ARCHITECTURAL SYMBOLS

- **COLUMN - GRID NUMBER**
- **DRAWING TITLE** (DRAWING NUMBER / NAME / SCALE) — TITLE, 1/X" = 1'-0"
- **BLDG SECTION / ELEVATION** (DRAWING NUMBER / SHEET NUMBER)
- **INTERIOR ELEVATION** (SHEET NUMBER / DRAWING NUMBER)
- **DETAIL** (DRAWING NUMBER / SHEET NUMBER)
- **PROJECT NORTH** — N
- **ELEVATION / REFERENCE TICK** — XX'
- **REVISION CLOUD**
- **REVISION DELTA**
- **ROOM TAG** (NUMBER / NAME) — OFFICE
- **WALL TAG** FIRE RATING, TYPE (EXT=NUMBER, INT=LETTER), NOTES
- **CEILING/ROOF TAG** (TYPE / NUMBER)
- **FLOOR TAG** (TYPE / F + NUMBER)
- **DOOR TAG** (TYPE / NUMBER)
- **WINDOW TAG** (TYPE / NUMBER)
- **LIGHTING FIXTURE TAG** (TYPE / LENGTH) — FX-X
- **EQUIPMENT TAG**
- **MATERIAL TAG**
- **CABINET TAG**
- **SHADE POCKET TAG**
- **EXIT SIGN** (ORIENTATION / DIRECTIONAL)
- **SHEET NOTE**
- **ALIGN**
- **BREAKLINE**
- **HOSE BIB IN RECESSED BOX** — HB

ABBREVIATIONS

ABV.	ABOVE
A.S.F.	ABOVE SUB FLOOR
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
ATTN.	ATTENTION
BATHRM.	BATHROOM
BLDG.	BUILDING
BLKG.	BLOCKING
B.O.	BOTTOM OF
BD.	BOARD
CAB.	CABINETRY
CL.	CENTER LINE
CLG.	CEILING
CMU	CONCRETE MASONRY UNTI
COL.	COLUMN
CONC.	CONCRETE
C.P.	CENTER POINT
C.T.	CERAMIC TILE
DIA.	DIAMETER
DBL.	DOUBLE
DN.	DOWN
DWG.	DRAWING
(E)	EXISTING
EA.	EACH
E.J.	EXPANSION JOINT
ELEV.	ELEVATION
EQ.	EQUAL
EXIST'G	EXISTING
EXT.	EXTERIOR
F.B.O.	FURNISHED BY OWNER
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STRUCTURE
FIN.	FINISH
FLR.	FLOOR
FT.	FEET
GA.	GAUGE
GALV.	GALVANIZED
GLU-LAM	GLUE LAMINATED
G.S.M.	GALVANIZED SHEET METAL
G.W.B.	GYPSUM WALL BOARD
GYP.	GYPSUM
HDWR.	HARDWARE
H.M.	HOLLOW METAL
H.P.	HIGH POINT
HORIZ.	HORIZONTAL
HT.	HEIGHT
I.D.	INSIDE DIMENSION
J.B.	JUNCTION BOX
JT.	JOINT
LAM.	LAMINATED
LAV.	LAVATORY
L.P.	LOW POINT
MECH.	MECHANICAL
MIN.	MINIMUM
M.R.	MOISTURE RESISTANT
MTL.	METAL
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.I.S.	NOT IN SCOPE
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIMENSION
O.H.	OVERHEAD
OPN'G	OPENING
OPP.	OPPOSITE
P.L.	PROPERTY LINE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PREFAB.	PREFABRICATED
PT.	POINT
PTD.	PAINTED
QTY.	QUANTITY
R.	RISER
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REG.	REGISTER
REIN'G	REINFORCING
REQ.	REQUIRED
RET.	RETURN
RM.	ROOM
R.O.W.	RIGHT OF WAY
R.W.L.	RAIN WATER LEADER
S.A.M.	SELF ADHERED MEMBRANE
S.A.F.M.	SELF ADHERED FLASHING MEMBRANE
S.A.F.F.	SELF ADHERED FLEXIBLE FLASHING
S.A.R.M.	SELF ADHERED ROOFING MEMBRANE
SCHED.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
SQ.	SQUARE FEET
S.C.D.	SEE CIVIL DRAWINGS
S.L.D.	SEE LANDSCAPE DRAWINGS
S.M.D.	SEE MECHANICAL DRAWINGS
S.S.D.	SEE STRUCTURAL DRAWINGS
STN.	STAINLESS
STL.	STEEL
SUSP.	SUSPENDED
T.	TREAD
T.B.D.	TO BE DETERMINED
T.O.	TOP OF
T.O.P.	TOP OF PARAPET
T.O.C.	TOP OF CONCRETE
T.O.W.	TOP OF WALL
THK.	THICK
TYP.	TYPICAL
VAR.	VARIES
V.C.T.	VINYL COMPOSED TILE
V.I.F.	VERIFY IN FIELD
W.C.	WATER CLOSET
WD.	WOOD
W.R.B.	WEATHER RESISTIVE BARRIER

GENERAL NOTES & CONDITIONS

CONTRACT

GENERAL CONDITIONS: AIA DOCUMENT A201, GENERAL CONDITIONS FOR THE PERFORMANCE OF THE CONTRACT, IS HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE WORK.

EXISTING CONDITIONS: CONDITIONS SHOWN ON THE DRAWINGS ARE AS SHOWN ON THE ORIGINAL DRAWINGS OR AS OBSERVED ON THE SITE, BUT THEIR ACCURACY IS NOT GUARANTEED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. ALL DISCREPANCIES HALL BE REPORTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

CONSTRUCTION DOCUMENTS: ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.

EXAMINATION OF THE SITE: AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK SHALL BE MADE IMMEDIATELY BY THE CONTRACTOR, WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY HIMSELF TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. HE SHALL AT SUCH TIME ASCERTAIN AND CHECK LOCATIONS OF THE EXISTING STRUCTURES AND EQUIPMENT WHICH MAY AFFECT HIS WORK. NO ALLOWANCE SHALL BE MADE FOR ANY EXTRA EXPENSE TO WHICH HE MAY BE DUE BECAUSE OF FAILURE OR NEGLECT ON HIS PART TO MAKE SUCH EXAMINATIONS. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH ANY WORK.

WORK PERFORMED: ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONSTRUCTION DOCUMENT SHALL BE **SUPPLIED AND INSTALLED BY THE CONTRACTOR EXCEPT** WHERE NOTED. THE CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURERS REQUIREMENTS. WORK REQUIRED UNDER THIS CONTRACT SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, ETC., NECESSARY TO COMPLETE THIS PROJECT. ALL MATERIALS SHALL BE NEW AND UNUSED, UNLESS SPECIFICALLY NOTED, AND BE OF A QUALITY ACCEPTABLE BY INDUSTRY STANDARDS.

ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THEIR WORK.

ARCHITECT: WHERE REFERENCED, ARCHITECT SHALL BE **STUDIO VARA, INC.** BUILDING OWNER SHALL BE REFERRED TO AS "OWNER". OFFICE TENANT SHALL BE REFERRED TO AS "TENANT".

QUESTIONS: ALL QUESTIONS REGARDING THE PROJECT EITHER DURING BIDDING PHASE OF DURING CONSTRUCTION SHALL BE DIRECTED TO THE ARCHITECT.

CONSTRUCTION

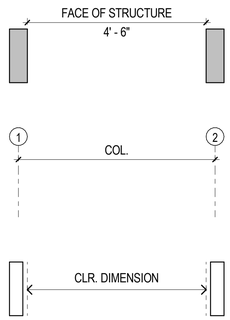
SCHEDULE OF CONSTRUCTION: CONTRACTOR SHALL PROVIDE ARCHITECT AND OWNER WITH A COMPLETE COST BREAKDOWN AND **SCHEDULE OF CONSTRUCTION** FOR THIS PROJECT PRIOR TO THE COMMENCEMENT OF WORK.

BUILDING CODES: ALL CONSTRUCTION WORK, ARCHITECTURAL, MECHANICAL, PLUMBING, ETC., SHALL CONFORM TO THE LATEST EDITION OF THE **CALIFORNIA BUILDING CODE (2016 CBC)** AND THE LATEST EDITION OF ALL GOVERNING CODES AND REGULATIONS AS ADOPTED BY THE LOCAL AGENCIES. ALL WORK SHALL BE DONE IN A THOROUGH, WORKMANLIKE MANNER AND EQUAL TO THE BEST STANDARDS OF THE PRACTICE.

CONSTRUCTION DOCUMENTS: THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE **SET OF CONSTRUCTION DOCUMENTS** ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED. THE CONTRACTOR, IN ASSUMING RESPONSIBILITY FOR THE WORK INDICATED, SHALL COMPLY WITH THE SPIRIT AS WELL AS THE LETTER IN WHICH THEY ARE DRAWN.

DETAILS: DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.

DIMENSIONS: ALL **DIMENSIONS ON CONSTRUCTION DRAWINGS** ARE TO **FACE OF FINISH** UNLESS OTHERWISE NOTED TO BE FACE OF STRUCTURE (I.E. FACE OF STUD OR FACE OF CONCRETE) OR TO THE CENTERLINE OF A MULLION, A PARTITION, A COLUMN LINE, ETC. VERTICAL DIMENSIONS ARE TO TOP OF FINISH FLOOR IN SECTION OR ELEVATION UNLESS OTHERWISE NOTED.



ALL **DIMENSIONS TAKE PRECEDENCE** OVER SCALE. ANY DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT. CONTRACTOR SHALL NOT SCALE DRAWINGS. QUESTIONS REGARDING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER OF OWNER PRIOR TO THE START OF WORK.

WHERE **LOCATIONS OR WINDOWS AND DOORS** ARE NOT DIMENSIONED THEY SHALL BE CENTERED ON THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON THE DRAWINGS.

WINDOW SIZES AND DOOR HEAD HEIGHTS ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER FOR ACTUAL ROUGH OPENING SIZES.

PROVIDED: THE USE OF THE WORD 'PROVIDED' IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH AN ITEM SHALL BE FURNISHED, INSTALLED AND CONNECTED WHERE SO REQUIRED, EXCEPT AS NOTED.

MATERIALS: ALL MATERIALS FOR USE ON A PROJECT SHALL BE STORED WITHIN THE PROJECT SITE.

PROTECTION OF NEW MATERIALS: CONTRACTOR SHALL PROTECT NEW MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC., AND SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC., AS REQUIRED TO PROTECT THE PUBLIC AS REQUIRED DURING THE PERIOD OF CONSTRUCTION. DAMAGE TO NEW MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED. CONTRACTOR SHALL COORDINATE TEMPORARY BARRICADES WITH DESIGNER AND/OR OWNER PRIOR TO COMMENCEMENT OF WORK.

SUBSTITUTIONS: SUBSTITUTIONS, REVISIONS, OR CHANGES MUST BE APPROVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

MATERIAL TRANSITIONS: ALL **CHANGES IN FLOOR MATERIALS** OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

DAMAGE: THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SURFACE OR ITEMS DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE ARCHITECT AND OWNER.

PATCHING: PROPERLY PREPARE ALL SURFACES FOR RECEIVING SPECIFIED FINISHES INCLUDING PATCHING OF SURFACES ALTERED BY CONSTRUCTION. ON PATCHED AREAS OR AREAS WHERE A FINISH IS NOT SPECIFIED, THE FINISH SHALL MATCH ADJACENT MATERIAL ON CONSTRUCTION, COLOR, AND TEXTURE.

WATERPROOFING: 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.

VENTILATION: ALL ATTICS, RAFTER SPACES, SOFFIT, CRAWL SPACES, ETC., SHALL BE FULLY **VENTILATED** UNLESS OTHERWISE NOTED.

WOOD BACKING: PROVIDE **WOOD BACKING** FOR ALL TOWEL BARS, ETC.

INSULATION: INSTALL **BATT INSULATION** BETWEEN STUDS AND JOISTS AT ALL EXTERIOR WALLS, CEILINGS, AND FLOORS WHERE EXPOSED, EXCEPT WHERE SHOWN ON THE DRAWINGS. VERIFY WITH TITLE 24 REPORT FOR COMPLIANCE WHEN APPROPRIATE.

ELECTRICAL, MECHANICAL, AND PLUMBING: ALL ELECTRICAL, MECHANICAL AND PLUMBING WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE STAT FIRE MARSHALL, THE SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY, AND ANY APPLICABLE STATE OR LOCAL LAWS AND ORDINANCES. NOTHING ON THESE DRAWINGS IS CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. ANY QUESTIONS REGARDING INSTALLATIONS SHALL BE BROUGHT TO THE ARCHITECT FOR CLARIFICATION.

CONSTRUCTION DEBRIS: THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER **JOB CLEANING** TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING IN ANY WAY, FINISHED AREAS IN OR OUTSIDE THE JOB SITE.

CONTRACTOR'S PRESENCE: CONTRACTORS SHALL PERSONALLY SUPERVISE AND DIRECT THE WORK OR SHALL KEEP A COMPETENT EMPLOYEE, AUTHORIZED TO RECEIVE INSTRUCTIONS AND ACT ON CONTRACTOR'S BEHALF, CONTINUOUSLY ON SITE DURING WORK HOURS.

CLOSE OUT

REVIEW PROJECT: CONTRACTOR SHALL REVIEW PROJECT WITH ARCHITECT AND/OR OWNER TO ENSURE THAT ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS HAVE BEEN FOLLOWED.

CERTIFICATES AND NOTICES: CONTRACTOR SHALL OBTAIN ALL REQUIRED CERTIFICATES AND NOTICES.

CLEAN AND READY TO USE: ALL WORK PERFORMED SHALL BE CLEAN AND READY FOR USE.

PUNCH LIST: UPON **SUBSTANTIAL COMPLETION**, THE CONTRACTOR SHALL COMPILE A PROJECT PUNCH LIST NOTING ANY CORRECTIONS OR OMISSIONS FOR REVIEW BY THE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE. ARCHITECT ACCEPTANCE WILL BE CAUSE FOR FINAL PAYMENT, UNLESS SPECIFICALLY DETERMINED OTHERWISE BY OWNER.

GUARANTEES: THE CONTRACTOR SHALL GUARANTEE THAT THE PROJECT WILL BE FREE OF DEFECTS OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE FROM THE OWNER. NO WORK DEFECTIVE IN CONSTRUCTION OF QUANTITY OR DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECTS FAILURE TO DISCOVER OR POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECT OF WORKMANSHIP OR MATERIALS REVEALED WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE SHALL BE REPLACED BY WORK CONFORMING TO THE INTENT OF THE CONTRACT AT NO COST TO THE OWNER. NO PAYMENT, PARTIAL OR FINAL, SHALL BE CONSTRUED AS ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.

3001 LUCAS VALLEY

VICINITY MAP

SHEET INDEX

A0.00	COVER SHEET
A0.01	GENERAL NOTES & SYMBOLS
A0.02	GENERAL NOTES & SYMBOLS
A0.04	SITE PHOTOS
A0.05	3D VIEWS
A0.06	3D VIEWS
A1.13	SITE PLAN ENLARGED
A2.00	OVERALL FLOOR PLAN - 1/8"
A2.01	FLOOR PLAN - BEDROOM WING - 1/4"
A2.02	FLOOR PLAN - PUBLIC WING - 1/4"
A2.03	FLOOR PLAN - MASTER & GARAGE WING - 1/4"
A2.10	ROOF PLAN
A3.00	OVERALL ELEVATIONS - 1/8"
A3.01	EXT ELEVATIONS - NORTH FACING - 1/4"
A3.02	EXT ELEVATIONS - MAIN BEDROOM WING - 1/4"
A3.03	EXT ELEVATIONS - ENTRY FACING - 1/4"
A3.04	ELEVATION - GARAGE - 1/4"
A3.10	BEDROOM SECTION - 1/2"
A3.11	LIVING SECTION 1 - 1/2"
A3.12	LIVING SECTION 2 - 1/2"
A3.13	MAIN BEDROOM SECTION 1 - 1/2"
A3.14	MAIN BEDROOM SECTION 2 - 1/2"
A3.15	PORTE COCHERE SECTION - 1/2"
A3.16	GARAGE SECTION - 1/2"
A7.00	WINDOW SCHEDULE
A7.10	DOOR SCHEDULE
L4.01	OUTDOOR KITCHEN ELEVATIONS
L4.02	SITE SECTIONS

PROJECT DESCRIPTION

THIS PROJECT IS A NEW BUILD OF A SINGLE STORY HOME IN MARIN COUNTY. SCOPE OF WORK TO INCLUDE THREE BEDROOMS, 4 BATHROOMS, PORTE COCHERE, DETACHED GARAGE, IN-GROUND SWIMMING POOL, LANDSCAPING AND OUTDOOR KITCHEN.
NO NEW WORK TO EXISTING ACCESSORY STRUCTURE.
NO REMOVAL OF EXISTING TREES.

PROJECT INFO

ADDRESS:	3001 LUCAS VALLEY RD., NICASIO, CA 94946
APN:	164-320-20
ZONING:	RMP-0.1 MARIN CO. ZONING PDP RESOLUTION # 02-139
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-3
LAND USE DESIGNATION:	RUA
LOT SIZE:	60 ACRES
TOTAL LAND AREA:	501 ACRES
PROPOSED BUILDING CONDITIONED AREA:	3,685 SF
COVERED OUTDOOR SPACE:	3,385 SF
PROPOSED CONDITIONED AREA AND COVERED OUTDOOR PORCHES	7,070 SF
DETACHED GARAGE	856 SF
OUTDOOR KITCHEN	145 SF
BELOW GRADE POOL + COLD PLUNGE	
FLOOR AREA PROPOSED	8,071 SF
EXISTING QUINCHO	1,100 SF
EXISTING CAR BARN	5,800 SF
EXISTING GATE HOUSE	2,402 SF
FLOOR AREA EXISTING	9,302 SF
FAR EXISTING	0.0035
FAR PROPOSED	0.0066
MAX ALLOWABLE BUILDING HEIGHT:	30'
PROPOSED BUILDING HEIGHT:	25 '- 4" (T.O. CHIMNEY)
SETBACKS:	<100'
FIRE SPRINKLERS:	NFPA 13D
REFERENCED PERMITS:	LUIZ RANCH INC. DESIGN REVIEW PROJECT ID No: P2761
PARKING:	2 SPACES
DEFERRED SUBMITTALS/ UNDER SEPARATE PERMIT:	

PROJECT DIRECTORY

OWNER
LUIZ RANCH LLC
1101 5TH AVE., SUITE 325
SAN RAFAEL, CA 94901
415.609.5802
CONTACT: ARLO SEAVER

STRUCTURAL
STRANDBERG ENGINEERING
1511 15TH ST
SAN FRANCISCO, CA 94103
415.778.8726
CONTACT: DAVID STRANDBERG
DAVID@STRANDBERGENG.COM

ARCHITECT
STUDIO VARA
3130 20TH ST. SUITE 190
SAN FRANCISCO, CA 94110
415.826.1367
CONTACT: CHRIS ROACH

CIVIL
SHERWOOD DESIGN ENGINEERS
2548 MISSION ST
SAN FRANCISCO, CA 94110
415.677.7300
CONTACT: DREW NORTON
DNORTON@SHERWOODENGINEERS.COM

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. ARE REQUIRED BY THE PUBLIC AUTHORITIES. IN THE EVENT OF A CONFLICT. THE MOST STRINGENT REQUIREMENTS SHALL COMPLY. REQUIREMENTS INCLUDE. BUT ARE NOT LIMITED, TO THE CURRENT APPLICABLE EDITIONS OR PUBLICATIONS OF THE FOLLOWING (OR OTHERWISE NOTED):

BUILDING CODE:	2022 CA BUILDING CODE (CBC) (VOL 1+2) W/ 2020 IBC 2022 CA RESIDENTIAL CODE W/ 2015 INT'L RESIDENTIAL CODE MARIN COUNTY CODE TITLE 19
FIRE CODE:	MARIN COUNTY FIRE CODE - TITLE 16 MCC
PLUMBING CODE:	2022 CA PLUMBING CODE W/ 2021 UNIFORM PLUMBING CODE
ELECTRICAL CODE:	2022 CA ELECTRICAL CODE W/ 2020 NATIONAL ELECTRICAL CODE
MECHANICAL CODE:	2022 CA GREEN BUILDING STANDARDS CODE
GREEN ENERGY CODE:	COUNT OF MARIN GREEN BUILDING AND ENERGY EFFICIENCY REQUIREMENTS 2022 CA ENERGY CODE W/ TITLE 24
REFERENCED CODE:	CA REFERENCED STANDARDS CODES 2022 2015 CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE

STUDIO VARA
ARCHITECTURE, URBANISM + DESIGN
3130 20th St.
Suite 190
San Francisco
California 94110
415.826.1367
STUDIOVARA.COM

LICENSED ARCHITECT
CHRISTOPHER ROACH
C-30364
RENEWAL 10.31.2023
STATE OF CALIFORNIA

3001 LUCAS VALLEY RD
NICASIO, CA 94946
APN# 164-320-20

ISSUE	DATE
PLANNING SET	03/08/2023
JOB CODE	
2205	

Revisions

NOT FOR CONSTRUCTION

COVER SHEET

A0.00

CALIFORNIA TITLE 24 COMPLIANCE

GENERAL
- ALL LOW EFFICACY LIGHTING WILL BE CIRCUITED THROUGH DIMMERS
- ALL HIGH EFFICACY LIGHTING WILL BE SWITCHED SEPARATELY FROM LOW EFFICACY LIGHTING
- ALL FLUORESCENT LIGHTING WILL USE ELECTRONIC BALLASTS
- ALL LED LIGHTING SHALL BE CERTIFIED TO THE ENERGY COMMISSION IN ORDER TO BE CONSIDERED HIGH EFFICACY
- ALL FLUORESCENT BALLASTS MUST BE CERTIFIED TO THE ENERGY COMMISSION IN ORDER TO BE CONSIDERED HIGH EFFICACY, AND MEET THE FOLLOWING:
  a. MINIMUM RATED LIFE OF 30,000 HOURS AT MAXIMUM RATED CASE TEMPERATURE AND
  b. DIMMING BALLASTS TO HAVE BALLAST FACTOR OF .85 AND NON-DIMMING BALLASTS TO HAVE A BALLAST FACTOR OF .90
- ALL RECESSED LUMINAIRES IN INSULATED CEILINGS MUST BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER AND MUST BE CERTIFIED AIR TIGHT.

KITCHEN
- ALL PERMANENTLY INSTALLED LIGHTING MUST BE HIGH EFFICACY (*), USE ELECTRONIC BALLASTS (IF OVER 13W) AND BE SWITCHED SEPARATELY FROM LOW EFFICACY LIGHTING
* ALTERNATE: UP TO 50% RATED RELAMPING WATTAGE TO BE LOW EFFICACY, PROVIDED THEY ARE CONTROLLED VIA SEPARATE SWITCHES FROM THOSE CONTROLLING HIGH EFFICACY LUMINAIRES. LIGHTING INTERNAL TO CABINETS IS NOT CONSIDERED WHEN DETERMINING 50% HIGH EFFICACY WATTAGE.

BATHROOMS, CLOSETS (OVER 70 SQ.FT.), AND UTILITY ROOMS
-ALL PERMANENTLY INSTALLED LIGHTING TO BE HIGH EFFICACY, CONTROLLED BY A VACANCY SENSOR, OR CONTROLLED BY A DIMMER SWITCH OR CERTIFIED OCCUPANT SENSOR(S) WITH MANUAL-ON SENSOR AND NO "ALWAYS-ON" OPTION.

ALL OTHER ROOMS (DINING, BEDROOM, HALLWAY, ETC.)
- ALL PERMANENTLY INSTALLED LIGHTING TO BE HIGH EFFICACY, CONTROLLED BY A VACANCY SENSOR, OR CONTROLLED BY A DIMMER SWITCH OR CERTIFIED OCCUPANT SENSOR(S) WITH MANUAL-ON SENSOR AND NO "ALWAYS-ON" OPTION.

EXTERIOR LIGHTING ATTACHED TO BUILDING
- ALL HARDWIRED LIGHTING MUST BE HIGH EFFICACY (*), USE ELECTRONIC BALLASTS (IF OVER 13W) AND BE SWITCHED SEPARATELY FROM LOW EFFICACY LIGHTING
* ALTERNATE: MANUAL ON/OFF SWITCH MOTION SENSOR PLUS: PHOTO CONTROL, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM
- ALL OUTDOOR LIGHTING IS TO BE H.E. LIGHTING UNLESS LIGHTING IS:
  1) CONTROLLED BY CERTIFIED MOTION SENSORS AND PHOTOCONTROL
  2) OF LANDSCAPE LIGHTING (NOT ATTACHED TO BUILDING)
  3) IN OR AROUND SWIMMING POOLS OR WATER FEATURES

MECHANICAL (CALIFORNIA)

PER CBC 406.3.4.3 DUCTS IN PRIVATE GARAGE & DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING UNIT FROM THE GARAGE TO BE MIN. 0.019 IN. SHEET METAL & HAVE NO OPENINGS INTO THE GARAGE.

PROVIDE COMBUSTION AIR OPENINGS FROM OUTSIDE FOR W.H. PER CPC 506. (FURNACE PER CMC 701). ANY APPLIANCE WITH FLAME SOURCE TO BE MOUNTED MIN. 18" ABOVE FLOOR IN GARAGE PER CPC 507.13

PROVIDE APPROVED SEISMIC STRAPS W.H. (OR WATER STORAGE TANKS) TO WALL PER CPC 5072.

TERMINATE GAS VENT PER CMC 802.6.

DRYER EXHAUST DUCT: 14'-0" MAX. WITH 2-90° PER CMC 504.4.2 OR PER MANUF. VENT TO EXT. PROVIDE BOOSTER FAN PER CODE IF REQUIRED (FANTECH EXT. MTD FAN OR EQ.).

PROVIDE 100 SQ. IN. NET OPENING FOR DRYER MAKE-UP AIR PER CMC 504.4.1. PER CALGREEN 4.5, BATHROOMS CONTAINING BATHTUBS, SHOWERS, SPAS, OR SIM. BATHING FIXTURES TO BE MECH. VENTILATED.

TERMINATE ALL ENVIRONMENTAL AIR EXHAUST DUCTS (KITCHEN, RANGE, HOOD, BATHROOM FAN, DRYER) MIN. 3 FT. FROM ANY OPENING OR PROPERTY LINE PER CMC 502.2. PROVIDE BACK DRAFT DAMPER (CMC 504.1.1),

LOCAL EXHAUST VENTILATION TO BE PROVIDED FOR KITCHEN HOOD MIN. 100 CFM AND BATHROOM MIN. 50 CFM PER ASHRAE 62.2.

PROVIDE MECHANICAL VENTILATION PER CMC 402.

PROVIDE FIREPLACE VENT/FLUE PER CMC 802. INSTALLATION OF FIREPLACES PER CEC 150(e)1. DIRECT VENT FIREPLACE TO BE INSTALLED PER CMC 802.2.4

NEW HEATING REGISTERS SHALL BE CONNECTED TO THE CENTRAL GAS HEATING SYSTEM (TYP).

PER CMC 924.1, LISTED OUTDOOR COOKING APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS

PER CMC 924.0, UNLISTED OUTDOOR COOKING APPLIANCES SHALL BE INSTALLED OUTDOORS WITH CLEARANCES TO COMBUSTIBLE MATERIAL OF NOT LESS THAN 36 INCHES (914 MM) AT THE SIDES AND BACK AND NOT LESS THAN 48 INCHES (1219 MM) AT THE FRONT. IN NO CASE SHALL THE APPLIANCE BE LOCATED UNDER OVERHEAD COMBUSTIBLE CONSTRUCTION. [NFPA 54:10.20.2]

GENERAL

PLUMBING FIXTURES AND MECHANICAL EQUIPMENT ARE SHOWN SCHEMATICALLY. INSTALLATIONS SHALL BE REVIEWED FOR CODE COMPLIANCE BY THE BUILDING INSPECTOR IN FIELD.

DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

SMOKE DETECTORS TO BE INSTALLED (HARD WIRED) IN EACH BEDROOM, OUTSIDE AND IN IMMEDIATE VICINITY OF EACH BEDROOM, AND ALONG PATH OF EGRESS. PROVIDE SMOKE DETECTORS PER CRC R314.3.

A 6'-8" MINIMUM HEADROOM SHALL BE PROVIDED FOR ALL STAIRS.

NFRC TEMPORARY LABELING ON THE NEW WINDOW SHALL NOT BE REMOVED UNTIL INSPECTED BY THE ENFORCEMENT AGENCY.

LIGHTING & ELECTRICAL

SEE LIGHTING PLAN LP1.1 FOR ADDITIONAL INFO

ALL ELECTRICAL DEVICES AND WORK SHALL COMPLY WITH THE STANDARDS OF THE NATIONAL ELECTRICAL CODE.

PERFORMANCE STANDARDS SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS AS ESTABLISHED BY GOVERNING AND APPROVAL AGENCIES.

ALL DEVICES SHALL BE "UL" APPROVED AND BEAR "UL" LISTING LABELS.

SEPARATE KITCHEN CIRCUITS TO BE PROVIDED FOR COUNTERTOP OUTLETS, REFRIGERATOR, AND DISHWASHER/DISPOSAL. PROVIDE MIN. 2-20AMP SMALL APPLIANCE BRANCH CIRCUITS (PER SFEC SECT. 210.52 & 210.11).

GFCI PROTECTION REQ'D ON ANY RECEPT. WITHIN 6 FEET OF SINK.

PROVIDE ELEC. OUTLETS IN KITCHEN SO THAT NO POINT ALONG COUNTER IS MORE THAN 2'-0" FROM AN OUTLET PER SFEC-210.52. PROVIDE ACCESSIBLE OUTLET AT ISLAND.

AT LEAST ONE LIGHT IN EACH BATHROOM TO BE HIGH EFFICACY.

PER SFBC 1205.3, IF A ROOM INTENDED FOR HUMAN OCCUPANCY DOES NOT HAVE MIN. NET GLAZED AREA FOR NATURAL LIGHT, PROVIDE MIN. ARTIFICIAL LIGHT OF 10 FOOT-CANDLES OVER THE AREA OF THE AREA OF THE ROOM AT A HEIGHT OF 30 IN. A.F.F.

PER SFBC 1205.4. STAIRWAYS WITHIN DWELLING UNITS & EXTERIOR STAIRWAYS SERVING A DWELLING UNIT SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS AND LANDINGS OF NOT LESS THAN 1 FOOT-CANDLE WITH CONTROLS PER SFEC.

