



OWNER:
CHARLES PICK
2130 4TH STREET
SAN RAFAEL, CA 94901
P 415-457-6035
F 415-457-6036

ARCHITECT:
BASIS ARCHITECTURE & CONSULTING
2130 4TH STREET
SAN RAFAEL, CA 94901
P 415-457-6035
F 415-457-6036

TEAM INDEX

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES OF THE CITY OF SAN RAFAEL, CALIFORNIA, INCLUDING:

- 2016 CALIFORNIA BUILDING CODE (CBC)
- 2016 CALIFORNIA ELECTRICAL CODE (CEC)
- 2016 CALIFORNIA PLUMBING CODE (CPC)
- 2016 CALIFORNIA MECHANICAL CODE (CMC)
- 2016 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)
- 2016 DOJ ADA STANDARDS FOR ACCESSIBLE DESIGN

BUILDING TYPE:
OCCUPANCY: B
CONSTRUCTION: TYPE V-B
STORIES: 2

2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS & SHALL NOTIFY THE ARCHITECT OF ANY DIMENSIONS & CONDITIONS, WHICH DIFFER FROM THOSE SHOWN, BEFORE STARTING WORK. DIMENSIONS GIVEN AS (CLR.) ARE CODE REQUIRED & SHALL BE MAINTAINED.
3. ALL DIMENSIONS FOR NEW CONSTRUCTION ARE TO FACE OF STUD. ALL DIMENSIONS FROM EXISTING CONSTRUCTION ARE FROM FACE TO FINISH, UNLESS OTHERWISE NOTED (U.O.N.).
4. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS FOR EXISTING CONDITIONS & ELEVATIONS MAY BE APPROXIMATE.
5. ALL INSTALLATIONS TO BE IN ACCORDANCE WITH BEST INDUSTRY STANDARDS & MANUFACTURERS REQUIREMENTS, SEE ATTACHED SPECIFICATIONS.
6. ALL THE DRAWINGS SHOW REPRESENTATIVE & TYPICAL ATTACHMENTS, CONNECTIONS, FASTENINGS & ETC. SHALL BE PROPERLY SECURED IN CONFORMANCE WITH BEST PRACTICE.
7. THE PLANS ARE NOT BASED ON A SURVEY & ARE INTENDED ONLY TO SHOW GENERAL LAYOUT OF PROPERTY & WORK LOCATIONS, CONDITIONS SHOWN APPROXIMATE.
8. ALL WORK TO BE PAINTED TO MATCH (E).
9. ALL WORK SUBJECT TO ASSOCIATED PROJECT MANUAL SPECIFICATIONS AND INSTRUCTIONS BY ARCHITECT.
10. ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED.

GENERAL NOTES

EXISTING BUILDING STATISTICS (NO CHANGE)

24 PARKING STALLS, INCLUDING 1 ACCESSIBLE
1ST FLOOR - SINGLE TENANT = 2,290 SF
2ND FLOOR - MULTI TENANT = 2,696 SF
TOTAL SF = 4,986 SF
HEIGHT = 20'-0" (APPROX)
LOT AREA = 15,000 SF

PLANNING NOTES:

- 1) NO CHANGE TO HEIGHT, BUILDING AREA LOT COVERAGE.
- 2) WORK LIMITED TO REMOVAL OF NON-BEARING WALL.
- 3) PARKING EXCEPTION REQUESTED
INTENSIFY NON-CONFORMING CONDITION.

PARKING SUMMARY - EXISTING	REQUIRED	PROVIDED	NOTE
USE			
1 BED/1 BATH UNIT 2nd FLOOR	1.5	1.5	NO COVER (LEGAL, N.C.)
RESTAURANT - GROUND FLOOR 752 SF	1 PER 50 SF PUBLIC	25	INC. OUTDOOR SEATING
ADMIN OFFICE - 2nd FLOOR 2,696 SF	1 PER 250 GROSS	11	(LEGAL NC)
TOTALS		19.5	
AVAILABLE		23	
NOTES: BICYCLE PARKING VOLUNTARY PER 14.18.099 - UNDER 30 SPACES			

PLANNING

REMOVE NON BEARING, NON RATED PARTITION TO RESTORE LARGER DINING AREA.
RESTRIPE FOR 1 ADDED PARKING STALL.

