



MATERIAL LEGEND

	Wood - Rough
	Wood - Finish
	Plywood
	Gypsum Board
	Concrete
	Brick
	CMU
	Lath & Plaster
	Metal
	Gravel
	Batt Insulation
	Rigid Insulation
	Stone
	Metal Flashing
	Bulge 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 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. WEATHER RESISTIVE BARRIERS WILL CONFORM TO UBC STANDARD NORTH 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:	Ridgeway Avenue, Fairfax, CA 94930
Assessor's Parcel No.:	001-160-09
Zoning:	UR - 10
Occupancy:	House: R-3 Garage: ?
Construction Type:	Type II-B, Sprinklered
Lot Area:	450,454 Square Feet Easements: 0 Square Feet Unbuildable Area: 0 Square Feet Effective Site Size: 450,454 Square Feet
Allowable F.A.R.: (40% of E.S.S. / 5K Max.)	5,000 Square Feet
Proposed Home Size:	4,937 Square Feet
Allowed Garage Size:	500 Square Feet
Proposed Garage Size:	486 Square Feet
Building Height:	Proposed: 26' - 9"
Parking Spaces:	5 3 on parking pad 2 in garage



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Consultant

Project Title

Ridgeway Residence

(Lot #10)

at Ridgeway Avenue
Fairfax, California

A.P.N. 001 - 160 - 09

Seal of the Architect



Date Signed

Project Number

n/a

Plot Date

Dec 20, 2017

Revisions:

No.	Date	Description
1	12.20.17	Revision per Planning Comments

Issue Date

August 11, 2017

Issues:

No.	Date	Description
1	8.11.17	Preliminary Planning Set

Scale

n. t. s.

Sheet Title

Cover Sheet

Sheet Number

A-1

Sheet 1 in a series of 12

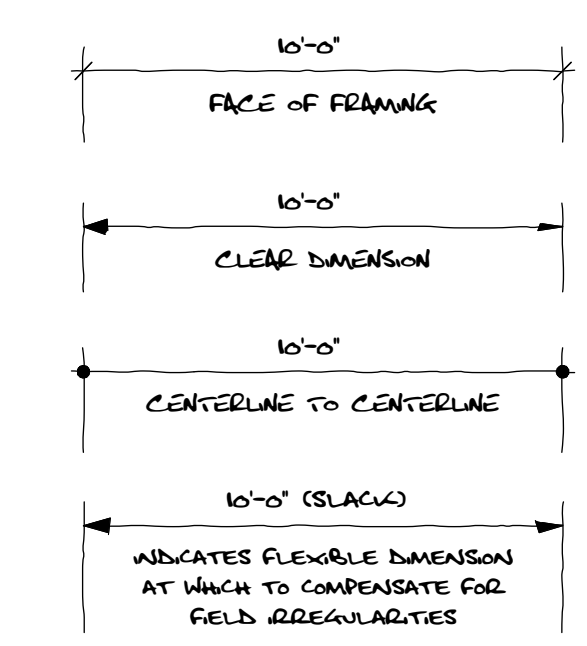
VICINITY MAP



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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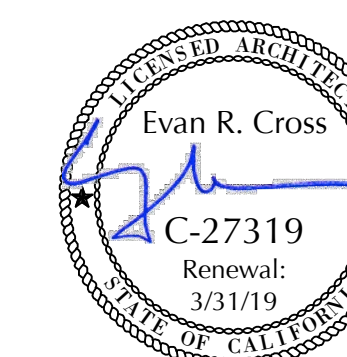
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Scale

1" = 20'-0"

