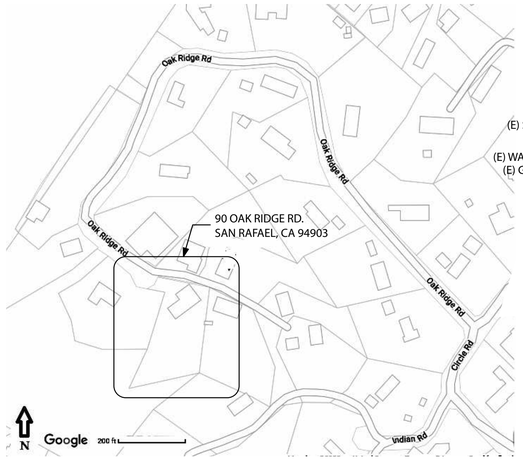
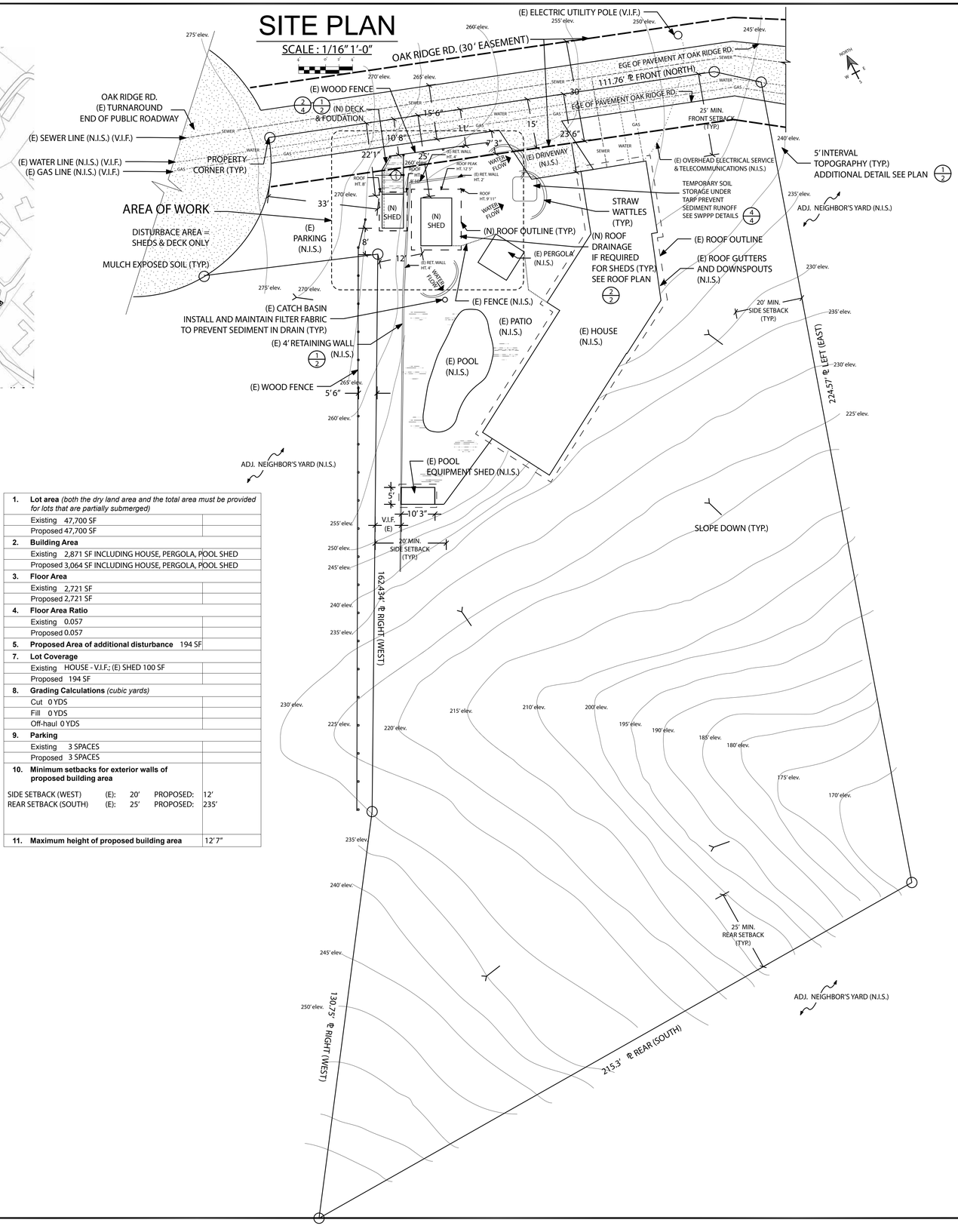
LOCATION MAP



