

GENERAL CONSTRUCTION NOTES:

- The information on this set of construction documents is related to basic design intent and framing details. They are intended as a construction aid, not a substitute for generally accepted good building practice and compliance with current California State building codes. The General Contractor is responsible for providing standard construction details and procedures to ensure a professionally finished, structurally sound and weatherproof completed product.
- The General Contractor is responsible for ensuring that all work and construction meets current federal, state, county and local codes, ordinances and regulations, etc. These codes are to be considered as part of the specifications for this building and should be adhered to even if they are in variance with the plan.
- Dimensions shall take precedent over scale drawings (do not scale drawings).
- The designer has not been engaged for construction supervision and assumes no responsibility for construction coordinating with these plans, nor responsibility for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the work. There are no warranties for a specific use expressed or implied in the use of these plans.
- Refer to floor plans, exterior elevations, and window & exterior door schedule for types and sizes of windows and exterior doors.
- General Contractor is to ensure that masonry and fireplace construction meets or exceeds all manufacturers specifications and applicable codes.
- General Contractor to consult and coordinate with the owner for all built in items such as bookcases, shelving, pantry, closets, trim, etc.
- Wind load required connections shall be taken into account during construction. The wind protection page should be reviewed prior to starting.

GENERAL COMMENT

The notes, recommendation, and considerations included herein are offered in good faith for the Contractor's reference. These notes are not all-inclusive and do not, by any means, include all the information necessary to cover all aspects of the construction project. These notes are superseded by the Contractor's experience, best judgment, and local applicable building codes. The drawings, illustrations, and diagrams included in this package are design of the building and improvements and are to be used in coordination of work. The Contractor is responsible for the integrity of all assemblies and all work is to conform to accepted residential construction standards.

2ND STORY HOME ADDITION:

JAY NELSON
225 LOS ANGELES BLVD
SAN ANSELMO, CA 94960
(415) 272-7510

APPLICABLE CODES AND REGULATIONS:
 CALIFORNIA RESIDENTIAL CODE 2019 CRC
 CALIFORNIA FIRE CODE 2019 CFC
 CALIFORNIA BUILDING CODE 2019 CBC
 CALIFORNIA MECHANICAL CODE 2019 CMC
 CALIFORNIA PLUMBING CODE 2019 CPC
 CALIFORNIA ELECTRICAL CODE 2019 CEC
 CALIFORNIA ENERGY CODE 2019 T24
 CALIFORNIA GREEN BUILDING STANDARDS CODE 2019 CGBSC
 ALONG WITH CITY ORDINANCES AND ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.

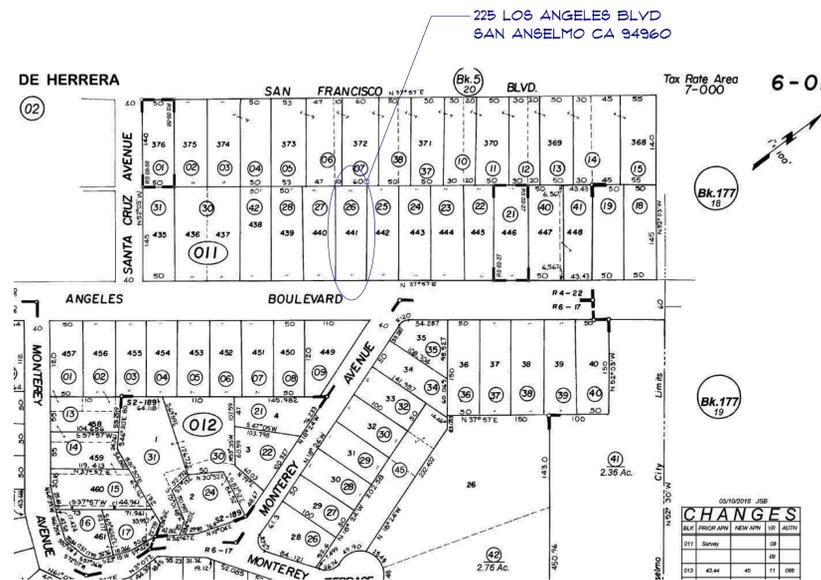
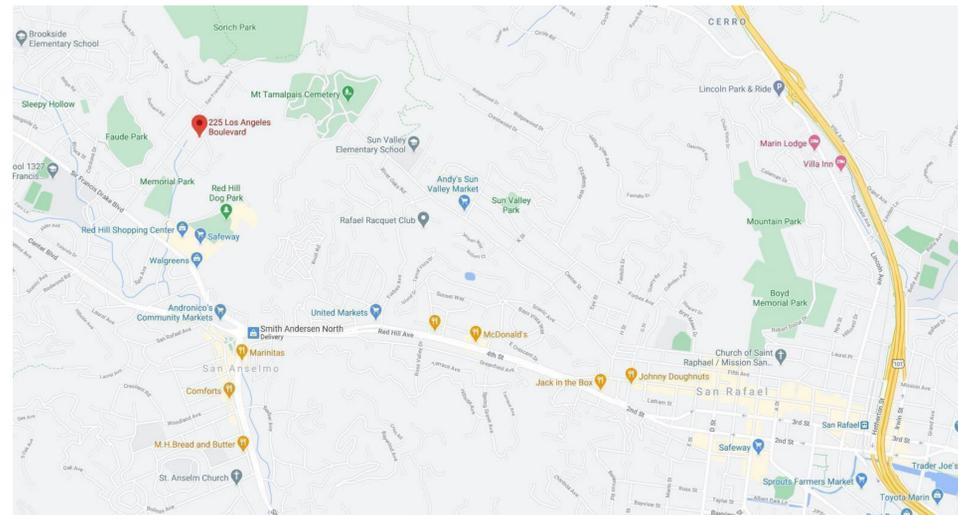
REFERENCE NAILING SCHEDULE PER CRC TABLE R602.3(1)

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NEW SCOPE OF WORK:

- FULL HOME REMODEL AND ADDITION.
- NEW UPPER FLOOR
- NEW DECK AT THE REAR OF THE HOUSE



ASSESSOR'S MAP - APN 006-011-26
 NOT TO SCALE

FLOOR AREA	
PROPOSED LOWER FLOOR:	1,439 SQ FT
PROPOSED UPPER FLOOR:	1,265 SQ FT
PROPOSED GARAGE:	499 SQ FT
PROPOSED PORCH:	129 SQ FT
REAR YARD STORAGE:	70 SQ FT
TOTAL FAR:	3,402 SQ FT (46.92%)
LIVING SPACE	
(UPPER) LIVING SPACE:	1,265 SQ FT
(LOWER) LIVING SPACE:	1,439 SQ FT
TOTAL LIVING SPACE:	2,704 SQ FT

PROJECT INFORMATION			
LOT SIZE: 7,250 SQ. FT. APN: 006-011-26 YEAR BUILT: 1941 FAR FLOOR: 39% (MAX) ZONING:		TYPE OF CONSTRUCTION: V-B USE: SINGLE-FAMILY DWELLING FIRE SPRINKLERS: YES NUMBER OF STORIES: 2 GARAGE: YES (2 CAR) 499 SQ. FT.	
NET LOT AREA:	7,250 SQ. FT.		
	EXISTING	CHANGE IN	TOTAL PROPOSED
% OF FRONT YARD PAVING	N/A	N/A	
HABITABLE LIVING AREA:	1,206 SQ. FT.	1,498 SQ. FT.	2,704 SQ. FT.
NON-HABITABLE AREA:	N/A	N/A	N/A
	EXISTING	PROPOSED	ALLOWED/REQUIRED
LOT COVERAGE	HOUSE: 1,206 SQ FT GARAGE: 222 SQ FT PORCH: 22 SQ FT TOTAL: 1,450 SQ FT (20.00%)	HOUSE: 1,439 SQ FT GARAGE: 499 SQ FT PORCH: 129 SQ FT TOTAL: 2,067 SQ FT (28.5%)	2,931 SQ. FT. (40%)

GOLDEN STATE DESIGN BUILD
 515 LAUREA DR. SUITE 202-J
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COVER PAGE

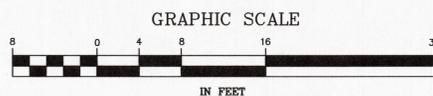
JAY NELSON
 225 LOS ANGELES BLVD
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 (415) 272-7510

2ND STORY HOME ADDITION:
 APN: 006-011-26

DATE
 5/17/2022
 SCALE
 1/4" = 1'-0"
 SHEET

A0.1

All distances shown are in feet and decimals thereof



LEGEND

- U.N.O. Unless Noted Otherwise
- Wood Fence
- Flow Line of Creek
- Top of Creek Bank
- S/B Setback per Town of San Anselmo Planning
- () 1 4 RM 22
- () 2 2008 ROS 58

SHORT RANCH SUBDIVISION 2
(4 RM 22)

LANDS OF
BONNIE HAYES TR
I.N. 16-0054383

S52°03'00"E 145.00' ()1.2

306.57' ()1.2

LOS ANGELES BLVD.

LANDS OF
JAY & EMILY NELSON
(I.N. 2020-0045919)
225 Los Angeles Blvd.

