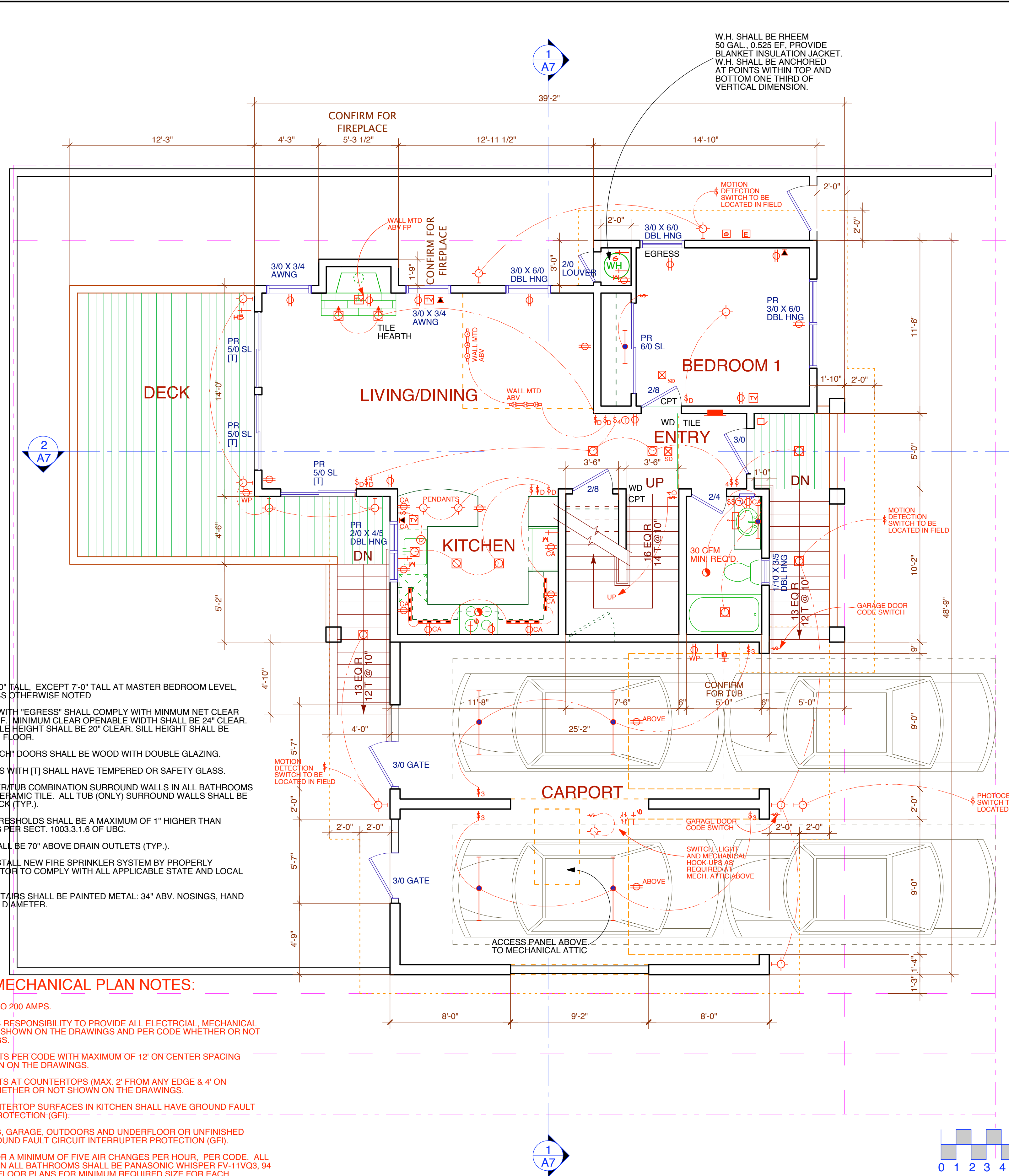


SECOND FLOOR PLAN

2



SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN

1



SCALE 1/4" = 1'-0"

PLAN NOTES:

- ALL DOORS SHALL BE 8'-0" TALL, EXCEPT 7'-0" TALL AT MASTER BEDROOM LEVEL, AND SOLID CORE, UNLESS OTHERWISE NOTED
- ALL WINDOWS MARKED WITH "EGRESS" SHALL COMPLY WITH MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SF. MINIMUM CLEAR OPENABLE WIDTH SHALL BE 24" CLEAR. MINIMUM CLEAR OPENABLE HEIGHT SHALL BE 20" CLEAR. SILL HEIGHT SHALL BE NOT MORE THAN 44" ABV. FLOOR.
- ALL (N) EXTERIOR "FRENCH" DOORS SHALL BE WOOD WITH DOUBLE GLAZING.
- ALL WINDOWS OR DOORS WITH (T) SHALL HAVE TEMPERED OR SAFETY GLASS.
- ALL SHOWER OR SHOWER/TUB COMBINATION SURROUND WALLS IN ALL BATHROOMS SHALL BE FULL HEIGHT CERAMIC TILE. ALL TUB (ONLY) SURROUND WALLS SHALL BE 2'-0" HIGH ABOVE TUB DECK (TYP.).
- ALL EXTERIOR DOOR THRESHOLDS SHALL BE A MAXIMUM OF 1" HIGHER THAN THE EXTERIOR LANDINGS PER SECT. 1003.3.1.6 OF UBC.
- ALL SHOWER HEADS SHALL BE 70" ABOVE DRAIN OUTLETS (TYP.).
- CONTRACTOR SHALL INSTALL NEW FIRE SPRINKLER SYSTEM BY PROPERLY LICENSED SUB-CONTRACTOR TO COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES.
- ALL HANDRAILS AT ALL STAIRS SHALL BE PAINTED METAL; 34" ABV. NOSINGS, HAND GRIP PORTION TO BE 1.5" DIAMETER.

ELECTRICAL/MECHANICAL PLAN NOTES:

- MAIN POWER SHALL BE TO 200 AMPS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL ELECTRICAL, MECHANICAL AND PLUMBING ITEMS AS SHOWN ON THE DRAWINGS AND PER CODE WHETHER OR NOT SHOWN ON THE DRAWINGS.
- INSTALL ELECTRIC OUTLETS PER CODE WITH MAXIMUM OF 12' ON CENTER SPACING WHETHER OR NOT SHOWN ON THE DRAWINGS.
- SPACE ELECTRIC OUTLETS AT COUNTERTOPS (MAX. 2' FROM ANY EDGE & 4' ON CENTER THEREAFTER WHETHER OR NOT SHOWN ON THE DRAWINGS).
- OUTLETS SERVING COUNTERTOP SURFACES IN KITCHEN SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION (GFI).
- OUTLETS IN BATHROOMS, GARAGE, OUTDOORS AND UNDERFLOOR OR UNFINISHED SPACES SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION (GFI).
- EXHAUST FANS SIZED FOR A MINIMUM OF FIVE AIR CHANGES PER HOUR, PER CODE. ALL CEILING MOUNTED FANS IN ALL BATHROOMS SHALL BE PANASONIC WHISPER FV-11VQ3, 94 CFM. PLEASE REFER TO FLOOR PLANS FOR MINIMUM REQUIRED SIZE FOR EACH BATHROOM.

STERBERG BENJAMIN
ARCHITECTS
1331 HARRISON STREET
SAN FRANCISCO CALIFORNIA 94107
PHONE 415.882.9783 FAX 415.882.9786
WWW.STERBERGBENJAMIN.COM

FIRST & SECOND
FLOOR
PLANS

PARCEL 1
5A HILLSIDE AVENUE
ASSESSOR'S PARCEL
074-092-03
KENTFIELD, CA
OWNERS: NANCY WATSON-STERBERG & DAVID STERNBERG

MARIN CO.	11/12/06
REV. MARIN CO.	02/21/07
REV. MARIN CO.	09/04/07
BLDG. DEPT.	11/16/07

Date:	05/08/06
Scale:	1/4"=1'-0"
Drawn:	DS
Sheet:	

A3

5A HILLSIDE