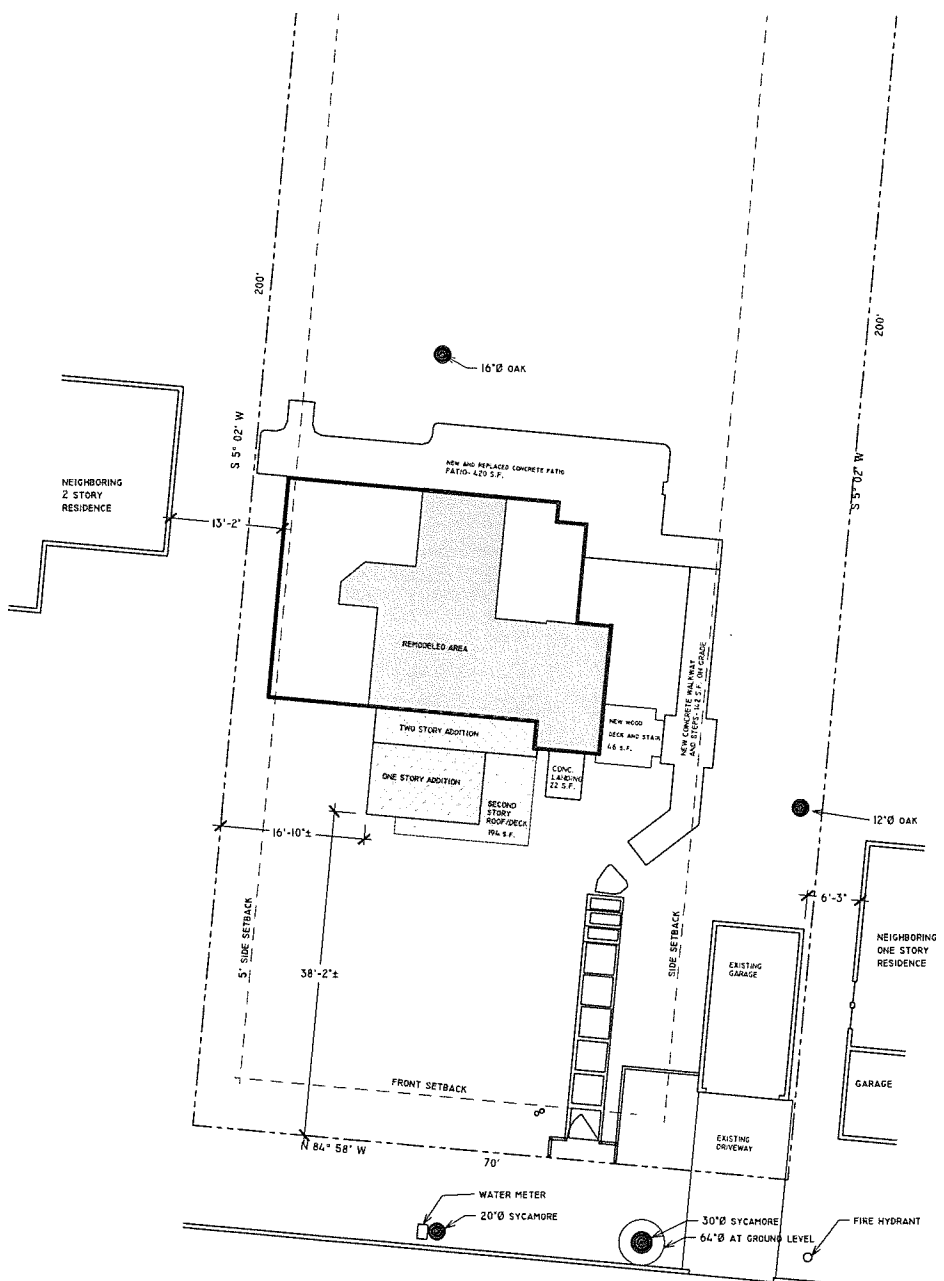
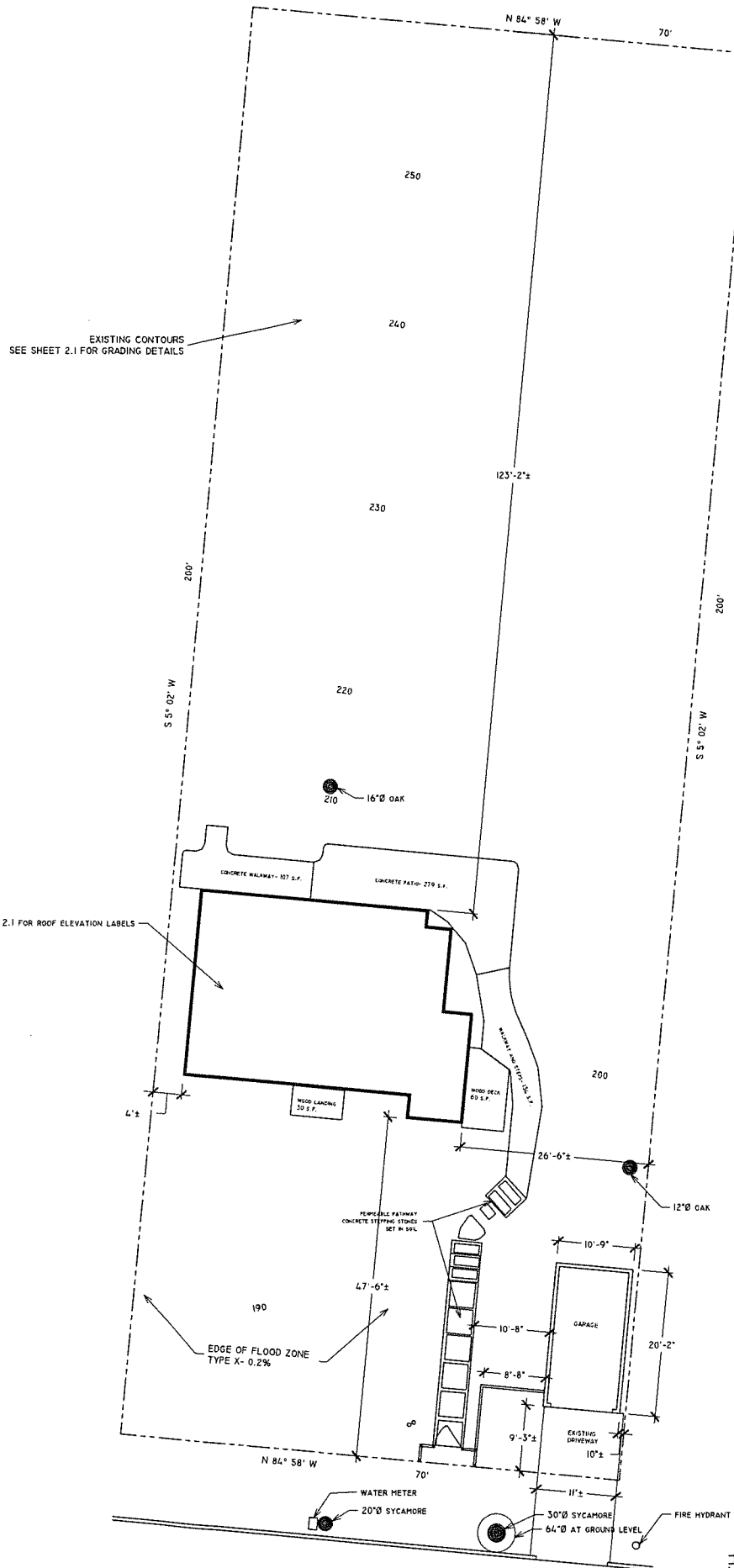


VICINITY MAP- NO SCALE



PLOT PLAN- PROPOSED @ 1" = 10'



PLOT PLAN- EXISTING @ 1" = 10'

INDEX OF DRAWINGS

1.0	PLOT PLAN, GENERAL NOTES
1.1	AREA CALCULATIONS
1.2	GREEN BUILDING MANDATORY MEAS.
1.3	GREEN BUILDING MANDATORY MEAS.
2	EXISTING FLOOR PLANS
2.1	GRADING PLANS
3	PROPOSED FLOOR PLANS
4	ELEVATIONS
5	ELEVATIONS
6	PROPOSED SECTIONS
7	PROPOSED SECTIONS
8	ROOF PLANS
9	DRAINAGE PLANS
10	EXTERIOR LIGHTING PLAN AND SPEC.

REVISIONS

NO.	DESCRIPTION	BY
1	EXTERIOR LIGHTING PLAN 8/9/21	GRM

- General Notes**
- All construction shall be in accordance with Federal, State, and Local codes, regulations and ordinances.
 - Comply with 2019 CRC, 2019 CPC, 2019 CMC and the 2019 CEC and 2019 California Energy Code, and 2019 Green Building Standards Code, and all Fairfax amendments.
 - All materials and equipment shall be installed in strict accordance with manufacturers published recommendations.
 - Contractor shall verify all dimensions, elevations and locations indicated on plans and bring any discrepancies between actual and indicated conditions to the attention of the Architect. Dimensions are taken from face of framing on exterior walls, unless noted otherwise. Dimensions are taken from centerline of interior walls, unless noted otherwise.
 - Contractor shall replace in-kind all building components and equipment damaged during the course of construction.
 - Smoke Detectors. Smoke detectors are required in each bedroom, and on the wall or ceiling immediately outside of the bedrooms and on each level of occupied space. Smoke detectors shall be hardwired, with battery backup. All smoke detectors shall be interconnected. Smoke detectors shall sound an alarm audible in all sleeping areas.
 - Carbon Monoxide Alarms. A carbon monoxide alarm shall be installed outside the sleeping area in the immediate vicinity of the bedrooms. The carbon monoxide alarm shall be hardwired with a battery backup. If more than one carbon monoxide alarm is required, all alarms shall be interconnected.

- SCOPE OF WORK**
- Remodel 534.59 square feet of existing main floor, including kitchen. Add 75 square feet living space to existing main floor. Add 187.19 square feet of living space to ground floor. Ground floor addition shall have a roof deck above.
 - Replace existing wood windows with new energy efficient, WUI compliant windows in the same openings.
 - Upgrade foundation at existing stairwell. Provide new drainage at foundation.
 - Remove existing concrete patios and stairs adjacent to the residence and replace with new.
 - Rebuild existing wood deck/landing at existing front door. Provide new deck at exit from ground floor addition.

