

JAMES & JILL HIGGINS RESIDENCE DESIGN REVIEW

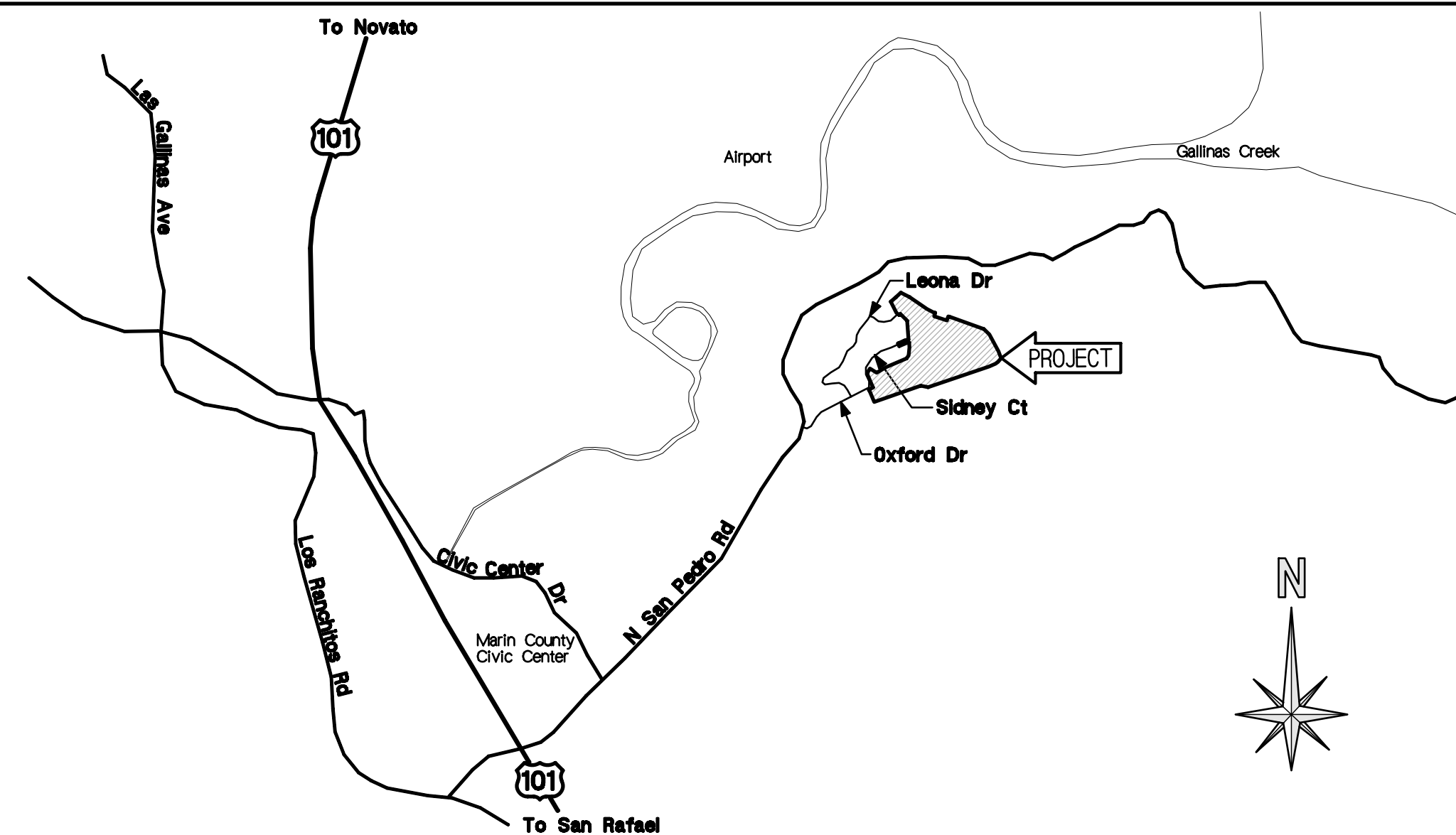
70 OXFORD DRIVE, SAN RAFAEL, CA

APN : 180 - 261 - 10

ZONING: A-2 : B-2



PROPOSED PERSPECTIVE VIEW



VICINITY MAP

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- DESIGN CODE: 2016 CALIFORNIA BUILDING STANDARDS
SEE GENERAL NOTE #4 OF THIS SHEET FOR MORE INFORMATION.
- THIS WORK SHALL MEET ALL REQUIREMENTS OF MARIN COUNTY.
- TYPE OF CONSTRUCTION: TYPE 5B
- OCCUPANCY GROUP: R-3, U

JUNE 2020

SUN	M	T	W	TH	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

JULY 2020

SUN	M	T	W	TH	F	S
		1	2	3	4	
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

AUGUST 2020

SUN	M	T	W	TH	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

CODE ANALYSIS

DESCRIPTION	DATE
MARIN COUNTY AGENCY DATE SUBMITTED FOR INITIAL DESIGN REVIEW	7-18-18
DATE SUBMITTED WITH REVISIONS TO INCLUDE INITIAL COMPLETENESS ITEMS REQUESTED BY M.C.	10-03-18
DESIGN REVISIONS TO INCLUDE RESOURCE AGENCY INPUT	3-19-19
FINAL DESIGN REVIEW REVISIONS	5-7-19
RESUBMITTAL TO M.C. w/ COMPLETENESS ITEMS	1-10-20
APPLICATION WITHDRAWN BY OWNER	4-5-20
RESUBMITTAL TO MARIN CO. WITH VOLUNTARY DEED RESTRICTIONS	4-24-20

PUBLIC AGENCY HISTORY

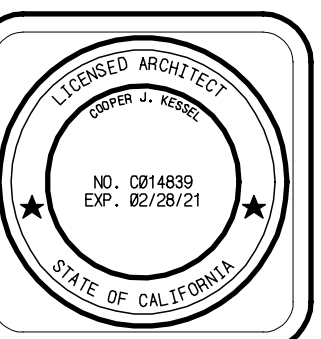
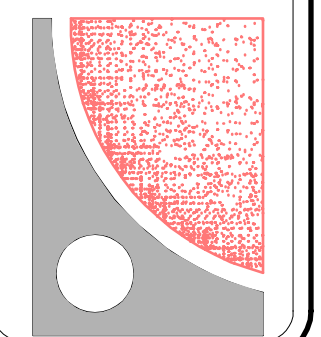
COVER SHEET

JOB NO. 1608

NO. DATE BY DESCRIPTION
1 10/03/18 REVISED SHEETS AFTER AUG. 11, 2018 DESIGN REVIEW

JAMES & JILL HIGGINS
RESIDENCE
70 OXFORD DR.
SAN RAFAEL, CA

COOPER
KESSEL
ARCHITECT - ENGINEERING - BUILDING
3847-A MARINO WAY SAN RAFAEL, CA 94901
PHONE: (415) 592-1823 FAX: (415) 592-2686

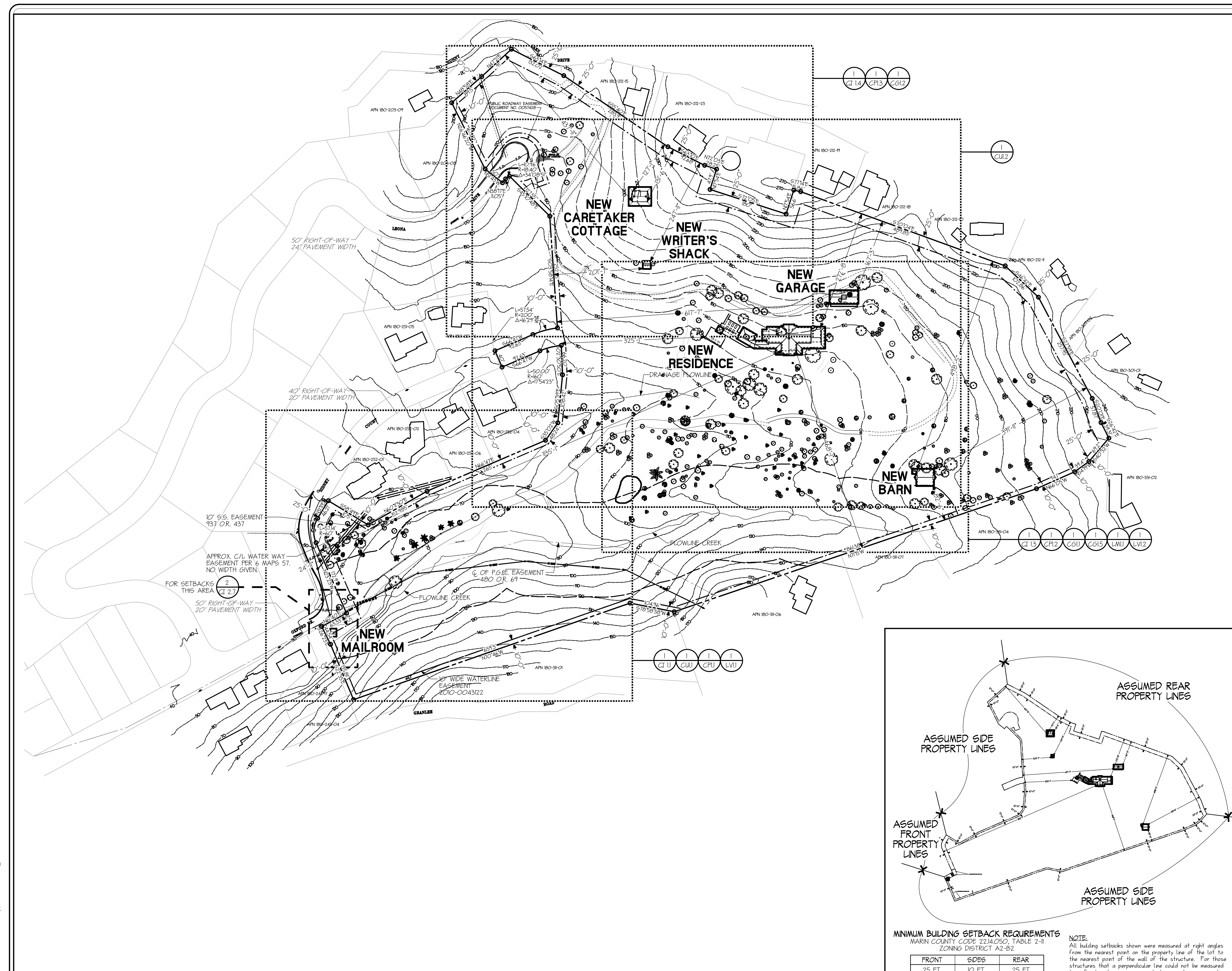


DESIGNER: CJK
DRAFTER: EMR
CHECKED: JPH
SCALE: NONE

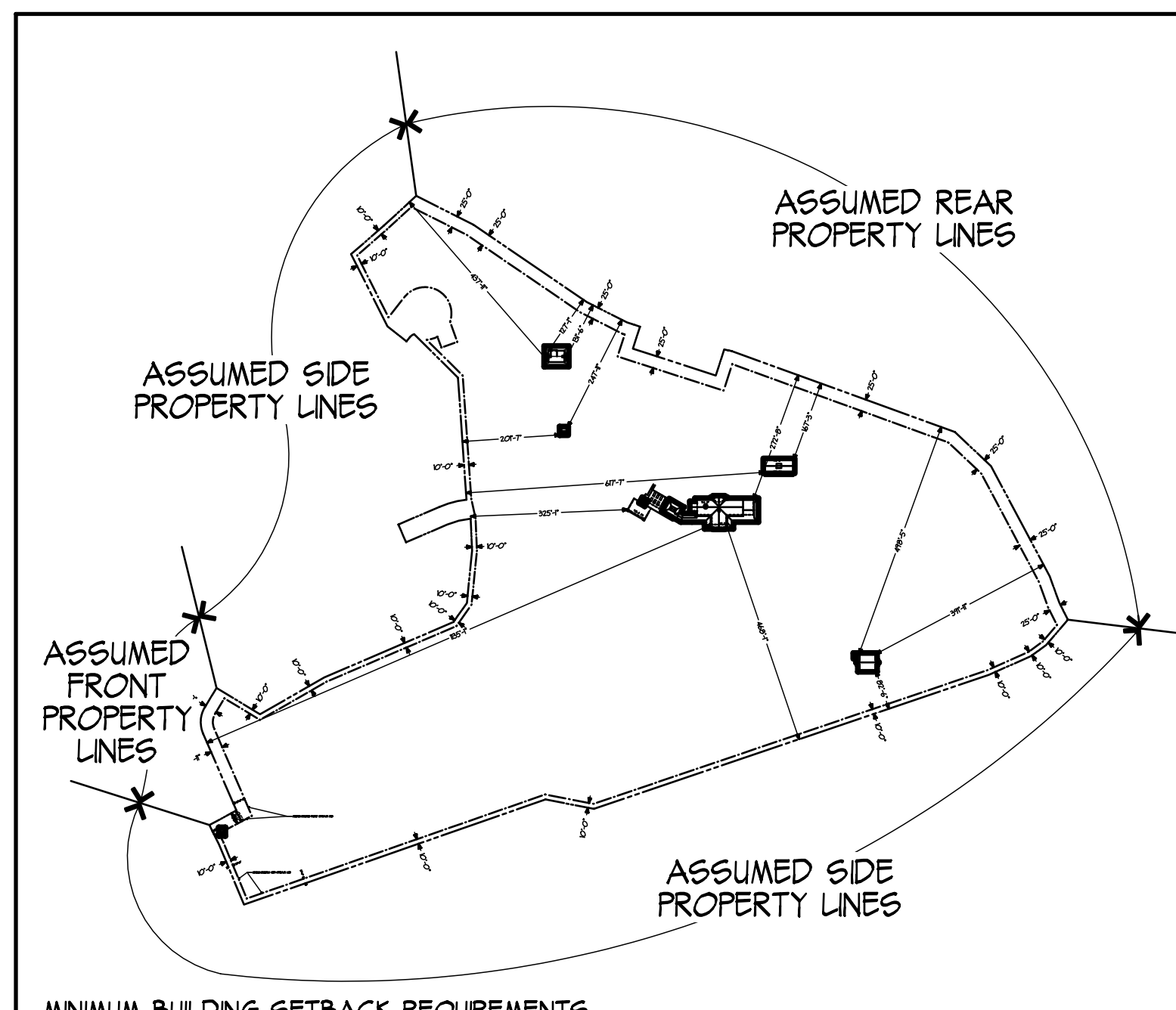
DRAWING DATE:
6/25/20

SHEET
C1
NO. 1 OF 57

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1 SCALE: 1" = 100' **PROPOSED OVERALL SITE PLAN**



2 SCALE: 1" = 300' **BUILDING SETBACK DETAILS**

OWNER: OUTNUMBERED, LLC
10534 RIVERSIDE DR. #598
NORTH HOLLYWOOD, CA 91602
PHONE: 818-720-8173

ASSESSOR'S PARCEL NUMBER: 180-261-0

DESCRIPTION: RECORD OF SURVEY 2015 RS 067

ZONING: A2-B2

OCCUPANCY CLASSIFICATION: R-3 & U

DESCRIPTION OF USE: SINGLE FAMILY RESIDENCE & ACCESSORY BUILDINGS

STORIES: THREE

SPRINKLERS: YES

NO STRUCTURES EXIST ON THE PARCEL. ALL AREAS BEING PROPOSED ARE NEW.

PARCEL SIZE : 27.8 AC - 1210,968 SF

BUILDING AREA BASED ON DRIFLINE: 18,934 SF

BUILDING FLOOR AREA -

MAIN HOUSE (4 BEDROOM)	9,305 SF
GARAGE	3,056 SF
BARN	1,376 SF
CARETAKER COTTAGE	1,461 SF
	15,998 SF

FLOOR AREA RATIO : 13%

PROPOSED AREA OF ADDITIONAL DISTURBANCE INCL. FIRE ACCESS ROAD 11,444 SF 9.30%

TOTAL DISTURBED AREA OF SITE 130,428 SF 10.80%

PROPOSED LOT COVERAGE :

IMPERVIOUS COVERAGE	18,962 SF	157%
PERVIOUS COVERAGE	37,603 SF	3.10%

GRADING CALCULATIONS (CUBIC YARDS)

CUT :	6078 CY
FILL :	6037 CY

PARKING SPACES : 22 INCL GARAGE

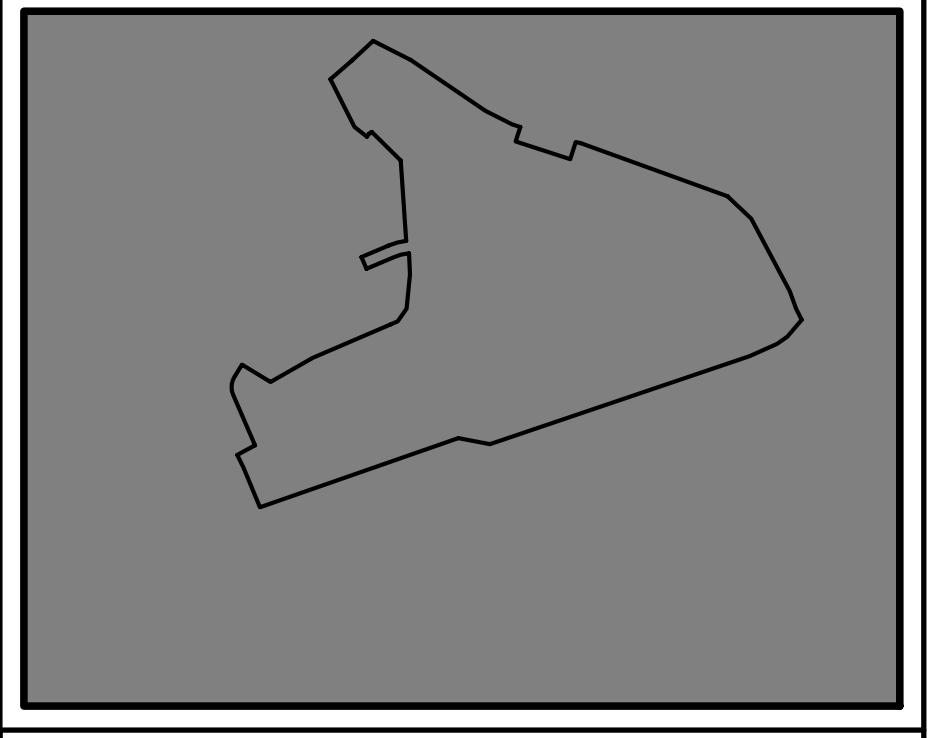
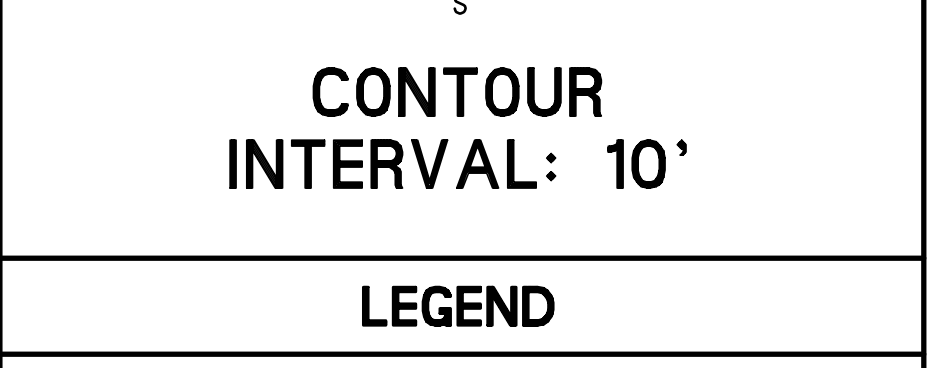
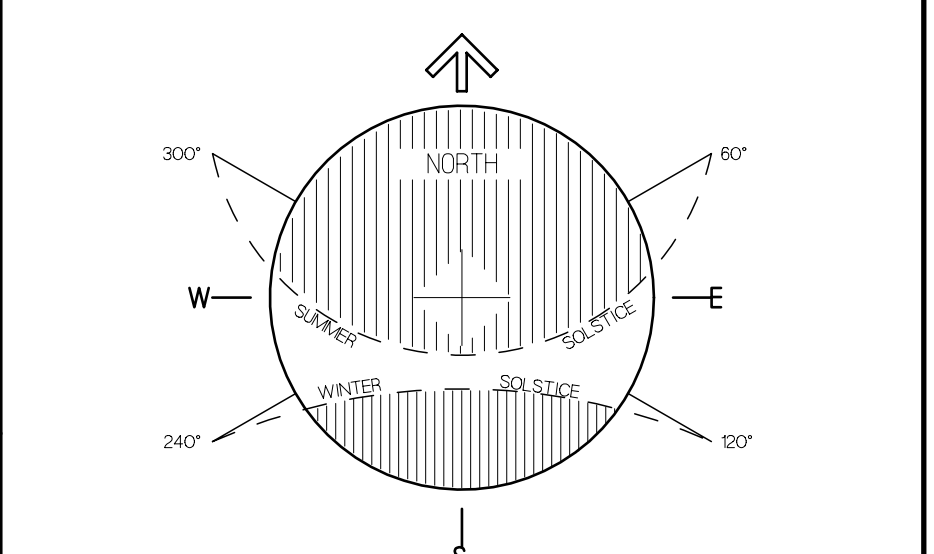
SETBACK DISTANCES :

FRONT :	365 FT.
REAR :	285 FT. (HOUSE)
	175 FT. (GARAGE)
SIDES :	328 FT.

MAXIMUM BUILDING HEIGHT :

MAIN HOUSE :	39' - 0"
GARAGE :	23' - 0"
BARN :	25' - 0"
CARETAKER :	25' - 6"

PROJECT DATA



PROJECT DATA SHEET

JOB NO. 1608

NO.	DATE	BY	DESCRIPTION

JAMES & JILL HIGGINS
RESIDENCE
70 OXFORD DR.
SAN RAFAEL, CA

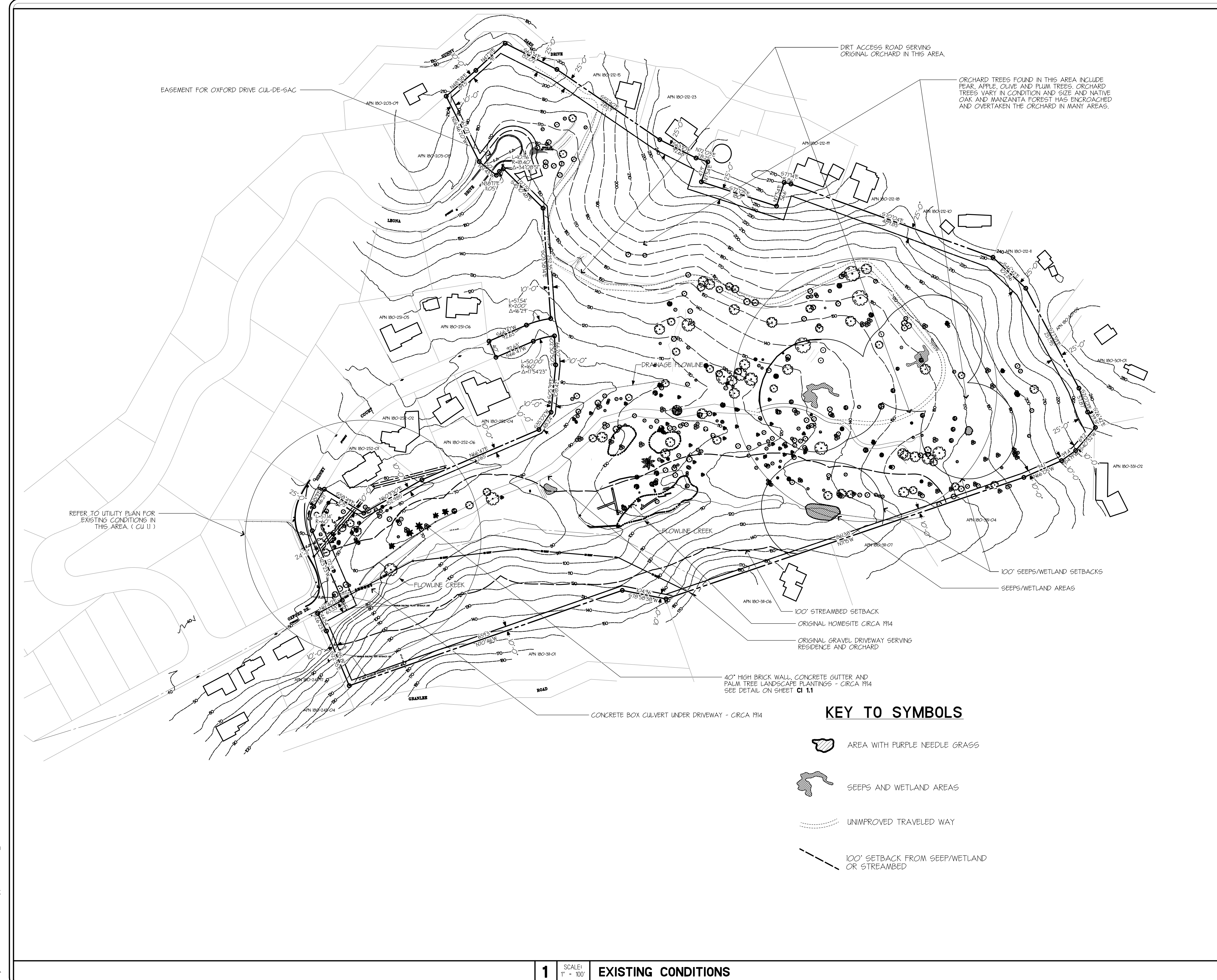
COOPER KESSEL
ARCHITECTURE - ENGINEERING - BUILDING
3847-A MARINO WAY SAN RAFAEL, CA 94901
PHONE: (415) 582-1828 FAX: (415) 582-8886

DESIGNER: CJK
DRAFTER: EMR
CHECKED: JHP
SCALE: AS NOTED

DRAWING DATE:
7/18/18

SHEET
C2
NO. 2 OF 57

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OWNER: OUTNUMBERED, LLC
 10534 RIVERSIDE DR. #598
 NORTH HOLLYWOOD, CA 91602
 PHONE: 818-720-8173

ASSESSOR'S PARCEL NUMBER: 180-261-0

DESCRIPTION: RECORD OF SURVEY 2015 RS 067

ZONING: A2-B2

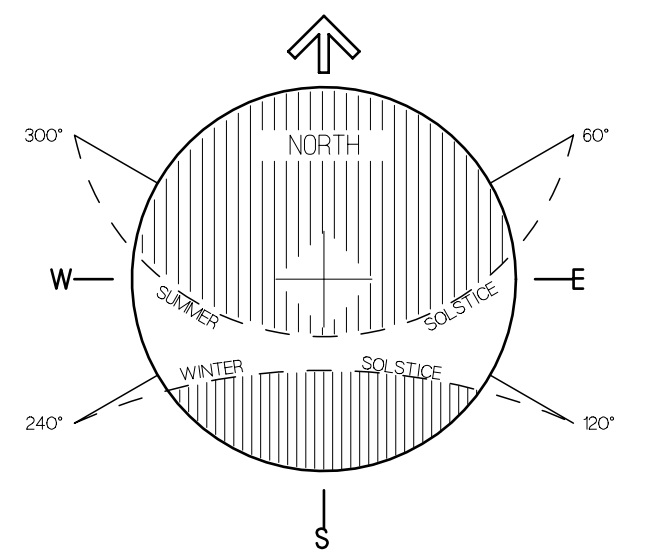
OCCUPANCY CLASSIFICATION: R-3 & U

DESCRIPTION OF USE: SINGLE FAMILY RESIDENCE & ACCESSORY BUILDINGS

STORIES: THREE

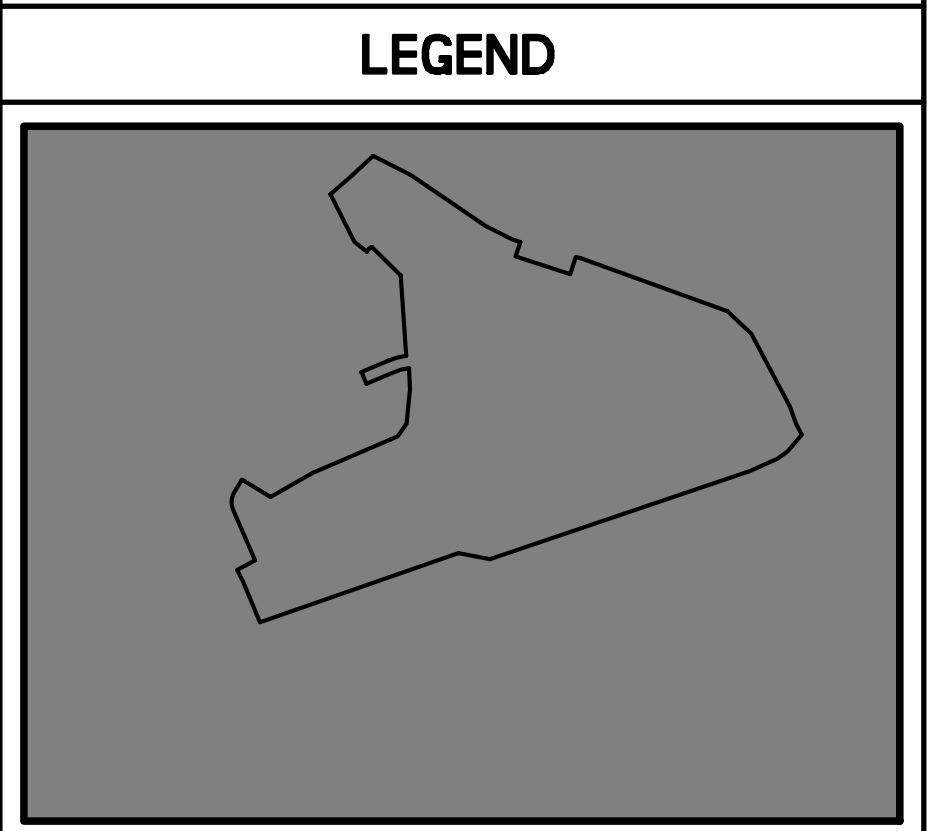
SPRINKLERS: YES

PROJECT DATA	
CONSULTANT	DATE
SITE SURVEYING: ILS ASSOCIATES 71 GALLI DR. NOVATO, CA 94949 (415) 883-7200 CONTACT: IRVING L. SCHWARTZ	2002 FULL TOPO FOR RUSSELL SHAW (DEVELOPER)
MERIDIAN SURVEYING/ENGINEERING INC. 777 GRAND AVE SAN RAFAEL, CA 94901 (415) 456-5492 CONTACT: STAN GRAY stan@meridiansurvey.com	2009 SITE WORK FOR MARIN MONTESSORI SCHOOL 2015/16 SURVEYS FOR HIGGINS STREAMBEDS & BANKS



CONTOUR INTERVAL: 10'

- KEY TO SYMBOLS**
- AREA WITH PURPLE NEEDLE GRASS
 - SEEPS AND WETLAND AREAS
 - UNIMPROVED TRAVELED WAY
 - 100' SETBACK FROM SEEP/WETLAND OR STREAMBED



SHEET LOCATOR KEY

JOB NO. 1608

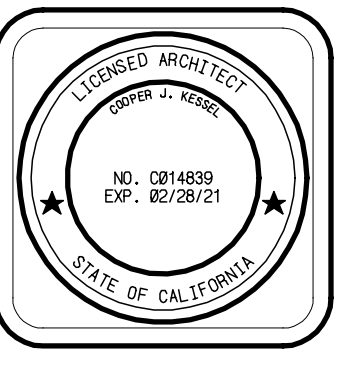
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NO.	DATE	BY	DESCRIPTION

**JAMES & JILL HIGGINS
 RESIDENCE**

**70 OXFORD DR.
 SAN RAFAEL, CA**

COOPER & KESSEL
 ARCHITECT & ASSOCIATES
 ARCHITECTURE - ENGINEERING - BUILDING
 3847-A MARIN WAY SAN RAFAEL, CA 94901
 PHONE: 888.332.1823 FAX: 888.332.2686



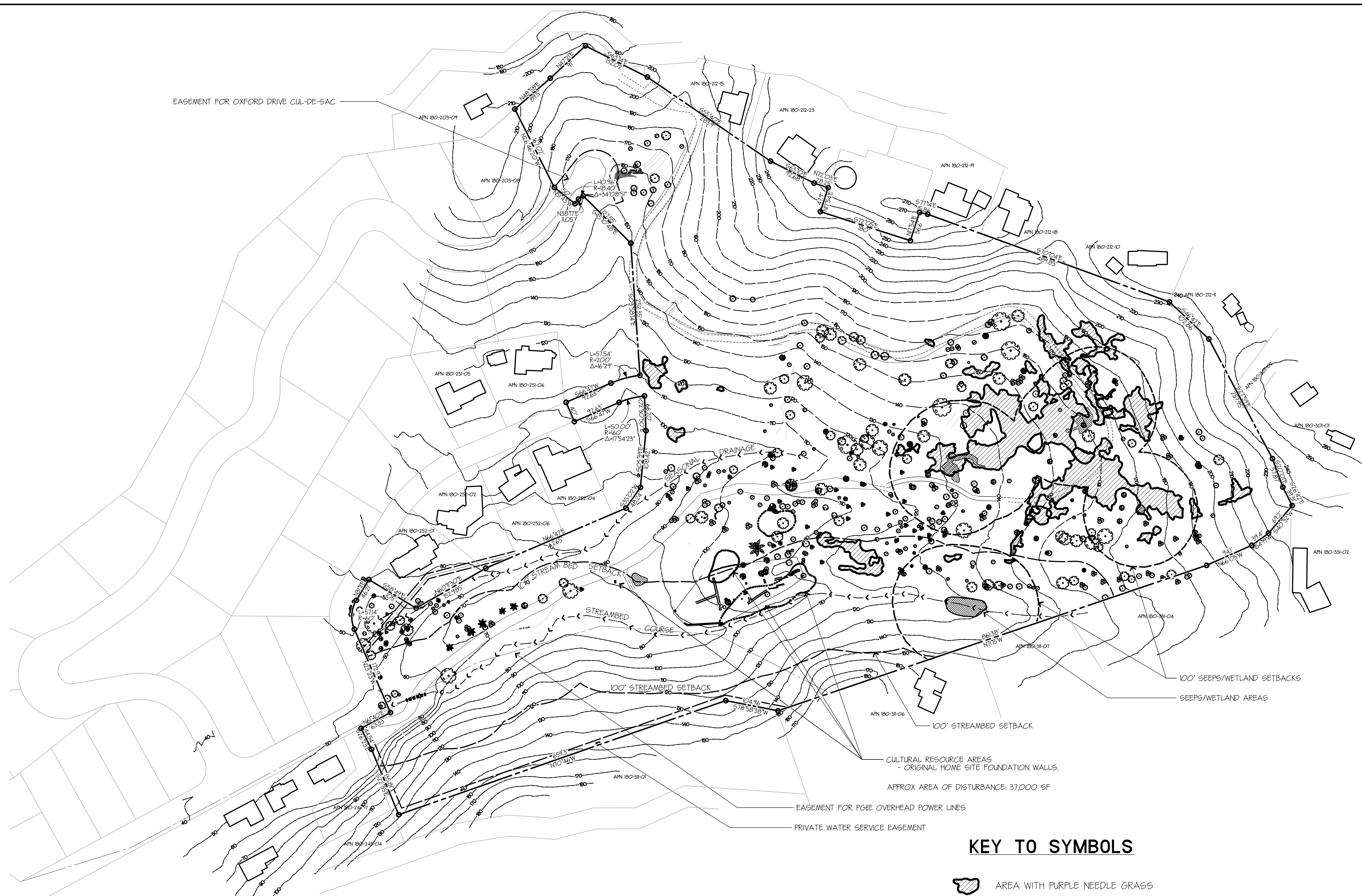
DESIGNER: CJK
 DRAFTER: EMR
 CHECKED: JPH
 SCALE: AS NOTED

DRAWING DATE:
 7/18/18

**EXISTING SITE
 CONDITIONS**

SHEET
RC1.1
 NO. 3 OF 57

EASEMENT FOR OXFORD DRIVE CUL-DE-SAC



KEY TO SYMBOLS

- AREA WITH PURPLE NEEDLE GRASS
- SEEPS AND WETLAND AREAS
- UNIMPROVED TRAVELED WAY
- 100' SETBACK FROM SEEP/WETLAND OR STREAMBED

1 SCALE: 1" = 100' **SITE CONSTRAINTS**

OWNER: OUNNUMBERED, LLC.
10634 RIVERSIDE DR. #598
NORTH HOLLYWOOD, CA 91602
PHONE: 818-720-8173

ASSESSOR'S PARCEL NUMBER: 180-241-10

DESCRIPTION: RECORD OF SURVEY 2015 RS 067

ZONING: A2-B2

OCCUPANCY CLASSIFICATION: R-3 & U

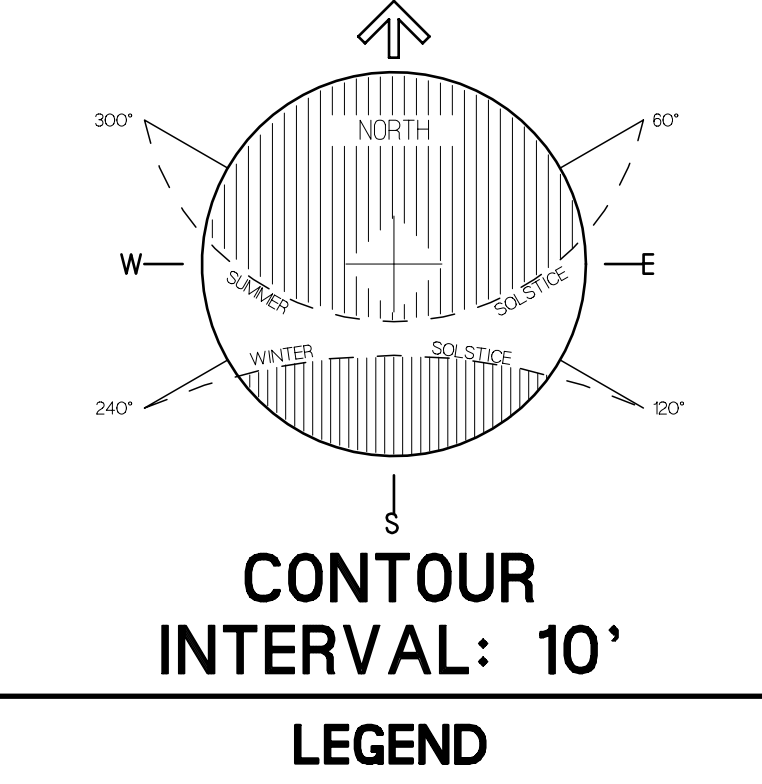
DESCRIPTION OF USE: SINGLE FAMILY RESIDENCE & ACCESSORY BUILDINGS

STORES: THREE

SPRINKLERS: YES

PROJECT DATA

CONSULTANT	DATE
SITE SURVEYING: LSA ASSOCIATES 71 GALLI DR. NOVATO, CA 94949 (415) 883-7200 CONTACT: IRVING L. SCHWARTZ	2002 FULL TOPO FOR RUSSELL SHAW (DEVELOPER)
MERIDIAN SURVEYING/ENGINEERING INC. 777 GRAND AVE SAN RAFAEL, CA 94901 (415) 456-5492 CONTACT: STAN GRAY stan@meridiansurvey.com	2009 SITE WORK FOR MARI MONTESSORI SCHOOL 2015/16 SURVEYS FOR HIGGINS STREAMBEDS & BANKS
PACIFIC MOUNTAIN SURVEYS LLC. 1030 S. HUTCHINS STE. 4-301 LODI, CA 95240 CONTACT: CHUCK CREE pacifcmountainurvey@gmail.com	2016 PRESENT DETAILED FIELD TOPOGRAPHY & CONSTRUCTION STAKING
GEOTECHNICAL: HERZOG GEOTECHNICAL 70 WOODSIDE LN. MILL VALLEY, CA 94511 (415) 388-8365 CONTACT: CRAIG HERZOG	2017 SOILS REPORT FOR JIM AND JILL HIGGINS
ARCHAEOLOGY: HOLMAN & ASSOCIATES 345 TOLSON ST. SAN FRANCISCO, CA 94111 (415) 550-7286 CONTACT: WILEY PAUL HOLMAN FAR WESTERN ANTHROPOLOGICAL RESEARCH GROUP, INC. BAY AREA BRANCH 200 GATE 5 RD, SUITE 102 SAUSALITO, CA 94965 (415) 413-4150 CONTACT: CASSIDY DUBAKER cassy@fwrar.com	2005 ARCHAEOLOGICAL REPORT FOR RUSSELL SHAW (DEVELOPER) 2020 ARCHAEOLOGICAL REPORT FOR JAMES HIGGINS
BIOLOGY: LSA ASSOCIATES, INC. ENVIRONMENTAL CONSULTANTS 871 PARK BL. PT. RICHMOND, CA 94801 (510) 236-6880 CONTACT: SEAN LOHMANN sean.lohmann@lsa-assoc.com	2016 BIOLOGICAL RECONNAISSANCE ANALYSIS & SURVEYS FOR JIM HIGGINS
ARBORCULTURE: URBAN FORESTRY ASSOCIATES, INC. 8 WILLOW ST. SAN RAFAEL, CA 94901 (415) 454-4222 CONTACT: BENJAMIN ANDERSON ben@urbanforestryassociates.com	2019 ARBORIST REPORT FOR JAMES HIGGINS



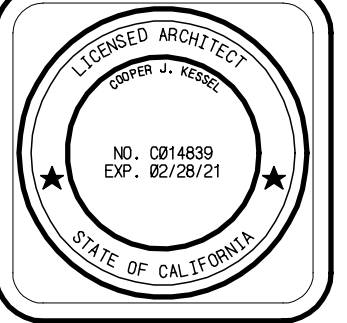
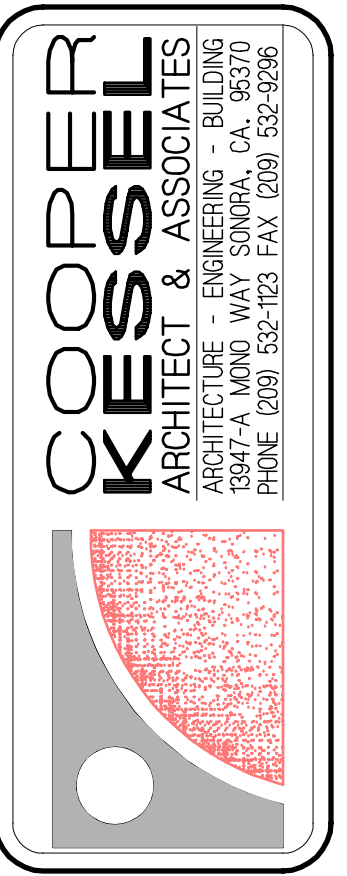
SHEET LOCATOR KEY

SITE CONSTRAINTS

JOB NO. 1608

NO. DATE BY DESCRIPTION

JAMES & JILL HIGGINS RESIDENCE
70 OXFORD DR.
SAN RAFAEL, CA



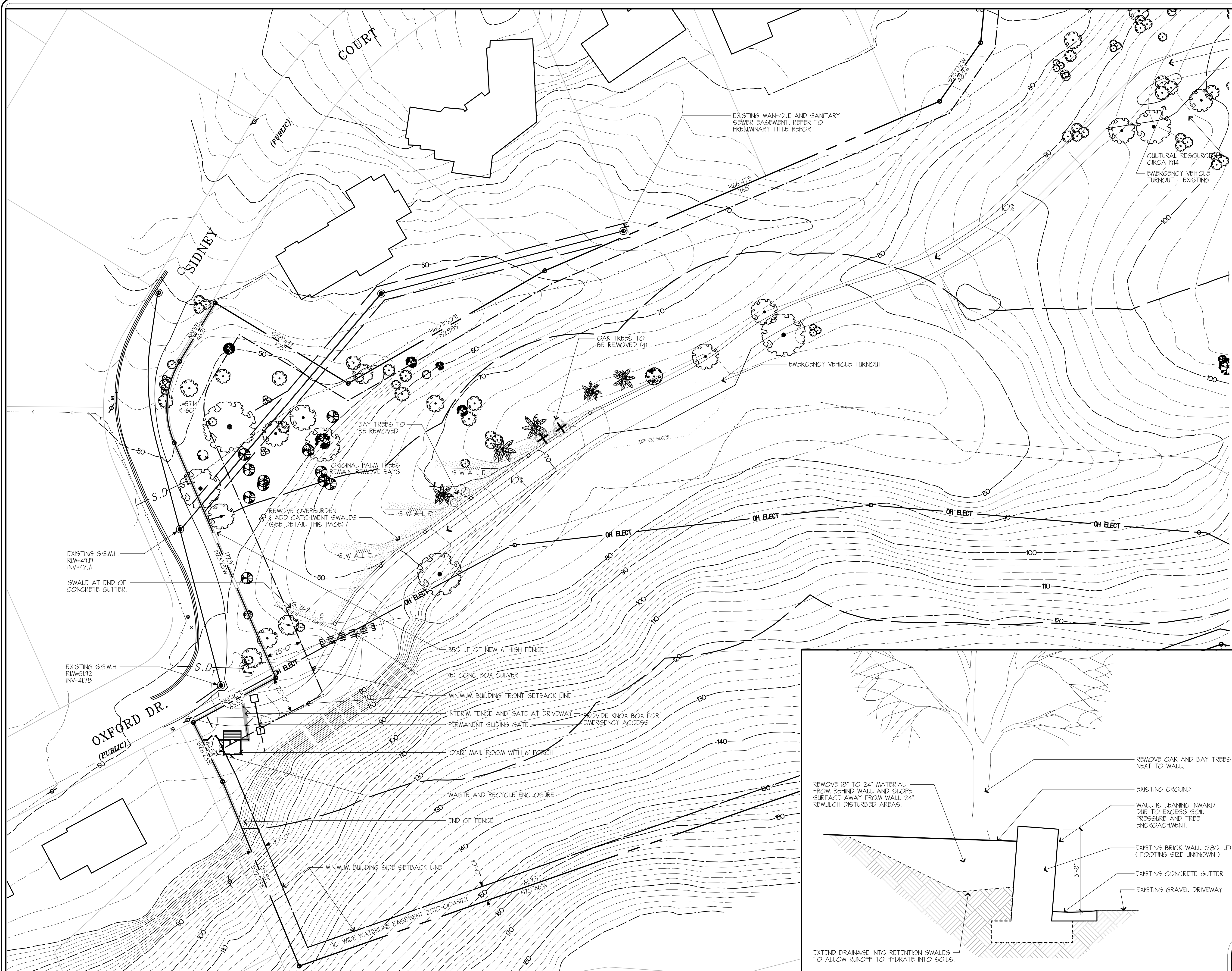
DESIGNER: CJK
DRAFTER: EMR
CHECKED: JPH
SCALE: AS NOTED

DRAWING DATE: 7/18/18

SHEET **RC1.2**
NO. 4 OF 57

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OWNER: OUTNUMBERED, U.L.C.
101516 RIVERSIDE DR. #598
NORTH HOLLYWOOD, CA 91602
PHONE: 818-720-8975

ASSESSOR'S PARCEL NUMBER: 180-261-0

DESCRIPTION: RECORD OF SURVEY 2015 RS 067

ZONING: A2-B2

OCCUPANCY CLASSIFICATION: R-3 I U

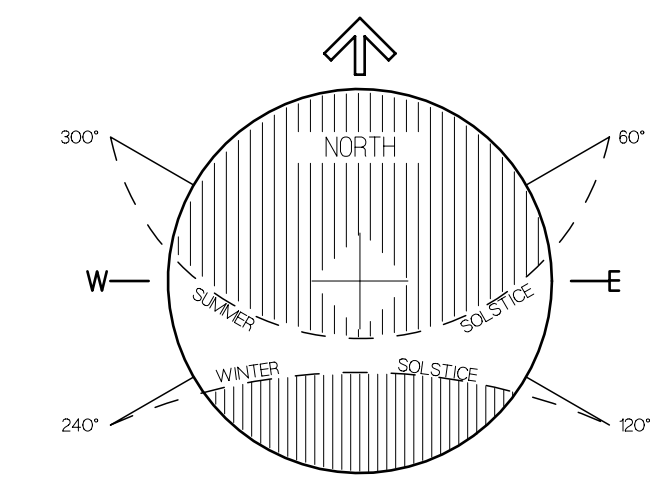
DESCRIPTION OF USE: SINGLE FAMILY RESIDENCE & ACCESSORY BUILDINGS

STORIES: THREE

SPRINKLERS: YES

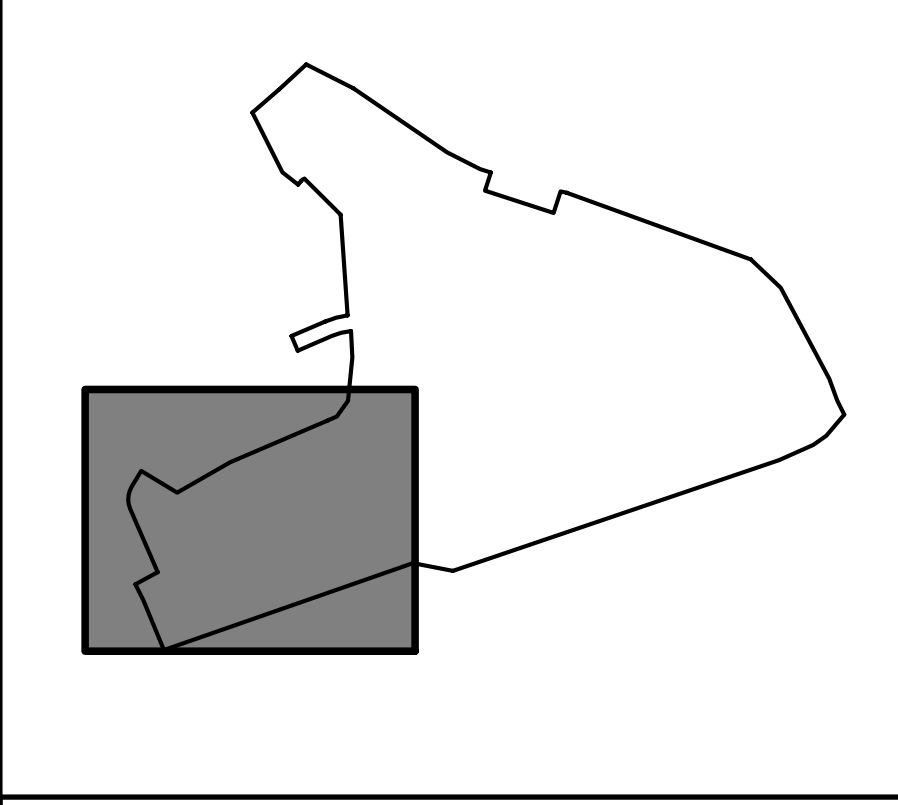
PROJECT DATA

EXISTING DRIVEWAY WAS REGRADED & GRAVELED TO PROVIDE ACCESS FOR EMERGENCY VEHICLES IN AUGUST 2017.



