



MATERIAL LEGEND

	Wood - Rough
	Wood - Finish
	Plywood
	Gypsum Board
	Concrete
	Brick
	CMU
	Lath & Plaster
	Metal
	Gravel
	Batt Insulation
	Rigid Insulation
	Stone
	Metal Flashing
	Bldg Paper / Waterproofing
	Sealant and Backer Rod
	PHOTO-VOLTAIC PANEL SIZE AND COMMON INCLINATION BETWEEN 10° & 20° AZIMUTH TO SOUTH-SOUTHWEST

SYMBOLS LEGEND

	EXTERIOR ELEVATION DRAWING NO. SHEET NO.
	INTERIOR ELEVATION DRAWING NO. SHEET NO.
	DETAILED SECTION
	BUILDING SECTION
	TYPICAL DETAIL BUBBLE
	TYPICAL DETAIL REFERENCE
	GRID CENTER LINE
	GRID - FACE OF FRAMING
	ELEVATION / DATUM
	WORK POINT
	DOOR NUMBER
	WINDOW
	OFFICE ROOM NAME ROOM NUMBER
	EQUIPMENT NOTE
	PARTITION TYPE
	ARC
	45°
	MITER
	BENT
	CENTERLINE
	EQUAL
	POUNDS
	PROPERTY LINE

GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS WILL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
- DO NOT SCALE THE DRAWINGS. IF THESE DRAWINGS ARE NOT 1/4" X 3/8", THEY HAVE BEEN REDUCED OR ENLARGED.
- ALL DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF CONCRETE UNLESS OTHERWISE NOTED. AT FINISHED WALLS OVER CONCRETE, DIMENSION NOTE IS TO FACE OF FINISH CHANNELS UNLESS OTHERWISE NOTED.
- ALL WOOD IN CONTACT WITH CONCRETE WILL BE PRESSURE PRESERVATIVE TREATED.
- OPENINGS AROUND VENTS, PRODUCTS, PIPES, AND SIMILAR AREAS WHICH ALLOW THE PASSAGE OF FIRE AT THE ROOF AND FLOOR LEVELS SHALL BE FIRE STOPPED.
- FIRE STOPPING AND BLOCKING WILL COMPLY WITH UBC SECTION 703. THE EXTENT AND COORDINATION OF FIRE BLOCKING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ACCESSORIES SUCH AS TOWER 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 703.4. WEATHER RESISTIVE BARRIERS WILL CONFORM TO UBC SECTIONS 703.4.1. WEATHER RESISTIVE BARRIERS SHALL BE WEATHER RESISTIVE BARRIERS WITH KRAFT PAPER AND ASPHALT SATURATED FELT.
- ALL INSULATION WILL COMPLY WITH UBC SECTION 703.4.1.1. ALL ENERGY RATED INSULATION WILL MEET REQUIREMENTS OF STATE CODES.
- ALL FLOOR PLASTIC INSULATION WILL CONFORM WITH UBC SECTION 703.4.1.1.
- ALL DRAIN, VENTS, AND PIPES THAT PENETRATE THE ROOF ARE TO BE LOCATED PER THE ROOF PLAN AND AS APPROVED BY THE ARCHITECT. VERIFY LOCATION PRIOR TO INSTALLATION.
- (O) INDICATES ACTUAL SIZE (OO) INDICATES NOMINAL SIZE.
- COORDINATE ALL MECHANICAL, PLUMBING, ELECTRICAL DEVICES WITH ARCHITECTURAL INTERIOR ELEVATIONS AND REFLECTED CEILING PLANS.
- THE FIRE ALARM, FIRE SPROUCLER, SOUND SYSTEM, AND SECURITY SYSTEM DESIGN, ENGINEERING, DOCUMENTATION AND INSTALLATION ARE THE DESIGN BOLD 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 DEMANDED 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

Owner:	Marshal Rothman
Owner's Mailing Address:	PO Box 2434, Mill Valley, CA 94942
Property Address:	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:	437,730 Square Feet
Allowable F.A.R.: (40% of E.S.S. / 5K Max.)	5,000 Square Feet
Proposed Home Size:	4,919 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:	5 two on parking pad three in garage



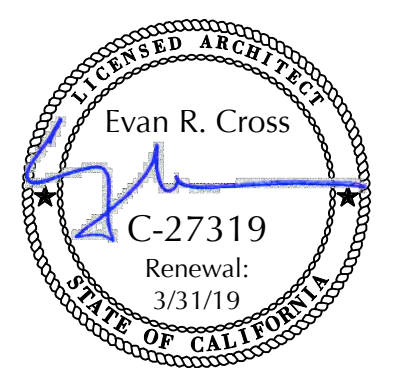
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Consultant

Project Title

351 Marinda Residence
(Lot #2)
at Marinda Avenue
Fairfax, California
A.P.N. ### - ### - ##

Seal of the Architect



Date Signed

Project Number n/a

Plot Date Jul 12, 2018

Revisions:

No.	Date	Description
1	12.20.17	Planning Revisions
2	5.9.18	Planning Revisions
3	7.12.18	Lot Shape Reconfigurations

Issue Date August 14, 2016

Issues:

No.	Date	Description
1	8.11.16	Preliminary Planning Set

Scale n. t. s.

Sheet Title Cover Sheet

Sheet Number

A-1

Sheet 1 in a series of 14

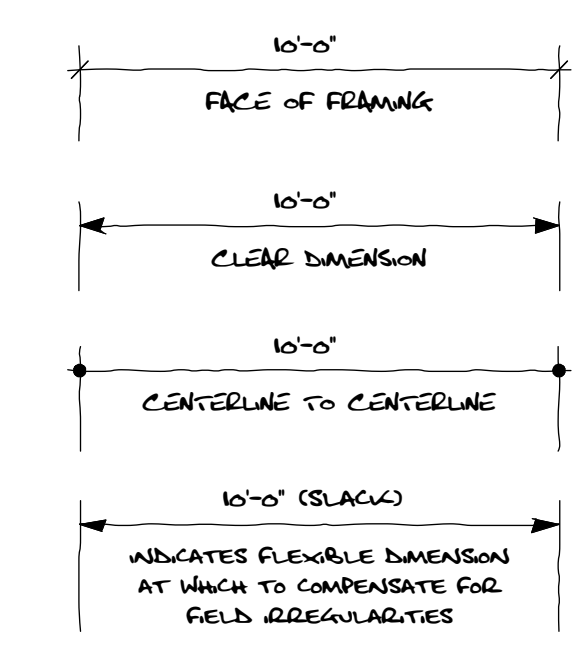
VICINITY MAP



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





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Scale

1" = 10' - 0"

Sheet Title

Site Plan

Sheet Number

A-2

Sheet 2 in a series of 14

NOTE: Landscaping and Green Roof
Areas to be Drip System Irrigated.