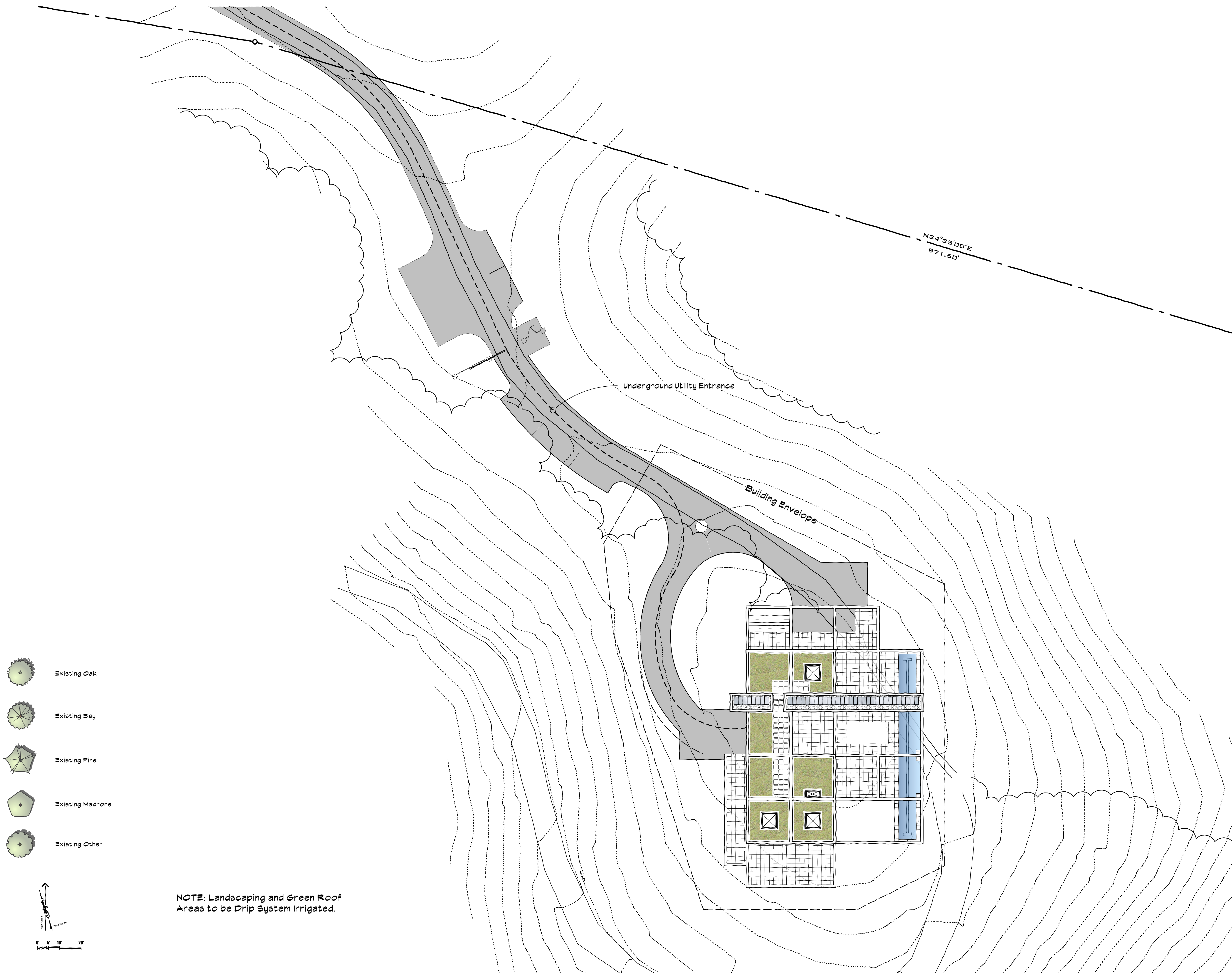
Sheet Title

Site Plan

Sheet Number

A-2

Sheet 2 in a series of 12





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Lower Level: 1,752 sq. ft.

Decks: 725 sq. ft.

Scale

1/4" = 1'-0"