N37°57'00"E ()1.2

300' ()1.2

LANDS OF
MINAMI
I.N. 98-003019

S52°03'00"E 145.00' ()1.2

LANDS OF
T & C GORDAN TR
I.N. 16-0008317

N37°57'00"E 50.00' ()1.2

Lot 272
Lot 273

Play House

8' Side S/B

Shed

20' Front S/B

Clr. 4.4'

6.4'

6.4'

6.4'

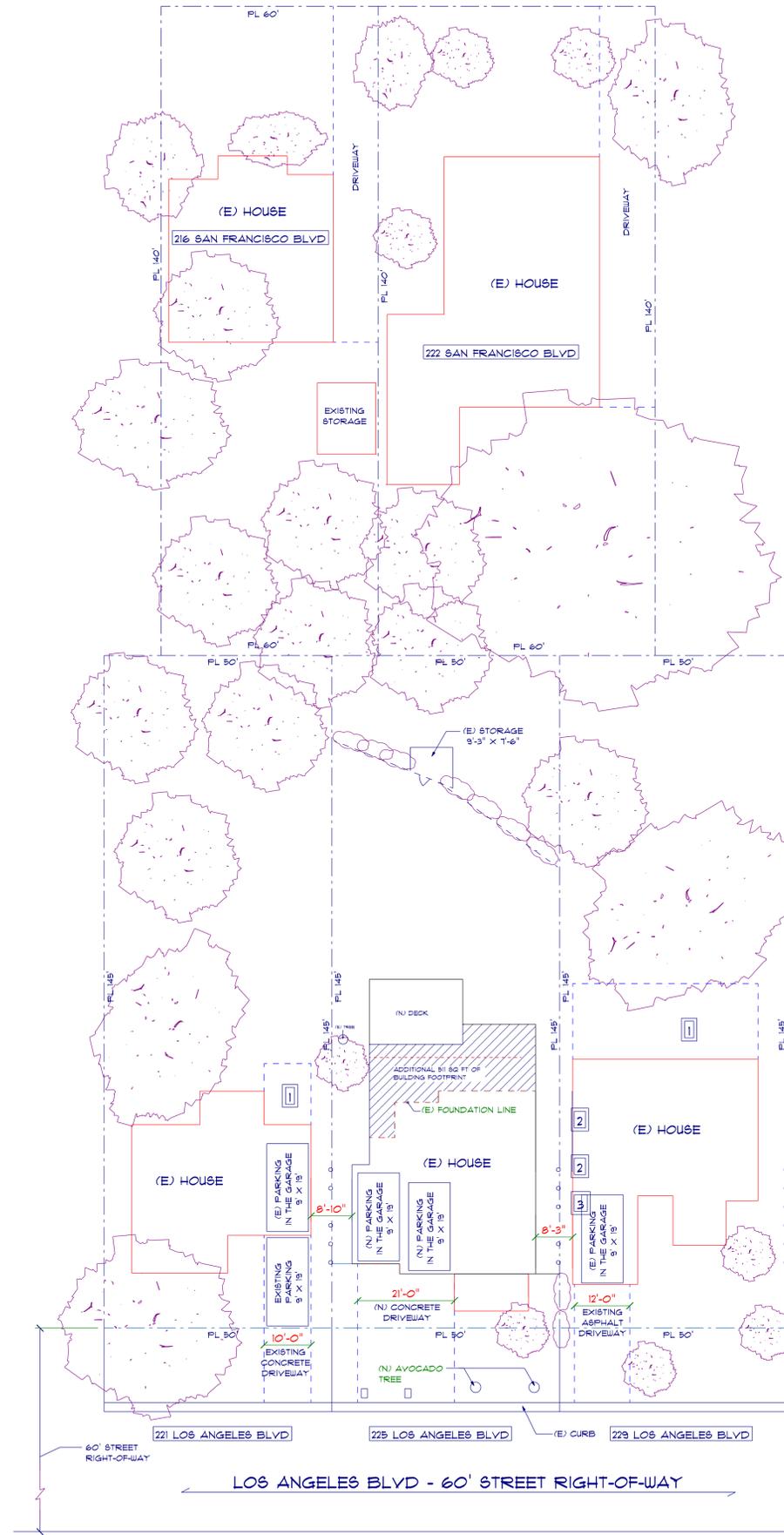
SURVEYOR'S NOTES:

1. The fieldwork for this planimetric map was conducted by L.A. Stevens & Associates, Inc. on 02/16/2021.
2. Dashed Lines are not to be considered the location of final boundary lines. Said dashed lines are to be considered dimension lines to document the location of evidence found in the field. The only boundary lines established by this survey are shown as a thick continuous line for the parcels owned by Lands of Nelson.
3. The boundary lines shown hereon are based on a boundary retracement survey by this firm filed at the Marin County Recorder's Office on March 11, 2008 in Book 2008 of Maps at Page 58.
4. Assessor's Parcel: 006-011-26
5. The Title Insurance Policy reviewed during the course of this survey was provided by Fidelity National Title Co., dated September 26, 2020, Policy Number FMNA-9032000787. Only documents within said Policy were reviewed for this work.
6. Subsurface and environmental conditions were not surveyed or examined or considered as part of this survey. No statement is made concerning the existence of underground or overhead conditions, containers, or facilities that may affect the use or development of this property.
7. Only bond copies, with an original stamp and signature in red, may be considered to represent the work of L.A. Stevens & Associates, Inc. - Professional Land Surveyors. Any data relied upon from another format shall be checked to a bond copy mentioned above.
8. This map was prepared for the exclusive use of Lands of Nelson and/or their legal representatives for the design and construction of improvements. Use or reliance on this map by any other party is forbidden without expressed written permission by Lawrence A. Stevens whose seal and signature are shown hereon.
9. This document shall be considered a "Preliminary Check Print" without a wet signature in red ink and wet stamp of the licensee responsible for the work.



LAWRENCE A. STEVENS, PLS 6649

No.	REVISION:	BY:	DATE:
L.A. Stevens & Associates, Inc. Professional Land Surveyors * (415) 382-7713 7 Commercial Blvd., Suite 1 * Novato, California 94949			
LANDS OF NELSON 225 LOS ANGELES BLVD, MARIN COUNTY, CALIFORNIA			BY: T.B./L.A.S. DATE: 03-03-2021 SCALE: 1/8" = 1'-0"
PLANIMETRIC DIAGRAM			DRAWING NO. 212087



ADJACENT BUILDING FOOTPRINTS

SCALE 1/16" = 1'-0"

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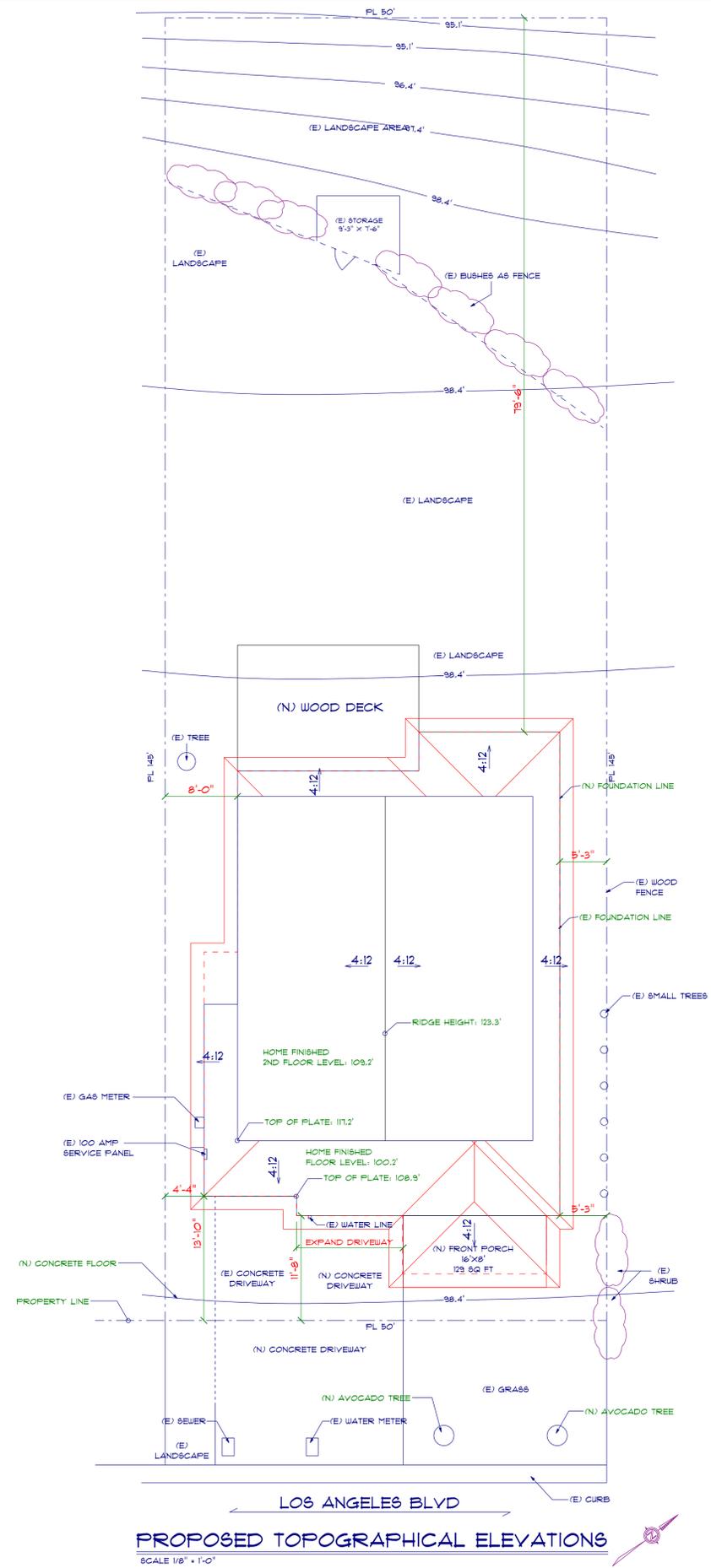
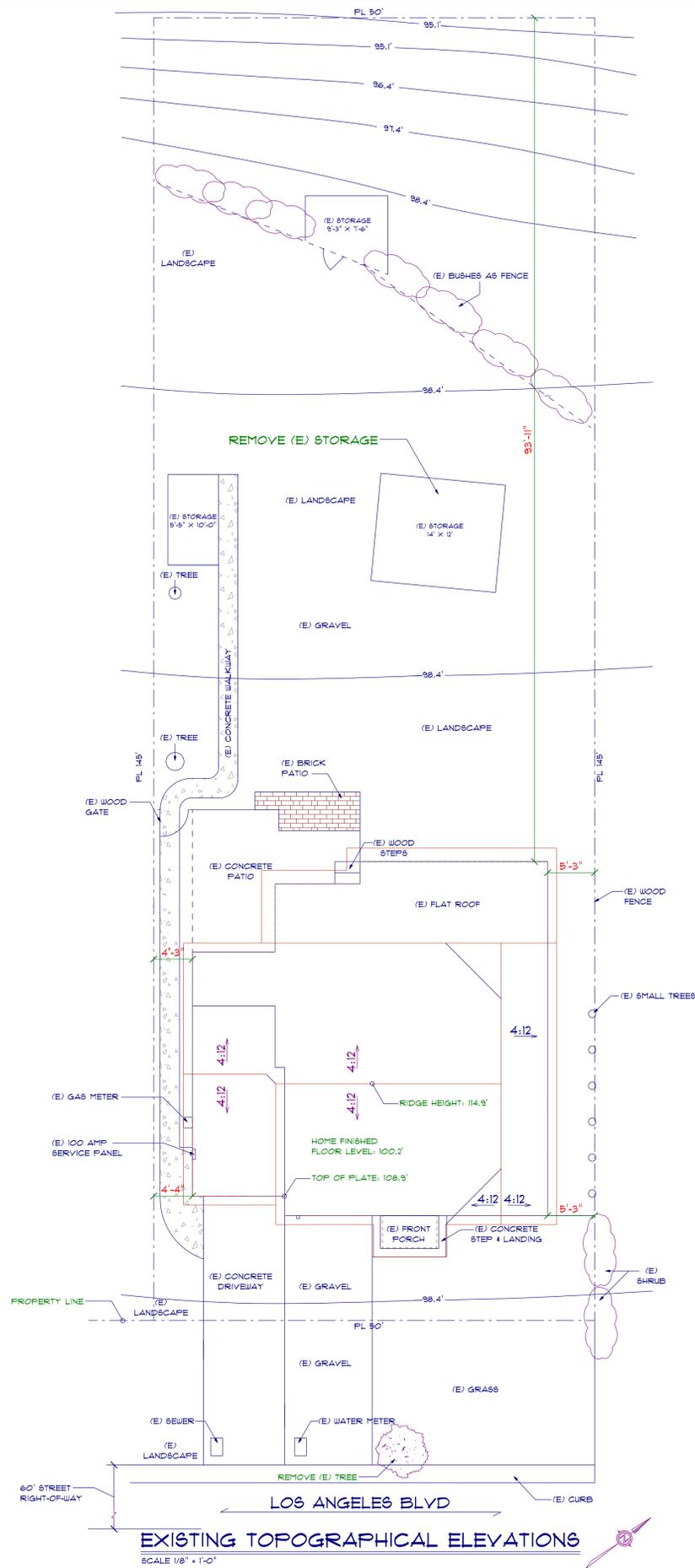
ADJACENT BUILDING FOOTPRINTS