SITE PLAN

SCALE : 1/16" 1'-0"



PROJECT DESCRIPTION

THIS APPLICATION IS TO RETROACTIVELY PERMIT AND LEGALIZE THE CONSTRUCTION OF 2 SHEDS: (1) 63.9 SQ. FT. SHED WITH 70 SQ. FT. DECK (NEW), AND (1) 129.9 SQ. FT. SHED (REPLACEMENT). SHEDS ARE 2X4 WOOD STUD FRAMED WITH WOOD SIDING, COMP. SHINGLE ROOFS, AND CONCRETE FOUNDATIONS.

PROJECT SCOPE

DEMOLISH (E) STORAGE SHED; SALVAGE DOOR AND WINDOWS
EXCAVATE FOR CONCRETE PIER & GRADE BEAM FOOTINGS AND SLAB FOUNDATION
INSTALL (N) CONCRETE PIER & GRADE BEAM FOOTINGS
INSTALL (N) DECK WITH 42" GUARDRAIL, AND SHED CONCRETE SLAB
BUILD 2 (N) 2X4 WOOD FRAMED STORAGE SHEDS
BUILD (N) GABLE ROOF AND SINGLE PITCH ROOF
INSTALL RECLAIMED DOOR AND WINDOWS, (N) SKYLIGHT, (N) BARN DOOR
INSTALL (N) EXTERIOR ASPHALT FELT AND CEDAR SIDING, EXTERIOR PLYWOOD SIDING

NOTES

NO WORK IN RIGHT OF WAY
NO PROPERTY LINE CHANGES
SHEDS ARE FOR STORAGE
NO ADDITIONAL HABITABLE AREA IN SCOPE
THE FOLLOWING NOTE APPLIES IF (N) RETAINING WALLS REQUIRE STRUCTRUAL ENGINEERING
Design Engineer shall inspect and certify in writing to DPW that each retaining wall was constructed per approved plan and field direction. Certification letters shall reference building permit number or numbers for specific work being certified, the address and the Assessor's Parcel Number (APN) for the project, and shall be signed and stamped by the certifying professional.

GENERAL SPECIFICATIONS

Full compliance is required by reference to the following adopted codes:

2019 California Residential Code (CRC)
2019 California Building Code (CBC)
2019 California Mechanical Code (CMC)
2019 California Electrical Code (CEC)
2019 California Plumbing Code (CPC)

PROJECT INFORMATION

PROPERTY ADDRESS	90 OAK RIDGE RD. SAN RAFAEL, CA 94903			
PARCEL NUMBER	179-242-53			
JURISDICTION	MARIN COUNTY			
ZONING	AGRICULTURE, LIMITED B-COMBINING (A2-B4)			
USE CODE	SINGLE - RESID. IMPROVED			
OCCUPANCY GROUP	R - RESIDENTIAL			
TYPE OF CONSTRUCTION	WOOD FRAMED			
AVG. SLOPE	50.89			
LOT SIZE	1.09 ACRES			
ELEVATION	249'			
LATITUDE/LONGITUDE	37.992080, -122.547570			
FLOOR AREA (E) HOUSE	(E):	2,721 SF	PROPOSED:	N/A
FLOOR AREA RATIO (FAR)	(E):	0.057	PROPOSED:	0.057
BUILDING HEIGHT (E) HOUSE	(E)	V.I.F.	PROPOSED:	N/A
NUMBER OF STORIES (E) HOUSE	(E):	2	PROPOSED:	N/A
LOT COVERAGE (E) HOUSE	(E):	V.I.F.	PROPOSED:	N/A
BUILDING AREA (E) HOUSE	(E):	2,721 SF	PROPOSED:	N/A
IMPERVIOUS AREA	(E):	V.I.F.	PROPOSED:	194 SF
SHED TYPE	STORAGE/UTILITY			
FLOOR AREA (N) SHEDS	(E):	N/A	PROPOSED:	N/A
LOT COVERAGE (N) SHEDS (COMBINED)	(E):	100 SF	PROPOSED:	193.72 SF
BUILDING AREA (N) SHEDS (COMBINED)	(E):	100 SF	PROPOSED:	193.72 SF
SHED HEIGHT	(E):	N/A	PROPOSED:	12' 7"
DISTURBANCE AREA	(E):	100Z	PROPOSED:	193.72 SF
GRADING - CUT	0 CUBIC FEET			
GRADING - FILL	0 CUBIC FEET			
PARKING SPACES	(E):	3	PROPOSED:	3
FRONT SETBACK (NORTH)	(E):	30'	PROPOSED:	22' 1"
SIDE SETBACK (WEST)	(E):	20'	PROPOSED:	12'
REAR SETBACK (SOUTH)	(E):	25'	PROPOSED:	235'
FIRE DISTRICT	COUNTY FIRE CSA 31			

