

CURTIS RESIDENCE

27 SKYLINE TERRACE

MILL VALLEY, CA 94941

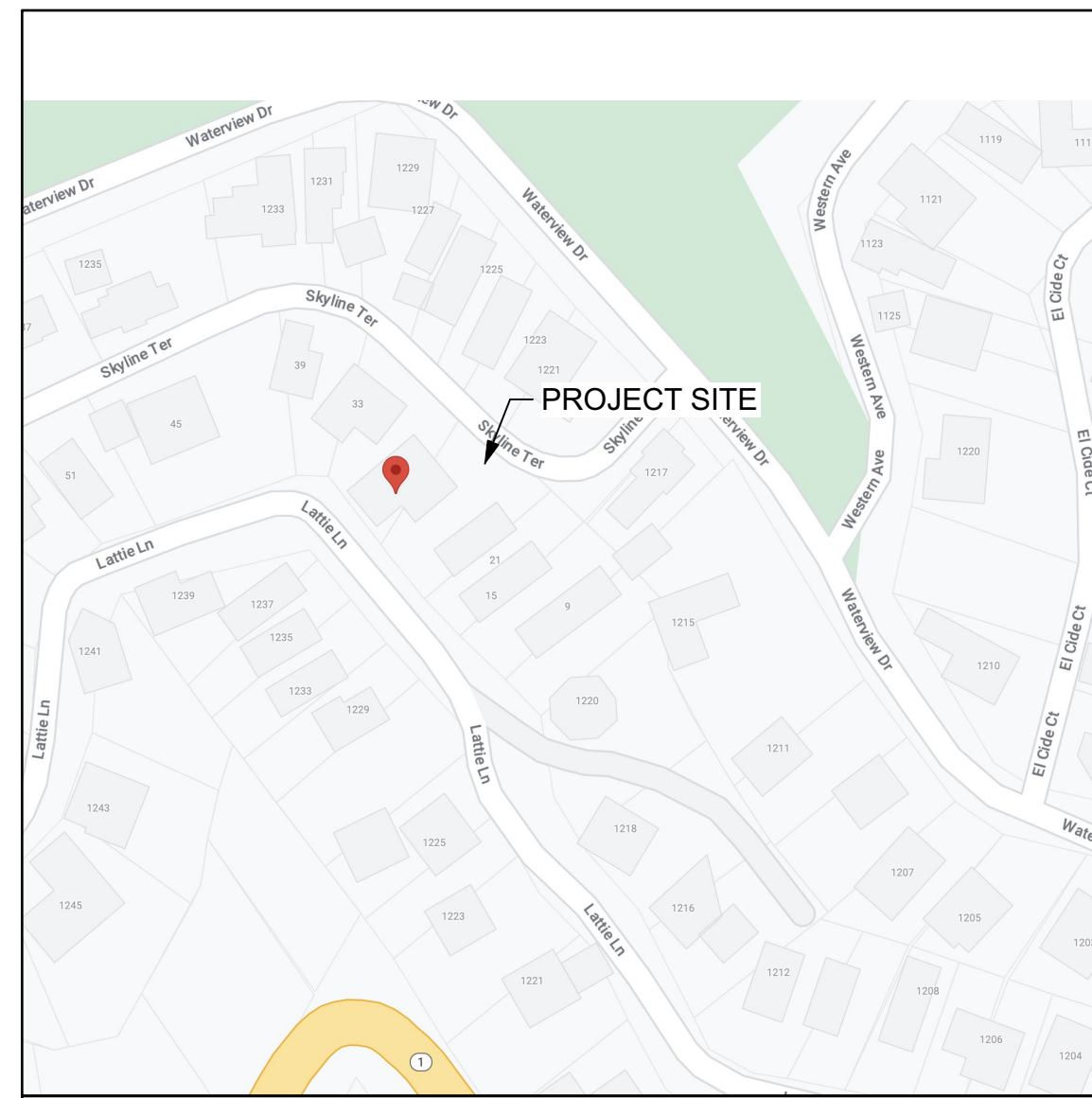
APN 048-233-73

PERMIT#:

DECK DESIGN REVIEW SET



NEIGHBORHOOD MAP



VICINITY MAP

APN / LOT 048-233-73	ZONING CODE RSP-1	OCCUPANCY TYPE R-3
LOT SIZE 7,350 SF	CONSTRUCTION TYP VB	WUI AREA YES

PROJECT DATA

- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA BUILDING ENERGY STANDARDS -TITLE 24
- 2022 CALIFORNIA GREEN BUILDING STANDARDS
- 2022 CALIFORNIA FIRE CODE

APPLICABLE CODES

NEW DECK(S) OFF OF REAR. PROPOSED UPPER DECK 270 SQ. FT. PROPOSED LOWER DECK 154 SQ FT. EXISTING REAR DECK TO BE DEMOLISHED

SCOPE OF WORK

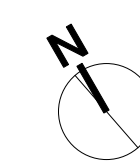
- ARCHITECTURAL**
- A0.0 COVER SHEET
 - A1.0 SITE PLAN
 - A1.1 TOP FLOOR PLANS
 - A1.2 MIDDLE FLOOR PLANS
 - A1.3 BOTTOM FLOOR PLANS
 - A2.0 EXT. ELEVATIONS
 - A2.1 EXT. ELEVATIONS
 - A2.2 EXT. ELEVATIONS
 - A2.3 EXT. ELEVATIONS
 - A2.4 SECTIONS

OWNERS:
BINAY AND JON CURTIS
27 SKYLINE TERRACE.
MILL VALLEY, CA 94941
TEL:(415) 710-6951

ARCHITECT:
RICHARDSON PRIBUSS ARCHITECTS
447 MILLER AVE.,
MILL VALLEY, CA 94941
TEL:(415) 380-0474
FAX:(415) 380-0470
CONTACT: ANDREW PRIBUSS

STRUCTURAL ENGINEER:
TURBIN STRUCTURAL ENGINEERING
655 REDWOOD HIGHWAY SUITE 332
MILL VALLEY, CA 94941
TEL:(415) 373-9472 X 11
FAX:(415) 789-4552
CONTACT: KELLY TURBIN

CONTRACTOR:
TBD



CALGREEN SPECIAL INSPECTOR* | HERS RATER*
*NOTIFY ENERGY CONSULTANT 3 TO 5 DAYS PRIOR TO THE REQUIRED CALGREEN SPECIAL INSPECTIONS AND THE FINAL INSPECTION FOR HERS TESTING AND VERIFICATION.

CONSTRUCTION WASTE MANAGEMENT PLAN
A MINIMUM OF 65% OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IS TO BE RECYCLED IN ACCORDANCE WITH SECTION 4.408.2, 4.408.3 OR 4.408.4, OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT CITY ORDINANCE PER CGBC 4.408.1.

SPECIAL INSPECTIONS
CONTRACTOR TO SCHEDULE SPECIAL INSPECTION WHEN REQUIRED FOR THE FOLLOWING ITEMS: HIGH-STRENGTH CONCRETE, HIGH-STRENGTH BOLTS, DRILLED PIERS, FIELD WELDING.

DEFERRED SUBMITTAL
THE EXISTING HOUSE IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. THE FIRE SPRINKLER CONTRACTOR SHALL SUBMIT AN UPDATED SPINKLER PLAN TO CONFORM TO INTERIOR REMODEL APPROVED BY THE CITY PRIOR TO CLOSE-IN INSPECTION.

