

**GENERAL NOTES**

- NOTE THAT FROM ENGINEERING AND SURVEYING CATEGORY IN SECTION DR/DP, THE POINTS 2,3 & 5 ARE NOT APPLICABLE FOR THIS PROPOSAL.
- THE HEIGHT DIFFERENCE BETWEEN EACH TOPOGRAPHY LINE IS 13'-1" OR 4 METERS.
- A DASH LINE OUTLINES THE EXISTING FLOOR AREA AND THE PROPOSED STRUCTURE IS SHADED.
- ALL THE PROPERTIES ON ADJACENT PARCELS ARE ALSO LOCATED ON SIMILARLY STEEP SLOPED TERRAIN.

**PROJECT INFORMATION**

1. DESCRIPTION: THE PROJECT COMPRISES A 10X12X12H ACCESSORY STRUCTURE, INTENDED FOR USE BY THE OWNER-BUILDER, ANDREW FINDLAY, AND FAMILY MEMBERS, AS A STUDIO-WORKSPACE / WRITING OFFICE.

2. PROJECT DATA

EXISTING LOT AREA: 6,800 SF FROM COUNTY OF MARINE'S ASSESSOR.

EXISTING BUILDING AREA: 3,637 SF  
LIVING AREA: 2,672 SF; GARAGE: 560 SF; DECK/PATIO: 405 SF

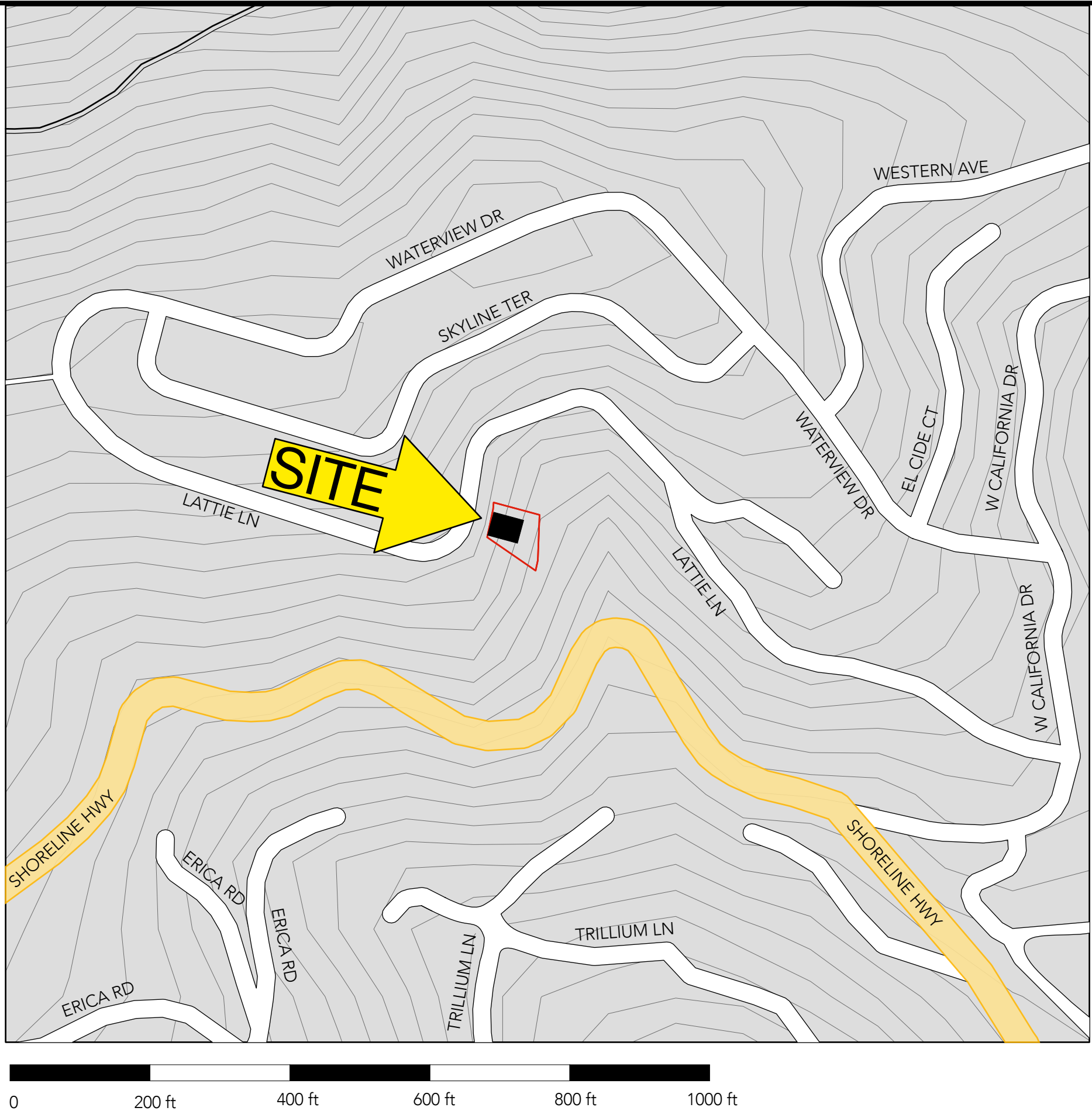
PROPOSED BUILDING AREA: 3,637 + 120 = 3,757 SF

