



ROBINETT PROPERTY AND RESIDENCE

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, PIPES, 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 RADE, GEAR RADE, 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 702A. WEATHER RESISTIVE BARRIERS WILL CONFORM TO UBC STANDARD NOMIN FIRE DRAFT PAPER AND ASPHALT SATURATED FELT.
- ALL INSULATION WILL COMPLY WITH UBC SECTION 707.3 FOR FLAME SPREAD. ALL ENERGY RATED INSULATION WILL MEET REQUIREMENTS OF STATE CODES.
- ALL FOAM PLASTIC INSULATION WILL CONFORM WITH UBC SECTION 706A.
- ALL ROOFING VENTS, AND PIPES 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 SMOKE, SOUND SYSTEM AND SECURITY SYSTEM DESIGN, ENGINEERING, DOCUMENTATION AND INSTALLATION ARE THE DESIGN BUILT RESPONSIBILITY OF THE GENERAL CONTRACTOR. AS SUCH, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND COORDINATE THIS WORK AND TO OBTAIN ALL NECESSARY 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.

MATERIAL LEGEND

- WOOD - ROUGH
- WOOD - FINISH
- PLYWOOD
- GYPSON BOARD
- CONCRETE
- BRICK
- CMU
- LATH & PLASTER
- METAL
- GRAVEL
- BATT INSULATION
- RIGID INSULATION
- STONE
- METAL FLASHING
- BLDG PAPER / WATERPROOFING
- SEALANT AND BRACKER ROD
- PHOTO VOLTAC PANEL 2x3' THP. INCLINATION: 10° & 20° AZIMUTH TO SOUTH, SOUTHWEST

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
- ROOM NAME ROOM NUMBER
- DOOR NUMBER
- WINDOW
- EQUIPMENT NOTE
- CABINETS NOTE
- PARTITION TYPE

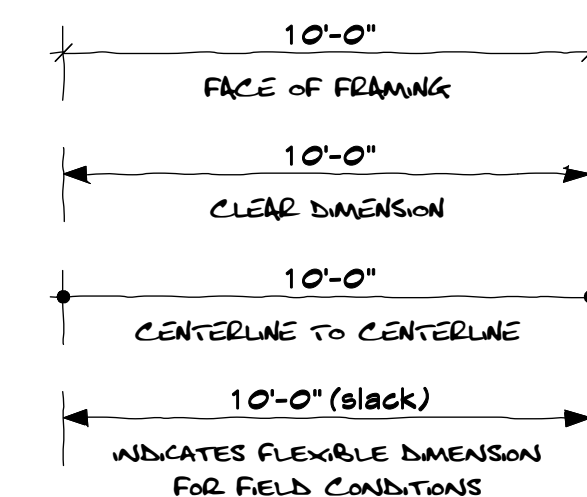
PROJECT DESCRIPTION

NEW ACCESSORY STRUCTURE GARAGE TO HOUSE A BOAT, AN RV, AND A CAR.

DEFERRED SUBMITTALS

NONE

DIMENSIONING



SHEET INDEX

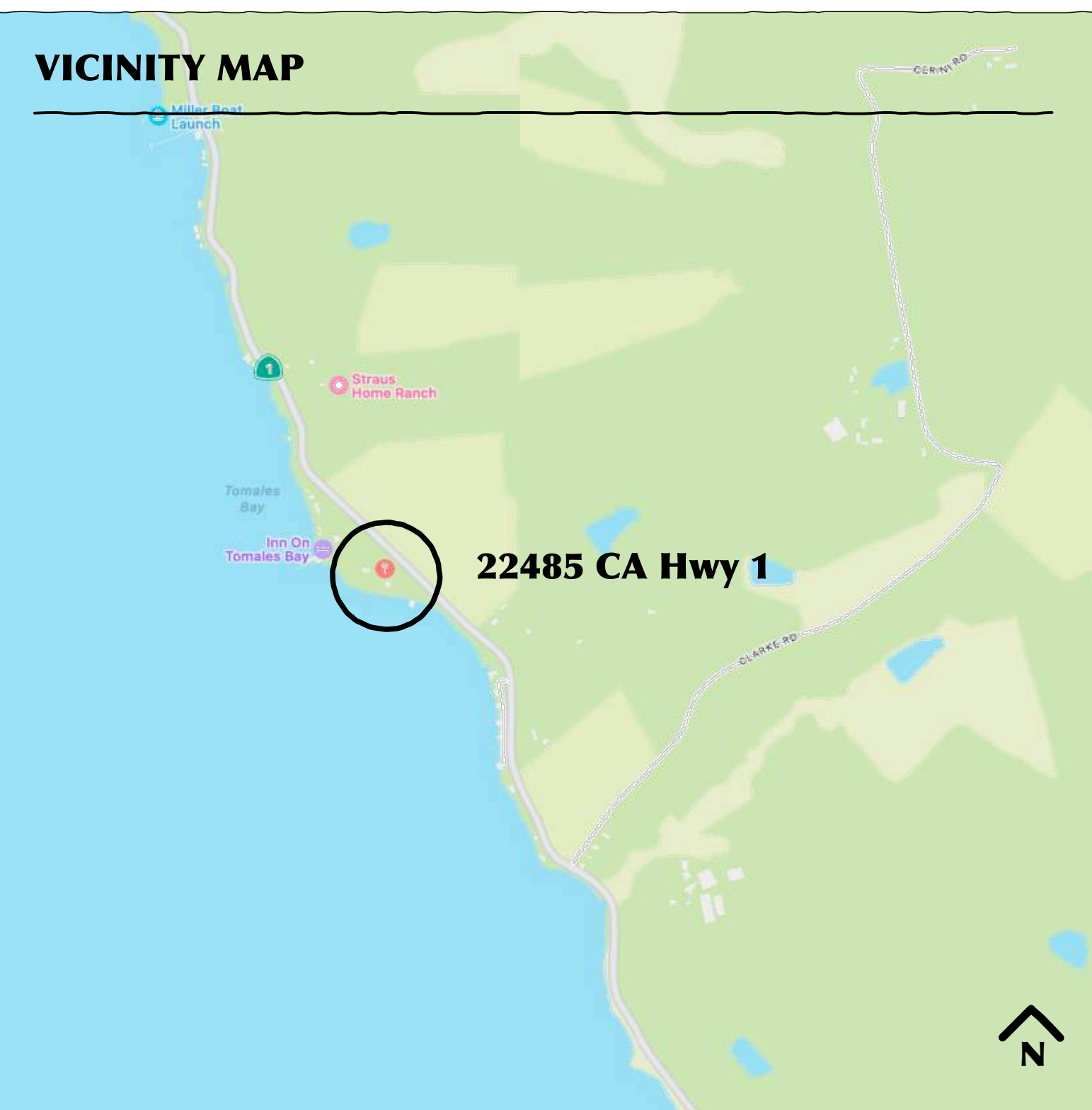
- A-0.1 COVER SHEET
- A-2.1 FULL SITE PLAN
- A-2.2 AREA OF WORK SITE PLAN
- A-2.3 GRADING PLAN
- A-3.1 MAIN LEVEL ARCHITECTURAL PLAN
- A-3.2 ROOF LEVEL ARCHITECTURAL PLAN
- A-3.3 STRUCTURAL LAYOUT
- A-4.1 SOUTH & WEST EXTERIOR ELEVATIONS
- A-4.2 NORTH & EAST EXTERIOR ELEVATIONS
- A-5.1 BUILDING SECTIONS
- A-5.2 BUILDING SECTIONS
- A-5.3 BUILDING SECTIONS
- A-7.1 DETAILS
- A-7.2 DETAILS

APPLICABLE CODES

- 2022 CA Building Code, (2019 IBC)
- 2022 CA Residential Code, (2019 IBC)
- 2022 CA Fire Code (2019 UFC)
- 2022 CA Plumbing Code (2019 UPC)
- 2022 CA Electrical Code (2019 NEC)
- 2022 CA Mechanical Code (2019 UMC)
- 2022 CA Energy Code
- San Anselmo municipal laws and/or regs.

PROJECT STATISTICS

Owners: LYNN AND RYAN ROBINETT
 Owner's Mailing Address: 22485 CA HWY 1, MARSHALL, CA
 Property Address: 22485 CA HWY 1, MARSHALL, CA
 Assessor's Parcel No.: 64 - 180 - 014
 Zoning: C-RSP : COASTAL RESIDENTIAL PLANNED
 Lot Area: TOTAL : 27,545 FT²
 B2M LAND : 16,773 FT²
 Existing Building Size: 1624 FT²
 Net Addition: 901 FT²
 Percentage Change: +55 %
 Existing FAR: 0.7 %
 Proposed FAR: 15.0 %
 Parking Spaces Existing: 7
 Parking Spaces Provided: 10
 Impervious Surface: EXISTING PROPOSED
 1,944 FT² (7%) 2,048 FT² (7%)
 Pervious Surface: 25,631 FT² (93%) 25,497 FT² (93%)



Consultant

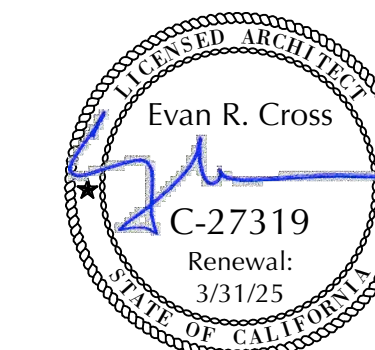
Project Title

ROBINETT PROPERTY & RESIDENCE

at 22485 Highway 1
 Marshall, California

A.P.N. 104-180-014

Seal of the Architect



Date Signed

Sep 16, 2024

Project Number

2406

Plot Date

Sep 16, 2024

Revisions:

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2	9/16/24	Rev./Sup. Planning Submittal

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Scale

N.T.S.