JAY NELSON
 225 LOS ANGELES BLVD
 SAN ANSELMO, CA 94960
 (415) 272-7510

2ND STORY HOME ADDITION:
 APN: 006-011-26

DATE
 5/17/2022
 SCALE
 1/16" = 1'-0"
 SHEET

V1.2



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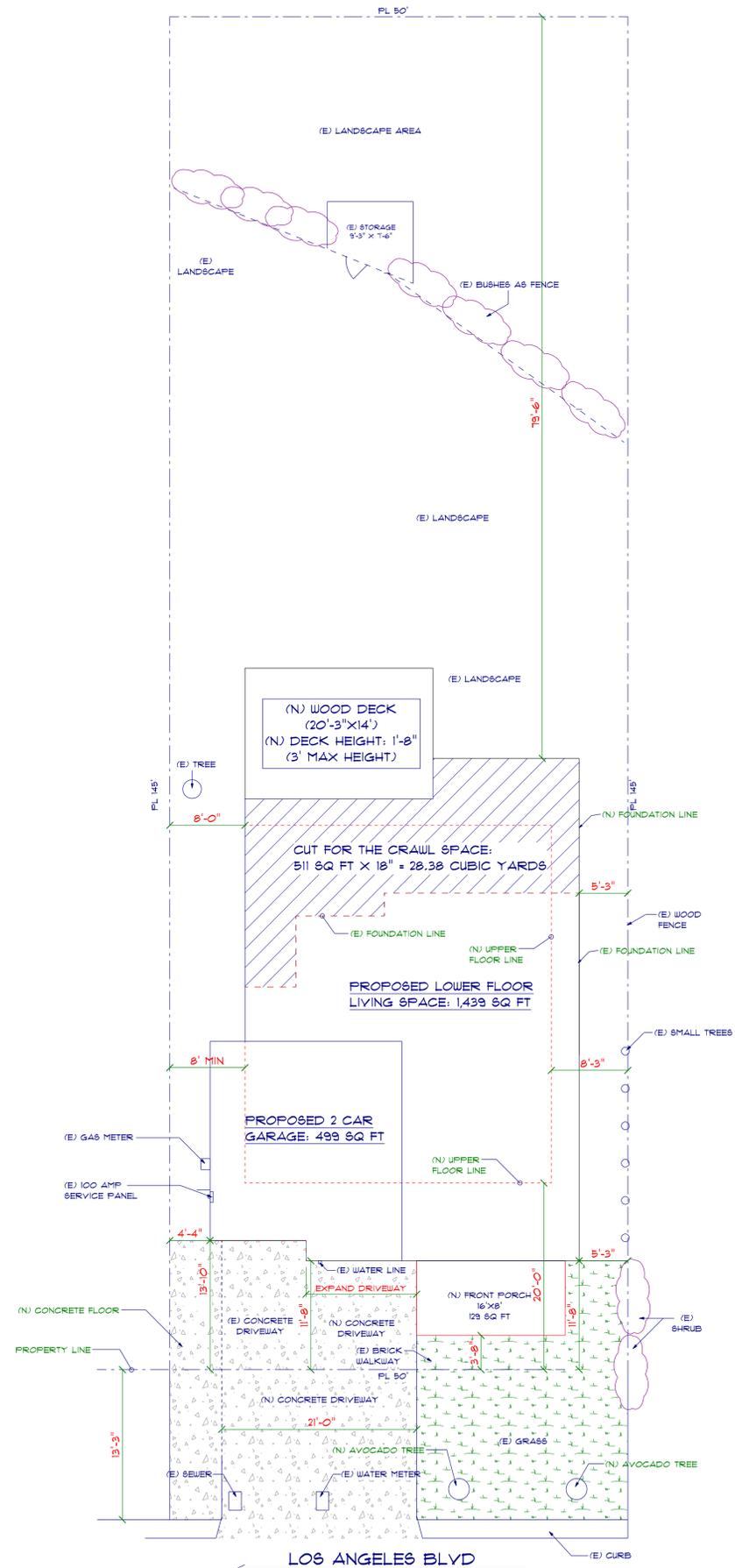
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EXISTING & PROPOSED TOPOGRAPHICAL ELEVATIONS

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2ND STORY
HOME ADDITION:
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5/17/2022
SCALE
1/8" = 1'-0"
SHEET

V1.3



CUT AND FILL:
511 SQ FT X 18" = 51.11 CUBIC YARDS

CUT, FILL AND EXPORT

CUT FOR THE CRAWL SPACE:
511 SQ FT X 18" = 28.38 CUBIC YARDS

CUT FOR FOUNDATION:
70' X 12" = 2.59 CUBIC YARDS

FILL: NO FILL

EXPORT: 30.91 CUBIC YARDS

PRELIMINARY GRADING PLAN
SCALE 1/8" = 1'-0"

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PRELIMINARY GRADING PLAN

JAY NELSON
225 LOS ANGELES BLVD
SAN ANSELMO, CA 94960
(415) 272-7510

2ND STORY
HOME ADDITION:
APN: 006-011-26

DATE
5/17/2022
SCALE
1/8" = 1'-0"
SHEET

V1.4

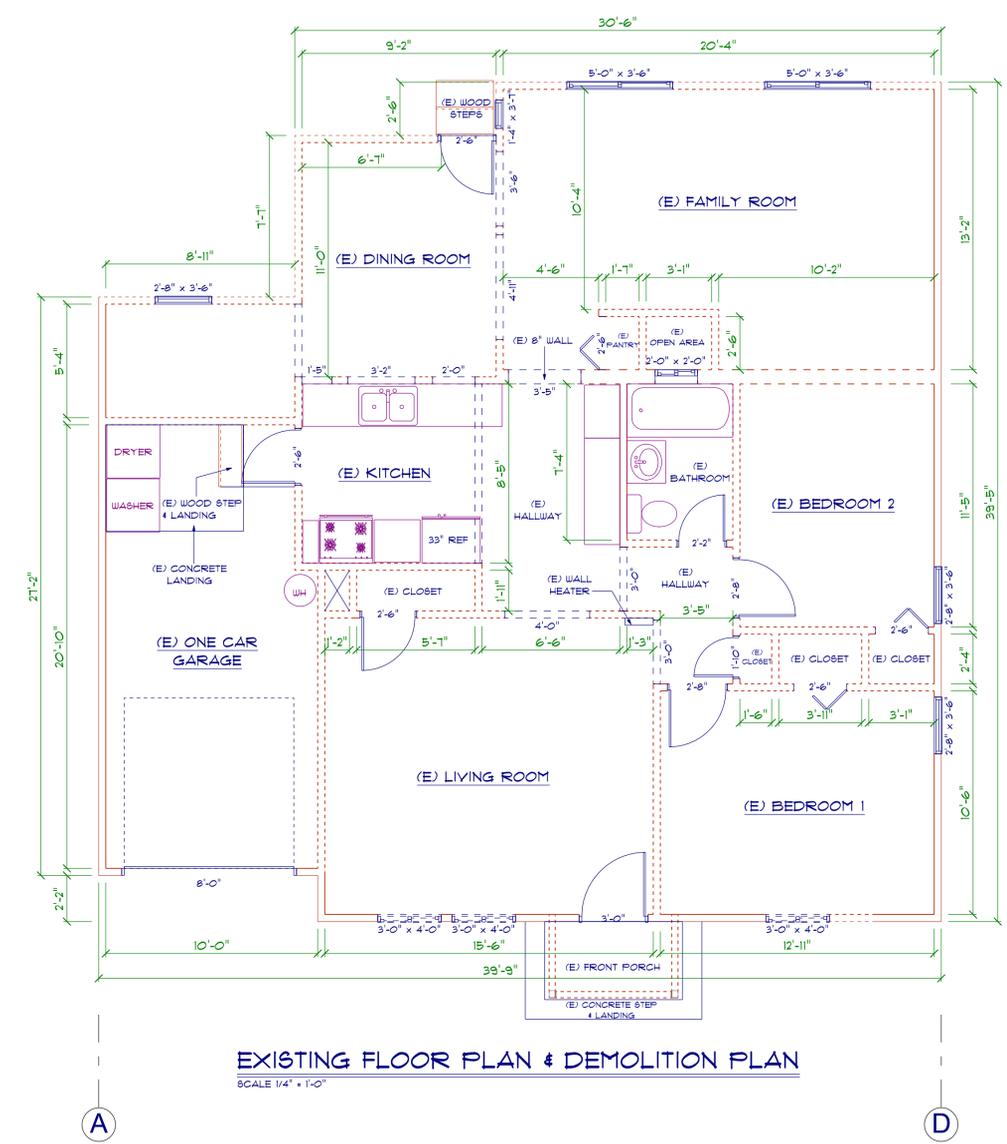
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EXISTING FLOOR PLAN & DEMOLITION PLAN

