



MATERIAL LEGEND

	Wood - Rough
	Wood - Finish
	Plywood
	Gypsum Board
	Concrete
	Block
	CMU
	Lath & Plaster
	Metal
	Gravel
	Batt Insulation
	Rigid Insulation
	Stone
	Metal Flashing
	Bldg 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, PREDUCTS, 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 703. THE EXTENT AND COORDINATION OF FIRE BLOCKING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ACCESSORIES SUCH AS TONEL 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 STANDARD NORTH FOR GEAFF PAPER AND ASPHALT SATURATED FELT.
- ALL INSULATION WILL COMPLY WITH UBC SECTION 709.3 FOR FLAME SPREAD. ALL ENERGY RELATED INSULATION WILL MEET REQUIREMENTS OF STATE CODES.
- ALL FOAM PLASTIC INSULATION WILL CONFORM WITH UBC SECTION 703.4.
- 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.
- Ø INDICATES ACTUAL SIZE. ∅ INDICATES NOMINAL SIZE.
- COORDINATE ALL MECHANICAL PLUMBING ELECTRICAL DEVICES WITH ARCHITECTURAL INTERIOR ELEVATIONS AND REFLECTED CEILING PLANS.
- THE FIRE ALARM, FIRE SPROKLER, 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 OBTAIN 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:	437,212 Square Feet Easements: 0 Square Feet Unbuildable Area: 0 Square Feet Effective Site Size: 437,212 Square Feet

Allowable F.A.R.: (40% of E.S.S. / 5K Max.)	5,000 Square Feet
Proposed Home Size:	4,268 Square Feet
Allowed Garage Size:	500 Square Feet
Proposed Garage Size:	747 Square Feet (247 counted as house)
Building Height:	Proposed: 26' - 0"
Parking Spaces:	4 1 on parking pad 3 in garage



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Consultant

Project Title

630 Marinda Residence

(Lot #7)
at Marinda Avenue
Fairfax, California

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

Seal of the Architect



Date Signed

Project Number n/a

Plot Date

Revisions: Dec 20, 2017

No.	Date	Description
1	12.20.17	Revisions per Planning Comments

Issue Date

Issues: August 11, 2017

No.	Date	Description
1	8.11.17	Preliminary Planning Set

Scale

n. l. s.

Sheet Title

Cover Sheet

Sheet Number

A-1

Sheet 1 in a series of 12

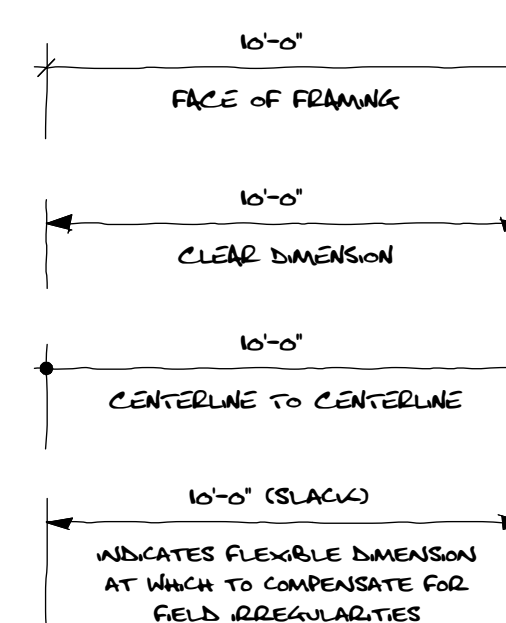
VICINITY MAP



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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C-27319

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1" = 10' - 0"

