

### SITE INFORMATION

APN:	007-266-11
SITE AREA:	10,200 SF
ZONING:	R-1
AREAS:	
RESIDENCE AREAS:	
EXISTING:	
UPPER FLOOR:	1,791 SF
LOWER FLOOR:	663 SF
EXISTING FLOOR AREA:	2,454 SF
ADDITION:	
UPPER FLOOR KITCHEN/BREAKFAST:	448 SF
UPPER FLOOR MASTER BEDROOM:	50 SF
NEW FLOOR AREA:	498 SF
TOTAL FLOOR AREA :	<u>2,952 SF</u>
EXTERIOR DECK/STAIR:	
EXISTING:	540 SF
DECK TO BE REMOVED:	(341 SF)
TOTAL DECK :	199 SF
LOT COVERAGE:	
EXISTING:	23.3%
NEW:	24.4%
FLOOR AREA RATIO (FAR):	
EXISTING:	24.1%
NEW:	28.9%

### BUILDING INFORMATION

OCCUPANCY GROUP:	R-3
TYPE OF CONSTRUCTION:	VB
STORIES:	2
SPRINKLERS:	YES
OCCUPANT LOAD:	15

### VICINITY

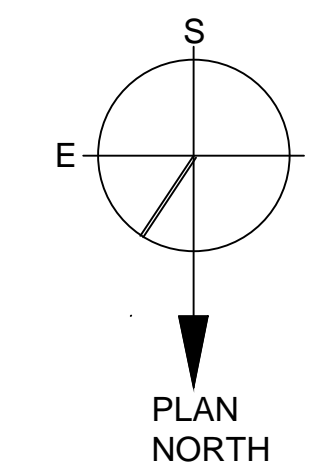


### DRAWING INDEX

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### SITE PLAN

1/8" = 1'-0"



REVISIONS	BY

**JEFF KROOT ARCHITECT & ASSOCIATES**  
 P.O. BOX 246 - SAN ANSELMO, CALIFORNIA 94979 - 415/455-5531

## SITE PLAN

Remodel and Addition for:  
**AMY and GREG JONES**  
 59 Austin Ave. San Anselmo, CA  
 APN: 007-266-11