SCOPE OF WORK

DRAWING REVISION LOG

FOR SUBMITTAL	2-21-2019
**	**

PROJECT NAME:

**DINING ROOM
EXPANSION
(RESTORATION)**

APN# 010-277-11

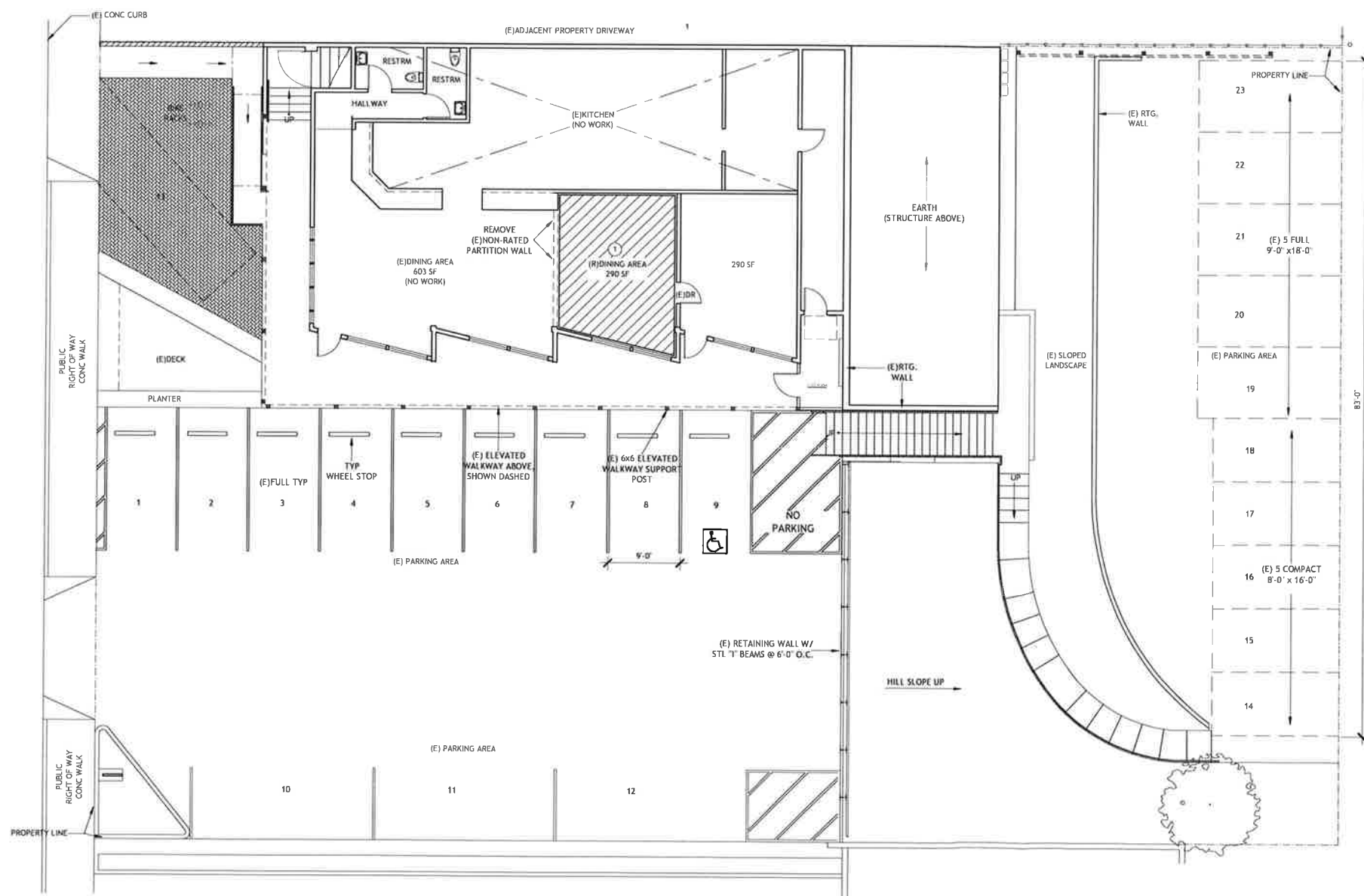
PROJECT LOCATION:

2130 FOURTH STREET
SAN RAFAEL
CALIFORNIA
94901

SHEET TITLE:

A0.1

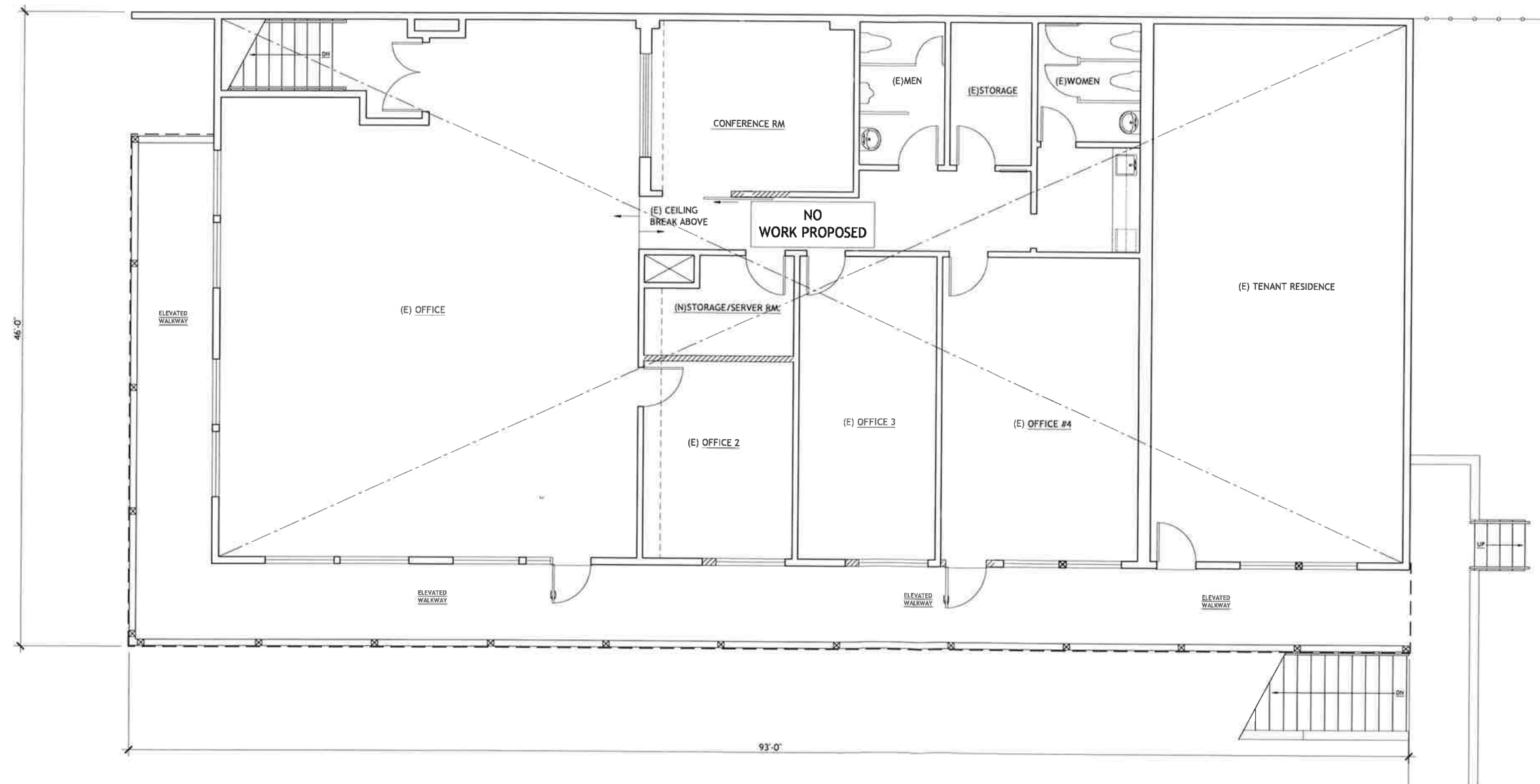
PAGE 1 OF 2



SITE & GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEYED NOTES

- 1 REMOVE EXISTING NON BEARING PARTITION WALL, SHOWN DASHED. EXISTING HEADER AND POST TO REMAIN.
NOTE: AREA OF SEATING AREA AT RESTAURANT TO BE EXPANDED WAS PREVIOUSLY A PART OF THE RESTAURANT.



EXISTING SECOND FLOOR PLAN - NO WORK FOR INFORMATION ONLY

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

DRAWING REVISION LOG

FOR SUBMITTAL	2-21-2019

PROJECT NAME:

**DINING ROOM
EXPANSION
(RESTORATION)**

PROJECT LOCATION:

**2130 FOURTH STREET
SAN RAFAEL
CALIFORNIA
94901**

SHEET TITLE:

**EXISTING SECOND
FLOOR PLAN**

A1.2