

APN:	007-161-16
JURISDICTION:	TOWN OF SAN ANSELMO
ZONING:	R-1
LOT AREA:	7,386 SF
FLOOR AREA:	
EXISTING:	1,646 SF
SECOND STORY ADDITION:	905 SF
TOTAL FLOOR AREA:	2,551 SF
DECK < 30" ABOVE GRADE:	281 SF
DECK TO BE REMOVED:	(32 SF)
TOTAL DECK:	249 SF
ENTRY PORCH:	22 SF
GARAGE:	260 SF
EXISTING SITE COVERAGE:	26.1 %
NEW SITE COVERAGE:	26.1 %
EXISTING FLOOR AREA RATIO:	22.3 %
NEW FLOOR AREA RATIO:	34.5 %

OCCUPANCY GROUP: R-3,U
TYPE OF CONSTRUCTION: VB
STORIES: 2
SPRINKLERS: TO BE INSTALLED
OCCUPANT LOAD: 13

San Anselmo, CA

Center Blvd

Grove Ln

San Rafael Ave

San Anselmo Co-Op Nursery School

4 Myrtle Ln, San Anselmo, CA 94960

6 min walk - work

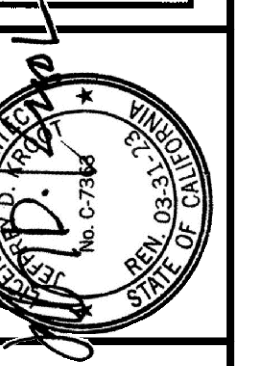
Robson Park

Hub Law Offices of Ford Greene

Imagin

1 SITE PLAN, EXISTING SITE PLAN, SITE INFORMATION
2 FLOOR PLANS
3 SECTIONS, (N) AND (E) ROOF PLANS
4 SOUTH AND EAST EXTERIOR ELEVATIONS - (N) & (E)
5 NORTH AND WEST EXTERIOR ELEVATIONS - (N) & (E)
6 EXISTING FLOOR PLAN, DIAGRAM - NEW ROOF IN
FRONTYARD SETBACK, STORY POLE PLAN
7 SHADE STUDY, STREETSCAPE ELEVATION

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SITE PLAN, (E) SITE PLAN
SITE INFORMATION

SOBRAL RESIDENCE
4 Myrtle Lane, Anselmo, CA
APN 007-161-16

DEC 2021

Scale $1'' = 10'$

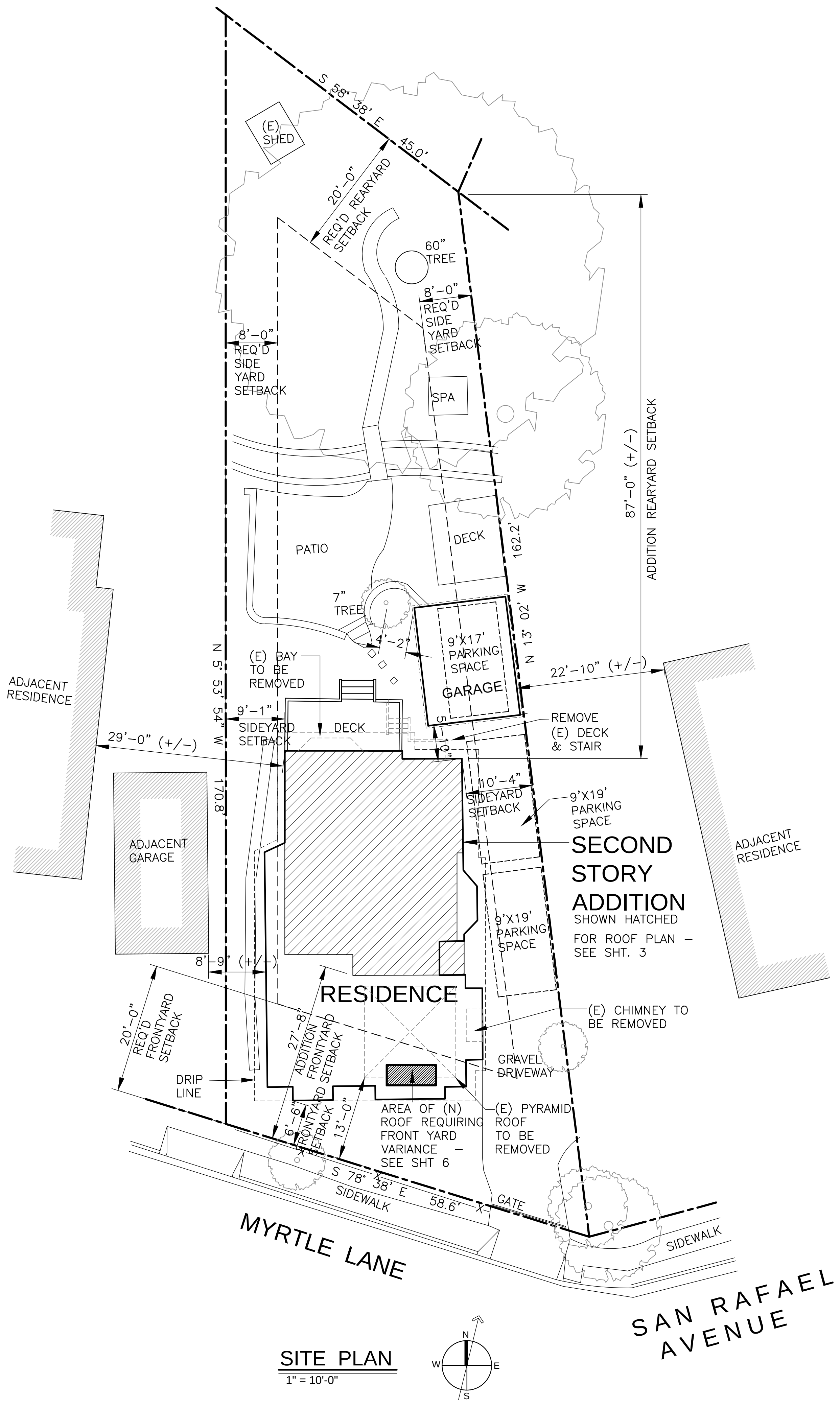
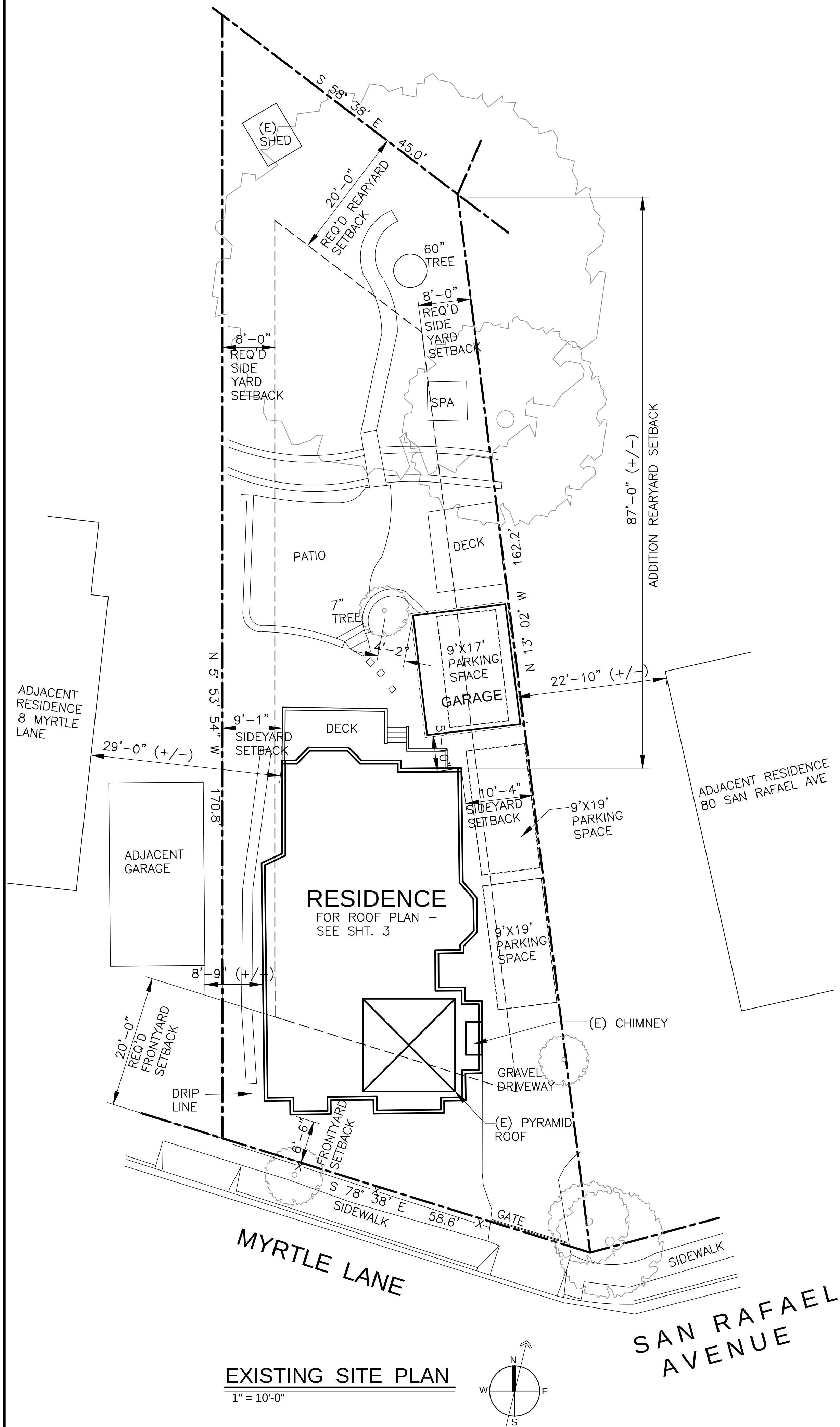
awn DMS

