325 MELROSE AVENUE

PROJECT DATA

DESCRIPTION:
1. CONSTRUCT CARPORT WITH ROOF DECK IN FRONT YARD
2. RECONSTRUCT SITE STAIRS IN GDN YARD
3. ADD NEW INTERIOR STAIRS
4. ADD NEW ACCESSORY BUILDINGS TO ADU
5. CONSTRUCT  NEW ACCESSORY BUILDINGS TO ADU
6. CONVERT EXISTING ACCESSORY BUILDINGS TO ADU

LOCATION:
325 MELROSE Ave
Mill Valley, CA 94941

APN:
8,002-001-00

LOT SIZE:
0 ft

EXISTING ADDITION PROPOSED

PERVIOUS & IMPERVIOUS LOT COVERAGE

REAR:
15

NO. OF STORIES:
TOTAL FLOOR AREA:
2,741 ft

MAX.
LATITUDE/LONGITUDE:
37.93436033, -122.573695

FIRE PROTECTION
1. AUTOMATIC FIRE SPRINKLERS SHALL BE COMPLIANT WITH NFPA-13R
2. ALL EXISTING ACCESS FIRE AREAS SHALL BE REQUIRED TO BE PROTECTED BY AUTOMATIC SPRINKLERS ACCORDING TO THE FIRE DEPARTMENT REQUIREMENTS.
3. GAS LINE SHUT-OFF VALVES SHALL BE INSTALLED IN ALL BUILDINGS AND SHEDS TO PURGE GAS LINES IN MANUFACTURED MATERIALS SHALL BE INSTALLED IN ALL BUILDINGS AND SHEDS TO PURGE GAS LINES IN MANUFACTURED COMMON AREAS.

WUI:
NO

CODE DATA

2.741 ft

SURVEYOR:
DAVID N. MARLATT

CONTRACTOR:
DNM Architecture
1A Gate 5 Road
Sausalito, CA 94965

ARCHITECT:
EASTON C. MCALLISTER, PE

DATE:
9/2022

OWNER:
VAL A. RABICHEV, PE

T: 415-348-8910

E: david@dnmarchitecture.com

NO ADDITION

DNM ARCHITECTURE
327 ft

EASTON C. MCALLISTER, PE

DATE
ON.

TBD

E: office@deboltcivil.com

DEBOLT CIVIL ENGINEERING
2,741 ft

PROPOSED

NO CHANGE

T: 707-584-4804

DAVID MARLATT, AIA

T: 415-441-0809

OPTIMAL DES. GROUP

T: 925-837-3780

VAL A. RABICHEV, PE

4,703 ft

T: 415-441-0809

E:robert@pjcgeotech.com

R-3

YES

4,717 ft

600 MARTIN AVE, # 210

327 ft

T: 415-348-8910

GSPublisherVersion 107.63.76.3

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MATERIALS (ACCESSORY BUILDING)

1. COMP. SHINGLE ROOF
2. ADU T1-11 SIDING
3. GUARDRAIL
4. CEDAR FENCING
5. WHITE STUCCO
6. THERMALLY BAKED WOOD DECKING
7. V Groove Fiber Cement

NEW STAIR WALLS: FIBER CEMENT SIDING, JAMES HARDIE ARTISAN OR SIM.

ROOF DECK FINISH: WOOD DECKING

FENCE AT STREET

WEST STREET FACADE
EXISTING WALL & CARPORT - STUCCO SIDING

WHITE STUCCO
PRELIMINARY GRADING AND DRAINAGE PLAN

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

SEE FAR LEFT FOR GRADING / DRAINAGE CHANGES. (E) GRADING AND DRAINAGE IN REMAINDER OF PROPERTY SHALL REMAIN.

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DNM Architecture • 1A Gate 5 Road • Sausalito, CA 94965

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

PARTIAL SECTION @ AREA OF EXCAVATION

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MATERIAL KEY NOTES
A  VERTICAL CEDAR SIDING W/ SOLID STAIN
B  HORIZONTAL SIDING, DARK GREY SOLID STAIN
C  ALUMINUM CLAD DOORS & WINDOWS, TYP.
D  CONCRETE STEPS
E  STUCCO
F  PAINTED METAL AWNING
G  COMPOSITION SHINGLE ROOF
H  WOOD FENCE

DEMO AND PROPOSED SOUTH ELEVATIONS
325 Melrose Ave
Mill Valley, CA 94941
APN: 048-031-03

DEMO AREA
Melrose Avenue

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

D SOUTH ELEVATION

N SOUTH ELEVATION
**DEMO AND PROPOSED NORTH ELEVATIONS**

---

**MATERIAL KEY NOTES**

- A. VERTICAL CEDAR SIDING W/ SOLID STAIN
- B. HORIZONTAL SIDING, DARK GREY SOLID STAIN
- C. ALUMINUM CLAD DOORS & WINDOWS, TYP.
- D. CONCRETE STEPS
- E. STUCCO
- F. PAINTED METAL AWNING
- G. COMPOSITION SHINGLE ROOF
- H. WOOD FENCE

---

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

---

**DEMO AREA**

---

**NOTES:**

- Flat Roof 168'
- 2nd Story Fin. Flr.
- Dining Room Fin. Flr.
- Shed Roof Ridge
- Gable Ridge

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**PERMIT SET**

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**DATE:** 9/20/2022

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DEMO AND PROPOSED WEST & EAST ELEVATIONS

325 Melrose Ave
Mill Valley, CA 94941

APN: 048-031-03

±0'
167.5' GABLE RIDGE
168.5' SHED RIDGE

D201 W210 [N]
D001 [W]

B C G

±0'
8'-11 23/32" 154'

DEMO AREA
MELROSE AVENUE

A

3'-11 1/4" 2'
50% OPEN

ROOF DECK & GUARDRAIL ABOVE CARPORT

FENCE
GATE
CARPORT

D100 W200 [E]
D101 [W]

[N] EAST ELEVATION

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

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FENCE
GATE
CARPORT

D100 W200 [E]
D101 [W]

[N] EAST ELEVATION

SCALE: 1/4" = 1'-0"
NOTE: DOOR & WINDOW SCHEDULE FOR PRICING & PERMIT ONLY. CONTRACTOR SHALL VERIFY DOOR & WINDOW SELECTIONS WITH OWNER BEFORE ORDERING.
THIS SURVEY SHOWS ALL EASEMENTS OF RECORD PER THE PRELIMINARY TITLE REPORT PREPARED BY
FIDELITY NATIONAL TITLE COMPANY, TITLE NO. FMNA-6011800261-JV, DATED JUNE 1, 2018.
PER THE TITLE REPORT, THERE EXISTS WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT
DISCLOSED BY THE PUBLIC RECORDS.  (NOT PLOTTABLE)
PER THE TITLE REPORT, THERE EXISTS RIGHTS OF THE PUBLIC TO ANY PORTION OF THE LAND LYING
WITHIN THE AREA COMMONLY KNOWN AS MELROSE AVENUE.
PER THE TITLE REPORT, THERE EXISTS RESERVATIONS OF WATER AND WATER RIGHTS AND OF FEE TITLE
TO THE STREETS (14-DEED-467)  (NOT PLOTTABLE)
PER THE TITLE REPORT, THERE EXISTS A ROADWAY EASEMENT TO DILCHER (647-O.R.-257)
NOTE: THE SURVEYOR HAS DETERMINED THIS EASEMENT AFFECTS LANDS OF OTHERS (BARRETT PROPERTY)
PER THE TITLE REPORT, THERE EXISTS ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR
ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. (NOT PLOTTABLE)