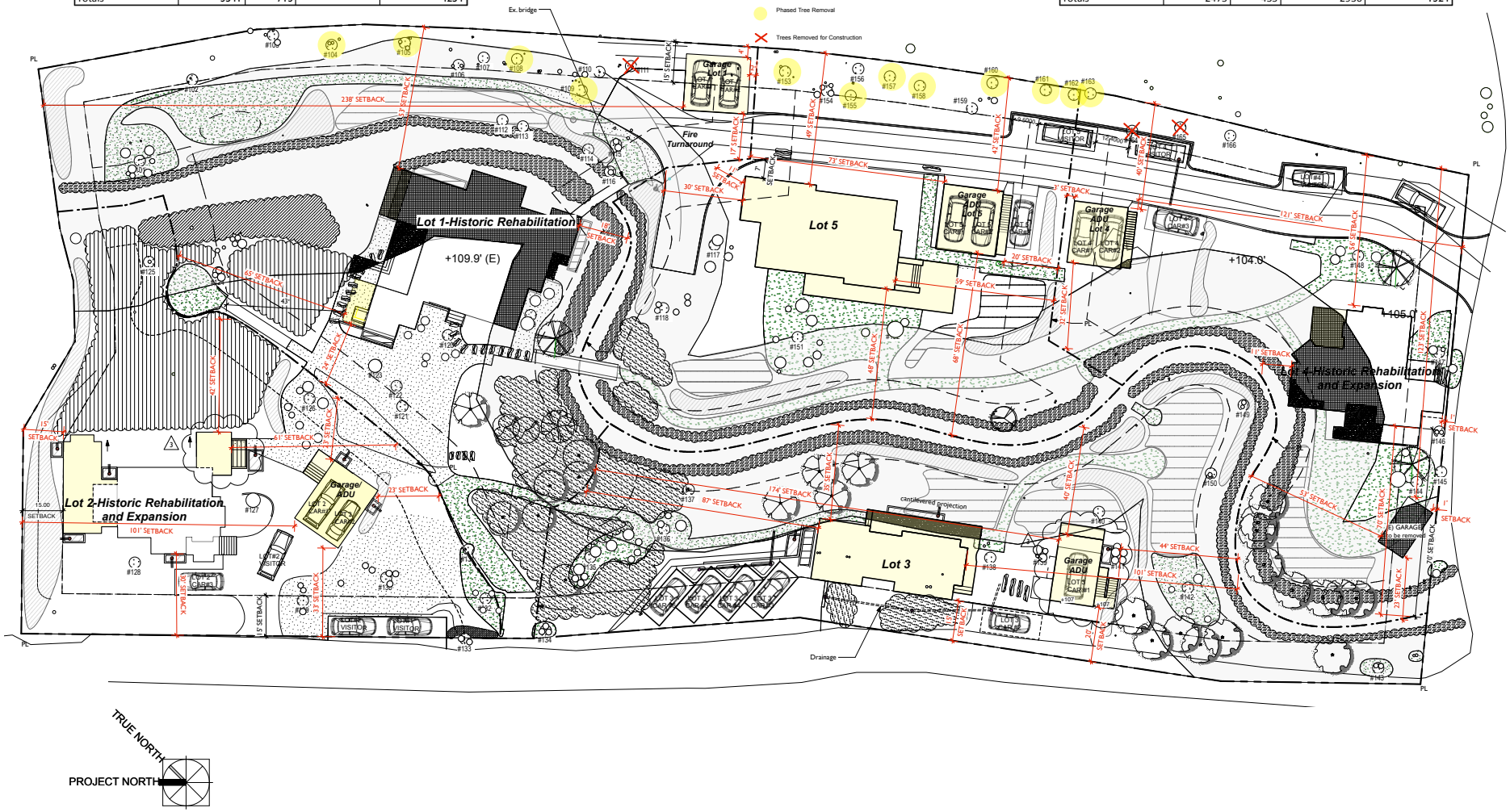
REDWOOD LODGE

160 CORTE MADERA AVE, MILL VALLEY, 94941

Existing Area Tabulation of Historic Restoration Project				
	Building Area	Deck Area		Total Square Feet
Lot 1 Existing	1824	300		2124
Lot 2 Existing	0	0		0
Lot 3 Existing	469			469
Lot 4 Existing	883	413		1296
Lot 5 Existing	365	0		365
Totals	3541	713		4254

Proposed Area Tabulation of Historic Restoration Project				
	Building Area	Deck Area	Total Square Feet	Difference
Lot 1 Proposed	1642	202	1844	-280
Lot 2 Proposed	0	0	0	0
Lot 3 Proposed	0	0	0	-469
Lot 4 Proposed	833	253	1086	-210
Lot 5 Proposed	0	0	0	-365
Totals	2475	455	2930	-1324



Richardson architects

REDWOOD LODGE, HISTORIC DISTRICT PROJECT ALTERNATIVE:

160 CORTE MADERA AVE, MILL VALLEY, 94941

LOT 1: 160 CORTE MADERA

The following Zoning Table should be placed on the cover sheet of the plan set in this format. Please include both square footage amounts and percentages for Floor Area, Lot Coverage, and Impervious Surface (roof surfaces, walkways, driveways, pools). If something is inapplicable to your project please indicate "Not Applicable" or "N/A" in the appropriate box, do not leave cells blank.

	Allowed	Existing	Proposed
Lot Size		18277 SF	18277 SF
Zoning	RS-7.5	RS-7.5	RS-7.5
Floor Area by Level: (start at or below grade, whichever is lowest)*			
First Floor	N/A	2777 SF	2863 SF
Second Floor	N/A	N/A	1094 SF
Sub-total	N/A	N/A	**3957 SF**
Floor Area over 14' ceiling*	N/A	947 SF	N/A
Deck	N/A	331 SF	279 SF
Second Unit	N/A	N/A	N/A
Garage	500 SF	0 SF	488 SF
Accessory Structure(s)	N/A	N/A	N/A
Sub-Total	N/A	3724 SF	**488 SF**
Sub-total for Principle Dwelling	3828 SF	3724 SF	4445 SF
Total Adjusted Floor Area			**3957 SF**
Lot Coverage	40%	3684 SF = approx	3745 SF = approx 20x%
Garage/ADU			
East Setback	15'	N/A	4'
North Setback	15'	N/A	238'
South Setback	15'	N/A	2'
West Setback	15'	N/A	17'
Main House			
East Setback	15'	53'	53'
North Setback	15'	73'	65'
South Setback	15'	18'	18'
West Setback	15'	27'	24'
Garage Height	15'	N/A	12.1'
Main House Height	25'/35'	29'	29'
Cut			
Fill		See Grading Plan Sheet C3.1	
Import/Off-haul			
Impervious Surface – (100% impervious)			
Semi-pervious Surface (partial)		See Pervious/Impervious Sheet C 4.1	
Pervious Surface (natural)			
On-Site Parking Spaces	3	3	4

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Richardson / architects
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Mill Valley, California 94941
tel. 415.380.0474 fax 415.380.0470
www.richardsonarchitects.com

Revision #

Date

Submitted for

Project Title: HISTORIC REHABILITATION
LOT #1
160 CORTE MADERA
MILL VALLEY, CA 94941

Drawing Title: SITE DATA - LOT 1

LICENSED ARCHITECT
HILDEGARD A. RICHARDSON
C-011183
REN. May 2015
STATE OF CALIFORNIA

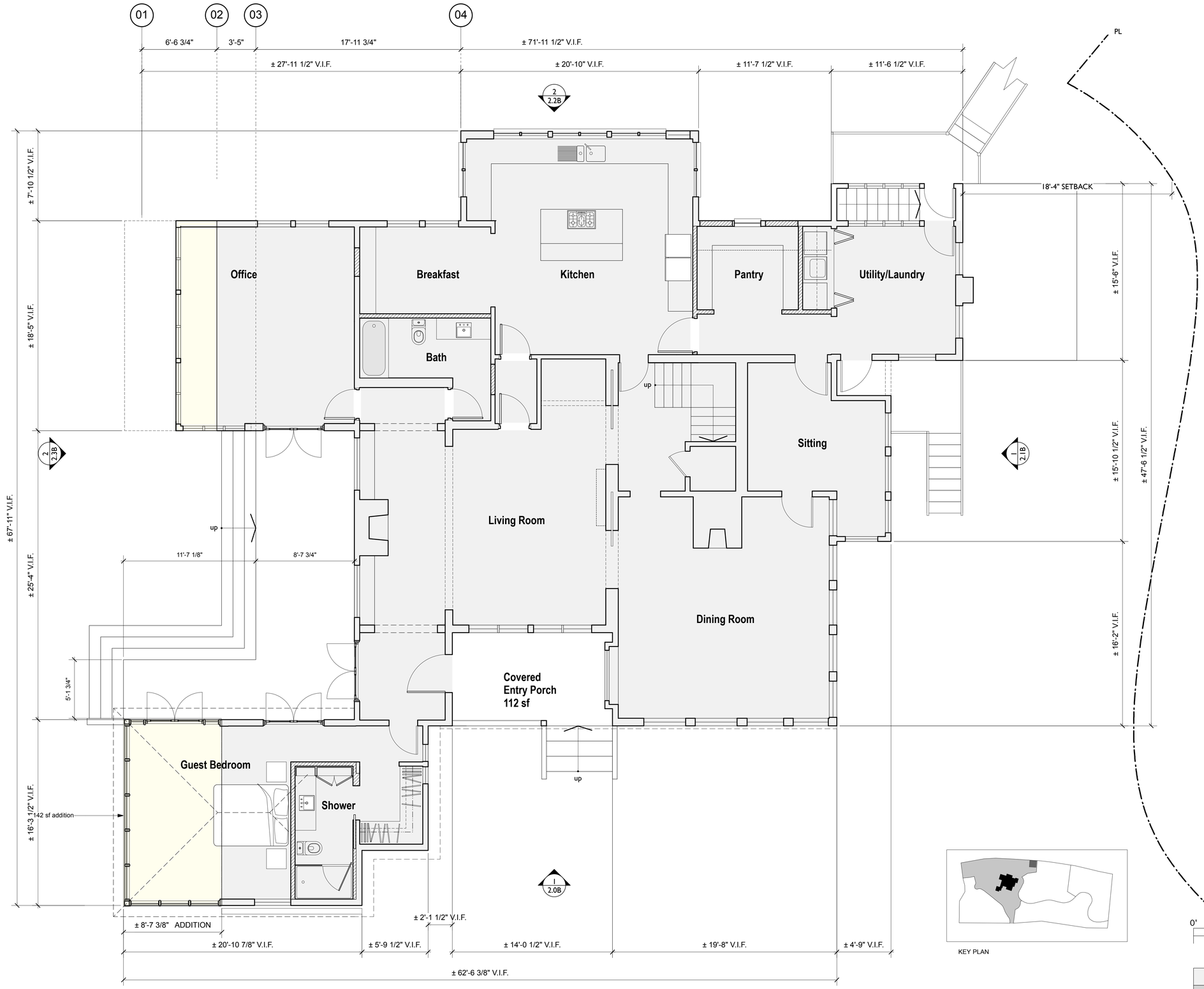
Drawn by AB | Checked by HR

Date 06/01/16

Scale 1/4"=1'-0" @ 24 X 36

Drawing # A1-1.0

Rev. #



(E) FLOOR AREA = 2777 SQ FT	2
ADD'L FLOOR AREA = 206 - 120 = 86 SQ FT	
TOTAL LOWER FLOOR AREA = 2863 SQ FT	
TOTAL FLOOR AREA = 3957 SQ FT	

Proposed Redwood Lodge Restoration: Lower Plan

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No.	Date	Revisions / Submissions

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www.richardsonarchitects.com

Status

Project Title
Lot #1
Historic Rehabilitation
Redwood Lodge
160 Corte Madera Avenue
Mill Valley, CA 94941

