N E W R E S I D E N C E

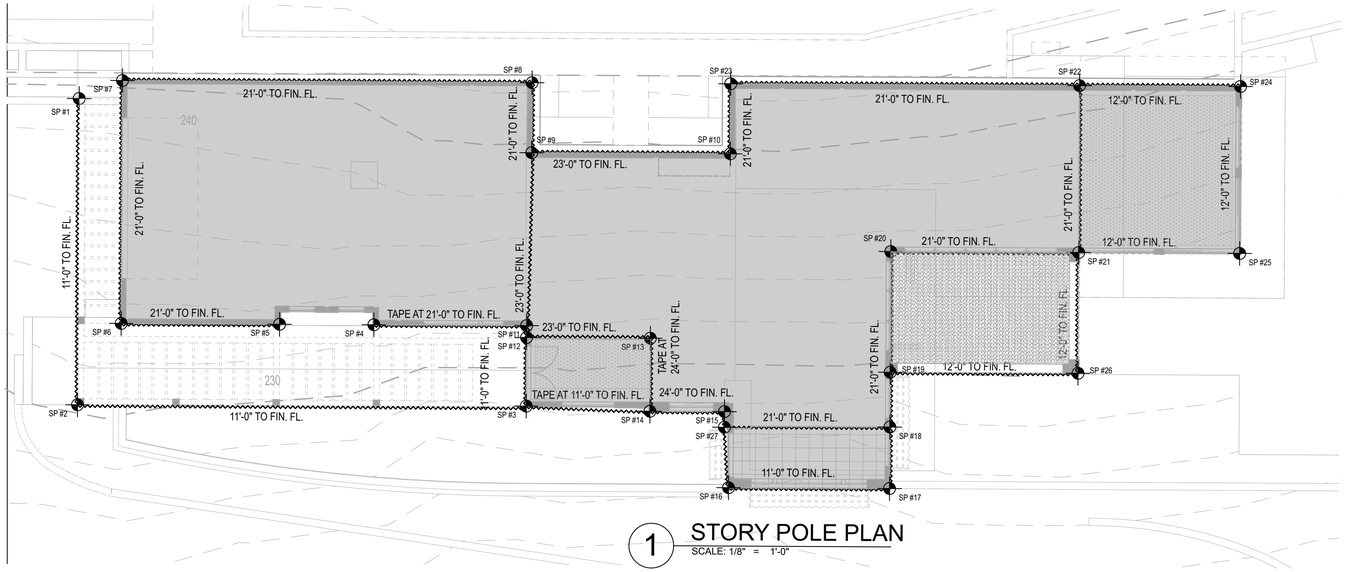
1 3 8 R O C K R O A D **T I B U R O N , C A**

P O L S K Y P E R L S T E I N A R C H I T E C T S

469B Magnolia Avenue
Larkspur, CA 94939
Phone 415 927 1156
Fax 415 927 0847
www.polskyarchitects.com