BEFORE EXCAVATING, DRILLING, PLANTING TREES, TRENCHING, DIGGING FENCE POST HOLES, BLASTING, GRADING, PIPE PUSHING, ETC., CALL UNDERGROUND SERVICE ALERT FOR UNDERGROUND CLEARANCE. THEY WILL PROVIDE INFORMATION ABOUT, OR LOCATE AND MARK UNDERGROUND FACILITIES FOR YOU.

LEGEND



1 SCALE: 1" = 30' **SITE IMPROVEMENTS**

2 SCALE: NTS **(E) BRICK WALL CROSS SECTION**

SITE IMPROVEMENTS OXFORD DRIVE

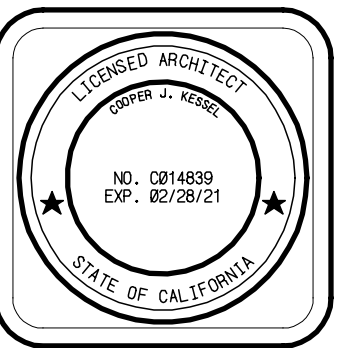
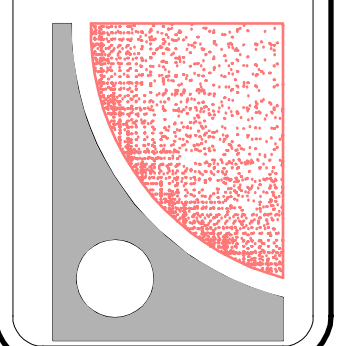
JOB NO. 1608

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NO.	DATE	BY	DESCRIPTION

JAMES & JILL HIGGINS RESIDENCE
70 OXFORD DR.
SAN RAFAEL, CA

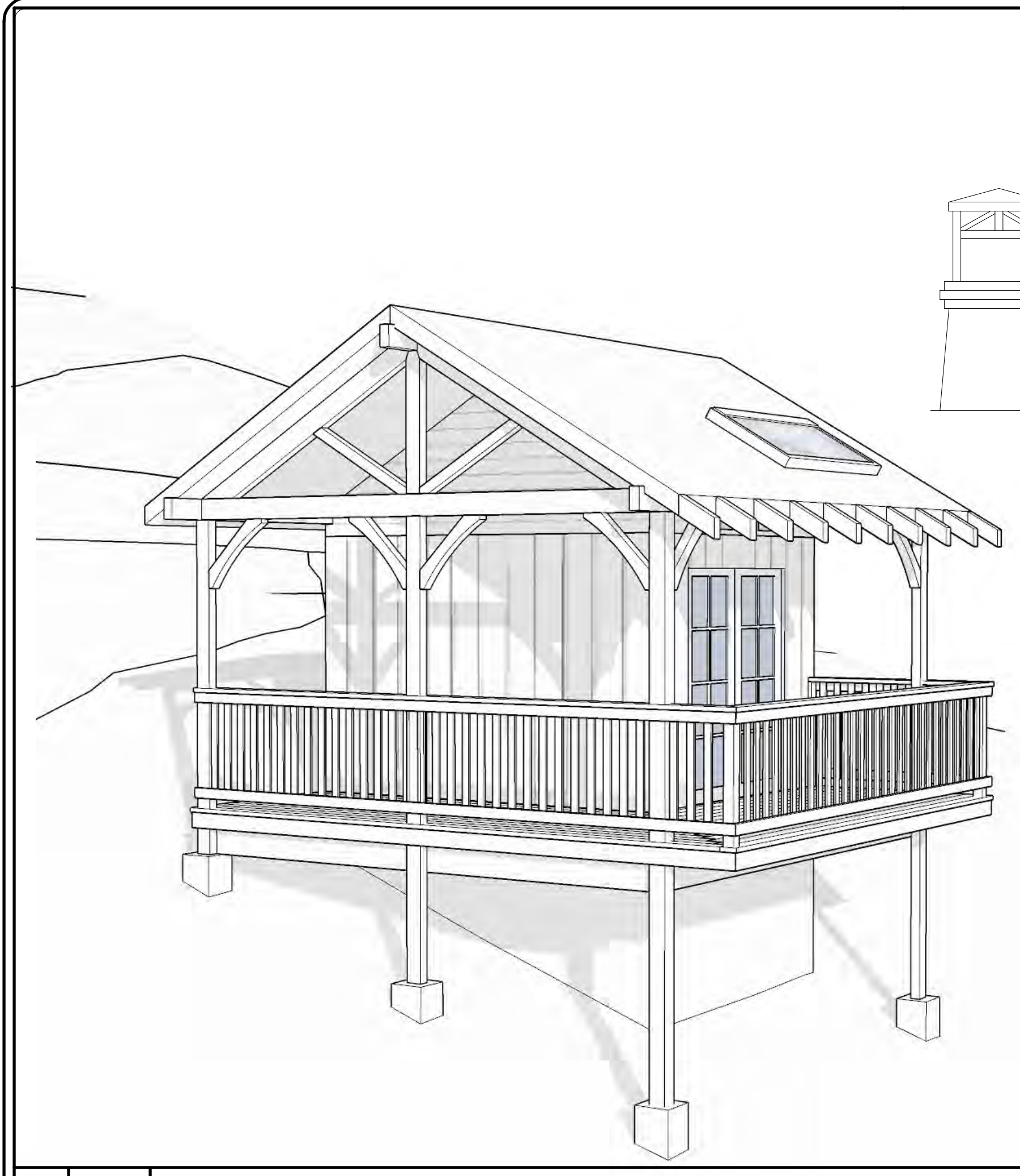
COOPER KESSEL ARCHITECT & ASSOCIATES
ARCHITECTURE - ENGINEERING - BUILDING
9484-A MONTEWAY SAN MARINO, CA 91066
PHONE: 909.382.7623 FAX: 909.382.9686



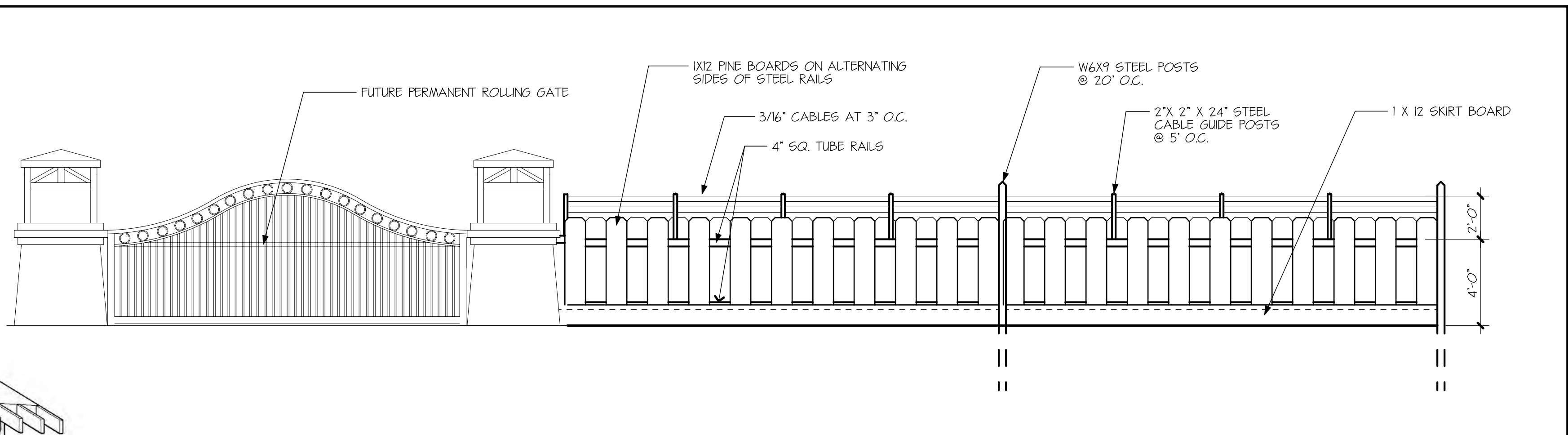
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SCALE: AS NOTED

DRAWING DATE:
7/18/18

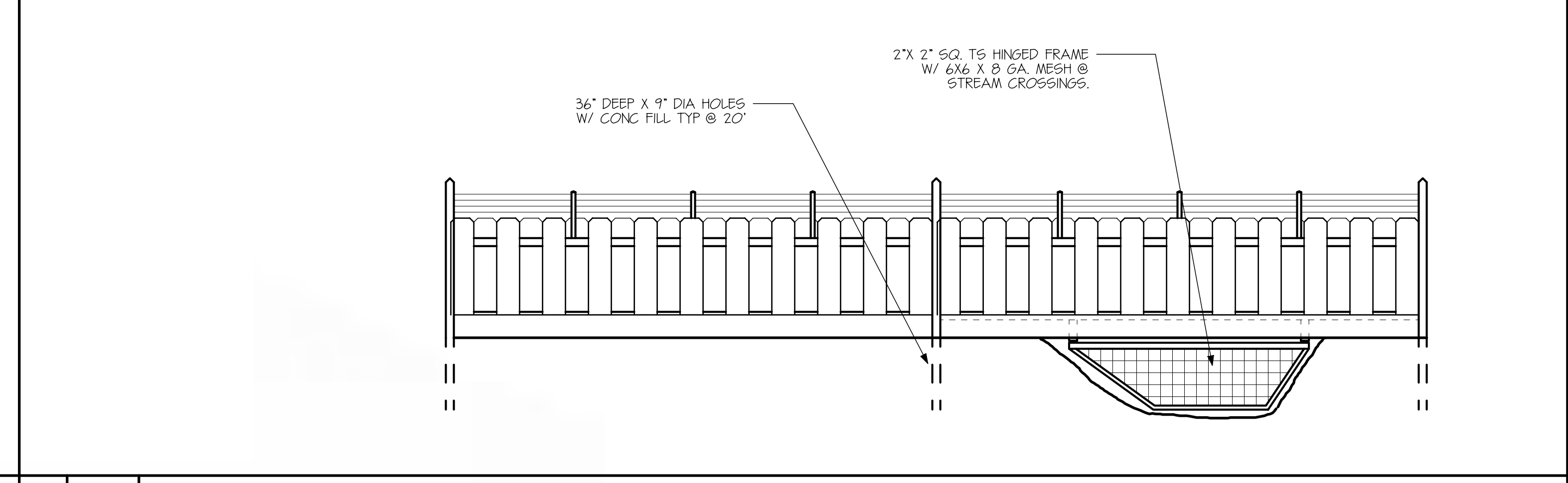
SHEET CI 1.1
NO. 5 OF 57



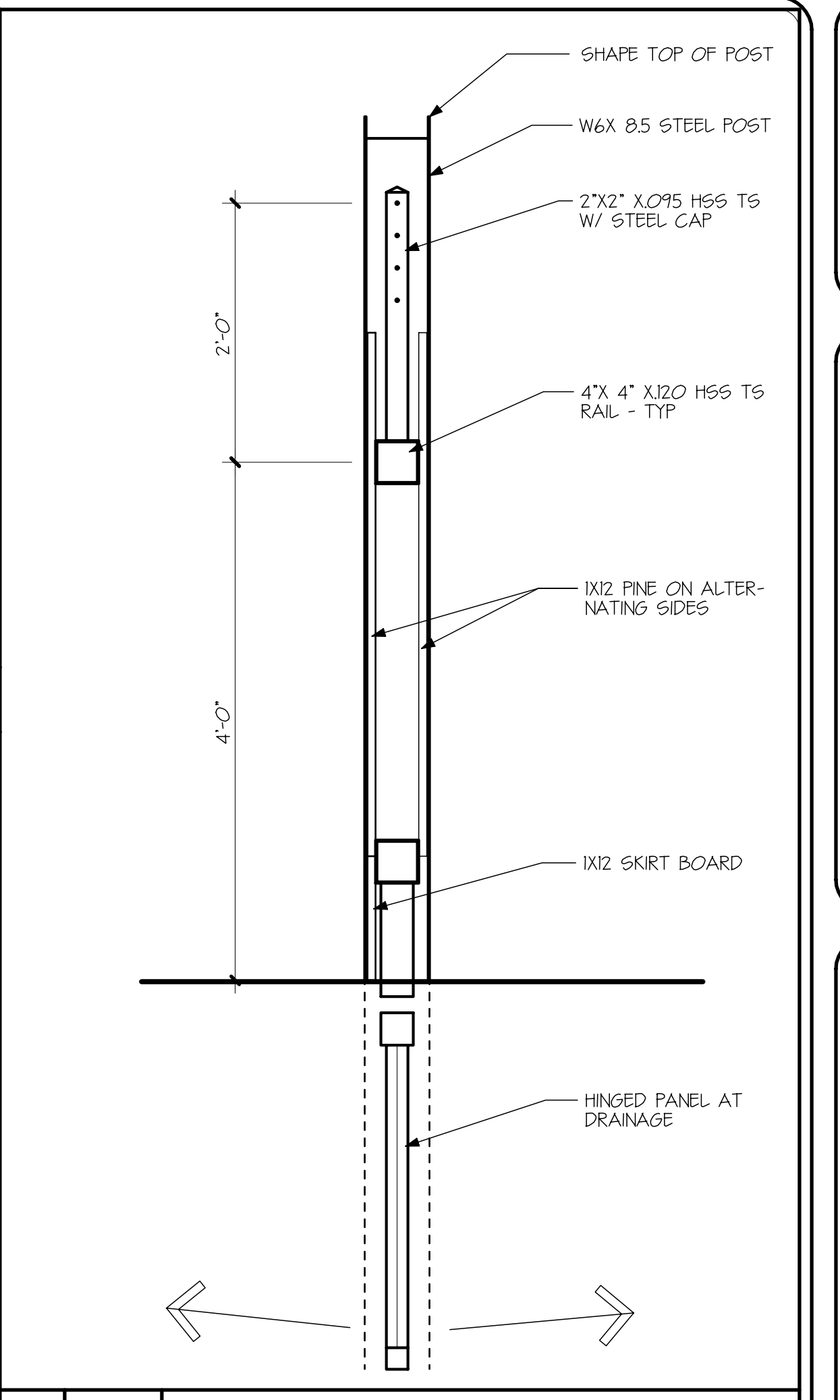
15 SCALE: NONE PERSPECTIVE OF PROPOSED WRITER'S SHACK



12 SCALE: 1/4"=1'-0" TYPICAL FENCE ELEVATION (ENTRY GATE SHOWN)



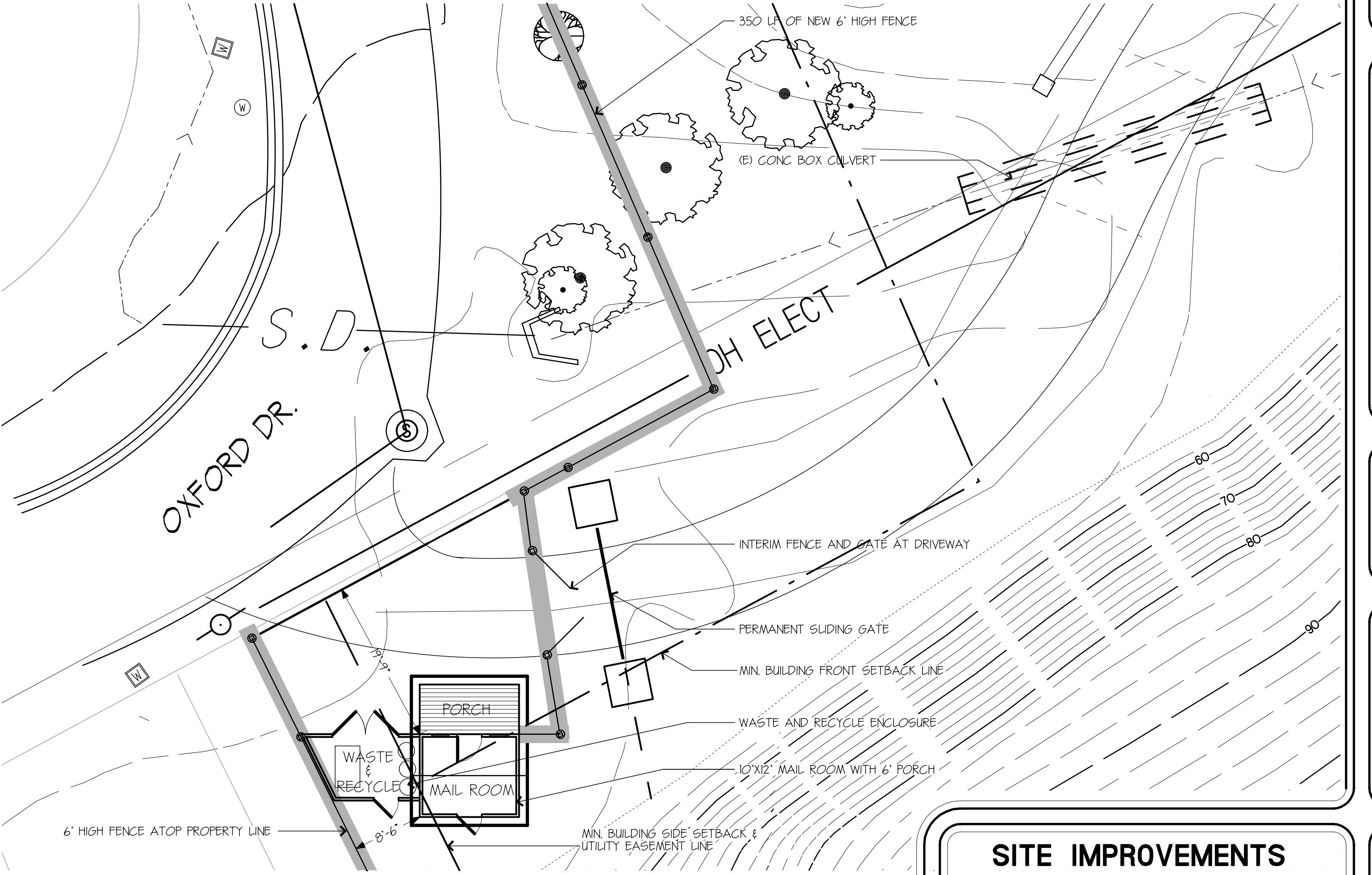
10 SCALE: 1/4"=1'-0" TYPICAL FENCE ELEVATION AT STREAM CROSSING



3 SCALE: 1"=1'-0" TYPICAL FENCE CROSS SECTION



13 SCALE: NONE PERSPECTIVE OF PROPOSED IMPROVEMENTS AT OXFORD DRIVE



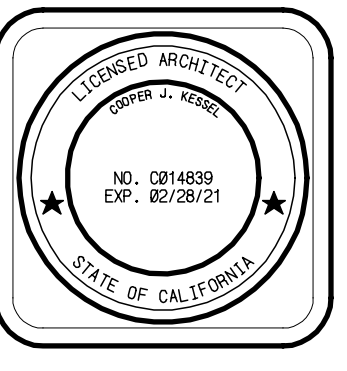
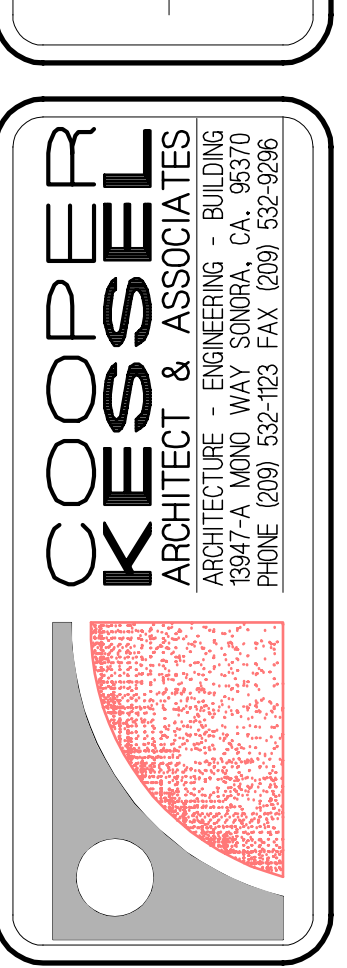
5 SCALE: 1"=10' ENLARGED PARTIAL SITE PLAN

**SITE IMPROVEMENTS
MISC. SITE STRUCTURES**

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NO.	DATE	BY	DESCRIPTION

**JAMES & JILL HIGGINS
RESIDENCE**
 70 OXFORD DR.
 SAN RAFAEL, CA

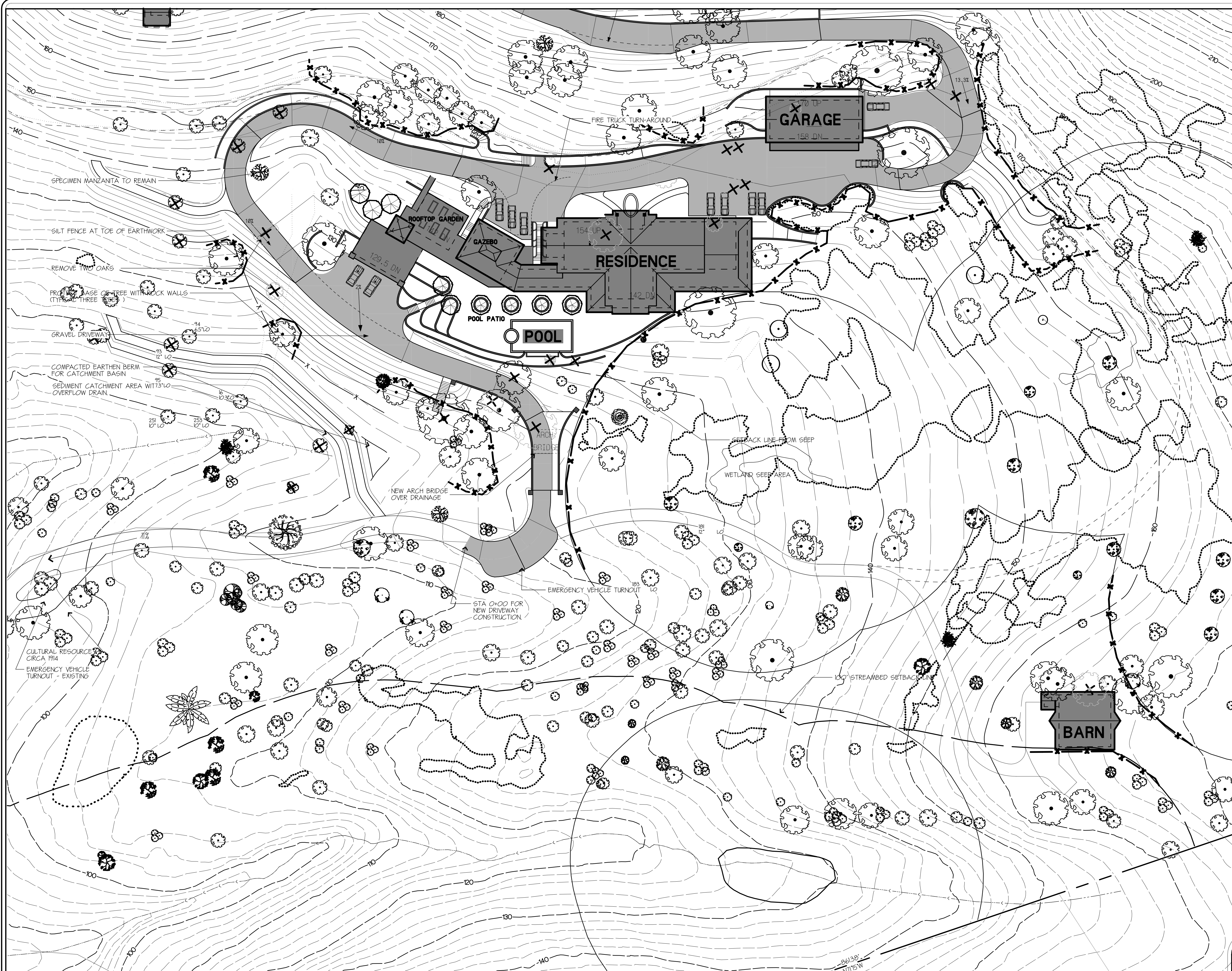


DESIGNER: CJK
 DRAFTER: EMR
 CHECKED: JPH
 SCALE: AS NOTED

DRAWING DATE:
 7/18/18

SHEET
CI 1.2
 NO. 6 OF 57

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OWNER: OUTNUMBERED, U.L.C.
10516 RIVERSIDE DR. #598
NORTH HOLLYWOOD, CA 91602
PHONE: 818-710-8773

ASSESSOR'S PARCEL NUMBER: 180-264-0

DESCRIPTION: RECORD OF SURVEY 2015 RS 067

ZONING: A2-B2

OCCUPANCY CLASSIFICATION: R-3 1 U

DESCRIPTION OF USE: SINGLE FAMILY RESIDENCE & ACCESSORY BUILDINGS

STORIES: THREE

SPRINKLERS: YES

NO STRUCTURES EXIST ON THE PARCEL. ALL AREAS BEING PROPOSED ARE NEW.

PARCEL SIZE: 27.8 AC - 1210,968 SF

BUILDING AREA BASED ON DRIPLINE: 18,934 SF

BUILDING FLOOR AREA -

MAIN HOUSE (4 BEDROOM)	9,305 SF
GARAGE	3,056 SF
BARN	1,376 SF
CARETAKER COTTAGE	1,461 SF
TOTAL	15,198 SF

FLOOR AREA RATIO: 13%

PROPOSED AREA OF ADDITIONAL DISTURBANCE

INCL. FIRE ACCESS ROAD	11,444 SF	9.30%
TOTAL DISTURBED AREA OF SITE	130,428 SF	10.80%

PROPOSED LOT COVERAGE:

IMPERVIOUS COVERAGE	18,962 SF	157%
PERVIOUS COVERAGE	37,603 SF	3.10%

GRADING CALCULATIONS (CUBIC YARDS)

CUT:	6078 CY
FILL:	6037 CY

PARKING SPACES: 22 INCL. GARAGE

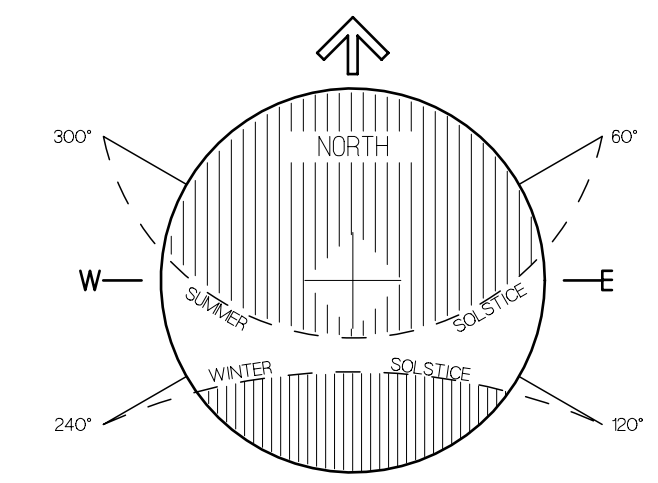
SETBACK DISTANCES:

FRONT:	365 FT.
REAR:	285 FT. (HOUSE)
	175 FT. (GARAGE)
SIDES:	328 FT.

MAXIMUM BUILDING HEIGHT:

MAIN HOUSE:	39' - 8"
GARAGE:	23' - 0"
BARN:	25' - 0"
CARETAKER:	25' - 6"

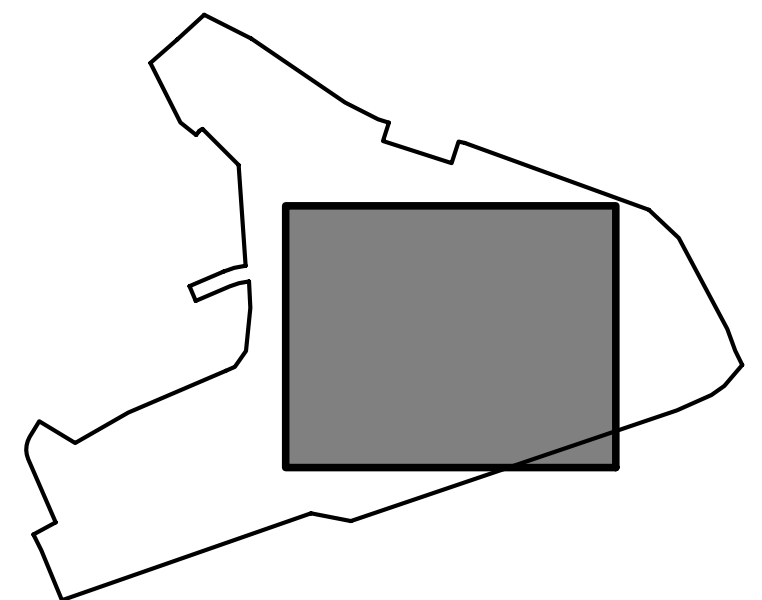
PROJECT DATA



CONTOUR INTERVAL: 2'

4" ORANGE CONSTRUCTION FENCING ON 5" STEEL T-POSTS

LEGEND



SHEET LOCATOR KEY

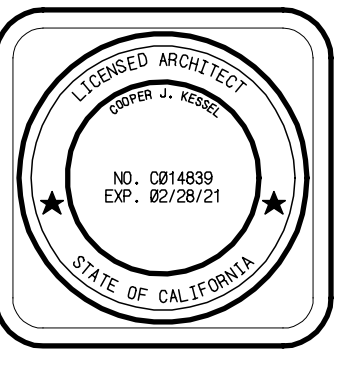
**SITE IMPROVEMENTS
MAIN HOUSE**

JOB NO. 1608

NO.	DATE	BY	DESCRIPTION

**JAMES & JILL HIGGINS
RESIDENCE**
70 OXFORD DR.
SAN RAFAEL, CA

**COOPER
KESSEL**
ARCHITECTURE - ENGINEERING - BUILDING
3847-A MISSION WAY SAN DIEGO, CA 92108
PHONE: 619.582.1828 FAX: 619.582.2886

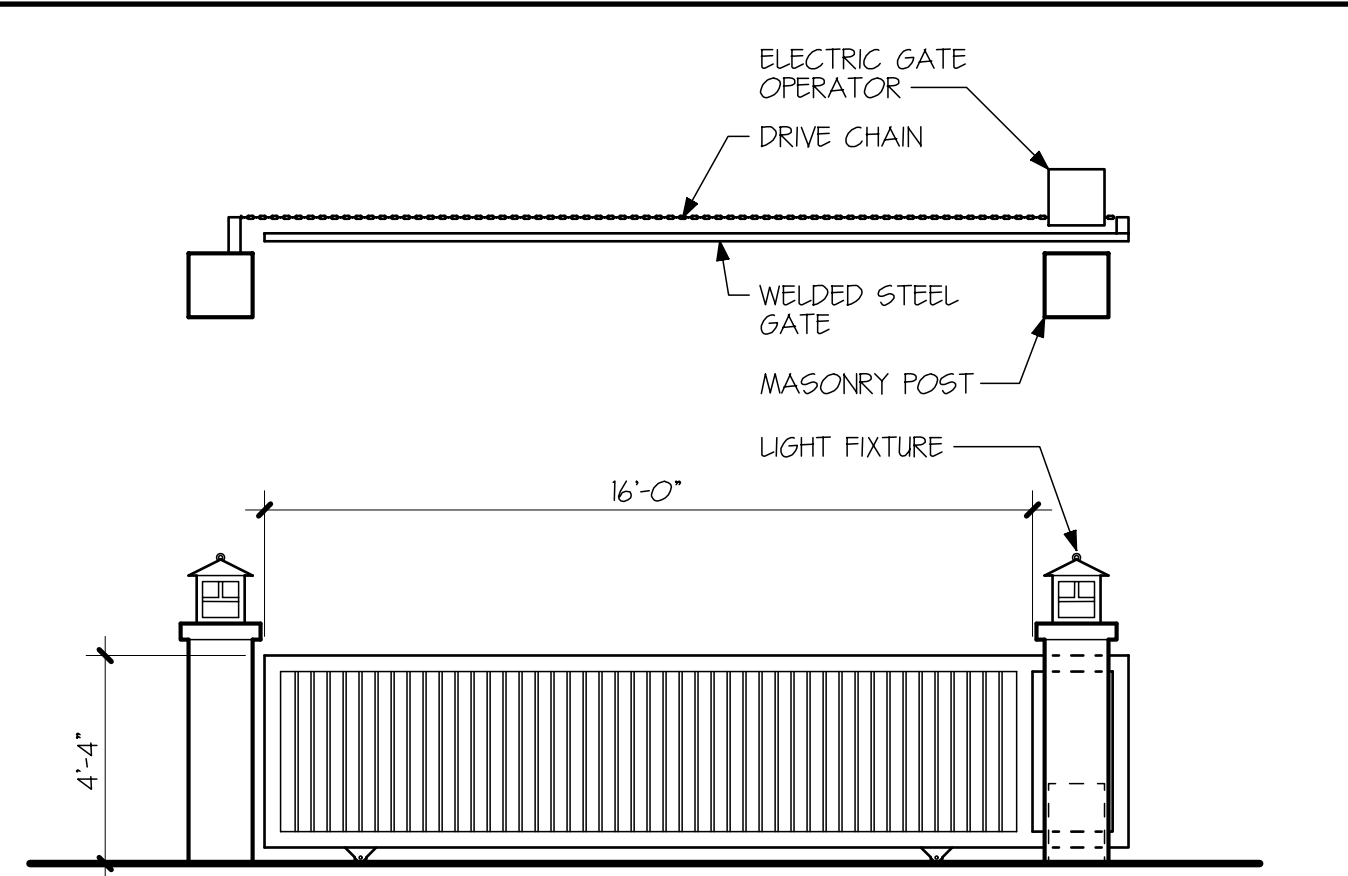
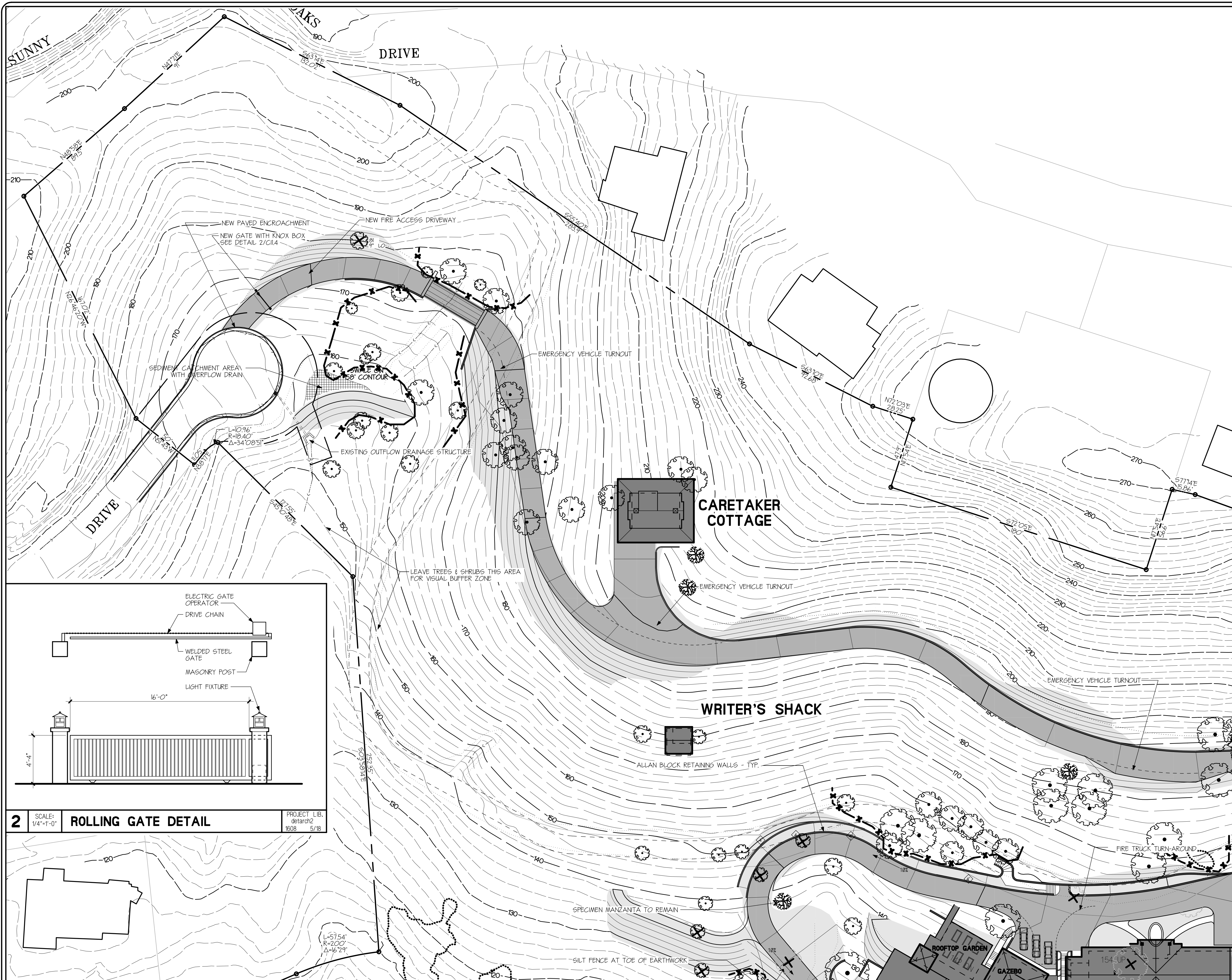


DESIGNER: CJK
DRAFTER: EMR
CHECKED: JPH
SCALE: AS NOTED

DRAWING DATE:
7/18/18

**SHEET
CI 1.3**
NO. 7 OF 57

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2 SCALE: 1/4" = 1'-0" **ROLLING GATE DETAIL** PROJECT LIB. detar02 1608 5/18

1 SCALE: 1" = 30' **SITE IMPROVEMENTS**

OWNER: OUTNUMBERED, LLC.
10538 RIVERSIDE DR. #518
NORTH HOLLYWOOD, CA 91602
PHONE: 818-782-8975

ASSESSOR'S PARCEL NUMBER: 180-241-10

DESCRIPTION: RECORD OF SURVEY 2015 RS 067

ZONING: A2-B2

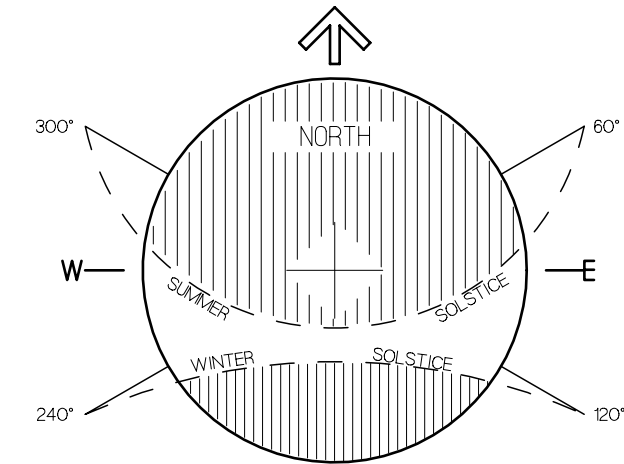
OCCUPANCY CLASSIFICATION: R-3 & U

DESCRIPTION OF USE: SINGLE FAMILY RESIDENCE & ACCESSORY BUILDINGS

STORES: THREE

SPRINKLERS: YES

PROJECT DATA



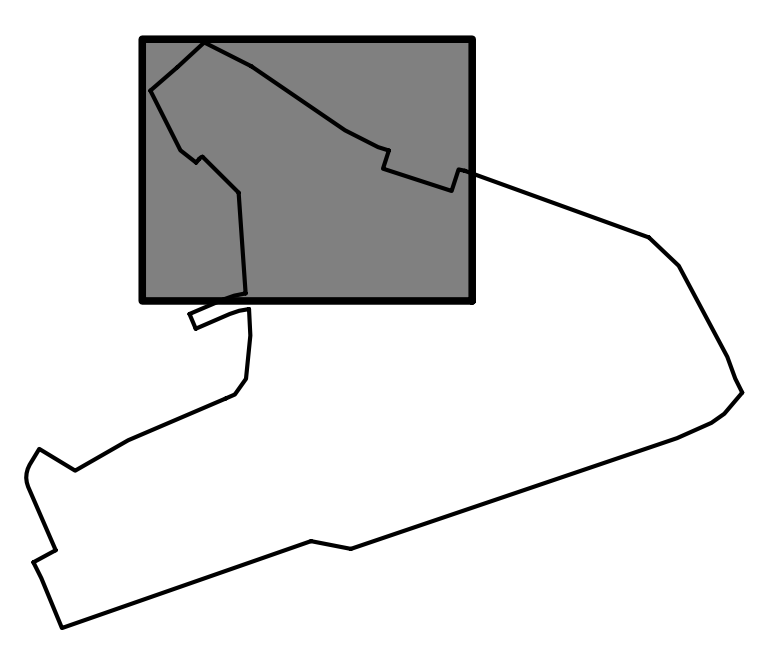
CONTOUR INTERVAL: 2'

4" ORANGE CONSTRUCTION FENCING ON 5" STEEL T-POSTS



BEFORE EXCAVATING, DRILLING, PLANTING TREES, TRENCHING, DIGGING, FENCE POST HOLES, BLASTING, GRADING, PIPE PUSHING, ETC., CALL UNDERGROUND SERVICE ALERT FOR UNDERGROUND CLEARANCE. THEY WILL PROVIDE INFORMATION ABOUT, OR LOCATE AND MARK UNDERGROUND FACILITIES FOR YOU.

