

MATERIAL LEGEND

	Wood - Rough
	Wood - Finish
	Plywood
	Gypsum Board
	CONCRETE
	BRICK
	CMU
	LATH & PLASTER
	METAL
	GRAVEL
	BATT INSULATION
	RIGID INSULATION
	STONE
	METAL FLASHING
	BLIND PAPER / WATERPROOFING
	SEALANT AND BACKER ROD

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
	ROOM NAME
	ROOM NUMBER
	EQUIPMENT NOTE
	PARTITION TYPE
	AND
	AT
	ANGLE
	BY
	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 24" X 36", THEY HAVE BEEN REDUCED OR ENLARGED.
- 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.
- ALL WOOD IN CONTACT WITH CONCRETE WILL BE PRESSURE PRESERVATIVE TREATED.
- OPENINGS AROUND VENTS, PRODUCTS, FLUES, 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 708. THE EXTENT AND COORDINATION OF FIRE BLOCKING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ACCESSORIES SUCH AS TOWER BARS, GEAR BARS, AND SOUP BISHES 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. WEATHER RESISTIVE BARRIERS WILL CONFORM TO UBC STANDARD METHOD FOR GRAFT PAPER AND ASPHALT SATURATED FELT.
- ALL INSULATION WILL COMPLY WITH UBC SECTION 703 FOR FLAME SPREAD. ALL ENERGY ROUNDED INSULATION WILL MEET REQUIREMENTS OF STATE CODES.
- ALL FOAM PLASTIC INSULATION WILL CONFORM WITH UBC SECTION 704.
- ALL DRINK 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.
- OD 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 SPRINKLER, SOUND SYSTEM AND SECURITY SYSTEM DESIGN, ENGINEERING, DOCUMENTATION AND INSTALLATION ARE THE DESIGN BUILD 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

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.:	001-160-09
Zoning:	UR - 10
Occupancy:	House: R-3 Garage: ?
Construction Type:	Type V-A, Sprinklered
Lot Area:	439,259 Square Feet Easements: 3,136 Square Feet Unbuildable Area: 3,136 Square Feet Effective Site Size: 436,123 Square Feet
Allowable F.A.R.: (40% of E.S.S. / 5K Max.)	5,000 Square Feet
Proposed Home Size:	4,789 Square Feet
Allowed Garage Size:	500 Square Feet
Proposed Garage Size:	732 Square Feet (232 counted as house)
Building Height:	Proposed: 30' - 0"
Parking Spaces:	5 2 on parking pad 3 in garage



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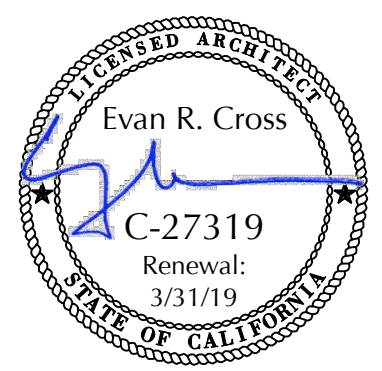
Consultant

Project Title

551 Marinda Residence

(Lot #5)
at Marinda Avenue
Fairfax, California
A.P.N. ??? - ??? - ??

Seal of the Architect



Date Signed

Project Number

1607

Plot Date

Dec 20, 2017

Revisions:

No.	Date	Description
1	12/20/17	Revisions per Planning Comments

Issue Date

June 25, 2017

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Scale

n. t. s.

Sheet Title

Cover Sheet

Sheet Number

A-1

Sheet 1 in a series of 13

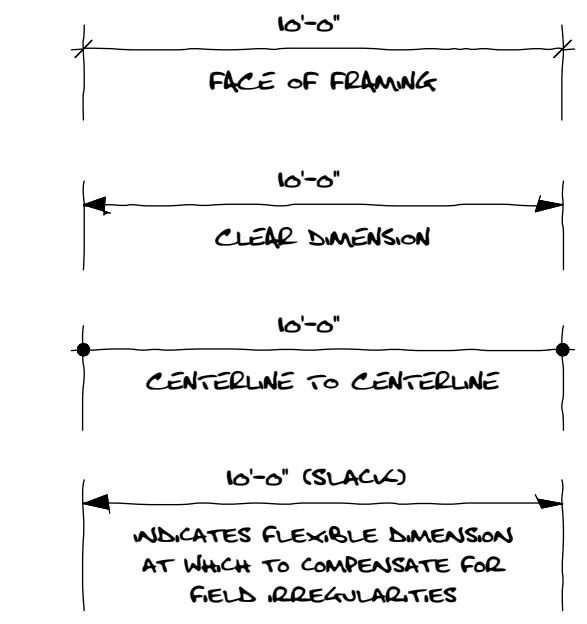
VICINITY MAP



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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1" = 10'-0"