Underground Utility Entrance

20' Easement

310

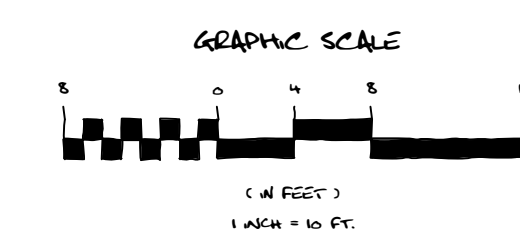
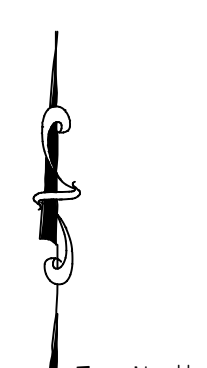
300

34'-1"

24'-5"

Building Envelope

- Existing Oak
- Existing Bay
- Existing Pine
- Existing Madrone
- Existing Other





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Scale

3/16" = 1' - 0"

Sheet Title

Upper Level Plan

Sheet Number

A-4

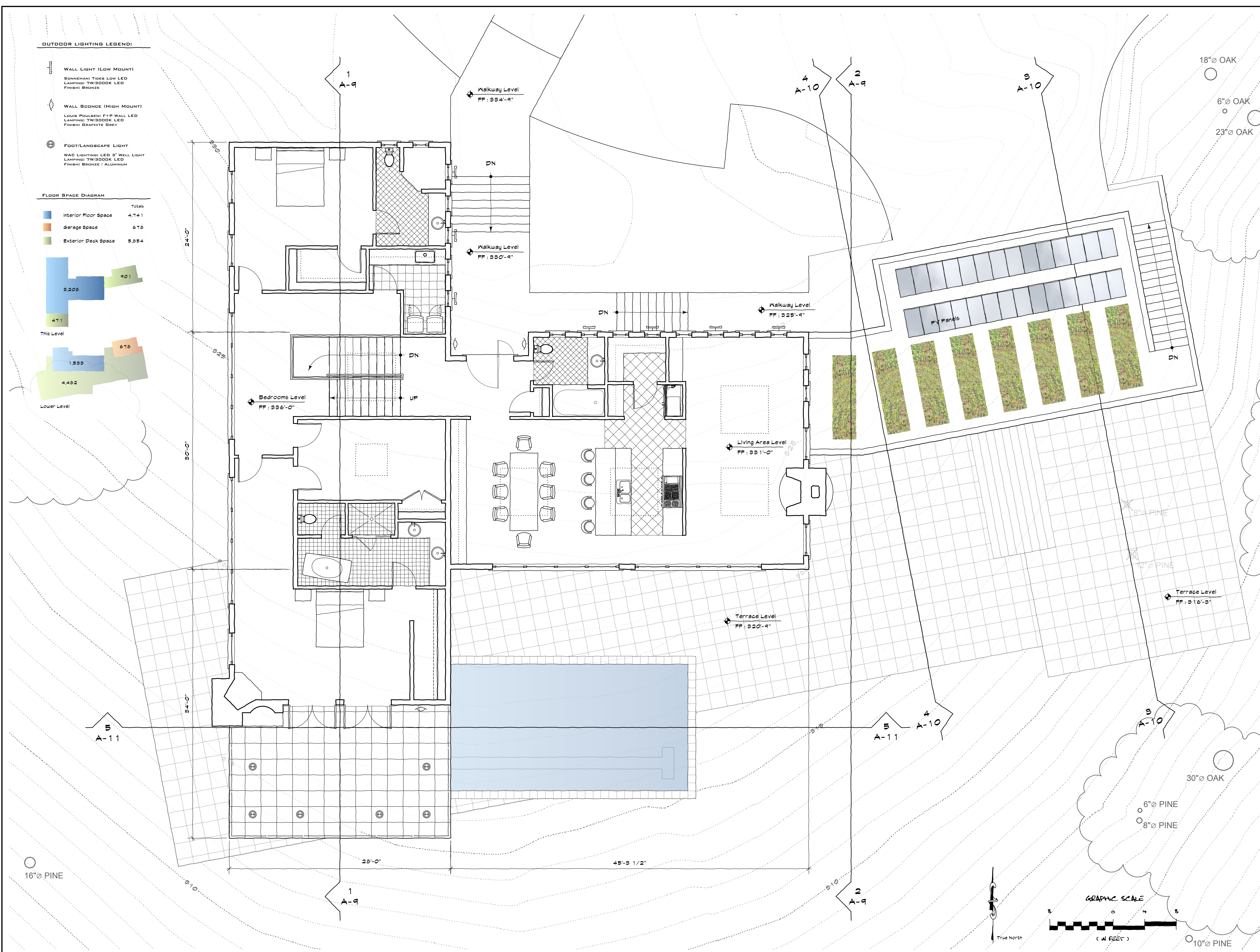
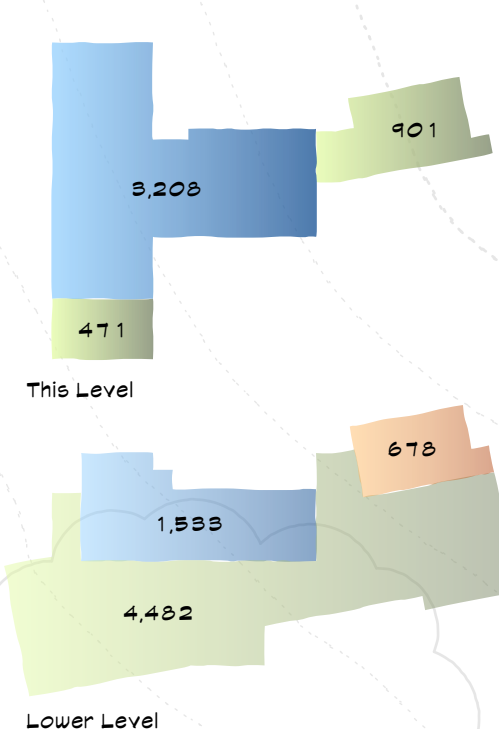
Sheet 4 in a series of 14

OUTDOOR LIGHTING LEGEND:

- WALL LIGHT (LOW MOUNT)
SUNNEMAN TIGER LOW LED
LAMPING: 7W/3000K LED
FINISH: BRONZE
- WALL SCENE (HIGH MOUNT)
LOUIS ROULBERG PIP WALL LED
LAMPING: 7W/3000K LED
FINISH: GRAPHITE GREY
- FOOT/LANDSCAPE LIGHT
WAC LIGHTING LED 3" WELL LIGHT
LAMPING: 7W/3000K LED
FINISH: BRONZE / ALUMINUM

FLOOR SPACE DIAGRAM

- Interior Floor Space 4,741
- Garage Space 678
- Exterior Deck Space 5,854





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Scale

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Sheet Title

Roof Level Plan

Sheet Number

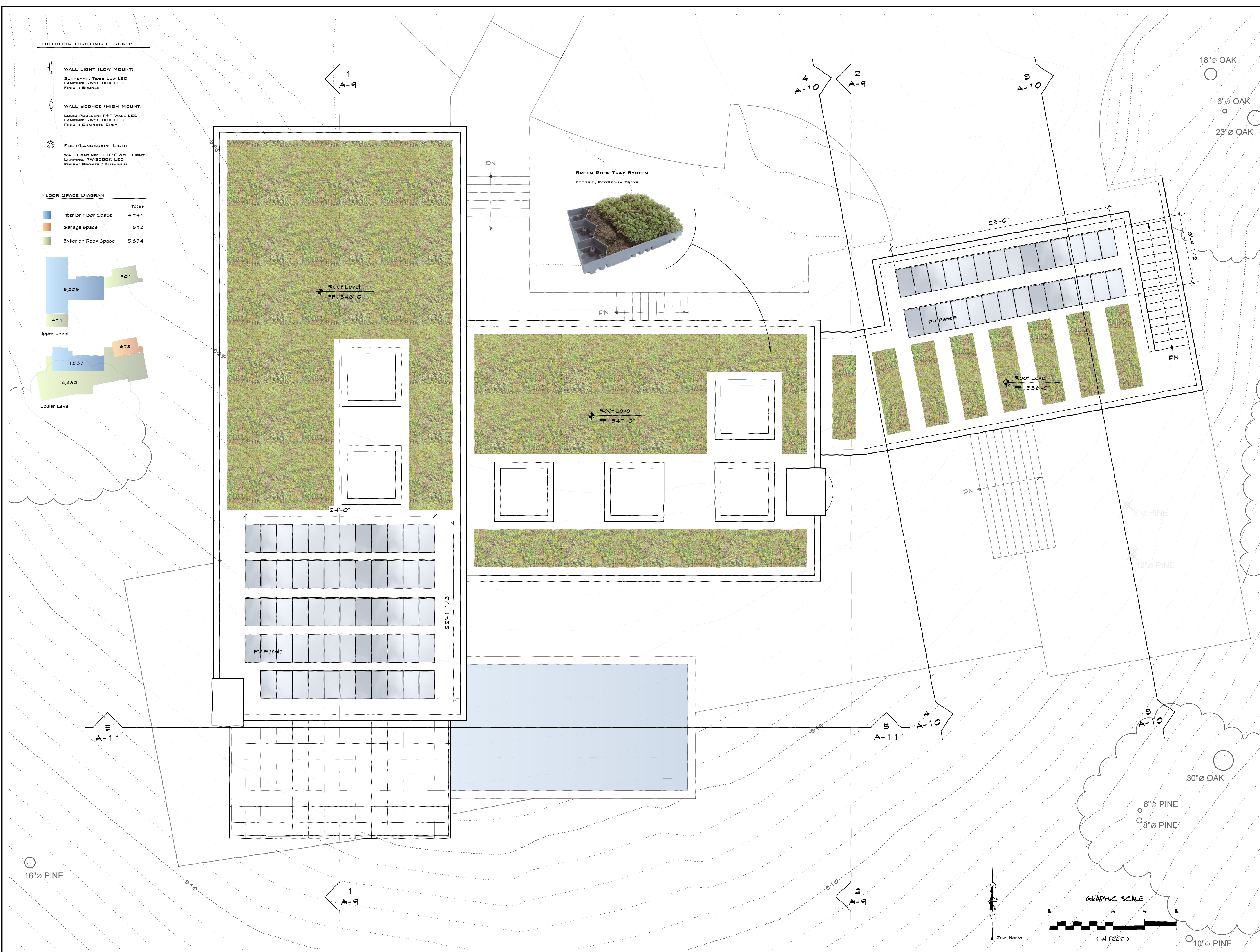
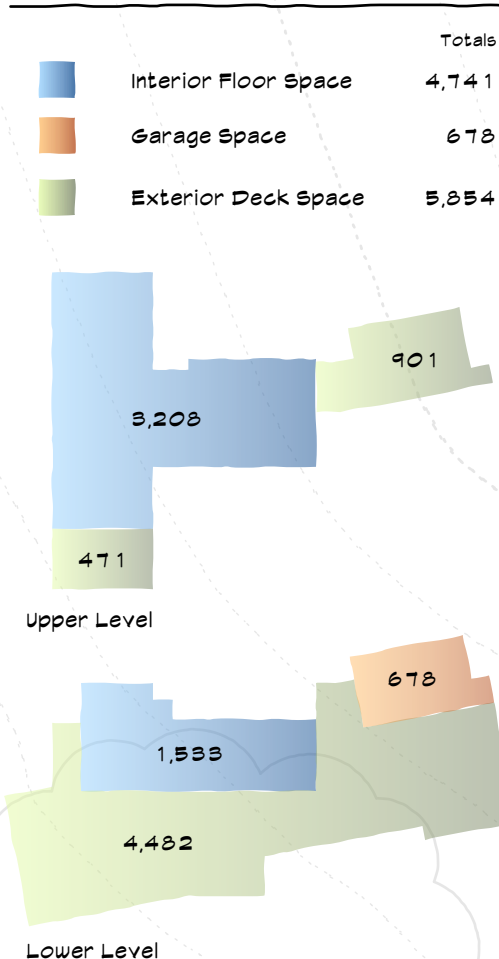
A-5

Sheet 5 in a series of 14

OUTDOOR LIGHTING LEGEND:

- WALL LIGHT (LOW MOUNT)
SONNEMAN TIGER LOW LED
LAMPHOOD: 7W/3000K LED
FINISH: BRONZE
- WALL SCONCE (HIGH MOUNT)
LOUIS ROULBERG PIP WALL LED
LAMPHOOD: 7W/3000K LED
FINISH: GRAPHITE GREY
- FOOT/LANDSCAPE LIGHT
WAC LIGHTING LED 3" WELL LIGHT
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FLOOR SPACE DIAGRAM





