

GENERAL NOTES

- COORDINATION
1. IF THESE DRAWINGS ARE NOT 24" x 36" THEY HAVE BEEN REDUCED OR ENLARGED. (DO NOT SCALE DRAWINGS)
2. THE STANDARD A.I.A. GENERAL CONDITIONS ARE HEREBY MADE A PART OF THESE DRAWINGS.
3. ALL DIMENSIONS ARE TO FACE OF WALL UNLESS OTHERWISE NOTED.
4. DO NOT SCALE DRAWINGS FOR DIMENSIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
5. DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK.

CONTRACTOR DUTIES

- 1. THE CONTRACTOR SHALL
A. FURNISH ALL MATERIALS, LABOR AND EQUIPMENT REQUIRED FOR THE FULL PERFORMANCE OF THE WORK.
2. CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE CODES.
3. CONTRACTOR SHALL PROTECT EXISTING VEGETATION AND ADJACENT SITE IMPROVEMENTS FROM DAMAGE DURING THE COURSE OF THE WORK.

GENERAL

- 1. PROVIDE SEISMIC ANCHORAGE OF ALL APPLIANCES, BOILERS AND WATER HEATERS.
2. VERIFY CLEARANCES FOR BOILERS, WATER HEATERS AND APPLIANCES PER MANUFACTURERS' SPECIFICATIONS AND INSTALL ACCORDINGLY.
3. PROVIDE EXHAUST VENTILATION TO THE OUTSIDE FROM ALL GAS BURNING APPLIANCES.
4. PROVIDE MIN. 100 SQ. IN. EACH UPPER AND LOWER COMBUSTION AIR CLEAR OPENINGS FOR WATER HEATERS, BOILERS, FURNACES, AND OTHER GAS BURNING APPLIANCES.

LIFE SAFETY

- 1. WHERE REQUIRED BY LOCAL JURISDICTIONS, BUILDINGS TO BE FULLY SPRINKLERED IN ACCORDANCE WITH CRC 312.2 AND NFPA 101 130.
2. SMOKE DETECTORS SHALL BE HARD-WIRED IN CEILINGS AND EQUIPPED WITH A BATTERY BACKUP IN ACCORDANCE WITH CRC 314. REFER TO ME0 FOR MORE INFORMATION.
3. MONOXIDE ALARMS SHALL BE HARD-WIRED IN CEILINGS AND EQUIPPED WITH A BATTERY BACKUP IN ACCORDANCE WITH CRC 315. REFER TO ME0 FOR MORE INFORMATION.

CAL-GREEN NOTES

- 1. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (4.504.1)
2. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2)
3. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS (4.504.2.3). VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.
4. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.3)
5. MINIMUM 50% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SECTION 4.504.4.

- 15. VERIFICATION OF COMPLIANCE WITH CAL-GREEN MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING DEPARTMENT WHICH SHOW SUBMITTAL PERFORMANCE. IMPLEMENTATION VERIFICATION SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AFTER IMPLEMENTATION OF ALL REQUIRED MEASURES AND PRIOR TO THE FINAL INSPECTION APPROVAL.

GENERAL NOTES ON SPRAY-APPLIED THERMAL INSULATION:

- 1. ICYNENE LD-C-50 INSULATION SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE FOLLOWING:
- MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTION
- THE PUBLISHED PRODUCT LISTING REPORT
- THE ALTERNATIVE DESIGN STANDARD IN 2013 CALIFORNIA RESIDENTIAL CODE SECTION R306.5
- 2016 CBC SECTION 2603 "FOAM PLASTIC INSULATION"
2. ICYNENE LD-C-50 INSULATION SHALL BE INSTALLED BY AN INSTALLER CERTIFIED BY THE MANUFACTURER.

SPECIAL INSPECTIONS

- 1. SPECIAL INSPECTION BY INDEPENDENT AGENCY REQUIRED FOR REINFORCED CONCRETE (PLACEMENT, CAST SAMPLES AND COMPRESSION TESTS), STRUCTURAL STEEL (SHOP MATERIAL IDENTIFICATION, WELDING INSPECTION ON SHOP-DRAWINGS AND ON SITE), DRILLED PIERS AND CMU WALLS.
2. INSPECTION BY STRUCTURAL ENGINEER FOR HOLDDOWNS/ANCHORS, SHEAR WALL NAILING (4" OR LESS NAILING SPACING CBC1707.3) AND ITEMS LISTED ON STRUCTURAL DRAWINGS.
3. EPOXY ADHESIVE CONNECTIONS. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION.

ABBREVIATIONS

Table with 4 columns: Abbreviation, Description, Abbreviation, Description. Includes terms like A.F.F. ABOVE FINISHED FLOOR, AB ANCHOR BOLT, ABV ABOVE, AC AIR CONDITIONING, etc.

APPLICABLE CODES / REGULATIONS

- 2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE PART 1
2016 CALIFORNIA BUILDING CODE PART 2, VOLUME 1
2016 CALIFORNIA BUILDING CODE PART 2, VOLUME 2
2016 CALIFORNIA RESIDENTIAL CODE PART 2.5
2016 CALIFORNIA ELECTRICAL CODE PART 9
2016 CALIFORNIA MECHANICAL CODE PART 4
2016 CALIFORNIA PLUMBING CODE PART 5
2016 CALIFORNIA ENERGY CODE PART 6 (PART 7 NOT USED)
2016 CALIFORNIA HISTORICAL BUILDING CODE PART 8
2016 CALIFORNIA FIRE CODE PART 9
2016 CALIFORNIA EXISTING BUILDING CODE PART 10
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE) PART 11
2016 CALIFORNIA REFERENCE STANDARDS CODE PART 12
MARIN COUNTY CODES AND ORDINANCES

ALL OTHER APPLICABLE STATE & LOCAL CODES, RULES, AND REGULATIONS

MARIN COUNTY PROJECT DATA

Table with 2 columns: Description and Value. Includes items like 1. Lot Area (both the dry land area and total area must be provided for lots that area partially submerged) 31,783 SF.

IMPERVIOUS SURFACE CALCULATIONS

Table with 5 columns: Condition, Total Site Area (sq), Impervious Surface (sq), Permeous Surface (sq), Total Disturbed Area (sq). Rows for Existing and Proposed.

OWNER

LANSE & WHITNEY DAVIS
1000 MARIN DRIVE
MILL VALLEY, CA 94541

ARCHITECT

CHARLIE BARNETT ASSOCIATES
826 HAMPSHIRE STREET
SAN FRANCISCO, CA 94110
(415) 824-0478

STRUCTURAL ENGINEER

ROBERT E. SMITH, SE, LEED AP
SMITHWORKS ENGINEERING
(415) 559-9721

CONTRACTOR

TBD

SOILS

RGH CONSULTANTS
1305 N DUTTON AVENUE,
SANTA ROSA, CA 95401
(707) 544-1072

SURVEY

MICHAEL BROGAN, LS 5767

DRAWING INDEX

Table with 2 columns: Drawing Number and Description. Includes A0.0 COVER SHEET / GENERAL INFO, A0.1 FAR CALCULATIONS, A0.2 EXISTING SITE PHOTOS, etc.

ITEMS UNDER DEFERRED OR SEPARATE PERMIT

- 1. MECHANICAL, ELECTRICAL, PLUMBING PERMIT (TO BE SUBMITTED BY CONTRACTOR)
2. FUEL GAS PIPING DESIGN & SIZING (TO BE SUBMITTED BY CONTRACTOR)
3. FIRE SPRINKLER SYSTEM IN THE NEW PORTIONS OF THE RESIDENCE SHALL BE PROVIDED: A RESIDENTIAL 13-D WET FIRE-SPRINKLER SYSTEM TO BE A DEFERRED SUBMITTAL ITEM. A COMPLETE FIRE-SPRINKLER DESIGN TO BE SUBMITTED AND APPROVED BY BUILDING AND FIRE DEPARTMENT PRIOR TO INSTALLATION. (TO BE SUBMITTED BY CONTRACTOR - TO BE REVIEWED AND APPROVED BY ARCHITECT PRIOR TO INSTALLATION FOR LAYOUT COORDINATION)
4. ROOF TRUSSES TO BE DEFERRED SUBMITTAL, IF APPLICABLE.

SCOPE OF WORK

REMODEL AND 670 SF ADDITION TO AN EXISTING TWO-STORY (WITH BASEMENT), SINGLE FAMILY RESIDENCE - THE EXISTING RESIDENCE INCLUDES: (4) BEDROOMS, (3.5) BATHROOMS, LAUNDRY/MUD ROOM AND AN ATTACHED (2) CAR GARAGE. THE ADDITION TO INCLUDE (N) FAMILY ROOM AND MASTER SUITE. EXISTING MASTER SUITE TO BE CONVERTED INTO FLEX ROOM, AND A NEW 216 SF DECK, NEW FIRE SPRINKLERS AT ADDITION, EXISTING 357 SF AU PAIR UNIT (ABOVE GARAGE) TO REMAIN UNCHANGED, EXISTING CHIMNEY TO BE DEMOLISHED.

PROJECT INFORMATION

Table with 2 columns: Field and Value. Includes A.P.N.: 049-231-11, ZONING DISTRICT: R1-B1 (TAMALPAIS COMMUNITY PLAN), COUNTYWIDE PLAN DESIGNATION: SF6, OCCUPANCY GROUP: R-3/U, CONSTRUCTION TYPE: V-BU, etc.

EXISTING AND PROPOSED BUILDING AREA

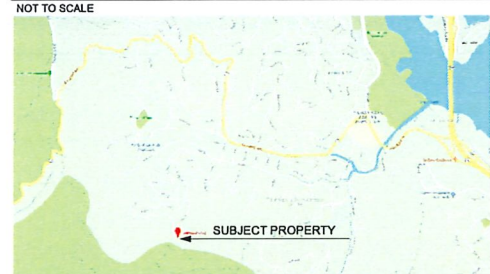
Table with 2 columns: Description and Value. Includes EXISTING FLOOR AREA: 3,984 SF, EXISTING TOTAL FLOOR AREA (CONDITIONED): 4,660 SF, etc.

EXISTING AND PROPOSED FLOOR AREA RATIO (F.A.R.)

MAX. F.A.R. - 30% per Marin County Code Section 22.30.060, Tamalpais Planning Area Community Standards.

Table with 2 columns: Field and Value. Includes LOT SIZE: 31,783 SF (FROM PLANNING DEPT.), ALLOWABLE F.A.R.: 3,1783 x .3 = 9,535 SF ALLOWABLE, PROPOSED F.A.R.: 5,381 / 31,783 = 17% SF

VICINITY MAP



DIRECTIONS: FROM MILL VALLEY TAKE CA-1 SOUTH, EXIT MAPLE ST., TURN RIGHT ON MARIN DR. AT THE FORK GO LEFT TO SMITH RD TO 1000 MARIN DRIVE. FROM MARIN CITY, TAKE CA-1 NORTH, EXIT TENNESSEE VALLEY RD., AT THE FORK, GO RIGHT TO MARIN DR., AT THE NEXT FORK GO LEFT TO SMITH RD TO 1000 MARIN DRIVE.