JAY NELSON
 225 LOS ANGELES BLVD
 SAN ANSELMO, CA 94960
 (415) 272-7510

2ND STORY
 HOME ADDITION
 APN: 006-011-26

DATE
 5/17/2022
 SCALE
 1/4" = 1'-0"
 SHEET
 A1.1

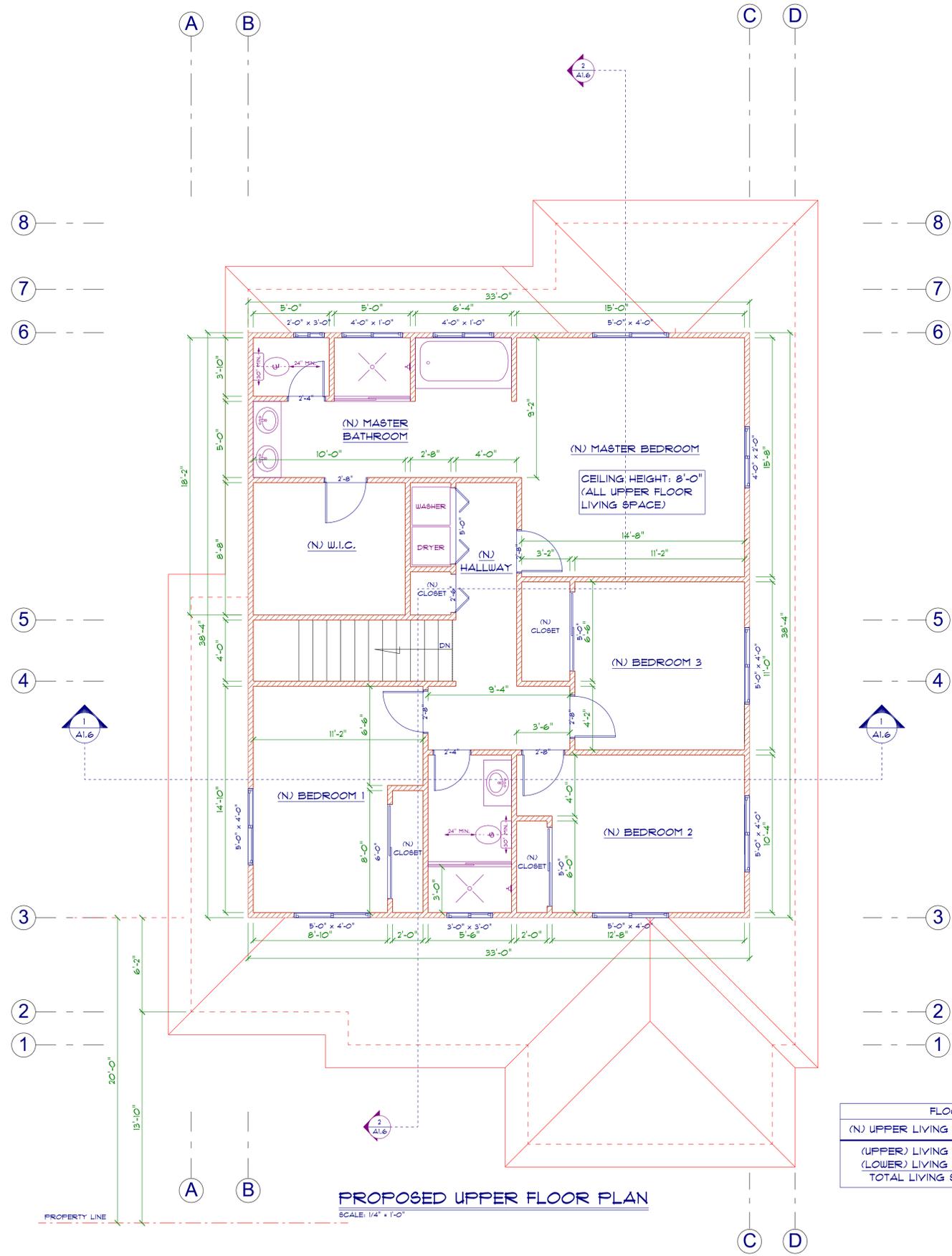


EXISTING FLOOR PLAN & DEMOLITION PLAN
 SCALE 1/4" = 1'-0"

FLOOR AREA	
(E) LIVING SPACE:	1,206 SQ FT
(E) GARAGE:	222 SQ FT
(E) PORCH:	22 SQ FT
TOTAL:	1,450 SQ FT

DEMOLITION CALCULATION	
TOTAL EXTERIOR WALL PERIMETER:	
FRONT:	39'-9" LF
LEFT:	39'-9" LF
RIGHT:	39'-5" LF
REAR:	39'-9" LF
TOTAL 158'-4" LF X 50% = 79'-2" LF	
DEMOLISHED REAR WALL AREA: 39'-9" LF	
DEMOLISHED LEFT WALL AREA: 12'-3" LF	
DEMOLISHED FRONT WALL AREA: 4'-0" LF	
DEMOLISHED RIGHT WALL AREA: 2'-8" LF	
TOTAL LF DEMOLISHED: 58'-8" (31%)	

LEGEND:	
EXISTING WALLS	—————
REMOVED WALLS	- - - - -
NEW WALLS	→ NEW WALLS W/ 2X4 STUDS @ 16" O.C.
•	AT
DP	DOUGLAS FIR
DIET	DISTANCE
DW	DISH WASHER
(E)	EXISTING
E.W.	EACH WAY
FRE	FREEZER
HDR	HEADER
LE	LENGTH OF EMBEDMENT
MAX	MAXIMUM
MIN	MINIMUM
(N)	NEW
O.C.	ON CENTER
P.T.	PRESSURE TREATED
REF	REFRIGERATOR
T.B.	TOP & BOTTOM
U.O.N.	UNLESS OTHERWISE NOTED
W.I.C.	WALK-IN-CLOSET
W/V	WITH CONTROL VALVE & SHOWER HEAD
⊠	HEAT SUPPLY REGISTER



PROPOSED UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR AREA	
(N) UPPER LIVING SPACE:	1,265 SQ FT
(UPPER) LIVING SPACE:	1,265 SQ FT
(LOWER) LIVING SPACE:	1,439 SQ FT
TOTAL LIVING SPACE:	2,704 SQ FT

LEGEND:

- EXISTING WALLS
- REMOVED WALLS
- NEW WALLS → NEW WALLS W/ 2X4 STUDS @ 16" O.C.
- AT NUMBER
- DP DOUGLAS FIR
- DI DIST
- DW DISH WASHER
- (E) EXISTING
- EW EACH WAY
- FRE FREEZER
- HDR HEADER
- LE LENGTH OF EMBEDMENT
- MAX MAXIMUM
- MIN MINIMUM
- (N) NEW
- O.C. ON CENTER
- P.T. PRESSURE TREATED
- REF REFRIGERATOR
- T.B. TOP & BOTTOM
- U.O.N. UNLESS OTHERWISE NOTED
- W.I.C. WALK-IN-CLOSET
- W/ WITH
- W/ CONTROL VALVE & SHOWER HEAD
- ☒ HEAT SUPPLY REGISTER

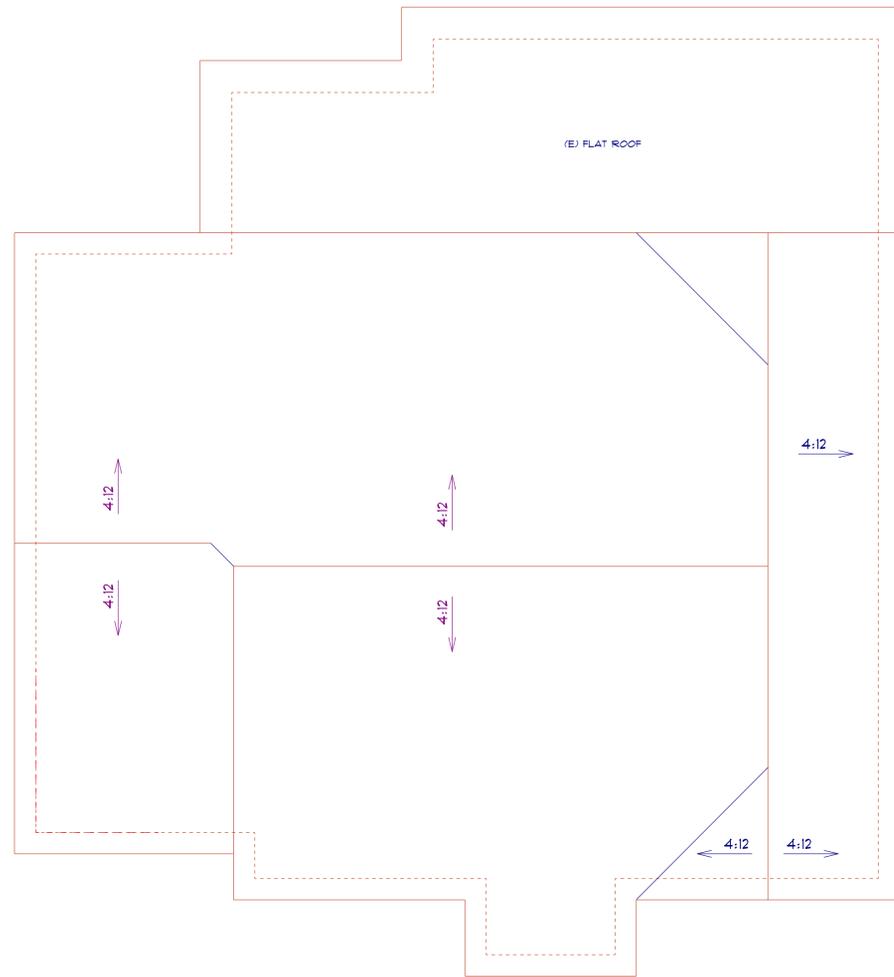
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PROPOSED UPPER FLOOR PLAN

