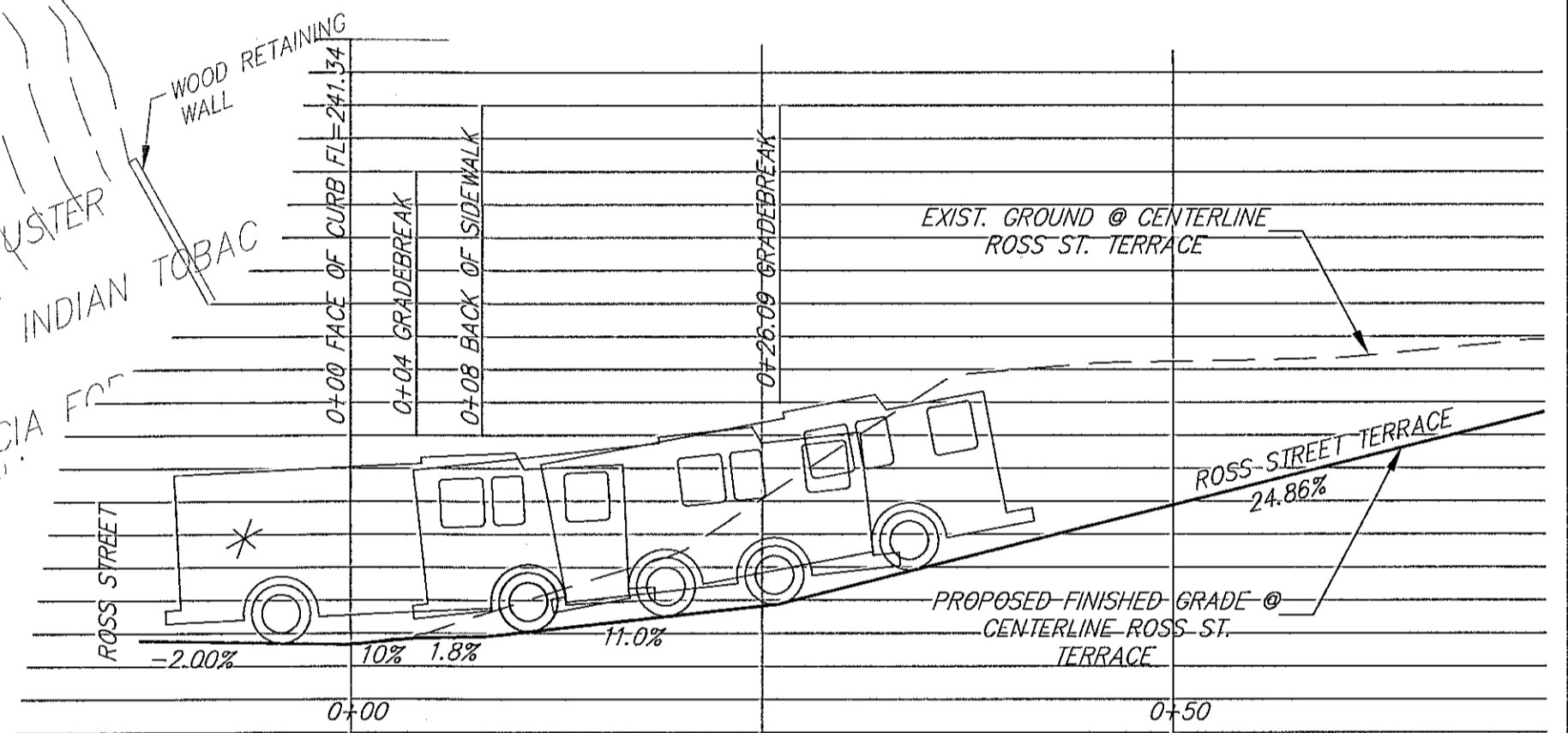
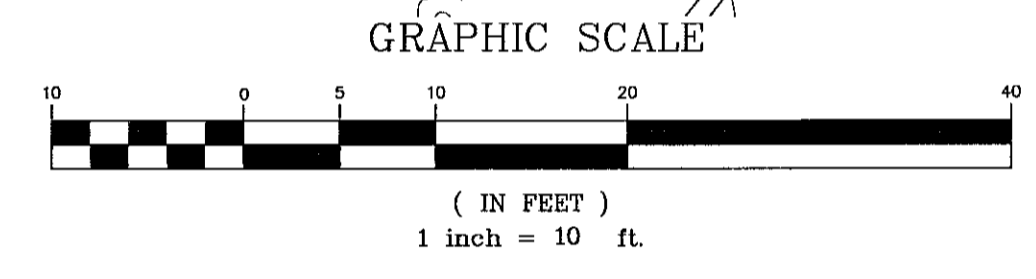
33 & 41 CLAYTON STREET

