

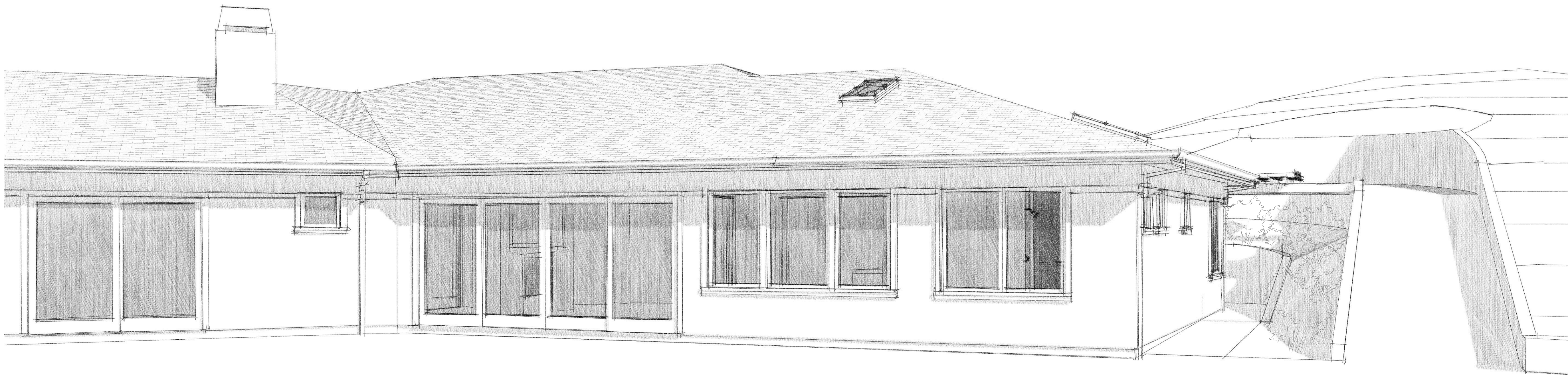
Stone Residence Renovations

1499 LUCAS VALLEY RD.

SAN RAFAEL, CA

165-010-89

Stone Residence Renovations
1499 LUCAS VALLEY RD.
SAN RAFAEL, CA
AP# 165-010-89



DESIGN REVIEW

STONE RESIDENCE RENOVATIONS 12.17.18 - Rev. 3.9.20



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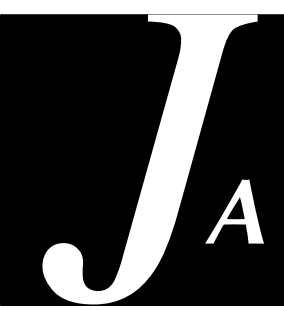
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/Users/dave/Documents/JA2/PROJECTS/Dave's Projects/Stone/PLN - ARCHIVES/PLN - BPN - BACKUPS/Stone-Wide-Open Garden+23.pht



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A1.1

ABBREVIATIONS

@	AND	HD.	HEAD
#	AT	HDR.	HEADER
A.B.	ANCHOR BOLT	HDWD.	HARDWOOD
AC.	ASPHALTIC CONCRETE	HDR.	HANGER
ACOUS.	ACOUSTICAL	HT.	HEIGHT
A.D.	AREA DRAIN	HND.	HAND
ADDL.	ADDITIONAL	H.M.	HOLLOW METAL
ADJ.	ADJUST, ADJUSTABLE	HORIZ.	HORIZONTAL
ADJAC.	ADJACENT	H.P.	HIGH POINT
AGGR.	AGGREGATE	H.R.	HAND RAIL
ALUM.	ALUMINUM	HT.	HEIGHT
ALT.	ALTERNATE	HTR.	HEATER
ALTR.	ALTERNATE	H.W.	HOT WATER
APPROX.	APPROXIMATE	I.D.	INSIDE DIAMETER
ARCH.	ARCHITECTURAL	IN.	INCH
ASPH.	ASPHALT	INSUL.	INSULATION
AV	AUDIOVISUAL	INT.	INTERIOR
		INTER.	INTERMEDIATE
BD.	BOARD	JT.	JOINT
BITUM.	BITUMINOUS	JST.	JOIST
BLDG.	BUILDING		
BLK.	BLOCK		
BLKG.	BLOCKING		
BM.	BEAM	KIT.	KITCHEN
B.O.	BOTTOM OF		
BOT.	BOTTOM	L.	LOWER
B.P.	BUILDING PAPER	LAM.	LAMINATE
BTWN.	BETWEEN	LAV.	LAVATORY
		LB.	POUND (WEIGHT)
CAB.	CABINET	LG.	LONG
C.B.	CATCH BASIN	LINEAL.	LINEAR OR LINEN
C.B.C.	CA BUILDING CODE	L.P.	LOW POINT
C.E.C.	CA ELECTRICAL CODE	LT.	LIGHT
C.M.C.	CA MECHANICAL CODE	M.	MASTER
C.P.C.	CA PLUMBING CODE	MACH.	MACHINE
CEM.	CEMENT, CEMENTICIOUS	MAINT.	MAINTENANCE
CER.	CERAMIC	MAT.	MATERIAL
CI.	CAST IRON	MAX.	MAXIMUM
C.J.	CONSTRUCTION JOINT	M.B.	MACHINE BOLT
CKTP.	COOKTOP	M.C.	MEDICINE CABINET
CLS.	CLOSET	MECH.	MECHANICAL
CLG.	CEILING	MEMB.	MEMBRANE
CLKG.	CALDKING	MFR.	MANUFACTURER
CLR.	CLEAR	MIN.	MINIMUM
C.M.U.	CONCRETE MASONRY UNIT	MIR.	MIRROR
C.O.	CASED OPENING	MISC.	MISCELLANEOUS
COL.	COLUMN	ML.	MICROLAM
COMMUN.	COMMUNICATIONS	MNT.	MOUNT
COMP.	COMPOSITION	M.O.	MASONRY OPENING
CONC.	CONCRETE	MSRY.	MASONRY
COND.	CONDITION	MTD.	MOUNTED
CONN.	CONNECTION	MTL.	METAL
CONST.	CONSTRUCTION	MW.	MICROWAVE
CONT.	CONTINUOUS		
CONTR.	CONTRACTOR	(N)	NEW, TO BE ADDED
COOR.	COORDINATE	N.	NORTH
CPT.	CARPET	N.I.C.	NOT IN CONTRACT
CSWK.	CASEWORK	NO.	NUMBER
CT.	CERAMIC TILE	NOM.	NOMINAL
CTOP.	COUNTERTOP	N.T.S.	NOT TO SCALE
CTR.	CENTER		
CTSK.	COUNTERSINK	OA.	OVERALL
C.W.	COLD WATER	OBS.	OBSURE
		O.C.	ON CENTER
D.	DRYER OR DRAWER	O.D.	OUTSIDE DIAMETER
DBL.	DOUBLE	OCFI.	OWNER FURNISHED - CONTRACTOR INSTALLED
DEPT.	DEPARTMENT		
DET.	DETAIL	OFF.	OFFICE
D.F.	DOUGLAS FIR	OH.	OVERHEAD
DIA.	DIAMETER	OPNG.	OPENING
DIAG.	DIAGONAL	OPP.	OPPOSITE
DIM.	DIMENSION		
DIR.	DIRECTION	P.B.	PROTECTION BOARD
DISP.	(GARBAGE) DISPOSAL	P.C.	PRE-CAST
DN.	DOWN	PERIM.	PERIMETER
D.P.	DAMP PROOFING	PRKG.	PARKING
DS.	DOWNSPOUT	PL.	PLATE, PROPERTY LINE, PARALAM
DSPR.	DISPENSER	PLAM.	PLASTIC LAMINATE
DW.	DISHWASHER	PLAS.	PLASTER
DWG.	DRAWING	PLW.	PLYWOOD
DWR.	DRAWER	P.N.L.	PANEL
		PNT.	PAINT OR PAINTED
(E)	EXISTING, TO REMAIN	PR.	PAIR
E.	EAST	PSI.	PER SQUARE INCH
EA.	EACH	PT.	POINT
E.J.	EXPANSION JOIN	P.T.	PRESSURE TREATED
EL.	ELEVATION	P.T.D.	PAPER TOWEL DISPENSER
ELEC.	ELECTRICAL, ELECTRONIC	T & B.	TOP AND BOTTOM
ELEV.	ELEVATOR	TB.	TOWEL BAR
EMERG.	EMERGENCY	TC.	TRASH COMPACTOR
E.N.	END NAIL	TEL.	TELEPHONE
E.W.	EACH WAY	TEMP.	TEMPERED
ENCL.	ENCLOSURE	TER.	TERRAZZO
EQ.	EQUAL	T & G.	TONGUE AND GROOVE
EQPT.	EQUIPMENT	THK.	THICK
EXP.	EXPANSION, EXPOSED	TJ.	TRUSS JOIST
EXT.	EXTERIOR	TOE NAIL.	TOE NAIL
		T.O.	TOP OF
F.A.	FIRE ALARM	T.O.C.	TOP OF CURB
F.A.U.	FORGED AIR UNIT	T.O.F.	TOP OF FINISH
F.D.	FLOOR DRAIN	T.O.P.L.	TOP OF PLATE
F.F.	FIRE EXTINGUISHER	T.O.W.	TOP OF WALL
FIN.	FINISH, FINISHED	T.P.D.	TOILET PAPER DISPENSER
FIXT.	FIXTURE	T.P.H.	TOILET PAPER HOLDER
FLR.	FLOOR	TRANSP.	TRANSPARENT
FLRG.	FLOORING	TV.	TELEVISION
FLASH.	FLASHING	TYP.	TYPICAL
FLUOR.	FLUORESCENT		
		U.B.C.	UNIFORM BUILDING CODE
F.N.	FIELD NAIL	U.C.	UNDER COUNTER
F.O.C.	FACE OF CONCRETE	UNEXKC.	UNEXCAVATED
F.O.F.	FACE OF FINISH	UNF.	UNFINISHED
F.O.S.	FACE OF STUDS	U.O.N.	UNLESS OTHERWISE NOTED
FP.	FIREPLACE	UR.	URINAL
FPRF.	FIREPROOFING	VAR.	VARIES
FR.	FRAME	V.C.T.	VINYL COMPOSITION TILE
FRG.	FRAMING	V. BAR.	VAPOR BARRIER
FT.	FOOT OR FEET	VEN.	VENEER
FTG.	FOOTING	VERT.	VERTICAL
FURR.	FURRING	VEST.	VESTIBULE
		VIN.	VINYL
G.	GAS OUTLET, GALLON	VOL.	VOLUME
GA.	GALVE		
GALV.	GALVANIZED	W.	WEST, (CLOTHES) WASHER
GB.	GRAB BAR	WD.	WITH
GEN.	GENERAL	WC.	WASHER & (CLOTHES) DRYER
GFI.	GROUND FAULT CIRCUIT INTERRUPTER	WD.	WOOD
GL.	GLASS	W.H.	WATER HEATER
GND.	GROUND	WHT.	WHITE
GR.	GRADE	W/O.	WITHOUT
G.S.M.	GALVANIZED SHEET METAL	W.P.	WATERPROOF
GYPBD.	GYPSON BOARD	W.P.M.	WATERPROOF MEMBRANE
		WSCOT.	WAINSCOT
H.	HIGH	WT.	WEIGHT
HB.	HOSE BIB	W.R.	WATER RESISTANT
HCP.	HANDICAP	W.W.F.	WELD WIRE FABRIC
H.C.	HOLLOW CORE		

