

- GENERAL NOTES**
- "NOT IN CONTRACT" OR "N.I.C." INDICATES EXISTING STRUCTURES OR IMPROVEMENTS THAT ARE NOT INCLUDED IN THE WORK PROPOSED FOR THIS PERMIT.
  - ALL DIMENSIONS ARE TO FACE OF STRUCTURE, U.O.N. DIMENSIONS MARKED "CLR" OR "CLEAR" ARE TO FACE OF FINISH AND SHALL NOT BE ADJUSTED WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT.
  - ALL WORK SHALL COMPLY WITH CURRENT ADOPTED AND APPLICABLE CODES, ORDINANCES AND THE HIGHEST STANDARDS OF THE TRADE.
  - ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
  - METHODS AND MEANS OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE NEITHER INSTRUCTED OR IMPLIED BY THESE DRAWINGS
  - EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED DURING THE PERIOD OF OCTOBER 15 TO APRIL 15. A COPY OF THE APPROVED EROSION CONTROL PLAN SHALL BE AT THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
  - CONSTRUCTION HOURS ARE MON. - FRI. 7:00 AM TO 5:00 PM AND 10:00 AM - 5:00 PM SAT. & SUN.
  - ALL MATERIAL STORED ON SITE MUST BE PROPERLY STACKED, PROTECTED FROM WEATHER AS APPLICABLE AND PROTECTED FROM DAMAGE. MATERIALS DAMAGED OR DETERIORATED DURING CONSTRUCTION MAY BE REJECTED BY ARCHITECT.
  - HERS VERIFICATION FOR QUALITY INSULATION INSTALLATION IS REQUIRED PER ENERGY COMPLIANCE DOCUMENTATION (CRC R106).
  - A PLAN WILL BE DEVELOPED AND IMPLEMENTED TO MANAGE STORM WATER DURING CONSTRUCTION.
  - DISPLACED TOP SOIL IS STOCKPILED FOR REUSE AND IS COVERED AND PROTECTED FROM EROSION.
  - CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE.
  - ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALL SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
  - G.C. TO SUBMIT A WASTE MANAGEMENT PLAN PER THE ENFORCING AGENCY.
  - G.C. TO PROVIDE BUILDING OCCUPANT OR OWNER WITH OPERATION AND MAINTENANCE MANUAL.
  - DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
  - ADHESIVES, SEALANTS, AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS
  - PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
  - AEROSOL PAINTS AND OTHER COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPONENTS
  - DOCUMENTS SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS SHALL BE USED.
  - 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC EMISSION LIMITS SHALL COMPLY WITH THE VOC EMISSION LIMITS ESTABLISHED IN SECTION 4.504.4.
  - PARTICLE BOARD, MDF, AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
  - WHEN SPRAY FOAM INSULATION IS USED, PROVIDE MANUFACTURER'S CUT SHEET TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION OF THE INSULATION

- PLUMBING NOTES**
- GENERAL CONTRACTOR TO PROVIDE DOCUMENTATION FOR COMPLIANCE WITH CALGREEN STANDARDS. SEE MANDATORY & VOLUNTARY MEASURES.
- ALL PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING:
- WATER CLOSETS SHALL USE NO MORE THAN 1.28 GAL. OF H2O PER FLUSH
  - LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM @ 60 PSI
  - KITCHEN FAUCETS SHALL NOT EXCEED 1.5 GPM @ 60 PSI
  - SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GPM AT 80 PSI. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM AT 80 PSI
  - STANDARD DISHWASHERS SHALL NOT EXCEED 4.25 GALLONS PER CYCLE.
- ALL SHOWER VALVES MUST BE TEMPERATURE BALANCING OR THERMOSTATIC MIXING. PER MANUF., VALVES SHALL BE ADJUSTED TO DELIVER A MAX. OF 120°F (CPC 408.3).
- SHOWER DOORS SHALL BE 22" MINIMUM AND MAINTAIN UNOBSTRUCTED OPENING FOR EGRESS (CPC 408.5).
- SHOWER STALLS SHALL BE MINIMUM 1024 SQUARE INCHES WITH CLEARANCE FOR A 30" DIAMETER CIRCLE (CPC 411.7).
- WATER CLOSETS SHALL HAVE A 15" MINIMUM CLEARANCE FROM THE CENTERLINE TO ADJACENT WALL, SHOWER DOOR, OR CABINETS (CPC 402.5).
- SINKS LOCATED AT KITCHEN ISLANDS SHALL HAVE SPECIAL VENTING (909.0 CPC).

- FIRE BLOCKING NOTES**
- PROVIDE FIRE BLOCKING IN ACCORDANCE WITH CRC R302.11:
- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS:
    - VERTICALLY AT THE CEILING AND FLOOR LEVELS.
    - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
  - AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
  - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.

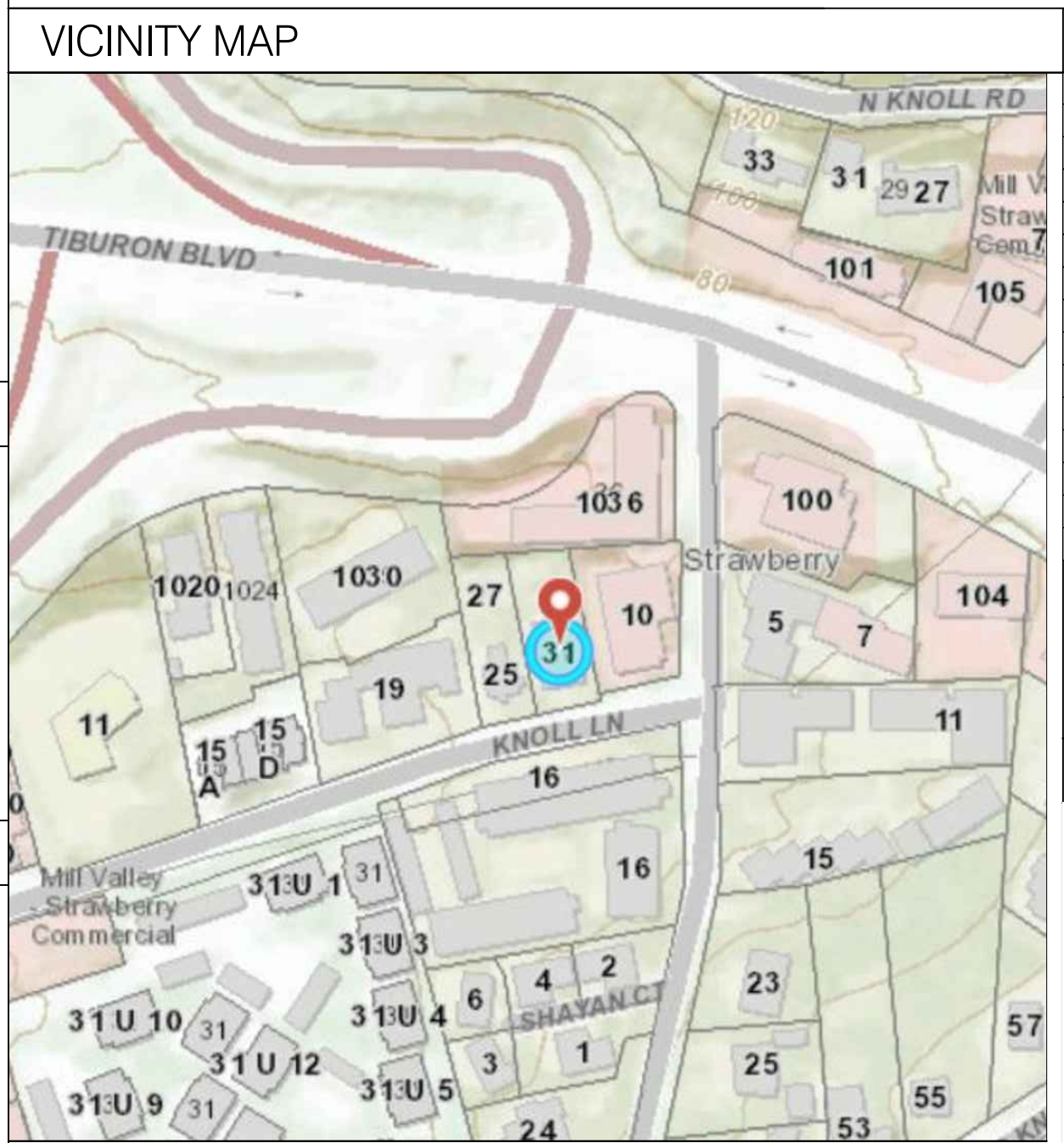
**APPLICABLE CODES**

ALL CONSTRUCTION, REGARDLESS OF DETAILS ON PLANS, SHALL COMPLY WITH:

2022 CA. BUILDING CODE (CBC)  
 2022 CA. RESIDENTIAL CODE (CRBC)  
 2022 CA. FIRE CODE (CFC)  
 2022 CA. MECHANICAL CODE (CMC)  
 2022 CA. ELECTRICAL CODE (CEC)  
 2022 CA. PLUMBING CODE (CPC)  
 2022 CA. GREEN BUILDING STANDARDS  
 2022 CA. ENERGY CODE  
 AND LOCAL MUNICIPAL CODES

# NEW DUPLEX

31 Knoll Lane  
 Mill Valley, CA  
 94941



**DRAWING INDEX**

ARCHITECTURAL	
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A1.1	SITE PLAN AND TRANSIT VICINITY MAP
A1.2	STORY POLE PLAN
A1.3	CONSTRUCTION MANAGEMENT PLAN
A2.1	FIRST FLOOR PLANS AND DOOR SCHEDULE
A2.2	SECOND FLOOR PLANS AND WINDOW SCHEDULE
A2.3	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	SITE ELEVATIONS
A3.3	BUILDING SECTIONS
A4.0	MATERIAL BOARD
C1.0	PRELIMINARY GRADING AND DRAINAGE PLAN

**PROJECT DIRECTORY**

**OWNER**  
 RYAN SHANE  
 31 KNOLL LANE  
 MILL VALLEY, CA. 94941  
 650-400-3720

**ARCHITECT**  
 URBAN BUILDING WORKSHOP, INC.  
 775 EAST BLITHEDALE #348  
 MILL VALLEY, CA. 94941  
 KEVIN SKILES  
 415-572-4159

**SURVEY/CIVIL**  
 ADOBE ASSOCIATES, INC.  
 1220 N. DUTTON AVE.  
 SANTA ROSA, CA. 95401  
 AARON SMITH  
 707-541-2300

**PROJECT DESCRIPTION**

TWO NEW DWELLING UNITS IN THE REAR OF AN EXISTING DUPLEX PROPERTY. EACH DWELLING UNIT WILL BE TWO STORIES TALL AND CONTAIN THREE BEDROOMS AND TWO AND A HALF BATHS. EACH DWELLING UNIT WILL HAVE PRIVATE OPEN SPACE AT THE GROUND LEVEL AND A SHARED COMMON OPEN SPACE WITH CLEAR DIMENSIONS LARGER THAN 15 FT. OFF STREET PARKING WILL BE PROVIDED IN THE FRONT OF THE EXISTING DUPLEX BUILDING FACING THE STREET.