EXISTING FLOOR AREA: 2,672 SF  
PROPOSED FLOOR AREA: 2,672 + 120 = 2,792 SF EXCLUDING UNENCLOSED DECK

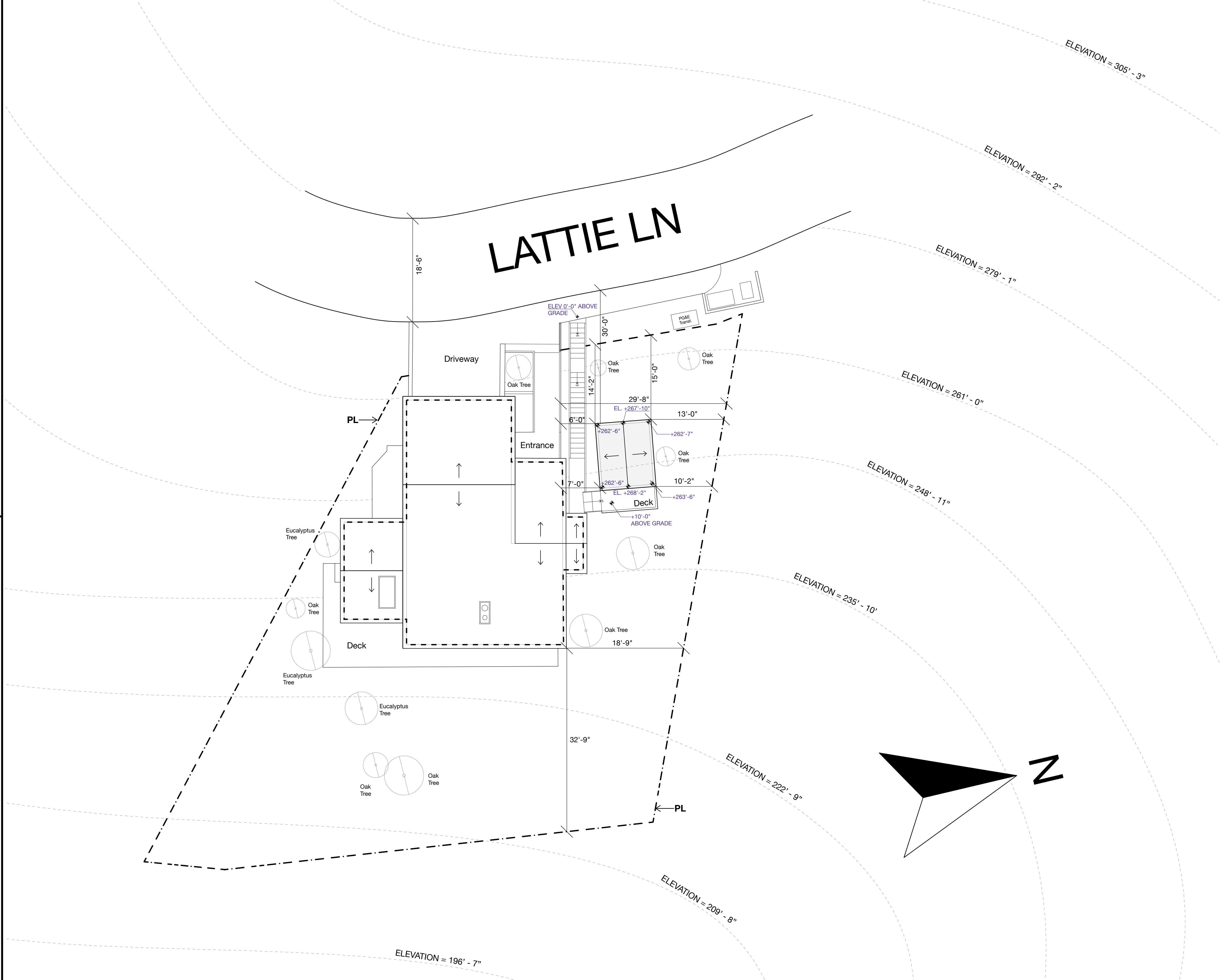
EXISTING F.A.R = 0.53  
PROPOSED F.A.R = 0.55

MINIMUM SETBACKS OF PROPOSED BUILDING AREA: SEE SITE PLAN.

MAXIMUM HEIGHT OF DETACHED ACCESSORY STRUCTURE: 22 FT



**1 VICINITY MAP**  
SEE SCALE BAR ~ 1" = 160'



**2 SITE AND ROOF PLAN**  
1/8" = 1'- 0"

SITE COORDINATES: 37° 53' 18" N  
122° 32' 42" W

**I. SITE PLAN**

SUBMITTED ON: 12/30/2020

ANDREW FINDLAY  
OWNER/BUILDER  
ACCESSORY BUILDING at  
1243 LATTIE LN MILL VALLEY, CA 94941  
415-988-1894

APN: 048 - 232 - 62

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

symbols:

Outlets 

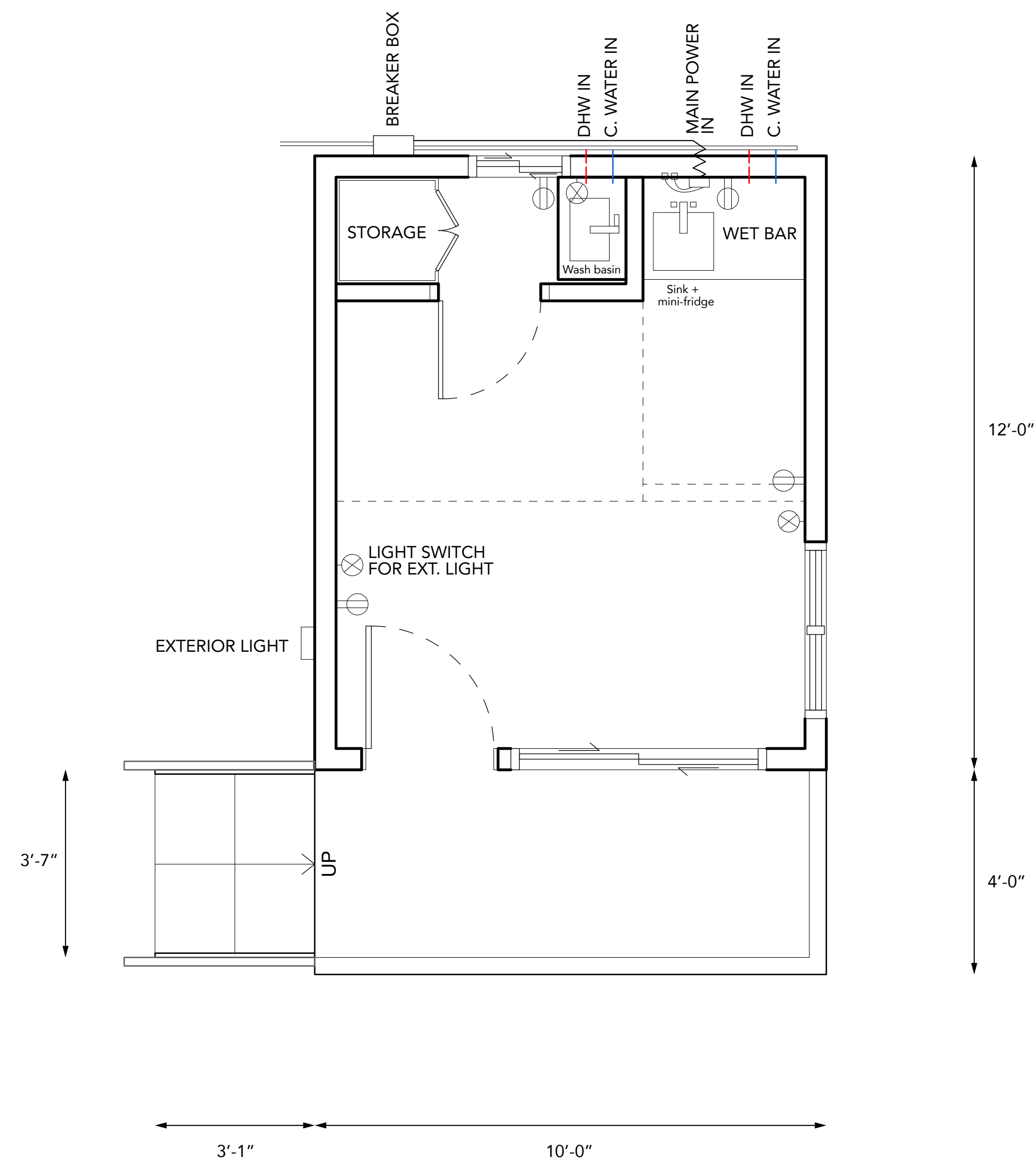
Light Switch 

**GENERAL NOTES**

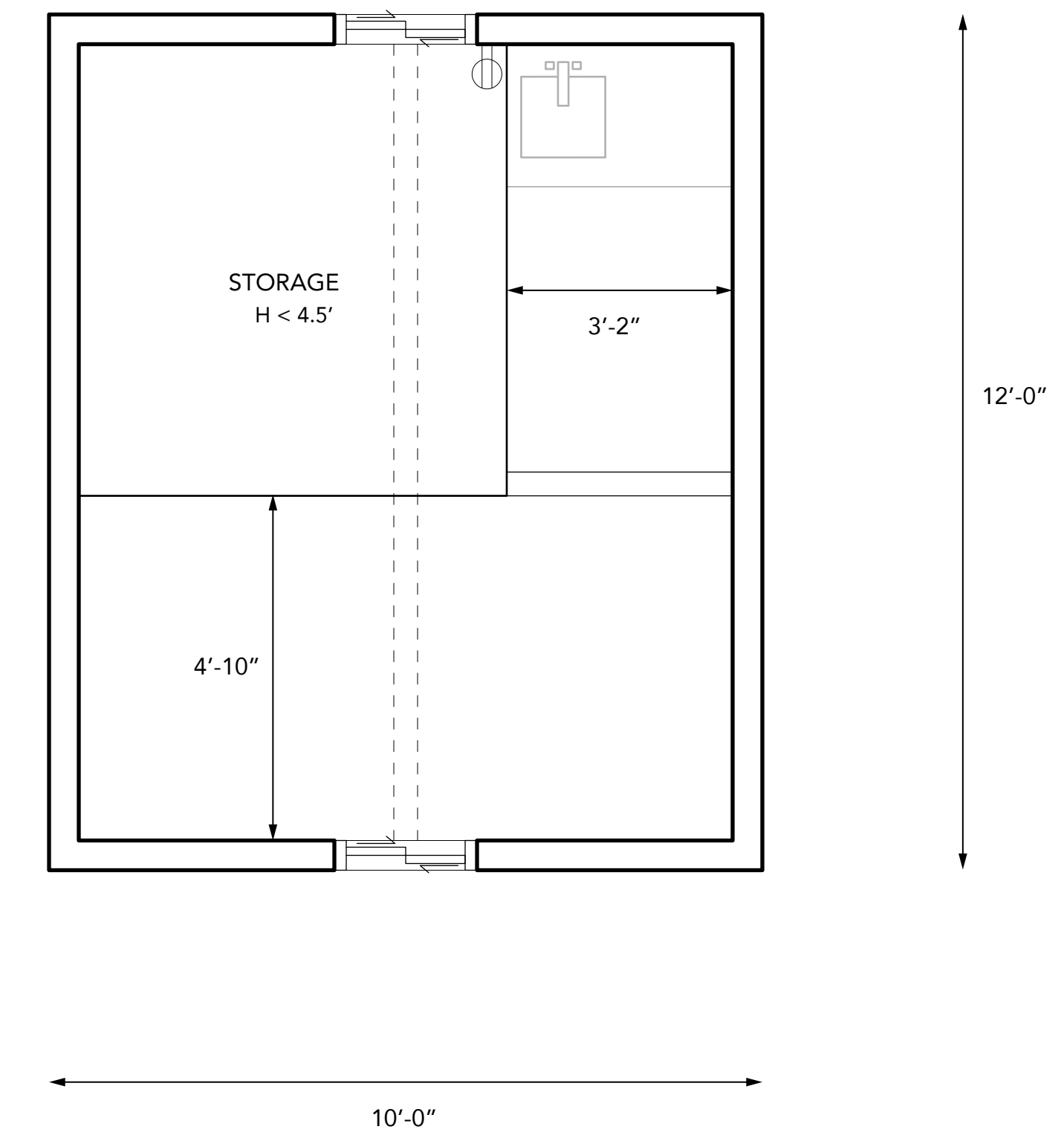
1. ALL POWER OUTLETS ADJACENT THE WASH BASIN AND WET BAR ARE GFCI OOUTLETS.
2. GFCI OUTLETS ARE LOCATED 12" AFF.