Date	DEC 2019
Scale	1/8" = 1'-0"
Drawn	DMS
Job	JONES
Sheet	<b>1</b>
Of	6

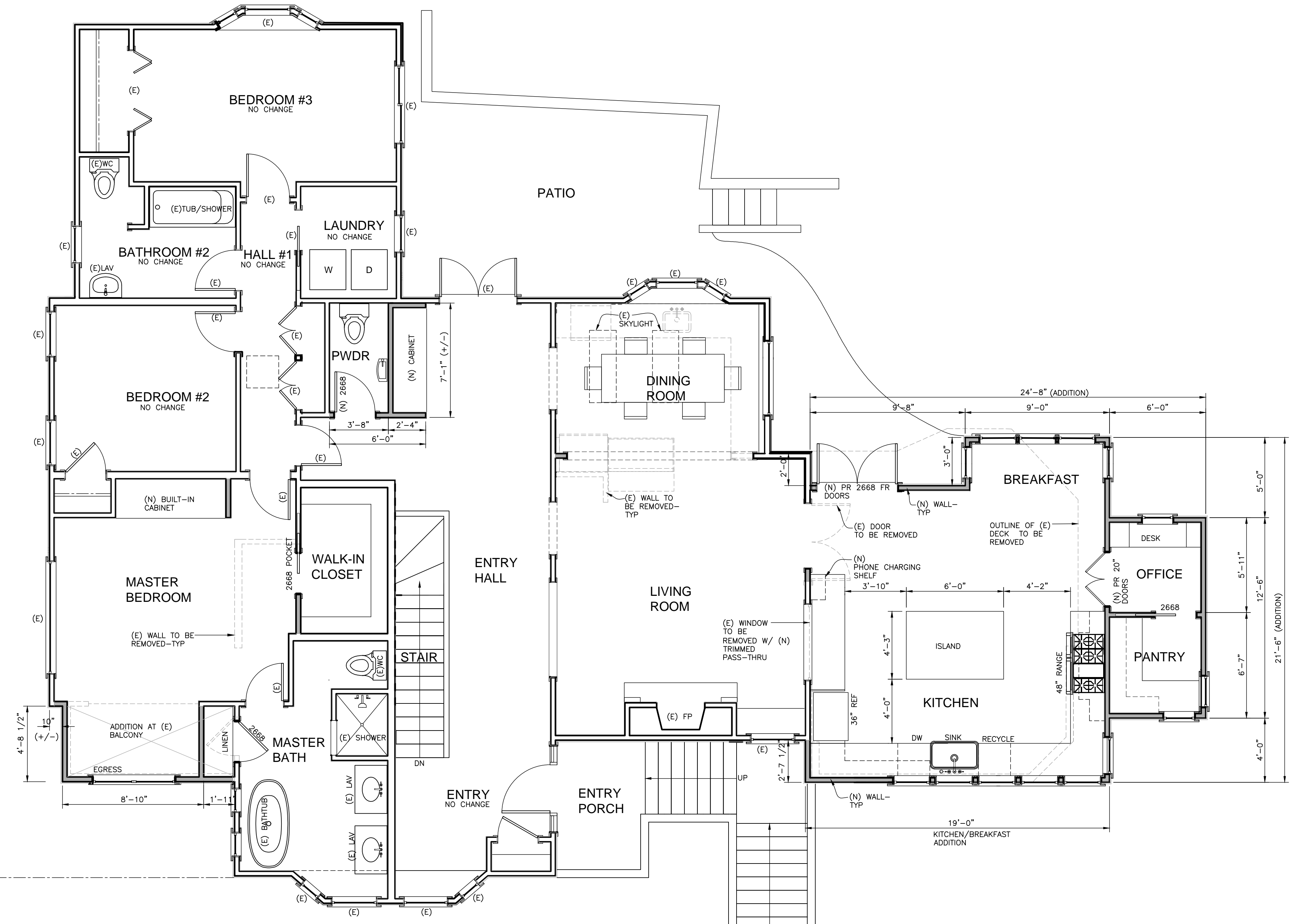
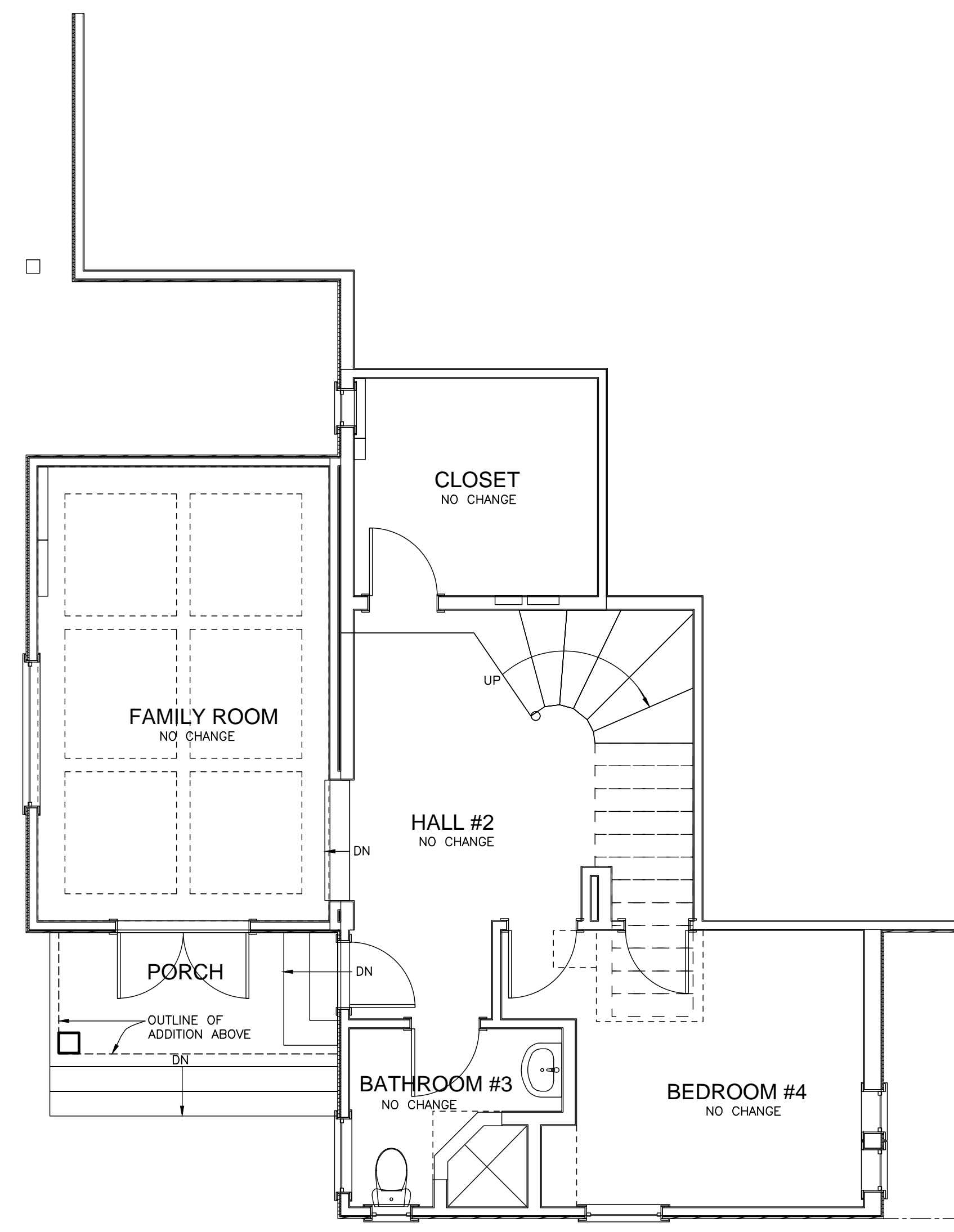
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**FLOOR PLANS**