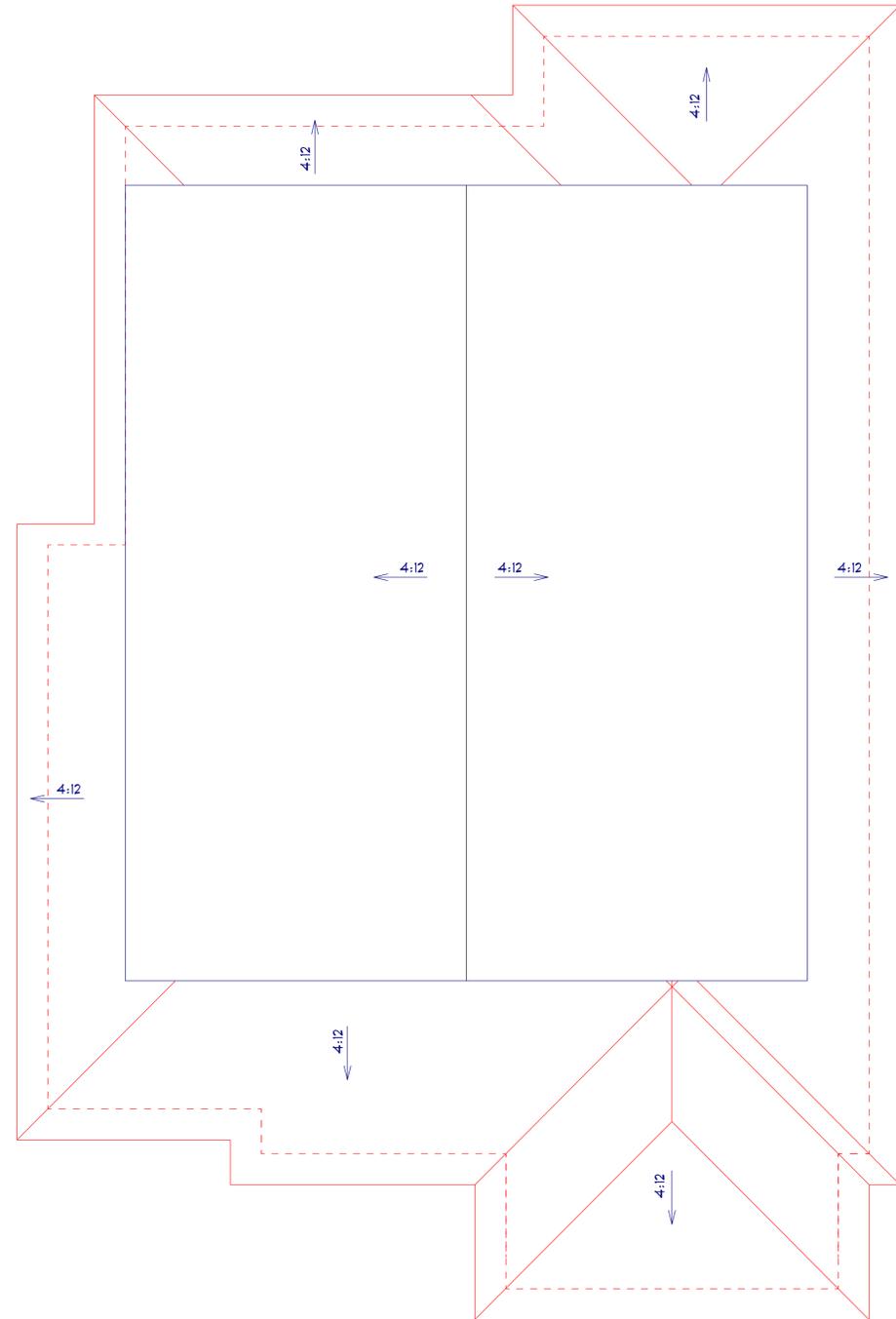
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2ND STORY HOME ADDITION:
APN: 006-011-26

DATE	5/17/2022
SCALE	1/4" = 1'-0"
SHEET	A1.3



EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



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EXISTING & PROPOSED ROOF PLANS

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2ND STORY
HOME ADDITION:
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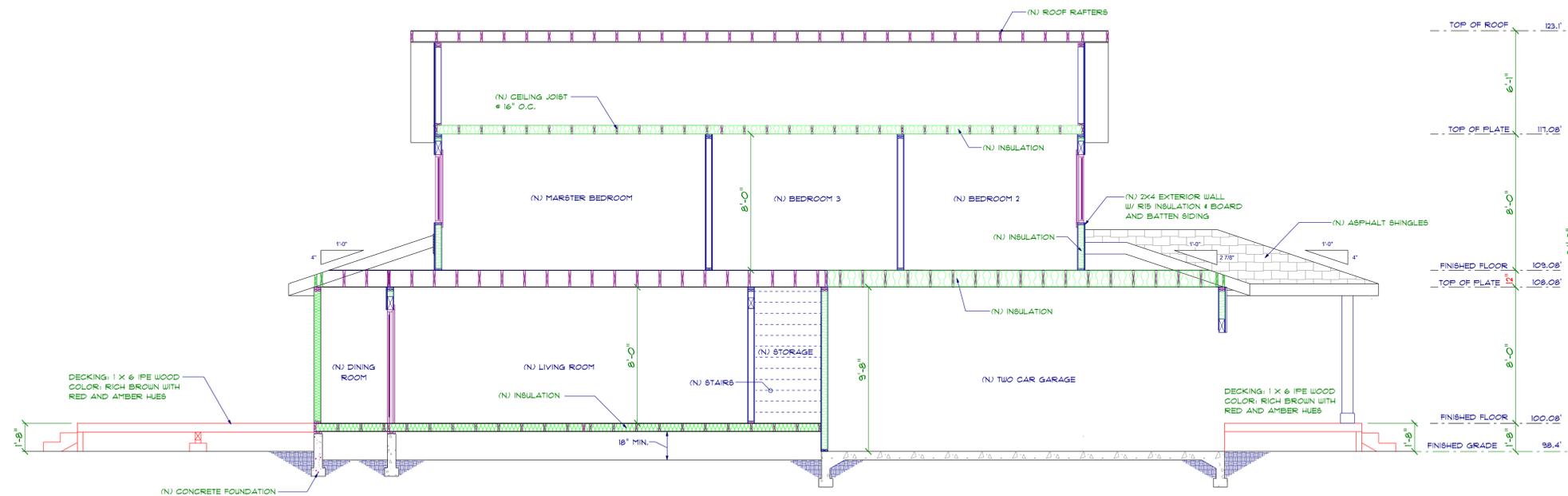
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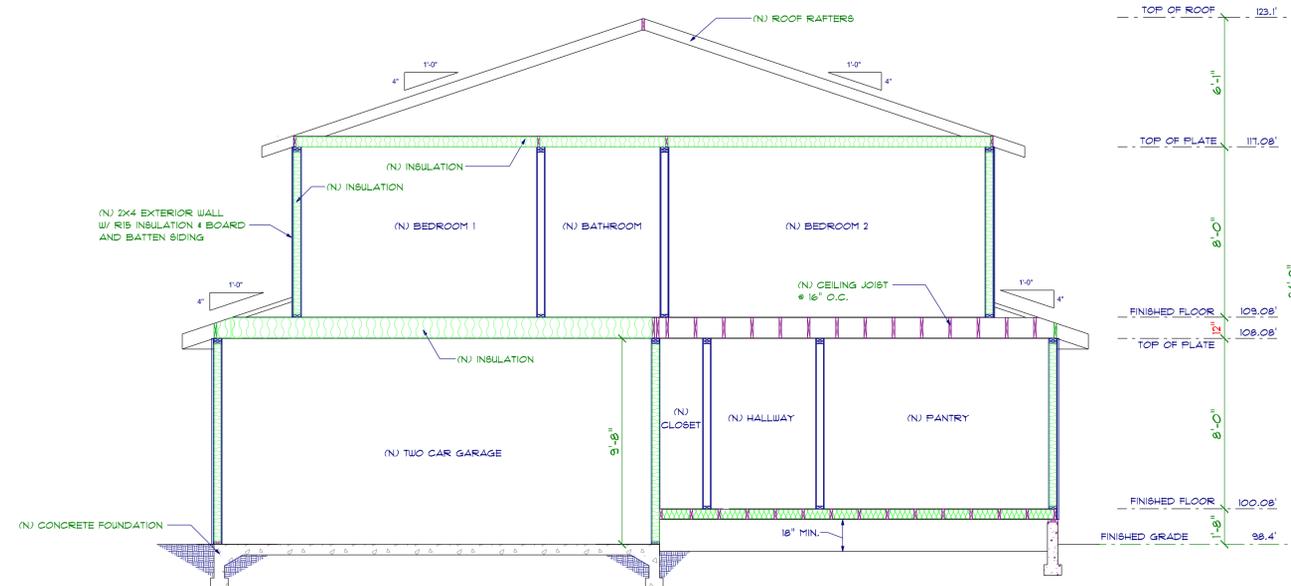
SCALE

