APPLICABLE CODES

2022 CALIFORNIA RESIDENTIAL CODE (2022 CRC)

2022 CALIFORNIA PLUMBING CODE (2022 CPC)

2022 CALIFORNIA MECHANICAL CODE (2022 CMC)

2022 CALIFORNIA ELECTRICAL CODE (2022 CEC)

2022 CALIFORNIA FIRE CODE (2022 CFC)

2022 CALIFORNIA ENERGY CODE

2022 CALIFORNIA GREEN STANDARDS BUILDING CODE

MARIN COUNTY BUILDING CODE AMENDMENTS

CITY OF SAN RAFAEL MUNICIPAL CODE

APPROVAL STAMPS

CITY OF SAN RAFAEL
BUILDING DIVISION
REVIEWED FOR CODE COMPLIANCE

This set of plans and specifications shall be kept on the job site at all times and readily available to City Inspectors upon demand.
Review of these plans and specifications shall not be held to permit or to be an approval to violate any provisions of any City or State law.

Reviewer Daniel Martin Date 11/29/2025

Permit # B2506-110

SEE WARNING SHEET
ALL PAGES

LOT COVERAGE

Structure Type	Square Footage	Counts Toward Lot Coverage?
Main Residence Footprint	1187.3	Yes
Garage	472.5	Yes
Decks/Porches >30" above grade	156	Yes
Accessory Structures >30"	0	Yes
Decks/Patios <30" above grade (exempt)	541.55	No
Total	***1815.8***	
Metric	**Value**	
Total Lot Coverage (counted structures)	1815.8 sf	
Lot Area	5100 sf	
Max Allowed Lot Coverage (40%)	2040.0 sf	
Remaining Allowance	224.2 sf	
Coverage Used (% of lot area)	35.6%	
Coverage Used (% of allowed)	89.0%	

PROJECT DESCRIPTION

EXTERIOR DECK WORK (2 EXISTING DECKS AT REAR YARD); AT UPPER DECK, REMOVE APPROX. 163.88 SF OF DECKING & FRAMING MEMBERS. AT LOWER DECK, ADD 268 SF OF DECKING & FRAMING MEMBERS.

PROJECT DIRECTORY

HOMEOWNERS
Efren Marquez Alba
141 Irwin Street
San Rafael, CA 94901
415.565.1691
efrenmalba@yahoo.com

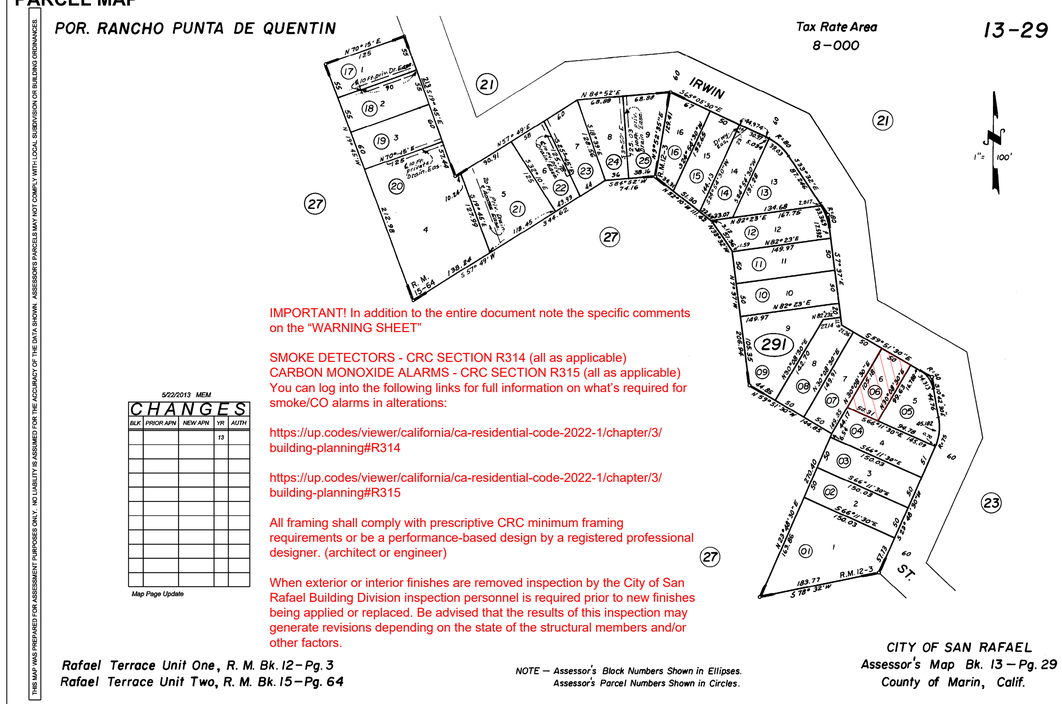
BUILDING DESIGNER
Matt Lagomarsino, CPBD
45 Longview Avenue
San Anselmo, CA 94960
650.302.5709
matt@bcpdraftinganddesign.com

CONTRACTOR
Murphy Construction LLC
3070 Kerner Blvd., Suite N
San Rafael, CA 94901
chris@murphyconstruction.co
415.238.3093
License #1083804