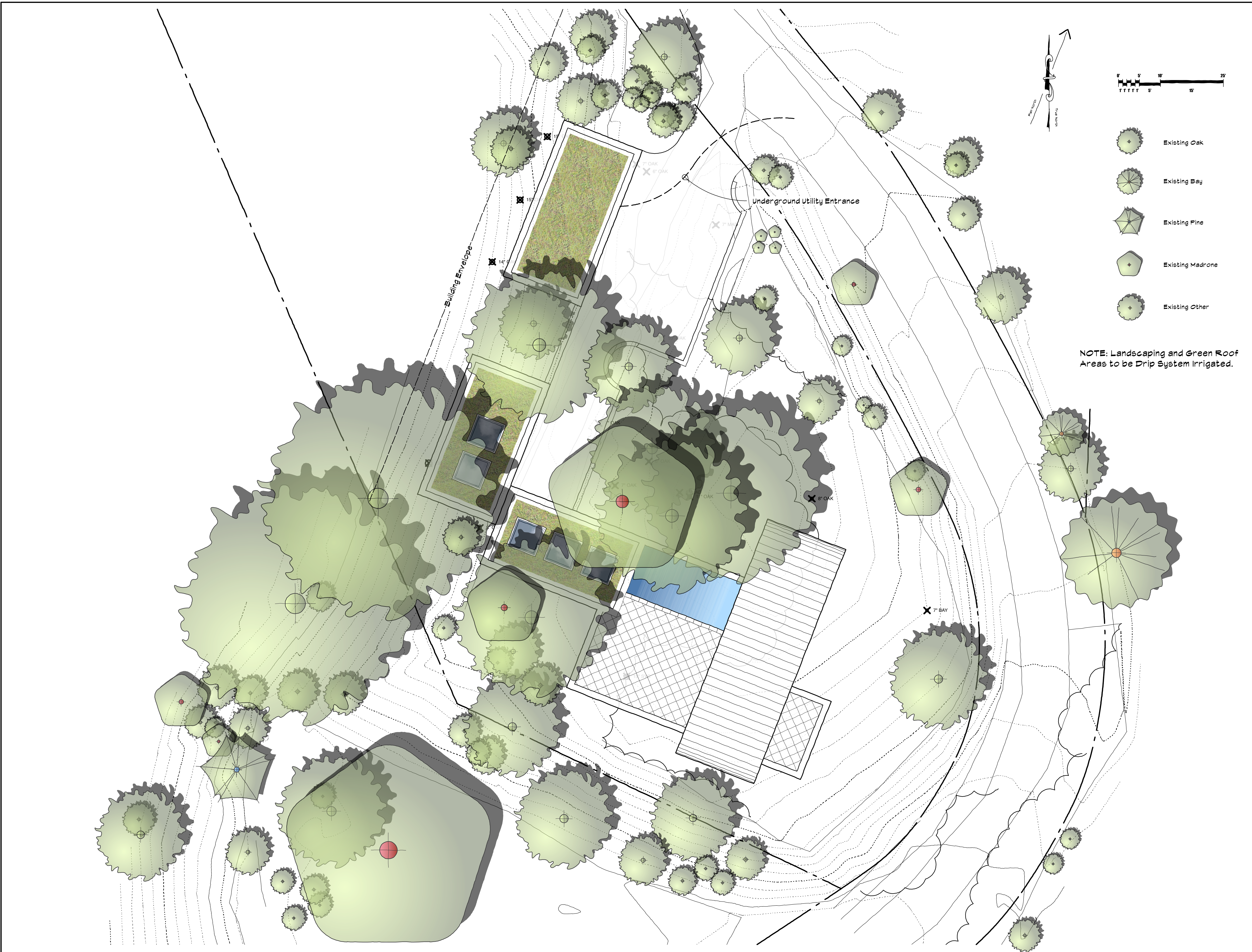
Sheet Title

Site Plan

Sheet Number

A-2

Sheet 2 in a series of 13





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Scale

3/16" = 1'-0"

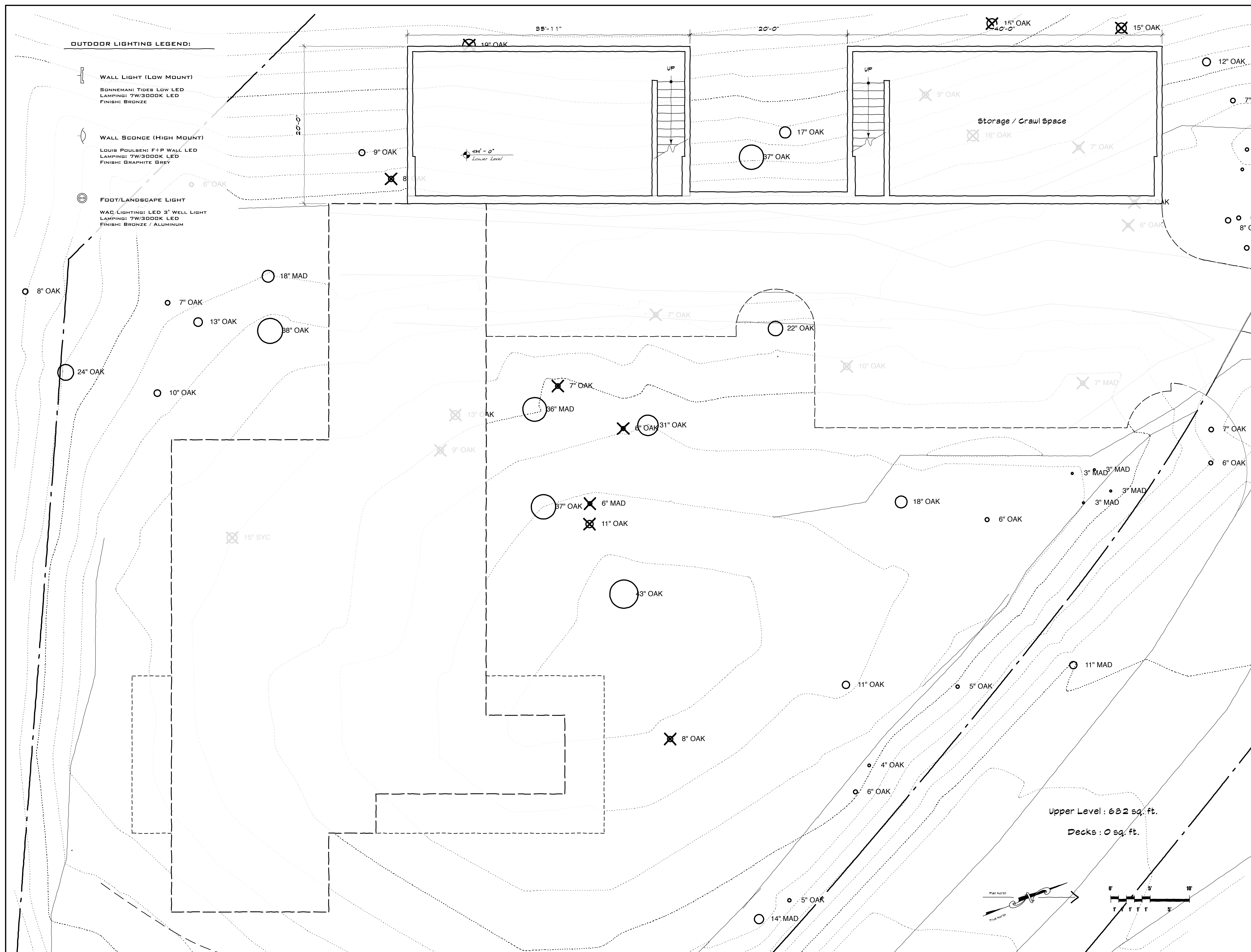
Sheet Title

Lower Level Plan

Sheet Number

A-3

Sheet 3 in a series of 13



Upper Level : 682 sq. ft.
Decks : 0 sq. ft.