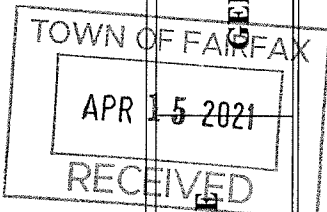
PROPERTY OWNER
 Dan and Sandy Howard
 104 Bothin Road
 Fairfax, CA 94930
 415-453-9595

ARCHITECT/STRUCTURAL DESIGN
 Gary Millar- License #C-27250
 415 Santa Barbara Avenue
 San Anselmo, CA 94960
 415-453-6656

Latitude: 37.5937° North
 Longitude: 122.3557° West
 Elevation 197 feet
 Seismic Design Category: D2
 Occupancy Type: R-3
 Construction Type: VB
 Non-sprinklered

NOTE: SEE SHEET 1.1 FOR AREA STUDIES

	Planning Data	
	Existing	Proposed
Lot size	14,000	14,000
Size of structure (building footprint) (defined as lot coverage)	999.2 s.f.	999.2 + 194 + 75 = 1268.2
Height and number of stories	2 stories- 21'-6"	2 stories- 25'-7"
Parking: number of spaces	1	1
size of spaces	9' x 19'	9' x 19'
FAR AND LOT COVERAGE STATS.		
Footprint square footage for all structures		
Living space square footage		
First floor	619.8 s.f.	619.8 + 187.19 = 806.99
Second floor	999.2 s.f.	999.2 + 75 = 1,074.2
TOTAL (FLOOR AREA RATIO)	1619 s.f.	1,881.19 s.f.
Accessory structure square footages		
sheds	0	0
pool houses		
studios/offices		
second units		
wood decks	90	46
TOTAL	90	46
Square footage of impervious surfaces		
Walkways and stairs	246	142
Patios	279	420
Impervious decks	0	194-112.12 = 81.88
Miscellaneous		22
TOTAL (defined as lot coverage)	525	665.88 s.f.
Garage/carport square footage detached garage (up to 500 s.f. exempt in FAR, but part of lot coverage)	217	217
Floor Area Ratio	1,619 / 14,000 = 11.6%	1,881.2 / 14,000 = 13.4%
Lot coverage	1,741.2 / 14,000 = 12.4%	2,003 / 14,000 = 14.3%

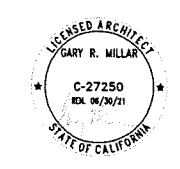


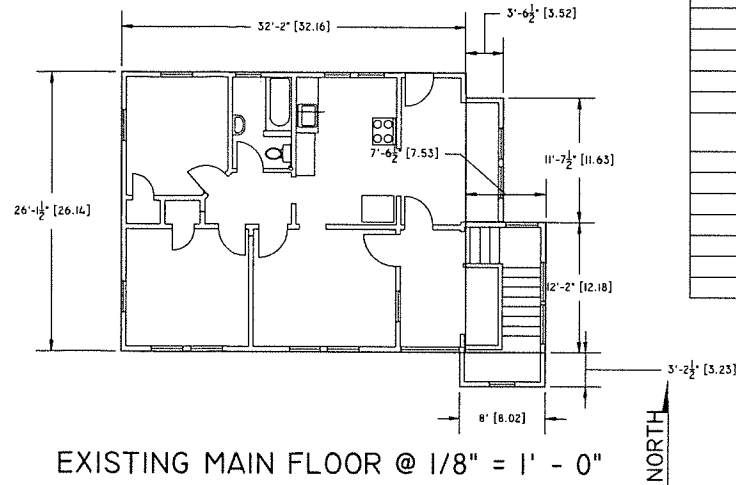
MILLAR ARCHITECTURE
 46 SANTA BARBARA AVE.
 SAN ANSELMO, CA. 94960
 TEL: 415-453-6656
 millararch@comcast.net

PLOT PLAN GENERAL NOTES

REMODEL AND ADDITION HOWARD RESIDENCE
 104 BOTHIN ROAD
 FAIRFAX, CALIFORNIA
 AP# 001-082-70

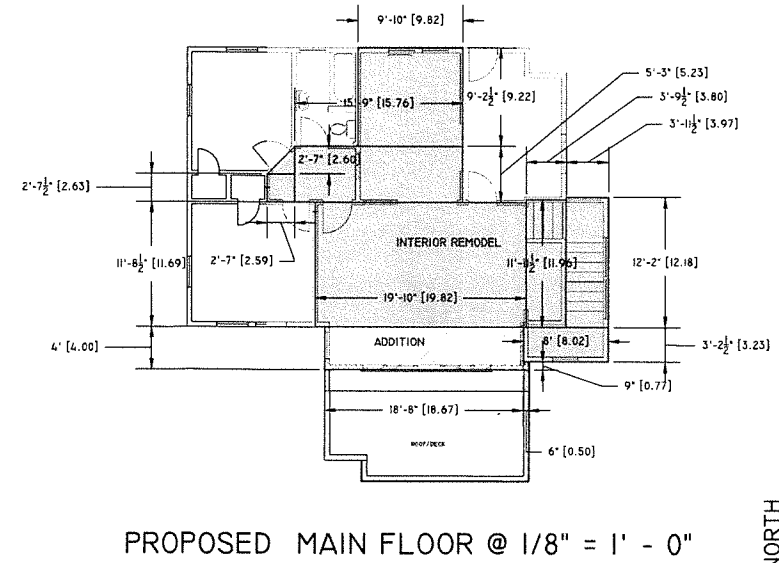
DATE: 6/14/21
 SCALE: AS NOTED
 DRAWN: GRM
 RW: HOWARD





EXISTING MAIN FLOOR			
LENGTH	WIDTH	TOTAL	
32.16' x	26.14' =	840.66 S.F.	
8.02' x	3.23' =	25.9 S.F.	
3.52' x	11.63' =	40.94 S.F.	
7.53' x	12.18' =	91.22 S.F.	
TOTAL =			999.22 S.F.

EXISTING GROUND FLOOR			
LENGTH	WIDTH	TOTAL	
31.33' x	18.12' =	567.7 S.F.	
8.81' x	1.9' =	16.74 S.F.	
5.82' x	0.58' =	3.38 S.F.	
5.41' x	0.37' =	2.0 S.F.	
3.92' x	7.65' =	29.99 S.F.	
TOTAL =			619.81 S.F.



MAIN FLOOR REMODEL AREA			
LENGTH	WIDTH	TOTAL	
19.82' x	11.69' =	231.70 S.F.	
2.59' x	2.63' =	6.81 S.F.	
1/2x 2.63' x	2.60' =	3.42 S.F.	
9.82' x	9.22' =	90.54 S.F.	
15.76' x	5.23' =	82.42 S.F.	
11.94' x	3.80' =	45.45 S.F.	
12.18' x	3.97' =	48.35 S.F.	
8.02' x	3.23' =	25.9 S.F.	
TOTAL =			534.59 S.F.

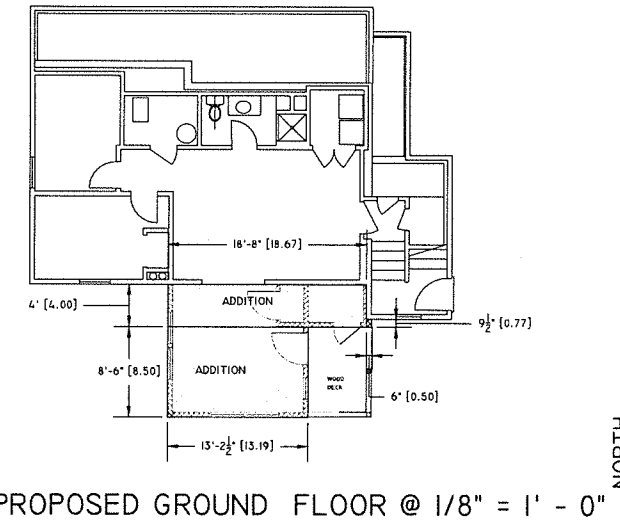
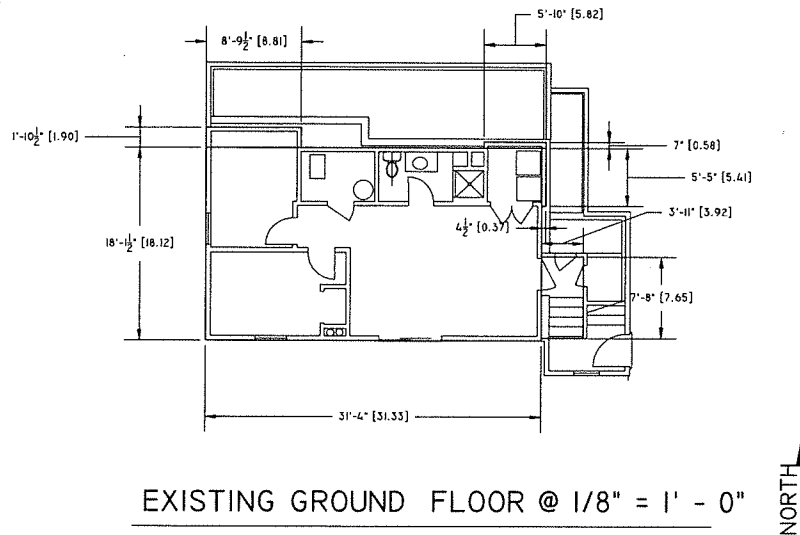
MAIN FLOOR ADDITION AREA			
LENGTH	WIDTH	TOTAL	
16.67' x	4.0' =	74.68 S.F.	
0.5' x	0.77' =	0.39 S.F.	
TOTAL =			75.07 S.F.

GROUND FLOOR ADDITION AREA			
LENGTH	WIDTH	TOTAL	
18.67' x	4.0' =	74.68 S.F.	
0.5' x	0.77' =	0.39 S.F.	
15.19' x	8.50' =	128.12 S.F.	
TOTAL =			187.19 S.F.

FLOOR AREA TALLIES		
LOCATION	AREA	
MAIN FLOOR EXISTING	999.22 S.F.	
GROUND FLOOR EXISTING	619.81 S.F.	
TOTAL EXISTING FLOOR AREA	1,619.03 S.F.	

REMODEL/ADDITION TALLIES		
LOCATION	AREA	
MAIN FLOOR REMODEL	534.59 S.F.	
MAIN FLOOR ADDITION	75.07 S.F.	
GROUND FLOOR ADDITION	187.19 S.F.	
TOTAL REMODEL AND ADDED FLOOR AREA	796.85 S.F.	

796.85 / 1,619.03 = 49.2% THEREFORE NOT A SUBSTANTIAL REMODEL



FLOOR AREA STUDIES

REVISIONS	BY

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AREA CALCS.

REMODEL AND ADDITION
HOWARD RESIDENCE
 104 BOTTIN ROAD
 FAIRFAX, CALIFORNIA
 AP# 001-082-70

DATE 4/4/21
 SCALE AS NOTED
 DRAWN GRM
 JOB HOWARD



2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2020, Includes August 2019 Supplement)

REVISIONS	BY

Y	NO	RESPON PARTY

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure For Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

- Product certifications and specifications.
- Chain of custody certifications.
- Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq).
- Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
- Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

- A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
- Other equivalent methods approved by the enforcing agency.
- A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

- Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
- Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
- At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

- Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
- Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
 - Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
 - A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).

Notes:

- For the purposes of this section, a bathroom is a room which contains a bathtub, shower tub/shower combination, or tub/shower combination.
- Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

- The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
- Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
- Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

- State certified apprenticeship programs.
- Public utility training programs.
- Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
- Programs sponsored by manufacturing organizations.
- Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

- Certification by a national or regional green building program or standard publisher.
- Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
- Successful completion of a third party apprentice training program in the appropriate trade.
- Other programs acceptable to the enforcing agency.

