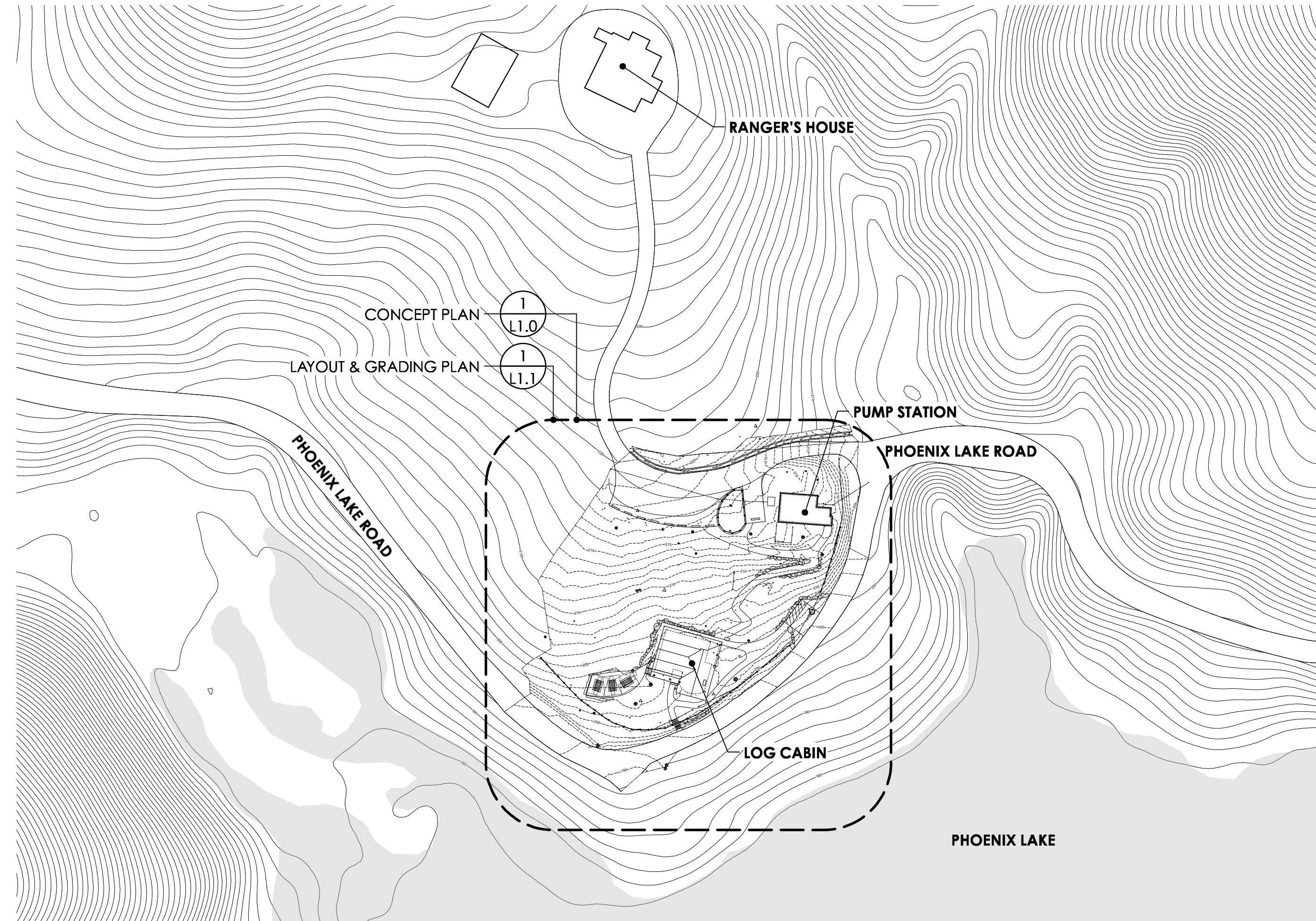


VICINITY MAP

PHOENIX LAKE LOG CABIN  
PROJECT SITE



1 CONTEXT PLAN  
L0.0

30% DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION

**ABBREVIATIONS**

AC --	ASPHALT CONCRETE
A.D. --	AREA DRAIN
AGG. --	AGGREGATE
AGODA	ACCESSIBLE GUIDELINES FOR OUTDOOR DEVELOPED AREAS, MOST RECENT EDITION
AL --	ALUMINUM
B.C. --	BOTTOM OF CURB
B.O. --	BOTTOM OF
BS --	BOTTOM OF STEP
B.W. --	BOTTOM OF WALL (FINISH GRADE)
CONC. --	CONCRETE
C.I.P.	CAST-IN-PLACE
CJ	COLD JOINT
CL --	CENTERLINE
CSP	CORRUGATED STEEL PIPE
CTR	CENTER
C.Y. --	CUBIC YARDS
D.I. --	DROP INLET
(E) --	EXISTING
EJ	EXPANSION JOINT
F.O. --	FACE OF
F.F.E. --	FINISH FLOOR ELEVATION
FS --	FINISH SURFACE
F.G. --	FINISH GRADE
F.L. --	FLOW LINE
FIG. --	FOOTING
H.D.G. --	HOT DIP GALVANIZED
GB	GRADE BREAK
HP --	HIGH POINT
L.D. --	LANDSCAPE DRAIN
L.O.G. --	LIMIT OF GRADING
L.O.W. --	LIMIT OF WORK
LP --	LOW POINT
MAX. --	MAXIMUM
MIN. --	MINIMUM
MMWD --	MARIN MUNICIPAL WATER DISTRICT
(N) --	NEW
N.I.C. --	NOT IN CONTRACT
N/A --	NOT APPLICABLE
NOM --	NOMINAL
O.C.	ON CENTER
(P) --	PROPOSED
P.A. --	PLANTED AREA
P.T.D.F. --	PRESSURE TREATED DOUGLAS FIR
REQ'D --	REQUIRED
RDWD --	REDWOOD
SIM	SIMILAR
SJ	SCORE JOINT
S.S. --	STAINLESS STEEL
S.A.D. --	SEE ARCHITECTURAL DRAWINGS
S.C.D. --	SEE CIVIL DRAWINGS
S.S.D. --	SEE STRUCTURAL DRAWINGS
T.C. --	TOP OF CURB
T.S. --	TOP OF STEP
T.W. --	TOP OF WALL
T.O. --	TOP OF
TYP. --	TYPICAL
T.W. --	TOP OF WALL
U.O.N. --	UNLESS OTHERWISE NOTED
V.I.F. --	VERIFY IN FIELD
XS --	EXTRA-STRONG PIPE

**INDEX**

SUB SHEET	TITLE OF SHEET
L0.0	COVER / CONTEXT PLAN
L1.0	SITE PLAN
A1.0	FLOOR PLAN & ROOF PLAN
A2.0	ELEVATIONS
L1.1	LAYOUT & GRADING PLAN
L1.2	PROPOSED ACCESSIBILITY ANALYSIS
L4.0	PAVING & FURNISHING DETAILS

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Preservation  
Architecture

PHOENIX LAKE LOG CABIN  
MARIN MUNICIPAL WATER DISTRICT  
MARIN COUNTY, CA

COVER SHEET &  
CONTEXT PLAN

Date: 6/22/16  
File name: MIMWD\_Project\_Base.vwx

NO.	DATE	ISSUE NOTES

NO.	DATE	REV. NOTES

DATE:  
6/6/16

SCALE  
AS SHOWN

DESIGNED BY  
GAR

DRAWN BY  
GR/LR

CHECKED BY  
GAR

L0.0





**DRAWING NOTES**

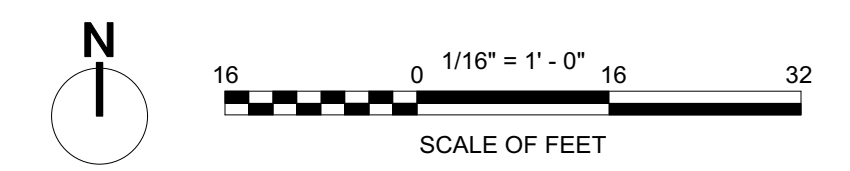
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|---|---|
| 1. (E) RESTROOM - RESTORED                      | 6. (N) PICNIC AREA  |
| 2. (E) WATER LINE                               | 7. (N) TRAIL 3' - 4'W - V.I.F., BUILT PER MMWD TRAIL STNDS. |
| 3. (N) ACCESSIBLE PARKING                       | 8. RESURFACE (E) PARKING                                    |
| 4. DECK EXTENSION - OPEN BELOW (PUNCHEON STYLE) | 9. SURVEY GENERATED FROM MARIN MAP G.I.S. DATA              |
| 5. (N) BIORETENTION AREA - 70 S.F. MIN.         | 10. SURVEY RECEIVED FROM MMWD                               |

**LEGEND:**

- |                             |   |   |
|-----------------------------|---|---|
| (N) FENCE (3/4.0)           | (N) TRAIL PAVING (4/4.0)                | (E) RESTORED MEADOW                                 |
| (E) FENCE TO REMAIN         | (N) COMPACTED GRAVEL AGGREGATE (2/4.0)  | (E) REDWOOD   |
| (N) STONE WALL (4/4.0)      | (N) CONCRETE PAVING (5/4.0)             | (E) OAK - Q.K. - Q. KELLOGII<br>Q.A. - Q. AGRIFOLIA |
| EXTENT OF SURVEY            | (N) TIMBER STEP - PER MMWD STANDARDS    | (E) MAPLE - A. MACROPHYLLUM                         |
| (P) CONTOUR - MAJOR         | (N) WHEEL STOP - PER MMWD STANDARDS     |   |
| (P) CONTOUR - MINOR         | (N) PLACEMENT LOG/BOULDER (6/4.0)       |   |
| (P) GRADE BREAK             | (N) WATER FOUNTAIN - PER MMWD STANDARDS |   |
| 203.5' (P) SPOT ELEVATION   | (N) PICNIC TABLE (1/4.0)                |   |
| (E) 197' (E) SPOT ELEVATION | ADA CLEAR SPACE                         |   |
| 5% (P) SLOPE                |   |   |
| FLUSH                       |   |   |
| (E) TREE                    |   |   |

1 SITE PLAN  
L1.0 1/16" = 1'-0"

30% DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION



**PHOENIX LAKE LOG CABIN**  
MARIN MUNICIPAL WATER DISTRICT  
MARIN COUNTY, CA

**CONCEPT PLAN**

NO.	DATE	ISSUE NOTES

NO.	DATE	REV. NOTES

DATE:  
6/6/16  
SCALE  
AS SHOWN  
DESIGNED BY  
GAR  
DRAWN BY  
GR/LR  
CHECKED BY  
GAR

L1.0

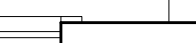
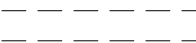


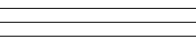
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ARCHITECT  
Preservation  
Architecture

Date: 6/22/16  
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# FLOOR PLAN LEGEND

-  EXISTING WALL CONSTRUCTION
  -  CONSTRUCTION TO BE DEMOLISHED
  -  NEW WOOD FLOOR CONSTRUCTION
  -  NEW WOOD DECKING
  -  NEW WOOD SHAKE ROOFING
- (E) EXISTING  
(N) NEW

# PROJECT DESCRIPTION & PROJECT NOTES

- A. THE PROPOSED PROJECT WILL FULLY REHABILITATE THE CABIN INCLUDING SUBSTANTIAL REPAIR, INCLUDING SELECTIVE REMOVAL AND REPLACEMENT OF DETERIORATED LOGS, WHICH MAY NECESSITATE THE SHORING UP OF THE BUILDING AND SELECTIVE DISASSEMBLY OF THE LOG WALLS.
- B. THE WORK WILL INCLUDE RECONSTRUCTION OF THE FRONT PORCH AND ITS CUPOLA TO MATCH THE EXISTING, AS WELL AS PARTIAL RECONSTRUCTION OF THE REAR PORCH, GIVEN THE EXTANT STRUCTURAL AND MATERIAL CONDITIONS OF THE FRONT PORCH AND CUPOLA. ALONG WITH THE FACT THE EXISTING CONSTRUCTION IS NON-HISTORIC, ALTERNATIVE MATERIAL AND STRUCTURAL ASSEMBLIES MAY BE CONSIDERED TO ENSURE GREATER LONGEVITY THAN WOULD RESULT FROM THE USE OF UNPEELED REDWOOD LOG CONSTRUCTION.
- C. DOORS AND WINDOWS WILL BE RESTORED AND SELECTIVELY REPLACED.
- D. THE ROOFING WILL ALSO BE REPLACED WITH NEW TO MATCH THE EXISTING.
- E. AT THE INTERIOR, THE SPACES WILL BE REHABILITATED FOR REUSE, INCLUDING THE ADDITION OF BATHROOMS AND OTHER ACCESSIBLE FEATURES, PLUS BUILDING SYSTEM IMPROVEMENTS.