PROJECT DATA

Zoning Designation:	PD (1701-H)
Assessor's Parcel No.:	165-010-89
Minimum Allowable Site Area (SF):	N/A
Actual Site Area (SF):	386,900 (8.9 acres)
Average Site Slope %:	9.4
WUL:	Yes
Construction Type:	V-B
Occupancy:	R-3
Automatic Sprinklers:	Yes

	Zoning Req't.	Existing Bldgs.	Proposed Project	Change
Lot Coverage Area (SF)	20%	5.38%	5.61%	+0.23%
Residence	N/A			
Living Area		8,030	8,931	+901
Garage		562	562	+0
Natural State Coverage Ratio	34.4%	85.3%	84.8%	-0.5%
Building Height (Residence)	30'-0"	29'-9"	16'-7"	+0
Setbacks (Addition)				
Front (East)	100'-0"	N/A *1	N/A *1	+0
Side (North)	20'-0"	N/A *1	N/A *1	+0
Side (South)	20'-0"	216'-6"	198'-8"	(17'-8")
Rear (West)	25'-0"	54'-5"	37'-10"	(16'-7")

Notes

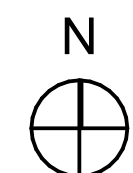
*1 Setback further than (E) conforming structure

APPLICABLE CODES

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES:

- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA RESIDENTIAL CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2016 WILDLAND URBAN INTERFACE CODE
- *** LOCAL CODE ***

VICINITY MAP



38.024422, -122.576858



PROJECT DESCRIPTION

THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

- REMODEL AND ADDITION TO THE MASTER SUITE
- (N) SITE RETAINING WALLS TO ACCOMMODATE ADDITION

SHEET INDEX

ARCHITECTURAL

A1.0	COVER SHEET
A1.1	TITLE SHEET GENERAL INFO
A1.2	[San Rafael] POLLUTION NOTICE
A1.3	TITLE 24 MANDATORY MEASURES & GREEN POINT RATING
A1.4	TITLE 24
A2.1	SITE DEMOLITION PLAN
A2.2	SITE PLAN
A2.3	SITE SURVEY A
A3.1	FLOOR PLAN
A3.2	ROOF PLAN
A3.3	DEMO FLOOR PLAN
A3.4	DEMO ROOF PLAN
A4.1	(E) BUILDING ELEVATIONS
A4.2	(N) BUILDING ELEVATIONS
A5.1	BUILDING SECTIONS
A6.1	SCHEDULES: WINDOW DOOR SKYLIGHT
A6.2	DETAILS: WINDOW DOOR SKYLIGHT
A7.1	POWER, LIGHTING, COMMUN. PLANS
A7.2	FINISH PLAN & SCHEDULE
A7.3	INTERIOR ELEVATIONS
A7.4	INTERIOR ELEVATIONS
A8.1	ARCHITECT'L DETAILS

CIVIL

C1	COVER SHEET
C2	CONCEPTUAL GRADING & DRAINAGE PLAN

NOTE: SHADED DRAWING SHEETS NOT INCLUDED THIS PRINTING

EXT. LIGHT FIXTURE



Dimensions:	
Width:	8" / 8 1/4"
Height:	15" / 15 1/2"
* Connector: Mounts To Box	

Bulbs:
2 - Medium BR30 Base Max. 120v - Not Included
2 - LED Medium BR30 Base Max. 120v - Not Included

Features:
• Easily converts to LED with optional replacement lamp

Material List:
1 Body - Aluminum - Bronze
Safety Latching
UL Listed for Wet Locations
ULC Listed for Wet Locations
Instruction Sheets:
English (9/15/11)

Collection: Outdoor Buses
Long exterior tubed light with Bronze Aluminum finish. Accommodates 150-300W.
Exterior wall cylinder with bronze finish over aluminum. UL listed for damp locations. UL tested for wet locations if used with 8008-12 (Weather Resistant CFLs).
UPC #7965242404
Finish: Bronze 110



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**Stone Residence
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1499 LUCAS VALLEY RD.
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AP #165-010-89
Job #190603

Owners:
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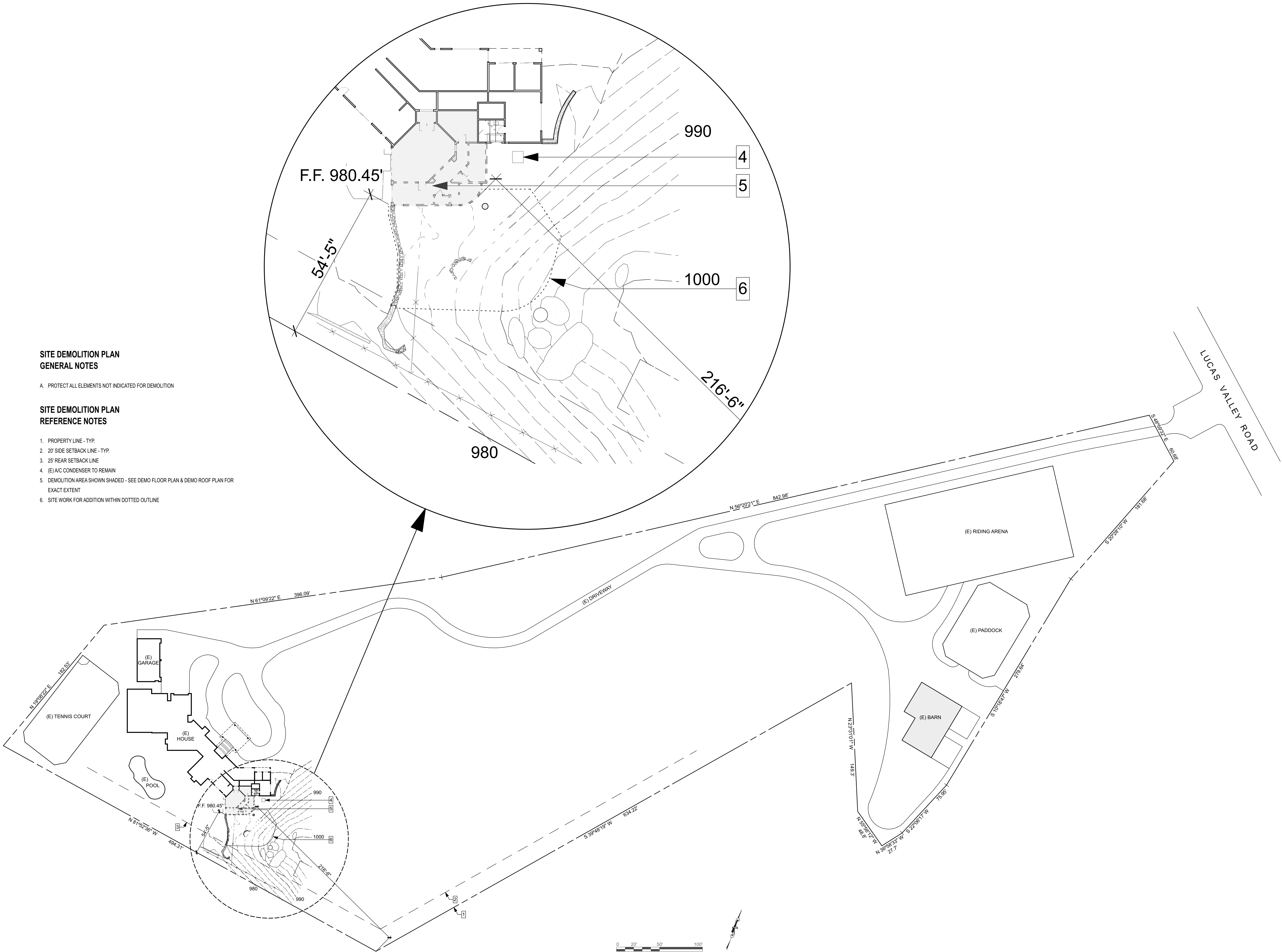
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**SITE DEMOLITION
PLAN**

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A2.1



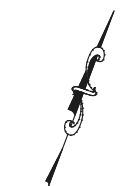
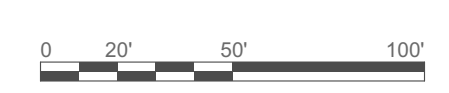
**SITE DEMOLITION PLAN
GENERAL NOTES**

A. PROTECT ALL ELEMENTS NOT INDICATED FOR DEMOLITION

**SITE DEMOLITION PLAN
REFERENCE NOTES**

1. PROPERTY LINE - TYP.
2. 20' SIDE SETBACK LINE - TYP.
3. 25' REAR SETBACK LINE
4. (E) A/C CONDENSER TO REMAIN
5. DEMOLITION AREA SHOWN SHADED - SEE DEMO FLOOR PLAN & DEMO ROOF PLAN FOR EXACT EXTENT
6. SITE WORK FOR ADDITION WITHIN DOTTED OUTLINE