1.	**Lot area** *(both the dry land area and the total area must be provided for lots that are partially submerged)*		
	Existing 47,700 SF		
	Proposed 47,700 SF		
2.	**Building Area**		
	Existing 2,871 SF INCLUDING HOUSE, PERGOLA, POOL SHED		
	Proposed 3,064 SF INCLUDING HOUSE, PERGOLA, POOL SHED		
3.	**Floor Area**		
	Existing 2,721 SF		
	Proposed 2,721 SF		
4.	**Floor Area Ratio**		
	Existing 0.057		
	Proposed 0.057		
5.	**Proposed Area of additional disturbance** 194 SF		
7.	**Lot Coverage**		
	Existing HOUSE - V.I.F.; (E) SHED 100 SF		
	Proposed 194 SF		
8.	**Grading Calculations** *(cubic yards)*		
	Cut 0 YDS		
	Fill 0 YDS		
	Off-haul 0 YDS		
9.	**Parking**		
	Existing 3 SPACES		
	Proposed 3 SPACES		
10.	**Minimum setbacks for exterior walls of proposed building area**		
	SIDE SETBACK (WEST) (E): 20'	PROPOSED:	12'
	REAR SETBACK (SOUTH) (E): 25'	PROPOSED:	235'
11.	**Maximum height of proposed building area**		12' 7"

SPECIAL INSPECTIONS

REQUIRED "STRUCTURAL OBSERVATIONS" AND "SPECIAL INSPECTIONS"

INDEX

ITEM DESCRIPTION	SHEET
SITE PLAN PROJECT SCOPE PROJECT INFORMATION SPECIAL INSPECTIONS APPROVALS	1
(N) FLOOR PLAN (N) ROOF PLAN DEMOLITION PLAN (N) FOUNDATION PLAN SPECIFICATIONS	2
ELEVATIONS CROSS SECTION SPECIFICATIONS	3
DETAILS ALT. ELEVATIONS	4

APPROVALS

REVISIONS	BY
2/23/23 ⚠1	BZ

DESIGN BY:
MODERN ADU
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(415) 534-5342

STORAGE SHEDS
90 OAK RIDGE RD.
SAN RAFAEL, CA 94903
Owners: Brian Nishinaga & Jennifer W. Nishinaga
(415) 419 4875

SITE PLAN
PROJECT SCOPE
PROJECT INFORMATION
SPECIAL INSPECTIONS
APPROVALS

Date 2/23/23
Scale As Noted
Drawn BZ
Job
Sheet 1 Of 4 Sheets

8. Foundations and Concrete

8.6 Concrete slabs shall be 3.5 inches thick minimum. (R506.1)

8.8 Anchor bolts shall be minimum ½ inch by 10 inches placed at 6 foot on center maximum. Embed bolts 7 inches minimum. Locate end bolts neither less than 3.5 inches nor more than 12 inches from ends of sill members. (R 403.1.6) Provide minimum 3 inch by 3 inch by 0.229 inch plate washers on each bolt. (R602.11.1)

7 GENERAL SPECIFICATIONS - CONCRETE

SCALE : N.T.S.

11. Roof

11.2 Rafters shall be sized and framed in accordance with CRC Section R802.4, and the referenced span tables.

11.6 Wood structural panel sheathing, when designed to be permanently exposed in outdoor applications, shall be of an exterior exposure durability. Wood structural panel roof sheathing exposed to the underside may be identified as Exposure 1. (R803.2) Minimum nailing per Table R602.3(1) is 6 inches at edges and 12 inches in the field, 8d common, box or casing. Nail panels to blocking between rafters.