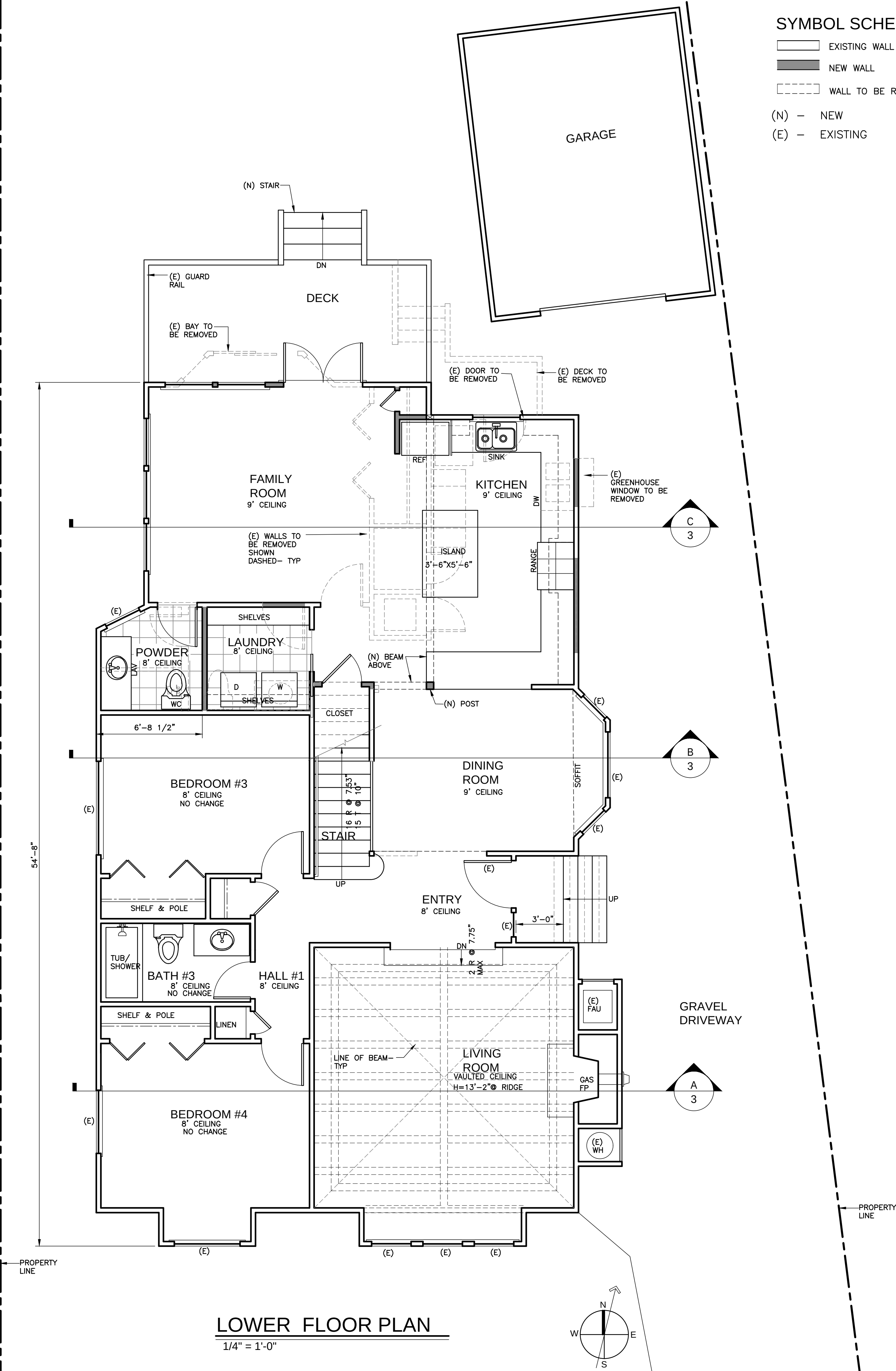
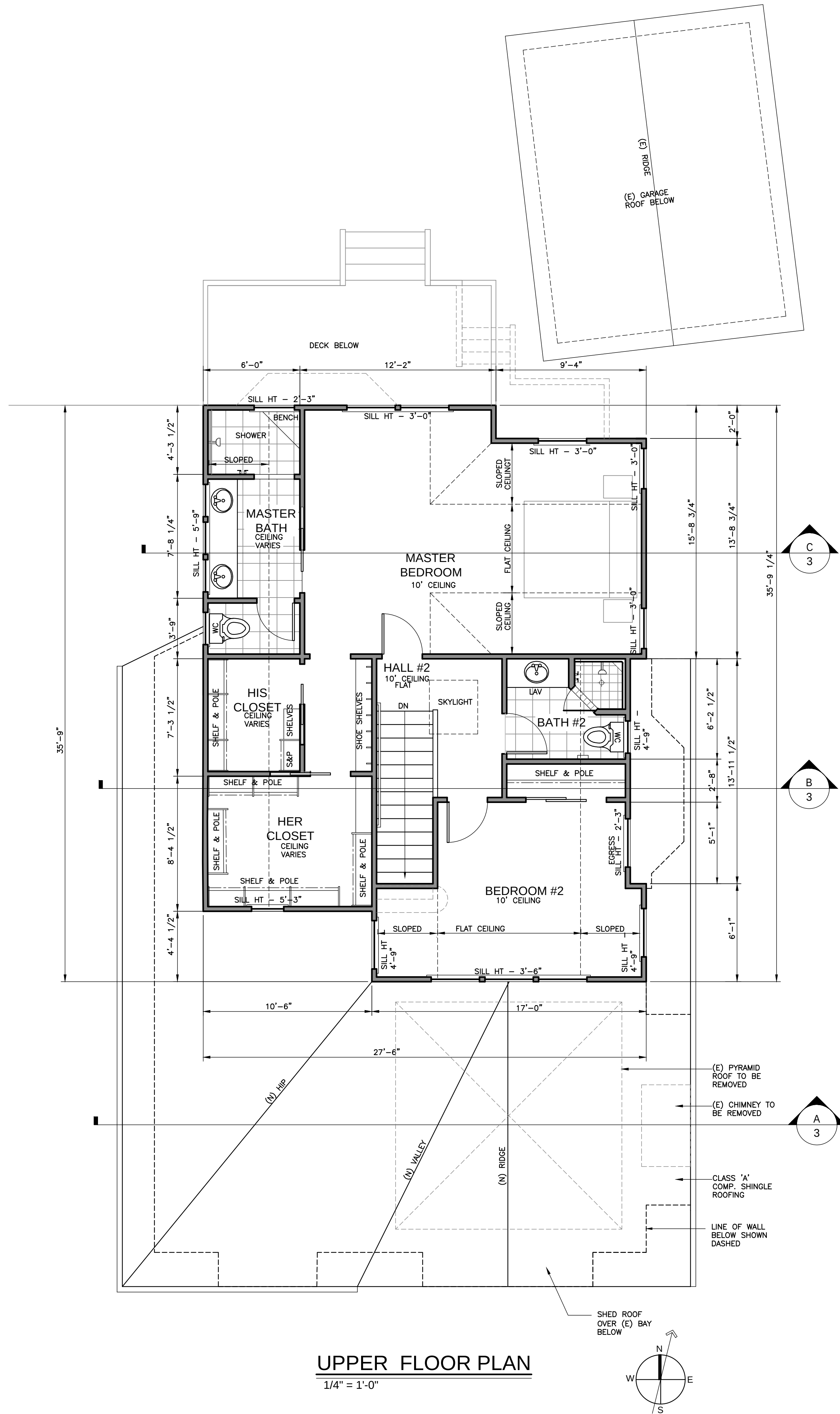
SOBRAL

