

MARK CAVAGNERO ASSOCIATES ARCHITECTS



THE SEMINARY

PLANNING / MASTER PLAN RESUBMITTAL SET
01.31.2020

Volume 1 of 3: Project Information and Site Drawings
(All 3 Volumes bound together)

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80.A2.13	CHAPEL HILL - BUILDING 80.e FLOOR PLANS
80.A2.14	CHAPEL HILL - BUILDING 80.e FLOOR PLANS
80.A2.15	CHAPEL HILL - BUILDING 80.f FLOOR PLANS
80.A2.16	CHAPEL HILL - BUILDING 80.f FLOOR PLANS
80.A2.17	CHAPEL HILL - BUILDING 80.g FLOOR PLANS
80.A2.18	CHAPEL HILL - BUILDING 80.g FLOOR PLANS
80.A2.19	CHAPEL HILL - BUILDING 80.h FLOOR PLANS
80.A2.20	CHAPEL HILL - BUILDING 80.h FLOOR PLANS
80.A2.21	CHAPEL HILL - BUILDING 80 GARAGE PLAN SOUTH
80.A2.22	CHAPEL HILL - BUILDING 80 GARAGE PLAN NORTH
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PROJECT SUMMARY

SEE SEPARATE PROJECT DESCRIPTION.

NORTH COAST LAND HOLDINGS L.L.C.

201 Seminary Drive
Mill Valley, CA 94941



REV	DATE	DESCRIPTION
10.05.2015		PLANNING SUBMITTAL SET
05.16.2016		PLANNING RESUBMITTAL SET
01.31.2020		PLANNING / MP RESUBM. SET

PROJECT TEAM

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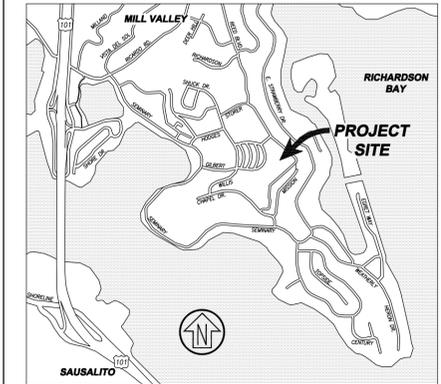
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THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

PROJECT SUMMARY,
SHEET INDEX,
PROJECT TEAM

VICINITY MAP



SITE / BLDG. TYPE

00

SHEET NO.