LEGEND



SHEET LOCATOR KEY

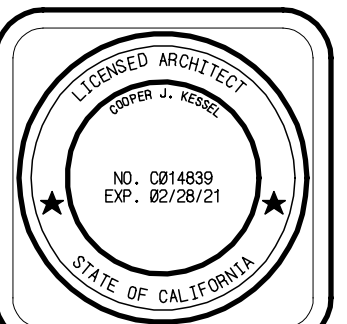
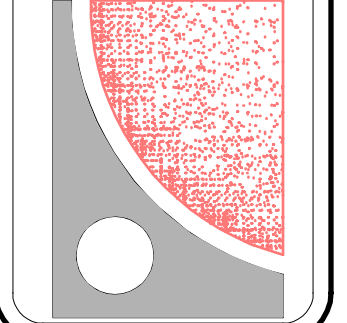
SITE IMPROVEMENTS CARETAKER COTTAGE

JOB NO. 1608

NO.	DATE	BY	DESCRIPTION

JAMES & JILL HIGGINS RESIDENCE
70 OXFORD DR.
SAN RAFAEL, CA

COOPER KESSEL
ARCHITECTURE - ENGINEERING - BUILDING
3847-A MIWAY SAN RAFAEL, CA 94901
PHONE: (415) 592-1825 FAX: (415) 592-8686

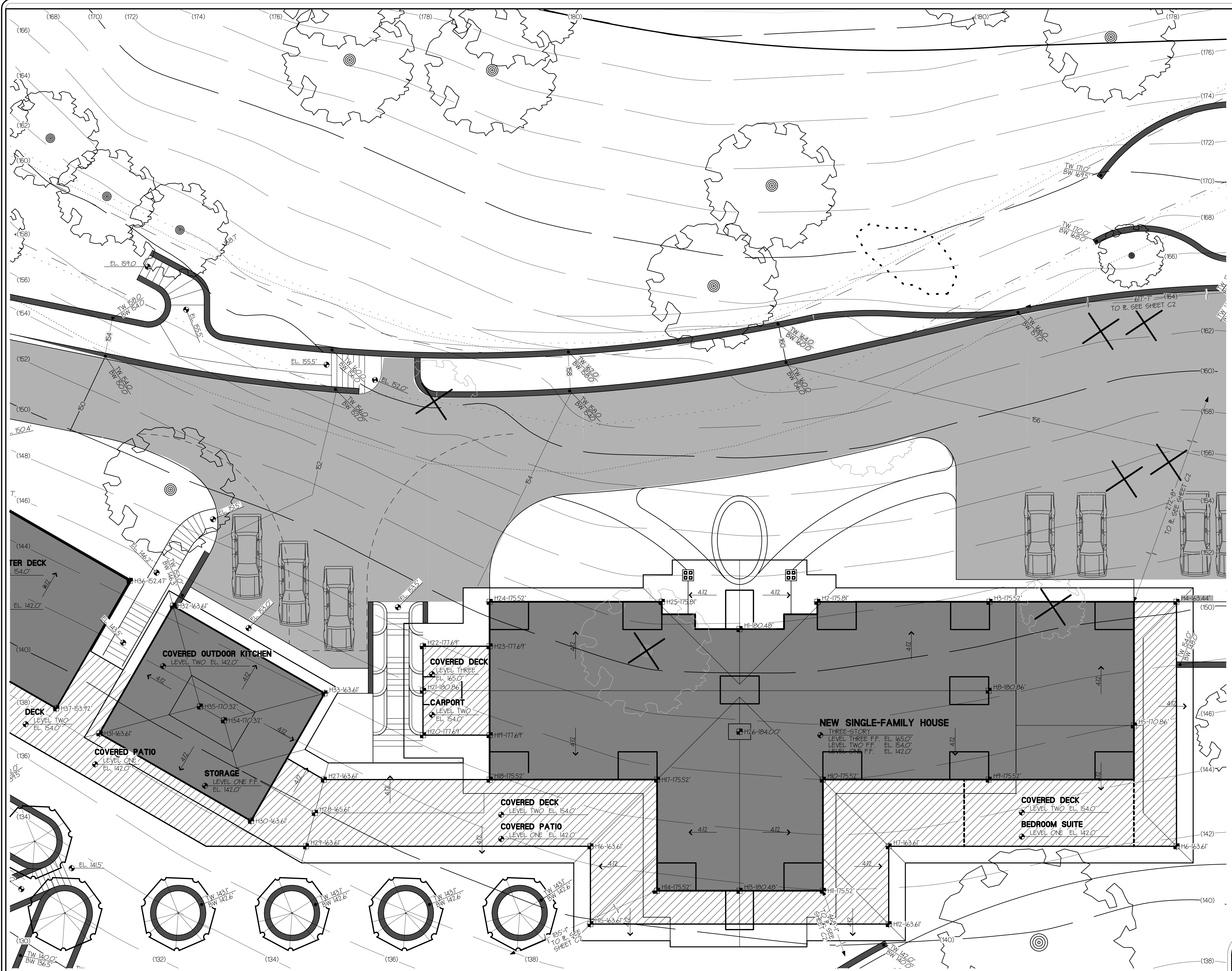


DESIGNER: CJK
DRAFTER: EMR
CHECKED: JPH
SCALE: AS NOTED

DRAWING DATE: 7/18/18

SHEET CI 1.4
NO. 8 OF 57

y:\arrisdatta\res-ar\1608\p1\site\1608.dwg_c1-14.sht Jan 08 2020-11:51



OWNER: OUTNUMBERED, LLC
 10532 RIVERSIDE DR. #518
 NORTH HOLLYWOOD, CA 91602
 PHONE: 818-720-8773

ASSESSOR'S PARCEL NUMBER: 180-261-0

DESCRIPTION: RECORD OF SURVEY 2015 RS 067

ZONING: A2-B2

OCCUPANCY CLASSIFICATION: R-3 1 U

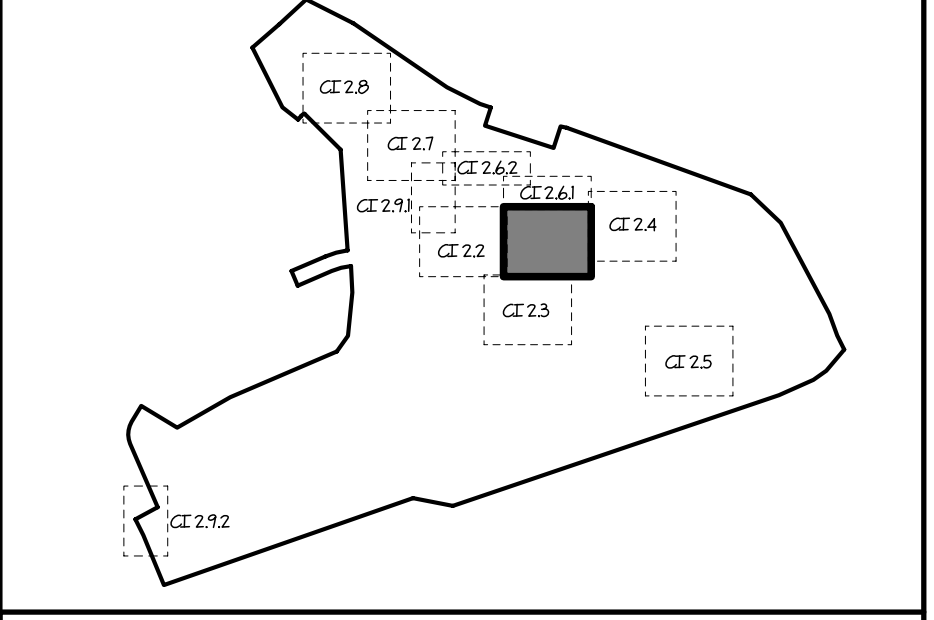
DESCRIPTION OF USE: SINGLE FAMILY RESIDENCE & ACCESSORY BUILDINGS

STORIES: THREE

SPRINKLERS: YES

PROJECT DATA

BUDS CORNER & RIDGE HEIGHTS & STORY POLE LEGEND		ELEVATION MARKER	
MARK	BASE ELEVATION AT EXISTING GRADE	TOP OF BUILDING CORNER OR RIDGE	VERTICAL HEIGHT ABOVE EXISTING GRADE
GARAGE			
G1	ELEVATION - 161.62'	180.55'	18.93'
G2	ELEVATION - 162.00'	180.55'	18.55'
G3	ELEVATION - 162.70'	180.55'	17.85'
G4	ELEVATION - 164.97'	180.55'	15.58'
G5	ELEVATION - 169.98'	180.55'	10.57'
G6	ELEVATION - 170.50'	180.55'	9.05'
G7	ELEVATION - 167.42'	180.55'	13.13'
CARETAKER COTTAGE			
C1	ELEVATION - 222.20'	225.36'	3.16'
C2	ELEVATION - 226.63'	228.67'	2.04'
C3	ELEVATION - 246.90'	238.81'	9.11'
C4	ELEVATION - 246.33'	228.67'	81.34'
C5	ELEVATION - 246.40'	225.36'	79.23'
C6	ELEVATION - 203.80'	225.36'	21.56'
C7	ELEVATION - 207.64'	228.67'	21.03'
C8	ELEVATION - 204.56'	238.81'	34.25'
C9	ELEVATION - 205.47'	228.67'	23.20'
C10	ELEVATION - 205.30'	225.36'	19.66'
C11	ELEVATION - 201.80'	25.83'	14.03'
C12	ELEVATION - 201.20'	25.83'	14.63'
HOUSE			
H1	ELEVATION - 156.41'	180.48'	24.07'
H2	ELEVATION - 152.63'	175.81'	23.18'
H3	ELEVATION - 150.93'	175.52'	24.59'
H4	ELEVATION - 150.42'	163.44'	13.02'
H5	ELEVATION - 146.31'	170.86'	24.55'
H6	ELEVATION - 145.80'	163.44'	18.64'
H7	ELEVATION - 143.22'	163.44'	20.22'
H8	ELEVATION - 148.21'	180.86'	32.65'
H9	ELEVATION - 145.44'	175.52'	29.88'
H10	ELEVATION - 141.76'	175.52'	33.76'
H11	ELEVATION - 140.45'	163.44'	23.99'
H12	ELEVATION - 140.45'	163.44'	23.99'
H13	ELEVATION - 142.23'	175.52'	33.29'
H14	ELEVATION - 142.23'	175.52'	33.29'
H15	ELEVATION - 137.60'	163.44'	25.84'
H16	ELEVATION - 142.95'	163.44'	20.49'
H17	ELEVATION - 145.48'	175.52'	30.04'
H18	ELEVATION - 145.45'	175.52'	30.07'
H19	ELEVATION - 143.90'	177.67'	33.77'
H20	ELEVATION - 143.78'	177.67'	33.91'
H21	ELEVATION - 146.91'	180.86'	33.95'
H22	ELEVATION - 141.40'	177.67'	36.27'
H23	ELEVATION - 148.36'	177.67'	29.31'
H24	ELEVATION - 150.57'	175.52'	25.55'
H25	ELEVATION - 150.00'	175.81'	25.81'
H26	ELEVATION - 147.56'	184.00'	36.44'
H27	ELEVATION - 140.29'	163.44'	23.02'
H28	ELEVATION - 139.21'	163.44'	24.23'
H29	ELEVATION - 139.01'	163.44'	24.43'
H30	ELEVATION - 137.86'	163.44'	25.58'
H31	ELEVATION - 137.89'	163.44'	25.55'
H32	ELEVATION - 144.23'	163.44'	19.21'
H33	ELEVATION - 143.73'	163.44'	19.71'
H34	ELEVATION - 140.78'	170.32'	29.54'
H35	ELEVATION - 140.70'	170.32'	29.62'
H36	ELEVATION - 144.45'	163.44'	19.02'
H37	ELEVATION - 137.89'	163.44'	25.55'
H38	ELEVATION - 136.07'	141.83'	4.76'
H39	ELEVATION - 135.76'	162.30'	26.54'
H40	ELEVATION - 135.68'	162.30'	26.62'
H41	ELEVATION - 138.46'	162.30'	23.84'
H42	ELEVATION - 138.05'	162.30'	24.25'
H43	ELEVATION - 137.86'	163.44'	25.58'
H44	ELEVATION - 145.00'	163.44'	18.44'
H45	ELEVATION - 130.35'	142.25'	11.90'
H46	ELEVATION - 131.88'	142.25'	10.37'
H47	ELEVATION - 136.51'	141.83'	5.32'
H48	ELEVATION - 136.51'	141.83'	5.32'
BARN			
B1	ELEVATION - 163.50'	172.52'	9.02'
B2	ELEVATION - 165.61'	172.52'	6.91'
B3	ELEVATION - 166.37'	172.63'	6.26'
B4	ELEVATION - 166.70'	172.52'	5.72'
B5	ELEVATION - 163.14'	172.52'	9.38'
B6	ELEVATION - 163.73'	172.63'	8.90'
MALLROOM			
M1	ELEVATION - 52.78'	62.15'	9.37'
M2	ELEVATION - 53.42'	62.15'	8.73'
M3	ELEVATION - 53.64'	63.56'	10.92'
M4	ELEVATION - 53.78'	65.41'	11.63'
M5	ELEVATION - 53.81'	63.41'	9.60'
M6	ELEVATION - 53.33'	63.41'	10.08'
M7	ELEVATION - 53.85'	65.41'	11.56'
M8	ELEVATION - 52.96'	63.56'	10.60'
WRITER'S SHACK			
W1	ELEVATION - 114.94'	113.36'	1.58'
W2	ELEVATION - 118.42'	118.03'	0.39'
W3	ELEVATION - 119.75'	113.36'	6.39'
W4	ELEVATION - 119.75'	113.36'	6.39'
W5	ELEVATION - 118.52'	118.03'	0.51'
W6	ELEVATION - 115.07'	113.36'	1.71'



SHEET LOCATOR KEY

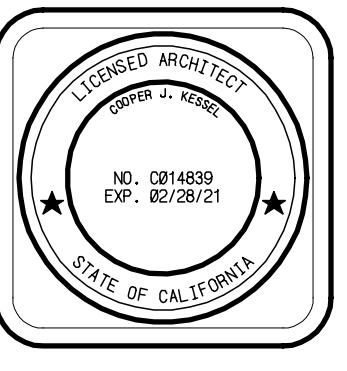
FOCUSED MAIN HOUSE

1 SCALE: 1/8"=1'-0" **FOCUSED PLAN AT MAIN HOUSE - EAST**

JOB NO. 1608

NO.	DATE	BY	DESCRIPTION

JAMES & JILL HIGGINS
RESIDENCE
 70 OXFORD DR.
 SAN RAFAEL, CA

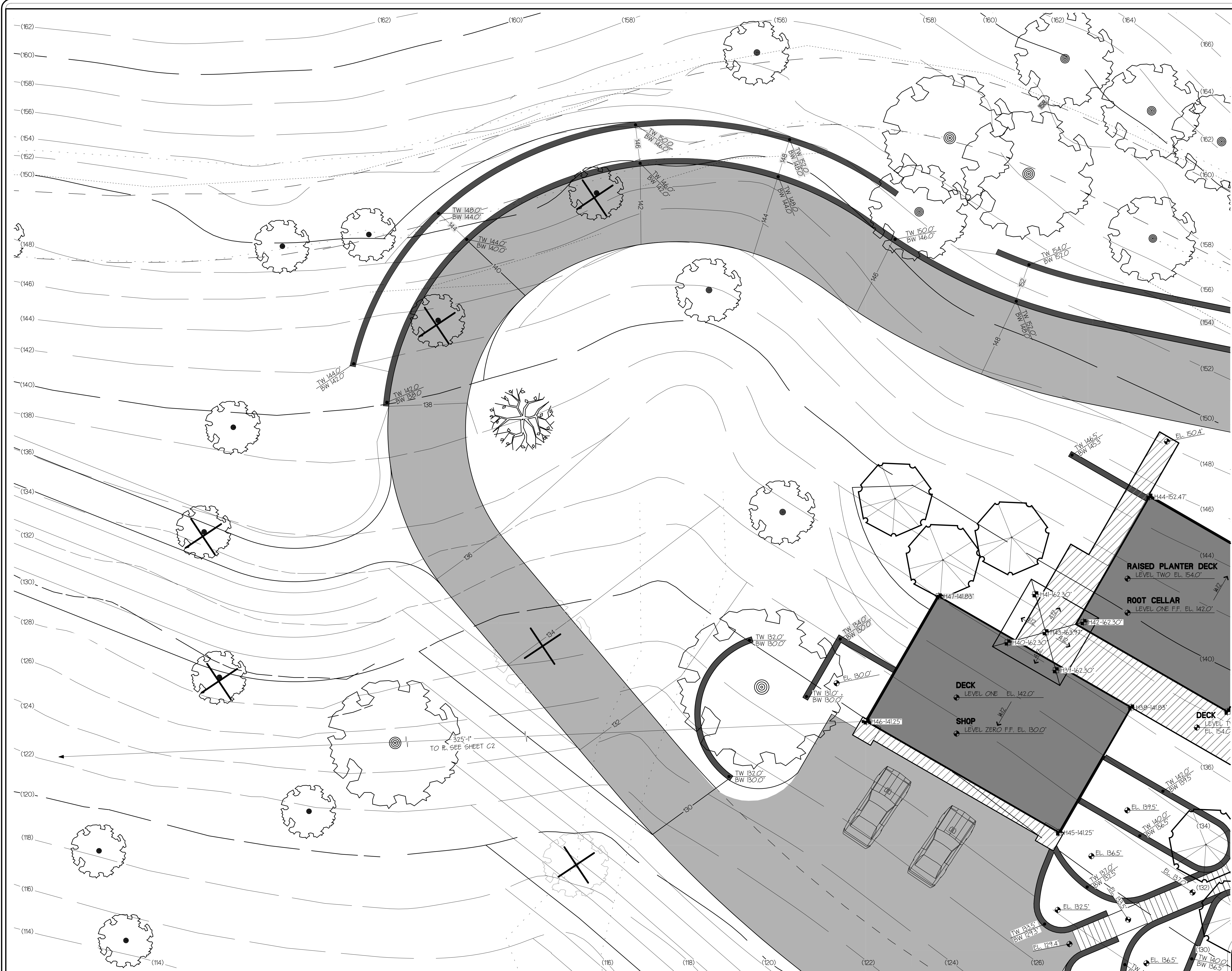


DESIGNER: CJK
 DRAFTER: EMR
 CHECKED: JPH
 SCALE: AS NOTED

DRAWING DATE:
 7/18/18

SHEET
CI 2.1
 NO. 9 OF 57

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OWNER: CUTNUMBERED, LLC
 10516 RIVERSIDE DR. #9B
 NORTH HOLLYWOOD, CA 91602
 PHONE: 818-720-8775

ASSESSOR'S PARCEL NUMBER: 180-261-0

DESCRIPTION: RECORD OF SURVEY 2015 RS 067

ZONING: A2-B2

OCCUPANCY CLASSIFICATION: R-3 & I U

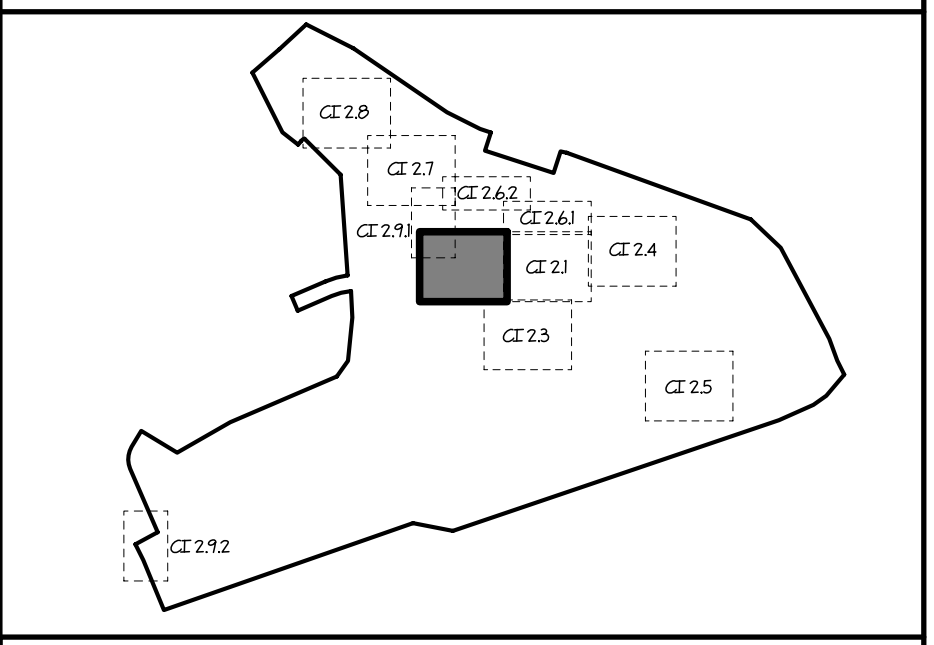
DESCRIPTION OF USE: SINGLE FAMILY RESIDENCE & ACCESSORY BUILDINGS

STORES: THREE

SPRINKLERS: YES

PROJECT DATA

MARK	BUDS CORNER & RIDGE HEIGHTS & STORY POLE LEGEND		ELEVATION MARKER	TURNS LOCATION NOTES
	BASE ELEVATION AT EXISTING GRADE	TOP OF BUILDING CORNER OR RIDGE		
GARAGE				
G1	ELEVATION - 162.67	180.55	17.88	INSTALL ORANGE TAPE BETWEEN POLES G1 & G2 TO IDENTIFY GARAGE RIDGE LINE
G2	ELEVATION - 164.08	181.82	17.74	
G3	ELEVATION - 162.70	180.55	17.85	
G4	ELEVATION - 164.07	180.55	16.48	INSTALL ORANGE TAPE BETWEEN POLES G4 & G5 TO IDENTIFY NORTH EAVE LINE
G5	ELEVATION - 161.95	181.82	17.87	
G6	ELEVATION - 173.50	180.55	7.05	INSTALL ORANGE TAPE BETWEEN POLES G6 & G7 TO IDENTIFY SOUTH EAVE LINE
G7	ELEVATION - 161.42	180.55	24.43	
CARETAKER COTTAGE				
C1	ELEVATION - 212.07	225.36	13.29	INSTALL ORANGE TAPE BETWEEN POLES C1 & C2 TO IDENTIFY NORTH EAVE LINE
C2	ELEVATION - 212.07	225.36	13.29	
C3	ELEVATION - 212.07	225.36	13.29	
C4	ELEVATION - 212.07	225.36	13.29	
C5	ELEVATION - 212.07	225.36	13.29	
C6	ELEVATION - 205.80	225.36	19.56	INSTALL ORANGE TAPE BETWEEN POLES C6 & C7 TO IDENTIFY SOUTH EAVE LINE
C7	ELEVATION - 205.80	225.36	19.56	
C8	ELEVATION - 205.80	225.36	19.56	
C9	ELEVATION - 205.80	225.36	19.56	
C10	ELEVATION - 205.80	225.36	19.56	
C11	ELEVATION - 205.80	225.36	19.56	
C12	ELEVATION - 205.80	225.36	19.56	
BARN				
B1	ELEVATION - 163.50	172.50	9.00	INSTALL ORANGE TAPE BETWEEN POLES B1 & B2 TO IDENTIFY NORTH EAVE LINE
B2	ELEVATION - 165.61	172.50	6.89	
B3	ELEVATION - 166.57	172.50	7.93	INSTALL ORANGE TAPE BETWEEN POLES B3 & B4 TO IDENTIFY BARN RIDGE LINE
B4	ELEVATION - 166.70	172.50	5.80	
B5	ELEVATION - 165.14	172.50	7.36	INSTALL ORANGE TAPE BETWEEN POLES B5 & B6 TO IDENTIFY SOUTH EAVE LINE
B6	ELEVATION - 163.75	172.50	8.75	
MALIBU				
M1	ELEVATION - 52.78	62.15	9.37	
M2	ELEVATION - 53.42	62.15	8.73	
M3	ELEVATION - 53.64	63.56	9.92	
M4	ELEVATION - 53.78	65.41	11.63	
M5	ELEVATION - 53.89	63.41	9.52	
M6	ELEVATION - 53.55	63.41	10.08	
M7	ELEVATION - 53.90	65.41	11.51	
M8	ELEVATION - 52.76	63.56	10.80	
WRITER'S SHACK				
W1	ELEVATION - 114.94	113.36	1.58	
W2	ELEVATION - 118.42	113.36	5.06	
W3	ELEVATION - 115.75	113.36	2.39	
W4	ELEVATION - 113.70	113.36	0.36	
W5	ELEVATION - 118.52	113.36	5.16	
W6	ELEVATION - 115.07	113.36	1.71	



SHEET LOCATOR KEY

FOCUSED MAIN HOUSE

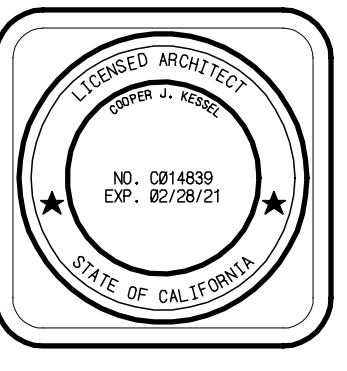
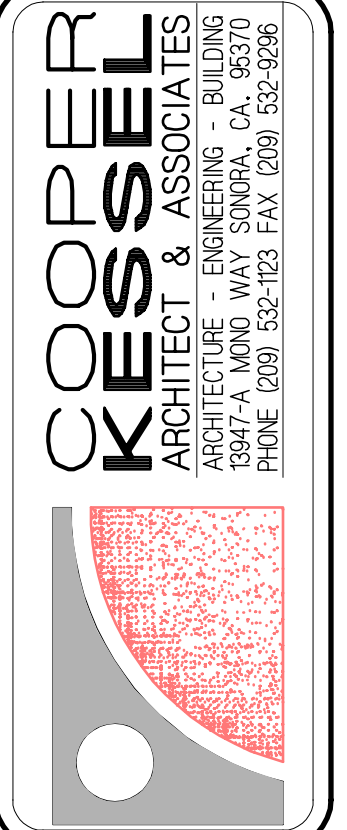
JOB NO. 1608

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© 2020 COOPER KESSEL AND ASSOCIATES

NO. DATE BY DESCRIPTION

JAMES & JILL HIGGINS
 RESIDENCE
 70 OXFORD DR.
 SAN RAFAEL, CA



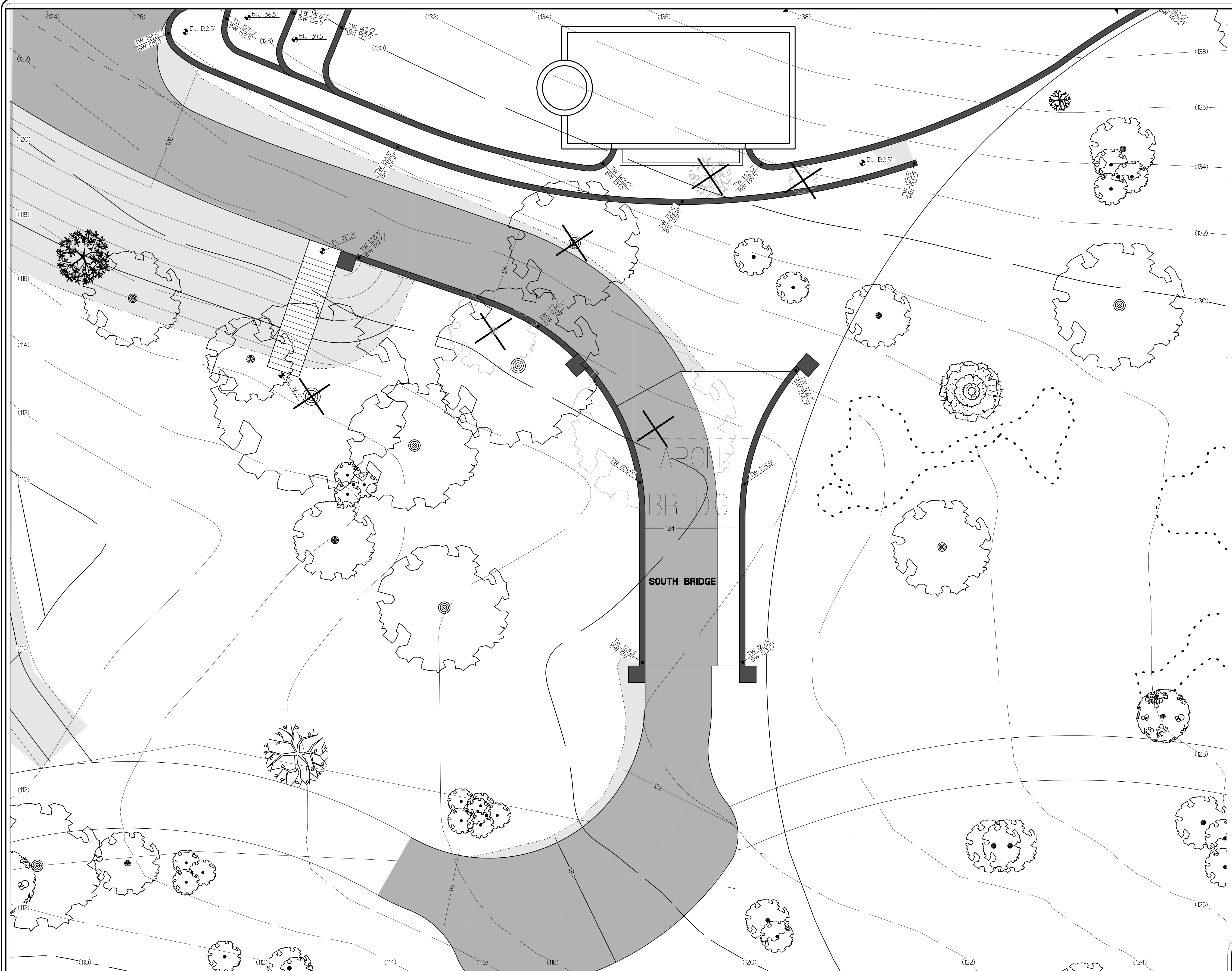
DESIGNER: CJK
 DRAFTER: EMR
 CHECKED: JPH
 SCALE: AS NOTED

DRAWING DATE: 7/18/18

SHEET **CI 2.2**
 NO. 10 OF 57

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y:\arrisdatta\res-ar\1608.pj\site\608.dwg\ci2-3.dwg Jan 09 2020 10:01



OWNER: CUTNUMBER, LLC.
10516 RIVERSIDE DR. #518
NORTH HOLLYWOOD, CA 91602
PHONE: 818-710-8775

ASSESSOR'S PARCEL NUMBER: 180-264-0

DESCRIPTION: RECORD OF SURVEY 2015 RS 067

ZONING: A2-B2

OCCUPANCY CLASSIFICATION: R-3 & U

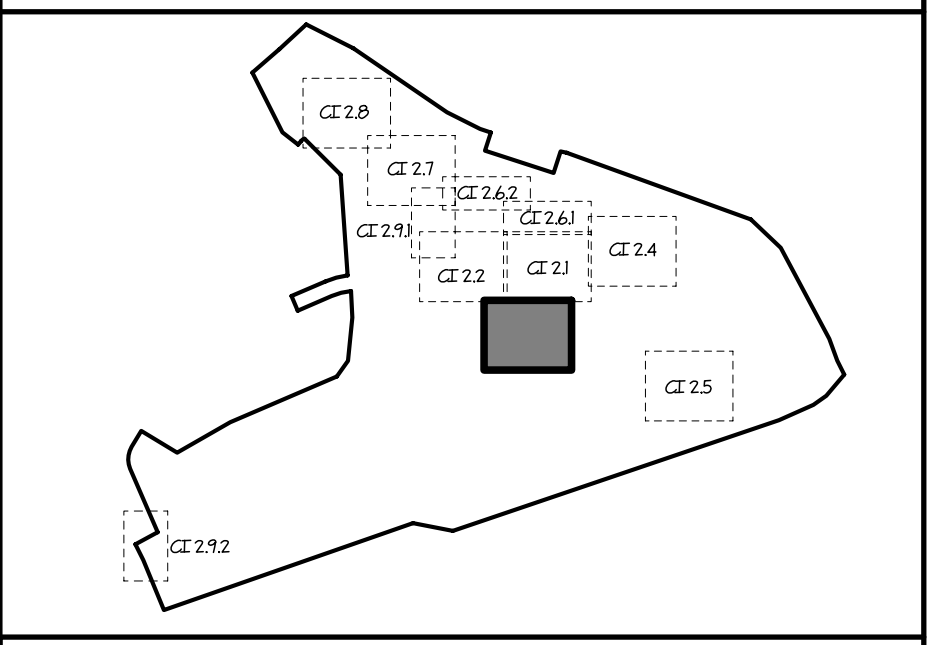
DESCRIPTION OF USE: SINGLE FAMILY RESIDENCE & ACCESSORY BUILDINGS

STORIES: THREE

SPRINKLERS: YES

PROJECT DATA

BLDG CORNER & RIDGE HEIGHTS & STORY POLE LEGEND		ELEVATION MARKER		NOTES
MARK	BASE ELEVATION AT EXISTING GRADE	TOP OF BUILDING CORNER OR RIDGE	VERTICAL HEIGHT ABOVE EXISTING GRADE	TURNS LOCATION
GARAGE				
G1	ELEVATION - 169.63'	180.55'	10.92'	INSTALL ORANGE TAPE BETWEEN POLES G1 & G2 TO IDENTIFY GARAGE RIDGE LINE
G2	ELEVATION - 166.08'	181.82'	15.74'	INSTALL ORANGE TAPE BETWEEN POLES G2 & G3 TO IDENTIFY NORTH EAVE LINE
G3	ELEVATION - 162.73'	180.55'	17.82'	
G4	ELEVATION - 164.07'	180.55'	16.48'	
G5	ELEVATION - 169.85'	181.82'	11.97'	INSTALL ORANGE TAPE BETWEEN POLES G5 & G6 TO IDENTIFY SOUTH EAVE LINE
G6	ELEVATION - 173.55'	180.55'	6.80'	
G7	ELEVATION - 161.42'	180.55'	19.13'	
CARETAKER COTTAGE				
C1	ELEVATION - 272.07'	225.36'	46.71'	INSTALL ORANGE TAPE BETWEEN POLES C1 & C2 TO IDENTIFY NORTH EAVE LINE
C2	ELEVATION - 256.63'	228.69'	72.06'	
C3	ELEVATION - 266.90'	238.88'	71.98'	
C4	ELEVATION - 266.33'	229.69'	63.36'	
C5	ELEVATION - 266.42'	225.36'	58.94'	
C6	ELEVATION - 205.80'	225.36'	19.56'	INSTALL ORANGE TAPE BETWEEN POLES C6 & C7 TO IDENTIFY SOUTH EAVE LINE
C7	ELEVATION - 207.64'	229.69'	22.05'	
C8	ELEVATION - 208.56'	238.88'	30.32'	
C9	ELEVATION - 205.41'	229.69'	24.28'	
C10	ELEVATION - 205.10'	225.36'	19.26'	INSTALL ORANGE TAPE BETWEEN POLES C10 & C11 TO IDENTIFY SOUTH EAVE LINE
C11	ELEVATION - 201.80'	25.83'	14.03'	
C12	ELEVATION - 201.07'	25.83'	14.76'	
HOUSE				
H1	ELEVATION - 156.64'	180.48'	23.84'	INSTALL ORANGE TAPE BETWEEN POLES H1 & H2 TO IDENTIFY NORTH TO SOUTH RIDGE LINE
H2	ELEVATION - 152.63'	175.89'	23.26'	
H3	ELEVATION - 159.89'	175.52'	15.63'	
H4	ELEVATION - 150.42'	163.44'	13.02'	
H5	ELEVATION - 146.37'	170.86'	24.49'	INSTALL ORANGE TAPE BETWEEN POLES H5 & H6 TO IDENTIFY LEVEL 3 NORTH EAVE LINE
H6	ELEVATION - 148.90'	163.68'	14.78'	
H7	ELEVATION - 143.24'	163.68'	20.44'	
H8	ELEVATION - 148.94'	180.86'	31.92'	
H9	ELEVATION - 145.22'	175.52'	30.30'	INSTALL ORANGE TAPE BETWEEN POLES H9 & H10 TO IDENTIFY LEVEL 2 EAST EAVE LINE
H10	ELEVATION - 145.64'	175.52'	29.88'	
H11	ELEVATION - 141.76'	175.52'	33.76'	
H12	ELEVATION - 142.45'	163.68'	21.23'	
H13	ELEVATION - 145.71'	180.48'	34.77'	INSTALL ORANGE TAPE BETWEEN POLES H13 & H14 TO IDENTIFY EAST TO WEST RIDGE LINE
H14	ELEVATION - 142.23'	175.52'	33.29'	
H15	ELEVATION - 137.63'	163.68'	26.05'	
H16	ELEVATION - 142.58'	163.68'	21.10'	
H17	ELEVATION - 145.48'	175.52'	30.04'	INSTALL ORANGE TAPE BETWEEN POLES H17 & H18 TO IDENTIFY LEVEL 3 SOUTH EAVE LINE
H18	ELEVATION - 143.63'	175.52'	31.89'	
H19	ELEVATION - 144.90'	177.69'	32.79'	
H20	ELEVATION - 143.78'	177.69'	33.91'	
H21	ELEVATION - 145.98'	180.86'	34.88'	
H22	ELEVATION - 141.42'	177.69'	36.27'	INSTALL ORANGE TAPE BETWEEN POLES H22 & H23 TO IDENTIFY LEVEL 2 SOUTH EAVE LINE
H23	ELEVATION - 148.36'	177.69'	29.33'	
H24	ELEVATION - 150.57'	175.52'	24.95'	
H25	ELEVATION - 150.02'	175.89'	25.87'	
H26	ELEVATION - 147.56'	184.00'	36.44'	INSTALL ORANGE TAPE BETWEEN POLES H26 & H27 TO IDENTIFY LEVEL 2 COVERED DECK SOUTH EAVE LINE
H27	ELEVATION - 140.59'	163.68'	23.09'	
H28	ELEVATION - 139.21'	163.68'	24.47'	
H29	ELEVATION - 138.01'	163.68'	25.67'	INSTALL ORANGE TAPE BETWEEN POLES H29 & H30 TO IDENTIFY LEVEL 2 SW EAVE LINE
H30	ELEVATION - 131.86'	163.68'	31.82'	
H31	ELEVATION - 131.99'	163.68'	31.69'	
H32	ELEVATION - 144.23'	163.68'	19.45'	
H33	ELEVATION - 145.73'	163.68'	17.95'	INSTALL ORANGE TAPE BETWEEN POLES H33 & H34 TO IDENTIFY LEVEL 2 SW PLANTER DECK LINE
H34	ELEVATION - 140.90'	170.32'	29.42'	
H35	ELEVATION - 140.90'	170.32'	29.42'	
H36	ELEVATION - 144.45'	182.47'	38.02'	INSTALL ORANGE TAPE BETWEEN POLES H36 & H37 TO IDENTIFY WEST HP OF OBSERVATION DECK
H37	ELEVATION - 131.83'	153.92'	22.09'	
H38	ELEVATION - 146.07'	148.83'	1.76'	
H39	ELEVATION - 135.76'	162.30'	26.54'	
H40	ELEVATION - 135.68'	162.30'	26.62'	
H41	ELEVATION - 138.46'	162.30'	23.84'	INSTALL ORANGE TAPE BETWEEN POLES H41 & H42 TO IDENTIFY LEVEL 2 NW PLANTER DECK LINE
H42	ELEVATION - 138.05'	162.30'	24.25'	
H43	ELEVATION - 131.86'	163.68'	31.82'	
H44	ELEVATION - 145.00'	152.47'	7.47'	
H45	ELEVATION - 130.35'	142.25'	11.90'	INSTALL ORANGE TAPE BETWEEN POLES H45 & H46 TO IDENTIFY SHOP ROOF LINE
H46	ELEVATION - 131.83'	142.25'	10.42'	
H47	ELEVATION - 146.51'	148.83'	2.32'	
BARN				
B1	ELEVATION - 163.50'	172.52'	9.02'	INSTALL ORANGE TAPE BETWEEN POLES B1 & B2 TO IDENTIFY NORTH EAVE LINE
B2	ELEVATION - 155.64'	172.52'	16.88'	
B3	ELEVATION - 146.57'	172.52'	25.95'	
B4	ELEVATION - 146.73'	172.52'	25.79'	INSTALL ORANGE TAPE BETWEEN POLES B4 & B5 TO IDENTIFY BARN RIDGE LINE
B5	ELEVATION - 153.14'	172.52'	19.38'	
B6	ELEVATION - 143.75'	172.52'	28.77'	INSTALL ORANGE TAPE BETWEEN POLES B6 & B7 TO IDENTIFY SOUTH EAVE LINE
MALCOLM				
M1	ELEVATION - 52.78'	62.15'	9.37'	
M2	ELEVATION - 53.42'	62.15'	8.73'	
M3	ELEVATION - 53.64'	63.56'	9.92'	
M4	ELEVATION - 53.78'	65.41'	11.63'	
M5	ELEVATION - 53.89'	63.41'	9.52'	
M6	ELEVATION - 53.53'	63.41'	9.88'	
M7	ELEVATION - 53.92'	65.41'	11.49'	
M8	ELEVATION - 52.96'	63.56'	10.60'	
WALTER'S SHACK				
W1	ELEVATION - 114.94'	113.36'	1.58'	
W2	ELEVATION - 118.42'	118.03'	0.39'	
W3	ELEVATION - 115.75'	113.36'	2.39'	
W4	ELEVATION - 113.75'	113.36'	0.39'	
W5	ELEVATION - 118.52'	118.03'	0.49'	
W6	ELEVATION - 115.07'	113.36'	1.71'	



SHEET LOCATOR KEY

FOCUSED POOL & BRIDGE

NO. 0814839
EXP. 02/28/21
STATE OF CALIFORNIA

DESIGNER: CJK
DRAFTER: EMR
CHECKED: JPH
SCALE: AS NOTED

DRAWING DATE:
7/18/18

1 SCALE: 1/8"=1'-0" **FOCUSED PLAN AT POOL & SOUTH BRIDGE**

JOB NO. 1608

NO. DATE BY

DESCRIPTION

JAMES & JILL HIGGINS RESIDENCE
70 OXFORD DR.
SAN RAFAEL, CA

COOPER KESSEL ARCHITECT & ASSOCIATES
ARCHITECTURE - ENGINEERING - BUILDING
3847-A MARINO WAY SAN MARINO, CA 91076
PHONE: (626) 332-1623 FAX: (626) 332-9686

