NEW RESIDENCE & SITE IMPROVEMENT PLANS
PLANNING DEPARTMENT SUBMITTAL

CRESTVIEW RESIDENCE
16 CRESTVIEW WAY, SAN RAFAEL, CA 94903
APN 180-192-06
AUGUST 29, 2022

PROJECT INFORMATION
ZONING DISTRICT: A-2 / B-2 - AGRICULTURE, LIMITED
APN: 180-192-06
LOT AREA: 15,480 SF
AVERAGE LOT SLOPE: 41.38%

EXISTING BUILDING AREA: 1,242 SF
EXISTING FLOOR AREA: 842 SF
EXISTING FAR: 0.05
EXISTING FLOOR AREA: 0.05
EXISTING DAYLIGHT PLANE: 5' STEPBACK ZONE
EXISTING BUILDING AREA: 0.05
EXISTING FLOOR AREA: 0.05
EXISTING SITE TOPOGRAPHY:
EXISTING HOUSE PAD LOCATION TO BE REVISED (E) POOL UNDER SEPARATE PERMIT.
EXISTING UTILITIES TO BE RE-USED (I.E. PLUMBING, GAS, ELECTRICAL, PHONE, CABLE, ETC.)
EXISTING SITE TOPOGRAPHY AND EXISTING HOUSE PAD LOCATION TO BE REVISED FOR NEW 2-STORY RESIDENCE.
EXISTING 842 SF, 1-STORY RESIDENCE TO BE DEMOLISHED AND CONSTRUCT NEW 2-STORY HOUSE 3 BD, 3-1/2 BATH.
NEW LANDSCAPE & HARDSCAPE, SEE PLANTING PLAN L1.
RENOVATE (E) POOL UNDER SEPARATE PERMIT.
EXISTING SITE PHOTOGRAPHS
SCHOOL DISTRICT: SAN RAFAEL CITY SCHOOLS

APPLICABLE CODES:
2016 CALIFORNIA BUILDING CODE - 2015 IBC
2016 CALIFORNIA RESIDENTIAL CODE - 2015 IRC
2016 CALIFORNIA MECHANICAL CODE - 2015 UMC
2016 CALIFORNIA PLUMBING CODE - 2015 UPC
2016 CALIFORNIA MECHANICAL CODE - 2015 UMC
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS
2016 CALIFORNIA FIRE CODE - 2015 IFC
2016 CALIFORNIA RESIDENTIAL CODE - 2015 IRC

PROJECT CONTACTS
OWNER:
RUIZ1_CONSTRUCTION@YAHOO.COM
116 PICNIC DRIVE
SAN RAFAEL, CA 94903
415-717-1934
415-383-9780
jim@bradanini.com

CIVIL ENGINEER:
GREG COOK & SCOT MASON
707-584-4804
SCOTMASON@GMAIL.COM

LANDSCAPE ARCHITECT:
ROBERT DI JORIO
707-584-4804
ROBERT.DiJorio@GMAIL.COM

TOPOGRAPHIC SURVEY:
ROBERT DI JORIO
600 MARTIN AVE. STE 210
SOUTH LAKE TAHOE, CA 96151

ELEVATIONS:
JOHN HALL
707-584-4804

FLOOR PLANS:
PAUL ROY
707-584-4804

SITE PLAN:
GREG COOK & SCOT MASON
707-584-4804
SCOTMASON@GMAIL.COM

STORY POLE PLAN, LEGEND & NOTES:
GREG COOK & SCOT MASON
707-584-4804
SCOTMASON@GMAIL.COM

STORMWATER CONTROL PLAN:
ROBERT DI JORIO
707-584-4804
ROBERT.DiJorio@GMAIL.COM

VEGETATION MANAGEMENT PLAN (FIRE DEPARTMENT):
ROBERT DI JORIO
707-584-4804
ROBERT.DiJorio@GMAIL.COM

PROJECT DESCRIPTION
SCOPE OF WORK:
1. EXISTING SITE TOPOGRAPHY AND EXISTING HOUSE TO BE DEMOLISHED AND CONSTRUCT NEW 2-STORY HOUSE 3 BD, 3-1/2 BATH.
2. NEW 2-STORY HOUSE 3 BD, 3-1/2 BATH.
3. NEW LANDSCAPE & HARDSCAPE, SEE PLANTING PLAN L1.
4. RENOVATE (E) POOL UNDER SEPARATE PERMIT.
5. SEE PROPOSED PLANS AND ELEVATIONS FOR COMPLETE SCOPE OF WORK.

DEFERRED SUBMITTALS:
1. POOL
2. FIRE SPRINKLERS

FLOOR AREA SUMMARY

PROPOSED FLOOR AREA:
MAIN LEVEL: 1,545 SF
UPPER LEVEL: 1,418 SF
TOTAL: 3,414 SF

EXISTING FLOOR AREA:
HOUSE: 842 SF
CARPORT: 451 SF
TOTAL: 1,293 SF

PROPOSED BUILDING AREA:
MAIN LEVEL: 1,545 SF
UPPER LEVEL: 1,418 SF
TOTAL: 2,963 SF

EXISTING BUILDING AREA:
HOUSE: 842 SF
CARPORT: 451 SF
TOTAL: 1,293 SF

PROPUSLED LOT COVER:
3,469 SF

DRAWING SHEET INDEX

COVER SHEET - PROJECT INFO (THIS SHEET)
TOPOGRAPHIC SURVEY
EXISTING SITE PHOTOGRAPHS
GRADING PLAN
STORMWATER CONTROL PLAN
SITE PLAN
STORY POLE PLAN, LEGEND & NOTES
SITE PLAN
STORMWATER CONTROL PLAN
VEGETATION MANAGEMENT PLAN (FIRE DEPARTMENT)

DEFERRED SUBMITTALS:
1. POOL
2. FIRE SPRINKLERS
EXISTING SITE PHOTOGRAPHS
12" TYP. @ GABLE ENDS

24" TYP. @ EAVE

4:12 TYP. RIDGE

2:12 R

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A5.2

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A5.2

DATE: AUGUST 29, 2022

CRESTVIEW RESIDENCE

LANDSCAPE ARCHITECTURE

Bradanini & Associates

90 Throckmorton Avenue  #16

Mill Valley, California  94941

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MATERIALS, FINISHES & DETAILS

A2.4
PLANTING NOTES

1. The contractor shall carefully follow the work contemplated herein in all existing site conditions and proposed work as shown on the plans.

