

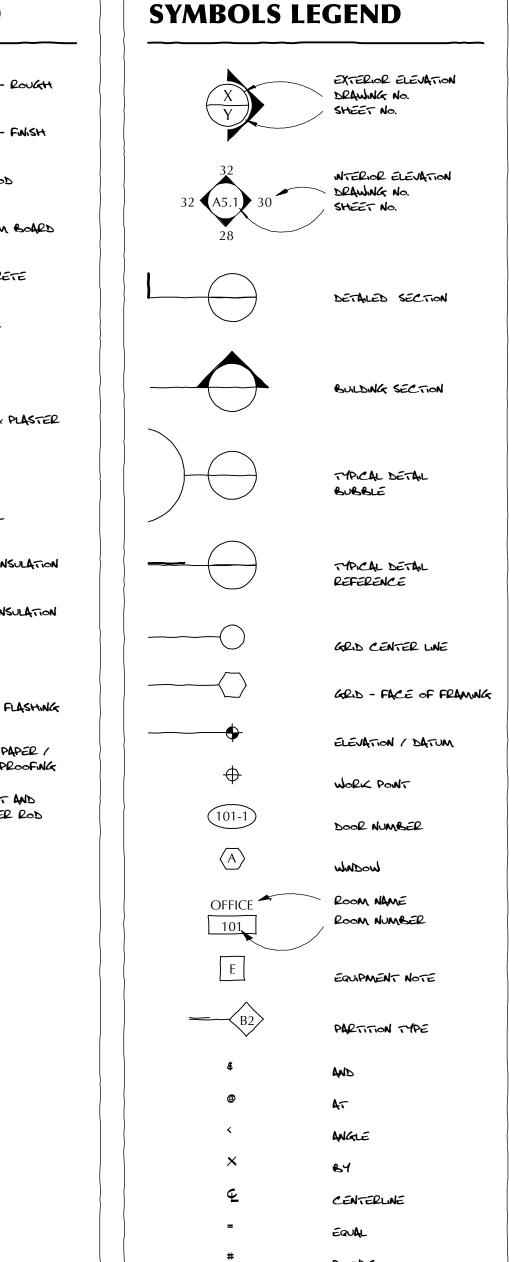
# **MATERIAL LEGEND** WOOD - ROUGH WOOD - FINISH GYPSUM BOARD CONCRETE BRICK LATH & PLASTER GRAVEL BATT INSULATION RIGID INSULATION METAL FLASHING BLDG. PAPER / WATERPROOFING SEALANT AND BACKER ROD

**VICINITY MAP** 

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PROPERTY LINE

# **GENERAL NOTES** ALL DIMENSIONS AND EXISTING CONDITIONS WILL BE CHECKED AND VERIFIED BY THE CONTRACTOR

- BEFORE PROCEEDING WITH THE WORK
- 2 DO NOT SCALE THE DRAWINGS. IF THESE DRAWINGS ARE NOT 24" X 36", THEY HAVE BEEN REDUCED OR ENLARGED.
- 3. ALL DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF CONCRETE UNLESS OTHERWISE NOTED. AT FURRED OUT WALLS OVER CONCRETE, DIMENSION NOTE IS TO FACE OF FURRING CHANNELS, UNLESS OTHERWISE NOTED.
- 4. ALL WOOD IN CONTACT WITH CONCRETE WILL BE PRESSURE PRESERVATIVE TREATED.
- OPENINGS AROUND JENTS, PIPES, DUCTS, FLUES, AND SIMILAR AREAS WHICH ALLOW THE PASSAGE OF FIRE AT THE ROOF AND FLOOR LEVELS SHALL BE FIRE STOPPED
- 6. FIRE STOPPING AND BLOCKING WILL COMPLY WITH UBC SECTION 708. THE EXTENT AND COORDINATION OF FIRE BLOCKING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR
- 7. ACCESSORIES SUCH AS TOWEL BARS, GRAB BARS. AND SOAP DISHES LOCATED ON OR WITHIN THE WALL WILL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE AND MEET UBC REQUIREMENTS.
- WEATHER PROTECTIONS WILL CONFORM TO UBC SECTION 1402A WEATHER RESISTIVE BARRIERS WILL CONFORM TO UBC STANDARD NO.14-1 FOR KRAFT PAPER AND ASPHALT SATURATED FELT.
- 9. ALL INSULATION WILL COMPLY WITH UBC SECTION 707.3 FOR FLAME SPREAD. ALL ENERGY REQUIRED INSULATION WILL MEET REQUIREMENTS OF STATE
- 10. ALL FORM PLASTIC INSULATION WILL CONFORM WITH UBC SECTION 2606.
- ALL PIPING, VENTS, AND FLUES THAT PENETRATE THE ROOF ARE TO BE LOCATED PER THE ROOF PLAN AND AS APPROVED BY THE ARCHITECT. VERIFY LOCATION PRIOR TO INSTALLATION.
- 12 (1") INDICATES ACTUAL SIZE. (1X) INDICATES NOMINAL
- 13. COORDINATE ALL MECHANICAL, PLUMBING, ELECTRICAL DEVICES WITH ARCHITECTURAL NTERIOR ELEVATIONS AND REPLECTED CEILING
- 14. THE FIRE ALARM FIRE SPRINKLER, SOUND SYSTEM AND SECURITY SYSTEM DESIGN, ENGINEERING DOCUMENTATION, AND INSTALLATION ARE THE DESIGN BULD RESPONSIBILITY OF THE GENERAL CONTRACTOR AS SUCH, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND COORDINATE THIS WORK AND TO OBTAIN ALL RELEVANT PERMITS. THIS WORK WILL BE PROVIDED AS DESCRIBED IN ANY SPECIFICATIONS, AS SHOWN ON THE DRAWINGS AND AS REQUIRED BY CODE, THE BUILDING INSPECTOR, FIRE DEPARTMENT AND ANY OTHER AGENCY HAVING AUTHORITY. SUCH WORK WILL NOT PROCEED UNTIL ALL REQUIREMENTS REGARDING ENGINEERING. SUBMISSIONS AND REVIEWS HAVE BEEN SATISFIED.

#### **PROJECT STATISTICS**

**Property Address:** 

**Owner:** Marshal Rothman

**Owner's Mailing Address:** 

PO Box 2434, Mill Valley, CA 94942

Marinda Avenue, Fairfax, CA 94930

**Assessor's Parcel No.:** 017-171-51

Zoning: RS - 10.0

Occupancy: House: R-3 Garage: ?

**Construction Type:** 

Type V-A Sprinklered

Lot Area:

435,861 Square Feet Easements: 2,657 Square Feet Unbuidable Area: 2,657 Square Feet Effective Site Size: 433,204 Square Feet

Allowable F.A.R.: (40% of E.S.S. / 5K Max.)

5,000 Square Feet

**Proposed Home Size:** 4,735 Square Feet

**Allowed Garage Size:** 500 Square Feet

**Proposed Garage Size:** 678 Square Feet

(178 counted as house) **Building Height:** 

Proposed: 34' - 9"

**Parking Spaces:** 

two on parking pad three in garage

#### 351 Marinda Residence

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Consultant

Project Title

(Lot #2)

at Marinda Avenue Fairfax, California

**A.P.N.** ### - ### - ##

Seal of the Architect



Date Signed

Project Number

Plot Date

**Revisions:** No. Date Description

12.20.17 Planning Revisions

August 11, 2016

Preliminary Planning Set

Sheet Title

Cover Sheet

Sheet Number

n.t.s.

Dec 20, 2017

#### **APPLICABLE CODES**

- 2016 CA Building Code, (1997 UBC)
- **2016** CA Fire Code (2000 UFC)
- 2016 CA Plumbing Code (2000 UPC)
- 2016 CA Electrical Code (1999 NEC) 2016 CA Mechanical Code (2000 UMC)
- **2016 CA Energy Code**
- Local and state codes, laws and/or regs.

