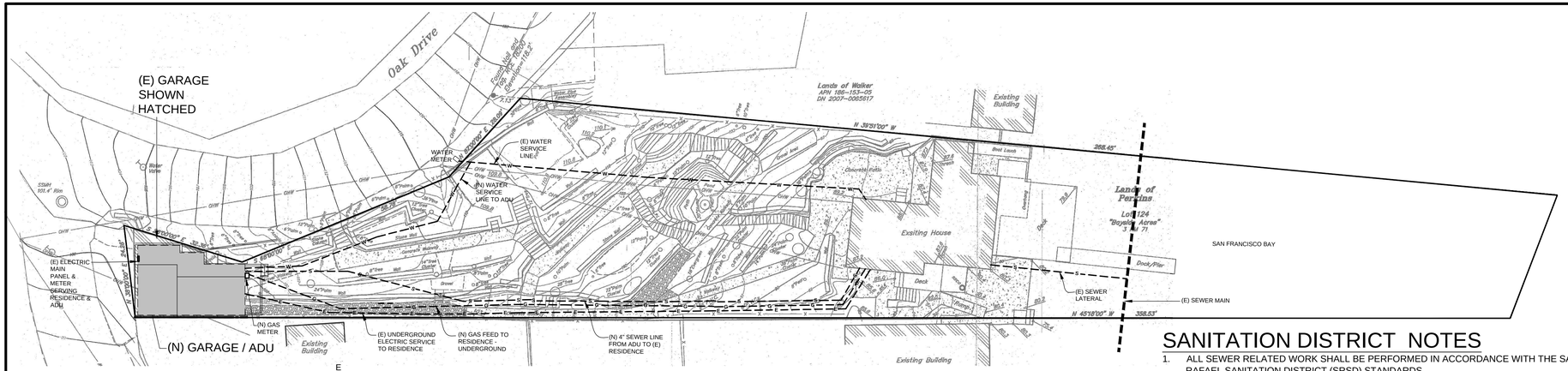
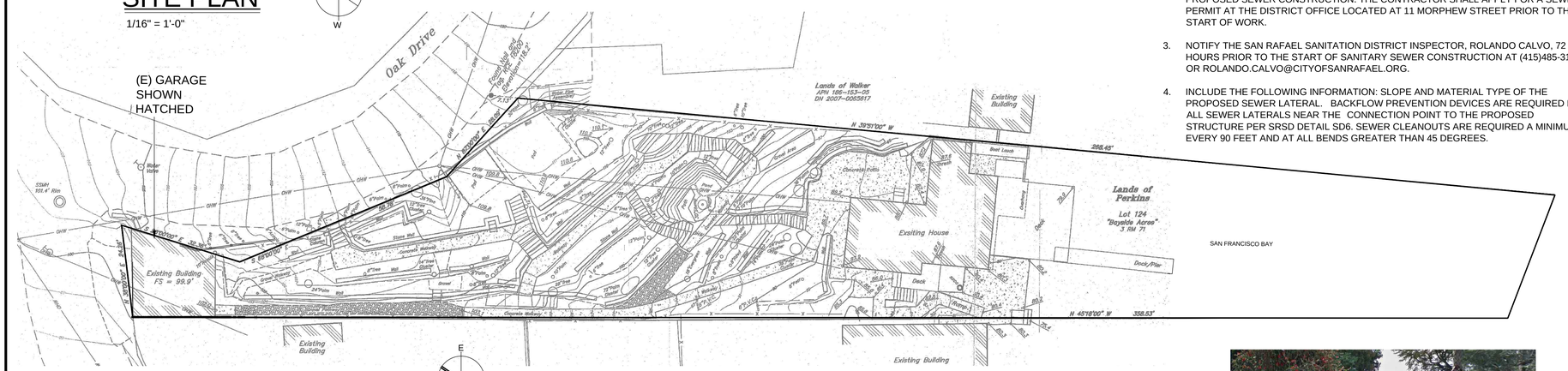


