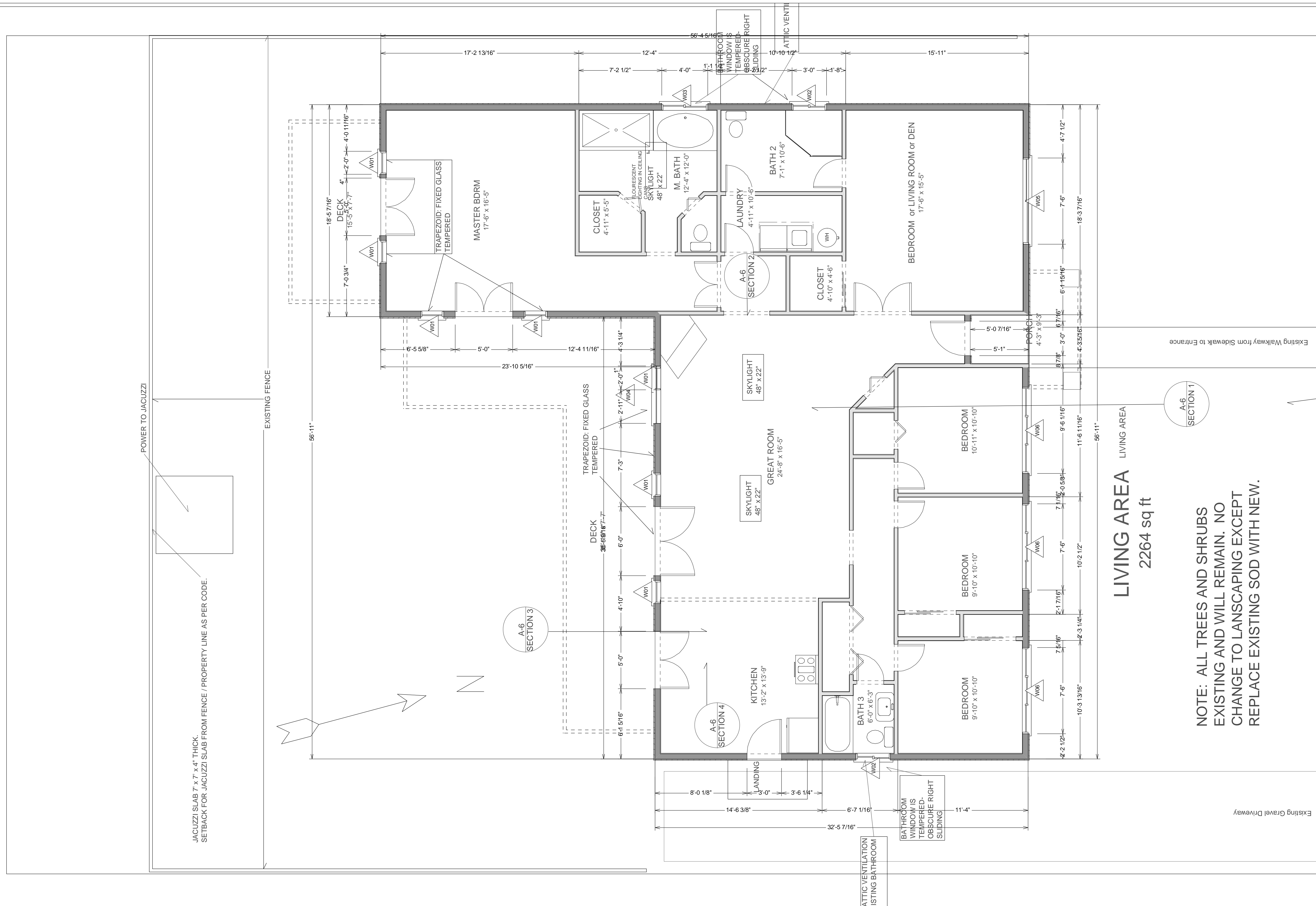


Designer: Rich Rifkin
 Ph 415-331-3300 Fax 415-331-6800
 1 Gate Six Rd
 Bldg A Suite D
 Sausalito, CA 94965

SITE PLAN
 Scale: 1/4" = 1'

Date: February 2, 2006
 Revised: June 12, 2006
 Revised: March 6, 2007

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LIVING AREA
 2264 sq ft

NOTE: ALL TREES AND SHRUBS EXISTING AND WILL REMAIN. NO CHANGE TO LANDSCAPING EXCEPT REPLACE EXISTING SOD WITH NEW.

- DESCRIPTION OF PROPOSED IMPROVEMENTS**
1. Addition of Master Bedroom and Master Bathroom.
 2. Existing garage has already been converted to living space. Floor in the converted garage, which is located to the right of the front door, will be reconstructed and brought forward to match the current front of the existing home.
 3. Expansion of existing living room.
 4. Expansion of existing kitchen.
 5. Relocation of existing fireplace. No chimney required since this will be a gas fireplace.
 6. Rear deck to extend approximately 8' from proposed addition to the rear of home, which will act as landings for the two double-French doors in the proposed Master Bedroom and two double-French doors in the proposed expanded living room.
 7. Proposed pad for spa at rear of home will be 7' x 7'. No plumbing required. Electric to run underground from new sub-panel located in laundry room.
 8. Skylights (see R-1, Roof Plan) added in Master Bathroom and two in the living room, one on either side of the proposed ridge beam.
 9. New Entry Porch will be rebuilt to look like existing Entry Porch, typical for the neighborhood.
 10. No removal of trees(s) required.
 11. Addition of laundry room located in room to the right of the existing front door where the converted garage is currently located.
 12. Addition of 3rd bathroom located in room to the right of the existing front door where the converted garage is currently located.
 13. No changes to driveway, landscaping or existing fences associated with this application.

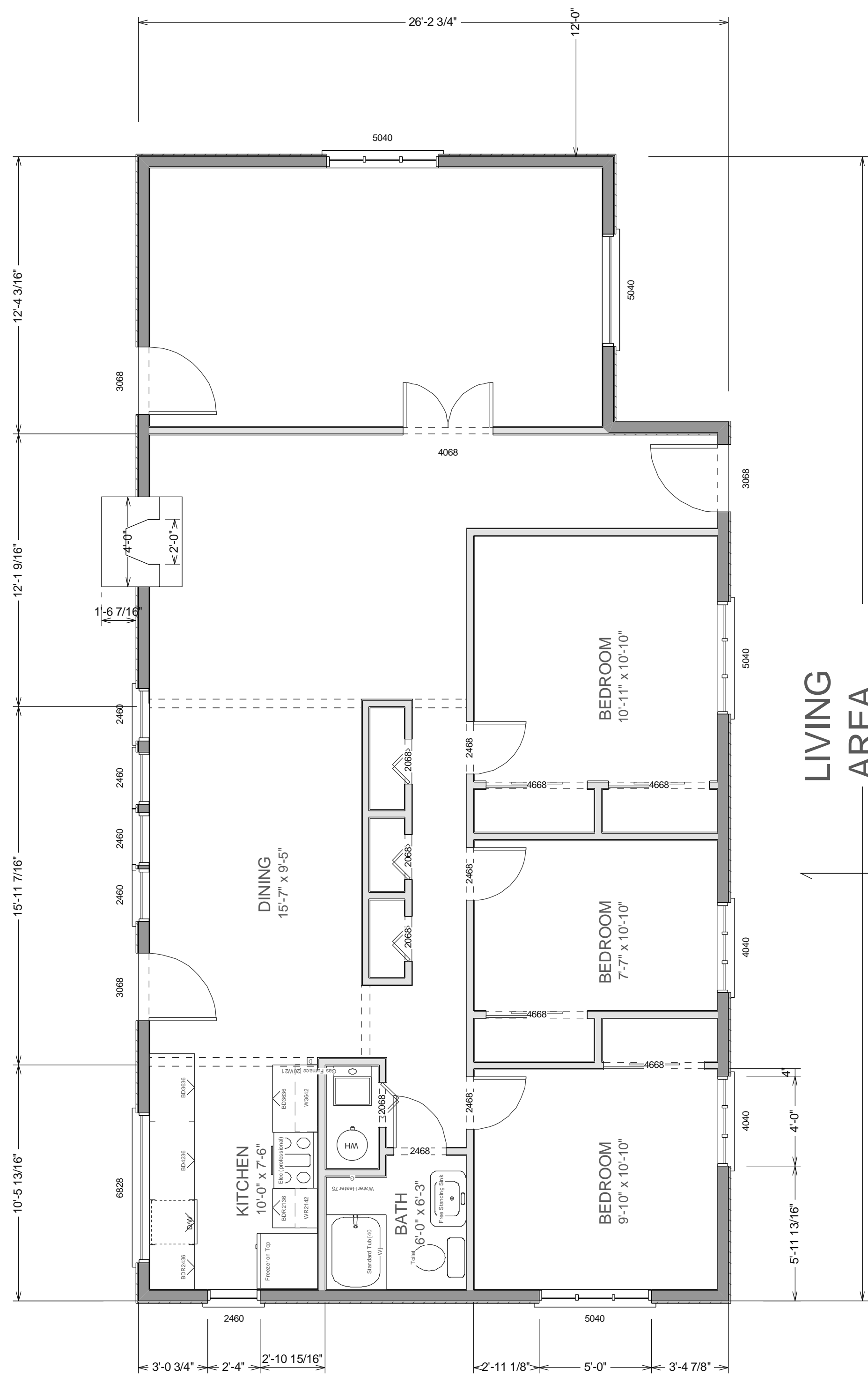
DESIGNER
 Rich Rifkin

BUILDER
 Mantasca, Inc

PROJECT ADDRESS
 294 Cecelia Way
 Tiburon, CA 94920

OWNER
 Alan Bonsteel

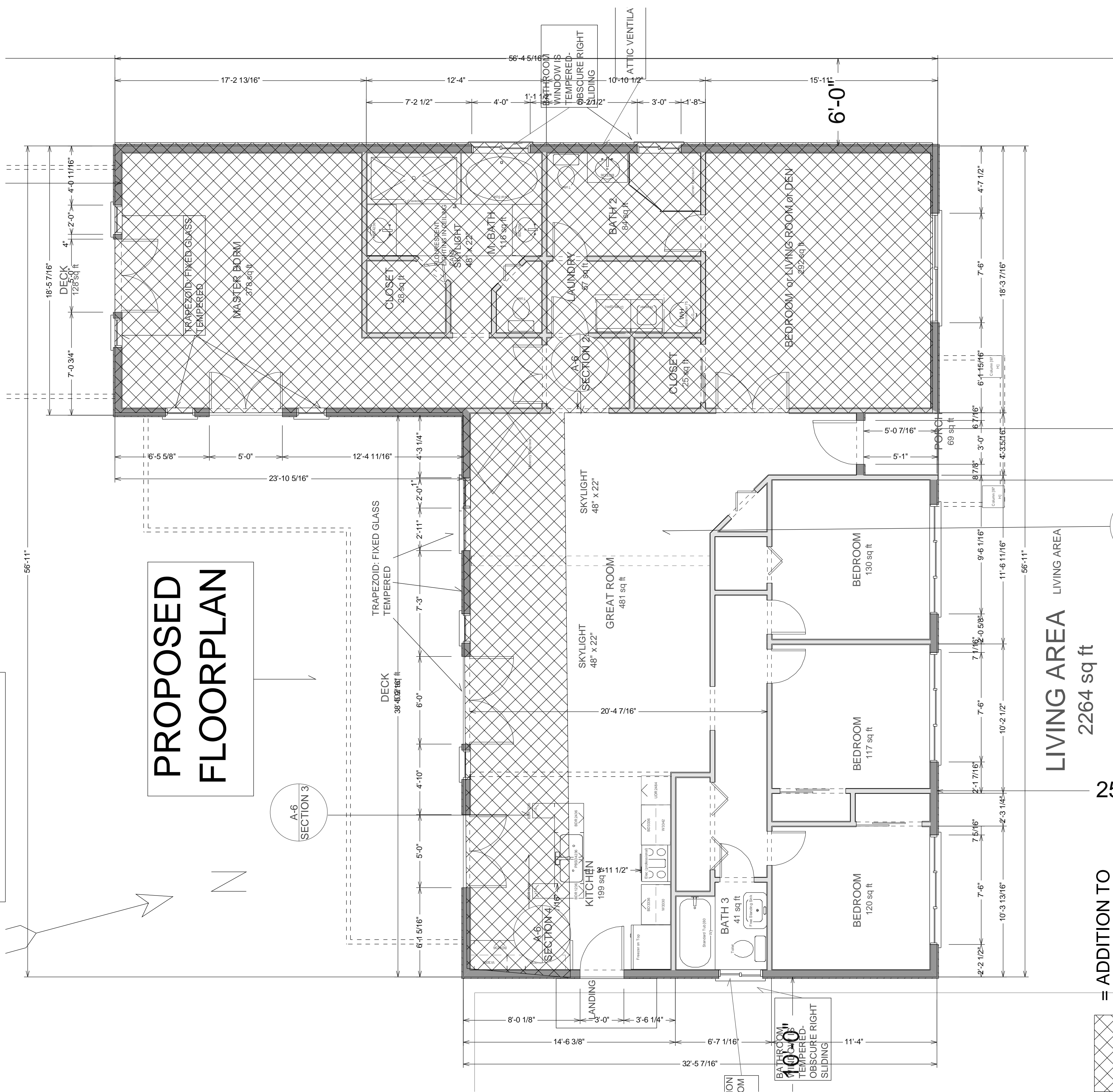
294 Cecelia Way



EXISTING FLOORPLAN

LIVING AREA
1274 sq ft

= ADDITION TO EXISTING HOME



PROPOSED FLOORPLAN

LIVING AREA
2264 sq ft

= ADDITION TO EXISTING HOME

Designer: Rich Rifkin
Ph 415-331-3300 Fax 415-331-6800
1 Gate Six Rd
Bldg A Suite D
Sausalito, CA 94965

EXISTING and PROPOSED FLOOR PLAN

SCALE 1/4" = 1'