Notes:

- Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
- HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

MILLAR ARCHITECTURE

GREEN BUILDING

REMODEL AND ADDITION
HOWARD RESIDENCE
104 BOUTHIN ROAD
FAIRFAX, CALIFORNIA
AT# 001-082-70

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millararch@comcast.net
46 SANTA BARBARA AVE.
SAN ANSELMO, CA 94960

DATE 4/4/21
SCALE AS NOTED
DRAWN GRM
JOB HOWARD



SHEET
1.3
OF
SIBETY

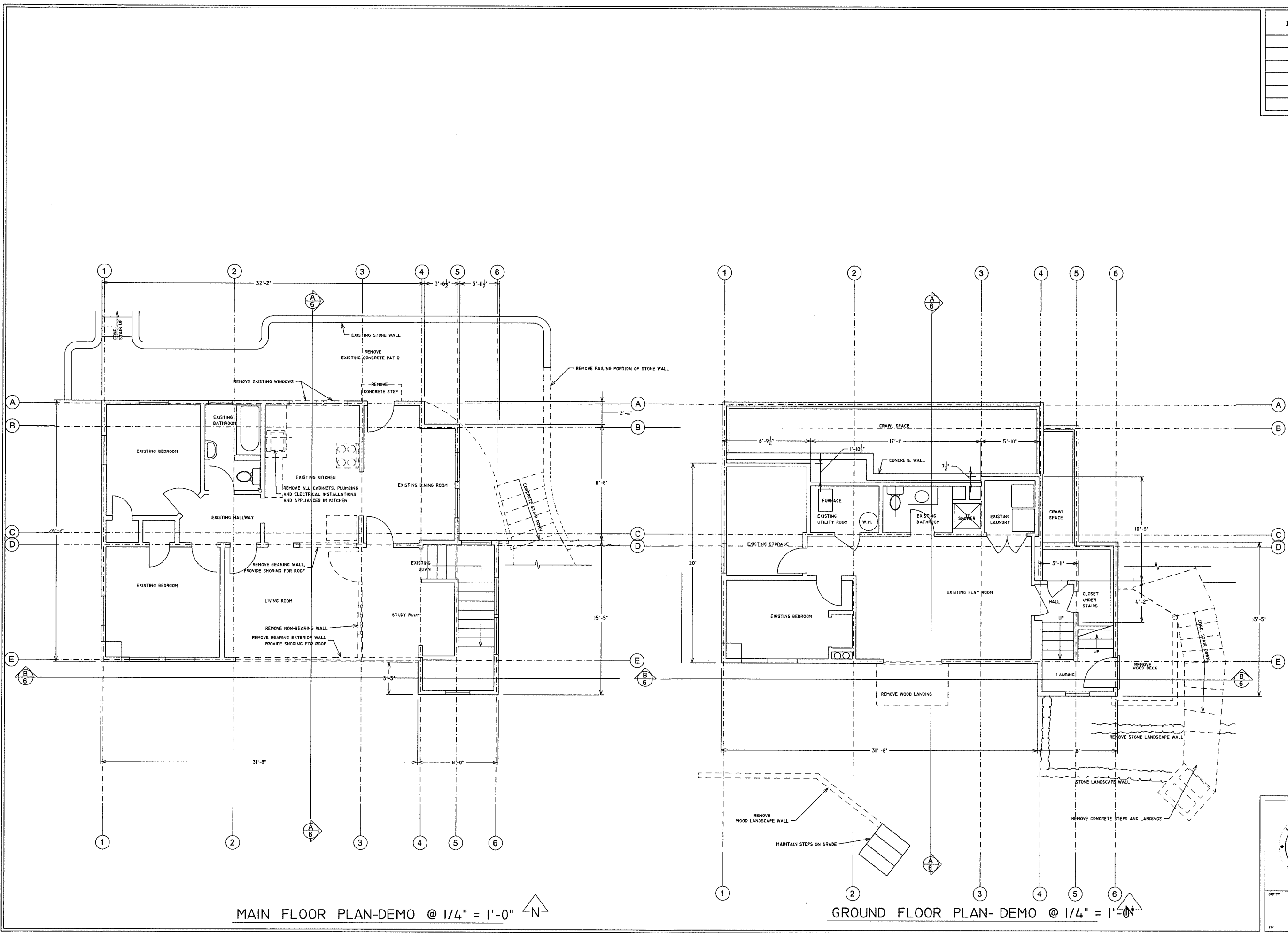
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MILLAR ARCHITECTURE
 46 SANTA BARBARA AVE.
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 millararch@comcast.net

EXISTING PLANS

REMODEL AND ADDITION
HOWARD RESIDENCE
 104 BOTHIN ROAD
 FAIRFAX, CALIFORNIA
 AP# 001-082-70

DATE 4/4/21
 SCALE AS NOTED
 DRAWN GRM
 208 HOWARD



MAIN FLOOR PLAN-DEMO @ 1/4" = 1'-0"

GROUND FLOOR PLAN-DEMO @ 1/4" = 1'-0"

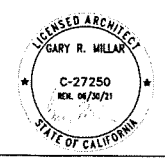
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 46 SANTA BARBARA AVE.
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 millararch@comcast.net

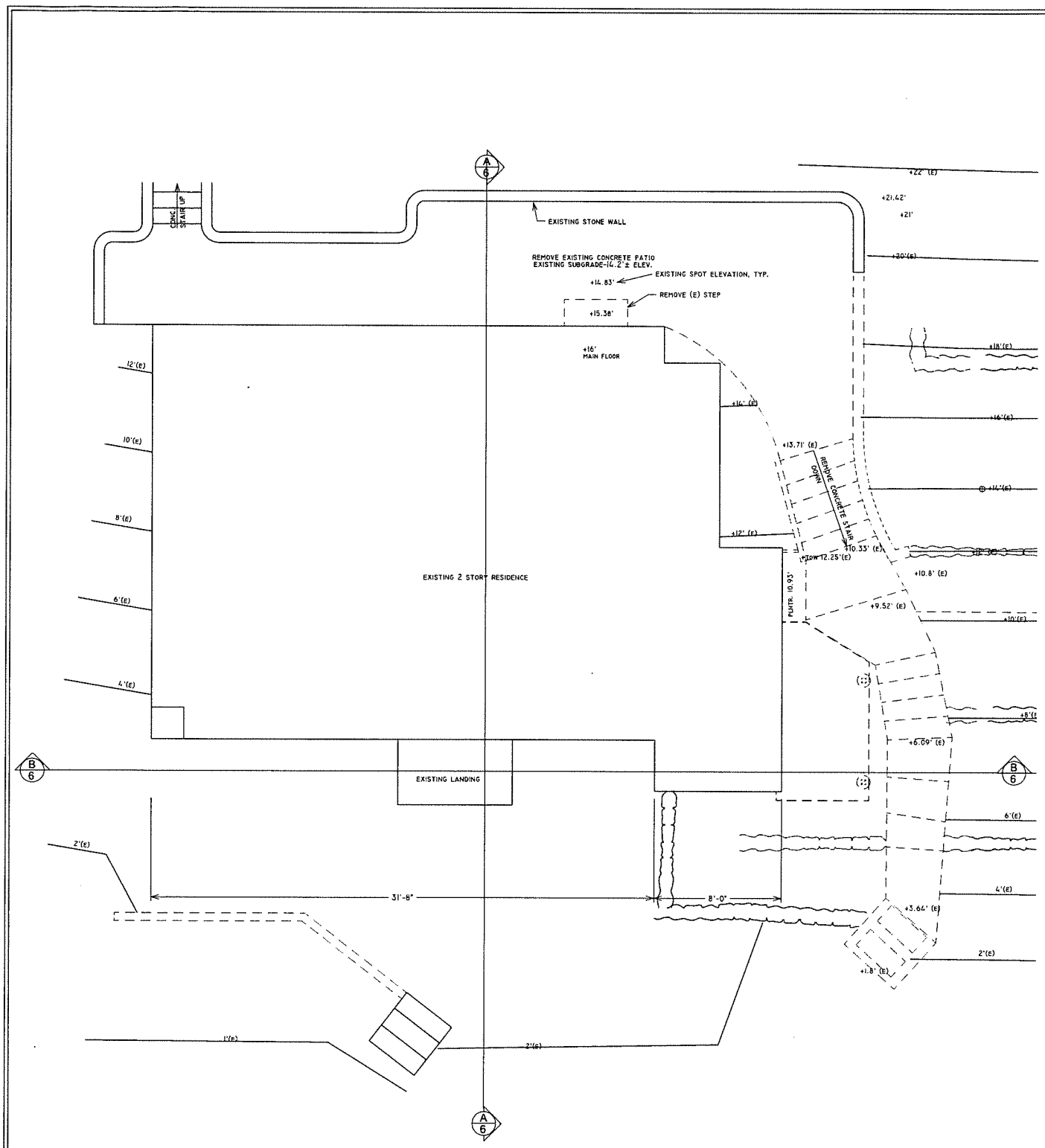
GRADING PLANS

REMODEL AND ADDITION
HOWARD RESIDENCE
 104 BOTHIN ROAD
 FAIRFAX, CALIFORNIA
 AP# 001-082-70

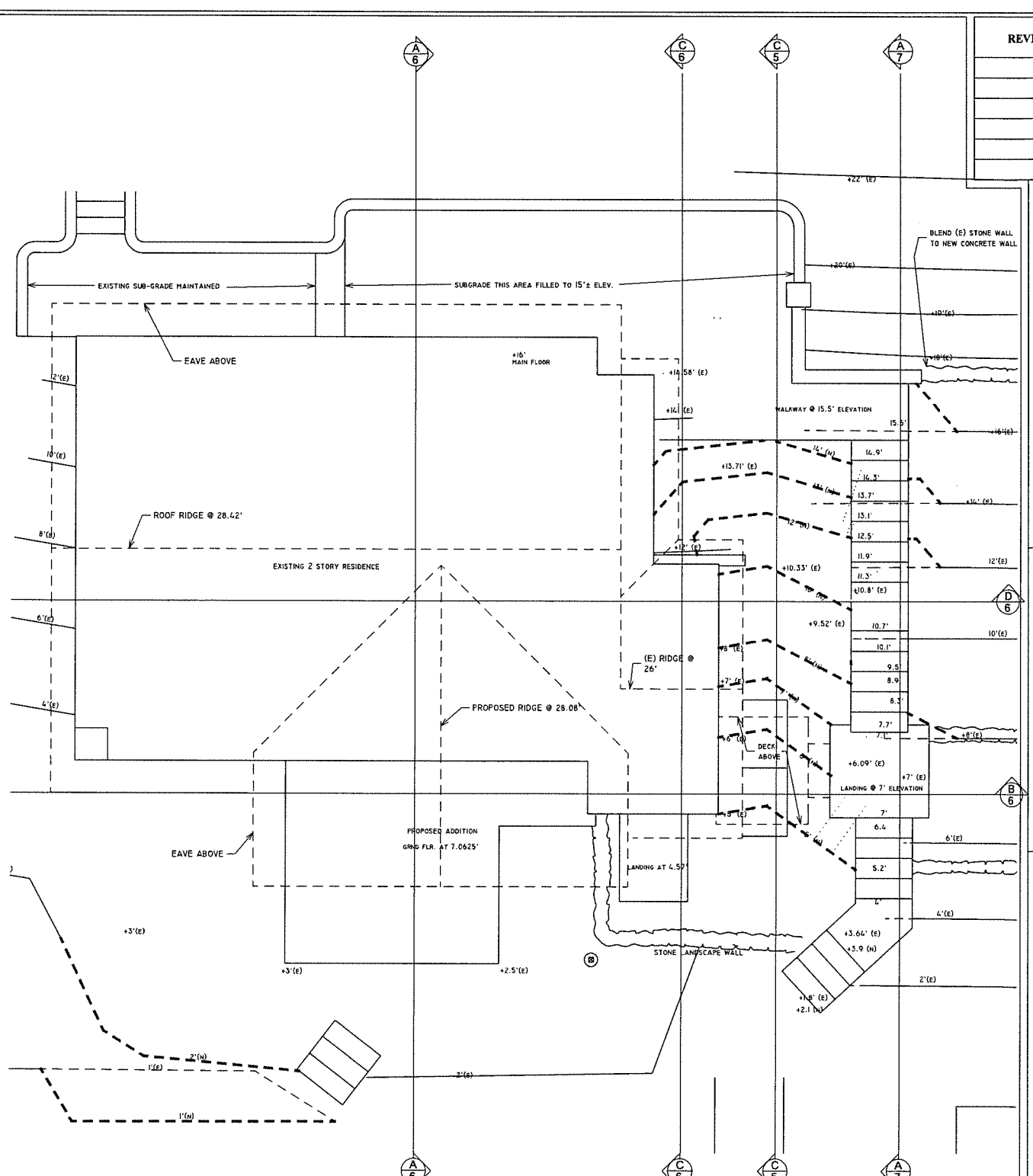
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 JOB HOWARD



SHEET
2.1
 OF 10 SHEETS



EXISTING GRADING PLAN @ 1/4" = 1'-0"



PROPOSED GRADING PLAN @ 1/4" = 1'-0"

- LEGEND**
- +14.58' (E) SPOT ELEVATION
 - - - - - ALTERED CONTOUR
 - — — — — EXISTING CONTOUR
 - - - - - NEW CONTOUR
- GRADING CALCULATIONS**
- A. Grading:
1. Cut = 8.5 c.y.±
 2. Fill = 12.0 c.y.±
- B. Foundation excavation:
1. Piers = 11 c.y.±
 2. Grade beams = 7.5 c.y.±
- NET OFF-HAUL OF SOIL = 15 c.y.±

