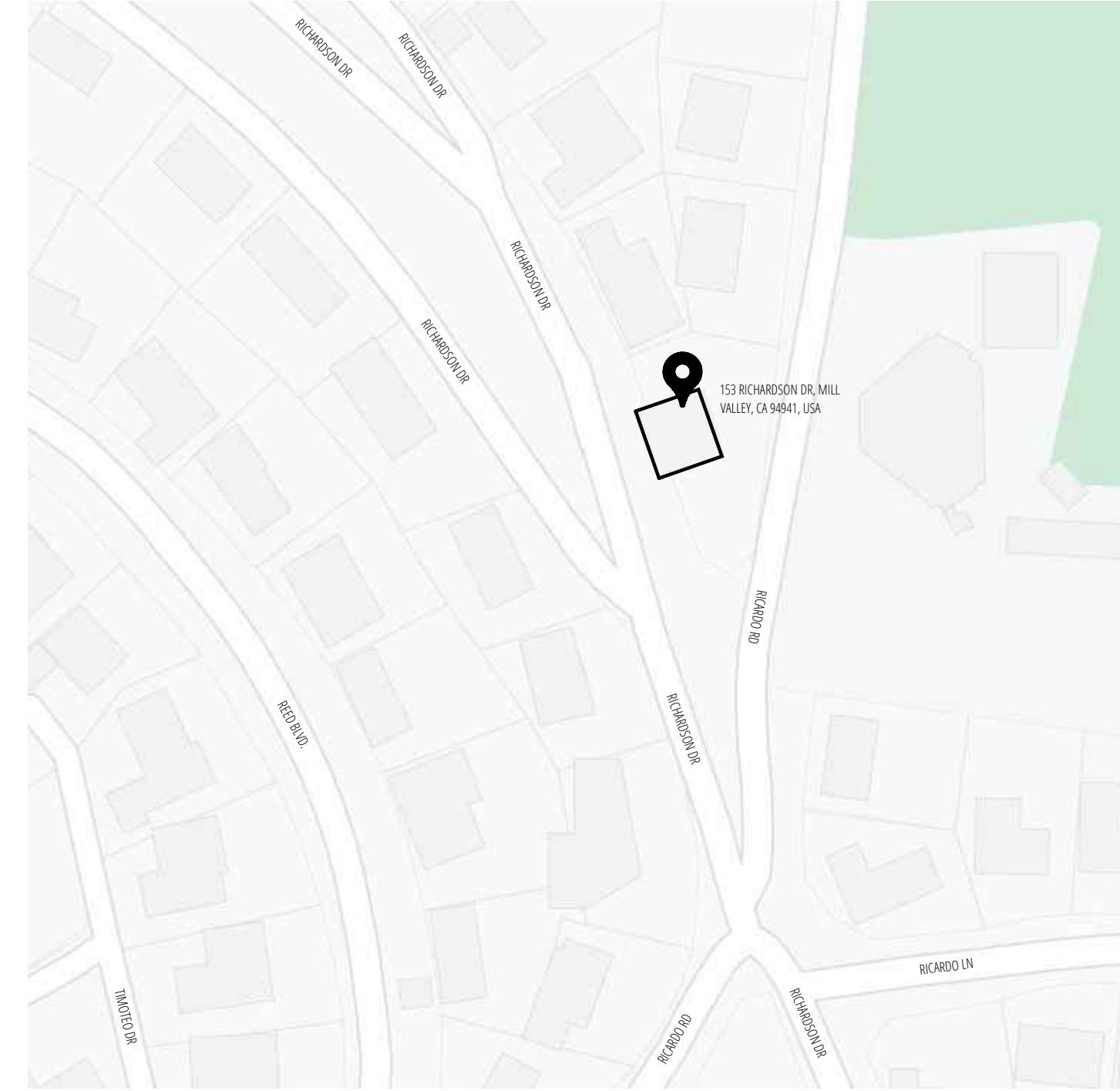


AERIAL PHOTO



VICINITY MAP



PROJECT TEAM

OWNER:

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 MILL VALLEY, CA 94941
 415 806 0341
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GEOTECHNICAL:

DAVE OLNES P.E.
 DAVE OLNES P.E. INC.
 7915 CREST AVE.
 OAKLAND, CA 94605
 daveolnes@sbcglobal.net

PROJECT DESCRIPTION

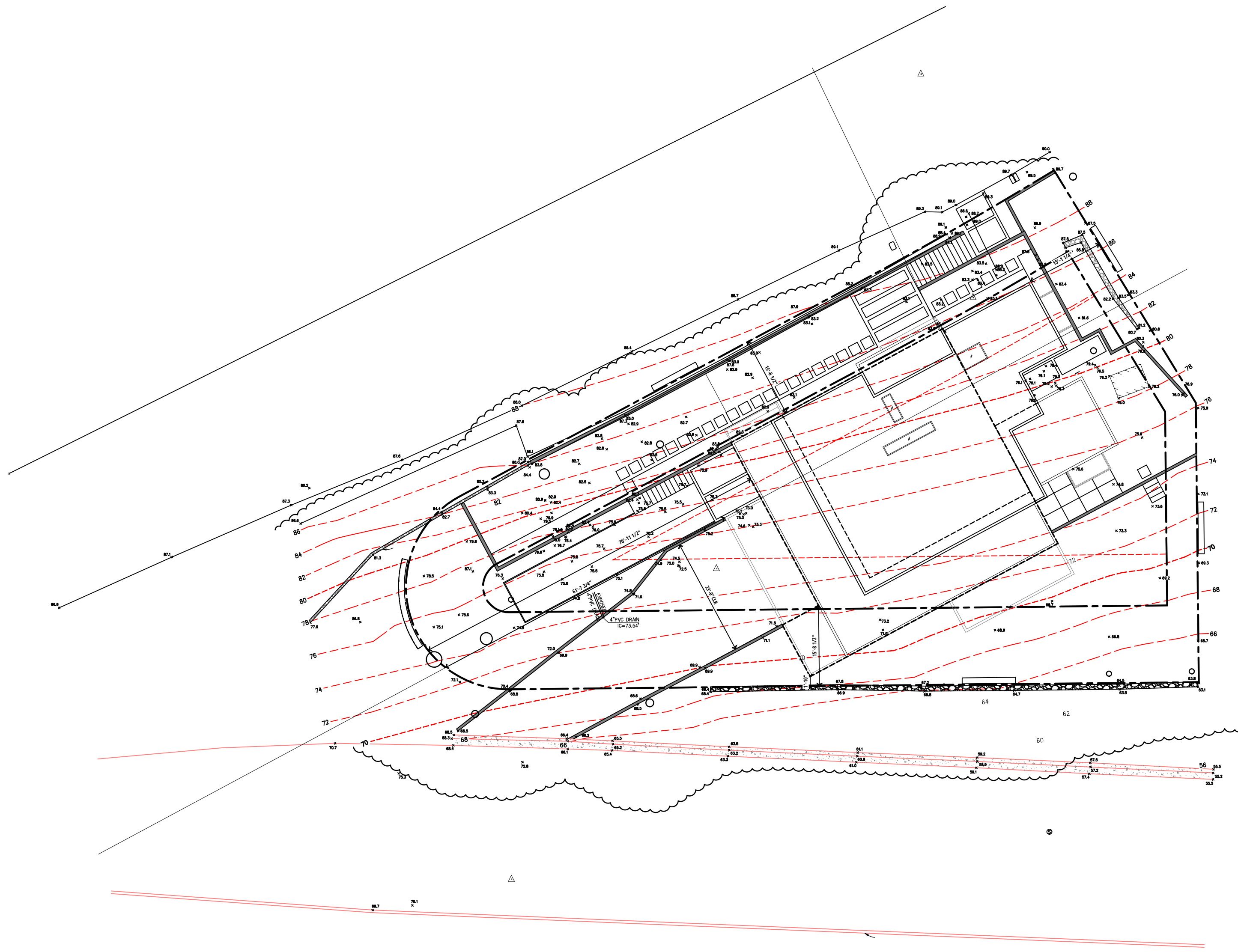
THE PROJECT AT 153 RICHARDSON DR PROPOSES A NEW CONTEMPORARY 4-BEDROOM 4-BATH HOME WITH A 2-CAR GARAGE AND AN ATTACHED 1-BEDROOM 800 SQUARE FOOT ADU ON A DIFFICULT 10,290 SQUARE FOOT DOWN SLOPING LOT. DUE TO THE EXTENT OF THE PROPOSED DEMOLITION, THE ZONING DISTRICT STANDARD REQUIRES THAT THE PROJECT BE CONSIDERED A NEW HOME ON A VACANT LOT. GIVEN THE 28% LOT SLOPE THE LOT SIZE IS CONSIDERED SUBSTANDARD. SETBACKS, LOT COVERAGE, IMPERVIOUS SURFACE AND HEIGHT TO 40' ARE ALL DETERMINED BY DESIGN REVIEW. THERE IS NO CHANGE TO THE 4 CAR PARKING ARRANGEMENT WITH 2 CARS IN THE GARAGE AND 2 IN THE DRIVEWAY.

PROJECT INFO

ZONING: R-1
 OCCUPANCY: R-3
 CONSTRUCTION TYPE: V-B
 STORIES: 3-STORIES
 WILDLAND URBAN INTERFACE ZONE (WUI): NO
 RESIDENTIAL FIRE SPRINKLERS REQUIRED: YES
 PERCENT SLOPE: 28%
 LATITUDE: 37.897
 LONGITUDE: 122.507

SHEET INDEX

A0.0	COVER SHEET
A1.0	(E) SITE PLAN
A1.1	(P) SITE PLAN
C1	SURVEY / TOPO
C2	DRAINAGE PLAN
A1.2	STORY POLE PLAN
A1.3	(E) FAR PLAN
A1.4	(P) FAR PLAN
A1.5	(E+P) LOT COVERAGE
A1.6	(E+P) IMPERVIOUS SURFACE
L1	LANDSCAPE PLAN
L2	VEGETATION MANAGEMENT PLAN
A2.0	(E) FLOOR PLANS
A2.1	(E) ROOF PLAN
A2.2	(P) FLOOR PLANS
A2.3	(P) FLOOR PLANS
A2.4	(P) FLOOR PLANS
A2.5	(P) ROOF PLAN
A3.0	(E) EXTERIOR ELEVATIONS
A3.1	(P) EXTERIOR ELEVATIONS
A3.2	(E) EXTERIOR ELEVATIONS
A4.0	(E) SITE SECTIONS
A4.1	(P) SITE SECTIONS
A4.2	(E) BUILDING SECTIONS
A4.3	(P) BUILDING SECTIONS
A5.0	RENDERINGS
A5.1	CONTEXT PHOTOS
A5.2	CONTEXT PHOTOS
A5.3	CONTEXT PHOTOS
MEP1.0	MECHANICAL AND ELECTRICAL PLAN (FIRST FLOOR)
MEP1.1	MECHANICAL AND ELECTRICAL PLAN (2ND FLOOR)
MEP1.2	MECHANICAL AND ELECTRICAL PLAN (3RD FLOOR)

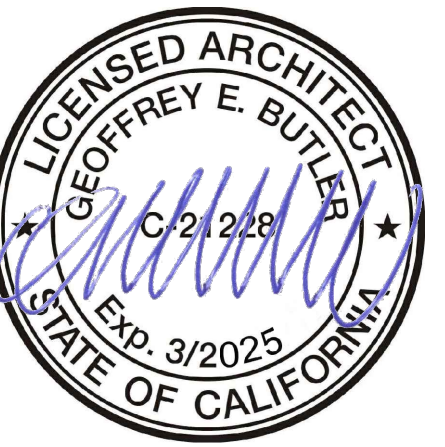


SITE DATA TABLE

STANDARD PROJECT DATA ON SITE PLAN
 BASED ON APPLICABLE DEFINITIONS IN MARIN COUNTRY CODE, INCLUDE THE FOLLOWING INFORMATION:

1.	LOT AREA		
	EXISTING	10,290 SQ. FT.	
	PROPOSED	10,290 SQ. FT.	
2.	BUILDING AREA		
	EXISTING W/ GARAGE	2,357 SQ. FT.	
	PROPOSED W/ GARAGE (538)	3,606 SQ. FT.	
3.	FLOOR AREA RATIO		
	EXISTING	1,829 SQ. FT.	.177
	PROPOSED	3,081 SQ. FT.	.30
	ADU	800 SQ. FT.	.077
4.	PROPOSED AREA OF ADDITIONAL DISTURBANCE	4,886 SQ. FT.	
5.	LOT COVERAGE		
	EXISTING	4,886.38 SQ. FT.	47 %
	PROPOSED	3,887.87 SQ. FT.	32 %
6.	IMPERVIOUS SURFACE		
	EXISTING	4,886.38 SQ. FT.	48 %
	PROPOSED	3,917.05 SQ. FT.	32 %
7.	PERVIOUS SURFACE	6,373.0 SQ. FT.	68 %
8.	GRADING CALCULATIONS (CUBIC YARDS)		
	CUT (PROPOSED)	30	
	FILL (PROPOSED)	30	
	OFF-HAUL	0	
9.	PARKING		
	EXISTING	4+	
	PROPOSED	4+	
10.	MINIMUM SETBACKS FOR EXTERIOR WALLS OF		
	FRONT: RICHARDSON DR. BLDG. 15' 8 1/2"		
	FRONT: RICARDO RD. BLDG. 15' 8 1/11" DECK 1' 10"		
	FRONT: SOUTH APEX BLDG. 70' 11 1/2" DECK 61' 7 3/4"		
	SIDE YD: BLDG. 15' 8 1/2"		
11.	MAXIMUM HEIGHT OF PROPOSED BUILDING AREA	33' 0"	

(P) SITE PLAN
 A0.0 SCALE: 1/16" = 1'-0"



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Date	No.	Issue Notes
23/03/23		DESIGN REVIEW
15/02/24		DESIGN REVIEW
06/03/24		ISSUED FOR DESIGN REVIEW

Date	Delta	Revision Notes
	△	
	△	

153 RICHARDSON-PANAHI RESIDENCE
 AP # 043-071-14
 Cover Sheet

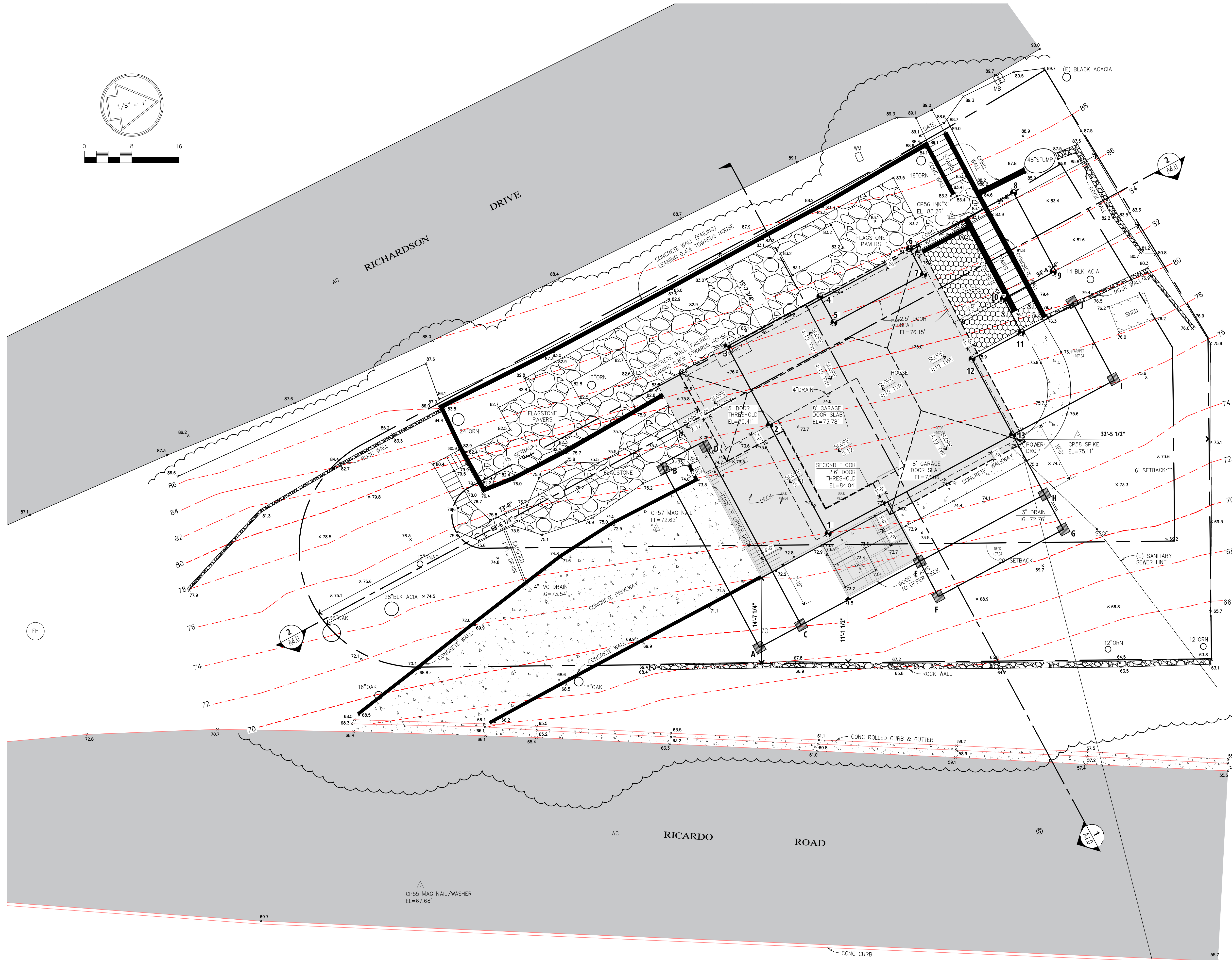
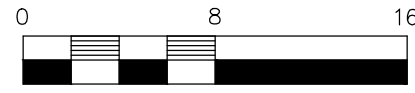
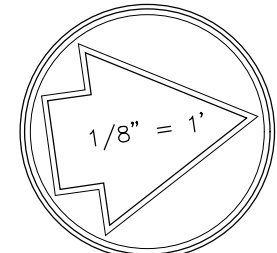
153 RICHARDSON DR.
 MILL VALLEY, CA 94941

Drawn By: UR Studio

Date: 03/06/2024

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A0.0



KEY:
 - - - - - AREA OF DEMOLITION: THE ROOF, MAIN FLOOR WALL FRAMING AND (E) DECKS WILL BE REMOVED.

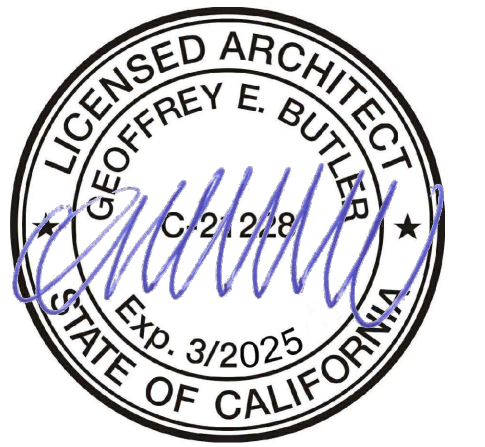
BUILDING HEIGHT MATRIX FROM INTERPOLATED GRADE

#	GRADE	BLDG. ELEV.	HT. ABOVE GRADE
1	74.0	107.54	33.54
2	78.0	107.54	29.54
3	83.0	107.54	24.54
4	83.0	107.54	24.54
5	83.0	107.54	24.54
6	83.0	107.54	24.54
7	84.0	107.54	23.54
8	86.0	107.54	21.54
9	80.75	107.54	26.79
10	80.50	107.54	27.04
11	78.75	107.54	28.79
12	78.5	107.54	29.04
13	75.0	107.54	32.54

TOP OF DECK RAILING (TOP 42" OF POLE HT. PAINTED BLACK)

	GRADE	BLDG. ELEV.	HT. ABOVE GRADE
A	70.0	89.54	19.54
B	80.0	89.54	9.54
C	70.50	100.54	30.04
D	80.0	100.54	20.54
E	72.0	100.54	28.54
F	71.0	89.54	18.54
G	73.0	89.54	16.54
H	74.0	100.54	26.54
I	76.0	100.54	24.54
J	77.75	100.54	22.79

1 (E) SITE PLAN
 A1.0 SCALE: 1/8" = 1'-0"



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Date	No.	Issue Notes
23/03/23		DESIGN REVIEW
15/02/24		DESIGN REVIEW
06/03/24		ISSUED FOR DESIGN REVIEW

Date	Delta	Revision Notes

153 RICHARDSON-PANAHI RESIDENCE
 AP # 043-071-14
 Existing Site Plan and Story Pole Plan

153 RICHARDSON DR.
 MILL VALLEY, CA 94541

Drawn By: UR Studio

Date: 03/06/2024

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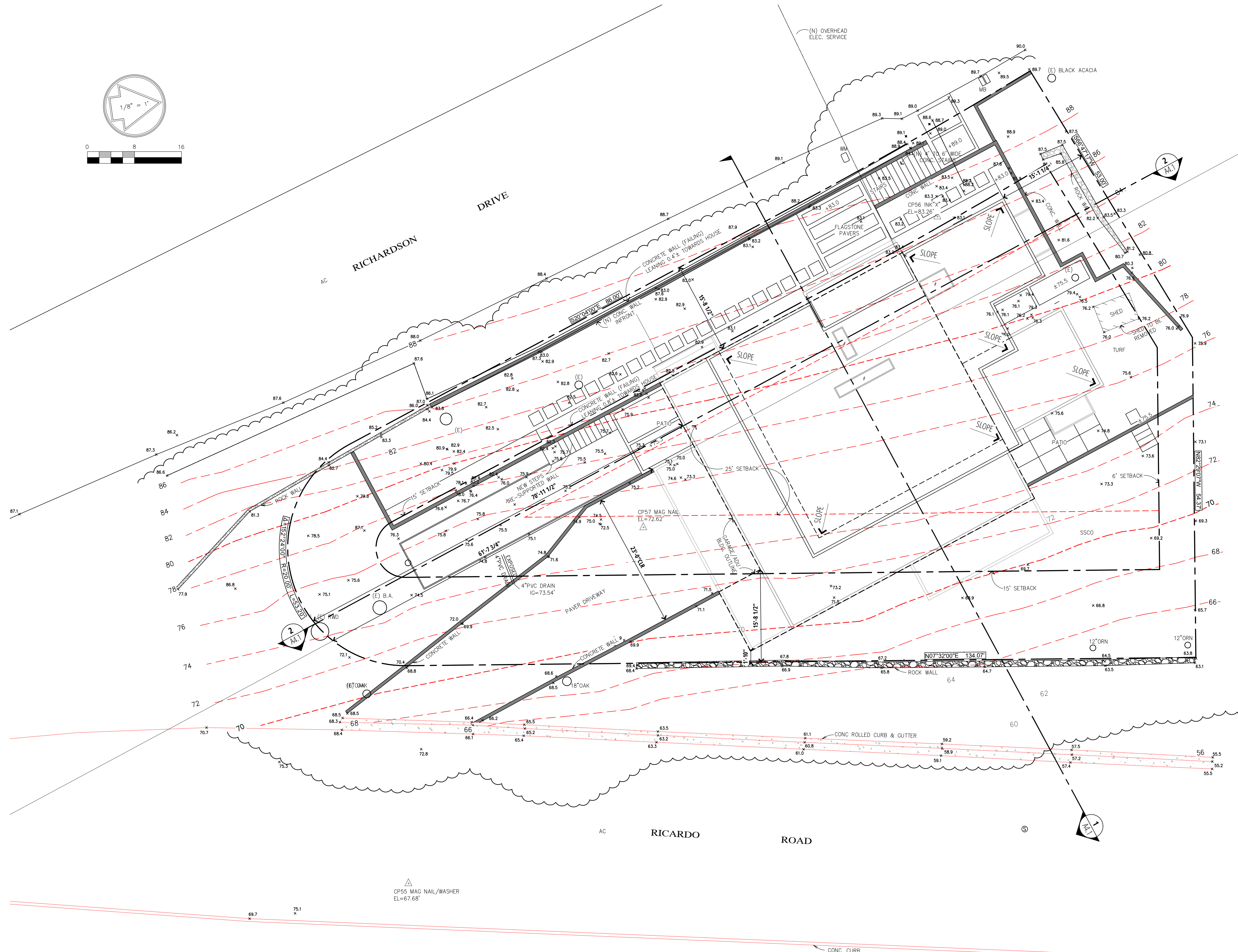
Date	No.	Issue Notes
23/03/23		DESIGN REVIEW
15/02/24		DESIGN REVIEW
06/03/24		ISSUED FOR DESIGN REVIEW

Date	Delta	Revision Notes
	△	
	△	

BUILDING HEIGHT
MATRIX FROM INTERPOLATED GRADE

#	GRADE	BLDG. ELEV.	HT. ABOVE GRADE
1	71.5	107.54	36.04
2	79.5	107.54	28.04
3	84.25	97.54	13.29
4	84	107.54	23.54
5	84.75	107.54	22.79
6	86.10	107.54	21.54
7	82	107.54	25.54
8	81.5	107.54	26.04
9	79.5	107.54	28.04
10	80	107.54	27.54
11	76	107.54	31.54
12	75.5	107.54	32.04
13	73	107.54	34.54

A	70.0	89.54	19.54
B	82.8	89.54	6.74
C	70.5	100.54	30.04
D	78.25	100.54	22.29
E	70	89.54	19.54
F	72	89.54	17.54



1 (P) SITE PLAN
SCALE: 1/8" = 1'-0"

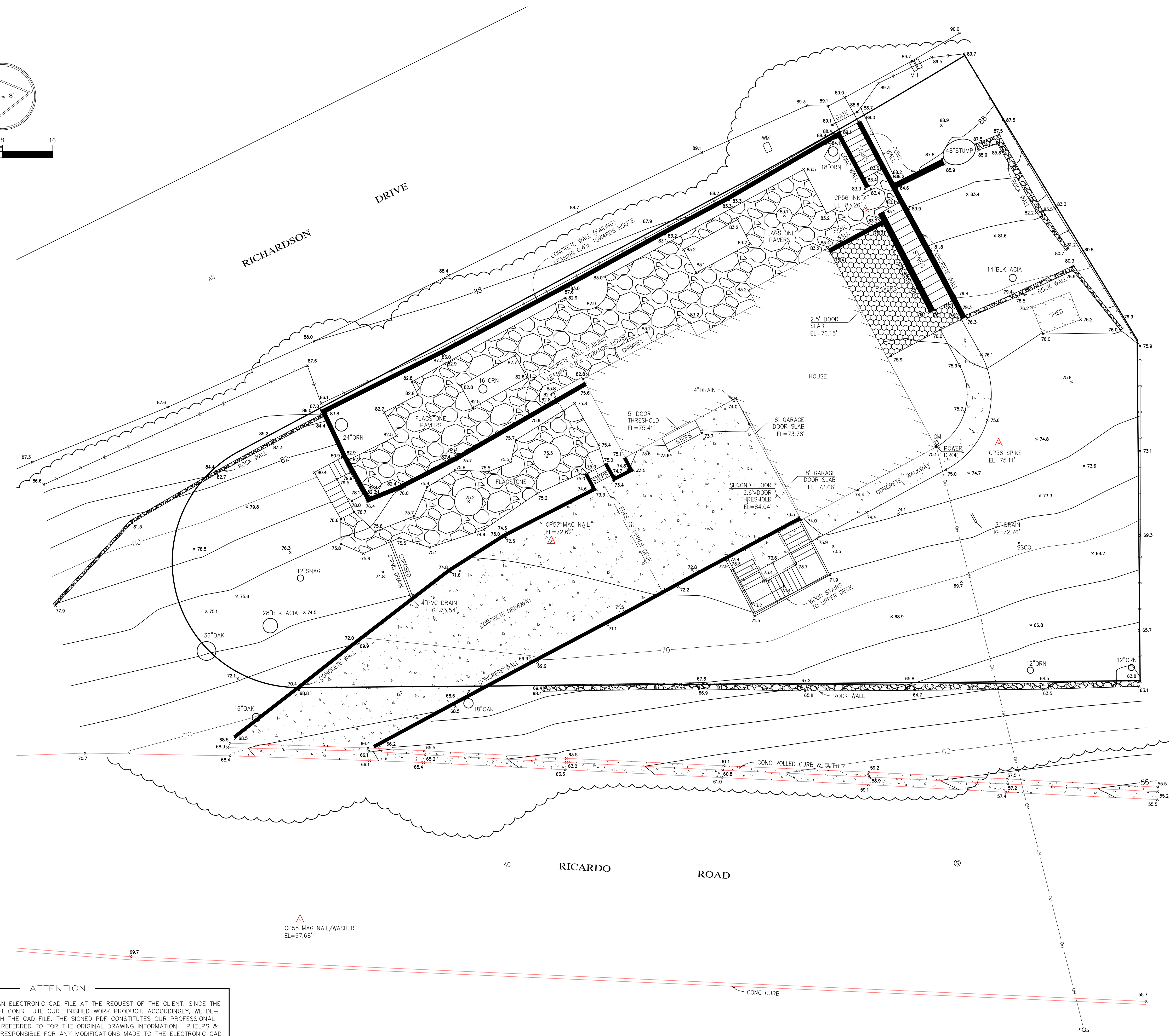
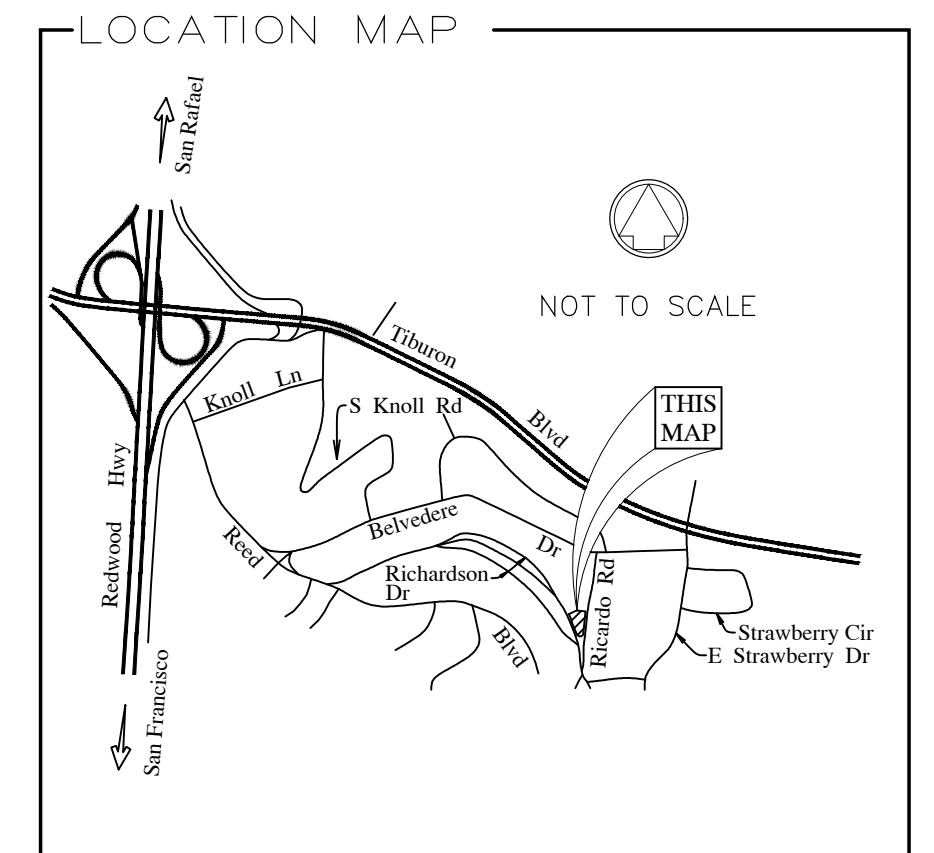
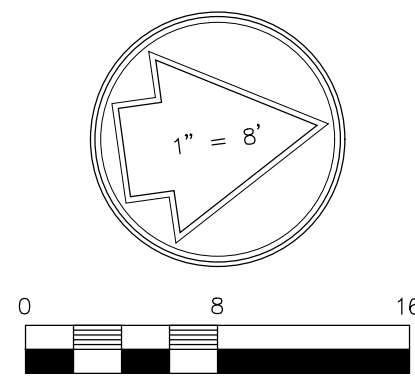
153 RICHARDSON-PANAHI RESIDENCE
AP # 043-071-14
Proposed Site Plan

Drawn By: UR Studio

Date: 03/06/2024

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A1.1



LEGEND

	PROPERTY LINE
	APPROXIMATE TREE DRIP LINE
	FENCE LINE
	OVERHEAD LINES
	SURVEY CONTROL POINT
	SANITARY SEWER MANHOLE
	JOINT POLE
	GUY ANCHOR
	SANITARY SEWER CLEAN OUT
	INVERT GRADE
	WATER METER
	GAS METER
	ASPHALTIC CONCRETE
	ORNAMENTAL TREE
	BLACK ACACIA TREE

MAPPING NOTES

THE ELEVATIONS AND RELATIVE POSITIONS OF FEATURES SHOWN HEREON ARE IN CONFORMANCE WITH THE NATIONAL STANDARDS OF THE AMERICAN CONGRESS ON SURVEYING AND MAPPING.