SAN RAFAEL CALIFORNIA
 SCHEMATIC UTILITY PLAN & SITE STUDY

DRAWN: LJ/AJS/HS
 DATE: 09/15/2021
 JOB NO.: 8922
 SHEET NO.: 4 OF 6

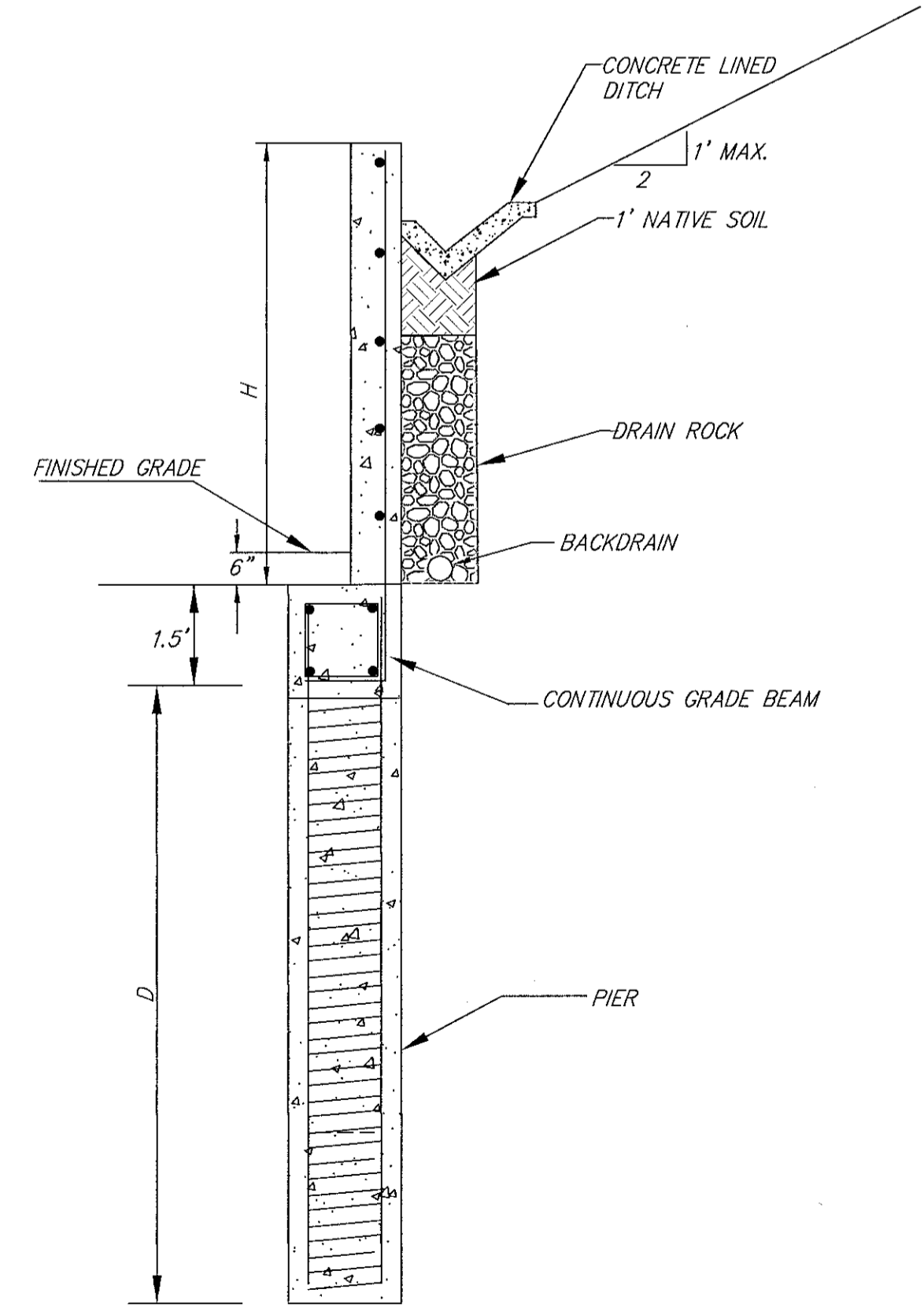
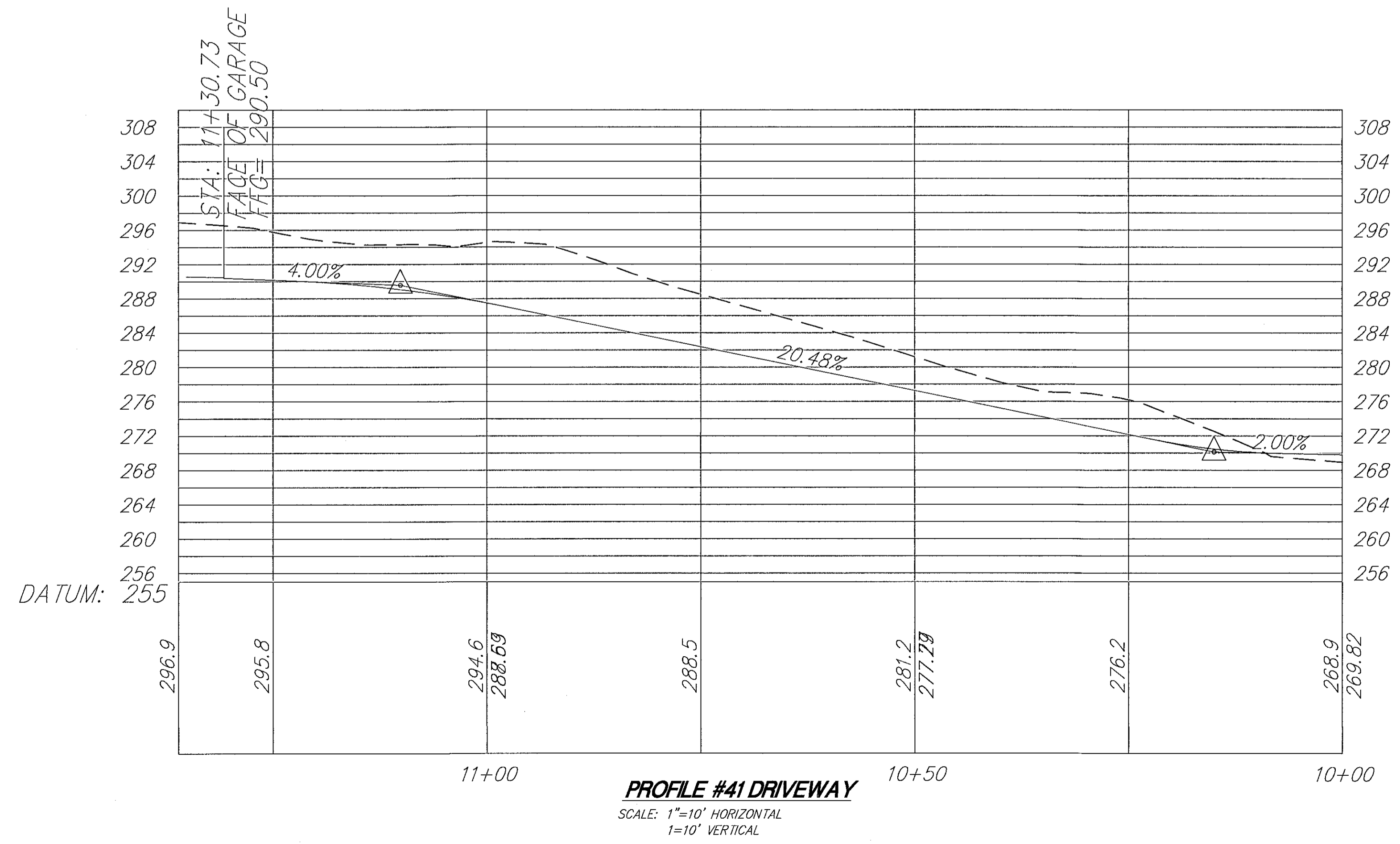


