

GENERAL CONSTRUCTION NOTES:

1. 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.
2. 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.
3. Dimensions shall take precedent over scale drawings (do not scale drawings).
4. 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.
5. Refer to floor plans, exterior elevations, and window & exterior door schedule for types and sizes of windows and exterior doors.
6. General Contractor is to ensure that masonry and fireplace construction meets or exceeds all manufacturers specifications and applicable codes.
7. General Contractor to consult and coordinate with the owner for all built in items such as bookcases, shelving, pantry, closets, trim, etc.
8. 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 These notes are superseded by the Contractor's experience, best judgment, and local applicable building codes.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 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.

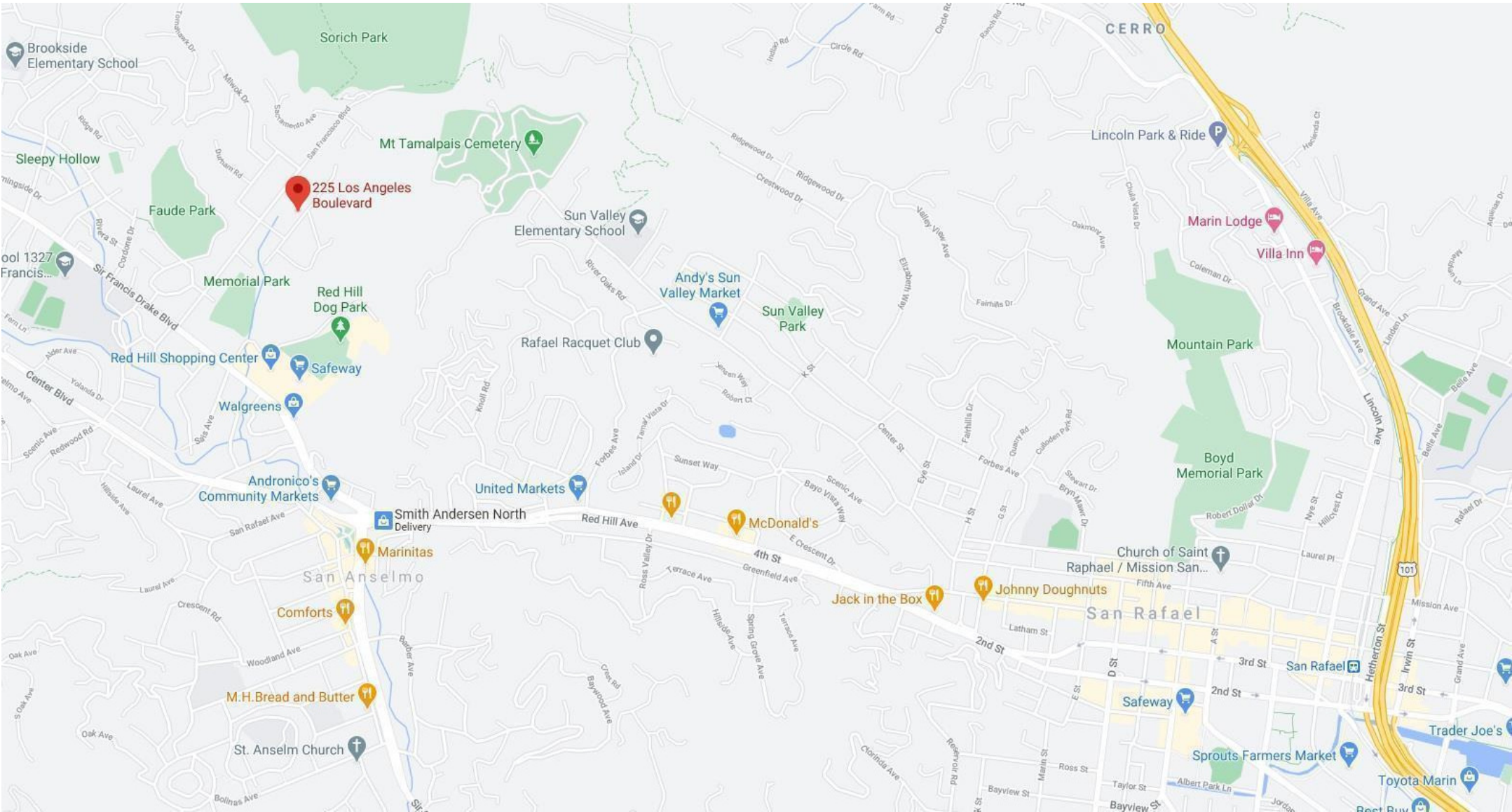
REFERENCE NAILING SCHEDULE PER CRC TABLE R602.3(1)

DRAWING INDEX

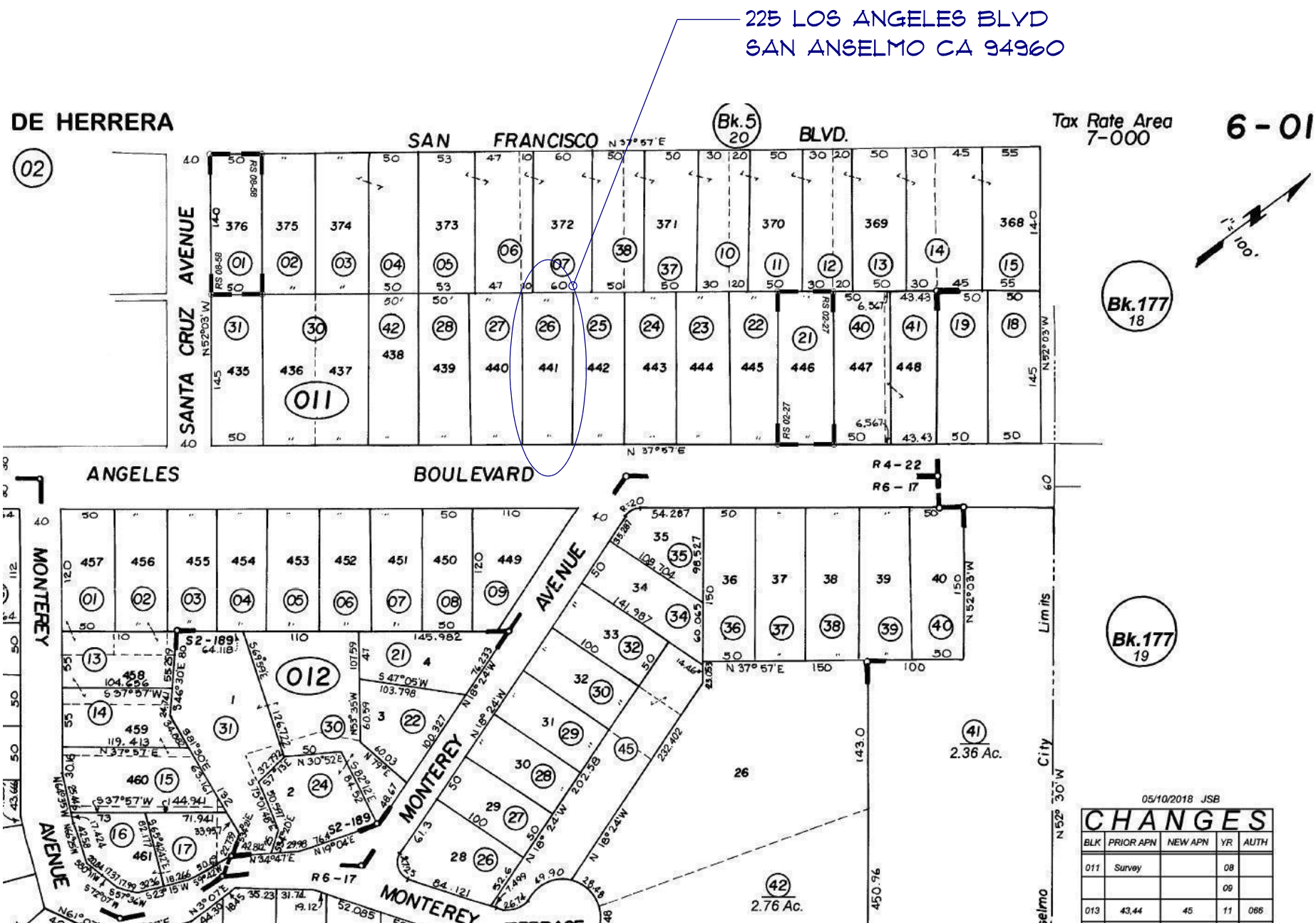
- A0.1 COVER PAGE
212087 SURVEY
V1.1 EXISTING & PROPOSED SITE PLAN
V1.2 ADJACENT BUILDING FOOTPRINTS
V1.3 TOPOGRAPHICAL ELEVATIONS
V1.4 PRELIMINARY GRADING PLAN
A1.1 EXISTING FLOOR PLAN & DEMOLITION PLAN
A1.2 PROPOSED LOWER FLOOR PLAN
A1.3 PROPOSED UPPER FLOOR PLAN
A1.4 EXISTING & PROPOSED ROOF PLAN
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SP STORY POLE PLAN
SS.1 SHADOW STUDY - SPRING & FALL
SS.2 SHADOW STUDY - WINTER & SUMMER

NEW SCOPE OF WORK:

1. FULL HOME REMODEL AND ADDITION.
2. NEW UPPER FLOOR
3. NEW DECK AT THE REAR OF THE HOUSE



VICINITY MAP
NOT TO SCALE



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: 10 SQ FT			
TOTAL FAR: 3402 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:	1,250 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 (28.51%)	2,531 SQ. FT. (35%)

GOLDEN STATE DESIGN BUILD
515 AURORA DR. SUITE 202-J
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(415) 466-7518
4667518@GMAIL.COM

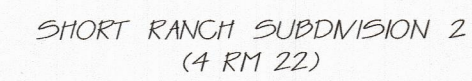
DRAWN BY:

COVER PAGE

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

A0.1



Lot 442

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

8' Side S/B

S52°03'00"E 145.00'()1,2

LANDS OF
MINAMI
I.N. 98-003019

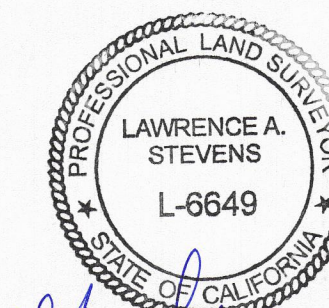
Lot 440

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

LOS ANGELES BLVD.

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

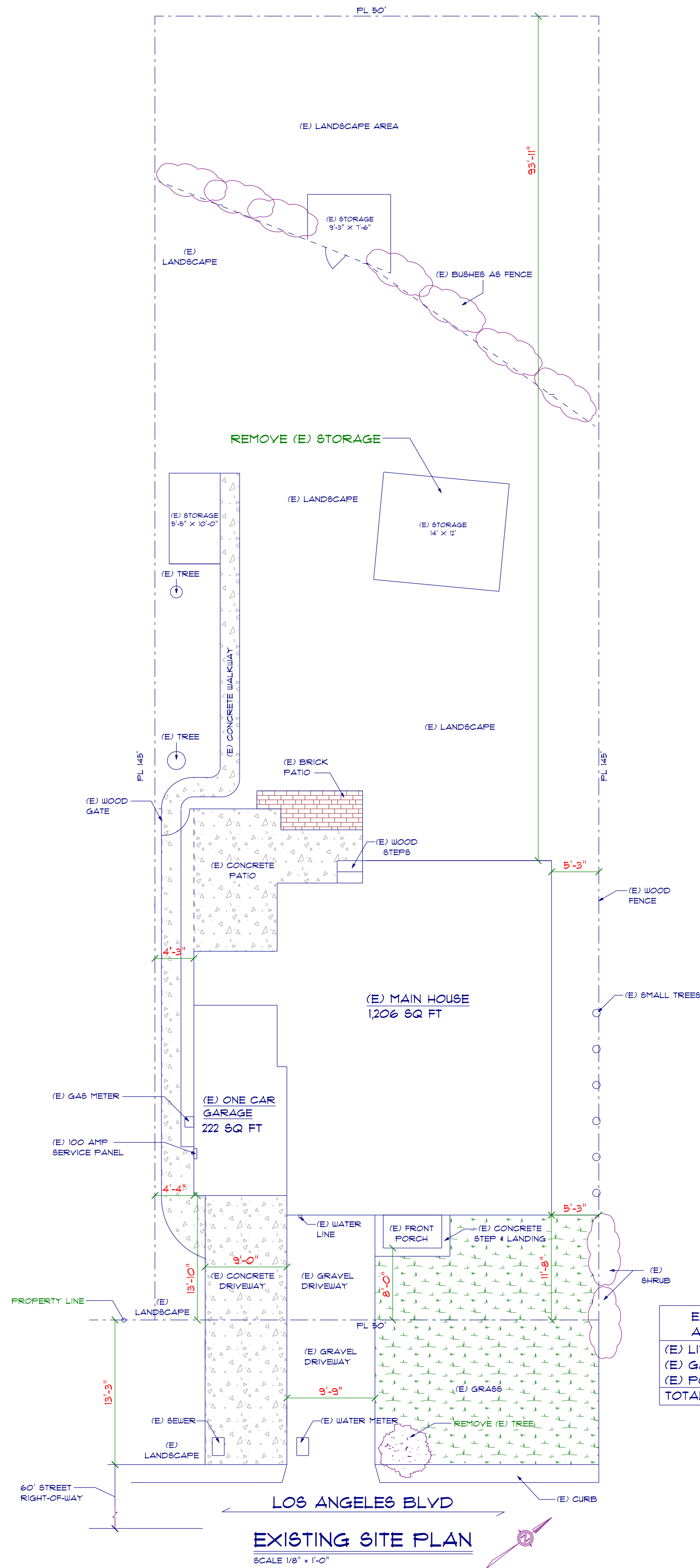
1. The fieldwork for this planimetric map was conducted by L.A. Stevens & Associates, Inc. on 02/16/2021.
2. Dashed Lines are not to be considered the location of final boundary lines. Said dashed lines are to be considered dimension lines to document the location of evidence found in the field. The 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 herein 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: 008-011-26
5. The Title Insurance Policy reviewed during the course of this survey was provided by Fidelity National Title Co., dated September 28, 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 the proposed project and no reliance on this map by any other party is foreseen without expressed written permission by Lawrence A. Stevens whose seal and signature are shown herein.
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.