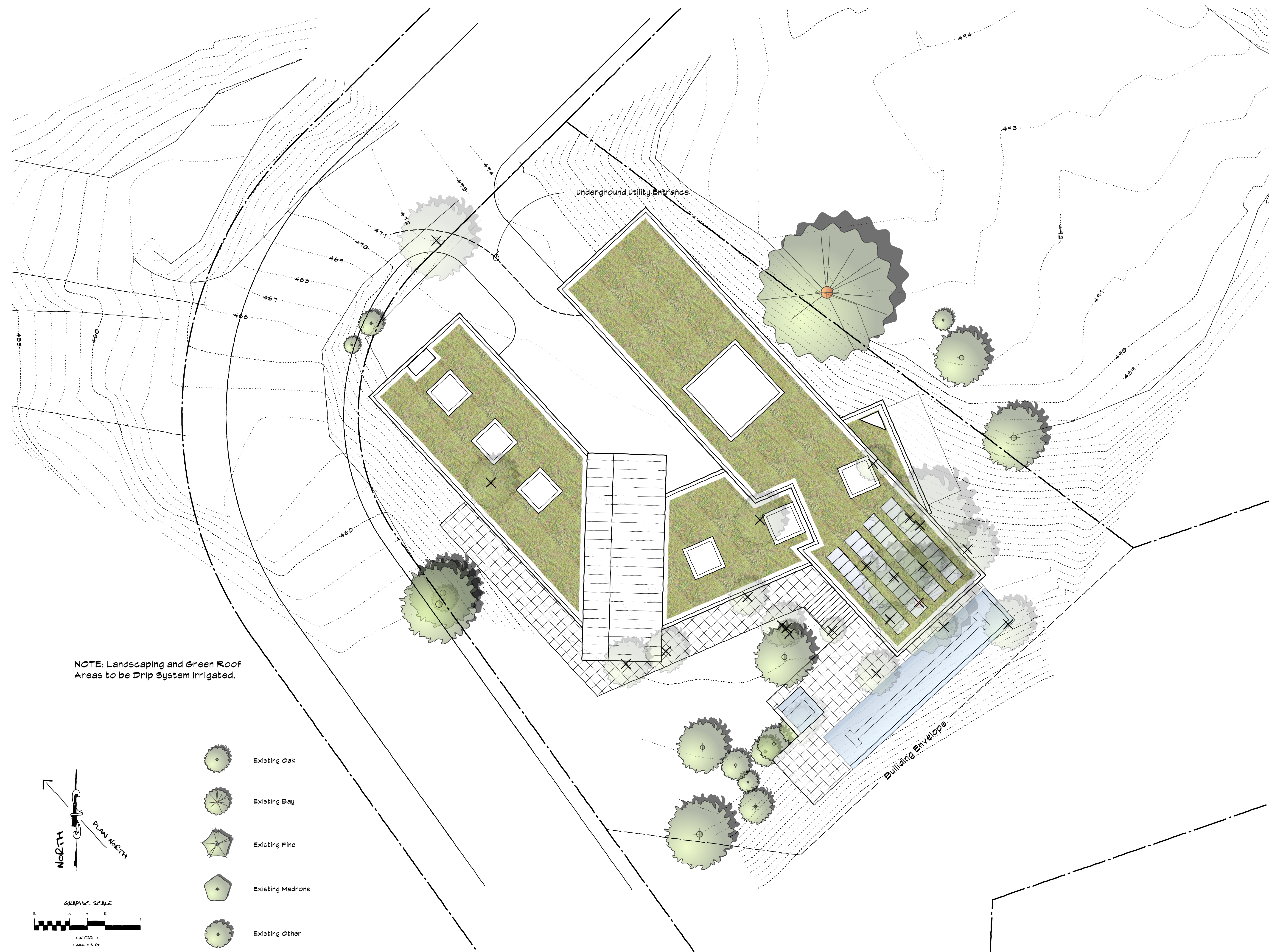
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Site Plan

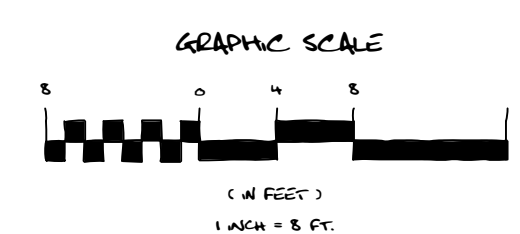
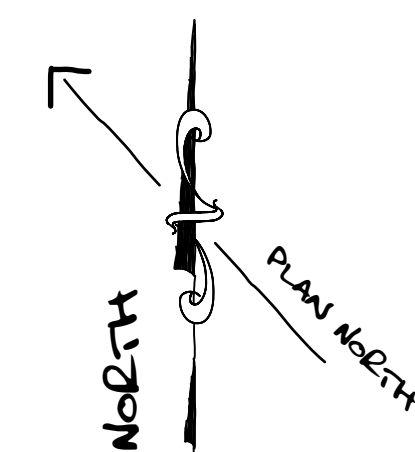
Sheet Number _____






A-2

Sheet 2 in a series of 12



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



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



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Scale _____
3/16" = 1' - 0"