Sheet Title

Cover Sheet

Sheet Number

A0.1

Sheet 1 in a series of 14

Consultant

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Scale

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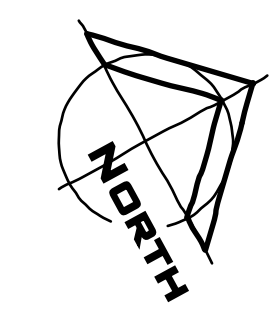
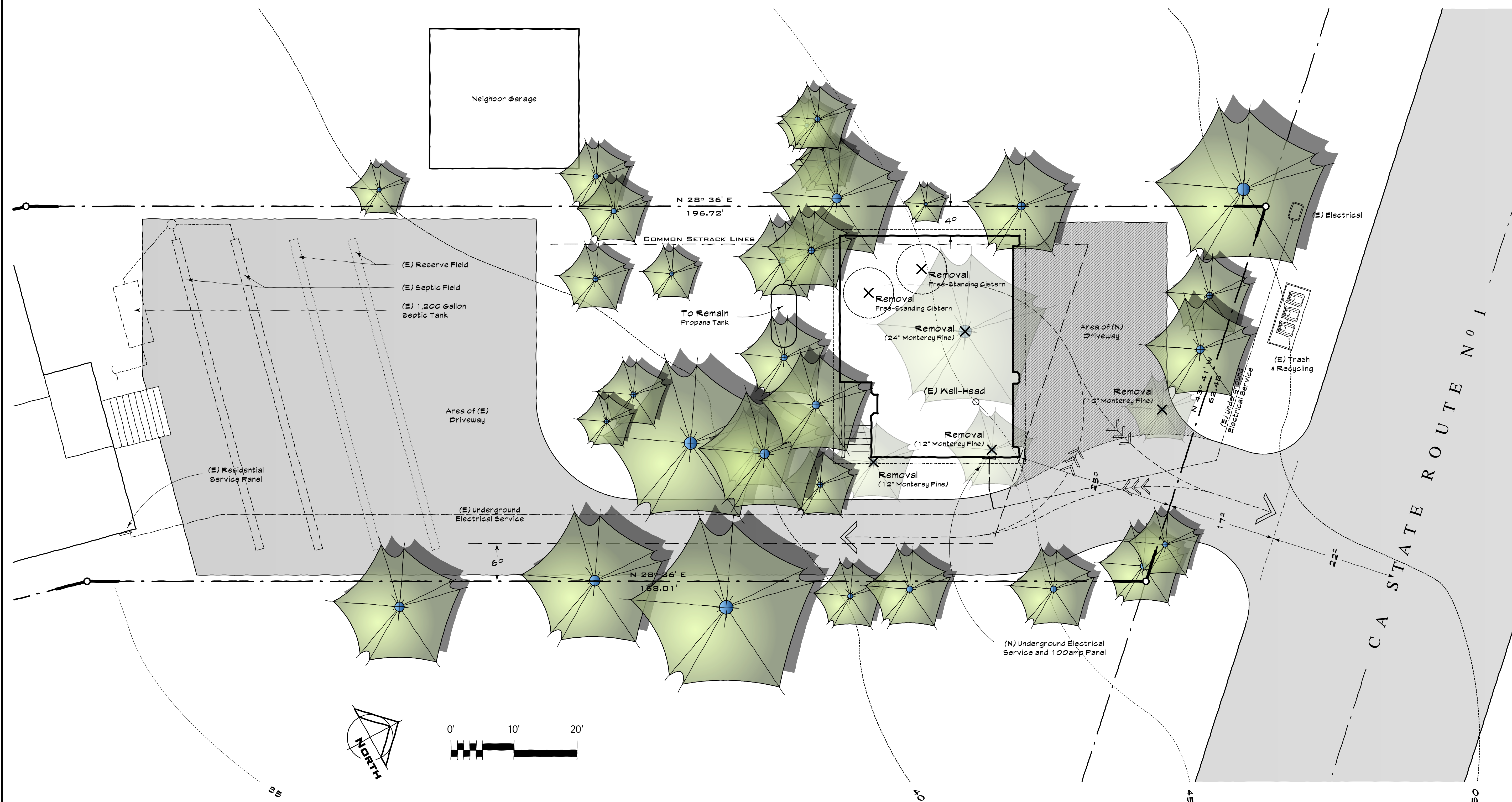
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Partial Site Plan

Sheet Number

A-2.2

Sheet in a series of 14



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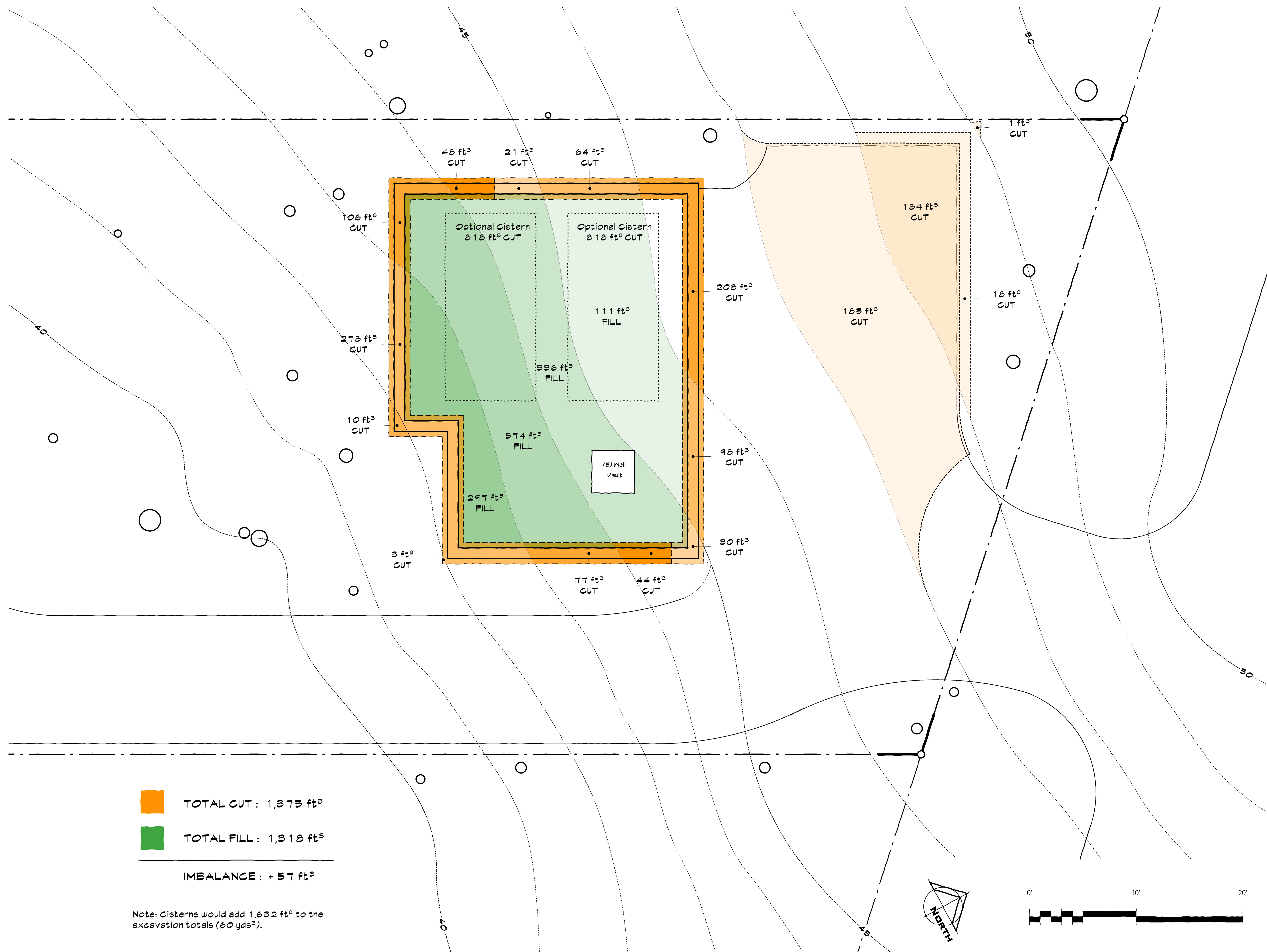
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Grading Plan

Sheet Number

A-2.3

Sheet 4 in a series of 14



SHEET NOTES

Consultant

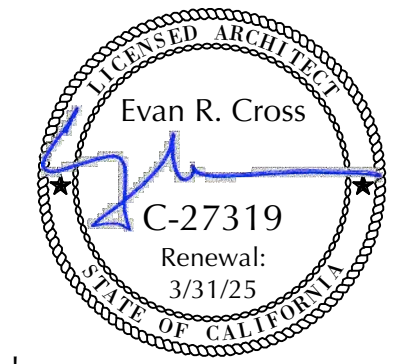
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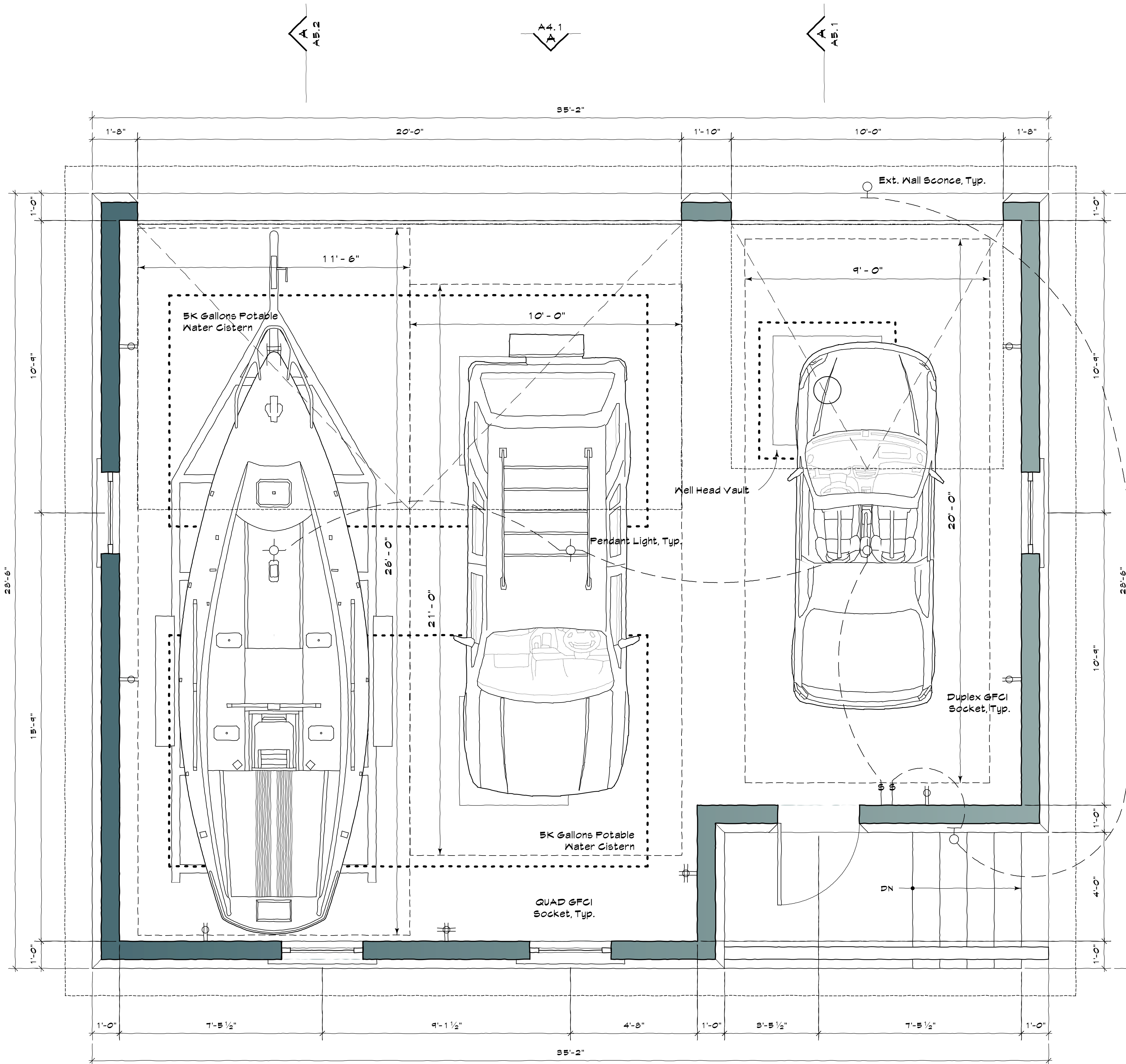
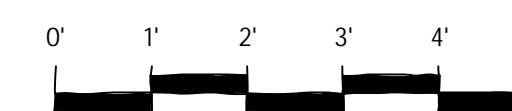
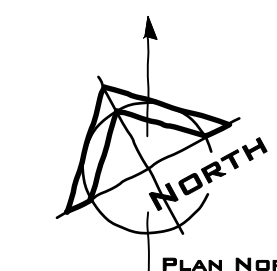
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ORIENTATION



Scale

1/2" = 1'-0"

Sheet Title

Floor Plan

Sheet Number

A-3.1

Sheet 5 in a series of 14

SHEET NOTES

Consultant

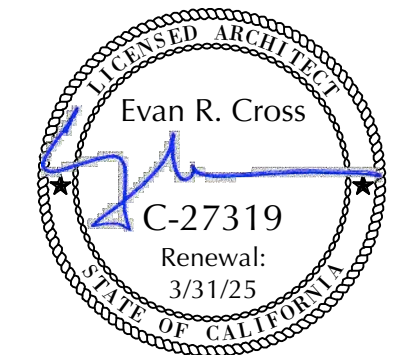
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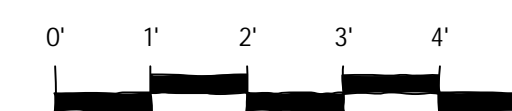
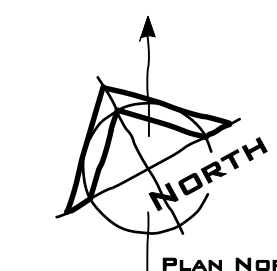
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ORIENTATION