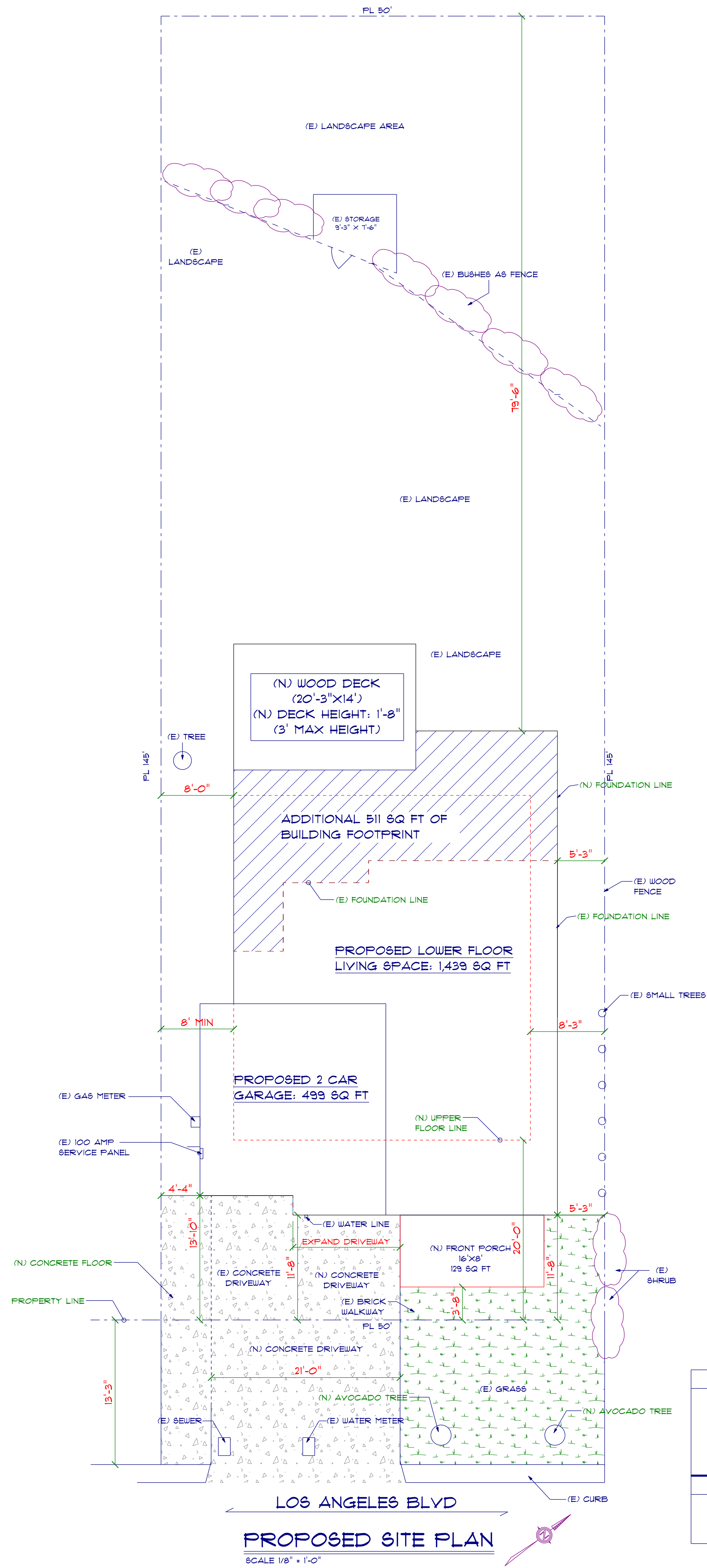
3-3-2021

LAWRENCE. A. STEVENS, PLS 6649

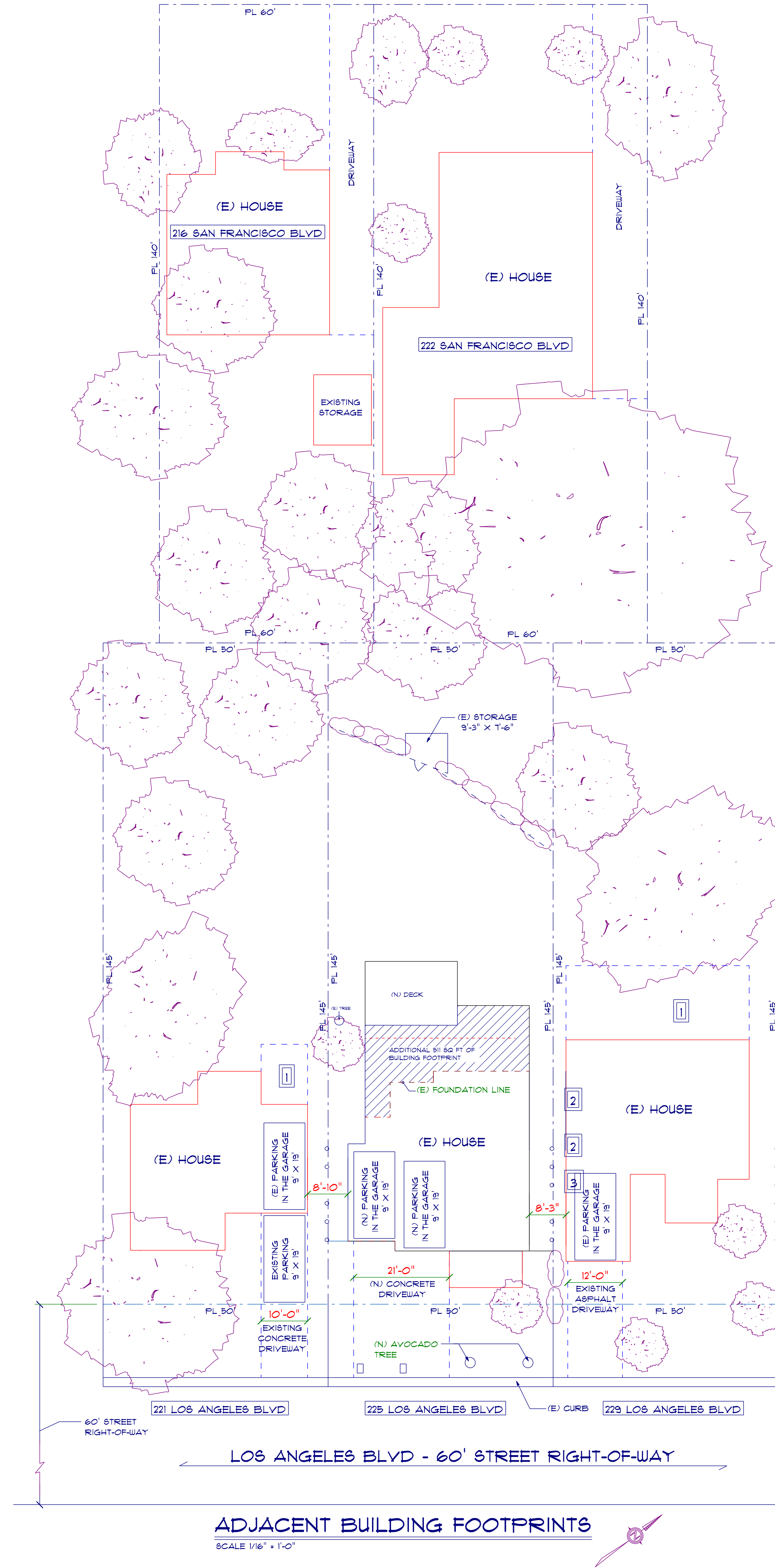
No.	REVISION:	BY:	DATE:
L.A. Stevens & Associates, Inc. Professional Land Surveyors * (415) 382-7713 7 Commercial Blvd., Suite 1 * Novato, California 94949			
LANDS OF NELSON 225 LOS ANGELES BLVD, MARIN COUNTY, CALIFORNIA		BY: T.B./L.A.S. DATE: 03-03-2021 SCALE: 1/8" = 1'-0"	
PLANIMETRIC DIAGRAM		DRAWING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



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

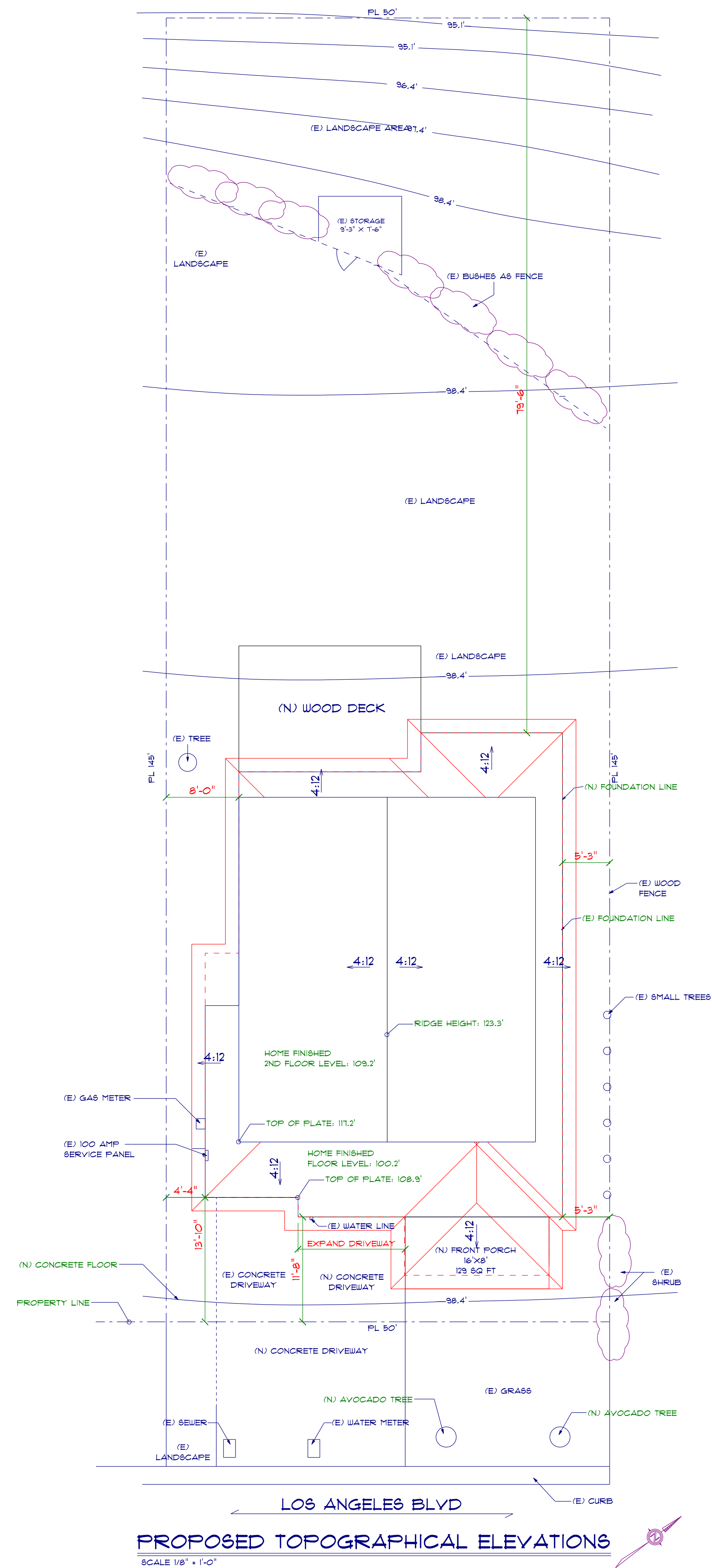
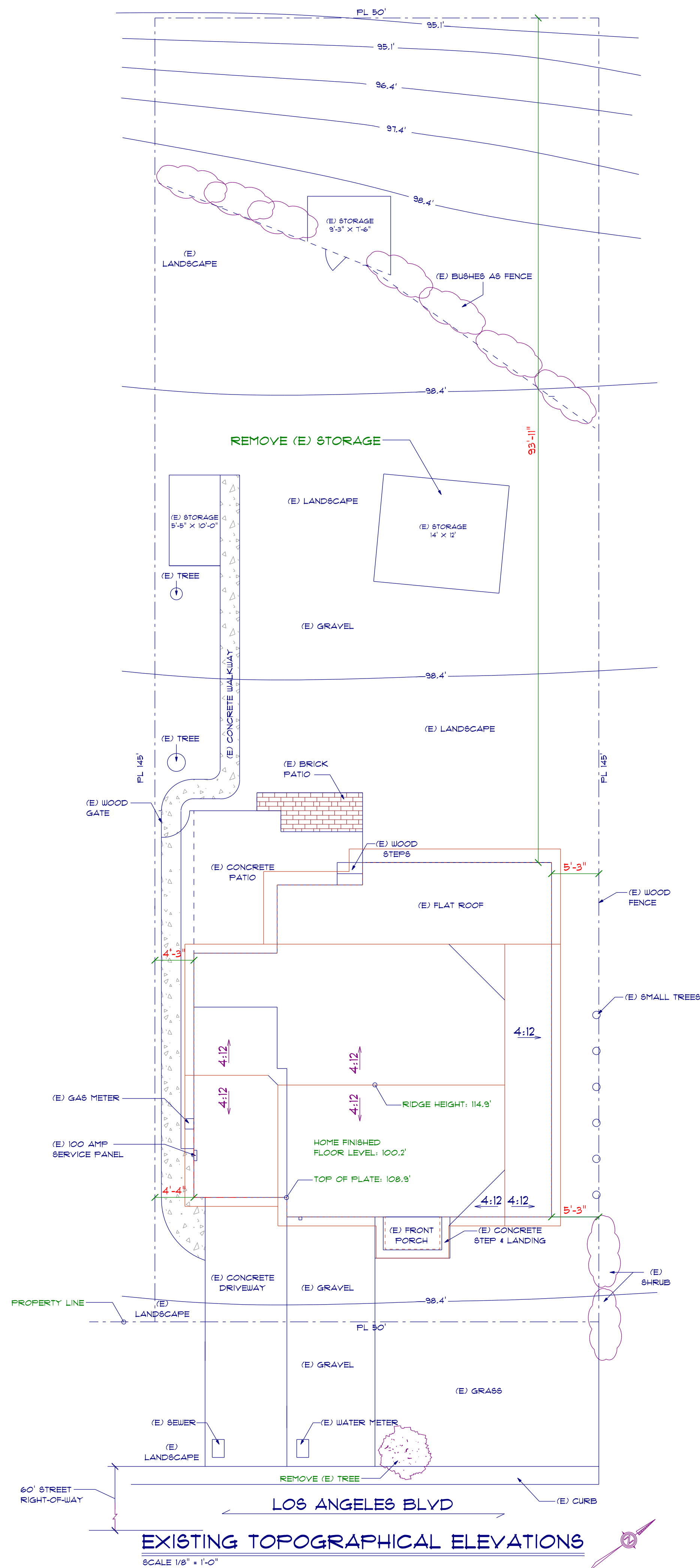


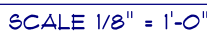
FLOOR AREA	
PROPOSED LOWER FLOOR:	1,439 SQ FT
PROPOSED UPPER FLOOR:	1,265 SQ FT
PROPOSED GARAGE:	499 SQ FT
PROPOSED PORCH:	129 SQ FT
TOTAL FAR:	3,332 SQ FT
LIVING SPACE	
(UPPER) LIVING SPACE:	1,265 SQ FT
(LOWER) LIVING SPACE:	1,439 SQ FT
TOTAL LIVING SPACE:	2,704 SQ FT



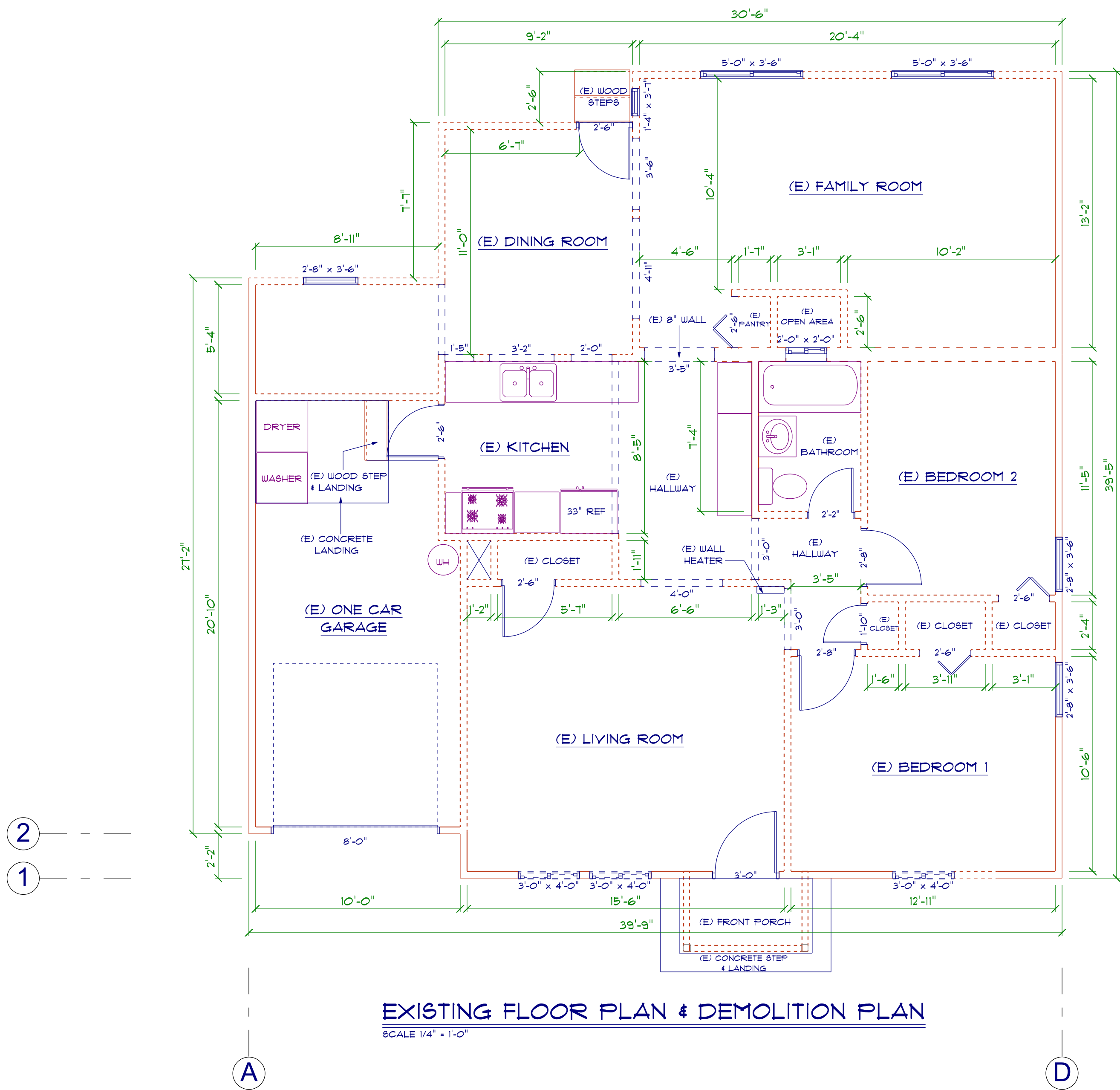
LEGEND:

- 1 PATIO
- 2 WINDOW
- 3 DOOR
- TREE





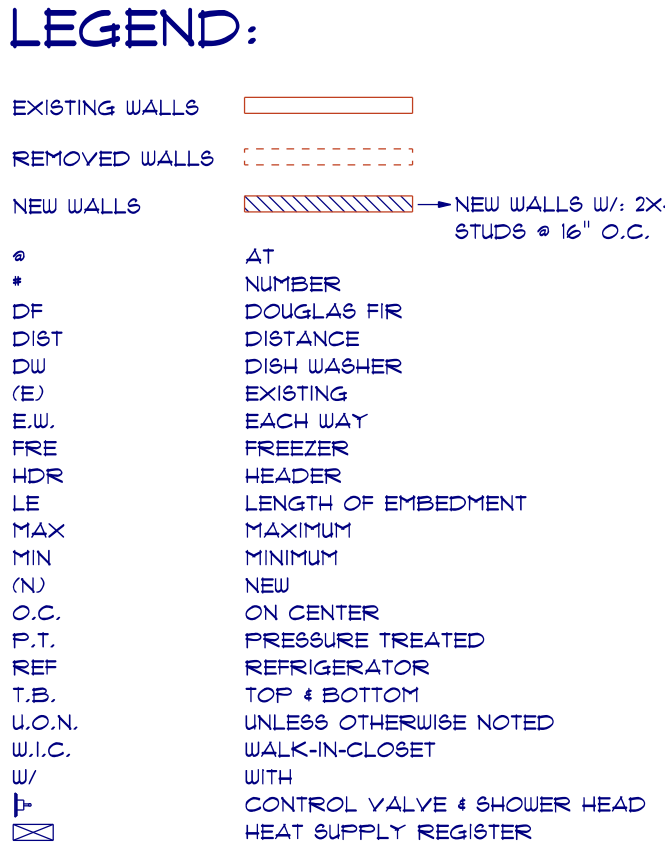
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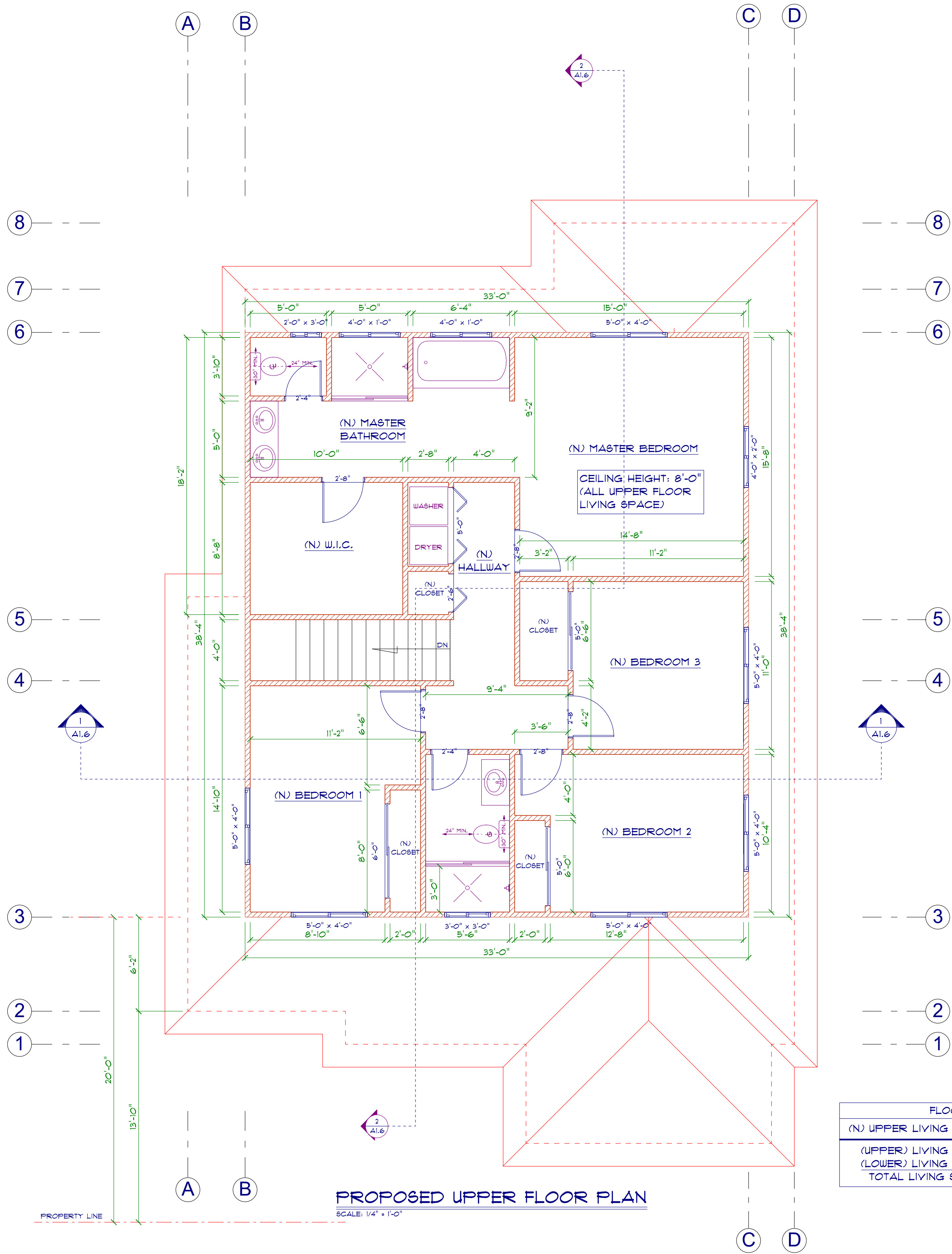


FLOOR AREA	
(E) LIVING SPACE:	1,206 SQ FT
(E) GARAGE:	222 SQ FT
(E) PORCH	22 SQ FT
TOTAL:	1,450 SQ FT

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	NEW WALLS
REMOVED WALLS	NEW WALLS W/ 2X4 STUDS @ 16" O.C.
•	AT
D.F.	DOUGLAS FIR
DIST	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	WITH
W	CONTROL VALVE & SHOWER HEAD
W	HEAT SUPPLY REGISTER



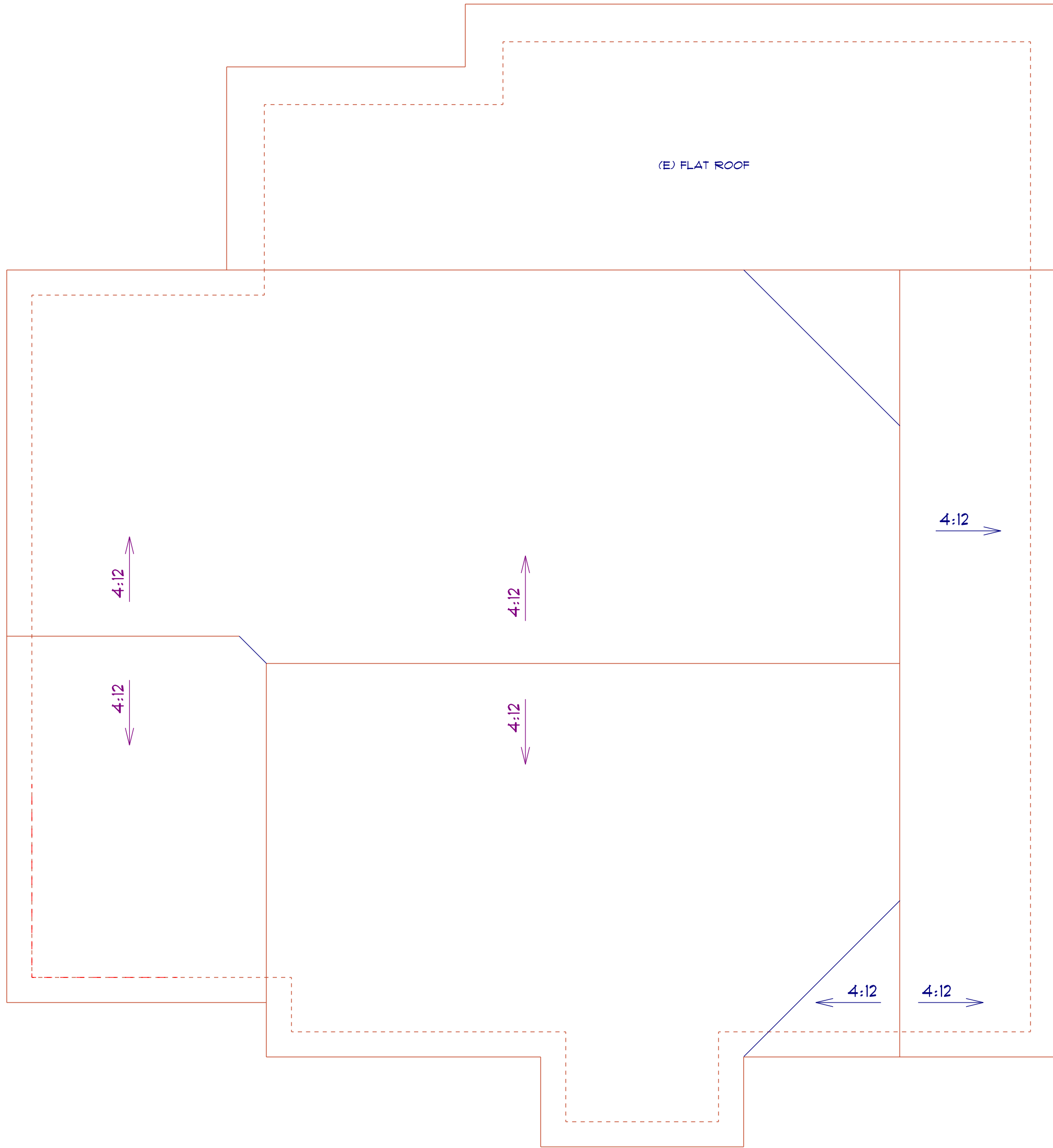


PROPOSED UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

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	

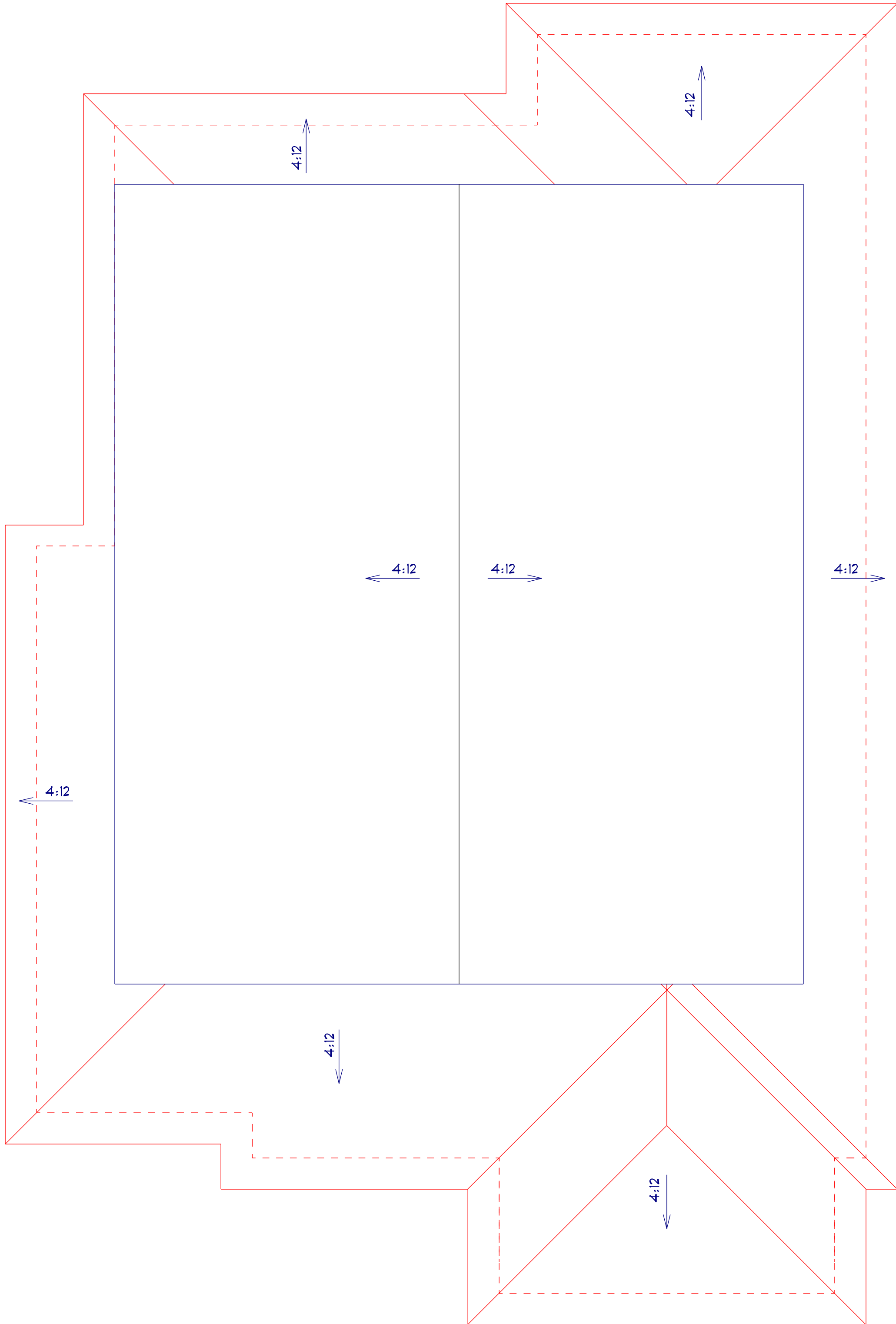
LEGEND:

EXISTING WALLS	
REMOVED WALLS	
NEW WALLS	→ NEW WALLS W/ 2X4 STUDS @ 16" O.C.
•	AT
DP	NUMBER
DIST	DOUGLAS FIR
DW	DISTANCE
(E)	DISH WASHER
EX	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
W	HEAT SUPPLY REGISTER