REGISTERED ARCHITECT
NO. 0814839
EXP. 02/28/21
STATE OF CALIFORNIA

DESIGNER: CJK
DRAFTER: EMR
CHECKED: JPH
SCALE: AS NOTED

DRAWING DATE:
7/18/18

SHEET
CI 2.3
NO. 11 OF 57



OWNER: OUTNUMBERED, L.L.C.
1053E RIVERSIDE DR. #9B
NORTH HOLLYWOOD, CA 91602
PHONE: 818-720-8775

ASSESSOR'S PARCEL NUMBER: 180-264-0

DESCRIPTION: RECORD OF SURVEY 2015 RS 067

ZONING: A2-B2

OCCUPANCY CLASSIFICATION: R-3 & U

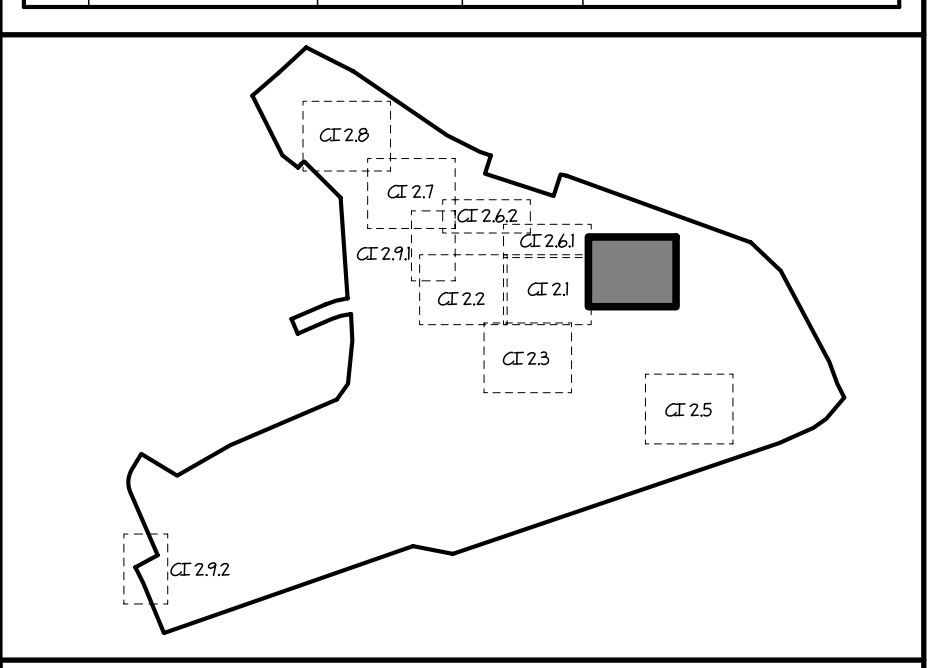
DESCRIPTION OF USE: SINGLE FAMILY RESIDENCE & ACCESSORY BUILDINGS

STORIES: THREE

SPRINKLERS: YES

PROJECT DATA

BLDG CORNER & RIDGE HEIGHTS & STORY POLE LEGEND		ELEVATION MARKER	
MARK	BASE ELEVATION AT EXISTING GRADE	TOP OF BUILDING CORNER OR RIDGE	VERTICAL HEIGHT FROM EXISTING GRADE
GARAGE			
G1	ELEVATION - 169.63'	180.55'	10.92'
G2	ELEVATION - 166.08'	181.82'	15.74'
G3	ELEVATION - 162.73'	180.55'	17.82'
G4	ELEVATION - 164.37'	180.55'	16.18'
G5	ELEVATION - 169.85'	181.82'	11.97'
G6	ELEVATION - 173.55'	180.55'	7.00'
G7	ELEVATION - 161.42'	180.55'	19.13'
CARETAKER COTTAGE			
C1	ELEVATION - 272.07'	225.36'	46.71'
C2	ELEVATION - 256.63'	228.69'	72.06'
C3	ELEVATION - 266.90'	238.88'	71.98'
C4	ELEVATION - 263.33'	229.69'	66.36'
C5	ELEVATION - 266.42'	225.36'	58.94'
C6	ELEVATION - 205.80'	225.36'	19.56'
C7	ELEVATION - 207.64'	229.69'	22.05'
C8	ELEVATION - 208.56'	238.88'	30.32'
C9	ELEVATION - 205.41'	229.69'	24.28'
C10	ELEVATION - 205.10'	225.36'	20.26'
C11	ELEVATION - 201.80'	25.83'	14.03'
C12	ELEVATION - 201.07'	25.83'	14.76'
POLES			
H1	ELEVATION - 156.64'	180.48'	23.84'
H2	ELEVATION - 152.63'	175.89'	23.26'
H3	ELEVATION - 159.89'	175.52'	15.63'
H4	ELEVATION - 150.42'	163.44'	13.02'
H5	ELEVATION - 146.37'	170.26'	23.89'
H6	ELEVATION - 148.90'	163.68'	14.78'
H7	ELEVATION - 143.22'	163.68'	20.46'
H8	ELEVATION - 148.29'	180.26'	31.97'
H9	ELEVATION - 145.22'	175.52'	30.30'
H10	ELEVATION - 145.64'	175.52'	29.88'
H11	ELEVATION - 141.16'	175.52'	34.36'
H12	ELEVATION - 142.45'	163.68'	21.23'
H13	ELEVATION - 145.57'	180.48'	34.91'
H14	ELEVATION - 142.23'	175.52'	33.29'
H15	ELEVATION - 174.68'	163.68'	11.00'
H16	ELEVATION - 142.58'	163.68'	21.10'
H17	ELEVATION - 145.48'	175.52'	30.04'
H18	ELEVATION - 145.68'	175.52'	29.84'
H19	ELEVATION - 144.90'	177.69'	32.79'
H20	ELEVATION - 143.78'	177.69'	33.91'
H21	ELEVATION - 145.98'	180.26'	34.28'
H22	ELEVATION - 142.07'	177.69'	35.62'
H23	ELEVATION - 148.36'	177.69'	29.33'
H24	ELEVATION - 150.57'	175.52'	24.95'
H25	ELEVATION - 153.02'	175.52'	22.50'
H26	ELEVATION - 147.56'	184.00'	36.44'
H27	ELEVATION - 140.59'	163.68'	23.09'
H28	ELEVATION - 149.19'	163.68'	14.49'
H29	ELEVATION - 188.07'	163.68'	25.62'
H30	ELEVATION - 151.86'	163.68'	11.82'
H31	ELEVATION - 151.99'	163.68'	11.69'
H32	ELEVATION - 144.23'	163.68'	19.45'
H33	ELEVATION - 145.73'	163.68'	17.95'
H34	ELEVATION - 140.93'	170.32'	29.39'
H35	ELEVATION - 140.90'	170.32'	29.42'
H36	ELEVATION - 144.45'	182.47'	38.02'
H37	ELEVATION - 151.83'	183.92'	32.09'
H38	ELEVATION - 146.07'	148.83'	2.76'
H39	ELEVATION - 155.16'	162.30'	7.14'
H40	ELEVATION - 156.48'	182.90'	26.42'
H41	ELEVATION - 188.46'	162.30'	24.14'
H42	ELEVATION - 188.25'	162.30'	26.95'
H43	ELEVATION - 151.86'	163.68'	11.82'
H44	ELEVATION - 145.00'	152.47'	7.47'
H45	ELEVATION - 150.35'	142.25'	8.10'
H46	ELEVATION - 151.83'	142.25'	8.02'
H47	ELEVATION - 146.51'	148.83'	2.32'
BARN			
B1	ELEVATION - 163.50'	172.52'	9.02'
B2	ELEVATION - 155.64'	172.52'	16.88'
B3	ELEVATION - 146.57'	172.63'	26.06'
B4	ELEVATION - 146.73'	172.52'	25.79'
B5	ELEVATION - 153.14'	172.52'	19.38'
B6	ELEVATION - 143.75'	172.63'	28.88'
MALIBU			
M1	ELEVATION - 52.78'	62.15'	9.37'
M2	ELEVATION - 53.42'	62.15'	8.73'
M3	ELEVATION - 53.64'	63.56'	10.92'
M4	ELEVATION - 53.78'	69.41'	15.63'
M5	ELEVATION - 53.89'	63.41'	9.52'
M6	ELEVATION - 53.55'	63.41'	9.86'
M7	ELEVATION - 53.82'	69.41'	15.59'
M8	ELEVATION - 52.96'	63.56'	10.60'
WRITEUP SHACK			
W1	ELEVATION - 114.94'	113.36'	1.58'
W2	ELEVATION - 118.42'	118.03'	0.39'
W3	ELEVATION - 115.75'	113.36'	2.39'
W4	ELEVATION - 113.75'	113.36'	0.39'
W5	ELEVATION - 118.52'	118.03'	0.49'
W6	ELEVATION - 115.07'	113.36'	1.71'



SHEET LOCATOR KEY

FOCUSED GARAGE

NO. 12 OF 57

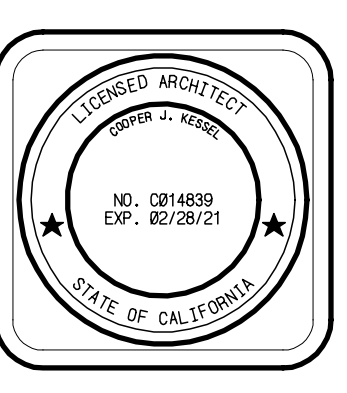
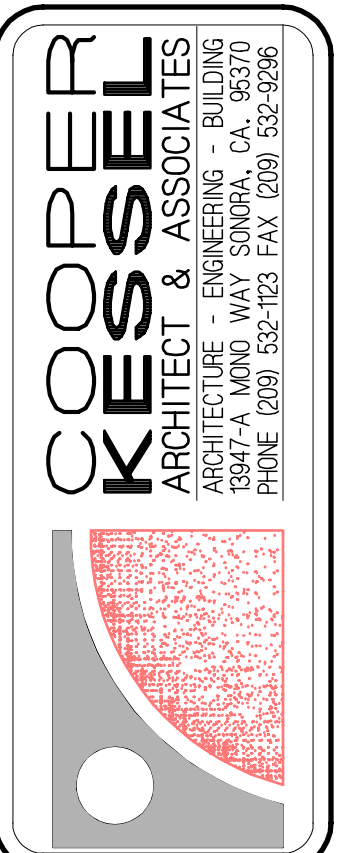
JOB NO. 1608

DATE: _____

NO. DATE: BY: _____

DESCRIPTION

JAMES & JILL HIGGINS
RESIDENCE
70 OXFORD DR.
SAN RAFAEL, CA



DESIGNER: CJK
DRAFTER: EMR
CHECKED: JPH
SCALE: AS NOTED

DRAWING DATE:
7/18/18

SHEET
CI 2.4
NO. 12 OF 57

y:\arrisdatta\res-ar\1608\p1\site\608.dwg_c2-4_sht_08_2020-10.c1



OWNER: CUTNUMBER, LLC.
10518 RIVERSIDE DR. #918
NORTH HOLLYWOOD, CA 91602
PHONE: 818-710-8773

ASSESSOR'S PARCEL NUMBER: 180-264-0

DESCRIPTION: RECORD OF SURVEY 2015 RS 067

ZONING: A2-B2

OCCUPANCY CLASSIFICATION: R-3 & U

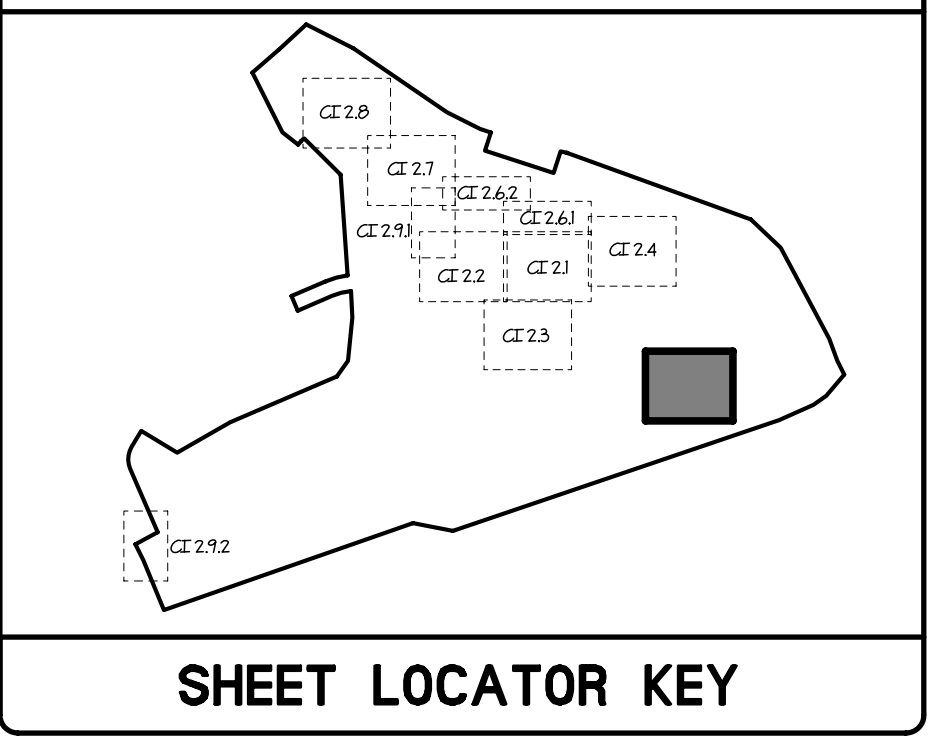
DESCRIPTION OF USE: SINGLE FAMILY RESIDENCE & ACCESSORY BUILDINGS

STORIES: THREE

SPRINKLERS: YES

PROJECT DATA

MARK	BUDG CORNER & RIDGE HEIGHTS & STORY POLE LEGEND		ELEVATION MARKER	TAPING LOCATION NOTES
	BASE ELEVATION AT EXISTING GRADE	TOP OF BUILDING CORNER OR RIDGE		
GARAGE				
G1	ELEVATION - 169.63'	180.55'	10.92'	INSTALL ORANGE TAPE BETWEEN POLES G1 & G2 TO IDENTIFY GARAGE RIDGE LINE
G2	ELEVATION - 166.08'	181.82'	15.74'	INSTALL ORANGE TAPE BETWEEN POLES G1 & G4 TO IDENTIFY NORTH EAVE LINE
G3	ELEVATION - 162.73'	180.55'	17.82'	
G4	ELEVATION - 164.37'	180.55'	16.18'	
G5	ELEVATION - 169.85'	181.82'	11.97'	INSTALL ORANGE TAPE BETWEEN POLES G5 & G6 TO IDENTIFY SOUTH EAVE LINE
G6	ELEVATION - 173.55'	180.55'	6.80'	
G7	ELEVATION - 161.42'	180.55'	19.13'	
CARETAKER COTTAGE				
C1	ELEVATION - 212.07'	225.36'	13.29'	INSTALL ORANGE TAPE BETWEEN POLES C1 & C2 TO IDENTIFY NORTH EAVE LINE
C2	ELEVATION - 206.63'	228.69'	22.06'	
C3	ELEVATION - 206.90'	238.88'	31.98'	
C4	ELEVATION - 203.33'	229.69'	6.36'	
C5	ELEVATION - 206.42'	225.36'	8.94'	
C6	ELEVATION - 203.80'	225.36'	21.56'	INSTALL ORANGE TAPE BETWEEN POLES C6 & C8 TO IDENTIFY CARETAKER COTTAGE RIDGE LINE
C7	ELEVATION - 207.64'	229.69'	22.07'	
C8	ELEVATION - 208.56'	238.88'	30.32'	
C9	ELEVATION - 205.41'	229.69'	14.28'	
C10	ELEVATION - 205.80'	225.36'	19.56'	INSTALL ORANGE TAPE BETWEEN POLES C9 & C10 TO IDENTIFY SOUTH EAVE LINE
C11	ELEVATION - 201.80'	25.83'	14.03'	
C12	ELEVATION - 201.07'	25.83'	14.76'	
HOUSE				
H1	ELEVATION - 85.64'	180.48'	94.84'	INSTALL ORANGE TAPE BETWEEN POLES H1 & H2 TO IDENTIFY NORTH TO SOUTH RIDGE LINE
H2	ELEVATION - 82.63'	175.89'	93.26'	
H3	ELEVATION - 85.89'	175.52'	89.63'	
H4	ELEVATION - 150.42'	163.44'	13.02'	
H5	ELEVATION - 146.37'	170.86'	24.49'	INSTALL ORANGE TAPE BETWEEN POLES H5 & H6 TO IDENTIFY LEVEL 3 NORTH EAVE LINE
H6	ELEVATION - 148.90'	163.68'	14.78'	
H7	ELEVATION - 143.22'	163.68'	20.46'	
H8	ELEVATION - 148.94'	180.86'	31.92'	
H9	ELEVATION - 145.22'	175.52'	30.30'	INSTALL ORANGE TAPE BETWEEN POLES H8 & H9 TO IDENTIFY LEVEL 2 EAST EAVE LINE
H10	ELEVATION - 145.64'	175.52'	29.88'	
H11	ELEVATION - 141.76'	175.52'	33.76'	
H12	ELEVATION - 142.45'	163.68'	21.23'	
H13	ELEVATION - 145.75'	180.48'	34.73'	INSTALL ORANGE TAPE BETWEEN POLES H12 & H13 TO IDENTIFY EAST TO WEST RIDGE LINE
H14	ELEVATION - 142.23'	175.52'	33.29'	
H15	ELEVATION - 137.63'	163.68'	26.05'	
H16	ELEVATION - 142.58'	163.68'	21.10'	
H17	ELEVATION - 145.48'	175.52'	30.04'	INSTALL ORANGE TAPE BETWEEN POLES H17 & H18 TO IDENTIFY LEVEL 3 SOUTH EAVE LINE
H18	ELEVATION - 143.63'	175.52'	31.89'	
H19	ELEVATION - 144.90'	177.69'	32.79'	
H20	ELEVATION - 143.78'	177.69'	33.91'	
H21	ELEVATION - 145.91'	180.86'	34.95'	INSTALL ORANGE TAPE BETWEEN POLES H20 & H21 TO IDENTIFY LEVEL 2 SOUTH EAVE LINE
H22	ELEVATION - 141.40'	177.69'	36.29'	
H23	ELEVATION - 148.36'	177.69'	29.33'	
H24	ELEVATION - 150.25'	175.52'	25.27'	INSTALL ORANGE TAPE BETWEEN POLES H23 & H24 TO IDENTIFY LEVEL 2 COVERED DECK SOUTH EAVE LINE
H25	ELEVATION - 150.07'	175.89'	25.82'	
H26	ELEVATION - 147.56'	184.00'	36.44'	
H27	ELEVATION - 140.59'	163.68'	23.09'	
H28	ELEVATION - 139.21'	163.68'	24.47'	
H29	ELEVATION - 188.07'	163.68'	14.61'	INSTALL ORANGE TAPE BETWEEN POLES H28 & H29 TO IDENTIFY LEVEL 2 SW EAVE LINE
H30	ELEVATION - 151.86'	163.68'	11.82'	
H31	ELEVATION - 151.99'	163.68'	11.69'	
H32	ELEVATION - 144.23'	163.68'	19.45'	
H33	ELEVATION - 145.73'	163.68'	17.95'	INSTALL ORANGE TAPE BETWEEN POLES H32 & H33 TO IDENTIFY LEVEL 2 SW PLANTER DECK LINE
H34	ELEVATION - 140.90'	170.32'	29.42'	
H35	ELEVATION - 140.90'	170.32'	29.42'	
H36	ELEVATION - 144.45'	182.47'	38.02'	INSTALL ORANGE TAPE BETWEEN POLES H35 & H36 TO IDENTIFY WEST HP OF OBSERVATION DECK
H37	ELEVATION - 151.85'	183.92'	32.07'	
H38	ELEVATION - 146.07'	148.83'	2.76'	
H39	ELEVATION - 151.76'	162.30'	10.54'	
H40	ELEVATION - 154.68'	183.30'	28.62'	INSTALL ORANGE TAPE BETWEEN POLES H38 & H40 TO IDENTIFY SHOP ROOF LINE
H41	ELEVATION - 188.46'	162.30'	26.16'	
H42	ELEVATION - 188.05'	162.30'	25.75'	
H43	ELEVATION - 151.86'	163.91'	12.05'	
H44	ELEVATION - 145.00'	152.47'	7.47'	
H45	ELEVATION - 150.35'	147.25'	3.10'	INSTALL ORANGE TAPE BETWEEN POLES H44 & H45 TO IDENTIFY SHOP ROOF LINE
H46	ELEVATION - 151.85'	142.25'	9.60'	
H47	ELEVATION - 146.51'	148.83'	2.32'	
BARN				
B1	ELEVATION - 63.50'	172.52'	109.02'	INSTALL ORANGE TAPE BETWEEN POLES B1 & B2 TO IDENTIFY NORTH EAVE LINE
B2	ELEVATION - 55.64'	172.52'	116.88'	
B3	ELEVATION - 146.57'	192.63'	46.06'	INSTALL ORANGE TAPE BETWEEN POLES B3 & B4 TO IDENTIFY SOUTH EAVE LINE
B4	ELEVATION - 146.79'	172.52'	125.73'	
B5	ELEVATION - 53.14'	172.52'	119.38'	
B6	ELEVATION - 63.75'	192.63'	128.88'	
MALIBU				
M1	ELEVATION - 52.78'	62.15'	9.37'	
M2	ELEVATION - 53.42'	62.15'	8.73'	
M3	ELEVATION - 53.64'	63.56'	9.92'	
M4	ELEVATION - 53.78'	65.41'	11.63'	
M5	ELEVATION - 53.89'	63.41'	9.52'	
M6	ELEVATION - 53.55'	63.41'	9.86'	
M7	ELEVATION - 53.82'	65.41'	11.59'	
M8	ELEVATION - 52.76'	63.56'	10.80'	
WINTER'S SHACK				
W1	ELEVATION - 114.94'	113.36'	1.58'	
W2	ELEVATION - 118.42'	118.03'	0.39'	
W3	ELEVATION - 118.75'	113.36'	5.39'	
W4	ELEVATION - 113.70'	113.36'	0.36'	
W5	ELEVATION - 118.52'	118.03'	0.49'	
W6	ELEVATION - 115.07'	113.36'	1.71'	



FOCUSED BARN

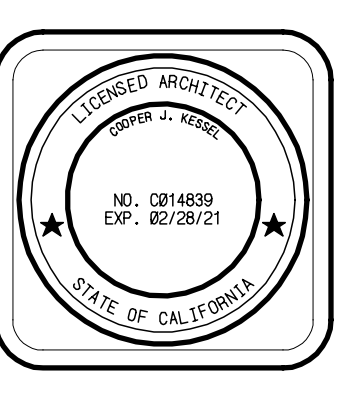
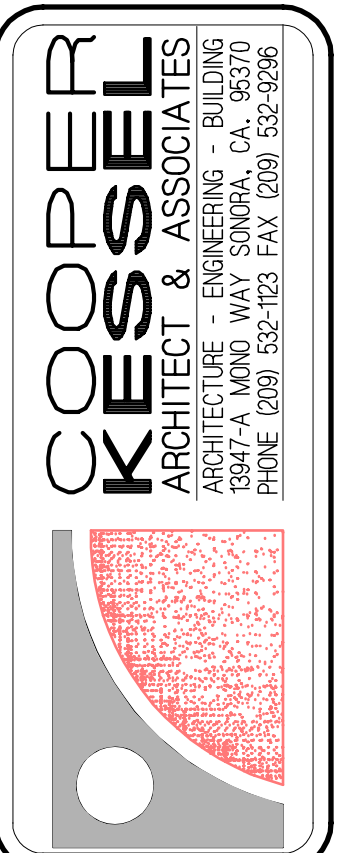
SHEET
CI 2.5
NO. 13 OF 57

JOB NO. 1608

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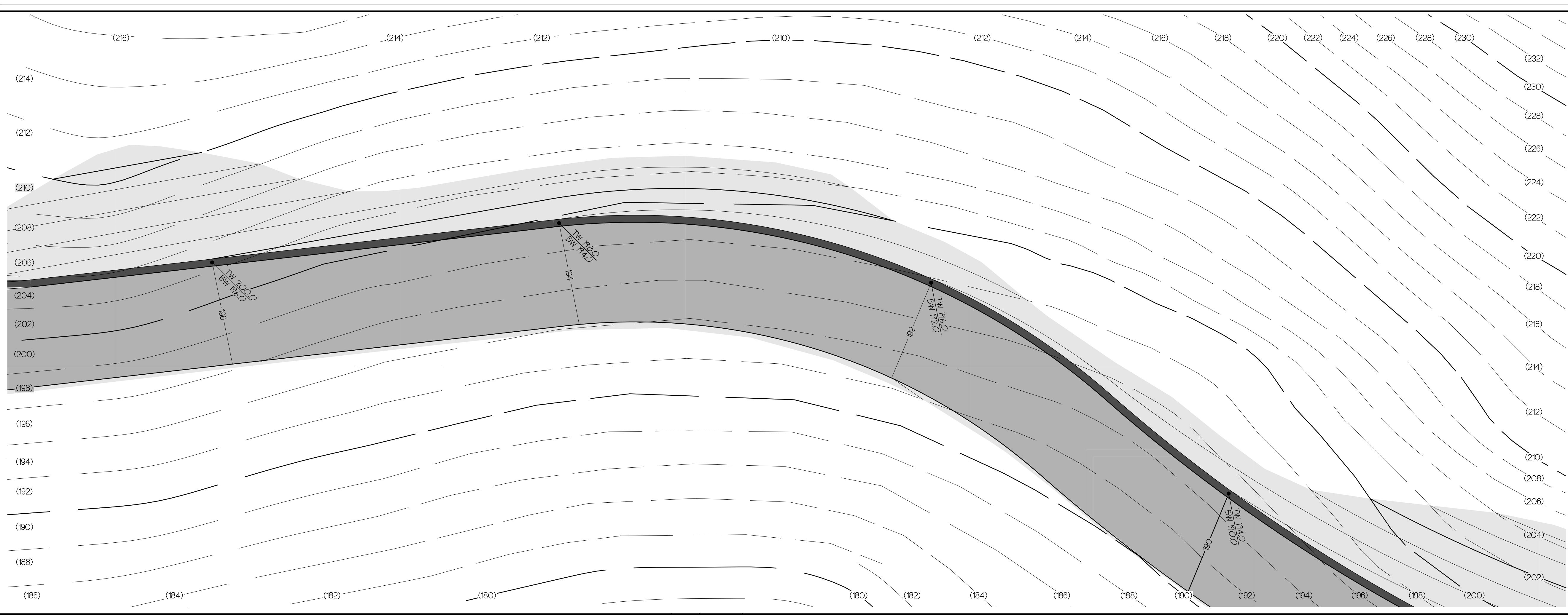
NO.	DATE	BY	DESCRIPTION

JAMES & JILL HIGGINS
RESIDENCE
70 OXFORD DR.
SAN RAFAEL, CA

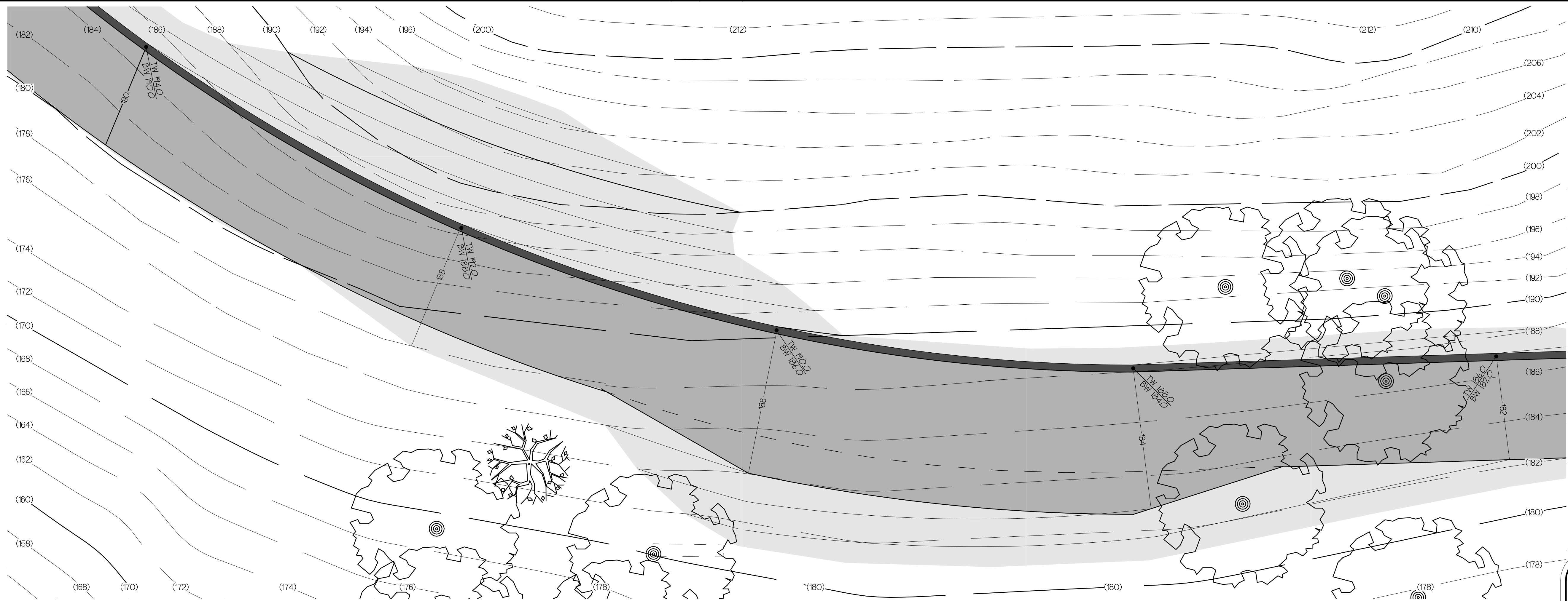


DESIGNER: CJK
DRAFTER: EMR
CHECKED: JPH
SCALE: AS NOTED

DRAWING DATE:
7/18/18



2 SCALE: 1/8"=1'-0" **FOCUSSED PLAN AT UPPER DRIVEWAY - WEST**



1 SCALE: 1/8"=1'-0" **FOCUSSED PLAN AT UPPER DRIVEWAY - EAST**

OWNER: OUTNUMBERED, LLC
10518 RIVERSIDE DR. #598
NORTH HOLLYWOOD, CA 91602
PHONE: 818-720-8773

ASSESSOR'S PARCEL NUMBER: 180-264-0

DESCRIPTION: RECORD OF SURVEY 2015 RS 067

ZONING: A2-B2

OCCUPANCY CLASSIFICATION: R-3 & U

DESCRIPTION OF USE: SINGLE FAMILY RESIDENCE & ACCESSORY BUILDINGS

STORIES: THREE

SPRINKLERS: YES

PROJECT DATA

NO.	DATE	BY	DESCRIPTION

JOB NO. 1608

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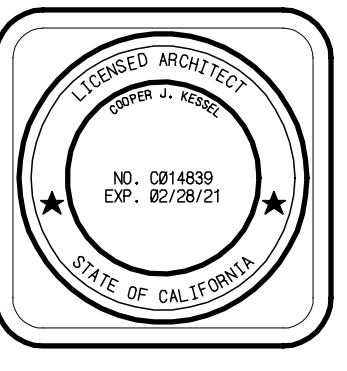
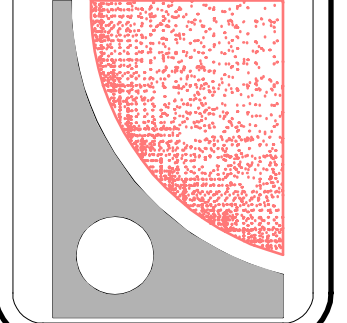
**JAMES & JILL HIGGINS
RESIDENCE**

**70 OXFORD DR.
SAN RAFAEL, CA**

**COOPER
KESSEL**

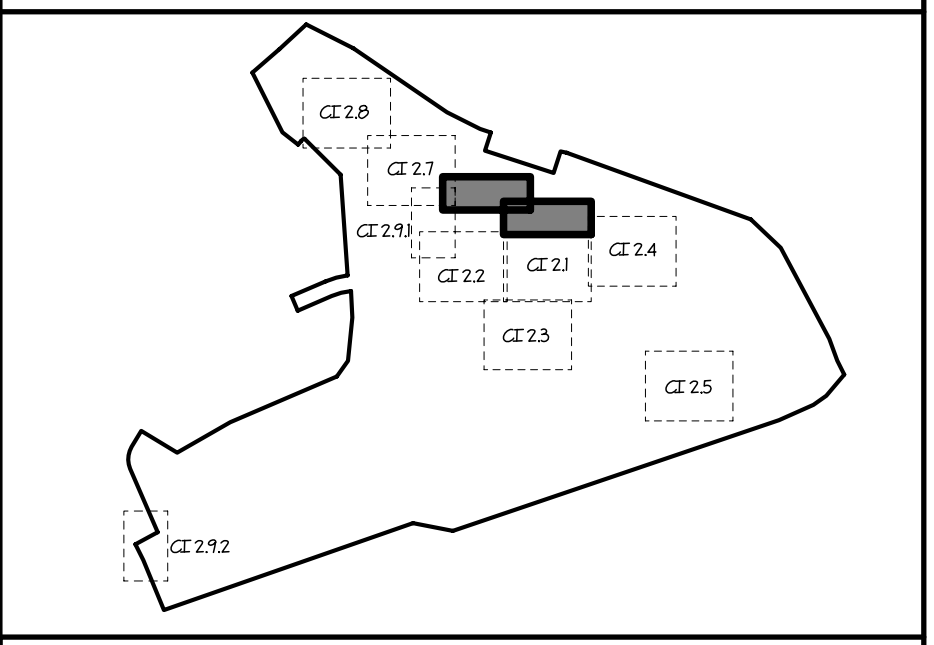
ARCHITECT & ASSOCIATES

ARCHITECTURE - ENGINEERING - BUILDING
8841-A MISSION WAY SAN DIEGO, CA 92161
PHONE: 619-592-1623 FAX: 619-592-2686



DESIGNER: CJK
DRAFTER: EMR
CHECKED: JPH
SCALE: AS NOTED

DRAWING DATE:
2/18/19

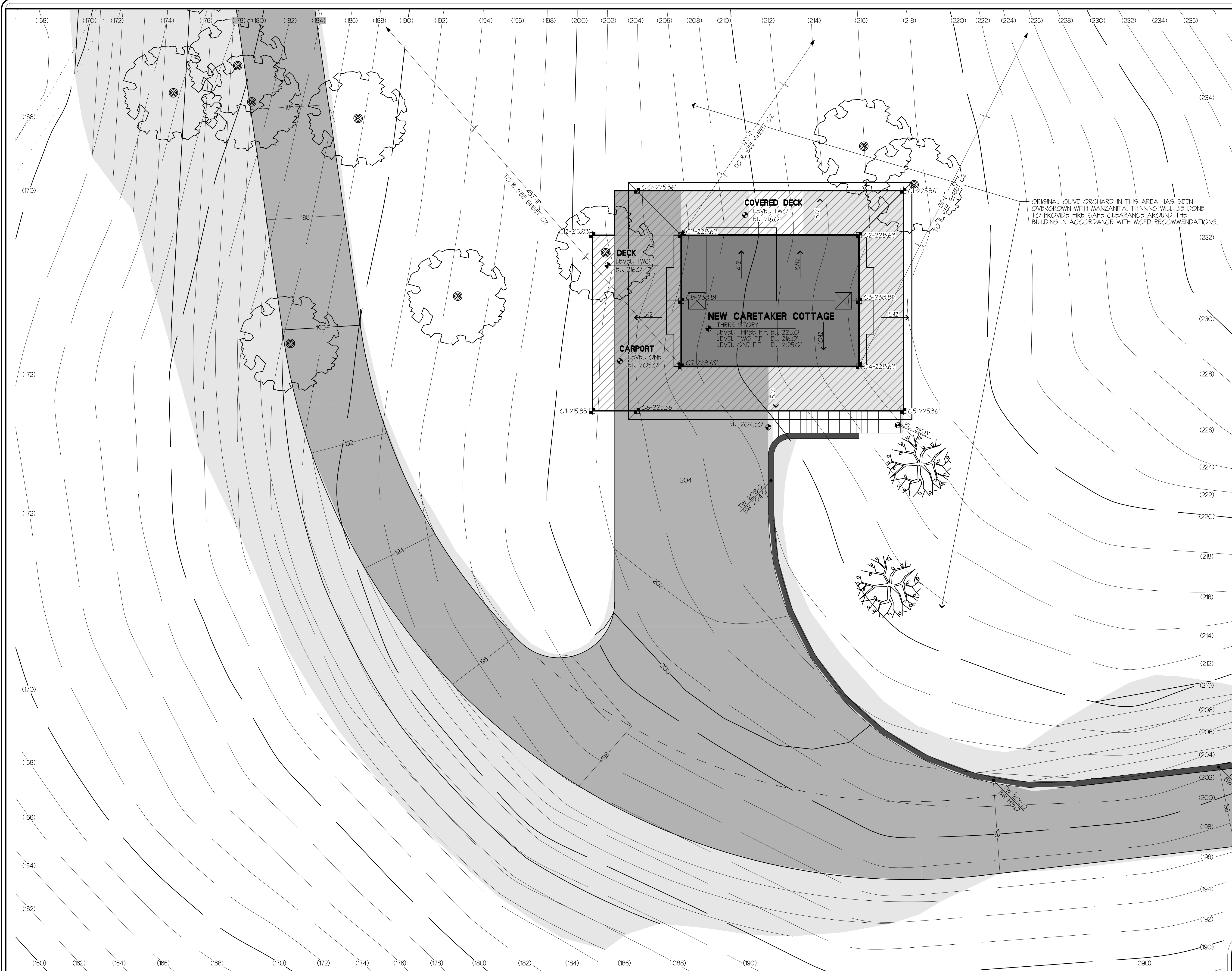


SHEET LOCATOR KEY

**FOCUSSED
UPPER DRIVEWAY**

SHEET
CI 2.6
NO. 14 OF 57

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OWNER: CUNNINGHAM, L.L.C.
10536 RIVERSIDE DR. #518
NORTH HOLLYWOOD, CA 91602
PHONE: 818-720-8773

ASSESSOR'S PARCEL NUMBER: 180-264-0

DESCRIPTION: RECORD OF SURVEY 2015 RS 067

ZONING: A2-B2

OCCUPANCY CLASSIFICATION: R-3 & U

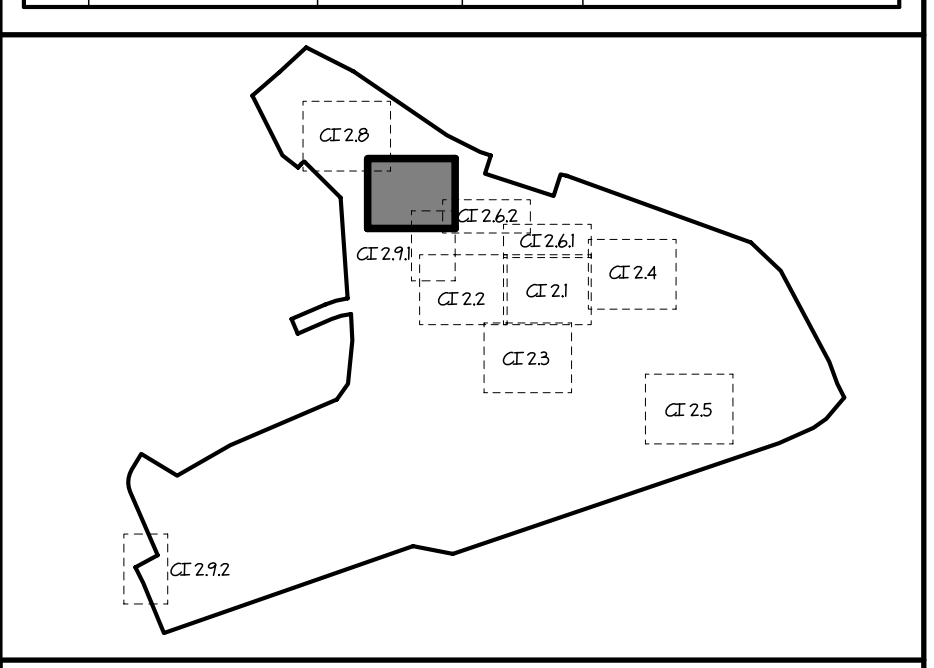
DESCRIPTION OF USE: SINGLE FAMILY RESIDENCE & ACCESSORY BUILDINGS

STORIES: THREE

SPRINKLERS: YES

PROJECT DATA

BUDG. CORNER & RIDGE HEIGHTS & STORY POLE LEGEND				ELEVATION MARKER
MARK	BASE ELEVATION AT EXISTING GRADE	TOP OF BUILDING CORNER OR RIDGE	VERTICAL HEIGHT ABOVE EXISTING GRADE	TAPPING LOCATION NOTES
GARAGE				
G1	ELEVATION - 169.63'	180.55'	10.92'	INSTALL ORANGE TAPE BETWEEN POLES G1 & G2 TO IDENTIFY GARAGE RIDGE LINE
G2	ELEVATION - 166.08'	181.82'	15.74'	INSTALL ORANGE TAPE BETWEEN POLES G2 & G3 TO IDENTIFY NORTH EAVE LINE
G3	ELEVATION - 162.73'	183.55'	20.82'	INSTALL ORANGE TAPE BETWEEN POLES G3 & G4 TO IDENTIFY NORTH EAVE LINE
G4	ELEVATION - 164.37'	185.55'	21.18'	INSTALL ORANGE TAPE BETWEEN POLES G4 & G5 TO IDENTIFY NORTH EAVE LINE
G5	ELEVATION - 169.85'	187.82'	17.97'	INSTALL ORANGE TAPE BETWEEN POLES G5 & G6 TO IDENTIFY SOUTH EAVE LINE
G6	ELEVATION - 173.55'	183.55'	9.80'	INSTALL ORANGE TAPE BETWEEN POLES G6 & G7 TO IDENTIFY SOUTH EAVE LINE
G7	ELEVATION - 167.42'	185.55'	18.13'	
CARETAKER COTTAGE				
C1	ELEVATION - 272.02'	225.36'	46.66'	INSTALL ORANGE TAPE BETWEEN POLES C1 & C2 TO IDENTIFY NORTH EAVE LINE
C2	ELEVATION - 256.63'	228.69'	72.06'	INSTALL ORANGE TAPE BETWEEN POLES C2 & C3 TO IDENTIFY NORTH EAVE LINE
C3	ELEVATION - 246.90'	238.88'	91.98'	INSTALL ORANGE TAPE BETWEEN POLES C3 & C4 TO IDENTIFY NORTH EAVE LINE
C4	ELEVATION - 243.33'	229.69'	86.36'	INSTALL ORANGE TAPE BETWEEN POLES C4 & C5 TO IDENTIFY NORTH EAVE LINE
C5	ELEVATION - 246.42'	225.36'	78.94'	INSTALL ORANGE TAPE BETWEEN POLES C5 & C6 TO IDENTIFY NORTH EAVE LINE
C6	ELEVATION - 205.80'	225.36'	119.56'	INSTALL ORANGE TAPE BETWEEN POLES C6 & C7 TO IDENTIFY NORTH EAVE LINE
C7	ELEVATION - 207.64'	229.69'	122.05'	INSTALL ORANGE TAPE BETWEEN POLES C7 & C8 TO IDENTIFY NORTH EAVE LINE
C8	ELEVATION - 208.56'	238.88'	130.32'	INSTALL ORANGE TAPE BETWEEN POLES C8 & C9 TO IDENTIFY NORTH EAVE LINE
C9	ELEVATION - 205.41'	229.69'	124.28'	INSTALL ORANGE TAPE BETWEEN POLES C9 & C10 TO IDENTIFY NORTH EAVE LINE
C10	ELEVATION - 206.10'	225.36'	119.26'	INSTALL ORANGE TAPE BETWEEN POLES C10 & C11 TO IDENTIFY SOUTH EAVE LINE
C11	ELEVATION - 208.80'	25.83'	142.03'	INSTALL ORANGE TAPE BETWEEN POLES C11 & C12 TO IDENTIFY SOUTH EAVE LINE
C12	ELEVATION - 202.02'	25.83'	146.81'	
POLES				
H1	ELEVATION - 156.64'	180.48'	23.84'	INSTALL ORANGE TAPE BETWEEN POLES H1 & H2 TO IDENTIFY NORTH TO SOUTH RIDGE LINE
H2	ELEVATION - 152.63'	175.88'	23.25'	INSTALL ORANGE TAPE BETWEEN POLES H2 & H3 TO IDENTIFY NORTH TO SOUTH RIDGE LINE
H3	ELEVATION - 159.89'	175.52'	15.63'	INSTALL ORANGE TAPE BETWEEN POLES H3 & H4 TO IDENTIFY LEVEL 3 NORTH EAVE LINE
H4	ELEVATION - 150.42'	163.44'	13.02'	INSTALL ORANGE TAPE BETWEEN POLES H4 & H5 TO IDENTIFY LEVEL 3 NORTH EAVE LINE
H5	ELEVATION - 146.37'	170.86'	24.49'	INSTALL ORANGE TAPE BETWEEN POLES H5 & H6 TO IDENTIFY LEVEL 2 EAST EAVE LINE
H6	ELEVATION - 148.90'	163.44'	14.54'	INSTALL ORANGE TAPE BETWEEN POLES H6 & H7 TO IDENTIFY LEVEL 2 EAST EAVE LINE
H7	ELEVATION - 143.22'	163.44'	20.22'	INSTALL ORANGE TAPE BETWEEN POLES H7 & H8 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H8	ELEVATION - 148.94'	180.86'	31.92'	INSTALL ORANGE TAPE BETWEEN POLES H8 & H9 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H9	ELEVATION - 145.22'	175.52'	30.30'	INSTALL ORANGE TAPE BETWEEN POLES H9 & H10 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H10	ELEVATION - 145.64'	175.52'	29.88'	INSTALL ORANGE TAPE BETWEEN POLES H10 & H11 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H11	ELEVATION - 141.16'	175.52'	34.36'	INSTALL ORANGE TAPE BETWEEN POLES H11 & H12 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H12	ELEVATION - 142.45'	163.44'	21.99'	INSTALL ORANGE TAPE BETWEEN POLES H12 & H13 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H13	ELEVATION - 145.73'	163.44'	17.71'	INSTALL ORANGE TAPE BETWEEN POLES H13 & H14 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H14	ELEVATION - 142.35'	175.52'	33.17'	INSTALL ORANGE TAPE BETWEEN POLES H14 & H15 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H15	ELEVATION - 137.63'	175.52'	37.89'	INSTALL ORANGE TAPE BETWEEN POLES H15 & H16 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H16	ELEVATION - 142.58'	163.44'	20.86'	INSTALL ORANGE TAPE BETWEEN POLES H16 & H17 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H17	ELEVATION - 145.48'	175.52'	30.04'	INSTALL ORANGE TAPE BETWEEN POLES H17 & H18 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H18	ELEVATION - 143.63'	175.52'	31.89'	INSTALL ORANGE TAPE BETWEEN POLES H18 & H19 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H19	ELEVATION - 144.90'	177.69'	32.79'	INSTALL ORANGE TAPE BETWEEN POLES H19 & H20 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H20	ELEVATION - 143.78'	177.69'	33.91'	INSTALL ORANGE TAPE BETWEEN POLES H20 & H21 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H21	ELEVATION - 145.98'	180.86'	34.88'	INSTALL ORANGE TAPE BETWEEN POLES H21 & H22 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H22	ELEVATION - 147.62'	177.69'	30.07'	INSTALL ORANGE TAPE BETWEEN POLES H22 & H23 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H23	ELEVATION - 148.36'	177.69'	29.33'	INSTALL ORANGE TAPE BETWEEN POLES H23 & H24 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H24	ELEVATION - 150.57'	175.52'	24.95'	INSTALL ORANGE TAPE BETWEEN POLES H24 & H25 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H25	ELEVATION - 153.02'	175.88'	22.86'	INSTALL ORANGE TAPE BETWEEN POLES H25 & H26 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H26	ELEVATION - 147.56'	184.00'	36.44'	INSTALL ORANGE TAPE BETWEEN POLES H26 & H27 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H27	ELEVATION - 140.59'	163.44'	22.85'	INSTALL ORANGE TAPE BETWEEN POLES H27 & H28 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H28	ELEVATION - 149.21'	163.44'	14.23'	INSTALL ORANGE TAPE BETWEEN POLES H28 & H29 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H29	ELEVATION - 158.07'	163.44'	5.37'	INSTALL ORANGE TAPE BETWEEN POLES H29 & H30 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H30	ELEVATION - 151.86'	163.44'	11.58'	INSTALL ORANGE TAPE BETWEEN POLES H30 & H31 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H31	ELEVATION - 151.97'	163.44'	11.47'	INSTALL ORANGE TAPE BETWEEN POLES H31 & H32 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H32	ELEVATION - 144.23'	163.44'	19.21'	INSTALL ORANGE TAPE BETWEEN POLES H32 & H33 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H33	ELEVATION - 145.73'	163.44'	17.71'	INSTALL ORANGE TAPE BETWEEN POLES H33 & H34 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H34	ELEVATION - 140.95'	170.32'	29.37'	INSTALL ORANGE TAPE BETWEEN POLES H34 & H35 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H35	ELEVATION - 140.90'	170.32'	29.42'	INSTALL ORANGE TAPE BETWEEN POLES H35 & H36 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H36	ELEVATION - 144.45'	162.47'	18.02'	INSTALL ORANGE TAPE BETWEEN POLES H36 & H37 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H37	ELEVATION - 151.83'	153.92'	22.09'	INSTALL ORANGE TAPE BETWEEN POLES H37 & H38 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H38	ELEVATION - 146.07'	148.83'	2.76'	INSTALL ORANGE TAPE BETWEEN POLES H38 & H39 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H39	ELEVATION - 155.16'	162.50'	6.34'	INSTALL ORANGE TAPE BETWEEN POLES H39 & H40 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H40	ELEVATION - 154.69'	162.50'	7.81'	INSTALL ORANGE TAPE BETWEEN POLES H40 & H41 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H41	ELEVATION - 158.46'	162.50'	4.04'	INSTALL ORANGE TAPE BETWEEN POLES H41 & H42 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H42	ELEVATION - 158.05'	162.50'	4.45'	INSTALL ORANGE TAPE BETWEEN POLES H42 & H43 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H43	ELEVATION - 151.86'	163.91'	12.05'	INSTALL ORANGE TAPE BETWEEN POLES H43 & H44 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H44	ELEVATION - 145.00'	152.47'	7.47'	INSTALL ORANGE TAPE BETWEEN POLES H44 & H45 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H45	ELEVATION - 150.35'	142.25'	8.10'	INSTALL ORANGE TAPE BETWEEN POLES H45 & H46 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H46	ELEVATION - 151.83'	142.25'	9.08'	INSTALL ORANGE TAPE BETWEEN POLES H46 & H47 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H47	ELEVATION - 146.51'	148.83'	2.32'	INSTALL ORANGE TAPE BETWEEN POLES H47 & H48 TO IDENTIFY LEVEL 2 WEST EAVE LINE
BARN				
B1	ELEVATION - 163.50'	172.52'	9.02'	INSTALL ORANGE TAPE BETWEEN POLES B1 & B2 TO IDENTIFY NORTH EAVE LINE
B2	ELEVATION - 155.64'	172.52'	16.88'	INSTALL ORANGE TAPE BETWEEN POLES B2 & B3 TO IDENTIFY NORTH EAVE LINE
B3	ELEVATION - 146.57'	172.52'	25.95'	INSTALL ORANGE TAPE BETWEEN POLES B3 & B4 TO IDENTIFY NORTH EAVE LINE
B4	ELEVATION - 146.73'	172.52'	25.79'	INSTALL ORANGE TAPE BETWEEN POLES B4 & B5 TO IDENTIFY NORTH EAVE LINE
B5	ELEVATION - 153.14'	172.52'	19.38'	INSTALL ORANGE TAPE BETWEEN POLES B5 & B6 TO IDENTIFY NORTH EAVE LINE
B6	ELEVATION - 143.75'	172.52'	28.77'	INSTALL ORANGE TAPE BETWEEN POLES B6 & B7 TO IDENTIFY NORTH EAVE LINE
MALOCORN				
M1	ELEVATION - 52.78'	62.15'	9.37'	
M2	ELEVATION - 53.42'	62.15'	8.73'	
M3	ELEVATION - 53.64'	63.56'	9.92'	
M4	ELEVATION - 53.78'	65.41'	11.63'	
M5	ELEVATION - 53.89'	63.41'	9.52'	
M6	ELEVATION - 53.55'	63.41'	9.86'	
M7	ELEVATION - 53.92'	65.41'	11.49'	
M8	ELEVATION - 52.96'	63.56'	10.60'	
WRITER'S SHACK				
W1	ELEVATION - 114.94'	113.36'	1.58'	
W2	ELEVATION - 118.42'	118.03'	0.39'	
W3	ELEVATION - 115.75'	113.36'	2.39'	
W4	ELEVATION - 113.75'	113.36'	0.39'	
W5	ELEVATION - 118.52'	118.03'	0.49'	
W6	ELEVATION - 115.02'	113.36'	1.66'	



