

# 35 TERRACE, TIBURON

PROJECT ADDRESS  
35 Terrace Court  
Tiburon, CA 94920  
OWNER  
Richard Ross

# 35 TERRACE CT

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## PRINCIPALS:

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

SOILS ENGINEER  
Bob Setgast  
Mill Valley, CA

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

OWNER  
Richard Ross  
415-302-1181

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

ENERGY CALCULATIONS  
Energy Calc Company  
San Rafael, CA

SURVEY / ELEVATION CERTIFICATE  
Meridian Land Surveying  
San Francisco, CA

TITLE 24  
CF-1R and MF-1R (see below)

## NOTES 1

SIZE: 2630 Sq Ft; 4 Bed / 3 Bath.

- No change to existing attic space or ventilation.
- New rear master bedroom is vaulted, with ventilation in rafters.
- New "Family Room" below master bedroom vented with ceiling ducts.
- Existing HVAC located in Garage / laundry room. Unit to be replaced as new (bldg inspector to approve)
- Attic Access (interior) will be minimum of 30" x 22" as per code and SELF CLOSING.
- 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.
- WATER HEATER to be installed in laundry room shall be "DIRECT VENT" with two combustion air returns at wall vents to exterior. Shall comply with Section 509 and building dept to approve prior to install.
- GARAGE: 5/8 type X gypsum board on garage side of wall/ceiling which provides complete building separation between garage and living space.
- 9a. 1 3/8 inch tight-fitting self-closing solid core or 20 minute rated door from garage to living space

## LANDSCAPING

No change to existing tree, shrub and plant location.

## PARKING

No change to existing parking. Two car garage plus driveway and curb/street parking.

## FENCES

No change to fences associated with this application.

## DESCRIPTION OF PROPOSED IMPROVEMENTS

- Addition of Master bedroom and increase size of Master bathroom
- Remodel existing bathroom
- Remodel existing kitchen
- Since Proposed Master bedroom is 2nd floor, area below Master Bedroom to be closed-in and used as Family Room
- No changes to driveway
- Electrical sub-panel to provide for total of 200 amps (existing 100 amp service)
- Existing window in current Master br (converted to 3rd bedroom) to change to Bay Window

## STAIRS

### STAIRS GOING UP TO UPPER FLOOR FROM "GREAT ROOM" AREA (EXISTING)

# TREADS: 6  
RISE ANGLE: 24` 0' 7"  
TREAD WIDTH: 12 13/16  
RISER HEIGHT: 8"

### STAIRS GOING DOWN FROM "GREAT ROOM" TO 1ST FLOOR LIVING ROOM

# TREADS: 10  
RISE ANGLE: 34` 39' 30"  
TREAD WIDTH: 10 1/8  
RISER HEIGHT: 8"

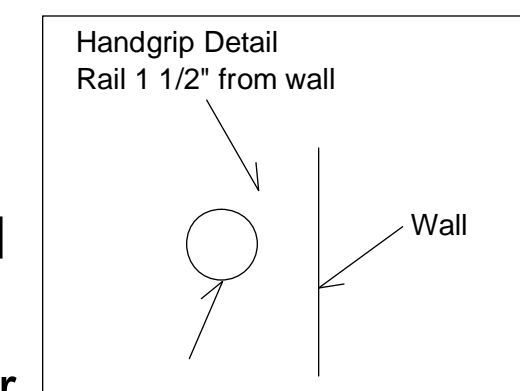
### STAIRS GOING DOWN FROM UPPER FLOOR TO GARAGE (EXISTING)

# TREADS: 5  
RISE ANGLE: 42` 20' 45"  
TREAD WIDTH: 9 7/8  
RISER HEIGHT: 8"

## STAIRS (CONTINUED)

### RAILS

- All stairs to have rails on both sides.
- Must be between 34" - 38" above nosing of the tread and continue the full run of the stairs
- Guardrails shall be a minimum of 36" in height as per Section 509.2
- Intermediate railings on guardrails shall be spaced so that a sphere of 4 inches in diameter cannot pass through as per Section 509.3

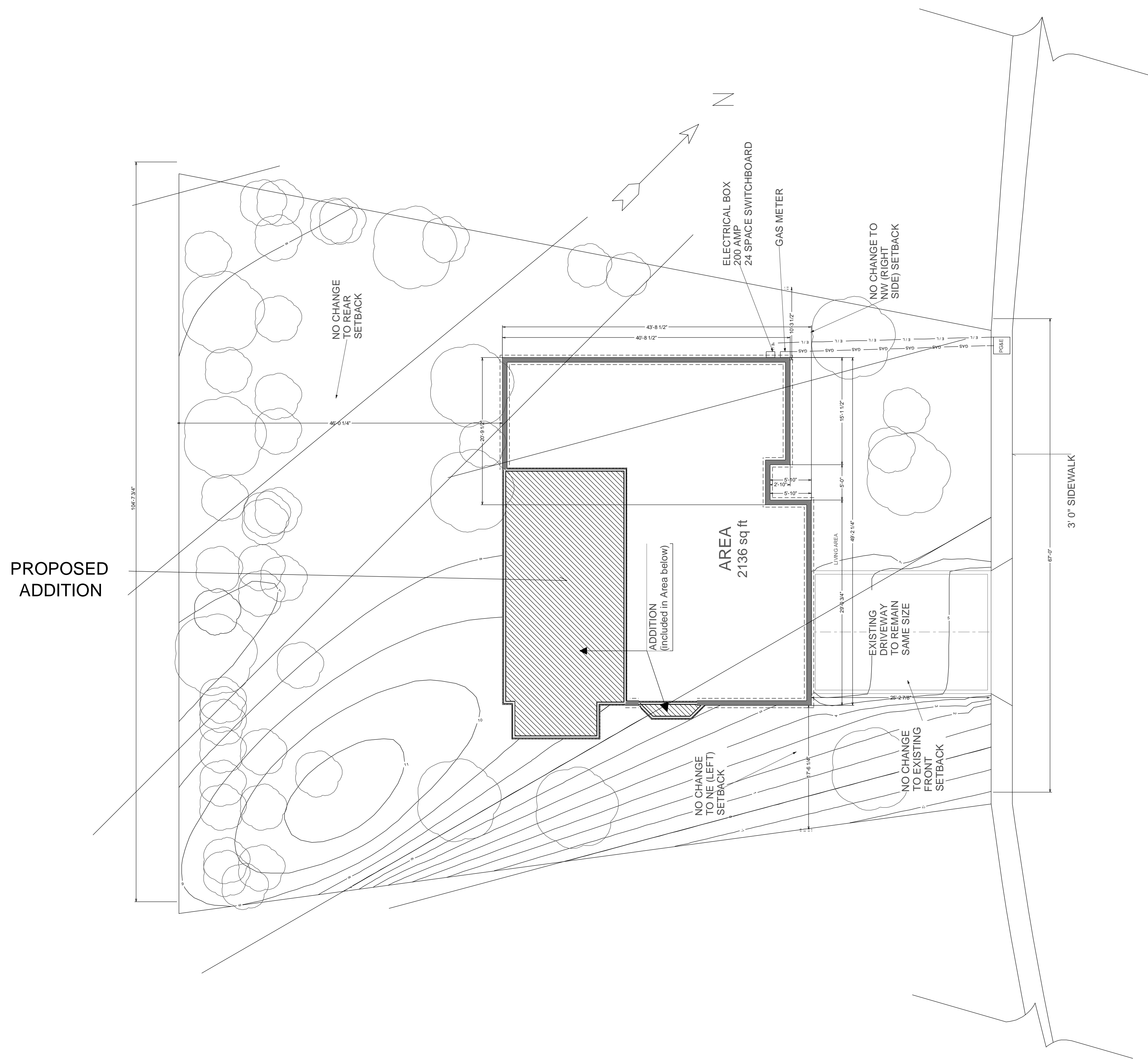


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## SHEET INDEX

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**LANDSCAPING**

No change to existing tree, shrub and plant location.

**PARKING**

No change to existing parking. Two car garage plus driveway and curb/street parking.

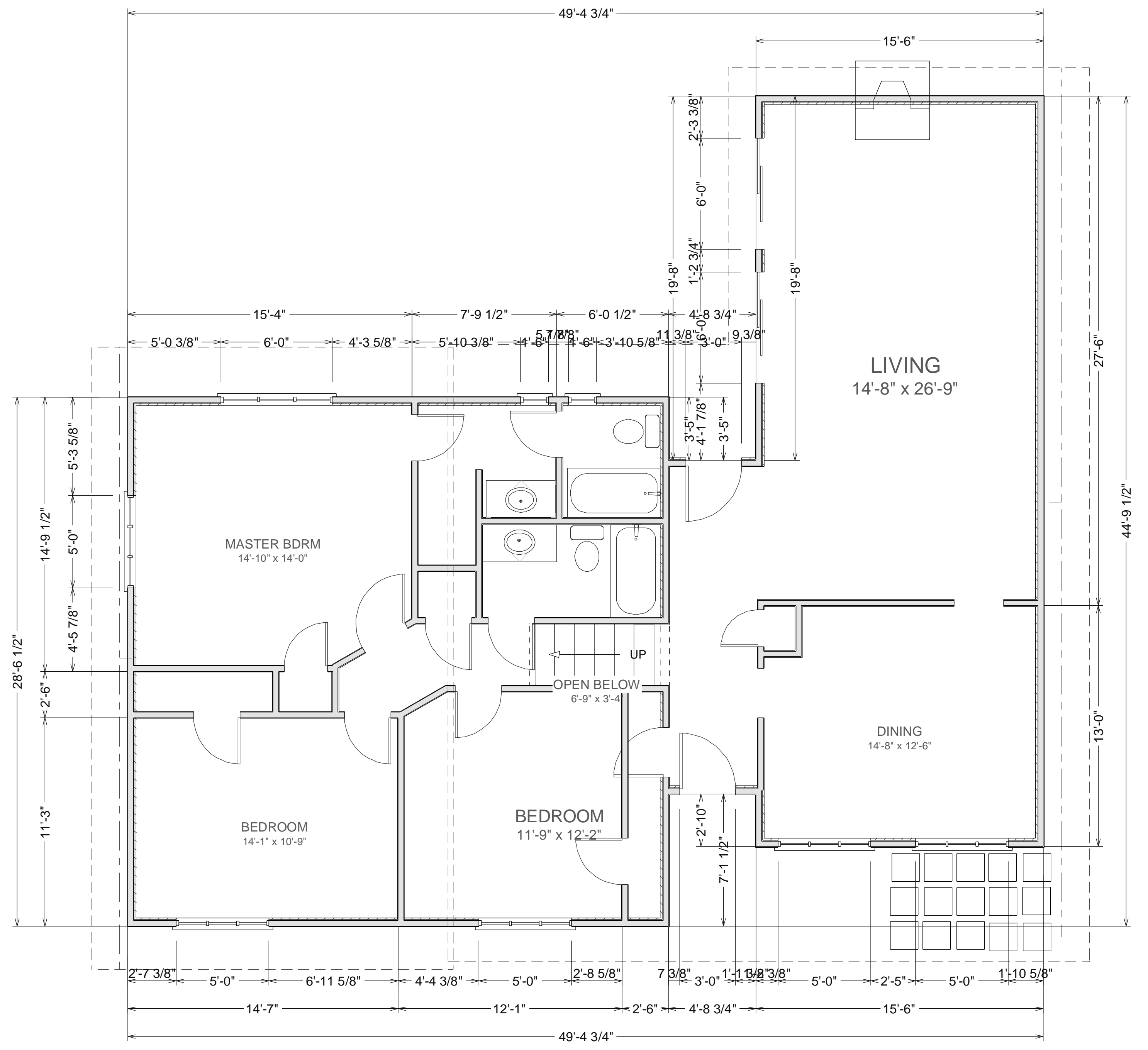
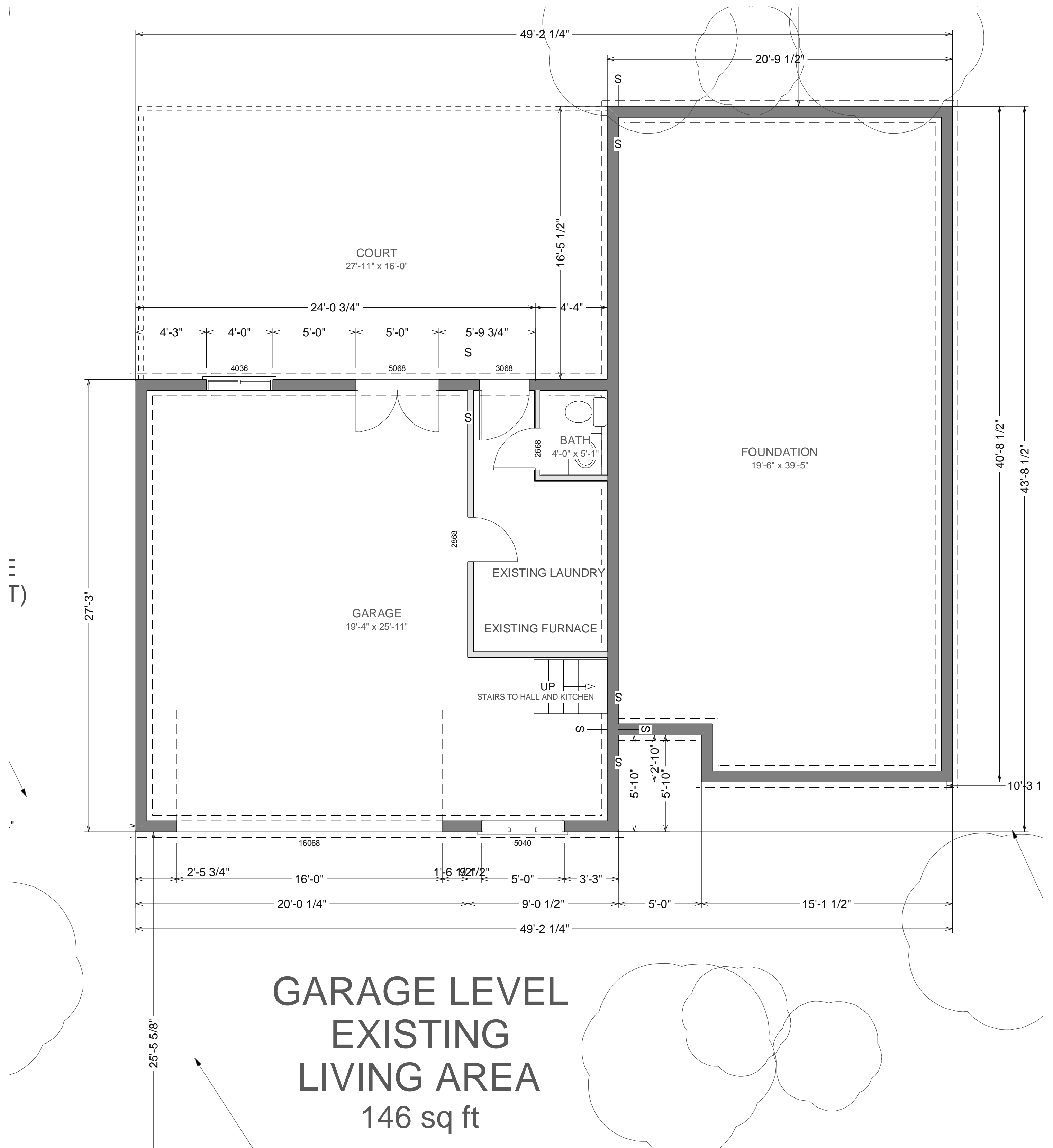
**FENCES**