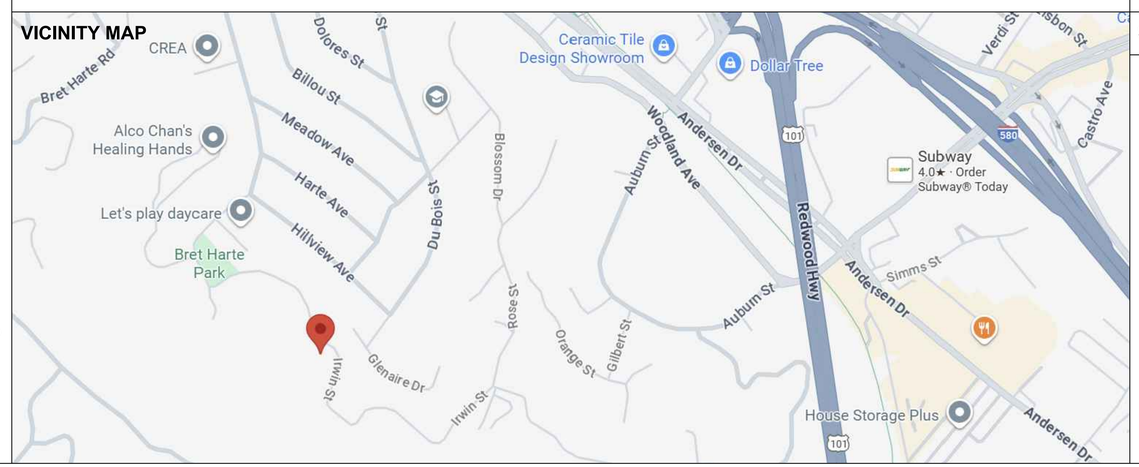
ABBREVIATIONS

ABV.	ABOVE	MAX.	MAXIMUM
ACOUS.	ACOUSTICAL	M.C.	MEDICINE CABINET
A.D.	AREA DRAIN	MECH.	MECHANICAL
ADJ.	ADJUSTABLE	MEMB.	MEMBRANE
APPROX.	APPROXIMATE	MET.	METAL
ARCH.	ARCHITECTURAL	MFR.	MANUFACTURER
ASPH.	ASPHALT	MIN.	MINIMUM
		MISC.	MISCELLANEOUS
BD.	BOARD	MTD.	MOUNTED
BITUM.	BITUMINOUS		
BLDG.	BUILDING	N.I.C	NOT IN CONTACT
BLKG.	BLOCKING	NO.	NUMBER
BM.	BEAM	NOM.	NOMINAL
BOT.	BOTTOM	N.T.S	NOT TO SCALE
CAB.	CABINET	O.A.	OVERALL
CEM.	CEMENT	O.C.	ON CENTER
CER.	CERAMIC	O.D.	OUTSIDE DIAMETER
℄	CENTER LINE	OPNG.	OPENING
CLO.	CLOSET	OPP.	OPPOSITE
CLR.	CLEAR		
COL.	COLUMN	#	POUND/NUMBER
CONC.	CONCRETE	PL.	PLATE
CONSTR.	CONSTRUCTION	P.LAM.	PLASTIC LAMINATE
CONT.	CONTINUOUS	PLAS.	PLASTER
CTR.	CENTER	PLYWD.	PLYWOOD
		PR.	PAIR
D.	DRYER	PROP.	PROPERTY
DBL.	DOUBLE	P.T.	PRESSURE TREATED
DET.	DETAIL		
DIA.	DIAMETER	R.	RISER
DIM.	DIMENSION	R.A.	RETURN AIR
DISPO.	DISPOSAL	RAD.	RADIUS
D.W.	DISH WASHER	REF.	REFERENCE
DR.	DOOR	REFR.	REFRIGERATOR
DWR.	DRAWER	RGTR.	REGISTER
DWG.	DRAWING	REINF.	REINFORCED
(E)	EXISTING	REQ.	REQUIRED
EL.	ELEVATION	RM.	ROOM
ELEC.	ELECTRICAL	R.O.	ROUGH OPENING
ELEV.	ELEVATION	RDWD.	REDWOOD
ENCL.	ENCLOSURE	R.W.L.	RAIN WATER LEADER
E.O.	END OF		
EQ.	EQUAL	SCHED.	SCHEDULE
EXT.	EXTERIOR	SECT.	SECTION
		SH.	SHELF
FDN.	FOUNDATION	SHR.	SHOWER
FIN.	FINISH	SIM.	SIMILAR
FL.	FLOOR	SPEC.	SPECIFICATION
FLASH.	FLASHING	SQ.	SQUARE
FLUOR.	FLUORESCENT	S.S.D	SEE STRUCTURAL
F.O.	FACE OF	SST	STAINLESS STEEL
FT.	FOOT	STD.	STANDARD
FTG.	FOOTING	STL.	STEEL
FURR.	FURRING	STOR.	STORAGE
		STRUCT.	STRUCTURAL
GA.	GAUGE	SYM.	SYMMETRICAL
GALV.	GALVANIZED		
GL.	GLASS	T.	TREAD
GR.	GRADE	T.B.	TOWEL BAR
GYP.	GYPSUM	TEL.	TELEPHONE
		T&G	TONGUE&GROOVE
H.B.	HOSE BIB	THK.	THICK
HDWD.	HARDWOOD	T.O.	TOP OF.
HDWE.	HARDWARE	TV	TELEVISION
HORIZ.	HORIZONTAL	TYP.	TYPICAL
HR.	HOUR		
HGT.	HEIGHT	U.O.N.	UNLESS OTHERWISE NOTED
I.D	INSIDE DIAMETER		
INSUL.	INSULATION	VERT.	VERTICAL
INT.	INTERIOR		
		W.H.	WATER HEATER
JT.	JOINT	W/	WITH
		WD.	WOOD
KIT.	KITCHEN	W/O	WITHOUT

PARCEL MAP



VICINITY MAP



SHEET INDEX

A0.00 - TITLE SHEET & PROJECT INFORMATION
A0.01 - SITE PLAN
A1.00 - EXISTING & PROPOSED DECK PLAN (LOWER)
A1.01 - EXISTING & PROPOSED DECK PLAN (UPPER)
A2.00 - EXTERIOR ELEVATIONS
A3.00 - CONSTRUCTION DETAILS

ZONING (R7.5) CODE CHECKLIST

FRONT YARD SETBACK: 15 FT MINIMUM
SIDE YARD SETBACKS: 6 FT MINIMUM EACH SIDE
REAR YARD SETBACK: 10 FT MINIMUM
MAXIMUM HEIGHT (PRINCIPAL STRUCTURE): 30 FT