3. WET BAR IS COMPOSED OF A COUNTER, A SINK AND A MINI-FRIDGE UNDERNEATH THE SINK.

**FLOOR AREA CALCS**

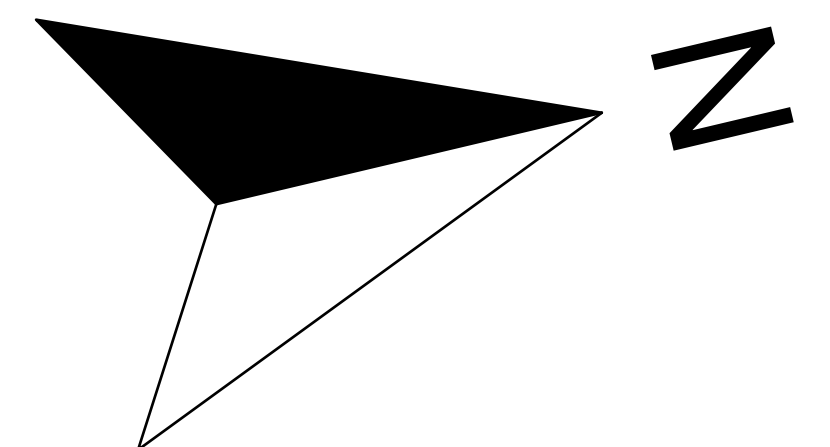
1. FOOTPRINT: 12 FT X 10 FT = 120 SF + 40 SF UNENCLOSED HORIZONTAL SURFACE
2. FLOOR AREA, GROSS: 102 SF
3. FLOOR AREA, NET: 87 SF
4. HABITABLE SPACE: 87 SF