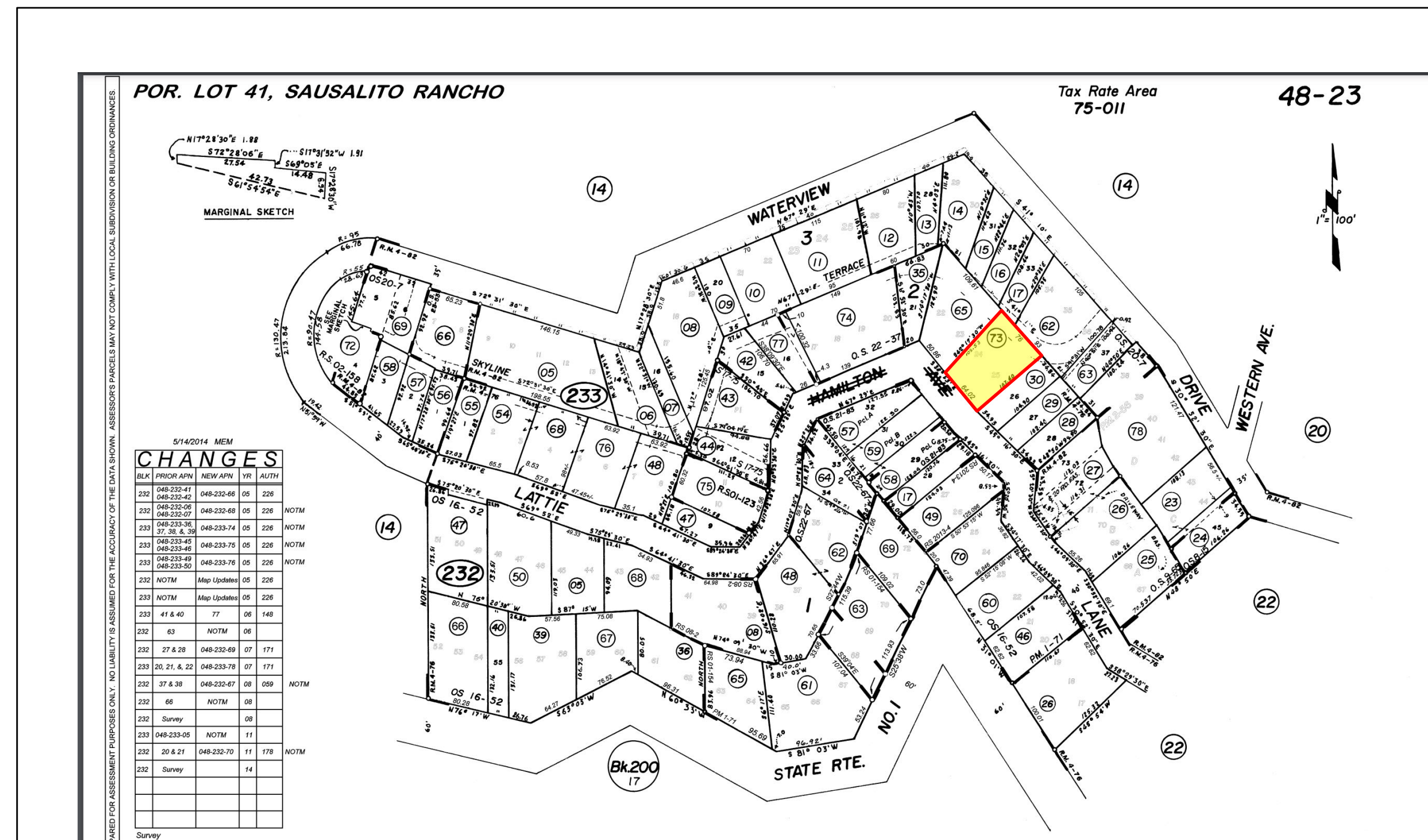
APN	048-233-73		
LOT SIZE	7,350 SF.		
ZONING	RSP-1		
PROPERTY INFORMATION:	ALLOWED	PREVIOUS/DEMOLISHED	PROPOSED
FLOOR AREA:			
GARAGE/ STORAGE		400 SF.	400 SF NO CHANGE
MAIN LEVEL		1,267 SF.	1,267 SF. NO CHANGE
MIDDLE LEVEL		972 SF.	972 SF. NO CHANGE
LOWER LEVEL		809 SF.	809 SF. NO CHANGE
TOTAL		3,448 SF.	3448 SF NO CHANGE
TOTAL ADJUSTED FLOOR AREA	7,350 X .3 = 2205 SF.	3048 SF.	3048 SF NO CHANGE
SETBACKS, DECK:			
FRONT		NA	NA
SIDE: LEFT		11'-7"	11'
SIDE: RIGHT		21'-10"	46'
REAR		17'-4"	21'
ADD'L INFORMATION:			
CUT	-	-	-
FILL	-	-	-
IMPORT/OFF-HAUL	-	-	-
STORIES	-	2	2
HEIGHT	-	37'0"	NO CHANGE
ONSITE PARKING SPACES	-	4	4

SITE DATA TABLE

SPECIAL INSTRUCTIONS

	ALIGN WALLS OR OBJECTS
	LINE OVERHEAD OR HIDDEN
	CENTERLINE
	PROPERTY LINE
	DATUM LINE
	SHEET NOTE MARKER
	FINISH NOTE MARKER
	WALL TYPE MARKER
	WINDOW SYMBOL
	DOOR SYMBOL
	SECTION MARKER
	ELEVATION MARKER
	INTERIOR ELEVATION MARKER
	PLAN DETAIL MARKER
	REVISION MARKER

SYMBOLS



ASSESSOR'S MAP

SHEET INDEX

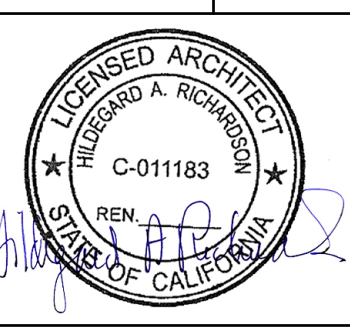
PROJECT TEAM

Document Disclaimer & Copyright
Do not scale these drawings. All Dimensions to be checked on site. All omissions and discrepancies are to be reported to the architect immediately. These drawings are copyrighted and instruments of service of Richardson Architects. Information on these drawings is to be used exclusively for the intended project. Richardson Architects assumes no responsibility for the information contained on these drawings when used and/or modified by others. © Copyright 2020, Richardson Architects

NO.	DATE	DESCRIPTION

RICHARDSON PRIBUSS ARCHITECTS
447 MILLER AVENUE, SUITE D
MILL VALLEY | 415-380-0474 | RP-ARCHITECTS.COM

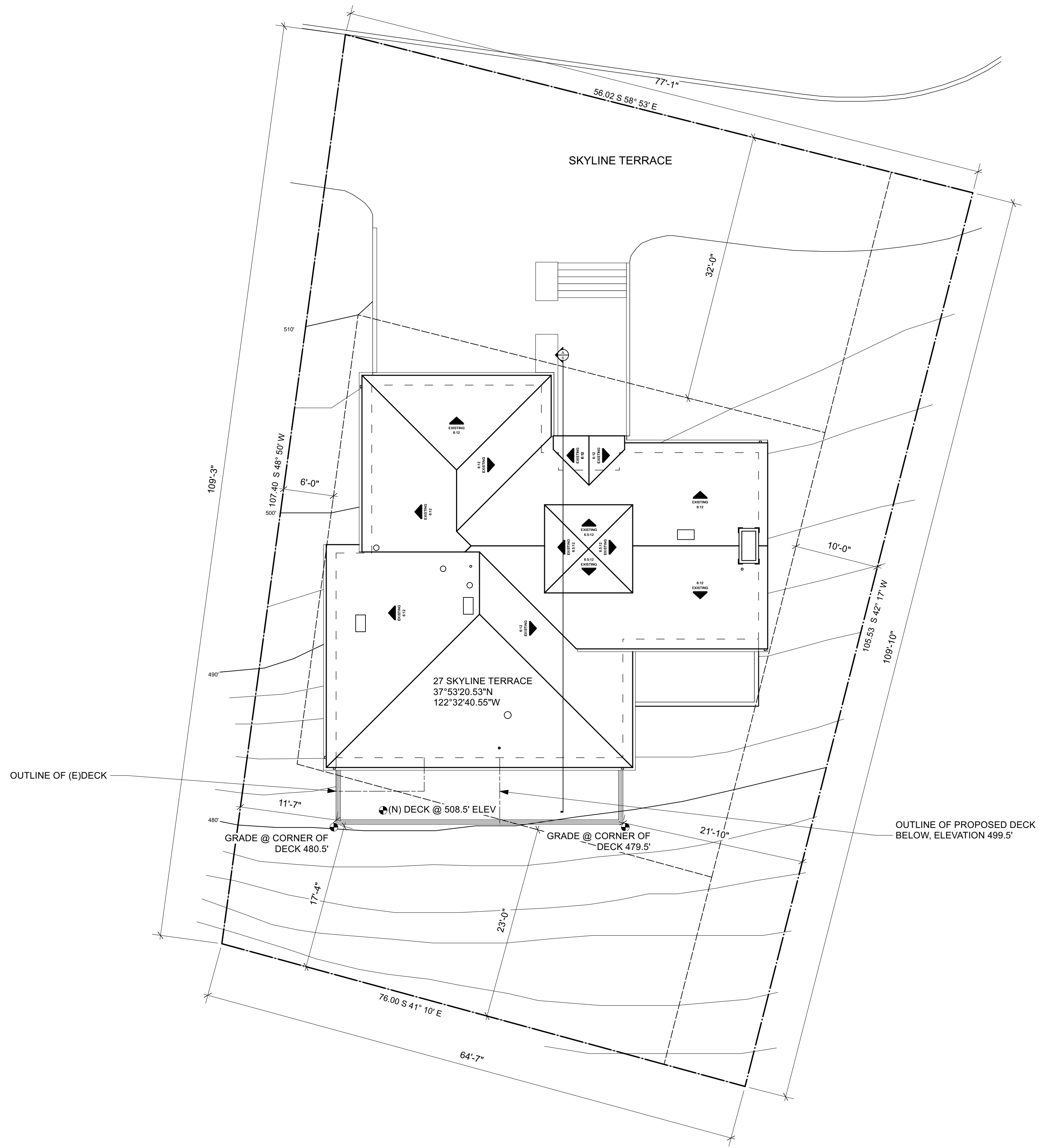
CURTIS RESIDENCE
27 SKYLINE TERRACE
MILL VALLEY, CA 94941
APN # 048-233-73



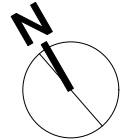
DRAWN BY: -
DATE: 1/10/24
SCALE: -AS NOTED

A0.0

COVER PAGE



1 (E) SITE PLAN/ ROOF PLAN, NO CHANGE
Scale: 1/8" = 1'-0"



Document Disclaimer & Copyright
Do not scale these drawings. All Dimensions to be checked on site.
All omissions and discrepancies are to be reported to the architect immediately.
These drawings are copyrighted and instruments of service of Richardson Architects. Information on these drawings is to be used exclusively for the intended project. Richardson Architects assumes no responsibility for the information contained on these drawings when used and/or modified by others.
© Copyright 2020, Richardson Architects