FULL REHABILITATION WORK SHALL INCLUDE:

**GENERAL**  
UNDERTAKE STRUCTURAL PEST INSPECTION AND TREATMENTS.

**@ EXTERIOR**

1. RETAIN AND REPAIR EXISTING FOUNDATIONS, INCLUDING REPLACEMENT OF MISSING AND DAMAGED FACE BRICKS, VENTILATION AND FLASHING ASSEMBLIES.
2. REPAIR AND SELECTIVELY REMOVE AND REPLACE STRUCTURALLY DAMAGED LOGS:
  - THIS WORK REQUIRES REPLACEMENT OF LOGS AT THE BOTTOM OF WALLS.
  - THE PRESUMED LOG RESTORATION METHODOLOGY IS TO SHORE AND LIFT THE UPPER STRUCTURE AND ROOF IN ORDER TO DISASSEMBLE AND RECONSTRUCT LOG WALLS.
  - EXISTING LOGS AT WALLS WITH CONCEALED FINISHES AT INTERIORS REQUIRE INSPECTION AND EVALUATION AT THE INTERIOR FACE.
  - SOME LOG WORK - AT THE FRONT BAY, FOR EXAMPLE - ARE SPLIT RATHER THAN FULL LOGS. DETERMINE FEASIBILITY OF RETAINING SPLIT LOGS OR, ALTERNATIVELY, REPLACING SPLIT LOGS AT WALLS WITH FULL LOGS.

**@ EXTERIOR - CONT.**

3. REMOVE AND REPLACE FRONT PORCH TO MATCH EXISTING, EXCEPT ALTER SPACING OF THE CENTRAL PORCH POST AS PART OF THE RECONSTRUCTION OF THE CUPOLA.
4. REMOVE AND RECONSTRUCT FRONT PORCH ROOFS AND CUPOLA. WHILE THE INTENT IS TO REPLACE THE EXISTING CUPOLA TO VISUALLY MATCH THE EXISTING UNPEELED LOG CONSTRUCTION, ALTERNATIVELY, UNPEELED LOGS MAY BE SUBSTITUTED, AND THE NEW SUPPORT STRUCTURE MAY REQUIRE ADDITIONAL WOOD OR METAL FRAMING TO BE CONCEALED ALONG WITH POSSIBLE NEW FOUNDATION WORK.
5. REMOVE ORNAMENTAL LOG WORK AT FRONT OF LIVING ROOM WING.
6. RETAIN AND STRENGTHEN EXISTING FRONT CHIMNEY, REMOVING THE CHIMNEY CAP AND SEALING THE CHIMNEY FROM FUTURE USE.
7. REMOVE EXISTING REAR CHIMNEY AND REPAIR OR REPLACE UNDERLYING LOGS.
8. REPAIR AND REBUILD EXISTING REAR PORCH WITH NEW LOG POST AND RAIL WORK AND NEW DECKING. WHILE THE INTENT IS TO REPLACE TO MATCH THE EXISTING UNPEELED LOG CONSTRUCTION, ALTERNATIVELY, UNPEELED LOGS MAY BE SUBSTITUTED.
9. RESTORE AND REPAINT WOOD WINDOW SASHES AND SILLS, OR SELECTIVELY REPLACE TO MATCH; REPLACE SPLIT LOG WINDOW SILLS WHERE DAMAGED OR MISSING.
10. REPLACE WOOD SHINGLE ROOFING AND ROOF DRAINAGE (FLASHING) ASSEMBLIES TO MATCH EXISTING. ADD GUTTERS AND DOWNSPOUTS AS INDICATED.
11. PROVIDE NEW EXTERIOR LED LIGHTING AT FRONT AND REAR PORCHES.

**@ INTERIOR - GENERAL**

12. SELECTIVELY REMOVE INTERIOR WOOD FRAME PARTITIONS, DOORS AND INTERIOR WALL FINISHES.
13. REPAIR UNDERLYING LOG WORK WHERE NEWLY EXPOSED.
14. RETAIN INTERIOR LOG WALLS AND CEILINGS.
15. REPAIR DAMAGED LOG AND WOOD CEILINGS.
16. ADDRESS RODENT/PEST DAMAGE AND CONTROL. PROVIDE ACCESS TO ATTIC SPACES.
17. BUILD NEW, ACCESSIBLE RESTROOM (AT EXISTING BATHROOM), PLUS AN OPTIONAL SECOND TOILET ROOM (AT EXISTING CLOSET).
18. REPAIR AND REFINISH WOOD FLOORS.
19. CONSTRUCT NEW FLOOR LEVEL IN WEST HALF OF LIVING ROOM.
20. UPGRADE AND/OR REPLACE PLUMBING AND ELECTRICAL SYSTEMS.
21. ADD INTERNET/WIFI.

**@ INTERIOR - ROOM-BY-ROOM**

**KITCHEN:**

22. REMOVE ALL EQUIPMENT AND FIXTURES EXCEPT FOR SINK, TO BE REMOVED AND REINSTALLED, AND BUILT-IN PANTRY CABINET, TO BE RETAINED AND RESTORED.
23. REMOVE WOOD WAINSCOTING FROM WEST EXTERIOR WALL; RETAIN, REPAIR AND REFINISH AT NORTH EXTERIOR WALL AND AT EAST AND SOUTH INTERIOR WALLS.
24. CLEAN AND REPAIR EXPOSED INTERIOR LOGWORK AT WALLS AND CEILINGS.
25. INSTALL NEW WOOD ACCESS DOOR AT ATTIC ACCESS AT UPPER EAST WALL.
26. RETAIN AND RESTORE DOORS.
27. REPLACE CENTRAL LIGHT FIXTURE WITH NEW LED PENDANT AND REPLACE EXISTING WALL MOUNTED LIGHT AT SINK WITH NEW LED WALL-MOUNTED FIXTURE.

**@ INTERIOR - ROOM-BY-ROOM - CONT.**

**LIVING:**

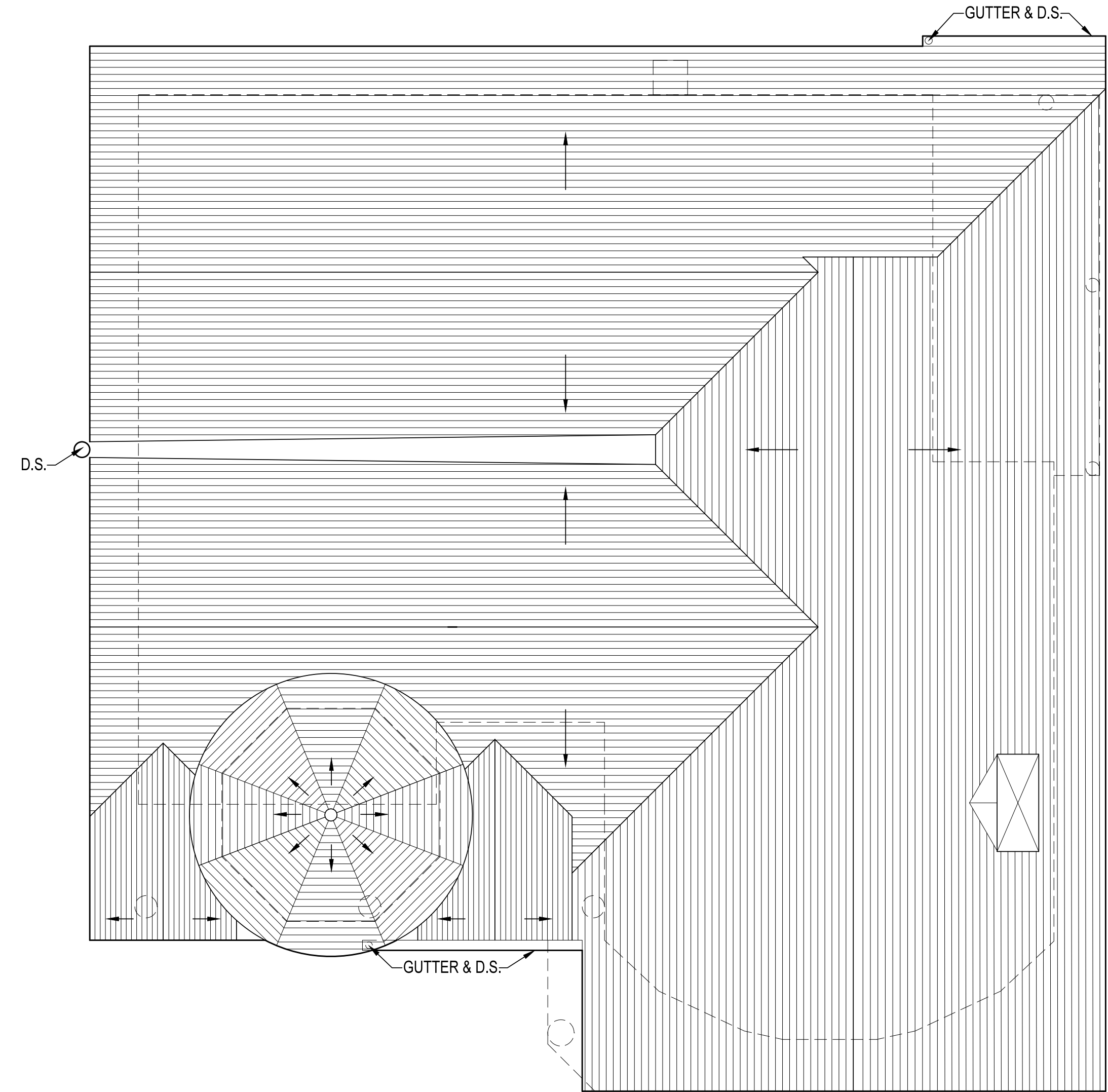
28. RETAIN AND CLEAN MASONRY FIREPLACE AND HEARTH; ADD NEW FIXED GRILLE OR DOORS AT FIREPLACE OPENING TO PROHIBIT USE.
29. REMOVE WOOD PANELING AT EXTERIOR LOG WALLS, IF FEASIBLE (INSPECTION AND EVALUATION IS REQUIRED TO DETERMINE FEASIBILITY). IF FEASIBLE, RETAIN EXPOSED LOGS AT INTERIOR, WHERE SPLIT LOGS OCCUR (EX: AT FRONT BAY), ALTERNATIVELY REPLACE WITH FULL LOG ASSEMBLIES.
30. RETRIM EXISTING WINDOW OPENINGS WITH EXISTING OR MATCHING WOOD TRIM.
31. REMOVE WOOD PARTITION AND DOOR BETWEEN LIVING AND ENTRY, REPAIR FLOORS, WALLS AND CEILINGS AT AREA OF REMOVAL.
32. ADD NEW WOOD FRAME AND WOOD FINISHED FLOOR AND STEP ATOP REAR PORTION OF EXISTING FLOOR.
33. RETAIN, REFURBISH AND RELAMP EXISTING PENDANT LIGHT FIXTURE.