**1 MAIN LEVEL PLAN**  
1/4" = 1'-0"



**2 STORAGE LEVEL PLAN**  
1/4" = 1'-0"



**II. BLDG PLAN**

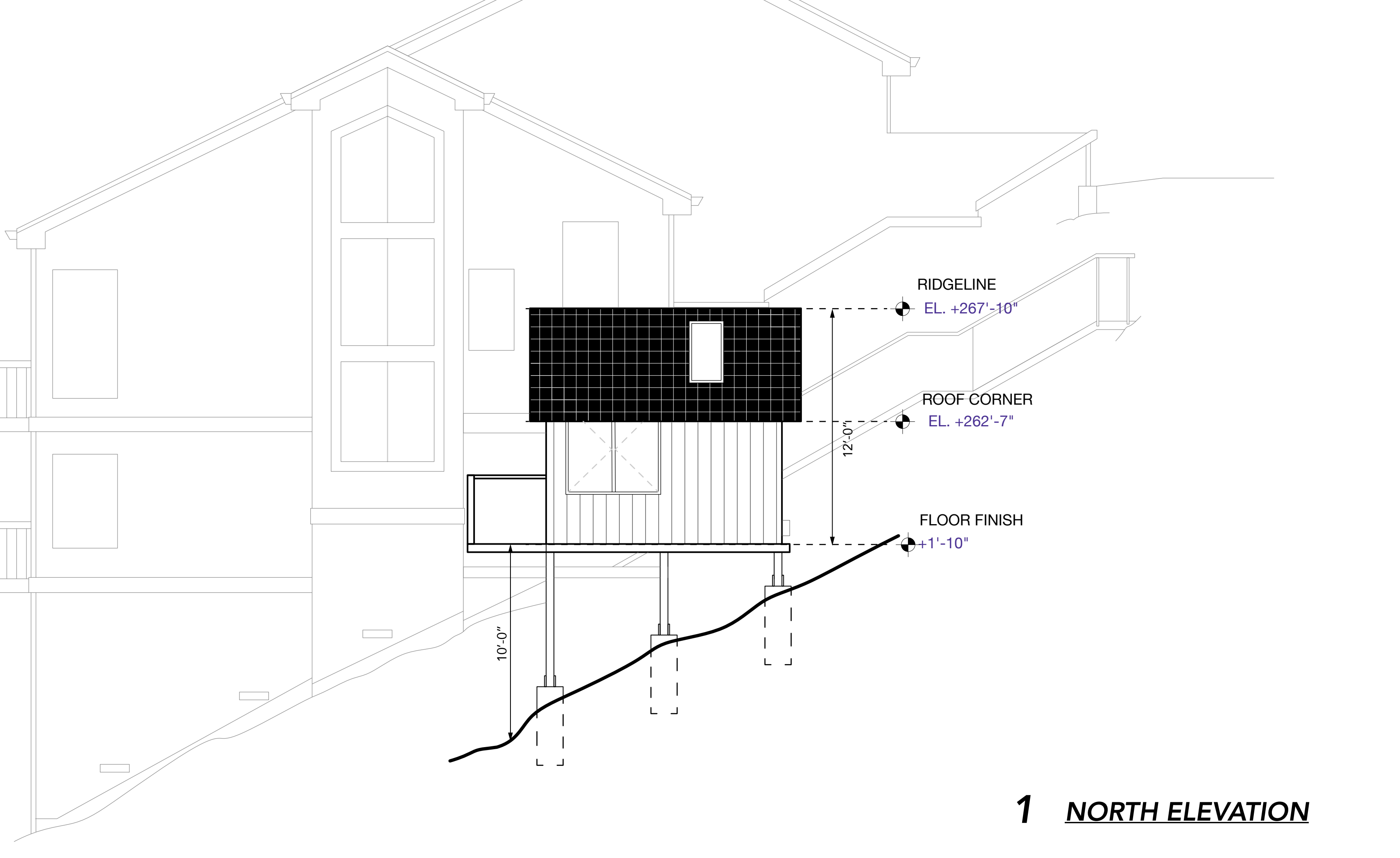
SUBMITTED ON: 12/30/2020

ANDREW FINDLAY  
OWNER/BUILDER  
ACCESSORY BUILDING at  
1243 LATTIE LN MILL VALLEY, CA 94941  
415-988-1894

APN: 048 - 232 - 62