NO.	DATE	DESCRIPTION

RICHARDSON PRIBUSS ARCHITECTS
447 MILLER AVENUE, SUITE D
MILL VALLEY | 415-380-0474 | RP-ARCHITECTS.COM

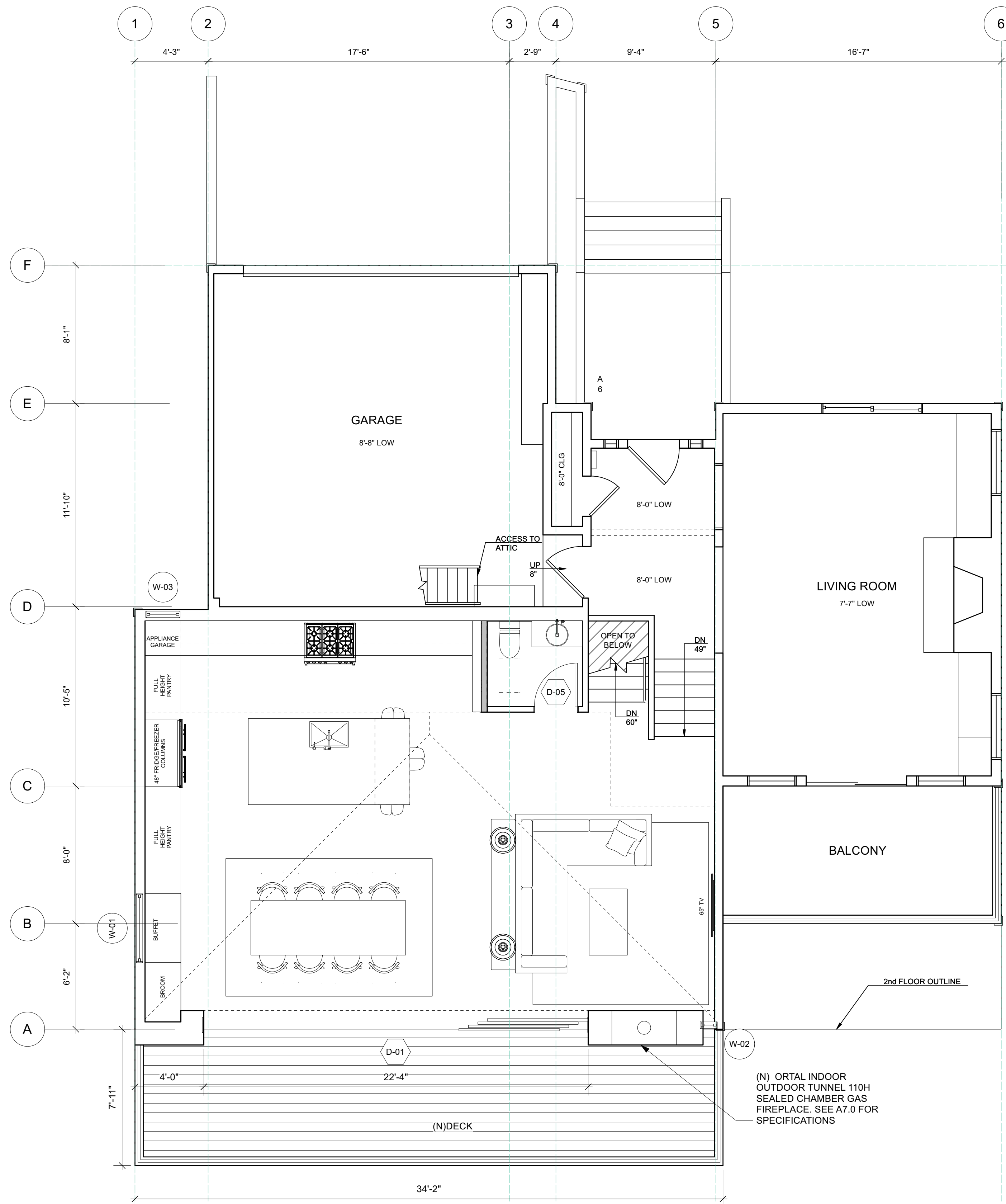
CURTIS RESIDENCE
27 SKYLINE TERRACE
MILL VALLEY, CA 94941
APN # 048-233-73

SITE PLAN/ ROOF PLAN

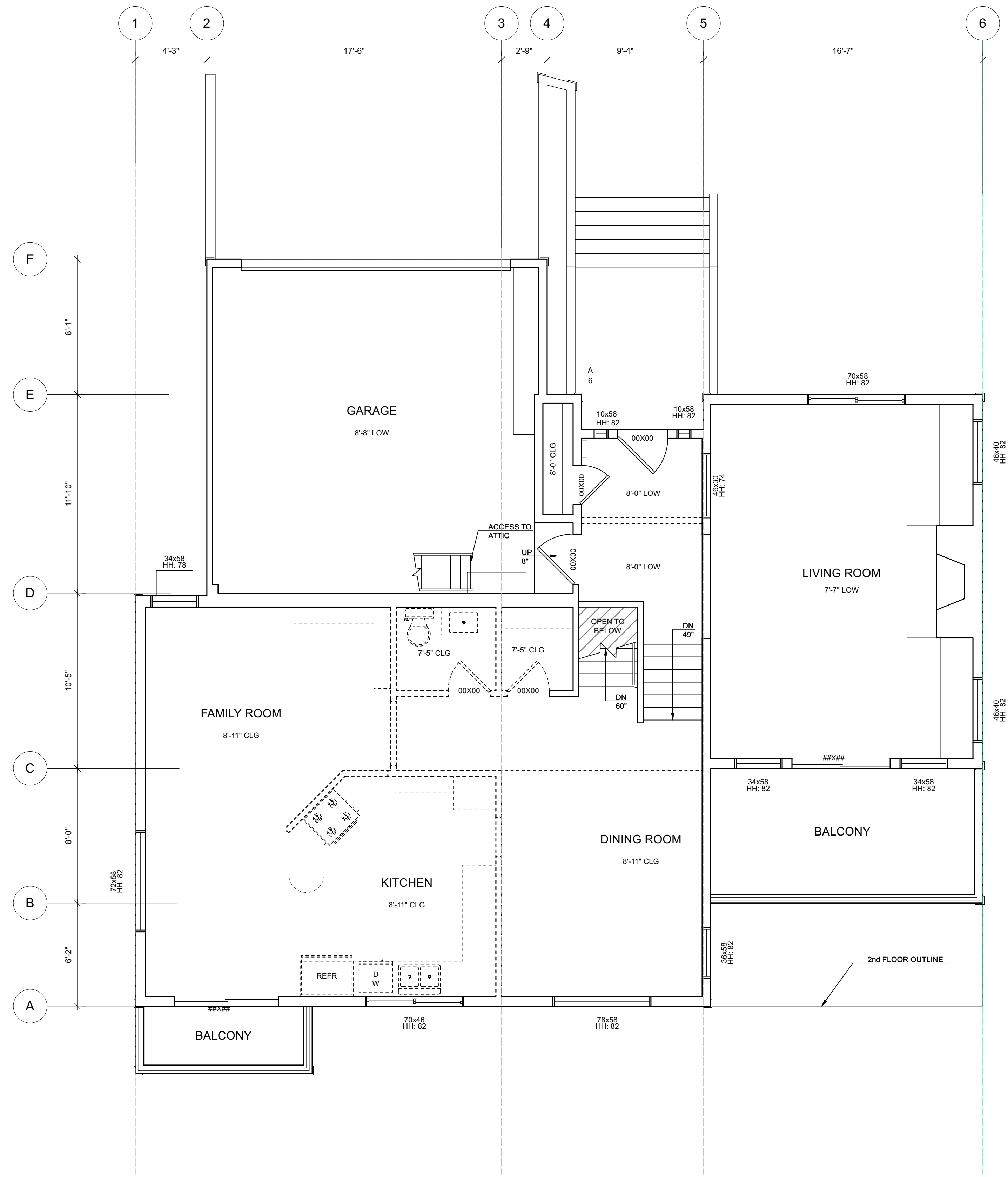


DRAWN BY: -
DATE: 1/10/24
SCALE: -AS NOTED

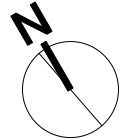
A1.0



4 (N) TOP FLOOR
Scale: 1/4" = 1'-0"



1 (E) TOP FLOOR
Scale: 1/4" = 1'-0"



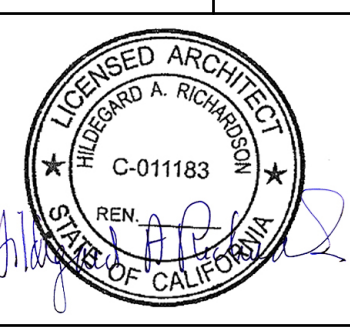
Document Disclaimer & Copyright
Do not scale these drawings. All Dimensions to be checked on site.
All omissions and discrepancies are to be reported to the architect immediately.
These drawings are copyrighted and instruments of service of Richardson Architects. Information on these drawings is to be used exclusively for the intended project. Richardson Architects assumes no responsibility for the information contained on these drawings when used and/or modified by others.
© Copyright 2020, Richardson Architects

NO.	DATE	DESCRIPTION

RICHARDSON PRIBUSS ARCHITECTS
447 MILLER AVENUE, SUITE D
MILL VALLEY, CA 94941
MILL VALLEY | 415-380-0474 | RP-ARCHITECTS.COM

