

New Residences

Deisgn Review

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

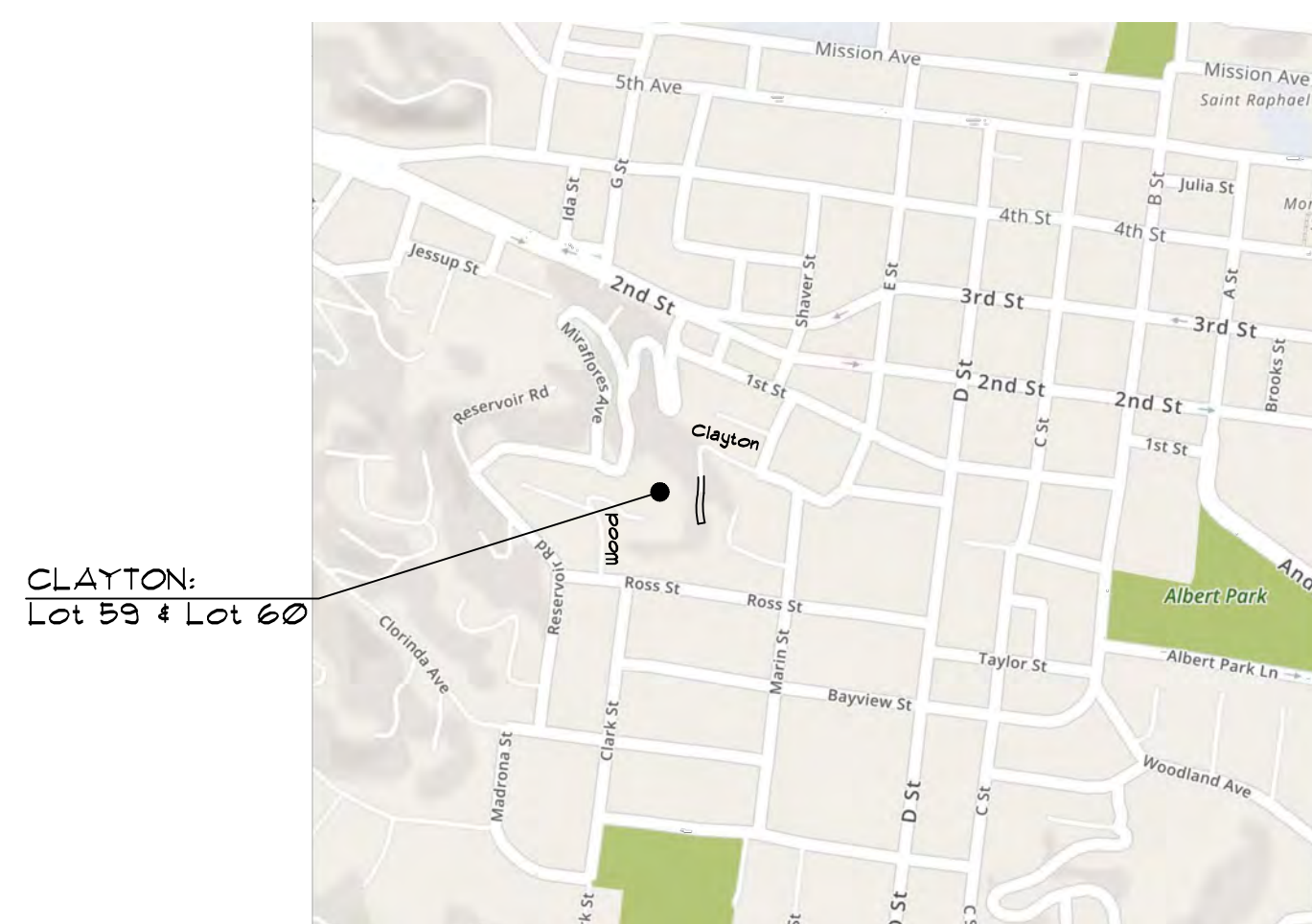
General Notes:

- ALL MATERIALS AND WORKMANSHIP TO CONFORM TO THESE PLANS, THE 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA BUILDING CODE WITH CITY OF SAN RAFAEL AMENDMENTS, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA BUILDING ENERGY STANDARDS, 2019 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN), 2019 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 BACKGROUND, AND 1 OR ILLUMINATED. SEE CITY OF SAN RAFAEL STANDARDS.
- DEFENSIBLE SPACE FOR WILDFIRE SHALL BE A MINIMUM OF 100 FEET AROUND ALL STRUCTURES OR TO THE PROPERTY LINES. GREATER CLEARANCE MAYBE REQUIRED UPON INSPECTION AS DETERMINED DUE TO SLOPE AND FUEL LOADS.
- 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.
- HORIZONTAL DEFENSIBLE SPACE CLEARANCE SHALL BE A MINIMUM OF 10 FEET ON EACH SIDE OF THE DRIVEWAY.
- THE FIRE HYDRANT SHALL BE LOCATED NO CLOSER THAN 30 FEET AND NO FURTHER THAN 500 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. 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.
- A "BLUE DOT REFLECTOR" SHALL BE ADJACENT TO ALL HYDRANTS.
- BOLLARD PROTECTION IS REQUIRED AT ALL HYDRANTS.
- FIRE SPRINKLER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2019 CALIFORNIA FIRE CODE AND NFPA 13D AND 13 ONE OR TWO FAMILY DWELLINGS - 2019 EDITION AND SHALL BE SUBMITTED UNDER A SEPARATE PERMIT.

Vicinity Map:



Project Directory

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Project Information:

ADDRESS:	CLAYTON STREET SAN RAFAEL, CA
APN:	LOT 59: 012-141-059 AND LOT 60: 012-141-060
LOT AREA:	LOT 59: 5,251 SF LOT 60: 5,028 SF
ZONING:	RT15-H (HILLSIDE)
SETBACKS:	FRONT - 15 LF SIDES - 6 LF REAR - 10 LF GARAGE - 20 LF
MAX.BUILDING HEIGHT:	30'-0"
MAX.LOT COVERAGE:	40% (2nd = 75% OF COVERAGE)
MAX. F.A.R.:	2,500 SF + 10% OF LOT SIZE (6,500 SF MAX.)
OCCUPANCY GROUPS:	R-3 / U
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLERS:	REQUIRED
WUI:	YES
FLOOD ZONE:	NO
EFFECTIVE CODES:	2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA RESIDENTIAL BUILDING CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA GREEN BUILDING CODE CURRENT CITY OF SAN RAFAEL CODE.
SCOPE OF WORK:	PROPOSED PROJECT IS THE DEVELOPMENT OF 2 EXISTING VACANT LOTS. A NEW RESIDENCE IS PROPOSED FOR EACH LOT. EACH RESIDENCE WILL BE A 2-STORY RESIDENCE WITH ATTACHED GARAGE AND ON-SITE PARKING.

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.

Index of Drawings:

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Project Description:

THE PROPOSED PROJECT IS THE DEVELOPMENT OF 2 HILLSIDE VACANT LOTS IN THE GERSTLE PARK AREA OF SAN RAFAEL ACCESSED VIA AN EXISTING GRAVEL AND DIRT ROAD AT THE TERMINATION OF CLAYTON STREET. THE LOTS ARE ZONED AS RT15-H (HILLSIDE). HOWEVER, EACH EXISTING LOT IS APPROXIMATELY 5,000 SQFT. (33% BELOW THE ZONING THRESHOLD).

AS PART OF THE PROJECT, CLAYTON STREET WILL BE EXTENDED TO THE SOUTHERN BOUNDARY OF THE PROPERTY WITHIN THE CURRENT RIGHT-OF-WAY EASEMENT. ALL UTILITIES AND ASSOCIATED RETAINING WALLS ARE PROPOSED AS PART OF THE DEVELOPMENT OF THE PROJECT. THE PROJECT SEEKS TO PROVIDE BETTER VEHICULAR ACCESS TO THE LOTS THROUGH THE APPLICATION OF A LOT LINE ADJUSTMENT.

THE PROPOSED NEW CONSTRUCTION PROPOSES TO DEVELOP 5 RESIDENTIAL UNITS AS FOLLOWS:
 THE LOWER LOT, LOT 60(133) PROPOSES A PRIMARY SINGLE FAMILY RESIDENCE OF 2,645 SF WITH AN ACCESSORY DWELLING UNIT OF 259 SF AND A JUNIOR ACCESSORY DWELLING UNIT OF 200 SF. THE UPPER LOT, LOT 59 (*41), PROPOSES A PRIMARY SINGLE FAMILY RESIDENCE OF 2,628 SF AND AN ATTACHED ACCESSORY DWELLING UNIT OF 428 SF. EACH OF THE PRIMARY RESIDENCES WILL HAVE AN ATTACHED 2-CAR GARAGE WITH 2 COVERED PARKING SPACES.

THE PROPOSED PRIMARY UNITS WILL BE MARKET RATE UNITS (40%). THE LARGER ADU UNIT IS PROPOSED AS AN AFFORDABLE LOW INCOME UNIT (20%) WITH THE OTHER ADU AND JADU AS MODERATE INCOME UNITS (40%).

THE PROJECT IS SEEKING A DENSITY BONUS OF APPROXIMATELY 2-3 PERCENT IN ORDER TO PROVIDE THE ADDITIONAL UNITS.

IN ORDER TO ACHIEVE THE PROPOSED 5 UNIT PROJECT ON THESE UNDERSIZED HILLSIDE LOTS THE PROJECT IS REQUESTING THE FOLLOWING INCENTIVE AND WAIVERS FROM DEVELOPMENT STANDARDS.

- INCENTIVE: (1) EXCLUSION FROM THE INCLUSIONARY HOUSING ORDINANCE.
 WAIVERS: (4) a. REQUIRED NATURAL STATE REQUIREMENT
 b. OFF STREET/GUEST PARKING REQUIREMENT
 c. FRONT AND SIDE SETBACK REQUIREMENTS
 d. GROSS SQUARE FOOTAGE (FAR) MAXIMUMS

	Zoning Requirement	Proposed	
LOT 59:	LOT SIZE: 5,251 SF LOT WIDTH: 60 LF SETBACKS: 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.	5,251 SF (78% of Standard) 65 LF FRONT - 15 LF SIDES - 6 LF REAR - 10 LF GARAGE - 20 LF 2,500+609 = 3,085 SF 5,251 x 40% = 2,100 SF 2,340 x 75% = 1,755 SF 25+36.7% = 61.7% x 5,251 = 3,240 SF 31.8% AVE. SLOPE	5,251 SF (78% of Standard) 65 LF FRONT - 3'-8" SIDES - 6'-0" and 9'-1" REAR - 10'-0" GARAGE - 20'-0" MAX. HT. 25'-2" F.A.R. 3,150 SF COVERAGE - 1,742 SF SECOND - 1,314 SF NAT.STATE - 2,013 SF (56% of RQRD.) 31.8% AVE. SLOPE VARIES: SEE ELEVATIONS
LOT 60:	LOT SIZE: 5,028 SF LOT WIDTH: 70 LF SETBACKS: 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.	5,028 SF (67% of Standard) 70 LF FRONT - 15 LF SIDES - 5 LF REAR - 10 LF GARAGE - 20 LF 2,500+479 = 3,000 SF 5,028 x 40% = 2,011 SF 2,011 x 75% = 1,508 SF 25+40.3% = 65.3% x 4,781 = 3,126 SF 40.3% AVE. SLOPE	5,028 SF (67% of Standard) 70 LF FRONT - 0'-0" SIDES - 6'-0" and 1'-11" REAR - 10'-11" GARAGE - 20'-5" MAX. HT. 22'-0" F.A.R. 3,103 SF COVERAGE - 1,784 SF SECOND - 1,326 SF NAT.STATE - 1,510 SF (50% of RQRD.) 40.3% AVE. SLOPE

Preliminary Not for Construction

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New Residence
 Friedman Residence
 Lots 59 and 60 - Clayton Street
 San Rafael, CA APN 012-141-59 and 60

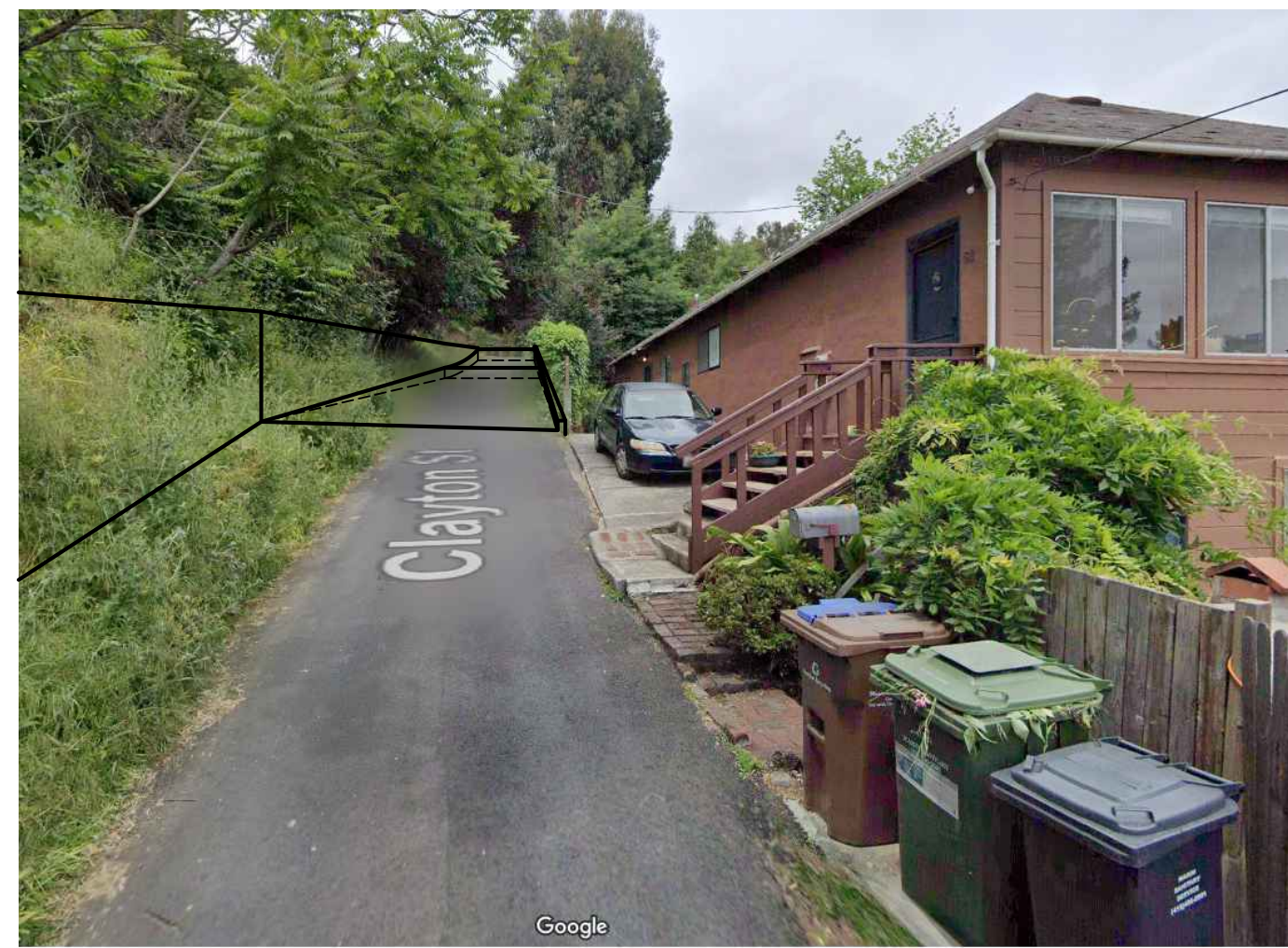
Cover Sheet

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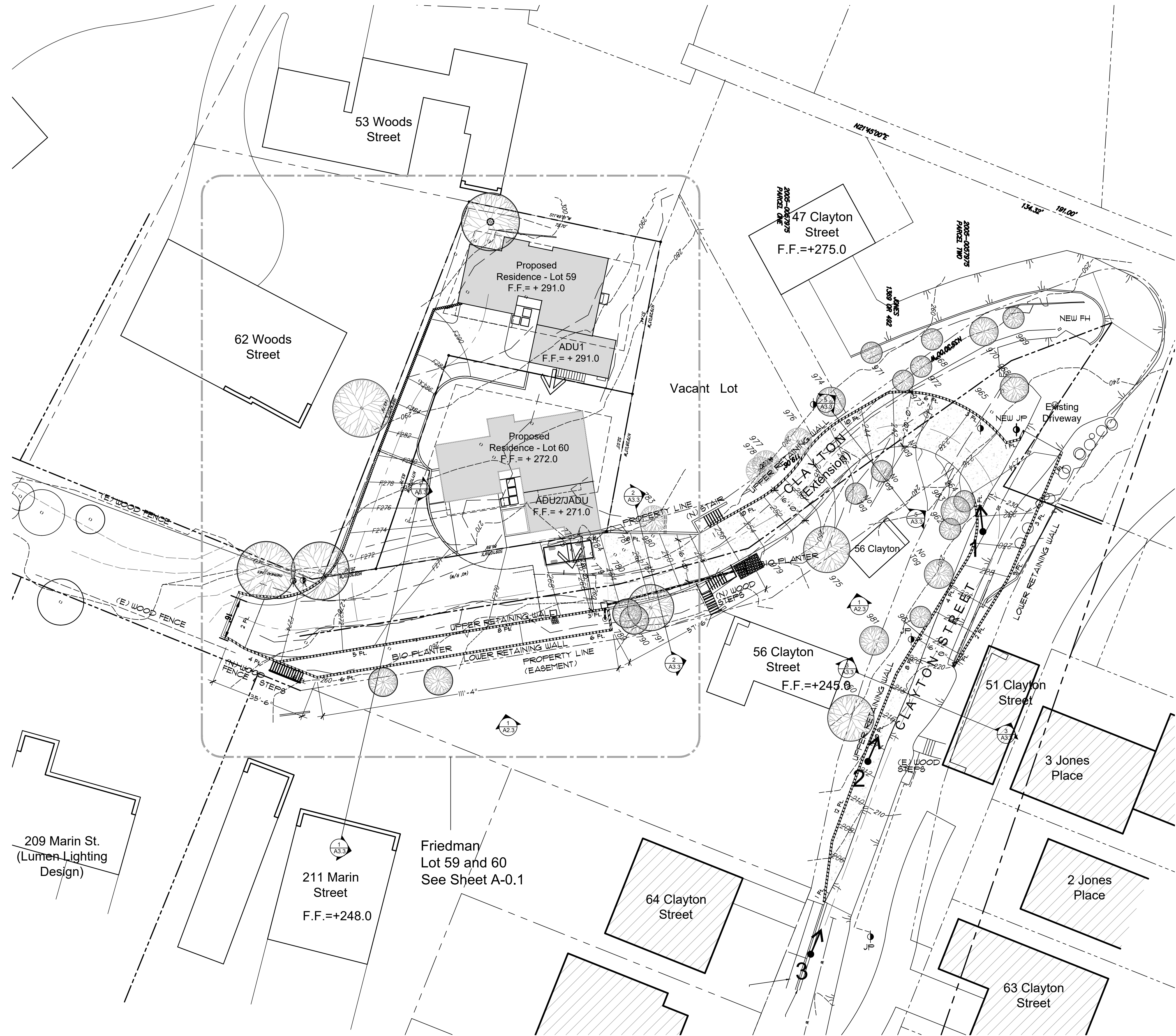
1 - View West at 47 Clayton



2 - View West at 51 Clayton



3 - View West at 64 Clayton

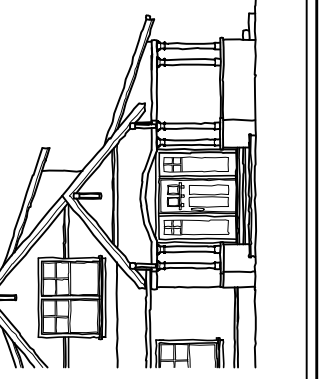


Site Vicinity Plan

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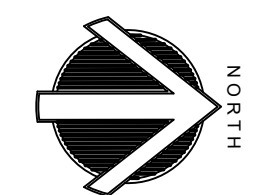
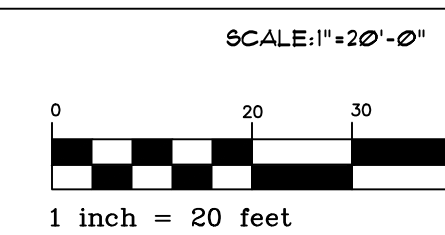
New Residence
Friedman Residence
Lots 59 and 60 - Clayton Street
San Rafael, CA APN 012-141-59 and 60

Site Vicinity
Plan

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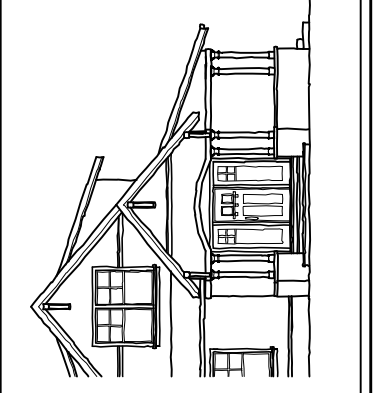


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New Residence
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Proposed Natural State