Sheet Title

Lower Level Plan

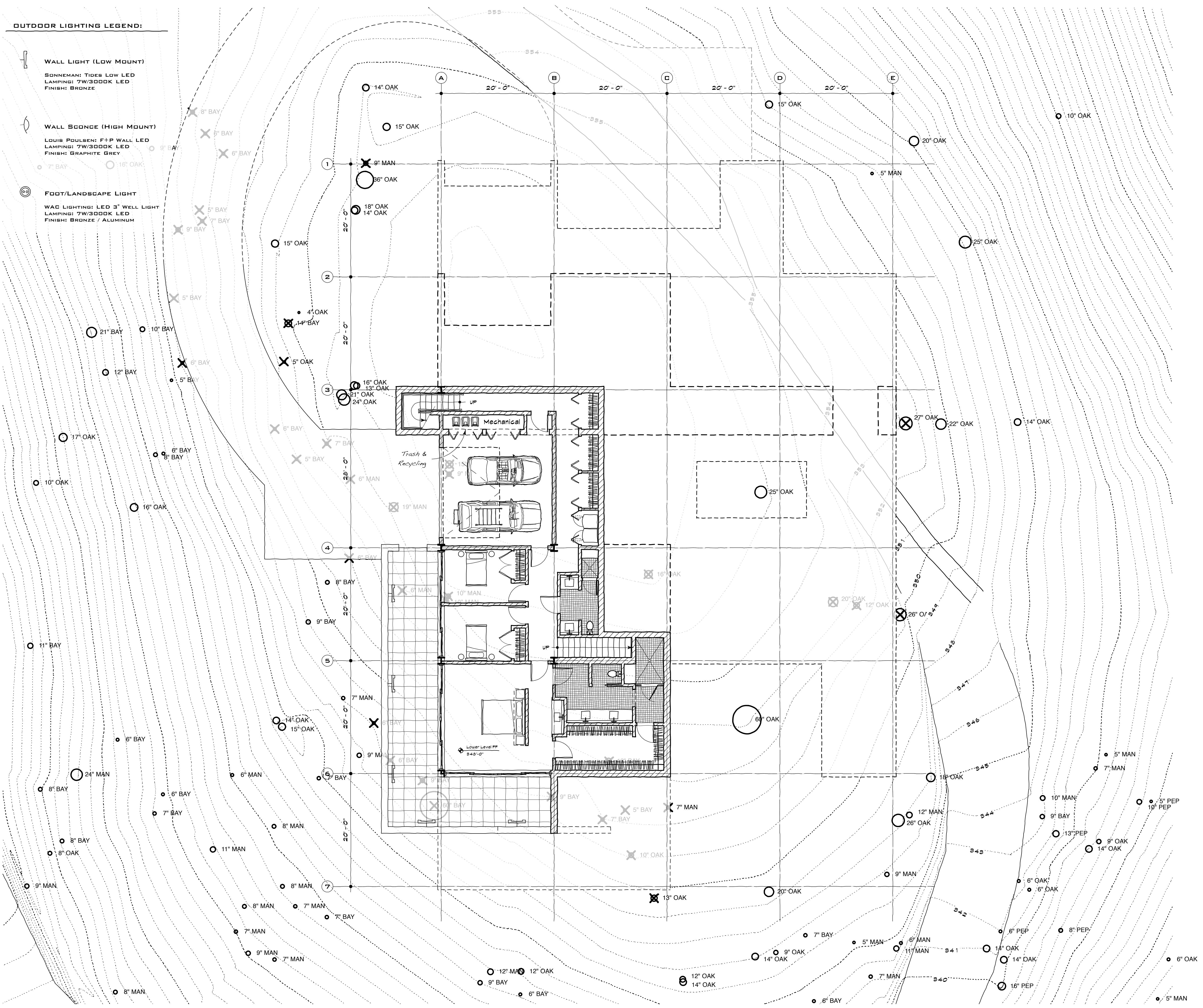
Sheet Number

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 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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Main Level: 3,158 sq. ft.

Decks: 4,327 sq. ft.

Scale

1/8" = 1'-0"