Remodel and Addition for:  
**AMY and GREG JONES**  
 59 Austin Ave. San Anselmo, CA  
 APN: 007-266-11

Date	DEC 2019
Scale	1/4" = 1'-0"
Drawn	DMS
Job	JONES
Sheet	<b>2</b>
Of	6



**SYMBOL SCHEDULE**

- (N) 2X4 STUD WALL
- (E) STUD WALL
- - - (E) STUD WALL TO BE REMOVED
- (N) - NEW
- (E) - EXISTING
- TYP - TYPICAL

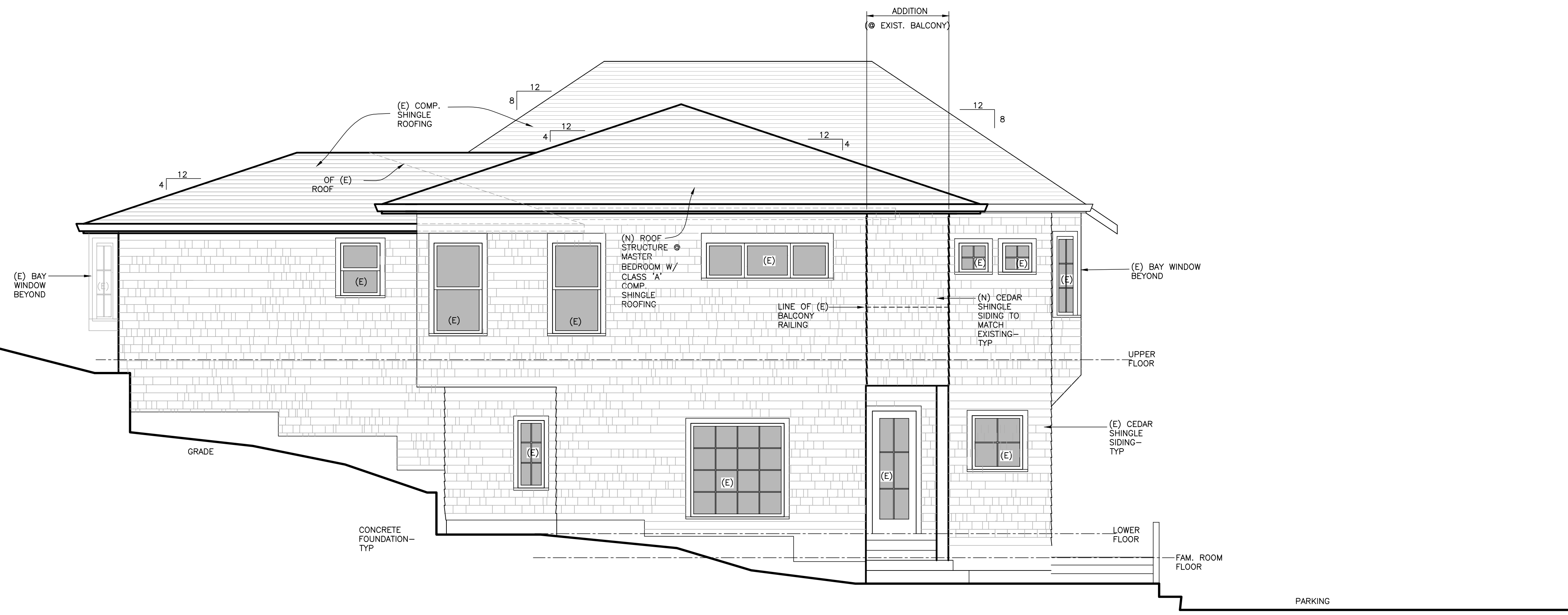
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**EXTERIOR ELEVATIONS**