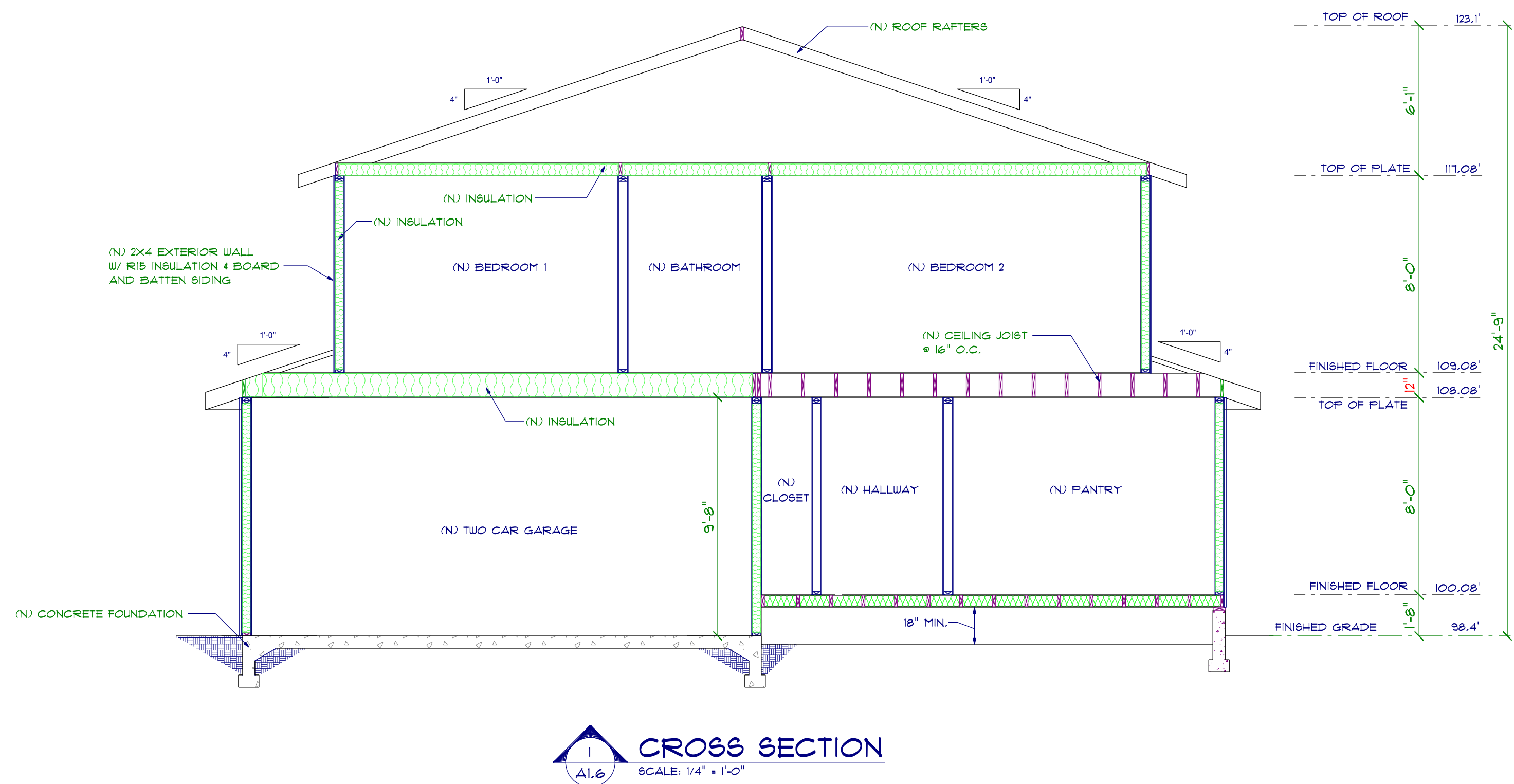
EXISTING ROOF PLAN

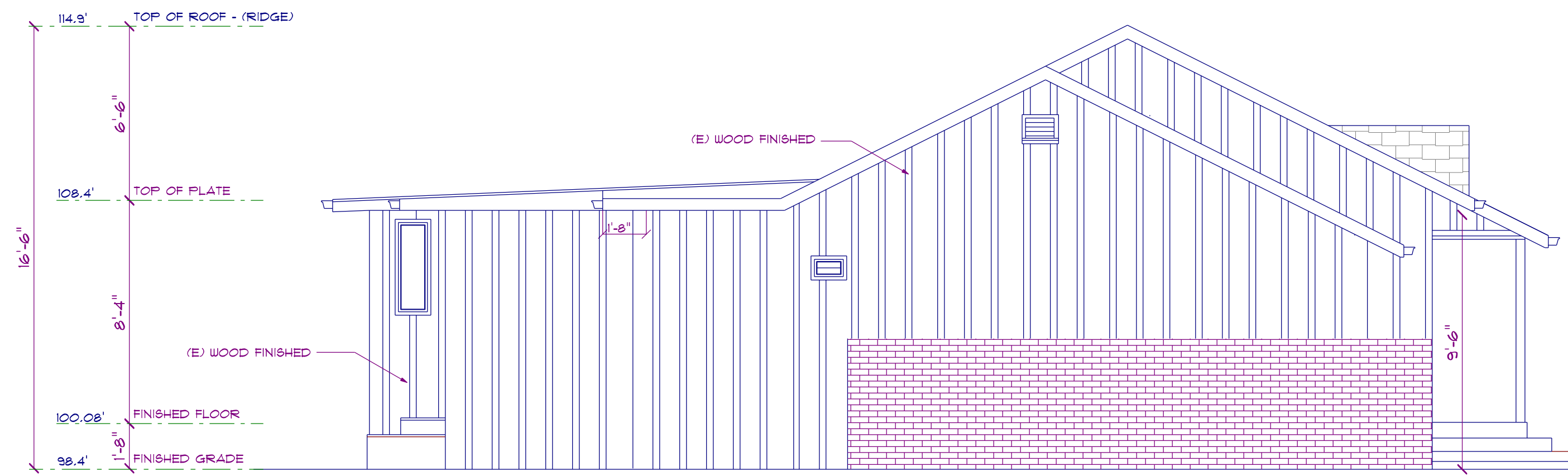
SCALE: 1/4" = 1'-0"



PROPOSED ROOF PLAN

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

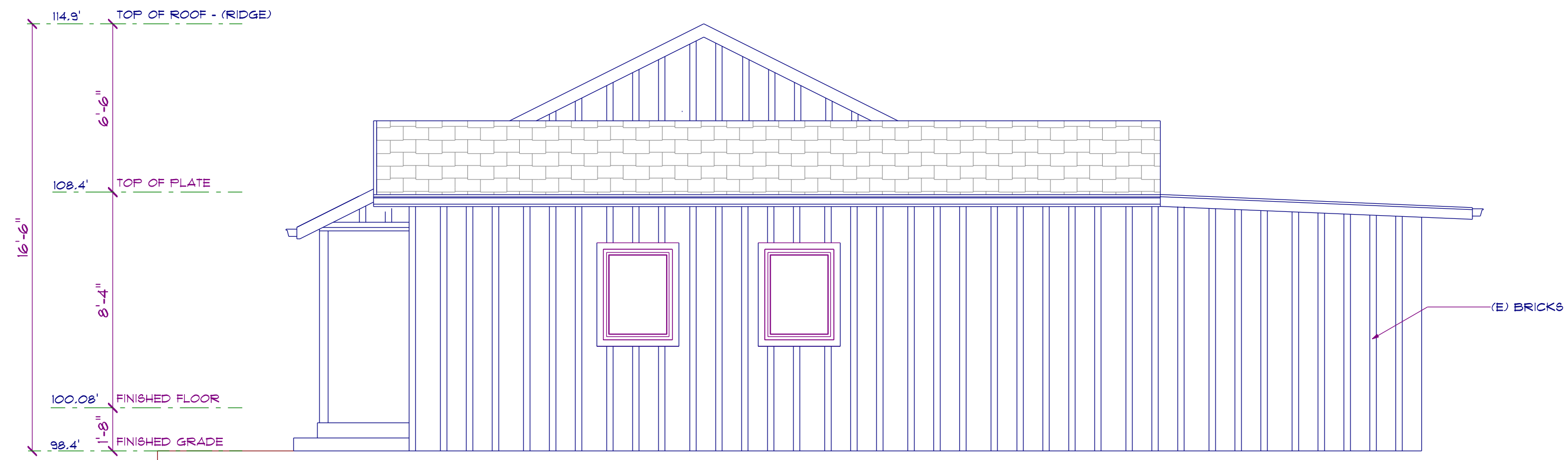




EXISTING LEFT ELEVATION
SCALE 1/4" = 1'-0"



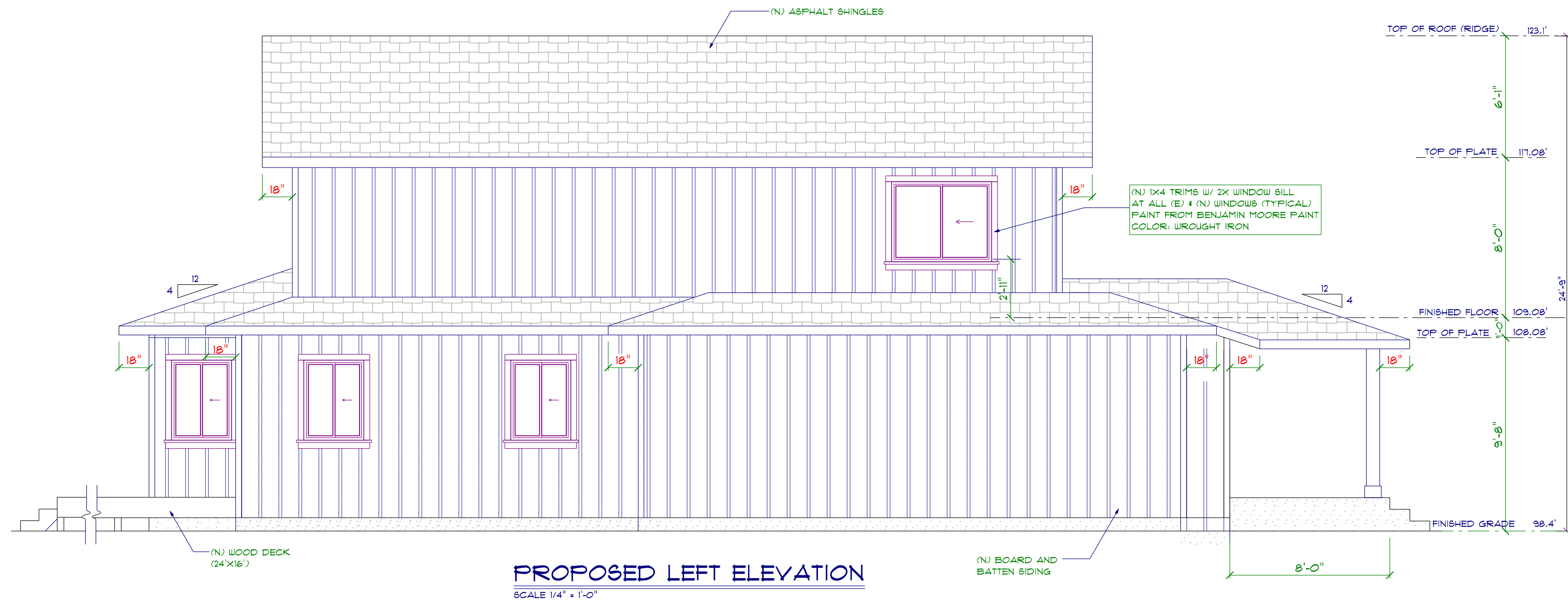
EXISTING FRONT ELEVATION
SCALE 1/4" = 1'-0"



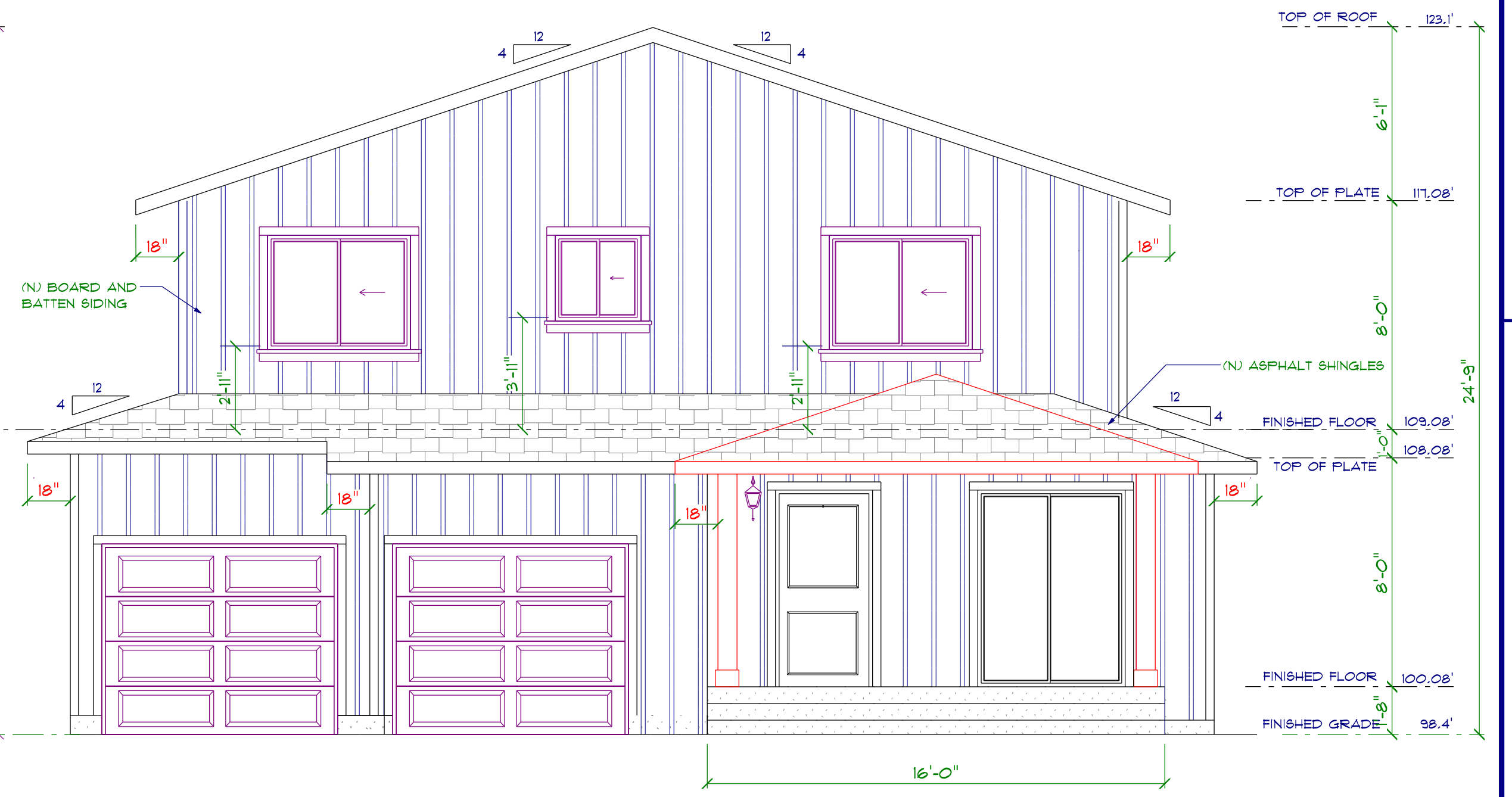
EXISTING RIGHT ELEVATION
SCALE 1/4" = 1'-0"



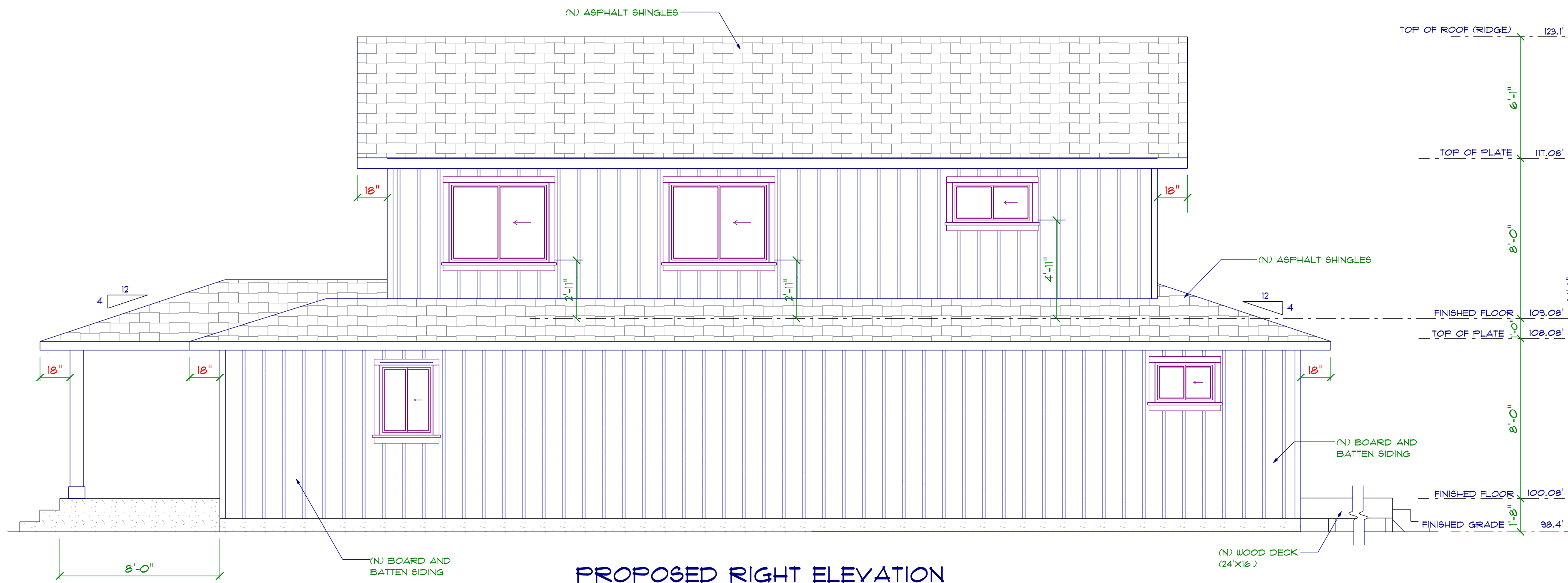
EXISTING REAR ELEVATION
SCALE 1/4" = 1'-0"