Sheet Title _____
Lower Level Plan

Sheet Number _____

A-3

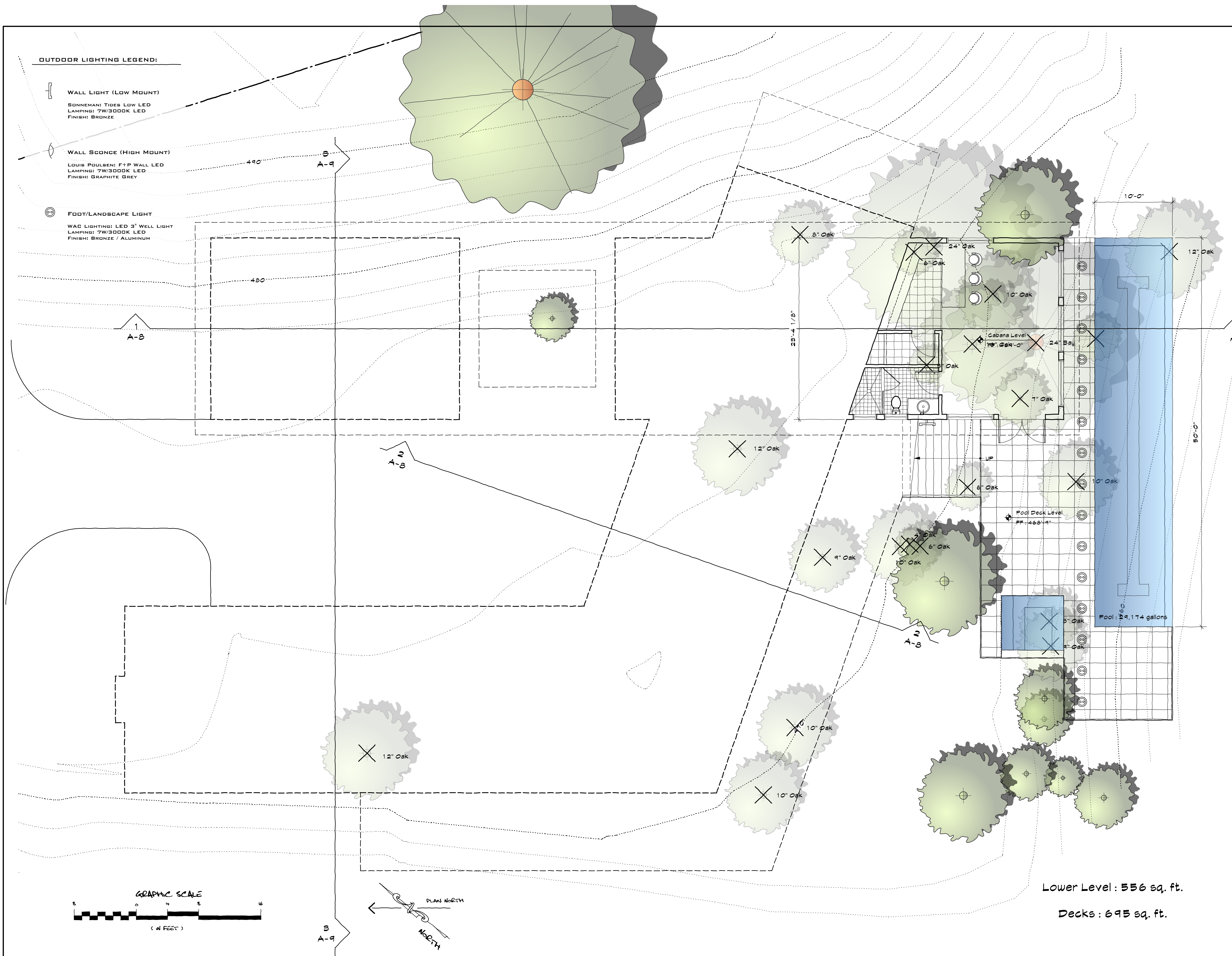
Sheet 3 in a series of 12

OUTDOOR LIGHTING LEGEND:

WALL LIGHT (LOW MOUNT)
 SONNEMAN: TIDES LOW LED
 LAMPING: 7W/3000K LED
 FINISH: BRONZE

WALL SCENE (HIGH MOUNT)
 LOUIS POULSEN: F+P WALL LED
 LAMPING: 7W/3000K LED
 FINISH: GRAPHITE GREY

FOOT/LANDSCAPE LIGHT
 W&D LIGHTING: LED 3" WELL LIGHT
 LAMPING: 7W/3000K LED
 FINISH: BRONZE / ALUMINUM



Lower Level : 556 sq. ft.
 Decks : 695 sq. ft.



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Scale

3/16" = 1' - 0"