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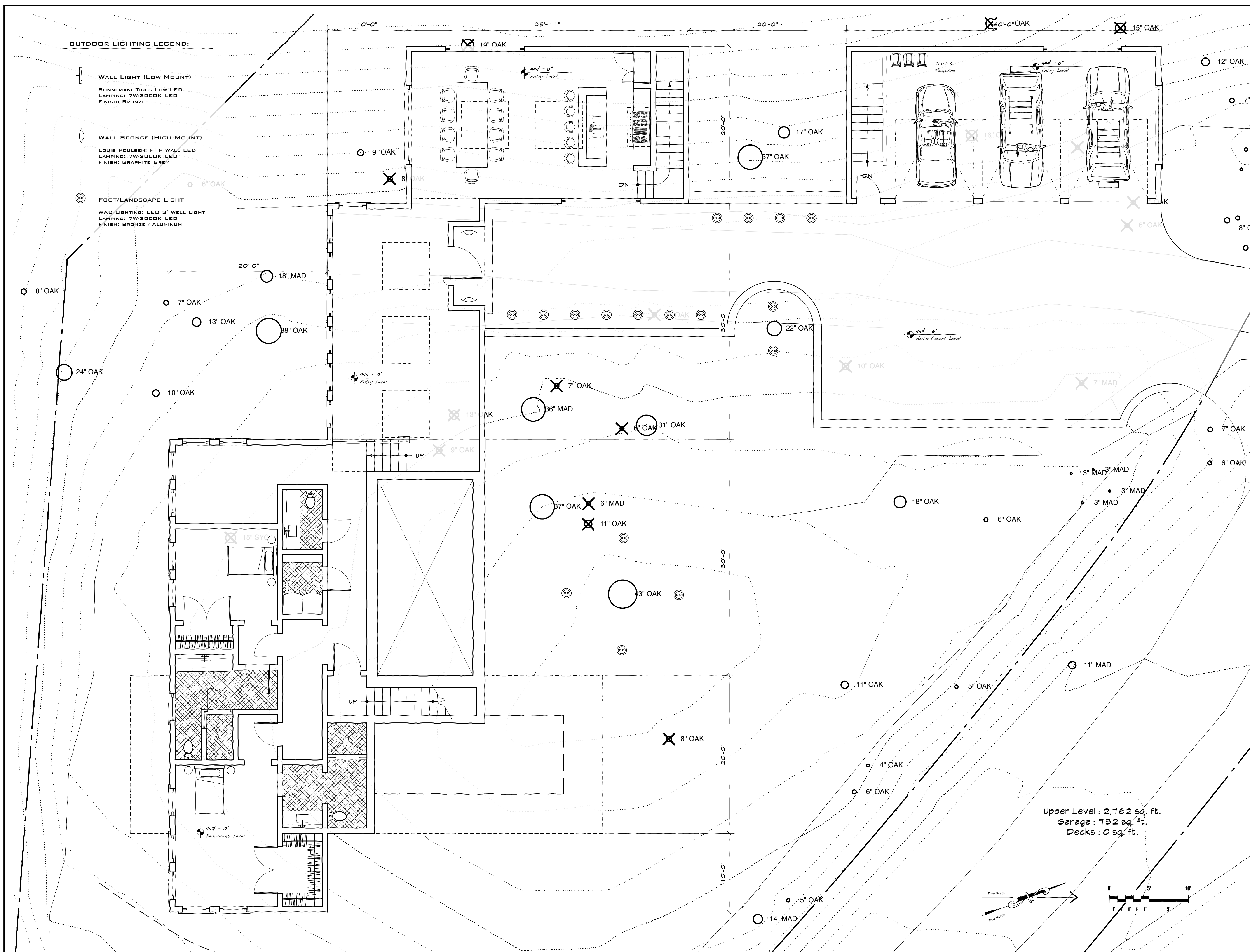
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Entry Level Plan

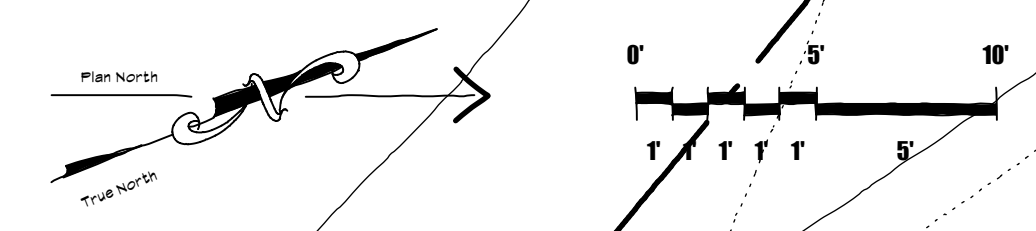
Sheet Number

A-4

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Upper Level: 2,762 sq. ft.
Garage: 732 sq. ft.
Decks: 0 sq. ft.





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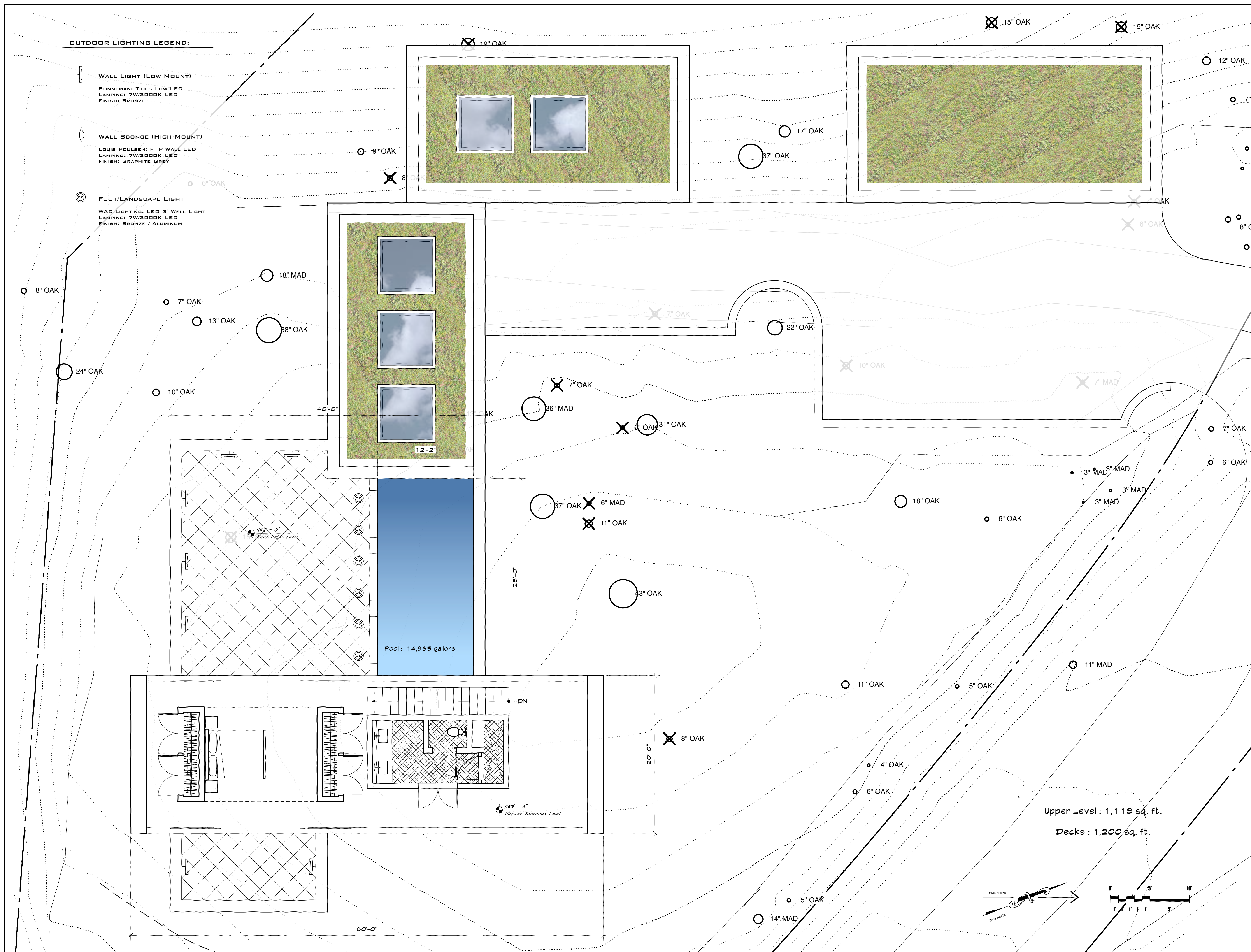
Sheet Title

