

GENERAL CONDITIONS

CONTRACTORS RESPONSIBILITIES:

- 1.CONTRACTOR TO PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH THE 1994 UBC AS AMENDED BY ALL STATE AND LOCAL CODES, AND CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, DISABLED ACCESS COMPLIANCE REGULATIONS.
- 2.CONTRACTOR SHALL MAKE SITE INSPECTIONS AND BE RESPONSIBLE FOR ALL NEW AND DEMOLITION WORK, WHETHER DETAILED BY THE SPECIFICATIONS AND DRAWINGS, OR IMPLIED BY EXISTING CONDITIONS.
- 3.ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS, AS CONFLICTS WITH ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- 4.CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING & UNDERPINNING AS NECESSARY; WORK TO BE PERFORMED UNDER SEPARATE PERMIT.
- 5.CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PROVIDE ALL NECESSARY TEMPORARY UTILITY HOOK-UPS FOR ALL EQUIPMENT DURING CONSTRUCTION.
- 6.CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTION / CAPPING OFF OF ALL EXISTING UTILITIES AND RE-CONNECTION WHERE RE-USE IS POSSIBLE.
- 7.CONFIRM ALL WINDOW SIZES WITH ACTUAL / EXISTING ROUGH OPENING DIMENSIONS PRIOR TO ORDERING WINDOWS.
- 8.SLOPE ALL FLOORS / ROOFS TO DRAIN A MINIMUM OF 1/4" PER 1'-0", UNLESS SPECIFICALLY NOTED OTHERWISE.
9. CONTRACTOR IS RESPONSIBLE TO PROCURE **STATE INDUSTRIAL SAFEY PERMIT** FOR ANY WORK OVER 36" IN HEIGHT, INVOLVING EXCAVATION OVER 5' & AS OTHERWISE REQUIRED.

DRAWINGS:

- 1.**DO NOT SCALE DRAWINGS!** ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.
- 2.ALL DIMENSIONS ARE TO "FACE OF STUD" UNLESS SPECIFICALLY NOTED OTHERWISE. EXISTING DIMENSIONS DENOTED BY "(E)" ARE TO "FACE OF EXISTING FINISH" UNLESS SPECIFICALLY NOTED OTHERWISE. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO PROCEEDING WITH THE WORK.
- 3.LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER ALL DRAWINGS.
- 4.REFER TO EXTERIOR ELEVATIONS FOR INDICATIONS OF WINDOW OPERATION AND HANDING.

ASSEMBLIES:
(SEE COVER SHEET LEGEND FOR RATED WALL DESIGNATIONS AND OTHER WALL TYPES)

- 1.PROVIDE MINIMUM 1-HOUR WALL AND FLOOR / CEILING ASSEMBLY BETWEEN ALL RESIDENTIAL UNITS. SEE PLANS AND BUILDING SECTIONS FOR DESIGNATIONS; AND STANDARD DETAILS FOR COMPLETE ASSEMBLY DESCRIPTIONS.
- 2.PROVIDE MINIMUM 50 STC AND IIC REQUIREMENT AT ALL UNITS AT FLOORS, CEILINGS, AND WALLS. SEE PLANS AND BUILDING SECTIONS FOR DESIGNATIONS; AND STANDARD DETAILS FOR ASSEMBLY DESCRIPTIONS.
- 3.INSULATE ALL ASSEMBLIES BETWEEN HEATED AND UNHEATED AREAS: R-30 AT ROOFS, R-13 AT WALLS, R-19 AT FLOORS; MINIMUM, UNLESS SPECIFICALLY NOTED OTHERWISE. SEE TITLE 24, ENERGY COMPLIANCE STATEMENT MANDATORY MEASURES CHECKLIST FOR SPECIFIC REQUIREMENTS.
- 4.PROVIDE VENTILATION OF ALL JOIST, STUD AND RAFTER SPACES ENCLOSED BY BUILDING ASSEMBLIES BETWEEN HEATED AND UNHEATED AREAS INCLUDING: ATTICS, BASEMENTS, ROOFS, SOFFITS, PARAPET AND RAILING WALLS, ETC.
- 5.ALL DOORS BETWEEN HEATED AND UNHEATED AREAS SHALL BE PROVIDED WITH WEATHER-STRIPPING AND THRESHOLDS.
- 6.ALL PROPERTY LINE WINDOWS (INDICATED ON DRAWINGS BY " ") SHALL BE STEEL SASH WITH FIXED WIRE GLASS, WITH SPRINKLER HEAD PROTECTION PER S.F. BUILDING CODE SECTION 503.5.
- 7.PROVIDE MOISTURE RESISTANT GYPSUM WALL BOARD (MR GWB) ON ALL BATHROOM WALLS. DO NOT USE A CONTINUOUS VAPOR BARRIER BEHIND MR GWB. PROVIDE 30 POUND ROOFING FELT BEHIND FINISH SURFACE OF ALL TUB / SHOWER SURROUNDS, LAPPING ALL SEAMS. DO NOT USE MR GWB ON BATHROOM CEILINGS; USE 5/8" TYPE "X" GWB.