**PROJECT INFORMATION**

Address 31 Knoll Lane Mill Valley 94941  
 APN 043-011-13  
 Zoning RMP-12.45  
 Occupancy Classification R-3  
 Description of Use Multi family improved  
 Average Slope 11.16 %  
 WUI No  
 Flood Zone No  
 Lot Area 7830 SF 0.179 acres

	Existing	Proposed	Total
Construction Type	VB	VB	
Stories	2	2	
Sprinklers	No	Yes (new construction)	
Constructed	1958		
Building Area	3573	3202	6775
Floor Area	2869 SF	3202 SF	6071 SF
Garage	704 SF	0	704 SF
Foot Print	1714 SF	1610 SF	3324 SF
Floor Area Ratio	0.46		0.87
Lot Coverage	22%		42%
Allowable density	12.45 units per acre		
Number of Units	2	2	4
Parking	2	2	4

Per table 24.04.340-A, 1 space per unit is allowed per the Housing Overlay Designation.  
 The project is located less than 1/4 mile from multiple transit stops.

**Setbacks**

Front	15 FT
Rear	5 FT
Side	5 FT
Height	35 FT (3 stories)
Height w/in 20' of SF Res	25 FT (2 Stories)
Proposed Area of Disturbance	1850 SF
Grading Calculations	Cut 45 CY
	Fill 45 CY

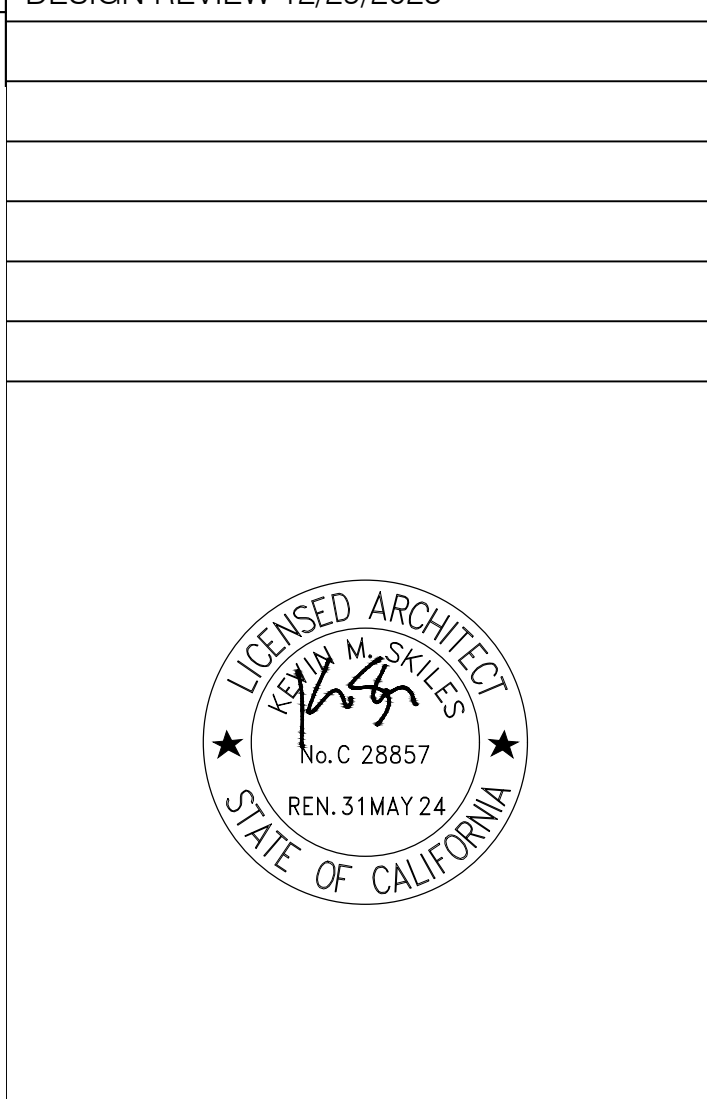
**PROPERTY OWNER:**  
 SHANE  
 APN: 043-011-013

**ISSUES**

DESIGN REVIEW 12/29/2023

**SCALE:** n/a **DATE:**

**DRAWN BY:** **CHECKED BY:**



**TITLE SHEET & SITE PLAN**

ABBREVIATIONS	DIM.	DIMENSION	GYP.	GYP	O.D.	OUTSIDE DIAMETER
&	DISP.	DISPENSER	H.B.	HOSE BIBB	OPNG.	OPENING
&	DN.	DOWN	HBD.	HARDBOARD	OPP.	OPOPOSITE
<	DR.	DOOR	HDR.	HEADER		
@	DW.	DISHWASHER	HDW.	HARDWARE	PERIM.	PERIMETER
Ø	DWG.	DRAWING	HDWD.	HARDWOOD	PL.	PLATE
#	DWR.	DRAWER	HGR.	HANGER	P.LAM.	PLASTIC LAMINATE
			HGT.	HEIGHT	PLAS.	PLASTER
A.C.	EA.	EACH	H.M.	HOLLOW METAL	PLWD.	PLYWOOD
	(E)	EXISTING	HORIZ.	HORIZONTAL	PNL.	PANEL
ACOUS.	E.I.F.S.	EXTERIOR INSULATION& FINISH SYSTEM	HR.	HOUR	PNT.	PAINT
A.D.	E.J.	EXPANSION JOINT	H.R.	HANDRAIL	P.S.I.	PER SQUARE INCH
ADJ.	EL.	ELEVATION	H.W.H.	HOT WATR HEATER	PL.	POINT
ADJAC.	ELEC.	ELECTRICAL	I.D.	INSIDE DIAMETER	P.T.	PRESSURE TREATED
AGGR.	EMER.	EMERGENCY	IN.	INCH	P.T.	POST TENSIONED
ALT.	ENCL.	ENCLOSURE	INSUL.	INSULATION	P.T.D.	PAPER TOWEL DISPENSER
ALUM.	E.P.B.	ELECTRICAL PANEL BOARD	INT.	INTERIOR	PTN.	PARTITION
APPROX.	EQ.	EQUAL	INTER.	INTERMEDIATE	P.T.R.	PAPER TOWEL RECEPTACLE
ARCH.	EQUIP.	EQUIPMENT				
ASPH.	EXIST.	EXISTING	JAN.	JANITOR	Q.T.	QUARRY TILE
	EX.	EXISTING	JST.	JOIST		
BD.	EXP.	EXPANSION	JT.	JOINT	R.	RISER
BITUM.	EXT.	EXTERIOR			R.A.	RETURN AIR
BLDG.			KIT.	KITCHEN	RAD.	RADIUS
BLK.	F.A.	FIRE ALARM			REC.	RECESSED
BLKG.	F.A.U.	FORCED AIR UNIT	LAM.	LAMINATE	REF.	REFERENCE
BM.	F.B.	FLAT BAR	LAV.	LAVATORY	REFL.	REFLECTED
B.O.	F.D.	FLOOR DRAIN	LB.	POUND	REFR.	REFRIGERATOR
BOT	F.E.C.	FIRE EXTINGUISHER CABINET	LIN.	LINEAR	REG.	REGISTER
B.P.	F.H.M.S.	FLAT HEAD MACHINE SCREW	LN.	LINE	REINF.	REINFORCED
BTWN.	F.H.W.S.	FLAT HEAD WOOD SCREW	LT.	LIGHT	REQ.	REQUIRED
	FIN	FINISH			RESIL.	RESILIENT
C.B.	FIXT.	FIXTURE	MACH.	MACHINE	RET.	RETAINING
CEM.	FLR.	FLOOR	MAINT.	MAINTAIN	REV.	REVISION OR REVERSE
CER.	FLASH.	FLASHING	MAT.	MATERIAL	RM.	ROOM
C.J.	FLUOR.	FLUORESCENT	MAX.	MAXIMUM	REMOV.	REMOVABLE
CLG.	F.O.C.	FACE OF CONCRETE	M.B.	MACHINE BOLT	R.O.	ROUGH OPENING
CLKG.	F.O.F.	FACE OF FINISH	M.C.	MEDICINE CABINET	RWD.	REDWOOD
CLR.	F.O.PLY	FACE OF PLYWOOD	M.D.O.	MEDIUM DENSITY OVERLAY		
C.M.U.	F.O.S.	FACE OF STUD	MECH.	MECHANICAL	S	SOUTH
CNTR.	F.P.R.F.	FIREPROOF	MEMB.	MEMBRANE	S.C.	SOLID CORE
C.O.	FR.	FRAME	MTL.	METAL	S.C.D.	SEE CIVIL DRAWINGS
COL.	FT.	FOOT OR FEET	MFR.	MANUFACTURER	S.D.	STORM DRAIN
CONC.	FTG.	FOOTING	MIN.	MINIMUM	SCHED.	SCHEDULE
COND.	FURR.	FURRING	MISC.	MISCELLANEOUS	SECT.	SECTION
CONN.	FUT.	FUTURE	MTD.	MOUNTED	S.E.D.	SEE ELECTRICAL DRAWINGS
CONSTR.			MUL.	MULLION	SEP.	SEPARATION
CONT.	G.	GAS OUTLET			S.H.	SPRINKLER HEAD
CLOS.	GA.	GALVE	(N)	NEW	SHR.	SHOWER
C.T.	GALV.	GALVANIZED	N.	NORTH	SHT.	SHEET
CTR.	G.D.	GARBAGE DISPOSAL	N.I.C.	NOT IN CONTRACT	SHTG.	SHEATHING
C.W.	GEN.	GENERAL	NO.	NUMBER	S.	SIMILAR
	GFI	GROUND FAULT INTERRUPT	NOM.	NOMINAL	S.	SIDING
DBL.	GL.	GLASS	N.T.S.	NOT TO SCALE	S.K.D.	SEE KITCHEN DRAWINGS
DET.	GND.	GROUND			S.L.D.	SEE LANDSCAPE DRAWINGS
DTL	GR.	GRADE			S.M.D.	SEE MECHANICAL DRAWINGS
D.F.	G.S.M.	GALVANIZED SHEET METAL	O.A.	OVERALL	S.P.D.	SEE PLUMBING DRAWINGS
DIA.			O.C.	ON CENTER		

# A0.0

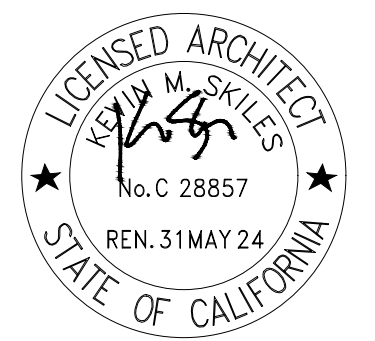
URBAN BUILDING WORKSHOP, INC | 775 East Blithedale #348 | Mill Valley, CA | 94941



31 Knoll Lane  
Mill Valley, CA  
94941

PROPERTY OWNER:  
SHANE  
APN: 043-011-013

ISSUES  
DESIGN REVIEW 12/29/2023



SCALE: 1/4"=1'-0" DATE: 07/10/2022

DRAWN BY: ML CHECKED BY: KS

SURVEY AND  
DEMO PLAN

A1.0

PLOTTED: 2023-12-29

URBAN BUILDING WORKSHOP, INC | 775 East Blithedale #348 | Mill Valley, CA | 94941



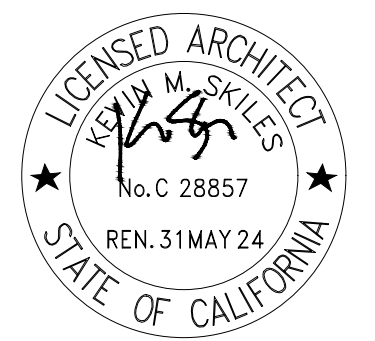
1 SURVEY AND DEMO PLAN SCALE 1/8"=1'-0"



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SCALE: 3/16" = 1'-0" DATE: 07/11/2022

DRAWN BY: ML CHECKED BY: KS

SITE PLAN  
AND  
TRANSPORTATION  
VICINITY MAP

A1.1

PLOTTED: 2023-12-29

SHEET NOTES:

- CUT AND FILL NOT TO EXCEED 45 CY.
- OWNER WILL HIRE A LICENSED PLUMBING CONTRACTOR TO CONDUCT A SEWER LATERAL INSPECTION WITH A CCTV AND PREPARE A LATERAL INSPECTION AS REQD.