Entry Level Plan

Sheet Number

A-5

Sheet 5 in a series of 13





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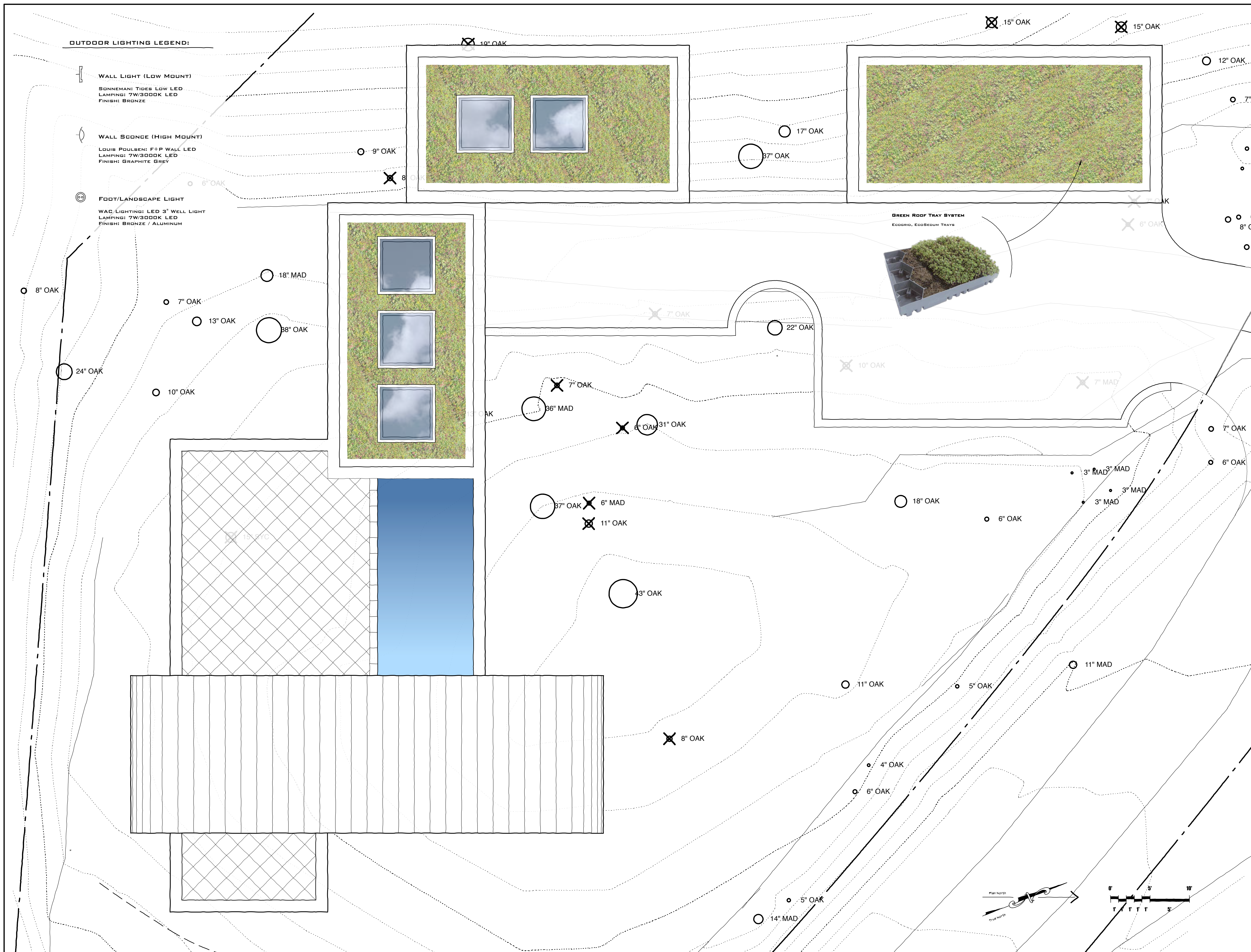
Sheet Title

Entry Level Plan

Sheet Number

A-6

Sheet 6 in a series of 13



OUTDOOR LIGHTING LEGEND:

WALL LIGHT (LOW MOUNT)

SONNEMAN: TIDES LOW LED
LAMPING: 7W/3000K LED
FINISH: BRONZE

WALL SCONCE (HIGH MOUNT)

LOUIS POULSEN: FFP WALL LED
LAMPING: 7W/3000K LED
FINISH: GRAPHITE GREY

FOOT/LANDSCAPE LIGHT

WAC LIGHTING: LED 3\"/>

8\"/>

7\"/>

13\"/>

18\"/>

38\"/>

24\"/>

10\"/>

19\"/>

15\"/>

15\"/>

12\"/>

17\"/>

37\"/>

9\"/>

8\"/>

GREEN ROOF TRAY SYSTEM

EcoGRID, EcoSCUM TRAYS



7\"/>

22\"/>

10\"/>

7\"/>

7\"/>

36\"/>

31\"/>

37\"/>

6\"/>

11\"/>

18\"/>

6\"/>

3\"/>

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3\"/>

8\"/>

11\"/>

5\"/>

11\"/>

4\"/>

6\"/>

5\"/>

14\"/>



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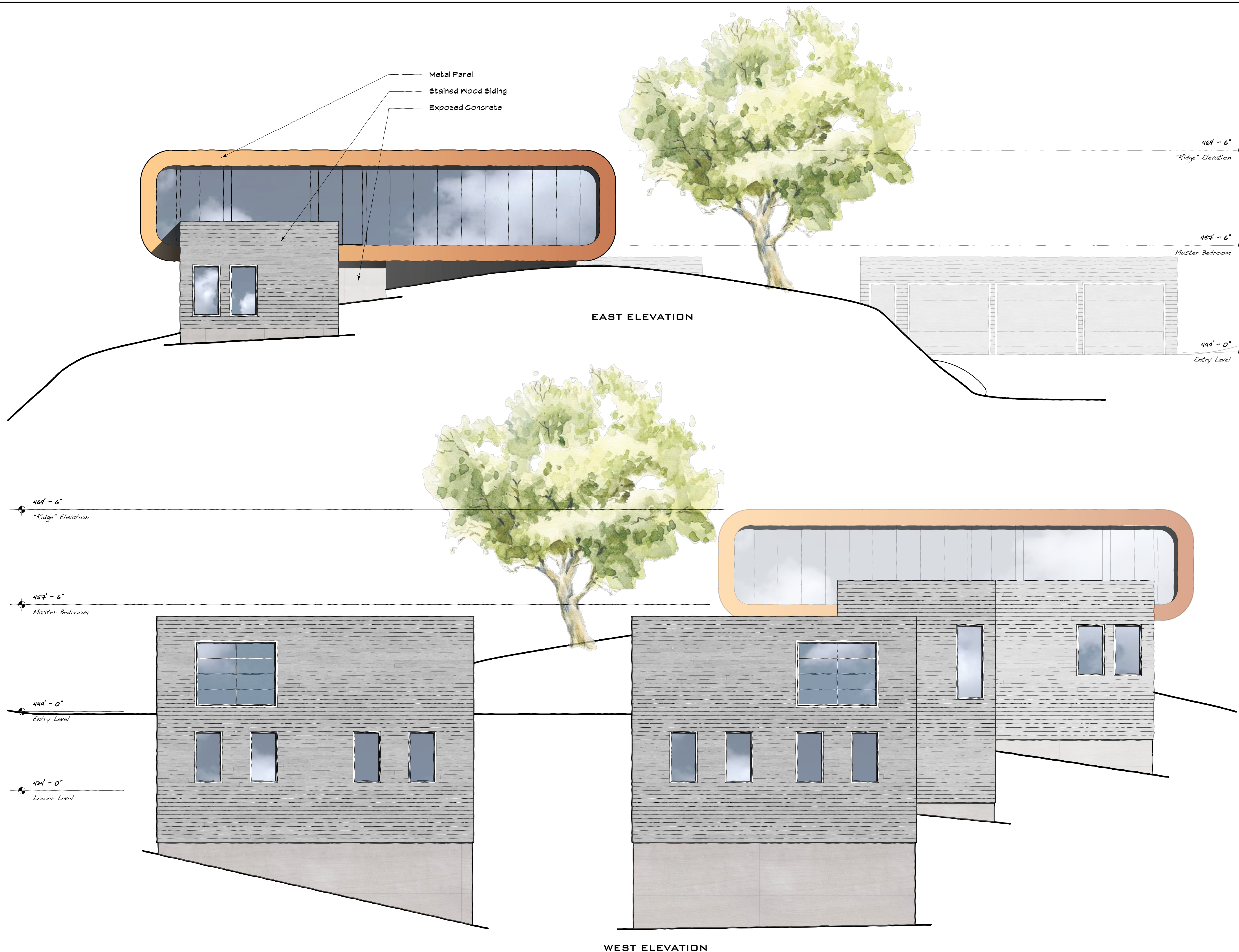
Sheet Title