Date: February 2, 2006
Revised: June 12, 2006
Revised: March 6, 2007

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A - 2

DESIGNER
Rich Rifkin

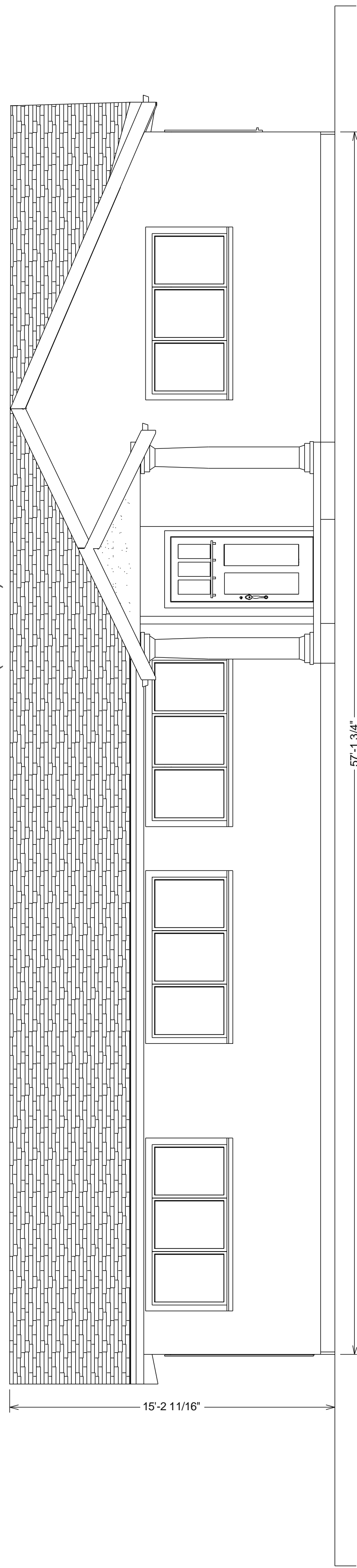
BUILDER
Mantesca, Inc

PROJECT ADDRESS
294 Cecelia Way
Tiburon, CA 94920

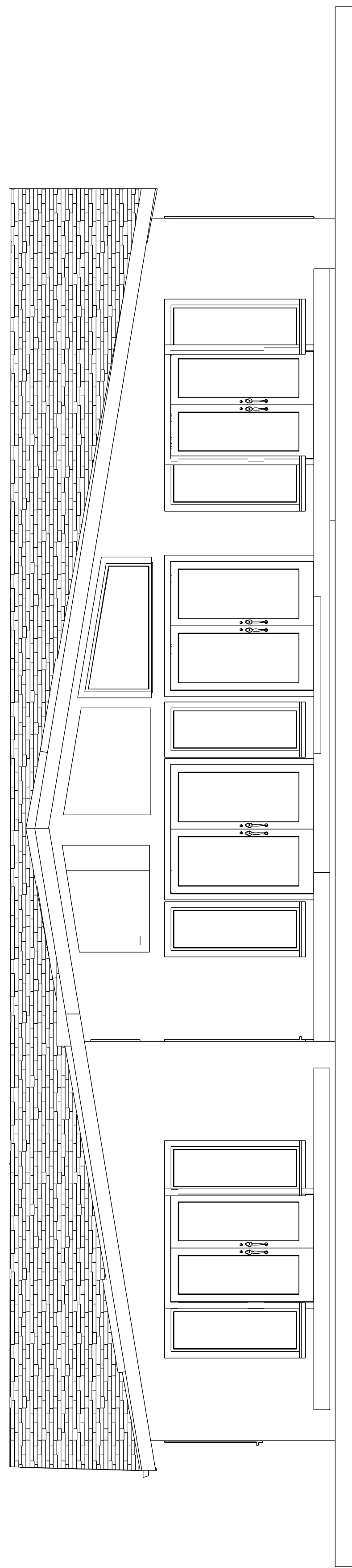
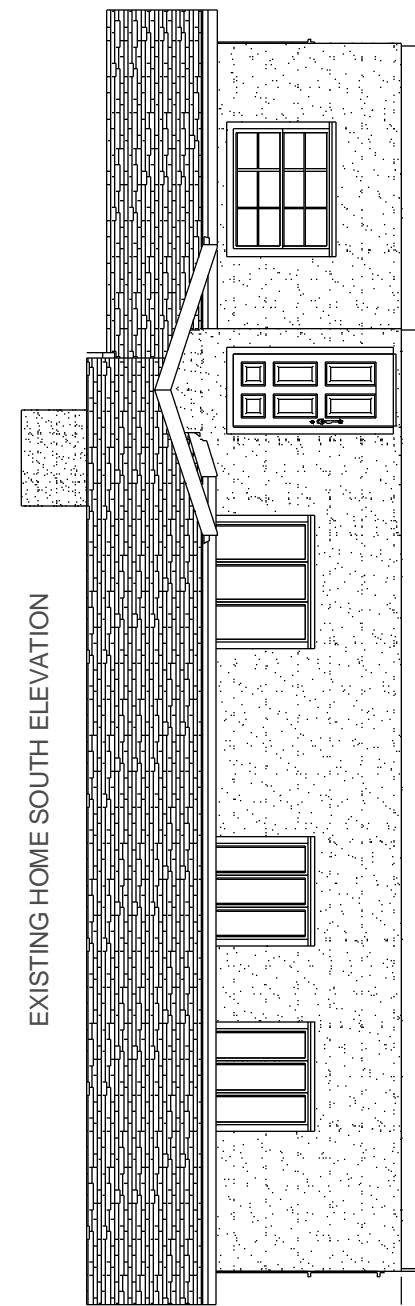
OWNER
Alan Bonsteel

294 Cecelia Way

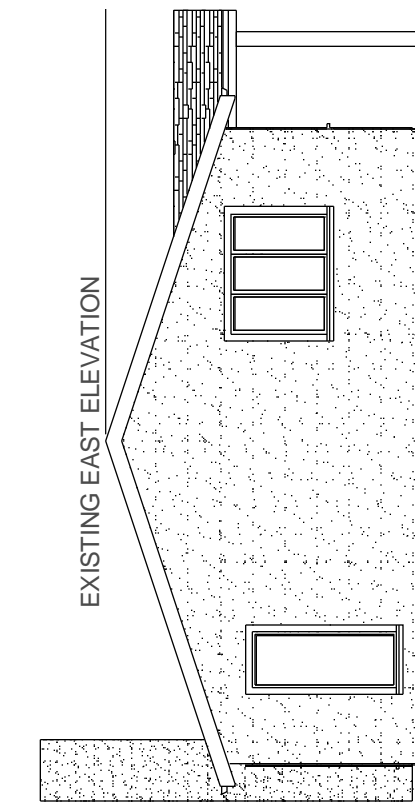
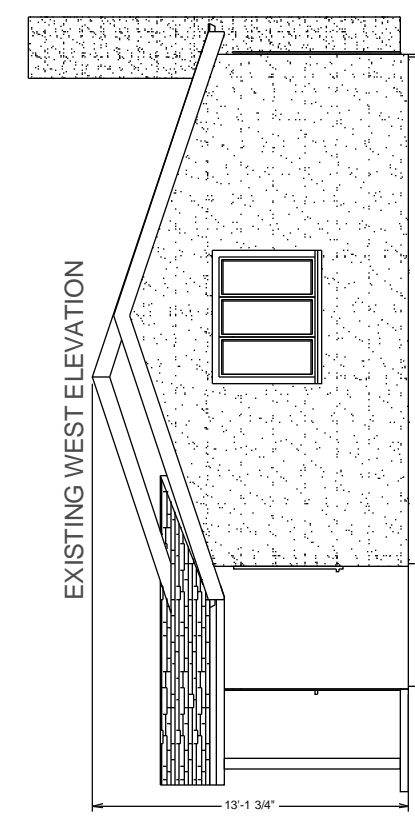
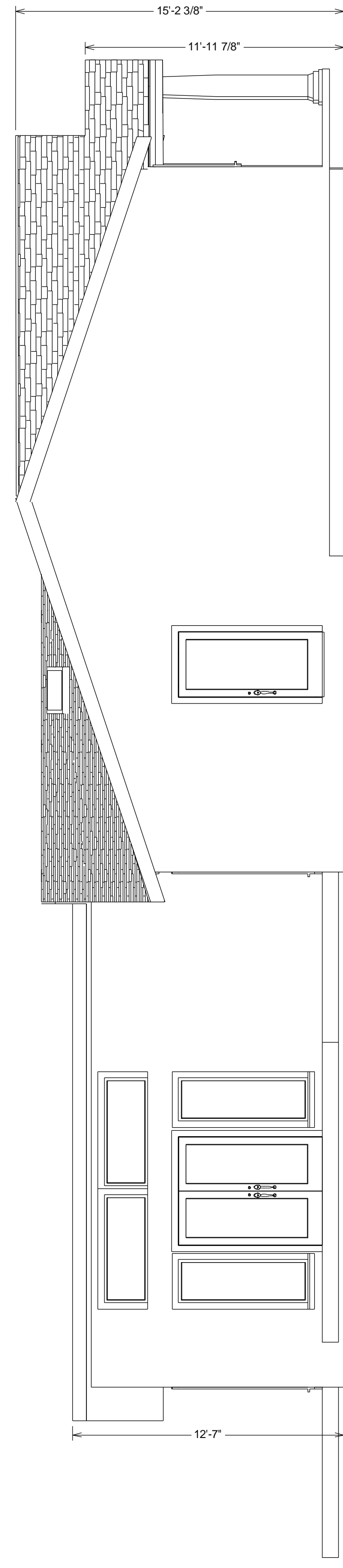
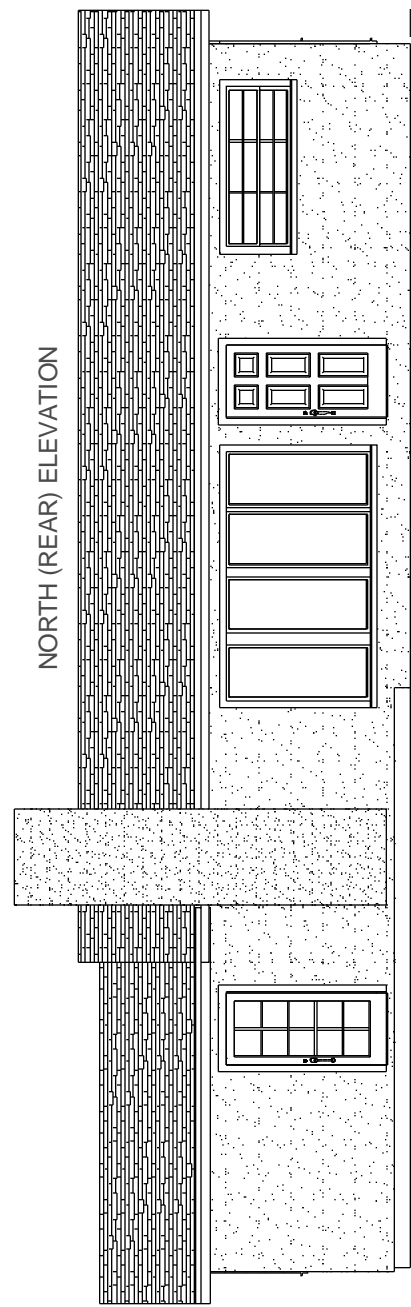
SOUTH (FRONT) ELEVATION



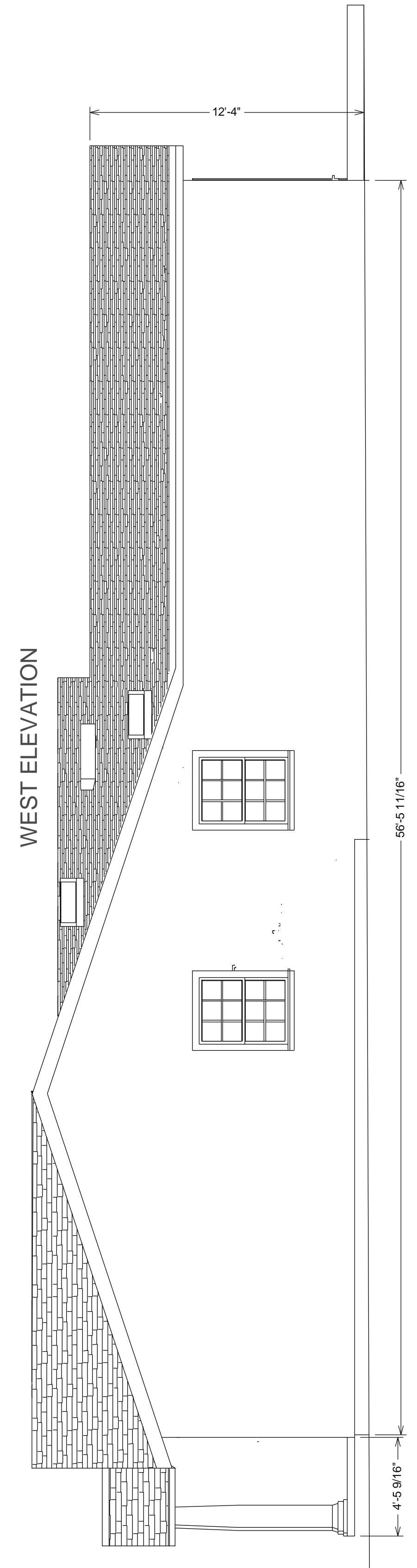
EXISTING HOME SOUTH ELEVATION



NORTH (REAR) ELEVATION



WEST ELEVATION



Designer: Rich Rifkin
Ph 415-331-3300 Fax 415-331-6800
1 Gate Six Rd
Bldg A Suite D
Sausalito, CA 94965

PROPOSED ELEVATION Scale 1/4" = 1'
EXISTING ELEVATION 1/8" = 1'

Date: February 2, 2006
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Revised: March 6, 2007

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A - 3

294 Cecelia Way

DESIGNER
Rich Rifkin
BUILDER
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PROJECT ADDRESS
294 Cecelia Way
Tiburon, CA 94920
OWNER
Alan Bonsteel

Designer: Rich Rifkin
 Ph 415-331-3300 Fax 415-331-6800
 1 Gate Six Rd
 Bldg A Suite D
 Sausalito, CA 94965

DOOR AND WINDOW PLAN

Scale 1/4" = 1'

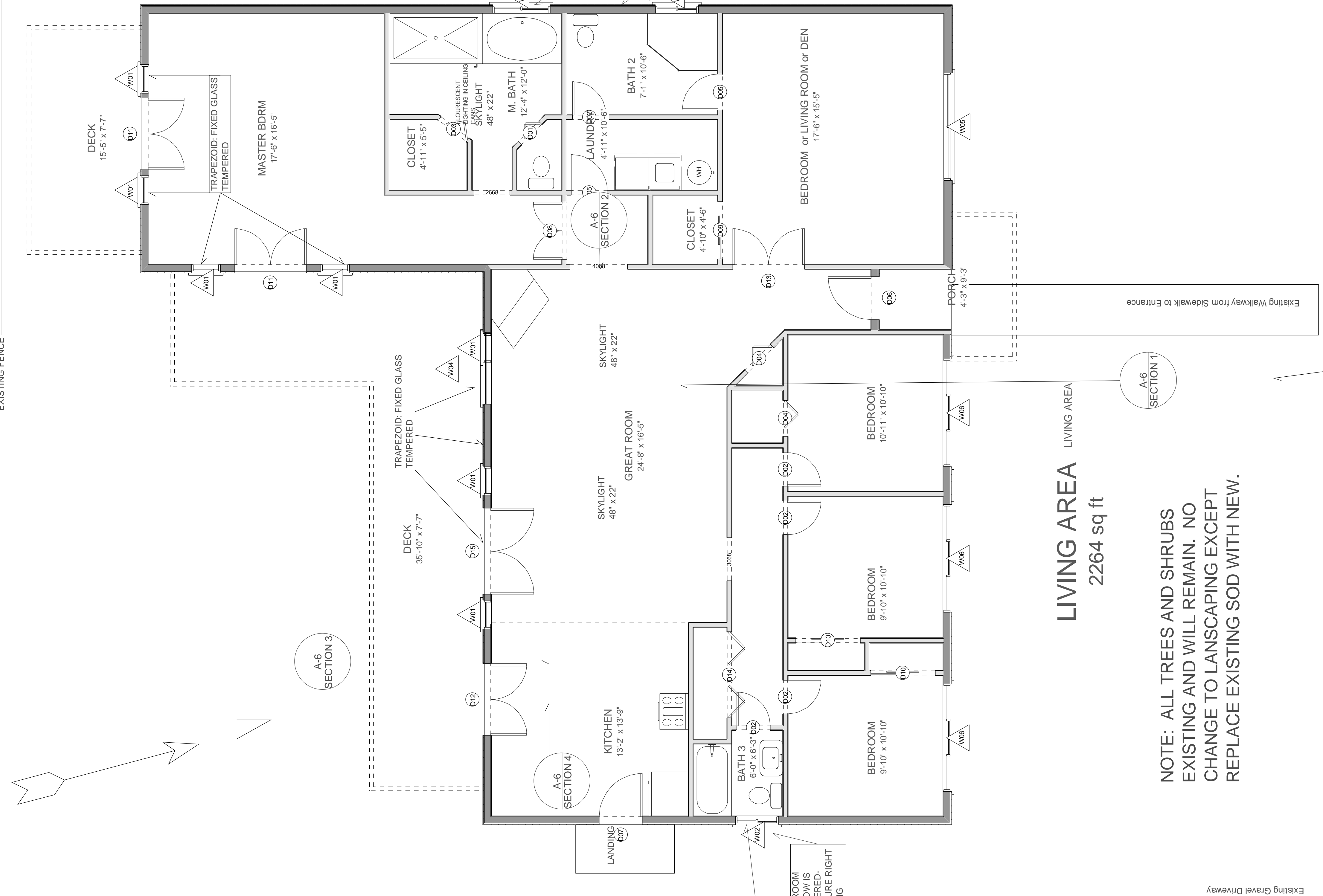
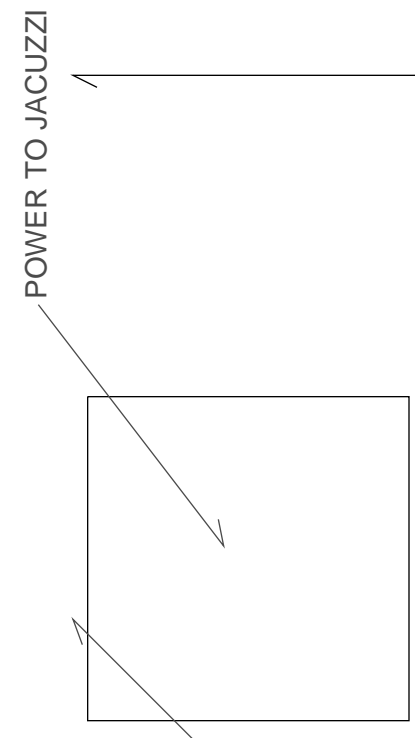
Date: February 2, 2006
 Revised: June 12, 2006
 Revised: March 6, 2007