A TITLE REPORT WAS NOT SUPPLIED, THEREFORE EASEMENTS OF RECORD (IF ANY) WERE NOT PLOTTED.

PROPERTY LINES SHOWN HEREON DERIVED FROM SURVEY TIES TO MONUMENTS AS SHOWN ON "STRAWBERRY HEIGHTS, SUBDIVISION ONE, SECTION ONE, MARIN COUNTY - 6 R.M. 21.

EASEMENTS AND SETBACK LINES SHOWN PER 6 R.M. 21 (UNLESS OTHERWISE STATED).

LOT SIZE = 10,290 SQ.FT.

BENCHMARK

BENCHMARK: NGS OPUS OBSERVATION AT CP50. ELEVATION = 86.50' (NAVD88).

ATTENTION

THIS MAP IS BEING PROVIDED IN AN ELECTRONIC CAD FILE AT THE REQUEST OF THE CLIENT. SINCE THE CAD FILE IS ALTERABLE, IT CANNOT CONSTITUTE OUR FINISHED WORK PRODUCT. ACCORDINGLY, WE DELIVERED A SIGNED PDF ALONG WITH THE CAD FILE. THE SIGNED PDF CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IT MUST BE REFERRED TO FOR THE ORIGINAL DRAWING INFORMATION. PHELPS & ASSOCIATES, INC., SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC CAD FILE, NOR FOR ANY PRODUCTS DERIVED THEREFROM.

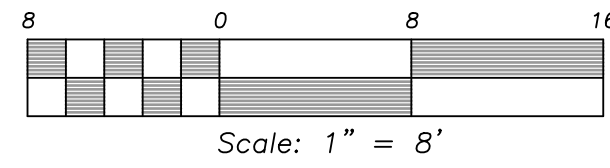
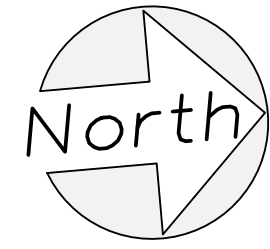
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APN 043-071-13

TOPOGRAPHIC MAP

SADE PANAHI
153 RICHARDSON DRIVE, MILL VALLEY
COUNTY OF MARIN STATE OF CALIFORNIA

DATE: 10/18/2021	SHEET: 1 OF 1
SCALE: 1" = 8'	JOB No. MARIN-2021-05



Preliminary Construction Notes

- ① Transition from perforated to non-perforated pipe. Transition from subdrain backfill to non-pervious backfill.
- ② Remove and replace existing facilities as needed to place subdrain and/or storm drain.
- ③ Place 4" size angular rock, grouted. Minimum thickness=4". Direct outflow over top of exist. curb.
- ④ Possible future yard drain.

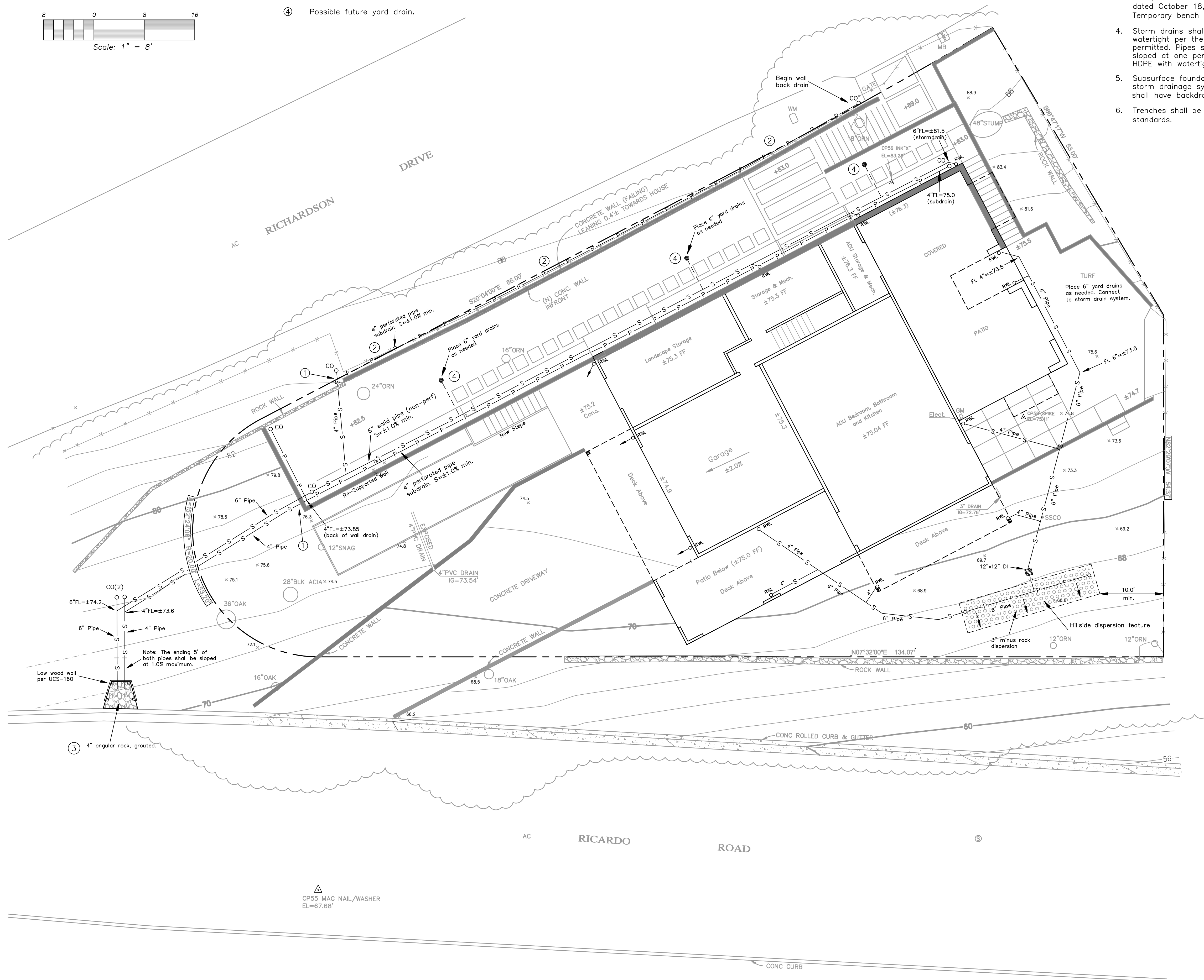
General Notes

- 1. All work shall be in accordance with the current Standard Specifications and Uniform construction Standards of the Cities and County of Marin and County regulations.
- 2. Locations of existing utilities shown on this plan are approximate. It is the contractor's responsibility to verify the locations and depths of these facilities with the appropriate agencies prior to starting work.
- 3. This plan is based on a topographic survey and map by Phelps and Assoc., Sebastopol, CA, dated October 18, 2021. Benchmark is NGS Opus Observation at CP50. Elev. = 86.50 NAVD88. Temporary bench marks are shown on the plan.
- 4. Storm drains shall be PVC, SDR-35 or better, with manufactured elbows and fittings, glued and connected watertight per the manufacturer's recommendations. Pipes with interior corrugations or flexible pipes are not permitted. Pipes shall be sloped as shown on the plan. Where pipe grades are not given, pipes shall be sloped at one percent, minimum; and minimum pipe cover is 15 inches. Storm drains may also be HDPE with watertight joints.
- 5. Subsurface foundation drains and retaining wall backdrains shall be in a separate system from the storm drainage system and facilities, unless approved by the geotechnical engineer. All new retaining walls shall have backdrains as specified by the structural engineer and/or the geotechnical engineer.
- 6. Trenches shall be shored when required by Cal/OSHA regulations. Shoring shall comply with Cal/OSHA current standards.

Legend

- Property Line
- P — P — 4" Perforated Pipe
- S — S — 4" Solid (non-perforated) Pipe.
- CO Cleanout
- █ Existing or Proposed Concrete Wall

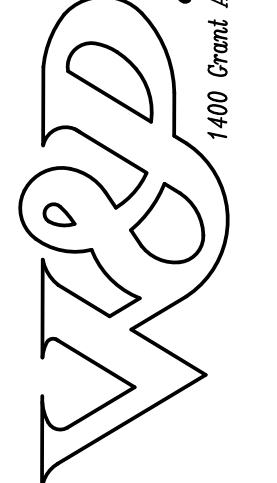
Note: Final design, details, and construction notes will be added to this plan after the Design Review process is completed, and any conditions of approval can be addressed. Final plan shall be reviewed and approved by the geotechnical engineer.



For Design Review Only

REVISIONS	BY

White & Prescott
CIVIL ENGINEERS
& LAND SURVEYORS
 1400 Grand Ave. • Novato, CA 94945 • (415) 506-4288



02-26-2024

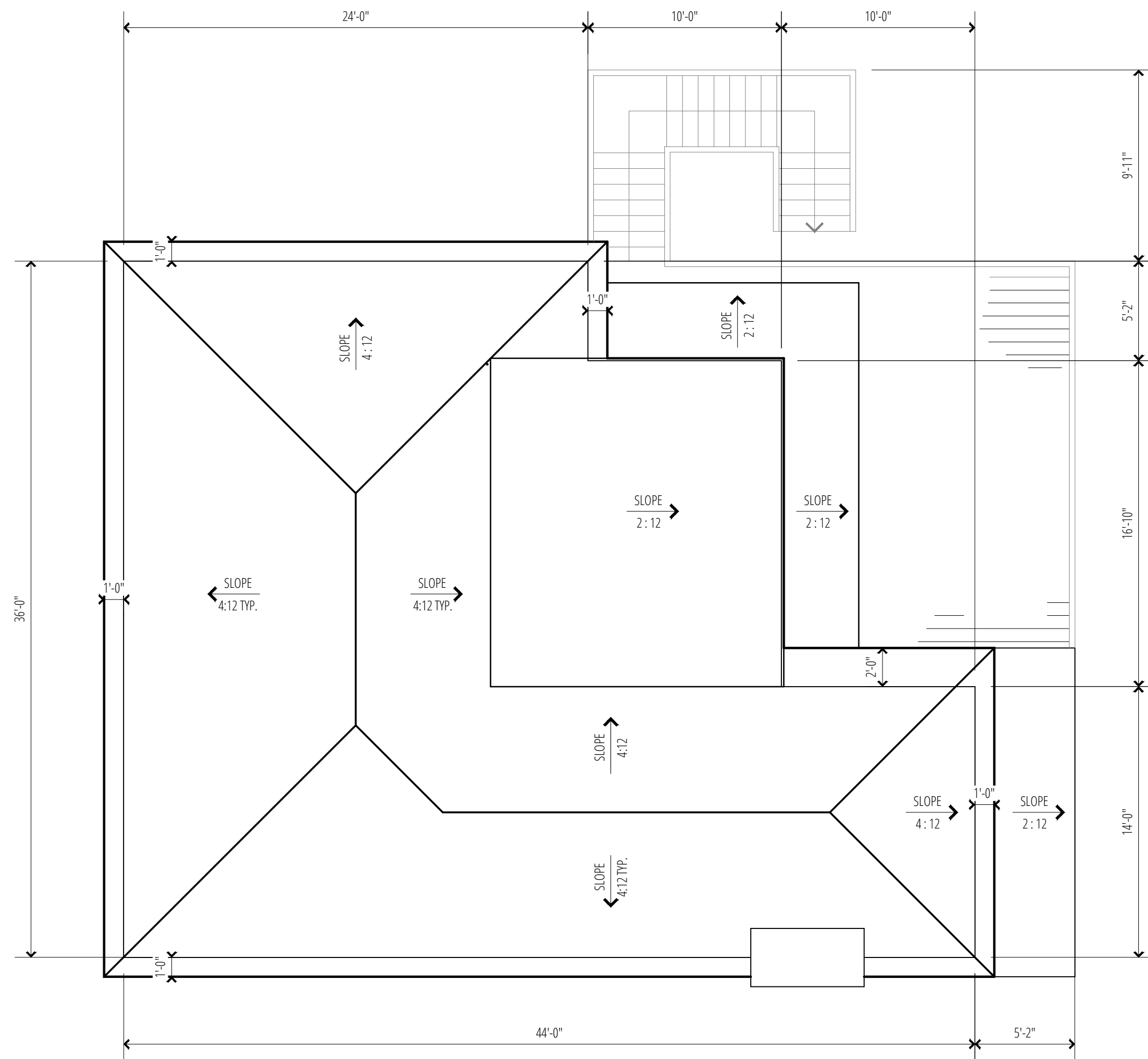


W. Prescott

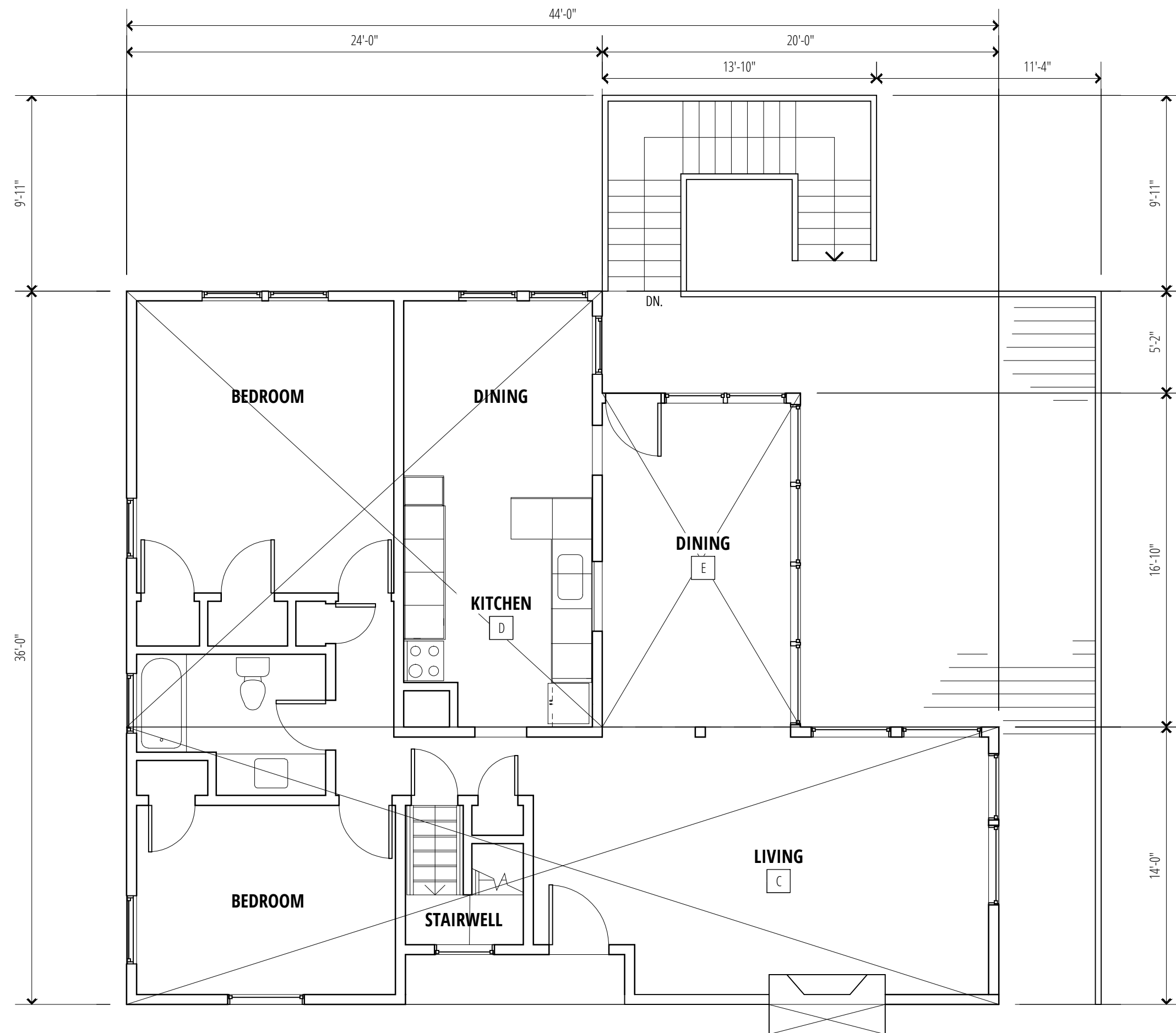
Panahi Residence
 153 Richardson Dr., Mill Valley, CA
 Drainage Plan—Roof and Subdrains.

AP# 043-071-14

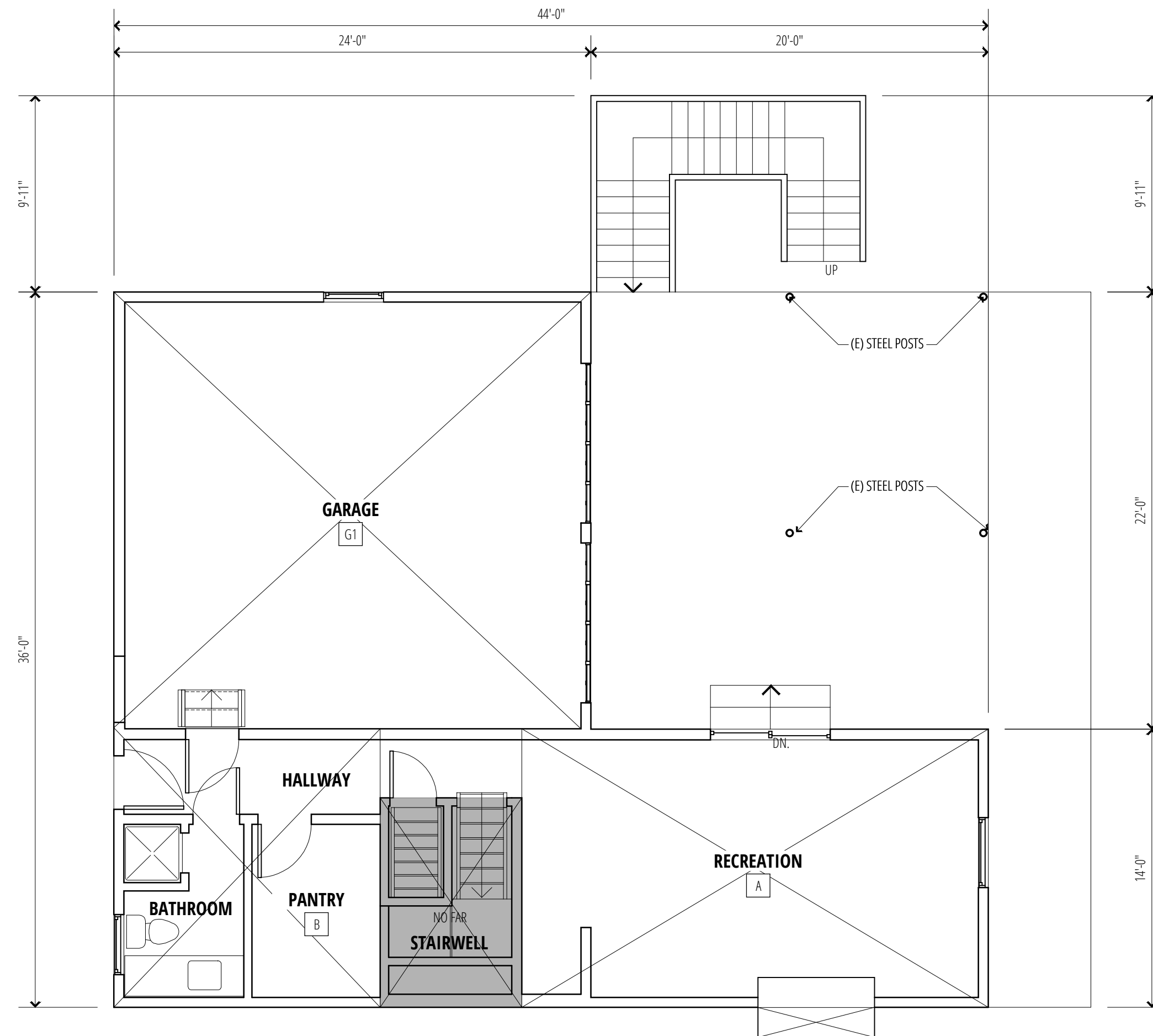
DATE	
SCALE	As Shown
DRAWN	M.P.
JOB	22-501
SHEET	C1
OF	1 SHEETS



(E) ROOF PLAN
 3
 A1.3 SCALE: 3/16" = 1'-0"



(E) SECOND FLOOR PLAN
 2
 A1.3 SCALE: 3/16" = 1'-0"



(E) FIRST FLOOR PLAN
 1
 A1.3 SCALE: 3/16" = 1'-0"



FIRST FLOOR AREA CALCULATIONS		
SPACE	DIMENSIONS	FLOOR AREA
A RECREATION	14'-0" x 23'-6"	328 SF
B PANTRY HALLWAY BATHROOM	13'-5" x 14'-0"	188 SF
TOTAL		516 SF
SECOND FLOOR AREA CALCULATIONS		
SPACE	DIMENSIONS	FLOOR AREA
C LIVING BEDROOM	21'-7" x 4'-8"	616 SF
D KITCHEN DINING BEDROOM	21'-7" x 4'-8"	528 SF
E DINING	21'-7" x 4'-8"	169 SF
TOTAL		1,313 SF
GARAGE LEVEL AREA CALCULATIONS		
SPACE	DIMENSIONS	FLOOR AREA
G1 GARAGE	24'-0" x 22'-0"	528 SF
TOTAL		528 SF
NOTE: *AREA NOT INCLUDED IN TOTAL		
FAR CALCULATIONS		
SPACE	FLOOR AREA	
GARAGE	528 SF	
LOWER LEVEL	516 SF	
MAIN LEVEL	1,313 SF	
GROSS FLOOR AREA	2,357 SF	
GARAGE EXEMPTION	-528 SF	
ADJUSTED FLOOR AREA	1,829 SF	
LOT SIZE	10,290 SF	
EXISTING FAR	0.177	
TOTAL DECK AREA	457 SF	
LEGEND		
	COUNTED AS FLOOR AREA	
	NOT COUNTED AS FLOOR AREA	



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Date	No.	Issue Notes
23/03/23		DESIGN REVIEW
15/02/24		DESIGN REVIEW
06/03/24		ISSUED FOR DESIGN REVIEW

Date	Delta	Revision Notes
	△	
	△	

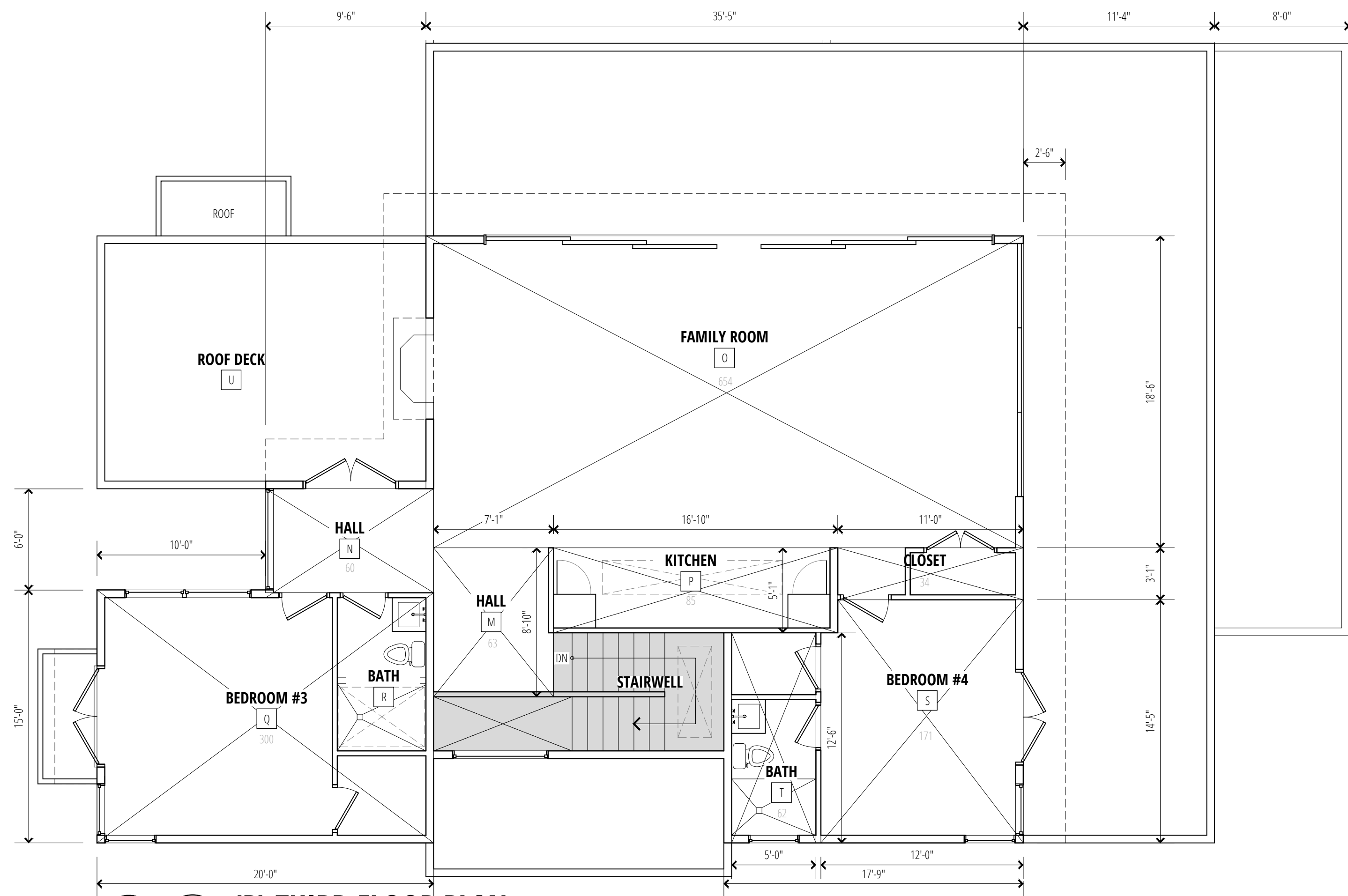
153 RICHARDSON-PANAHI RESIDENCE
 AP # 043-071-14
 (E) FAR