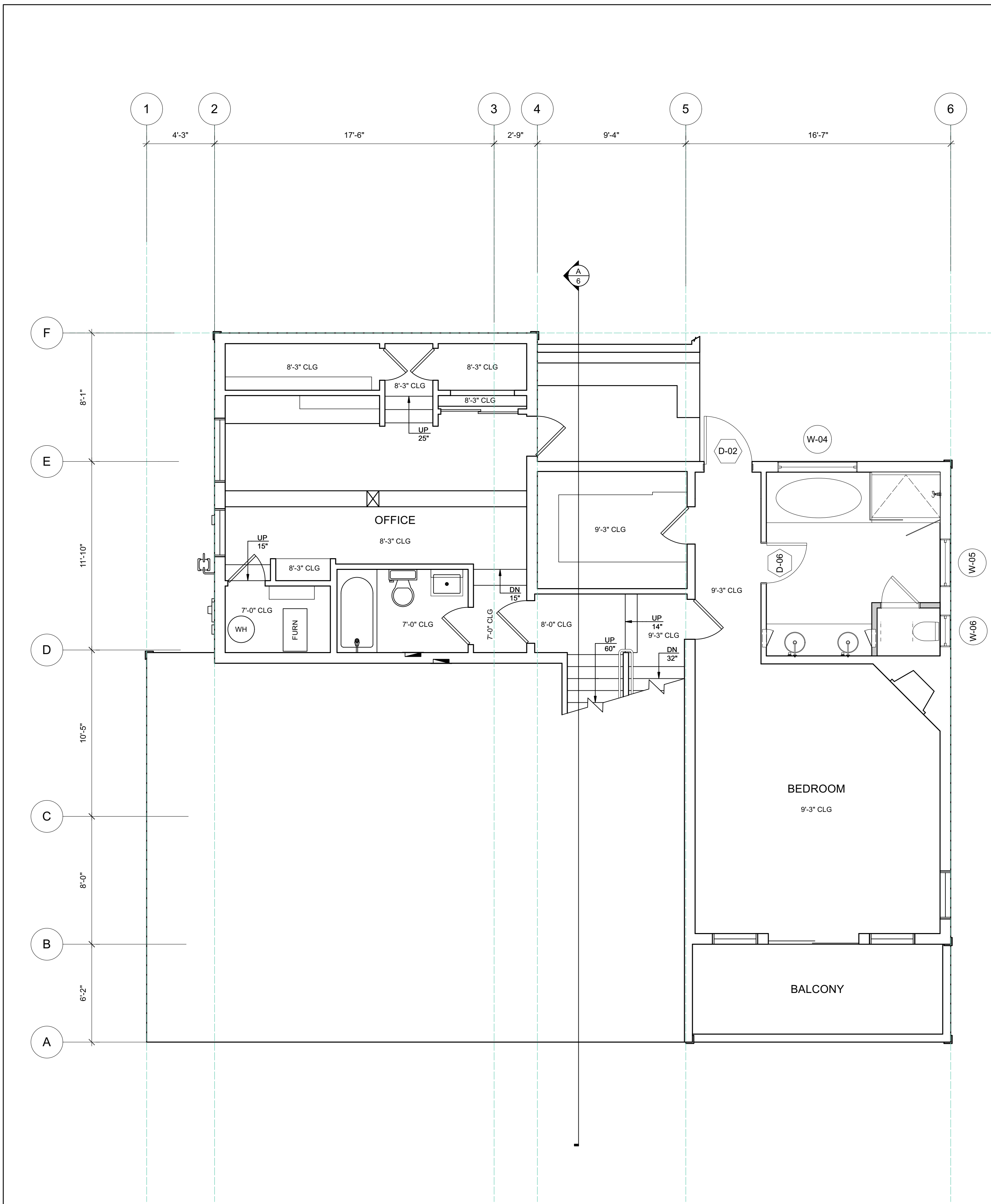
CURTIS RESIDENCE
27 SKYLINE TERRACE
MILL VALLEY, CA 94941
APN # 048-233-73

TOP FLOOR PLAN

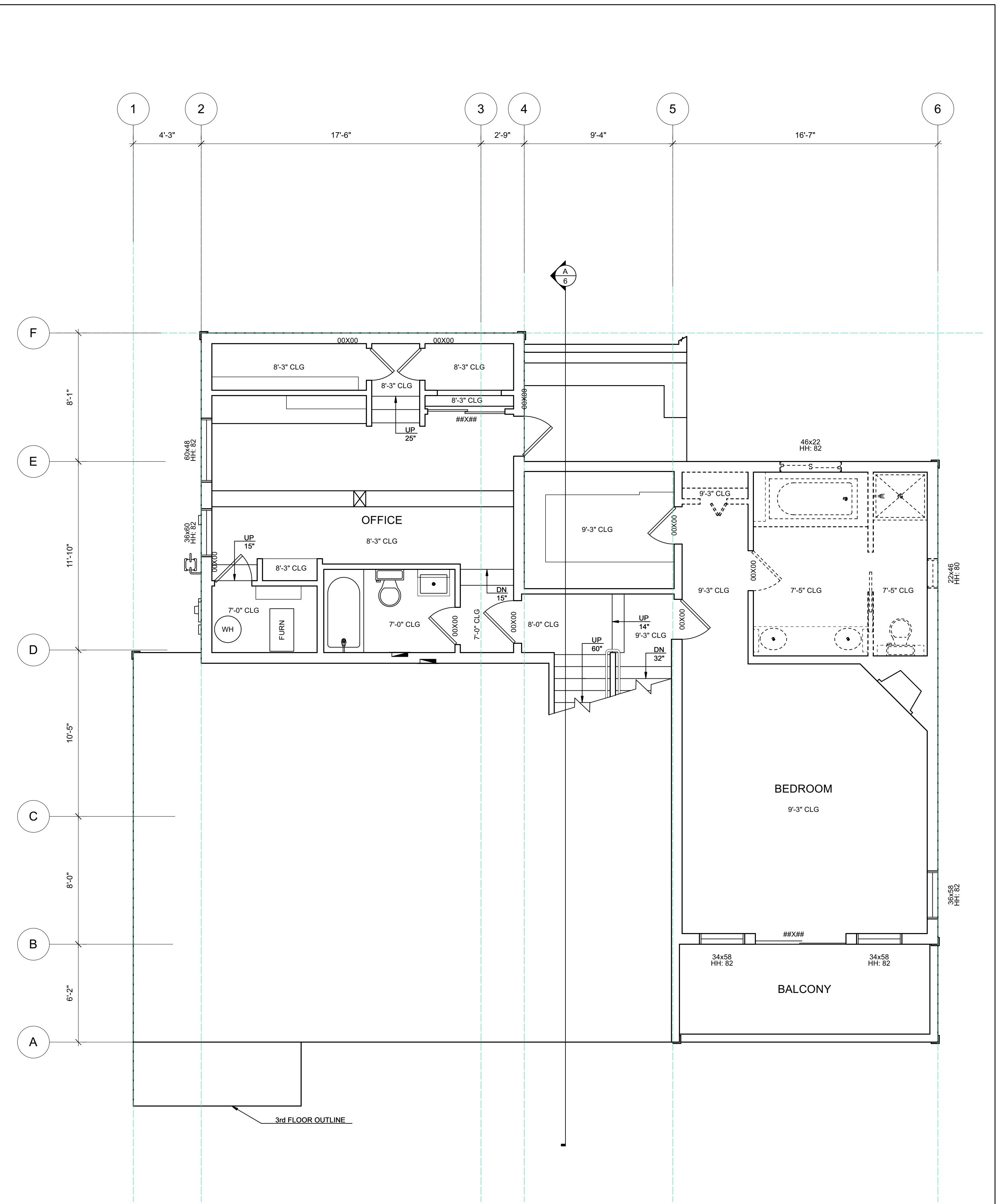


DRAWN BY: _____
DATE: 1/10/24
SCALE: -AS NOTED

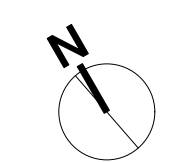
A1.1



3 (N) MIDDLE FLOOR
Scale: 1/4" = 1'-0"



1 (E) MIDDLE FLOOR
Scale: 1/4" = 1'-0"



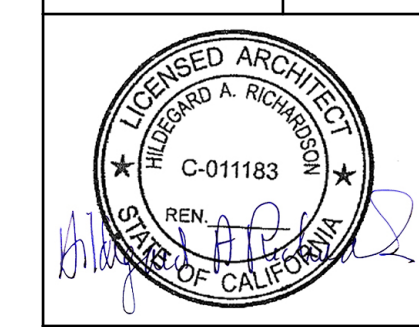
Document Disclaimer & Copyright
Do not scale these drawings. All Dimensions to be checked on site.
All omissions and discrepancies are to be reported to the architect immediately.
These drawings are copyrighted and instruments of service of Richardson Architects. Information on these drawings is to be used exclusively for the intended project. Richardson Architects assumes no responsibility for the information contained on these drawings when used and/or modified by others.
© Copyright 2020, Richardson Architects