SHEET LOCATOR KEY

FOCUSED CARETAKER COTTAGE

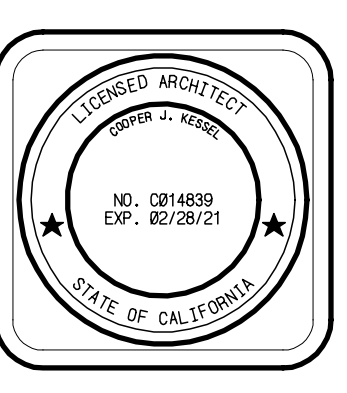
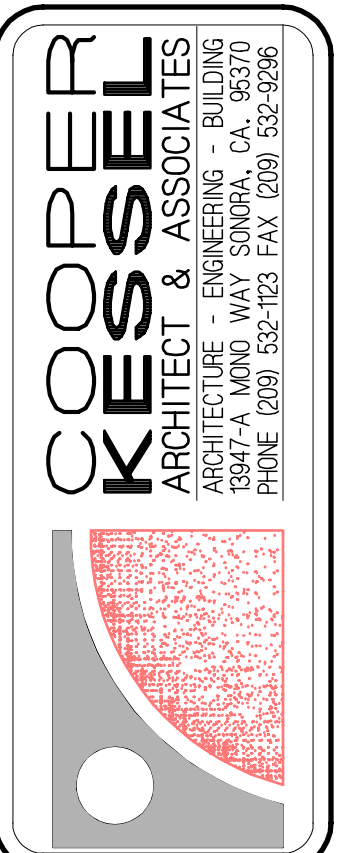
NO. 15 OF 57

JOB NO. 1608

DESIGNER: CJK
DRAFTER: EMR
CHECKED: JPH
SCALE: AS NOTED

NO. DATE BY DESCRIPTION

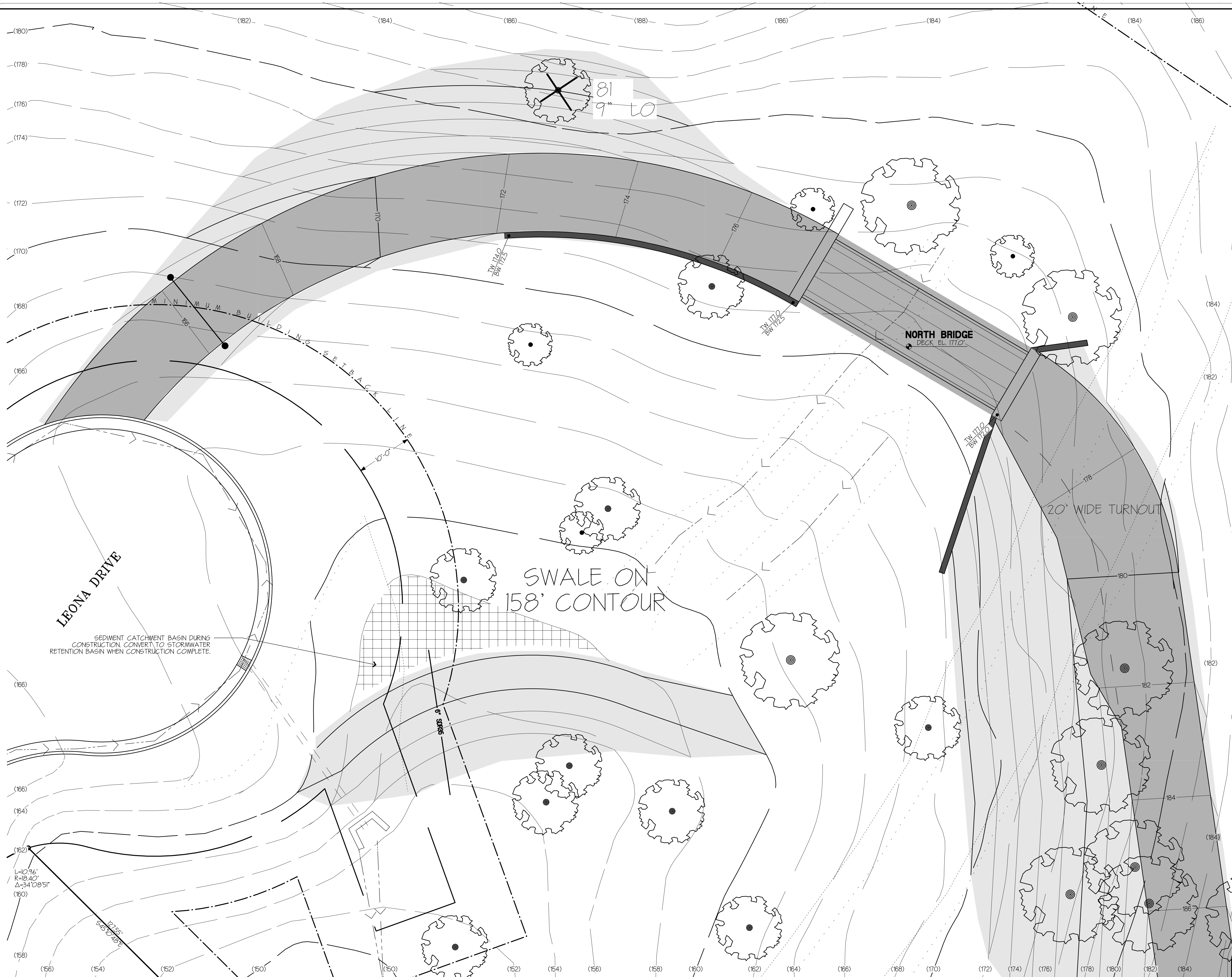
JAMES & JILL HIGGINS RESIDENCE
70 OXFORD DR.
SAN RAFAEL, CA



DESIGNER: CJK
DRAFTER: EMR
CHECKED: JPH
SCALE: AS NOTED

DRAWING DATE: 2/18/19

SHEET **CI 2.7**
NO. 15 OF 57



OWNER: CUNNINGHAM, LLC
 10518 RIVERSIDE DR. #518
 NORTH HOLLYWOOD, CA 91602
 PHONE: 818-710-9773

ASSESSOR'S PARCEL NUMBER: 180-261-0

DESCRIPTION: RECORD OF SURVEY 2015 RS 067

ZONING: A2-B2

OCCUPANCY CLASSIFICATION: R-3 4 U

DESCRIPTION OF USE: SINGLE FAMILY RESIDENCE & ACCESSORY BUILDINGS

STORIES: THREE

SPRINKLERS: YES

PROJECT DATA	
NO.	DATE
BY	DESCRIPTION

JOB NO. 1608

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NO.	DATE	BY	DESCRIPTION

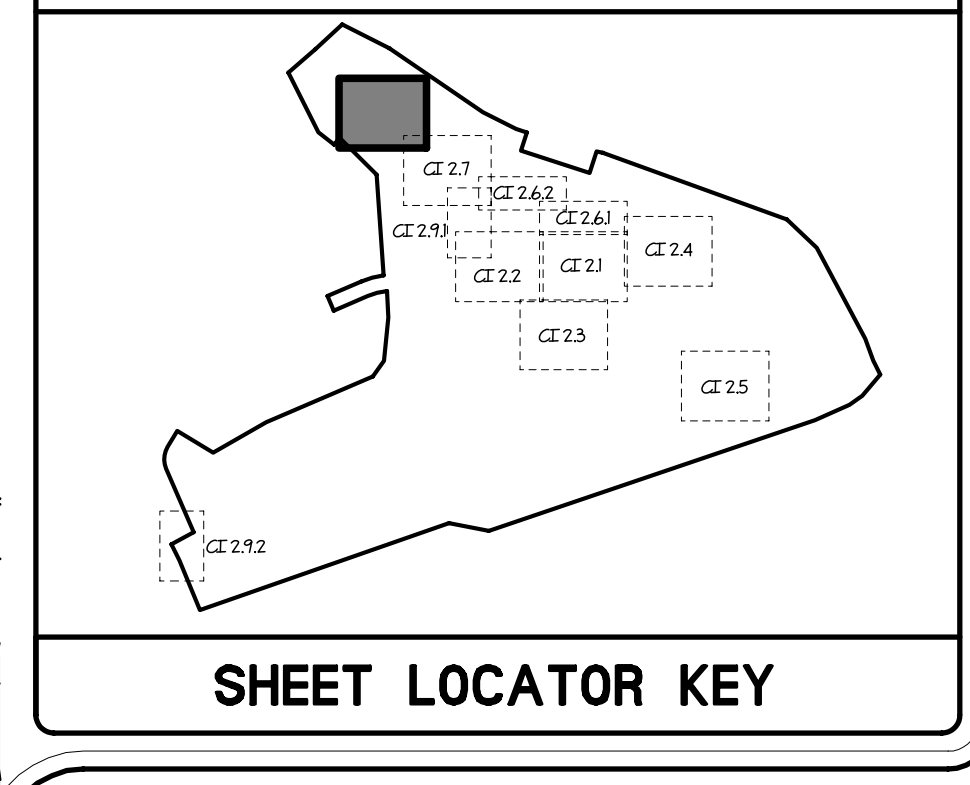
**JAMES & JILL HIGGINS
 RESIDENCE
 70 OXFORD DR.
 SAN RAFAEL, CA**

**COOPER
 KESSEL**
 ARCHITECT & ASSOCIATES
 ARCHITECTURE - ENGINEERING - BUILDING
 3841 A MAINWAY SANDHIA, CA 94904
 PHONE: 415-352-1825 FAX: 415-352-8686

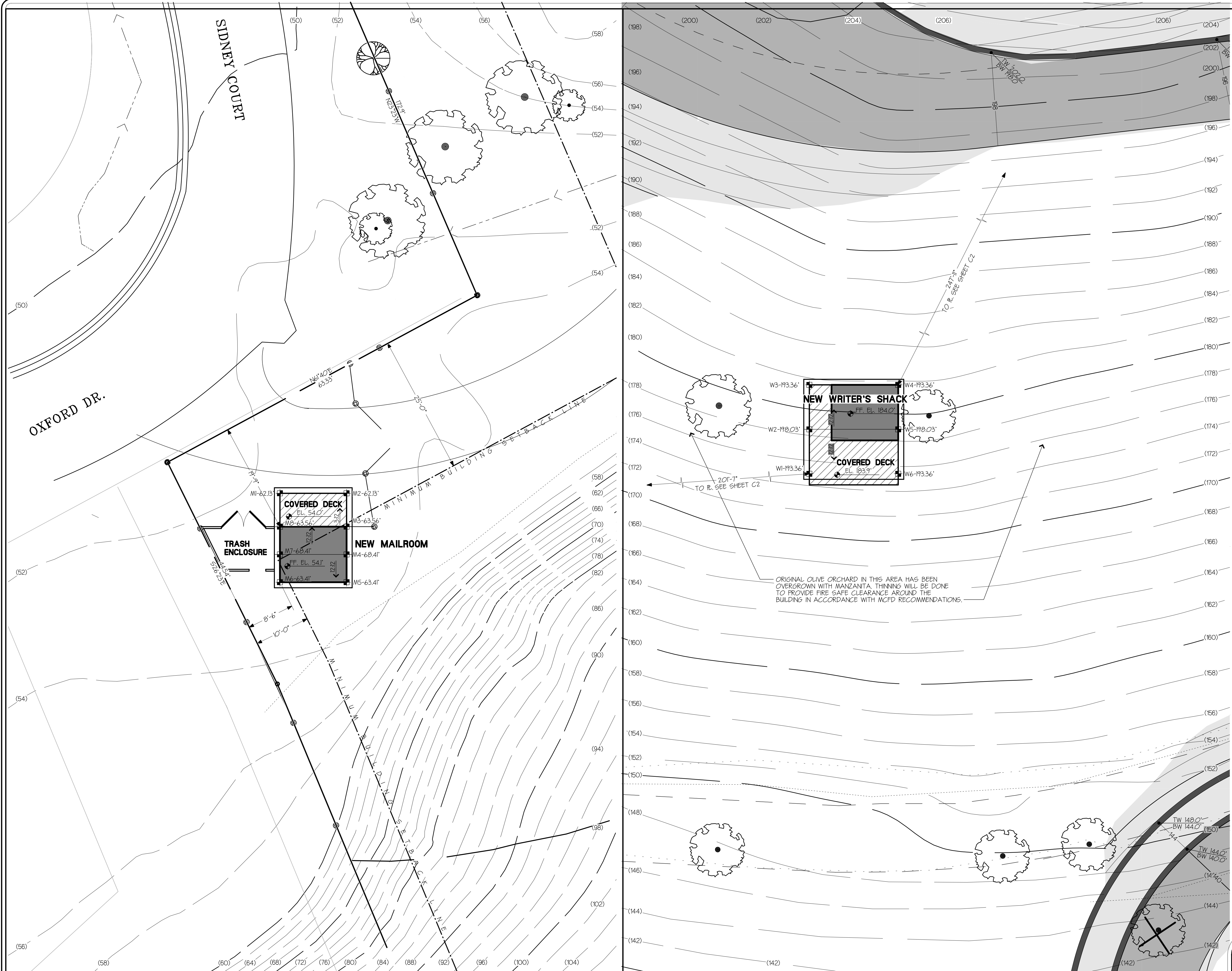
REGISTERED ARCHITECT
 STATE OF CALIFORNIA
 NO. 0814839
 EXP. 12/28/21

DESIGNER: CJK
 DRAFTER: EMR
 CHECKED: JPH
 SCALE: AS NOTED

DRAWING DATE:
 2/18/19



**FOCUSED
 NORTH BRIDGE**



OWNER: CUTNUMBERED, LLC.
10536 RIVERSIDE DR. #518
NORTH HOLLYWOOD, CA 91602
PHONE: 818-720-8715

ASSESSOR'S PARCEL NUMBER: 180-261-0

DESCRIPTION: RECORD OF SURVEY 2015 RS 067

ZONING: A2-B2

OCCUPANCY CLASSIFICATION: R-3 & U

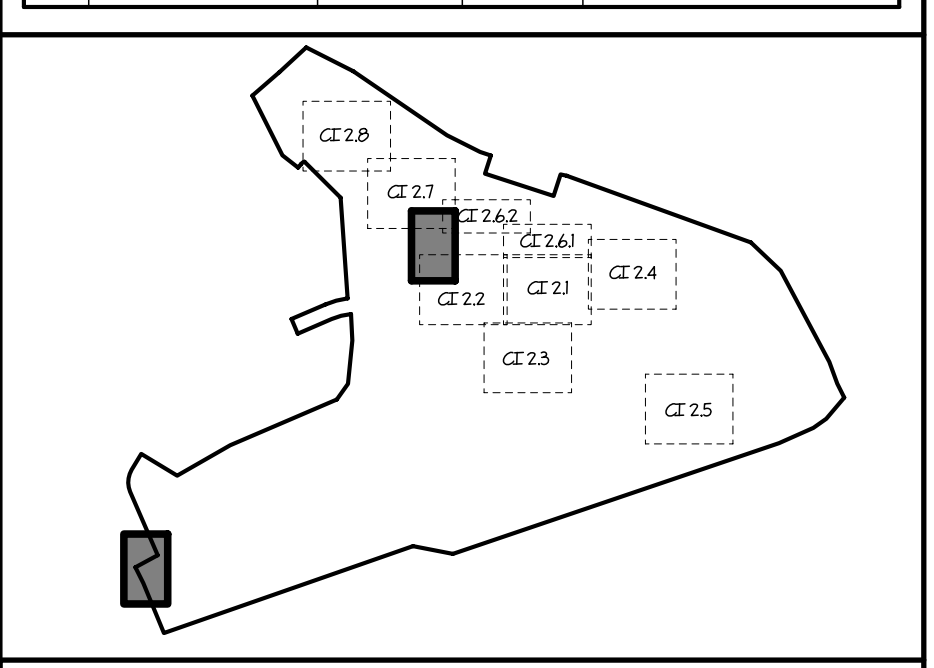
DESCRIPTION OF USE: SINGLE FAMILY RESIDENCE & ACCESSORY BUILDINGS

STORIES: THREE

SPRINKLERS: YES

PROJECT DATA

MARK	BUDS CORNER & RIDGE HEIGHTS & STORY POLE LEGEND		ELEVATION MARKER	TAPING LOCATION NOTES
	BASE ELEVATION AT EXISTING GRADE	TOP OF BUILDING CORNER OR RIDGE		
GARAGE				
G1	ELEVATION - 169.60'	180.55'	10.95'	INSTALL ORANGE TAPE BETWEEN POLES G2 & G3 TO IDENTIFY GARAGE RIDGE LINE
G2	ELEVATION - 166.08'	181.82'	15.74'	
G3	ELEVATION - 162.70'	180.55'	17.85'	INSTALL ORANGE TAPE BETWEEN POLES G3 & G4 TO IDENTIFY NORTH EAVE LINE
G4	ELEVATION - 164.07'	180.55'	16.48'	
G5	ELEVATION - 169.85'	181.82'	11.97'	INSTALL ORANGE TAPE BETWEEN POLES G5 & G6 TO IDENTIFY SOUTH EAVE LINE
G6	ELEVATION - 170.35'	180.55'	9.20'	
G7	ELEVATION - 167.42'	180.55'	13.13'	
CARETAKER COTTAGE				
C1	ELEVATION - 212.07'	225.36'	13.29'	INSTALL ORANGE TAPE BETWEEN POLES C1 & C2 TO IDENTIFY NORTH EAVE LINE
C2	ELEVATION - 206.63'	228.69'	22.06'	
C3	ELEVATION - 206.90'	238.88'	31.98'	
C4	ELEVATION - 203.33'	229.69'	6.36'	
C5	ELEVATION - 206.42'	225.36'	9.03'	
C6	ELEVATION - 205.80'	225.36'	7.56'	INSTALL ORANGE TAPE BETWEEN POLES C6 & C7 TO IDENTIFY CARETAKER COTTAGE RIDGE LINE
C7	ELEVATION - 207.62'	229.69'	22.07'	
C8	ELEVATION - 208.56'	238.88'	30.32'	
C9	ELEVATION - 205.41'	229.69'	14.28'	
C10	ELEVATION - 205.70'	225.36'	19.66'	INSTALL ORANGE TAPE BETWEEN POLES C9 & C10 TO IDENTIFY SOUTH EAVE LINE
C11	ELEVATION - 201.80'	25.83'	14.03'	
C12	ELEVATION - 202.07'	25.83'	14.43'	
HOUSE				
H1	ELEVATION - 156.64'	180.48'	23.84'	INSTALL ORANGE TAPE BETWEEN POLES H1 & H2 TO IDENTIFY NORTH TO SOUTH RIDGE LINE
H2	ELEVATION - 152.63'	175.89'	23.26'	
H3	ELEVATION - 159.89'	175.52'	15.63'	
H4	ELEVATION - 150.42'	163.44'	13.02'	
H5	ELEVATION - 146.37'	170.26'	23.89'	INSTALL ORANGE TAPE BETWEEN POLES H4 & H5 TO IDENTIFY LEVEL 2 EAST EAVE LINE
H6	ELEVATION - 148.90'	163.68'	14.78'	
H7	ELEVATION - 143.22'	163.68'	20.46'	
H8	ELEVATION - 148.29'	180.26'	31.97'	
H9	ELEVATION - 145.22'	175.52'	30.30'	INSTALL ORANGE TAPE BETWEEN POLES H8 & H9 TO IDENTIFY LEVEL 2 WEST EAVE LINE
H10	ELEVATION - 145.64'	175.52'	29.88'	
H11	ELEVATION - 141.76'	175.52'	33.76'	
H12	ELEVATION - 142.45'	163.68'	21.23'	
H13	ELEVATION - 145.71'	180.48'	34.77'	
H14	ELEVATION - 142.23'	175.52'	33.29'	INSTALL ORANGE TAPE BETWEEN POLES H13 & H14 TO IDENTIFY EAST TO WEST RIDGE LINE
H15	ELEVATION - 147.63'	175.52'	27.89'	
H16	ELEVATION - 142.58'	163.68'	21.10'	
H17	ELEVATION - 145.48'	175.52'	30.04'	INSTALL ORANGE TAPE BETWEEN POLES H16 & H17 TO IDENTIFY LEVEL 3 SOUTH EAVE LINE
H18	ELEVATION - 143.63'	175.52'	31.89'	
H19	ELEVATION - 144.90'	177.69'	32.79'	
H20	ELEVATION - 143.78'	177.69'	33.91'	
H21	ELEVATION - 145.97'	180.26'	34.29'	
H22	ELEVATION - 147.62'	177.69'	30.07'	INSTALL ORANGE TAPE BETWEEN POLES H21 & H22 TO IDENTIFY LEVEL 2 SOUTH EAVE LINE
H23	ELEVATION - 148.36'	177.69'	29.33'	
H24	ELEVATION - 150.27'	175.52'	25.25'	INSTALL ORANGE TAPE BETWEEN POLES H23 & H24 TO IDENTIFY LEVEL 2 COVERED DECK SOUTH EAVE LINE
H25	ELEVATION - 150.00'	175.89'	25.89'	
H26	ELEVATION - 147.56'	184.00'	36.44'	
H27	ELEVATION - 140.59'	163.68'	23.09'	
H28	ELEVATION - 139.21'	163.68'	24.47'	
H29	ELEVATION - 138.07'	163.68'	25.61'	INSTALL ORANGE TAPE BETWEEN POLES H28 & H29 TO IDENTIFY LEVEL 2 SW EAVE LINE
H30	ELEVATION - 137.86'	163.68'	25.82'	
H31	ELEVATION - 139.97'	163.68'	23.71'	
H32	ELEVATION - 144.23'	163.68'	19.45'	
H33	ELEVATION - 145.73'	163.68'	18.95'	INSTALL ORANGE TAPE BETWEEN POLES H32 & H33 TO IDENTIFY LEVEL 2 SW PLANTER DECK LINE
H34	ELEVATION - 140.90'	170.32'	29.42'	
H35	ELEVATION - 140.90'	170.32'	29.42'	
H36	ELEVATION - 144.45'	182.47'	38.02'	INSTALL ORANGE TAPE BETWEEN POLES H35 & H36 TO IDENTIFY WEST HP OF OBSERVATION DECK
H37	ELEVATION - 137.83'	153.92'	16.09'	
H38	ELEVATION - 136.07'	141.83'	5.76'	
H39	ELEVATION - 135.76'	162.30'	26.54'	
H40	ELEVATION - 136.48'	162.30'	25.82'	
H41	ELEVATION - 138.46'	162.30'	23.84'	INSTALL ORANGE TAPE BETWEEN POLES H40 & H41 TO IDENTIFY LEVEL 2 NW PLANTER DECK LINE
H42	ELEVATION - 138.25'	162.30'	24.05'	
H43	ELEVATION - 137.86'	163.68'	25.82'	
H44	ELEVATION - 145.00'	152.47'	7.47'	
H45	ELEVATION - 140.35'	142.25'	1.90'	INSTALL ORANGE TAPE BETWEEN POLES H44 & H45 TO IDENTIFY SHOP ROOF LINE
H46	ELEVATION - 131.85'	142.25'	10.40'	
H47	ELEVATION - 136.51'	141.83'	5.32'	
BARN				
B1	ELEVATION - 163.50'	172.50'	9.00'	INSTALL ORANGE TAPE BETWEEN POLES B1 & B2 TO IDENTIFY NORTH EAVE LINE
B2	ELEVATION - 155.64'	172.50'	16.86'	
B3	ELEVATION - 146.57'	172.50'	25.93'	INSTALL ORANGE TAPE BETWEEN POLES B3 & B4 TO IDENTIFY BARN RIDGE LINE
B4	ELEVATION - 146.79'	172.50'	25.71'	
B5	ELEVATION - 153.14'	172.50'	19.36'	INSTALL ORANGE TAPE BETWEEN POLES B4 & B5 TO IDENTIFY SOUTH EAVE LINE
B6	ELEVATION - 163.75'	172.50'	8.75'	
MAILROOM				
M1	ELEVATION - 52.78'	62.15'	9.37'	
M2	ELEVATION - 53.42'	62.15'	8.73'	
M3	ELEVATION - 53.64'	63.56'	9.92'	
M4	ELEVATION - 53.78'	65.41'	11.63'	
M5	ELEVATION - 53.89'	63.41'	9.52'	
M6	ELEVATION - 53.55'	63.41'	9.86'	
M7	ELEVATION - 53.80'	65.41'	11.61'	
M8	ELEVATION - 52.76'	63.56'	10.80'	
WRITER'S SHACK				
W1	ELEVATION - 114.94'	113.36'	1.58'	
W2	ELEVATION - 118.42'	118.03'	0.39'	
W3	ELEVATION - 115.75'	113.36'	2.39'	
W4	ELEVATION - 113.70'	113.36'	0.36'	
W5	ELEVATION - 118.52'	118.03'	0.49'	
W6	ELEVATION - 115.07'	113.36'	1.71'	



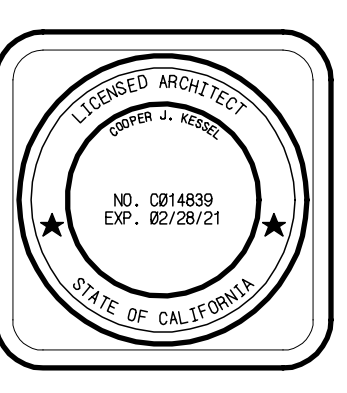
SHEET LOCATOR KEY

FOCUSED MAILHOUSE & WRITER'S SHACK

JOB NO. 1608

NO. DATE BY DESCRIPTION

JAMES & JILL HIGGINS RESIDENCE
70 OXFORD DR.
SAN RAFAEL, CA

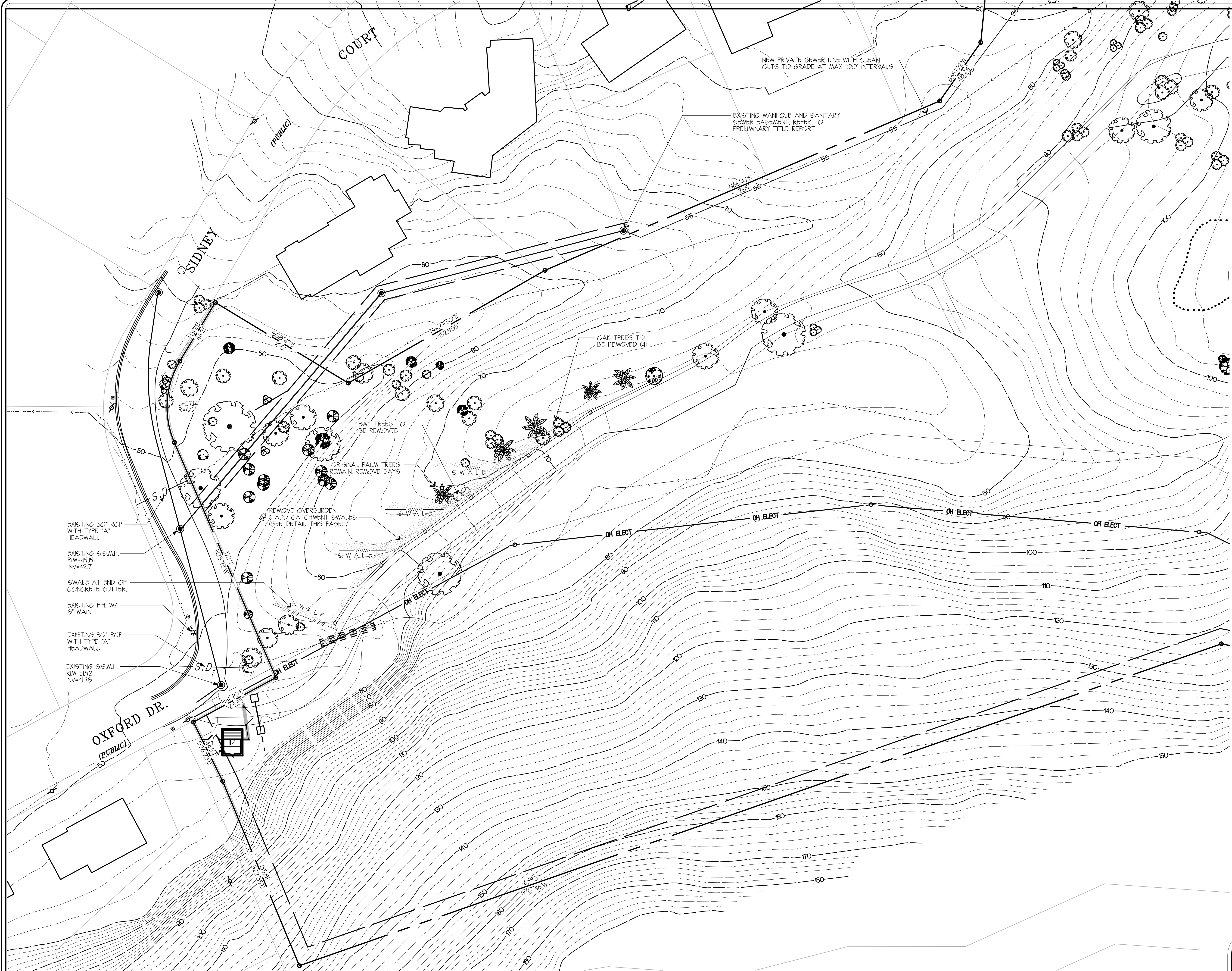


DESIGNER: CJK
DRAFTER: EMR
CHECKED: JPH
SCALE: AS NOTED

DRAWING DATE: 7/18/18

SHEET **CI 2.9**
NO. 17 OF 57

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OWNER: OUTNUMBERED, LLC.
10638 RIVERSIDE DR. #598
NORTH HOLLYWOOD, CA 91602
PHONE: 888-720-8973

ASSESSOR'S PARCEL NUMBER: 180-264-10

DESCRIPTION: RECORD OF SURVEY 2015 RS 067

ZONING: A2-B2

OCCUPANCY CLASSIFICATION: R-3 & U

DESCRIPTION OF USE: SINGLE FAMILY RESIDENCE & ACCESSORY BUILDINGS

STORIES: THREE

SPRINKLERS: YES

PROJECT DATA

FIRE
MARIN COUNTY FIRE DEPARTMENT
33 CASTLEROCK AVE
WOODACRE, CA 94973
(415) 473-6717 FAX: (415) 473-7820
CONTACT: JASON WEBER, FIRE CHIEF

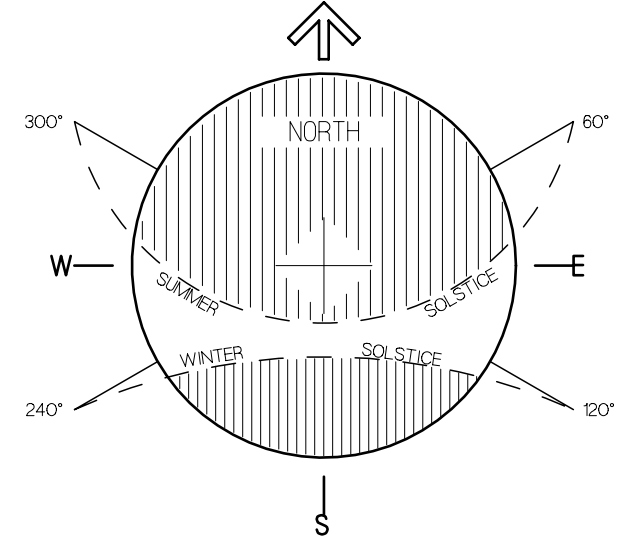
SEWER
LAS GALLINAS VALLEY SANITARY DISTRICT
300 SMITH RANCH RD
SAN RAFAEL, CA 94903
(415) 472-1734 FAX: (415) 499-7715
www.LGVSD.org
CONTACT: MICHAEL CORTEZ, PE.

WATER
MARIN MUNICIPAL WATER DISTRICT
220 NELLEN AVE
CORTE MADERA, CA 94925-1669
(415) 945-1531
www.MARINWATER.org
CONTACT: CHRIS BORDJIAN

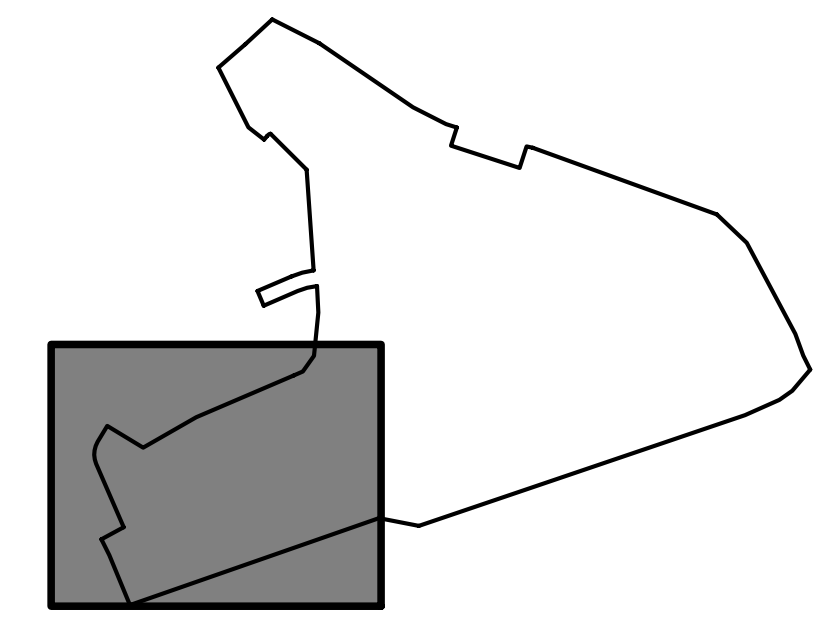
ELECTRIC
PACIFIC GAS & ELECTRIC (SAN RAFAEL OFFICE)
750 LINDARO ST. SUITE 160
SAN RAFAEL, CA 94901
(800) 743-5000

GAS
PACIFIC GAS & ELECTRIC (SAN RAFAEL OFFICE)
750 LINDARO ST. SUITE 160
SAN RAFAEL, CA 94901
(800) 743-5000

UTILITY AGENCIES



LEGEND



SHEET LOCATOR KEY

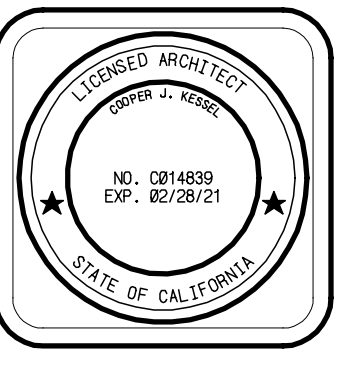
JOB NO. 1608

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NO.	DATE	BY	DESCRIPTION

**JAMES & JILL HIGGINS
RESIDENCE**
70 OXFORD DR.
SAN RAFAEL, CA

**COOPER
KESSEL**
ARCHITECTURE & ASSOCIATES
ARCHITECTURE - ENGINEERING - BUILDING
3847-A MARINO WAY SAN RAFAEL, CA 94901
PHONE: (888) 582-1823 FAX: (888) 582-8886

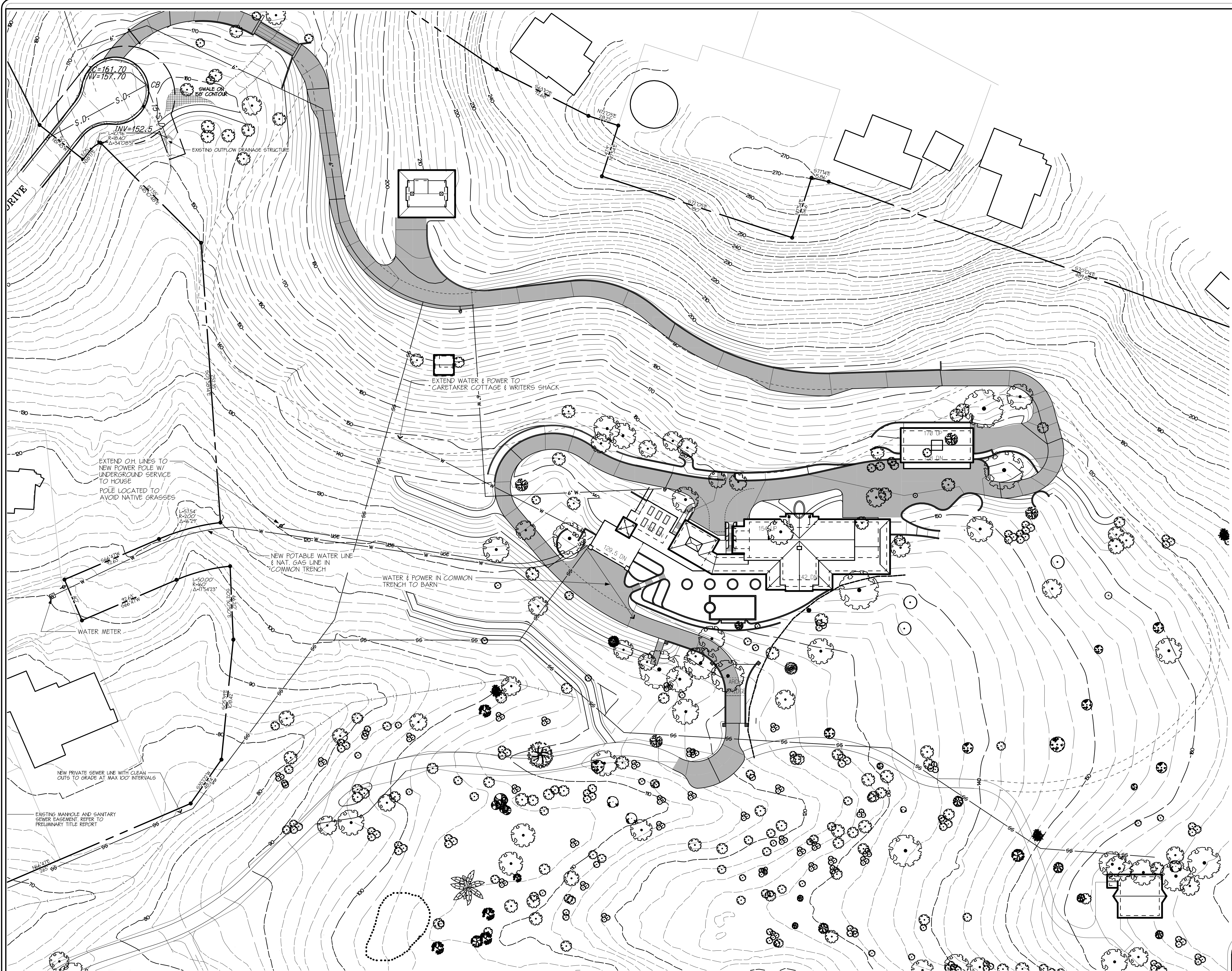


DESIGNER: CJK
DRAFTER: EMR
CHECKED: JPH
SCALE: AS NOTED

DRAWING DATE:
7/18/18

SHEET
CU1.1
NO. 18 OF 57

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OWNER: OUTNUMBERED, LLC.
10638 RIVERSIDE DR. #598
NORTH HOLLYWOOD, CA 91602
PHONE: 818-720-8973

ASSESSOR'S PARCEL NUMBER: 180-264-10

DESCRIPTION: RECORD OF SURVEY 2015 RS 067

ZONING: A2-B2

OCCUPANCY CLASSIFICATION: R-3 & U

DESCRIPTION OF USE: SINGLE FAMILY RESIDENCE & ACCESSORY BUILDINGS

STORES: THREE

SPRINKLERS: YES

PROJECT DATA

FIRE
MARIN COUNTY FIRE DEPARTMENT
33 CASTLEROCK AVE
WOODCREEK, CA 94973
(415) 473-6117 FAX: (415) 473-7820
CONTACT: JASON WEBER, FIRE CHIEF

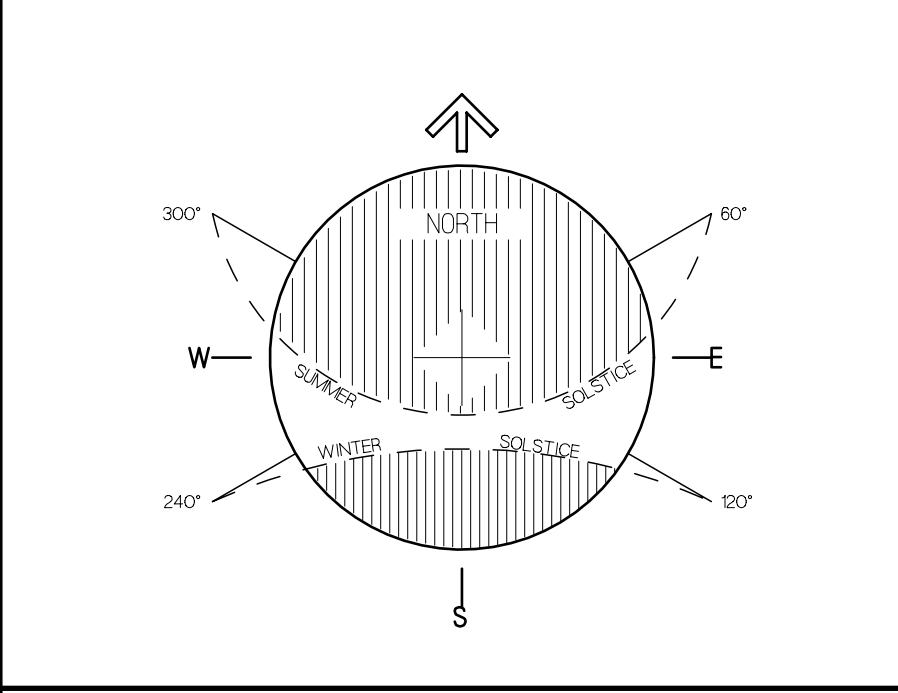
SEWER
LAS GALLINAS VALLEY SANITARY DISTRICT
300 SMITH RANCH RD
SAN RAFAEL, CA 94903
(415) 472-1734 FAX: (415) 499-7715
www.LGVSD.org
CONTACT: MICHAEL CORTEZ, PE.