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





**1 NORTH ELEVATION**

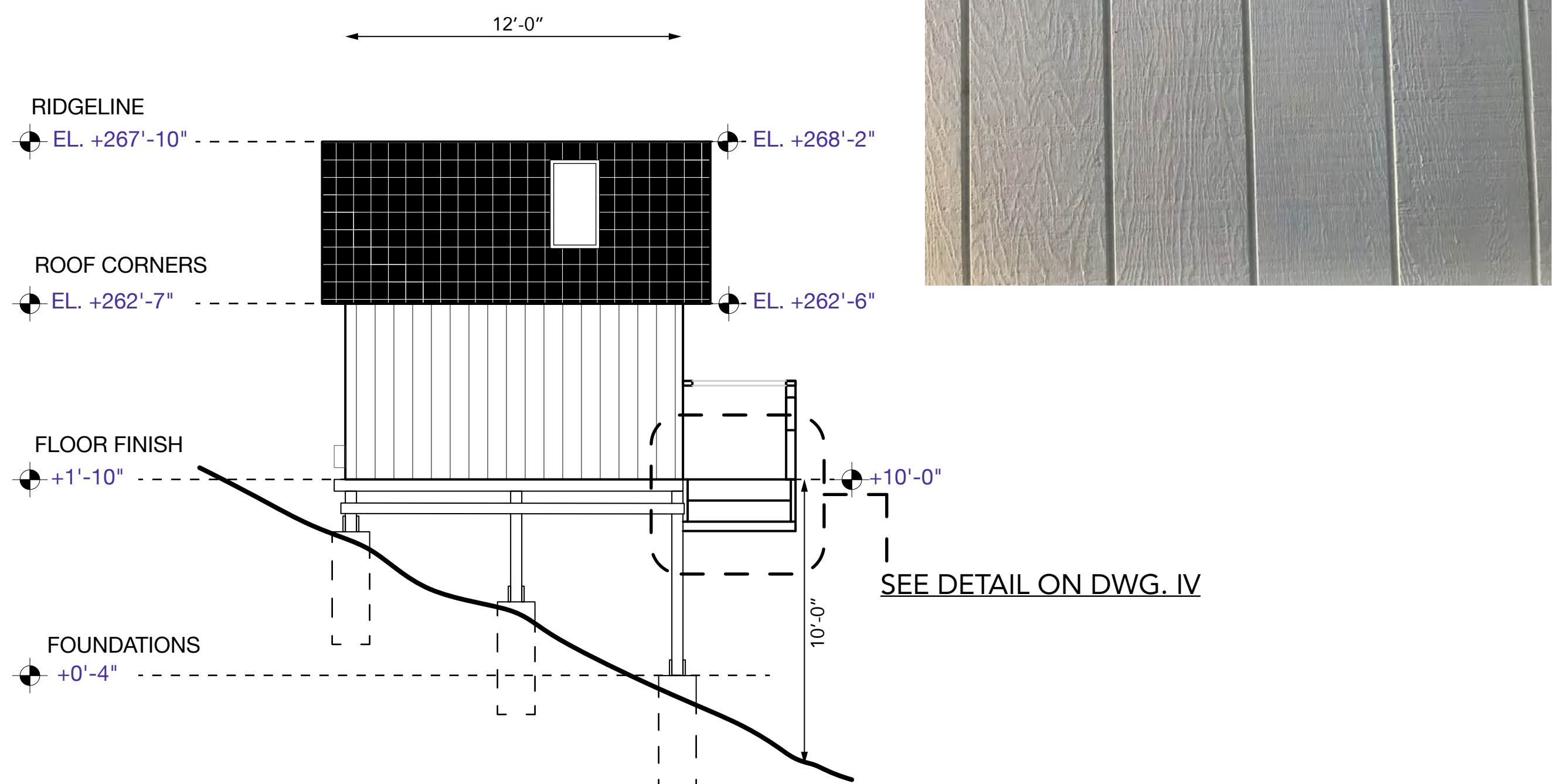


**2 WEST ELEVATION**

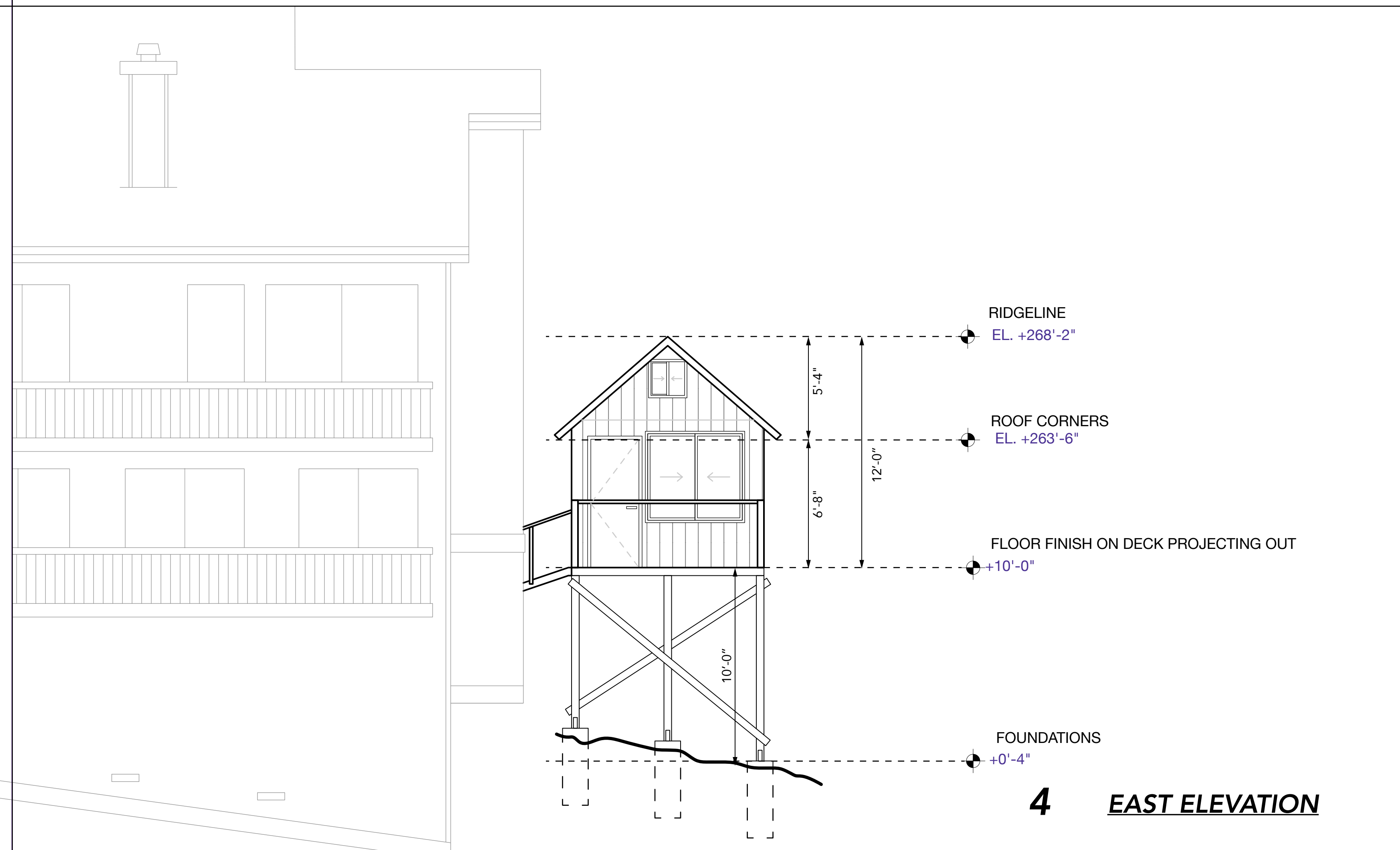
**FINISHES GENERAL NOTES**

-ROOFING MATERIAL: COMPOSITE SHINGLE, IDENTICAL TO MATCH EXISTING

