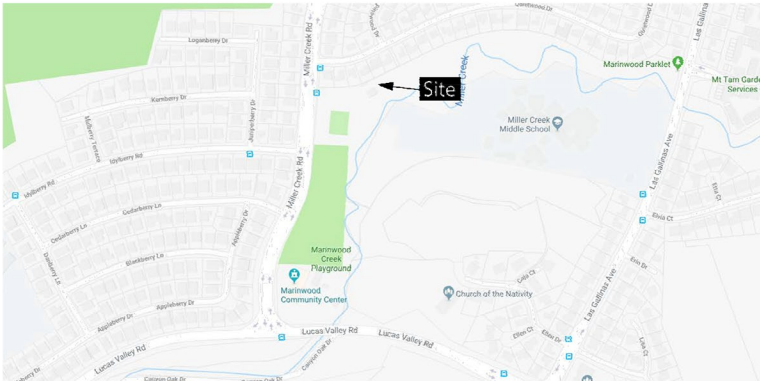




07 SATTELITE PHOTO



06 VICINITY MAP

Building Area Totals:	Existing:	New:	Difference:
Conditioned Building:	2,000 sf	1,200 sf	-800 sf
Covered Storage:	0 sf	1,300 sf	+1,300 sf
Fenced Yard Area:	1,610 sf	1,960 sf	+350 sf
Unenclosed Work Area:	935 sf	0 sf	-935 sf
Deck:	169 sf	0 sf	-169 sf
Total Site Coverage:	4,714 sf	4,460 sf	-254 sf
Roof Area Total:	2,000 sf	3,612 sf	+1,612 sf
FAR = N/A			

05 Area Calculations

SYMBOL	DESCRIPTION
	EXISTING WALLS TO REMAIN (V.I.F.)
	NEW FULL HEIGHT WALL, U.O.N. (RE: SCHEDULE)
	WALL TO BE DEMOLISHED
	NEW DOOR (RE: SCHEDULE)
	DETAIL REFERENCE SYMBOL UPPER DIGIT DENOTES DETAIL NUMBER LOWER DIGIT DENOTES SHEET NUMBER
	PARTITION TYPE (RE: SCHEDULE)
	NEW WINDOW (RE: SCHEDULE)
	MARK REFERENCE ELEVATION
	ELEVATION
	BUILDING SECTION
	ROOM NUMBER ROOM NAME LOCATION OF INTERIOR ELEVATIONS
	FINISH (RE: FINISH LEGEND)

04 ARCHITECTURAL LEGEND

Architect:
Hansell Design
Bill Hansell
667 Appleberry Drive
San Rafael, CA 94903
Tel: 415-378-9064
Email: info@hanselldesign.com

03 PROJECT TEAM

Legal Description:
Block: 260
Lot: 35

Project Description:
Demolition of an existing park maintenance building and removal of a trailer. Construction of a new park maintenance building and covered storage area including fenced yards.

Site Characteristics:
Lot Area: 14.12 Acres
Zoning District: OA

Building Characteristics:
Construction Type: V
Occupancy Group: U

Planning Notes::
Maximum Height: 15'-0" (Accessory Structure)
Front Yard Setback: N/A (Design Review)
Rear Yard Setback: N/A (Design Review)
Side Yard Setback: N/A (Design Review)
FAR: N/A (Design Review)

Applicable Codes:
2016 California Residential Code
2016 California Building Code
2016 California Electrical Code
2016 California Energy Code
2016 California Mechanical Code
2016 California Plumbing Code
2016 California Green Building Standards Code

02 PROJECT DATA

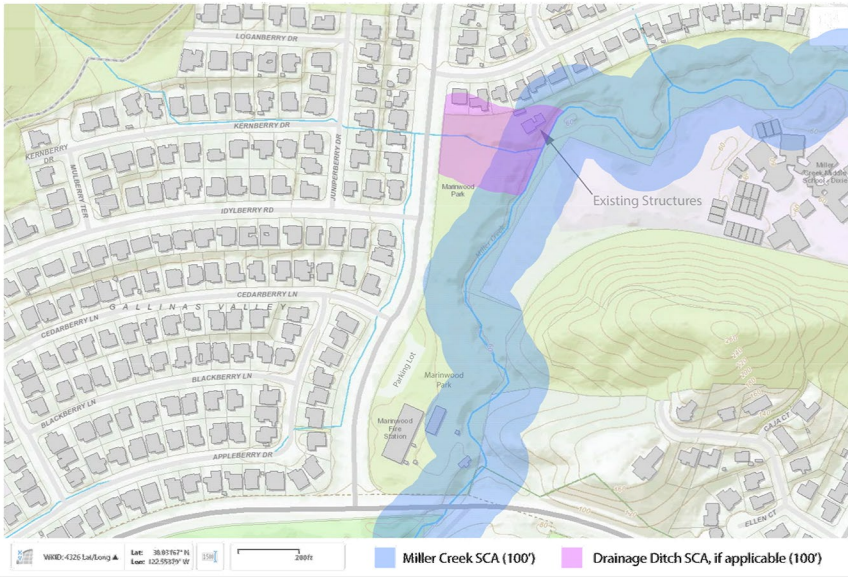
A1.00 Project Data, Legend, & Maps
A1.01 Notes
A1.02 Renderings of New Building
A1.03 Not Used
A1.04 Finishes - Reference Photos
A1.05 Site Survey and Topography (1"=20'-0")
A1.06 Site Survey and Topography: East Half (1"=10'-0")
A1.07 Site Survey and Topography: West Half (1"=10'-0")
A1.08 Existing Neighborhood Plan (1/32"=1'-0")

A2.00 Existing Location Plan (1/16"=1'-0")
A2.01 New Location Plan (1/16"=1'-0")
A2.02 New Site Plan (1/8"=1'-0")
A2.03 Comparison Site Plan: New and Existing (1/8"=1'-0")
A2.04 New Roof Plan (1/8"=1'-0")
A2.05 New Floor Plan (1/4"=1'-0")

A3.00 New Elevations

A4.00 Existing & New Site Sections
A4.01 New Building Sections

01 SHEET INDEX

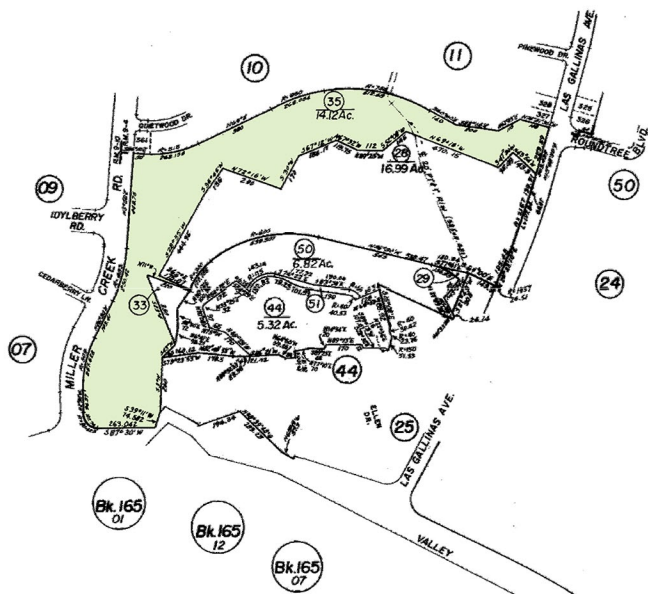


09 STREAM CONSERVATION AREA ON MARIN COMMUNITY MAP

POR. RANCHO SAN PEDRO, SANTA MARGARITA Y LAS GALLINAS

Tax Area Code
60-014

164-26



NOTE--Assessor's Block Numbers Shown in Ellipses,
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk.164-Pg.26
County of Marin, Calif.