153 RICHARDSON DR.
 MILL VALLEY, CA 94941

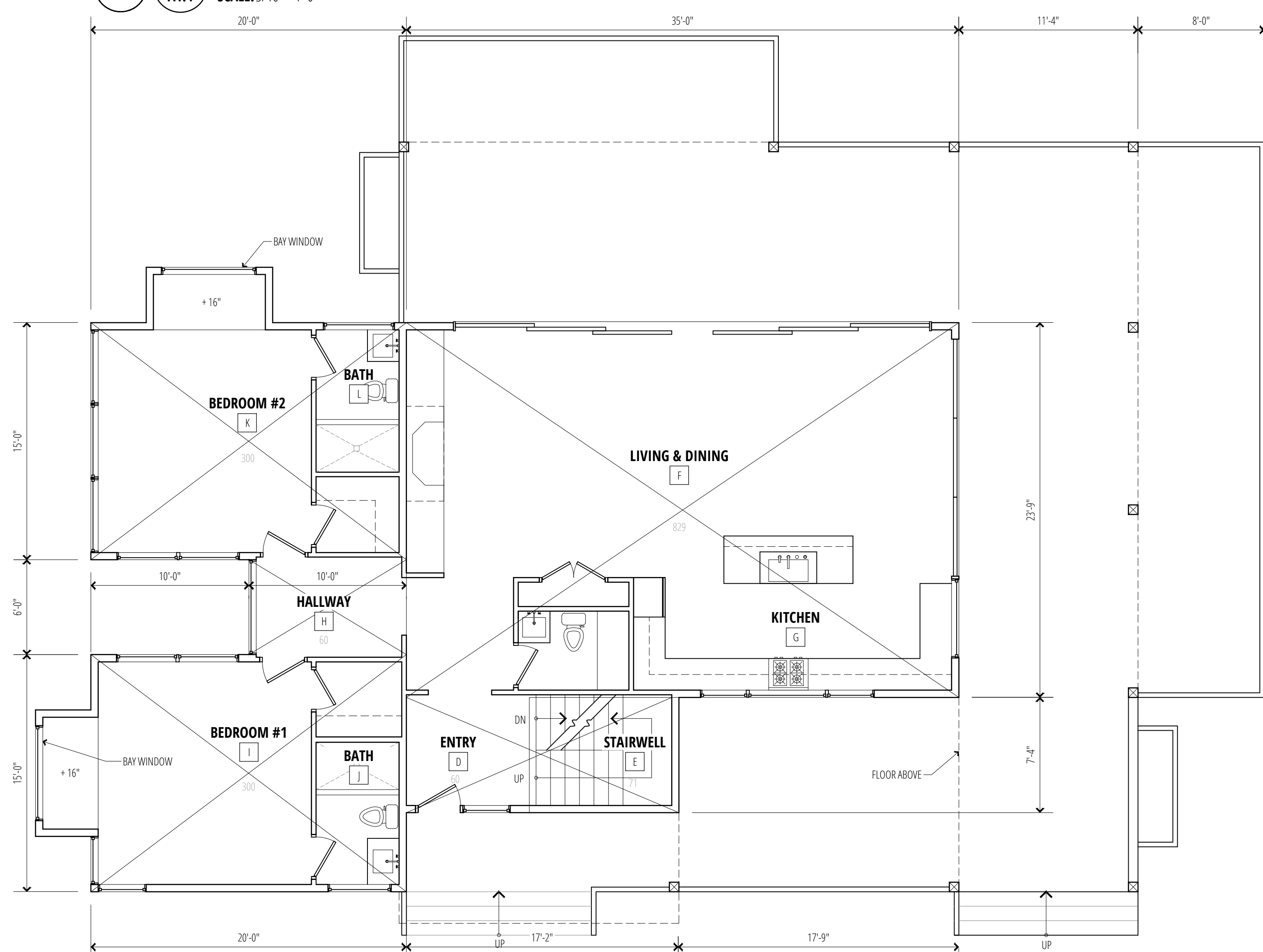
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 Date: 03/06/2024

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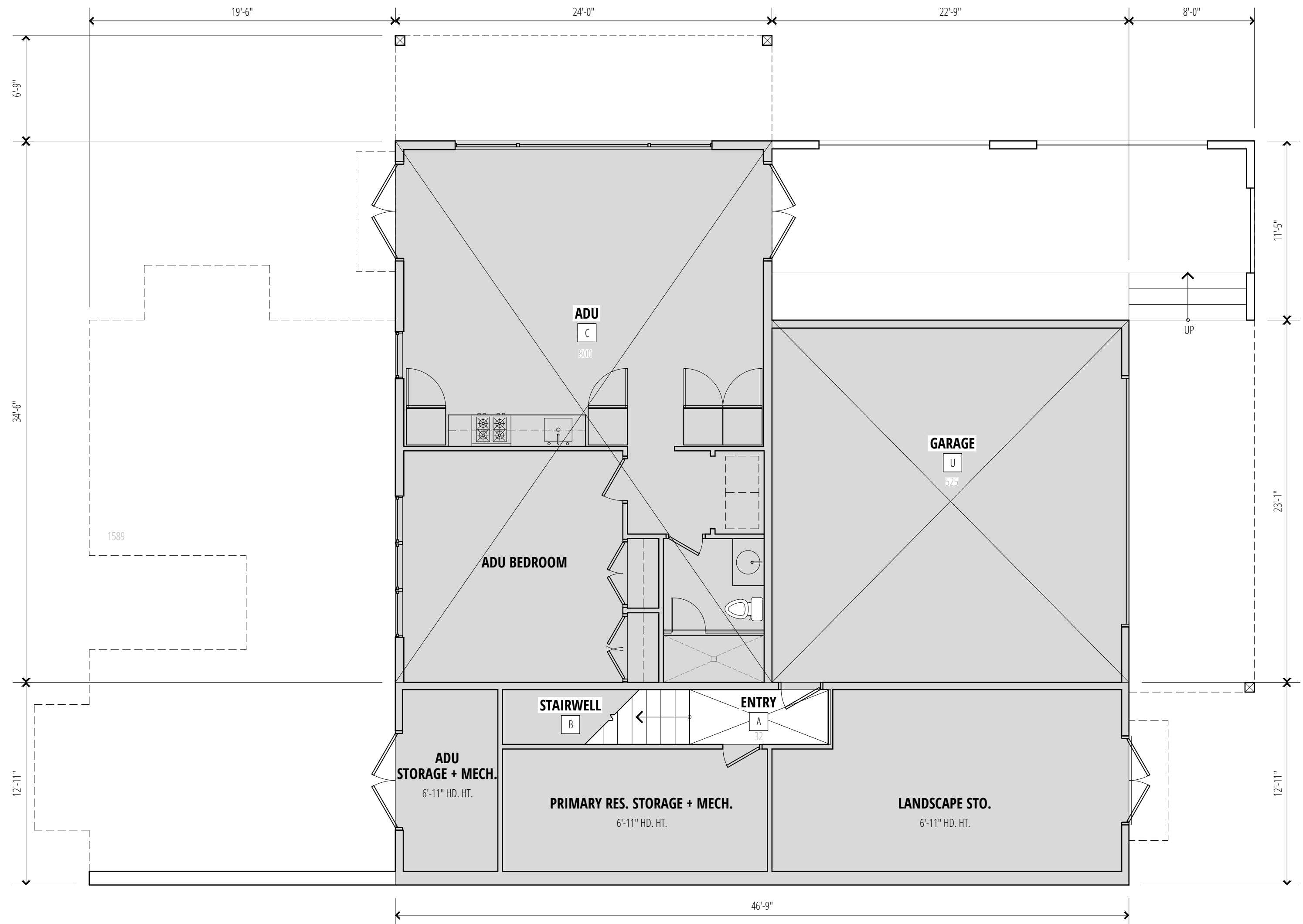
A1.3



3 (P) THIRD FLOOR PLAN
 A1.4 SCALE: 3/16" = 1'-0"



2 (P) SECOND FLOOR PLAN
 A1.4 SCALE: 3/16" = 1'-0"



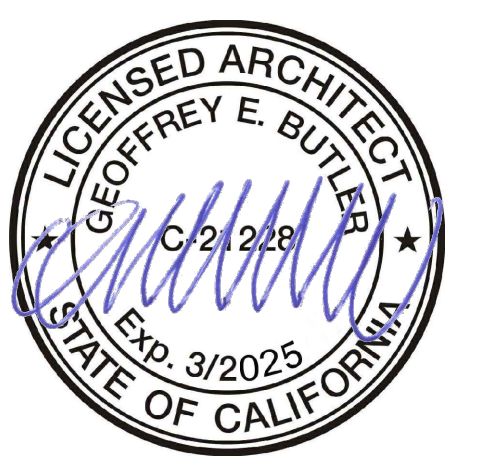
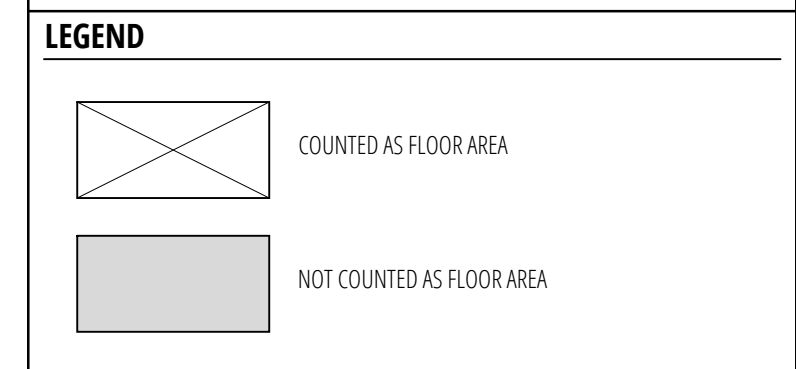
1 (P) FIRST FLOOR PLAN
 A1.4 SCALE: 3/16" = 1'-0"



FIRST FLOOR AREA CALCULATIONS		
SPACE	DIMENSIONS	FLOOR AREA
A ENTRY	3'-5" x 9'-0"	32 SF
C ADU	24'-0" x 34'-6"	<800 SF>
TOTAL		32 SF
SECOND FLOOR AREA CALCULATIONS		
SPACE	DIMENSIONS	FLOOR AREA
D ENTRY	7'-6" x 8'-1"	60 SF
E STAIRWELL	7'-6" x 9'-5"	71 SF
F & G LIVING/DINING/KITCHEN	23'-9" x 35'-0"	829 SF
H HALLWAY	6'-0" x 10'-0"	60 SF
I BEDROOM #1	14'-0" x 15'-0"	211 SF
J BATH	6'-0" x 15'-0"	89 SF
K BEDROOM #2	14'-0" x 15'-0"	211 SF
L BATH	6'-0" x 15'-0"	89 SF
TOTAL		1,620 SF

THIRD FLOOR AREA CALCULATIONS		
SPACE	DIMENSIONS	FLOOR AREA
M HALL	7'-1" x 8'-10"	63 SF
N HALL	6'-0" x 10'-0"	60 SF
O FAMILY ROOM	18'-6" x 35'-5"	654 SF
P CLOSET	3'-1" x 11'-0"	34 SF
Q KITCHEN	5'-1" x 16'-10"	85 SF
R BEDROOM #3	14'-0" x 15'-0"	211 SF
S BATH	6'-0" x 15'-0"	89 SF
T BEDROOM #4	12'-0" x 14'-2"	171 SF
U BATH	5'-0" x 12'-6"	62 SF
TOTAL		1,429 SF
GARAGE LEVEL AREA CALCULATIONS		
SPACE	DIMENSIONS	FLOOR AREA
U GARAGE	23'-1" x 22'-9"	525 SF
TOTAL		525 SF
NOTE: *AREA NOT INCLUDED IN TOTAL		

FAR CALCULATIONS	
SPACE	FLOOR AREA
GARAGE	525 SF
FIRST FLOOR	32 SF
SECOND FLOOR	1,620 SF
THIRD FLOOR	1,429 SF
GROSS FLOOR AREA 3,606 SF	
GARAGE EXEMPTION <525 SF>	
ADJUSTED FLOOR AREA 3,081 SF (3,087 SF MAX.)	
LOT SIZE	10,290 SF
PRIMARY RES. FAR	0.3
ADU	800 SF



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Date	Delta	Revision Notes
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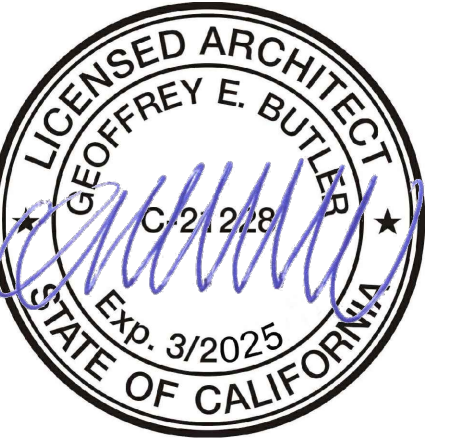
153 RICHARDSON-PANAHI RESIDENCE
 AP # 043-071-14
 (P) FAR

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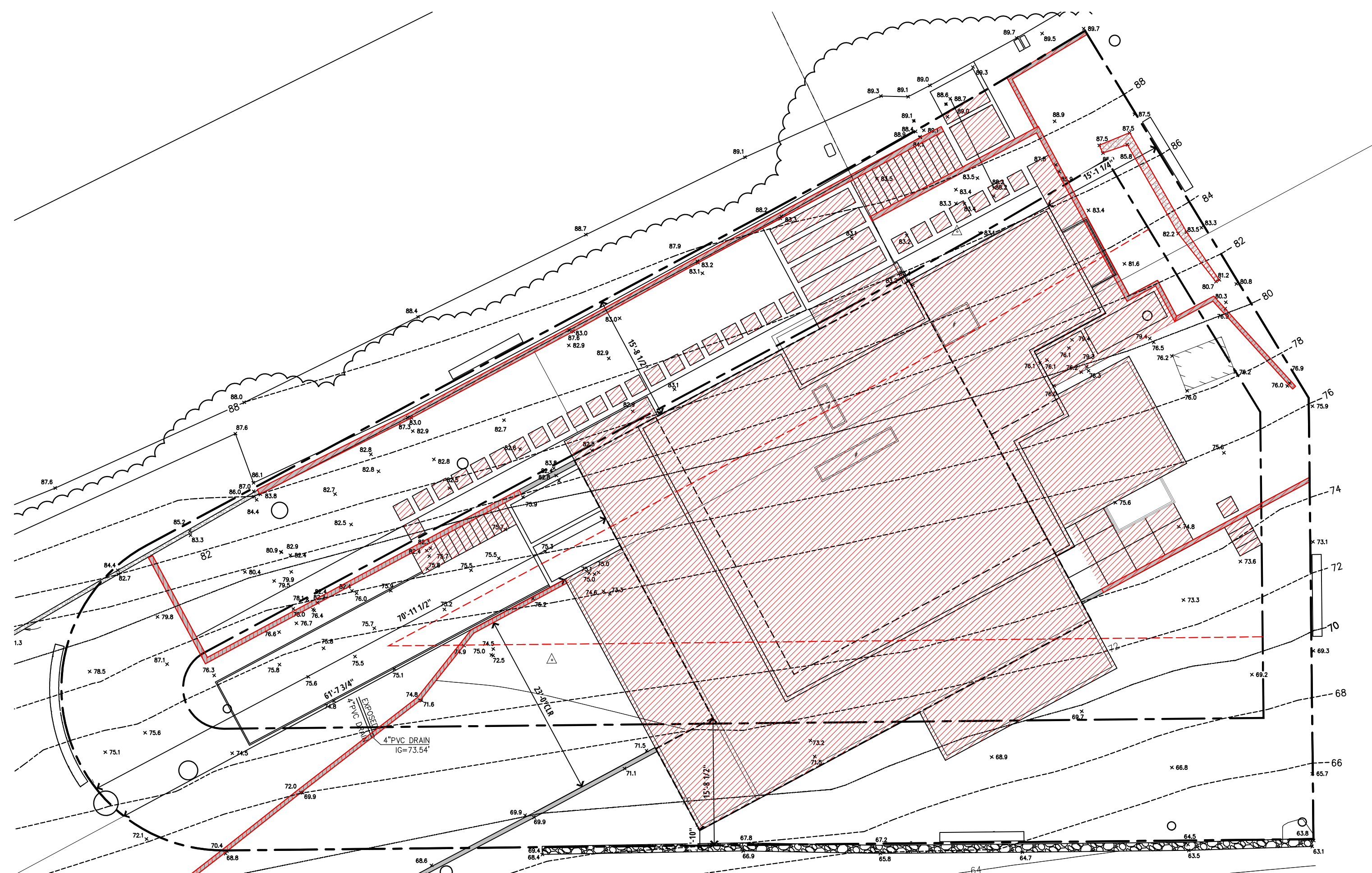
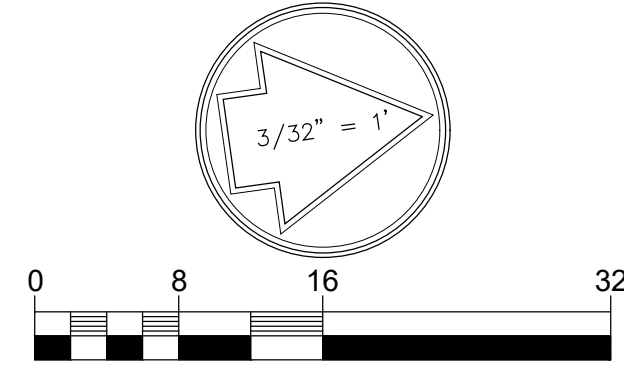
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1 (E) LOT COVERAGE PLAN - SHOWN SHADED
SCALE: 3/32" = 1'-0"



2 (P) LOT COVERAGE PLAN - SHOWN SHADED
SCALE: 3/32" = 1'-0"

RETAINING WALLS = $451' - 11\ 9/32'' \times (0.83) = 375.11\ \text{SF}$
BUILDING, DECKS, FRONT ENTRY, ETC. = 3512.76 SF

TOTAL PROPOSED LOT COVERAGE = 3,887.87 SF

(E) LOT COVERAGE SURFACE (4,886.38 SF)
- (P) LOT COVERAGE SURFACE (3,887.87 SF)
= 998.51 SF LESS LOT COVERAGE

153 RICHARDSON-PANAHI RESIDENCE

AP # 043-071-14
(E)+(P) Lot Coverage

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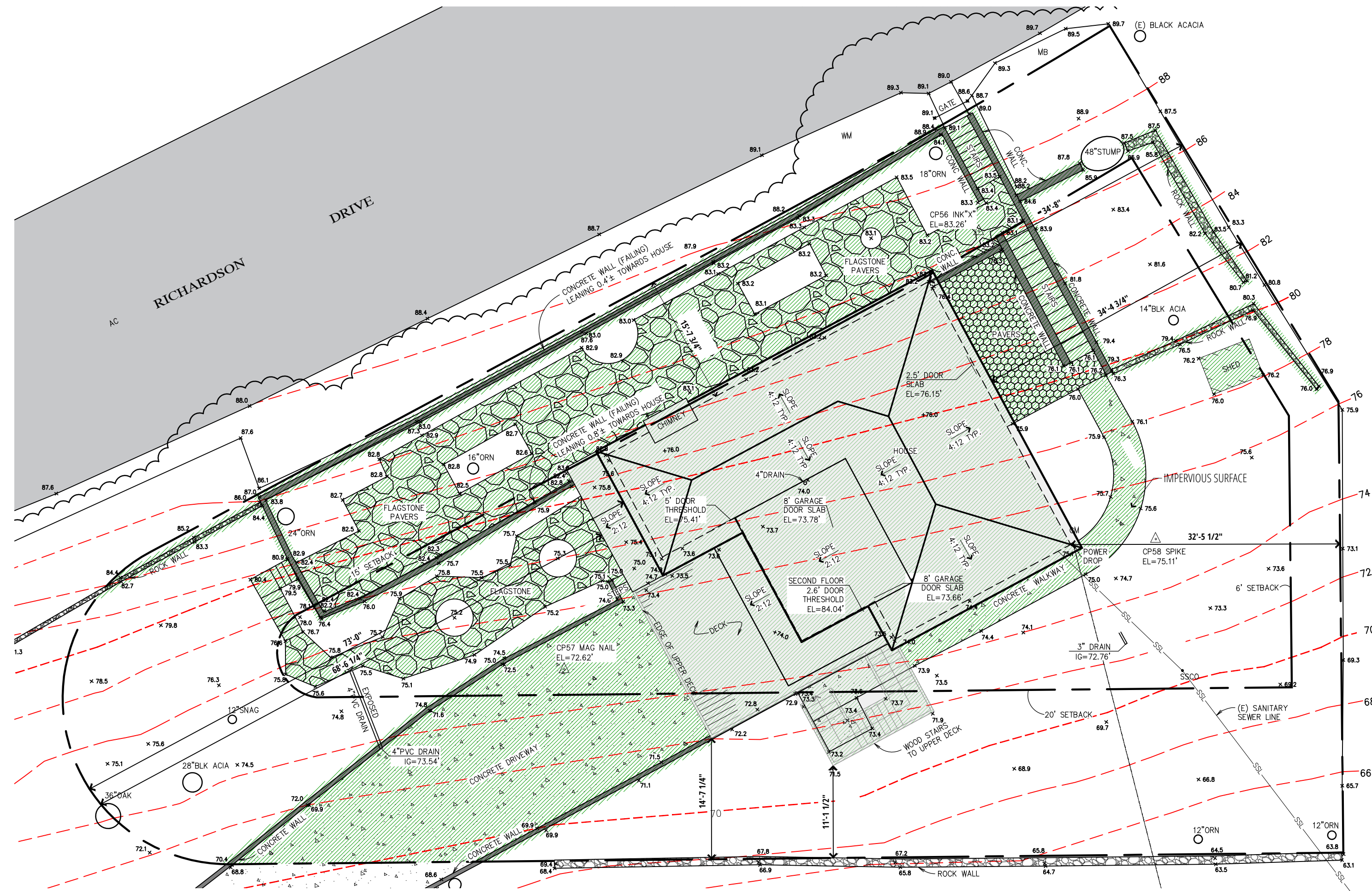


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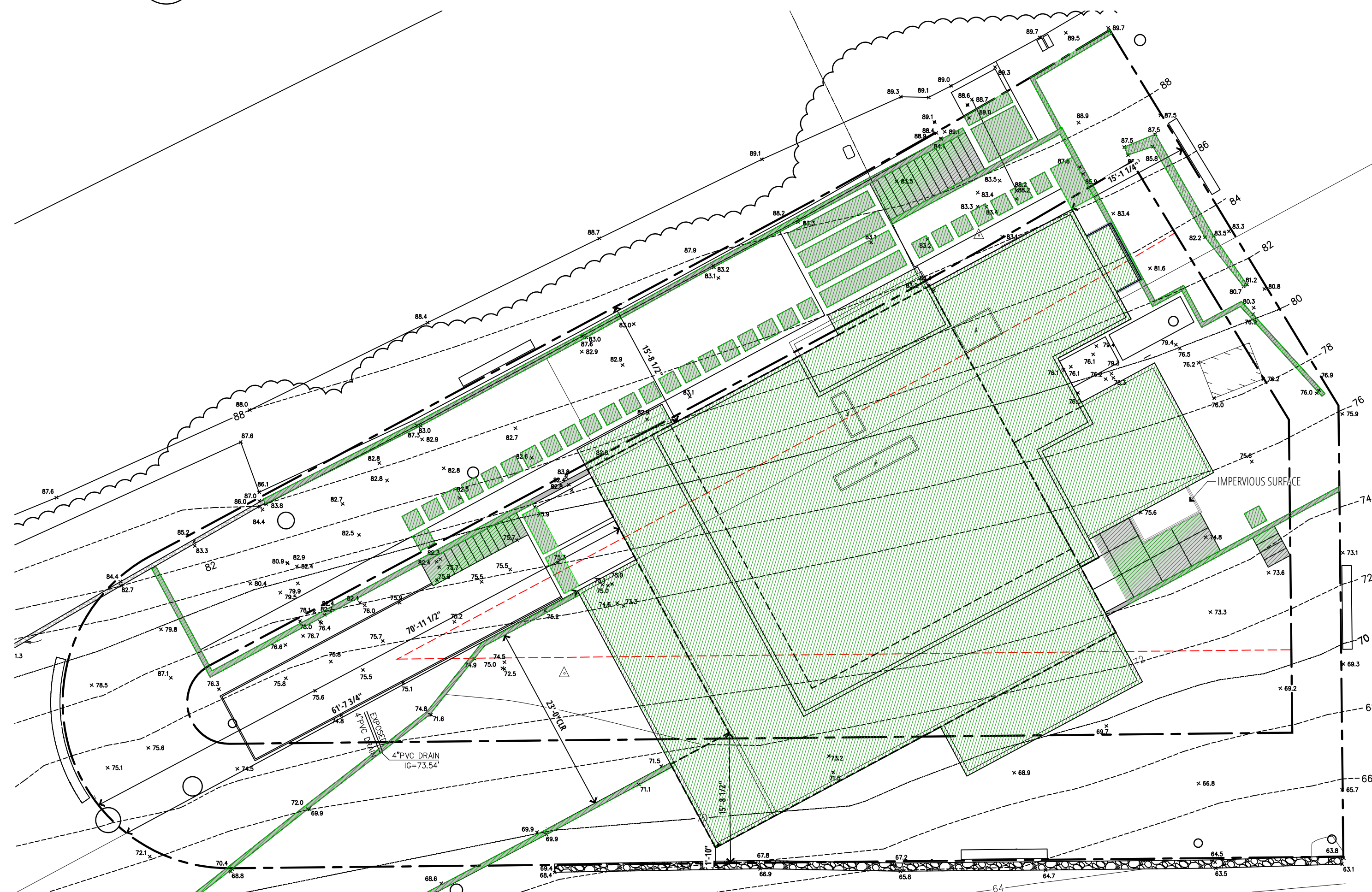
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1 (E) IMPERVIOUS SURFACE PLAN - SHOWN SHADED
SCALE: 3/32" = 1'-0"



2 (P) IMPERVIOUS SURFACE PLAN - SHOWN SHADED
SCALE: 3/32" = 1'-0"

TOTAL PROPOSED IMPERVIOUS SURFACE = 3,917.05 SF
(E) IMPERVIOUS SURFACE (4,886.38 SF)
- (P) IMPERVIOUS SURFACE (3,917.05 SF)
= 969.33 SF LESS IMPERVIOUS SURFACE