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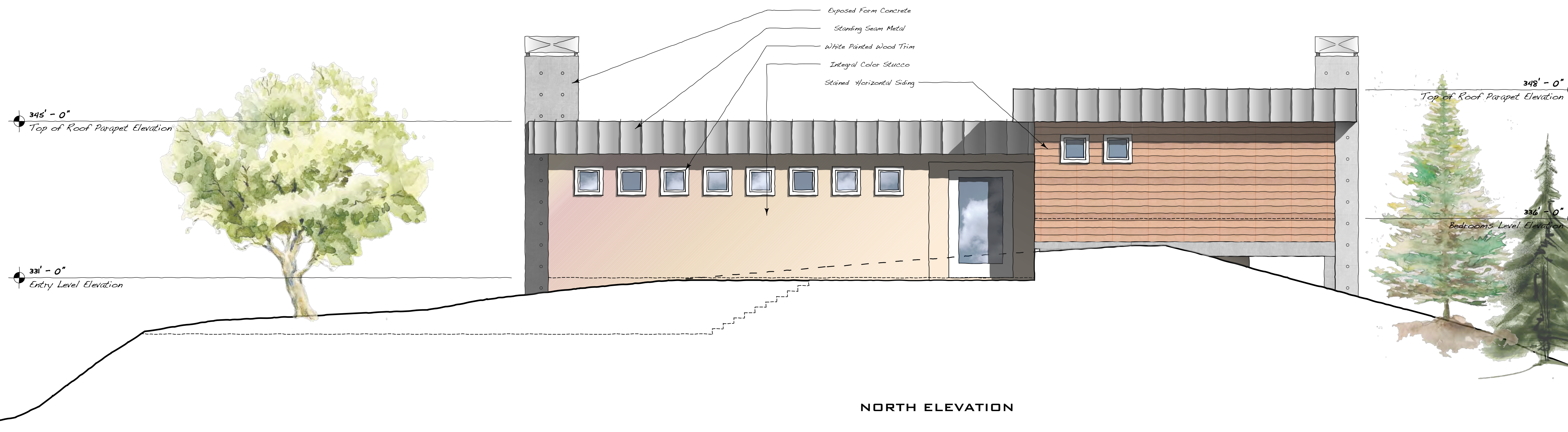
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North & East Ext. Elevations