- LEGEND**
- RANDOM CONTROL FOR SURVEY
 - EXISTING GUY ANCHOR
 - EXISTING JOINT POLE
 - ASPHALT CONCRETE
 - BEGINNING OF VERTICAL CURVE
 - END OF VERTICAL CURVE
 - EXISTING TREE
 - EXISTING CONTOURS
 - PROPERTY LINE - SUBJECT
 - EXISTING EDGE OF PAVEMENT
 - PROPERTY LINE - ADJOINERS
 - PROPOSED WALL



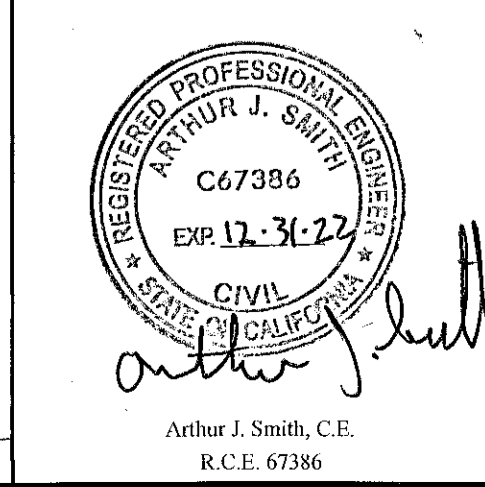
* APPARATUS #1997-E87
ENGINE 54 DIMENSIONS USED

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



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
DRIVEWAY PROFILES AND WALL DETAIL	
DRAWN: AJS	SHEET NO. 5 OF 6
DATE: 09/15/2021	JOB NO. 8922