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**DESCRIPTION OF PROPOSED IMPROVEMENTS**

1. Addition of Master bedroom and increase size of Master bathroom
2. Remodel existing bathroom
3. Remodel existing kitchen
4. Since Proposed Master bedroom is 2nd floor, area below Master Bedroom to be closed-in and used as Family Room
5. No changes to driveway
6. Electrical sub-panel to provide for total of 200 amps (existing 100 amp service)
7. Existing window in current Master br (converted to 3rd bedroom) to change to Bay Window

PROPOSED ADDITION



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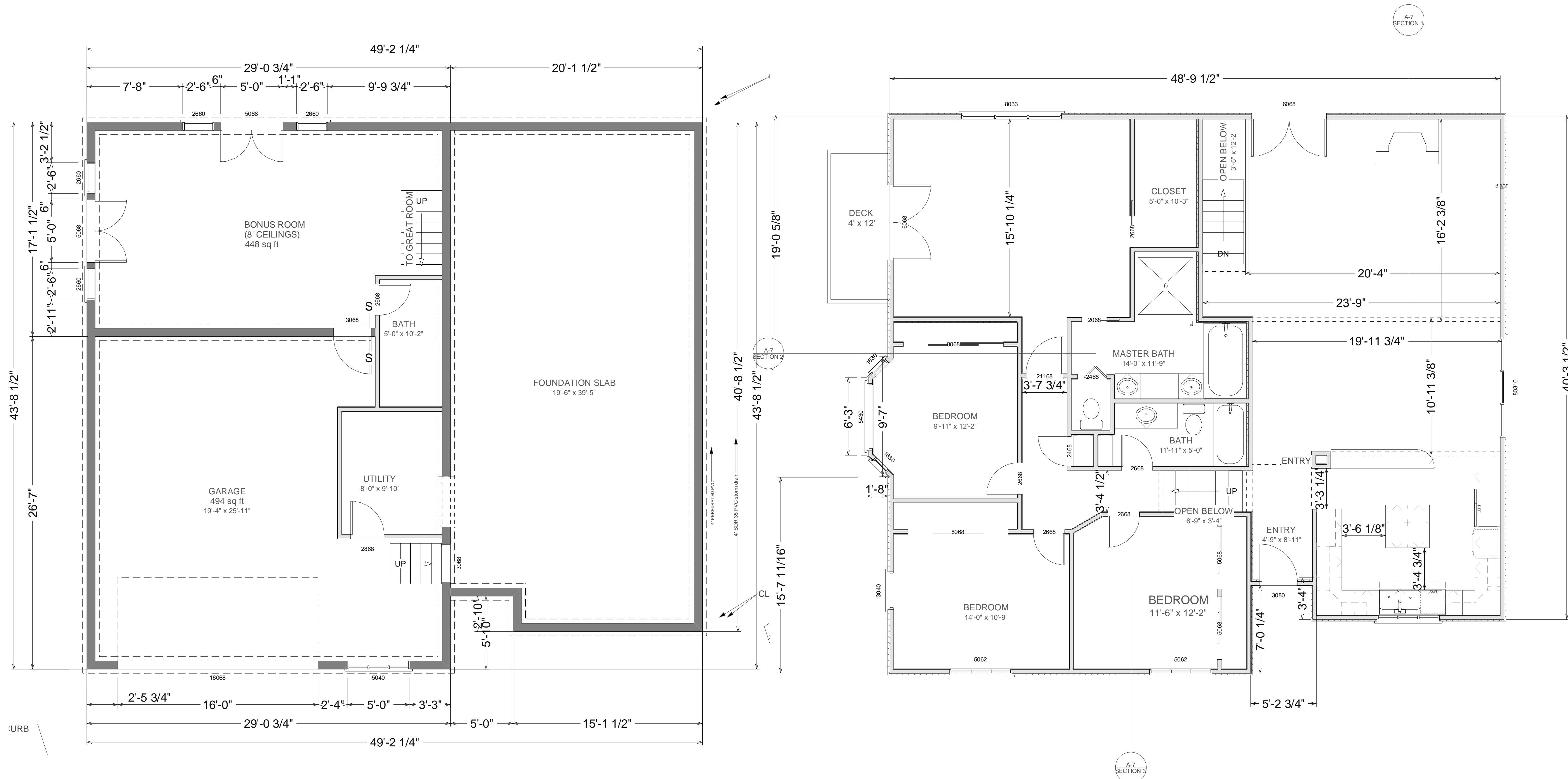
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**EXISTING FLOOR PLAN**  
SCALE 1/4" = 1'

Date: September 25, 2006  
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A - 2



LIVING AREA  
2013 sq ft

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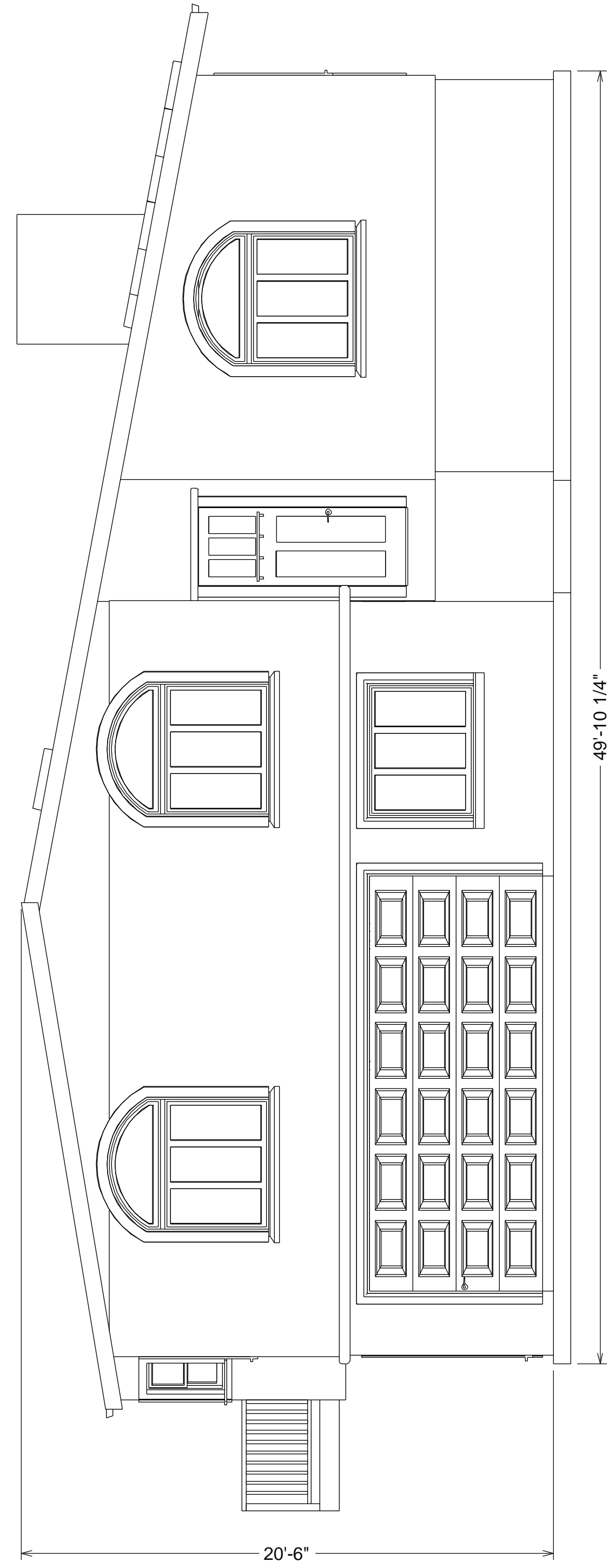
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## PROPOSED FLOORPLAN Scale 1/4" = 1'