Sheet Title

Entry Level Plan

Sheet Number

A-4

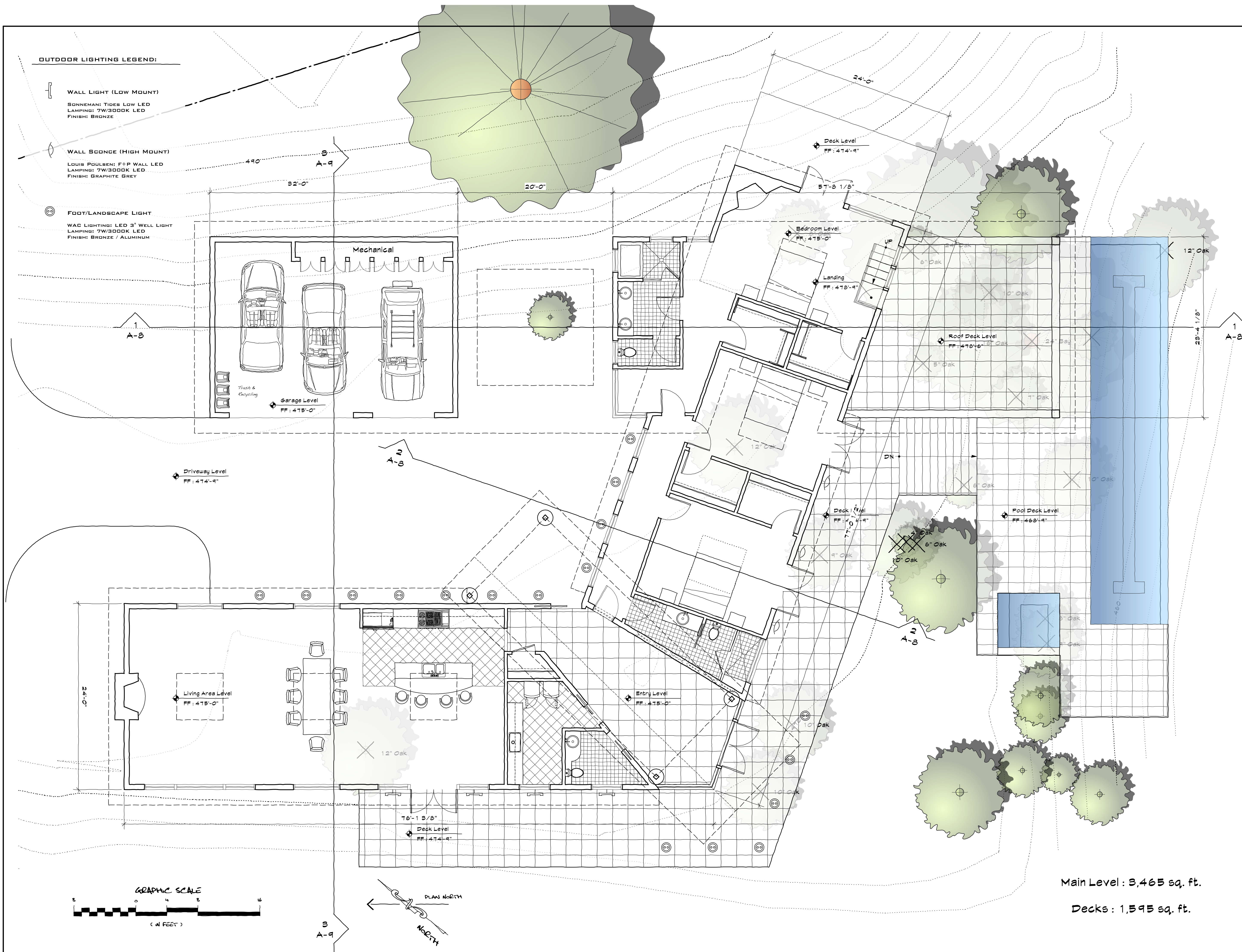
Sheet 4 in a series of 12

OUTDOOR LIGHTING LEGEND:

WALL LIGHT (LOW MOUNT)
 SONNEMAN: TIDES LOW LED
 LAMPING: 7W/3000K LED
 FINISH: BRONZE

WALL SCENE (HIGH MOUNT)
 LOUIS POULSEN: F+P WALL LED
 LAMPING: 7W/3000K LED
 FINISH: GRAPHITE GREY

FOOT/LANDSCAPE LIGHT
 WAD LIGHTING: LED 3" WELL LIGHT
 LAMPING: 7W/3000K LED
 FINISH: BRONZE / ALUMINUM



Main Level : 3,465 sq. ft.

Decks : 1,595 sq. ft.



