GENERAL NOTES

1. THE WORK INCLUDED UNDER THIS CONTRACT CONSISTS OF ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT LEAVING ALL WORK READY FOR USE.
2. ALL CONSTRUCTION SHALL CONFORM TO 2016 CALIFORNIA BUILDING, ELECTRICAL, MECHANICAL, PLUMBING, FIRE, AND ENERGY CODES, 2013 ENERGY EFFICIENCY STANDARDS (TITLE 24), AND ANY OTHER LOCAL GOVERNING CODES AND ORDINANCES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
3. THE PLANS INDICATE THE GENERAL EXTENT OF NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL-INCLUSIVE. ALL DEMOLITION AND ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THE CONSTRUCTION DOCUMENTS ARE INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR MENTIONED IN THE NOTES. ALL WORK IS NEW, U.O.N.
4. ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND THE OWNER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF THE CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL THE TRADES AND SHALL PROVIDE ALL THE SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
6. THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH EXAMINATION.
7. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.
8. ALL DIMENSIONS TO AND FROM NEW CONSTRUCTION WHEN SHOWN IN PLAN ARE TO FACE OF STUD, FACE OF CONCRETE, OR CENTERLINE, UNLESS OTHERWISE NOTED.
9. ALL VERTICAL DIMENSIONS ARE TO FACE OF FINISH, OR FINISH FLOOR, UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS NOTED "VERIFY" AND "V.I.F." ARE TO BE CHECKED BY CONTRACTOR PRIOR TO CONSTRUCTION. IMMEDIATELY REPORT ANY VARIANCES TO THE DESIGNER FOR RESOLUTION.
11. INTERIOR WALLS ARE 2X4 WOOD STUDS @ 16" O.C. UNLESS OTHERWISE NOTED AND ALL EXISTING EXTERIOR WALLS ARE 2X4 WOOD STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL PROVIDE ALL SEISMIC BRACING AND HOLD-DOWN CLIPS AS REQUIRED BY CODE FOR ALL SUSPENDED CEILING AND SOFFIT FRAMING CONDITIONS AND FOR ALL MECHANICAL AND ELECTRICAL EQUIPMENT AND FIXTURES.
13. COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO: IRRIGATION PIPES, ELECTRICAL CONDUIT, WATER LINES, GAS LINES, DRAINAGE LINES, ETC.
14. PROVIDE ADEQUATE TEMPORARY SUPPORT AS NECESSARY TO ASSURE THE STRUCTURAL VALUE OR INTEGRITY OF THE BUILDING.
15. PROTECT ALL EXISTING BUILDING AND SITE CONDITIONS TO REMAIN INCLUDING WALLS, CABINETS, FINISHES, TREES AND SHRUBS, PAVING, ETC.
16. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
17. VERIFY ALL ARCHITECTURAL DETAILS WITH STRUCTURAL, AND DESIGN/BUILD DRAWINGS BEFORE ORDERING OR INSTALLATION OF ANY WORK.
18. WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED, THEY SHALL BE CENTERED IN THE WALL OR PLACED 6" FROM THE ADJACENT WALL AS INDICATED ON THE DRAWINGS.
19. ALL REQUIRED EXITS SHALL BE OPERABLE FROM INSIDE, WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
20. ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
21. INSTALL ALL FIXTURES, EQUIPMENT AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS.
22. VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, ETC. BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEMS OF WORK.
23. SEALANT, CAULKING AND FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
24. ALL ROOF DECK PENETRATIONS AND EXTERIOR WALL OPENINGS SHALL BE GUARANTEED BY THE CONTRACTOR TO BE WATER TIGHT FOR A MINIMUM PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION OF ALL WORK UNDER THIS CONTRACT.
25. THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A REGULAR BASIS, AND SHALL EXERCISE A STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRECT DEBRIS OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE JOB SITE.
26. CONTRACTOR SHALL LEAVE PREMISES AND ALL AFFECTED AREAS CLEAN AND ORDERLY, READY FOR OCCUPANCY. THIS INCLUDES CLEANING OF ALL GLASS (INSIDE AND OUTSIDE) AND FRAMES, BOTH NEW AND EXISTING.
27. INSTALL SMOKE DETECTORS IN ACCORDANCE WITH THE SPECIFICATIONS AND IN CONFORMANCE WITH LOCAL FIRE MARSHAL REQUIREMENTS.
28. ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHER STRIPPED PER ENERGY CODE REQUIREMENTS, UNLESS OTHERWISE NOTED IN DOOR DETAILS.
29. GLASS SUBJECT TO HUMAN IMPACT SHALL BE OF SAFETY GLAZING MATERIAL TO MEET STATE AND FEDERAL REQUIREMENTS.
30. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.
31. PROVIDE SHOP DRAWINGS FOR ALL MILLWORK, METAL WORK AND CUSTOM ITEMS.
32. CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COMPLYING WITH REQUIREMENTS OF SOIL REPORT AS PREPARED BY GEOTECHNICAL ENGINEER.
33. ALL RECESSED LIGHT FIXTURES INSTALLED IN DIRECT CONTACT WITH INSULATION TO BE IC RATED.
34. DURING CONSTRUCTION, PROVIDE ON SITE A MINIMUM 2A RATED FIRE EXTINGUISHER.

HEATH
RESIDENCE

SAN ANSELMO, CA

PROJECT STATISTICS

PROJECT ADDRESS:
75 JONES ST

A.P.N.:
XXX-XXX-XX (NEW APN WILL BE ESTABLISHED UPON FINAL SUBDIVISION OF LOT 007-238-11)

ZONING:
SPECIAL PLANNING ZONE

OCCUPANCY
R-3 (GARAGE IS "U")

NUMBER OF STORIES:
1 EXISTING, 2 PROPOSED

HEIGHT (ABOVE AVERAGE GRADE AT STRUCTURE FOOTPRINT):
EXISTING 21'-3 3/8"±
PROPOSED 20'-0"±

LOT AREA:
8,900 SQ FT

AVERAGE SLOPE AT BLDG FOOTPRINT:
0%

CONSTRUCTION TYPE:
TYPE V NON-RATED

APPLICABLE CODES:
- 2016 CA BUILDING, RESIDENTIAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE, ENERGY AND GREEN BUILDING STANDARDS CODES

PROJECT DESCRIPTION:

REMODEL EXISTING WOOD FRAMED, SINGLE STORY COMMERCIAL STRUCTURE WITH SLAB ON GRADE FOUNDATION. REMOVE EXISTING VAULTED ROOF AND ADD 2ND STORY ABOVE EXISTING FIRST FLOOR. BUILD NEW PROPERTY LINE FENCE ALONG NEWLY ESTABLISHED PROPERTY LINE FROM SUBDIVISION (SEE SEPARATE APPLICATION).

SETBACKS:	EXISTING	PROPOSED
FRONT YARD	50'-8"	46'-3"
SIDE YARD (SOUTH)	8'-3"	NO CHANGE
SIDE YARD (NORTH)	12'-6"	NO CHANGE
REAR YARD	4'-1 1/2"	NO CHANGE

GROSS BUILDING AREAS:

LOT COVERAGE

BUILDING FOOTPRINT	1594	1594 + 82 SQ FT PORCH
TOTAL LOT COVERAGE	27%	28.4%

HARDSCAPE / LANDSCAPE AREAS: SEE A1.1 EXISTING SITE PLAN AND A1.2 PROPOSED SITE PLAN

FLOOR AREA RATIO

	EXISTING	PROPOSED	HIGH CEILINGS
1ST FLOOR	1594	1594	
2ND FLOOR	-	764	
AREAS COUNTED 2X DUE TO CEILING HEIGHT			*364*
TOTAL	1594	2358	2722
FAR	27.0%	39.96%	46.13%

DRAWING INDEX

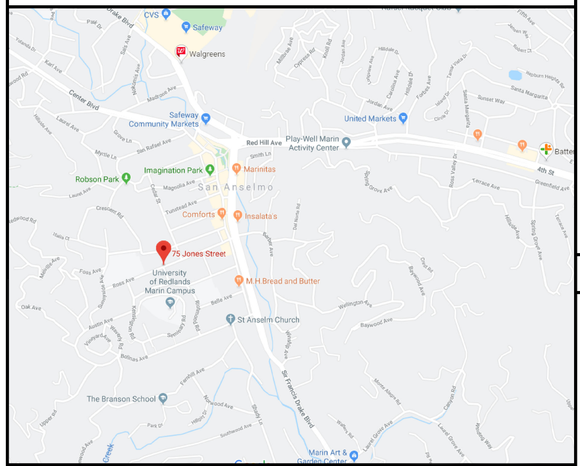
PROJECT DIRECTORY

OWNERS
ERIN HEATH & JIM RIVERA
101 ROSS AVE
SAN ANSELMO, CA 94960
T 510.456.8443

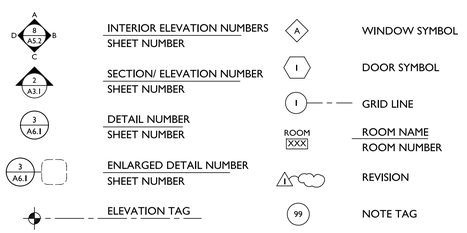
DESIGNER
FIELD ISSUE DESIGN
430 HYDE ST NO 503
SAN FRANCISCO, CA 94109
T 646.599.3218
CONTACT: LUKE CLARK TYLER

SITE SURVEYOR
DMG ENGINEERING
1539 FOURTH ST
SAN RAFAEL, CA 94901
T 415.457.6547
CONTACT: JAY HALLBERG

VICINITY MAP



SYMBOLS



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LICENSED ARCHITECT
LUKE CLARK TYLER
C-38716
08-31-2023
RENEWAL DATE
STATE OF CALIFORNIA

HEATH RESIDENCE
75 JONES ST
SAN ANSELMO, CA 94960
APN: 007-238-11

PROJECT NO: 19101

DATE	ISSUE
11/26/2019	DESIGN REVIEW
8/21/2020	PERMIT SUBMITTAL
11/15/2021	PLANNING COMMISSION

COVER PAGE

SCALE : N/A

A0.0

SHADE STUDIES

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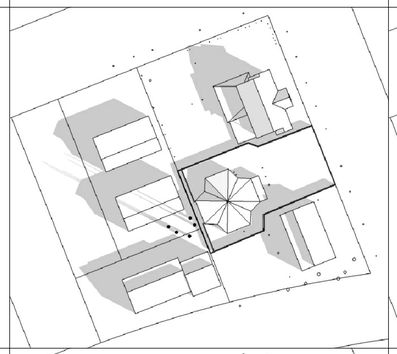
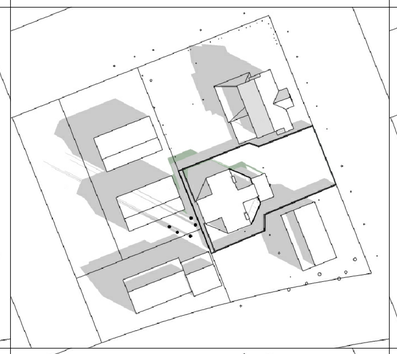
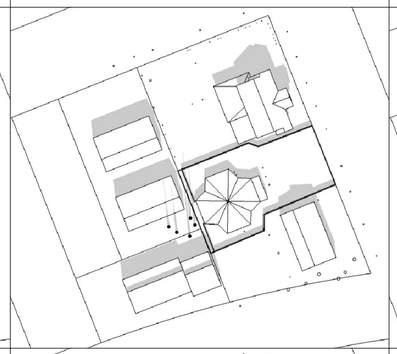
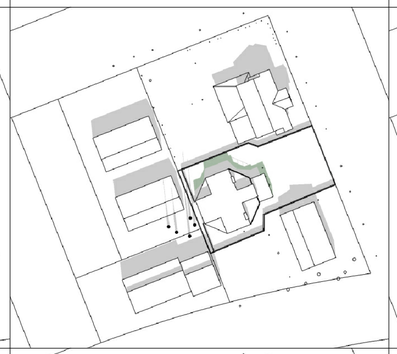
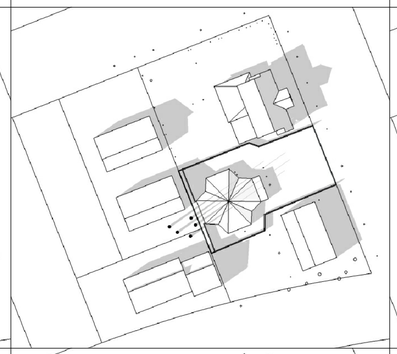
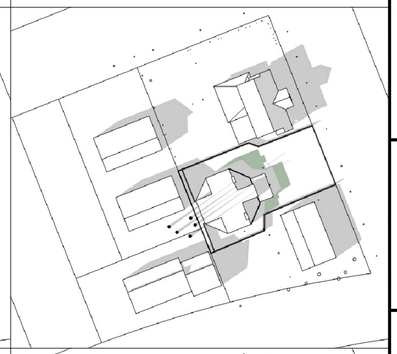
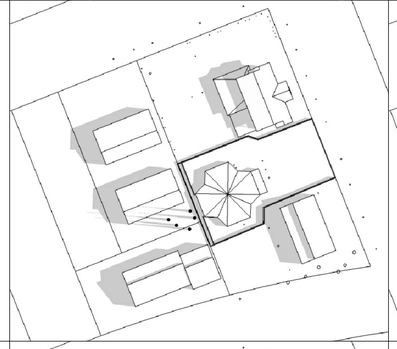
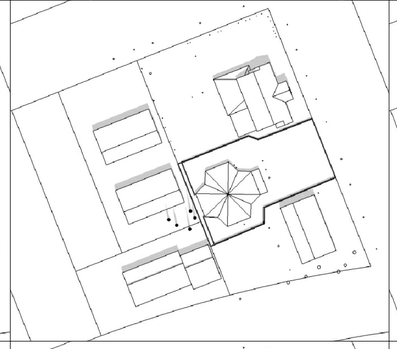
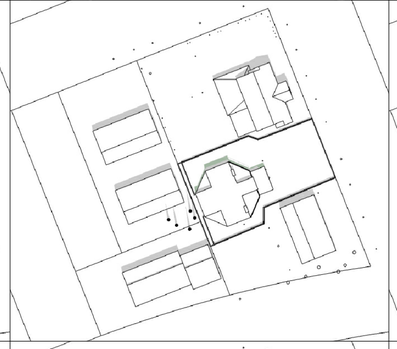
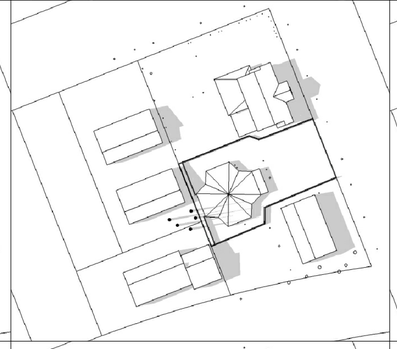
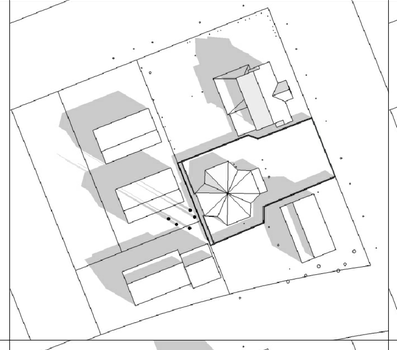
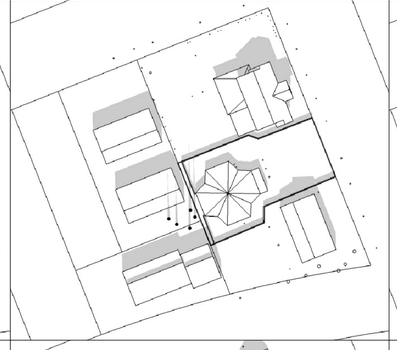
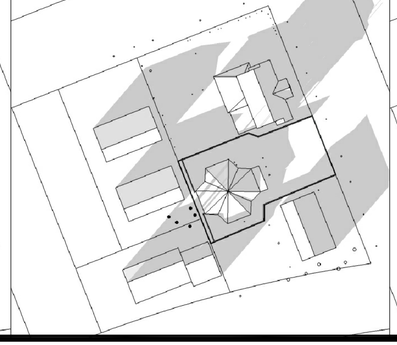
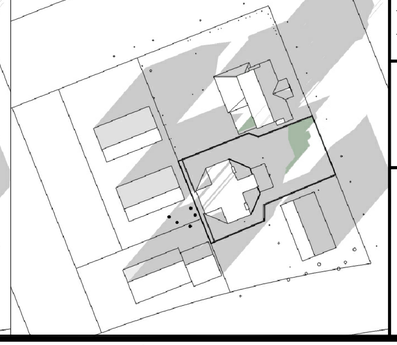
SPRING						
SUMMER						
FALL						
WINTER						

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DESIGN REVIEW

HEATH RESIDENCE

75 JONES ST
SAN ANSELMO, CA 94960
APN: XXX-XXX-XXX

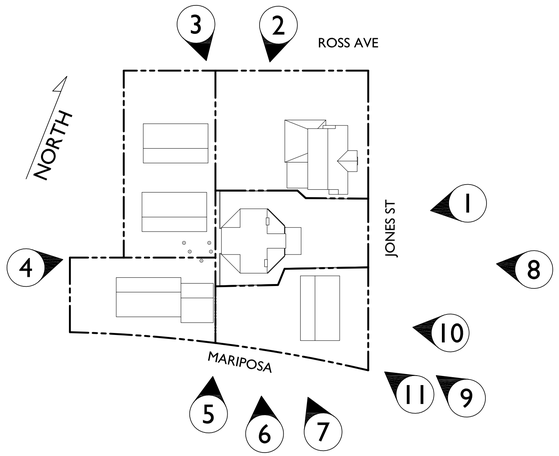
DESIGNER: LUKE CLARK TYLER
SIGNATURE:
PROJECT NO: 19101

DATE	ISSUE
11/26/2019	DESIGN REVIEW

SHADE STUDIES

SCALE : N/A

A0.1



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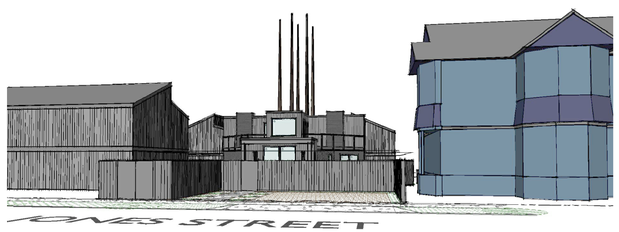

