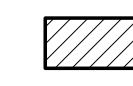
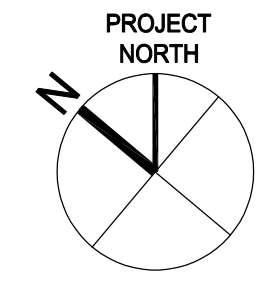
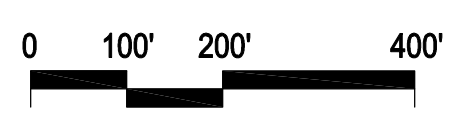


LEGEND

 (E) BUILDINGS



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

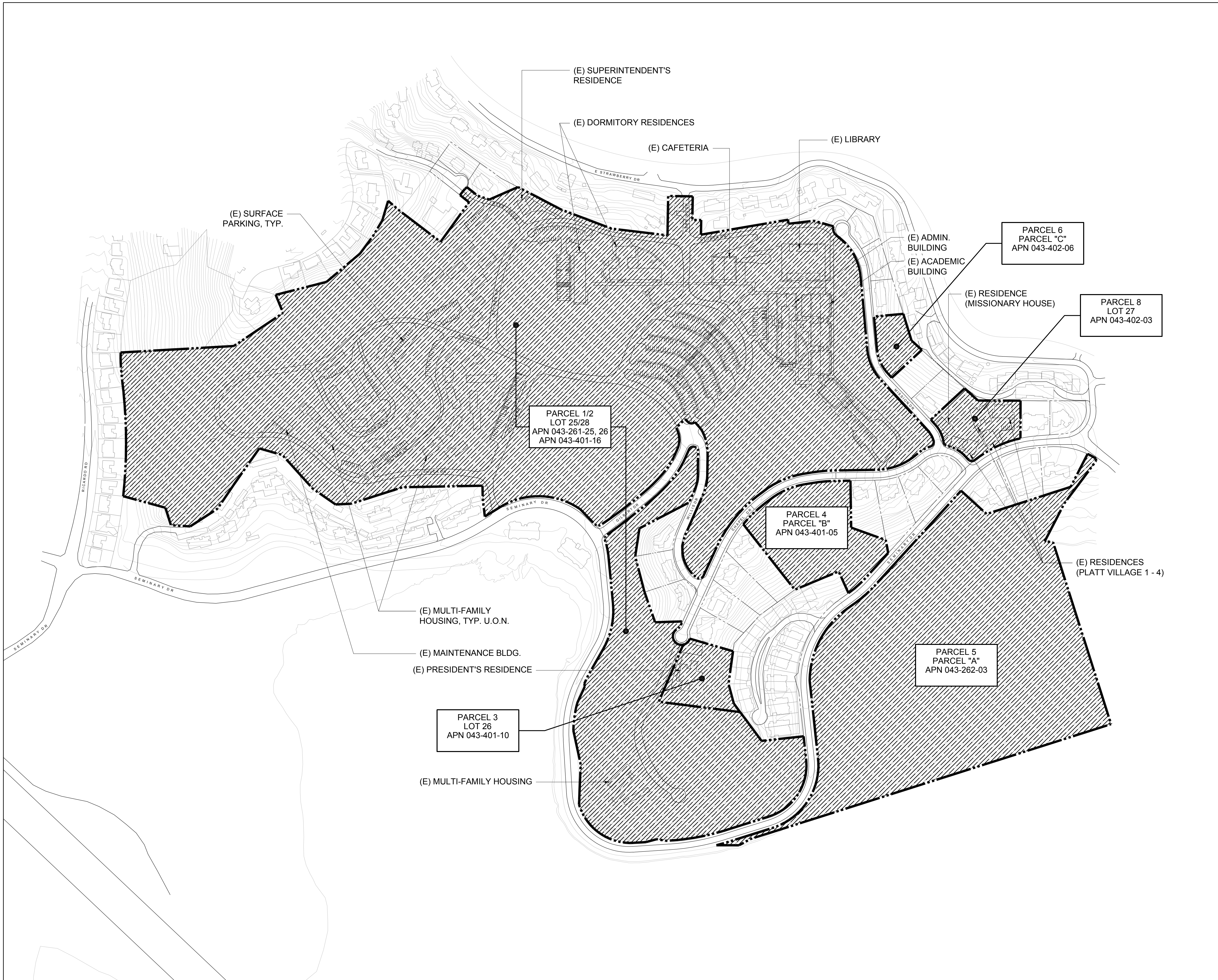
**THE SEMINARY**

201 SEMINARY DRIVE  
MILL VALLEY, CA 94941

**SITE PLAN**  
**EXISTING CONDITIONS**

1" = 200'

SITE / BLDG. TYPE	00
SHEET NO.	A1.00



**GENERAL NOTES**

A. SEE CIVIL DRAWINGS (S.C.D.) FOR PROJECT BOUNDARIES, TYP.

**NORTH COAST**  
LAND HOLDINGS  