Drawing Title
Proposed Restoration: Lower Plan

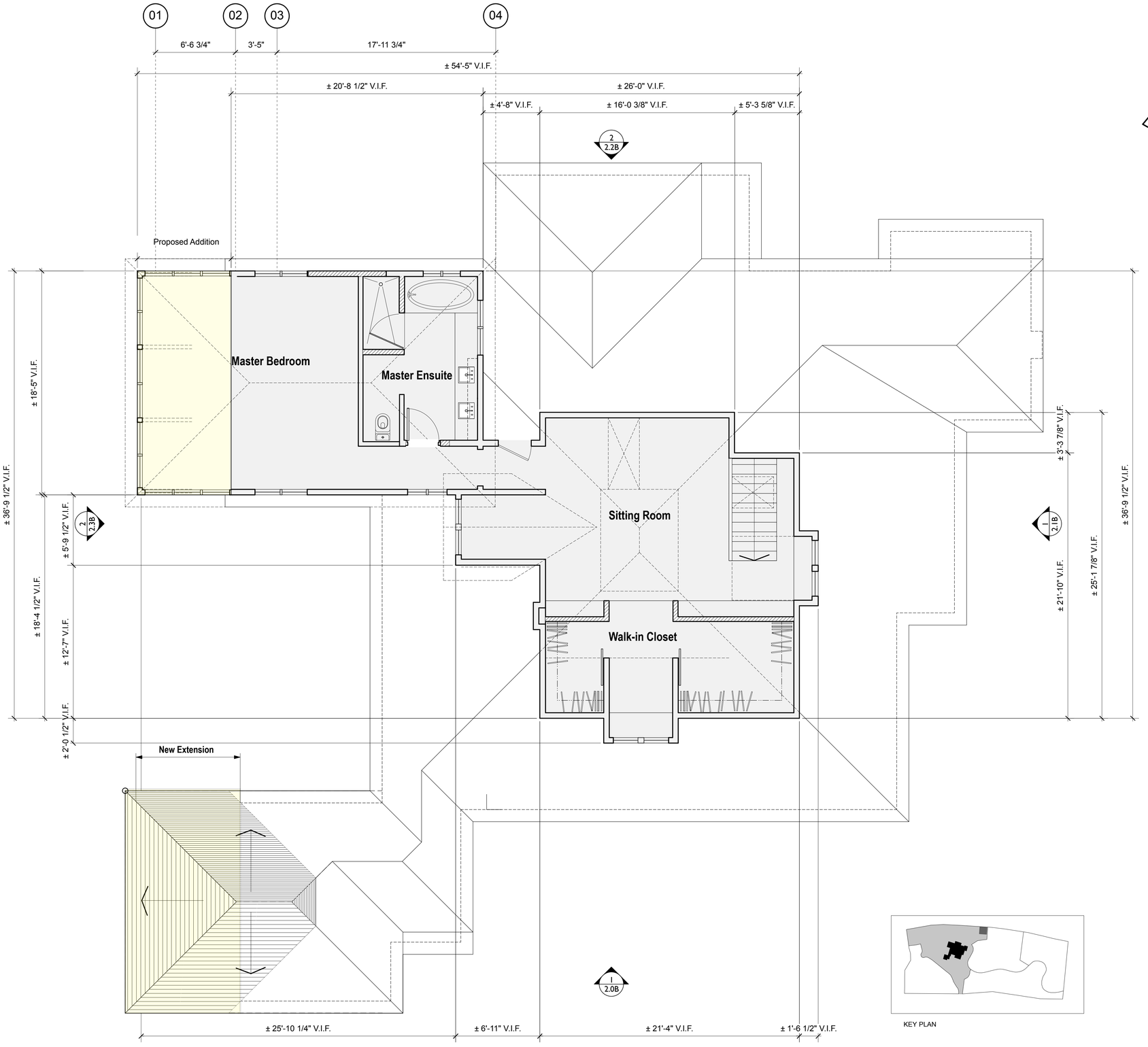
LICENSED ARCHITECT
HILDEGARD A. RICHARDSON
C-011183
REN May, 2015
STATE OF CALIFORNIA

Date 05/16/16

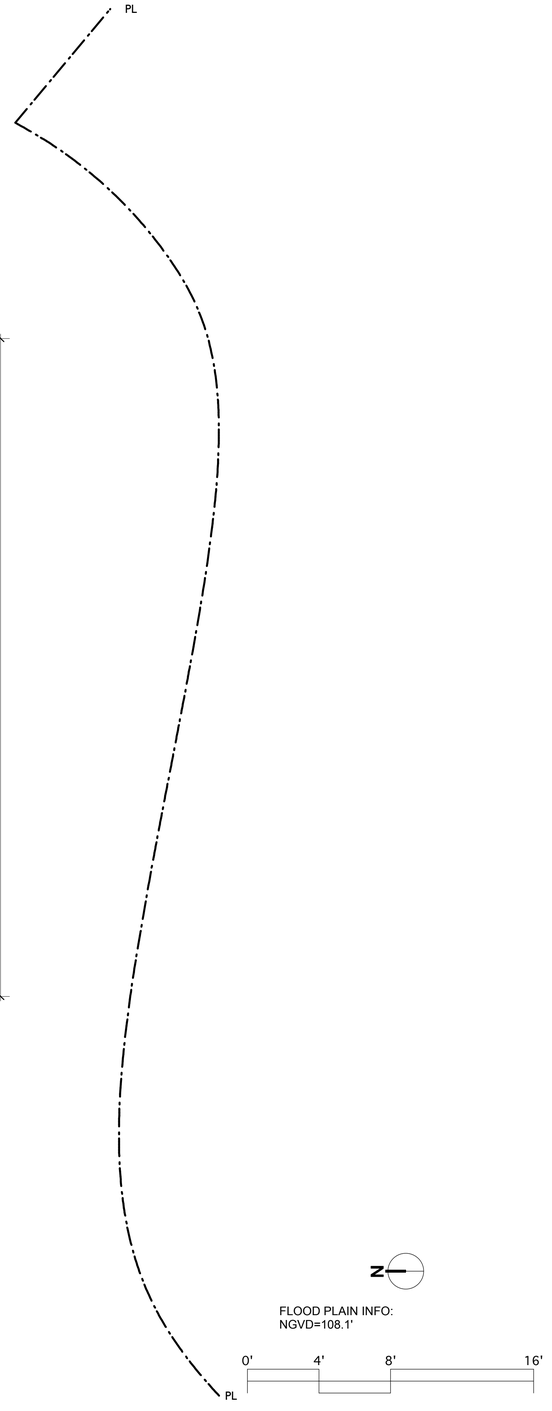
Scale 1/4"= 1'-0"@ 24x36

Drawing No. **A1-1.3**

REV



KEY PLAN



(E) FLOOR AREA = 947 SQ FT
ADD'L FLOOR AREA = 147 SQ FT
TOTAL UPPER FLOOR AREA = 1094 SQ FT

Proposed Redwood Lodge Restoration: Upper Plan

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Status

Project Title

Lot #1
Historic Rehabilitation
Redwood Lodge
160 Corte Madera Avenue
Mill Valley, CA 94941

Drawing Title

Proposed Restoration: Upper Plan

LICENSED ARCHITECT
RICHARD A. RICHARDSON
C-011183
REN May, 2015
STATE OF CALIFORNIA

Date 05/16/16

Scale 1/4"= 1'-0"@ 24x36

Drawing No. **A1-1.4**

REV

1 Existing West Elevation

1. Proposed Redwood Lodge Restoration: West Elevation

NOTE:ALL NEW WINDOWS ALL ELEVATIONS TO BE 'SIMULATED" DIVIDED LIGHTS WITH SPACER BARS BETWEEN THE DOUBLE GLAZING

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Status

Project Title

Lot #1
Historic Rehabilitation
Redwood Lodge
160 Corte Madera Avenue
Mill Valley, CA 94941

Drawing Title

West Elevations

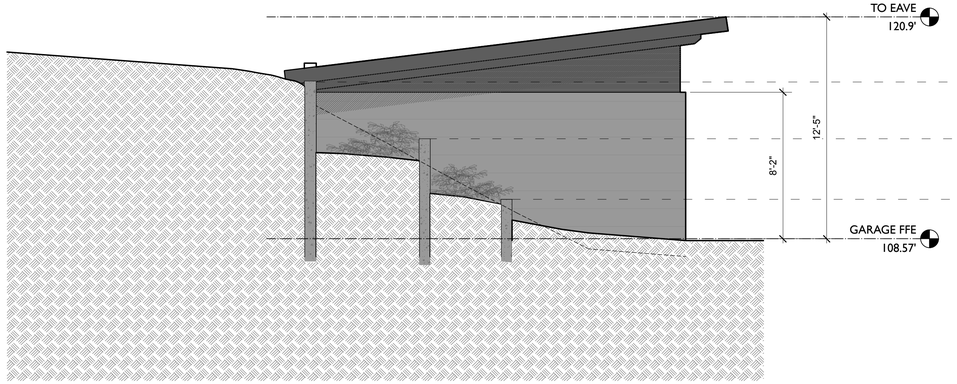
LICENSED ARCHITECT
HILDEGARD A. RICHARDSON
C-011183
REN. May. 2015
STATE OF CALIFORNIA