REVISIONS	BY
PLAN CHECK REVISIONS 2/28/21	GRM

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MILLAR ARCHITECTURE

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SAN ANSELMO, CA. 94960

PROPOSED PLANS

HOWARD RESIDENCE

104 BOTTIN ROAD
FAIRFAX, CALIFORNIA
AP# 001-082-70

REMODEL AND ADDITION

DATE 4/4/21

SCALE AS NOTED

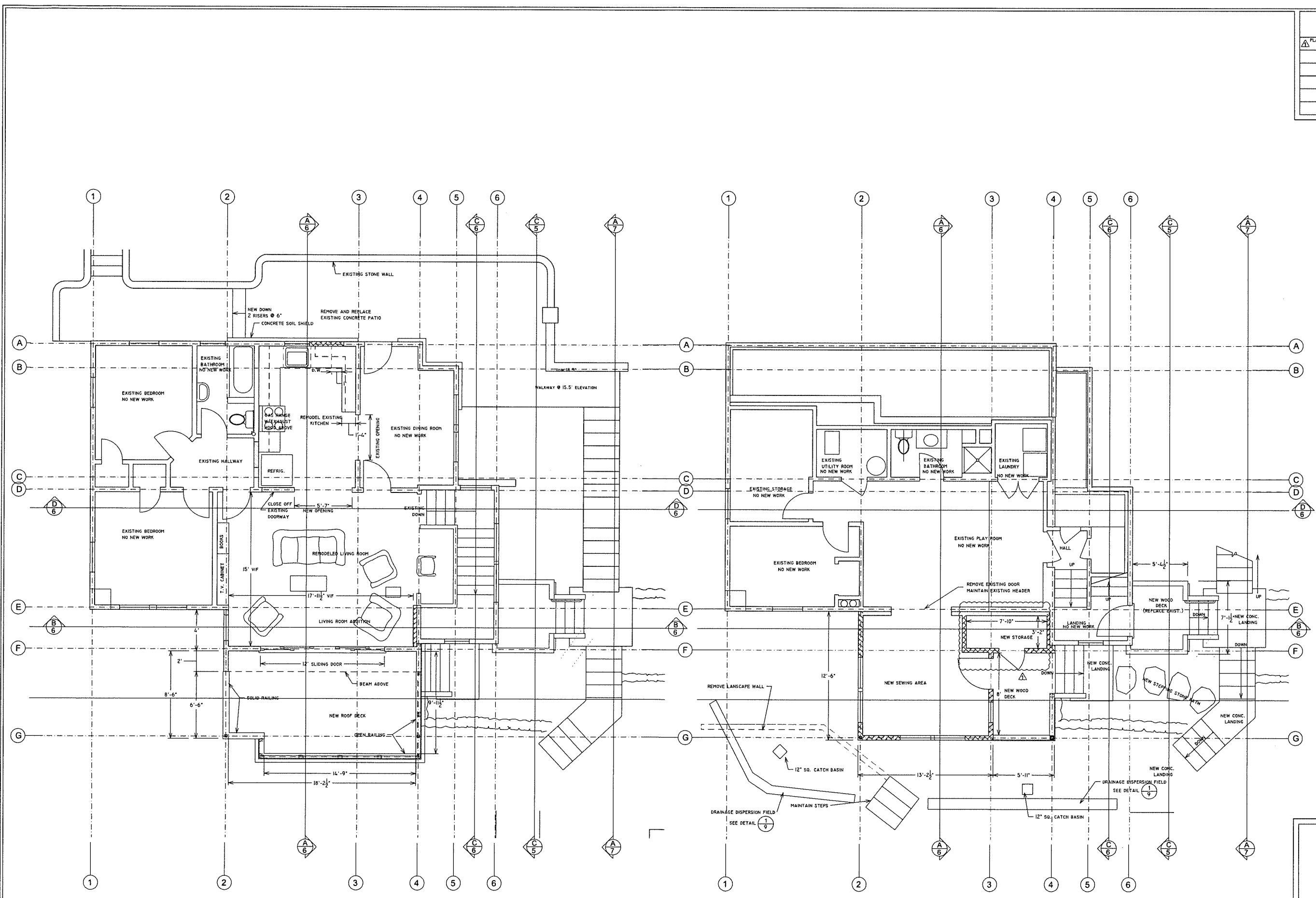
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FOR HOWARD



SHEET
3

SHEDS



MAIN FLOOR PLAN @ 1/4" = 1'-0"

GROUND FLOOR PLAN @ 1/4" = 1'-0"

REVISIONS	BY
EXTERIOR LIGHTING PLAN 8/9/21	GRM

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millararch@comcast.net

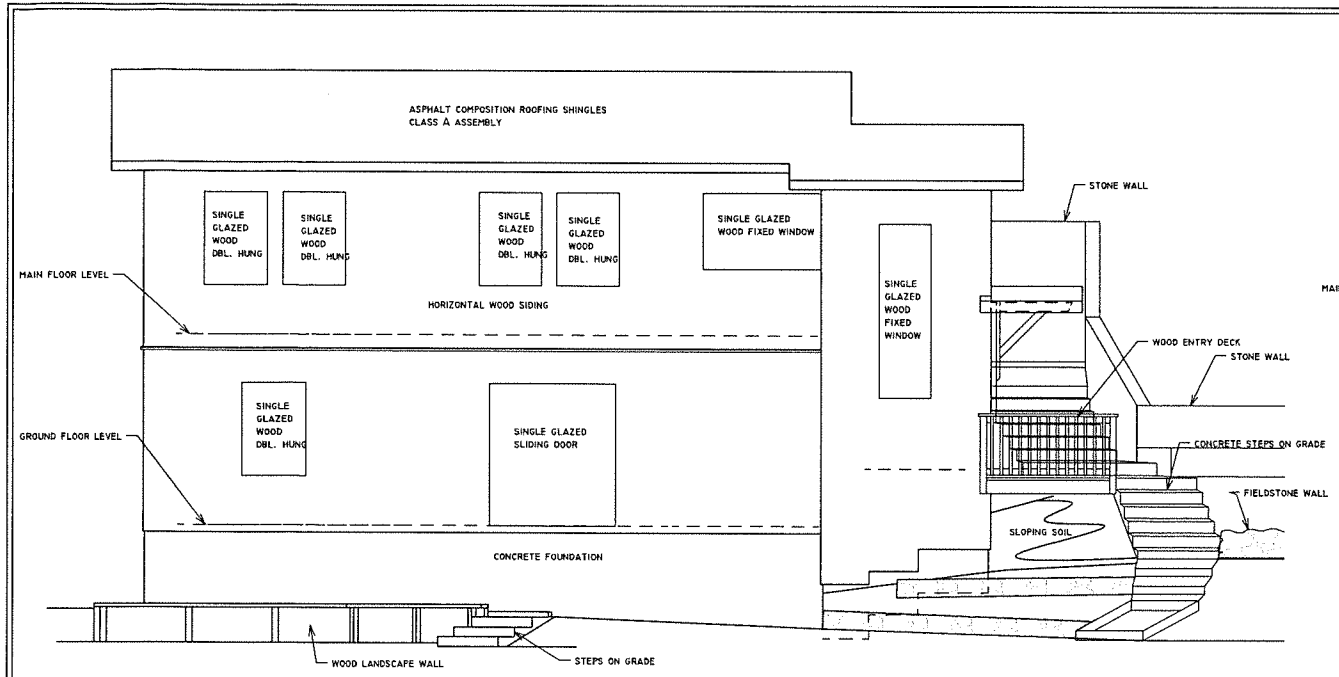
MILLAR ARCHITECTURE

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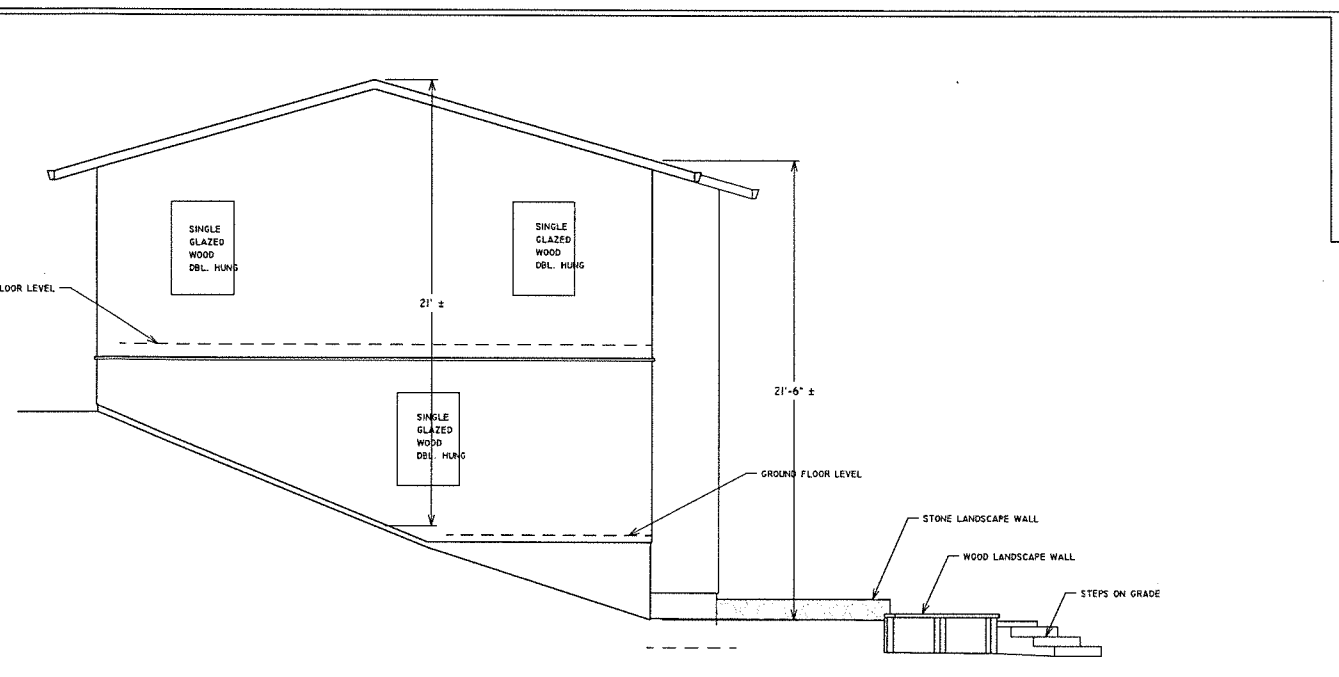
ELEVATIONS