Exterior Elevations

Sheet Number

A-7

Sheet 7 in a series of 13





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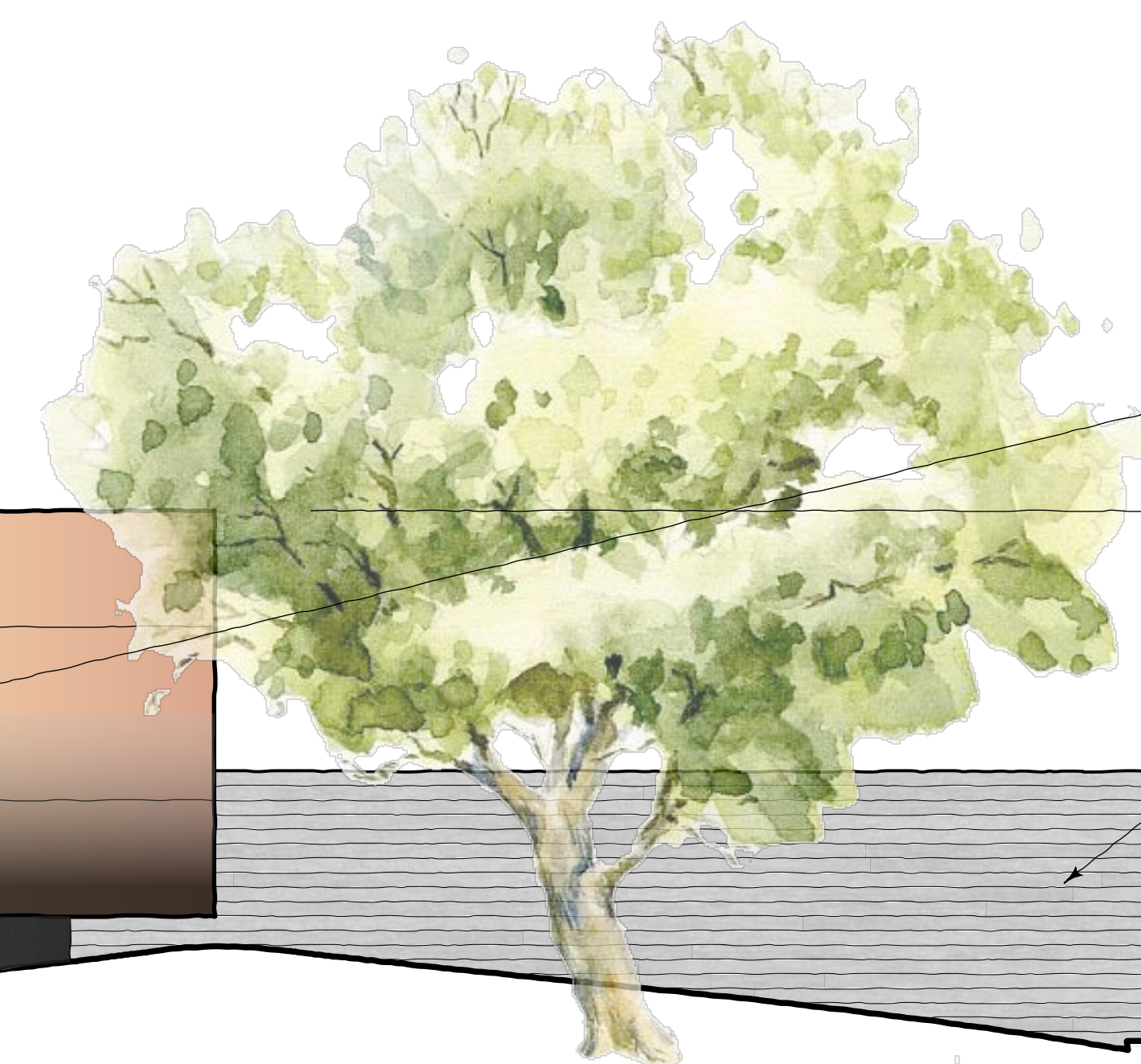
Sheet Title