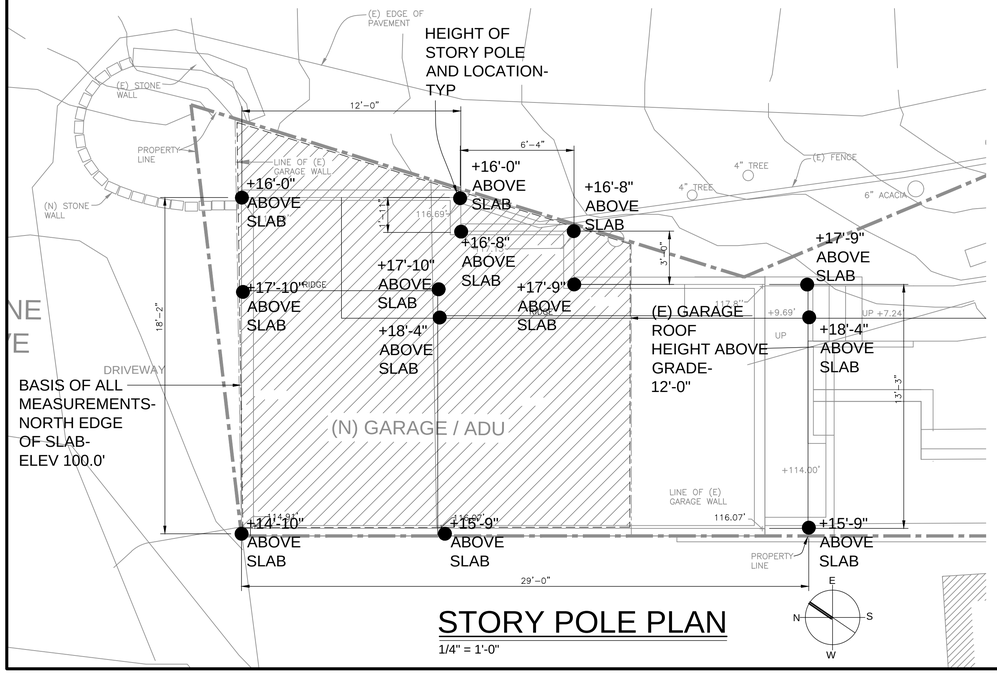
SITE PLAN

1/16" = 1'-0"



SURVEY OF (E) SITE

1/16" = 1'-0"



STORY POLE PLAN

1/4" = 1'-0"

SANITATION DISTRICT NOTES

1. ALL SEWER RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SAN RAFAEL SANITATION DISTRICT (SRSD) STANDARDS.
2. A SEWER PERMIT FROM THE SAN RAFAEL SANITATION DISTRICT IS REQUIRED FOR ALL PROPOSED SEWER CONSTRUCTION. THE CONTRACTOR SHALL APPLY FOR A SEWER PERMIT AT THE DISTRICT OFFICE LOCATED AT 11 MORPHEW STREET PRIOR TO THE START OF WORK.
3. NOTIFY THE SAN RAFAEL SANITATION DISTRICT INSPECTOR, ROLANDO CALVO, 72 HOURS PRIOR TO THE START OF SANITARY SEWER CONSTRUCTION AT (415)485-3194 OR ROLANDO.CALVO@CITYOFSANRAFAEL.ORG.
4. INCLUDE THE FOLLOWING INFORMATION: SLOPE AND MATERIAL TYPE OF THE PROPOSED SEWER LATERAL. BACKFLOW PREVENTION DEVICES ARE REQUIRED FOR ALL SEWER LATERALS NEAR THE CONNECTION POINT TO THE PROPOSED STRUCTURE PER SRSD DETAIL SD6. SEWER CLEANOUTS ARE REQUIRED A MINIMUM OF EVERY 90 FEET AND AT ALL BENDS GREATER THAN 45 DEGREES.

TYPICAL WALL LIGHT FIXTURE

CONSULTANTS

ENGINEER	**VIA ATELIER, INC** **9 Bookside Ct.** **San Anselmo, CA 94960** **415-774-6776**
GEOTECNNICAL	**DENNIS FURBY** **30 Via Halon** **Greenbrae, CA 94930** **415-306-7218**
SURVEY	**ADOBE ASSOCIATES, INC** **1220 N. Dutton Ave.** **Santa Rosa, CA 95401** **707-541-2300**

SCOPE OF WORK

1. DEMOLISH THE EXISTING GARAGE AND CONSTRUCT A NEW GARAGE WITH A ONE BEDROOM ADU ABOVE

EXCAVATION

CUT - 30 CY
FILL - 10 CY

SEE EXCAVATION PLAN, SHEET 5

EXISTING GARAGE TO BE REMOVED- NORTH ELEVATION

PROPOSED GARAGE/ADU NORTH ELEVATION

SITE INFORMATION

APN:	186-153-04
ZONING:	BFC-RSP-7.26
DRY LOT AREA:	9,708 SF
SUBMERGED LOT AREA:	4,542 SF
TOTAL LOT AREA:	14,250 SF
EXISTING AREAS:	
(E) LIVING SPACE:	1,466 SF
(E) GARAGE:	410 SF
(E) TOTAL AREA:	1,876 SF
NEW AREAS:	
(N) ADU:	415 SF
(N) GARAGE:	415 SF
TOTAL NEW AREA:	830 SF
ADJUSTED AREAS:	
EXISTING:	1,876 SF
(E) GARAGE TO BE REMOVED:	(410 SF)
(N) ADU	415 SF
(N) GARAGE	415 SF
TOTAL ADJUSTED AREA	2,296 SF
(E) DRY LOT COVERAGE:	14.5%
(N) DRY LOT COVERAGE:	15.3%
(E) DRY FLOOR AREA RATIO:	19.3%
(N) DRY FLOOR AREA RATIO:	22.2%
MISCELLANEOUS AREAS:	
(E) ENTRY PORCH:	117 SF
(E) SLEEPING PORCH:	117 SF
(E) DECKS:	462 SF
(E) GARAGE TO BE REMOVED:	410 SF
(N) ADU PORCH & STAIRS:	90 SF

