

# Healy Residence Pool & Cabana Remodel

238 Round Hill Rd, Tiburon, CA 94920

## Healy Residence Pool

238 Round Hill Road  
 Tiburon, CA  
 94920

APN # 039-203-06



Date & Issue  
**Pool & Cabana DR Set**  
 December 12, 2025

File:  
 Job #:  
 Drawn By:  
 DO NOT SCALE DRAWINGS  
 Scale: As Noted

Title Sheet

**A0.0**

### EFFECTIVE CODES

2022 California Residential Code  
 2022 California Green Building Standards Code  
 2022 California Building Code  
 2022 California Mechanical Code  
 2022 California Plumbing Code  
 2022 California Electrical Code  
 2022 California Energy Code  
 2022 California Fire Code  
 City of Tiburon Municipal Code

### DEFERRED SUBMITTALS

the following are to be deferred submittals, to be submitted by the subcontractor after design has been completed:

- Fire Sprinkler Design, layout, and Specs (if required)
- Solar Array and Details

### SITE DATA TABLE

APN No. **039-203-06**

	ALLOWED	EXISTING	PROPOSED
			(Net Change)
Lot Size	20,000 Sq.Ft.	25,321 Sq.Ft.	25,321 Sq.Ft.
Effective Lot Size (subtract easements)		25,321 Sq.Ft.	25,321 Sq.Ft.
Zoning		RO-2	RO-2
Occupancy, Use		R-3, Single Family Residential	R-3, Single Family Residential
Wildfire Urban Interface (WUI) Zone?		YES	YES
Flood Zone?		NO	NO
Seismic Design Category		ASCE/SEI 7-16 Risk Category II Soil Class: D - Default	ASCE/SEI 7-16 Risk Category II Soil Class: D - Default
Construction Type		V - B	V - B
Fire Suppression system		NO	NO
<b>FLOOR AREA BY LEVEL:</b>			
Basement Area		---	---
First Floor		2,287 sq.ft.	2,287 sq.ft. (No Change)
Second Floor		1,784 sq.ft.	1,784 sq.ft. (No Change)
Accessory Structures		1,264 sq.ft.	1,396 sq.ft. (+132 sq. ft.)
Garage (or Carport)		664 sq.ft.	664 sq.ft. (No Change)
Subtotal Floor Area		5,999 sq.ft.	6,131 sq.ft.
Minus Floor Area Exemptions			
Garage Exemption	600 sq.ft.	- 600 sq.ft.	- 600 sq.ft.
ADU Exemption	up to 1000 sq.ft. (on lots larger than 10,000 sq.ft.)	-1000 sq. ft.	-1000 sq. ft.
<b>TOTAL FLOOR AREA RATIO (F.A.R.)</b>	<b>10% of Lot Area + 2000sf = 4,532 sf</b>	<b>4,399 sq.ft.</b>	<b>4,531 sq.ft.</b>
<b>LOT COVERAGE</b>			
	15% of Lot size (3,798 sq.ft.)		
House Structure Footprint		2,287 sq.ft.	2,287 sq.ft. (No Change)
Garage		664 sq.ft.	664 sq.ft. (No Change)
Decks (half of area above 3')		473 sq.ft.	370 sq.ft. (-103 sq.ft.)
Trellis/ Other Covered Structures		494 sq.ft.	686 sq.ft. (+192 sq.ft.)
ADU Exemption	up to 1000 sq.ft. (on lots larger than 10,000 sq.ft.)	---	1000 sq. ft.
<b>TOTAL LOT COVERAGE</b>	<b>3,798 sq.ft. [ 15% ]</b>	<b>3,918 sq.ft. [15.5%] (+230 SF)</b>	<b>4,007 sq.ft. [15.8%] (+89 SF)</b>
Front Yard Setback	30' - 0"	19' - 6" (to House)	19' - 6" (to House)
North Side Yard Setback (Left)	15' - 0"	15' - 0" (to House)	15' - 0" (to House)
South Side Yard Setback (Right)	15' - 0"	57' - 4"	21'-1 (Pool), 7' - 1" (ADU)
Rear Yard Setback	25' - 0"	65' - 0"	28' - 11"
Average Slope of lot	---	34%	34%
Building Height (Above Natural Grade)	30' - 0"	25' - 3"	25' - 3"
Accessory Structure Ht. (Above Natural Grade)	15' - 0"	10' - 0"	14' - 0"
Garage Height (Above Natural Grade)	15' - 0"	14' - 7"	14' - 7" (No Change)
On-Site Parking	2 Spaces	6 Spaces (2 Covered)	6 Spaces (2 Covered)
Cut (including Footing/Piers/Foundations)		---	35 Cu.Yds.
Fill		---	10 Cu.Yds.
Import / Off-Haul		---	25 Cu.Yds.

### PROJECT DESCRIPTION

Remodel of an existing in-ground Pool with a vanishing edge rectangular pool (with modern safety features). Removal of Pool (E, 264sf) Cabana (with multiple areas of non-compliance) with a new 396sq.ft. Cabana/gym.

Slight modifications of Roof between Cabana and ADU result in minor extension of approved variance for lot coverage, from 15.5% to 15.8%

ADU and surrounding site walls are under construction under separate permit ADU23-014. All Grading, Drainage, Civil, and Landscape plans are under this permit.

As part of this project, this structure will be fully upgraded to NFPA-13D Standards.

### PROJECT DIRECTORY

#### Owner

Keith and Chloe Healy  
 238 Round Hill Road  
 Tiburon, CA 94920  
 tel: (415) 971-7871  
 email: keithhealy@mac.com

#### Architect

Barringer Architecture  
 1 Tara Hill Road  
 Tiburon, CA 94920  
 (415) 971-7871  
 E-mail:  
 cedric@barringerarchitecture.com

#### Structural Engineer

Dago De La Rosa, Principal  
 D Structural Engineering, LLC  
 Tiburon, CA 94920  
 tel: (415) 653-9372  
 e-mail: dago@dstructural.com

#### Surveyor

Lea & Braze Engineering, Inc.  
 Gregory F. Braze, Principal  
 2495 Industrial Pkwy West  
 Hayward, CA 94545  
 tel: (510) 887-4086

#### General Contractor

PAS Inc.  
 Kyle T. Roberts  
 10804 Biggie st  
 San Leandro, Ca. 94577  
 License No. 817255 B, C4, C10, C20  
 Office Tel: 510.440.1052  
 Mobile: 510.938.7671  
 Email: kyle@pasinc.com

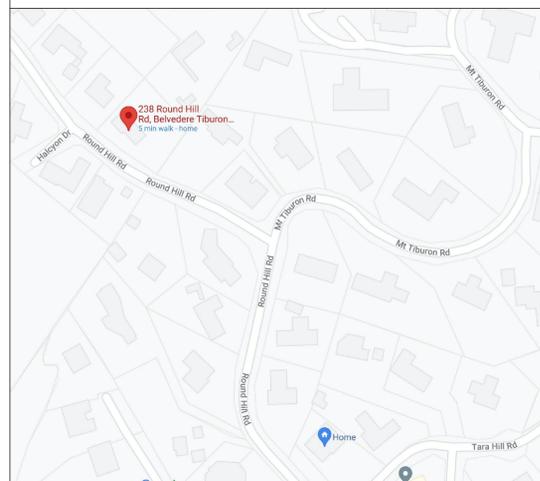
#### Title-24 Consultant

TECC  
 Robert Mao PE, CEA  
 Cell: (510) 387-2756  
 e-mail: title24pro@comcast.net

#### Special Inspector

Applied Materials and Engineering  
 Dushyant Manmohan, Principal  
 980 41st Street  
 Oakland, CA 94608  
 Tel: (510) 420-8190 x.12  
 e-mail: dushyant@apmateng.com