AP# 039-151-65
DESIGN REVIEW SET: 16 MARCH 2020

SEE PROJECT INFORMATION SHEET: A0.1

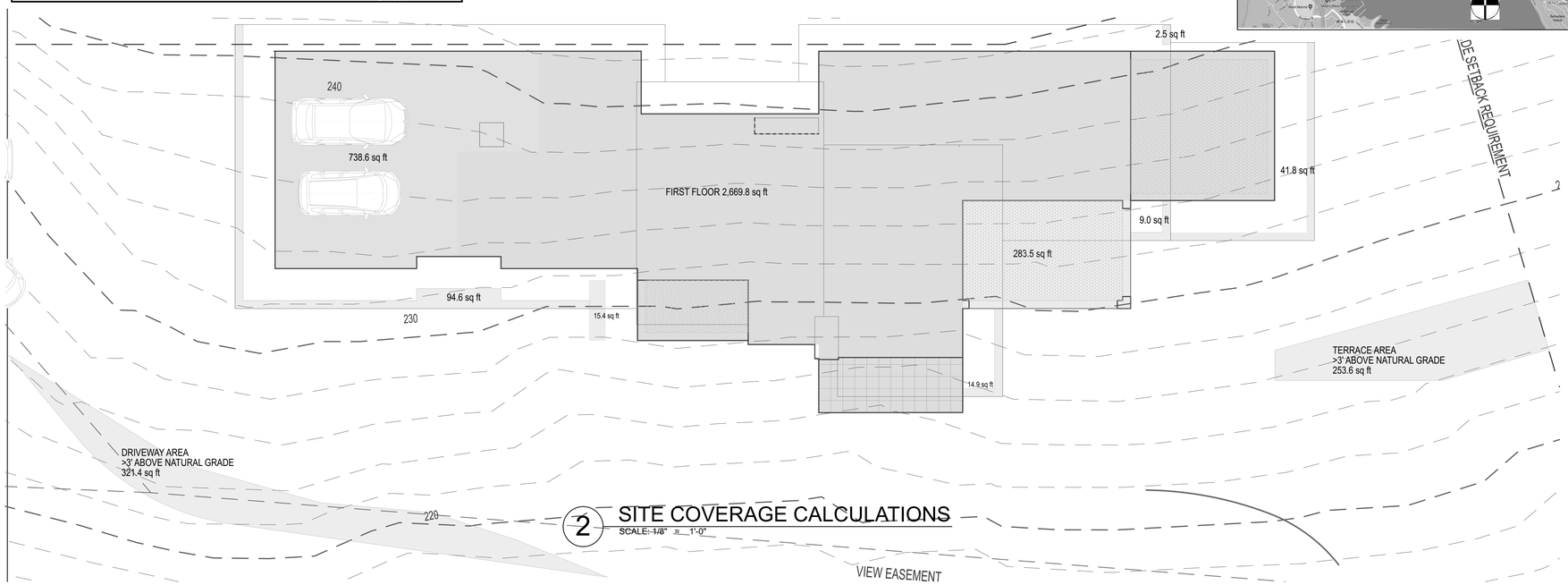


1 STORY POLE PLAN
SCALE: 1/8" = 1'-0"

STORY POLE SCHEDULE

MAIN LEVEL FINISH FLOOR ELEVATION (FEET): 230.0

POLE #	TOP OF POLE ABOVE MAIN LEVEL	EXISTING GRADE UNDER POLE (+/-)	MAIN LEVEL FIN FL TO (E) GRADE	POLE HEIGHT (approx only- Surveyor to confirm pole ht)
SP-01	11.0	239.70	-9.7	1.30
SP-02	11.0	230.40	-0.4	10.60
SP-03	11.0	228.20	1.8	12.80
SP-04	21.0	233.00	-3.0	18.00
SP-05	21.0	233.40	-3.4	17.60
SP-06	21.0	233.50	-3.5	17.50
SP-07	21.0	240.50	-10.5	10.50
SP-08	21.0	242.50	-12.5	8.50
SP-09	23.0	239.60	-9.6	13.40
SP-10	23.0	239.90	-9.9	13.10
SP-11	23.0	232.20	-2.2	20.80
SP-12	23.0	231.80	-1.8	21.20
SP-13	24.0	233.40	-3.4	20.60
SP-14	24.0	228.00	2.0	26.00
SP-15	24.0	227.80	2.2	26.20
SP-16	11.0	224.30	5.7	16.70
SP-17	11.0	224.80	5.2	16.20
SP-18	21.0	227.10	2.9	23.90
SP-19	21.0	229.80	0.2	21.20
SP-20	21.0	235.20	-5.2	15.80
SP-21	21.0	234.30	-4.3	16.70
SP-22	21.0	241.10	-11.1	9.90
SP-23	21.0	242.30	-12.3	8.70
SP-24	12.0	239.50	-9.5	2.50
SP-25	12.0	233.40	-3.4	8.60
SP-26	12.0	230.00	0.0	12.00
SP-27	21.0	227.00	3.0	24.00



2 SITE COVERAGE CALCULATIONS
SCALE: 1/8" = 1'-0"

PROJECT TEAM

OWNER:
Caryn Wu, Amir Sarhangi
4 Antilles
Tiburon, CA 94920
925-788-2678
carynwu@gmail.com

ARCHITECT:
Richard Perlstein AIA
Polsky Perlstein Architects
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Fax 927-0847
rich@polskyarchitects.com

LANDSCAPE ARCHITECT:
Pete Pedersen
Pedersen Associates
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ppedersen@pedersenassociates.com

CIVIL ENGINEER:
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FAX 415-446-7419
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GEOTECHNICAL ENGINEER:
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csshields@rockridgegeo.com

CONSULTING GEOLOGIST:
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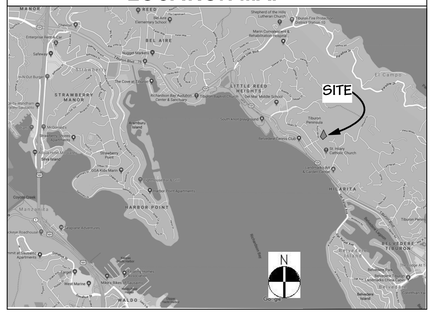
SURVEYOR:
Dylan Gonsalves
DMG Engineering
30 Oakvue Court
Pleasant Hill, CA 94523
925-787-0463
dylan@dmgbayarea.com

LOCATION MAP



SCOPE OF WORK

- NEW HOME AND ATTACHED GARAGE, TERRACE, ENTRY WALKWAY
- SITE IMPROVEMENTS INCLUDING RETAINING WALLS, HARDSCAPING, DRIVEWAY, LANDSCAPE WALLS
- NEW PLANTINGS
- NEW FENCING

PROJECT DATA

Owners:	Caryn Wu, Amir Sarhangi
Phone:	925-788-2678
Address:	138 Rock Hill Road
Zoning Designation:	RO-1
Assessor's Parcel Number:	039-151-65
Actual Site Area (SF):	63,020
Occupancy Type:	R-3 (single family), U-1 (residential garage)
Building Type:	V-B, fully sprinklered
Latitude	N 37.890533°
Longitude	W 122.474601°

	Zoning Req't.	Proposed Project
Lot Coverage (SF)		
First Floor		2,670
Garage		630
Covered porch		284
Eave Coverage- first floor entry porch >4'		17
Eave Coverage- first floor roof overhangs >4'		42
Eave Coverage- second floor roof overhangs >4'		121
Driveway (over 3'-0" above natural grade)		321
Terraces (over 3'-0" above natural grade)		254
Total Lot Coverage	9453	4,339
Lot Coverage (%)	15%	6.9%
Floor Areas (SF)		
House		
First Floor		2,670
Second Floor		2,910
Sub- Total- conditioned area		5,580
Garage area >600 SF (total garage area is 739 SF)		139
Total floor area for F.A.R. calc	8302	5,719
Floor Area Ratio (%)	13.2%	9.1%
Building Height	30'-0"	26'-3"
Setbacks- Main House		
Front (West)	30'-0"	146'-5"
Side (North)	20'-0"	91'-0"
Side (South)	20'-0"	41'-11"
Rear (East)	25'-0"	25'-0"

INDEX OF DOCUMENTS

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A1.1 DETAIL SITE PLAN
A1.2 PROPOSED FIRST FLOOR PLAN
A1.3 PROPOSED SECOND FLOOR PLAN
A2.1 EXTERIOR ELEVATIONS
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A3.1 BUILDING SECTIONS A-D
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.2 TITLE 24 ENERGY COMPLIANCE REPORT
.3 WINDOW, DOOR, SKYLIGHT SCHEDULES
.4 CONSTRUCTION MANAGEMENT PLAN, CONSTRUCTION WA...

LANDSCAPE
L.2 SITE & PLANTING PLAN ...

CIVIL
C.2 CIVIL ...
C.2 CIVIL ....

SURVEY
SURVEY

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NEW RESIDENCE

138 ROCK ROAD
TIBURON CA
AP# 039-151-65

PRELIMINARY

DATE	Δ	DESCRIPTION	BY
15 MARCH 2020		DESIGN REVIEW SUBMITTAL	RP

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PRINT DATE	7/7/20
DRAWN	RP
JOB #	1926
SCALE	NOTED

PROJECT DATA; TEAM DIRECTORY; DRAWING INDEX; STORY POLE PLAN AND SCHEDULE

SHEET
A0.1

1 SITE PLAN (1"=20')
SCALE: 1" = 20'

TRUE NORTH
REFERENCE NORTH

0' 20' 100'
SCALE: 1"=20'-0"