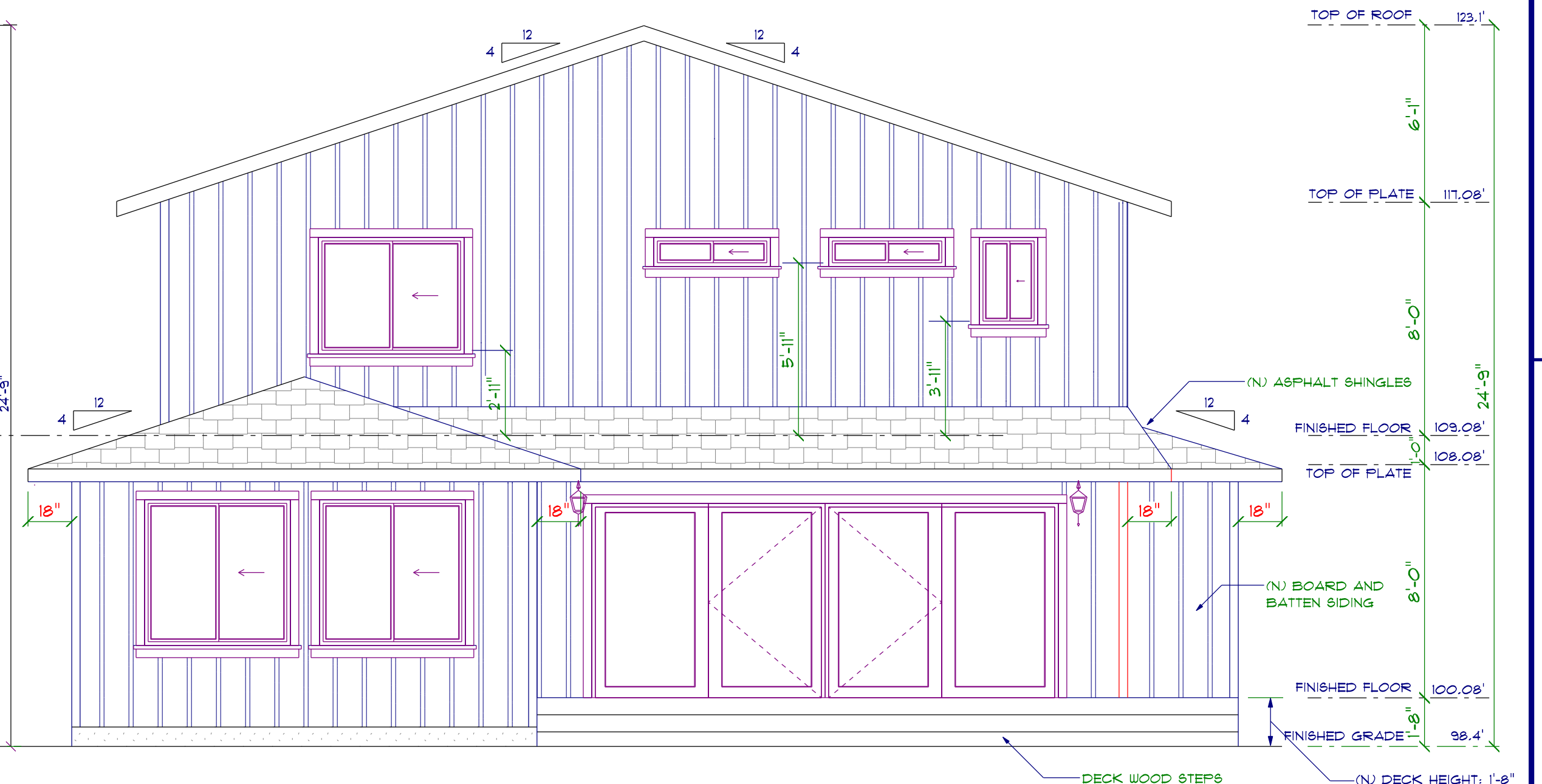
PROPOSED LEFT ELEVATION
SCALE 1/4" = 1'-0"



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



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



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



GOLDEN STATE DESIGN BUILD
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DRAWN BY:

PROPOSED ELEVATIONS

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

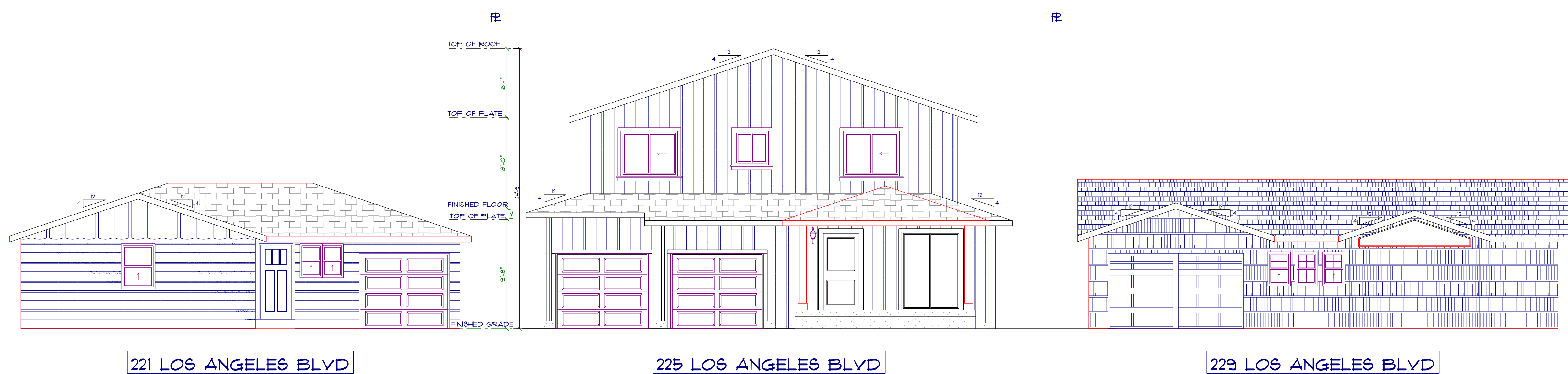
A2.2



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



PROPOSED FRONT ELEVATION (EAST)
SCALE 1/4" = 1'-0"



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



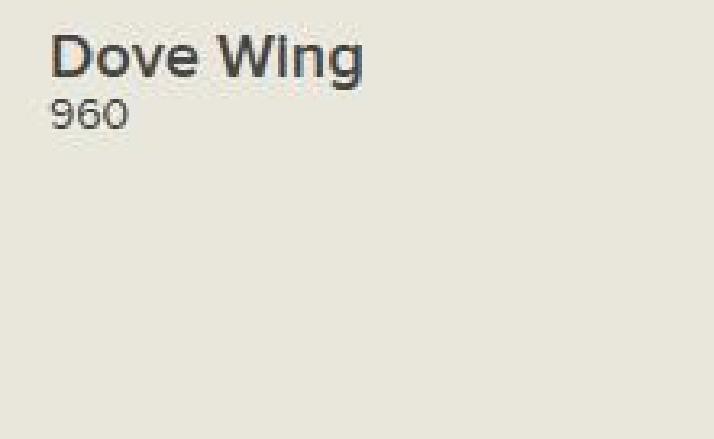
EXISTING STREETSCAPE ELEVATION
SCALE 3/16" = 1'-0"

PAINT COLOR FOR TRIMS



BENJAMIN MOORE

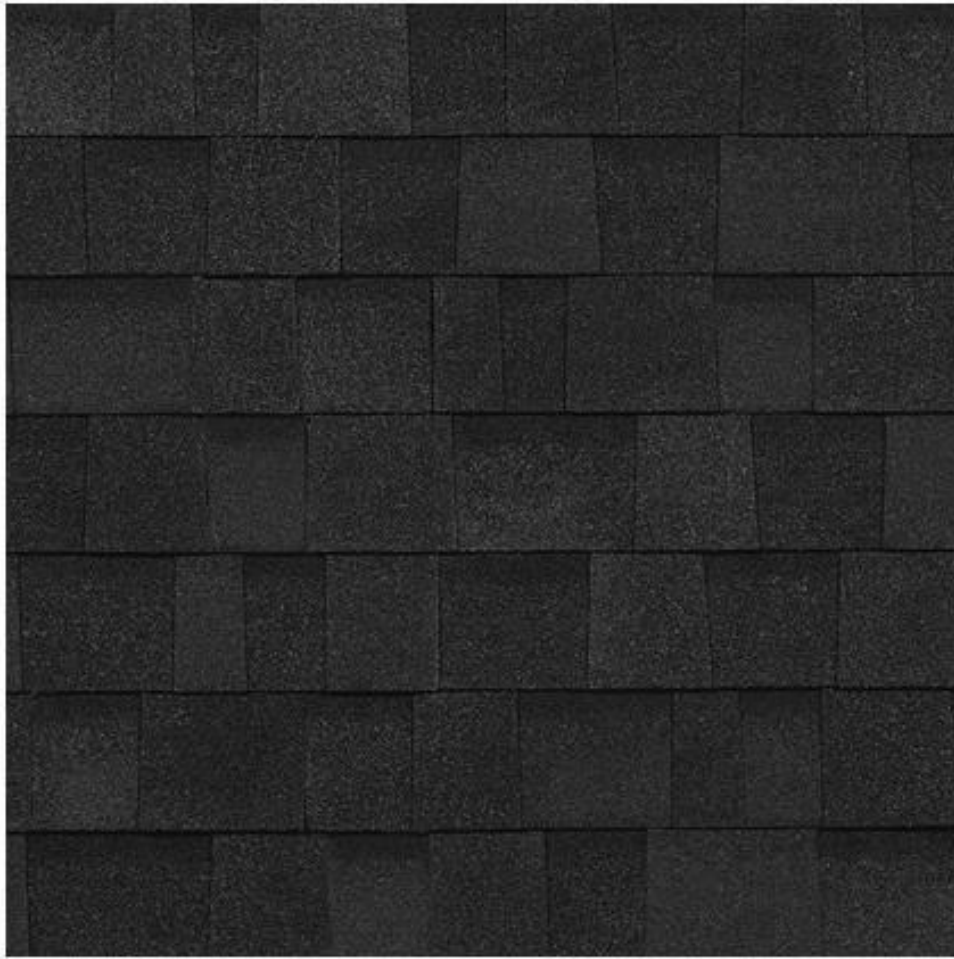
PAINT COLOR FOR WALLS



BENJAMIN MOORE

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

★★★★★ (1062) Questions & Answers (37)



(N) WHITE VYNIL
GARAGE DOORS

PROPOSED FRONT ELEVATION (EAST) - COLOR RENDERING

SCALE 1/4" = 1'-0"



GOLDEN STATE DESIGN BUILD
515 AURORA DR. SUITE 202-J
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4667578@GMAIL.COM

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PROPOSED FRONT ELEVATION (EAST) - COLOR RENDERING

JAY NELSON
225 LOS ANGELES BLVD
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2ND STORY
HOME ADDITION:
APN: 006-011-26

DATE

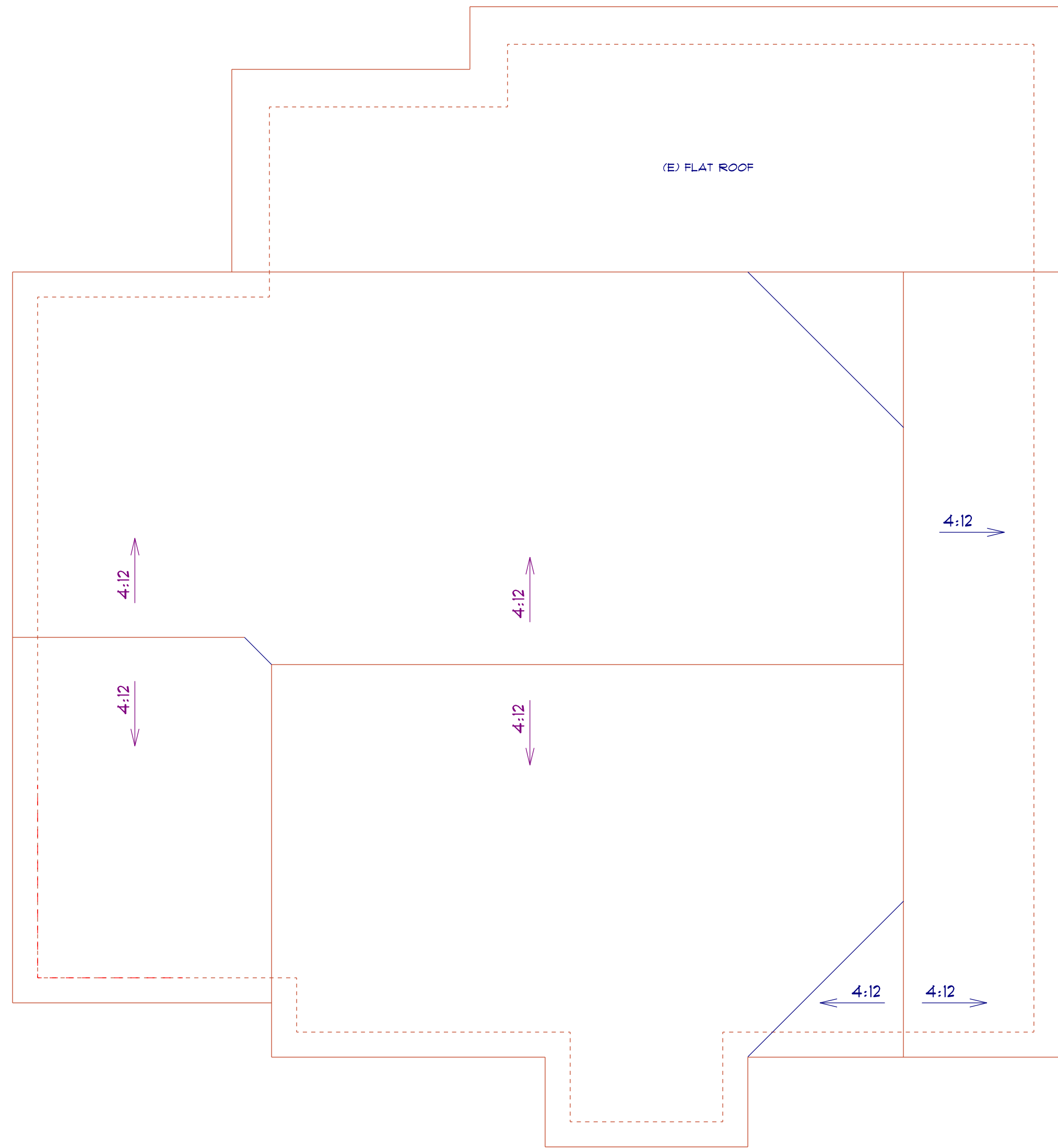
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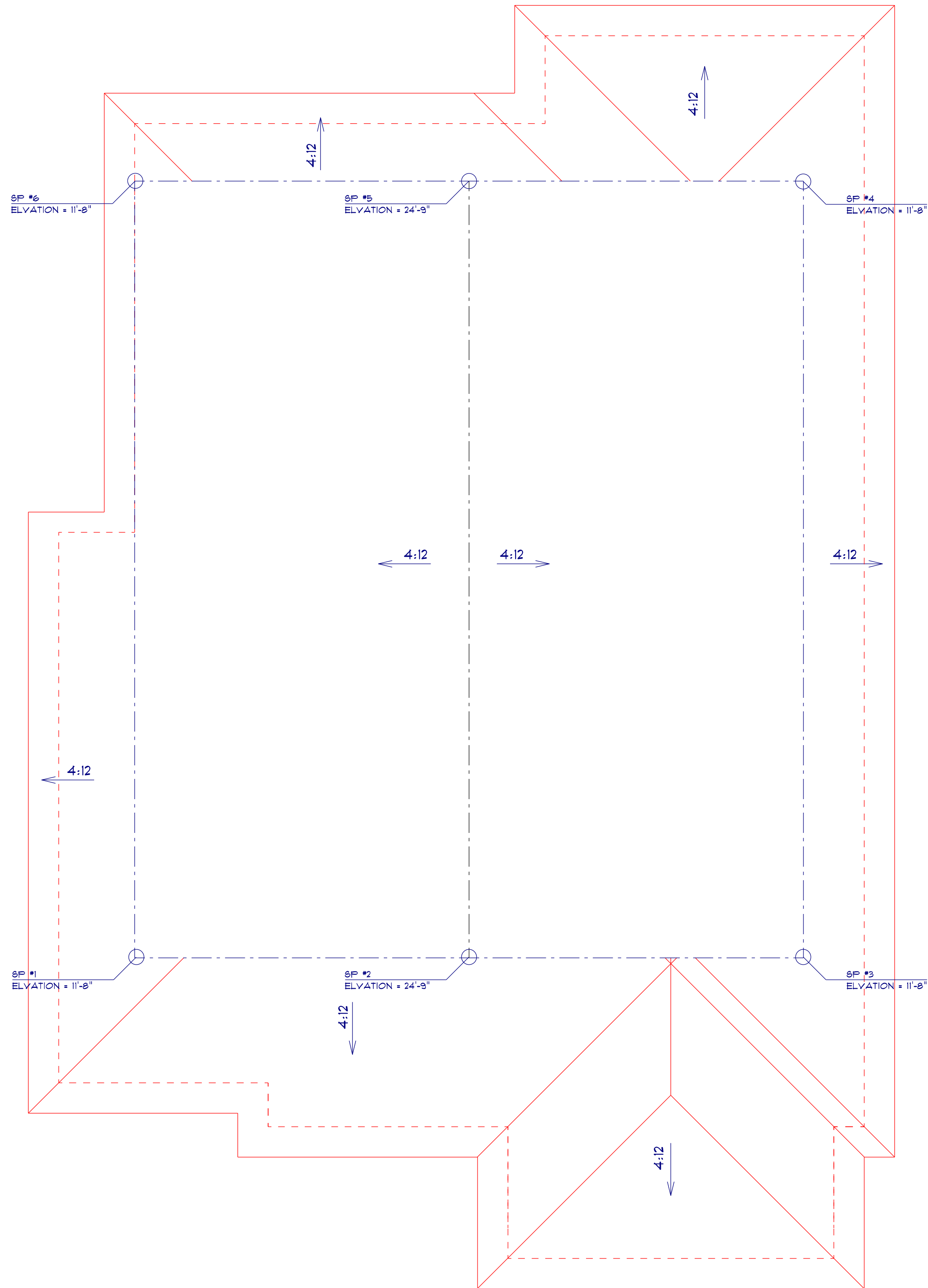
1/4" = 1'-0"