A.P.N.: 012-141-59 & -60
FIELD BOOK NO.: 253
8922MP12.dwg

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

BASIS OF BEARINGS

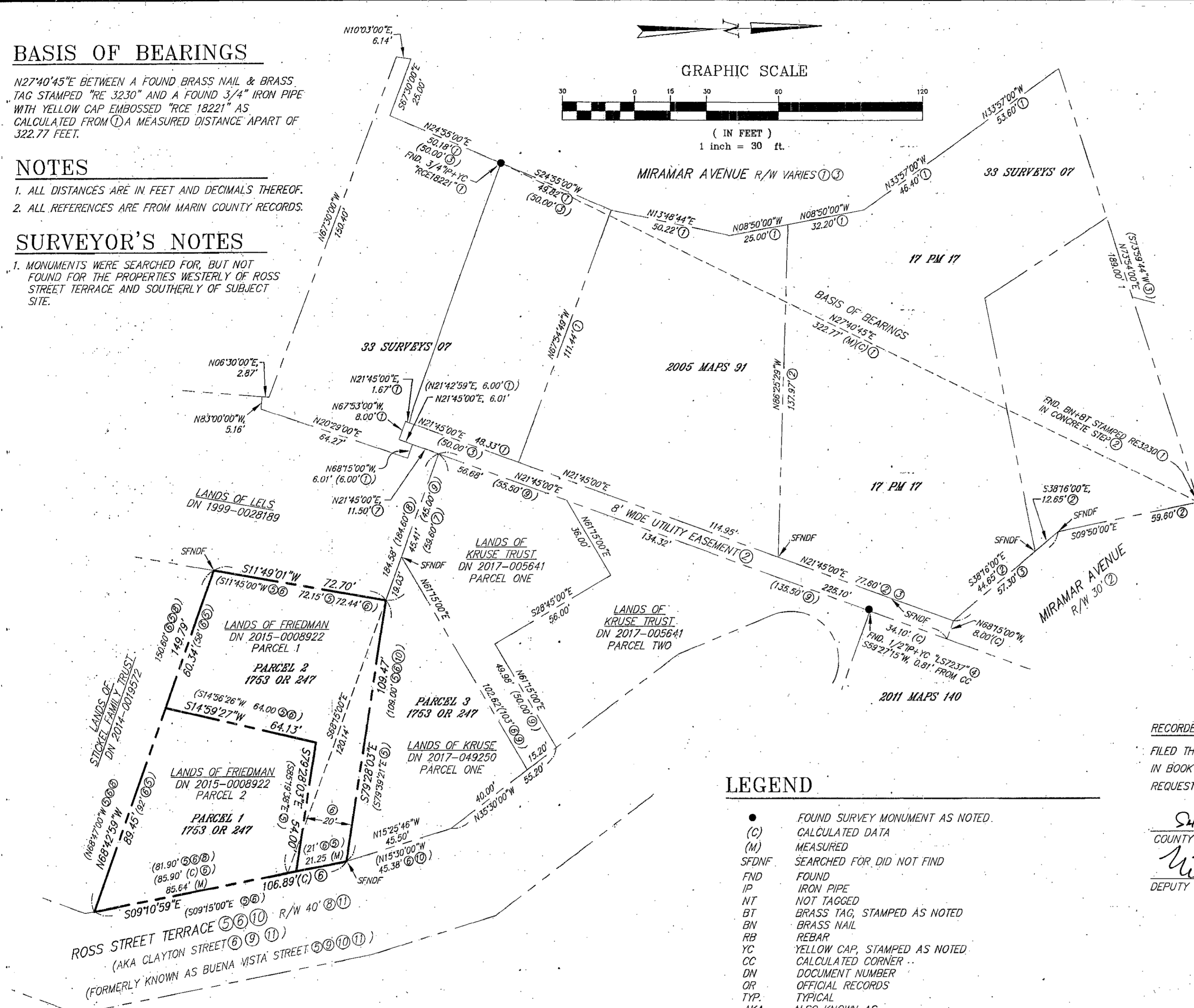
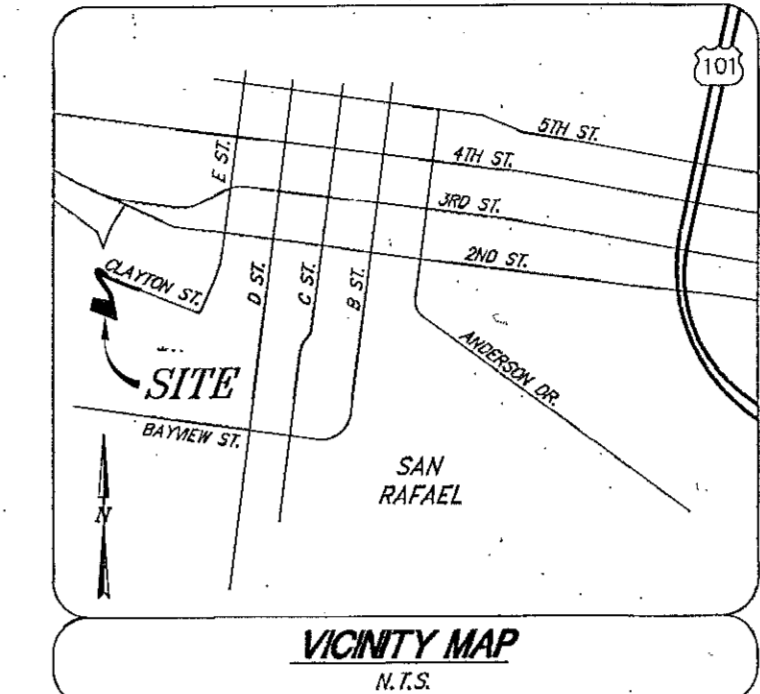
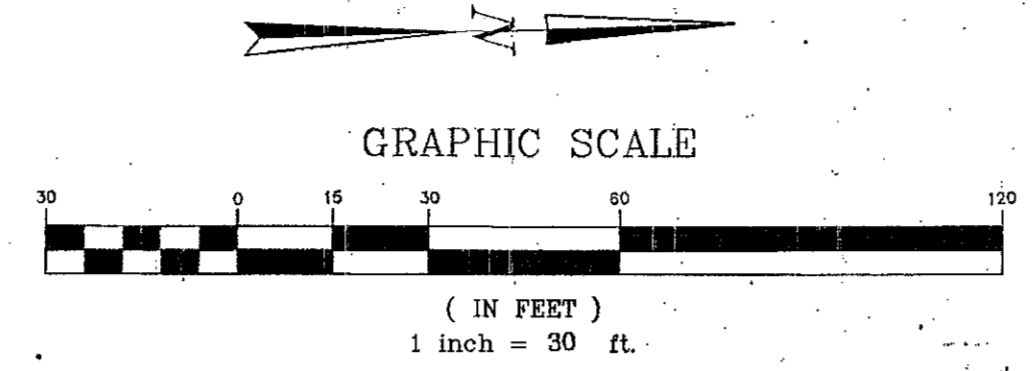
N27°40'45"E BETWEEN A FOUND BRASS NAIL & BRASS TAG STAMPED "RE 3230" AND A FOUND 3/4" IRON PIPE WITH YELLOW CAP EMBOSSED "RCE 18221" AS CALCULATED FROM (1) A MEASURED DISTANCE APART OF 322.77 FEET.