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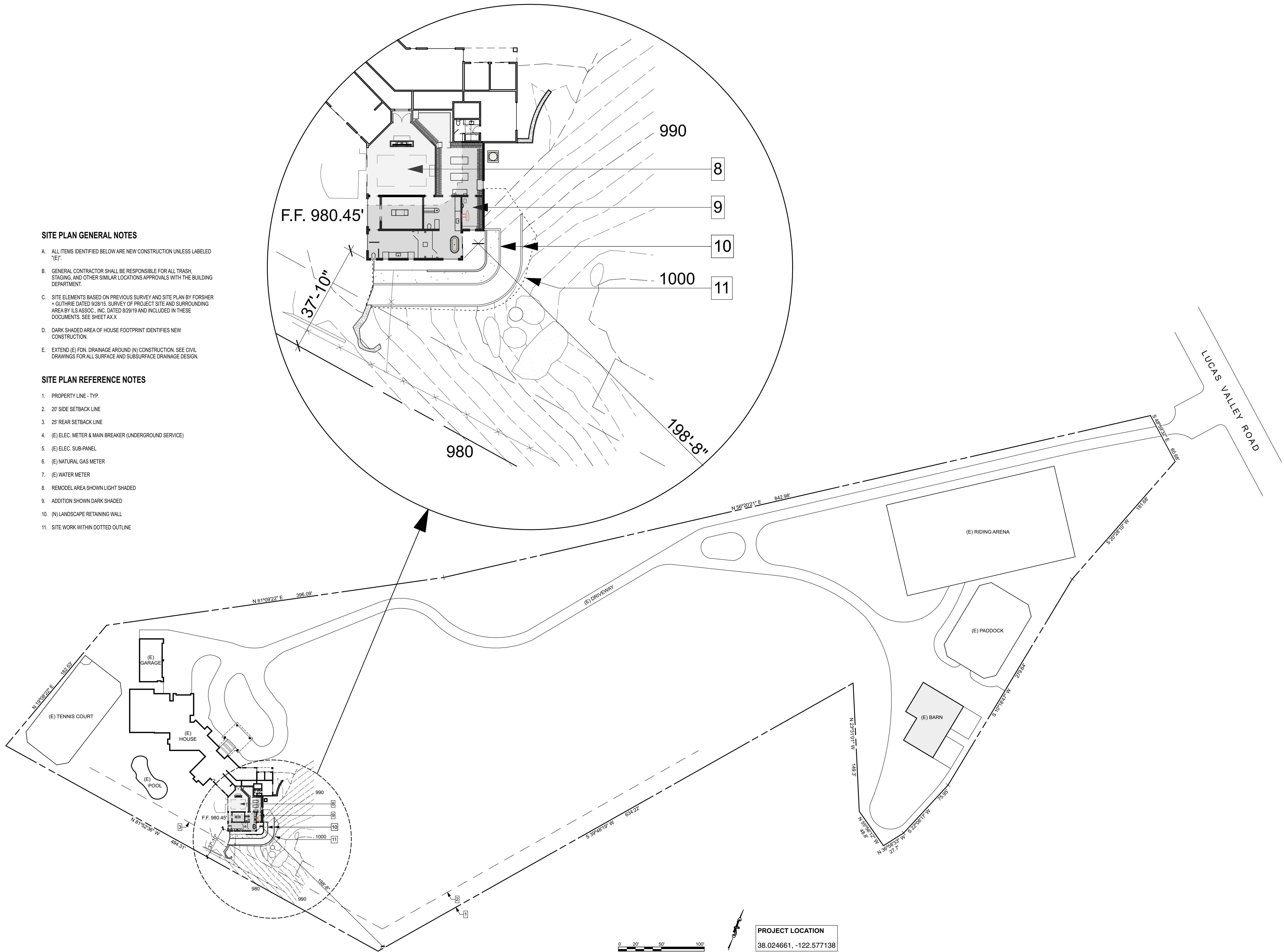
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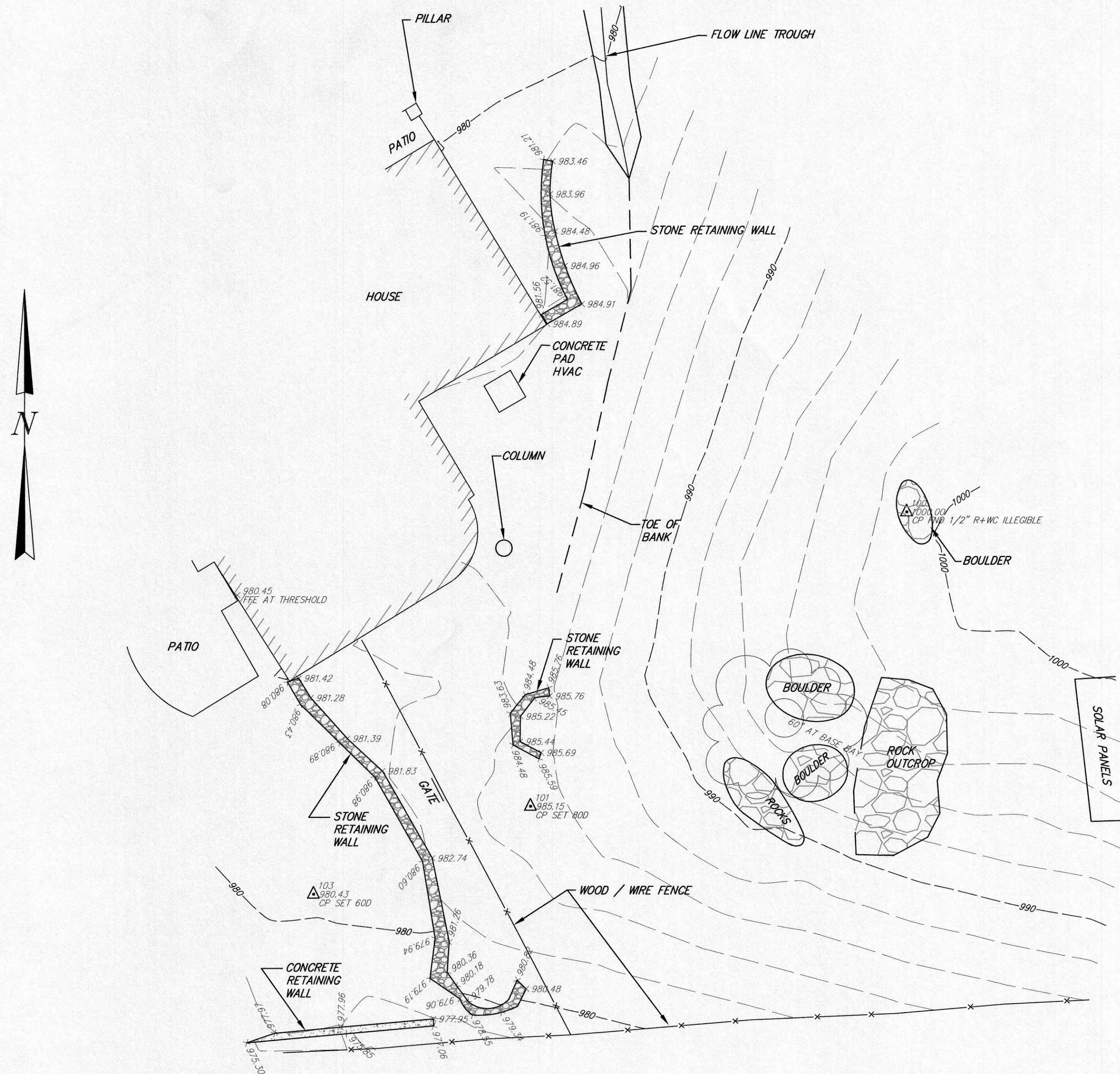
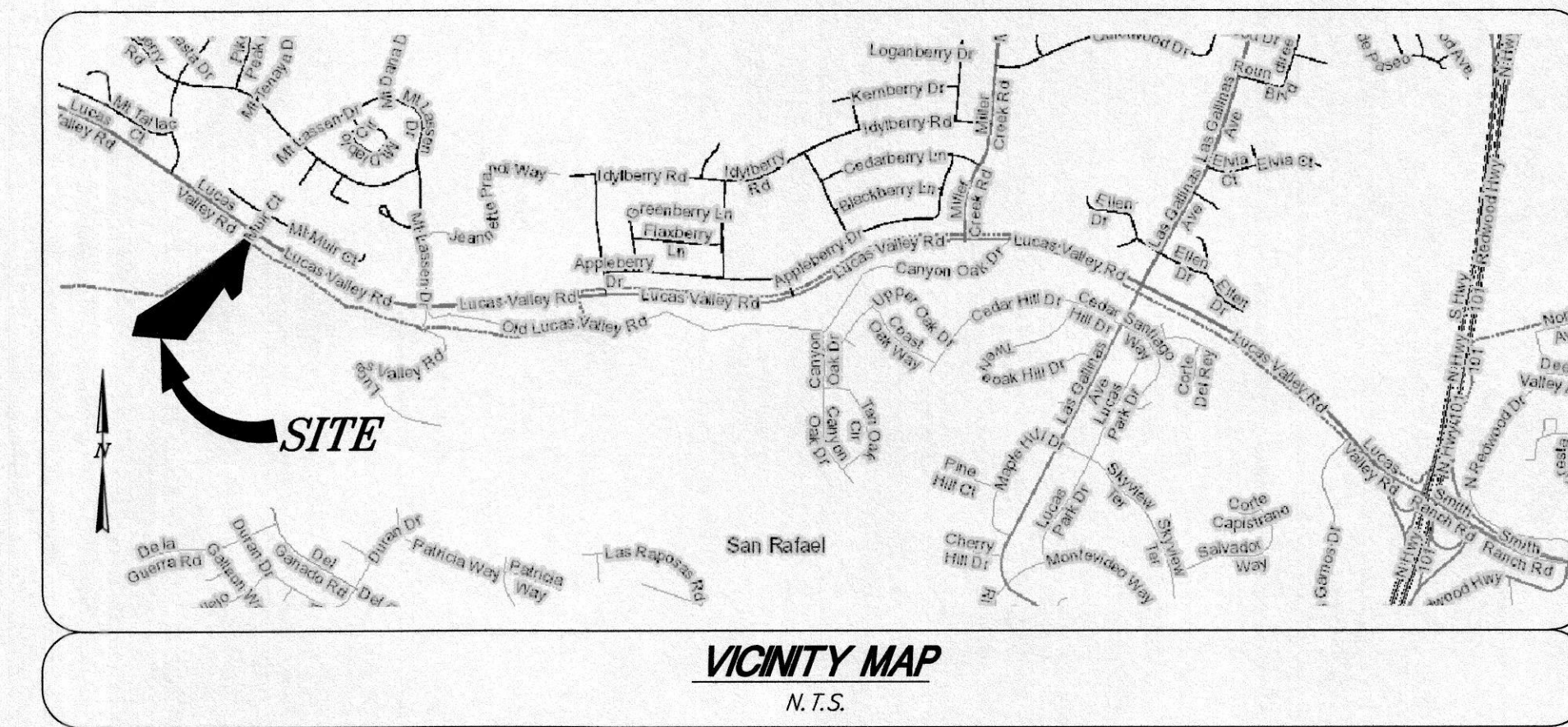


SITE PLAN GENERAL NOTES

- A. ALL ITEMS IDENTIFIED BELOW ARE NEW CONSTRUCTION UNLESS LABELED "E".
- B. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRASH, STAGING, AND OTHER SIMILAR LOCATIONS APPROVALS WITH THE BUILDING DEPARTMENT.
- C. SITE ELEMENTS BASED ON PREVIOUS SURVEY AND SITE PLAN BY FORSHER + GUTHRIE DATED 9/28/15. SURVEY OF PROJECT SITE AND SURROUNDING AREA BY ILS ASSOC., INC. DATED 8/29/19 AND INCLUDED IN THESE DOCUMENTS. SEE SHEET A.X.X
- D. DARK SHADED AREA OF HOUSE FOOTPRINT IDENTIFIES NEW CONSTRUCTION.
- E. EXTEND (E) FDN. DRAINAGE AROUND (N) CONSTRUCTION. SEE CIVIL DRAWINGS FOR ALL SURFACE AND SUBSURFACE DRAINAGE DESIGN.