ACCESSORY STRUCTURES (INCLUDING DECKS):
• NOT PERMITTED IN REQUIRED FRONT OR STREET SIDE YARDS (EXCEPT AT-GRADE ≤ 12 IN HIGH)
• MUST BE ≥ 3 FT FROM INTERIOR SIDE AND REAR PROPERTY LINES IF > 12 IN HIGH
• SMALL STRUCTURES ≤ 120 SF AND ≤ 8 FT HIGH MAY BE LOCATED ON PROPERTY LINE
• MAY COVER ≤ 30% OF REQUIRED REAR YARD
• MAXIMUM HEIGHT 15 FT

PROJECTIONS: UNENCLOSED DECKS MAY PROJECT ≤ 3 FT INTO SIDE/REAR YARDS AND ≤ 6 FT INTO FRONT YARD
ADMINISTRATIVE DESIGN REVIEW: REQUIRED ONLY FOR DECKS > 30 IN ABOVE GRADE AND > 100 SF ON LOTS WITH ≥ 25% AVERAGE SLOPE. *(NOT APPLICABLE TO THIS PARCEL, SLOPE 12.28%)*
BUILDING PERMIT REQUIRED FOR ANY DECK > 30 IN ABOVE GRADE

DEFERRED SUBMITTALS

PROPERTY INFORMATION

APN: 013-291-06
ZONING: R7.5 - SINGLE FAMILY RESIDENTIAL **SLOPE:** 12.28%
CONSTRUCTION TYPE: VB, WOOD FRAME CONSTRUCTION
OCCUPANCY GROUP: R3/U
NUMBER OF STORIES: 2
WUI: YES **FIRE SPRINKLERS:** NO
PARCEL AREA: 5,100 sq. ft. **EXISTING LIVING AREA:** 1,958 sq. ft.

SYMBOL LEGEND

TRUE NORTH
WINDOW TAG, SCHEDULE ON A3.00
DOOR TAG, SCHEDULE ON A3.00
ELEVATION / DETAIL — DETAIL # -OR LETTER — SHEET NUMBER
ELEVATION DATUM, MEASURED A.F.F.
VERTICAL GRID LINE
HORIZONTAL GRID LINE
RISER COUNT / RISER DIM. — UP / DN STAIRS — TREAD COUNT / TREAD DIM.
ALIGN
SECTION — DETAIL # -OR LETTER — SHEET NUMBER
E.O. CUT LINE
CENTER LINE
KEYNOTE NUMBER
DRAWING BREAK
STEP W/ ELEV. CHANGE DIMENSION

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
Matthew J. Lagomarsino CERTIFICATION NO. 05-646

DECK PROJECT
141 Irwin Street
San Rafael, CA 94901

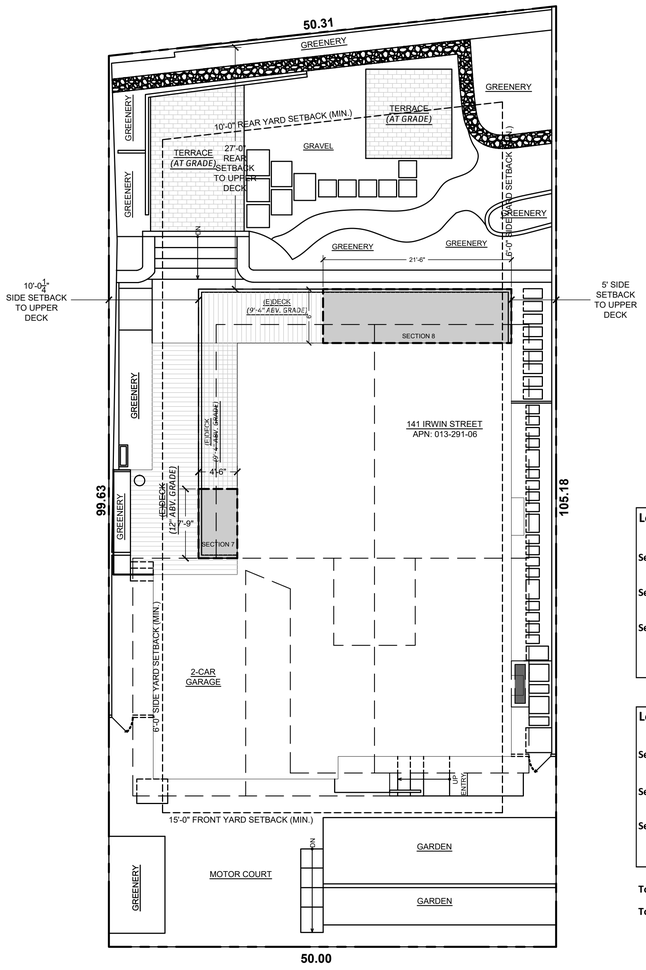
DRAWING STATUS DATE

SHEET TITLE
Title Page
Project Info

SCALE NA

A0.00

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Building Inspection Division
City of San Rafael



IRWIN STREET

1 A0.01 EXISTING SITE PLAN
SCALE: 1/8"=1'-0"

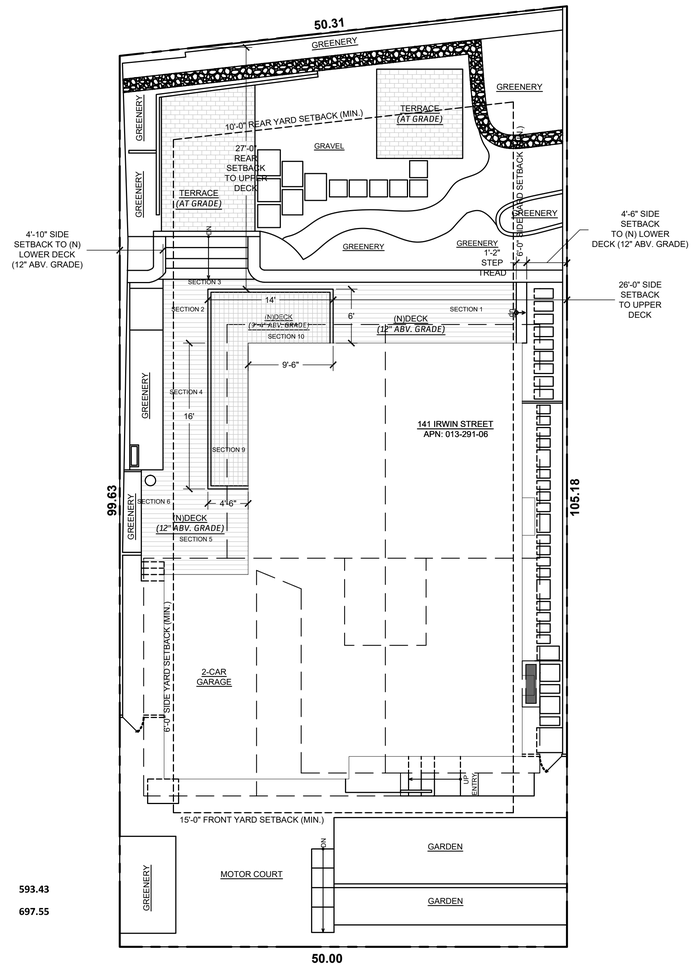
Lower Deck - New		LF	SF
Section 1	Length	31.00	
	Width	6.50	201.50
Section 2	Length	9.50	
	Width	6.50	61.75
Section 3	Length	9.50	
	Width	0.50	4.75
	Total		268.00