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A-4

NUMBER	FLOOR	QTY	SIZE	DIMENSIONS	WIDTH	HEIGHT	DESCRIPTION	THICKNESS	CODE	COMMENTS
D02	1	5	2468	28" X 87" X 1.38"	28"	87"	3 PANEL - COLOR BRITE WHITE	1.38		
D03	1	1	2568	28" X 107" X 1.38"	28"	107"	BI FOLD 3 PANEL - COLOR BRITE WHITE	1.38		
D04	1	2	2568	28" X 107" X 1.38"	28"	107"	BI FOLD 3 PANEL - COLOR BRITE WHITE	1.38		
D05	2	2	2568	30" X 87" X 1.38"	30"	87"	3 PANEL - COLOR BRITE WHITE	1.38		
D06	1	1	3068	38" X 87" X 1.34"	38"	87"	EXT. CRAFTSMAN ENTRY DOOR (S&WBH) - SPICE	1.34		
D07	1	1	4068	48" X 87" X 1.34"	48"	87"	EXT. CRAFTSMAN ENTRY DOOR (S&WBH) - SPICE	1.34		
D08	1	1	4068	48" X 87" X 1.34"	48"	87"	EXT. CRAFTSMAN ENTRY DOOR (S&WBH) - SPICE	1.34		
D09	1	1	4068	48" X 87" X 1.34"	48"	87"	EXT. CRAFTSMAN ENTRY DOOR (S&WBH) - SPICE	1.34		
D10	1	1	4068	48" X 87" X 1.34"	48"	87"	EXT. CRAFTSMAN ENTRY DOOR (S&WBH) - SPICE	1.34		
D11	2	2	5068	30" X 87" X 1.34"	30"	87"	EXT. HINGED GLASS - BONE	1.34		
D12	1	1	5068	30" X 87" X 1.34"	30"	87"	EXT. HINGED GLASS - BONE	1.34		
D13	1	1	5068	30" X 87" X 1.34"	30"	87"	EXT. HINGED GLASS - BONE	1.34		
D14	1	1	5068	30" X 87" X 1.34"	30"	87"	EXT. HINGED GLASS - BONE	1.34		
D15	1	1	5068	30" X 87" X 1.34"	30"	87"	EXT. HINGED GLASS - BONE	1.34		

NUMBER	FLOOR	QTY	SIZE	DIMENSIONS	WIDTH	HEIGHT	DESCRIPTION	THICKNESS	CODE	COMMENTS
W01	1	2	4000	48" X 22"	48"	22"	RIGHT SLIDING			
W02	1	1	4000	48" X 22"	48"	22"	RIGHT SLIDING			
W03	1	1	4000	48" X 22"	48"	22"	RIGHT SLIDING			
W04	1	1	7635	80" X 42"	80"	42"	LEFT SLIDING			
W05	1	1	7635	80" X 42"	80"	42"	LEFT SLIDING			
W06	3	3	7635	80" X 42"	80"	42"	TRIPLE SLIDING			



LIVING AREA
 2264 sq ft

NOTE: ALL TREES AND SHRUBS EXISTING AND WILL REMAIN. NO CHANGE TO LANDSCAPING EXCEPT REPLACE EXISTING SOD WITH NEW.

PROJECT ADDRESS
 294 Cecelia Way
 Tiburon, CA 94920

DESIGNER
 Rich Rifkin

BUILDER
 Mantessa, Inc

OWNER
 Alan Bonsteel

CLIENT PROPERTY

EXISTING ROOF:
4/12 PITCH; ASPHALT SHINGLE

PROPOSED ROOF:

1. Match existing with material.
2. 2/12 Pitch Roof Span on Proposed Ridge Beam perpendicular to existing ridge beam (parallel with front of home). Waterproofed with Bluthane and 2 layers of felt and asphalt shingle.
3. Ridge and soffit venting as per code / building inspector.

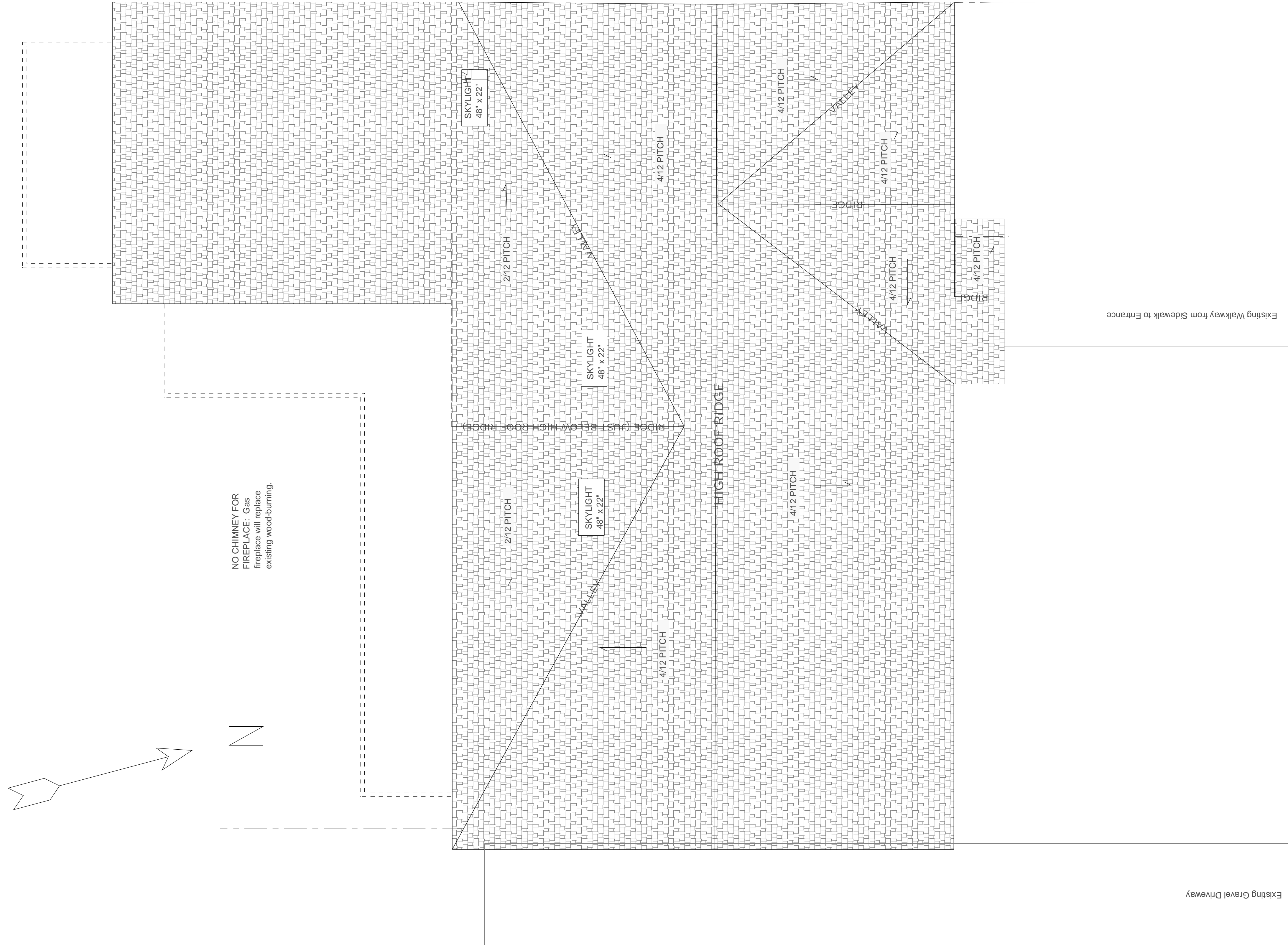
SKYLIGHTS:

1. Velux Model 306 as per Energy Calcs. COMFORT PLUS GLASS, LOW-E.
2. Automatic venting light-block and cellular shade.

ATTIC VENTILATION:

See A-5 Proposed Plan. To code with access and cross ventilation.

POWER TO JACUZZI



Designer: Rich Rifkin
Ph 415-331-3300 Fax 415-331-6800
1 Gate Six Rd
Bldg A Suite D
Sausalito, CA 94965

ROOF PLAN

Scale 1/4" = 1'

Date: February 2, 2006
Revised: June 12, 2006
Revised: March 6, 2007

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294 Cecelia Way

DESIGNER
Rich Rifkin
BUILDER
Mantesca, Inc

PROJECT ADDRESS
294 Cecelia Way
Tiburon, CA 94920
OWNER
Alan Bonsteel

R-1

2266 Sq Ft
5 Bed / 3 Bath.

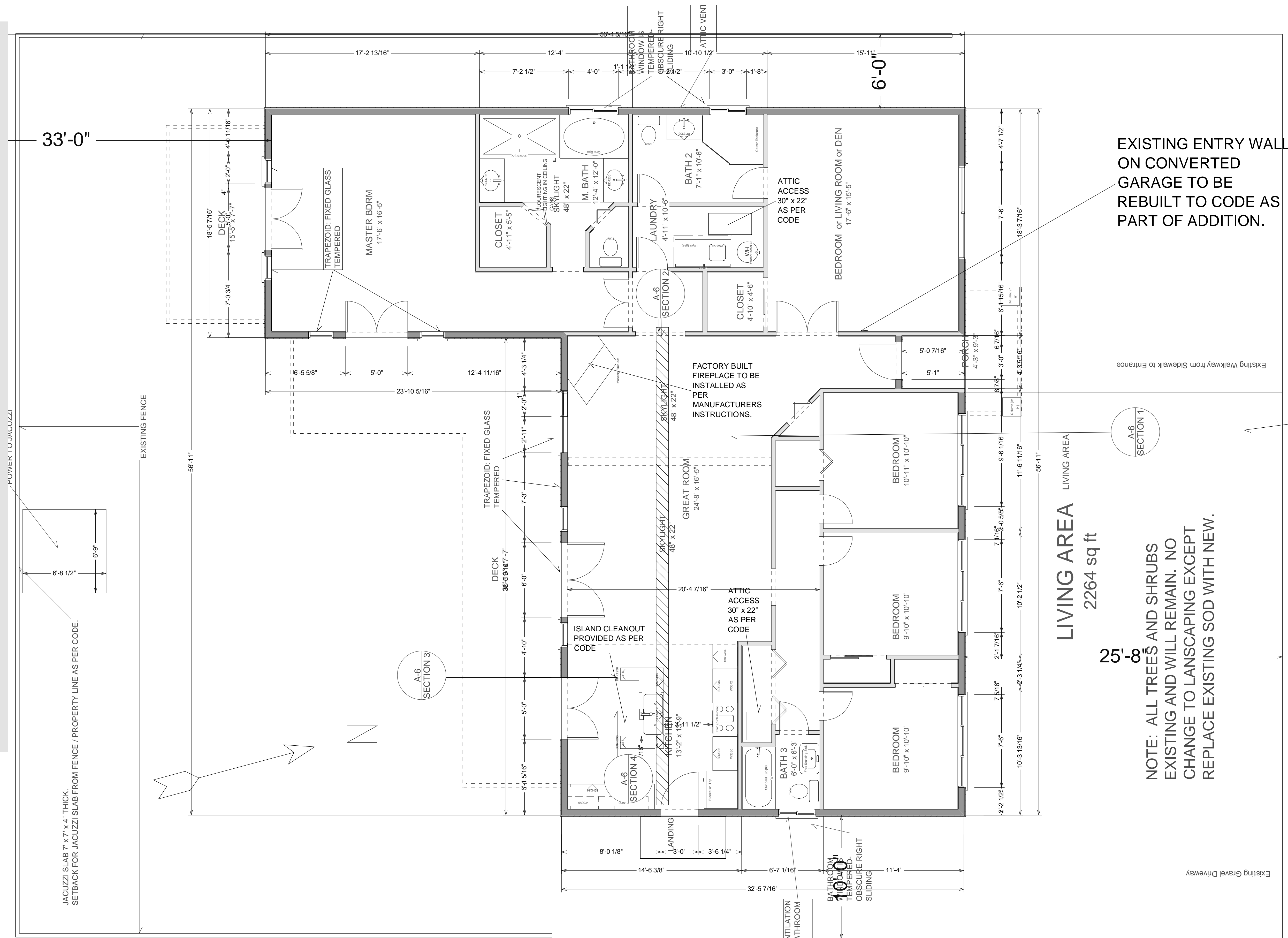
- ATTIC:**
1. No change to existing attic space or ventilation.
 2. New rear master bedroom is vaulted, with ventilation in rafters.
 3. New "bonus" master bedroom in front of home is vaulted.
 4. HVAC suspended in new attic space above utility / front master bedroom.
 5. Attic Access (interior) will be minimum of 30" x 22" as per code and SELF CLOSING.

HVAC
Suspended on Roof Trusses above Bath 2 with access both from Attic and panel located on outside of building. Exterior access panel to match exterior finish.

WALL TO BE REMOVED:
Indicated on Plan by dashed line, runs parallel to front and rear of home.
Also, see A-2 "Existing and Proposed Floor Plan"

WINDOWS IN BEDROOMS TO COMPLY WITH EGRESS PER CBC 310.4
See A-4 Door and Window Plan

MINIMUM OF 36" LANDING ON ALL EXTERIOR DOORS.



EXISTING ENTRY WALL ON CONVERTED GARAGE TO BE REBUILT TO CODE AS PART OF ADDITION.

LIVING AREA
2266 sq ft

25'-8"

NOTE: ALL TREES AND SHRUBS EXISTING AND WILL REMAIN. NO CHANGE TO LANDSCAPING EXCEPT REPLACE EXISTING SOD WITH NEW.