SITE PLAN REFERENCE NOTES

- 1. PROPERTY LINE - TYP
- 2. 20' SIDE SETBACK LINE
- 3. 25' REAR SETBACK LINE
- 4. (E) ELEC. METER & MAIN BREAKER (UNDERGROUND SERVICE)
- 5. (E) ELEC. SUB-PANEL
- 6. (E) NATURAL GAS METER
- 7. (E) WATER METER
- 8. REMODEL AREA SHOWN LIGHT SHADED
- 9. ADDITION SHOWN DARK SHADED
- 10. (N) LANDSCAPE RETAINING WALL
- 11. SITE WORK WITHIN DOTTED OUTLINE

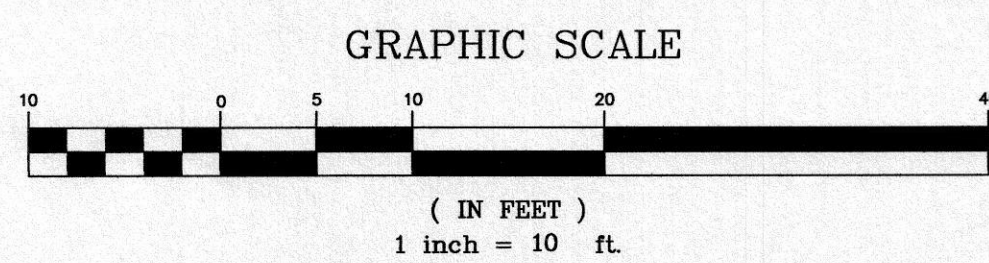


LEGEND

- RANDOM CONTROL FOR SURVEY
- SPOT ELEVATION

NOTES

1. VERTICAL DATUM IS ASSUMED.
2. HORIZONTAL DATUM IS ASSUMED.
3. CONTOUR INTERVAL IS 2'.



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A.P.N.: 165-010-89
FIELD BOOK NO.: 279
9.398T.dwg

<p>ILS ASSOCIATES, INC.[®] CIVIL ENGINEERING AND LAND SURVEYING 79 GALLI DRIVE, SUITE A NOVATO, CA 94949-5717 (415)883-9200 FAX (415)883-2763</p>	
<p>STONE 1499 LUCAS VALLEY ROAD SAN RAFAEL CALIFORNIA</p>	<p>DRAWN: MM. DATE: 8/28/2019 JOB NO. 9398 SHEET NO. 1 OF 1</p>
<p>TOPOGRAPHIC MAP</p>	

Irving L. Schwartz, C.E.
R.C.E. 18221

A2.3



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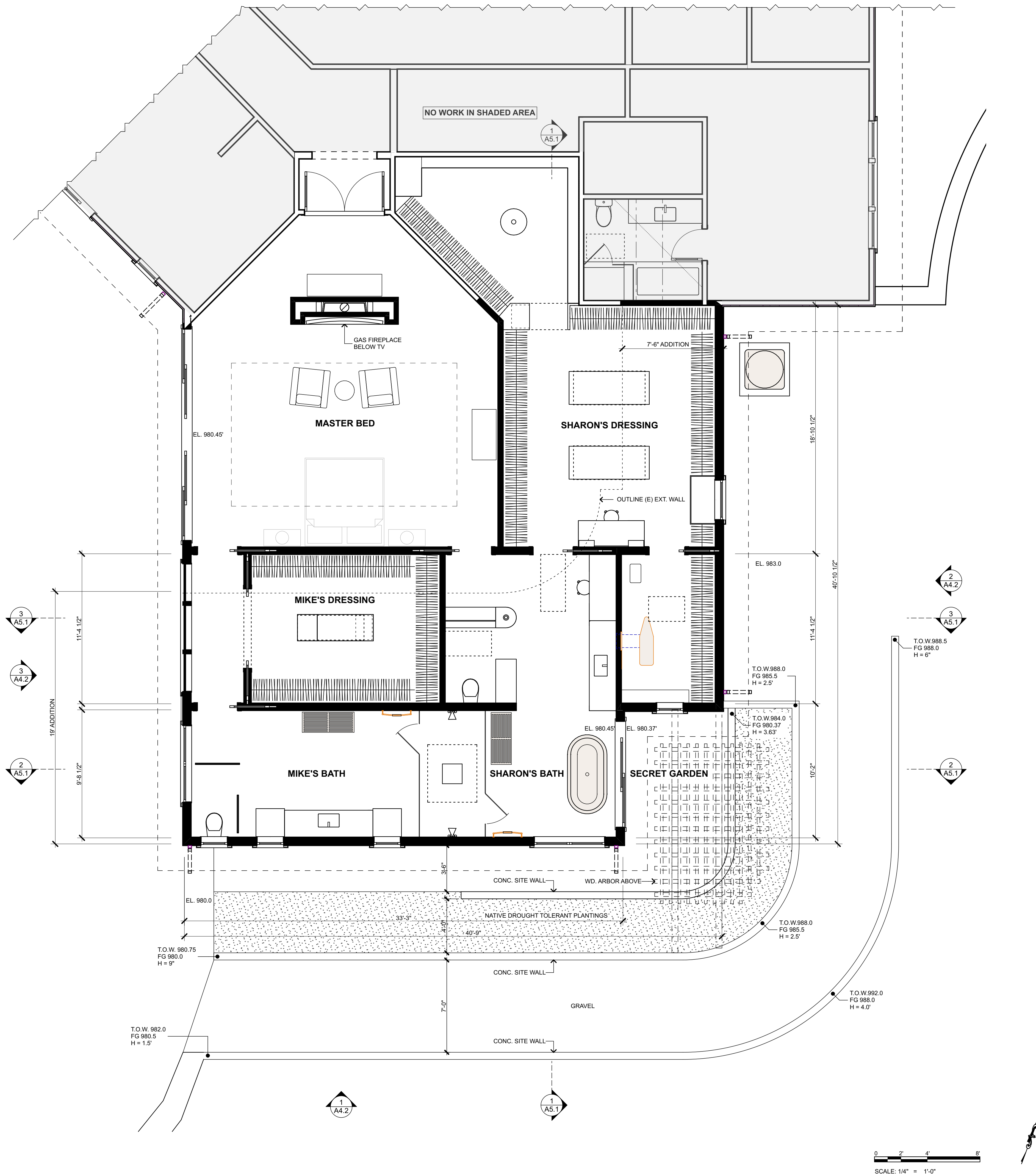
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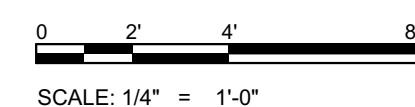
FLOOR PLAN

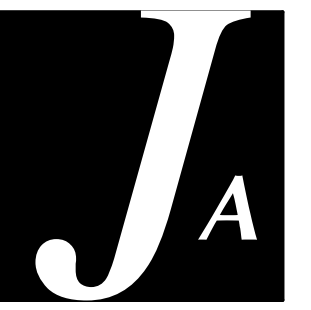
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A3.1



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ROOF PLAN

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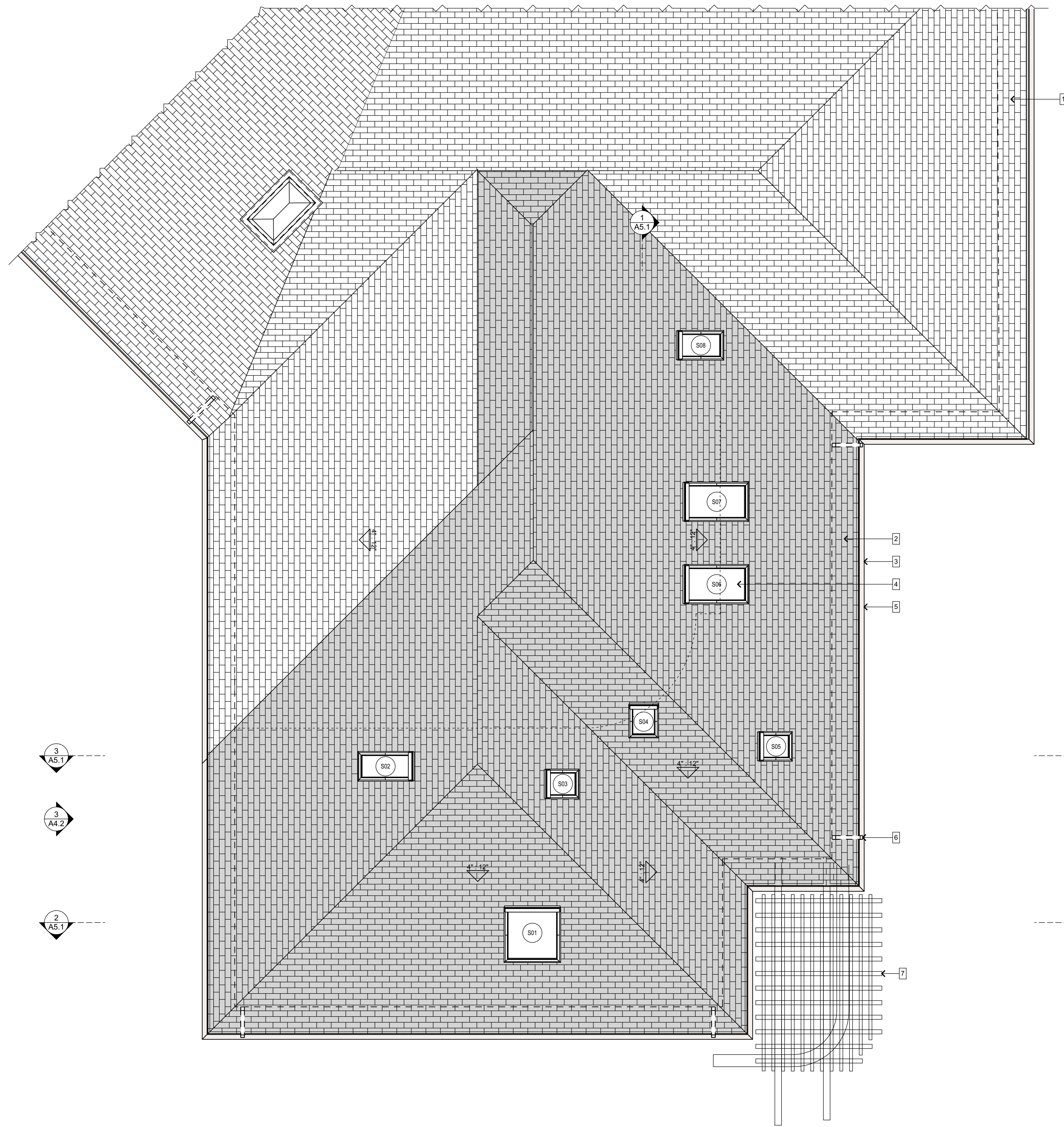
A3.2