#### **DIMENSIONING**

CENTERLINE TO CENTERLINE INDICATES FLEXIBLE DIMENSION

AT WHICH TO COMPENSATE FOR FIELD IRREGULARITIES

#### **SHEET INDEX**

A-1 COVER SHEET

A-2 SITE PLAN

A-3 LOWER LEVEL PLAN

A-4 ENTRY LEVEL PLAN A-5 ROOF LEVEL PLAN

A-6 NORTH and EAST ELEVATION

A-7 SOUTH and WEST ELEVATIONS

A-8 GARAGE ELEVATIONS

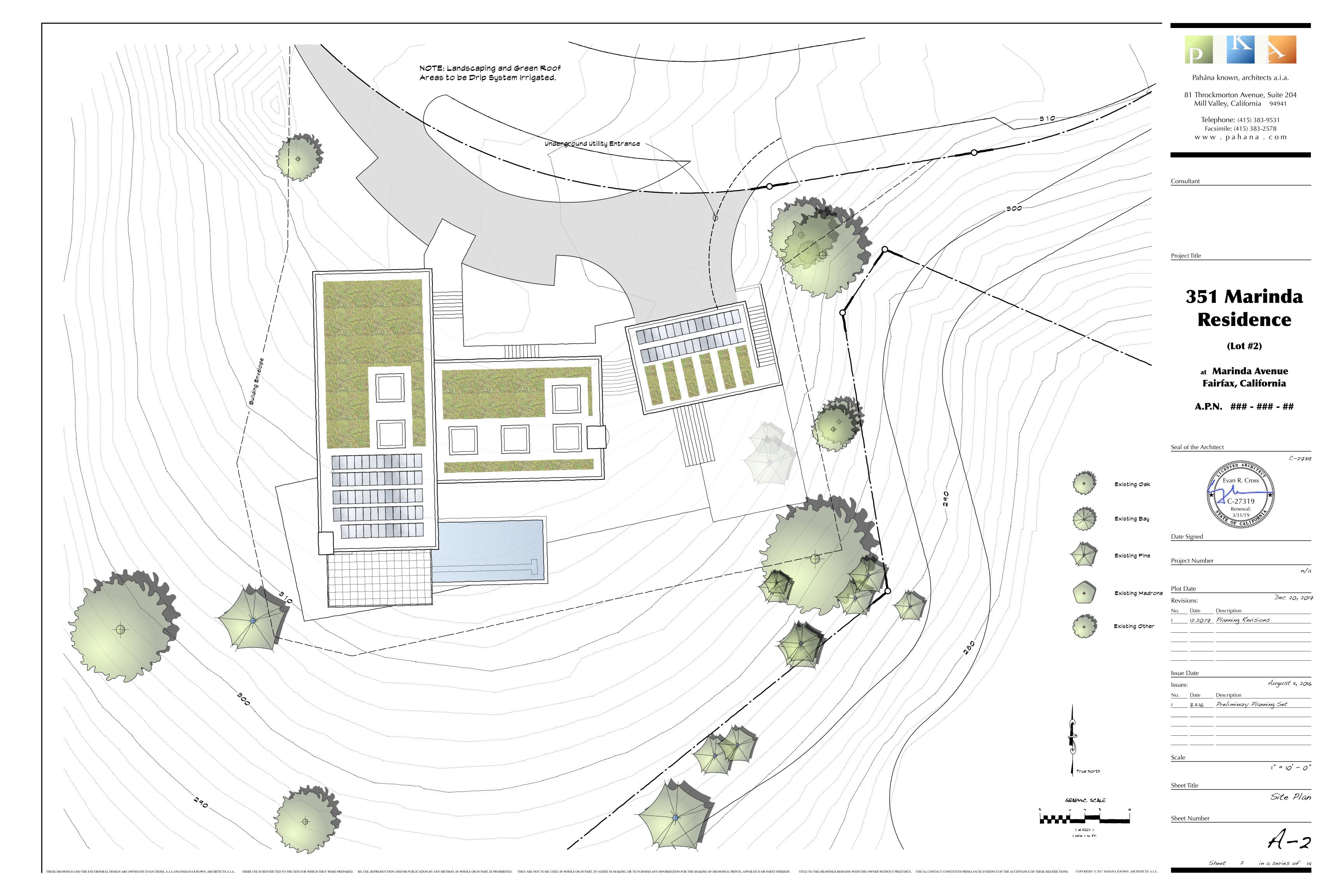
A-9 BLDG. and SITE SECTIONS 1 & 2

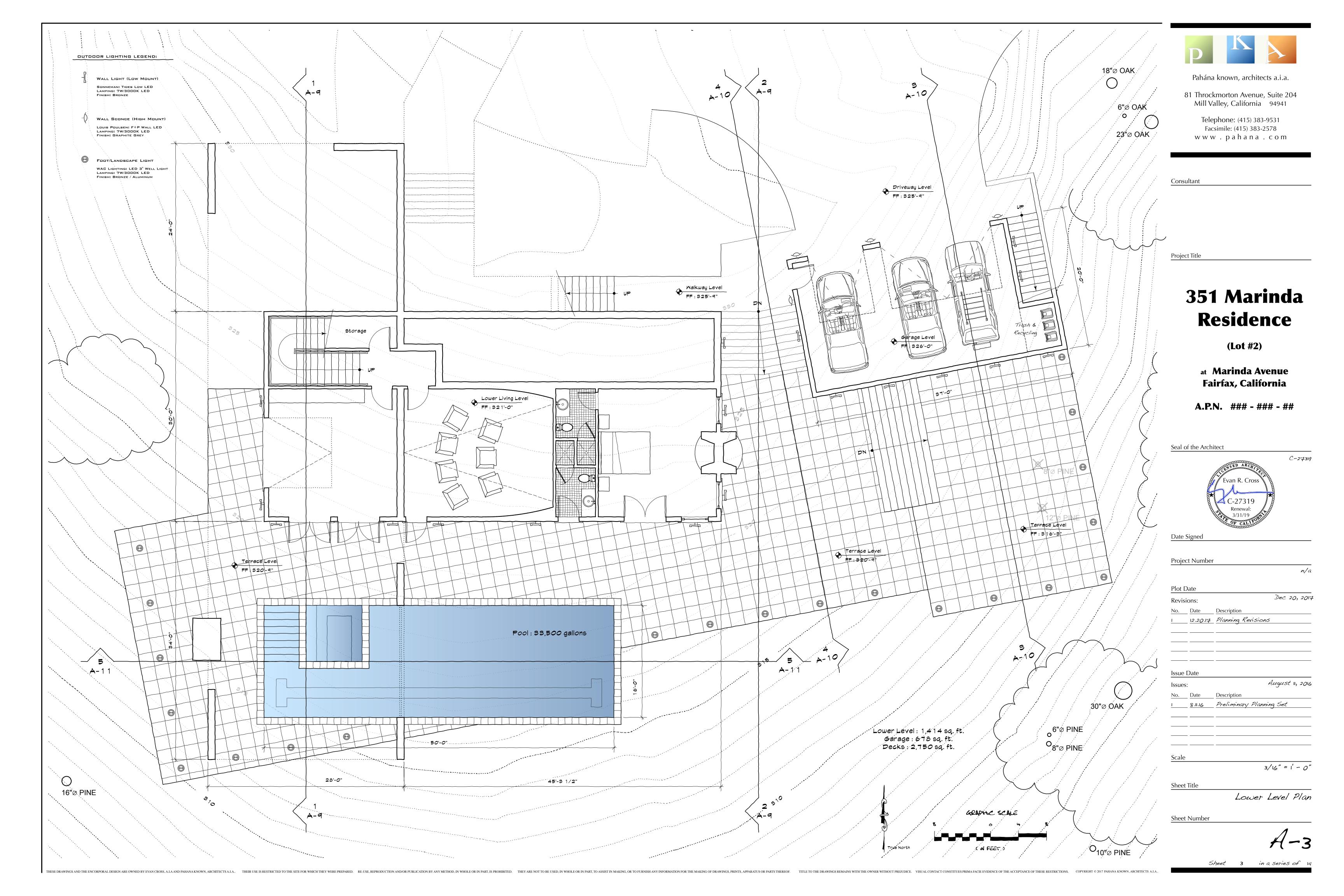
A-10 BLDG. and SITE SECTIONS 3 & 4 A-11 BLDG. and SITE SECTIONS 5 & 6