PROVIDE ARC-FAULT CIRCUIT INTERRUPTERS AS REQUIRED PER SFEC210.12

UNLESS NOTED OTHERWISE ALL SWITCHES AND OUTLETS HEIGHTS SHALL BE NOTED ON THESE DRAWINGS.

SWITCH AND DUPLEX OUTLETS OF MULTIPLE SWITCHES UP TO FOUR WHEN SHOWN ADJACENT TO EACH OTHER ON PLAN SHALL BE GROUPED UNDER ONE PLATE.

GENERAL LIGHTING IN KITCHEN AND BATHROOMS SHALL BE HIGH EFFICIENCY TYPE (TYPICALLY FLUORESCENT AT 40 LUMENS PER WATT). LIGHTS FOR DECORATIVE OR ACCENT EFFECT IS EXEMPT FROM THIS REQUIREMENT.

RECESSED CEILING FIXTURES SHALL BE "IC" (INSULATED COVER) APPROVED IF APPLICABLE.

PROVIDE GFCI AT ALL EXTERIOR ELECTRICAL OUTLETS (CEC 210-52-d).

PROVIDE GFCI AT ALL ELECTRICAL OUTLETS INSTALLED AT THE KITCHEN TO SERVE COUNTER TOP SURFACE.

ELECTRICAL OUTLETS AT KITCHEN COUNTER SHALL BE SPACED 24" O.C. ALONG COUNTER TOP (TYP).

AT LEAST ONE WALL SWITCH CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF OUTDOOR ENTRANCES OR EXITS WITH GRADE LEVEL ACCESS (CFC 210.52(E)).

PROVIDE TWO OR MORE 20 AMP. APPLIANCE BRANCH CIRCUITS SERVING ALL RECEP. OUTLETS INCLUDING REFRIGERATION EQUIPMENT IN THE KITCHEN PANTRY, BREAKFAST RM OR SIMILAR AREAS OF A DWELLING UNIT. SUCH CIRCUITS WHETHER TWO OR MORE ARE USED, SHALL HAVE NO OTHER OUTLETS.

FINISHES OF CONTROLS TO BE DETERMINED BY ARCHITECT AND INTERIOR DESIGNER.

ALL NEW KEYPADS, DOOR JAMB SWITCHES, SWITCHED RECEPTACLES, DIMMED RECEPTACLES, WALL DIMMERS AND SWITCHES TO BE WIRED THROUGH RADIO RA SYSTEM.

WHEN MLV AND INC LOADS ARE WIRED TOGETHER, USE MLV-APPROPRIATE DIMMER.

MOTION SENSORS TO BE DETERMINED BY ARCHITECT. LOCATIONS SHOWN ON DRAWING ARE FOR CONTROL PURPOSES ONLY. LOCATE AS REQUIRED.

ALL CIRCUITS TO BE MINIMUM 20 AMP.

THE 20-AMP BATHROOM CIRCUIT SHALL ONLY SERVE RECEPTACLES IN THE BATHROOM.
ALL PLUGS MUST BE TAMPER RESISTANT.

125-VOLT, 15 AMP AND 20 AMP RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC ARTICLE 406.11.

ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15 AMP AND 20 AMP OUTLETS INSTALLED IN DWELLING UNIT BEDROOM, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, SUNROOMS, RECREATION ROOMS, CLOSET, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTED PER CEC ARTICLE 210.12(B).

COMPLY WITH CEC 150(K) LIGHTING REQUIREMENTS.

SEE MILLWORK DETAILS FOR LIGHTING, ELECTRICAL AND HVAC GRILLES INTEGRATED WITH CABINETRY.

SEE MECHANICAL DRAWINGS FOR DUCT AND GRILLE SIZING.

PLUMBING

ALL (N) TOILETS TO HAVE A MAX. 1.28 GALLON/FLUSH PER CPC 402.

ALL (N) SHOWER HEADS TO HAVE A MAX. 1.8 GPM FLOW RATE PER CPC 402.

ALL (N) KITCHEN FAUCETS TO HAVE A MAX. 1.8 GPM FLOW RATE PER CPC 402.

ALL (N) LAVATORY FAUCETS TO HAVE A MAX. 1.2 GPM FLOW RATE PER CPC 402.

2016 CPC 407.6 - PROVIDE MIN. 30" CLEAR WIDTH & 24" IN FRONT AT METER CLOSETS PER CPC.407.5

SHOWERS AND TUB SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROLS OF THE PRESSURE BALANCE TYPE OR THE THERMOSTATIC MIXING VALUE TYPE PER CPC.418

PRESSURE ABSORBING DEVICE REQUIRED ON WATER LINE CLOSE TO QUICK ACTING VALVES.

GENERAL NOTES & CONDITIONS CONTINUED

ROOF DRAINAGE NOTES
ALL ROOF DRAINAGE DIRECTED AWAY FROM BUILDING AND DIRECTED TO STORM DRAINS. MINIMUM ROOF SLOPE OF 2%. TYPICAL ROOF SLOPE = 2/12 (9.46%). SEE ROOF PLAN FOR ADDITIONAL INFORMATION.

GUARDRAIL NOTES

GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD

REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 42" HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS. WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL NOT BE NOT LESS THAN 34" AND NOT MORE THAN 38" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.

REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4' IN DIAMETER. THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6" IN DI. [04] GUARDS SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENT IN ACCORDANCE WITH CBC [1607.7].

HANDRAIL NOTES

PROVIDE HANDRAIL ON AT LEAST ONE SIDE AT EACH STAIR CASE WITH AT LEAST 4 RISERS.

HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAILS.

HANDRAILS SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENT IN ACCORDANCE WITH CBC [1607.7].

HANDRAIL HEIGHT MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSINGS SHALL BE BETWEEN 34" & 38".

HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4""AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6 1/4" WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 1/4". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.

STAIR NOTES

VERIFY STAIR LAYOUT & RISER/ TREAD SIZES IN THE FIELD PRIOR TO INSTALLATION.

STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4 1 /2' ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31 1/2" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.

THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4". THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

THE MINIMUM TREAD DEPTH SHALL BE 10". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6' -8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

PROVIDE NON-SLIP FINISH AT ALL EXTERIOR WALKING SURFACES, PAVING & STAIRS.

THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NO GREATER THAN 9/16". A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" SHALL BE PRO'L1DED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8" BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSINGS SHALL NOT EXCEED 1 /2". RISERS SHALL BE VERTICAL OR SLOPED UNDER THE TREAD ABOVE FROM THE UNDERSIDE OF THE NOSING ABOVE AT AN ANGLE NOT MORE THAN 30 DEG. FROM THE VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4' SPHERE.

THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY.

GENERAL NOTES & CONDITIONS CONTINUED

GLAZING NOTES

GLAZING LOCATIONS SUBJECT TO HUMAN IMPACT SHALL BE OF TEMPERED OR LAMINATED TYPE/SHATTER PROOF SAFETY GLASS.

USE SAFETY GLASS AT DOORS, GLAZING ADJACENT TO DOORS WITHIN 24" OF THE VERTICAL EDGES OF THE DOOR.

USE SAFETY GLASS IN GLAZING THAT LIES WITHIN 5 FEET FROM THE TOP & BOTTOM OF STAIRS.

USE SAFETY GLASS IN GLAZING THAT LIES LESS THAN 18" ABOVE FLOOR LEVEL.

USE SAFETY GLASS IN DOORS & ENCLOSURES OF TUBS & SHOWERS, & GLAZING IN WARDROBE DOORS.

HINGED SHOWER DOORS SHALL BE MIN. 24" WIDE & SHALL OPEN OUTWARD.

OPERABLE SKYLIGHT HINGE IS @ UPPER SIDE OF SKYLIGHT.

SEE WUI NOTES FOR ADDITIONAL GLAZING REQUIREMENTS.

SEE DOR AND WINDOW SCHEDULES FOR ADDITIONAL INFORMATION.

SMOKE ALARM REQUIREMENTS

PROVIDE (N) SMOKE ALARMS W/IN 12" OF CEILING AT ALL SLEEPING ROOMS AND CORRIDORS GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. REVIEW LOCATIONS WITH ARCHITECT IN FIELD PRIOR TO ORDERING. SEE RCP FOR ADDITIONAL INFORMATION.

IN NEW CONSTRUCTION AND IN EXISTING CONSTRUCTION WHERE ACCESSIBLE, SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH BATTERY BACK-UP. ALL DETECTORS SHALL BE KIDDE "SILHOUETTE" LOW PROFILE.

CARBON MONOXIDE ALARM REQUIREMENTS

CARBON MONOXIDE ALARMS SHOULD BE PLACED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS AND ON THE ENTRY LEVEL OF EVERY DWELLING UNIT, INCLUDING BASEMENTS. SEE RCP FOR ADDITIONAL INFO

IN NEW CONSTRUCTION AND IN EXISTING CONSTRUCTION WHERE ACCESSIBLE, CM ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH BATTERY BACK-UP. ALL DETECTORS SHALL BE KIDDE "SILHOUETTE" LOW PROFILE.

RESEDENTIAL EMERGENCY EGRESS WINDOW AND DOORS

BASEMENT, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE THAT SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD OR EXIT COURT. THE EMERGENCY DOOR OR WINDOW SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS.

ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET,(EXCEPT AT GRADE FLOOR, SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET).

THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES.
THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES.
FINISHED SILL HEIGHT SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR.

WILDLAND URBAN INTERFACE (WUI) NOTES

GENERAL
PROJECT WITHIN WILDFIRE EXPOSURE AREA. ALL EXTERIOR MATERIALS TO COMPLY WITH CBC CHAPTER 7-A, WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS. ALL EXTERIOR CLADDING MATERIALS TO COMPLY WITH CBC CHAPTER 7-A, WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS. FOR ADDITIONAL INFORMATION SEE EXTERIOR FINISH SCHEDULE SHEET A7.20

ROOFS AND ROOF EDGES
A NONCOMBUSTIBLE CLASS 'A' ROOFING ASSEMBLY IS REQUIRED.

WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND THE ROOF DECKING, THE SPACES SHALL: BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS; BE FIRESTOPPED WITH APPROVED MATERIALS; OR HAVE ONE LAYER OF NO. 72 CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING.

WHERE PROVIDED, VALLEY FLASHING MUST BE NOT LESS THAN 26 GAUGE GALVANIZED SHEET METAL OVER A 36-INCH WIDE NO. 72 ASTM CAP SHEET.

GUTTERS
GUTTERS SHALL BE PROVIDED WITH SCREENS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS PER CBC CHAPTER 7-A. SEE SECTION SHEET A3.10 FOR MORE INFORMATION.

EXTERIOR WALLS/SIDING
NONCOMBUSTIBLE, LISTED IGNITION-RESISTANT MATERIALS, HEAVY TIMBER, 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING, EXTERIOR PORTION OF 1-HR ASSEMBLY OR LOG WALL CONSTRUCTION IS ALLOWED.

NOTE: IGNITION-RESISTANT MATERIALS ARE THOSE TESTED BY A FACILITY RECOGNIZED BY THE SFM OR ICC-EVALUATION SERVICE TO HAVE A FLAME-SPREAD RATING NOT OVER 25, AND COMPLY WITH ACCELERATED WEATHERING TESTS.

EAVES AND PORCH CEILINGS CBC 707A.4, A.6 / CRC 337.7.4. R337.7.6
THE EXPOSED ROOF DECK UNDER UNENCLOSED EAVES AND UNDERSIDE OF PORCH CEILINGS SHALL BE NONCOMBUSTIBLE, LISTED IGNITION-RESISTANT MATERIALS, OR 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING.

SOLID WOOD RAFTER TAILS ON THE EXPOSED UNDERSIDE OF ROOF EAVES HAVING A MINIMUM 2" NOMINAL DIMENSION MAY BE UNPROTECTED.

VENTS. CBC 706A / CRC R337.6
PER CBC 706A / CRC R337.6, ATTIC VENTS AND UNDERFLOOR VENT OPENINGS MUST RESIST THE INTRUSION OF FLAME AND EMBERS OR SHALL BE A MINIMUM OF 1/16" AND MAXIMUM 1/8" CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH OR EQUIVALENT. COMBUSTIBLE VENTS ON TOP OF ROOFS MAY BE COVERED WITH THIS MATERIAL TO COMPLY. VENTILATION OPENINGS ON THE UNDERSIDE OF EAVES ARE NOT PERMITTED, UNLESS A SFM APPROVED VENT IS INSTALLED, OR EAVES ARE FIRE SPRINKLERED, OR VENT IS 12 FEET ABOVE A WALKING SURFACE OR GRADE BELOW.

WINDOWS AND EXTERIOR DOORS. CBC 708A / CRC R337.8
WINDOWS MUST BE INSULATED GLASS WITH A MINIMUM OF 1 TEMPERED PANE OR 20 MIN RATED OR GLASS BLOCK.

EXTERIOR DOORS MUST BE NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL OR 1 3/8" SOLID CORE, OR HAVE A 20 MIN FIRE-RESISTANCE RATING.

EXTERIOR DECKING AND STAIRS. CBC 709A / CRC R337.9
WALKING SURFACES OF DECKS, PORCHES. BALCONIES AND STAIRS WITHIN 10 FEET OF THE BUILDING MUST BE CONSTRUCTED OF NONCOMBUSTIBLE, FIRE-RETARDANT TREATED OR HEAVY-TIMBER CONSTRUCTION. ALTERNATE MATERIALS CAN BE USED OF THEY ARE IGNITION-RESISTANT AND PASS PERFORMANCE REQUIREMENTS SPECIFIED BY THE STATE FIRE MARSHAL.

UNDERFLOOR AND APPENDAGES. CBC 707A.8 / CRC R337.7.8
EXPOSED UNDERFLOORS, UNDERSIDE OF CANTILEVERED AND OVERHANGING DECKS, BALCONIES AND SIMILAR APPENDAGES SHALL BE NON-COMBUSTIBLE, IGNITION RESISTANT, 5/8" TYPE X GYPSUM SHEATHING BEHIND EXTERIOR COVERING, EXTERIOR PORTION OF 1-HR ASSEMBLY, MEET PERFORMANCE CRITERIA SFM STANDARD 12-7A-3 OR BE ENCLOSED TO GRADE.

STUDIO VARA
ARCHITECTURE, URBANISM + DESIGN
3130 20th St.
Suite 190
San Francisco
California 94110
415.826.1367
STUDIOVARA.COM

LICENSED ARCHITECT
CHRISTOPHER ROACH
C-30364
RENEWAL 10.31.2023
STATE OF CALIFORNIA

3001 LUCAS VALLEY RD
NICASIO, CA 94946
APN# 164-320-20

NOT FOR CONSTRUCTION

ISSUE	DATE
PLANNING SET	03/08/2023
JOB CODE	
2205	

Revisions

GENERAL NOTES & SYMBOLS

A0.01

TREE PROTECTION ORDINANCE NOTES

GENERAL PROVISIONS
PROTECTION & REMOVAL FOR TREE PLAN, REFERENCE SITE PLAN SHEET A1.01. PROJECTS SHALL BE DESIGNED TO MINIMIZE THE DESTRUCTION OF PROTECTED TREES. WITH DEVELOPMENT PERMITS, A SITE PLAN SHALL BE SUBMITTED THAT DEPICTS THE LOCATION OF ALL PROTECTED TREES GREATER THAN NINE INCHES (6") AND THEIR PROTECTED PERIMETERS IN AREAS THAT WILL BE IMPACTED BY THE PROPOSED DEVELOPMENT, SUCH AS THE BUILDING ENVELOPES, ACCESS ROADS, LEACHFIELDS, ETC. LOT LINE ADJUSTMENTS, ZONING PERMITS AND AGRICULTURAL USES ARE EXEMPT FROM THIS REQUIREMENT. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO TREES WHICH ARE THE SUBJECT OF A VALID TIMBER HARVESTING PERMIT APPROVED BY THE STATE OF CALIFORNIA. THIS SECTION SHALL NOT BE APPLIED IN A MANNER THAT WOULD REDUCE ALLOWABLE DENSITY LOWER THAN THAT PERMITTED AS A RESULT OF C.E.Q.A. OR BY OTHER COUNTY ORDINANCES OR RENDER A PROPERTY UNDEVELOPABLE. TO ACHIEVE THIS END, ADJUSTMENTS MAY BE MADE.

AGRICULTURAL USES EXEMPT FROM THE TREE PROTECTION ORDINANCE ARE AS FOLLOWS: THE RAISING, FEEDING, MAINTAINING AND BREEDING OF CONFINED AND UNCONFINED FARM ANIMALS, COMMERCIAL AQUACULTURE, COMMERCIAL MUSHROOM FARMING, WHOLESALE NURSERIES, GREENHOUSES, WINERIES AND AGRICULTURAL CULTIVATION.

CONSTRUCTION STANDARDS
APPLICANTS ARE ENCOURAGED TO USE A QUALIFIED SPECIALIST TO ESTABLISH TREE PROTECTION METHODS.

(1) PROTECTED TREES, THEIR PROTECTED PERIMETERS AND WHETHER THEY ARE TO BE RETAINED OR REMOVED ARE TO BE CLEARLY SHOWN ON ALL IMPROVEMENT PLANS. A NOTE SHALL BE PLACED ON THE IMPROVEMENT PLANS THAT "CONSTRUCTION IS SUBJECT TO REQUIREMENTS ESTABLISHED BY SONOMA COUNTY TO PROTECT CERTAIN TREES."

(2) BEFORE THE START OF ANY CLEARING, EXCAVATION, CONSTRUCTION OR OTHER WORK ON THE SITE, EVERY TREE DESIGNATED FOR PROTECTION ON THE APPROVED SITE PLAN SHALL BE CLEARLY DELINEATED WITH A SUBSTANTIAL BARRIER (STEEL POSTS AND BARBED WIRE OR CHAIN LINK FENCING) AT THE PROTECTED PERIMETER, OR LIMITS ESTABLISHED DURING THE PERMIT PROCESS. THE DELINEATION MARKERS SHALL REMAIN IN PLACE FOR THE DURATION OF ALL WORK. ALL TREES TO BE REMOVED SHALL BE CLEARLY MARKED. A SCHEME SHALL BE ESTABLISHED FOR THE REMOVAL AND DISPOSAL OF BRUSH, EARTH AND OTHER DEBRIS AS TO AVOID INJURY TO ANY PROTECTED TREE.

(3) WHERE PROPOSED DEVELOPMENT OR OTHER SITE WORK MUST ENCROACH UPON THE PROTECTED PERIMETER OF A PROTECTED TREE, SPECIAL MEASURES SHALL BE INCORPORATED TO ALLOW THE ROOTS TO OBTAIN OXYGEN, WATER AND NUTRIENTS. TREE WELLS OR OTHER TECHNIQUES MAY BE USED WHERE ADVISABLE. NO CHANGES IN EXISTING GROUND LEVEL SHALL OCCUR WITHIN THE PROTECTED PERIMETER UNLESS A DRAINAGE AND AERATION SCHEME APPROVED BY A CERTIFIED ARBORIST IS UTILIZED. NO BURNING OR USE OF EQUIPMENT WITH AN OPEN FLAME SHALL OCCUR NEAR OR WITHIN THE PROTECTED PERIMETER (EXCEPT FOR AUTHORIZED CONTROLLED BURNS).

(4) NO STORAGE OR DUMPING OF OIL, GASOLINE, CHEMICALS OR OTHER SUBSTANCES THAT MAY BE HARMFUL TO TREES SHALL OCCUR WITHIN THE DRIP LINE OF ANY TREE, OR ANY OTHER LOCATION ON THE SITE FROM WHICH SUCH SUBSTANCES MIGHT ENTER THE DRIP LINE.

(5) IF ANY DAMAGE TO A PROTECTED TREE SHOULD OCCUR DURING OR AS A RESULT OF WORK ON THE SITE, THE COUNTY SHALL BE PROMPTLY NOTIFIED OF SUCH DAMAGE. IF A PROTECTED TREE IS DAMAGED SO THAT IT CANNOT BE PRESERVED IN A HEALTHY STATE, THE PLANNING DIRECTOR SHALL REQUIRE REPLACEMENT IN ACCORDANCE WITH THE ARBOREAL VALUE CHART. IF ON-SITE REPLACEMENT IS NOT FEASIBLE, THE APPLICANT SHALL PAY THE IN-LIEU FEE TO THE TREE REPLACEMENT FUND.

(6) THE FOLLOWING DESIGN STANDARDS FOR PROTECTED TREES SHALL BE ADHERED TO: (I) UNDERGROUND TRENCHING FOR UTILITIES SHOULD AVOID TREE ROOTS WITHIN THE PROTECTED PERIMETER. IF AVOIDANCE IS IMPRACTICAL, TUNNELS SHOULD BE MADE BELOW MAJOR ROOTS. IF TUNNELS ARE IMPRACTICAL AND CUTTING ROOTS IS REQUIRED, IT SHALL BE DONE BY HAND-SAWN CUTS AFTER HAND DIGGING TRENCHES. TRENCHES SHOULD BE CONSOLIDATED TO SERVE AS MANY UNITS AS POSSIBLE. (II) COMPACTION WITHIN THE DRIP LINE OR PROTECTED PERIMETER SHALL BE AVOIDED. (III) PAVING WITH EITHER CONCRETE OR ASPHALT OVER THE PROTECTED PERIMETER SHOULD BE AVOIDED. IF PAVING OVER THE PROTECTED PERIMETER CANNOT BE AVOIDED, AFFECTED TREES SHALL BE TREATED AS REMOVED FOR PURPOSES OF CALCULATING ARBOREAL VALUES. (IV) WHEREVER POSSIBLE, SEPTIC SYSTEMS AND/OR LEACHLINES SHALL NOT BE LOCATED ON THE UPHILL SIDE OF A PROTECTED TREE.

(7) SEE CIVIL DRAWINGS FOR TREE PROTECTION PLANS AND DETAILS

STUDIO VARA
ARCHITECTURE, URBANISM + DESIGN

3130 20th St.
Suite 190
San Francisco
California 94110

415.826.1367

STUDIOVARA.COM

LICENSED ARCHITECT
CHRISTOPHER ROACH
C-30364
RENEWAL 10.31.2023
STATE OF CALIFORNIA

3001 LUCAS VALLEY RD
NICASIO, CA 94946
APN# 164-320-20

ISSUE	DATE
PLANNING SET	03/08/2023

JOB CODE
2205

Revisions

NOT FOR CONSTRUCTION

GENERAL NOTES & SYMBOLS

A0.02

1. NORTH VIEW TOWARD THE EXISITNG ACCESSORY STRUCTURE

2. NORTH EAST VIEW AT THE SOUTH END OF THE EXISITNG ACCESSORY STRCUTRE

3. SOUTH VIEW LOOKING AT THE DRIVEWAY ACCESS

4. NORTH EAST VIEW

5. VIEW TOWARDS THE DRIVEWAY ACCESS

6. SOUTHWEST VIEW LOOKING AT PROMINENT TREE

SITE KEY PLAN - N.T.S

STUDIO VARA
ARCHITECTURE, URBANISM + DESIGN

3130 20th St.
Suite 190
San Francisco
California 94110

415.826.1367

STUDIOVARA.COM

LICENSED ARCHITECT
CHRISTOPHER ROACH
C-30364
RENEWAL 10.31.2023
STATE OF CALIFORNIA

3001 LUCAS VALLEY RD NICASIO, CA 94946 APN# 164-320-20

ISSUE	DATE
PLANNING SET	03/08/2023

JOB CODE
2205

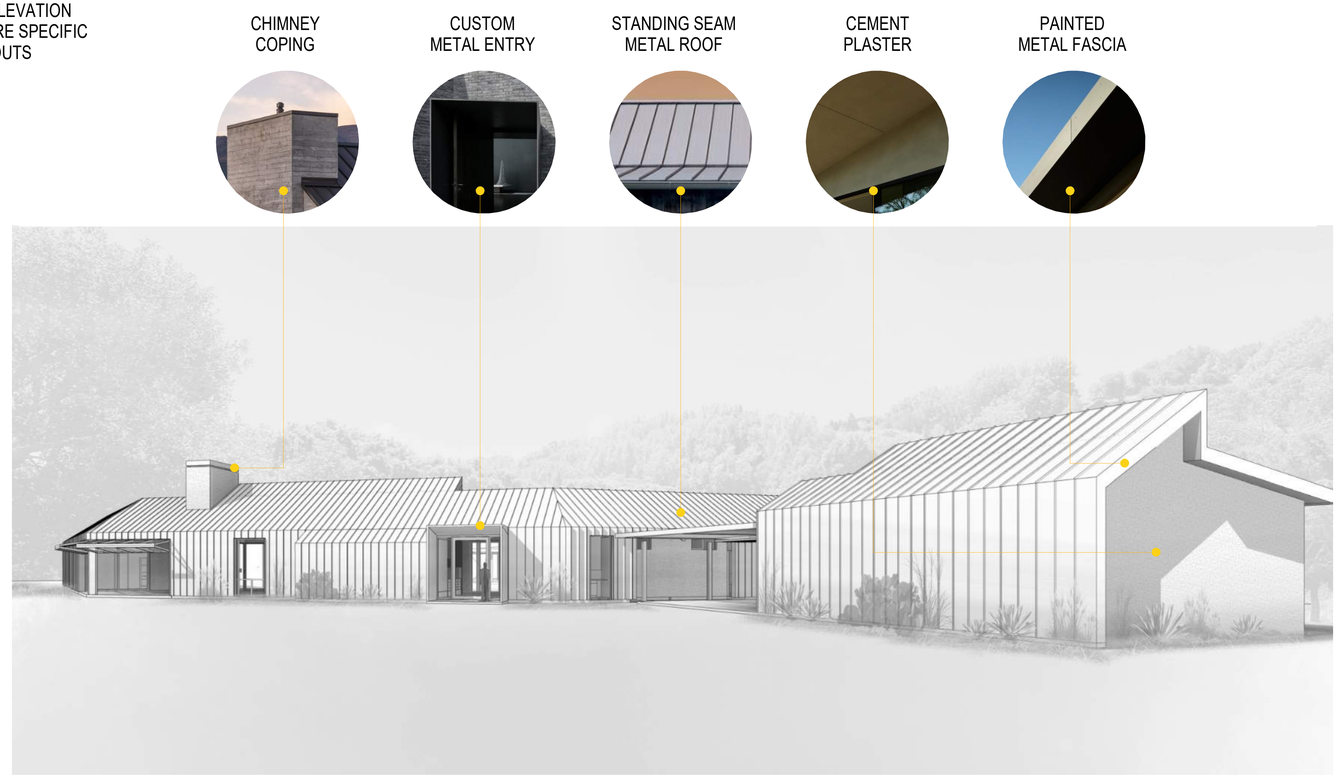
Revisions

NOT FOR CONSTRUCTION

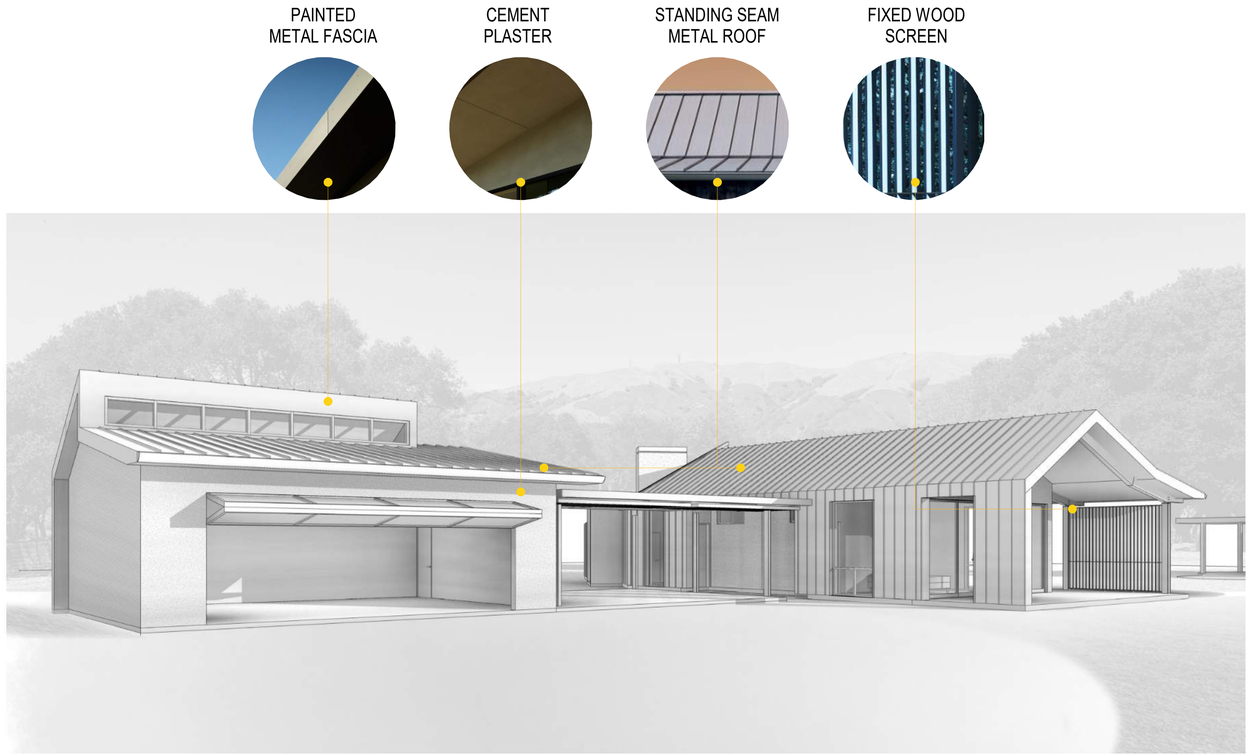
SITE PHOTOS

A0.04

NOTE: SEE EXT ELEVATION SHEETS FOR MORE SPECIFIC MATERIAL CALL OUTS



VIEW 1: ARTISTS RENDERING OF REAR FACADE LOOKING TO THE NORTHEAST

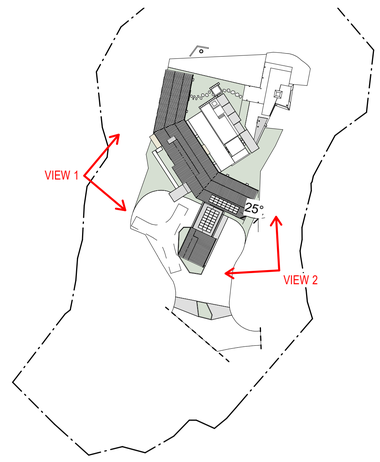


VIEW 2: ARTISTS RENDERING OF GARAGE & PORTE COCHERE LOOKING TO THE NORTHWEST

PROJECT NARRATIVE FOR PLANNING MINOR DESIGN REVIEW

The proposed design proposes a single story, 3,685 sq.ft. single family residence with 3,385 sq.ft. covered outdoor space, outdoor Kitchen and a 856 sq.ft. detached garage. The new structure is sited to be as close to existing grade as possible, while spreading the area over a single story that is oriented away from the various ridgeline trails to the west and south of the property. The gently bent geometry serves several purposes: a) to break up the single story roof line b) to follow contours to the existing topography c) to avoid areas of fill soils that would have required the use of a deep pier foundation, d) to avoid existing oak trees and rather utilizes them, for screening. The single story, ranch style plan with deep eaves and covered porches offers deep shadow lines that reduces mass and bulk. The separation of the garage and accessory structure aligns w/ clustered development, also reducing the mass and bulk. The majority of the building's fenestration is located on the north and east sides, facing away from the ridgeline, and under deep eaves to avoid the house having a lantern-like effect from afar. Light monitors in the central wing and garage are used in lieu of skylights to limit glare and roof glazing that can have an adverse impact on dark night skies. The gentle, 2-pitch roof concept remains in character w/ agrarian architectural styles of the region and reflects the dynamic shapes of the surrounding terrain. The material palette consists of subdued earth tones and texture and darker metal features that visually recede. These include the textured appearance of dark gray standing seam roofing, earth-tone smooth troweled cement plaster, and brown stained wood members. Windows and exposed metal elements are painted a dark bronze color to visually recede. All materials are selected for their longevity and fire resistivity, as well as their rural, agrarian origins.