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Scale _____

Sheet Title _____

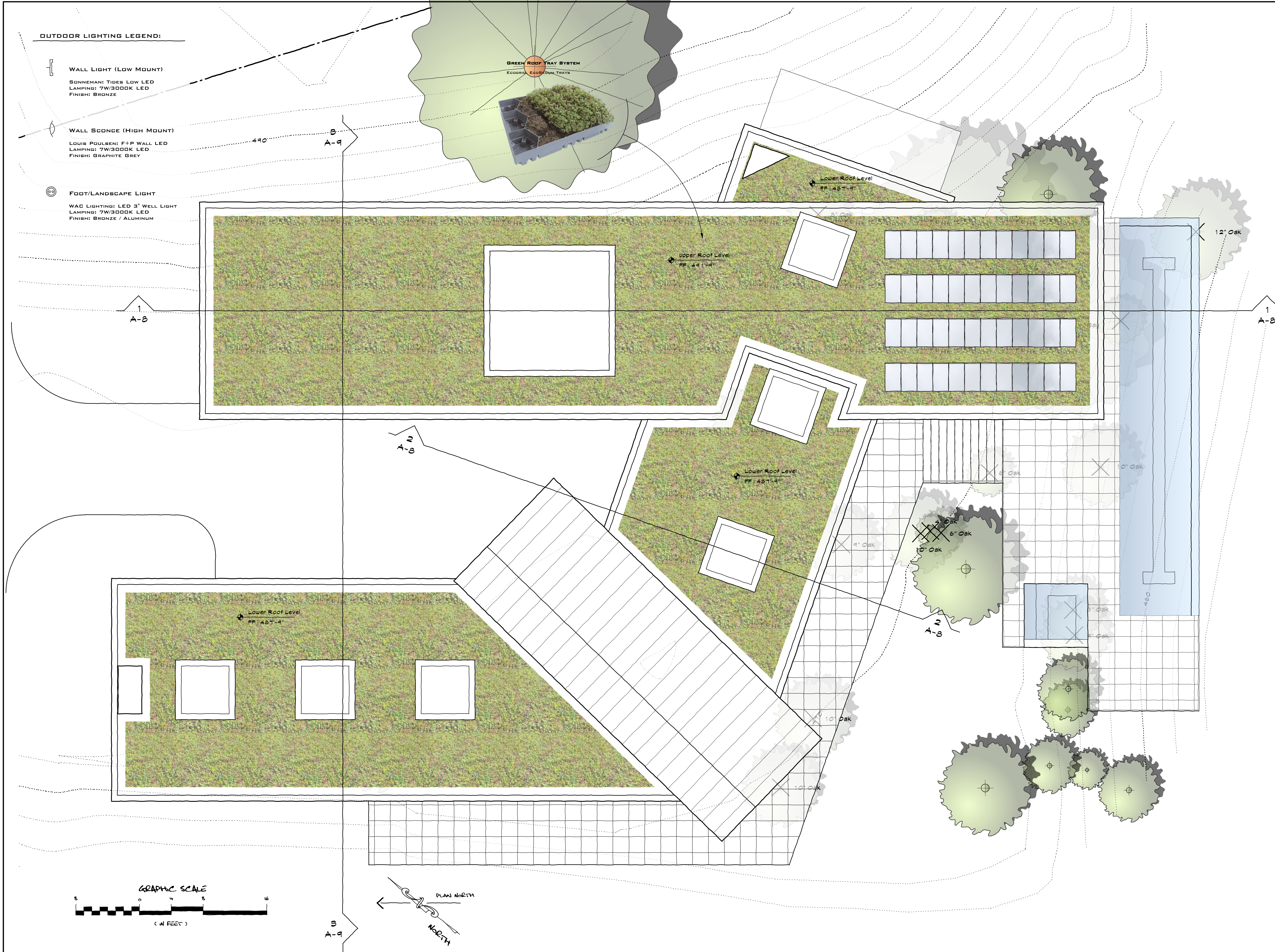
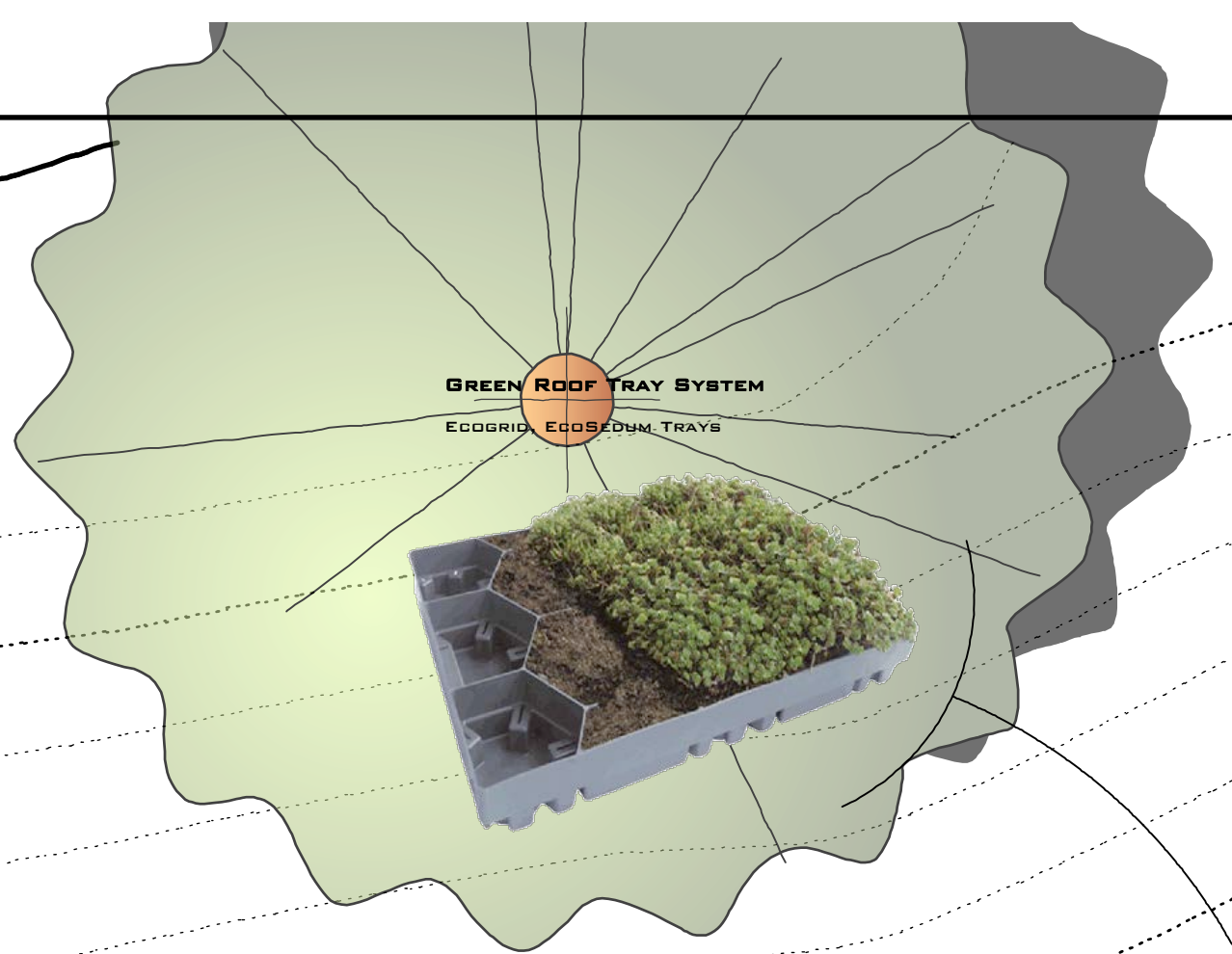
Sheet Number _____