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**AMY and GREG JONES**  
 59 Austin Ave. San Anselmo, CA  
 APN: 007-266-11

Date	DEC 2019
Scale	1/4" = 1'-0"
Drawn	DMS
Job	JONES
Sheet	<b>3</b>
Of	6



**EAST ELEVATION**  
 1/4" = 1'-0"



**NORTH ELEVATION**  
 1/4" = 1'-0"



**WEST ELEVATION**

1/4" = 1'-0"



**SOUTH ELEVATION**

1/4" = 1'-0"

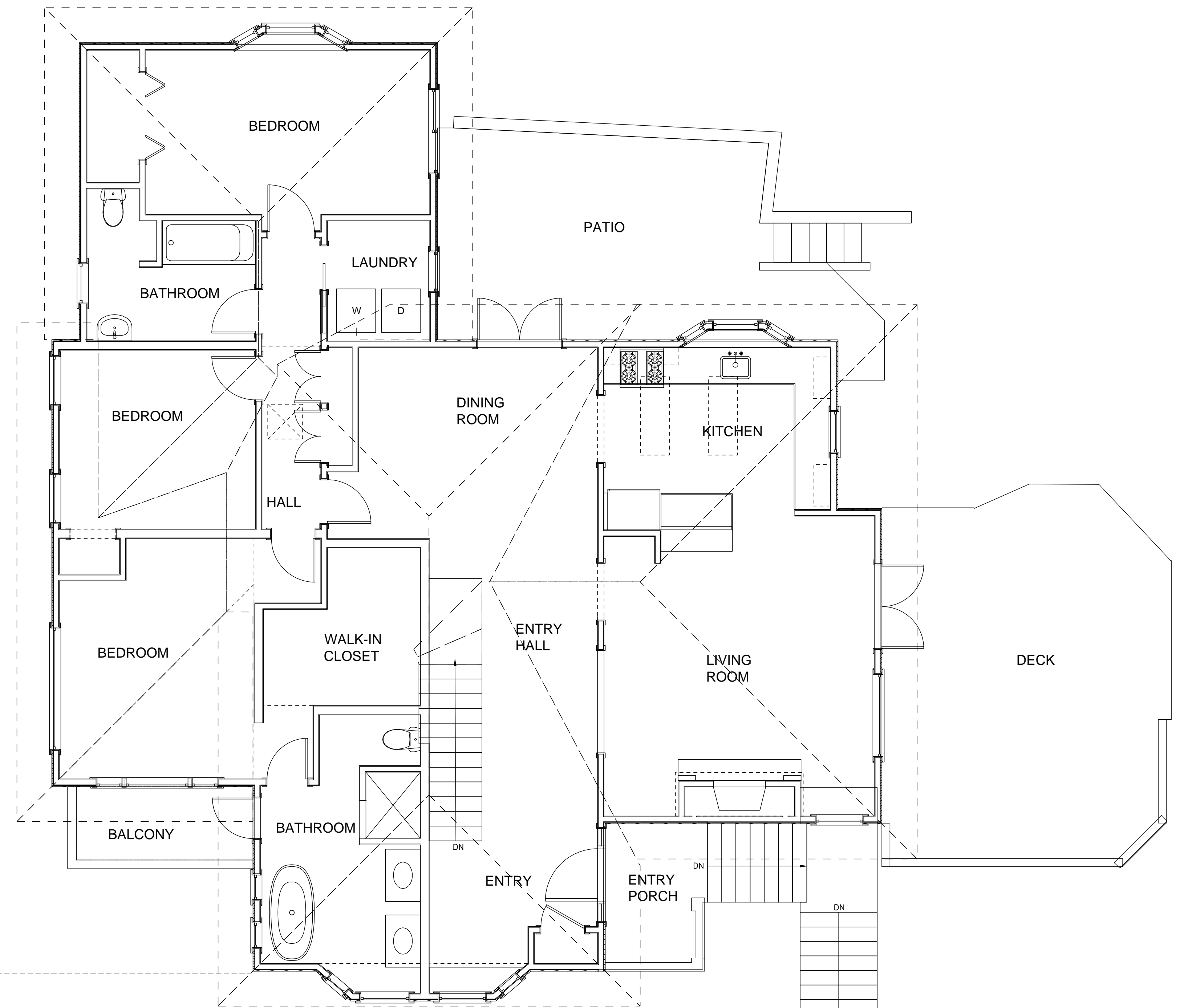
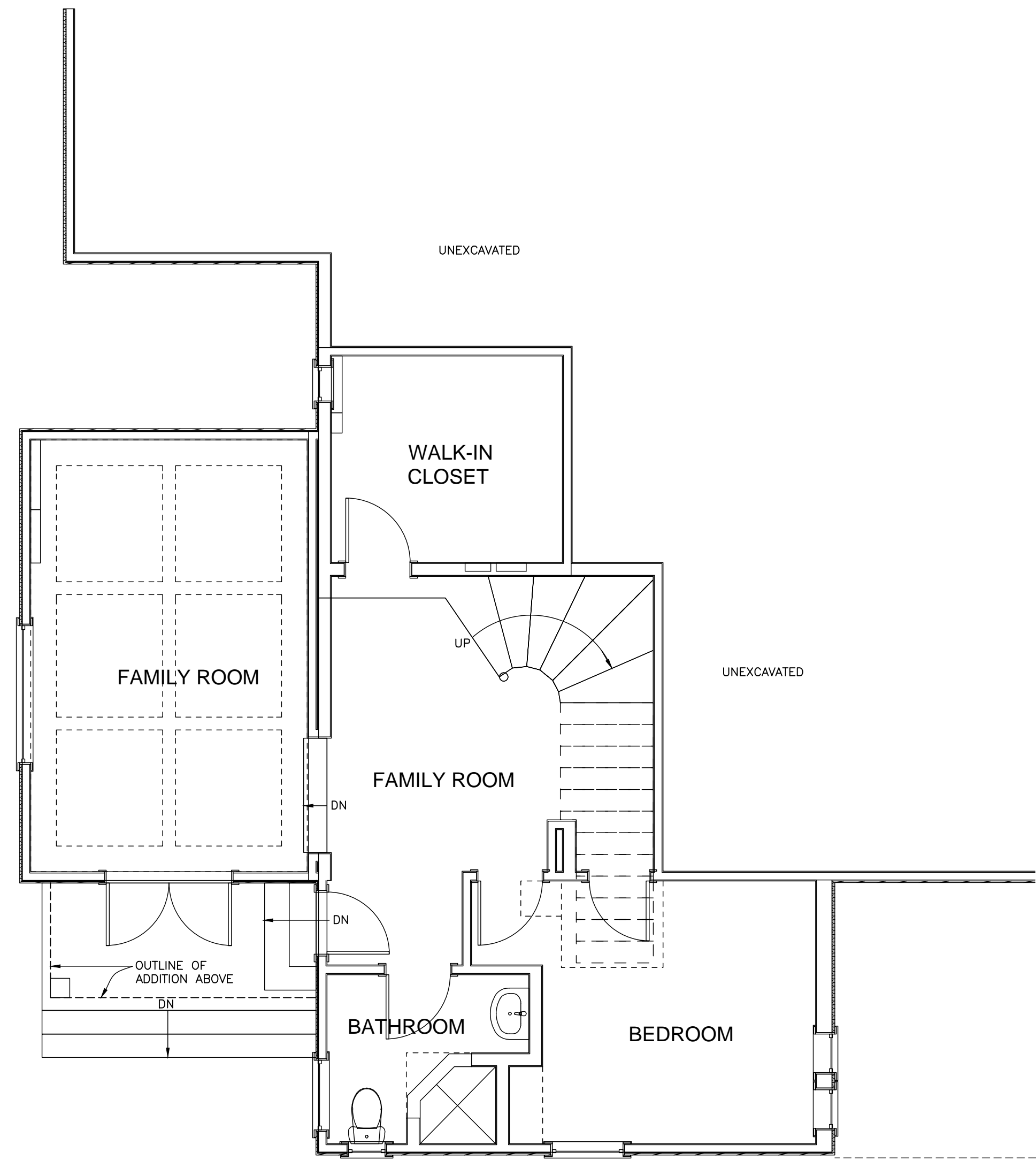
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**EXTERIOR ELEVATIONS**