Date 05/16/16

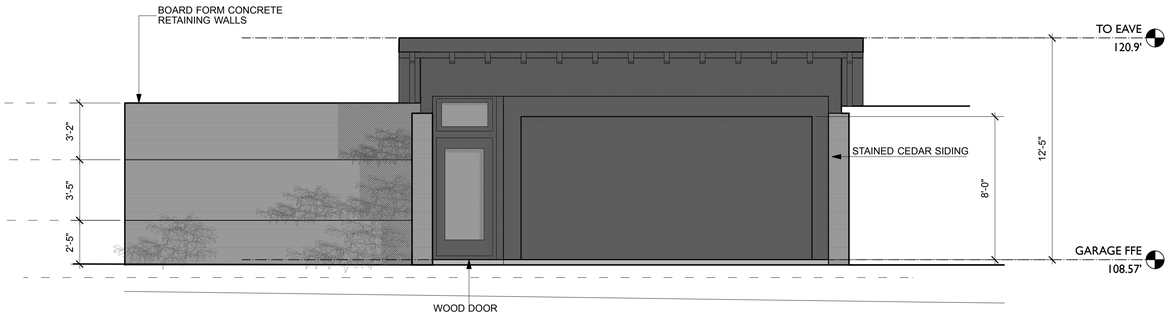
Scale 1/4"=1'-0"@ 24x36

Drawing No. **A1-2.0**

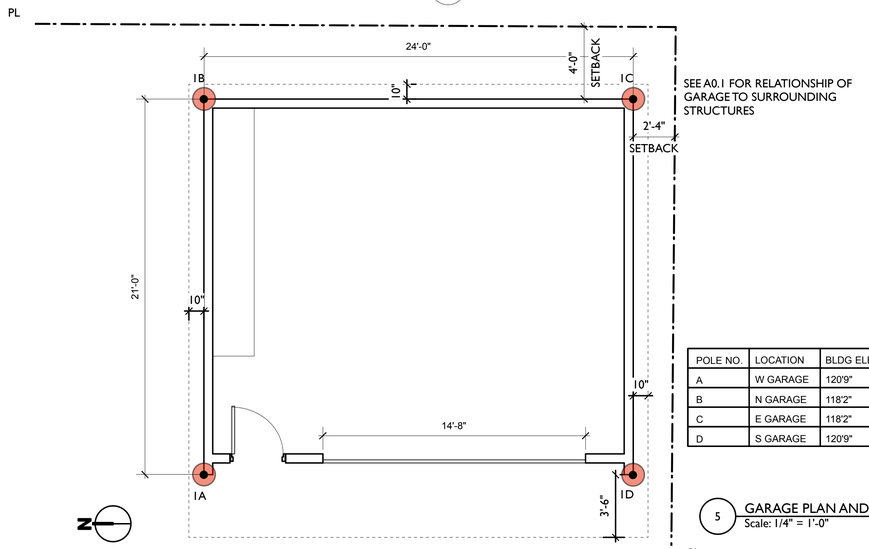
REV



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

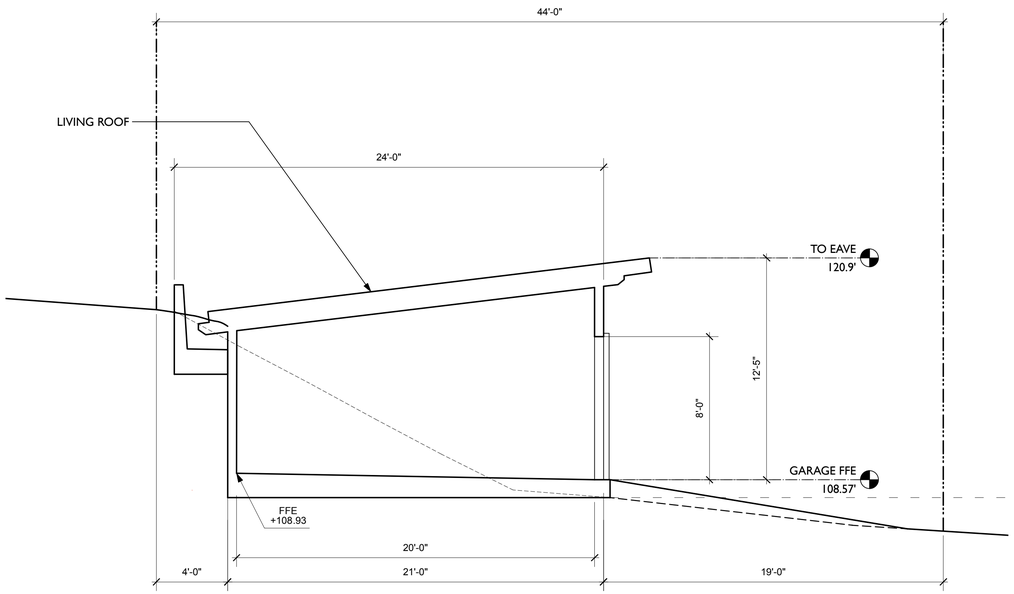


2 (N) GARAGE WEST ELEVATION
Scale: 1/4" = 1'-0"

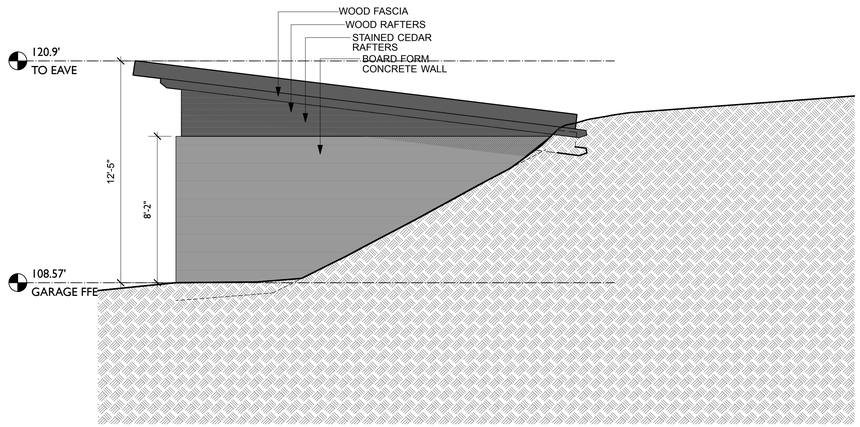


POLE NO.	LOCATION	BLDG ELEV	GROUND ELEV	STORY POLE HEIGHT	MAX PER CODE
A	W GARAGE	120'9"	108'9"	12'0"	25'
B	N GARAGE	118'2"	117'2"	1'0"	25'
C	E GARAGE	118'2"	117'2"	1'0"	25'
D	S GARAGE	120'9"	108'8"	12'1"	25'

5 GARAGE PLAN AND STORY POLE
Scale: 1/4" = 1'-0"



3 (N) GARAGE E-W SECTION
Scale: 1/4" = 1'-0"



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

KEY PLAN

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Status

Project Title
Lot #1
Historic Rehabilitation
Redwood Lodge
160 Corte Madera Avenue
Mill Valley, CA 94941

Drawing Title
Redwood Lodge Garage

LICENSED ARCHITECT
HILDEGARD A. RICHARDSON
C-011183
REN. May, 2015
STATE OF CALIFORNIA

Date 05/16/16

Scale 1/4"=1'-0"@ 24x36

Drawing No. A1-2.4

REV

#178 CORTE MADERA, HISTORIC DISTRICT PROJECT ALTERNATIVE:

#178 CORTE MADERA AVE, MILL VALLEY, 94941

VIEW FROM SOUTH EAST

VIEW FROM NORTH WEST

VIEW FROM SOUTH WEST

LOT 2: 178 CORTE MADERA

The following Zoning Table should be placed on the cover sheet of the plan set in this format. Please include both square footage amounts and percentages for Floor Area, Lot Coverage, and Impervious Surface (roof surfaces, walkways, driveways, pools). If something is inapplicable to your project please indicate "Not Applicable" or "N/A" in the appropriate box, do not leave cells blank.

	Allowed	Existing	Proposed
Lot Size		17765 SF	17765 SF
Zoning	RS-7.5	RS-7.5	RS-7.5
Floor Area by Level: (start at or below grade, whichever is lowest)*			
First Floor	N/A	1141 SF	1848 SF
Second Floor	N/A	122 SF	122 SF
Sub-total	N/A	1263 SF	**1970 SF**
Floor Area over 14' ceiling*	N/A	N/A	N/A
Deck	N/A	102 SF	61 SF
Second Unit	N/A	N/A	N/A
Garage	500 SF	134 SF	468 SF
Accessory Structure(s)	N/A	N/A	533 SF
Sub-Total	N/A	**134 SF**	**1001 SF**
Sub-total for Principle Dwelling	3777 SF	1397 SF	2971 SF
Total Adjusted Floor Area		1397 SF	**2003 SF**
Lot Coverage	40%	1378 SF = approx 8%	2372 SF = approx 13%
Garage/ADU			
Exterior (Corte Madera) Setback	15'	N/A	33'
Side Yard Setback	15'	N/A	23'
Side Yard Setback	15'	N/A	101'
Rear Yard Setback	15'	N/A	23'
Main House			
Exterior (Corte Madera) Setback	15'	30'	30'
Side Yard Setback	15'	77'	61'
Side Yard Setback	15'	26'	15'
Rear Yard Setback	15'	57'	42'
Garage/ADU Height	25'	N/A	24.1'
Main House Height	25'/35'	23'	23'
Cut			
Fill		See Grading Plan Sheet C3.1	
Import/Off-haul			
Impervious Surface – (100% impervious)		See Pervious/Impervious Sheet C 4.1	
Semi-pervious Surface (partial)			
Pervious Surface (natural)			
On-Site Parking Spaces	3	2	4

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Date

Submitted for

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Mill Valley, California 94941
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www.richardsonarchitects.com

Project Title
HISTORIC REHABILITATION
LOT #2
178 CORTE MADERA
MILL VALLEY, CA 94941

Drawing Title
SITE DATA - LOT 2

LICENSED ARCHITECT
HEDGARD A. RICHARDSON
C-011183
REN May. 2015
STATE OF CALIFORNIA

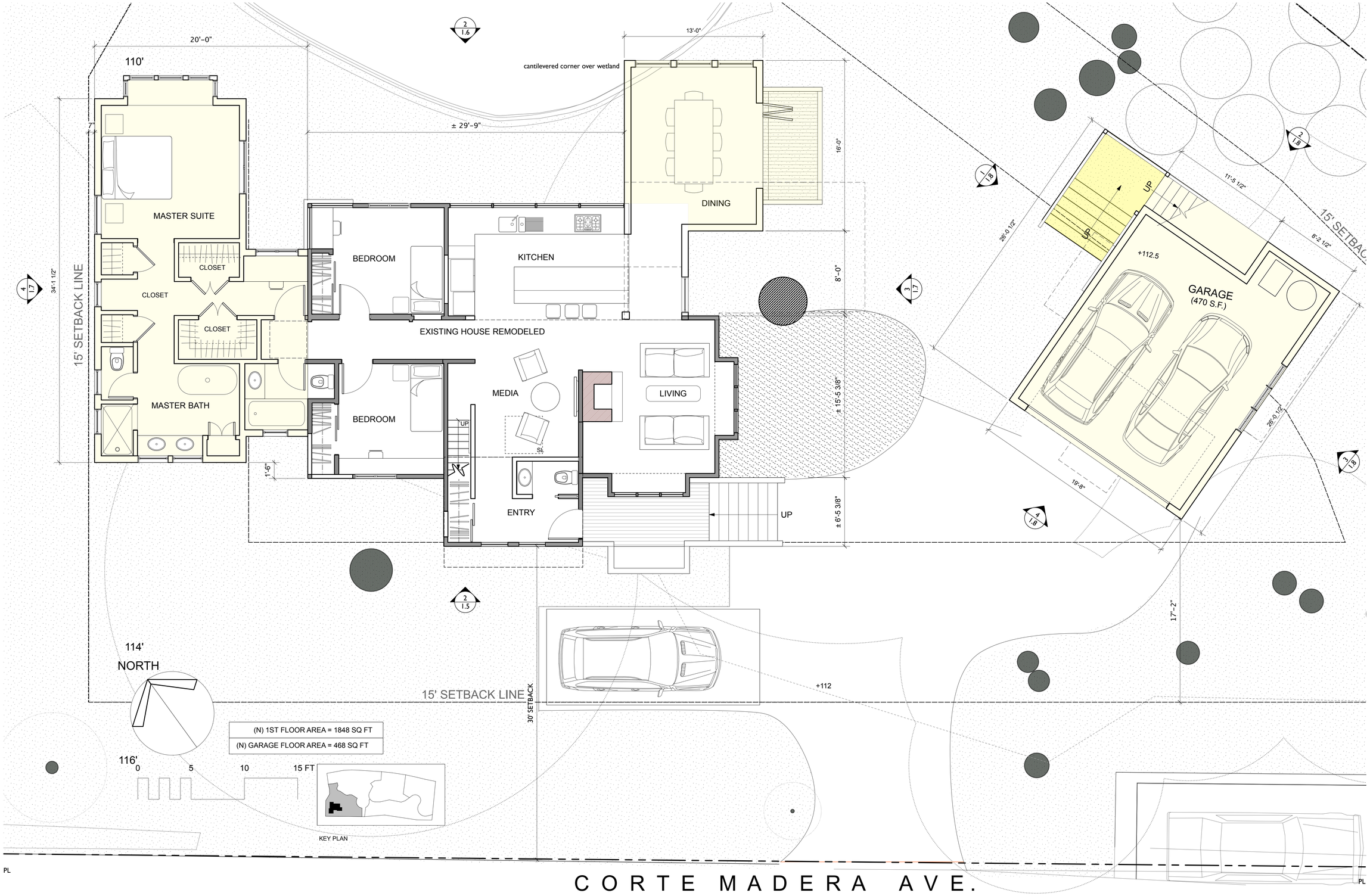
Drawn by AB | Checked by HR

Date 06/01/16

Scale 1/4"=1'-0" @ 24 X 36

Drawing # A2-1.0

Rev. #



1	PROPOSED FIRST FLOOR PLAN

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Project Title
HISTORIC REHABILITATION
LOT #2
178 CORTE MADERA
MILL VALLEY, CA 94941