**DINING:**

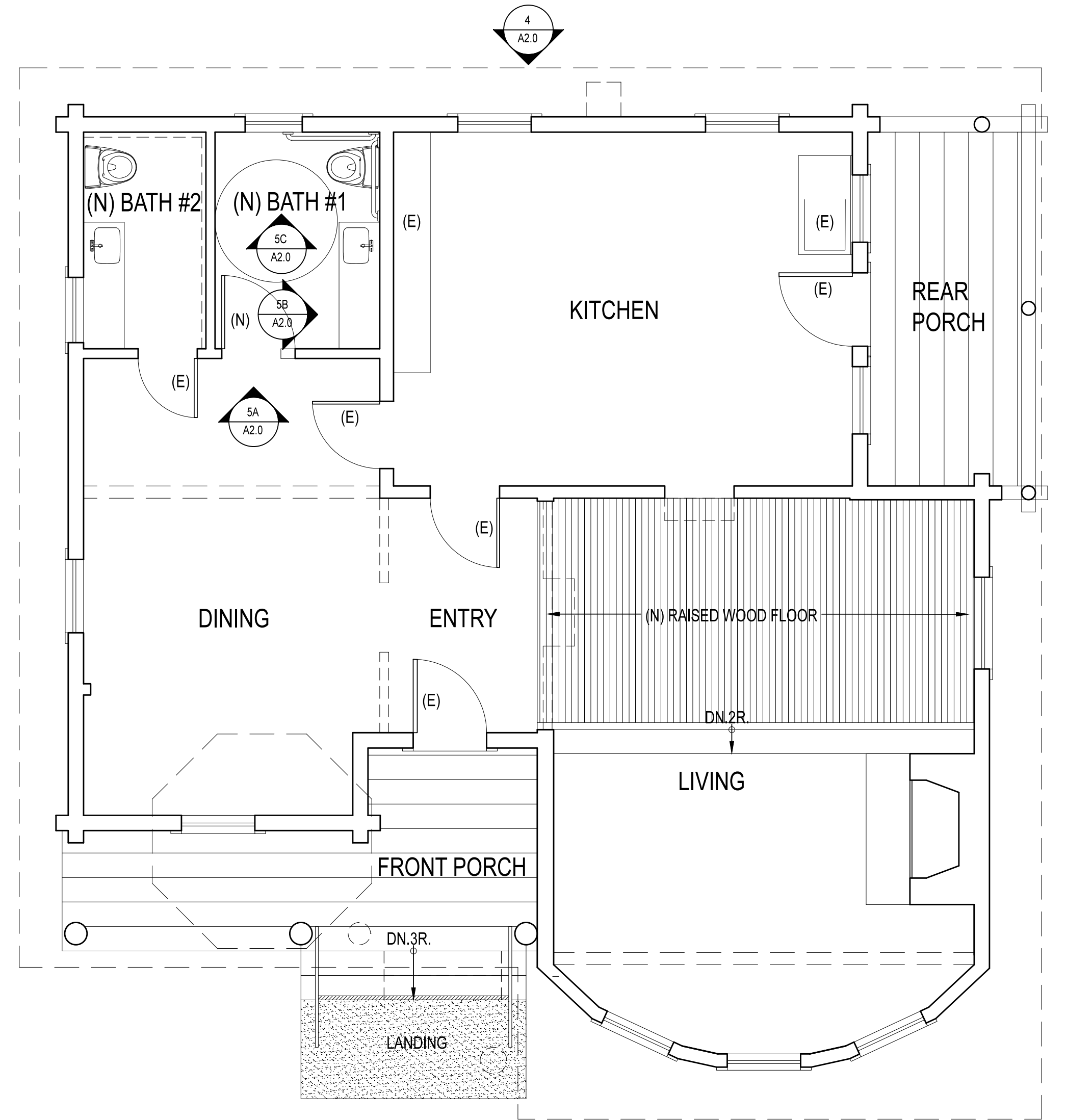
34. REMOVE WOOD PANELING AT EXTERIOR LOG WALLS, IF FEASIBLE (INSPECTION AND EVALUATION IS REQUIRED TO DETERMINE FEASIBILITY). IF FEASIBLE, RETAIN EXPOSED LOGS AT INTERIOR, WHERE SPLIT LOGS OCCUR, ALTERNATIVELY REPLACE WITH FULL LOG ASSEMBLIES.
35. RETRIM EXISTING WINDOW OPENINGS WITH EXISTING OR MATCHING WOOD TRIM.
36. REMOVE WOOD PARTITION AND DOOR BETWEEN DINING AND ENTRY, REPAIR FLOORS, WALLS AND CEILINGS AT AREA OF REMOVAL.
37. CLEAN AND REPAIR EXPOSED INTERIOR LOGWORK AT WALLS AND CEILINGS.
38. RETAIN, REFURBISH AND RELAMP EXISTING PENDANT LIGHT FIXTURE.

**BATH #1:**

39. REMOVE ALL EXISTING EQUIPMENT AND FIXTURES, INSTALL ALL NEW PLUMBING, ELECTRICAL AND LIGHTING EQUIPMENT AND FIXTURES.
40. REMOVE WOOD PANELING FROM WEST EXTERIOR WALL; RETAIN, REPAIR AND REFINISH PANELING AT NORTH, EAST AND SOUTH INTERIOR WALLS.
41. REMOVE EXISTING DOOR AND REPLACE WITH NEW 3 FOOT WIDE WOOD DOOR AND OPENING TO MATCH EXISTING.



ROOF PLAN 2



FLOOR PLAN 1  
1/4" = 1'-0" (22x34 sheet)  
1/8" = 1'-0" (11x17 sheet)

**PHOENIX LAKE LOG CABIN**  
 MARIN MUNICIPAL WATER DISTRICT  
 MARIN COUNTY, CA  
 APN:

PLANS

NO.	DATE	ISSUE NOTES
iNo	:iDate	:iNote

NO.	DATE	REV. NOTES
rNo	:rDate	:rNote

DATE:  
5/26/16

SCALE  
AS SHOWN

DESIGNED BY  
MH

DRAWN BY  
MH

CHECKED BY  
MH

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**Roth LaOtte**  
 Landscape Architecture  
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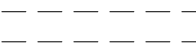
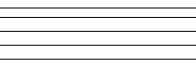