08 ASSESSOR'S MAP

General Notes:

1. These drawings comprise part of the construction documents for this project and shall be used in conjunction with the complete project manual issued along with the drawings.
2. General notes are an aid to the contractor in understanding the work and should not be construed as being complete in every detail. It is the explicit and specific responsibility of the contractor to visit the site, verify the existing conditions, familiarize himself thoroughly with the scope of work, and report all discrepancies between the drawings and the assumed or actual conditions to the attention of the architect.
3. The contractor shall not scale the drawings: Only figured dimensions are to be used for all aspects of the work. The contractor shall verify and be responsible for all dimensions and conditions on the job, and the architect must be notified for any variations from the dimensions and conditions shown on these drawings. Shop drawings must be submitted to the architect for review before proceeding with fabrication.
4. Unless otherwise noted, elevations are to top of finished floors at interior and to top of finish grades at exterior.
5. Dimensions marked as 'clear' are between faces of finish. Dimensions marked 'o/a' are outside dimensions of assemblies including all layers of finish.
6. The general contractor & all subcontractors shall, at all times, protect the privacy of the owners. All plans & sketches shall be kept confidential & returned to the architect promptly at project completion.
7. The contractor shall be responsible for the means, methods, techniques, and sequences of construction. The contractor shall also be solely responsible for all safety programs and procedures during construction. The contractor must provide adequate shoring and bracing of the incomplete structure during construction, and shall maintain the shoring and bracing until the new permanent structure can provide adequate vertical and lateral support.
8. After demolition, verify all dims. and layout with architect on site before proceeding with new work.
- A. Code:
 1. Manner, method and materials of construction shall conform to the latest adopted edition of the building code and all other applicable federal, state, and municipal codes and ordinances including those of cal/osh, local planning and zoning, electrical, mechanical, plumbing, etc. whether or not specifically indicated on the drawings and/or specifications.
- B. Permit:
 1. The building permit shall be provided by the owner. Contractor shall secure and pay for the building permit, other required permits and governmental fees, licenses and inspections necessary for the proper execution and completion of the project.
 2. Electrical, plumbing, and mechanical contractors shall be responsible for submitting copies of their drawings to the architect for review prior to submittal to the department of building and safety.
 3. Electrical, plumbing and mechanical contractors shall submit plans to the department of building and safety for approval and issuance of permit prior to commencing their work.
 4. Contractor shall obtain necessary permits from the state of california, division of industrial safety prior to the issuance of a building or grading permit when trenches or excavations of 5 feet or more in depth into which a person is required to descend are necessitated for construction or demolition of any building or structure. scaffolding or falsework more than 3 stories or 36 feet in height requires a permit from the state of california division of industrial safety prior to issuance of building permit.
- C. Energy:
 1. All exhaust systems shall be provided with back draft dampers.
 2. Caulk around all plumbing and electrical penetrations into the building envelope.
 3. Doors and windows between conditioned and outside or unconditioned spaces, such as garage and compartments for central air gas furnaces, shall be fully weather-stripped.
 4. Manufactured doors and windows shall be certified and labeled in compliance with the appropriate infiltration standards listed in the energy regulations.
 5. Caulk and seal around all window and door frames, between wall sole plate and floor, and between exterior wall panels.
 6. Insulate recirculating hot water piping in unheated (non-conditioned) spaces.
 7. The building design is based on the energy conservation analysis prepared by title 24 consultant listed on supplied report.
- D. Sound Transmission:
 1. Electrical outlet boxes in opposite faces of separation, demising, and party wall shall be separated horizontally by 24". The backsides of outlet boxes are to be sealed with 1/8" resilient sealant and backed with a minimum of 2" mineral fiber insulation. TV, telephone, and intercom outlets shall be ul approved , and installed in galvanized electrical (4 x 4) boxes.
 2. All rigid hvac ducts, plumbing, appliance vents, and electrical raceways shall be isolated from the building construction by means of resilient sleeve mount approved by the architect. exception: Gas piping need not be sound insulated.
 3. Mineral fiber insulation will be installed in joist spaces whenever a plumbing pipe or duct penetrates a floor/ceiling assembly from within a wall. The insulation will be installed to a point 12" beyond the pipe or duct.
 4. Metal ventilating and conditioned air ducts shall be lined.
 5. Where a light fixture appliance, or other architectural or structural element penetrates a sound, fire-resistive or energy envelope, contractor shall provide the continuity of such envelope without compromising the specified rating of such.
- E. Additional requirements
 1. Fire blocks shall be provided in the following locations:
 - a. In concealed spaces, including furred spaces, of stud walls and partitions at the ceiling and floor levels and at 10' intervals both horizontally and vertically.
 - b. At all intersections between concealed vertical and horizontal spaces, such as occur at soffits, dropped ceilings, and cove ceilings.
 - c. In concealed spaces at the top and bottom of the run of stair stringers.

01 General Notes

2. For all tile work, use a thick-set float on all floors and vertical surfaces exposed to water. Vertical surfaces not exposed to water may be thin set on green board.
3. If louvers or grills are used to cover openings for combustion air, the area of the grill must be factored in the calculations of free-air of opening.
4. If combustion air for a vented furnace or water heater is drawn from the room which it is located, there must be a minimum of 50 cubic feet per 1000 btu/hr input rating.
- F. Mechanical and electrical requirements:
 1. All hvac equipment to be installed according to manufacturer listings and per code.
- G. Plumbing
 1. Water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Strapping shall be at points within the upper one-third and lower one-third of its vertical dimension. At the lower point, a minimum distance of 4" shall be maintained above the controls with the strapping. The units shall be secured by 1 1/2", 16 gauge straps and 5/16" x 3" lag screws anchored into wall framing.
 2. Provide a pressure/temperature relief valve on water heater that drains to the exterior of the building or other approved location.
 3. All new toilets to be low flow, 1.6 gallon capacity. Contractor will verify that copper water supply lines are sized to provide acceptable pressure and volume. Provide pressure reducing valve if one does not exist. Connect waste lines to sewer and provide cleanouts and ventilation as required by uniform plumbing code. No pvc piping allowed. All plumbing joints will be cleanly lapped and sealed so that they are water tight and provide for positive water flow.
 4. All water heaters, showerheads and faucets to be certified by cec.
- H. Contract Documents:
 1. The most recent edition of the General Conditions for the Contract for Construction, AIA form A201, shall be part of these specifications.
 2. Verify job site conditions, dimensions, and details prior to proceeding with the work. Prior to bidding, examine the building site, compare the drawings with existing conditions, and understand their intent. By the act of submitting a bid, the contractor shall be deemed to have made such examinations and to have accepted such condition, and to have made allowance therefore in preparing his/her figure.
 3. If it is found during construction that conditions vary from the drawings, notify the architect before proceeding with the work.
 4. Substitutions shall not be made on any equipment, materials, colors, and other items specified except when specifically approved in writing in advance by the architect.
 5. Should condition of work or schedule indicate a change of materials or methods, submit written recommendation to the architect in sufficient time in order to avoid delays to the work.
 6. Do not scale these drawings. Should additional information be needed, notify the architect in writing within sufficient time in order to avoid delays to the work.
 7. The architect shall be the sole interpreter of the contract documents. Should contractor or owner require additional information or clarification of any item, the architect shall be notified in writing.
 8. Execution of the contract by the contractor is a representation that the contractor visited the site, became familiar with local conditions under which the work is to be performed, and correlated personal observations with requirements of the contract documents.
 9. The intent of the contract documents is to include all items necessary for the proper execution and completion of the work by the contractor. The contract documents are complementary, and what is required by one shall be as binding as if required by all.
 10. Organization of the specifications into divisions, sections, and articles, and arrangement of drawings shall not control the contractor in dividing the work among subcontractors or in establishing the extent of work to be performed by any trade.
 11. Unless otherwise stated in the contract documents, words which have well-known technical or construction industry meanings are used in the contract documents in accordance with such recognized meanings.
 12. Contractor shall submit to architect for review all proposed boring, notching, and drilling of all framing members. Do not commence work until review has been confirmed by architect.
- I. Wildfire Exposure Construction Requirements:
 1. The dwelling is located within a Wildfire Urban Interface Area.
 2. The project shall comply with the requirements of CRC Section R337, Materials and Construction Methods for Exterior Wildfire Exposure.
 3. Exterior wall coverings shall be non-combustible or ignition resistant in accordance with CRC Section R337.7.3
 4. Exterior glazing shall comply with CRC Section R337.8. One pane of window shall also be tempered.
 5. Eaves and soffits shall be ignition resistant or non-combustible in accordance with CRC Section R337.7.5. Open Roof Eaves shall be noncombustible or consist of ignition-resistant materials such as fire-resistant plywood or OSB.
 6. Exterior doors shall be fire resistive in accordance with CRC Section R337.8.3. The door exterior shall consist of noncombustible or ignition-resistant materials or be constructed of solid core wood 1-3/8" thick or have a fire-resistive rating of not less than 20-minutes.
 7. Gable attic vents and foundation vents shall be fully covered with metal wire mesh or noncombustible materials with minimum of 1/16" and shall not exceed 1/8" openings in compliance with CRC Section R337.6.2.
 8. Eave vents shall be of an approved type and resist the intrusion of flame and burning embers per CRC Section R337.6.3 Exception #1, e.g. Vulcan Vents or tested equivalent.
 9. Roof gutters shall be provided with means to prevent the accumulation of leaves and debris in the gutter re: CRC Section R337.5.4.