MECHANICAL AND ELECTRICAL:

1. MECHANICAL AND ELECTRICAL WORK SHOWN ON DRAWINGS IS SCHEMATIC IN NATURE; CONTRACTOR TO CONFIRM FINAL LAYOUT WITH ARCHITECT, PRIOR TO PROCEEDING WITH THE WORK.
2. ALL WORK TO BE PERFORMED UNDER **SEPARATE PERMIT**.
3. PARKING GARAGE(S), CORRIDORS AND STAIRS SHALL BE VENTILATED AS REQUIRED PER CODE.
4. PROVIDE EMERGENCY / EXIT LIGHTING AT ALL EXIT PATHS OF TRAVEL AS REQUIRED PER CODE.
5. ALL INTERIOR COMMON AREA LIGHT FIXTURES, ETC. SHALL BE PROVIDED WITH SWITCHING VIA CENTRAL PHOTO-ELECTRIC SENSOR WITH TIMER CLOCK SWITCH OVERRIDE, UNLESS OTHERWISE SPECIFIED.
6. PARKING GARAGE(S) AND ALL OTHER COMMON AREAS, NOT SERVED BY DAY LIGHTING WINDOWS, SHALL BE PROVIDED WITH ELECTRIC LIGHTING 24 HOURS PER DAY, UNLESS SPECIFICALLY NOTED OTHERWISE.
7. STAGGER ALL ELECTRICAL AND MECHANICAL ITEMS IN ALL DEMISING WALLS AND FLOORS BETWEEN UNITS TO MAINTAIN ASSEMBLY'S ACOUSTICAL RATINGS. SEE SPECIFICATIONS AND DETAILS FOR SPECIFIC REQUIREMENTS.
8. ALL ELECTRICAL RECEPTACLES IN DAMP LOCATIONS TO BE GROUND FAUL INTERRUPTER (GFI) AS REQUIRED PER CODE.

WATERPROOFING:

1. ALL SHEET METAL WORK TO BE IN ACCORDANCE WITH CURRENT EDITION OF S.M.A.C.N.A. STANDARDS.
2. PROVIDE GALVANIZED SHEET METAL FLASHING AT ALL WINDOW AND DOOR HEADS; INSTALL UNDER EXTERIOR SIDING OR CEMENT PLASTER AND BUILDING PAPER, AND OVER HEAD FRAME OF ALL NEW DOORS AND WINDOWS. PROVIDE ADDITIONAL FLASHING MEMBRANE PER STANDARD WINDOW FLASHING DETAIL (SEE DETAIL SHEETS) AROUND ALL WINDOW AND DOOR OPENINGS.
3. PROVIDE GALVANIZED SHEET METAL FLASHING AT ALL ROOF CONDITIONS INCLUDING BUT NOT LIMITED TO: PERIMETER EDGES, VALLEYS, PARAPET CAPS, WALL / ROOF INTERSECTIONS, ROOF PENETRATIONS, ETC. SEE DETAIL SHEETS FOR SPECIFIC REQUIREMENTS.
4. ALL NEW EXTERIOR FINISHES TO BE INSTALLED OVER A MINIMUM MOISTURE BARRIER OF TWO LAYERS OF 15 POUND (GRADE D) BUILDING PAPER.

PLANNING DEPARTMENT NOTES

PROJECT LOCATION: 5 Hillside Avenue, Kentfield, CA. Assessor's Parcel Number: 074-092-03. Lot Size: 63.0' x 130.33' = 8,211 s.f.

ZONING DISTRICT: RMP-30 (Residential, Multiple Family, 11 to 30 units per acre).

COUNTYWIDE PLAN DESIGNATION: MF4 (Residential, Multiple Family Planned District, 30 units per acre maximum)

PROPOSED BUILDING USE: Two separate single family houses, and two separate lots.

BUILDING HEIGHT LIMIT: 30' to the highest point of the roof. The proposed building height will be 30' to the highest point of the roof.

SET-BACKS: Required Front Setback: 10'; 10' provided. Recommended side and rear yard setbacks: 5'; 5' provided. 16' driveway width required and provided to the new house on the new parcel 2. 20' street frontage required and provided for new parcel 2.