### VICINITY MAP





**EXHIBIT B  
CONDITIONS OF APPROVAL  
238 ROUND HILL ROAD  
File Nos. DR2024-076, VAR2024-021, and VAR2024-040**

**Town of Tiburon**

- This approval shall be used within three (3) years of the approval date and shall become null and void unless a building permit has been issued.
- The owner and/or applicant shall defend, indemnify, and hold the Town harmless along with the Town Council, commissions, boards, agents, officers, employees, and consultants from any claim, action, or proceeding ("action"), against the Town, its boards, commissions, agents, officers, employees, and consultants attacking or seeking to set aside, declare void, or annul the approval(s) of the project or alleging any other liability or damages based upon, caused by, or related to the approval of the project. The Town shall promptly notify the owner and/or applicant of any action. The Town, in its sole discretion, may tender the defense of the action to the owners and/or applicants or the Town may defend the action with its attorneys with all attorney's fees and litigation costs incurred by the Town in either case paid for by the owner and/or applicant.
- The construction of this project shall substantially conform to the application as reviewed and approved by the Design Review Board at the December 5, 2024 meeting, as may be amended by these conditions of approval. Any substantial modification to the drawings dated November 19, 2024, stamped "Approved by Design Review Board on December 5, 2024 as determined in the discretion of the Director of Community Development or his/her designee, shall be reviewed and approved by the Design Review Board.
- Construction drawings submitted to the Building Division for plan check shall be materially identical to those approved by the Design Review Board. If any changes are made to the approved Design Review drawings, the permit holder is responsible for clearly identifying all such changes when construction drawings are submitted to the Building Division for plan check. For Planning Division conformance check purposes, such changes must be clearly highlighted (with a "bubble" or "cloud") on the submitted construction drawings. A list describing in detail all such changes shall be submitted and attached to the construction drawing set, with a signature block to be signed by the Planning Division Staff member indicating that these changes have been reviewed and are approved, or will require separate Design Review approval. All changes to a project that have not been explicitly approved by Planning Division Staff as part of the Building Division Plan Check process are not approved. Construction that does not have Planning Division approval is not valid and shall be subject to stop work orders and may require removal.
- At the time of building permit submittal, construction drawings for building permit shall demonstrate that all exterior lighting fixtures, other than those specifically approved by the Design Review Board to be otherwise, must be down-light type fixtures with shielding.
- At the time of building permit submittal/planning conformance check, it shall be confirmed that all skylights will be bronzed or tinted in a non-reflective manner, and no lights shall

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be placed in the wells of the skylights. Installation in accordance with the approved plans shall be documented prior to final building inspection sign-off.

- At the time of building permit submittal, a copy of the Planning Division's "Notice of Action", including the attached "Conditions of Approval" for this project, shall be copied onto a sheet near the front of each set of construction drawings.
- All exterior HVAC units and generators shall comply with the *Town's Noise Standards Policy for Air Conditioning Units*. [www.townoftiburon.org/DocumentCenter/View/1050/HVAC-and-Similar-Mechanical-Equipment-Noise-Policy](http://www.townoftiburon.org/DocumentCenter/View/1050/HVAC-and-Similar-Mechanical-Equipment-Noise-Policy). If the units exceed this noise standards at the property line, noise baffles or other sound reduction shall be required to reduce the sound levels at the property lines and may require a separate Design Review application.
- Any structures located within a required setback shall not exceed three (3) feet in height at any point.
- Throughout project construction, fencing and/or walls located within a required setback shall not exceed six feet (6') in height at any point, measured from grade on both sides of the fence/wall, except where allowed by Municipal Code section 16-30.040(B)(2). All new fencing, walls and footings shall be located entirely on the subject property.
- Prior to commencement of construction, a construction information sign shall be posted on the site during construction of the project, in a location plainly visible to the public. The sign shall be 24" x 24" in size and shall be made of durable, weather-resistant materials intended to survive the life of the construction period. The sign shall contain the following information: job street address; work hours allowed per Chapter 13 of the Tiburon Municipal Code; builder (company name, city, state, ZIP code); project manager (name and phone number); and emergency contact (name and phone number reachable at all times). The sign shall remain posted until the contractor has vacated the site.
- Prior to the issuance of a building permit, a construction management plan shall be submitted for review and approval. The construction management plan will include details necessary to ensure traffic and parking impacts on the area are mitigated.
- If any existing landscaping that is not proposed to be removed is subsequently removed during construction, the applicant shall submit a revised landscaping plan to Planning Division staff for review and approval of additional adequate landscaping, prior to a Final Inspection. The Planning Division staff may refer any subsequent landscaping plan to the Design Review Board.
- The proposal shall comply with all requirements of the California Fire Code and the Tiburon Fire Protection District (TFPD), prior to issuance of a building permit.
- The proposal shall comply with all requirements of Sanitary District No. 5.
- The proposal shall comply with all requirements of the Marin Municipal Water District.

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18. The proposal shall comply with the following requirements of the Tiburon Department of Public Works, prior to issuance of a building permit:

- Provide a final grading and drainage plan prior to building permit issuance.
- All retaining walls shall be back drained.
- All paved and unpaved finished surfaces shall be positively drained. Finished slopes and elevations shall be shown on the plans.
- All work shall comply with Best Management Practices to prevent storm water contamination.
- An Easement Permit from DPW is required for any work within the Town's road right-of-way, including, but not limited to, utility trenching, installation of new utility connections, and construction of the driveway apron. The plans shall clearly identify all proposed work in the right of way and an Easement Permit shall be obtained prior to conducting such work.
- Projects that create or replace 2,500 square feet or more of impervious surface must implement at least one measure to reduce runoff in accordance with E.12 of the Town's Municipal Stormwater Permit and the BASMAA Post-Construction Manual Design Guidance for Stormwater Treatment and Control for Projects in Marin, Sonoma, Napa, and Solano Counties.
- This project requires the displacement of 50 cubic yards of earth or greater and shall be subject to post rain event erosion control plans. Prior to building permit issuance, the applicant shall complete the Construction Erosion and Sediment Control Applicant Package that can be found in the helpful forms and documents section of the Town's website. Link: <http://townoftiburon.org/156/Helpful-Forms-Documents>
- An erosion sediment control plan is required prior to building permit issuance.

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**2 PLANNING CONDITIONS OF APPROVAL (ADU SITE WALLS & ROOF OVERHANG)  
A0.2 SCALE: N.T.S.**

**PLANNING DIVISION NOTICE OF ACTION  
SITE PLAN & ARCHITECTURAL REVIEW APPLICATION**

Decision Date: November 3, 2025  
**Effective Date: November 12, 2025**

ADDRESS: 238 Round Hill Road  
APPLICANT/OWNER: Barringer/Healy  
FILE NO.: DR2025-101

**PROJECT DESCRIPTION:** Extension of previously approved site walls to create a mechanical equipment vault (with no roof), ranging in height from 5' to 6' in the rear yard of the property. To facilitate this construction and create an at-grade patio for the ADU, approximately 100 cubic yards of earth movement is proposed.

**ACTION:** Approved with the following conditions:

**Community Development Department**

- This approval shall be used within three (3) years of the approval date, and shall become null and void unless a building permit has been issued.
- A copy of the Planning Division's "Notice of Action" including these "Conditions of Approval" (see below) for this project shall be copied onto a plan sheet at the beginning of the plan set(s) submitted for building permits.
- The owner and/or applicant shall defend, indemnify, and hold the Town harmless along with the Town Council, commissions, boards, agents, officers, employees, and consultants from any claim, action, or proceeding ("action"), against the Town, its boards, commissions, agents, officers, employees, and consultants attacking or seeking to set aside, declare void, or annul the approval(s) of the project or alleging any other liability or damages based upon, caused by, or related to the approval of the project. The Town shall promptly notify the owner and/or applicant of any action. The Town, in its sole discretion, may tender the defense of the action to the owners and/or applicants or the Town may defend the action with its attorneys with all attorney's fees and litigation costs incurred by the Town in either case paid for by the owner and/or applicant.
- Construction drawings submitted to the Building Division for plan check shall be materially identical to those approved by Planning Staff. If any changes are made to the approved Design Review drawings, the permit holder is responsible for clearly identifying all such changes when construction

drawings are submitted to the Building Division for plan check. For Planning Division conformance check purposes, such changes must be clearly highlighted (with a "bubble" or "cloud") on the submitted construction drawings. A list describing in detail all such changes shall be submitted and attached to the construction drawing set, with a signature block to be signed by the Planning Division Staff member indicating that these changes have been reviewed and are approved, or will require separate Design Review approval. All changes to a project that have not been explicitly approved by Planning Division Staff as part of the Building Division Plan Check process are not approved. Construction that does not have Planning Division approval is not valid and shall be subject to stop work orders and may require removal.