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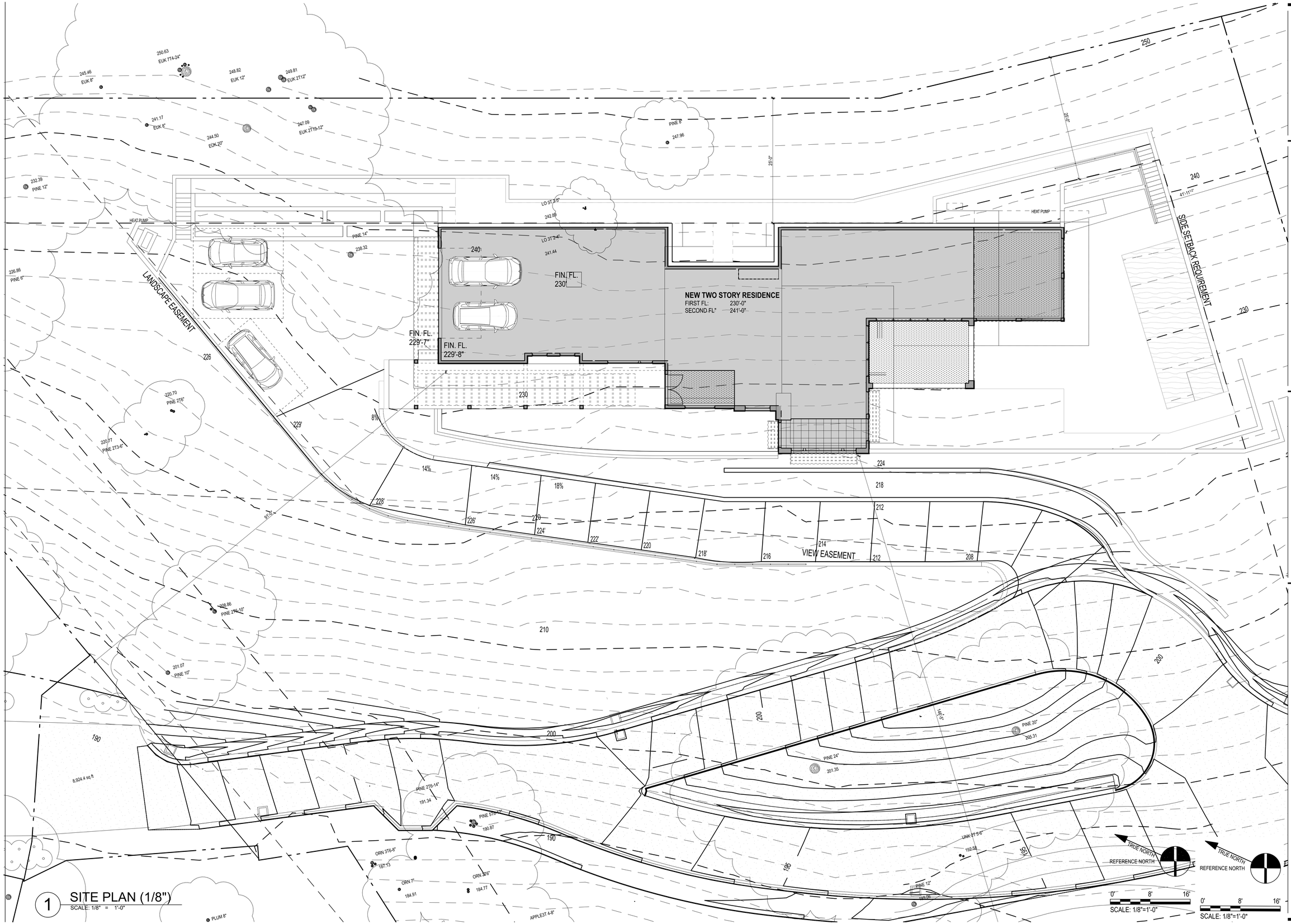
PROPERTY PLAN

SHEET
A1.0



1 SITE PLAN (1/8")
SCALE: 1/8" = 1'-0"

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DETAIL SITE PLAN

SHEET
A1.1

GARAGE
738.6 sq ft

TANDEM COMPACT SPACE

STORAGE

HWH

POWDER
Powder Floor Area:
39.4 sq ft

COAT CLOSET

LOWER HALL

GUEST BATH
Guest Bath Floor Area:
60.3 sq ft

GUEST BEDROOM
Guest Bedroom Floor Area:
248.3 sq ft

OPEN TO SECOND FLOOR AND SKYLIGHT ABOVE

ENTRY HALL
FIRST FLOOR 2,669.8 sq ft
FIN. FL. +230'-0"
Entry and Stair Floor Area:
548.1 sq ft

UP

UP 16R @ 7.33" = 11'-0"

WINE
Wine Floor Area:
60.0 sq ft

PANTRY/ LARDER
Pantry Floor Area:
73.5 sq ft

48" REF'R

30" OVENS

KITCHEN

DW

30"+ SINK

18" SINK

COUNTER HT. DESK

FAMILY MEALS

FAMILY

Kitchen/ Family Floor Area:
759.3 sq ft

DINING

COVERED TERRACE
283.5 sq ft

LIVING ROOM
Living/ Dining Floor Area:
442.0 sq ft

LANDSCAPED AREA

LANDSCAPED AREA

LANDSCAPED AREA

LANDSCAPED AREA

VIEW EASEMENT

17'-8 1/2" | 10'-6 1/2" | 17'-6 1/2" | 13'-4 1/2" | 8'-10" | 18'-0" | 21'-0"

8'-8" | 10'-10" | 7'-0" | 1'-4" | 3'-8" | 3'-9 1/2" | 2'-0" | 7'-0"

1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

TRUE NORTH
REFERENCE NORTH

0' 4' 8'
SCALE: 1/4"=1'-0"