The landscape will consist of outdoor patios, a pool, low growing native or adapted plantings, rainwater catchment/ flow-through planters, a covered outdoor kitchen, and driveway with fire truck shunt turnaround. Pathways and dark night sky landscape lighting are judiciously used to provide adequate wayfinding. Materials consist of an earth-tone porous paving at the driveway to match the existing driveway. Surrounding patios are colored concrete with a lightly etched finish. The existing recreational lawn will be greatly reduced in size. The in-grade pool and spa use a dark, textured pebble plaster finish to mimic more natural water features. The outdoor kitchen area is proximal to the accessory structure and will read as a continuation of the existing covered outdoor patio. The structure will double as a feature to conceal and house the pool equipment and main house air conditioning units. Exposed wall features are textured board-formed concrete or skim coated w/ an earth-tone smooth trowel cement plaster. Overall the site features marry site elements while echoing building geometry and transitioning to the rural landscape.



1 **SITE PLAN - KEY PLAN**
1" = 80'-0"

STUDIO VARA
ARCHITECTURE, URBANISM + DESIGN
3130 20th St.
Suite 190
San Francisco
California 94110
415.826.1367
STUDIOVARA.COM

LICENSED ARCHITECT
CHRISTOPHER ROACH
C-30364
RENEWAL 10.31.2023
STATE OF CALIFORNIA

3001 LUCAS VALLEY RD
NICASIO, CA 94946
APN# 164-320-20

ISSUE	DATE
PLANNING SET	03/08/2023
JOB CODE	
2205	

Revisions

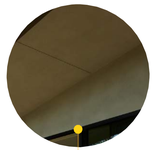
NOT FOR CONSTRUCTION

3D VIEWS

A0.05

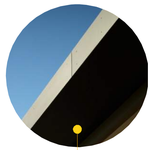
NOTE: SEE EXT ELEVATION SHEETS FOR MORE SPECIFIC MATERIAL CALL OUTS

CEMENT PLASTER

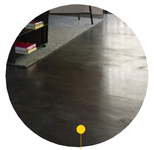


GLULAM BEAMS

PAINTED METAL FASCIA



CONCRETE FLOORING



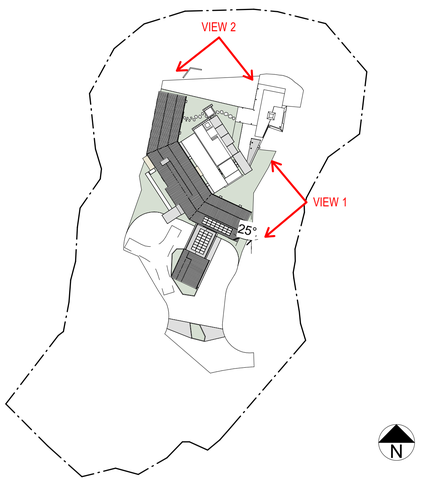
ALUMINUM SLIDING DOORS

CHIMNEY COPING

STANDING SEAM METAL ROOF

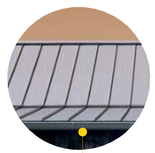
FIXED WOOD SCREEN

VIEW 1: ARTISTS RENDERING OF REAR FACADE LOOKING TO THE SOUTHWEST

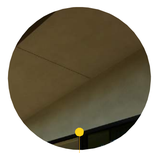


1 **SITE PLAN - KEYPLAN**
1" = 80'-0"

PAINTED METAL FASCIA



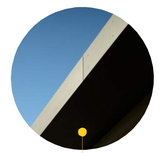
CEMENT PLASTER



CHIMNEY COPING

FIXED WOOD SCREEN

PAINTED METAL FASCIA



VIEW 2: ARTISTS RENDERING OF REAR FACADE LOOKING TO THE SOUTHEAST

VARA STUDIO
ARCHITECTURE, URBANISM + DESIGN
3130 20th St.
Suite 190
San Francisco
California 94110
415.826.1367
STUDIOVARA.COM

LICENSED ARCHITECT
CHRISTOPHER ROACH
C-30364
RENEWAL 10.31.2023
STATE OF CALIFORNIA

3001 LUCAS VALLEY RD
NICASIO, CA 94946
APN# 164-320-20

ISSUE	DATE
PLANNING SET	03/08/2023
JOB CODE	
2205	

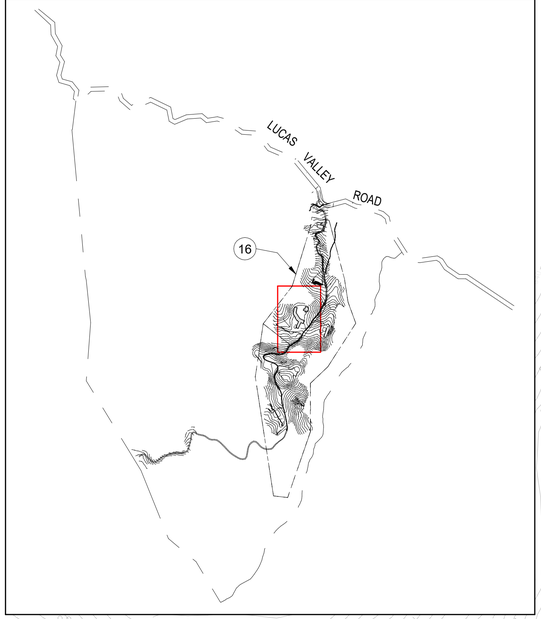
Revisions

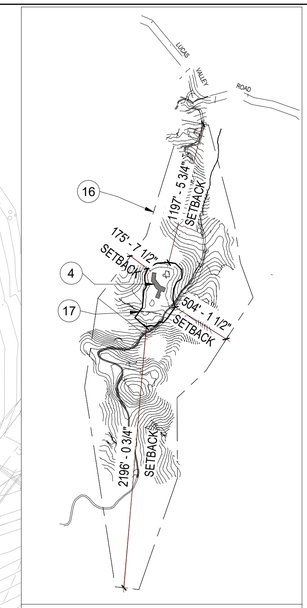
NOT FOR CONSTRUCTION

3D VIEWS

A0.06

VICINITY MAP





KEY PLAN -LOT SETBACKS

SCALE 1' = 600'

SITE PLAN NOTES:

1. SEE FLOOR PLAN, SECTIONS AND ELEVATION FOR BUILDING DIMENSIONS.
2. SEE PLANTING PLAN FOR HARDSCAPE DIMENSIONS.
3. SEE CIVIL ENGINEER'S PLAN FOR PROPOSED LAND USE CALCULATIONS, SEPTIC, GRADING, DRAINAGE AND PATIO ELEVATIONS.
4. SEE CIVIL ENGINEER'S GRADING PLAN FOR PROPOSED GRADE
5. TOPO LINES ARE DRAWN AT 2' INCREMENTS.
6. STRUCTURES MARKED "EXISTING" TO REMAIN AS-IS
7. SEE CIVIL DRAWINGS FOR FIRE TRUCK TURNAROUND AND OTHER FIRE RELATED NOTES.
8. BUILDING FOOTPRINTS DRAWN TO EXTERIOR FACE OF STRUCTURE.
9. PLAN SHALL COMPLY WITH TITLE-24 ENERGY EFFICIENCY REQUIREMENTS AND ALL MANDATORY MEASURES.
10. ADDRESS NUMBERS SHALL BE DISPLAYED IN CONTRACTING COLORS (4" MIN. SIZE) AND READABLE FROM THE STREET OT ACCESS ROAD, PURSUANT TO 2016 CFC 505.1

OVERALL SITE PLAN KEYNOTES

1. EXISTING ACCESSORY STRUCTURE
2. PROPOSED POOL AND HOT TUB
3. PROPOSED ACCESSORY STRUCTURE CONTAINING OUTDOOR KITCHEN AND POOL EQUIPMENT
4. PROPOSED PRIMARY RESIDENCE
5. PHOTOVOLTAIC ARRAY ON ROOF
6. EXISTING DRIVEWAY
7. PROPOSED PORTE COCHERE
8. PROPOSED TWO CAR GARAGE
9. EXISTING UTILITY VAULTS
10. EXISTING FIRE HYDRANT
11. EXISTING ELECTRICAL TRANSFORMER
12. EXISTING CAR BARN UTILITIES
13. EXISTING CAR BARN
14. EXISTING 12 KW SOLAR ARRAY ON CAR BARN ROOF
15. EXISTING SEPTIC FIELD
16. Total Residential Use Area (RUA) per, Marin County Wide Policy, CD 18 and current governing Zoning
17. Building envelope 2B, 3 acres per, Marin County Community Development Agency, Planning Division identified as Exhibit A, "Rocking "H" Ranch Improvement Plans", prepared by CSW/ Stuber Stroech, dated June 1, received June 18 2001, consisting of 33 sheets (C1 through C18.7) and Exhibit B, "Rocking "h" Ranch Architectural Plans, prepared by KAO Design Group, dated April, 2001, received June 18, 2001, consisting of 43 sheets A1 through A-43
18. SEE CIVIL FOR CONTINUATION OF WORK BEYOND DASHED LINE
19. AREA OF FILL PER GEOTECHNICAL INVESTIGATIONS
20. COLD PLUNGE

LEGEND

- LANDSCAPED AREA
- LAWN AREA
- CONCRETE PAVING
- STONE PAVING
- AREA OF FILL PER GEOTECH REPORT
- ROCK GARDEN
- WOOD DECKING
- BUILDING ROOF
- BUILDABLE AREA
- OUTLINE OF PREVIOUSLY APPROVED BUILDING
- TOPO 2'

1 **SITE PLAN - OVERALL**
1" = 30'-0"

N

STUDIO VARA
ARCHITECTURE, URBANISM + DESIGN

3130 20th St.
Suite 190
San Francisco
California 94110

415.826.1367

STUDIOVARA.COM

LICENSED ARCHITECT
CHRISTOPHER ROACH
C-30364
RENEWAL 10.31.2023
STATE OF CALIFORNIA

3001 LUCAS VALLEY RD
NICASIO, CA 94946
APN# 164-320-20

ISSUE	DATE
PLANNING SET	03/08/2023

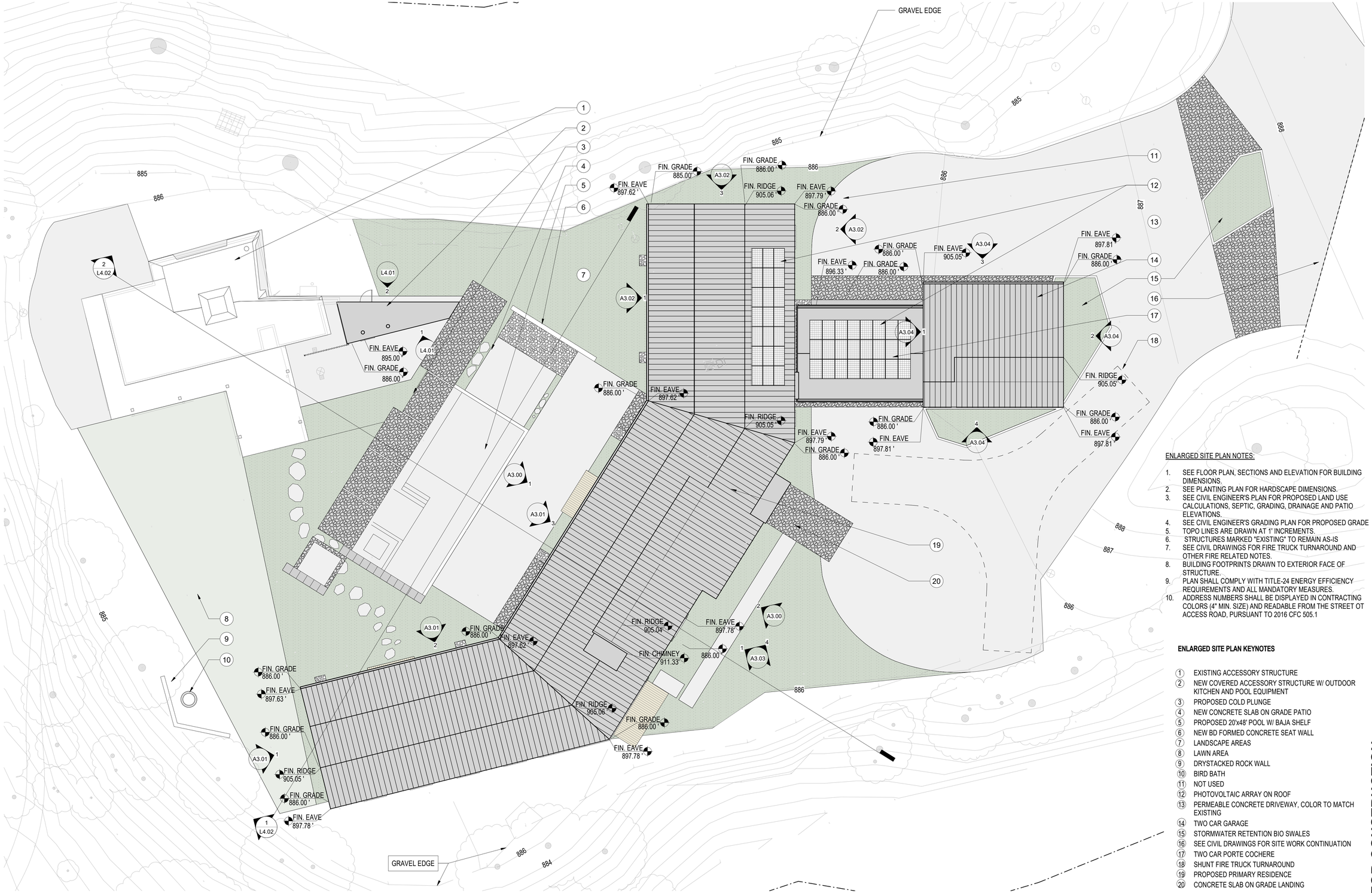
JOB CODE
2205

Revisions

NOT FOR CONSTRUCTION

SITE PLAN -OVERALL

A1.11



1 **ENLARGED SITE PLAN**
3/32" = 1'-0"

ENLARGED SITE PLAN NOTES:

1. SEE FLOOR PLAN, SECTIONS AND ELEVATION FOR BUILDING DIMENSIONS.
2. SEE PLANTING PLAN FOR HARDSCAPE DIMENSIONS.
3. SEE CIVIL ENGINEER'S PLAN FOR PROPOSED LAND USE CALCULATIONS, SEPTIC, GRADING, DRAINAGE AND PATIO ELEVATIONS.
4. SEE CIVIL ENGINEER'S GRADING PLAN FOR PROPOSED GRADE
5. TOPO LINES ARE DRAWN AT 1' INCREMENTS.
6. STRUCTURES MARKED "EXISTING" TO REMAIN AS-IS
7. SEE CIVIL DRAWINGS FOR FIRE TRUCK TURNAROUND AND OTHER FIRE RELATED NOTES.
8. BUILDING FOOTPRINTS DRAWN TO EXTERIOR FACE OF STRUCTURE.
9. PLAN SHALL COMPLY WITH TITLE-24 ENERGY EFFICIENCY REQUIREMENTS AND ALL MANDATORY MEASURES.
10. ADDRESS NUMBERS SHALL BE DISPLAYED IN CONTRACTING COLORS (4" MIN. SIZE) AND READABLE FROM THE STREET OT ACCESS ROAD, PURSUANT TO 2016 CFC 505.1

ENLARGED SITE PLAN KEYNOTES

1. EXISTING ACCESSORY STRUCTURE
2. NEW COVERED ACCESSORY STRUCTURE W/ OUTDOOR KITCHEN AND POOL EQUIPMENT
3. PROPOSED COLD PLUNGE
4. NEW CONCRETE SLAB ON GRADE PATIO
5. PROPOSED 20'x48' POOL W/ BAJA SHELF
6. NEW BD FORMED CONCRETE SEAT WALL
7. LANDSCAPE AREAS
8. LAWN AREA
9. DRYSTACKED ROCK WALL
10. BIRD BATH
11. NOT USED
12. PHOTOVOLTAIC ARRAY ON ROOF
13. PERMEABLE CONCRETE DRIVEWAY, COLOR TO MATCH EXISTING
14. TWO CAR GARAGE
15. STORMWATER RETENTION BIO SWALES
16. SEE CIVIL DRAWINGS FOR SITE WORK CONTINUATION
17. TWO CAR PORTE COCHERE
18. SHUNT FIRE TRUCK TURNAROUND
19. PROPOSED PRIMARY RESIDENCE
20. CONCRETE SLAB ON GRADE LANDING

STUDIO VARA
ARCHITECTURE, URBANISM + DESIGN

3130 20th St.
Suite 190
San Francisco
California 94110

415.826.1367

STUDIOVARA.COM

LICENSED ARCHITECT
CHRISTOPHER ROACH
C-30364
RENEWAL 10.31.2023
STATE OF CALIFORNIA

3001 LUCAS VALLEY RD NICASIO, CA 94946 APN# 164-320-20

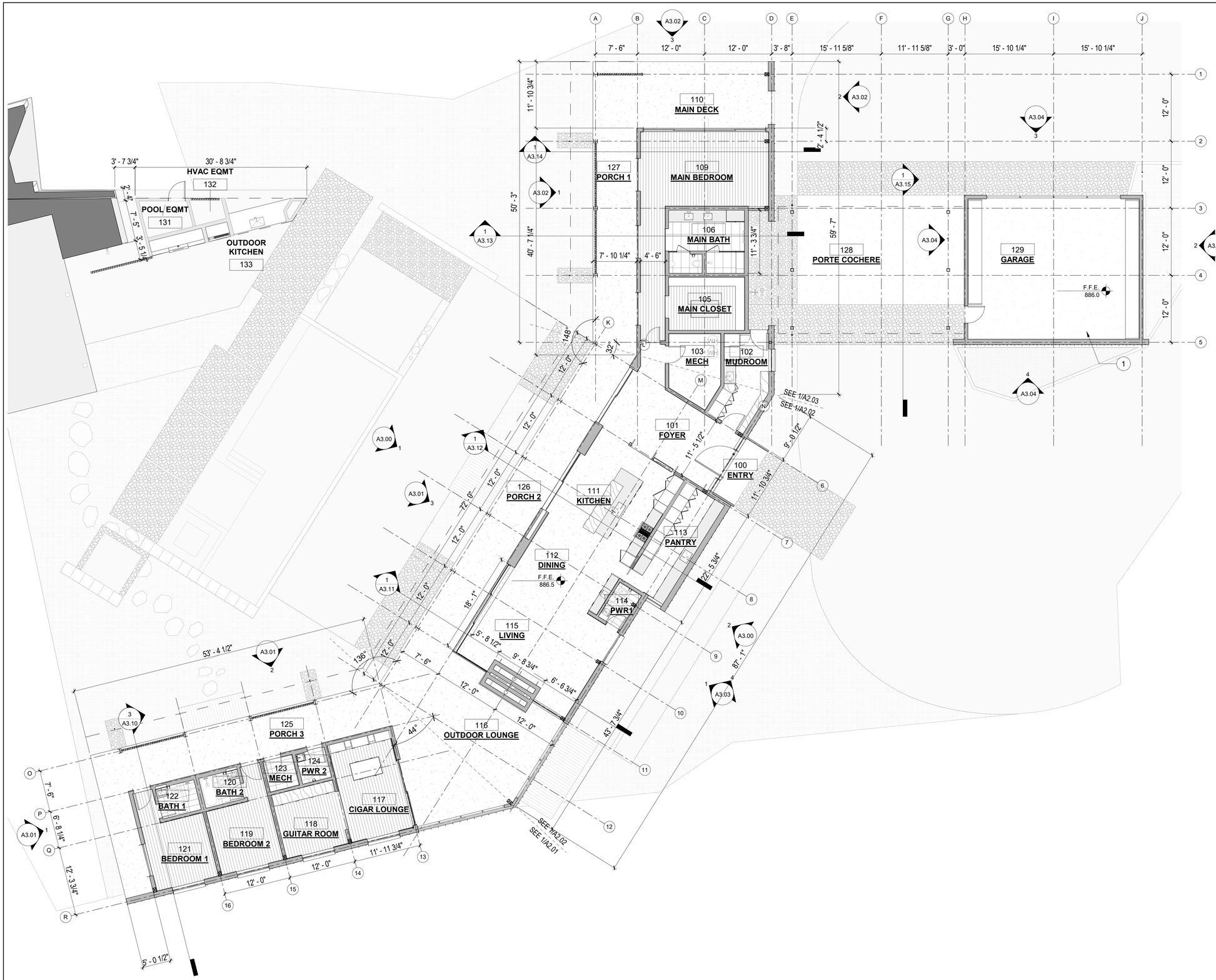
ISSUE	DATE
PLANNING SET	03/08/2023
JOB CODE	
2205	

Revisions

NOT FOR CONSTRUCTION

SITE PLAN ENLARGED

A1.13



1 **OVERALL FLOOR PLAN**
1/8" = 1'-0"

GENERAL PLAN NOTES:

1. GRIDLINES ARE TO F.O. STRUCTURE, UON.
2. RCP DIMENSIONS ARE TO CENTERLINE OF FIXTURE & FINISH OF WALL, UON.
3. GENERAL LIGHTING IN KITCHEN AND BATHROOMS SHALL BE HIGH EFFICIENCY TYPE. LIGHTS FOR DECORATIVE OR ACCENT EFFECT ARE EXEMPT FROM THIS REQUIREMENT.
4. RECESSED CEILING FIXTURES SHALL BE "IC" (INSULATED COVER) APPROVED IF APPLICABLE.
5. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOMS SHALL BE HIGH EFFICIENCY LIGHTING OR BE CONTROLLED BY A "MANUAL ON" OCCUPANT SENSOR.
6. ALL INTERIOR AND EXTERIOR LIGHTING SHALL BE HIGH EFFICIENCY OR CONTROLLED BY A DIMMER OR MOTION SENSOR.
7. FOR MECHANICAL, STRUCTURAL AND CIVIL, SEE APPROPRIATE ENGINEERING DRAWINGS.
8. CONTRACTOR TO VERIFY ALL ELECTRICAL, WATER AND GAS CONNECTIONS FOR ALL APPLIANCES AND EQUIPMENT WITH MANUFACTURER SPECIFICATIONS.
9. PLANS SHALL COMPLY WITH TITLE 24 ENERGY EFFICIENCY REQUIREMENTS AND ALL MANDATORY MEASURES.
10. SMOKE & CO DETECTORS TO BE INSTALLED (HARD WIRED) IN EACH BEDROOM AND ALONG PATH OF EGRESS. ALL SMOKE & CO DETECTORS TO COMPLY WITH APPLICABLE FIRE AND BUILDING CODES.
11. SPRINKLERS SHALL BE LOCATED TO PROTECT ALL AREAS OF A DWELLING UNIT PER CRC R313.3.1.1 & NFPA 13D, FIRE SPRINKLER SYSTEM TO BE UNDER DEFERRED SUBMITTAL.
12. NFRC TEMPORARY LABELING ON ALL WINDOWS SHALL NOT BE REMOVED UNTIL INSPECTED BY THE ENFORCEMENT AGENCY.
13. PLUMBING FIXTURES AND MECHANICAL EQUIPMENT ARE SHOWN SCHEMATICALLY. INSTALLATION SHALL BE REVIEWED FOR CODE COMPLIANCE BY THE BUILDING INSPECTOR IN THE FIELD.
14. HATCHES INDICATING FLOOR FINISHES ARE REPRESENTATIVE ONLY. SEE ENLARGED PLANS, SPECIFICATIONS AND SCHEDULES.
15. DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
16. LANDSCAPE SHOWN FOR REFERENCE ONLY. LANDSCAPE WORK TO BE PERMITTED SEPARATELY.
17. CEILINGS TO BE G.W.B. UNLESS NOTED OTHERWISE.
18. A/V TO BE DESIGN BUILD. SEE A/V PACKAGE FOR ANY CEILING MTD. SPEAKERS, DOOR CHIMES, AND SECURITY DEVICES. CONFIRM DEVICE LOCATIONS W/ ARCHITECT PRIOR TO INSTALLATION.
19. AT LEAST ONE WALL SWITCH CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION OF THE EXTERIOR SIDE OF OUTDOOR ENTRANCES OR EXITS WITH GRADE LEVEL ACCESS. (CFC.210.52(E))
20. SEE GENERAL NOTES SHEETS A0.01 + A0.02 FOR ADDITIONAL REQUIREMENTS.
21. CONTRACTOR TO COORDINATE STRUCTURAL REQUIREMENTS FOR ATTACHMENT OF PHOTOVOLTAIC PANELS WITH ROOFING INSTALLER
22. SEE A8.00 & A8.01 FOR WALL ASSEMBLY TAGS

SHEET NOTES:

1 SEE ENLARGED PLANS FOR IDENTIFICATION OF WALL TYPES

2 SEE LANDSCAPE SHEETS FOR INFORMATION OUTSIDE THE BUILDING FOOTPRINT

OVERALL FLOOR PLAN KEYNOTES

(1) TWO CAR GARAGE

STUDIO VARA
ARCHITECTURE, URBANISM + DESIGN
3130 20th St.
Suite 190
San Francisco
California 94110
415.826.1367
STUDIOVARA.COM

LICENSED ARCHITECT
CHRISTOPHER ROACH
C-30364
RENEWAL 10.31.2023
STATE OF CALIFORNIA

3001 LUCAS VALLEY RD
NICASIO, CA 94946
APN# 164-320-20

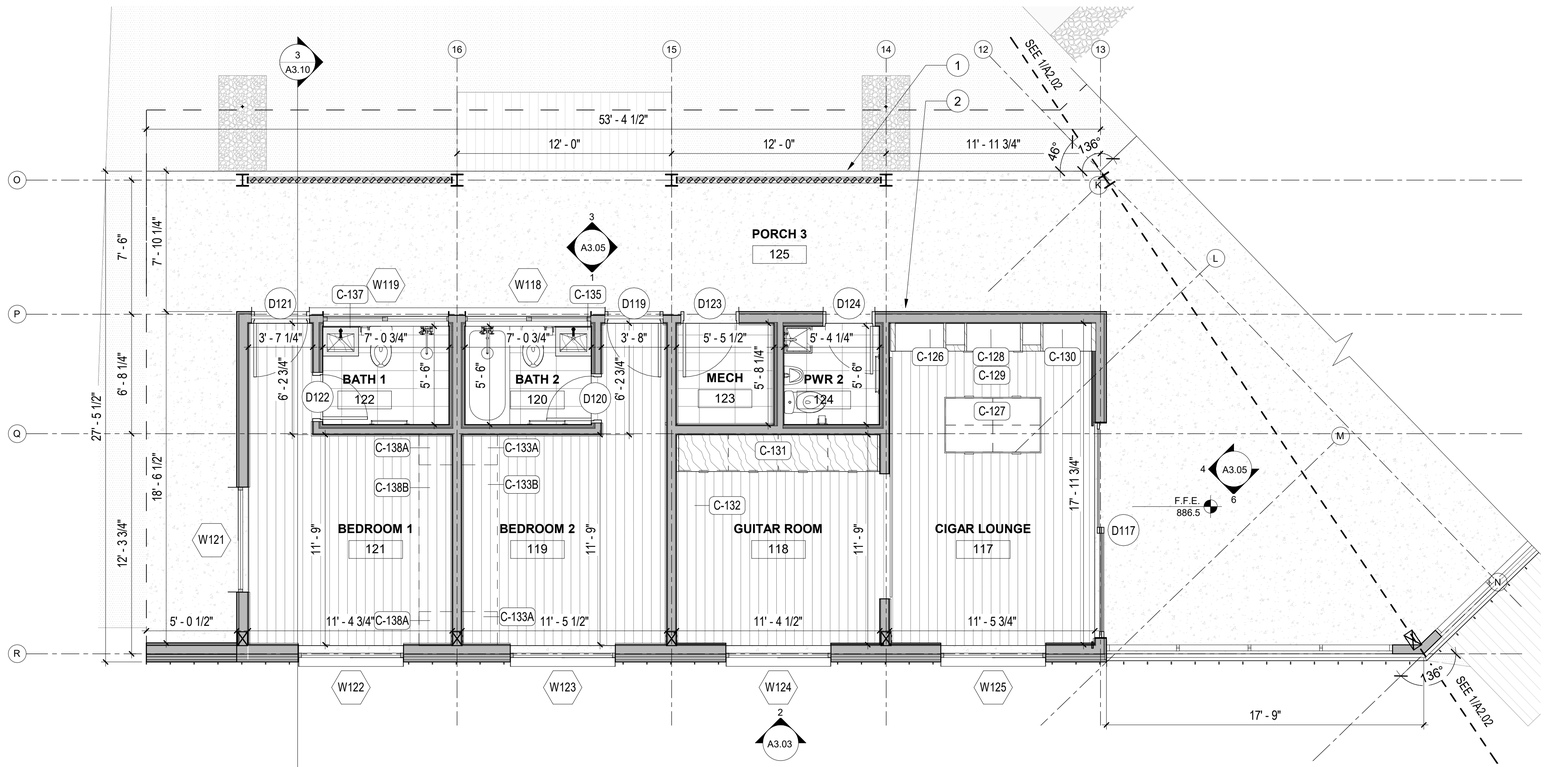
ISSUE	DATE
PLANNING SET	03/08/2023
JOB CODE	
2205	

Revisions

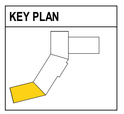
NOT FOR CONSTRUCTION

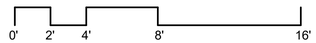
OVERALL FLOOR PLAN - 1/8"

A2.00



1 **FLOOR PLAN - BEDROOM WING**
1/4" = 1'-0"





GENERAL PLAN NOTES:

1. GRIDLINES ARE TO F.O. STRUCTURE, UON.

2. RCP DIMENSIONS ARE TO CENTERLINE OF FIXTURE & FINISH OF WALL, UON.

3. GENERAL LIGHTING IN KITCHEN AND BATHROOMS SHALL BE HIGH EFFICIENCY TYPE. LIGHTS FOR DECORATIVE OR ACCENT EFFECT ARE EXEMPT FROM THIS REQUIREMENT.