AERIAL VIEW OF SITE AND IMMEDIATE SURROUNDINGS



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RECORD:

ALLOW. MAXIMUM HEIGHT (PER TAMALPAIS AREA DEVELOPMENT) 30'-0" - MAIN BUILDING
EXISTING MAXIMUM HEIGHT 33'-6" - MAIN BUILDING
PROPOSED MAXIMUM HEIGHT 33'-6" - MAIN BUILDING

RECEIVED
JUN 17 2019

COUNTY OF MARIN
COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

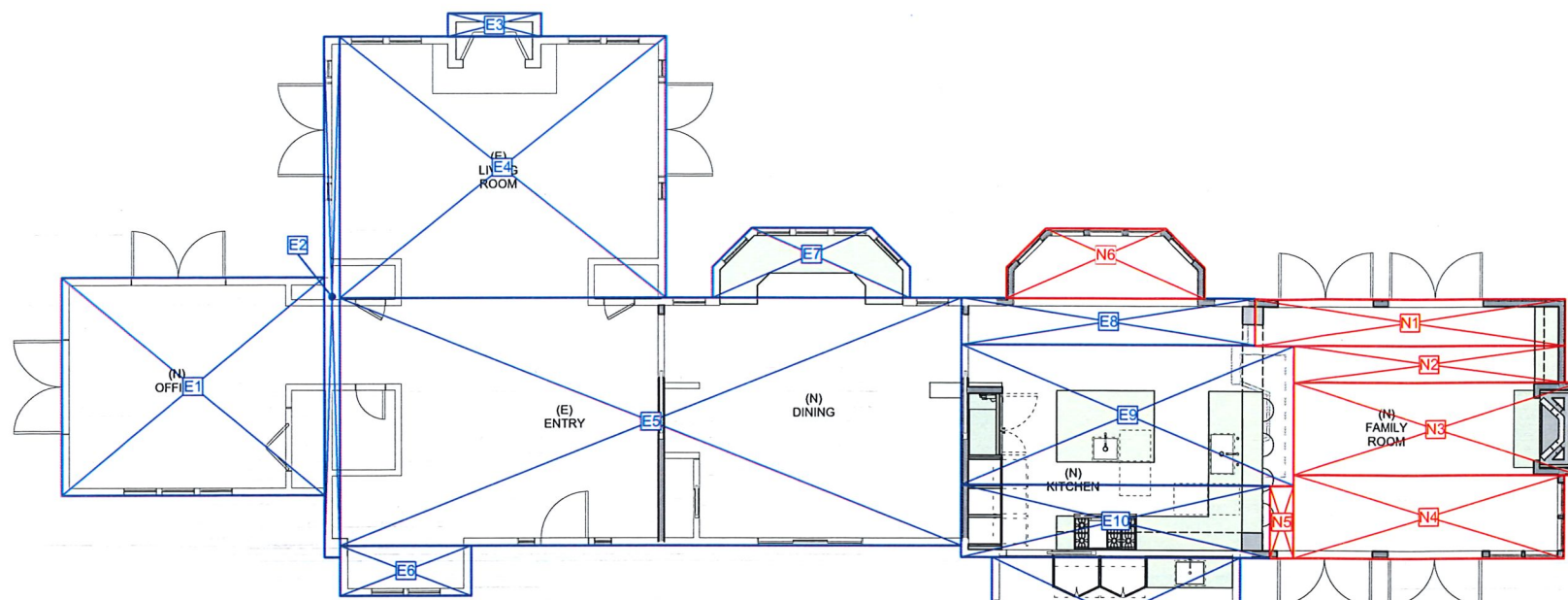
DAVIS RESIDENCE
REMODEL & ADDITION

1000 MARIN DRIVE
MILL VALLEY, CA 94941
APN #: 049-231-05

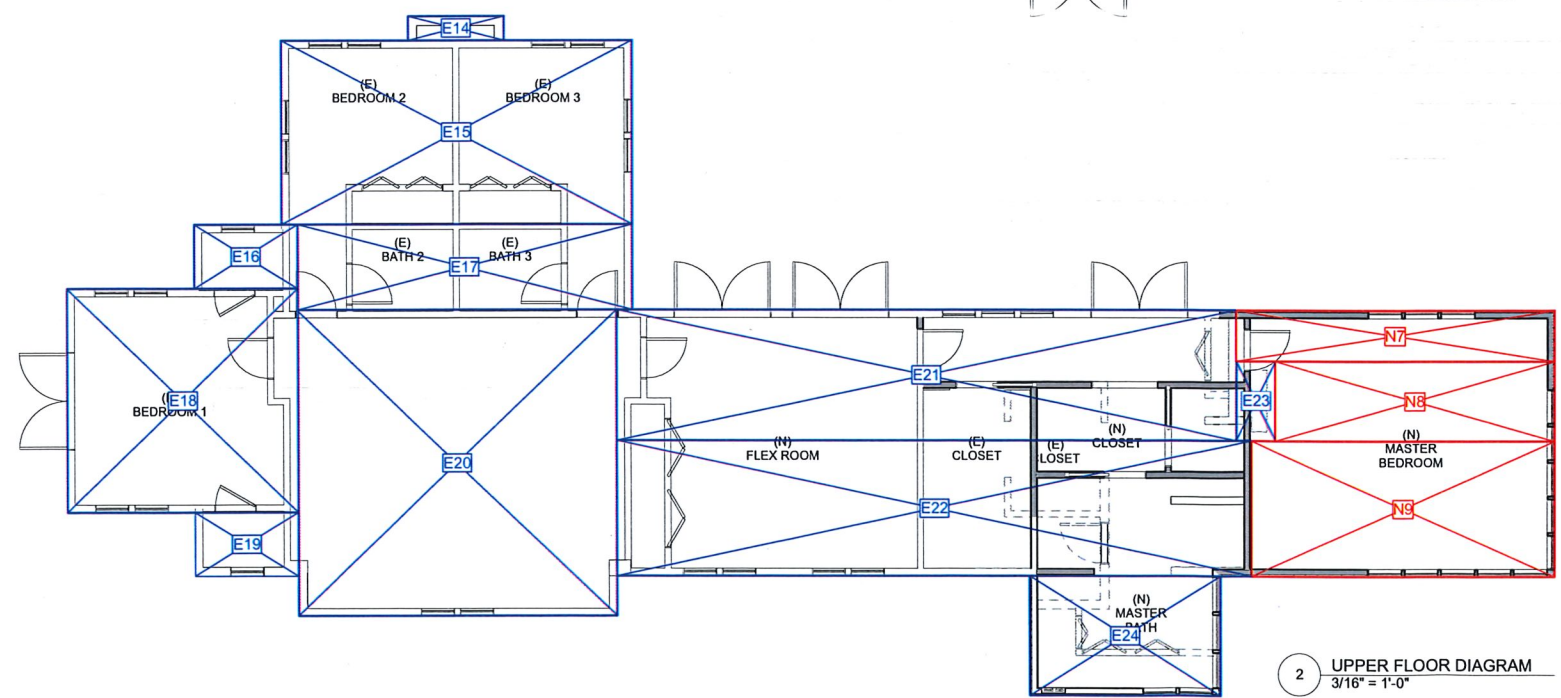
COVER SHEET AND GENERAL NOTES

Table with 2 columns: Field and Value. Includes DRAWN BY: SMB, ISSUED: PLANNING, DATE: 06.12.19, SCALE: NTS

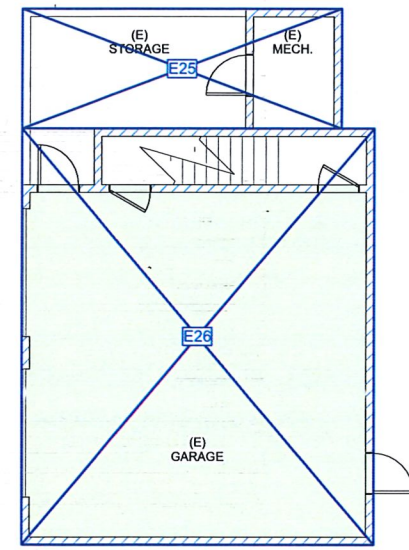
A0.0



1 LOWER LEVEL DIAGRAM
3/16" = 1'-0"



2 UPPER FLOOR DIAGRAM
3/16" = 1'-0"



3 BASEMENT FLOOR DIAGRAM
3/16" = 1'-0"

GROSS FLOOR AREA CALCULATIONS		
(E) ACCESSORY STRUCTURE TO REMAIN		
EXISTING FIRST FLOOR	SIZE (X x Y)	SF
E1	17'-0" X 14'-0"	238 SF
E2	1'-0" X 33'-6"	33 SF
E3	6'-0" X 1'-6"	9 SF
E4	21'-0" X 16'-10"	353 SF
E5	41'-0" X 15'-11"	638 SF
E6	8'-6" X 3'-3"	27 SF
E7	12'-9" X 4'-6"	51 SF
E8	18'-11" X 3'-0"	57 SF
E9	21'-5" X 9'-0"	193 SF
E10	19'-11" X 4'-8"	93 SF
E11	16'-0" X 7'-6"	120 SF
E12	14'-0" X 25'-6"	357 SF
E13	4'-0" X 10'-6"	42 SF
		TOTAL FIRST FLOOR: 2,211 SF
EXISTING SECOND FLOOR		
E14	6'-0" X 1'-6"	9 SF
E15	22'-0" X 11'-6"	253 SF
E16	6'-6" X 4'-0"	26 SF
E17	21'-0" X 5'-7"	112 SF
E18	14'-6" X 14'-0"	203 SF
E19	6'-6" X 4'-0"	26 SF
E20	20'-0" X 19'-2"	383 SF
E21	39'-0" X 8'-2"	318.5 SF
E22	23'-9" X 41'-3"	340 SF
E23	2'-6" X 5'-0"	12.5 SF
E24	12'-0" X 7'-6"	90 SF
		TOTAL SECOND FLOOR: 1,773 SF
EXISTING BASEMENT (NO CHANGES)		
E25	19'-11" X 7'-6"	149 SF
E26	22'-0" X 26'-0"	572 SF
		TOTAL SECOND FLOOR: 721 SF
TOTAL EXISTING GROSS FLOOR AREA: 4,705 SF		
(N) PROPOSED FLOOR AREA		
FIRST FLOOR ADDITION	SIZE (X x Y)	SF
N1	20'-0" X 3'-0"	60 SF
N2	17'-6" X 2'-4"	41 SF
N3	18'-5" X 6'-0"	110 SF
N4	17'-6" X 5'-4"	94 SF
N5	1'-6" X 4'-8"	7 SF
N6	12'-9" X 4'-6"	51 SF
		TOTAL FIRST FLOOR ADDITION: 363 SF
SECOND FLOOR ADDITION		
N7	20'-0" X 3'-2"	64 SF
N8	17'-6" X 5'-0"	87 SF
N9	19'-0" X 8'-6"	162 SF
		TOTAL SECOND FLOOR ADDITION: 313 SF
TOTAL ADDITION SQUARE FOOTAGE: 676 SF		
EXISTING AND PROPOSED BUILDING AREA		
EXISTING FLOOR AREA		SF
(E) BASEMENT/GARAGE		721 SF
(E) FIRST FLOOR		2,211 SF
(E) SECOND FLOOR		1,773 SF
EXISTING TOTAL FLOOR AREA :		4,705 SF
PROPOSED ADDITIONS		SF
(N) LOWER FLOOR		363 SF
(N) UPPER FLOOR		313 SF
(N) BASEMENT		0 SF
PROPOSED TOTAL ADDITION :		676 SF
PROPOSED TOTAL SQUARE FOOTAGE:		4,705 + 676 = 5,381 SF

FLOOR AREA RATIO (F.A.R.)	
MAX. F.A.R. - 30% per Marin County Code Section 22.30.060, Tamaulipas Planning Area Community Standards.	
LOT SIZE:	31,783 SF (FROM PLANNING DEPT.)
ALLOWABLE F.A.R.:	31,783 x .3 = 9,535 SF ALLOWABLE
PROPOSED F.A.R.:	5,381 / 31,783 = 17% SF