Sheet Title

Entry Level Plan

Sheet Number

A-4

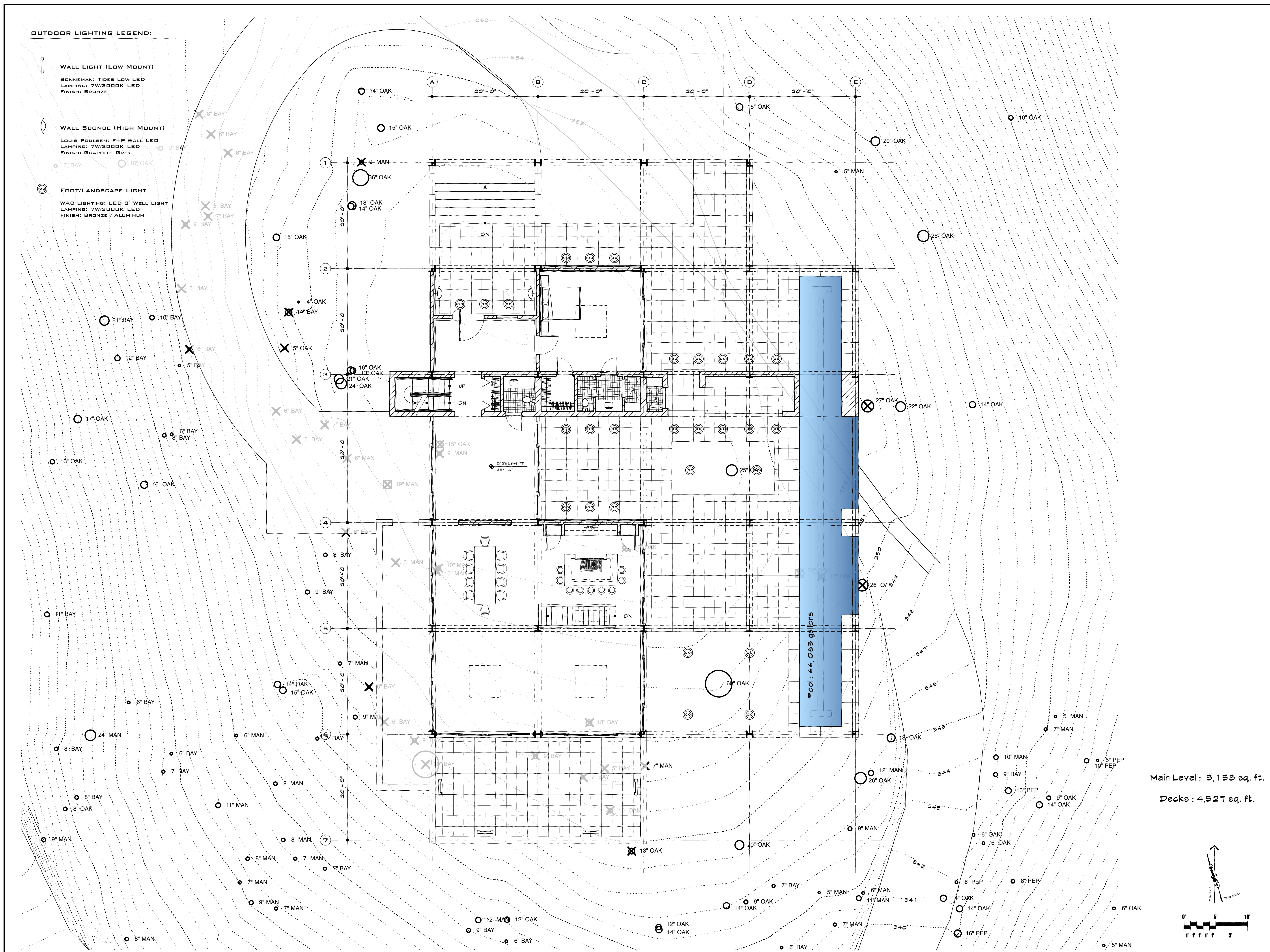
Sheet 4 in a series of 12

OUTDOOR LIGHTING LEGEND:

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

WALL 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
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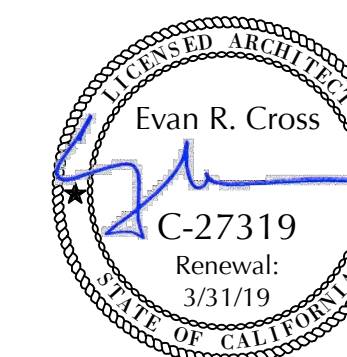
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No. Date Description
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Scale

1/8" = 1'-0"