4. RECESSED CEILING FIXTURES SHALL BE "IC" (INSULATED COVER) APPROVED IF APPLICABLE.

5. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOMS SHALL BE HIGH EFFICIENCY LIGHTING OR BE CONTROLLED BY A "MANUAL ON" OCCUPANT SENSOR.

6. ALL INTERIOR AND EXTERIOR LIGHTING SHALL BE HIGH EFFICIENCY OR CONTROLLED BY A DIMMER OR MOTION SENSOR.

7. FOR MECHANICAL, STRUCTURAL AND CIVIL, SEE APPROPRIATE ENGINEERING DRAWINGS.

8. CONTRACTOR TO VERIFY ALL ELECTRICAL, WATER AND GAS CONNECTIONS FOR ALL APPLIANCES AND EQUIPMENT WITH MANUFACTURER SPECIFICATIONS.

9. PLANS SHALL COMPLY WITH TITLE 24 ENERGY EFFICIENCY REQUIREMENTS AND ALL MANDATORY MEASURES.

10. SMOKE & CO DETECTORS TO BE INSTALLED (HARD WIRED) IN EACH BEDROOM AND ALONG PATH OF EGRESS. ALL SMOKE & CO DETECTORS TO COMPLY WITH APPLICABLE FIRE AND BUILDING CODES.

11. SPRINKLERS SHALL BE LOCATED TO PROTECT ALL AREAS OF A DWELLING UNIT PER CRC R313.3.1.1 & NFPA 13D, FIRE SPRINKLER SYSTEM TO BE UNDER DEFERRED SUBMITTAL.

12. NFRC TEMPORARY LABELING ON ALL WINDOWS SHALL NOT BE REMOVED UNTIL INSPECTED BY THE ENFORCEMENT AGENCY.

13. PLUMBING FIXTURES AND MECHANICAL EQUIPMENT ARE SHOWN SCHEMATICALLY. INSTALLATION SHALL BE REVIEWED FOR CODE COMPLIANCE BY THE BUILDING INSPECTOR IN THE FIELD.

14. HATCHES INDICATING FLOOR FINISHES ARE REPRESENTATIVE ONLY. SEE ENLARGED PLANS, SPECIFICATIONS AND SCHEDULES.

15. DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

16. LANDSCAPE SHOWN FOR REFERENCE ONLY. LANDSCAPE WORK TO BE PERMITTED SEPARATELY.

17. CEILINGS TO BE G.W.B. UNLESS NOTED OTHERWISE.

18. A/V TO BE DESIGN BUILD. SEE A/V PACKAGE FOR ANY CEILING MTD. SPEAKERS, DOOR CHIMES, AND SECURITY DEVICES. CONFIRM DEVICE LOCATIONS W/ ARCHITECT PRIOR TO INSTALLATION.

19. AT LEAST ONE WALL SWITCH CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION OF THE EXTERIOR SIDE OF OUTDOOR ENTRANCES OR EXITS WITH GRADE LEVEL ACCESS. (CFC.210.52(E))

20. SEE GENERAL NOTES SHEETS A0.01 + A0.02 FOR ADDITIONAL REQUIREMENTS.

21. CONTRACTOR TO COORDINATE STRUCTURAL REQUIREMENTS FOR ATTACHMENT OF PHOTOVOLTAIC PANELS WITH ROOFING INSTALLER

22. SEE A8.00 & A8.01 FOR WALL ASSEMBLY TAGS

BEDROOM WING PLAN KEYNOTES

1 SOLAR SCREEN
2 FINISHES, SEE ELEVATIONSS

STUDIO VARA
ARCHITECTURE, URBANISM + DESIGN

3130 20th St.
Suite 190
San Francisco
California 94110

415.826.1367

STUDIOVARA.COM

LICENSED ARCHITECT
CHRISTOPHER ROACH
C-30364
RENEWAL 10.31.2023
STATE OF CALIFORNIA

3001 LUCAS VALLEY RD NICASIO, CA 94946 APN# 164-320-20

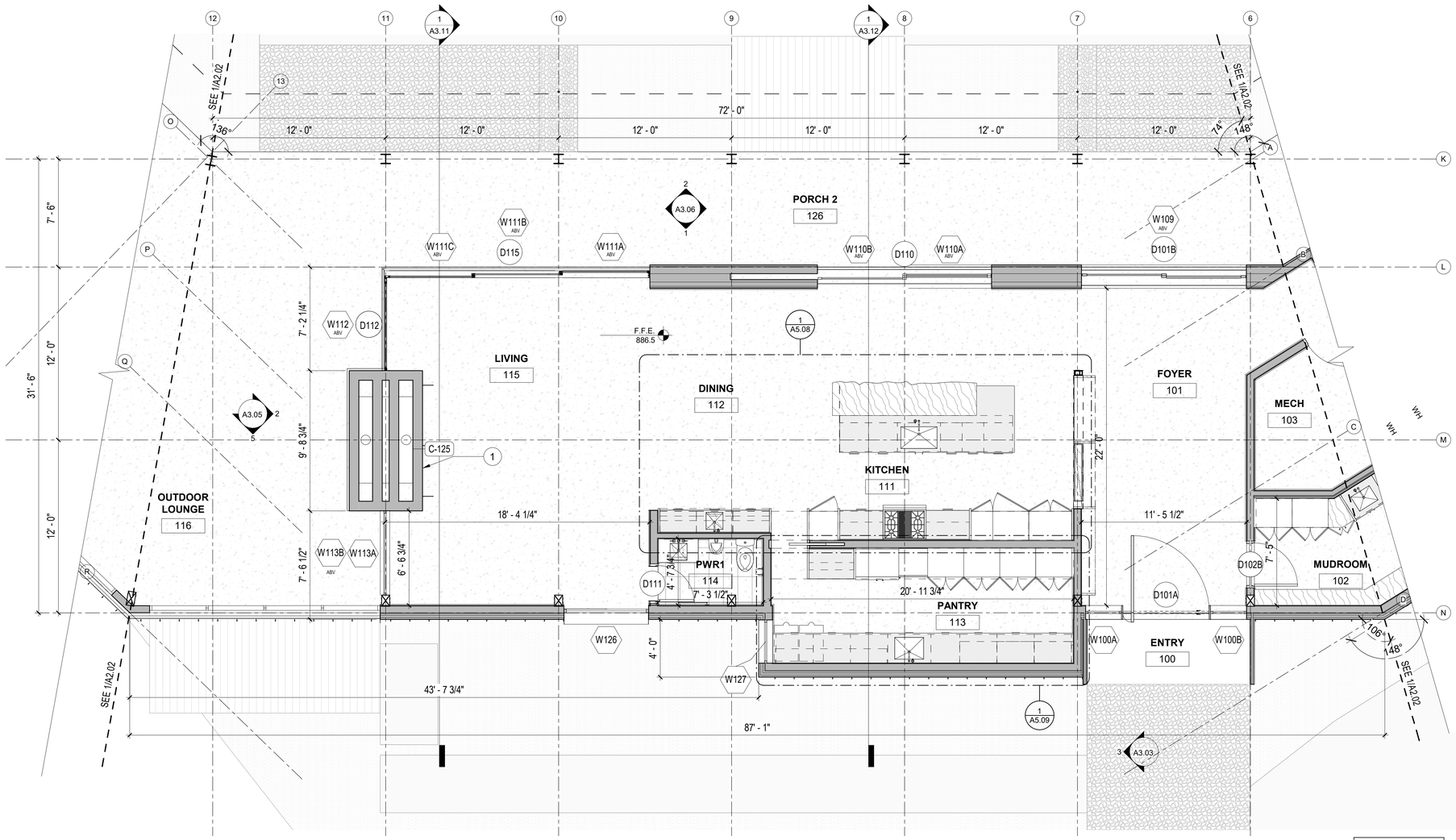
ISSUE	DATE
PLANNING SET	03/08/2023
JOB CODE	
2205	

Revisions

NOT FOR CONSTRUCTION

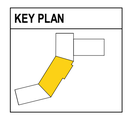
FLOOR PLAN - BEDROOM WING - 1/4"

A2.01



1 **FLOOR PLAN - PUBLIC WING**
1/4" = 1'-0"

KEY PLAN



0' 2' 4' 8' 16'

GENERAL PLAN NOTES:

1. GRIDLINES ARE TO F.O. STRUCTURE, UON.

2. RCP DIMENSIONS ARE TO CENTERLINE OF FIXTURE & FINISH OF WALL, UON.

3. GENERAL LIGHTING IN KITCHEN AND BATHROOMS SHALL BE HIGH EFFICIENCY TYPE. LIGHTS FOR DECORATIVE OR ACCENT EFFECT ARE EXEMPT FROM THIS REQUIREMENT.

4. RECESSED CEILING FIXTURES SHALL BE "IC" (INSULATED COVER) APPROVED IF APPLICABLE.

5. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOMS SHALL BE HIGH EFFICIENCY LIGHTING OR BE CONTROLLED BY A "MANUAL ON" OCCUPANT SENSOR.

6. ALL INTERIOR AND EXTERIOR LIGHTING SHALL BE HIGH EFFICIENCY OR CONTROLLED BY A DIMMER OR MOTION SENSOR.

7. FOR MECHANICAL, STRUCTURAL AND CIVIL, SEE APPROPRIATE ENGINEERING DRAWINGS.

8. CONTRACTOR TO VERIFY ALL ELECTRICAL, WATER AND GAS CONNECTIONS FOR ALL APPLIANCES AND EQUIPMENT WITH MANUFACTURER SPECIFICATIONS.

9. PLANS SHALL COMPLY WITH TITLE 24 ENERGY EFFICIENCY REQUIREMENTS AND ALL MANDATORY MEASURES.

10. SMOKE & CO DETECTORS TO BE INSTALLED (HARD WIRED) IN EACH BEDROOM AND ALONG PATH OF EGRESS. ALL SMOKE & CO DETECTORS TO COMPLY WITH APPLICABLE FIRE AND BUILDING CODES.

11. SPRINKLERS SHALL BE LOCATED TO PROTECT ALL AREAS OF A DWELLING UNIT PER CRC R313.3.1.1 & NFPA 13D, FIRE SPRINKLER SYSTEM TO BE UNDER DEFERRED SUBMITTAL.

12. NFRC TEMPORARY LABELING ON ALL WINDOWS SHALL NOT BE REMOVED UNTIL INSPECTED BY THE ENFORCEMENT AGENCY.

13. PLUMBING FIXTURES AND MECHANICAL EQUIPMENT ARE SHOWN SCHEMATICALLY. INSTALLATION SHALL BE REVIEWED FOR CODE COMPLIANCE BY THE BUILDING INSPECTOR IN THE FIELD.

14. HATCHES INDICATING FLOOR FINISHES ARE REPRESENTATIVE ONLY. SEE ENLARGED PLANS, SPECIFICATIONS AND SCHEDULES.

15. DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

16. LANDSCAPE SHOWN FOR REFERENCE ONLY. LANDSCAPE WORK TO BE PERMITTED SEPARATELY.

17. CEILINGS TO BE G.W.B. UNLESS NOTED OTHERWISE.

18. A/V TO BE DESIGN BUILD. SEE A/V PACKAGE FOR ANY CEILING MTD. SPEAKERS, DOOR CHIMES, AND SECURITY DEVICES. CONFIRM DEVICE LOCATIONS W/ ARCHITECT PRIOR TO INSTALLATION.

19. AT LEAST ONE WALL SWITCH CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION OF THE EXTERIOR SIDE OF OUTDOOR ENTRANCES OR EXITS WITH GRADE LEVEL ACCESS. (CFC.210.52(E))

20. SEE GENERAL NOTES SHEETS A0.01 + A0.02 FOR ADDITIONAL REQUIREMENTS.

21. CONTRACTOR TO COORDINATE STRUCTURAL REQUIREMENTS FOR ATTACHMENT OF PHOTOVOLTAIC PANELS WITH ROOFING INSTALLER

22. SEE A8.00 & A8.01 FOR WALL ASSEMBLY TAGS

LIVING WING PLAN KEYNOTES

1 GAS FIREPLACE AT EACH SIDE OF DOOR POCKET

STUDIO VARA
ARCHITECTURE, URBANISM + DESIGN

3130 20th St.
Suite 190
San Francisco
California 94110

415.826.1367

STUDIOVARA.COM

LICENSED ARCHITECT
CHRISTOPHER ROACH
C-30364
RENEWAL 10.31.2023
STATE OF CALIFORNIA

3001 LUCAS VALLEY RD NICASIO, CA 94946 APN# 164-320-20

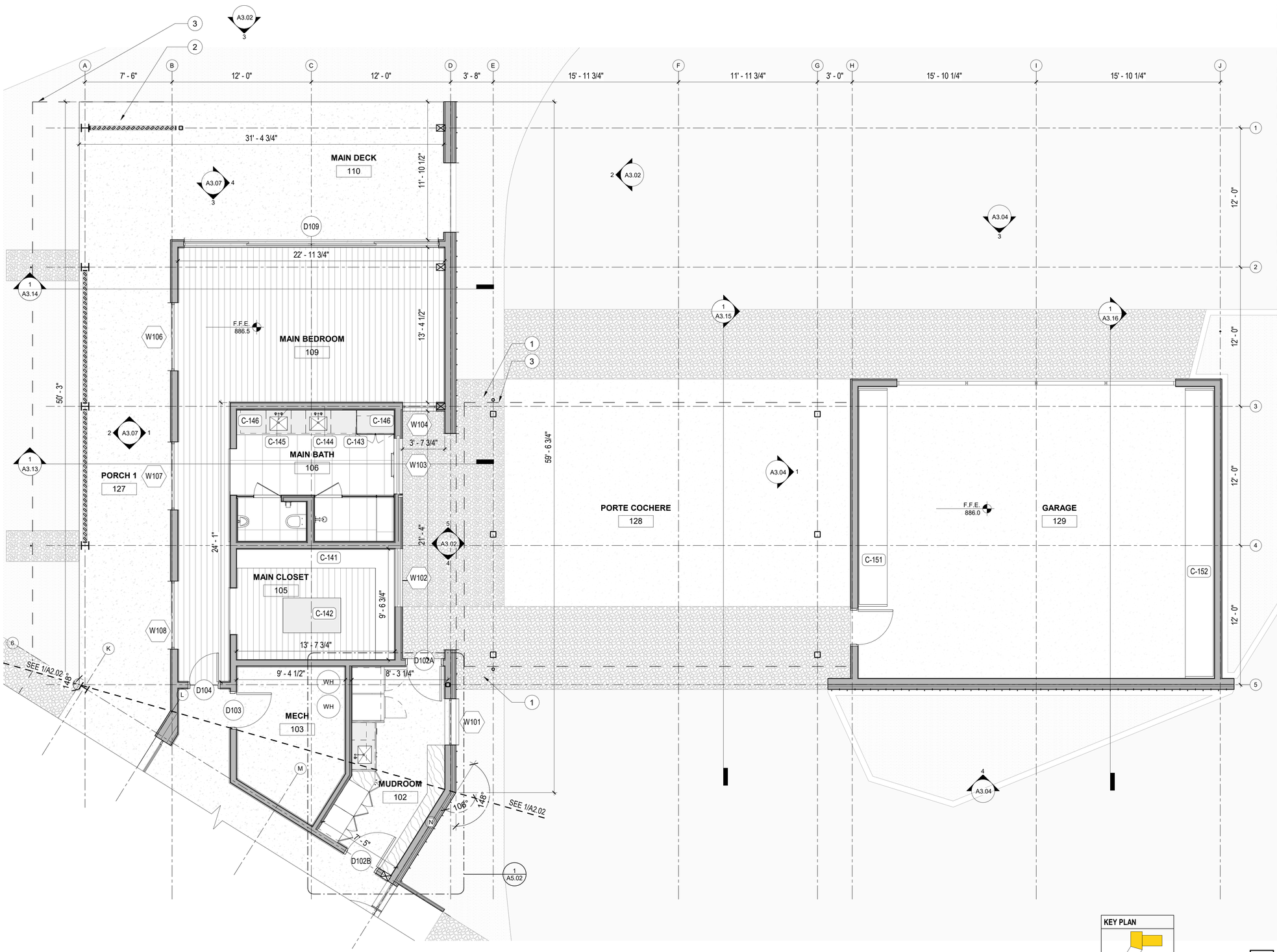
ISSUE	DATE
PLANNING SET	03/08/2023
JOB CODE	
2205	

Revisions

NOT FOR CONSTRUCTION

FLOOR PLAN - PUBLIC WING - 1/4"

A2.02



1 **FLOOR PLAN - MASTER WING**
1/4" = 1'-0"

KEY PLAN

0' 2' 4' 8' 16'

GENERAL PLAN NOTES:

1. GRIDLINES ARE TO F.O. STRUCTURE, UON.
2. RCP DIMENSIONS ARE TO CENTERLINE OF FIXTURE & FINISH OF WALL, UON.
3. GENERAL LIGHTING IN KITCHEN AND BATHROOMS SHALL BE HIGH EFFICIENCY TYPE. LIGHTS FOR DECORATIVE OR ACCENT EFFECT ARE EXEMPT FROM THIS REQUIREMENT.
4. RECESSED CEILING FIXTURES SHALL BE "IC" (INSULATED COVER) APPROVED IF APPLICABLE.
5. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOMS SHALL BE HIGH EFFICIENCY LIGHTING OR BE CONTROLLED BY A "MANUAL ON" OCCUPANT SENSOR.
6. ALL INTERIOR AND EXTERIOR LIGHTING SHALL BE HIGH EFFICIENCY OR CONTROLLED BY A DIMMER OR MOTION SENSOR.
7. FOR MECHANICAL, STRUCTURAL AND CIVIL, SEE APPROPRIATE ENGINEERING DRAWINGS.
8. CONTRACTOR TO VERIFY ALL ELECTRICAL, WATER AND GAS CONNECTIONS FOR ALL APPLIANCES AND EQUIPMENT WITH MANUFACTURER SPECIFICATIONS.
9. PLANS SHALL COMPLY WITH TITLE 24 ENERGY EFFICIENCY REQUIREMENTS AND ALL MANDATORY MEASURES.
10. SMOKE & CO DETECTORS TO BE INSTALLED (HARD WIRED) IN EACH BEDROOM AND ALONG PATH OF EGRESS. ALL SMOKE & CO DETECTORS TO COMPLY WITH APPLICABLE FIRE AND BUILDING CODES.
11. SPRINKLERS SHALL BE LOCATED TO PROTECT ALL AREAS OF A DWELLING UNIT PER CRC R313.3.1.1 & NFPA 13D, FIRE SPRINKLER SYSTEM TO BE UNDER DEFERRED SUBMITTAL.
12. NFRC TEMPORARY LABELING ON ALL WINDOWS SHALL NOT BE REMOVED UNTIL INSPECTED BY THE ENFORCEMENT AGENCY.
13. PLUMBING FIXTURES AND MECHANICAL EQUIPMENT ARE SHOWN SCHEMATICALLY. INSTALLATION SHALL BE REVIEWED FOR CODE COMPLIANCE BY THE BUILDING INSPECTOR IN THE FIELD.
14. HATCHES INDICATING FLOOR FINISHES ARE REPRESENTATIVE ONLY. SEE ENLARGED PLANS, SPECIFICATIONS AND SCHEDULES.
15. DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
16. LANDSCAPE SHOWN FOR REFERENCE ONLY. LANDSCAPE WORK TO BE PERMITTED SEPARATELY.
17. CEILINGS TO BE G.W.B. UNLESS NOTED OTHERWISE.
18. A/V TO BE DESIGN BUILD. SEE A/V PACKAGE FOR ANY CEILING MTD. SPEAKERS, DOOR CHIMES, AND SECURITY DEVICES. CONFIRM DEVICE LOCATIONS W/ ARCHITECT PRIOR TO INSTALLATION.
19. AT LEAST ONE WALL SWITCH CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION OF THE EXTERIOR SIDE OF OUTDOOR ENTRANCES OR EXITS WITH GRADE LEVEL ACCESS. (CFC.210.52(E))
20. SEE GENERAL NOTES SHEETS A0.01 + A0.02 FOR ADDITIONAL REQUIREMENTS.
21. CONTRACTOR TO COORDINATE STRUCTURAL REQUIREMENTS FOR ATTACHMENT OF PHOTOVOLTAIC PANELS WITH ROOFING INSTALLER
22. SEE A8.00 & A8.01 FOR WALL ASSEMBLY TAGS

MASTER GARAGE KEYNOTE SCHEDULE

1	DOWNSPOUT
2	SOLAR SCREEN
3	DASHED LINE OF ROOF ABOVE

STUDIO VARA
ARCHITECTURE, URBANISM + DESIGN
3130 20th St.
Suite 190
San Francisco
California 94110
415.826.1367
STUDIOVARA.COM

LICENSED ARCHITECT
CHRISTOPHER ROACH
C-30364
RENEWAL 10.31.2023
STATE OF CALIFORNIA

3001 LUCAS VALLEY RD NICASIO, CA 94946 APN# 164-320-20

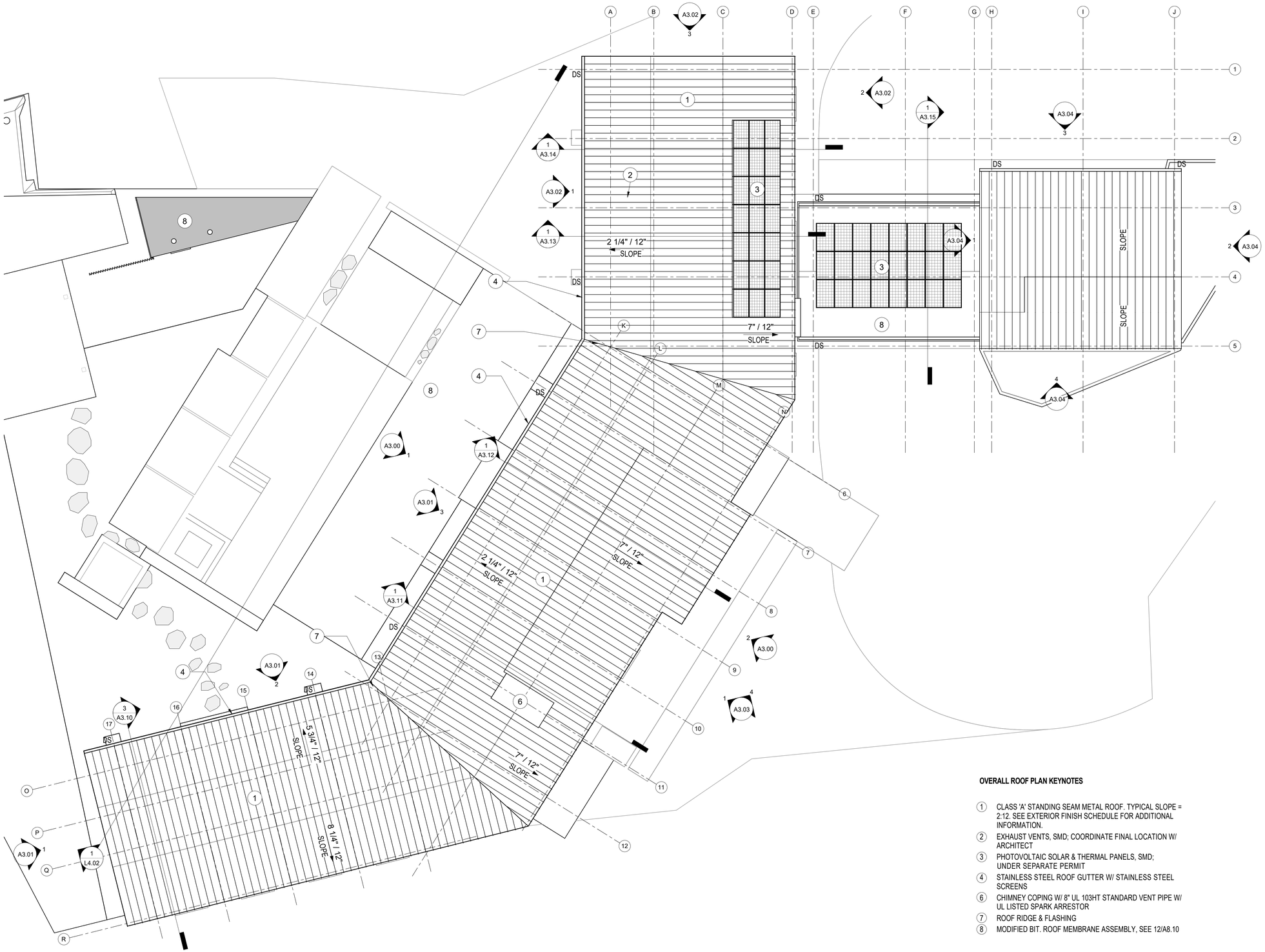
ISSUE	DATE
PLANNING SET	03/08/2023
JOB CODE	
2205	

Revisions

NOT FOR CONSTRUCTION

FLOOR PLAN - MASTER & GARAGE WING - 1/4"

A2.03



1 ROOF PLAN
1/8" = 1'-0"

OVERALL ROOF PLAN KEYNOTES

1. CLASS 'A' STANDING SEAM METAL ROOF. TYPICAL SLOPE = 2:12. SEE EXTERIOR FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
2. EXHAUST VENTS, SMD; COORDINATE FINAL LOCATION W/ ARCHITECT
3. PHOTOVOLTAIC SOLAR & THERMAL PANELS, SMD; UNDER SEPARATE PERMIT
4. STAINLESS STEEL ROOF GUTTER W/ STAINLESS STEEL SCREENS
6. CHIMNEY COPING W/ 8" UL 103HT STANDARD VENT PIPE W/ UL LISTED SPARK ARRESTOR
7. ROOF RIDGE & FLASHING
8. MODIFIED BIT. ROOF MEMBRANE ASSEMBLY, SEE 12/A8.10

GENERAL PLAN NOTES:

1. GRIDLINES ARE TO F.O. STRUCTURE, UON.
2. RCP DIMENSIONS ARE TO CENTERLINE OF FIXTURE & FINISH OF WALL, UON.
3. GENERAL LIGHTING IN KITCHEN AND BATHROOMS SHALL BE HIGH EFFICIENCY TYPE. LIGHTS FOR DECORATIVE OR ACCENT EFFECT ARE EXEMPT FROM THIS REQUIREMENT.
4. RECESSED CEILING FIXTURES SHALL BE "IC" (INSULATED COVER) APPROVED IF APPLICABLE.
5. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOMS SHALL BE HIGH EFFICIENCY LIGHTING OR BE CONTROLLED BY A "MANUAL ON" OCCUPANT SENSOR.
6. ALL INTERIOR AND EXTERIOR LIGHTING SHALL BE HIGH EFFICIENCY OR CONTROLLED BY A DIMMER OR MOTION SENSOR.
7. FOR MECHANICAL, STRUCTURAL AND CIVIL, SEE APPROPRIATE ENGINEERING DRAWINGS.
8. CONTRACTOR TO VERIFY ALL ELECTRICAL, WATER AND GAS CONNECTIONS FOR ALL APPLIANCES AND EQUIPMENT WITH MANUFACTURER SPECIFICATIONS.
9. PLANS SHALL COMPLY WITH TITLE 24 ENERGY EFFICIENCY REQUIREMENTS AND ALL MANDATORY MEASURES.
10. SMOKE & CO DETECTORS TO BE INSTALLED (HARD WIRED) IN EACH BEDROOM AND ALONG PATH OF EGRESS. ALL SMOKE & CO DETECTORS TO COMPLY WITH APPLICABLE FIRE AND BUILDING CODES.
11. SPRINKLERS SHALL BE LOCATED TO PROTECT ALL AREAS OF A DWELLING UNIT PER CRC R313.3.1.1 & NFPA 13D, FIRE SPRINKLER SYSTEM TO BE UNDER DEFERRED SUBMITTAL.
12. NFRC TEMPORARY LABELING ON ALL WINDOWS SHALL NOT BE REMOVED UNTIL INSPECTED BY THE ENFORCEMENT AGENCY.
13. PLUMBING FIXTURES AND MECHANICAL EQUIPMENT ARE SHOWN SCHEMATICALLY. INSTALLATION SHALL BE REVIEWED FOR CODE COMPLIANCE BY THE BUILDING INSPECTOR IN THE FIELD.
14. HATCHES INDICATING FLOOR FINISHES ARE REPRESENTATIVE ONLY. SEE ENLARGED PLANS, SPECIFICATIONS AND SCHEDULES.
15. DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
16. LANDSCAPE SHOWN FOR REFERENCE ONLY. LANDSCAPE WORK TO BE PERMITTED SEPARATELY.
17. CEILINGS TO BE G.W.B. UNLESS NOTED OTHERWISE.
18. A/V TO BE DESIGN BUILD. SEE A/V PACKAGE FOR ANY CEILING MTD. SPEAKERS, DOOR CHIMES, AND SECURITY DEVICES. CONFIRM DEVICE LOCATIONS W/ ARCHITECT PRIOR TO INSTALLATION.
19. AT LEAST ONE WALL SWITCH CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION OF THE EXTERIOR SIDE OF OUTDOOR ENTRANCES OR EXITS WITH GRADE LEVEL ACCESS. (CFC.210.52(E))
20. SEE GENERAL NOTES SHEETS A0.01 + A0.02 FOR ADDITIONAL REQUIREMENTS.
21. CONTRACTOR TO COORDINATE STRUCTURAL REQUIREMENTS FOR ATTACHMENT OF PHOTOVOLTAIC PANELS WITH ROOFING INSTALLER

SHEET NOTES:

A. PROJECT WITHIN WILDFIRE EXPOSURE AREA. ALL EXTERIOR MATERIALS TO COMPLY WITH CBC CHAPTER 7-A, WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS. ALL EXTERIOR CLADDING MATERIALS TO COMPLY WITH CBC CHAPTER 7-A, WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS. FOR ADDITIONAL INFORMATION SEE EXTERIOR FINISH MATERIALS ON EXTERIOR ELEVATION SHEETS AND WUI NOTES ON SHEET A0.03.