7.16 Roof construction and covering shall comply with R905 and local ordinance. All roofing shall be of Class A fire resistive material, supported by solid sheathing (Chapter 7 Sonoma County Code).

6 GENERAL SPECIFICATIONS - ROOF

SCALE : N/A

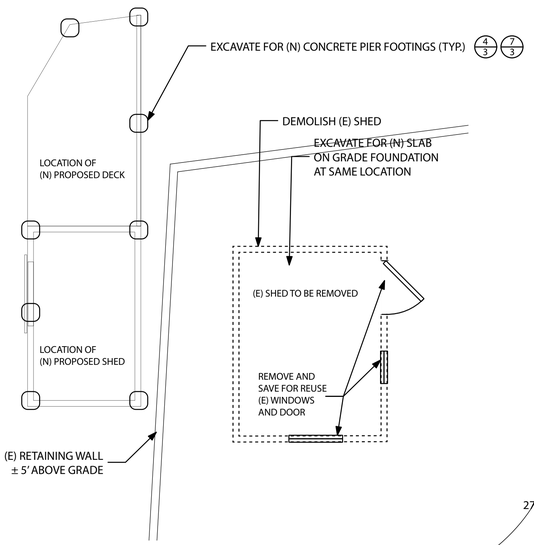
10. Walls

10.7 Minimum wood structural panel sheathing nailing: 6 inches on center at edges and 12 inches on center in field. (Table R602.3) Nailing shall be inspected prior to covering.

10.8 Provide one layer of number 15 asphalt felt or other approved material under exterior siding. Material shall have upper layer lapped 2 inches minimum over lower layer with 6 inches minimum laps at joints. (R703.2) Provide 2 layers of Grade D paper, or equivalent, between wood sheathing and stucco lath. (R703.7.3)