- Throughout project construction, fencing and/or walls located within a required setback shall not exceed six feet (6') in height at any point, measured from grade on both sides of the fence/wall, except where allowed by Municipal Code section 16-30.040(B)(2). All new fencing, walls and footings shall be located entirely on the subject property.
- All exterior HVAC units and generators shall comply with the *Town's Noise Standards Policy for Air Conditioning Units*. [www.townoftiburon.org/DocumentCenter/View/1050/HVAC-and-Similar-Mechanical-Equipment-Noise-Policy](http://www.townoftiburon.org/DocumentCenter/View/1050/HVAC-and-Similar-Mechanical-Equipment-Noise-Policy). If the units exceed this noise standards at the property line, noise baffles or other sound reduction shall be required to reduce the sound levels at the property lines and may require a separate Design Review application.
- All conditions of approval imposed as part of the approval of active Site Plan and Architectural Review (Files DR2024-076, VAR2024-021, and VAR2024-040) shall remain in effect at all times.
- If this approval is challenged by a third party, the property owner/applicant will be responsible for defending against this challenge, with defense counsel subject to the Town's approval. The property owner/applicant agrees to defend, indemnify and hold the Town of Tiburon harmless from any costs, claims or liabilities arising from the approval, including, without limitations, any award of attorney's fees that might result from the third-party challenge.

This project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) under Section 15303 (New Construction or Conversion of Small Structures).

*Samantha Rodriguez*  
Samantha Rodriguez, Associate Planner

**2 PLANNING CONDITIONS OF APPROVAL (EXTENDED WALLS & MECH. VAULT)  
A0.2 SCALE: N.T.S.**



1 TARA HILL ROAD  
TIBURON, CA 94920  
tel.: 415.971.7871  
[www.BarringerArchitecture.com](http://www.BarringerArchitecture.com)

**Healy  
Residence  
Pool**

238 Round Hill Road  
Tiburon, CA  
94920

APN.# 039-203-06



Date & Issue  
**Pool & Cabana DR Set**  
December 12, 2025

File:  
Job #:  
Drawn By:  
DO NOT SCALE DRAWINGS  
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**Planning Approval &  
Planning Diagrams**