LEGEND

(E) FLOOR AREA (TO REMAIN)
(N) PROPOSED FLOOR AREA

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RECORD:

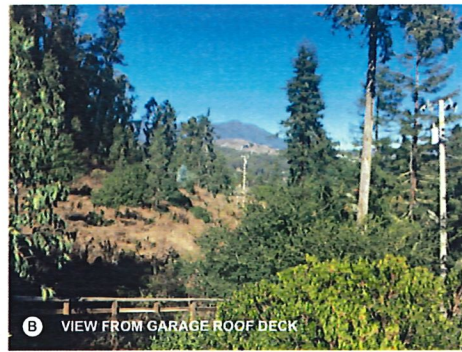
**DAVIS RESIDENCE
REMODEL & ADDITION**
1000 MARIN DRIVE
MILL VALLEY, CA 94641
APN #: 0469-231-05

FLOOR AREA CALCULATIONS
DRAWN BY: SMB
ISSUED: PLANNING
DATE: 06.12.19
SCALE: 3/16" = 1'-0"

A0.1



C VIEW OF WEST SIDE YARD



B VIEW FROM GARAGE ROOF DECK



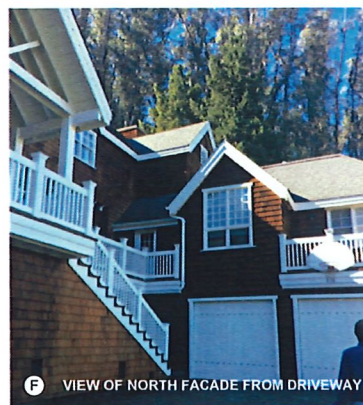
A VIEW FRONT ELEVATION FROM GARAGE ROOF DECK



D VIEW OF WEST FACADE



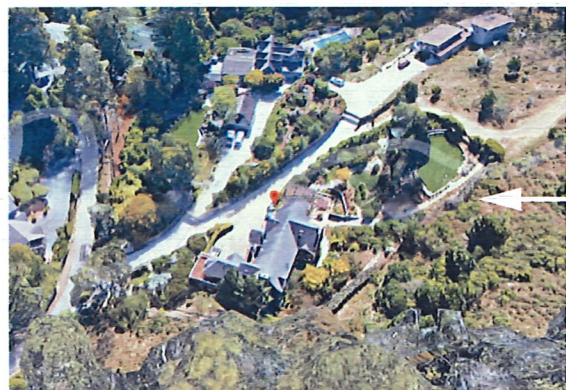
E VIEW OF REAR PATIO & BALCONY



F VIEW OF NORTH FACADE FROM DRIVEWAY



SOUTH FACADE



WEST FACADE



EAST FACADE



NORTH FACADE

1 VIEW KEY
N.T.S.

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RECORD:

DAVIS RESIDENCE
REMODEL & ADDITION

1000 MARIN DRIVE
MILL VALLEY, CA 94641
APN #: 049-231-05

EXISTING
SITE PHOTOS
DRAWN BY: SMB
ISSUED: PLANNING
DATE: 06.12.19
SCALE: NTS

A0.2

LEGEND

- ⊙ FOUND 3/4 IN IRON PIPE TAGGED "RCE 18221"
- △ FOUND BRASS DISK MARKED GGNRA AP---
- FOUR BY FOUR WOOD FENCE POST
- 3 FT +/- 4IN DIA METAL GATE POST
- 12E 12 INCH DIA EUCALYPTUS TREE
- 12ES 12 INCH DIA EUCALYPTUS STUMP
- 12ES/S 12 INCH DIA EUCALYPTUS STUMP WITH SAPLINGS
- 12CB 12 INCH DIA CHRISTMAS BERRY TREE
- 12F 12 INCH DIA FIR TREE
- () DIMENSIONS SHOWN ON SUBDIVISION MAP

THIS MAP REPRESENTS A

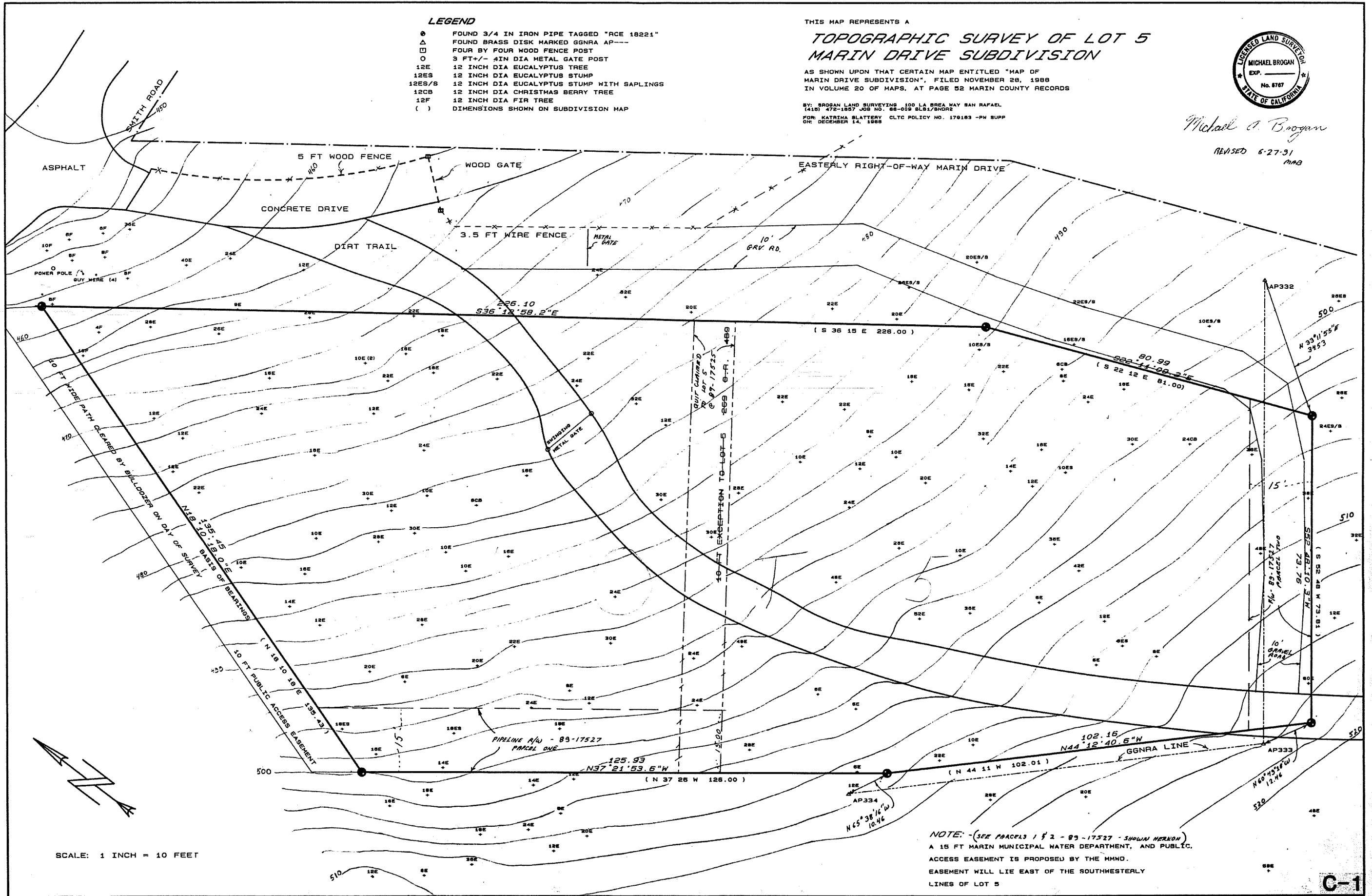
**TOPOGRAPHIC SURVEY OF LOT 5
MARIN DRIVE SUBDIVISION**

AS SHOWN UPON THAT CERTAIN MAP ENTITLED "MAP OF
MARIN DRIVE SUBDIVISION", FILED NOVEMBER 28, 1988
IN VOLUME 20 OF MAPS, AT PAGE 52 MARIN COUNTY RECORDS

BY: BROGAN LAND SURVEYING 100 LA BREA WAY SAN RAFAEL
(415) 472-1857 JOB NO. 88-009 BLB1/SHORE
FOR: KATRINA BLATTERY CLTC POLICY NO. 179183 -PH SUPP
ON: DECEMBER 14, 1988



Michael A. Brogan
REVISED 6-27-91
MAB



NOTE: (SEE PARCELS 1 & 2 - 89-17527 - SHOWN HEREON)
A 15 FT MARIN MUNICIPAL WATER DEPARTMENT, AND PUBLIC,
ACCESS EASEMENT IS PROPOSED BY THE MMWD.
EASEMENT WILL LIE EAST OF THE SOUTHWESTERLY
LINES OF LOT 5



1 EXISTING SITE PLAN
1/10" = 1'-0"

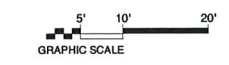
SEE LANDSCAPE PLANS FOR PROPOSED LANDSCAPE & HARDSCAPE ELEMENTS



GENERAL NOTES - EXISTING SITE PLAN
1. ALL (E) DIMENSIONS TO BE VERIFIED IN FIELD.

LEGEND	
A/C	AIR CONDITIONER
C.O. @	CLEAN OUT
CONC.	CONCRETE
D.I.	DRAIN INLET
I.C.V. □	IRRIGATION CONTROL VALVE
☐	LIGHT POST
PITTO.	PITTOSPORIUM TREE

LEGEND					
---	SUBJECT PROPERTY BOUNDARY	—○—	WOOD FENCE	—	CONCRETE CURB
---	PROPERTY BOUNDARY	○—○—○	CHAIN LINK FENCE	▭	EASEMENT
- - -	SETBACK LINE	—	BRICK OR STONE WALL		
- - -	FACE OF EXTERIOR WALL BELOW	---	UTILITY/DRAINAGE		