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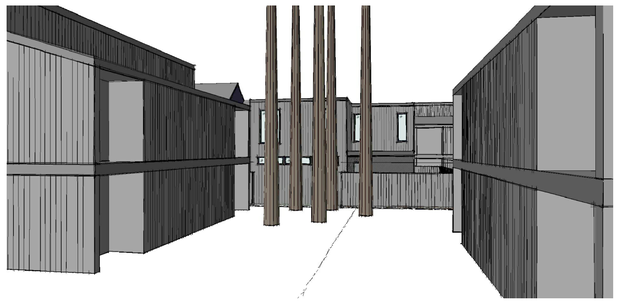

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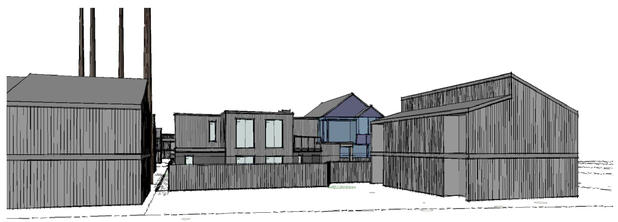

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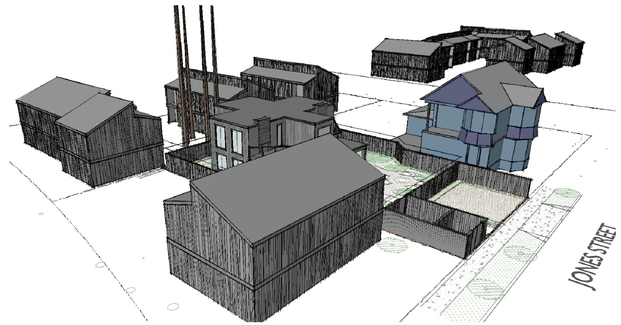

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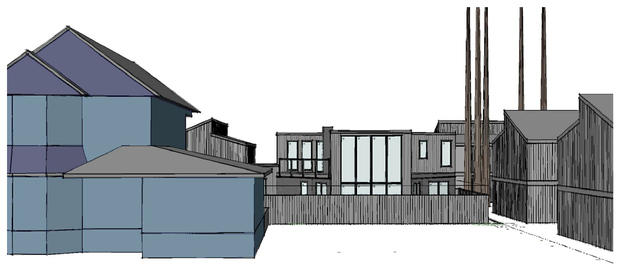

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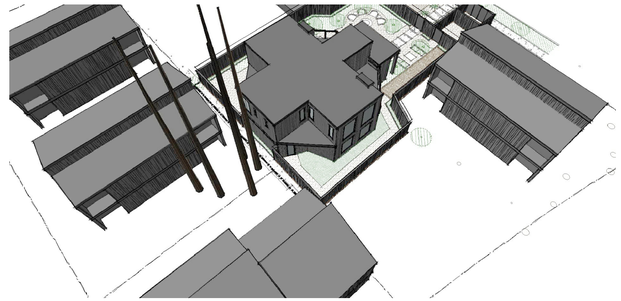

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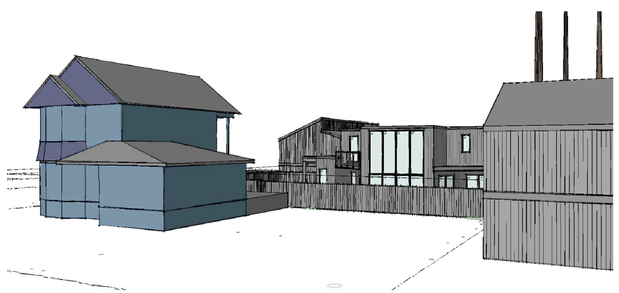

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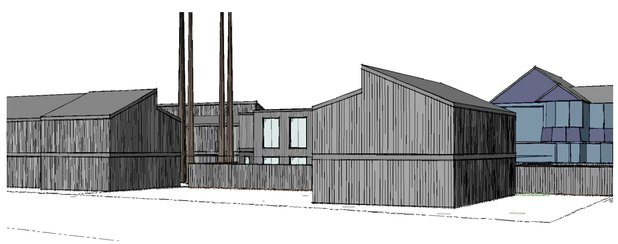

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DESIGN REVIEW

HEATH RESIDENCE

75 JONES ST
SAN ANSELMO, CA 94960
APN: XXX-XXX-XXX

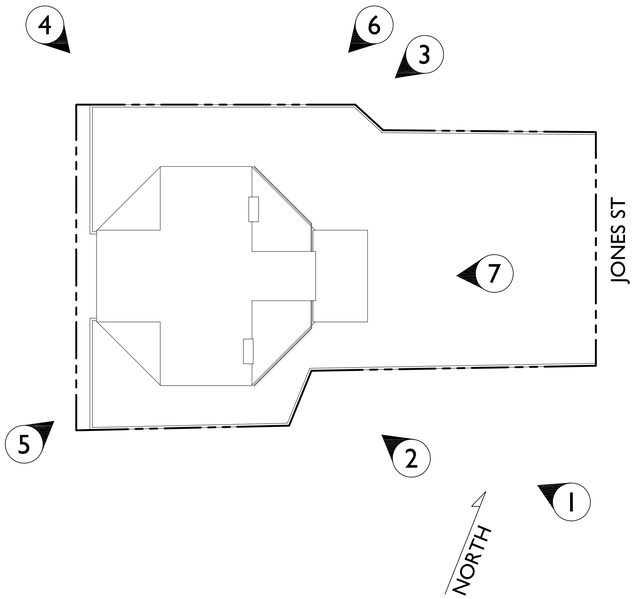
DESIGNER: LUKE CLARK TYLER
SIGNATURE:
PROJECT NO: 19101

DATE	ISSUE
11/26/2019	DESIGN REVIEW

RENDERINGS

SCALE : N/A

A0.2



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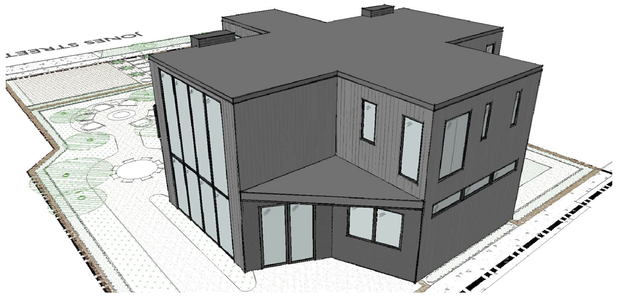

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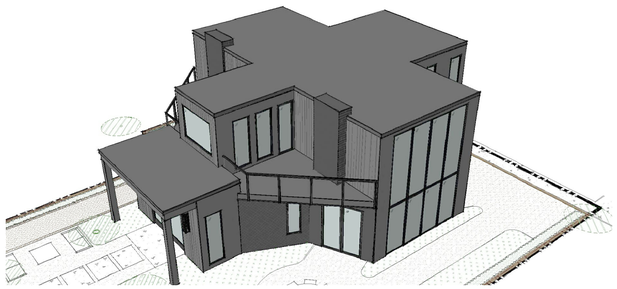

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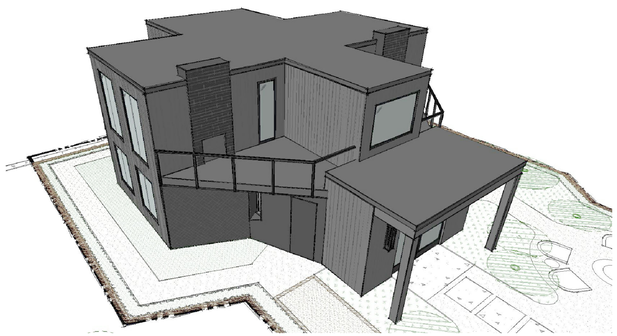

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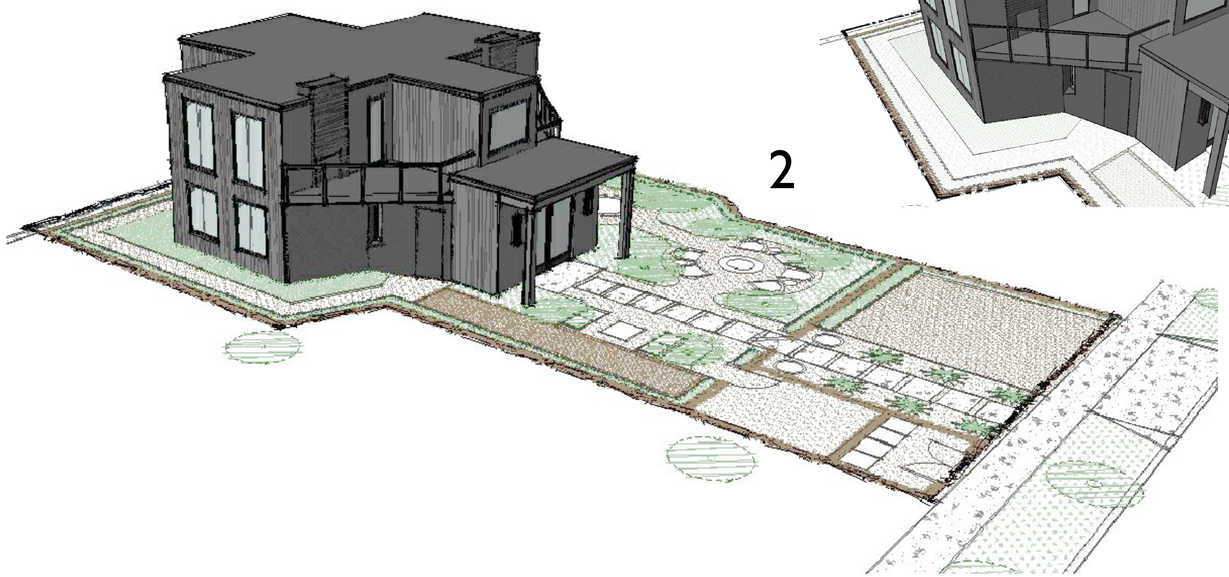

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DESIGN REVIEW

HEATH RESIDENCE

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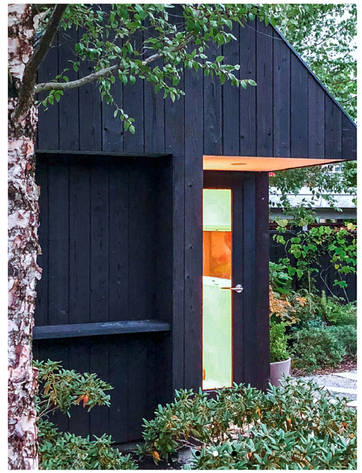
DATE	ISSUE
11/26/2019	DESIGN REVIEW

RENDERINGS

SCALE : N/A

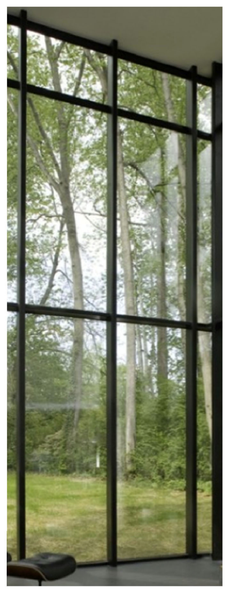
A0.3

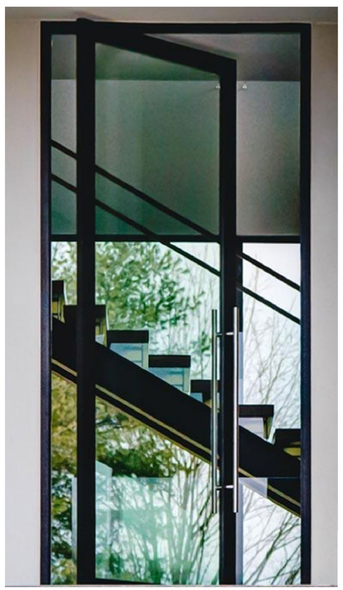


Yakisugi Introduction

Yakisugi (often mispronounced as “shou sugi ban”) is a traditional Japanese wall and ceiling cladding made exclusively from cypress and intensely burned as a preservative heat treatment. The heat treatment improves siding longevity by preventing decay and insect infestation, makes the planks more dimensionally stable, and improves fire retardancy. Yakisugi is a maintenance-optional exterior wood siding, either re-oiled periodically to slow down the weathering process, or simply replaced after it’s lifetime is reached.

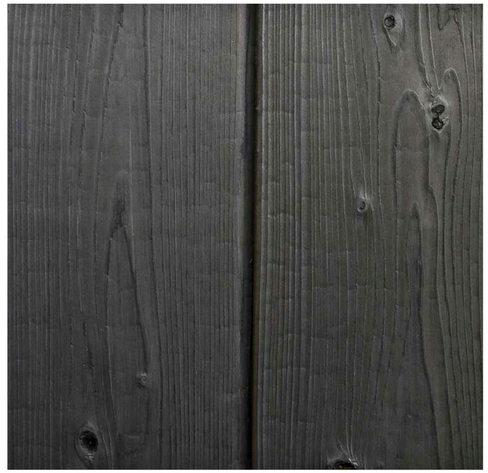
By weight wood is mostly structural lignin, with the balance hemi-cellulose carbohydrates that are food for fungi and insects. Heat treatment of yakisugi burns off the cellulose, minimizing rot and infestation. The heat treatment also case hardens the planks, and in combination with air drying, reduces dimensional movement in severe weather exposure. The soot layer increases the temperature threshold needed for combustion, dramatically reducing flame spread. The hydrophobic soot layer and hardened surface slow down weathering, making it maintenance-optional.





DARK NARROW FRAMED DOORS AND WINDOWS

DARK CHARRED WOOD EXTERIOR



DARK PORCELAIN EXTERIOR ACCENTS

DARK METAL FRAMED GLASS RAILS

CONCRETE PAVERS

TILE AT ROOF DECKS

RESIN BOUND PARKING AREA

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DESIGN REVIEW

HEATH RESIDENCE
75 JONES ST
SAN ANSELMO, CA 94960
APN: XXX-XXX-XXX

DESIGNER: LUKE CLARK TYLER
SIGNATURE:
PROJECT NO: 19101

DATE	ISSUE
11/26/2019	DESIGN REVIEW

MATERIALS

SCALE : N/A

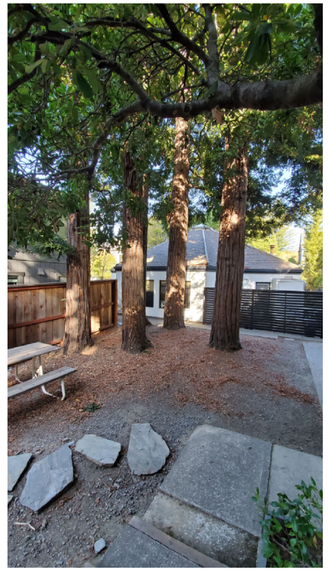
A0.4

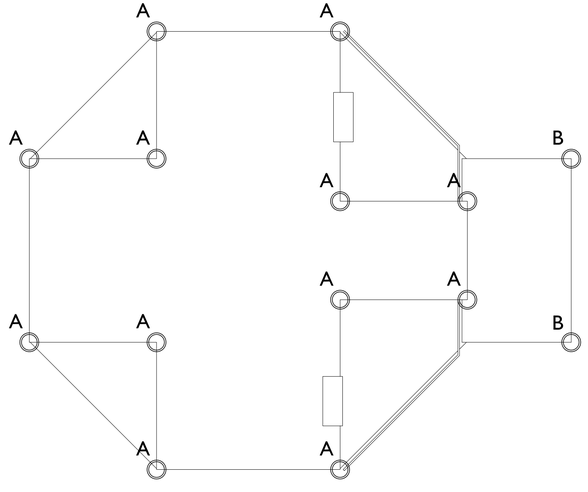
STORY POLE PLAN:

POLE A: 20' ABOVE GRADE

POLE B: 12' ABOVE GRADE

NOTE - REFER TO FRAMING PLAN FOR POLE LOCATION DIMENSIONS





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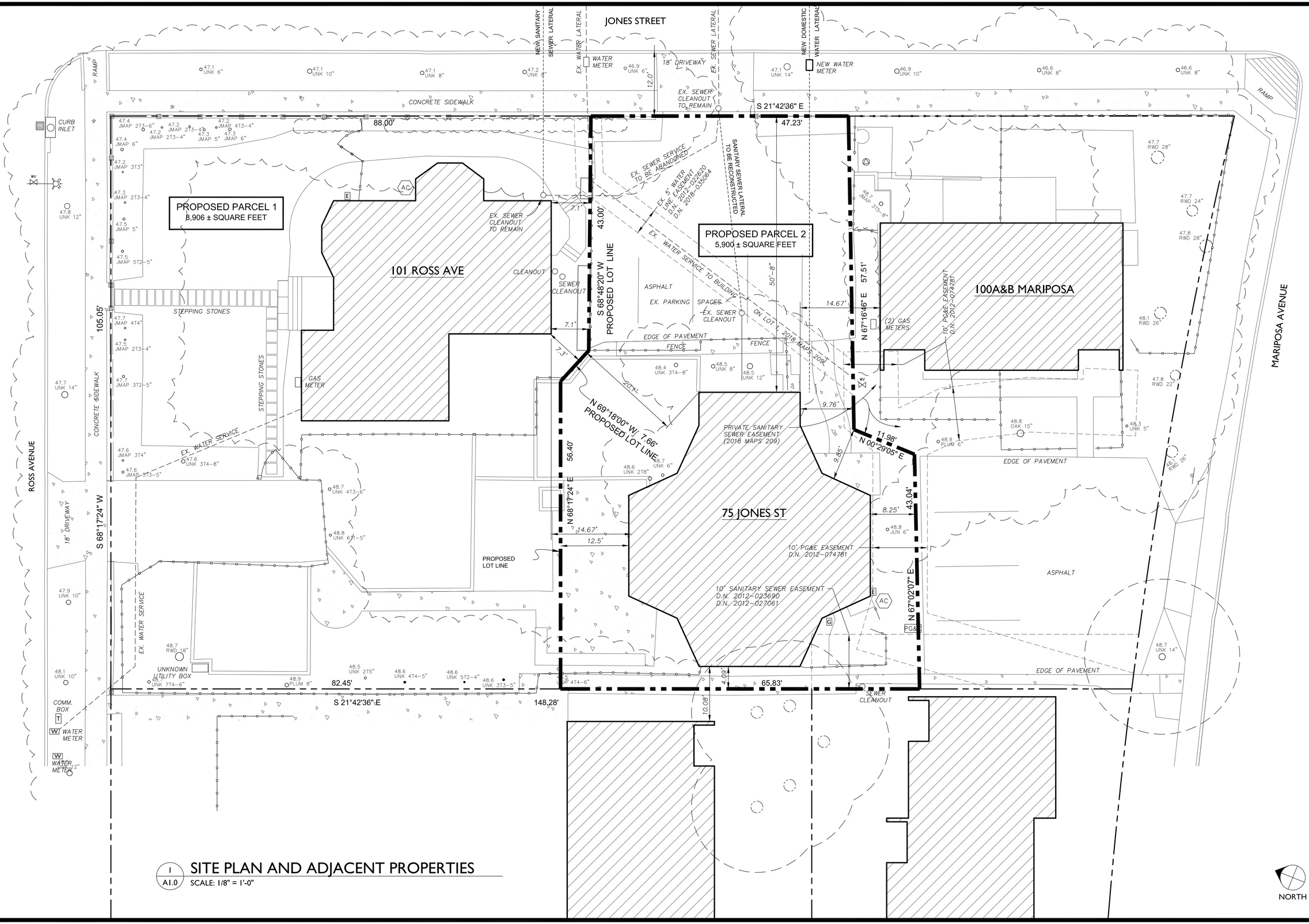
SITE PHOTOS & STORY POLE PLAN