VARA STUDIO
ARCHITECTURE, URBANISM + DESIGN
3130 20th St.
Suite 190
San Francisco
California 94110
415.826.1367
STUDIOVARA.COM

LICENSED ARCHITECT
CHRISTOPHER ROACH
C-30364
RENEWAL 10.31.2023
STATE OF CALIFORNIA

3001 LUCAS VALLEY RD NICASIO, CA 94946 APN# 164-320-20

ISSUE	DATE
PLANNING SET	03/08/2023
JOB CODE	
2205	

Revisions

NOT FOR CONSTRUCTION

ROOF PLAN

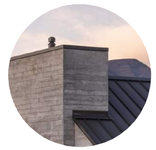
A2.10

F1
METAL SIDING
IN DARK BRONZE

F2
CEMENT
PLASTER
EARTH TONED

F3
METAL CASED GLAZING
IN DARK BRONZE

F4
STAIN GRADE
GLUE-LAM MEMBERS



F5
BOARDFORM
CONCRETE
NATURAL GRAY

F6
STEEL COLUMN
IN DARK BRONZE

F7
STAIN GRADE WOOD
LOUVRE SCREEN

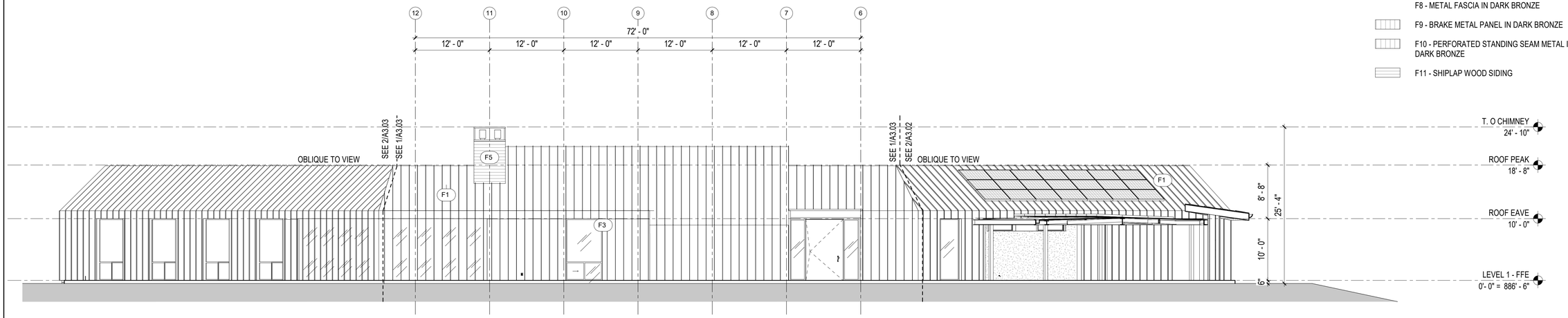
F8
METAL FASCIA IN
DARK BRONZE

NOTE1 :
PROJECT WITHIN WILDFIRE EXPOSURE AREA. ALL EXTERIOR MATERIALS TO COMPLY WITH CBC CHAPTER 7-A, WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS. ALL EXTERIOR CLADDING MATERIALS TO COMPLY WITH CBC CHAPTER 7-A, WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS. FOR ADDITIONAL INFORMATION SEE EXTERIOR FINISH SCHEDULE SHEET A7.20, WINDOW SCHEDULE A7.01 + DOOR SCHEDULE A7.10.

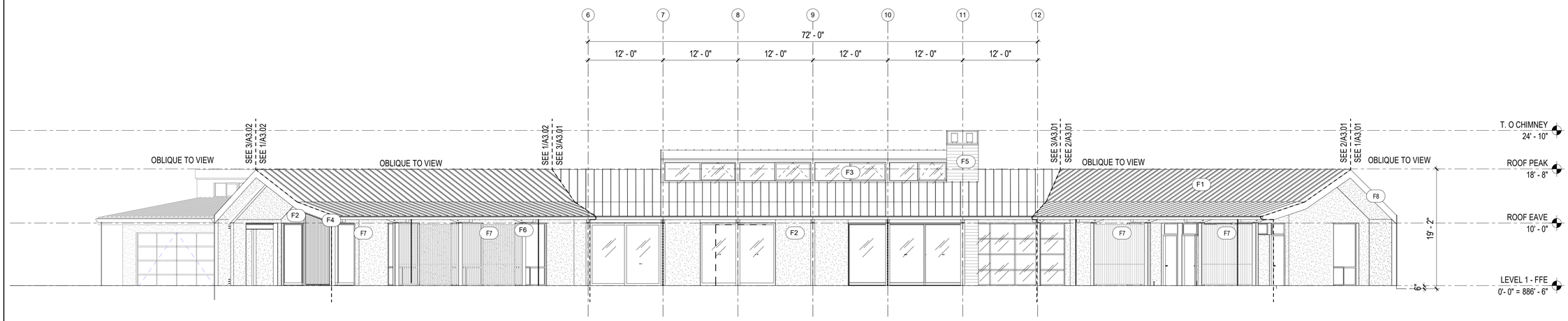
NOTE 2:
PREVIOUS PROPOSED BUIDLING HEIGHT OF 34'-6" TAKEN FROM BUILDING PERMIT SET REV.3 DATED MAY 28, 2021

EXTERIOR MATERIAL LEGEND

- F1 - STANDING SEAM METAL IN DARK BRONZE
- F2 - CEMENT PLASTER EARTH TONED
- F3 - METAL CASED GLAZING IN DARK BRONZE
- F4 - STAIN GRADE GLUE-LAM MEMBERS
- F5 - BOARD FORM CONCRETE NATURAL GRAY
- F6 - STEEL COLUMN IN DARK BRONZE
- F7 - STAIN GRADE WOOD LOUVRE
- F8 - METAL FASCIA IN DARK BRONZE
- F9 - BRAKE METAL PANEL IN DARK BRONZE
- F10 - PERFORATED STANDING SEAM METAL IN DARK BRONZE
- F11 - SHIPLAP WOOD SIDING



2 **OVERALL EAST EXTERIOR ELEVATION**
1/8" = 1'-0"



1 **OVERALL WEST EXTERIOR ELEVATION**
1/8" = 1'-0"

NOT FOR CONSTRUCTION

VARA STUDIO
ARCHITECTURE, URBANISM + DESIGN
3130 20th St.
Suite 190
San Francisco
California 94110
415.826.1367
STUDIOVARA.COM

LICENSED ARCHITECT
CHRISTOPHER ROACH
C-30364
RENEWAL 10.31.2023
STATE OF CALIFORNIA

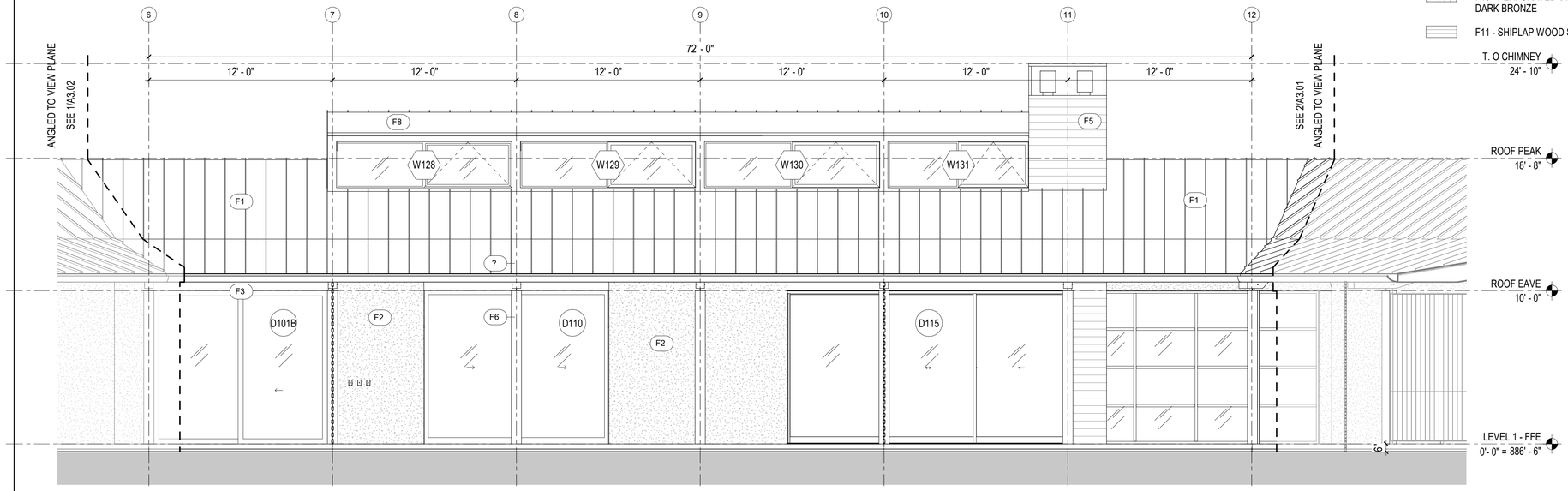
3001 LUCAS VALLEY RD
NICASIO, CA 94946
APN# 164-320-20

ISSUE	DATE
PLANNING SET	03/08/2023
JOB CODE	
2205	

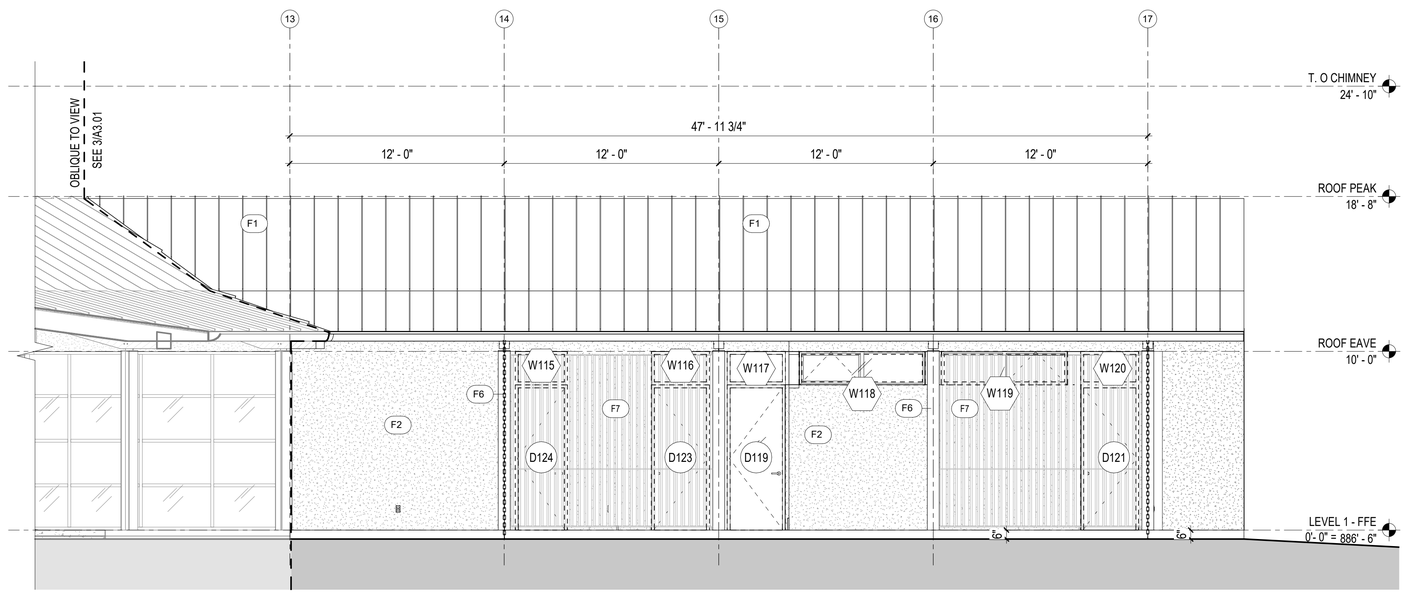
Revisions

OVERALL ELEVATIONS - 1/8"

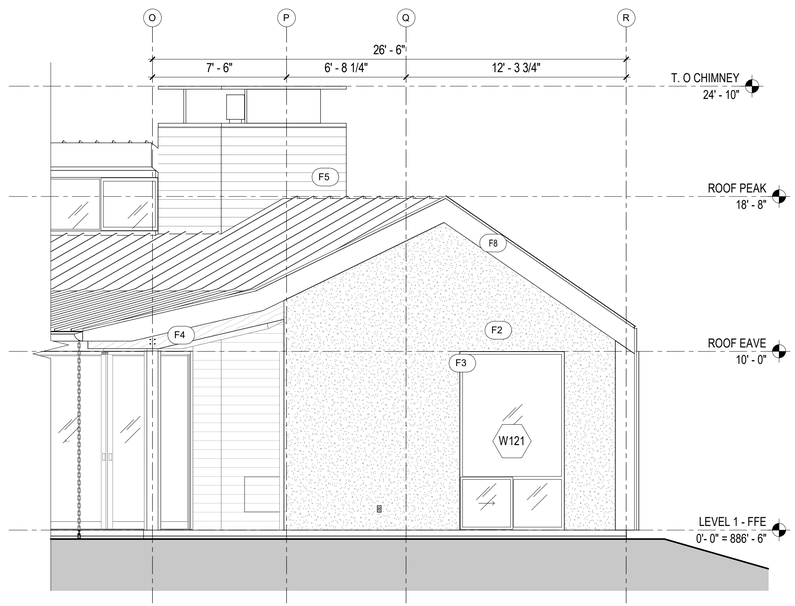
A3.00



3 NORTHWEST EXTERIOR ELEVATION - LIVING WING
1/4" = 1'-0"



2 NORTH EXTERIOR ELEVATION - BEDROOM WING
1/4" = 1'-0"



1 EAST EXTERIOR ELEVATION - BEDROOM WING
1/4" = 1'-0"

EXTERIOR MATERIAL LEGEND

- F1 - STANDING SEAM METAL IN DARK BRONZE
- F2 - CEMENT PLASTER EARTH TONED
- F3 - METAL CASED GLAZING IN DARK BRONZE
- F4 - STAIN GRADE GLUE-LAM MEMBERS
- F5 - BOARD FORM CONCRETE NATURAL GRAY
- F6 - STEEL COLUMN IN DARK BRONZE
- F7 - STAIN GRADE WOOD LOUVRE
- F8 - METAL FASCIA IN DARK BRONZE
- F9 - BRAKE METAL PANEL IN DARK BRONZE
- F10 - PERFORATED STANDING SEAM METAL IN DARK BRONZE
- F11 - SHIPLAP WOOD SIDING

NOTE:
PROJECT WITHIN WILDFIRE EXPOSURE AREA. ALL EXTERIOR MATERIALS TO COMPLY WITH CBC CHAPTER 7-A, WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS. ALL EXTERIOR CLADDING MATERIALS TO COMPLY WITH CBC CHAPTER 7-A, WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS. FOR ADDITIONAL INFORMATION SEE EXTERIOR FINISH SCHEDULE SHEET A7.20, WINDOW SCHEDULE A7.01 + DOOR SCHEDULE A7.10.

GENERAL NOTES

1. GRIDLINES ARE DIMENSIONED TO STRUCTURE U.O.N.
2. ALL GRID LINE LOCATIONS TO BE VERIFIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIETLY OF ANY DISCREPANCIES BETWEEN ACTUAL AND DIMENSIONED GRID LINE MEASUREMENTS.
3. FOR MECHANICAL, STRUCTURAL, & CIVIL, SEE APPROPRIATE ENGINEER'S DRAWINGS.
4. LANDSCAPE SHOWN FOR REFERENCE ONLY. ANY LANDSCAPE WORK TO BE PERMITTED SEPARATELY.
5. CONTRACTOR TO VERIFY ALL ELECTRICAL, WATER, AND GAS CONNECTIONS FOR ALL APPLIANCES AND EQUIPMENT WITH MANUFACTURER SPECIFICATIONS.
6. PLUMBING FIXTURES AND MECHNAICAL EQUIPMENT ARE SHOWN SCHEMATICALLY. INSTALLATION SHALL BE REVIEWED FOR CODE COMPLIANCE BY THE BUILDING INSPECTOR IN THE FIELD.
7. HATCHES INDICATING FINISHES ARE REPRESENTATIVE ONLY. SEE SPECIFICATIONS.
8. ALL RAINWATER DOWNSPOUTS TO BE TIGHTLINED TO STORM SEWER, S.C.D.
9. S.C.D. FOR PROPOSED FIN. GRADES AD TOP OF WALL ELEVATIONS.
10. ALL SHEET METAL FLASHINGS, INCLUDING PLUMBING AND MECHANINAL PENETRATION FLANGES, TO BE SET IN SEALANT AND FLASHED INTO WATERPROOFING ASSEMBLY.
11. SEE NOTES ON PLAN AND WINDOW SCHEDULE EGRESS, RESTRICTORS, AND SAFETY GLASS (A7.01, 02, A7.10).
12. SEE TITLE 24 REPORT FOR INSULATION & VALUES.
13. SEE ROOF PLAN FOR LOW SLOPE ROOF DRAINAGE.
14. WINDOWS TO PROVIDE NATURAL LIGHT OF 8% OF FLOOR AREA PER CBC 1205.2. SEE TABLE WITH CALCULATIONS.
15. WINDOWS TO PROVIDE NATURAL VENTILATION OF 4% OF FLOOR AREA PER CBC 1203.4.1. SEE PLANS.
16. NOT USED.
17. ALL WOOD IN DIRECT CONTACT W/ CONCRETE TO BE PRESSURE TREATED (P.T.).
18. ALL ALUMINUM WINDOWS TO HAVE PNT. PLATE METAL TRIM, U.O.N.

STUDIO VARA
ARCHITECTURE, URBANISM + DESIGN
3130 20th St.
Suite 190
San Francisco
California 94110
415.826.1367
STUDIOVARA.COM

LICENSED ARCHITECT
CHRISTOPHER ROACH
C-30364
RENEWAL 10.31.2023
STATE OF CALIFORNIA

3001 LUCAS VALLEY RD
NICASIO, CA 94946
APN# 164-320-20

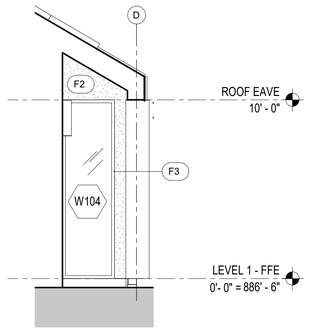
ISSUE	DATE
PLANNING SET	03/08/2023
JOB CODE	
2205	

Revisions

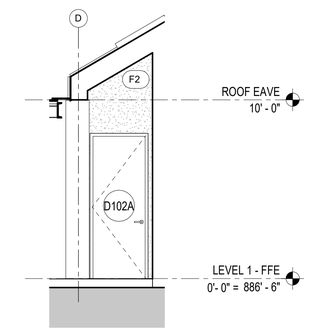
EXT ELEVATIONS - NORTH FACING - 1/4"

NOT FOR CONSTRUCTION

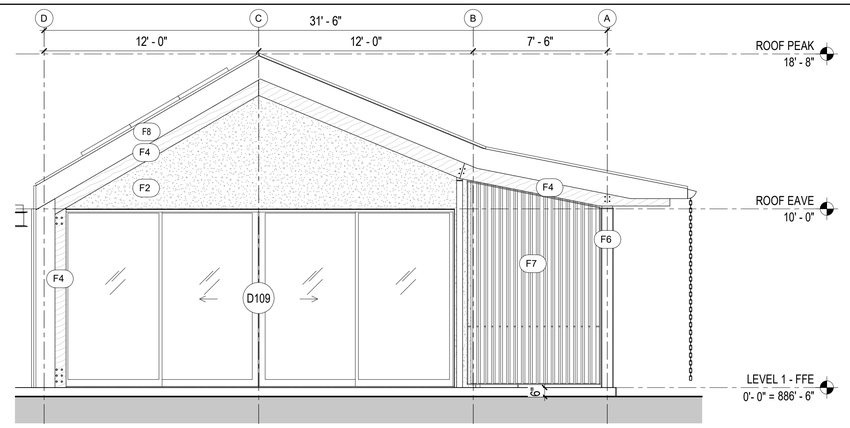
A3.01



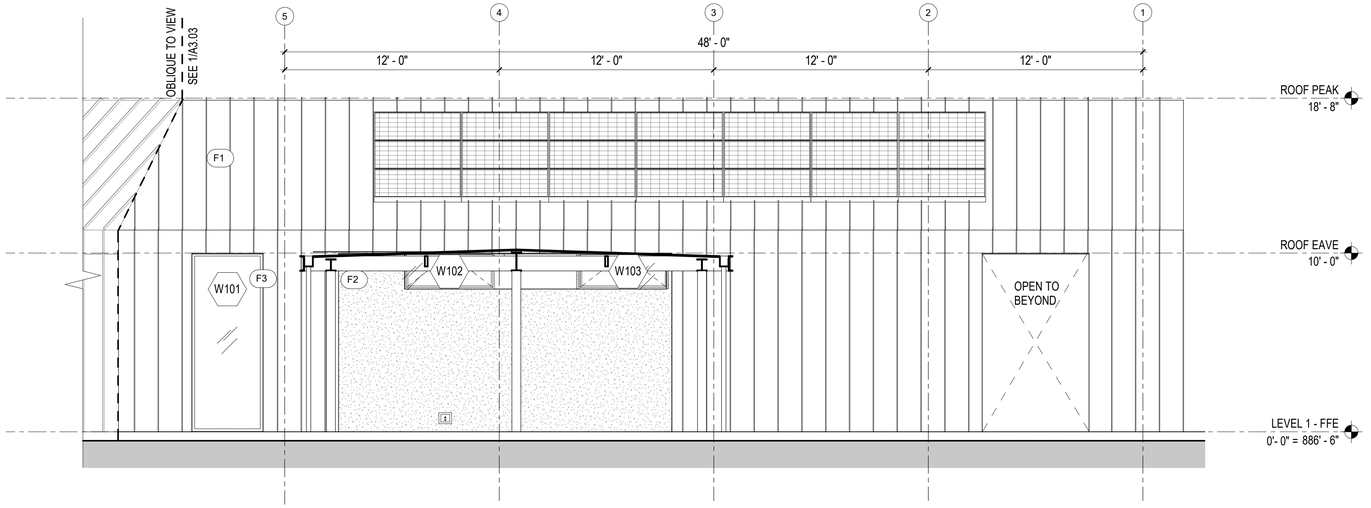
5 **MAIN BED WING - MNR S. ELEVATION**
1/4" = 1'-0"



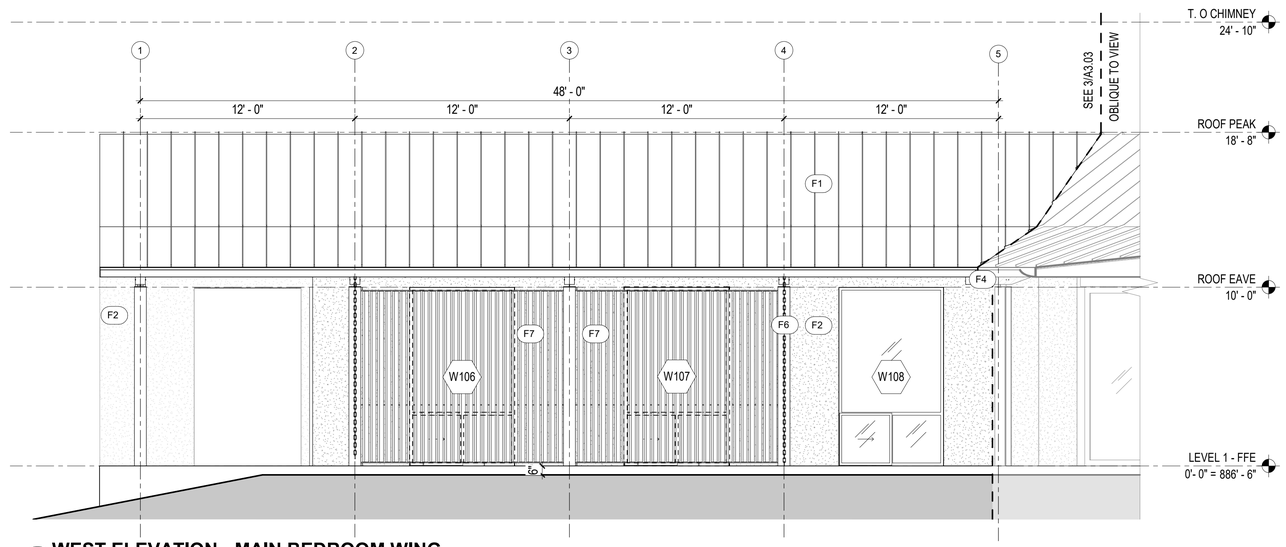
4 **MAIN BED WING - MNR N. ELEVATION**
1/4" = 1'-0"



3 **NORTH ELEVATION - MAIN BEDROOM WING**
1/4" = 1'-0"



2 **EAST ELEVATION - MAIN BEDROOM WING**
1/4" = 1'-0"



1 **WEST ELEVATION - MAIN BEDROOM WING**
1/4" = 1'-0"

NOTE:
PROJECT WITHIN WILDFIRE EXPOSURE AREA. ALL EXTERIOR MATERIALS TO COMPLY WITH CBC CHAPTER 7-A, WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS. ALL EXTERIOR CLADDING MATERIALS TO COMPLY WITH CBC CHAPTER 7-A, WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS. FOR ADDITIONAL INFORMATION SEE EXTERIOR FINISH SCHEDULE SHEET A7.20, WINDOW SCHEDULE A7.01 + DOOR SCHEDULE A7.10.

GENERAL NOTES

1. GRIDLINES ARE DIMENSIONED TO STRUCTURE U.O.N.
2. ALL GRID LINE LOCATIONS TO BE VERIFIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIETLY OF ANY DISCREPANCIES BETWEEN ACTUAL AND DIMENSIONED GRID LINE MEASUREMENTS.
3. FOR MECHANICAL, STRUCTURAL, & CIVIL, SEE APPROPRIATE ENGINEER'S DRAWINGS.
4. LANDSCAPE SHOWN FOR REFERENCE ONLY. ANY LANDSCAPE WORK TO BE PERMITTED SEPARATELY.
5. CONTRACTOR TO VERIFY ALL ELECTRICAL, WATER, AND GAS CONNECTIONS FOR ALL APPLIANCES AND EQUIPMENT WITH MANUFACTURER SPECIFICATIONS.
6. PLUMBING FIXTURES AND MECHNAICAL EQUIPMENT ARE SHOWN SCHEMATICALLY. INSTALLATION SHALL BE REVIEWED FOR CODE COMPLIANCE BY THE BUILDING INSPECTOR IN THE FIELD.
7. HATCHES INDICATING FINISHES ARE REPRESENTATIVE ONLY. SEE SPECIFICATIONS.
8. ALL RAINWATER DOWNSPOUTS TO BE TIGHTLINED TO STORM SEWER, S.C.D.
9. S.C.D. FOR PROPOSED FIN. GRADES AD TOP OF WALL ELEVATIONS.
10. ALL SHEET METAL FLASHINGS, INCLUDING PLUMBING AND MECHANINAL PENETRATION FLANGES, TO BE SET IN SEALANT AND FLASHED INTO WATERPROOFING ASSEMBLY.
11. SEE NOTES ON PLAN AND WINDOW SCHEDULE EGRESS, RESTRICTORS, AND SAFETY GLASS (A7.01, 02, A7.10).
12. SEE TITLE 24 REPORT FOR INSULATION & VALUES.
13. SEE ROOF PLAN FOR LOW SLOPE ROOF DRAINAGE.
14. WINDOWS TO PROVIDE NATURAL LIGHT OF 8% OF FLOOR AREA PER CBC 1205.2. SEE TABLE WITH CALCULATIONS.
15. WINDOWS TO PROVIDE NATURAL VENTILATION OF 4% OF FLOOR AREA PER CBC 1203.4.1. SEE PLANS.
16. NOT USED.
17. ALL WOOD IN DIRECT CONTACT W/ CONCRETE TO BE PRESSURE TREATED (P.T).
18. ALL ALUMINUM WINDOWS TO HAVE PNT. PLATE METAL TRIM, U.O.N.