WATER
MARIN MUNICIPAL WATER DISTRICT
220 NELLEN AVE
CORTE MADERA, CA 94925-1169
(415) 945-1531
www.MARINWATER.org
CONTACT: CHRIS BORJIAN

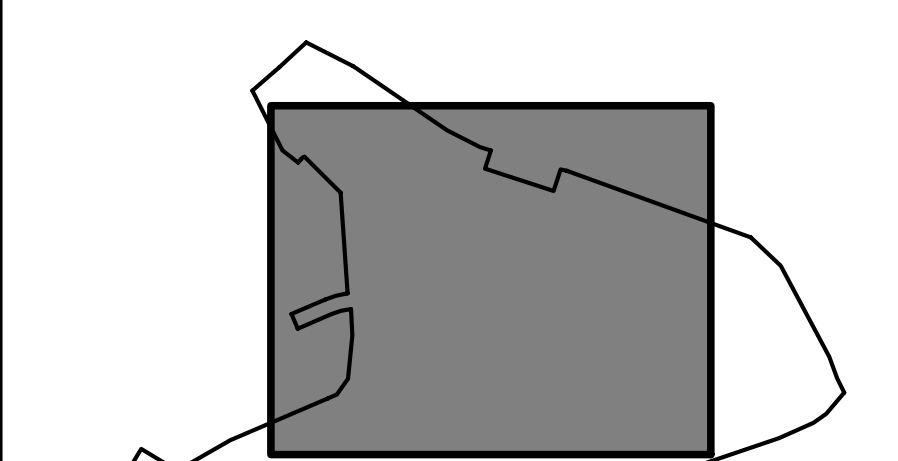
ELECTRIC
PACIFIC GAS & ELECTRIC (SAN RAFAEL OFFICE)
750 LINDARDO ST., SUITE 160
SAN RAFAEL, CA 94901
(800) 743-5000

GAS
PACIFIC GAS & ELECTRIC (SAN RAFAEL OFFICE)
750 LINDARDO ST., SUITE 160
SAN RAFAEL, CA 94901
(800) 743-5000

UTILITY AGENCIES



LEGEND



SHEET LOCATOR KEY

UTILITY PLAN

DESIGNER: CJK
DRAFTER: EMR
CHECKED: JPH
SCALE: AS NOTED

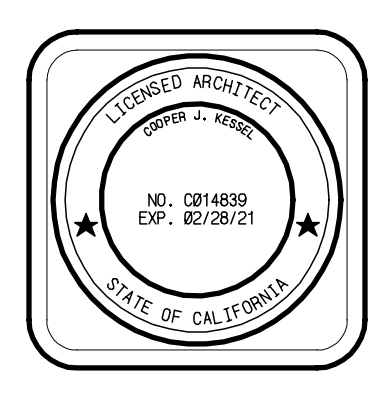
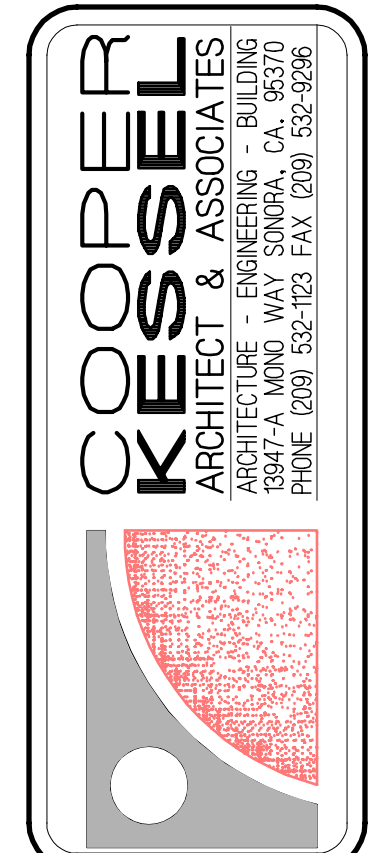
DRAWING DATE:
7/18/18

JOB NO. 1608

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NO.	DATE	BY	DESCRIPTION

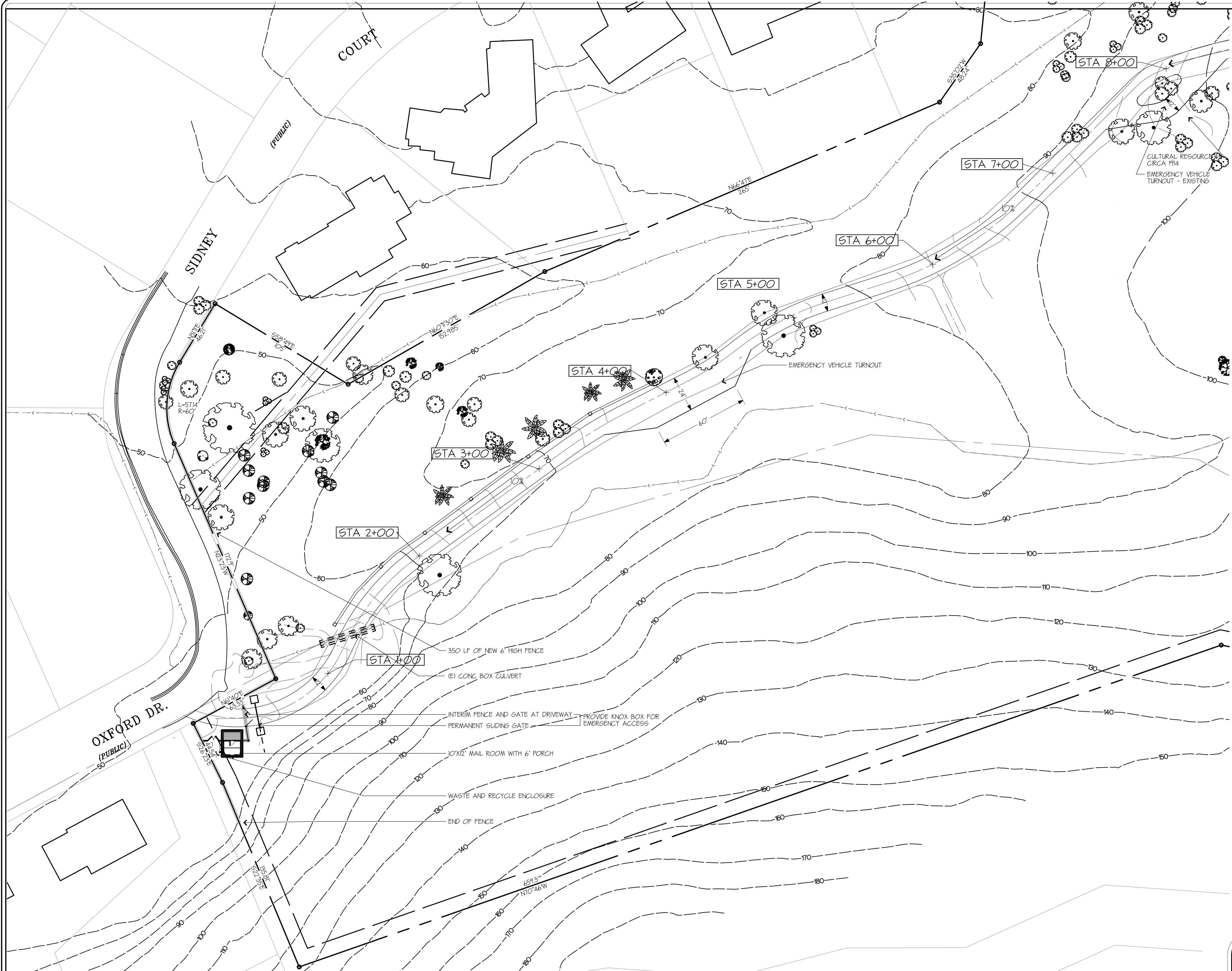
**JAMES & JILL HIGGINS
RESIDENCE**
70 OXFORD DR.
SAN RAFAEL, CA



DESIGNER: CJK
DRAFTER: EMR
CHECKED: JPH
SCALE: AS NOTED

DRAWING DATE:
7/18/18

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OWNER: GUNNUMBERED, LLC
 10534 RIVERSIDE DR. #519
 NORTH HOLLYWOOD, CA 91602
 PHONE: 818-720-8173

ASSESSOR'S PARCEL NUMBER: 180-241-0

DESCRIPTION: RECORD OF SURVEY 2015 RS 067

ZONING: A2-B2

OCCUPANCY CLASSIFICATION: R-3 & U

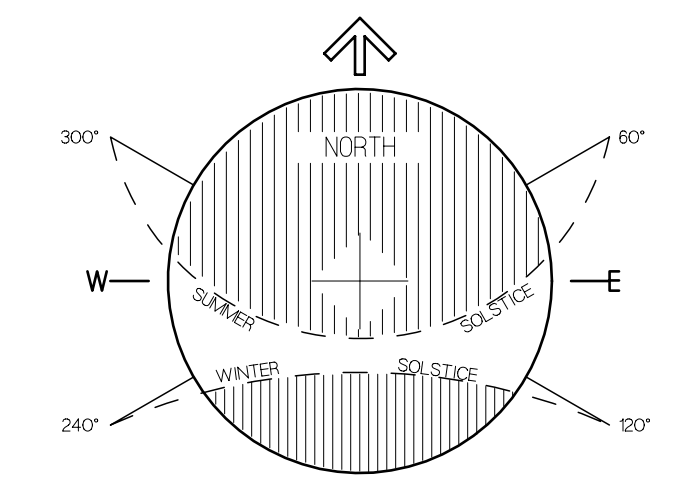
DESCRIPTION OF USE: SINGLE FAMILY RESIDENCE & ACCESSORY BUILDINGS

STORES: THREE

SPRINKLERS: YES

PROJECT DATA

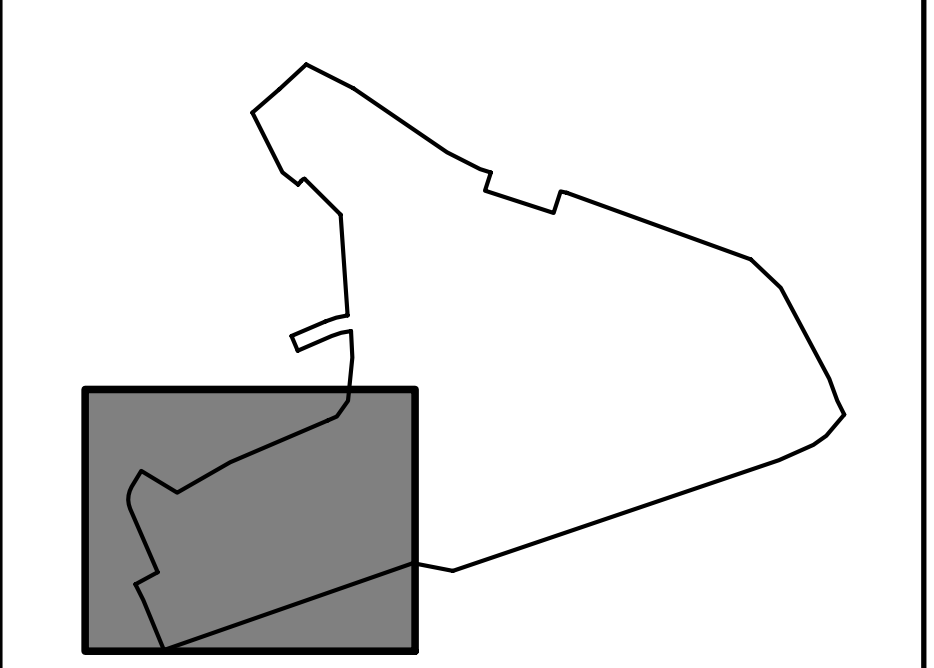
- EXISTING DRIVEWAY TO REMAIN**
- PROPOSED ADDITIONS INCLUDE:**
- 1) DUMPSTER ENCLOSURE
 - 2) NEW PAVED ENCROACHMENT
 - 3) NEW MAIL HOUSE
 - 4) NEW GATE
 - 5) IMPROVE TURNOUT FROM STA 7+50 TO STA 8+25



CONTOUR INTERVAL: 2'

BEFORE EXCAVATING, DRILLING, PLANTING TREES, TRENCHING, DIGGING FENCE POST HOLES, BLASTING, GRADING, PIPE PUSHING, ETC., CALL UNDERGROUND SERVICE ALERT FOR UNDERGROUND CLEARANCE. THEY WILL PROVIDE INFORMATION ABOUT, OR LOCATE AND MARK UNDERGROUND FACILITIES FOR YOU.

LEGEND



SHEET LOCATOR KEY

DRIVEWAY PLAN

JOB NO. 1608

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NO.	DATE	BY	DESCRIPTION

**JAMES & JILL HIGGINS
 RESIDENCE
 70 OXFORD DR.
 SAN RAFAEL, CA**

COOPER KESSEL
 ARCHITECT & ASSOCIATES
 ARCHITECTURE - ENGINEERING - BUILDING
 3847-A MARINO WAY SAN RAFAEL, CA 94901
 PHONE: (415) 592-1825 FAX: (415) 592-8686

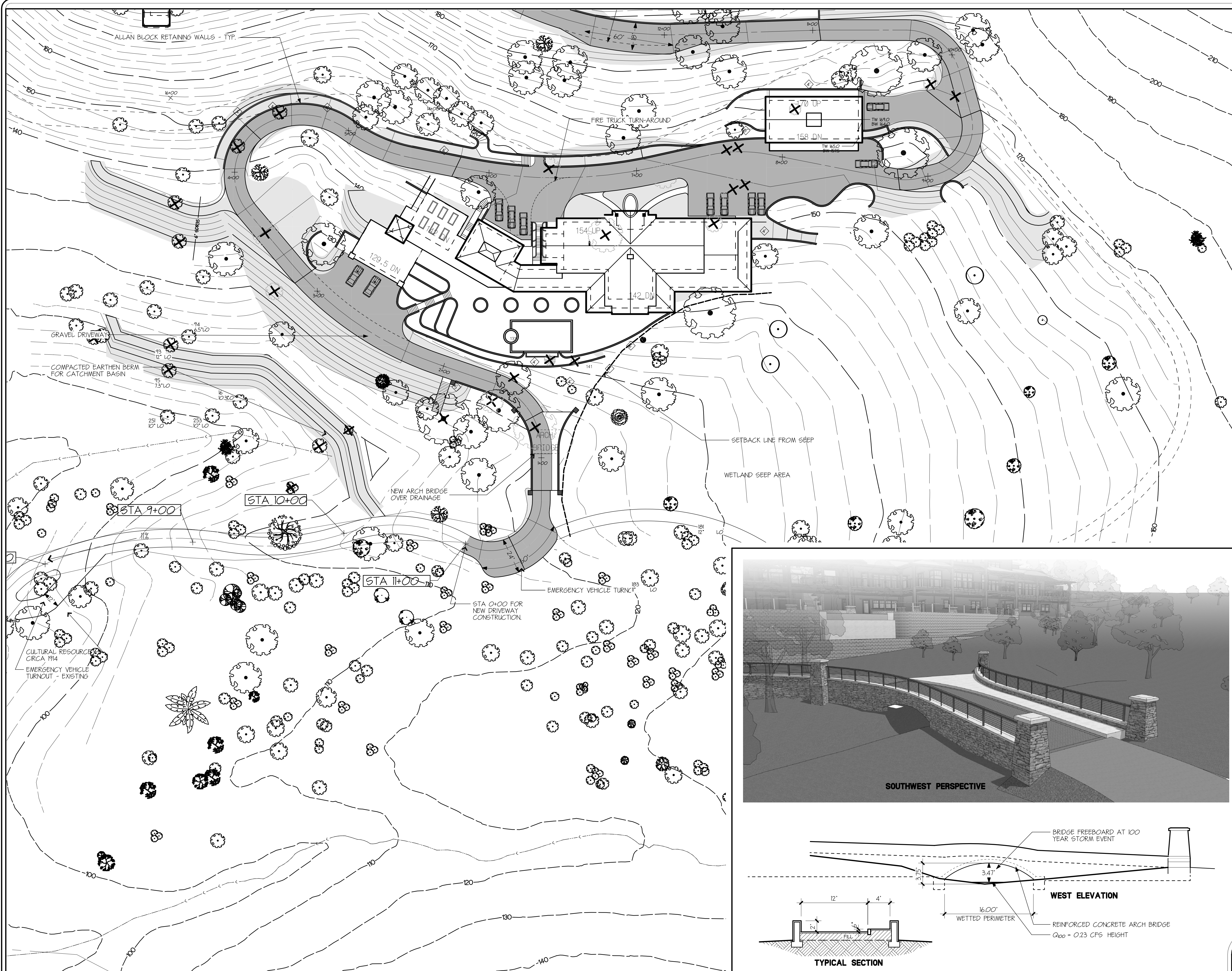
REGISTERED ARCHITECT
 NO. 0114839
 EXP. 12/28/21
 STATE OF CALIFORNIA

DESIGNER: CJK
 DRAFTER: EMR
 CHECKED: JPH
 SCALE: AS NOTED

DRAWING DATE:
 7/18/18

SHEET
CP1.1
 NO. 20 OF 57

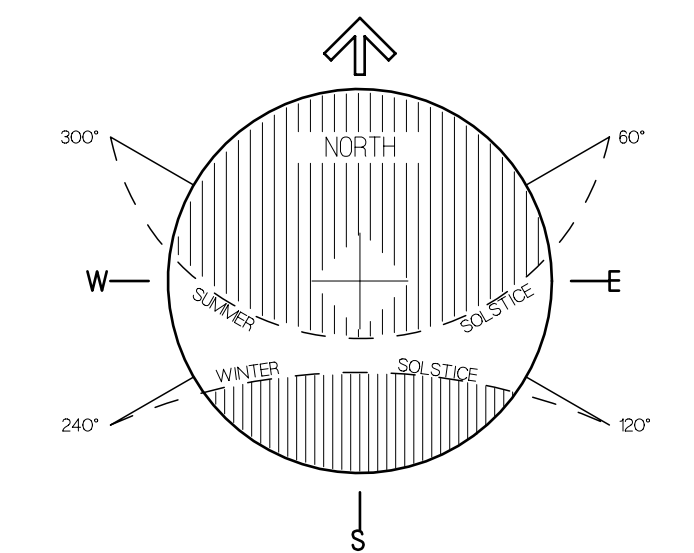
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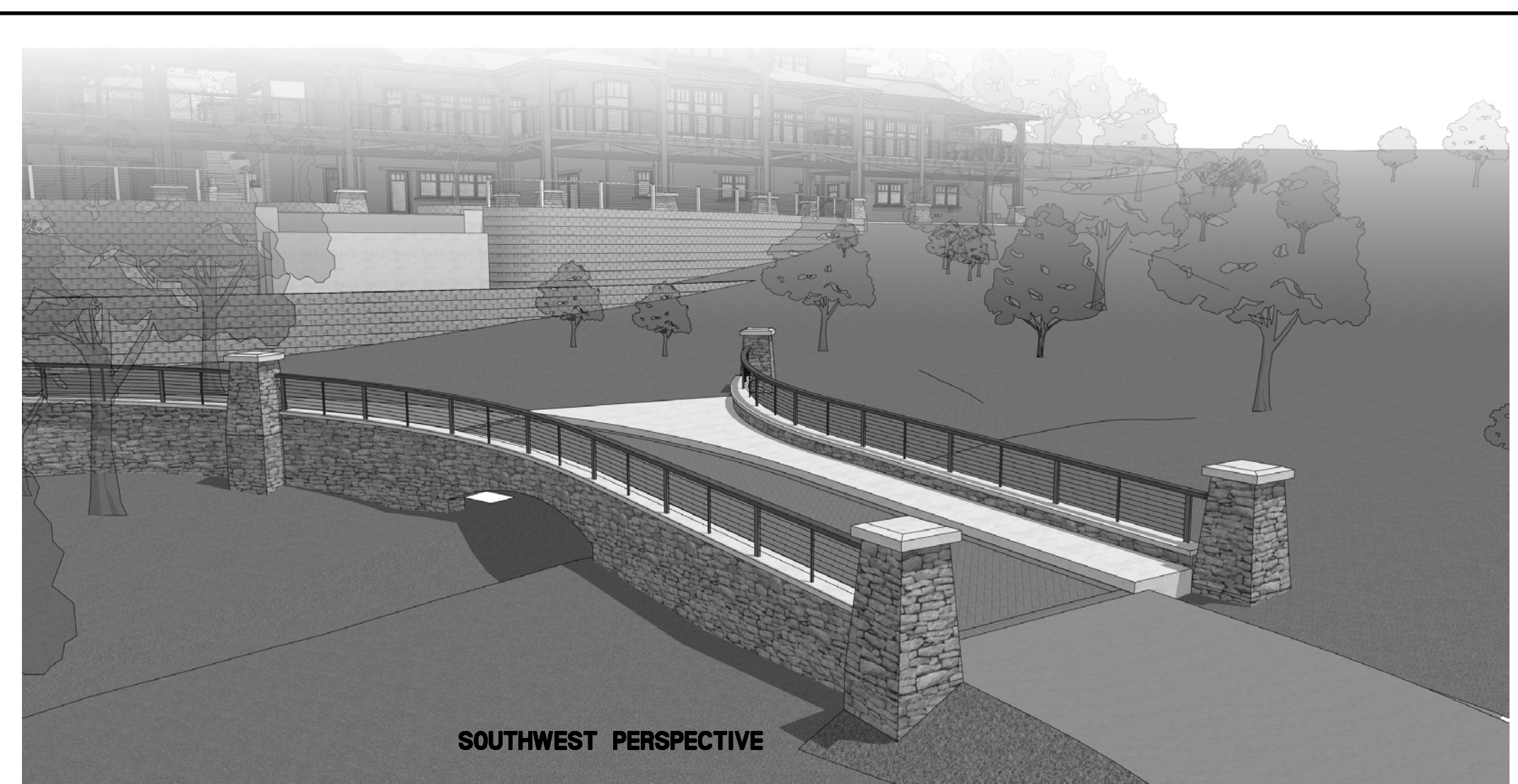
OWNER: OUNUMBERED, LLC.
 10538 RIVERSIDE DR. #518
 NORTH HOLLYWOOD, CA 91602
 PHONE: 818-712-8975

ASSESSOR'S PARCEL NUMBER: 180-241-10
 DESCRIPTION: RECORD OF SURVEY 2015 RS 067
 ZONING: A2-B2
 OCCUPANCY CLASSIFICATION: R-3 & U
 DESCRIPTION OF USE: SINGLE FAMILY RESIDENCE & ACCESSORY BUILDINGS
 STORES: THREE
 SPRINKLERS: YES

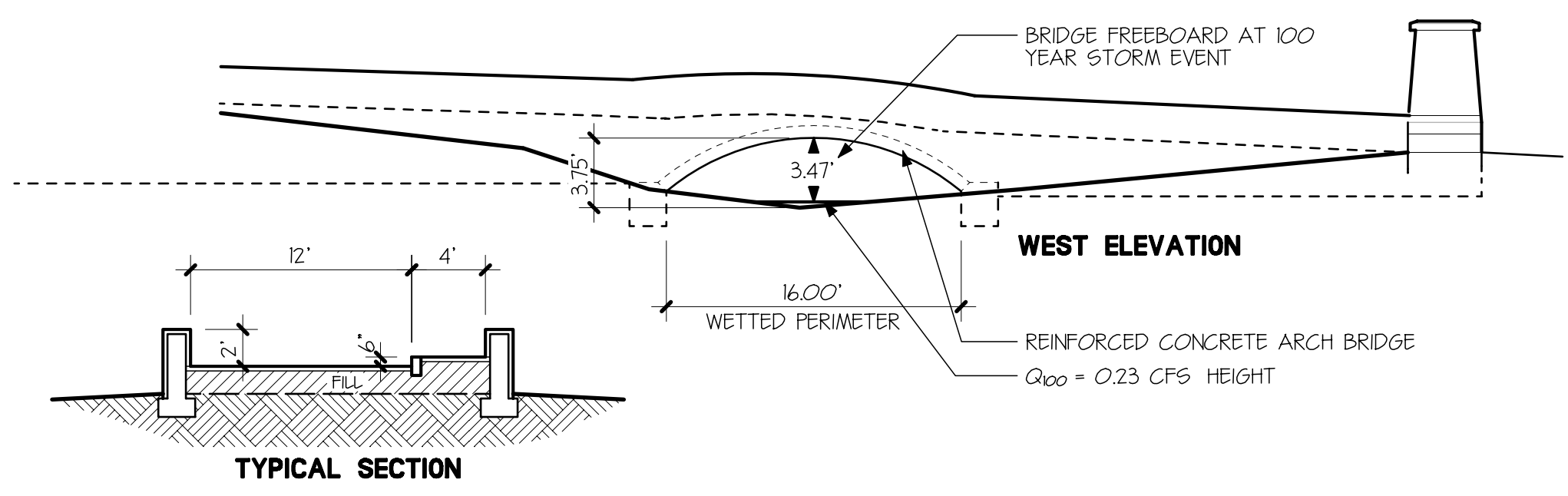
PROJECT DATA



CONTOUR INTERVAL: 2'

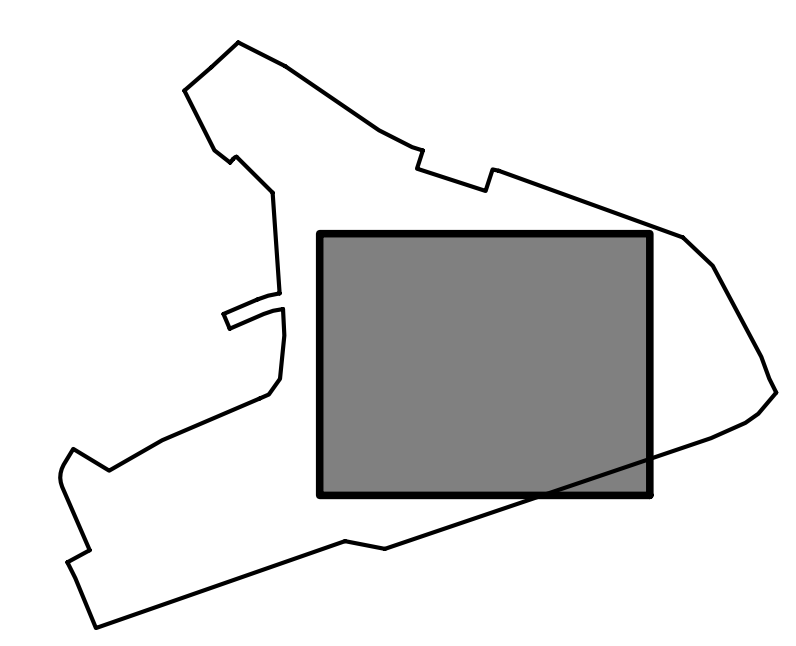


SOUTHWEST PERSPECTIVE



TYPICAL SECTION

LEGEND



SHEET LOCATOR KEY

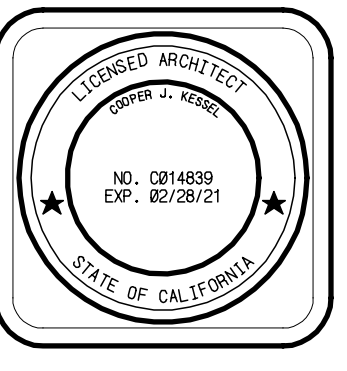
DRIVEWAY PLAN

JOB NO. 1608

NO.	DATE	BY	DESCRIPTION

**JAMES & JILL HIGGINS
 RESIDENCE**
 70 OXFORD DR.
 SAN RAFAEL, CA

**COOPER
 KESSEL**
 ARCHITECT & ASSOCIATES
 ARCHITECTURE - ENGINEERING - BUILDING
 3841-A MARINO WAY SUITE 200
 FOLSOM, CA 95630
 PHONE: (916) 552-1825 FAX: (916) 552-2686



DESIGNER: CJK
 DRAFTER: EMR
 CHECKED: JPH
 SCALE: AS NOTED

DRAWING DATE:
 7/18/18

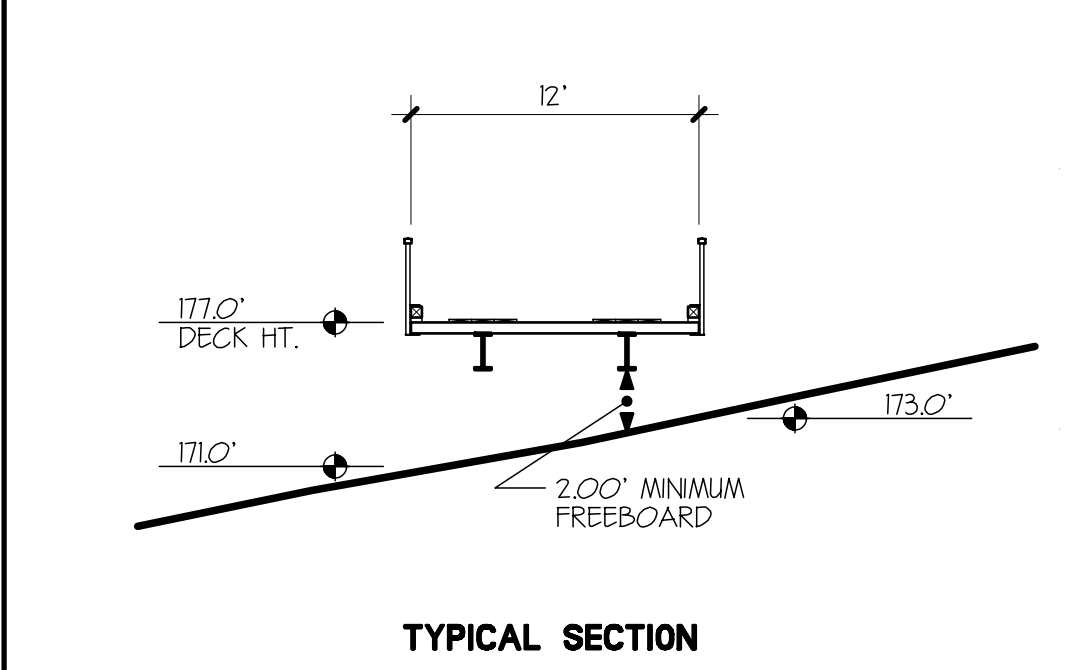
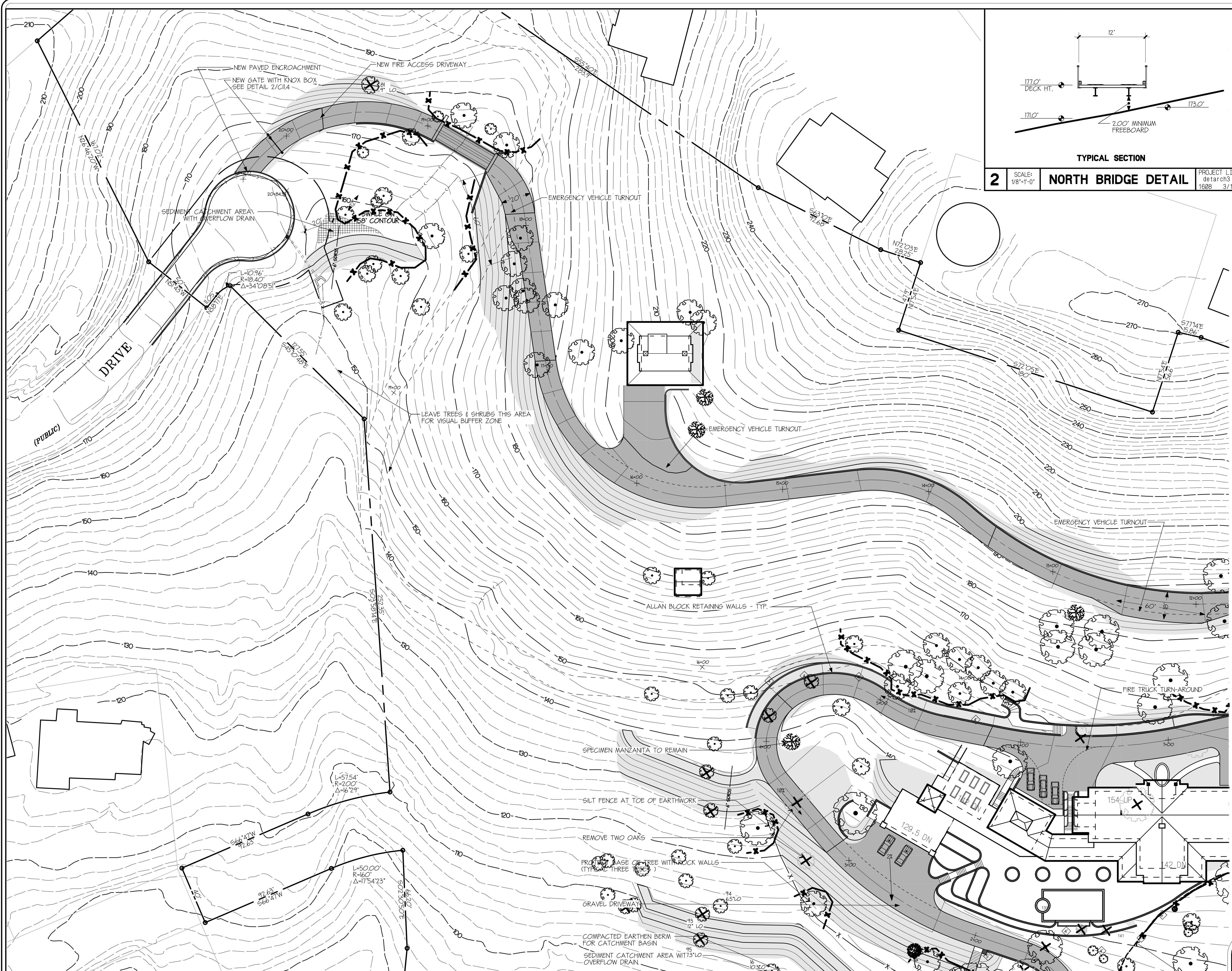
SHEET
CP1.2
 NO. 21 OF 57

1 SCALE: 1" = 30'
DRIVEWAY PLAN

2 SCALE: 1/8" = 1'-0"
BRIDGE DETAIL

PROJECT LIB.
 detarch1
 1608 4/18

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2 SCALE: 1/8"=1'-0" **NORTH BRIDGE DETAIL** PROJECT LIB: 01 tar ch3 1688 3/19

OWNER: OUTNUMBERED, LLC
 10538 RIVERSIDE DR. #518
 NORTH HOLLYWOOD, CA 91602
 PHONE: 818-712-8975

ASSESSOR'S PARCEL NUMBER: 180-261-10

DESCRIPTION: RECORD OF SURVEY 2015 RS 067

ZONING: A2-B2

OCCUPANCY CLASSIFICATION: R-3 & U

DESCRIPTION OF USE: SINGLE FAMILY RESIDENCE & ACCESSORY BUILDINGS

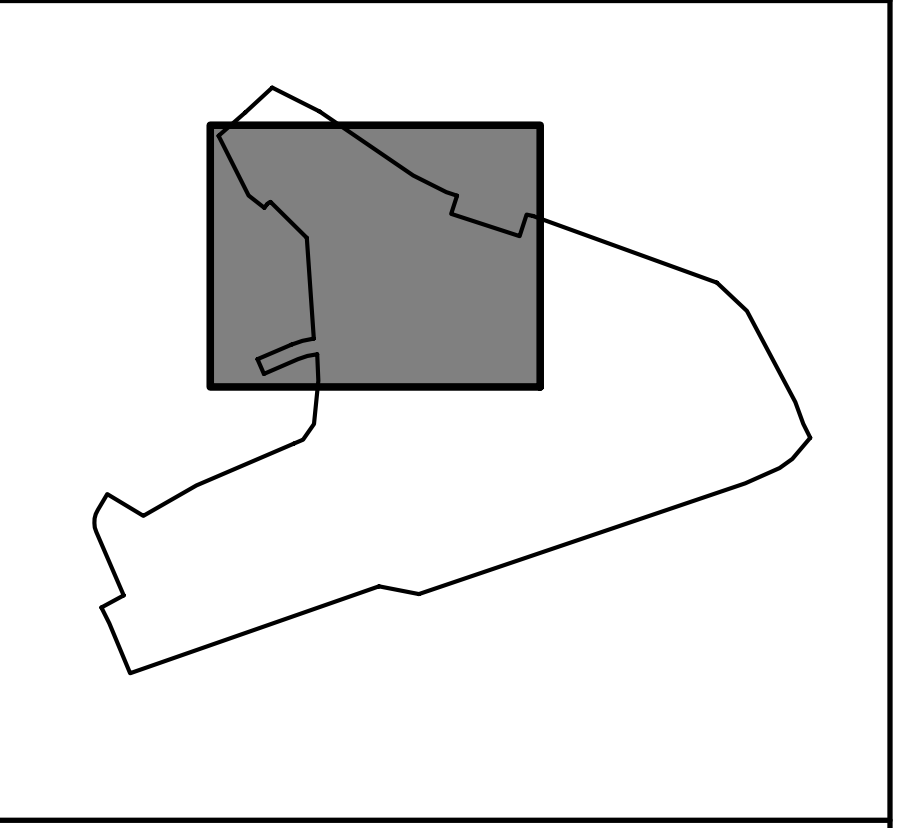
STORES: THREE

SPRINKLERS: YES

PROJECT DATA

- 10% MAX SLOPE
- PROVIDE ALL WEATHER PERMIABLE GRAVEL SURFACE AS REQUIRED BY MCDPW

LEGEND



SHEET LOCATOR KEY

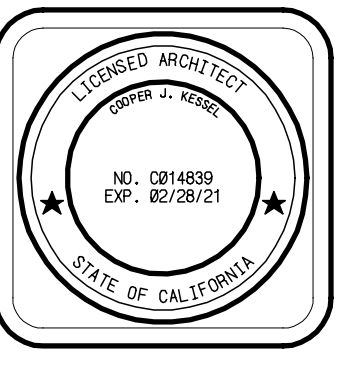
DRIVEWAY PLAN

JOB NO. 1608

NO.	DATE	BY	DESCRIPTION

**JAMES & JILL HIGGINS
 RESIDENCE**
 70 OXFORD DR.
 SAN RAFAEL, CA

**COOPER
 KESSEL**
 ARCHITECT & ASSOCIATES
 ARCHITECTURE - ENGINEERING - BUILDING
 3847-A MISSION WAY SAN RAFAEL, CA 94901
 PHONE: (415) 592-1828 FAX: (415) 592-8886



DESIGNER: CJK
 DRAFTER: EMR
 CHECKED: JPH
 SCALE: AS NOTED

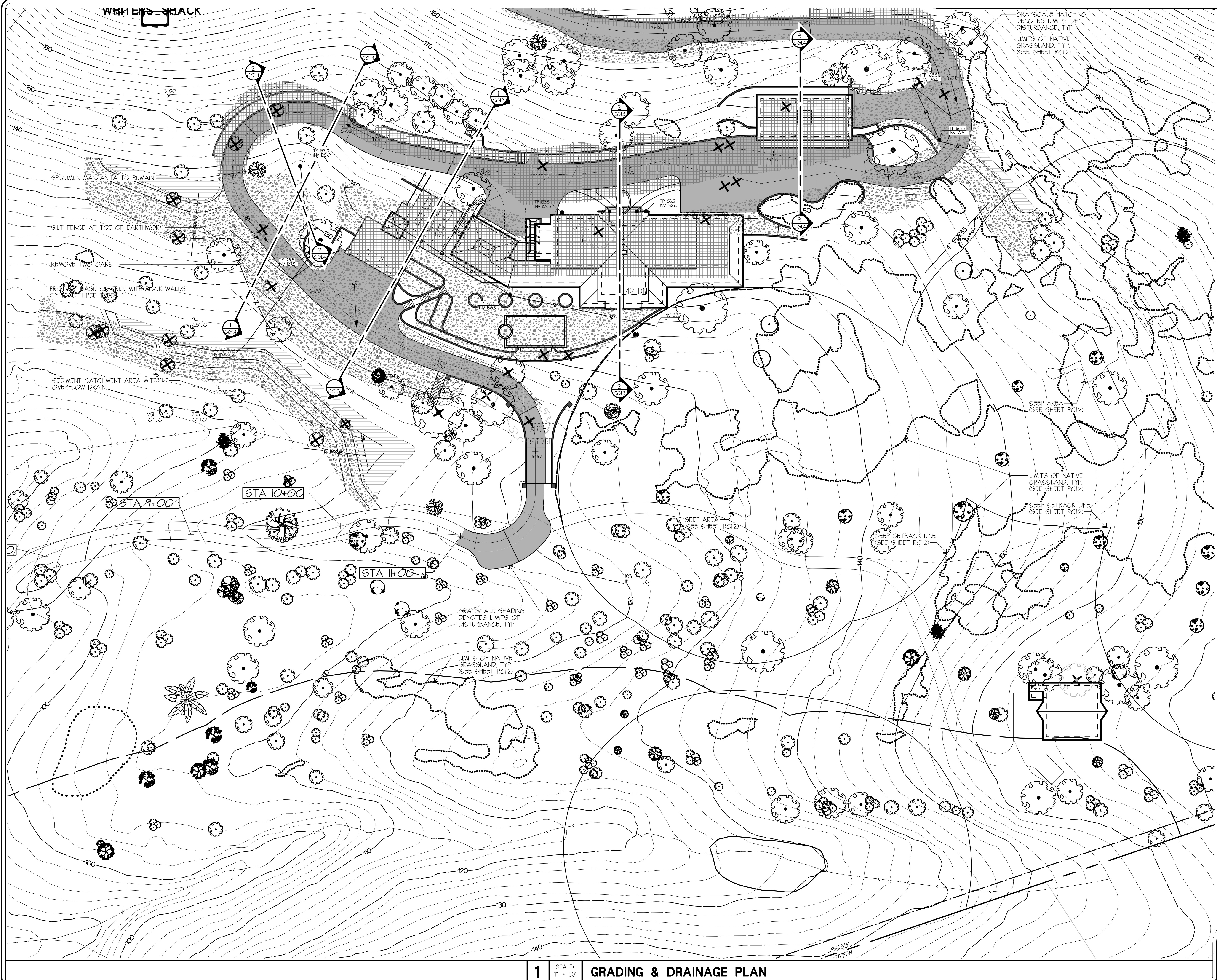
DRAWING DATE:
 7/18/18

SHEET
CP1.3
 NO. 22 OF 57

1 SCALE: 1" = 30' **DRIVEWAY PLAN**

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y:\arrisdatta\res_dir\1608\p1\site\608.dwg_cgr1.sht Jun 22 2020 08:00



PROJECT DATA

GRADING AND DRAINAGE PLAN

BACK GROUND - Historically the Oxford Valley property was developed as an orchard featuring pears and olives. Many of the original trees can be found on site although most of the acreage on the steeper slopes has been overtaken by Manzanita Forest.

Original access roads still exist. The main driveway from Oxford Drive continues to serve the central portion of the property and has recently been re-graveled and prepared for use by emergency vehicles. An old access road from Leona Dr. was completely overgrown and not visible until discovered by the current owner while hiking the property. This old road apparently serviced the upper section of the pear orchard and can be seen in this rare photo. (See sht LV 1.1)

PLANS The property is still zoned agriculture (A2-B2) and the owners would like to improve its use as an orchard as well as adding other compatible plant species to expand this long time use.

The principles of permaculture (as authored by Bill Mollison) have been considered and used as a basis for design including soil hydrology, access, building sites and in moderating runoff from winter rain.