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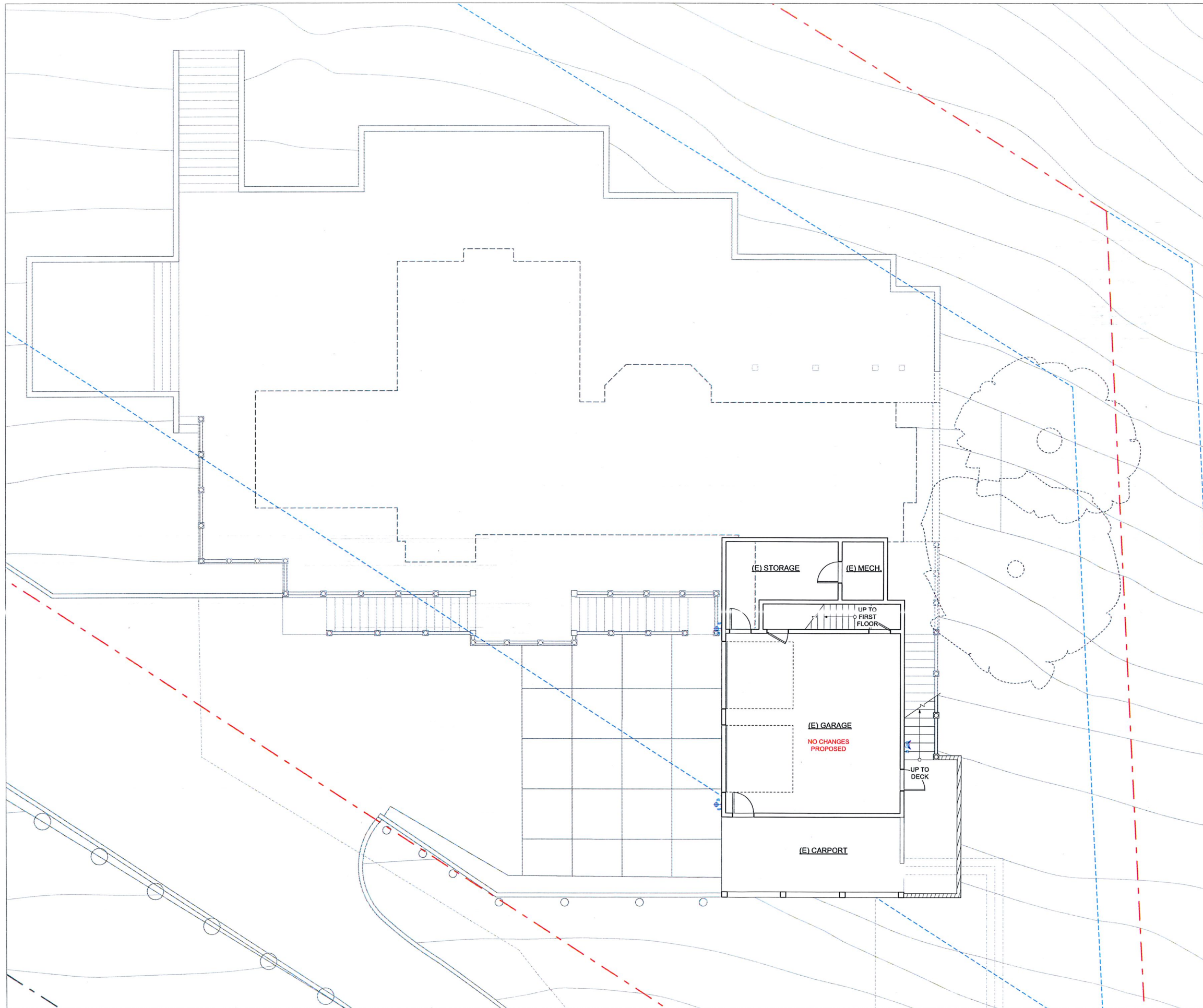


RECORD:

DAVIS RESIDENCE
REMODEL & ADDITION
1000 MARIN DRIVE
MILL VALLEY, CA 94641
APN # 049-231-05

EXISTING SITE PLAN
DRAWN BY: SMIB
ISSUED: PLANNING
DATE: 06.12.19
SCALE: 1" = 10'-0"

E1.0



GENERAL NOTES - EXISTING / DEMO BASEMENT PLAN

- EXISTING CONSTRUCTION TO BE REMOVED SHOWN DASHED.
- INTENT OF SELECTIVE DEMOLITION WITHIN THE PROJECT AREA IS TO REMOVE WALLS, CEILING, DOORS, FIXTURES, APPLIANCES, AND FLOORING FINISHES TO ACCOMMODATE REVISED PLAN LAYOUT AND ADDITION.

KEY NOTES - EXISTING / DEMO BASEMENT PLAN

LEGEND

- (E) WOOD FRAMING TO REMAIN
- (E) WALL TO BE REMOVED
- (E) ELEMENT TO BE REMOVED
- SUBJECT PROPERTY BOUNDARY
- SETBACK LINE
- EXISTING EXTERIOR SCENCE
- EXISTING SURFACE MOUNT FLOOD LIGHT

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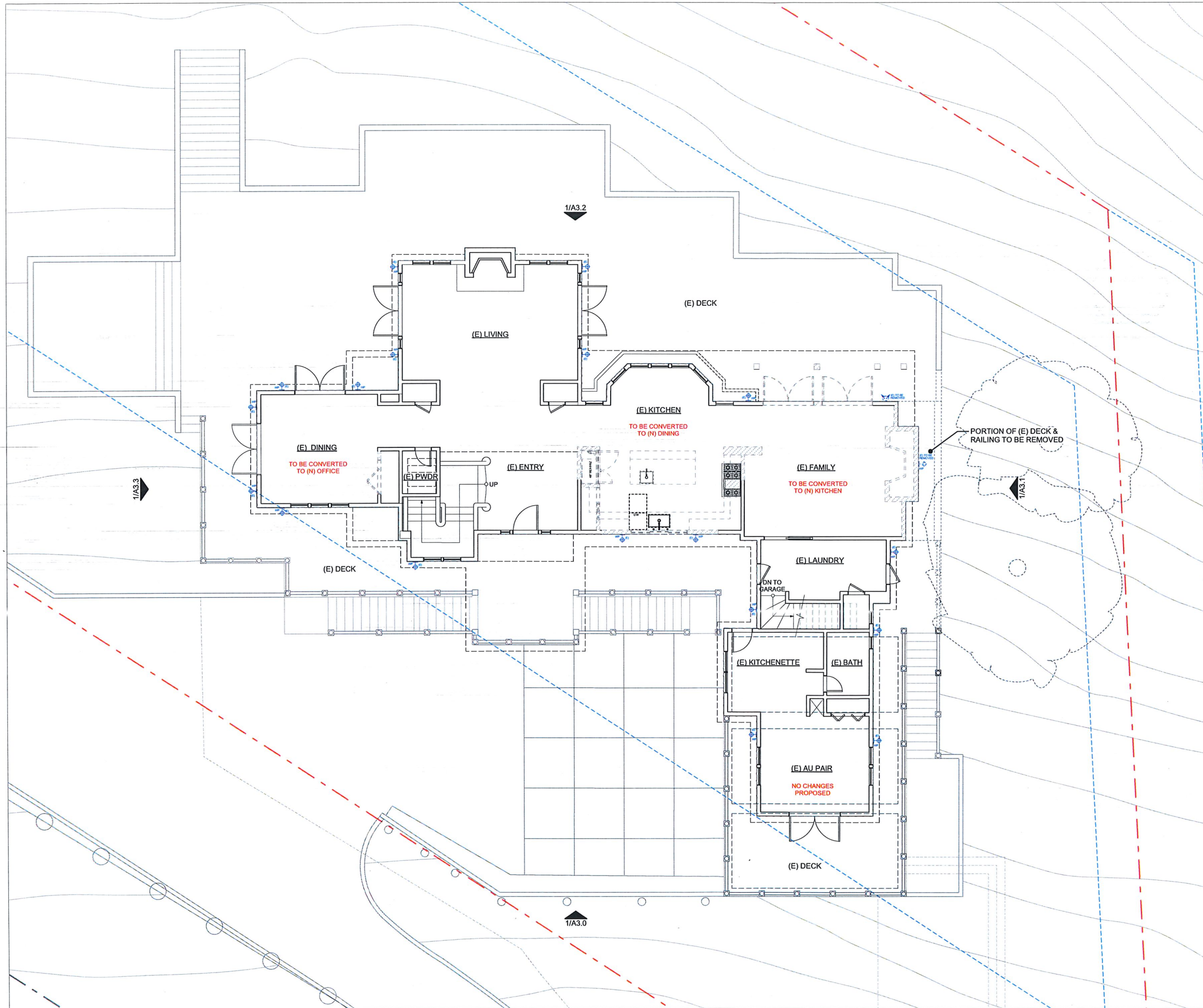


RECORD:

DAVIS RESIDENCE
REMODEL & ADDITION
 1000 MARIN DRIVE
 MILL VALLEY, CA 94641
 APN #049-231-05

EXISTING & DEMOLITION BASEMENT PLAN
 DRAWN BY: SMB
 ISSUED: PLANNING
 DATE: 06.12.19
 SCALE: 3/16" = 1'-0"

E2.0



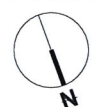
GENERAL NOTES - EXISTING / DEMO FIRST FLOOR PLAN

- EXISTING CONSTRUCTION TO BE REMOVED SHOWN DASHED.
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KEY NOTES - EXISTING / DEMO FIRST FLOOR PLAN

LEGEND

- (E) WOOD FRAMING TO REMAIN
- (E) WALL TO BE REMOVED
- (E) ELEMENT TO BE REMOVED
- SUBJECT PROPERTY BOUNDARY
- SETBACK LINE
- EXISTING EXTERIOR SCONCE
- EXISTING SURFACE MOUNT FLOOD LIGHT



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RECORD:

DAVIS RESIDENCE
REMODEL & ADDITION
1000 MARIN DRIVE
MILL VALLEY, CA 94641
APN #049-231-05

EXISTING & DEMOLITION FIRST FLOOR PLAN

DRAWN BY: SMB
ISSUED: PLANNING
DATE: 06.12.19
SCALE: 3/16" = 1'-0"

E2.1

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fax 415 824 0462



GENERAL NOTES - EXISTING / DEMO SECOND FLOOR PLAN

- EXISTING CONSTRUCTION TO BE REMOVED SHOWN DASHED.
- INTENT OF SELECTIVE DEMOLITION WITHIN THE PROJECT AREA IS TO REMOVE WALLS, CEILINGS, DOORS, FIXTURES, APPLIANCES, AND FLOORING FINISHES TO ACCOMMODATE REVISED PLAN LAYOUT AND ADDITION.

KEY NOTES- EXISTING / DEMO SECOND FLOOR PLAN

LEGEND

- (E) WOOD FRAMING TO REMAIN
- (E) WALL TO BE REMOVED
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- SETBACK LINE
- EXISTING EXTERIOR SCONCE
- EXISTING SURFACE MOUNT FLOOD LIGHT



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RECORD:

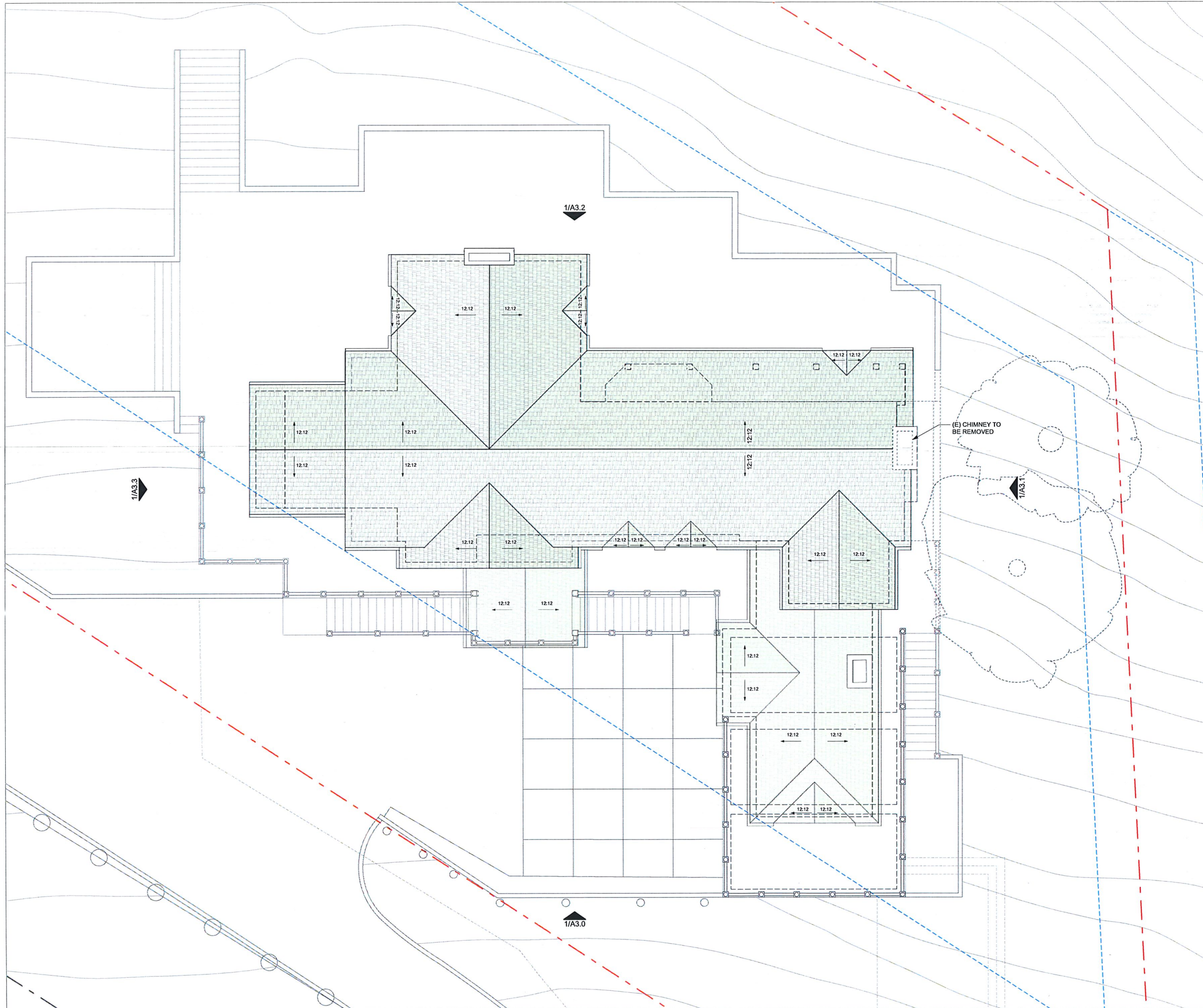
DAVIS RESIDENCE
REMODEL & ADDITION
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MILL VALLEY, CA 94041
APN #048-231-05

