

GOLDIN RESIDENCE

1754 INDIAN VALLEY ROAD, NOVATO, CA 94947

PROJECT PRINCIPLES

OWNER
MARSHALL GOLDIN FAMILY HOLDINGS, LLC
1758 INDIAN VALLEY ROAD
NOVATO, CA, 94947-4209

ARCHITECT
SKS ARCHITECTS
1050 4TH STREET
SAN RAFAEL, CA 94901
(415) 382-1656
ATTN: STEWART SUMMERS

SHEET INDEX

- ARCHITECTURAL**
- SP SITE PLAN
 - EC1 EXISTING MAIN HOUSE & GUEST HOUSE PLANS
 - EC2 EXISTING GARAGE FLOOR PLANS
 - EC3 EXISTING GARAGE SECTION & ROOF PLAN
 - EC4 EXISTING GARAGE ELEVATIONS
 - EC5 EXISTING ACCESSORY KITCHEN, BATHROOM & STORAGE
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 - A1 NEW ARENA FLOOR PLAN
 - A2 EXISTING ARENA ELEVATIONS
 - A3 EXISTING ARENA ELEVATIONS
 - A4 NEW ARENA STORAGE, SHOWER PLANS & ELEVATIONS
 - A5 NEW ACCESSORY DWELLING UNIT (STORAGE CONVERSION)

PROJECT DESCRIPTION

- THE PROJECT PROPOSES TO CONSTRUCT TWO MACHINE WORKSHOPS, A OFFICE, TWO STORAGE UNITS AND A SHOWER ROOM AT EXISTING ENCLOSED ARENA. IT ALSO PROPOSES TO CONVERT AN EXISTING STORAGE STRUCTURE TO AN ADU.

GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP TO CONFORM TO THESE PLANS, THE STANDARD SPECIFICATIONS OF THE CURRENT ADOPTED EDITION 2022 CALIFORNIA BUILDING CODE INCLUDING THE 2022 CRC, 2022 CFC, 2022 CMC, 2022 CEC, 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE (CEES), 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBS OR CALGREEN) & ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS FOR RESIDENTIAL CONSTRUCTION AND SPECIFICALLY FOR THE CONSTRUCTION OF THIS STRUCTURE IN THE CITY OF SAN RAFAEL, CALIFORNIA.
2. ALL MATERIALS AND WORKMANSHIP TO MEET OR EXCEED THE BEST STANDARDS OF THE TRADE.
3. ON-SITE VERIFICATION OF DIMENSIONS, ELEVATIONS, AND OTHER CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. NOTED DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. ON-SITE VERIFICATION OF DIMENSIONS, ELEVATIONS, AND OTHER CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
5. PROTECTION OF OWNER'S PROPERTY AND ALL ADJACENT PROPERTIES, AS WELL AS THE GENERAL PUBLIC, ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MAINTAINED AT ALL TIMES.
6. ALL REFERENCES TO THE MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS SHOWN IN THESE PLANS ARE INTENDED TO BE FOR DESIGN INTENT ONLY. SPECIALTY SUBCONTRACTORS SHALL BE RESPONSIBLE FOR FINAL DESIGN, SECURING PERMITS, INSTALLATION, INSPECTIONS, & PROPER OPERATION OF ALL SYSTEMS.
7. ALL PAINTS, FINISHES, AND ADHESIVES, CAULKING, AND SEALANTS SHALL BE LOW VOC.
8. PROVIDE FREQUENT AND THOROUGH DUST CONTROL AND CLEAN-UP.
9. PRIOR TO FINAL INSPECTION THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL THE APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION.
10. COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2019 ENERGY EFFICIENT STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPRIATE CFIR, CF2R, CF3R FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BUILDING INSPECTOR REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR THE BUILDING OWNER.

SITE & BUILDING DATA

A.P. NUMBER	146-301-21
ZONING	A2-B4-AGRI. LIMITED
OCCUPANCY CLASSIFICATION	R3/U
DESCRIPTION OF USE	SINGLE RESIDENCE - IMPROVED
CONSTRUCTION TYPE	V-B
STORIES	1
LOT AREA	4.17 ACRE
(E) IMPERVIOUS AREA	10,838 SF (5.9% OF LOT AREA)
(N) IMPERVIOUS AREA	NO CHANGE

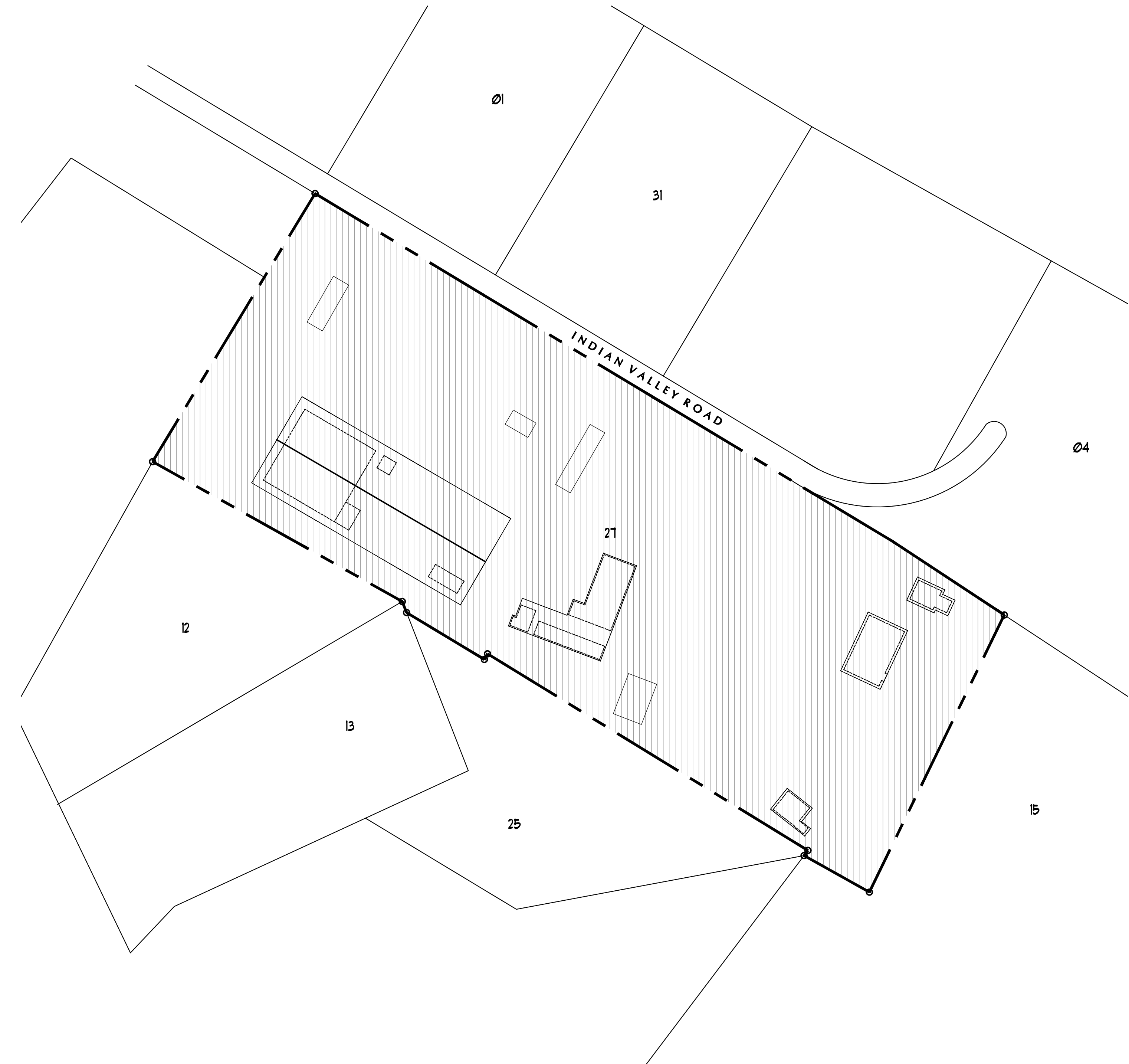
FLOOR AREAS:

① (E) MAIN HOUSE	1,349 SF
② (E) GUEST HOUSE	496 SF
③ (N) ADU (STORAGE CONVERSION)	523 SF
④ (E) GARAGE	1,267 SF
⑤ (E) ACCESSORY KITCHEN/BATH	280 SF
⑥ (E) ACCESSORY STORAGE	714 SF
⑦ (E) ARENA	10,376 SF
⑧ (N) MACHINE SHOP/OFFICE	4,796 SF
⑨ (N) ARENA STORAGE 1	271 SF
⑩ (N) ARENA STORAGE 2	334 SF
⑪ (N) ARENA SHOWER	143 SF
(E) IMPERVIOUS AREA	10,838 SF (5.9% OF LOT AREA)
(N) IMPERVIOUS AREA	NO CHANGE

LEGEND

- | | | | |
|-----|---------------------------------|--------|------------------------|
| | EXISTING WALLS TO REMAIN U.O.N. | (E) | EXISTING |
| | NEW OR ALTERED EXISTING WALLS | (R) | RELOCATED |
| | EXISTING TO BE REMOVED U.O.N. | PL | PROPERTY LINE |
| | AREA OF ADDITION, SHADED | U.O.N. | UNLESS OTHERWISE NOTED |
| | NEW GUARDRAIL | V.I.F. | VERIFY IN FIELD |
| | EXISTING FENCE | CL | CENTER LINE |
| | DETAIL NO. SHEET NO. | D.S. | DOWNSPOUT |
| | SECTION or ELEV. NO. SHEET NO. | FF. | FINISH FLOOR |
| | KEY NOTE | F.O. | FACE OF |
| (N) | NEW | G.C. | GENERAL CONTRACTOR |
| | | PL | PLATE |
| | | VOL | VOLUMN |
| | | AL | ALIGN |

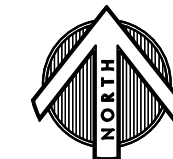
VICINITY MAP NOVATO, CA



SITE PLAN

SCALE: 1" = 60'

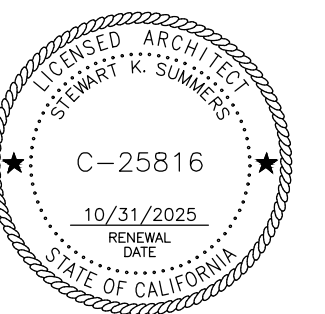
0 20' 40' 80' 120'



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REVISIONS	DATE	BY

GOLDIN RESIDENCE
1754 Indian Valley Road
Novato, CA 94947
AP# 146-301-27

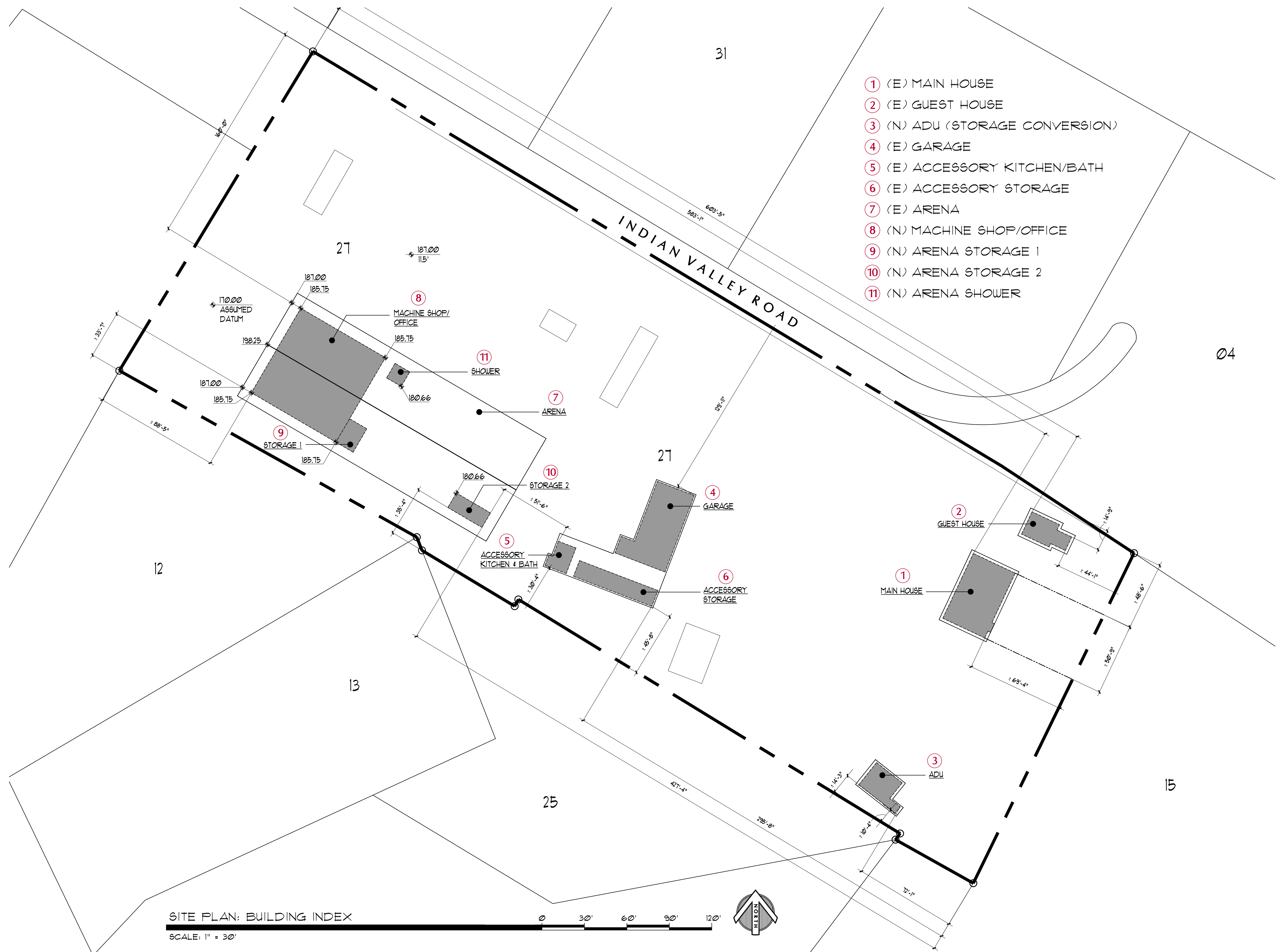


COVER SHEET, SITE PLAN, & PROJECT DATA

REVIEW THE DRAWINGS CAREFULLY. DO NOT SCALE THE DRAWINGS. ANY DISCREPANCIES IN DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF STEWART K. SUMMERS, ARCHITECT

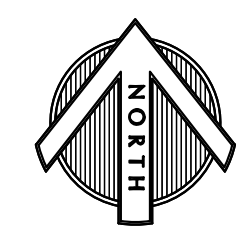
DATE: 05/06/24
SCALE: AS NOTED
DRAWN: SKS
JOB NO.

SHEET NO:
A0



- ① (E) MAIN HOUSE
- ② (E) GUEST HOUSE
- ③ (N) ADU (STORAGE CONVERSION)
- ④ (E) GARAGE
- ⑤ (E) ACCESSORY KITCHEN/BATH
- ⑥ (E) ACCESSORY STORAGE
- ⑦ (E) ARENA
- ⑧ (N) MACHINE SHOP/OFFICE
- ⑨ (N) ARENA STORAGE 1
- ⑩ (N) ARENA STORAGE 2
- ⑪ (N) ARENA SHOWER

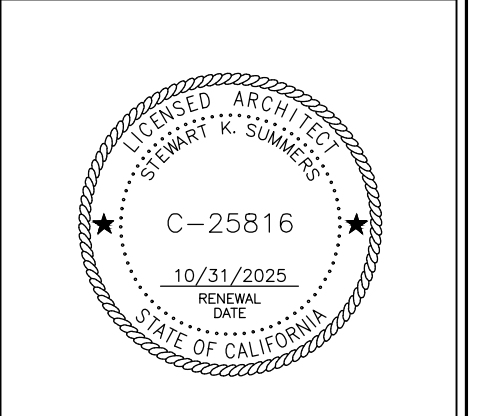
SITE PLAN: BUILDING INDEX
SCALE: 1" = 30'



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**SITE PLAN
BUILDING INDEX**

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DATE: 05/06/24
SCALE: AS NOTED
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SHEET NO:

SP

IMAGES
MAIN HOUSE



MAIN HOUSE
ROOF: METAL
TRIM/FASCIA: SMOOTH TRIM BOARD
CMU: TROUPELLED FINISH
COLOR: DARK GREEN/GREY
HARDPLANK: VERTICAL SIDING
COLOR: DARK GREEN/GREY
DOOR & WINDOW:



MAIN HOUSE
DOOR: WOOD, PAINTED WHITE
WINDOW: ALUMINUM, WHITE FINISH

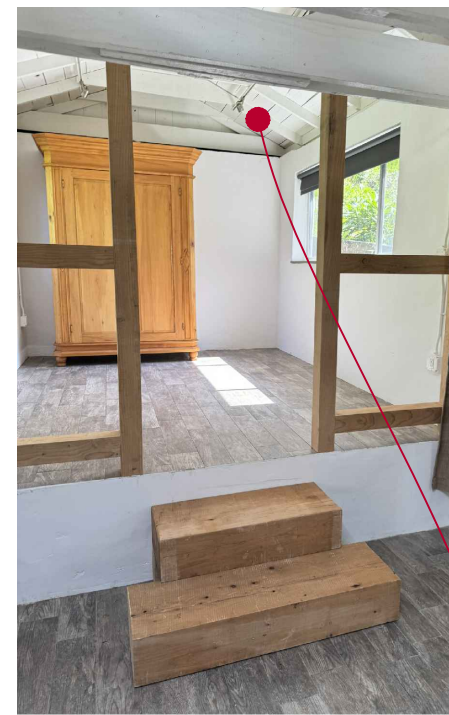


MAIN HOUSE
WALL, DOOR: WOOD, PAINTED WHITE
FLOOR: ENGINEERED LAMINATE

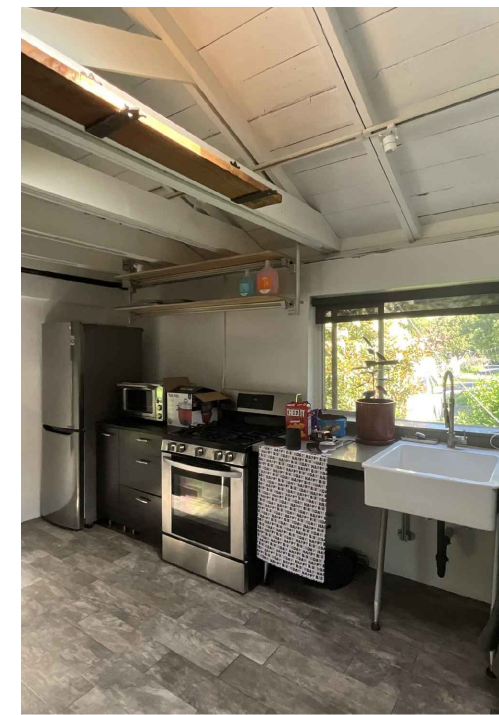
IMAGES
GUEST HOUSE



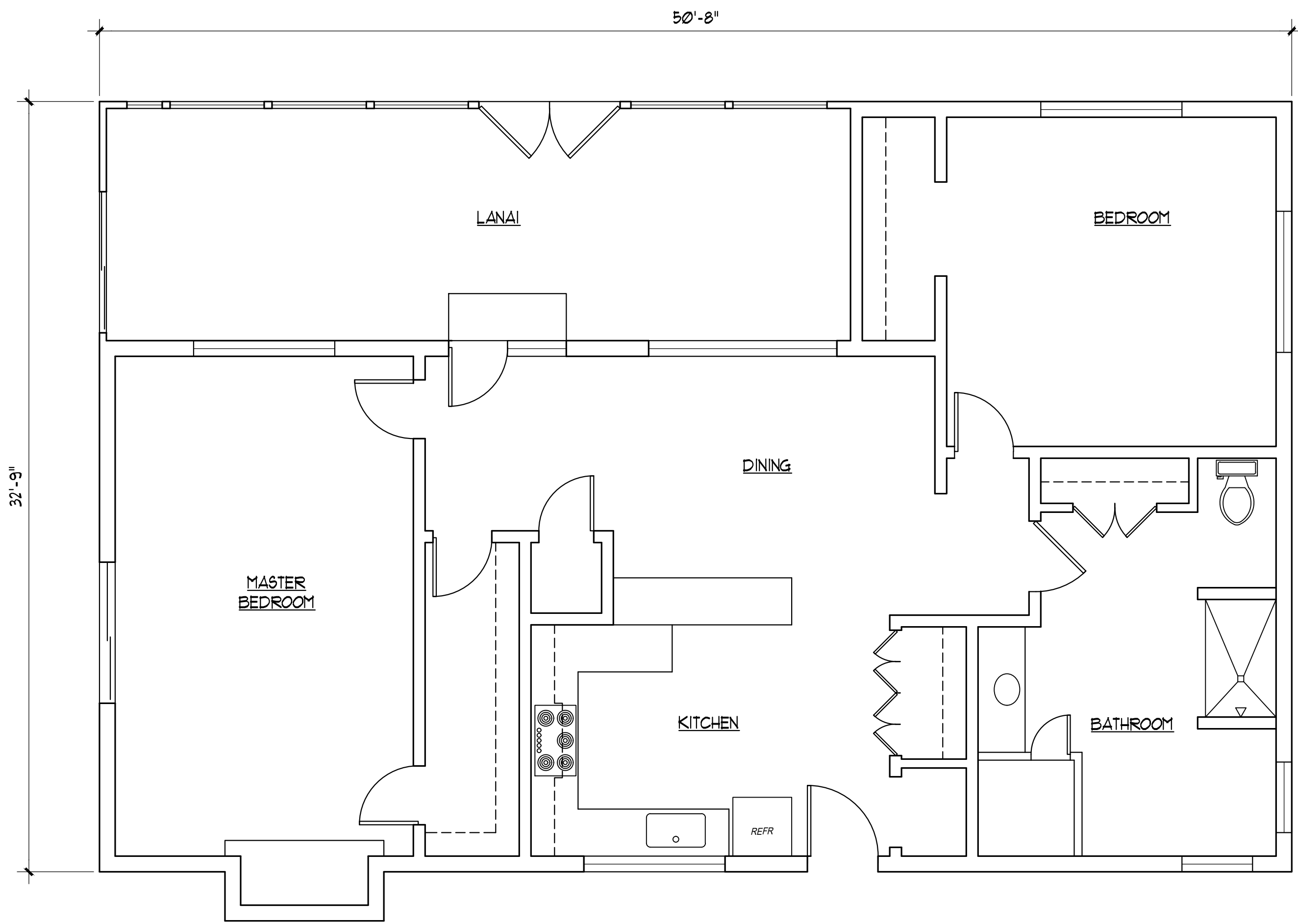
GUEST HOUSE EXTERIOR
WALL: ROUGH STUCCO FINISH
COLOR: LIGHT GREY
ROOF: METAL
DOOR & WINDOW: ALUMINUM