L.L.C.  
201 Seminary Drive  
Mill Valley, CA 94941



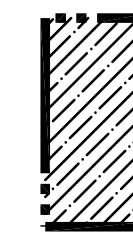
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05.16.2016		PLANNING RESUBMITTAL SET
01.31.2020		PLANNING / MP RESUBM SET

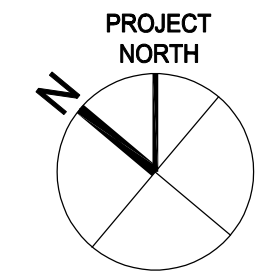
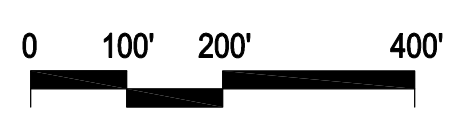
**THE SEMINARY**  
201 SEMINARY DRIVE  
MILL VALLEY, CA 94941

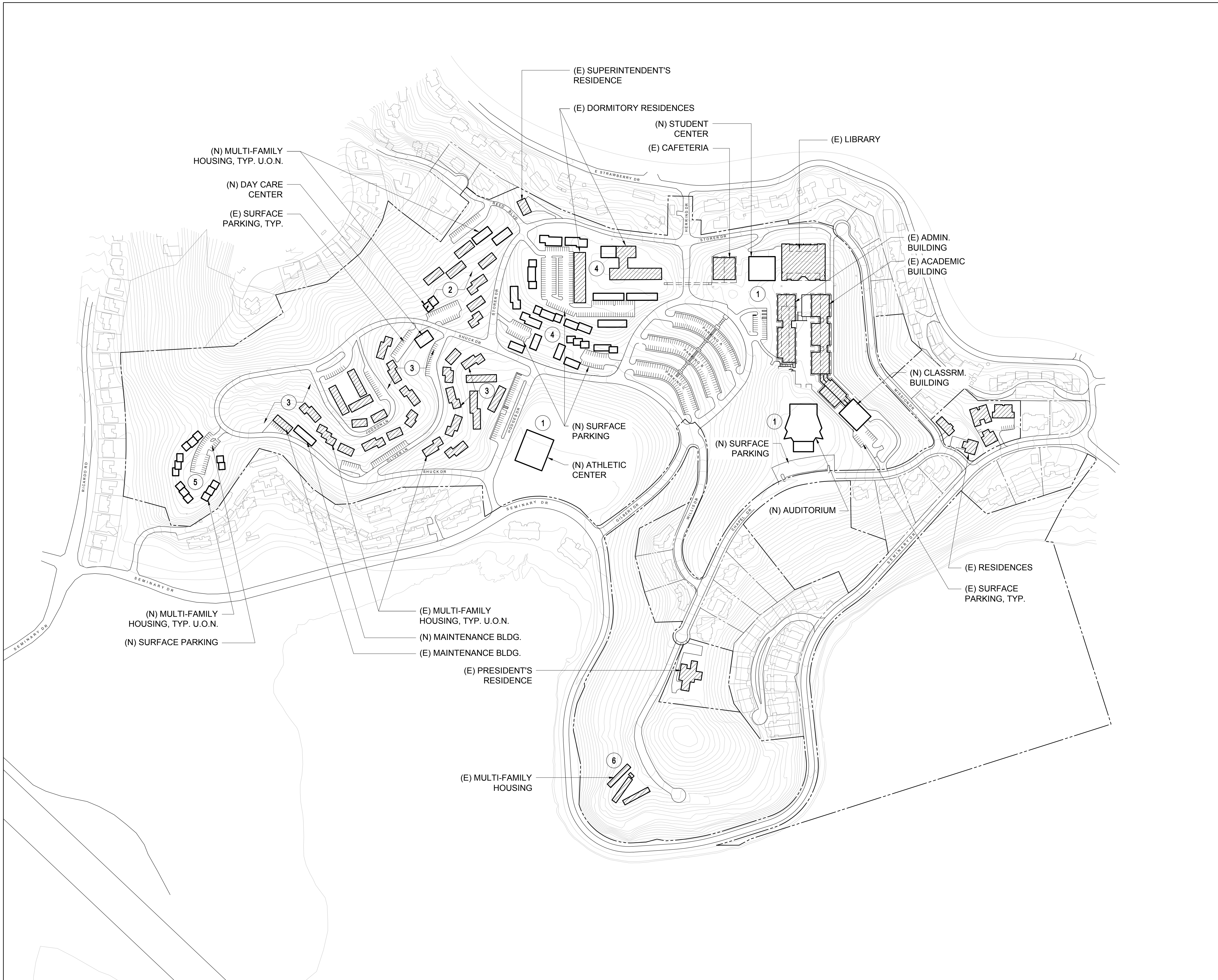
ZONING / LAND USE OVERLAY  
SITE PLAN  
EXISTING CONDITIONS  
1" = 200'