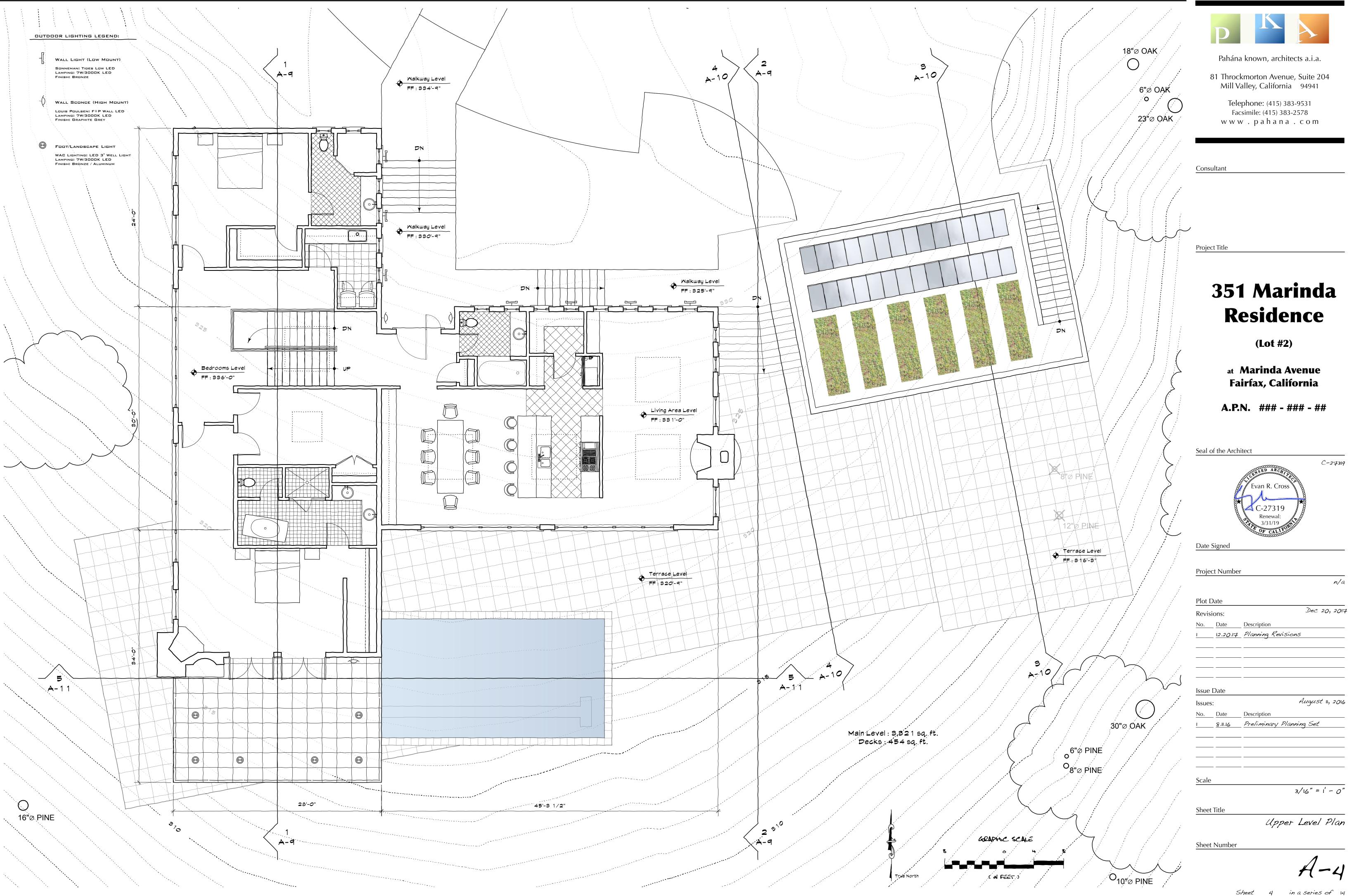
A-12 MATERIALS / COLORS

A-13 GRADING PLAN

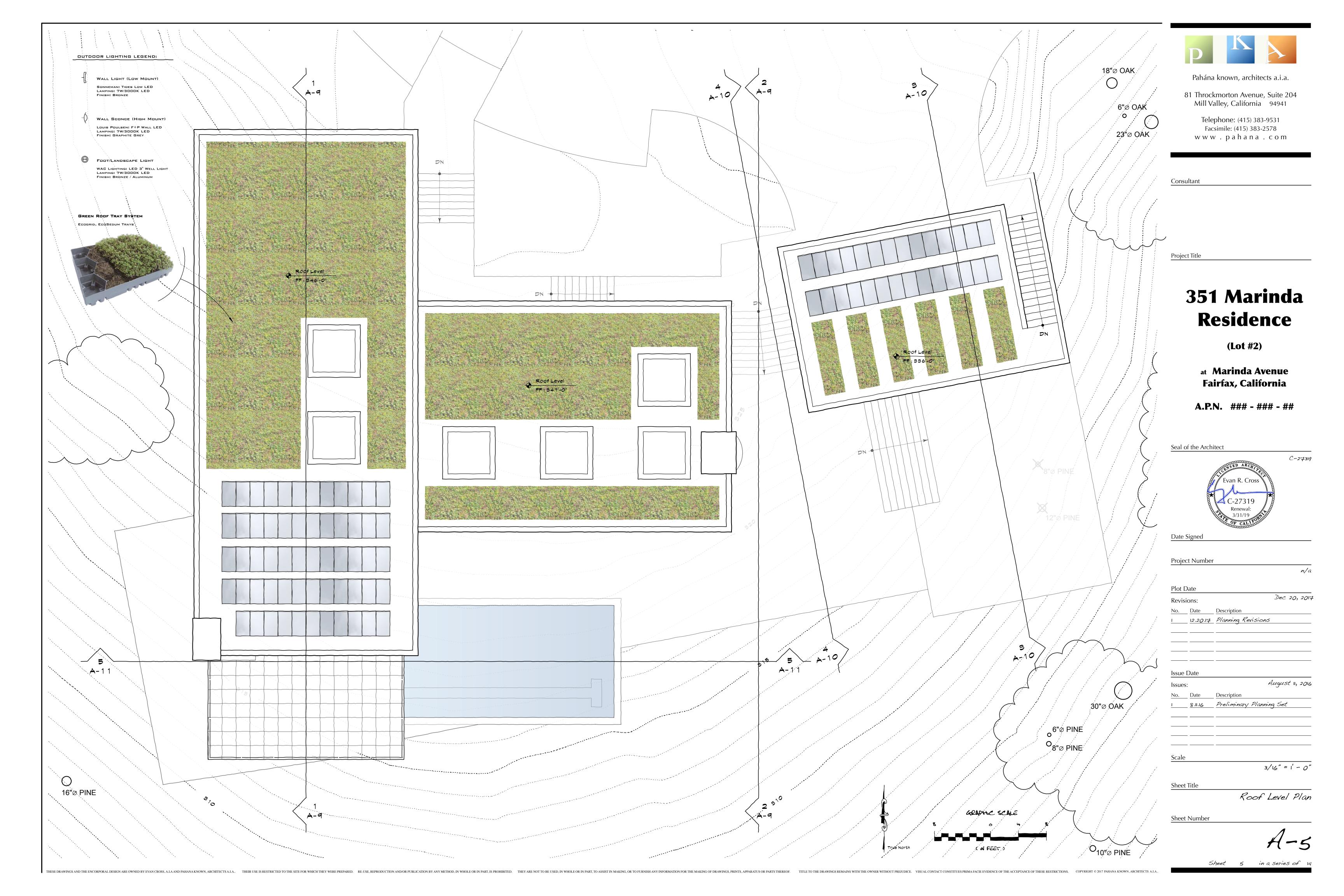
A-14 STORY POLE PLAN

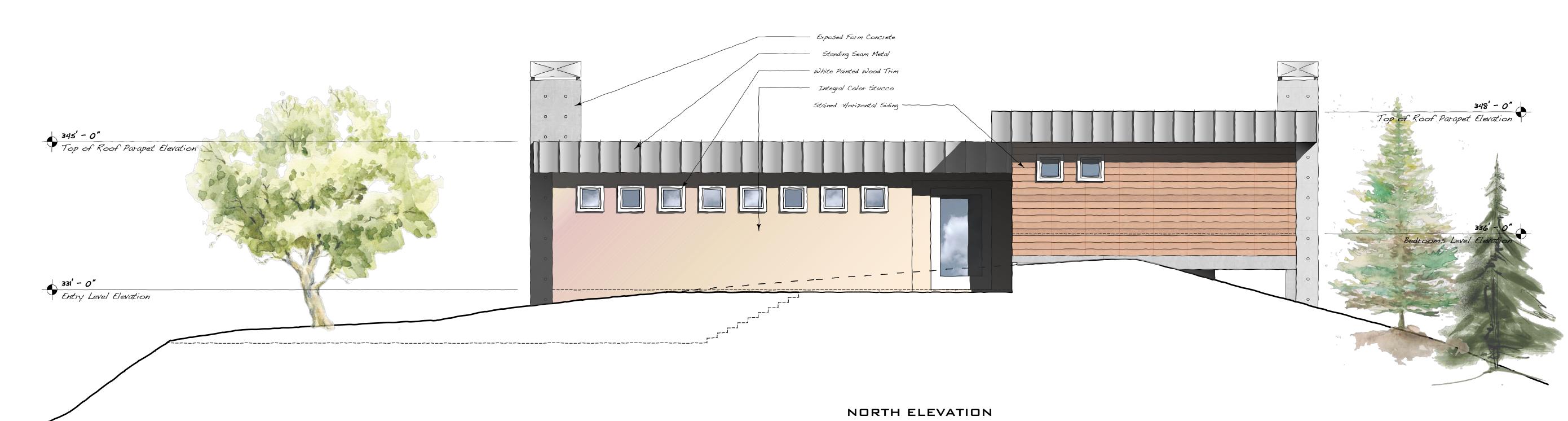






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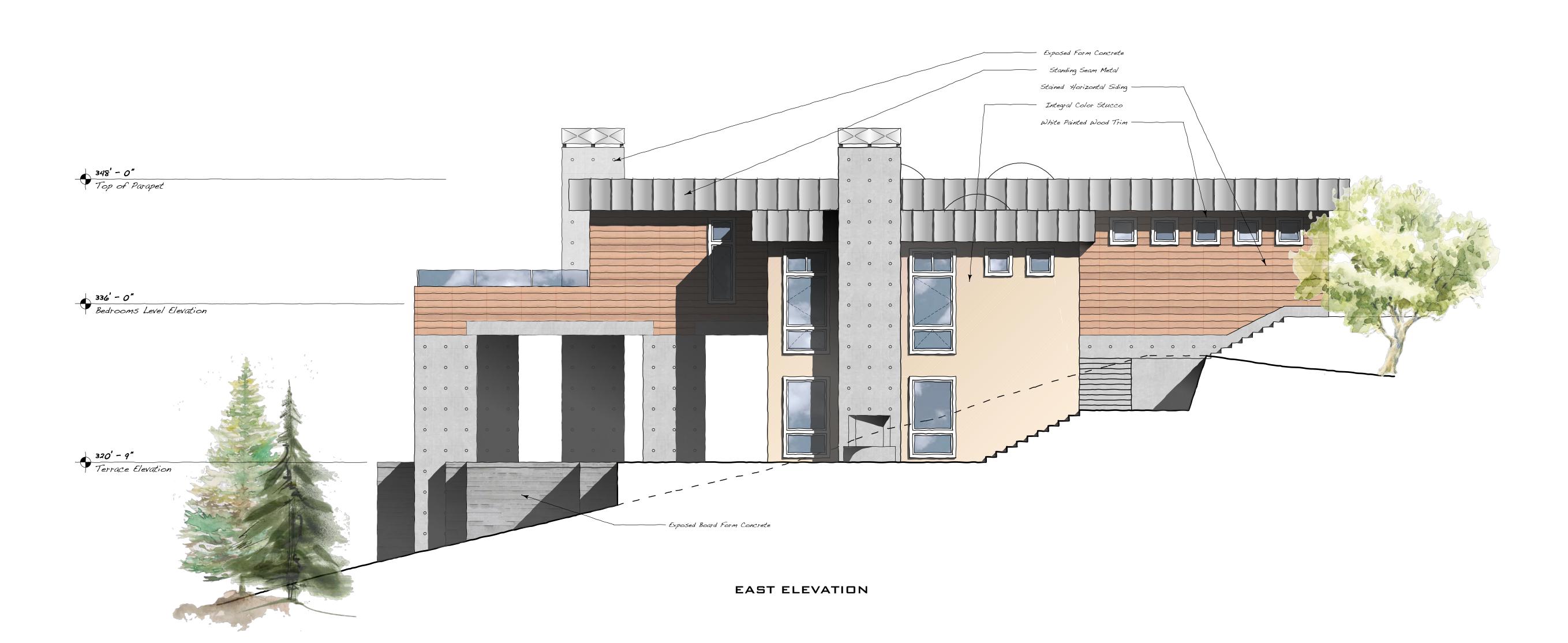
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## 351 Marinda Residence