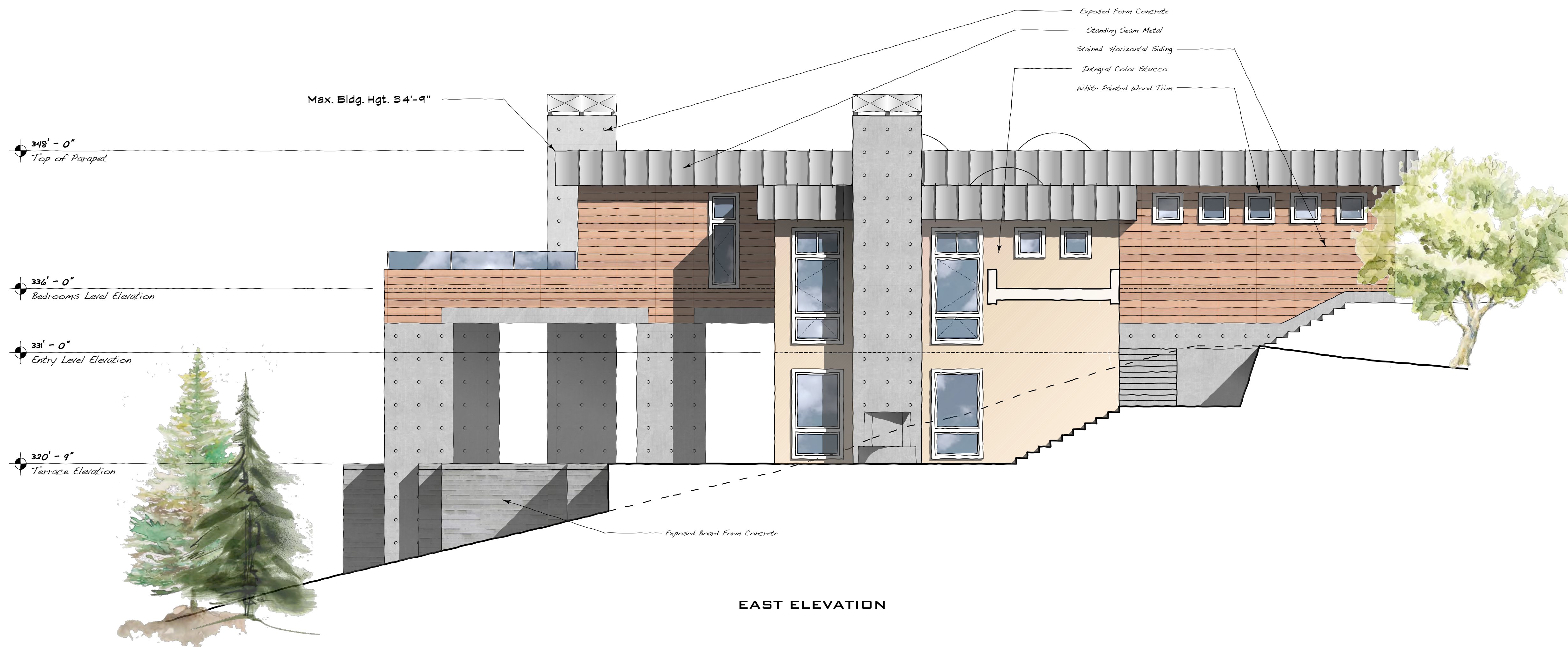
Sheet Number

A-6

Sheet 6 in a series of 14



NORTH ELEVATION



EAST ELEVATION



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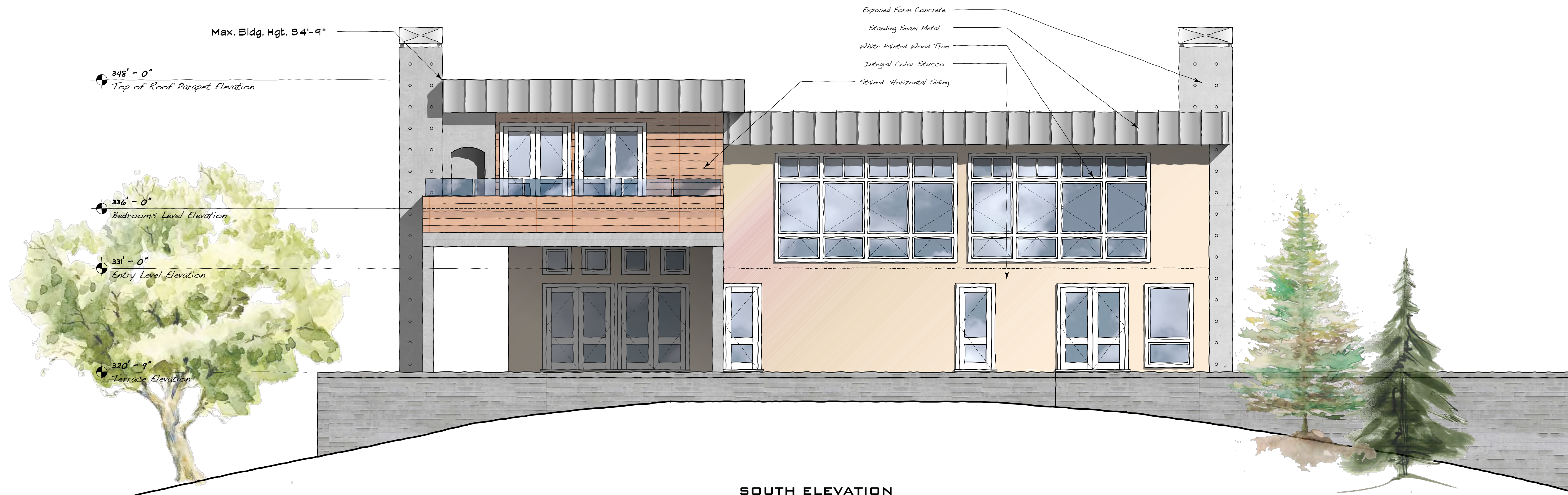
Sheet Title

South & West Ext. Elevations

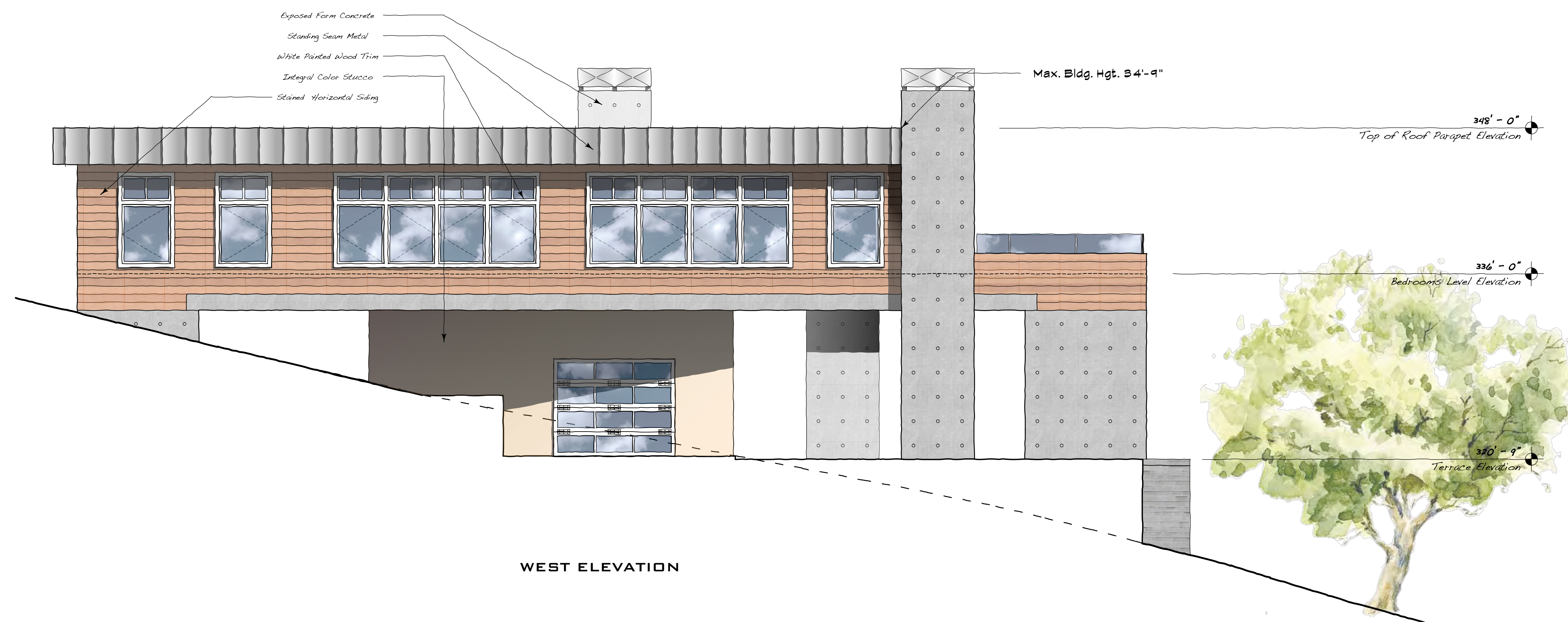
Sheet Number

A-7

Sheet 7 in a series of 14



SOUTH ELEVATION



WEST ELEVATION



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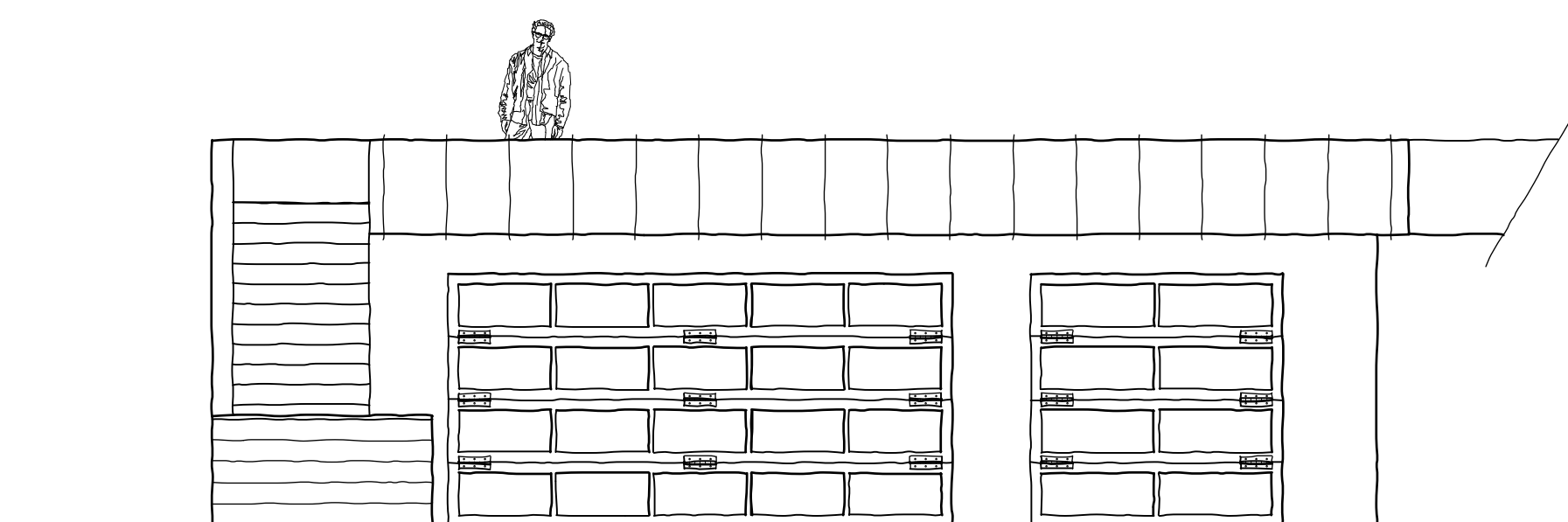
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Accessory Structure
Elevations