153 RICHARDSON-PANAHI RESIDENCE

AP # 043-071-14
(E)+(P) Impervious Surface

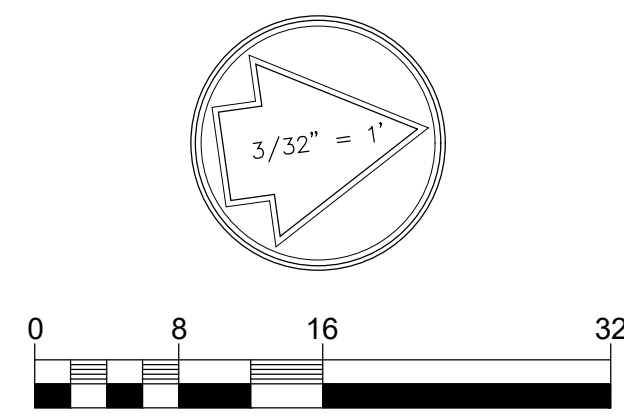
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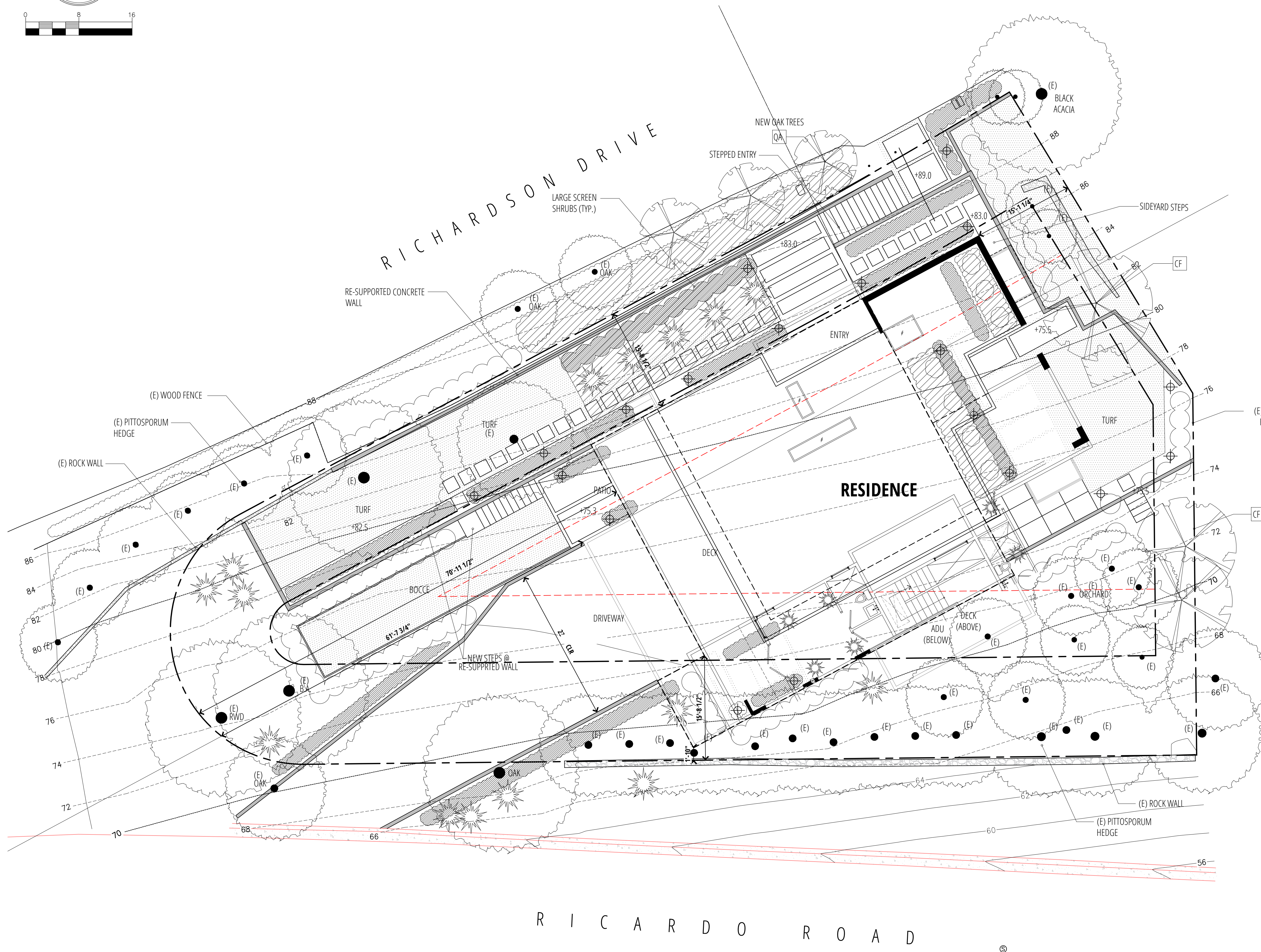
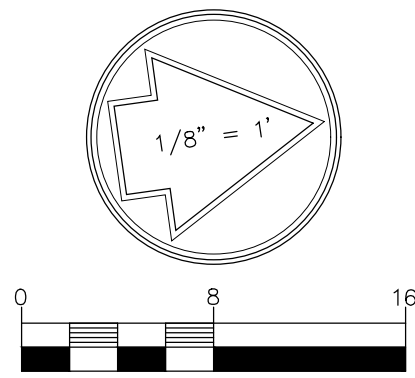
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LANDSCAPE LEGEND

SYMBOL/KEY BOTANICAL NAME / COMMON NAME

(E) EXISTING TREES
 • TYPICAL SYMBOL FOR EXISTING TREES WITH CANOPY ILLUSTRATED

(N) NEW TREES (Minimum 24" Box size) (Mature Height)
 • TYPICAL SYMBOL FOR NEW TREES WITH CANOPY ILLUSTRATED (SEE PLAN FOR LOCATION)

QA (wf) QUERCUS AGRIFOLIA / CALIFORNIA LIVE OAK (30')
CF (wf) CARPINUS FASTIGIATA / EUROPEAN HORNBEAM (30')

LARGE SHRUBS (Min. 15 gallon can size) (Mature Height)
 • (wf) PITTOSPORUM SPP. / NCN (10')
 • (wf) NEROLIUM OLEANDER / OLEANDER (8')
 • (wf) PODOCARPUS MACROPHYLLUS 'HENKELI' / YEW PINE (14')
 • (wf) RHAMNUS ALTERNUS / ITALIAN BUCKTHORN (16')

ACCENT SHRUBS (Minimum 5 gallon can size)
 • (wf) AGAVE SPECIES / AGAVE
 • (wf) DICKSONIA ANTARTICA / AUSTRALIAN TREE FERN
 • (wf) PHORMIUM / NEW ZEALAND FLAX
 • (wn) YUCCA SPP / YUCCA

EDGING SHRUBS
 • (wf) LOMANDRA LONGIFOLIA 'BREEZE' / NCN
 • (wf) DIETES VEGATA / FORTNIGHT LILY
 • (wf) JUNCUS PATENS / RUSH
 • (wf) MYRTUS COMMUNIS 'COMPACTA' / DWARF MYRTLE
 • (wf) NEPHROLEPIS CORDIFOLIA / SOUTHERN SWORD FERN

SHRUBS / GROUNDCOVER & PERENNIALS
 • (wn) EUPHORBIA SPP. / EUPHORBIA
 • (f) ROSA SPP. / ROSES
 • (w) RUBUS PENTALOBUS / BRAMBLE
 • (w) SALVIA / SAGE
 • (wf) LAVANDULA / LAVENDER
 • (wf) SEDUM SPECIES / CREEPING SEDUMS
 • (wf) THYMUS SPP / THYME

VINES
 • (wf) FICUS PUMILA / CREEPING FIG
 • (wf) PANDOREA JASMINOIDES / BOWER VINE
 • (w) PARTHENOCESSUS QUINQUEFOLIA / VIRGINIA CREEPER
 • (wf) TRACHELOSPERMUM JASMINOIDES / STAR JASMINE

• (w) LOW WATER USE
 • (n) PLANTS NATIVE TO CALIFORNIA / BAY AREA / MARIN COUNTY
 • (f) FIRE RESISTANT PLANT

LANDSCAPE & IRRIGATION NOTES

- ALL PLANTER BEDS SHALL RECEIVE A 3" LAYER OF "APPROVED" FIR BARK MULCH TOP DRESSING
- ALL NEW PLANTING AREAS WILL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM
- SEPARATE IRRIGATION VALVES WILL BE PROVIDED FOR AREAS OF DIFFERENT WATER REQUIREMENTS (E.G. FULL SHADE, PARTIAL SHADE, FULL SUN, ETC.)
- DRIP IRRIGATION SHALL BE USED FOR ALL TREES, SHRUBS & GROUND COVER PLANTS THROUGHOUT SITE, IN POTS & ON HILLSIDE (LOW WATER USE AREAS)

SITE LIGHTING

SYMBOL/KEY BOTANICAL NAME / COMMON NAME

⊕ GARDEN PATH LIGHT (12V)



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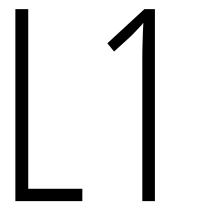
Landscape Plan

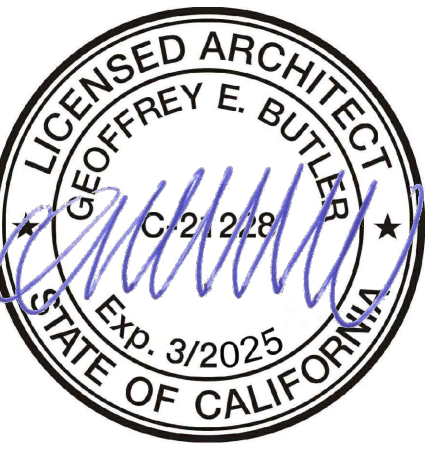
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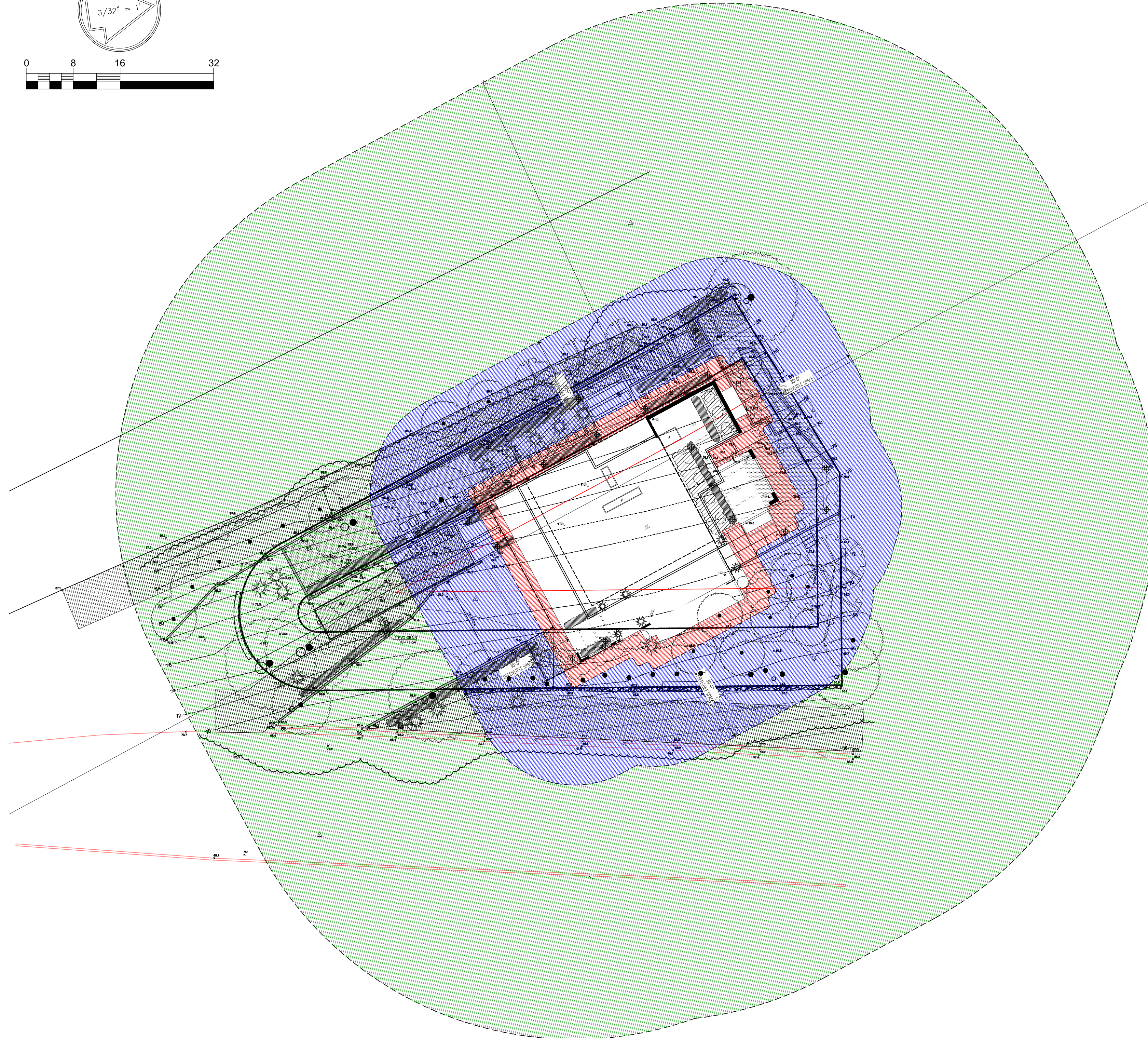
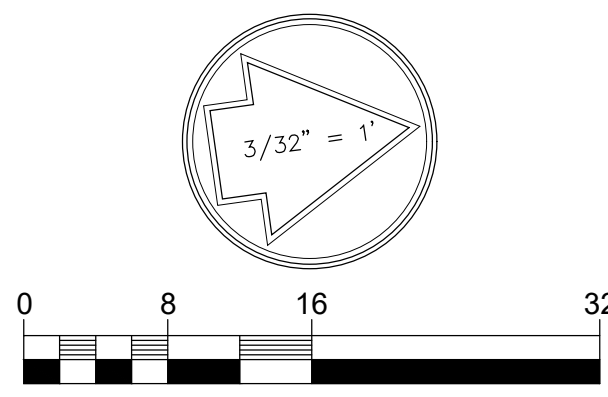


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1 VEGETATION MANAGEMENT PLAN
L2 SCALE: 3/32" = 1'-0"

VEGETATION MGMT. LEGEND	
	(E) EXISTING TREES • TYPICAL SYMBOL FOR EXISTING TREES WITH CANOPY ILLUSTRATED
	(N) NEW TREES • TYPICAL SYMBOL FOR NEW TREES WITH CANOPY ILLUSTRATED (SEE PLAN FOR LOCATION)
	LARGE SHRUBS
	ACCENT SHRUBS
	EDGING SHRUBS
	SHRUBS / GROUNDCOVER & PERENNIALS
	HARDSCAPE
	CONCRETE PAVING

VMP PLANT LIST	
(E) TREES TO REMAIN • TYPICAL SYMBOL FOR EXISTING TREES WITH CANOPY ILLUSTRATED	(E)+(N) TALL NATIVE SCREENING HETEROMELES ARBUTIFOLIA - TOYON RHAMNUS CALIFORNICA - COFFEE BERRY CEANOTHUS THYRSIFLORUS - CALIFORNIAN LILAC CERCIIS OCCIDENTALIS - WESTERN REDBUD
(N) TREES • TYPICAL SYMBOL FOR NEW TREES WITH CANOPY ILLUSTRATED (SEE PLAN FOR LOCATION)	(N) LOW SCREENING BERBERIS AQUIFOLIUM - OREGON GRAPE HOLLY CARPENTERIA CALIFORNICA - BUSH ANEMONE PRUNUS LYONII - CARACUNA CHERRY RHAPHIOLEPIS INDICA - INDIAN HAWTHORN
QA (w/f) QUERCUS AGRIFOLIA / CALIFORNIA LIVE OAK (30')	NON-COMBUSTIBLE
CF (w/f) CARPINUS FASTIGIATA / EUROPEAN HORNBEAM (30')	MULCH 50% SOIL - BASED (3" MIN)

HAZARD ZONES

- INTERMEDIATE ZONE (ZONE 0) 0' - 5'**
 - THE IMMEDIATE ZONE EXTENDS 0-5' FROM YOUR HOUSE. ZONE 0 IS THE AREA CLOSEST TO YOUR HOUSE, INCLUDING THE STRUCTURE ITSELF, DECKS, OUTDOOR FURNITURE, AND THE OUTSIDE WALLS AND COVERINGS. THIS AREA IS MOST VULNERABLE, AND SHOULD BE MOST AGGRESSIVELY MAINTAINED FOR FIRE RESISTANCE.
 - REMOVE ANY COMBUSTIBLE OUTDOOR FURNITURE.
 - REPLACE JUTE OR FIBER DOOR MATS WITH FIRE RESISTANT MATERIALS.
 - REMOVE OR RELOCATE ALL COMBUSTIBLE MATERIALS, INCLUDING GARBAGE AND RECYCLING CONTAINERS, LUMBER, TRASH, AND PATIO ACCESSORIES.
 - CLEAN ALL FALLEN LEAVES AND NEEDLES REGULARLY. REPEAT OFTEN DURING FIRE SEASON.
 - NO VEGETATION IS RECOMMENDED WITHIN 5' OF STRUCTURES.
 - REMOVE TREE LIMBS THAT EXTEND INTO THIS ZONE. FIRE-PRONE TREE VARIETIES SHOULD BE REMOVED IF THEY EXTEND WITHIN 5' OF STRUCTURES.
 - DO NOT STORE FIREWOOD, LUMBER, OR COMBUSTIBLES HERE, EVEN (ESPECIALLY) UNDER DECKS OR OVERHANGS. MOVE STORED COMBUSTIBLES INSIDE, OR AT LEAST 30' AWAY FROM STRUCTURES.
 - USE ONLY INORGANIC, NON-COMBUSTIBLE MULCHES SUCH AS STONE OR GRAVEL.
- INTERMEDIATE ZONE (ZONE 1) 5' - 30'**
 - THE INTERMEDIATE ZONE FROM 5' TO 30' OUT FROM BUILDINGS, STRUCTURES, DECKS, ETC. KEEP ZONE 1 "LEAN, CLEAN, AND GREEN" AND EMPLOY CAREFUL LANDSCAPING TO CREATE BREAKS THAT CAN HELP INFLUENCE AND DECREASE FIRE BEHAVIOR.
 - REMOVE ALL DEAD PLANTS, GRASS, AND WEEDS (VEGETATION).
 - REMOVE DEAD OR DRY LEAVES AND PINE NEEDLES FROM YOUR YARD, ROOF AND RAIN GUTTERS.
 - TRIM TREES REGULARLY TO KEEP BRANCHES A MINIMUM OF 10 FEET FROM OTHER TREES.
 - REMOVE BRANCHES THAT HANG OVER YOUR ROOF AND KEEP DEAD BRANCHES 10 FEET AWAY FROM YOUR CHIMNEY.
 - REMOVE VEGETATION AND ITEMS THAT COULD CATCH FIRE FROM AROUND AND UNDER DECKS.
 - REMOVE FIRE-PRONE PLANTS, AND CHOOSE ONLY FIRE-RESISTANT VARIETIES. IRRIGATE REGULARLY.
 - REMOVE LIMBS TO A HEIGHT OF 10' ABOVE THE GROUND (OR 1/3 THE HEIGHT OF THE TREE) TO PROVIDE CLEARANCE AND TO ELIMINATE A "FIRE LADDER".
 - USE ONLY INORGANIC, NON-COMBUSTIBLE MULCHES SUCH AS STONE OR COMPOSTED MULCH AND LARGE BARK AND CHIPS (GREATER THAN 1/2" DIAMETER) MAY BE OK.
- EXTENDED ZONE (ZONE 2) 30' - 100'**
 - THE EXTENDED ZONE FROM 30' TO 100' (OR MORE, IF REQUIRED DUE TO STEEP SLOPES, NEARBY VEGETATION CONDITIONS, AND/OR YOUR LOCAL FIRE DEPARTMENT). THE GOAL HERE IS NOT TO ELIMINATE FIRE BUT TO INTERRUPT FIRE'S PATH AND KEEP FLAMES SMALLER AND ON THE GROUND. THIS ZONE SHOULD INCLUDE AT A MINIMUM:
 - CUT OR MOW ANNUAL GRASS DOWN TO A MAXIMUM HEIGHT OF 4 INCHES.
 - CREATE HORIZONTAL SPACING BETWEEN SHRUBS, TREES AND VERTICAL SPACING BETWEEN GRASS, SHRUBS AND TREES.
 - REMOVE NEEDLES, TWIGS, BARK, CONES, AND SMALL BRANCHES. HOWEVER, THEY MAY BE PERMITTED TO A DEPTH OF 3 INCHES IF FALLEN LEAVES, EROSION CONTROL IS AN ISSUE.
- ACCESS ZONE (ZONE 3) 0' - 10'**
 - EXTENDS 10 FEET HORIZONTALLY FROM THE EDGE ON EITHER SIDE OF THE ROAD OR DRIVEWAY.
 - WITHIN THIS ZONE, PLANTINGS SHALL BE FIRE RESISTANT AND SHALL NOT EXTEND WITHIN THE 14 FOOT VERTICAL CLEARANCE ABOVE THE SURFACE OF THE ROADWAY OR DRIVEWAY, AS REQUIRED FOR EMERGENCY ACCESS.
 - ALL LANDSCAPE SHALL MEET THE REQUIREMENTS FOR SEPARATION AS STATED IN THE ZONE 2 ABOVE

VMP NARRATIVE

- EXISTING CONDITIONS**
 - A. EXISTING VEGETATION FROM 30 TO 100 FEET CONSISTS OF A SMALL GROVE OF REDWOODS IN THE SOUTH CORNER OF THE PROPERTY, WITH BROADLEAF EVERGREENS TO THE WEST AND SOUTHEAST.
- PROPOSED SCOPE**
 - A. PROPOSED LANDSCAPE AROUND THE IMMEDIATE VICINITY OF HOUSE IS COMPRISED OF WIDELY SPACES BROADLEAF TREES, AND IRRIGATED ORNAMENTAL SHRUBS AND GROUNDCOVERS. PAVEMENT DRIVEWAY TO THE SOUTH AND ROADS TO THE WEST AND SOUTH-EAST PROVIDE A FIRE-SAFE BUFFER.
 - B. NEW LANDSCAPING IN INTERFACE AREAS TO EXISTING VEGETATION WILL BE SELECTED FROM LOW PYROPHYTIC PLANTS, AND PLACED TO PROVIDE A FIRE SAFETY BUFFER.
 - C. SHRUBS SHALL BE PLACED SO THAT NO CONTINUITY EXISTS BETWEEN GROUND FUELS & TREE CROWNS.
 - D. TREES SHALL BE PLANTED SO THAT, WHEN MATURE, THEIR CROWNS WILL BE SEPARATED BY AT LEAST 10 FT.
 - E. SPACE SHRUBS SO THAT INDIVIDUAL CROWNS ARE SEPARATED BY AT LEAST 2X THE HEIGHT OR CLUMP SHRUBS INTO ISLANDS OF NO GREATER THAN 18FT. IN DIAMETER. SEPARATE ISLANDS BY AT LEAST 2X THE CANOPY HEIGHT.
- FUTURE PLANTING**
 - A. ANY FUTURE PLANTINGS THROUGHOUT THE SITE WILL INCLUDE FIRE-RESISTANT, IRRIGATED SHRUBS, PERENNIALS, AND GROUND COVERS AS IN THE FIRESAFE MARIN PLANTING LISTS LOCATED AT WWW.FIRESAFEMARIN.ORG/PLANTS
- LONG TERM MAINTENANCE SCHEDULE AND SAFETY PRACTICES**
 - A. ALL FIRE PRONE FUELS AND DEAD MATERIAL WILL BE REMOVED WITHIN 100' OF THE HOME.
 - B. REMOVE BRANCHES BENEATH LARGE TREES FOR A 6-FOOT MINIMUM CLEARANCE.
 - C. LIVE PLANTS, BUSHES, SHRUBS, AND TREES SHALL BE MAINTAINED. DEAD VEGETATION AND DEBRIS SHALL BE REMOVED FROM WITHIN AND AROUND THE LIVING PLANT, BUSH, SHRUB, AND/OR TREE.
 - D. NEEDLES AND LEAVES AND OTHER COMBUSTIBLE DEBRIS AND LITTER SHALL BE REMOVED FROM ROOFS AND GUTTER AT MINIMUM TWICE YEARLY.
 - E. ALL WEEDS AND GRASSES SHALL BE CUT REGULARLY TO A HEIGHT OF 4" OR LESS.
 - F. VEGETATION SHALL BE TRIMMED TO WITHIN 10' HORIZONTALLY OF ROADWAYS, AND TREES SHALL BE TRIMMED AS NOT TO OVERHANG ROADWAYS AND PROVIDE 14' OF CLEARANCE VERTICALLY.
 - G. ALL DEAD AND DYING VEGETATION SHALL BE REMOVED SEASONALLY TO REDUCE VEGETATION VOLUME AND LADDER FUELS.
 - H. COORDINATE WITH ADJACENT PROPERTY OWNERS TO MAINTAIN TREE CANOPIES, VEGETATION AND LADDER FUELS ON AN ANNUAL BASIS.
 - I. NO NATIVE GRASSES SHALL BE PLANTED WITHIN HOME IGNITION ZONES 1 AND 2.
 - J. ALL PLANTED AREAS INSIDE HOME IGNITION ZONES 1 AND 2 SHALL BE IRRIGATED.
 - K. ALL PLANTINGS SHALL BE SELECTED IN COORDINATION WITH THE FIRESAFE MARIN PLANTING LIST LOCATED AT WWW.FIRESAFEMARIN.ORG/PLANTS. OTHER FIRE RESISTANT PLANTS CAN BE UTILIZED WITH PRIOR APPROVAL OF THE FIRE CODE OFFICIAL.
 - L. REGARDLESS OF PLANT SELECTION, SHRUBS SHALL BE SPACED SO THAT NO CONTINUITY EXISTS BETWEEN GROUND FUELS AND TREE CROWNS, SUCH THAT A GROUND FIRE WILL NOT EXTEND INTO THE TREE CANOPY

153 RICHARDSON-PANAHI RESIDENCE
AP # 043-071-14
Vegetation Management Plan
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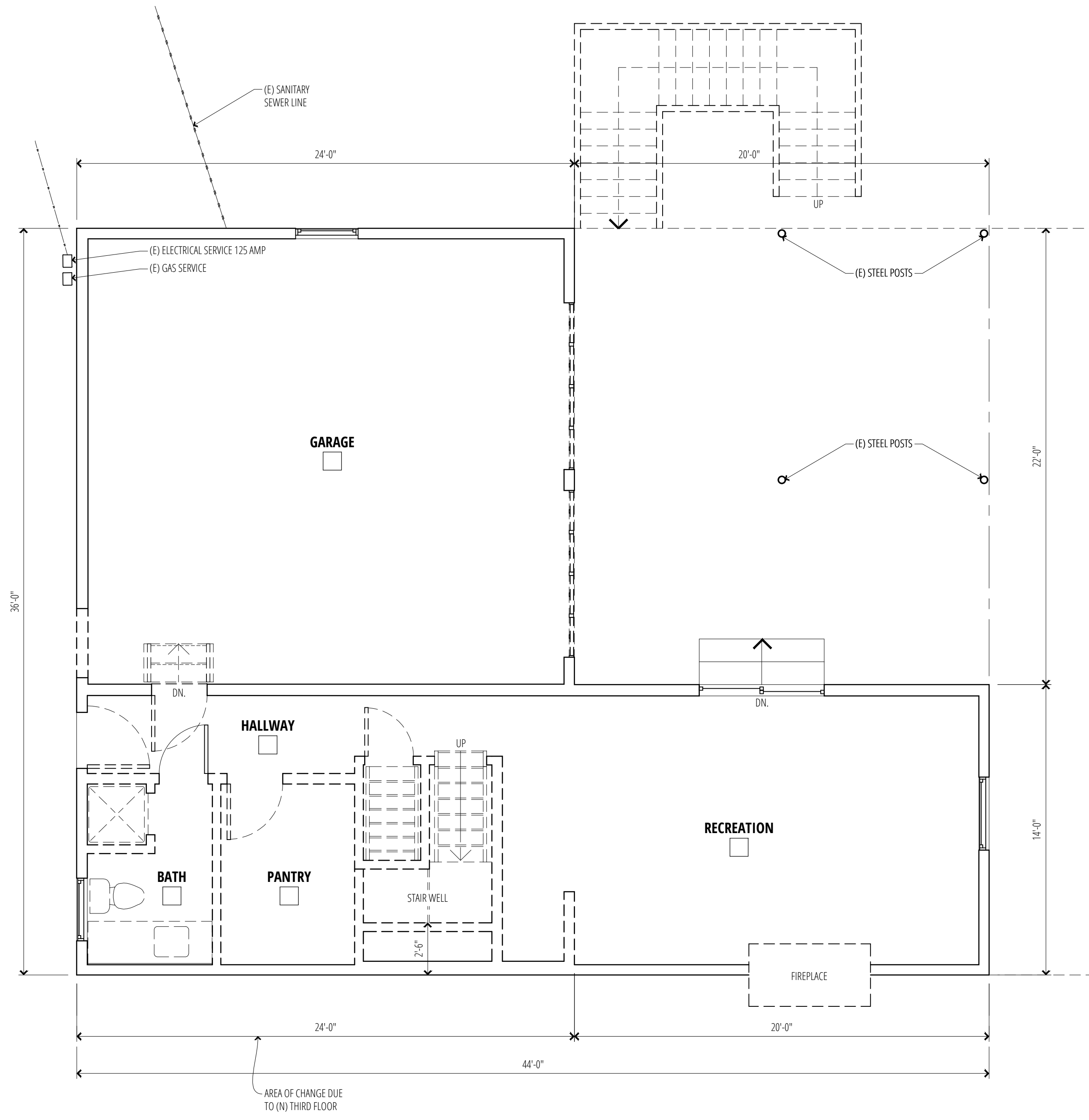