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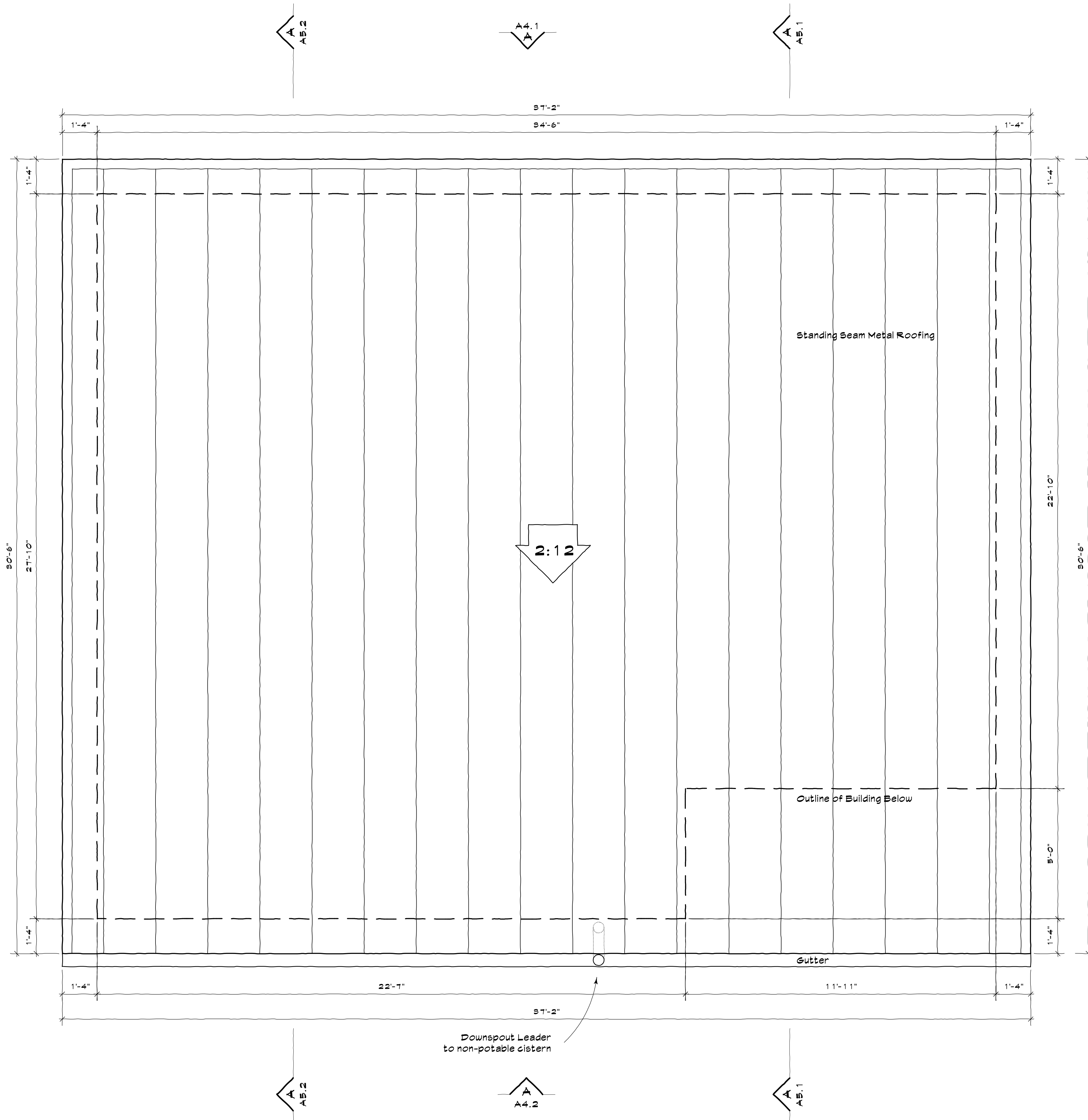
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Roof Plan

Sheet Number

A-3.2

Sheet 6 in a series of 14



Consultant

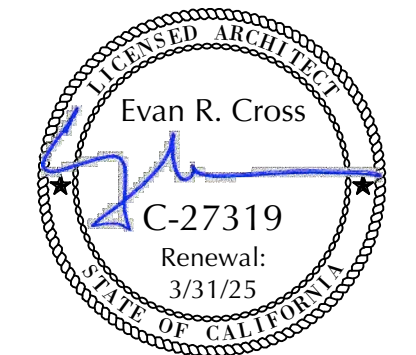
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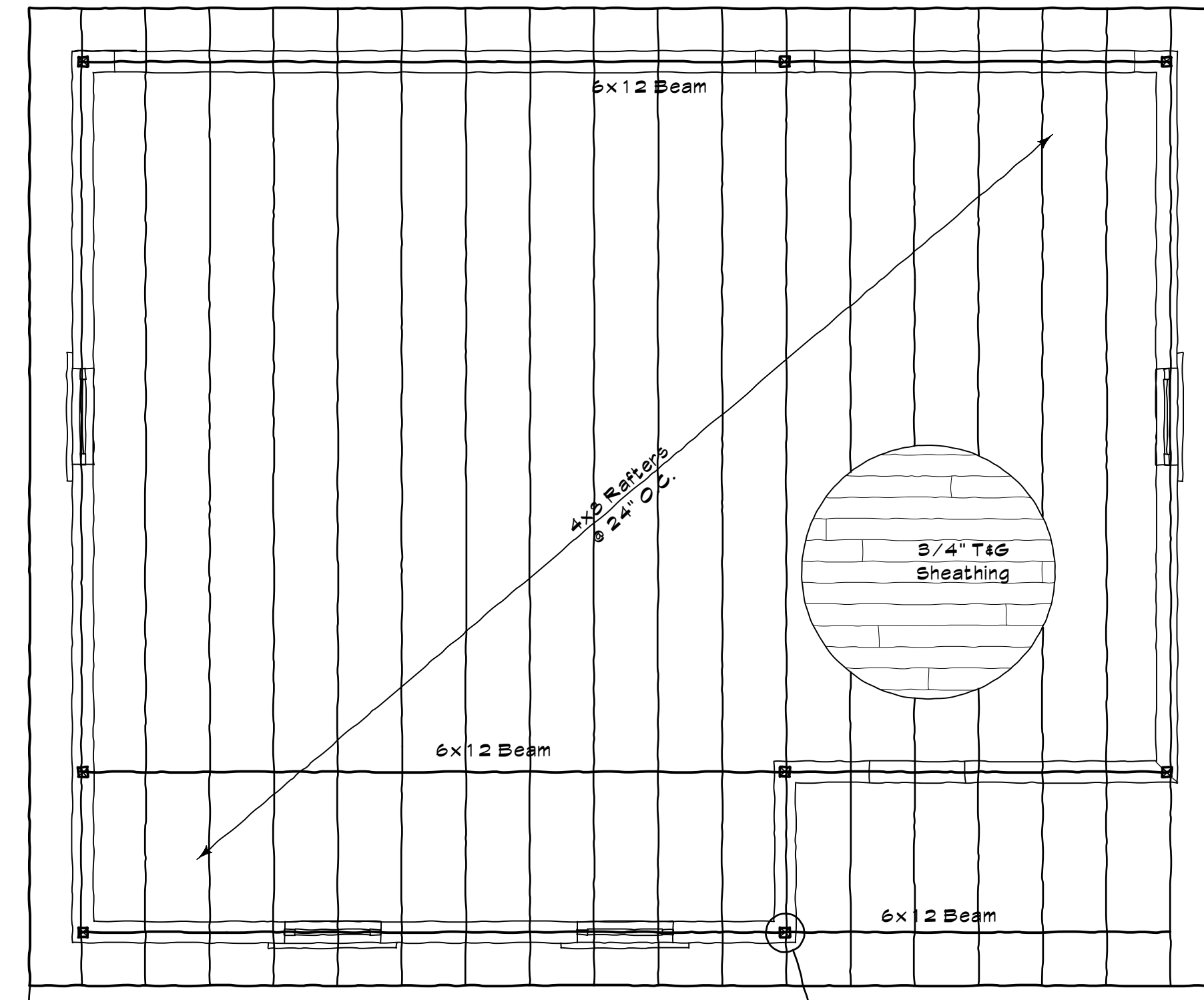
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Structural Layout

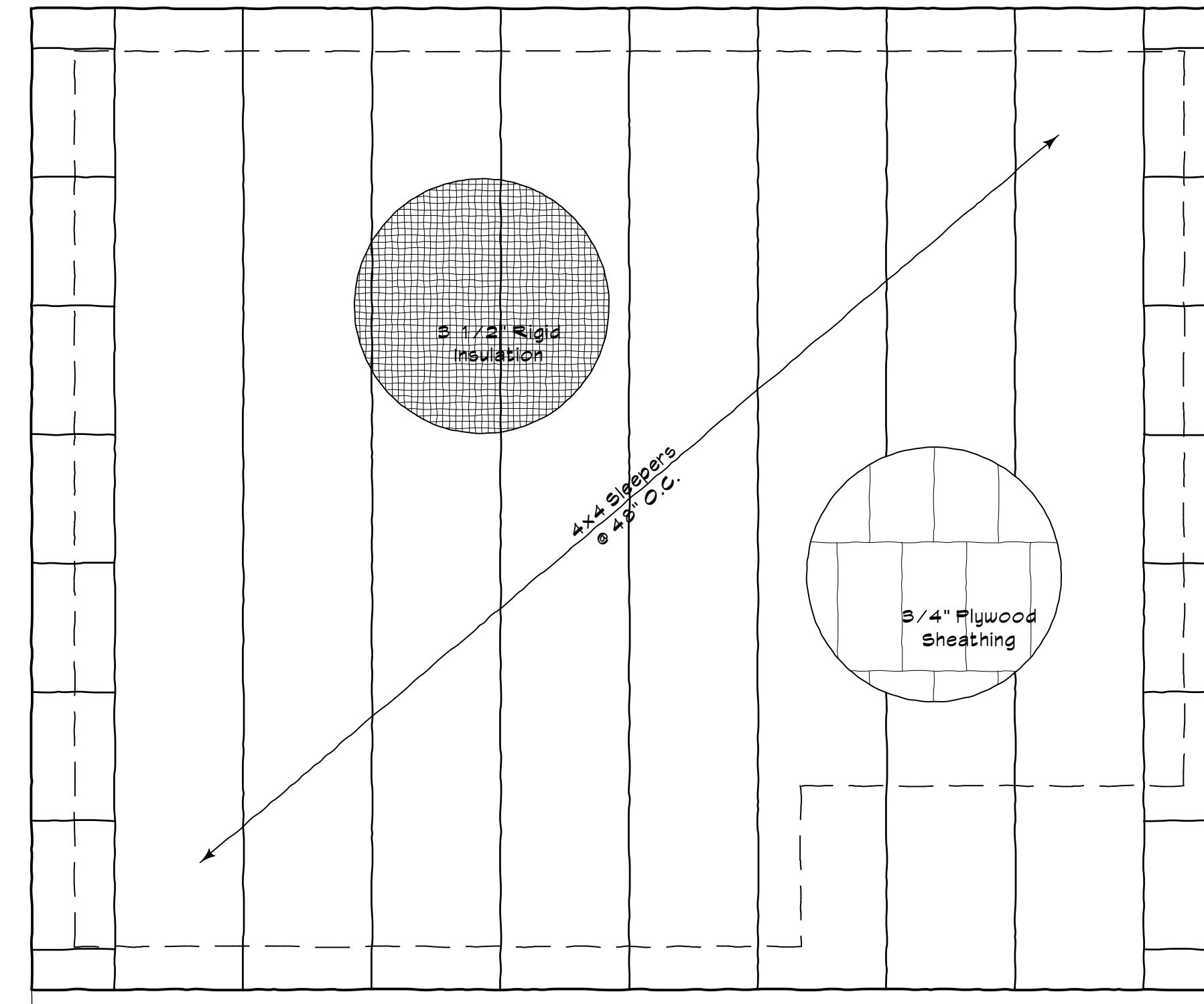
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Sheet 7 in a series of 14