FLOOR AREA RATIO (F.A.R.): Total lot area = 8,211 s.f. New Parcel 1 lot area = 4,105.5 sf and new Parcel 2 lot area = 4,105.5 s.f. (4,105.5 + 4,105.5 = 8,211 sf). 35% of lot area allowed, not including carports: .35 X 4,105.5 s.f. = 1,437 s.f. of new construction allowed per new parcel. Each house is allowed to be 1,437 s.f.: House on Parcel #1 is 1,432 s.f. House on Parcel #2 is 1,426 s.f.

PARKING REQUIRED: Four parking space per unit required, two may be tandem. Two independently accessible parking spaces and two tandem spaces are provided for each house (all standard size).

BUILDING DEPARTMENT NOTES

Parcel 1 (5A Hillside Ave.) is two story over crawl space.
Parcel 2 (5B Hillside Ave.) is three stories.

CONSTRUCTION TYPE: TYPE V, 0-hour wood frame construction.

OCCUPANCY CLASSIFICATION: Group R-3, single family residence.

OCCUPANT LOAD AND EXITING: One exit required for each house. Parcel 2 (5B Hillside Ave.) has a third floor of less than 500 sf, allowing only one exit.

ACCESSIBILITY: single family residences are exempt from all disabled access requirements.

FIRE SPRINKLERS: Approved Automatic Fire Sprinkler System if required shall be provided throughout under separate permit.

DPW NOTES

NOTE: See sheet A6 for other or similar conditions of approval.

All elevation information on these drawings use National Geodetic Vertical Datum of 1929 (NGVD).

All new construction below the base flood elevation shall be constructed of materials resistant to flood damage.

Upon completion and prior to final inspection, a FEMA elevation certificate, prepared by a registered Civil Engineer, licensed Architect or licensed Land Surveyor, shall be submitted to the Department Of Public Works.

Upon completion and prior to final inspection, a certification by a registered Engineer or Architect that the structure complies with Marin County Code Chapter 23.09, Floodplain Management, shall be submitted.

The Plans shall be reviewed and approved by a registered Civil Engineer with soils engineering expertise or a registered Geotechnical Engineer. Certification shall be either by the Engineer's stamp and signature on the plans, or by stamp and signed letter.

A final soils report shall be submitted indicating field investigation and laboratory test and detailed information and recommendations relative to all aspects of grading.

KENTFIELD FIRE PROTECTION DISTRICT NOTES

NOTE: See sheet A6 for other or similar conditions of approval.

Automatic fire sprinkler system shall be required per NFPA #13D, KFPD standard #401.

The addresses shall be posted and illuminated conforming to KFPD Standard #205.

The Project includes, or could include a means to use alternative electric power supply, such as photovoltaic or generator source. Signage and disconnect shall be as required by KFPD Standard #510.

Vegetation management shall be per the Uniform Fire Code.

Class "A", non-combustible roof shall be installed.

Driveway is required to, and provides a minimum width of 16' to the driveway of the new house on Parcel 2.

"No Parking Fire Lane" signs and curb marking (if provided) shall be installed conforming to KFPD Standard #204.

MARIN MUNICIPAL WATER DISTRICT NOTES

NOTE: See sheet A6 for other or similar conditions of approval.

Upon completion of these facilities, or approval of a variance request, Parcel 2 shall be eligible for water service upon request and fulfillment of the requirements below:

1. Completion of a High Pressure Water Service Application.
2. Submission of a copy of the building permit.
3. Pay appropriate fees.
4. Complete the structure's foundation within 120 days of the date of application.
5. Comply with the District's rules and regulations in effect at the time service is requested.
6. All landscape and irrigation plans must be designed in accordance with the Ordinance #385, or the most current District Landscape Requirements. Prior to providing water service for new, improved or modified landscape areas, the District shall review and approve the Project's working drawings for planting and irrigation systems. Questions regarding the District water conservation and landscape Ordinance shall be directed to Charlene Burge at 415 945 1525.
7. If the District requires backflow protection, then it shall be installed, tested and maintained. Backflow requirement questions shall be directed to the Backflow Prevention Program Coordinator at 415 945 1559.

Any further questions regarding these issues shall be directed to Joseph Eischens, 415 945 1531.