Designer: Rich Rifkin
Ph 415-331-3300 Fax 415-331-6800
1 Gate Six Rd
Bldg A Suite D
Sausalito, CA 94965

PROPOSED FLOOR PLAN
Scale 1/4" = 1'

Date: February 2, 2006
Revised: June 12, 2006
Revised: March 6, 2007

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PROJECT ADDRESS
294 Cecelia Way
Tiburon, CA 94920
OWNER
Alan Bonsteel

DESIGNER
Rich Rifkin
BUILDER
Mantesca, Inc

294 Cecelia Way

NOTES:

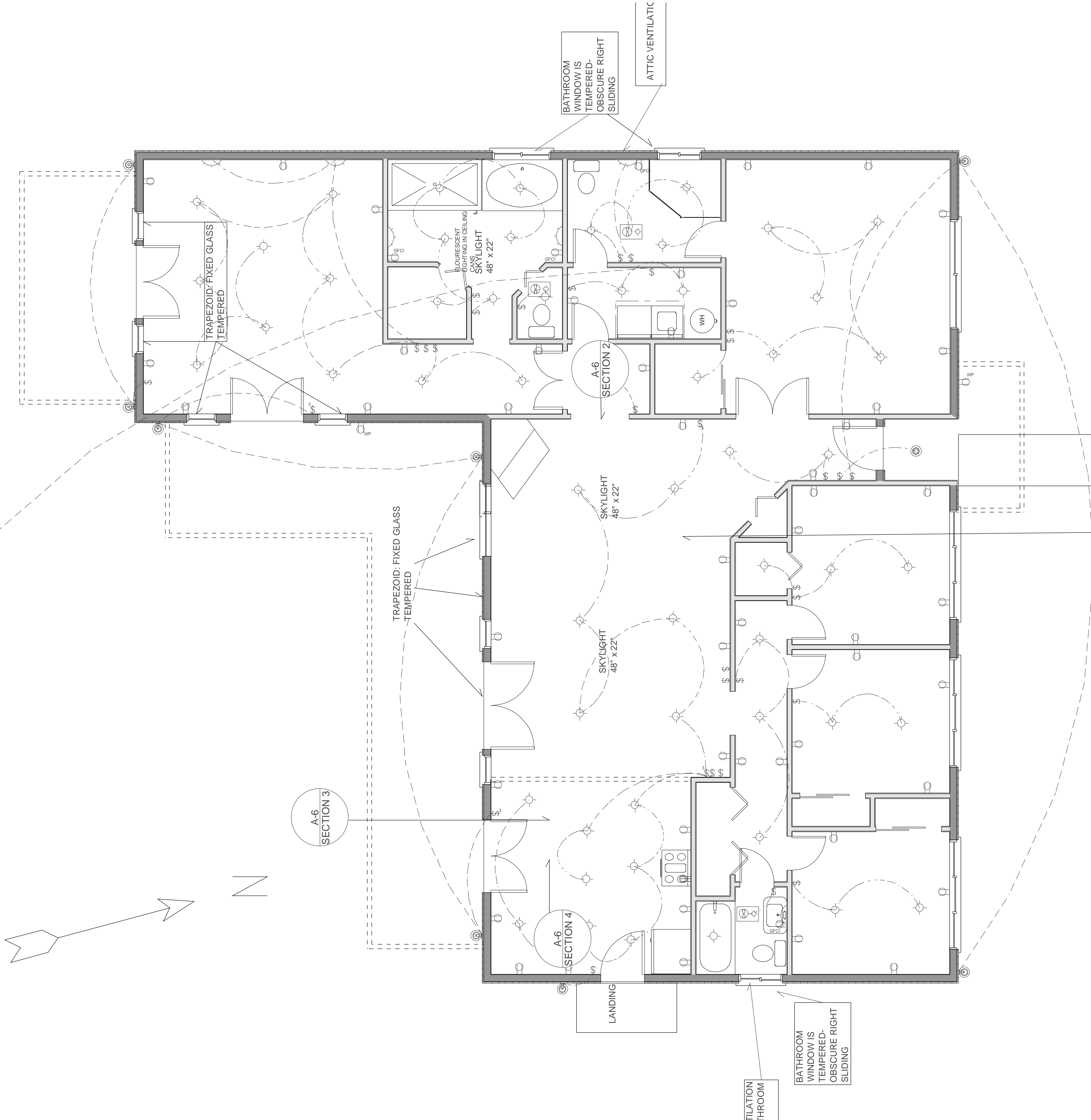
1. all branch circuits that supply 125 volt single phase, 12- and 20 ampere receptacle outlets installed in bedrooms shall be provided by an arc-fault circuit interrupter as per 2001 C.E.C. Article 210-12 (b).
2. GFI installed in kitchen, bathrooms, garage and exterior. 125 volt, single phase 15- / 20- ampere receptacle shall be GFI.
3. 125 volt, single phase receptacle(s) in garage shall be ground-fault circuit protected.
4. Kitchen: minimum 2 separate, 20 ampere small appliance circuits.
5. FLOURESCENT lighting primary in kitchen and bathrooms as per code, Section 150 (k)2 with an efficacy of 40 lumens / watt or greater.
6. High efficacy luminaire shall be switched at an entrance to the room.
7. General lighting in kitchens must meet Section 150 (k) 1, 3
8. SMOKE DETECTORS in each sleeping room and centrally located in corridors and living areas.
9. LOCATION OF ELECTRICAL PANELS - see E-1. Circuit to be located in Utility room. Panel shall be 200 amp and will be submitted to building dept. for approval prior to installation. Load calculations to be approved by building department prior to installation of panel.
10. Since all lighting in kitchen is not high efficacy, form WS-SR (residential kitchen lighting worksheet) will be submitted to building dept. for inspection of compliance before fixtures installed. Will comply with bldg department.
11. light fixtures installed in rooms other than kitchen and bathroom shall be in compliance with Section 150 (k) 4 of the 2005 Building Energy Efficiency Standards, except: permanently installed luminaires that are controlled by dimmer switch (all recessed lighting is controlled by dimmer switches in each room) and/or occupancy sensor as per Section 119 (d) of the 2005 Building Energy Efficiency Standards. CLOSETS that have lighting as indicated on plans shall be high efficacy.
12. EXTERIOR light fixtures shall be high efficacy as per Section 150 (k) 6 unless controlled by motion sensor(s) with integral photocontrol certified to comply with Section 119 (d).
13. HIGH EFFICACY (flourescent) lighting or connected to a "manual-on" occupancy sensor in the bathrooms, garages, laundry room and utility room as per Section 150 (k) 3. Must be approved and inspected by building dept.

UFER GROUNDING
ELECTRODE SYSTEM
notes

POWER TO JACUZZI

JACUZZI SLAB 7' x 7' x 4" THICK,
SETBACK FOR JACUZZI SLAB FROM FENCE / PROPERTY LINE AS PER CODE.

EXISTING FENCE



PROJECT ADDRESS
294 Cecelia Way
Tiburon, CA 94920

DESIGNER
Rich Rifkin
BUILDER
Mantesca, Inc

OWNER
Alan Bonsteel

294 Cecelia Way

Designer: Rich Rifkin
Ph 415-331-3300 Fax 415-331-6800
1 Gate Six Rd
Bldg A Suite D
Sausalito, CA 94965

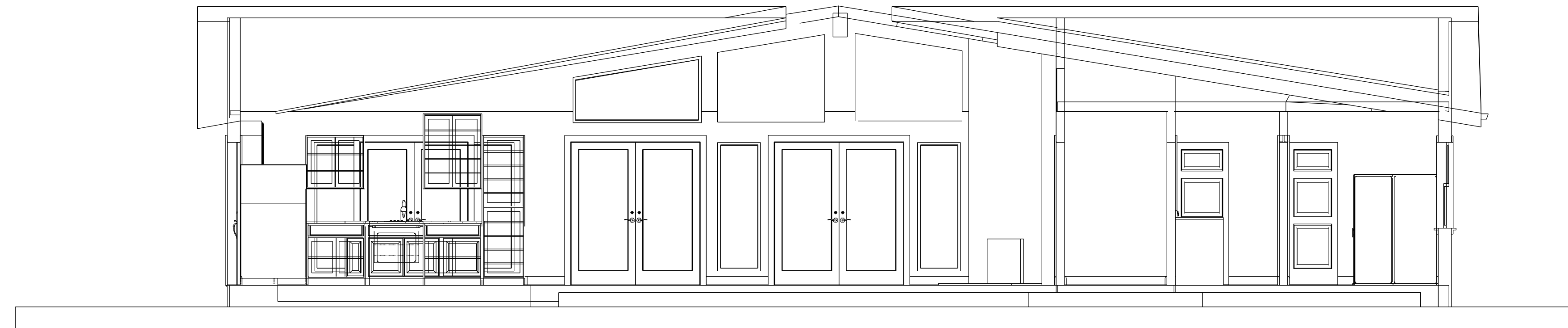
ELECTRICAL PLAN

Scale 1/4" = 1'

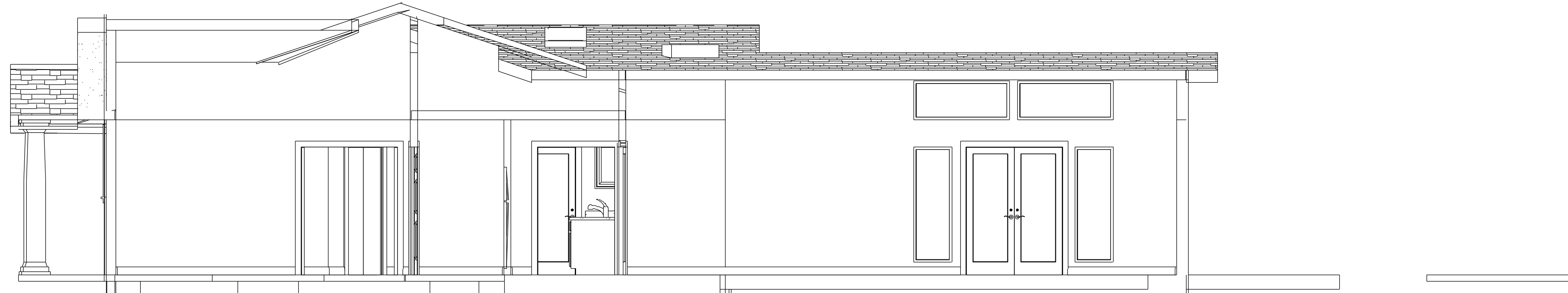
Date: February 2, 2006
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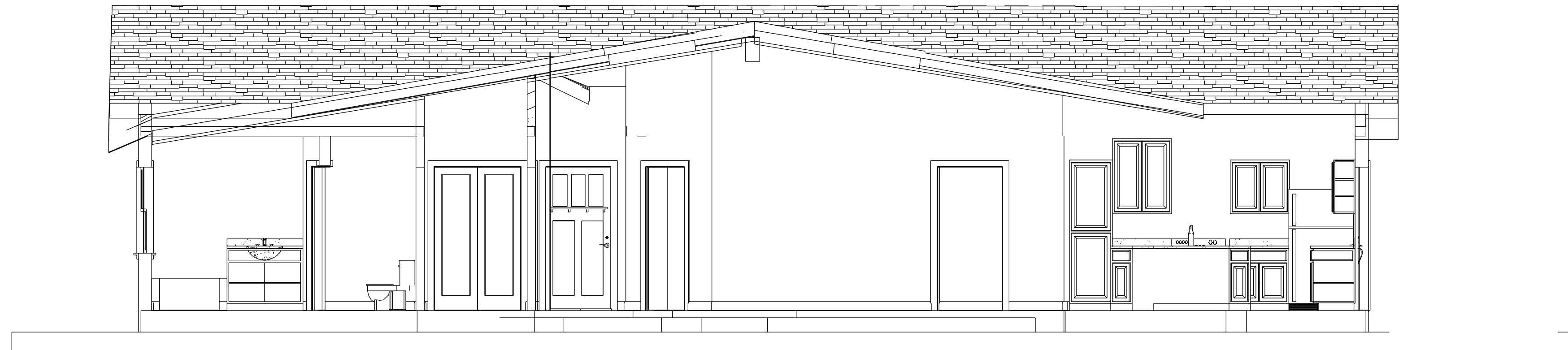
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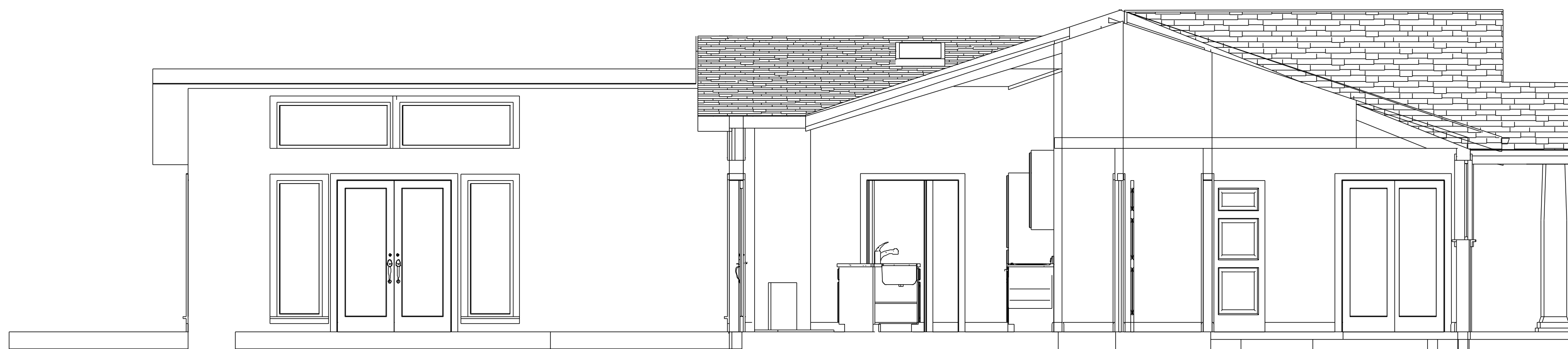
SECTION 2



SECTION 3



SECTION 4



PROJECT ADDRESS
294 Cecelia Way
Tiburon, CA 94920
OWNER
Alan Bonsteel

DESIGNER
Rich Rifkin
BUILDER
Mantesca, Inc

294 Cecelia Way

Designer: Rich Rifkin
Ph 415-331-3300 Fax 415-331-6800
1 Gate Six Rd
Bldg A Suite D
Sausalito, CA 94965

SECTIONS Scale 1/4" = 1'

Date: February 2, 2006
Revised: June 12, 2006
Revised: March 6, 2007

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294 CECILIA WAY, BEL AIRE ESTATES, TIBURON

SHEET INDEX

A-1	SITE PLAN
A-2	EXISTING AND PROPOSED FLOOR PLANS
A-3	ELEVATIONS
A-4	DOOR AND WINDOW PLAN (with Schedules)
A-5	PROPOSED FLOOR PLAN
A-6	SECTIONS
E-1	ELECTRICAL PLAN
R-1	ROOF PLAN
P-1	PLUMBING AND MECHANICAL NOTES
D-1	DRAINAGE PLAN
S-1	STRUCTURAL NOTES
S-2	FOUNDATION PLAN
S-3	ROOF FRAMING PLAN
S-4	STRUCTURAL SECTIONS 1
S-5	STRUCTURAL SECTIONS 2

PRINCIPALS:

GENERAL CONTRACTOR
Mantesca, Inc, 415-747-6018
Novato, CA License 846825

DESIGNER / PROJECT MANAGER
Rich Rifkin, 415-383-8444

STRUCTURAL ENGINEER
Saabco Consulting, 650-329-9219
Menlo Park, CA

SURVEY / ELEVATION CERTIFICATE
Meridian Land Surveying
San Francisco, CA

SOILS ENGINEER
Bob Setgast, Mill Valley, CA

OWNER
Alan Bonsteel, 291 Cecilia

ENERGY CALCULATIONS
Energy Calc Company, San Rafael, CA

FIRE-SPRINKLER SYSTEM
Sinclair Plumbing, San Rafael, CA

TITLE 24:

See report (attached) from "Energy Calc Company"
CF-1R and MF-1R

NOTES:

- Landings poured 4"+ concrete
- STUCCO over wood sheathing shall include two layers of Grade D paper
- FIRE PROTECTION FACILITIES will be required by Tiburon Fire Protection District. Sprinkler Plan to be provided by Sinclair Plumbing at necessary time.
- FLOOD PLAN see Meridian Certificate of Elevation
- Drainage Plan to be provided to building inspector prior to Final Building Inspection (occupancy).