A0.01

ABBREVIATIONS

&	AND	DEPT.	DEPARTMENT	GA.	GAGE	N.I.C.	NOT IN CONTRACT	S.N.R.	SANITARY NAPKIN RECEPTACLE
<	ANGLE	DET.	DETAIL	GALV.	GALVANIZED	NO.	NUMBER	SPEC.	SPECIFICATION
@	AT	D.F.	DRINKING FOUNTAIN	G.B.	GRAB BAR	NOM.	NOMINAL	SQ.	SQUARE
⊥	CENTERLINE	DIA.	DIAMETER	G.D.	GARBAGE DISPOSAL	N.T.S.	NOT TO SCALE	S.A.D.	SEE ACOUSTIC DRAWINGS
∅	DIAMETER OR ROUND	DIM.	DIMENSION	G.F.I.	GROUND FAULT INTERRUPTER	O.C.	ON CENTER	S.C.D.	SEE CIVIL DRAWINGS
◇	PERPENDICULAR	DISP.	DISPENSER	GL.	GLASS	O.D.	OUTSIDE DIAMETER	S.E.D.	SEE ELECTRICAL DRAWINGS
#	POUND OR NUMBER	DN.	DOWN	G.L.B.	GLU-LAM BEAM	OFD.	OVERFLOW DRAIN	S.L.D.	SEE LANDSCAPE DRAWINGS
A.C.	AIR CONDITIONING	D.O.	DOOR OPENING	GND.	GROUND	OFF.	OFFICE	S.M.D.	SEE MECHANICAL DRAWINGS
ACC.	ACCESSIBLE	DR.	DOOR	GR.	GRADE	OPP HD.	OPPOSITE HAND	S.S.D.	SEE STRUCTURAL DRAWINGS
ACOUS.	ACOUSTICAL	D.S.	DOWNSPOUT	G.S.M.	GALVANIZED SHEET METAL	OPNG.	OPENING	S.P.D.	SEE PLUMBING DRAWINGS
A.D.	AREA DRAIN	D.S.P.	DRY STANDPIPE	GWB	GYPSTUM WALL BOARD	OPP.	OPPOSITE	S.S.	STAINLESS STEEL
ADJ.	ADJUSTABLE OR ADJACENT	DWG.	DRAWING	GYP.	GYPSTUM	P.G.	PREMIUM GRADE	SST	STAINLESS STEEL
AGGR.	AGGREGATE	(E)	EXISTING	H.B.	HOSE BIBB	PL.	PLATE	STA.	STATION
ALUM.	ALUMINUM	E.	EAST	H.C.	HOLLOW CORE	P.LAM.	PLASTIC LAMINATE	STD.	STANDARD
APPROX.	APPROXIMATE	EA.	EACH	HD.	HEAD	PLAS.	PLASTER	STL.	STEEL
ARCH.	ARCHITECTURAL	EG.	EXISTING GRADE	HDWWD.	HARDWOOD	PLYWD.	PLYWOOD	STN.	STAINED
BD.	BOARD	E.J.	EXPANSION JOINT	HDWE.	HARDWARE	PR.	PAIR	STOR.	STORAGE
BDRM.	BEDROOM	EL.	ELEVATION	HT.	HEIGHT	PRCST	PRE-CAST	SUSP.	SUSPENDED
BLDG.	BUILDING	ELEC.	ELECTRICAL	H.M.	HOLLOW METAL	PNT.	PAINT	SVT.	SYMMETRICAL
BLK.	BLOCK	ELEV.	ELEVATOR	HORIZ.	HORIZONTAL	PTD.	PAINTED	SYM	SHEET VINYL TILE
BLKG.	BLOCKING	EMER.	EMERGENCY	H.R.	HANDRAIL	PT.	POINT OR PRESSURE TREATED	T.	TILE, TOP OR TREAD
BM.	BEAM	ENCL.	ENCLOSURE	HR.	HOOR	P.T.D.	PAPER TOWEL DISPENSER	T & G	TONGUE & GROOVE
BOT.	BOTTOM	ENG.	ENGINEER	I.D.	INSIDE DIAMETER	P.T.D./R	PAPER TOWEL DISPENSER/RECEPTACLE	T.B.	TOWEL BAR
B.O.	BOTTOM OF	E.P.	ELECTRICAL PANELBOARD	INSUL.	INSULATION	PART.	PARTITION	T.C.	TOP OF CURB
BRKT.	BRACKET	EQ.	EQUAL	INT.	INTERIOR	P.T.R.	PAPER TOWEL DISPENSER	T.C.A.	TILE COUNCIL OF AMERICA
B.U.	BUILT-UP	EQPT.	EQUIPMENT	IN.	INCH	(R)	RELOCATE	TEL.	TELEPHONE
C.	CHANNEL	EXP.	EXPANSION	JAN.	JANITOR	R.	RISER	TEMP	TEMPORARY
CAB.	CABINET	EXPO.	EXPOSED	JT.	JOINT	RAD.	RADIUS	THK.	THICK
C.B.	CATCH BASIN	EXST.	EXISTING	KIT.	KITCHEN	R.A.G.	RETURN AIR GRILL	THR.	THRESHOLD
CEM.	CEMENT	EXT.	EXTERIOR	LA.	LANDSCAPE	R.D.	ROOF DRAIN	T.O.	TOP OF
CER.	CERAMIC	F.A.	FIRE ALARM	LAM.	LAMINATE	REF.	REFERENCE	T.P.	TOP OF PAVEMENT
C.G.	CORNER GUARD	F.B.	FLAT BAR	LAV.	LAVATORY	REINF.	REINFORCE	T.P.H.	TOILET PAPER HOLDER
CLG.	CEILING	F.D.	FLOOR DRAIN	LT.	LIGHT	REQ.	REQUIRED	T.W.	TOP OF WALL
CLO.	CLOSET	FDN.	FOUNDATION	MAX.	MAXIMUM	RESIL.	RESILIENT	TYP.	TYPICAL
CLR.	CLEAR	F.E.	FIRE EXTINGUISHER	M.B.	MACHINE BOLT	REV.	REVISION	T.S.	TUBE STEEL
CNTR.	COUNTER	F.F.	FINISH FLOOR	M.C.	MEDICINE CABINET	RM.	ROOM	U.O.N.	UNLESS OTHERWISE NOTED
C.O.	CASED OPENING	FG.	FINISH GRADE	MECH.	MECHANICAL	R.O.	ROUGH OPENING	UR.	URINAL
COL.	COLUMN	F.H.C.	FIRE HOSE CABINET	MEMB.	MEMBRANE	R.W.L.	RAIN WATER LEADER	VB.	VINYL BASE
CONC.	CONCRETE	FIN.	FINISHING	MTL.	METAL	S.	SOUTH OR SLAB	VCT.	VINYL COMPOSITE TILE
C.M.U.	CONCRETE MASONRY UNIT	FLASH.	FLASHING	MFR.	MANUFACTURER	S.A.D.	SEE ACOUSTIC DRAWINGS	VERT.	VERTICAL
COND.	CONDITION	FLUOR.	FLUORESCENT	MIN.	MINIMUM	S.C.	SOLID CORE	VEST.	VESTIBULE
CONN.	CONNECTION	F.O.C.	FACE OF CONCRETE	MISC.	MISCELLANEOUS	SCHED.	SCHEDULE	V.I.F.	VERIFY IN FIELD
CONSTR.	CONSTRUCTION	F.O.F.	FACE OF FINISH	M.O.	MASONRY OPENING	S.D.	SOAP DISPENSOR OR SMOKE DETECTOR	W.	WEST OR WATER
CONT.	CONTINUOUS	F.O.S.	FACE OF SHEATHING	M.R.	MOISTURE RESISTANT	SECT.	SECTION	W/	WITH
CORR.	CORRIDOR	FR.	FRAME	MTD.	MOUNTED	S.H.	SECTION	W.C.	WATER CLOSET
CPT.	CARPET	F.S.	FLOOR SINK	MUL.	MULLION	SHT.	SOAP HOLDER	WD.	WOOD
CTR.	CENTER	FT.	FOOT OR FEET	N/A	NOT APPLICABLE	SHTG.	SHEATHING	W.H.	WATER HEATER
D.	DRYER	FTG.	FOOTING	(N)	NEW	SIM.	SIMILAR	W.O.	WHERE OCCURS
DBL.	DOUBLE	FURR.	FURRING	N.	NORTH	SIM.	SIMILAR	WP.	WATERPROOF
		FUT.	FUTURE			S.N.D.	SANITARY NAPKIN DISPENSER	WSCT.	WAINSCOT
		G	GAS					WT.	WEIGHT

PROJECT GENERAL NOTES

- A. EXISTING AND FINISH GRADES SHOWN ON ARCHITECTURAL SITE PLANS AND BUILDING SECTIONS ARE GRAPHICAL REPRESENTATIONS ONLY - SEE CIVIL DRAWINGS (S.C.D.) FOR ALL EXISTING AND FINISH GRADES.
- B. SEE LANDSCAPE DRAWINGS (S.L.D.) FOR ALL EXISTING AND PROPOSED TREE / VEGETATION LOCATIONS.
- C. SEE LANDSCAPE DRAWINGS (S.L.D.) FOR EXISTING AND PROPOSED SITE LIGHTING.

NORTH COAST
LAND HOLDINGS
L.L.C.