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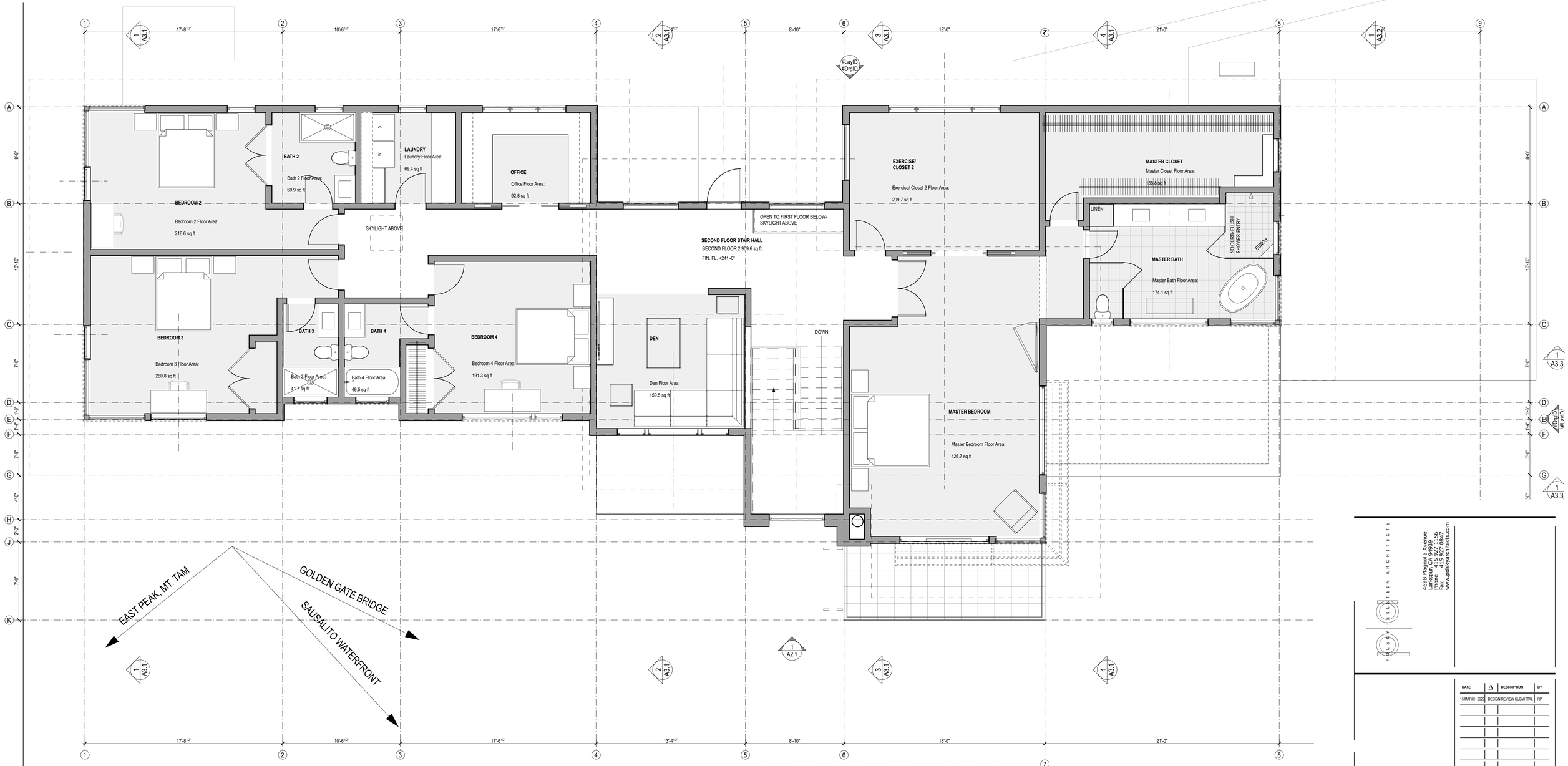
PROPOSED FIRST FLOOR PLAN

SHEET
A1.2



1 PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

TRUE NORTH

REFERENCE NORTH

0' 4' 8'

SCALE: 1/4"=1'-0"

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PROPOSED SECOND FLOOR PLAN

SHEET

A1.3

1 VIEW FROM THE NORTHWEST
SCALE: 1:266.02

2 VIEW FROM THE WEST
SCALE: 1:266.02

3 VIEW FROM THE SOUTHWEST
SCALE: 1:260.88

4 VIEW OF BAHG OVERHEAD
SCALE: 1:235.39

5 VIEW FROM SOUTH OF FAMILY ROOM
SCALE: 1:266.06

6 VIEW FROM SOUTHEAST
SCALE: 1:212.41

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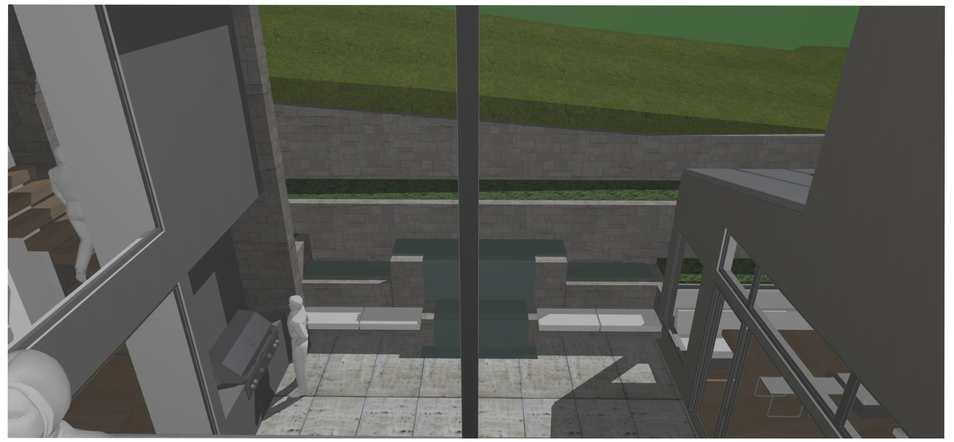
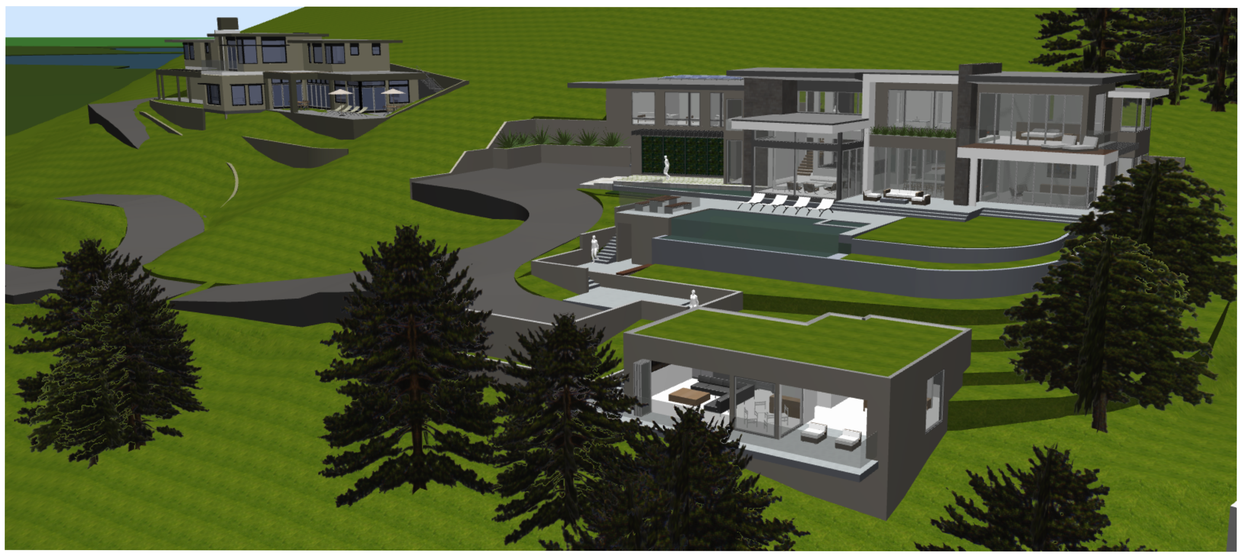
1 ENTRY COURT BIRDSEYE
SCALE: 1:271.51