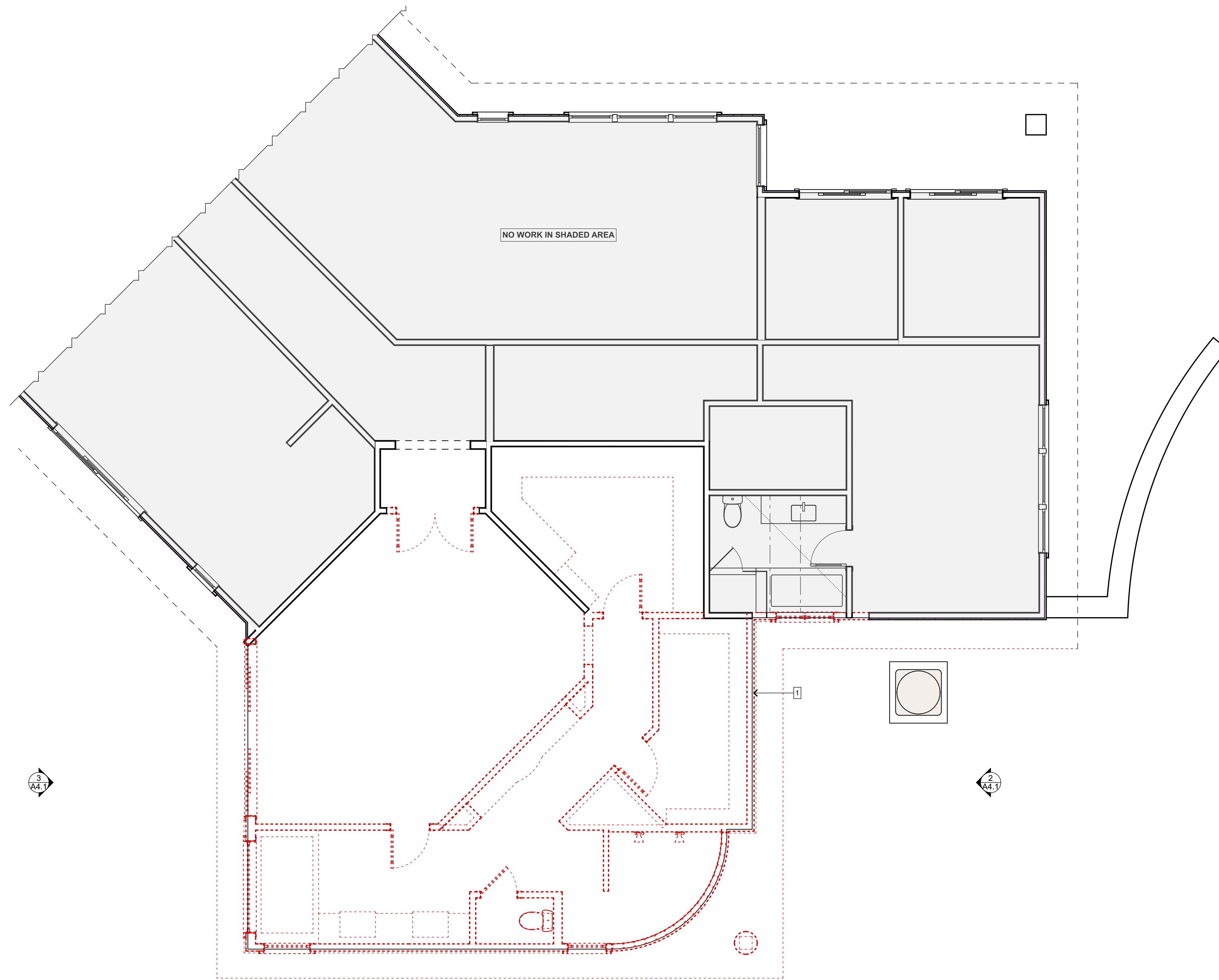
ROOF PLAN GENERAL NOTES

A. ALL (N) ROOFING TO MATCH (E) CAST TILES

ROOF PLAN REFERENCE NOTES

1. NO WORK IN UNSHADED AREA
2. (N) ROOF NOTED BY SHADING
3. (N) GUTTERS & RWL TO MATCH (E)
4. (N) SKYLIGHT - TYP.
5. LINE OF EXT. WALL BELOW
6. RWL BELOW - TYP.
7. (N) PNT. WD. ARBOR





DEMO FLOOR PLAN GENERAL NOTES

- A. DISPOSE OF ALL DEBRIS PER GREEN REGULATIONS
- B. PROTECT ALL AREAS NOT IDENTIFIED FOR DEMOLITION
- C. GENERAL DEMO OF AREA SHOWN DASHED ABOVE FLOOR LEVEL - NO DEMO OF (E) FLOOR SLAB AND FOUNDATION - SEE ROOF DEMO PLAN FOR EXTENT OF ROOF DEMO

DEMO FLOOR PLAN REFERENCE NOTES

- 1. DEMO WALLS SHOWN DASHED
- 2. NO DEMO IN SHADED AREA

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**Stone Residence
Renovations**

1499 LUCAS VALLEY RD.
SAN RAFAEL, CA
AP #165-010-89
Job #190603

Owners:
MIKE & SHARON STONE
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SAN RAFAEL CA 94903
415.942.7902
mike.mollie@gmail.com

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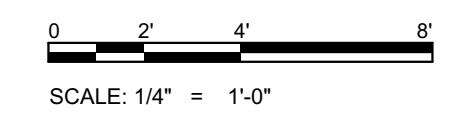
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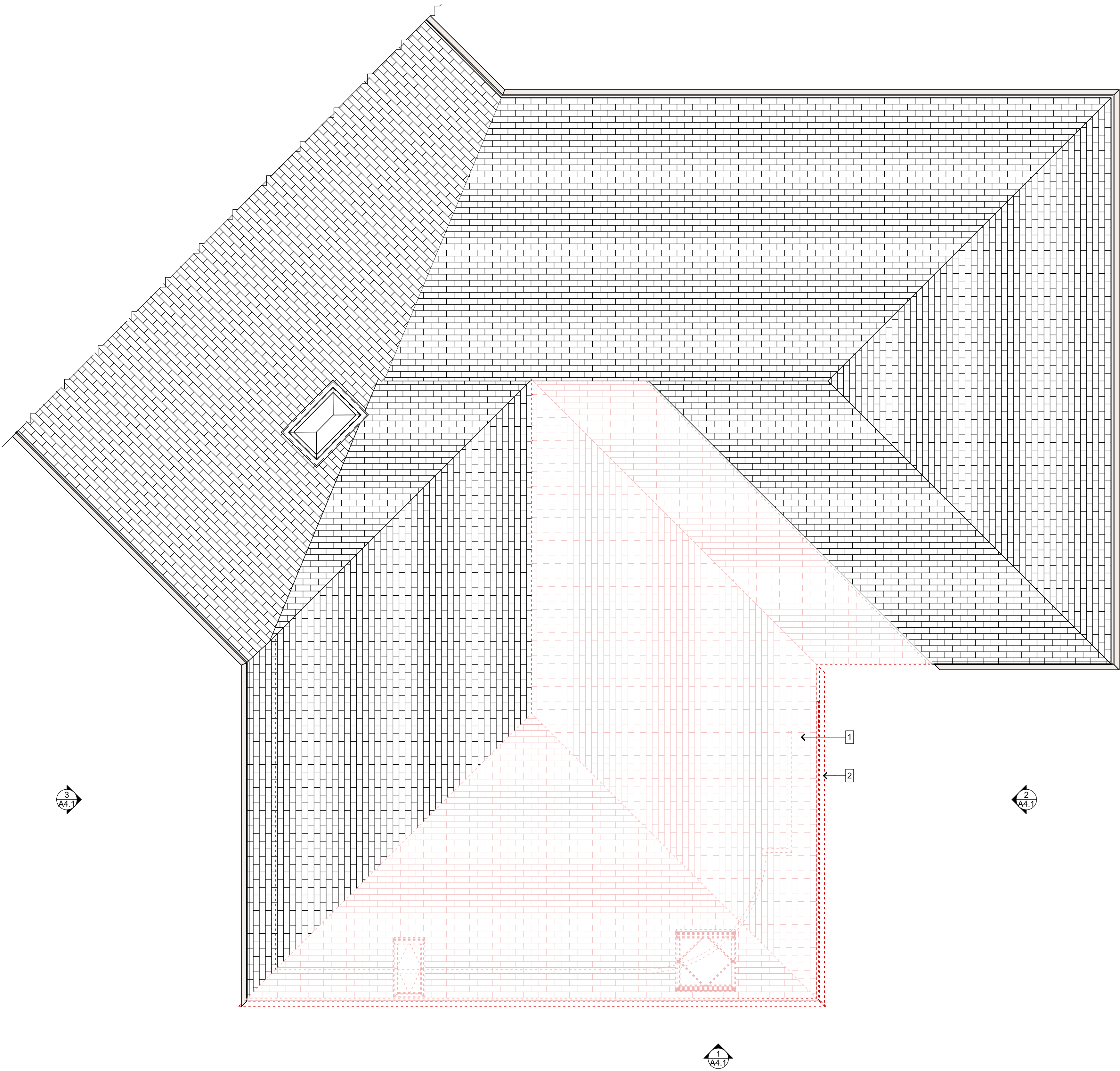
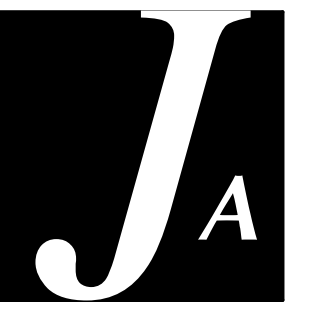
**DEMO FLOOR
PLAN**

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE EXACTLY ONE INCH, THEN THE SCALE OF THIS SHEET HAS BEEN ALTERED FROM ITS ORIGINAL. REFER TO GRAPHIC SCALES ONLY, NOT WRITTEN.

A3.3





**ROOF PLAN DEMOLITION
GENERAL NOTES**

- A. PROTECT ALL ROOF AREAS NOT SHOWN TO BE REMOVED
- B.