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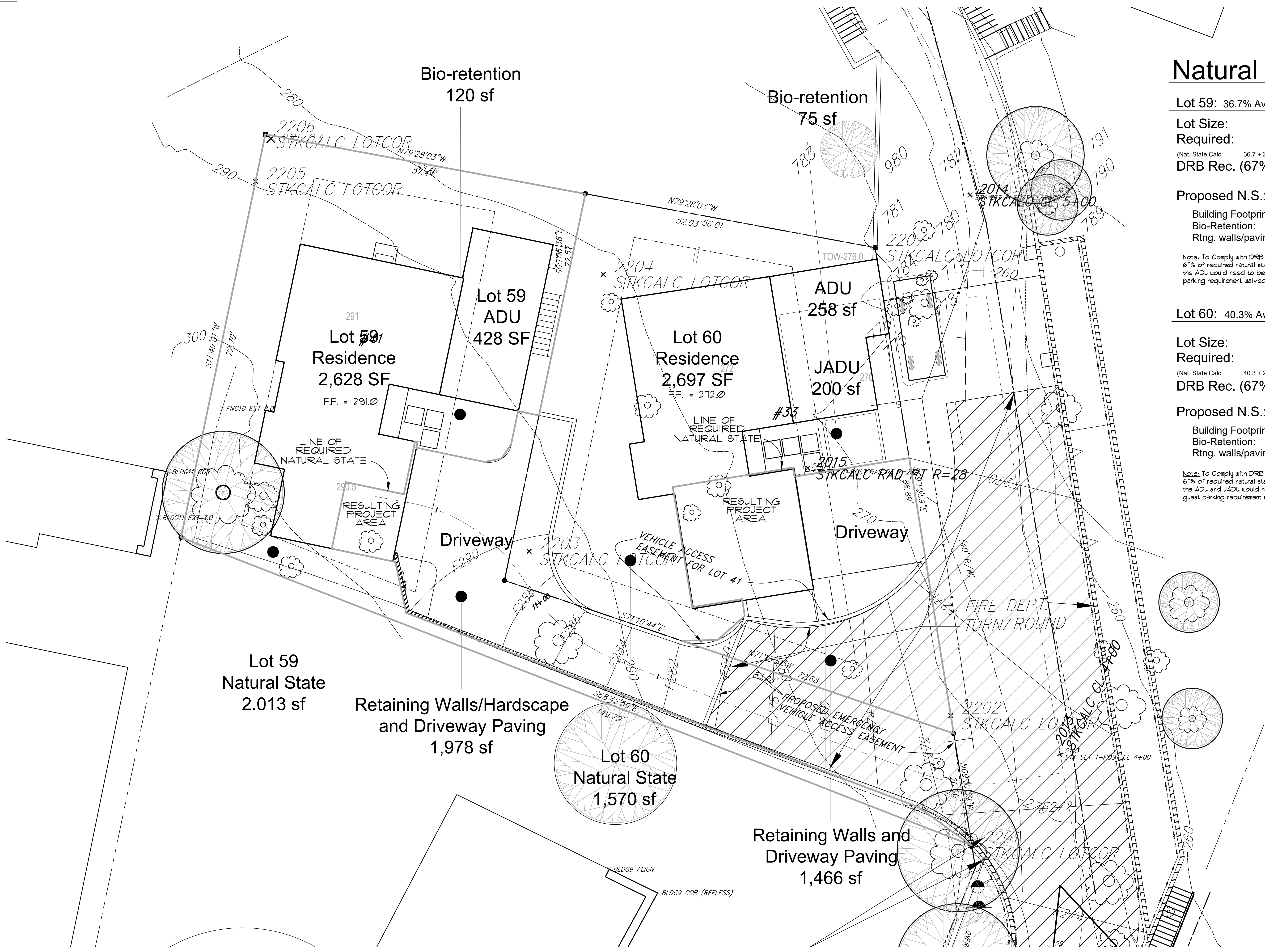
Natural State:

Lot 59: 36.7% Average Slope
Lot Size: 5,851 sf
Required: 3,610 sf
(Nat. State Calc: $36.7 + 25 = 61.7\% \times 5,851 \text{ sf} = 3,610 \text{ sf}$)
DRB Rec. (67%): 2,419 sf
Proposed N.S.: 2,013 sf
Building Footprint: 1,742 sf
Bio-Retention: 118 sf
Rtng. walls/paving: 1,978 sf

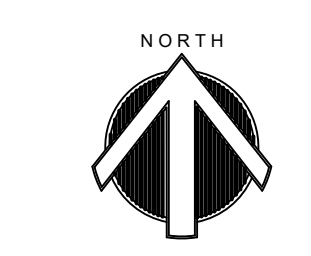
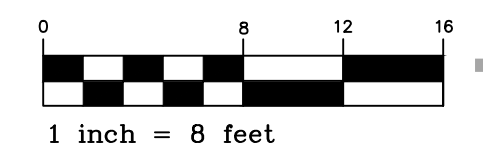
Note: To Comply with DRB recommendation for meeting 61% of required natural state (2,419 sf) based on lot size, the ADU would need to be eliminated and the guest parking requirement waived.

Lot 60: 40.3% Average Slope
Lot Size: 5,028 sf
Required: 3,283 sf
(Nat. State Calc: $40.3 + 25 = 65.3\% \times 5,028 \text{ sf} = 3,283 \text{ sf}$)
DRB Rec. (67%): 2,200 sf
Proposed N.S.: 1,570 sf
Building Footprint: 1,784 sf
Bio-Retention: 75 sf
Rtng. walls/paving: 1,599 sf

Note: To Comply with DRB recommendation for meeting 61% of required natural state (2,200 sf) based on lot size, the ADU and JADU would need to be eliminated and the guest parking requirement waived.

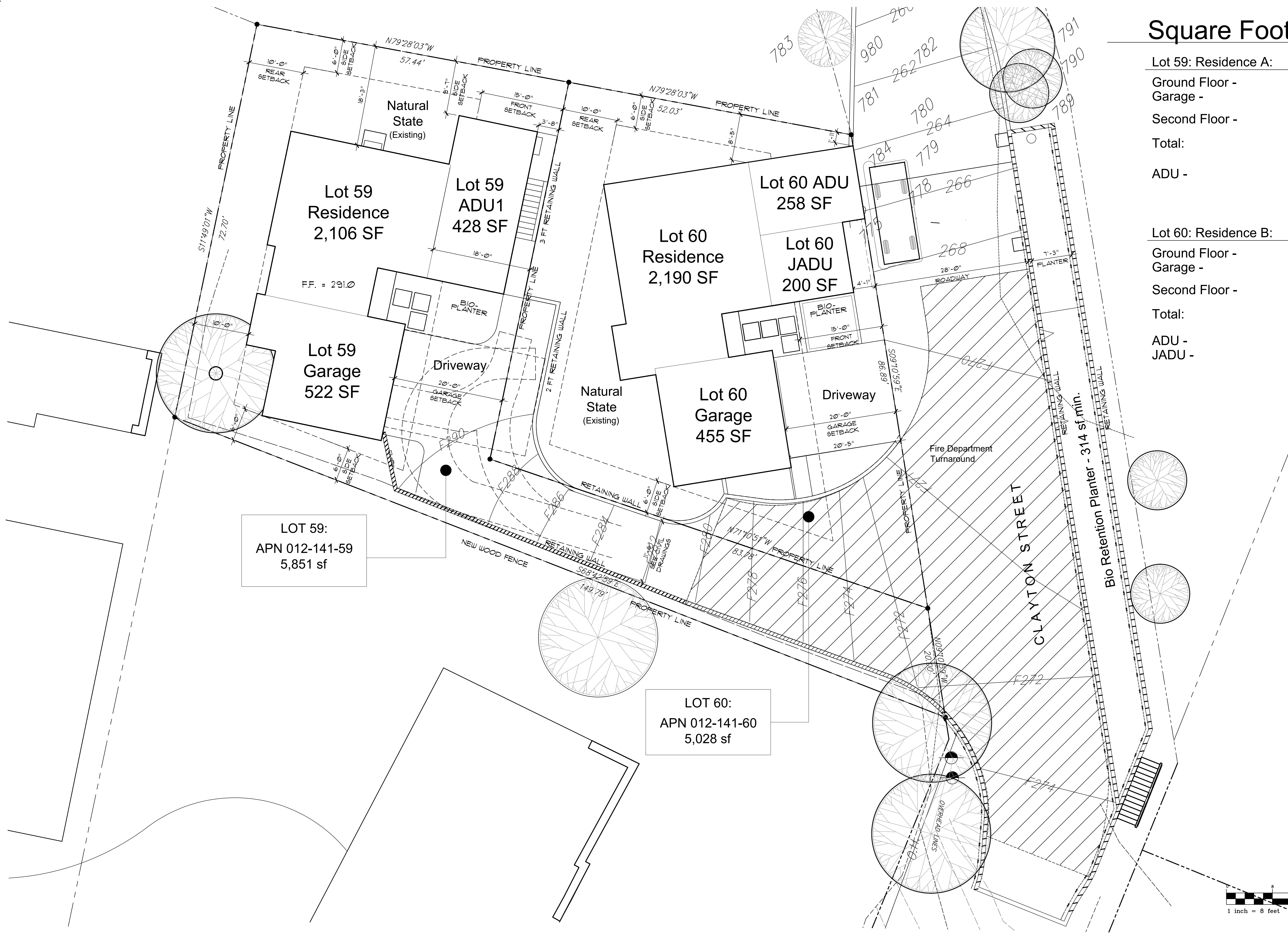


Proposed Natural State



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

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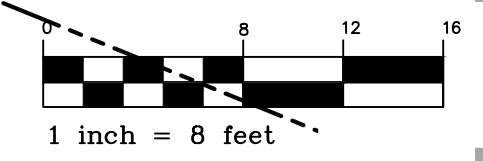
LOT 59:
APN 012-141-59
5,851 sf

LOT 60:
APN 012-141-60
5,028 sf

Square Footage:

Lot 59: Residence A:	
Ground Floor -	792 sf
Garage -	522 sf
Second Floor -	1,314 sf
Total:	2,628 sf
ADU - 428 sf	
Lot 60: Residence B:	
Ground Floor -	870 sf
Garage -	455 sf
Second Floor -	1,325 sf
Total:	2,645 sf
ADU - JADU - 258 sf / 200 sf	

Proposed Site Plan



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

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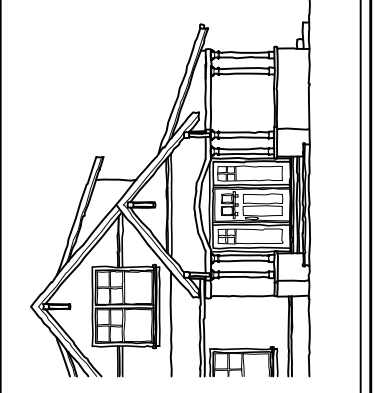
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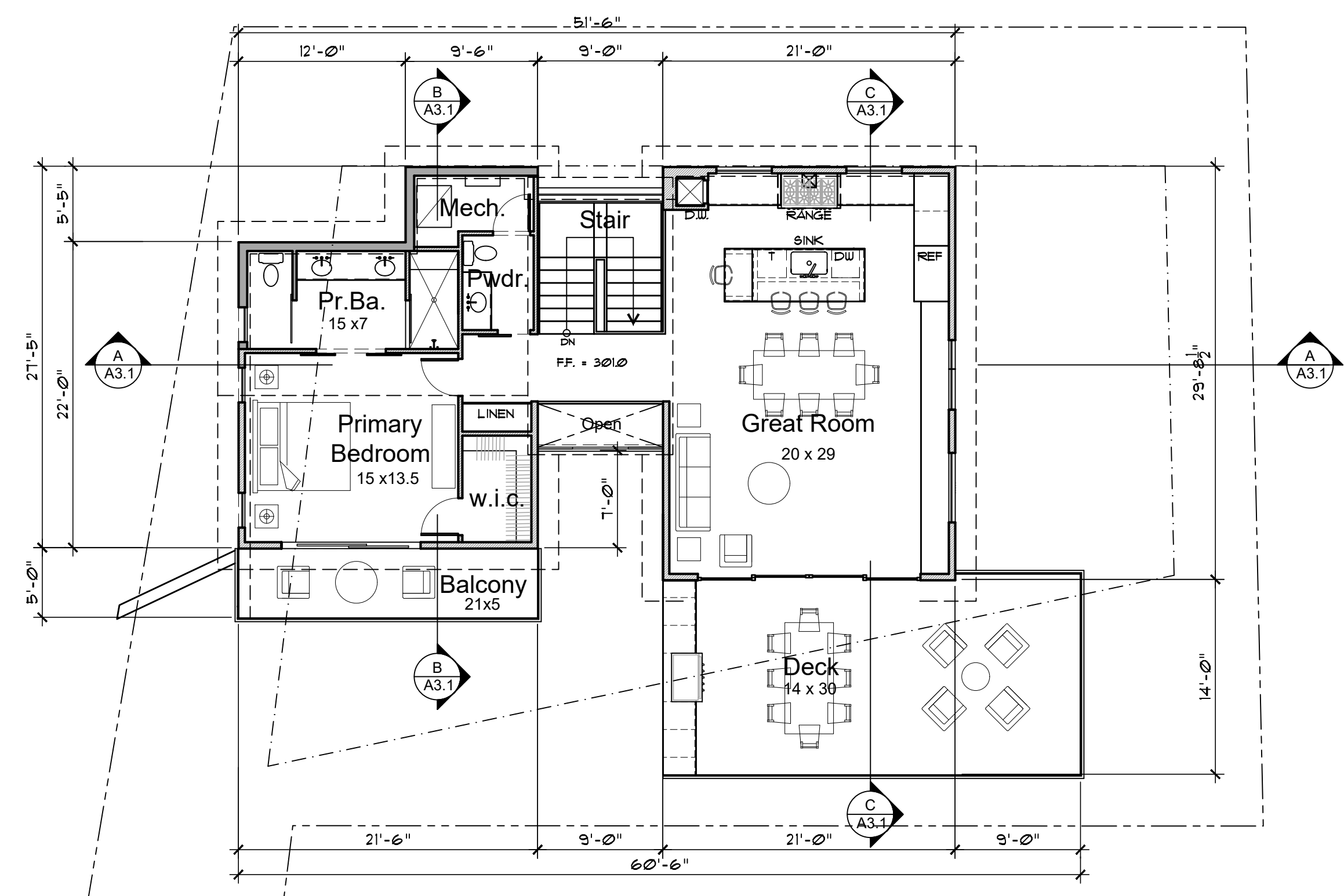
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Proposed
 Floor Plans
 LOT 59

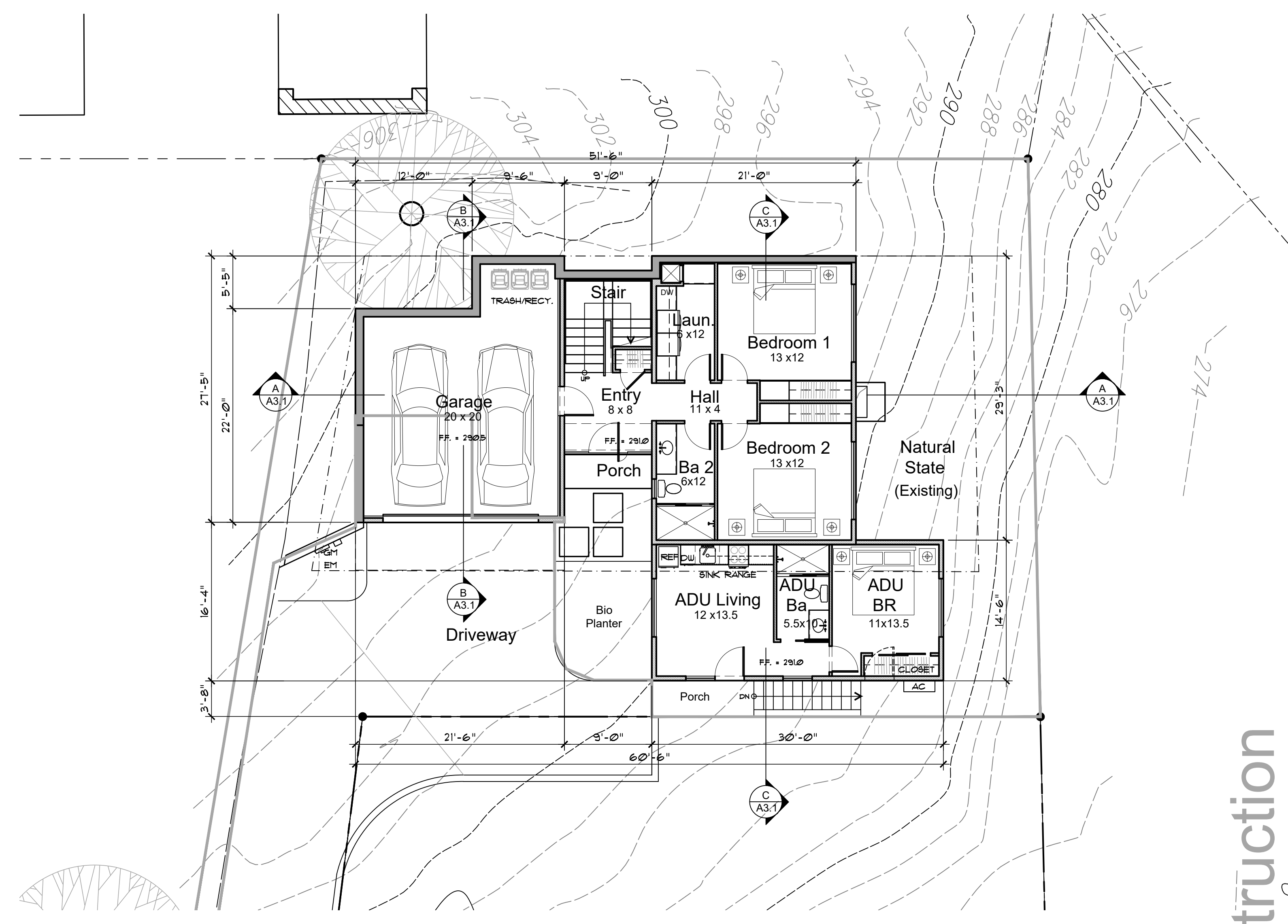
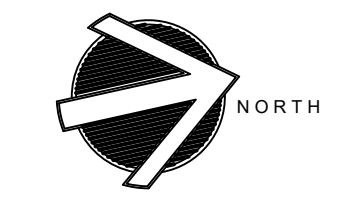
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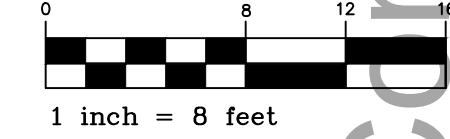
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Lot 59 - Proposed Second Floor Plan
 1,314 sf
 SCALE: 1/8" = 1'-0"



Lot 59 - Proposed Ground Floor Plan
 1,314 sf (522 sf Garage)
 ADU: 428 sf
 SCALE: 1/8" = 1'-0"

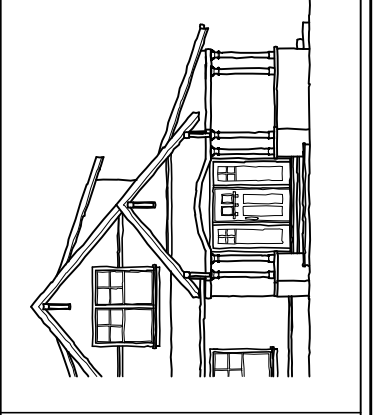


Natural State Calculation:
 NS= 5,851 sf x (36.7% + 25%)
 = 3,610 sf required
 DRB rec. = 67%
 = 3,610 x 0.67 = 2,419 sf required

Lot 59:	Requirement:	Proposed
Lot Size:	7,500 sf	5,851 sf
Max. FAR:	3,085 sf	3,150 sf
Natural State:	2,419 sf	2,013 sf
Setbacks:		
Front:	15 lf	3'-8"
Side:	6 lf	6'-0"
Side:	6 lf	9'-7"
Rear:	10 lf	10'-0"
Garage:	20 lf	20'-0"

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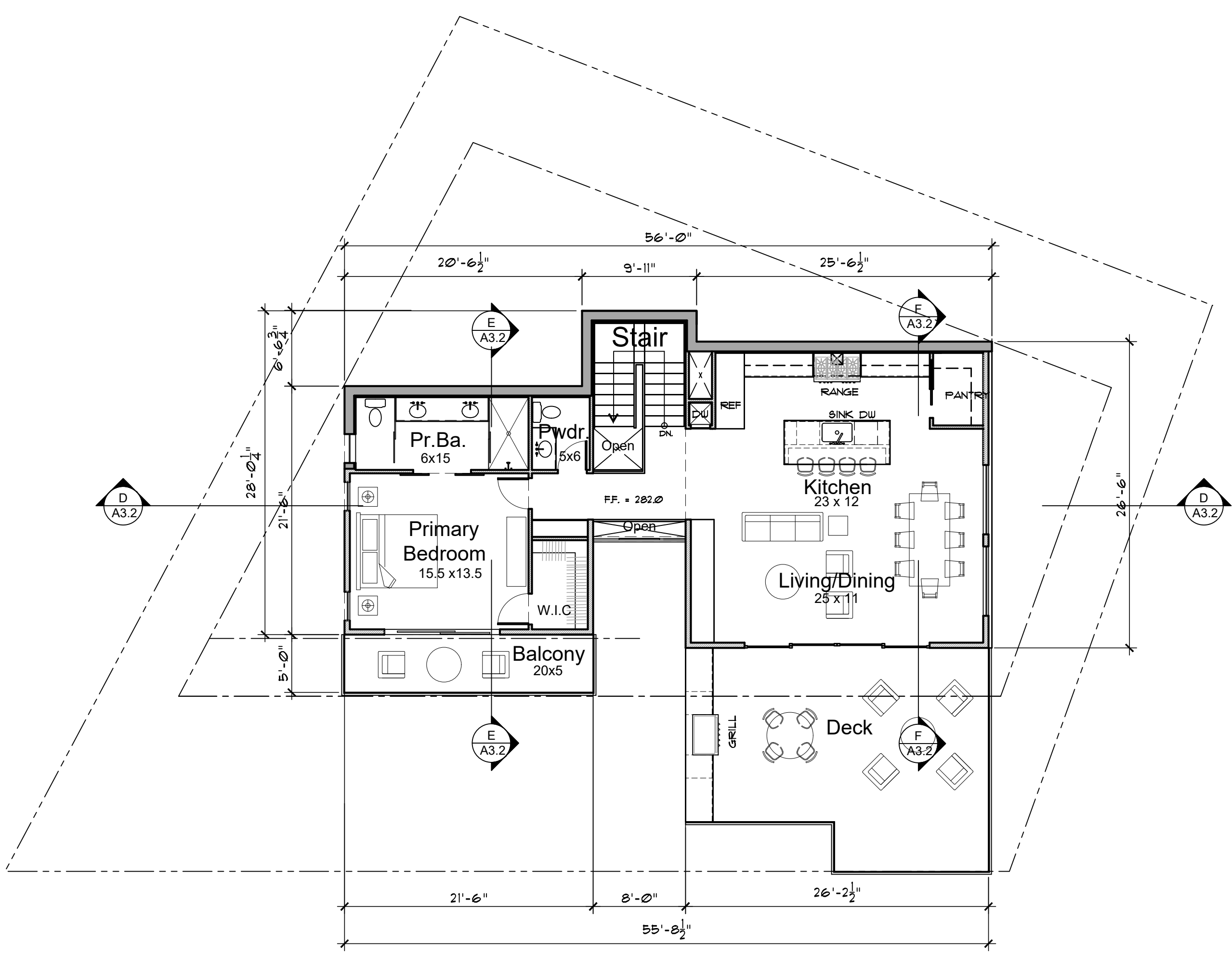