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 atn: mark hubert

**Preservation**  
 Architecture

Date: 6/27/12  
 File name: Plan\_YYMMDD.vwx

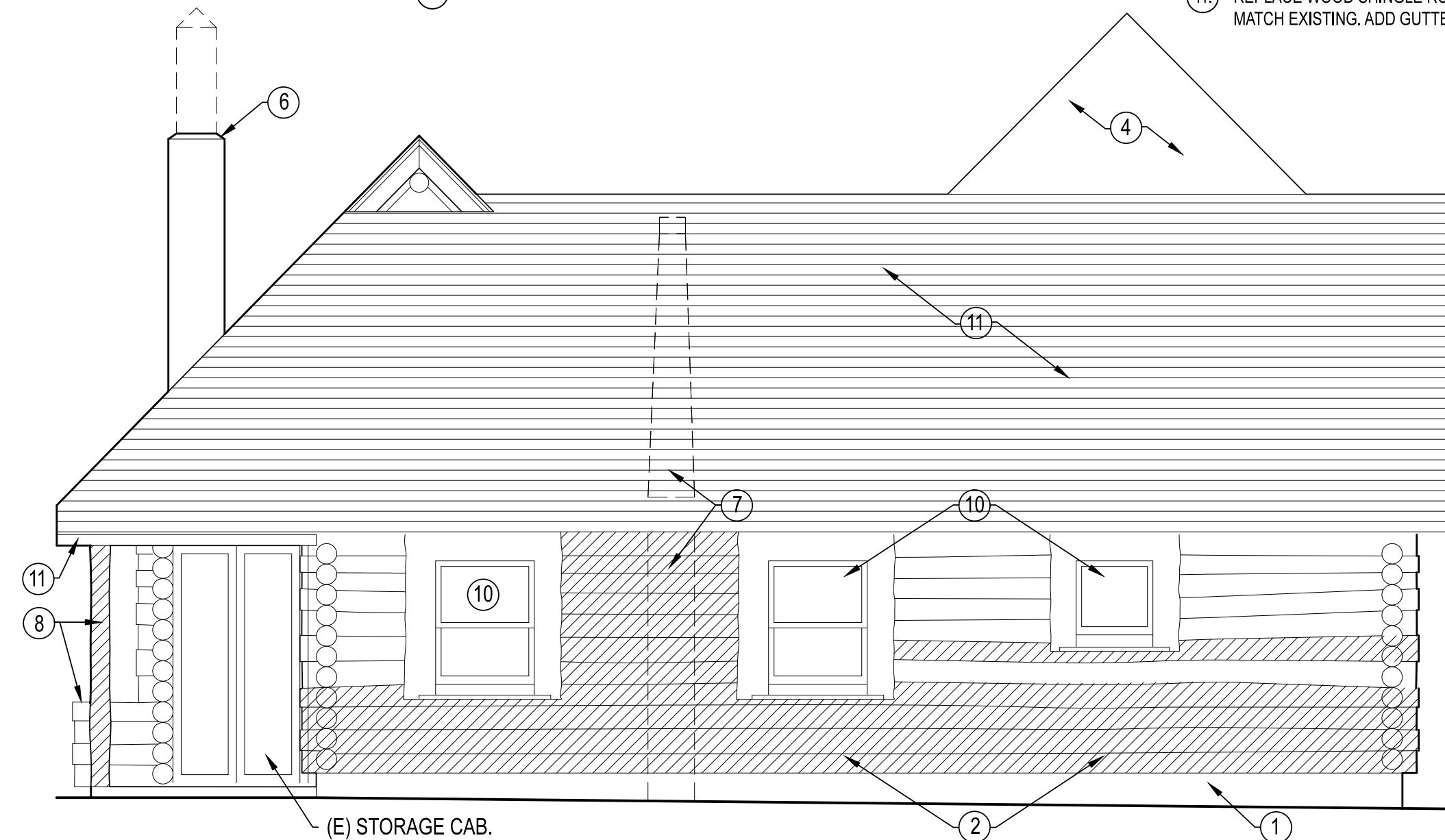


# ELEVATION LEGEND

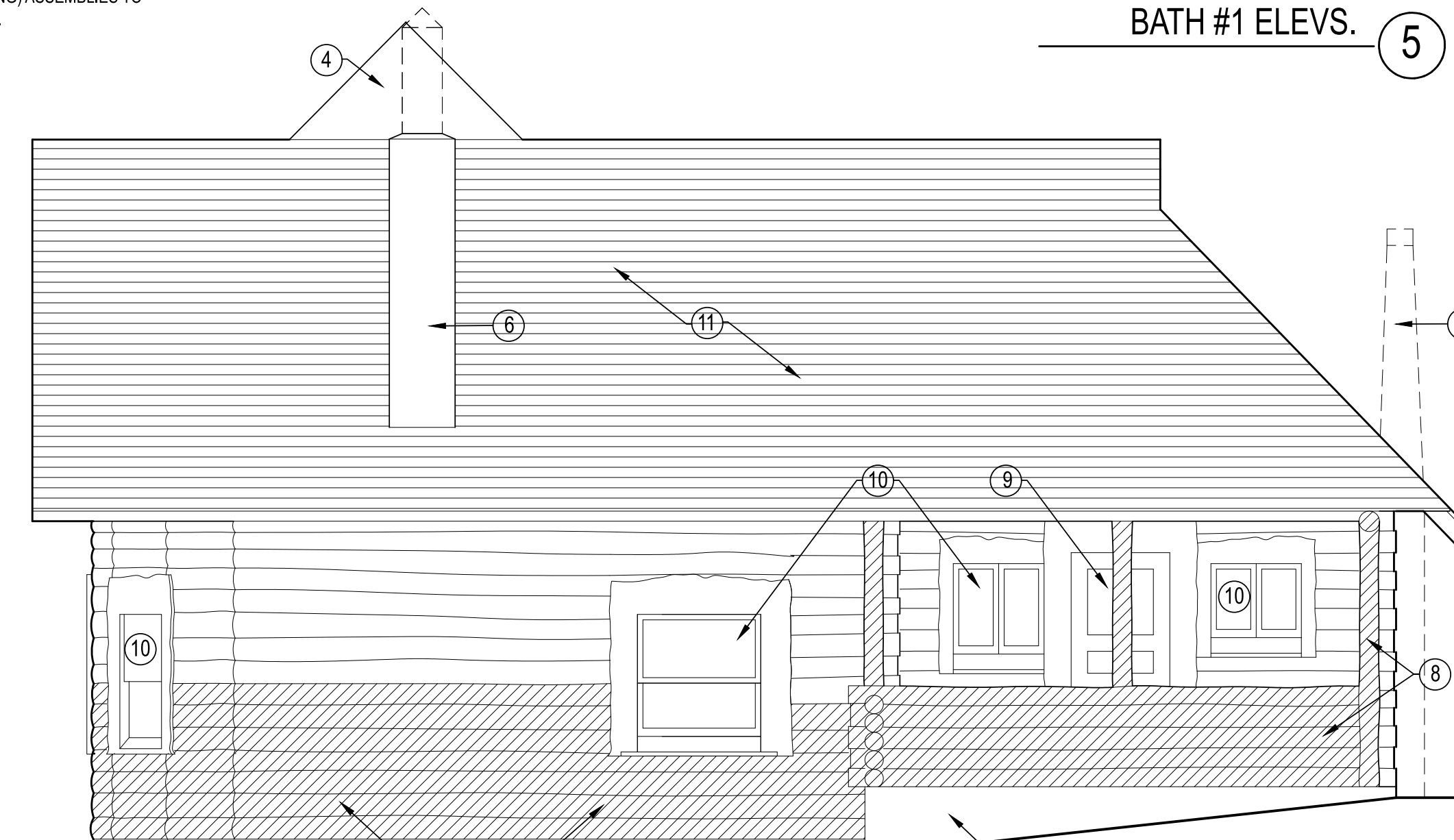
-  EXISTING LOG WALL CONSTRUCTION
-  CONSTRUCTION TO BE DEMOLISHED
-  NEW WOOD SHAKE ROOFING
-  REPAIR AND SELECTIVELY REPLACE LOG CONSTRUCTION  
(NOTE: Extent of repair/replacement work indicated is tentative and approximate for design and estimating purposes)
- (E) EXISTING
- (N) NEW

# SHEET NOTES

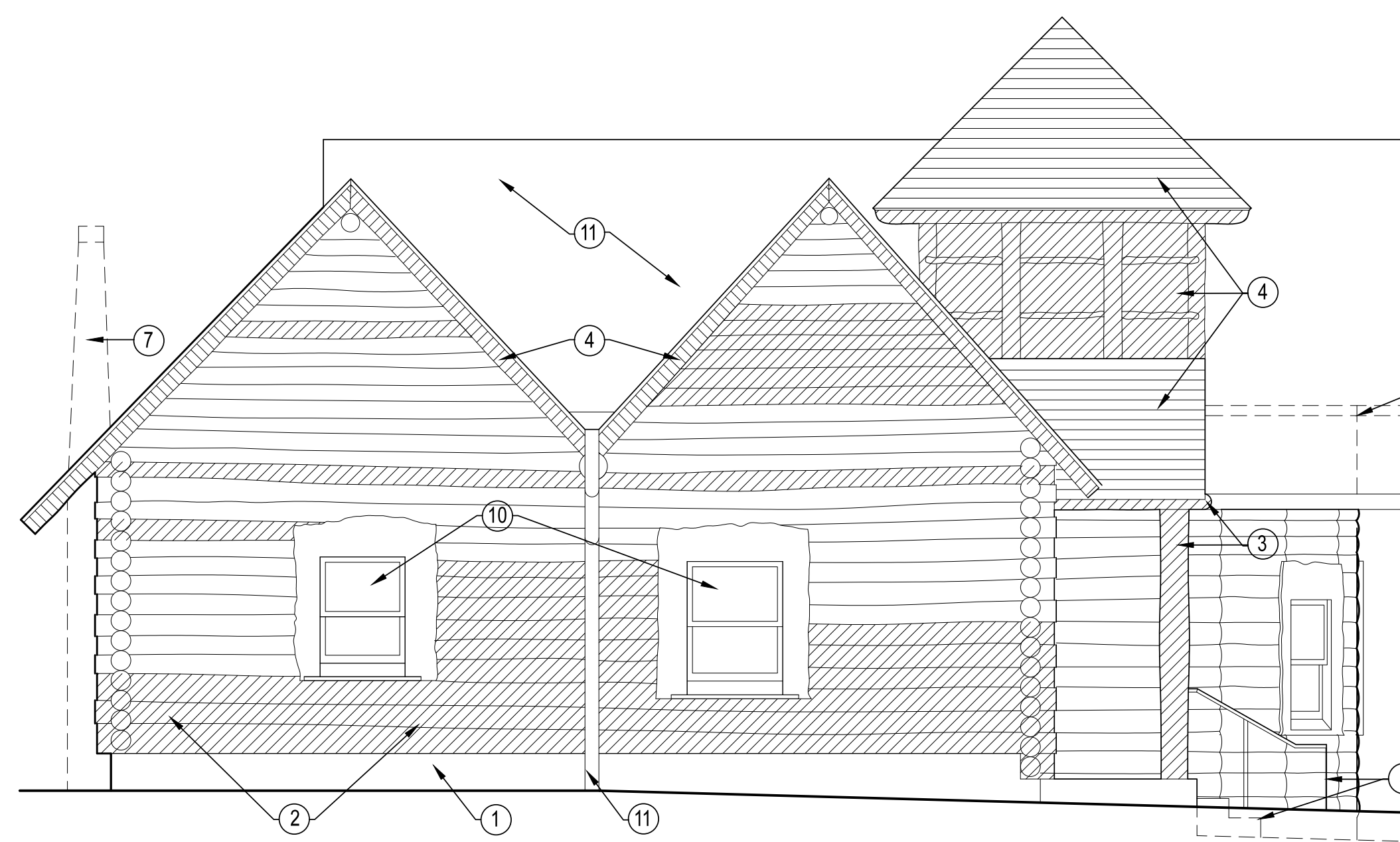
1. RETAIN AND REPAIR EXISTING FOUNDATIONS, INCLUDING REPLACEMENT OF MISSING AND DAMAGED FACE BRICKS, VENTILATION AND FLASHING ASSEMBLIES
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3. REMOVE AND REPLACE FRONT PORCH TO MATCH EXISTING, EXCEPT ALTER SPACING OF THE CENTRAL PORCH POST AS PART OF THE RECONSTRUCTION OF THE CUPOLA. CONSTRUCT NEW WOOD STEPS AND HANDRAILS W/ CONCRETE LANDING.
4. REMOVE AND RECONSTRUCT FRONT PORCH ROOFS AND CUPOLA, WHILE THE INTENT IS TO REPLACE THE EXISTING CUPOLA TO VISUALLY MATCH THE EXISTING UNPEELED REDWOOD LOG CONSTRUCTION, ALTERNATIVELY, PEELED AND TREATED REDWOOD LOGS MAY BE SUBSTITUTED, AND THE NEW SUPPORT STRUCTURE MAY REQUIRE ADDITIONAL WOOD OR METAL FRAMING TO BE CONCEALED ALONG WITH NEW FOUNDATION WORK.
5. REMOVE ORNAMENTAL LOG WORK AT FRONT OF LIVING ROOM WING, REBUILD EAVES.
6. RETAIN AND STRENGTHEN EXISTING FRONT CHIMNEY, REMOVING THE CHIMNEY CAP AND SEALING THE CHIMNEY FROM FUTURE USE.
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9. RETAIN AND RESTORE EXISTING WOOD DOORS AND BURLWOOD CASINGS.
10. REMOVE, RESTORE, REFINISH AND REINSTALL EXISTING WOOD WINDOW SASHES AND SILLS, OR SELECTIVELY REPLACE TO MATCH; REPLACE SPLIT LOG WINDOW SILLS WHERE DAMAGED OR MISSING; RETAIN AND RESTORE EXISTING BURLWOOD CASINGS.
11. REPLACE WOOD SHINGLE ROOFING AND ROOF DRAINAGE (FLASHING) ASSEMBLIES TO MATCH EXISTING, ADD GUTTERS AND DOWNSPOUTS AS INDICATED.