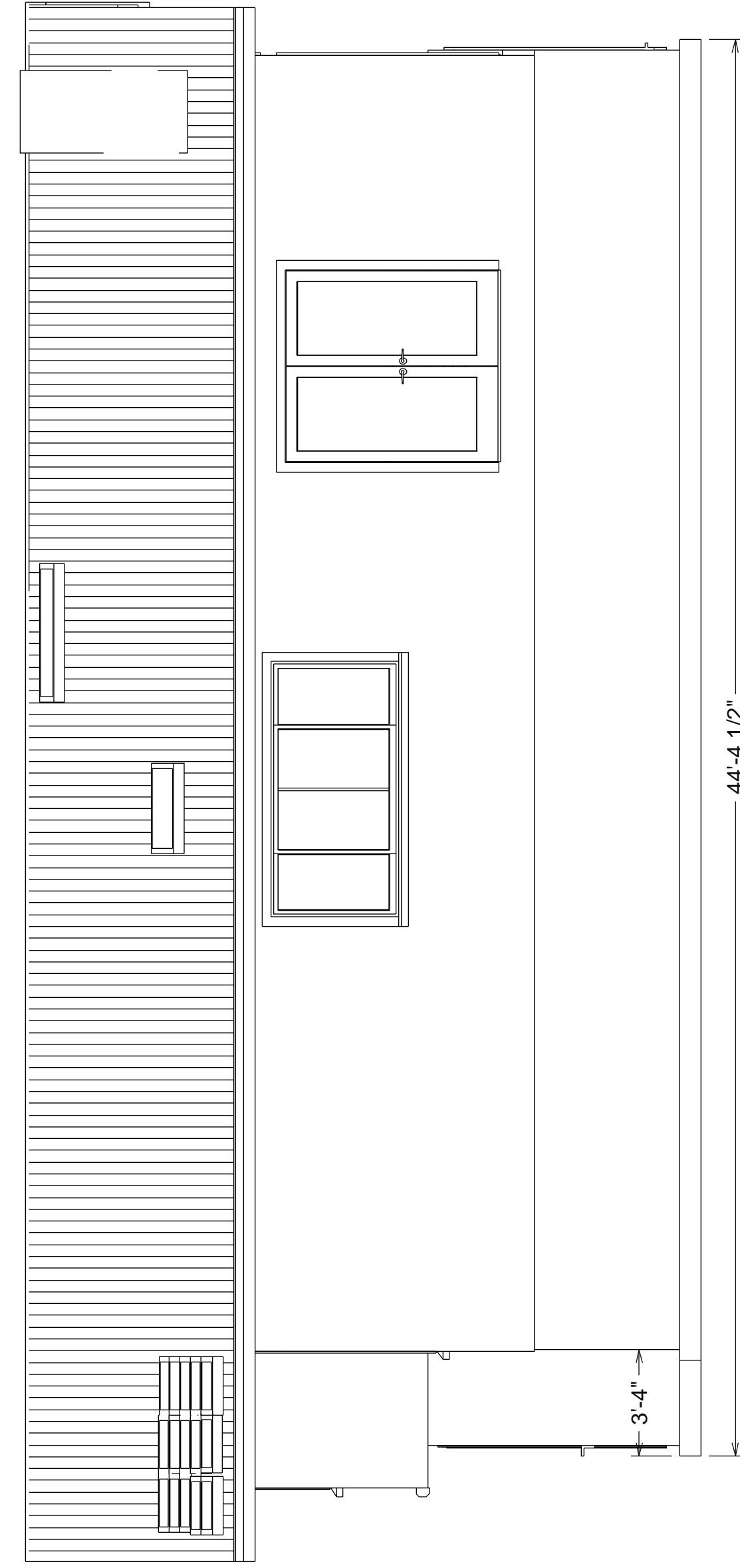
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NE (front) Elevation



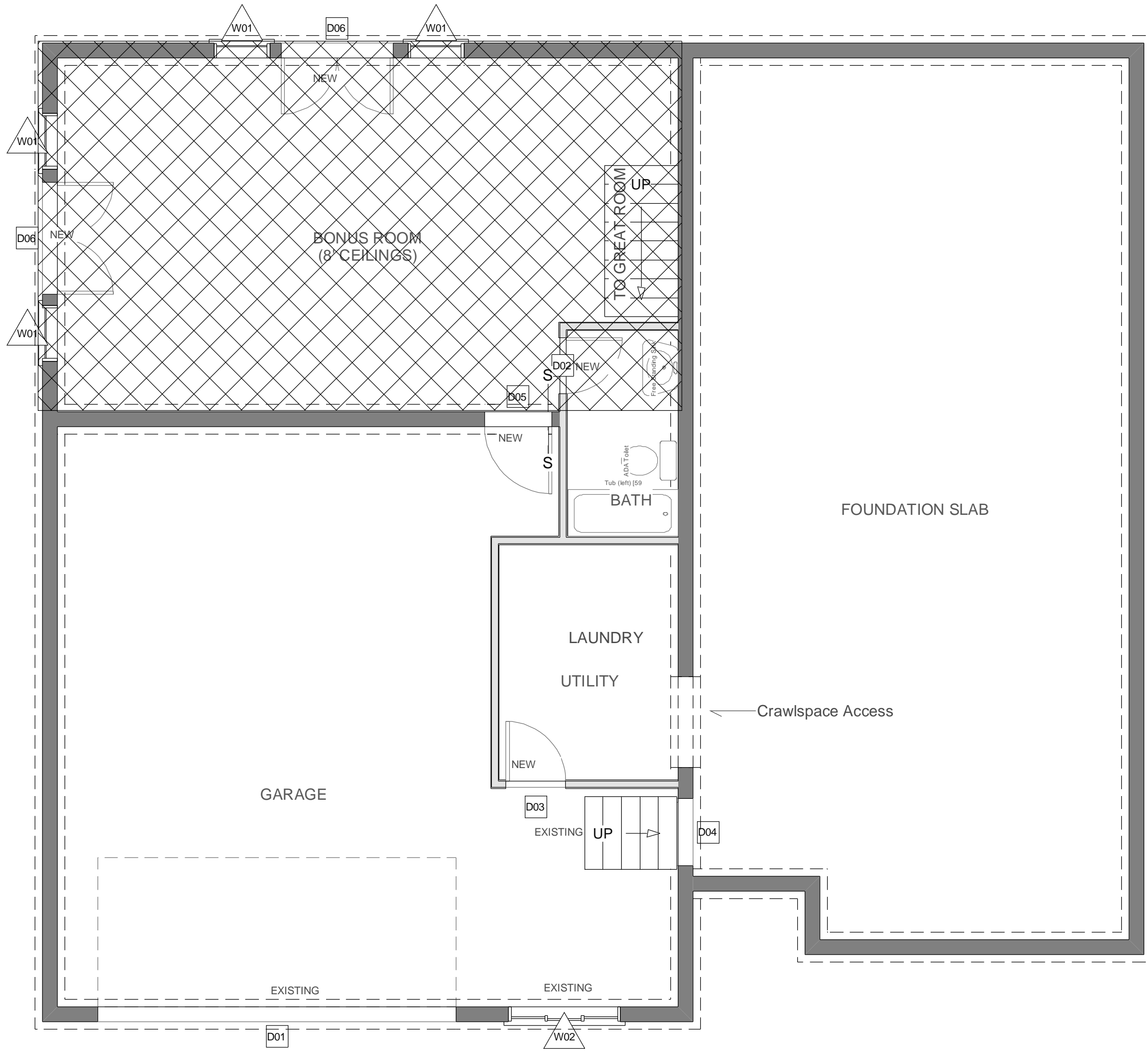
SW (rear) Elevation

S.S.E. (RIGHT) ELEVATION



NNW (LEFT ELEVATION)





**FLOOR 1  
PROPOSED  
LIVING AREA**

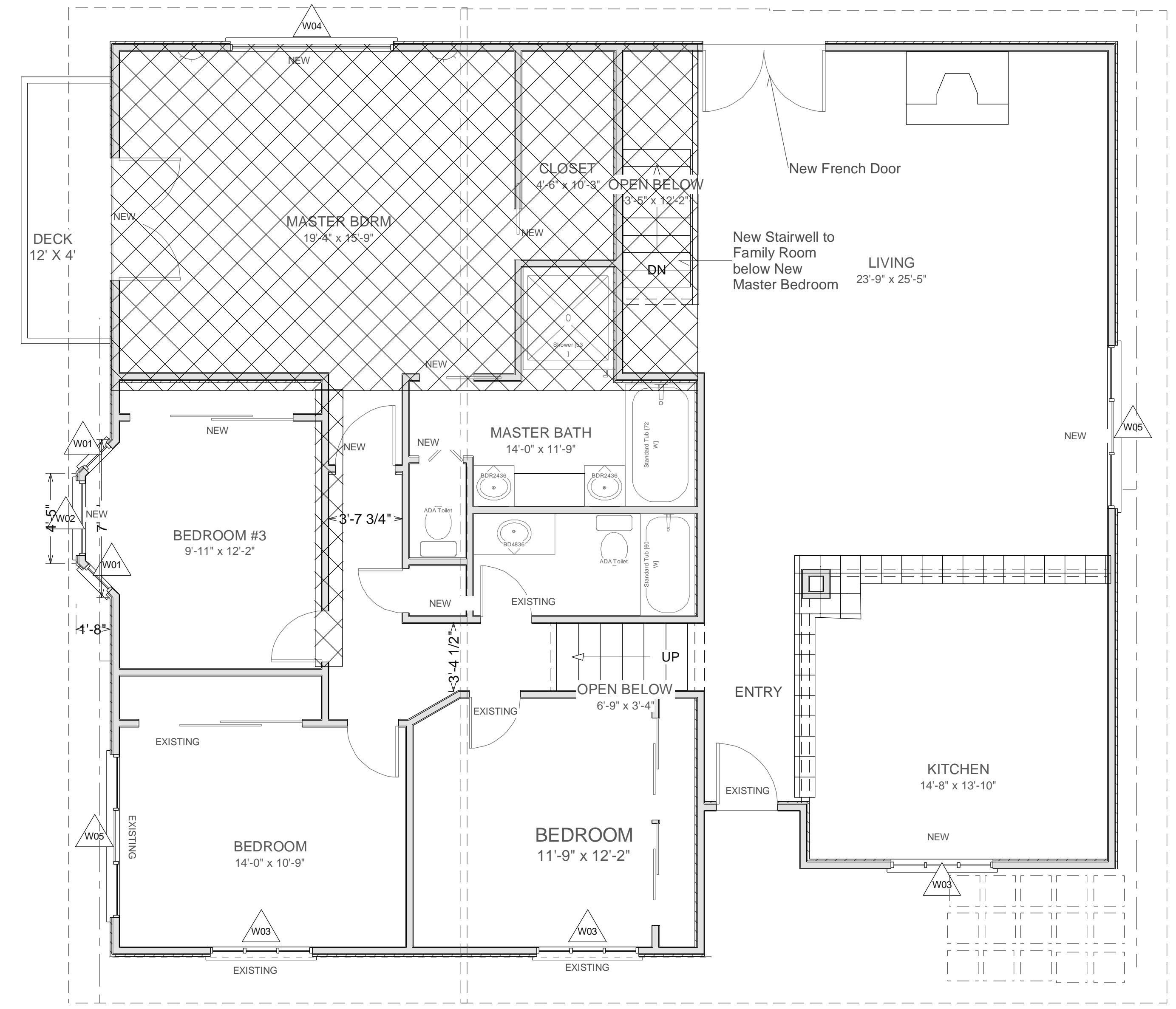
615 sq ft

**GARAGE LEVEL**  
No change in existing floor plan or existing floor area



- MAIN LEVEL**
1. Removal of walls surrounding kitchen to give "open floorplan" to Great Room (dining and living room).
  2. Hallway to proposed Master Bedroom created by addition of wall through existing bedroom #3 (see A-2)
  3. Master Bathroom and 2nd bathroom to be remodeled