ROOF PLAN DEMOLITION REFERENCE NOTES

- 1. REMOVE ROOFING - S.S.D. FOR EXTENT OF ROOF STRUCTURE REMOVAL
- 2. REMOVE GUTTERS AND RWLS SHOWN DASHED

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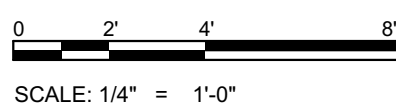
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**DEMO ROOF
PLAN**

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A3.4

J:\Users\dave\Documents\JAZZ-PROJECTS\Dave's Projects\Stone\PLN - BPN - BACKUPS\Stone\Wide-Open Garden-23.pln



SCALE: 1/4" = 1'-0"





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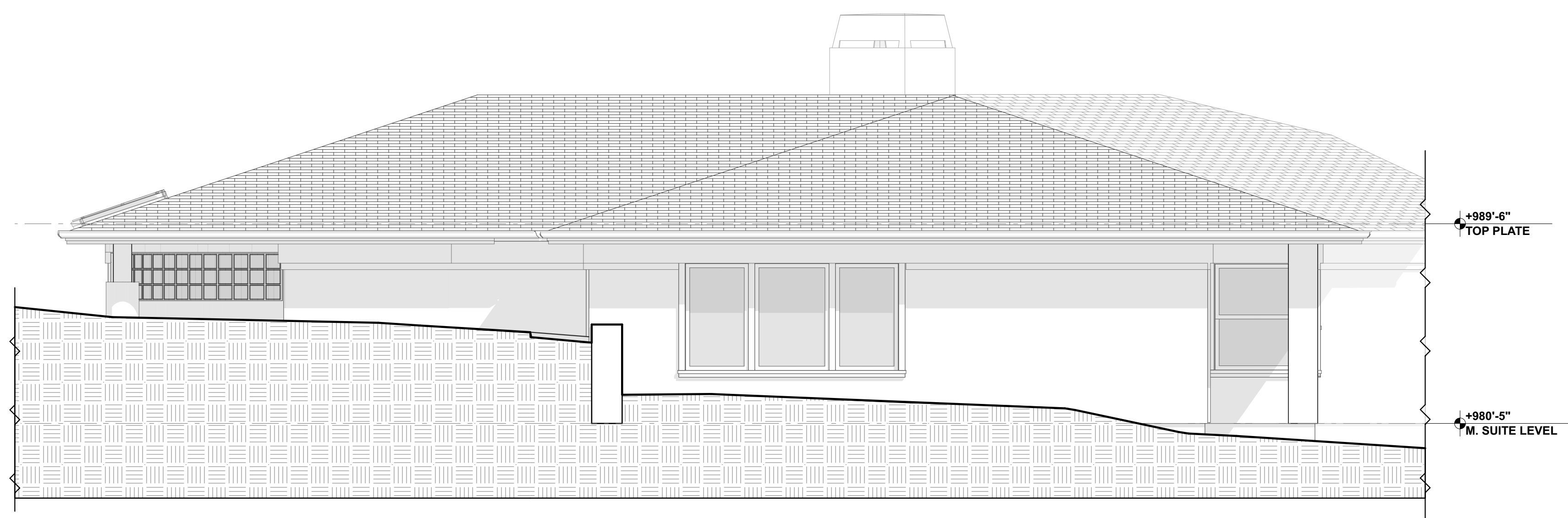
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**(E) BUILDING
 ELEVATIONS**

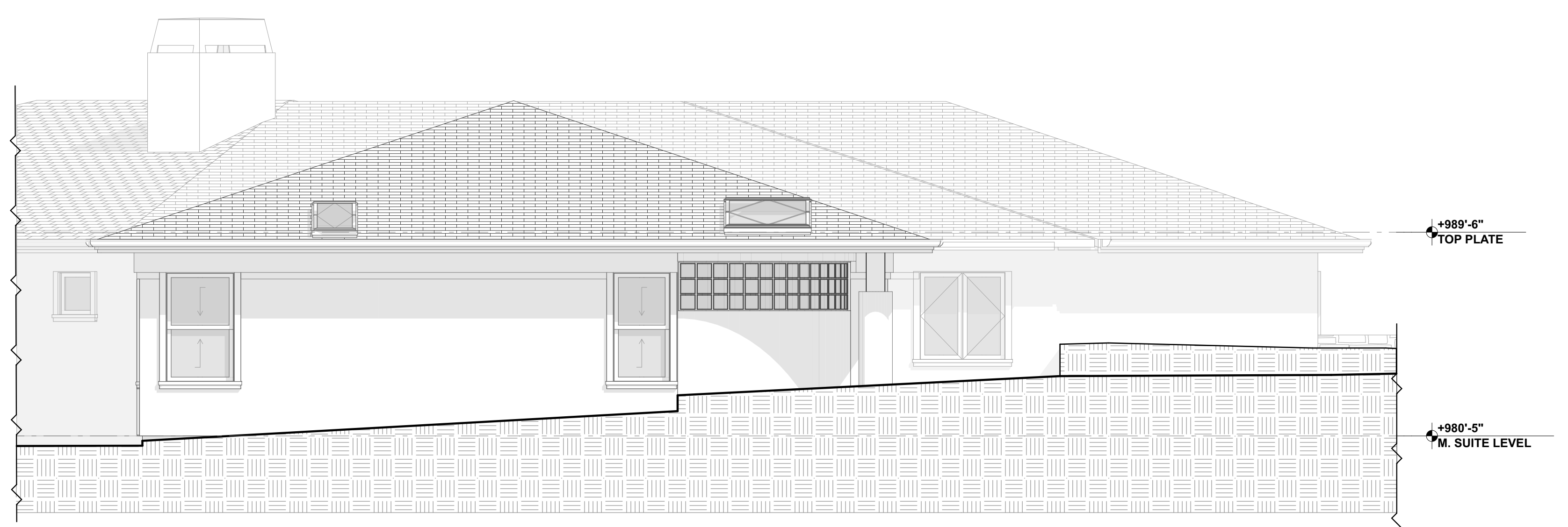
IF THE ABOVE DIMENSION DOES NOT MEASURE
 EXACTLY ONE INCH, THEN THE SCALE OF THIS SHEET
 HAS BEEN ALTERED FROM ITS ORIGINAL. - REFER TO
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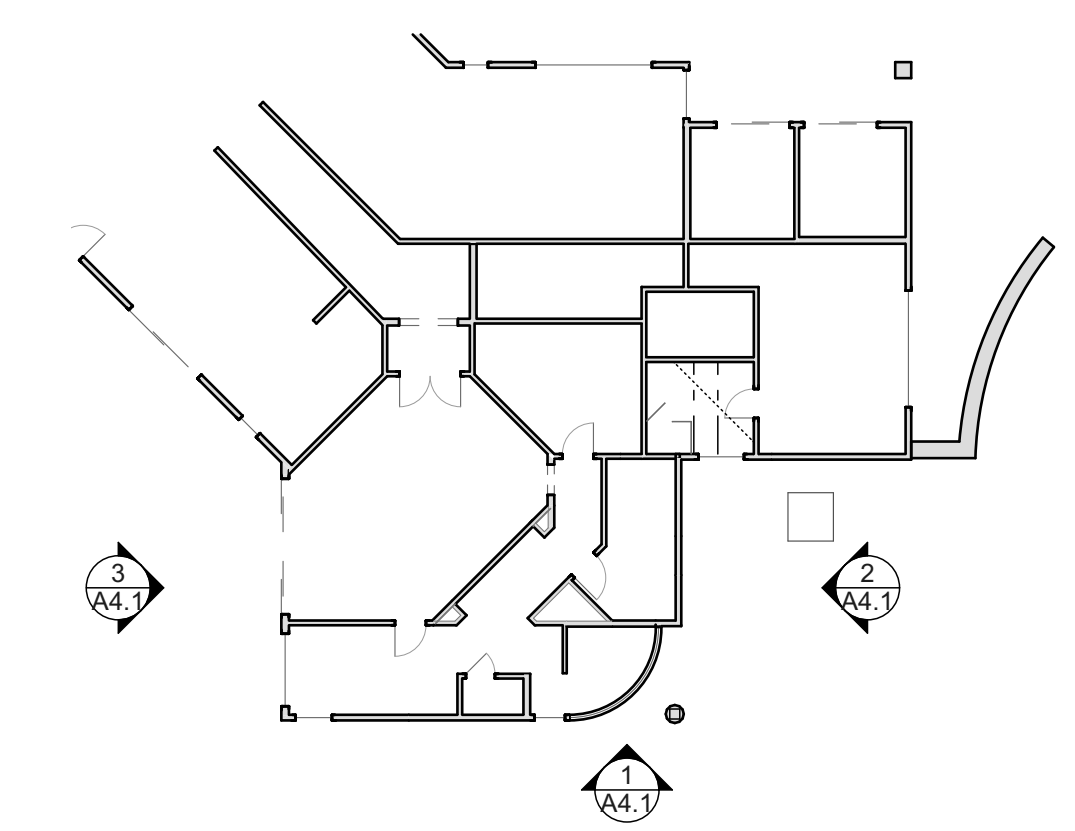
3 (E) WEST ELEVATION
 SCALE: 1/4" = 1'-0"



2 (E) EAST ELEVATION
 SCALE: 1/4" = 1'-0"



1 (E) SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



ELEV. KEY PLAN - ENTRY FLOOR

J:\Users\dave\Documents\JAZZ\PROJECTS\Dave's Projects\Stone\PLN - ARCHIVES\PLN - BPN - BACKUPS\Stone\Wide-Open Garden-23.pln



ELEVATIONS GENERAL NOTES

- A. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFO.
- B. MATCH ALL MATERIALS, DETAILS & COLORS AT ALL EXT. ELEMENTS—INCL. WALLS, ROOF, TRIM, GUTTERS, AND RWLS

ELEVATIONS REFERENCE NOTES

- 1. CLASS "A" CAST CONC. ROOFING
- 2. PNT. GSM SEAMLESS GUTTER
- 3. PNT. GSM RWL - SEE CIVIL DRAINAGE DRAWINGS FOR TERMINATION DETAILS
- 4. SKYLIGHT
- 5. STUCCO w/INTEGRAL COLOR
- 6. CONC. SITE WALL TYP. - SEE CIVIL DRAWINGS
- 7. (E)A/C CONDENSER
- 8. PNT. WD. ARBOR
- 9. NOT USED
- 10. NATIVE DROUGHT TOLERANT PLANTINGS
- 11. GRAVEL PATH
- 12. MTL. CLAD WD. WINDOWS & DOORS TO MATCH (E)