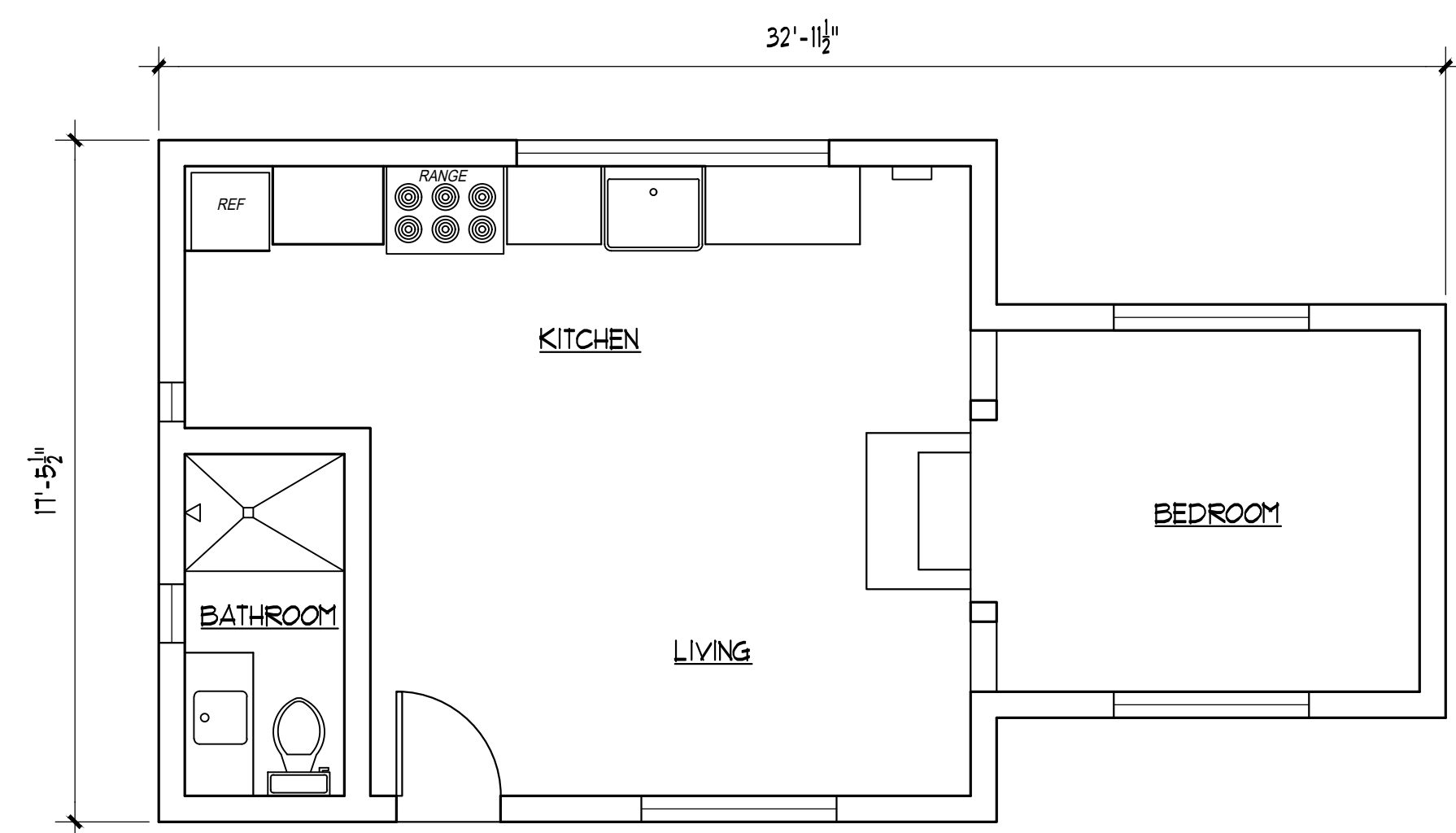
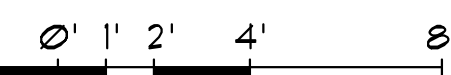
GUEST HOUSE INTERIOR
OPEN 2X JOISTS CEILING
WALL: CMU & TILE
COLOR: WHITE, NATURAL WOOD FINISH
FLOOR: LAMINATE & TILE



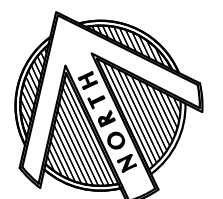
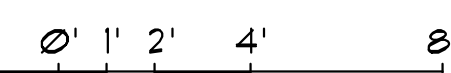
KITCHEN: TO BE REMOVED



1 EXISTING MAIN HOUSE FLOOR PLAN (FOR REFERENCE ONLY)
SCALE: 1/4" = 1'-0"

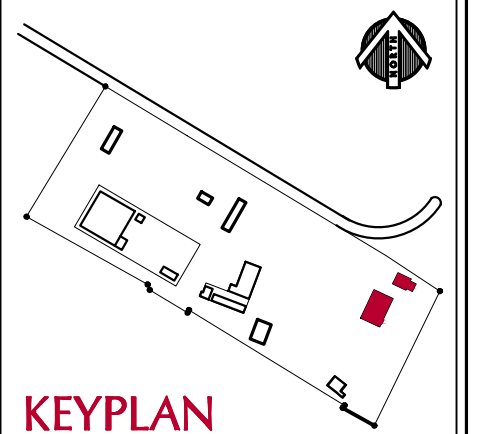


2 EXISTING GUESTHOUSE FLOOR PLAN (FOR REFERENCE ONLY)
SCALE: 1/4" = 1'-0"



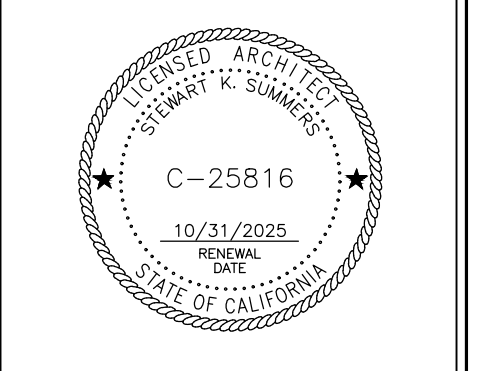
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KEYPLAN

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Novato, CA 94947
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EXISTING MAIN HOUSE, GUEST HOUSE FLOOR PLANS

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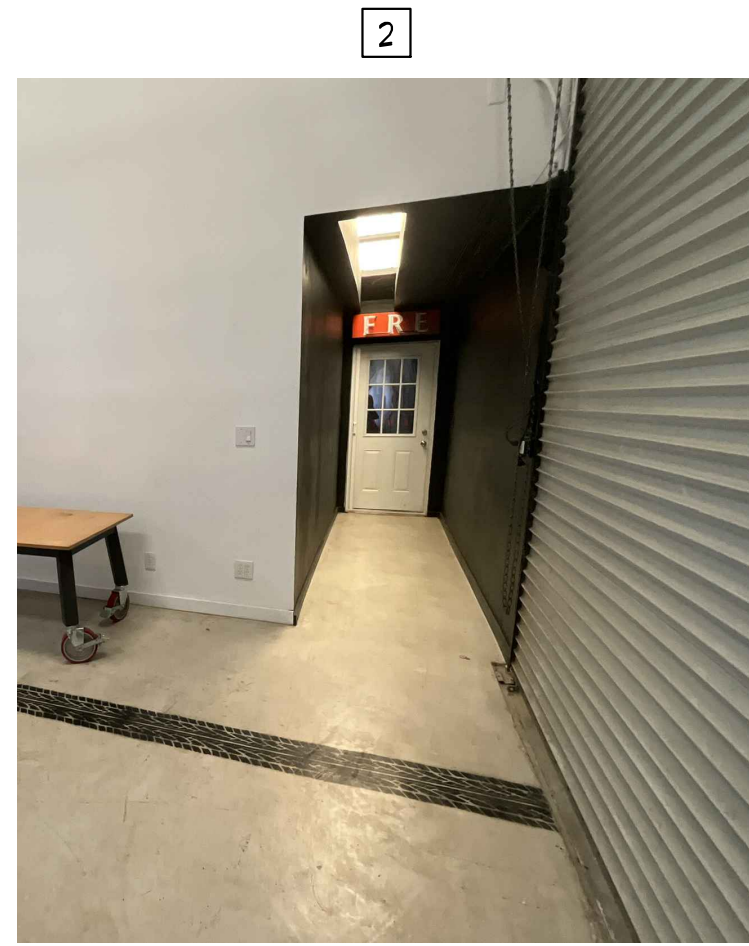
DATE:	05/06/24
SCALE:	
DRAWN:	SKS
JOB NO.:	
SHEET NO.:	

EC1

IMAGES
GARAGE



GARAGE ROLL UP DOOR & INTERIOR FINISH



FLOOR FINISH



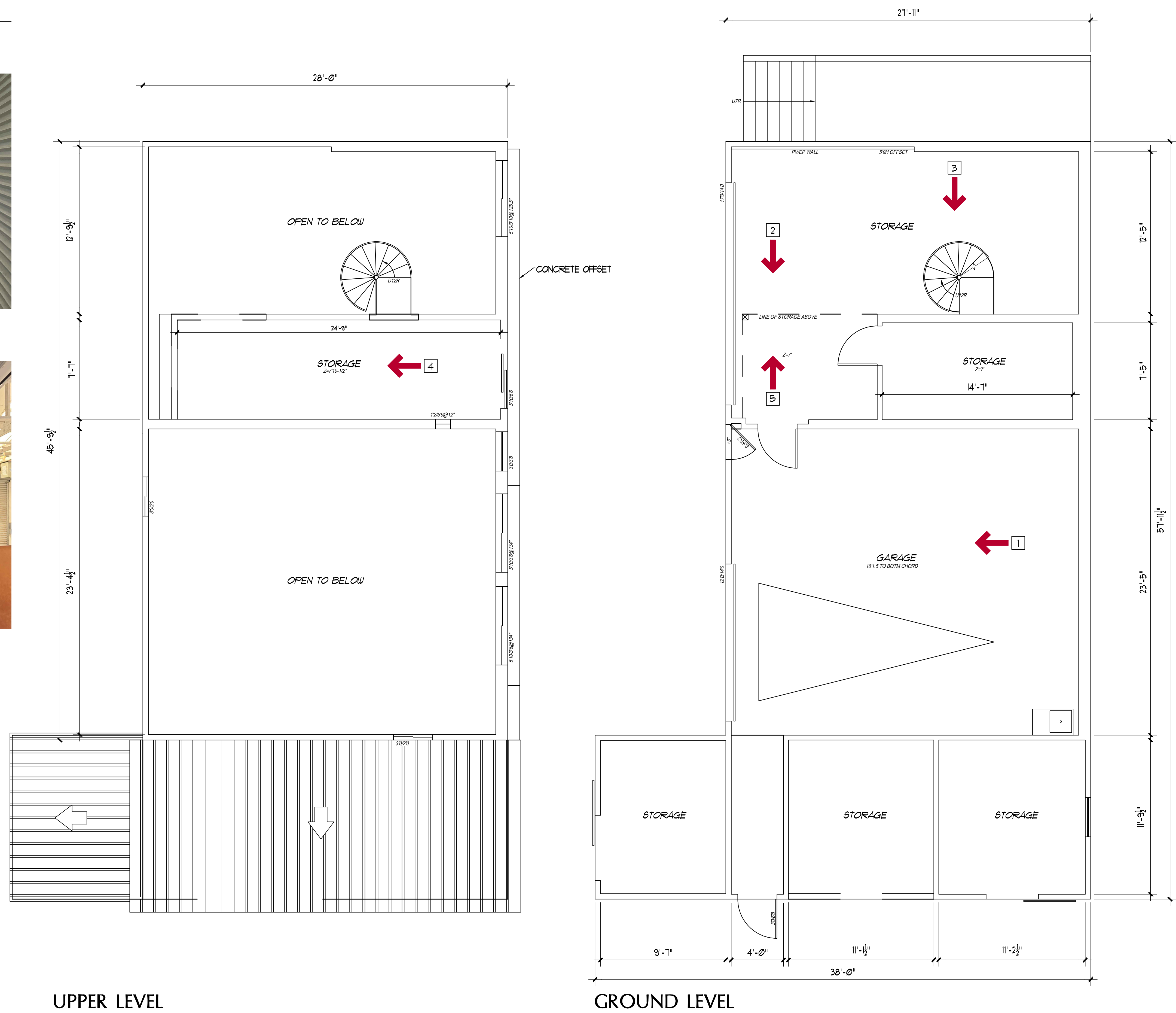
TO LOFT STORAGE



LOFT STORAGE



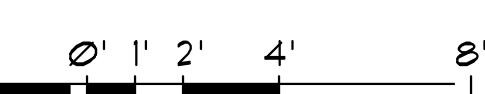
GROUND LEVEL STORAGE



UPPER LEVEL

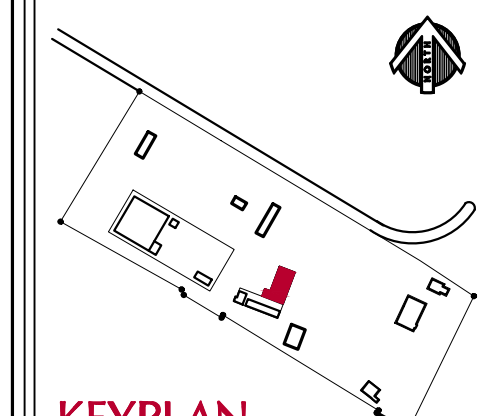
GROUND LEVEL

4 EXISTING GARAGE FLOOR PLANS (FOR REFERENCE ONLY)
SCALE: 1/4" = 1'-0"



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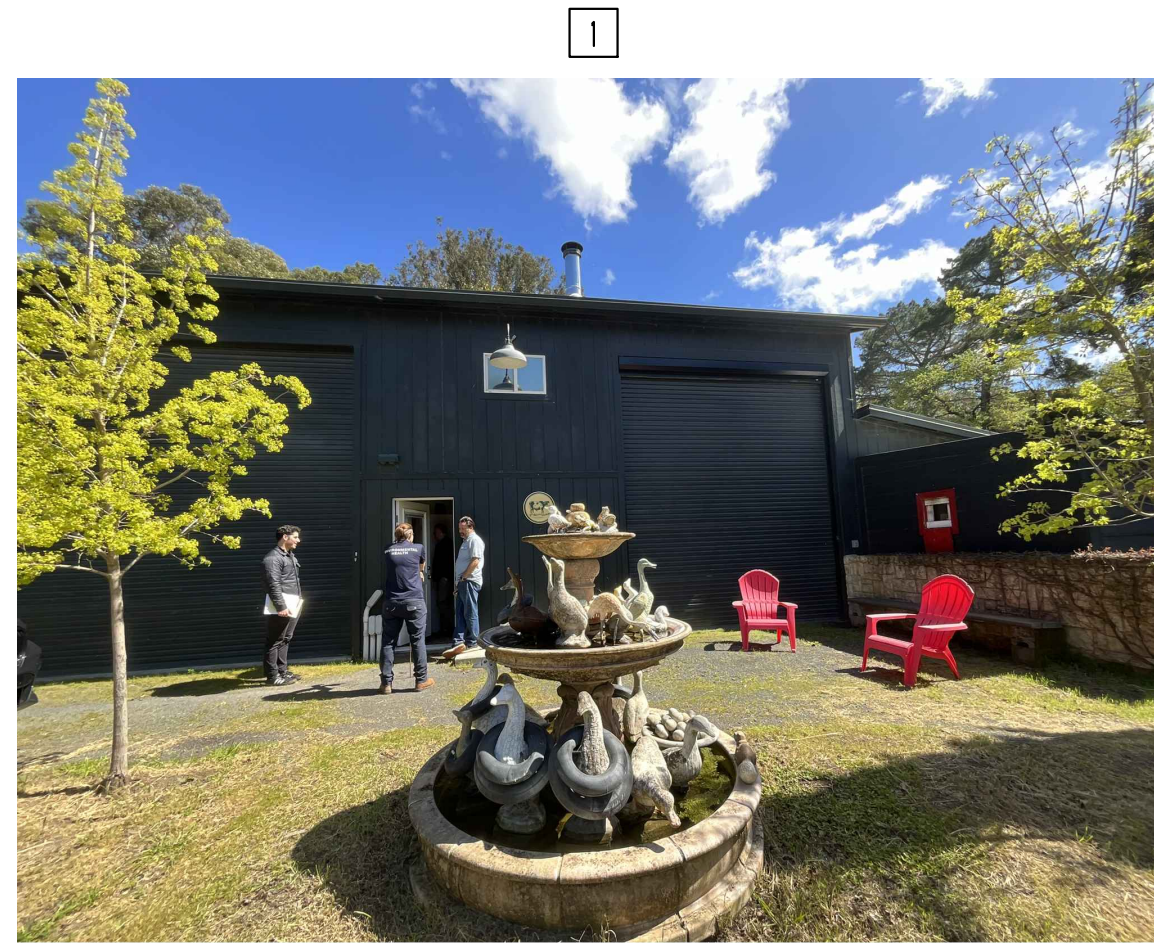
EXISTING BARN, STORAGE FLOOR PLAN

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SCALE:
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JOB NO.
SHEET NO:

EC2

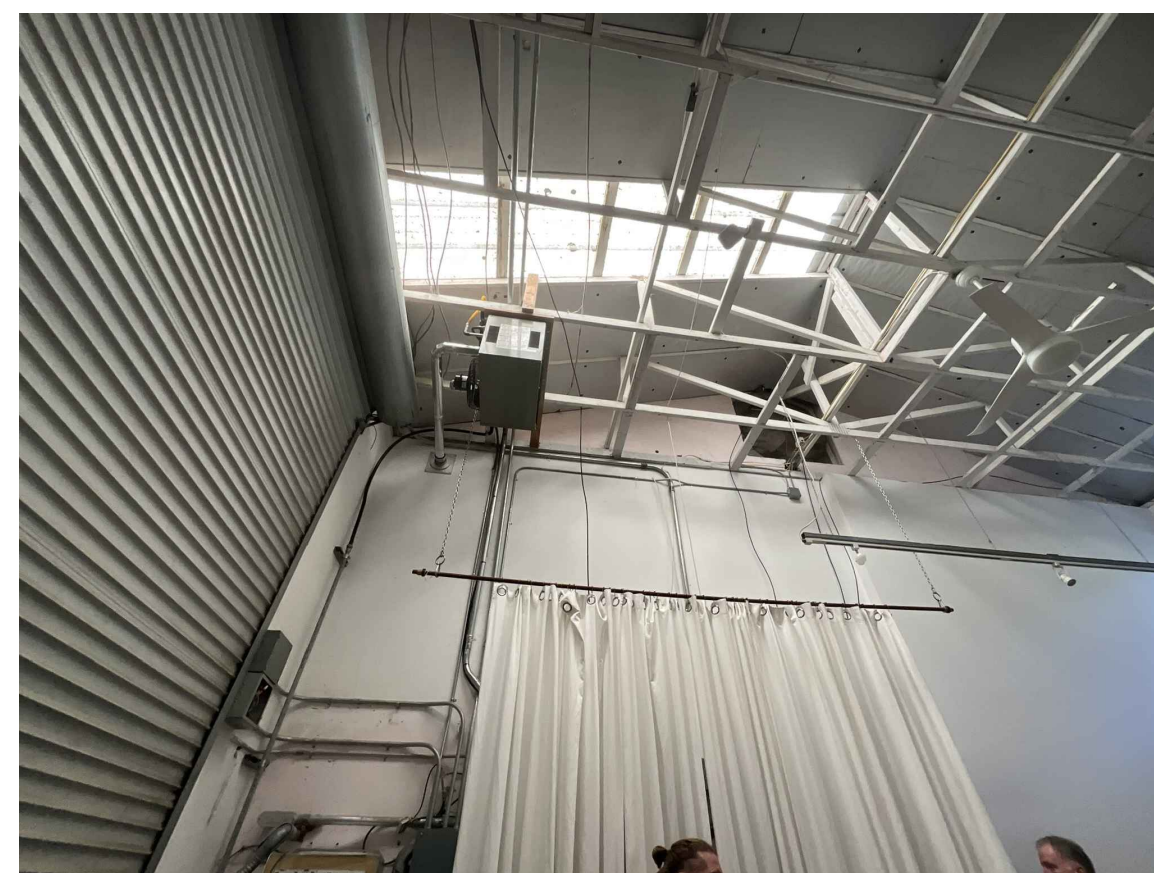
IMAGES
GARAGE



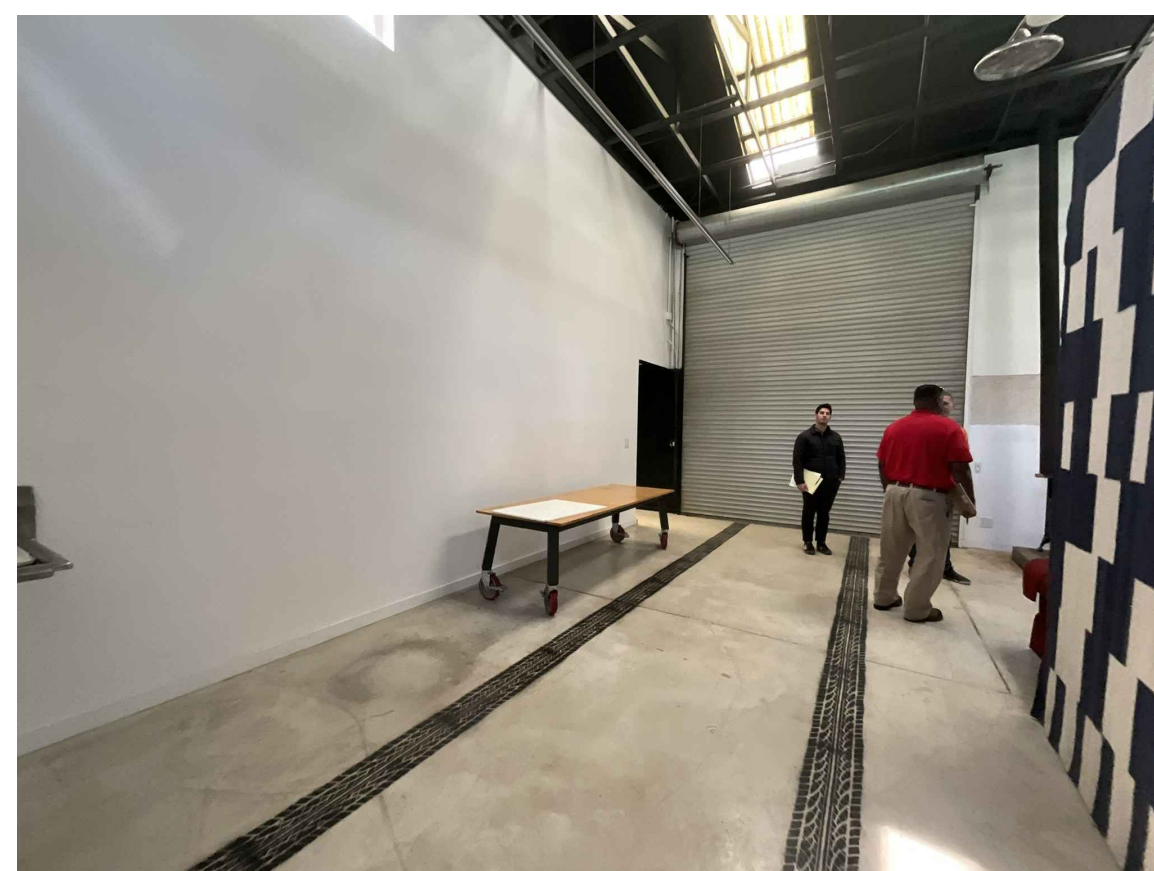
FRONT ELEVATION



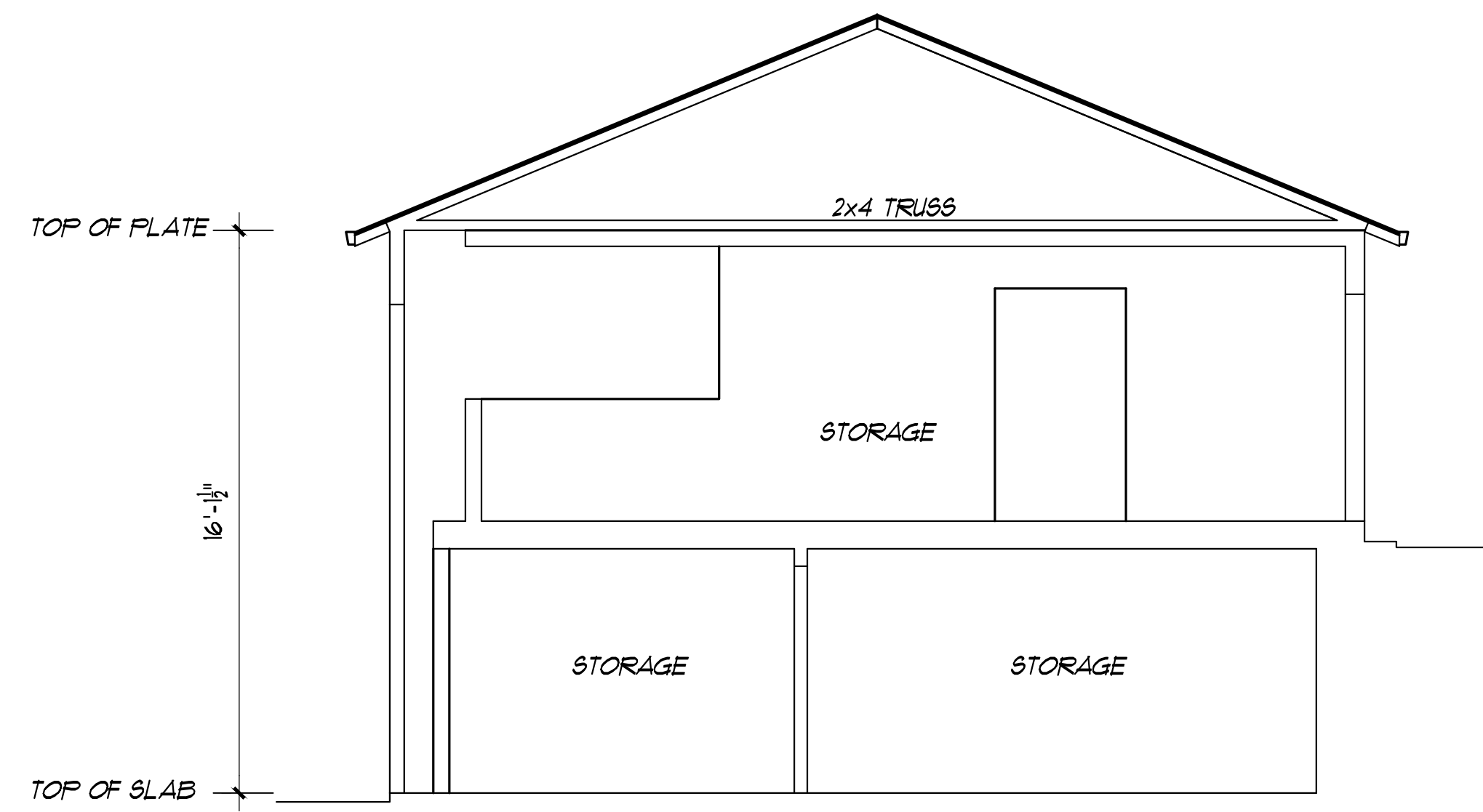
FRONT ELEVATION: GARAGE & ACCESSORY STORAGE



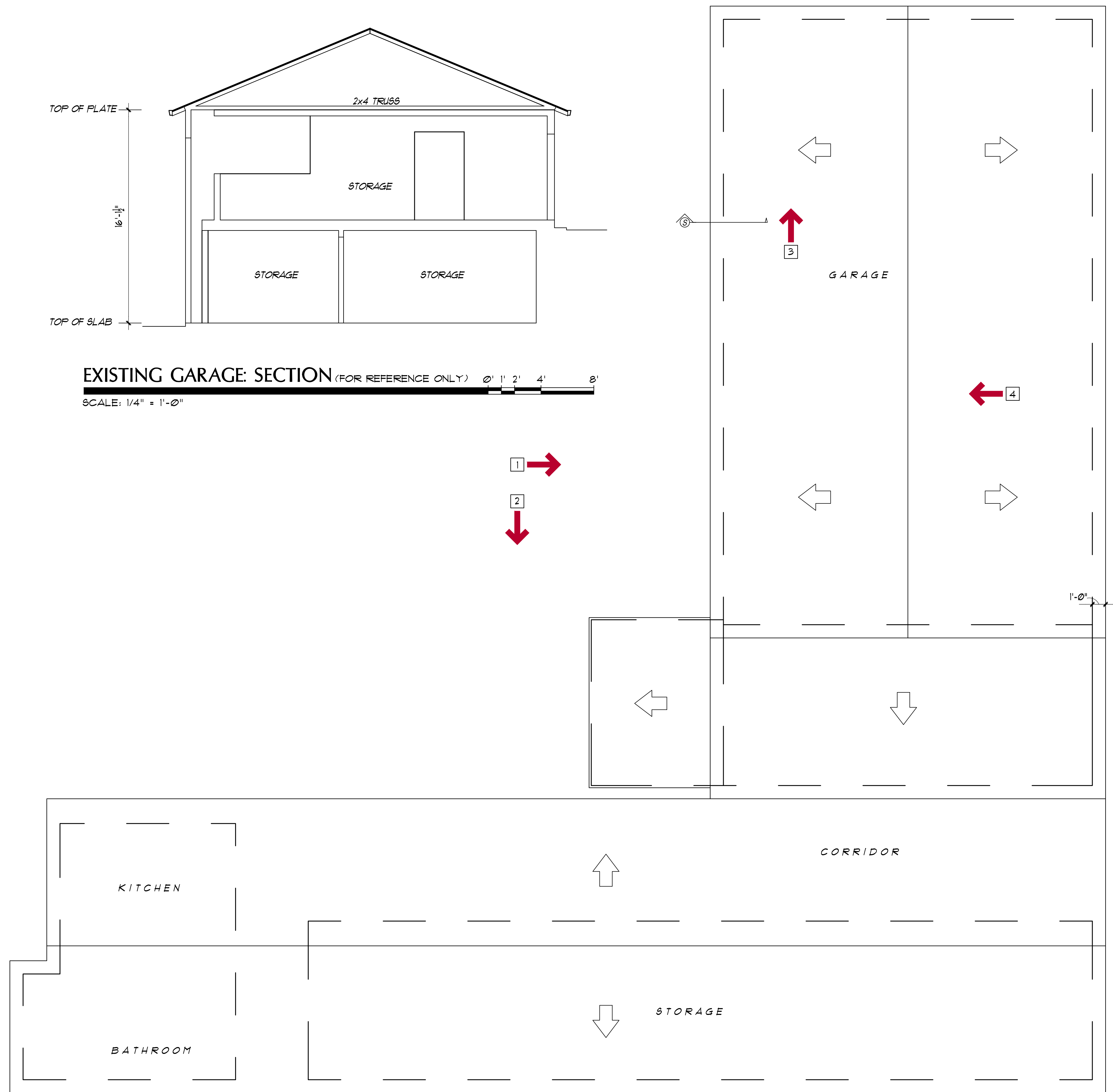
INTERIOR WALL FINISH & ROOF ASSEMBLY



ROLL-UP DOOR & CONCRETE FLOOR FINISH



EXISTING GARAGE: SECTION (FOR REFERENCE ONLY) 0' 1' 2' 4' 8'
SCALE: 1/4" = 1'-0"

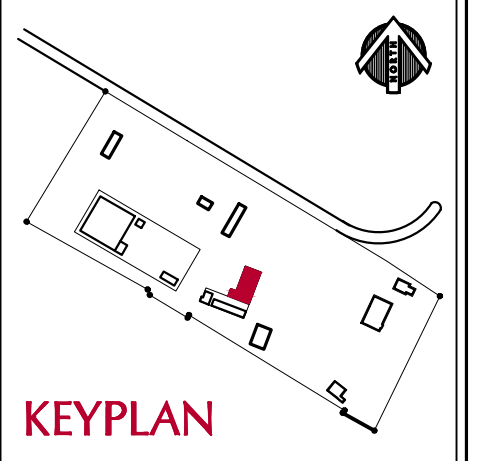


4 EXISTING GARAGE, ACCESSORY KITCHEN, BATH & STORAGE ROOF PLAN (FOR REFERENCE ONLY) 0' 1' 2' 4' 8'
SCALE: 1/4" = 1'-0"

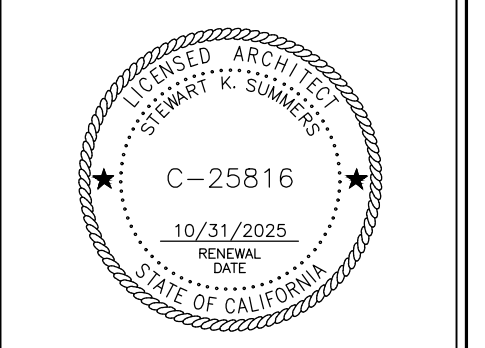


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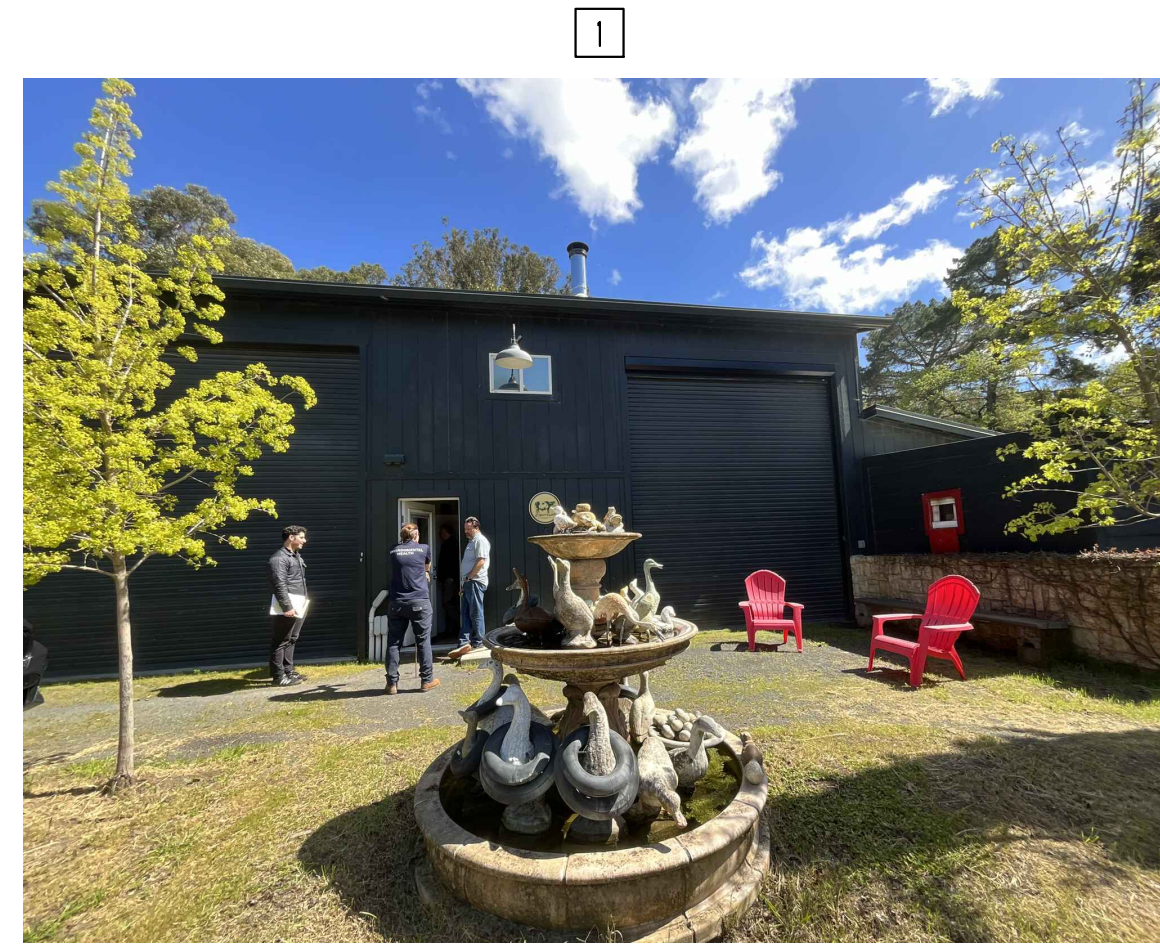
EXISTING GARAGE ROOF, SECTION & IMAGES

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EC3

IMAGES
GARAGE



FRONT ELEVATION

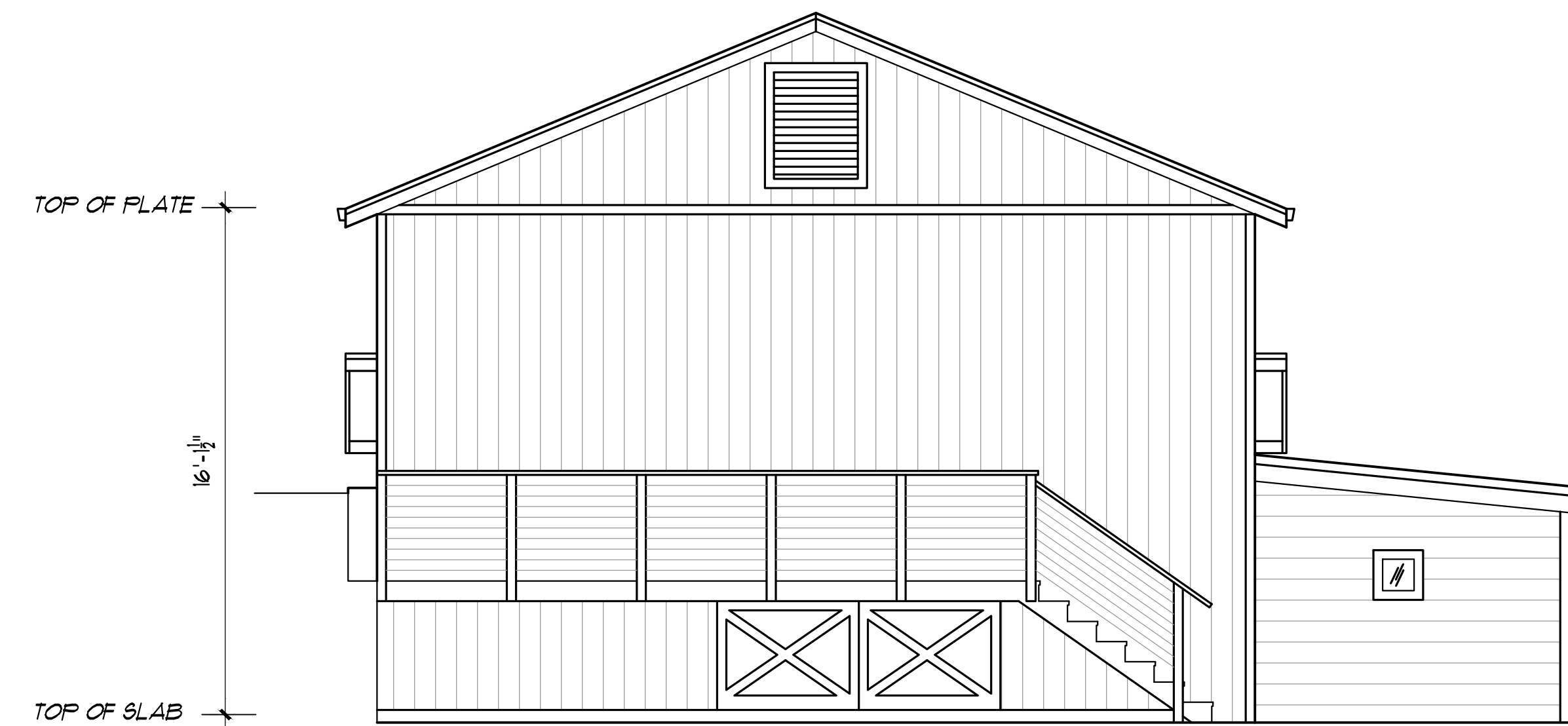


SIDE ELEVATION



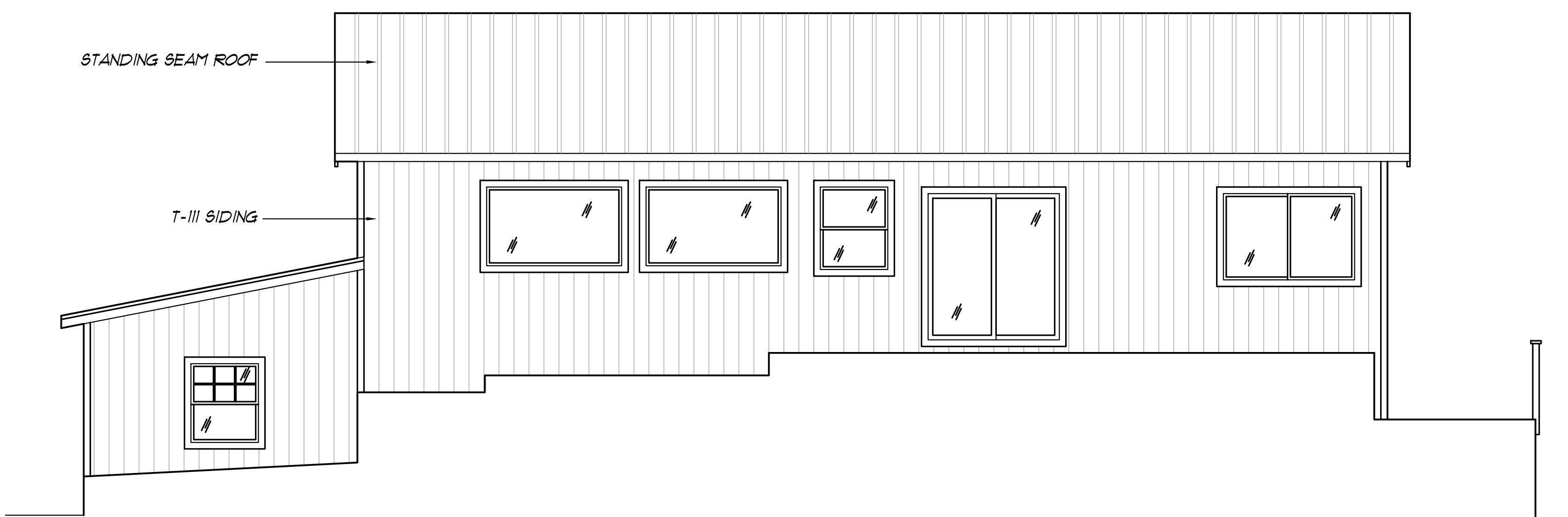
WEST ELEVATION (FOR REFERENCE ONLY)