LEGEND

- NEW WALL
- ONE-WAY SWITCH
- TWO-WAY SWITCH
- DIMMER SWITCH
- 24 HOUR TIMERSWITCH
- DUPLEX RECEPTACLE
- FLOOR DUPLEX RECEPT. W/ REMOVABLE FLUSH COVER
- FOURPLEX RECEPT.
- DIRECT CONNECTION RECEPTACLE
- RECEPTACLE STRIP (OUTLETS @ 6" O.C.)
- RECESS MOUNTED ELEC. PANEL BOX
- TELEPHONE RECEPT. (W: WALL MTD.)
- CEILING HEATER
- SURFACE-MOUNTED INCANDESCENT LIGHT FIXTURE AT WALL PC=PULL CHAIN, LV=LOW VOLTAGE
- SURFACE-MOUNTED INCANDESCENT LIGHT FIXTURE AT CEILING. PC=PULL CHAIN, LV=LOW VOLTAGE
- SURFACE-MOUNTED COMPACT FLUORESCENT LIGHT FIXTURE AT WALL. LV=LOW VOLTAGE
- SURFACE-MOUNTED COMPACT FLUORESCENT LIGHT FIXTURE AT CEILING. LV=LOW VOLTAGE
- RECESSED INCANDESCENT LIGHT FIXTURE AT CEILING. (H: HEAT LAMP LV: LOW VOLT.)
- RECESSED COMPACT FLUORESCENT LIGHT FIXTURE AT CEILING.
- UNDER CABINET FLUOR. LIGHT STRIP
- FLUORESCENT LIGHT FIXTURE
- INCANDESCENT TRACK LIGHT FIXTURE
- HALOGEN TRACK LIGHT FIXTURE
- T.V. OUTLET; VIACOM COMPATIBLE CABLE
- INTERCOM
- SMOKE DETECTOR (AC POWERED W/ BATTERY BACK-UP U.O.N.)
- THERMOSTAT
- DOOR BELL
- LIGHTED EXIT SIGN W/ BATTERY BACK-UP
- SECURITY ALARM
- SECURITY ALARM PANEL BOX
- IN-SINK TRASH DISPOSAL
- EXHAUST FAN
- GAS METER
- ELECTRIC METER
- WATER CONNECTION AS REQUIRED
- HOSE BIB
- GAS HOOK-UP
- FLOOR SUPPLY
- FLOOR RETURN
- CEILING SUPPLY
- CEILING RETURN
- WALL/TOE SPACE SUPPLY
- WALL/TOE SPACE RETURN
- ELECTRIC WALL HEATER
- FLOOR DRAIN

SCOPE OF WORK

Demolition of two existing single family houses. Construction of a new single family house on the lot with associated fences, landscaping, mailboxes, paving and decks. Subdivision of the original lot into two separate lots.

DRAWING INDEX

- A0 PARCEL 2 COVER SHEET, SITE / ROOF PLAN
- A0.1 PARCEL 2 CONDITIONS OF APPROVAL
- A1 PARCEL 2 SITE / FIRST FLOOR PLAN & LANDSCAPE PLAN
- A2 PARCEL 2 GROUND FLOOR PLAN
- A3 PARCEL 2 SECOND & THIRD FLOOR PLANS
- A4 PARCEL 2 ELEVATIONS
- A5 PARCEL 2 SECTION
- T-24 PARCEL 2 TITLE 24

PROJECT DIRECTORY

OWNERS: Nancy Watson-Sternberg and David Sternberg, 291 Via La Paz, Greenbrae, CA 94904. Tel: 415 785 4855. Fax: 415 785 4558. email: nancyaws@aol.com & dsternberg@sternbergbenjamin.com