**A0.2**

# Healy Residence Pool

238 Round Hill Road  
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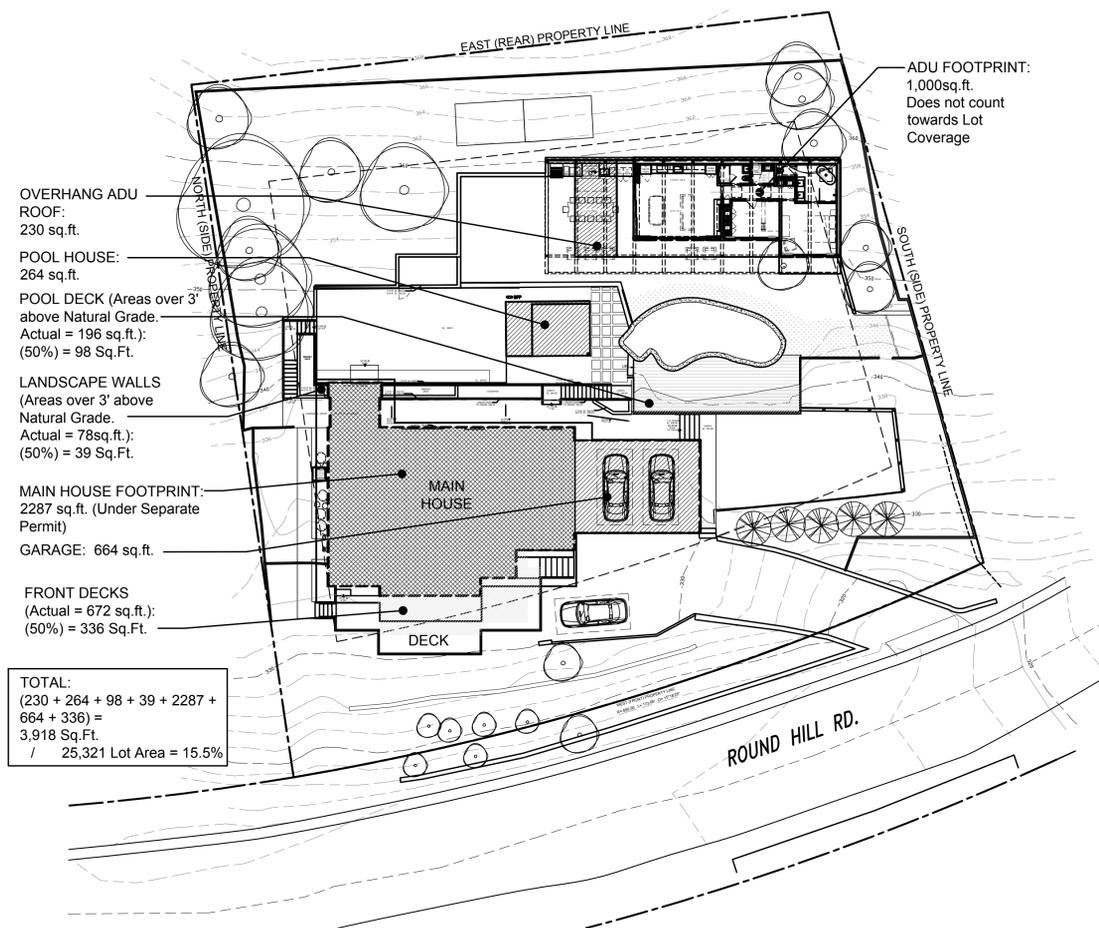


Date & Issue  
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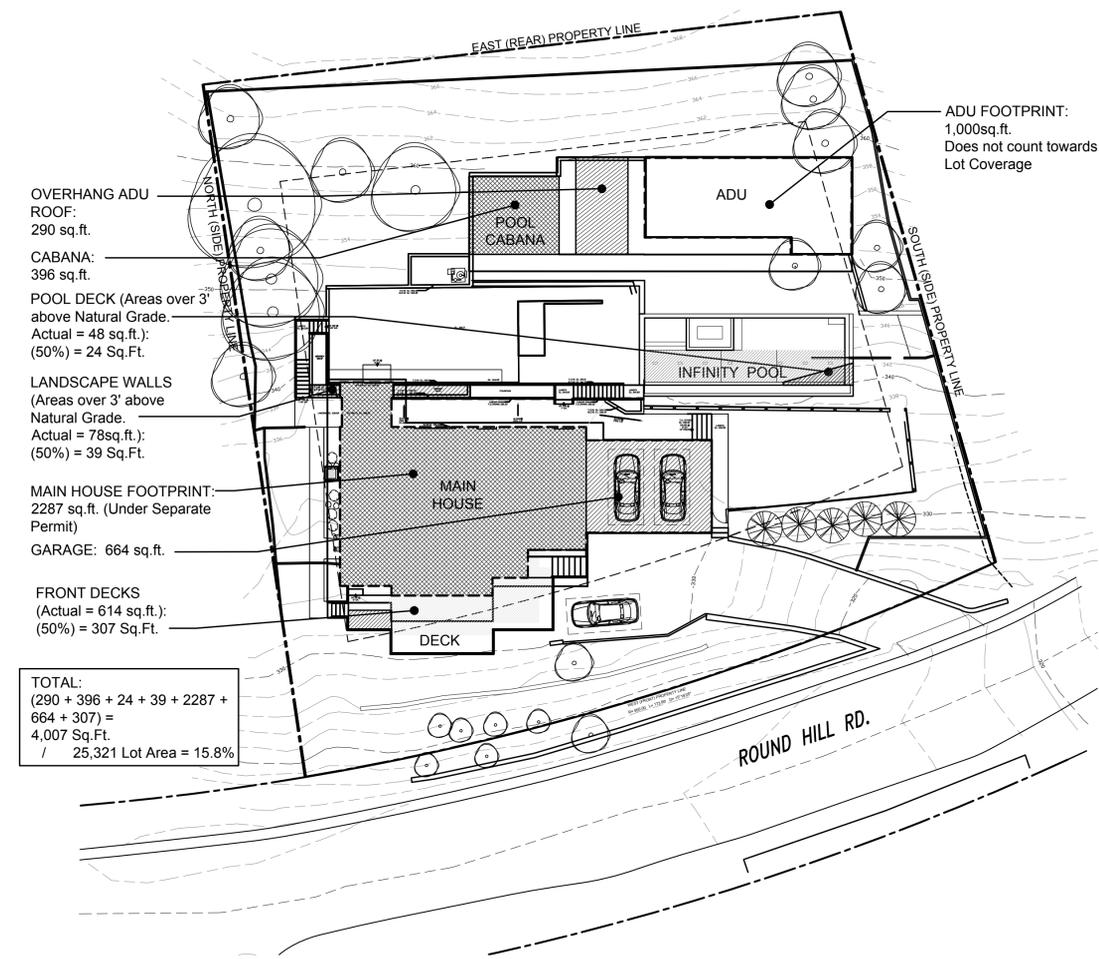
File:  
Job #:  
Drawn By:  
DO NOT SCALE DRAWINGS  
Scale: As Noted

Planning Diagrams

**A0.3**



**2** LOT COVERAGE DIAGRAM - CURRENT APPROVAL  
A0.3 SCALE: N.T.S.



**1** LOT COVERAGE DIAGRAM - PROPOSED  
A0.3 SCALE: N.T.S.



EXISTING RESIDENCE



STRUCTURE:  
BLACK STEEL BEAMS



ROOF:  
BLACK STANDING SEAM METAL



POOL DECK:  
OFF-WHITE LIMESTONE



ADU & SITE RETAINING WALL:  
GREY CONCRETE



WINDOWS/DOORS:  
DARK ANODIZED ALUMINUM



CABANA/ ADU: GRAY VERTICAL  
WOOD SIDING

**Healy  
Residence  
ADU**

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File:  
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Drawn By:  
Scale: **DO NOT SCALE DRAWINGS**  
As Noted

**Materials Board**

**A0.4**

NOTE THAT ADU (STRUCTURE TO RIGHT) IS UNDER SEPARATE PERMIT (ADU23-014) AND NOT PART OF THE SCOPE OF THIS APPLICATION

**Healy  
Residence  
Pool**

238 Round Hill Road  
Tiburon, CA  
94920

APN.# 039-203-06



RENDERING 4: New Pool in context with the (under Construction) ADU. Note the Cabana is NOT shown in this rendering.



RENDERING 2: Close-up of New Cabana to the left, with outdoor kitchen and covered Lounge area in between



RENDERING 3: New Pool in context with the (under Construction) ADU, showing relationship to yard space, and Future main House. Note the Cabana is NOT shown in this rendering.



RENDERING 1: New Pool in context with the (under Construction) ADU. New Cabana to the left, with outdoor kitchen and covered Lounge area in between

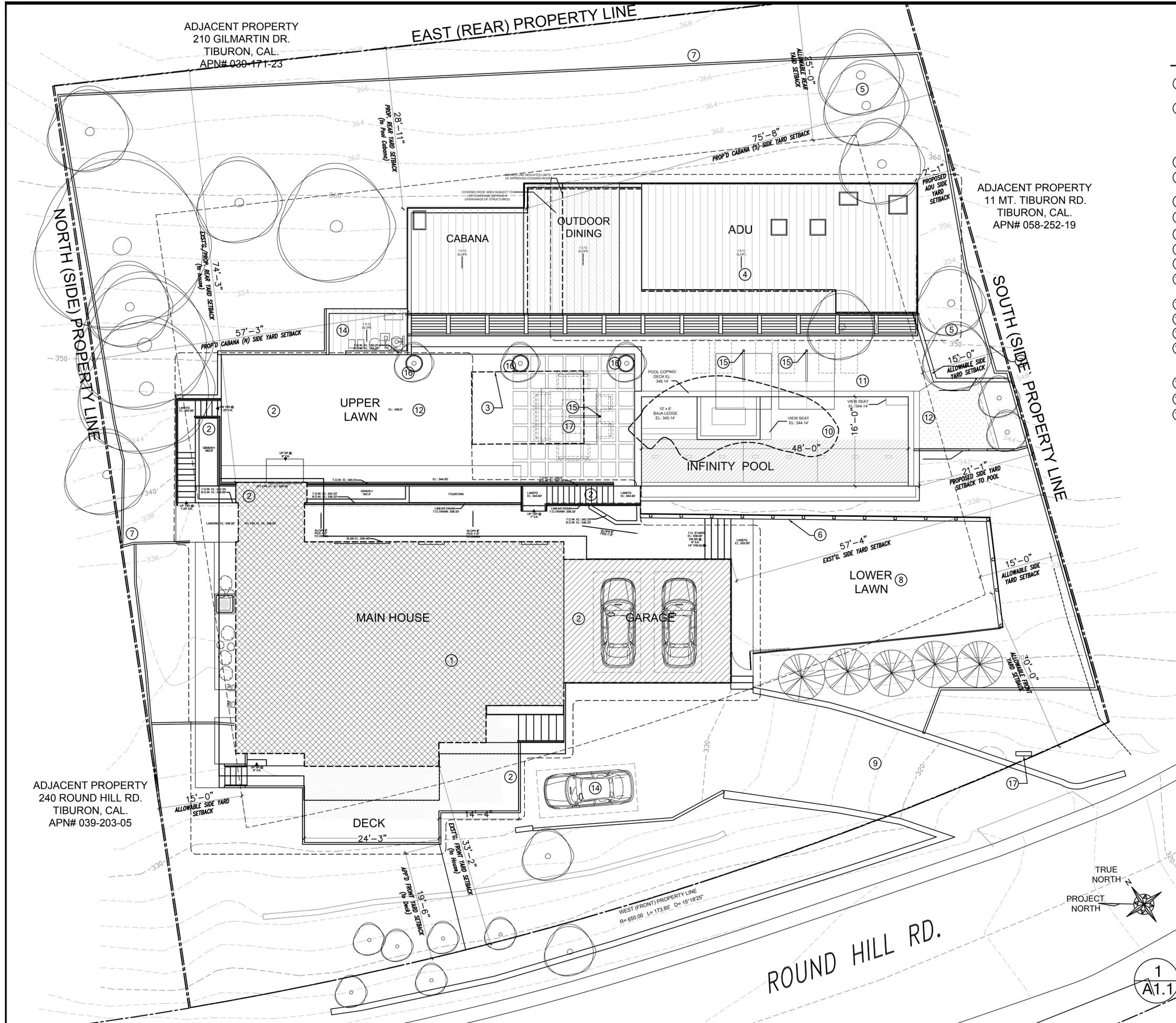
**1** RENDERINGS  
**A0.4** SCALE: N.T.S