hanselldesign

667 Appleberry Drive
San Rafael CA
94903

voice: 415-378-9064
email: info@hanselldesign.com
web: www.hanselldesign.com

Consultants

No.	Issue	Date
-----	-------	------

Parcel: 164-260-35

Marinwood CSD
Park Maintenance Facility
775 Miller Creek Rd
San Rafael, CA
94903

Notes

Scale:

Drawn by: BH

Job no.: 172

Date: 07 March 2019

Sheet No.:

A1.01



Rendering 02 - View From East Side Looking West



Rendering 01 - View From West Side Looking East

No.	Issue	Date

Marinwood CSD
Park Maintenance Facility
775 Miller Creek Rd
San Rafael, CA
94903

Renderings

Scale:	N.A.
Drawn by:	BH
Job no.:	1722
Date:	07 March 2019



Miwok Kotcha - Landscape Element



Horizontal Fencing - Stained Wood, Dark Grey



Angled Brace Columns - Painted Steel, Dark Grey



Brise-Soleil - Stained Wood, Light Grey



Vertical Siding - Stained Wood, Light Grey



01 Finish Reference Photos

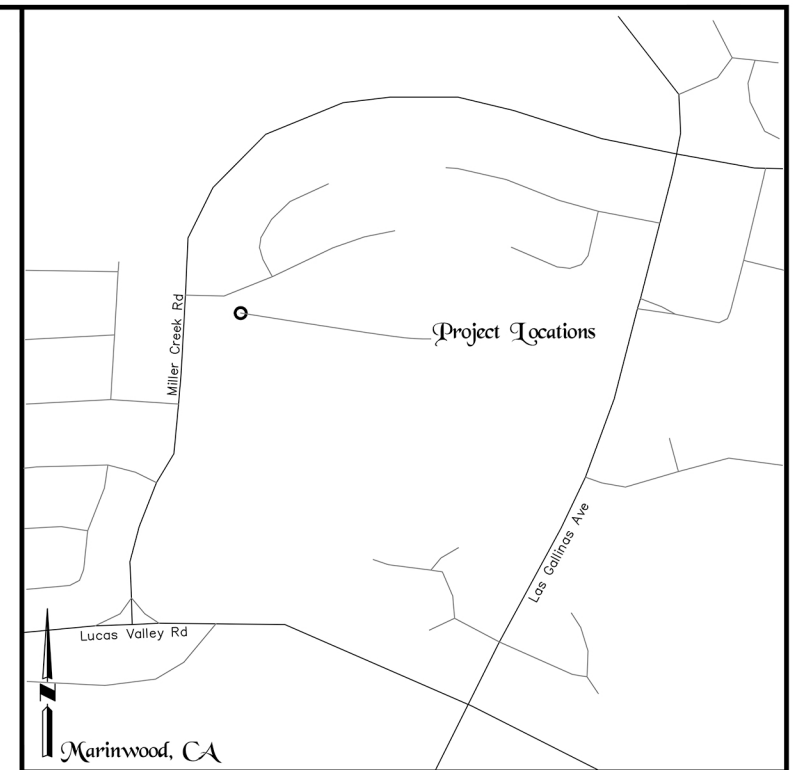


Hopseed Bush

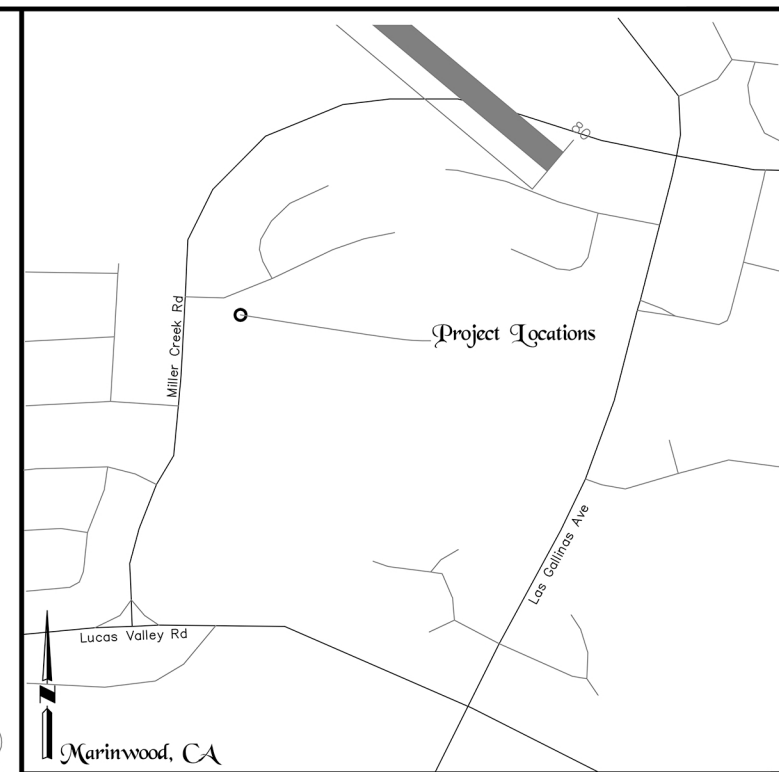


Heteromeles Arbutifolia Toyon

No.	Issue	Date



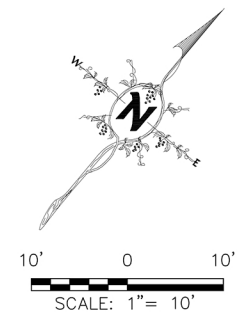
<p>Marinwood CSD Corp. Yard</p> <p>Existing Conditions</p> <p>Partial Topography</p> <p>Marinwood Main County California</p>	<p>Willis Land Surveying</p> <p>1656 Acapulco Court Petaluma Ca 94954</p> <p>(707) 529-5079 (415) 302-4879</p> <p>rwlliswpls@gmail.com</p>	<p>A1.05</p>
--	---	---------------------