NO.	DATE	DESCRIPTION

RICHARDSON PRIBUSS ARCHITECTS
447 MILLER AVENUE, SUITE D
MILL VALLEY | 415-380-0474 | RP-ARCHITECTS.COM

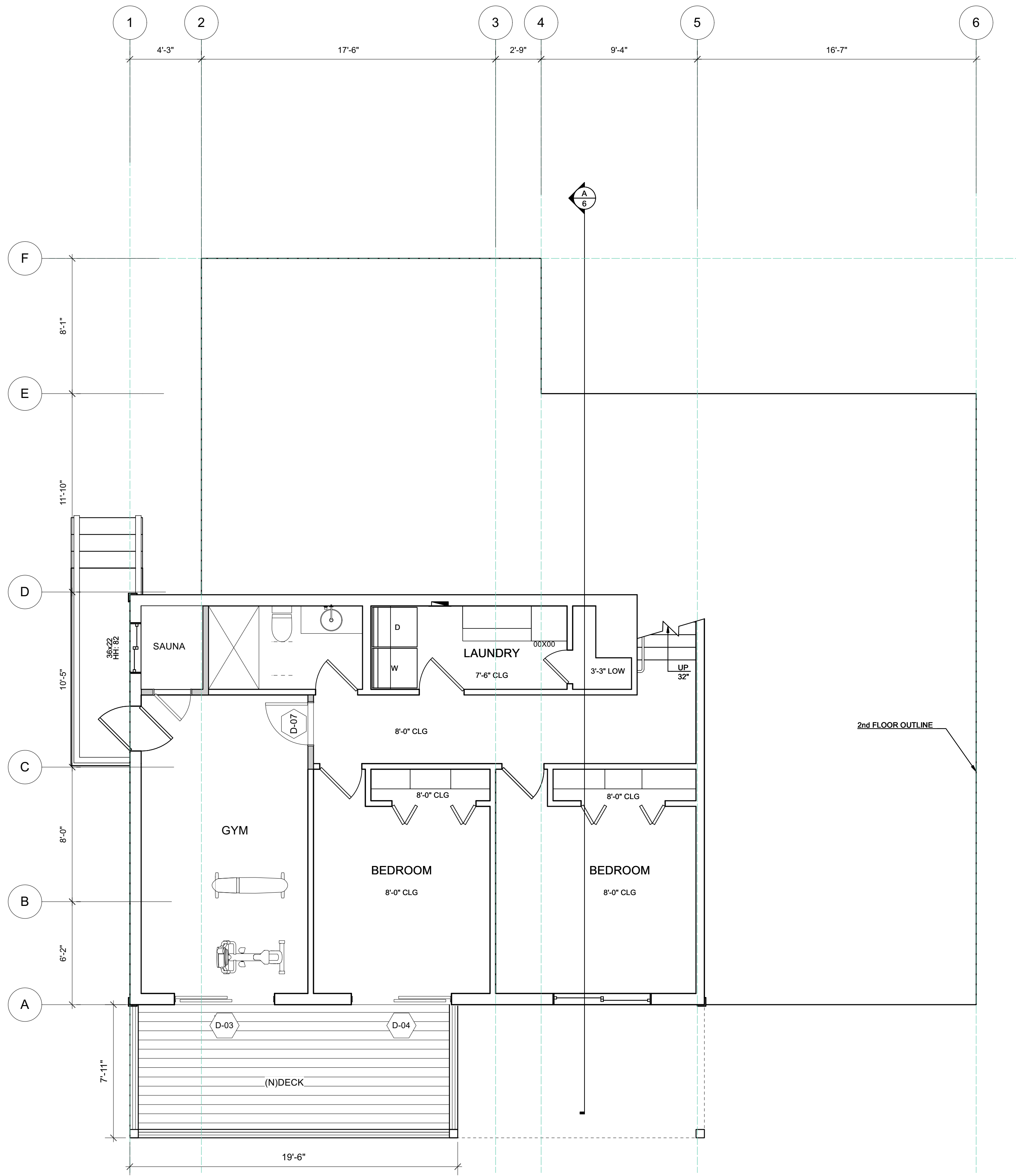
CURTIS RESIDENCE
27 SKYLINE TERRACE
MILL VALLEY, CA 94941
APN # 048-233-73

MIDDLE FLOOR PLAN

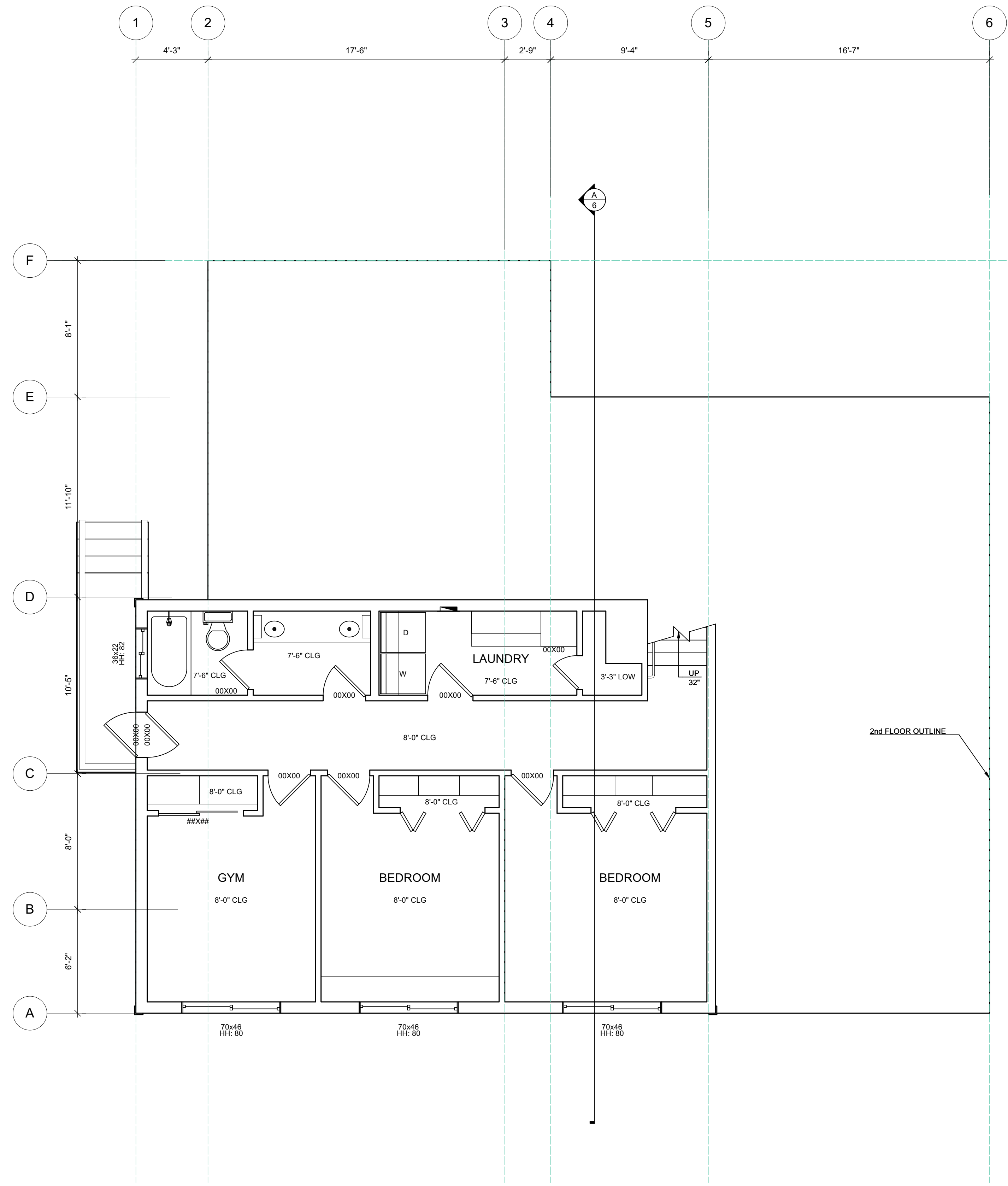


DRAWN BY: -
DATE: 1/10/24
SCALE: -AS NOTED

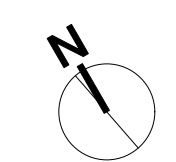
A1.2



3 (N) BOTTOM FLOOR
Scale: 1/4" = 1'-0"



1 (E) BOTTOM FLOOR
Scale: 1/4" = 1'-0"

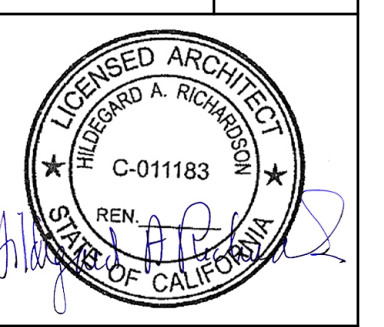


Document Disclaimer & Copyright
Do not scale these drawings. All Dimensions to be checked on site.
All omissions and discrepancies are to be reported to the architect immediately.
These drawings are copyrighted and instruments of service of Richardson Architects. Information on these drawings is to be used exclusively for the intended project. Richardson Architects assumes no responsibility for the information contained on these drawings when used and/or modified by others.
© Copyright 2020, Richardson Architects