Upper Deck - Demolition		LF	SF
Section 7	Length	7.75	
	Width	4.50	34.88
Section 8	Length	21.50	
	Width	6.00	129.00
	Total		163.88

Lower Deck - Existing (no change)		LF	SF
Section 4	Length	9.50	
	Width	14.33	136.14
Section 5	Length	12.00	
	Width	10.33	123.96
Section 6	Length	9.50	
	Width	1.42	13.46
	Total		273.55

Upper Deck - Existing (no change)		LF	SF
Section 9	Length	16.00	
	Width	4.50	72.00
Section 10	Length	14.00	
	Width	6.00	84.00
	Total		156.00

Total Lower Deck Previous	273.55	
Total Lower Deck Current	541.55	
Total Upper Deck Previous	319.88	593.43
Total Upper Deck Current	156.00	697.55



IRWIN STREET

2 A0.01 PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"

N·C·B·D·C
NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
Matthew J. Lagomarsino
CERTIFICATION NO. 05-646

DECK PROJECT

141 Irwin Street
San Rafael, CA 94901

DRAWING STATUS | DATE

SHEET TITLE

Site Plan

SCALE: NA

A0.01

PLAN COMMENTS 2A
FOOTING/PIER SCHEDULE — "PER TABLE"
Basis: 40 psf deck load Soil bearing 1,500 psf (assumed); Frost depth ≈ 5" (San Rafael); Joists @ 16" o.c.; Joist span (clear) = 3'-0"; Posts @ 5'-0" o.c.; Posts = 4x6.

Plan Comments 2B.

Code Note — CRC Chapter 4 Reinforcing "All proposed (newly installed) foundations shall comply with the applicable reinforcing requirements of Chapter 4 of the California Residential Code (CRC). Project is in Seismic Design Category D; reinforcement required per CRC §R403.1.3 (2022). Minimum provided: 2-#4 vertical with #3 ties @ 12" o.c. unless local standard is stricter."
Sheet note: "Footing sizes PER TABLE for 40 psf and 1,500 psf soil; frost ≈5" → 12" min embed. Surface-mounted post bases; reinforcing per CRC §R403.1.3 (SDC D)."

Minimum Douglas fir No. 2 Grade lumber shall be used for all structural members.

Side of a square footing-7 inches
Thickness- 6"

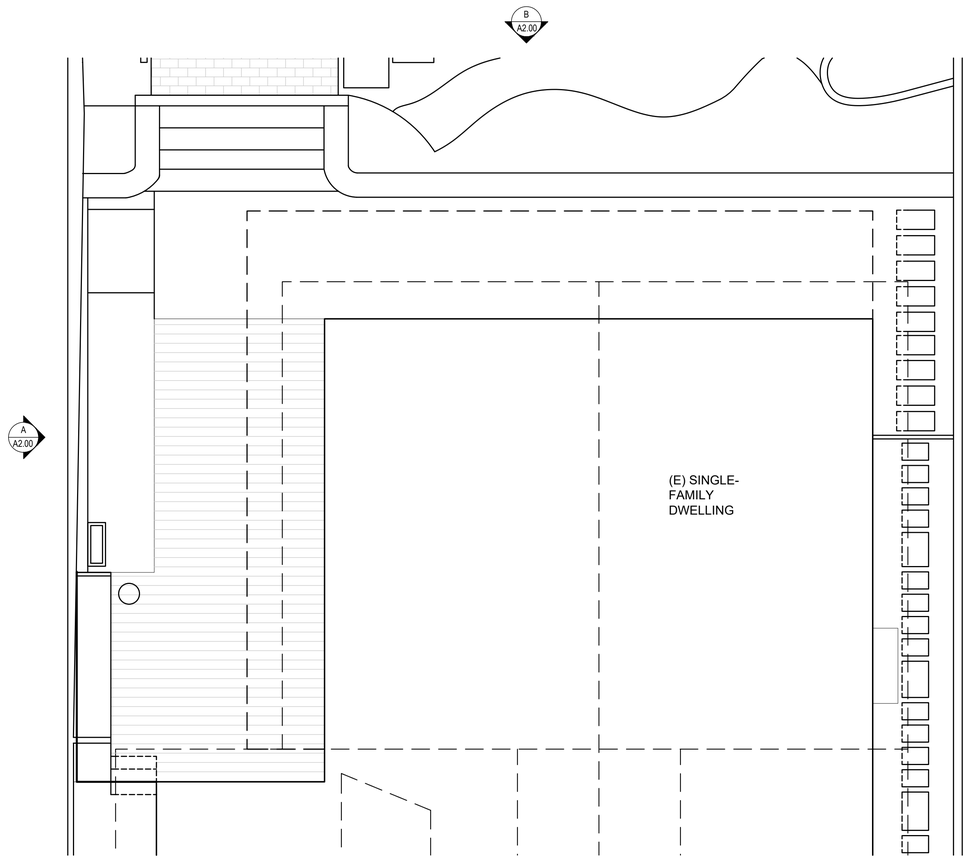
Where exposed to earth a minimum of 18"clearance to under-floor joists/12"to girders shall be provided or provide pressure treated material for the deck framing assembly. CBC 2304.11.2.1