Remodel and Addition for:  
**AMY and GREG JONES**  
 59 Austin Ave. San Anselmo, CA  
 APN: 007-266-11

Date	DEC 2019
Scale	1/4" = 1'-0"
Drawn	DMS
Job	JONES
Sheet	<b>4</b>
Of	6



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**EXISTING FLOOR PLANS**

Remodel and Addition for:  
**AMY and GREG JONES**  
 59 Austin Ave. San Anselmo, CA  
 APN: 007-266-11

Date	DEC 2019
Scale	1/4" = 1'-0"
Drawn	DMS
Job	JONES
Sheet	<b>5</b>
Of	6

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**EXISTING EXTERIOR ELEVATIONS**

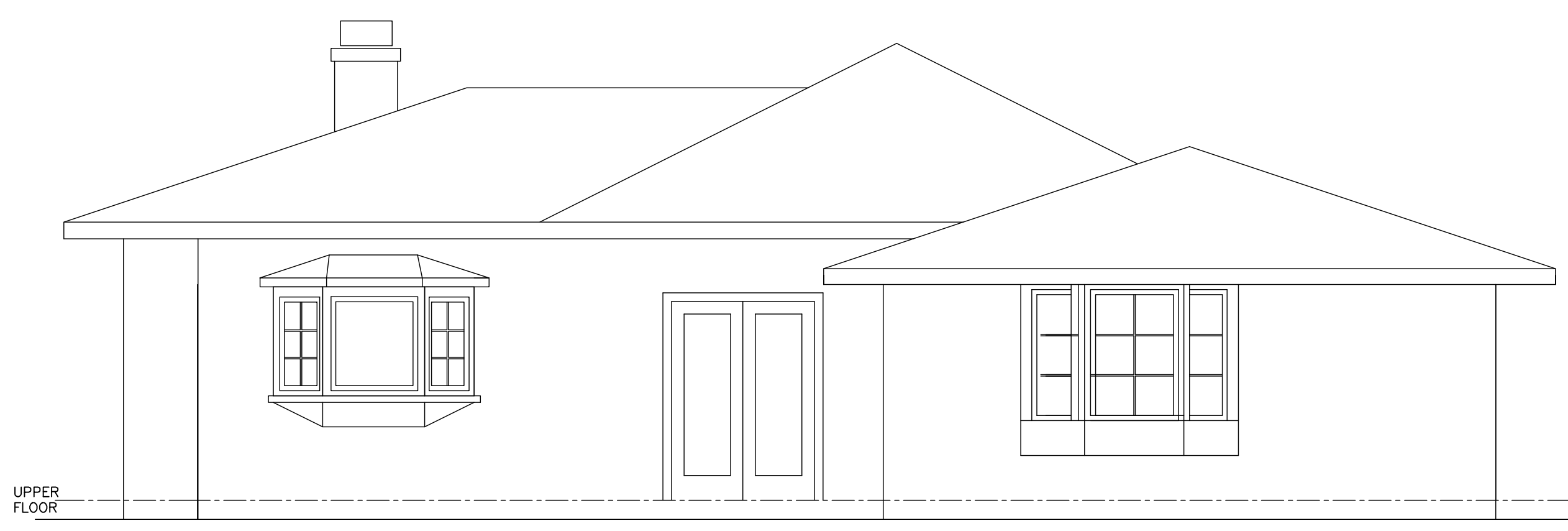
Remodel and Addition for:  
**AMY and GREG JONES**  
59 Austin Ave. San Anselmo, CA  
APN: 007-266-11