SCALE : N/A

A0.5



1 / A1.0 SITE PLAN AND ADJACENT PROPERTIES

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

NORTH

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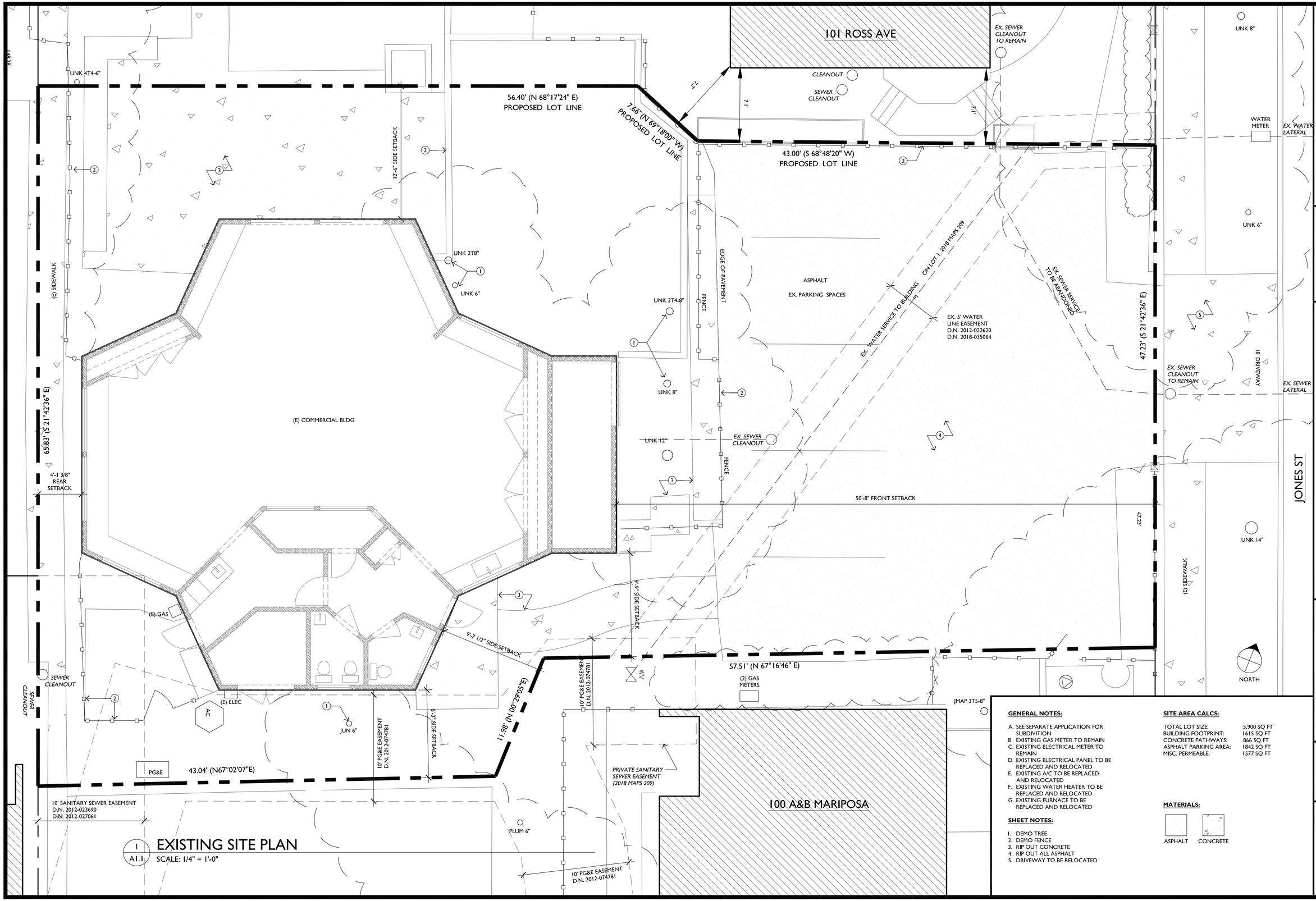
SITE PLAN AND ADJACENT PROPERTIES

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

A1.0



1 EXISTING SITE PLAN
A1.1 SCALE: 1/4" = 1'-0"

GENERAL NOTES:

A. SEE SEPARATE APPLICATION FOR SUBDIVITION
B. EXISTING GAS METER TO REMAIN
C. EXISTING ELECTRICAL METER TO REMAIN
D. EXISTING ELECTRICAL PANEL TO BE REPLACED AND RELOCATED
E. EXISTING A/C TO BE REPLACED AND RELOCATED
F. EXISTING WATER HEATER TO BE REPLACED AND RELOCATED
G. EXISTING FURNACE TO BE REPLACED AND RELOCATED

SHEET NOTES:

1. DEMO TREE
2. DEMO FENCE
3. RIP OUT CONCRETE
4. RIP OUT ALL ASPHALT
5. DRIVEWAY TO BE RELOCATED

SITE AREA CALCS:

TOTAL LOT SIZE:	5,900 SQ FT
BUILDING FOOTPRINT:	1615 SQ FT
CONCRETE PATHWAYS:	866 SQ FT
ASPHALT PARKING AREA:	1842 SQ FT
MISC. PERMEABLE:	1577 SQ FT

MATERIALS:

ASPHALT CONCRETE

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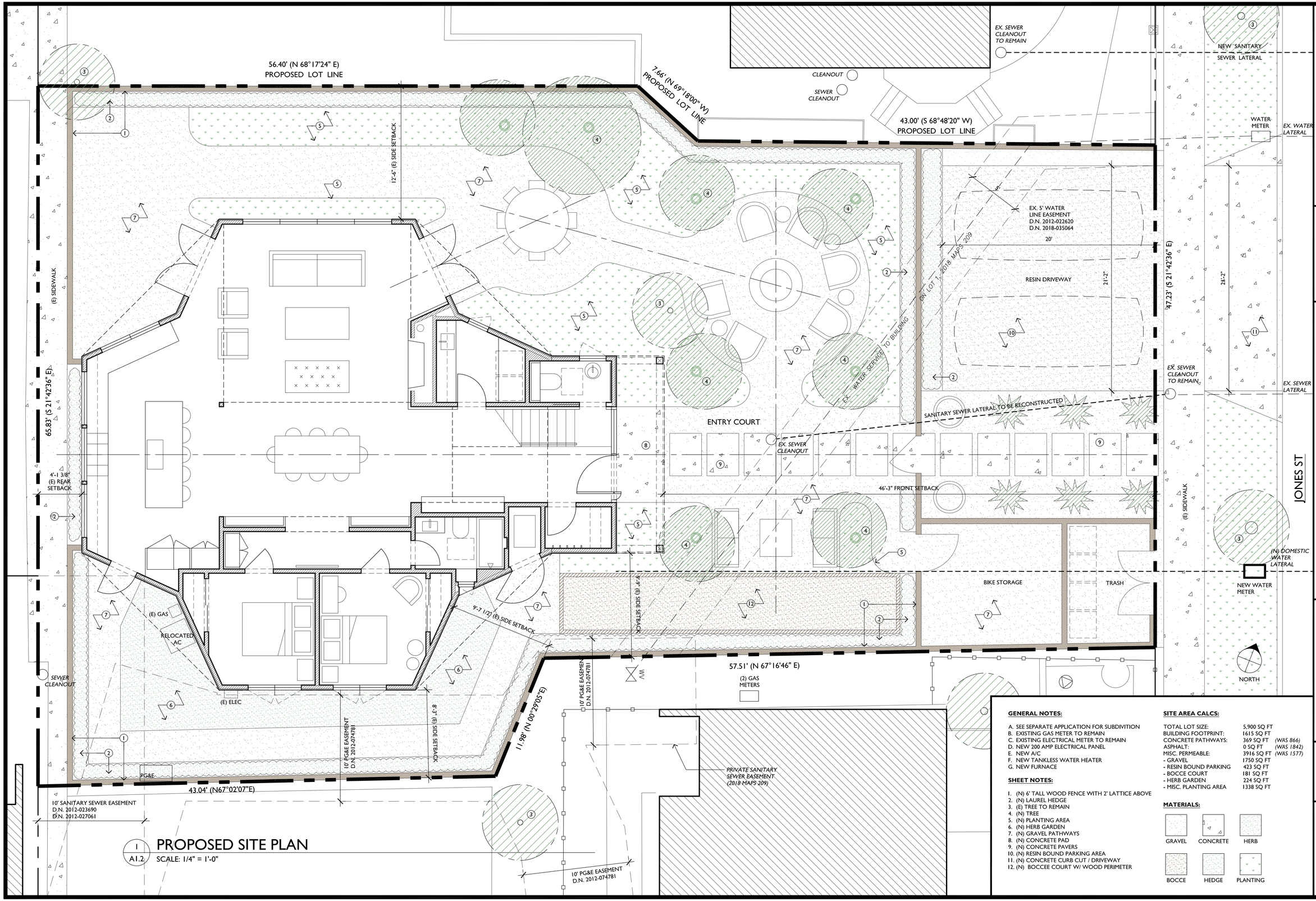
11/26/2019	DESIGN REVIEW

EXISTING SITE PLAN

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

A1.1



1 PROPOSED SITE PLAN
A1.2 SCALE: 1/4" = 1'-0"

GENERAL NOTES:

A. SEE SEPARATE APPLICATION FOR SUBDIVITION
B. EXISTING GAS METER TO REMAIN
C. EXISTING ELECTRICAL METER TO REMAIN
D. NEW 200 AMP ELECTRICAL PANEL
E. NEW A/C
F. NEW TANKLESS WATER HEATER
G. NEW FURNACE

SHEET NOTES:

1. (N) 6' TALL WOOD FENCE WITH 2' LATTICE ABOVE
2. (N) LAUREL HEDGE
3. (E) TREE TO REMAIN
4. (N) TREE
5. (N) PLANTING AREA
6. (N) HERB GARDEN
7. (N) GRAVEL PATHWAYS
8. (N) CONCRETE PAD
9. (N) CONCRETE PAVERS
10. (N) RESIN BOUND PARKING AREA
11. (N) CONCRETE CURB CUT / DRIVEWAY
12. (N) BOCCEE COURT W/ WOOD PERIMETER

SITE AREA CALCS:

TOTAL LOT SIZE:	5,900 SQ FT	
BUILDING FOOTPRINT:	1615 SQ FT	
CONCRETE PATHWAYS:	369 SQ FT	*(WAS 866)*
ASPHALT:	0 SQ FT	*(WAS 1842)*
MISC. PERMEABLE:	3916 SQ FT	*(WAS 1577)*
- GRAVEL	1750 SQ FT	
- RESIN BOUND PARKING	423 SQ FT	
- BOCCE COURT	181 SQ FT	
- HERB GARDEN	224 SQ FT	
- MISC. PLANTING AREA	1338 SQ FT	

MATERIALS:

GRAVEL · CONCRETE · HERB · BOCCE · HEDGE · PLANTING

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PROJECT NO: 19101

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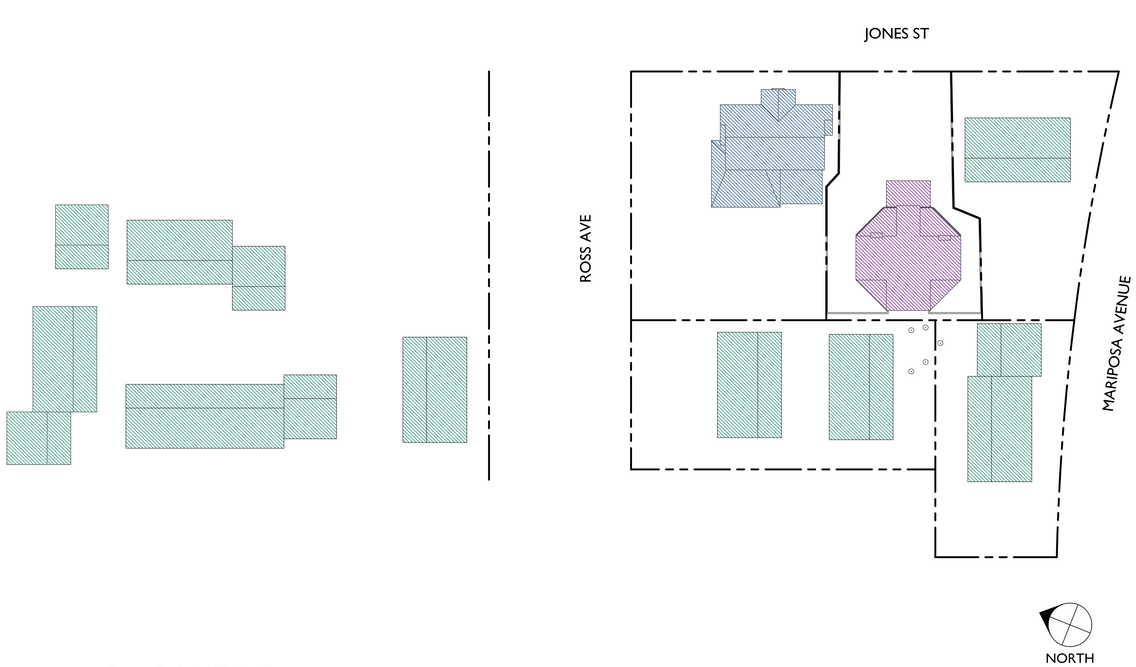
11/26/2019	DESIGN REVIEW

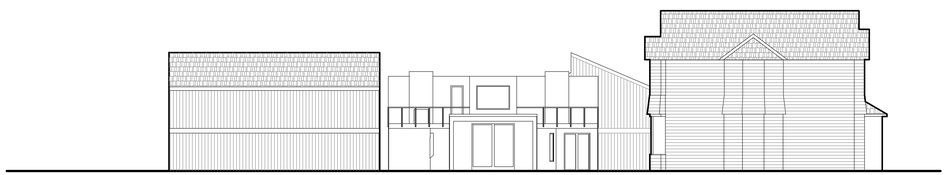
PROPOSED SITE PLAN

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

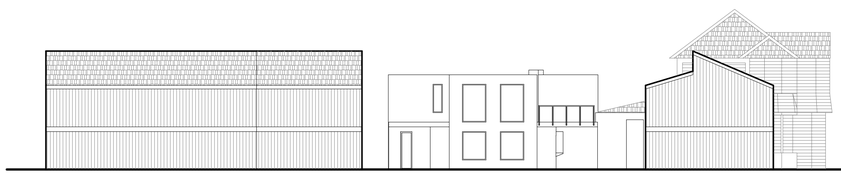
A1.2



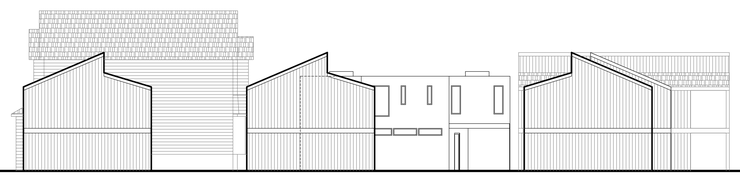
7 A1.3 CONTEXT
SCALE: NTS



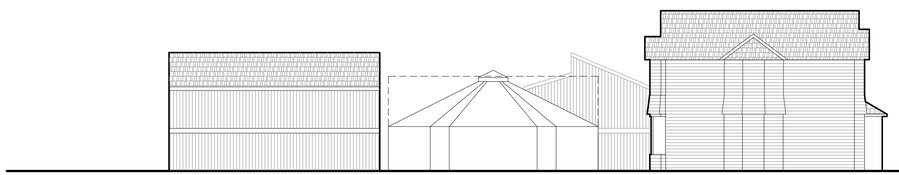
6 A1.3 STREET ELEVATION - PROPOSED
SCALE: 1/16" = 1'-0"



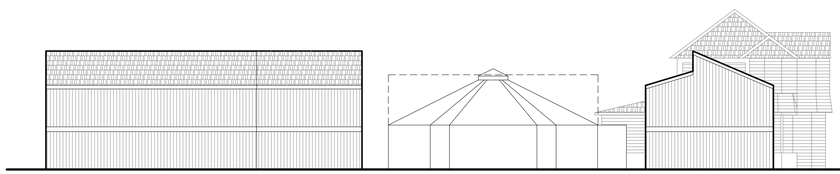
5 A1.3 STREET ELEVATION - PROPOSED
SCALE: 1/16" = 1'-0"