201 Seminary Drive
Mill Valley, CA 94941



REV	DATE	DESCRIPTION
10.05.2015		PLANNING SUBMITTAL SET
05.16.2016		PLANNING RESUBMITTAL SET
01.31.2020		PLANNING / MP RESUBM SET

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

GENERAL NOTES,
SYMBOLS &
ABBREVIATIONS

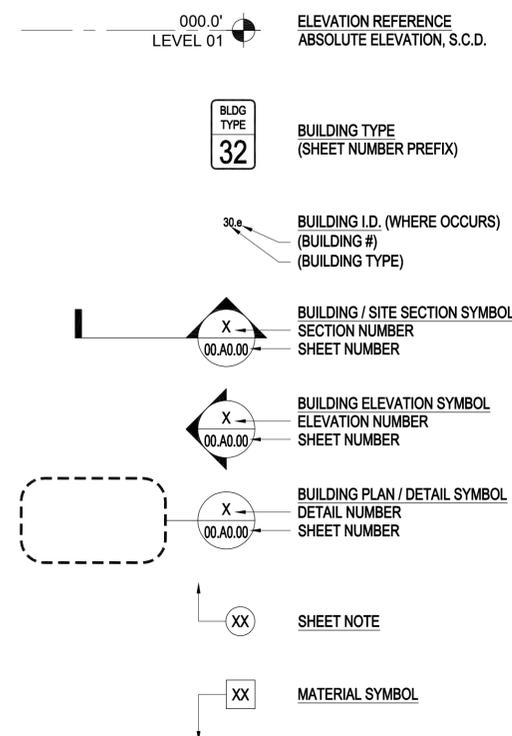
SITE / BLDG. TYPE

00

SHEET NO.

A0.02

SYMBOLS



PROJECT PLANNING DEVELOPMENT MATRIX

	EXISTING DEVELOPMENT					PROPOSED DEVELOPMENT				
	PLANNING AREA	Unit Count	Unit Type	Floor Area (SF)	Notes	PLANNING AREA	Unit Count	Unit Type	Floor Area (SF)	Notes
ACADEMIC CAMPUS	Administration Building			25,200	Existing Building ¹	Administration Building			25,200	Existing Building ¹
	Academic Building			51,200	Existing Building ¹	Academic Building			51,200	Existing Building ¹
	Cafeteria			10,000	Existing Building ¹	Cafeteria			10,000	Existing Building ¹
	Library			32,000	Existing Building ¹	Library / Arts Center			32,000	Existing Building ¹
	Maintenance Building			2,200	Existing Building ¹	Maintenance Building			2,200	Existing Building ¹
	Total			120,600		Total			120,600	
	ANCILLARY BUILDINGS AND USES	Day Care Center			6,400	Operating within the existing Academic Building	Fitness Center			17,000
Playing Field				2 Acres	Community sporting events. Daily Use.	Playing Field			2 Acres	Community sporting events. Daily Use.
Campus Parking				297 Parking Spaces		Campus Parking			241 Parking Spaces	
Total				6,400		Total			20,000	
EXISTING RESIDENTIAL TO REMAIN	REED BLVD Single Family House	1	4-Bedroom	2,105	2,105 SF/Unit (Superintendent Res.)	REED BLVD Single Family House	1	4-Bedroom	2,105	2,105 SF/Unit (Superintendent Res.)
	STORER / SEMINARY DR Single Family House	1	3-Bedroom	1,472	1,472 SF/Unit (Missionary House)	STORER / SEMINARY DR Single Family House	1	3-Bedroom	1,472	1,472 SF/Unit (Missionary House)
	CHAPEL DRIVE Multi-Family Housing	10	3-Bedroom	15,108	1,511 SF/Unit (Platt Village)	CHAPEL DRIVE Multi-Family Housing	10	3-Bedroom	15,108	1,511 SF/Unit (Platt Village)
	CHAPEL DRIVE Single Family House	1	4-Bedroom	4,004	4,004 SF/Unit (President Residence)	CHAPEL DRIVE Single Family House	1	4-Bedroom	4,004	4,004 SF/Unit (President Residence)
	Total	13	41-Bedrooms	22,689		Total	13	41-Bedrooms	22,689	
RESIDENTIAL TO BE BUILT (OR REPLACED)	CHAPEL DRIVE Seminary Point	24	1-Bedroom	14,451	602 SF/Unit (Multi-Family Housing)	CHAPEL DRIVE Seminary Point - BLDG TYPE 70	8	2-Bedroom	10,072	1,259 SF/Unit (Multi-Family Housing)
						Seminary Point - BLDG TYPE 71	6	3-Bedroom	10,572	1,762 SF/Unit (Single Family Houses)
						Mission Drive - BLDG TYPE 72	2	4-Bedroom	6,248	3,124 SF/Unit (Single Family Houses)
						Chapel Hill - BLDG TYPE 80	2	1-Bedroom	2,695	1,348 SF/Unit (Multi-Family Housing)
							25	2-Bedroom	55,943	2,238 SF/Unit (Multi-Family Housing)
							9	3-Bedroom	25,100	2,789 SF/Unit (Multi-Family Housing)
							4	4-Bedroom	12,873	3,218 SF/Unit (Multi-Family Housing)
	SHUCK DRIVE KNOLL					SHUCK DRIVE KNOLL				
						BLDG TYPE 60	14	3-Bedroom	20,097	1,435 SF/Unit (Multi-Family Housing)
	HODGES / SHUCK Apartments - Misc.	16	1-Studios	6,808	426 SF/Unit (Multi-Family Housing)	HODGES / SHUCK Oliver Lane - BLDG TYPE 21	16	2-Bedroom	17,808	1,113 SF/Unit (Multi-Family Housing)
		30	1-Bedroom	18,796	627 SF/Unit (Multi-Family Housing)		16	3-Bedroom	32,520	2,033 SF/Unit (Multi-Family Housing)
		47	2-Bedroom	32,430	690 SF/Unit (Multi-Family Housing)	Oliver Lane - BLDG TYPE 30	18	3-Bedroom	31,167	1,732 SF/Unit (Multi-Family Housing)
						Shuck Loop - BLDG TYPE 31	12	2-Bedroom	16,302	1,359 SF/Unit (Multi-Family Housing)
							6	3-Bedroom	11,250	1,875 SF/Unit (Multi-Family Housing)
						Shuck Loop - BLDG TYPE 32	4	3-Bedroom	6,696	1,674 SF/Unit (Multi-Family Housing)
						Shuck Loop - BLDG TYPE 33	4	3-Bedroom	9,122	2,281 SF/Unit (Multi-Family Housing)
						Judson Lane - BLDG TYPE 40	14	1-Bedroom	10,794	771 SF/Unit (Multi-Family Housing)
							16	2-Bedroom	19,918	1,245 SF/Unit (Multi-Family Housing)
							8	3-Bedroom	13,856	1,732 SF/Unit (Multi-Family Housing)
	REED / STORER / SHUCK Apartments - Misc.	7	2-Bedroom	4,730	676 SF/Unit	REED / STORER / SHUCK Green Lane - BLDG TYPE 10	16	3-Bedroom	33,568	2,098 SF/Unit (Multi-Family Housing)
		8	3-Bedroom	7,396	925 SF/Unit	Green Lane - BLDG TYPE 11	8	3-Bedroom	12,352	1,544 SF/Unit (Multi-Family Housing)
						Green Lane - BLDG TYPE 12	12	3-Bedroom	32,700	2,725 SF/Unit (Multi-Family Housing)
	DORMITORY HILL Dormitory Facility	7	1-Rooms	37,000	66 Dorm Rooms; 7 Shared Kitchens	DORMITORY HILL See RCF Below				
	Total	139	268-Bedrooms	121,611		Total	220	557-Bedrooms	391,653	
RESIDENTIAL CARE FACILITY (RCF)	RCF - BLDG TYPE 52					Independent Living			110,402	106 Independent Living Residences ⁴
						Assisted Living	1	Unit	11,486	28 Assisted Living Residences ⁴
						Memory Care			6,704	16 Memory Care Residences ⁴
						Amenities - Common			24,350	Dining, Lounge, Wellness, etc.
						Other			114,412	Support, Circulation, Service, etc.
Total	1				Total	1		267,354	150 Residences; 207 Bedrooms	
ADDITIONAL UNITS PER ZONING AND DENSITY BONUS	HODGES / SHUCK Hodges Dr					8	1-Bedroom	6,400	800 SF/Unit (Multi-Family Housing)	
						32	2-Bedroom	54,400	1,700 SF/Unit (Multi-Family Housing)	
						63	3-Bedroom	119,700	1,900 SF/Unit (Multi-Family Housing)	
Total					Total	103	261-Bedrooms	180,500		
SUMMARY	Residential Total	152		144,300	Existing Housing	Existing Units to Remain	13		22,689	
	Academic Campus Total			120,600		Replace Existing	139		391,653	
						New Units	81		267,354	
						Residential Care Facility (RCF)	1		180,500	
						Additional Units	103		862,196	Includes RCF
Grand Total	152	309-Bedrooms	264,900		Grand Total	337	859-Bedrooms	1,002,796		