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Proposed
 Floor Plans
 LOT 60

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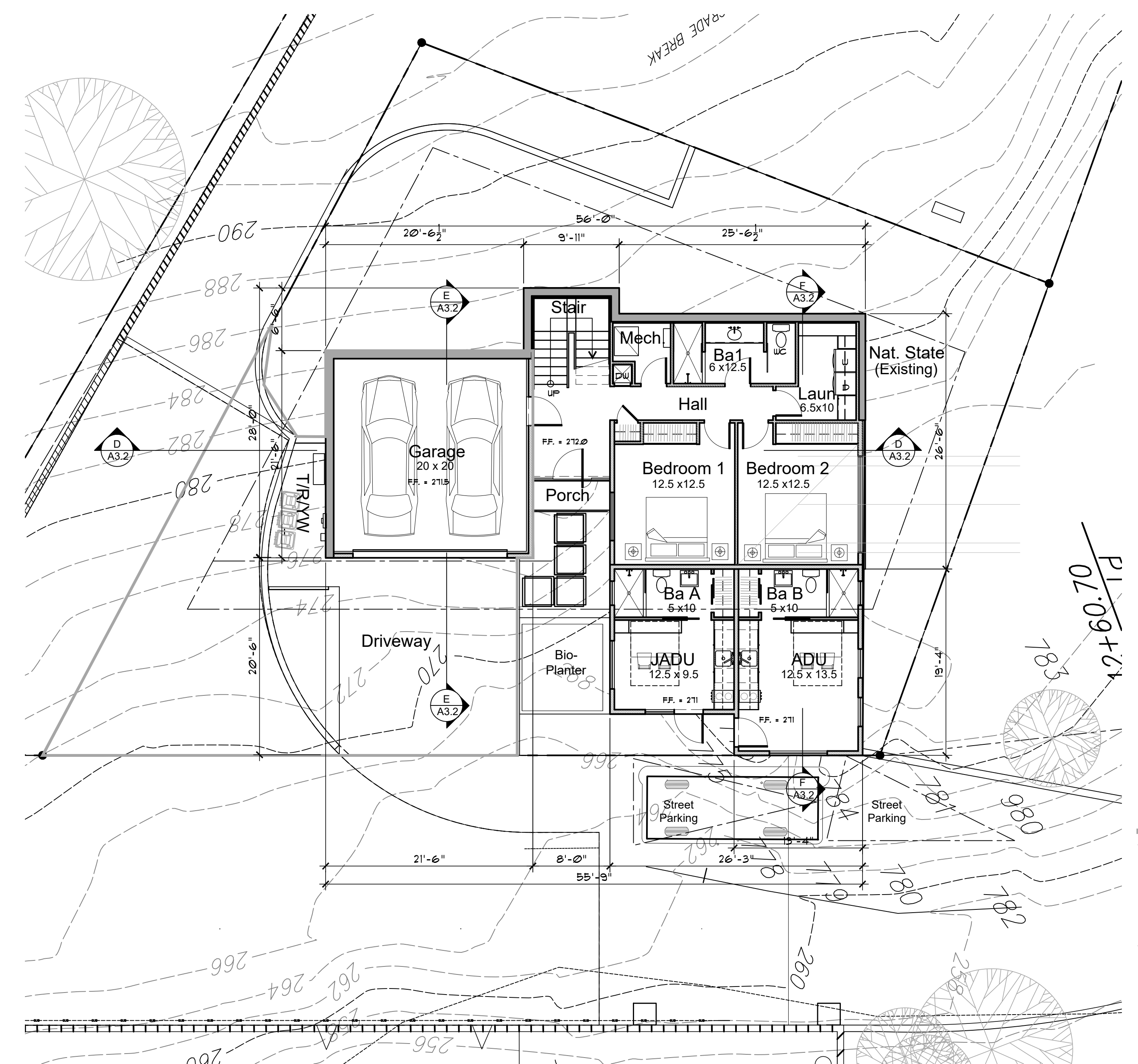
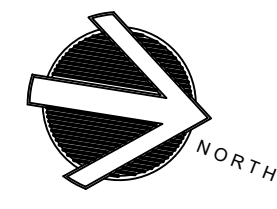
A1.2
 Ross Terrace
 San Rafael, CA



Lot 60 - Proposed Second Floor Plan

1,325 sf

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

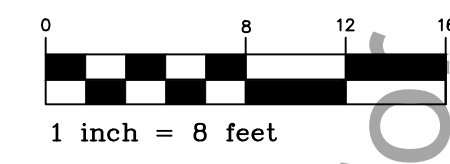
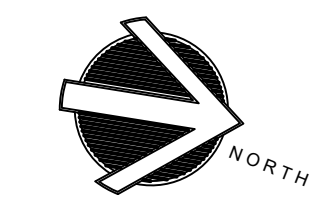


Lot 60 - Proposed Ground Floor Plan

1,320 sf (454 sf Garage)

JADU: 200 sf
 ADU: 258 sf

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



Natural State Calculation:
 NS= 5,028 sf x (40.3% + 25%)
 = 3,283 sf required
 DRB rec. = 67%
 = 3,283 x 0.67 = 2,200 sf required

Lot 60:	Required	Proposed
Lot Size:	7,500 sf	5,028 sf
Max. FAR:	3,003 sf	3,103 sf
Natural State:	2,200 sf	1,570 sf

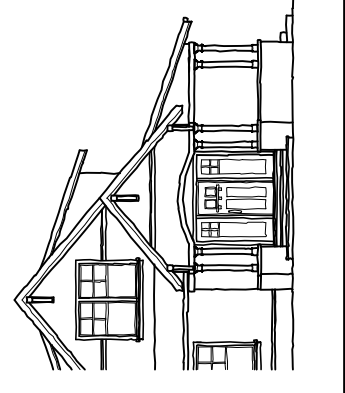
Setbacks:

Front:	15 lf	0'-0"
Side:	6 lf	6'-0"
Side:	6 lf	1'-11"
Rear:	10 lf	10'-0"
Garage:	20 lf	20'-5"

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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 - Clayton Street
San Rafael, CA APN 012-141-59 and 60

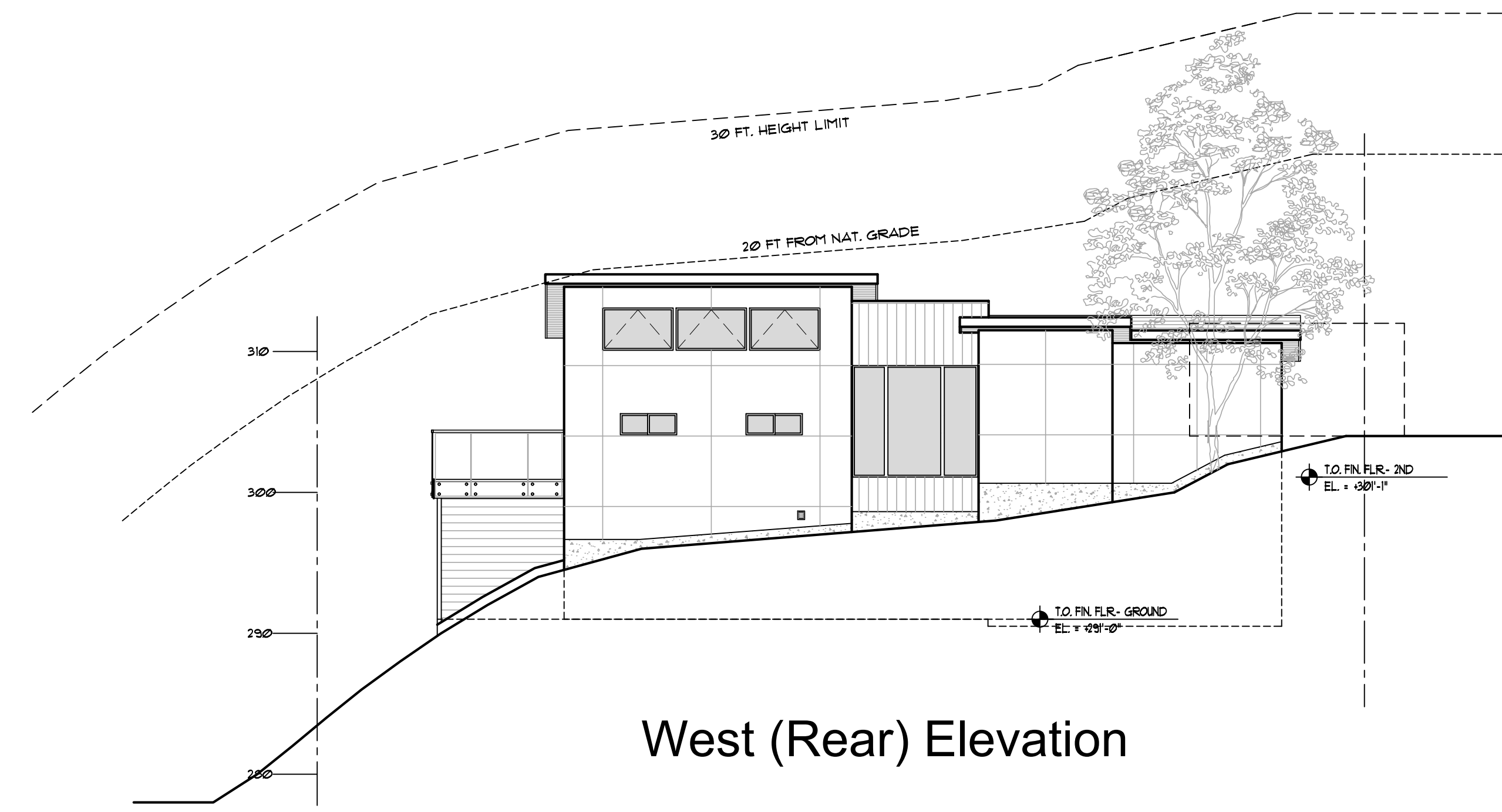
Proposed
Exterior
Elevations
Lot 59

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ANCIES IN DIMENSIONS AND DETAILS SHALL BE
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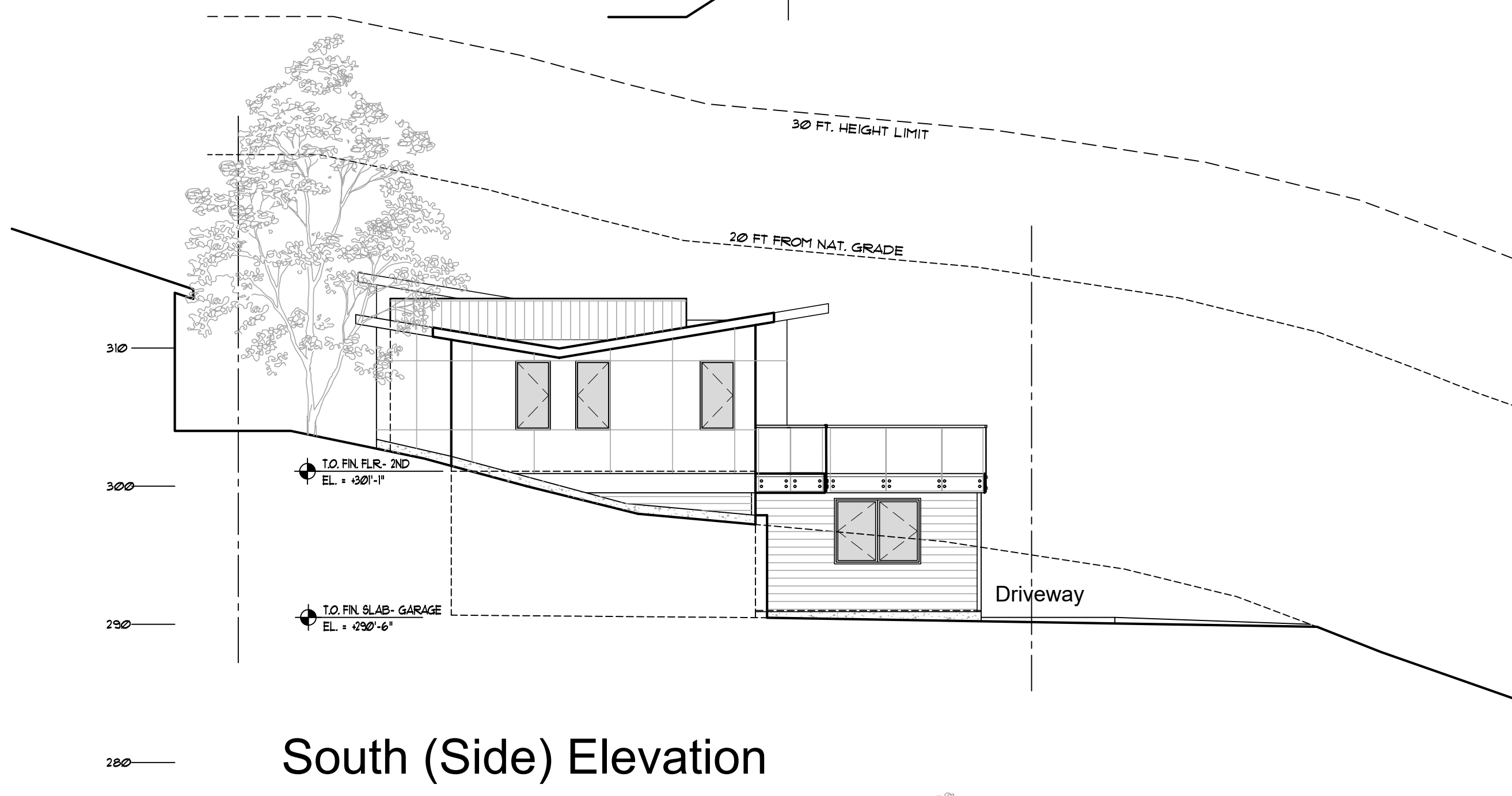
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SCALE: 1/8" = 1'-0"
DRAWN: STC
JOB NO. 1909
SHEET NO:

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Ross Terrace
San Rafael, CA

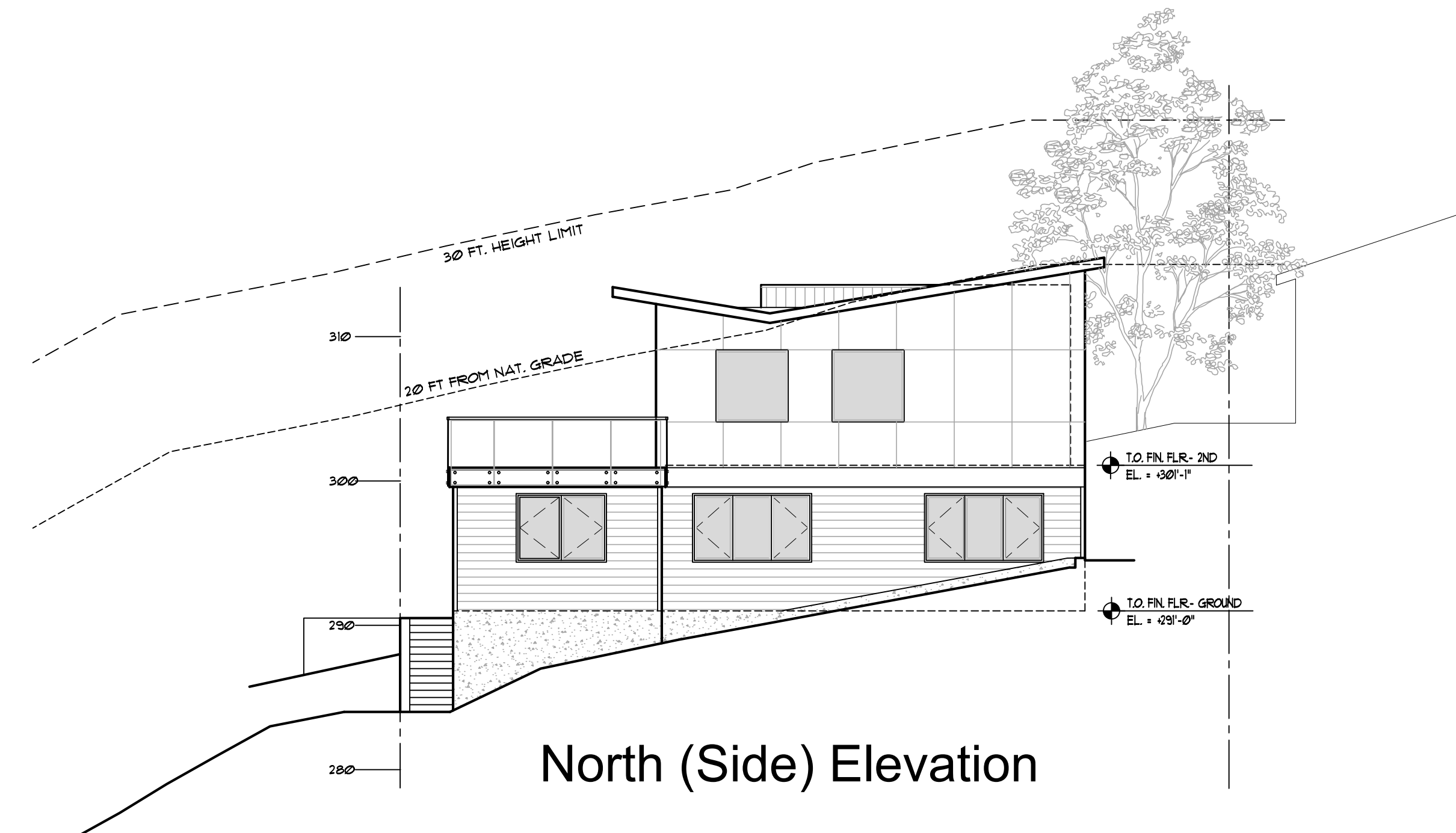
Preliminary Not for Construction



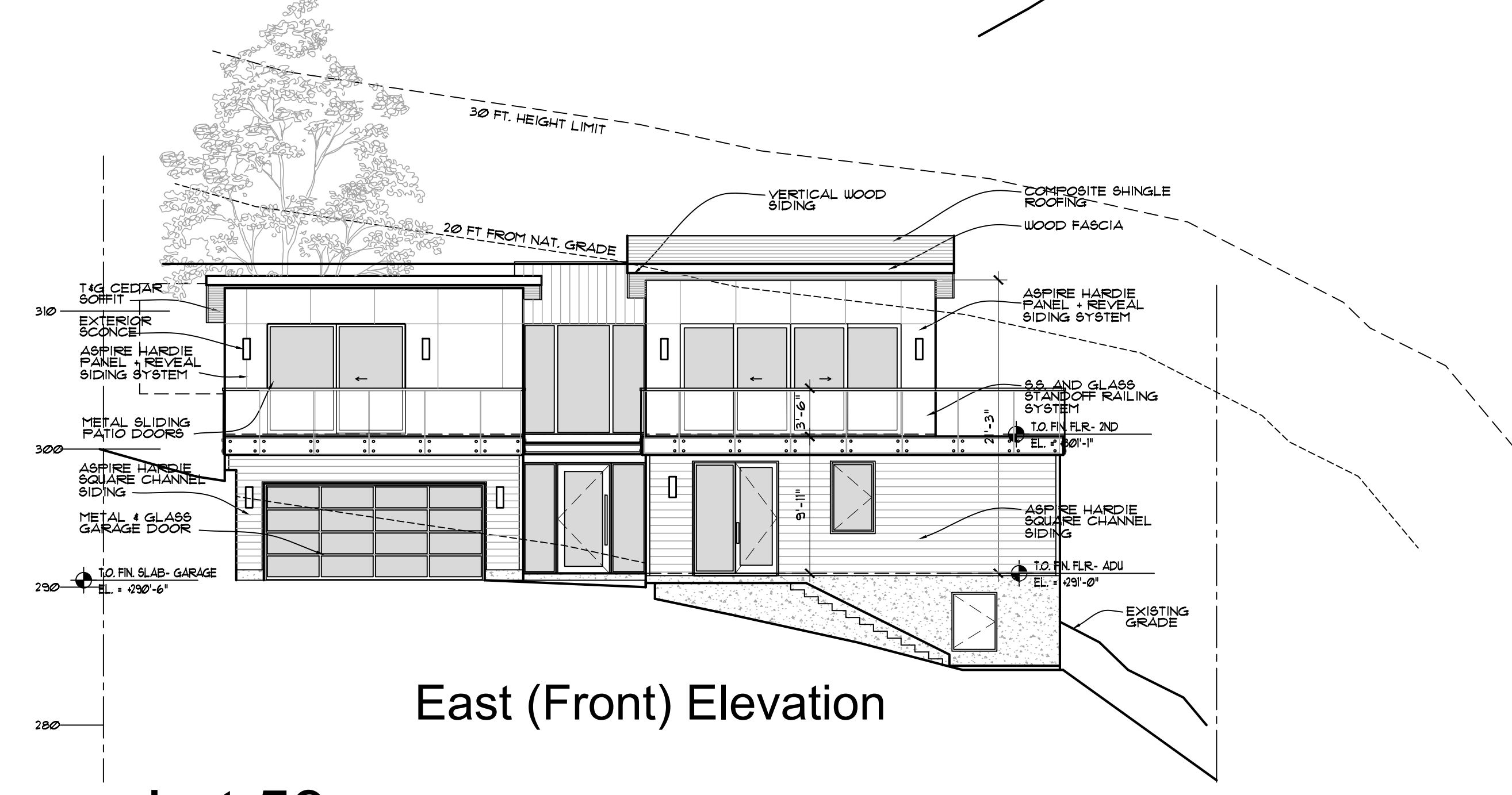
West (Rear) Elevation



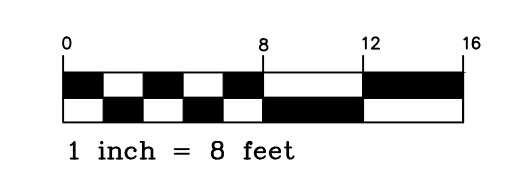
South (Side) Elevation



North (Side) Elevation

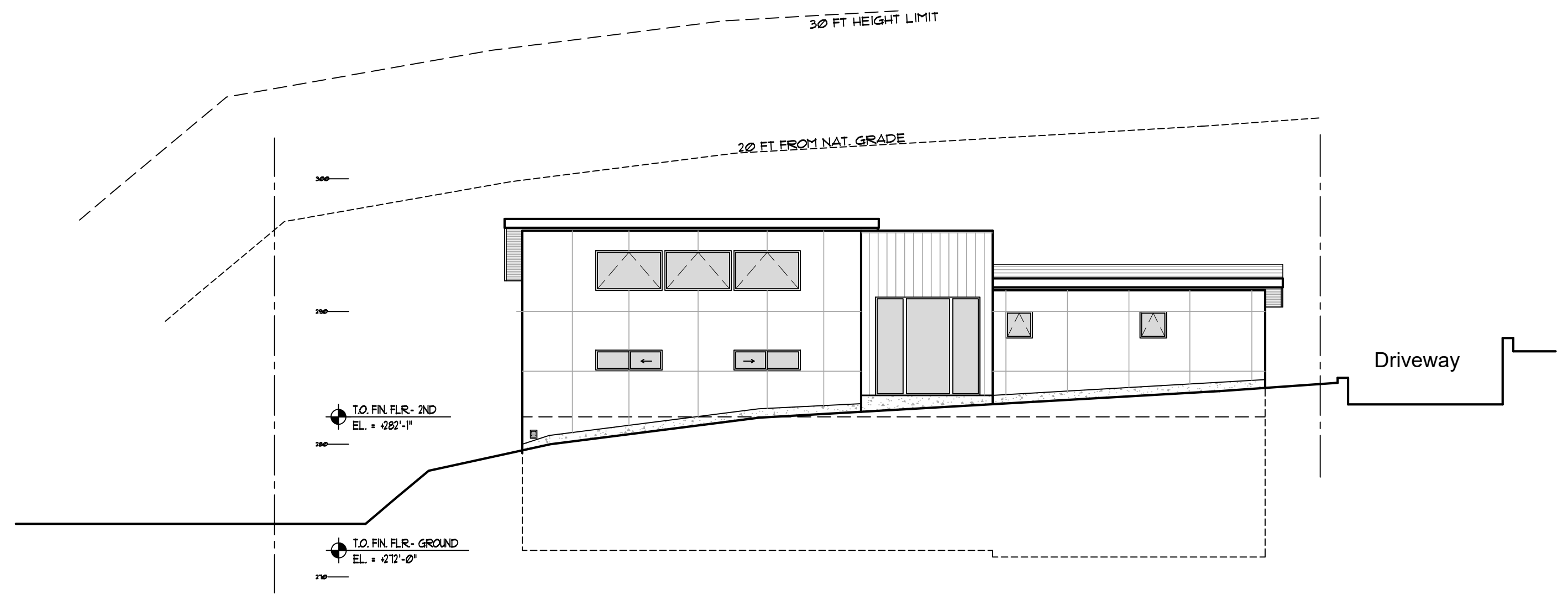


East (Front) Elevation

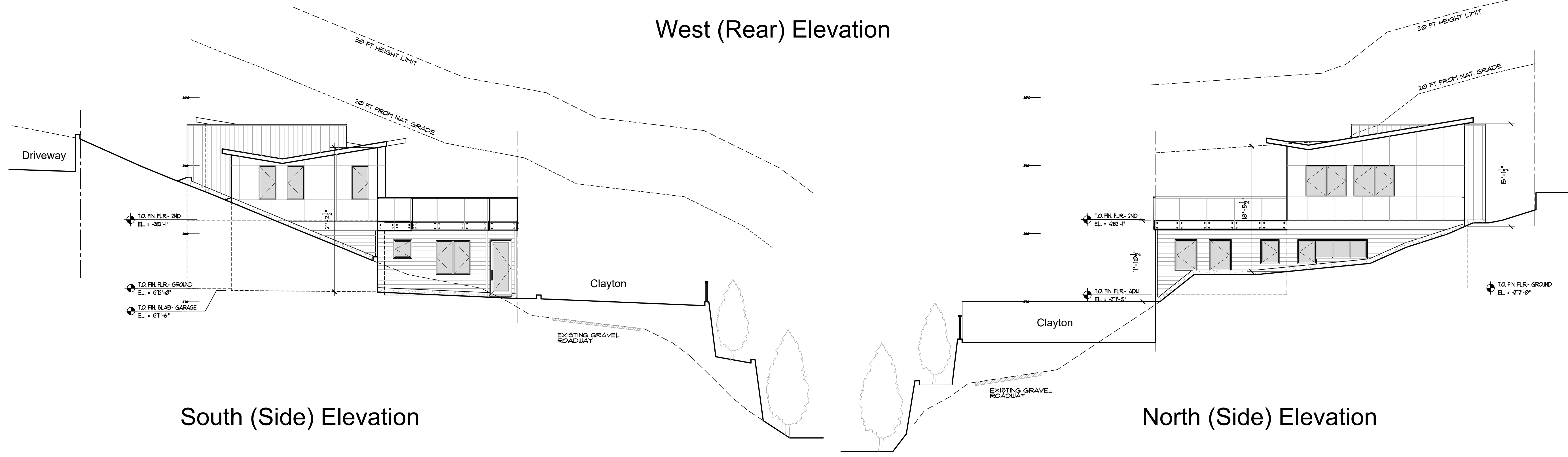


SCALE: 1/8" = 1'-0"

Proposed Exterior Elevations - Lot 59



West (Rear) Elevation



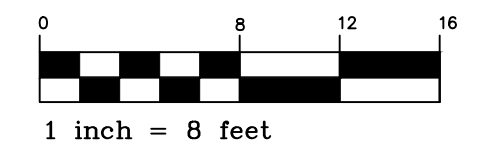
South (Side) Elevation

North (Side) Elevation



East (Front) Elevation

Proposed Exterior Elevations - Lot 60



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

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ARCHITECTURE

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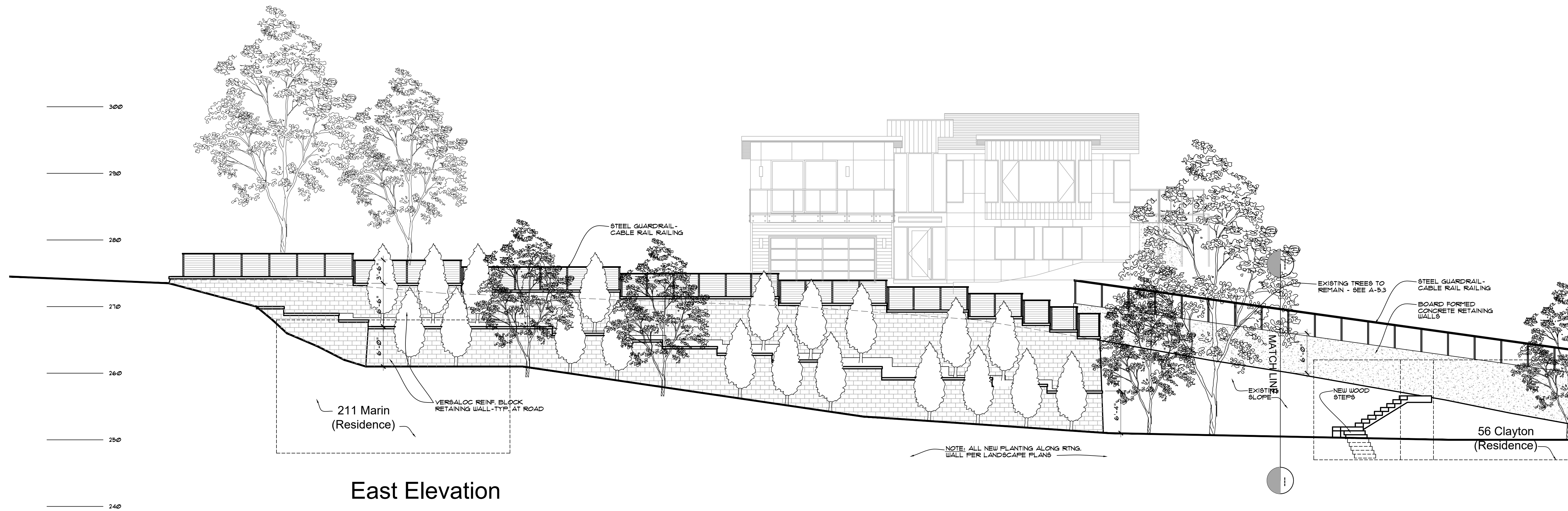
New Residence
Friedman Residence
Lots 59 and 60 - Clayton Street
San Rafael, CA APN 012-141-59 and 60

Proposed
Exterior
Elevations
Lot 60

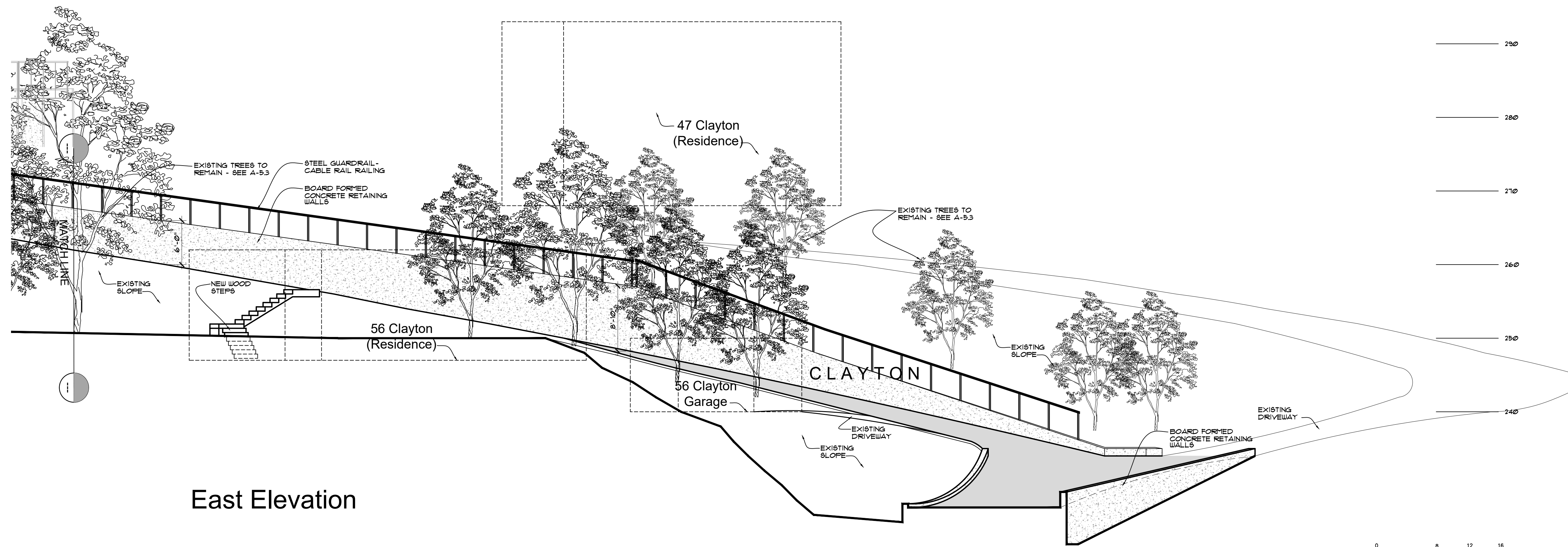
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DATE: 11-11-22
SCALE: 1/8" = 1'-0"
DRAWN: STC
JOB NO. 1909
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San Rafael, CA

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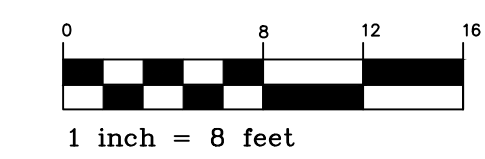


East Elevation



East Elevation

Proposed Clayton Elevations

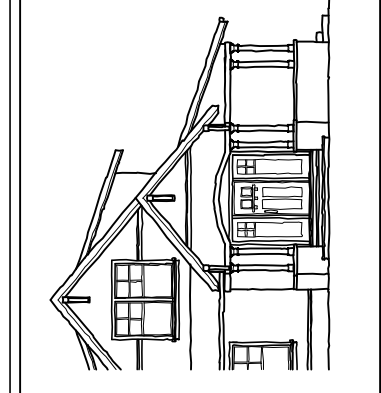


SCALE: 1/8" = 1'-0"

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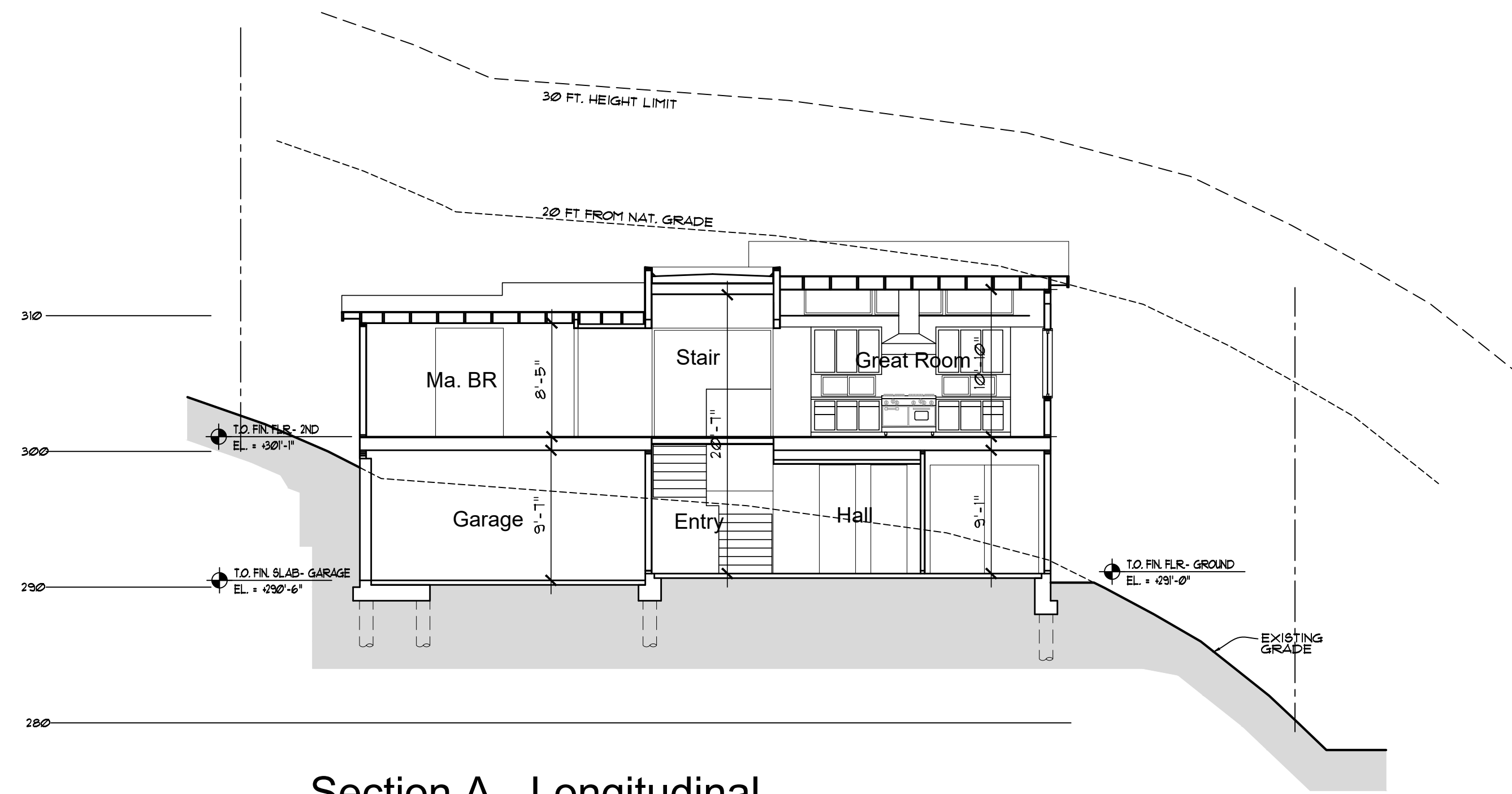
New Residence
Friedman Residence
Lots 59 and 60 - Clayton Street
San Rafael, CA APN 012-141-59 and 60

Proposed
Exterior
Elevations
Clayton

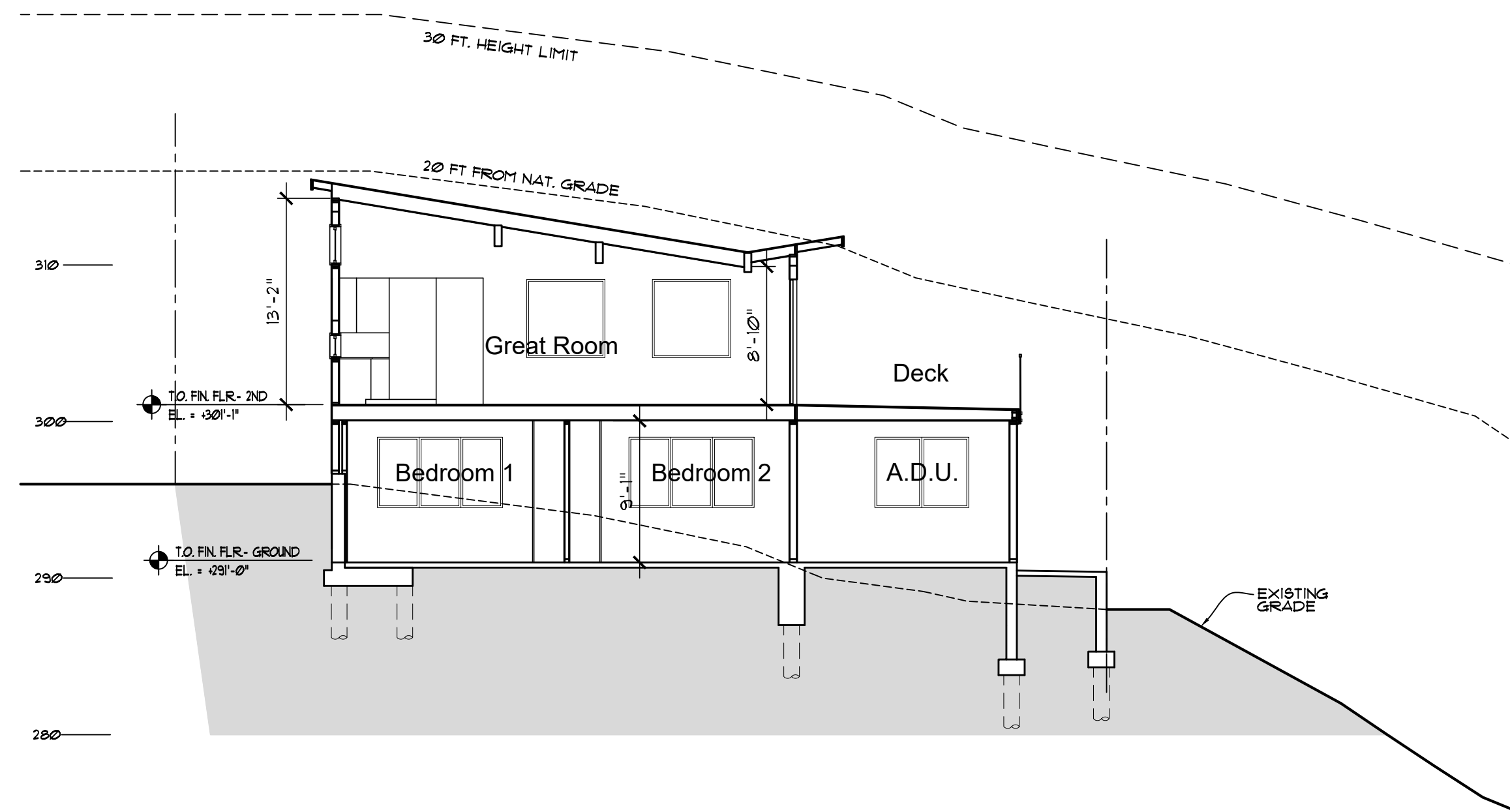
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DATE: 11-11-22
SCALE: 1/8" = 1'-0"
DRAWN: STC
JOB NO. 1909