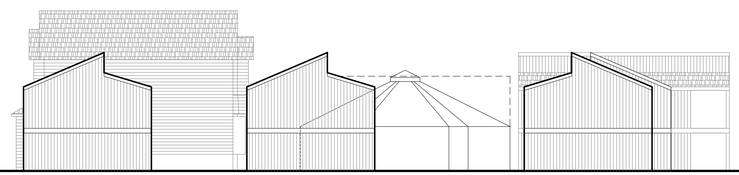
4 A1.3 STREET ELEVATION - PROPOSED
SCALE: 1/16" = 1'-0"



3 A1.3 STREET ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"



2 A1.3 STREET ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"



1 A1.3 STREET ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"

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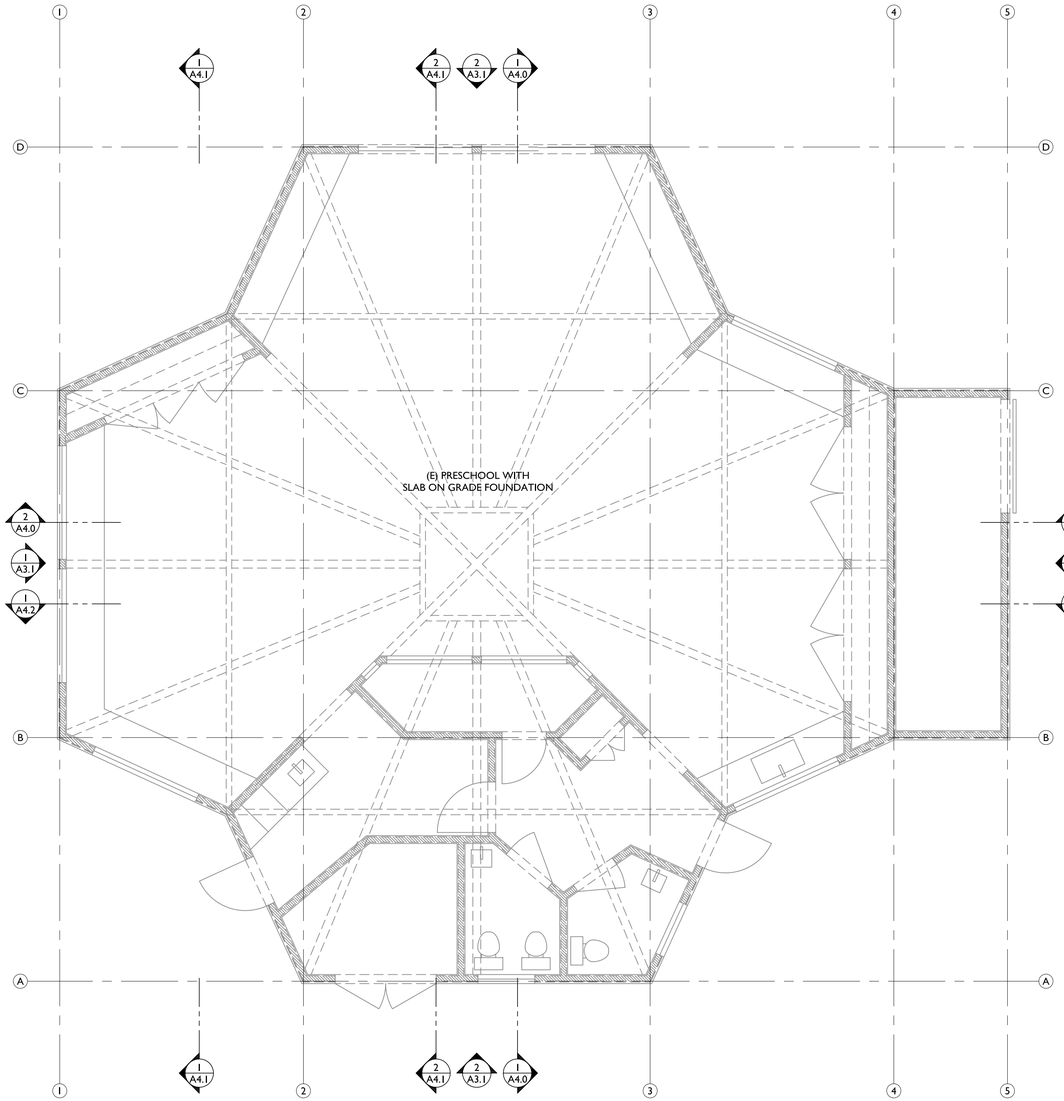
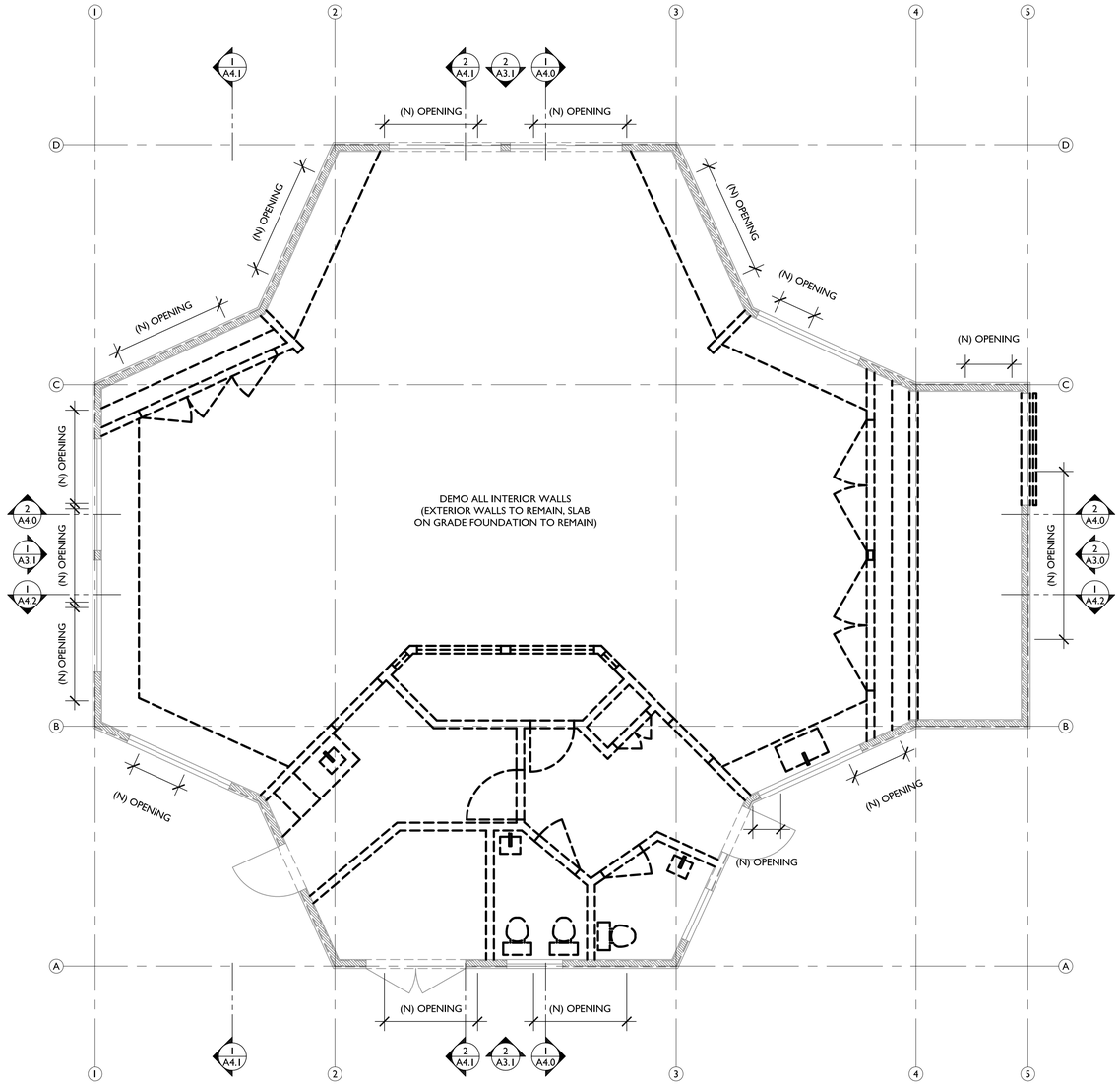
STREET ELEVATIONS

SCALE : AS NOTED

A1.3



1 A2.0 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 A2.0 DEMO FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

LEGEND

- EXISTING WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN

ORIGINAL DESIGN REVIEW SUBMITTAL
11/26/2019

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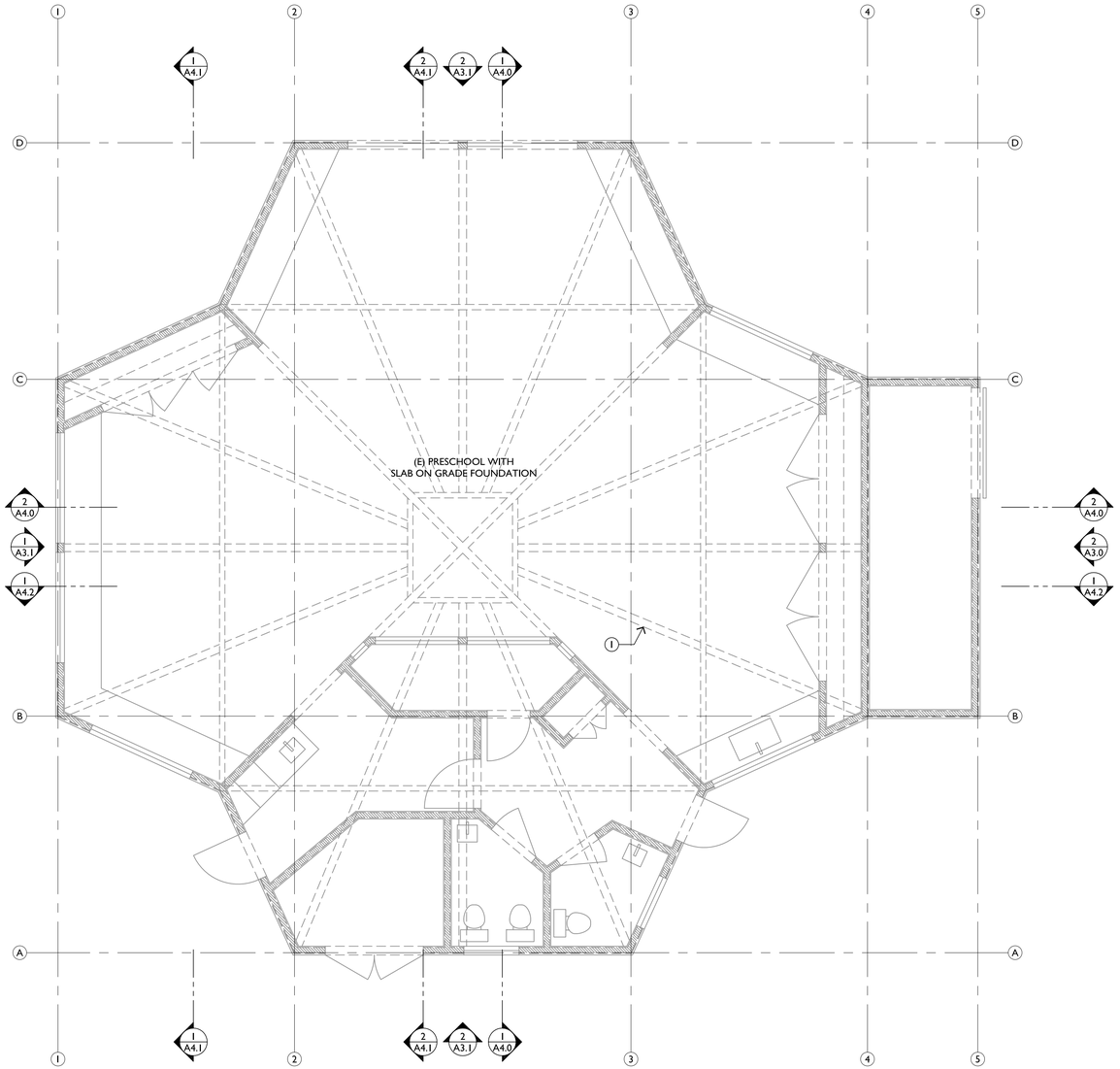
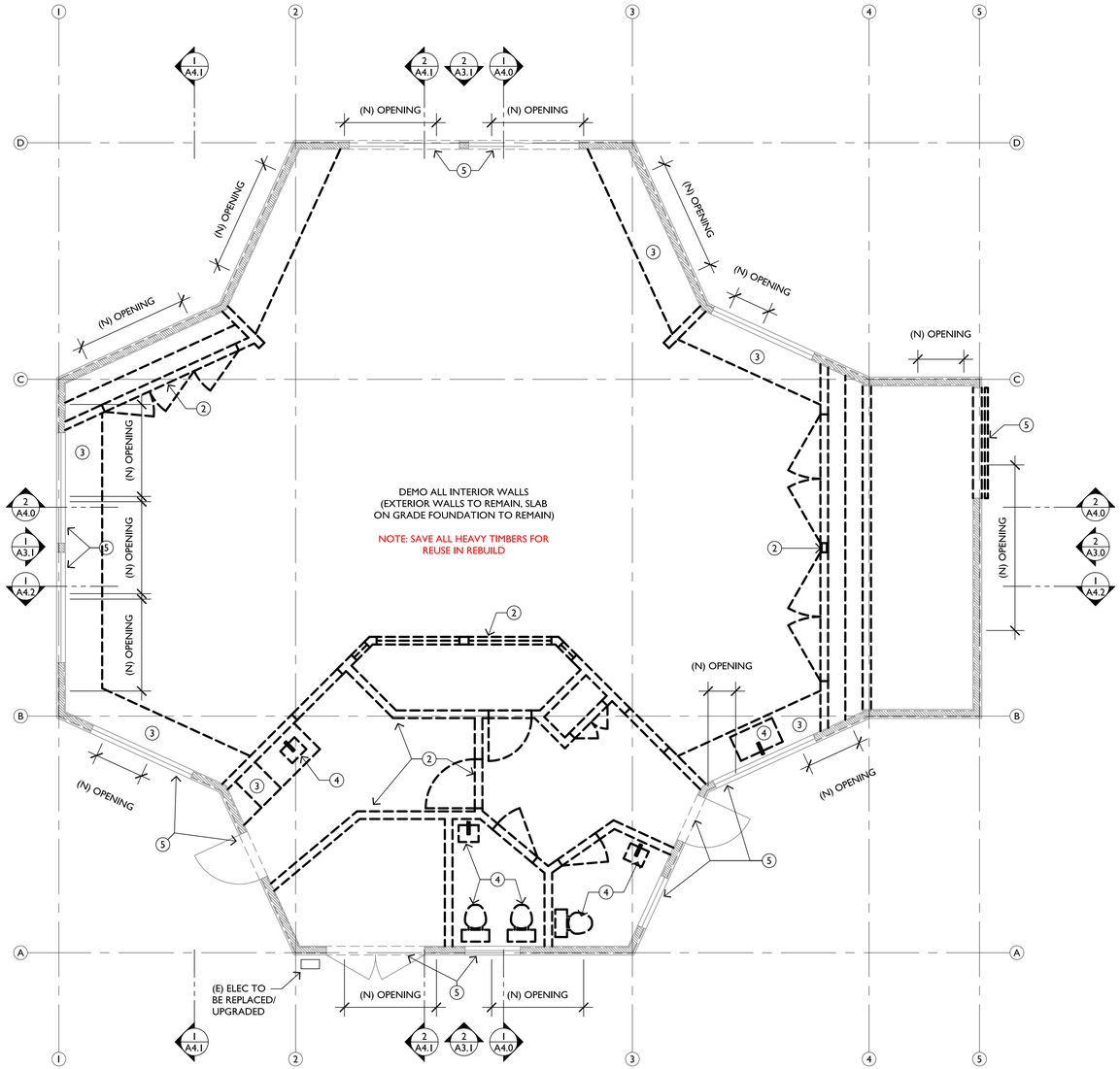
EXISTING AND DEMO PLANS
SCALE : 1/4" = 1'-0"

A2.0



1 A2.0 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 A2.0 DEMO FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

ORIGINAL PERMIT SUBMITTAL
8/21/2020

GENERAL NOTES:

A. SEE STRUCTURAL PLANS FOR MORE INFO ON DEMO
B. (E) GAS METER TO REMAIN
C. (E) WATER METER TO REMAIN
D. (E) ELEC PANEL TO BE REPLACED
E. (E) MECHANICAL SYSTEM TO BE REPLACED
F. (E) CONCRETE SLAB TO REMAIN, PROTECT DURING CONSTRUCTION

SHEET NOTES:

1. SAVE ALL HEAVY TIMBERS
2. REMOVE (E) WALL
3. REMOVE (E) CABINETRY
4. REMOVE (E) PLUMBING (SINK / TOILET)
5. REMOVE (E) DOOR / WINDOW

LEGEND

EXISTING WALL TO BE DEMOLISHED
EXISTING WALL TO REMAIN

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LICENSED ARCHITECT
LUKE CLARK-LUSH
C-38716
08 - 31 - 2021
RENEWAL DATE
STATE OF CALIFORNIA

HEATH - RIVERA RESIDENCE

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APN: 007-238-11

PROJECT NO: 19101

DATE	ISSUE
08/21/2020	PERMIT SUBMITTAL

EXISTING AND DEMO PLANS

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

A2.0

ALL FASTENERS (i.e. NAILS, SCREWS, BOLTS, LAGS, ETC.), AND HARDWARE (i.e. HANGERS, CONNECTOR, CLIPS, ETC.), USED FOR EXTERIOR ASSEMBLIES EXPOSED TO WEATHER SHALL BE AT A MINIMUM, PROVIDED HOT-DIP GALVANIZED, STAINLESS STEEL, SILICON BRONZE, OR COPPER, AND BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, RECOMMENDATIONS, AND TOLERANCES.
ALL EXPOSED WOOD FRAMING SHALL BE EXTERIOR GRADE LUMBER, PRESSURE TREATED, OR OF A NATURALLY DURABLE MATERIAL.