1/4" = 1'-0"

SHEET



2
A1.6
CROSS SECTION
SCALE: 1/4" = 1'-0"



1
A1.6
CROSS SECTION
SCALE: 1/4" = 1'-0"

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CROSS SECTIONS

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2ND STORY
HOME ADDITION:
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EXISTING ELEVATIONS

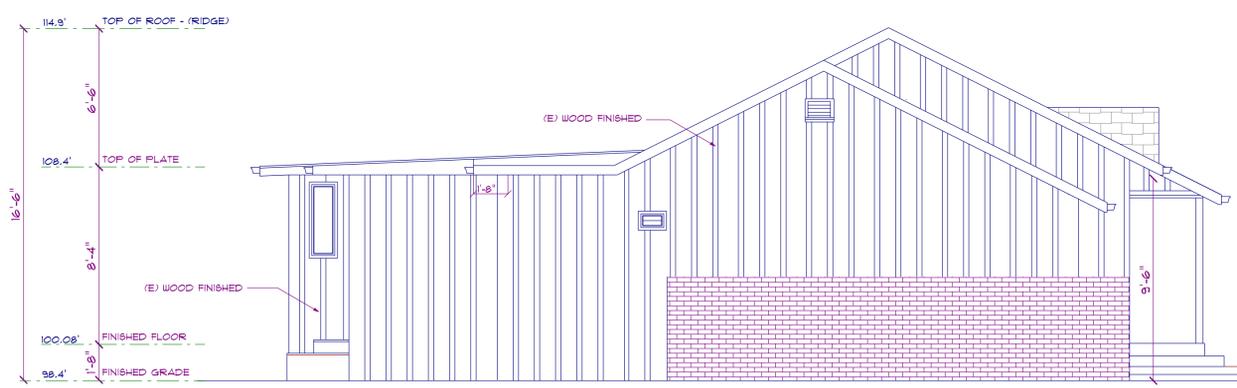
JAY NELSON
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SCALE
 1/4" = 1'-0"

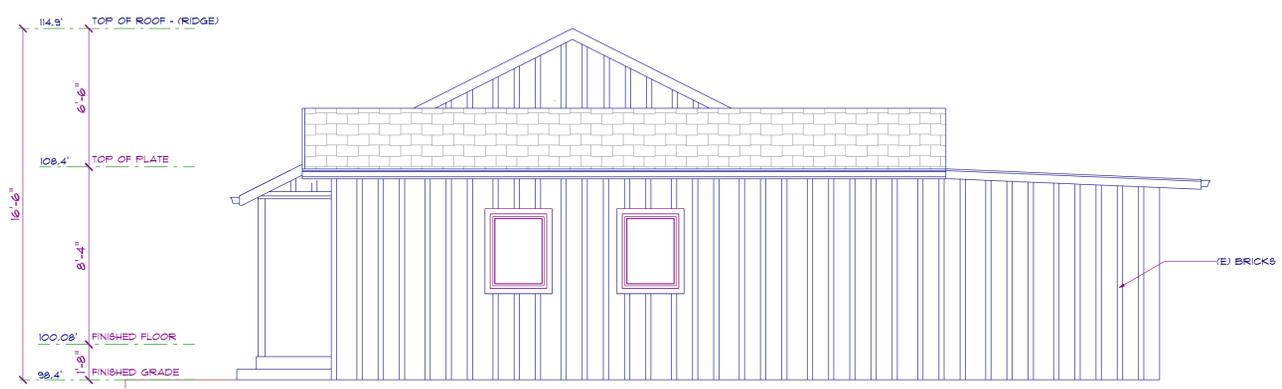
SHEET
 A2.1



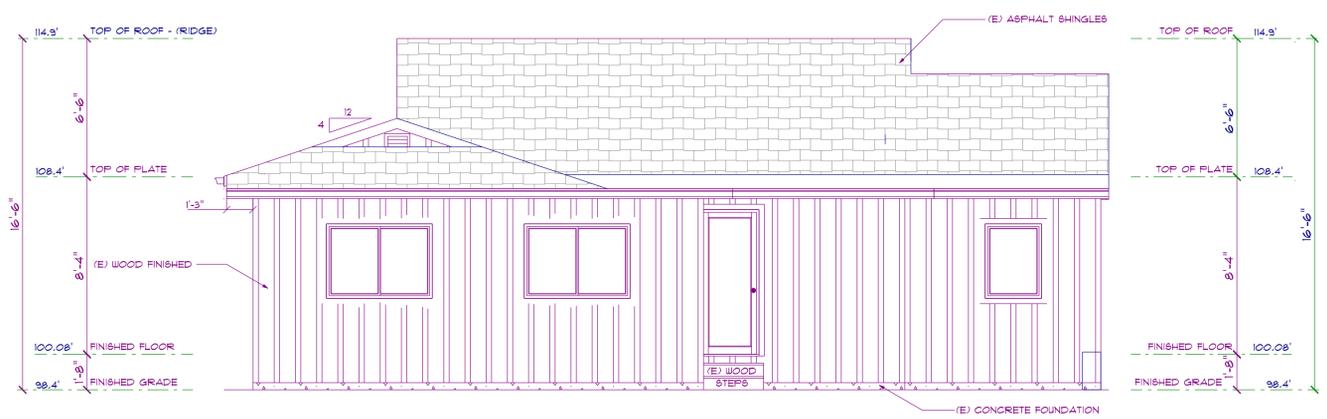
EXISTING LEFT ELEVATION
 SCALE 1/4" = 1'-0"



EXISTING FRONT ELEVATION
 SCALE 1/4" = 1'-0"



EXISTING RIGHT ELEVATION
 SCALE 1/4" = 1'-0"



EXISTING REAR ELEVATION
 SCALE 1/4" = 1'-0"



EXISTING FRONT ELEVATION (EAST)

SCALE 1/4" = 1'-0"



PROPOSED FRONT ELEVATION (EAST)

SCALE 1/4" = 1'-0"



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EXISTING EAST ELEVATION
 PROPOSED EAST ELEVATION

JAY NELSON
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2ND STORY
 HOME ADDITION:
 APN: 006-011-26

DATE

5/17/2022

SCALE

1/4" = 1'-0"

SHEET

A2.3



221 LOS ANGELES BLVD

225 LOS ANGELES BLVD

229 LOS ANGELES BLVD

PROPOSED STREETSCAPE ELEVATION
SCALE 3/16" = 1'-0"



221 LOS ANGELES BLVD

225 LOS ANGELES BLVD

229 LOS ANGELES BLVD

EXISTING STREETSCAPE ELEVATION
SCALE 3/16" = 1'-0"



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STREETSCAPE ELEVATIONS

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A2.4

PAINT COLOR FOR TRIMS



BENJAMIN MOORE

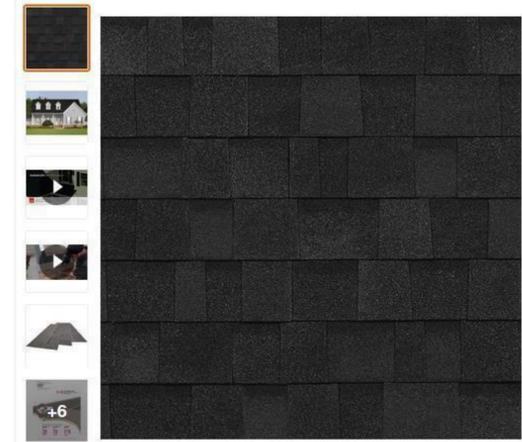
PAINT COLOR FOR WALLS



BENJAMIN MOORE

Owens Corning
Oakridge Onyx Black Laminate Architectural Roofing Shingles (32.8 sq. ft. per Bundle)

★★★★★ (102) Questions & Answers (37)



(N) WHITE VYNIL GARAGE DOORS
PROPOSED FRONT ELEVATION (EAST) - COLOR RENDERING
SCALE 1/4" = 1'-0"



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PROPOSED FRONT ELEVATION (EAST) - COLOR RENDERING

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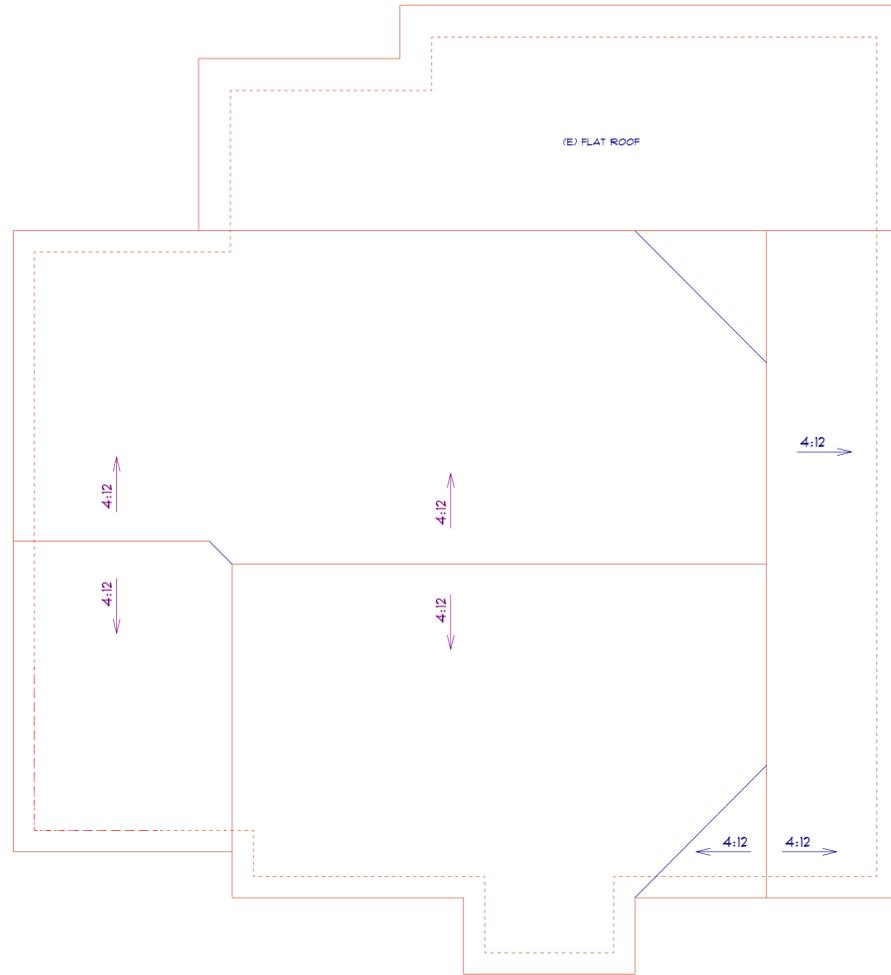
5/17/2022