Exterior Elevations

Sheet Number

A-8

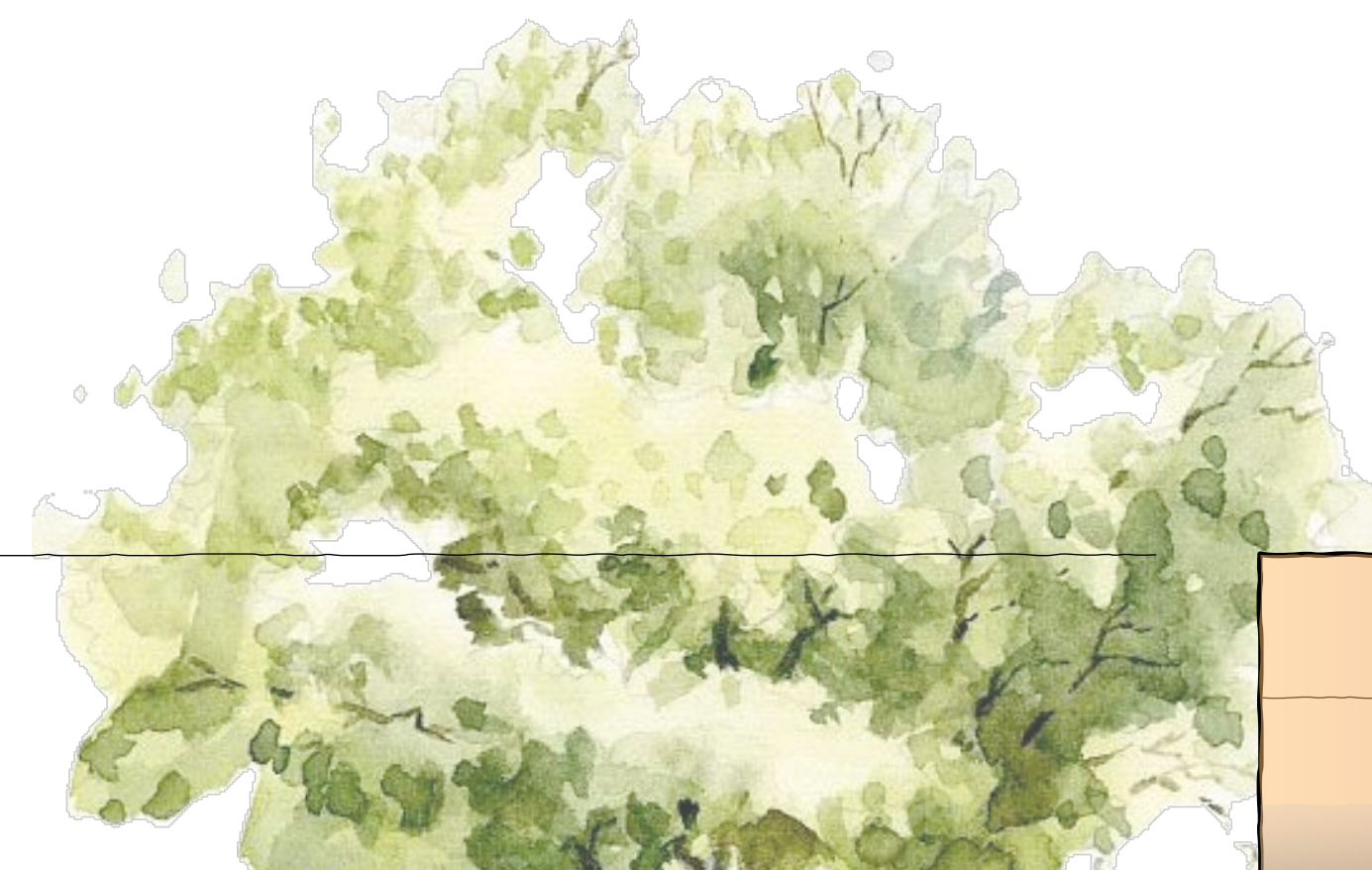
Sheet 8 in a series of 13



NORTH ELEVATION

Metal Panel
Stained Wood Siding
Exposed Concrete

469' - 6"
"Ridge" Elevation
457' - 6"
Master Bedroom
444' - 0"
Entry Level
434' - 0"
Lower Level



SOUTH ELEVATION

469' - 6"
"Ridge" Elevation
457' - 6"
Master Bedroom
444' - 0"
Entry Level
434' - 0"
Lower Level



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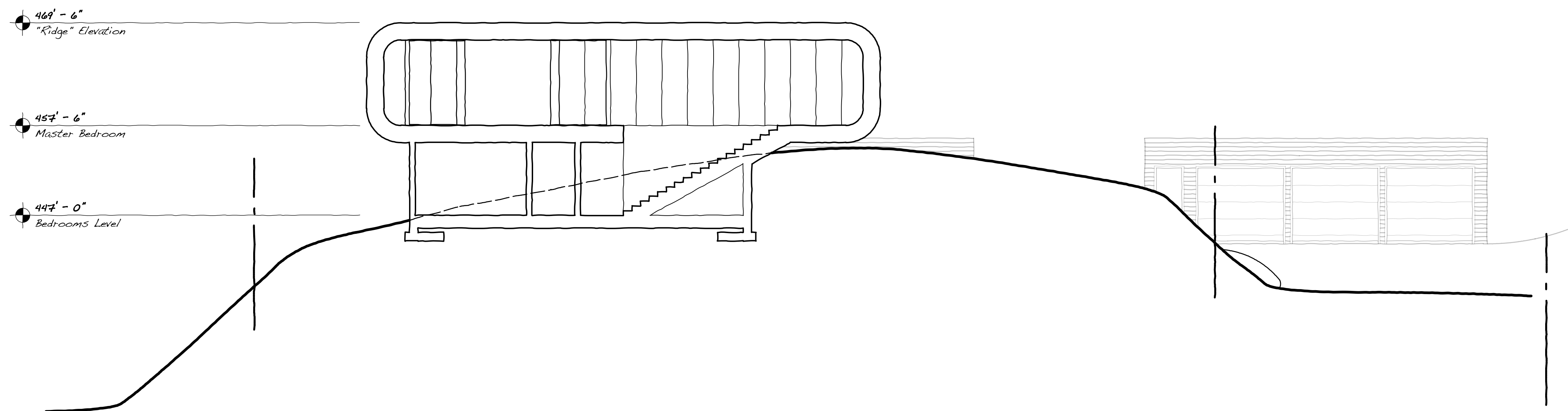
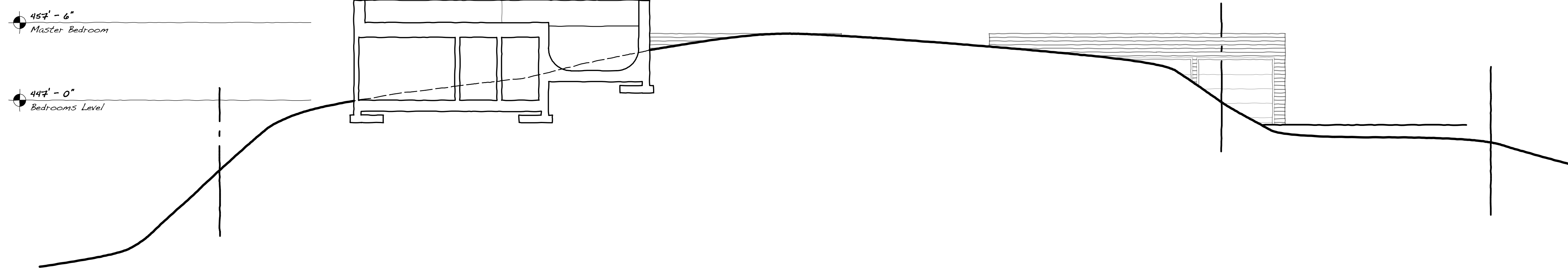
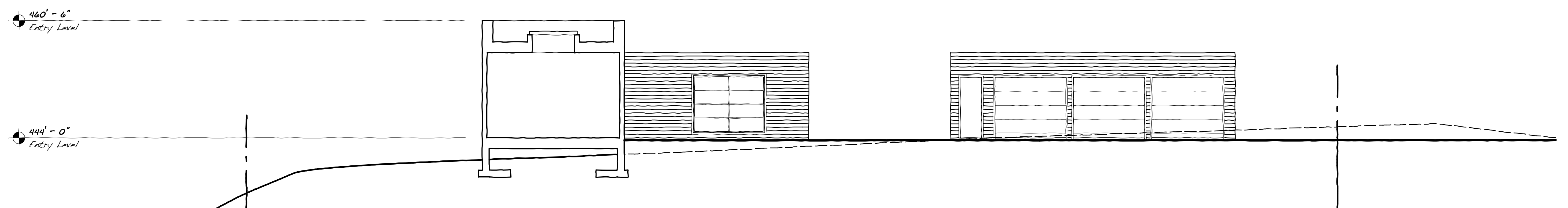
Sheet Title