A-5

Sheet 5 in a series of 12

OUTDOOR LIGHTING LEGEND:

- WALL LIGHT (LOW MOUNT)**
 SONNEMAN: TIDES LOW LED
 LAMPING: 7W/3000K LED
 FINISH: BRONZE
- WALL SCONCE (HIGH MOUNT)**
 LOUIS POULSEN: F+P 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





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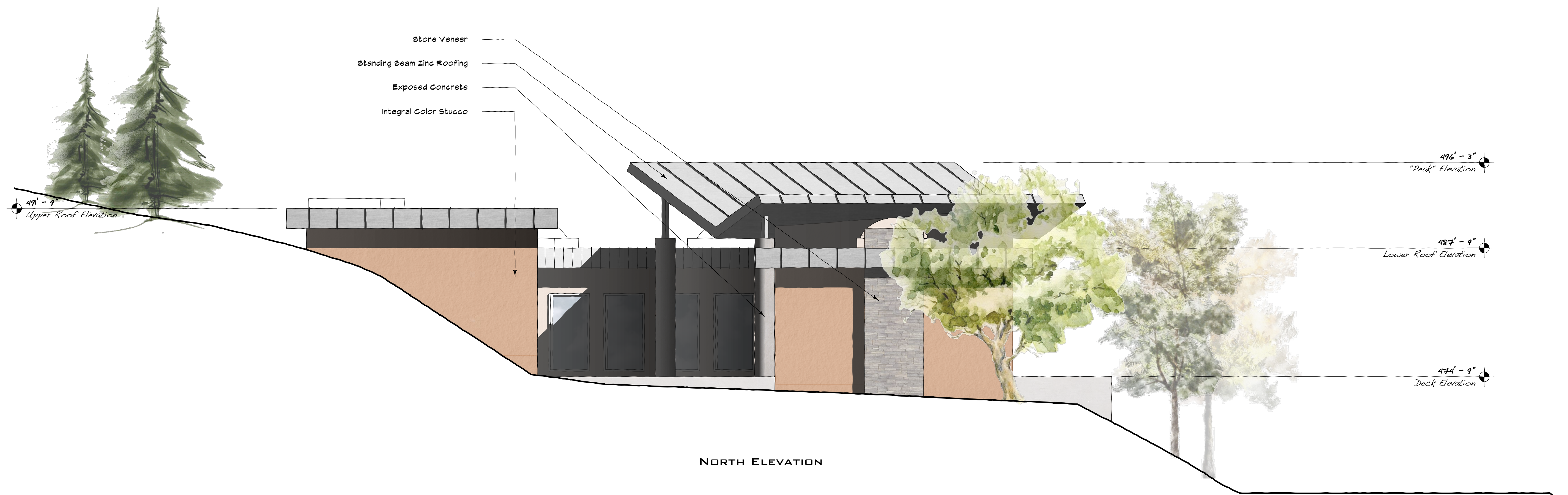
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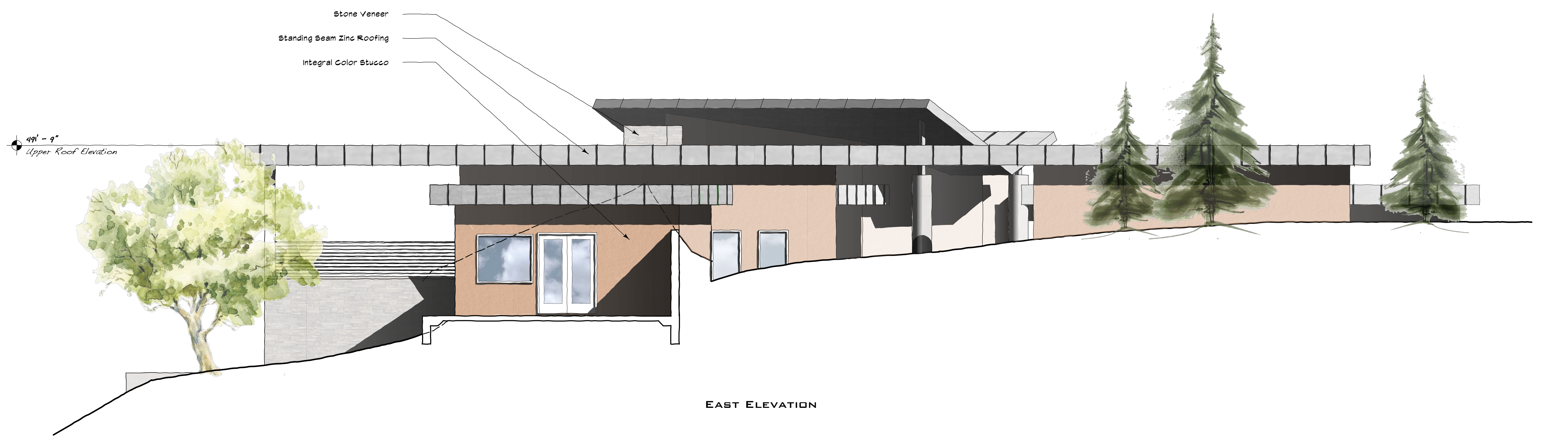
Sheet Number _____