REMODEL AND ADDITION
HOWARD RESIDENCE
104 BOTHIN ROAD
FAIRFAX, CALIFORNIA
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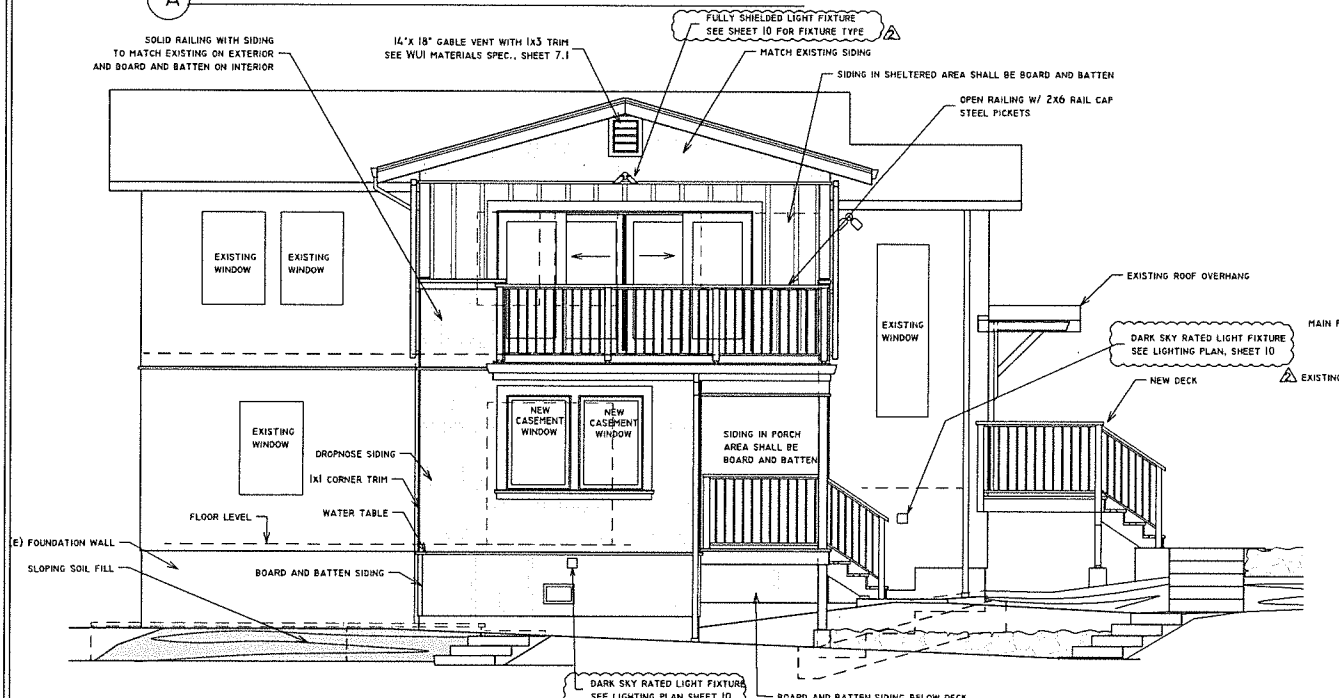
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DRAWN: GRM
BY: HOWARD



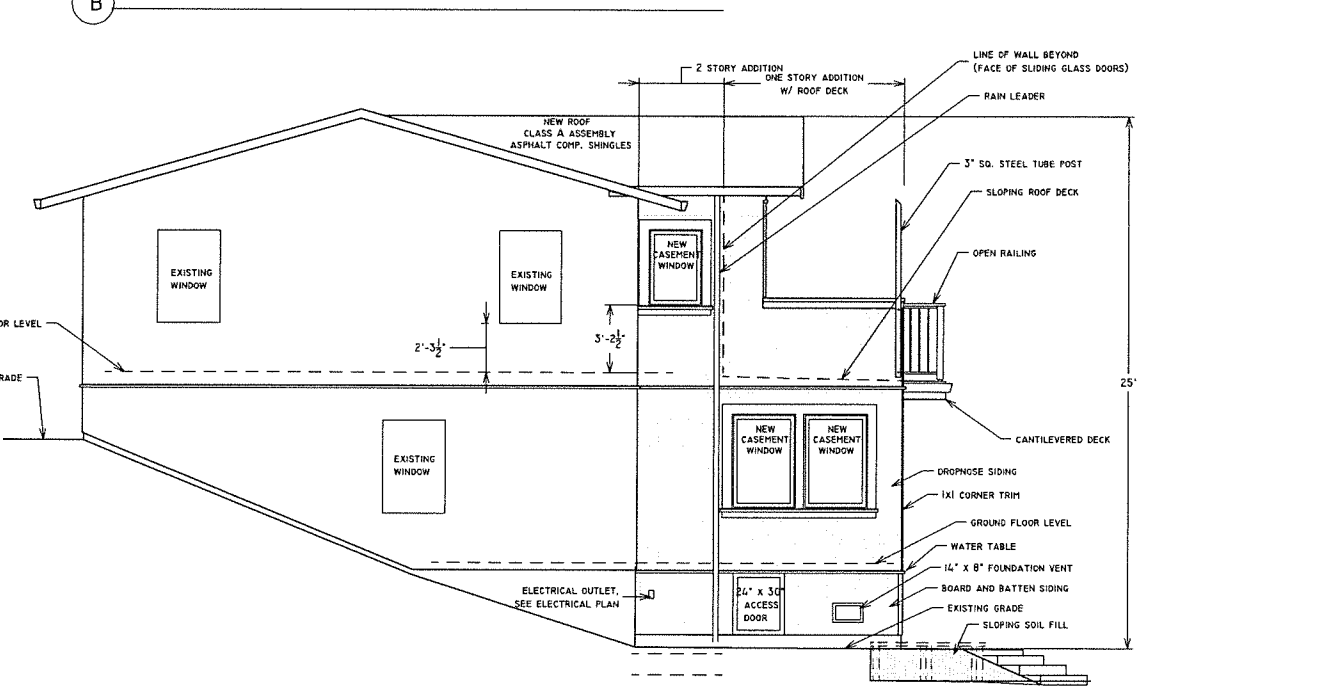
A EXISTING SOUTH ELEVATION @ 1/4" = 1' - 0"



B EXISTING WEST ELEVATION @ 1/4" = 1' - 0"



C PROPOSED SOUTH ELEVATION @ 1/4" = 1' - 0"



D PROPOSED WEST ELEVATION @ 1/4" = 1' - 0"

Under-floor Ventilation Calculations:
Area to be ventilated = 187 square feet.
187 s.f. / 150 = 1.25 s.f. required. 1.25 s.f. = 180 in².
Provide Vulcan Vent 6" x 14" foundation vents @ 62 in² NFVA per vent.
Three vents required. See elevations for vent locations.

Attic Ventilation Calculations:
a. Vents at new second floor addition, area to be ventilated = 115 s.f.
115 s.f. / 150 = 0.77 s.f. required. 0.77 s.f. = 110.88 in². 55.44 in² high, 55.44 in² low.
High ventilation provided by 13.5 lineal feet of ridge vent @ 17 in² NFVA per l.f. = 229.5 in²
Low ventilation provided by Vulcan Vent 14" x 18" gable vent. NFVA = 86 in² per vent.
b. Vents at soffit above ground floor entry deck. Area to be ventilated = 82 s.f.
82 s.f. / 150 = 0.55 s.f. required. 0.55 s.f. = 79.2 in²
Ventilation provided by 20 lineal feet of Vulcan Soffit Vent @ 9.6 in² NFVA per l.f. = 192 in².

REVISIONS	BY

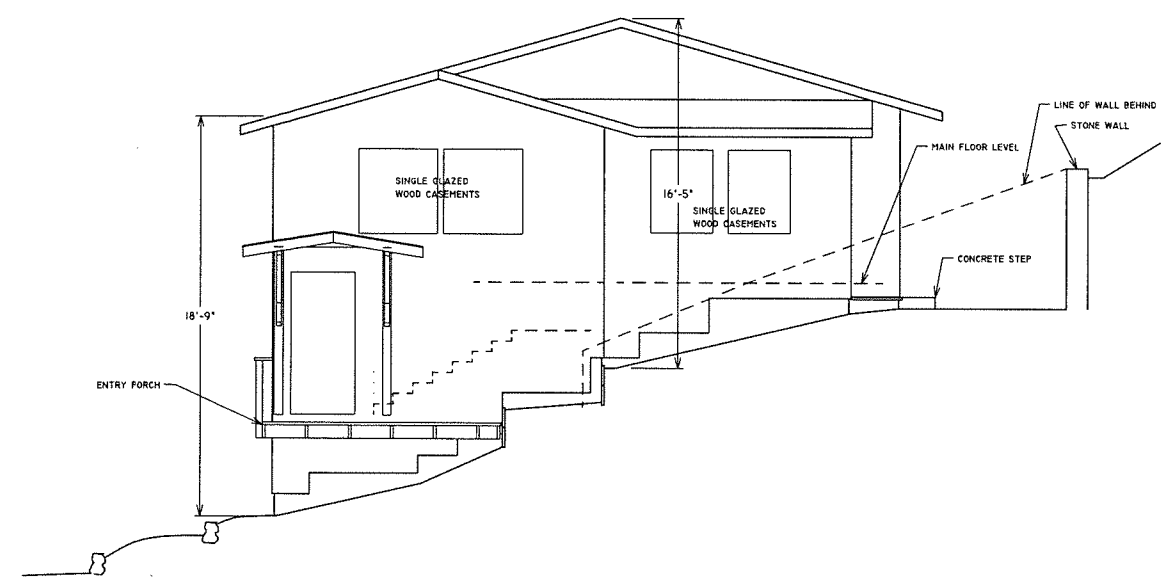
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46 SANTA BARBARA AVE.
SAN ANSELMO, CA. 94960

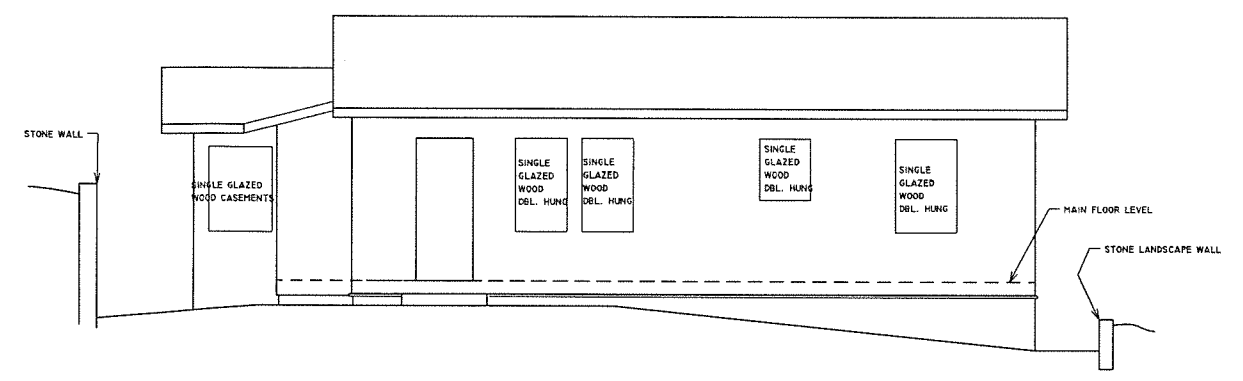
ELEVATIONS

REMODEL AND ADDITION
HOWARD RESIDENCE
104 BOTHIN ROAD
FAIRFAX, CALIFORNIA
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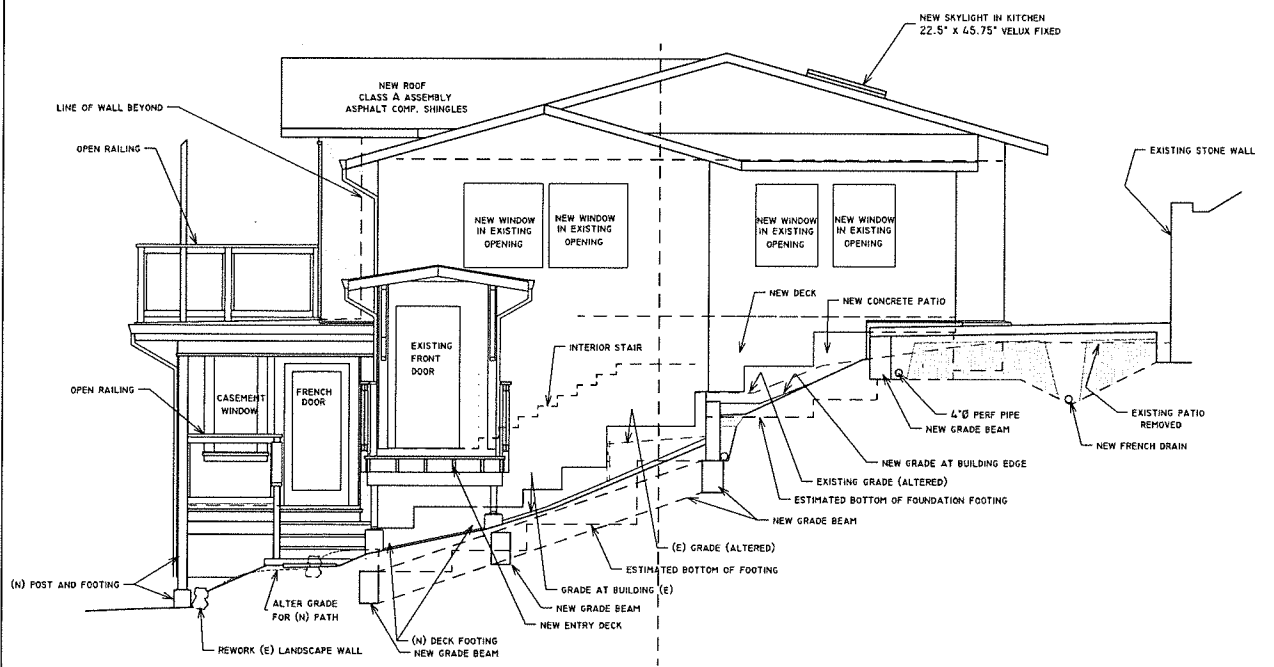
DATE: 4/4/21
SCALE: AS NOTED
DRAWN: GRM
JOB: HOWARD