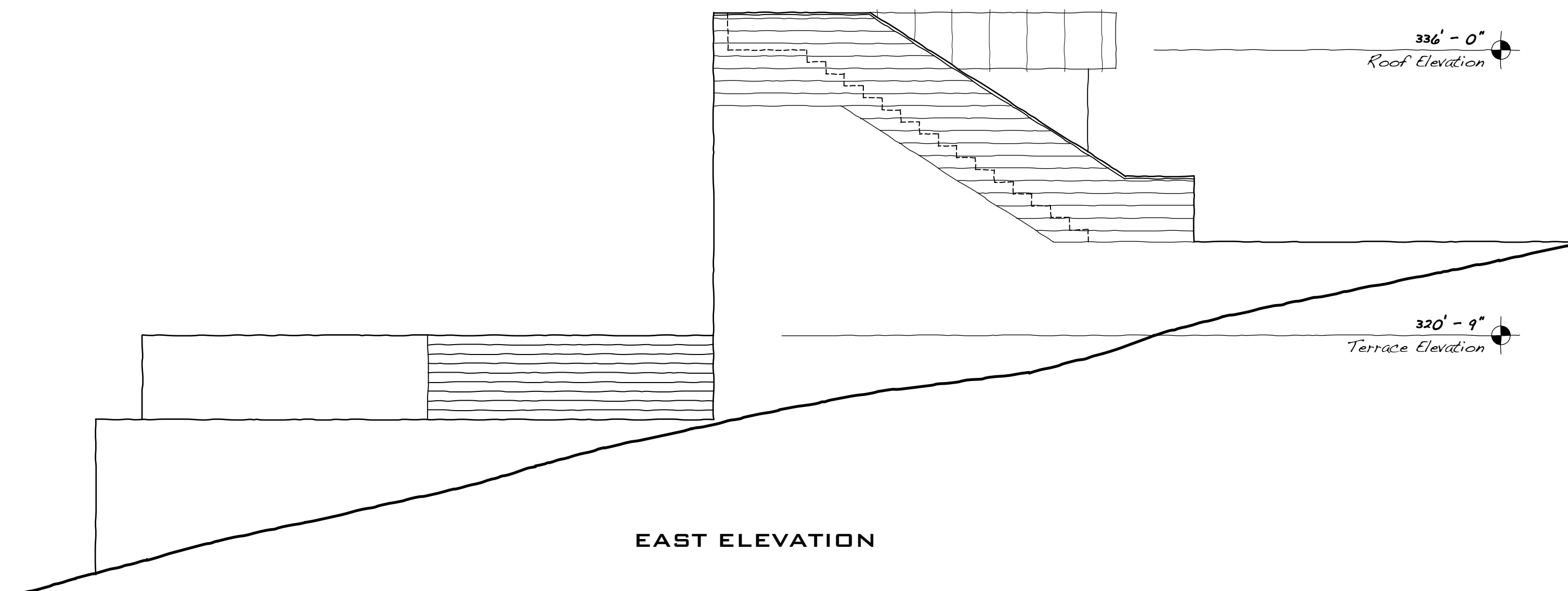
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A-8