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Building Inspection Division
City of San Rafael

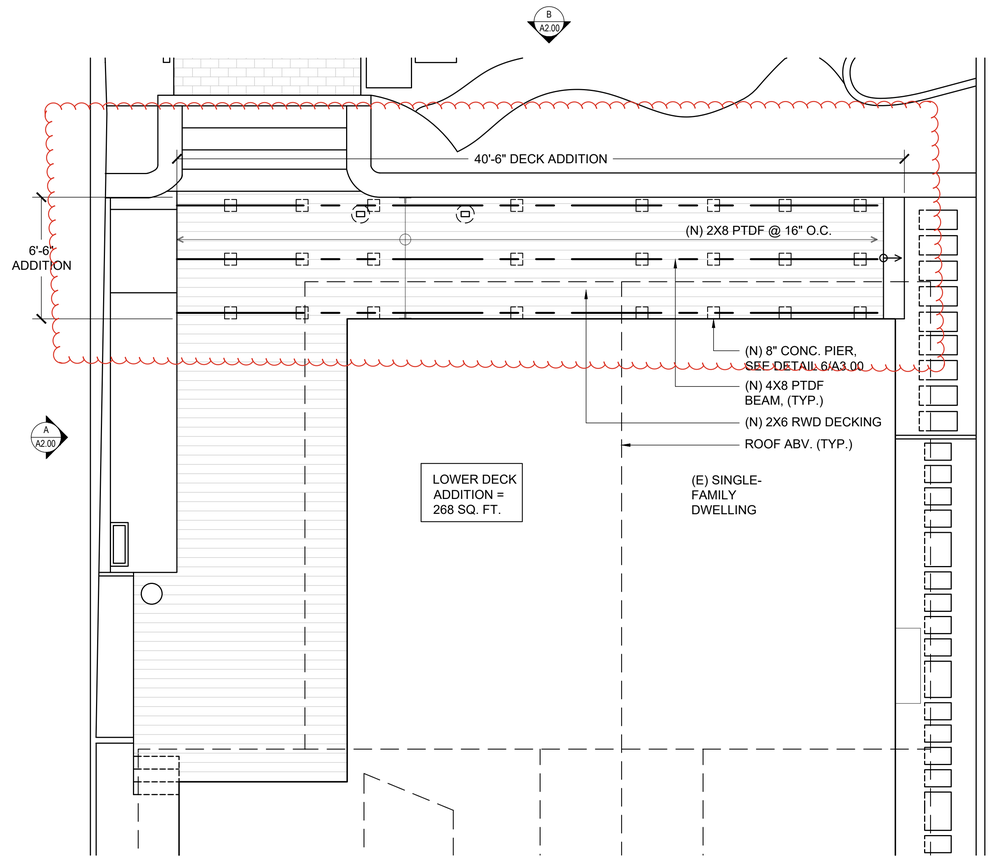
DECK NOTES
- ALL DECK CONSTRUCTION SHALL COMPLY WITH 2022 CALIFORNIA RESIDENTIAL CODE (CRC).
- DESIGN LOADS PER CRC R301 AND R507, MINIMUM 40 PSF LIVE LOAD OR GREATER WHERE REQUIRED.
- DECK FOOTINGS SHALL BE SIZED PER CRC TABLE R507.8.1.1 BASED ON TRIBUTARY AREA AND ASSUMED 1500 PSF SOIL BEARING CAPACITY. MINIMUM DEPTH 12" BELOW UNDISTURBED SOIL AND BELOW FROST LINE PER CRC R403.1.4.
- DECK POSTS SHALL BE MINIMUM 4X6 UNLESS CALCULATIONS OR TABLES PERMIT 4X4; POST SIZES AND HEIGHTS PER CRC R507.8. DECK BEAMS, JOISTS, AND LEDGER CONNECTIONS SHALL BE PER CRC R507 TABLES. LEDGER FASTENING AND FLASHING SHALL BE INSTALLED PER CRC R507.9.1.
- PROVIDE (2) HOLD-DOWN TENSION DEVICES WITHIN 24" OF EACH END OF DECK PER CRC R507.9.2 OR APPROVED ALTERNATIVE.
- ALL FASTENERS, CONNECTORS, AND FLASHINGS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED, STAINLESS STEEL, SILICON BRONZE, OR COPPER PER CRC R317.3.

GUARD & HANDRAIL NOTES
- GUARDS REQUIRED AT ALL OPEN-SIDED WALKING SURFACES, DECKS, LANDINGS, AND BALCONIES MORE THAN 30" ABOVE ADJACENT GRADE PER CRC R312.1.
- GUARD HEIGHT SHALL BE MINIMUM 42" PER CRC R312.1.2 (CA AMENDMENT). STAIR GUARD HEIGHT SHALL BE MINIMUM 34".
- GUARD OPENINGS SHALL NOT ALLOW PASSAGE OF A 4" SPHERE; TRIANGULAR OPENINGS AT STAIR RISER/TREAD/BOTTOM RAIL SHALL NOT ALLOW A 6" SPHERE PER CRC R312.1.3.
- HANDRAILS REQUIRED ON STAIRWAYS WITH 4 OR MORE RISERS PER CRC R311.7.8. HANDRAIL HEIGHT 34" TO 38" ABOVE TREAD NOSINGS. HANDRAIL SHALL BE CONTINUOUS FULL LENGTH OF STAIRS AND BE GRASPABLE PER CRC R311.7.8.3.