Sheet Title

Upper Level Plan

Sheet Number

A-5

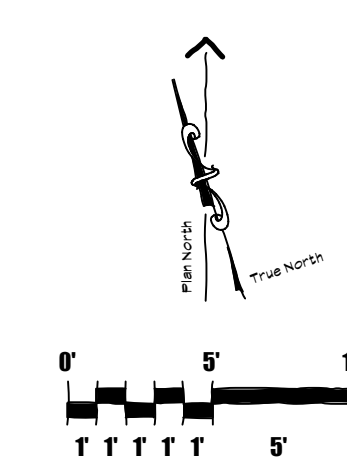
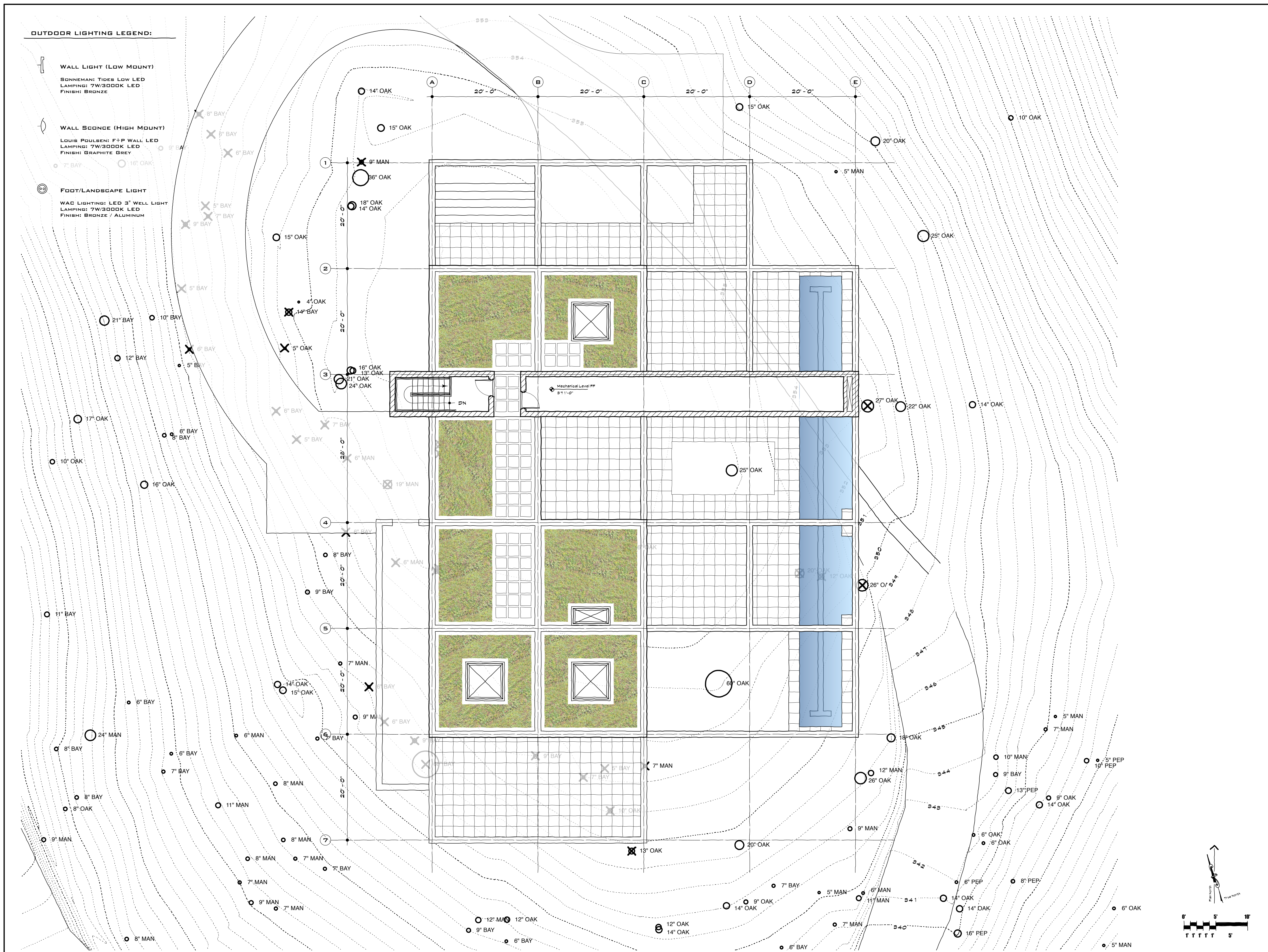
Sheet 5 in a series of 12

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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Scale

1/8" = 1'-0"

Sheet Title

Roof Level Plan

Sheet Number

A-6

Sheet 6 in a series of 12

OUTDOOR LIGHTING LEGEND:

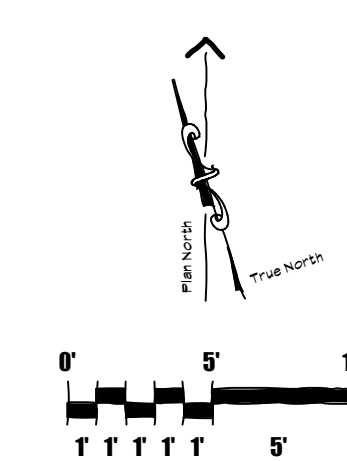
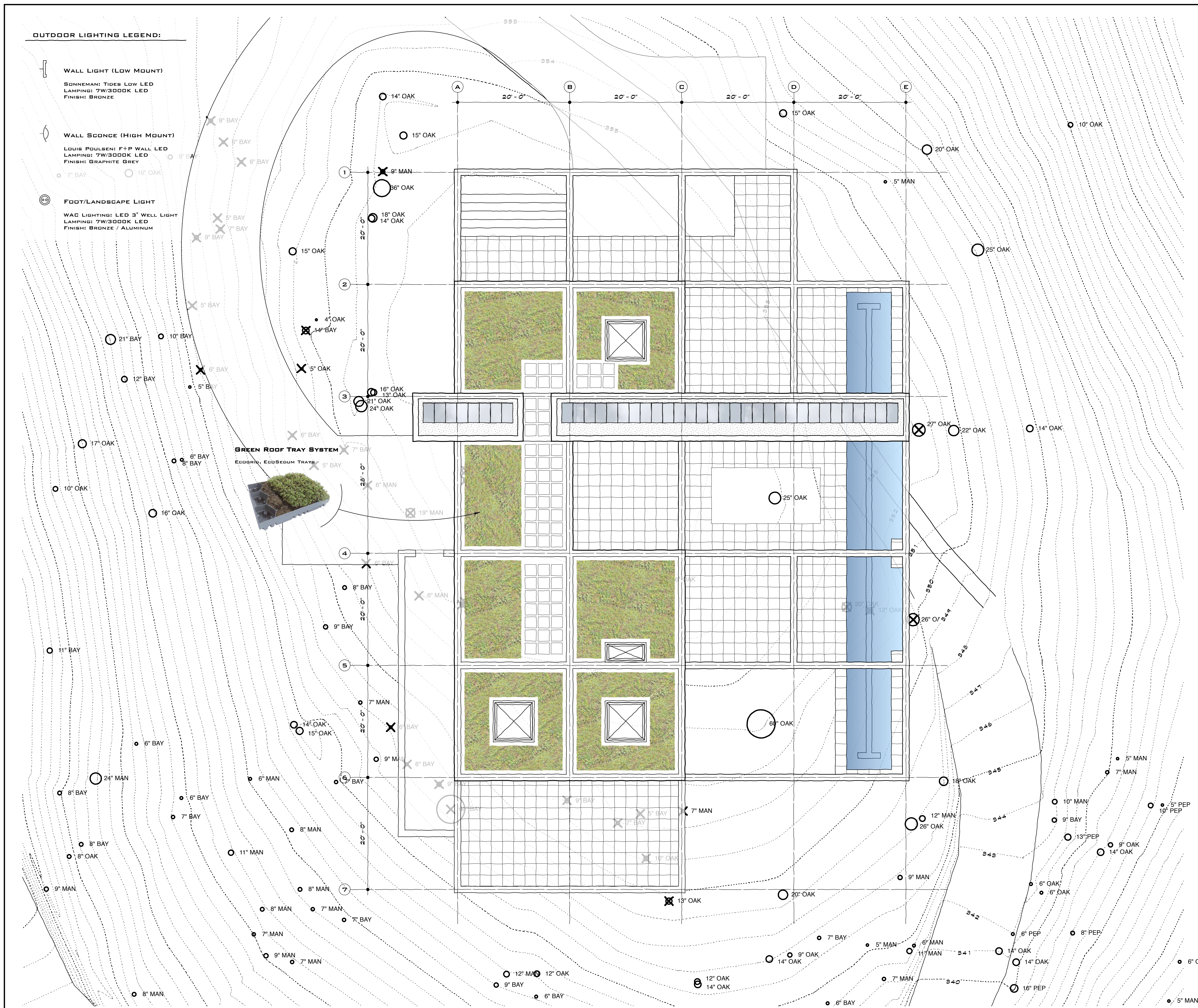
WALL LIGHT (LOW MOUNT)
SONNEMAN: TIDES LOW LED
LAMPING: 7W/3000K LED
FINISH: BRONZE

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

GREEN ROOF TRAY SYSTEM

ECOSURF, ECOSURF TRAYS





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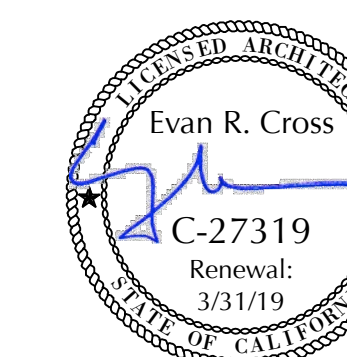
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Scale

3/16" = 1'-0"