- NOTES:
¹ Existing Floor Area as outlined Table 2, 1984 Master Plan.
² Existing unit floor area is based on an inventory provided by The Seminary and does not include laundry rooms. Floor area for units to remain has been calculated from as-built drawings.
³ All residential floor areas listed in this Development Matrix exclude parking garages. See 00.A0.04 and Floor Area and Building Area Summary this sheet.
⁴ 150 Total Residences - final distribution TBD: 100-106 Independent Living Residences; 44-50 Assisted Living / Memory Care Residences.

PROJECT PLANNING INFORMATION

PROJECT ADDRESS	201 Seminary Dr. Mill Valley, CA 94941	
APN	043-261-25, 26 & 043-401-16 & 043-401-05, 10 & 043-402-03, 06 & 043-262-03; See Civil Drawings for complete detail	
SOUTH STRAWBERRY LAND USE DESIGNATION:	MF-2 (1-4 units per acre)	
ZONING:	RMP-2.47 (Residential, Multiple, Planned, 2.47 units per acre)	
LOT SIZE	~123.35 Acres total (~101.1 Acres Dry Land)	
DEVELOPMENT STANDARDS:	See Master Plan Exhibit	
MINIMUM SETBACK	Not Applicable per Marin Development Code 22.10.040, Table 2-5	
HEIGHT LIMIT	See Master Plan Exhibit	
FLOOR AREA & BUILDING AREA	See Sheet 00.A0.04 for Project Building Summary & Definitions	
	Floor Area (SF)	Building Area (SF)
ACADEMIC CAMPUS		
Existing Academic Bldgs.	120,600	120,600
Proposed Academic Bldgs.	0	0
	120,600 SF	120,600 SF
ANCILLARY BUILDINGS		
Fitness Center / Day Care	20,000	20,000
	20,000 SF	20,000 SF
RESIDENTIAL		
Existing to Remain	22,689	26,723
Proposed Housing	391,653	550,244
Residential Care Facility	267,354	332,476
Additional Units	180,500	270,750
	862,196 SF	1,180,193 SF
GRAND TOTAL	1,002,796 SF	1,320,793 SF

PARKING SUMMARY

	RESIDENTIAL**			CAMPUS			TOTAL
	EXIST	NEW	SUBTOTAL	EXIST	NEW	SUBTOTAL	
EXISTING DEVELOPMENT	311	N/A	311	297	N/A	297	608
HOUSING/ACADEMIC***	51	518	569	241	0	241	810
RESIDENTIAL CARE FACILITY	N/A	185	185	N/A	N/A	0	185
PROPOSED DEVELOPMENT*	51	703	754	241	0	241	995 SPACES

* See Sheets 00.A1.30 & 00.A1.40 for Proposed Parking Plans
 ** Includes guest parking
 *** The 51 existing parking spaces are tied to the 13 existing residential units to remain