Drawing Title
PROPOSED FIRST FLOOR PLAN

LICENSED ARCHITECT
RICHARD A. RICHARDSON
C-011183
REN. 05/2015
STATE OF CALIFORNIA

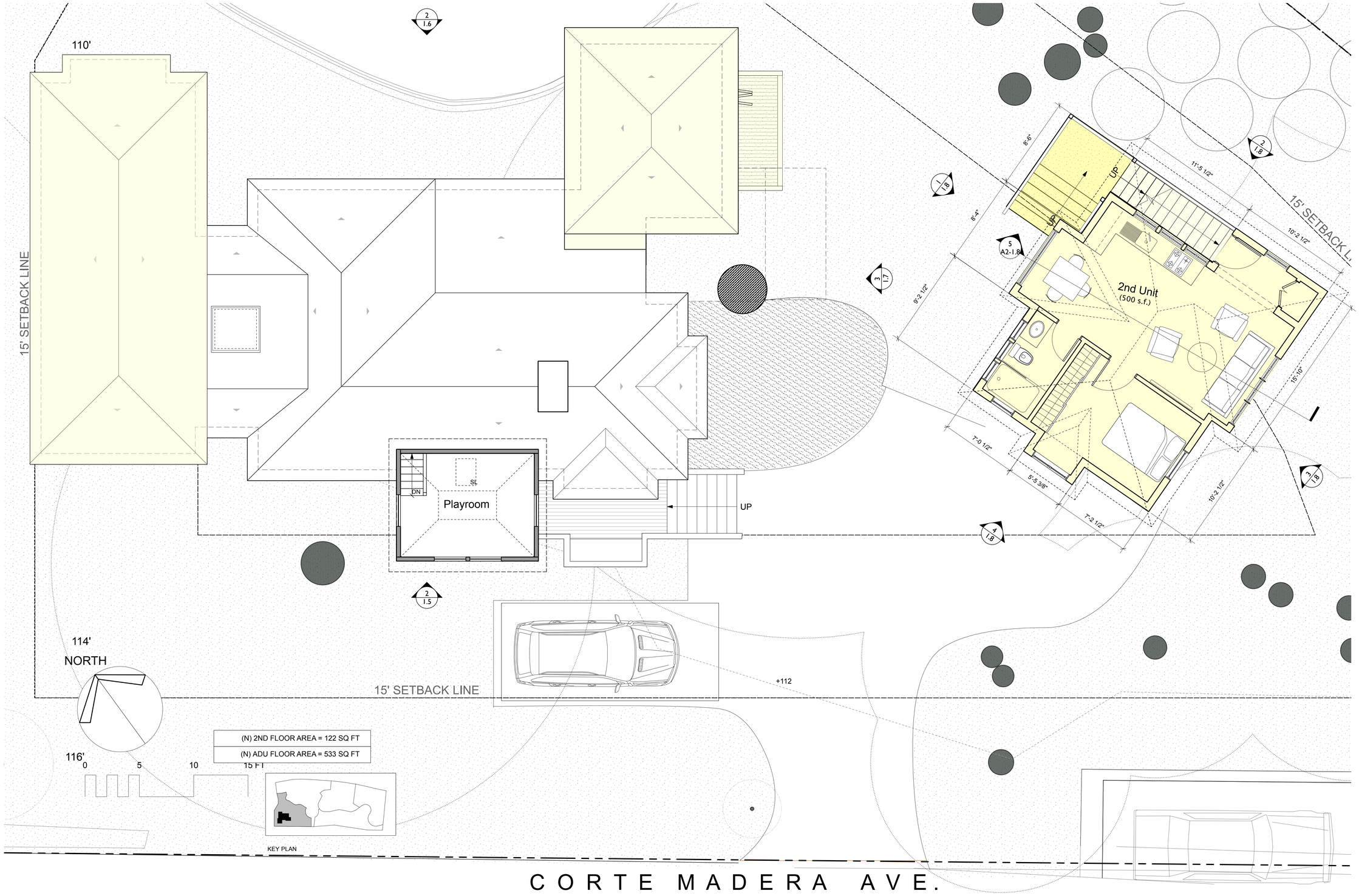
Drawn by	Checked by
AB	HR

Date 06/02/16

Scale 1/4"=1'-0" @ 24 X 36

Drawing # **A2-1.3**

Rev. #



1	PROPOSED SECOND FLOOR PLAN

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Project Title
HISTORIC REHABILITATION
LOT #2
178 CORTE MADERA
MILL VALLEY, CA 94941

Drawing Title
PROPOSED FLOOR PLAN

LICENSED ARCHITECT
RICHARD A. RICHARDSON
C-011183
REN 05/2015
STATE OF CALIFORNIA

Drawn by AB | Checked by HR

Date 06/02/16

Scale 1/4"=1'-0" @ 24 X 36

A2-1.4

Drawing # | Rev. #

LOT #3, HISTORIC DISTRICT PROJECT ALTERNATIVE:

144 CORTE MADERA AVE, MILL VALLEY, 94941

LOT 3

The following Zoning Table should be placed on the cover sheet of the plan set in this format. Please include both square footage amounts and percentages for Floor Area, Lot Coverage, and Impervious Surface (roof surfaces, walkways, driveways, pools). <u>If something is inapplicable to your project please indicate "Not Applicable" or "N/A" in the appropriate box, do not leave cells blank.</u>

	Allowed	Existing	Proposed
Lot Size		22774 SF	22774 SF
Zoning	RS-7.5	RS-7.5	RS-7.5
Floor Area by Level: (start at or below grade, whichever is lowest)*			
First Floor	N/A	572 SF	1245 SF
Second Floor	N/A	N/A	990 SF
Sub-total	N/A	N/A	**2235 SF**
Floor Area over 14' ceiling*	N/A	N/A	135 SF
Deck	N/A	N/A	346 SF
Second Unit	N/A	N/A	433 SF
Garage	500 SF	N/A	413 SF
Accessory Structure(s)	N/A	N/A	N/A
Sub-Total	N/A	N/A	**846 SF**
Sub-total for Principle Dwelling	4138.7 SF	N/A	3081 SF
Total Adjusted Floor Area			**2235 SF**
Lot Coverage	40%	N/A	2004 SF = approx 9%
Garage/ADU			
Exterior (Corte Madera) Setback	15'	N/A	20'
Side Yard Setback	15'	N/A	44'
Side Yard Setback	15'	N/A	174'
Rear Yard Setback	15'	N/A	40'
Main House			
Exterior (Corte Madera) Setback	15'	N/A	15'
Side Yard Setback	15'	N/A	101'
Side Yard Setback	15'	N/A	87'
Rear Yard Setback	15'	N/A	35'
Garage/ADU Height	25'	N/A	25'
Main House Height	25'/35'	N/A	19.8', 25.9'
Cut	See Grading Plan Sheet C3.1		
Fill			
Import/Off-haul			
Impervious Surface – (100% impervious)	See Pervious/Impervious Sheet C 4.1		
Semi-pervious Surface (partial)			
Pervious Surface (natural)			
On-Site Parking Spaces	3	2	6

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219 Shoreline Highway
Mill Valley, California 94941
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Project Title
HISTORIC REHABILITATION
LOT #3
MILL VALLEY, CA 94941

Drawing Title
SITE DATA - LOT 3

LICENSED ARCHITECT
RICHARD A. RICHARDSON
C-011183
REN. May 2015
STATE OF CALIFORNIA

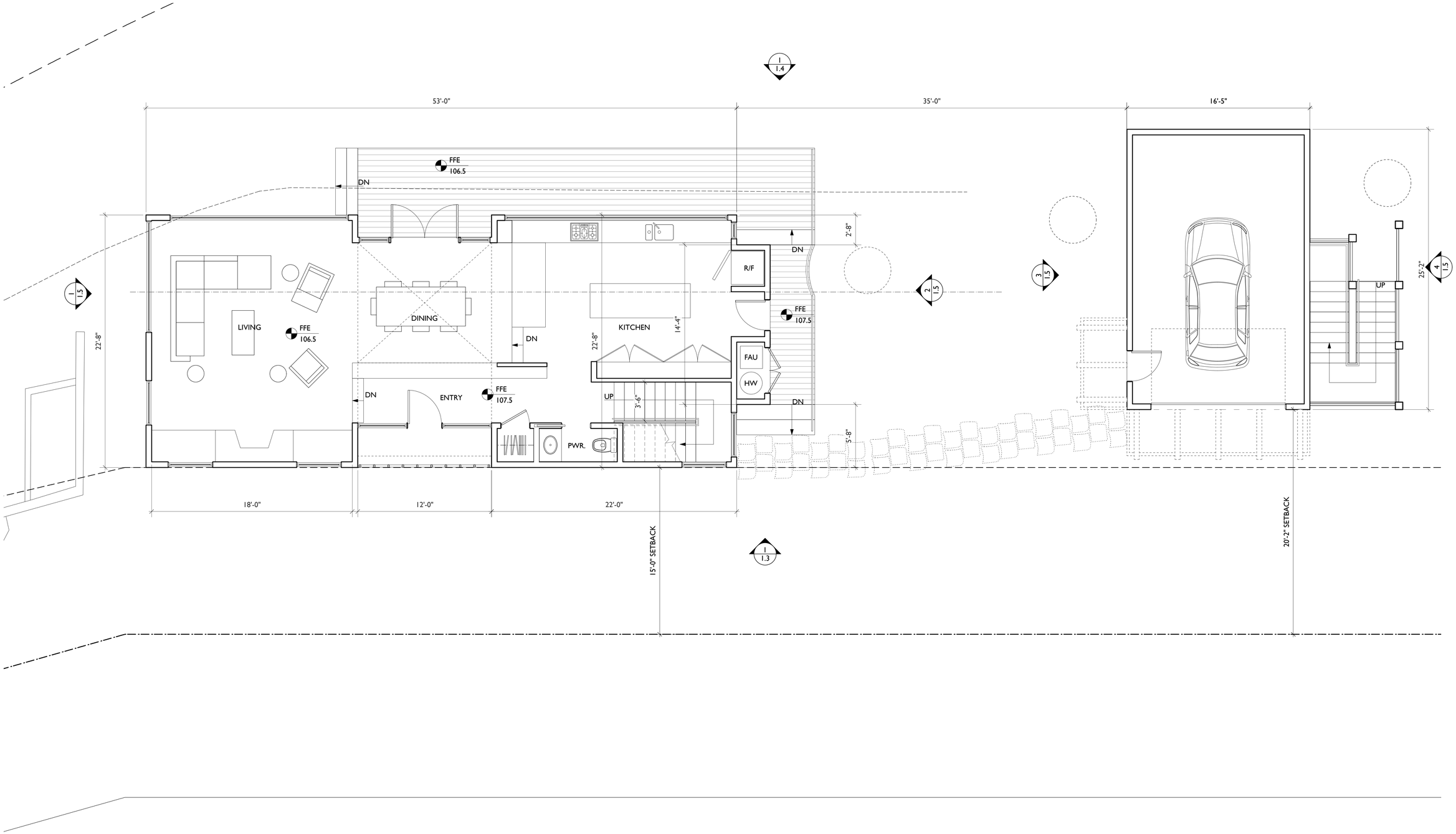
Drawn by AB | Checked by HR

Date 06/01/16

Scale 1/4"=1'-0" @ 24 X 36

Drawing # A3-1.0

Rev. #



1. LOWER FLOOR PLAN + GARAGE :1/4"= 1'-0"

FLOOR AREA		PROPOSED
1ST FL HOUSE		1245 SF
2ND FL HOUSE		990 SF
SUB TOTAL		**2235 SF**
GARAGE		413 SF
ADU		433 SF
DECK		346 SF
SUB TOTAL		**846 SF**
TOTAL		**3081 SF**
TOTAL COUNTED IN FAR		**2235 SF**

PROJECT NORTH

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Project Title
HISTORIC REHABILITATION
LOT #3
MILL VALLEY, CA 94941