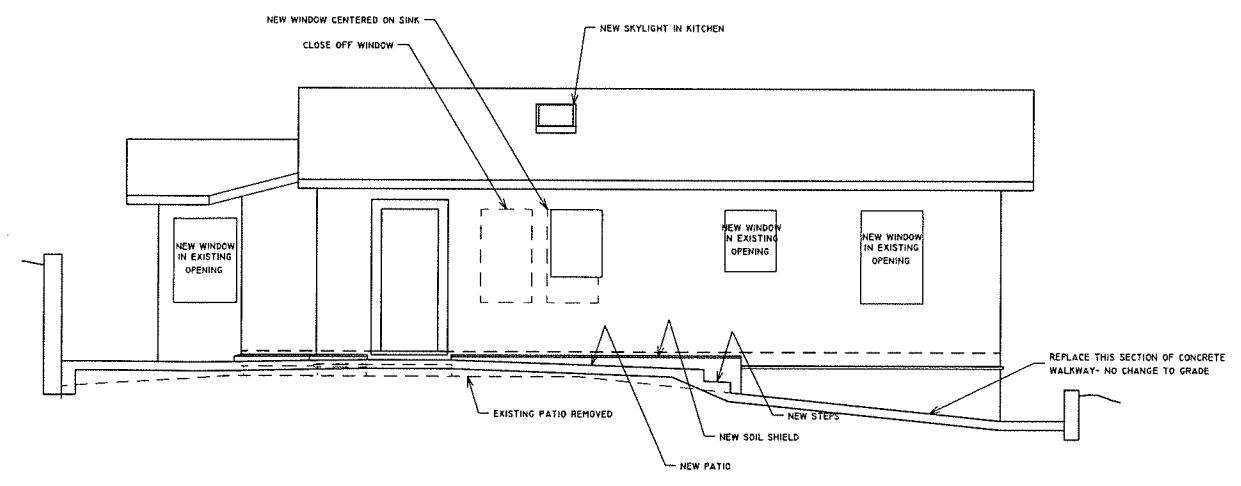
A EXISTING EAST ELEVATION @ 1/4" = 1' - 0"



B EXISTING NORTH ELEVATION @ 1/4" = 1' - 0"

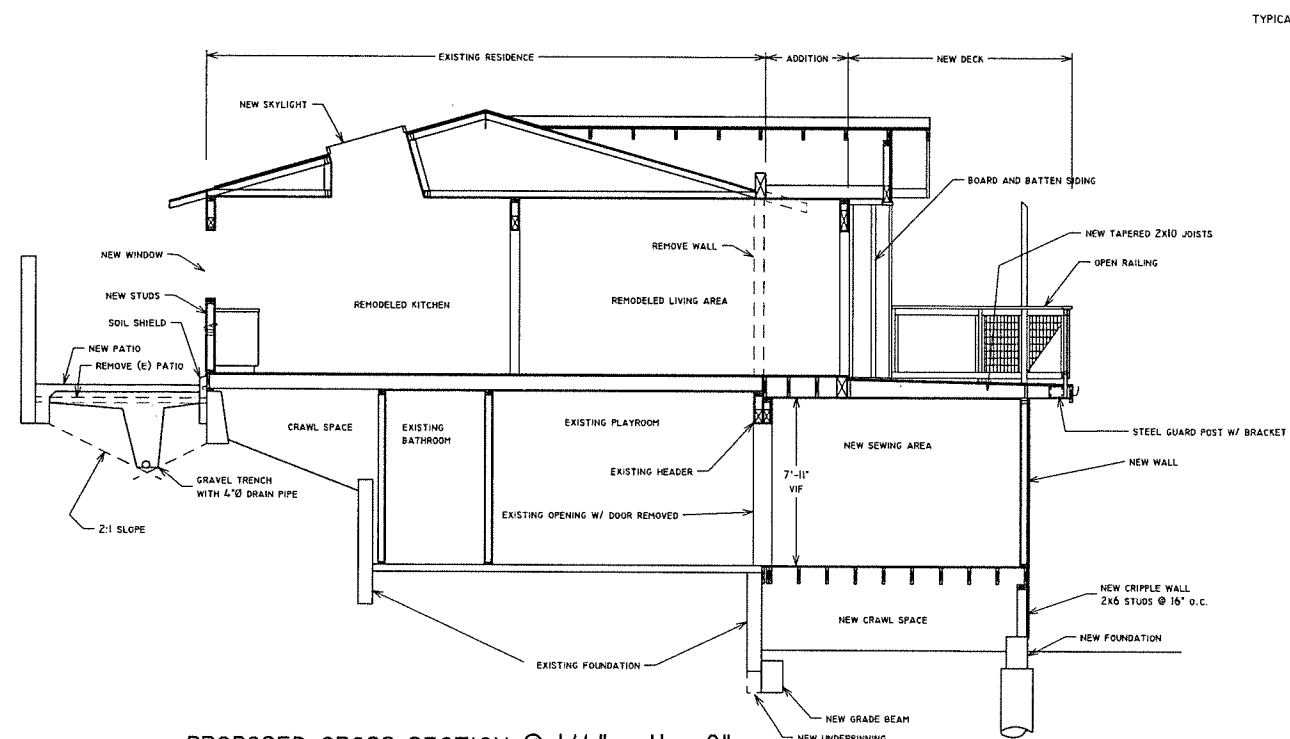


C PROPOSED EAST ELEVATION @ 1/4" = 1' - 0"

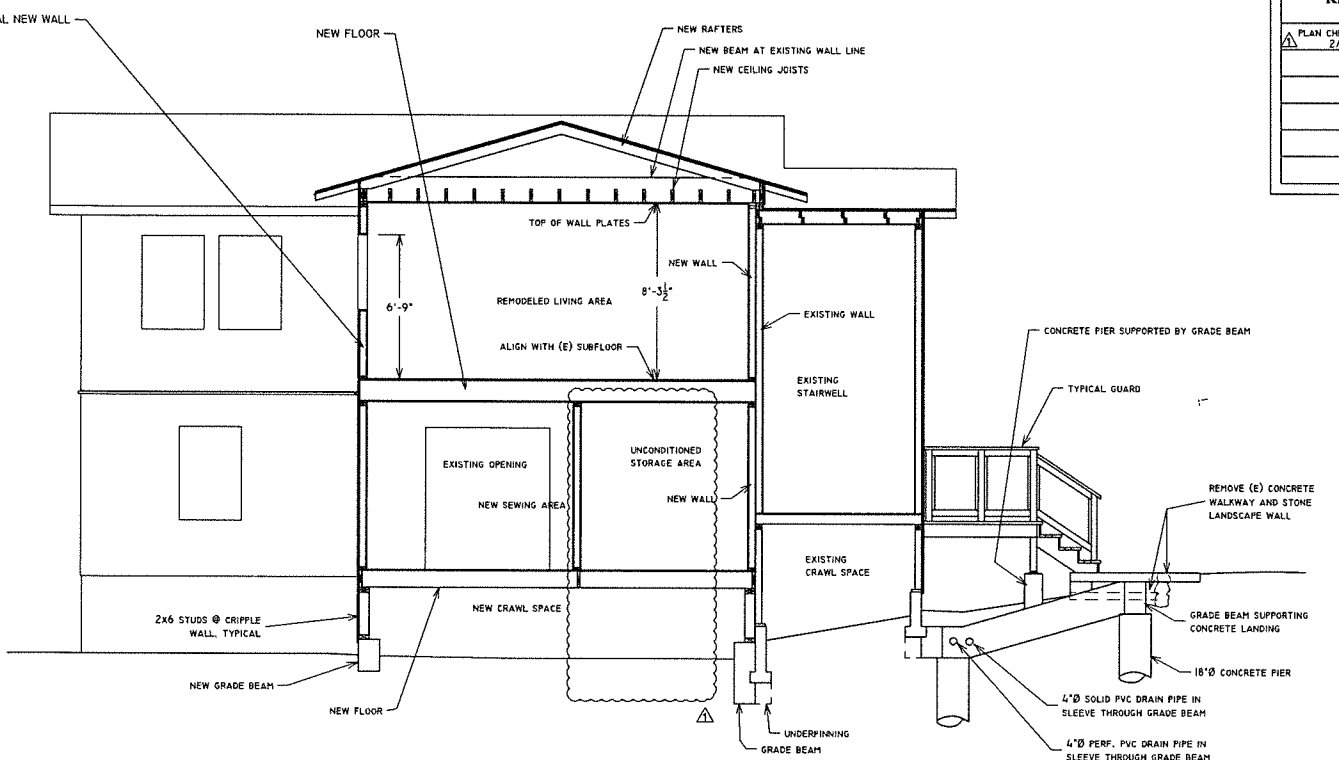


D PROPOSED NORTH ELEVATION @ 1/4" = 1' - 0"