DRAINAGE The property has three natural drainage routes which have been located with regards to their need to be protected from the impact of development. In addition there are wetlands and seeps which also need to be protected. (See existing site conditions, Sheet RC11)

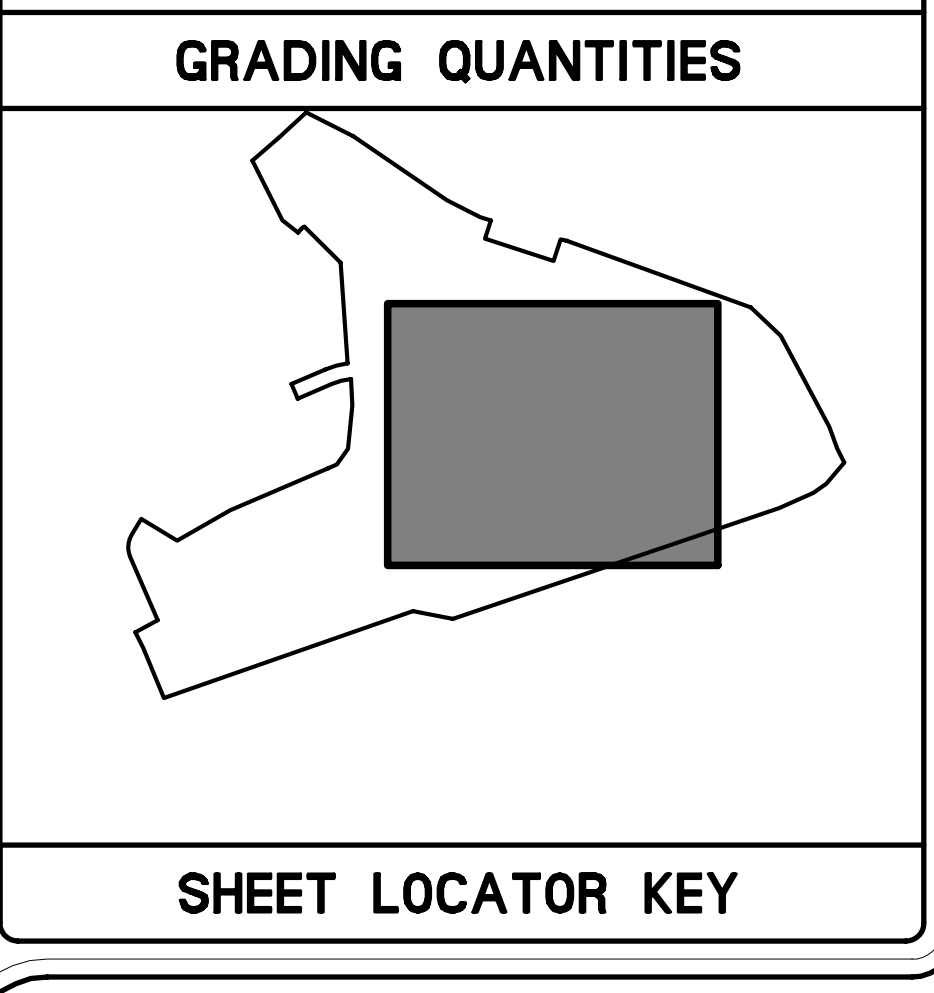
The new roads and structures planned will increase runoff due to the impervious surfaces and the intent is to direct the runoff into on-contour swales which will allow the water to percolate into the soil and hydrate the landscape. The location of the swales are noted on the plans and their size is approximately equal to the storage capacity needed according to the Template for Small Projects/Single Family Homes - appendix C which delineates an area of 4% of the impervious surfaces to be improved for water retention and percolation.

The calculations for retentions and runoff are based on planimetric areas of impervious surfaces. Dispersional swales will be constructed in accordance with the above referenced manual to retain stormwater runoff so the quantity does not exceed the pre-project volumes. (See Sheet CG15)

PROJECT DESCRIPTION

	CUT CU. YDS	FILL CU. YDS
DRIVEWAY		
STA 0+00 TO 3+75	860	2100
STA 3+75 TO 6+25	1220	
STA 10+00 TO 15+50		825
STA 15+50 TO 18+50	260	
STA 18+50 TO 20+00	133	
DRIVEWAY AT STA 16+00		
STRUCTURES		
WORKSHOP	200	
BEDROOM WING	268	
POOL		1200
HOUSE	866	
GARAGE	1274	250
CARETAKER	195	
BARN	125	
MISC.		
STORMWATER RET SWALES		580
RECLAIM OLD ROAD		300
TOTALS	5401	5255

TOTAL AREA OF SOIL DISTURBANCE: 122,499 SQ.FT.
2.81 ACRES
10.1% OF PARCEL



GRADING & DRAINAGE PLAN

CG1.1

NO. 23 OF 57

JOB NO. 1608

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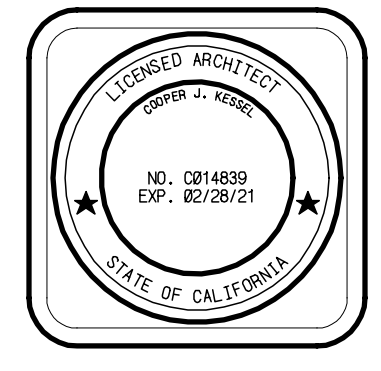
NO. DATE BY DESCRIPTION

JAMES & JILL HIGGINS RESIDENCE

70 OXFORD DR. SAN RAFAEL, CA

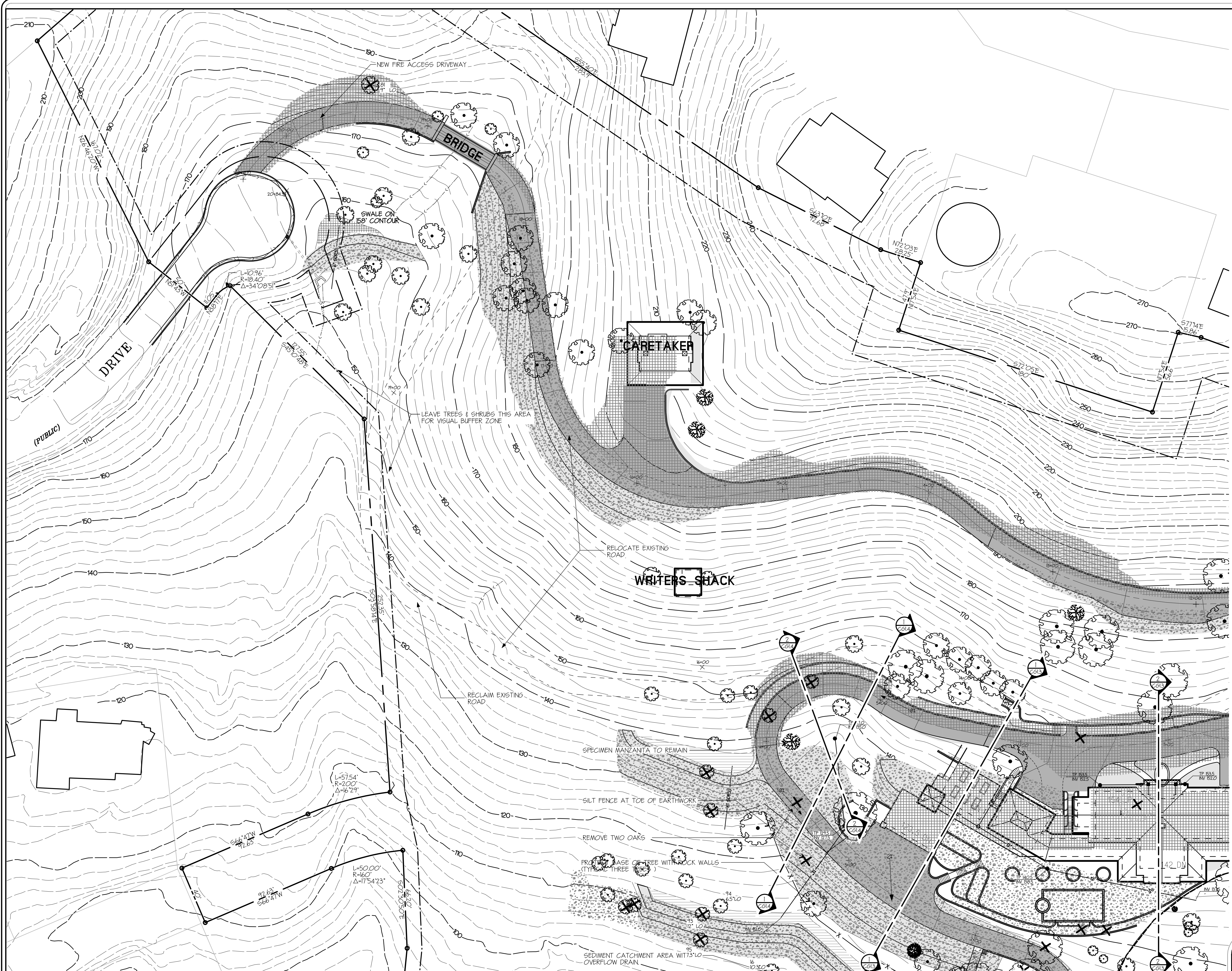
COOPER KESSEL ARCHITECTURE & ASSOCIATES

ARCHITECTURE - ENGINEERING - BUILDING
3447-A MARCO WAY SAN DIEGO, CA 92108
PHONE: 619.592.1825 FAX: 619.592.8686



DESIGNER: CJK
DRAFTER: EMR
CHECKED: JPH
SCALE: AS NOTED

DRAWING DATE:
7/18/18



OWNER: OUTNUMBERED, LLC
 10538 RIVERSIDE DR. #518
 NORTH HOLLYWOOD, CA 91602
 PHONE: 818-712-8975

ASSESSOR'S PARCEL NUMBER: 180-261-10

DESCRIPTION: RECORD OF SURVEY 2015 RS 067

ZONING: A2-B2

OCCUPANCY CLASSIFICATION: R-3 & U

DESCRIPTION OF USE: SINGLE FAMILY RESIDENCE & ACCESSORY BUILDINGS

STORIES: THREE

SPRINKLERS: YES

PROJECT DATA

GRADING AND DRAINAGE PLAN

BACK GROUND - Historically the Oxford Valley property was developed as an orchard featuring pears and olives. Many of the original trees can be found on site although most of the acreage on the steeper slopes has been overtaken by Manzanita Forest.

Original access roads still exist. The main driveway from Oxford Drive continues to serve the central portion of the property and has recently been re-graveled and prepared for use by emergency vehicles. An old access road from Leona Dr. was completely overgrown and not visible until discovered by the current owner while hiking the property. This old road apparently serviced the upper section of the pear orchard and can be seen in this rare photo. (see site LV 1D)

PLANS The property is still zoned agriculture (A2-B2) and the owners would like to improve its use as an orchard as well as adding other compatible plant species to expand this long time use.

The principles of permaculture (as authored by Bill Mollison) have been considered and used as a basis for design including soil hydrology, access, building sites and in moderating runoff from water rain.

DRAINAGE The property has three natural drainage routes which have been located with regards to their need to be protected from the impact of development. In addition there are wetlands and seeps which also need to be protected. (see existing site conditions, Sheet CG1D)

The new roads and structures planned will increase runoff due to the impervious surfaces and the intent is to direct the runoff into on-contour swales which will allow the water to percolate into the soil and hydrate the landscape. The location of the swales are noted on the plans and their size is approximately equal to the storage capacity needed according to the Template for Small Projects/Single Family Homes - appendix C which delineates an area of 4% of the impervious surfaces to be improved for water retention and percolation.

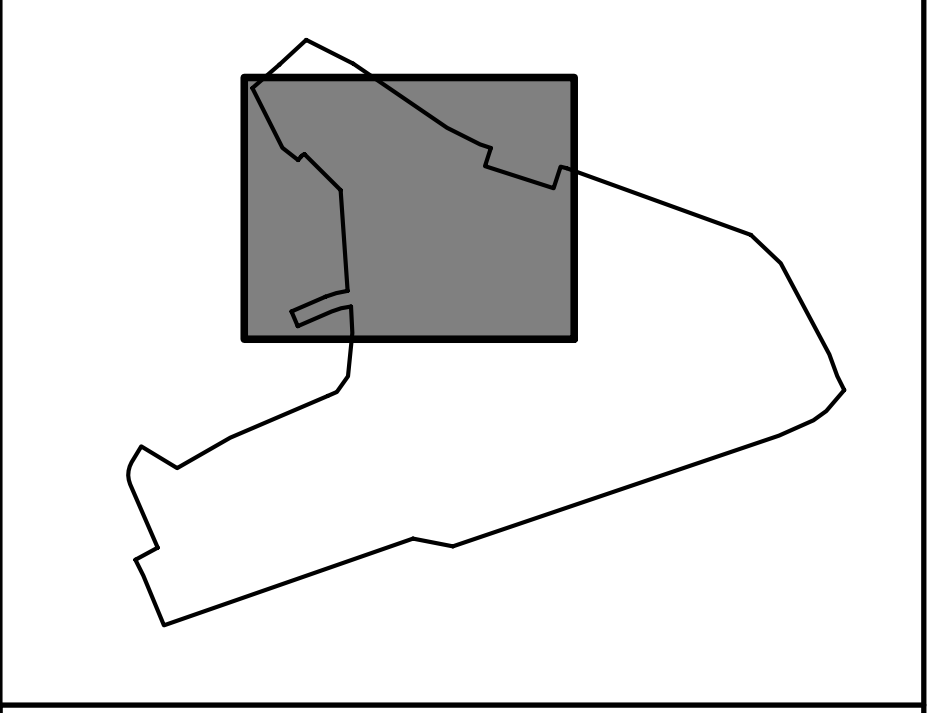
The calculations for retentions and runoff are based on planimetric areas of impervious surfaces. Erosion retention swales will be constructed in accordance with the above referenced manual to retain stormwater runoff so the quantity does not exceed the pre-project volumes. (see Sheet CG1S)

PROJECT DESCRIPTION

	CUT CU. YDS.	FILL CU. YDS.
DRIVEWAY		
STA 0+00 TO 3+75		2100
STA 3+75 TO 6+25	860	
STA 10+00 TO 15+50	1220	
STA 15+50 TO 18+50		825
STA 19+00 TO 20+00	260	
DRIVEWAY AT STA 16+00	133	
STRUCTURES		
WORKSHOP	200	
BEDROOM WING	268	
POOL		1200
HOUSE	866	
GARAGE	1274	250
CARETAKER	195	
BARN	125	
MISC.		
STORMWATER RET SWALES		580
RECLAIM OLD ROAD		300
TOTALS	5401	5255

TOTAL AREA OF SOIL DISTURBANCE: 122,489 SQFT.
 2.81 ACRES
 10.1% OF PARCEL

GRADING QUANTITIES



SHEET LOCATOR KEY

GRADING & DRAINAGE PLAN

JOB NO. 1608

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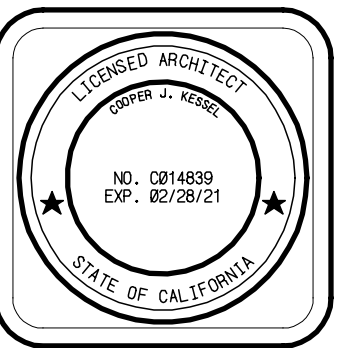
NO.	DATE	BY	DESCRIPTION

**JAMES & JILL HIGGINS
 RESIDENCE**

**70 OXFORD DR.
 SAN RAFAEL, CA**

**COOPER
 KESSEL**

ARCHITECT & ASSOCIATES
 ARCHITECTURE - ENGINEERING - BUILDING
 3847-A MARINO WAY SAN RAFAEL, CA 94901
 PHONE: (415) 592-1823 FAX: (415) 592-8686

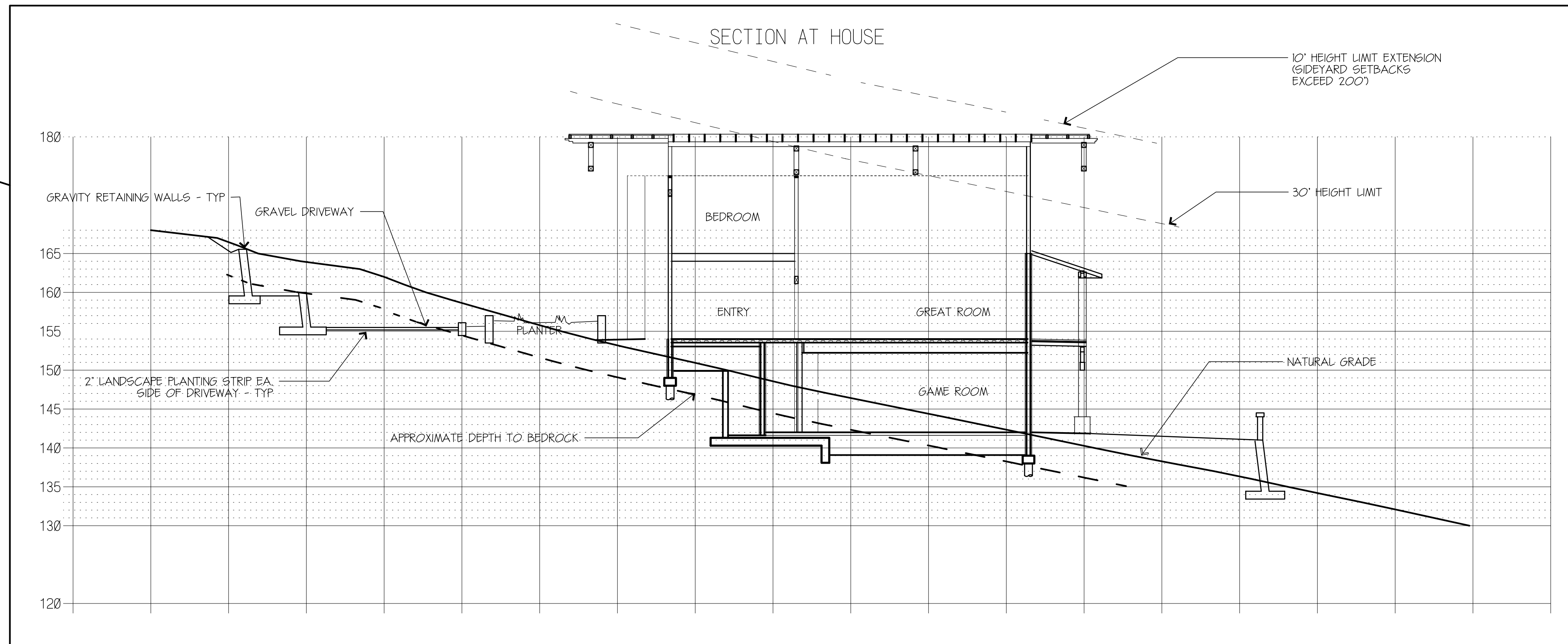


DESIGNER: CJK
DRAFTER: EMR
CHECKED:
SCALE: AS NOTED

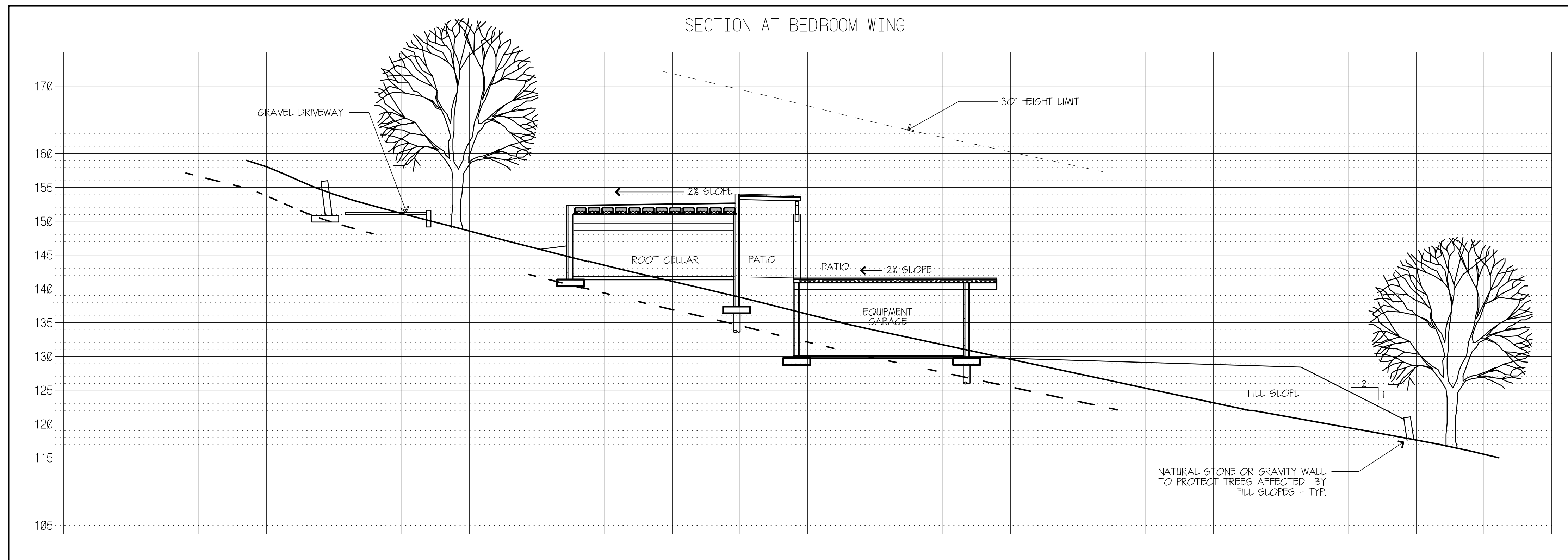
DRAWING DATE:
 9/10/18

SHEET
CG1.2
 NO. 24 OF 57

y:\arrisdatta\res-ar\1608.pj\site\CG1.2.dwg 2:ant Jan 08 2020-11:43



2 SCALE: 1" = 10' SECTION AT HOUSE (FROM CG1.1 & CG1.2)



1 SCALE: 1" = 10' SECTION AT BEDROOM WING (FROM CG1.1 & CG1.2)

OWNER: OUTNUMBERED, LLC.
10638 RIVERSIDE DR. #518
NORTH HOLLYWOOD, CA 91602
PHONE: 818-720-8975

ASSESSOR'S PARCEL NUMBER: 180-241-10

DESCRIPTION: RECORD OF SURVEY 2015 RS 067

ZONING: A2-B2

OCCUPANCY CLASSIFICATION: R-3 & U

DESCRIPTION OF USE: SINGLE FAMILY RESIDENCE & ACCESSORY BUILDINGS

STORES: THREE

SPRINKLERS: YES

PROJECT DATA

JOB NO. 1608

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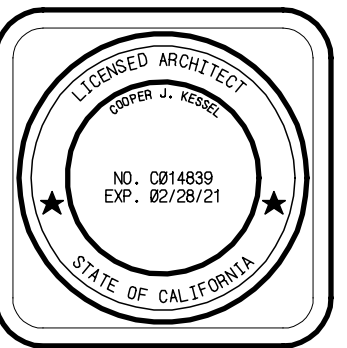
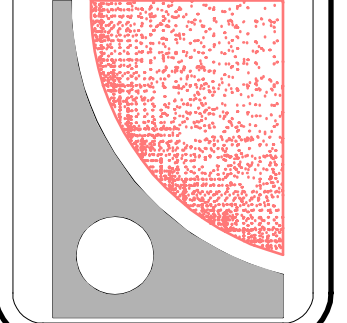
NO.	DATE	BY	DESCRIPTION

**JAMES & JILL HIGGINS
RESIDENCE**

**70 OXFORD DR.
SAN RAFAEL, CA**

**COOPER
KESSEL**

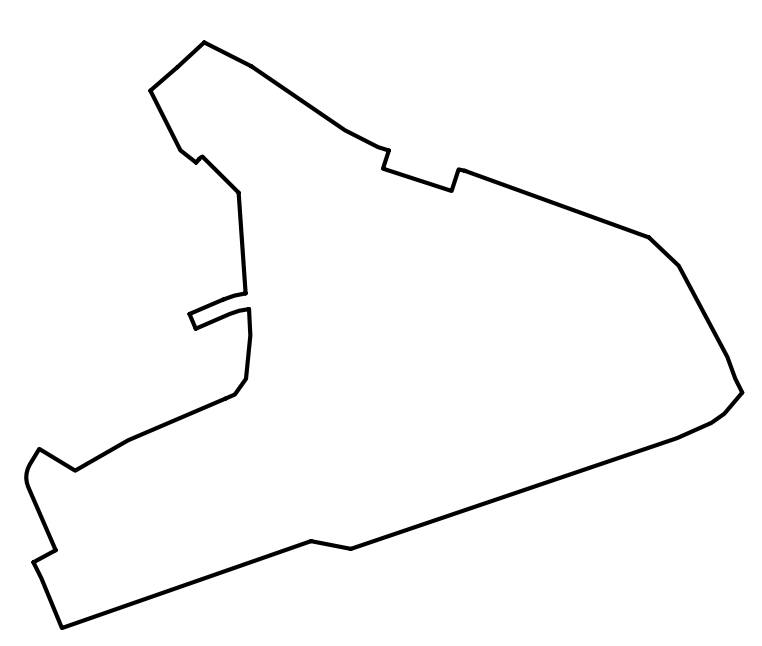
ARCHITECT & ASSOCIATES
ARCHITECTURE - ENGINEERING - BUILDING
3847-A MARINO WAY SAN RAFAEL, CA 94901
PHONE: 888-382-1823 FAX: 888-382-8888



DESIGNER: CJK
DRAFTER: EMR
CHECKED: JPH
SCALE: AS NOTED

DRAWING DATE:
7/18/18

LEGEND

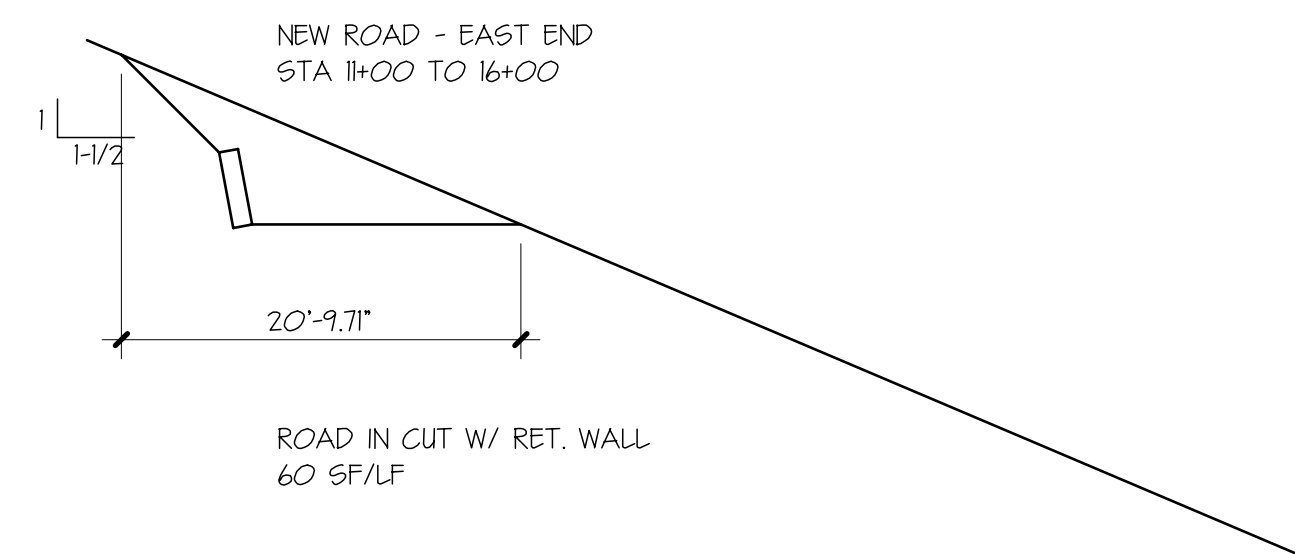


SHEET LOCATOR KEY

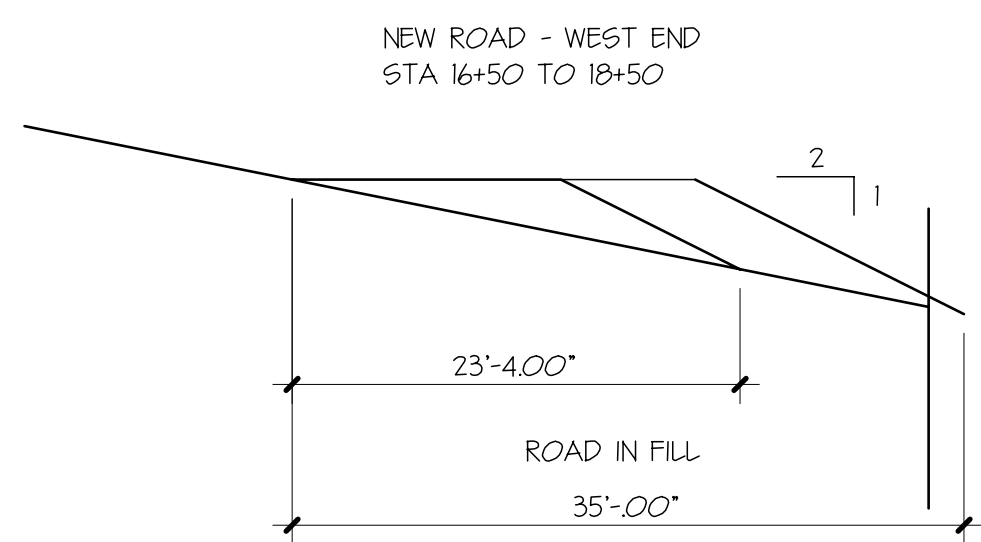
SITE SECTIONS

SHEET
CG1.3
NO. 25 OF 57

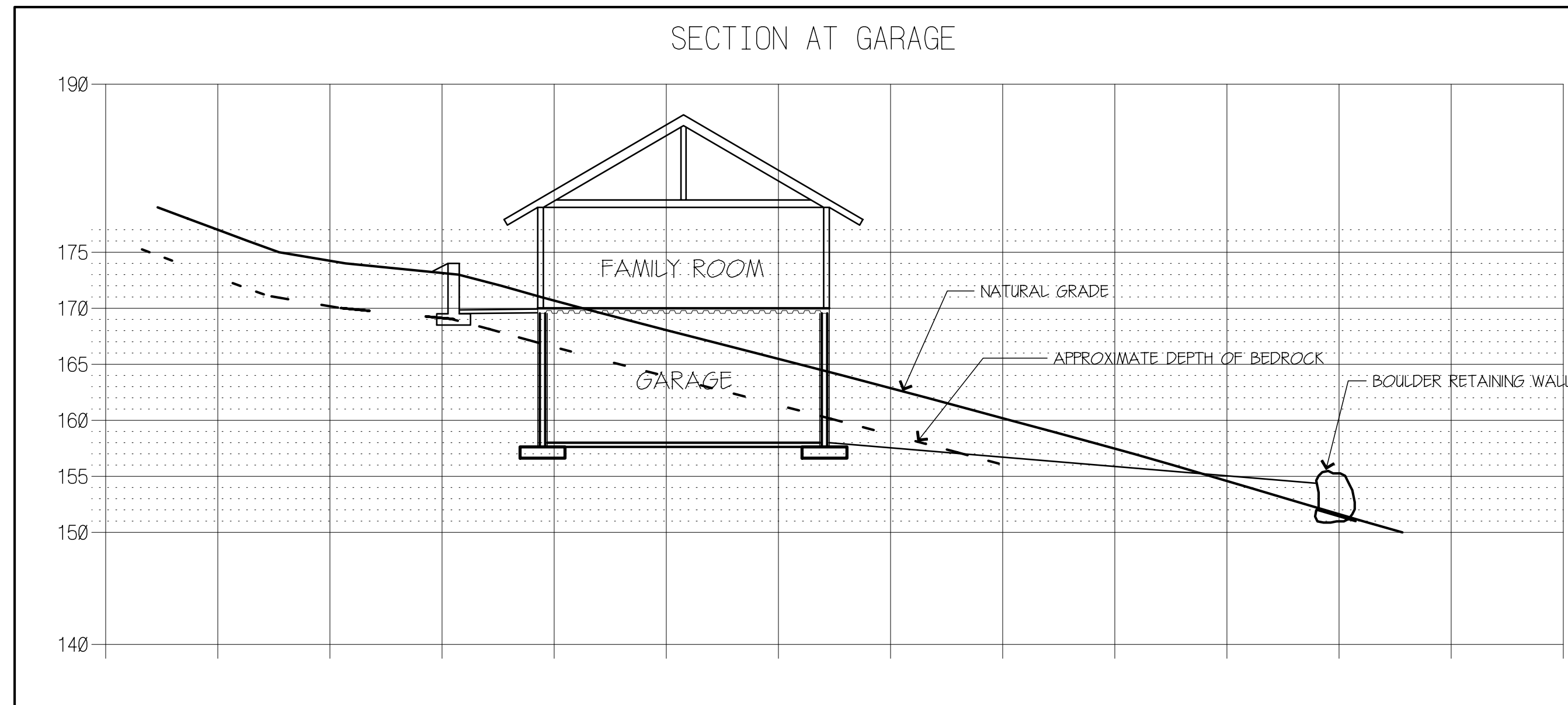
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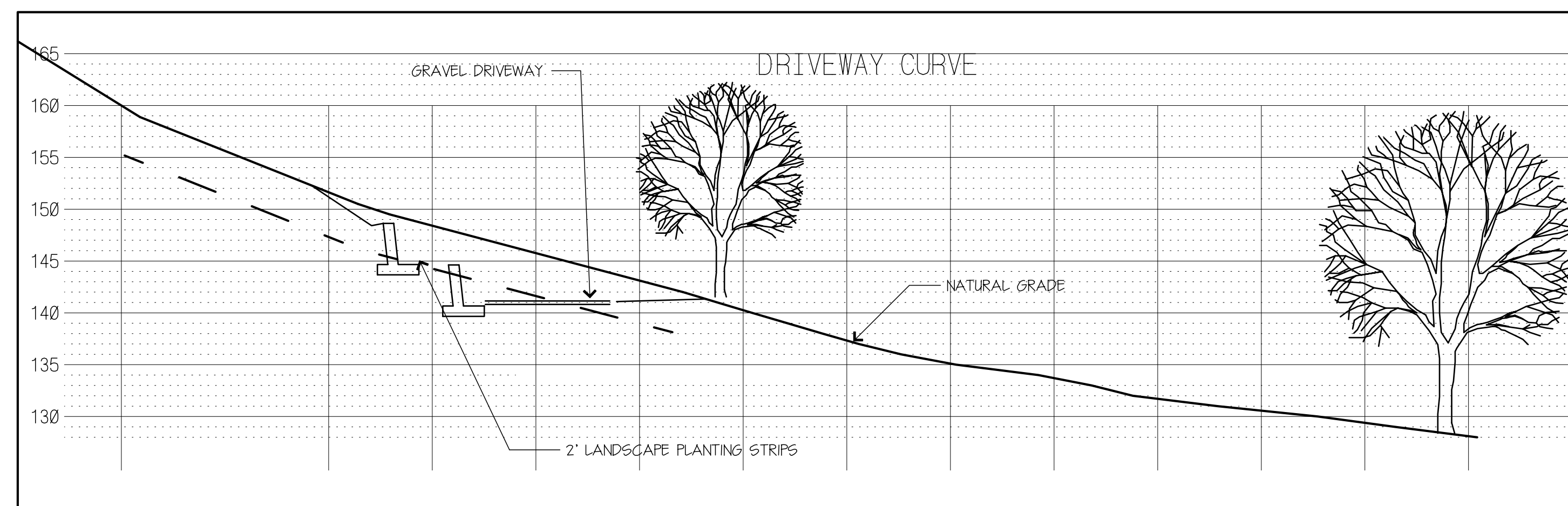
ROAD IN CUT W/ RET. WALL
60 SF/LF



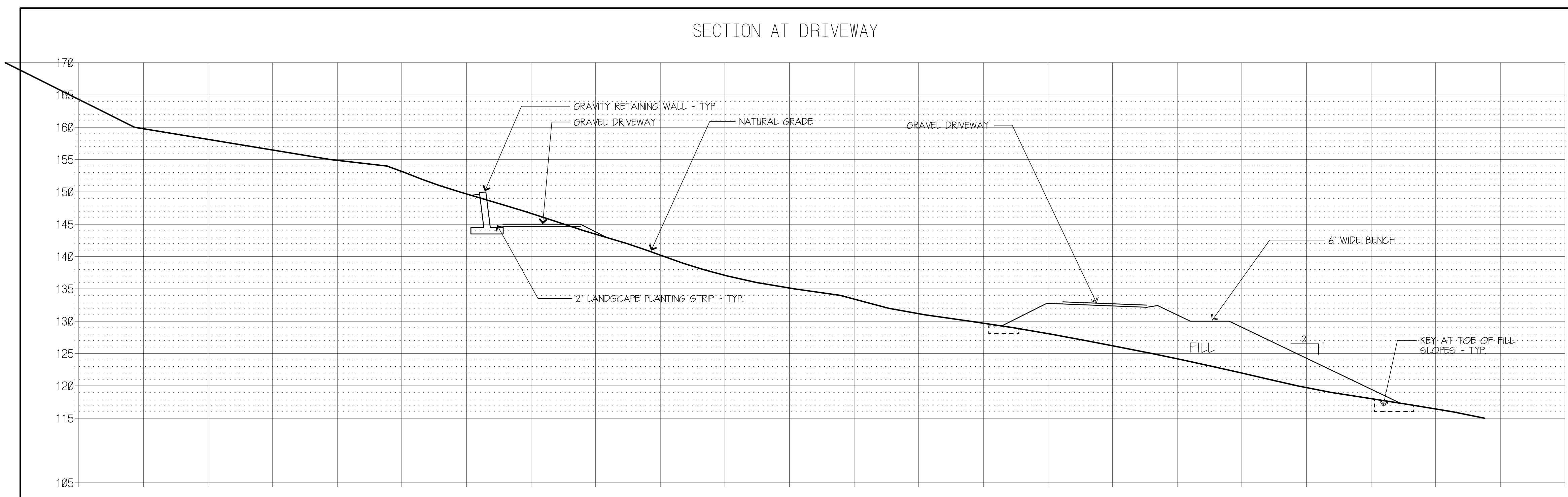
33 SF/LF
74 SF/LF AT TURNOUT @ LEONA



3 SCALE: 1" = 10' SECTION AT GARAGE (FROM CG1.1 & CG1.2)



2 SCALE: 1" = 10' SECTION AT DRIVEWAY CURVE (FROM CG1.1 & CG1.2)



1 SCALE: 1" = 10' SECTION AT DRIVEWAY (FROM CG1.1 & CG1.2)

OWNER: OUTNUMBERED, LLC.
10638 RIVERSIDE DR. #518
NORTH HOLLYWOOD, CA 91602
PHONE: 818-720-8975

ASSESSOR'S PARCEL NUMBER: 180-241-10

DESCRIPTION: RECORD OF SURVEY 2015 RS 067

ZONING: A2-B2

OCCUPANCY CLASSIFICATION: R-3 I U

DESCRIPTION OF USE: SINGLE FAMILY RESIDENCE & ACCESSORY BUILDINGS

STORES: THREE

SPRINKLERS: YES

PROJECT DATA

JOB NO. 1608

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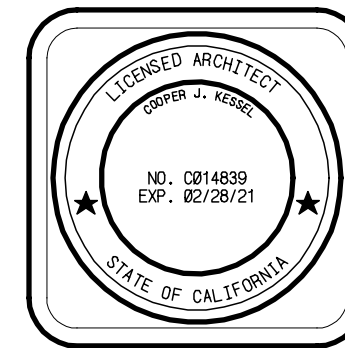
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RESIDENCE**

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SAN RAFAEL, CA**

**COOPER
KESSEL**

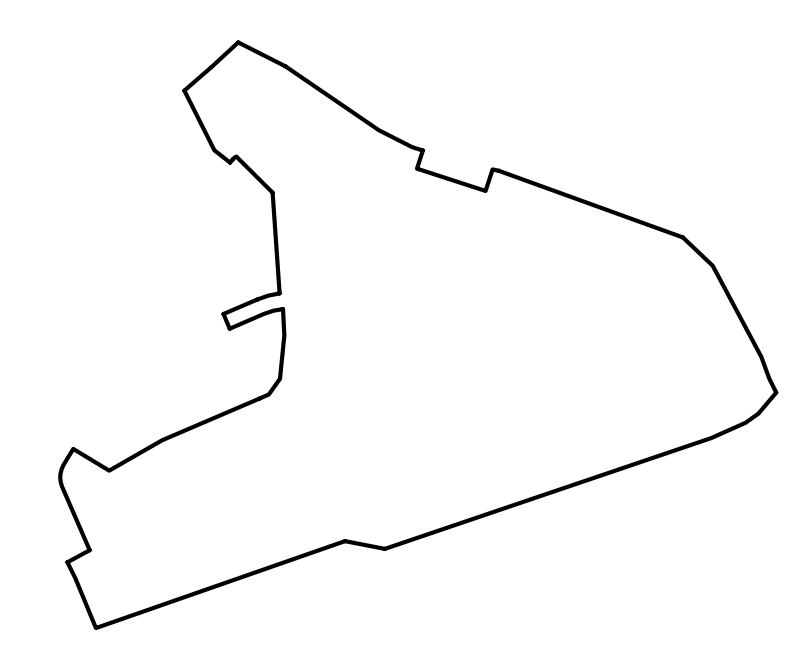
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ARCHITECTURE - ENGINEERING - BUILDING
3847-A MARINO WAY SAN RAFAEL, CA 94901
PHONE: (415) 582-1828 FAX: (415) 582-8686



DESIGNER: CJK
DRAFTER: EMR
CHECKED: JPH
SCALE: AS NOTED

DRAWING DATE:
7/18/18

LEGEND



SHEET LOCATOR KEY

SITE SECTIONS

SHEET
CG1.4
NO. 26 OF 57

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- DRAINAGE AREA TO SWALE 169'
- DRAINAGE AREA TO SWALE 161'
- DRAINAGE AREA TO SWALE 158'
- DRAINAGE AREA TO SWALE 156'
- DRAINAGE AREA TO SWALE 152'

OWNER: OUTNUMBERED, LLC
 102516 RIVERSIDE DR. #518
 NORTH HOLLYWOOD, CA 91607
 PHONE: 818-720-8975

ASSESSOR'S PARCEL NUMBER: 180-241-10

DESCRIPTION: RECORD OF SURVEY 2015 RS 067

ZONING: A2-B2

OCCUPANCY CLASSIFICATION: R-3 I U

DESCRIPTION OF USE: SINGLE FAMILY RESIDENCE & ACCESSORY BUILDINGS

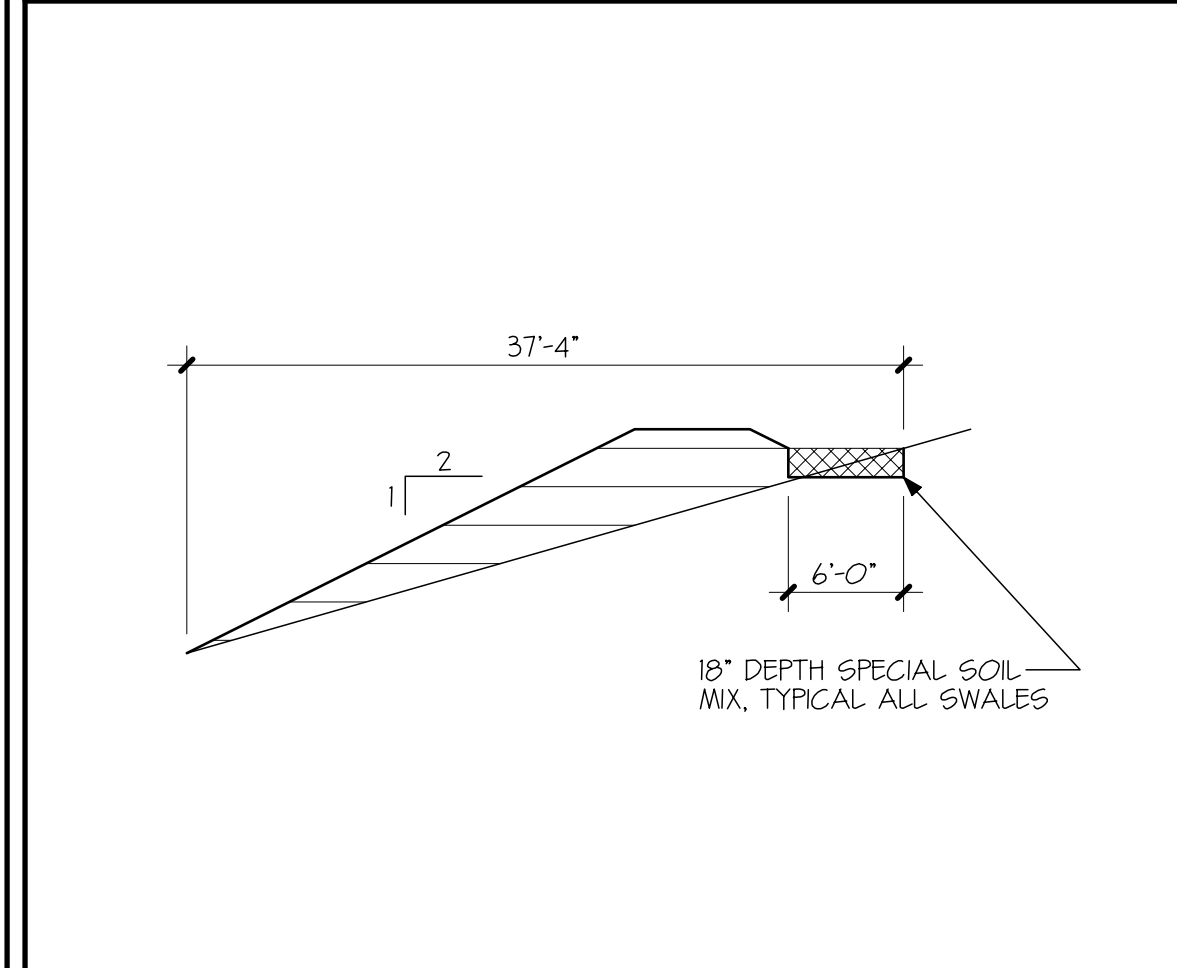
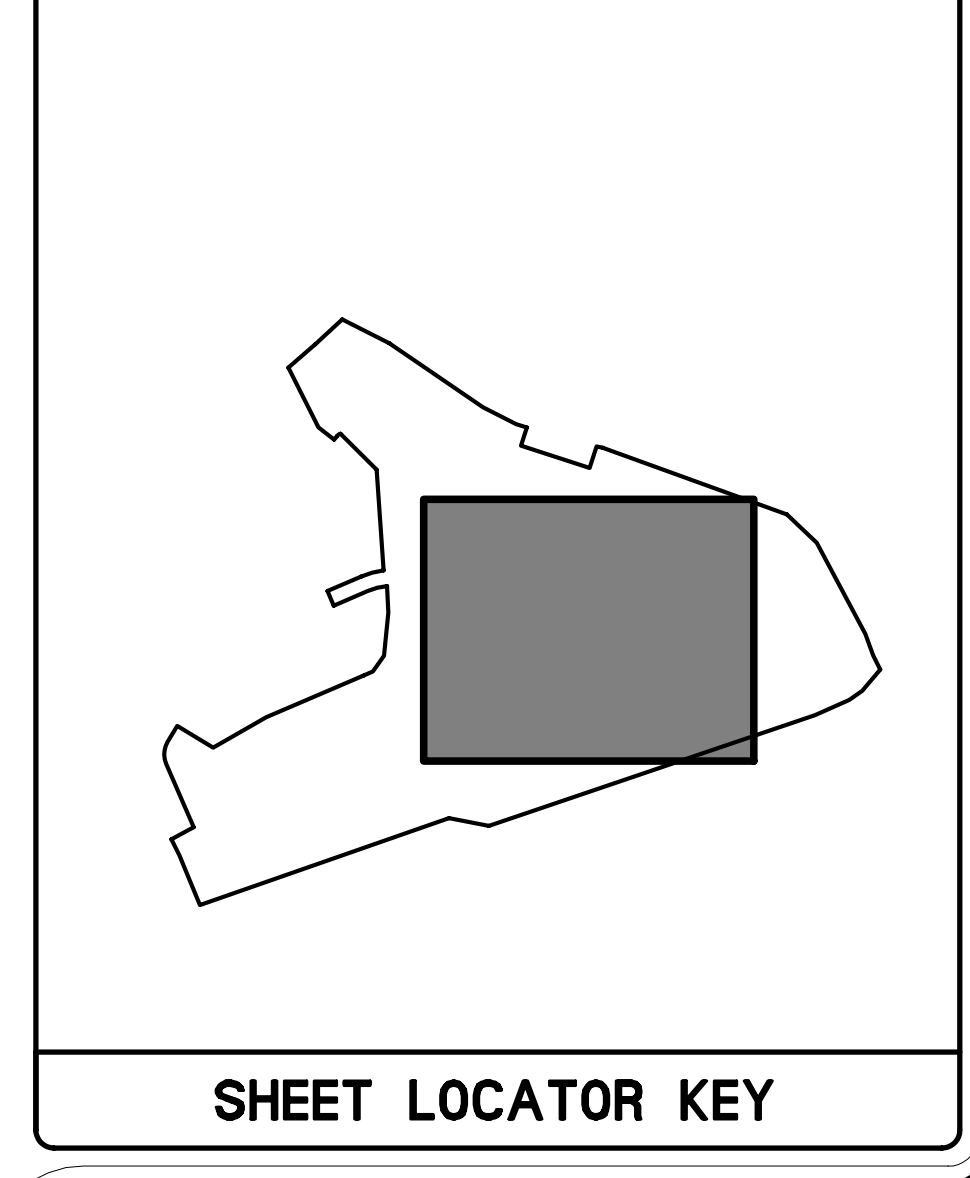
STORIES: THREE