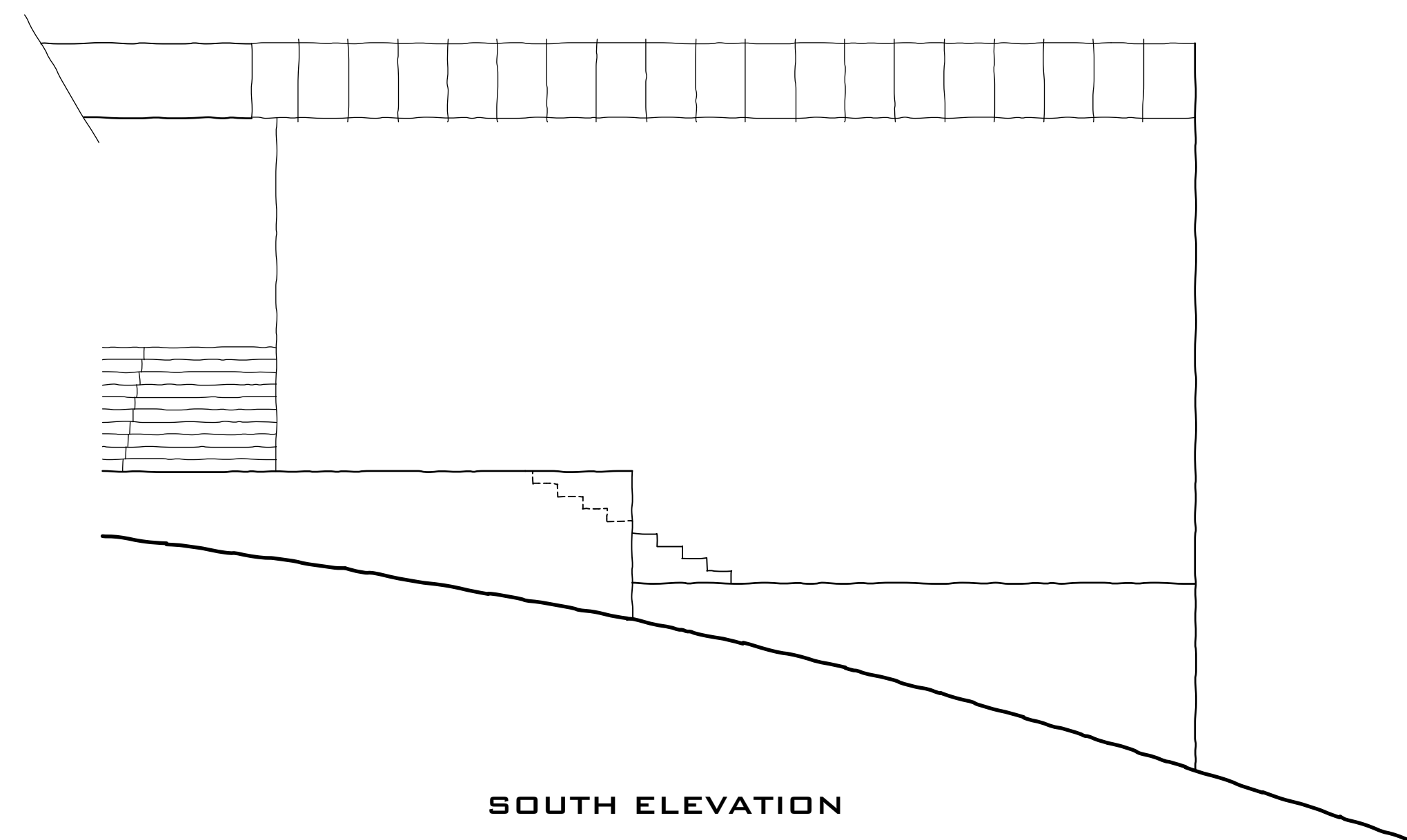
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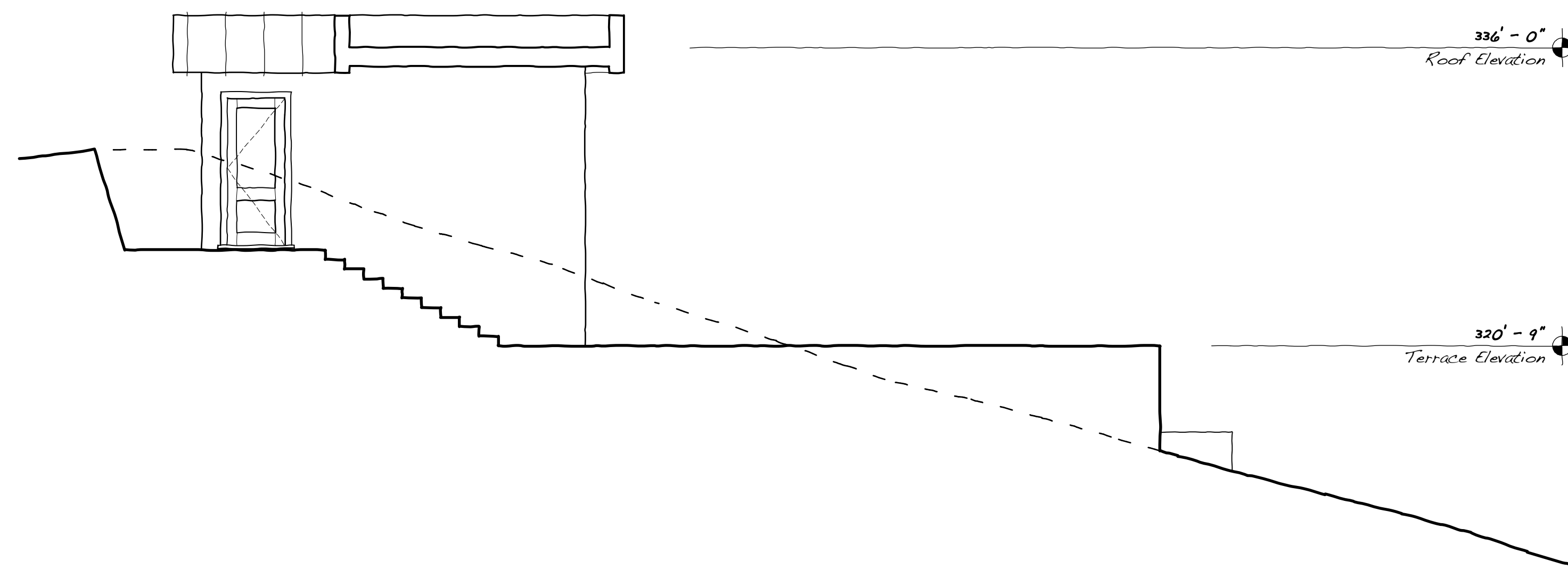
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



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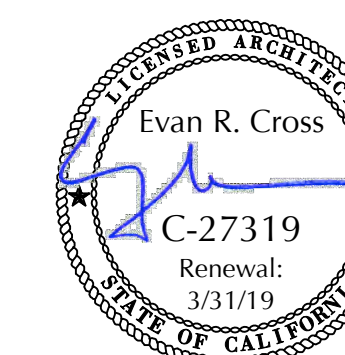
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1	8.1.16	Preliminary Planning Set