PROJECT ADDRESS
294 Cecelia Way
Tiburon, CA 94920
OWNER
Alan Bonsteel

DESIGNER
Rich Rifkin
BUILDER
Mantesca, Inc

294 Cecelia Way

2266 Sq Ft
5 Bed / 3 Bath.

ATTIC:

- No change to existing attic space or ventilation.
- New rear master bedroom is vaulted, with ventilation in rafters.
- New "bonus" master bedroom in front of home is vaulted.
- HVAC suspended in new attic space above utility / front master bedroom.
- Attic Access (interior) will be minimum of 30" x 22" as per code and SELF CLOSING.

HVAC

Suspended on Roof Trusses above Bath 2 with access both from Attic and panel located on outside of building. Exterior access panel to match exterior finish.

WALL TO BE REMOVED:

Indicated on Plan by dashed line, runs parallel to front and rear of home. Also, see A-2 "Existing and Proposed Floor Plan"

WINDOWS IN BEDROOMS TO COMPLY WITH EGRESS PER CBC 310.4
See A-4 Door and Window Plan

MINIMUM OF 36" LANDING ON ALL EXTERIOR DOORS.

EXISTING ROOF:

4/12 PITCH; ASPHALT SHINGLE

PROPOSED ROOF:

- Match existing with material.
- 2/12 Pitch Roof Span on Proposed Ridge Beam perpendicular to existing ridge beam (parallel with front of home). Waterproofed with Bituthane and 2 layers of felt and asphalt shingle.
- Ridge and soffit venting as per code / building inspector.

SKYLIGHTS:

- Velux Model 306 as per Energy Calcs. COMFORT PLUS GLASS, LOW-E.
- Automatic venting light-block and cellular shade.

ATTIC VENTILATION:

See A-5 Proposed Plan. To code with access and cross ventilation.

WATER HEATER to be installed in laundry room shall be "DIRECT VENT" with two combustion air returns, returns at wall vents through roof. Shall comply with Section 509 and building dept to approve prior to install.

DESCRIPTION OF PROPOSED IMPROVEMENTS

- Addition of Master Bedroom and Master Bathroom.
- Existing garage has already been converted to living space. Floor in the converted garage, which is located to the right of the front door, will be reconstructed and brought forward to match the current front of the existing home.
- Expansion of existing living room.
- Expansion of existing kitchen.
- Relocation of existing fireplace. No chimney required since this will be a gas fireplace.
- Rear deck to extend approximately 8' from proposed addition to the rear of home, which will act as landings for the two double-French doors in the proposed Master Bedroom and two double-French doors in the proposed expanded living room.
- Proposed pad for spa at rear of home will be 7' x 7'. No plumbing required. Electric to run underground from new sub-panel located in laundry room.
- Skylights (see R-1 Roof Plan) added in Master Bathroom and two in the living room, one on either side of the proposed ridge beam.
- New Entry Porch will be rebuilt to look like existing Entry Porch, typical for the neighborhood.
- No removal of tree(s) required.
- Addition of laundry room located in room to the right of the existing front door where the converted garage is currently located.
- Addition of 3rd bathroom located in room to the right of the existing front door where the converted garage is currently located.
- No changes to driveway, landscaping or existing fences associated with this application.

NOTES:

- all branch circuits that supply 125 volt single phase, 12- and 20 ampere receptacle outlets installed in bedrooms shall be provided by an arc-fault circuit interrupter as per 2001 C.E.C. Article 210-12 (b).
- GFI intalled in kitchen, bathrooms, garage and exterior. 125 volt, single phase 15- / 20- smperre recepticle shall be GFI.
- 125 volt, single phase recepticle(s) in garage shall be ground-fault circuit protected.
- Kitchen: minimum 2 separate, 20 ampere small appliance circuits.
- FLOURESCENT lighting primary in kitchen and bathrooms as per code, Section 150 (k)2 with an efficacy of 40 lumens / watt or greater.
- High efficacy luminaire shall be switched at an entrance to the room.
- General lighting in kitchens must meet Section 150 (k) 1, 3
- SMOKE DETECTORS in each sleeping room and centrally located in corridors and living areas.
- LOCATION OF ELECTRICAL PANELS - see E-1. Circuit to be located in Utility room. Panel shall be 200 amp and will be submitted to building dept. for approval prior to installation. Load calculations to be approved by building department prior to installation of panel.
- Since all lighting in kitchen is not high efficacy, form WS-5R (residential kitchen lighting worksheet) will be submitted to building dept. for inpection of compliance before fixtures installed. Will comply with bldg department.
- light fixtures installed in rooms other than kitchen and bathroom shall be in compliance with Section 150 (k) 4 of the 2005 Building Energy Efficiency Standards, except: permanently installed luminaires that are controlled by dimmer switch (all recessed lighting is controlled by dimmer switches in each room) and/or occupancy sensor as per Section 119 (d) of the 2005 Building Energy Efficiency Standards. CLOSETS that have lighting as indicated on plans shall be high efficacy.
- EXTERIOR light fixtures shall be high efficacy as per Section 150 (k) 6 unless controlled by motion sensor(s) with integral photocontrol certified to comply with Section 119 (d).
- HIGH EFFICACY (fluorescent) lighting or connected to a "manual-on" occupancy sensor in the bathrooms, garages, laundry room and utility room as per Section 150 (k) 3. Must be approved and inspected by building dept.