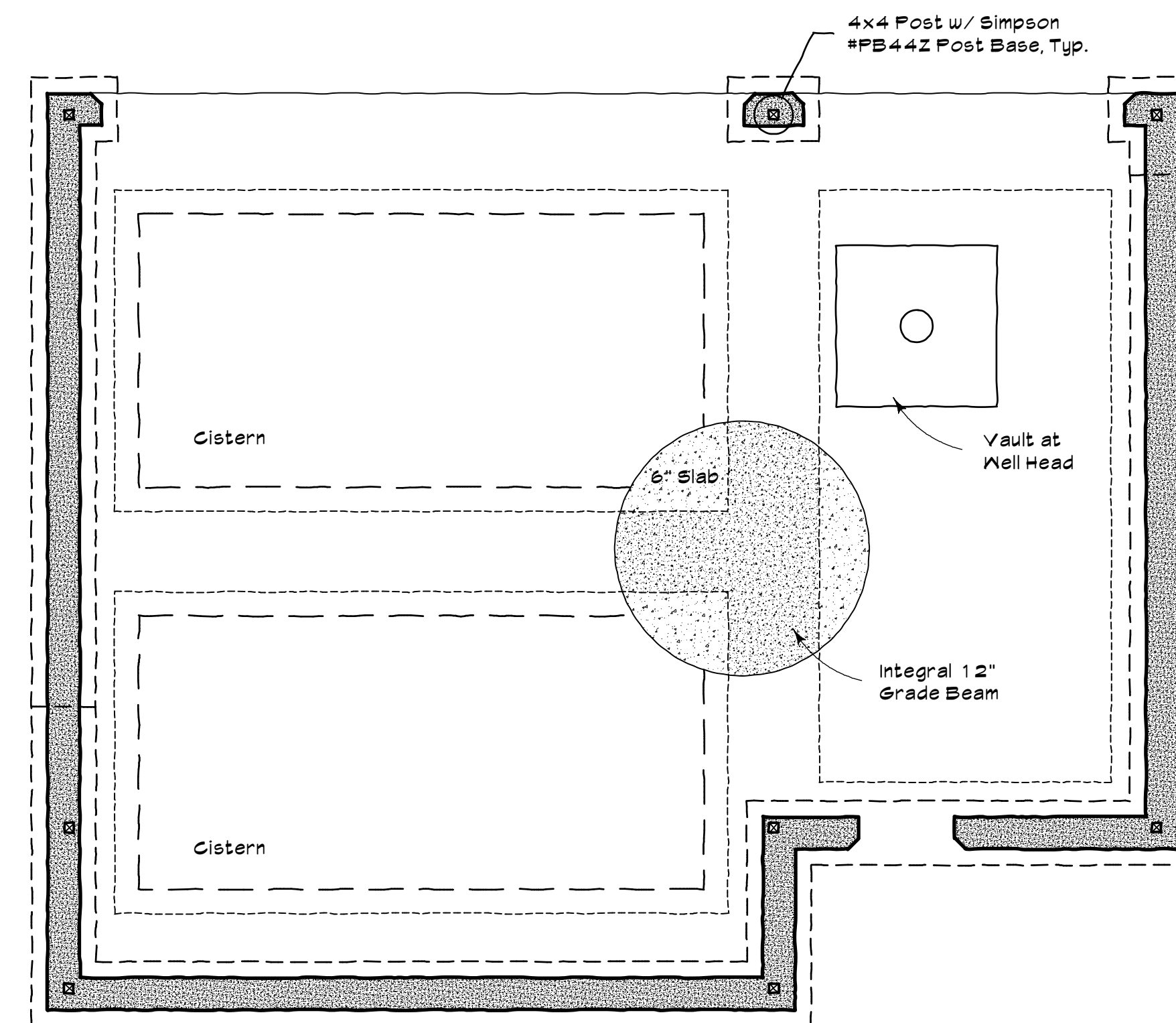
FRAMING PLAN



ROOFING PLAN

NOTES:

- All plywood nailing to be 8" O.C.



FOUNDATION PLAN

Consultant

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Sheet Title

Exterior Elevations

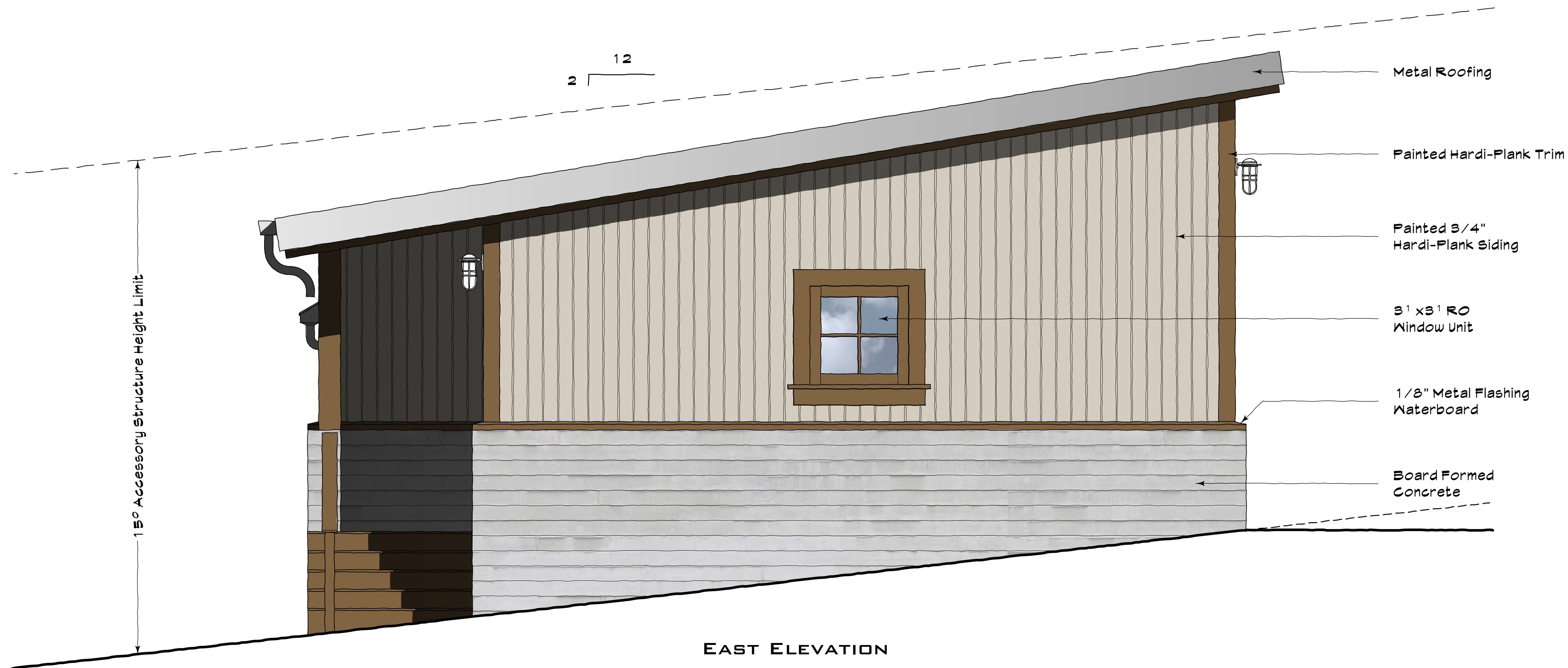
Sheet Number

A-4.1

Sheet 8 in a series of 14



NORTH ELEVATION



EAST ELEVATION

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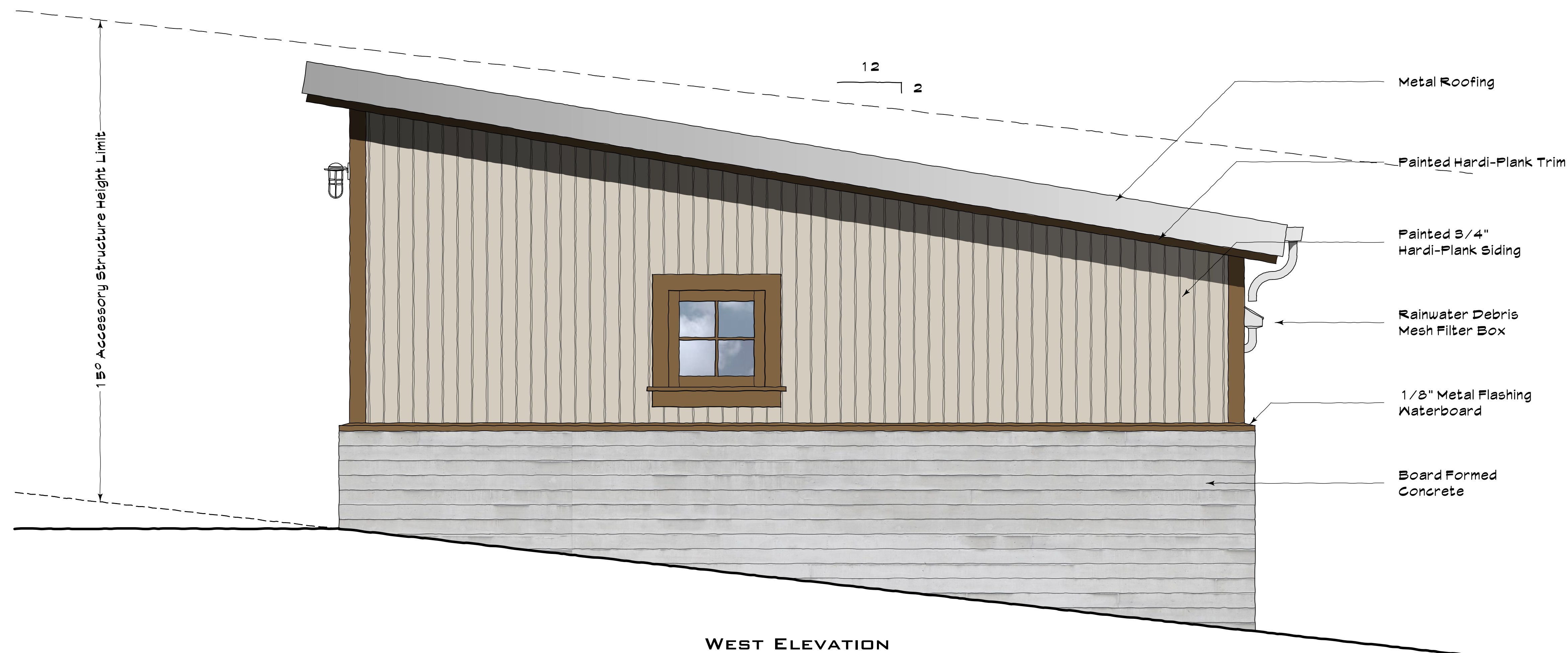
Sheet Number

