

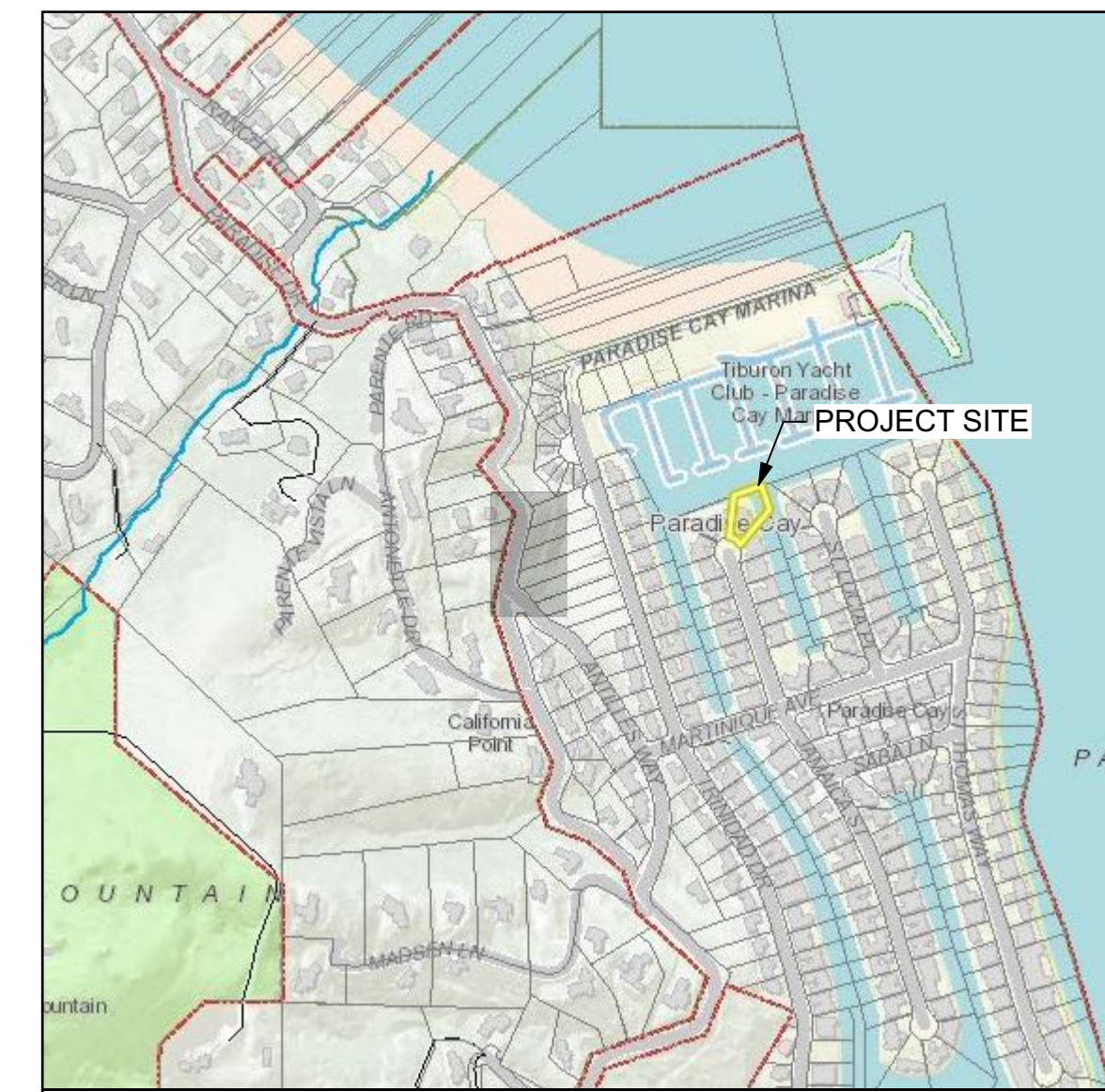
# COVEN RESIDENCE

228 JAMAICA ST  
TIBURON, CA 94920  
APN 038-201-21  
PERMIT#:

DESIGN REVIEW



NEIGHBORHOOD MAP



VICINITY MAP

APN / LOT 038-201-21	ZONING CODE RSP-5.8-BFC	OCCUPANCY TYPE R-3
LOT SIZE 15,546 SF	CONSTRUCTION TYP VB	WUI AREA NO

**PROJECT DATA**

- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA BUILDING ENERGY STANDARDS - TITLE 24
- 2022 CALIFORNIA GREEN BUILDING STANDARDS
- 2022 CALIFORNIA FIRE CODE

**APPLICABLE CODES**

**PROJECT DESCRIPTION**

REMODEL & ADDITION TO AN EXISTING SINGLE STORY HOME; WINDOWS AND DOORS WILL BE REPLACED UTILIZING EXISTING OPENINGS WHERE POSSIBLE; A 424 SF ADDITION WILL CONSIST OF A NEW ENTRY TO REPLACE AN EXISTING FRONT STOOP, AS WELL AS AN EXTENSION OF THE PRIMARY SUITE ON THE EAST SIDE OF THE HOUSE

**SCOPE OF WORK**

- ARCHITECTURAL**
- A0.0 COVER SHEET
  - A0.3 COLOR & MATERIALS
  - 1 OF 1 TOPOGRAPHIC AND BOUNDARY SURVEY
  - A1.0 PROPOSED SITE & ROOF PLAN
  - A1.1 EXISTING ROOF PLAN
  - A1.2 EXISTING/DEMOLITION FLOOR PLAN
  - A1.3 PROPOSED FLOOR PLAN
  - A1.4 FAR MAP
  - A1.5 PRELIMINARY GRADING & DRAINAGE PLAN
  - A2.0 SOUTH ELEVATIONS
  - A2.1 WEST ELEVATIONS
  - A2.2 NORTH ELEVATIONS
  - A2.3 EAST ELEVATIONS
  - A3.0 PROPOSED SECTIONS

**OWNERS:**  
PAULA & RICK COVEN  
228 JAMAICA ST  
TIBURON, CA 94920

**ARCHITECT:**  
RICHARDSON PRIBUSS ARCHITECTS  
447 MILLER AVE., SUITE D  
MILL VALLEY, CA 94941  
TEL:(415) 380-0474 X9  
FAX:(415) 380-0470  
CONTACT: JOE MCGUIRE

**STRUCTURAL ENGINEER:**  
TURBIN STRUCTURAL ENGINEERING  
244 MILLER AVE.,  
MILL VALLEY, CA 94941  
TEL:(415) 373-9472 X 11  
FAX:(415) 789-4552  
CONTACT: KELLY TURBIN

**SOILS ENGINEER:**  
DAVE OLNES P.E. INC.  
7915 CREST AVE.  
OAKLAND, CA 94605  
TEL & FAX:(510) 568-2162  
CONTACT: DAVE OLNES

**CONTRACTOR:**  
TBD

**PROJECT TEAM**

**PROJECT NOTES & DEFERRED SUBMITTALS:**

**CONSTRUCTION WASTE MANAGEMENT PLAN**  
CONTRACTOR TO HIRE AN APPROVED WASTE MANAGEMENT COMPANY TO COLLECT AND DOCUMENT ALL WASTE OR COMPLETE THE COUNTY OF MARIN CONSTRUCTION WASTE MANAGEMENT PLAN

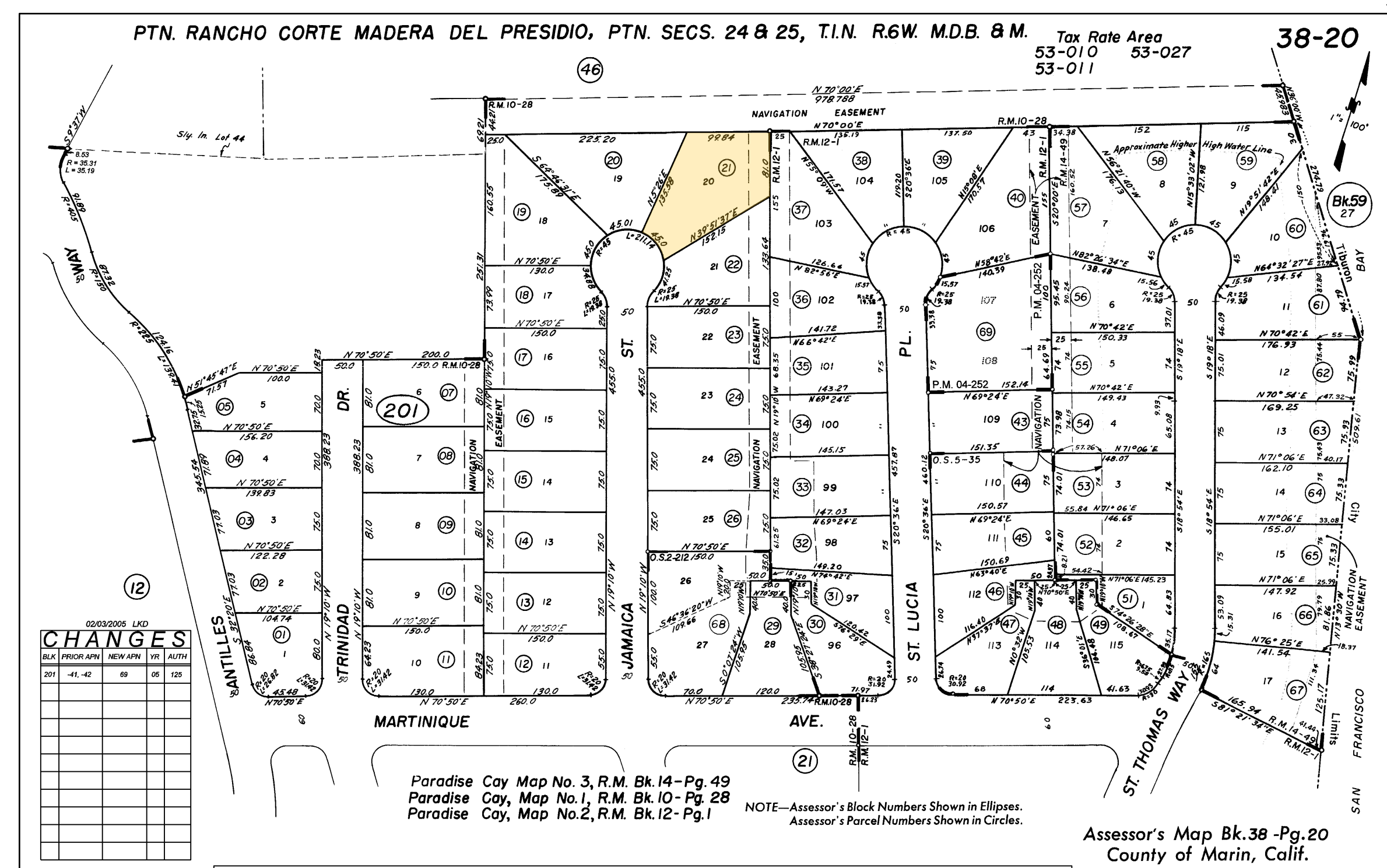
A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IS TO BE RECYCLED IN ACCORDANCE WITH SECTION 4.408.2, 4.408.3 OR 4.408.4, OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT CITY ORDINANCE PER CGBC 4.408.1.