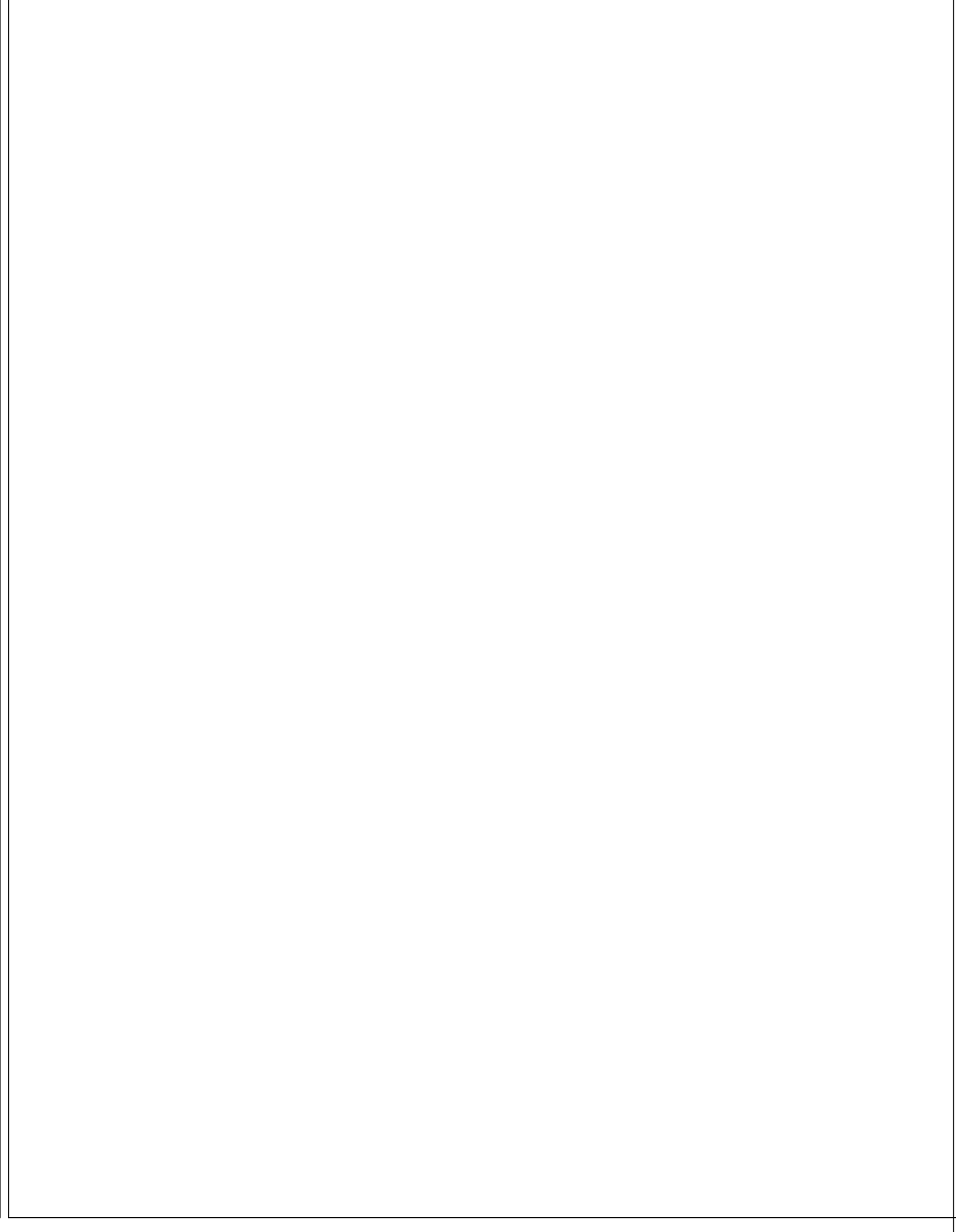
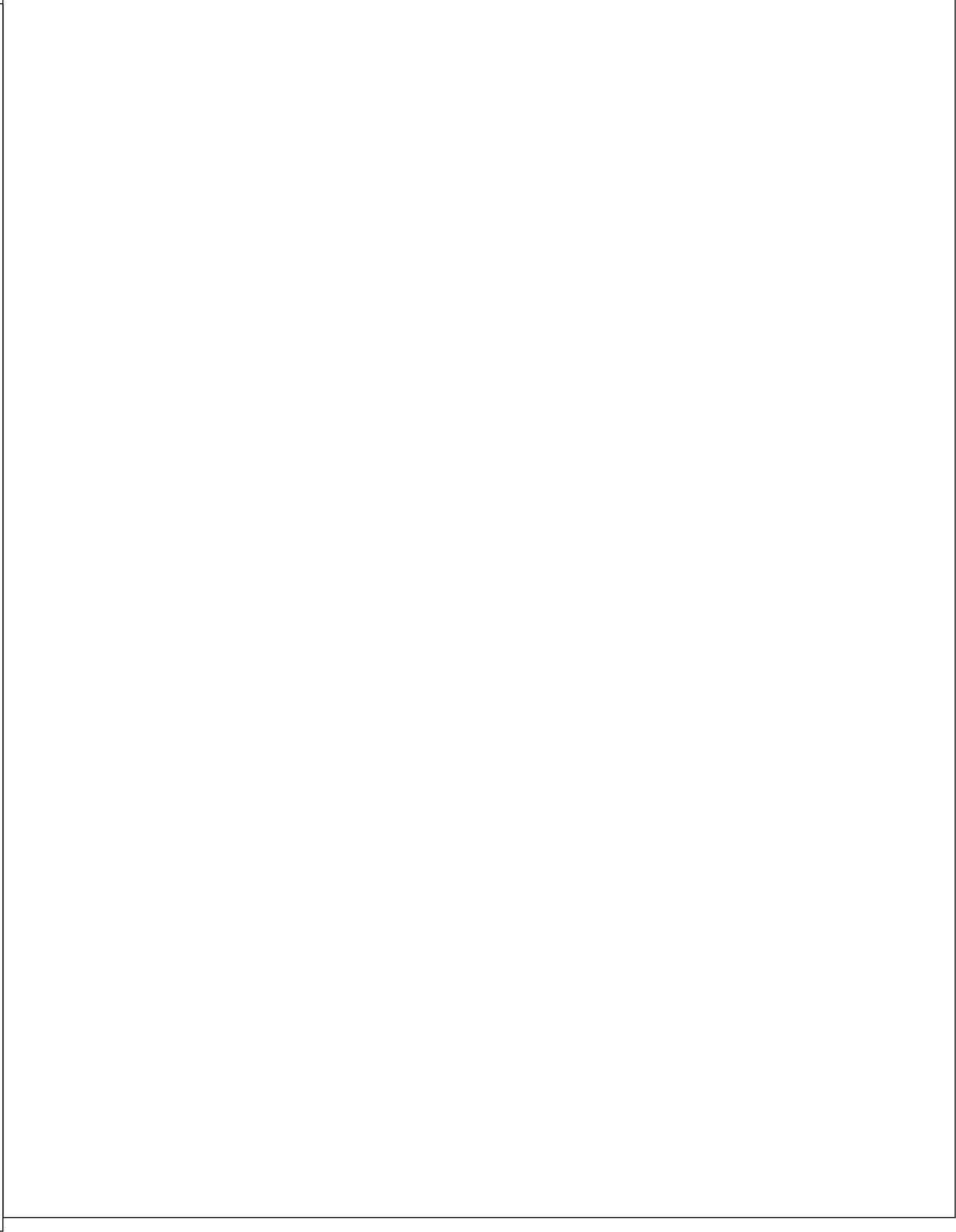
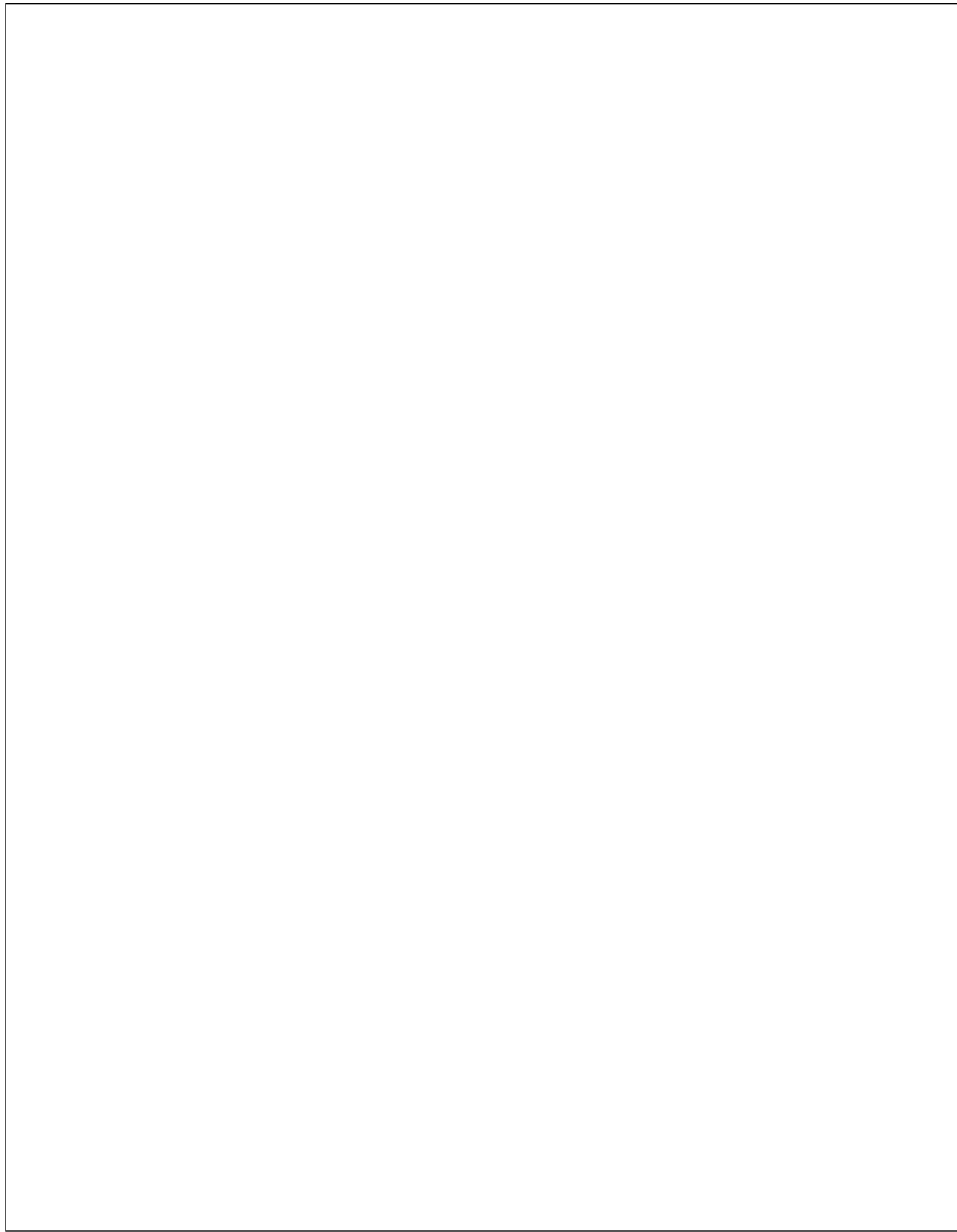
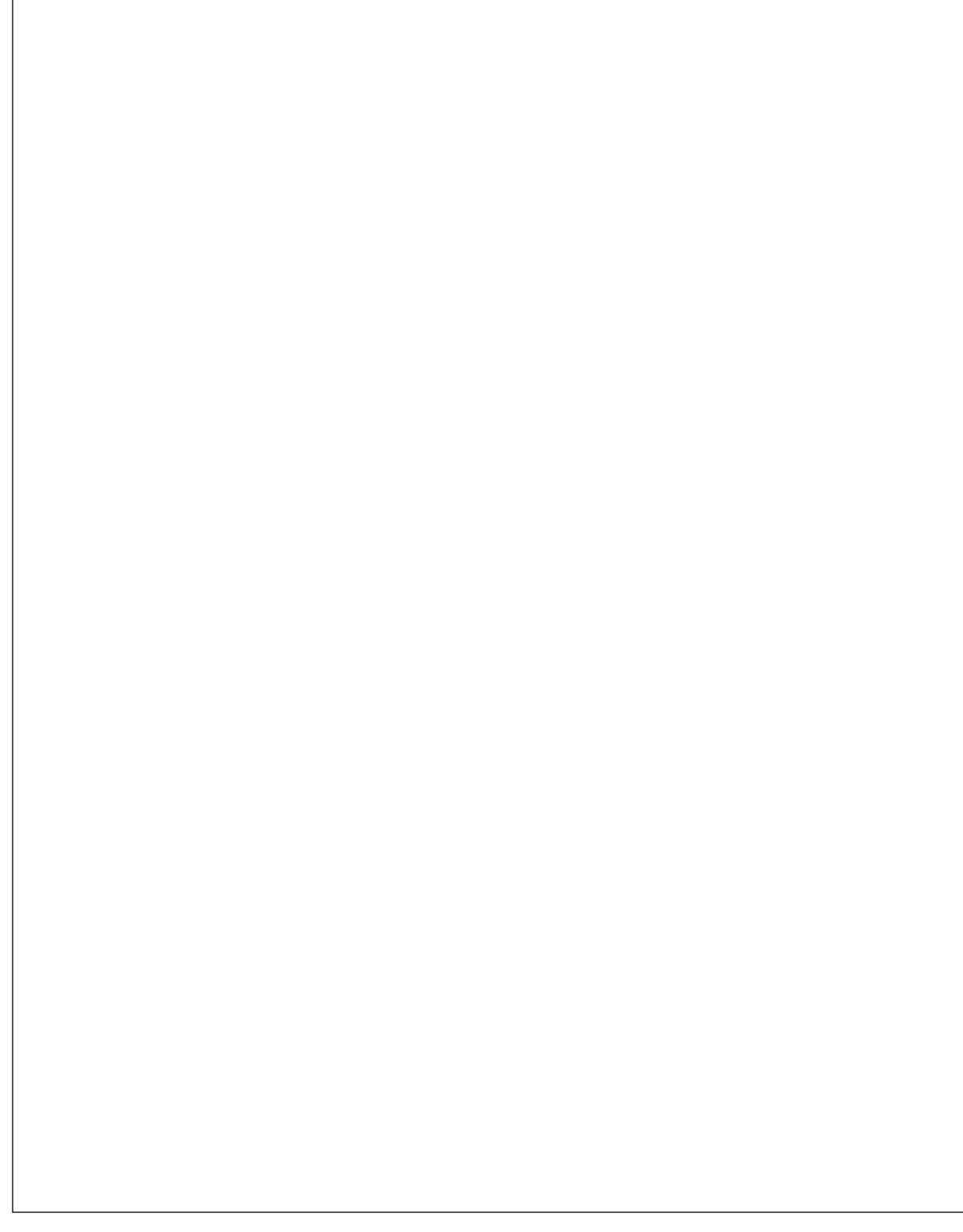
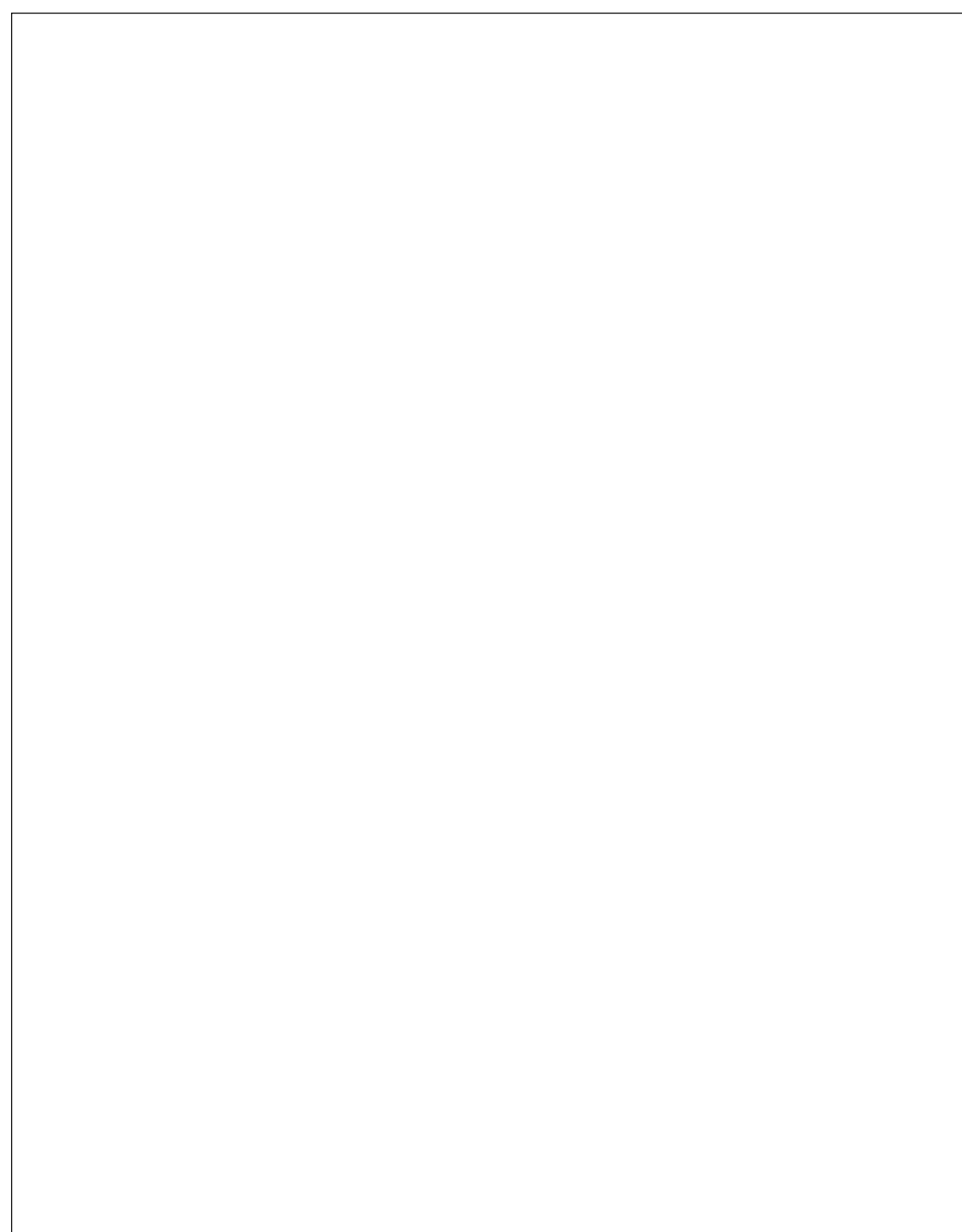
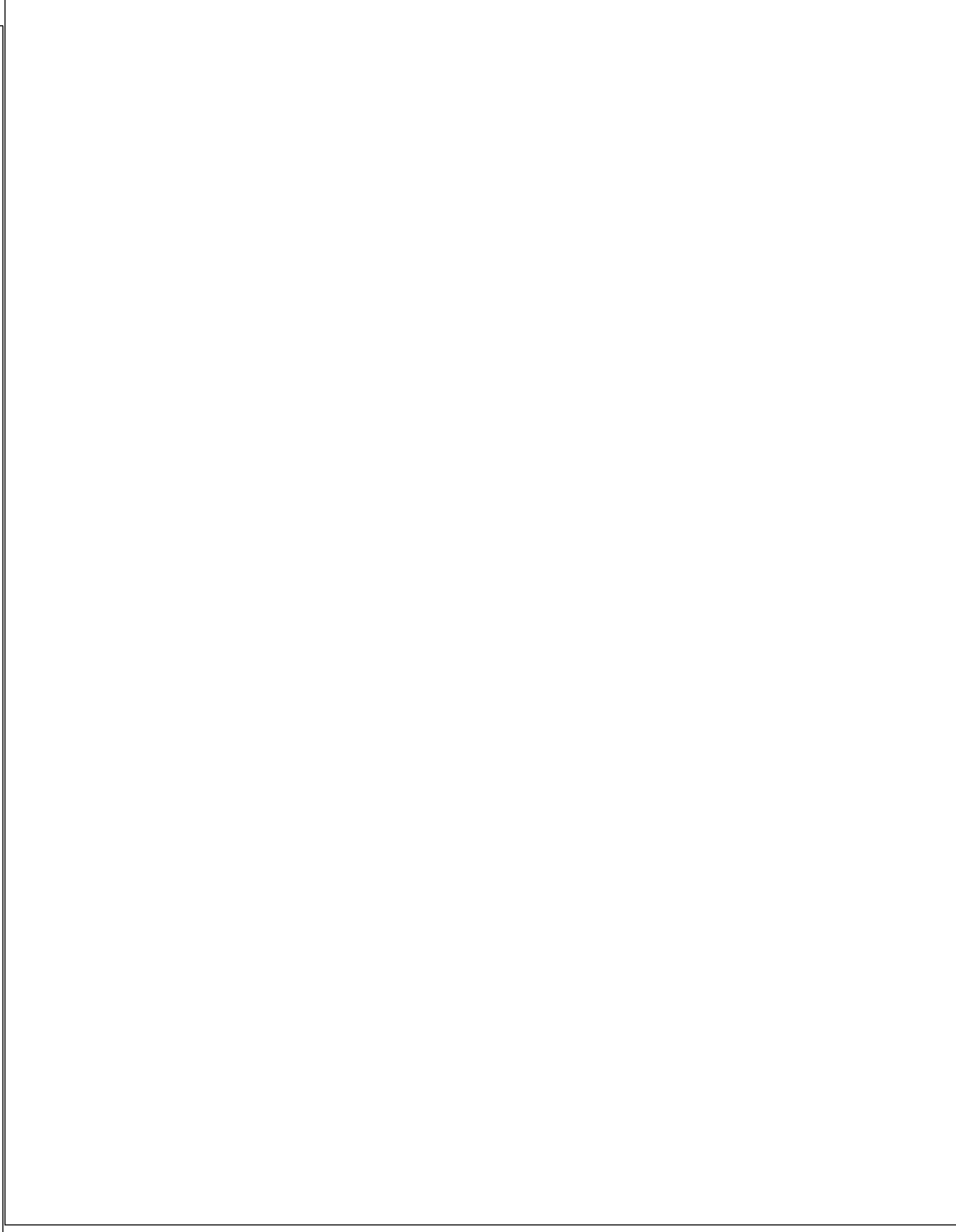
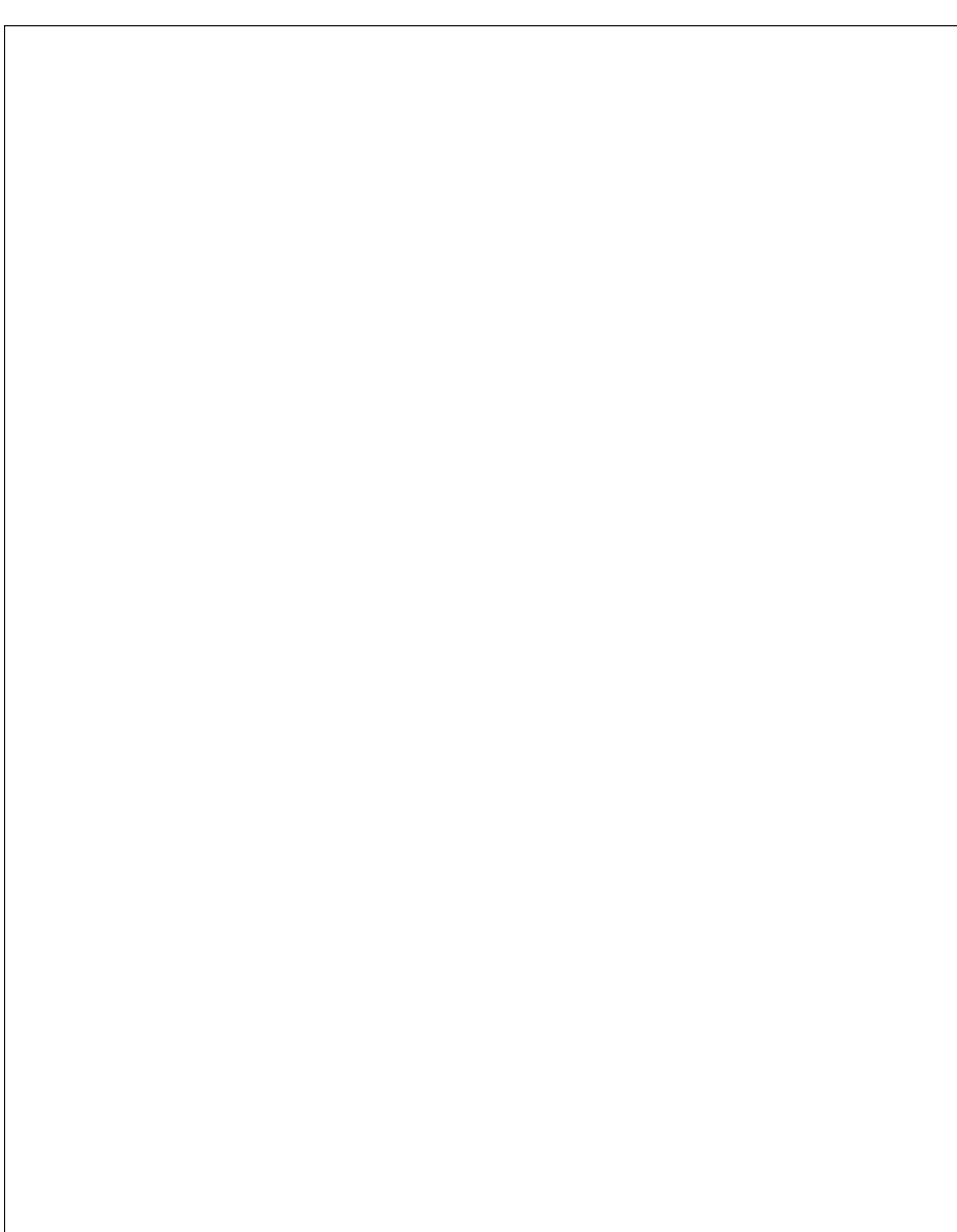
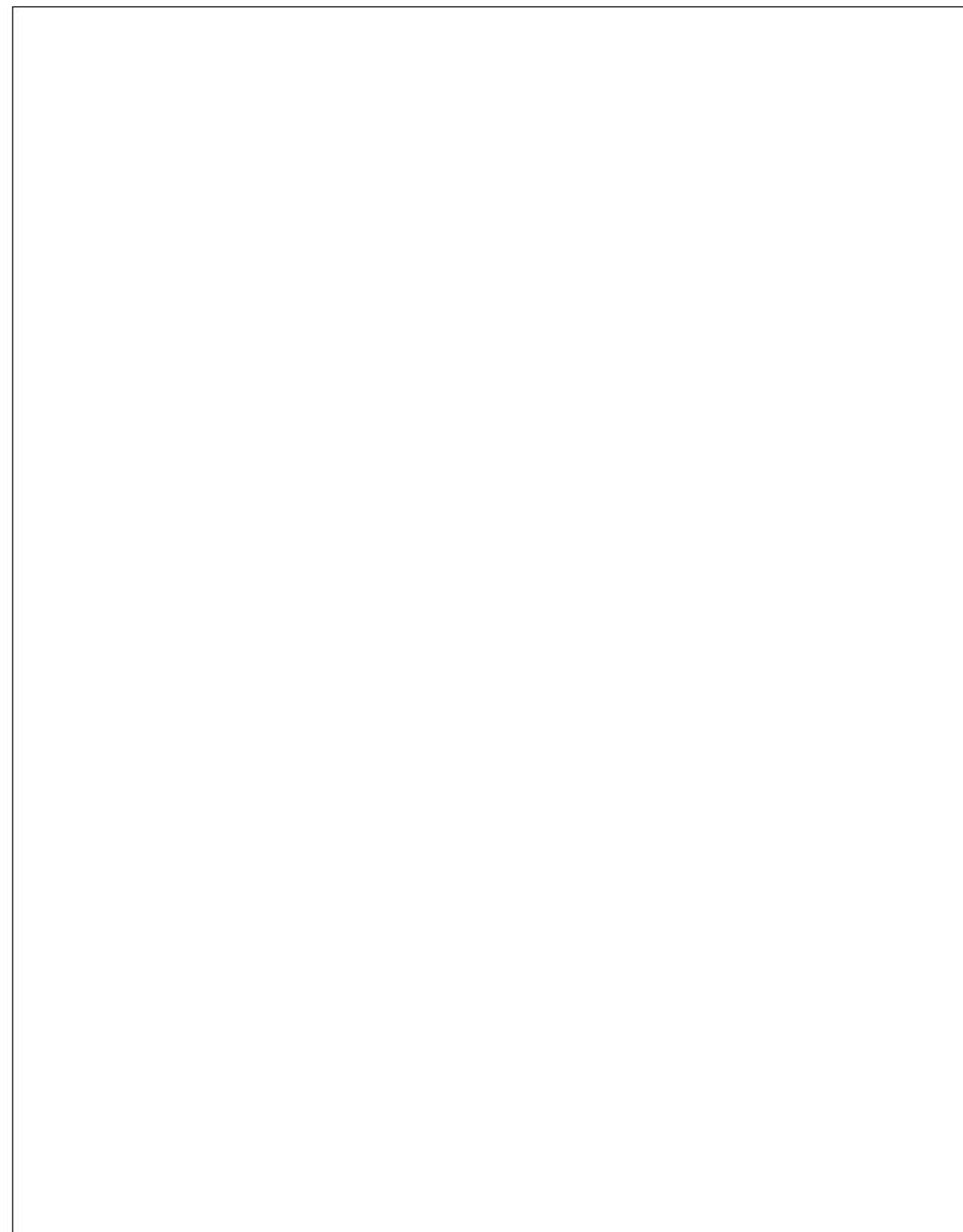
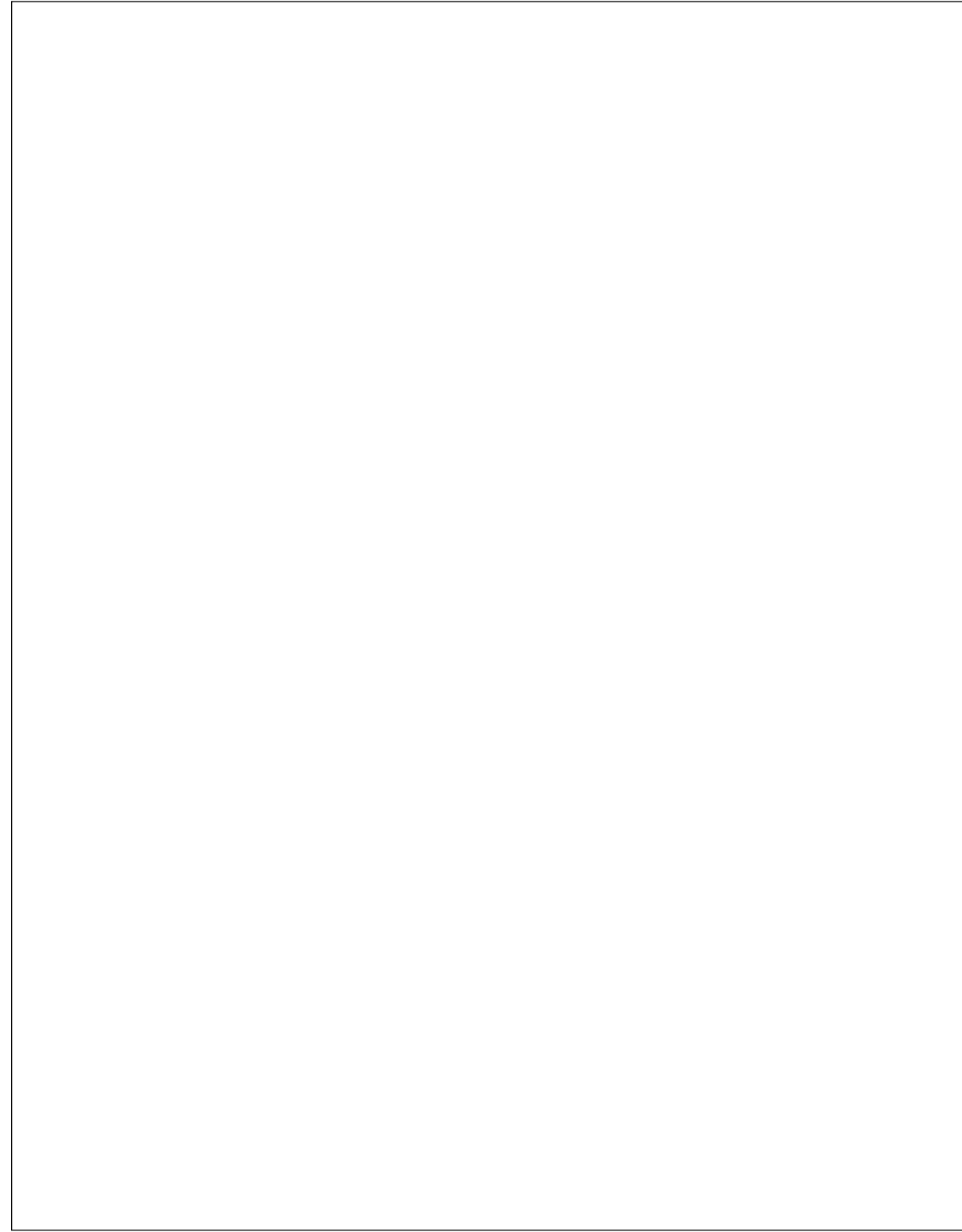
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PLANS AND SHEET INDEX