BUILDING INFORMATION

OCCUPANCY GROUP:	R-3/ U
TYPE OF CONSTRUCTION:	VB
GARAGE ADU STORIES:	2
ADU OCCUPANT LOAD:	3

VICINITY

DRAWING INDEX

ARCHITECTURAL

1	SITE PLANS, STORY POLE PLAN
2	GARAGE/ADU PARTIAL SITE PLAN / ROOF PLAN
3	FLOOR PLANS, SECTIONS
4	EXTERIOR ELEVATION
S5	GRADING PLAN

SURVEY

1	TOPOGRAPHIC SURVEY

REVISIONS	BY

JEFF KROOT ARCHITECT & ASSOCIATES
P.O. BOX 246 - SAN ANSELMO, CALIFORNIA 94979 - 415/456-5531

SITE PLAN
STORY POLE PLAN

GARAGE REPLACEMENT & NEW ADU FOR:
HILARY PERKINS
193 OAK DRIVE SAN RAFAEL, CA AP No. 186-153-04

Date	MARCH 2020
Scale	AS SHOWN
Drawn	DMS
Job	PERKINS GARAGE/ADU
Sheet	1
OF	6

OAK DRIVE

MARINE DRIVE

DRIVEWAY

PROPERTY LINE–TYP

30'-0" RIGHT OF WAY

18'-0" (+/-) ROADWAY

(E) EDGE OF PAVEMENT

(E) CAR PARKING SPACES

(E) STONE WALL

PROPERTY LINE

LINE OF (E) GARAGE WALL

(N) STONE WALL

GUTTER

116.01'

116.67"

117.84'

118.34'

117.76'

RIDGE

DN 2 1/2:12

(N) GARAGE / ADU

(E) CAR PARKING SPACE

18'-0" (+/-) ROADWAY

(E) EDGE OF PAVEMENT

30'-0" RIGHT OF WAY

114.84'

115.76'

LINE OF WALL BELOW SHOWN DASHED–TYP

CLASS A COMP. SHINGLE ROOFING – TYP

PROPERTY LINE–TYP

(E) FENCE

4" TREE

6" ACACIA

6" PALM

12" PALM

(E) GATE

(E) STONE PILLARS

(E) STONE STEPS

UP

(E) CONCRETE WALKWAY

(N) STONE PATH

8" TREE

LANDSCAPING

24" PALM

+107.25'

+109.0' DECK

DRAINAGE PIT

(E) CRUSHED GRAVEL WALKWAY

ADJACENT RESIDENCE

100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118

99

98

GARAGE / ADU PARTIAL SITE PLAN / ROOF PLAN

1/4" = 1'-0"