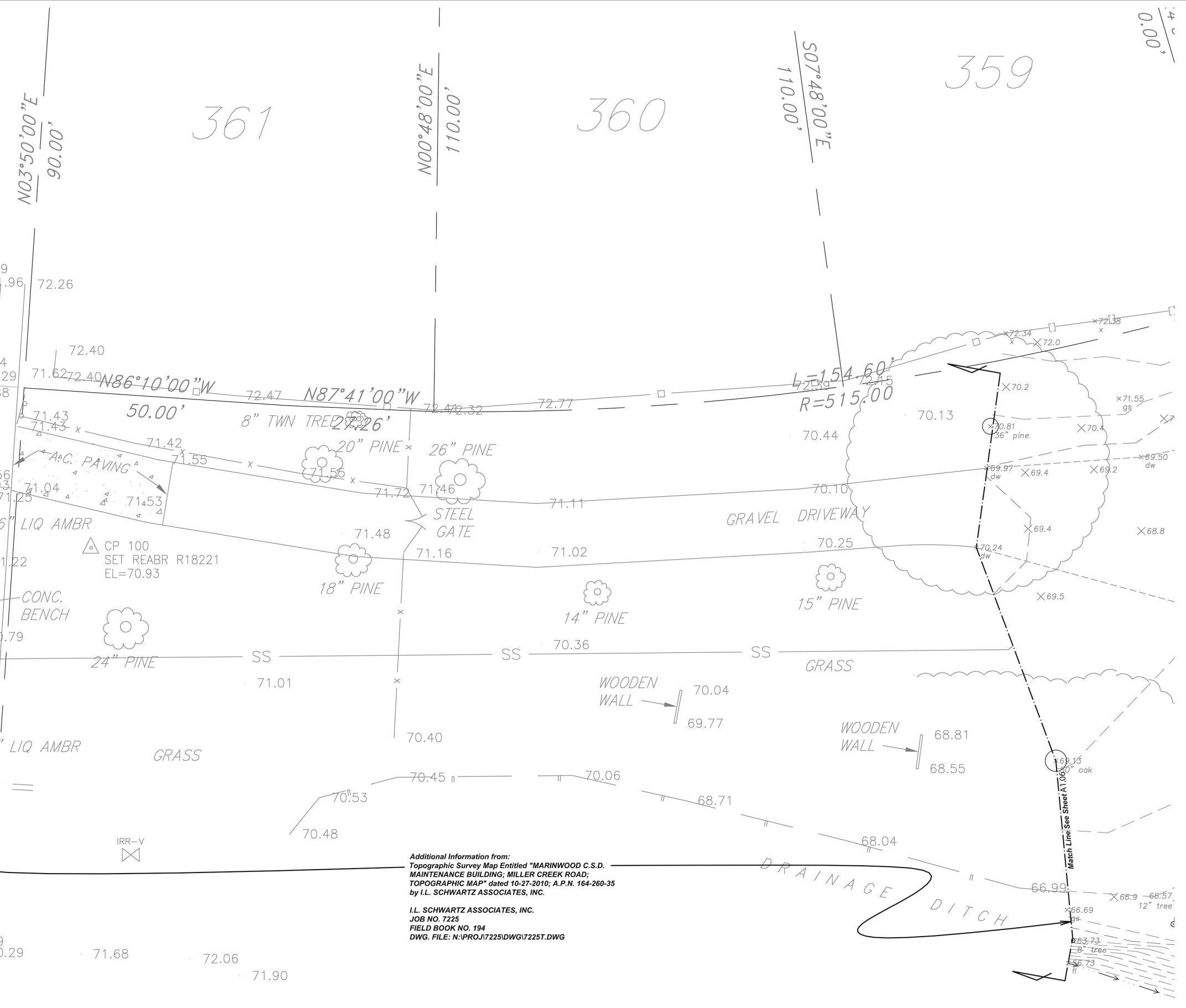
Vicinity Map
NOT TO SCALE

Additional Information from:
Topographic Survey Map Entitled "MARINWOOD C.S.D.
MAINTENANCE BUILDING; MILLER CREEK ROAD;
TOPOGRAPHIC MAP" dated 10-27-2010; A.P.N. 164-260-35
by I.L. SCHWARTZ ASSOCIATES, INC.

I.L. SCHWARTZ ASSOCIATES, INC.
JOB NO. 7225
FIELD BOOK NO. 194
DWG. FILE: N:\PROJ\7225\DWG\7225T.DWG



Marinwood CSD Corp. Yard Existing Conditions Partial Topography <small>Marinwood Marin County California</small>	Willis Land Surveying 1656 Acapulco Court Petaluma Ca 94954 (707) 529-5079 (415) 302-4879 rwilliswpls@gmail.com	A1.06
---	---	-------



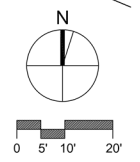
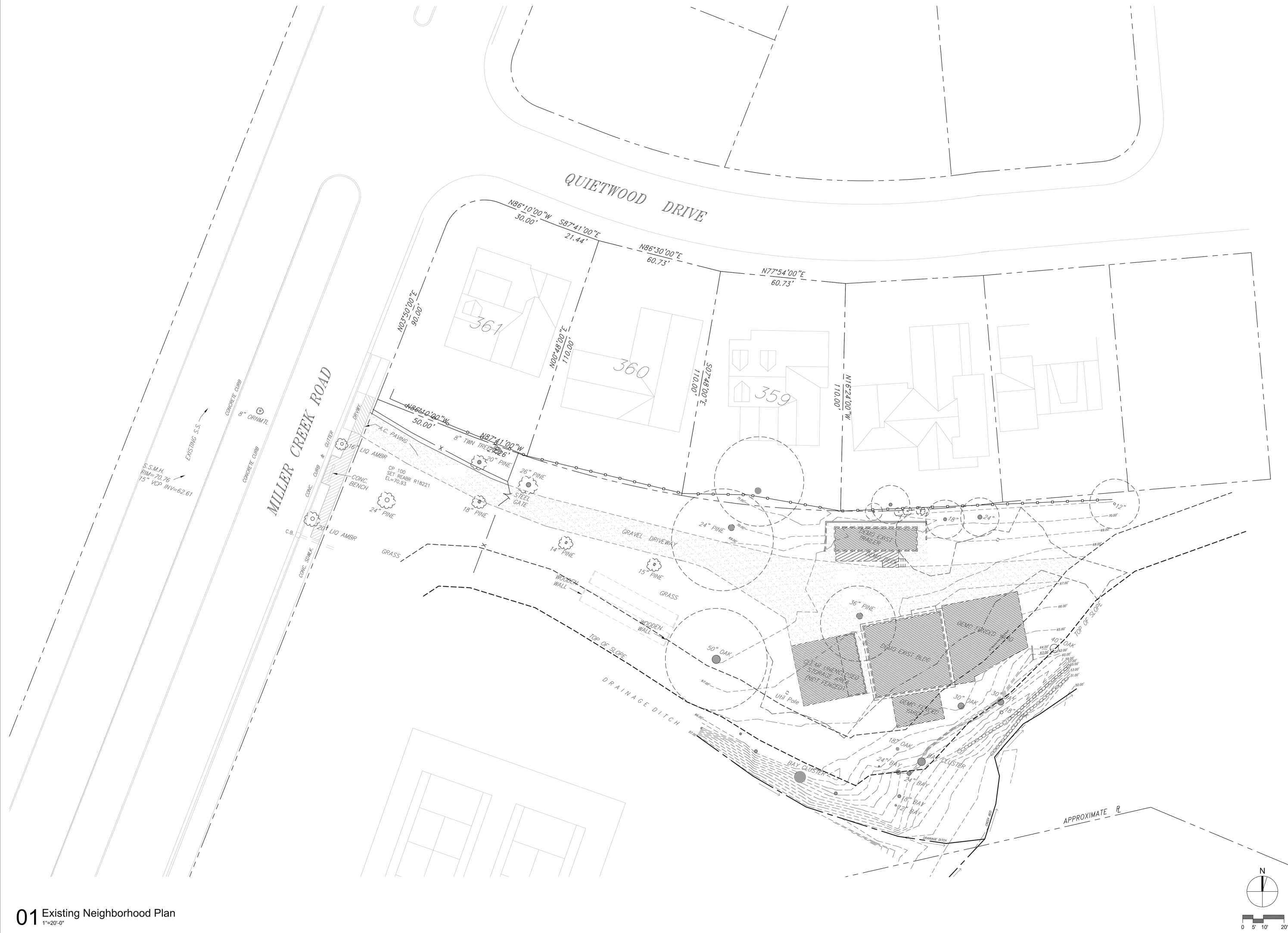
S.S.M.H.
RIM=70.76
15" VCP INV=62.61