Date & Issue  
**Pool & Cabana DR Set**  
December 12, 2025

File:  
Job #:  
Drawn By:  
DO NOT SCALE DRAWINGS  
Scale: As Noted

Renderings

**A0.5**



ADJACENT PROPERTY  
210 GILMARTIN DR.  
TIBURON, CAL.  
APN# 030-171-23

ADJACENT PROPERTY  
11 MT. TIBURON RD.  
TIBURON, CAL.  
APN# 058-252-19

ADJACENT PROPERTY  
240 ROUND HILL RD.  
TIBURON, CAL.  
APN# 039-203-05

### SHEET NOTES

- ① MAIN HOUSE (EXPANDED DEC. 2024 APP'D FOOTPRINT SHOWN)
- ② NOTE: ALL MAIN HOUSE WORK, RETAINING WALLS, STAIRS AND ADU INDICATED BY SHORT-DASHED LINE CLOUD HAVE BEEN PREVIOUSLY APPROVED. MAIN HOUSE NOT YET UNDER CONSTRUCTION
- ③ DASHED LINE INDICATES EXISTING POOL HOUSE
- ④ ADU (CURRENTLY UNDER CONSTRUCTION UNDER SEPARATE PERMIT)
- ⑤ EXISTING TREE TO REMAIN
- ⑥ EXISTING RETAINING WALL TO REMAIN
- ⑦ EXISTING FENCE TO REMAIN
- ⑧ EXISTING TURF LAWN TO REMAIN
- ⑨ EXISTING DRIVEWAY TO REMAIN
- ⑩ NEW INFINITY POOL. EXISTING KIDNEY-SHAPED POOL IS SHOWN DASHED
- ⑪ NEW CONCRETE PATIO
- ⑫ NEW TURF LAWN
- ⑬ NEW CONCRETE PAVER PATIO
- ⑭ POOL EQUIPMENT VAULT, WITH NEW PROPOSED ROOF TO MATCH ADU (MAX HT. = 7'-6" ABOVE GRADE)
- ⑮ NEW GROUND-MOUNTED PATIO UMBRELLA
- ⑯ NEW OVERSIZED PLANTER POT
- ⑰ NEW 60,000 BTU GAS FIREPIT IN PLACE OF OLD UNIT (LOCATED IN OLD CABANA)



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Proposed  
ADU Site Plan

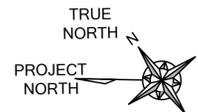
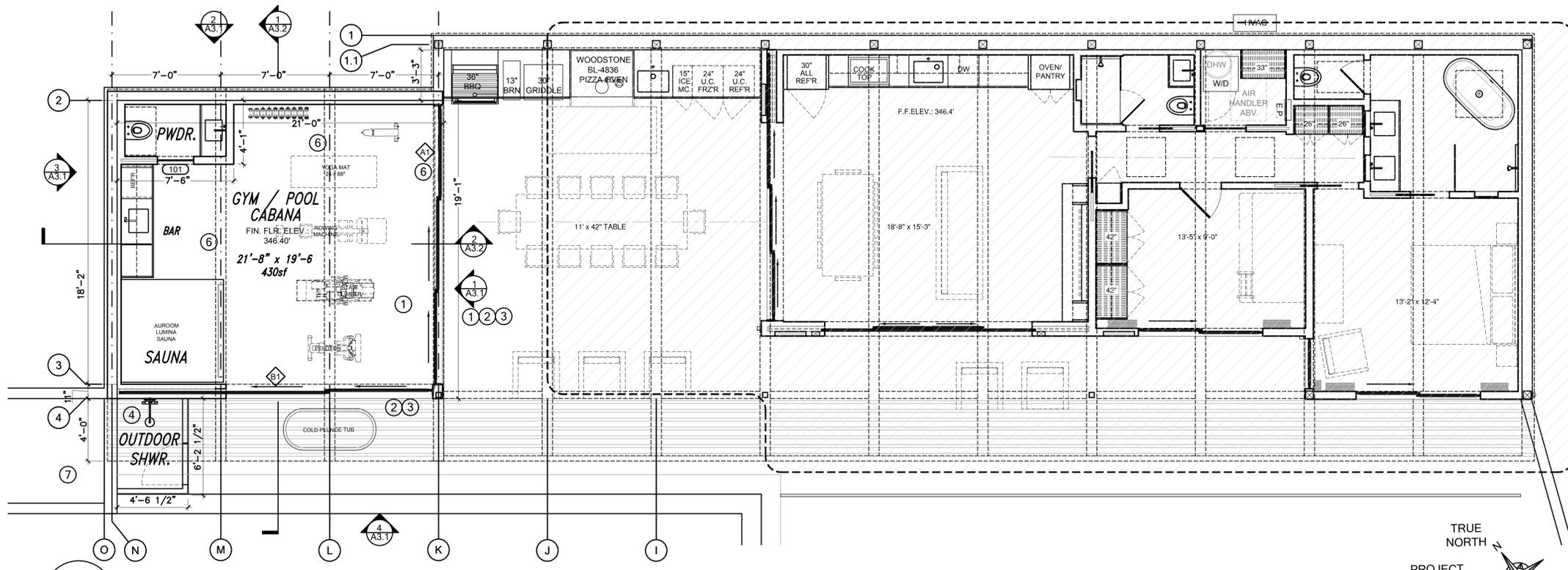
1 SITE PLAN - PROPOSED  
A1.1 SCALE: 1/8"=1'-0"