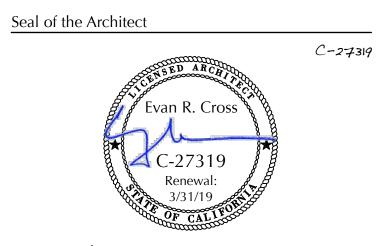
(Lot #2)

at Marinda Avenue Fairfax, California

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3/16" = 1' - 0"

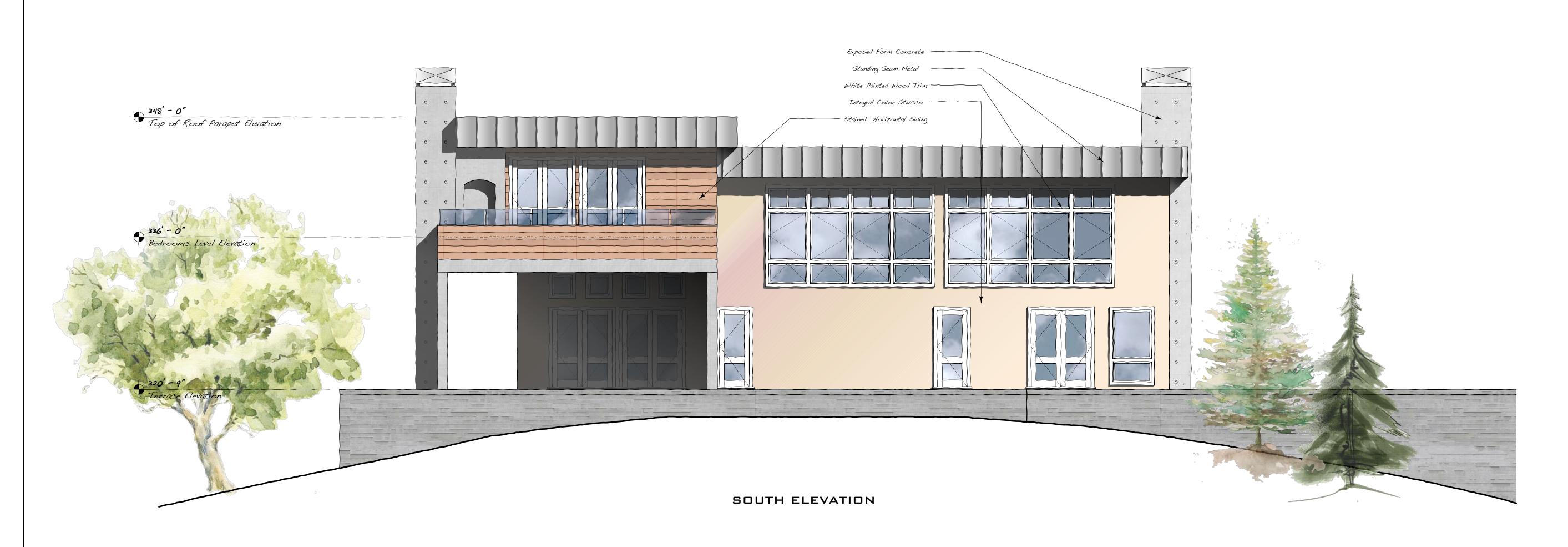
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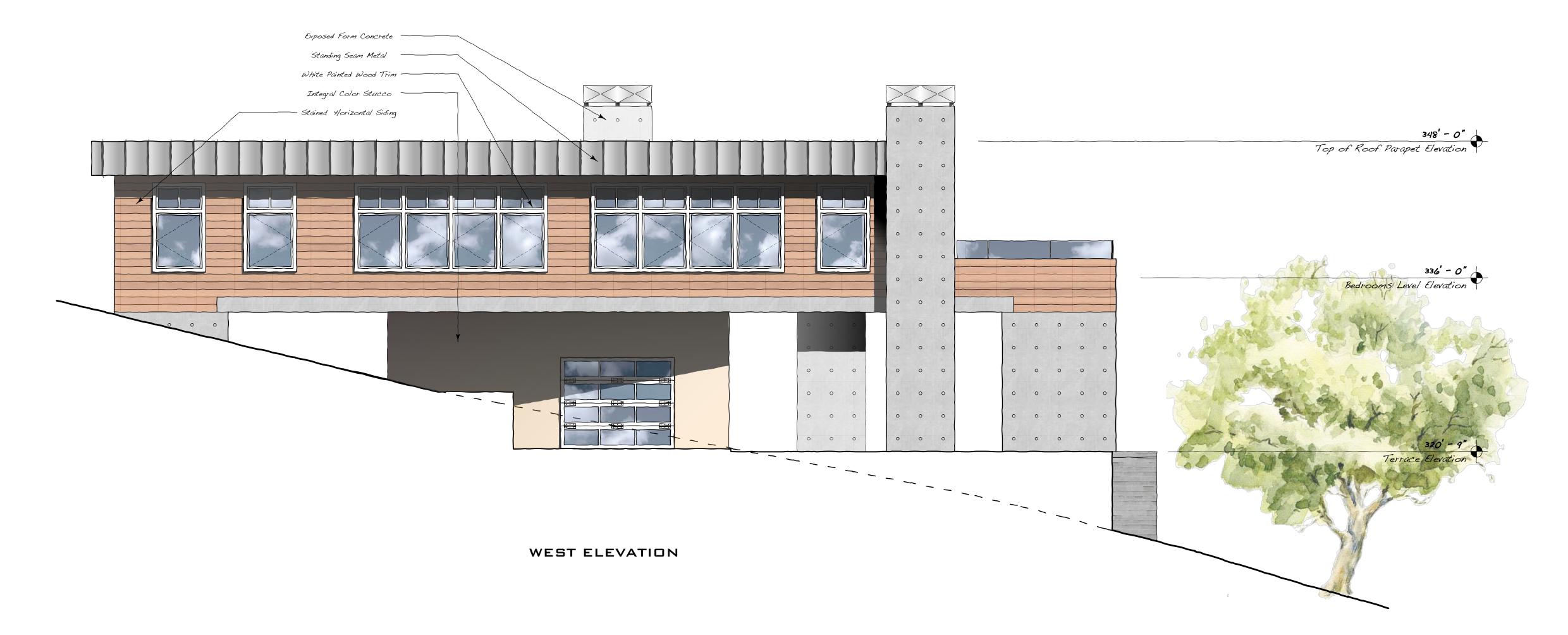
North & East Ext. Elevations