**SPECIAL INSPECTIONS**  
CONTRACTOR TO SCHEDULE SPECIAL INSPECTION WHEN REQUIRED FOR THE FOLLOWING ITEMS: HIGH-STRENGTH CONCRETE, HIGH-STRENGTH BOLTS, DRILLED PIERS, FIELD WELDING.

**SPECIAL INSTRUCTIONS**

APN	038-201-21		
LOT SIZE : GROSS	15,546 SF		
LOT SIZE : NET	9,535 SF		
ZONING	RSP-5.8-BFC		
<b>PROPERTY INFORMATION:</b>	<b>ALLOWED</b>	<b>PREVIOUS/DEMOLISHED</b>	<b>PROPOSED</b>
LOT COVERAGE	N/A	3,714 SF	4,060 SF
<b>FLOOR AREA:</b>			
COVERED DECK	-	-	-
GARAGE	-	507 SF	500 SF
MAIN LEVEL	-	3,130 SF	3,130 SF
ADDITION	-	-	424 SF
DECK/PORCH AREA	-	1,792 SF	1,716 SF
TOTAL BUILDING AREA	N/A	5,429 SF	5,770 SF
TOTAL ADJUSTED FLOOR AREA	HOA APPROVAL	3,137 SF	3,554 SF
<b>SETBACKS:</b>			
FRONT	15'0"	19'7"	NO CHANGE
SIDE: LEFT	6'0"	5'11"	NO CHANGE
SIDE: RIGHT	6'0"	6'6"	6'0"
REAR	MEAN HIGH WATER - REF. SURVEY	65'7"	60'10"
<b>ADD'L INFORMATION:</b>			
CUT	-	-	17.5 CY
FILL	-	-	0 CY
IMPORT/OFF-HAUL	-	-	17.5 CY
STORIES	-	1	1
HEIGHT	23' ABOVE FFE	21'1"	21'1"
ONSITE PARKING SPACES	-	4	4

**SITE DATA TABLE**



**ASSESSOR'S MAP**

	ALIGN WALLS OR OBJECTS
	LINE OVERHEAD OR HIDDEN
	CENTERLINE
	PROPERTY LINE
	DATUM LINE
	SHEET NOTE MARKER
	FINISH NOTE MARKER
	WALL TYPE MARKER
	WINDOW SYMBOL
	DOOR SYMBOL
	SECTION MARKER
	ELEVATION MARKER
	INTERIOR ELEVATION MARKER
	PLAN DETAIL MARKER
	REVISION MARKER

**SYMBOLS**

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DESCRIPTION	DESIGN REVIEW INCOMPLETENESS - 3/21/24
NO.	1
DATE	3/29/24

**RICHARDSON PRIBUSS ARCHITECTS**  
447 MILLER AVENUE, SUITE D  
MILL VALLEY | 415-380-0474 | RP-ARCHITECTS.COM

**COVER SHEET**  
COVEN RESIDENCE  
228 JAMAICA STREET  
TIBURON CA 94920  
APN # 038-201-21



DRAWN BY:	-
DATE:	1/8/24
SCALE:	-

**A0.0**

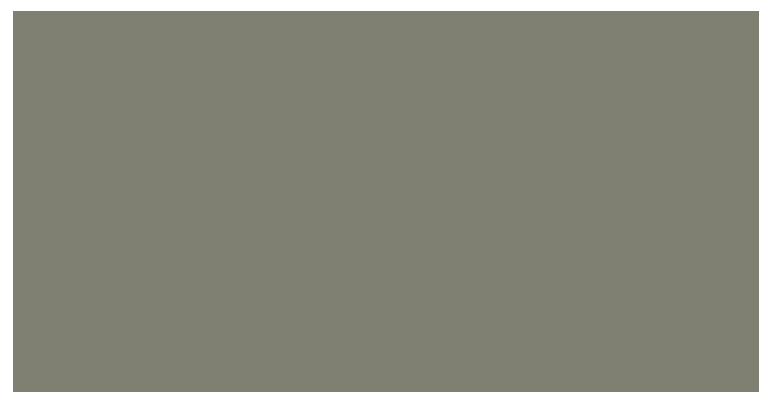




**EXISTING SIDING:** STRAIGHT EDGE SHINGLE SIDING



**SIDING:** HARDIE ARTISAN SQUARE CHANNEL SIDING  
 PAINTED BENJAMIN MOORE 2140-40 STORM CLOUD GREY  
 OR 2140-50 GREY HORSE



2140-40 STORM CLOUD GREY



2140-50 GREY HORSE



**EXISTING ROOFING:** CHARCOAL GREY ASPHALT SHINGLES



**ROOFING:** CHARCOAL GREY ASPHALT SHINGLES (TO MATCH EXISTING)



**EXISTING WINDOWS:** WHITE FRAME  
**EXISTING TRIM:** WHITE PAINTED WOOD TRIM



**WINDOWS:** WHITE (TO MATCH EXISTING)  
**TRIM:** WHITE PAINTED WOOD TRIM (TO MATCH EXISTING)



**LIGHTING:** OUTDOOR CYLINDER LED  
 WALL LIGHT  
 B-K LIGHTING - ALPINE

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 1

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**COVEN RESIDENCE**  
 228 JAMAICA STREET  
 TIBURON CA 94920  
 APN # 038-201-21

COLOR & MATERIALS



DRAWN BY: -

DATE: 1/8/24

SCALE: -

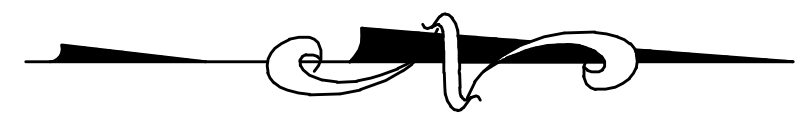
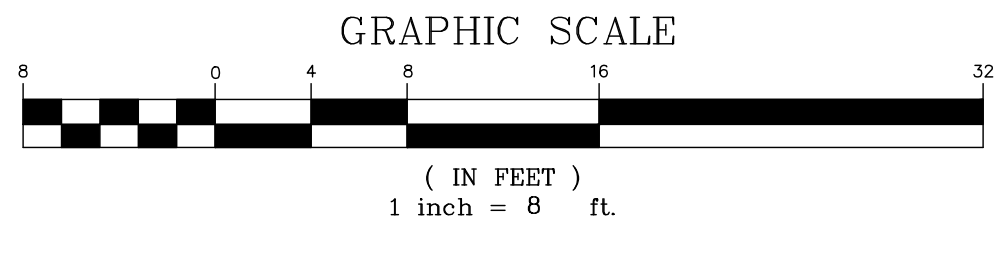
**A0.3**



# TOPOGRAPHIC AND BOUNDARY SURVEY

228 JAMAICA STREET  
TOWN OF TIBURON

MARIN COUNTY - CALIFORNIA  
SCALE: 1 INCH = 8 FEET MARCH 2023



**ABBREVIATIONS:**

COMMUNICATIONS VAULT	COMM
ELECTRIC METER	EM
ELECTRIC VAULT	ELEC
FLAG POLE	FP
GAS METER	GM
IRRIGATION CONTROL VALVE	ICV
PUBLIC UTILITY EASEMENT	P.U.E.
SANITARY SEWER CLEANOUT	SSCO
WATER METER	WM