SCALE: 1/4" = 1'-0"



NORTH ELEVATION (FOR REFERENCE ONLY)

SCALE: 1/4" = 1'-0"



EAST ELEVATION (FOR REFERENCE ONLY)

SCALE: 1/4" = 1'-0"



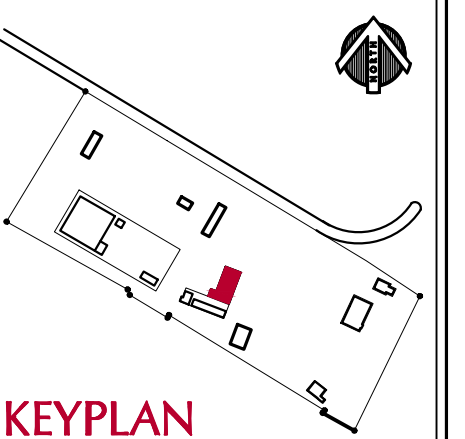
SOUTH ELEVATION (FOR REFERENCE ONLY)

SCALE: 1/4" = 1'-0"



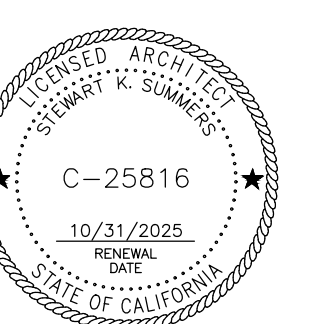
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GARAGE/STORAGE ELEVATIONS

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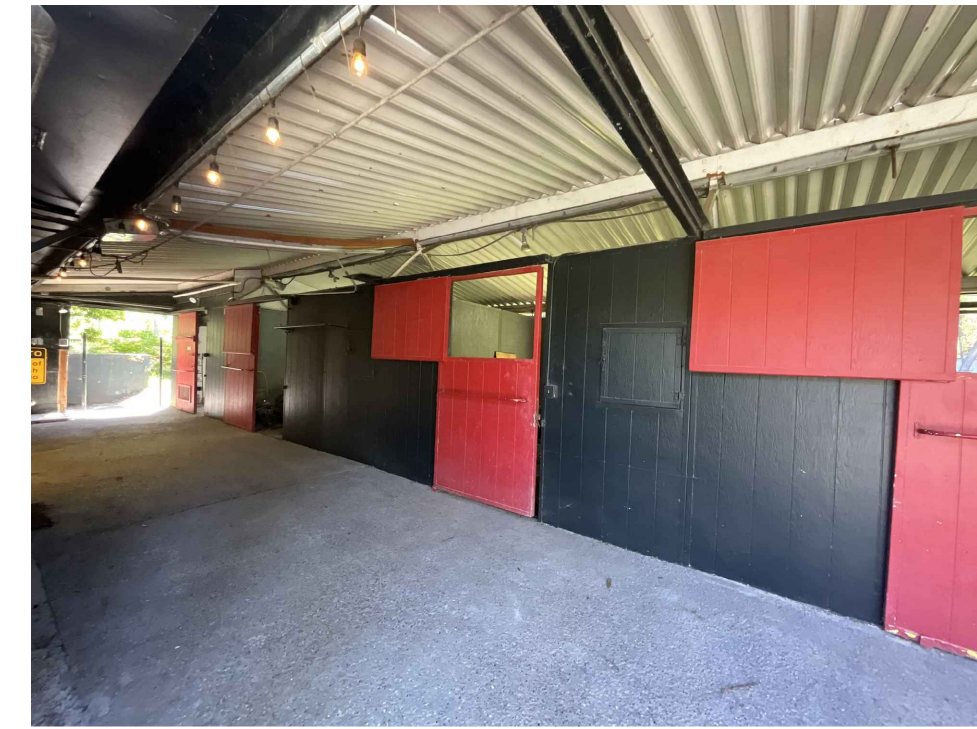
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SCALE:
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SHEET NO:

EC4

IMAGES
ACCESSORY KITCHEN, BATHROOM & STORAGE



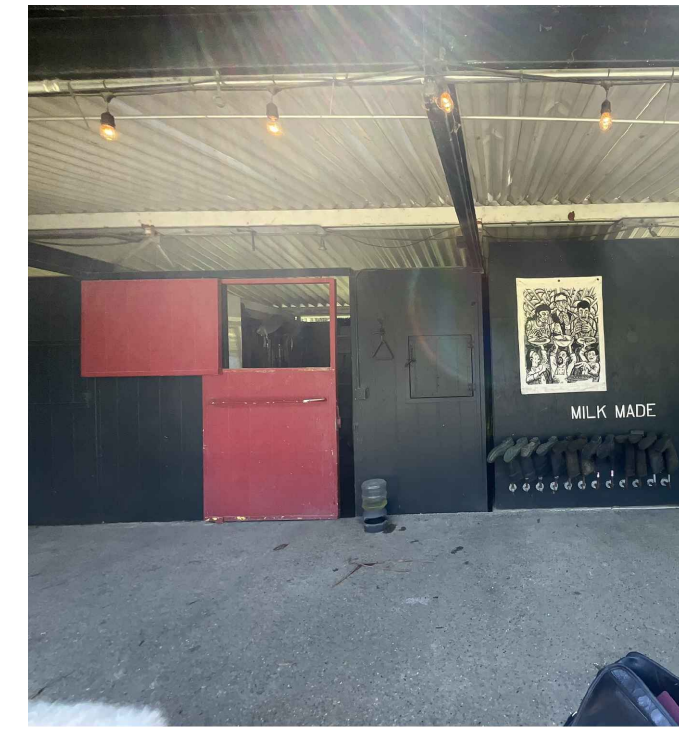
1 ACCESSORY KITCHEN, STORAGE



2 VIEW OF STORAGE UNITS • CORRIDOR 1



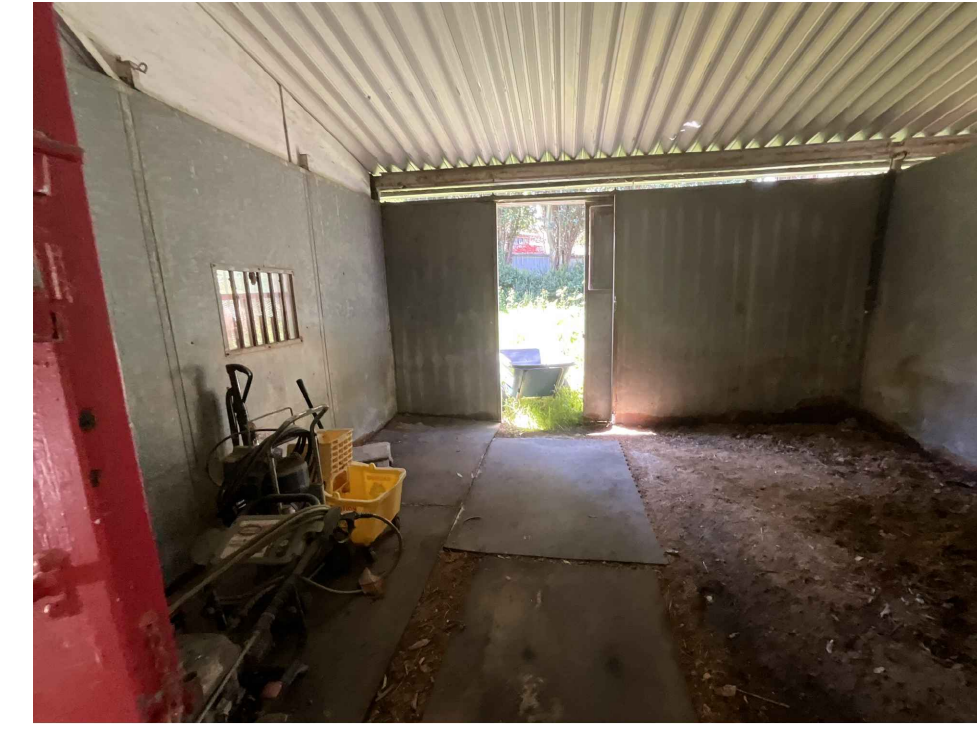
3 VIEW OF STORAGE UNITS • CORRIDOR 2



4 STORAGE DUTCH DOOR (TYP. 4)



5 VIEW OF ACCESSORY KITCHEN



6 VIEW OF STORAGE UNITS FROM DUTCH DOOR (TYP. 4)



7 KITCHEN DOOR & WINDOW



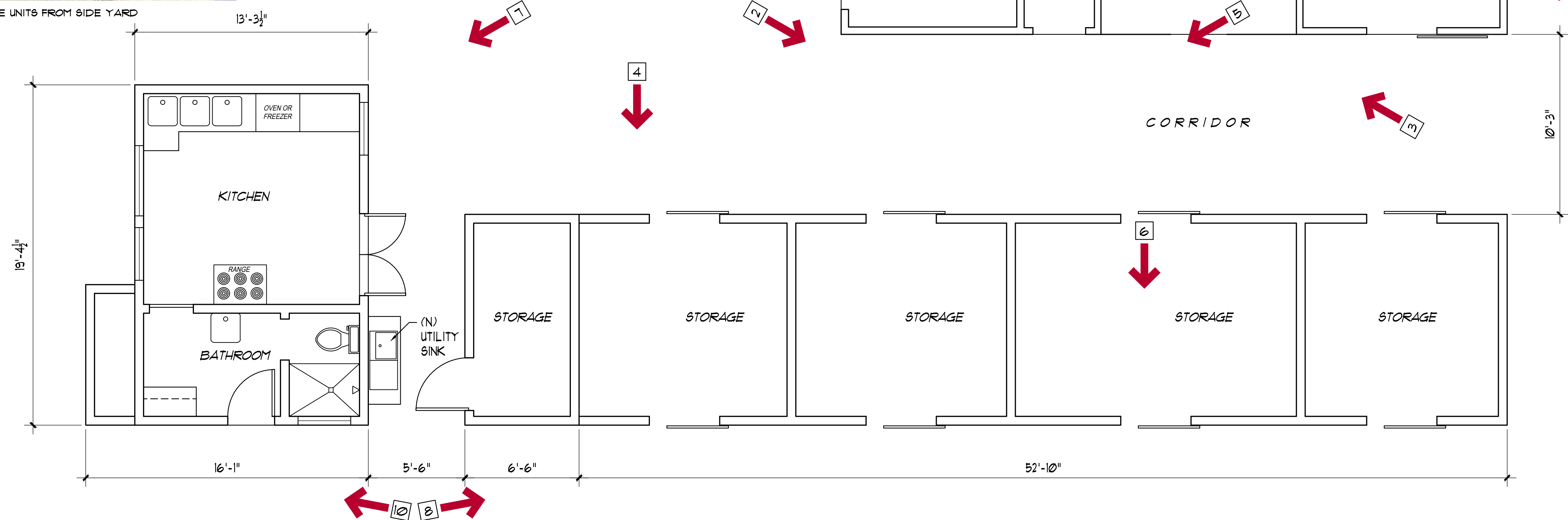
8 VIEW OF STORAGE UNITS FROM FROM REAR YARD



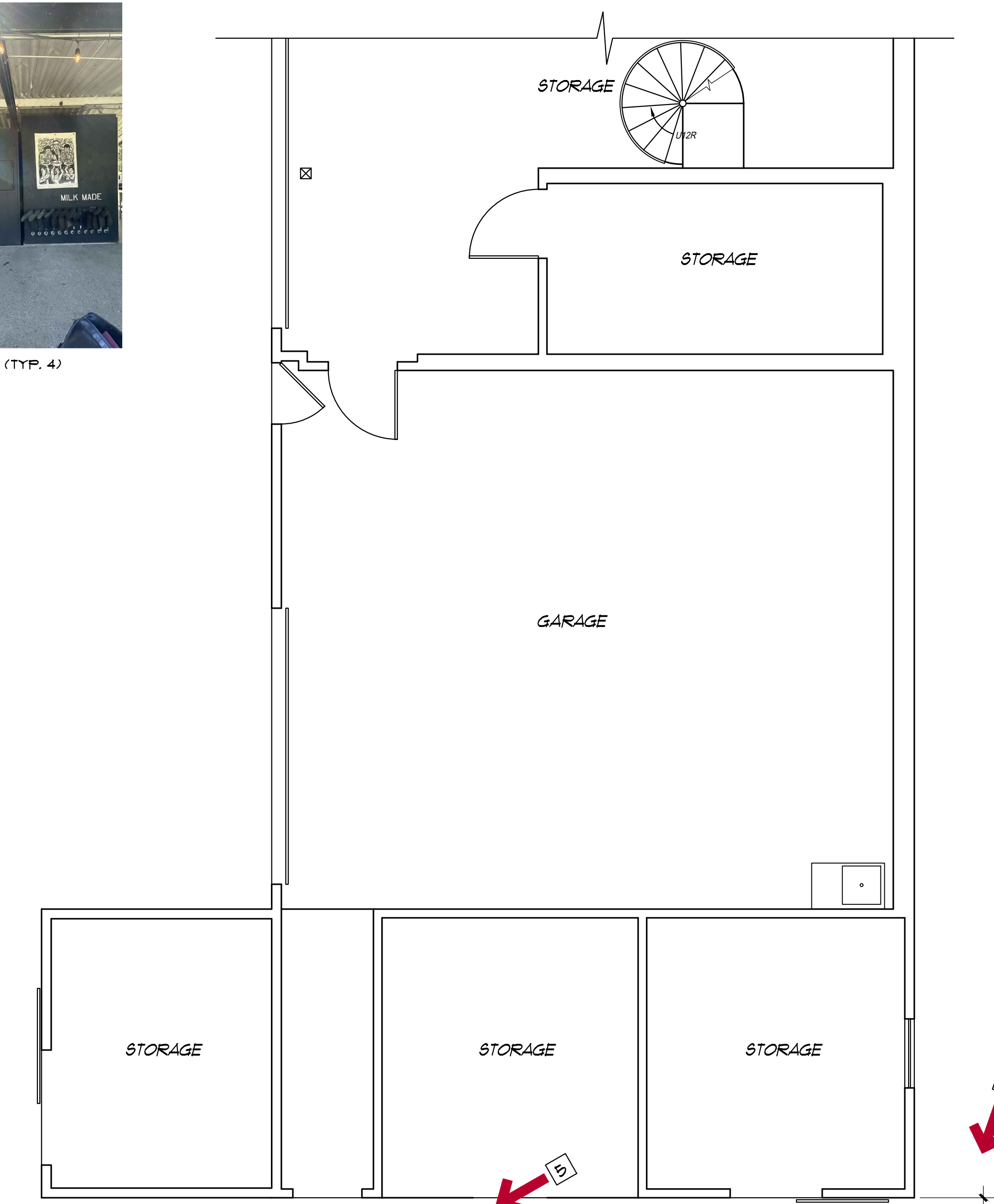
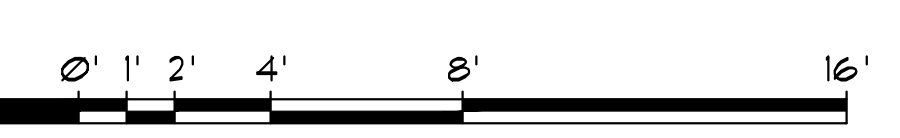
9 VIEW OF STORAGE UNITS FROM SIDE YARD



10 BATHROOM DOOR & WINDOW

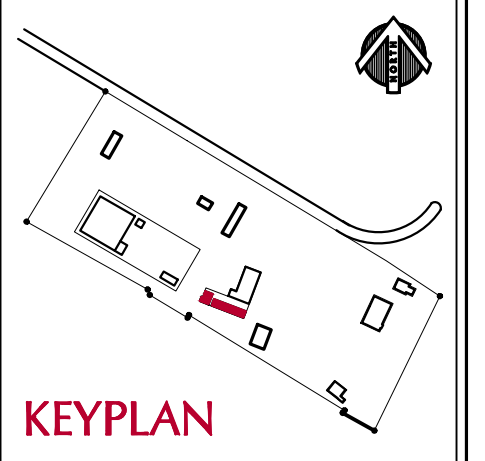


5 6 EXISTING ACCESSORY KITCHEN, BATHROOM & STORAGE (FOR REFERENCE ONLY)
SCALE: 1/4" = 1'-0"

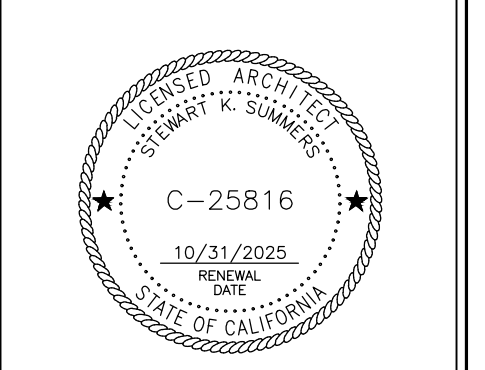


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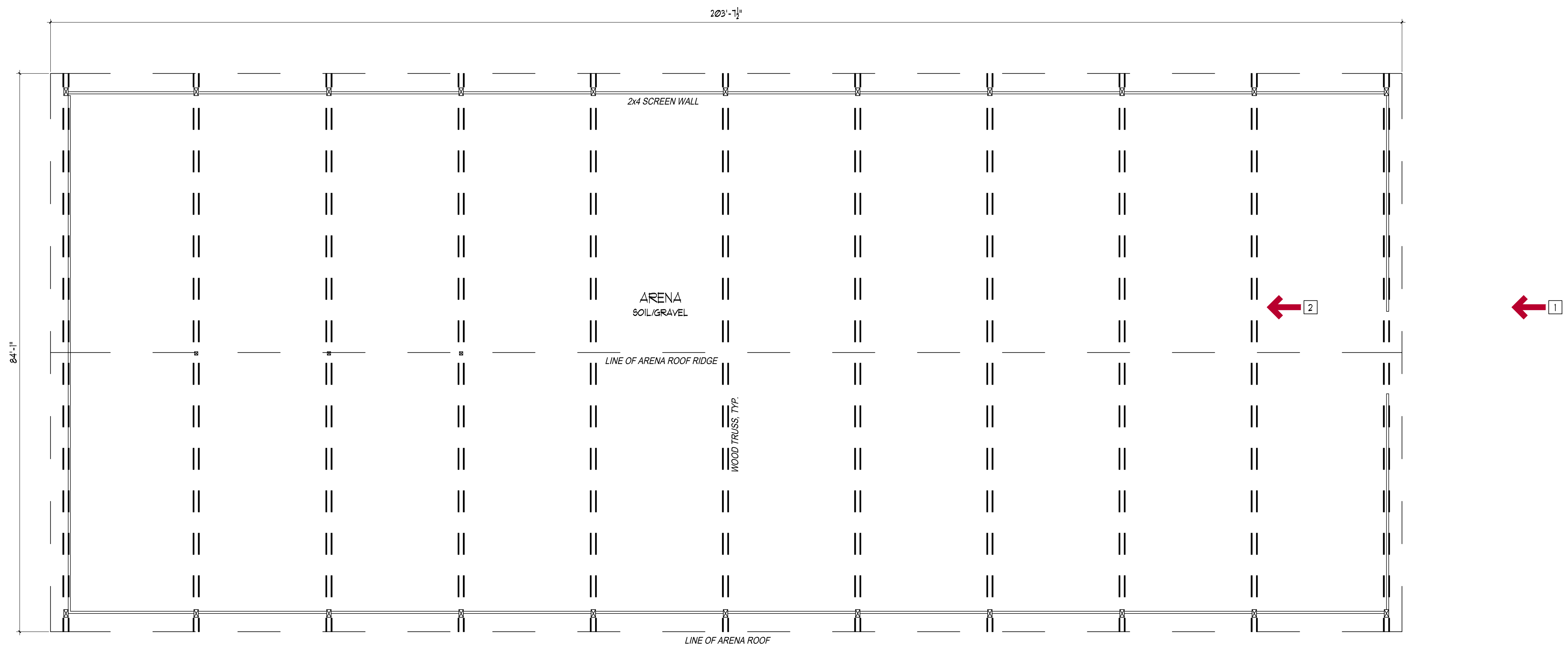


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AP# 146-301-27



EXISTING KITCHEN, BATHROOM & STORAGE
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DRAWN: SKS
JOB NO.
SHEET NO:

EC5



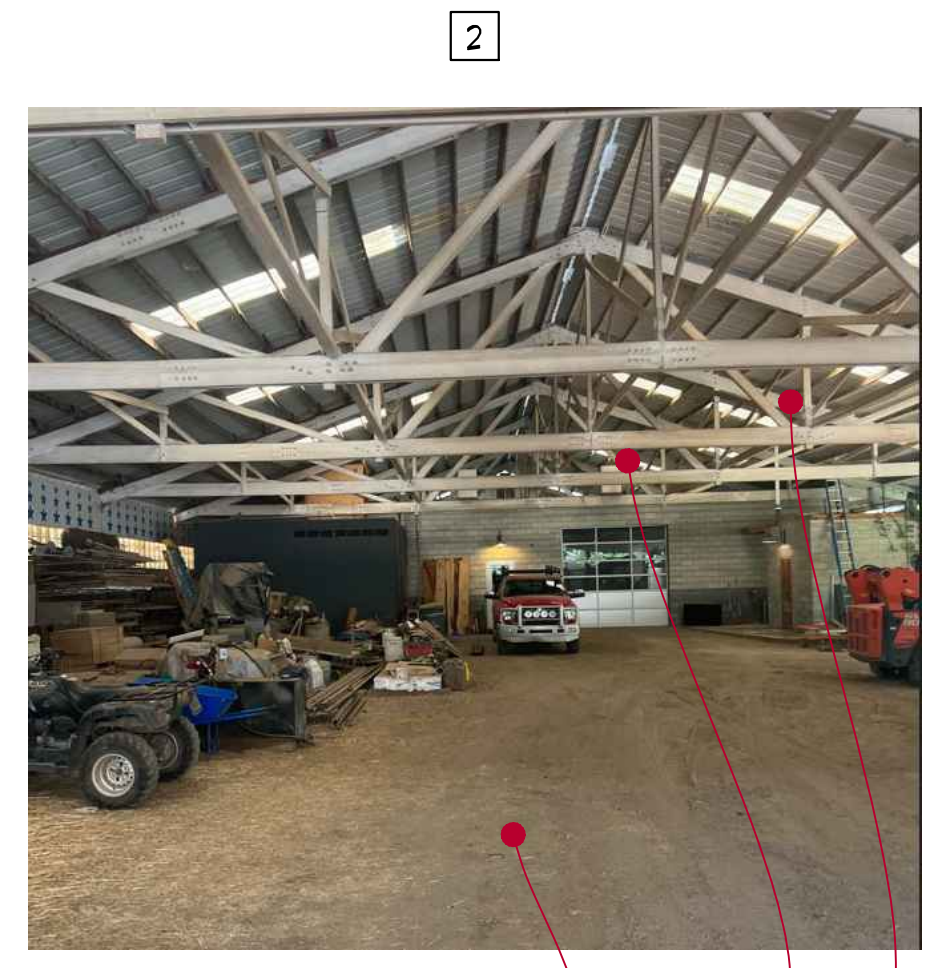
7 EXISTING ARENA FLOOR PLAN
 SCALE: 1/8" = 1'-0"