SITE / BLDG. TYPE  
**00**  
SHEET NO.  
**A1.00.A**

**LEGEND**

 (E) SOUTH STRAWBERRY LAND USE DESIGNATION: MF-2 (1-4 UNITS/ACRE)  
(E) ZONING: RMP-2.47 (RESIDENTIAL MULTIPLE, PLANNED, 2.47 UNITS PER ACRE)





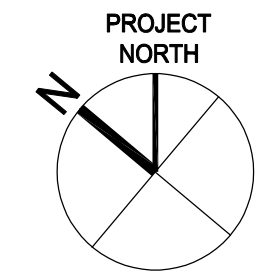
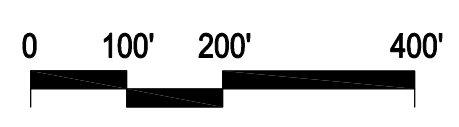


**SHEET NOTES**

- ① ACADEMIC CAMPUS PLANNING AREA
- ② REED / STORER / SHUCK PLANNING AREA
- ③ HODGES / SHUCK PLANNING AREA
- ④ DORMITORY HILL PLANNING AREA
- ⑤ SHUCK DRIVE KNOLL PLANNING AREA
- ⑥ CHAPEL DRIVE ("SEMINARY POINT") PLANNING AREA