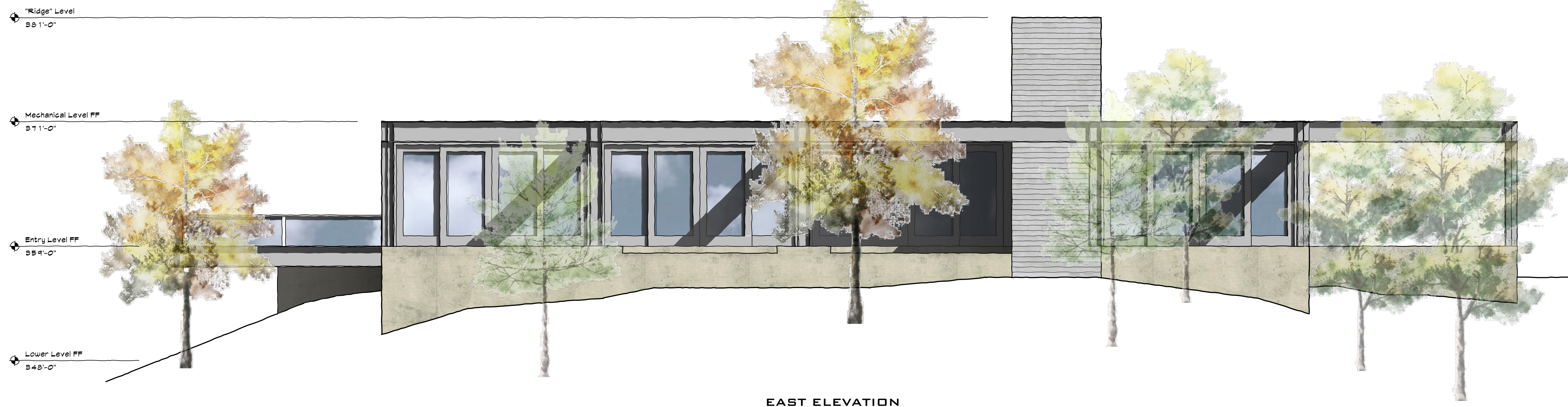
Sheet Title

North and East
Exterior Elevations

Sheet Number

A-7

Sheet 7 in a series of 12





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Scale

3/16" = 1'-0"

Sheet Title

South and West
Exterior Elevations

Sheet Number

A-8

Sheet 8 in a series of 12



SOUTH ELEVATION



WEST ELEVATION



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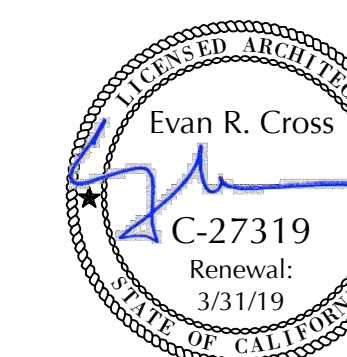
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Scale

3/16" = 1'-0"

Sheet Title

Building Sections

Sheet Number

A-9

Sheet 9 in a series of 12

"Ridge" Level
381'-0"

Mechanical Level FF
371'-0"

Entry Level FF
359'-0"

Lower Level FF
348'-0"