Additional Information from:
Topographic Survey Map Entitled "MARINWOOD C.S.D.
MAINTENANCE BUILDING; MILLER CREEK ROAD;
TOPOGRAPHIC MAP" dated 10-27-2010; A.P.N. 164-260-35
by L.L. SCHWARTZ ASSOCIATES, INC.

L.L. SCHWARTZ ASSOCIATES, INC.
JOB NO. 7225
FIELD BOOK NO. 194
DWG. FILE: N:\PROJ\7225\DWG\7225T.DWG



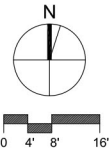
Marinwood CSD Corp. Yard Existing Conditions Partial Topography Marinwood Marin County California	Willis Land Surveying 1656 Acapulco Court Petaluma Ca 94954 (707) 529-5079 (415) 302-4879 rwilliswpls@gmail.com	A1.07
--	---	--------------



No.	Issue	Date

Parcel: 164-260-35

Marinwood CSD
Park Maintenance Facility
775 Miller Creek Rd
San Rafael, CA
94903



No.	Issue	Date

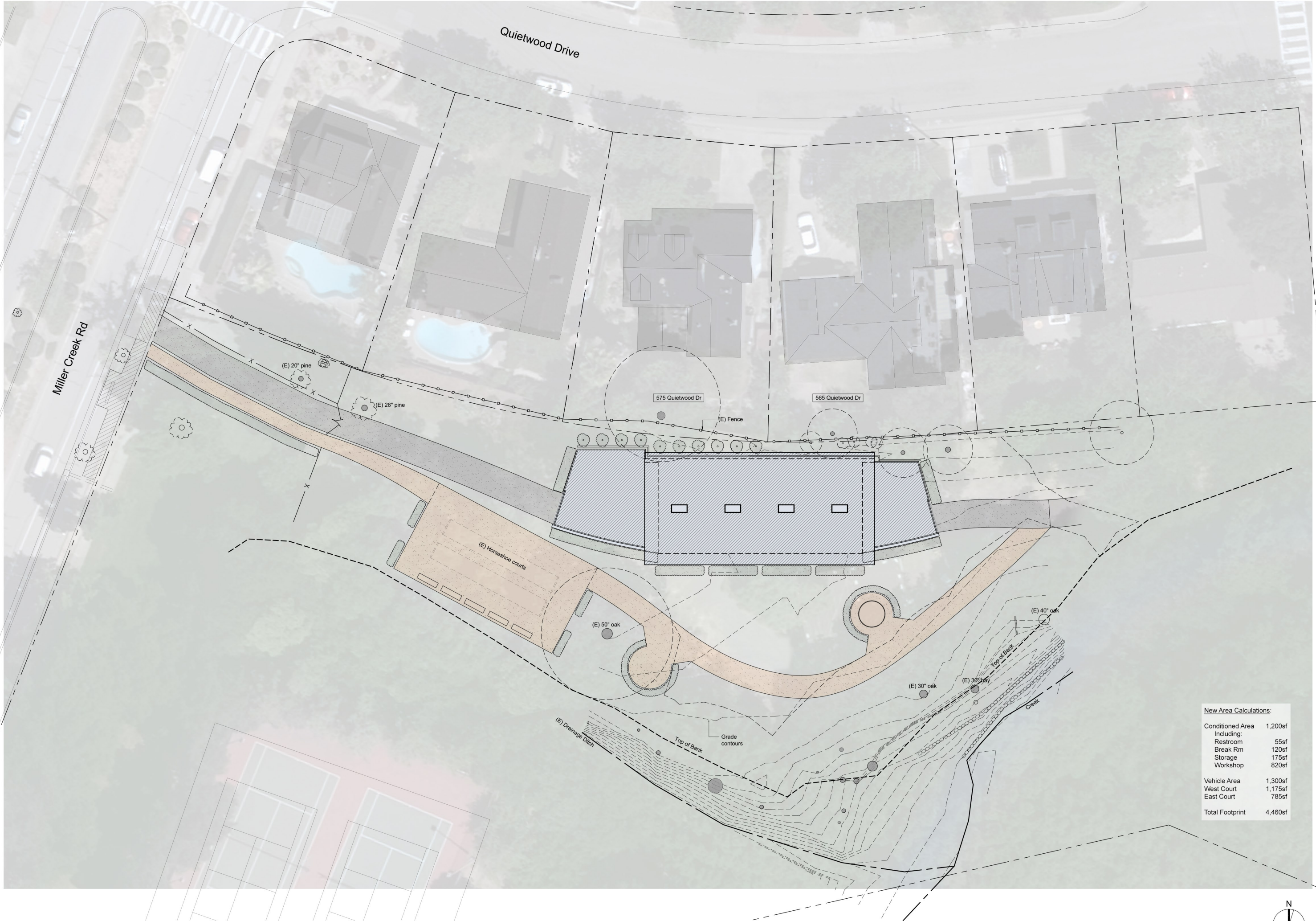
Parcel: 164-260-35

Marinwood CSD
Park Maintenance Facility
775 Miller Creek Rd
San Rafael, CA
94903

Existing
Location Plan

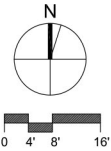
Scale: 1/16"=1'-0"
Drawn by: BH
Job no.: 1722
Date: 07 March 2019