ALL WATERPROOFING MEASURES AND FLASHING METHODS SHALL BE DETERMINED AND PROVIDED BY OTHERS.

ALL MECHANICAL & EPOXY ANCHORS ARE SUBJECT TO SPECIAL INSPECTIONS. REFER TO THE APPROVED STATEMENT OF SPECIAL INSPECTIONS AND THE GENERAL NOTES ON SHEET S-CS.

FOUNDATION NOTES

1. FOOTINGS SHALL BE SEATED AT 12" BELOW GRADE AND BEAR ON UNDISTURBED IN-SITU SOIL OR CERTIFIED ENGINEERED FILL OR 12" BELOW INTERIOR GRADE WHICHEVER IS DEEPER, PROJECT ENGINEER TO DETERMINE FINAL DEPTH OF FOOTING AT TIME OF EXCAVATION.
2. ALL HOLDOWN ANCHORS SHALL BE TIED IN PLACE PRIOR TO PRE-POUR FOUNDATION REINFORCEMENT INSPECTION. ALL ANCHOR BOLTS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
3. PRIOR TO CONTRACTOR REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER, SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:
   3.1. THE BUILDING PAD WAS PREPARED AND COMPACTED IN ACCORDANCE WITH THE SOILS REPORT AND SPECIFICATIONS.
   3.2. THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED.
   3.3. THE FOUNDATION AND PIER EXCAVATION, DEPTH, AND MATERIAL COMPLY WITH THE SOILS REPORT AND APPROVED PLANS.

SHEET KEYNOTES		REF.
1	NEW-TO-EXISTING FOOTING DOWELING INTERFACE: PROVIDE NEW #4 REINFORCING DOWEL AT TOP & BOTTOM OF FOOTING ELEMENTS WITH SIMPSON SET-XP OR 3G EPOXY ADHESIVE WITH MINIMUM EMBEDMENT OF 6 INCHES INTO THE EXISTING AND 12 INCHES MINIMUM OF LAP INTO THE NEW RESPECTIVE FOUNDATION ELEMENTS.	9/S0.1
2	EXISTING 4" CONCRETE SLAB WITH #3 BARS @ 18" O.C. PER RECORD DRAWINGS, AS VERIFIED IN THE FIELD.	
3	NEW CONCRETE SLAB ELEMENT: 4" THICK SLAB WITH 8" THICKENED EDGE. #4 REINFORCING BARS @ 18" O.C. EACH WAY, SET AT MID-HEIGHT OF SLAB. CAST SLAB OVER 5" CRUSHED, COMPACTED GRAVEL.	
4	PROVIDE CRACK CONTROL PER PLAN DETAIL. PRACTICE METHODS AND MEASURES AS DETERMINED AND PROVIDED BY OTHERS, U.O.N. OR APPROVED.	7/S0.1
5	ALIGN EXPANDED FOOTING ELEMENT WITH BEARING SUPPORT ABOVE AS VERIFIED IN THE FIELD BY THE CONTRACTOR. REFER TO PAD FOOTING SCHEDULE.	9/SD1
6	EXPAND EXISTING PERIMETER FOUNDATION TO FACILITATE NEW PAD FOOTING AT SIMPSON SSW STRONG WALL ELEMENT.	1/SD5
7	INSTALL #4 REINFORCING DOWELS WITH 6" MINIMUM EMBEDMENT @ 48" O.C. AT NEW-TO-EXISTING SLAB INTERFACE. INSTALL WITH SIMPSON SET-XP OR 3G EPOXY CONSTRUCTION ADHESIVE.	9/S0.1
8	PAD FOOTING AND ANCHORAGE AT PRE-FABRICATED STAIR ASSEMBLY BY OTHERS AS VERIFIED IN THE FIELD. REFER TO THE ARCHITECTURAL DRAWINGS.	3/SD1
9	PROVIDE RETROFIT FOOTING AT NEW HOLDOWN ANCHORAGE PER PLAN.	2/SD5

PAD FOOTING SCHEDULE

TYPE	SPECIFICATION
P1.5	18"-SQUARE x 12" THICK W/ (2)-#4 BARS EACH WAY, TOP AND BOTTOM
P2.0	24"-SQUARE x 12" THICK W/ (3)-#4 BARS EACH WAY, TOP AND BOTTOM
P2.5	30"-SQUARE x 18" THICK W/ (3)-#5 BARS EACH WAY, TOP AND BOTTOM
P3.5	42"-SQUARE x 20" THICK W/ (4)-#5 BARS EACH WAY, TOP AND BOTTOM

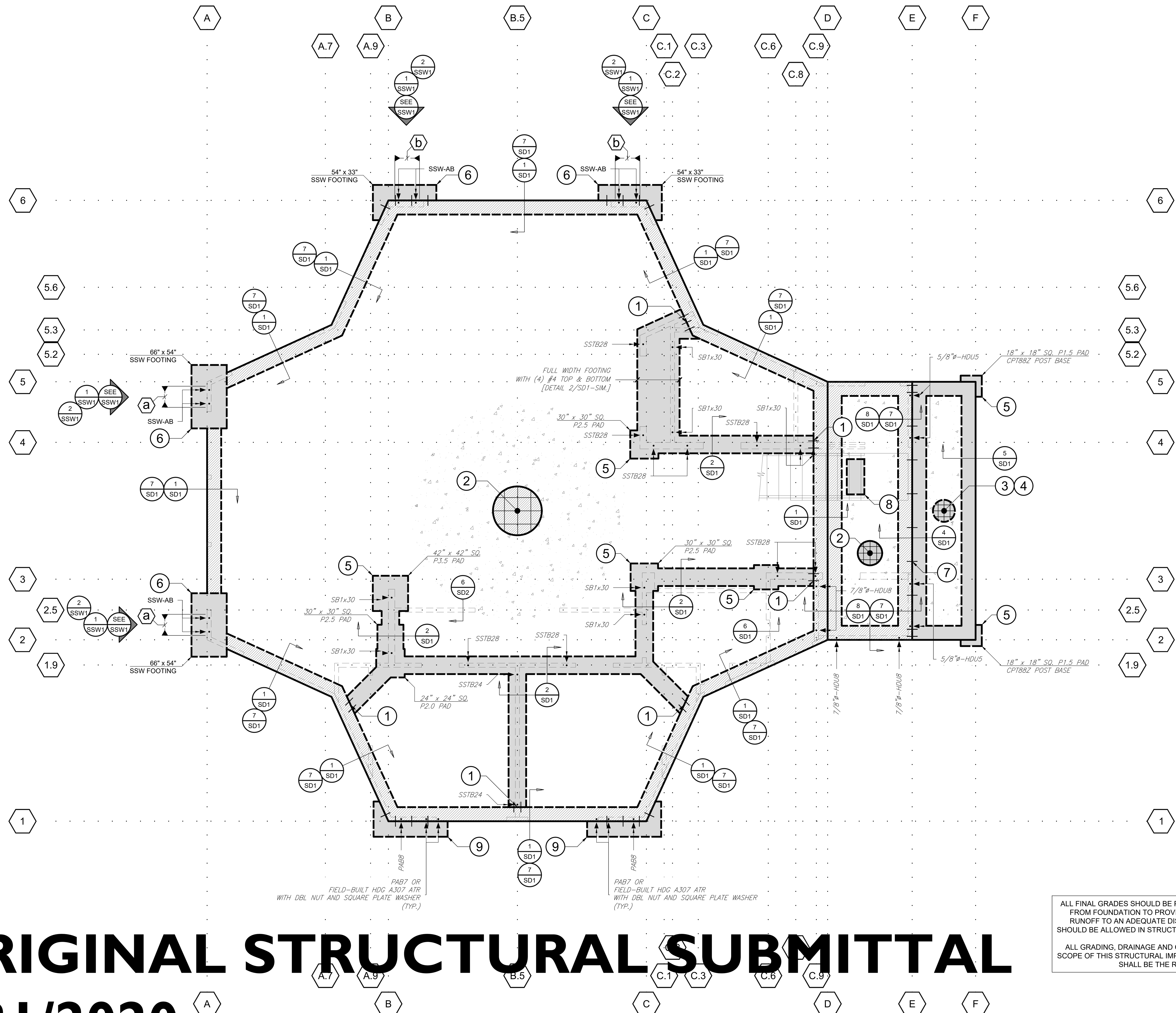
2 SCALE NTS

SIMPSON STRONG WALL PAD FOOTING SCHEDULE

SYMBOL	MODEL	W	d_e	S	ANCHOR BOLT	STRENGTH
a	SSW18	51	17	12.25	SSW-AB1	HIGH
b	SSW21	33	11	15	SSW-AB1	STANDARD

1. THE UNITS OF THIS TABLE ARE IN INCHES (IN), UNLESS OTHERWISE NOTED.
2. REFER TO THE STANDARD SIMPSON STEEL STRONG WALL DETAIL SHEETS FOR THE MANUFACTURER'S SPECIFICATIONS, INSTALLATION REQUIREMENTS, AND RECOMMENDATIONS.
3. THE CONTRACTOR SHALL VERIFY THE STRONG WALL HEIGHT AND ANCHORAGE PRIOR TO THE PLACING OF CONCRETE.
4. SPECIAL INSPECTIONS OF THE STEEL STRONG WALL ANCHORAGE IS REQUIRED, AND RECOMMENDED BY THE MANUFACTURER.
5. PROVIDE SUPPLEMENTARY PAD REINFORCEMENT AT ALL STRONG WALL FOUNDATION ELEMENTS. THE REINFORCEMENT IN THE PAD FOOTINGS SHALL BE #5 @ 24" O.C. MAX. TOP AND BOTTOM, EACH WAY.
6. REFER TO SHEETS SSW1 FOR ADDITIONAL DETAIL AND SPECIFICATIONS PROVIDED BY THE MANUFACTURER.

1 SCALE NTS



A FOUNDATION PLAN SCALE: 1/4" = 1'-0"

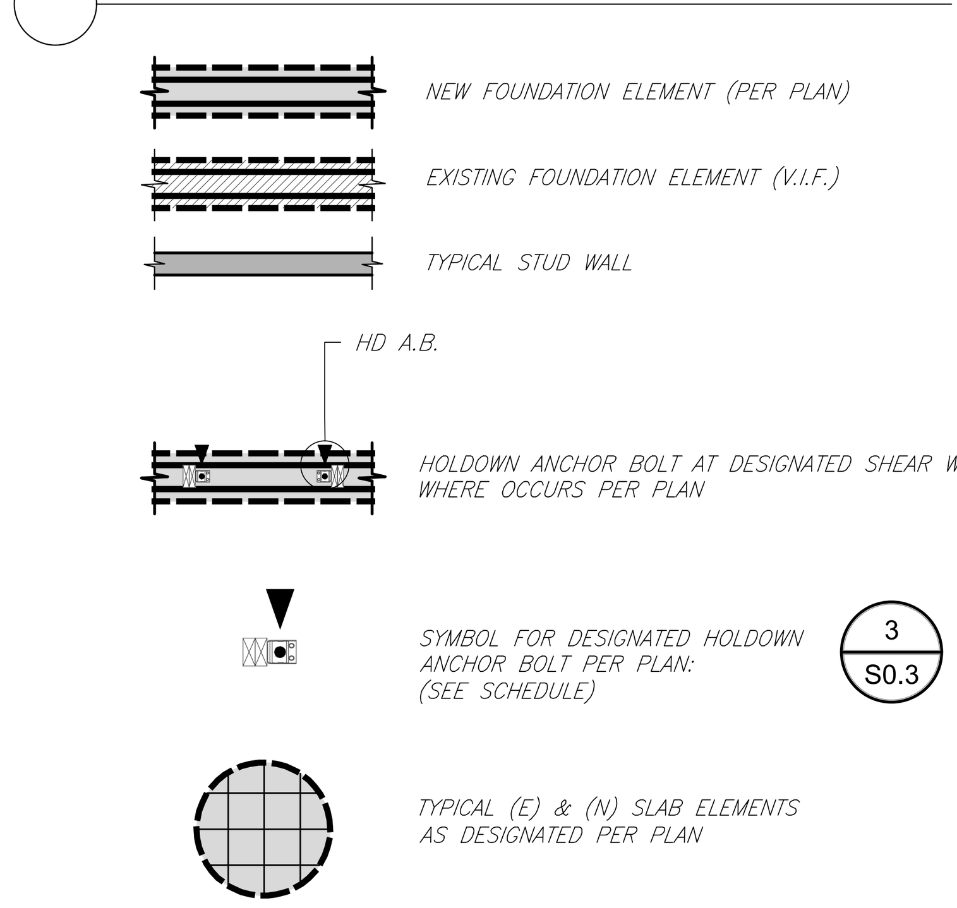
ALL FINAL GRADES SHOULD BE PROVIDED WITH POSITIVE GRADIENTS AWAY FROM FOUNDATION TO PROVIDE RAPID REMOVAL OF SURFACE WATER RUNOFF TO AN ADEQUATE DISCHARGE POINT. NO PONDING OF WATER SHOULD BE ALLOWED IN STRUCTURAL AREAS OR ADJACENT TO FOUNDATION.

ALL GRADING, DRAINAGE AND CIVIL ACTIVITIES ONSITE ARE OUTSIDE THE SCOPE OF THIS STRUCTURAL IMPROVEMENT PLAN AS SPECIFIED HEREIN AND SHALL BE THE RESPONSIBILITY OF OTHERS.

THE CONFIGURATION OF THE EXISTING FOUNDATION SYSTEM IS ASSUMED BASED UPON INFORMATION PROVIDED TO THIS OFFICE. ALL EXISTING FRAMING ELEMENTS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO DEMOLITION WORK, FURNISHMENT, AND INSTALLATION OF NEW STRUCTURAL ELEMENTS, THROUGH UTILIZATION OF A PACHOMETER TEST PERFORMED BY A QUALIFIED FIRM. IF THE EXISTING FOUNDATION ELEMENTS ARE DISCOVERED TO BE CONTRARY TO WHAT IS SHOWN ON THIS PLAN, THE CONTRACTOR SHALL IMMEDIATELY CALL HOGAN LAND SERVICES TO CONFIRM ADEQUACY OF THE STRUCTURAL SYSTEM.

ORIGINAL STRUCTURAL SUBMITTAL 8/21/2020

SHEET LEGEND



HOGAN LAND SERVICES
A CALIFORNIA CORPORATION
1702 4TH STREET
SANTA ROSA, CA 95404
www.hoganls.com
TEL (707) 544-2104
FAX (707) 522-2105

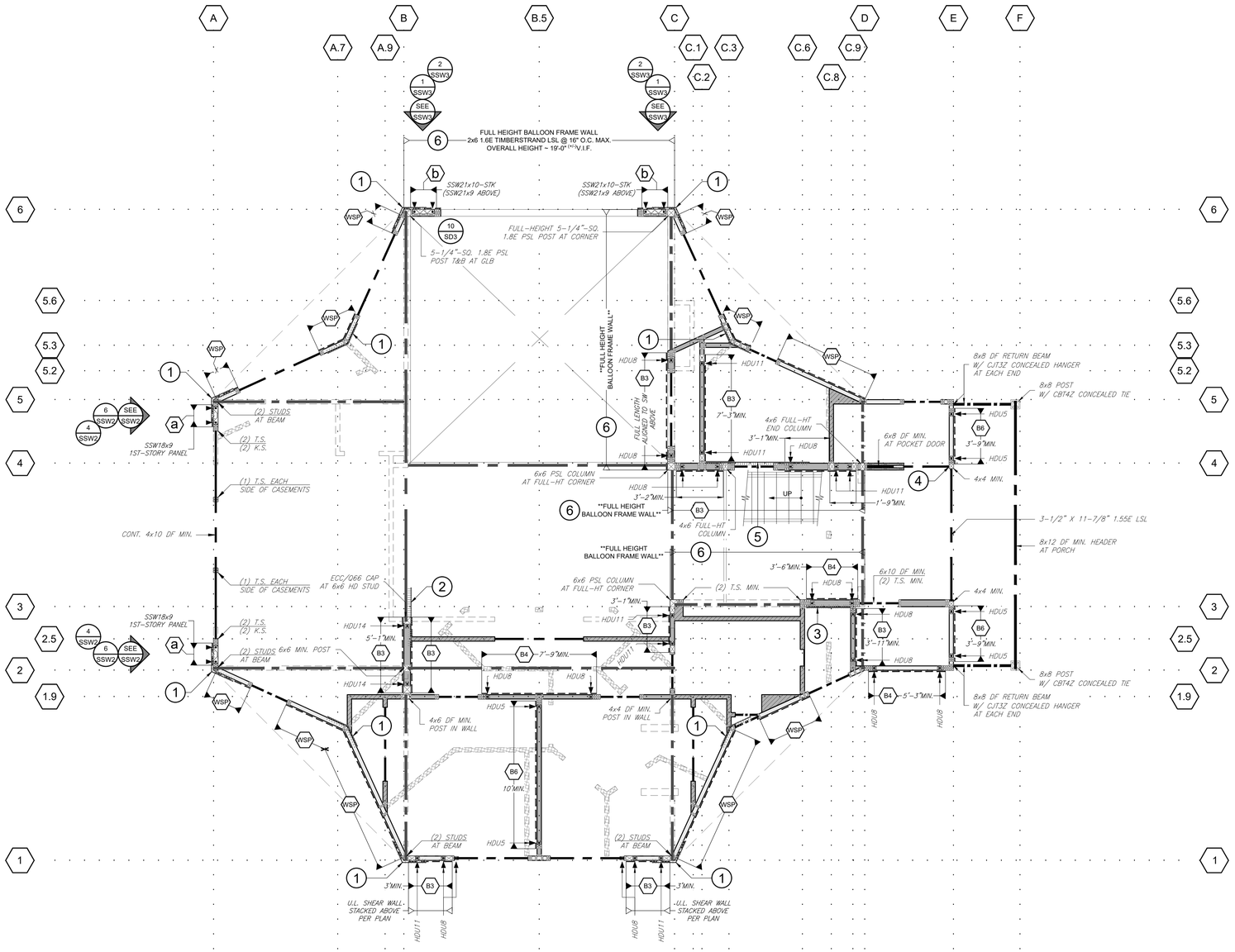
THE HEATH RESIDENCE
CONVERSION/REMODEL & ADDITION
FOUNDATION PLAN
75 JONES STREET
SAN ANSELMO, CALIFORNIA
APN: - -

REGISTERED PROFESSIONAL ENGINEER DANIEL P. BYRNE No. 80078 CIVIL STATE OF CALIFORNIA

DATE:	8/3/20
SCALE:	1/4"=1'-0" UON
PM:	DB3
DRAWN BY:	MLB
CHK:	HSP
JOB #:	4412.04

S1.0

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, AND ASSEMBLIES PRIOR TO THE FURNISHMENT AND INSTALLATION OF THE STRONG WALL SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
THE DETAILS PROVIDED ON THIS PAGE SHALL BE USED IN CONJUNCTION WITH THE PUBLICATIONS PROVIDED BY THE MANUFACTURER TO ENSURE CONSTRUCTION IS IN ACCORDANCE WITH THE REQUIREMENTS, SPECIFICATIONS, RECOMMENDATIONS, AND TOLERANCES AS SET FORTH BY THE MANUFACTURER.