2 TRANSIT VICINITY MAP

SCALE NTS

1 SITE PLAN

SCALE 1/8"=1'-0"

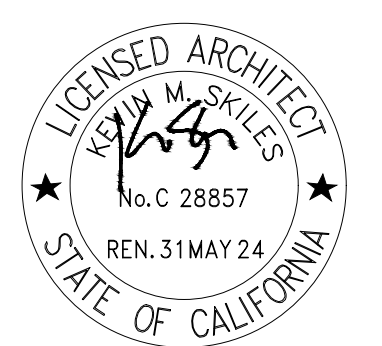
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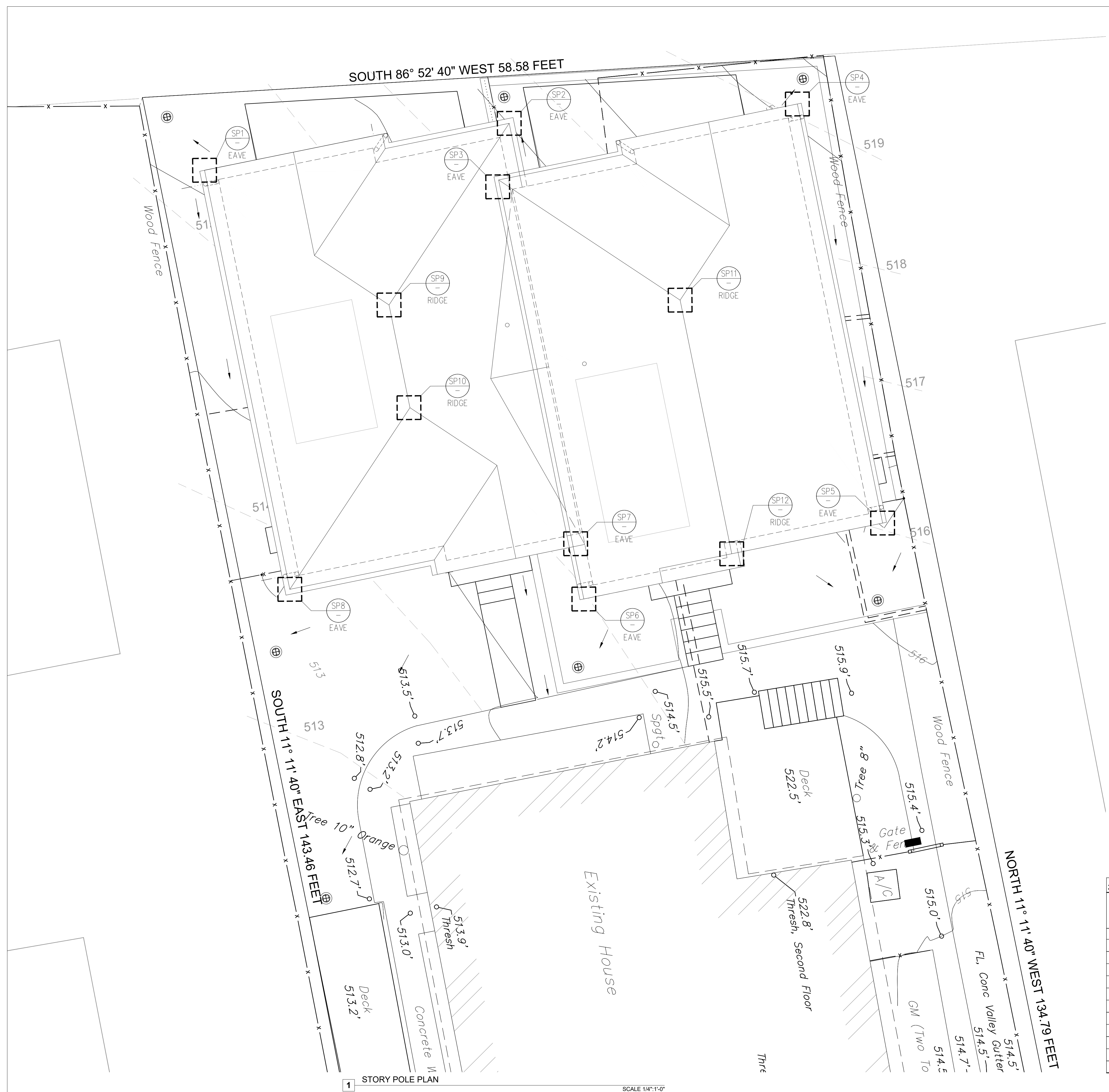
SCALE: 1/8"=1'-0" DATE: 11/16/2023  
DRAWN BY: ML CHECKED BY: KS

STORY POLE PLAN

A1.2

PLOTTED: 2023-12-29

URBAN BUILDING WORKSHOP, INC | 775 East Blithedale #348 | Mill Valley, CA | 94941



**31 Knoll - Story Pole Key**

Story Pole Number	Pole Description	Top of slab elevation, 0'-0"	Height relative Architectural Grades	Natural Grade Elevation	Top of Pole Elevation	Height Above Natural Grade	Max Per Code
SP1	EAVE	+516'-0"	+19'-5 1/4"	+515'-3 5/8"	+535'-5 1/4"	+20'-1 5/8"	+25'-0"
SP2	EAVE	+516'-0"	+19'-5 1/4"	+518'-0"	+535'-5 1/4"	+17'-5 1/4"	+25'-0"
SP3	EAVE	+517'-6"	+19'-5 1/4"	+517'-0"	+536'-11 1/4"	+19'-11 1/4"	+25'-0"
SP4	EAVE	+517'-6"	+19'-5 1/4"	+519'-0"	+536'-11 1/4"	+17'-11 1/4"	+25'-0"
SP5	EAVE	+517'-6"	+19'-5 1/4"	+516'-0"	+536'-11 1/4"	+20'-11 1/4"	+25'-0"
SP6	EAVE	+517'-6"	+19'-5 1/4"	+514'-9 5/8"	+536'-11 1/4"	+22'-1 5/8"	+25'-0"
SP7	EAVE	+516'-0"	+19'-5 1/4"	+516'-0"	+535'-5 1/4"	+19'-5 1/4"	+25'-0"
SP8	EAVE	+516'-0"	+19'-5 1/4"	+513'-10 13/15"	+535'-5 1/4"	+21'-6 3/8"	+25'-0"
SP9	RIDGE	+516'-0"	+23'-9 1/4"	+515'-0"	+539'-9 1/4"	+24'-9 1/4"	+35'-0"
SP10	RIDGE	+516'-0"	+23'-9 1/4"	+515'-0"	+539'-9 1/4"	+24'-9 1/4"	+35'-0"
SP11	RIDGE	+517'-6"	+23'-9 1/4"	+517'-0"	+541'-3 1/4"	+24'-3 1/4"	+35'-0"
SP12	RIDGE	+517'-6"	+23'-9 1/4"	+515'-7 3/16"	+541'-3 1/4"	25'-8 1/16"	+35'-0"

1 STORY POLE PLAN SCALE 1/4"=1'-0"





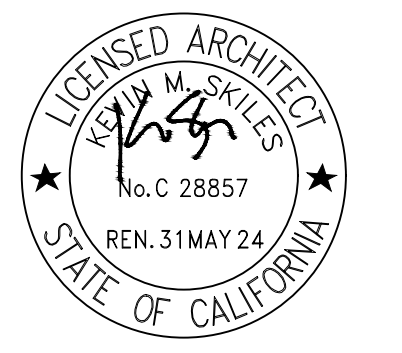


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ISSUES  
DESIGN REVIEW 12/29/2023



SCALE: 1/4"=1'-0" DATE: 09/12/2023

DRAWN BY: ML CHECKED BY: KS

FIRST FLOOR  
PLAN

A2.1

PLOTTED: 2023-12-29

LEGEND

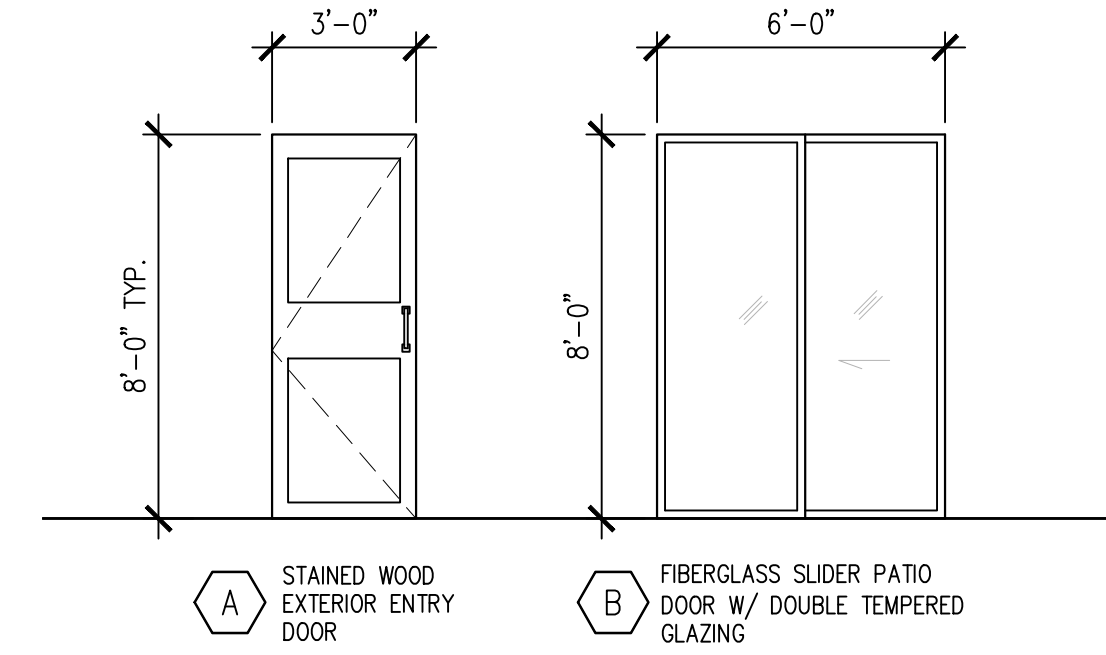
- WALL, SSD FOR SHEAR WALL LOCATIONS
- 1 HR RATE WALL, SEE A4/A8.0
- INTERIOR WALL W/ACOUSTICAL INSULATION
- SOFFIT/BEAM ABV
- WALL ASSEMBLY TAG, SEE SHEET A8.0
- HOSE BIB, FIT W/ PERM. BACK-FLOW DEVICE
- NATURAL GAS CONNECTION
- DOWNSPOUT FROM ROOF ABV
- D.S. DOWNSPOUT AT EXTERIOR FINISH GRADE
- THRESHOLD ELEVATION CHANGE
- DOOR TAG, SEE A2.1
- WINDOW/SKYLIGHT TAG, SEE A2.2
- FLOOR FINISH
- WALL BASES
- CEILING FINISH
- WALL FINISH
- C CARPET
- G GYPSUM BOARD, PTD.
- S SEALED CONCRETE
- W ENGINEERED WOOD/WOOD
- T TILE
- V LINOLEUM TILE