IMAGES



ARENA FRONT ELEVATION

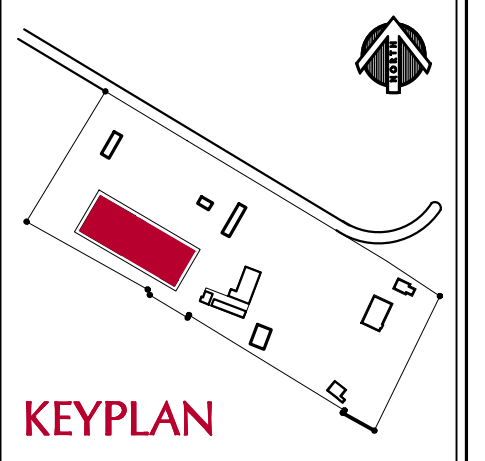


ARENA INTERIOR
 (E) FLOOR: DIRT/GRAVEL
 (E) ROOF TRUSS: WOOD - PAINTED BEIGE
 (E) ROOF: METAL, LIGHT GREY PAINT FINISH

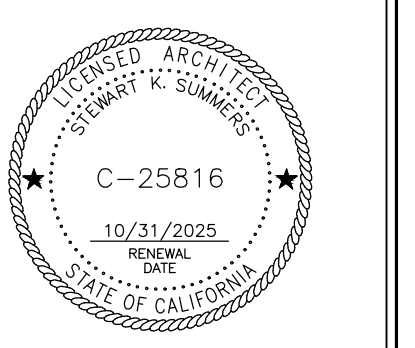


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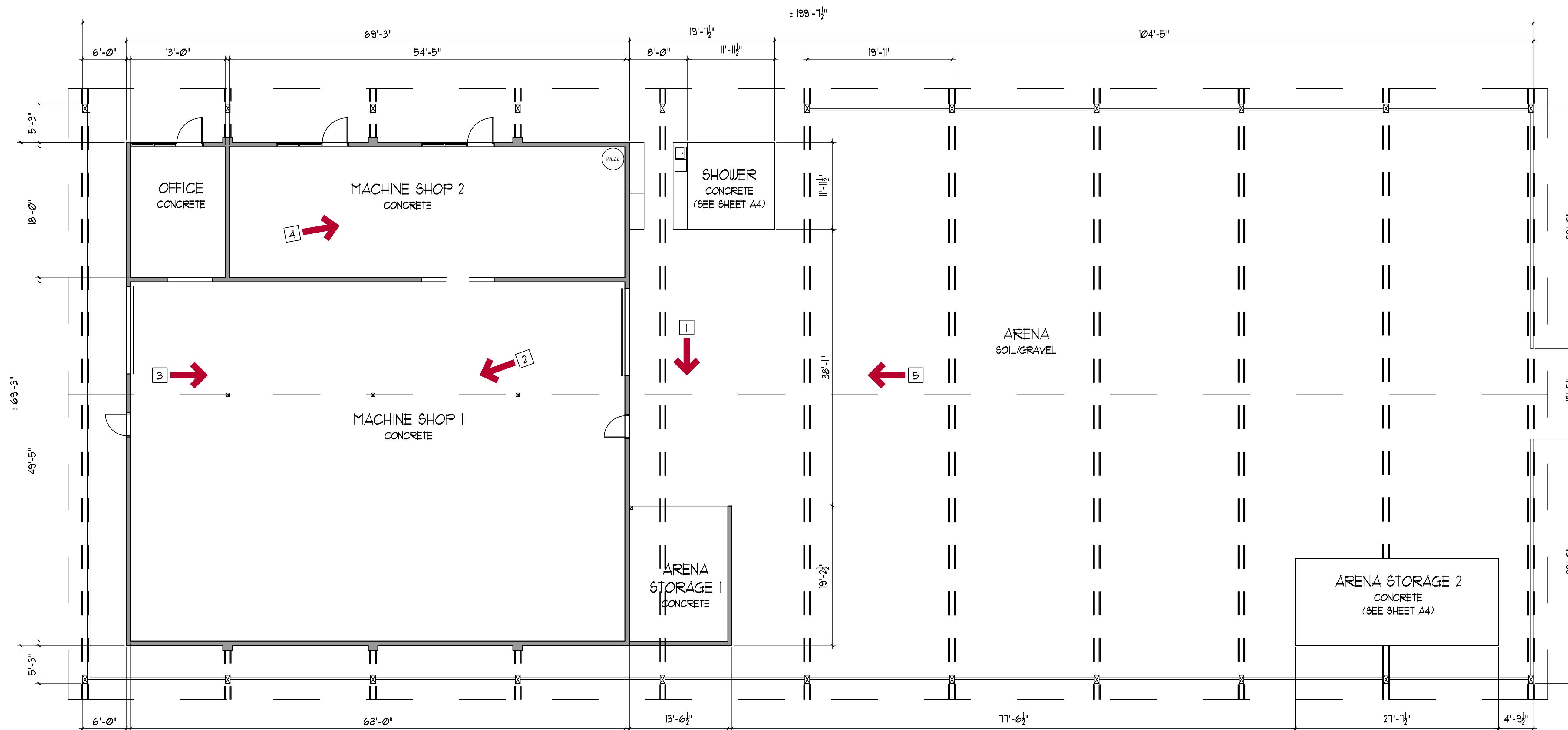


EXISTING ARENA FLOOR PLAN

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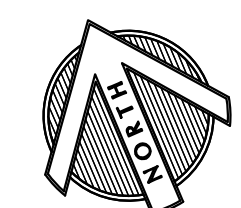
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7 8 9

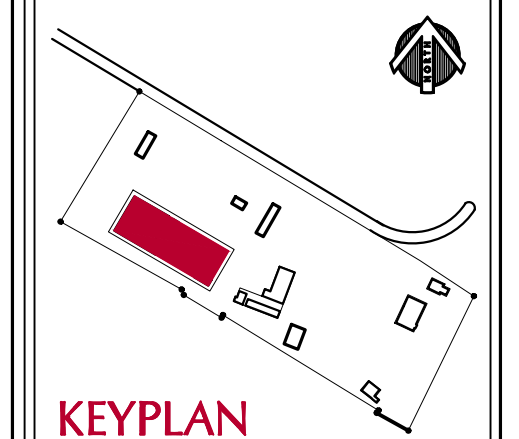
NEW ARENA FLOOR PLAN: MACHINE SHOPS, OFFICE, STORAGE AND SHOWER

SCALE: 1/8" = 1'-0"



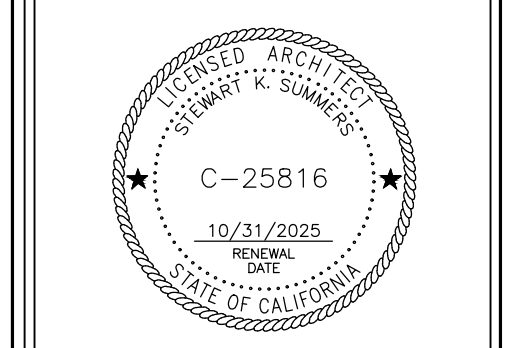
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NEW ARENA FLOOR PLAN

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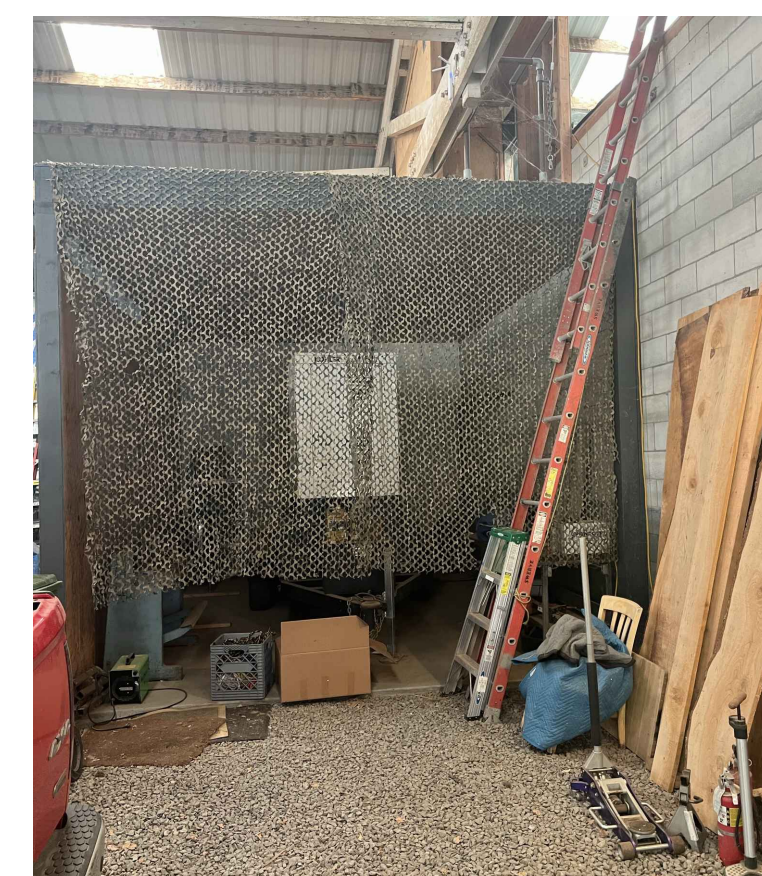
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A1

IMAGES

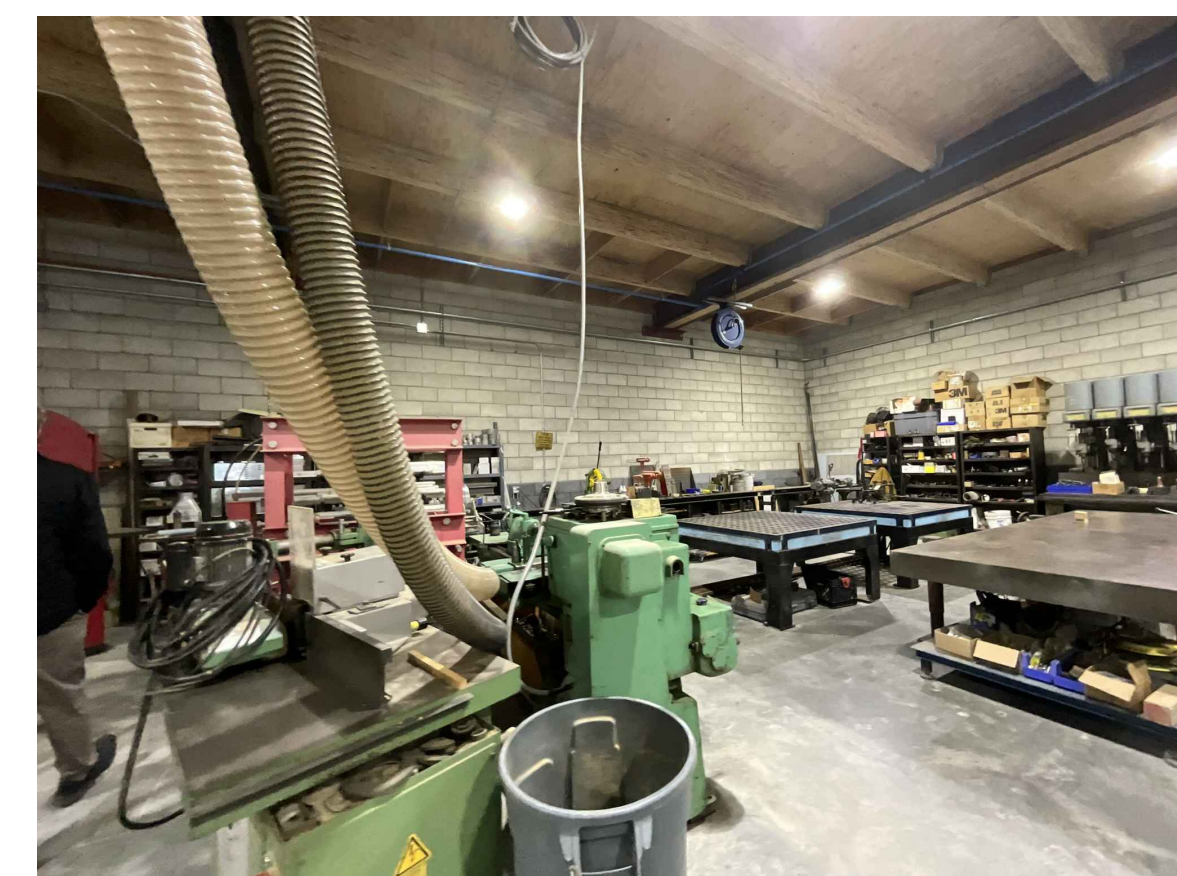
ARENA MACHINE SHOP

1



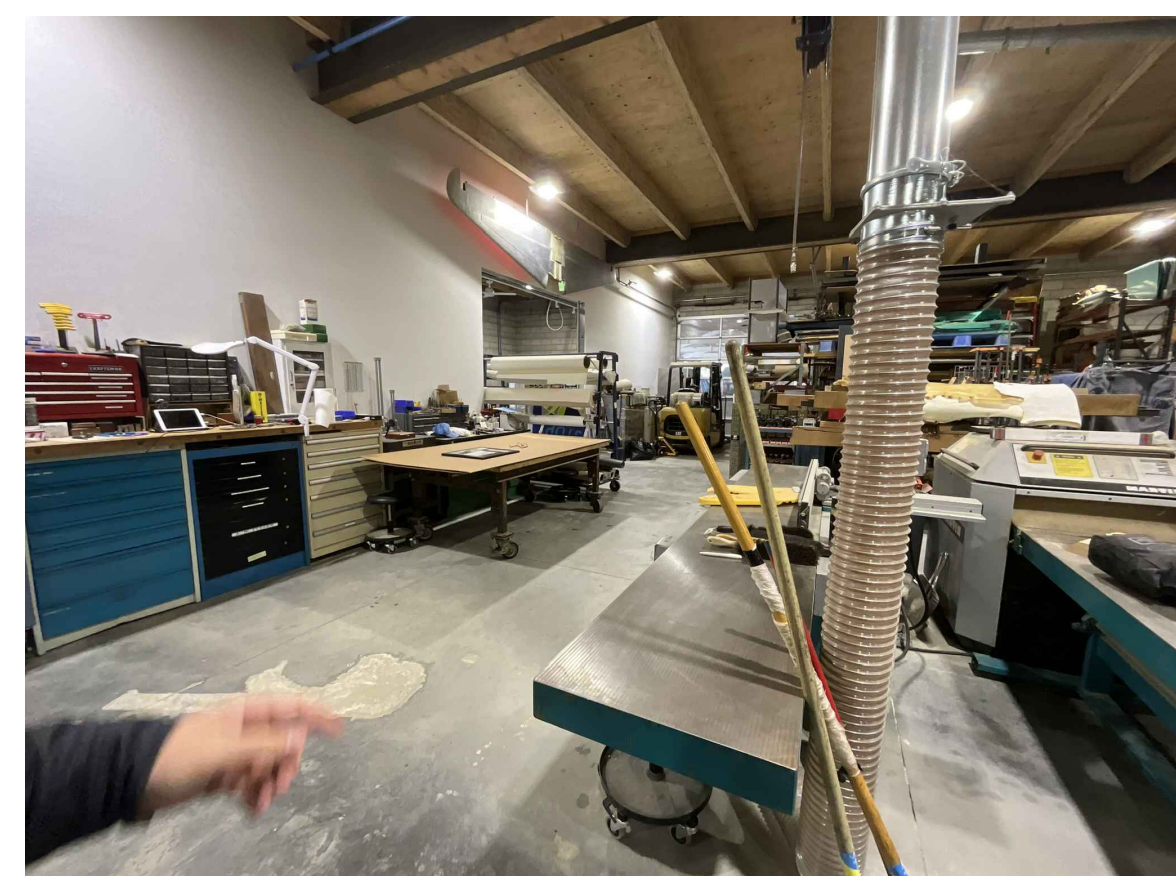
STORAGE 1

2



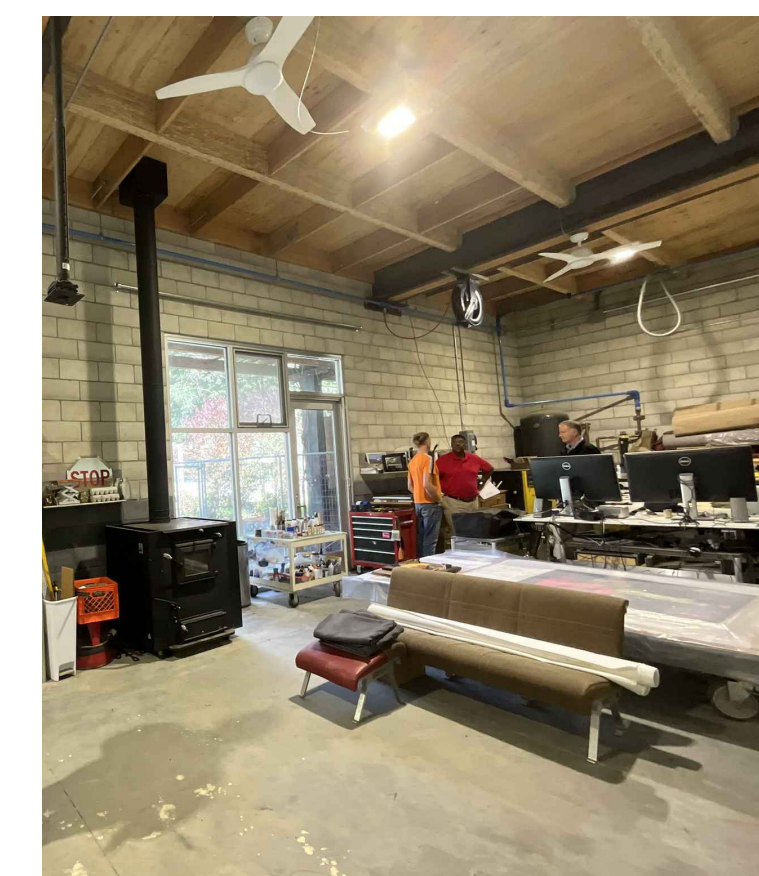
MACHINE SHOP 1

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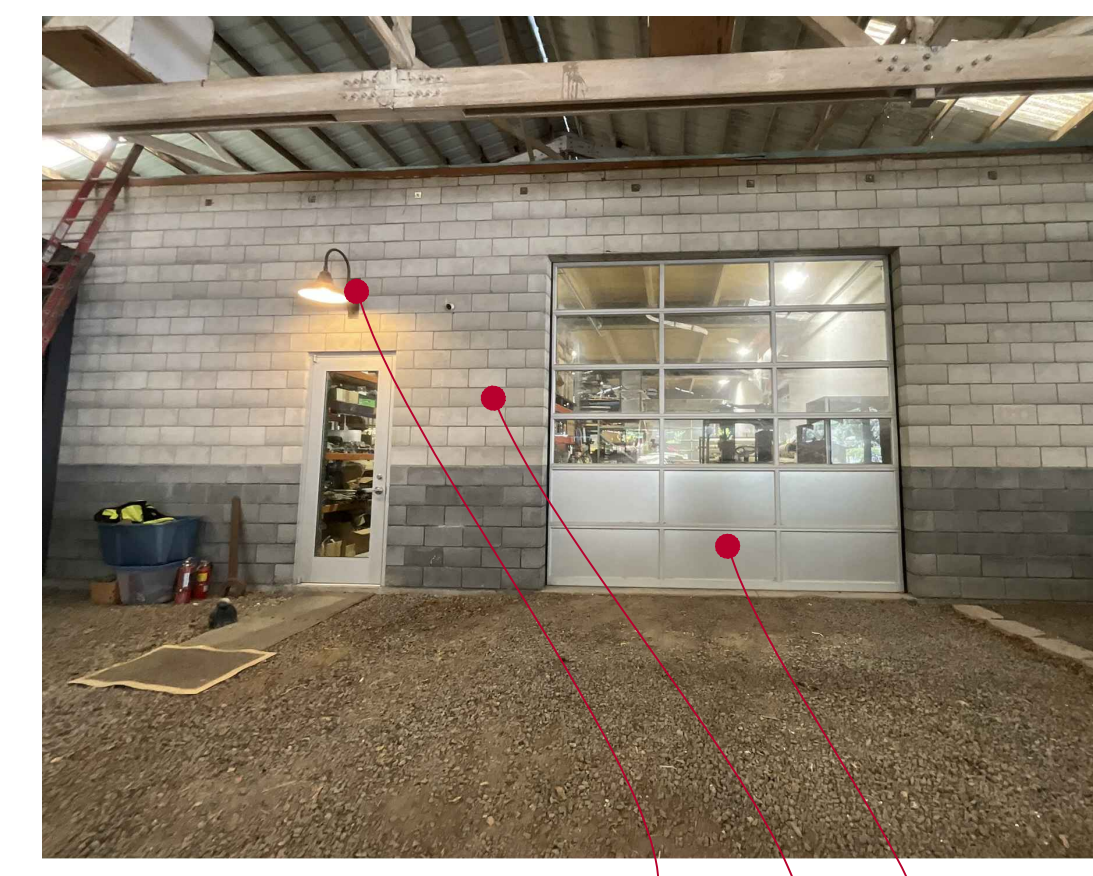
MACHINE SHOP 1