E N S W

REVISIONS	BY

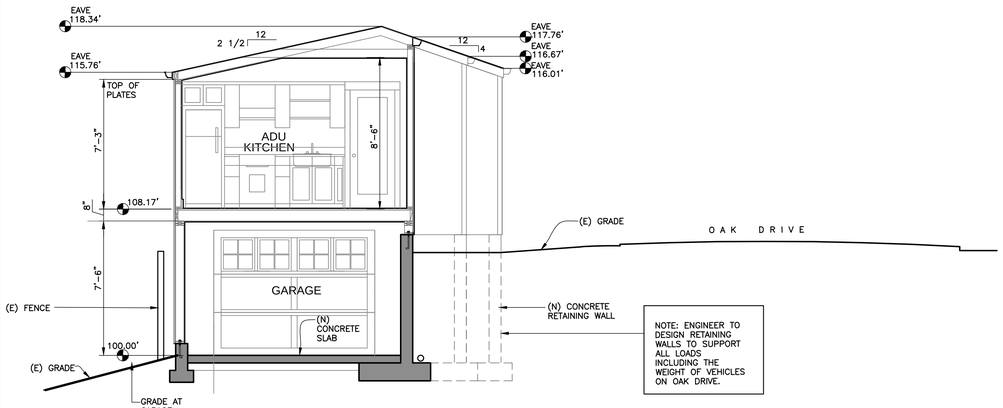
JEFF KROOT ARCHITECT & ASSOCIATES

P.O. BOX 246 - SAN ANSELMO, CALIFORNIA 94979 - 415/456-5531

SITE PLAN
GARAGE & PARKING PLAN

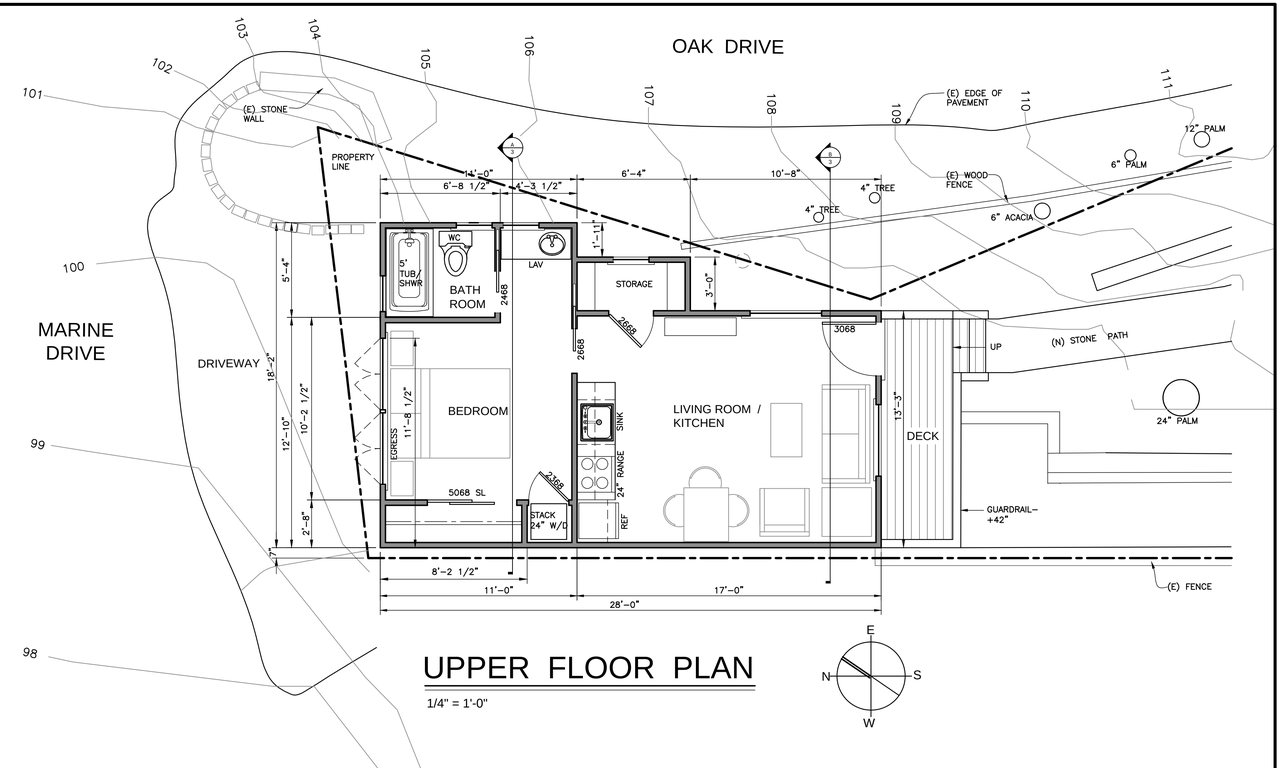
GARAGE REPLACEMENT & NEW ADU FOR:
HILARY PERKINS
193 OAK DRIVE SAN RAFAEL, CA AP No. 186-153-04

Date	MARCH 2020
Scale	AS SHOWN
Drawn	DMS
Job	PERKINS GARAGE/ADU
Sheet	2
OF	6



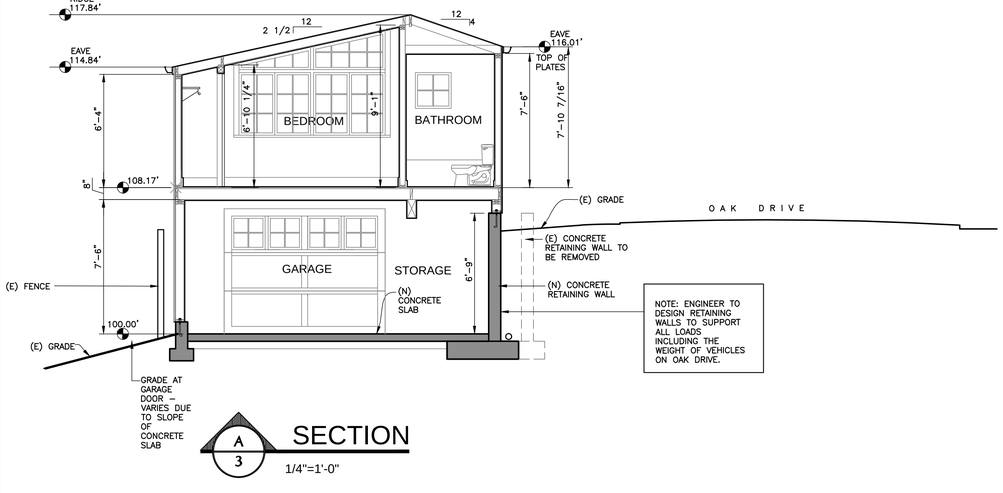
B/3 SECTION

1/4"=1'-0"