FLOOR PLAN NOTES

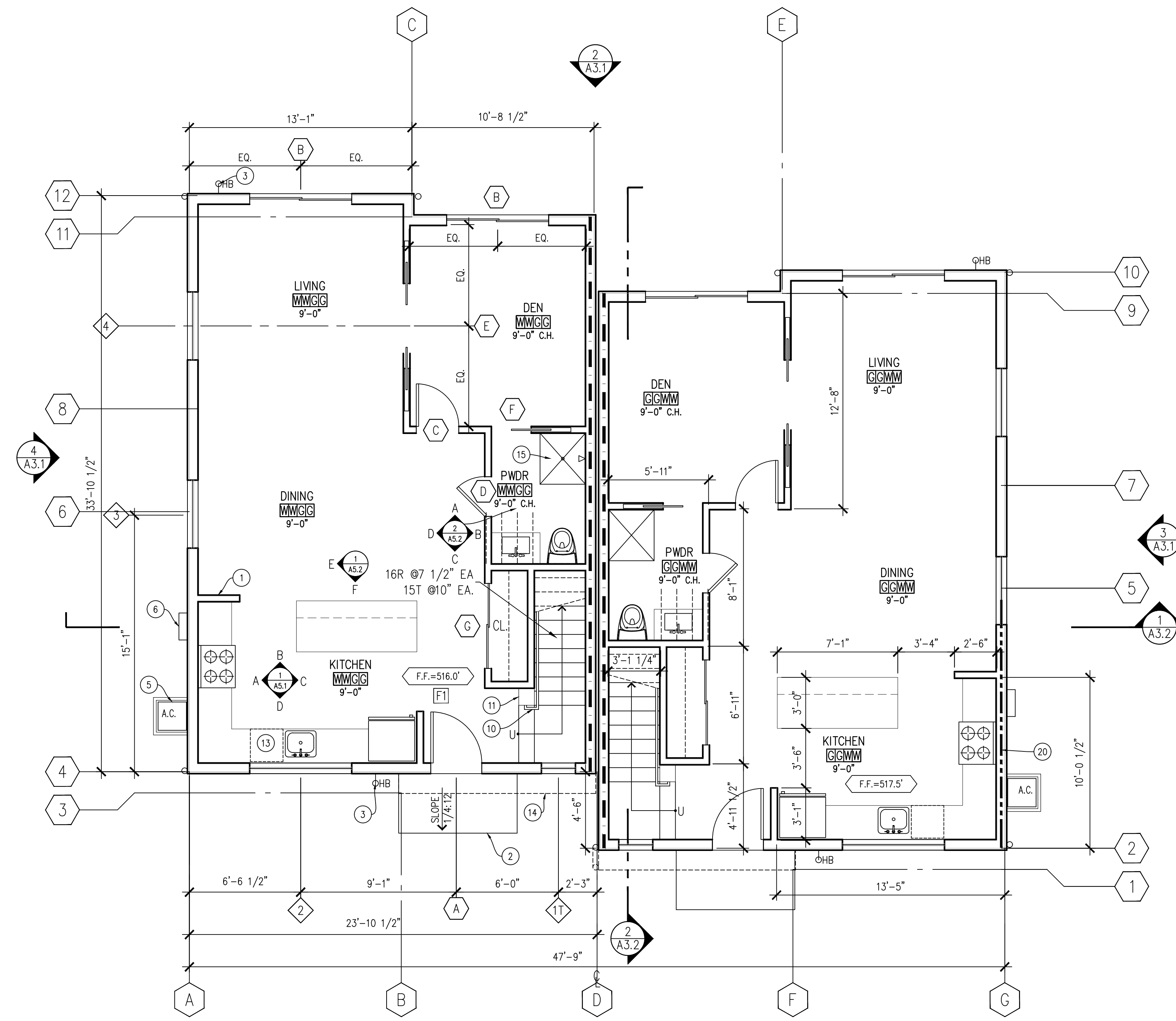
1. ALL DIMENSIONS ARE TO FACE OF FRAMING, U.O.N. DIMENSIONS MARKED CLR. OR CLEAR ARE TO FACE OF FINISH AND SHALL NOT BE ADJUSTED WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT.
5. SEE STRUCTURAL DRAWINGS FOR STUD SIZING, LOCATION OF PLYWOOD AND SHEAR WALLS.
6. ALL INTERIOR WALL ASSEMBLIES TO BE TYPE 'A1' U.O.N.
7. ALL EXTERIOR WALL ASSEMBLIES TO BE TYPE 'X2' U.O.N.
8. SEE SHTS A8.0 FOR WALL, FLOOR & CEILING ASSEMBLIES.
9. SEE SHEETS A2.1 AND A2.2 FOR WINDOW & DOOR SCHEDULE.
10. ALL WINDOWS AND DOORS ARE TO BE TEMPERED GLASS.
11. GENERAL CONTRACTOR TO PROVIDE DOCUMENTATION FOR COMPLIANCE WITH CALGREEN STANDARDS. SEE MANDATORY & VOLUNTARY MEASURES.
12. ALL PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING: WATER CLOSETS SHALL USE NO MORE THAN 1.28 GAL. OF WATER PER FLUSH, LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM @ 60 PSI, KITCHEN FAUCETS SHALL NOT EXCEED 1.5 GPM @ 60 PSI, AND SHOWER HEADS SHALL NOT EXCEED 1.8 GPM @ 80 PSI (2022 CALGreen).
13. ALL SHOWER VALVES MUST BE TEMPERATURE BALANCING OR THERMOSTATIC MIXING, PER MANUF., VALVES SHALL BE ADJUSTED TO DELIVER A MAX. OF 120°F (CPC 408.3).
14. SHOWER DOORS SHALL BE 22" MINIMUM AND MAINTAIN UNOBSTRUCTED OPENING FOR EGRESS (CPC 408.5).
15. SHOWER STALLS SHALL BE MINIMUM 1024 SQUARE INCHES WITH CLEARANCE FOR A 30" DIAMETER CIRCLE (CPC 411.7).
16. WATER CLOSETS SHALL HAVE A 15" MINIMUM CLEARANCE FROM THE CENTERLINE TO ADJACENT WALL, SHOWER DOOR, OR CABINETS (CPC 402.5).

FLOOR PLAN KEYNOTES

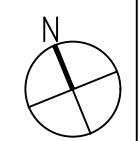
- NOTE: NOT ALL KEYNOTES ARE USED
- 1 PAVING, STEPS, HARDSCAPE, SLOPE FROM BLDG. A MINIMUM 1/4" PER FOOT (1/4" MAX. FOR EXTERIOR LANDINGS)
  - 2 100 AMP ELECTRICAL PANEL, SEE DETAIL 9/A9.1
  - 3 HOSE BIB FITTED W/ PERMANENT BACK-FLOW DEVICE
  - 4 ELECTRICAL SUBPANEL, W.O.
  - 5 24" SQ. CONC. PLATFORM ELEVATED ABOVE BFE FOR HEAT PUMP UNIT, 10 HSPF HEATING EFFICIENCY, 14 SEER & 11.7 SEER COOLING EFFICIENCY. PROVIDE 220 WEATHERPROOF DISCONNECT, AND 110V WEATHERPROOF OUTLET WITHIN 25'
  - 6 HEAT PUMP DIRECT VENT WATER HEATER 3.2 UEF OR GREATER IN ATTIC
  - 7 DUCTED AIR HANDLER IN ATTIC. PROVIDE HEAT RECOVERY VENTILATOR.
  - 8 LOCATION OF DRYER VENT
  - 9 STACKED WASHER AND DRYER. PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. PROVIDE "SMITTY" PAN AND DRAIN TO OUTSIDE
  - 10 1.5 DIA. ROND HANDRAIL AT STAIR, 36" A.F.F., FOR SEE DETAIL 6/A9.1
  - 11 INTERIOR 42" HIGH GUARDRAIL, SEE DETAIL 3/A9.1
  - 12 CLOSET SHELF W/ HANGER ROD, SEE DETAIL 2/A9.1
  - 13 DISHWASHER. ENERGY STAR UNIT PER CALGreen
  - 14 SOFFIT/BEAM/ROOF/FLOOR LINE ABOVE
  - 15 SHOWER FLOOR SLOPED TO DRAIN 1/4" TO 1/2" PER FOOT, WP MEMBRANE BEHIND TILE TO EXTEND 3" ABV TOP OF FINISH DAMAT BACK AND SIDE
  - 16 DISHWASHER. ENERGY STAR UNIT PER CALGreen
  - 17 24"x36" ATTIC ACCESS W/ 30" MIN. CLR. HEADROOM (MIN. ACCESS 22"x30") W.O. PROVIDE SWITCHED LIGHT, 120V OUTLET, AND 24" WIDE PLATFORM



2 DOOR SCHEDULE SCALE 1/4"=1'-0"



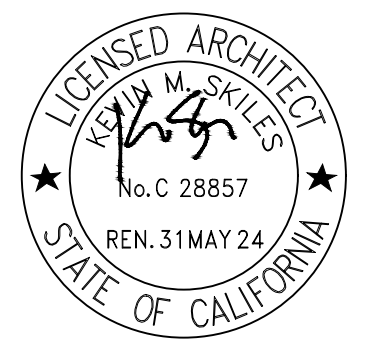
1 FIRST FLOOR PLAN SCALE 1/4"=1'-0"



31 Knoll Lane  
Mill Valley, CA  
94941

PROPERTY OWNER:  
SHANE  
APN: 043-011-013

ISSUES  
DESIGN REVIEW 12/29/2023



SCALE: 1/4"=1'-0" DATE: 09/12/2023

DRAWN BY: ML CHECKED BY: KS

SECOND FLOOR PLAN

A2.2

PLOTTED: 2023-12-29

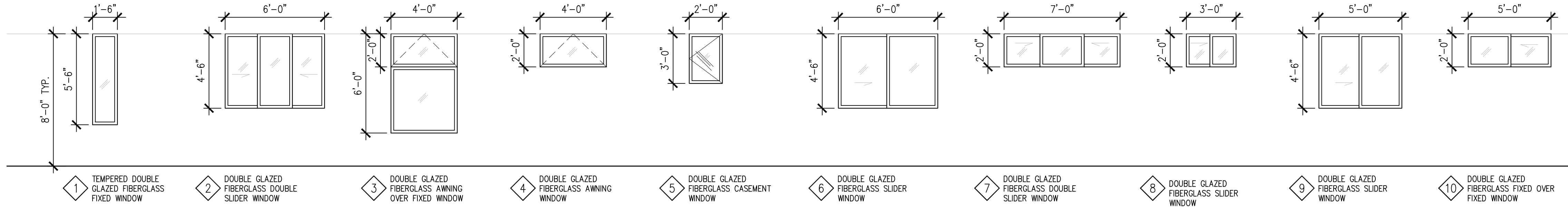
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**LEGEND**