-SIDING MATERIAL: T-111 PLYWOOD SIDING, PAINTED WHITE, IDENTICAL TO MATCH EXISTING (SEE IMAGE BELOW OF SAMPLE)



**3 SOUTH ELEVATION**



**4 EAST ELEVATION**

**III. ELEVATION**

SUBMITTED ON: 12/30/2020

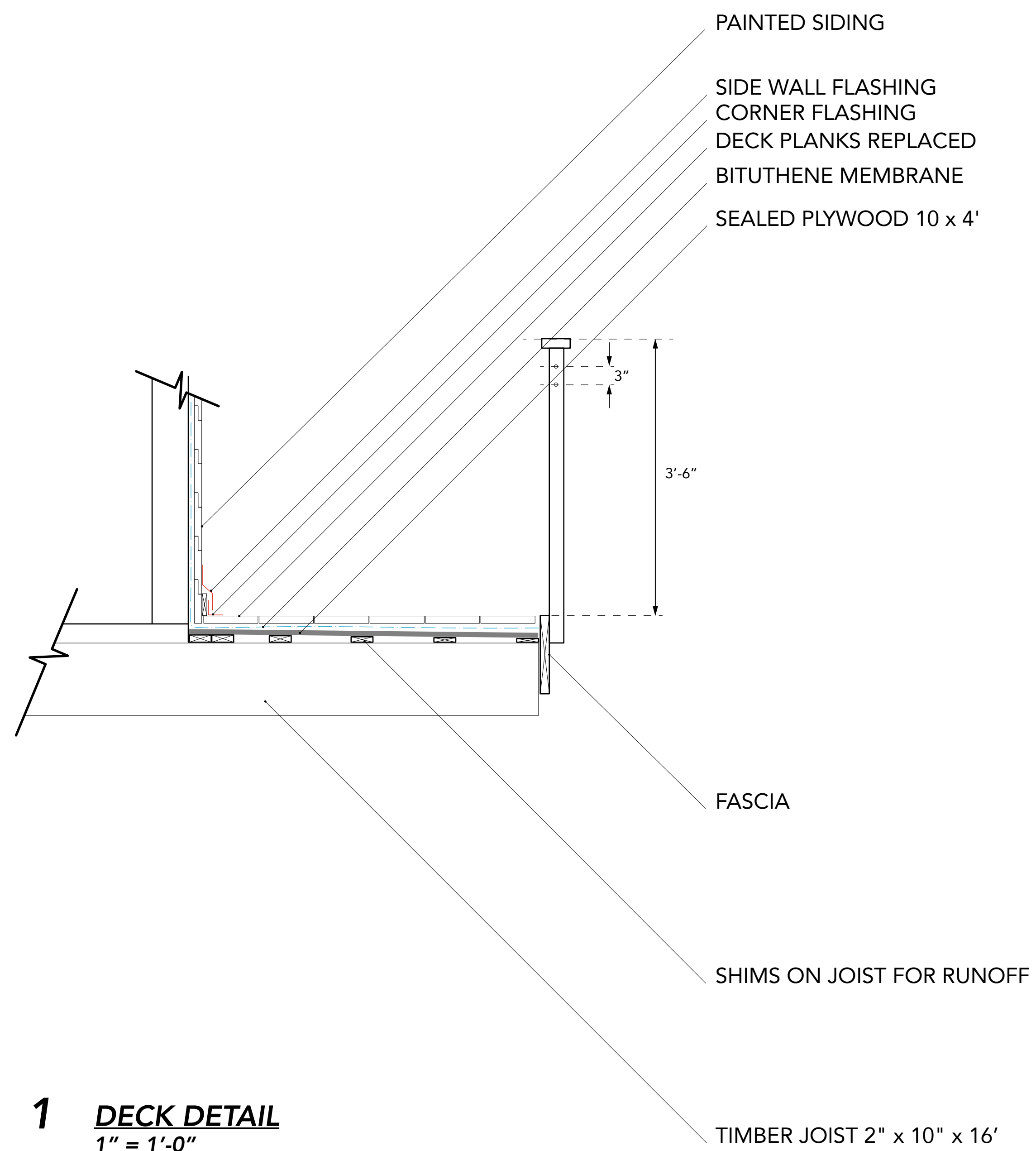
**ANDREW FINDLAY**  
OWNER/BUILDER  
ACCESSORY BUILDING at  
1243 LATTIE LN MILL VALLEY, CA 94941  
415-988-1894