4

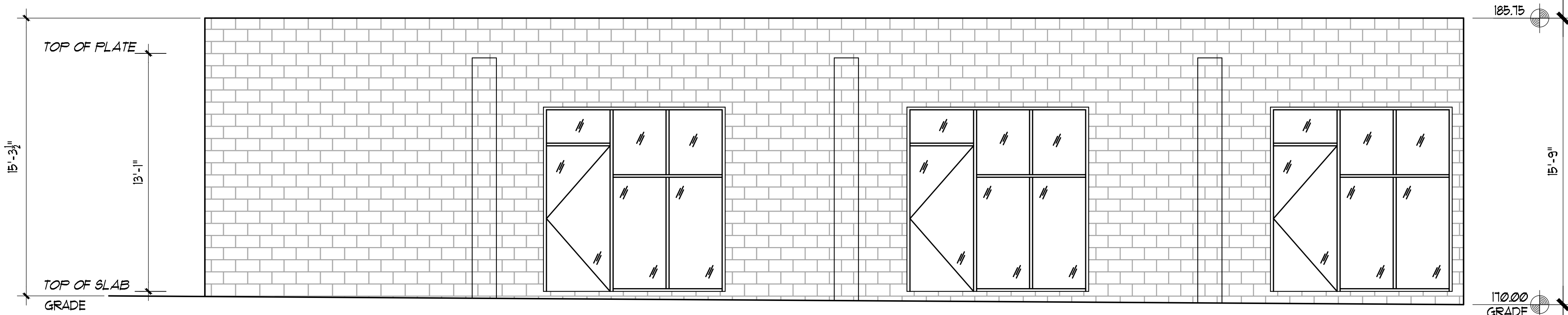


MACHINE SHOP 2

5

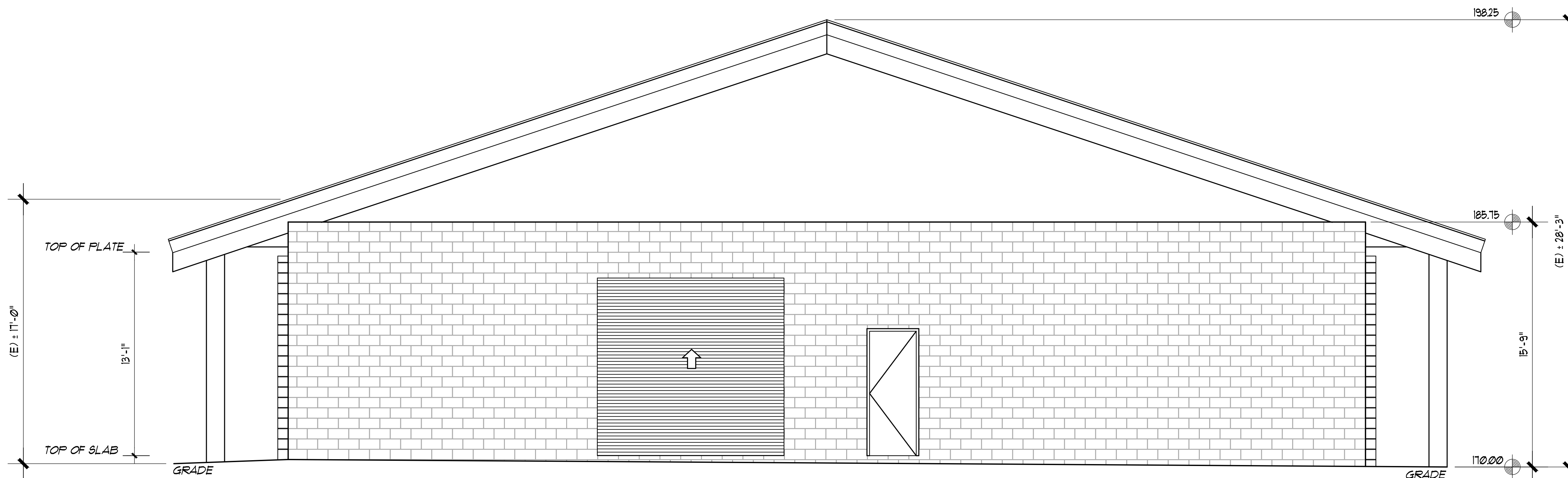


ARENA DOOR & WINDOW
 (E) CMU WALL; UNPAINTED FINISH
 (E) LIGHT FIXTURE: LED - RUSTIC FINISH
 (E) ROLL-UP DOORS: ALUMINUM W/ GLASS PANELS



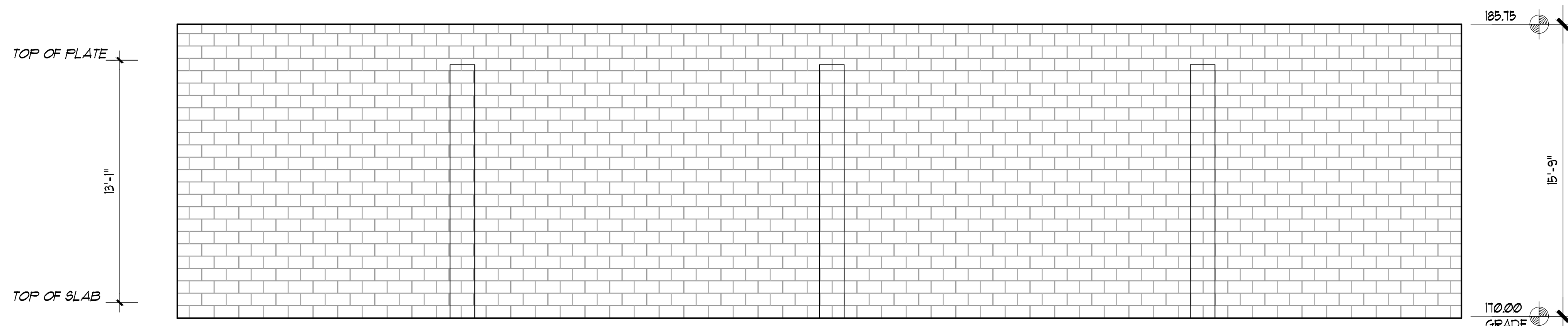
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"



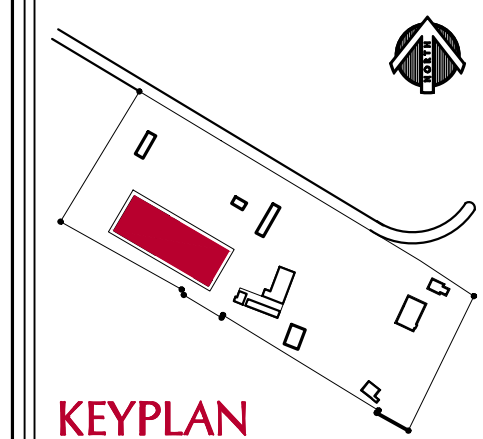
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



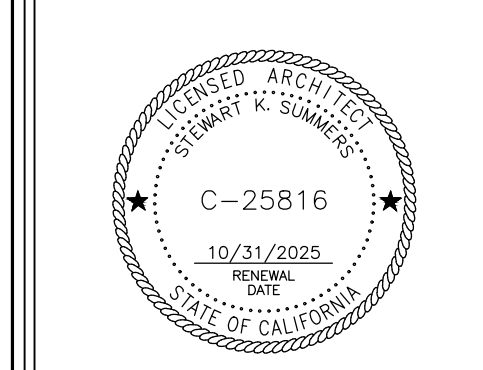
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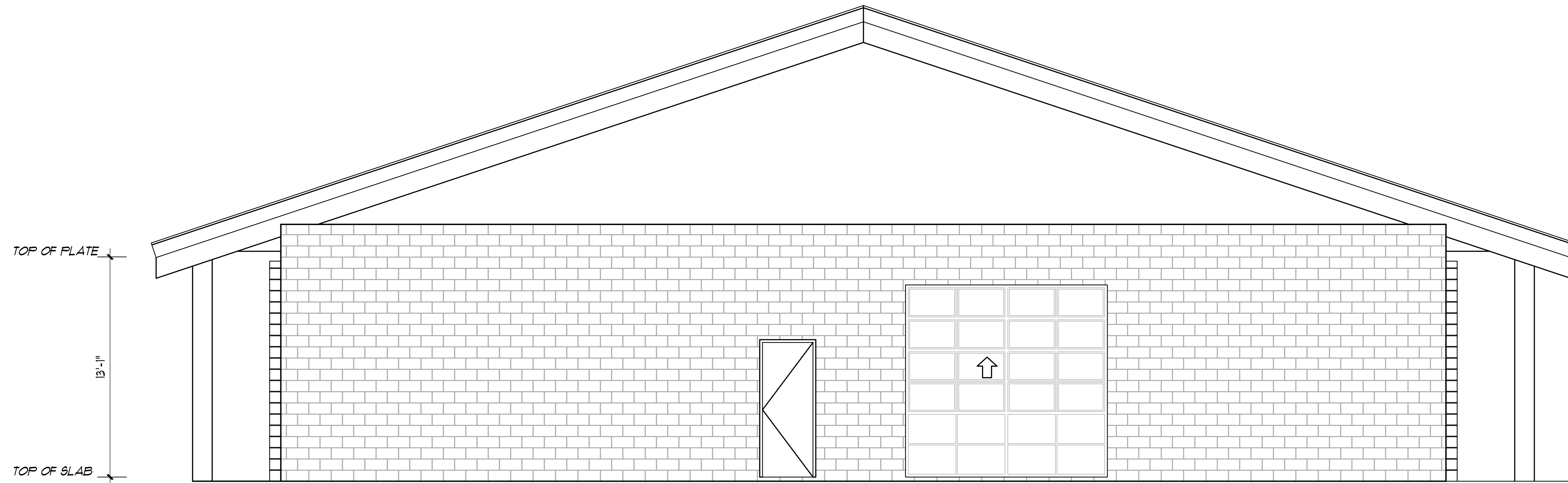


ARENA ELEVATIONS

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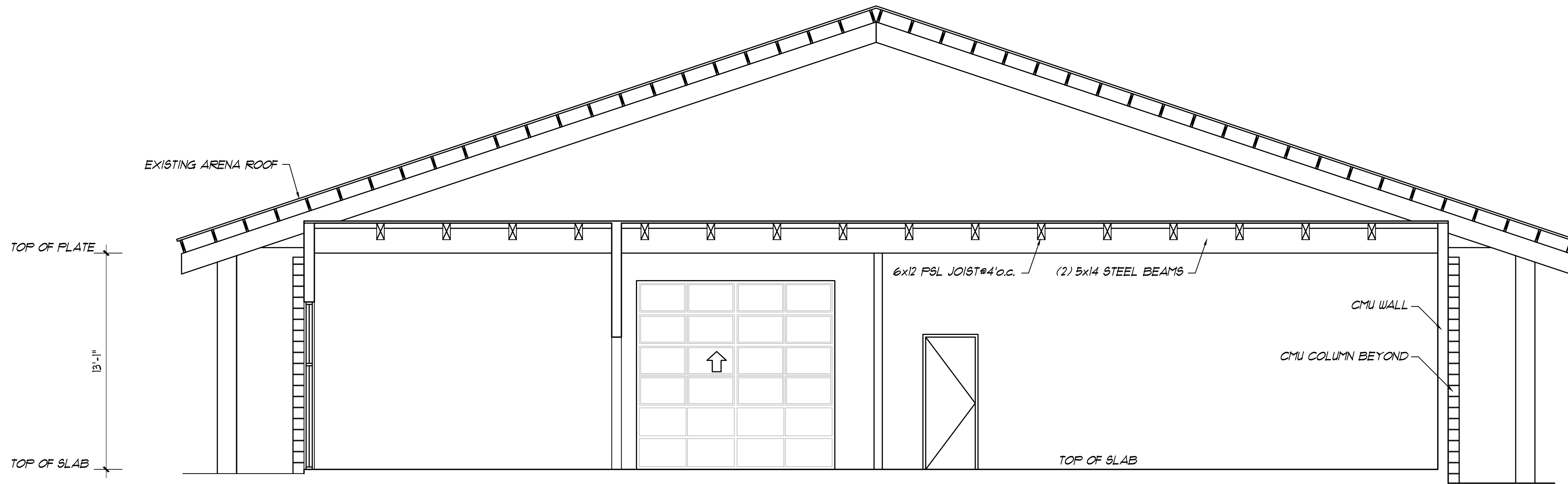
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A2



EAST ELEVATION

SCALE: 1/4" = 1'-0"



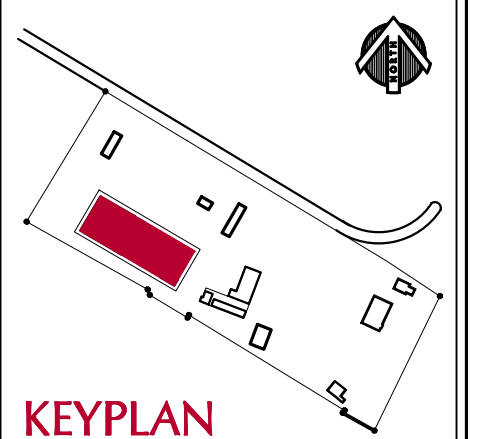
ARENA SECTION

SCALE: 1/4" = 1'-0"



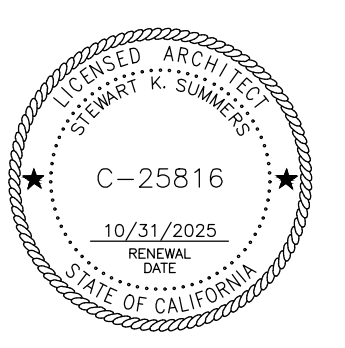
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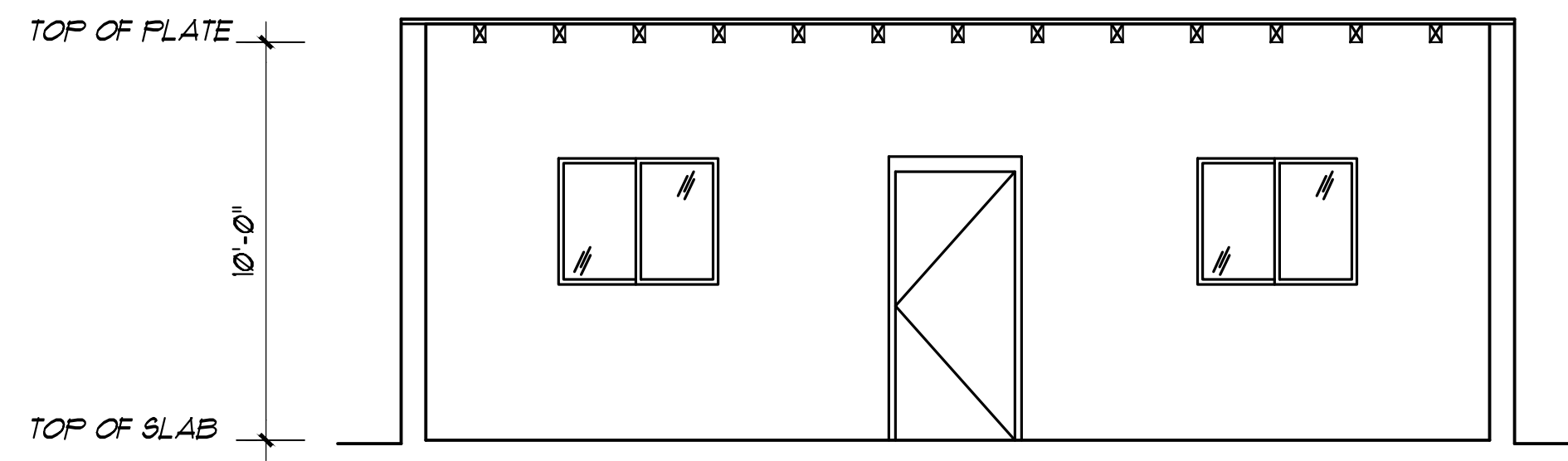


ARENA ELEVATIONS

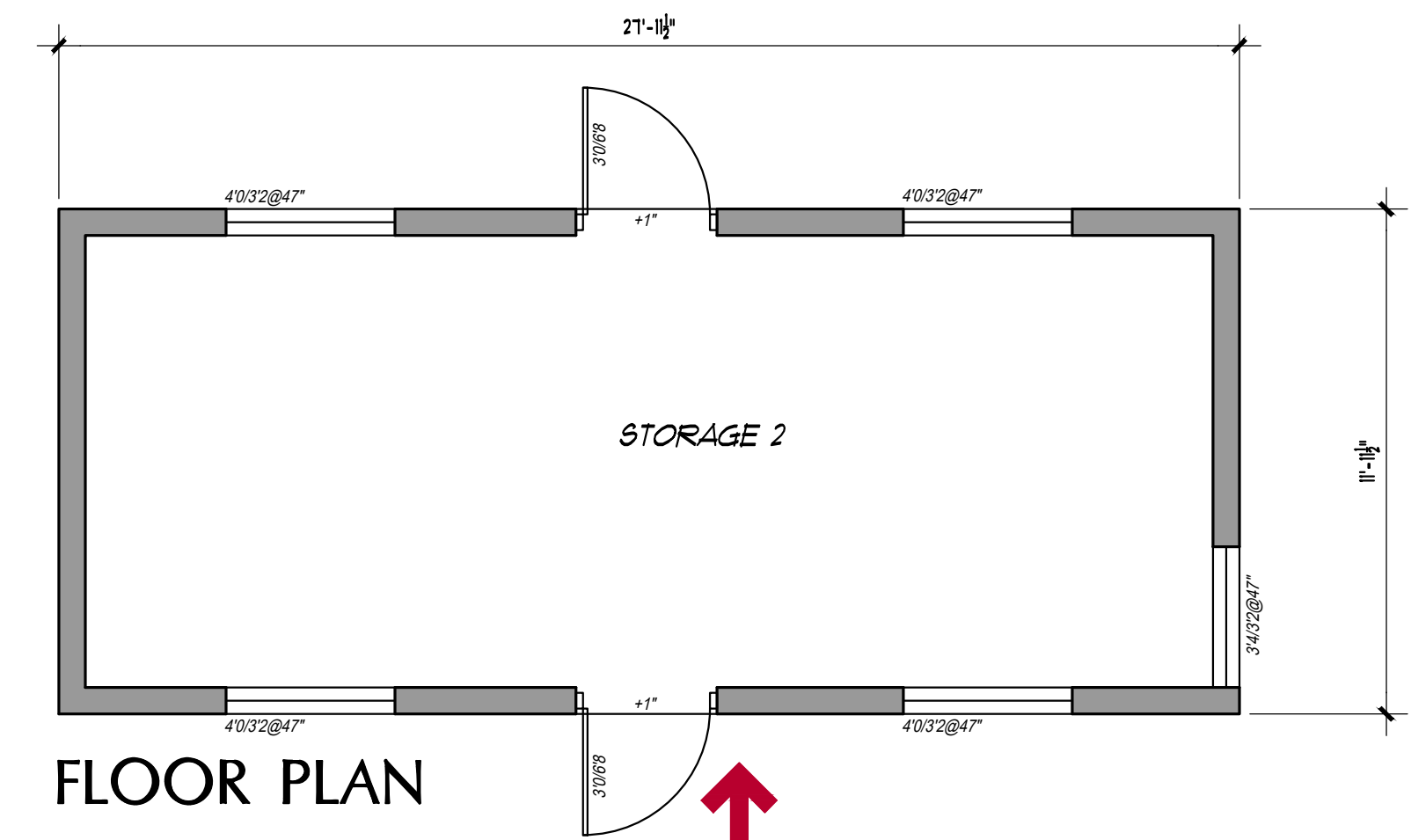
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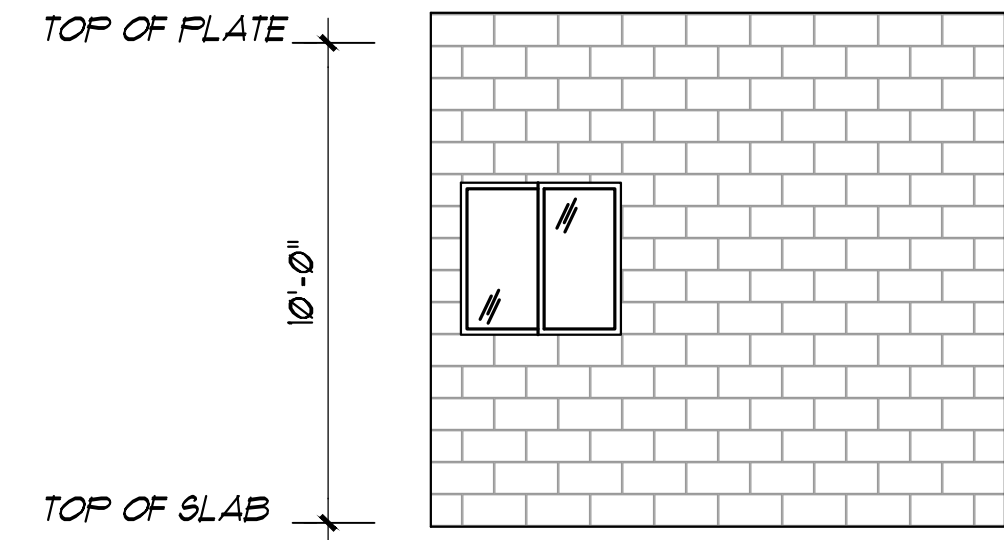
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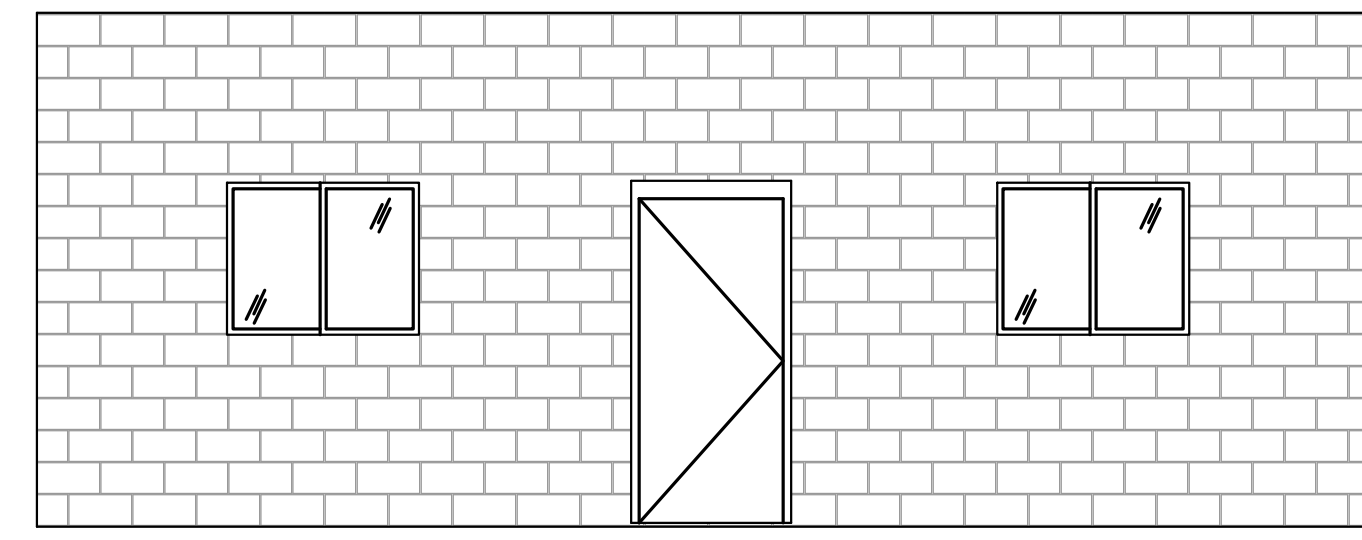
SECTION