- WALL, SSD FOR SHEAR WALL LOCATIONS
- 1 HR RATE WALL, SEE A4/A8.0
- INTERIOR WALL W/ACOUSTICAL INSULATION
- SOFFIT/BEAM ABV
- WALL ASSEMBLY TAG, SEE SHEET A8.0
- HOSE BIB, FIT W/ PERM. BACK-FLOW DEVICE
- NATURAL GAS CONNECTION
- DOWNSPOUT FROM ROOF ABV
- O.D.S. DOWNSPOUT AT EXTERIOR FINISH GRADE
- THRESHOLD ELEVATION CHANGE
- DOOR TAG, SEE A2.1
- WINDOW/SKYLIGHT TAG, SEE A2.2
- FLOOR FINISH
- WALL BASES
- CEILING FINISH
- WALL FINISH
- C CARPET
- G GYPSUM BOARD, PTD.
- S SEALED CONCRETE
- W ENGINEERED WOOD/WOOD
- T TILE
- V LINOLEUM TILE

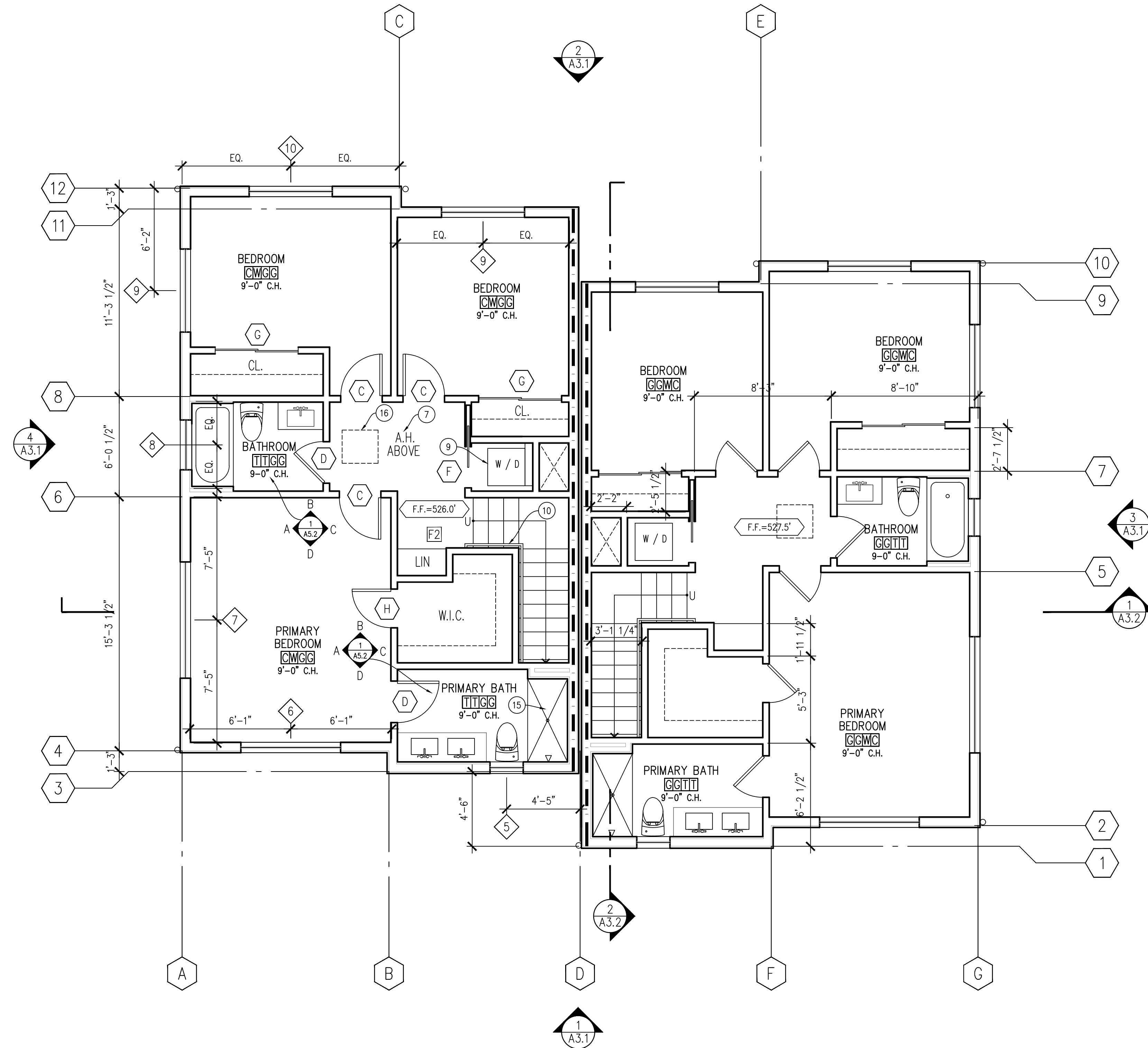
- FLOOR PLAN NOTES**
- ALL DIMENSIONS ARE TO FACE OF FRAMING, U.O.N. DIMENSIONS MARKED CLR. OR CLEAR ARE TO FACE OF FINISH AND SHALL NOT BE ADJUSTED WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT.
  - SEE STRUCTURAL DRAWINGS FOR STUD SIZING, LOCATION OF PLYWOOD AND SHEAR WALLS.
  - ALL INTERIOR WALL ASSEMBLIES TO BE TYPE 'A1' U.O.N.
  - ALL EXTERIOR WALL ASSEMBLIES TO BE TYPE 'X2' U.O.N.
  - SEE SHTS A8.0 FOR WALL, FLOOR & CEILING ASSEMBLIES.
  - SEE SHEETS A2.1 AND A2.2 FOR WINDOW & DOOR SCHEDULE.
  - ALL WINDOWS AND DOORS ARE TO BE TEMPERED GLASS.
  - GENERAL CONTRACTOR TO PROVIDE DOCUMENTATION FOR COMPLIANCE WITH CALGREEN STANDARDS. SEE MANDATORY & VOLUNTARY MEASURES.
  - ALL PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING: WATER CLOSETS SHALL USE NO MORE THAN 1.28 GAL. OF WATER PER FLUSH, LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM @ 60 PSI, KITCHEN FAUCETS SHALL NOT EXCEED 1.5 GPM @ 60 PSI, AND SHOWER HEADS SHALL NOT EXCEED 1.8 GPM @ 80 PSI (2022 CALGreen).
  - ALL SHOWER VALVES MUST BE TEMPERATURE BALANCING OR THERMOSTATIC MIXING. PER MANUF., VALVES SHALL BE ADJUSTED TO DELIVER A MAX. OF 120°F (CPC 408.3).
  - SHOWER DOORS SHALL BE 22" MINIMUM AND MAINTAIN UNOBSTRUCTED OPENING FOR EGRESS (CPC 408.5).
  - SHOWER STALLS SHALL BE MINIMUM 1024 SQUARE INCHES WITH CLEARANCE FOR A 30" DIAMETER CIRCLE (CPC 411.7).
  - WATER CLOSETS SHALL HAVE A 15" MINIMUM CLEARANCE FROM THE CENTERLINE TO ADJACENT WALL, SHOWER DOOR, OR CABINETS (CPC 402.5).

- FLOOR PLAN KEYNOTES**
- NOTE: NOT ALL KEYNOTES ARE USED
- PAVING, STEPS, HARDSCAPE, SLOPE FROM BLDG. A MINIMUM 1/4" PER FOOT (1/4" MAX. FOR EXTERIOR LANDINGS)
  - 100 AMP ELECTRICAL PANEL, SEE DETAIL 9/A9.1
  - HOSE BIB FITTED W/ PERMANENT BACK-FLOW DEVICE
  - ELECTRICAL SUBPANEL, W.O.
  - 24" SQ. CONC. PLATFORM ELEVATED ABOVE BFE FOR HEAT PUMP UNIT. 10 HSPF HEATING EFFICIENCY, 14 SEER & 11.7 SEER COOLING EFFICIENCY. PROVIDE 220 WEATHERPROOF DISCONNECT, AND 110V WEATHERPROOF OUTLET WITHIN 25'
  - HEAT PUMP DIRECT VENT WATER HEATER 3.2 UEF OR GREATER IN ATTIC
  - DUCTED AIR HANDLER IN ATTIC. PROVIDE HEAT RECOVERY VENTILATOR.
  - LOCATION OF DRYER VENT
  - STACKED WASHER AND DRYER. PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. PROVIDE "SMITTY" PAN AND DRAIN TO OUTSIDE
  - 1.5 DIA. ROND HANDRAIL AT STAIR, 36" A.F.F., FOR SEE DETAIL 6/A9.1
  - INTERIOR 42" HIGH GUARDRAIL, SEE DETAIL 3/A9.1
  - CLOSET SHELF W/ HANGER ROD, SEE DETAIL 2/A9.1
  - DISHWASHER. ENERGY STAR UNIT PER CALGreen
  - SOFFIT/BEAM/ROOF/FLOOR LINE ABOVE
  - SHOWER FLOOR SLOPED TO DRAIN 1/4" TO 1/2" PER FOOT, WP MEMBRANE BEHIND TILE TO EXTEND 3" ABV TOP OF FINISH DAMAT BACK AND SIDE
  - DISHWASHER. ENERGY STAR UNIT PER CALGreen
  - 24"x36" ATTIC ACCESS W/ 30" MIN. CLR. HEADROOM (MIN. ACCESS 22"x30") W.O. PROVIDE SWITCHED LIGHT, 120V OUTLET, AND 24" WIDE PLATFORM



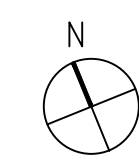
2 WINDOW SCHEDULE

SCALE 1/4"=1'-0"



1 SECOND FLOOR PLAN

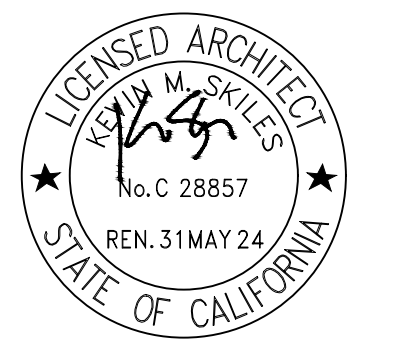
SCALE 1/4"=1'-0"



31 Knoll Lane  
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PROPERTY OWNER:  
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APN: 043-011-013