SPRINKLERS: YES

LEGEND **PROJECT DATA**

Land Area ZTD ac (210/160)	sq ft	STORMWATER TREATMENT - Impervious Only				
		Total Tributary Area to Swales - Impervious Only				
DRAINAGE AREA (Sq.Ft.)	New Impervious	SWALE 161	SWALE 158	SWALE 152	SWALE 156	SWALE 169
GARAGE						
Roof-Deck	2,355	2,355				
Driver-Parking	4,302					
BARN						
Roof	1,608					1,608
HOUSE						
Upper Roof	4,992		4,992			
Lower Roof	2,881			2,881		
Driver-Parking	6,104					
GARDEN WING						
Roof	2,410			2,410		
Washop-Porch	2,816			2,816		
Driver-Parking	2,610					
DRIVEWAY						
North	4,547					
East	5,424					
West	5,418					
South	6,302			3,170		
SWIMMING POOL						
CARITAKER REG.	2,520				2,520	
WRITERS SHACK						
Roof	18,942	18,942	384	12,657	2,820	1,608
% coverage of lot	23%	33%				
SURFACE AREA OF SOIL MIX (10% OF IMPERVIOUS AREA) **		95	215	427	100	65
SWALE CAPACITIES - AREA		SWALE 161	SWALE 151	SWALE 158	SWALE 152	SWALE 169
Absorption Area for Ground Slopes (Slope)						
	CUT	FILL				
	(ft/ft)	(ft/ft)				
4:1	15	30	60	375	85	450
3:1			225	1650	60	200
1:1					10	100
Absorption Areas (Sf)		2155	Sf PROVIDED > 1/102 Sf REQUIRED - OK			
RUNOFF VOLUMES FOR A 24 HR. EVENT:						
10 YEAR	6143					
50 YEAR	8,295					
100 YEAR	9,188					
* Los Gatos Creek Hydrologic Analysis Final Report - August 2011 U.S. Army Corps of Engineers, San Francisco District						
SWALE CAPACITIES - VOLUME						
VOLUMES AT VARIOUS GROUND SLOPES		CUT	FILL	EXCAVATION VOLUMES		
	(ft/ft)	(ft/ft)	(ft/ft)			
4:1	15	30		75 cy	11 cy	32 cy
3:1						66 cy
1:1						25 cy
Total earthwork: 581 Cu Yds.						
** BASED ON SMALL PROJECT/SINGLE FAMILY HOMES FOR SMALL MUNICIPAL STORM SEWER SYSTEMS (Refer to Project Data Form on Appendix C)						

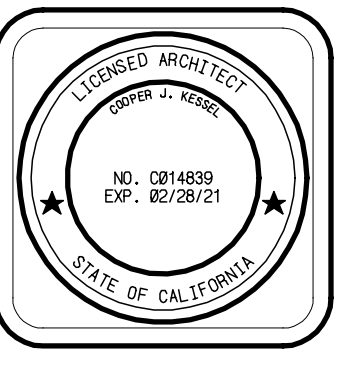
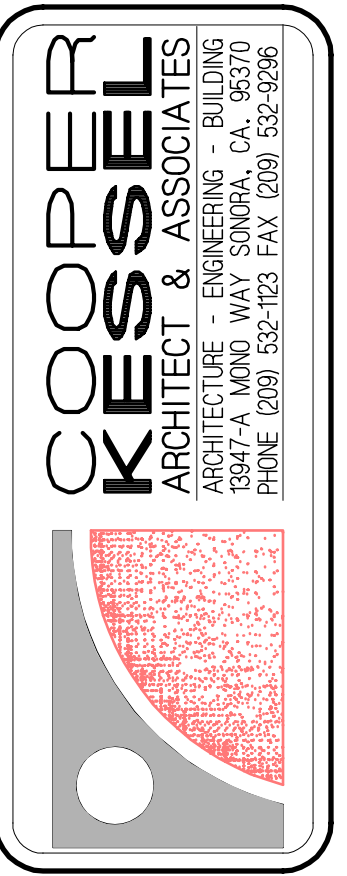
CALCULATIONS



JOB NO. 1608

NO. DATE BY DESCRIPTION

JAMES & JILL HIGGINS RESIDENCE
 70 OXFORD DR.
 SAN RAFAEL, CA



DESIGNER: CJK
 DRAFTER: EMR
 CHECKED:
 SCALE: AS NOTED

DRAWING DATE:
 10/3/18

SHEET **CG1.5**
 NO. 27 OF 57



OWNER: OUTNUMBERED, LLC
 10536 RIVERSIDE DR. #518
 NORTH HOLLYWOOD, CA 91602
 PHONE: 818-720-8973

ASSESSOR'S PARCEL NUMBER: 180-264-0

DESCRIPTION: RECORD OF SURVEY 2015 RS 047

ZONING: A2-B2

OCCUPANCY CLASSIFICATION: R-3 E U

DESCRIPTION OF USE: SINGLE FAMILY RESIDENCE & ACCESSORY BUILDINGS

STORIES: THREE

SPRINKLERS: YES

PROJECT DATA

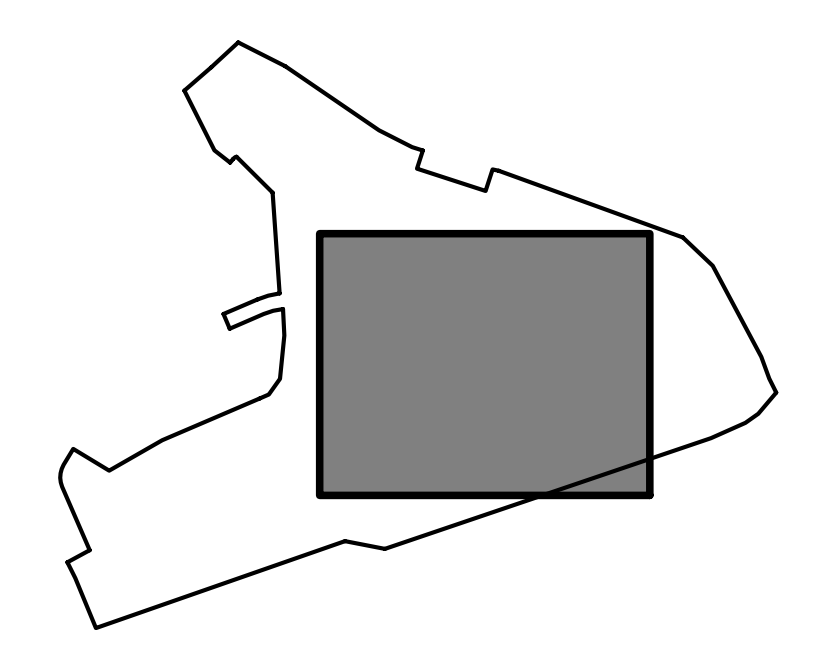
BEST MANAGEMENT PRACTICES

- Limit access to streams, wetlands, seeps, etc. with pens, corrals, fences, etc.
- Provide alternate watering areas away from streams. A water tank at an easily accessible location. Place the tank in or close to the animals normal path. Water can be pumped or hosed to the tank.
- Maintain vegetated filter strips at perimeters of pens to slow small-volume surface runoff, increase infiltration, and filter microorganisms, nitrogen, phosphorus, organic matter, and sediment. The width needed for an effective filter strip varies with the size and slope of the area draining toward the strip. Recommended widths are:
 25-50 Feet for 0-3 percent slopes
 50-100 Feet for 3-8 percent slopes
 The use of a vegetated earthen berm or diversion ditch greatly enhances the filtering ability of the strip. These should drain onto other vegetated areas for further filtering. Protect all filter strips from excessive animal use, especially during wet seasons. Filter strips may be mowed, but not really short.
- Keep manure piles protected from rain and surface runoff. Place the storage piles on high, well-drained ground away from surface water sources. Cover all manure and soiled bedding and protect them from runoff. There are several ways to cover manure piles, including a simple ground-down tarp. Storage should either contain the liquids or provide a drain to move runoff to soils and vegetation that can adequately filter leachate.
 Calculate the amount of manure produced (see chart below) and bedding used during the storage period in order to design an adequate-size storage area. A storage length of 120 days usually is adequate to allow spreading the manure on unsaturated soil in Spring when the pasture is growing.
- Keep clean runoff from flowing through livestock facilities and manure storage piles. Reduce the amount of contaminated water to be handled by providing gutters and down spouts that move clean roof runoff away from buildings and storage areas to the planned bio-swales. Create diversion ditches or earthen berms that move clean water away from livestock facilities.
- Control grazing and keep livestock off pastures in the winter. Overgrazed pastures are potential sources of surface runoff and groundwater contamination due to compacted soils and lack of filtering vegetation. Cross-fencing the pasture into smaller paddocks and controlling livestock grazing and movement can help maintain healthy, vigorous forage plants.
 If livestock are left out during the winter when soils are wet and pasture growth is minimal, pastures may be overgrazed and physically torn up. Keep livestock in small winter holding areas and collect their manure. If necessary, place material such as chips above the soil to keep animals out of the mud.
- Collect and store manure in winter, then spread it on pastures when plants are growing. Stored manure, with or without bedding, provides food and a place for bacteria to grow, thus making it a readily compostable material. Composting (1) kills most disease-causing organisms, (2) reduces the manure pile size, and (3) provides a more stable nitrogen source that greatly reduces the possibility of leaching.
- Spread the manure on pastures in the spring or early summer when there is little chance of runoff and growing plants can readily use nutrients.

Anticipated Daily Manure Production And Nutrient Content From Small Animals

Animal	Size (lb)	Manure (cu ft)	Nitrogen (lb)	Phosphorus (lb)
Nursery Pig (1)	35	0.038	0.018	0.0052
Growing Pig (1)	65	0.070	0.034	0.0099
Sheep/Goat (2-4)	100 (ea)	0.062	0.045	0.0066
Poultry Layers (6)	4 (ea)	0.0035	0.0034	0.0012

MANURE MANAGEMENT PLAN



SHEET LOCATOR KEY

LANDSCAPE MANURE PLAN

JOB NO. 1608

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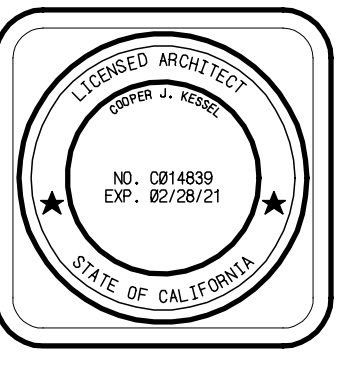
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NO. DATE BY DESCRIPTION

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JAMES & JILL HIGGINS RESIDENCE
 70 OXFORD DR.
 SAN RAFAEL, CA

COOPER KESSEL
 ARCHITECT - ENGINEER - BUILDING
 5847-A MISSION WAY SAN RAFAEL, CA 94901
 PHONE: (415) 592-1623 FAX: (415) 592-2686

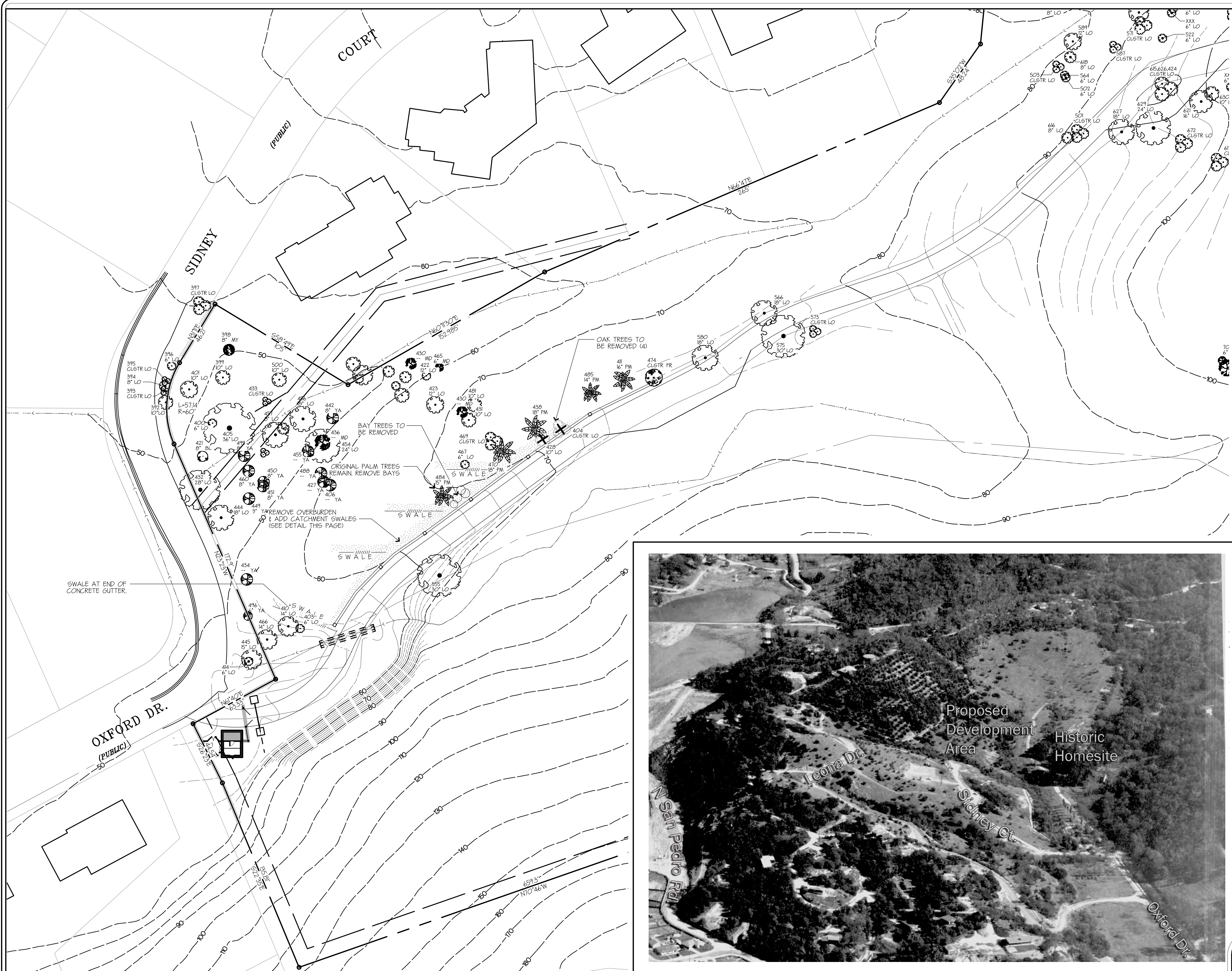


DESIGNER: CJK
 DRAFTER: EMR
 CHECKED: JPH
 SCALE: AS NOTED

DRAWING DATE: 7/18/18

SHEET **LM1.1**
 NO. 28 OF 57

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OWNER: OUTNUMBERED, LLC
 10534 RIVERSIDE DR. #518
 NORTH HOLLYWOOD, CA 91602
 PHONE: 818-720-8973

ASSESSOR'S PARCEL NUMBER: 180-264-0

DESCRIPTION: RECORD OF SURVEY 2015 RS 047

ZONING: A2-B2

OCCUPANCY CLASSIFICATION: R-3 E U

DESCRIPTION OF USE: SINGLE FAMILY RESIDENCE & ACCESSORY BUILDINGS

STORIES: THREE

SPRINKLERS: YES

PROJECT DATA

SYMBOL	ABBREVIATION	COMMON NAME	BOTANICAL NAME
	BL	BAY LAUREL	Umbellularia californica
	MY	MYRTLE	Lagerstroemia spec.
	OL	OLIVE	Olea europaea
	PL	PLUM	Prunus spec.
	MD	MADRONE	Arbutus menziesii
	TY	TOYON	Heteromeles arbutifolia
	FR	FRUIT	unknown fruit spec.
	PM	PALM	Aracaceae family
	MZ	MANZANITA	Arctostaphylos spec.
	PR	PEAR	Pyrus spec.
	AP	APPLE	Malus spec.
	JU	JUNIFER	Juniperus spec.
	EU	BLUE GUM EUCALYPTUS	Eucalyptus globulus
	LO	LIVE OAK CLUSTER	Quercus agrifolia
	LO	LIVE OAK	Quercus agrifolia

TREE SYMBOL LEGEND

SYMBOL NOTES:

- IF TREE TAG * OR SIZE IS UNKNOWN, MARKED XXX.
- IF CLUSTER OF TREES, SIZE MARKED AS CLSTR.
- REFER TO REPORT AND DRAWINGS BY URBAN FORESTRY ASSOC. DATED 8-15-19.

TO BE RETAINED

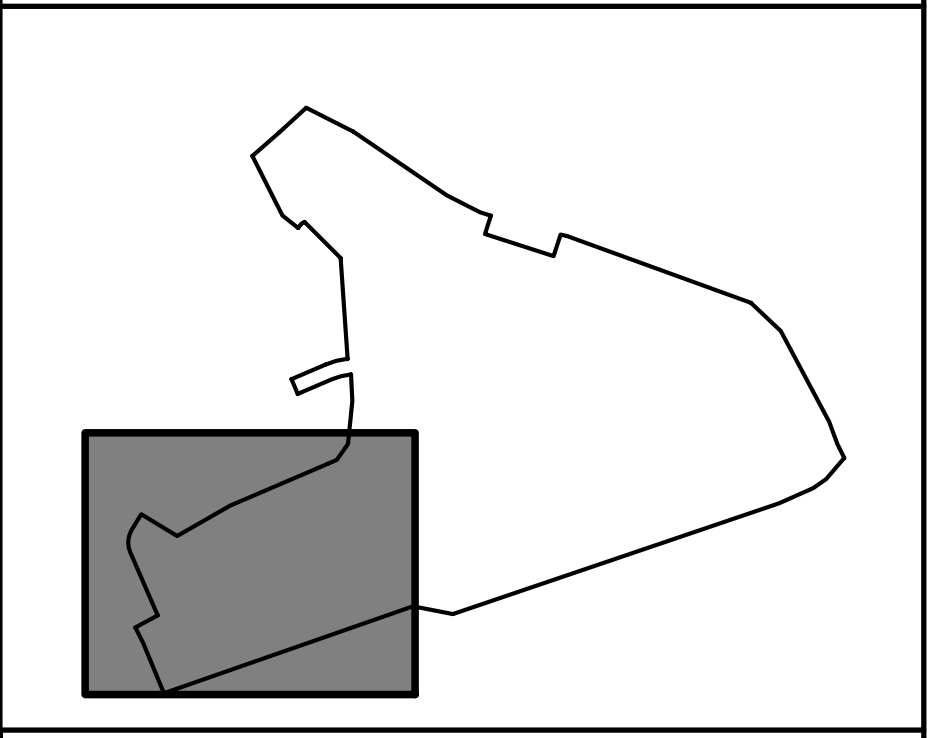
TAG * SIZE NAME

TO BE REMOVED

TAG * SIZE NAME

(1) LIVE OAKS < 8" DBH
 (35) LIVE OAKS > 8" DBH
 (6) OAKS DISEASED OR DAMAGED
 (50) TOTAL TREES TO BE REMOVED

EXISTING TREE LEGEND



SHEET LOCATOR KEY



2 SCALE: NONE HISTORIC AERIAL VIEW CIRCA 1940 LOOKING EASTWARD

1 SCALE: 1" = 30' VEGETATION PLAN

LANDSCAPE VEGETATION PLAN

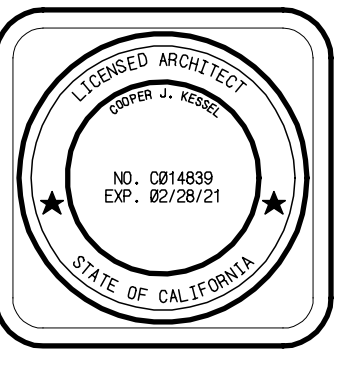
JOB NO. 1608

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NO.	DATE	BY	DESCRIPTION

JAMES & JILL HIGGINS RESIDENCE
 70 OXFORD DR.
 SAN RAFAEL, CA

COOPER KESSEL ARCHITECT & ASSOCIATES
 ARCHITECTURE - ENGINEERING - BUILDING
 3847-A MARINO WAY SAN RAFAEL, CA 94901
 PHONE: (415) 532-1823 FAX: (415) 532-2686

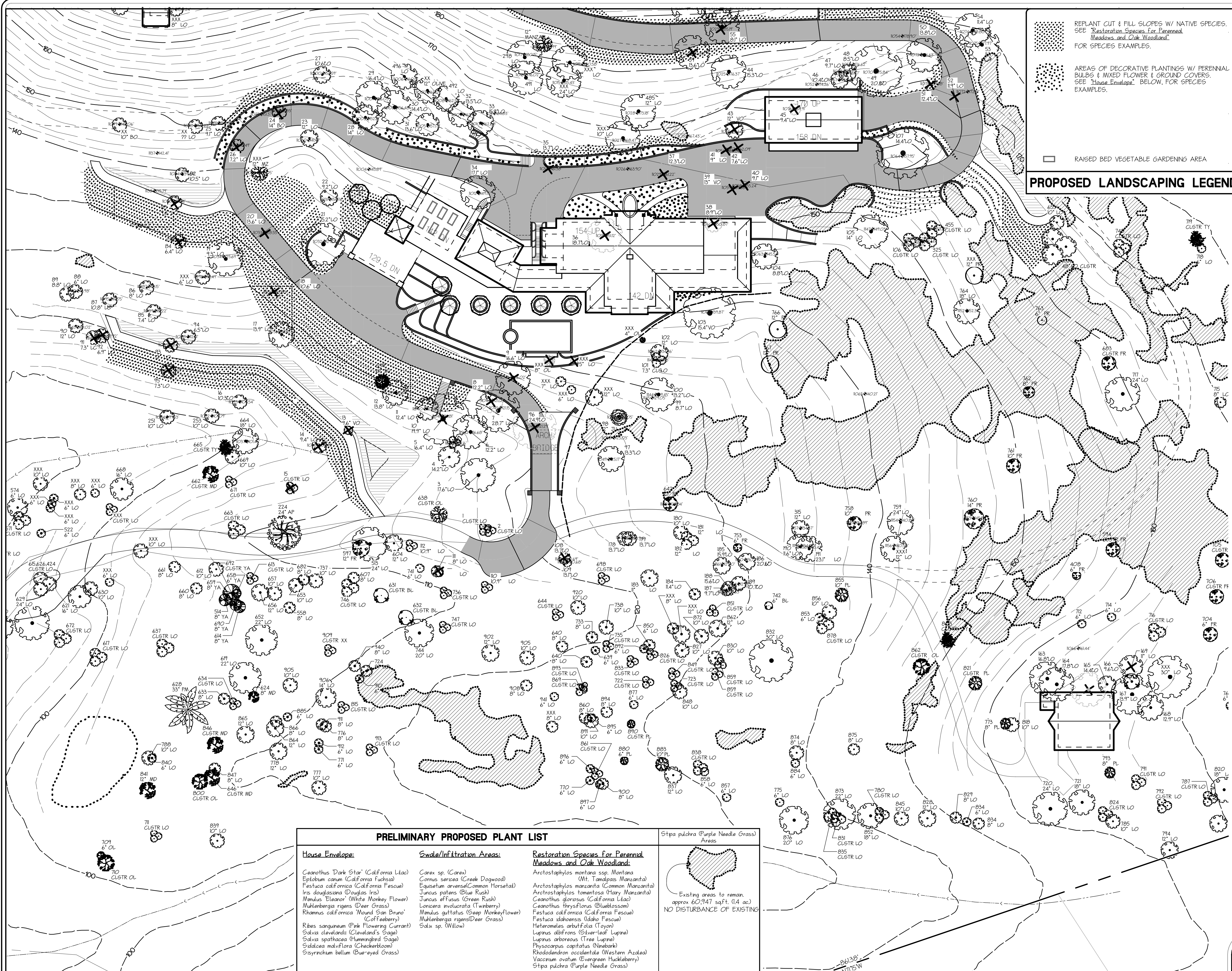


DESIGNER: CJK
 DRAFTER: EMR
 CHECKED: JPH
 SCALE: AS NOTED

DRAWING DATE: 7/18/18

SHEET **LV1.1**
 NO. 29 OF 57

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REPLANT CUT & FILL SLOPES W/ NATIVE SPECIES. SEE "Restoration Species For Perennial Meadows and Oak Woodland" FOR SPECIES EXAMPLES.

AREAS OF DECORATIVE PLANTINGS W/ PERENNIAL BULBS & MIXED FLOWER & GROUND COVERS. SEE "House Envelope" BELOW FOR SPECIES EXAMPLES.

RAISED BED VEGETABLE GARDENING AREA

PROPOSED LANDSCAPING LEGEND

OWNER: OUTNUMBERED, LLC
10538 RIVERSIDE DR. #518
NORTH HOLLYWOOD, CA 91602
PHONE: 818-720-8973

ASSESSOR'S PARCEL NUMBER: 180-264-0

DESCRIPTION: RECORD OF SURVEY 2015 RS 047

ZONING: A2-B2

OCCUPANCY CLASSIFICATION: R-3 & U

DESCRIPTION OF USE: SINGLE FAMILY RESIDENCE & ACCESSORY BUILDINGS

STORIES: THREE

SPRINKLERS: YES

PROJECT DATA

SYMBOL	ABBREVIATION	COMMON NAME	BOTANICAL NAME
	BL	BAY LAUREL	Umbellularia californica
	MY	MYRTLE	Lagerstroemia spec.
	OL	OLIVE	Olea europaea
	PL	PLUM	Prunus spec.
	MD	MADRONE	Arbutus menziesii
	TY	TOYON	Heteromeles arbutifolia
	FR	FRUIT	unknown fruit spec.
	PM	PALM	Aracaceae Family
	MZ	MANZANITA	Arctostaphylos spec.
	PR	PEAR	Pyrus spec.
	AP	APPLE	Malus spec.
	JU	JUNIPER	Juniperus spec.
	EU	BLUE GUM EUCALYPTUS	Eucalyptus globulus
	LO	LIVE OAK CLUSTER	Quercus agrifolia
	LO	LIVE OAK	Quercus agrifolia

TREE SYMBOL LEGEND

SYMBOL NOTES:

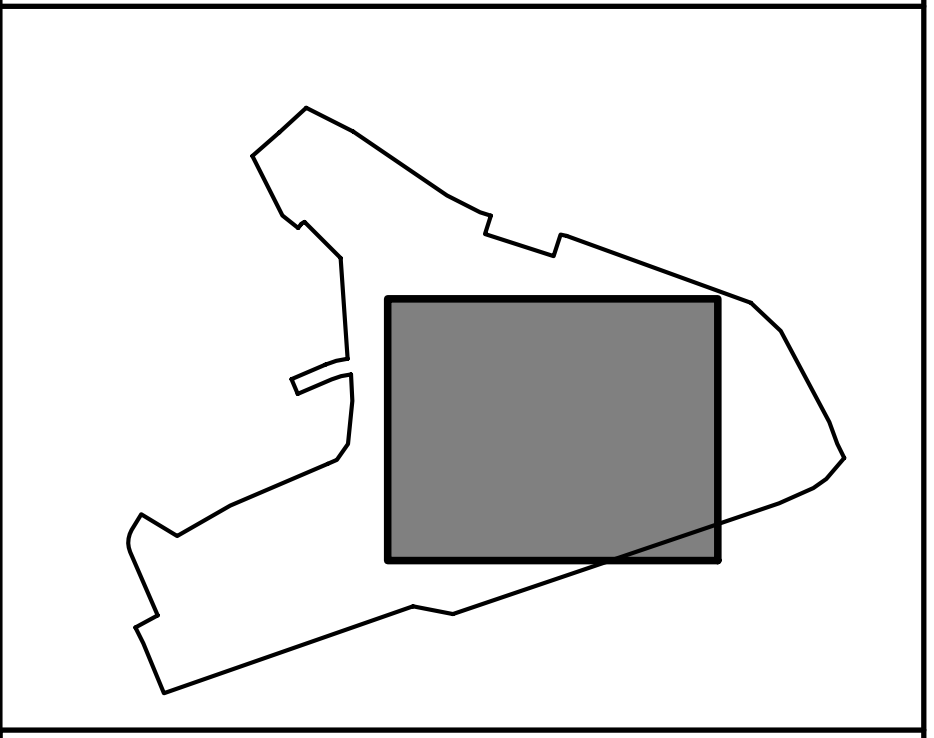
- IF TREE TAG * OR SIZE IS UNKNOWN, MARKED XXX.
- IF CLUSTER OF TREES, SIZE MARKED AS CLSTR.
- REFER TO REPORT AND DRAWINGS BY URBAN FORESTRY ASSOC. DATED 8-5-19.

TO BE RETAINED

TO BE REMOVED

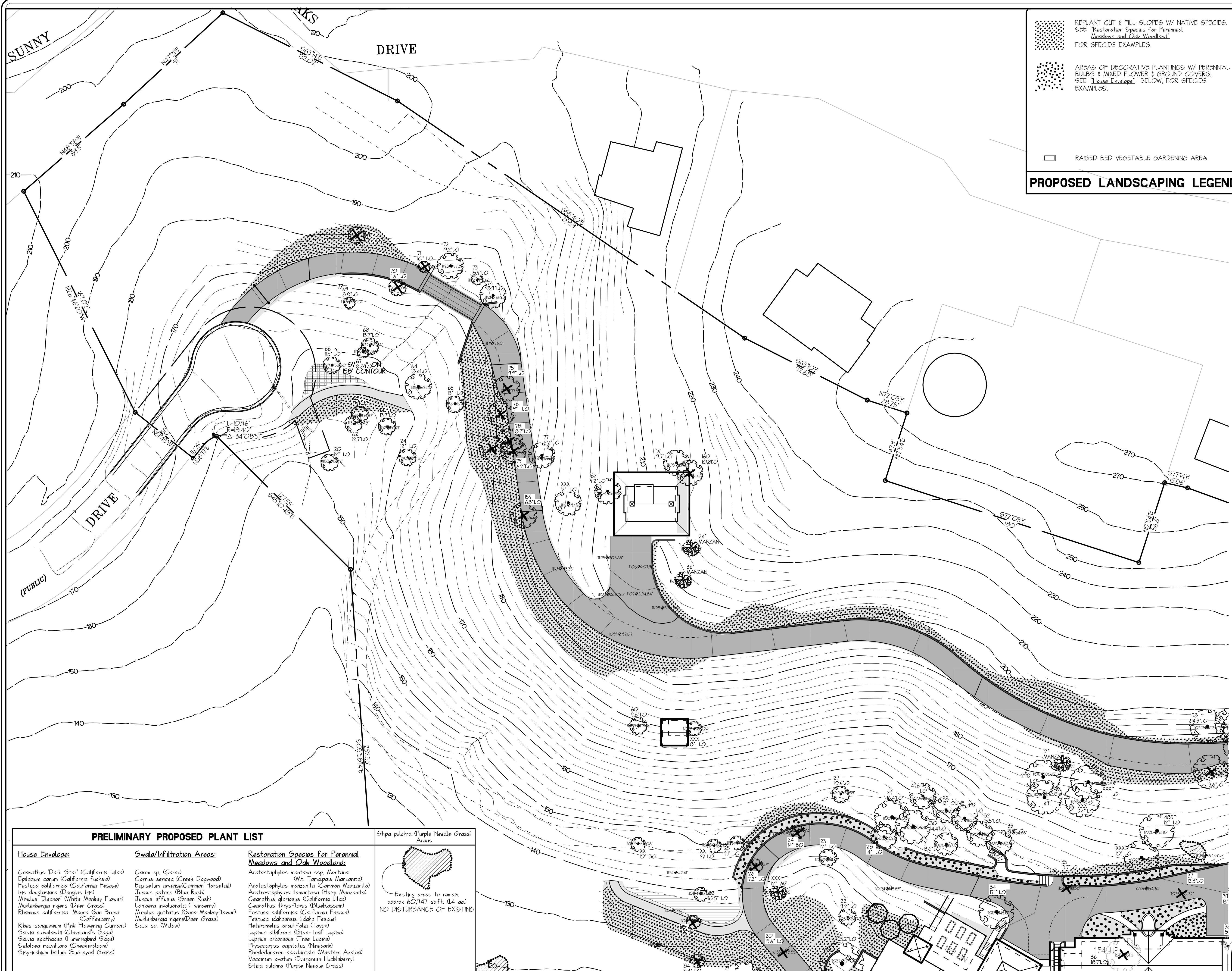
(1) LIVE OAKS < 8" DBH
(3S) LIVE OAKS > 8" DBH
(6) OAKS DISEASED OR DAMAGED
(50) TOTAL TREES TO BE REMOVED

EXISTING TREE LEGEND



PRELIMINARY PROPOSED PLANT LIST

House Envelope:	Swale/Infiltration Areas:	Restoration Species for Perennial Meadows and Oak Woodland:	Stipa pulchra (Purple Needle Grass) Areas:
Ceanothus Dark Star (California Lilac)	Carex sp. (Carex)	Arctostaphylos montana ssp. Montana	(See map for areas)
Eriophorum canum (California Fuchsia)	Cornus sericea (Greek Dogwood)	Arctostaphylos tomentosa (Hairy Manzanita)	Existing areas to remain approx 60,947 sqft. (1.4 ac) NO DISTURBANCE OF EXISTING
Festuca californica (California Fescue)	Equisetum arvense (Common Horsetail)	Arctostaphylos manzanita (Common Manzanita)	
Iris douglasiana (Douglas Iris)	Juncus patens (Blue Rush)	Ceanothus glaucus (California Lilac)	
Mimulus 'Eleanor' (White Monkey Flower)	Juncus effusus (Green Rush)	Ceanothus thrysoflorus (Blue Blossom)	
Muhlenbergia rigens (Deer Grass)	Limnaria involucrata (Limnaria)	Festuca californica (California Fescue)	
Rhus californica 'Mount San Bruno' (Coffeeberry)	Mimulus guttatus (Sheep Monkeyflower)	Festuca idahoensis (Idaho Fescue)	
Ribes sanguinum (Folk Flowering Currant)	Muhlenbergia rigens (Deer Grass)	Heteromeles arbutifolia (Toyon)	
Salvia clevelandii (Cleveland's Sage)	Salix sp. (Willow)	Lupinus albus (Silver-leaf Lupine)	
Salvia spathacea (Hummingbird Sage)		Lupinus arboreus (Tree Lupine)	
Sidacea multiflora (Chickadee)		Physocarpus opulifolius (Rhubarb)	
Sisyrinchium bellum (Blue-eyed Grass)		Rhododendron occidentale (Western Azalea)	
		Vaccinium ovatum (Evergreen Huckleberry)	
		Stipa pulchra (Purple Needle Grass)	



REPLANT CUT & FILL SLOPES W/ NATIVE SPECIES. SEE "Restoration Species for Perennial Meadows and Oak Woodland" FOR SPECIES EXAMPLES.

AREAS OF DECORATIVE PLANTINGS W/ PERENNIAL BULBS & MIXED FLOWER & GROUND COVERS. SEE "House Envelope" BELOW FOR SPECIES EXAMPLES.

RAISED BED VEGETABLE GARDENING AREA

PROPOSED LANDSCAPING LEGEND

OWNER: COOPER, JILL & JAMES, LLC
10531 RIVERSIDE DR. #518
NORTH HOLLYWOOD, CA 91602
PHONE: 818-720-8173

ASSESSOR'S PARCEL NUMBER: 180-264-0

DESCRIPTION: RECORD OF SURVEY 2015 RS 047

ZONING: A2-B2

OCCUPANCY CLASSIFICATION: R-3 & U

DESCRIPTION OF USE: SINGLE FAMILY RESIDENCE & ACCESSORY BUILDINGS

STORIES: THREE

SPRINKLERS: YES

PROJECT DATA

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	PE	PEAR	Pyrus spec.
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	EU	BLUE GUM EUCALYPTUS	Eucalyptus globulus
	LO	LIVE OAK CLUSTER	Quercus agrifolia
	LO	LIVE OAK	Quercus agrifolia

TREE SYMBOL LEGEND

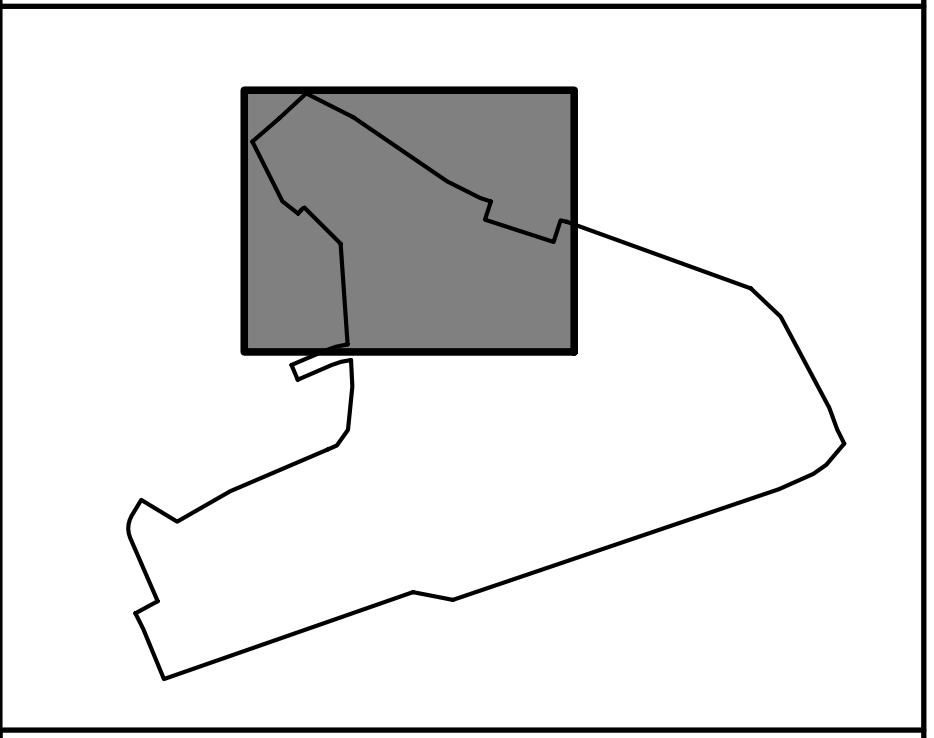
SYMBOL NOTES:

- IF TREE TAG + OR SIZE IS UNKNOWN, MARKED XXX.
- IF CLUSTER OF TREES, SIZE MARKED AS CLSTR.
- REFER TO REPORT AND DRAWINGS BY URBAN FORESTRY ASSOC. DATED 8-15-11.

TAG + SIZE NAME
TO BE RETAINED

TAG + SIZE NAME
TO BE REMOVED
(?) LIVE OAKS <= 8" DBH
(S) LIVE OAKS >= 8" DBH
(D) OAKS DISEASED OR DAMAGED
(50) TOTAL TREES TO BE REMOVED

EXISTING TREE LEGEND



SHEET LOCATOR KEY

PRELIMINARY PROPOSED PLANT LIST

House Envelope:	Swale/Infiltration Areas:	Restoration Species for Perennial Meadows and Oak Woodland:	Stipa pulchra (Purple Needle Grass) Areas:
Ceanothus Dark Star (California Lilac) Epilobium canum (California Fuchsia) Festuca californica (California Fescue) Iris douglasiana (Douglas Iris) Mimulus Eleanor (White Monkey Flower) Muhlenbergia rigens (Deer Grass) Rhamnus californica 'Wound San Bruno' (Coffeeterry) Ribes sanguineum (Pink Flowering Currant) Salvia clevelandi (Cleveland's Sage) Salvia spathulata (Hummingbird Sage) Sidalcea maliflora (Checkerbloom) Sisyrinchium bellum (Bury-eyed Grass)	Carex sp. (Carex) Cornus sericea (Greek Dogwood) Equisetum arvense (Common Horsetail) Juncus patens (Blue Rush) Juncus effusus (Green Rush) Lonicera involucrata (Twinberry) Mimulus guttatus (Snap Monkeyflower) Muhlenbergia rigens (Deer Grass) Salix sp. (Willow)	Arctostaphylos montana ssp. Montana (Mt. Tamalpais Manzanita) Arctostaphylos manzanita (Common Manzanita) Arctostaphylos tomentosa (Hairy Manzanita) Ceanothus glaucus (California Lilac) Ceanothus thyrsiflorus (Blueblossom) Festuca californica (California Fescue) Festuca idahoensis (Idaho Fescue) Heteromeles arbutifolia (Toyon) Lupinus albus (Silver-leaf Lupine) Lupinus arboreus (Tree Lupine) Physocarpus capitatus (Nivea) Rhododendron occidentale (Western Azalea) Vaccinium ovatum (Evergreen Huckleberry) Stipa pulchra (Purple Needle Grass)	 Existing areas to remain approx 60,947 sqft. (1.4 ac) NO DISTURBANCE OF EXISTING

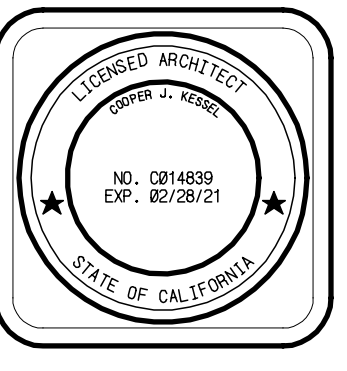
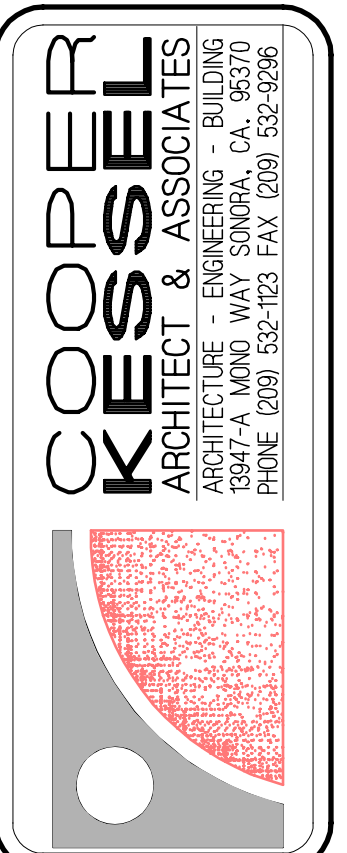
1 SCALE: 1" = 30' **VEGETATION PLAN - NORTH**

LANDSCAPE VEGETATION PLAN

JOB NO. 1608

NO. DATE BY DESCRIPTION

JAMES & JILL HIGGINS RESIDENCE
70 OXFORD DR.
SAN RAFAEL, CA



DESIGNER: CJK
DRAFTER: EMR
CHECKED: JPH
SCALE: AS NOTED

DRAWING DATE: 3/8/19

SHEET **LV1.3**
NO. 31 OF 57

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