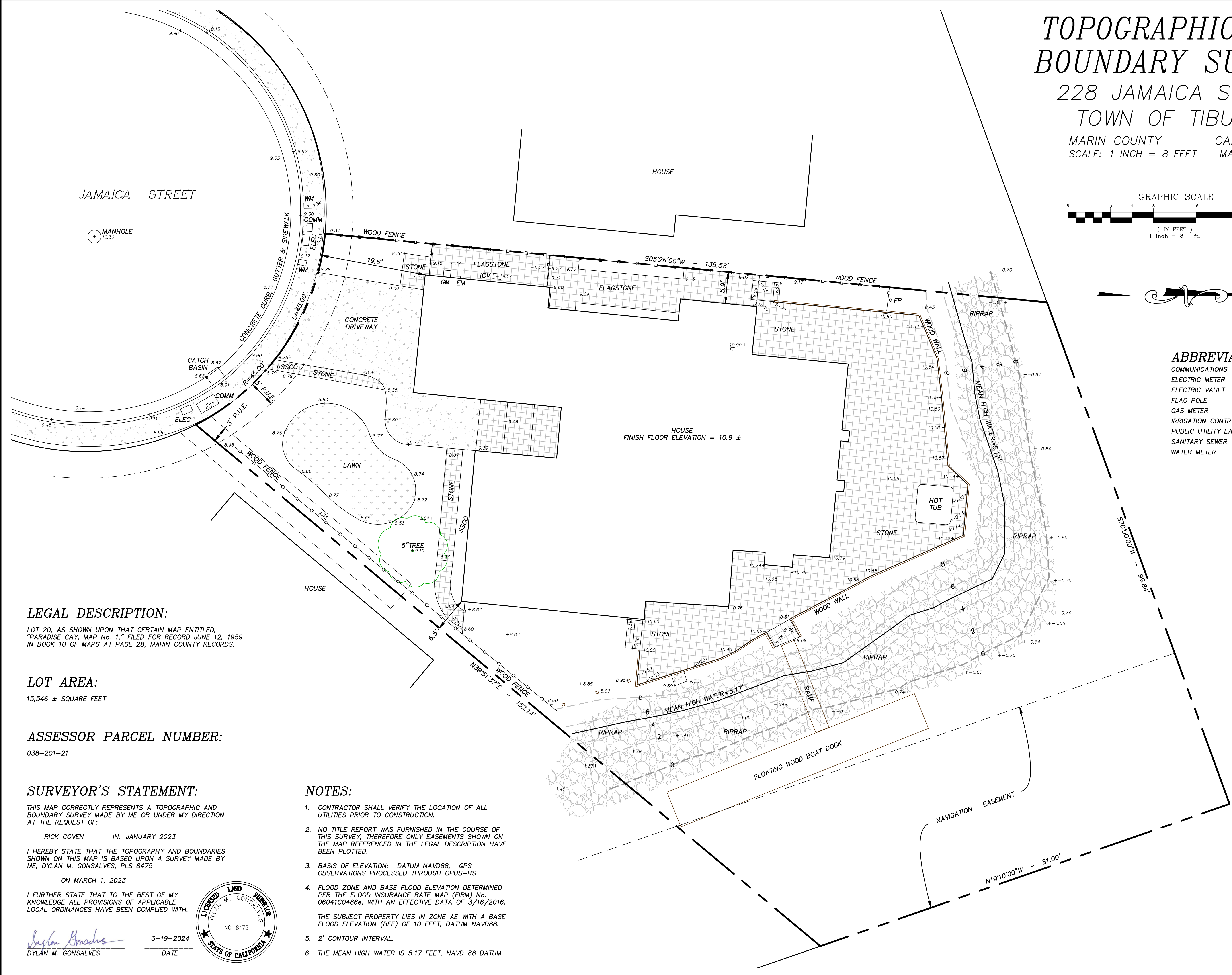
**DMG ENGINEERING, INC.**  
30 OAKVUE COURT  
PLEASANT HILL, CA 94523  
PHONE: (925) 787-0463  
FAX: (925) 287-8503

DMG ENGINEERING, INC.  
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NO.	DATE	REVISIONS DESCRIPTION	BY
1	3-19-24	ADDED 5' P.U.E.	DMG

**TOPOGRAPHIC AND BOUNDARY SURVEY**  
228 JAMAICA STREET  
TOWN OF TIBURON - CALIFORNIA  
SCALE: 1 INCH = 8 FEET  
MARCH 2023

SHEET 1  
OF 1 SHEET(S)  
ORIG.DWG: 8-10-2023  
REV.DWG: 3-19-2024  
JOB: 23-04



**LEGAL DESCRIPTION:**

LOT 20, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "PARADISE CAY, MAP No. 1," FILED FOR RECORD JUNE 12, 1959 IN BOOK 10 OF MAPS AT PAGE 28, MARIN COUNTY RECORDS.

**LOT AREA:**

15,546 ± SQUARE FEET

**ASSESSOR PARCEL NUMBER:**

038-201-21

**SURVEYOR'S STATEMENT:**

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC AND BOUNDARY SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF:

RICK COVEN IN: JANUARY 2023

I HEREBY STATE THAT THE TOPOGRAPHY AND BOUNDARIES SHOWN ON THIS MAP IS BASED UPON A SURVEY MADE BY ME, DYLAN M. GONSALVES, PLS 8475

ON MARCH 1, 2023

I FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

*Dylan M. Gonsalves*  
DYLAN M. GONSALVES  
DATE: 3-19-2024



**NOTES:**

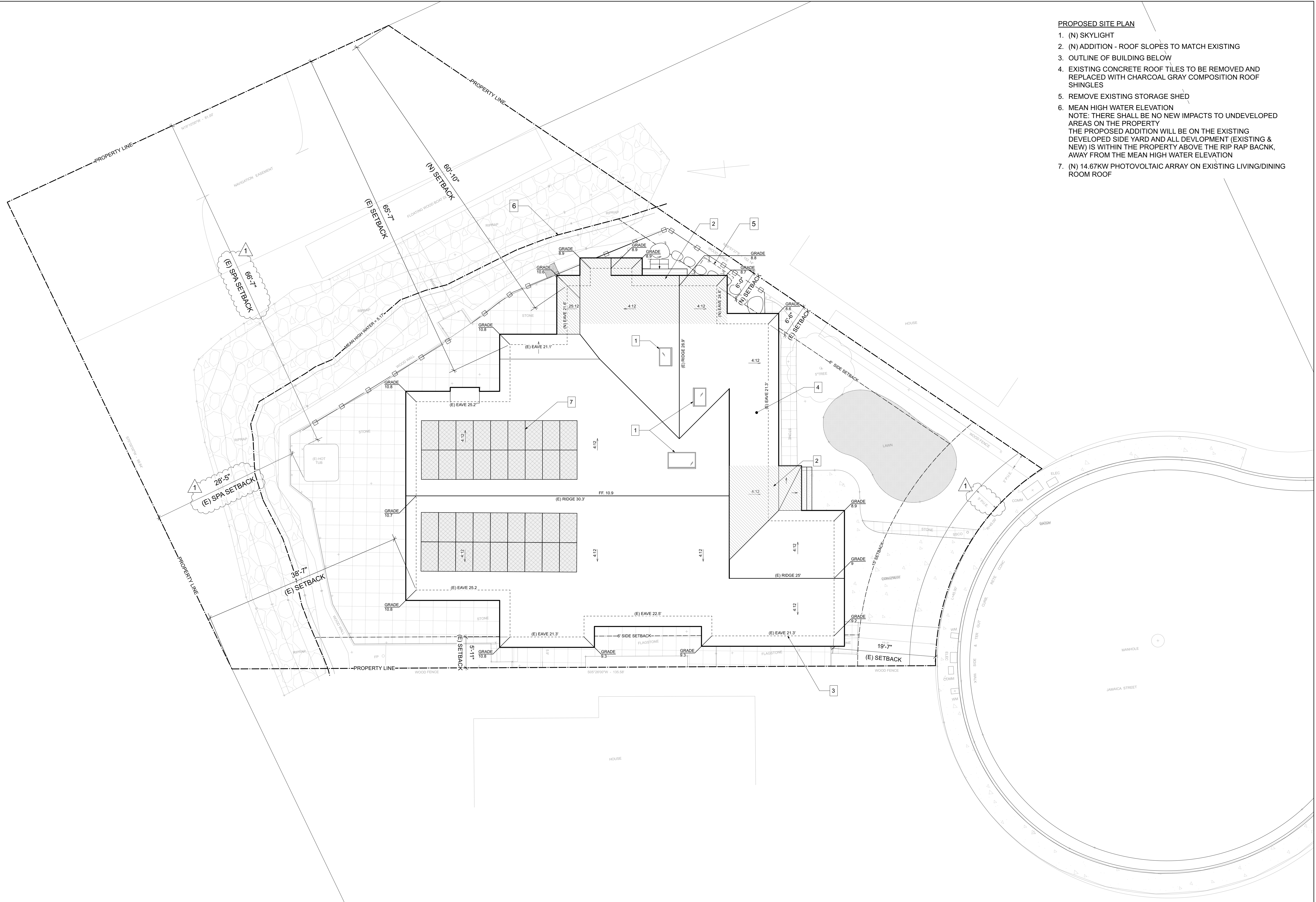
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- NO TITLE REPORT WAS FURNISHED IN THE COURSE OF THIS SURVEY, THEREFORE ONLY EASEMENTS SHOWN ON THE MAP REFERENCED IN THE LEGAL DESCRIPTION HAVE BEEN PLOTTED.
- BASIS OF ELEVATION: DATUM NAVD88, GPS OBSERVATIONS PROCESSED THROUGH OPUS-RS
- FLOOD ZONE AND BASE FLOOD ELEVATION DETERMINED PER THE FLOOD INSURANCE RATE MAP (FIRM) No. 06041C0486a, WITH AN EFFECTIVE DATA OF 3/16/2016.  
THE SUBJECT PROPERTY LIES IN ZONE AE WITH A BASE FLOOD ELEVATION (BFE) OF 10 FEET, DATUM NAVD88.
- 2' CONTOUR INTERVAL.
- THE MEAN HIGH WATER IS 5.17 FEET, NAVD 88 DATUM

C:\Land Projects\2009\2304COVEN.dwg\228-JAMAICA\_3-19-2024.dwg 3/19/2024 8:10:03 AM PDT