RESIDENTIAL UNIT TYPE DISTRIBUTION

	DORMS	STUDIO	1-BDRM	2-BDRM	3-BDRM+	SFD*	SUB TOTAL
EXISTING DEVELOPMENT	66	16	54	54	18	3	211
PROPOSED HOUSING	0	0	24	101	190	8	323
PROPOSED RCF						1	1
EXISTING TO REMAIN					10	3	13
							337 UNITS

* SFD = Single-Family Dwelling

PROPOSED DEVELOPMENT - RESIDENTIAL SUMMARY / PARKING CALCULATION

PLANNING AREA 2016	PLANNING AREA 2019	BLDG TYPE ¹	STUDIO	1-BDRM	2-BDRM	3-BDRM+	DUPLEX	SFD	SUBTOTAL	PKNG CALC ¹	DEDUCT ²	PKNG REQ'D	PKNG PRV'D
EXISTING PLATT VILLAGE	EXISTING PLATT VILLAGE	N/A	0	0	0	4	6	0	10	Existing garage parking to remain unchanged	0	20	24
EXISTING SFDs	EXISTING SFDs	N/A	0	0	0	0	0	3	3		6	27	
CHAPEL DR	SEMINARY POINT	70	0	0	0	0	8	0	8		16	16	
	MISSION DR	71	0	0	0	0	6	0	6		12	12	
	CHAPEL HILL	72	0	0	0	0	2	2	2		4	4	
	SHUCK DR KNOLL	80	0	2	25	13	0	0	40		66	36	
SHUCK DR KNOLL	SHUCK DR KNOLL	60	0	0	16	0	14	0	32		28	28	
	OLIVER LANE	30	0	0	6	0	18	0	18		56	36	
	SHUCK LOOP	31	0	0	12	6	4	0	18		30	36	
	HODGES / SHUCK	32	0	0	0	0	4	0	4		8	8	
REED / STORER / SHUCK	JUDSON LANE	40	0	14	16	8	0	0	38		58	82	
	GREEN LANE	11	0	0	0	0	16	0	16		32	32	
	DORM HILL	12	0	0	0	0	8	0	8		16	16	
	RESIDENTIAL CARE FAC. (RCF)	52	N/A	N/A	N/A	N/A	N/A	N/A	1		See separate parking analysis on Sheet 00.A1.30		
ADDITIONAL UNITS ²	HODGES DR	20	0	8	32	63	0	0	103		Future Development ³		
TOTAL	0	24	101	110	90	11	11	337 UNITS	394	0	420 SPACES	464 SPACES	
											68 GUEST REQ'D⁴	54 PRV'D	

¹ See Sheet 00.A1.10 & 00.A1.20 for designations
² Parking quantities and locations (including additional guest spaces) to be established as part of future development
³ Senior citizen housing discounted at 50% - See Affordable Housing Plan (separate)
⁴ Guest parking requirement based on (1) Space per (5) Units (including SFD & duplexes)

PKNG FORMULA:
 Per 2018 MCC 24.04.340
 1BR UNIT: 1.25 SPACES
 2BR UNIT: 1.5 SPACES
 3BR UNIT: 2 SPACES
 DUPLEX/SINGLE-FAMILY: 2 SPACES

PLANNING SUBMISSION MATRIX

	PLANNING AREA 2019	BLDG TYPE	SUBMISSION	
			MASTER PLAN (MP)	DESIGN REVIEW (DR)
ACADEMIC CAMPUS / ANCILLARY	ADMINISTRATION BUILDING	01	•	•
	ACADEMIC BUILDING	02	•	•
	CAFETERIA	03	•	•
	LIBRARY / ARTS CENTER	04	•	•
	FITNESS / DAYCARE CENTER	07	•	•
MAINTENANCE BUILDING	08	•	•	
RESIDENTIAL	GREEN LANE	10	•	•
		11	•	•
	HODGES DR*	20	•	•
		21	•	•
	OLIVER LANE	30	•	•
		31	•	•
	SHUCK LOOP	32	•	•
		33	•	•
	JUDSON LANE	40	•	•
	RESIDENTIAL CARE FAC. (RCF)	52	•	•
SHUCK DR KNOLL	60	•	•	
SEMINARY POINT	70	•	•	
MISSION DR	72	•	•	
CHAPEL HILL	80	•	•	

* See Appendix C

NORTH COAST LAND HOLDINGS L.L.C.

201 Seminary Drive Mill Valley, CA 94941



DESCRIPTION
 10.05.2015 PLANNING SUBMITTAL SET
 05.16.2016 PLANNING RESUBMITTAL SET
 01.31.2020 PLANNING / MP RESUBM SET

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

PROJECT PLANNING INFORMATION

SITE / BLDG. TYPE

00

SHEET NO.