Bldg. & Site Sections 1 & 2

Sheet Number

A-9

Sheet 9 in a series of 13





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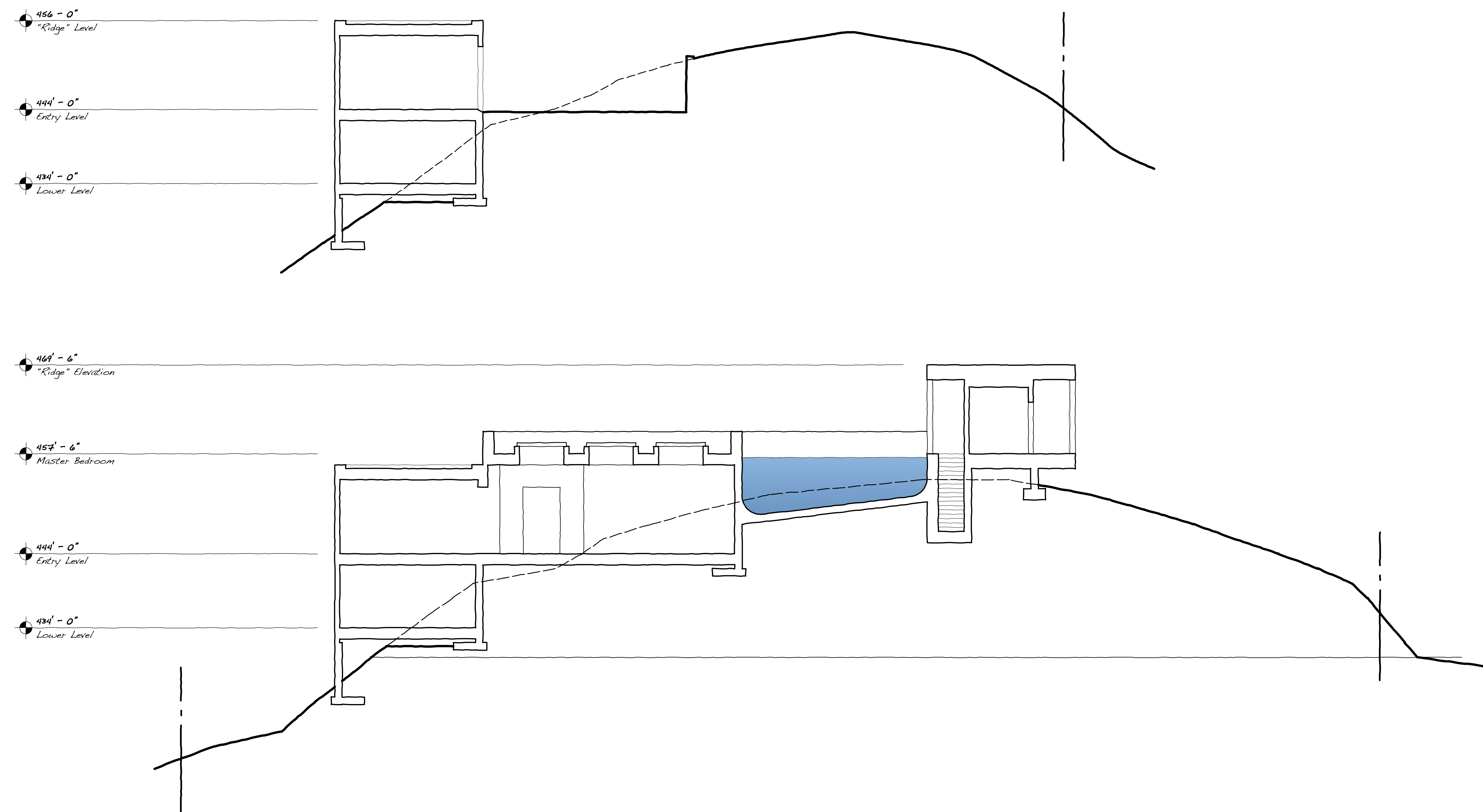
Sheet Title