Scale

$3/16" = 1' - 0"$

Sheet Title

Building Sections

Sheet Number

A-9

Sheet 9 in a series of 14

347' - 0"
Roof Elevation

326' - 0"
Bedrooms Level Elevation

320' - 9"
Terrace Elevation

1 - 1

348' - 0"
Top of Parapet

326' - 0"
Bedrooms Level Elevation

320' - 9"
Terrace Elevation

2 - 2



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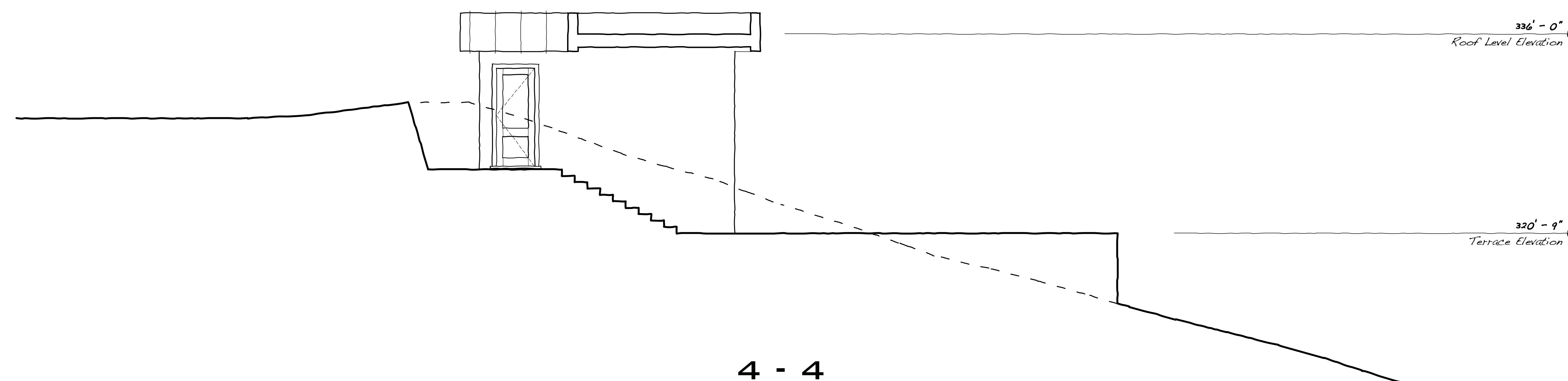
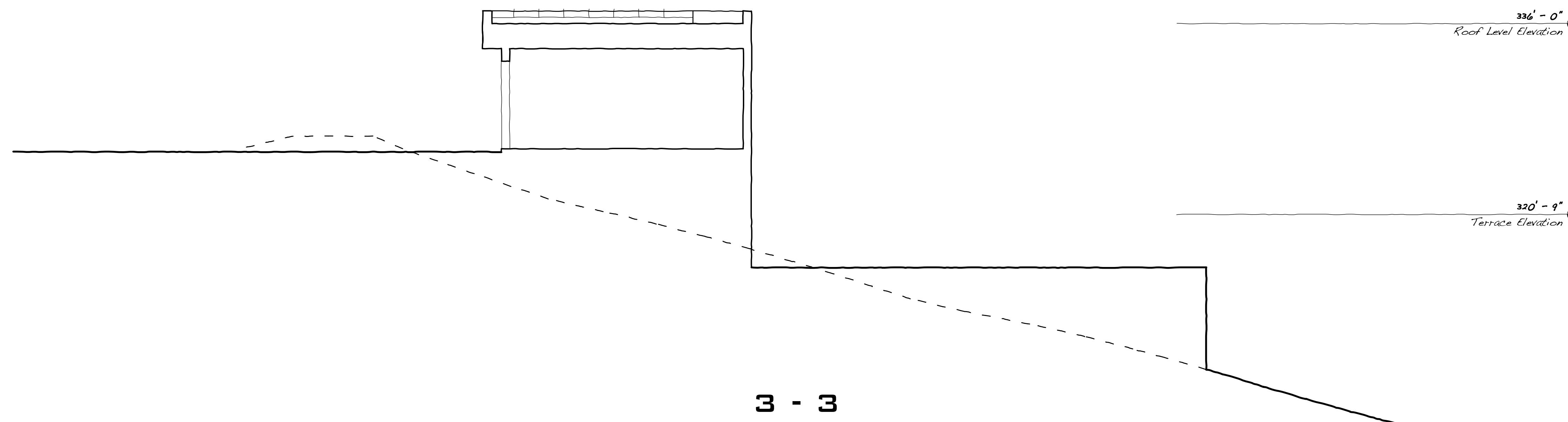
Sheet Title

Building Sections

Sheet Number

A-10

Sheet 10 in a series of 14





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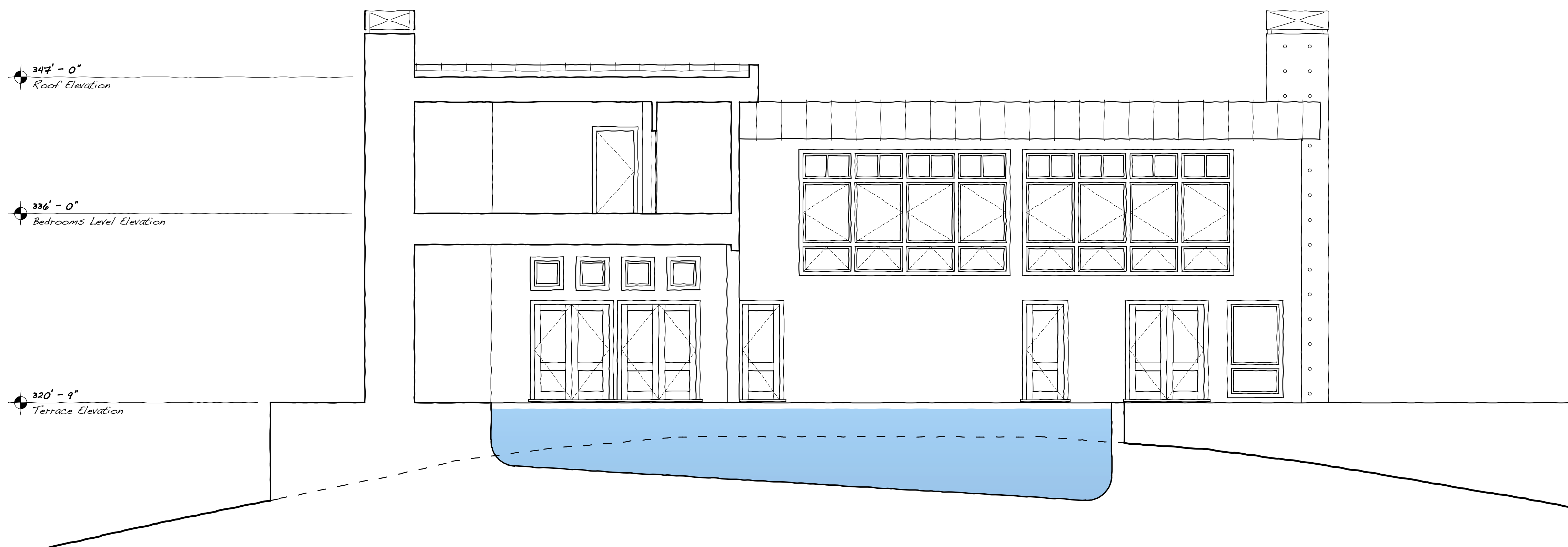
Sheet Title _____

Building Sections

Sheet Number _____

A-11

Sheet 11 in a series of 14



5 - 5



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Scale

n. t. s.

Sheet Title

Materials / Colors

Sheet Number

A-12

Sheet 12 in a series of 14



1
CAST IN PLACE
EXPOSED CONCRETE
NATURAL



2
ZINC PANELS
NATURAL



3
ALUM. WINDOW
& DOOR FRAMES
NATURAL

4
LOW E, NON-
REFLECTIVE
GLASS



5
INTEGRAL COLOR
VENEER STUCCO
ARROYO: SUN BUFF



6
HORIZONTAL
WOOD SIDING
STAINED

**LOT
2**

MARINDA HEIGHTS • FAIRFAX, CA
MATERIALS / COLORS SAMPLE BOARD



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Sheet Title

Grading Plan

Sheet Number

A-13

Sheet 13 in a series of 14