Sheet No.:
A2.00

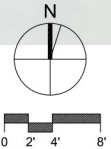
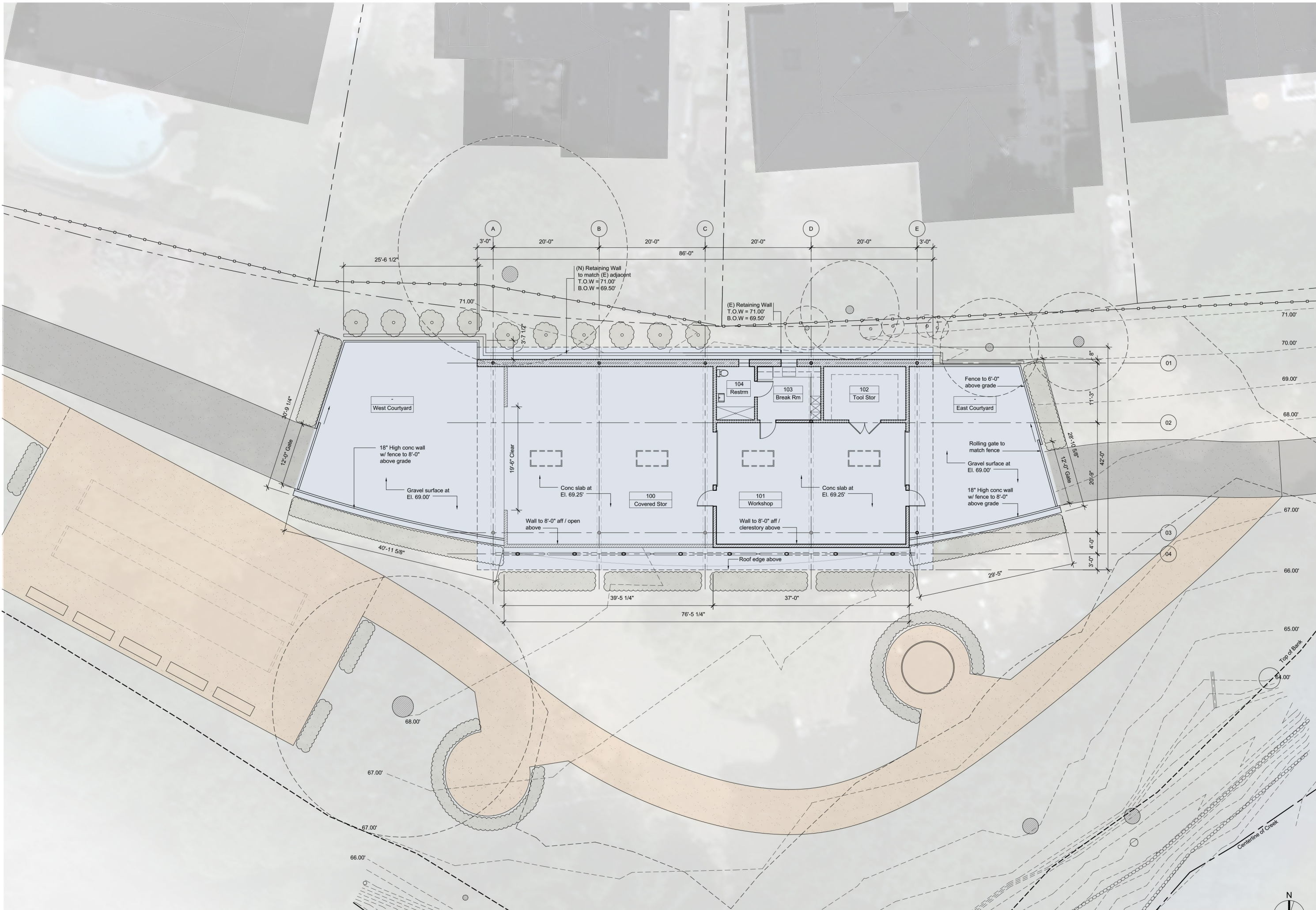


New Area Calculations:

Conditioned Area	1,200sf
Including:	
Restroom	55sf
Break Rm	120sf
Storage	175sf
Workshop	820sf
Vehicle Area	1,300sf
West Court	1,175sf
East Court	785sf
Total Footprint	4,460sf