1

1

F /





SYMBOL SCHEDULE

	EXISTING WALL
	NEW WALL
	WALL TO BE REMOVED
(N)	NEW
(E)	EXISTING

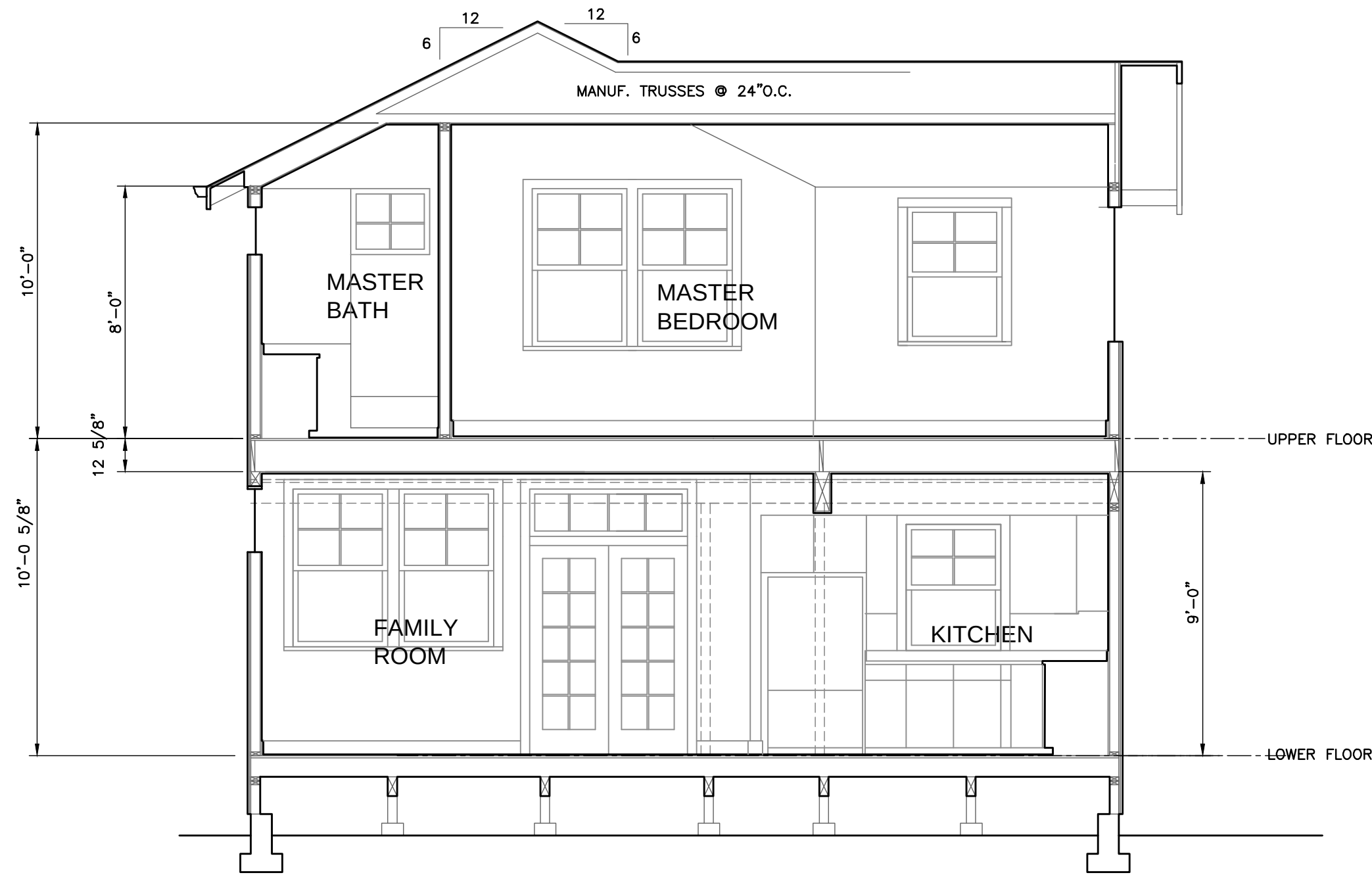
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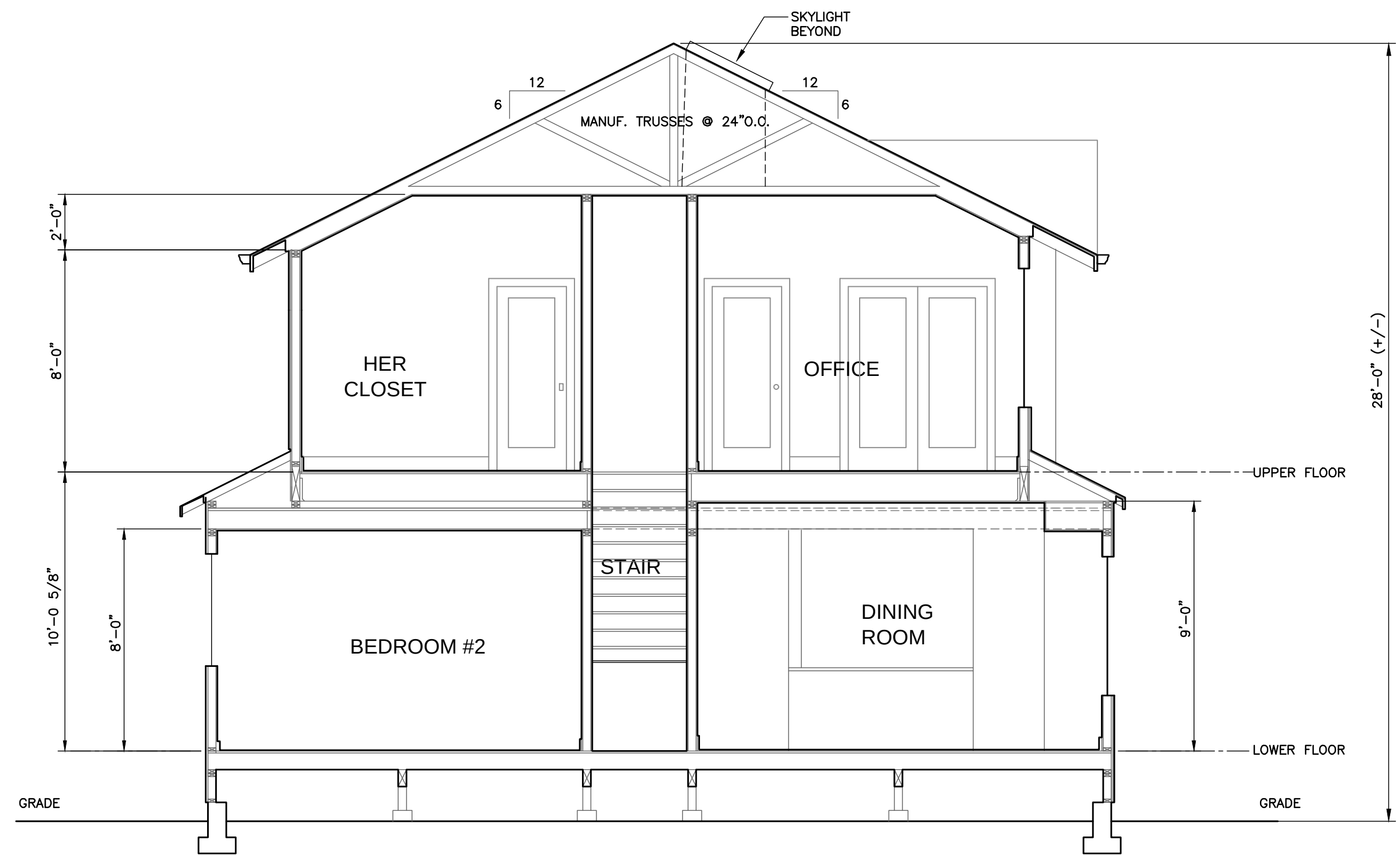
FLOOR PLANS

Addition and Remodel to the
SOBRAL RESIDENCE
 4 Myrtle Lane, Anselmo, CA
 APN 007-161-16

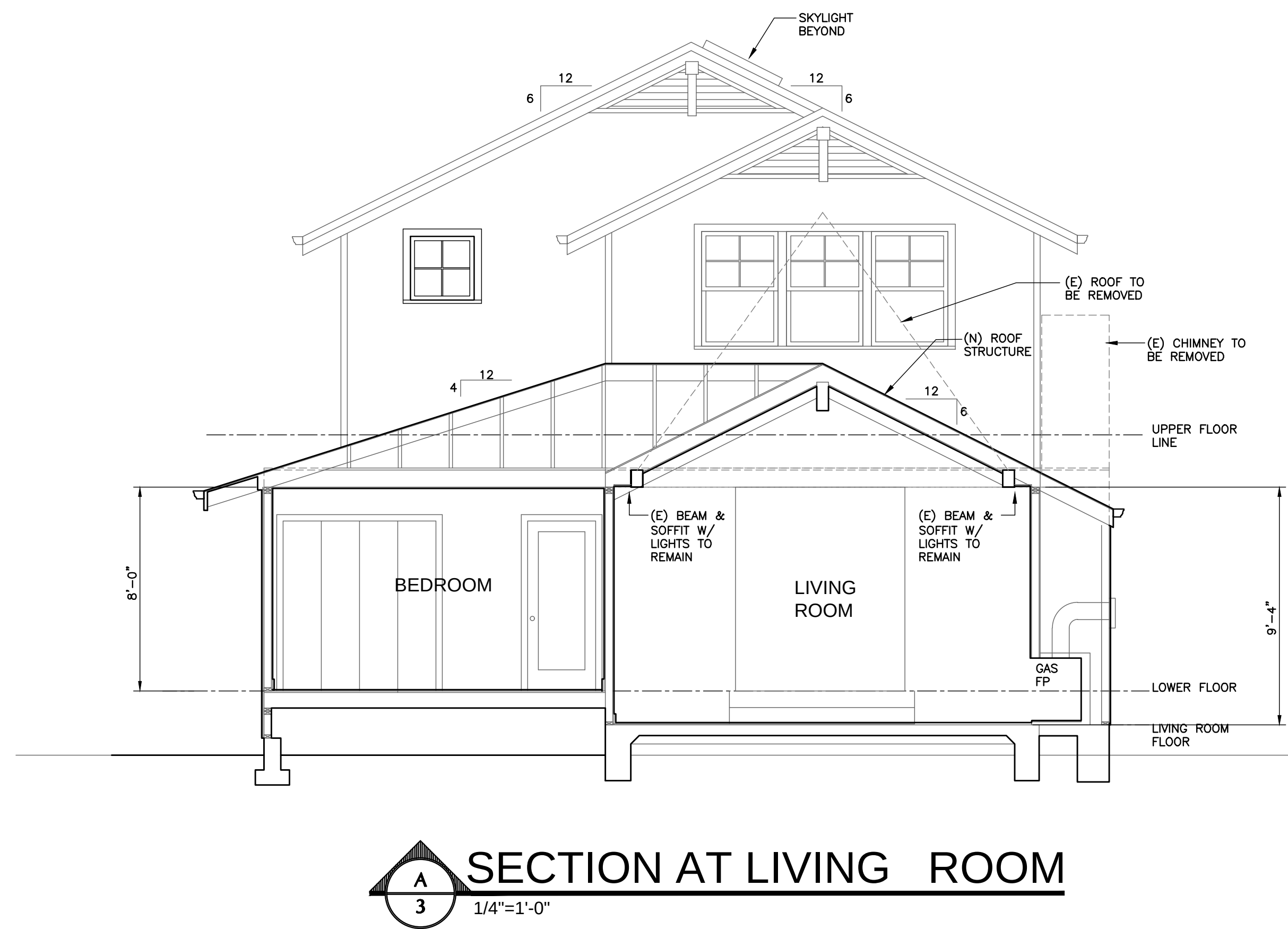
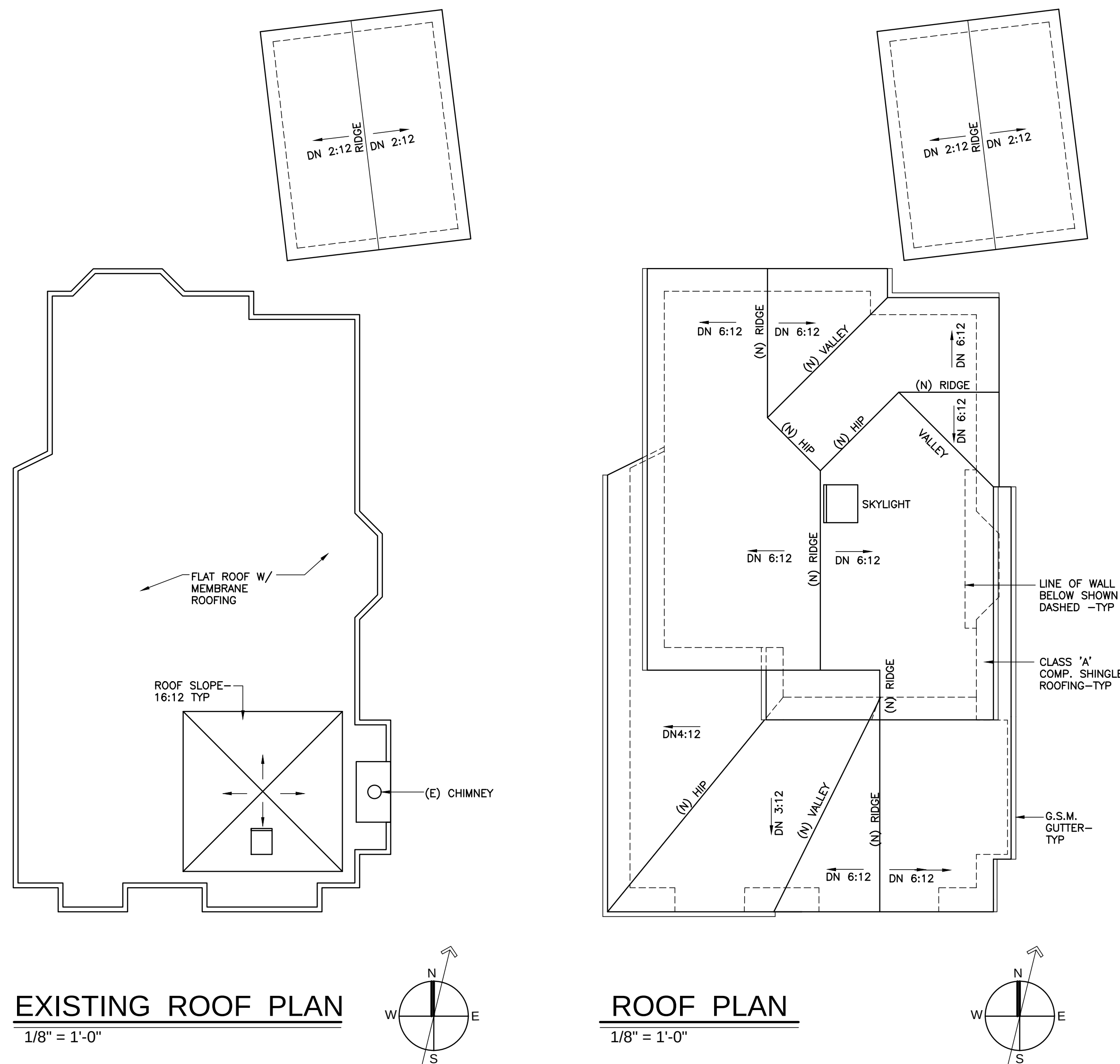
Date	DEC 2021
Scale	1/4" = 1'-0"
Drawn	DMS
Job	SOBRAL
Sheet	2
of	7