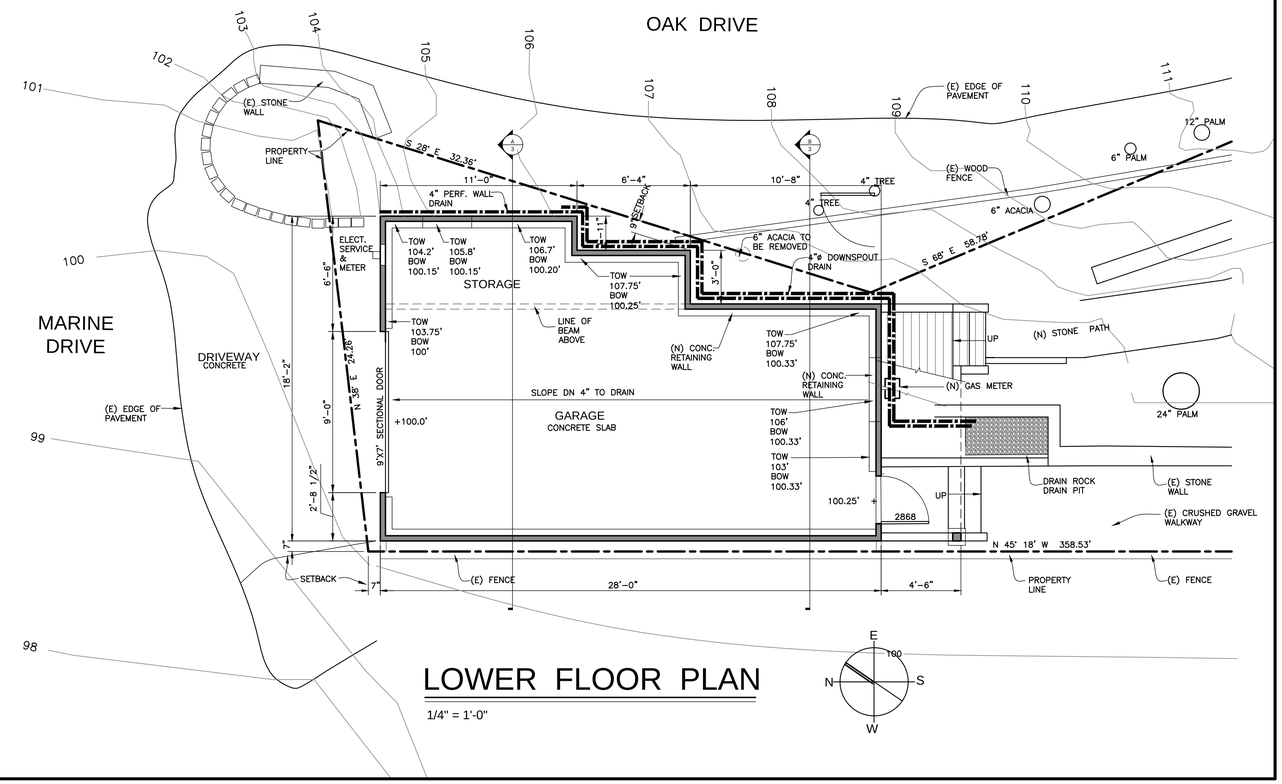
UPPER FLOOR PLAN

1/4" = 1'-0"



A/3 SECTION

1/4"=1'-0"



LOWER FLOOR PLAN

1/4" = 1'-0"

REVISIONS	BY

JEFF KROOT ARCHITECT & ASSOCIATES
P.O. BOX 246 - SAN ANSELMO, CALIFORNIA 94979 - 415/456-5531

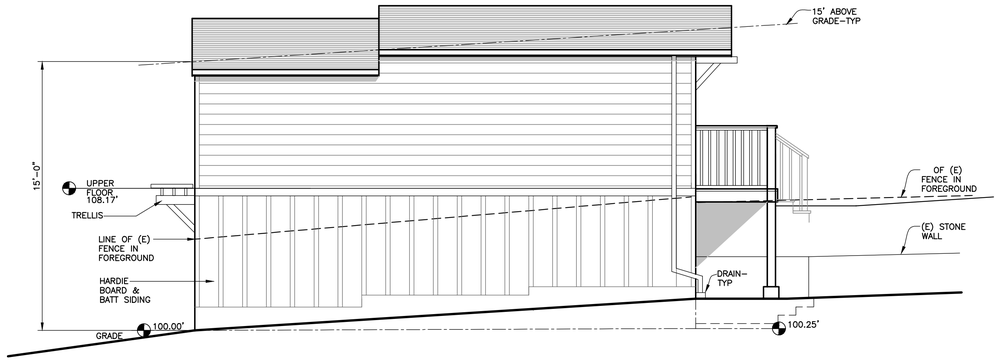
FLOOR PLANS
SECTIONS

GARAGE REPLACEMENT & NEW ADU FOR:

HILARY PERKINS

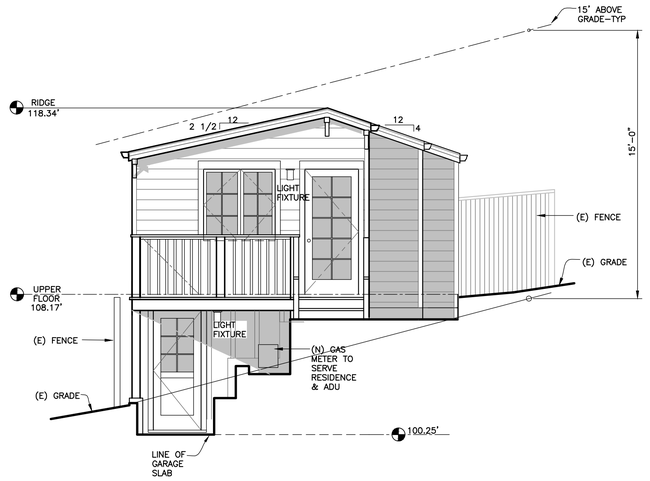
193 OAK DRIVE SAN RAFAEL, CA AP No. 186-153-04

Date	MARCH 2020
Scale	AS SHOWN
Drawn	DMS
Job	PERKINS GARAGE/ADU
Sheet	3
OF	6



WEST ELEVATION

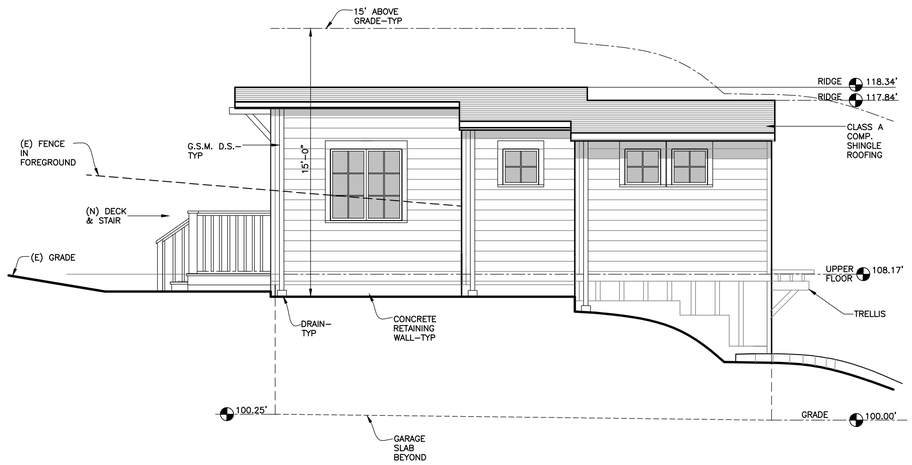
1/4" = 1'-0"



SOUTH ELEVATION

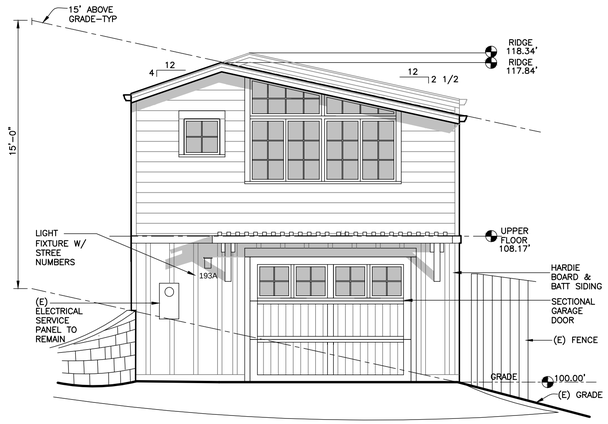
1/4" = 1'-0"