APN: 048 - 232 - 62

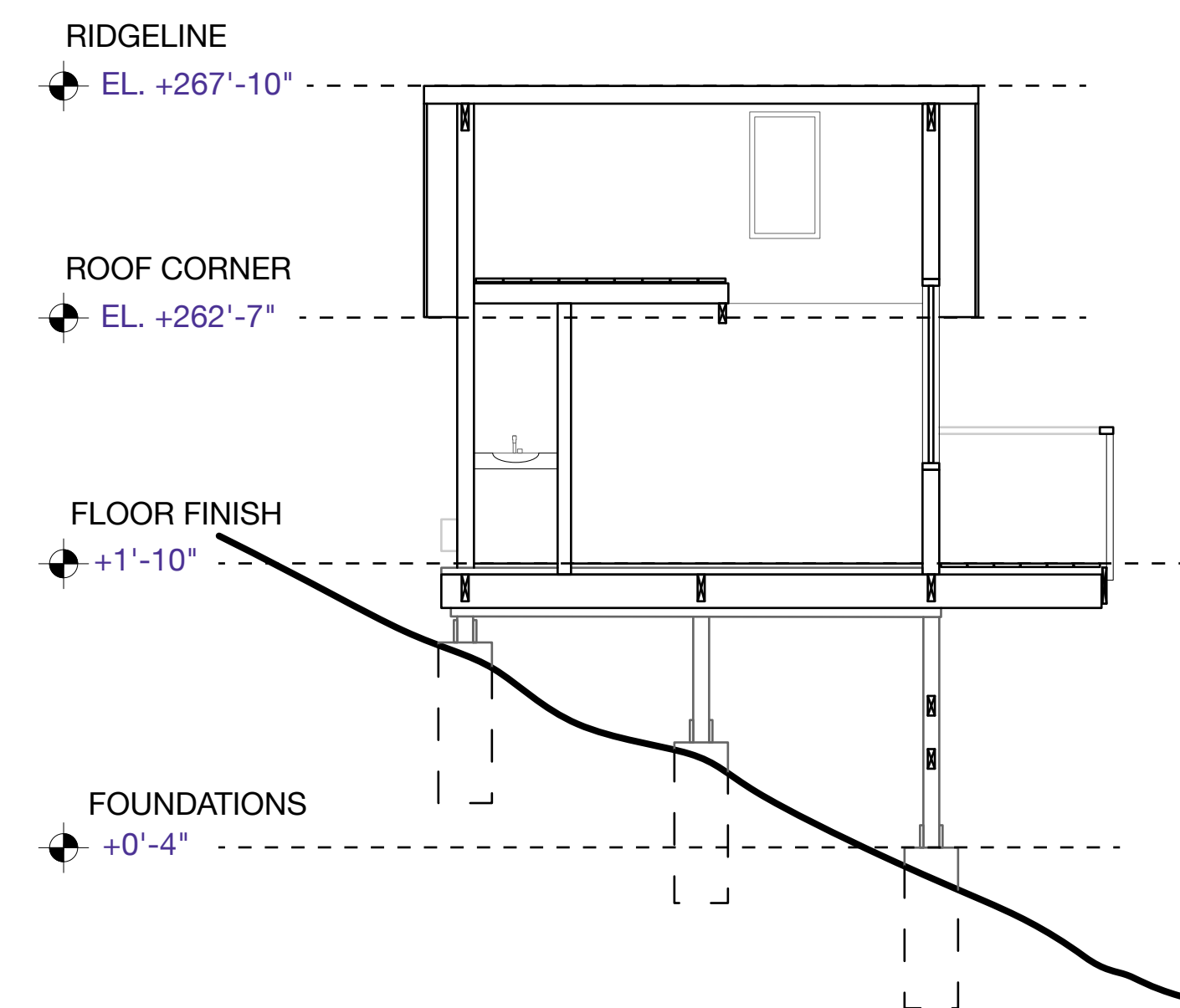
**SCALE:**  
**1/4" = 1'- 0"**

**GENERAL NOTES**

1. THE LOADBEARING TIMBER JOISTS 2" X 10" SUPPORTING THE ACCESSORY BUILDING SPANS CONTINUOUSLY THE 16'.



**1 DECK DETAIL**  
1" = 1'-0"



**2 LONG SECTION**  
1/4" = 1'-0"

**IV. DETAIL**

SUBMITTED ON: 12/30/2020

ANDREW FINDLAY  
OWNER/BUILDER  
ACCESSORY BUILDING at  
1243 LATTIE LN MILL VALLEY, CA 94941  
415-988-1894

APN: 048 - 232 - 62

**SCALE:  
VARIES**