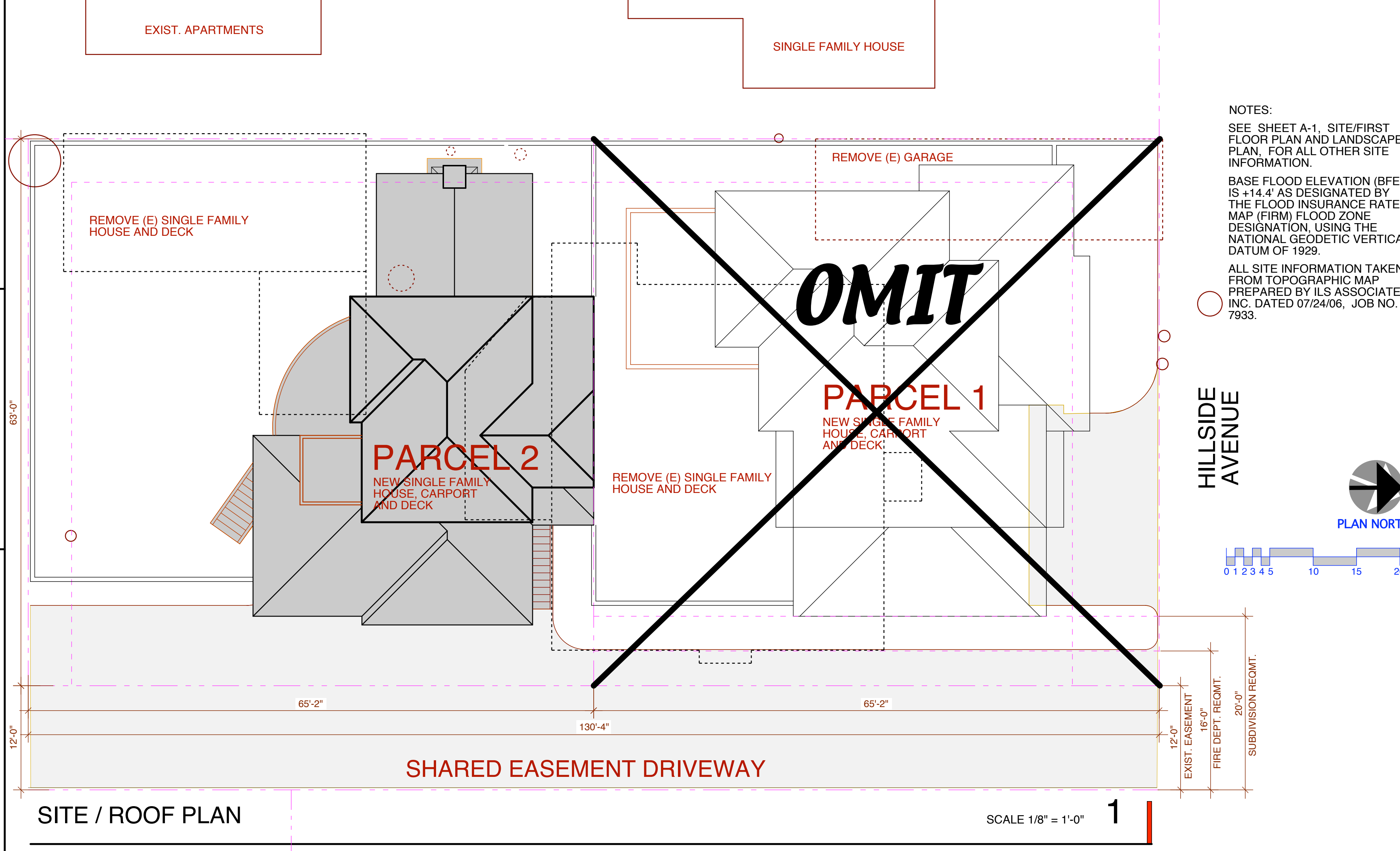
ARCHITECT: David Sternberg, Sternberg Benjamin Architects, 1331 Harrison Street, San Francisco, CA 94103. Tel: 415 882 9783, ext. 11. Fax: 415 882 9786, email: dsternberg@sternbergbenjamin.com, Web Site: www.sternbergbenjamin.com

LANDSCAPE DESIGNER: Greg Cunningham, Enovity Inc., The Hearst Building Suite 320, 5 Third Street, San Francisco, CA 94103. Tel. 415 974 0390, FAX 415 974 0399

STRUCTURAL ENGINEER: Santos & Urrutia Structural Engineers Inc., 2451 Harrison Street, San Francisco, CA 94110, Tel. 415 642 7722, FAX 415 642 7590

GENERAL CONTRACTOR: CIVIL ENGINEER: ILS Associates, Inc., 79 Galli Drive, Suite A, Novato, CA 94949-5717, Tel. 415 883 9200, FAX 883 2763

GEOTECHNICAL ENGINEER:



NOTES:
SEE SHEET A-1, SITE/FIRST FLOOR PLAN AND LANDSCAPE PLAN. FOR ALL OTHER SITE INFORMATION.
BASE FLOOD ELEVATION (BFE) IS +14.4' AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP (FIRM) FLOOD ZONE DESIGNATION, USING THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
ALL SITE INFORMATION TAKEN FROM TOPOGRAPHIC MAP PREPARED BY ILS ASSOCIATES, INC. DATED 07/24/06, JOB NO. 7933.

STERBERG BENJAMIN ARCHITECTS

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COVER SHEET/SITE ROOF PLAN

PARCEL 2
5B HILLSIDE AVENUE
ASSESSORS 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: 04/10/06
Scale: 1/8"=1'-0"
Drawn: DS
Sheet: **A0**

5B HILLSIDE