Sheet Number

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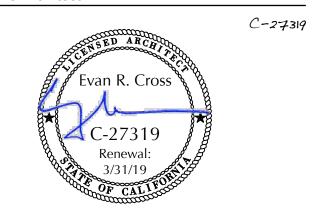
## 351 Marinda Residence

(Lot #2)

at Marinda Avenue Fairfax, California

**A.P.N.** ### - ### - ##

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Sheet Title

South & West Ext. Elevations

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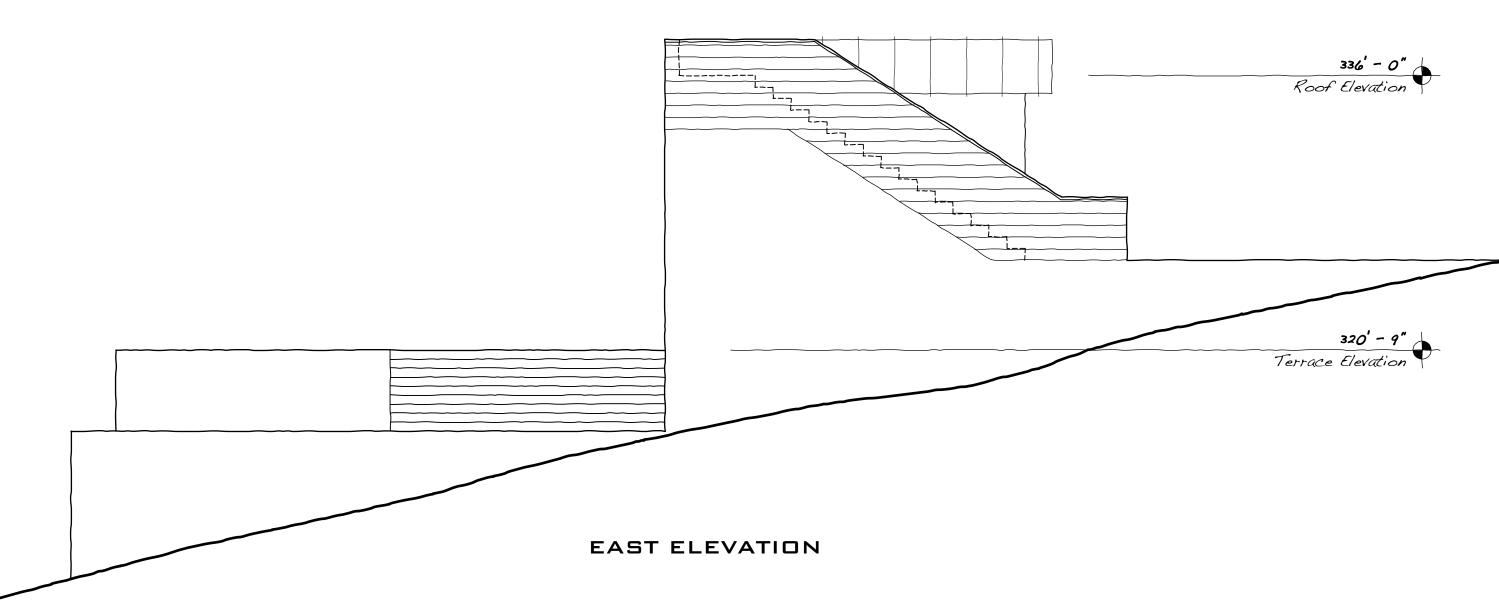


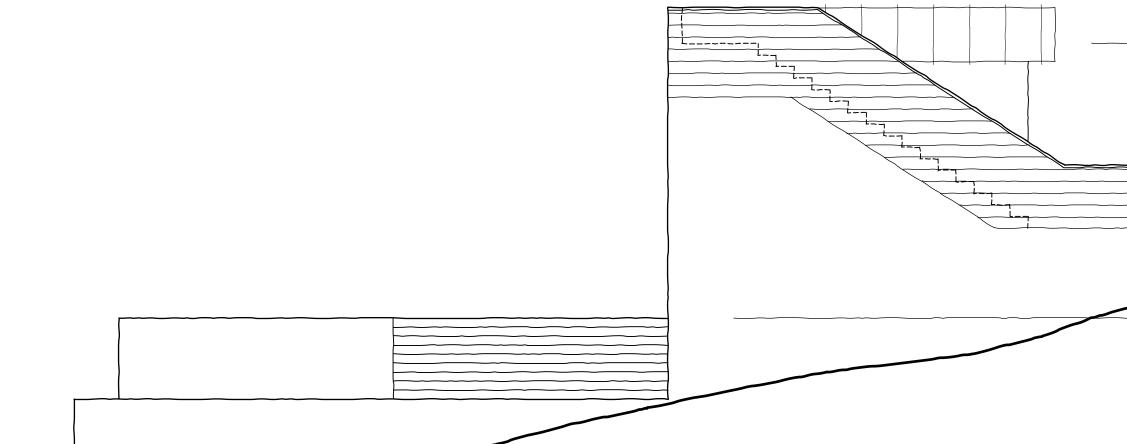
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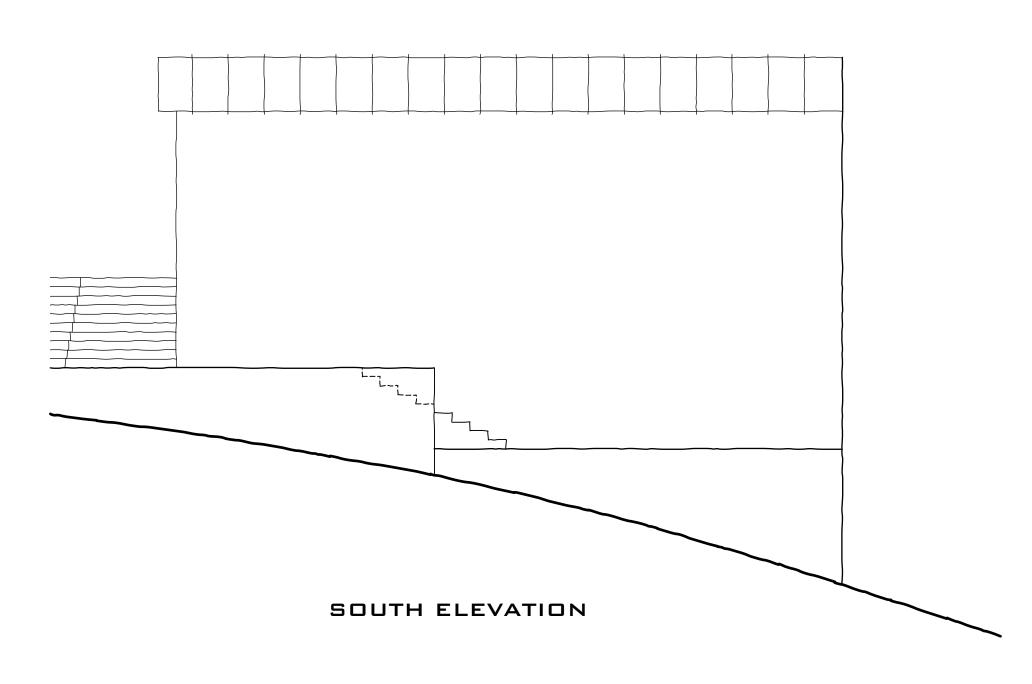
Accessory Structure Elevations