A1.1

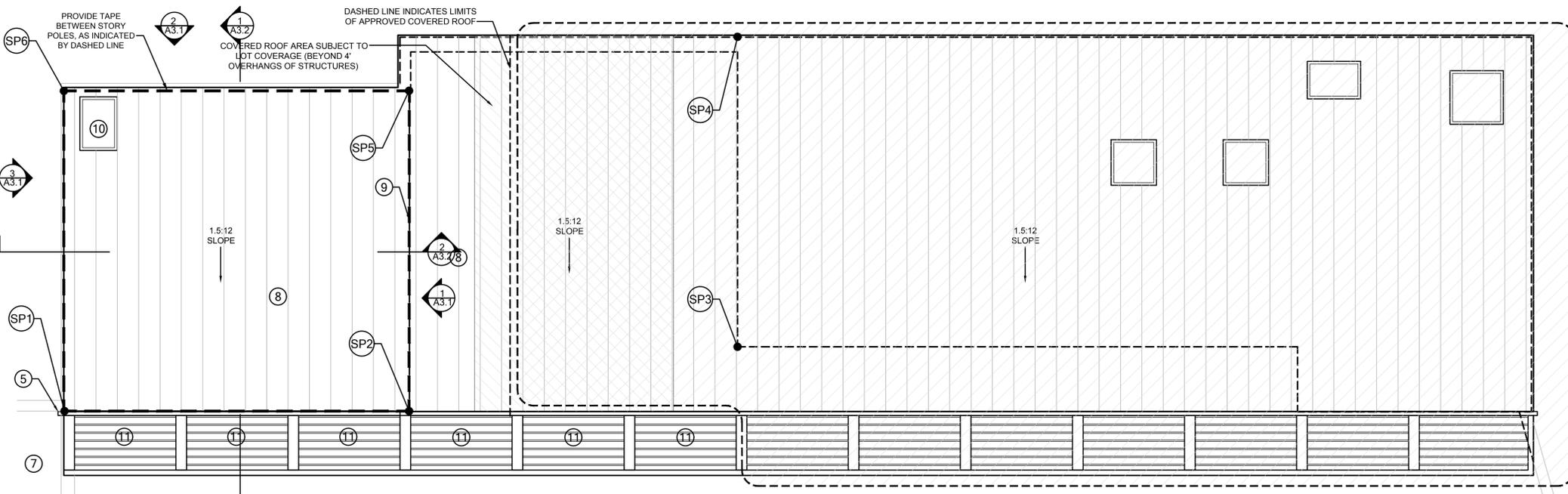
**SHEET NOTES**

- ① NEW FINISHED CONC. FLOORING.
- ② NEW CONC. SLOPE MIN. 1/4" PER 1' AWAY FROM STRUCTURE FOR MIN. 10'
- ③ CODE REQUIRED LANDING PER CRC 301
- ④ PROVIDE NON-ABSORBENT SURFACE TO A MINIMUM HEIGHT OF 72" ABOVE WALKING SURFACE AT SHOWER SPACES PER CRC R307.2
- ⑤ NEW DOWNSPOUT
- ⑥ NEW EXPOSED STEEL BEAM ABOVE, S.S.D.
- ⑦ PROPOSED LOCATION OF MECH. FOR MINI-SPLIT (IN MECH. VAULT). CONDENSERS TO MEET NOISE ORDINANCE-MANDATED 55 DB SOUND LEVELS AT PROPERTY LINES
- ⑧ NEW CLASS-A STANDING SEAM METAL ROOF (TO MATCH ADU SPEC). ALL SLOPED ROOFS LESS THAN 3:12 REQUIRES WP MEMBRANE UNDERLAYMENT
- ⑨ NEW EXTERIOR WALL BELOW
- ⑩ NEW SKYLIGHT. NO LIGHTING SHALL BE IN THE WELLS OF SKYLIGHTS AND SKYLIGHTS SHALL BE TINTED IN A NON-REFLECTIVE MANNER.
- ⑪ NEW WOOD TRELLIS SYSTEM (MORE THAN 50% OPEN). DETAILS TO MATCH ADU TRELLIS

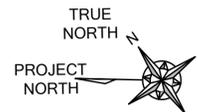
AREAS COVERED BY HATCH ARE UNDER SEPARATE ADU PERMIT #ADU23-014. (CURRENTLY UNDER CONSTRUCTION)



**2** POOL CABANA FLOOR PLAN - PROPOSED  
**A2.1** SCALE: 1/4"=1'-0"



AREAS COVERED BY HATCH ARE UNDER SEPARATE ADU PERMIT #ADU23-014. (CURRENTLY UNDER CONSTRUCTION)



**1** POOL CABANA ROOF PLAN - PROPOSED  
**A2.1** SCALE: 1/4"=1'-0"

STORY POLE DESCRIPTIONS			
NO.	HT.	REFERENCE PT. 1 (AT LOC. OF POLE)	REFERENCE PT. 2 (ACTUAL ELEVATION)
SP.1	11'-7"	ABOVE FIN. FLR (ADU & CABANA)	FIN. FLR. 346.4' + 11.583' = 357.983'
SP.2	11'-7"	ABOVE FIN. FLR (ADU & CABANA)	FIN. FLR. 346.4' + 11.583' = 357.983'
SP.3	12'-1"	ABOVE FIN. FLR (ADU & CABANA)	FIN. FLR. 346.4' + 12.083' = 358.483'
SP.4	14'-11"	ABOVE FIN. FLR (ADU & CABANA)	FIN. FLR. 346.4' + 14.917' = 361.317'
SP.5	14'-5"	ABOVE FIN. FLR (ADU & CABANA)	FIN. FLR. 346.4' + 14.417' = 360.817'
SP.6	14'-5"	ABOVE FIN. FLR (ADU & CABANA)	FIN. FLR. 346.4' + 14.417' = 360.817'

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Tiburon, CA  
94920

APN.# 039-203-06



Date & Issue

Pool & Cabana DR Set  
December 12, 2025

File:  
Job #:  
Drawn By:  
DO NOT SCALE DRAWINGS  
Scale: As Noted

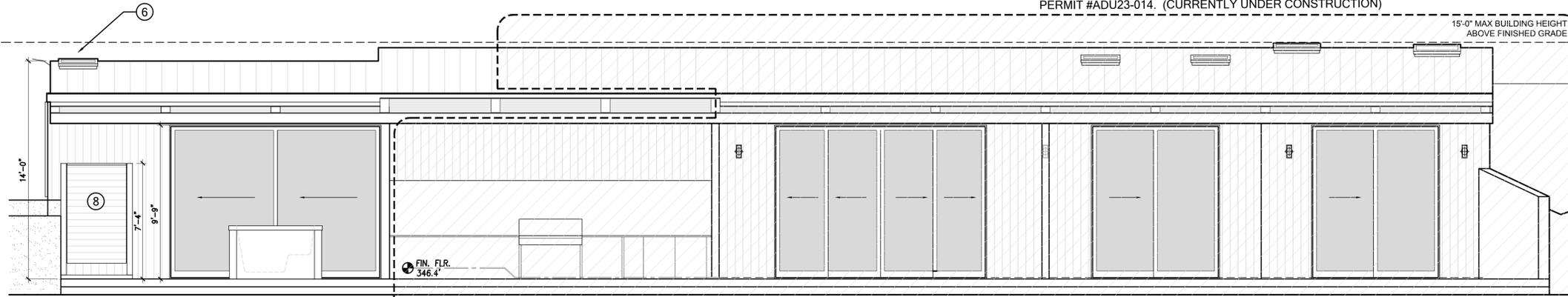
CABANA  
Elevations

A3.1

## SHEET NOTES

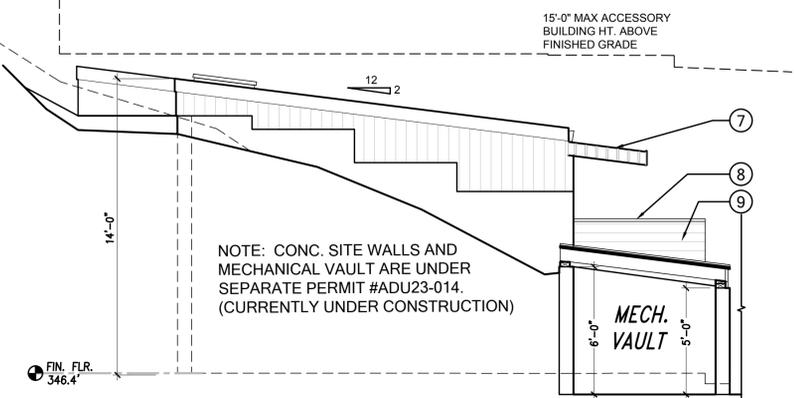
- ① NEW DARK-ANODIZED ALUMINUM WINDOW/DOOR
- ② NEW VERTICAL SIDING
- ③ NEW FULLY-SHIELDED EXTERIOR SCONCE
- ④ NEW CONC. RETAINING WALL
- ⑤ NEW COMP. SHINGLE ROOF
- ⑥ NEW SKYLIGHT
- ⑦ NEW SHADE TRELLIS (MORE THAN 50% OPEN), MATCHING ADU TRELLIS DETAIL
- ⑧ NEW OUTDOOR SHOWER (DRAINS TO GRADE--NO DRAIN TO SEWER)
- ⑨ NEW PROPOSED ROOF OVER MECH. VAULT (FOR EQUIPMENT PROTECTION). 4X8 BEAM STRUCTURE TOPPED W/ PLYWOOD AND METAL ROOF TO MATCH ADU.