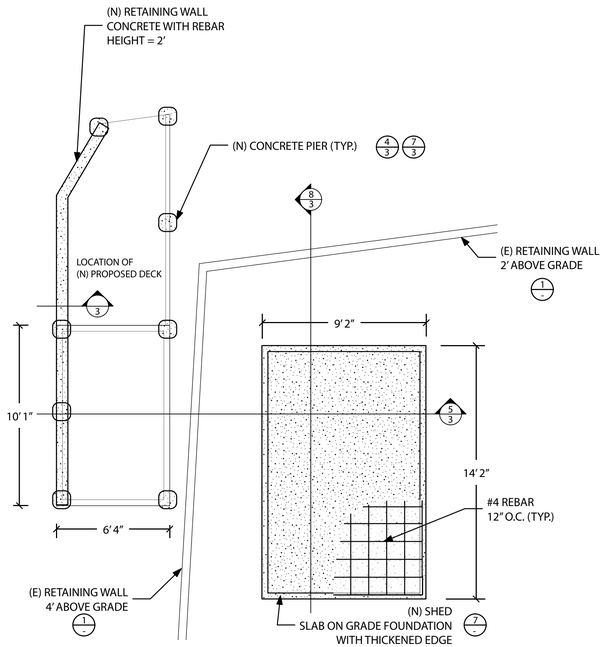
5 GENERAL SPECIFICATIONS - WALLS

SCALE : N/A



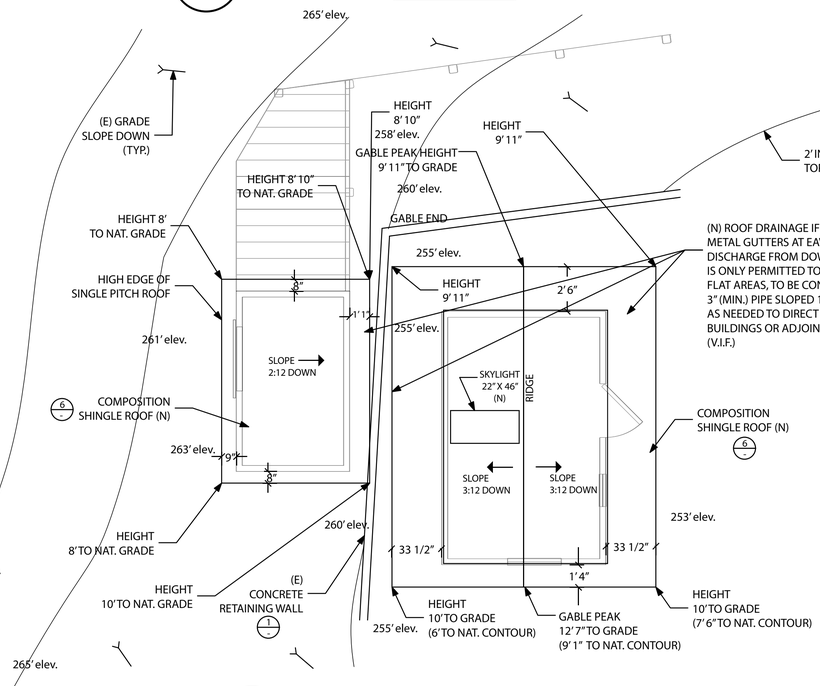
3 DEMOLITION PLAN

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



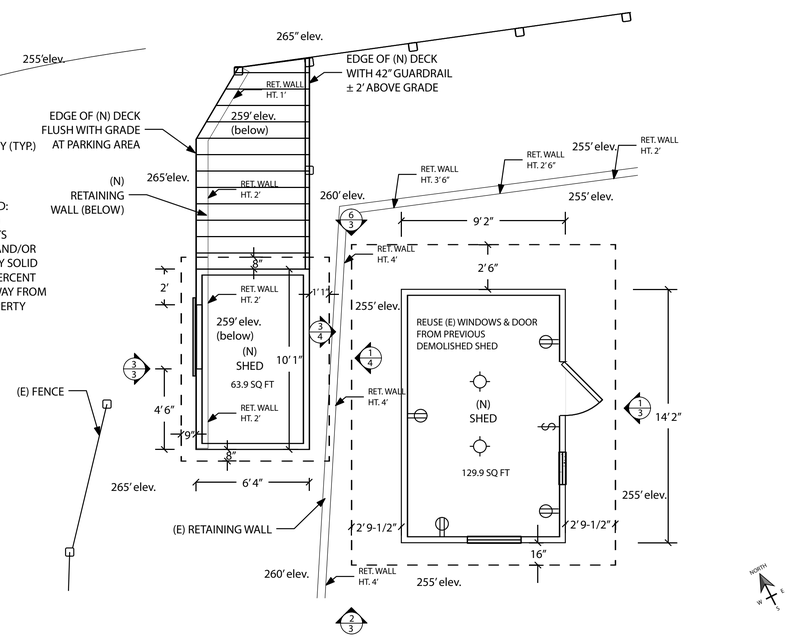
4 (N) FOUNDATION PLAN

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



2 (N) ROOF PLAN

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



1 (N) FLOOR PLAN

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

8 PROPOSED (N) SHED PHOTOS

SCALE : N.T.S.

LEGEND

MATERIALS / WALLS

- NEW 2X4 STUD WALL
- PARTITIONS / EXISTING ELEMENTS TO BE REMOVED.
- (N) CONCRETE

MARKERS / TAGS

- DETAIL NUMBER / SHEET NUMBER
- SEE DESIGNATED NOTE (1, 2, 3...)
- REVISION NUMBER
- CROSS SECTION DESIGNATION (LETTER) / SHEET NUMBER
- CUT LINE FOR SECTION
- ELEVATION DESIGNATION (LETTER) / SHEET NUMBER
- DIRECTION OF GRADE (SLOPE)
- V.I.F. VERIFY IN FIELD
- N.I.S. NOT IN SCOPE

ELECTRICAL

- GFCI PROTECTED 1-GANG RECEPTACLE
- 1-GANG RECEPTACLE
- 2-GANG RECEPTACLE
- 240V RECEPTACLE
- CEILING LIGHT - SEE ELECTRICAL SCHEDULE
- WALL MOUNT LIGHT - SEE ELECTRICAL SCHEDULE
- FAN/LIGHT COMBO - SEE ELECTRICAL SCHEDULE
- EXTERIOR WATERPROOF GFCI RECEPTACLE
- WALL SWITCH
- SMOKE DETECTOR
- COMBO SMOKE CARBON MONOXIDE DETECTOR

REVISIONS	BY
2/23/23 1	BZ

DESIGN BY:
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STORAGE SHEDS
90 OAK RIDGE RD.
SAN RAFAEL, CA 94903
Owners: Brian Nishinaga & Jennifer W. Nishinaga (415) 419 4875