2 VIEW FROM CULDESAC
SCALE: 1:191.59

3 CROSS SECTION THRU BAHG TOWARD STAIR
SCALE: 1:230.36



4 VIEW FROM BRIDGE TO BAHG
SCALE: 1:256.71



5 OVERVIEW OF BOTH HOUSES
SCALE: 1:1.30

6 VIEW FROM BELOW
SCALE: 1:100

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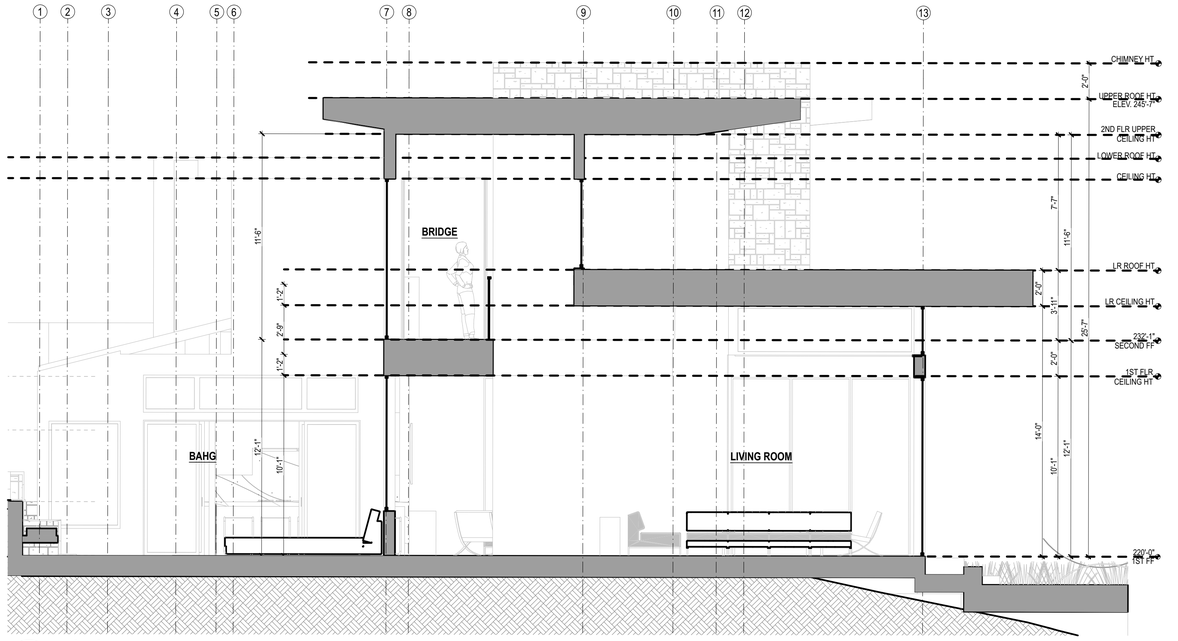
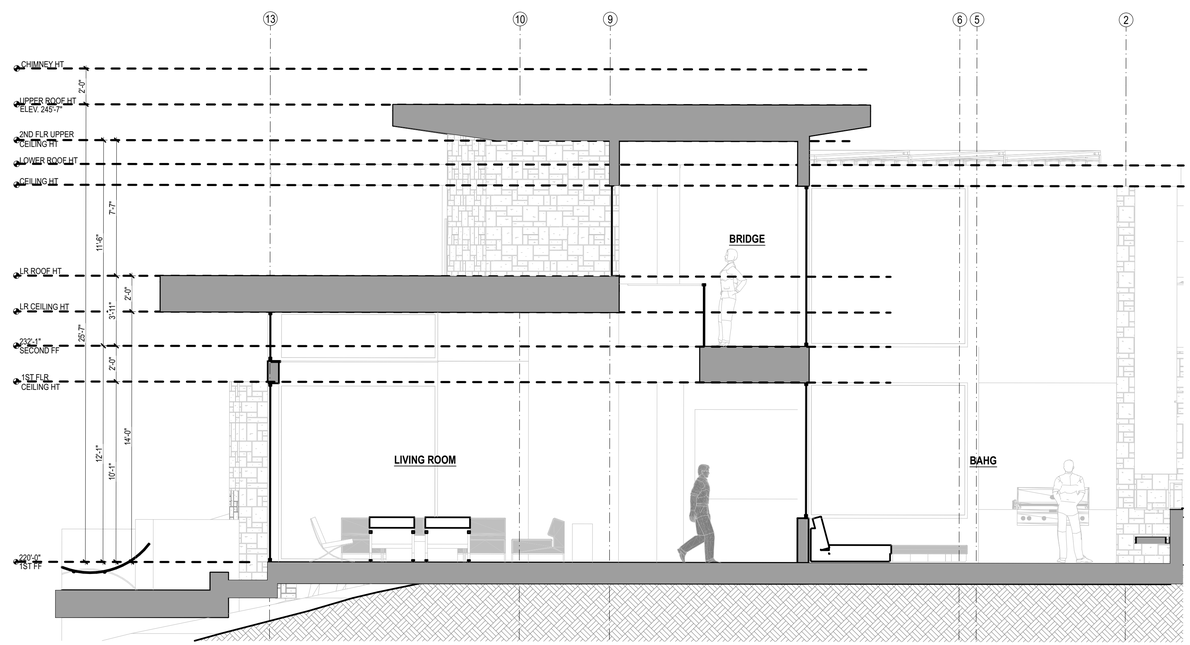