Date	DEC 2019
Scale	1/4" = 1'-0"
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Job	JONES
Sheet	<b>6</b>
OF	6



**EXISTING WEST ELEVATION**

1/4" = 1'-0"



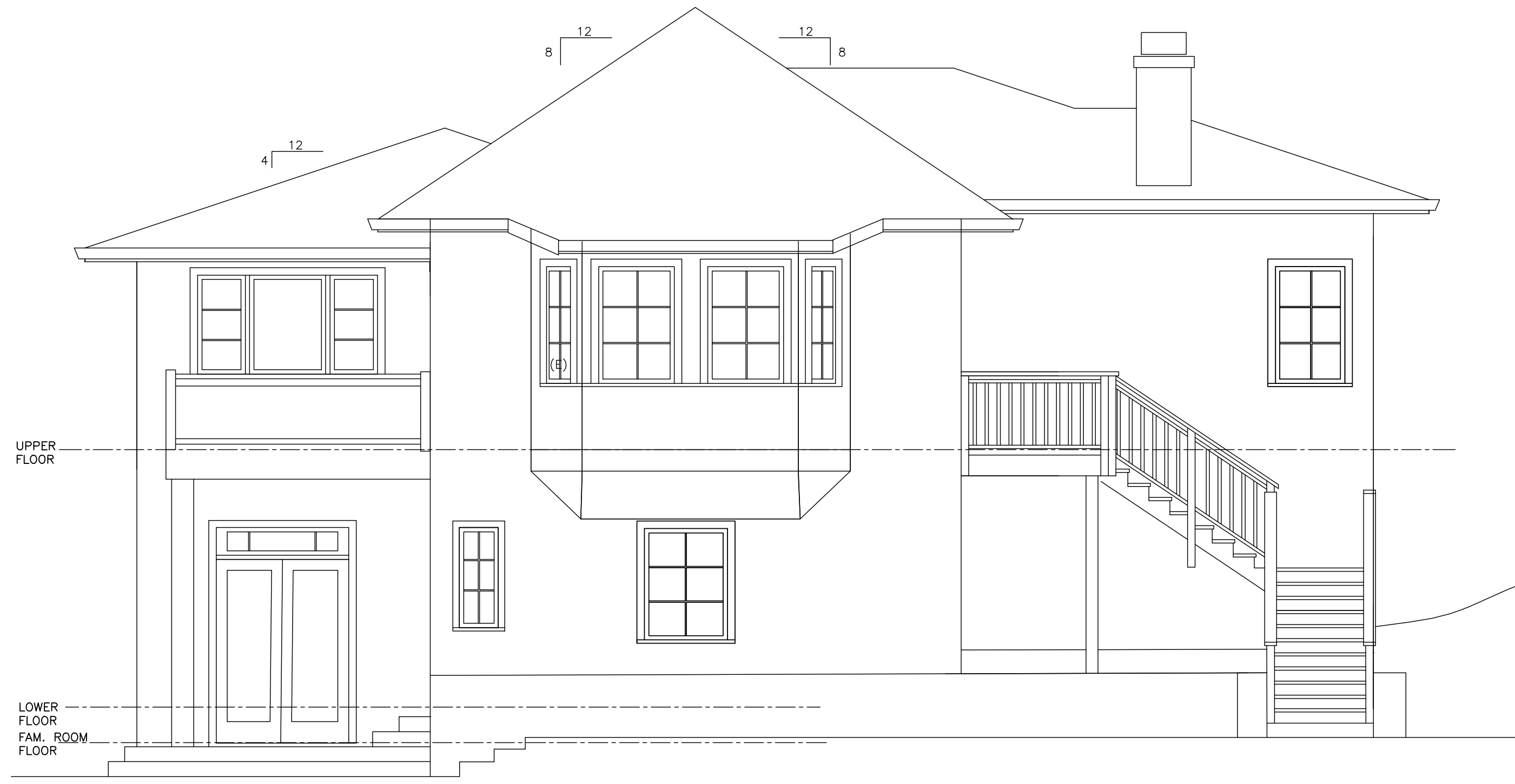
**EXISTING SOUTH ELEVATION**

1/4" = 1'-0"



**EXISTING EAST ELEVATION**

1/4" = 1'-0"



**EXISTING NORTH ELEVATION**

1/4" = 1'-0"