Drawing Title
LOWER FLOOR PLAN

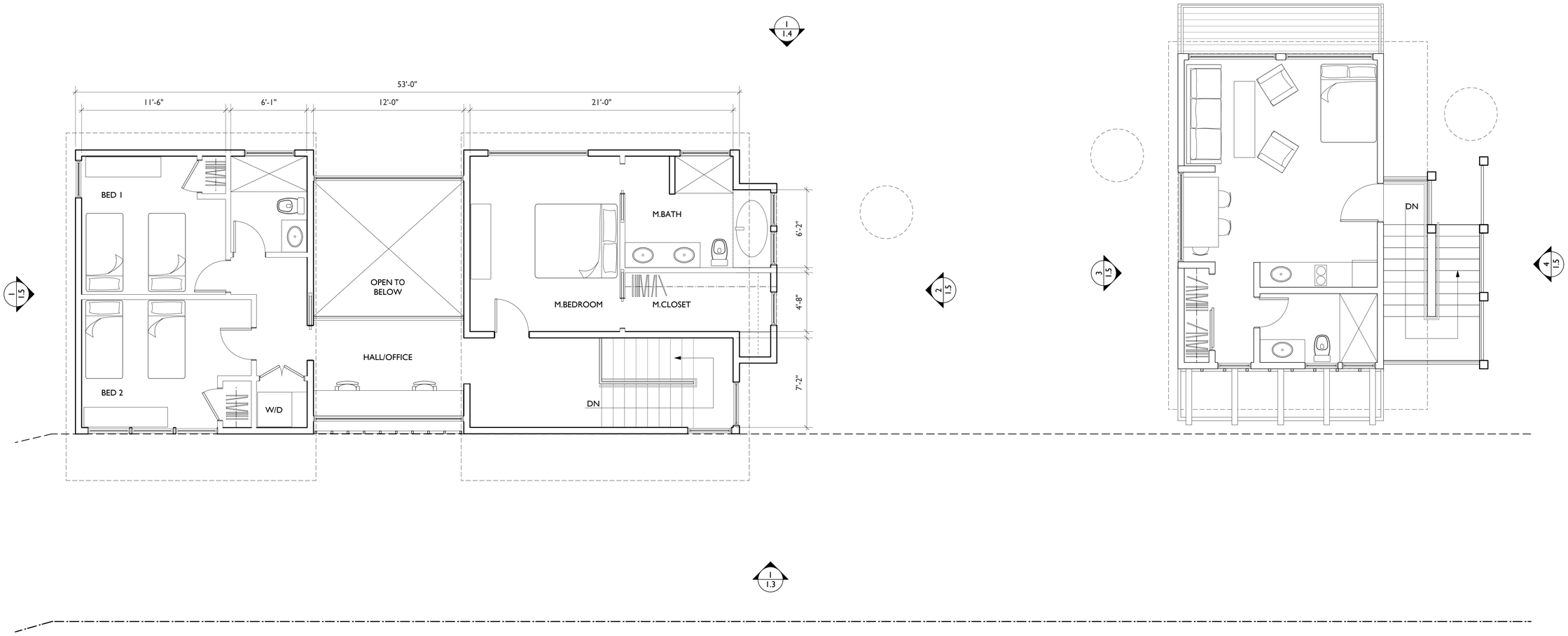
LICENSED ARCHITECT
HILDEGARD A. RICHARDSON
C-011183
REN. May, 2015
STATE OF CALIFORNIA

Drawn by IP/MP | Checked by HR

Date 06/02/2016

Scale as noted @ 24 X 36

Drawing # A3-1.1 | Rev. #



1. UPPER FLOOR PLAN + ADU :1/4"= 1'-0"

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Project Title

HISTORIC REHABILITATION
LOT #3
MILL VALLEY, CA 94941

Drawing Title

UPPER FLOOR PLAN

LICENSED ARCHITECT
HILDEGARD A. RICHARDSON
C-011183
REN. May, 2015
STATE OF CALIFORNIA

Drawn by IP/MP

Checked by HR

Date 06/02/2016

Scale as noted @ 24 X 36

Drawing # A3-1.2

Rev. #

#9 ELDRIDGE, HISTORIC DISTRICT PROJECT ALTERNATIVE:

#9 ELDRIDGE AVE, MILL VALLEY, 94941

LOT 4: 9 ELDRIDGE

The following Zoning Table should be placed on the cover sheet of the plan set in this format. Please include both square footage amounts and percentages for Floor Area, Lot Coverage, and Impervious Surface (roof surfaces, walkways, driveways, pools). If something is inapplicable to your project please indicate " Not Applicable" or " N/ A " in the appropriate box, do not leave cells blank.

	Allowed	Existing	Proposed
Lot Size		13449 SF	13449 SF
Zoning	RS-7.5	RS-7.5	RS-7.5
Floor Area by Level: (start at or below grade, whichever is lowest)*			
First Floor		1581 SF	1758 SF
Second Floor	N/A	197 SF	0 SF
Sub-total		**1778 SF**	**1758 SF**
Floor Area over 14' ceiling*	N/A	N/A	N/A
Deck		499 SF	**342 SF**
Second Unit	N/A	N/A	N/A
Garage	500 SF	500 SF	436 SF
Accessory Structure(s)	N/A	N/A	463 SF
Sub-Total			**899 SF**
Sub-total for Principle Dwelling	N/A	2278 SF	2657 SF
Total Adjusted Floor Area	3345SF	1778 SF	**1758 SF**
Lot Coverage	40%	2075 SF = approx 15%	2643 SF = approx 19.5%
Garage/ADU			
Exterior (Eldridge) Setback	15'	1'	121'
Side Yard Setback	15'	123'	40'
Side Yard Setback	15'	23'	32'
Rear Yard Setback	15'	53'	3'
Main House			
Exterior (Eldridge) Setback	15'	1'	1'
Side Yard Setback	15'	56'	56'
Side Yard Setback	15'	70'	70'
Rear Yard Setback	15'	11'	11'
Garage/ADU Height	25'	N/A	22.7'
Main House Height	25'/35'	22.6'	22.6'
Cut			
Fill	See Grading Plan Sheet C3.1		
Import/Off-haul			
Impervious Surface – (100% impervious)	See Pervious/Impervious Sheet C 4.1		
Semi-pervious Surface (partial)			
Pervious Surface (natural)			
On-Site Parking Spaces	3	3	3

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Revision #

Date

Submitted for

Richardson / architects
219 Shoreline Highway
Mill Valley, California 94941
tel. 415.380.0474 fax 415.380.0470
www.richardsonarchitects.com

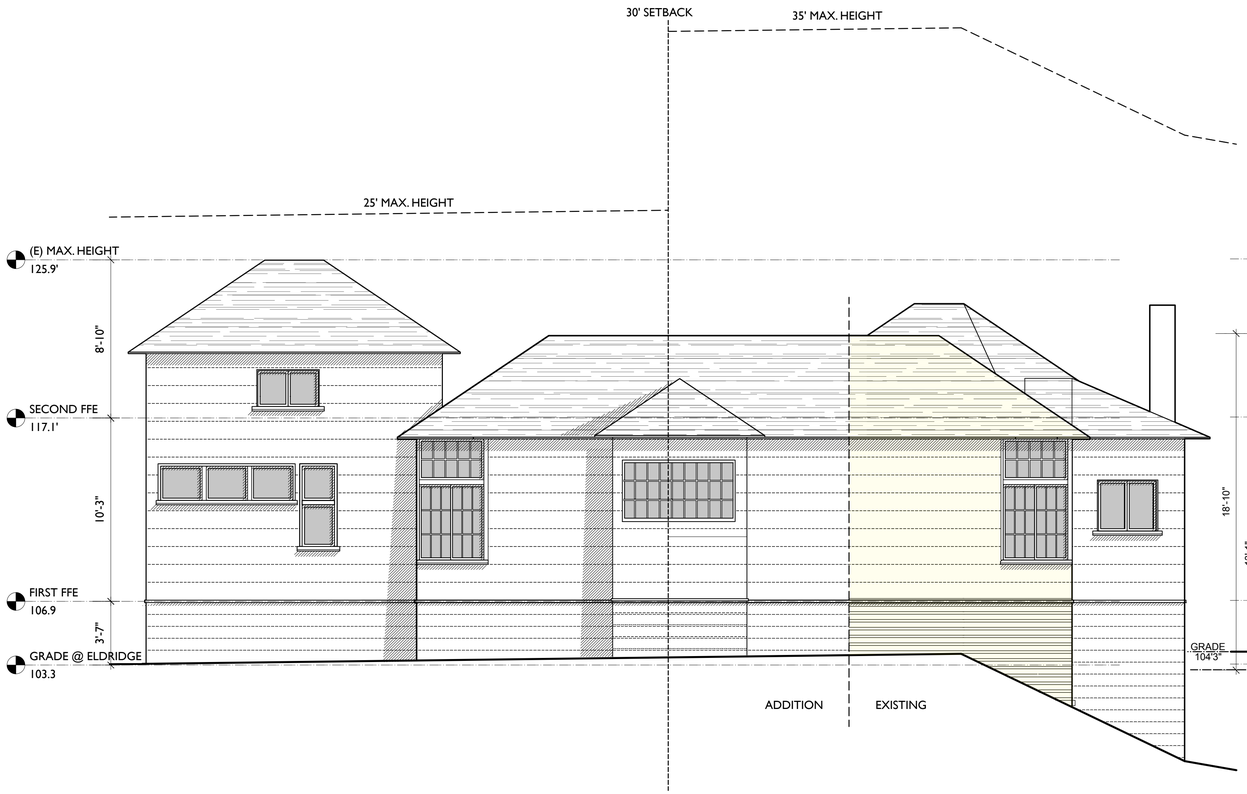
Project Title
HISTORIC REHABILITATION
LOT #4
9 ELDERIDGE AVE
MILL VALLEY, CA 94941

Drawing Title
SITE DATA - LOT 4

LICENSED ARCHITECT
HILDEGARD A. RICHARDSON
C-011183
REN. May, 2015
STATE OF CALIFORNIA

Drawn by AB
Checked by HR
Date 06/01/16
Scale 1/4"=1'-0" @ 24 X 36

Drawing # A4-1.0
Rev. #



2 **PROPOSED EAST ELEVATION** 1/4"=1'-0"

4 **PROPOSED NORTH ELEVATION** 1/4"=1'-0"

1 **EXISTING EAST ELEVATION** 1/4"=1'-0"

3 **EXISTING NORTH ELEVATION** 1/4"=1'-0"

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Date

Revision #

Richardson / architects
219 Shoreline Highway
MillValley, California 94941
tel. 415.380.0474 fax 415.380.0470
www.richardsonarchitects.com

Project Title
Historic Rehabilitation
Lot #4
#9 Eldridge
9 Eldridge Avenue
Mill Valley, CA 94941