ISSUES  
DESIGN REVIEW 12/29/2023



SCALE: 1/4"=1'-0" DATE: 09/12/2023

DRAWN BY: ML CHECKED BY: KS

ROOF PLAN

A2.3

PLOTTED: 2023-12-29

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LEGEND

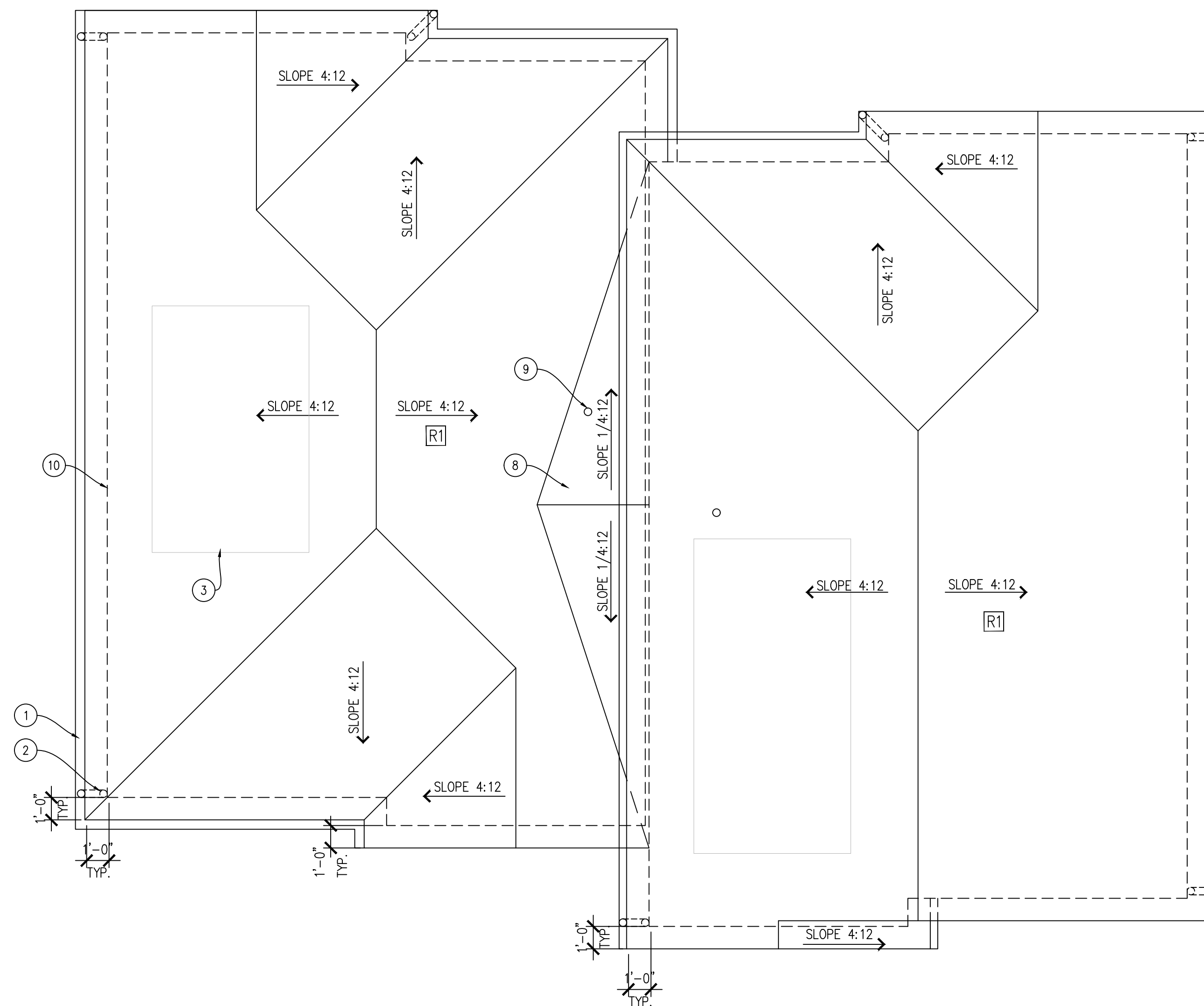
- EAVE VENT
- RIDGE VENT
- - - BUILDING OUTLINE BELOW
- DOWNSPOUT AT GUTTER TO BELOW
- ◇ DOWNSPOUT AT ROOF
- ◇ SKYLIGHT, SEE DETAIL 3/A8.1

ROOF PLAN KEYNOTES

- NOTE: NOT ALL KEYNOTES ARE USED
- ① PTD. 5" STYLE ALUMINUM GUTTER. SEE SHEET A8.3
  - ② PTD. 2" X 3" RECTANGULAR ALUMINUM DOWNSPOUT
  - ③ SOLAR READY ROOF AREA SHALL BE SET BACK FROM RIDGE 3' AND HAVE A MINIMUM AREA OF 80 SQUARE FEET (R110.10 GEC).
  - ④ EAVE VENT, SEE DET. SHEET A8.3
  - ⑤ RIDGE VENT, SEE DET. SHEET A8.3
  - ⑥ HEADWALL VENT, WHERE OCCURS
  - ⑦ UNCONDITIONED AREA BELOW. NO REQ'D VENTING @ ROOF
  - ⑧ PLUMBING VENT. MUST BE LOCATED ON ROOF SURFACE FACING AWAY FROM STREET
  - ⑨ LOW-SLOPED ROOF, WHERE OCCURS; SEE R3/A8.0
  - ⑩ ZURN ROOF DRAIN, OR APPROVED EQUAL, W.O.
  - ⑪ PTD. GSM OVERFLOW SCUPPER, W.O.
  - ⑫ LOCATION OF DRYER VENT
  - ⑬ LOCATION OF FIREPLACE VENT
  - ⑭ LINE OF BUILDING BELOW

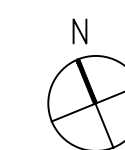
SHEET NOTES

1. ROOF VENTS IN WUI FIRE AREAS SHALL COMPLY WITH CBC 706A OR SHALL BE LISTED AS AN OSFM APPROVED BUILDING MATERIAL.
2. MINIMUM 1" CLEARANCE SHALL BE PROVIDED BETWEEN THE ATTIC INSULATION AND THE ROOF SHEATHING WHERE EAVE OR CORNICE VENTS ARE INSTALLED (R806.3 CRC).
3. ATTIC VENTILATION ABOVE CONDITIONED SPACES IS REQUIRED PER R806 CRC AND THE CALIFORNIA ENERGY STANDARDS COMMISSION.



1 ROOF PLAN

SCALE 1/4"=1'-0"



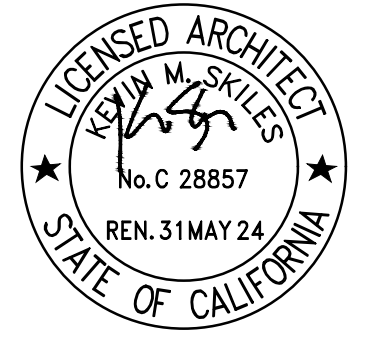


31 Knoll Lane  
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APN: 043-011-013

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ISSUES  
DESIGN REVIEW 12/29/2023



SCALE: 1/4"=1'-0" DATE: 09/12/2023  
DRAWN BY: ML CHECKED BY: KS

EXTERIOR ELEVATIONS

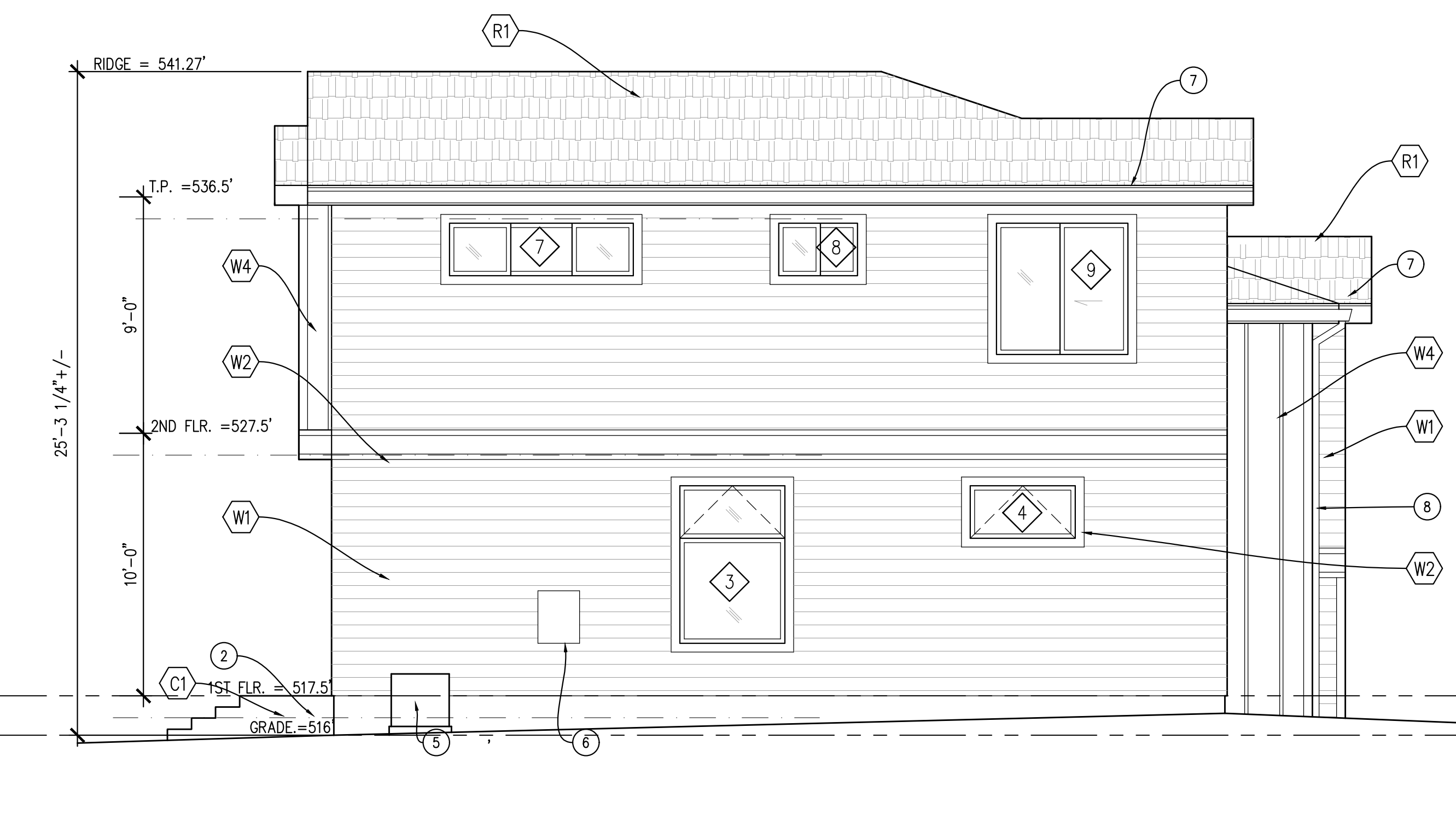
A3.1



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



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



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



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

ELEVATION KEYNOTES

- NOTE: NOT ALL KEYNOTES USED ON EACH PLAN.
- 1 [NOT USED]
  - 2 PAVING, STEPS, HARDSCAPE, SLOPE AWAY FROM BLDG. MAX. 1/4" PER FT @ LANDINGS
  - 3 EXTERIOR LIGHTING FIXTURE, SEE SHEET A6.1
  - 4 [NOT USED]
  - 5 24" SQ. CONC. AC PAD, PROVIDE 220 WEATHERPROOF DISCONNECT & W/IN 25', 110V WEATHERPROOF OUTLET
  - 6 TANKLESS WATER HEATER, MOUNTED 18" A.F.F. MIN.
  - 7 PTD. 5" STYLE ALUMINUM GUTTER. SEE 1/A8.3
  - 8 2" X 3" RECTANGULAR ALUMINUM DOWNSPOUT
  - 9 STAIRS BEYOND
  - 10 STAIR HANDRAIL, +36" F.F.E. SEE DETAIL 6/A9.1
  - 11 INTERIOR 42" GUARDRAIL