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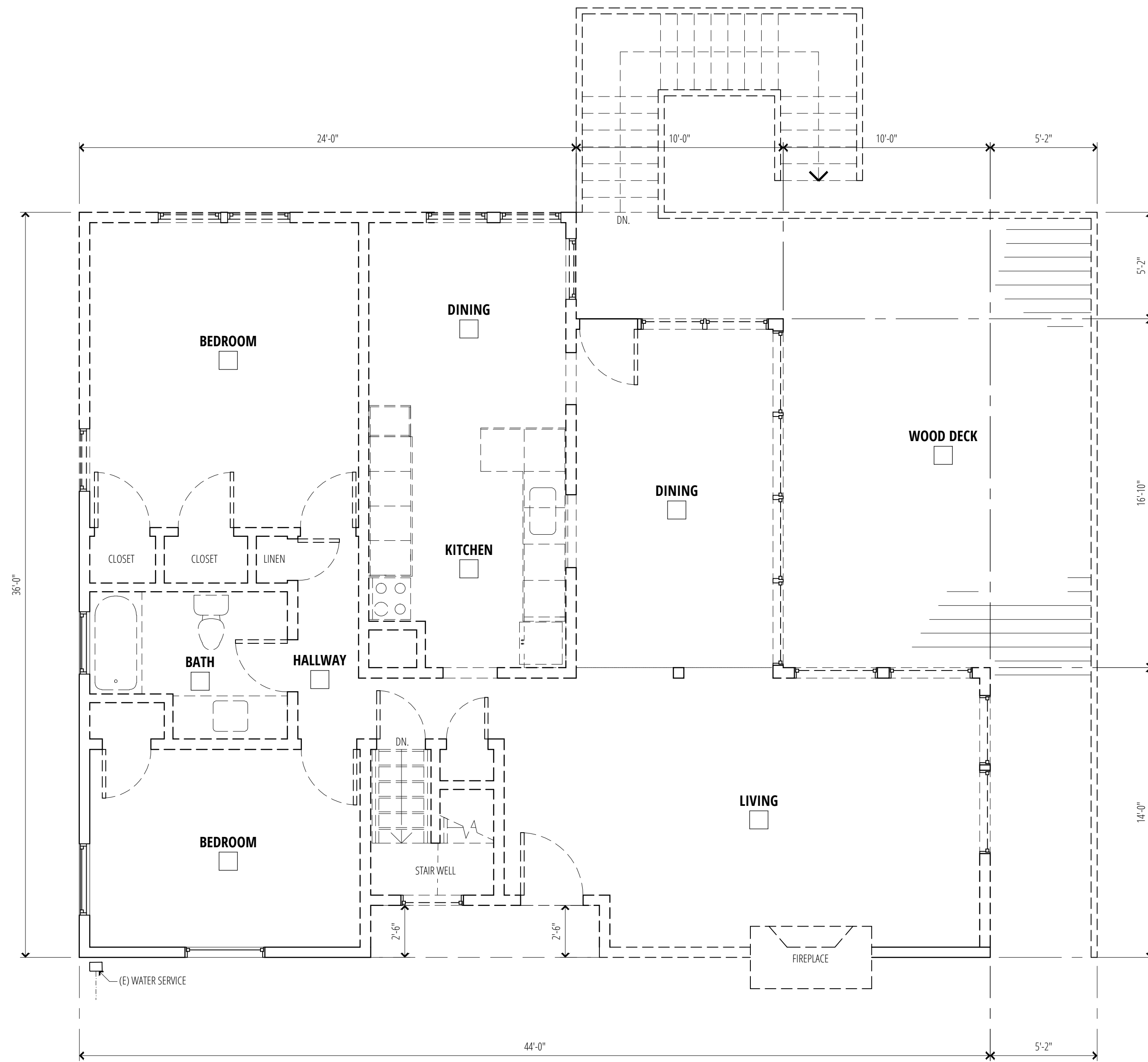
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1
A2.0
EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2
A2.0
EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

LINEAR FEET OF DEMOLITION AND STRUCTURAL CHANGE

EXISTING FIRST FLOOR	160 lin. ft.
EXISTING SECOND FLOOR	165 lin. ft.
TOTAL	325 lin. ft.
TOTAL DEMO + STRUCTURAL △	305 lin. ft.
% △	93%

LEGEND:

- WALLS TO BE DEMOLISH
- EXISTING WALLS TO REMAIN
- NEW WALLS



153 RICHARDSON-PANAHI RESIDENCE
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(E) Floor Plans

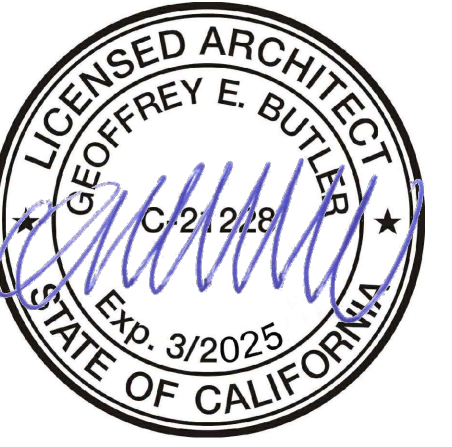
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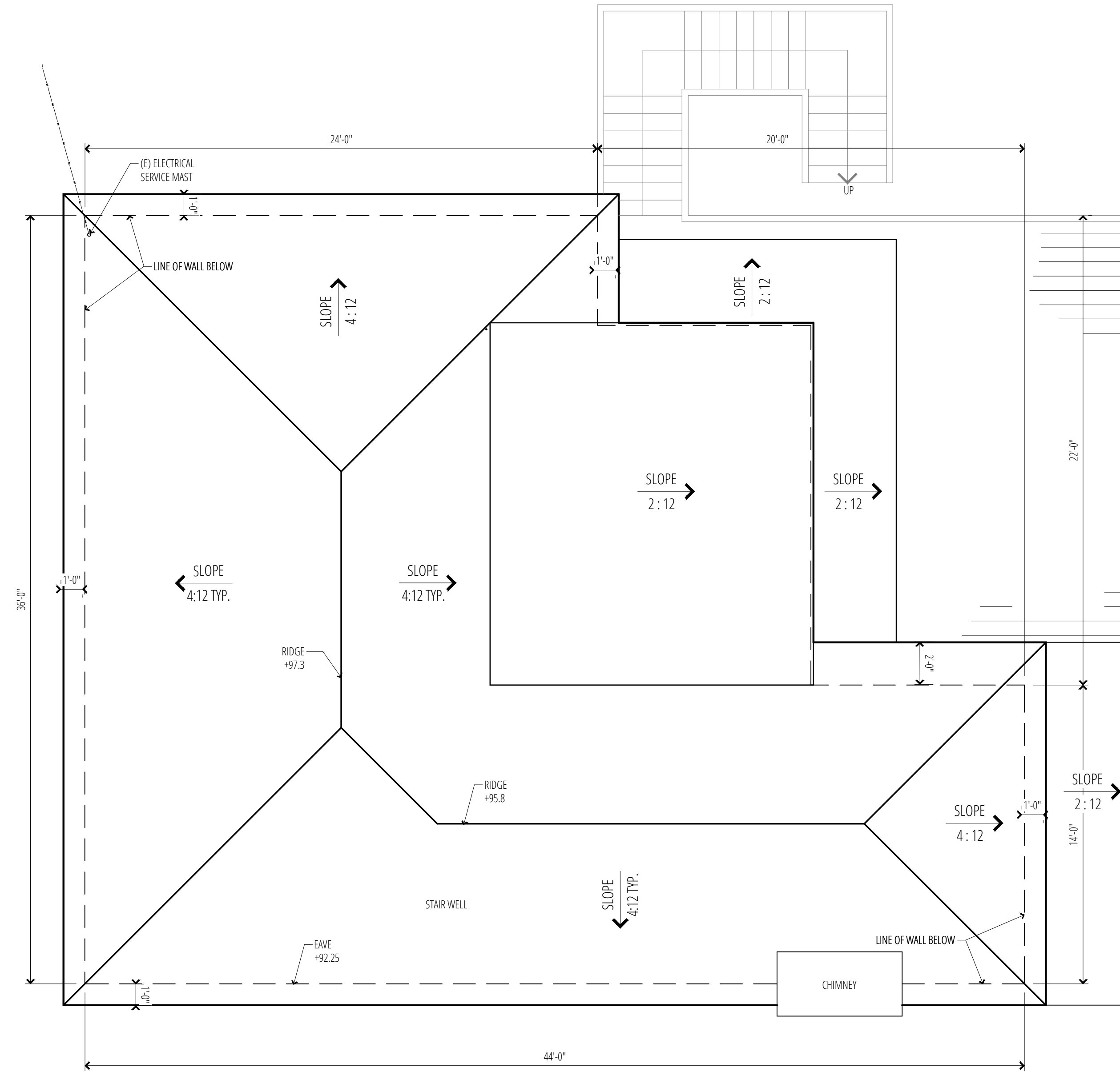


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(E) ROOF PLAN
SCALE: 1/4" = 1'-0"



153 RICHARDSON-PANAHI RESIDENCE
AP # 043-071-14
(E) Roof Plan

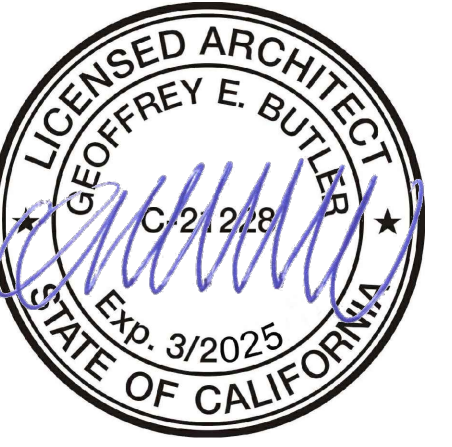
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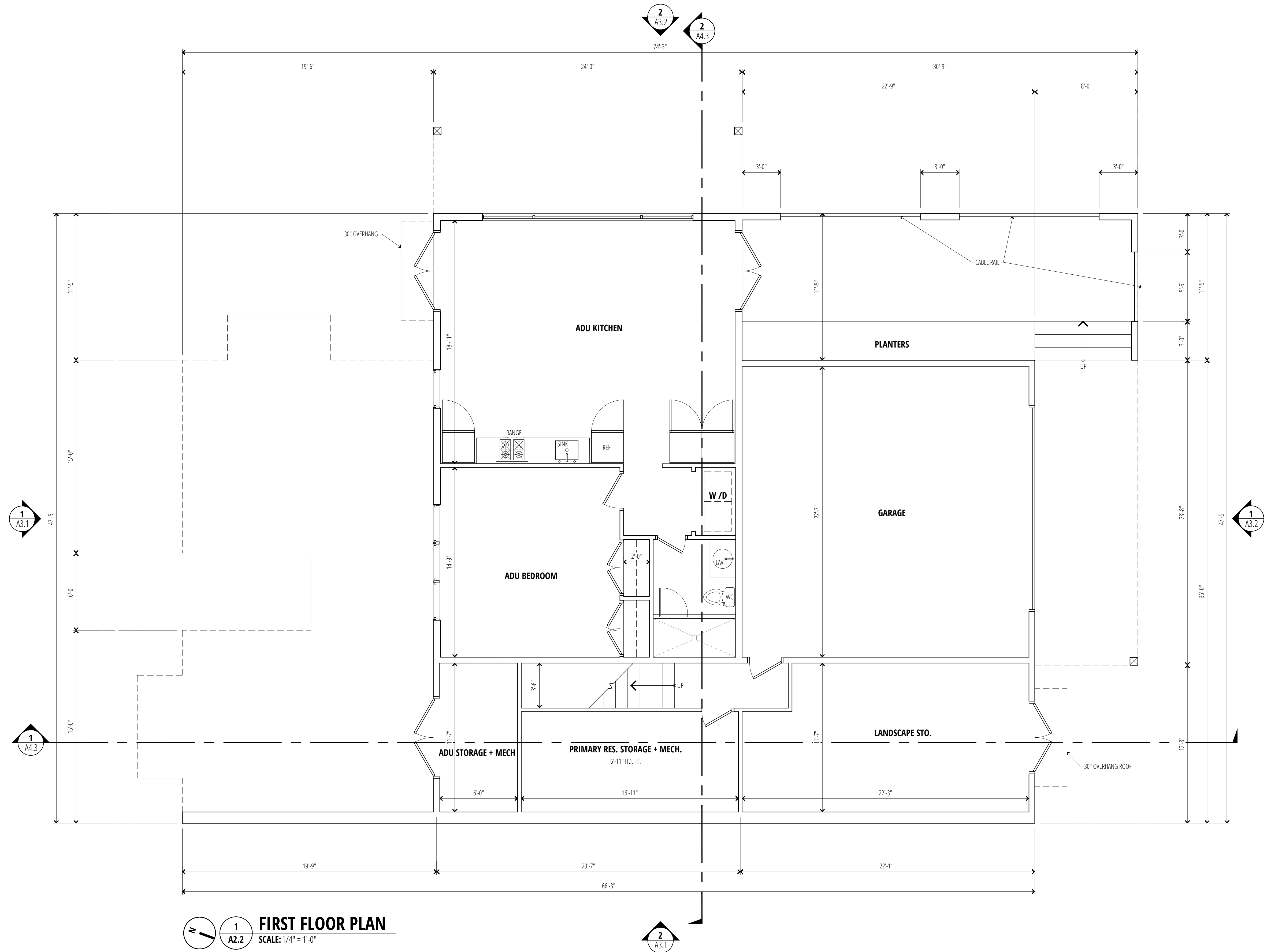


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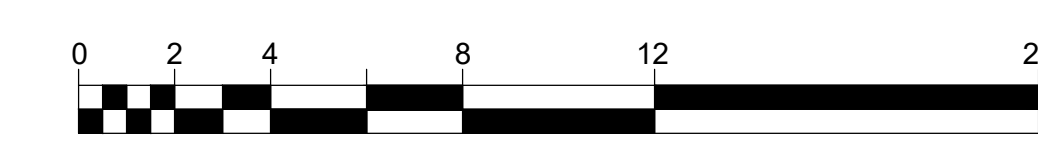
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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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(P) First Floor Plan

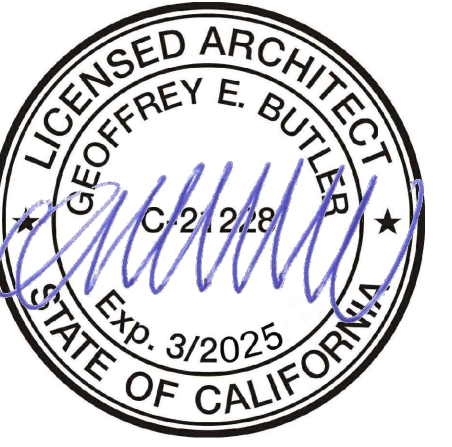
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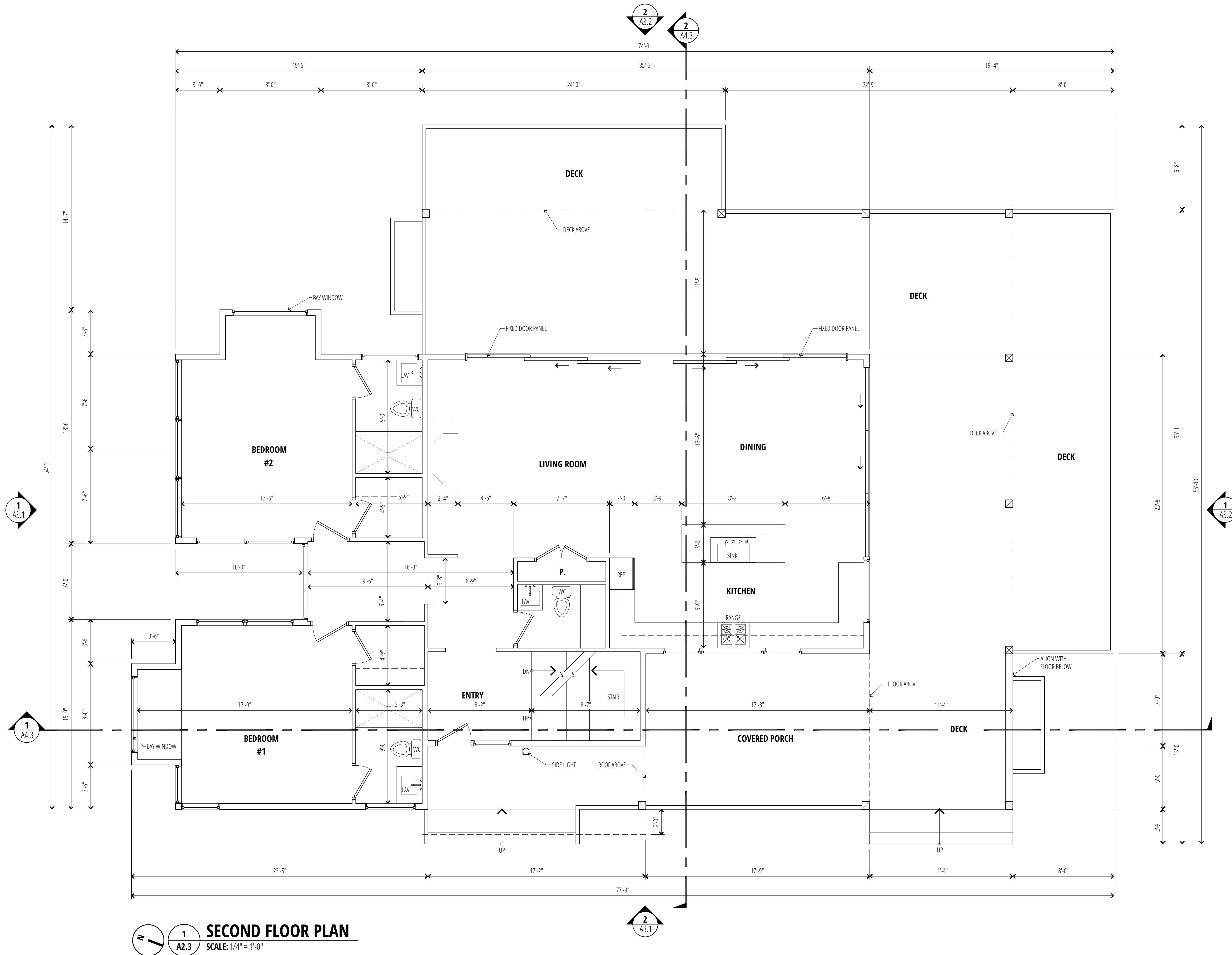


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Date	Delta	Revision Notes
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153 RICHARDSON-PANAHI RESIDENCE
AP # 043-071-14
(P) Second Floor Plan

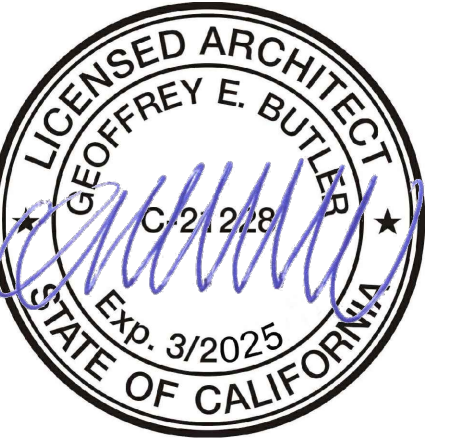
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A2.3

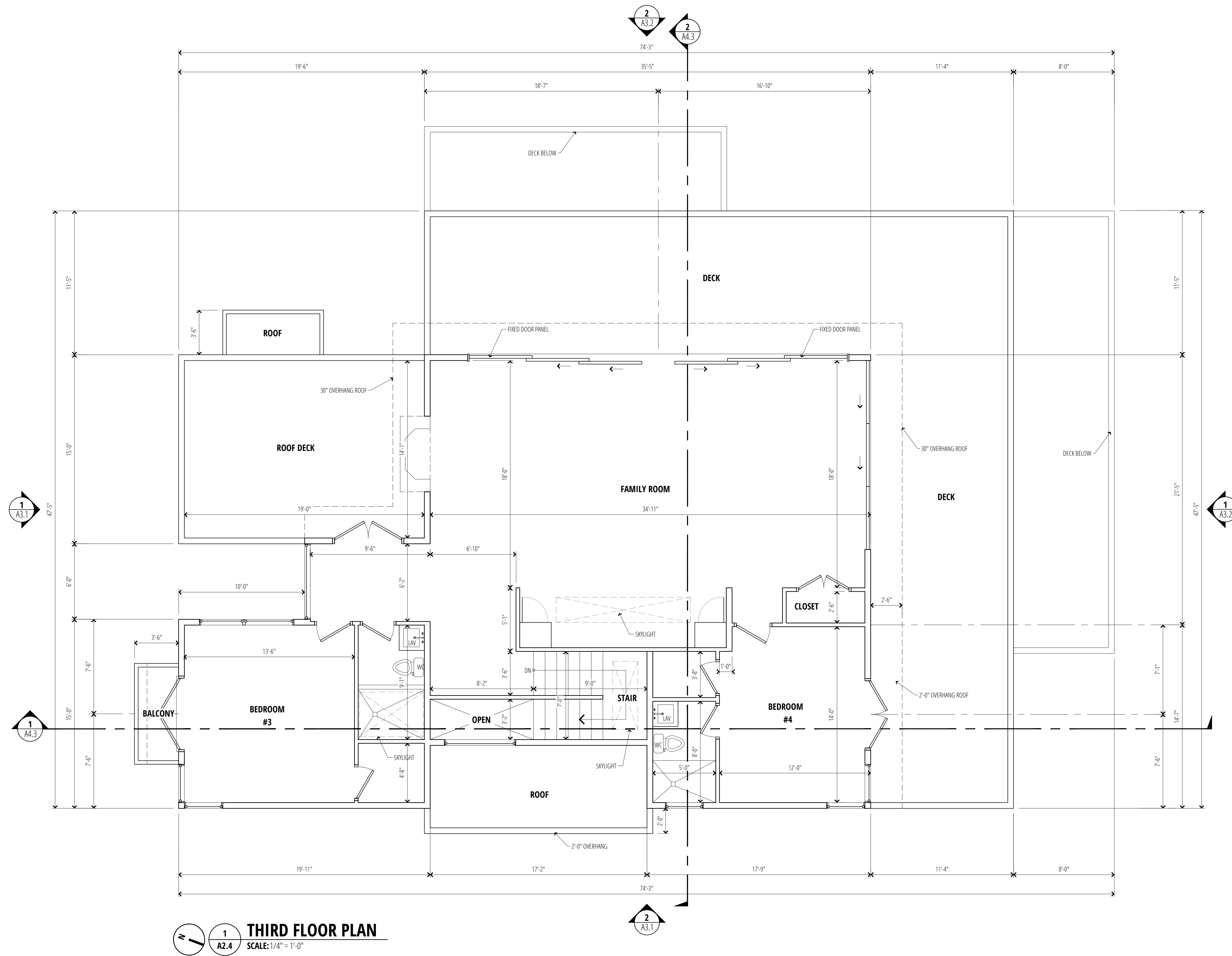


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1 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

153 RICHARDSON-PANAHI RESIDENCE
AP # 043-071-14
(P) Third Floor Plan

153 RICHARDSON DR.
MILL VALLEY, CA 94941

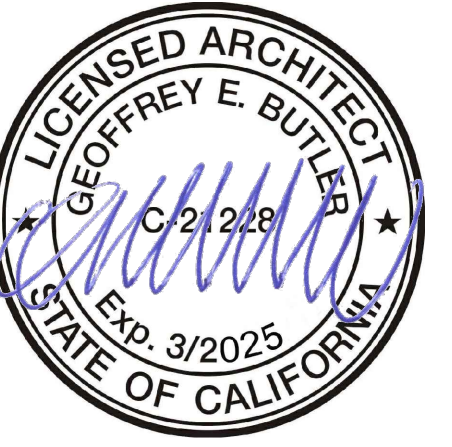
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A2.4

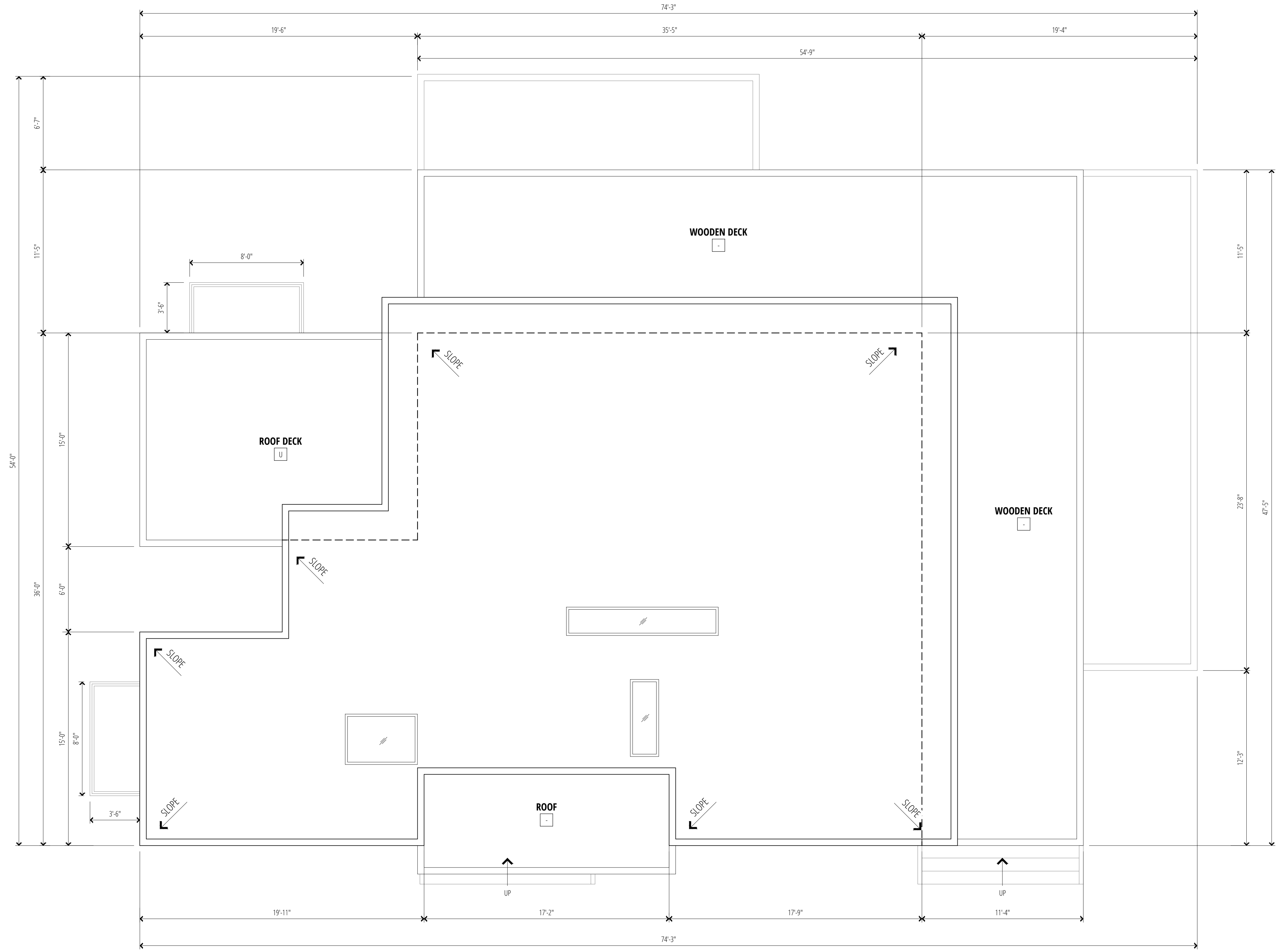


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(P) ROOF PLAN
1
A2.1 SCALE: 1/4" = 1'-0"



153 RICHARDSON-PANAHI RESIDENCE
AP # 043-071-14
(P) Roof Plan

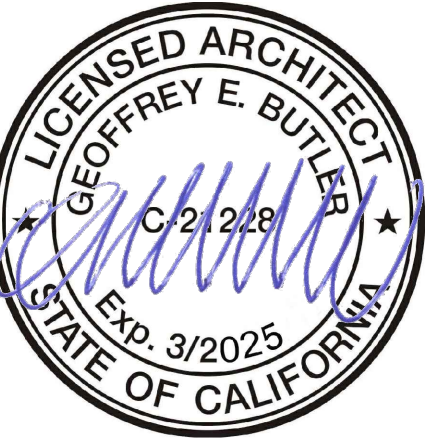
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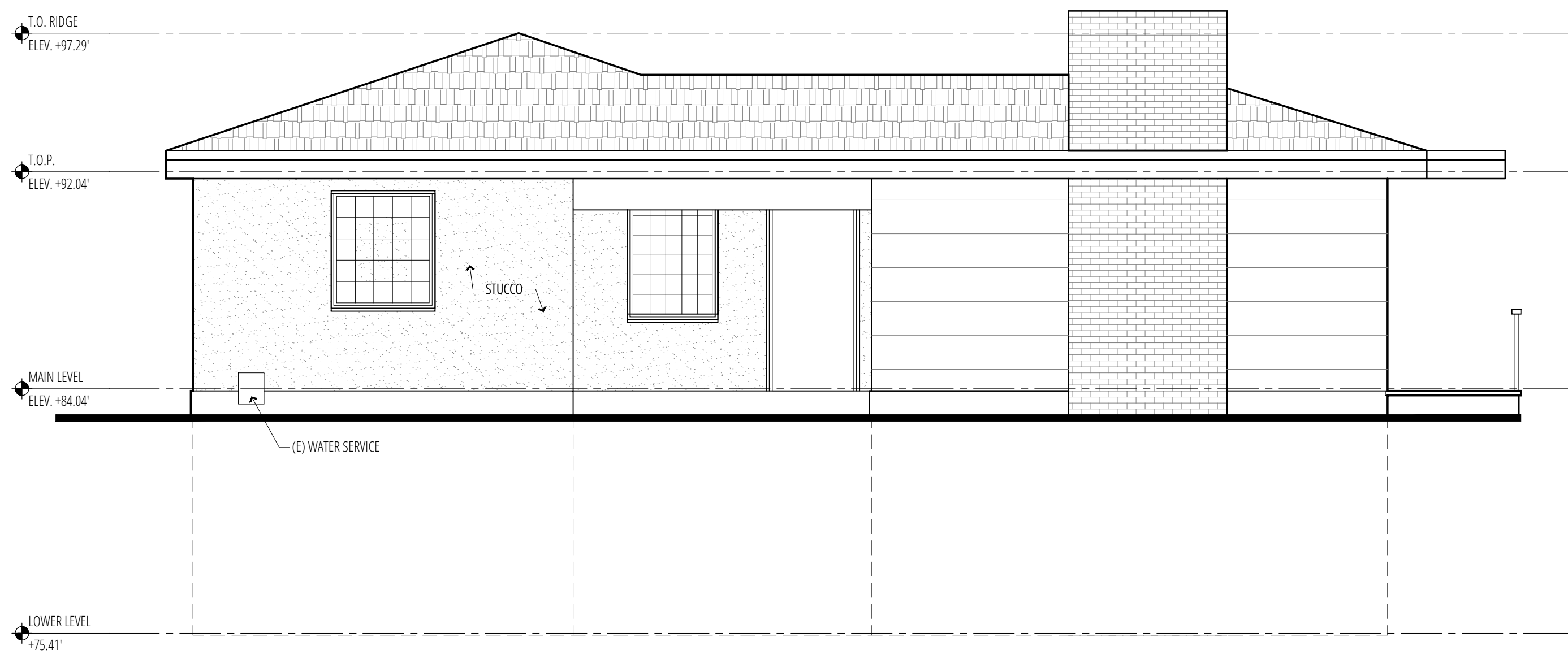