WUI NOTES
THIS PROJECT IS LOCATED IN THE CITY OF SAN RAFAEL. PER CRC R337 AND CITY OF SAN RAFAEL AMENDMENTS, WUI IGNITION-RESISTANT CONSTRUCTION REQUIREMENTS APPLY CITYWIDE.
DECKING SURFACES WITHIN 10 FEET OF THE DWELLING SHALL BE NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL APPROVED FOR EXTERIOR USE, EXTERIOR FIRE-RETARDANT-TREATED WOOD, OR LISTED AND LABELED DECKING TESTED TO SFM STANDARD 12-7A PER CRC R337.9.3.
VENTS WITHIN OR ADJACENT TO DECKS SHALL BE WILDFIRE FLAME & EMBER-RESISTANT, OSFM LISTED, OR ASTM E2886 TESTED PER CRC R337.6. SHOW MANUFACTURER AND LISTING ON PLANS.
EXTERIOR WALLS, EAVES, SOFFITS, AND UNDERSIDE OF FLOOR PROJECTIONS/APPENDAGES SHALL BE NONCOMBUSTIBLE OR IGNITION-RESISTANT PER CRC R337.7.
ALL EXTERIOR DECK HARDWARE AND FASTENERS SHALL BE CORROSION-RESISTANT PER CRC R317.3.



1 A1.00 EXISTING DECK - LOWER
SCALE: 1/4"=1'-0"



2 A1.00 PROPOSED DECK - LOWER
SCALE: 1/4"=1'-0"

N·C·B·D·C NATIONAL COUNCIL OF CERTIFIED DESIGNERS
Matthew J. Lagomarsino
CERTIFICATION NO. 05-646

DECK PROJECT
141 Irwin Street
San Rafael, CA 94901

DRAWING STATUS | DATE

SHEET TITLE
Deck Floor Plan
Lower Level

SCALE
1/4"=1'-0"

A1.00

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Building Inspection Division
City of San Rafael

DEMO LEGEND
DEMO

DECK NOTES

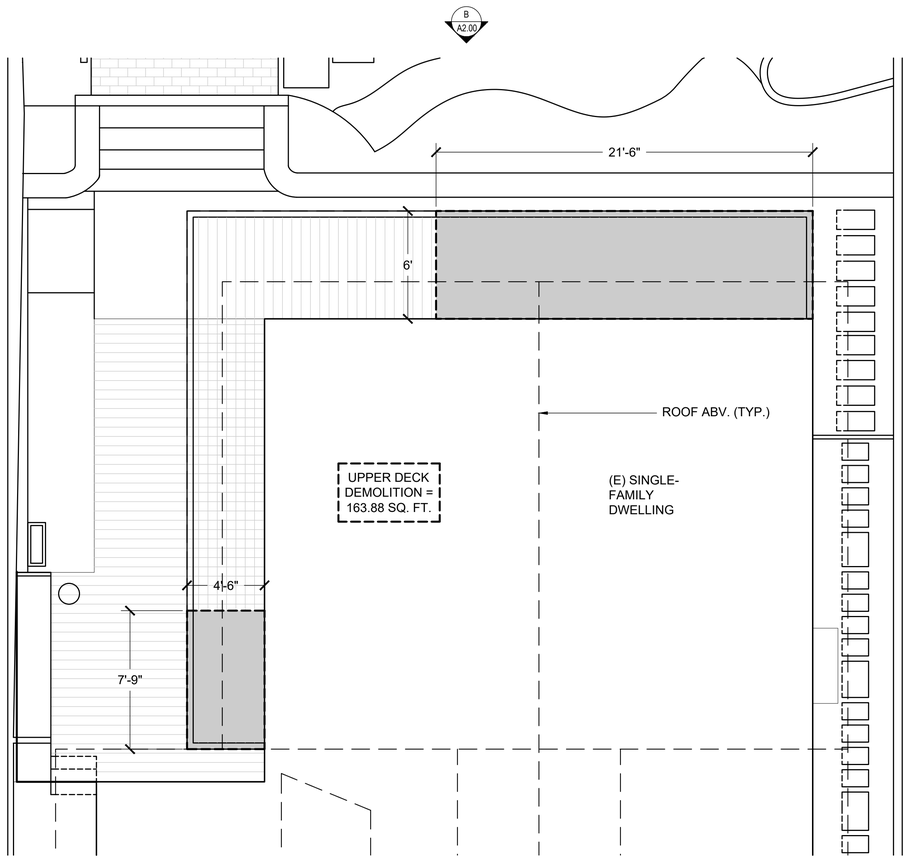
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GUARD & HANDRAIL NOTES

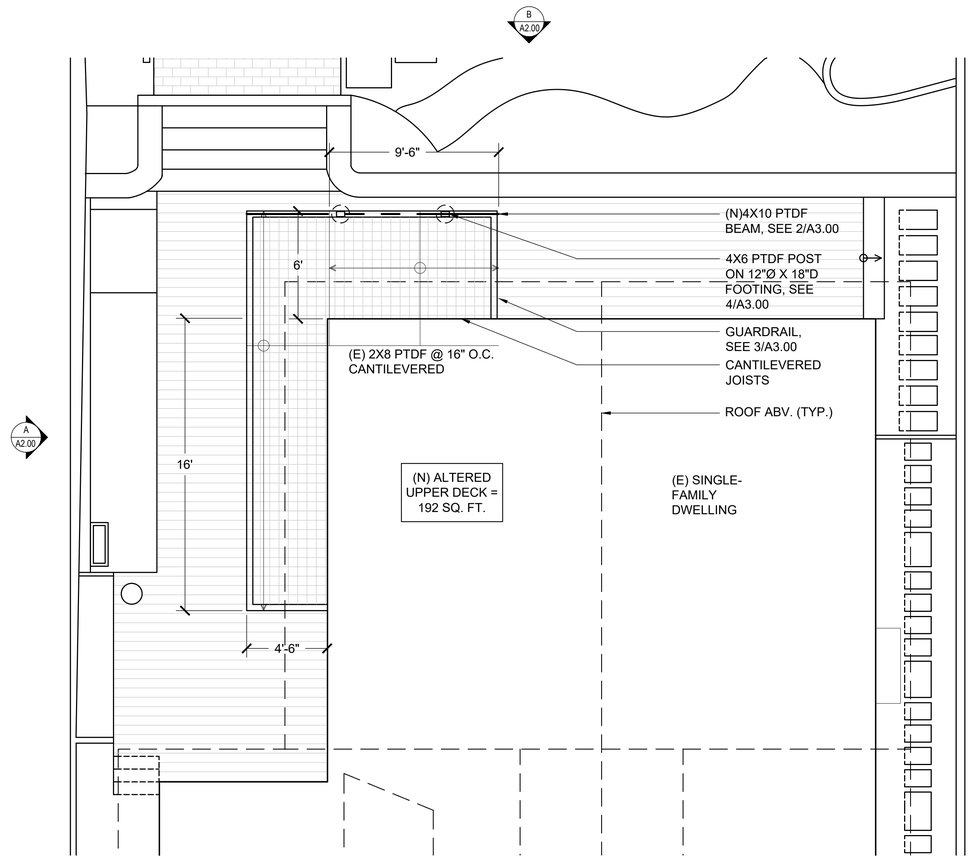
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1 A1.01 EXISTING DECK - UPPER
SCALE: 1/4"=1'-0"