A SHEAR WALL & FRAMING PLAN (LOWER LEVEL)
SCALE: 1/4" = 1'-0"

FRAMING NOTES

1. PROVIDE STRAP AT AL DISCONTINUOUS PLATES AND BEAM SPLICES PER DETAIL 2/S0.2.
2. PRESSURE TREAT WHERE FRAMING MEMBERS ARE IN DIRECT CONTACT WITH CONCRETE.
3. INSTALL ALL HARDWARE PER MANUFACTURER'S RECOMMENDATIONS.
4. HEADER SPECIFICATION PER PLAN, OR SEE HEADER SCHEDULE 1/S0.2 IF NO SPECIFICATION IS PROVIDED ON PLAN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ACTUAL PLATE HEIGHTS IN THE FIELD, PRIOR TO ORDERING MANUFACTURED STRONG WALLS. COMMUNICATE WITH THE PROJECT ENGINEER FOR CONFIRMING FOUNDATION ELEMENTS AND REQUIRED STRONG WALL PANEL HEIGHTS, IN ORDER TO ASSURE ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
6. REFER TO SHEAR WALL SCHEDULE & HOLDOWN ANCHOR BOLT SCHEDULES, 2/S0.3 & 3/S0.3, RESPECTIVELY.

ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF THE FOLLOWING (U.O.N.):
1. 2x4 DF No. 2 GRADE MINIMUM OR BTR STUDS AT 16 INCHES ON-CENTER MAXIMUM.
2. 15/32" WALL SHEATHING WITH 6 INCH EDGE/12 INCH FIELD PLYWOOD SHALL BE PROVIDED ALONG ALL EXTERIOR STUD WALLS, AND ALONG DESIGNATED BRACED WALL LINES.
3. ALL DESIGNATED LATERAL-FORCE-RESISTING SYSTEMS SHALL BE CONSTRUCTED PER PLAN SPECIFICATIONS, DETAILS, AND SCHEDULES.

ALL INTERIOR WALLS SHALL BE CONSTRUCTED OF THE FOLLOWING (U.O.N.):
1. 2xDF No. GRADE MINIMUM STUDS AT 16 INCHES ON-CENTER MAXIMUM.
2. REFER TO ARCHITECTURAL DRAWINGS AND COMMUNICATE WITH THE PROJECT ENGINEER IN THE EVENT OF SIGNIFICANT DISCREPANCIES.

SHEET KEYNOTES

		REF.
1	PROVIDE CS-16 STRAP WRAPPED AROUND CORNER ALONG NEW LOWER LEVEL WALL TOP PLATE-TO-COMMON BLOCKING/FRAMING WITH 24"-MINIMUM END LENGTH.	
2	CS-16 STRAP AT FLOOR BEAM ELEMENT FASTENED TO SHEAR WALL TOP PLATES WITH 36"-MINIMUM END LENGTH. PROVIDE PRIOR TO THE INSTALLATION OF THE ECC/Q66 COLUMN CAP.	
3	PROVIDE SOLID BLOCKING WITH P.E.N. PER SHEAR WALL SCHEDULE AND CONTINUOUS CS-16 STRAP AT TOP AND BOTTOM OF OPENING FACILITATING THE R/A GRILLE (S.A.D.).	
4	PROVIDE HU/C68 FACE-MOUNT HANGER TO SUIT AT POCKET DOOR HEADER, FASTENED INTO ADJACENT ENTRY HEADER ELEMENT (U.O.N. APPROVED OR EQUAL).	
5	PROVIDE CONTINUOUS CS-16 STRAP AT TOP OF OPENING FASTENED INTO SOLID BLOCKING WITH P.E.N. PER SHEAR WALL SCHEDULE.	
6	BALLOON FRAME WALL ELEMENTS SHALL BE COMPRISED OF LSL STUD FRAMING, LSL/PSL COLUMNS, AND LSL/PSL HEADERS. NOMINAL FRAMING SPECIFIED PER PLAN SHALL BE THE MINIMUM EQUIVALENT STRUCTURAL COMPOSITE LUMBER FRAMING. CONSTRUCTION AND ASSEMBLY OF THE TYPICAL WALL ELEMENTS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, RECOMMENDATIONS, AND INSTALLATION TOLERANCES.	

SIMPSON STRONG WALL FRAMING SCHEDULE

SYMBOL	MODEL	APPLICATION TYPE	BASE CONNECTION (WOOD/CONCRETE)
a	SSW18x9	TWO-STORY STACKED	CONCRETE SLAB EDGE
b	SSW21x10-STK	BALLOON FRAMING	CONCRETE SLAB EDGE

1. REFER TO THE STANDARD SIMPSON STEEL STRONG WALL DETAIL SHEETS FOR THE MANUFACTURER'S SPECIFICATIONS, INSTALLATION REQUIREMENTS, AND RECOMMENDATIONS.
2. THE CONTRACTOR SHALL VERIFY THE STRONG WALL HEIGHT AND ANCHORAGE PRIOR TO THE PLACING OF CONCRETE.
3. SPECIAL INSPECTIONS OF THE STEEL STRONG WALL ANCHORAGE IS REQUIRED, AND RECOMMENDED BY THE MANUFACTURER.
4. REFER TO SHEETS SSW2 & SSW3 FOR ADDITIONAL DETAIL AND SPECIFICATIONS PROVIDED BY THE MANUFACTURER.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, AND ELEVATIONS PRIOR TO THE INSTALLATION OF THE STRONG WALL SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER FOR CLARIFICATION PRIOR TO CONSTRUCTION.

1 SCALE NTS

SHEET LEGEND

- NEW STUD WALL
- EXISTING STUD WALL TO REMAIN
- EXISTING STUD WALL TO BE REMOVED
- TYPICAL NON-BEARING STUD WALL
- TYPICAL HEADER ELEMENT
- FLOOR BEAM ABOVE PER PLAN
- DESIGNATED SHEAR WALL ELEMENT: TYPE, MINIMUM LENGTH, NAILING, & HOLDOWN
- SYMBOL FOR DESIGNATED HOLDOWN ANCHOR BOLT PER PLAN: (SEE SCHEDULE)
- UPPER LEVEL WALL PER PLAN

ORIGINAL STRUCTURAL SUBMITTAL
8/21/2020

DATE
A
B
1

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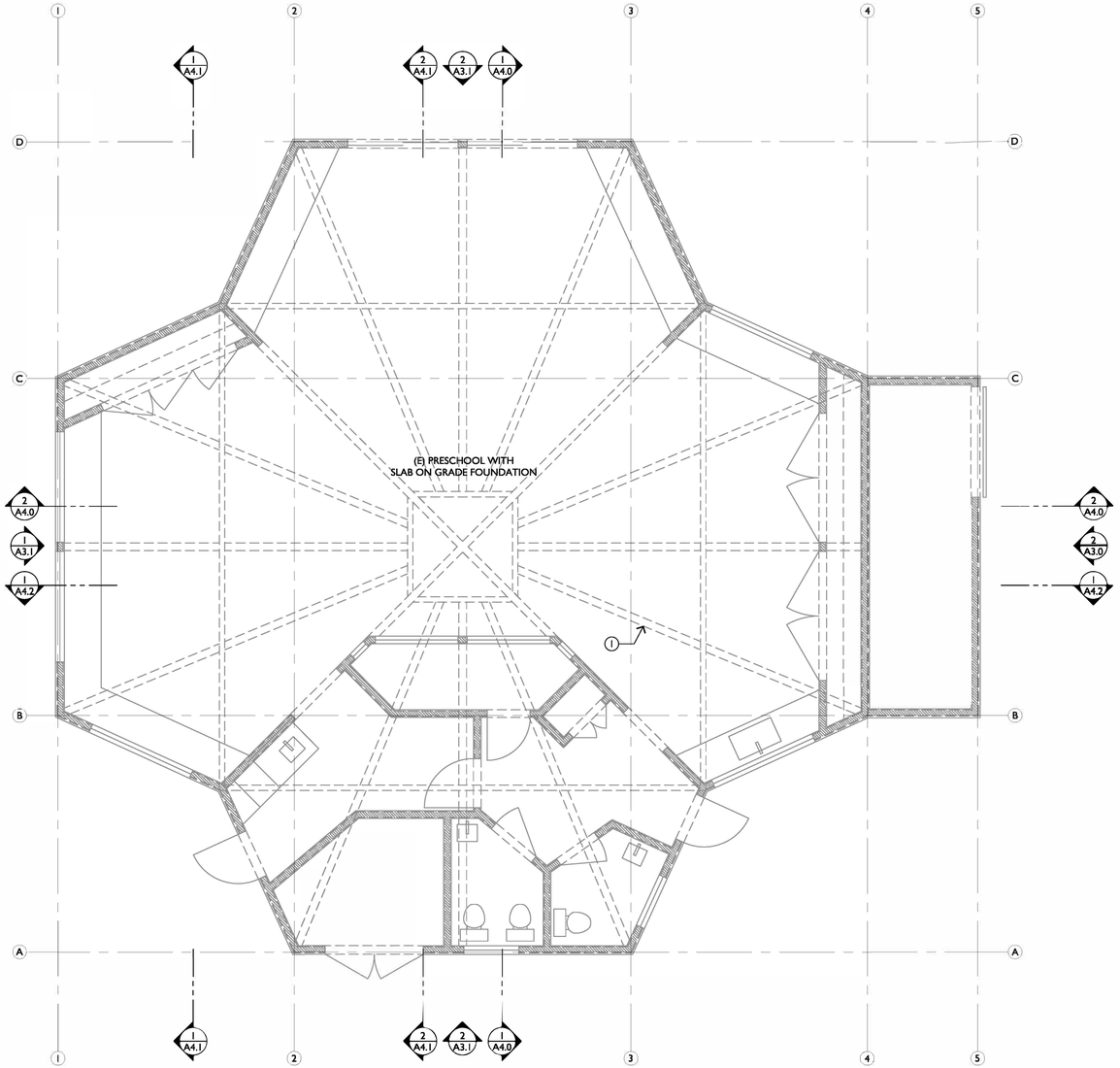
THE HEATH RESIDENCE
CONVERSION/REMODEL & ADDITION
LOWER LEVEL SHEAR WALL AND FRAMING PLAN
75 JONES STREET
SAN ANSELMO, CALIFORNIA
APN: - -

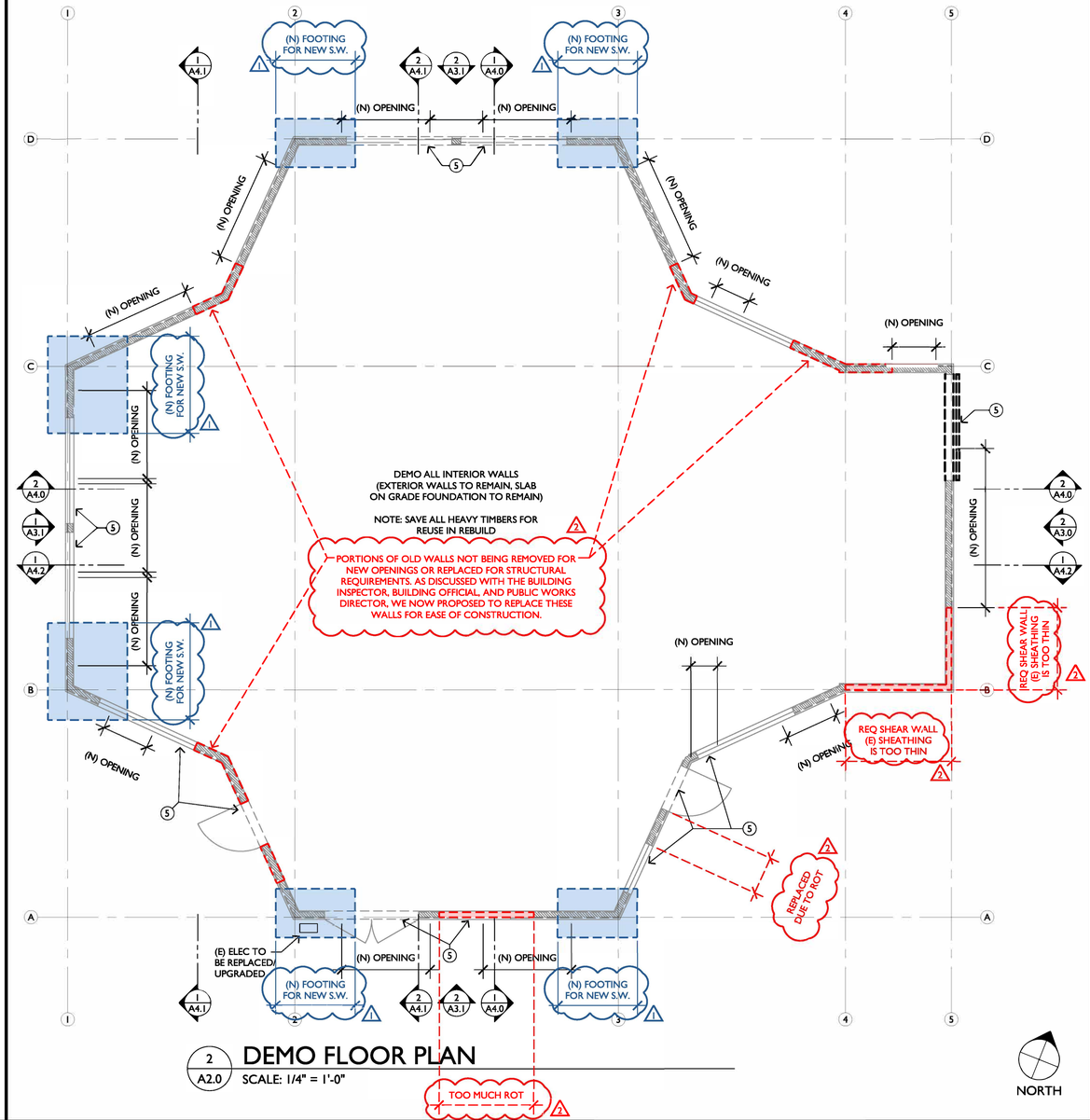
REGISTERED PROFESSIONAL ENGINEER DANIEL P. BY RNP NO. 80078 CIV II STATE OF CALIFORNIA

DATE:	8/3/20
SCALE:	1/4"=1'-0" UON
PM:	DB3
DRAWN BY:	MLB
CHK:	HSP
JOB #:	4412.04

S2.0
7 OF 18



1 A2.0 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 A2.0 DEMO FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

REVISED DEMO FOR COMMISSION
11/15/2021

GENERAL NOTES:

A. SEE STRUCTURAL PLANS FOR MORE INFO ON DEMO
B. (E) GAS METER TO REMAIN
C. (E) WATER METER TO REMAIN
D. (E) ELEC PANEL TO BE REPLACED
E. (E) MECHANICAL SYSTEM TO BE REPLACED
F. (E) CONCRETE SLAB TO REMAIN, PROTECT DURING CONSTRUCTION

SHEET NOTES:

1. SAVE ALL HEAVY TIMBERS
2. REMOVE (E) WALL
3. REMOVE (E) CABINETRY
4. REMOVE (E) PLUMBING (SINK / TOILET)
5. REMOVE (E) DOOR / WINDOW

LEGEND

- EXISTING WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN

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08 - 31 - 2023
RENEWAL DATE
STATE OF CALIFORNIA

HEATH RESIDENCE
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SAN ANSELMO, CA 94960
APN: 007-238-11