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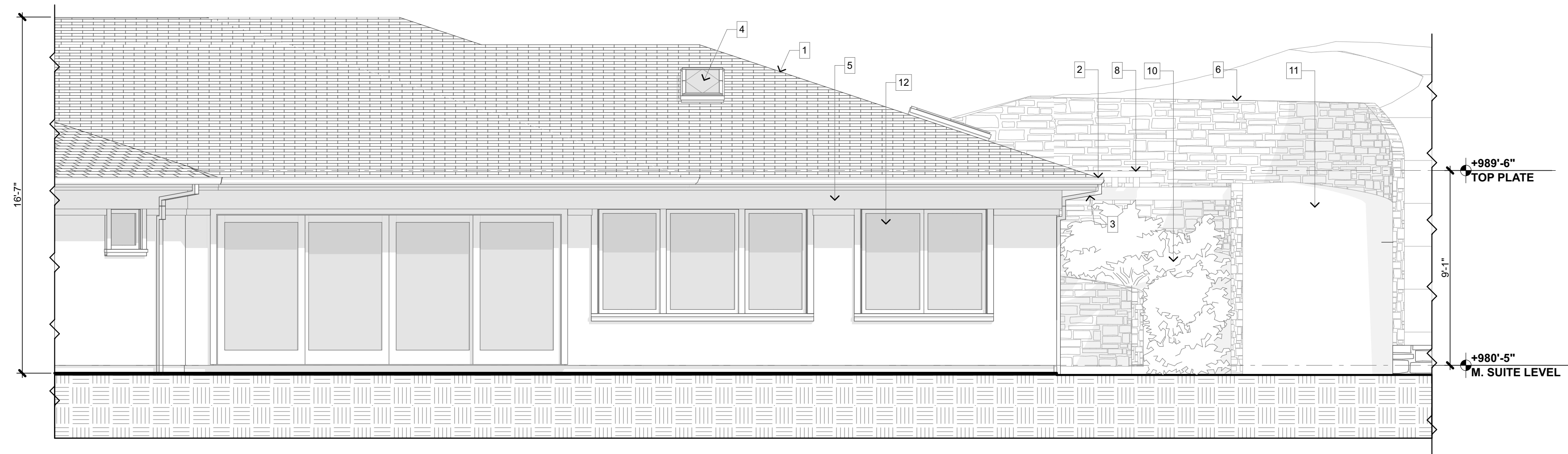
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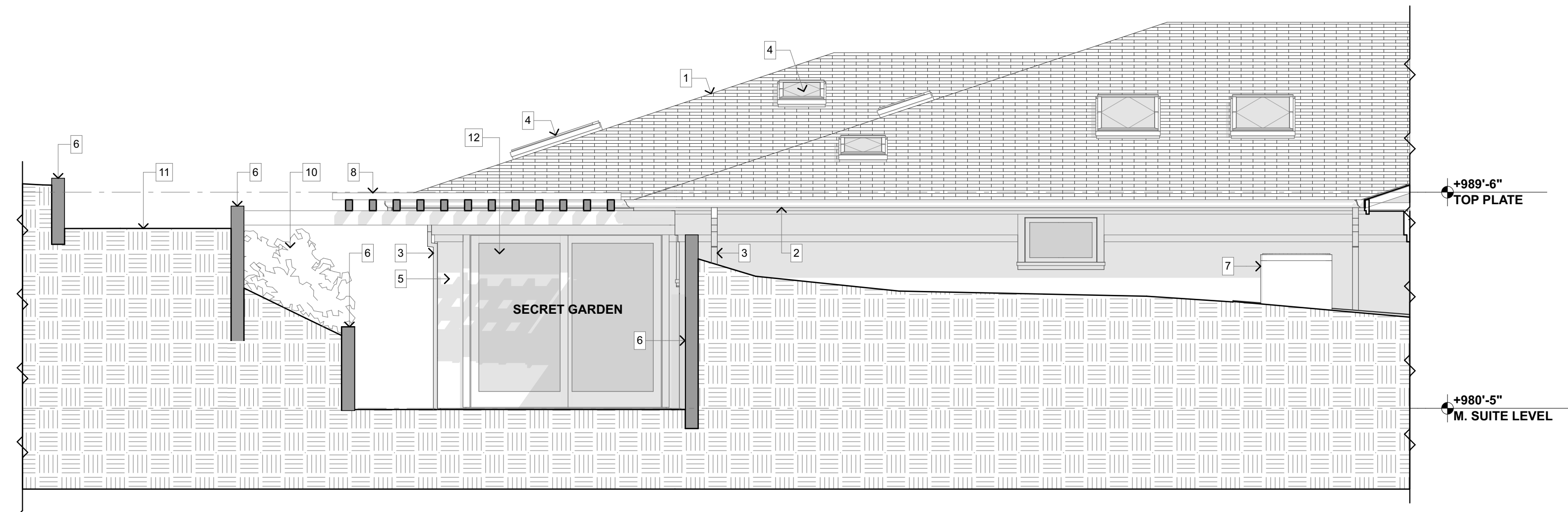
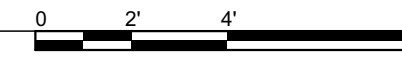
**(N) BUILDING
ELEVATIONS**

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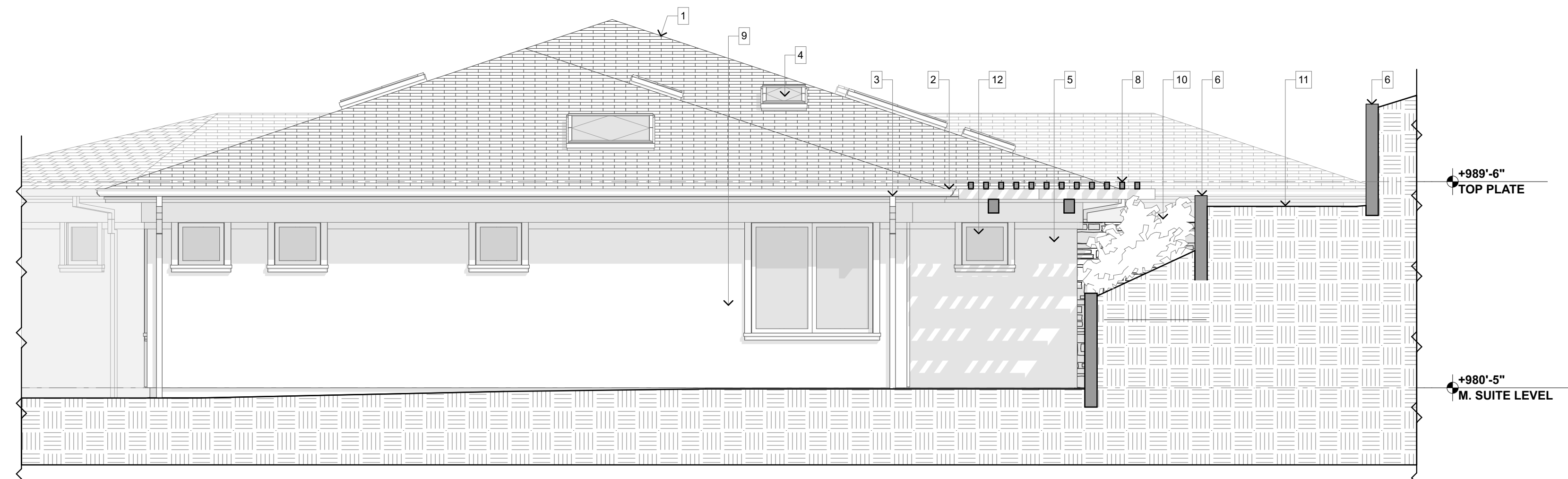
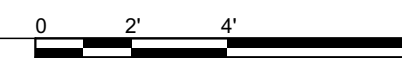
3 (N) WEST ELEVATION

SCALE: 1/4" = 1'-0"



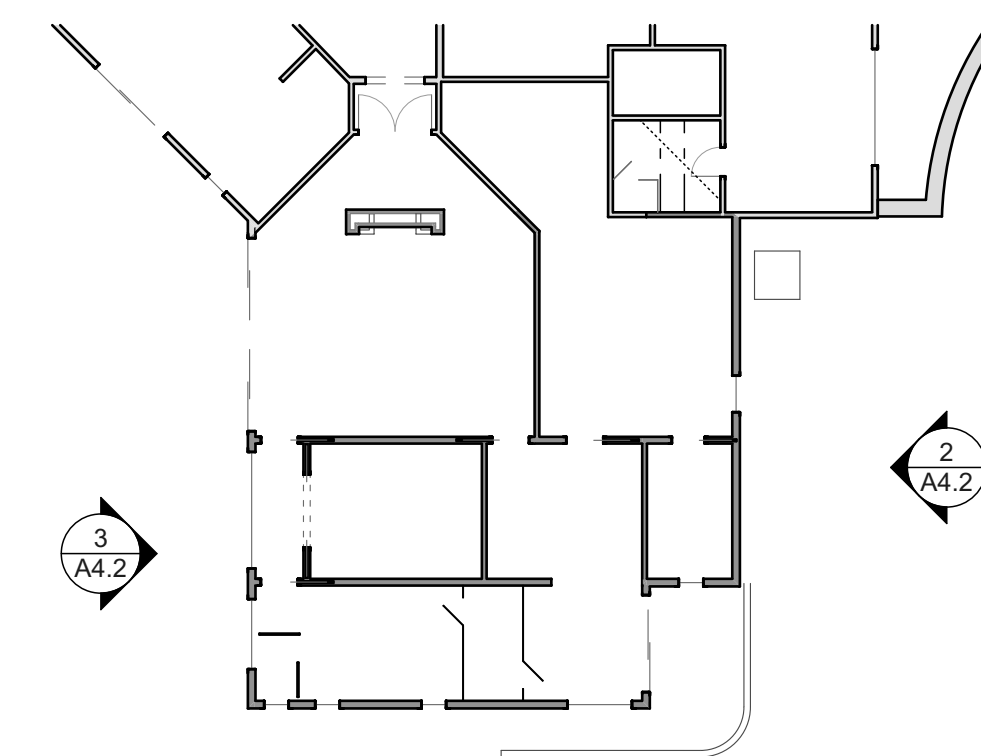
2 (N) EAST ELEVATION

SCALE: 1/4" = 1'-0"



1 (N) SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



ELEV. KEY PLAN - ENTRY FLOOR

A4.2



SECTION GENERAL NOTES

- A. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFO
- B. MATCH ALL MATERIALS, DETAILS & COLORS AT ALL EXT. ELEMENTS—INCL. WALLS, ROOF, TRIM, GUTTERS, AND RWLS
- B. VERTICAL DIMENSIONS ARE BETWEEN FINISH SURFACES & NATURAL GRADE U.O.N.
- C. (N) STRUCTURE SHOWN SHADED - (E) STRUCTURE NOT SHADED.
- D. SLOPE ALL GRADE SURFACES AWAY FROM BLDG. MIN. 2% PER 2016 CRC R401.3.