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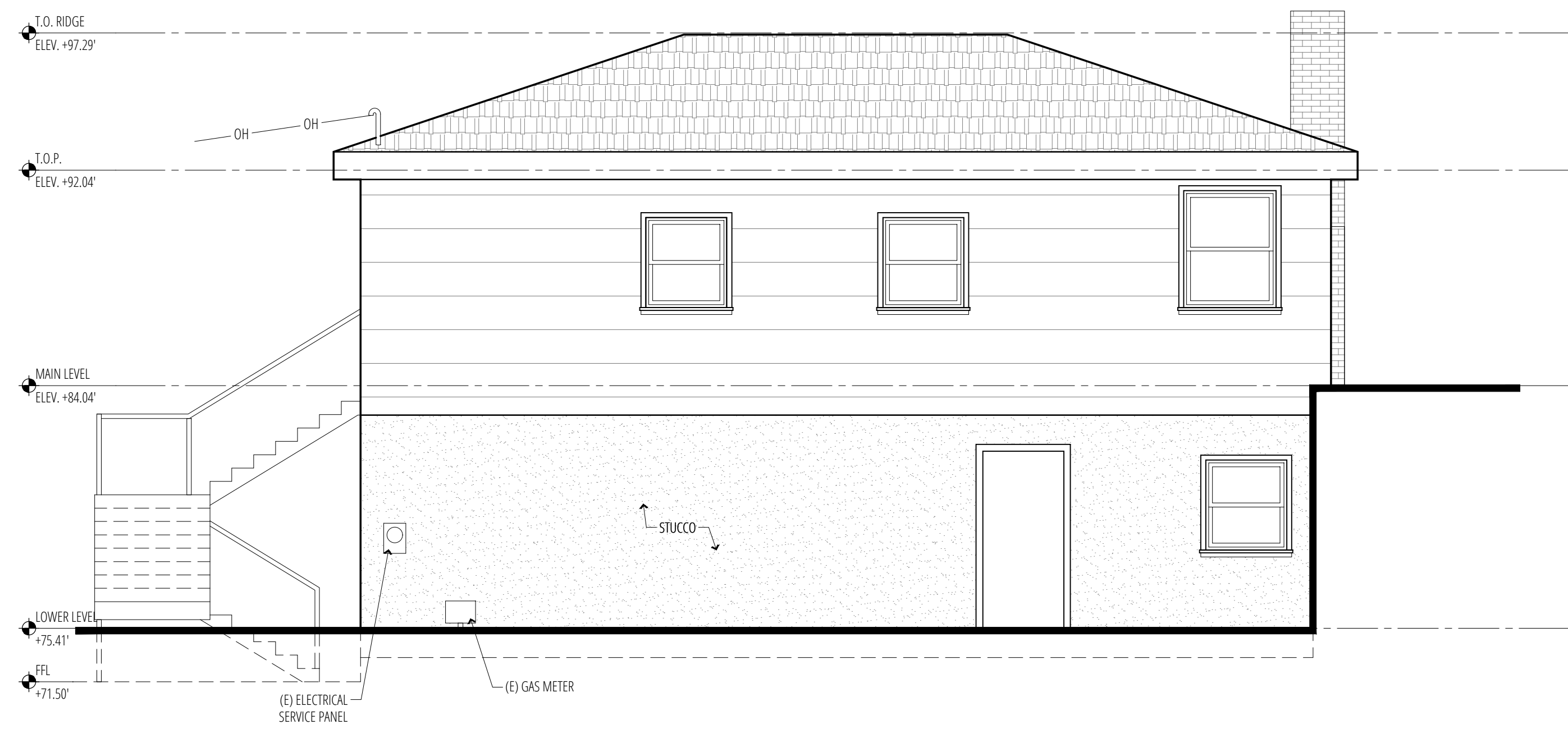
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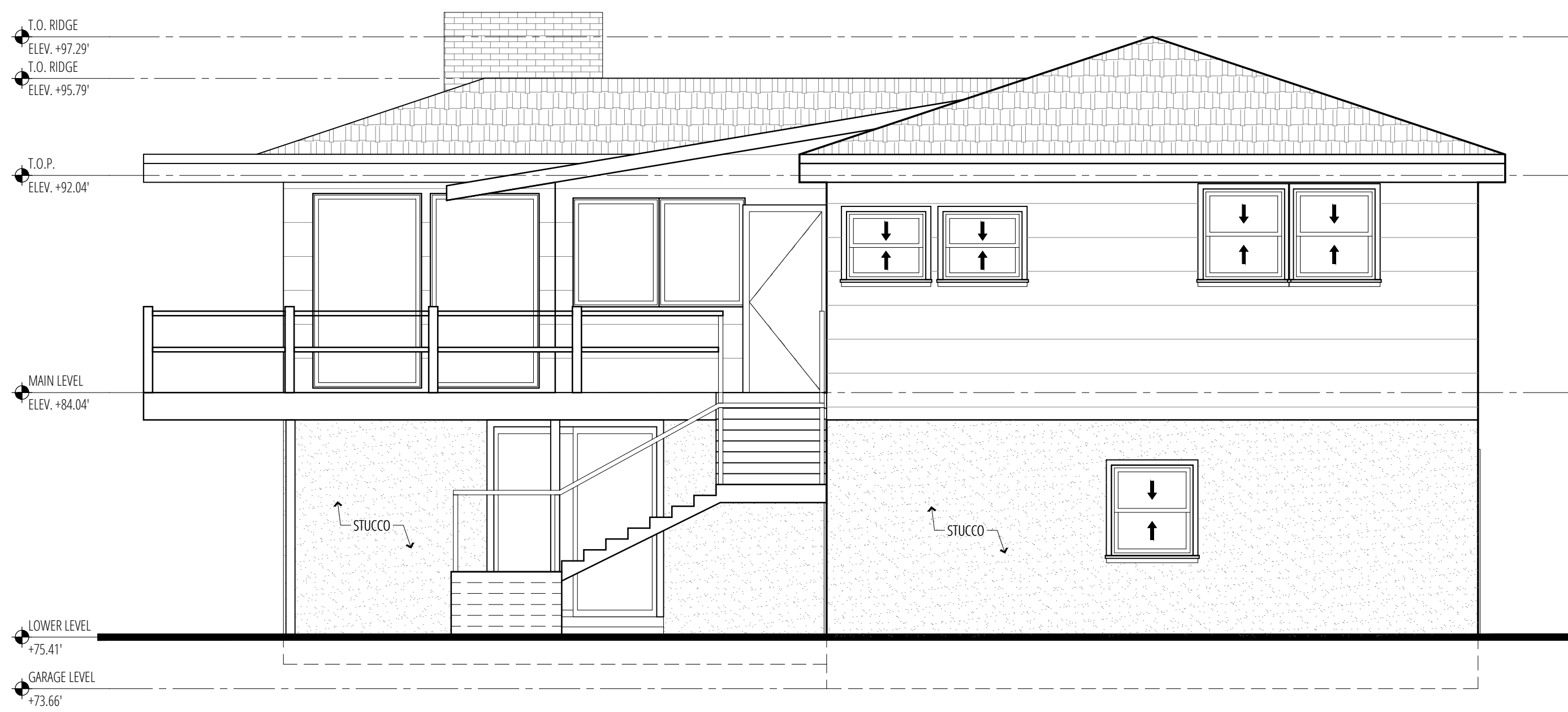
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1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



153 RICHARDSON-PANAHI RESIDENCE
AP # 043-071-14
Existing Exterior Elevations

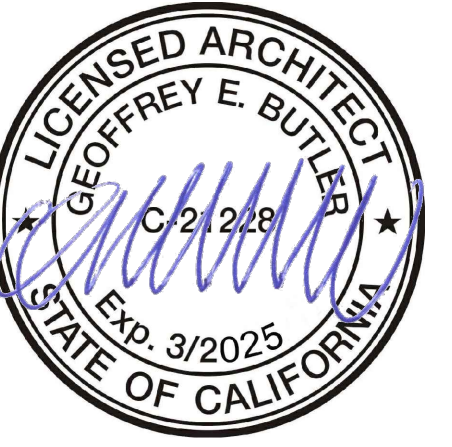
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A3.0



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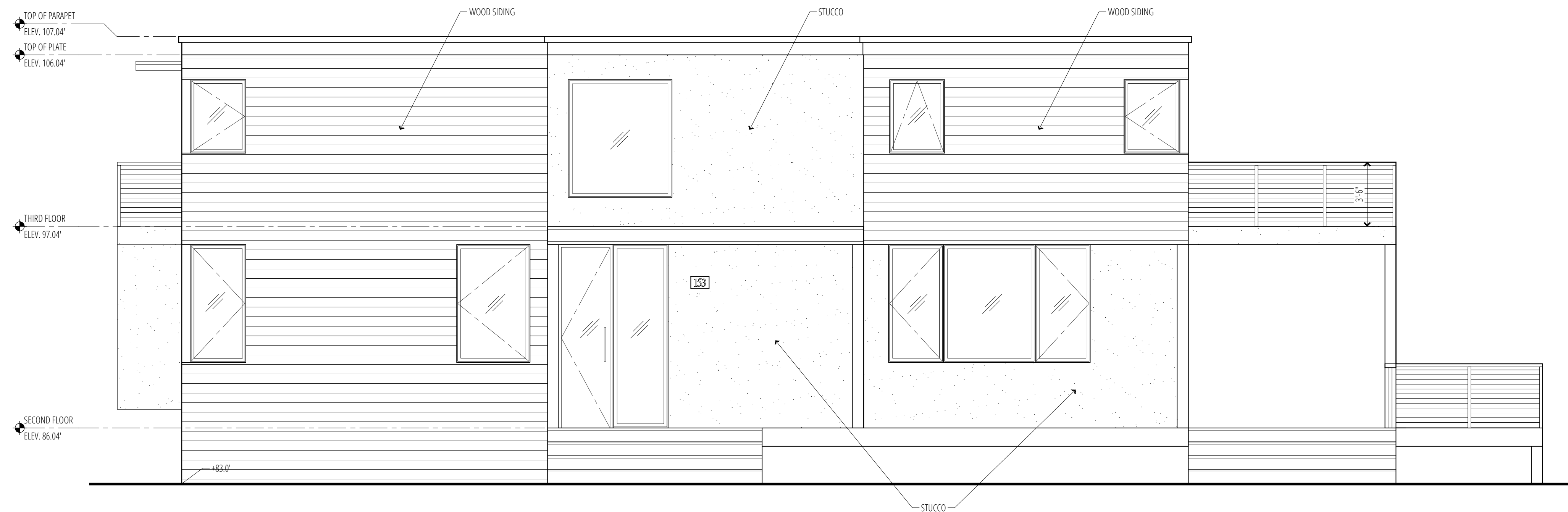
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1
A3.1 **PROPOSED LEFT (NORTH) ELEVATION**
SCALE: 1/4" = 1'-0"



2
A3.1 **PROPOSED FRONT (WEST) ELEVATION**
SCALE: 1/4" = 1'-0"



153 RICHARDSON-PANAHI RESIDENCE
AP # 043-071-14
Proposed Exterior Elevations

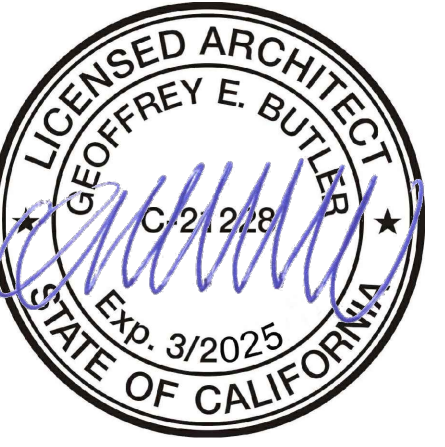
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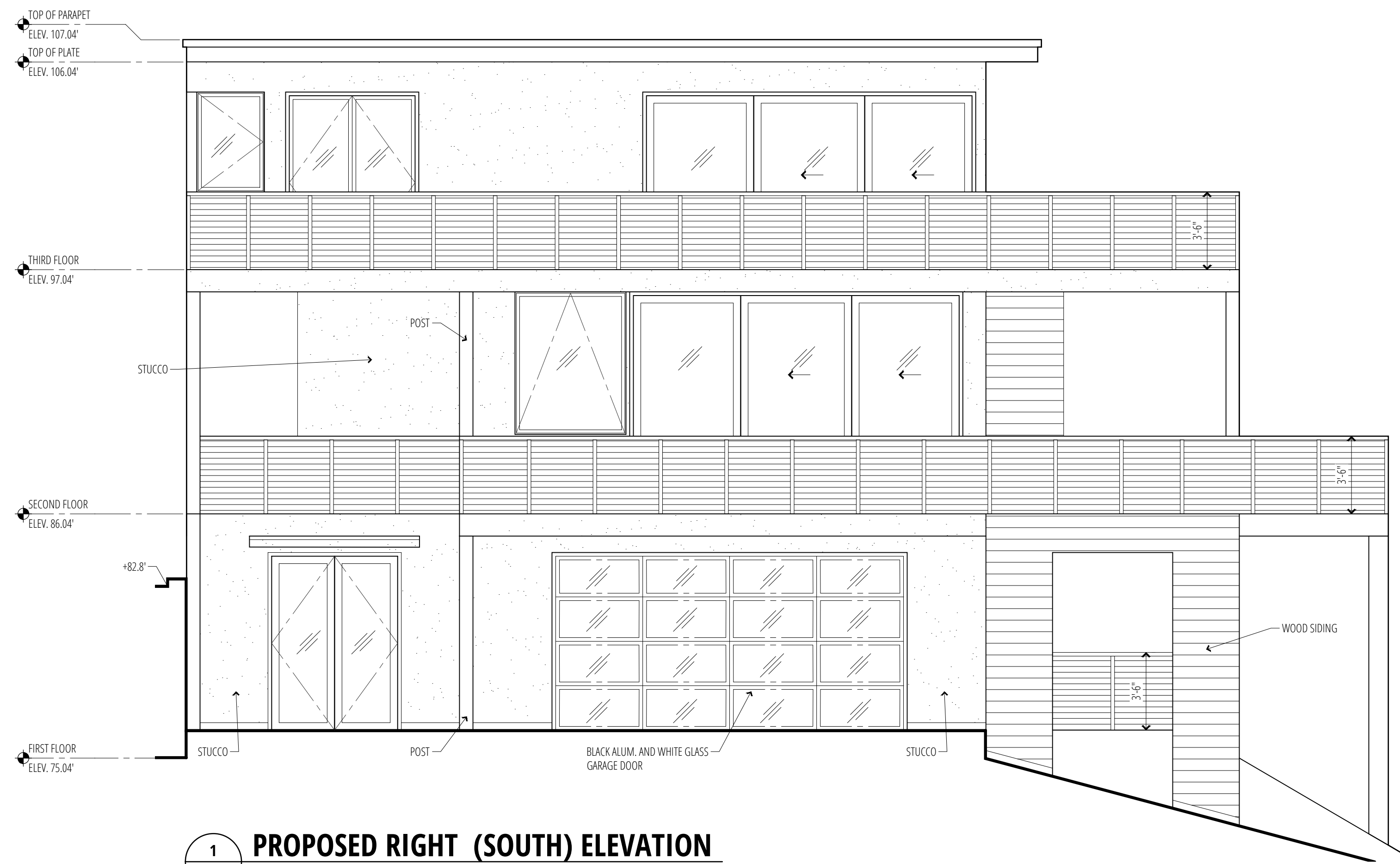


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1 PROPOSED RIGHT (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED REAR (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



153 RICHARDSON-PANAHI RESIDENCE
AP # 043-071-14
Proposed Exterior Elevations

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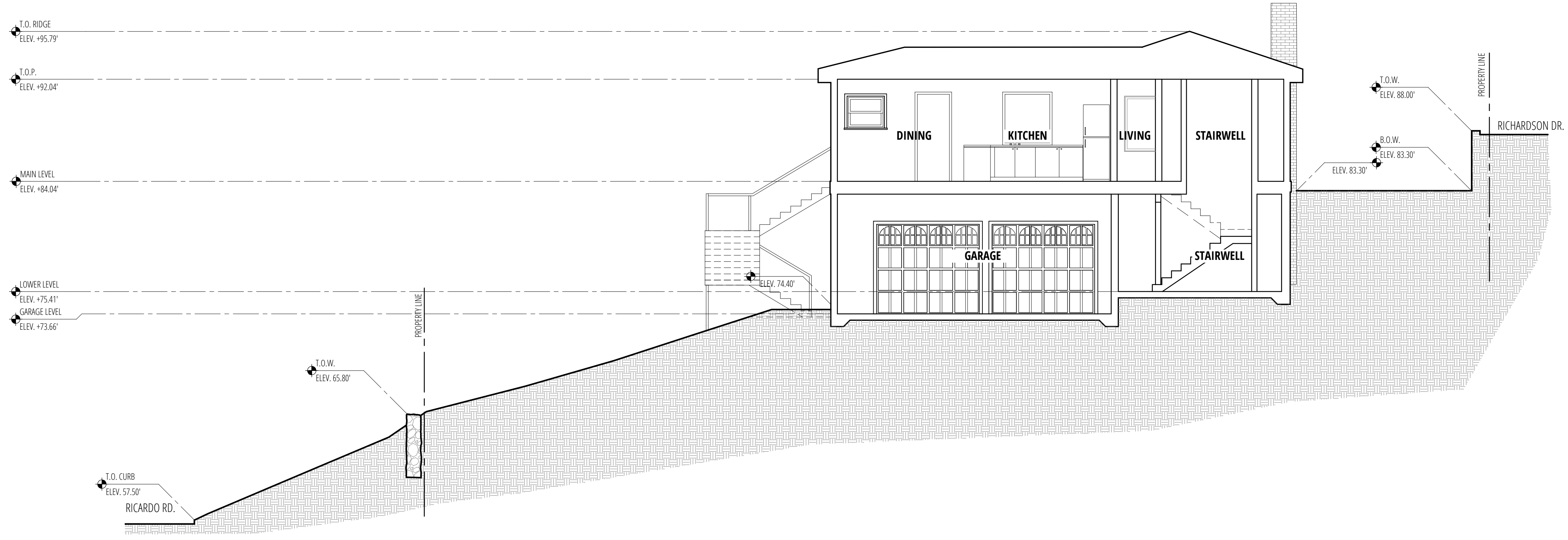


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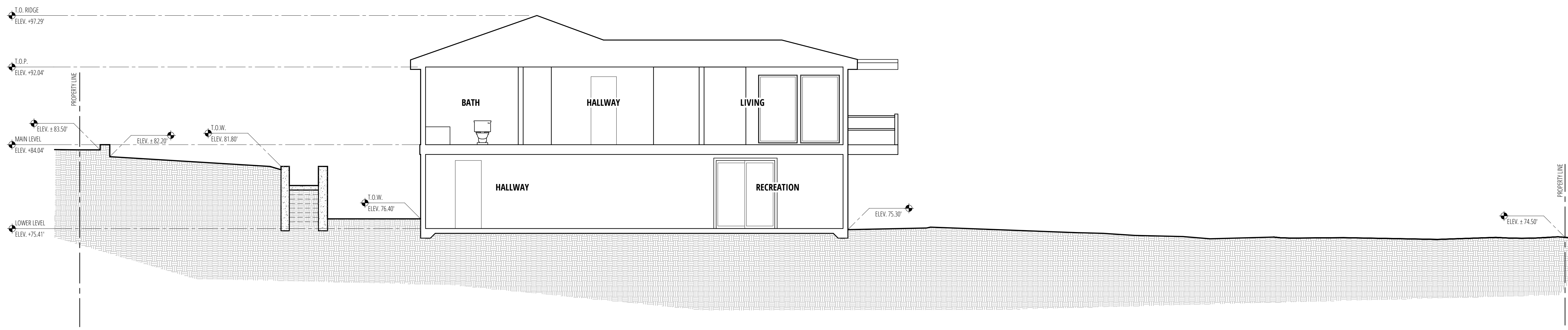
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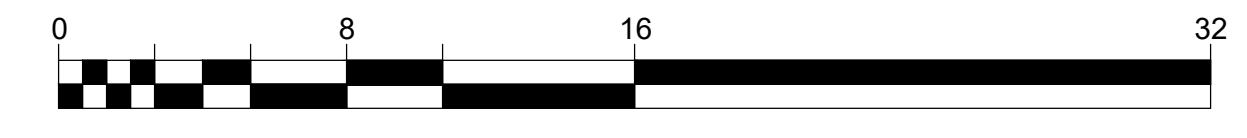
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1 EAST / WEST SECTION
A4.0 SCALE: 3/16" = 1'-0"



2 NORTH / SOUTH SECTION
A4.0 SCALE: 3/16" = 1'-0"



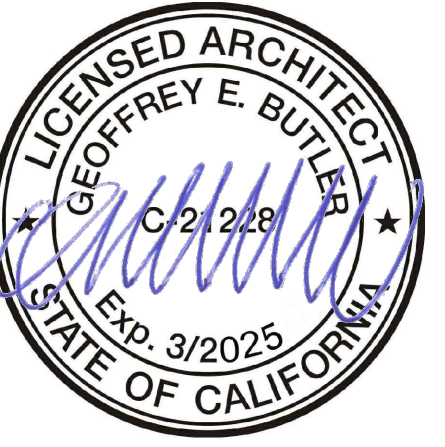
153 RICHARDSON-PANAHI RESIDENCE
AP # 043-071-14
(E) Existing Site Sections

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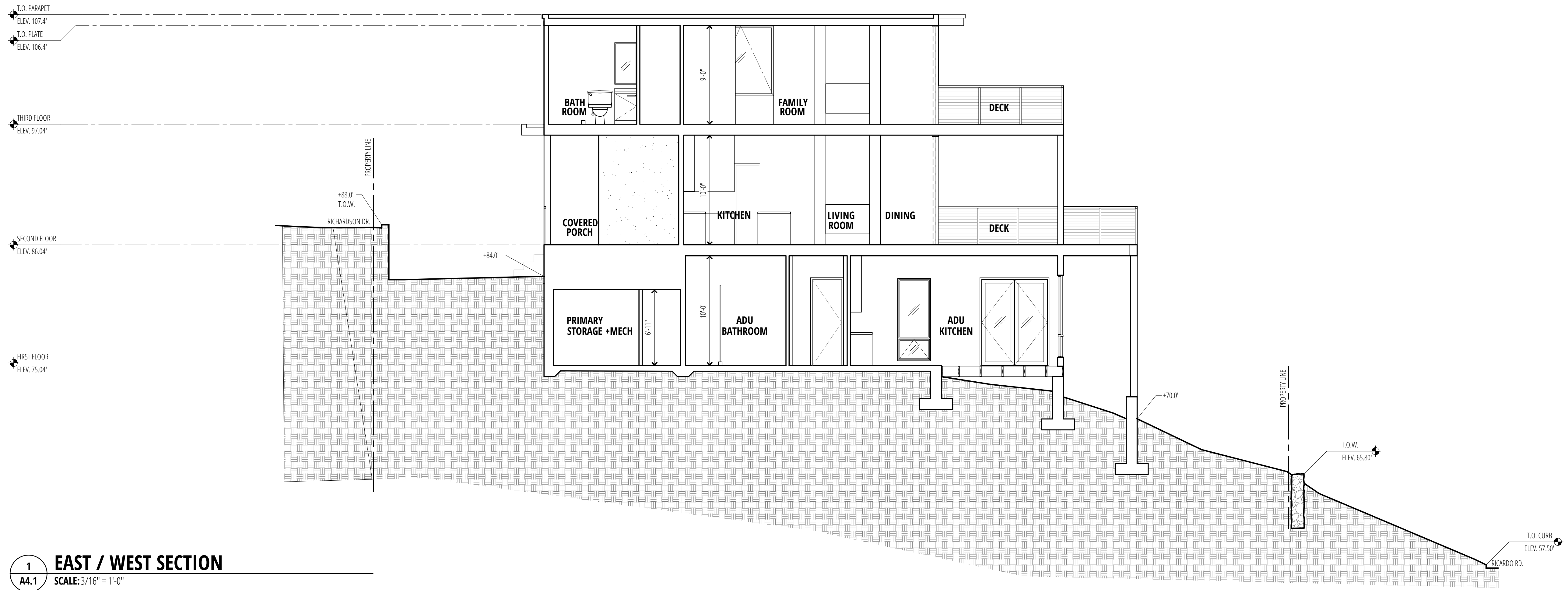


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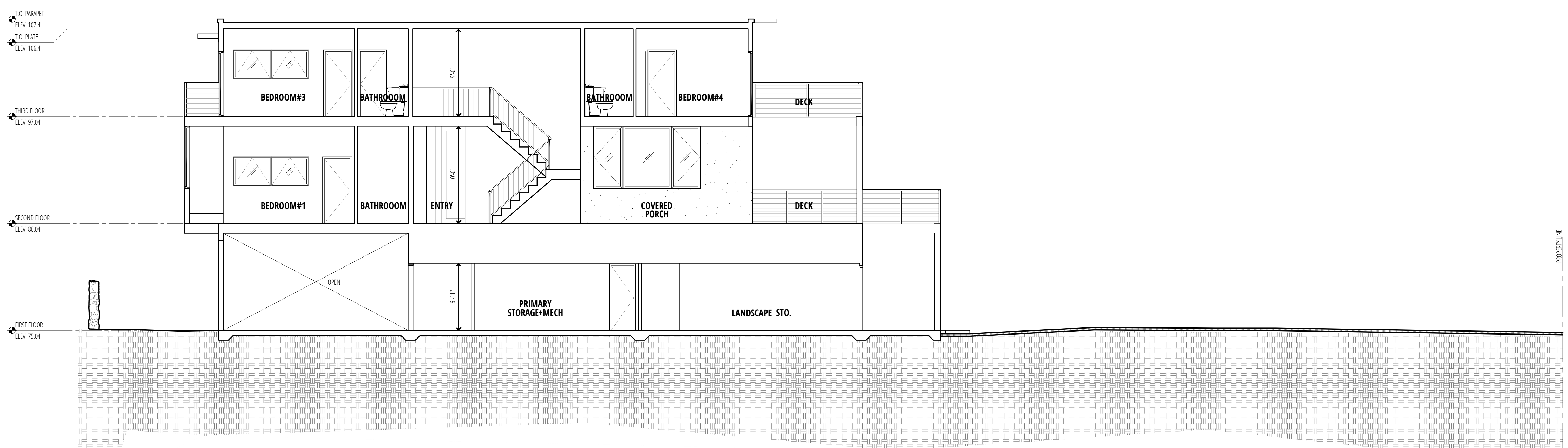
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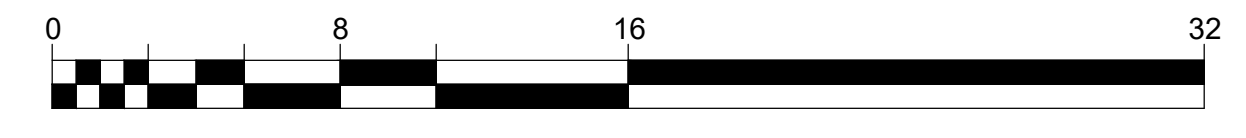
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1 EAST / WEST SECTION
A4.1 SCALE: 3/16" = 1'-0"



2 NORTH / SOUTH SECTION
A4.1 SCALE: 3/16" = 1'-0"

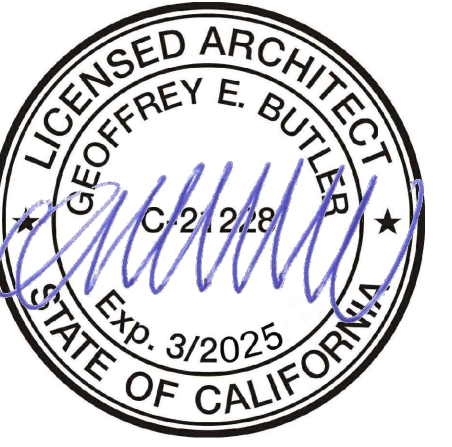


153 RICHARDSON-PANAHI RESIDENCE
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(P) Site Sections
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A4.1