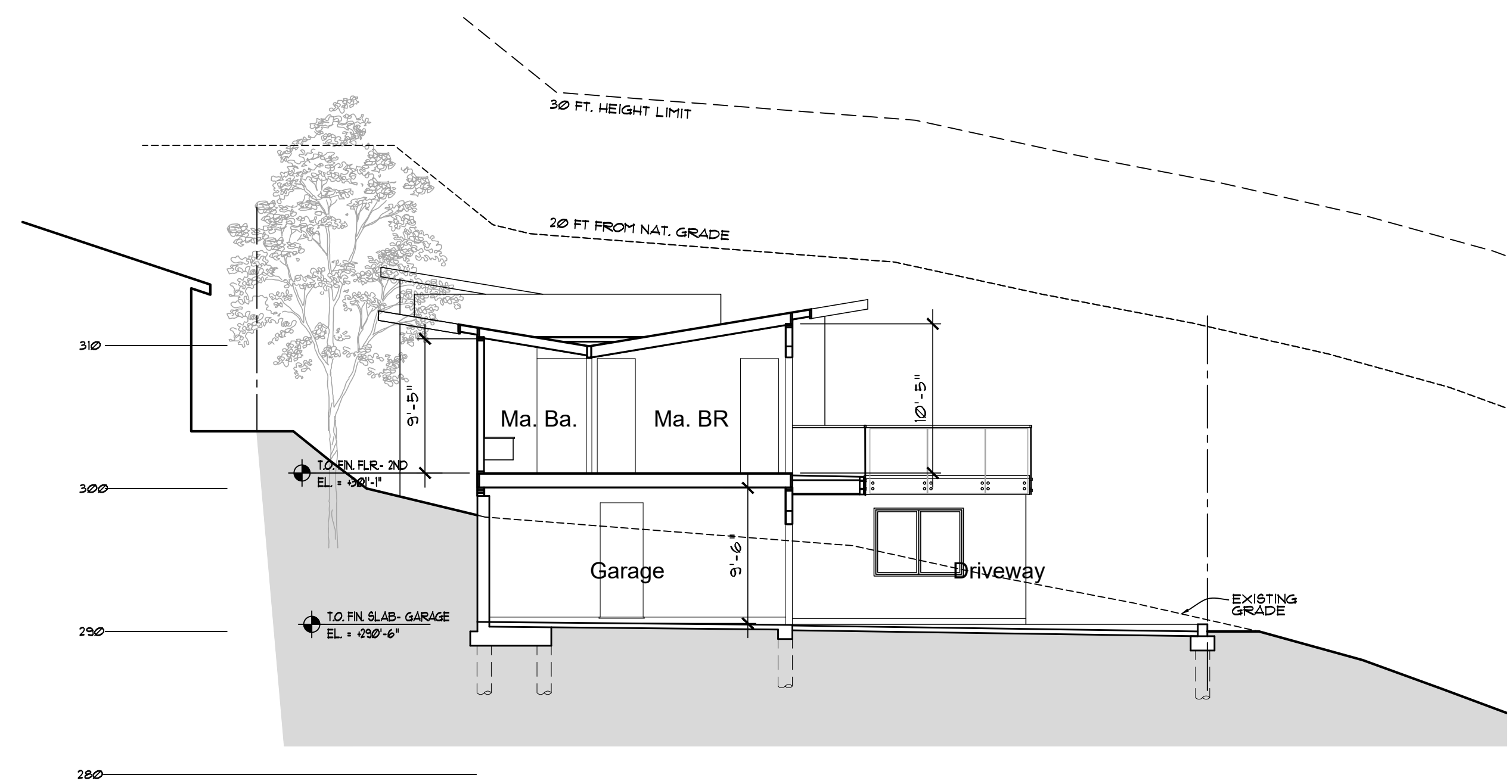
SHEET NO:
A-2.3
Ross Terrace
San Rafael, CA



Section A - Longitudinal

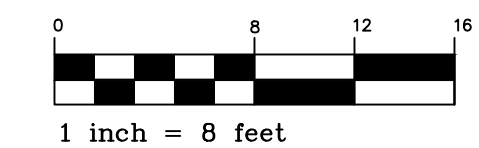


Section C - Cross Section



Section B - Cross Section

Proposed Sections- Lot 59

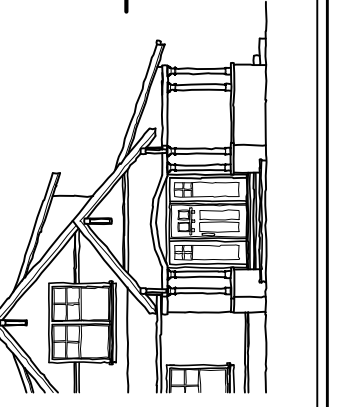


SCALE: 1/8"=1'-0"

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 SPECIFICALLY INDICATED OTHERWISE. THE USER
 AGREES TO HOLD JOSEPH F. FARRELL ARCHITECT
 HARMLESS FROM AND AGAINST ALL SUCH LIABILITY.

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New Residence
 Friedman Residence
 Lots 59 and 60 - Clayton Street
 San Rafael, CA APN 012-141-59 and 60

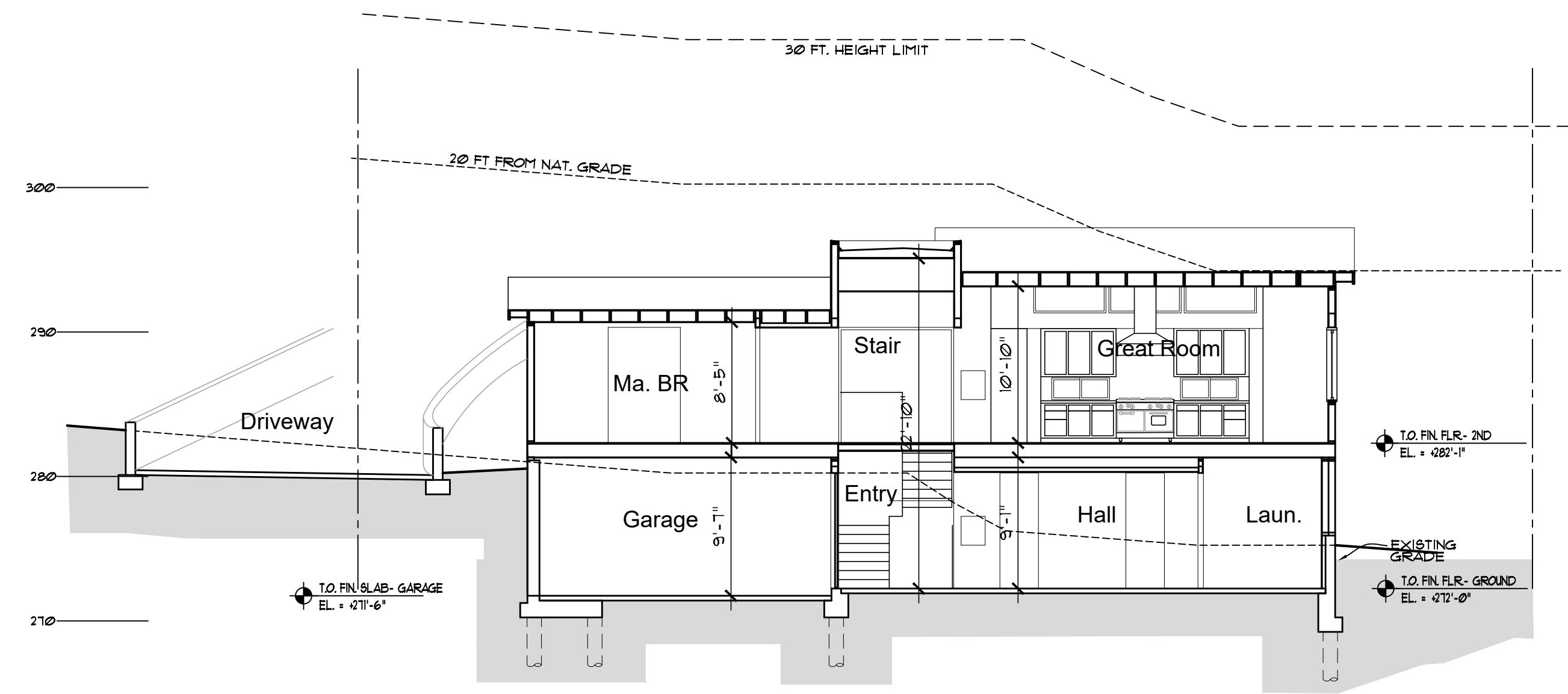
Proposed
 Building
 Sections
 LOT 59

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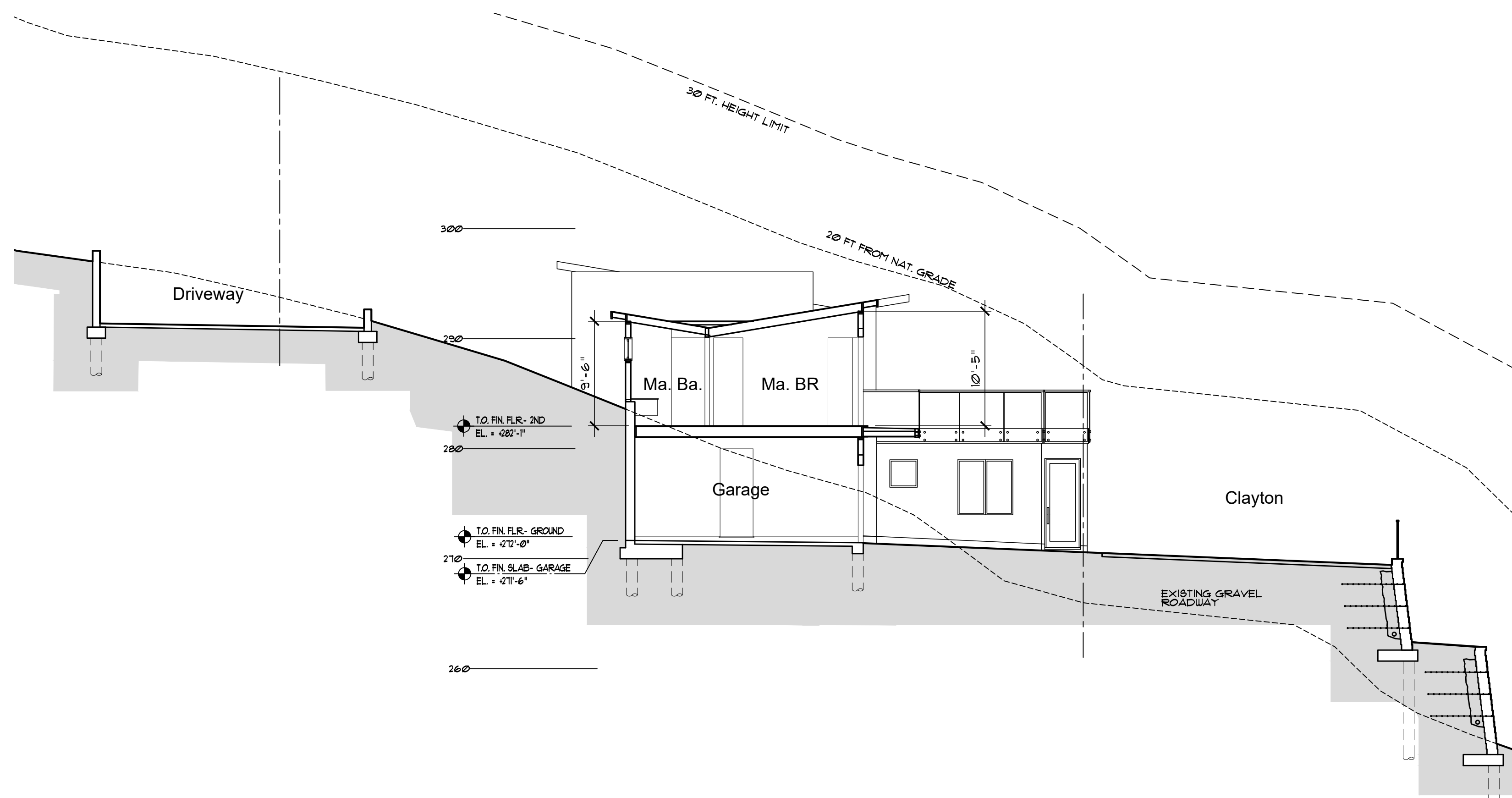
DATE: 11-11-22
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 DRAWN: STC
 JOB NO. 1909
 SHEET NO:

A-3.1
 Ross Terrace
 San Rafael, CA

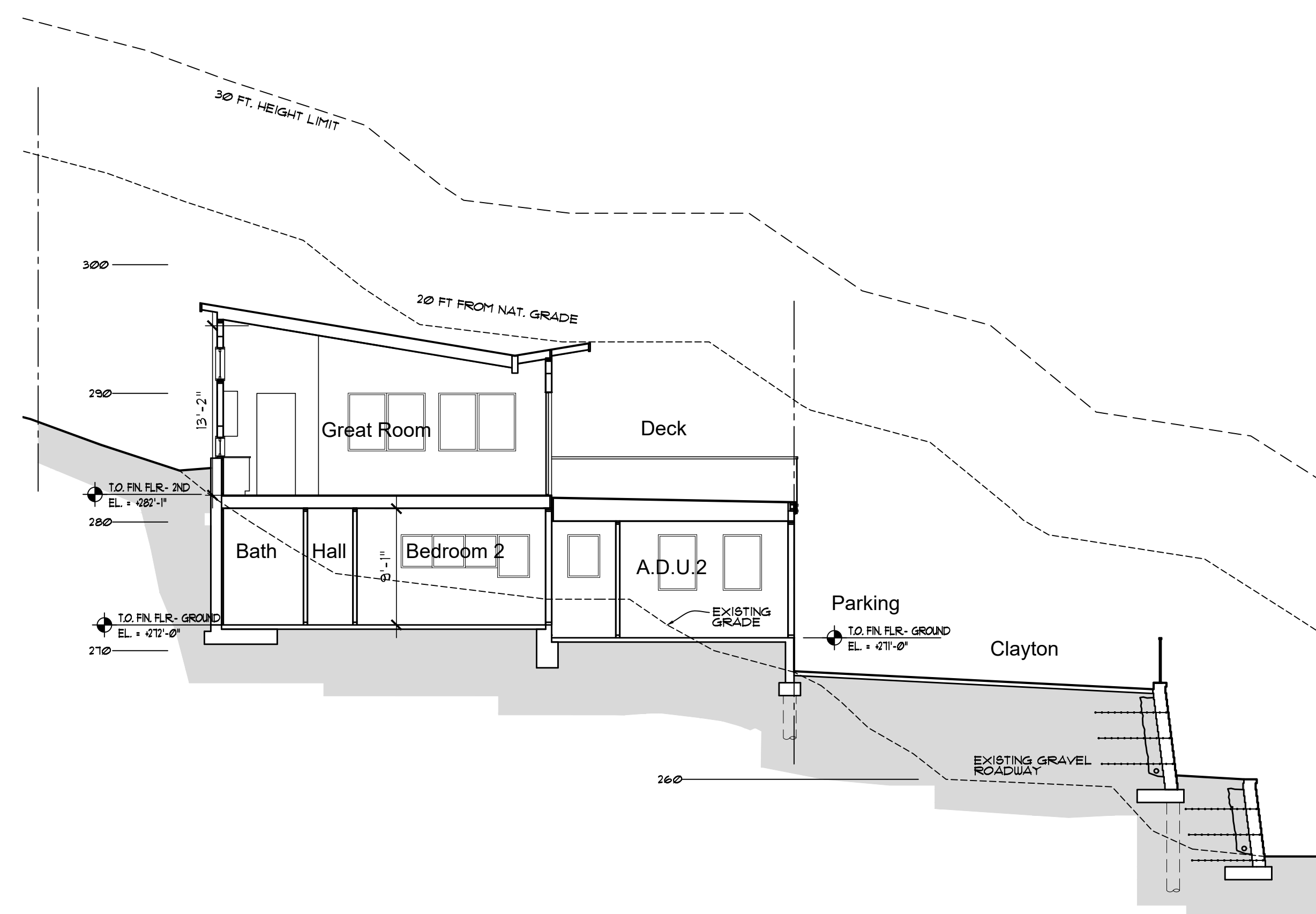
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Section D - Longitudinal

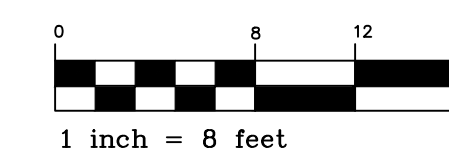


Section E - Cross Section



Section F - Cross Section

Proposed Sections- Lot 60

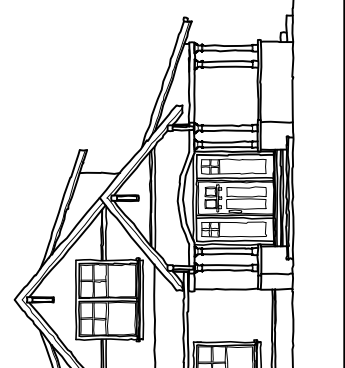


SCALE: 1/8"=1'-0"

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New Residence
Friedman Residence
Lots 59 and 60 - Clayton Street
San Rafael, CA APN 012-141-59 and 60

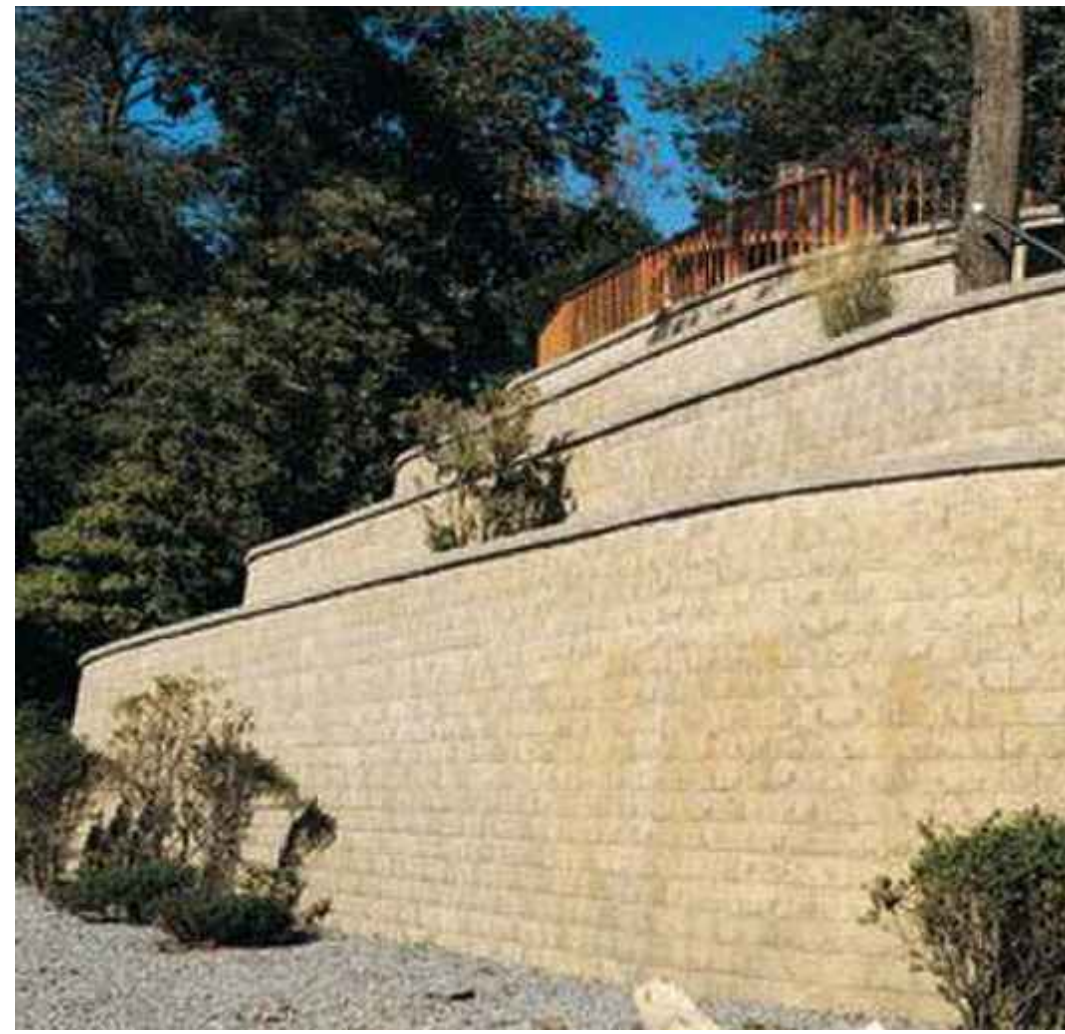
Proposed
Building
Sections
LOT 60

BEFORE THE DRAWING IS USED, THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE DIMENSIONS AND DISCREPANCIES BROUGHT TO THE IMMEDIATE ATTENTION OF JOSEPH F. FARRELL ARCHITECT.