SECTION REFERENCE NOTES

- 1. CLASS 'A' CAST CONC. ROOFING
- 2. PNT. GSM SEAMLESS GUTTER
- 3. PNT. GSM RWL - SEE CIVIL DRAINAGE DRAWINGS FOR TERMINATION DETAILS
- 4. SKYLIGHT
- 5. STUCCO w/INTEGRAL COLOR
- 6. CONC. SITE WALL TYP. - SEE CIVIL DRAWINGS
- 7. NOT USED
- 8. PNT. WD. ARBOR
- 9. MTL. GARDEN GATE
- 10. NATIVE DROUGHT TOLERANT PLANTINGS
- 11. GRAVEL PATH

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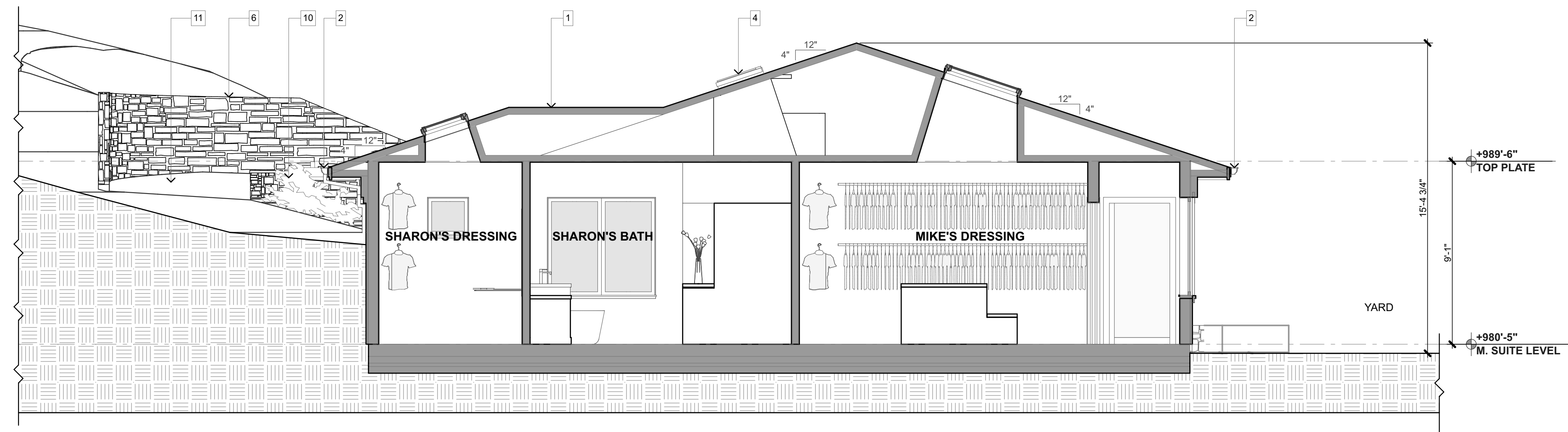
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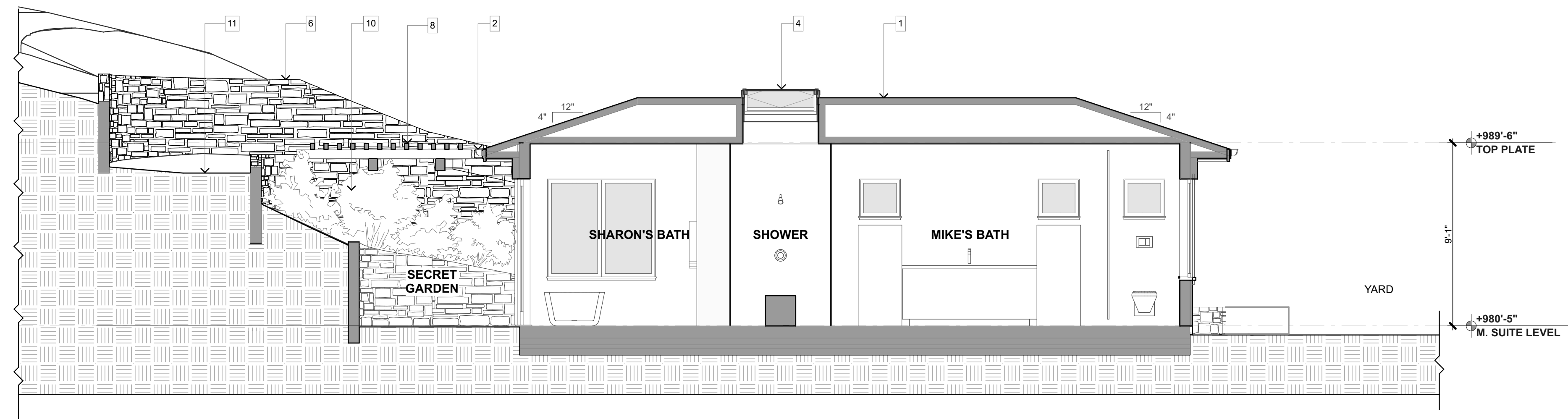
**BUILDING
SECTIONS**

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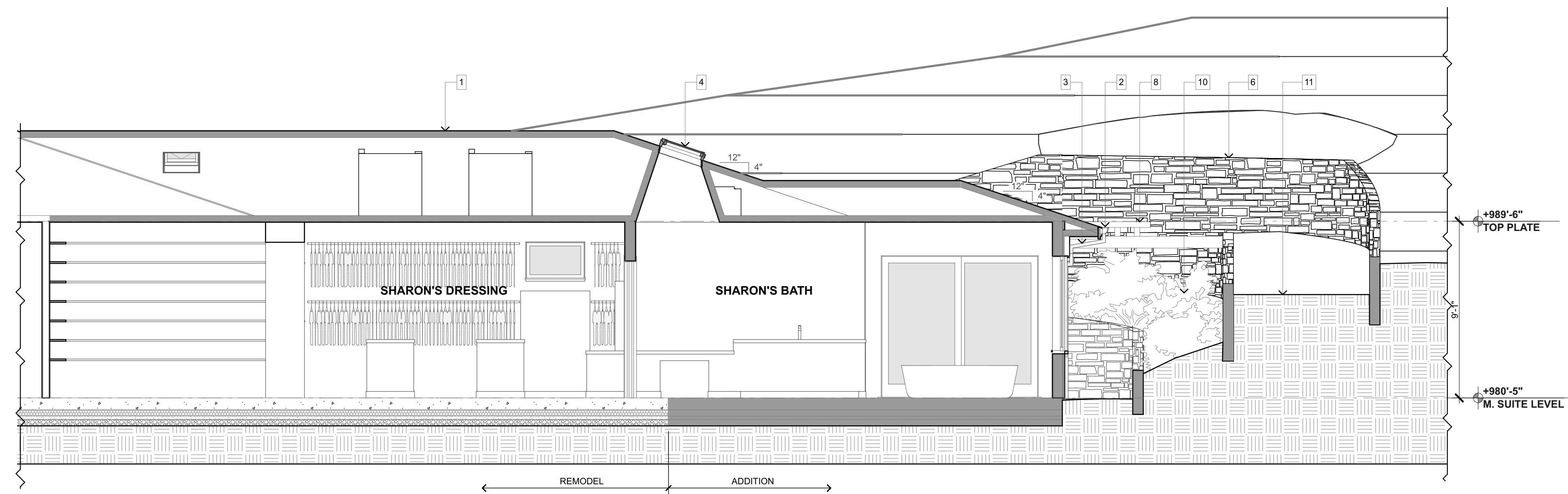
A5.1



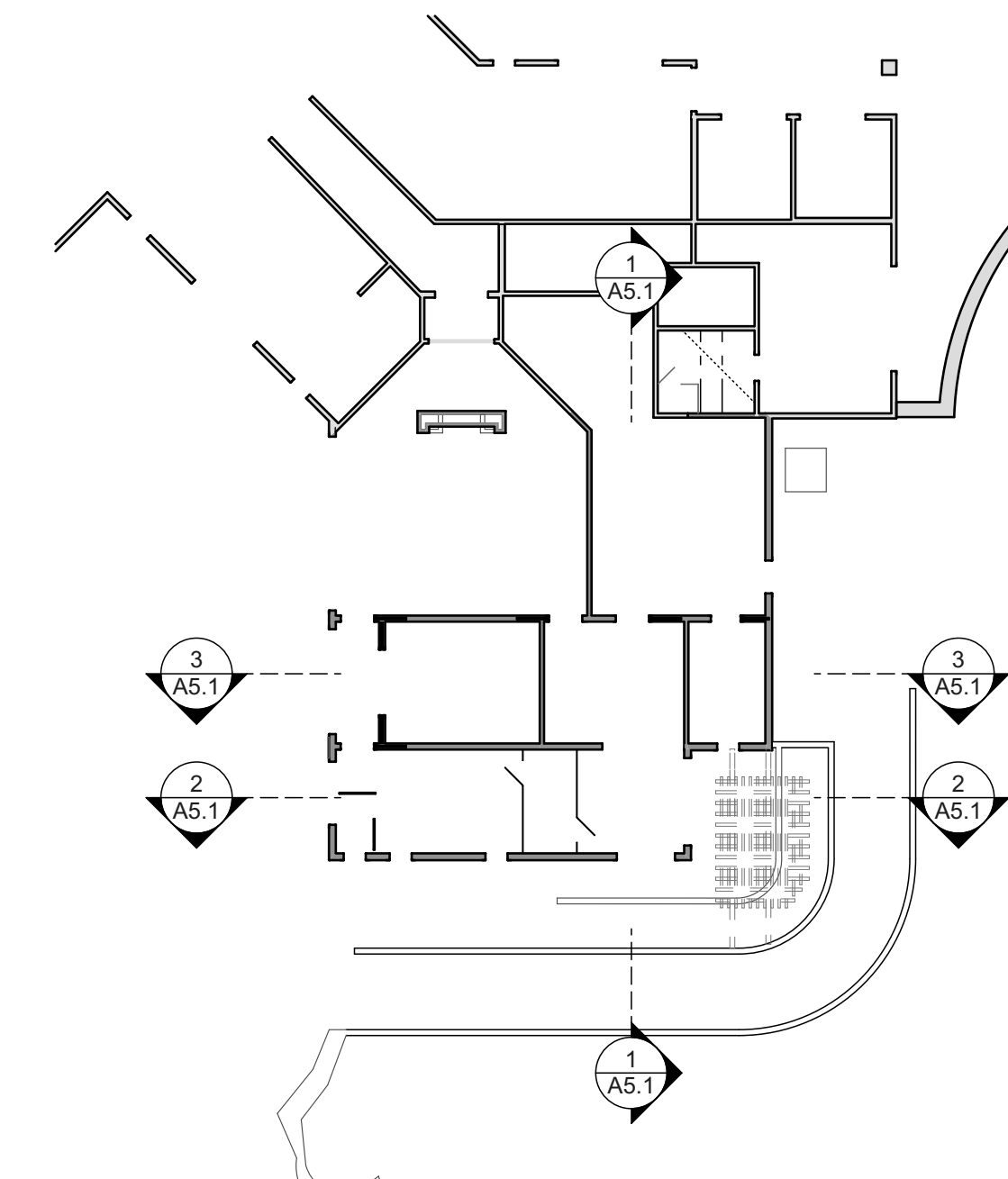
3 E-W SECTION LOOKING SOUTH - MIKE'S DRESSING
SCALE: 1/4" = 1'-0"



2 E-W SECTION LOOKING SOUTH - BATH AREA
SCALE: 1/4" = 1'-0"



1 N-S SECTION LOOKING EAST
SCALE: 1/4" = 1'-0"



SECTION KEY PLAN - ENTRY FLOOR