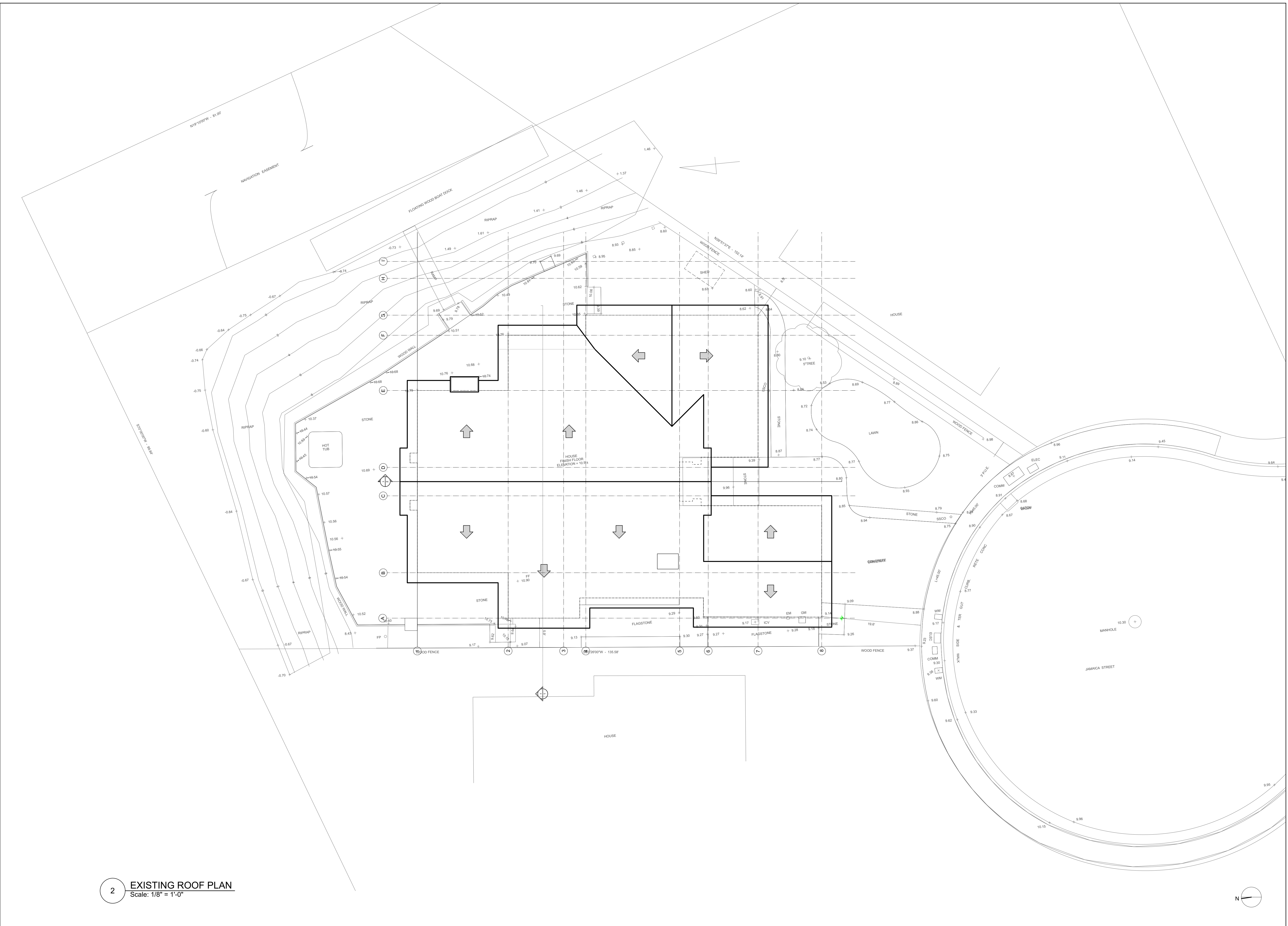
1 PROPOSED SITE & ROOF PLAN  
Scale: 1/8" = 1'-0"

- PROPOSED SITE PLAN**
- (N) SKYLIGHT
  - (N) ADDITION - ROOF SLOPES TO MATCH EXISTING
  - OUTLINE OF BUILDING BELOW
  - EXISTING CONCRETE ROOF TILES TO BE REMOVED AND REPLACED WITH CHARCOAL GRAY COMPOSITION ROOF SHINGLES
  - REMOVE EXISTING STORAGE SHED
  - MEAN HIGH WATER ELEVATION
- NOTE: THERE SHALL BE NO NEW IMPACTS TO UNDEVELOPED AREAS ON THE PROPERTY  
THE PROPOSED ADDITION WILL BE ON THE EXISTING DEVELOPED SIDE YARD AND ALL DEVELOPMENT (EXISTING & NEW) IS WITHIN THE PROPERTY ABOVE THE RIP RAP BACK, AWAY FROM THE MEAN HIGH WATER ELEVATION
- (N) 14.67KW PHOTOVOLTAIC ARRAY ON EXISTING LIVING/DINING ROOM ROOF



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<p><b>RICHARDSON PRIBUSS ARCHITECTS</b> 447 MILLER AVENUE, SUITE D MILL VALLEY   415-380-9474   RP-ARCHITECTS.COM</p>	
<p><b>COVEN RESIDENCE</b> 228 JAMAICA STREET TIBURON CA 94920 APN # 038-201-21</p>	
<p>PROPOSED SITE &amp; ROOF PLAN</p>	
DRAWN BY:	-
DATE:	1/8/24
SCALE:	-
<p><b>A1.0</b></p>	



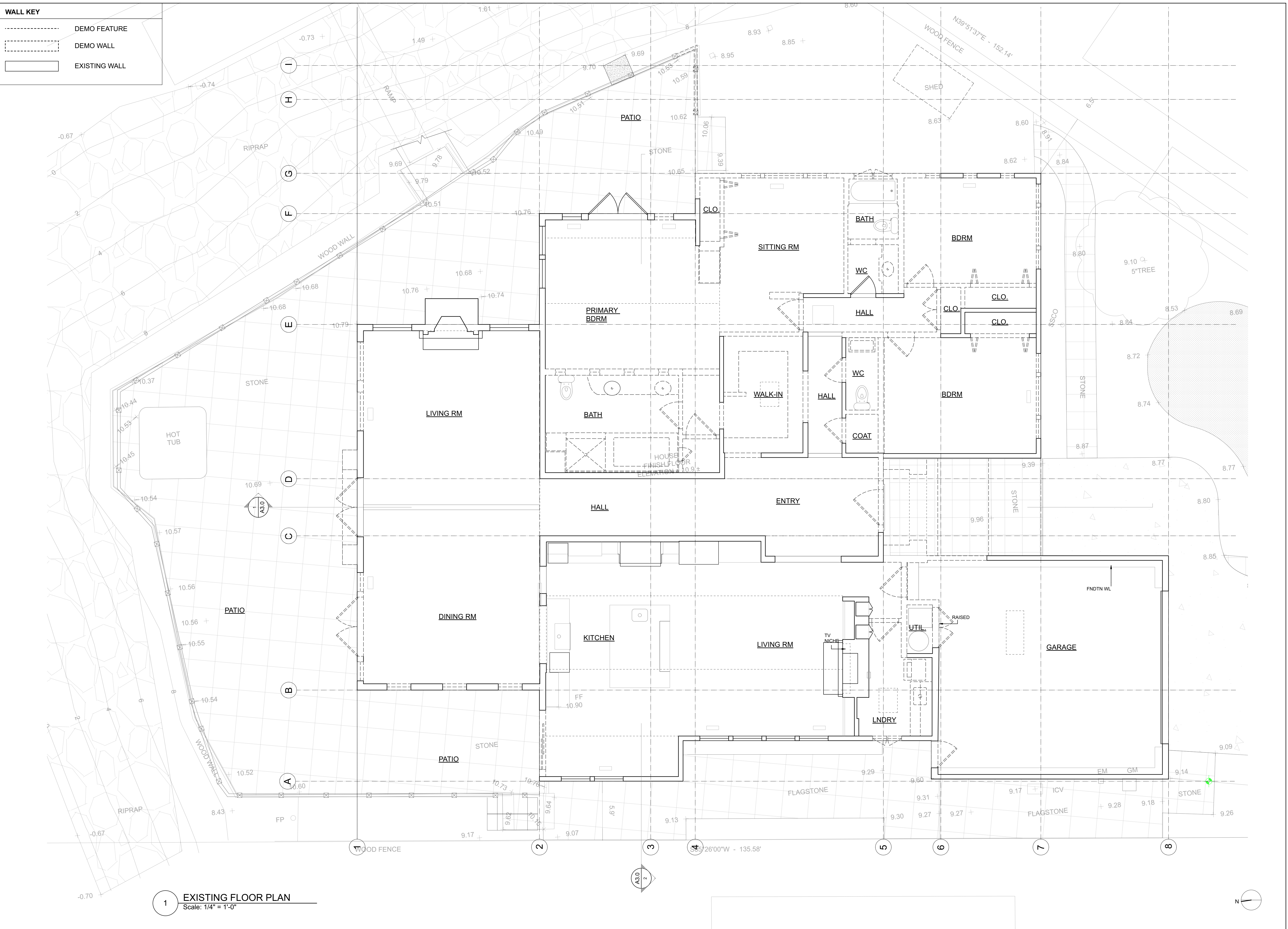


2 EXISTING ROOF PLAN  
Scale: 1/8" = 1'-0"

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<p><b>COVEN RESIDENCE</b> 228 JAMAICA STREET TIBURON CA 94920 APN # 038-201-21</p>	<p><b>EXISTING ROOF PLAN</b></p>
	