FIXED, TEMPERED  
RIGHT SLIDING  
RIGHT SLIDING  
FIXED TRAPEZOID  
TRIPLE SLIDING  
TRIPLE SLIDING



**MAIN FLOOR  
PROPOSED  
LIVING AREA**

2016 sq ft

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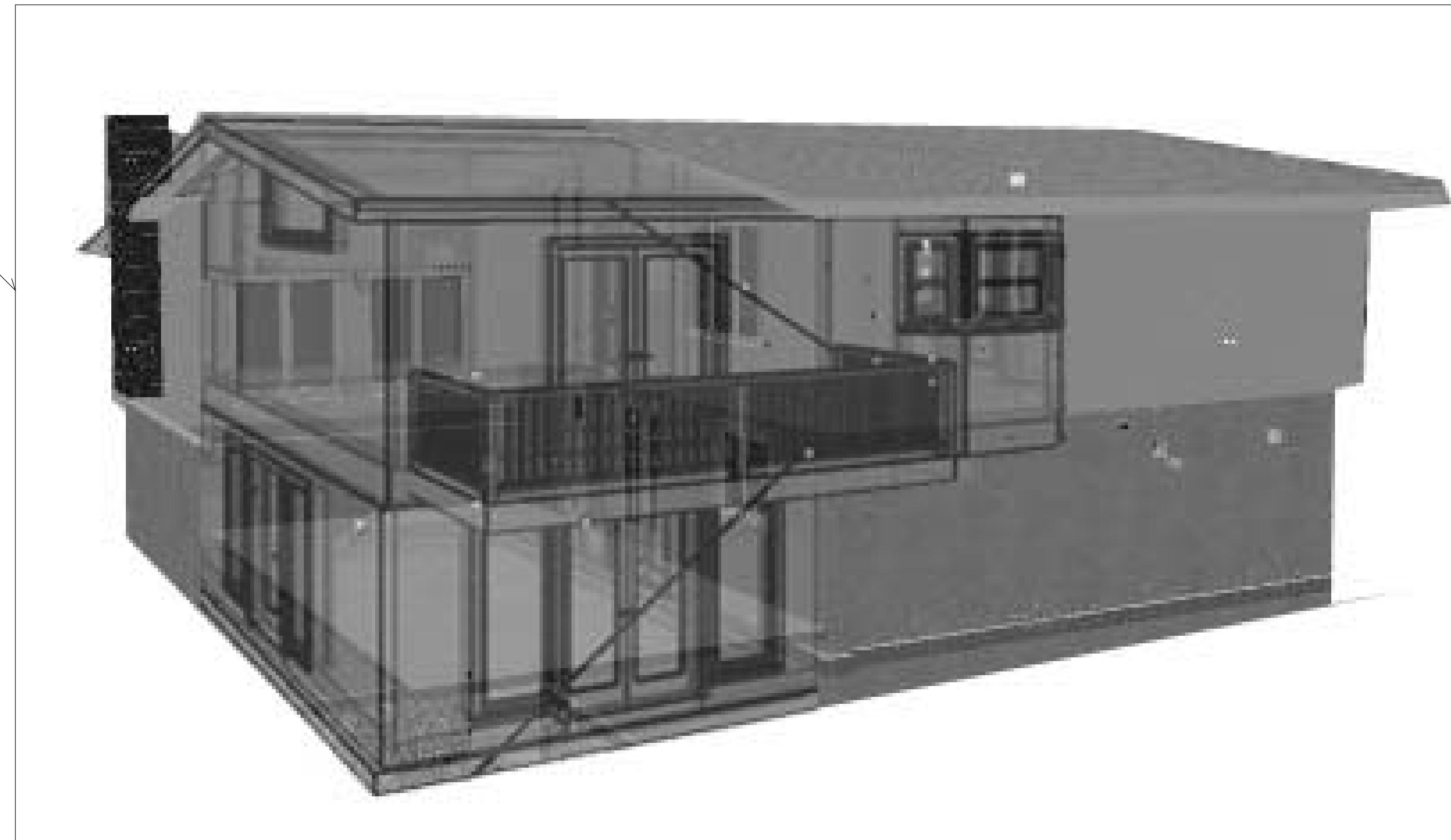
**EXISTING / PROPOSED**  
Scale 1/4" = 1'

Date: September 25, 2006  
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A-5



"Glass House" rendering of addition imposed over existing home rendition.



PROPOSED ADDITION

1. No increase to existing roof ridge
2. No increase in rear setback
3. No increase to side setback
4. Addition of Master Bedroom on 2nd floor
5. Addition of Family Room below Master Bedroom
6. Addition of Bay Window over existing upstairs window
7. Addition of deck facing South off new Master Bedroom

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EXISTING / PROPOSED  
 RENDERING

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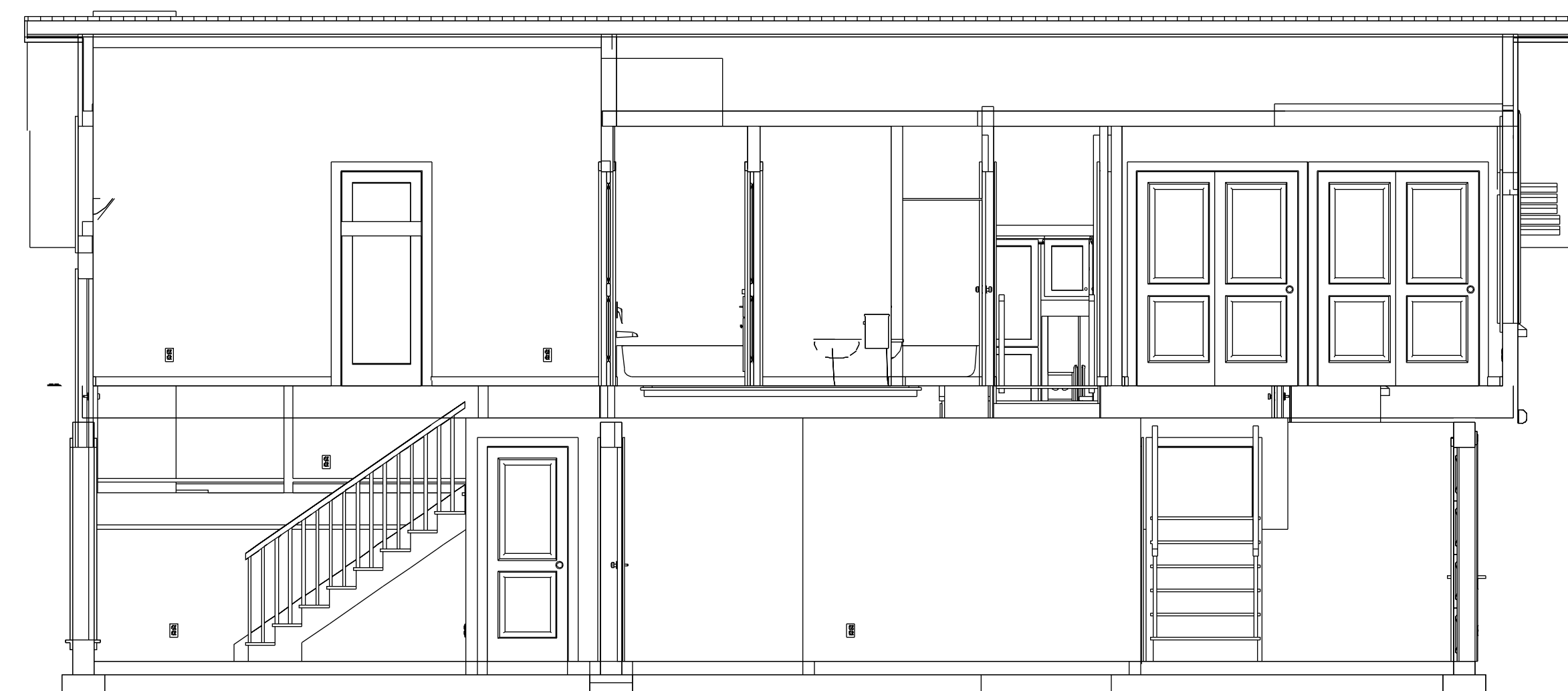
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SECTION 3



SECTION 1



SECTION 2

SECTIONS CALLED OUT ON A-3

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SECTIONS  
Scale 1/4" = 1'

Date: September 25, 2006

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A-7





**PROPOSED ADDITION and REMODEL**  
Addition to match existing

**EXISTING ROOF:**  
2/12 PITCH; tar and gravel

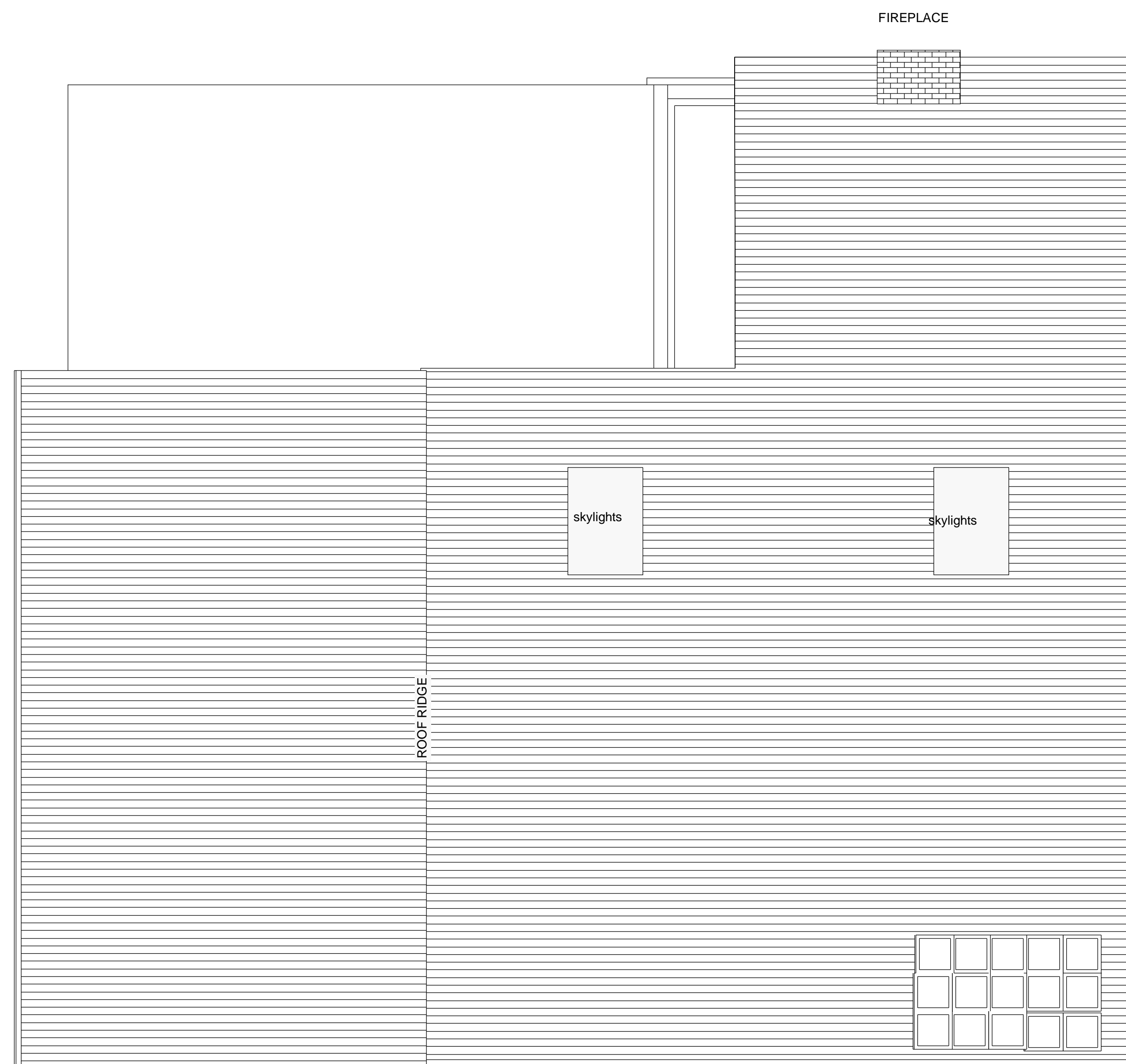
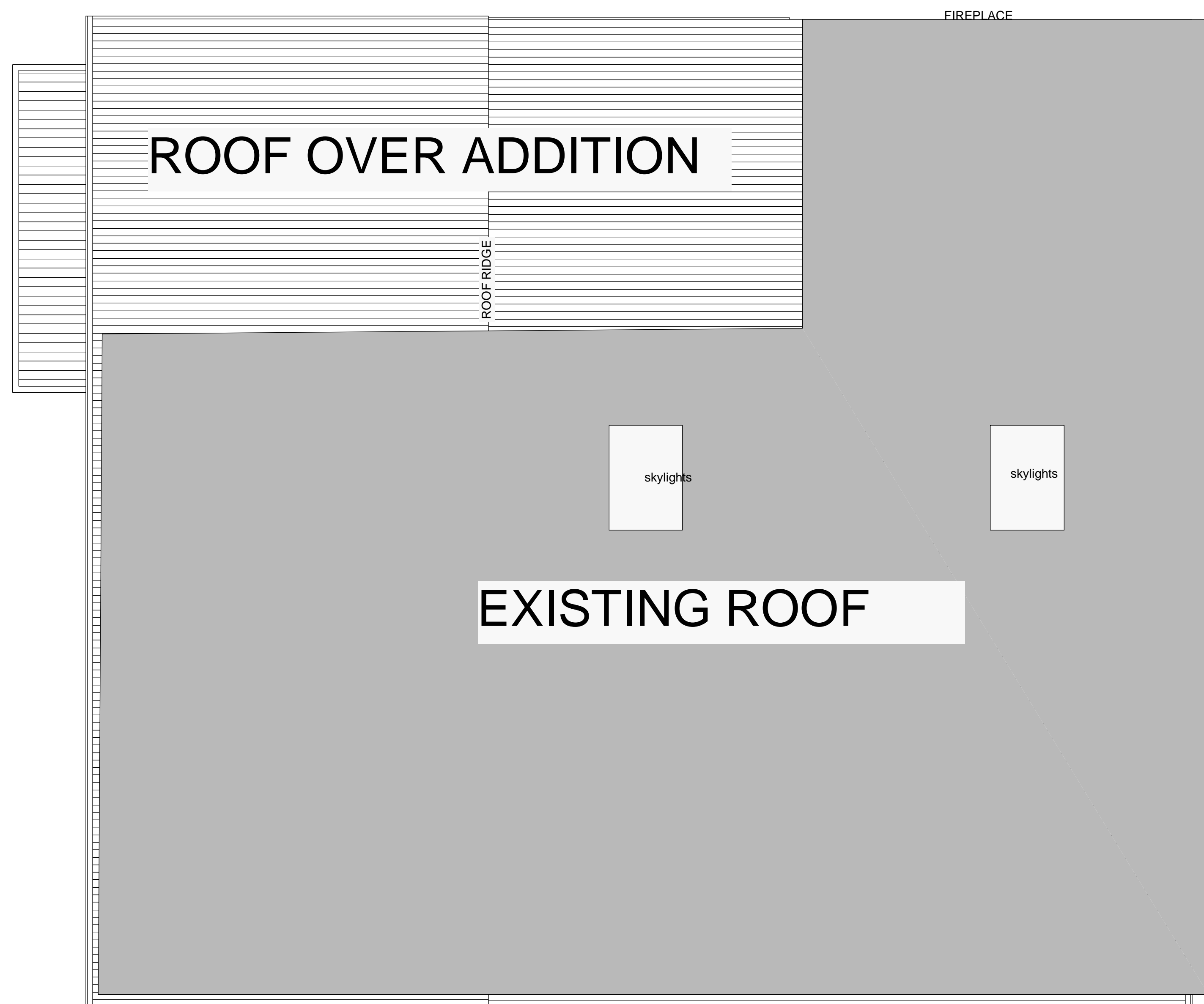
**PROPOSED ROOF:**  
1. Match existing with material.  
2. 2/12 Pitch Roof Span on Proposed Ridge Beam perpendicular to existing ridge beam (parallel with front of home). Waterproofed with Bituthane and tar and gravel.  
3. Ridge and soffit venting as per code / building inspector.