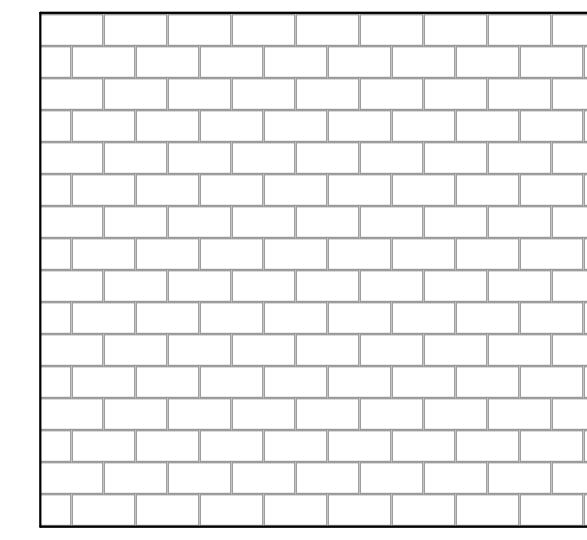
FLOOR PLAN



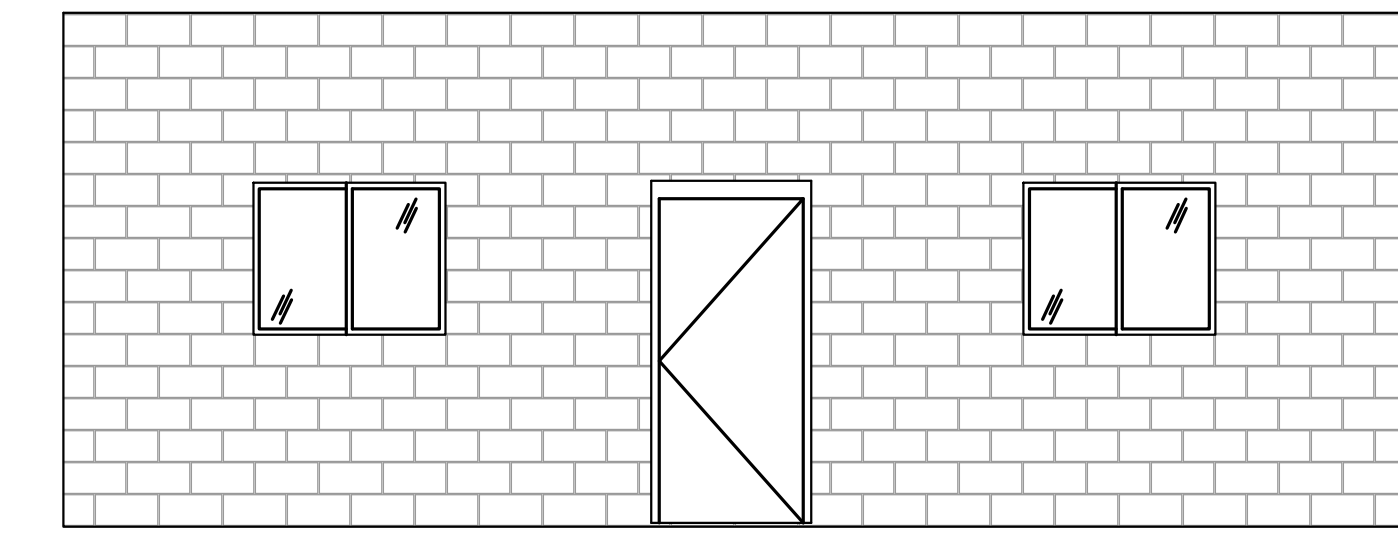
WEST



SOUTH



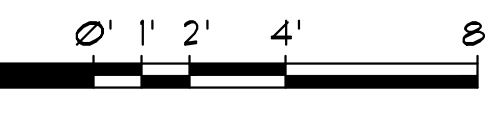
EAST



NORTH

10 NEW ARENA STORAGE 2: PLAN, ELEVATIONS & SECTION

SCALE: 1/4" = 1'-0"



IMAGES

ARENA STORAGE 2

1

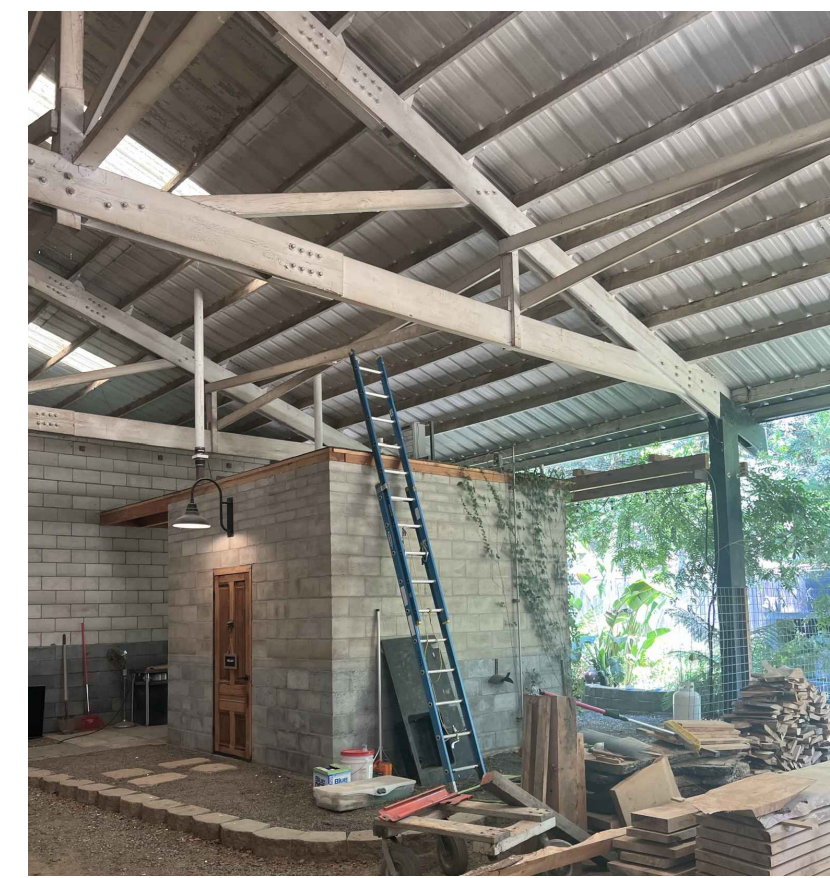


ARENA STORAGE 2

IMAGES

ARENA SHOWER

2

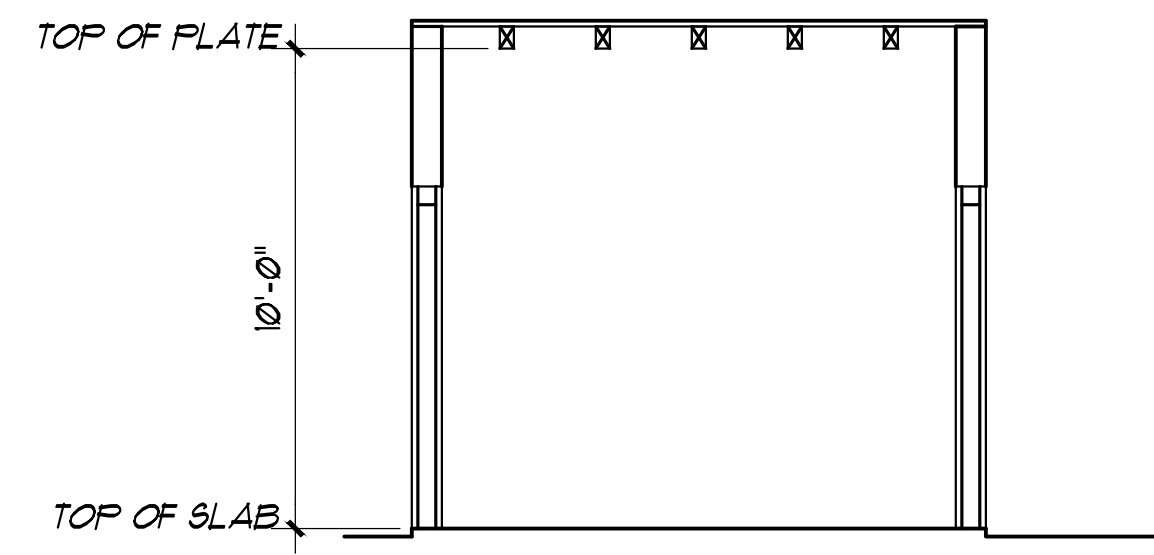


ARENA SHOWER: EXTERIOR

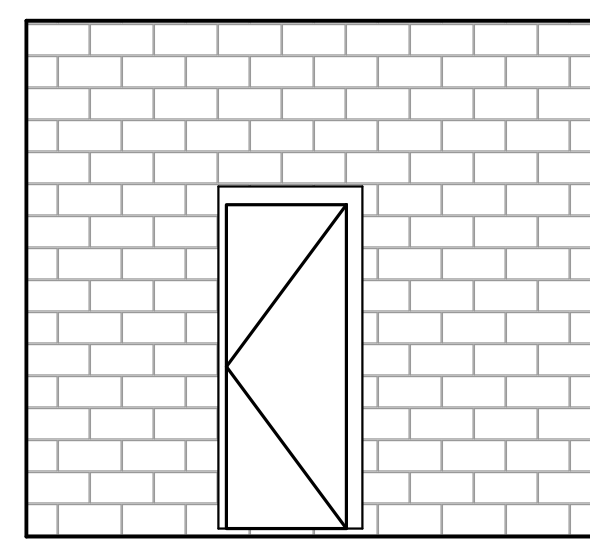
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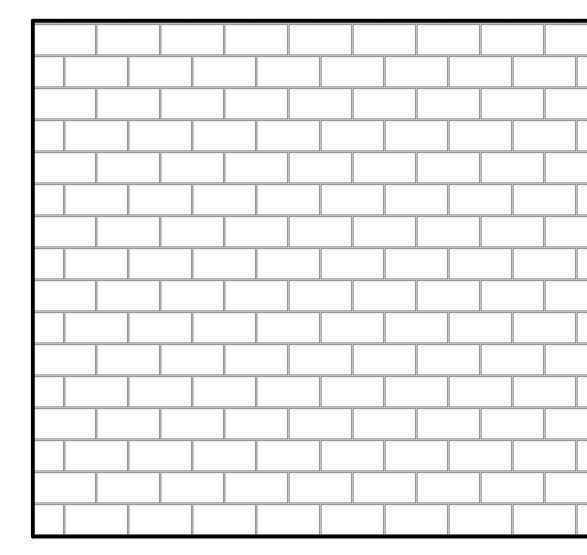
ARENA SHOWER: INTERIOR



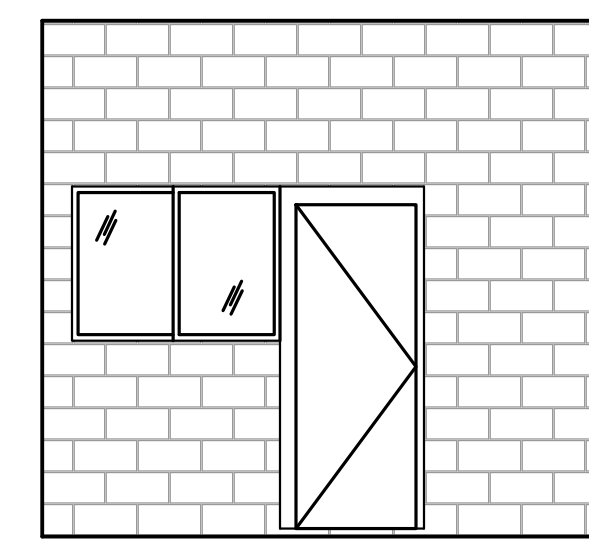
SECTION



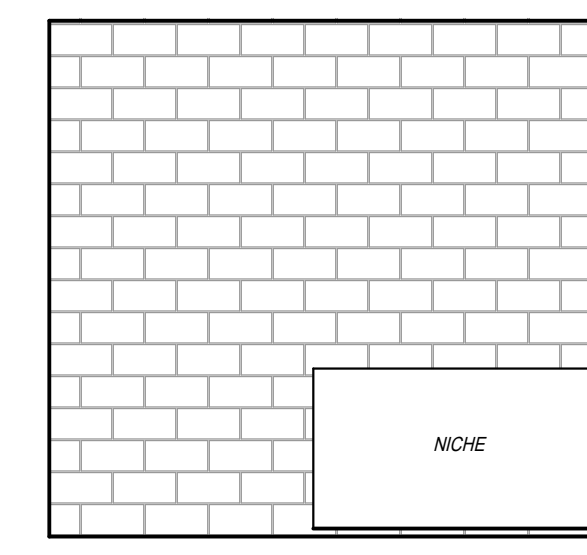
SOUTH



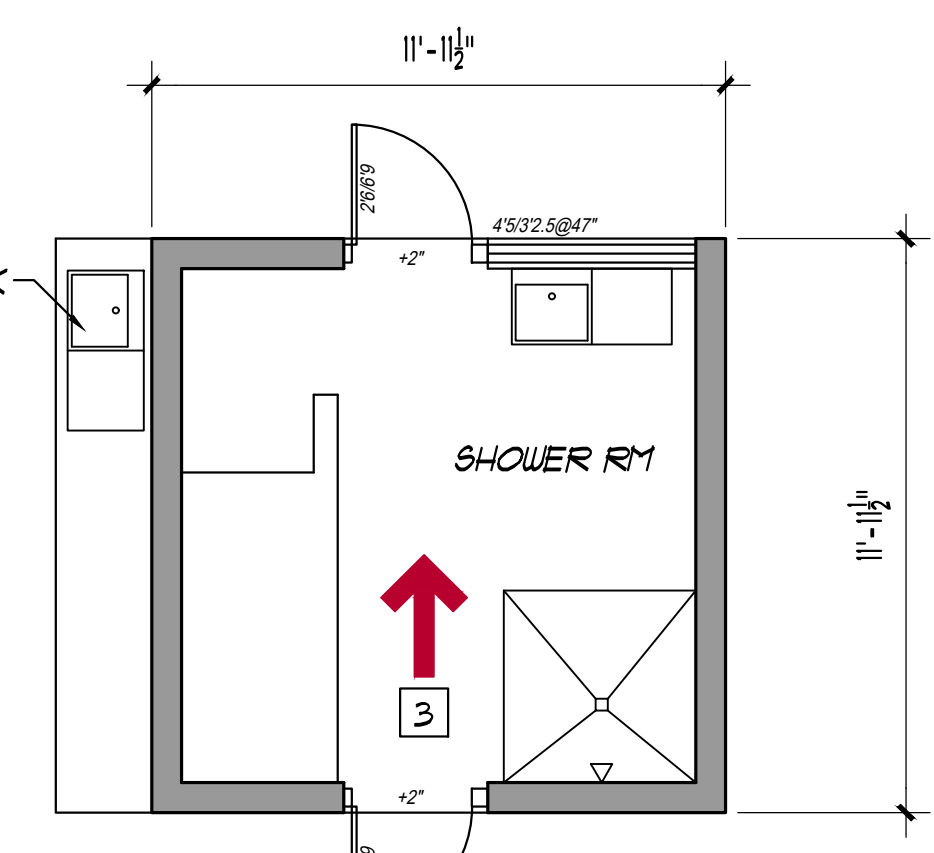
EAST



NORTH



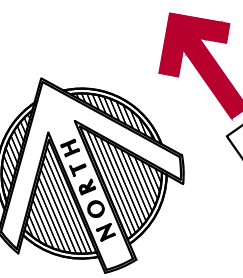
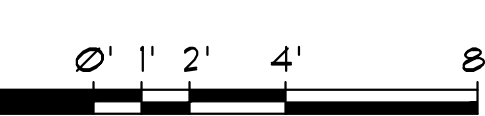
WEST



FLOOR PLAN

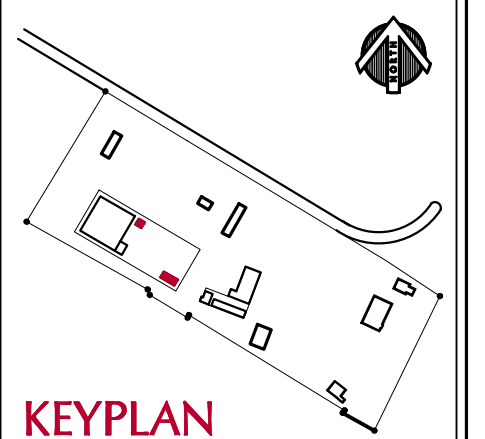
11 NEW ARENA SHOWER: PLAN, ELEVATIONS & SECTION

SCALE: 1/4" = 1'-0"



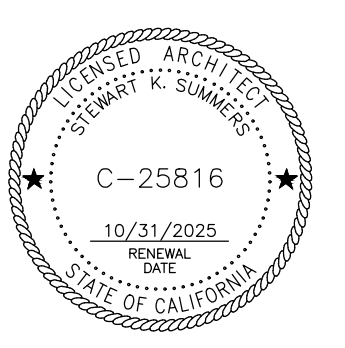
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ARENA STORAGE 2
SHOWER PLANS &
ELEVATIONS