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Scale _____


Sheet Title _____

Materials / Colors

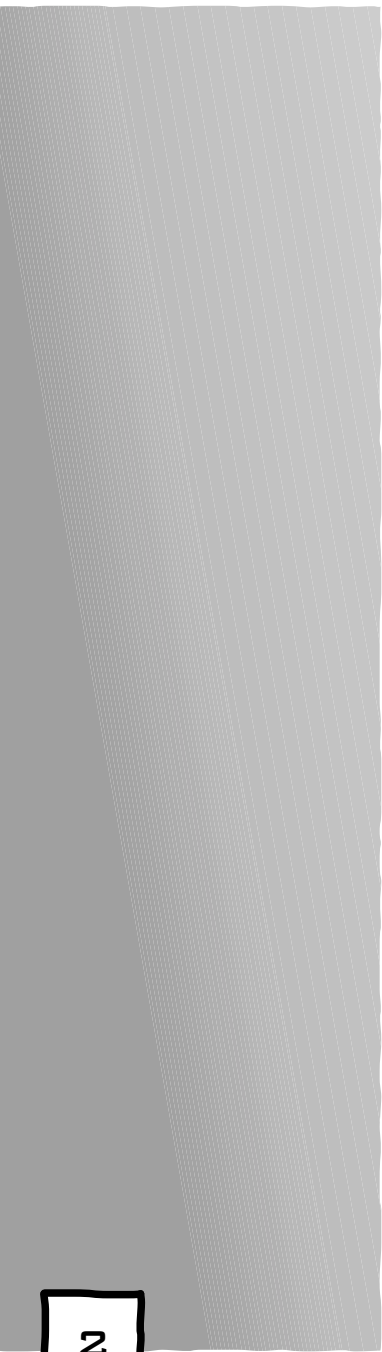
Sheet Number _____

A-10


Sheet 10 in a series of 12



1
CAST IN PLACE
EXPOSED CONCRETE
NATURAL




2
STEEL FRAME
NATURAL




3
ALUM. WINDOW
& DOOR FRAMES
NATURAL

4
LOW E, NON-
REFLECTIVE
GLASS



5
BOARD FORMED
CAST IN PLACE
CONCRETE



6
HORIZONTAL
WOOD SIDING
STAINED

LOT
10

MARINDA HEIGHTS • FAIRFAX, CA
MATERIALS / COLORS SAMPLE BOARD



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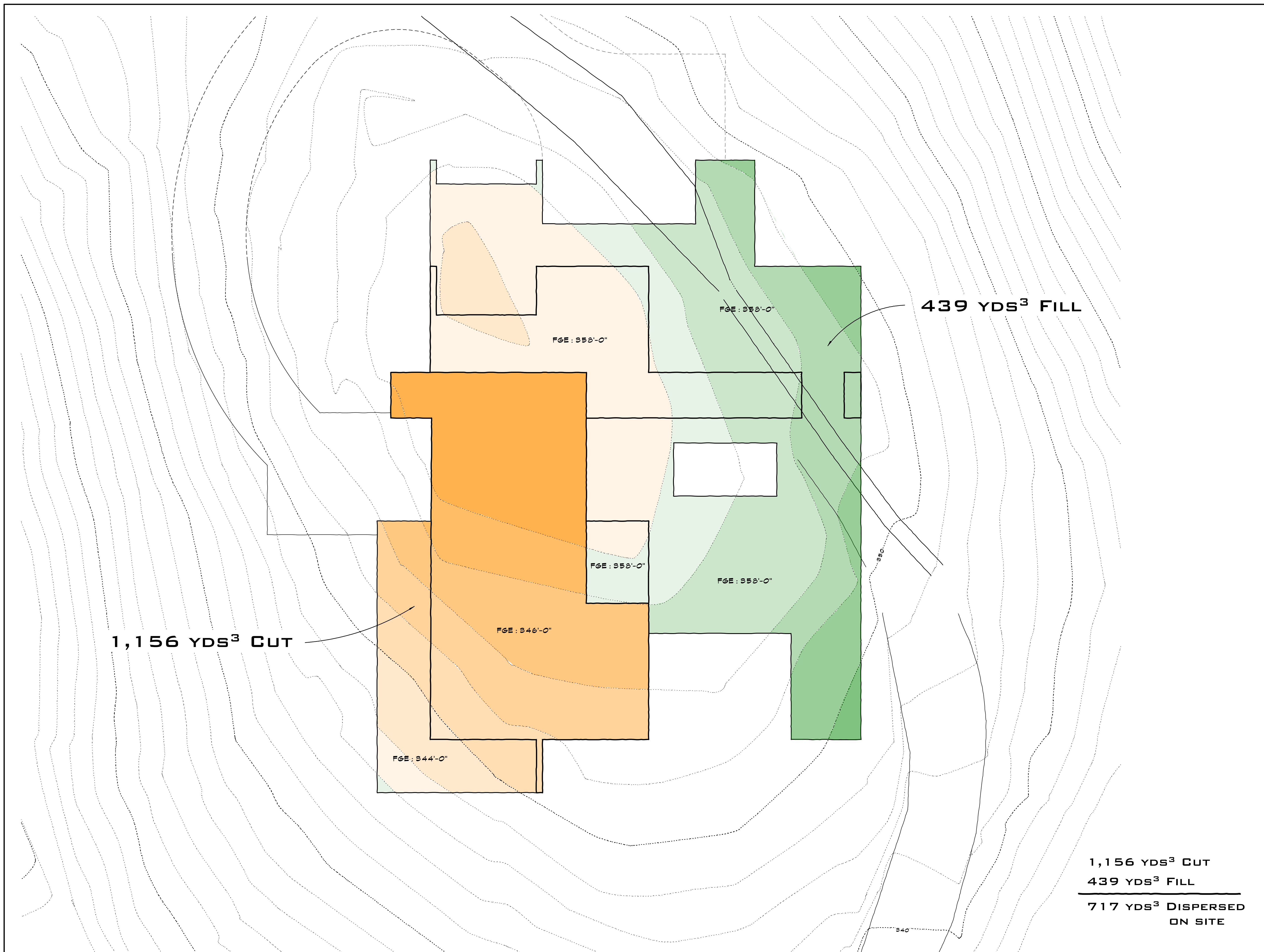
Sheet Title

Grading Plan

Sheet Number

A-11

Sheet 11 in a series of 12



1,156 YDS³ CUT

439 YDS³ FILL

1,156 YDS³ CUT
 439 YDS³ FILL
 717 YDS³ DISPERSED
 ON SITE



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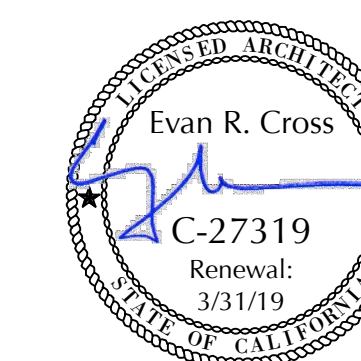
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Sheet Title _____

Story Pole Plan

Sheet Number _____

A-12

Sheet 12 in a series of 12