SECTION AT MASTER BEDROOM
1/4"=1'-0"



SECTION AT DINING ROOM
1/4"=1'-0"



SECTION AT LIVING ROOM
1/4"=1'-0"

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**SECTIONS
ROOF PLANS**

Addition and Remodel to the
SOBRAL RESIDENCE
4 Myrtle Lane, Anselmo, CA
APN 007-161-16

Date	DEC. 2021
Scale	AS SHOWN
Drawn	DMS
Job	SOBRAL
Sheet	3
of	7



EXTERIOR LIGHT FIXTURES

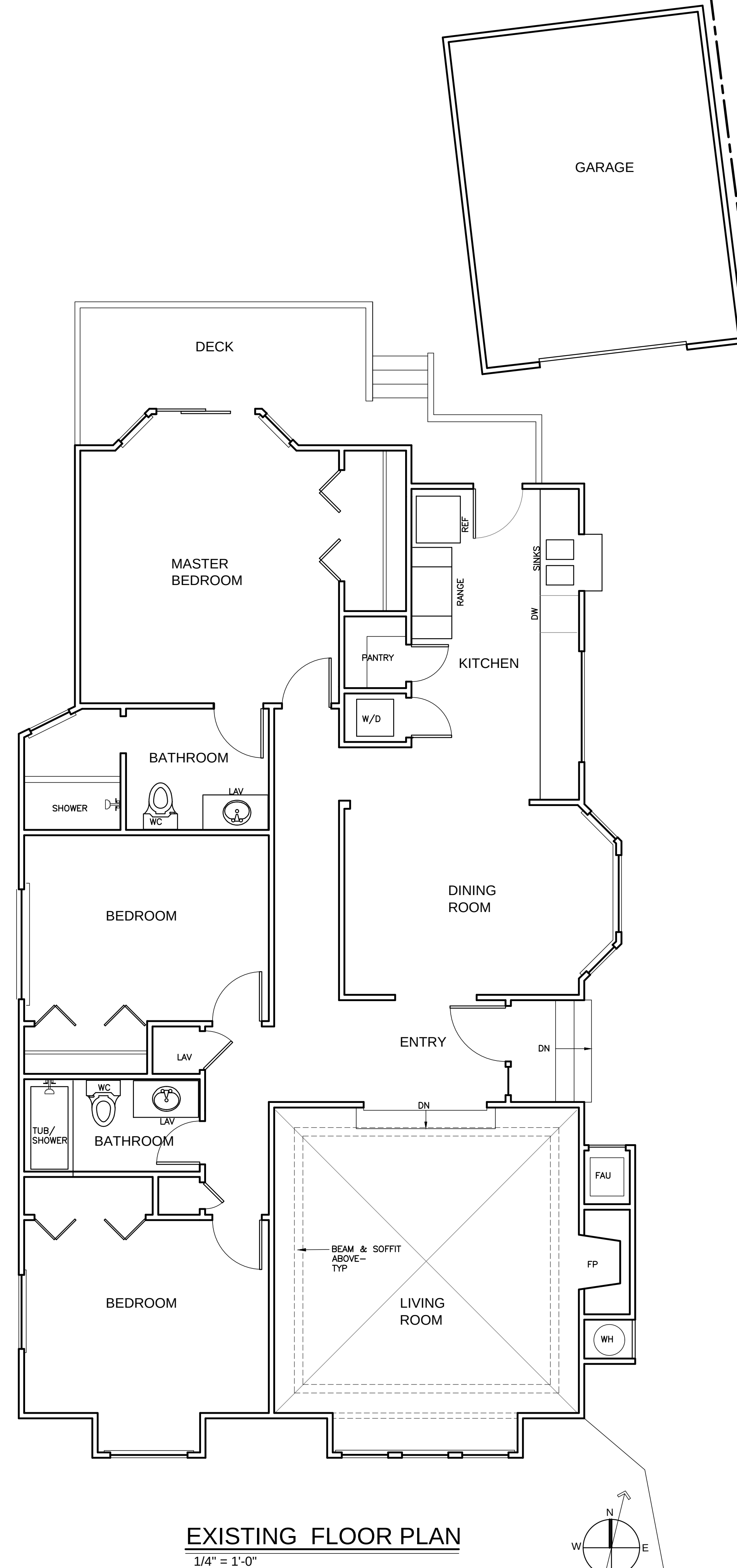
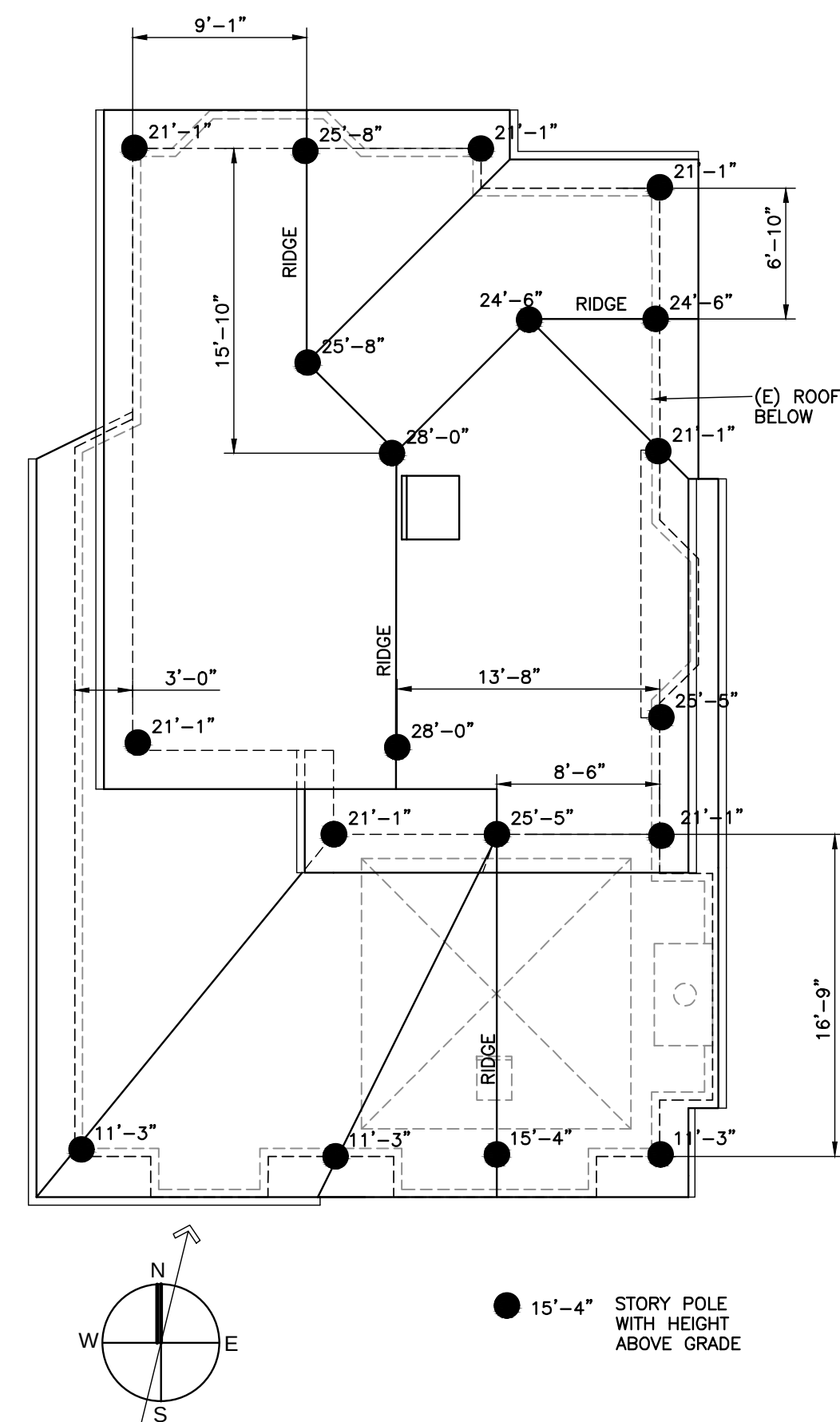
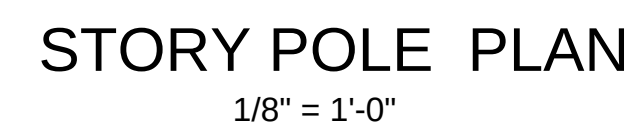
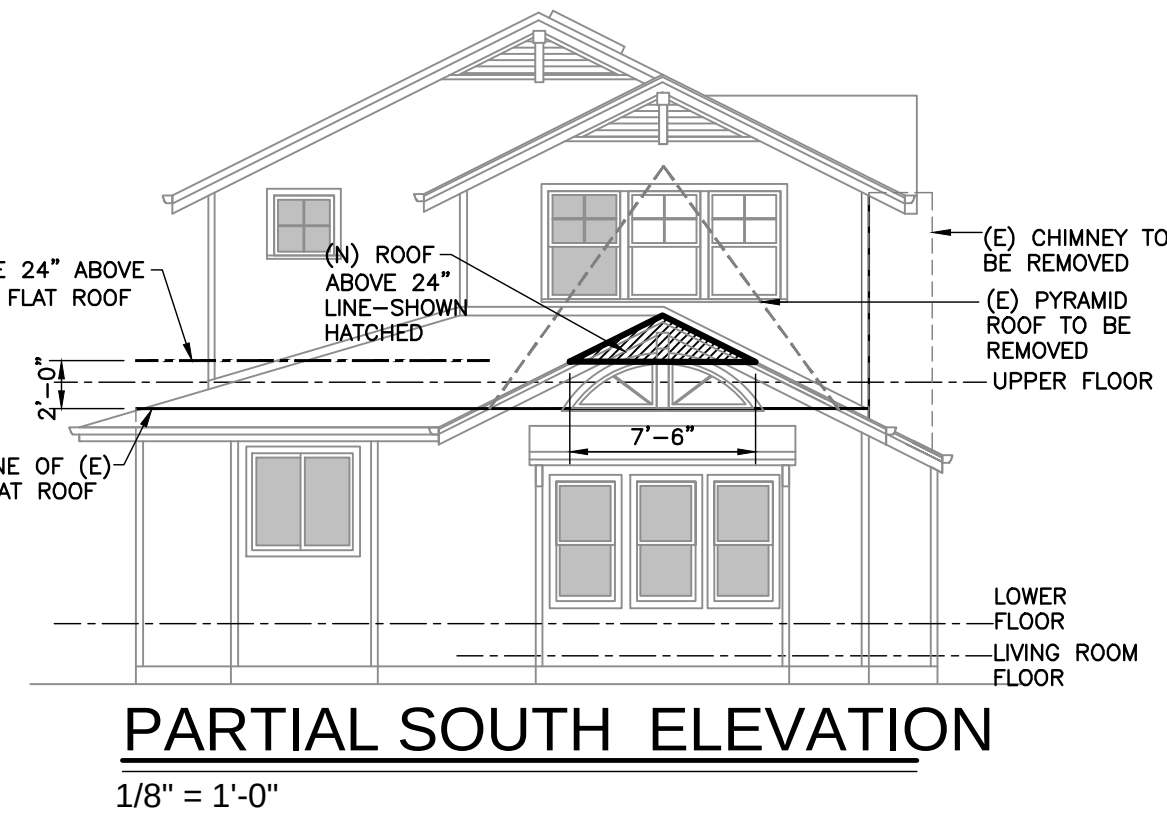
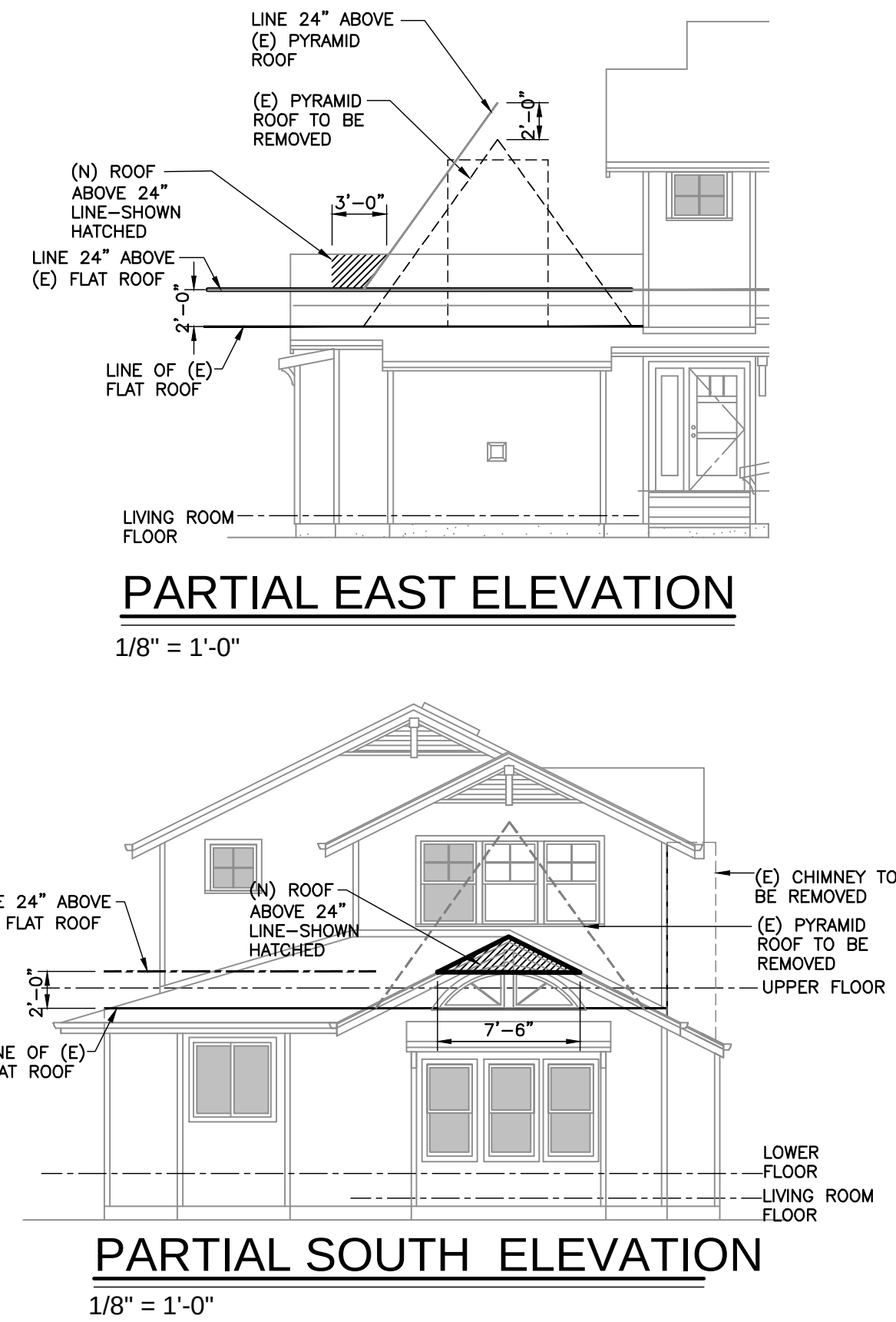