<p>NO. 1</p>	<p>DATE 3/29/24</p>
<p>DESCRIPTION DESIGN REVIEW INCOMPLETENESS - 3/21/24</p>	
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<p>SCALE:</p>	<p>A1.1</p>



WALL KEY	
	DEMO FEATURE
	DEMO WALL
	EXISTING WALL



**1 EXISTING FLOOR PLAN**  
Scale: 1/4" = 1'-0"

<p><b>COVER RESIDENCE</b> 228 JAMAICA STREET TIBURON CA 94920 APN # 038-201-21</p>	<p><b>EXISTING/DEMO FLOOR PLAN</b></p>		<p>NO. 1</p>	<p>DATE 3/29/24</p>	<p>DESCRIPTION DESIGN REVIEW INCOMPLETENESS - 3/21/24</p>
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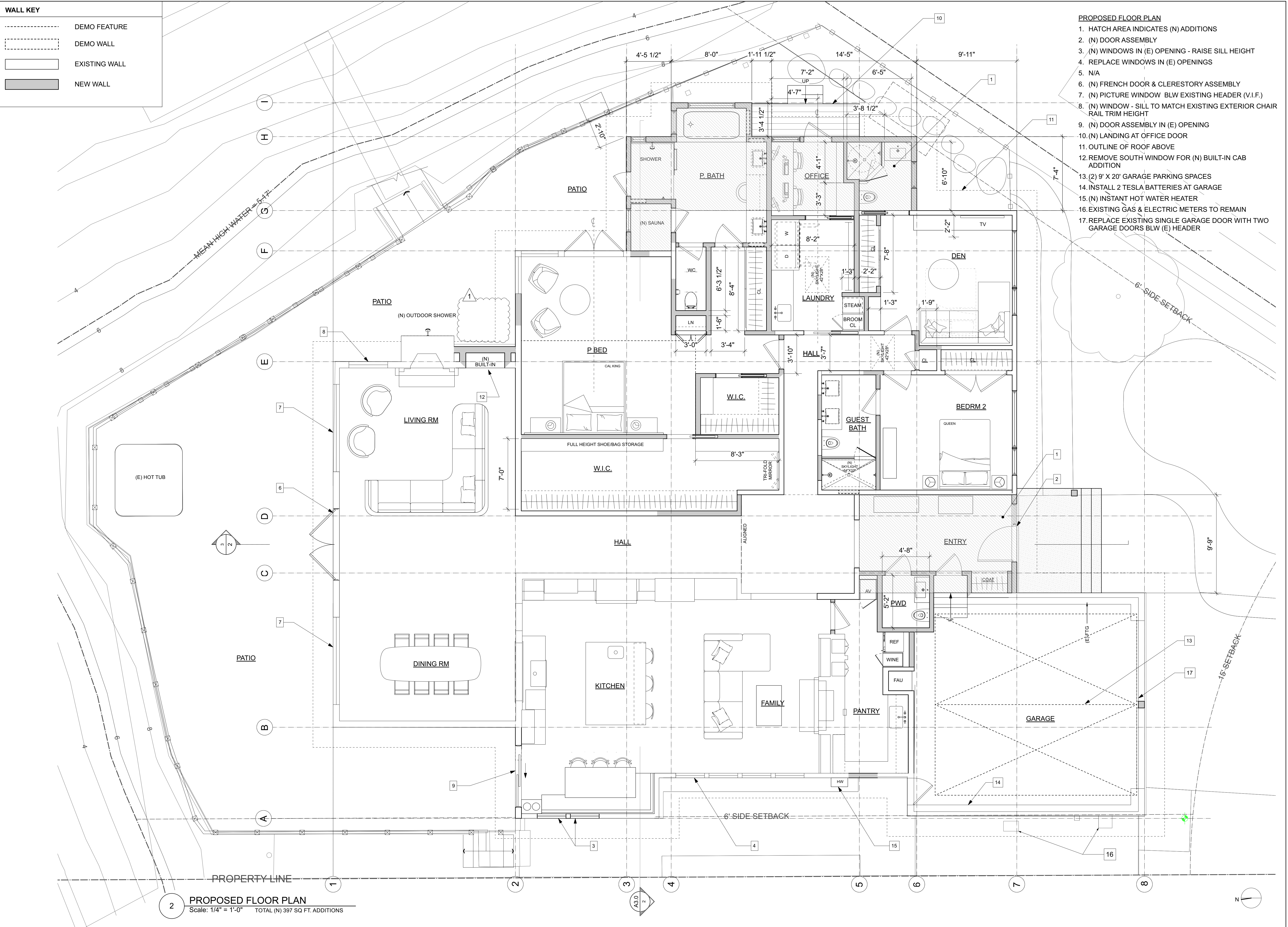
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DATE: 1/8/24  
SCALE: \_\_\_\_\_

**A1.2**



WALL KEY	
	DEMO FEATURE
	DEMO WALL
	EXISTING WALL
	NEW WALL

- PROPOSED FLOOR PLAN**
1. HATCH AREA INDICATES (N) ADDITIONS
  2. (N) DOOR ASSEMBLY
  3. (N) WINDOWS IN (E) OPENING - RAISE SILL HEIGHT
  4. REPLACE WINDOWS IN (E) OPENINGS
  5. N/A
  6. (N) FRENCH DOOR & CLERESTORY ASSEMBLY
  7. (N) PICTURE WINDOW BLW EXISTING HEADER (V.I.F.)
  8. (N) WINDOW - SILL TO MATCH EXISTING EXTERIOR CHAIR RAIL TRIM HEIGHT
  9. (N) DOOR ASSEMBLY IN (E) OPENING
  10. (N) LANDING AT OFFICE DOOR
  11. OUTLINE OF ROOF ABOVE
  12. REMOVE SOUTH WINDOW FOR (N) BUILT-IN CAB ADDITION
  13. (2) 9' X 20' GARAGE PARKING SPACES
  14. INSTALL 2 TESLA BATTERIES AT GARAGE
  15. (N) INSTANT HOT WATER HEATER
  16. EXISTING GAS & ELECTRIC METERS TO REMAIN
  17. REPLACE EXISTING SINGLE GARAGE DOOR WITH TWO GARAGE DOORS BLW (E) HEADER



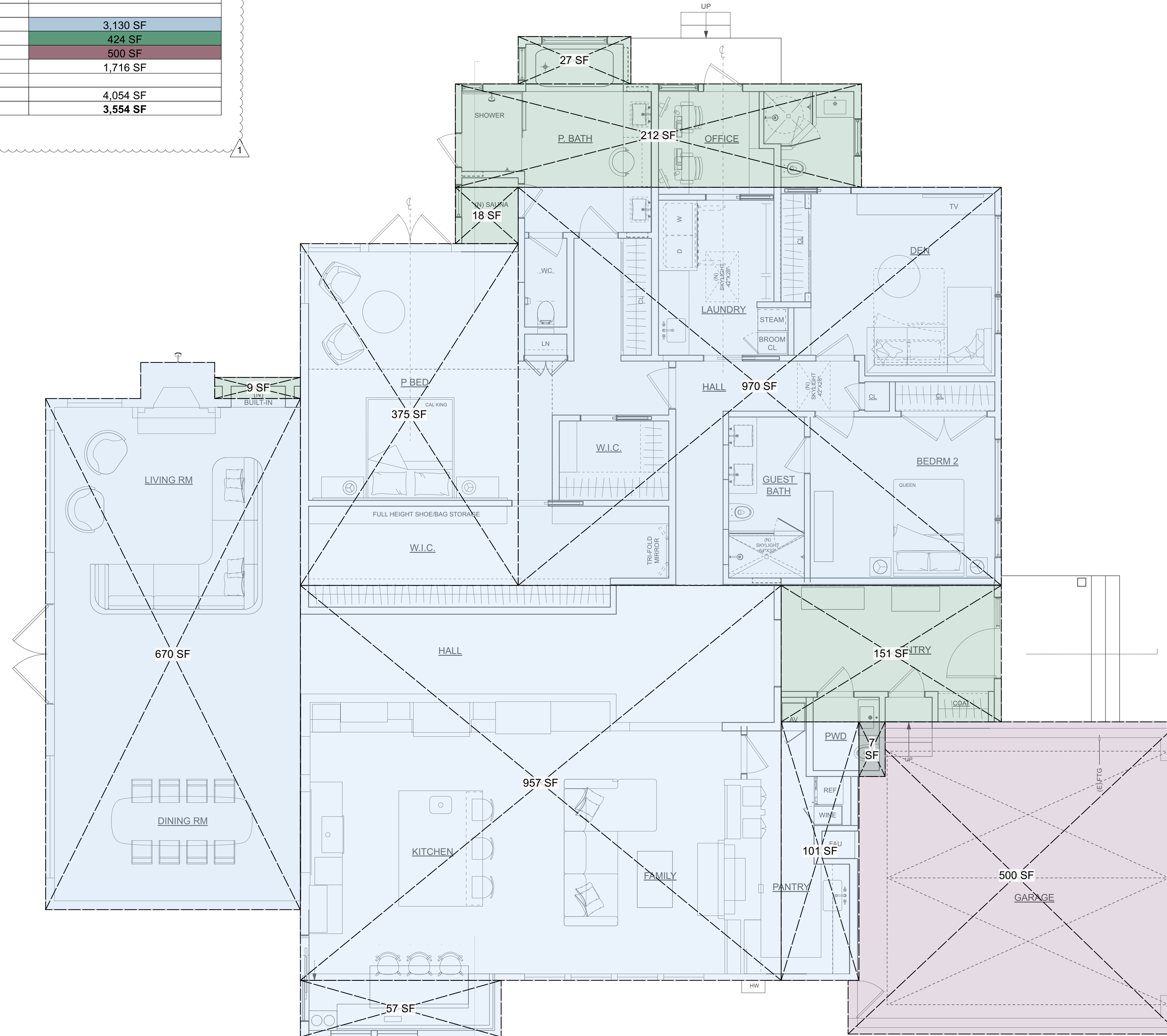
**2** PROPOSED FLOOR PLAN  
Scale: 1/4" = 1'-0" TOTAL (N) 397 SQ. FT. ADDITIONS