(N) FLOOR PLAN
(N) ROOF PLAN
DEMOLITION PLAN
(N) FOUNDATION PLAN
SPECIFICATIONS

Date	12/15/22
Scale	As Noted
Drawn	BZ
Job	
Sheet	2
Of	4 Sheets

NOTES

4. Weather and Corrosion Damage Prevention Measures

4.1 Naturally durable wood or preservative treated wood, per AWPA U1, shall be required in the following locations (R317.1):

Wood joists and girders closer than 18 inches or 12 inches, respectively, to the exposed ground.
Wood framing members that rest on concrete or masonry and are less than 8 inches from the ground.
Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated by an impervious moisture barrier.
Wood siding, sheathing and wall framing on the exterior of the building having a clearance of less than 6 inches from the ground or less than 2 inches from a horizontal concrete surface.
All wood in contact with the ground.
All wood embedded in concrete that is in direct contact with the ground or exposed to weather and that supports structures intended for human occupancy.

4.2 Exposed glulams shall be preservative treated, applied by the manufacturer, or made from naturally durable wood.

4.3 Weatherproofing of exterior surfaces above and below grade is required. (R406 & R703)

4.6 The ground adjacent to the foundation shall be sloped so that the grade shall fall a minimum of 6 feet within the first 10 feet. Impervious surfaces may be sloped at 2 percent minimum. (R401.3)

4.7 All fasteners used for attachment of siding shall be corrosion-resistant and fastened in accordance with CRC Table R703.3(1). (R703.3.3)

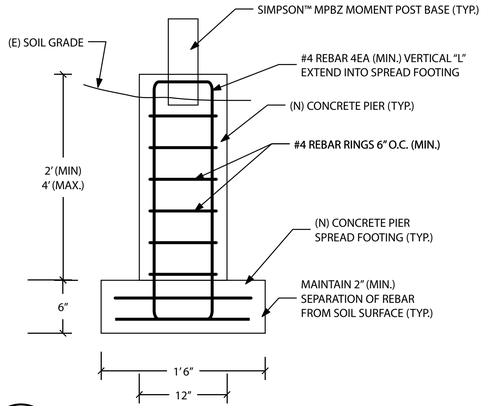
4.8 Corrosion resistant flashing shall be provided at openings and intersections/attachments. (R703.4)

Pollutant Control
4.504.1 Duct openings and other related air distribution component openings shall be covered during construction.

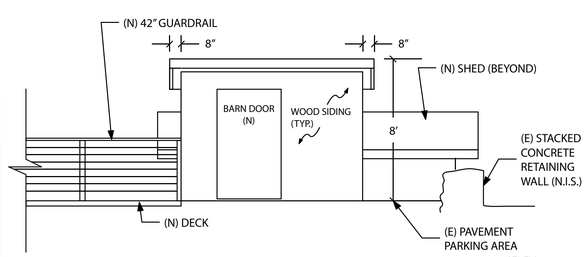
4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.

4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits.

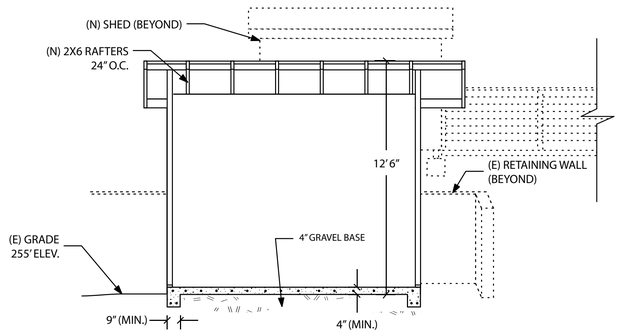
4.504.2.3 Aerosol paints and other coatings shall be compliant with product weighted MIR Limits for ROC and other toxic compounds.