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

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

JAY NELSON
225 LOS ANGELES BLVD
SAN ANSELMO, CA 94960
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DRAWN BY:

STORY POLE PLAN

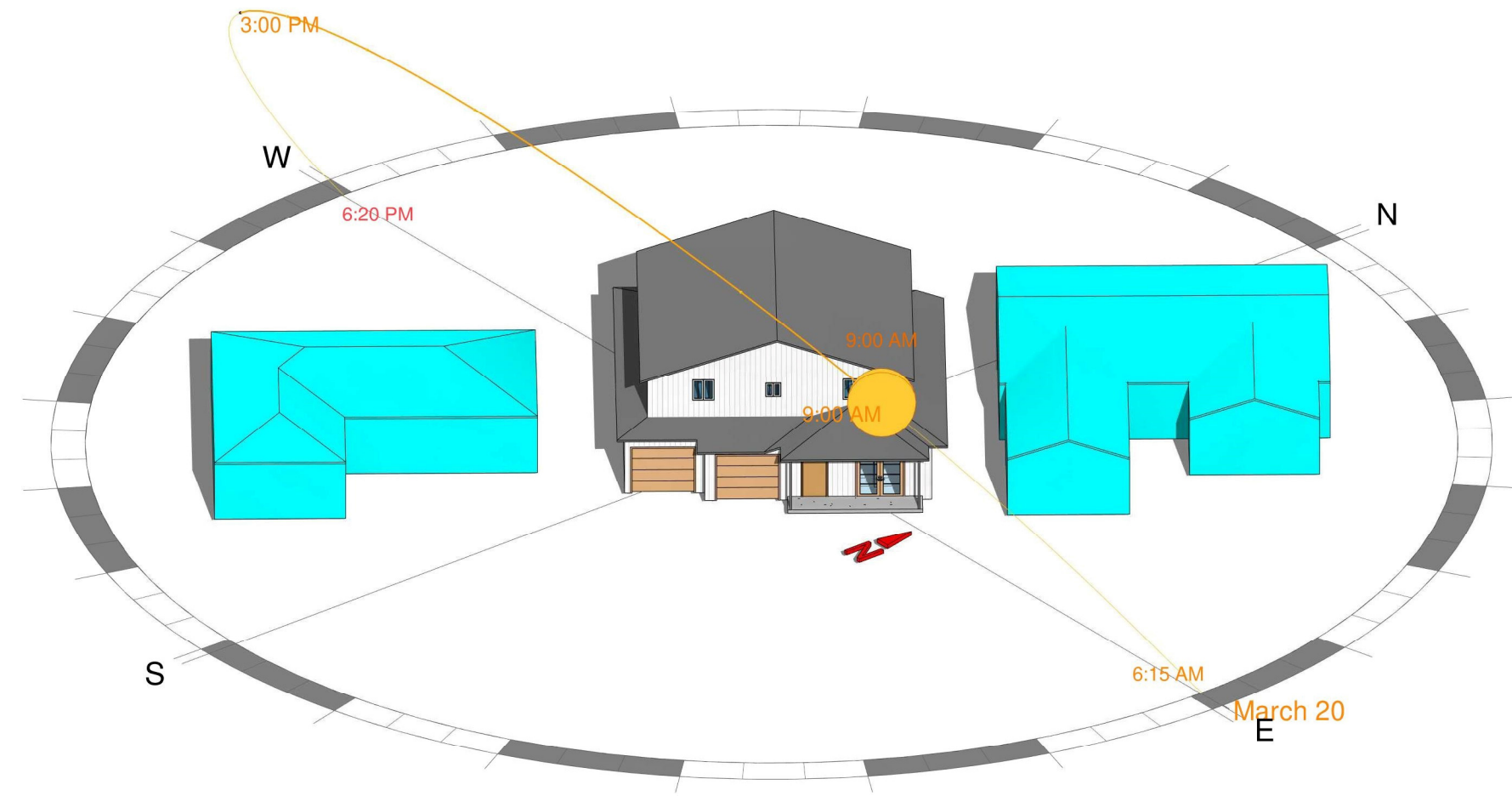
GOLDEN STATE DESIGN BUILD
515 AURORA DR. SUITE 202-J
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SP

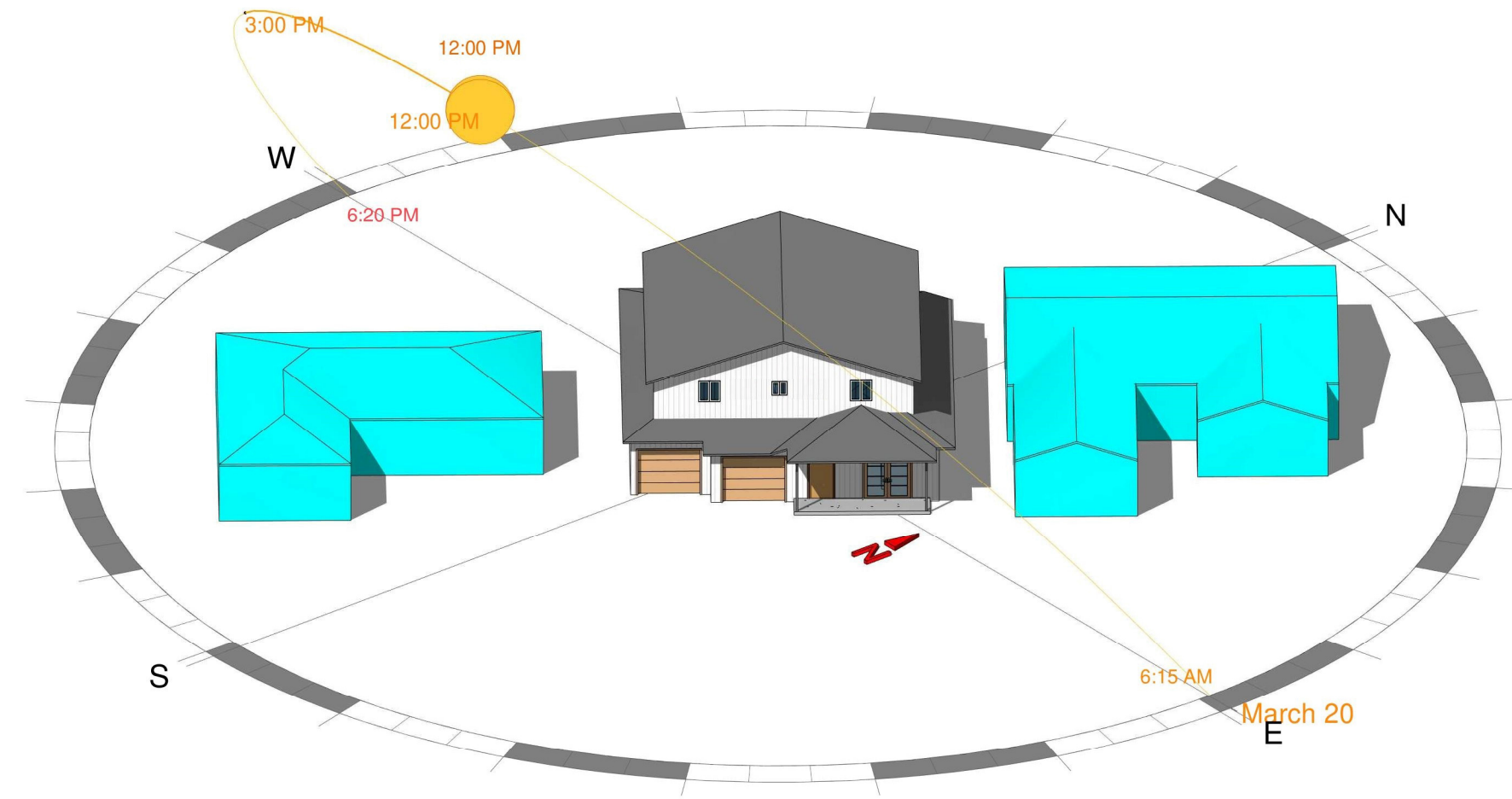
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1/4" = 1'-0"