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

**ATTIC VENTILATION:**  
See A-5 EXISTING Plan. NO CHANGES TO ATTIC SPACE. To code with access and cross ventilation.



**EXISTING HOME**



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**ROOF PLAN**  
Scale 1/4" = 1'

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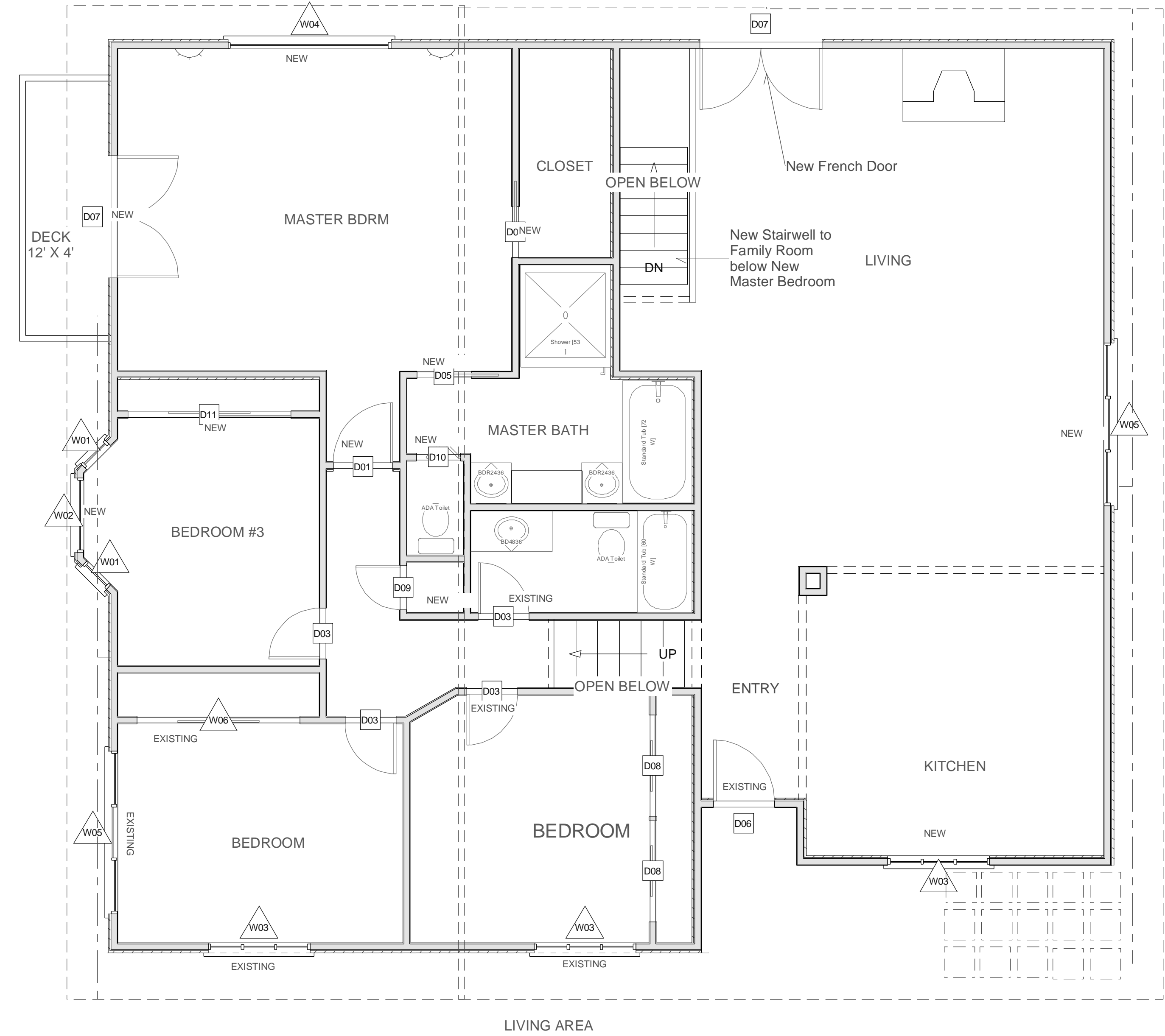
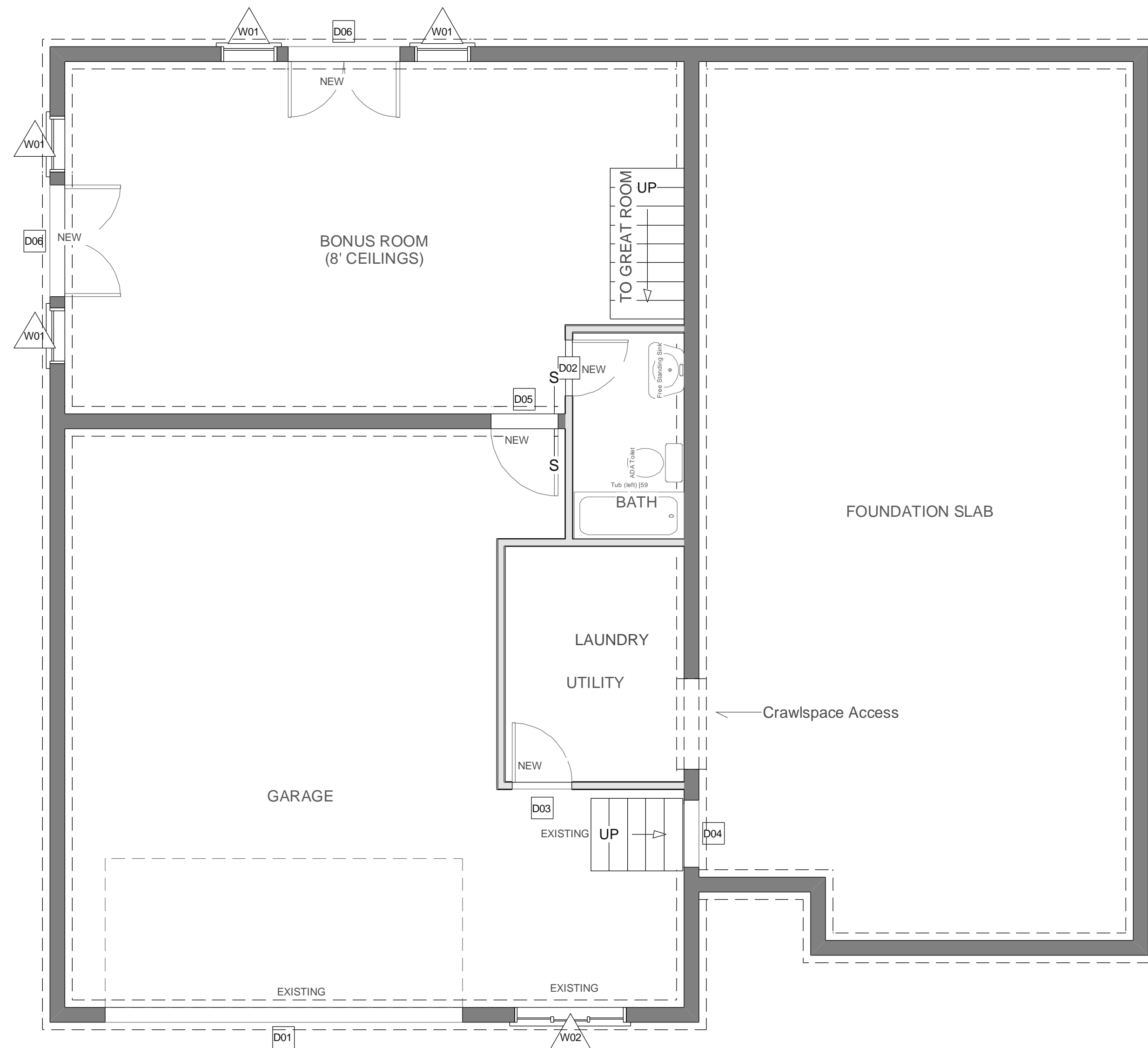
R - 1

WINDOW SCHEDULE										
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	WIDTH	HEIGHT	DESCRIPTION	CODE	QTY	NUMBER
W01	4	0	2660	30" X 72"	30"	72"	FIXED GLASS	Fixed, Tempered	4	W01
W02	1	0	5040	60" X 48"	60"	48"	TRIPLE SLIDING	Triple Sliding	1	W02

DOOR SCHEDULE										
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	WIDTH	HEIGHT	DESCRIPTION	COMMENTS	QTY	NUMBER
D01	1	0	16068	192" X 80"	192"	80"	GARAGE 6-PANEL GARAGE DOOR		1	D01
D02	1	0	2668	30" X 80" X 1 3/8"	30"	80"	2 PANEL DOOR		1	D02
D03	1	0	2968	32" X 80" X 1 3/4"	32"	80"	EXT. HINGED-PANEL		1	D03
D04	1	0	3068	36" X 80" X 1 3/4"	36"	80"	EXT. HINGED-PANEL		1	D04
D05	1	0	3068	36" X 80" X 1 3/4"	36"	80"	HINGED-GLASS		1	D05
D06	2	0	5068	30" X 80" X 1 3/4"	30"	80"	EXT. HINGED-GLASS		2	D06