1 A-A
SCALE: 1/4" = 1'-0"



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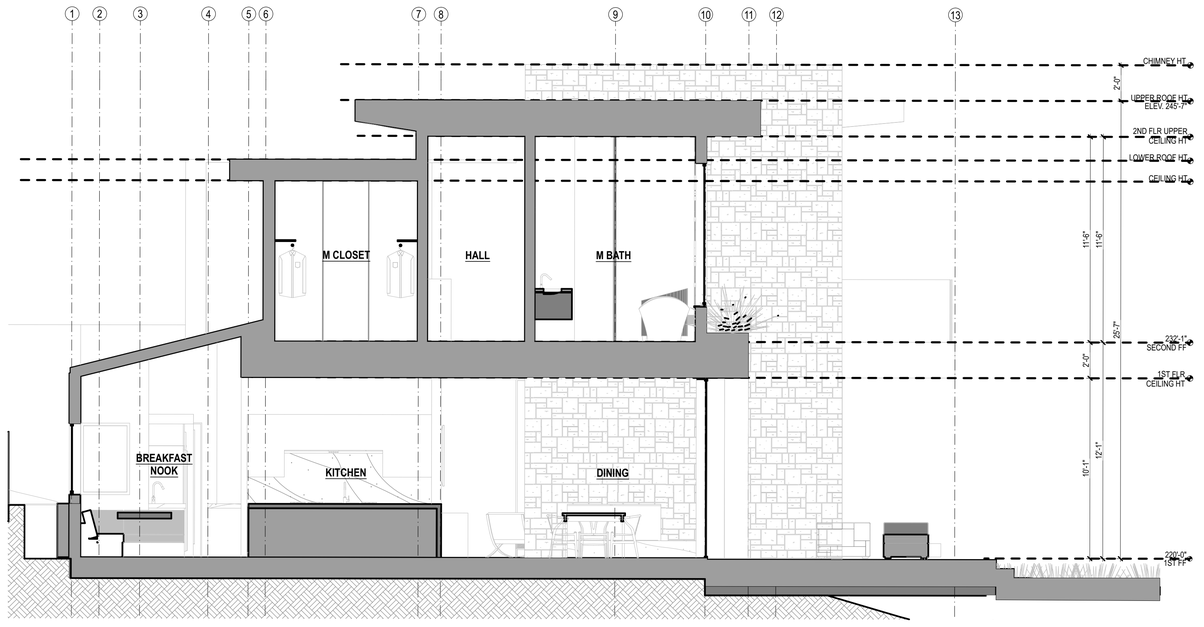

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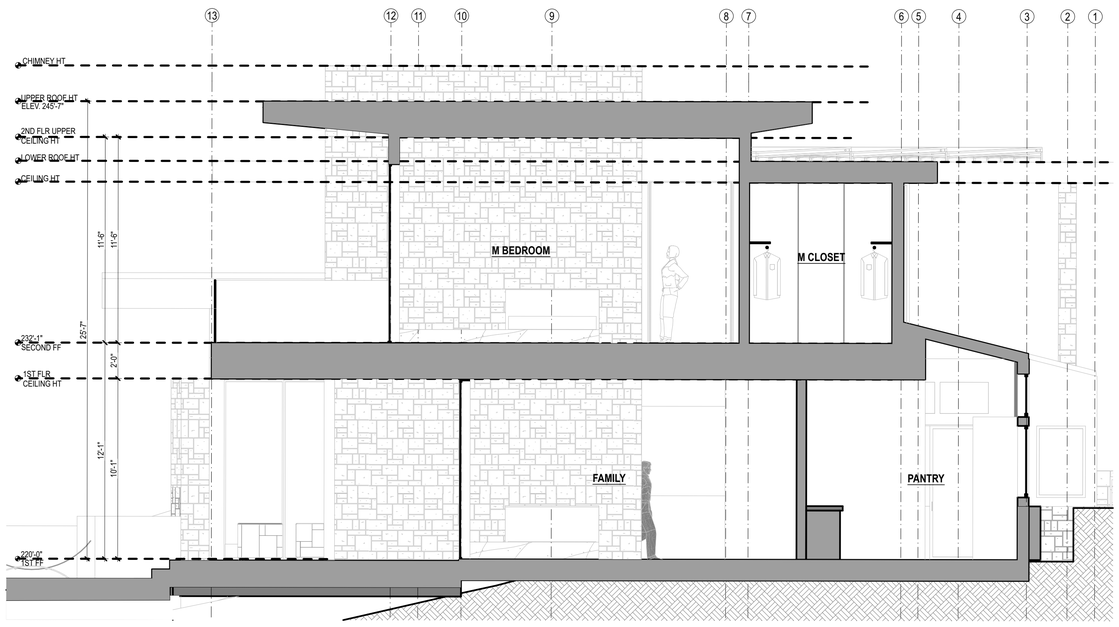

4 B-B1
SCALE: 1/4" = 1'-0"

0' 4' 8'
SCALE: 1/4"=1'-0"

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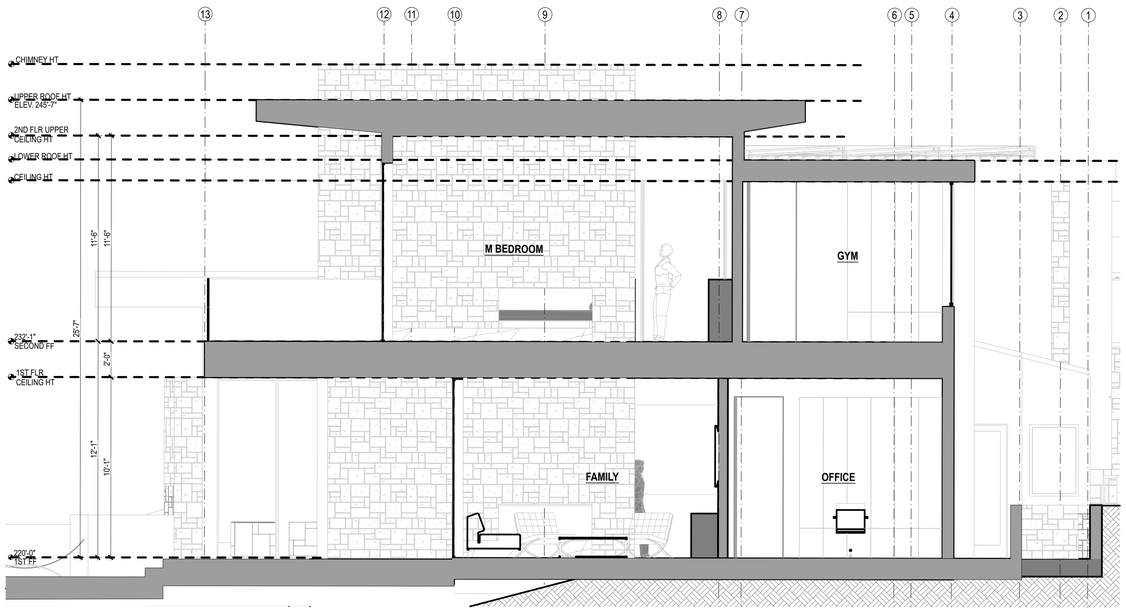
A3.1