Drawing Title
ELEVATIONS

LICENSED ARCHITECT
RICHARD A. RICHARDSON
C-011183
REN. 05/2015
STATE OF CALIFORNIA

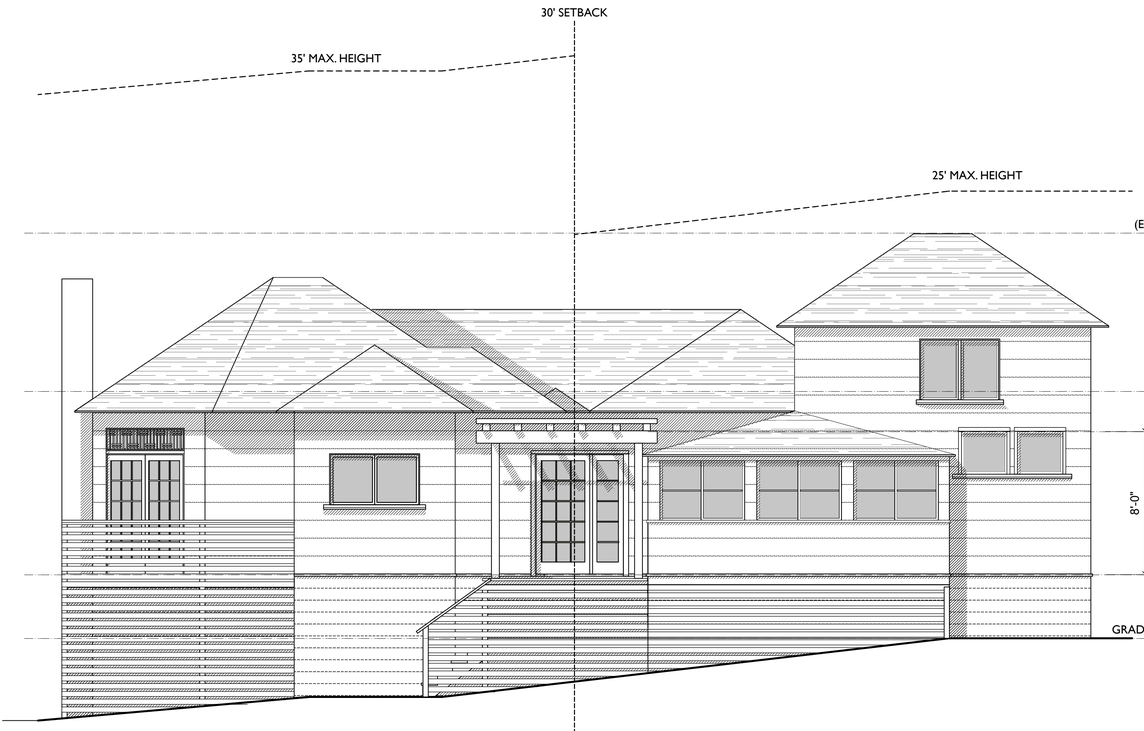
Drawn by AB Checked by HR

Date 5/16/16

Scale AS NOTED

Drawing # A4-1.3

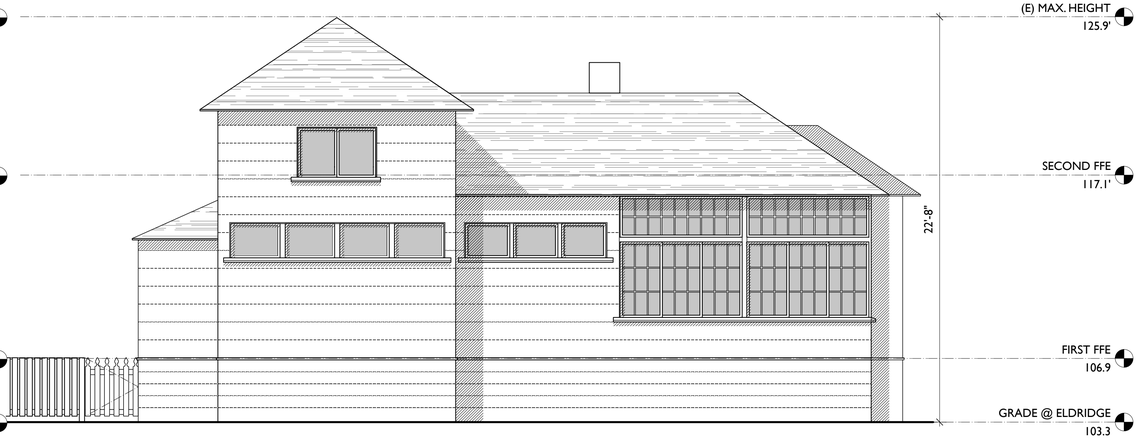
Rev. #



2	PROPOSED WEST ELEVATION	1/4"=1'-0"

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

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



3	EXISTING SOUTH ELEVATION	1/4"=1'-0"

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www.richardsonarchitects.com

Project Title
Historic Rehabilitation
Lot #4
#9 Eldridge
9 Eldridge Avenue
Mill Valley, CA 94941

Drawing Title
ELEVATIONS

LICENSED ARCHITECT
RUSSELL A. RICHARDSON
C-011183
REN. 05/2015
STATE OF CALIFORNIA

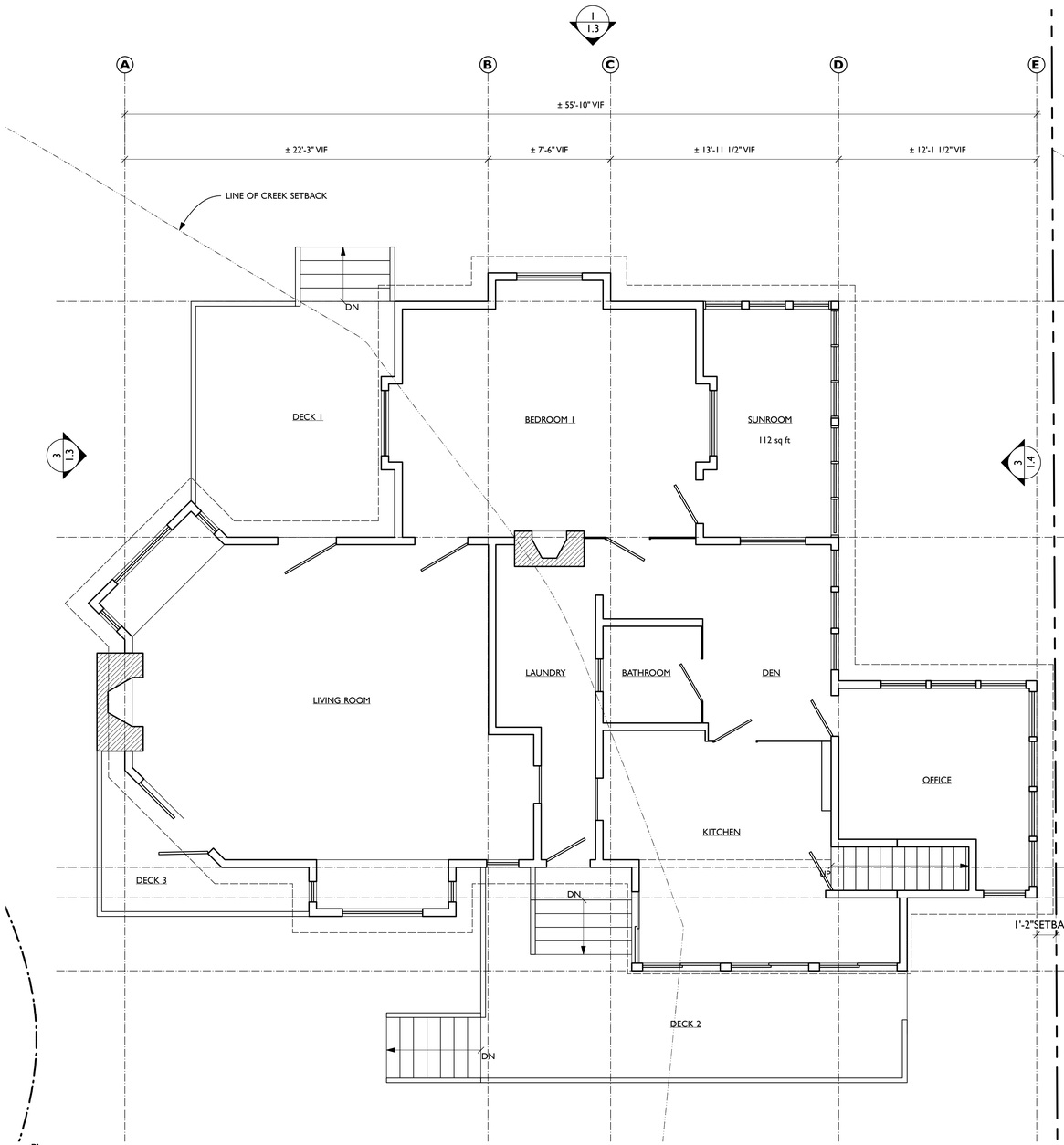
Drawn by AB | Checked by HR

Date 5/16/16

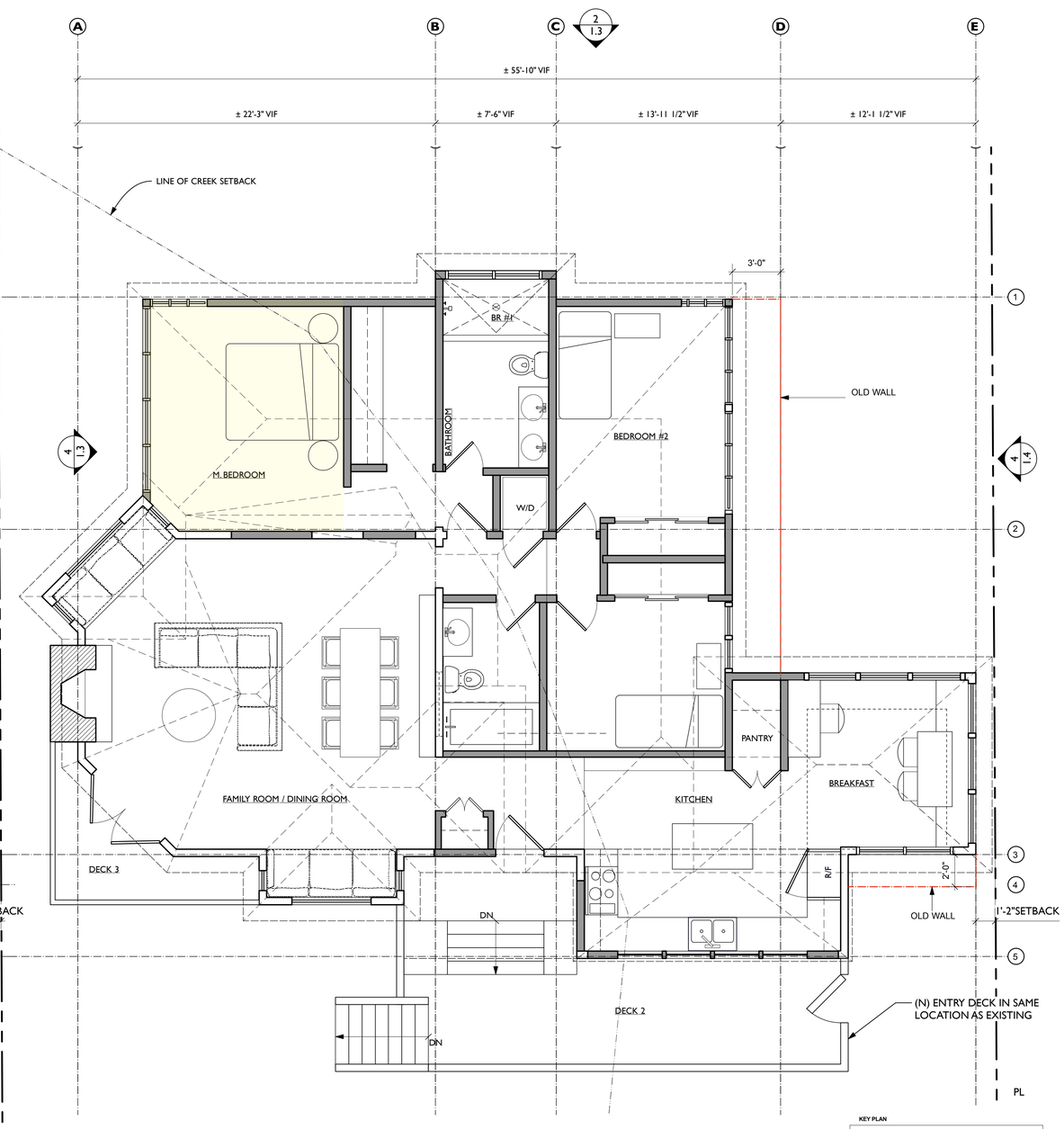
Scale AS NOTED

Drawing # A4-1.4

Rev. #

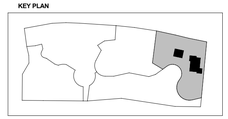


1 **EXISTING FIRST FLOOR PLAN** 1/4"=1'-0"



2 **PROPOSED FIRST FLOOR PLAN** 1/4"=1'-0"

KEY PLAN



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Date

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Richardson / *architects*

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Mill Valley, California 94941
tel. 415.380.0474 fax 415.380.0470
www.richardsonarchitects.com

Project Title

Historic Rehabilitation
Lot #4
#9 Eldridge
9 Eldridge Avenue
Mill Valley, CA 94941