SHEET

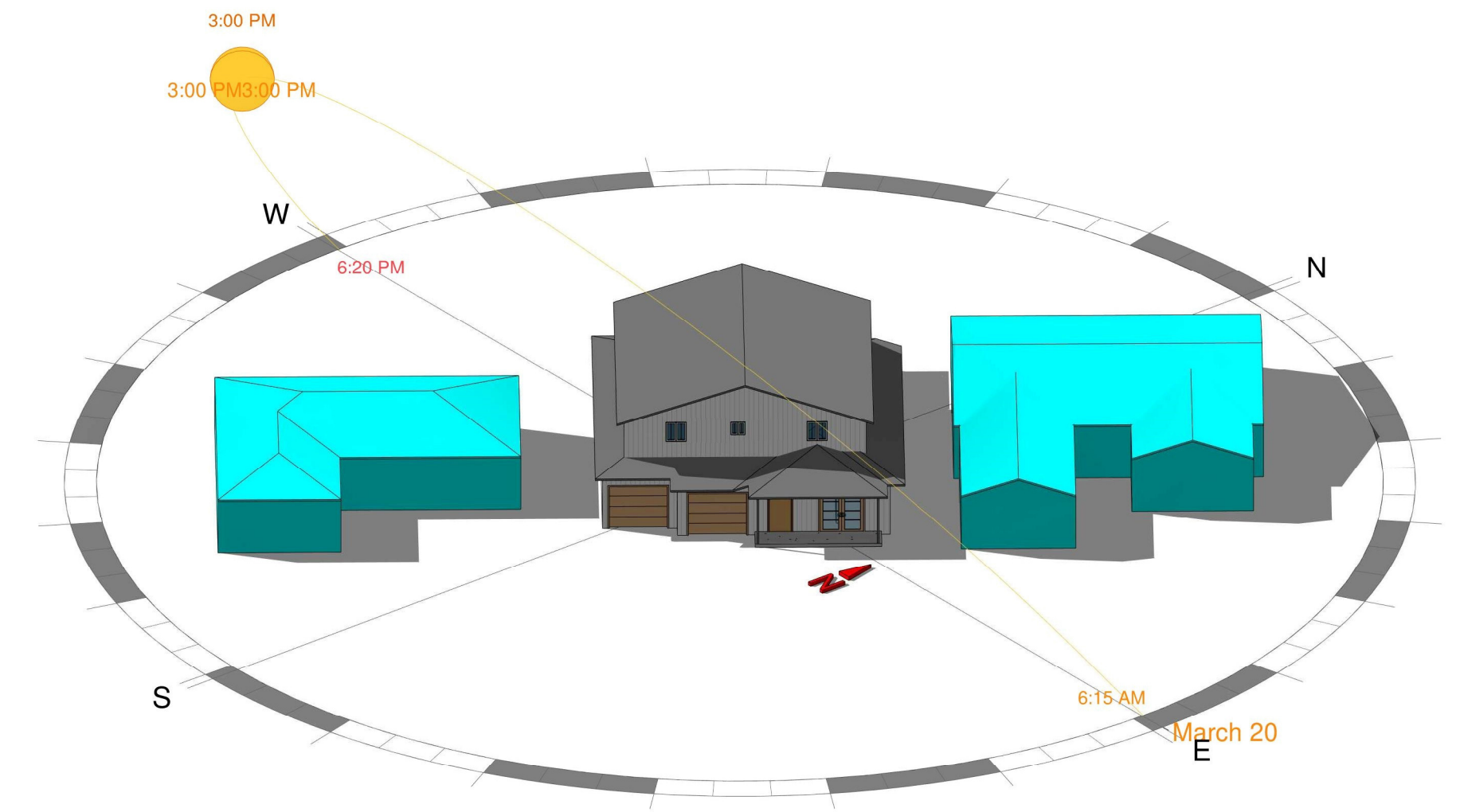
DATE
5/17/2022



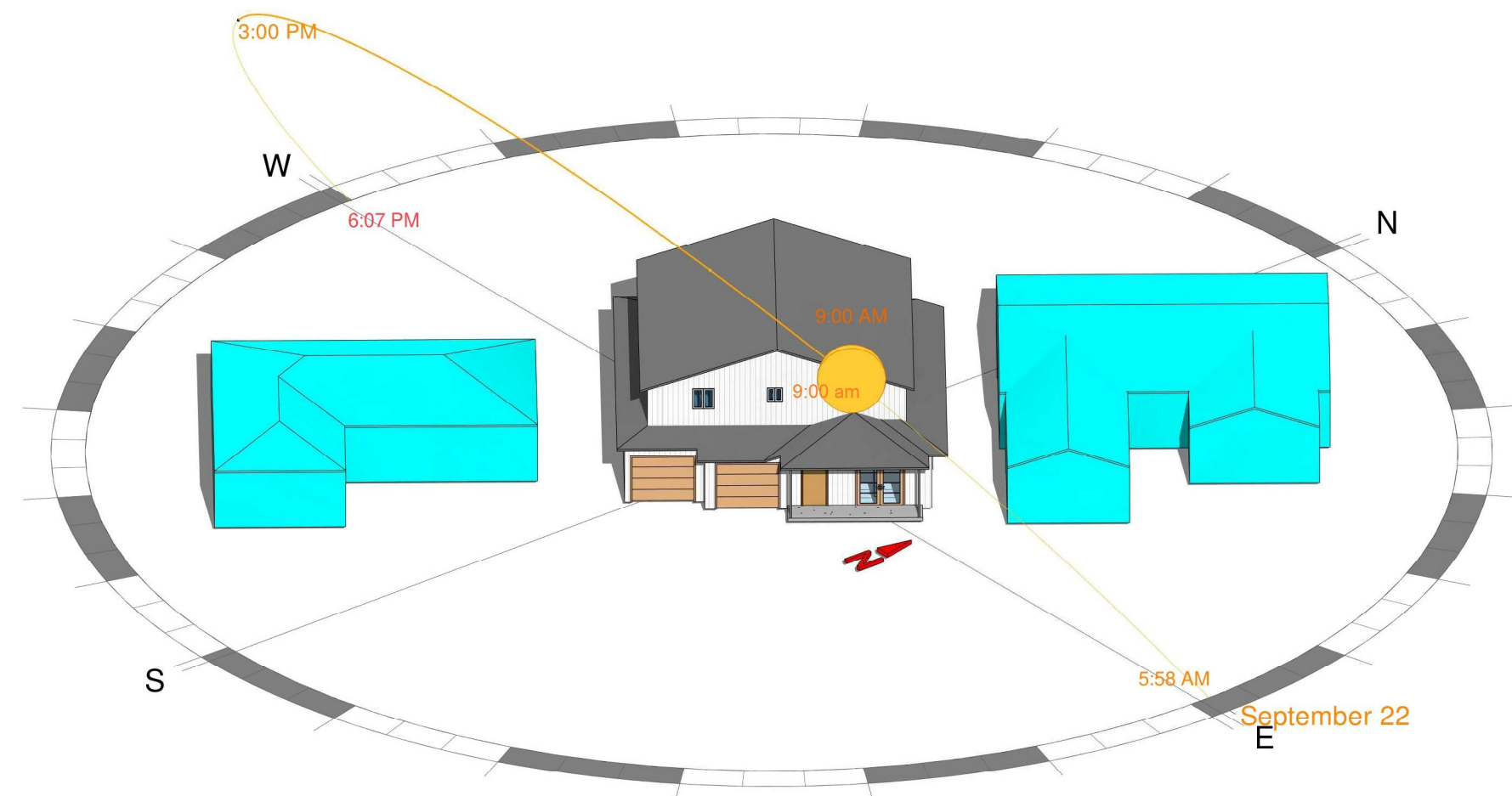
1 SPRING - 9AM



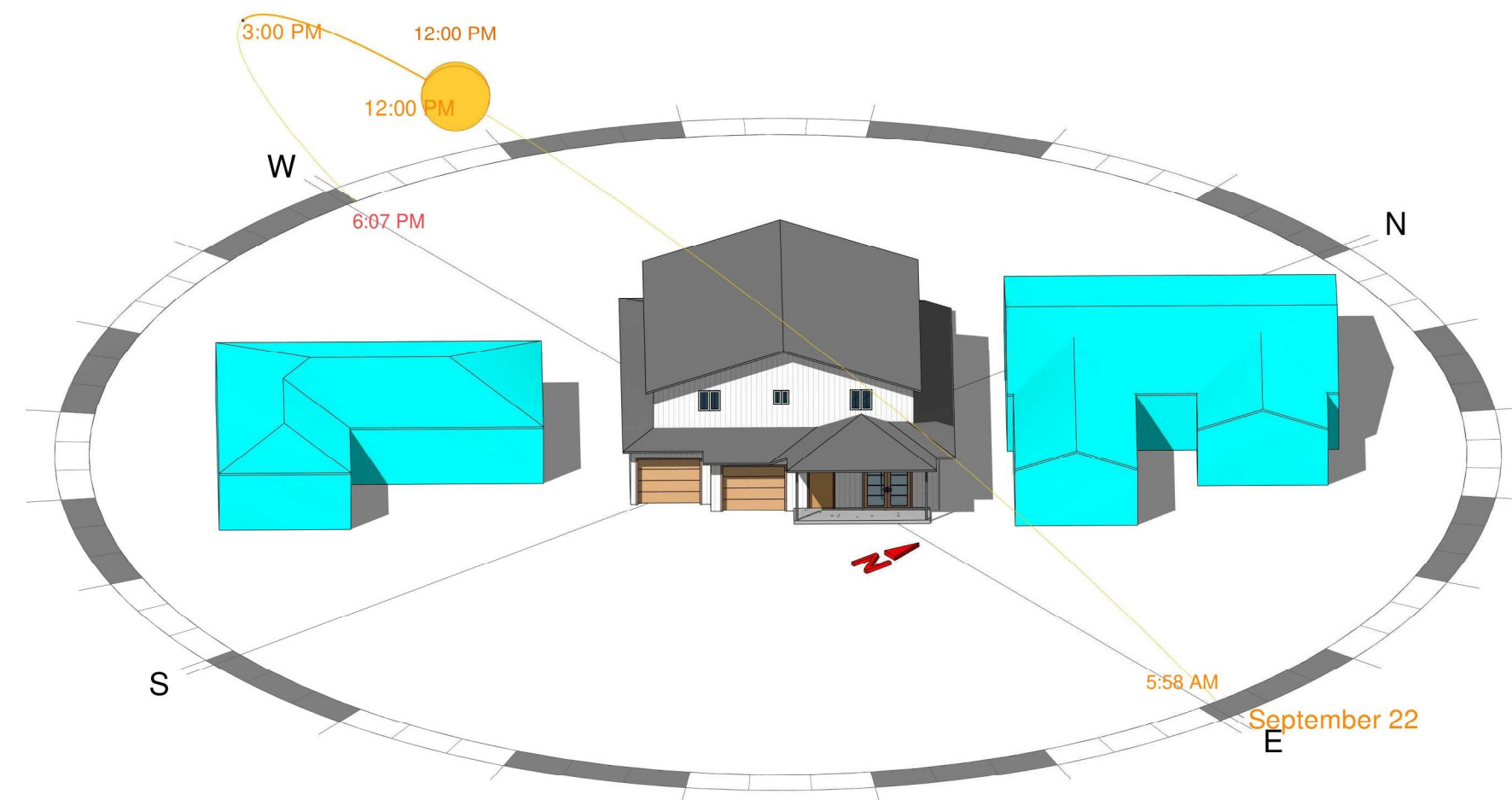
2 SPRING - 12PM



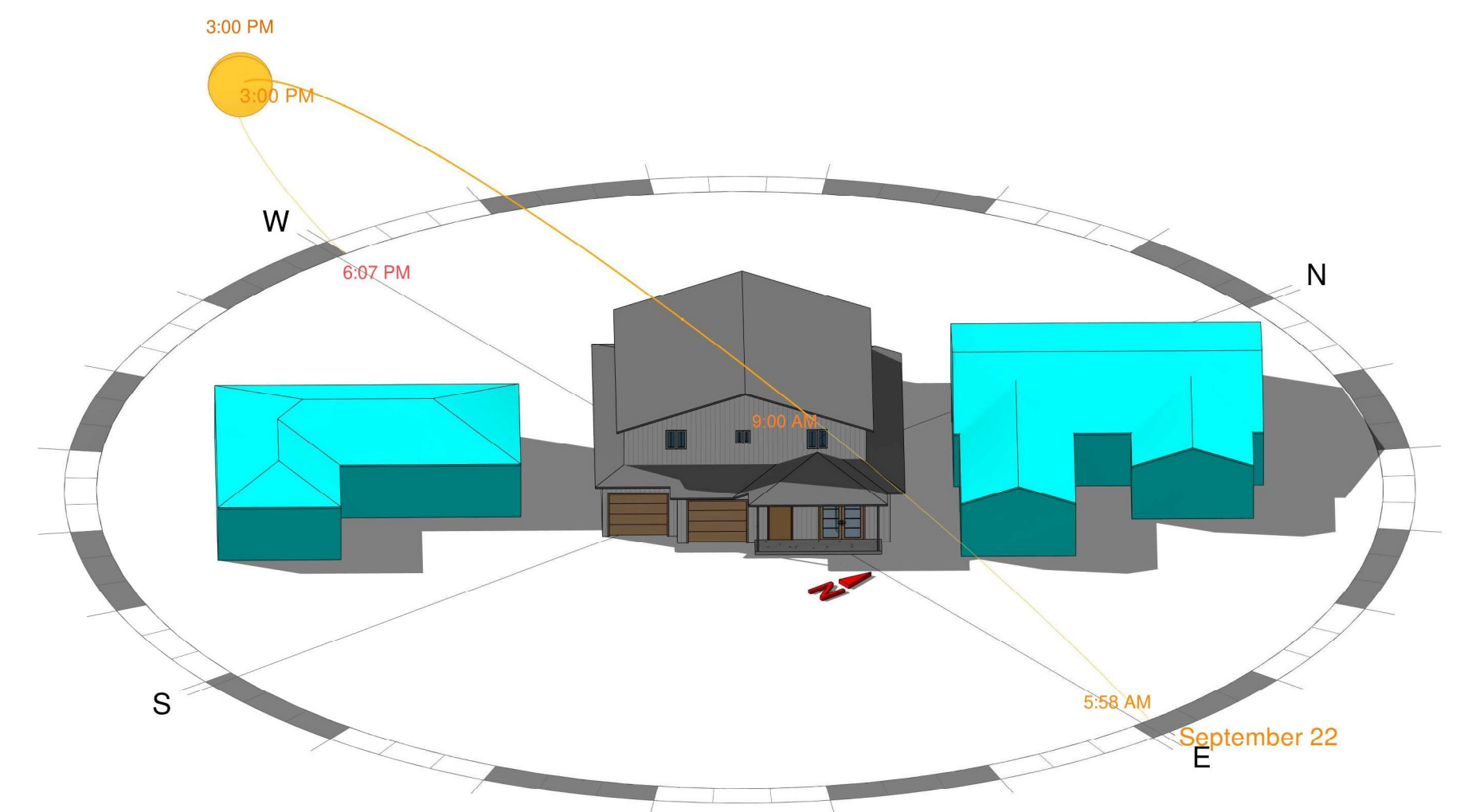
3 SPRING - 3PM



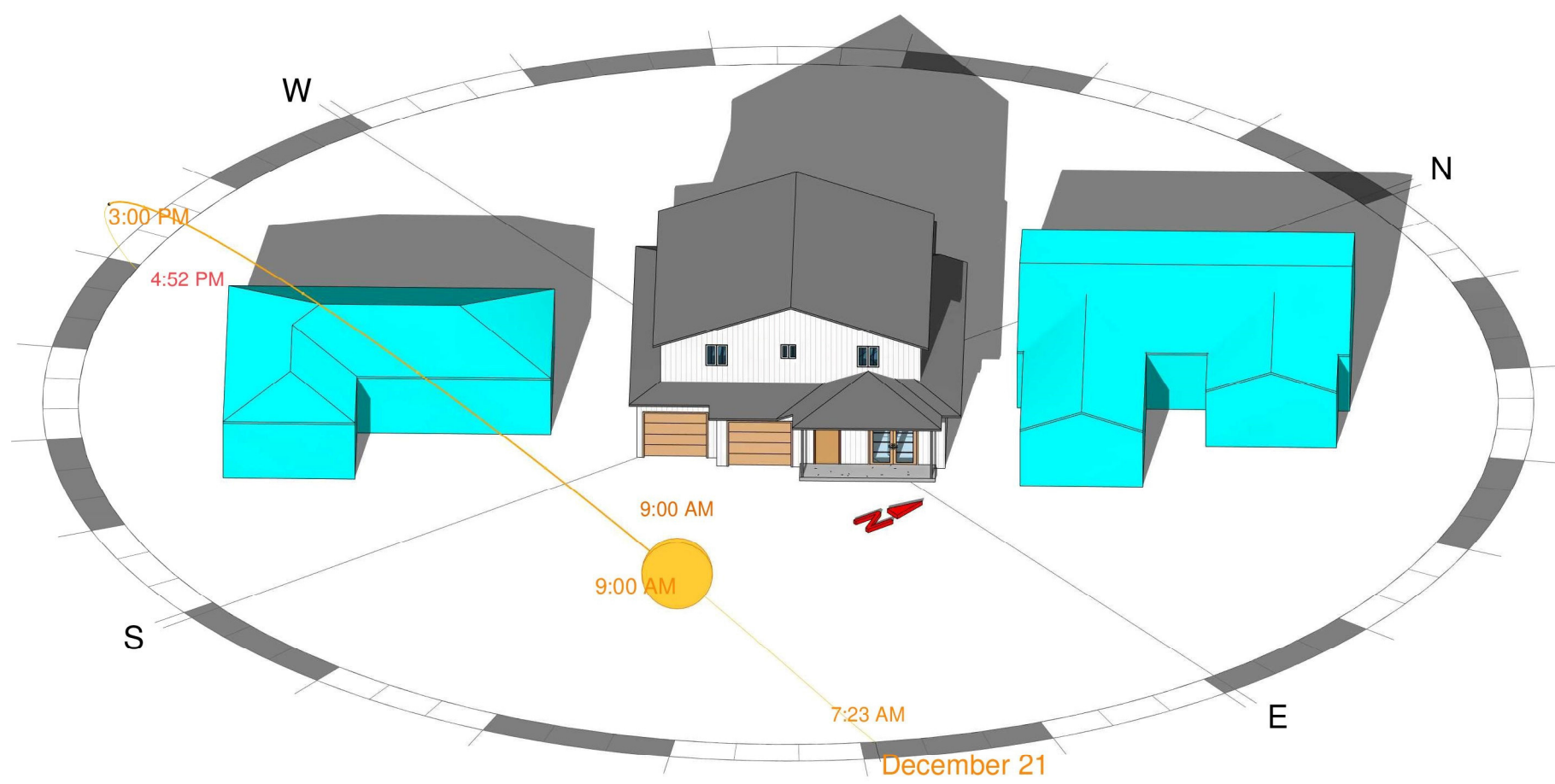
4 FALL - 9AM



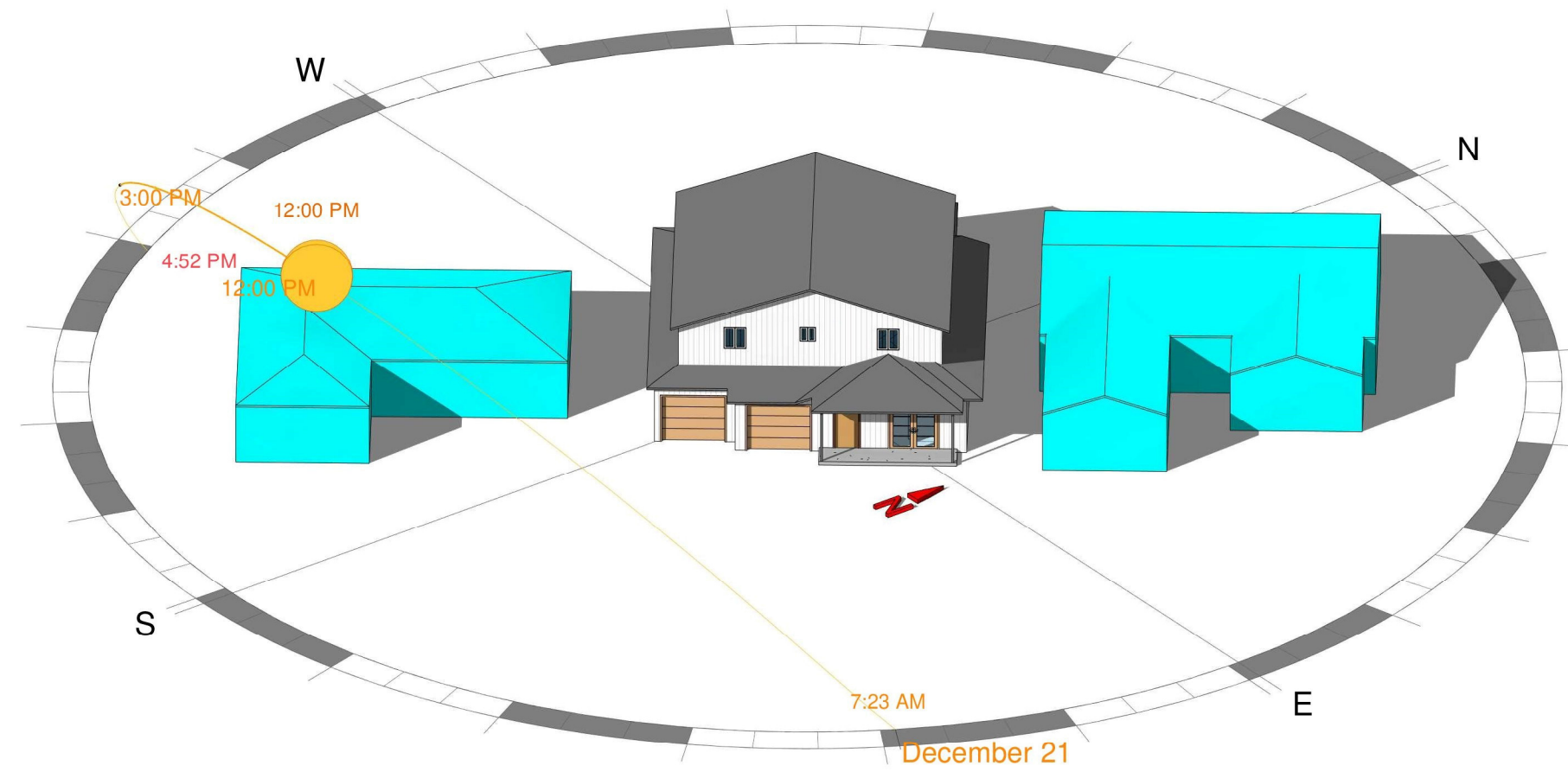