Bldg. & Site Sections 3 & 4

Sheet Number

A-10

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Sheet Title

Materials / Colors

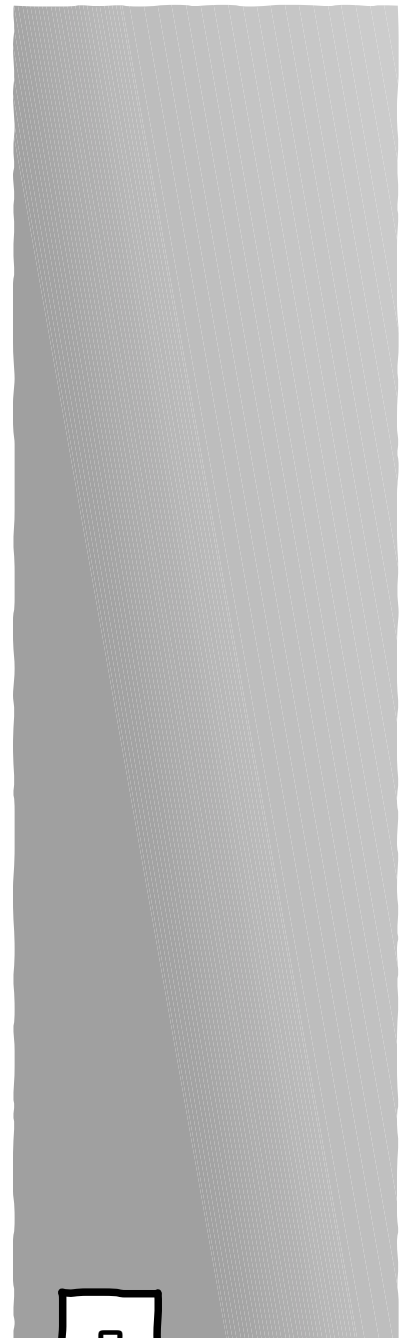
Sheet Number

A-11


Sheet 11 in a series of 13




1
CAST IN PLACE
EXPOSED CONCRETE
NATURAL



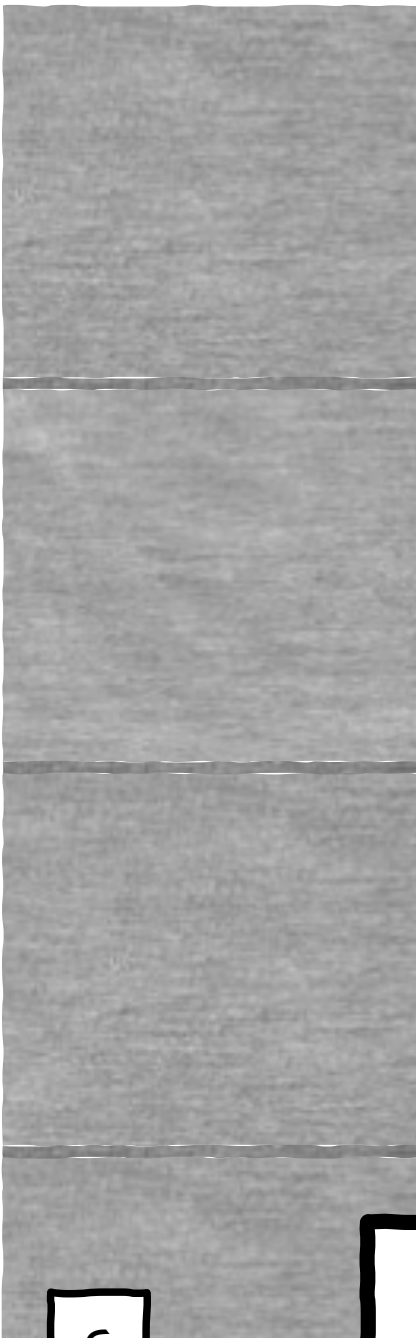
2
ZINC PANELS
NATURAL



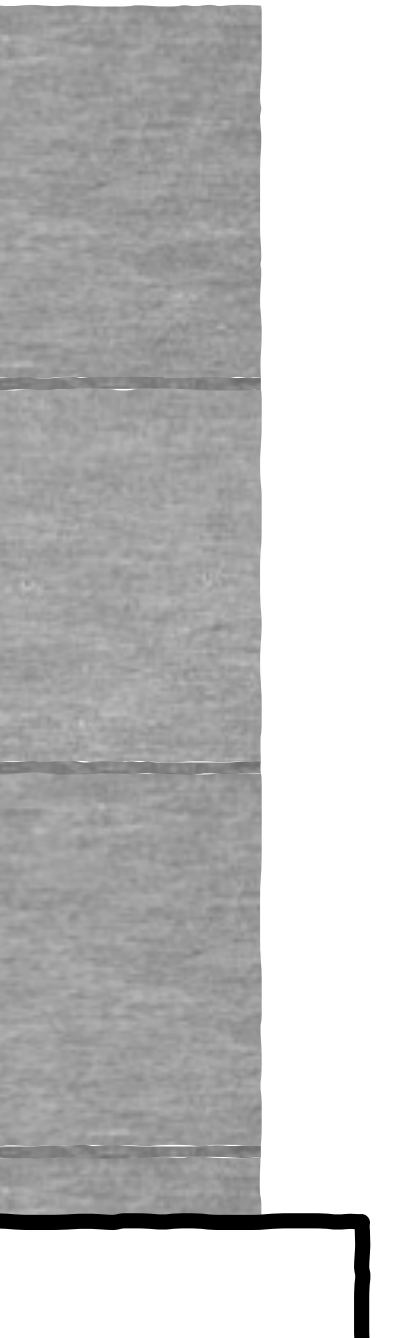
3
ALUM. WINDOW
& DOOR FRAMES
NATURAL



4
LOW E, NON-
REFLECTIVE
GLASS



5
METAL PANELLING
INT'L ORANGE
DISTRESSED



6
HORIZONTAL
WOOD SIDING
STAINED

LOT
5

MARINDA HEIGHTS • FAIRFAX, CA

MATERIALS / COLORS SAMPLE BOARD



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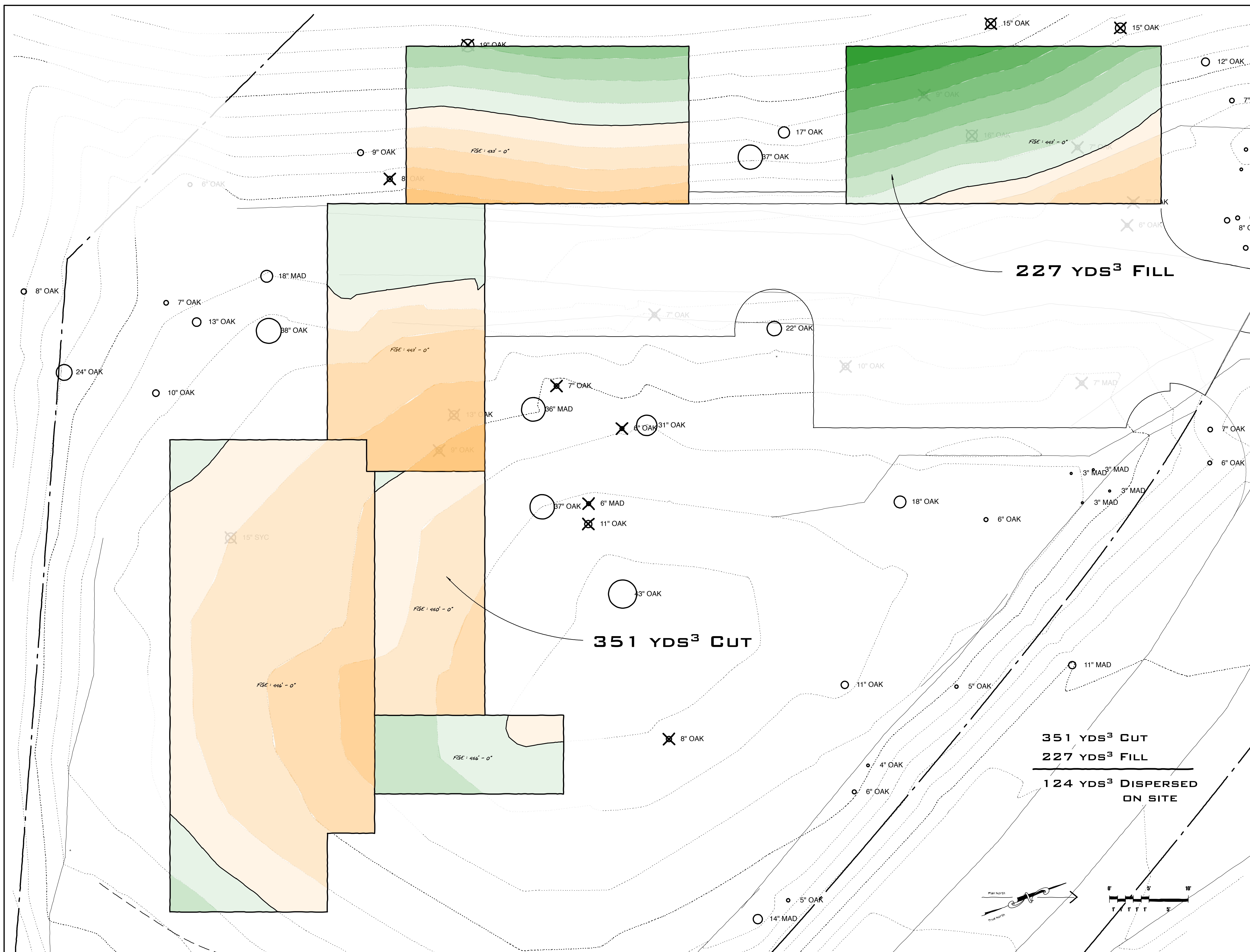
Sheet Title

Grading Plan

Sheet Number

A-12

Sheet 12 in a series of 13





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Sheet Title

Story Pole Plan

Sheet Number

A-13

Sheet 13 in a series of 13