AREAS COVERED BY HATCH ARE UNDER SEPARATE ADU PERMIT #ADU23-014. (CURRENTLY UNDER CONSTRUCTION)



4 CABANA EAST (FRONT) ELEVATION  
A3.1 SCALE: 1/4"=1'-0"

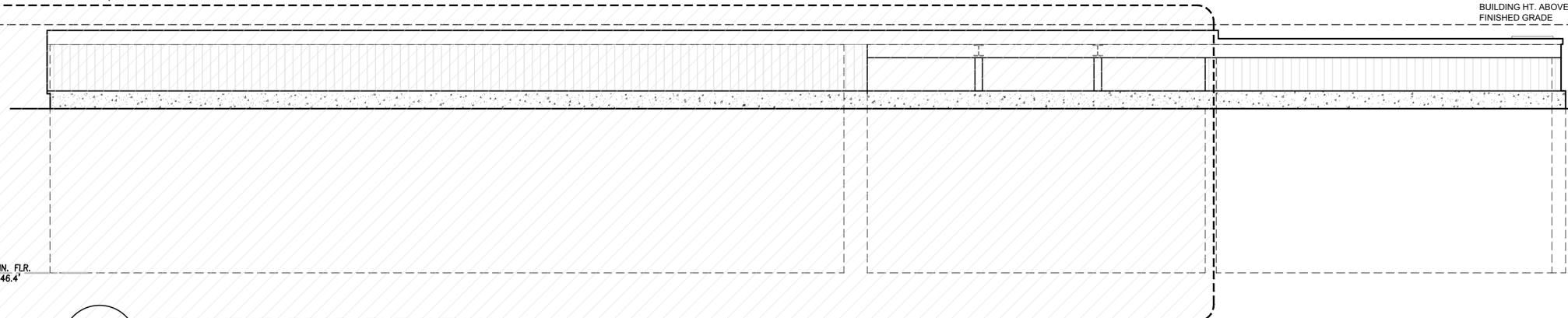
15'-0" MAX BUILDING HEIGHT ABOVE FINISHED GRADE



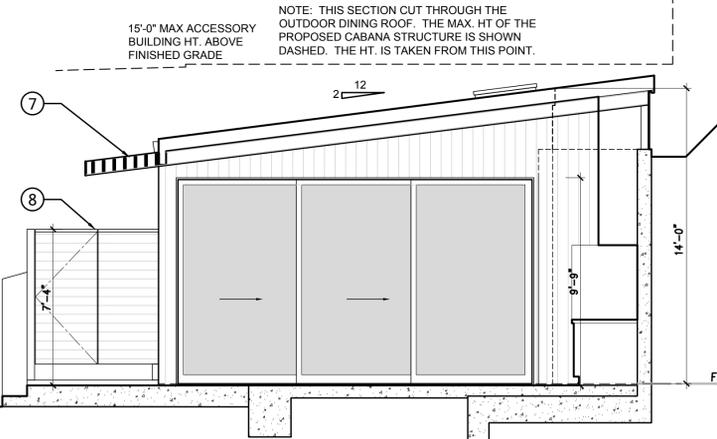
3 ADU NORTH (SIDE) ELEVATION  
A3.1 SCALE: 1/4"=1'-0"

NOTE: CONC. SITE WALLS AND MECHANICAL VAULT ARE UNDER SEPARATE PERMIT #ADU23-014. (CURRENTLY UNDER CONSTRUCTION)

AREAS COVERED BY HATCH ARE UNDER SEPARATE ADU PERMIT #ADU23-014. (CURRENTLY UNDER CONSTRUCTION)



2 ADU WEST (REAR) ELEVATION  
A3.1 SCALE: 1/4"=1'-0"



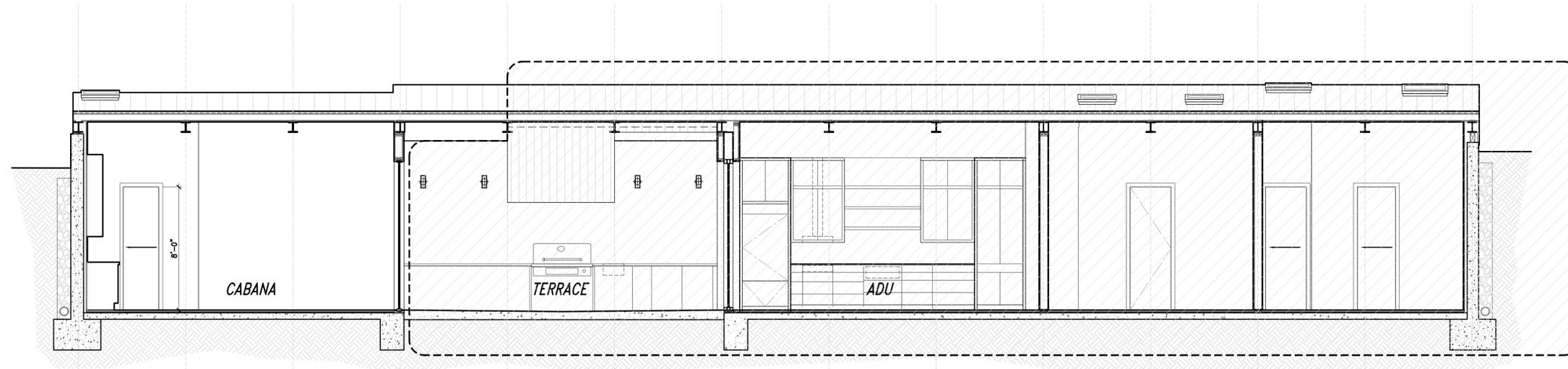
1 ADU SOUTH (SIDE) ELEVATION  
A3.1 SCALE: 1/4"=1'-0"

NOTE: THIS SECTION CUT THROUGH THE OUTDOOR DINING ROOF. THE MAX. HT. OF THE PROPOSED CABANA STRUCTURE IS SHOWN DASHED. THE HT. IS TAKEN FROM THIS POINT.

**Healy  
Residence  
Pool**

238 Round Hill Rd.  
Tiburon, CA  
94920

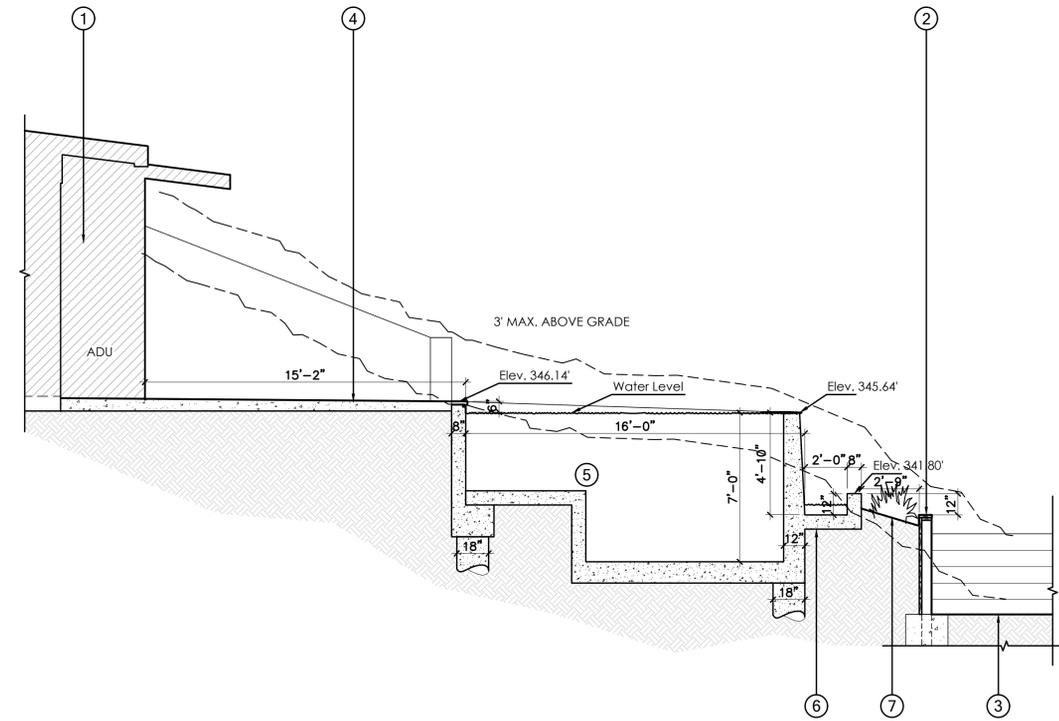
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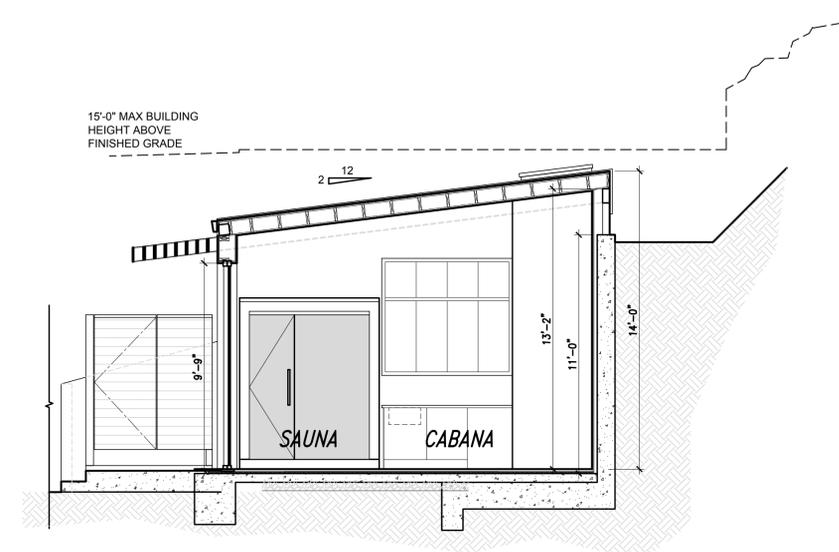
**2** LONGITUDINAL CABANA SECTION  
A3.2 SCALE: 1/4"=1'-0"