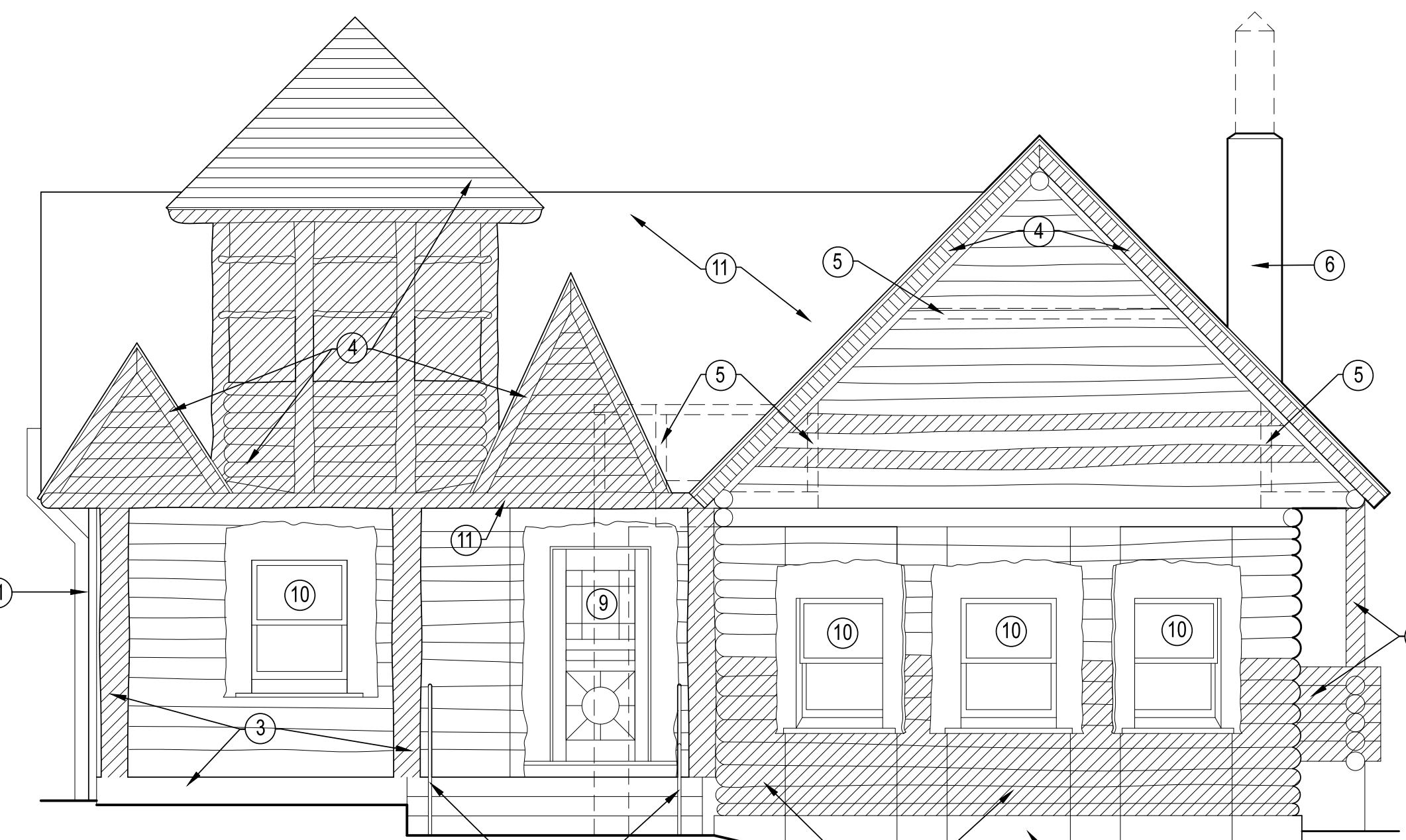
REAR (NORTH) ELEV. 4



EAST SIDE ELEV. 3

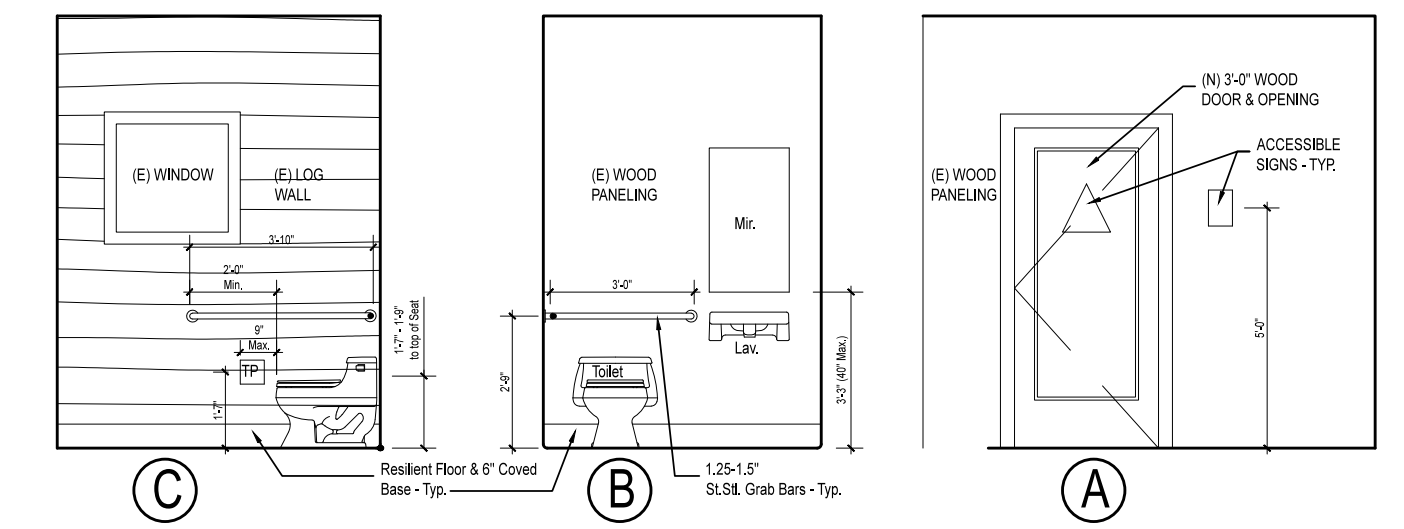


WEST SIDE ELEV. 2



FRONT (SOUTH) ELEV. 1

1/4" = 1'-0" (22x34 sheet)  
1/8" = 1'-0" (11x17 sheet)



BATH #1 ELEV. 5

**PHOENIX LAKE LOG CABIN**  
 MARIN MUNICIPAL WATER DISTRICT  
 MARIN COUNTY, CA  
 APN:

ELEVATIONS  
 Date: 6/27/12  
 File name: Plan\_Y1MMIDD.vwx

NO.	DATE	ISSUE NOTES
iNo	iDate	iNote

NO.	DATE	REV. NOTES
rNo	rDate	rNote

DATE:  
 6/1/16  
 SCALE:  
 AS SHOWN  
 DESIGNED BY:  
 MH  
 DRAWN BY:  
 MH  
 CHECKED BY:  
 MH

**A2.0**

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DATE:  
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SCALE  
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DRAWN BY  
 GR/LR

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**DRAWING NOTES**

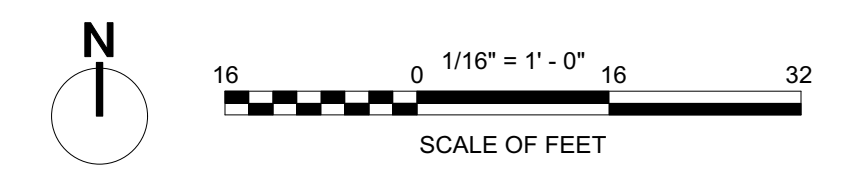
- |   |   |
|---|---|
| 1. (E) RESTROOM - RESTORED                      | 6. (N) PICNIC AREA  |
| 2. (E) WATER LINE                               | 7. (N) TRAIL 3' - 4'W - V.I.F., BUILT PER MMWD TRAIL STNDS. |
| 3. (N) ACCESSIBLE PARKING                       | 8. RESURFACE (E) PARKING                                    |
| 4. DECK EXTENSION - OPEN BELOW (PUNCHEON STYLE) | 9. SURVEY GENERATED FROM MARIN MAP G.I.S. DATA              |
| 5. (N) BIORETENTION AREA - 70 S.F. MIN.         | 10. SURVEY RECEIVED FROM MMWD                               |

**LEGEND:**

- |                              |   |
|------------------------------|---|
| (N) FENCE                    | (N) TRAIL PAVING                        |
| (E) FENCE TO REMAIN          | (N) COMPACTED GRAVEL AGGREGATE          |
| (N) STONE WALL               | (N) CONCRETE PAVING                     |
| EXTENT OF SURVEY             | (N) TIMBER STEP - PER MMWD STANDARDS    |
| (P) CONTOUR - MAJOR          | (N) WHEEL STOP - PER MMWD STANDARDS     |
| (P) CONTOUR - MINOR          | (N) PLACEMENT LOG/BOULDER               |
| (P) GRADE BREAK              | (N) WATER FOUNTAIN - PER MMWD STANDARDS |
| 203.5' (P) SPOT ELEVATION    | (N) PICNIC TABLE                        |
| (E) 197' (E) SPOT ELEVATION  | ADA CLEAR SPACE                         |
| 5% (P) SLOPE                 |   |
| FLUSH                        |   |
| (E) TREE                     |   |
| 4" DRAINLINE FROM DOWNSPOUTS |   |

1 SITE PLAN  
 L1.1 1/16" = 1'-0"

30% DESIGN DEVELOPMENT  
 NOT FOR CONSTRUCTION





**PHOENIX LAKE LOG CABIN - PROPOSED SCHEME**  
SUMMARY OF PATH OF TRAVEL SEGMENTS

SEGMENT	ACCESS STANDARD	RUNNING SLOPE	CROSS SLOPE	SURFACE TYPE
A - B	CBC	8% max.	2% max.	Concrete
B - C	CBC	<5%	2% max.	Resin Modified Compacted Aggregate
C - D	CBC	<5%	2% max.	Resin Modified Compacted Aggregate
D - E	CBC	1% - 2%	2% max.	Resin Modified Compacted Aggregate
E - F	CBC	<5%	2% max.	Resin Modified Compacted Aggregate
F - G	CBC	0%	2% max.	Wood Deck
K*	CBC	2% max.	2% max.	Resin Modified Compacted Aggregate
D - J	CBC	0%	2% max.	Wood Deck
C - I	CBC	<5%	2% max.	Resin Modified Compacted Aggregate
I - H	CBC	3.5%	2% max.	Resin Modified Compacted Aggregate
1 - 2	NA	8% max.	3% - 5%	Resin Modified Compacted Aggregate
2 - 3	NA	8% max.	3% - 5%	Resin Modified Compacted Aggregate
3 - D	NA	8% max.	3% - 5%	Resin Modified Compacted Aggregate
2 - 5	NA	5.1%	3% - 5%	Resin Modified Compacted Aggregate
3 - 4	NA	8% max.	3% - 5%	Resin Modified Compacted Aggregate
6 - 7	NA	8% max.	2% max.	Resin Modified Compacted Aggregate

**LEGEND**





NA	Not Accessible to CBC ADA Standards
CBC	2010 California Building Code Chapter 11B Accessibility Standards
*	Proposed Picnic Area

[1] Trail accessibility designation is preliminary and is based upon basic slope, surface and width considerations only. The project is still in schematic design and subject to design refinements due to programmatic or technical considerations that may necessitate minor adjustments to the design footprint.

**ACCESSIBILITY STANDARD**  
2010 CALIFORNIA BUILDING CODE  
CHAPTER 11B ACCESSIBILITY STANDARDS.

**GENERAL NOTES**  
SLOPES NOTED ARE APPROXIMATE CALCULATIONS BASED UPON THE SURVEY DATA. ACTUAL SLOPES MAY VARY.

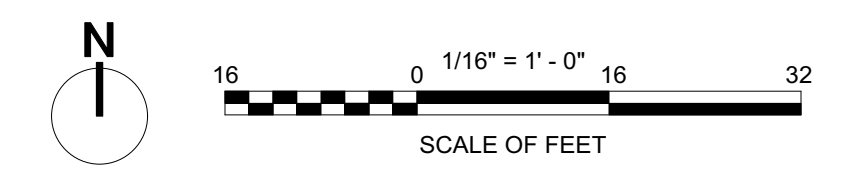
**ADA LEGEND**

- H**  TRAIL SEGMENT - SEE ACCESSIBILITY MATRIX
-  PROPOSED PICNIC AREA - SEE ACCESSIBILITY MATRIX
-  PROPOSED TRAIL - NOT ACCESSIBLE, SEE MATRIX
-  PROPOSED TRAIL - PER CBC 2010 ADA STANDARD, SEE MATRIX

**1** ACCESSIBILITY DIAGRAM  
L1.2 1/16" = 1'-0"



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Landscape Architecture  
ARCHITECT