2 A1.01 PROPOSED DECK - UPPER
SCALE: 1/4"=1'-0"

N·C·B·D·C
NATIONAL COUNCIL OF CERTIFIED DESIGNERS
Matthew J. Lagomarsino
CERTIFICATION NO. 05-646

DECK PROJECT
141 Irwin Street
San Rafael, CA 94901

DRAWING STATUS | DATE

SHEET TITLE
Deck Floor Plan
Upper Level

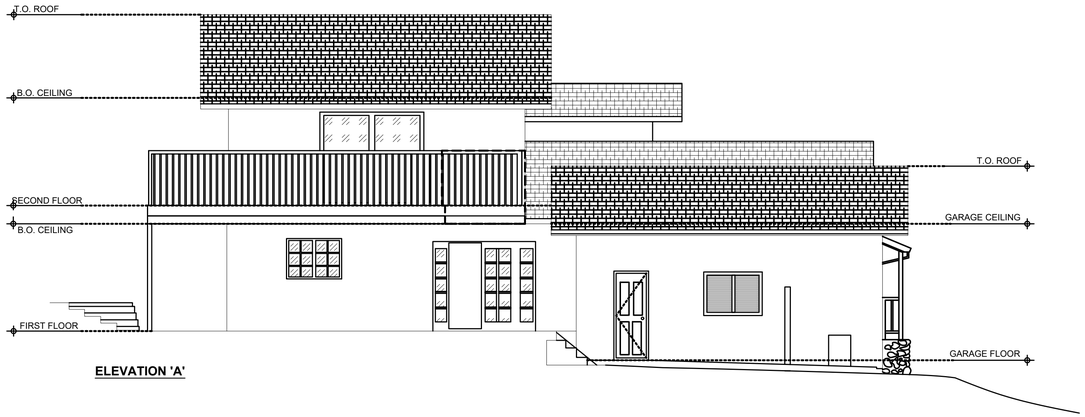
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1/4"=1'-0"

A1.01

REVIEWED FOR CODE COMPLIANCE
Building Inspection Division
City of San Rafael

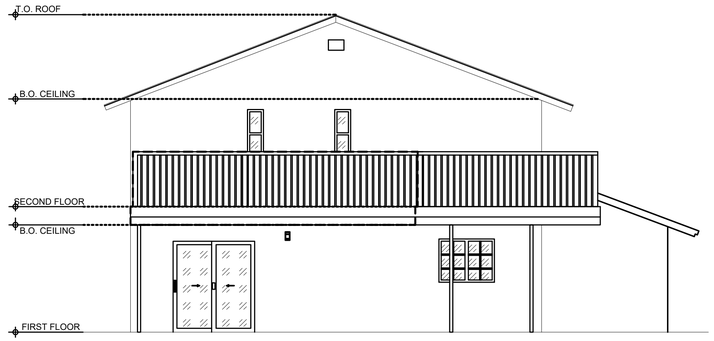
DEMO LEGEND

DEMO

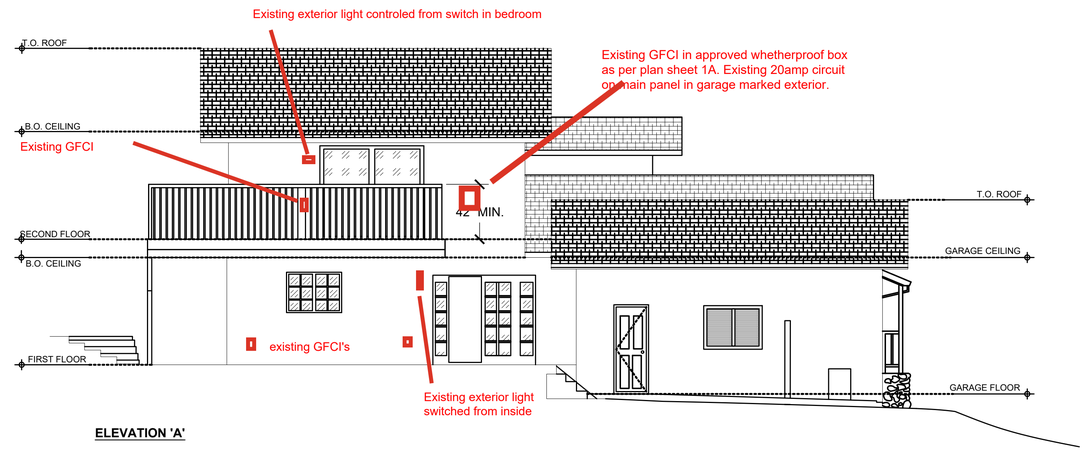


ELEVATION 'A'