Drawing Title

FLOOR PLANS

LICENSED ARCHITECT
RICHARD A. RICHARDSON JR.
C-011183
REN. 05/2015
STATE OF CALIFORNIA

Drawn by AB Checked by HR

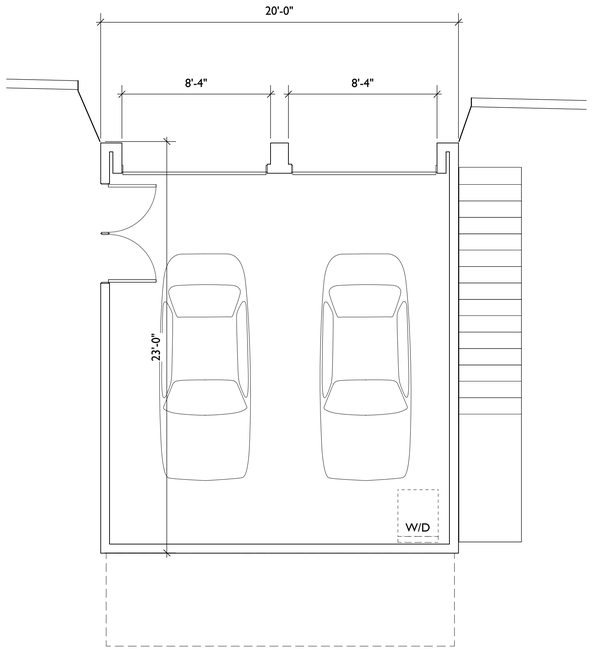
Date 5/16/16

Scale AS NOTED

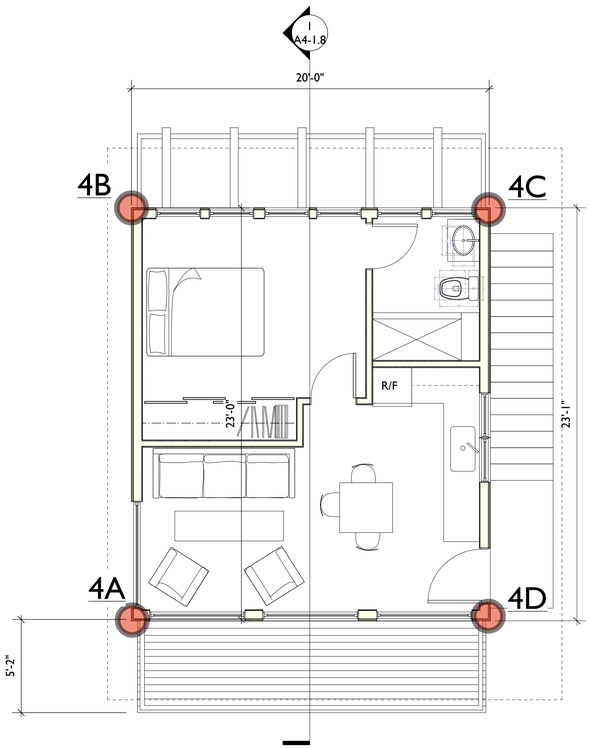
A4-1.1

Drawing #

Rev. #



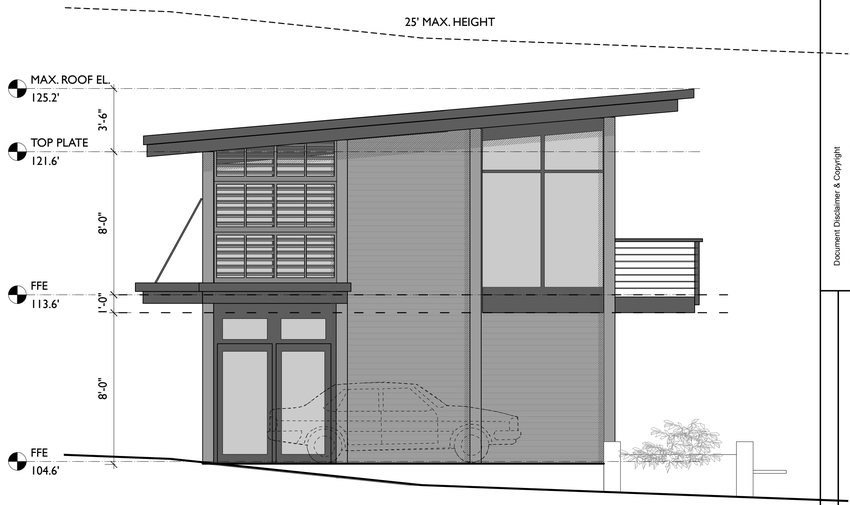
1 GARAGE/ADU LOWER LEVEL FLOOR PLAN 1/4"=1'-0"



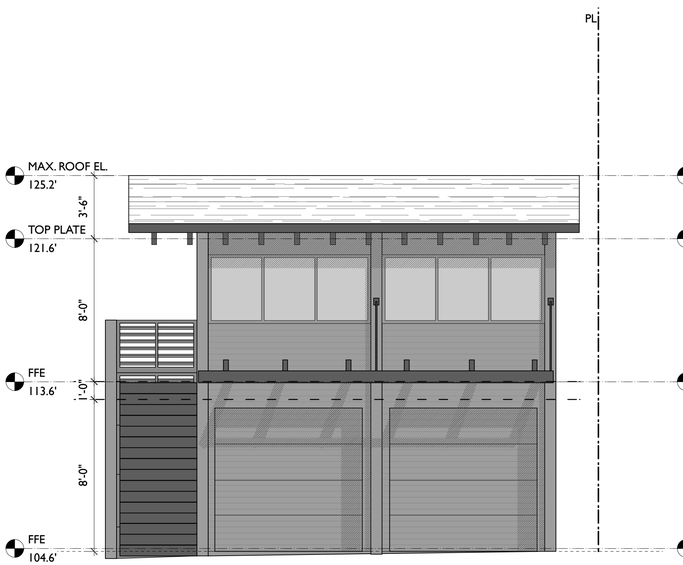
POLE NO.	LOCATION	BLDG ELEV	GROUND ELEV	STORY POLE HEIGHT	MAX PER CODE
A	W GARAGE	125'2"	102'6"	22'8"	25'
B	N GARAGE	122'7"	104'6"	18'0"	25'
C	E GARAGE	122'7"	104'6"	18'0"	25'
D	S GARAGE	125'2"	102'6"	22'8"	25'

2 GARAGE/ADU UPPER FLOOR PLAN & STORY POLE 1/4"=1'-0"

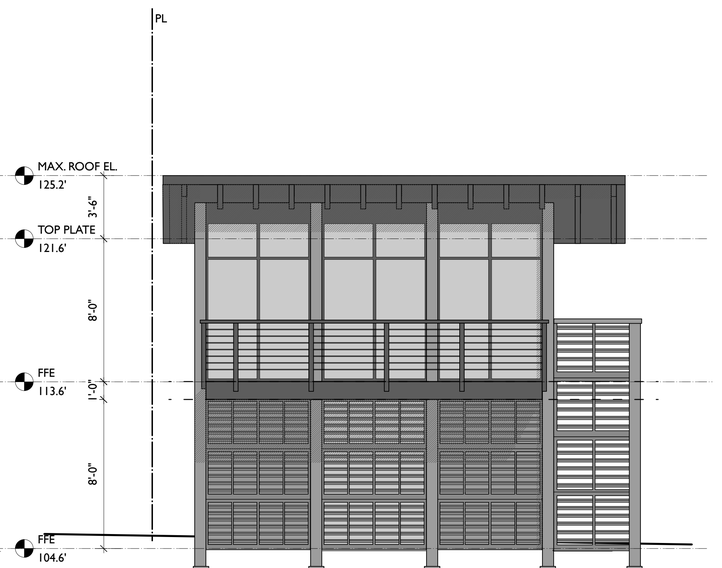
GARAGE/ADU	
(N) GARAGE	436 SF
(N) ADU	463 SF
(N) TOTAL	899 SF



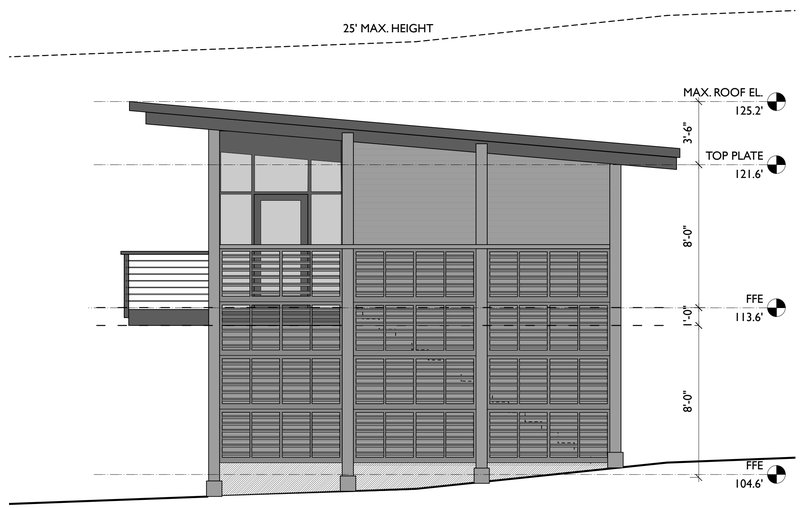
3 GARAGE/ADU NORTH ELEVATION 1/4"=1'-0"



4 GARAGE/ADU EAST ELEVATION 1/4"=1'-0"



5 GARAGE/ADU WEST ELEVATION 1/4"=1'-0"



6 GARAGE/ADU SOUTH ELEVATION 1/4"=1'-0"

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Date

Revision #

Richardson / architects

219 Shoreline Highway
Mill Valley, California 94941
tel. 415.380.0474 fax 415.380.0470
www.richardsonarchitects.com

Project Title: Historic Rehabilitation
Lot #4
#9 Eldridge
9 Eldridge Avenue
Mill Valley, CA 94941

Drawing Title: GARAGE/ADU & STORY POLE MAP

LICENSED ARCHITECT
HILDEGARD A. RICHARDSON
C-011183
REN. 05/2015
STATE OF CALIFORNIA

Drawn by AB Checked by HR

Date 5/16/16

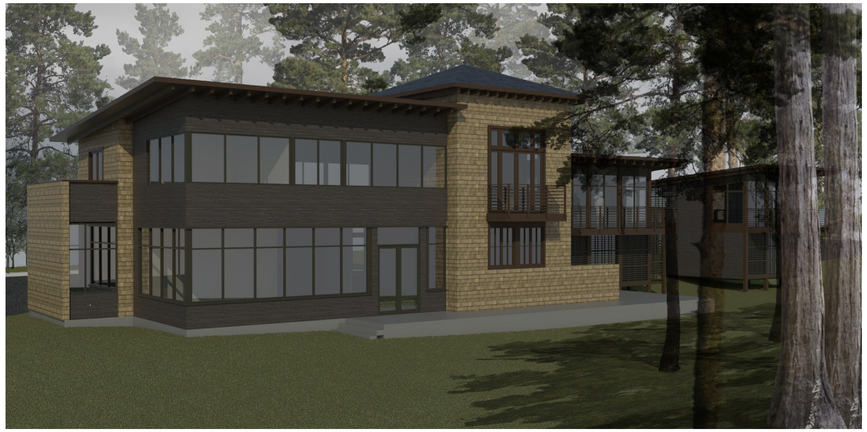
Scale AS NOTED

A4-1.7

Drawing # Rev. #

LOT #5, HISTORIC DISTRICT PROJECT ALTERNATIVE:

MILL VALLEY, 94941



LOT 5

The following Zoning Table should be placed on the cover sheet of the plan set in this format. Please include both square footage amounts and percentages for Floor Area, Lot Coverage, and Impervious Surface (roof surfaces, walkways, driveways, pools). If something is inapplicable to your project please indicate "Not Applicable" or "N/A" in the appropriate box, do not leave cells blank.