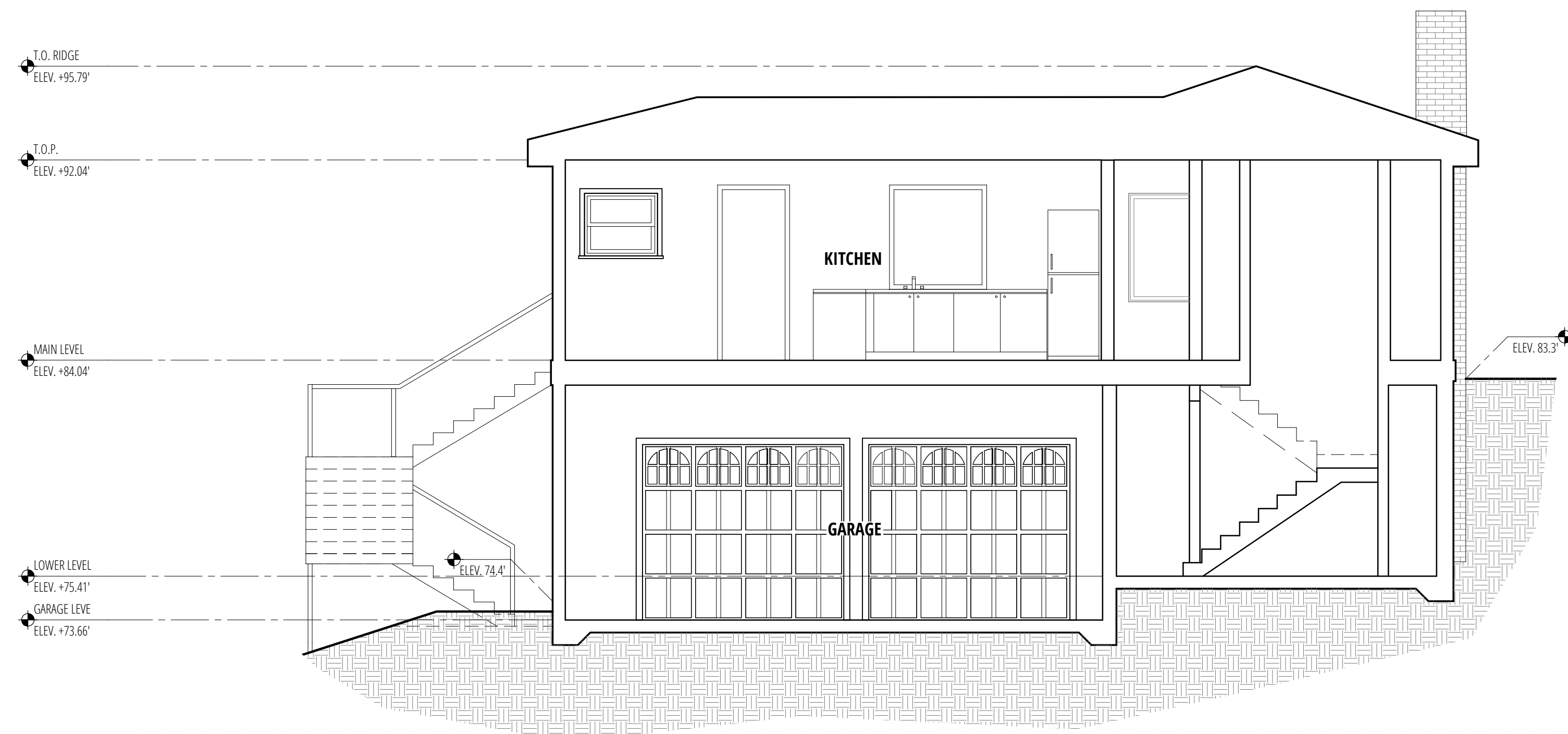


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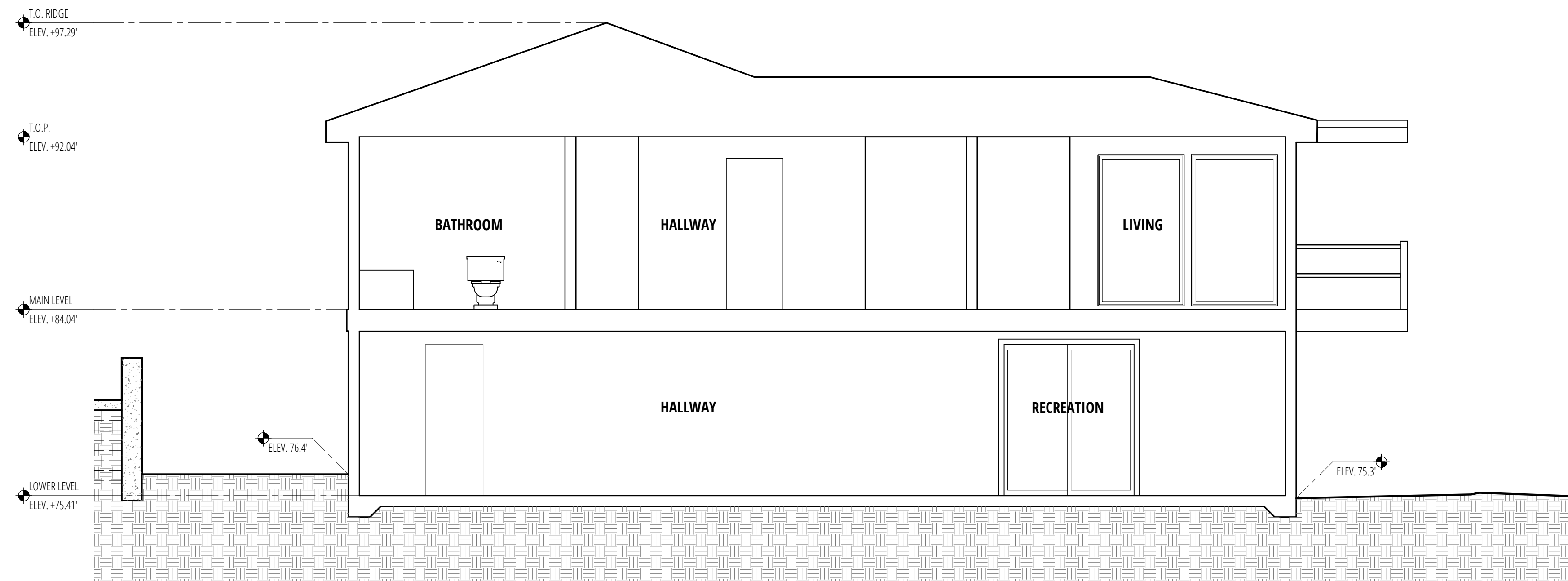
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2 (E) EAST/WEST SECTION
A4.2 SCALE: 1/4" = 1'-0"



1 (E) NORTH/SOUTH SECTION
A4.2 SCALE: 1/4" = 1'-0"



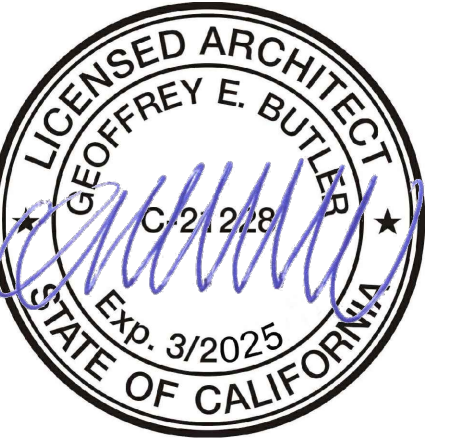
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AP # 043-071-14
(E) Building Sections
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A4.2



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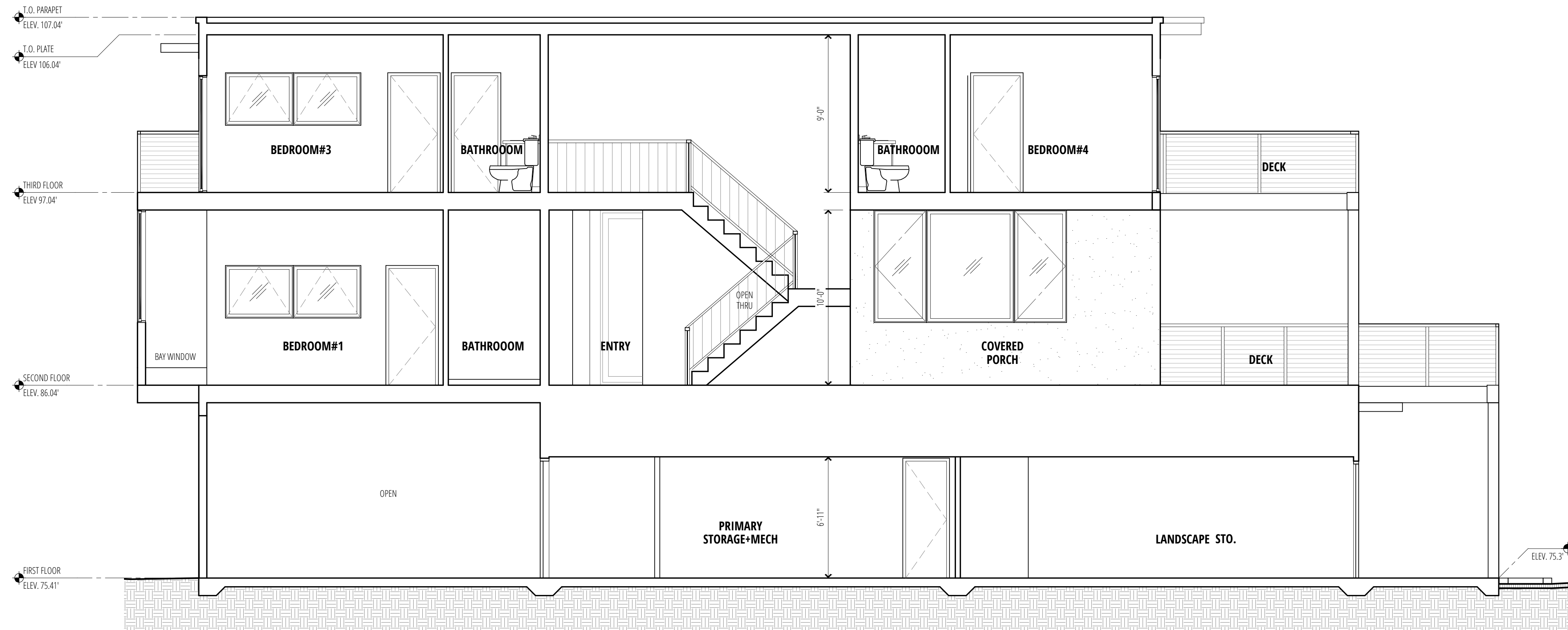
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1 (P) SECTION EAST/WEST
A4.3 SCALE: 1/4" = 1'-0"



2 (P) SECTION NORTH/SOUTH
A4.3 SCALE: 1/4" = 1'-0"



153 RICHARDSON-PANAHI RESIDENCE
AP # 043-071-14
(P) Building Sections
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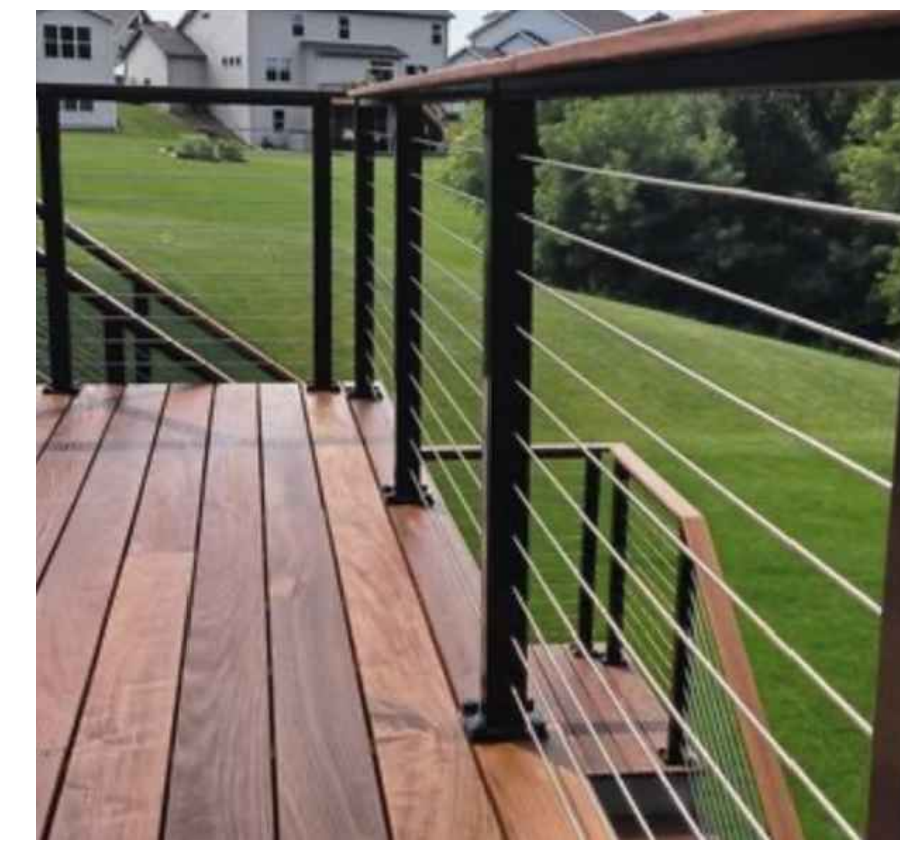
A4.3



VIEW FROM RICHARDSON DRIVE



VIEW FROM RICARDO RD.



RAILINGS
VIEW RAIL SIGNATURE CABLE RAIL
POSTS: BLACK CAP-EPE



DECK SURFACE
BISON 4'X2' EPE WOOD TILE



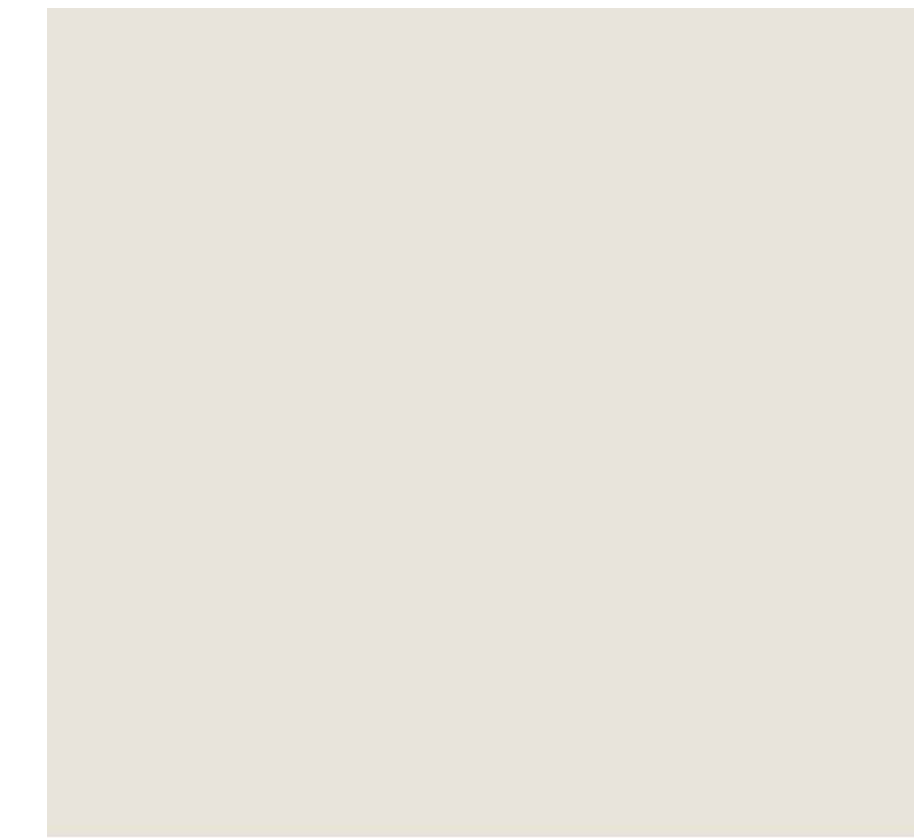
TPO ROOF MEMBRANE
CARLISLE / SYNTEC - GRAY



PERVIOUS PAVERS
TECNO-BLOC: HYDRA SHALE GREY



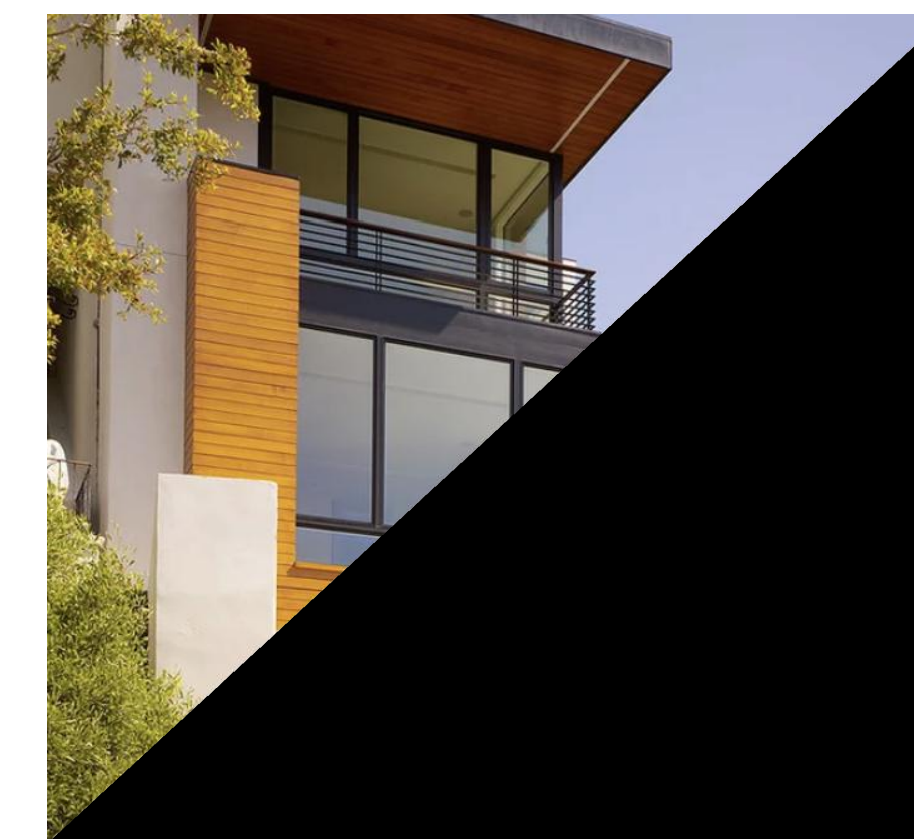
CEDAR SIDING / ROOF SOFFITS
BENJAMIN MOORE
ARBORCOAT SEMI - TRANSPARENT
NATURAL CEDAR TONE ES-45



STUCCO
BENJAMIN MOORE
SEAPEARL OC-19



ASPYRE ARTISAN SHIPLAP SIDING
BENJAMIN MOORE
CHARCOAL SLATE - HC - 178



DOORS AND WINDOWS
SIERRA PACIFIC: BLACK - 023



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AP # 043-071-14
Renderings

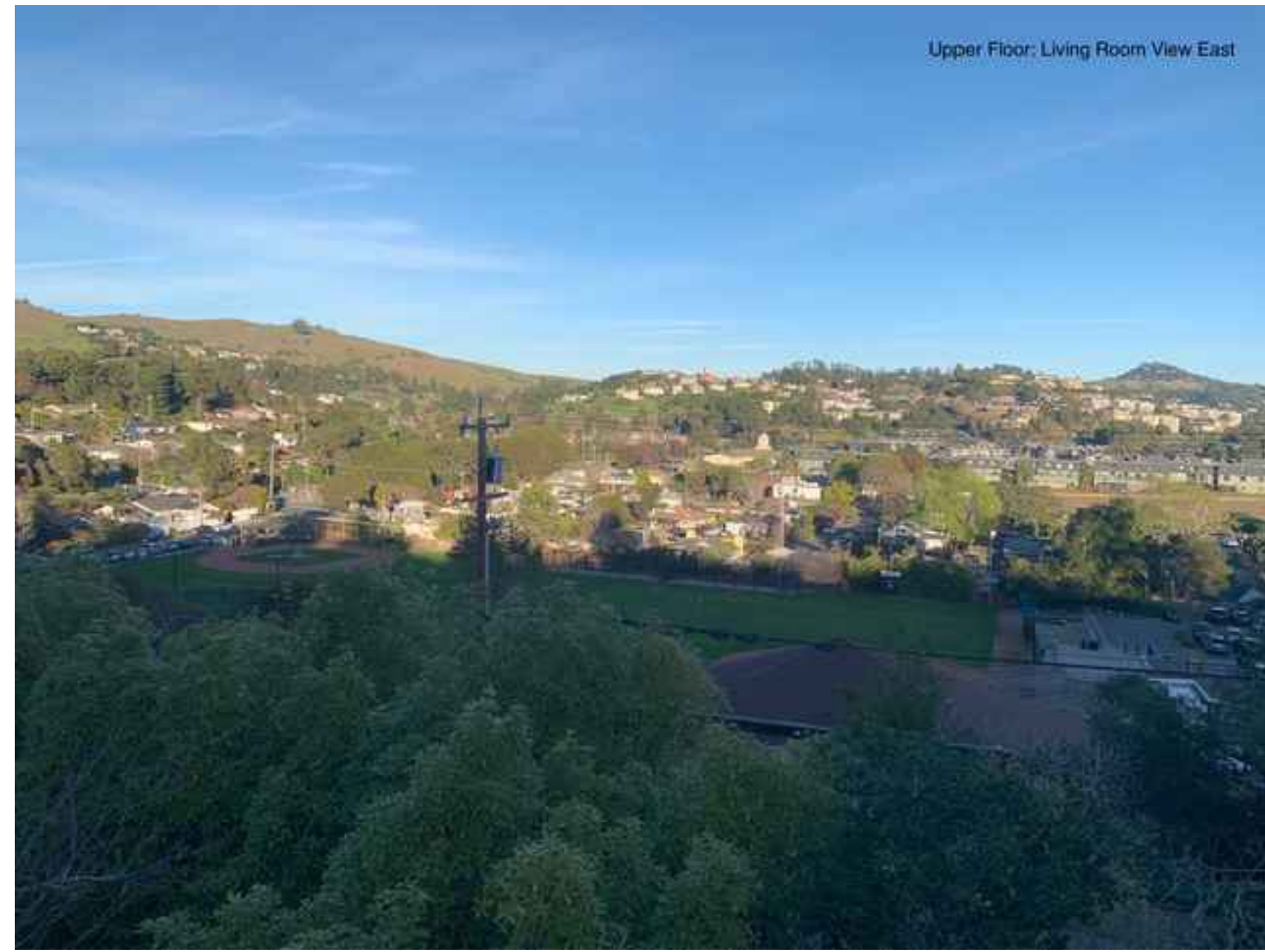
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A5.0



Upper Floor: Living Room View East



Upper Floor: View from corner of Living Room South



Upper Floor: View from Living and Master Bedroom Room Decks



Middle Floor: View from Living Room South East



Middle Floor: View from Living Room East



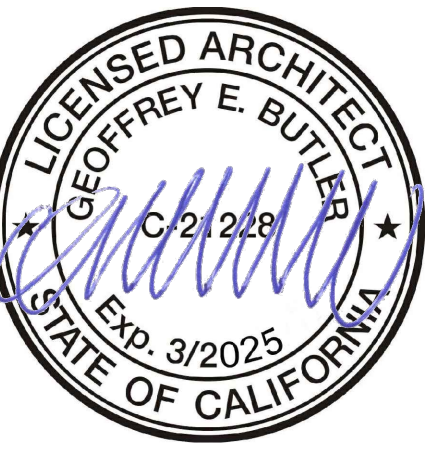
View North from Ricardo Rd



View from upper Richardson Dr



View North from Richardson Dr, Ricardo Rd and Ricardo Ln



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153 RICHARDSON-PANAHI RESIDENCE

AP # 043-071-14

Context Photos

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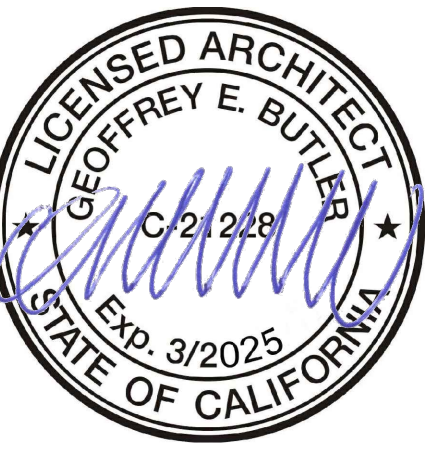
A5.1



Upper and Lower Richardson Dr



Front Entry Roof from Richardson Dr



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Context Photos

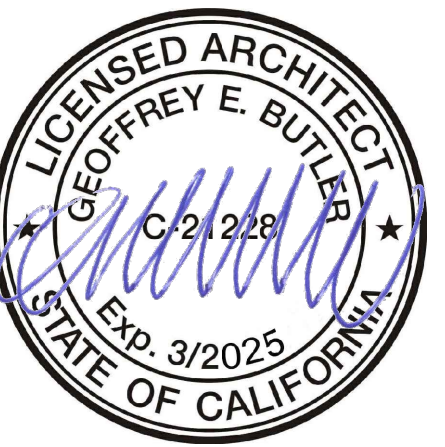
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-	-	-
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153 RICHARDSON-PANAHI RESIDENCE

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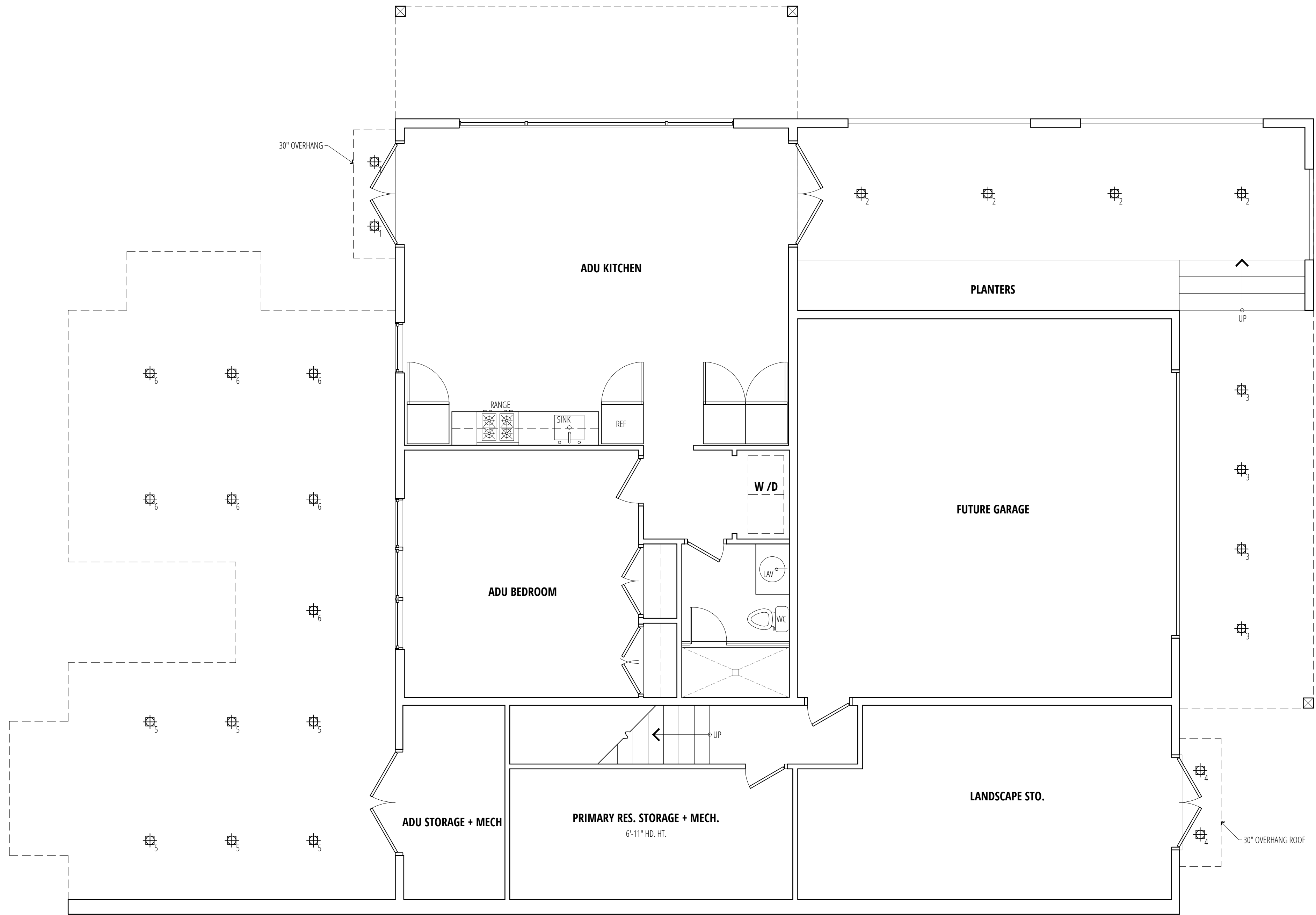
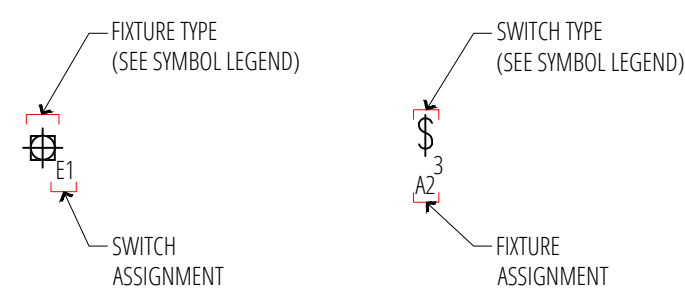
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LEGEND:

- ⊙ SD INSTALL SMOKE ALARMS INSIDE EACH BEDROOM, OUTSIDE EACH SLEEPING AREA AND ON EVERY LEVEL OF THE HOME, INCLUDING THE BASEMENT.
 - ⊙ CO CARBON MONOXIDE DETECTOR
 - ⊙ T THERMOSTAT
 - ⊙ DB DOORBELL
 - ⊙ BF BATH FAN
PANASONIC WHISPER VALUE DC
 - ⊙ LR LED RECESSED LIGHT
 - ⊙ SL SURFACE MOUNTED LIGHTING
 - ⊙ DO DUPLX OUTLET
 - ⊙ FO 4-PLEX OUTLET
 - ⊙ FO FLOOR OUTLET
 - ⊙ LS LIGHTING SWITCH
 - ⊙ 3S 3-WAY SWITCH
 - ⊙ OS OCCUPANCY SENSOR
 - ⊙ WP GFI WATERPROOF DUPLEX OUTLET
 - ⊙ GFI GROUND FAULT CIRCUIT INTERRUPTER OUTLET
 - ⊙ HB HOSE BIBB
 - ⊙ WL WALL MOUNTED LIGHTING
 - ⊙ FS FLUORESCENT STRIP
 - ⊙ GS GAS HOOKUP
 - ⊙ SA FLOOR REGISTER SUPPLY AIR
 - ⊙ SA CEILING OR SIDE SOFFIT SUPPLY AIR
 - ⊙ RA RETURN AIR
- NOTE:
ALL INSTALLED FIXTURES SHALL BE HIGH EFFICIENCY LUMINARIES THAT HAVE CERTIFICATION OF THE CALIFORNIA ENERGY COMMISSION JOB REQUIREMENTS
WATER METER IS 5/8" W/ 1" LATERAL @ 120 PSI

LIGHTING FIXTURE & SWITCH LEGEND



MEP - FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

- NOTE:
- HEATING AND AC SHALL BE DUCTED MINI SPLIT SYSTEM W/ AIR HANDLER @ MECHANICAL ROOM AND EXTERIOR HEAT PUMP. SOME CEILINGS IN BATH AND HALLWAYS MAY NEED TO BE LOWERED FOR DUCT CLEARANCE.
 - IF RECESSED LIGHTING IS INSTALLED IN GARAGE, CEILING CANS MUST BE 2-HR FIRE RATED, IC AND AIRTIGHT.
 - ALL LIGHTING SHALL BE HIGH EFFICACY.