Preservation  
Architecture

**PHOENIX LAKE LOG CABIN**  
MARIN MUNICIPAL WATER DISTRICT  
MARIN COUNTY, CA

**PROPOSED  
ACCESSIBILITY  
ANALYSIS**

Date: 6/22/16  
File name: MIMWD\_Project\_Base.vwx

NO. DATE ISSUE NOTES

NO. DATE REV. NOTES

DATE:  
6/6/16

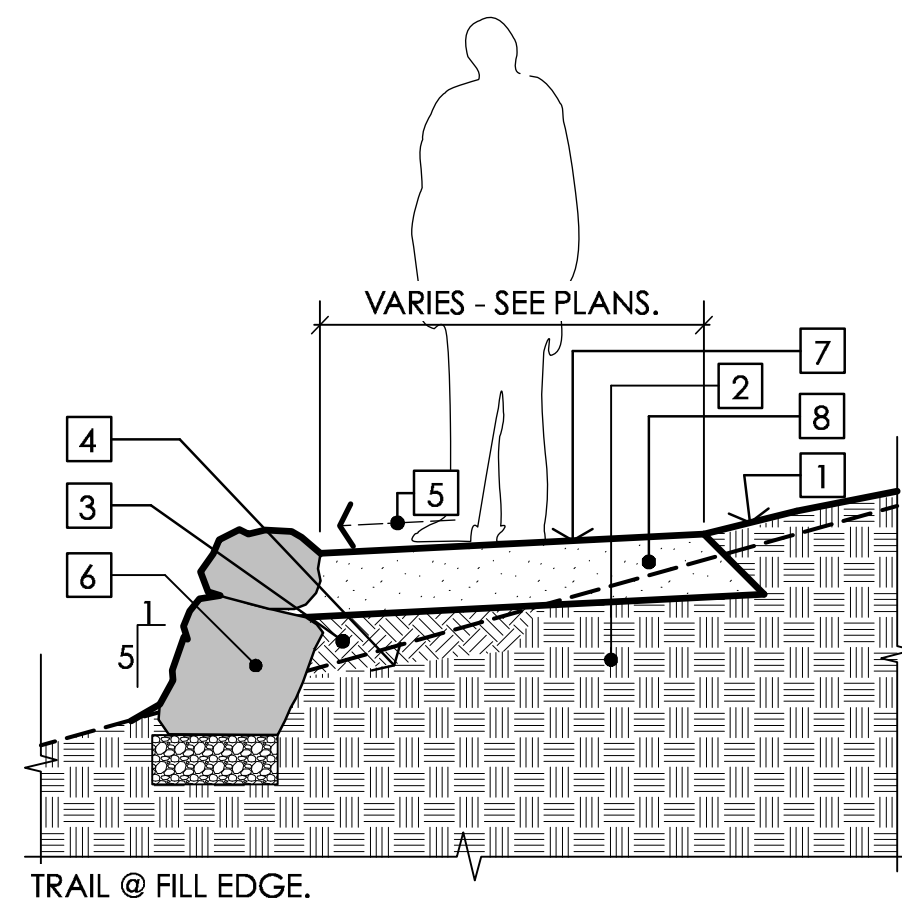
SCALE  
AS SHOWN

DESIGNED BY  
GAR

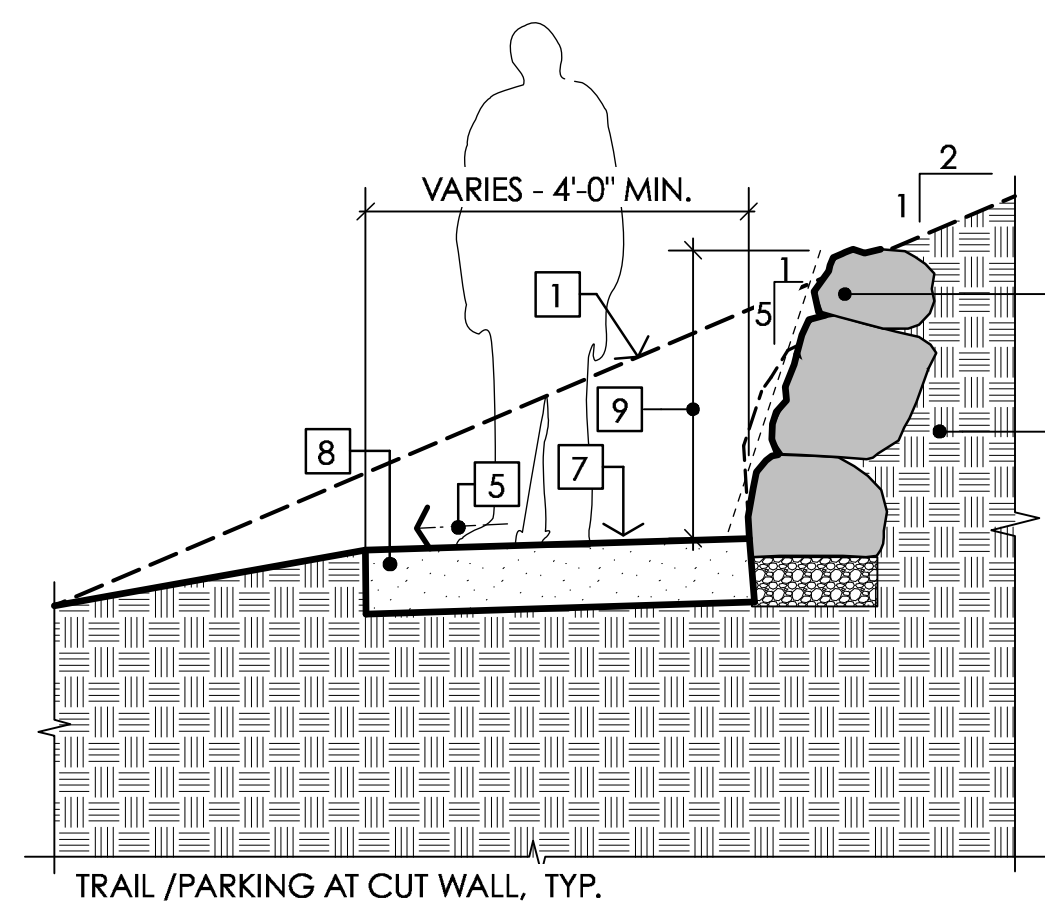
DRAWN BY  
GR/LR

CHECKED BY  
GAR

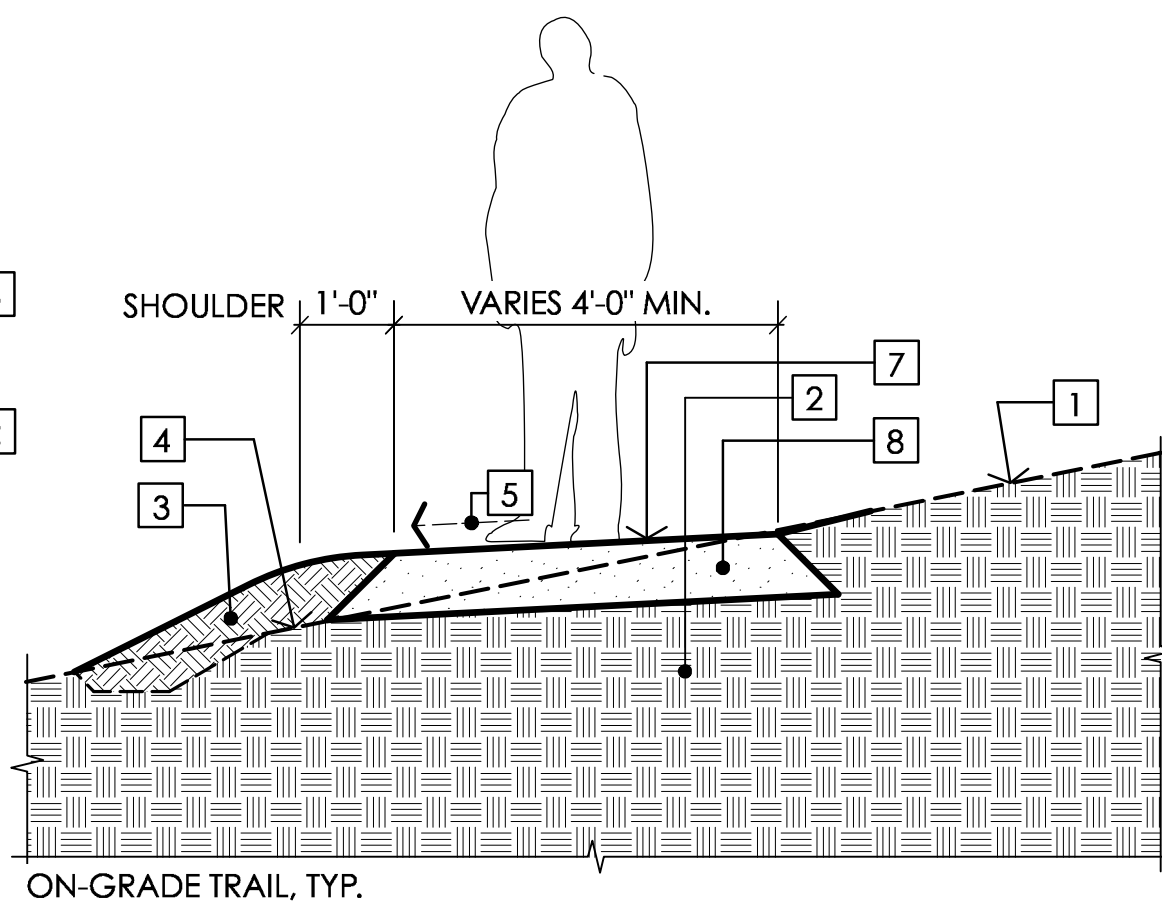
**L1.2**



TRAIL @ FILL EDGE.



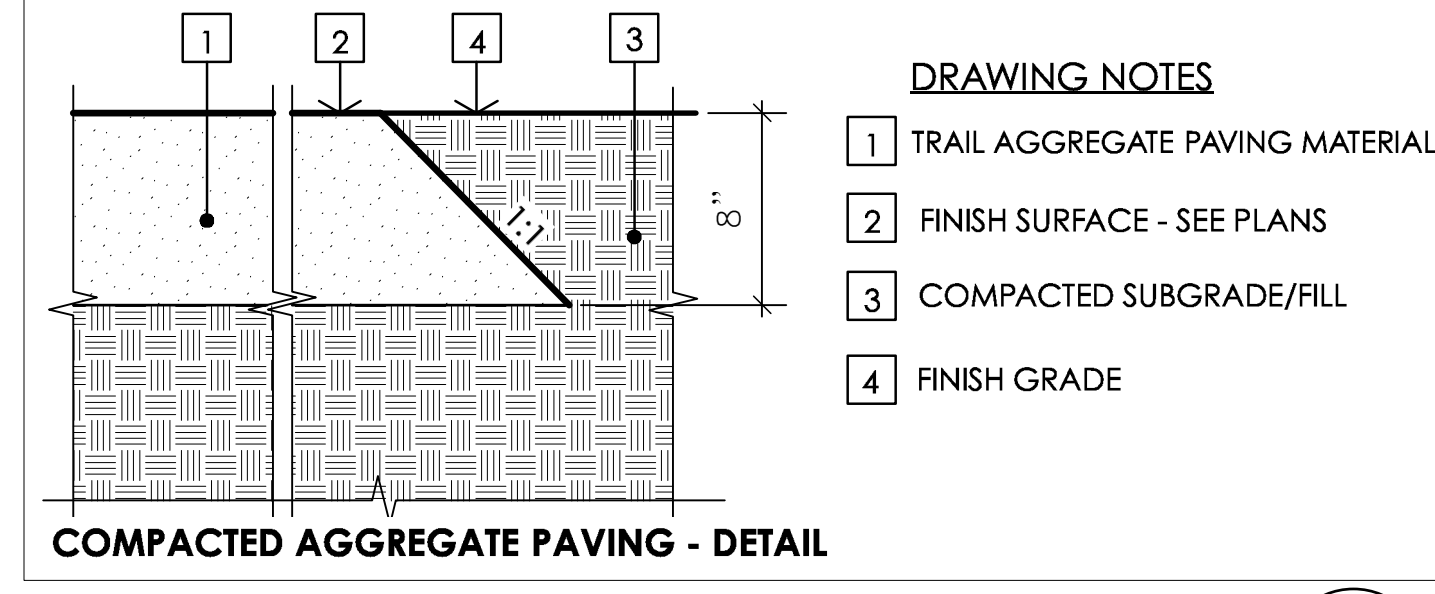
TRAIL/PARKING AT CUT WALL, TYP.



ON-GRADE TRAIL, TYP.

- DRAWING NOTES**
- (E) GRADE
  - (E) NATIVE SUBGRADE
  - APPROVED FILL PER GEOTECH
  - BENCHING CONFIGURATION IS CONCEPTUAL ONLY. CONSTRUCT AS PER GEOTECH.
  - CROSS-SLOPE PER AGODA: 1:48 FOR CONC. OR ASPHALT PAVING, 1:20 FOR OTHER SURFACES