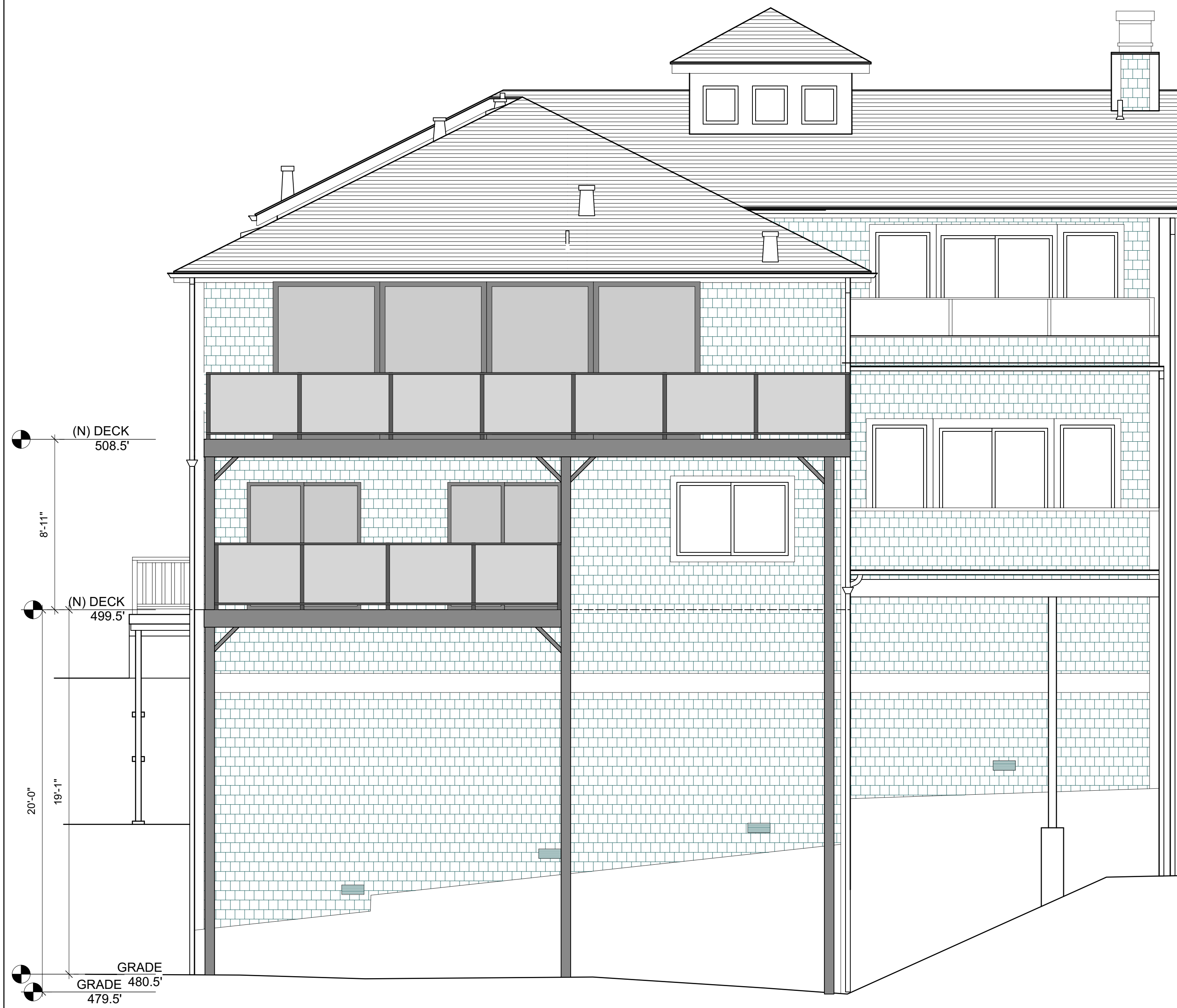
NO.	DATE	DESCRIPTION

RICHARDSON PRIBUSS ARCHITECTS
447 MILLER AVENUE, SUITE D
MILL VALLEY | 415-380-0474 | RP-ARCHITECTS.COM

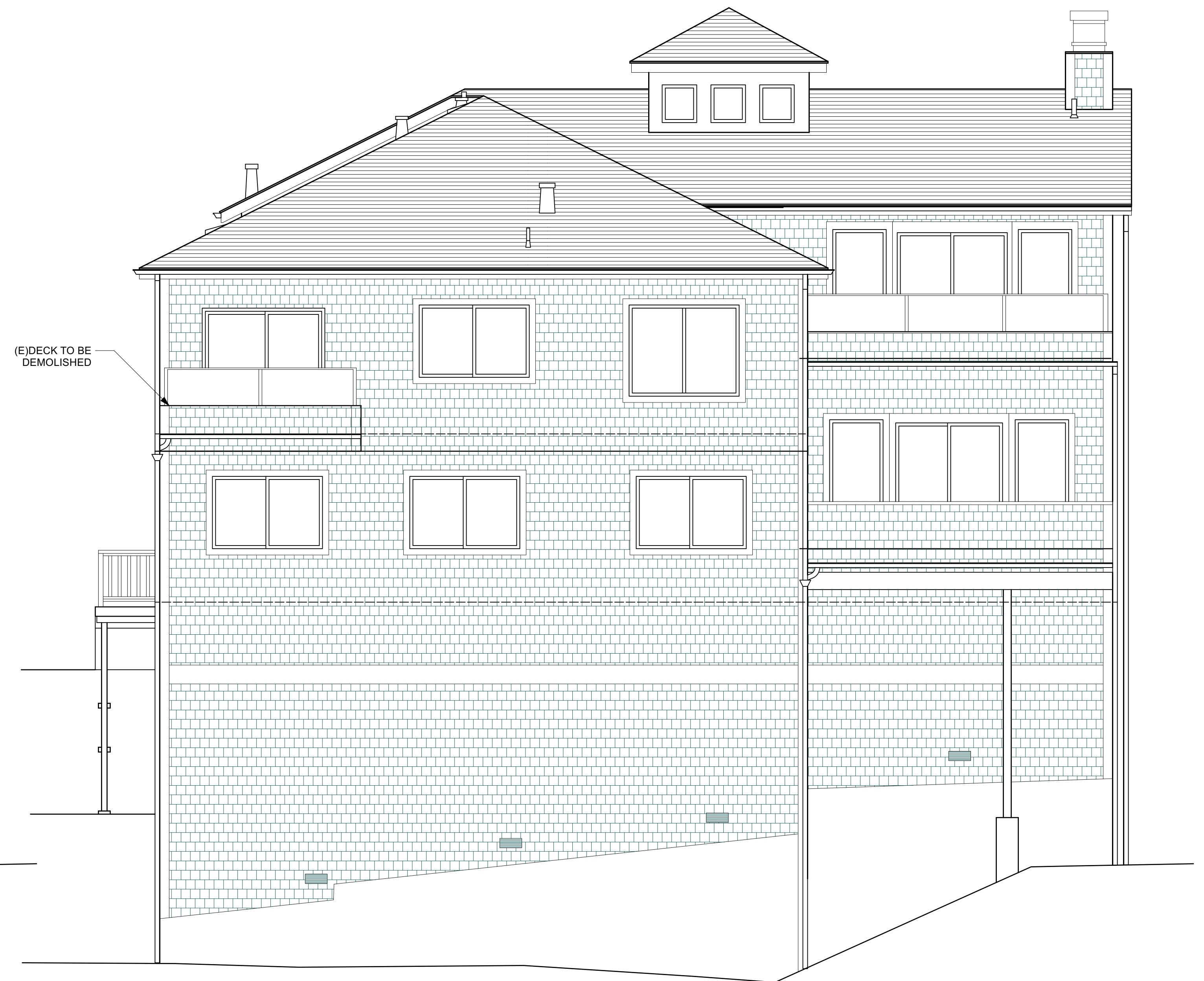
CURTIS RESIDENCE
27 SKYLINE TERRACE
MILL VALLEY, CA 94941
APN # 048-233-73
LOWER FLOOR PLAN



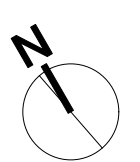
DRAWN BY: -
DATE: 1/10/24
SCALE: -AS NOTED



1 (N) SOUTH ELEVATION
Scale: 1/4" = 1'-0"



3 (E) SOUTH ELEVATION
Scale: 1/4" = 1'-0"



Document Disclaimer & Copyright
Do not scale these drawings. All Dimensions to be checked on site.
All omissions and discrepancies are to be reported to the architect immediately.
These drawings are copyrighted and instruments of service of Richardson Architects. Information on these drawings is to be used exclusively for the intended project. Richardson Architects assumes no responsibility for the information contained on these drawings when used and/or modified by others.
© Copyright 2020, Richardson Architects

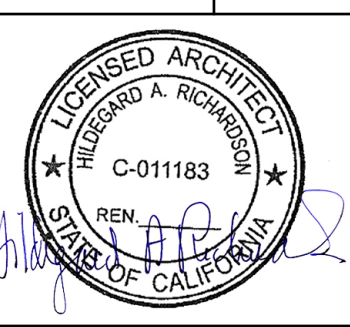
NO.	DATE	DESCRIPTION

RICHARDSON
PRIBUSS
ARCHITECTS

447 MILLER AVENUE, SUITE D
MILL VALLEY | 415-360-0474 | RP-ARCHITECTS.COM

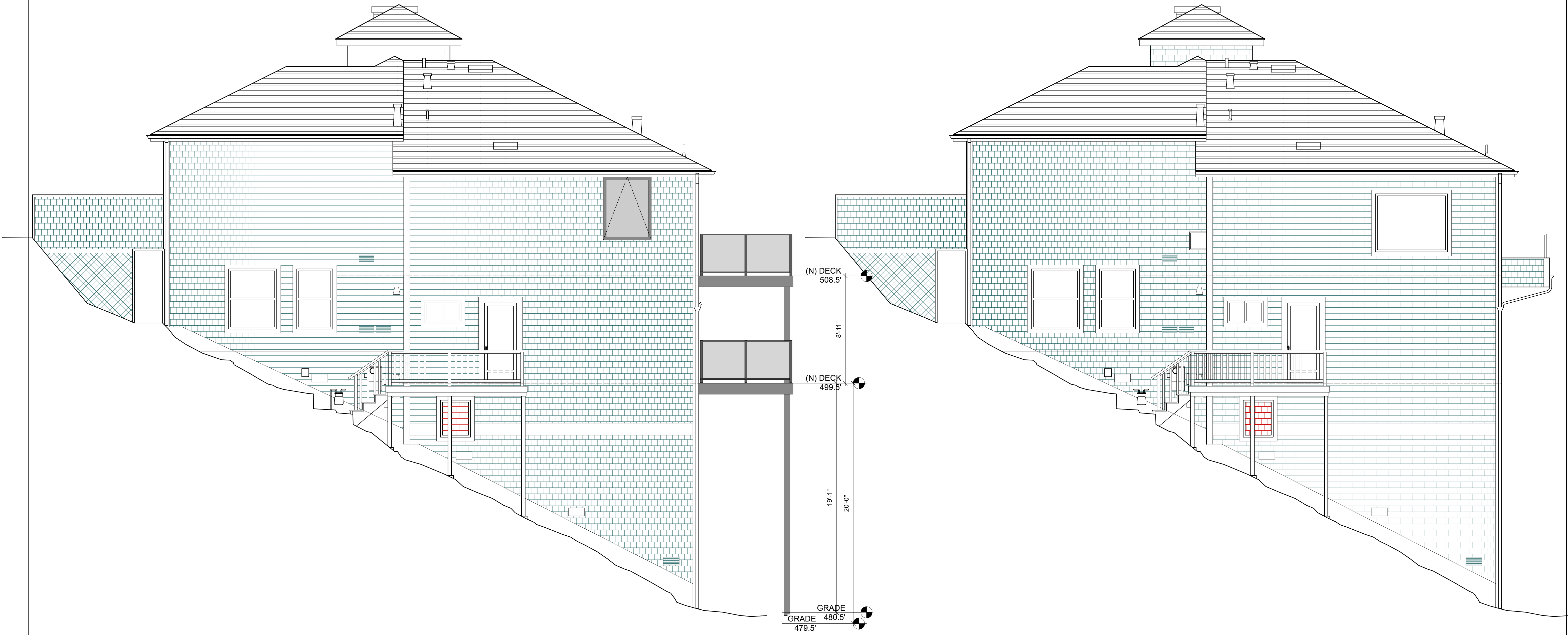
CURTIS RESIDENCE
27 SKYLINE TERRACE
MILL VALLEY, CA 94941
APN # 048-233-73

EXTERIOR ELEVATIONS



DRAWN BY: -
DATE: 1/10/24
SCALE: -AS NOTED

A2.0



1 (N) WEST ELEVATION
Scale: 1/4" = 1'-0"