EXISTING & DEMOLITION SECOND FLOOR PLAN

DRAWN BY: SMB
ISSUED: PLANNING
DATE: 06.12.19
SCALE: 3/16" = 1'-0"

E2.2

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GENERAL NOTES - EXISTING / DEMO ROOF PLAN

- EXISTING CONSTRUCTION TO BE REMOVED SHOWN DASHED.
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KEY NOTES - EXISTING / DEMO ROOF PLAN

RECORD:

LEGEND

- LINE OF EXTERIOR WALL BELOW
- (E) GUTTER
- (E) DOWNSPOUT
- (E) ROOF CAP
- (E) ROOF TO REMAIN
- (E) WOOD FRAMING TO REMAIN
- (E) WALL TO BE REMOVED
- (E) ELEMENT TO BE REMOVED
- SUBJECT PROPERTY BOUNDARY
- SETBACK LINE

CHARLIE BARNETT ASSOCIATES
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 626 Hampshire Street
 San Francisco, CA 94110-2115



DAVIS RESIDENCE
REMODEL & ADDITION
 1000 MARIN DRIVE
 MILL VALLEY, CA 94641
 APN #049-231-05

EXISTING & DEMOLITION
 ROOF PLAN
 DRAWN BY: SMB
 ISSUED: PLANNING
 DATE: 06.12.19
 SCALE: 3/16" = 1'-0"

E2.3



1 PROPOSED SITE PLAN
1" = 10' - 0"

SEE LANDSCAPE PLANS FOR PROPOSED LANDSCAPE & HARDSCAPE ELEMENTS

GENERAL NOTES - EXISTING SITE PLAN

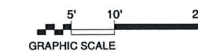
1. ALL (E) DIMENSIONS TO BE VERIFIED IN FIELD.

SURVEYOR'S SYMBOLS

A/C	AIR CONDITIONER
C.O. ●	CLEAN OUT
CONC. ●	CONCRETE
D.I. ■	DRAIN INLET
I.C.V. □	IRRIGATION CONTROL VALVE
☒	LIGHT POST
PITTO. ○	PITTIOSPORUM TREE

LEGEND

---	SUBJECT PROPERTY BOUNDARY	—○—○—	WOOD FENCE	▬	CONCRETE CURB
---	PROPERTY BOUNDARY	—○—○—	CHAIN LINK FENCE	▬	EASEMENT
---	SETBACK LINE	—	BRICK OR STONE WALL	---	UTILITY/DRAINAGE
---	FACE OF EXTERIOR WALL BELOW				



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RECORD:

**DAVIS RESIDENCE
REMODEL & ADDITION**

1000 MARIN DRIVE
MILL VALLEY, CA 94641
APN #049-231-05

PROPOSED
SITE PLAN

DRAWN BY: SMB

ISSUED: PLANNING

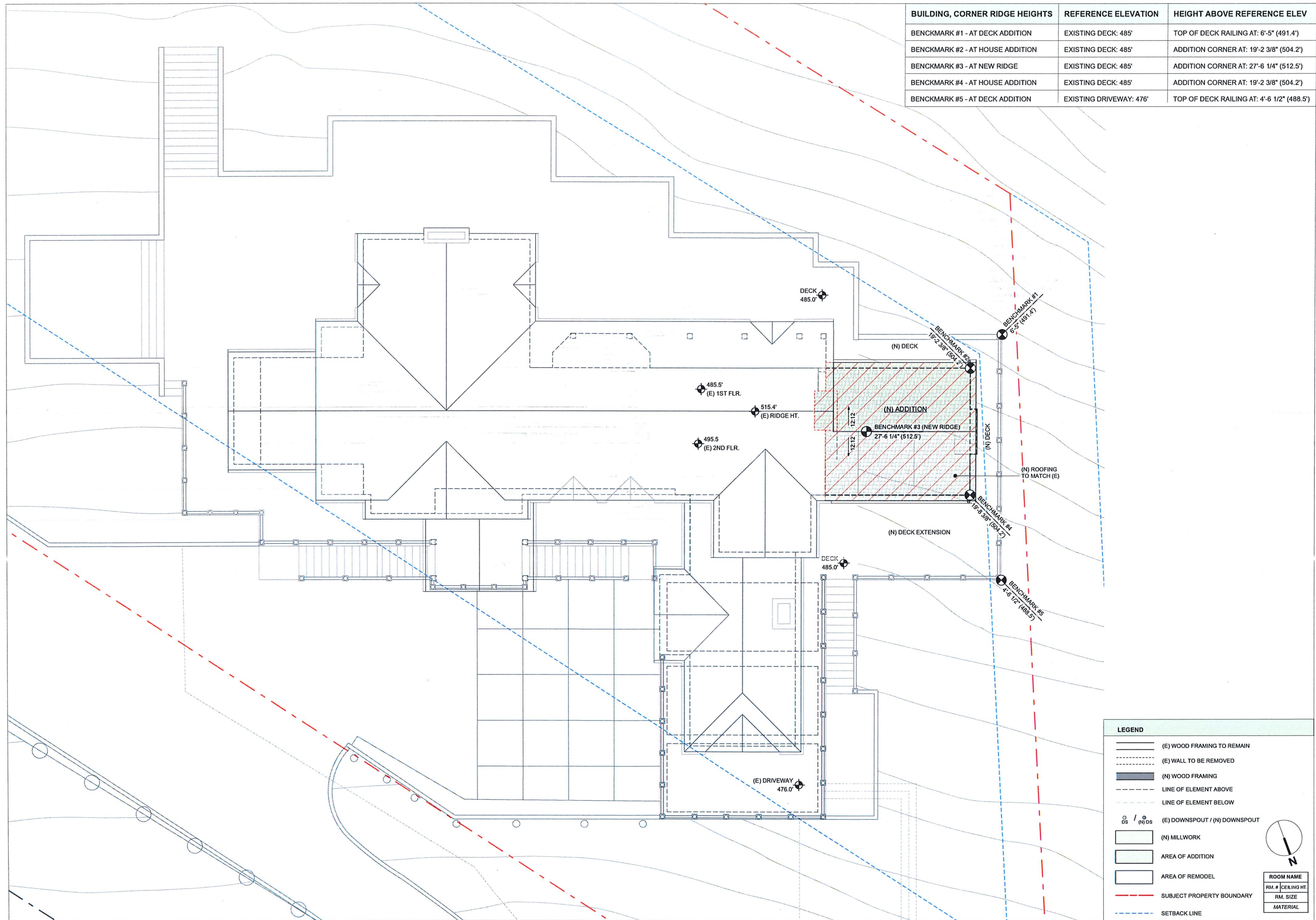
DATE: 06.12.19

SCALE: 1" = 10' - 0"

A1.0

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BUILDING, CORNER RIDGE HEIGHTS	REFERENCE ELEVATION	HEIGHT ABOVE REFERENCE ELEV
BENCHMARK #1 - AT DECK ADDITION	EXISTING DECK: 485'	TOP OF DECK RAILING AT: 6'-5" (491.4')
BENCHMARK #2 - AT HOUSE ADDITION	EXISTING DECK: 485'	ADDITION CORNER AT: 19'-2 3/8" (504.2')
BENCHMARK #3 - AT NEW RIDGE	EXISTING DECK: 485'	ADDITION CORNER AT: 27'-6 1/4" (512.5')
BENCHMARK #4 - AT HOUSE ADDITION	EXISTING DECK: 485'	ADDITION CORNER AT: 19'-2 3/8" (504.2')
BENCHMARK #5 - AT DECK ADDITION	EXISTING DRIVEWAY: 476'	TOP OF DECK RAILING AT: 4'-6 1/2" (488.5')

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RECORD:

DAVIS RESIDENCE
REMODEL & ADDITION
 1000 MARIN DRIVE
 MILL VALLEY, CA 94641
 APN #: 046-231-05

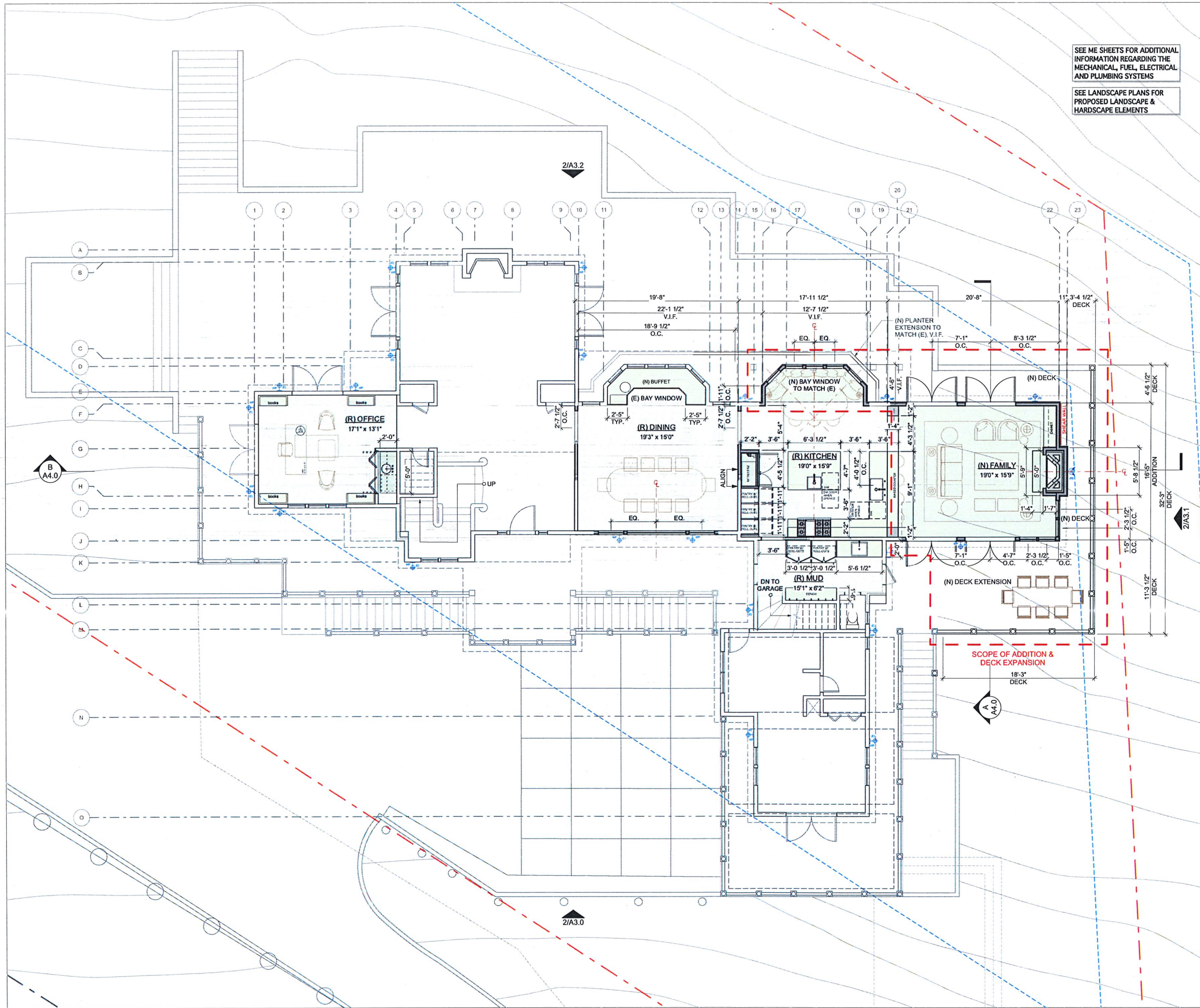
PROPOSED
 STORY POLE PLAN
 DRAWN BY: SMB
 ISSUED: PLANNING
 DATE: 06.12.19
 SCALE: 1/4" = 1'-0"

LEGEND

- (E) WOOD FRAMING TO REMAIN
- (E) WALL TO BE REMOVED
- (N) WOOD FRAMING
- LINE OF ELEMENT ABOVE
- LINE OF ELEMENT BELOW
- (E) DOWNSPOUT / (N) DOWNSPOUT
- (N) MILLWORK
- AREA OF ADDITION
- AREA OF REMODEL
- SUBJECT PROPERTY BOUNDARY
- SETBACK LINE

ROOM NAME
RM. # CEILING HT.
RM. SIZE
MATERIAL

A1.1



SEE ME SHEETS FOR ADDITIONAL INFORMATION REGARDING THE MECHANICAL, FUEL, ELECTRICAL AND PLUMBING SYSTEMS

SEE LANDSCAPE PLANS FOR PROPOSED LANDSCAPE & HARDSCAPE ELEMENTS

GENERAL NOTES - PROPOSED FIRST FLOOR PLAN

1. ALL (E) DIMENSIONS TO BE VERIFIED IN FIELD.

KEY NOTES - PROPOSED FIRST FLOOR PLAN

LEGEND

- (E) WOOD FRAMING TO REMAIN
- (N) WOOD FRAMING
- LINE OF ELEMENT ABOVE
- LINE OF ELEMENT BELOW
- (E) DOWNSPOUT / (N) DOWNSPOUT
- (N) MILLWORK
- AREA OF ADDITION
- AREA OF REMODEL
- SUBJECT PROPERTY BOUNDARY
- SETBACK LINE
- NEW EXTERIOR SCENCE TO MATCH (E)
- NEW SURFACE MOUNT FLOOD LIGHT

ROOM NAME	RM. #	CEILING HT.	RM. SIZE	MATERIAL

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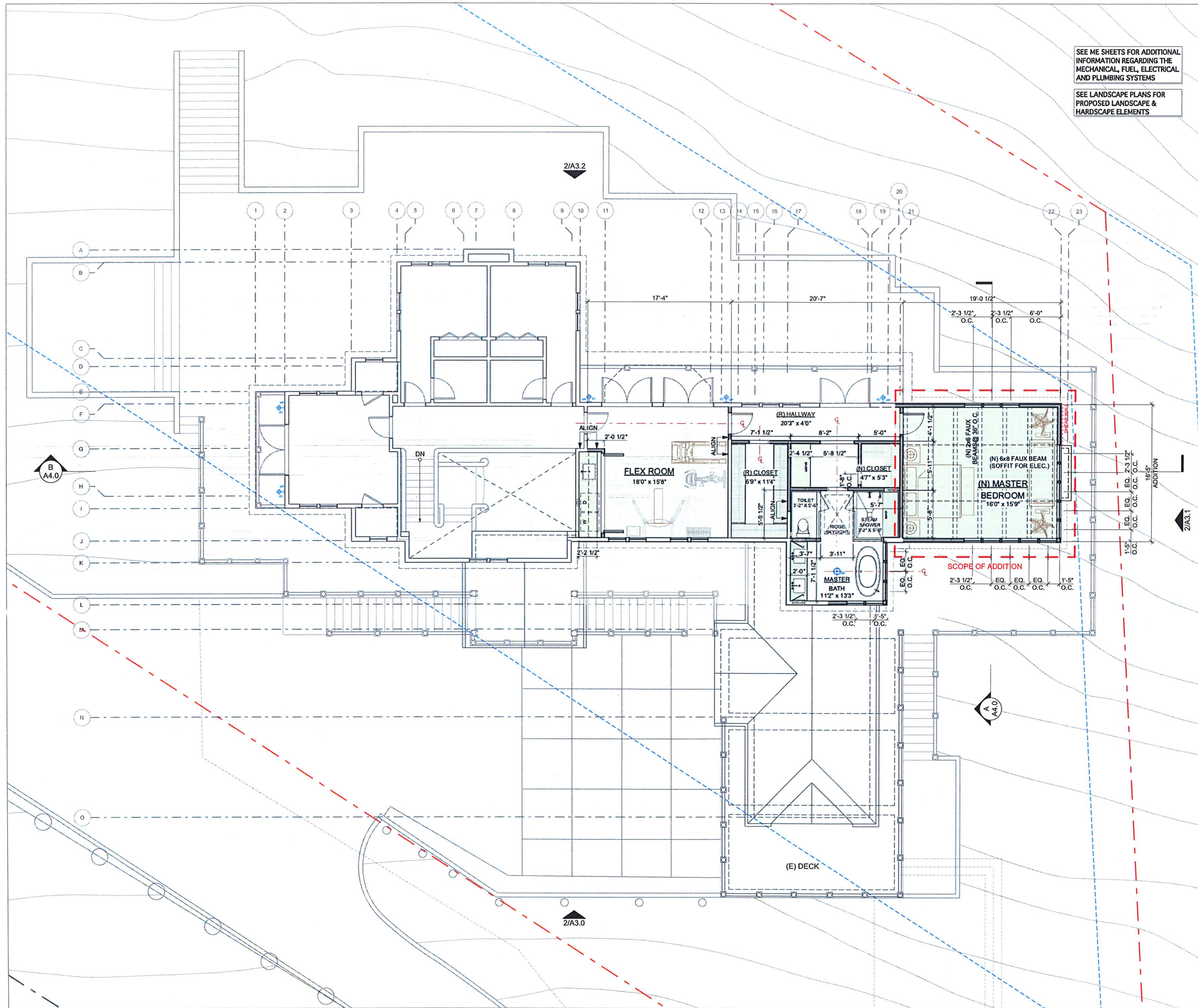
DAVIS RESIDENCE
REMODEL & ADDITION

1000 MARIN DRIVE
MILL VALLEY, CA 94941
APN #: 049-231-05

PROPOSED FIRST FLOOR PLAN

DRAWN BY: SMB
ISSUED: PLANNING
DATE: 06.12.19
SCALE: 1/4" = 1'-0"

A2.1



SEE ME SHEETS FOR ADDITIONAL INFORMATION REGARDING THE MECHANICAL, FUEL, ELECTRICAL AND PLUMBING SYSTEMS

SEE LANDSCAPE PLANS FOR PROPOSED LANDSCAPE & HARDSCAPE ELEMENTS

GENERAL NOTES - PROPOSED FIRST FLOOR PLAN

1. ALL (E) DIMENSIONS TO BE VERIFIED IN FIELD.

KEY NOTES - PROPOSED FIRST FLOOR PLAN

LEGEND

- (E) WOOD FRAMING TO REMAIN
- (N) WOOD FRAMING
- LINE OF ELEMENT ABOVE
- LINE OF ELEMENT BELOW
- (E) DOWNSPOUT / (N) DOWNSPOUT
- (N) MILLWORK
- AREA OF ADDITION
- AREA OF REMODEL
- SUBJECT PROPERTY BOUNDARY
- SETBACK LINE
- (N) EXTERIOR SCOSCE TO MATCH (E)
- (N) SURFACE MOUNT FLOOD LIGHT

ROOM NAME	RM. #	CEILING HT.	RM. SIZE	MATERIAL

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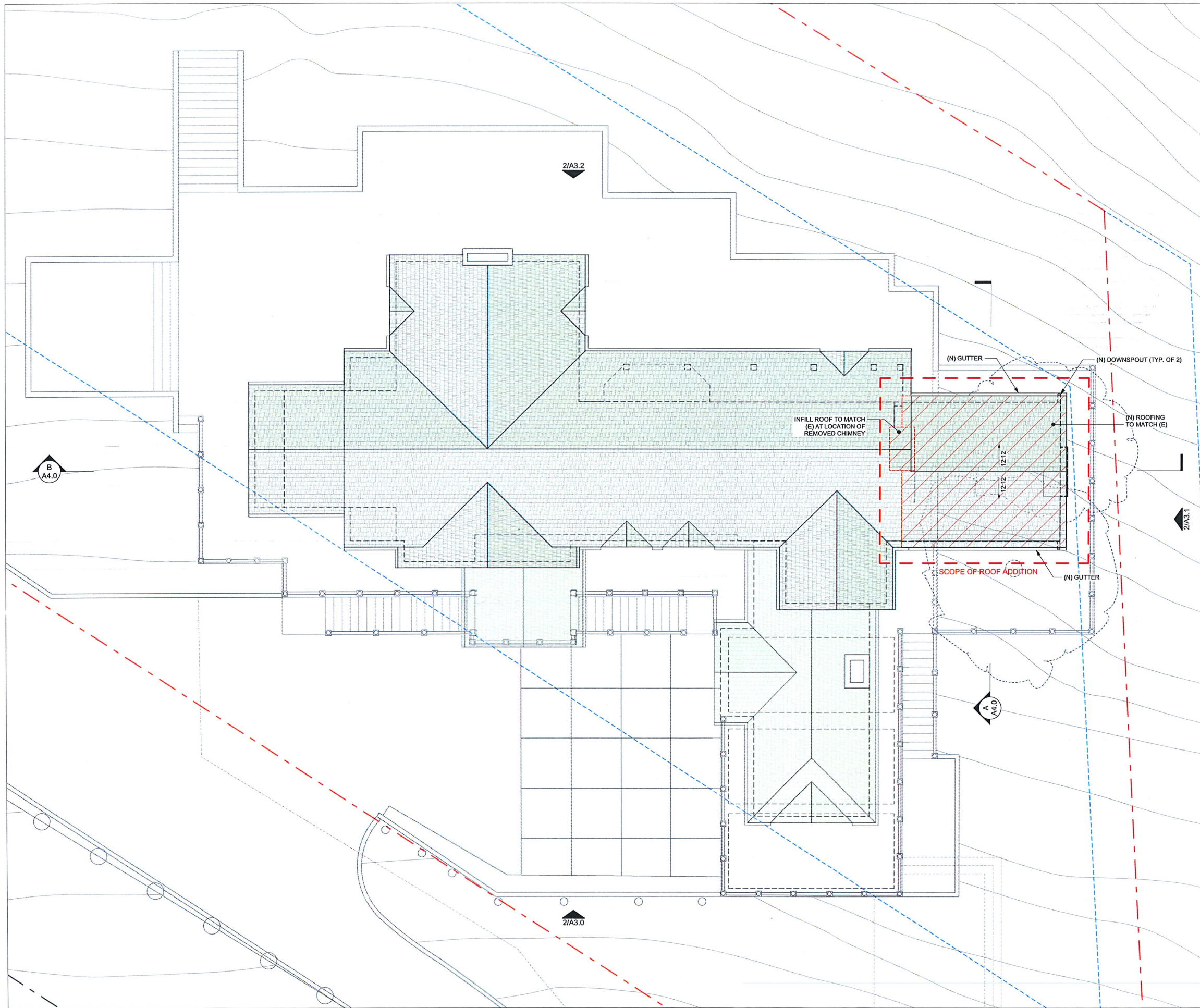