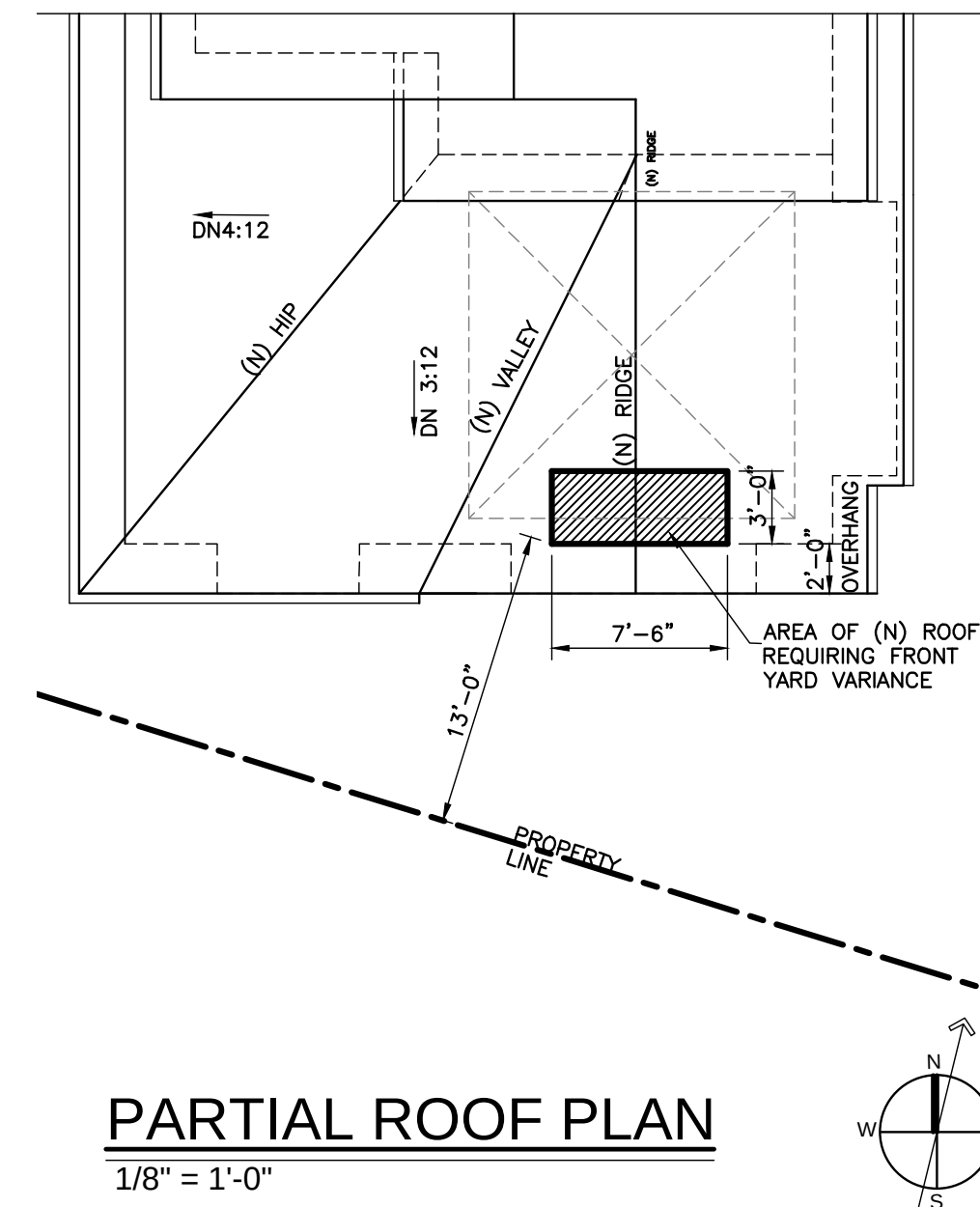


SOUTH & EAST EXTERIOR ELEVATIONS		SOBRAL RESIDENCE 4 Myrtle Lane, Anselmo, CA APN 007-161-16	
Date	DEC 2021	Scale	1/4"=1'-0"
Drawn	DMS	Job	SOBRAL
Sheet	4	OF 7	



Addition and Remodel to the SOBRAL RESIDENCE 4 Myrtle Lane, Anselmo, CA APN 007-161-16		NORTH & WEST EXTERIOR ELEVATIONS		JEFF KROOT ARCHITECT & ASSOCIATES P.O. BOX 246 • SAN ANSELMO, CALIFORNIA 94979 • 415/456-5531		REVISIONS	BY
Date	NOV 2021						
Scale	1/4"=1'-0"						
Drawn	DMS						
Job	SOBRAL						
Sheet	5						
of 7							