EXTERIOR MATERIAL LEGEND

- F1 - STANDING SEAM METAL IN DARK BRONZE
- F2 - CEMENT PLASTER EARTH TONED
- F3 - METAL CASED GLAZING IN DARK BRONZE
- F4 - STAIN GRADE GLUE-LAM MEMBERS
- F5 - BOARD FORM CONCRETE NATURAL GRAY
- F6 - STEEL COLUMN IN DARK BRONZE
- F7 - STAIN GRADE WOOD LOUVRE
- F8 - METAL FASCIA IN DARK BRONZE
- F9 - BRAKE METAL PANEL IN DARK BRONZE
- F10 - PERFORATED STANDING SEAM METAL IN DARK BRONZE
- F11 - SHIPLAP WOOD SIDING

STUDIO VARA
ARCHITECTURE, URBANISM + DESIGN
3130 20th St.
Suite 190
San Francisco
California 94110
415.826.1367
STUDIOVARA.COM

LICENSED ARCHITECT
CHRISTOPHER ROACH
C-30364
RENEWAL 10.31.2023
STATE OF CALIFORNIA

3001 LUCAS VALLEY RD NICASIO, CA 94946 APN# 164-320-20

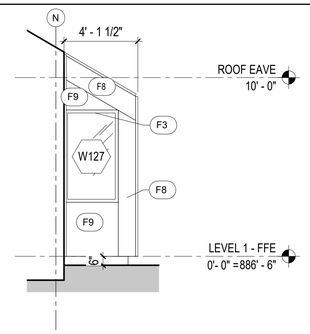
ISSUE	DATE
PLANNING SET	03/08/2023
JOB CODE	
2205	

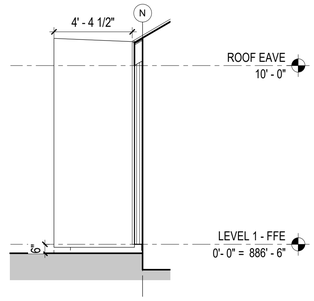
Revisions

NOT FOR CONSTRUCTION

EXT ELEVATIONS - MAIN BEDROOM WING - 1/4"

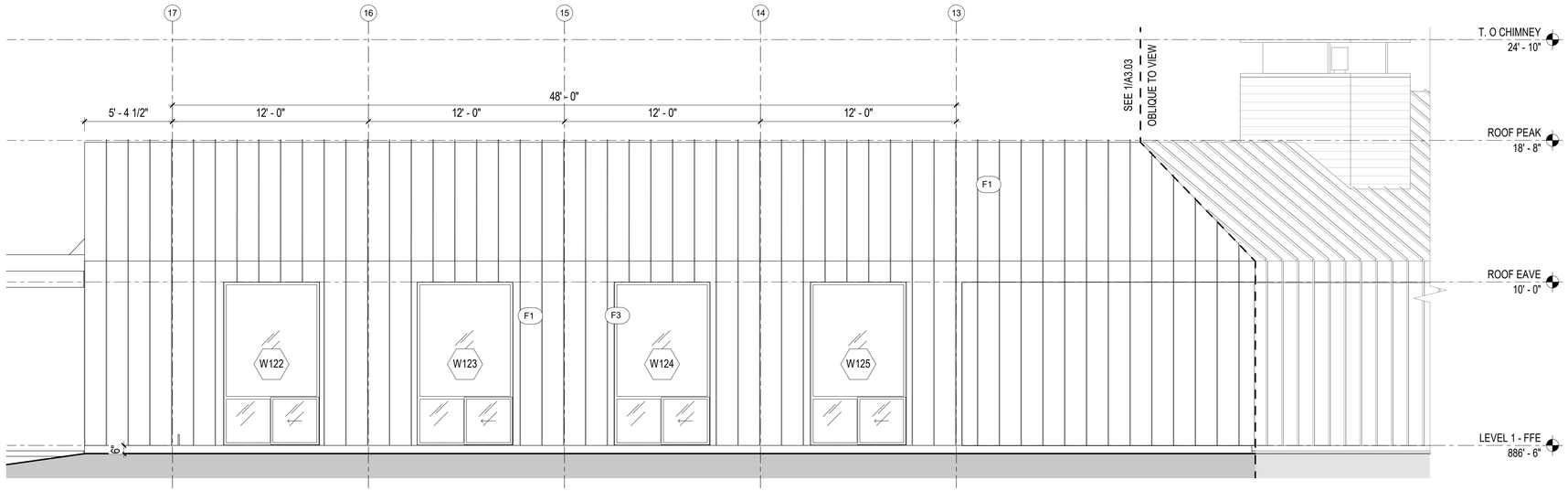
A3.02



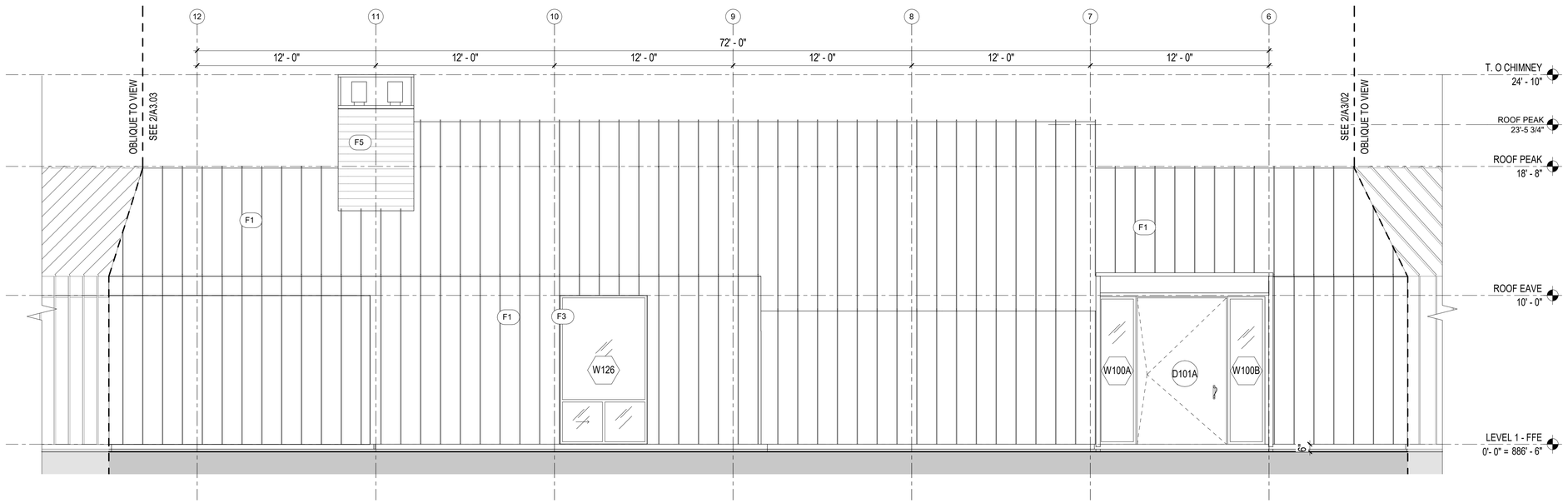


4 MINOR SOUTHWEST ELEVATION - PANTRY
1/4" = 1'-0"

3 MINOR NORTHEAST ELEVATION - ENTRY
1/4" = 1'-0"



2 EXT ELEVATIONS - ENTRY FACING SOUTH
1/4" = 1'-0"



1 EXT ELEVATIONS - ENTRY FACING SOUTHEAST
1/4" = 1'-0"

NOTE:
PROJECT WITHIN WILDFIRE EXPOSURE AREA. ALL EXTERIOR MATERIALS TO COMPLY WITH CBC CHAPTER 7-A, WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS. ALL EXTERIOR CLADDING MATERIALS TO COMPLY WITH CBC CHAPTER 7-A, WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS. FOR ADDITIONAL INFORMATION SEE EXTERIOR FINISH SCHEDULE SHEET A7.20, WINDOW SCHEDULE A7.01 + DOOR SCHEDULE A7.10.

GENERAL NOTES

1. GRIDLINES ARE DIMENSIONED TO STRUCTURE U.O.N.
2. ALL GRID LINE LOCATIONS TO BE VERIFIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIETLY OF ANY DISCREPANCIES BETWEEN ACTUAL AND DIMENSIONED GRID LINE MEASUREMENTS.
3. FOR MECHANICAL, STRUCTURAL, & CIVIL, SEE APPROPRIATE ENGINEER'S DRAWINGS.
4. LANDSCAPE SHOWN FOR REFERENCE ONLY. ANY LANDSCAPE WORK TO BE PERMITTED SEPARATELY.
5. CONTRACTOR TO VERIFY ALL ELECTRICAL, WATER, AND GAS CONNECTIONS FOR ALL APPLIANCES AND EQUIPMENT WITH MANUFACTURER SPECIFICATIONS.
6. PLUMBING FIXTURES AND MECHNAICAL EQUIPMENT ARE SHOWN SCHEMATICALLY. INSTALLATION SHALL BE REVIEWED FOR CODE COMPLIANCE BY THE BUILDING INSPECTOR IN THE FIELD.
7. HATCHES INDICATING FINISHES ARE REPRESENTATIVE ONLY. SEE SPECIFICATIONS.
8. ALL RAINWATER DOWNSPOUTS TO BE TIGHTLINED TO STORM SEWER, S.C.D.
9. S.C.D. FOR PROPOSED FIN. GRADES AD TOP OF WALL ELEVATIONS.
10. ALL SHEET METAL FLASHINGS, INCLUDING PLUMBING AND MECHANINAL PENETRATION FLANGES, TO BE SET IN SEALANT AND FLASHED INTO WATERPROOFING ASSEMBLY.
11. SEE NOTES ON PLAN AND WINDOW SCHEDULE EGRESS, RESTRICTORS, AND SAFETY GLASS (A7.01, 02, A7.10).
12. SEE TITLE 24 REPORT FOR INSULATION & VALUES.
13. SEE ROOF PLAN FOR LOW SLOPE ROOF DRAINAGE.
14. WINDOWS TO PROVIDE NATURAL LIGHT OF 8% OF FLOOR AREA PER CBC 1205.2. SEE TABLE WITH CALCULATIONS.
15. WINDOWS TO PROVIDE NATURAL VENTILATION OF 4% OF FLOOR AREA PER CBC 1203.4.1. SEE PLANS.
16. NOT USED.
17. ALL WOOD IN DIRECT CONTACT W/ CONCRETE TO BE PRESSURE TREATED (P.T.).
18. ALL ALUMINUM WINDOWS TO HAVE PNT. PLATE METAL TRIM, U.O.N.

EXTERIOR MATERIAL LEGEND

- F1 - STANDING SEAM METAL IN DARK BRONZE
- F2 - CEMENT PLASTER EARTH TONED
- F3 - METAL CASED GLAZING IN DARK BRONZE
- F4 - STAIN GRADE GLUE-LAM MEMBERS
- F5 - BOARD FORM CONCRETE NATURAL GRAY
- F6 - STEEL COLUMN IN DARK BRONZE
- F7 - STAIN GRADE WOOD LOUVRE
- F8 - METAL FASCIA IN DARK BRONZE
- F9 - BRAKE METAL PANEL IN DARK BRONZE
- F10 - PERFORATED STANDING SEAM METAL IN DARK BRONZE
- F11 - SHIPLAP WOOD SIDING

VARA STUDIO
ARCHITECTURE, URBANISM + DESIGN
3130 20th St.
Suite 190
San Francisco
California 94110
415.826.1367
STUDIOVARA.COM

LICENSED ARCHITECT
CHRISTOPHER ROACH
C-30364
RENEWAL 10.31.2023
STATE OF CALIFORNIA

3001 LUCAS VALLEY RD NICASIO, CA 94946 APN# 164-320-20

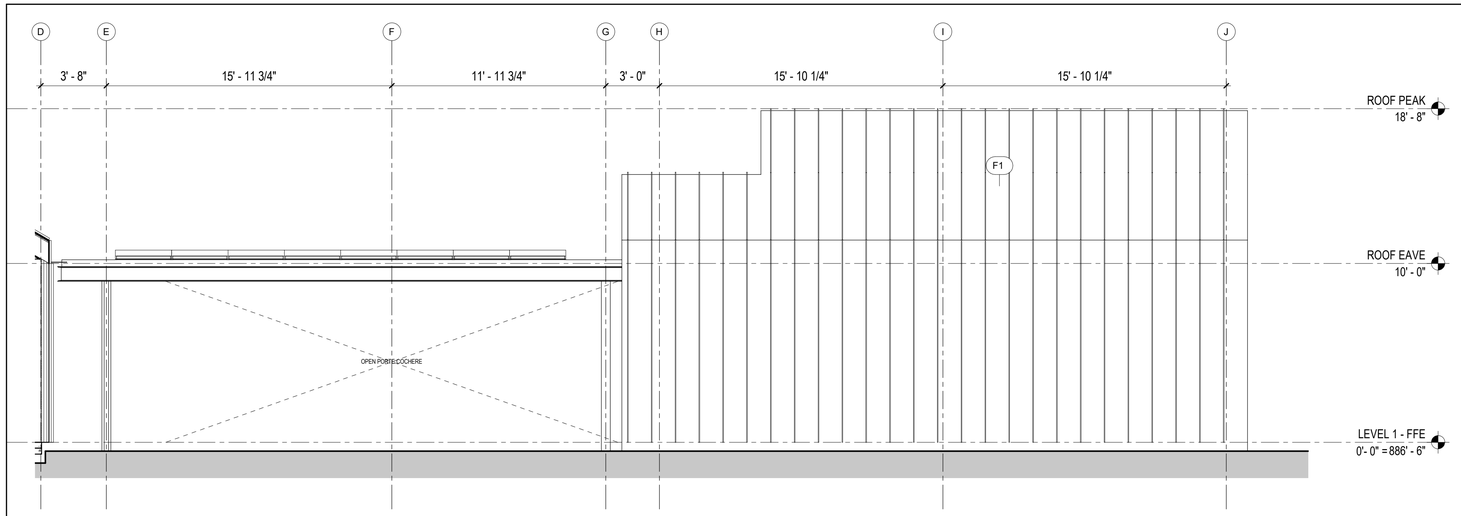
ISSUE	DATE
PLANNING SET	03/08/2023
JOB CODE	
2205	

Revisions

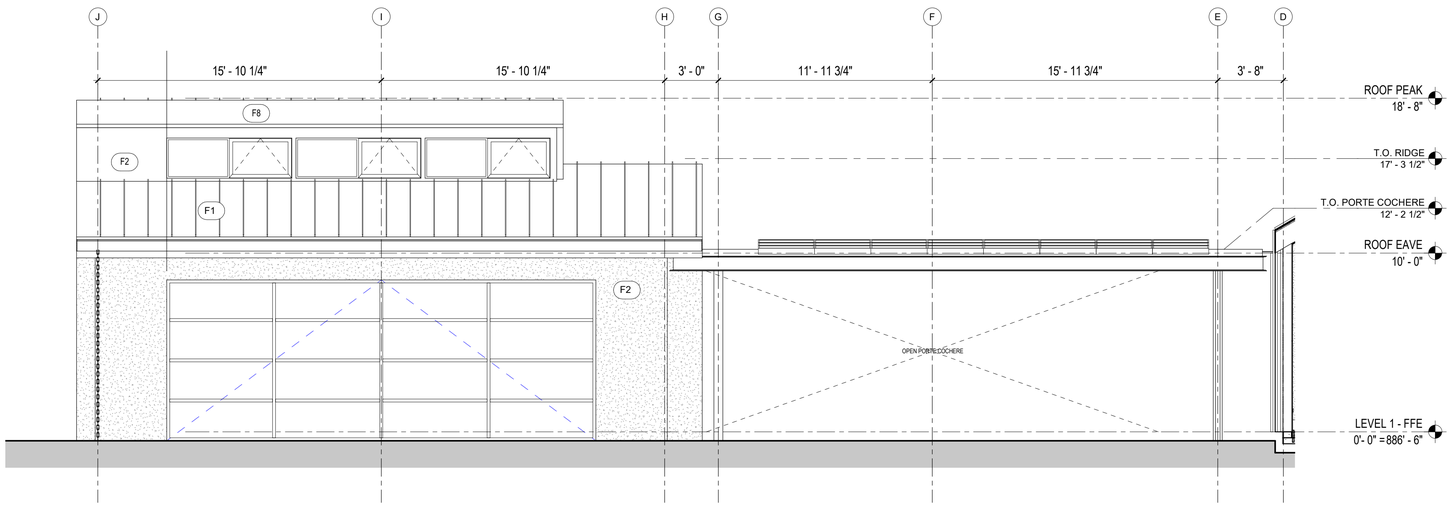
NOT FOR CONSTRUCTION

EXT ELEVATIONS - ENTRY FACING - 1/4"

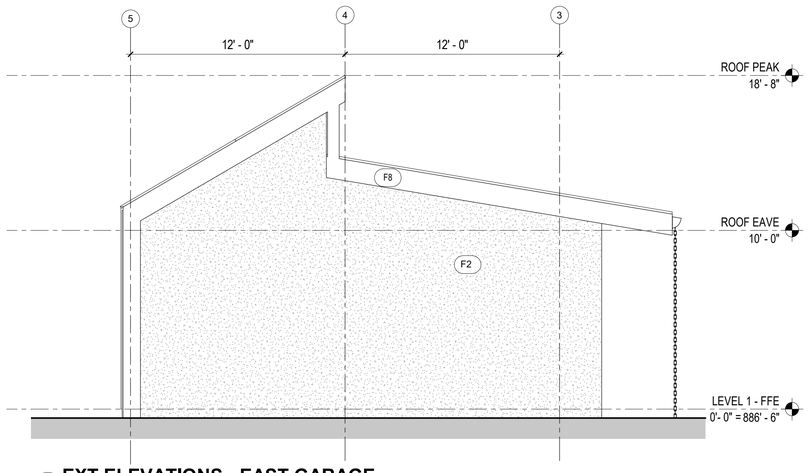
A3.03



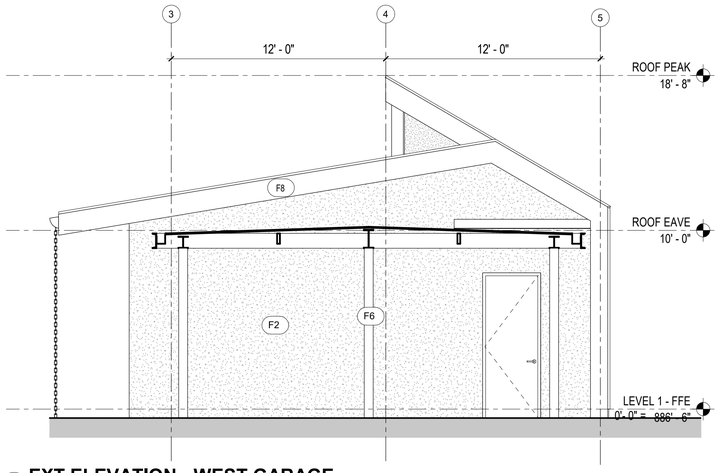
4 **EXT ELEVATION - GARAGE SOUTH**
1/4" = 1'-0"



3 **EXT ELEVATION - NORTH GARAGE -**
1/4" = 1'-0"



2 **EXT ELEVATIONS - EAST GARAGE**
1/4" = 1'-0"



1 **EXT ELEVATION - WEST GARAGE**
1/4" = 1'-0"

NOTE:
PROJECT WITHIN WILDFIRE EXPOSURE AREA. ALL EXTERIOR MATERIALS TO COMPLY WITH CBC CHAPTER 7-A, WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS. ALL EXTERIOR CLADDING MATERIALS TO COMPLY WITH CBC CHAPTER 7-A, WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS. FOR ADDITIONAL INFORMATION SEE EXTERIOR FINISH SCHEDULE SHEET A7.20, WINDOW SCHEDULE A7.01 + DOOR SCHEDULE A7.10.

GENERAL NOTES

1. GRIDLINES ARE DIMENSIONED TO STRUCTURE U.O.N.
2. ALL GRID LINE LOCATIONS TO BE VERIFIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIETLY OF ANY DISCREPANCIES BETWEEN ACTUAL AND DIMENSIONED GRID LINE MEASUREMENTS.
3. FOR MECHANICAL, STRUCTURAL, & CIVIL, SEE APPROPRIATE ENGINEER'S DRAWINGS.
4. LANDSCAPE SHOWN FOR REFERENCE ONLY. ANY LANDSCAPE WORK TO BE PERMITTED SEPARATELY.
5. CONTRACTOR TO VERIFY ALL ELECTRICAL, WATER, AND GAS CONNECTIONS FOR ALL APPLIANCES AND EQUIPMENT WITH MANUFACTURER SPECIFICATIONS.
6. PLUMBING FIXTURES AND MECHNAICAL EQUIPMENT ARE SHOWN SCHEMATICALLY. INSTALLATION SHALL BE REVIEWED FOR CODE COMPLIANCE BY THE BUILDING INSPECTOR IN THE FIELD.
7. HATCHES INDICATING FINISHES ARE REPRESENTATIVE ONLY. SEE SPECIFICATIONS.
8. ALL RAINWATER DOWNSPOUTS TO BE TIGHTLINED TO STORM SEWER, S.C.D.
9. S.C.D. FOR PROPOSED FIN. GRADES AD TOP OF WALL ELEVATIONS.
10. ALL SHEET METAL FLASHINGS, INCLUDING PLUMBING AND MECHANINAL PENETRATION FLANGES, TO BE SET IN SEALANT AND FLASHED INTO WATERPROOFING ASSEMBLY.
11. SEE NOTES ON PLAN AND WINDOW SCHEDULE EGRESS, RESTRICTORS, AND SAFETY GLASS (A7.01, 02, A7.10).
12. SEE TITLE 24 REPORT FOR INSULATION & VALUES.
13. SEE ROOF PLAN FOR LOW SLOPE ROOF DRAINAGE.
14. WINDOWS TO PROVIDE NATURAL LIGHT OF 8% OF FLOOR AREA PER CBC 1205.2. SEE TABLE WITH CALCULATIONS.
15. WINDOWS TO PROVIDE NATURAL VENTILATION OF 4% OF FLOOR AREA PER CBC 1203.4.1. SEE PLANS.
16. NOT USED.
17. ALL WOOD IN DIRECT CONTACT W/ CONCRETE TO BE PRESSURE TREATED (P.T).
18. ALL ALUMINUM WINDOWS TO HAVE PNT. PLATE METAL TRIM, U.O.N.

EXTERIOR MATERIAL LEGEND

- F1 - STANDING SEAM METAL IN DARK BRONZE
- F2 - CEMENT PLASTER EARTH TONED
- F3 - METAL CASED GLAZING IN DARK BRONZE
- F4 - STAIN GRADE GLUE-LAM MEMBERS
- F5 - BOARD FORM CONCRETE NATURAL GRAY
- F6 - STEEL COLUMN IN DARK BRONZE
- F7 - STAIN GRADE WOOD LOUVRE
- F8 - METAL FASCIA IN DARK BRONZE
- F9 - BRAKE METAL PANEL IN DARK BRONZE
- F10 - PERFORATED STANDING SEAM METAL IN DARK BRONZE
- F11 - SHIPLAP WOOD SIDING

VARA STUDIO
ARCHITECTURE, URBANISM + DESIGN
3130 20th St.
Suite 190
San Francisco
California 94110
415.826.1367
STUDIOVARA.COM

LICENSED ARCHITECT
CHRISTOPHER ROACH
C-30364
RENEWAL 10.31.2023
STATE OF CALIFORNIA

3001 LUCAS VALLEY RD
NICASIO, CA 94946
APN# 164-320-20

ISSUE	DATE
PLANNING SET	03/08/2023
JOB CODE	
2205	

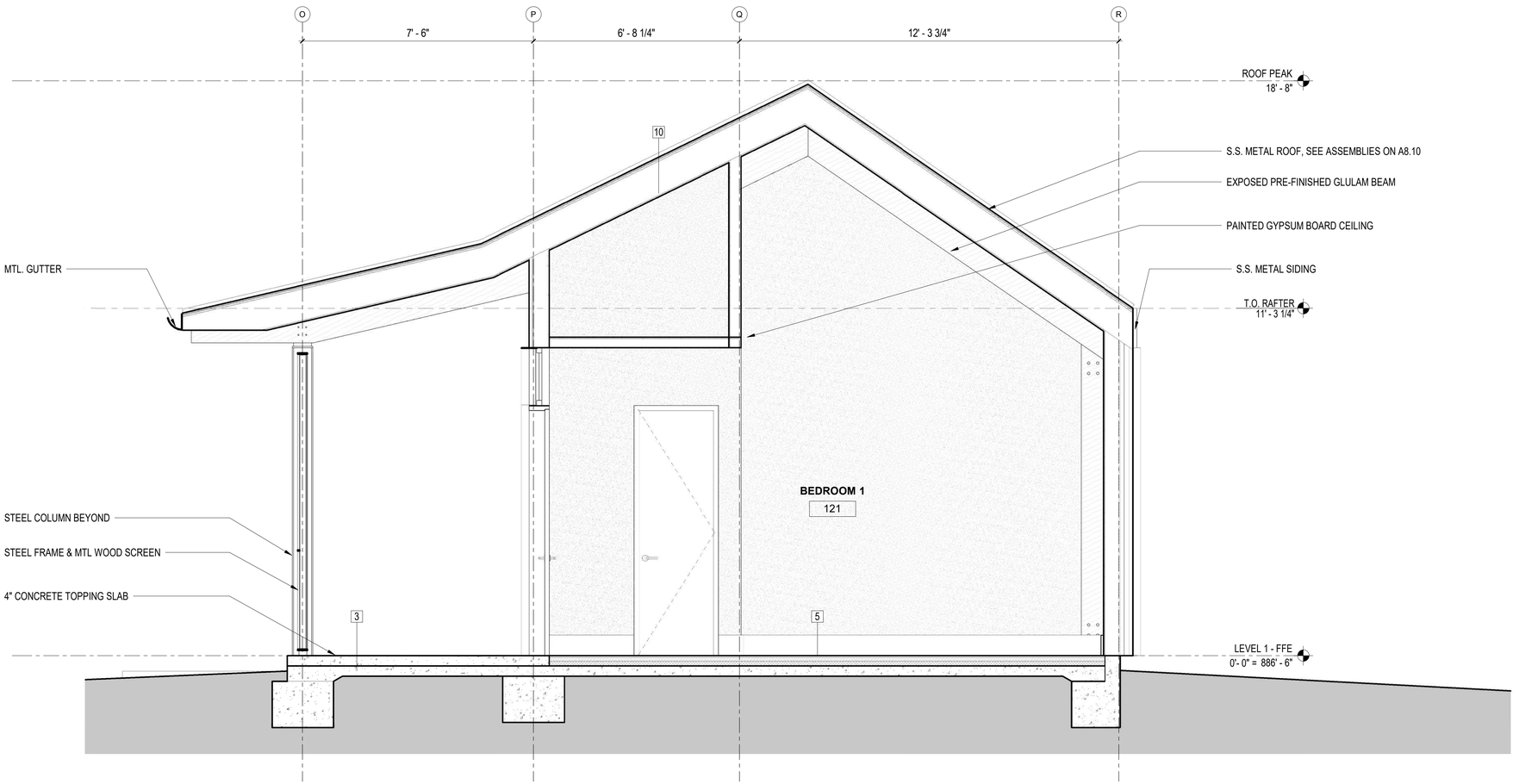
Revisions

ELEVATION - GARAGE - 1/4"

A3.04

NOT FOR CONSTRUCTION

WUI REQUIREMENTS: PROJECT WITHIN WILDFIRE EXPOSURE AREA. ALL EXTERIOR MATERIALS TO COMPLY WITH CBC CHAPTER 7-A, WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS. ALL EXTERIOR CLADDING MATERIALS TO COMPLY WITH CBC CHAPTER 7-A, WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS.



3 **BEDROOM WING SECTION**
1/2" = 1'-0"

VARA STUDIO
ARCHITECTURE, URBANISM + DESIGN

3130 20th St.
Suite 190
San Francisco
California 94110

415.826.1367

STUDIOVARA.COM

LICENSED ARCHITECT
CHRISTOPHER ROACH
C-30364
RENEWAL 10.31.2023
STATE OF CALIFORNIA

3001 LUCAS VALLEY RD NICASIO, CA 94946 APN# 164-320-20

ISSUE	DATE
PLANNING SET	03/08/2023
JOB CODE	
2205	

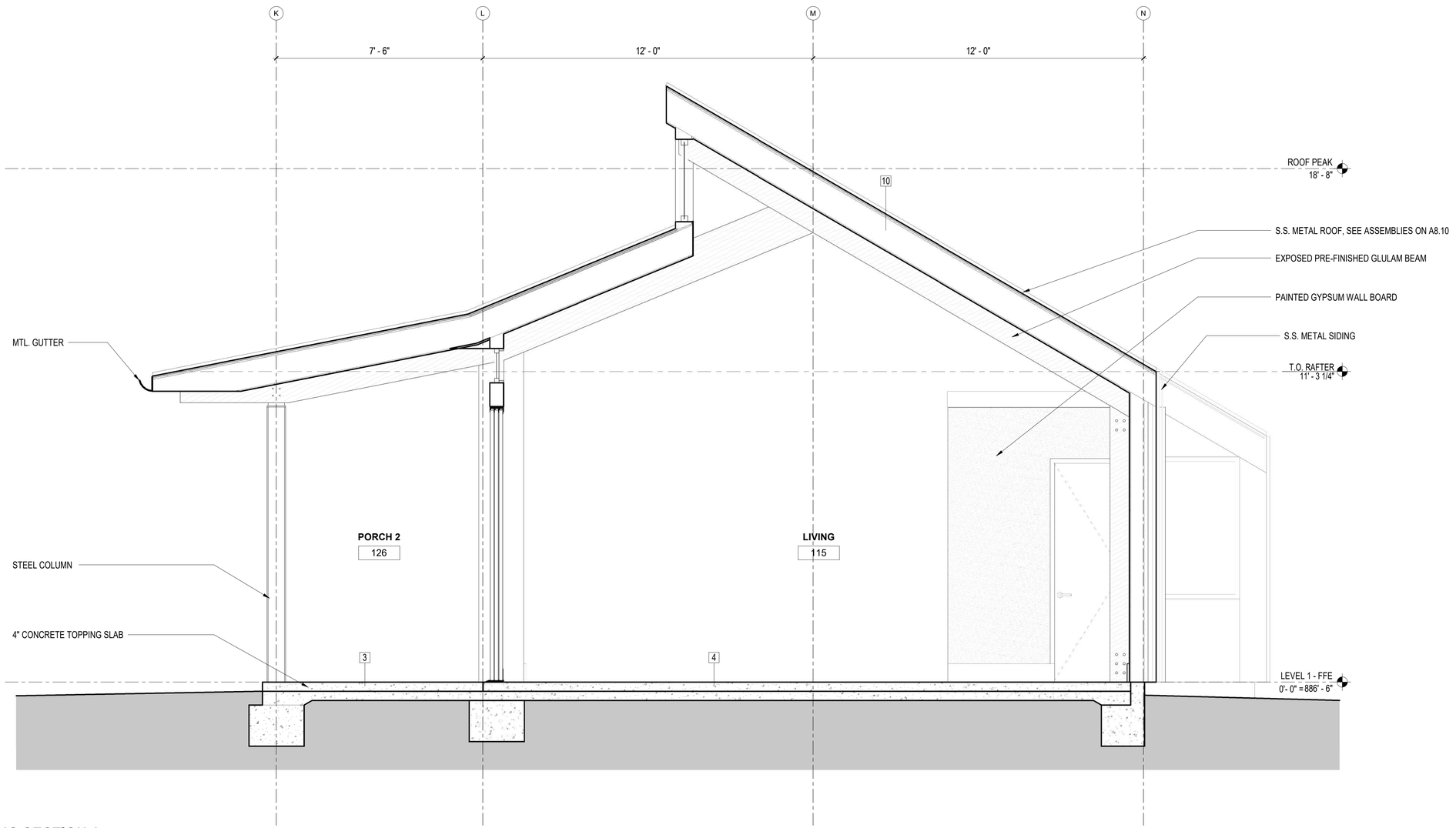
Revisions

NOT FOR CONSTRUCTION

BEDROOM SECTION - 1/2"

A3.10

NOTE:
PROJECT WITHIN WILDFIRE EXPOSURE AREA. ALL EXTERIOR MATERIALS TO COMPLY WITH CBC CHAPTER 7-A, WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS. ALL EXTERIOR CLADDING MATERIALS TO COMPLY WITH CBC CHAPTER 7-A, WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS. FOR ADDITIONAL INFORMATION SEE EXTERIOR FINISH SCHEDULE SHEET A7.20, WINDOW SCHEDULE A7.01 + DOOR SCHEDULE A7.10.