1 A2.00 EXISTING ELEVATIONS
SCALE: 3/16"=1'-0"

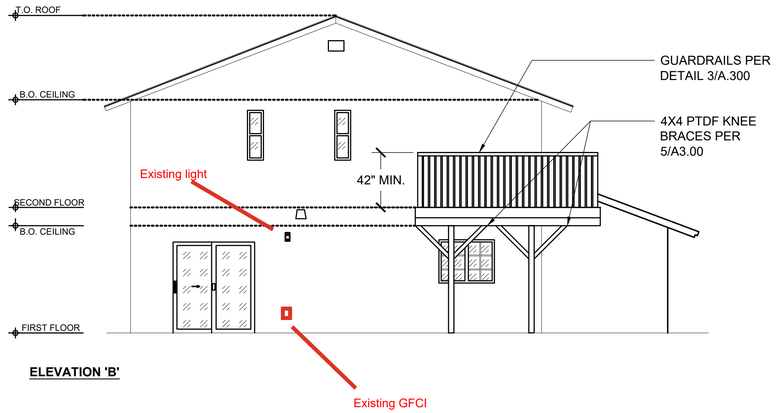


ELEVATION 'B'



ELEVATION 'A'

NOTE:
FOR ALL CONSTRUCTION DETAILS, REFER TO SHEET A3.00



ELEVATION 'B'

2 A2.00 PROPOSED ELEVATIONS
SCALE: 3/16"=1'-0"

N·C·B·D·C
NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
Matthew J. Lagomarsino
CERTIFICATION NO. 05-646

DECK PROJECT

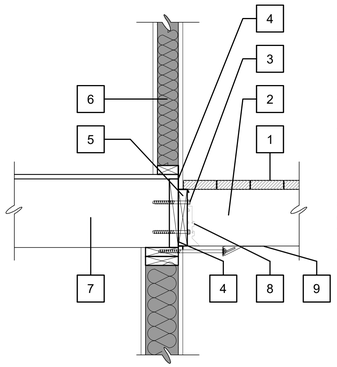
141 Irwin Street
San Rafael, CA 94901

DRAWING STATUS | DATE

SHEET TITLE
Exterior Elevations

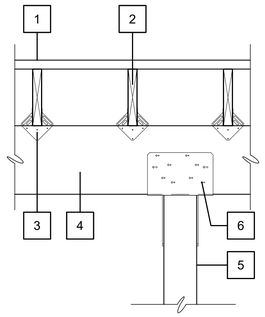
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A2.00



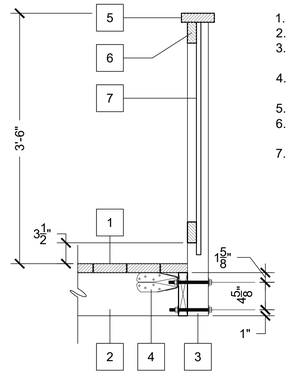
1. 2x6 RWD DECKING
2. 2x PT JOIST w/ STICK ON BITUTHANE TO PROTECT FRAMING AT SCREWS
3. (2) 3/8" GALV. LAG BOLT @ 16" O.C.
4. GALV. Z-BAR FLASHING w/ CAULKING TO WEATHERPROOF BOLT HOLE
5. PT LEDGER
6. (E) WALL FRAMING
7. (E) FLOOR FRAMING
8. SIMPSON JOIST HANGER
9. SIMPSON DECK TENSION TIE TO PLATE LINE (2 MIN. WITHIN 2' OF EACH DECK END) PER CRC R507.9.2

1 A3.00 — 1 LEDGER CONNECTION, TYP.
SCALE: 1"=1'-0"



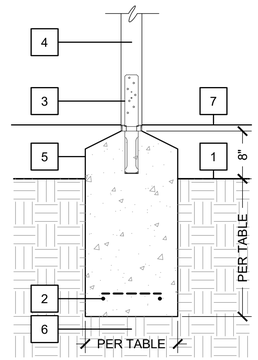
1. (E) RWD DECKING
2. 2x PT JOIST w/ STICK ON BITUTHANE TO PROTECT FRAMING AT SCREWS
3. SIMPSON DECK HURRICAN TIE, H1Z, SEE D16, PAGE 4 OF SIMPSON DETAILS
4. (N) 4X10 PT BEAM
5. (N) 4X6 PT POST
6. (N) SIMPSON COLUMN CAP

2 A3.00 — JOIST TO BEAM CONNECTION, TYP.
SCALE: 1"=1'-0"



1. (E) RWD DECKING
2. 2X10 PT JOIST
3. 5/8" GALV. MACHINE BOLT
4. SIMPSON DECK TENSION TIE, DTT2Z
5. 2X6 HANDRAIL CAP
6. 2X4 HORIZONTAL RAILING MEMBER
7. 1X4 VERTICAL SLATS SPACED @ 4" O.C. MAX. & NO MORE THAN A 4" CLR. OPENING BETWEEN PICKETS

3 A3.00 — HANDRAIL POST CONNECTION, TYP.
SCALE: 1"=1'-0"



1. (E) GRADE
2. REBAR
3. SIMPSON COLUMN BASE
4. (N) 4X6 PT POST
5. CONCRETE FOOTING, SLOPE AWAY FROM POST
6. REMOVE SPOILS FROM THE BOTTOM OF HOLE
7. 2X6 RWD DECKING, LOWER @ GRADE DECK

4 A3.00 — POST TO PIER CONNECTION, TYP.
SCALE: 1"=1'-0"

5 A3.00 — 4X4 KNEE BRACE
SCALE: 1"=1'-0"

1. (E) GRADE
2. 2X6 RWD DECKING
3. SIMPSON COLUMN BASE
4. (N) 4X8 PT BEAM
5. CONCRETE FOOTING @ GRADE
6. REMOVE SPOILS FROM THE BOTTOM OF HOLE
7. 2X8 PTDF JOISTS @ 16" O.C.

6 A3.00 — GRADE PIER CONNECTION, TYP.
SCALE: 1"=1'-0"

REVIEWED FOR CODE COMPLIANCE
Building Inspection Division
City of San Rafael

N·C·B·D·C
NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
Matthew J. Lagomarsino
CERTIFICATION NO. 05-646

DECK PROJECT
141 Irwin Street
San Rafael, CA 94901

DRAWING STATUS — DATE

SHEET TITLE
Construction Details

SCALE
AS NOTED

A3.00