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.



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
IRVING L. SCHWARTZ R.C.E. 18221
REGISTERED PROFESSIONAL ENGINEER
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
TRACY W. PARK, PLS 8176
COUNTY SURVEYOR
BY DEPUTY COUNTY SURVEYOR
REGISTERED PROFESSIONAL LAND SURVEYOR
TRACY W. PARK
No. 8176
STATE OF CALIFORNIA

RECORDER'S STATEMENT

FILED THIS 6TH DAY OF MARCH 2020 AT 7:30 P.M. IN BOOK 2020 OF MAPS, AT PAGE 41, AT THE REQUEST OF IRVING L. SCHWARTZ AND THE COUNTY SURVEYOR.

Shelly Scott \$84-
COUNTY RECORDER FEE:
W. Scott 2020-0008925
DEPUTY COUNTY RECORDER SERIAL NO.

LEGEND

- FOUND SURVEY MONUMENT AS NOTED.
- (C) CALCULATED DATA
- (M) MEASURED
- SFDF SEARCHED FOR DID NOT FIND
- FND FOUND
- IP IRON PIPE
- NT NOT TAGGED
- BT BRASS TAG, STAMPED AS NOTED
- BN BRASS NAIL
- RR 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.
CIVIL ENGINEERING AND LAND SURVEYING
79 GALLI DRIVE, SUITE A NOVATO, CA 94949-5717 (415)883-9200 FAX (415)883-2763
A.P.N. 012-141-59 & 60 JOB NO.: 8922 NOVEMBER 2017 SHEET 1 OF 1

SURVEYOR'S COPY

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

BOUNDARY SURVEY

DRAWN: MM/SW
DATE: 09/15/2021
JOB NO.: 8922
SHEET NO.: 6 OF 6

REGISTERED PROFESSIONAL ENGINEER
ARTHUR J. SMITH
C67386
EXP. 12-31-27
CIVIL
STATE OF CALIFORNIA

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

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

N:\P6500\8922.dwg P26 18-ROD305C 2/25/2020 11:18:50 PM HP-T2300.plt ILS Associates, Inc. - A.S.