1 **LIVING WING SECTION 1**
1/2" = 1'-0"

VARA STUDIO
ARCHITECTURE, URBANISM + DESIGN
3130 20th St.
Suite 190
San Francisco
California 94110
415.826.1367
STUDIOVARA.COM

LICENSED ARCHITECT
CHRISTOPHER ROACH
C-30364
RENEWAL 10.31.2023
STATE OF CALIFORNIA

3001 LUCAS VALLEY RD NICASIO, CA 94946 APN# 164-320-20

ISSUE	DATE
PLANNING SET	03/08/2023
JOB CODE	
2205	

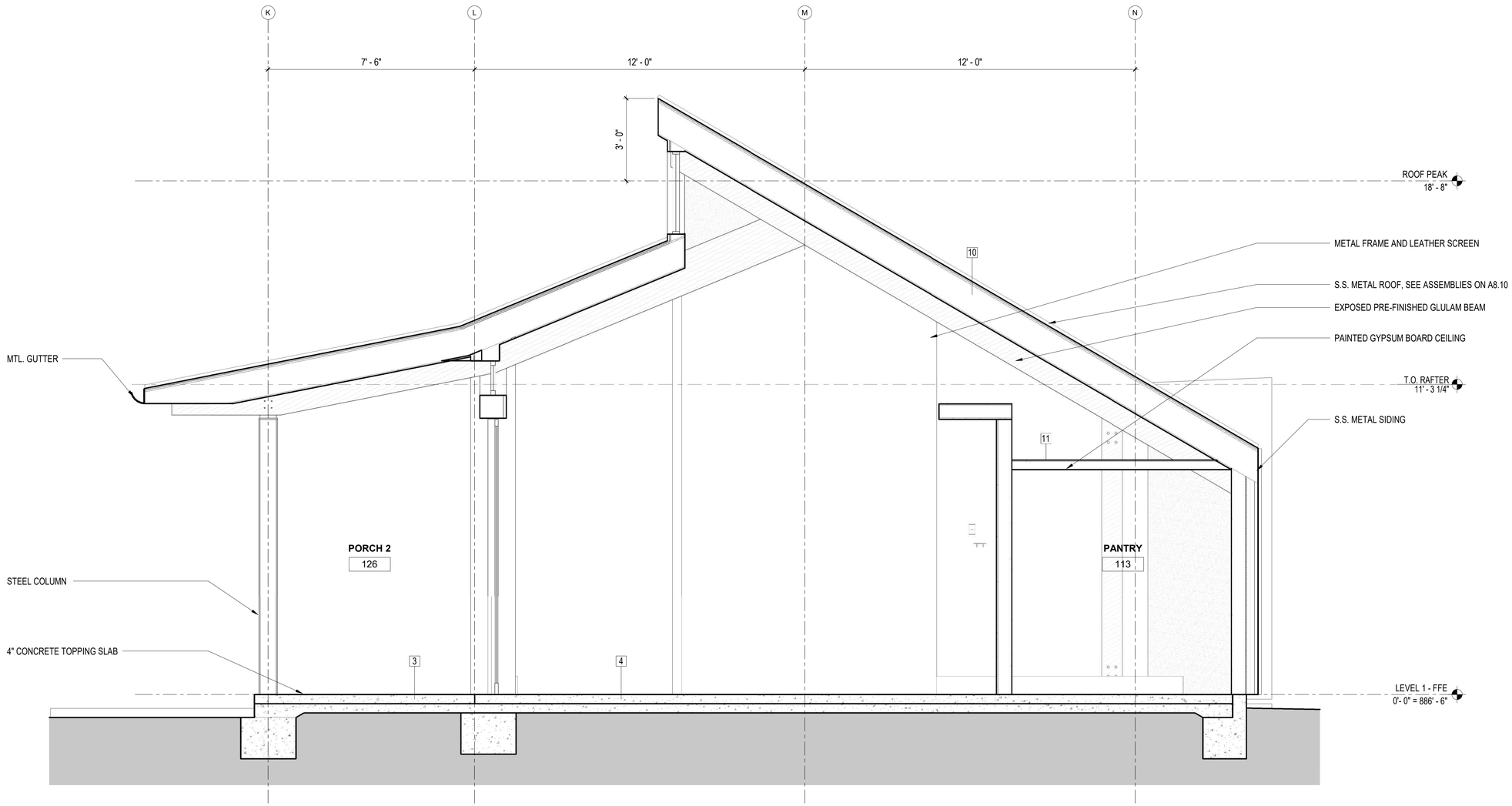
Revisions

NOT FOR CONSTRUCTION

LIVING SECTION 1 - 1/2"

A3.11

NOTE:
PROJECT WITHIN WILDFIRE EXPOSURE AREA. ALL EXTERIOR MATERIALS TO COMPLY WITH CBC CHAPTER 7-A, WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS. ALL EXTERIOR CLADDING MATERIALS TO COMPLY WITH CBC CHAPTER 7-A, WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS. FOR ADDITIONAL INFORMATION SEE EXTERIOR FINISH SCHEDULE SHEET A7.20, WINDOW SCHEDULE A7.01 + DOOR SCHEDULE A7.10.



1 **LIVING WING SECTION 2**
1/2" = 1'-0"

VARA STUDIO
ARCHITECTURE, URBANISM + DESIGN
3130 20th St.
Suite 190
San Francisco
California 94110
415.826.1367
STUDIOVARA.COM

LICENSED ARCHITECT
CHRISTOPHER ROACH
C-30364
RENEWAL 10.31.2023
STATE OF CALIFORNIA

3001 LUCAS VALLEY RD NICASIO, CA 94946 APN# 164-320-20

ISSUE	DATE
PLANNING SET	03/08/2023

JOB CODE
2205

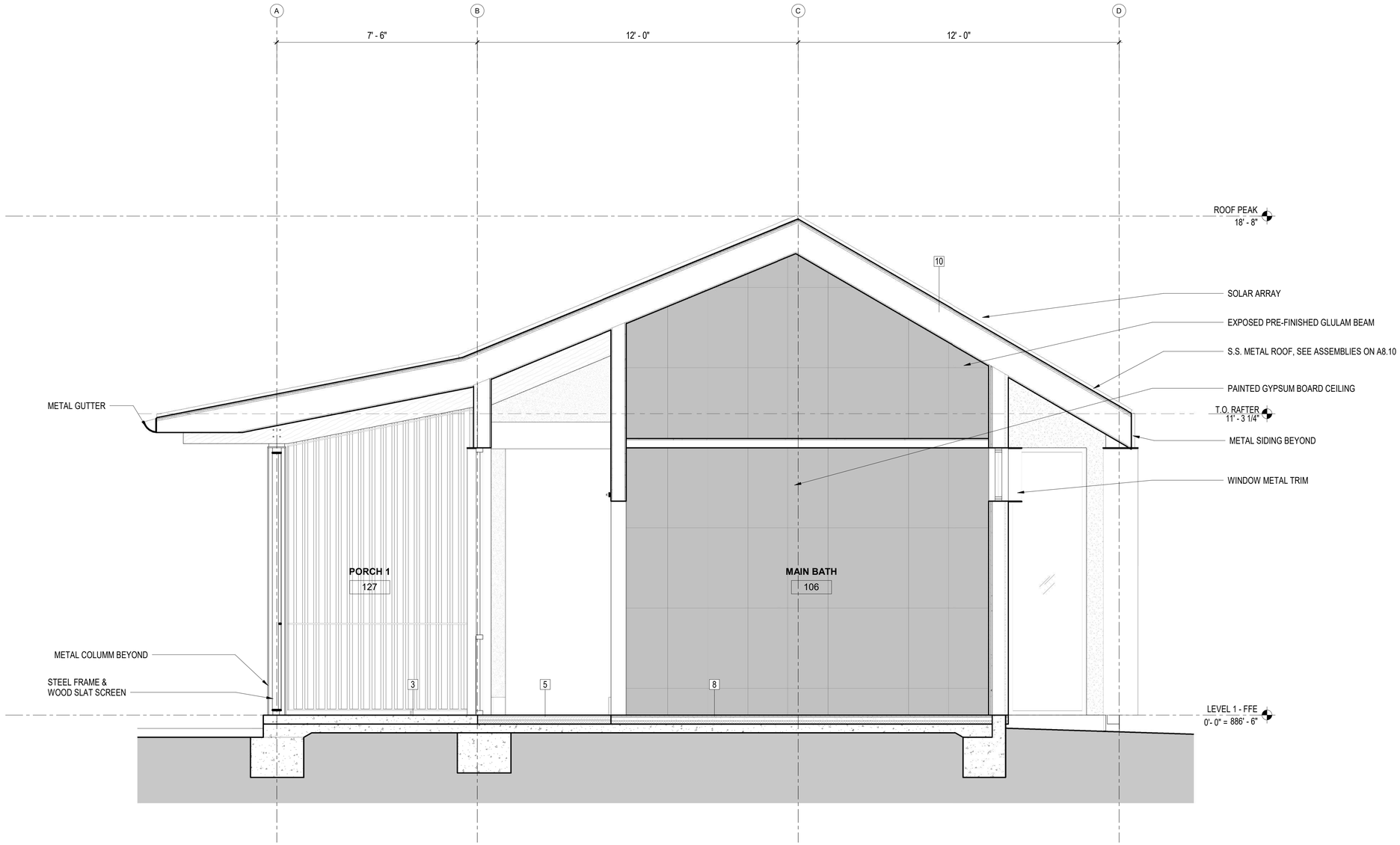
Revisions

NOT FOR CONSTRUCTION

LIVING SECTION 2 - 1/2"

A3.12

NOTE:
PROJECT WITHIN WILDFIRE EXPOSURE AREA. ALL EXTERIOR MATERIALS TO COMPLY WITH CBC CHAPTER 7-A, WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS. ALL EXTERIOR CLADDING MATERIALS TO COMPLY WITH CBC CHAPTER 7-A, WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS. FOR ADDITIONAL INFORMATION SEE EXTERIOR FINISH SCHEDULE SHEET A7.20, WINDOW SCHEDULE A7.01 + DOOR SCHEDULE A7.10.



1 **MAIN BEDROOM WING SECTION 1**
1/2" = 1'-0"

VARA STUDIO
ARCHITECTURE, URBANISM + DESIGN
3130 20th St.
Suite 190
San Francisco
California 94110
415.826.1367
STUDIOVARA.COM

LICENSED ARCHITECT
CHRISTOPHER ROACH
C-30364
RENEWAL 10.31.2023
STATE OF CALIFORNIA

3001 LUCAS VALLEY RD NICASIO, CA 94946 APN# 164-320-20

ISSUE	DATE
PLANNING SET	03/08/2023
JOB CODE	
2205	

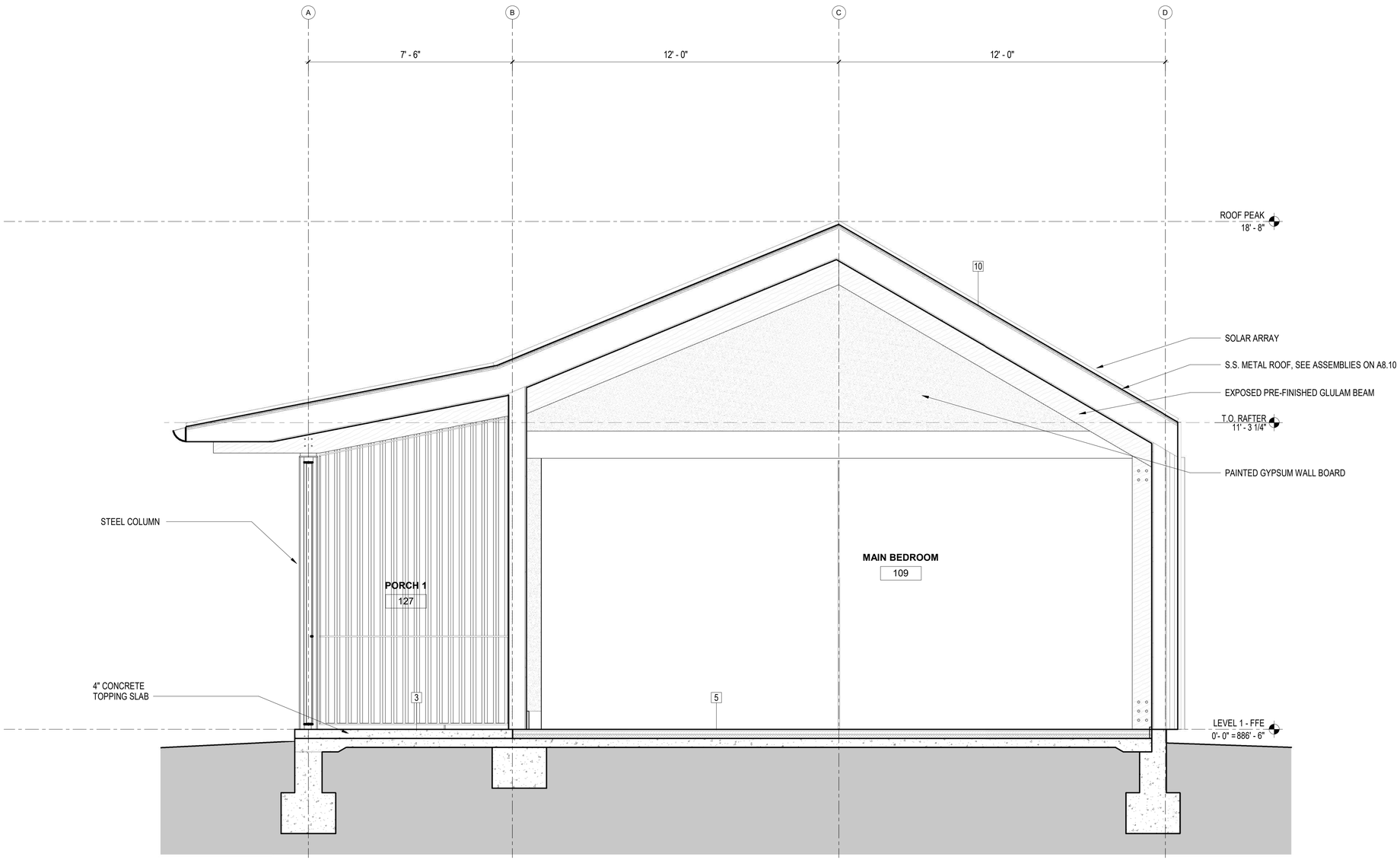
Revisions

MAIN BEDROOM SECTION 1 - 1/2"

A3.13

NOT FOR CONSTRUCTION

NOTE:
PROJECT WITHIN WILDFIRE EXPOSURE AREA. ALL EXTERIOR MATERIALS TO COMPLY WITH CBC CHAPTER 7-A, WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS. ALL EXTERIOR CLADDING MATERIALS TO COMPLY WITH CBC CHAPTER 7-A, WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS. FOR ADDITIONAL INFORMATION SEE EXTERIOR FINISH SCHEDULE SHEET A7.20, WINDOW SCHEDULE A7.01 + DOOR SCHEDULE A7.10.



1 **MAIN BEDROOM WING SECTION 2**
1/2" = 1'-0"

VARA STUDIO
ARCHITECTURE, URBANISM + DESIGN
3130 20th St.
Suite 190
San Francisco
California 94110
415.826.1367
STUDIOVARA.COM

LICENSED ARCHITECT
CHRISTOPHER ROACH
C-30364
RENEWAL 10.31.2023
STATE OF CALIFORNIA

3001 LUCAS VALLEY RD NICASIO, CA 94946 APN# 164-320-20

ISSUE	DATE
PLANNING SET	03/08/2023
JOB CODE	
2205	

Revisions

NOT FOR CONSTRUCTION

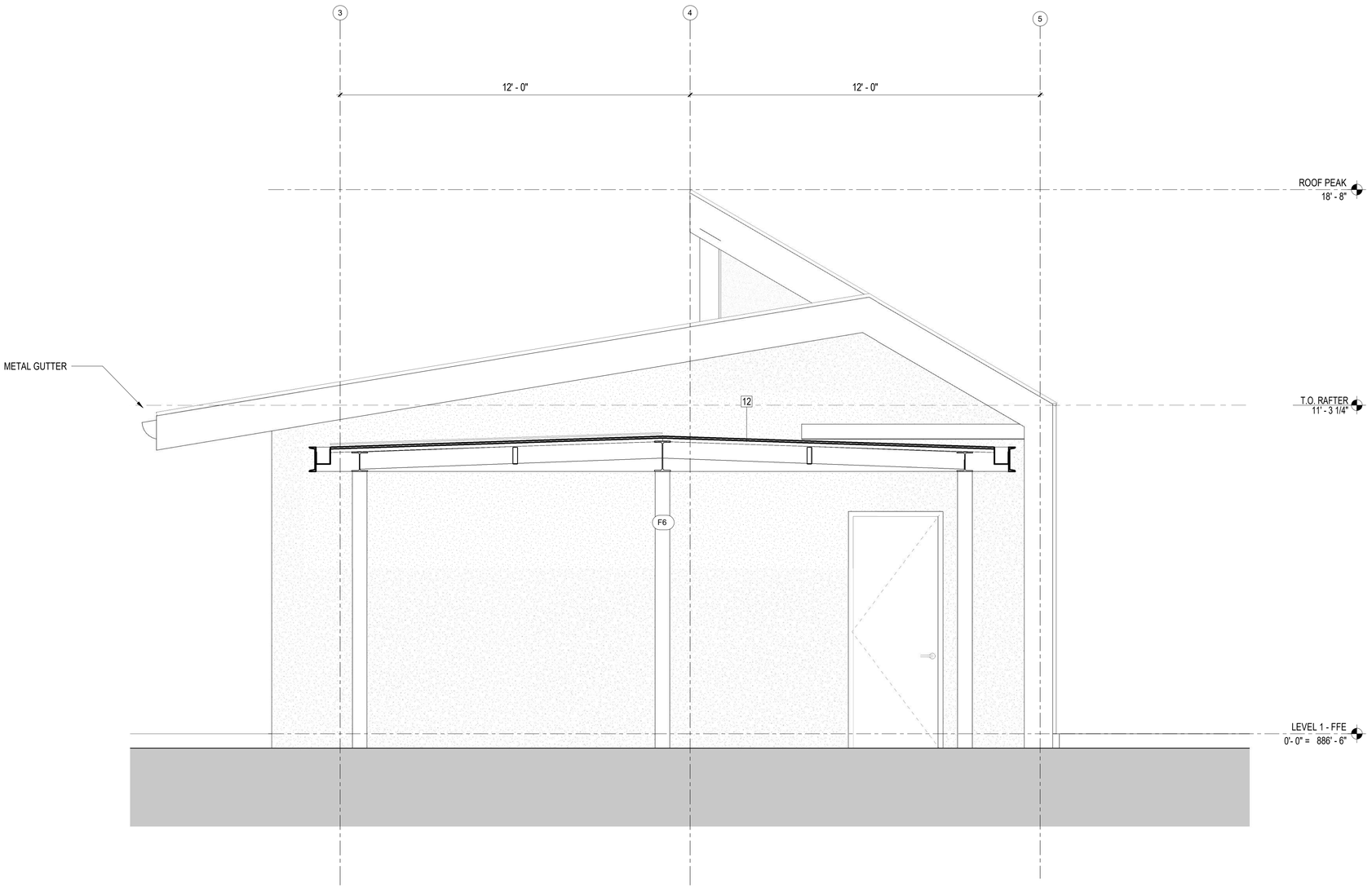
MAIN BEDROOM SECTION 2 - 1/2"

A3.14

NOTE:
PROJECT WITHIN WILDFIRE EXPOSURE AREA. ALL EXTERIOR MATERIALS TO COMPLY WITH CBC CHAPTER 7-A, WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS. ALL EXTERIOR CLADDING MATERIALS TO COMPLY WITH CBC CHAPTER 7-A, WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS. FOR ADDITIONAL INFORMATION SEE EXTERIOR FINISH SCHEDULE SHEET A7.20, WINDOW SCHEDULE A7.01 + DOOR SCHEDULE A7.10.

EXTERIOR MATERIAL LEGEND

- F1 - STANDING SEAM METAL IN DARK BRONZE
- F2 - CEMENT PLASTER EARTH TONED
- F3 - METAL CASED GLAZING IN DARK BRONZE
- F4 - STAIN GRADE GLUE-LAM MEMBERS
- F5 - BOARD FORM CONCRETE NATURAL GRAY
- F6 - STEEL COLUMN IN DARK BRONZE
- F7 - STAIN GRADE WOOD LOUVRE
- F8 - METAL FASCIA IN DARK BRONZE
- F9 - BRAKE METAL PANEL IN DARK BRONZE
- F10 - PERFORATED STANDING SEAM METAL IN DARK BRONZE
- F11 - SHIPLAP WOOD SIDING



1 **PORTE COCHERE SECTION**
1/2" = 1'-0"

VARA STUDIO
ARCHITECTURE, URBANISM + DESIGN
3130 20th St.
Suite 190
San Francisco
California 94110
415.826.1367
STUDIOVARA.COM

LICENSED ARCHITECT
CHRISTOPHER ROACH
C-30364
RENEWAL 10.31.2023
STATE OF CALIFORNIA

3001 LUCAS VALLEY RD NICASIO, CA 94946 APN# 164-320-20

ISSUE	DATE
PLANNING SET	03/08/2023

JOB CODE
2205

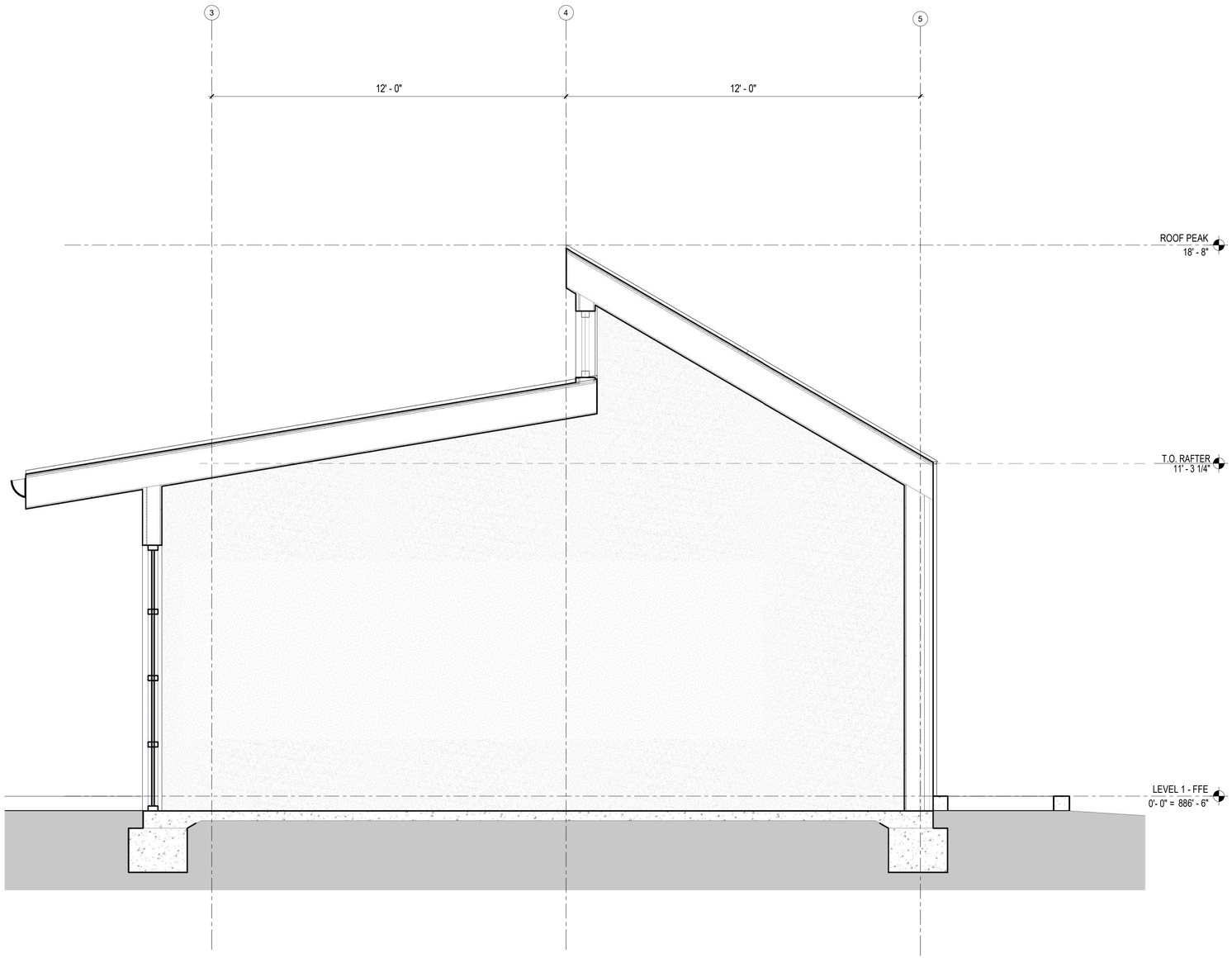
Revisions

PORTE COCHERE SECTION - 1/2"

NOT FOR CONSTRUCTION

A3.15

NOTE:
PROJECT WITHIN WILDFIRE EXPOSURE AREA. ALL EXTERIOR MATERIALS TO COMPLY WITH CBC CHAPTER 7-A, WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS. ALL EXTERIOR CLADDING MATERIALS TO COMPLY WITH CBC CHAPTER 7-A, WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS. FOR ADDITIONAL INFORMATION SEE EXTERIOR FINISH SCHEDULE SHEET A7.20, WINDOW SCHEDULE A7.01 + DOOR SCHEDULE A7.10.



1 **GARAGE SECTION**
1/2" = 1'-0"

VARA STUDIO
ARCHITECTURE, URBANISM + DESIGN

3130 20th St.
Suite 190
San Francisco
California 94110

415.826.1367

STUDIOVARA.COM

LICENSED ARCHITECT
CHRISTOPHER ROACH
C-30364
RENEWAL 10.31.2023
STATE OF CALIFORNIA

3001 LUCAS VALLEY RD NICASIO, CA 94946 APN# 164-320-20

ISSUE	DATE
PLANNING SET	03/08/2023
JOB CODE	
2205	

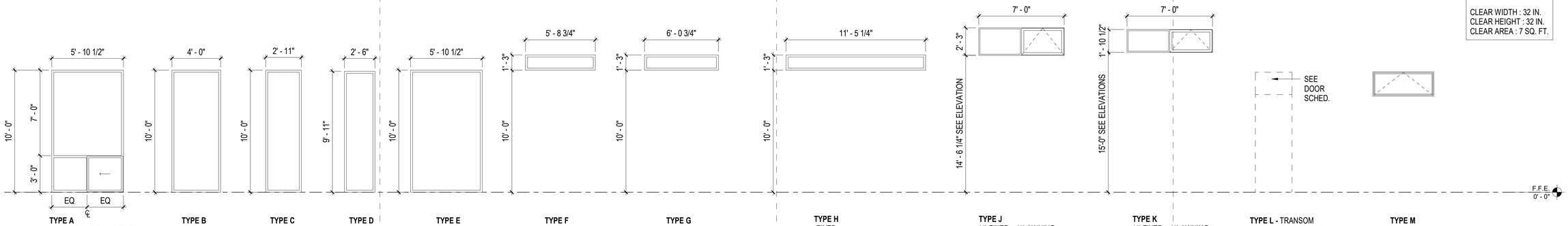
Revisions

GARAGE SECTION - 1/2"

NOT FOR CONSTRUCTION

A3.16

WINDOW TYPES LEGEND



TYPE A (1) FIXED OVER + (1) FIXED + (1) SLIDER

TYPE B FIXED

TYPE C FIXED

TYPE D FIXED

TYPE E FIXED

TYPE F FIXED

TYPE G FIXED

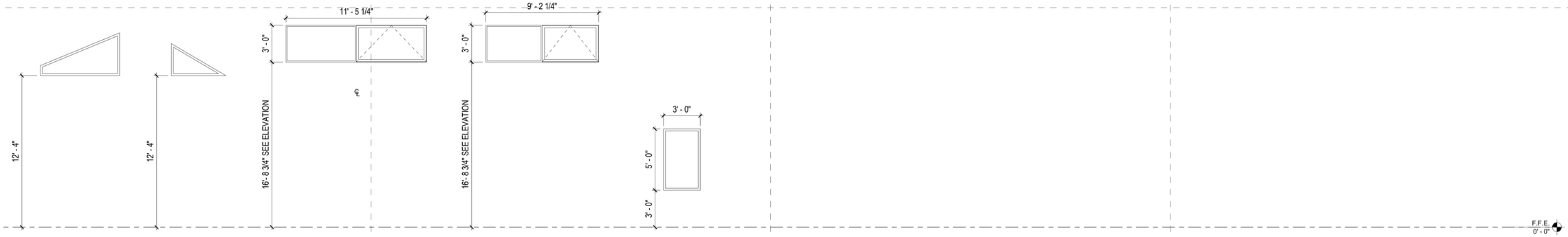
TYPE H FIXED

TYPE J (1) FIXED + (1) AWNING

TYPE K (1) FIXED + (1) AWNING

TYPE L - TRANSOM SEE DOOR SCHEDULE

TYPE M AWNING



TYPE N FIXED

TYPE O FIXED

TYPE P (1) FIXED + (1) AWNING

TYPE Q (1) FIXED + (1) AWNING

TYPE R FIXED

EGRESS WINDOW

CLEAR WIDTH : 32 IN.
CLEAR HEIGHT : 32 IN.
CLEAR AREA : 7 SQ. FT.