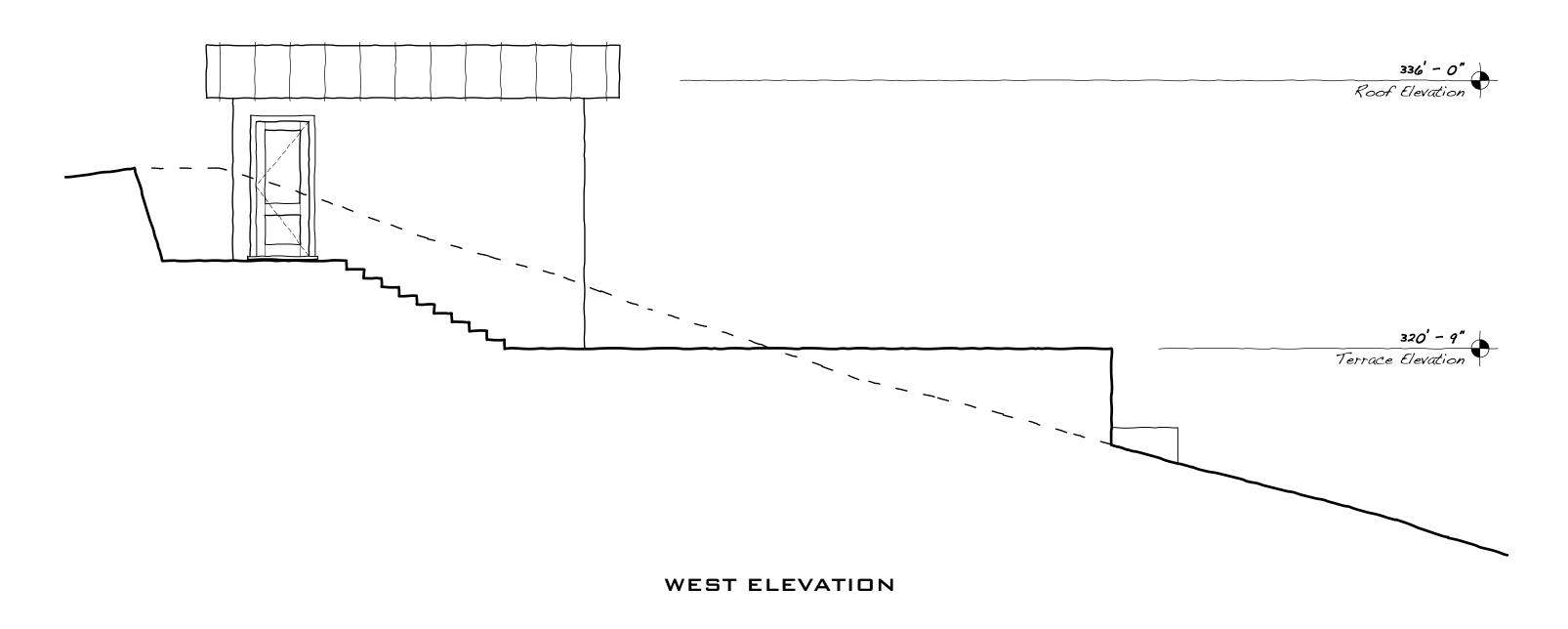
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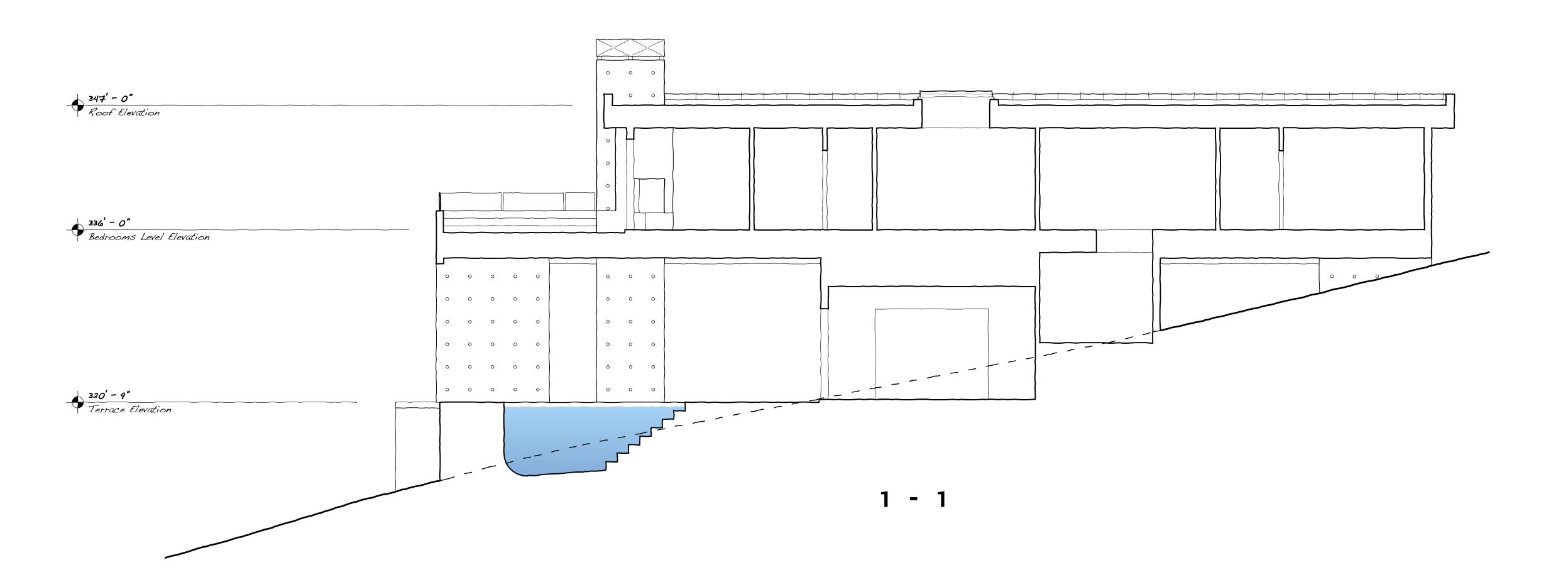
#### NORTH ELEVATION

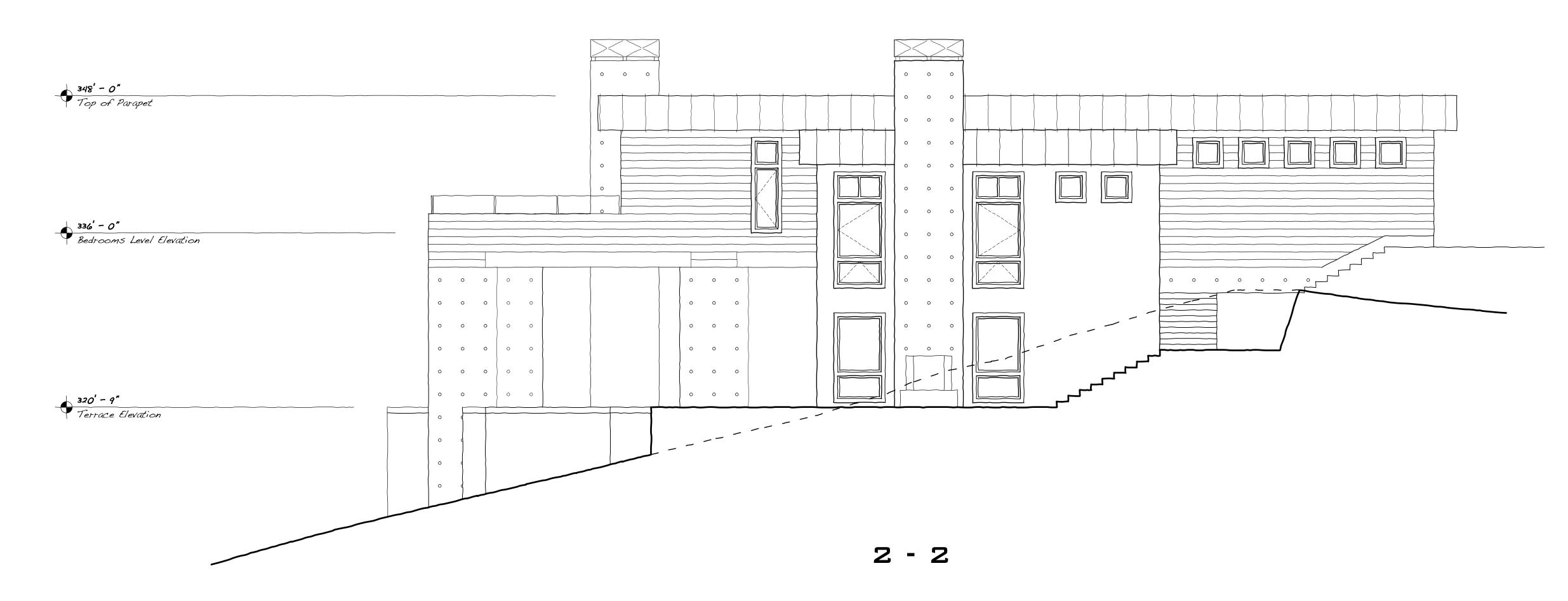




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(Lot #2)