SYMBOLS

- A DOOR TAG, SHT. A2.1
- W WINDOW TAG, SHT. A2.2
- SK SKYLIGHT, SHT. A2.2
- X1 FOR WALL & ASSEMBLY TYPES, SEE A8.0
- R1 FOR WALL & ASSEMBLY TYPES, SEE A8.0

FINISHES

- W1 PAINTED SIDING, SMOOTH FACE, 6"
- W2 PAINTED WOOD TRIM
- W3 PAINTED SIDING, SMOOTH FACE, 4"
- W4 VERTICAL BOARD AND BATTEN SIDING
- R1 ASPHALT SHINGLE ROOF
- R2 SHEET METAL CRICKET
- C1 SEALED CONCRETE, HARD-TROWEL FINISH

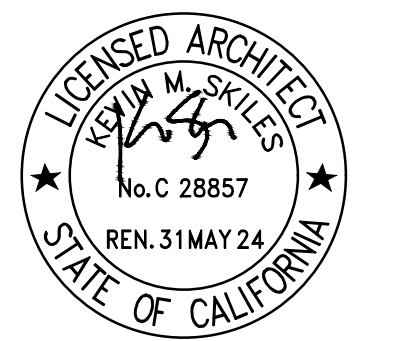
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Mill Valley, CA  
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ISSUES

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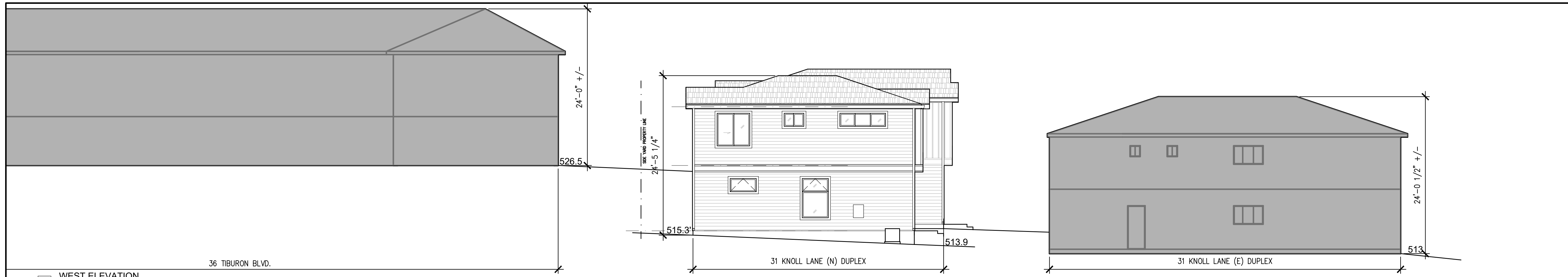
SCALE: 1/8"=1'-0" DATE:12/08/2023

DRAWN BY: ML CHECKED BY: KS

SITE  
ELEVATIONS

A3.2

PLOTTED: 2023-12-29



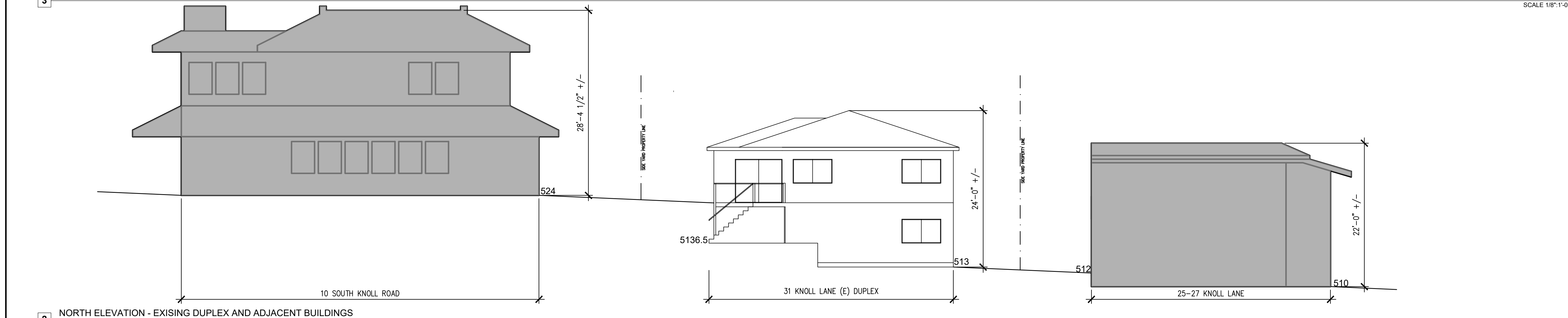
4 WEST ELEVATION

SCALE 1/8"=1'-0"



3 EAST ELEVATION

SCALE 1/8"=1'-0"



2 NORTH ELEVATION - EXISTING DUPLEX AND ADJACENT BUILDINGS

SCALE 1/8"=1'-0"



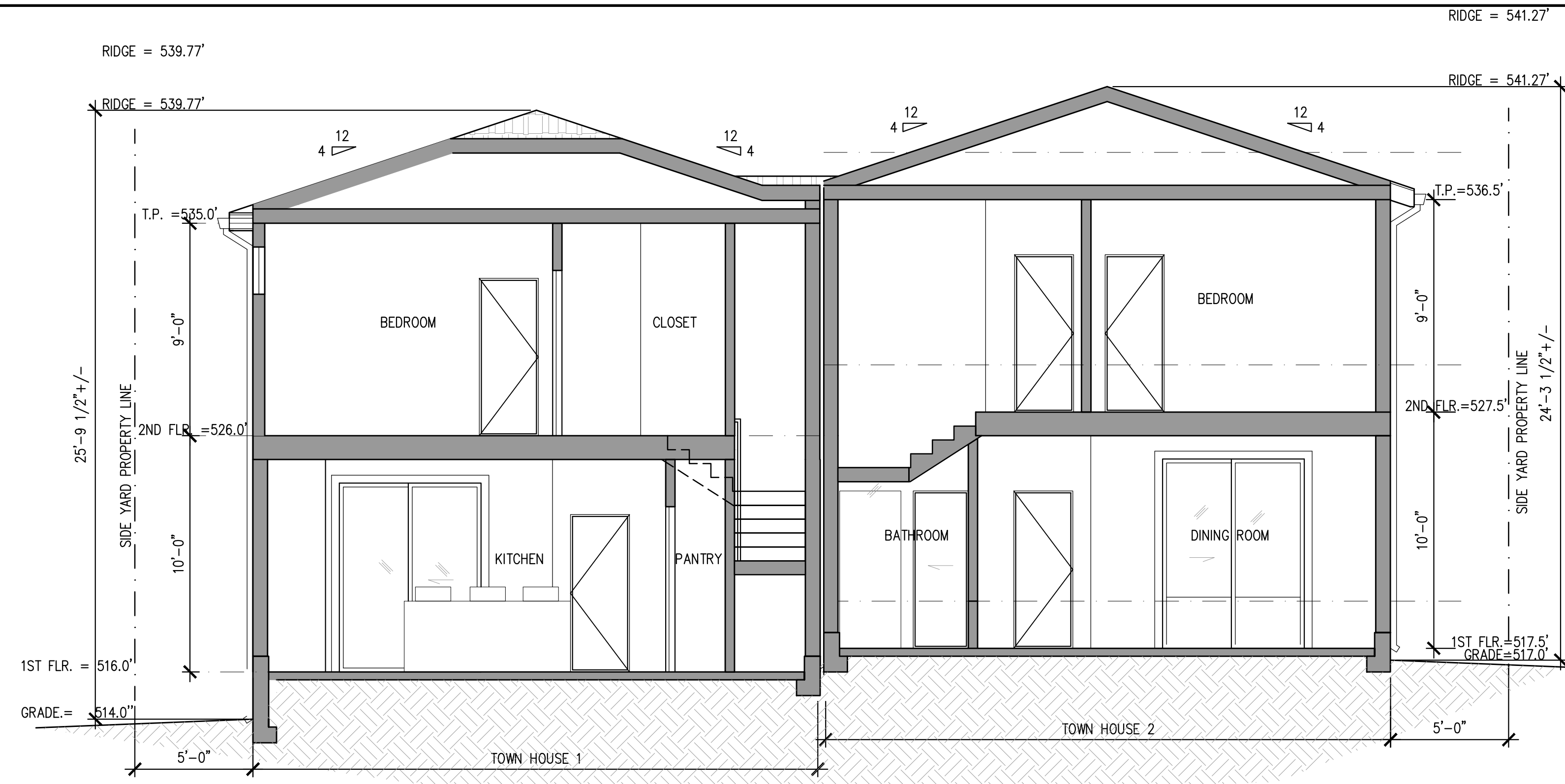
1 SOUTH ELEVATION - EXISTING DUPLEX AND ADJACENT BUILDINGS

SCALE 1/8"=1'-0"



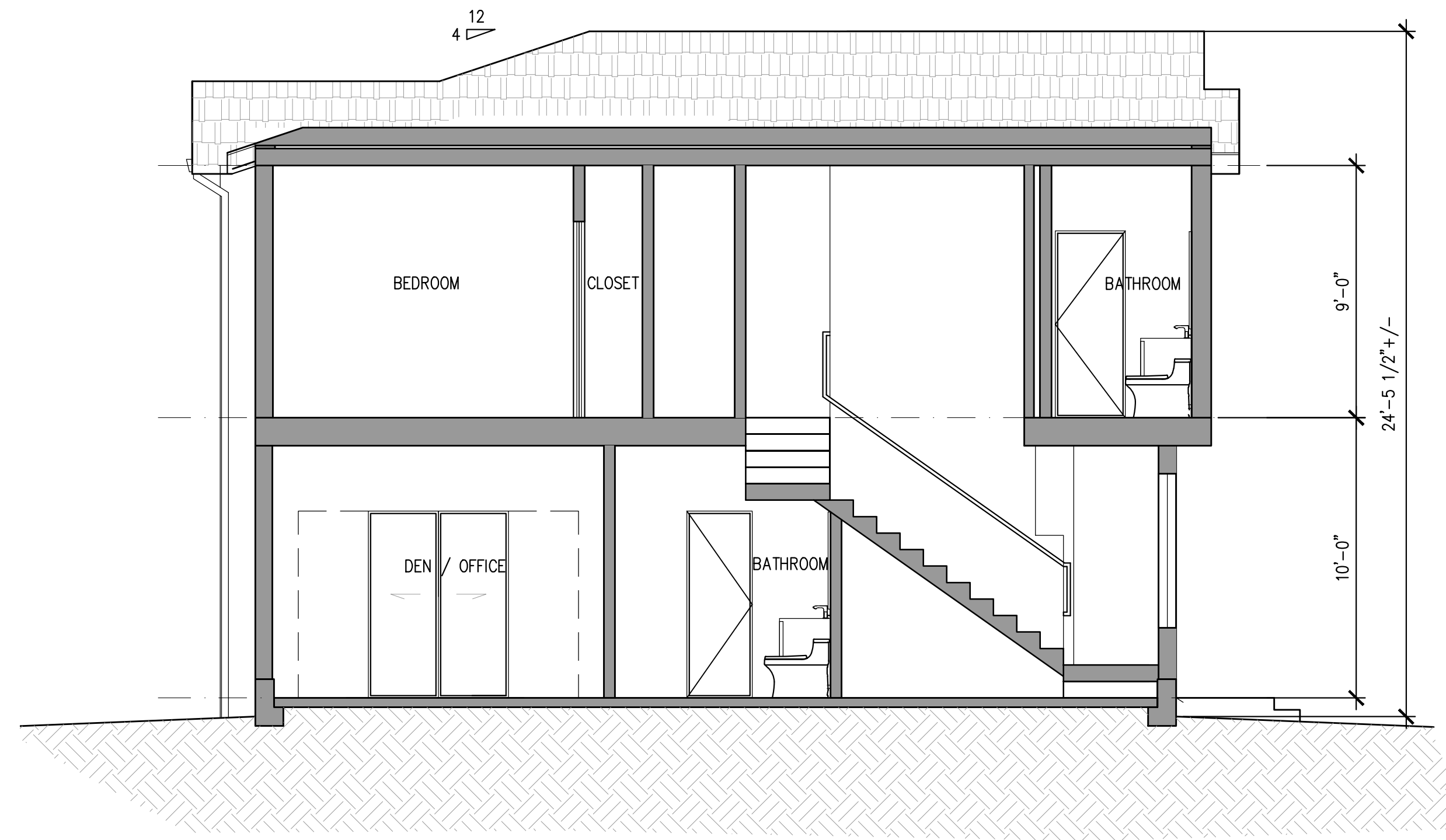
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94941