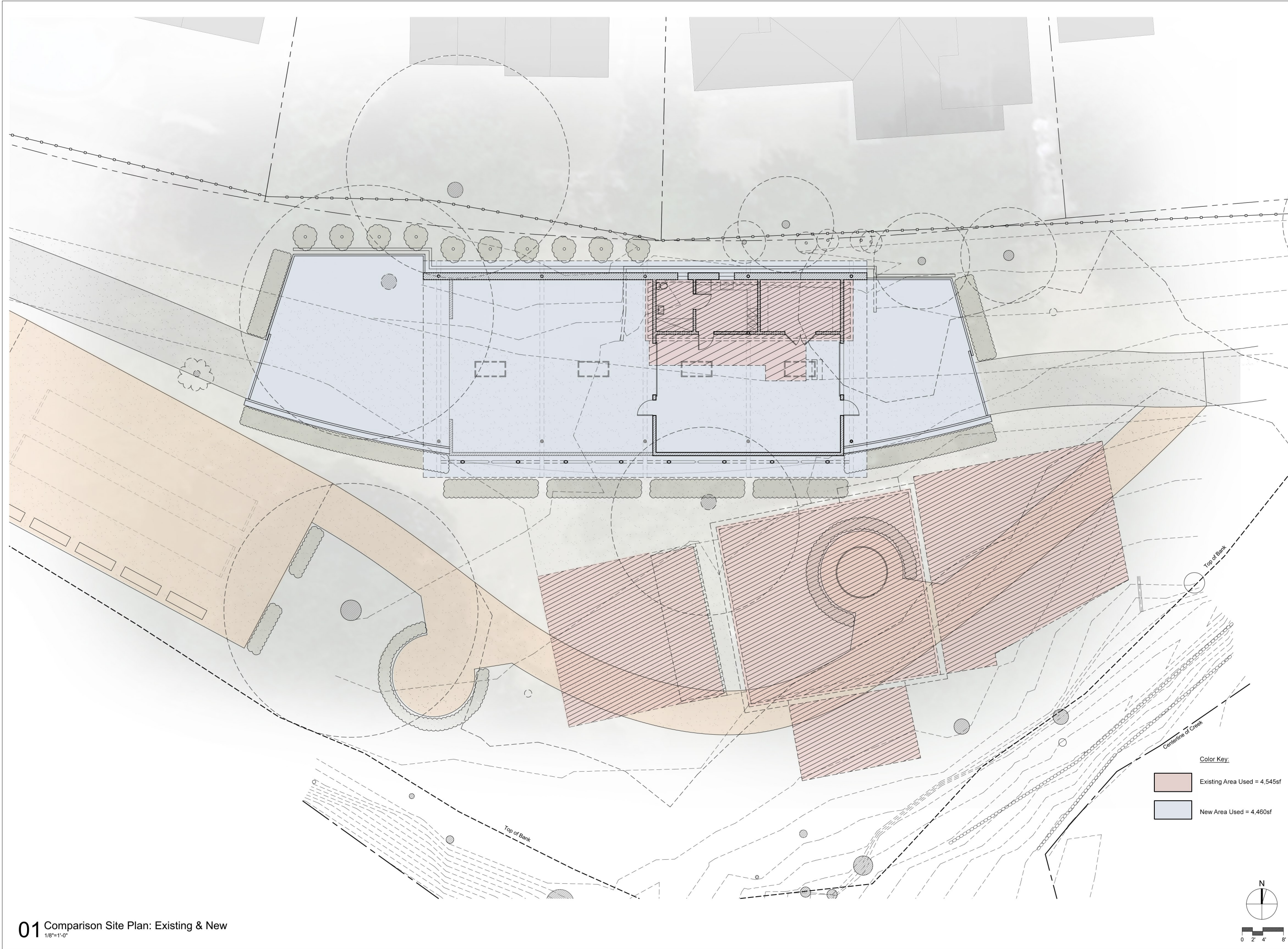
No.	Issue	Date



No.	Issue	Date

Parcel: 164-260-35

Marinwood CSD
Park Maintenance Facility
775 Miller Creek Rd
San Rafael, CA
94903



01 Comparison Site Plan: Existing & New
1/8"=1'-0"

No.	Issue	Date

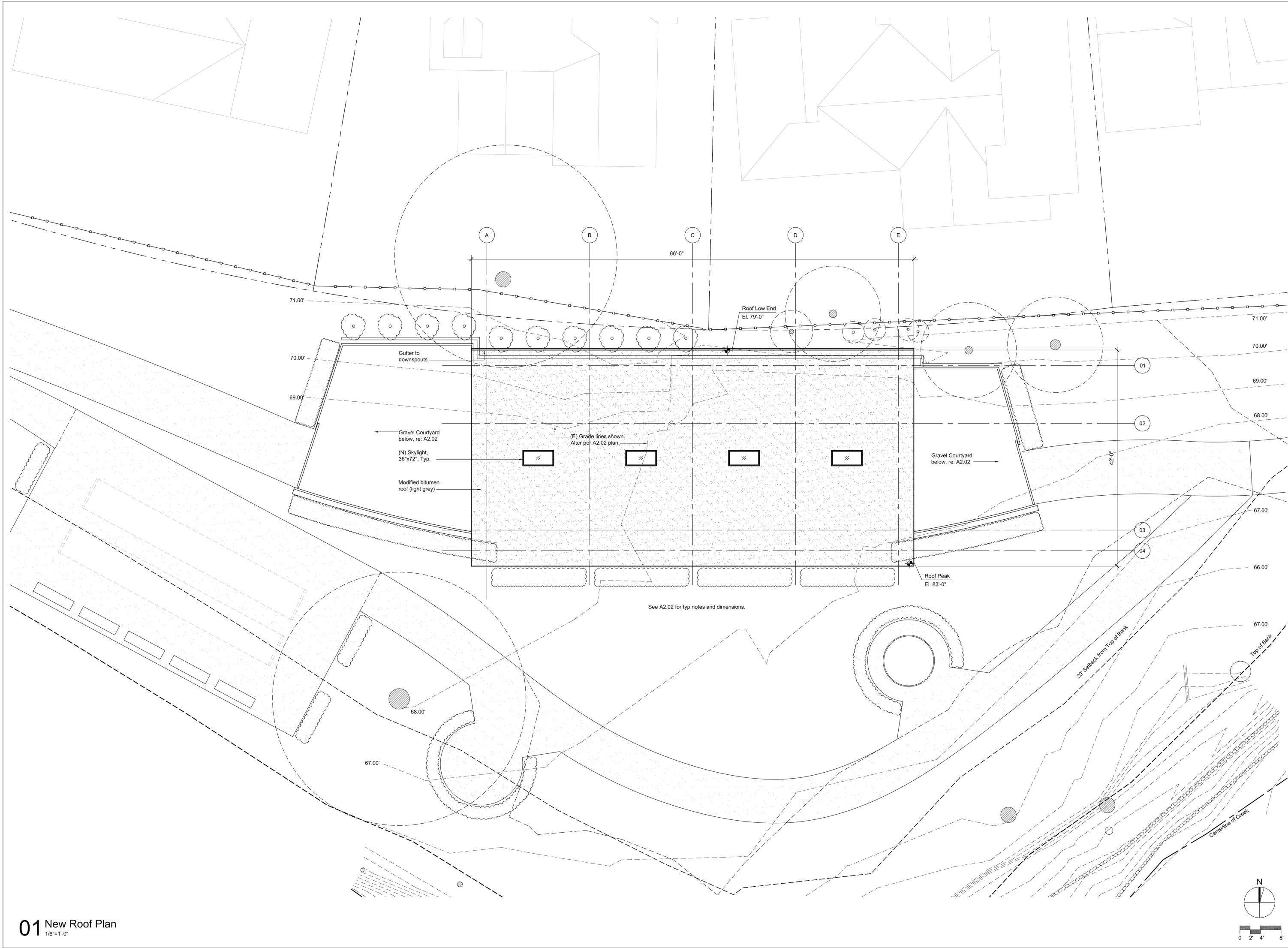
Parcel: 164-260-35

Marinwood CSD
Park Maintenance Facility
775 Miller Creek Rd
San Rafael, CA
94903

Comparison Plan
Exist & New

Scale: 1/8"=1'-0"
Drawn by: BH
Job no.: 1722
Date: 07 March 2019

Sheet No.:
A2.03



No.	Issue	Date

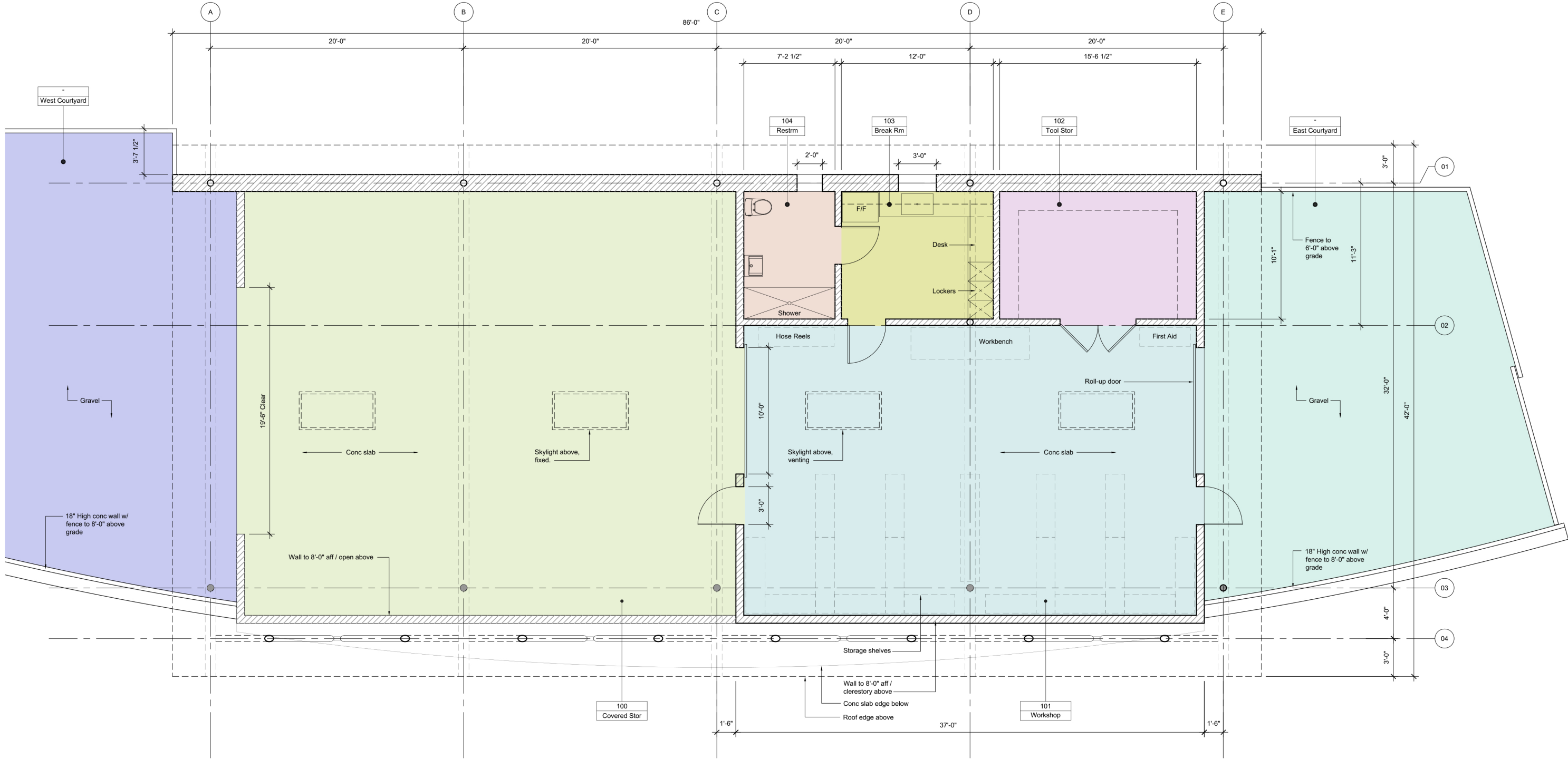
Parcel: 164-260-35

Marinwood CSD
Park Maintenance Facility
775 Miller Creek Rd
San Rafael, CA
94903

New
Roof Plan

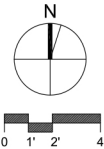
Scale: 1/8"=1'-0"
Drawn by: BH
Job no.: 1722
Date: 07 March 2019