DOOR SCHEDULE											
NUMBER	QTY	SIZE	DIMENSIONS	WIDTH	HEIGHT	DESCRIPTION	THICKNESS	CODE	MANUFACTURER	QTY	NUMBER
D01	1	21188	36 5/16" X 80" X 1 3/8"	36 5/16"	80"	2 PANEL DOOR	1 3/8			1	D01
D02	1	8068	96" X 80"	96"	80"	SLIDER-GLASS	1 3/8			1	D02
D03	4	2668	30" X 80" X 1 3/8"	30"	80"	2 PANEL DOOR	1 3/8			4	D03
D04	1	2668	30" X 80" X 1 3/8"	30"	80"	POCKET	1 3/8			1	D04
D05	1	2368	32" X 80" X 1 3/8"	32"	80"	POCKET 2 PANEL DOOR	1 3/8			1	D05
D06	1	3080	36" X 96" X 1 3/4"	36"	96"	EXT. CRAFTSMAN ENTRY DOOR [36W80H] - WOODGRAIN CHERRY-LIGHT-R	1 3/4			1	D06
D07	2	6068	36" X 80" X 1 3/4"	36"	80"	EXT. HINGED-GLASS	1 3/4			2	D07
D08	2	5068	60" X 80"	60"	80"	SLIDER 2 PANEL DOOR	1 3/8			2	D08
D09	1	2268	26" X 80" X 1 3/8"	26"	80"	2 PANEL DOOR	1 3/8			1	D09
D10	1	2268	26" X 80" X 1 3/8"	26"	80"	BIFOLD 2 PANEL DOOR	1 3/8			1	D10
D11	1	8068	96" X 80"	96"	80"	SLIDER 2 PANEL DOOR	1 3/8			1	D11

WINDOW SCHEDULE										
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	WIDTH	HEIGHT	DESCRIPTION	COMMENTS	QTY	NUMBER
W01	2	1	1830	20" X 36"	20"	36"	FIXED, TEMPERED		2	W01
W02	1	1	3830	44" X 36"	44"	36"	RIGHT SLIDING		1	W02
W03	3	1	5062	60" X 73 5/8"	60"	73 5/8"	RIGHT SLIDING		3	W03
W04	1	1	8033	96" X 38"	96"	38"	FIXED TRAPEZOID		1	W04
W05	2	1	8040	96" X 48"	96"	48"	TRIPLE SLIDING		2	W05
W06	1	1	8068	96" X 80"	96"	80"	TRIPLE SLIDING		1	W06



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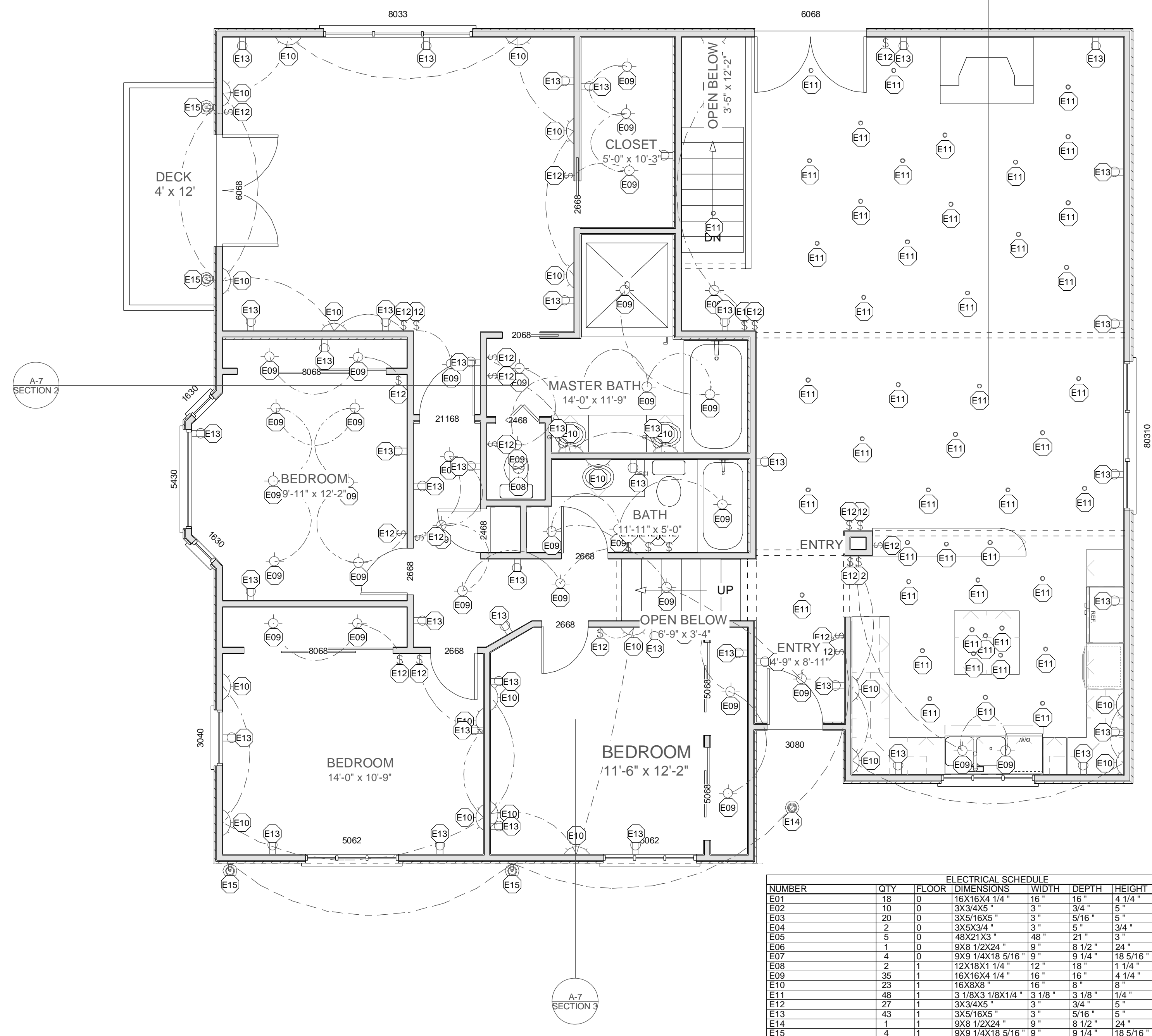
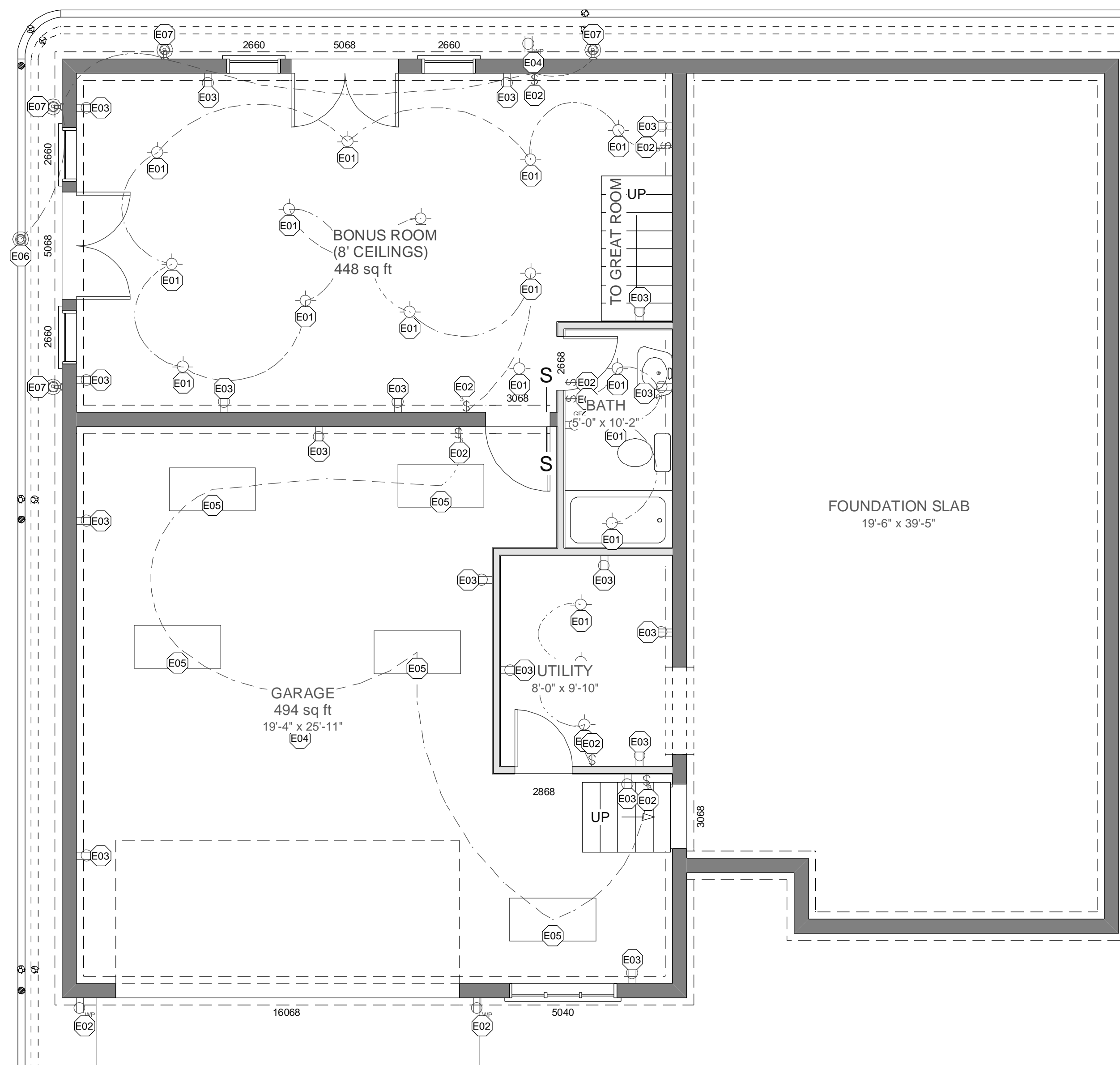
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## Door and Window Plan Scale 1/4" = 1'

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DW-1



NUMBER	QTY	FLOOR	DIMENSIONS	WIDTH	DEPTH	HEIGHT	ATTACHED TO
E01	19	0	16X16X4 1/4"	16"	16"	4 1/4"	CEILING MOUNT
E02	10	0	3X3/4X5"	3"	3/4"	5"	WALL MOUNT
E03	20	0	3X5/16X5"	3"	5/16"	5"	WALL MOUNT
E04	2	0	3X3/3/4"	3"	5"	3/4"	FLOOR MOUNT
E05	5	0	48X21X3"	48"	21"	3"	CEILING MOUNT
E06	1	0	9X8 1/2X24"	9"	8 1/2"	24"	CEILING MOUNT
E07	4	0	9X9 1/4X18 5/16"	9"	9 1/4"	18 5/16"	WALL MOUNT
E08	2	1	12X18X1 1/4"	12"	18"	1 1/4"	CEILING MOUNT
E09	35	1	16X16X4 1/4"	16"	16"	4 1/4"	CEILING MOUNT
E10	23	1	16X8X8"	16"	8"	8"	WALL MOUNT
E11	48	1	13 1/8X3 1/8X1/4"	3 1/8"	3 1/8"	1/4"	CEILING MOUNT
E12	27	1	3X3/4X5"	3"	3/4"	5"	WALL MOUNT
E13	43	1	3X5/16X5"	3"	5/16"	5"	WALL MOUNT
E14	1	1	9X8 1/2X24"	9"	8 1/2"	24"	CEILING MOUNT
E15	4	1	9X9 1/4X18 5/16"	9"	9 1/4"	18 5/16"	WALL MOUNT