NEW ROOF IN FRONT YARD SETBACK

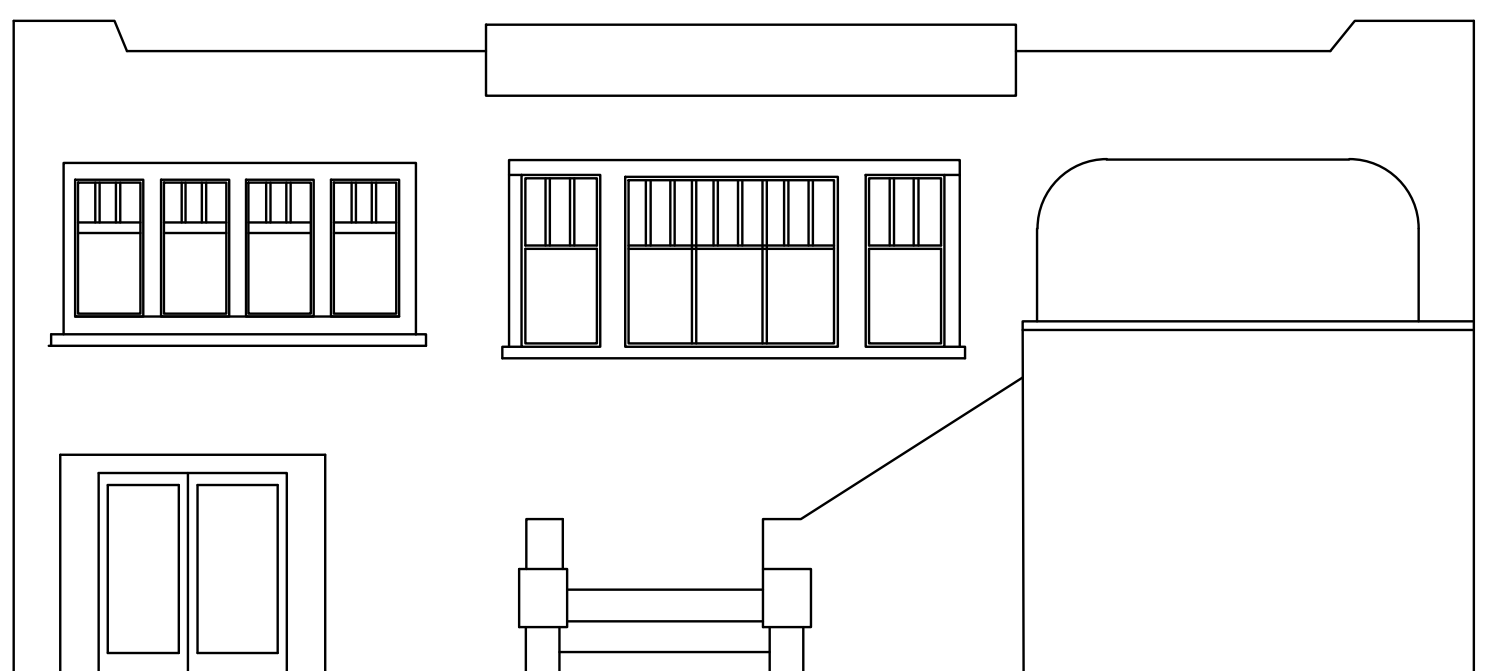
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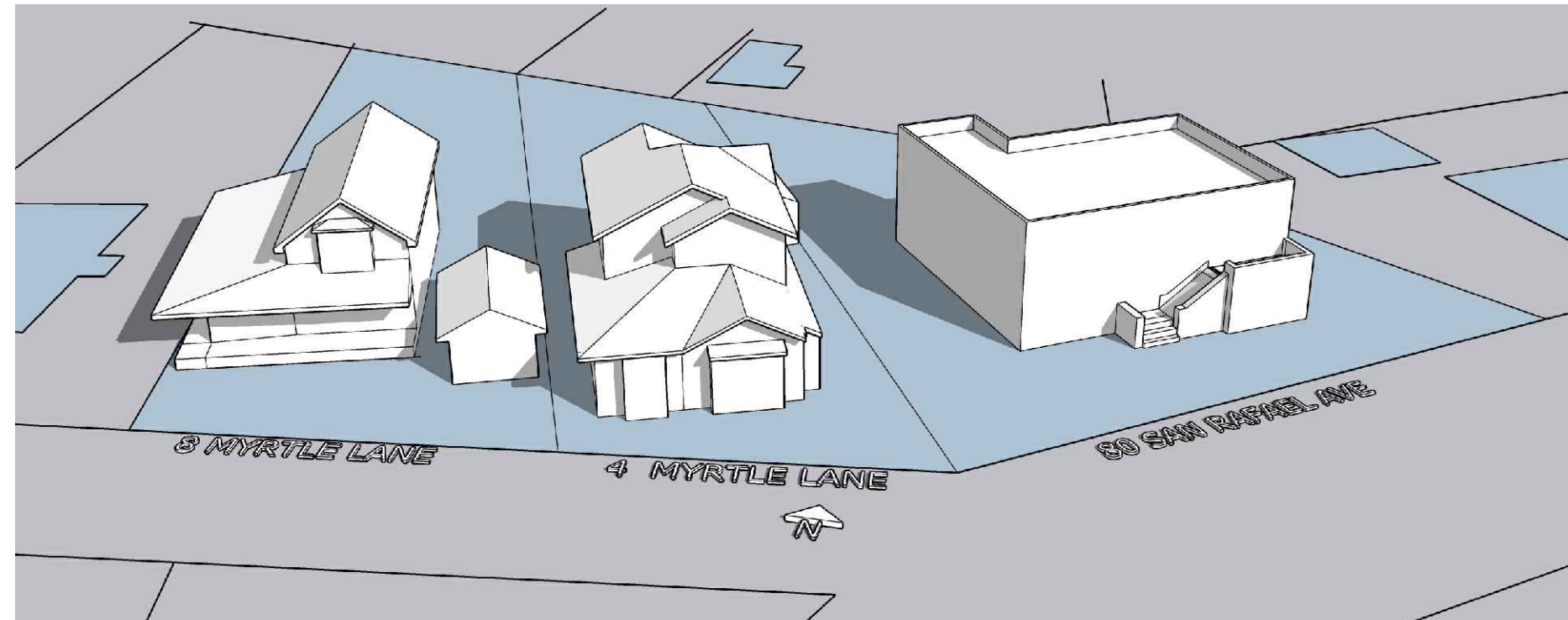
8 MYRTLE LANE