Sheet No.:
A2.04



New Area Calculations:

Restroom	55sf	Covered Storage	1,300sf
Break Rm	120sf	West Court	1,175sf
Storage	175sf	East Court	785sf
Workshop	820sf		
Conditioned Area	1,200sf	Total Footprint	4,460sf



01 New Floor Plan
1/4"=1'-0"

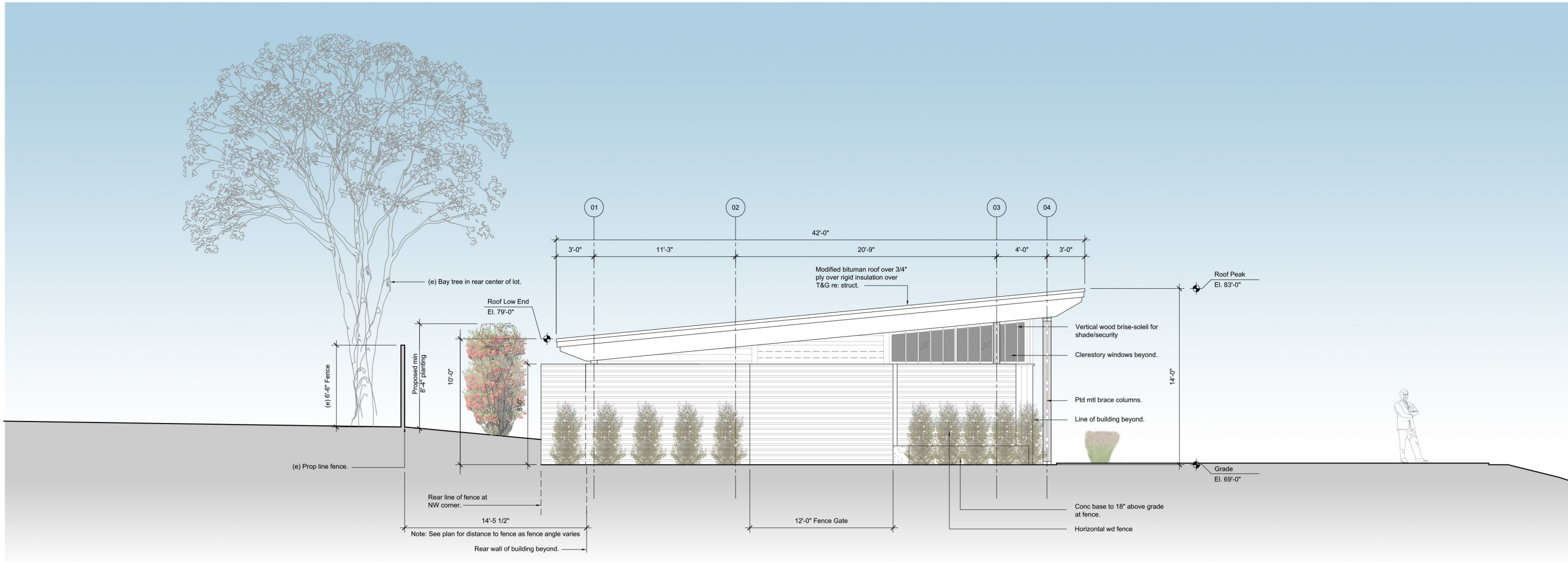
No.	Issue	Date

Parcel: 164-260-35

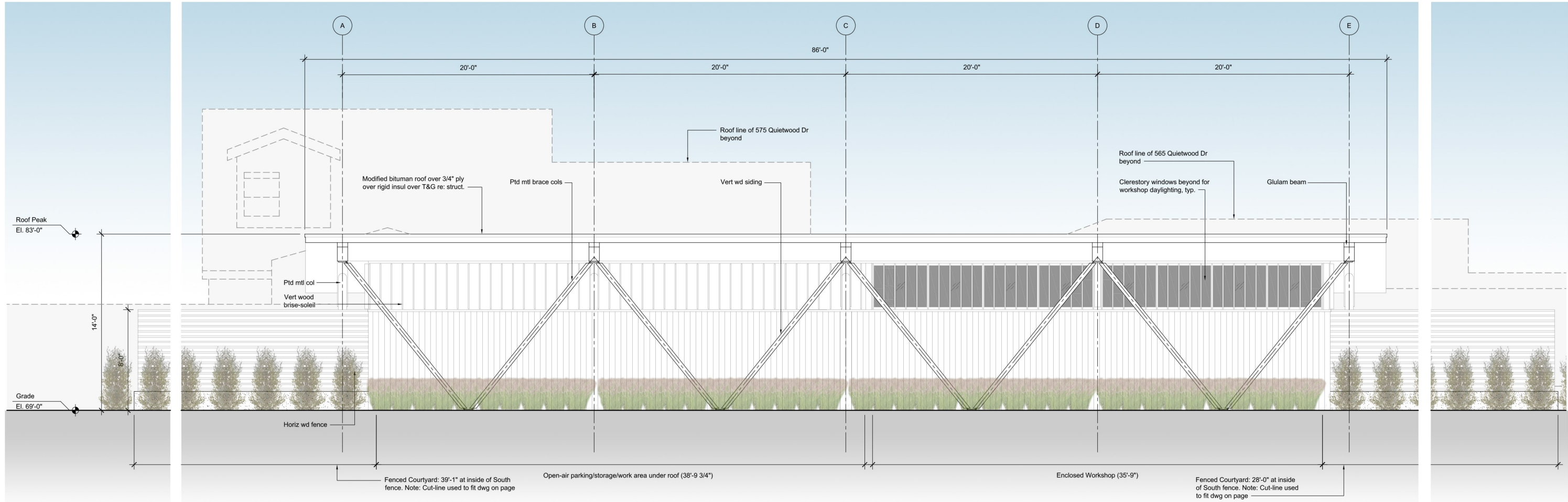
Marinwood CSD
Park Maintenance Facility
775 Miller Creek Rd
San Rafael, CA
94903

New
Floor Plan

Scale: 1/4"=1'-0"
Drawn by: BH
Job no.: 1722
Date: 07 March 2019
Sheet No.:



02 New West Elevation
1/4"=1'-0"



01 New South Elevation
1/4"=1'-0"

No.	Issue	Date

Parcel: 164-260-35

Marinwood CSD
Park Maintenance Facility
775 Miller Creek Rd
San Rafael, CA
94903

New
Elevations

Scale: 1/4"=1'-0"
Drawn by: BH
Job no.: 1722
Date: 07 March 2019

Sheet No.:
A3.00