A-6

Sheet 6 in a series of 12



NORTH ELEVATION



EAST ELEVATION



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Scale _____ 3/16" = 1' - 0"

Sheet Title _____ Exterior Elevations

Sheet Number _____

A-7

Sheet 7 in a series of 12



SOUTH ELEVATION



WEST ELEVATION



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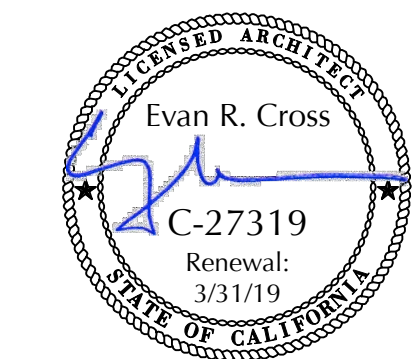
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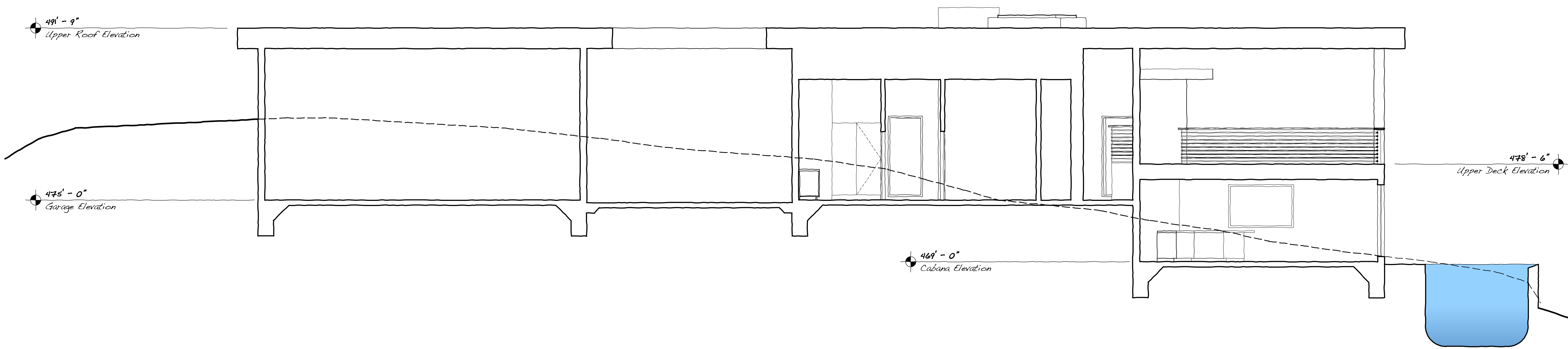
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 Building Sections

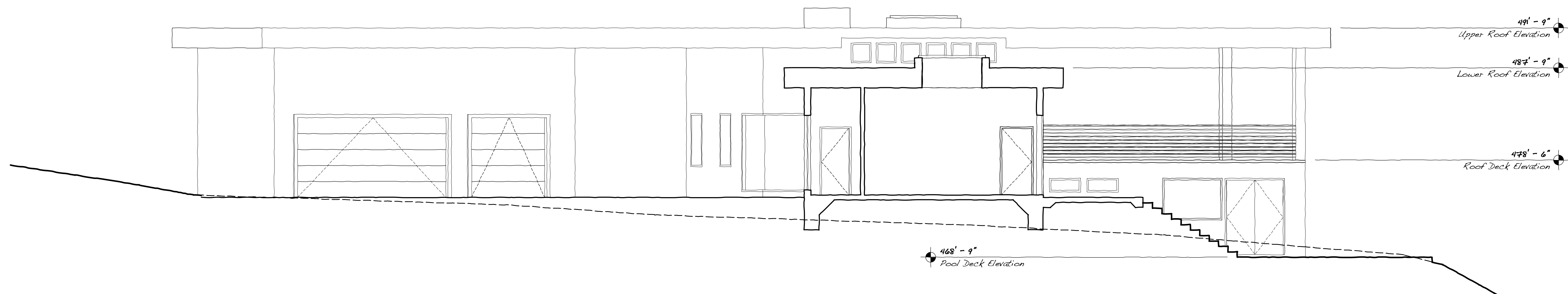
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A-8