4 CONCRETE PIER DETAIL (TYP.)
SCALE : N.T.S.

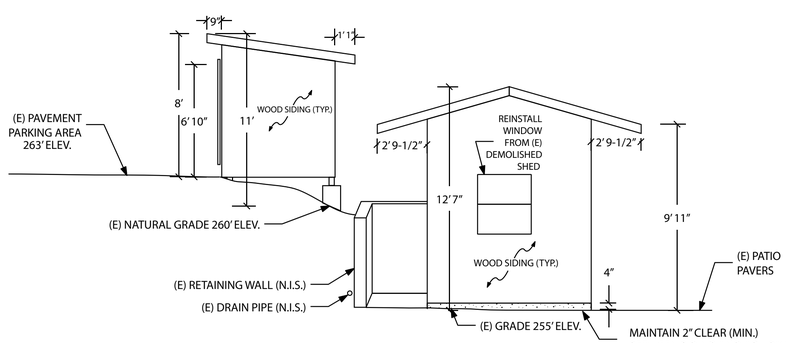


3 WEST ELEVATION
SCALE : 1/4" = 1'-0"



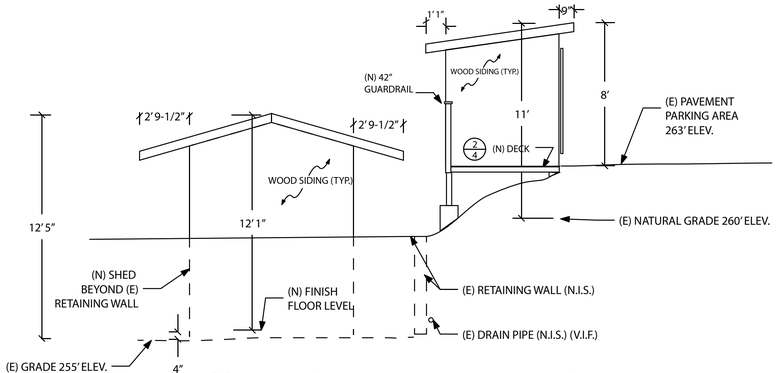
8 CROSS SECTION (N)
SCALE : 1/4" = 1'-0"

5 CROSS SECTION (N)
SCALE : 1/4" = 1'-0"

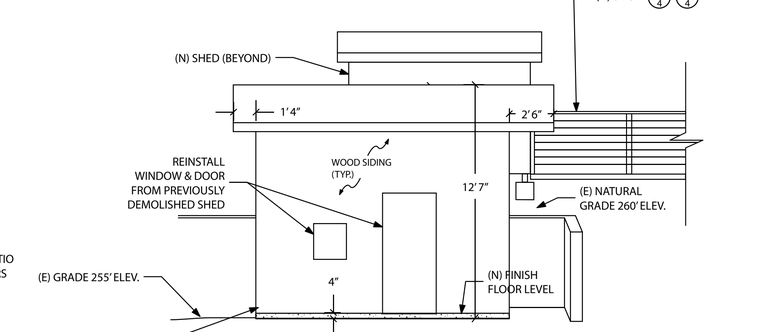


2 SOUTH ELEVATION
SCALE : 1/4" = 1'-0"

7 CONCRETE PIER REBAR (TYP.)
SCALE : N.T.S.



6 NORTH ELEVATION
SCALE : 1/4" = 1'-0"



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

REVISIONS	BY
2/23/23 1	BZ

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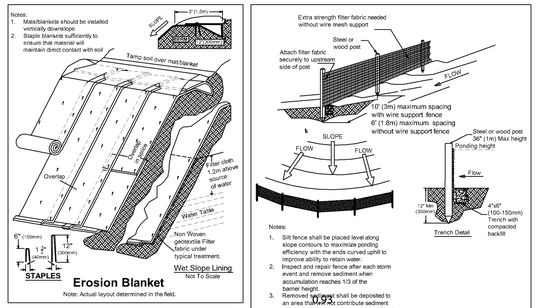
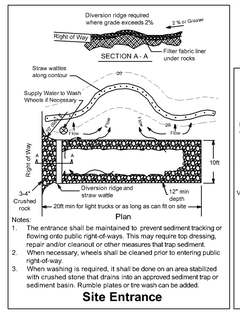
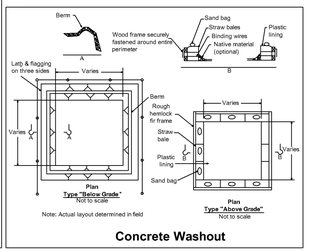
ELEVATIONS
CROSS SECTION
SPECIFICATIONS