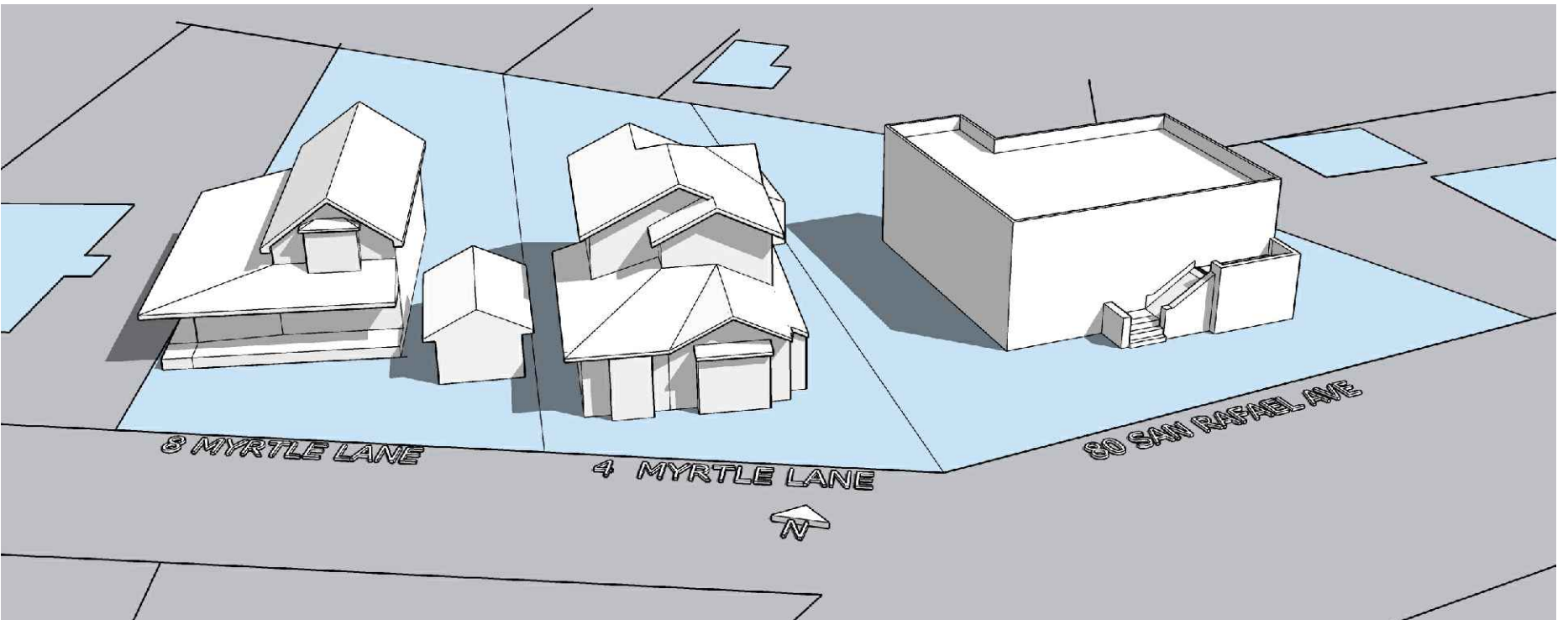
4 MYRTLE LANE
NO SCALE



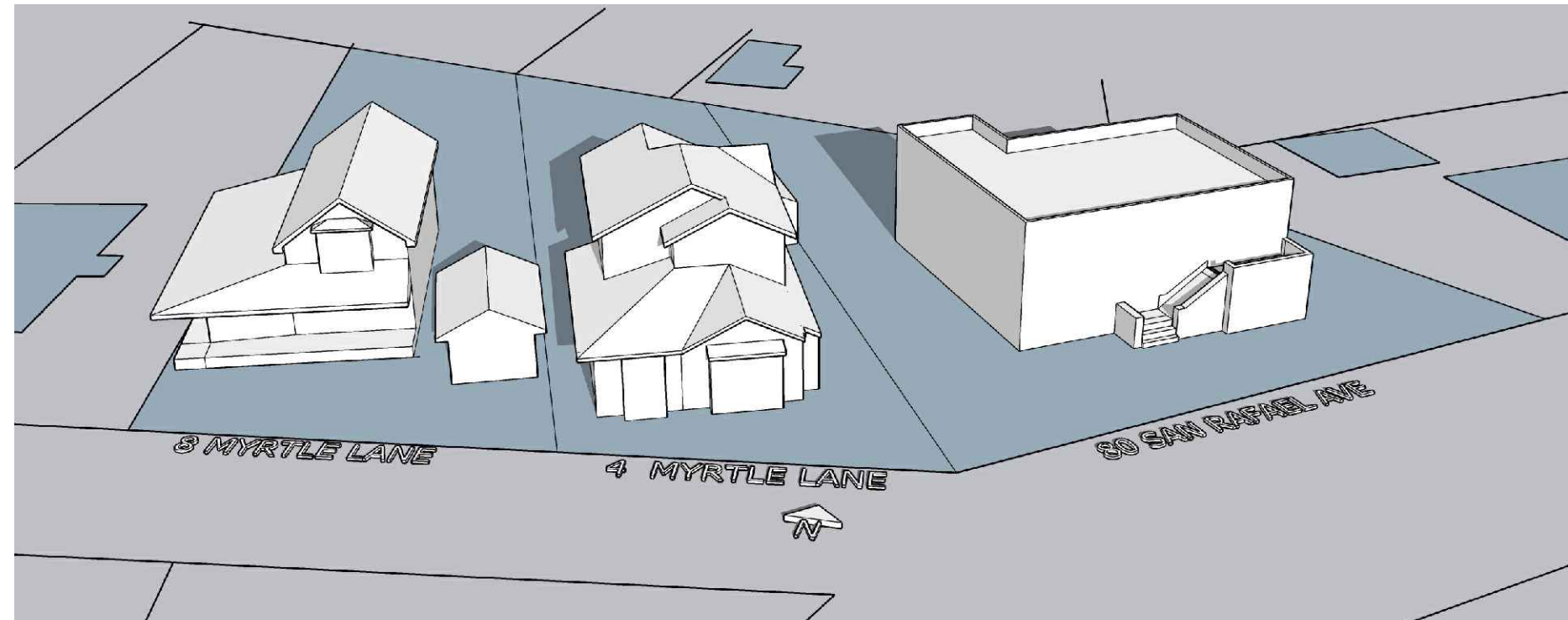
80 SAN RAFAEL AVE.