DATE: 11-11-22
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DRAWN: STC
JOB NO. 1909

SHEET NO:
A-3.2
Ross Terrace
San Rafael, CA

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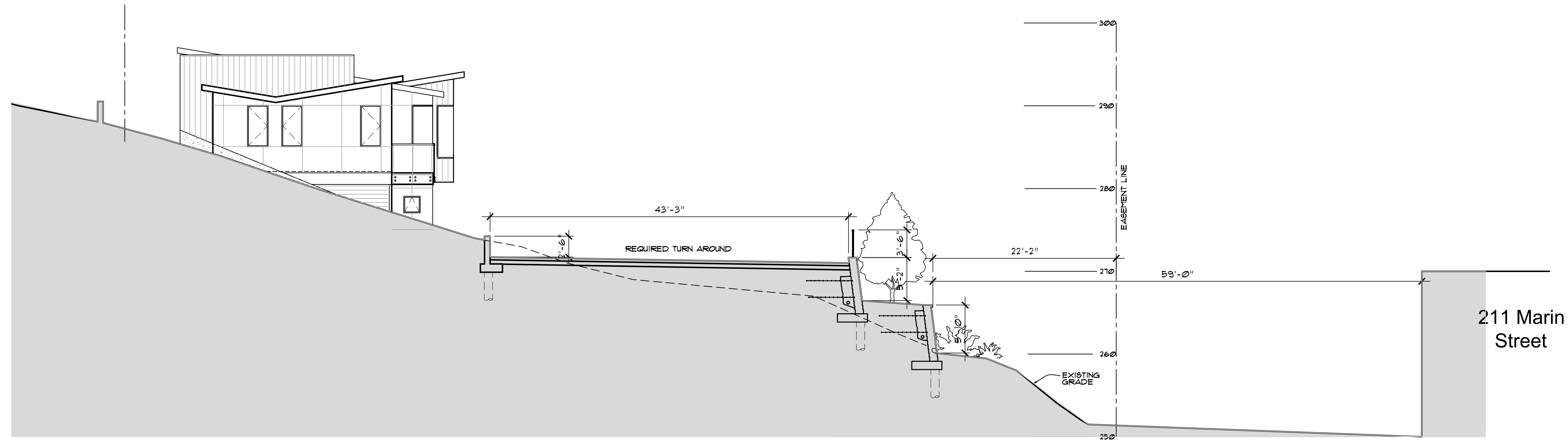
Retaining Wall Image



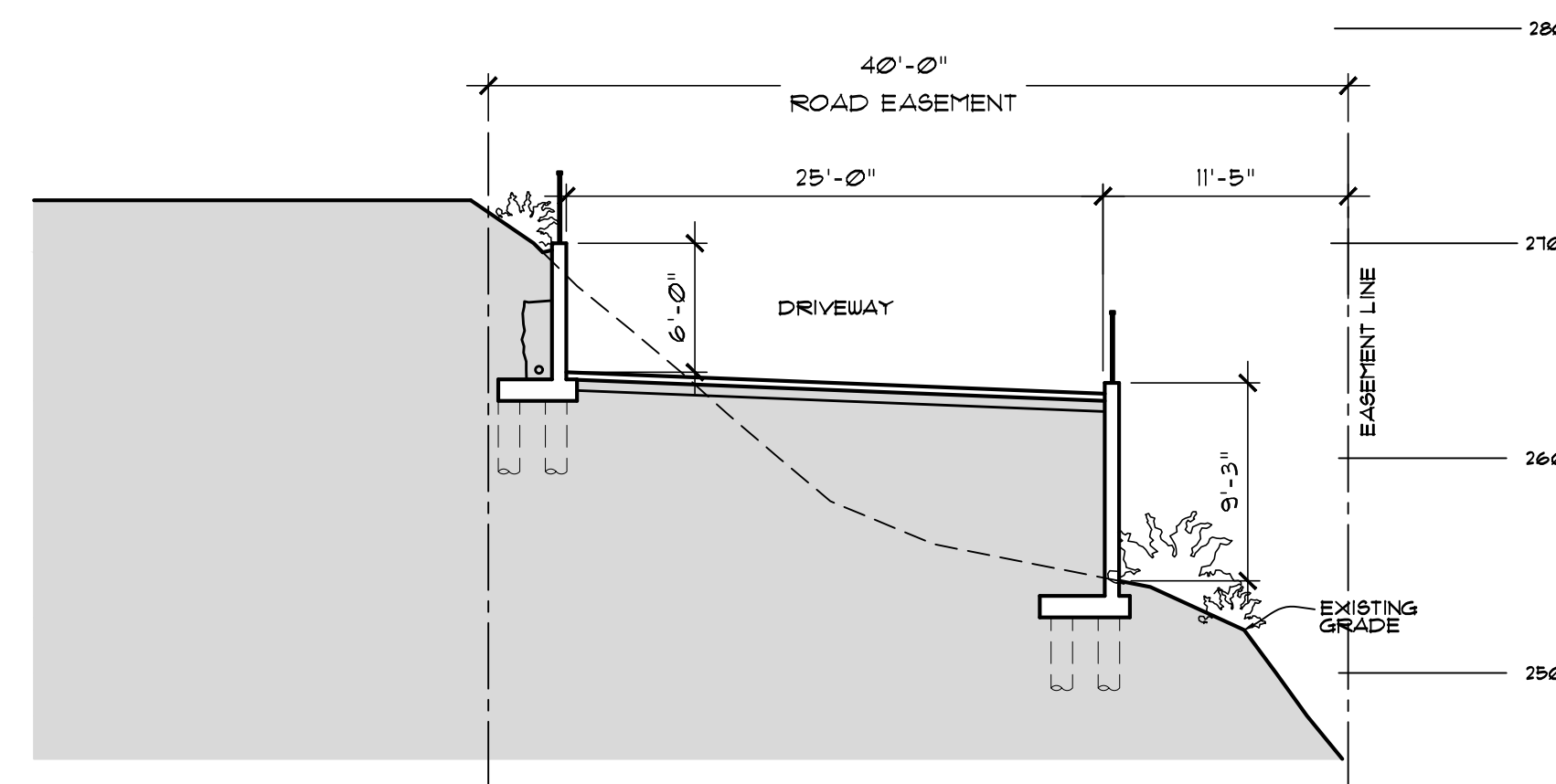
Versaloc Harmony



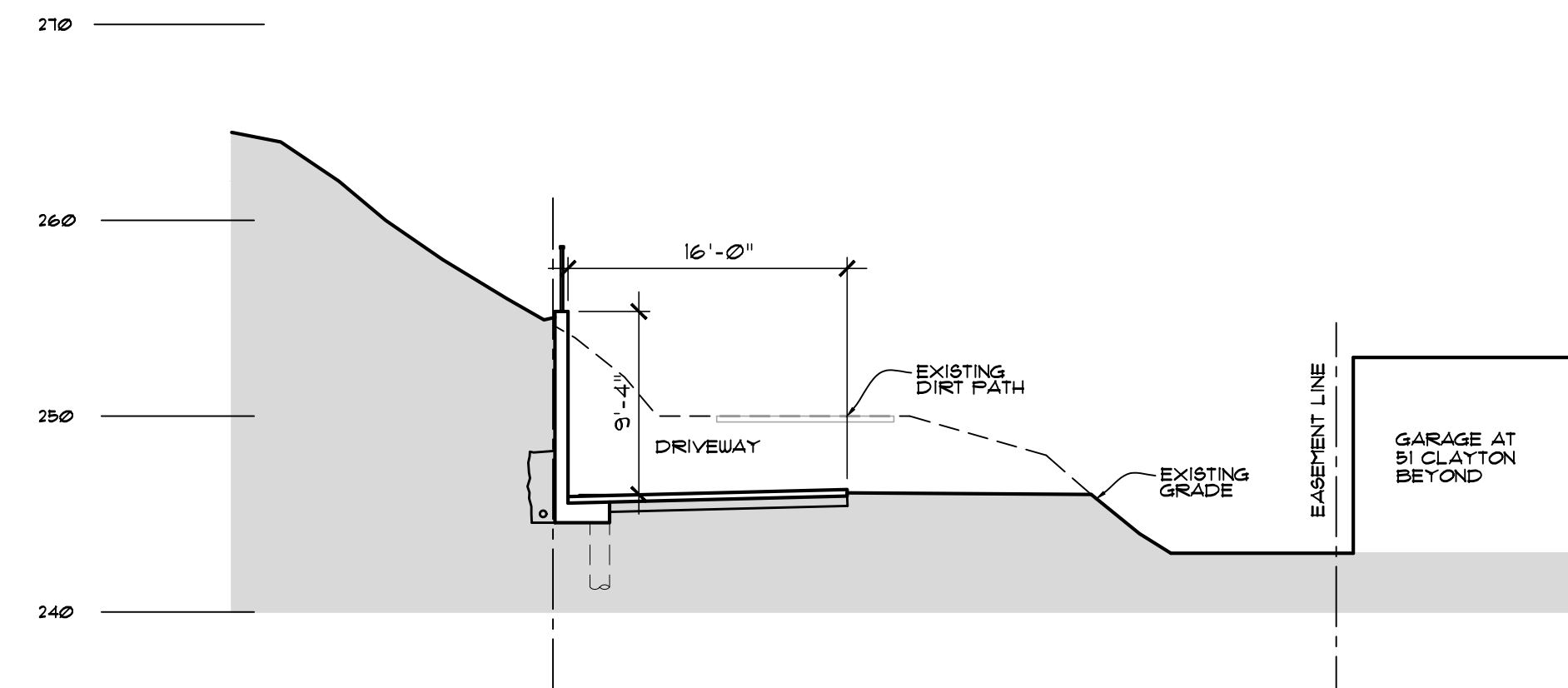
Poured concrete walls



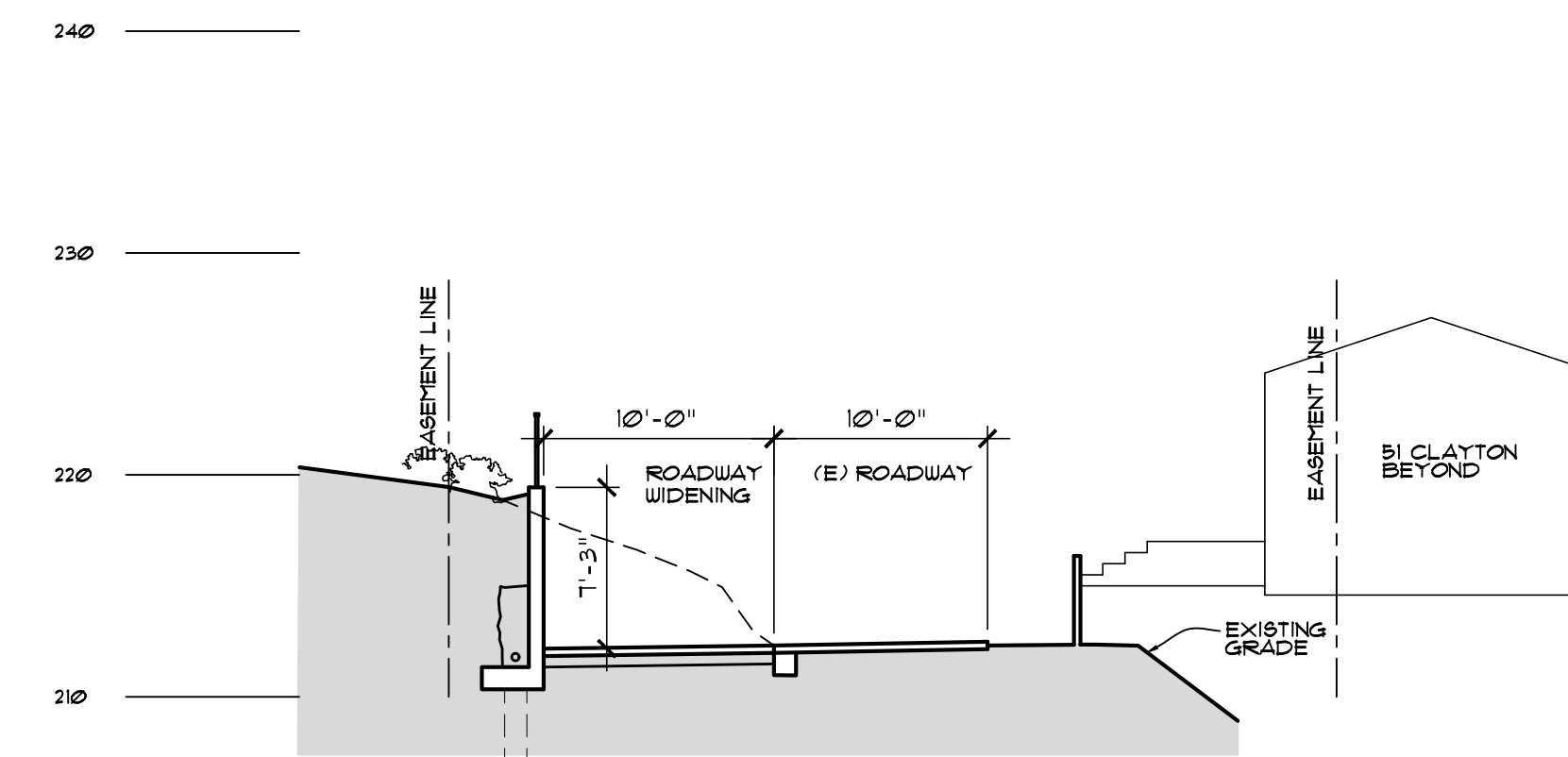
Section 1 - Section at 211 Marin Street- Residence



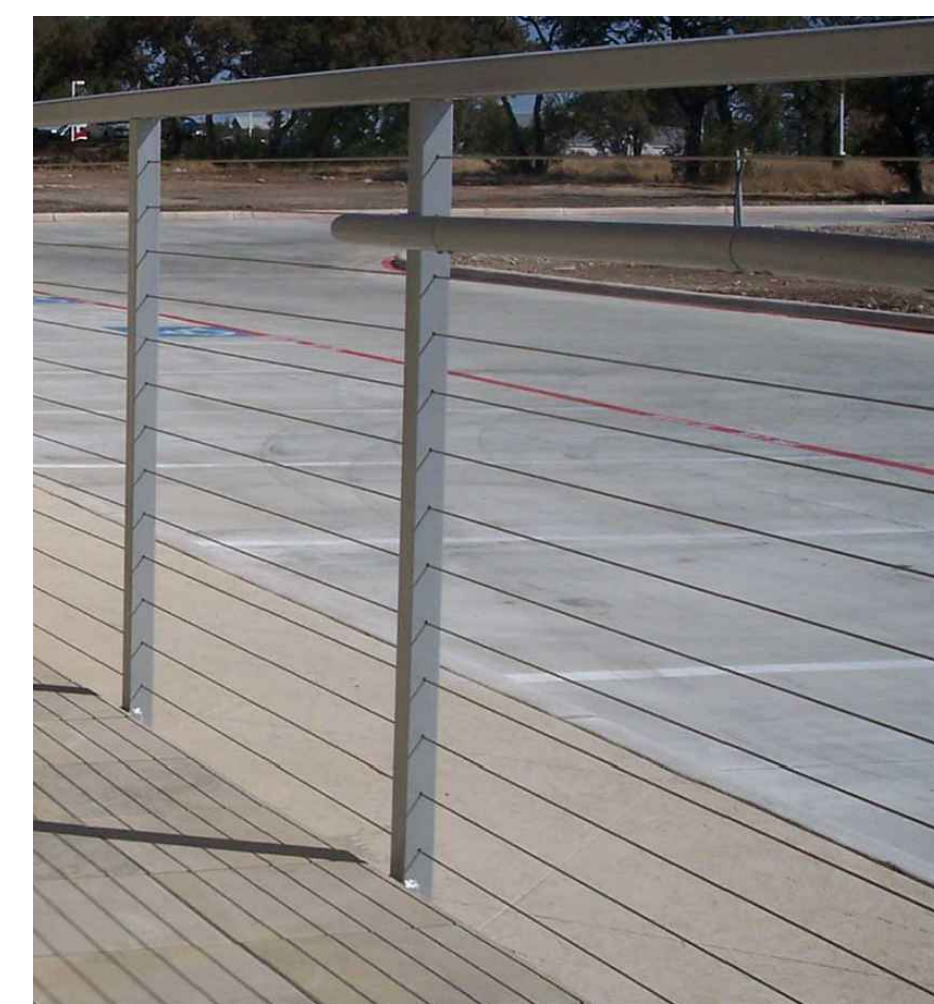
Section 2 - Section at 209 Marin Street - Business



Section 3 - Section at 51 Clayton



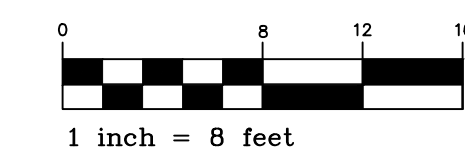
Section 4 - Clayton Street widening



Wall Railing - Cable Rail

Proposed Sections- Clayton Street Extension

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



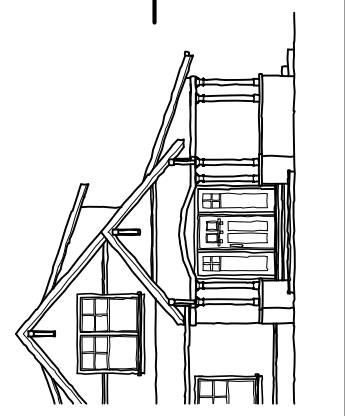
1 inch = 8 feet

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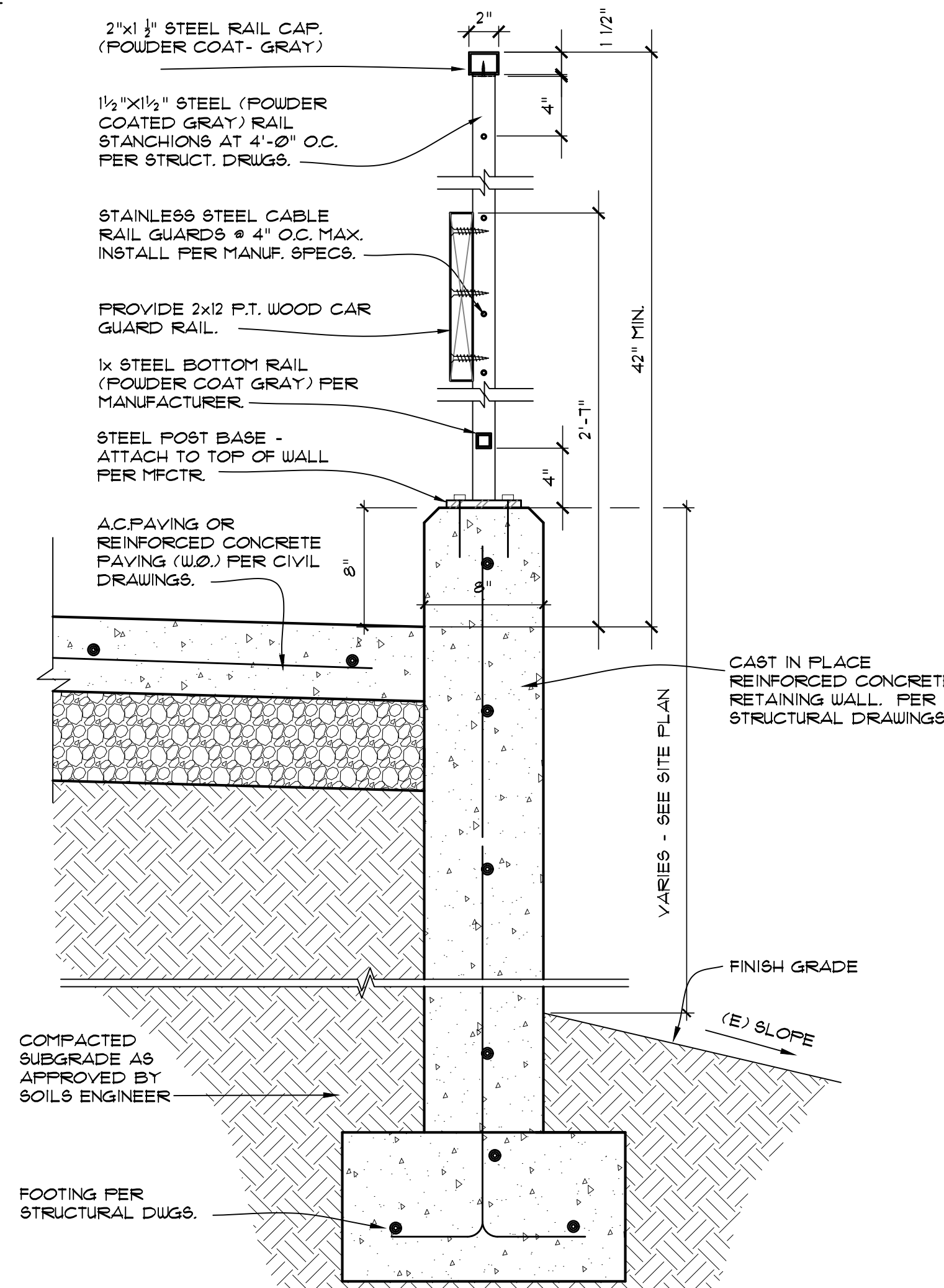
New Residence
 Friedman Residence
 Lots 59 and 60 - Clayton Street
 San Rafael, CA APN 012-141-59 and 60