A-4.2

Sheet 9 in a series of 14



SOUTH ELEVATION



WEST ELEVATION

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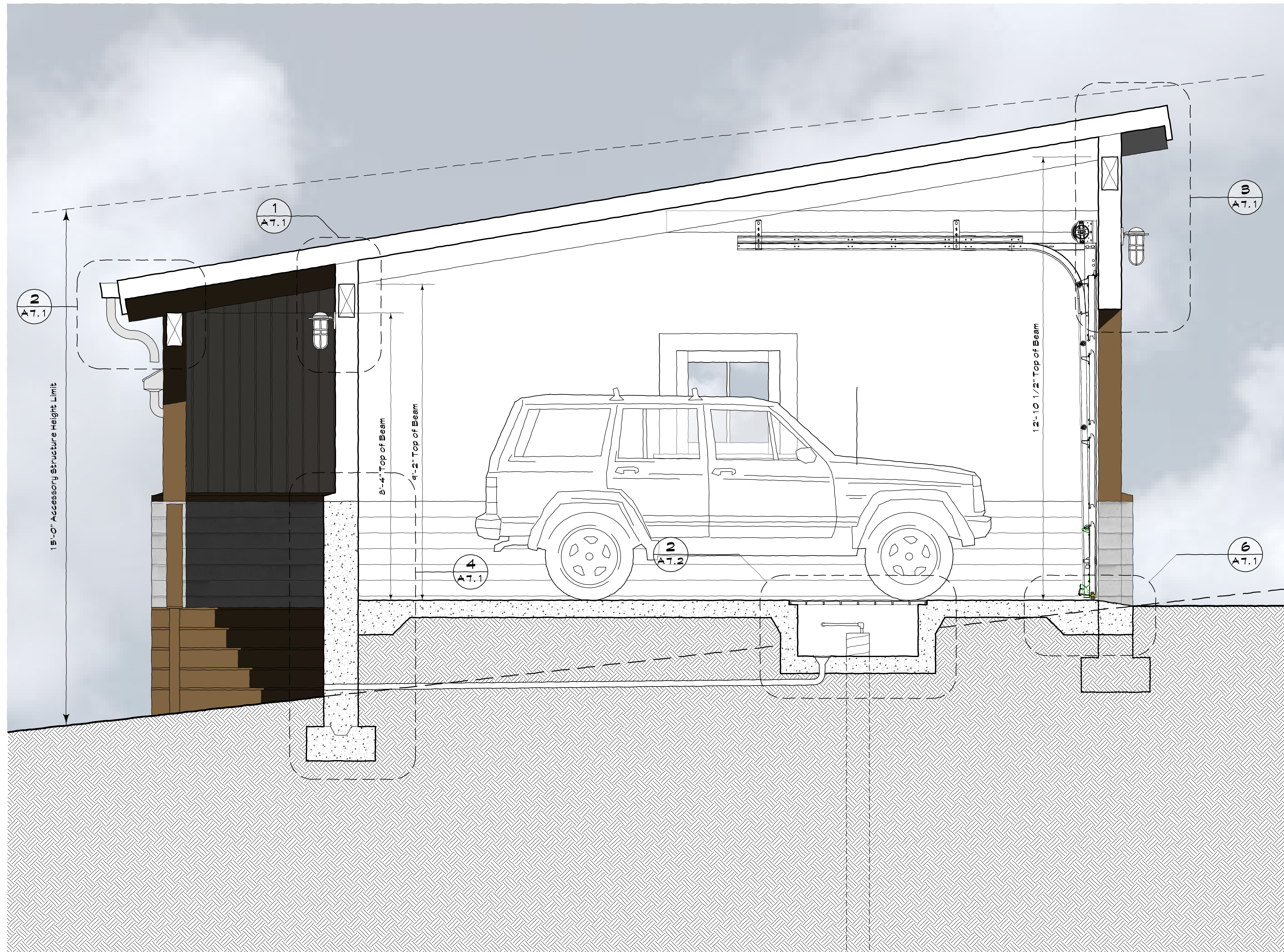
Sheet Title

Building Section

Sheet Number

A-5.1

Sheet 10 in a series of 14



A : BUILDING CROSS SECTION AT EXISTING WELL HEAD LOCATION

Consultant

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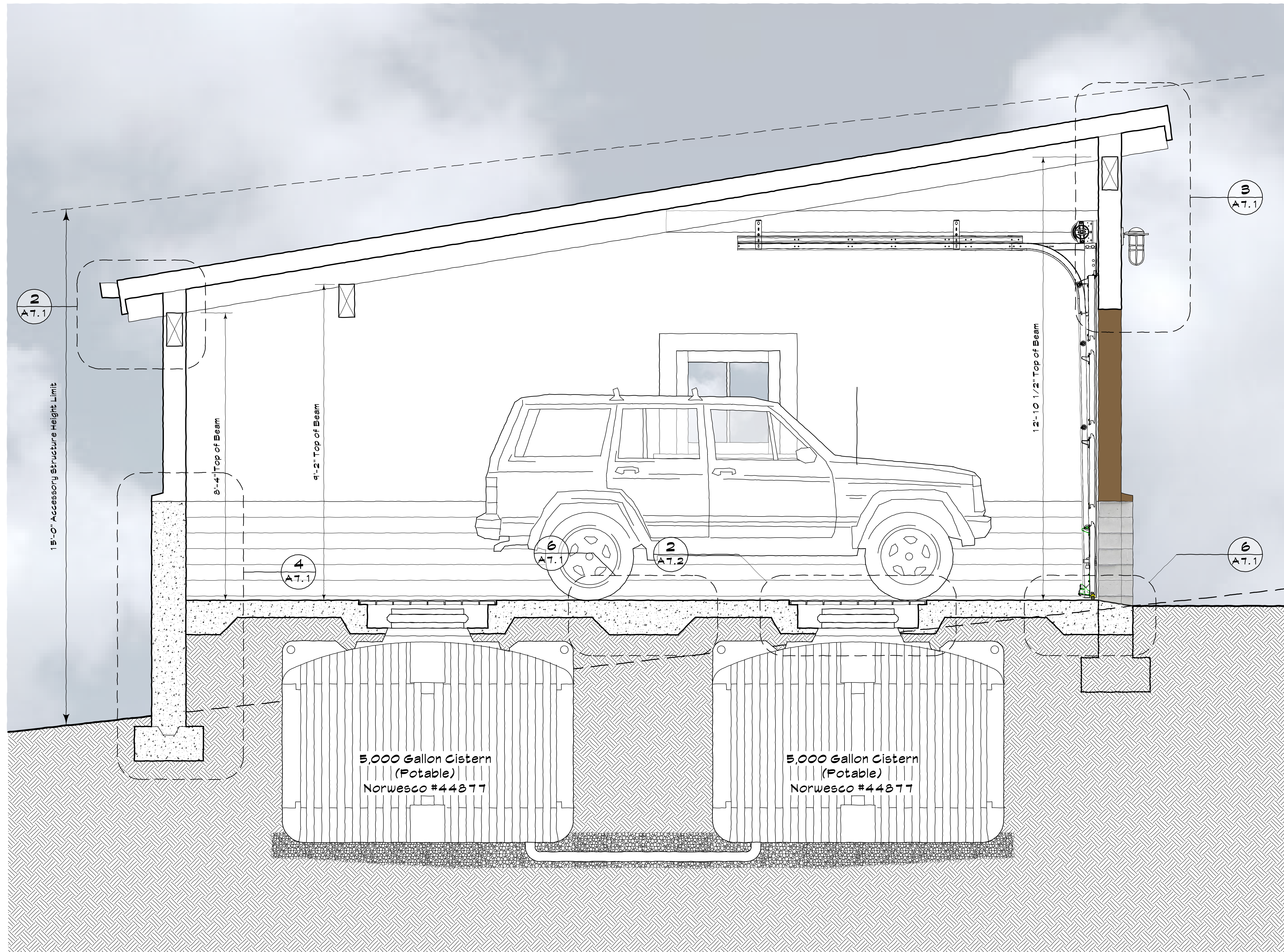
Sheet Title

Building Section

Sheet Number

A-5.2

Sheet 11 in a series of 14



A : BUILDING CROSS SECTION AT CISTERNS LOCATION

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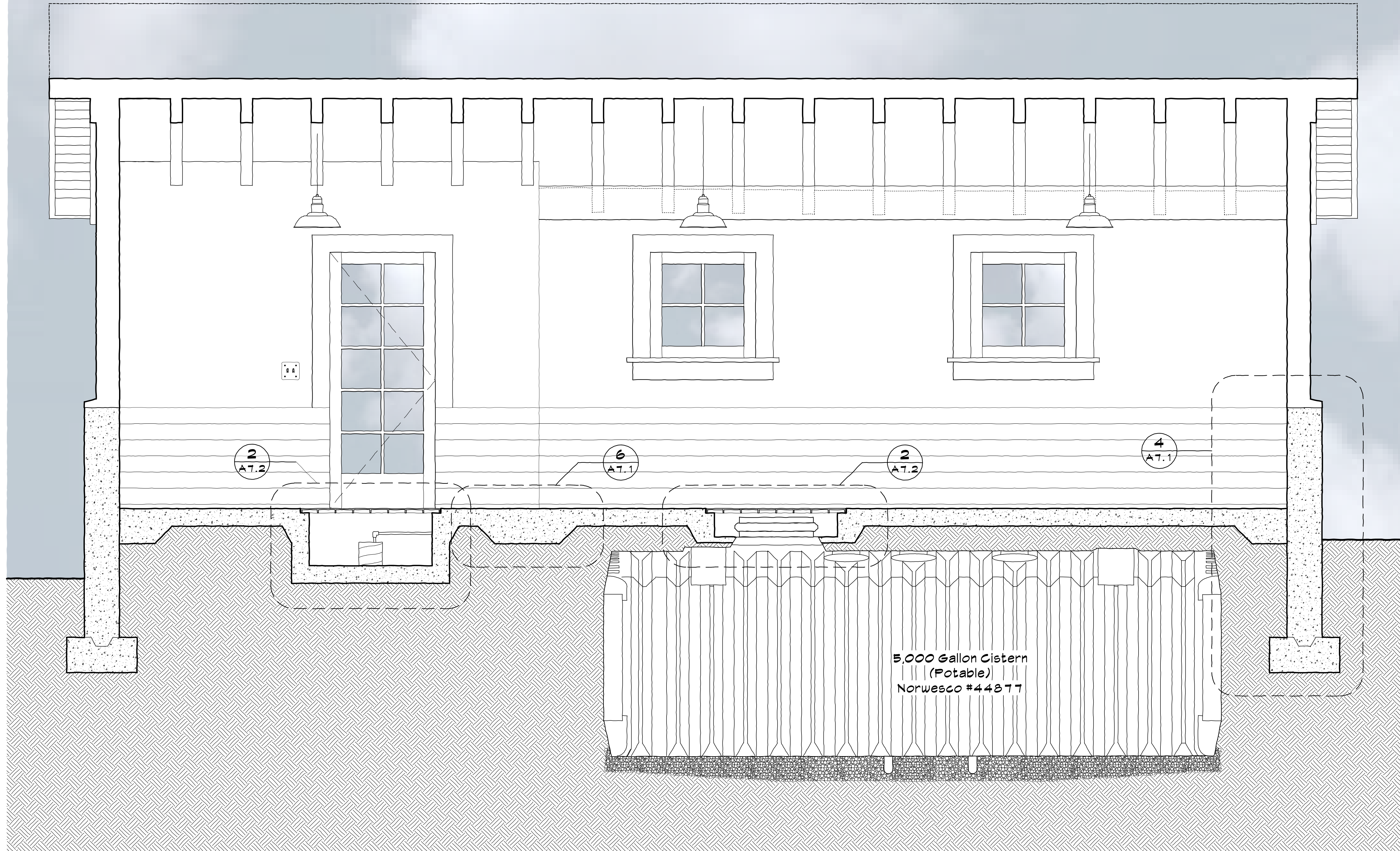
Sheet Title