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 APN #049-231-05

PROPOSED SECOND FLOOR PLAN
 DRAWN BY: SMB
 ISSUED: PLANNING
 DATE: 06.12.19
 SCALE: 1/4" = 1'-0"

A2.2



GENERAL NOTES - PROPOSED ROOF PLAN

- EXISTING CONSTRUCTION TO BE REMOVED SHOWN DASHED.
- INTENT OF SELECTIVE DEMOLITION WITHIN THE PROJECT AREA IS TO REMOVE WALLS, CEILINGS, DOORS, FIXTURES, APPLIANCES, AND FLOORING FINISHES TO ACCOMMODATE REVISED PLAN LAYOUT AND ADDITION.

KEY NOTES - PROPOSED ROOF PLAN

LEGEND

- LINE OF EXTERIOR WALL BELOW
- (E) GUTTER
- (N) DOWNSPOUT
- (E) ROOF CAP
- (E) ROOF TO REMAIN
- ▨ (N) ROOF TO MATCH (E)
- (E) WOOD FRAMING TO REMAIN
- (E) WALL TO BE REMOVED
- (E) ELEMENT TO BE REMOVED
- SUBJECT PROPERTY BOUNDARY
- SETBACK LINE

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RECORD:

DAVIS RESIDENCE
REMODEL & ADDITION
 1000 MARIN DRIVE
 MILL VALLEY, CA 94641
 APN # 049-231-05

PROPOSED ROOF PLAN
 DRAWN BY: SMB
 ISSUED: PLANNING
 DATE: 06.12.19
 SCALE: 3/16" = 1'-0"

A2.3



2 NORTH ELEVATION - EXISTING



1 NORTH ELEVATION - PROPOSED

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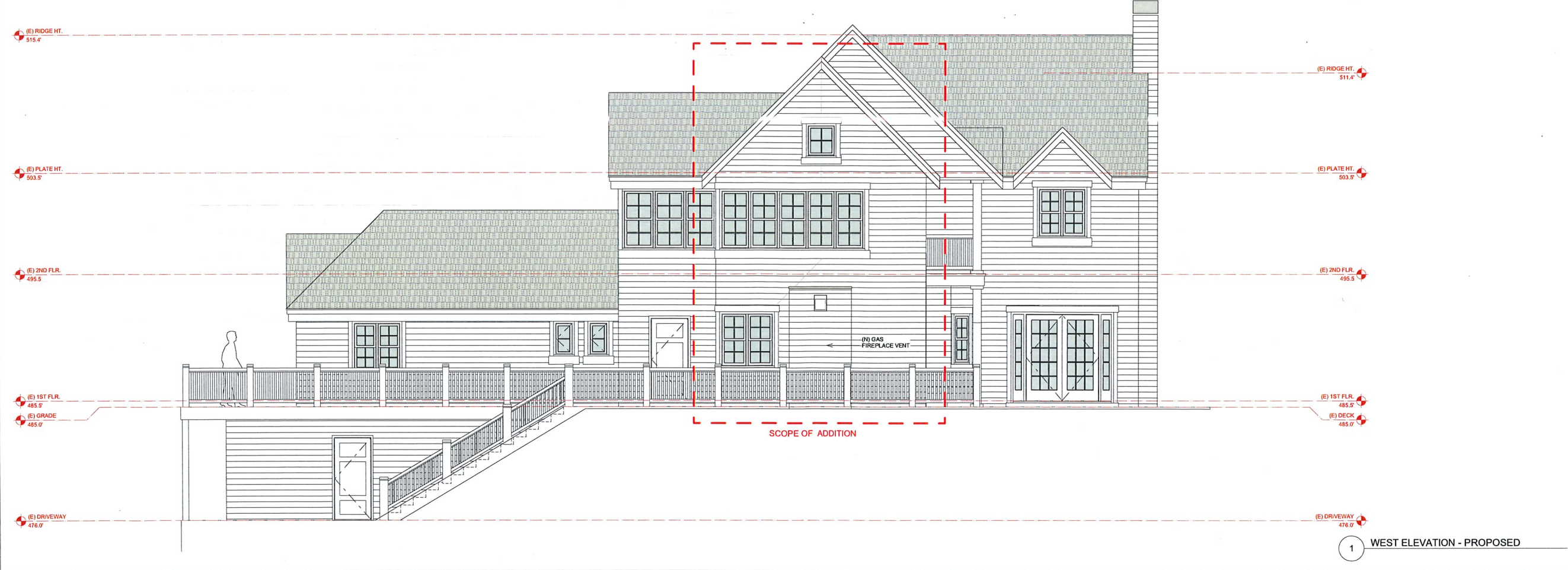
DAVIS RESIDENCE
REMODEL & ADDITION
1000 MARIN DRIVE
MILL VALLEY, CA 94641
APN #: 049-231-05

EXTERIOR ELEVATIONS
DRAWN BY: SMB
ISSUED: PLANNING
DATE: 06.12.19
SCALE: 1/4" = 1'-0"

A3.0



2 WEST ELEVATION - EXISTING



1 WEST ELEVATION - PROPOSED

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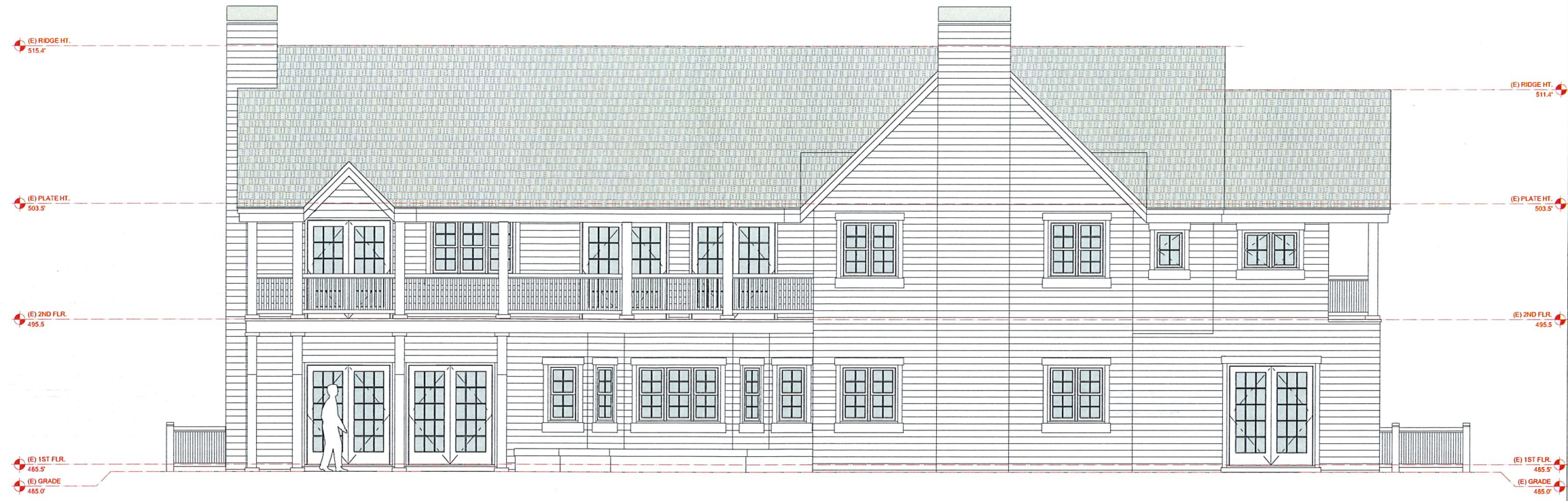


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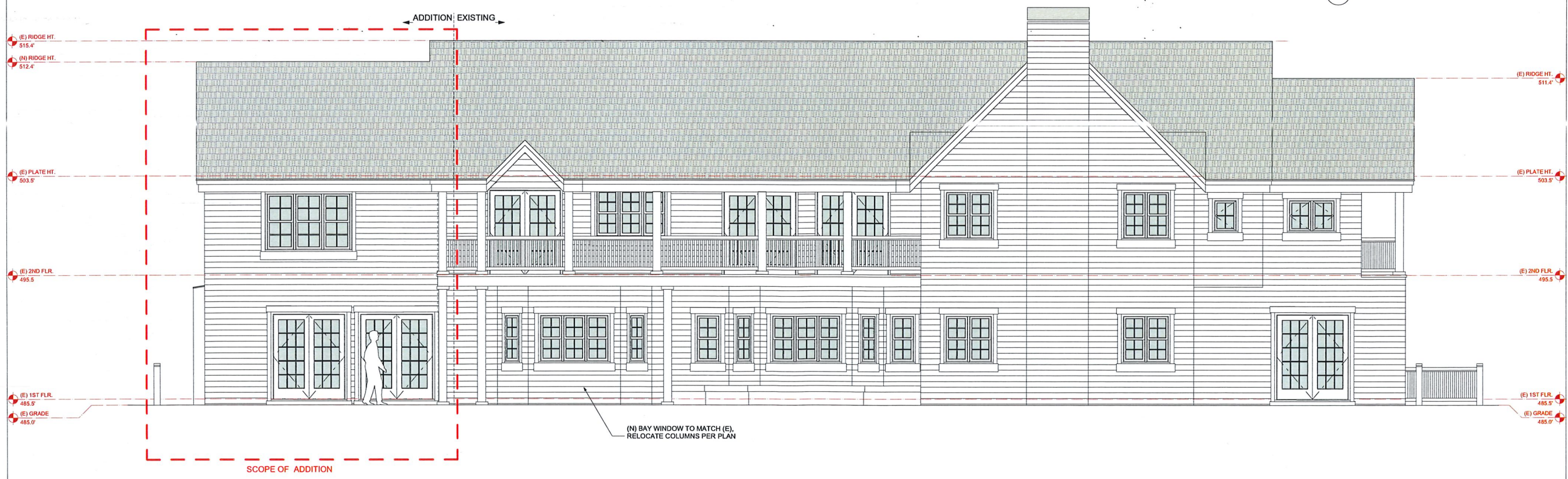
DAVIS RESIDENCE
REMODEL & ADDITION
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 APN # 046-231-05

EXTERIOR ELEVATIONS
 DRAWN BY: SMB
 ISSUED: PLANNING
 DATE: 06.12.19
 SCALE: 1/4" = 1'-0"