Date: February 2, 2006
Revised: June 12, 2006
Revised: March 6, 2007

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SHEET
INDEX



WATER HEATER to be installed in laundry room shall be "DIRECT VENT" with two combustion air returns, returns at wall vents through roof. Shall comply with Section 509 and building dept to approve prior to install.

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Mantesca, Inc

OWNER
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294 Cecelia Way

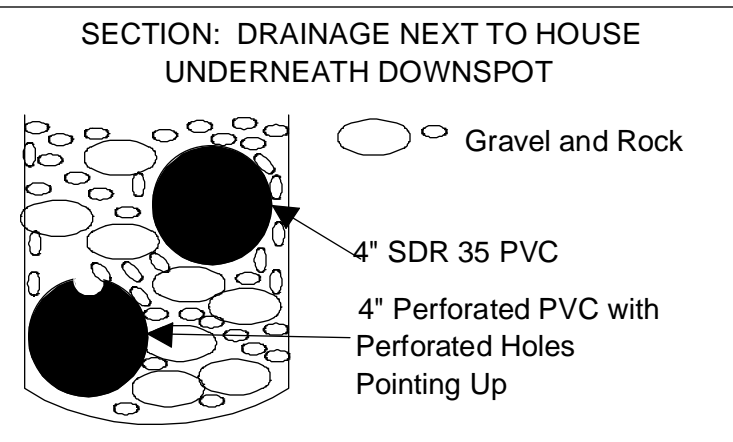
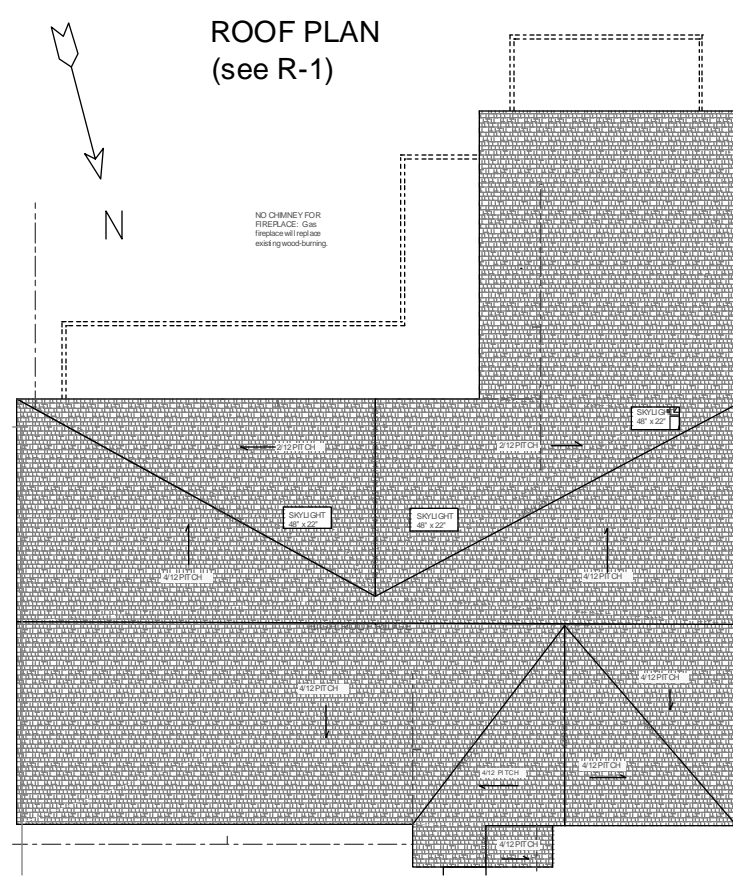
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**PLUMBING AND MECHANICAL
NOTES**

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Gutters on down side of roof channel water down to underground drainage (at required slope) leading behind home to drainage canal.

Downspout terminates at 8\"/>

All underground drainage 4\"/>

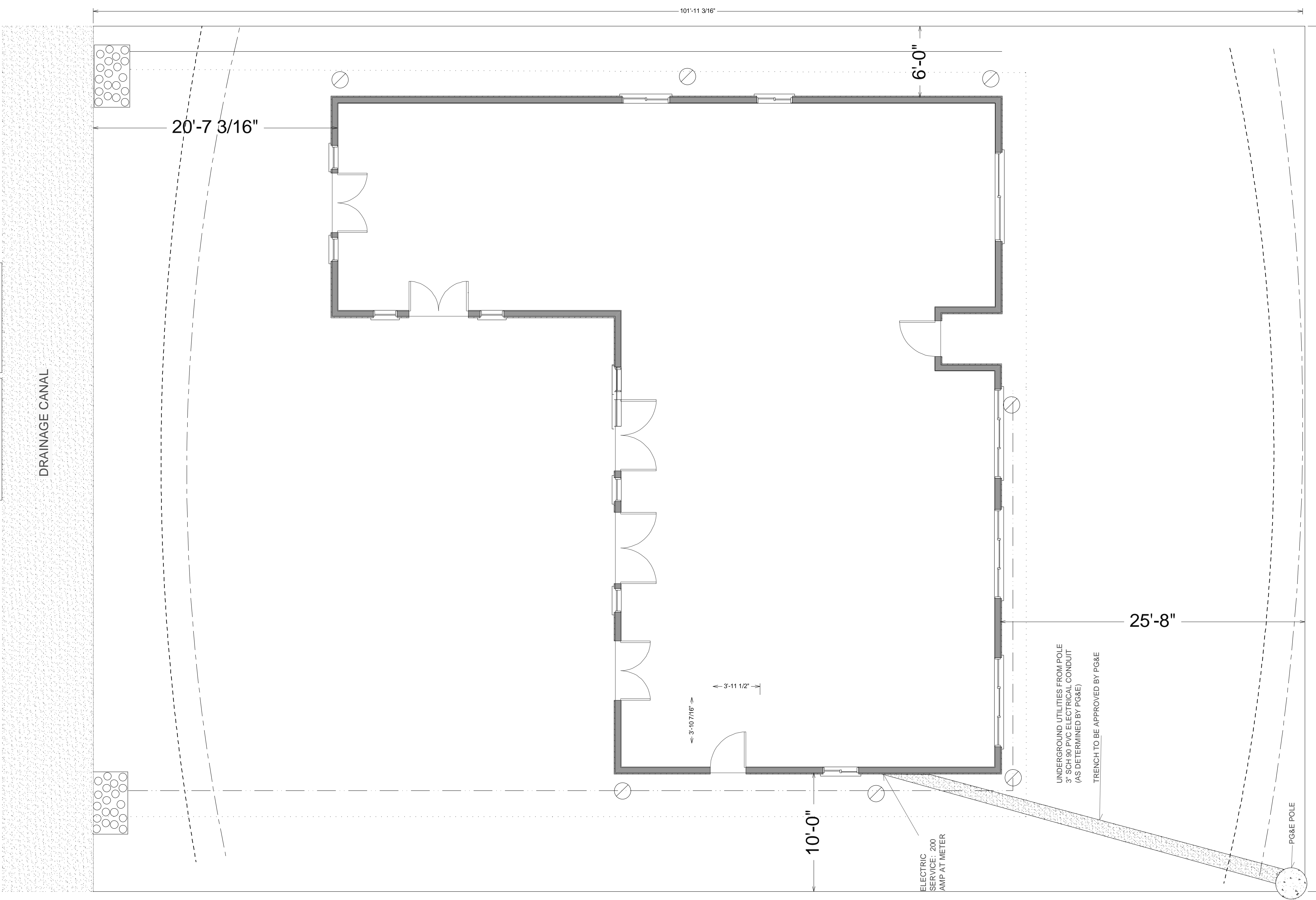
Additional 4\"/>

6\"/>

Grade around foundation perimeter to be sloped away from home.

SILT FENCE and STAKED HAY BALES to be used at both front and rear of home during construction to prevent runoff to street (front) and drainage canal (rear).