Building Section

Sheet Number

A-5.3

Sheet 12 in a series of 14



A : BUILDING LONGITUDINAL SECTION

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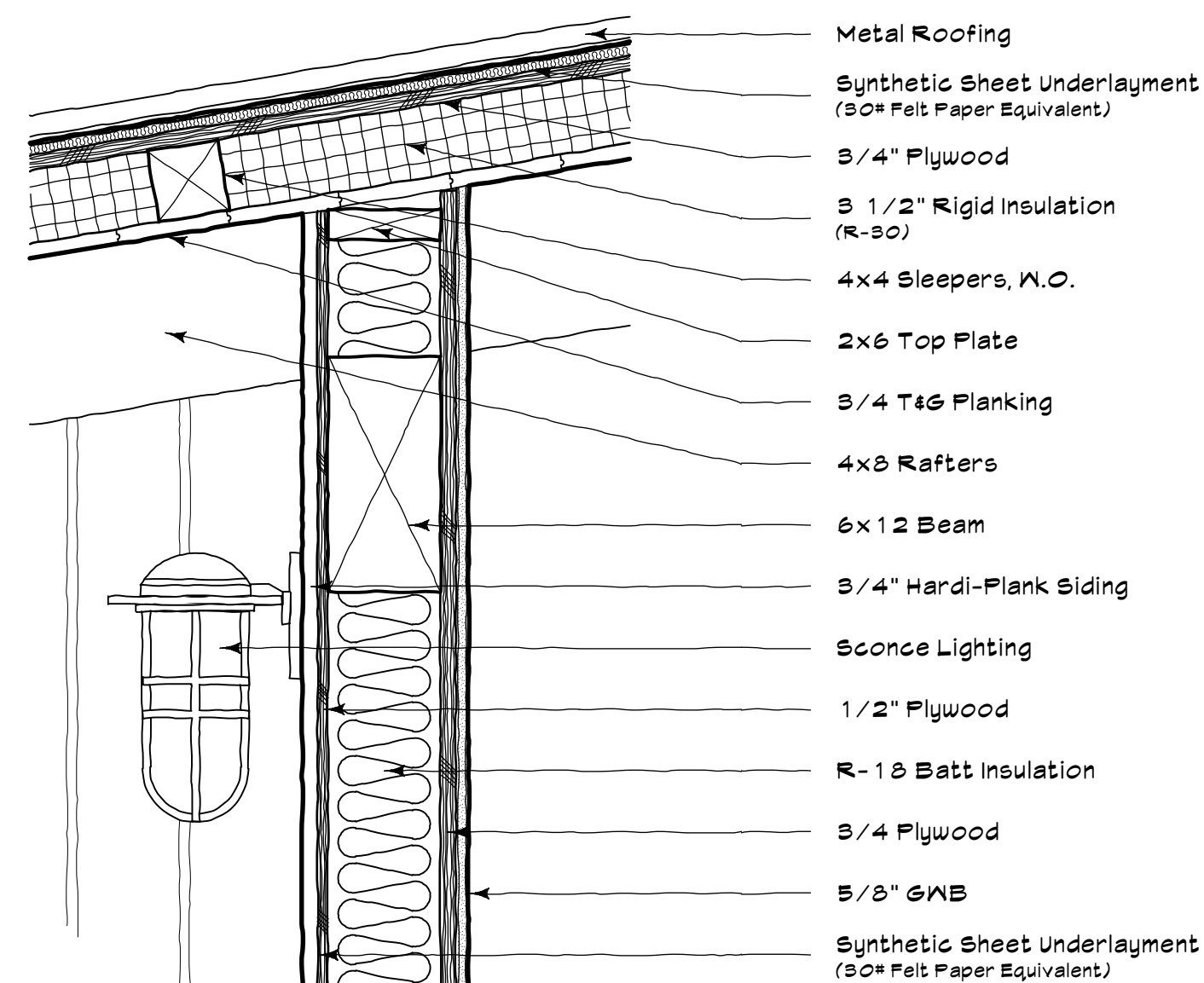
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Details

Sheet Number

A-7.1

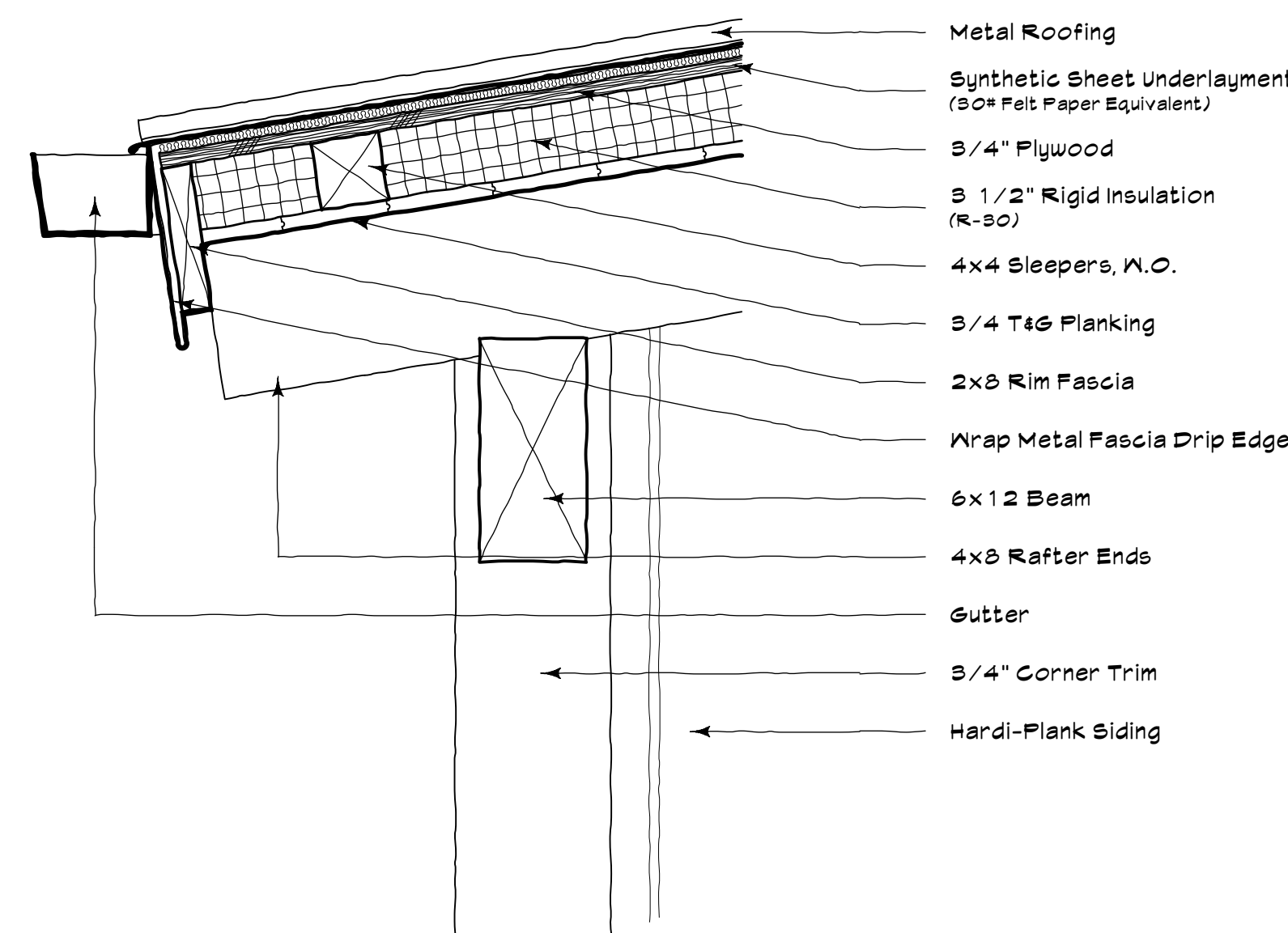
Sheet 13 in a series of 14



- Metal Roofing
- Synthetic Sheet Underlayment (50# Felt Paper Equivalent)
- 3/4" Plywood
- 3 1/2" Rigid Insulation (R-50)
- 4x4 Sleepers, N.O.
- 2x6 Top Plate
- 3/4" T&G Flanking
- 4x8 Rafter Ends
- 6x12 Beam
- 3/4" Hardi-Plank Siding
- Sconce Lighting
- 1/2" Plywood
- R-18 Batt Insulation
- 3/4 Plywood
- 5/8" G&B
- Synthetic Sheet Underlayment (50# Felt Paper Equivalent)

INTERSTITIAL BEAM SECTION

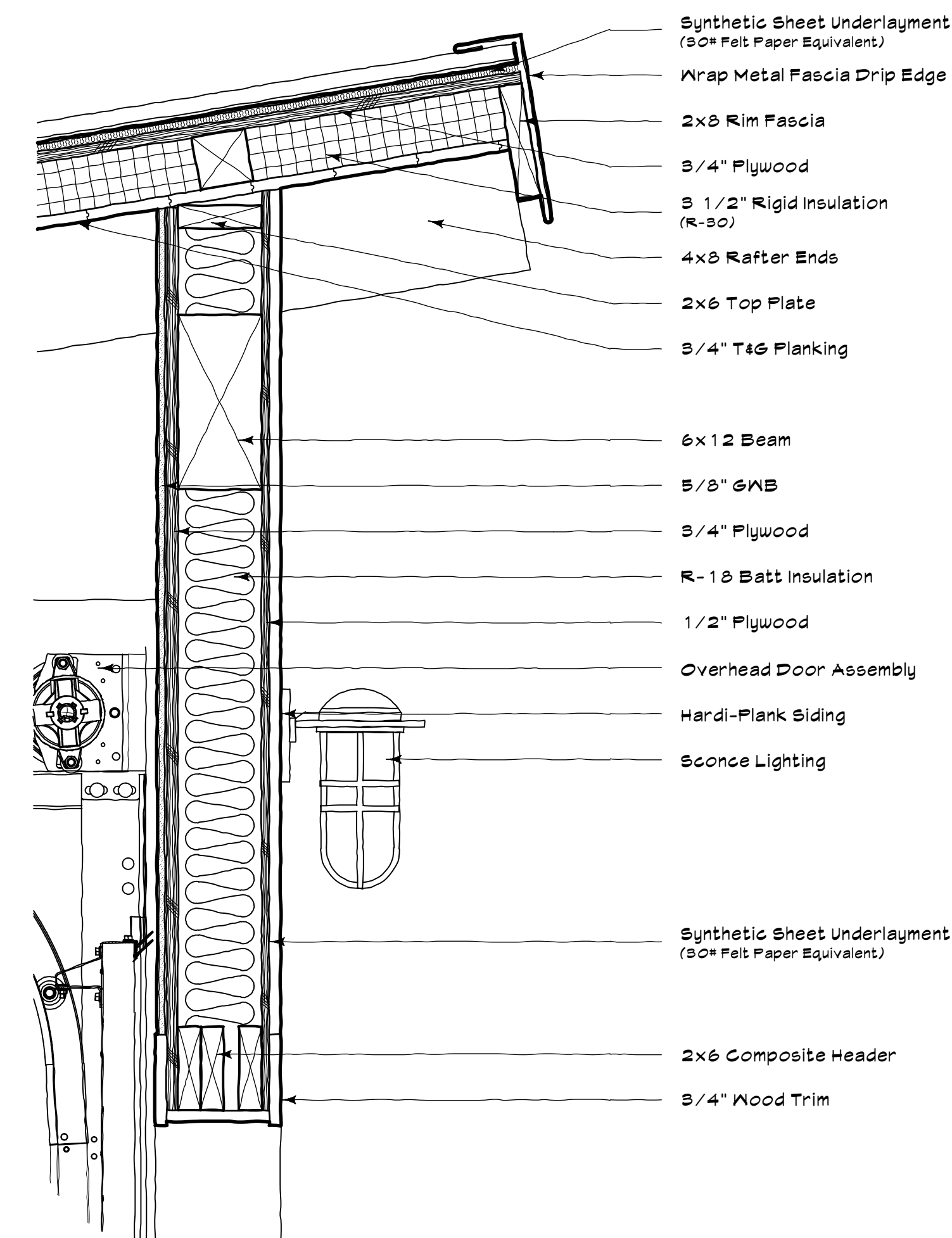
1



- Metal Roofing
- Synthetic Sheet Underlayment (50# Felt Paper Equivalent)
- 3/4" Plywood
- 3 1/2" Rigid Insulation (R-50)
- 4x4 Sleepers, N.O.
- 3/4" T&G Flanking
- 2x8 Rim Fascia
- Wrap Metal Fascia Drip Edge
- 6x12 Beam
- 4x8 Rafter Ends
- Gutter
- 3/4" Corner Trim
- Hardi-Plank Siding