Sheet 8 in a series of 12



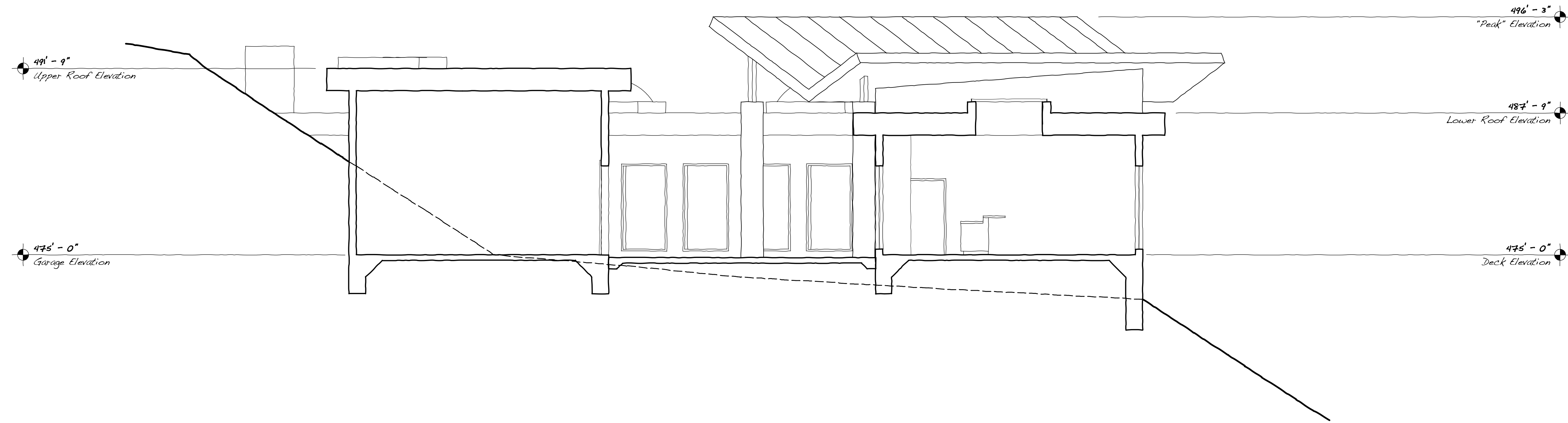
1 - 1



2 - 2



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3 - 3

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Sheet Title Building Sections

Sheet Number A-9

Sheet 9 in a series of 12



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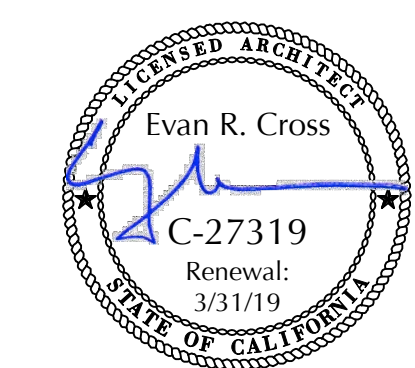
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Scale _____

Sheet Title _____

Sheet Number _____

A-10

Sheet 10 in a series of 12



1
CAST IN PLACE
EXPOSED CONCRETE
NATURAL



2
ZINC PANELS
NATURAL



3
ALUM. WINDOW
& DOOR FRAMES
NATURAL



4
LOW E, NON-
REFLECTIVE
GLASS



5
VENEER STONE
LEGGESTONE



6
INTEGRAL COLOR
VENEER STUCCO
SANDSTONE

**LOT
7**

MARINDA HEIGHTS • FAIRFAX, CA
 MATERIALS / COLORS SAMPLE BOARD



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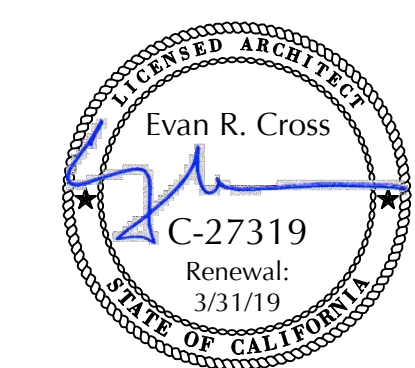
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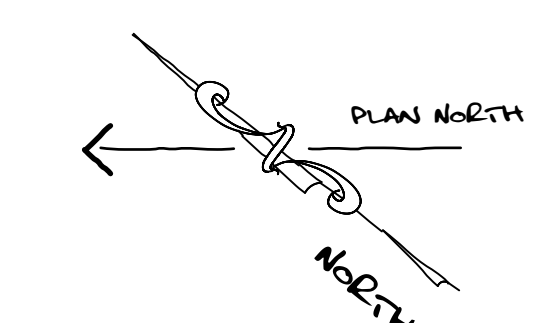
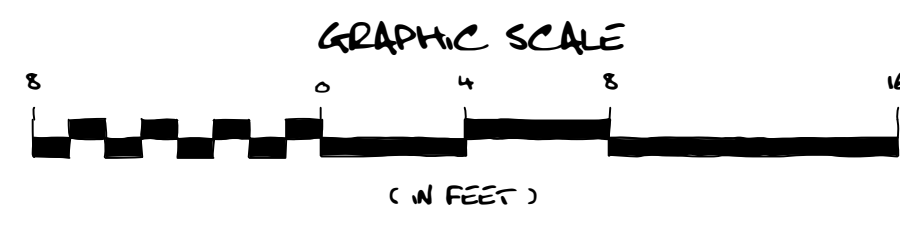
Scale 3/16" = 1' - 0"

Sheet Title Grading Plan

Sheet Number _____

A-11

Sheet 11 in a series of 12



247 YDS³ CUT
520 YDS³ FILL
273 YDS³ IMPORT



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Scale

1/8" = 1' - 0"

Sheet Title

Story Pole Plan

Sheet Number

A-12

Sheet 12 in a series of 12