2 (E) WEST ELEVATION
Scale: 1/4" = 1'-0"

Document Disclaimer & Copyright
Do not scale these drawings. All Dimensions to be checked on site.
All omissions and discrepancies are to be reported to the architect immediately.
These drawings are copyrighted and instruments of service of Richardson Architects. Information on these drawings is to be used exclusively for the intended project. Richardson Architects assumes no responsibility for the information contained on these drawings when used and/or modified by others.
© Copyright 2020, Richardson Architects

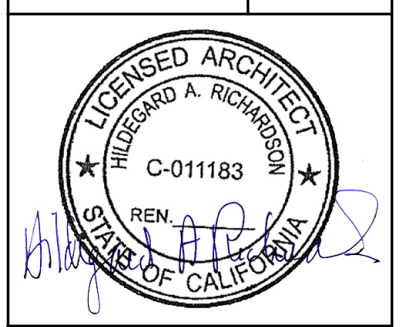
NO.	DATE	DESCRIPTION

RICHARDSON
PRIBUSS
ARCHITECTS

447 MILLER AVENUE, SUITE D
MILL VALLEY | 415-380-0474 | RP-ARCHITECTS.COM

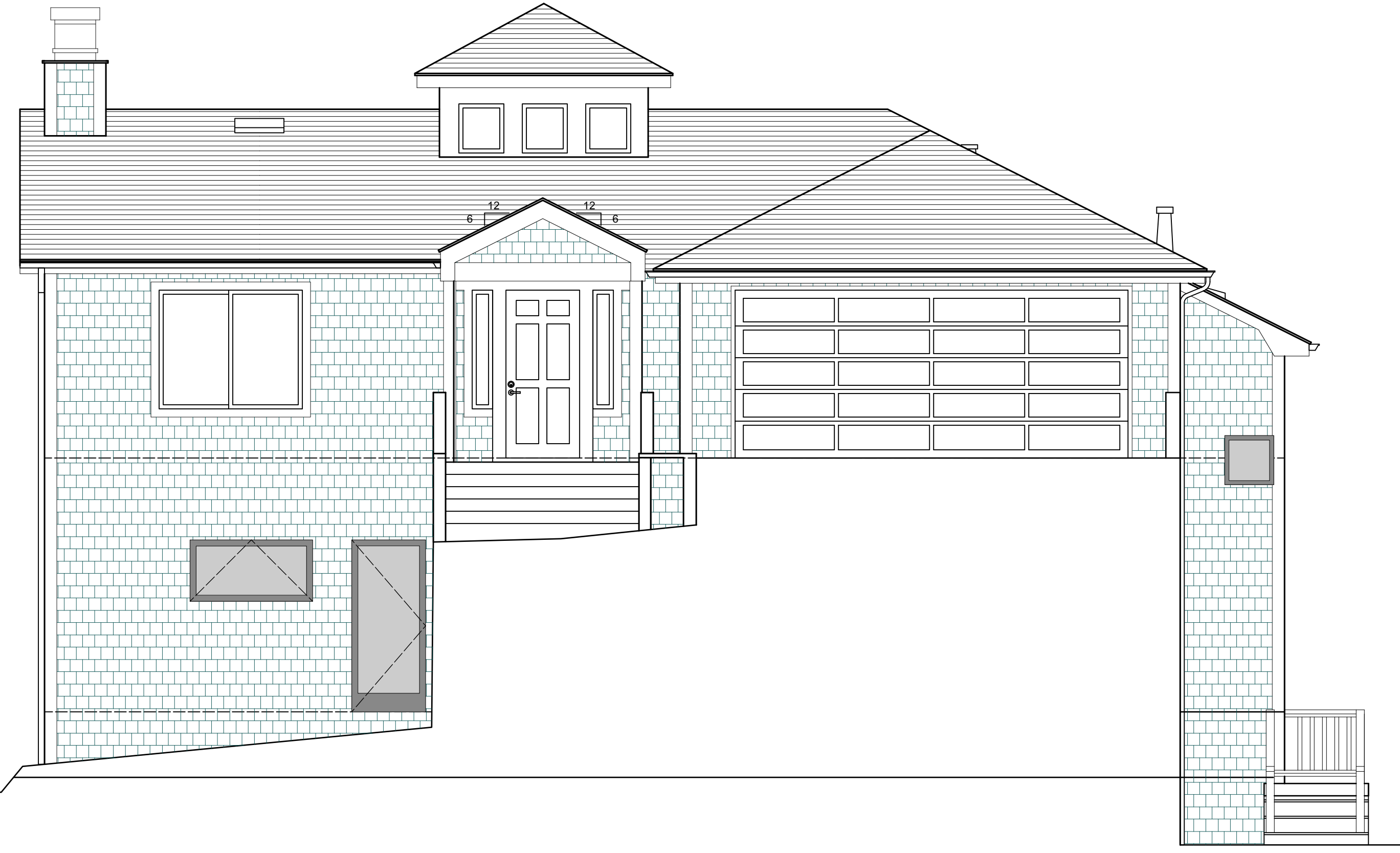
CURTIS RESIDENCE
27 SKYLINE TERRACE
MILL VALLEY, CA 94941
APN # 048-233-73

EXTERIOR ELEVATIONS

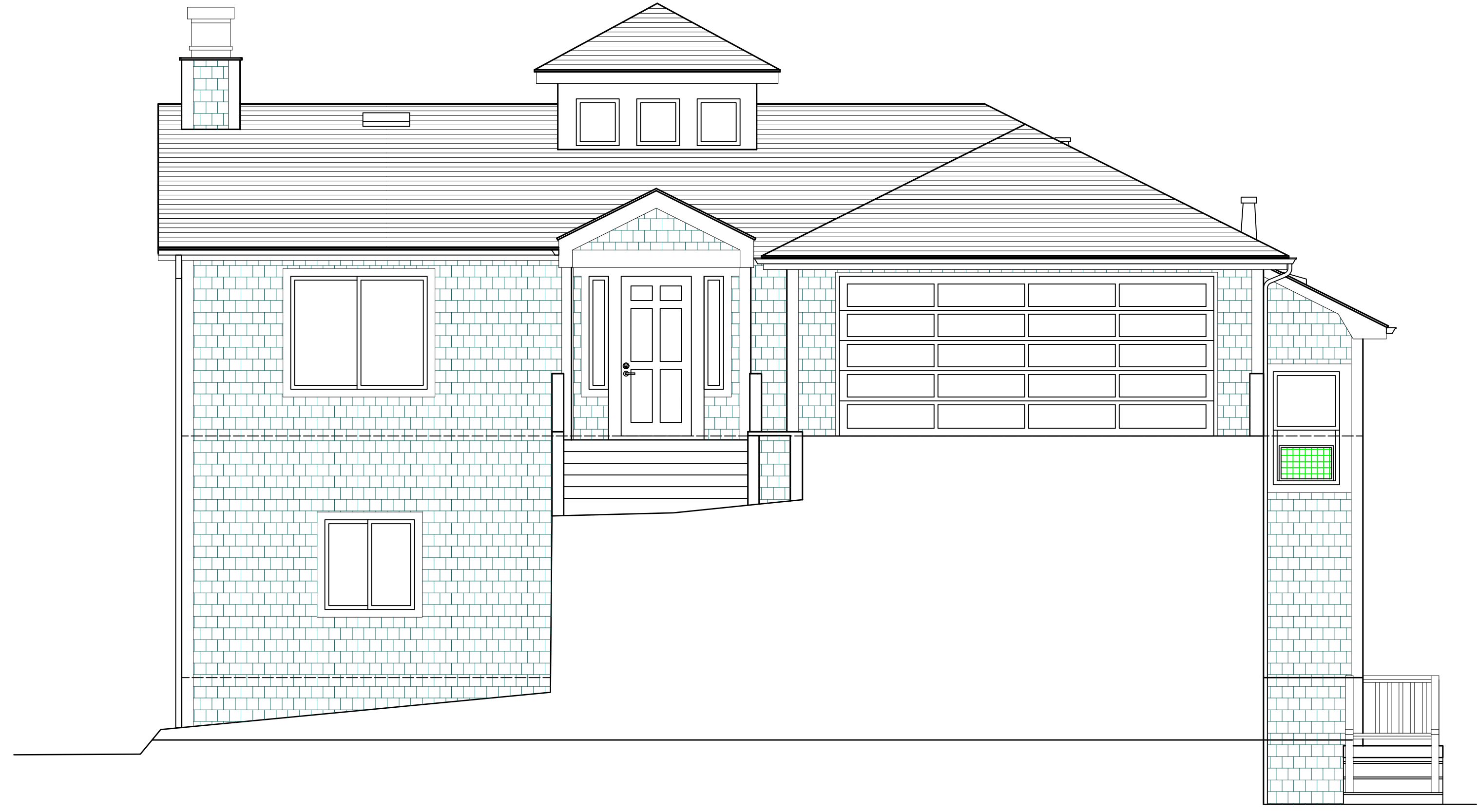


DRAWN BY: -
DATE: 1/10/24
SCALE: -AS NOTED

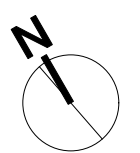
A2.1



1 (N) NORTH ELEVATION
Scale: 1/4" = 1'-0"



2 (E) NORTH ELEVATION
Scale: 1/4" = 1'-0"