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<p><b>COVEN RESIDENCE</b> 228 JAMAICA STREET TIBURON CA 94920 APN # 038-201-21</p>		<p>PROPOSED FLOOR PLAN</p>	
<p>DRAWN BY: _____</p>		<p>DATE: 1/8/24</p>	
<p>SCALE: _____</p>		<p><b>A1.3</b></p>	



**FLOOR AREA CALCULATIONS**

GROSS LOT AREA	15,546 SF		
NET LOT AREA	9,535 SF		
		<b>EXISTING</b>	<b>PROPOSED</b>
<b>FLOOR AREA</b>			
MAIN LEVEL	3,130 SF		3,130 SF
ADDITION	-		424 SF
GARAGE	507 SF		500 SF
PATIOS, PORCH & DECK	1,792 SF		1,716 SF
TOTAL BUILDING AREA	3,637 SF		4,054 SF
TOTAL ADJUSTED	3,137 SF		3,554 SF



**2 PROPOSED FLOOR PLAN**  
Scale: 1/4" = 1'-0" TOTAL (N) 397 SQ. FT. ADDITIONS

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NO.	1	DATE	3/29/24	DESCRIPTION	DESIGN REVIEW INCOMPLETENESS - 3/21/24
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**COVEN RESIDENCE**  
228 JAMAICA STREET  
TIBURON CA 94920  
APN # 038-201-21

FLOOR AREA MAP



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DATE: 1/8/24  
SCALE: -






**A1.4**

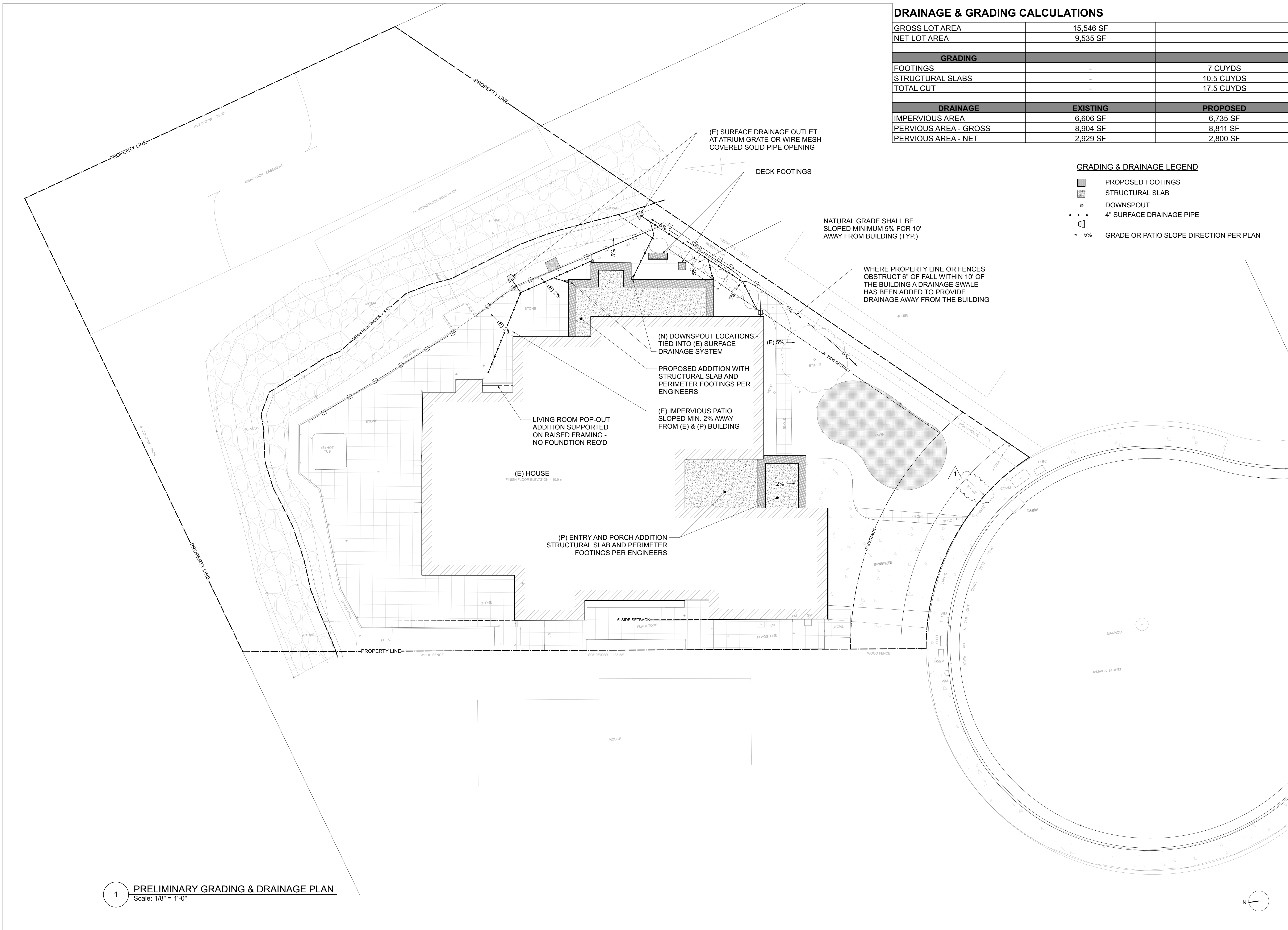


**DRAINAGE & GRADING CALCULATIONS**

GROSS LOT AREA	15,546 SF	
NET LOT AREA	9,535 SF	
<b>GRADING</b>		
FOOTINGS	-	7 CUYDS
STRUCTURAL SLABS	-	10.5 CUYDS
TOTAL CUT	-	17.5 CUYDS
<b>DRAINAGE</b>		
IMPERVIOUS AREA	EXISTING	PROPOSED
PERVIOUS AREA - GROSS	8,904 SF	6,735 SF
PERVIOUS AREA - NET	2,929 SF	2,800 SF

**GRADING & DRAINAGE LEGEND**

-  PROPOSED FOOTINGS
-  STRUCTURAL SLAB
-  DOWNSPOUT
-  4" SURFACE DRAINAGE PIPE
-  5% GRADE OR PATIO SLOPE DIRECTION PER PLAN



**1 PRELIMINARY GRADING & DRAINAGE PLAN**  
Scale: 1/8" = 1'-0"

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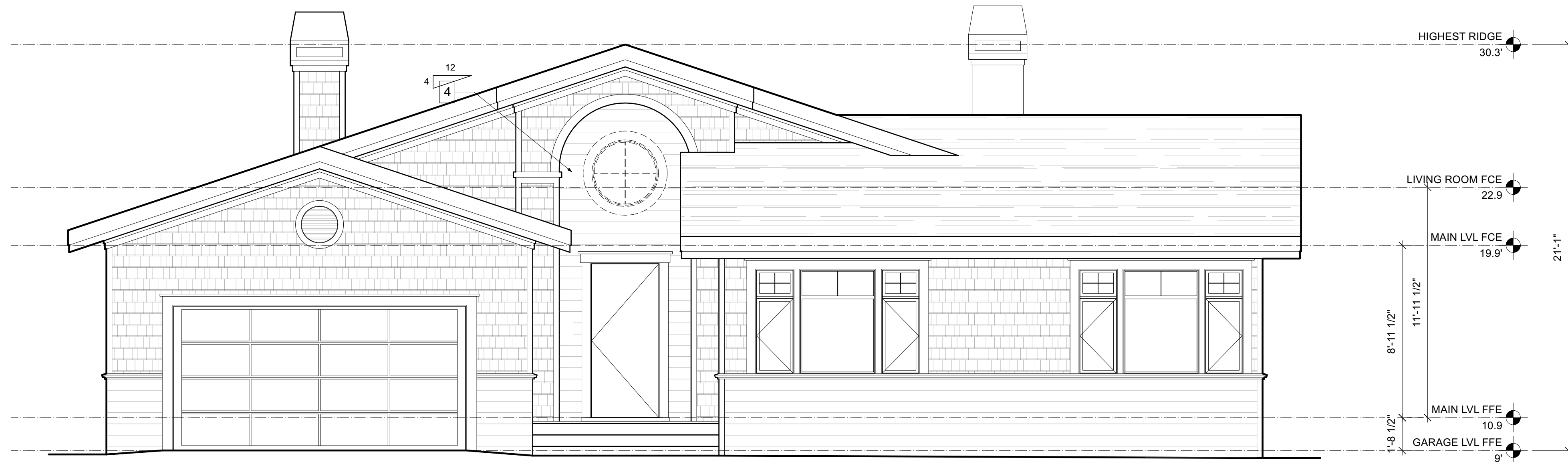
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**COVEN RESIDENCE**  
228 JAMAICA STREET  
TIBURON CA 94920  
APN # 038-201-21  
**PRELIMINARY GRADING & DRAINAGE PLAN**