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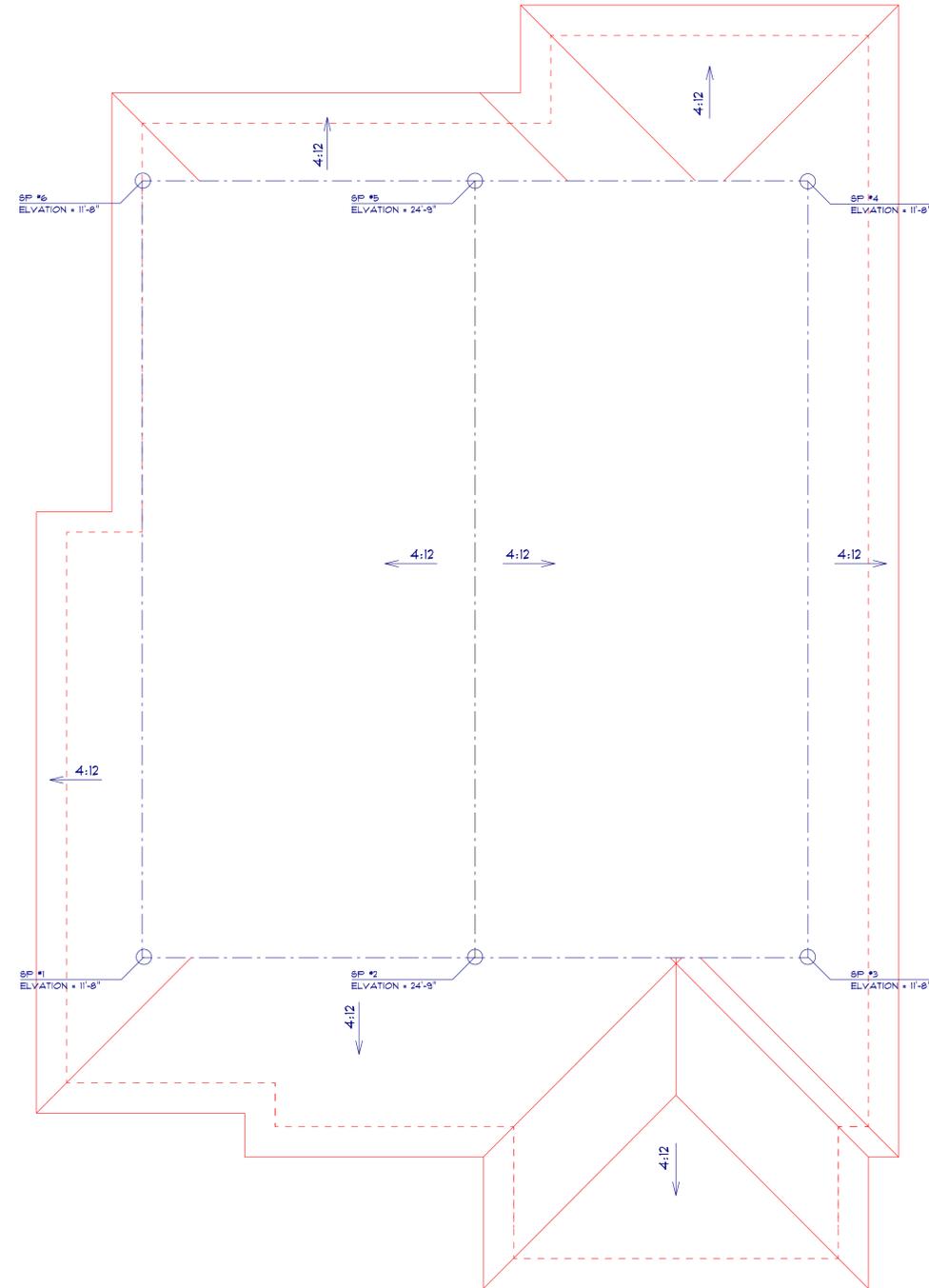
1/4" = 1'-0"

SHEET

A2.5



EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



STORY POLE PLAN
SCALE: 1/4" = 1'-0"

LEGEND	
○	STORY POLE
SP #1	STORY POLE #1
- - - -	STRINGLINE WITH FLAGGING
—	ROOF LINE



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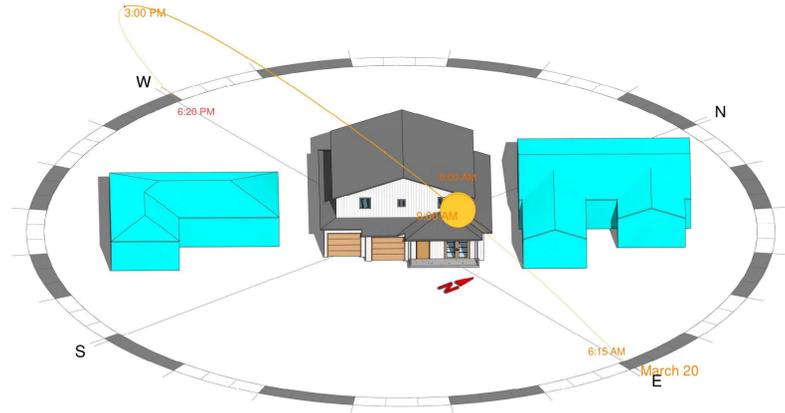
STORY POLE PLAN

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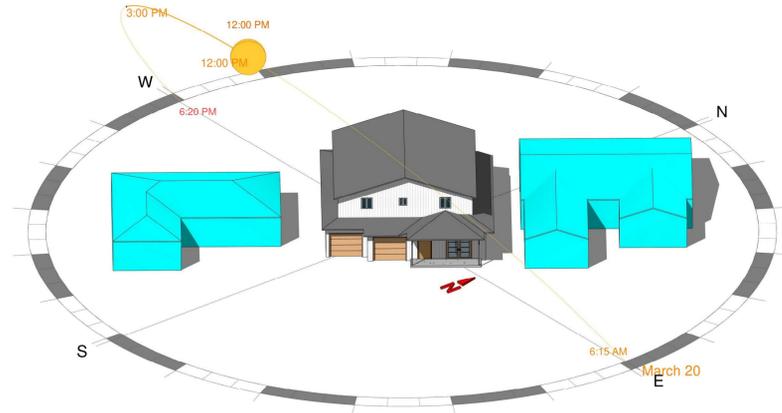
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1/4" = 1'-0"
SHEET