- 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 installed in kitchen, bathrooms, garage and exterior. 125 volt, single phase 15- / 20- ampere receptacle shall be GFI. Install 1 GFI receptacle outlet at both the front and rear of the home.
  - 125 volt, single phase receptacle(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 with 24 slots 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 inspection 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 (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.
  - SMOKE DETECTORS shall be provided in each sleeping room, centrally located in a corridor or area with access to each separate sleeping area and on each level in the lowest floor.
  - At least one wall switch-controlled lighting outlet shall be installed at all outdoor entrances in Living Room, Family Room and Front Door (all exit doors) or exits as per N.E.C. Article 210-70(a).
  - Exhaust fans to be installed in all bathrooms, with or without windows

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# ELECTRICAL Plan

## Scale 1/4" = 1'

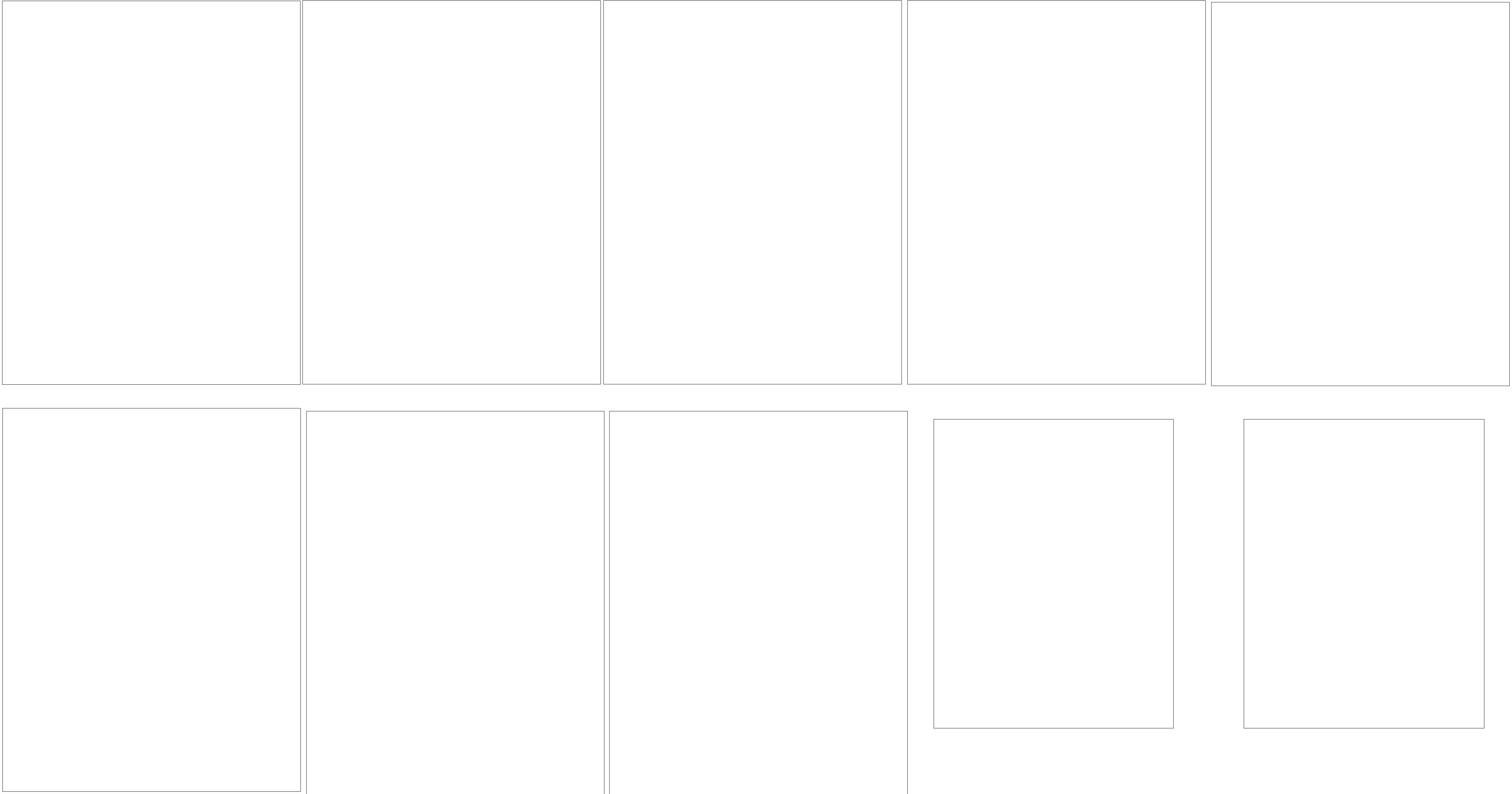
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E-1



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

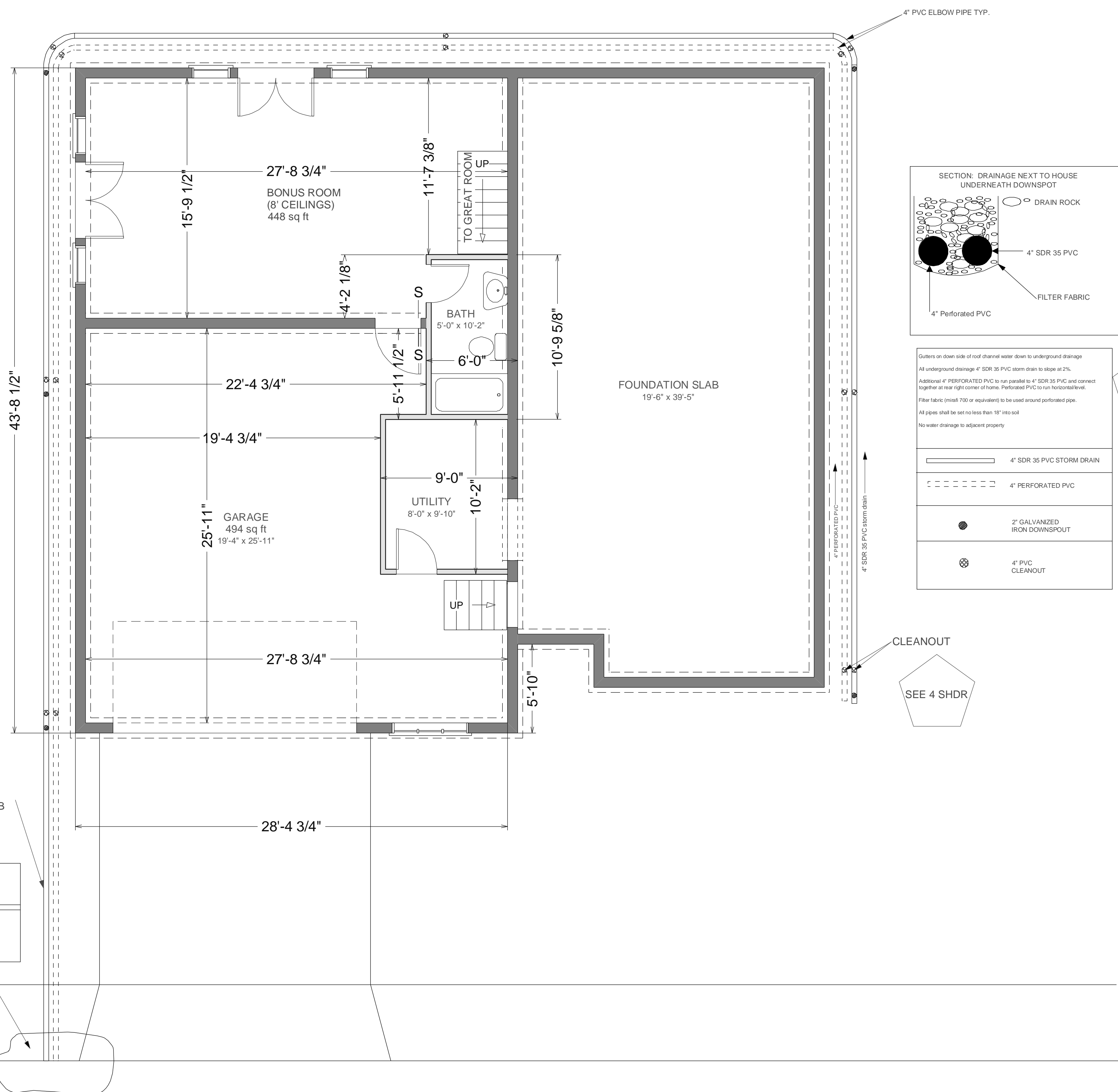
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## PLUMBING PLAN / NOTES

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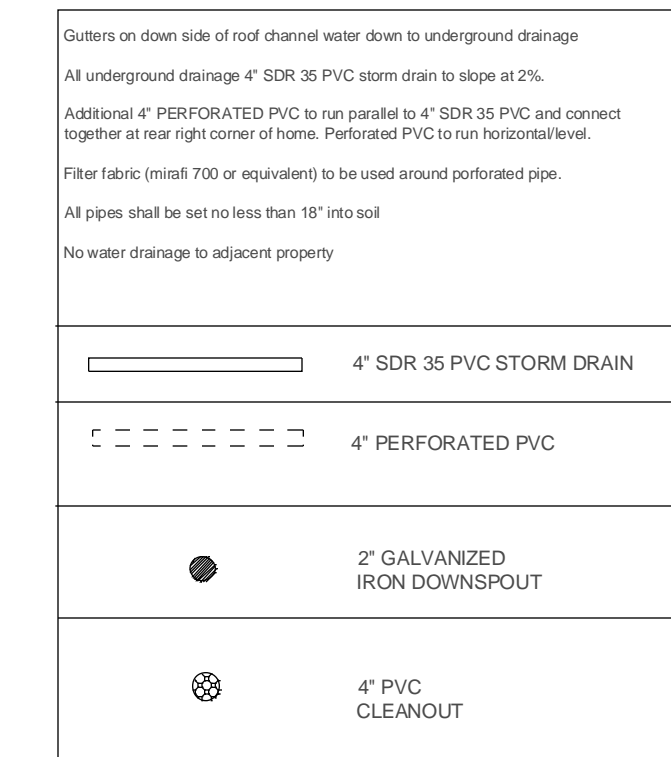
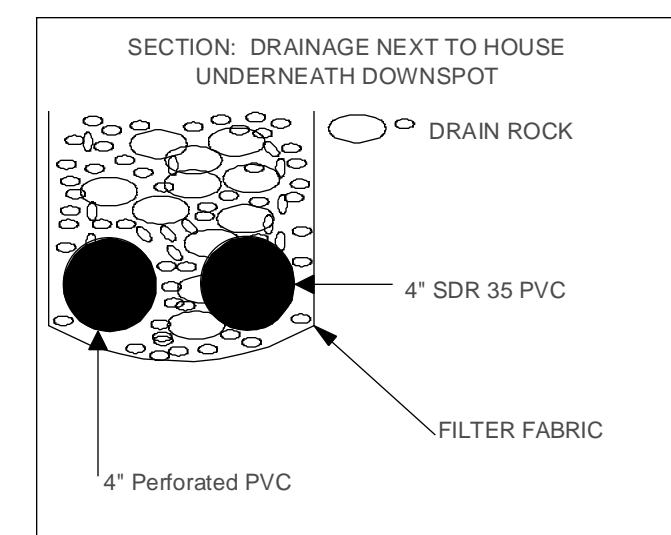
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SEE 3 SHDR