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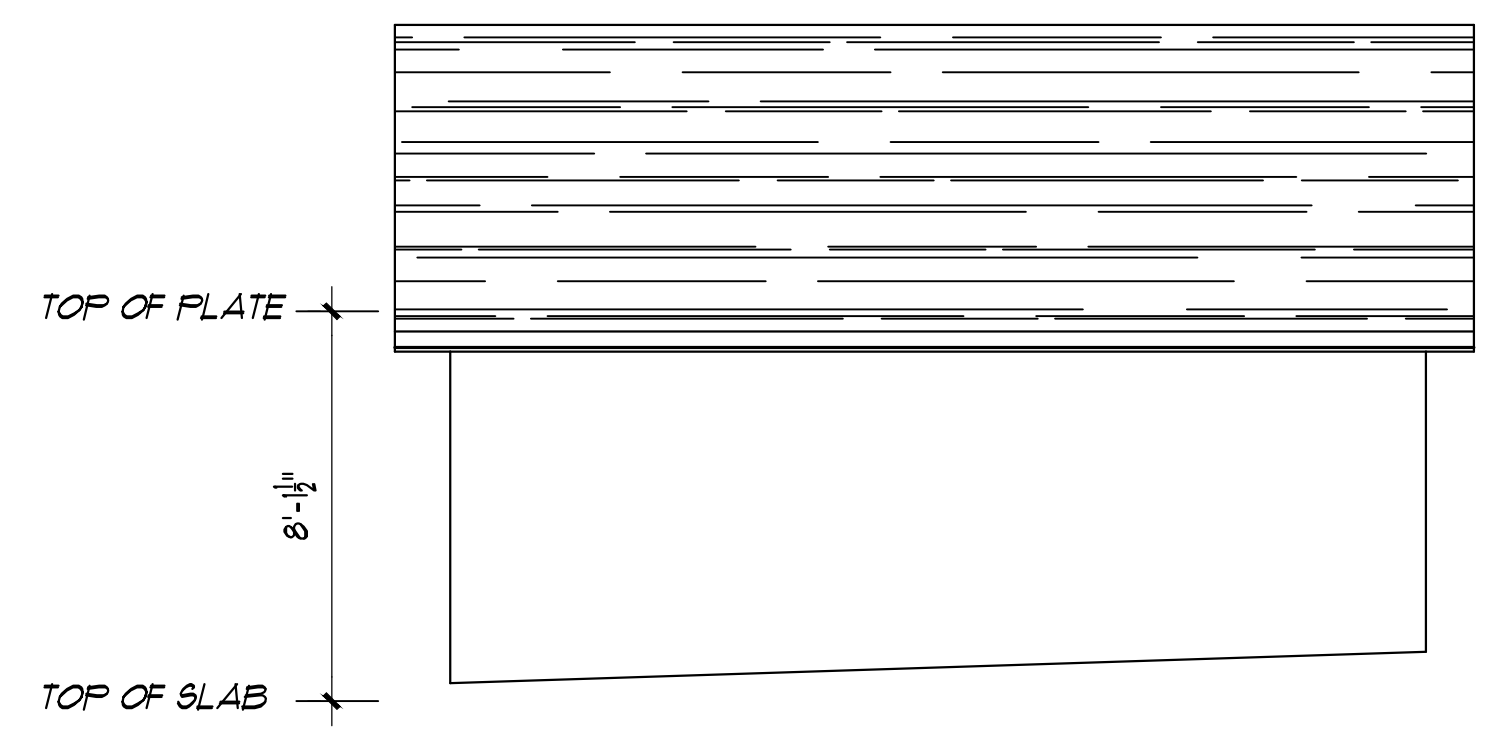
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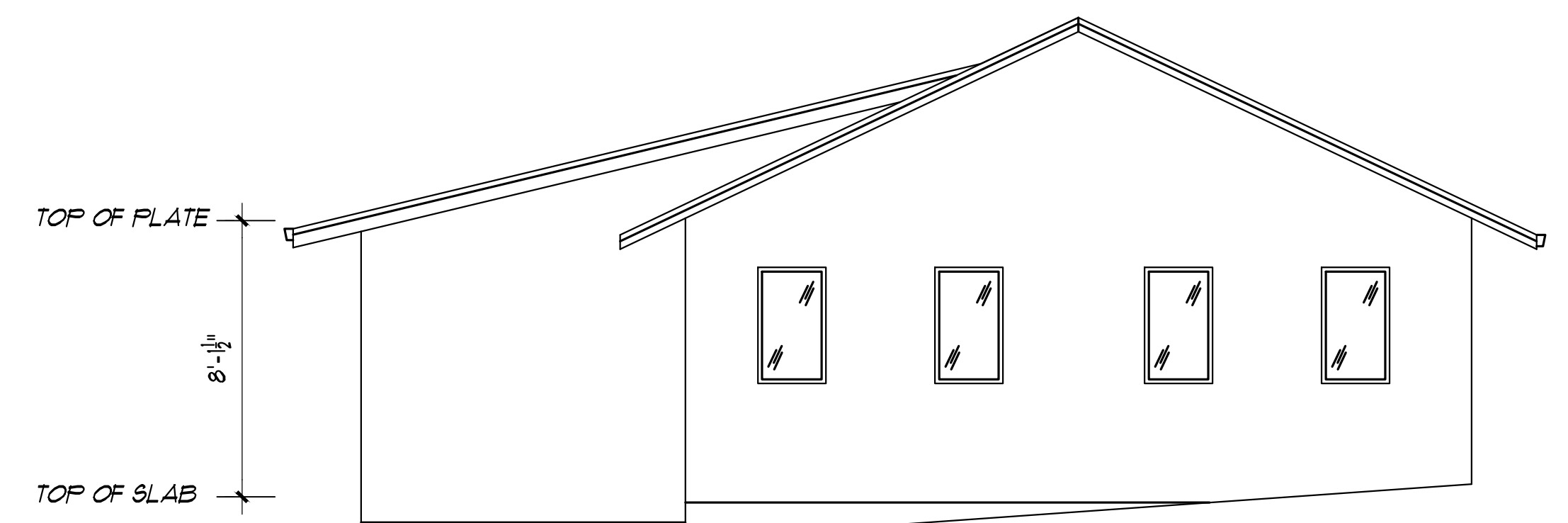
IMAGES



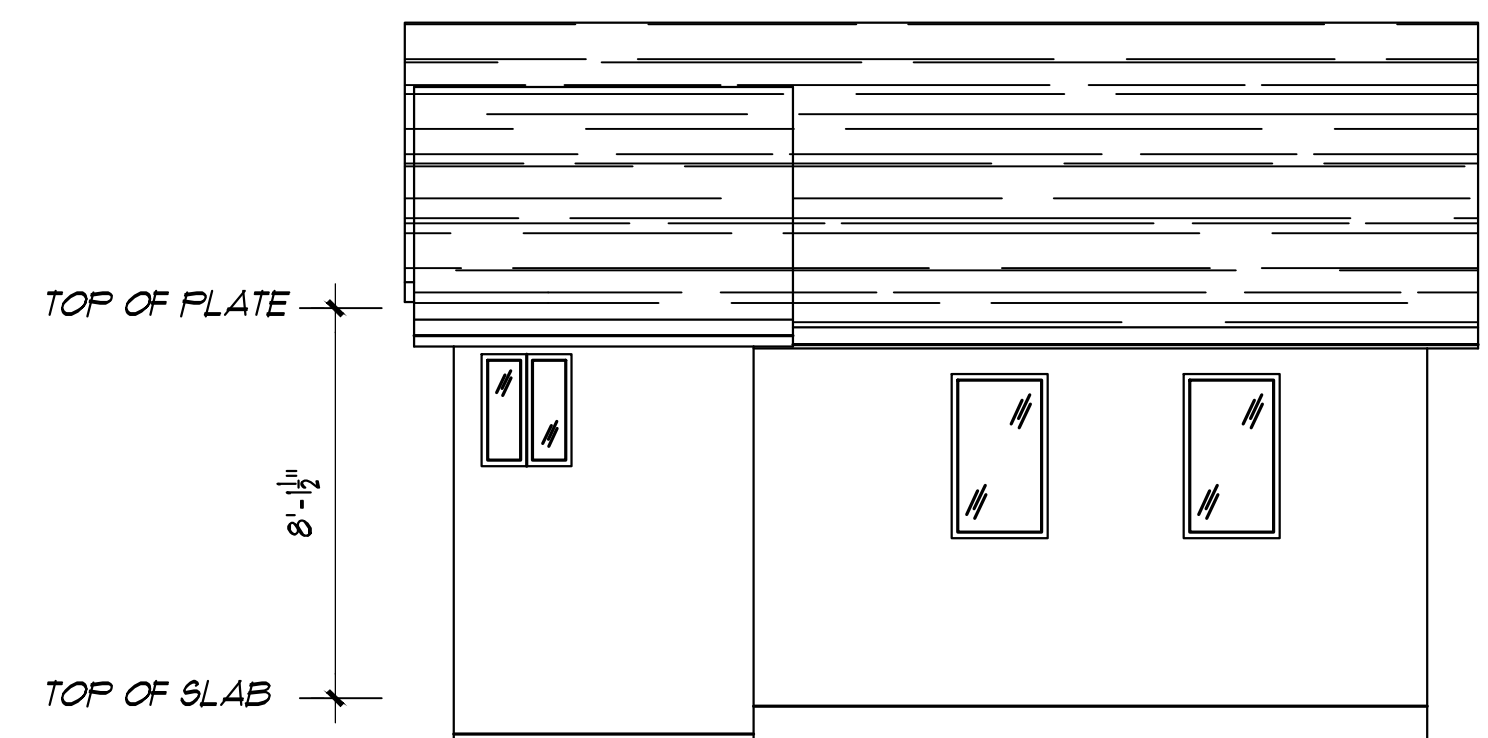
1 ACCESSORY DWELLING UNIT (STORAGE CONVERSION)
 2 (E) WALL: STUCCO TOOLED FINISH, COLOR - NATURAL
 3 (E) ENTRY DOOR: ALUMINUM FINISH, COLOR - SILVER
 4 (E) WINDOWS: ALUMINUM, COLOR - SILVER
 5 (E) ROOF: METAL, LIGHT GREY FINISH



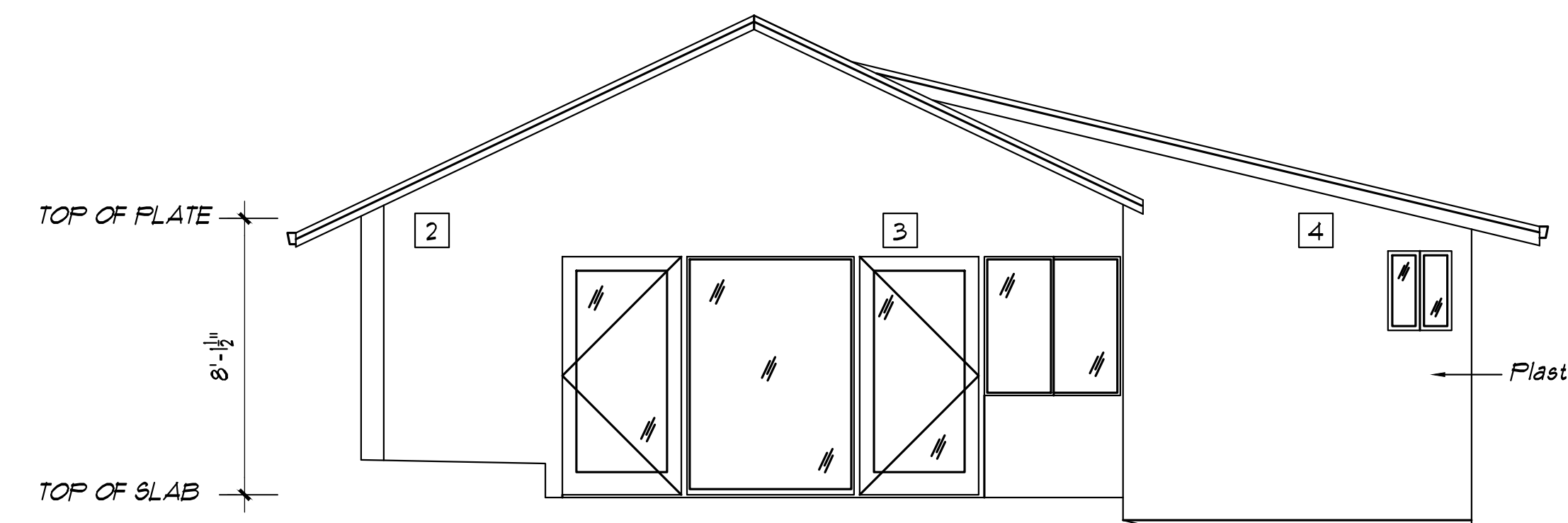
EAST



SOUTH



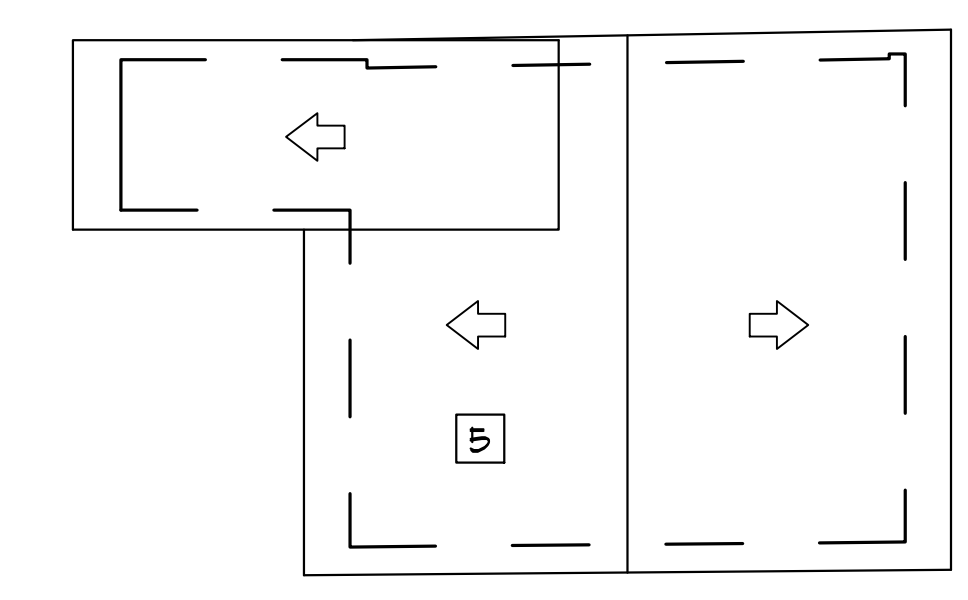
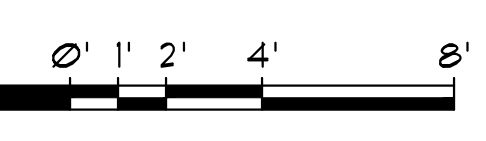
WEST



NORTH

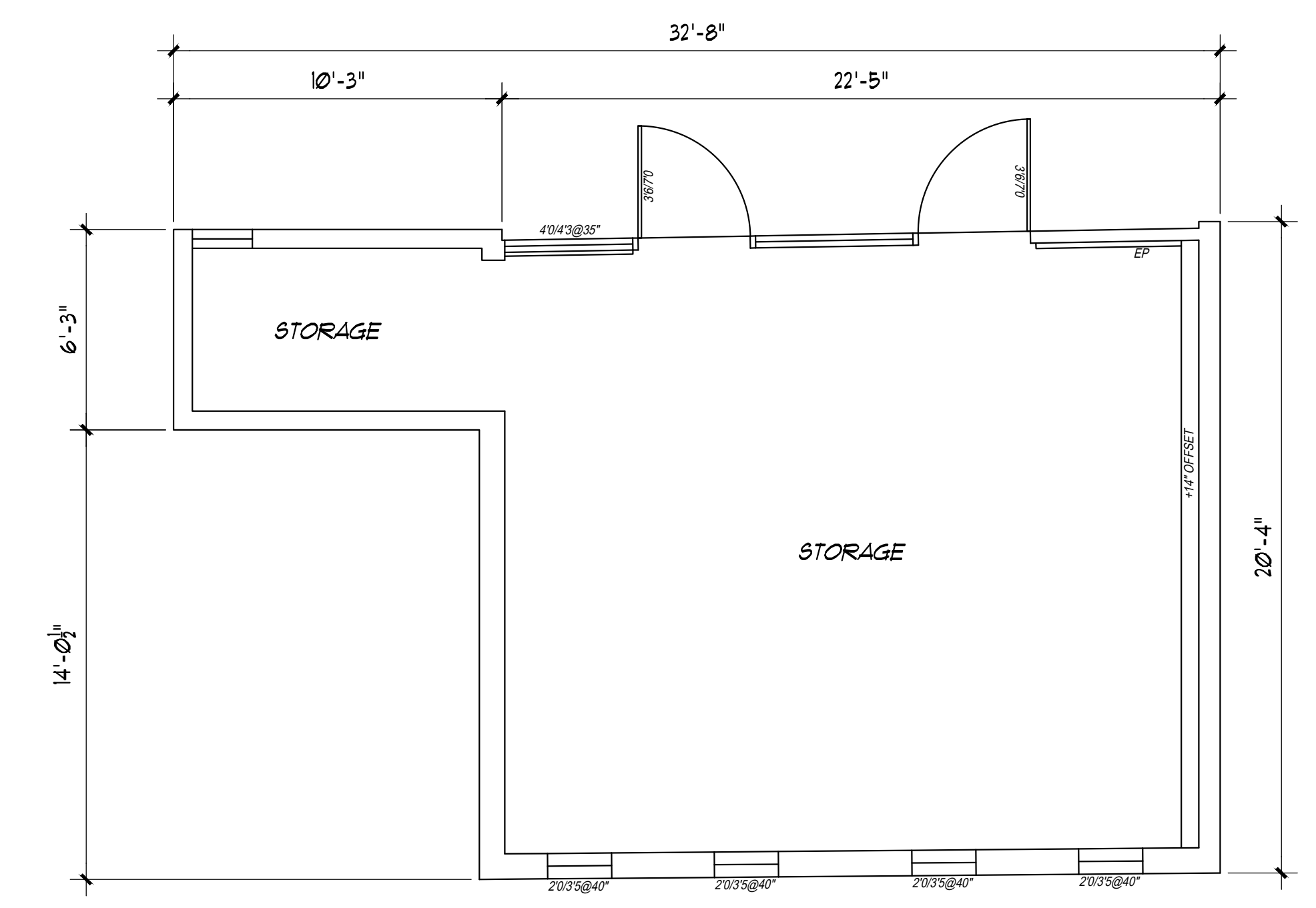
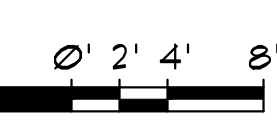
EXISTING ELEVATIONS

SCALE: 1/4" = 1'-0"



ROOF PLAN

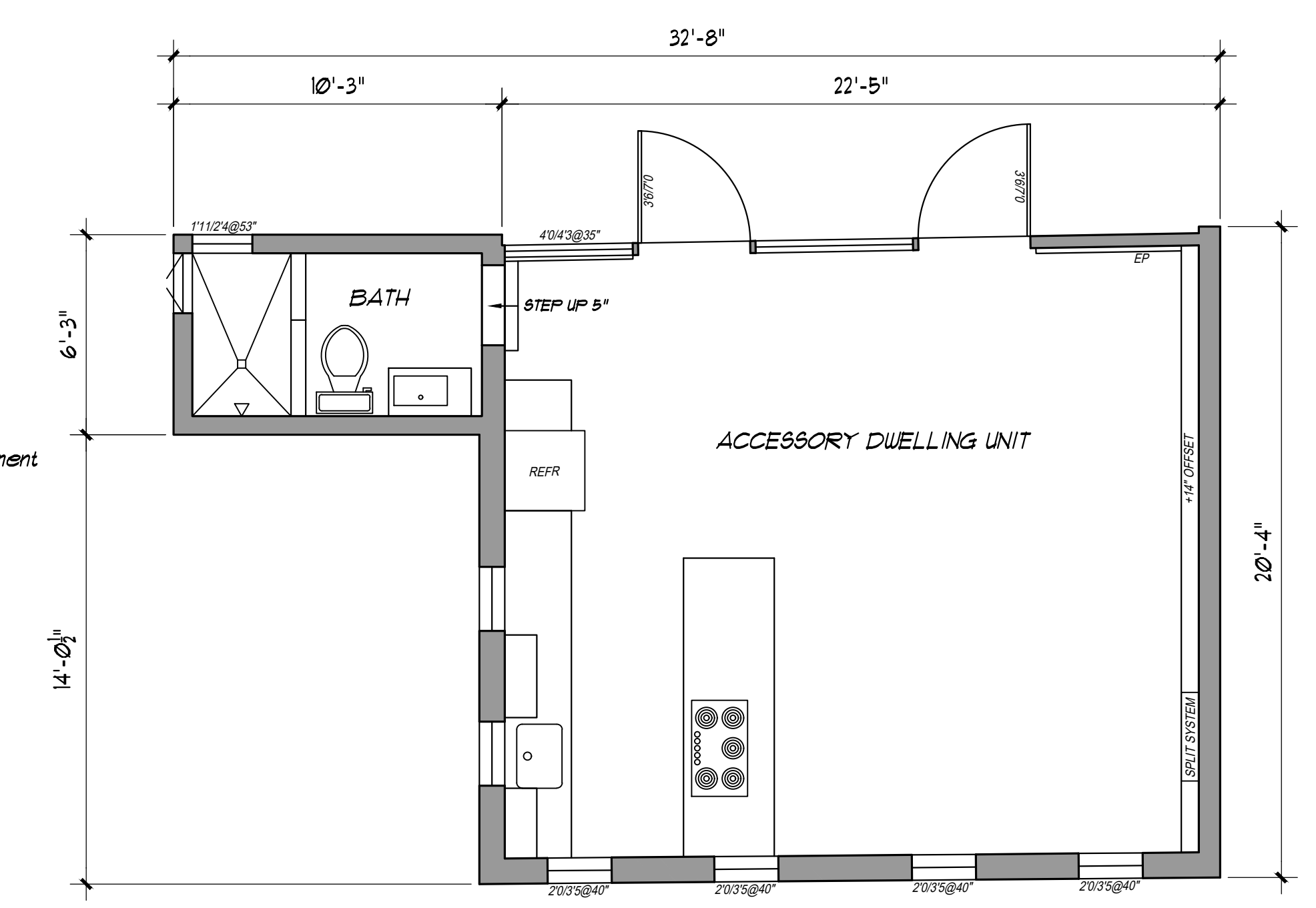
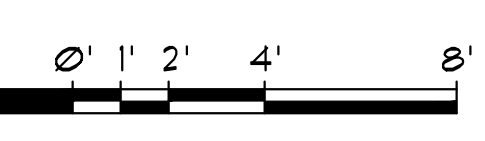
SCALE: 1/8" = 1'-0"



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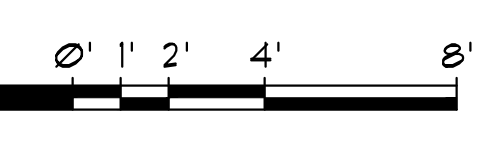
EXISTING STORAGE FLOOR PLAN

SCALE: 1/4" = 1'-0"



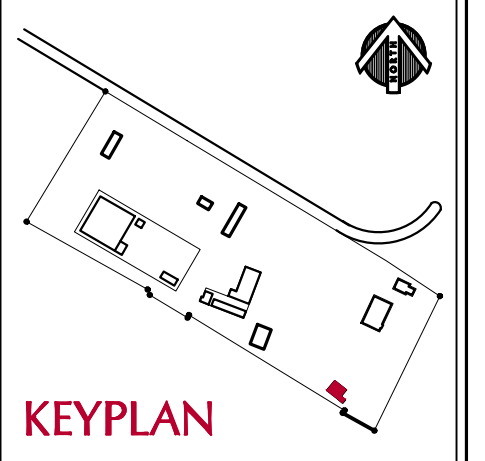
NEW ADU FLOOR PLAN

SCALE: 1/4" = 1'-0"

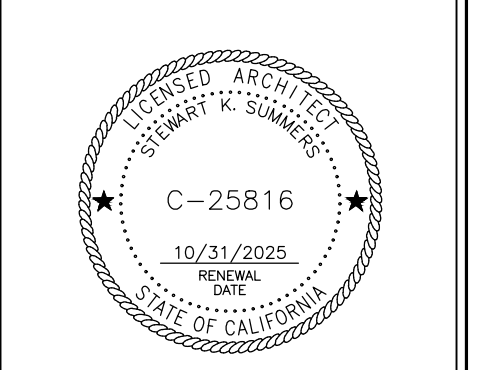


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NEW ACCESSORY DWELLING UNIT

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