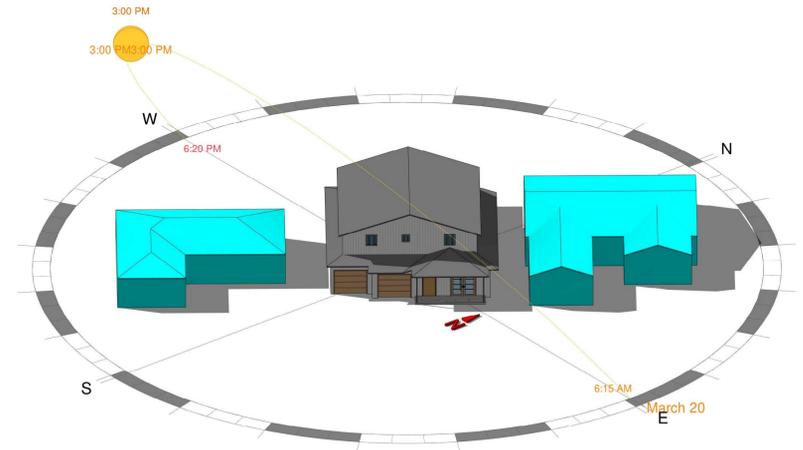
SP



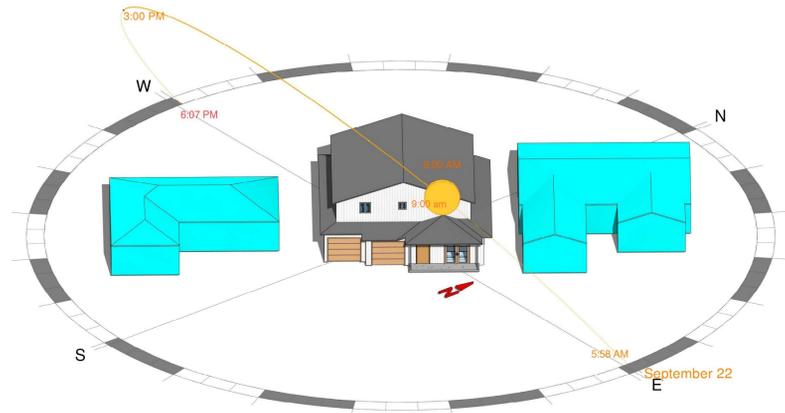
1 SPRING - 9AM



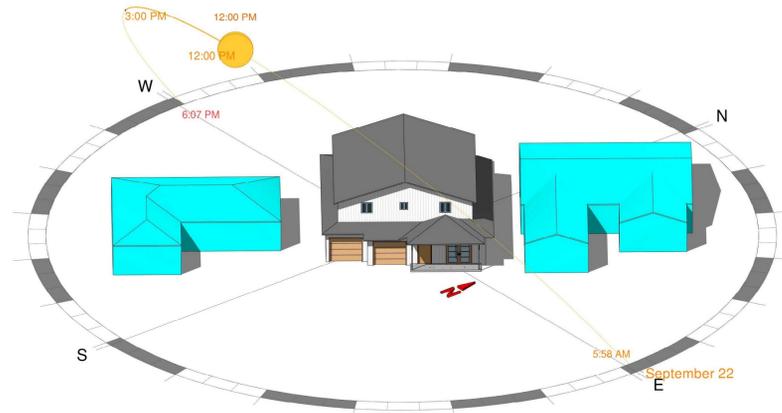
2 SPRING - 12PM



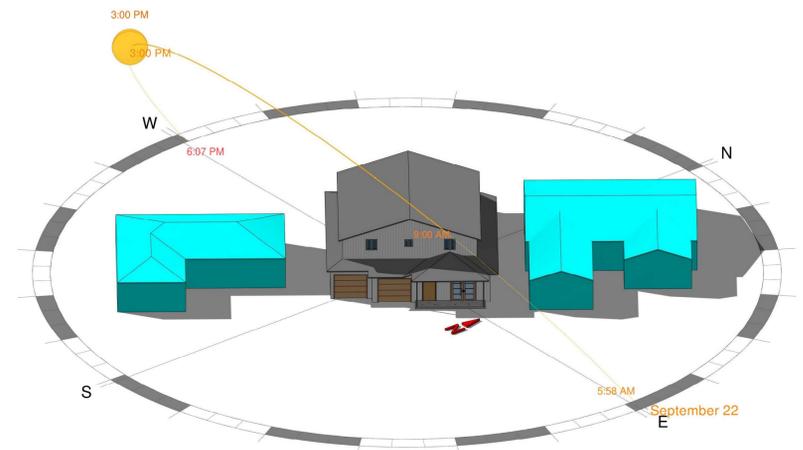
3 SPRING - 3PM



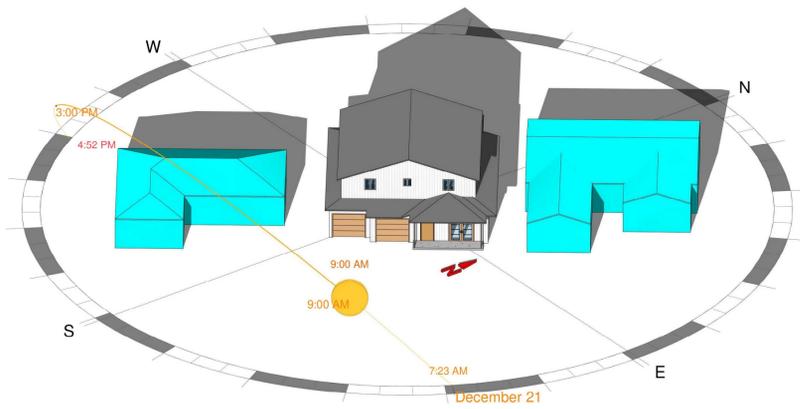
4 FALL - 9AM



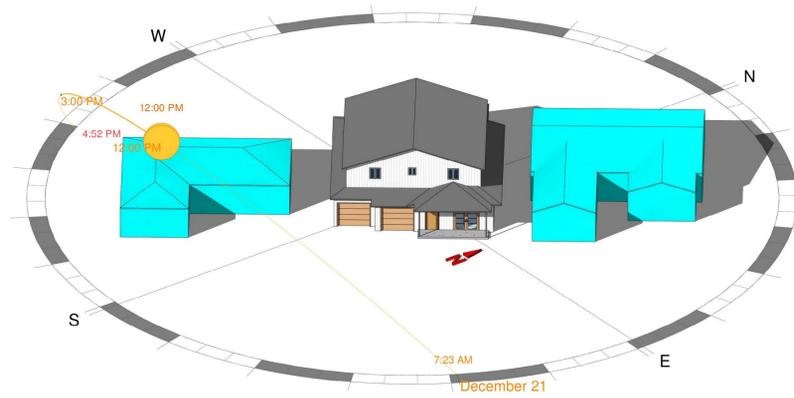
5 FALL - 12PM



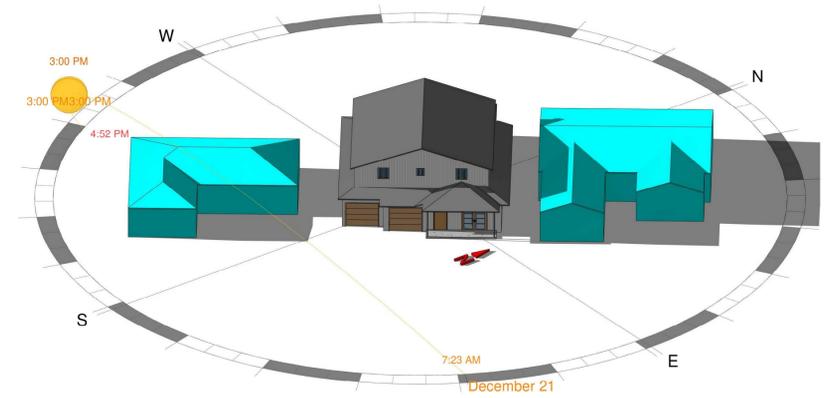
6 FALL - 3PM



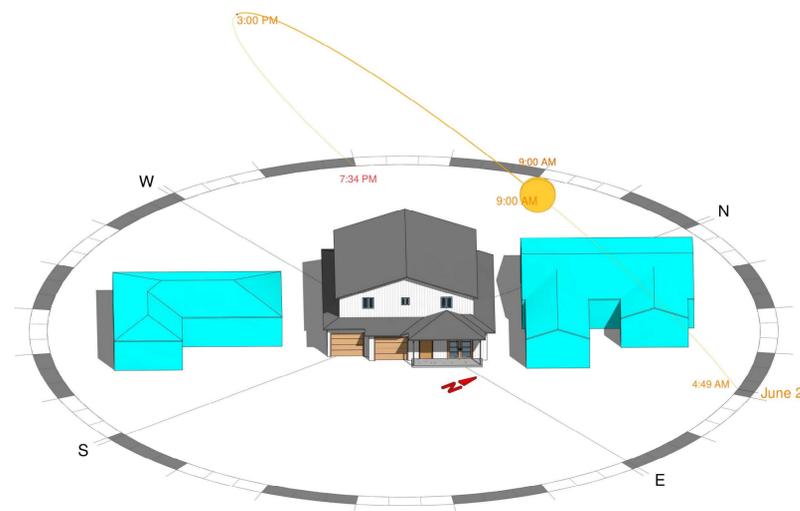
① WINTER - 9AM



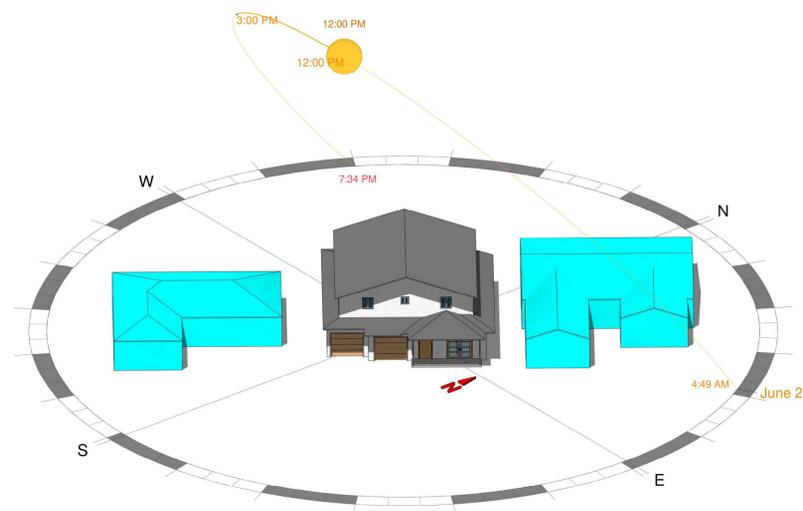
② WINTER - 12PM



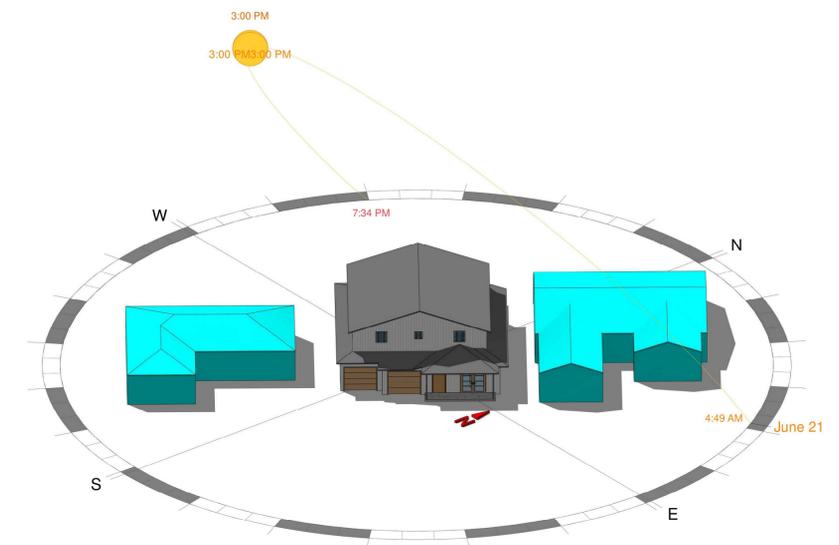
③ WINTER - 3PM



④ SUMMER - 9AM



⑤ SUMMER - 12PM



⑥ SUMMER - 3PM

GOLDEN STATE DESIGN BUILD
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JAY NELSON
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2ND STORY
HOME ADDITION:
APN: 006-011-26

DATE
2/5/2021

SHEET
SS.2