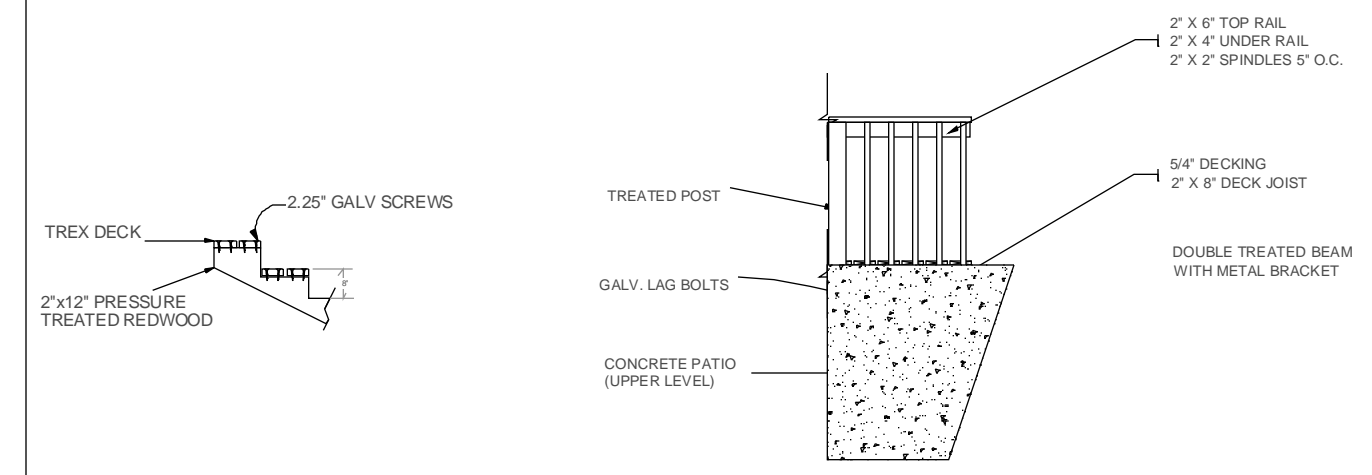
SURFACE WATER OR DOWNSPOUT SHALL NOT DRAIN INTO SUBDRAINS. ALL PORFORATED AND SOLOID PIPES WILL BE SEPRATE TO POINT OF DISPERSAL



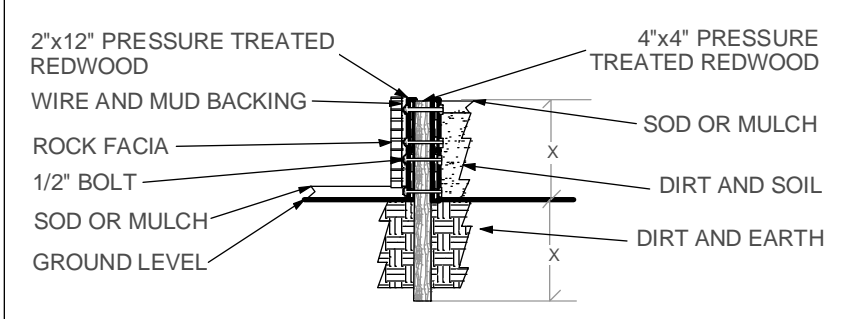
SEE 2 SHDR

- SHDR NOTES:**
- 1) PERFORATED PIPE SHALL BE HORIZONTAL/ LEVEL.
  - 2) ALL SIZES, MATERIALS, ALIGNMENT (VERTICAL AND HORIZONTAL) OF ALL PIPES, AS WELL OUTLETS IS AS SHOWN ON PLANS. FLEX PIPE NOT PERMITTED ON THIS PROJECT.
  - 3) SURFACE WATER OR DOWNSPOUT SHALL NOT DRAIN INTO SUBDRAINS. ALL PORFORATED AND SOLOID PIPES WILL BE SEPRATE TO POINT OF DISPERSAL
  - 4) DRAINAGE STRUCTURES, CLEANOUTS OR "Y" CONNECTIONS SHALL BE USED AS APPROPRIATE AT STORM DRAIN ALIGNMENT DEFLECTIONS OR JUNCTIONS OF INTERSECTING DRAIN LINES TO FACILITATE MAINTENANCE.
  - 5) ALL PAVED AND UNPAVED FINISHED SURFACES SHALL BE POSITIVELY DRAINED. FINISHED SLOPES AND ELEVATION SHALL BE SAME AS EXISTING
  - 6) DRAINAGE WATER WILL NOT FLUSH THE PAVEMENT OF INTERSECTING STREETS
  - 7) THE GRADE AROUND THE PERIMETER FOUNDATION OF THE HOME SHALL BE SLOPED AWAY FROM THE FOUNDATION
  - 8) ALL DRAINAGE SHALL BE PER CODE 1/4" PER LINEAL FOOT MINIMUM. (TYP.)

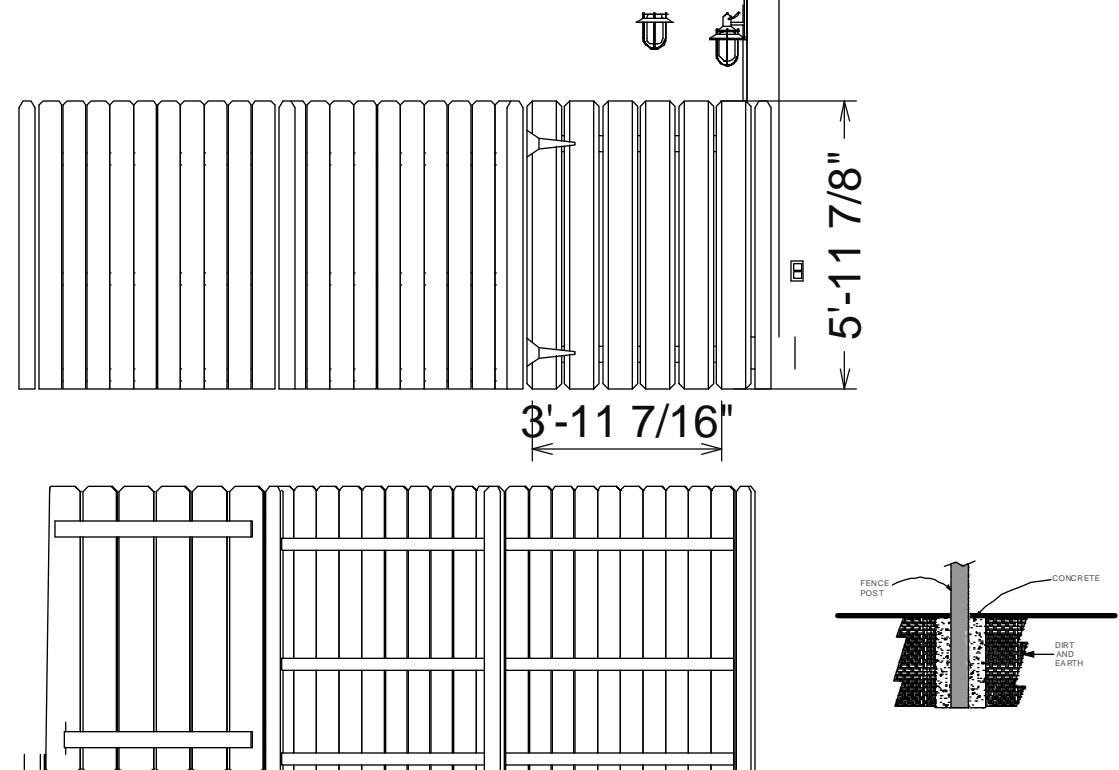
### Deck Detail Attached to Concrete Wall



### RETAINING WALL AND PLANTER SECTION

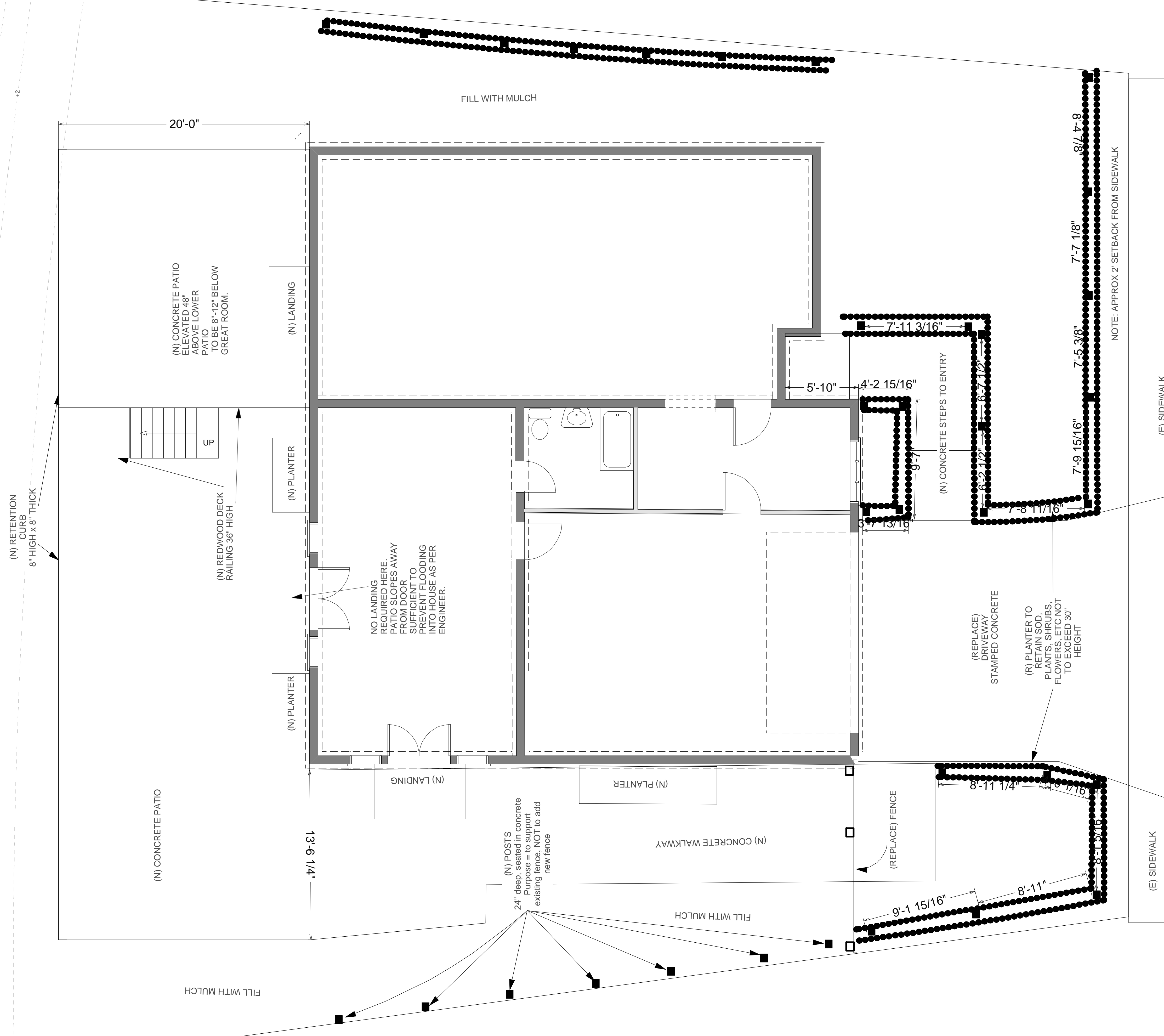


### FENCE DETAIL



### LEGEND & NOTES

- 4"x4" post
  - PLANTER
- NOTES
- FRONT PLANTERS
1. PLANTERS TOWARDS FRONT OF HOME (STREET SIDE) RANGE BETWEEN 6" TO 24" HIGH.
  2. MADE FROM 2x12 PRESSURE TREATED REDWOOD.
  3. 4x4 REDWOOD PRESSURE TREATED POSTS LOC EVERY 10' OR TURNS, WHICHEVER IS NEARER.
- CONCRETE PATIO
1. 4"-6" THICK WITH 1/2" REINFORCED REBAR.
  2. CURB TO THE REAR SHALL BE AT LEAST 8"x8" AND BACKFILLED WITH DIRT OR SOIL.
  3. ELEVATED SECTION SHALL HAVE AT LEAST 12" THICK RETAINING WALL TO LOWER PATIO.
  4. NO CHANGE TO DRAINAGE PLAN. CONCRETE SHALL SLOPE TOWARDS DRAINS AS PER PLAN.
- FENCE
1. REPLACE (E) 72" REDWOOD FENCE AND GATE WITH (N) 72" REDWOOD FENCE AND GATE.
- POSTS
1. POSTS SHALL BE AT LEAST 2' BELOW GRADE AND SEATED IN NEW CONCRETE.
  2. HEIGHT SHALL NOT EXCEED EXISTING FENCE BETWEEN ADJACENT HOME.
  3. 4"x4" REDWOOD MATERIAL ONLY.



PROJECT ADDRESS  
 35 Terrace Court  
 Tiburon, CA 94920  
 OWNER  
 Richard Ross

# 35 TERRACE CT

## FENCE, PLANTERS AND LANDSCAPE RETAINING WALLS

Scale 1/4" = 1'

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