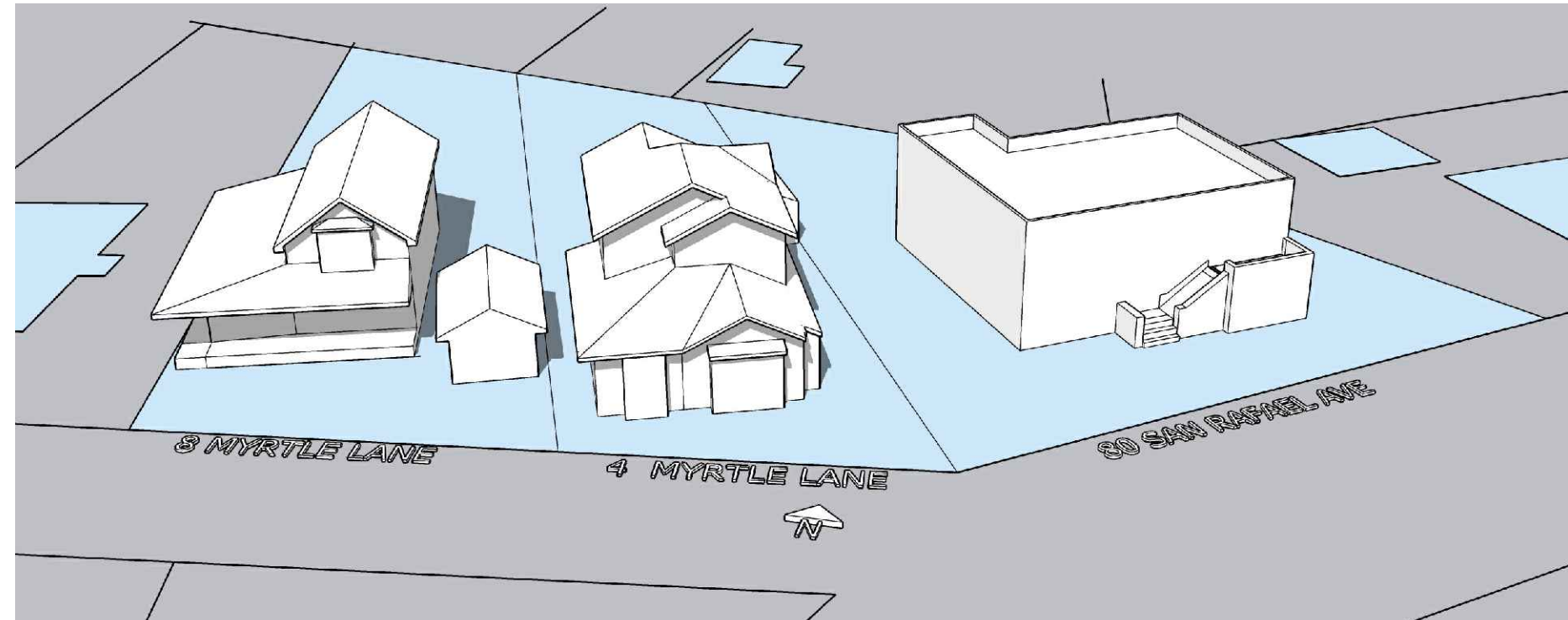
3/21 & 9/21 9 AM



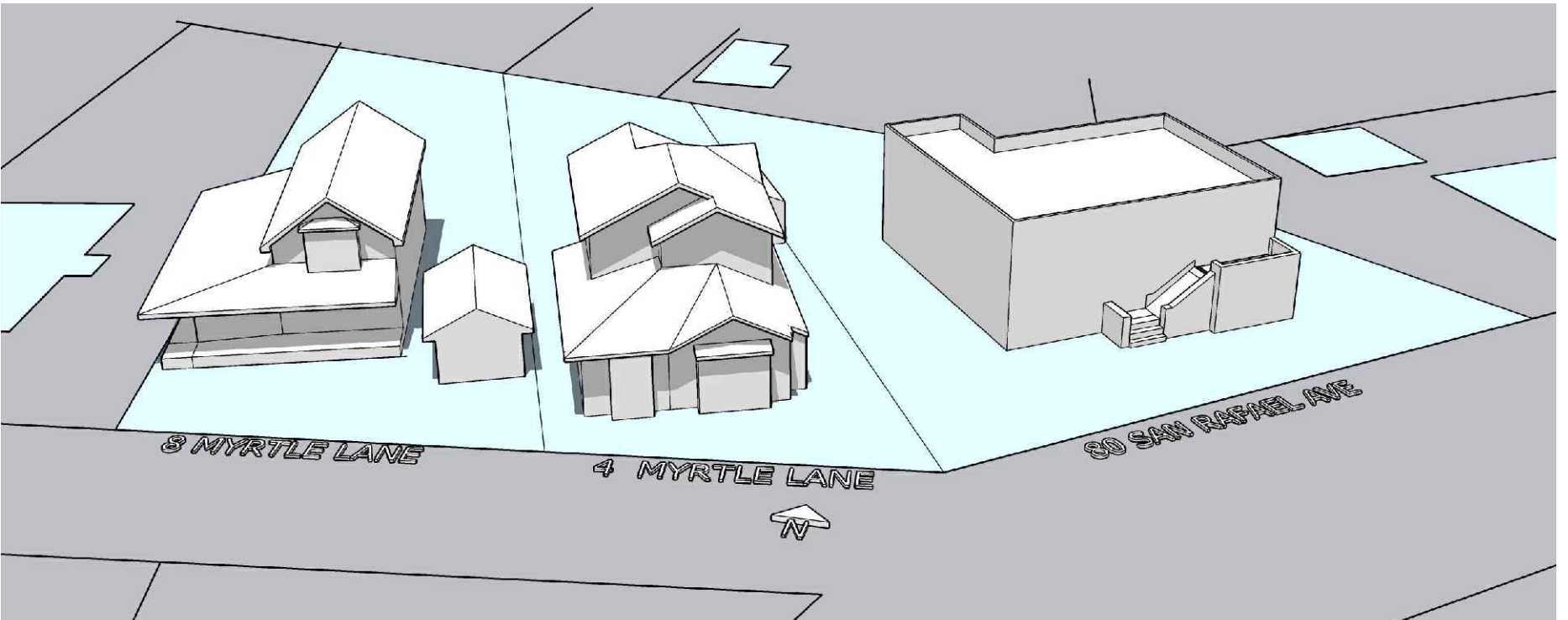
6/21 9 AM



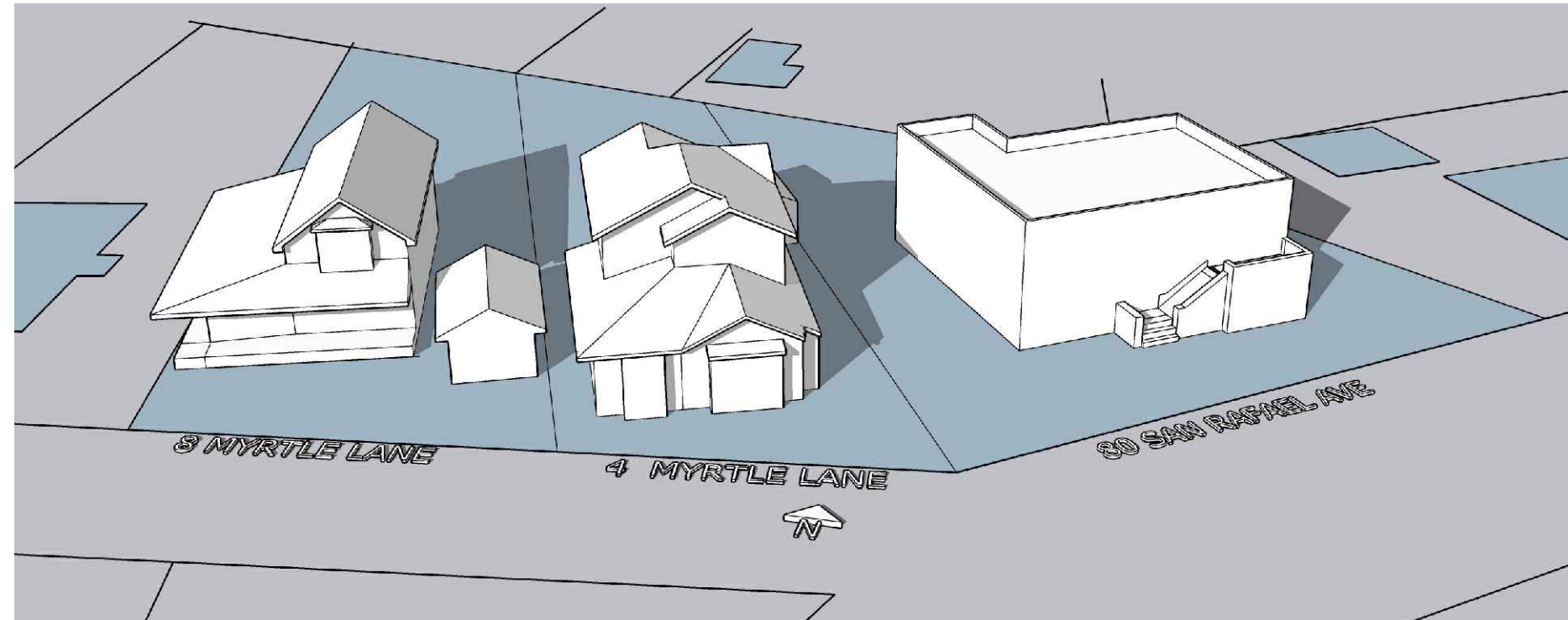
12/21 9 AM



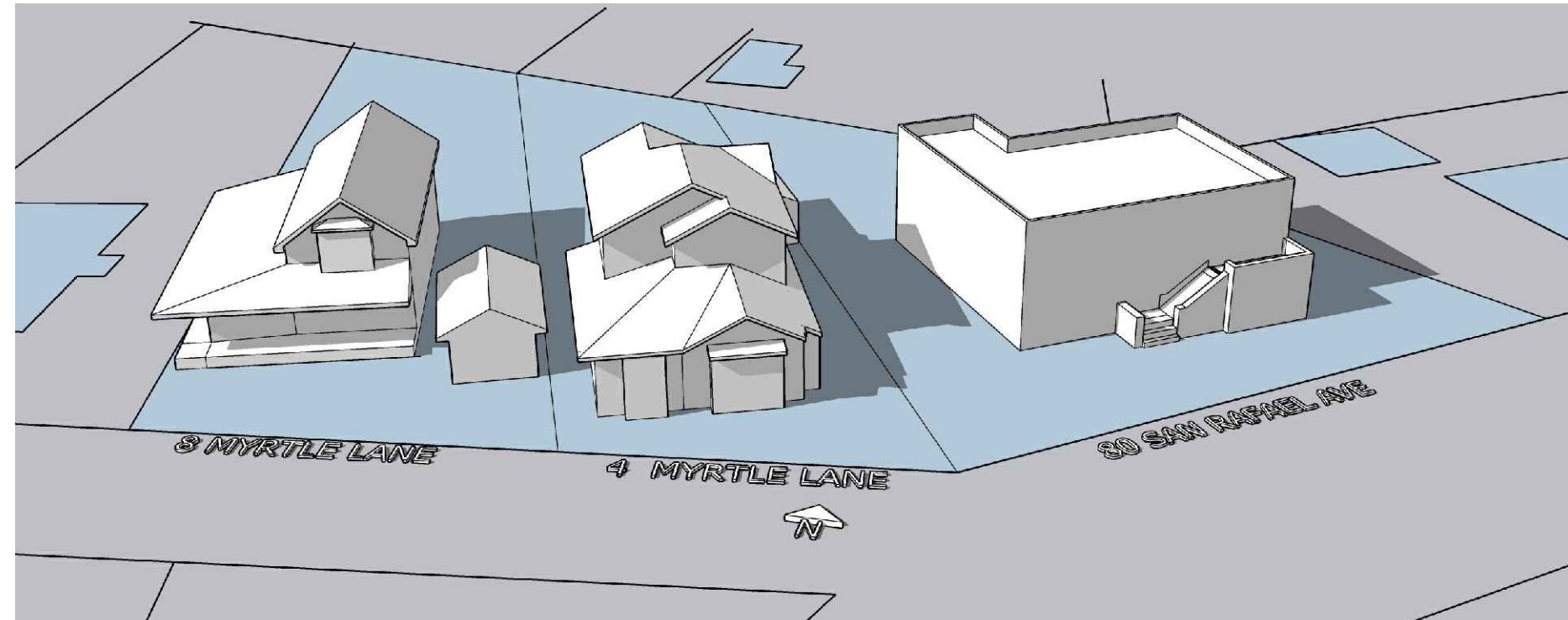
3/21 & 9/21 NOON



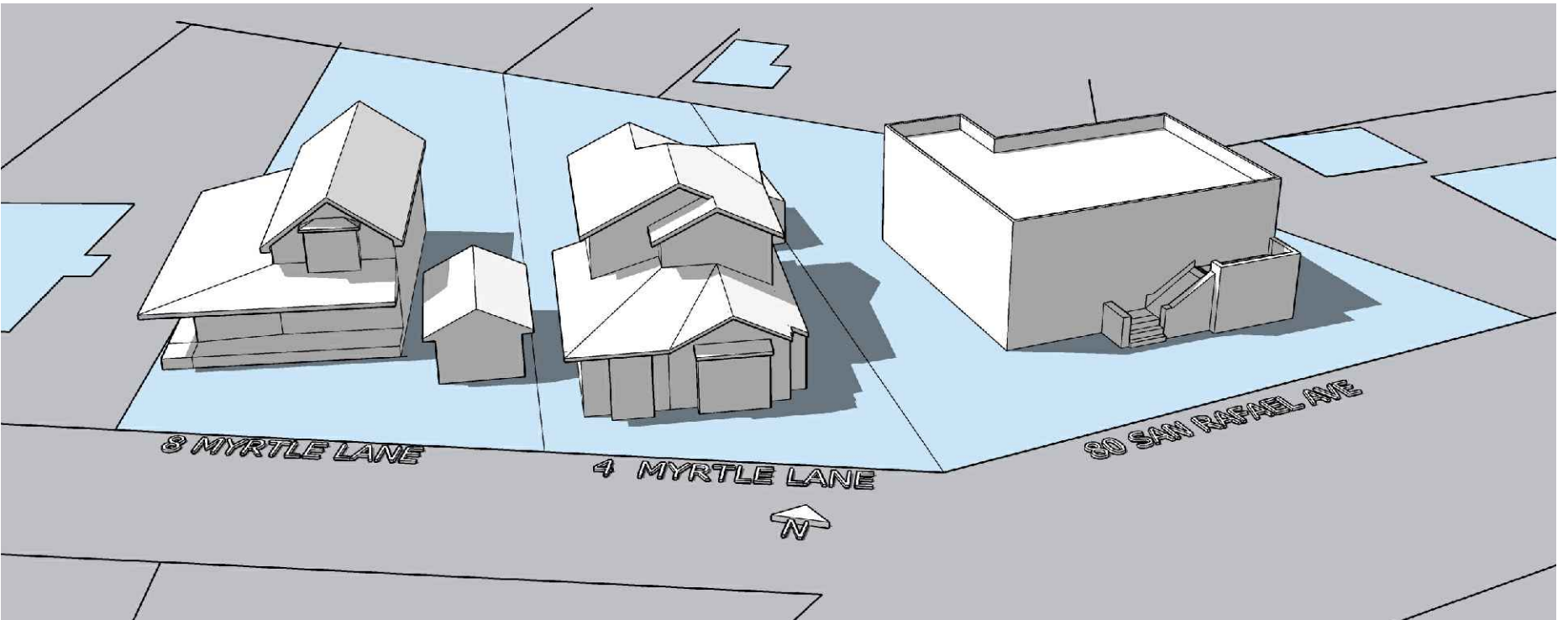
6/21 NOON



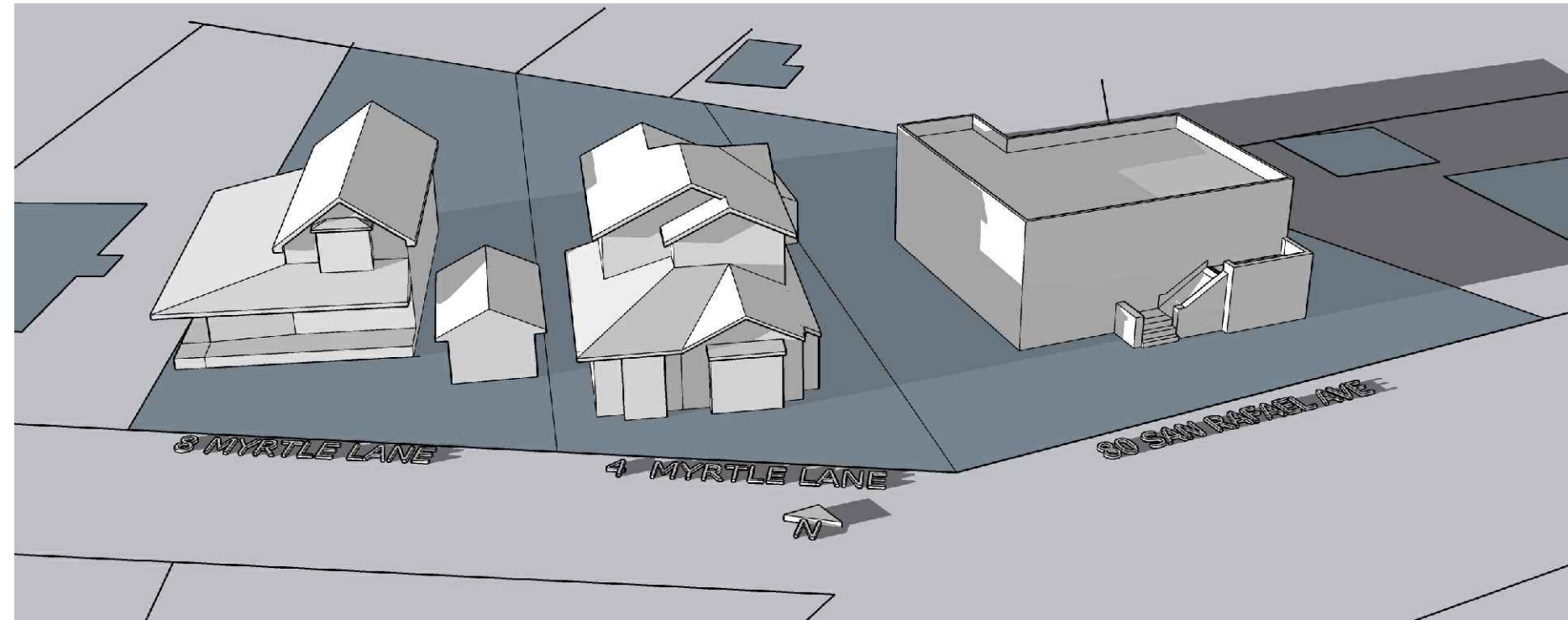
12/21 NOON



3/21 & 9/21 3 PM



6/21 3 PM



12/21 3 PM

NOTE: DUE TO TERRAIN AND FOLIAGE SHADOWS WILL NOT BE PRESENT AT THIS LOCATION AT THIS TIME

SHADE STUDY

MODEL CREATED WITH SKETCHUP 2021

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STREETSCAPE ELEVATION
SHADE STUDY

Addition and Remodel to the
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Date	DEC 2021
Scale	NO SCALE
Drawn	DMS
Job	SOBRAL
Sheet	7
of	7