WINDOW SCHEDULE

NUMBER	WINDOW TYPE	DESCRIPTION	ROOM NUMBER	ROOM NAME	FRAME DIMENSIONS SILL HEIGHT	FRAME DIMENSIONS WIDTH	FRAME DIMENSIONS HEIGHT	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	PANEL - WINDOW	GLASS TYPE	BUG SCREEN	EGRESS WINDOW	MANUFACTURER	COMMENTS
W100A	TYPE D	FIXED	100	ENTRY	0' - 0"	2' - 6"	9' - 11"	2' - 6 1/2"	9' - 11 1/2"		TEMPERED			FLEETWOOD	
W100B	TYPE D	FIXED	100	ENTRY	0' - 0"	2' - 6"	9' - 11"	2' - 6 1/2"	9' - 11 1/2"		TEMPERED			FLEETWOOD	
W101	TYPE B	FIXED	102	MUDROOM	0' - 0"	4' - 0"	10' - 0"	4' - 0 1/2"	10' - 0 1/2"		TEMPERED			FLEETWOOD	
W102	TYPE M	AWNING	105	MAIN CLOSET	8' - 0"	5' - 0"	2' - 0"	5' - 0 1/2"	2' - 0 1/2"		TEMPERED			FLEETWOOD	TRANSOM WINDOW AUTOMATED MOTORIZED OPERATION
W103	TYPE M	AWNING	106	MAIN BATH	8' - 0"	5' - 0"	2' - 0"	5' - 0 1/2"	2' - 0 1/2"		TEMPERED			FLEETWOOD	TRANSOM WINDOW AUTOMATED MOTORIZED OPERATION
W104	TYPE C	FIXED	109	MAIN BEDROOM	0' - 0"	2' - 11"	10' - 0"	2' - 11 1/2"	10' - 0 1/2"		TEMPERED			FLEETWOOD	
W106	TYPE A	FIXED ABOVE, (1) FIXED & (1) 3'-0" SLIDER BELOW	109	MAIN BEDROOM	0' - 0"	5' - 10 1/2"	10' - 0"	5' - 11"	10' - 0 1/2"	THREE PANELS	TEMPERED			FLEETWOOD	
W107	TYPE A	FIXED ABOVE, (1) FIXED & (1) 3'-0" SLIDER BELOW	105	MAIN CLOSET	0' - 0"	5' - 10 1/2"	10' - 0"	5' - 11"	10' - 0 1/2"	THREE PANELS	TEMPERED			FLEETWOOD	
W108	TYPE A	FIXED ABOVE, (1) FIXED & (1) 3'-0" SLIDER BELOW	105	MAIN CLOSET	0' - 0"	5' - 10 1/2"	10' - 0"	5' - 11"	10' - 0 1/2"	THREE PANELS	TEMPERED			FLEETWOOD	
W109	TYPE H	FIXED	101	FOYER	0' - 10 1/2"	11' - 5 1/4"	1' - 3"	11' - 5 3/4"	1' - 3 1/2"		TEMPERED			FLEETWOOD	
W110A	TYPE F	FIXED	111	KITCHEN	10' - 10 1/2"	5' - 9 1/4"	1' - 3"	5' - 9 3/4"	1' - 3 1/2"		TEMPERED			FLEETWOOD	
W110B	TYPE F	FIXED	111	KITCHEN	0' - 10 1/2"	5' - 9 1/4"	1' - 3"	5' - 9 3/4"	1' - 3 1/2"		TEMPERED			FLEETWOOD	
W111A	TYPE G	FIXED	115	LIVING	0' - 10 1/2"	6' - 0 5/8"	1' - 3"	6' - 1 1/8"	1' - 3 1/2"		TEMPERED			FLEETWOOD	
W111B	TYPE F	FIXED	115	LIVING	0' - 10 17/32"	5' - 9 1/4"	1' - 3"	5' - 9 3/4"	1' - 3 1/2"		TEMPERED			FLEETWOOD	
W111C	TYPE F	FIXED	115	LIVING	0' - 10 17/32"	5' - 9 1/4"	1' - 3"	5' - 9 3/4"	1' - 3 1/2"		TEMPERED			FLEETWOOD	
W112	TYPE N	FIXED	115	LIVING	0' - 10 17/32"	6' - 5 1/2"	3' - 5 3/4"				TEMPERED			FLEETWOOD	
W113A	TYPE E	FIXED	115	LIVING	0' - 0"	5' - 10 1/2"	10' - 0"	5' - 11"	10' - 0 1/2"					FLEETWOOD	
W113B	TYPE O	FIXED	115	LIVING	10' - 10 17/32"	4' - 5 1/4"	2' - 7 1/4"				TEMPERED			FLEETWOOD	
W115	TYPE L	FIXED	124	PWR 2	8' - 1 1/2"	2' - 11"	1' - 10 1/2"	2' - 11 1/2"	1' - 11"		TEMPERED			FLEETWOOD	TRANSOM WINDOW, SEE DOOR SCHEDULE
W116	TYPE L	FIXED	123	MECH	8' - 1 1/2"	3' - 3"	1' - 10 1/2"	3' - 3 1/2"	1' - 11"		TEMPERED			FLEETWOOD	TRANSOM WINDOW, SEE DOOR SCHEDULE
W117	TYPE L	FIXED	119	BEDROOM 2	8' - 1 1/2"	3' - 3"	1' - 10 1/2"	3' - 3 1/2"	1' - 11"		TEMPERED			FLEETWOOD	TRANSOM WINDOW, SEE DOOR SCHEDULE
W118	TYPE K	FIXED W/ AWNING TO RIGHT	125	PORCH 3	8' - 1 1/2"	7' - 0"	1' - 10 1/2"	7' - 0 1/2"	1' - 11"	TWO PANELS	TEMPERED			FLEETWOOD	TRANSOM WINDOW AUTOMATED MOTORIZED OPERATION
W119	TYPE K	FIXED W/ AWNING TO RIGHT	125	PORCH 3	8' - 1 1/2"	7' - 0"	1' - 10 1/2"	7' - 0 1/2"	1' - 11"	TWO PANELS	TEMPERED			FLEETWOOD	TRANSOM WINDOW AUTOMATED MOTORIZED OPERATION
W120	TYPE L	FIXED	121	BEDROOM 1	8' - 1 1/2"	3' - 3"	1' - 10 1/2"	3' - 3 1/2"	1' - 11"		TEMPERED			FLEETWOOD	
W121	TYPE A	FIXED ABOVE, (1) FIXED & (1) 3'-0" SLIDER BELOW	121	BEDROOM 1	0' - 0"	5' - 10 1/2"	10' - 0"	5' - 11"	10' - 0 1/2"	THREE PANELS	TEMPERED			FLEETWOOD	
W122	TYPE A	FIXED ABOVE, (1) FIXED & (1) 3'-0" SLIDER BELOW	121	BEDROOM 1	0' - 0"	5' - 10 1/2"	10' - 0"	5' - 11"	10' - 0 1/2"	THREE PANELS	TEMPERED			FLEETWOOD	
W123	TYPE A	FIXED ABOVE, (1) FIXED & (1) 3'-0" SLIDER BELOW	119	BEDROOM 2	0' - 0"	5' - 10 1/2"	10' - 0"	5' - 11"	10' - 0 1/2"	THREE PANELS	TEMPERED			FLEETWOOD	
W124	TYPE A	FIXED ABOVE, (1) FIXED & (1) 3'-0" SLIDER BELOW	118	GUITAR ROOM	0' - 0"	5' - 10 1/2"	10' - 0"	5' - 11"	10' - 0 1/2"	THREE PANELS	TEMPERED			FLEETWOOD	
W125	TYPE A	FIXED ABOVE, (1) FIXED & (1) 3'-0" SLIDER BELOW	117	CIGAR LOUNGE	0' - 0"	5' - 10 1/2"	10' - 0"	5' - 11"	10' - 0 1/2"	THREE PANELS	TEMPERED			FLEETWOOD	
W126	TYPE A	FIXED ABOVE, (1) FIXED & (1) 3'-0" SLIDER BELOW	115	LIVING	0' - 0"	5' - 10 1/2"	10' - 0"	5' - 11"	10' - 0 1/2"	THREE PANELS	TEMPERED			FLEETWOOD	
W127	TYPE T	FIXED	113	PANTRY	3' - 0 1/4"	3' - 0"	5' - 2"	3' - 0 1/2"	5' - 2 1/2"		TEMPERED			FLEETWOOD	
W128	TYPE P	FIXED W/ AWNING TO RIGHT	111	KITCHEN	6' - 8 13/16"	11' - 5 1/4"	3' - 0"	11' - 5 3/4"	3' - 0 1/2"	TWO PANELS	TEMPERED			FLEETWOOD	TRANSOM WINDOW AUTOMATED MOTORIZED OPERATION
W129	TYPE P	FIXED W/ AWNING TO RIGHT	111	KITCHEN	6' - 8 13/16"	11' - 5 1/4"	3' - 0"	11' - 5 3/4"	3' - 0 1/2"	TWO PANELS	TEMPERED			FLEETWOOD	TRANSOM WINDOW AUTOMATED MOTORIZED OPERATION
W130	TYPE P	FIXED W/ AWNING TO RIGHT	115	LIVING	6' - 8 13/16"	11' - 5 1/4"	3' - 0"	11' - 5 3/4"	3' - 0 1/2"	TWO PANELS	TEMPERED			FLEETWOOD	TRANSOM WINDOW AUTOMATED MOTORIZED OPERATION
W131	TYPE Q	FIXED W/ AWNING TO RIGHT	115	LIVING	6' - 8 13/16"	9' - 2 1/4"	3' - 0"	9' - 2 3/4"	3' - 0 1/2"	TWO PANELS	TEMPERED			FLEETWOOD	TRANSOM WINDOW AUTOMATED MOTORIZED OPERATION
W132	TYPE J	FIXED W/ AWNING TO RIGHT	129	GARAGE	4' - 2 7/32"	7' - 0"	2' - 3"	7' - 0 1/2"	2' - 3 1/2"	TWO PANELS	TEMPERED			FLEETWOOD	TRANSOM WINDOW AUTOMATED MOTORIZED OPERATION
W133	TYPE J	FIXED W/ AWNING TO RIGHT	129	GARAGE	4' - 2 7/32"	7' - 0"	2' - 3"	7' - 0 1/2"	2' - 3 1/2"	TWO PANELS	TEMPERED			FLEETWOOD	TRANSOM WINDOW AUTOMATED MOTORIZED OPERATION
W134	TYPE J	FIXED W/ AWNING TO RIGHT	129	GARAGE	4' - 2 7/32"	7' - 0"	2' - 3"	7' - 0 1/2"	2' - 3 1/2"	TWO PANELS	TEMPERED			FLEETWOOD	TRANSOM WINDOW AUTOMATED MOTORIZED OPERATION
W138	TYPE L	FIXED	101	FOYER	8' - 1 1/2"	3' - 3"	1' - 10 1/2"	3' - 3 1/2"	1' - 11"					FLEETWOOD	

VARA STUDIO
ARCHITECTURE, URBANISM + DESIGN

3130 20th St.
Suite 190
San Francisco
California 94110

415.826.1367

STUDIOVARA.COM

LICENSED ARCHITECT
CHRISTOPHER ROACH
C-30364
RENEWAL 10.31.2023
STATE OF CALIFORNIA

3001 LUCAS VALLEY RD NICASIO, CA 94946 APN# 164-320-20

ISSUE	DATE
PLANNING SET	03/08/2023
JOB CODE	
2205	

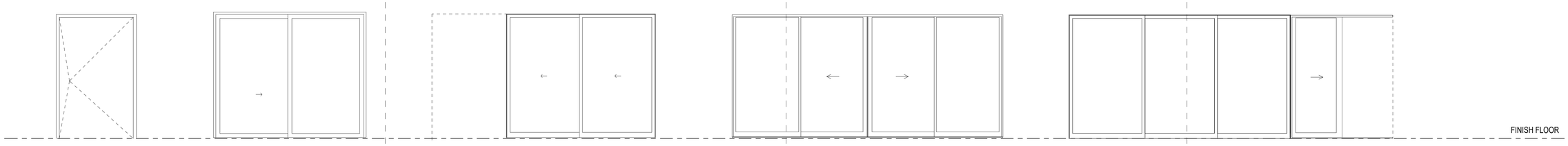
Revisions

NOT FOR CONSTRUCTION

WINDOW SCHEDULE

A7.00

DOOR TYPES LEGEND



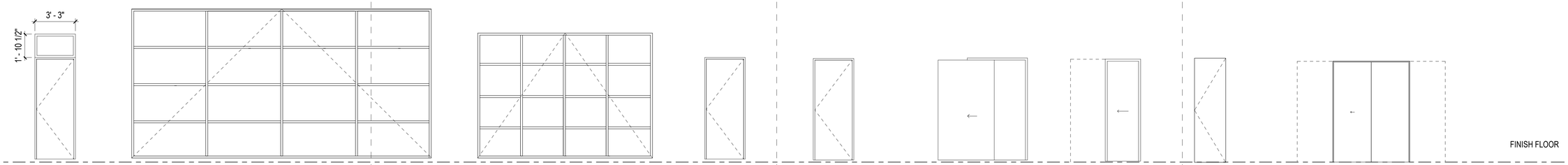
TYPE A - PIVOT DOOR

TYPE B - SLIDING

TYPE C - SLIDING POCKETING

TYPE D - DOUBLE SLIDING

TYPE E - CORNER DOOR / SLIDING AND SLINDING POCKETING



TYPE F - SWING

TYPE G - OVERHEAD DOOR

TYPE H - OVERHEAD DOOR

TYPE I - SWING

TYPE J - SWING

TYPE K - SLIDING BARN DOOR

TYPE L - POCKET

TYPE M - SHOWER GLASS DOOR

TYPE N - POCKET SOLID DOUBLE

INTERIOR DOORS

DOOR SCHEDULE

DOOR NUMBER	DOOR TYPE	ROOM NUMBER	ROOM NAME	HARDWARE GROUP	FRAME		DOOR PANEL DIM.			ROUGH OPENING DIM.		DOOR	DOOR FINISH	GLASS TYPE	DOOR PANEL	SCREEN	OPERATION	MANUFACTURER	COMMENTS
					FRAME MATERIAL	FRAME FINISH	WIDTH	HEIGHT	THICKNESS	ROUGH WIDTH	HEIGHT (A.F.F.)	MATERIAL							
D101A	TYPE A	101	FOYER		ALUM	PTD	6' - 0"	9' - 10"	2"	6' - 2"	9' - 11"	WD	PTD	-			PIVOT	CUSTOM	
D101B	TYPE B	101	FOYER		ALUM	DRK. BRZ. ALUM	11' - 4 1/4"	10' - 0"	1 1/2"	11' - 5 1/4"	10' - 0 1/2"	ALUM.	DARK BRZ. ANOD.	INSULATED, TEMPERED			SLIDING	FLEETWOOD	
D102A	TYPE F	102	MUDROOM		ALUM	DRK. BRZ. ALUM	3' - 0"	8' - 0"	1 3/4"	3' - 3"	8' - 1 1/2"	SC WD	PTD	-	SLAB		SWING		
D102B	TYPE J	102	MUDROOM		WD	PTD	3' - 0"	8' - 0"	1 3/4"	3' - 3"	8' - 1 1/2"	SC WD	PTD	-	SLAB		SWING		
D103	TYPE J	103	MECH		WD	PTD	3' - 0"	8' - 0"	1 3/4"	3' - 3"	8' - 1 1/2"	SC WD	PTD		SLAB		SWING		
D104	TYPE J	105	MAIN CLOSET		WD	PTD	2' - 6"	8' - 0"	1 3/4"	2' - 9"	8' - 1 1/2"	SC WD	PTD	-	SLAB		SWING		
D109	TYPE D	109	MAIN BEDROOM		ALUM	DRK. BRZ. ALUM	21' - 11 1/2"	9' - 11 3/4"	3 13/16"	22' - 0"	10' - 0"	GLASS	DARK BRZ. ANOD.	INSULATED, TEMPERED		2 PANELS	SLIDING	FLEETWOOD	
D110	TYPE C	126	PORCH 2		ALUM	DRK. BRZ. ALUM	12' - 0"	10' - 0"	1 1/2"	12' - 1"	10' - 0 1/2"	GLASS	DARK BRZ. ANOD.	INSULATED, TEMPERED		1 PANEL	SLIDING	FLEETWOOD	
D111	TYPE J	114	PWR1		WD	PTD	2' - 6"	8' - 0"	1 3/4"	2' - 9"	8' - 1 1/2"	SC WD	PTD	-	SLAB		SWING		
D113	TYPE L	113	PANTRY		WD	PTD	2' - 6"	8' - 0"	1 3/4"	2' - 9 3/4"	8' - 1 7/8"				SLAB		OVERHEAD TRACK		
D114	TYPE LL				WD	PTD	3' - 0"	7' - 0"	1 3/4"	3' - 0 1/2"	7' - 0 1/4"	SC WD	PTD	-					OUTDOOR KITCHEN
D115	TYPE E	115	LIVING		ALUM	DRK. BRZ. ALUM	0' - 0"	9' - 11 15/32"				GLASS	DARK BRZ. ANOD.	INSULATED, TEMPERED		2 PANELS	SLIDING	FLEETWOOD	
D116A	TYPE H				STEEL	POWDER COATED	16' - 0"	10' - 0"				STEEL/WD	POWDER COATED				SINGLE SWING	CROWN DOORS	HYDRAULIC OVERHEAD DOOR
D116B	TYPE H				STEEL	POWDER COATED	16' - 0"	10' - 0"				STEEL/WD	POWDER COATED				SINGLE SWING	CROWN DOORS	HYDRAULIC OVERHEAD DOOR
D117	TYPE B	117	CIGAR LOUNGE		ALUM	DRK. BRZ. ALUM	12' - 0"	10' - 0"	1 1/2"	12' - 1"	10' - 0 1/2"	GLASS	DARK BRZ. ANOD.	INSULATED, TEMPERED			SLIDING	FLEETWOOD	
D118	TYPE OO																	Krown Lab	
D119	TYPE F	119	BEDROOM 2		WD	PTD	3' - 0"	8' - 0"	1 3/4"	3' - 3"	8' - 1 1/2"	SC WD	PTD	-	SLAB		SWING		FIXED TRANSOM WINDOM
D120	TYPE J	120	BATH 2		WD	PTD	2' - 6"	8' - 0"	1 3/4"	2' - 9"	8' - 1 1/2"	SC WD	PTD	-	SLAB		SWING		
D121	TYPE F	121	BEDROOM 1		WD	PTD	3' - 0"	8' - 0"	1 3/4"	3' - 3"	8' - 1 1/2"	SC WD	PTD	-	SLAB		SWING		FIXED TRANSOM WINDOM
D122	TYPE J	122	BATH 1		WD	PTD	2' - 6"	8' - 0"	1 3/4"	2' - 9"	8' - 1 1/2"	SC WD	PTD	-	SLAB		SWING		
D123	TYPE F	123	MECH		WD	PTD	3' - 0"	8' - 0"	1 3/4"	3' - 3"	8' - 1 1/2"	SC WD	PTD	-	SLAB		SWING		FIXED TRANSOM WINDOM
D124	TYPE F	124	PWR 2		WD	PTD	2' - 8"	8' - 0"	1 3/4"	2' - 11"	8' - 1 1/2"	SC WD	PTD	-	SLAB		SWING		FIXED TRANSOM WINDOM
D125	TYPE CCCC	106	MAIN BATH				2' - 4"	8' - 0"	1/2"	2' - 4 1/2"	8' - 0 1/4"								
D126	TYPE OO																	Krown Lab	
D127	TYPE EEEEE	106	MAIN BATH				2' - 4"	8' - 0"	1/2"	2' - 4 1/2"	8' - 0 1/4"								
D128	TYPE OO																	Krown Lab	
D129A	TYPE J				WD	PTD	3' - 0"	8' - 0"	1 3/4"	3' - 3"	8' - 1 1/2"	SC WD	PTD	-	SLAB		SWING		
D129B	TYPE G				STEEL	POWDER COATED	24' - 0"	9' - 0"				STEEL	POWDER COATED	-			SINGLE SWING	CROWN DOORS	HYDRAULIC OVERHEAD DOOR

STUDIO VARA
ARCHITECTURE, URBANISM + DESIGN

3130 20th St.
Suite 190
San Francisco
California 94110

415.826.1367

STUDIOVARA.COM

LICENSED ARCHITECT
CHRISTOPHER ROACH
C-30364
RENEWAL 10.31.2023
STATE OF CALIFORNIA

3001 LUCAS VALLEY RD
NICASIO, CA 94946
APN# 164-320-20

ISSUE	DATE
PLANNING SET	03/08/2023
JOB CODE	
2205	

Revisions

NOT FOR CONSTRUCTION

DOOR SCHEDULE

A7.10

F1
METAL SIDING
IN DARK BRONZE

F2
CEMENT
PLASTER
EARTH TONED

F3
METAL CASED GLAZING
IN DARK BRONZE

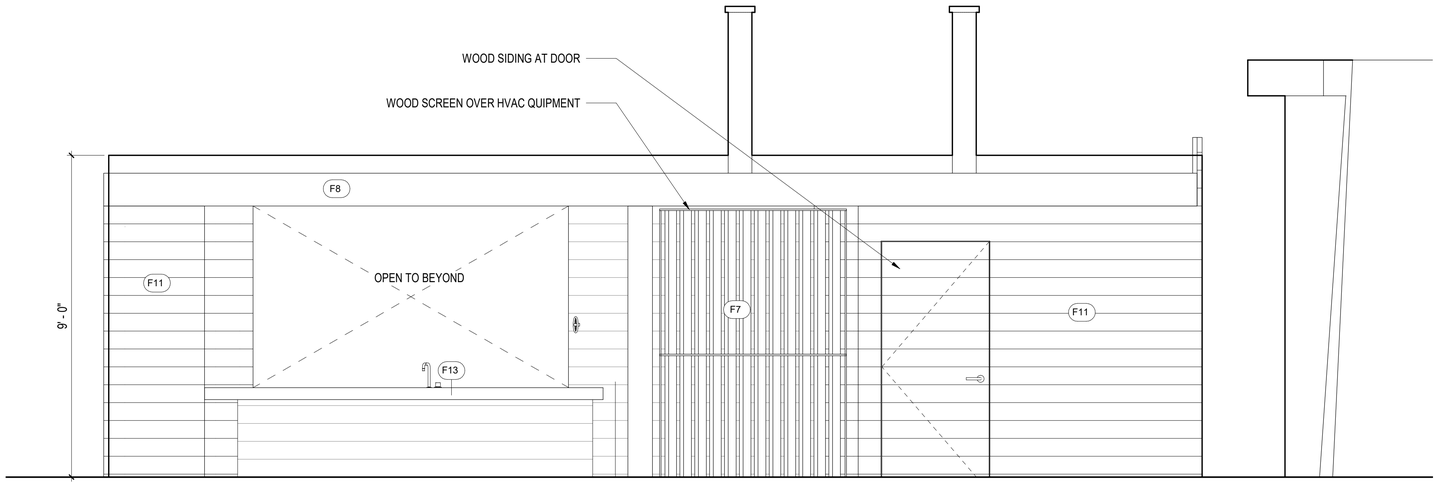
F4
STAIN GRADE
GLUE-LAM MEMBERS

F5
BOARDFORM
CONCRETE
NATURAL GRAY

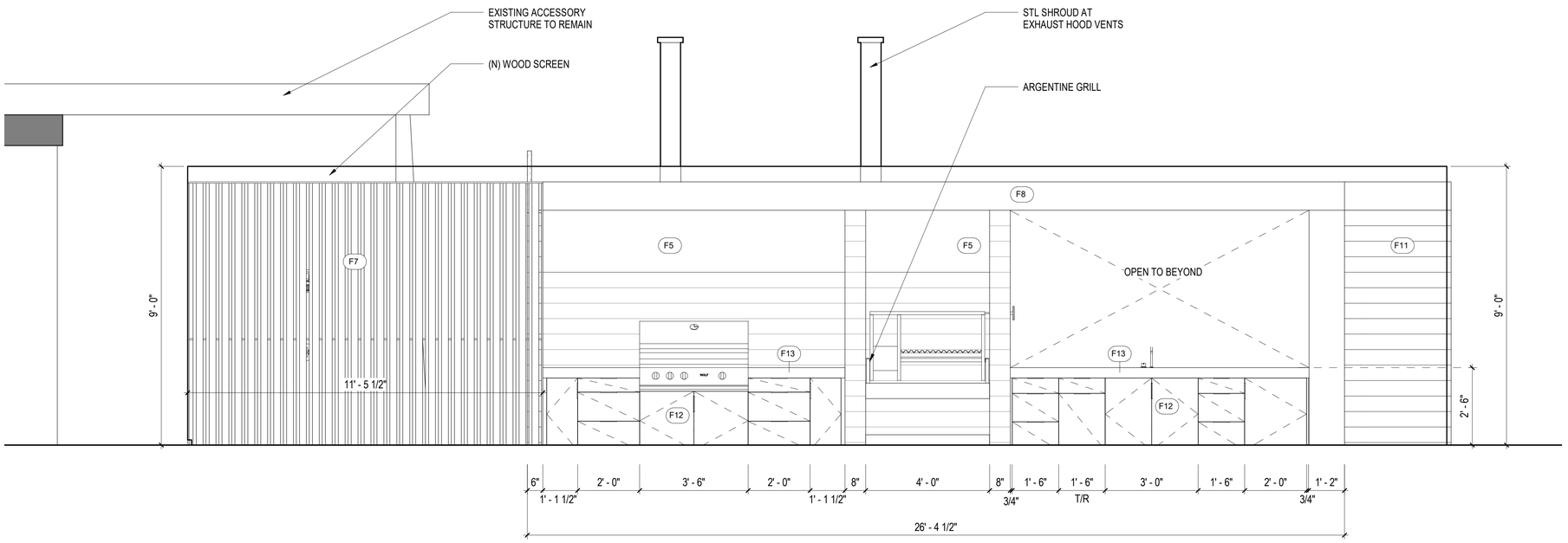
F6
STEEL COLUMN
IN DARK BRONZE

F7
STAIN GRADE WOOD
LOUVRE SCREEN

F8
METAL FASCIA IN
DARK BRONZE



2 **OUTDOOR KITCHEN ELEVATION WEST**
1/2" = 1'-0"



1 **OUTDOOR KITCHEN ELEVATION EAST**
1/2" = 1'-0"

EXTERIOR MATERIAL LEGEND

- F1 - STANDING SEAM METAL IN DARK BRONZE
- F2 - CEMENT PLASTER EARTH TONED
- F3 - METAL CASED GLAZING IN DARK BRONZE
- F4 - STAIN GRADE GLUE-LAM MEMBERS
- F5 - BOARD FORM CONCRETE NATURAL GRAY
- F6 - STEEL COLUMN IN DARK BRONZE
- F7 - STAIN GRADE WOOD LOUVRE
- F8 - METAL FASCIA IN DARK BRONZE
- F9 - BRAKE METAL PANEL IN DARK BRONZE
- F10 - PERFORATED STANDING SEAM METAL IN DARK BRONZE
- F11 - SHIPLAP WOOD SIDING
- F12 - STAINLESS STEEL CABINETS
- F13 - PRECAST CONCRETE COUNTER W BUTCHER BLOCK INSERT

STUDIO VARA
ARCHITECTURE, URBANISM + DESIGN

3130 20th St.
Suite 190
San Francisco
California 94110

415.826.1367

STUDIOVARA.COM

LICENSED ARCHITECT
CHRISTOPHER ROACH
C-30364
RENEWAL 10.31.2023
STATE OF CALIFORNIA

3001 LUCAS VALLEY RD
NICASIO, CA 94946
APN# 164-320-20

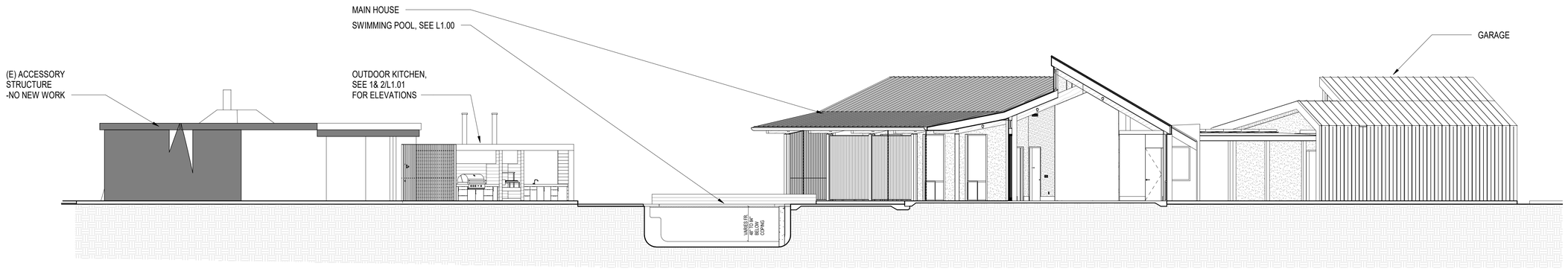
ISSUE	DATE
PLANNING SET	03/08/2023
JOB CODE	
2205	

Revisions

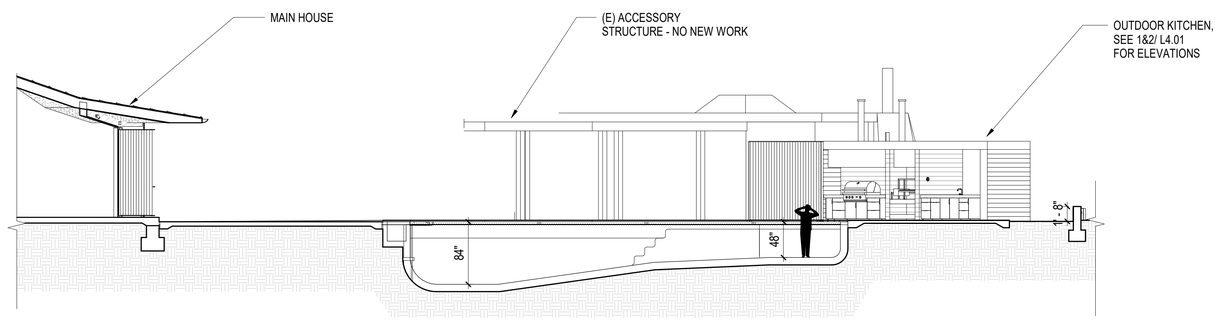
OUTDOOR KITCHEN ELEVATIONS

NOT FOR CONSTRUCTION

L4.01



2 SITE SECTION
1/8" = 1'-0"



1 POOL LONG SECTION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

- F1 - STANDING SEAM METAL IN DARK BRONZE
- F2 - CEMENT PLASTER EARTH TONED
- F3 - METAL CASED GLAZING IN DARK BRONZE
- F4 - STAIN GRADE GLUE-LAM MEMBERS
- F5 - BOARD FORM CONCRETE NATURAL GRAY
- F6 - STEEL COLUMN IN DARK BRONZE
- F7 - STAIN GRADE WOOD LOUVRE
- F8 - METAL FASCIA IN DARK BRONZE
- F9 - BRAKE METAL PANEL IN DARK BRONZE
- F10 - PERFORATED STANDING SEAM METAL IN DARK BRONZE
- F11 - SHIPLAP WOOD SIDING
- F12 - STAINLESS STEEL CABINETS
- F13 - PRECAST CONCRETE COUNTER W BUTCHER BLOCK INSERT

VARA STUDIO
ARCHITECTURE, URBANISM + DESIGN
3130 20th St.
Suite 190
San Francisco
California 94110
415.826.1367
STUDIOVARA.COM

LICENSED ARCHITECT
CHRISTOPHER ROACH
C-30364
RENEWAL 10.31.2023
STATE OF CALIFORNIA

3001 LUCAS VALLEY RD NICASIO, CA 94946 APN# 164-320-20

ISSUE	DATE
PLANNING SET	03/08/2023
JOB CODE	
2205	

Revisions

NOT FOR CONSTRUCTION

SITE SECTIONS

L4.02