LOWER EAVE AND BEAM SECTION

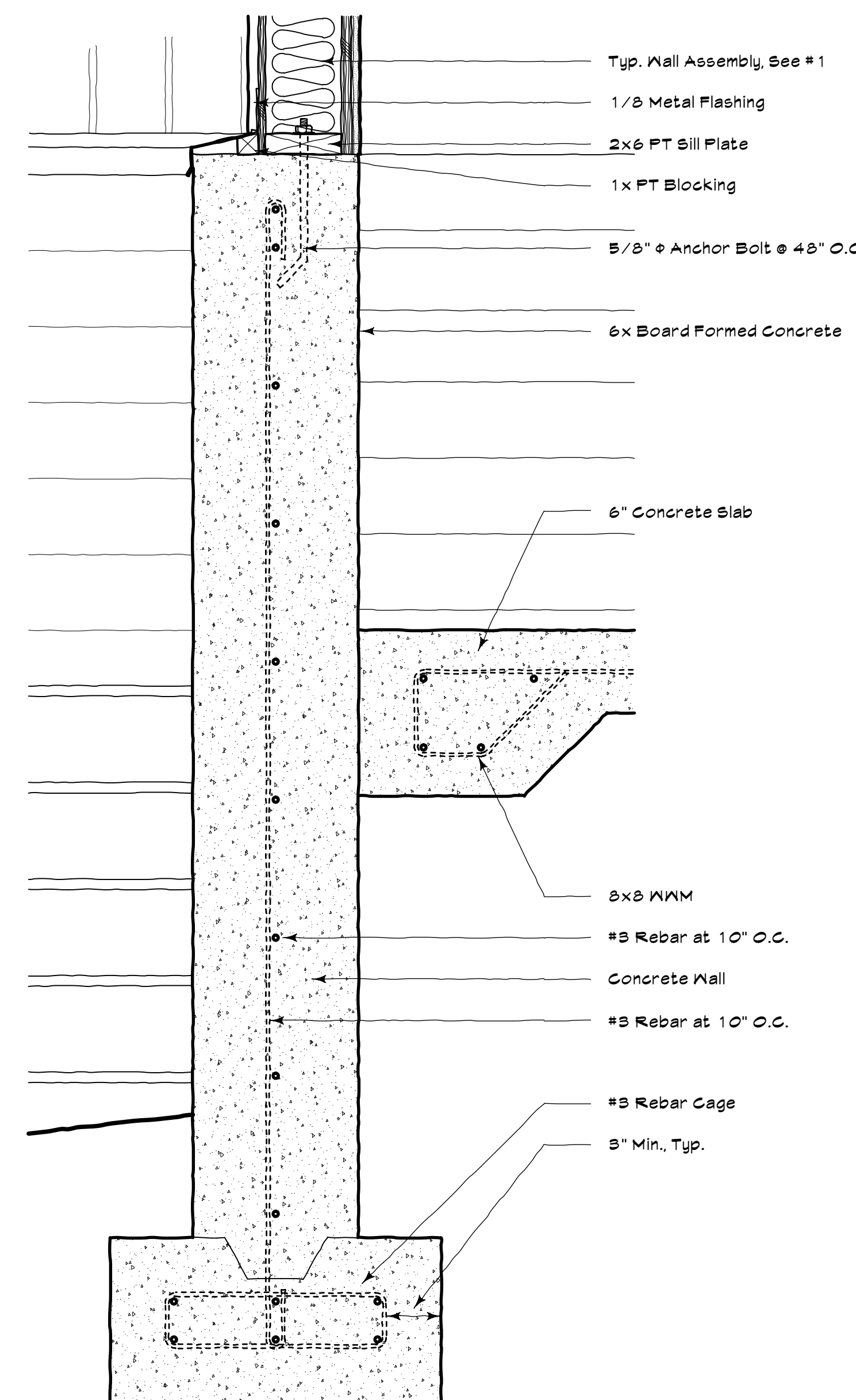
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- Synthetic Sheet Underlayment (50# Felt Paper Equivalent)
- Wrap Metal Fascia Drip Edge
- 2x8 Rim Fascia
- 3/4" Plywood
- 3 1/2" Rigid Insulation (R-50)
- 4x8 Rafter Ends
- 2x6 Top Plate
- 3/4" T&G Flanking
- 6x12 Beam
- 5/8" G&B
- 3/4" Plywood
- R-18 Batt Insulation
- 1/2" Plywood
- Overhead Door Assembly
- Hardi-Plank Siding
- Sconce Lighting
- Synthetic Sheet Underlayment (50# Felt Paper Equivalent)
- 2x6 Composite Header
- 3/4" Wood Trim

UPPER EAVE AND BEAM SECTION

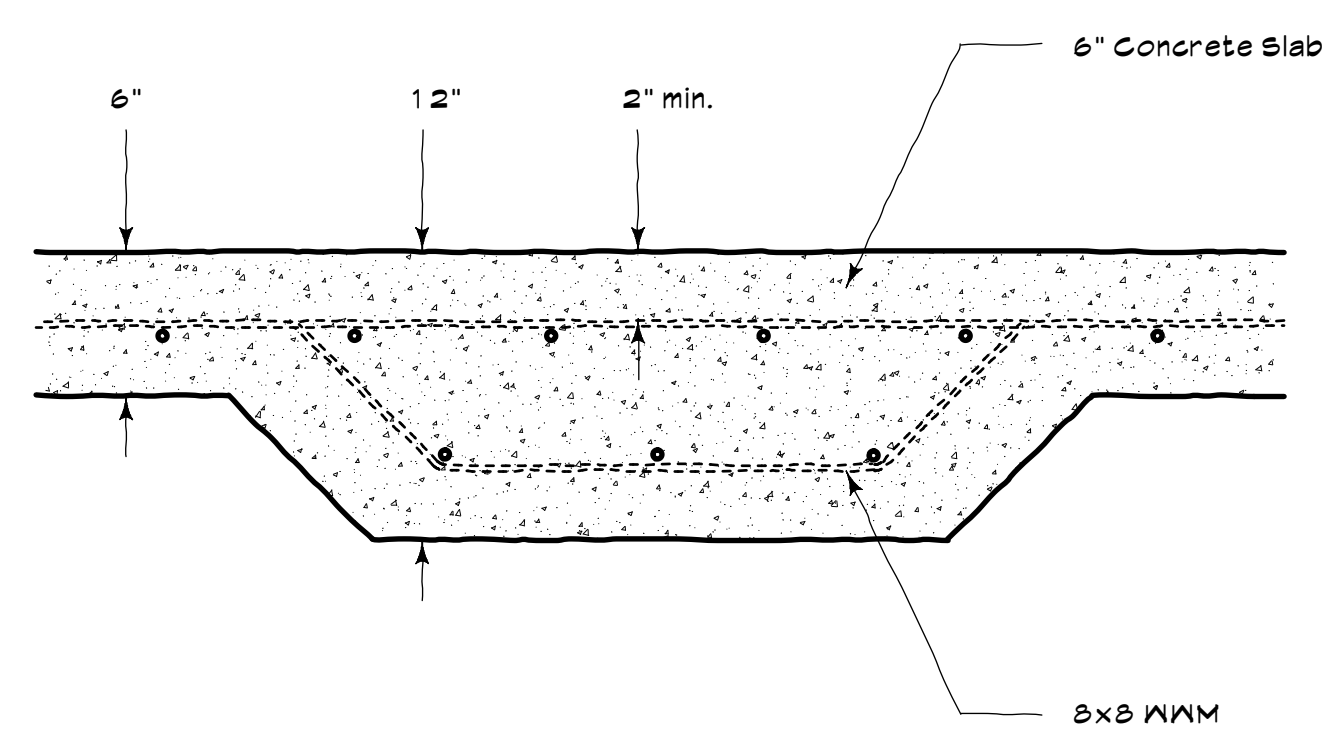
3



- Typ. Wall Assembly, See #1
- 1/2" Metal Flashing
- 2x6 FT Sill Plate
- 1x FT Blocking
- 5/8" ø Anchor Bolt @ 48" O.C.
- 6x Board Formed Concrete
- 6" Concrete Slab
- 8x8 W/M
- #3 Rebar at 10" O.C.
- Concrete Wall
- #3 Rebar at 10" O.C.
- #3 Rebar Cage
- 3" Min., Typ.