A3.1



2 SOUTH ELEVATION - EXISTING



1 SOUTH ELEVATION - PROPOSED

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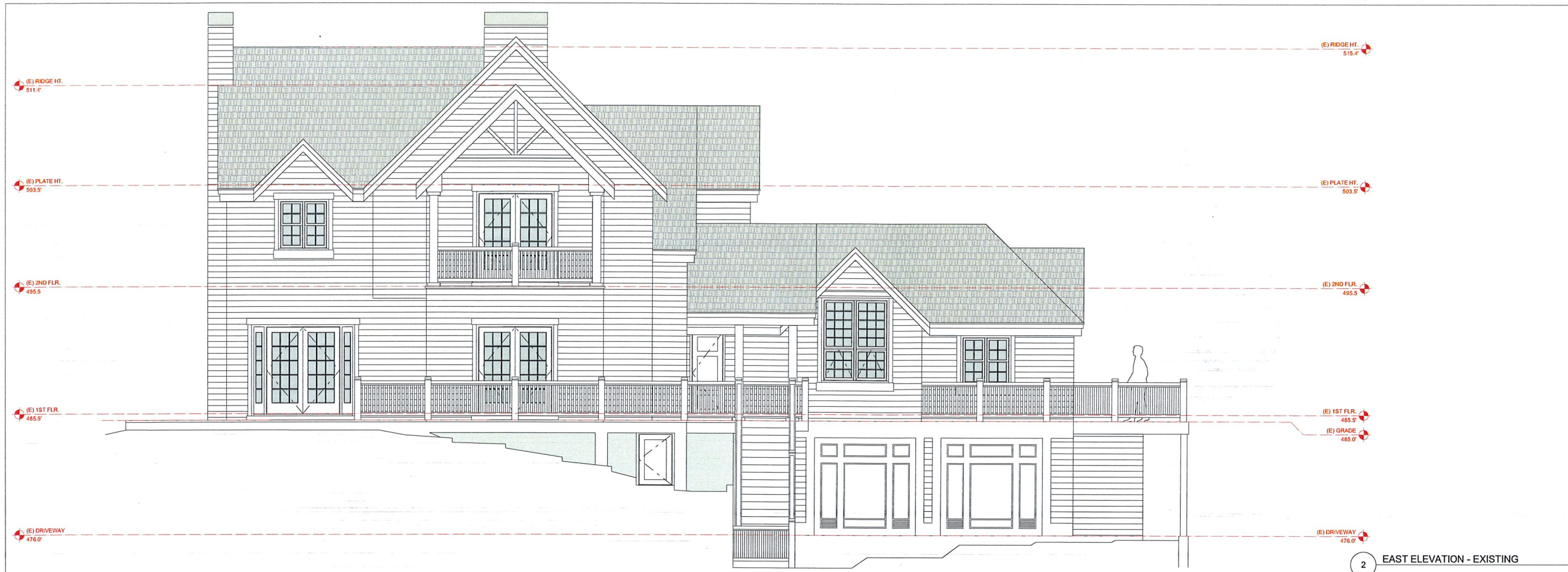


RECORD:

DAVIS RESIDENCE
REMODEL & ADDITION
 1000 MARIN DRIVE
 MILL VALLEY, CA 94641
 APN # 046-231-05

EXTERIOR ELEVATIONS
 DRAWN BY: SMB
 ISSUED: PLANNING
 DATE: 06.12.19
 SCALE: 1/4" = 1'-0"

A3.2



PROPOSED MATERIALS:



EXISTING HOUSE FINISHES - ADDITION TO MATCH EXISTING



EXISTING ROOFING & TRANSOM WINDOW - ADDITION TO MATCH EXISTING



EXISTING RAILING - ADDITION TO MATCH EXISTING



EXISTING WINDOWS & EXTERIOR LIGHTING - ADDITION TO MATCH EXISTING



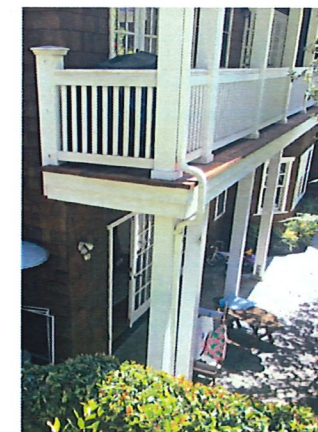
EXISTING SIDING - ADDITION TO MATCH EXISTING



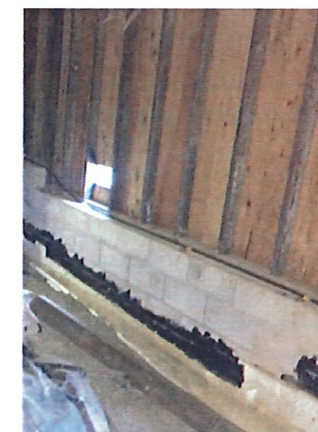
EXISTING DOWNSPOUT & SENSOR LIGHT - ADDITION TO MATCH EXISTING



PROPOSED DECKING - NATURAL IPE, TO MATCH EXISTING STAIN



EXISTING RAILING/POSTS - ADDITION TO MATCH EXISTING



EXISTING STEM WALL - ADDITION TO MATCH EXISTING

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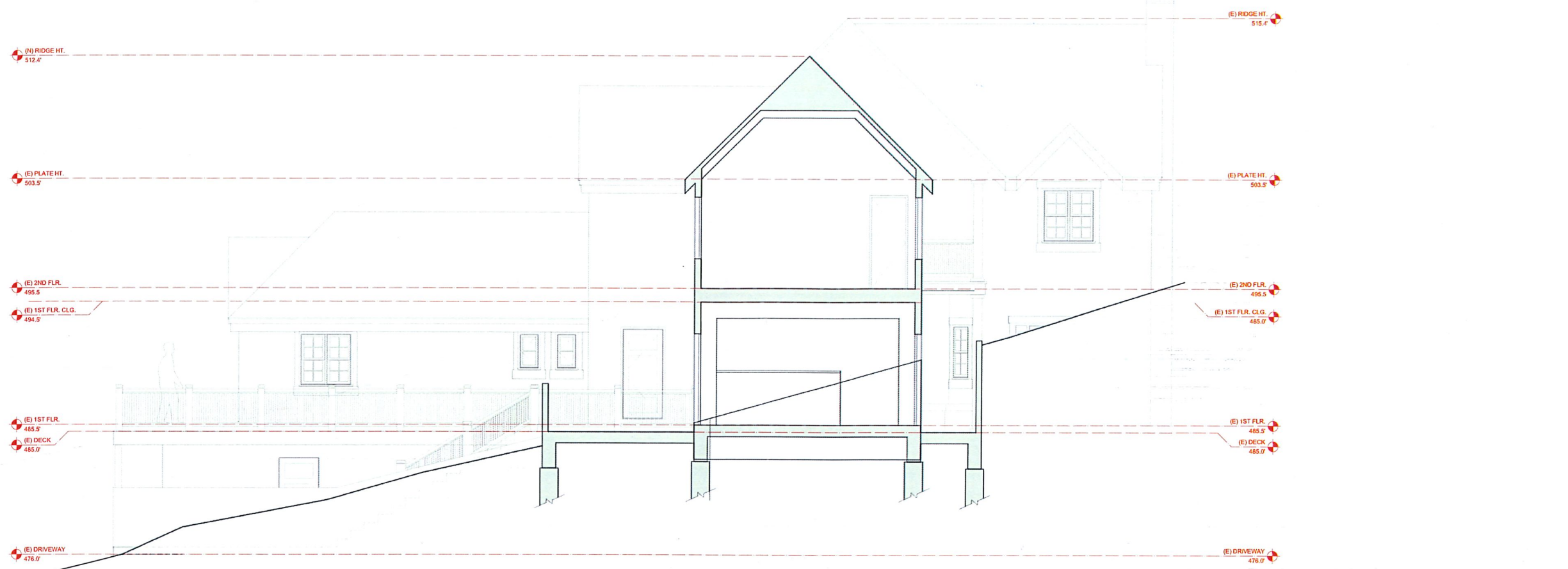


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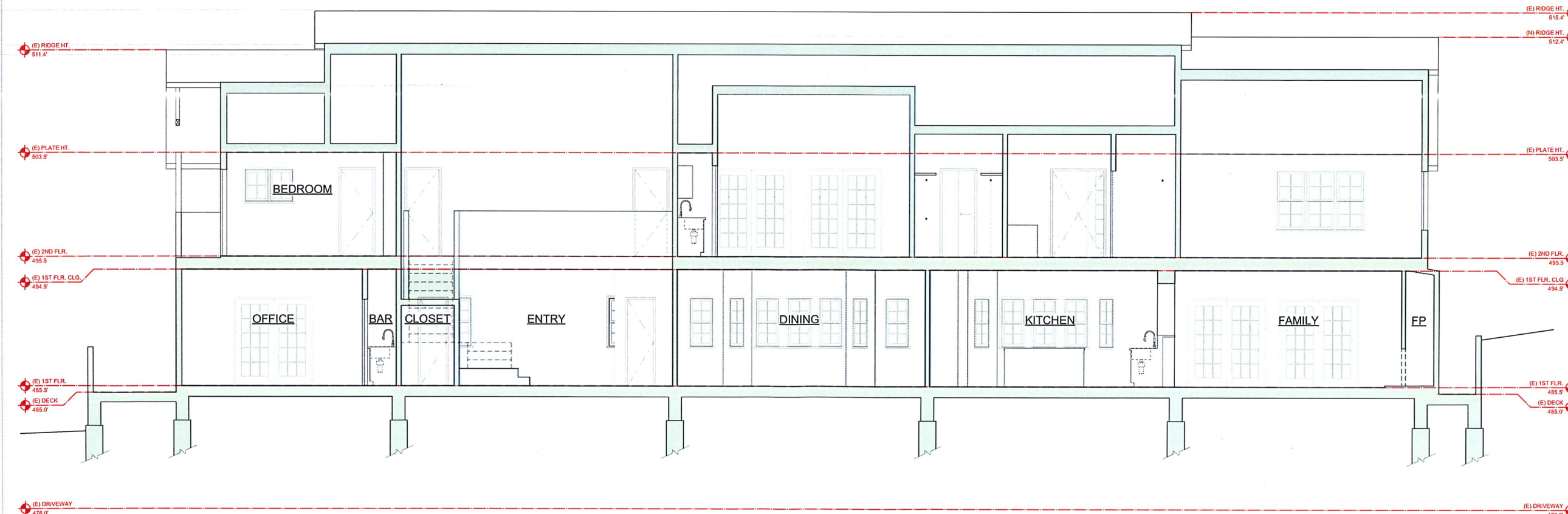
DAVIS RESIDENCE
REMODEL & ADDITION
 1000 MARIN DRIVE
 MILL VALLEY, CA 94641
 APN #: 049-231-05

EXTERIOR ELEVATION
 & MATERIAL BOARD
 DRAWN BY: SMB
 ISSUED: PLANNING
 DATE: 06.12.19
 SCALE: 1/4" = 1'-0"

A3.3



1 SECTION A
1/4" = 1'-0"



2 SECTION B
1/4" = 1'-0"

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RECORD:

DAVIS RESIDENCE
REMODEL & ADDITION
1000 MARIN DRIVE
MILL VALLEY, CA 94641
APN # 045-231-05

SECTIONS
DRAWN BY: SMB
ISSUED: PLANNING
DATE: 06.12.19
SCALE: 1/4" = 1'-0"

A4.0