	Allowed	Existing	Proposed
Lot Size		16576 SF	16576 SF
Zoning	RS-7.5	RS-7.5	RS-7.5
Floor Area by Level: (start at or below grade, whichever is lowest)*			
First Floor		N/A	1797 SF
Second Floor	N/A	N/A	1597 SF
Sub-total			**3394 SF**
Floor Area over 14' ceiling*	N/A	N/A	N/A
Deck			**641 SF**
Second Unit	N/A	N/A	N/A
Garage	500 SF	N/A	518 SF
Accessory Structure(s)	N/A	360 SF	542 SF
Sub-Total			**1060 SF**
Sub-total for Principle Dwelling	N/A	360 SF	4454 SF
Total Adjusted Floor Area	3657 SF	360 SF	**3454 SF**
Lot Coverage	40%	360 SF = approx 2%	2956 SF = approx 18%
Garage/ADU			
East Setback	15'	N/A	42'
North Setback	15'	N/A	73'
South Setback	15'	N/A	20'
West Setback	15'	N/A	68'
Main House			
East Setback	15'	N/A	49'
North Setback	15'	N/A	11', 30'
South Setback	15'	N/A	59'
West Setback	15'	N/A	48'
Garage/ADU Height	25'	N/A	23'
Main House Height	25'/35'	N/A	20.7', 31.8'
Cut			
Fill	See Grading Plan Sheet C3.1		
Import/Off-haul			
Impervious Surface – (100% impervious)	See Pervious/Impervious Sheet C 4.1		
Semi-pervious Surface (partial)			
Pervious Surface (natural)			
On-Site Parking Spaces	3	N/A	3

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Project Title
HISTORIC REHABILITATION
LOT #5
MILL VALLEY, CA 94941

Drawing Title
SITE DATA - LOT 5

LICENSED ARCHITECT
RICHARD A. RICHARDSON
C-011183
REN. May 2015
STATE OF CALIFORNIA

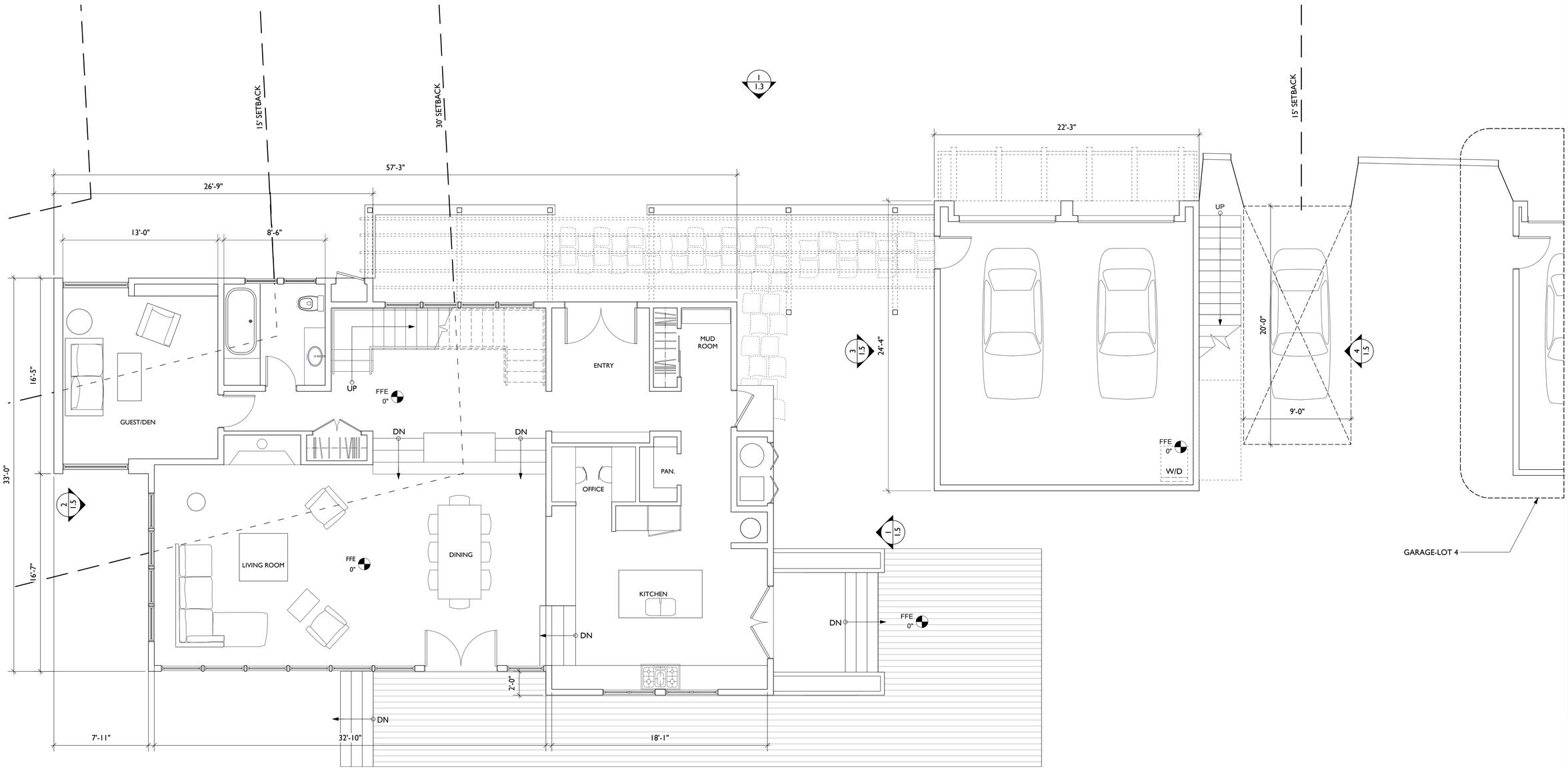
Drawn by AB | Checked by HR

Date 06/01/16

Scale 1/4"=1'-0" @ 24 X 36

Drawing # A5-1.0

Rev. #



1.MAIN FLOOR PLAN: 1/4"= 1'-0"

FLOOR AREA		PROPOSED
1ST FL HOUSE		1797 SF
2ND FL HOUSE		1597 SF
SUB TOTAL		**3394 SF**
GARAGE		518 SF
ADU		542 SF
DECK		641 SF
SUB TOTAL		**1060 SF**
TOTAL		**4454 SF**
TOTAL COUNTED IN FAR		**3454 SF**

PROJECT NORTH

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Revision #	Date	Submitted for

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Mill Valley, California 94941
tel. 415.380.0474 fax 415.380.0470
www.richardsonarchitects.com

Project Title: **HISTORIC REHABILITATION LOT #5 MILL VALLEY, CA 94941**

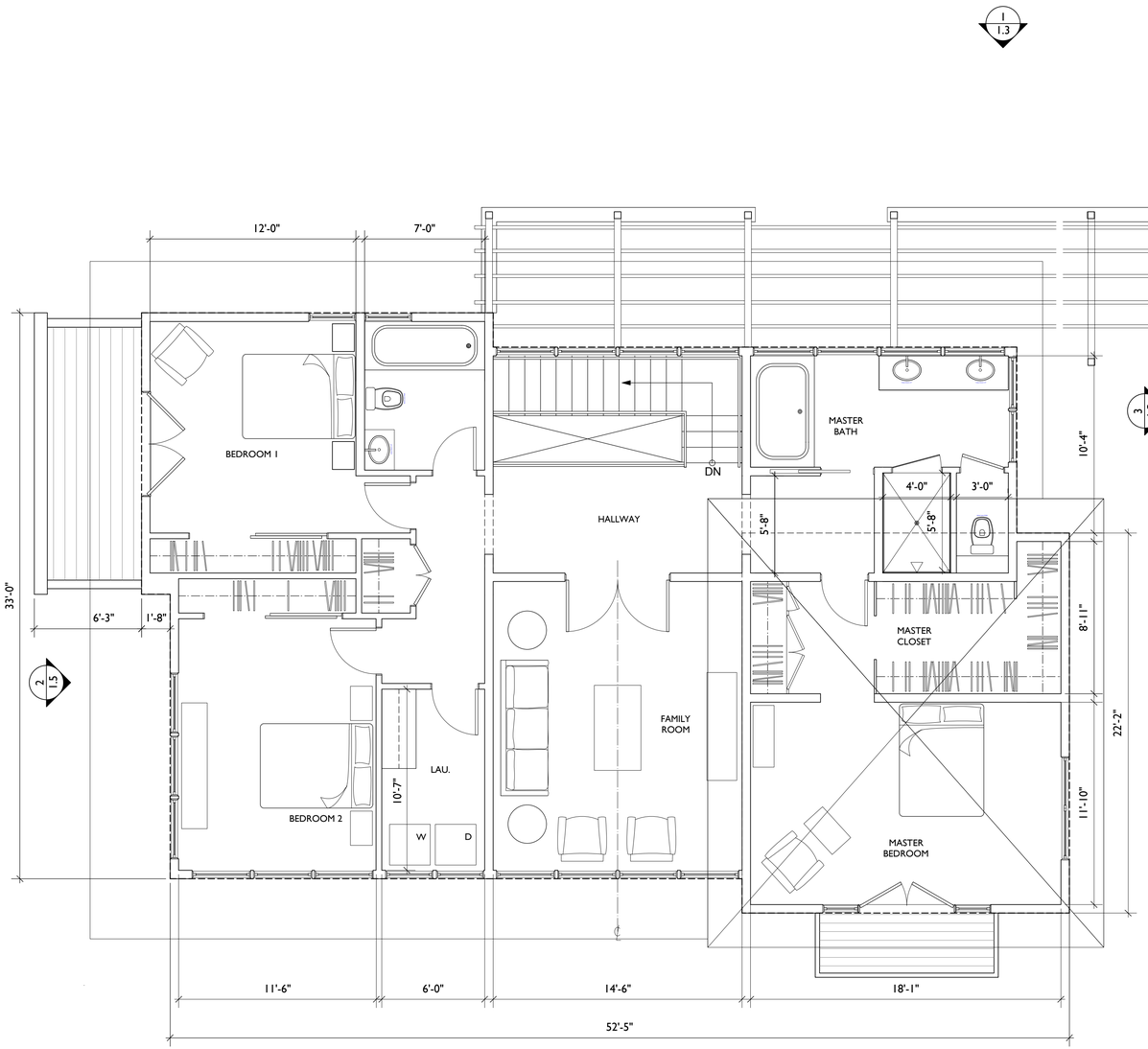
Drawing Title: FLOOR PLAN - LOT 5

LICENSED ARCHITECT HILDEGARD A. RICHARDSON C-011183 REN. May. 2015 STATE OF CALIFORNIA

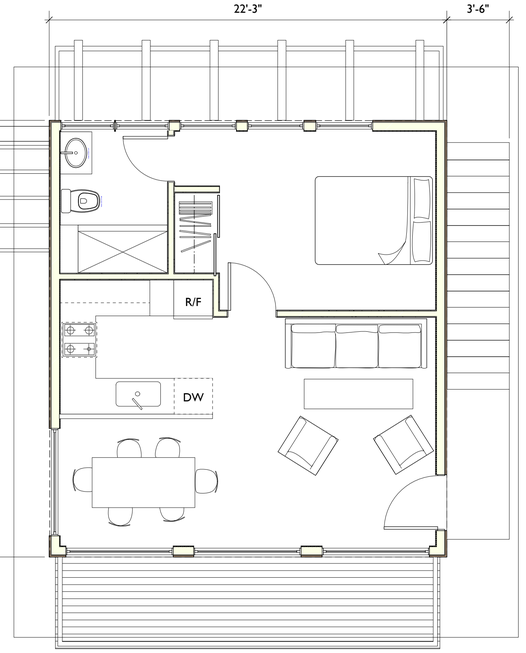
Drawn by	Checked by
Date 06/02/16	
Scale as noted @ 24 X 36	

A5-1.1

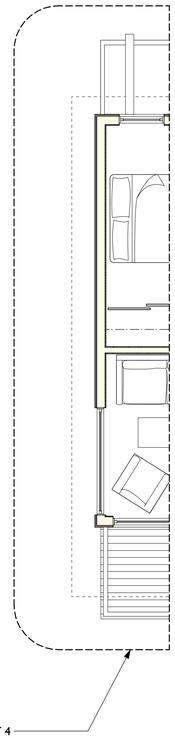
Drawing # | Rev. #



1.UPPER FLOOR PLAN: 1/4"= 1'-0"



1.UPPER FLOOR PLAN ADU: 1/4"= 1'-0"



PROJECT NORTH

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Revision #	Date	Submitted for

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www.richardsonarchitects.com

Project Title
HISTORIC REHABILITATION
LOT #5
MILL VALLEY, CA 94941

Drawing Title
FLOOR PLAN - LOT 5

LICENSED ARCHITECT
RUDIGARD A. RICHARDSON
C-011183
REN. May. 2015
STATE OF CALIFORNIA

Drawn by	Checked by
Date 06/02/16	
Scale as noted @ 24 X 36	

Drawing # A5-1.2

Rev. #