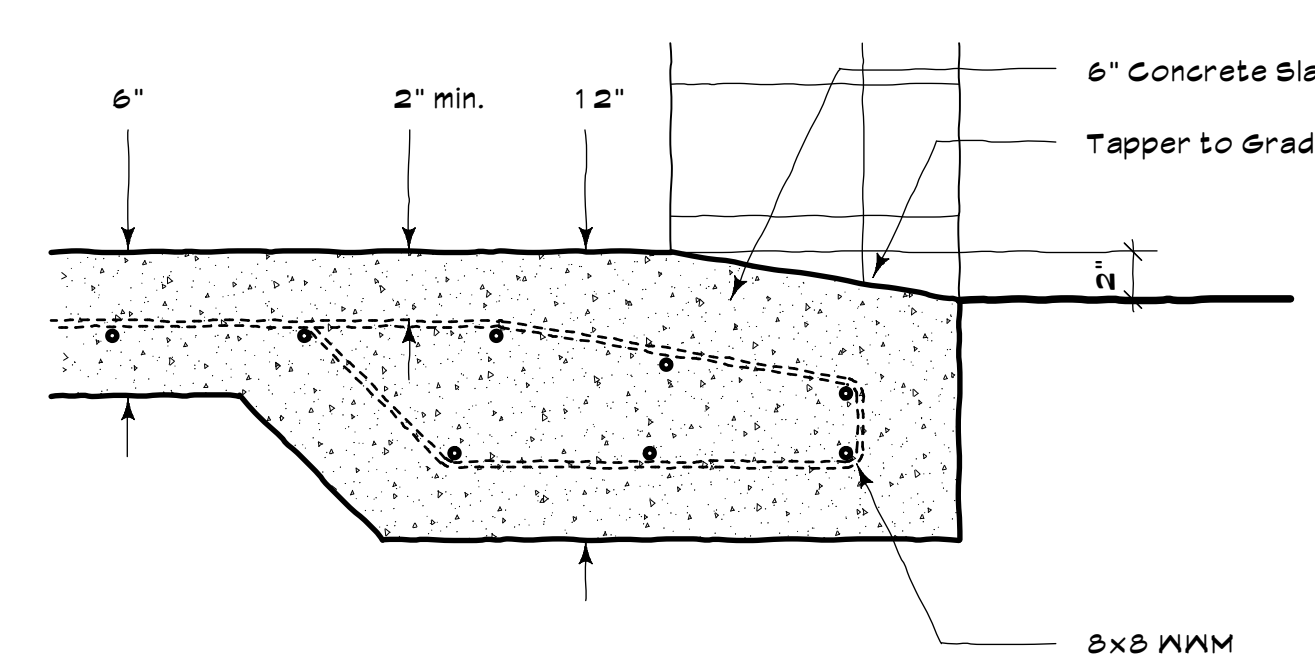
COMMON PERIMETER FOUNDATION SECTION

4



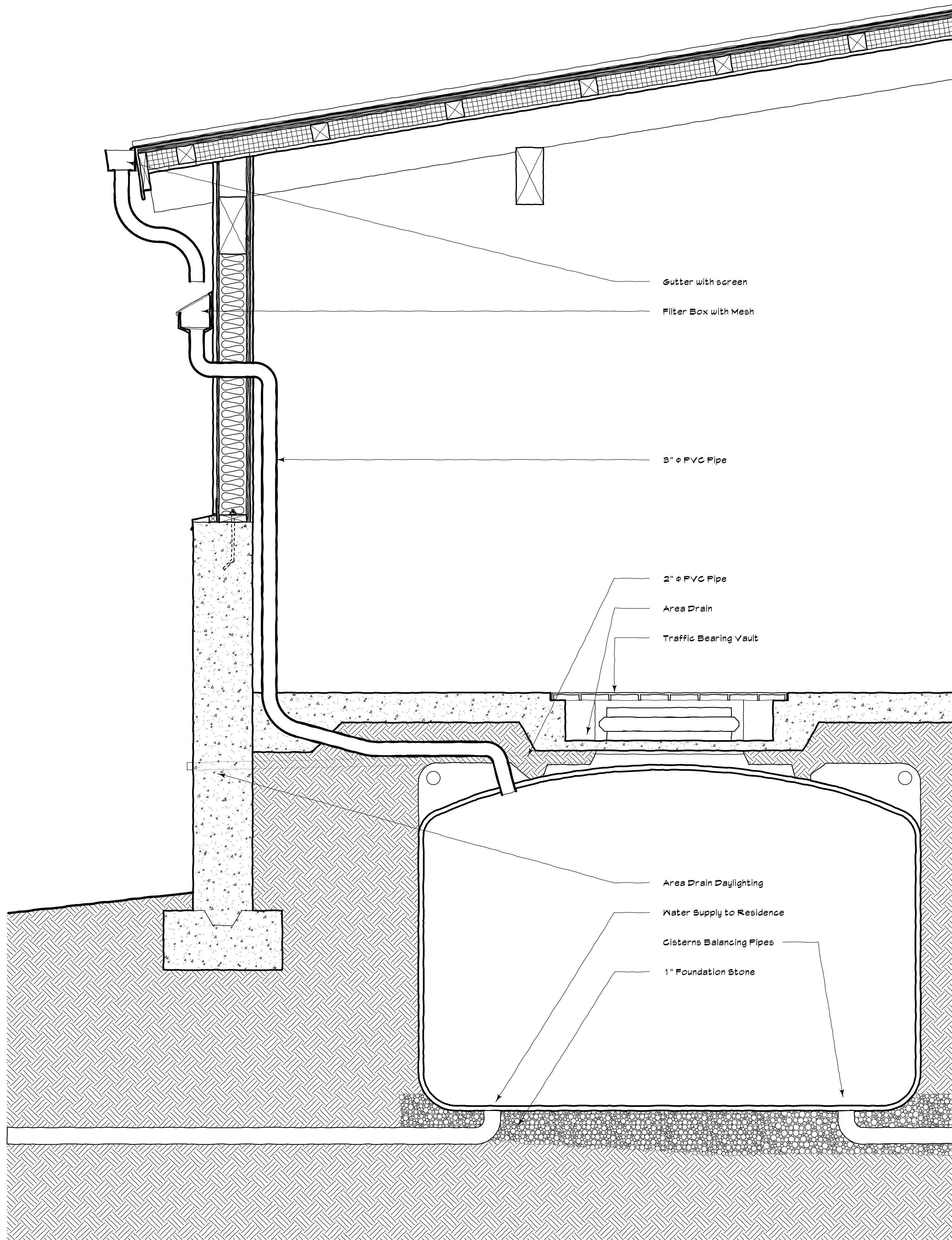
INTEGRATED GRADE BEAM / SLAB SECTION

5



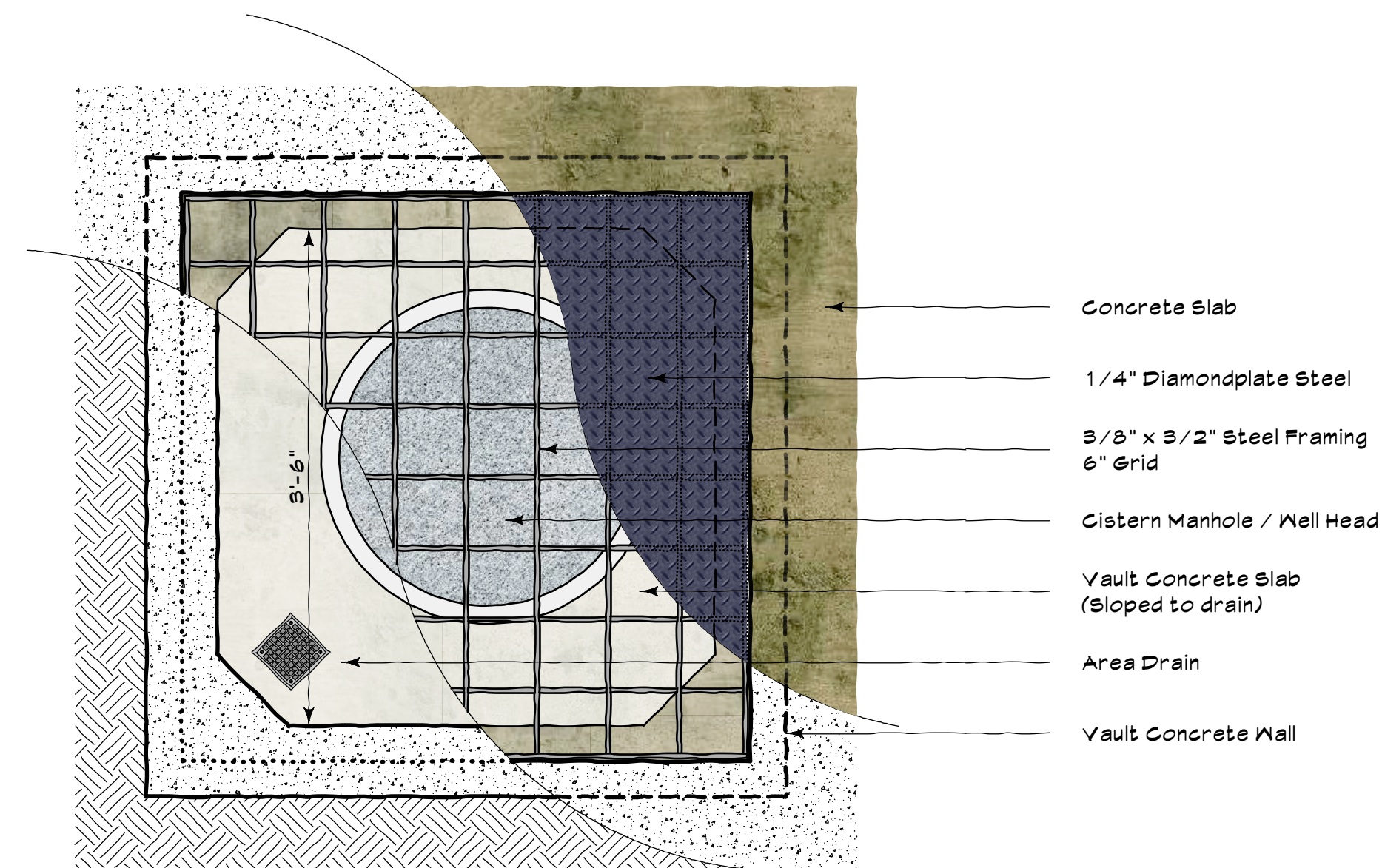
OH DOOR GRADE BEAM AND SLAB SECTION

6



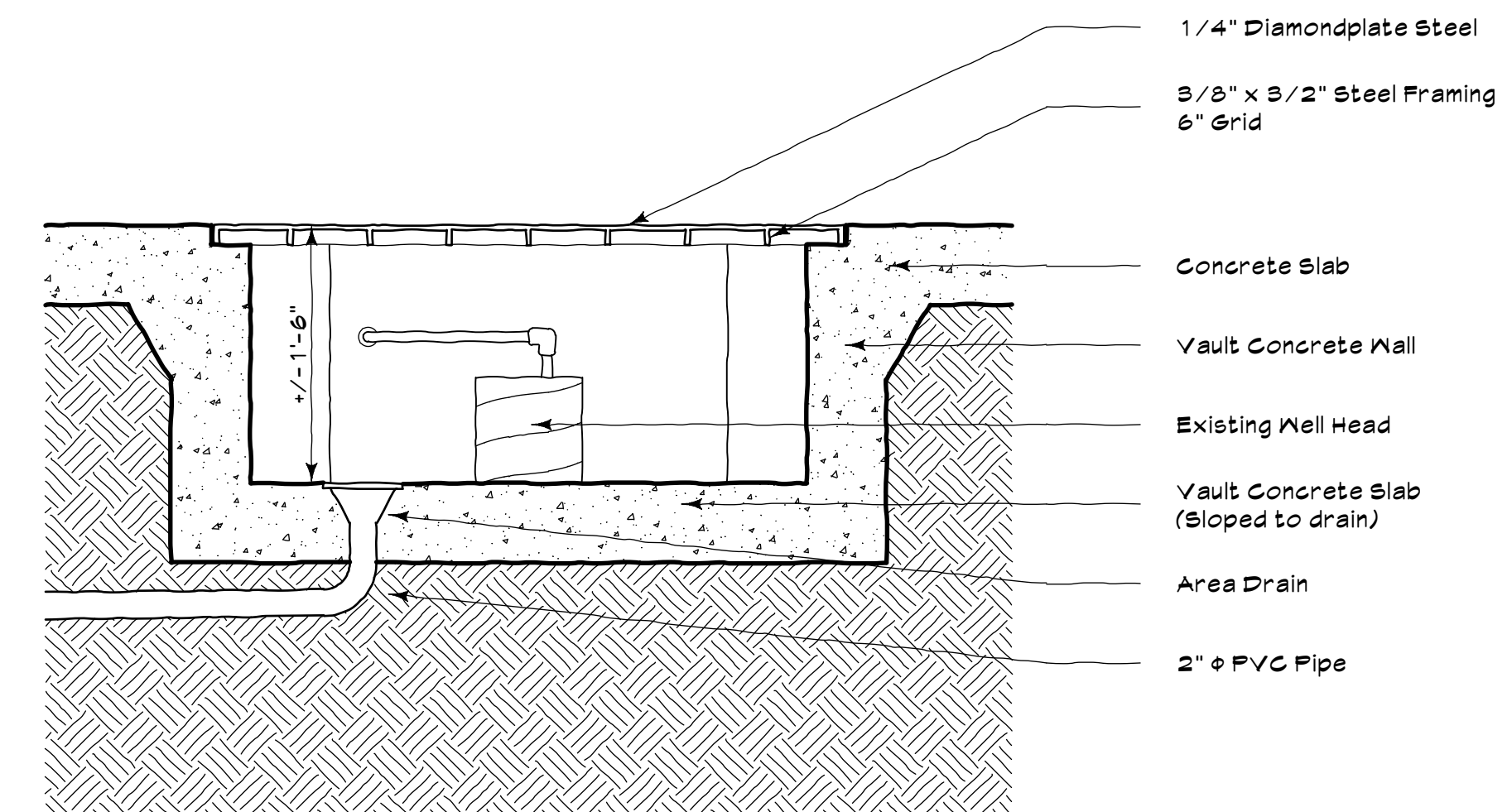
SECTION AT RAIN HARVESTING AND CISTERN SYSTEM

3



PLAN AT TYPICAL VAULT

1



SECTION AT EXISTING WELL HEAD VAULT

2

Consultant

Project Title

**ROBINETT
PROPERTY
&
RESIDENCE**

at 22485 Highway 1
Marshall, California

A.P.N. 104-180-014

Seal of the Architect



Date Signed

Sep 16, 2024

Project Number

2406

Plot Date

Sep 16, 2024

Revisions:

No.	Date	Description
1	8/1/24	Planning Application
2	9/16/24	Rev./Sup. Planning Submittal

Issue Date

September 16, 2024

Issues:

No.	Date	Description
1	8/1/24	Planning Application
2	9/16/24	Rev./Sup. Planning Submittal

Scale

1" = 1'-0"

Sheet Title

Details

Sheet Number

A-7.2

Sheet 14 in a series of 14