A0.03

PROJECT BUILDING SUMMARY

ACADEMIC CAMPUS PLANNING AREA			
BUILDING TYPE			01
(E) ADMINISTRATION BUILDING			
PLANNING AREA:	ACADEMIC CAMPUS		
BUILDING I.D.(s):	N/A		
SHEET REFERENCE(S):	1/01.A2.01, 1/01.A2.10		
BUILDING AREA		<i>Notes</i>	
LOWER LEVEL:	15,270 GSF	E/B Occupancy	
UPPER LEVEL:	9,930 GSF	E/B Occupancy	
TOTAL BUILDING AREA:	25,200 GSF		
BUILDING TYPE			02
(E) ACADEMIC BUILDING			
PLANNING AREA:	ACADEMIC CAMPUS		
BUILDING I.D.(s):	N/A		
SHEET REFERENCE(S):	1/02.A2.01, 1/02.A2.10		
BUILDING AREA		<i>Notes</i>	
LOWER LEVEL:	21,760 GSF	E/B Occupancy	
UPPER LEVEL:	29,440 GSF	E/B Occupancy	
TOTAL BUILDING AREA:	51,200 GSF		
BUILDING TYPE			03
(E) CAFETERIA			
PLANNING AREA:	ACADEMIC CAMPUS		
BUILDING I.D.(s):	N/A		
SHEET REFERENCE(S):	1/03.A2.01, 1/03.A2.10		
BUILDING AREA		<i>Notes</i>	
LOWER LEVEL:	2,800 GSF	A-2/E Occupancy	
UPPER LEVEL:	7,200 GSF	A-2/E Occupancy	
TOTAL BUILDING AREA:	10,000 GSF		
BUILDING TYPE			04
(E) LIBRARY			
PLANNING AREA:	ACADEMIC CAMPUS		
BUILDING I.D.(s):	N/A		
SHEET REFERENCE(S):	1/04.A2.01, 1/04.A2.10		
BUILDING AREA		<i>Notes</i>	
LOWER LEVEL:	5,500 GSF	A-3/E Occupancy	
UPPER LEVEL:	26,500 GSF	A-3/E Occupancy	
TOTAL BUILDING AREA:	32,000 GSF		
BUILDING TYPE			08
(N) MAINTENANCE BUILDING			
PLANNING AREA:	ACADEMIC CAMPUS		
BUILDING I.D.(s):	N/A		
SHEET REFERENCE(S):			
BUILDING AREA		<i>Notes</i>	
MAIN LEVEL:	2,200 GSF	S-1 Occupancy	
TOTAL BUILDING AREA:	2,200 GSF		
ANCILLARY BUILDINGS			
BUILDING TYPE			07
(N) FITNESS & DAYCARE CENTER			
PLANNING AREA:	ANCILLARY BLDG		
BUILDING I.D.(s):	N/A		
SHEET REFERENCE(S):			
BUILDING AREA		<i>Notes</i>	
FITNESS:	17,000 GSF	A-3/B Occupancy	
DAYCARE:	3,000 GSF	A-3/E Occupancy	
TOTAL BUILDING AREA:	20,000 GSF		
EXISTING BUILDINGS TO REMAIN (NO IMPROVEMENTS)			
PLATT VILLAGE 1 to 4	SEE 00.A2.01 - 00.A2.05		
MISSIONARY HOUSE	SEE 00.A2.06 & 00.A2.07		
PRESIDENT'S RESIDENCE	SEE 00.A2.08		
SUPERINTENDENT'S RESIDENCE	SEE 00.A2.09 & 00.A2.10		

CHAPEL DR ("SEMINARY PT.") PLANNING AREA			
BUILDING TYPE			70
PLANNING AREA:	CHAPEL DR ("SEMINARY PT.")		
BUILDING I.D.(s):	70.a - 70.d		
SHEET REFERENCE(S):			
UNIT DISTRIBUTION		<i>Notes</i>	
2 BEDROOM:	8		
TOTAL UNITS:	8 UNITS		
FLOOR AREA PER BUILDING		<i>Notes</i>	
HOUSING- LEVEL 01:	1,180 GSF	R-3 Occupancy	
HOUSING- LEVEL 02:	1,338 GSF	R-3 Occupancy	
FLOOR AREA - EACH BLDG:	2,518 GSF		
NUMBER OF BUILDINGS:	4		
TOTAL FLOOR AREA:	10,072 GSF	(Total for 4 Buildings)	
OTHER BUILDING AREA		<i>Notes</i>	
GARAGE- LEVEL 02:	0 GSF		
BUILDING AREA - EACH BLDG:	2,518 GSF		
NUMBER OF BUILDINGS:	4		
TOTAL BUILDING AREA:	10,072 GSF	(Total for 4 Buildings)	
BUILDING TYPE			71
PLANNING AREA:	CHAPEL DR ("SEMINARY PT.")		
BUILDING I.D.(s):	71.a - 71.f		
SHEET REFERENCE(S):			
UNIT DISTRIBUTION		<i>Notes</i>	
3 BEDROOM:	6	Single Family Dwelling	
TOTAL UNITS:	6 UNITS		
FLOOR AREA PER BUILDING		<i>Notes</i>	
HOUSING- LEVEL 01:	782 GSF	R-3 Occupancy	
HOUSING- LEVEL 02:	980 GSF	R-3 Occupancy	
FLOOR AREA - EACH BLDG:	1,762 GSF		
NUMBER OF BUILDINGS:	6		
TOTAL FLOOR AREA:	10,572 GSF	(Total for 6 Buildings)	
OTHER BUILDING AREA		<i>Notes</i>	
GARAGE- LEVEL 02:	0 GSF		
BUILDING AREA - EACH BLDG:	1,762 GSF		
NUMBER OF BUILDINGS:	6		
TOTAL BUILDING AREA:	10,572 GSF	(Total for 6 Buildings)	
BUILDING TYPE			72
PLANNING AREA:	MISSION DRIVE		
BUILDING I.D.(s):	72.a - 72.b		
SHEET REFERENCE(S):			
UNIT DISTRIBUTION		<i>Notes</i>	
3 BEDROOM:	2	Single Family Dwelling	
TOTAL UNITS:	2 UNITS		
FLOOR AREA PER BUILDING		<i>Notes</i>	
HOUSING- LEVEL 01:	1,707 GSF	R-3 Occupancy	
HOUSING- LEVEL 02:	1,417 GSF	R-3 Occupancy	
FLOOR AREA - EACH BLDG:	3,124 GSF		
NUMBER OF BUILDINGS:	2		
TOTAL FLOOR AREA:	6,248 GSF	(Total for 2 Buildings)	
OTHER BUILDING AREA		<i>Notes</i>	
GARAGE- LEVEL 02:	480 GSF		
BUILDING AREA - EACH BLDG:	3,604 GSF		
NUMBER OF BUILDINGS:	2		
TOTAL BUILDING AREA:	7,208 GSF	(Total for 2 Buildings)	
BUILDING TYPE			80
PLANNING AREA:	CHAPEL HILL		
BUILDING I.D.(s):	80.a - 80.n		
SHEET REFERENCE(S):			
UNIT DISTRIBUTION		<i>Notes</i>	
1 BEDROOM:	2	Accessible	
2 BEDROOM:	25	Accessible	
3 BEDROOM:	9	Accessible	
4 BEDROOM:	4	Accessible	
TOTAL UNITS:	40 UNITS		
FLOOR AREA PER LEVEL		<i>Notes</i>	
HOUSING- LEVEL 01:	4,728 GSF	R-2 Occupancy	
HOUSING- LEVEL 02:	11,166 GSF	R-2 Occupancy	
HOUSING- LEVEL 03:	28,876 GSF	R-2 Occupancy	
HOUSING- LEVEL 04:	33,907 GSF	R-2 Occupancy	
HOUSING- LEVEL 05:	17,934 GSF	R-2 Occupancy	
TOTAL FLOOR AREA:	96,611 GSF		
OTHER BUILDING AREA		<i>Notes</i>	
GARAGE- LEVEL 03:	16564 GSF	S-1 Occupancy	
MECHL/STORAGE/OTHER:	4169 GSF		
TOTAL BUILDING AREA:	117,344 GSF		