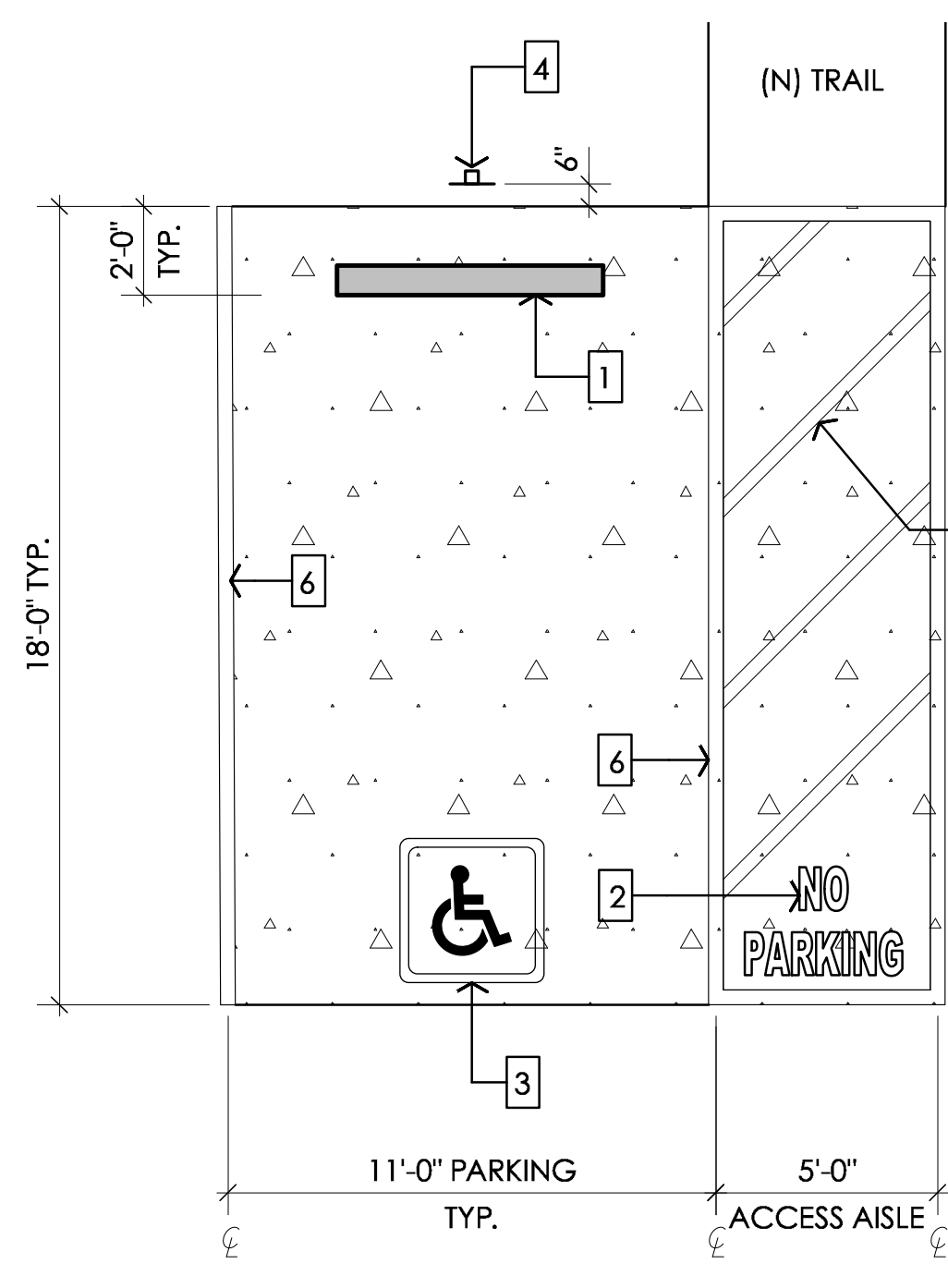
- FIELDSTONE, OR AS SPECIFIED ON PLAN, DRY SET
- FINISH TRAIL GRADE
- TRAIL PAVING - SEE DETAIL 1/L5.1
- WALL HEIGHT AS SPECIFIED ON PLAN, 3' MAX. - WALL BATTER 1:5 TYP.



COMPACTED AGGREGATE PAVING - DETAIL

- DRAWING NOTES**
- TRAIL AGGREGATE PAVING MATERIAL
  - FINISH SURFACE - SEE PLANS
  - COMPACTED SUBGRADE/FILL
  - FINISH GRADE

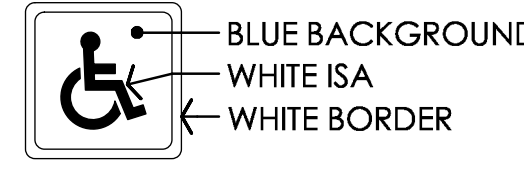
TRAIL PAVING DETAILS 4 SCALE (A) L4.0



- DRAWING NOTES**
- CONCRETE WHEELSTOP, EPOXY TO PAVING
  - LETTERING, 12" MIN. HIGH. COLOR TO BE WHITE
  - PAVEMENT SIGNAGE, 36"X36" MIN. WHITE INT. SYMBOL OF ACCESSIBILITY ON BLUE BACKGROUND W/ WHITE BORDER
  - VAN ACCESSIBLE SIGNAGE - R7-8
  - WHITE DIAGONAL STRIPING, 4" WIDTH @ 36" MAX. O.C.
  - WHITE STRIPING, 4" WIDTH, TYP.

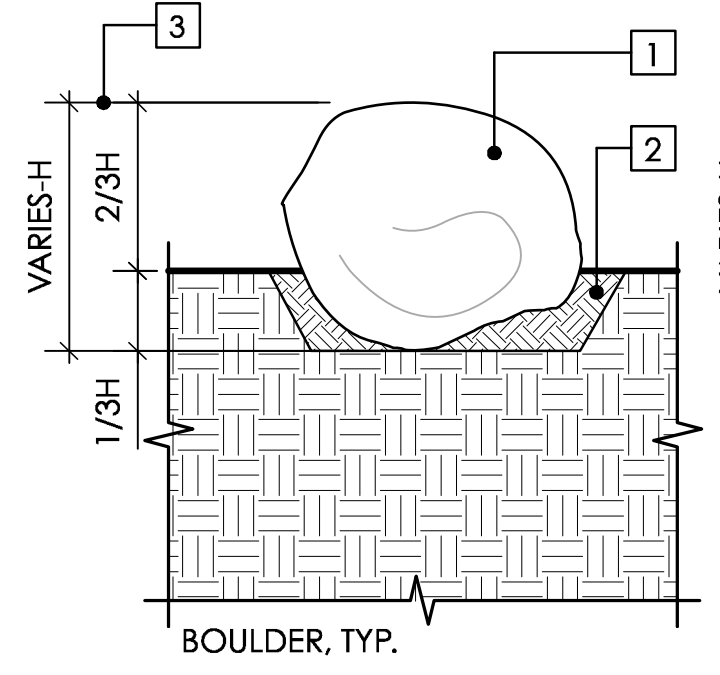


FEDERAL R7-8 SIGN 12'X18"

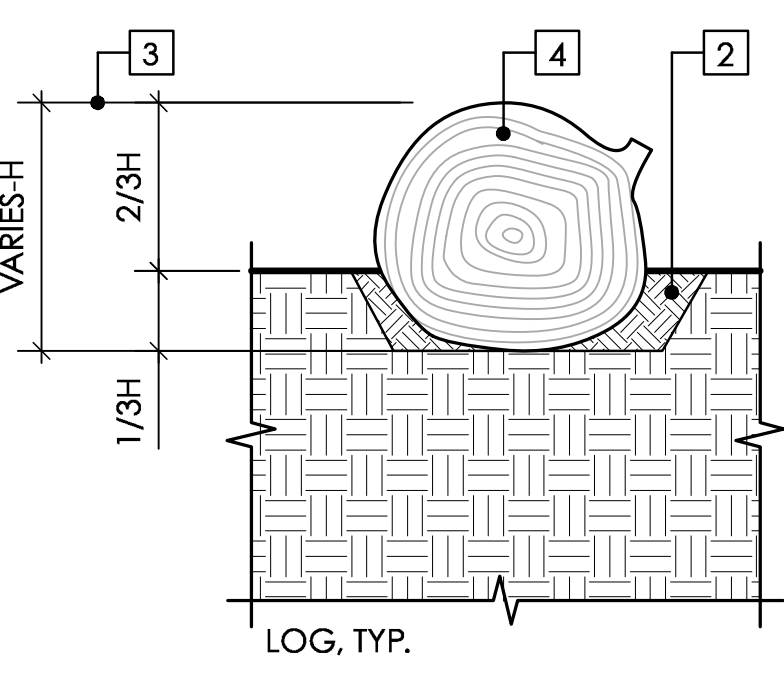


PAVEMENT SIGNAGE, TYP.

ACCESSIBLE PARKING 5 SCALE (C) L4.0



BOULDER, TYP.

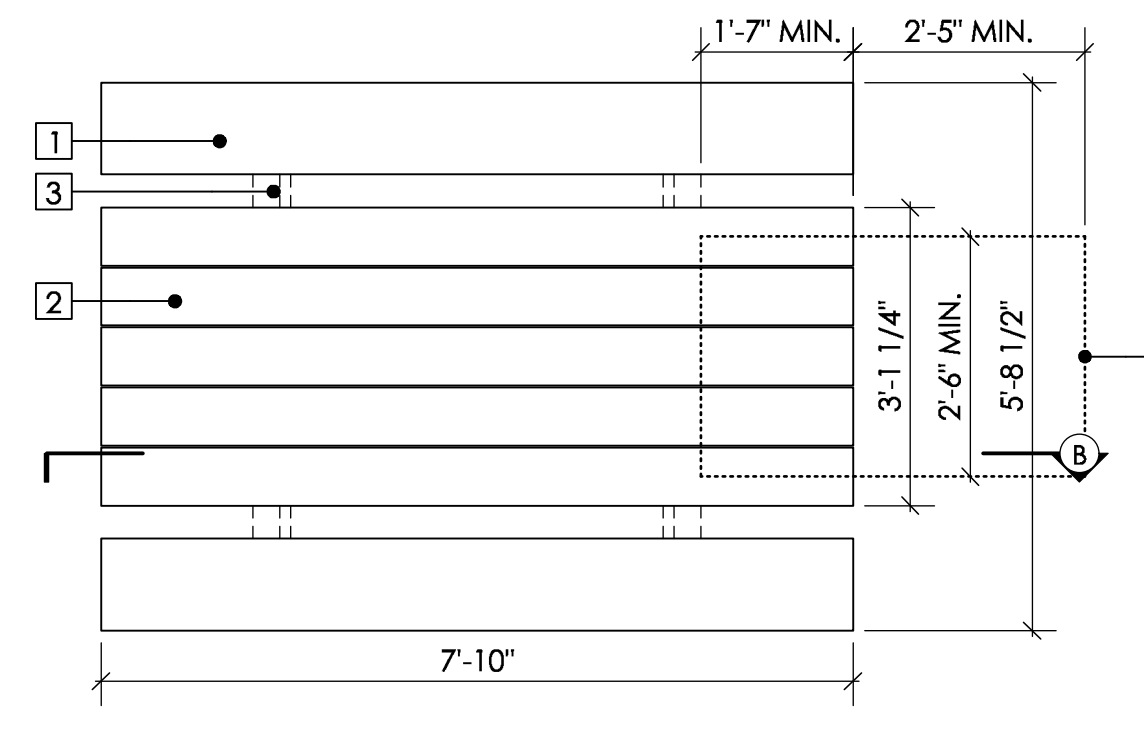


LOG, TYP.

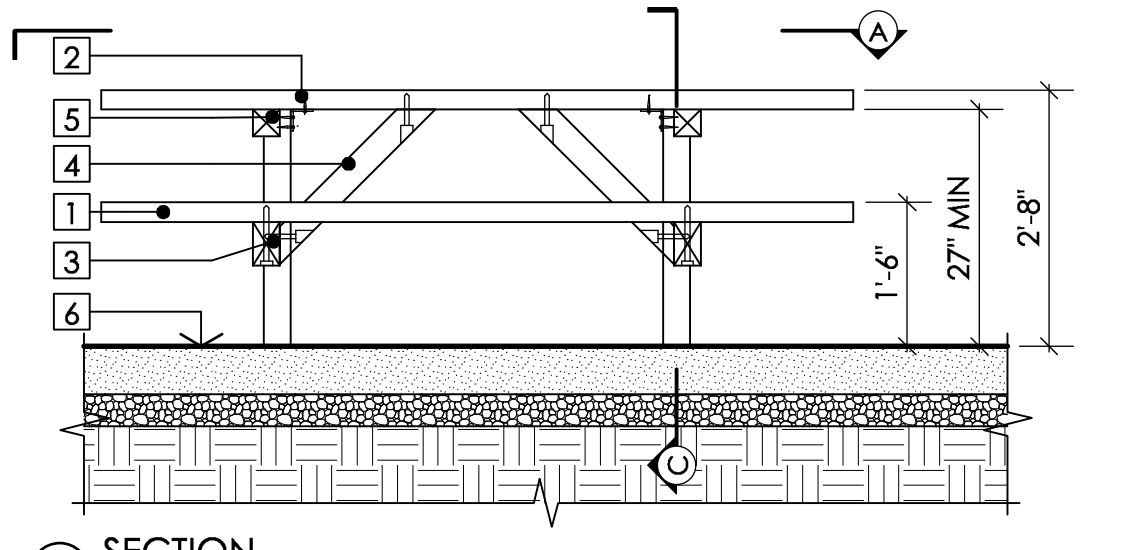
- DRAWING NOTES**
- APPROVED STONE
  - COMPACTED BACKFILL
  - DIM AS REQ'D TO KEEP LOG/BOULDER FROM ROLLING OR SHIFTING.
  - PLACEMENT LOG ±24" DIA.