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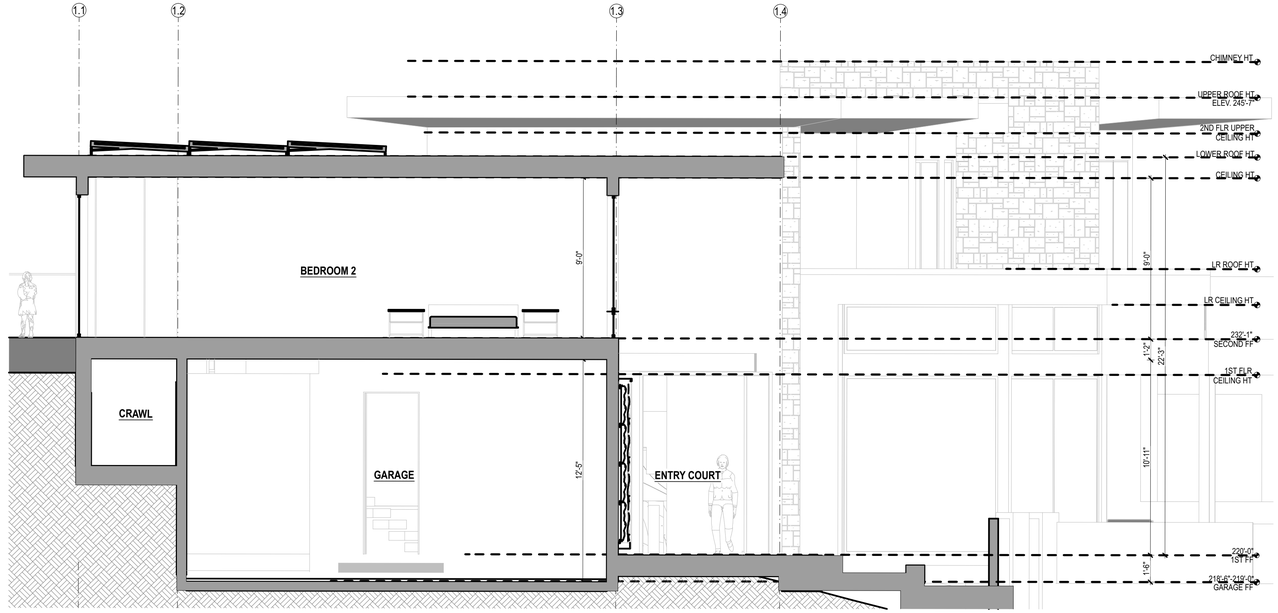
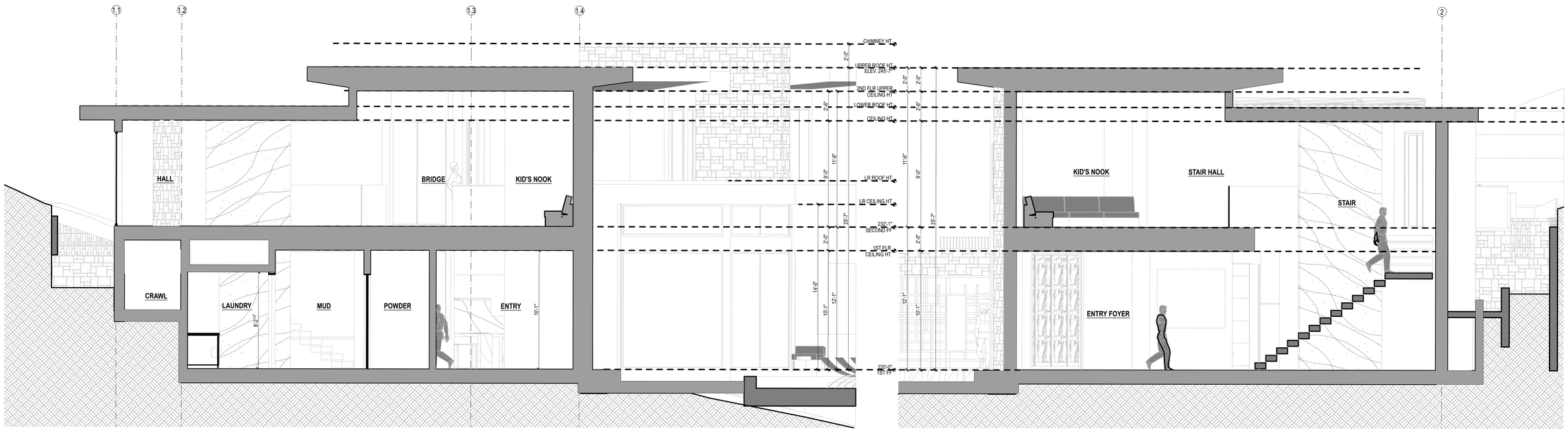


2 C-C
SCALE: 1/4" = 1'-0"



3 D-D
SCALE: 1/4" = 1'-0"

4 E-E
SCALE: 1/4" = 1'-0"

0' 4' 8'
SCALE: 1/4"=1'-0"

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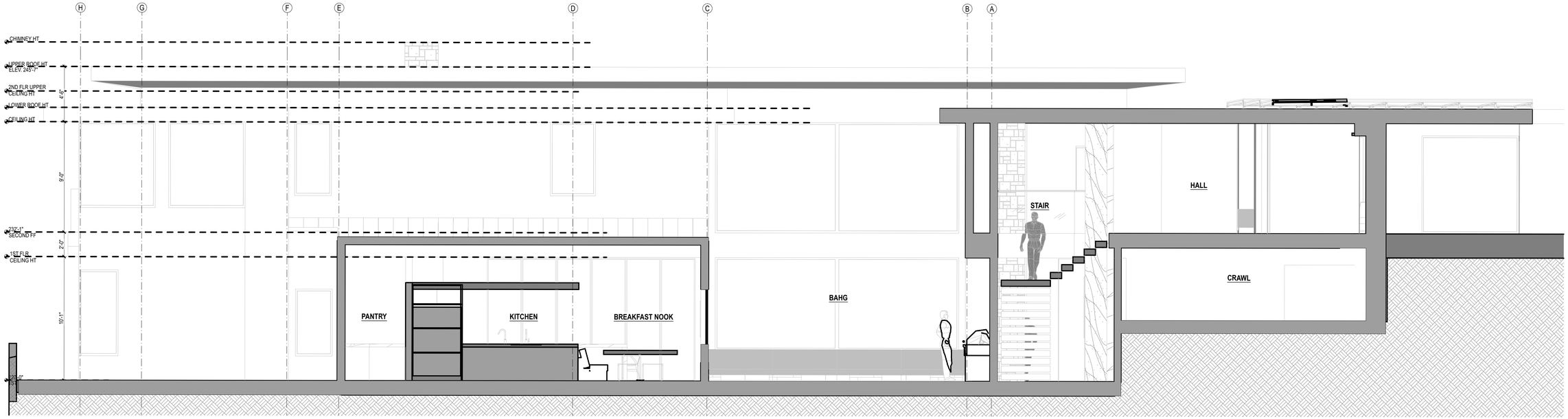