**SHEET NOTES**

- ① ADU (CURRENTLY UNDER CONSTRUCTION)
- ② EXISTING WOOD RETAINING WALL TO REMAIN
- ③ EXISTING FINISH GRADE
- ④ NEW CONCRETE LANDING
- ⑤ NEW INFINITY EDGE POOL
- ⑥ NEW CONCRETE CATCH BASIN
- ⑦ NEW FINISH GRADE



**3** POOL SECTION  
A3.2 SCALE: 1/4"=1'-0"



**1** TRANSVERSAL CABANA SECTION  
A3.2 SCALE: 1/4"=1'-0"

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**CABANA  
Sections**

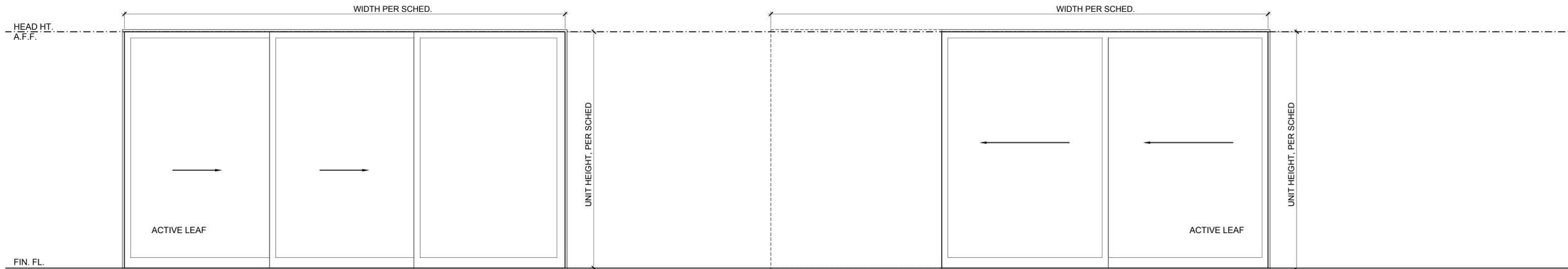
**A3.2**

GLAZED DOOR AND WINDOW SCHEDULE

NO.	LOCATION	TYPE	DESCRIPTION	(FINISHED) DIM.			MANUF.	MODEL	EXTERIOR FRAME COLOR	INTERIOR FRAME COLOR	COMMENTS
				Height	Width	Sill (A.F.F.)					
01	ENTRY DOOR	A1	3-PANEL SLIDER	9' - 9"	16' - 9 1/2"	---	BONELLI		DARK ANODIZED ALUM.	DARK ANODIZED ALUM.	TEMPERED GLAZING PER WUI REQUIREMENTS
02	ENTRY DOOR	B1	DOUBLE POCKET DOOR	9' - 9"	20' - 3"	---	BONELLI		DARK ANODIZED ALUM.	DARK ANODIZED ALUM.	TEMPERED GLAZING PER WUI REQUIREMENTS

SKYLIGHT SCHEDULE

NO.	LOCATION	TYPE	DIM. (OUTSIDE CURB)		MANUF.	MODEL	COMMENTS
			Length	Width			
1	BATHROOM	FX-FIXED SKYLIGHT	3' - 4"	2' - 4"	VELUX	FCM 3630	



TYPE A

SLIDING TELESCOPIC 3 LEAF

GLAZING TO BE TEMPERED PER CRC R308.4

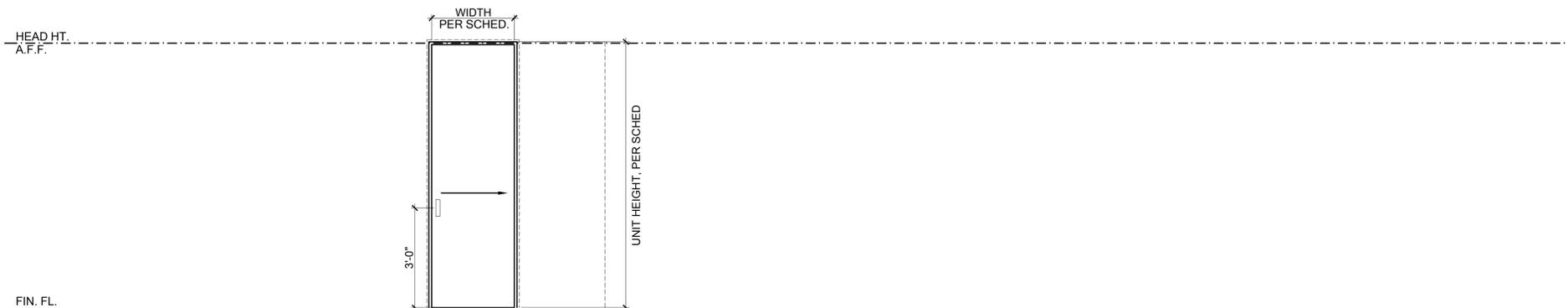
SCALE: 1/2" per 1'-0"

TYPE B

DOUBLE BYPASS POCKET DOOR

INTERIOR DOOR SCHEDULE

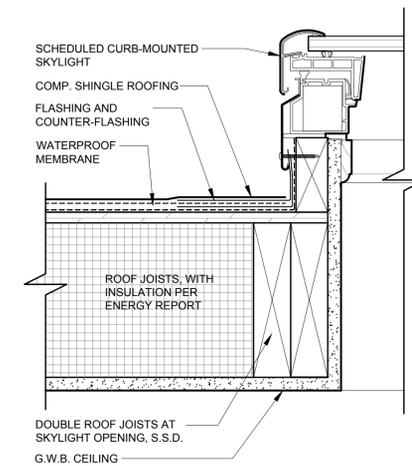
NO.	LOCATION	TYPE	DESCRIPTION	(FINISHED) DIM.		MANUF.	MODEL	FINISH	HANDING	COMMENTS
				Height	Width					
101	BATHROOM	A	POCKET DOOR	8' - 0"	2' - 4"	T.B.D.	CUSTOM	PAINT GRADE	--	Flat Panel Stain Grade Rift Cut White Oak.



TYPE A  
POCKET DOOR

GLAZING TO BE TEMPERED PER CRC R308.4

SCALE: 1/2" per 1'-0"



1  
A4.1 TYP. SKYLIGHT CURB DETL  
SCALE: 3"=1'-0"



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Schedules

A4.1