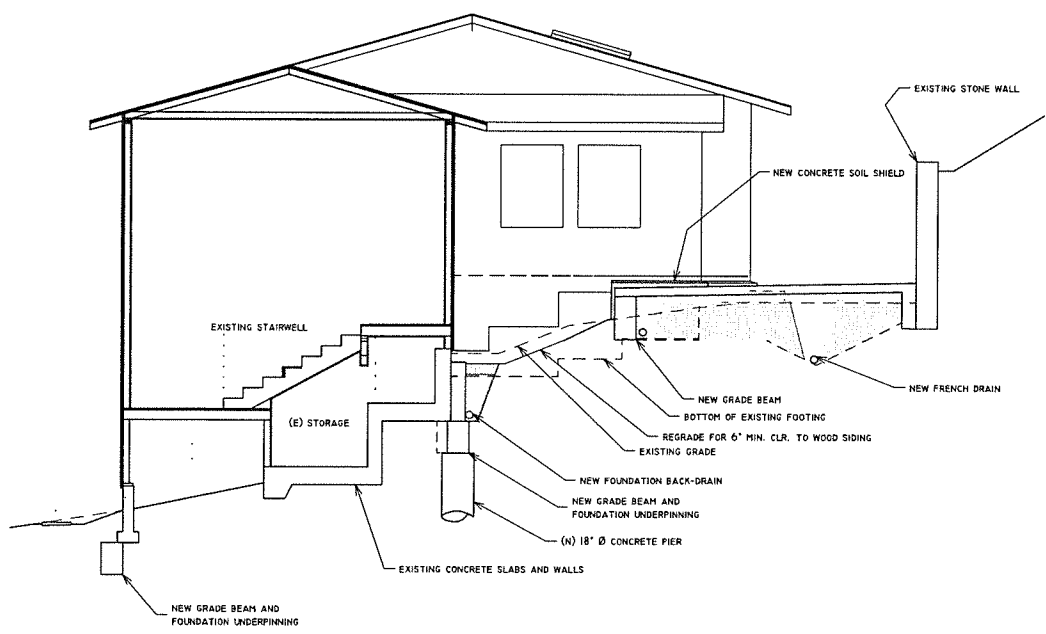
REVISIONS	BY
PLAN CHECK REVISIONS 2/28/21	GRM



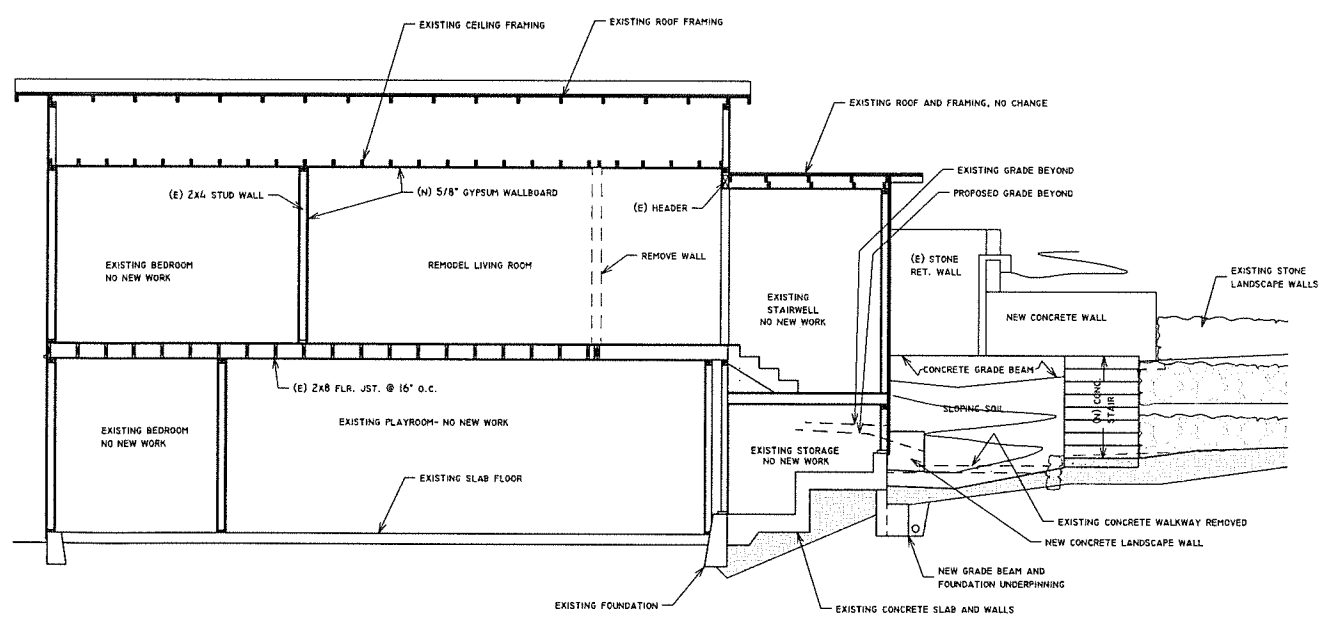
A PROPOSED CROSS SECTION @ 1/4" = 1' - 0"



B PROPOSED LONGITUDINAL SECTION @ 1/4" = 1' - 0"



C STAIRWELL LONGITUDINAL SECTION @ 1/4" = 1' - 0"



D STAIRWELL CROSS SECTION @ 1/4" = 1' - 0"

MILLAR ARCHITECTURE
 46 SANTA BARBARA AVE.
 SAN ANSELMO, CA. 94960
 TEL 415-453-6656
 millararc@comcast.net

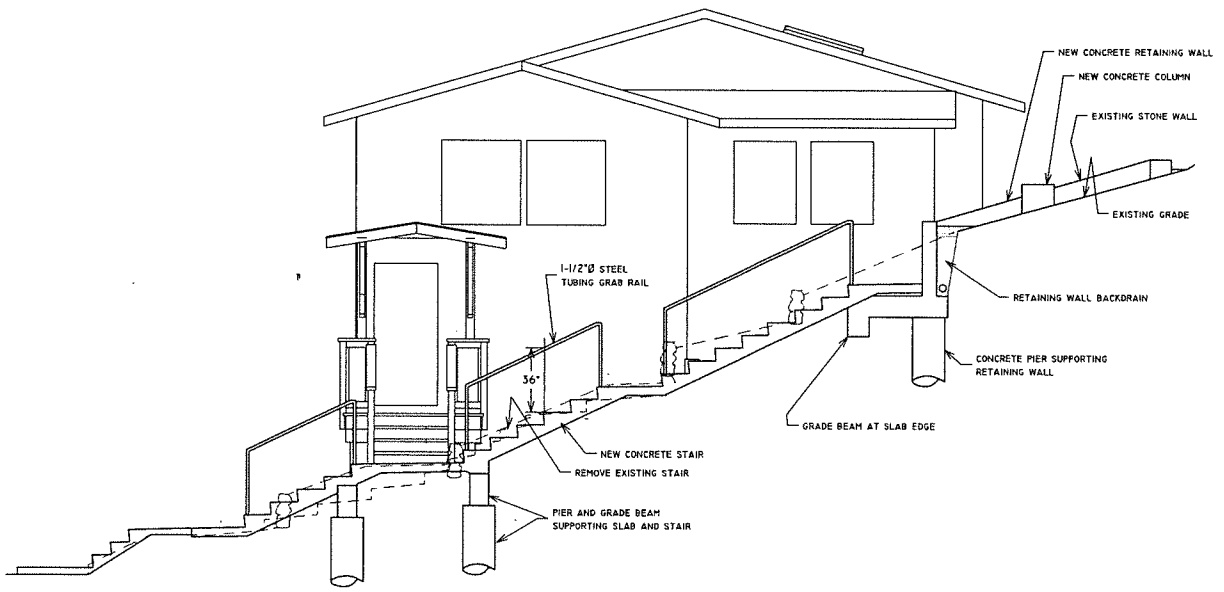
PROPOSED SECTIONS

REMODEL AND ADDITION
HOWARD RESIDENCE
 104 BOTTIN ROAD
 FAIRFAX, CALIFORNIA
 AP# 001-082-70

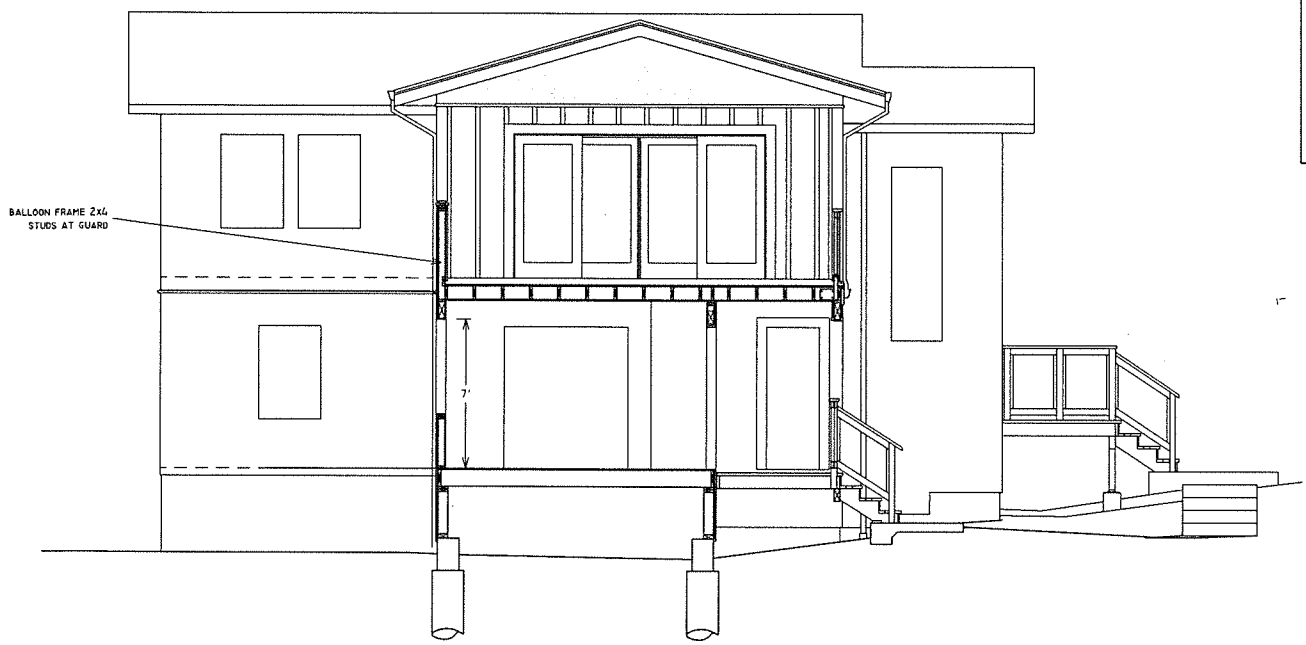
DATE 4/4/21
 SCALE AS NOTED
 DRAWN GRM
 NOB HOWARD



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A SECTION/ELEVATION AT LANDSCAPE STAIRS @ 1/4" = 1' - 0"



B SECTION AT ROOF DECK @ 1/4" = 1' - 0"

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**PROPOSED SECTIONS
 DETAILS**

REMODEL AND ADDITION
HOWARD RESIDENCE
 104 BOTTIN ROAD
 FAIRFAX, CALIFORNIA
 AP# 001-082-70

DATE 4/4/21
 SCALE AS NOTED
 DRAWN GRM
 FOR HOWARD



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MILLAR ARCHITECTURE

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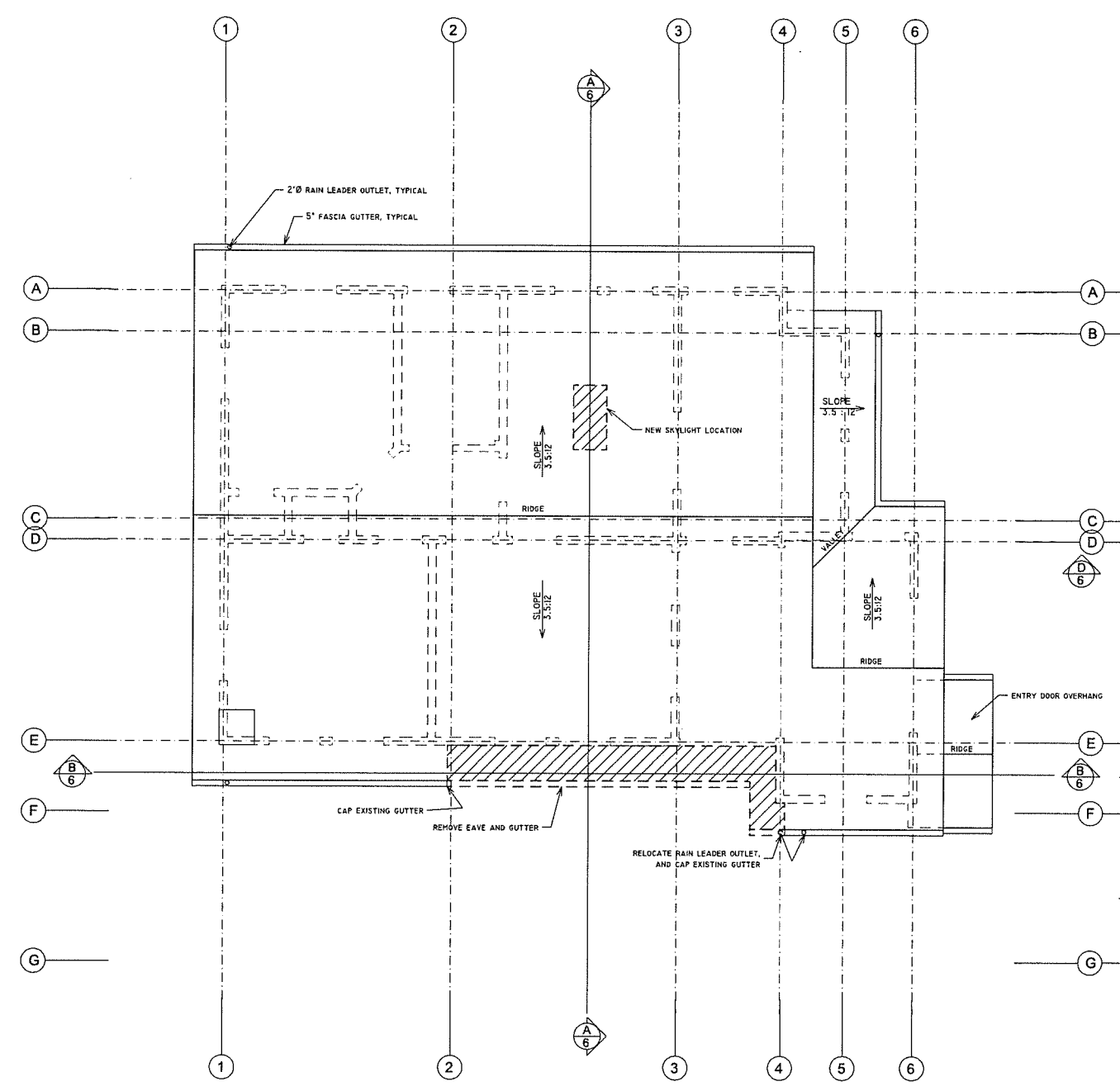
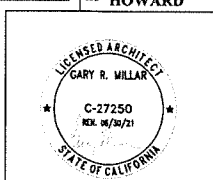
ROOF PLANS