MEP NOTES

NEW FURNACES AND DUCTING:
(N) FURNACES: FURNACE/ HVAC SYSTEM TO MEET CODE 304.4.
A. THE DISTANCE FROM THE PASSAGEWAY ACCESS TO THE FURNACE SHALL NOT EXCEED 20 FT. MEASURED ALONG THE CENTERLINE PASSAGEWAY.
B. THE PASSAGEWAY SHALL NOT BE OBSTRUCTED AND SHALL HAVE CONTINUOUS SOLID FLOORING NOT LESS THAN 24" WIDE FROM THE ENTRANCE OPENING TO THE FURNACE.
C. A LEVEL WORKING PLATFORM NOT LESS THAN 30" IN DEPTH AND WIDTH SHALL BE PROVIDED IN FRONT OF THE FIRE BOX SIDE OF THE WARM AIR FURNACE.
D. A PERMANENT ELECTRIC OUTLET AND LIGHTING FIXTURE CONTROLLED BY A SWITCH LOCATED AT THE REQUIRED PASSAGEWAY OPENING SHALL BE PROVIDED AT OR NEAR THE FURNACE.
IN BATHS, GARAGES, & LAUNDRY MIN. ONE LUMINAIRE IN EA. SPACE SHALL BE CONTROLLED BY A VACANCY SENSOR.

LAUNDRY ROOM/CLOSET TO BE VENTED BY CEILING MOUNTED FAN AND/OR WINDOW FANS IN BATHROOMS WITH TUB OR SHOWER TO BE CONTROLLED BY AN ENERGY STAR RATED HUMIDISTAT. IF THE FAN PROVIDES THE CONT. VENTILATION AS REQUIRED BY THE ENERGY CODE IT IS EXEMPT.

CEILING MOUNTED SMOKE & CARBON MONOXIDE DETECTOR, CARBON MONOXIDE AND SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. BE EQUIPPED WITH BATTERY BACK-UP AND BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL SMOKE AND CARBON MONOXIDE ALARMS.

FOR PLACEMENT OF SMOKE AND CO2 ALARMS IN ROOMS W/ VARIATIONS IN CEILING HEIGHT, REFER TO MANUF. GUIDELINES FOR PROPER PLACEMENT.

ALL NEW HOT WATER PIPING SHALL BE INSULATED PER CBEES150.0(J) AND CPC 609.11

ALL GFCI/WEATHERPROOF OUTLETS TO BE READILY ACCESSIBLE FROM GRADE AND NOT MORE THAN 6'-6" ABOVE GRADE. SEE PLANS FOR LOCATIONS.

ALL NEW RECEPTACLES REQUIRING AFCI PROTECTION SHALL BE PROVIDED WITH SUCH. ALL 120-VOLT SINGLE PHASE, 15 & 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, DINING, LIVING, PARLORS, LIBRARIES, DEN, BEDROOMS, SUBROOMS, REC ROOMS, CLOSETS, LAUNDRY AREAS, HALLS, AND SIM ROOMS SHALL BE PROTECTED BY A LISTED AFCI-FAULT CIRCUIT INTERRUPTER TO PROTECT THE BRANCH CIRCUIT.

PROVIDE REQUIRED INTERSYSTEM BONDING ELECTRODE. AN INTERSYSTEM BONDING ELECTRODE INCLUDES PROVISIONS FOR COMMUNICATIONS SYSTEMS TO BE INSTALLED EXTERNALLY AT THE SERVICE ENTRANCE PANEL.

ALL NEW 125-VOLT, 15 AND 20 AMP RECEPTACLES IN THE DWELLING ARE LISTED TAMPER RESISTANT.

PROVIDE MECHANICAL VENTILATION TO PROVIDE 0.35 AIR CHANGES/HOURS AND LIGHTING AT 6 FOOT CANDLES OVER THE WHOLE ROOM WHERE NO WINDOW IS PROVIDED PER R303.1 EXC. #2

IN POWDER ROOM, IN LIEU OF AN OPERABLE WINDOW, PROVIDE ARTIFICIAL LIGHT AND 50 CFM VENTILATION PER R.303.3 EXCEPTION AND ASHRAE 62.2, SEC. 5.

UPPER CABINETS SHALL BE A MIN. OF 30" ABOVE COOKING TOP OR HOOD IS TO BE INSTALLED PER MANUFACTURER'S RQMTS. WITH CLEARANCE AS REQ'D BY THE RANGE/COOK TOP INSTALLATION INSTRUCTIONS. PROVIDE MIN. CLEARANCES TO COMBUSTIBLE MATERIALS PER CMC 916.1(B)

WATER EFFICIENCY: WATER CLOSETS MAX. 1.28 GPF; SHOWER HEADS MAX. 1.8 GPM.; MAX. FLOW RATE FOR KITCHEN FAUCETS IS 1.8 GPM. & 1.2 GPM FOR LAVATORY FAUCETS.

WASHING MACHINES: NO STANDPIPE SHALL EXTEND MORE THAN 30" AND NOT LESS THAN 18" ABOVE ITS TRAP. NO TRAP SHALL BE INSTALLED BELOW THE FLOOR, BUT SHALL BE ROUGHED IN NOT LESS THAN 6" AND NOT MORE THAN 18" ABOVE THE FLOOR. CPC 804.1

PROVIDE DEDICATED 20 AMP CIRCUIT FOR KITCHEN.

ALL MECHANICAL PLUMBING AND ELECTRICAL PENETRATIONS IN RATED WALL AND CEILING ASSEMBLIES SHALL BE 2-HR RATED.

WHOLE HOUSE FAN CALCULATIONS

WHOLE BUILDING VENTILATION RATE:
685/100 + (1+1) X 7.8 = 21.85 CFM - 0 COORD.
PANASONIC WHISPER GREEN SELECT FAN 50-80-110 CFM MULTI SPEED.
4" DIAMETER.

KITCHEN HOOD VENTILATION
100X1 = 100CFM
4" DIAMETER DUCT SIZE.

LIGHTING NOTES

LUMINAIRES RECESSED INTO CEILINGS SHALL MEET ALL THE FOLLOWING: LISTED FOR ZERO CLEARANCE INSULATION, LABELED THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH A LEAKAGE LESS THAN 2.0CFM AT 75 PASCALS, SEALED WITH A GASKET OR CAULK, ALLOW REPLACEMENT AND MAINTENANCE TO BE READILY ACCESSIBLE FROM BELOW THE HEADING WITHOUT CUTTING HOLE IN THE CEILING. SHALL NOT CONTAIN SCREW BASE SOCKETS, AND SHALL CONTAIN LIGHT SOURCES THAT COMPLY WITH JWB.

ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON AND ONE OF THE FOLLOWING: CONTROLLED BY PHOTOCELL AND MOTION SENSOR, PHOTO CONTROL AND AUTO SWITCH CONTROLS, ASTRONOMICAL TIME CLOCK OR ENERGY MANAGEMENT CONTROL SYSTEM

NO CONTROLS SHALL BYPASS A DIMMER OR VACANCY SENSOR FUNCTION WHERE THAT DIMMER OR VACANCY SENSOR HAS BEEN INSTALLED TO COMPLY WITH 150.0(K). DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL RECESSED LUMINAIRES.

ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS IN TABLE 150.0-A FOR HIGH EFFICIENCY (CALIFORNIA ENERGY CODE SECTION 150.0(K)).

PROVIDE A MINIMUM OF 2-20 AMP SMALL APPLIANCE CIRCUITS FOR THE KITCHEN COUNTER TOPS. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. LOADS SHALL BE BALANCED." CEC 210-52 (B)(3).

PLEASE NOTE ON THE PLANS THAT BATHROOMS SHALL HAVE ONE DEDICATED 20-AMPERE BRANCH CIRCUIT FOR THE BATHROOM RECEPTACLES (CEC 210.11(C)).

PROVIDE AT LEAST 20-AMP BRANCH CIRCUIT TO SUPPLY LAUNDRY RECEPTACLE OUTLETS (CEC 210.11(C)(2)).

PROVIDE A 20-AMP DEDICATED WATER HEATER OUTLET PER CENC 150.0(n)(1).

ALL RECESSED LIGHTING IN 1-HR RATED ASSEMBLIES SHALL BE 2-HR RATED ASSEMBLIES, IC AND AIRTIGHT.



153 RICHARDSON-PANAHI RESIDENCE
AP # 043-071-14
MEP - First Floor Plan
153 RICHARDSON DR.
MILL VALLEY, CA 94541

Drawn By: UR Studio
Date: 03/06/2024

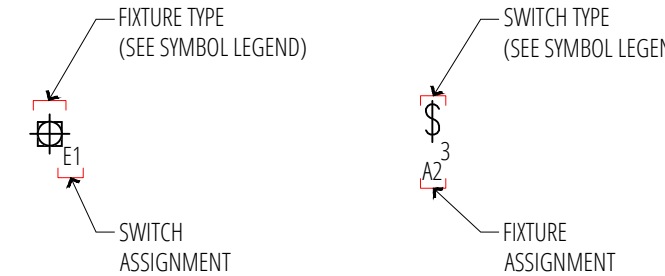
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MEP1.0

LEGEND:

- ⊙ SD INSTALL SMOKE ALARMS INSIDE EACH BEDROOM, OUTSIDE EACH SLEEPING AREA AND ON EVERY LEVEL OF THE HOME, INCLUDING THE BASEMENT.
 - ⊙ CO CARBON MONOXIDE DETECTOR
 - ⊙ T THERMOSTAT
 - ⊙ DB DOORBELL
 - ⊙ BF BATH FAN
 - ⊙ PW PANASONIC WHISPER VALUE DC
 - ⊙ LR LED RECESSED LIGHT
 - ⊙ SL SURFACE MOUNTED LIGHTING
 - ⊙ DO DUPLX OUTLET
 - ⊙ FO 4-PLEX OUTLET
 - ⊙ FO FLOOR OUTLET
 - ⊙ LS LIGHTING SWITCH
 - ⊙ SW 3-WAY SWITCH
 - ⊙ OS OCCUPANCY SENSOR
 - ⊙ WP WP WATERPROOF DUPLX OUTLET
 - ⊙ GFI GFI GROUND FAULT CIRCUIT INTERRUPTER OUTLET
 - ⊙ HB HOSE BIBB
 - ⊙ WL WALL MOUNTED LIGHTING
 - ⊙ FS FLUORESCENT STRIP
 - ⊙ GS GAS HOOKUP
 - ⊙ SA FLOOR REGISTER SUPPLY AIR
 - ⊙ CSA CEILING OR SIDE SOFFIT SUPPLY AIR
 - ⊙ RA RETURN AIR
- NOTE:
 ALL INSTALLED FIXTURES SHALL BE HIGH EFFICIENCY LUMINAIRES THAT HAVE CERTIFICATION OF THE CALIFORNIA ENERGY COMMISSION JAB REQUIREMENTS
 WATER METER IS 5/8" W/ 1" LATERAL @ 120 PSI

LIGHTING FIXTURE & SWITCH LEGEND



MEP - SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

- NOTE:
- HEATING AND AC SHALL BE DUCTED MINI SPLIT SYSTEM W/ AIR HANDLER @ MECHANICAL ROOM AND EXTERIOR HEAT PUMP. SOME CEILING IN BATH AND HALLWAYS MAY NEED TO BE LOWERED FOR DUCT CLEARANCE.
 - IF RECESSED LIGHTING IS INSTALLED IN GARAGE, CEILING CANS MUST BE 2-HR FIRE RATED, IC AND AIRTIGHT.
 - ALL LIGHTING SHALL BE HIGH EFFICACY.

MEP NOTES

NEW FURNACES AND DUCTING:
 (N) FURNACES: FURNACE/ HVAC SYSTEM TO MEET CODE 304.4.
 A. THE DISTANCE FROM THE PASSAGEWAY ACCESS TO THE FURNACE SHALL NOT EXCEED 20 FT. MEASURED ALONG THE CENTRIERE PASSAGEWAY.
 B. THE PASSAGEWAY SHALL NOT BE OBSTRUCTED AND SHALL HAVE CONTINUOUS SOLID FLOORING NOT LESS THAN 24" WIDE FROM THE ENTRANCE OPENING TO THE FURNACE.
 C. A LEVEL WORKING PLATFORM NOT LESS THAN 30" IN DEPTH AND WIDTH SHALL BE PROVIDED IN FRONT OF THE FIRE BOX SIDE OF THE WARM AIR FURNACE.
 D. A PERMANENT ELECTRIC OUTLET AND LIGHTING FIXTURE CONTROLLED BY A SWITCH LOCATED AT THE REQUIRED PASSAGEWAY OPENING SHALL BE PROVIDED AT OR NEAR THE FURNACE.
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FOR PLACEMENT OF SMOKE AND CO2 ALARMS IN ROOMS W/ VARIATIONS IN CEILING HEIGHT, REFER TO MANUF. GUIDELINES FOR PROPER PLACEMENT.

ALL NEW HOT WATER PIPING SHALL BE INSULATED PER CBEES150.0(J) AND CPC 609.11

ALL GFCI/WEATHERPROOF OUTLETS TO BE READILY ACCESSIBLE FROM GRADE AND NOT MORE THAN 6'-6" ABOVE GRADE. SEE PLANS FOR LOCATIONS.

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WASHING MACHINES: NO STANDPIPE SHALL EXTEND MORE THAN 30" AND NOT LESS THAN 18" ABOVE ITS TRAP. NO TRAP SHALL BE INSTALLED BELOW THE FLOOR, BUT SHALL BE ROUGHED IN NOT LESS THAN 6" AND NOT MORE THAN 18" ABOVE THE FLOOR. CPC 804.1

PROVIDE DEDICATED 20 AMP CIRCUIT FOR KITCHEN.

ALL MECHANICAL PLUMBING AND ELECTRICAL PENETRATIONS IN RATED WALL AND CEILING ASSEMBLIES SHALL BE 2-HR RATED.

WHOLE HOUSE FAN CALCULATIONS

WHOLE BUILDING VENTILATION RATE:
 $685/100 + (1+1) \times 7.8 = 21.85 \text{ CFM} - 0 \text{ COORD.}$
 PANASONIC WHISPER GREEN SELECT FAN 50-80-110 CFM MULTI SPEED.
 4" DIAMETER.

KITCHEN HOOD VENTILATION
 $100 \times 1 = 100 \text{ CFM}$
 4" DIAMETER DUCT SIZE.

LIGHTING NOTES

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ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON AND ONE OF THE FOLLOWING: CONTROLLED BY PHOTOCELL AND MOTION SENSOR, PHOTO CONTROL AND AUTO SWITCH CONTROLS, ASTRONOMICAL TIME CLOCK OR ENERGY MANAGEMENT CONTROL SYSTEM

NO CONTROLS SHALL BYPASS A DIMMER OR VACANCY SENSOR FUNCTION WHERE THAT DIMMER OR VACANCY SENSOR HAS BEEN INSTALLED TO COMPLY WITH 150.0(K). DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL RECESSED LUMINAIRES.

ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS IN TABLE 150.0-A FOR HIGH EFFICIENCY (CALIFORNIA ENERGY CODE SECTION 150(K)).

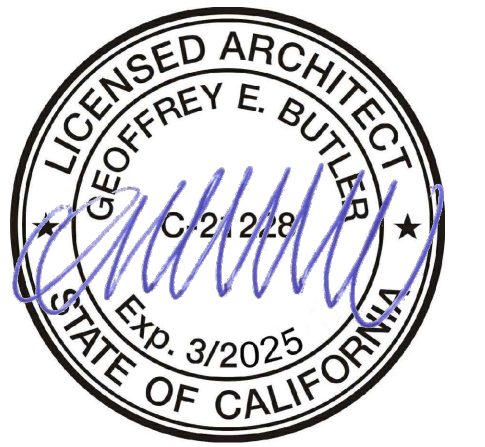
PROVIDE A MINIMUM OF 2-20 AMP SMALL APPLIANCE CIRCUITS FOR THE KITCHEN COUNTER TOPS. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. LOADS SHALL BE BALANCED." CEC 210-52 (B)(3).

PLEASE NOTE ON THE PLANS THAT BATHROOMS SHALL HAVE ONE DEDICATED 20-AMPERE BRANCH CIRCUIT FOR THE BATHROOM RECEPTACLES (CEC 210.11(C)).

PROVIDE AT LEAST 20-AMP BRANCH CIRCUIT TO SUPPLY LAUNDRY RECEPTACLE OUTLETS (CEC 210.11(C)(2)).

PROVIDE A 20-AMP DEDICATED WATER HEATER OUTLET PER CEC 150.0(n)(1).

ALL RECESSED LIGHTING IN 1-HR RATED ASSEMBLIES SHALL BE 2-HR RATED ASSEMBLIES, IC AND AIRTIGHT.



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Date	No.	Issue Notes
23/03/23		DESIGN REVIEW
15/02/24		DESIGN REVIEW
06/03/24		ISSUED FOR DESIGN REVIEW

Date	Delta	Revision Notes
	△	
	△	

153 RICHARDSON-PANAHI RESIDENCE
 AP # 043-071-14
 MEP - Second Floor Plan
 153 RICHARDSON DR.
 MILL VALLEY, CA 94941

Drawn By: UR Studio
 Date: 03/06/2024

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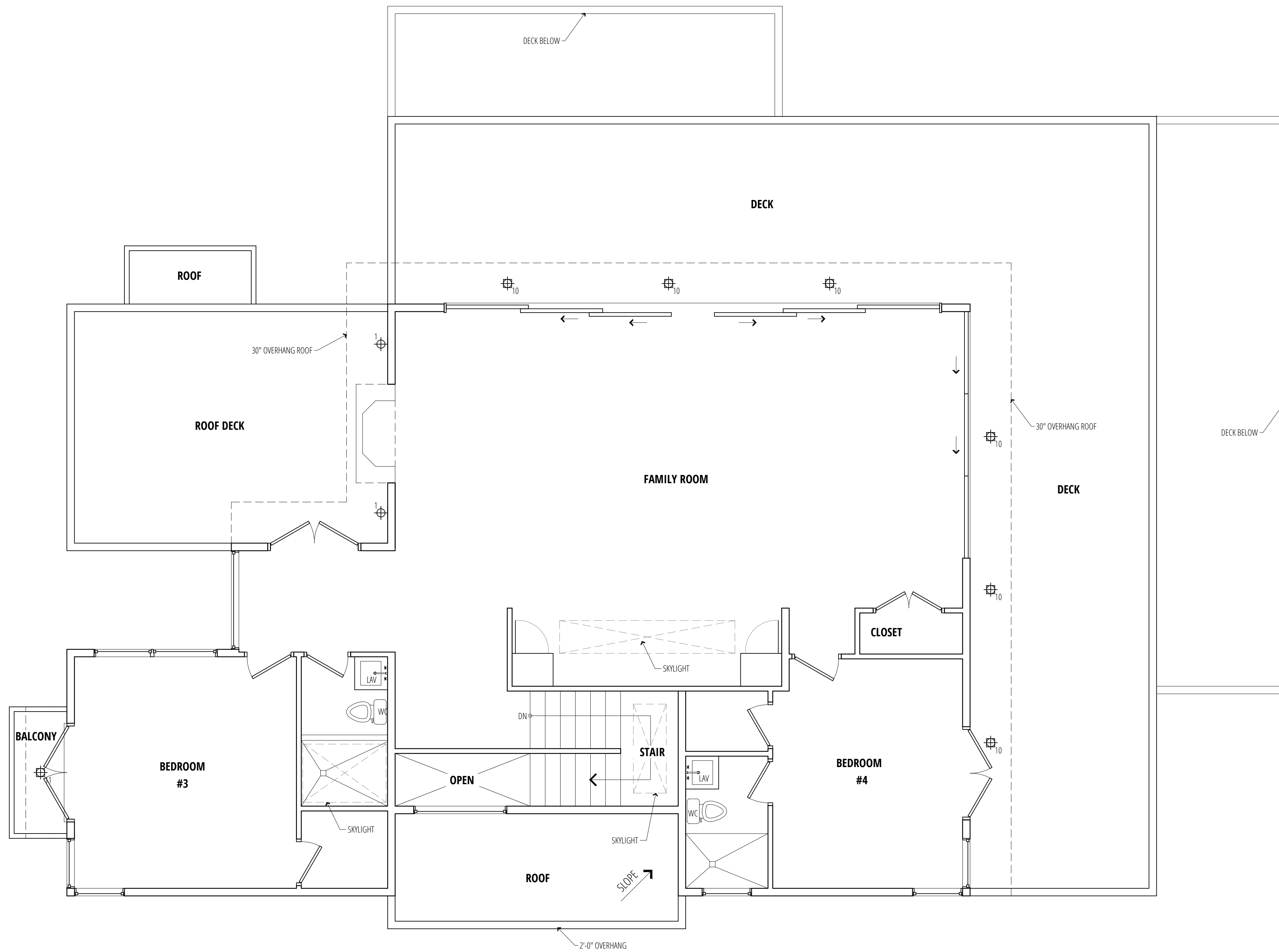
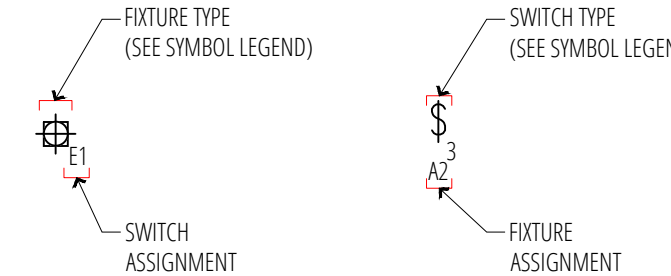
MEP1.1

LEGEND:

- (SD) INSTALL SMOKE ALARMS INSIDE EACH BEDROOM, OUTSIDE EACH SLEEPING AREA AND ON EVERY LEVEL OF THE HOME, INCLUDING THE BASEMENT.
- (CO) CARBON MONOXIDE DETECTOR
- (T) THERMOSTAT
- (DB) DOORBELL
- (B) BATH FAN
- (P) PANASONIC WHISPER VALUE DC
- (L) LED RECESSED LIGHT
- (S) SURFACE MOUNTED LIGHTING
- (D) DUPLEX OUTLET
- (4) 4-PLEX OUTLET
- (F) FLOOR OUTLET
- (SW) LIGHTING SWITCH
- (3) 3-WAY SWITCH
- (OS) OCCUPANCY SENSOR
- (WP) WATERPROOF DUPLEX OUTLET
- (GFI) GROUND FAULT CIRCUIT INTERRUPTER OUTLET
- (HB) HOSE BIBB
- (W) WALL MOUNTED LIGHTING
- (S) FLUORESCENT STRIP
- (G) GAS HOOKUP
- (SA) FLOOR REGISTER SUPPLY AIR
- (SA) CEILING OR SIDE SOFFIT SUPPLY AIR
- (RA) RETURN AIR

NOTE:
 ALL INSTALLED FIXTURES SHALL BE HIGH EFFICIENCY LUMINAIRES THAT HAVE CERTIFICATION OF THE CALIFORNIA ENERGY COMMISSION JOB REQUIREMENTS
 WATER METER IS 5/8" W/ 1" LATERAL @ 120 PSI

LIGHTING FIXTURE & SWITCH LEGEND



MEP - THIRD FLOOR PLAN
 SCALE: 1/4" = 1'-0"

- NOTE:**
- HEATING AND AC SHALL BE DUCTED MINI SPLIT SYSTEM W/ AIR HANDLER @ MECHANICAL ROOM AND EXTERIOR HEAT PUMP. SOME CEILINGS IN BATH AND HALLWAYS MAY NEED TO BE LOWERED FOR DUCT CLEARANCE.
 - IF RECESSED LIGHTING IS INSTALLED IN GARAGE, CEILING CANS MUST BE 2-HR FIRE RATED, IC AND AIRTIGHT.
 - ALL LIGHTING SHALL BE HIGH EFFICACY.

MEP NOTES

NEW FURNACES AND DUCTING:
 (N) FURNACES: FURNACE/ HVAC SYSTEM TO MEET CODE 304.4.
 A. THE DISTANCE FROM THE PASSAGEWAY ACCESS TO THE FURNACE SHALL NOT EXCEED 20 FT. MEASURED ALONG THE CENTERLINE PASSAGEWAY.
 B. THE PASSAGEWAY SHALL NOT BE OBSTRUCTED AND SHALL HAVE CONTINUOUS SOLID FLOORING NOT LESS THAN 24" WIDE FROM THE ENTRANCE OPENING TO THE FURNACE.
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PROVIDE DEDICATED 20 AMP CIRCUIT FOR KITCHEN.
 ALL MECHANICAL PLUMBING AND ELECTRICAL PENETRATIONS IN RATED WALL AND CEILING ASSEMBLIES SHALL BE 2-HR RATED.

WHOLE HOUSE FAN CALCULATIONS

WHOLE BUILDING VENTILATION RATE:
 $685/100 + (1+1) \times 7.8 = 21.85 \text{ CFM} - 0 \text{ COORD.}$
 PANASONIC WHISPER GREEN SELECT FAN 50-80-110 CFM MULTI SPEED, 4" DIAMETER.
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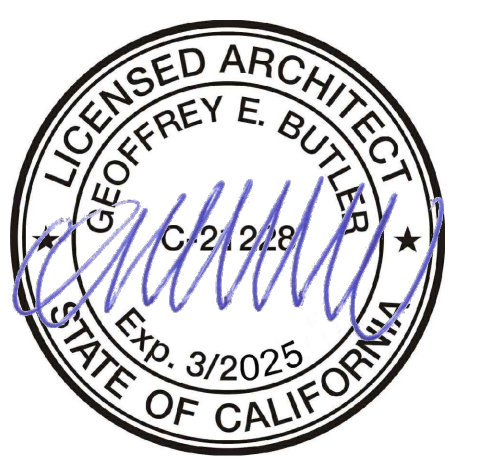
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Date	Delta	Revision Notes
	△	
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153 RICHARDSON-PANAHI RESIDENCE
 AP # 043-071-14
 MEP - Third Floor Plan
 153 RICHARDSON DR.
 MILL VALLEY, CA 94541

Drawn By: UR Studio
 Date: 03/06/2024

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