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1 LONGITUDINAL SECTION

SCALE 1/4"=1'-0"



2 CROSS SECTION

SCALE 1/4"=1'-0"

ISSUES

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SCALE: 1/4"=1'-0" DATE: 09/29/2023

DRAWN BY: AS CHECKED BY: KS

SECTIONS

A3.3

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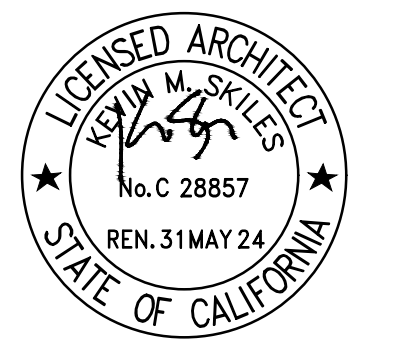


DARK SKY COMPLIANT  
 ENERGY STAR RATED  
 EXTERIOR WALL SCONCE.  
 ROY B6507-TBK BY TROY  
 LIGHTING



ISSUES

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 DRAWN BY:                      CHECKED BY:

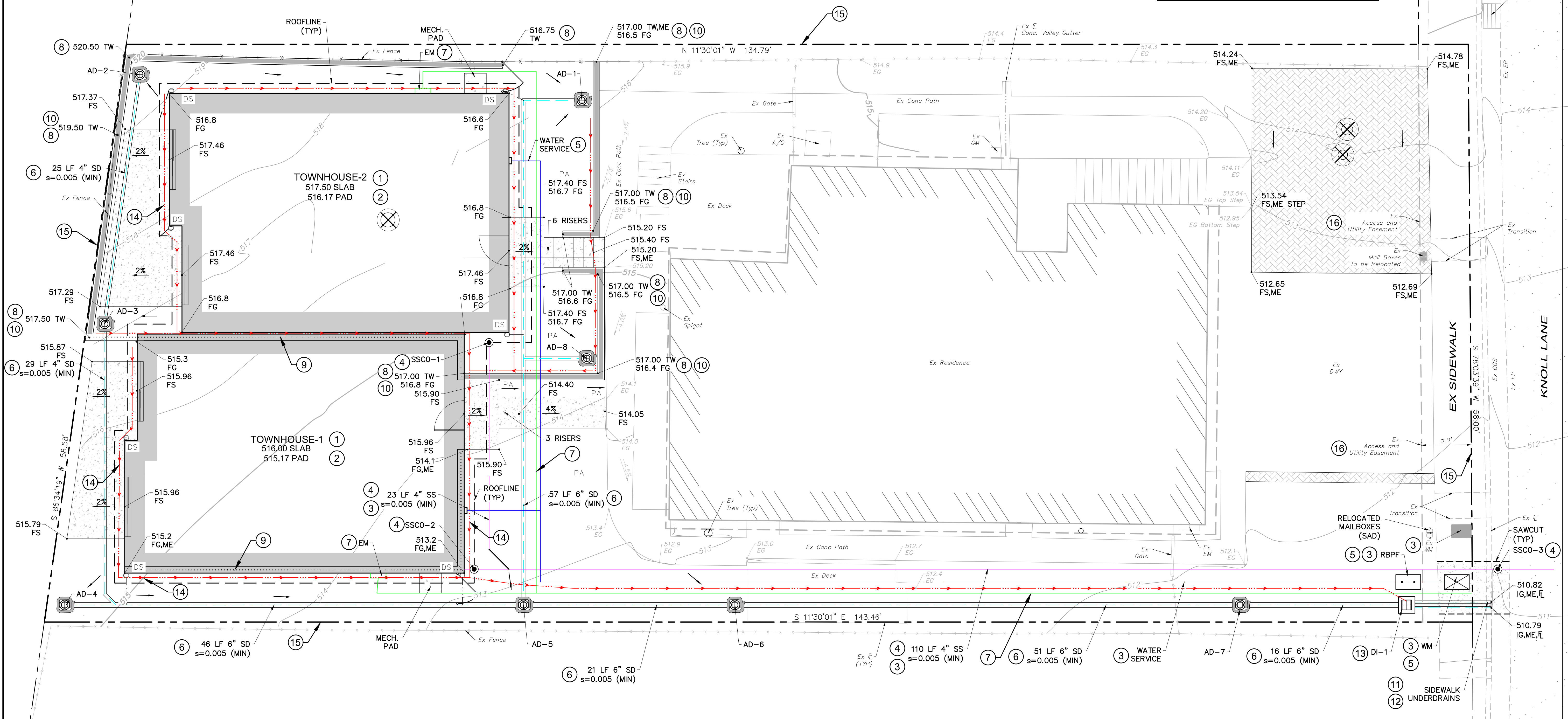
MATERIALS



A4.0



STORM DRAIN SCHEDULE	
DI-1	OLDCASTLE MODEL DI-1212 (OR APPROVED EQUAL)
AD-1 THRU AD-8	4" NDS DRAIN WITH GRATE (OR APPROVED EQUAL)
FOUNDATION DRAINS PER GEOTECH'S RECOMMENDATION	
ALL DOWNSPOUTS TO BE TIED TO UNDERGROUND SD SYSTEM WITH 4" SD, S=0.010 (MIN). (SAP)	
STORM DRAIN PIPE SHALL BE PVC, OR HDPE. (MEETING CALTRANS SEC. 64 SPECIFICATIONS).	



**KEY NOTES:**

- ① CONTRACTOR TO VERIFY STRUCTURAL SECTION PRIOR TO CONSTRUCTION & NOTIFY ENGINEER IF DIFFERENT.
- ② REFER TO STRUCTURAL AND GEOTECHNICAL ENGINEERING PLANS FOR FOUNDATION AND DRAINS.
- ③ UTILITY LOCATIONS BASED ON BEST AVAILABLE MAPPING. CONTRACTOR TO POTHOLE AND VERIFY LOCATION AND INVERT ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. PRELIMINARY UTILITIES.
- ④ NEW SEWER CONNECTION PER RICHARDSON BAY SANITATION DISTRICT STANDARDS
- ⑤ NEW MUNICIPAL WATER CONNECTION PER MARIN MUNICIPAL WATER DISTRICT STANDARDS
- ⑥ CONTRACTOR TO VERIFY GRATE ELEVATIONS INVERT GRADES AND PIPE SLOPES IN FIELD; ENSURE ALL PIPES HAVE A SLOPE OF AT LEAST 0.5%.
- ⑦ NEW ELECTRIC CONNECTION BY OTHERS
- ⑧ RETAINING WALL/LANDSCAPE WALL BY OTHERS. (SLD)
- ⑨ RETAINING WALL/FOUNDATION WALL BY OTHERS. (SSD)
- ⑩ BACK OF WALL DRAINS PER GEOTECHNICAL ENGINEER
- ⑪ ANY WORK WITHIN THE COUNTY RIGHT OF WAY WILL REQUIRE AN ENCROACHMENT PERMIT
- ⑫ PER COUNTY OF MARIN UCS DWG #145
- ⑬ OUTFALL SUYBRAIN SYSTEM SEPARATE FROM STORMWATER AND SURFACE WATER
- ⑭ PERIMETER DRAINS PER GEOTECHNICAL ENGINEER
- ⑮ PROPERTY LINE BASED ON ASSESSOR'S PARCEL MAP
- ⑯ PER ACCESSOR'S MAP BOOK 43 PAGE 01

**HATCHING LEGEND:**

- HARDSCAPE (SAD)
- EXPANDED DRIVEWAY/PARKING PEROUS PAVERS (SAD)

**DEMOLITION LEGEND:**

- EX TREE TO BE REMOVED

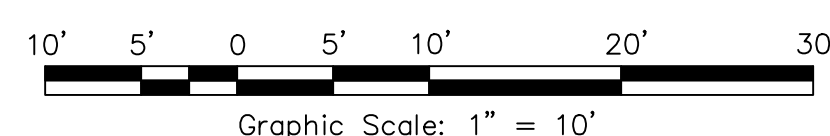
**DRAINAGE LEGEND**

- FLOW DIRECTION, GRADE TO DRAIN

**UTILITY LEGEND**

- MUNICIPAL WATER
- SEWER LATERAL
- STORM DRAIN
- FOUNDATION/SUB-DRAIN
- ELECTRIC CONNECTION

**PRELIMINARY GRADING AND DRAINAGE PLAN**



**PROJECT DATA FORM**

PROJECT NAME	LANDS OF SHANE IMPROVEMENTS
APPLICATION SUBMITTAL DATE	
PROJECT LOCATION	MILL VALLEY, CA
PROJECT PHASE NO.	N/A
PROJECT TYPE & DESCRIPTION	DESIGN REVIEW
TOTAL PROJECT SITE AREA	3,975 SF
TOTAL NEW & REPLACED IMPERVIOUS	1,916 SF
TOTAL PRE PROJECT IMPERVIOUS SURFACE AREA	3,062 SF
TOTAL POST-PROJECT IMPERVIOUS SURFACE AREA	4,922
RUNOFF REDUCTION MEASURES SELECTED	N/A

\*THIS PROJECT DOES NOT EXCEED THE 2,500 SF THRESHOLD OF NEW/REPLACED IMPERVIOUS AREA REQUIREMENT TO INCORPORATE PERMANENT BMP'S, AND THIS PROJECT IS EXEMPT FROM A STORMWATER CONTROL PLAN.

No.	Date	Description	Approved

**adobe associates, inc.**  
 civil engineering / land surveying / wastewater  
 1220 N. Dutton Ave. Suite 200, Mill Valley, CA 94041  
 P: (707) 541-2300 F: (707) 541-2301  
 Website: www.adobeinc.com  
 "A Service You Can Count On!"

Professional Engineer License No. 657990  
 State of California  
 Timothy L. Schram, RCE 67890  
 My license expires 6/30/2025

**LANDS OF SHANE DUPLEX ADDITION**  
 31 Knoll Lane  
 Mill Valley, California  
 APN 043-011-013

SCALE: AS SHOWN  
 DATE: JANUARY 2, 2024  
 Design by: MJ  
 Drawn by: MJ  
 Checked by: TJS

Sheet  
**C1.0**  
 1 of 1 Sheets  
 Job 23079