Date	12/1522
Scale	As Noted
Drawn	BZ
Job	
Sheet	3
Of	4 Sheets





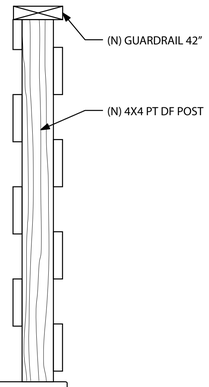


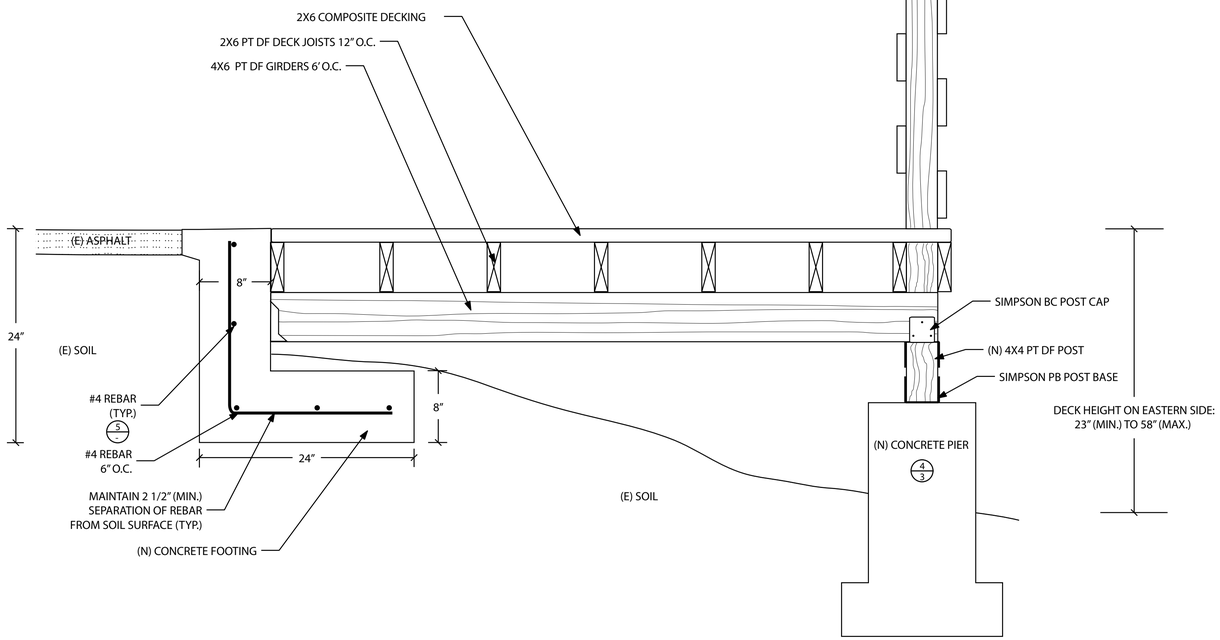
4 STORMWATER POLLUTION PREVENTION DETAILS

SCALE : N.T.S.

5 DECK FOUNDATION REBAR (TYP.)

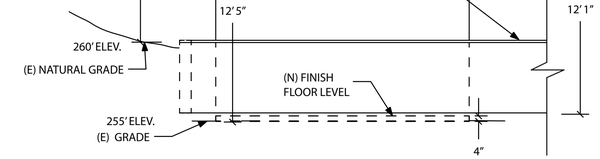
SCALE : N.T.S.





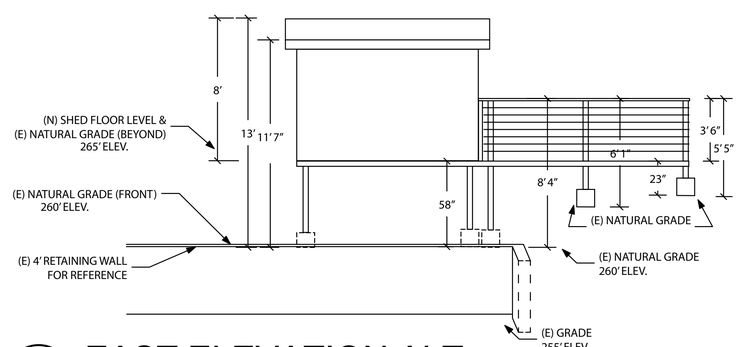
2 (N) DECK FOUNDATION SECTION

SCALE : 1 1/2" = 1'-0"



3 WEST ELEVATION ALT.

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



1 EAST ELEVATION ALT.

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

REVISIONS	BY
2/23/23 1	BZ

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STORAGE SHEDS
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DETAILS

Date	2/23/23
Scale	As Noted
Drawn	BZ
Job	
Sheet	4
Of	4 Sheets