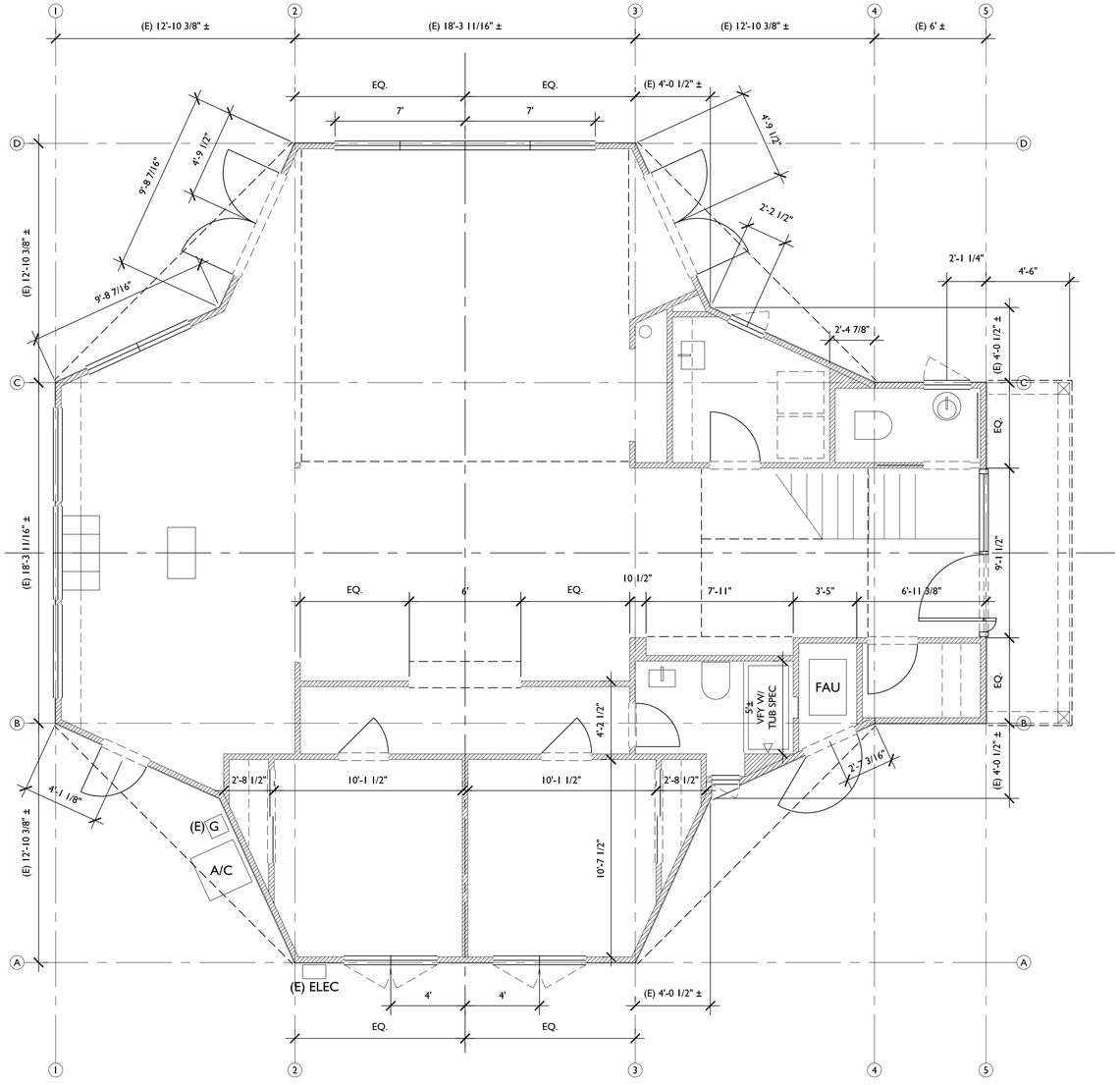
PROJECT NO: 19101

DATE	ISSUE
11/26/2019	DESIGN REVIEW
8/21/2020	PERMIT SUBMITTAL 1
11/15/2021	PLANNING COMMISSION 2

EXISTING AND DEMO PLANS

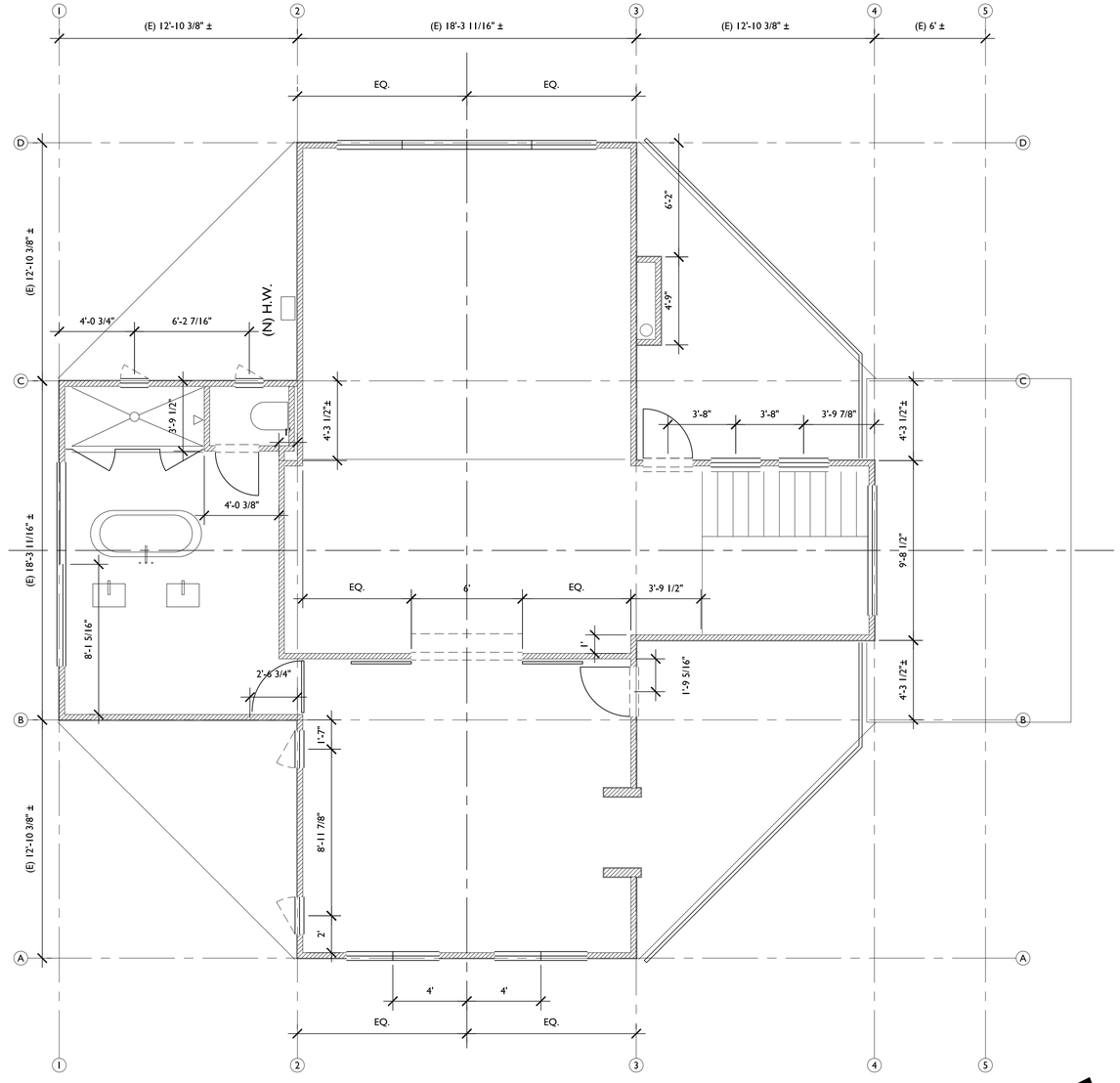
SCALE : 1/4" = 1'-0"

A2.0



1 A2.1 GROUND FLOOR FRAMING PLAN

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



2 A2.1 UPPER FLOOR FRAMING PLAN

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

NORTH

LEGEND

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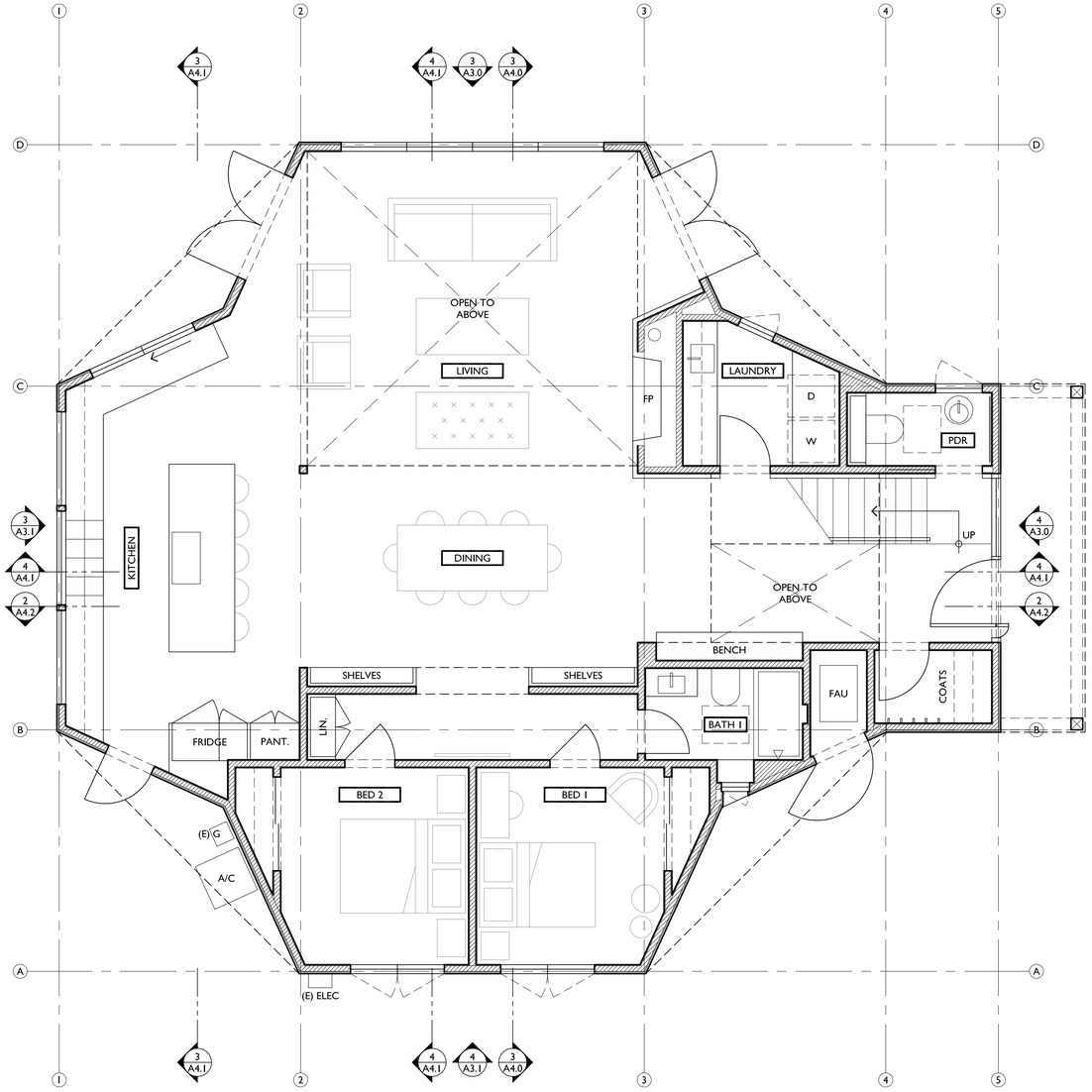
PROPOSED FRAMING PLANS

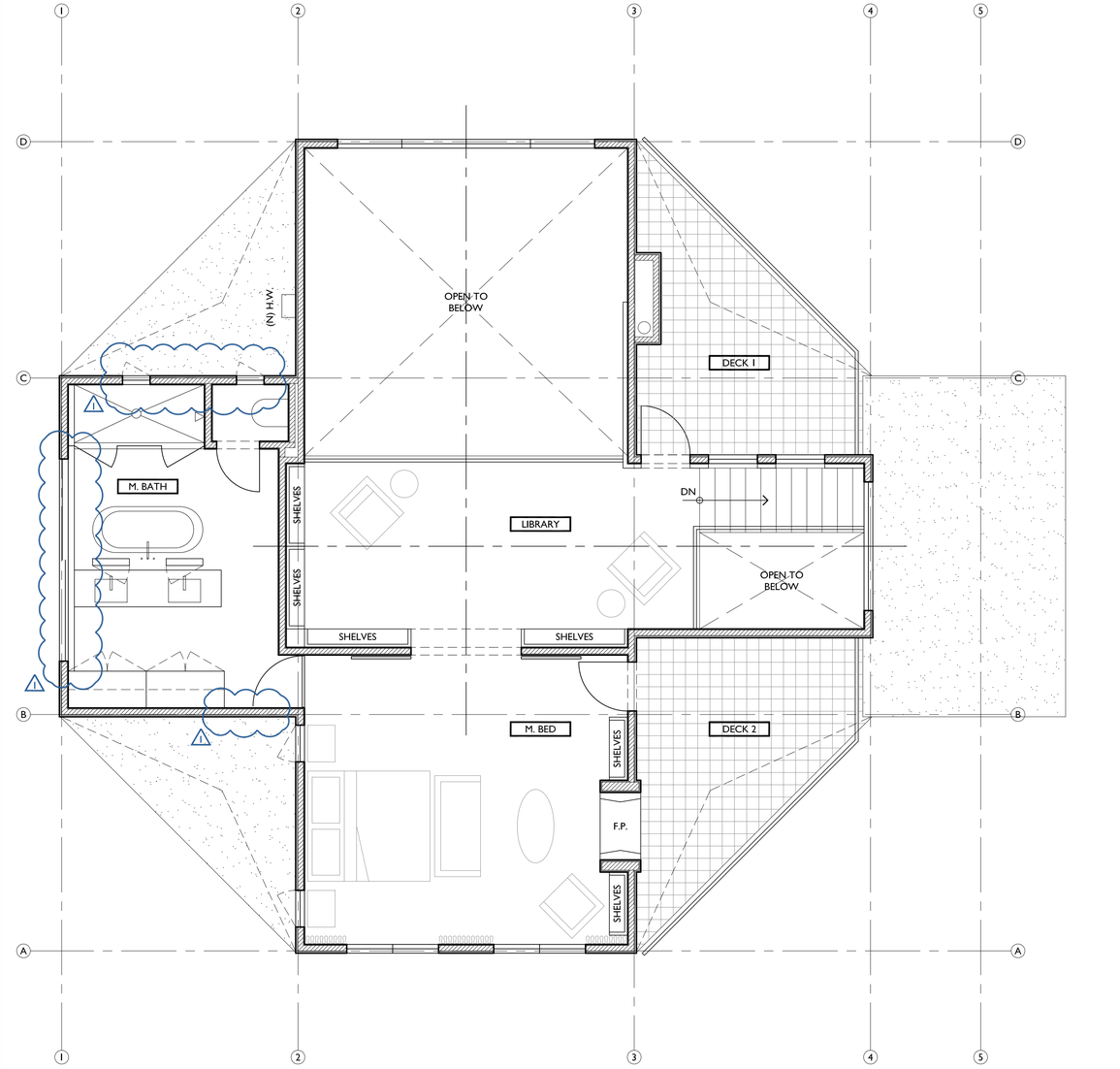
SCALE : 1/4" = 1'-0"

A2.1



1 A2.2 GROUND FLOOR PLAN - PROPOSED

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



2 A2.2 UPPER FLOOR PLAN - PROPOSED

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

NORTH

LEGEND

NEW WALL*
*NOTE: ONLY FIRST FLOOR EXTERIOR WALLS ARE EXISTING

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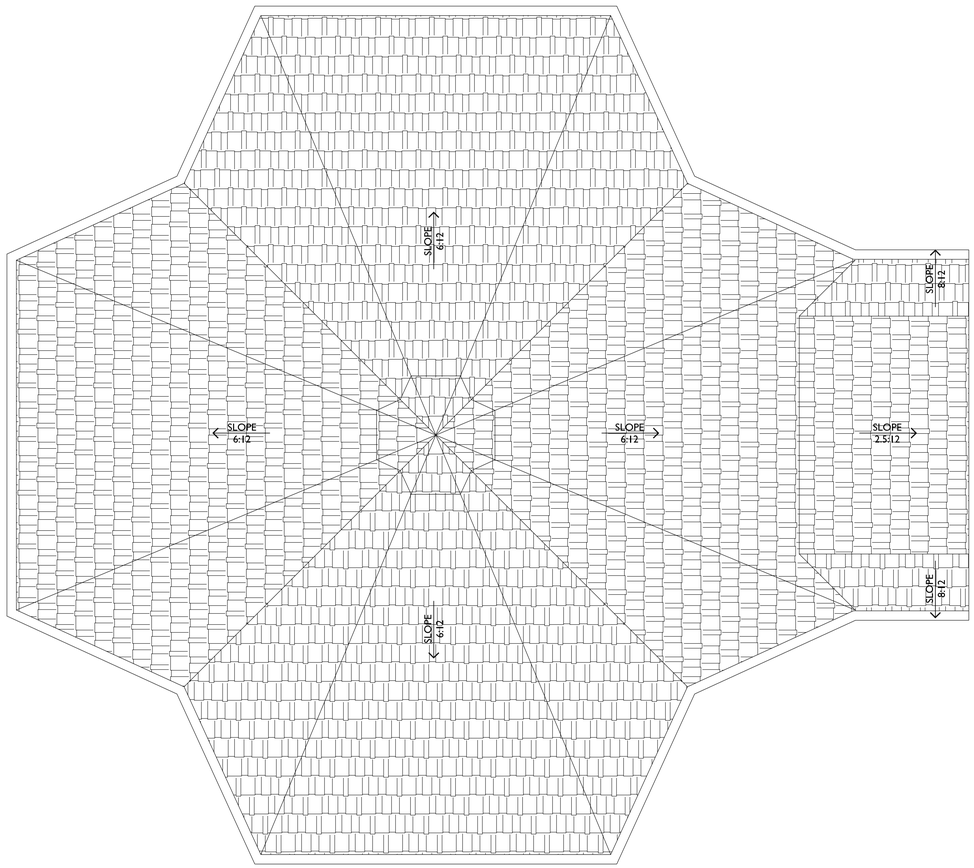
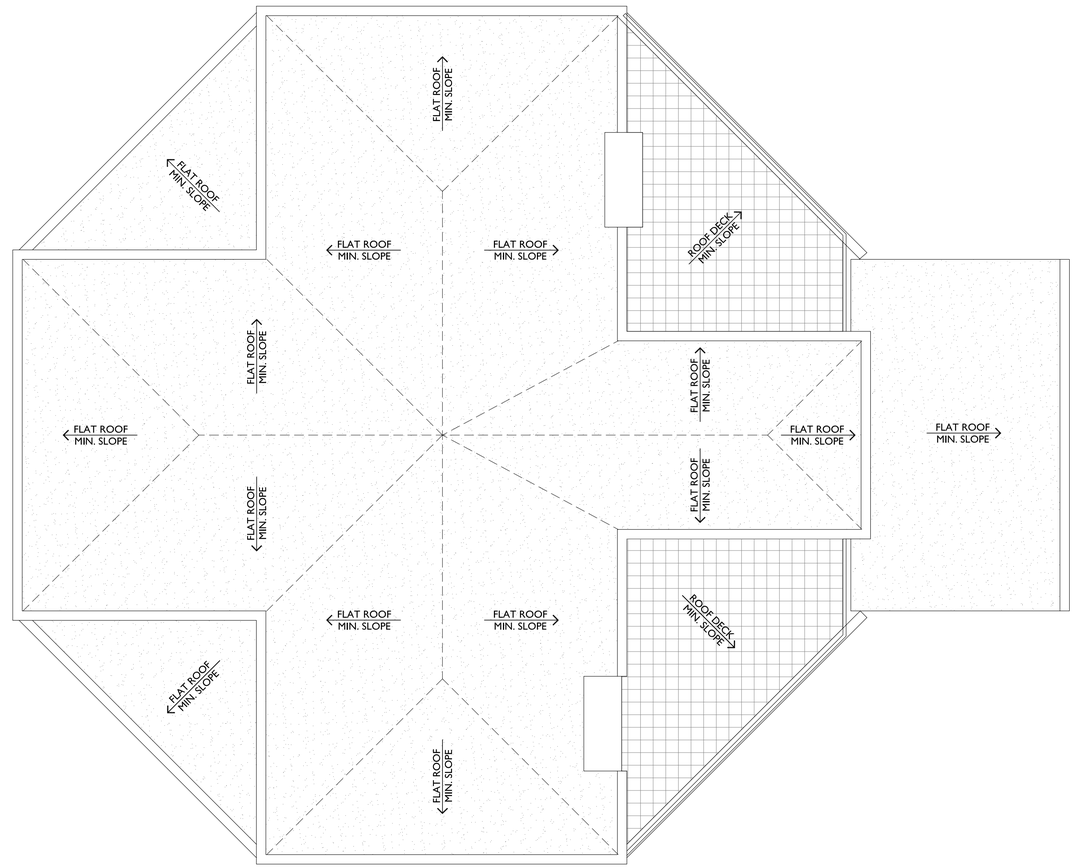
PROPOSED FLOOR PLANS