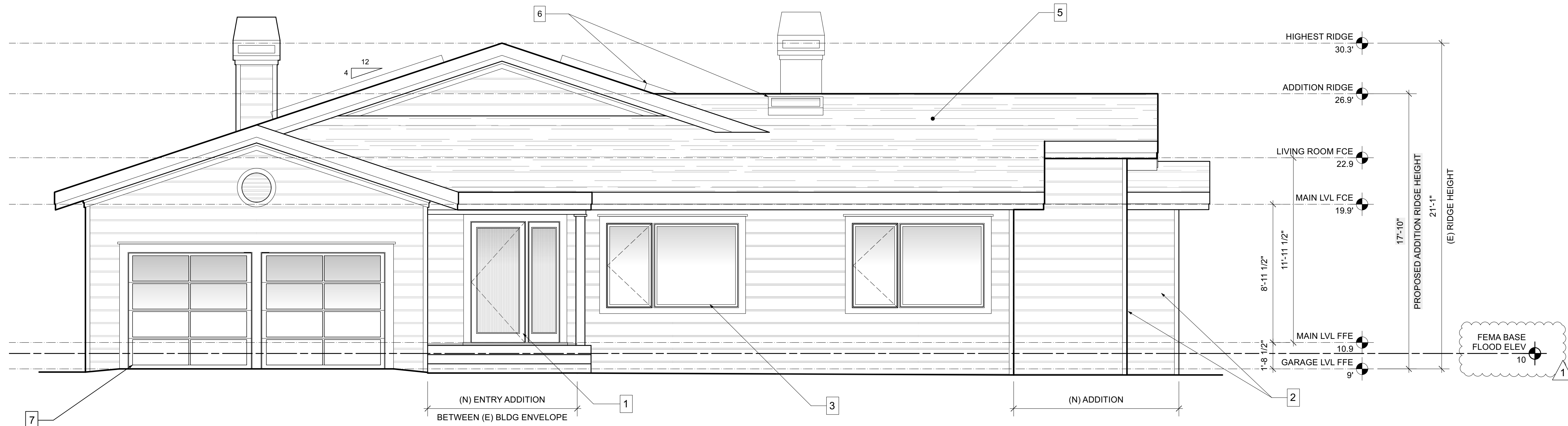


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DATE: 1/8/24  
SCALE: \_\_\_\_\_





1 EXISTING SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION  
Scale: 1/4" = 1'-0"

**PROPOSED ELEVATIONS**

1. (N) ENTRY DOOR
2. (E) SIDING AND TRIM DETAILS TO REMAIN
3. REPLACE ALL EXISTING WINDOWS - TO UTILIZE (E) OPENINGS WHERE POSSIBLE
4. (E) ENTRY BUMP-OUT TO BE REMOVED
5. ALL EXISTING CONCRETE ROOF TILES TO BE REMOVED AND REPLACED WITH NEW COMPOSITION ROOF SHINGLES IN CHARCOAL GRAY (TYP.)
6. (N) SKYLIGHTS
7. REPLACE EXISTING SINGLE GARAGE DOOR WITH TWO GARAGE DOORS BLW (E) HEADER

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NO.	DATE	DESCRIPTION
1	3/29/24	DESIGN REVIEW INCOMPLETENESS - 3/21/24

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**TIBURON CA 94920**  
APN # 038-201-21  
**SOUTH ELEVATIONS**



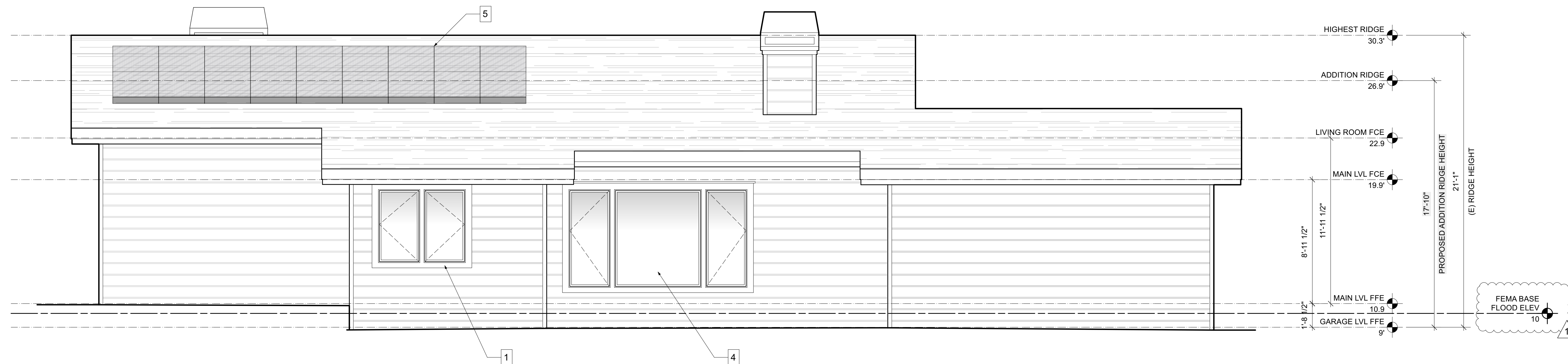
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DATE: 1/8/24  
SCALE: -

**A2.0**





1 EXISTING WEST ELEVATION  
Scale: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION  
Scale: 1/4" = 1'-0"

**PROPOSED ELEVATIONS**

1. RAISE SILL OF (N) NOOK WINDOW BELOW (E) HEADER
2. (E) WINDOWS TO BE REMOVED (TYP.)
3. (E) WINDOWS TO BE REPLACED (TYP.)
4. (N) WINDOWS IN (E) OPENINGS
5. (N) 14.67KW PHOTOVOLTAIC ARRAY ON EXISTING LIVING/DINING ROOM ROOF

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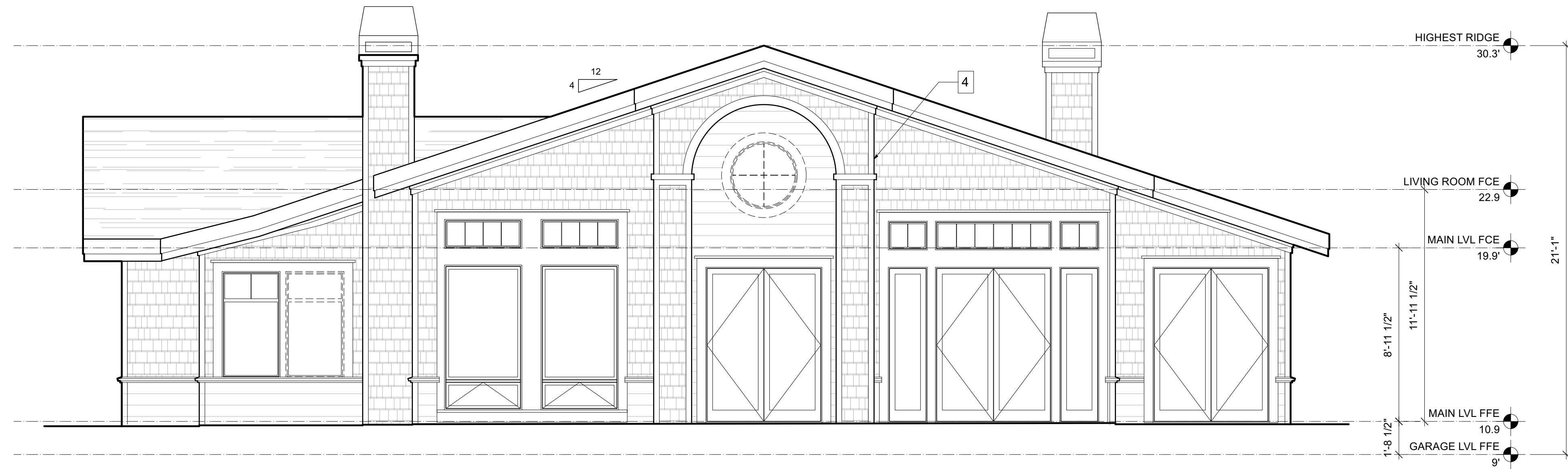
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WEST ELEVATIONS

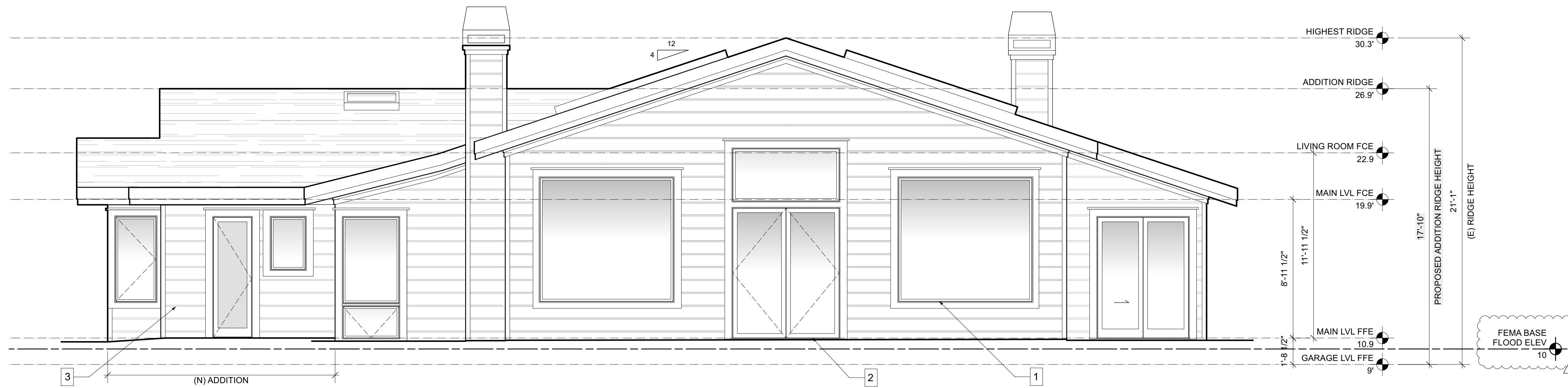


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SCALE: -





1 EXISTING NORTH ELEVATION  
Scale: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION  
Scale: 1/4" = 1'-0"

**PROPOSED ELEVATIONS**

1. (N) PICTURE WINDOWS IN (E) OPENINGS
2. (N) FRENCH DOORS AND CLERESTORY WINDOW UNIT
3. (N) ADDITION SIDING & TRIM DETAILS WILL MATCH EXISTING
4. (E) REAR BUMP-OUT TO BE REMOVED

