SPRINKLER SYSTEM COMPLYING WITH FIRE SPRINKLERS:

CONSTRUCTION TYPE: TYPE V-B

BUILDING DATA:

BARRIER OF TWO LAYERS OF 15 POUND (GRADE D) BUILDING PAPER, OR

4. ALL NEW EXTERIOR FINISHES TO BE INSTALLED OVER A MINIMUM MOISTURE FLASHING (INDUSTRY STANDARD) AROUND ALL WINDOW & DOOR OPENINGS. PAPER; & OVER HEAD FRAME OF ALL NEW DOORS AND WINDOWS, U.O.N. EDITION OF S.M.A.C.N.A. STANDARDS.

INTERRUPTER (GFI) AS REQUIRED PER CODE.

1. ALL ELECTRICAL RECEPTACLES IN DAMP LOCATIONS TO BE GROUND FAULT ELECTRICAL CMC SEC. 504.2.

BACKDRAFT DAMPER.

FROM PROPERTY LINES & OPENINGS INTO THE BUILDING & BE EQUIPPED WITH A 4. CLOTHES DRYERS EXHAUST SHALL BE A MINIMUM OF 4" IN DIAMETER, TERMINATE @ BUILDING EXTERIOR, BE EQUIPPED WITH A BACK-DRAFT DAMPER; MAXIMUM 8" X GWB.

3. PROVIDE VENTILATION OF ALL JOIST, STUD AND RAFTER SPACES ENCLOSED BY WALLS, ETC.

FLOOR AREA RATIO CALCULATION:

TOTAL: 1148 sq. ft.

Ground: 1148 sq. ft.

3rd: 100 sq. ft.

2nd: 1225 sq. ft.

3rd: 100 sq. ft.

TOTAL: 2234 sq. ft.

BUILDING AREA CALCULATION

MAXIMUM BUILDING HEIGHT: 30'

COUNTYWIDE: SF6 (LOW DENSITY RESIDENTIAL)

A.P.N. 018-163-01

EXISTING: 1 CAR GARAGE

EXISTING: 1 CAR GARAGE

PROPOSED: 1 CAR GARAGE

PROPOSED: 1 CAR GARAGE

FAR: 1716 sq. ft. / 4007 sq. ft. = 42.83%

FAR: 1148 sq. ft. / 4007 sq. ft. = 28.65%

TOTAL: 2234 sq. ft.

2. PROVIDE WINDWALLS & ENCLOSURES OF AT LEAST 24" IN HEIGHT, VICINITY MAP: A-Z

3. ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS, AS CONFLICTS WITH NEW AND DEMOLITION WORK, WHETHER DETAILED BY THE SPECIFICATIONS & AMENDMENTS & ORDINANCES. AS REQUIRED.

2. PROVIDE WINDWALLS & ENCLOSURES OF AT LEAST 24" IN HEIGHT, VICINITY MAP: A-Z

3. ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS, AS CONFLICTS WITH NEW AND DEMOLITION WORK, WHETHER DETAILED BY THE SPECIFICATIONS & AMENDMENTS & ORDINANCES. AS REQUIRED.
EXISTING / DEMOLITION GROUND FLOOR PLAN

22MCKENZIE STREET
POINT SAN QUENTIN, CA  94964
A.P.N. 018-163-01

EXISTING / DEMO 2ND FLOOR PLAN

1/4" / FT.
2

EXISTING / DEMO GROUND FLOOR PLAN

1/4" / FT.
1

NON-HABITABLE AREA

BUILDING AREA CALCULATION
EXISTING:

GROUND: 1148 sq. ft.
TOTAL: 1148 sq. ft.

PROPOSED:

GROUND: 909 sq. ft.
TOTAL: 909 sq. ft.

FLOOR AREA RATION CALCULATION:

EXISTING:

FAR: 1148 sq. ft. / 4007 sq. ft. = 28.65%

PROPOSED:

3rd: 100 sq. ft.
2nd: 1225 sq. ft.
GROUND: 391 sq. ft.
TOTAL: 1716 sq. ft.

FAR: 1716 sq. ft. / 4007 sq. ft. = 42.83%
EXISTING / DEMOLITION BUILDING SECTIONS

22 MCKENZIE STREET
POINT SAN QUENTIN, CA 94964
A.P.N. 018-163-01

DRAWN: NP
SCALE: 1/4" / FT.
DATE: 06/24/2021
SHEET: 1

LEGEND:
- NEW WALL
- EXISTING TO BE REMOVED
- NEW 1 HOUR FIRE RATED WALL

EXISTING / DEMO BUILDING SECTION
EXISTING / DEMO ROOF PLAN

SUNROOM
DINING
KITCHEN
LIVING
UTILITY ROOM
CRAWLSPACE
EXISTING / DEMOLITION EXTERIOR ELEVATIONS

NP AS NOTED

22 McKenzie Street
Point San Quentin, CA 94964
A.P.N. 018-163-01

06/24/2021

OW. CH. 6/21/2022

DES. RVW. CH. 10/05/2022

1ST FLR. ++58.86'

UTILITY ROOM T.O.C.

LEGEND:
NEW WALL
EXISTING TO BE REMOVED
NEW 1 HOUR FIRE RATED WALL

APPROXIMATE LINE OF EXISTING GRADE (SHOWN DOTTED)
**PROPOSED GROUND FLOOR PLAN**


**PROPOSED 2ND FLOOR PLAN**

(Residential: 1225 sq. ft. + 3rd: 100 sq. ft.) = 1325 sq. ft.

**BASIS OF DESIGN:**

- **1/4" / FT. SCALE:**
- **Sheet:**
- **Drawn:**
- **Date:**
- **Revisions:**
- **By:**

**REFERENCES:**

- Marin County Code Parking #1
- Marin County Code Building Code

**PLAN FEATURES:**

- **Main Entrance:** 12'-10" (8'0" + 4'10")
- **Main Exit:** 15'-11"
- **Garage Access:** 14'-10"
- **DRIVEWAY:** 17'-10” (5'-4" + 12'-6")
- **BAY:** 20'-0" x 12'-0"

**FLOOR AREA RATIO CALCULATION:**

- **Existing:**
  - Ground: 391 sq. ft.
  - 1st: 1225 sq. ft.
  - 3rd: 100 sq. ft.
  - Total: 1716 sq. ft.

- **Proposed:**
  - Ground: 909 sq. ft.
  - 2nd: 1148 sq. ft.
  - 3rd: 100 sq. ft.
  - Total: 2234 sq. ft.

**SUBJECT TO CHANGE:**

- **Construction:**
- **Materials:**
- **Utilities:**

**LEGAL DISCLAIMER:**

- **A-P.N.:** 018-163-01
- **Location:** 22 MCKENZIE STREET
- **City:** POINT SAN QUENTIN, CA 94964