LIGHT FIXTURE



EAST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

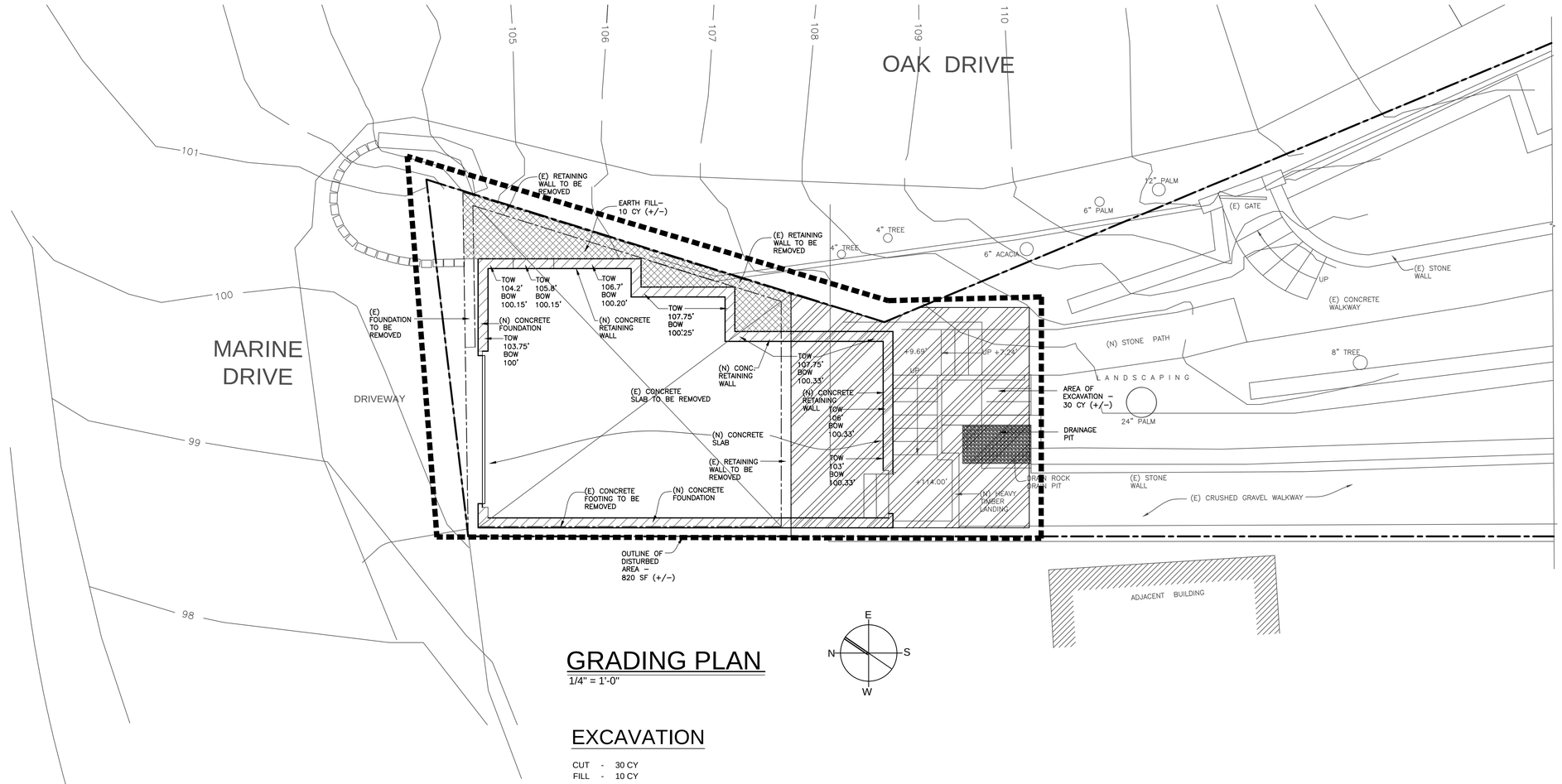
REVISIONS	BY

JEFF KROOT ARCHITECT & ASSOCIATES
P.O. BOX 246 - SAN ANSELMO, CALIFORNIA 94979 - 415/456-5531

EXTERIOR ELEVATIONS

GARAGE REPLACEMENT & NEW ADU FOR:
HILARY PERKINS
193 OAK DRIVE SAN RAFAEL, CA AP No. 186-153-04

Date	MARCH 2020
Scale	AS SHOWN
Drawn	DMS
Job	PERKINS GARAGE/ADU
Sheet	4
OF	6



GRADING PLAN

1/4" = 1'-0"

EXCAVATION

CUT - 30 CY
FILL - 10 CY

REVISIONS	BY

JEFF KROOT ARCHITECT & ASSOCIATES
P.O. BOX 246 - SAN ANSELMO, CALIFORNIA 94979 - 415/456-5531

GRADING PLAN

GARAGE REPLACEMENT & NEW ADU FOR:
HILARY PERKINS
193 OAK DRIVE SAN RAFAEL, CA AP No. 186-153-04

Date MARCH 2020
Scale AS SHOWN
Drawn DMS
Job PERKINS GARAGE/ADU
Sheet 5 OF 6

General Notes

Property owner information is based upon that "Grant Deed" recorded February 20, 2014 under Document Number 2014–0006352 of Official Records, Sonoma County Records. Property lines shown hereon are based upon found monumentation and delineated from that map titled "Map of Bayside Acres" recorded in Book 3 of Record Maps at Page 71, Marin County Records. A field survey was performed by Adobe Associates, Inc. in May and June of 2014.

Features shown hereon are existing as of the date of the field survey performed by Adobe Associates, Inc in May and June of 20114.

Utilities shown hereon are based upon physical features observed at the time of this survey, such as paint markings, overhead wiring, utility poles, and utility boxes. For the location of under ground utilities, a subsurface utility locating company should be contacted.

Contours shown hereon are a 1' (one foot) vertical interval and are shown based upon a field survey performed by Adobe Associates, Inc., in May and June of 2014.

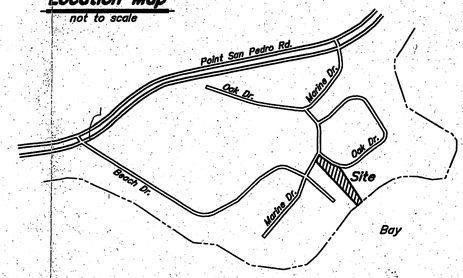
Bench Mark: Set Mag Nail & Washer, Adobe Associates, Inc, Control Point #17, as shown hereon. Elevation = 112.3'. This elevation is on an assumed datum.