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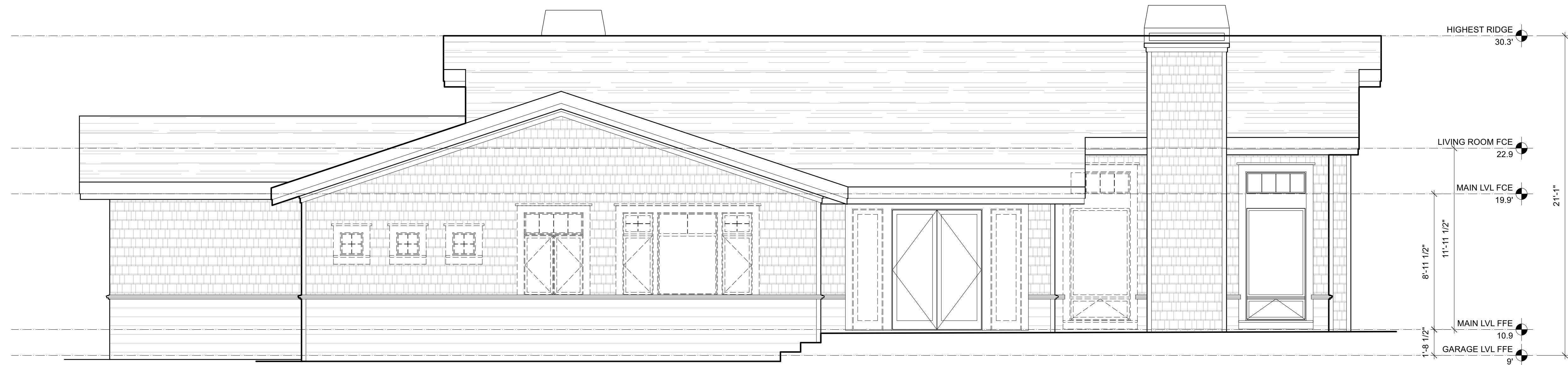
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NORTH ELEVATIONS



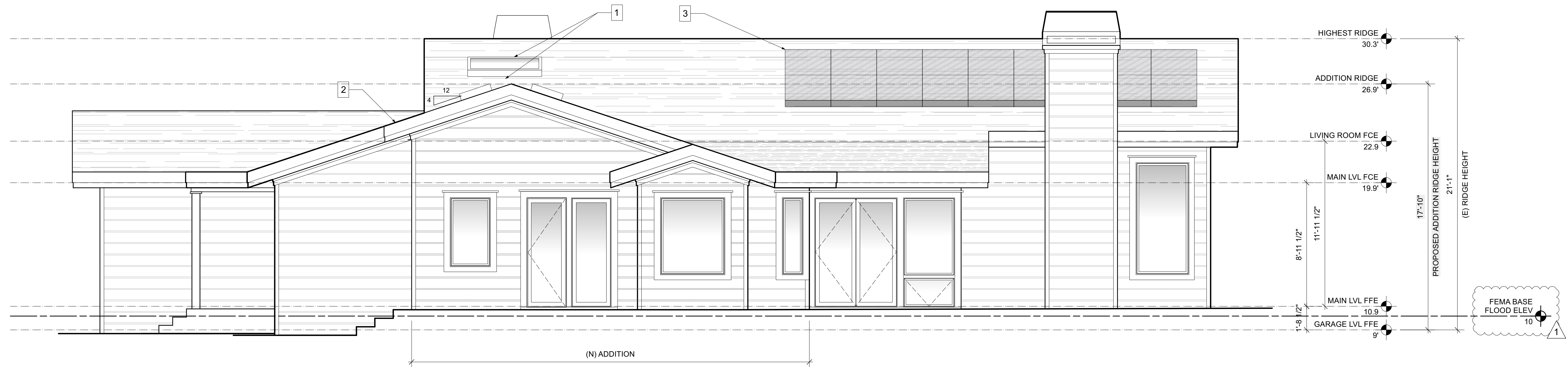
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**A2.2**





1 EXISTING EAST ELEVATION  
Scale: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION  
Scale: 1/4" = 1'-0"

**PROPOSED ELEVATIONS**

1. (N) SKYLIGHTS
2. ROOF OVER ADDITION TO MATCH (E) ROOF SLOPE
3. (N) 14.67KW PHOTOVOLTAIC ARRAY ON EXISTING LIVING/DINING ROOM ROOF

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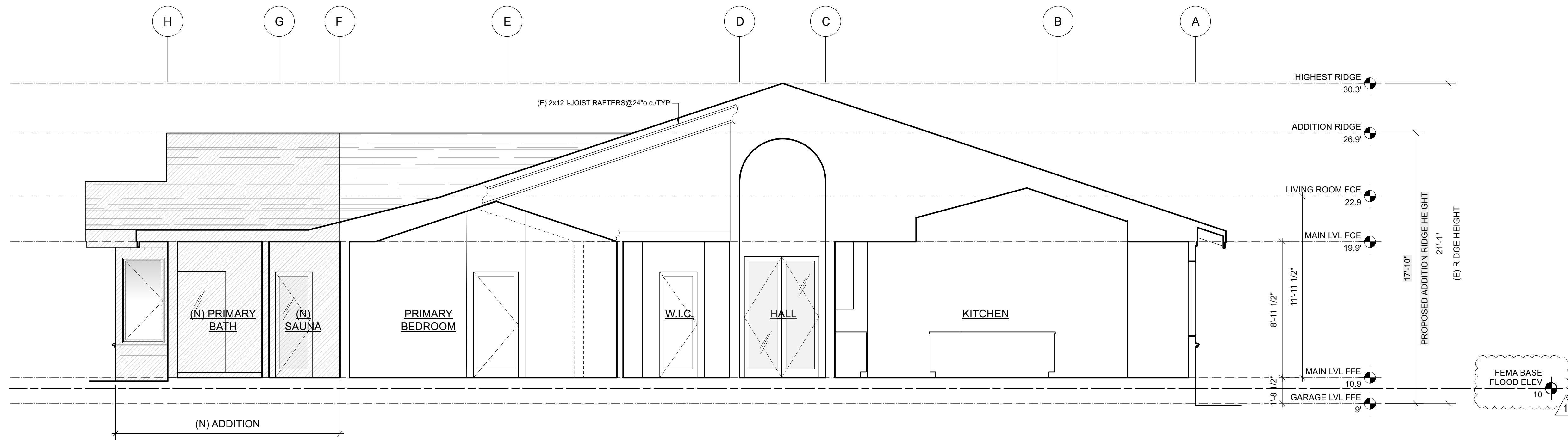
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**EAST ELEVATIONS**



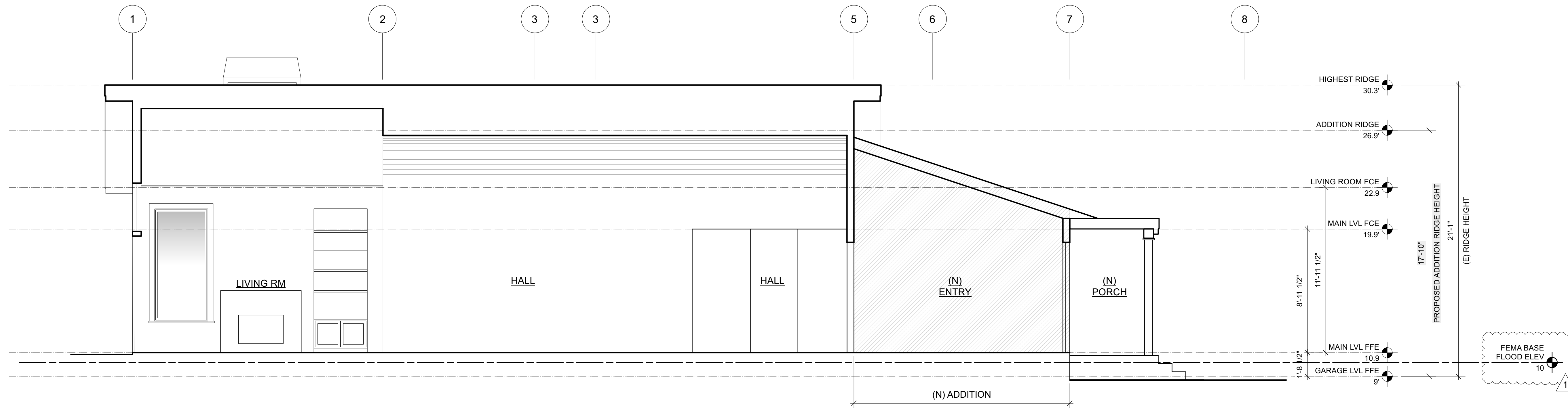
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**A2.3**





1 PROPOSED SECTION 1  
Scale: 1/4" = 1'-0"



2 PROPOSED SECTION 2  
Scale: 1/4" = 1'-0"

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PROPOSED SECTIONS



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**A3.0**