Document Disclaimer & Copyright
Do not scale these drawings. All Dimensions to be checked on site.
All omissions and discrepancies are to be reported to the architect immediately.
These drawings are copyrighted and instruments of service of Richardson Architects. Information on these drawings is to be used exclusively for the intended project. Richardson Architects assumes no responsibility for the information contained on these drawings when used and/or modified by others.
© Copyright 2020, Richardson Architects

NO.	DATE	DESCRIPTION

RICHARDSON
PRIBUSS
ARCHITECTS

447 MILLER AVENUE, SUITE D
MILL VALLEY | 415-380-0474 | RP-ARCHITECTS.COM

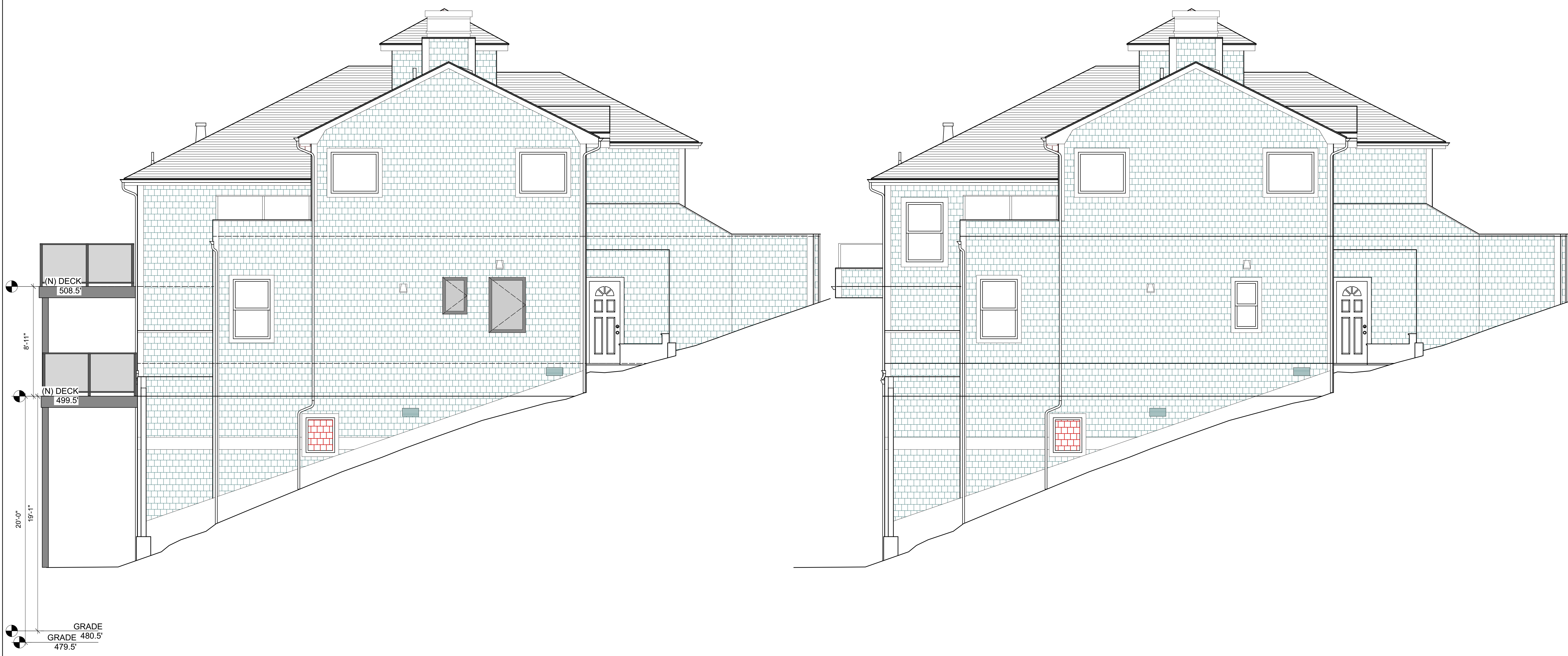
CURTIS RESIDENCE
27 SKYLINE TERRACE
MILL VALLEY, CA 94941
APN # 048-233-73

EXTERIOR ELEVATIONS



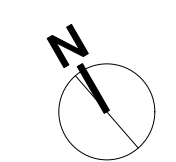
DRAWN BY: -
DATE: 1/10/24
SCALE: -AS NOTED

A2.2



1 (N) EAST ELEVATION
Scale: 1/4" = 1'-0"

2 (E) EAST ELEVATION
Scale: 1/4" = 1'-0"



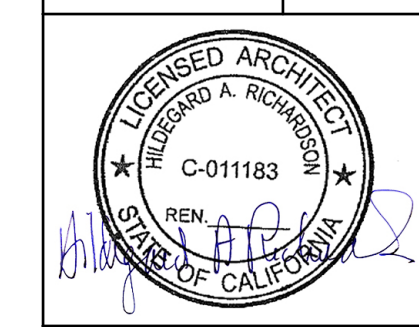
Document Disclaimer & Copyright
Do not scale these drawings. All Dimensions to be checked on site.
All omissions and discrepancies are to be reported to the architect immediately.
These drawings are copyrighted and instruments of service of Richardson Architects. Information on these drawings is to be used exclusively for the intended project. Richardson Architects assumes no responsibility for the information contained on these drawings when used and/or modified by others.
© Copyright 2020, Richardson Architects

NO.	DATE	DESCRIPTION

RICHARDSON PRIBUSS ARCHITECTS
447 MILLER AVENUE, SUITE D
MILL VALLEY, CA 94041 | RP-ARCHITECTS.COM

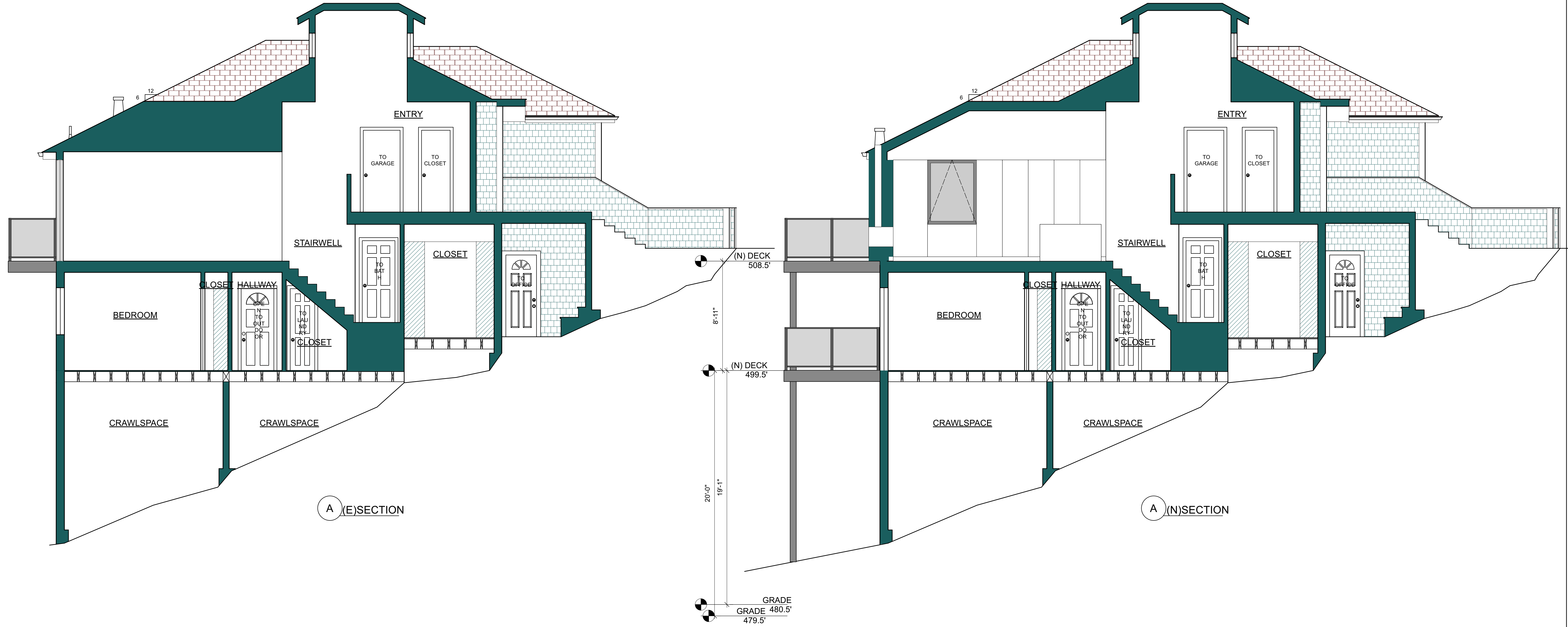
CURTIS RESIDENCE
27 SKYLINE TERRACE
MILL VALLEY, CA 94941
APN # 048-233-73

EXTERIOR ELEVATIONS



DRAWN BY: -
DATE: 1/10/24
SCALE: -AS NOTED

A2.3



Document Disclaimer & Copyright
 Do not scale these drawings. All Dimensions to be checked on site.
 All omissions and discrepancies are to be reported to the architect immediately.
 These drawings are copyrighted and instruments of service of Richardson Architects. Information on these drawings is to be used exclusively for the intended project. Richardson Architects assumes no responsibility for the information contained on these drawings when used and/or modified by others.
 © Copyright 2020, Richardson Architects

DESCRIPTION

NO. DATE

**RICHARDSON
 PRIBUSS
 ARCHITECTS**
 447 MILLER AVENUE, SUITE D
 MILL VALLEY, CA 94541 | RP-ARCHITECTS.COM

**CURTIS RESIDENCE
 27 SKYLINE TERRACE
 MILL VALLEY, CA 94941
 APN # 048-233-73**



DRAWN BY: -
 DATE: 1/10/24
 SCALE: -AS NOTED

A2.4

SECTION