Sweet/Metcalf Addition
26 Point Gallinas Road, San Rafael

Project Information:
Project Description:
Addition and remodeling of existing single-family residence. Project consists of the removal of an existing porch and patio and an addition to the front of the residence and a new covered porch.

Project Address:
26 Point Gallinas Road
San Rafael, CA 94903

Parcel Number:
180-151-22

Zoning District:
A2-B2

Occupancy Group:
Single Family Residential

Construction Type:
One Story

Fire Sprinklers:
No

WUI:
Yes

Lot Area:
20,874 SF

Existing Building Area:
3,098 SF (Residences + Carport)

Proposed Building Area:
4,139 SF

Existing Floor Area:
Residence: 2,235 SF

Proposed Floor Area:
Residence: 2,786 SF

Existing Floor Area Ratio:
14.9%

Proposed Floor Area Ratio:
17.1%

Proposed Residence Floor Area: 2,786 SF
Existing: 2,235 SF + Addition: 461 SF

Covered Porch/Patio Area: 827 SF Reduction

Existing Lot Coverage:
10,912 SF

Proposed Lot Coverage:
10,798 SF

Grading Calculations:
N/A

Existing and Proposed Parking:
2 Spaces provided in carport, 2 spaces in driveway.

Minimum Setback for Exterior Walls:
Required: Proposed

East (front): 25’
South: 27’
West: 13’
North: 14’

Maximum Height of Proposed Building Area:
16’3” proposed

Conditions of Approval:

Project Directory:
Project Owner:
Jon Metcalf and Shelley Sweet
26 Point Galinas Road
San Rafael, CA 94903
jon@metcalfmarketing.com
shelley@sfpmweb.com

Architect:
James D Allen-Young
P O Box 428
Santa Cruz, CA 95061
jday@baymoon.com
831.227.0354

Sheet Index:
T-1 Vicinity Map, Project Data
SS-1 Site Survey (for reference)
C-0 Key Site Plan
C-1 Existing Site Plan
C-2 Proposed Site Plan
C-3 Key Site Plan
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A-1 Proposed Floor Plan
A-2 Proposed Roof Plan
A-3 Proposed Roof Plan and Elevations
A-4 Existing Building Elevations
A-5 Proposed Building Elevations
A-6 Building Sections

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Vicinity Map and Project Information
J D Allen-Young, Inc.
P O Box 428
Santa Cruz, CA 95061
831.227.0354

T-1
Existing Residence  Proposed Addition

Existing Carport

Existing Accessory Structure

See Enlarged Site Plans C-1 and C-2 for setback dimensions
Proposed Site Areas:

- Site Area: 20,874 SF
- Existing Residence: 2,335 SF
- Remodel Area: 616 SF
- Addition: 461 SF

Total Proposed Floor Area: 2,796 SF

Proposed scope of work is not a substantial remodel (46.1% < 50%), so full WUI compliance and fire sprinklers are not required.

New addition and affected areas of existing finishes will meet WUI requirements.

- Habitable Accessory Structure: 772 SF
- Carport Accessory Structure: 585 SF

Grading shall consist of minimum to provide footings for proposed addition.
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SOUTH ELEVATION
1/4" = 1'-0"

NORTH ELEVATION
1/4" = 1'-0"

WEST ELEVATION
1/4" = 1'-0"

EAST ELEVATION
1/4" = 1'-0"

100.00' Finished Floor
98.25'
PROPOSED SECTION A
1/4" = 1'-0"

PROPOSED SECTION B
1/4" = 1'-0"