HOWARD RESIDENCE

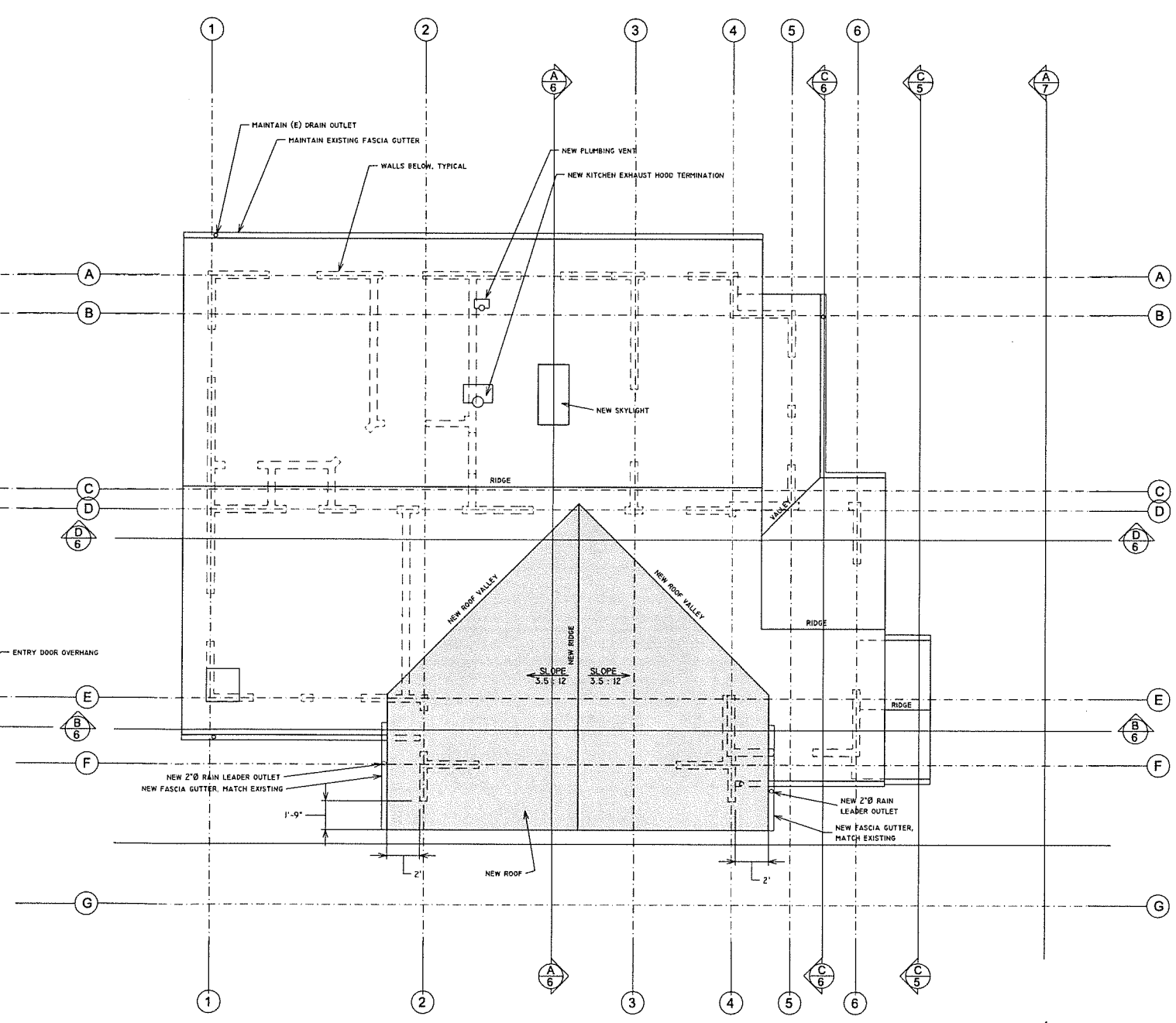
REMODEL AND ADDITION

104 BOTHIN ROAD
FAIRFAX, CALIFORNIA
APH 001-082-70

DATE 4/4/21
SCALE AS NOTED
DRAWN GRM
JOB HOWARD

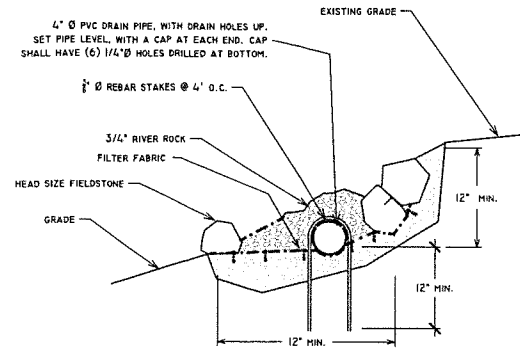


EXISTING ROOF PLAN @ 1/4" = 1'-0"
(ROOF DEMOLITION PLAN)

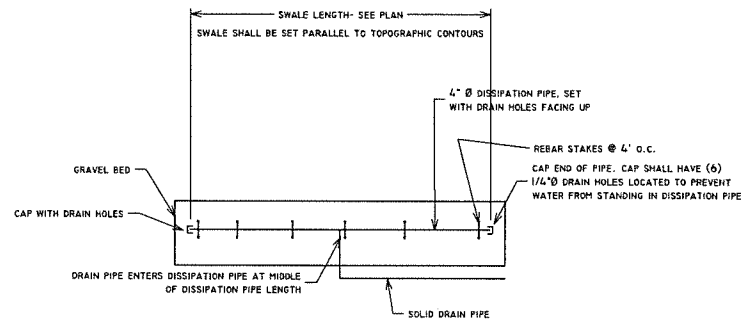


PROPOSED ROOF PLAN @ 1/4" = 1'-0"

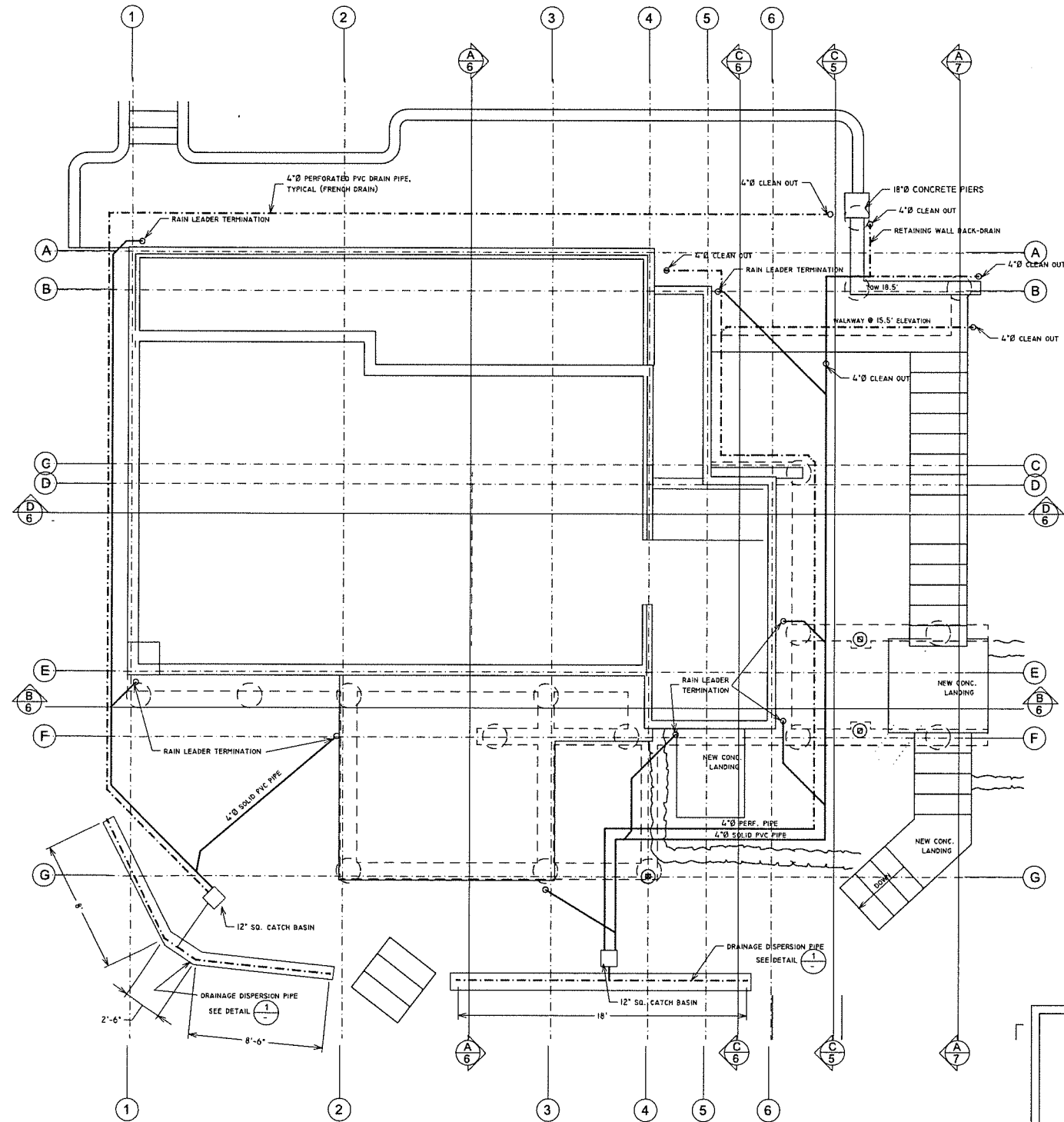




1 DRAINAGE DISSIPATION SWALE
@ 3/4" = 1' - 0"



2 DRAINAGE DISSIPATION SWALE PLAN
NOT TO SCALE



DRAINAGE PLAN @ 1/4" = 1'-0"

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ARCHITECTURE

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DRAINAGE PLAN

REMODEL AND ADDITION
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