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

A2.2



1 A2.4 ROOF PLAN - EXISTING
SCALE: 1/4" = 1'-0"



2 A2.4 ROOF PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

LEGEND

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DESIGN REVIEW

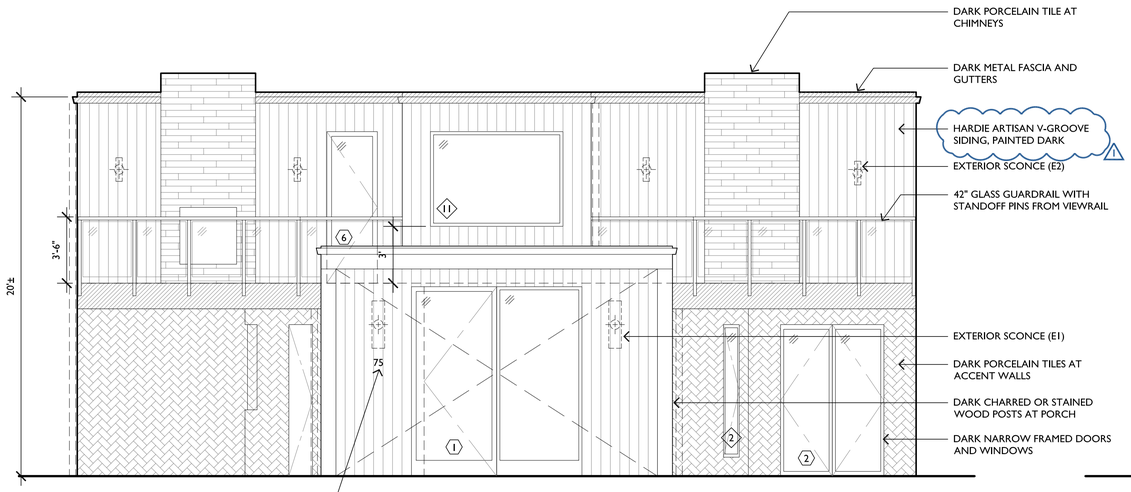
HEATH RESIDENCE
75 JONES ST
SAN ANSELMO, CA 94960
APN: XXX-XXX-XXX

DESIGNER: LUKE CLARK TYLER
SIGNATURE:
PROJECT NO: 19101

DATE	ISSUE
11/26/2019	DESIGN REVIEW

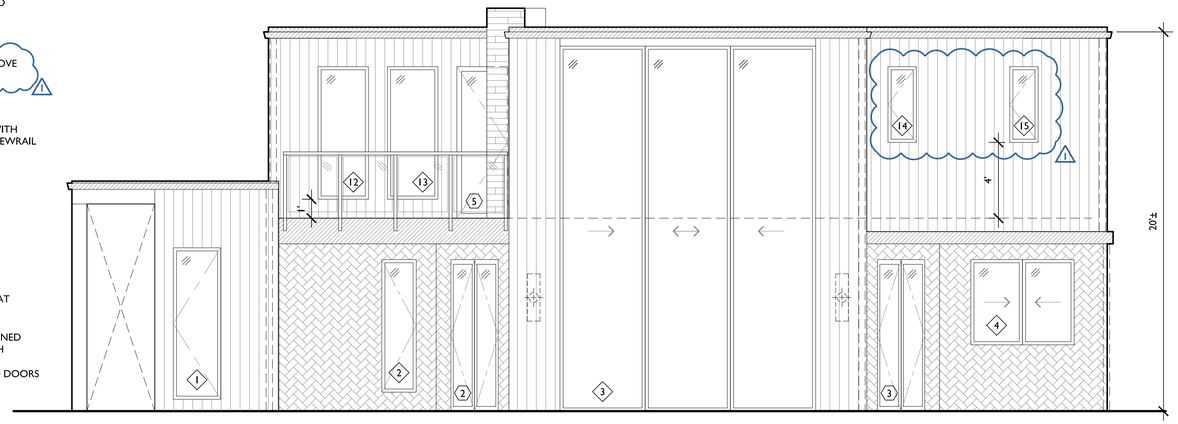
ROOF PLANS
SCALE : 1/4" = 1'-0"

A2.4

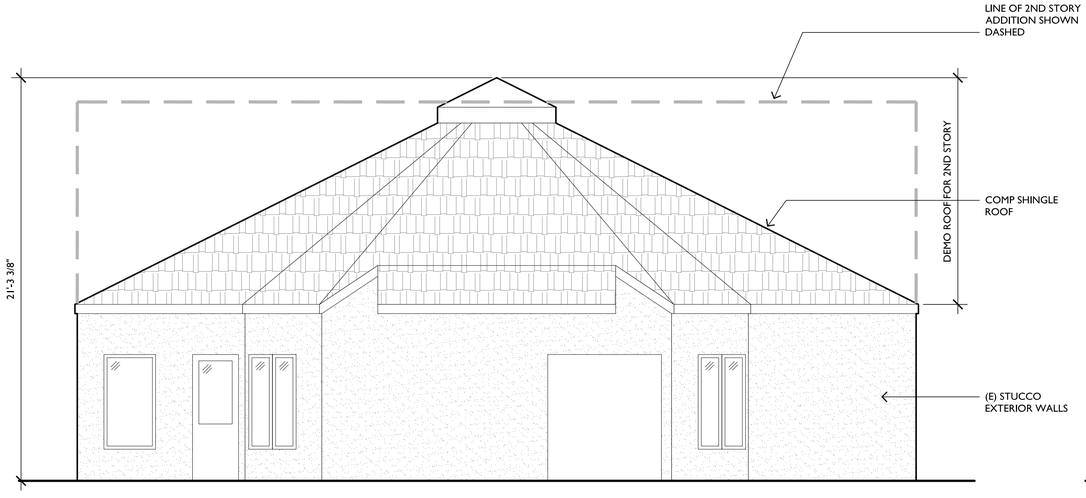


ADDRESS NUMBERS AT LEAST 4" TALL MUST BE IN PLACE ADJACENT TO THE FRONT DOOR. IF NOT CLEARLY VISIBLE FROM THE STREET, ADDITIONAL NUMBERS ARE REQUIRED. RESIDENTIAL NUMBERS MUST BE INTERNALLY ILLUMINATED (BACKLIT), PLACED TO A LIGHT OR BE REFLECTIVE NUMBERS. IF YOUR PROJECT IS A NEW HOUSE OR SUBSTANTIAL REMODEL, THEY MAY ONLY BE INTERNALLY ILLUMINATED OR ILLUMINATED AN ADJACENT LIGHT CONTROLLED BY A PHOTOCELL AND SWITCHED ONLY BY A BREAKER SO IT WILL REMAIN ILLUMINATED ALL NIGHT. IF NOT CURRENTLY AS DESCRIBED, THEY MUST BE INSTALLED AS PART OF THIS PROJECT.

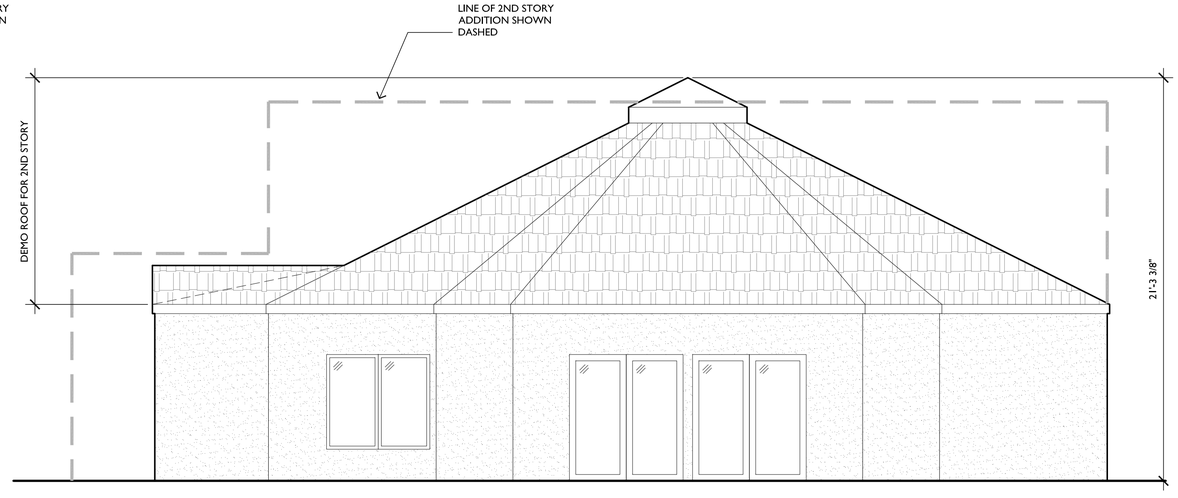
4 / A3.0 **EAST ELEVATION - PROPOSED**
SCALE: 1/4" = 1'-0"



3 / A3.0 **NORTH ELEVATION - PROPOSED**
SCALE: 1/4" = 1'-0"



2 / A3.0 **EAST ELEVATION - EXISTING**
SCALE: 1/4" = 1'-0"



1 / A3.0 **NORTH ELEVATION - EXISTING**
SCALE: 1/4" = 1'-0"

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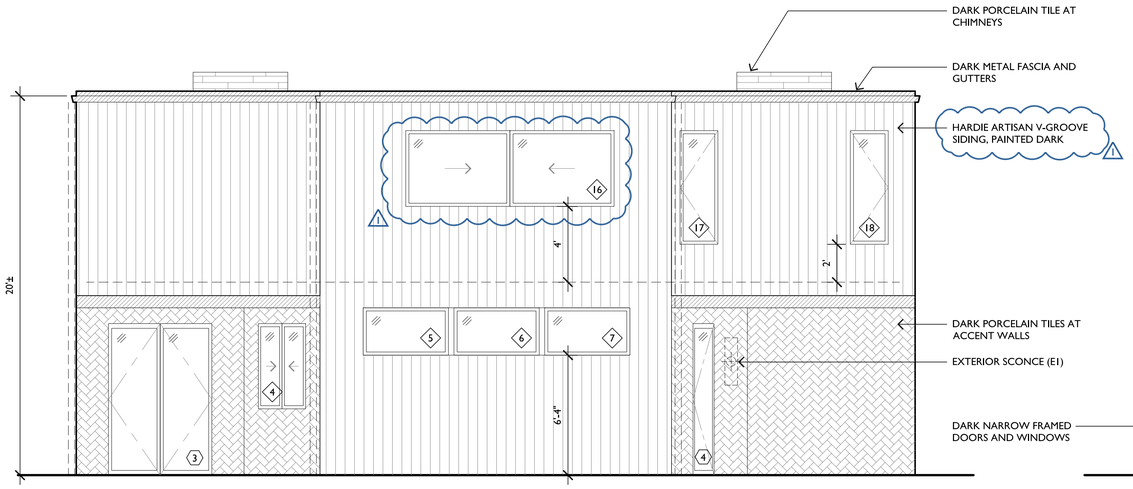
ELEVATIONS

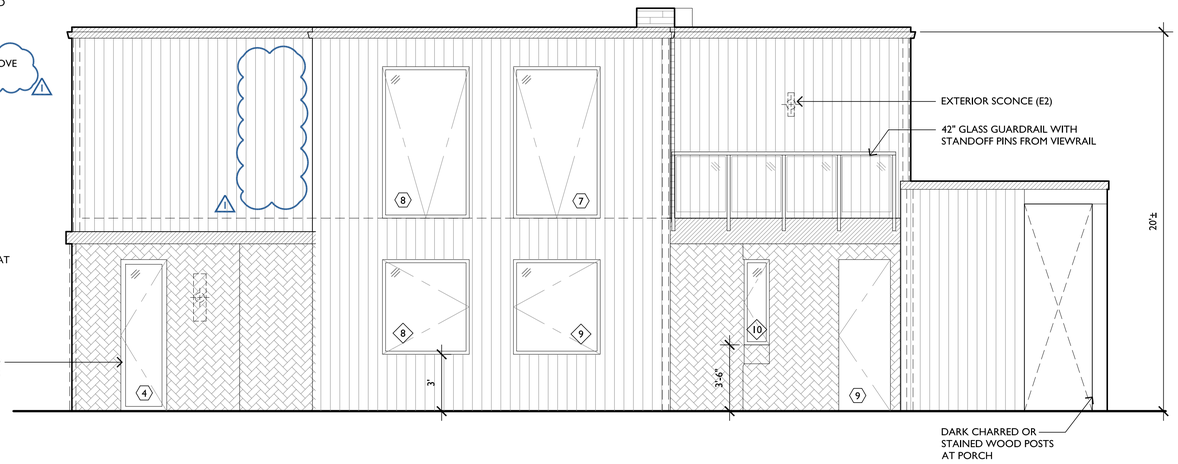
SCALE : 1/4" = 1'-0"

A3.0



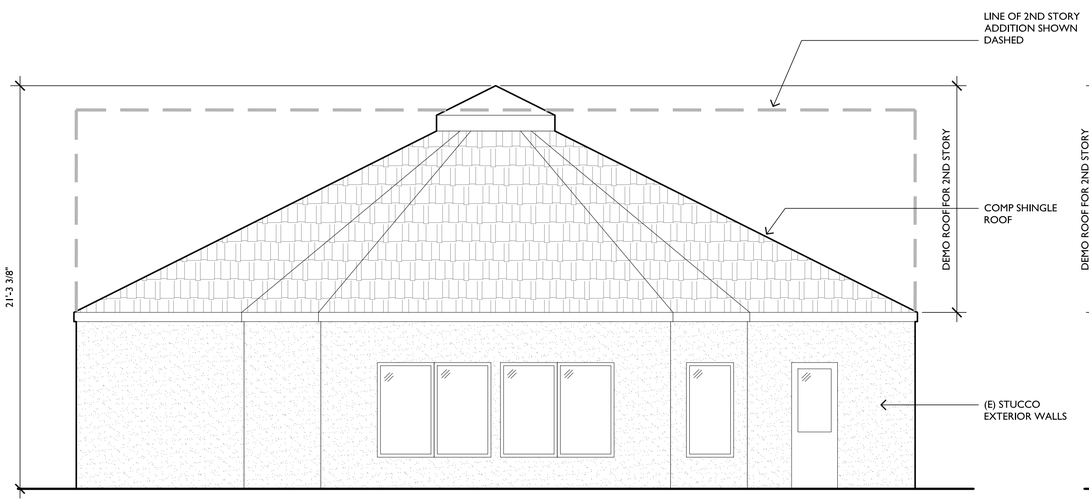
4 A3.1 WEST ELEVATION - PROPOSED

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



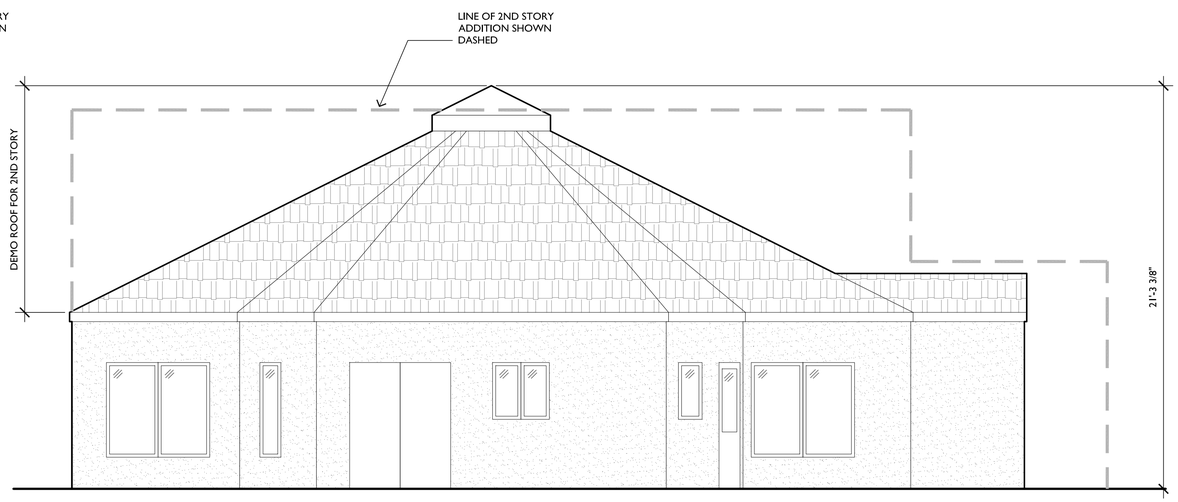
3 A3.1 SOUTH ELEVATION - PROPOSED

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



2 A3.1 WEST ELEVATION - EXISTING

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



1 A3.1 SOUTH ELEVATION - EXISTING

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

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ELEVATIONS

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

A3.1