SHUCK DR KNOLL PLANNING AREA			
BUILDING TYPE			60
PLANNING AREA:	SHUCK DR KNOLL		
BUILDING I.D.(s):	60.a - 60.g		
SHEET REFERENCE(S):	1/60.A2.01, 1/60.A2.10, 1/60.A2.11, 1/60.A2.12, 1/60.A2.13		
UNIT DISTRIBUTION		<i>Notes</i>	
3 BEDROOM:	14		
TOTAL UNITS:	14 UNITS		
FLOOR AREA PER BUILDING		<i>Notes</i>	
HOUSING- LEVEL 01:	2,871 GSF	R-3 Occupancy	
HOUSING- LEVEL 02:	2,871 GSF	R-3 Occupancy	
FLOOR AREA - EACH BLDG:	2,871 GSF		
NUMBER OF BUILDINGS:	7		
TOTAL FLOOR AREA:	20,097 GSF	(Total for 7 Buildings)	
OTHER BUILDING AREA		<i>Notes</i>	
GARAGE- LEVEL 01:	11,644 GSF	S-1 Occupancy	
TOTAL BUILDING AREA:	31,741 GSF	(Total for 7 Buildings)	
HODGES / SHUCK PLANNING AREA			
BUILDING TYPE			20
PLANNING AREA:	HODGES / SHUCK		
REFERENCE(S):	APPENDIX C		
BUILDING TYPE			21
PLANNING AREA:	HODGES / SHUCK		
BUILDING I.D.(s):	21.a - 21.h		
SHEET REFERENCE(S):	1/21.A2.10, 1/21.A2.11, 1/21.A2.12		
UNIT DISTRIBUTION		<i>Notes</i>	
2 BEDROOM:	16	Accessible Flats	
3 BEDROOM:	32	Townhouses (10% Accessible)	
TOTAL UNITS:	48 UNITS		
FLOOR AREA PER BUILDING		<i>Notes</i>	
HOUSING- LEVEL 01:	2,152 GSF	R-2 Occupancy	
HOUSING- LEVEL 02:	1,913 GSF	R-2 Occupancy	
HOUSING- LEVEL 03:	2,226 GSF	R-2 Occupancy	
FLOOR AREA - EACH BLDG:	6,291 GSF		
NUMBER OF BUILDINGS:	8		
TOTAL FLOOR AREA:	50,328 GSF	(Total for 8 Buildings)	
OTHER BUILDING AREA		<i>Notes</i>	
GARAGE- LEVEL 02:	28,672 GSF	(2/3 of Garage Area)	
TOTAL BUILDING AREA:	79,000 GSF	(Total for 8 Buildings)	
BUILDING TYPE			30
PLANNING AREA:	HODGES / SHUCK		
BUILDING I.D.(s):	30.a - 30.j		
SHEET REFERENCE(S):	1/30.A2.01, 1/30.A2.02, 1/30.A2.10, 1/30.A2.11, 1/30.A2.12, 1/30.A2.13		
UNIT DISTRIBUTION		<i>Notes</i>	
3 BEDROOM:	18	Townhouses	
TOTAL UNITS:	18 UNITS		
FLOOR AREA PER BUILDING		<i>Notes</i>	
HOUSING- LEVEL 01:	1,762 GSF	R-3 Occupancy	
HOUSING- LEVEL 02:	1,701 GSF	R-3 Occupancy	
FLOOR AREA - EACH BLDG:	3,463 GSF		
NUMBER OF BUILDINGS:	9		
TOTAL FLOOR AREA:	31,167 GSF	(Total for 9 Buildings)	
OTHER BUILDING AREA		<i>Notes</i>	
GARAGE- LEVEL 02:	14,336 GSF	(1/3 of Garage Area)	
TOTAL BUILDING AREA:	45,503 GSF	(Total for 9 Buildings)	
BUILDING TYPE			31
PLANNING AREA:	HODGES / SHUCK		
BUILDING I.D.(s):	31.a - 31.f		
SHEET REFERENCE(S):	1/31.A2.01, 1/31.A2.10, 1/31.A2.11		
UNIT DISTRIBUTION		<i>Notes</i>	
2 BEDROOM:	12	Accessible Flats	
3 BEDROOM:	6	Accessible Flats	
TOTAL UNITS:	18 UNITS		
FLOOR AREA PER BUILDING		<i>Notes</i>	
HOUSING- LEVEL 02:	2,717 GSF	R-2 Occupancy	
HOUSING- LEVEL 03:	1,875 GSF	R-2 Occupancy	
FLOOR AREA - EACH BLDG:	4,592 GSF		
NUMBER OF BUILDINGS:	6		
TOTAL FLOOR AREA:	27,552 GSF	(Total for 6 Buildings)	
OTHER BUILDING AREA		<i>Notes</i>	
GARAGE- LEVEL 01:	22,030 GSF	S-1 Occupancy	
TOTAL BUILDING AREA:	49,582 GSF	(Total for 6 Buildings)	