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**A.P.N.** ### - ### - ##

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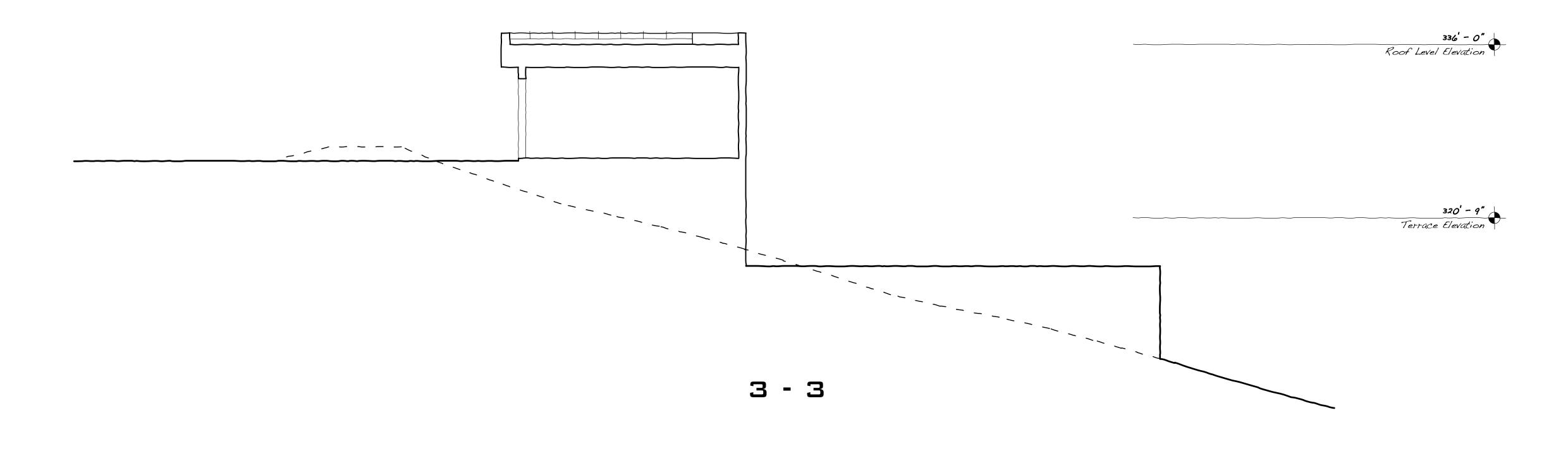
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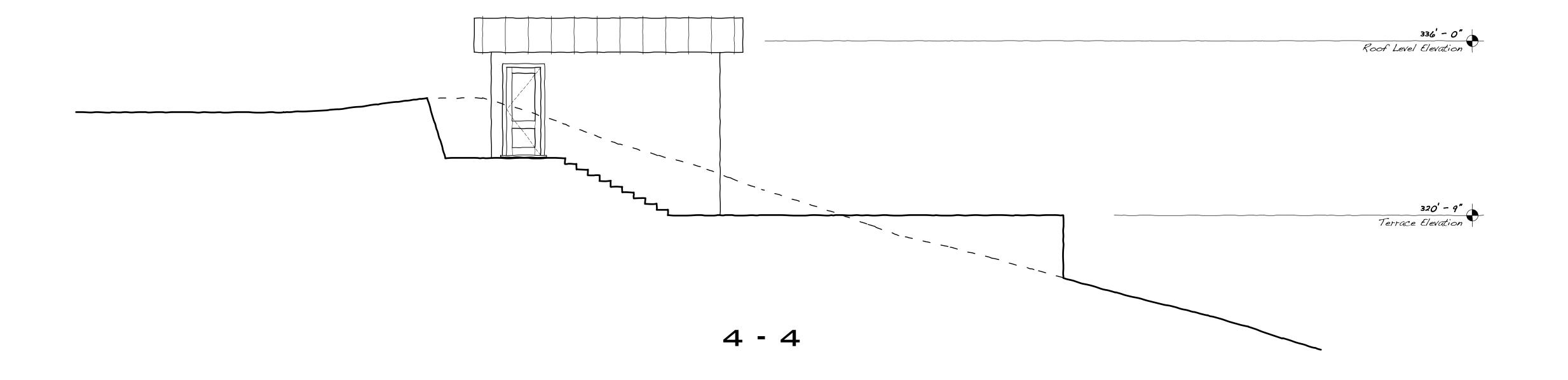
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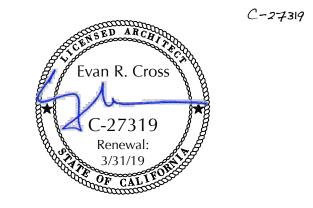
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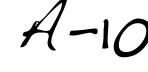
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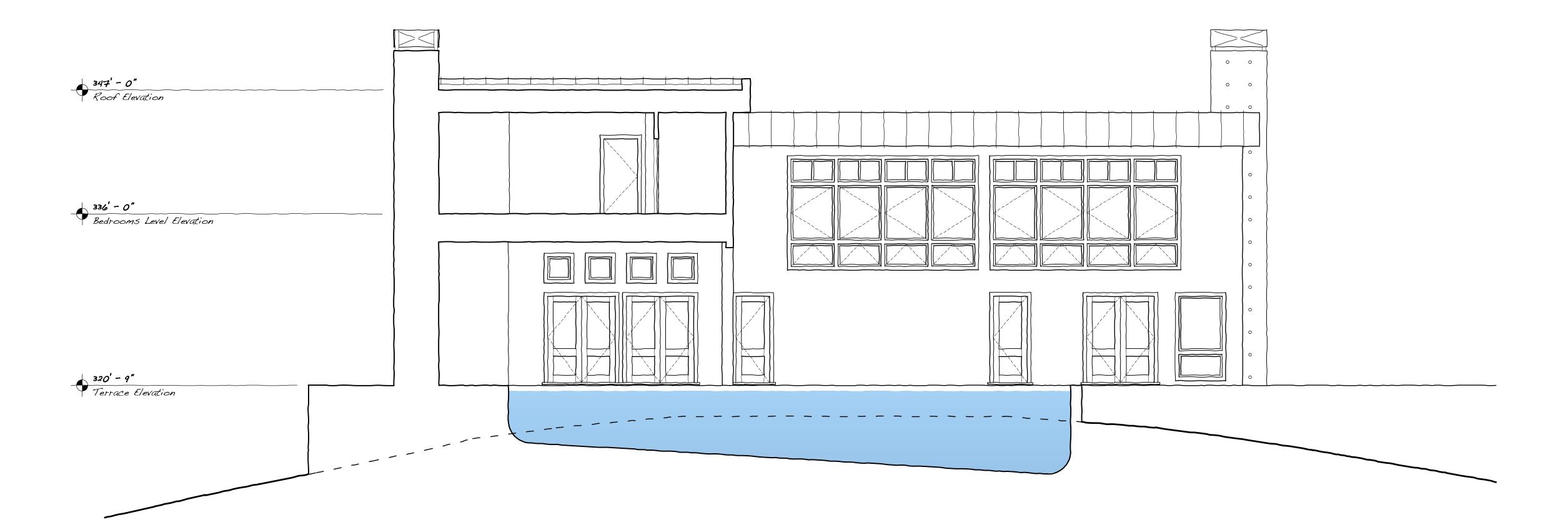
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Building Section