	SILT FENCE
	STRAW WATTLE
	DOWNSPOUT
	Dissipator



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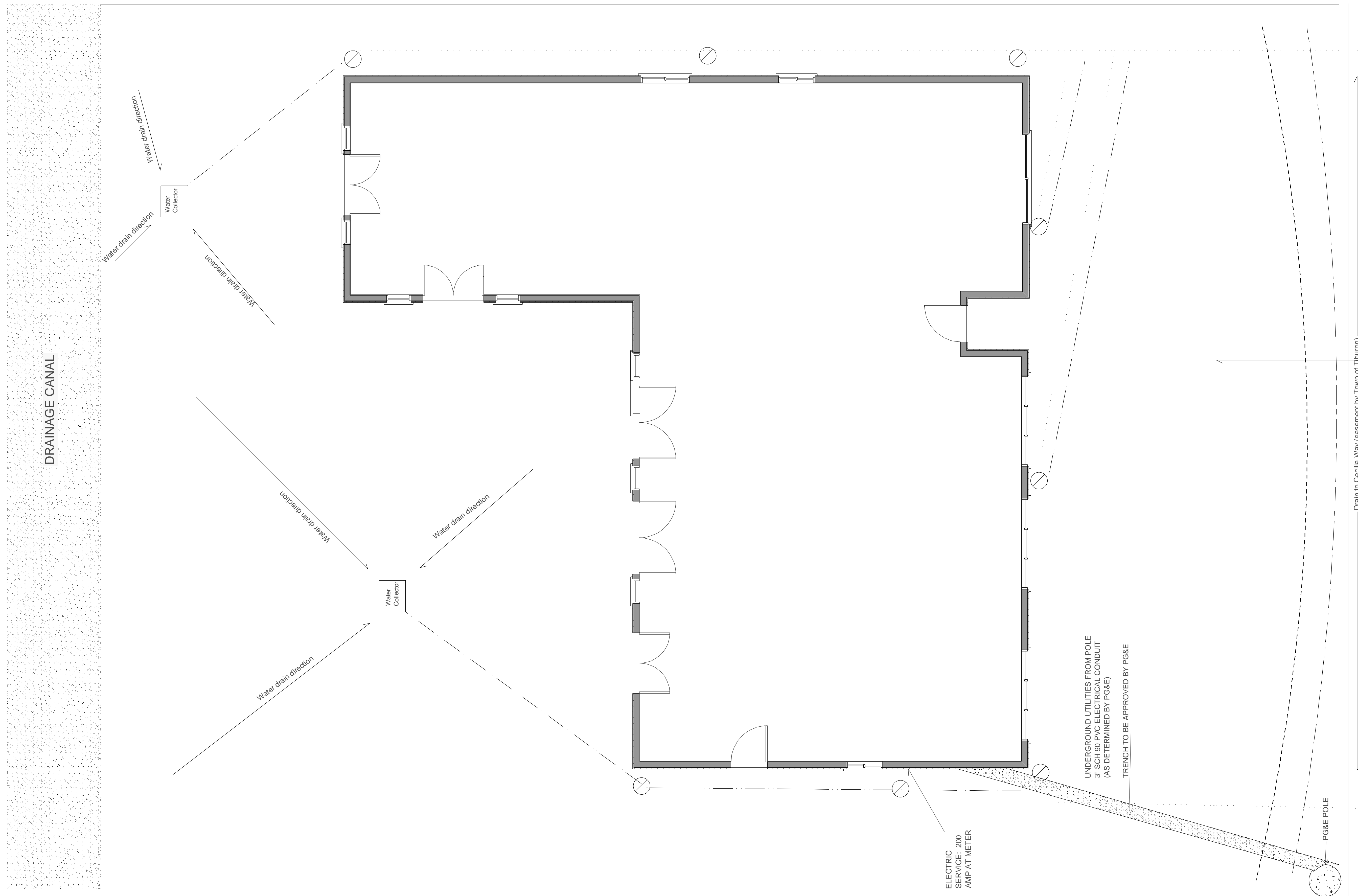
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DRAINAGE PLAN SCALE 1/4" = 1'

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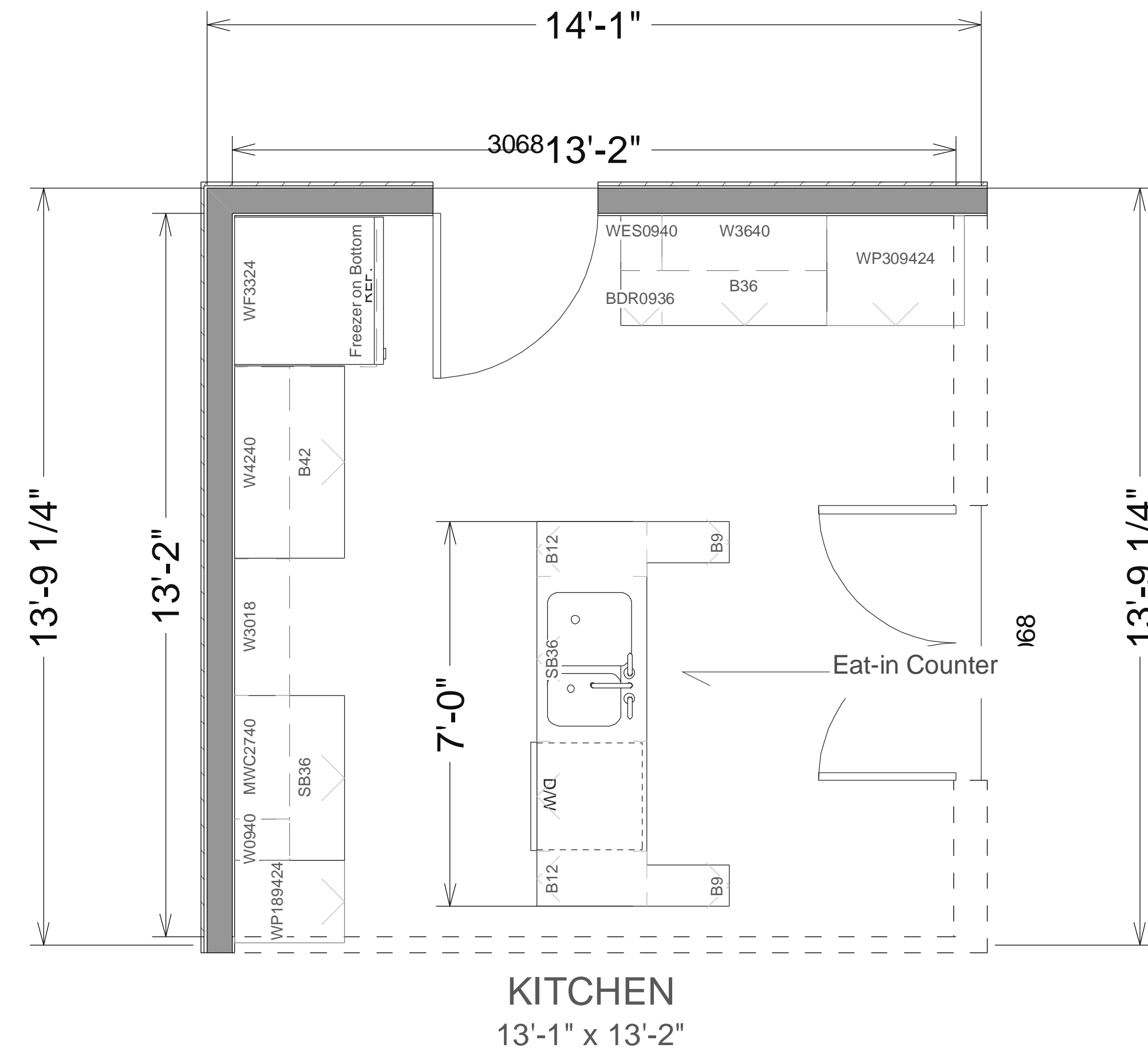
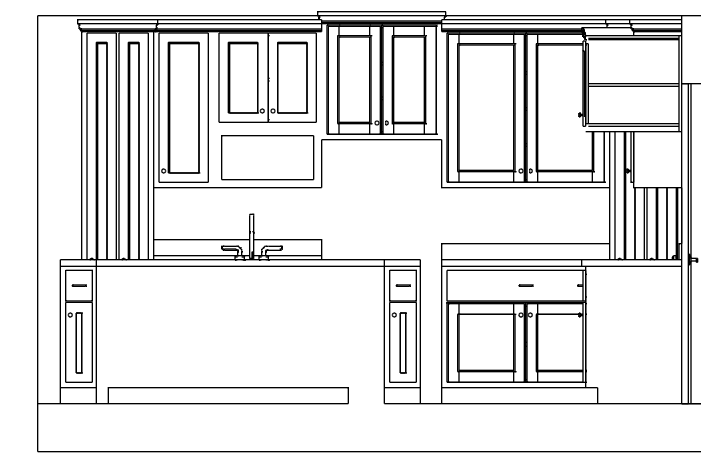
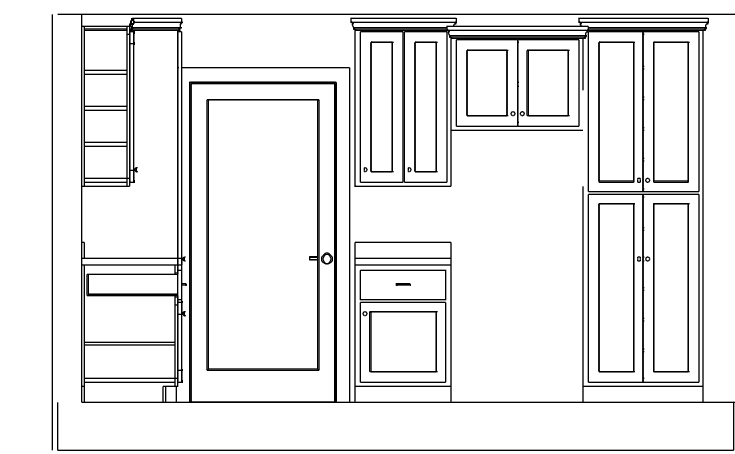
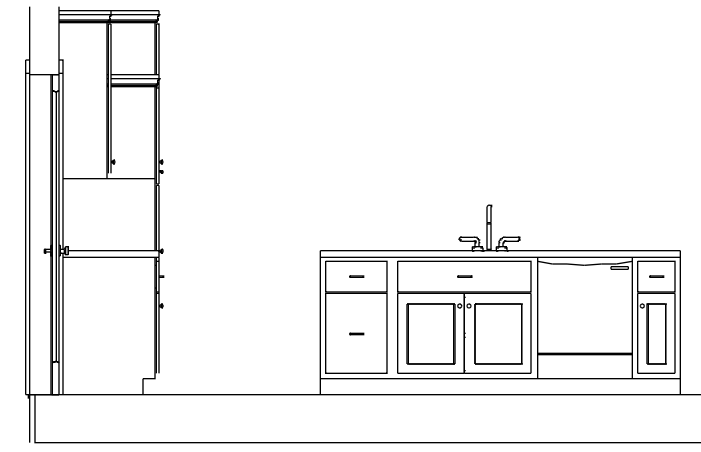
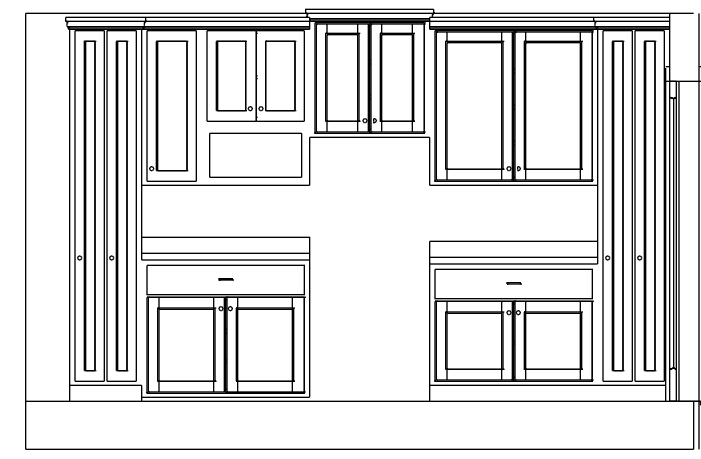
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DRAINAGE PLAN & PG&E Underground Service Plan

SCALE 1/4" = 1'

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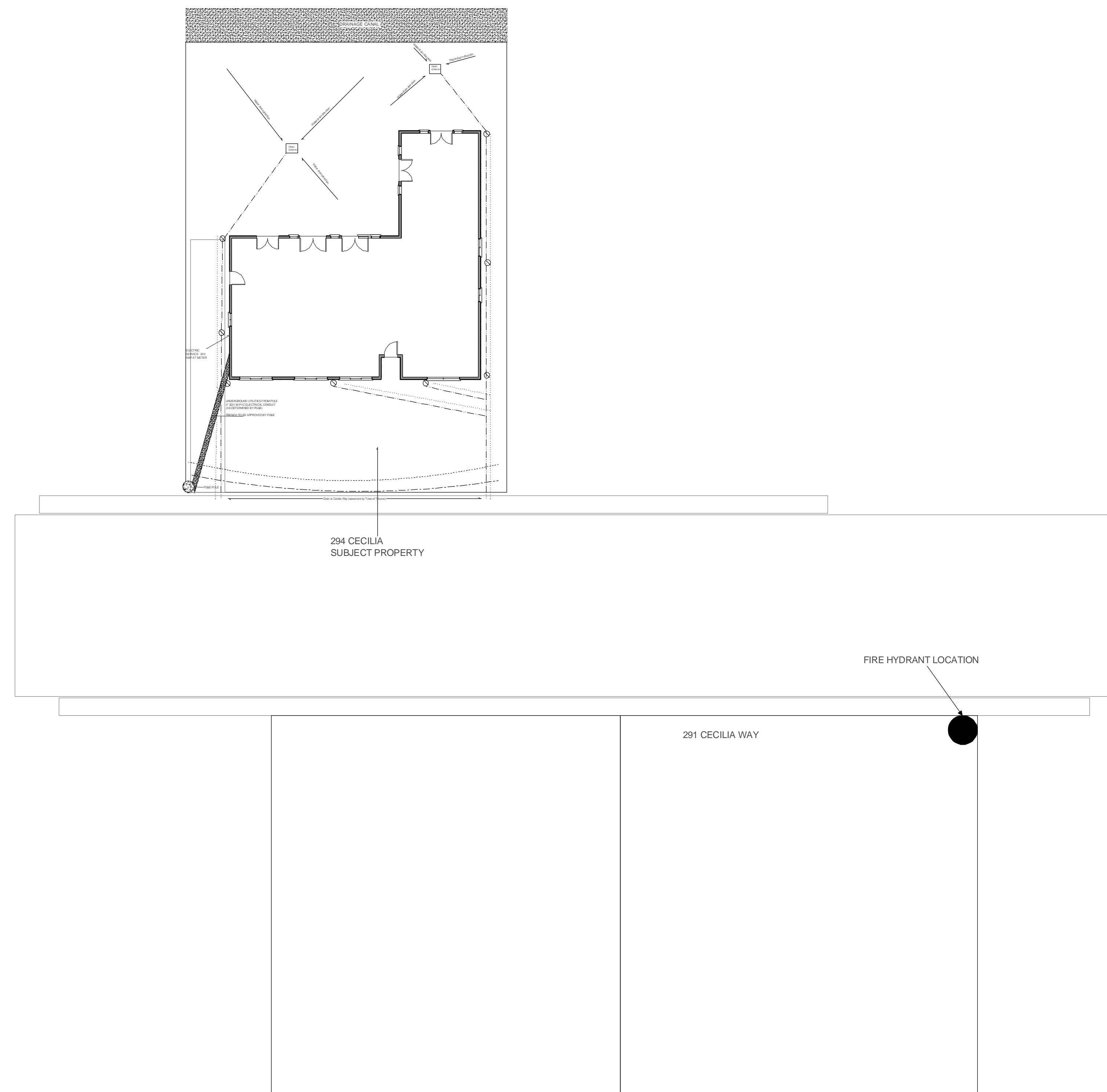
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KITCHEN PLAN SCALE 1/2" = 1'

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SITE PLAN - FIRE HYDRANT SCALE 1/8" = 1'

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