5 FALL - 12PM



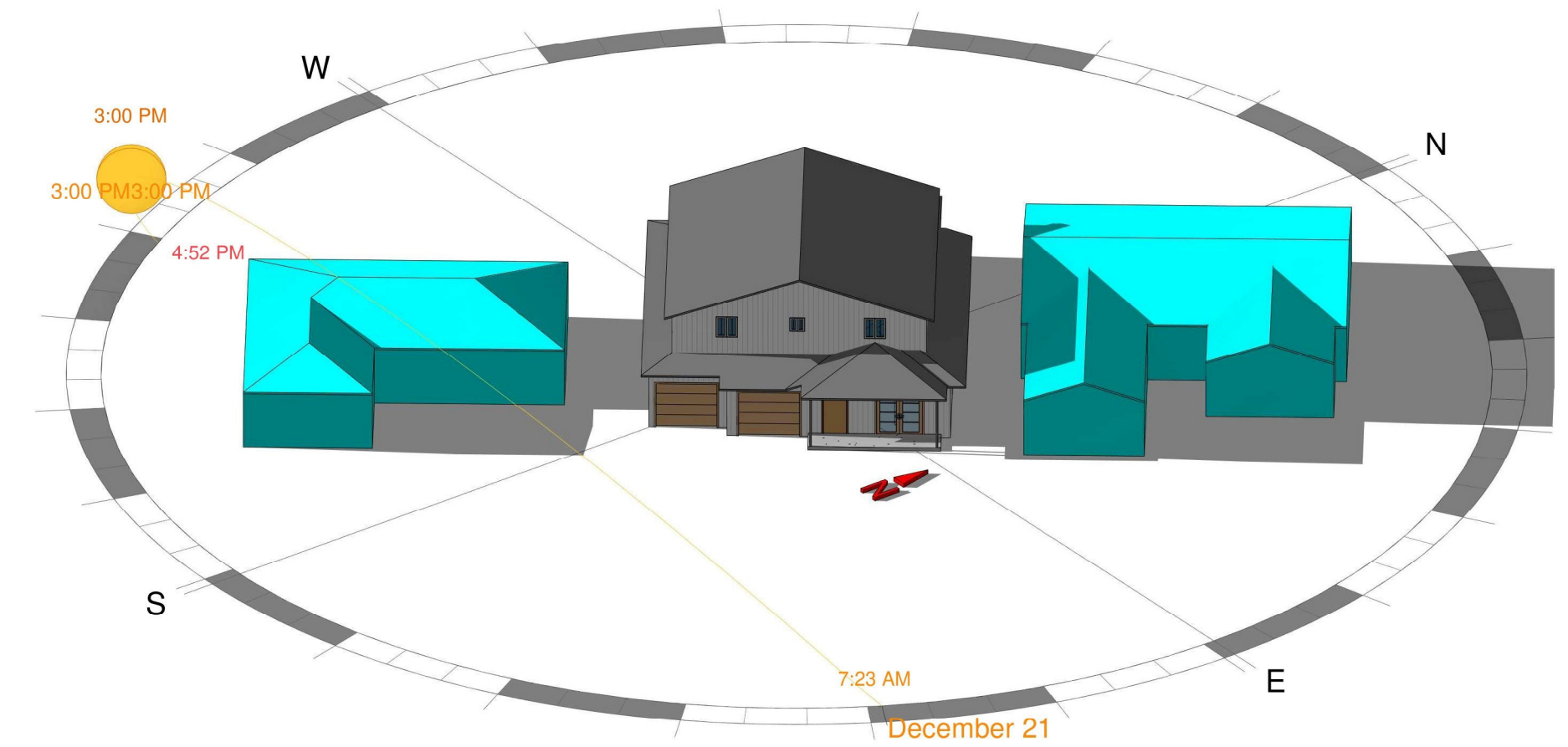
6 FALL - 3PM



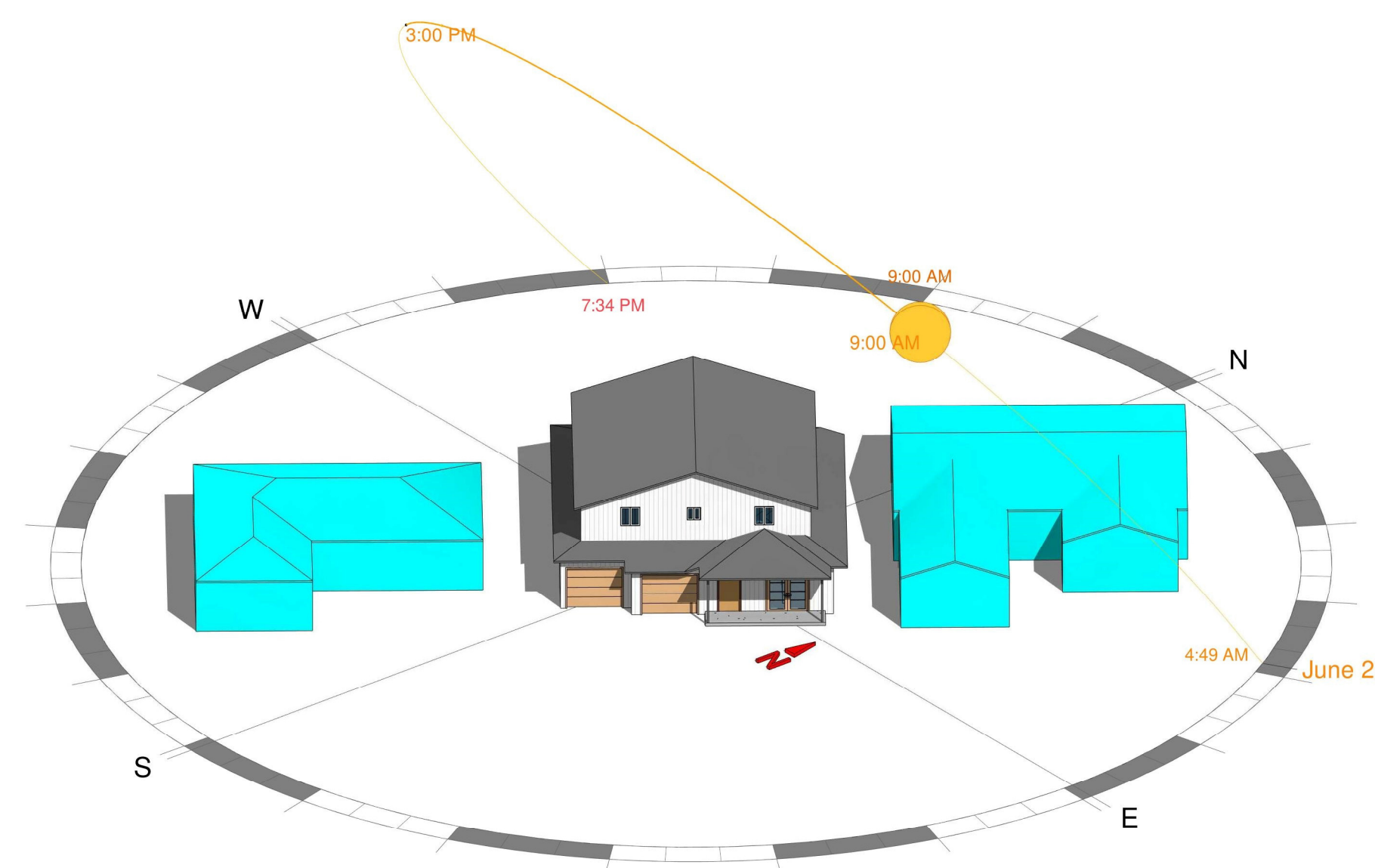
1 WINTER - 9AM



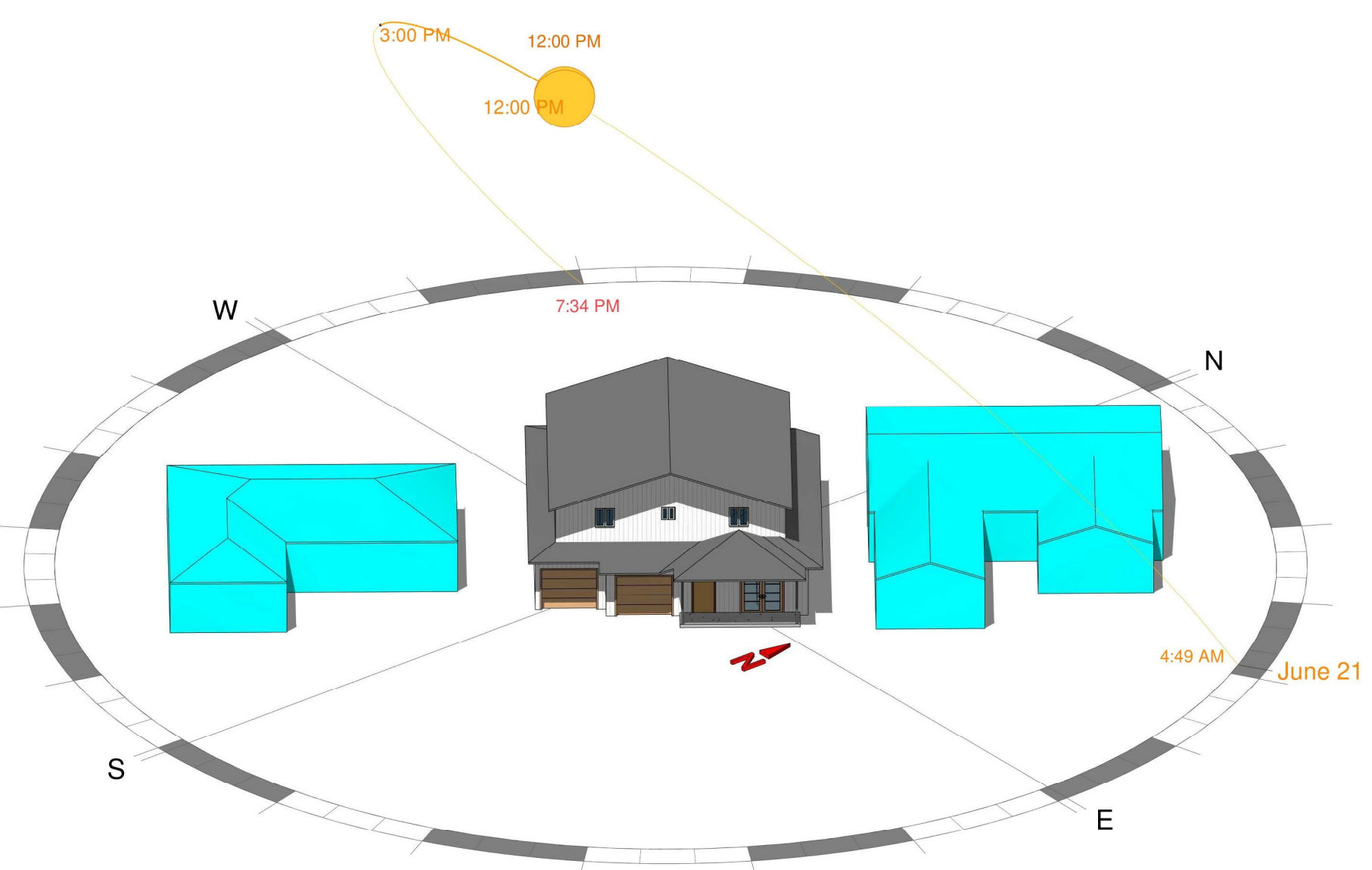
2 WINTER - 12PM



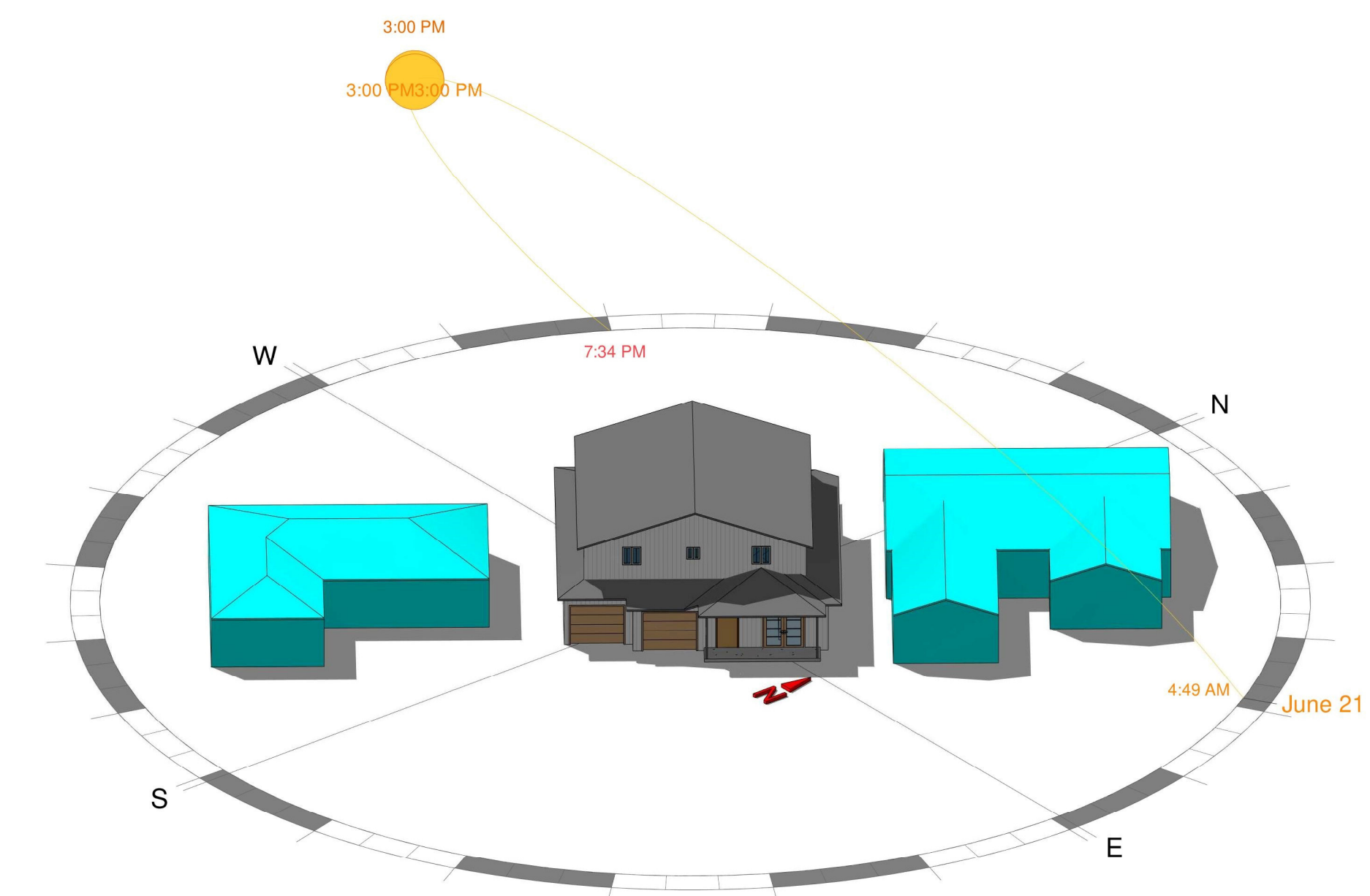
3 WINTER - 3PM



4 SUMMER - 9AM



5 SUMMER - 12PM



6 SUMMER - 3PM