2. Contractor shall be responsible for finish grading in all planting areas and for any finish grading necessary for surface drainage and for the satisfaction of the landscape architect.

3. Contractor shall verify all underground utilities, drainage lines, conduits, irrigation lines, etc. prior to trenching and grading activity.

4. All planting areas shall be cleaned and grubbed, and dibbling removed from site as directed by landscape architect.

5. All trees and shrubs shall be approved by landscape architect for variety, size, and condition prior to installation.

6. All trees and shrubs shall be field spotted or staked by contractor and locations approved by landscape architect prior to planting.

7. Verify plant count as indicated on plans.

8. Stake all trees per detail.

9. Provide watering basins for all trees, except where noted otherwise. **Note:** watering basins shall be in all areas.

10. Plant crown 1” minimum and 2” maximum above finish grade for all trees.

11. Dimensions on plant details may vary depending on size of plant.

12. Contractor to provide and install 2” layer of bank soil in all planting beds as indicated on plans. Provide samples to landscape architect for approval.

13. Hold mulch 3” away from trunks of trees in watering basins.

14. Apply pre-emergent weed killer to all annual weed controls following new plant installation.

15. Provide water basin for all trees, except where noted otherwise. **Note:** watering basins shall be in all areas.

16. **Note:** irrigation shall use water-efficient drip in all planting areas.

17. **Note:** irrigation control wire shall be #14 U.L. approved for direct burial. Common wire shall be white in color. Pilot wires shall be a yellow color.

18. It is the responsibility of the landscape contractor to program the irrigation controller to provide the minimum amount of water necessary to sustain the plant. The contractor shall be responsible for the proper installation of the irrigation system.

19. **Note:** irrigation shall use water-efficient drip in all planting areas.

Maintenance Notes

Landscaping maintenance requirements shall be for calendar days and as follows:

1. Dwarf, maintenance fertilization should rely on a program consisting of liquid form humic acid sulfate (1-1-0) per 1000 square feet and a complete fertilizer such as (20-10-10) applied at 2 weeks.

2. The first application of 16-6-8 should be 30 days after planting and re-application should then be scheduled at 45 to 60 day intervals. Once the landscape is well established, the frequency of fertilization may be decreased depending on climate and rate of growth and size.

Irrigation Notes

Landscape areas shall be irrigated via an automatic irrigation system which shall be connected to the existing new line and controlled system (as per field). Per the following specifications:

1. Irrigation shall use water-efficient drip in all planting areas.

2. Provide hose bibs off of main line where shown on plan.

3. Irrigation controller(s) with remote start/stop and multi-zone. Program potential

4. Pressure regulation devices as required to effect appropriate operating pressure for each type of sprinkler or other application.

5. Check valves where elevation differential may cause loss of head drainage.

6. Separate irrigation valves shall be provided for areas of different hydrozones and water requirements (e.g., woody plants, ornamental grasses, potted plants, shaded areas, sun, etc.).

7. Contractor to verify the location of existing underground utilities and structure prior to the excavation of trenches or holes. If necessary, additional irrigation surveys shall be performed at the contractor’s expense.

8. Contractor to provide plant drawings for a fully automatic drip system for planting areas. Submit drawings to owner and landscape architect for approval.

9. Contractor to provide sufficient depth to provide for cover over main lines and control, wire, and 1” of cover over irrigation line. 10. If it is the responsibility of the landscape contractor to program the irrigation controller to provide the minimum amount of water necessary to sustain the plant. The contractor shall be responsible for the proper installation of the irrigation system.

11. Irrigation controls, wire, and valves shall be in place and approved for direct burial. Common wire shall be white in color; pilot wires shall be a yellow color.

12. Pipes shall be laid in advise of approximately 2” minimum from the top of pipe to the finished grade.

13. **Note:** irrigation shall use water-efficient drip in all planting areas.

14. **Note:** irrigation control wire shall be #14 U.L. approved for direct burial. Common wire shall be white in color. Pilot wires shall be a yellow color.

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LANDSCAPE LEGEND

EXISTING TREES

TYPICAL SYMBOL FOR EXISTING TREES WITH CANOPY ILLUSTRATED

NEW TREES

TYPICAL SYMBOL FOR NEW TREES WITH CANOPY ILLUSTRATED

PRIVACY SHRUBS

MINIMUM 5 GALLON CAN SIZE

ACCENT SHRUBS

MINIMUM 5 GALLON CAN SIZE

EDGING SHRUBS

GROUNDCOVERS & PERENNIALS

VINES

VEGETATION MANAGEMENT PLAN (FIRE DEPARTMENT)

HAZARD ASSESSMENT

REQUIREMENTS

EXPOSURE CLASSIFICATION:

MIN. HORIZONTAL CLEARANCE: 10'-0" FT

FIRE DEPARTMENT

DATE: AUGUST 29, 2022

Bradanini & Associates

L3

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