Legend:

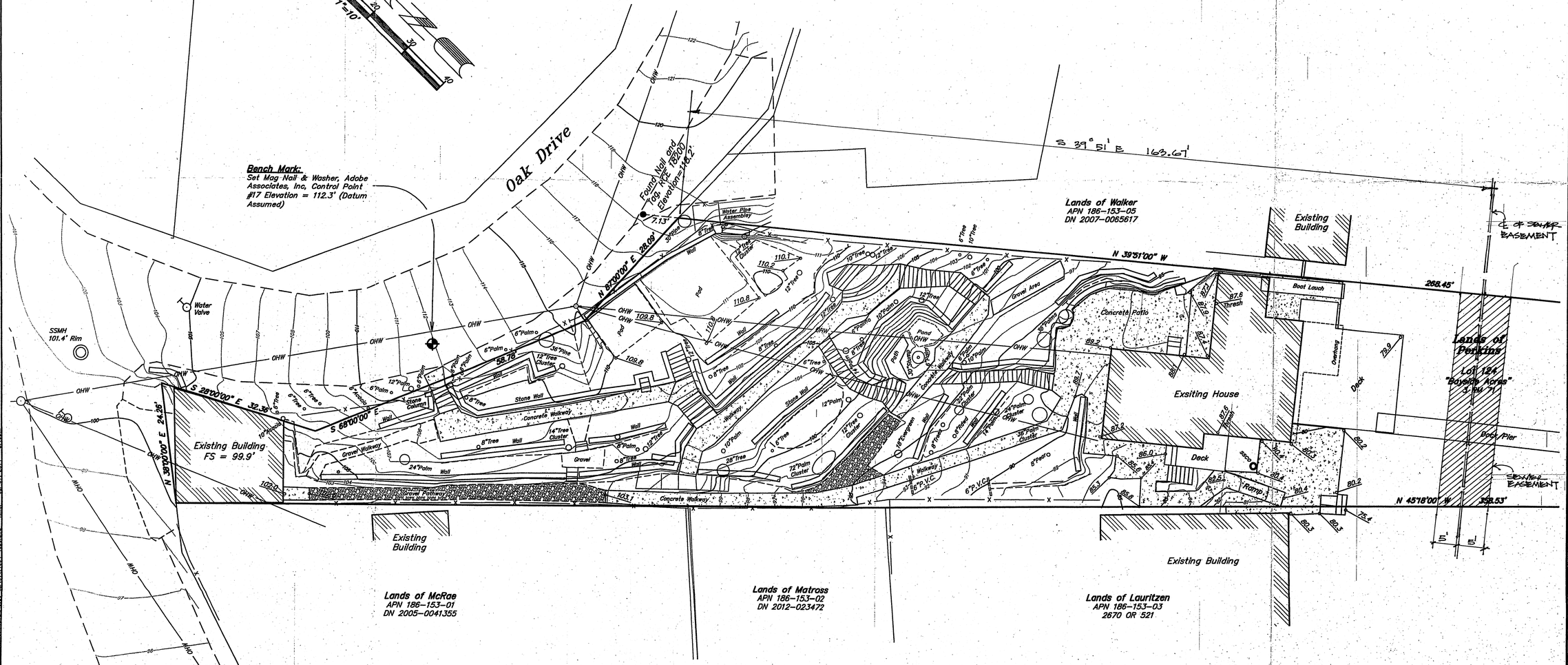
Ex.	Existing
FF	Finished Floor
FS	Finished Surface
BL.O.	Blue Oak Tree
B.O.	Black Oak Tree
L.O.	Live Oak Tree
Mad	Madrone Tree
Orn.	Ornamental Tree
P.V.C.	Polyvinyl Chloride Pipe
Rdwd	Redwood Tree
●	Found Monument As Shown
—x—x—	Fence, as noted
——)	Guy Wire
—ohw—	Overhead Wires
○	Utility Pole
	Concrete
	Gravel

Location Map

not to scale



Graphic Scale: 1"=10'



Revisions			
No.	Date	Description	Approved

Adobe Associates, Inc.
Civil Engineering, Land Surveying & Land Development Services
1220 N. Dutton Ave
Santa Rosa, CA. 95401
707 541 2300
Fax: 707 541 2301

Site Topography

Lands of Perkins

193 Oak Drive, San Rafael, Ca.
Assessor's Parcel Number 186–153–04

Aaron R. Smith, PLS 7901
my license expires 12/31/15

LAND SURVEYOR * VINEYARD * PROFESSIONAL * STATE OF CALIF. AARON R SMITH No. L7901

Scale: 1" = 10'
Date: July 7, 2014
Design by: ____ JLJ
Drawn by: ____
Checked by: ARS

Sheet 1 of 1 sheet
Job No. 14064

File: T:\2014 PROJECTS\14064\dwg\14064-Topo.dwg Time: Jul 07, 2014 - 3:16pm