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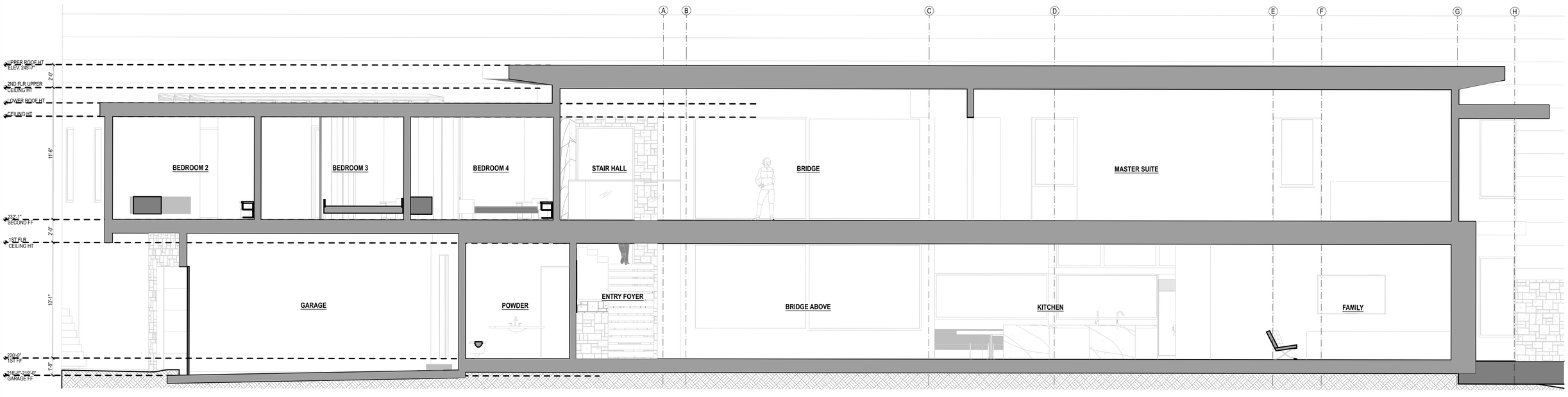

2 G-G

SCALE: 1/4" = 1'-0"

0' 4' 8'

SCALE: 1/4"=1'-0"

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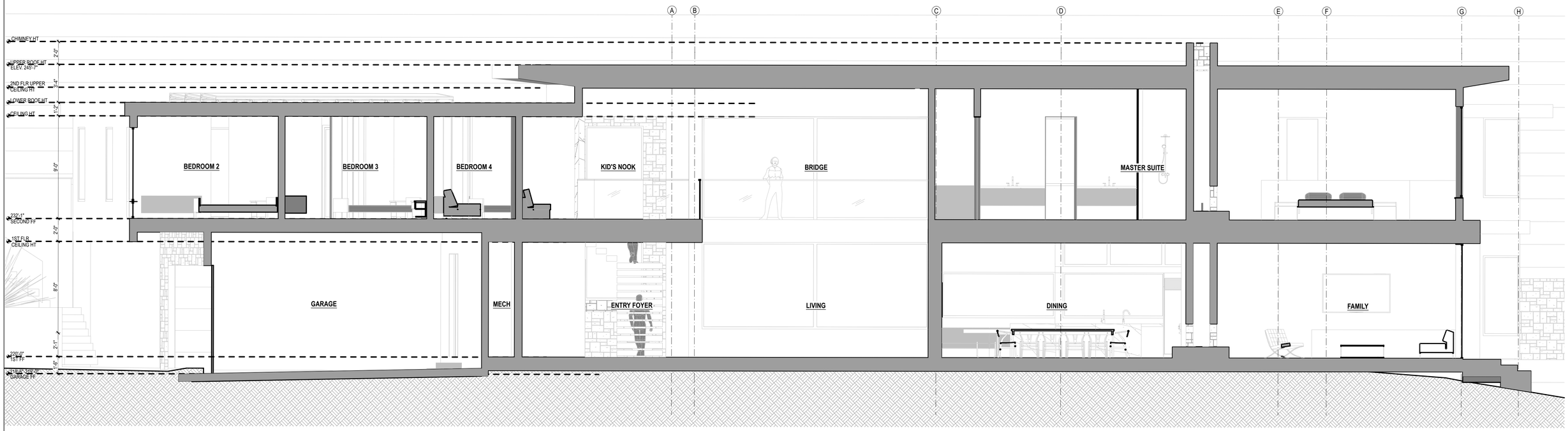
A3.3



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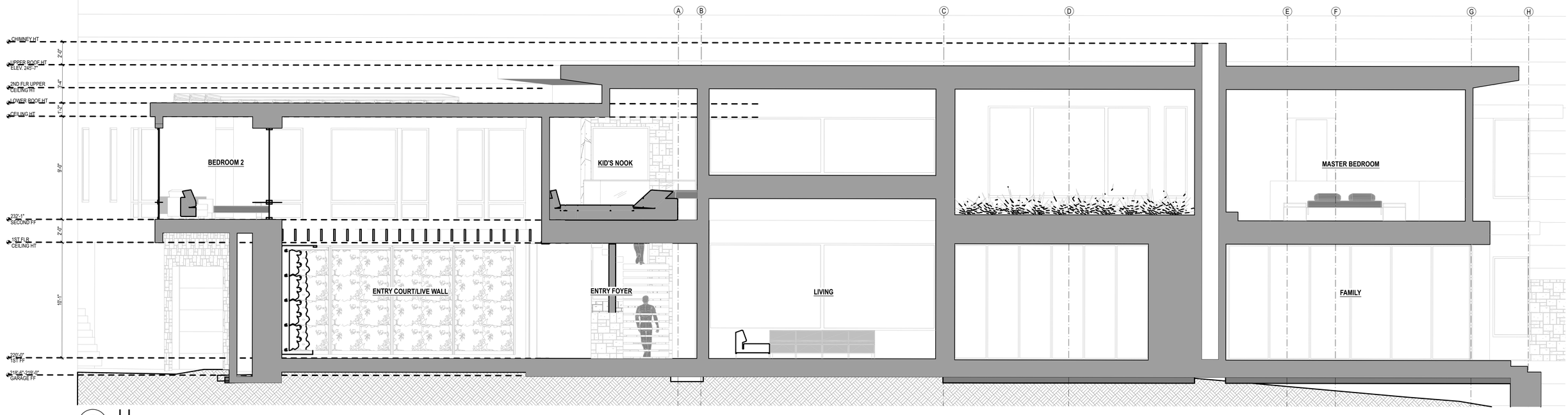

2 I-I
SCALE: 1/4" = 1'-0"

0' 4' 8'
SCALE: 1/4"=1'-0"

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A3.4