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Seal of the Architect



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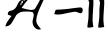
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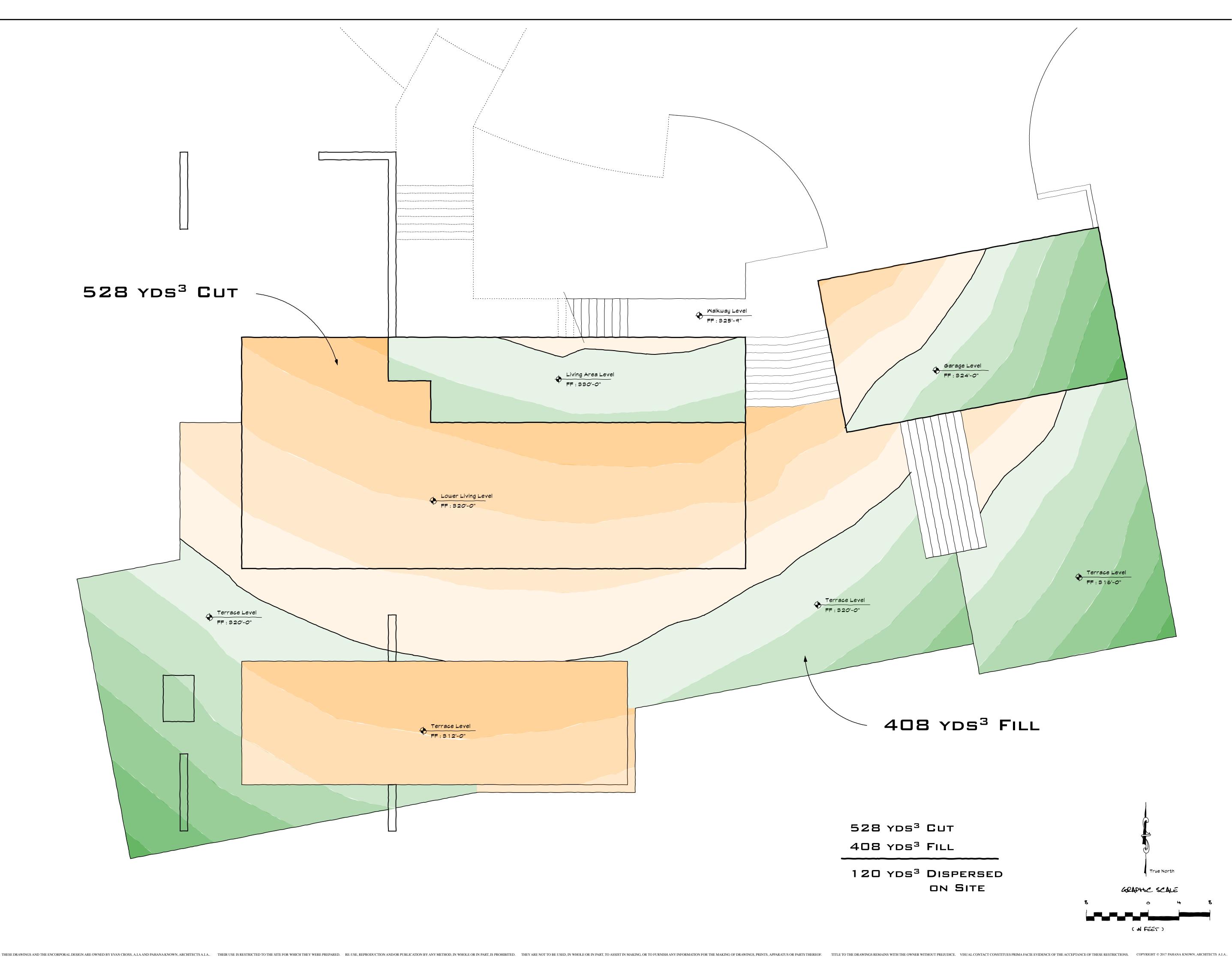
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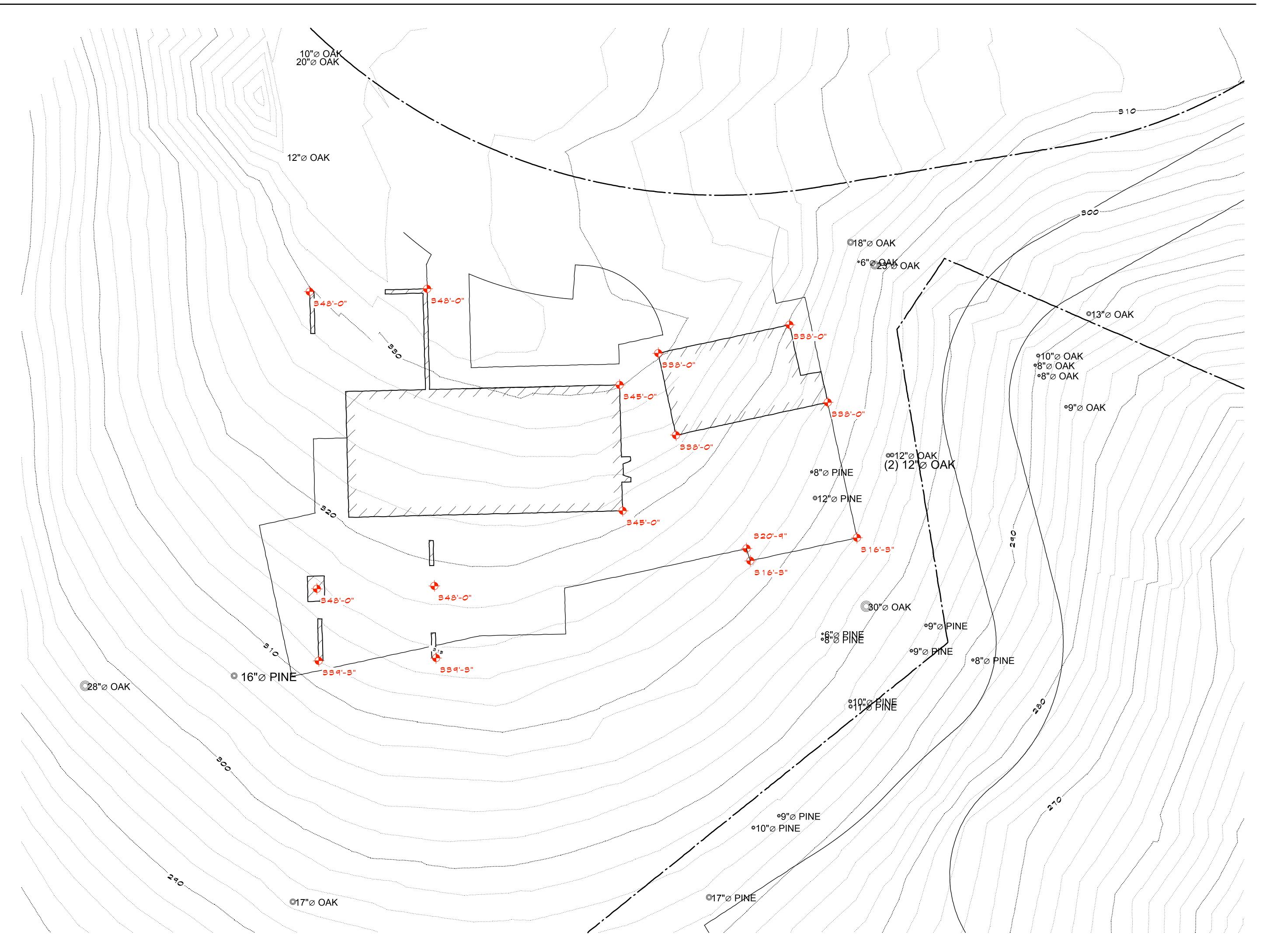
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Dec 20, 2017

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Project Title

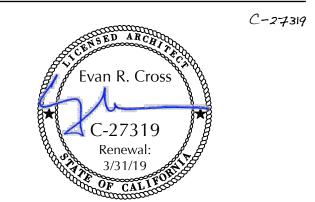
## 351 Marinda Residence

(Lot #2)

at Marinda Avenue Fairfax, California

**A.P.N.** ### - ### - ##

Seal of the Architect



Date	Signor
Date	Signed

				n/a
Plot I	Date			
Revis	sions:		Dec 20	, 201-
No.	Date	Description		
1	12.20.17	Planning Revisions		
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ssue	s:	August 11, 2
lo.	Date	Description
	8.11.16	Preliminary Planning Set

Scale I'' = IO - O''

Sheet Title

Story Pole Plan

Sheet Number



Sheet 14 in a series of