HODGES / SHUCK PLANNING AREA			
BUILDING TYPE			32
PLANNING AREA:	HODGES / SHUCK		
BUILDING I.D.(s):	32.a - 32.b		
SHEET REFERENCE(S):	1/32.A2.10		
UNIT DISTRIBUTION		<i>Notes</i>	
3 BEDROOM:	4	Townhouses	
TOTAL UNITS:	4 UNITS		
FLOOR AREA PER BUILDING		<i>Notes</i>	
HOUSING- LEVEL 02:	1,935 GSF	R-3 Occupancy	
HOUSING- LEVEL 03:	1,413 GSF	R-3 Occupancy	
FLOOR AREA - EACH BLDG:	3,348 GSF		
NUMBER OF BUILDINGS:	2		
TOTAL FLOOR AREA:	6,696 GSF	(Total for 2 Buildings)	
OTHER BUILDING AREA		<i>Notes</i>	
GARAGE- LEVEL 01:	1,263 GSF	U Occupancy	
BUILDING AREA - EACH BLDG:	4,611 GSF		
NUMBER OF BUILDINGS:	2		
TOTAL BUILDING AREA:	9,222 GSF	(Total for 2 Buildings)	
BUILDING TYPE			33
PLANNING AREA:	HODGES / SHUCK		
BUILDING I.D.(s):	33.a - 33.b		
SHEET REFERENCE(S):	1/33.A2.10		
UNIT DISTRIBUTION		<i>Notes</i>	
3 BEDROOM:	4	Townhouses	
TOTAL UNITS:	4 UNITS		
FLOOR AREA PER BUILDING		<i>Notes</i>	
HOUSING- LEVEL 01:	1,303 GSF	R-3 Occupancy	
HOUSING- LEVEL 02:	2,282 GSF		
HOUSING- LEVEL 03:	976 GSF		
FLOOR AREA - EACH BLDG:	4,561 GSF		
NUMBER OF BUILDINGS:	2		
TOTAL FLOOR AREA:	9,122 GSF	(Total for 2 Buildings)	
OTHER BUILDING AREA		<i>Notes</i>	
GARAGE- LEVEL 01:	1,236 GSF	U Occupancy	
BUILDING AREA - EACH BLDG:	5,797 GSF		
NUMBER OF BUILDINGS:	2		
TOTAL BUILDING AREA:	11,594 GSF	(Total for 2 Buildings)	
BUILDING TYPE			40
PLANNING AREA:	HODGES / SHUCK		
BUILDING I.D.(s):	40.a - 40.d		
SHEET REFERENCE(S):	1/40.A2.01, 1/40.A2.10, 1/40.A2.11		
UNIT DISTRIBUTION		<i>Notes</i>	
STUDIO:	0	Accessible	
1 BEDROOM:	14	Accessible	
2 BEDROOM:	16	Accessible	
3 BEDROOM:	8	Accessible	
TOTAL UNITS:	38 UNITS		
FLOOR AREA PER LEVEL		<i>Notes</i>	
HOUSING- LEVEL 01:	3,500 GSF	R-2 Occupancy	
HOUSING- LEVEL 02:	15,752 GSF	R-2 Occupancy	
HOUSING- LEVEL 03:	17,736 GSF	R-2 Occupancy	
HOUSING- LEVEL 04:	6,366 GSF	R-2 Occupancy	
HOUSING- LEVEL 05:	1,214 GSF	R-2 Occupancy	
TOTAL FLOOR AREA:	44,568 GSF		
OTHER BUILDING AREA		<i>Notes</i>	
GARAGE- LEVEL 01:	21,052 GSF	S-1 Occupancy	
MECHL/STORAGE- LEVEL 01:	1,616 GSF		
GARAGE- LEVEL 02:	11,271 GSF	S-1 Occupancy	
MECHL/STORAGE- LEVEL 02:	1,879 GSF		
TOTAL BUILDING AREA:	80,386 GSF		
REED / STORER / SHUCK PLANNING AREA			
BUILDING TYPE			10
PLANNING AREA:	REED / STORER / SHUCK		
BUILDING I.D.(s):	10.a - 10.h		
SHEET REFERENCE(S):	1/10.A2.10		
UNIT DISTRIBUTION		<i>Notes</i>	
3 BEDROOM:	16	Townhouses	
TOTAL UNITS:	16 UNITS		
FLOOR AREA PER BUILDING			



- EXISTING WALKWAY
- PROPOSED WALKWAY
- - - EXISTING TRAIL
- - - PROPOSED TRAIL

- GOLDEN GATE TRANSIT**
- BUS STOP
 - 10 BASIC BUS ROUTE
 - 6 COMMUTE BUS ROUTE
 - 17 MARIN COUNTY LOCAL ROUTE
 - 115 MARIN COUNTY LOCAL SERVICE (SCHOOL DAYS ONLY)
 - 219 MARIN COUNTY LOCAL SHUTTLE



NORTH COAST
LAND HOLDINGS
L.L.C.

201 Seminary Drive
Mill Valley, CA 94941



REV	DATE	DESCRIPTION
10.05.2015		PLANNING SUBMITTAL SET
05.16.2016		PLANNING RESUBMITTAL SET
01.31.2020		PLANNING / IMP RESUBM SET

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

REGIONAL PEDESTRIAN & BUS ACCESS DIAGRAM
1" = 300'

BLDG. TYPE
00
SHEET NO.
A0.05A



**NORTH
COAST**
LAND HOLDINGS
L.L.C.

201 Seminary Drive
Mill Valley, CA 94941



swa

REV	DATE	DESCRIPTION
10.05.2015		PLANNING SUBMITTAL SET
05.16.2016		PLANNING RESUBMITTAL SET
01.31.2020		PLANNING / MP RESUBM SET

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

**REGIONAL BICYCLE
ACCESS DIAGRAM**

1" = 300'

BLDG. TYPE	00
SHEET NO.	A0.05B