- GENERAL NOTES**
- LOGS/BOULDERS TO BE SALVAGED FROM SITE.
  - CONTRACTOR TO PLACE LOG/BOULDER SECURELY AND FIRMLY IN POSITION PER PLANS AND PENDING FIELD VERIFICATION BY MMWD.
  - LOGS TO HAVE SHARP TWIGS AND SPLINTERS REMOVED, BARK MAY REMAIN.
  - LOGS/BOULDERS TO BE SET INTO GRADE AND SURROUNDING GRADE COMPACTED TO PREVENT SETTLEMENT OR SHIFTING OF THE LOG.
  - LOG/BOULDER SIZES VARY - REVIEW LOGS IN FIELD FOR SPECIFIC SIZES

PLACEMENT LOG & BOULDER 6 SCALE (A) L4.0

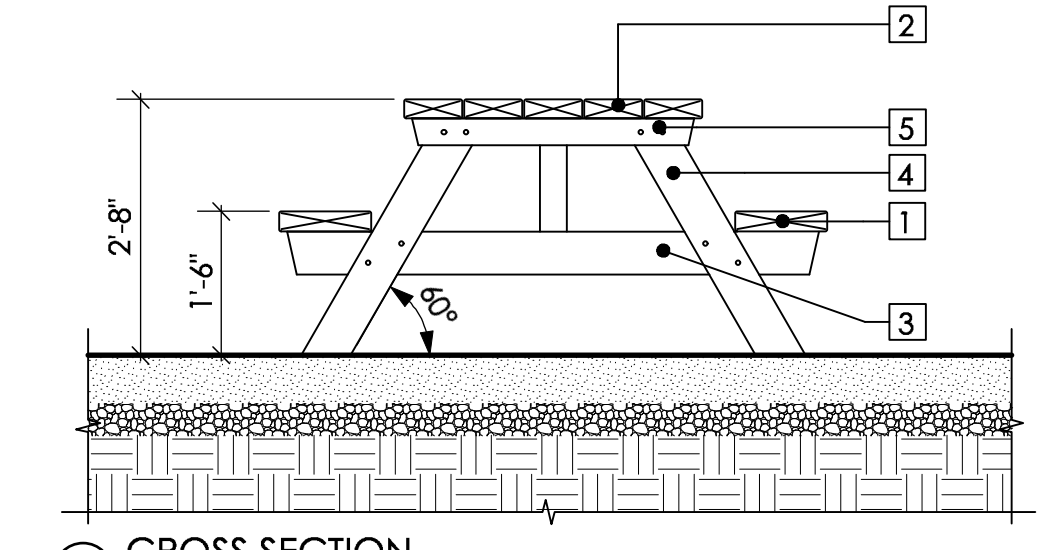


(A) PLAN



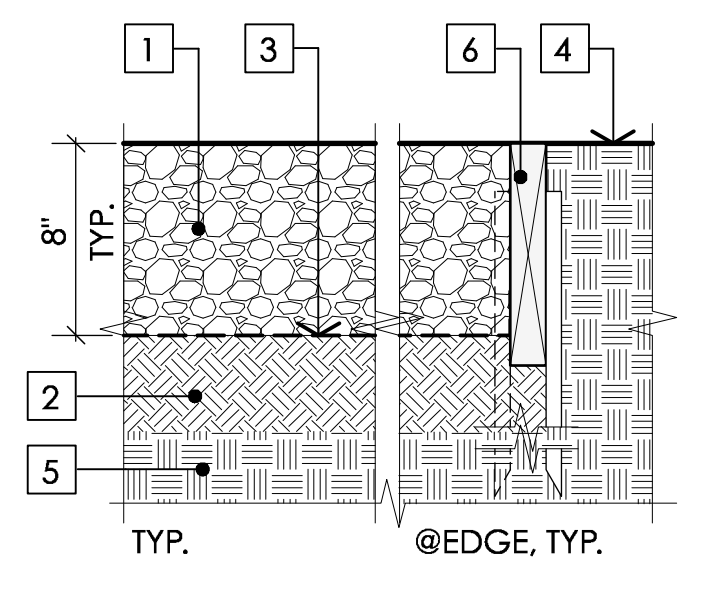
(B) SECTION

- DRAWING NOTES**
- 3x12 SEAT SLAT
  - 3x8 TABLE SLAT
  - 4X6 TIE BEAM
  - 4X4 DIAG. BRACE
  - 4X4 TIE BEAM
  - FINISH GRADE
  - 30" X 40" MINIMUM ACCESSIBILITY CLEARANCE
- GENERAL NOTES**
- ALL LUMBER TO HAVE 1/4" EASED EDGES.
  - TABLE SHOWN IS PREFABRICATED AND TREATED PER MANUFACTURER'S GUIDELINES.
  - MATERIALS, ASSEMBLY PER MANUFACTURER'S RECOMMENDATIONS.
  - HARDWARE/ATTACHMENTS PER MANUFACTURER.



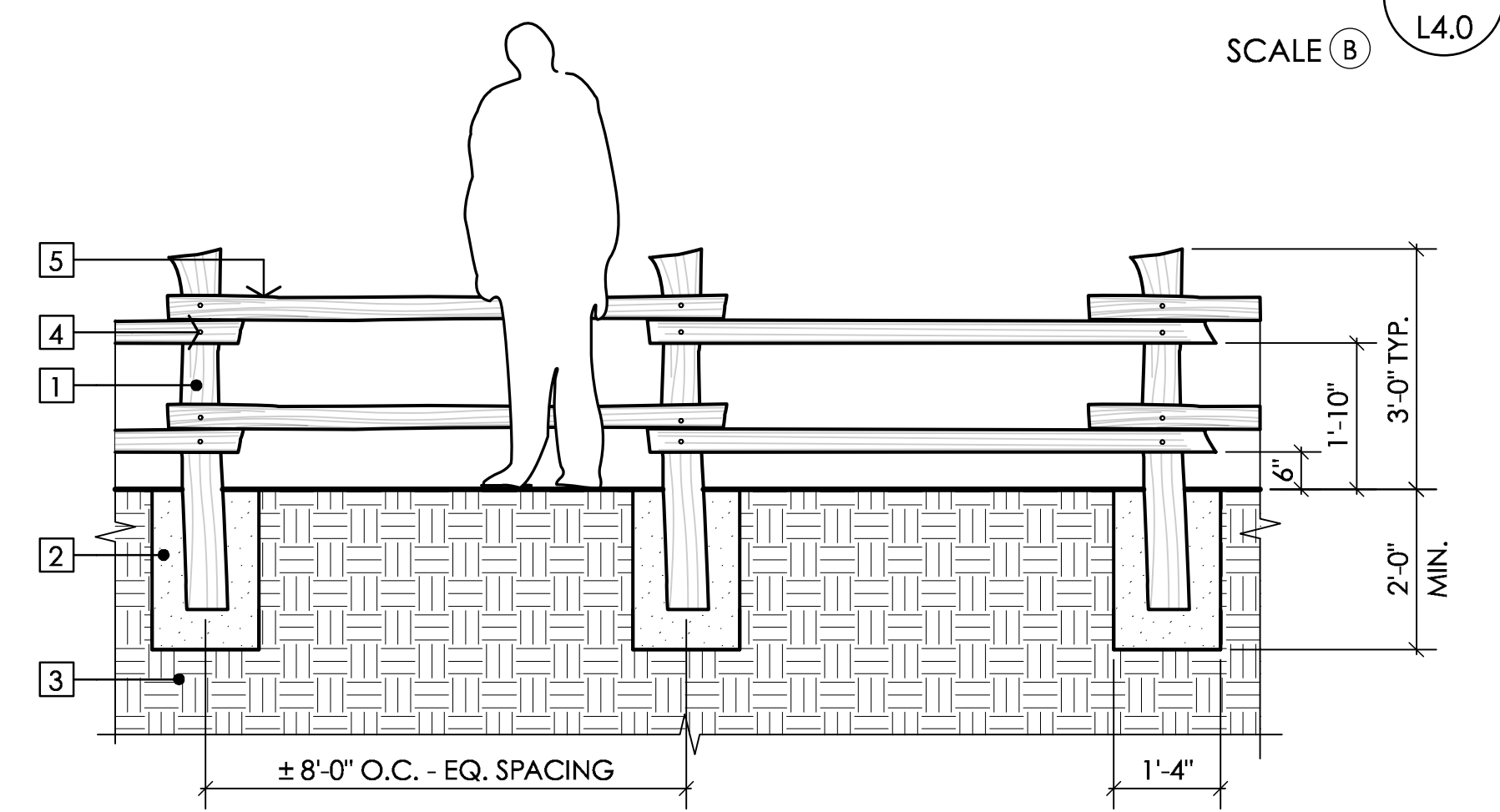
(C) CROSS SECTION

PICNIC TABLE 1 SCALE (A) L4.0



- DRAWING NOTES**
- 8" OF 3/8" CRUSHED GRAVEL AGGREGATE PAVING, VIBRATE IN PLACE & RAKE SMOOTH
  - COMPACTED SUBGRADE/FILL
  - GEOTEXTILE FABRIC
  - FINISH GRADE
  - EXISTING SUBGRADE
  - WOOD HEADER - RDWD, S4S

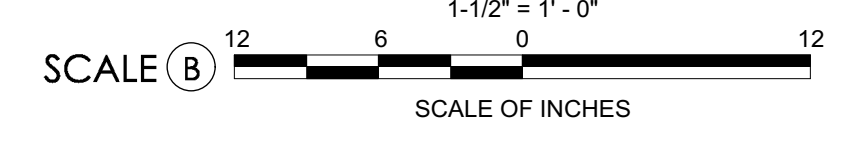
COMPACTED GRAVEL AGGREGATE PAVING 2 SCALE (B) L4.0



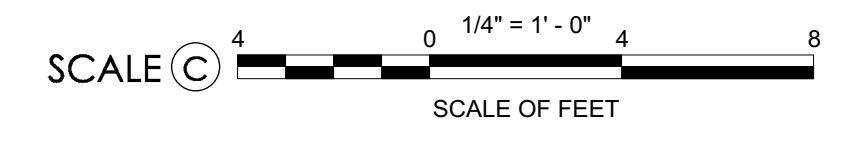
- DRAWING NOTES**
- SPLIT WOOD POST RDWD/CDR - 6" MIN. DIA.
  - COMPACTED SOIL FTG.
  - EX. SUBGRADE OR FILL, WHERE OCCURS
  - LAG BOLTS W/ WASHERS - 5/8" X 8" H.D.G.
  - SPLIT WOOD RAIL RDWD/CDR - 4" DIA., MIN.

- GENERAL NOTES**
- FOR FURTHER SPECIFICATION SEE MMWD FURNISHING STANDARDS

SPLIT RAIL FENCE 3 SCALE (A) L4.0



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Preservation  
Architecture

PHOENIX LAKE LOG CABIN  
MARIN MUNICIPAL WATER DISTRICT  
MARIN COUNTY, CA

PAVING & FURNISHING  
DETAILS

NO.	DATE	ISSUE NOTES

NO.	DATE	REV. NOTES

DATE:  
6/6/16  
SCALE  
AS SHOWN  
DESIGNED BY  
GAR  
DRAWN BY  
GR/LR  
CHECKED BY  
GAR

L4.0

Date: 6/22/16  
File name: MMWD\_Project\_Base.vwx