Proposed
 Road Sections
 Ross Street
 Terrace

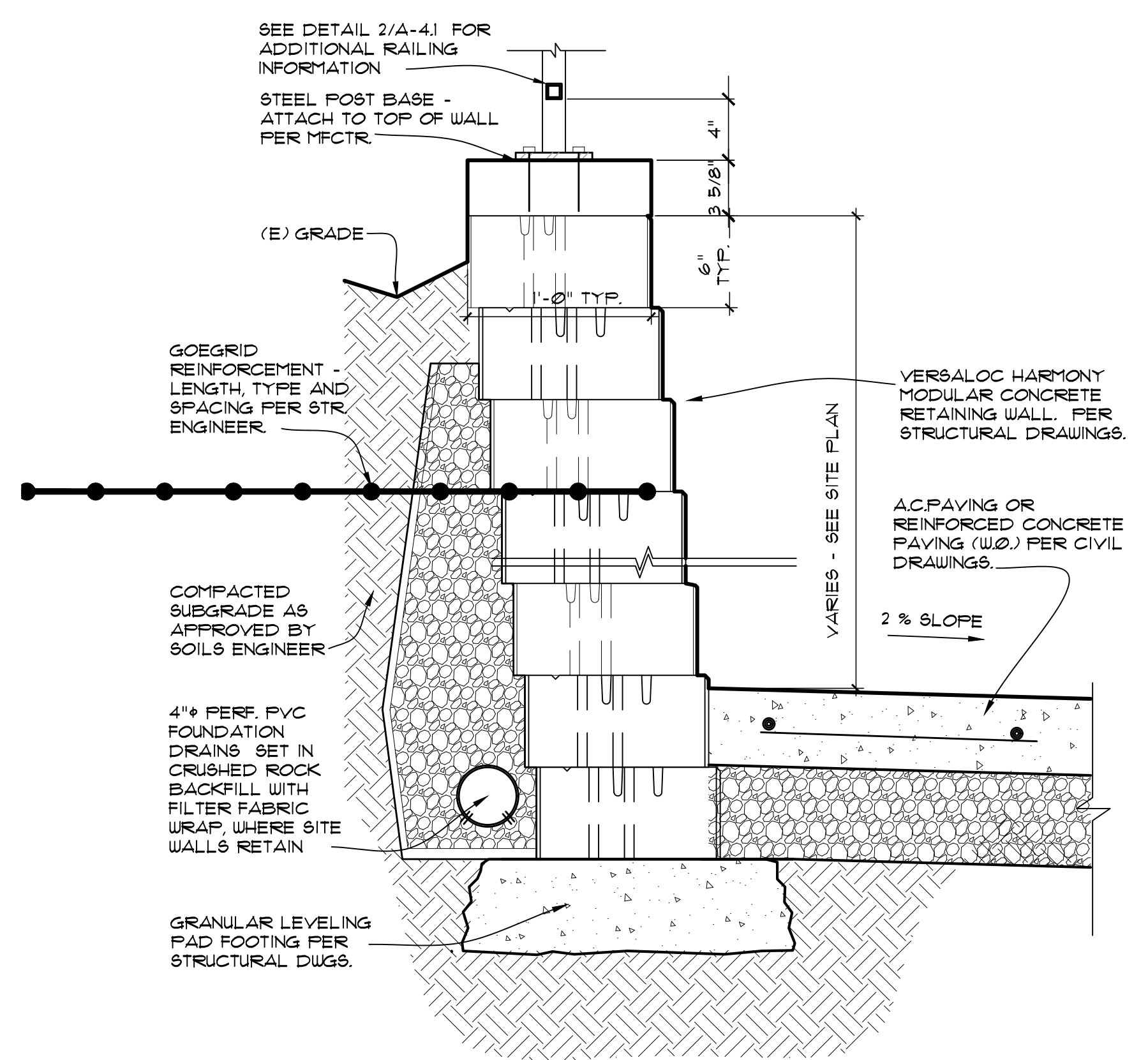
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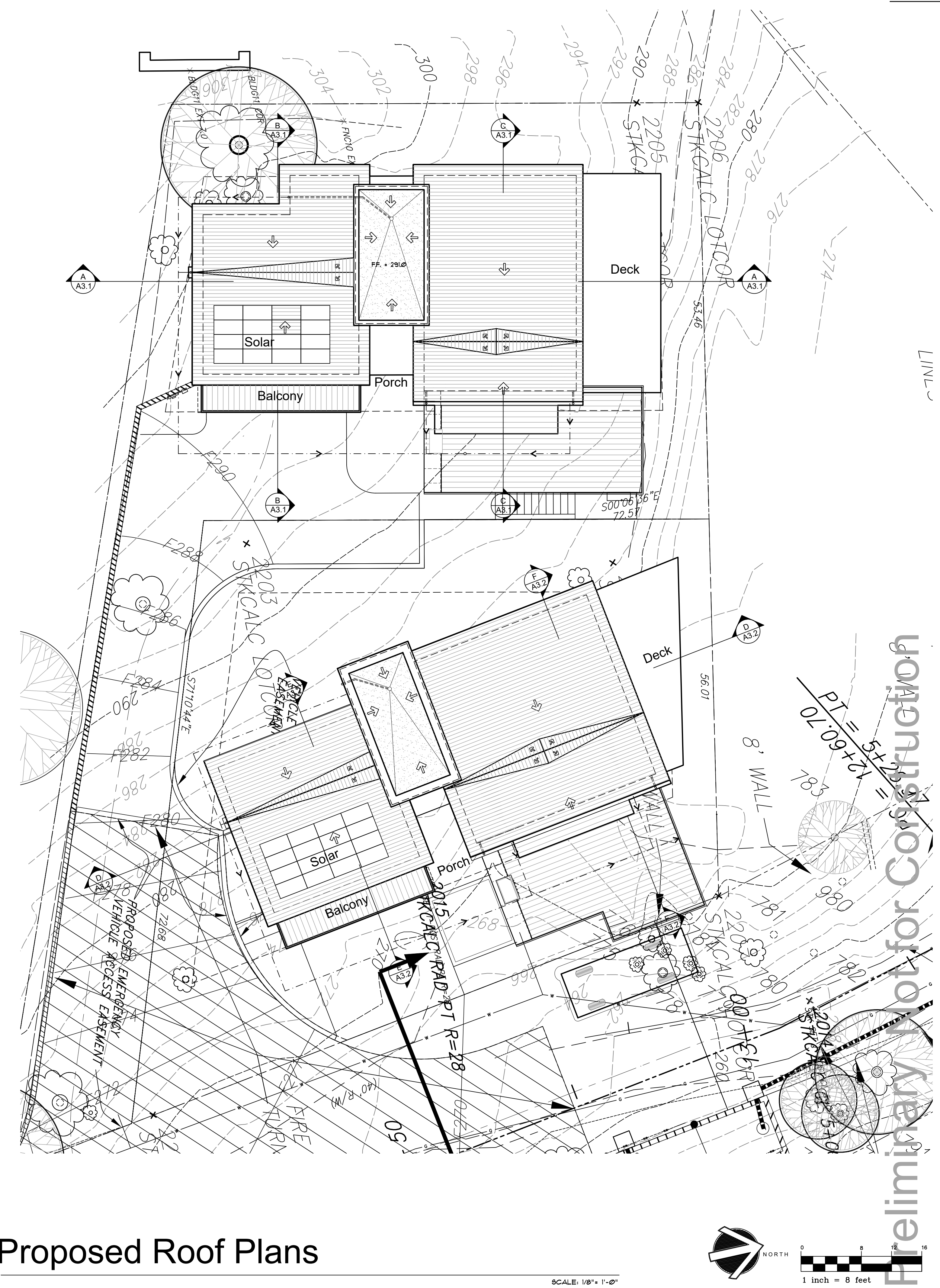
A-3.3
 Ross Terrace
 San Rafael, CA



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



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



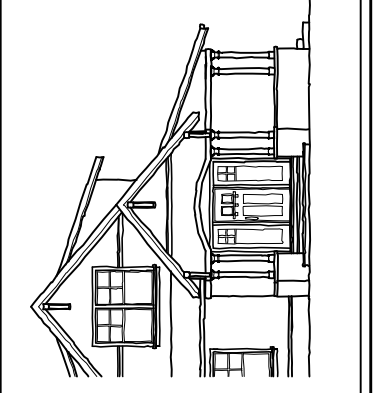
Proposed Roof Plans

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



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New Residence
Friedman Residence
Lots 59 and 60 - Clayton Street
San Rafael, CA APN 012-141-59 and 60

Proposed
Roof Plans
and Details

DATE: 11-11-22
SCALE: AS NOTED
DRAWN: STC
JOB NO. 1909
SHEET NO:

A4.1
Ross Terrace
San Rafael, CA

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Proposed Exterior Light Fixtures:



□ Wall Sconce:



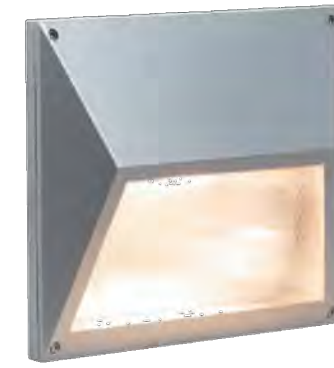
○ Porch Pendant:



● 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

23w LED 769 Lumens
IP65 - Suitable For Wet Locations
IK07 - Impact Resistant (Vandal Resistant)
Weight 10.6 lbs

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

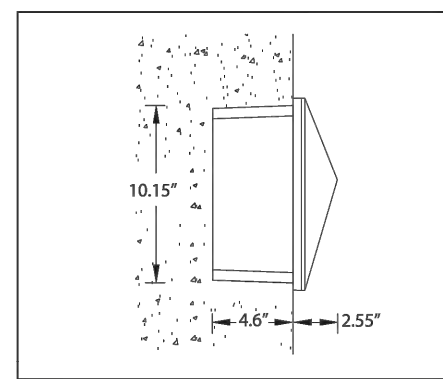
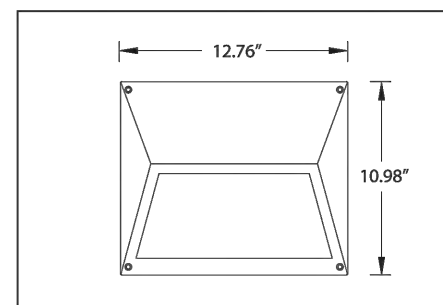
Voltage (Please Specify)

- 120V
- 277V
- Other

Options
Color (Please Specify)

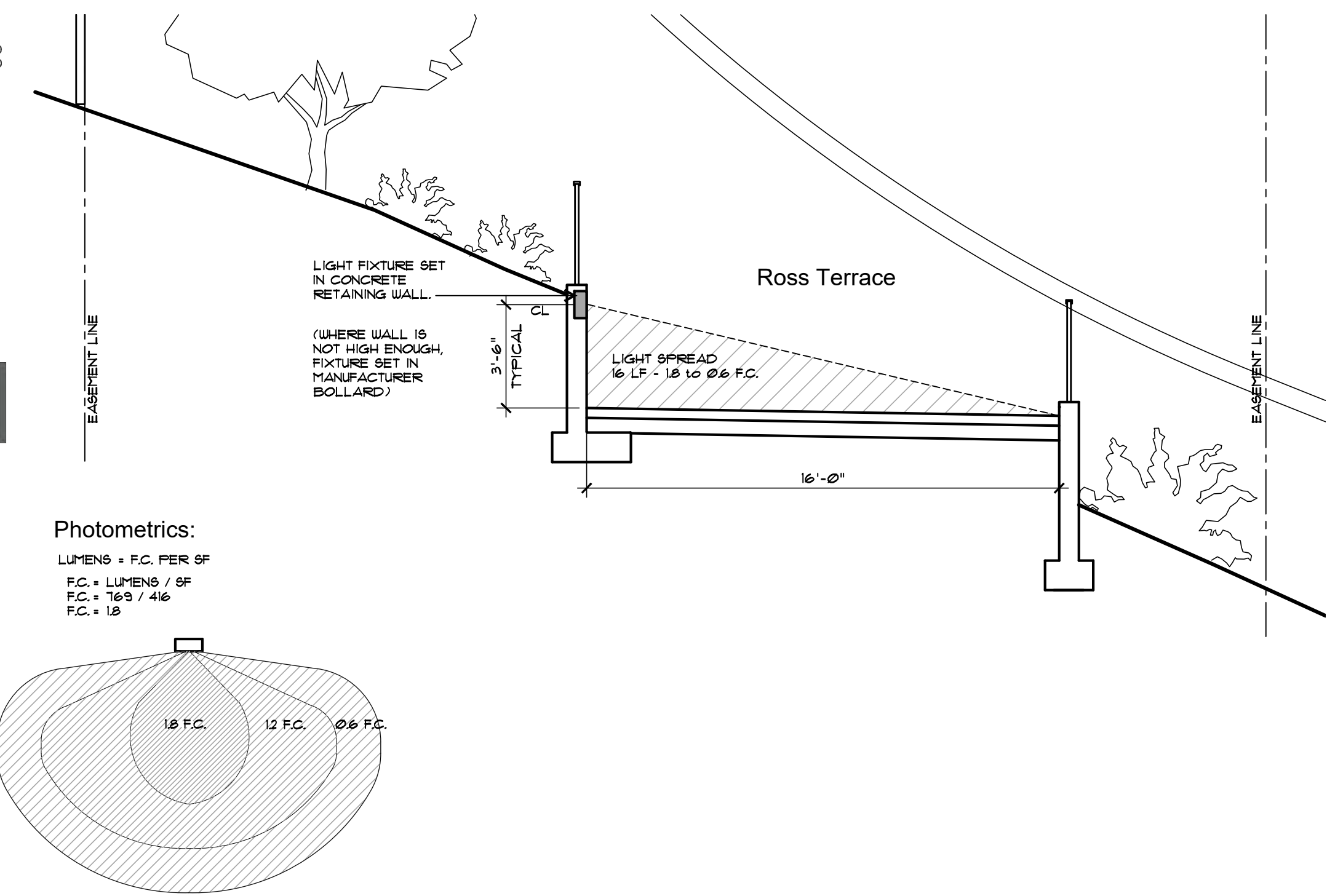
- 01-Black - RAL 9011
- 02-Dark Grey - RAL 7043
- 03-White - RAL 9003
- 04-Metallic Silver - RAL 9006
- 05-Matt Silver - RAL 9006
- 06-Bronze - RAL 6014
- 07-Custom - RAL

Surface Mounting Box Enclosure

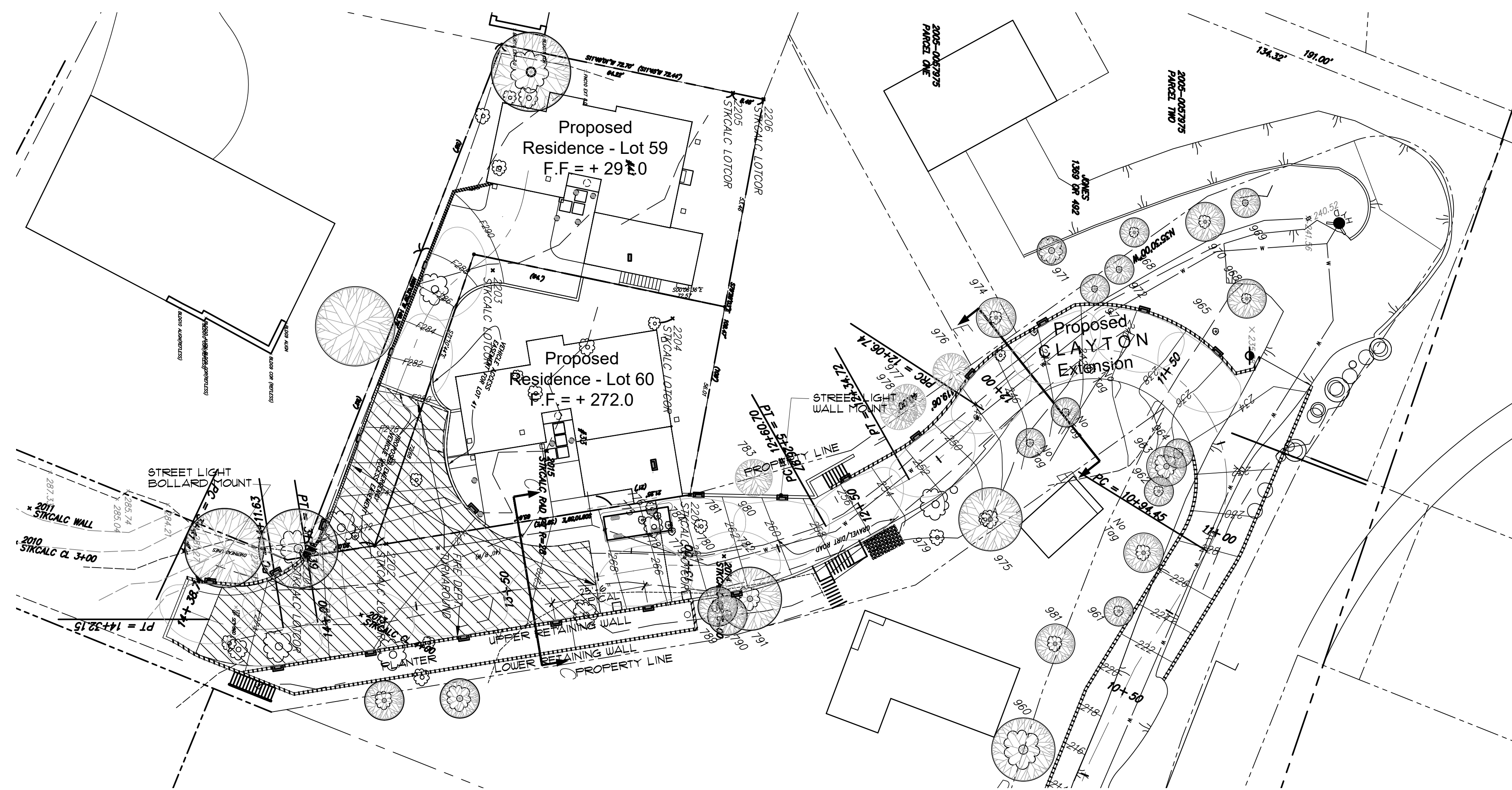


Head Office: Tel: 503-645-0500
7144 NW Progress Ct. Fax: 503-645-8100
Hillsboro, Oregon 97124
www.ligmanlightingusa.com

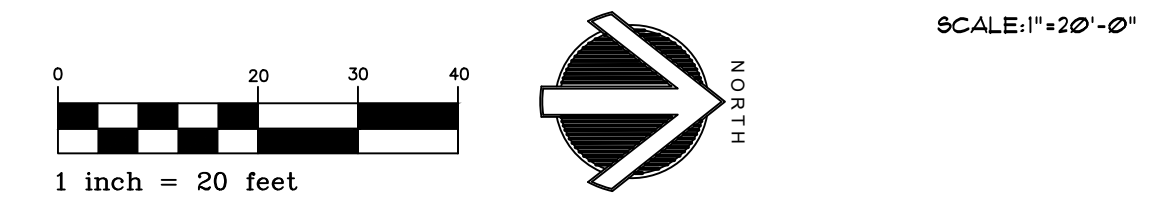
Photometric Diagram:



Street Light - Wall and Bollard Mounted:



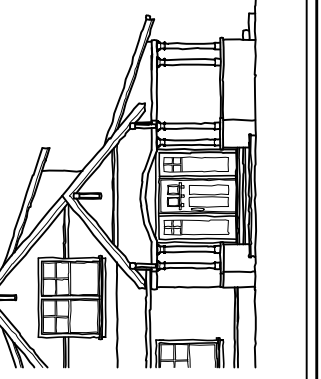
Lighting Plan



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REVISIONS	DATE	BY

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Voice (415) 884-2860



New Residence
Friedman Residence
Lots 59 and 60 - Clayton Street
San Rafael, CA APN 012-141-59 and 60

Lighting
Plan

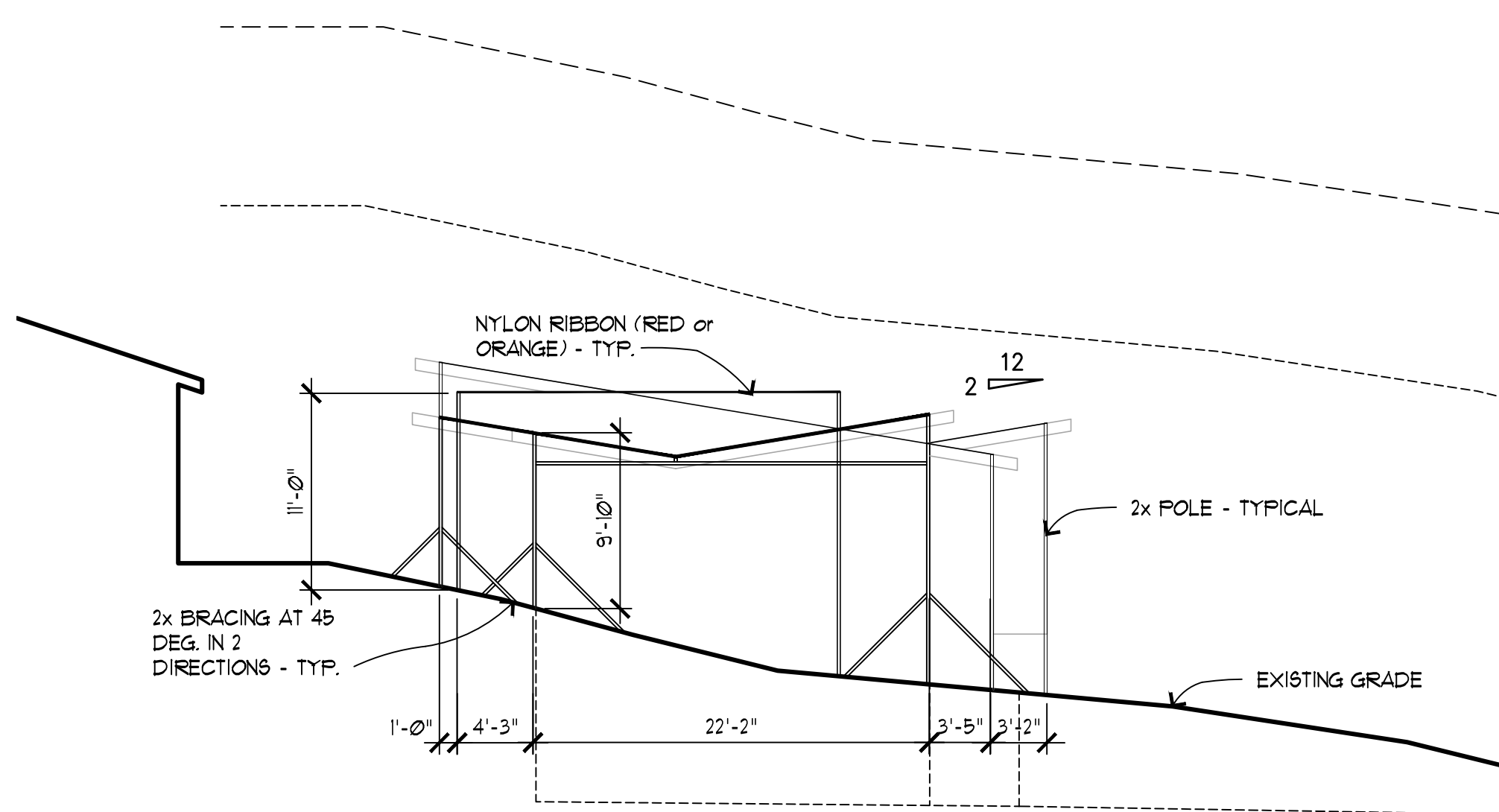
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DATE: 11-11-22
SCALE: AS NOTED
DRAWN: STC
JOB NO. 1909
SHEET NO:

A-4.2
Ross Terrace
San Rafael, CA

Story Pole Notes:

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

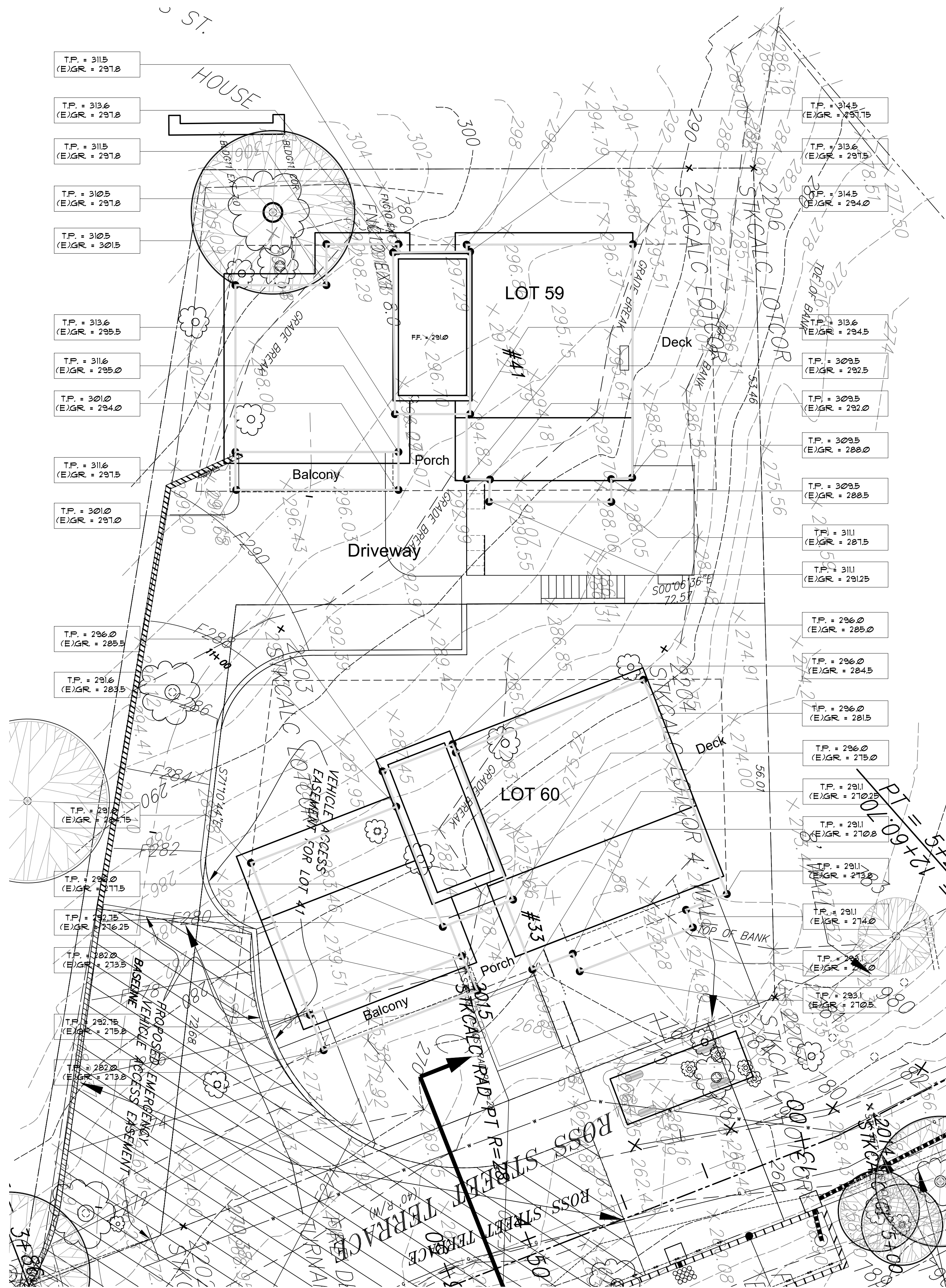


Typical Elevation

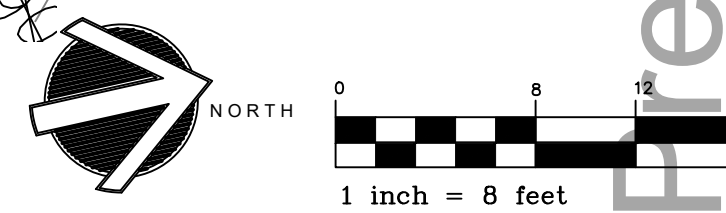
SCALE: 1/8" = 1'-0"

Story Pole Plans

* Story Pole Location



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



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New Residence
Friedman Residence
Lots 59 and 60 - Clayton Street
San Rafael, CA APN 012-141-59 and 60

Proposed
Story Pole
Plans and
Elevation

DATE: 11-11-22
SCALE: 1/8"=1'-0"
DRAWN: STC
JOB NO. 1909
SHEET NO:

A-5.1
Ross Terrace
San Rafael, CA

Preliminary Not for Construction

Proposed Colors and Materials

Friedman Residences

Colors

Paint - Benjamin Moore or equal



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

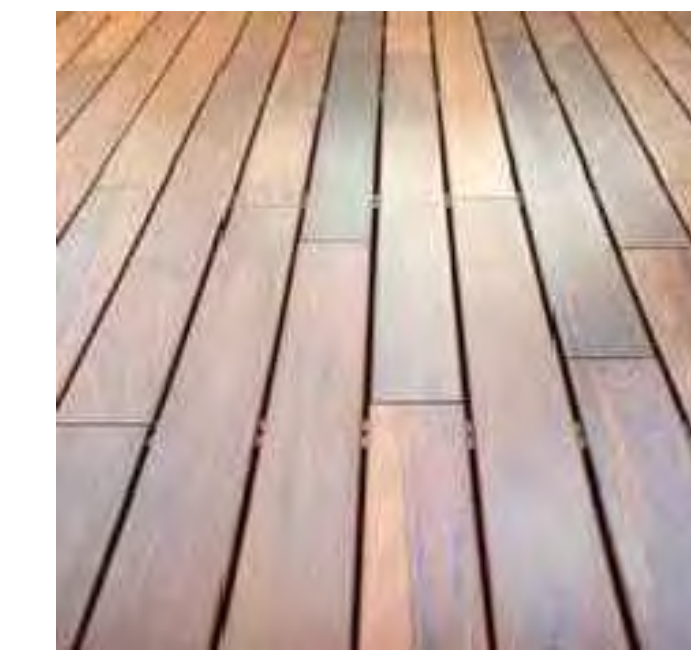


Vertical Siding:
T&G Wood- Cedar
Clear stain



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

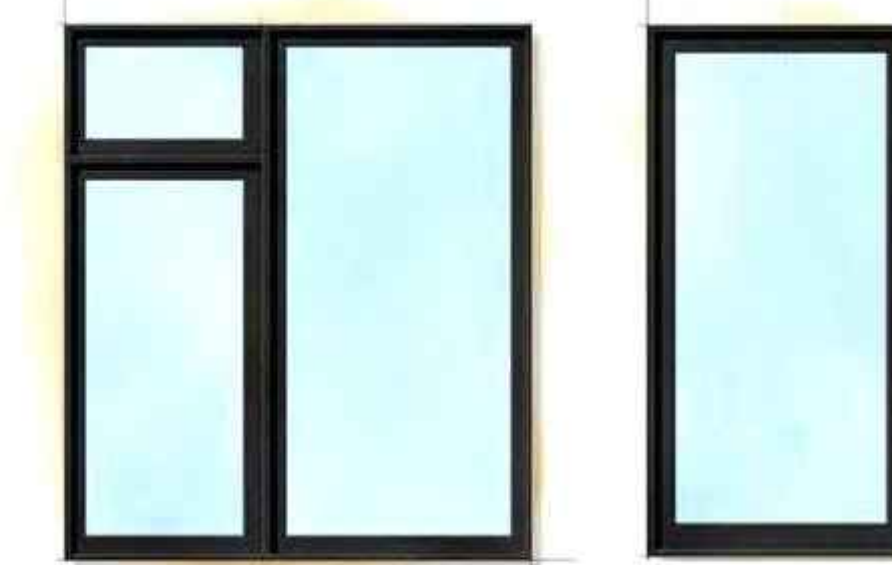
Deck Surfaces



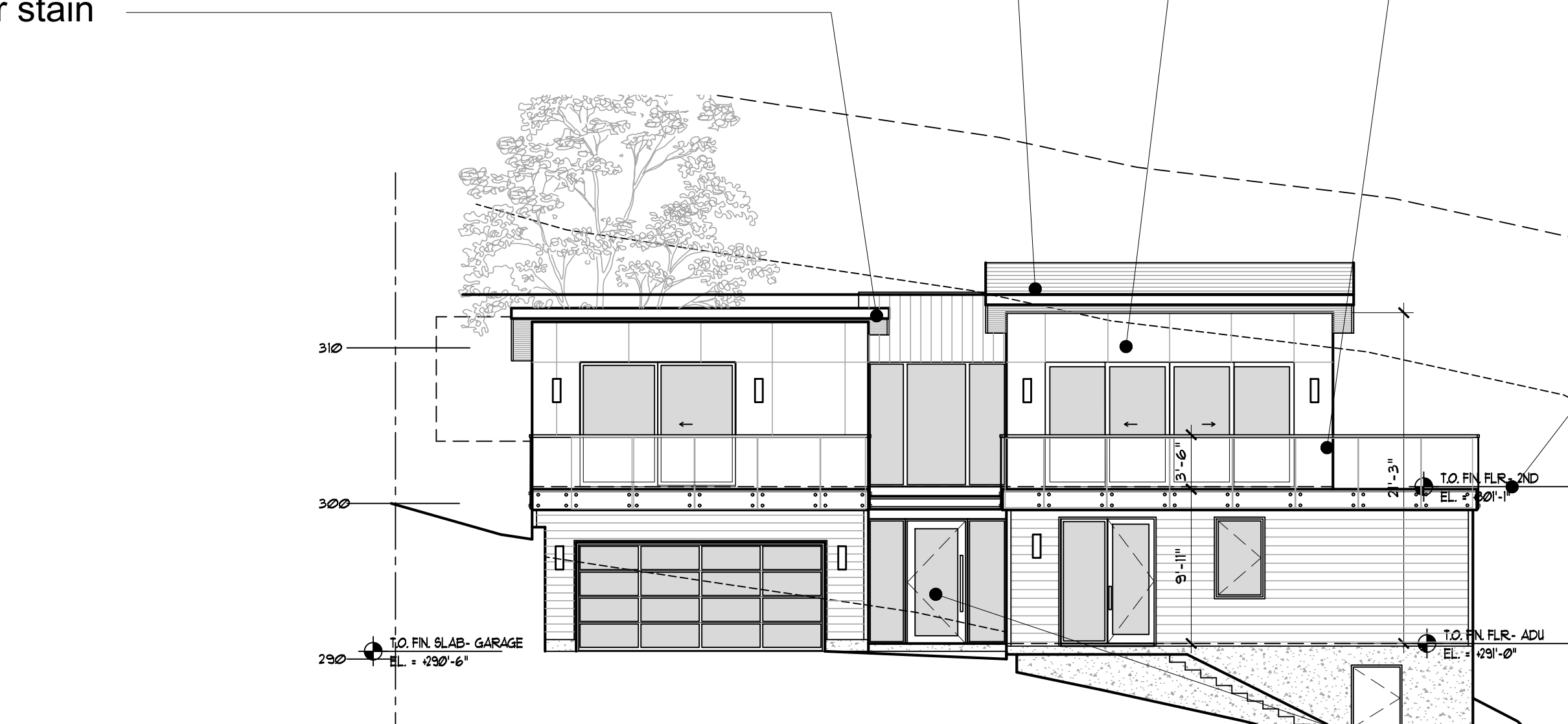
Ipe Wood Decking
Clear finish

Doors and Windows:

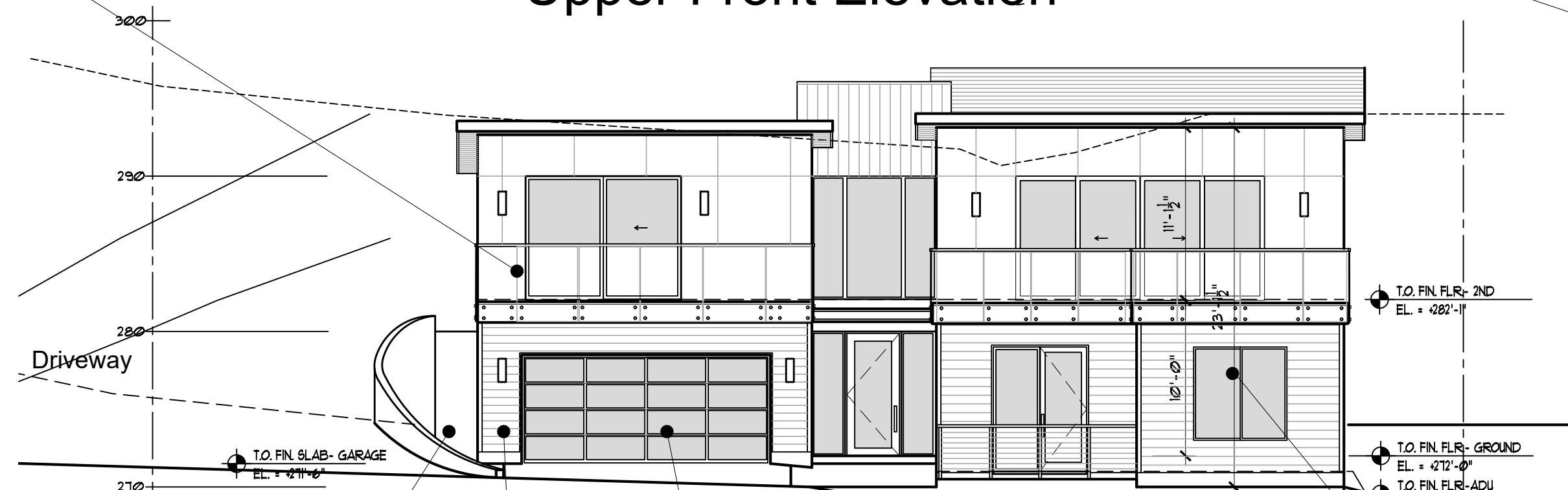
Patio/Entry Doors:
Black Metal w/ Dividers



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



Upper Front Elevation



Lower Front Elevation



Horizontal Siding:
Hardie ShipLap

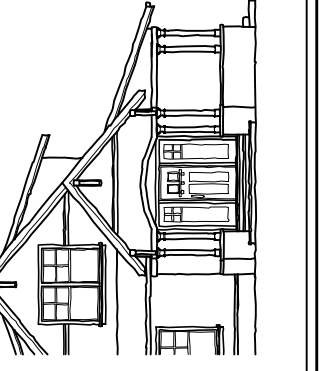


Garage Doors:
Glass and Metal

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REVISIONS	DATE	BY

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



New Residence
Friedman Residence
Lots 59 and 60 - Clayton Street
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 DETAILS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF JOSEPH P. FARRELL ARCHITECT.
DATE: 11-11-22
SCALE: 1/8"=1'-0"
DRAWN: STC
JOB NO. 1909
SHEET NO:

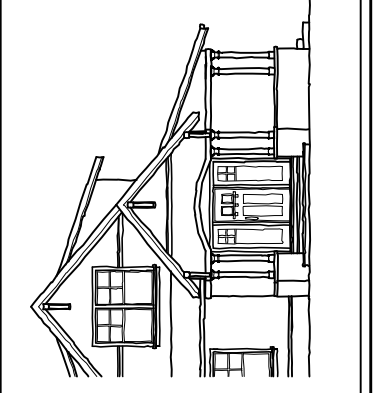
CM-1
Ross Terrace
San Rafael, CA

Preliminary Not for Construction

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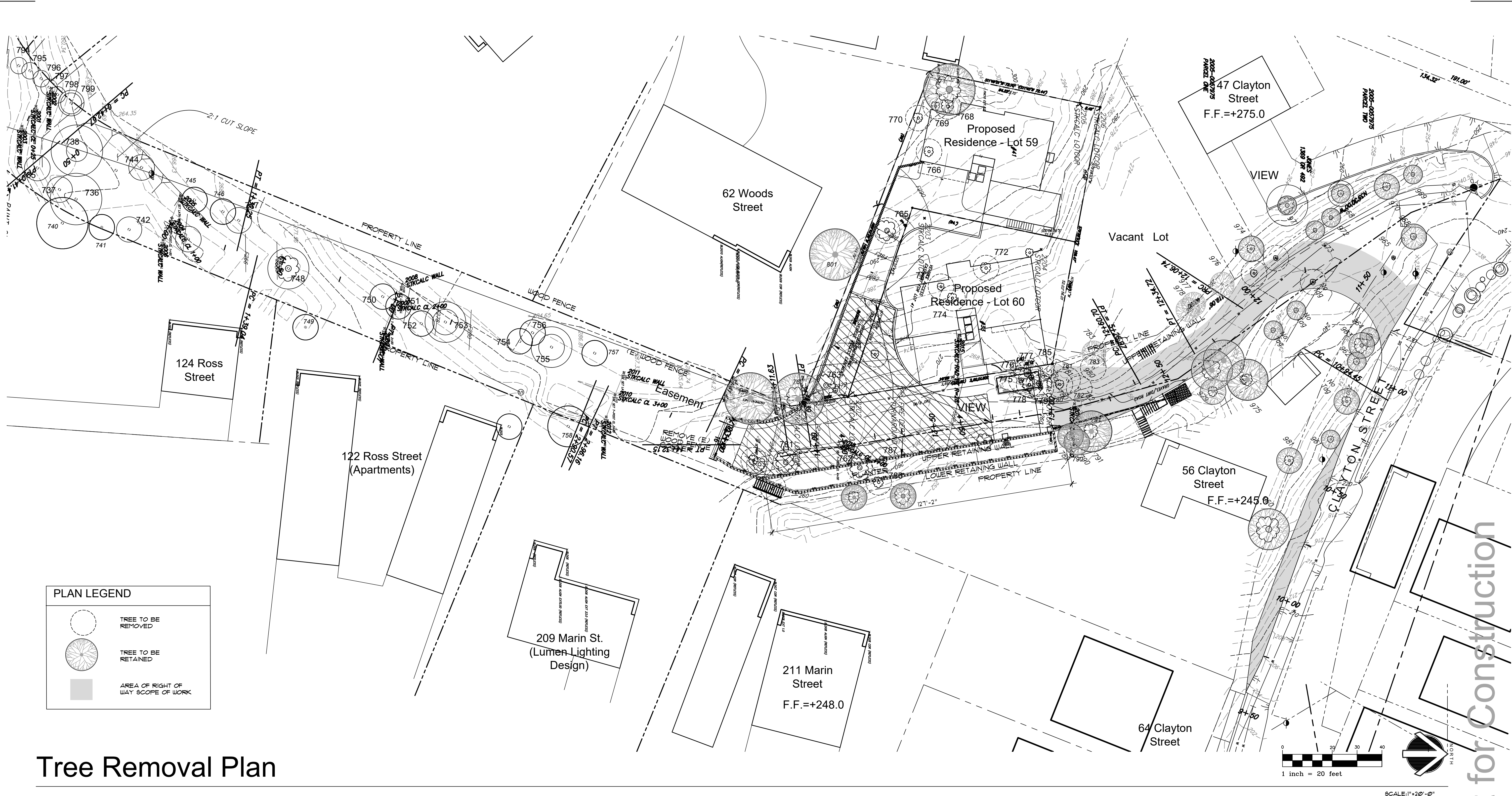
New Residence
Friedman Residence
Lots 59 and 60 - Clayton Street
San Rafael, CA APN 012-141-59 and 60

Tree Removal Plan

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

DATE: 11-11-22
SCALE: 1"=20'
DRAWN: STC
JOB NO. 1909
SHEET NO:

A-5.3
Ross Terrace
San Rafael, CA



Tree Removal Plan

TREES NUMBERED 795 TO 760 IN ARBORIST REPORT ARE TO REMAIN PER NEW PROPOSED ROAD EXTENSION OF CLAYTON STREET.

Preliminary Not for Construction