**LEGEND**

-  (E) BUILDINGS
-  (N) BUILDINGS PROPOSED



**NORTH COAST**  
LAND HOLDINGS  
L.L.C.  
201 Seminary Drive  
Mill Valley, CA 94941

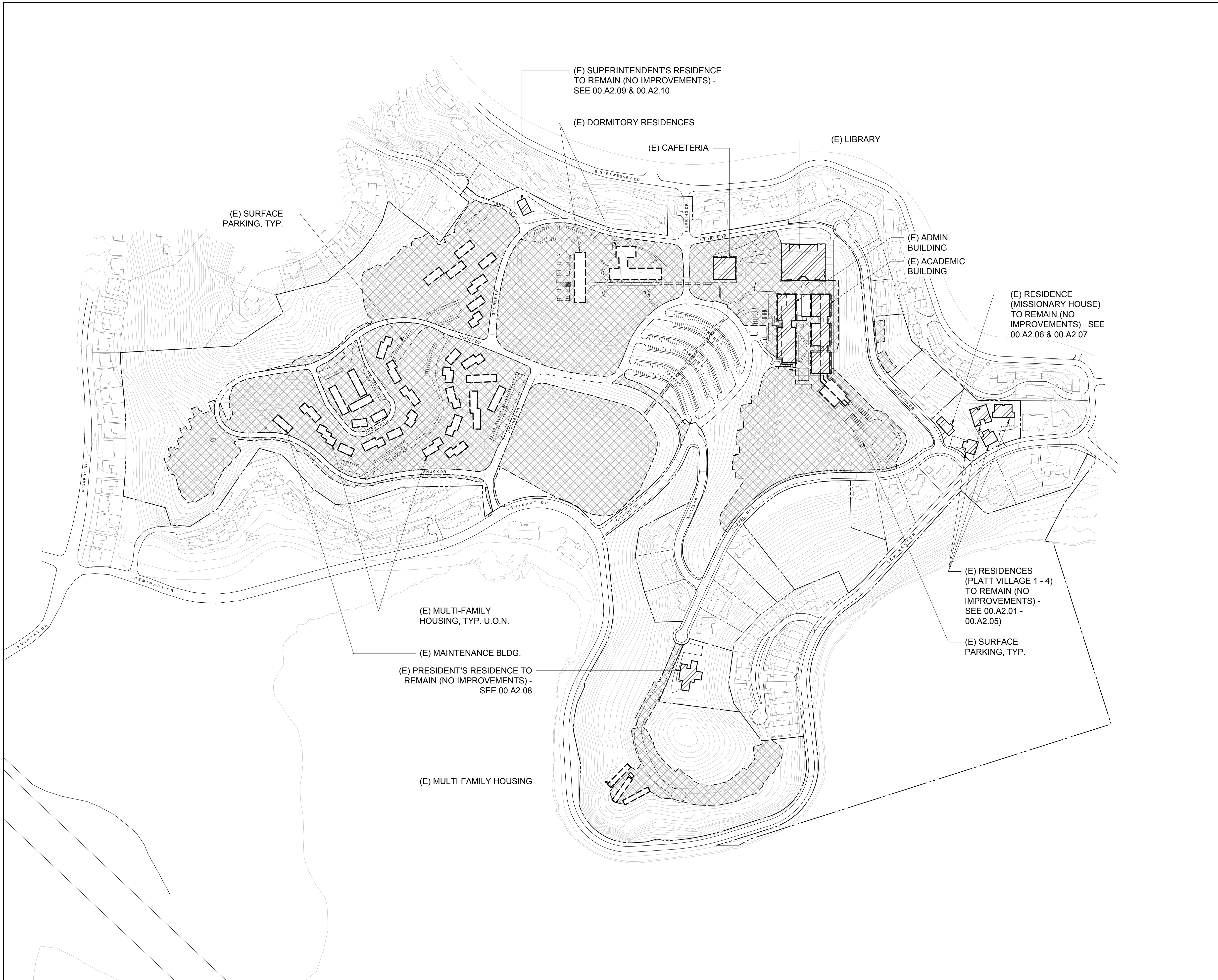


REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

**THE SEMINARY**  
201 SEMINARY DRIVE  
MILL VALLEY, CA 94941

APPROVED 1984  
MASTER PLAN  
[FOR REFERENCE ONLY]  
1" = 200'



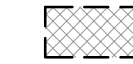
SITE / BLDG. TYPE  
**00**  
SHEET NO.  
**A1.01**

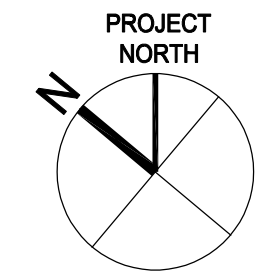
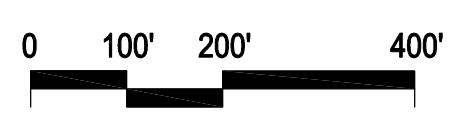


**GENERAL NOTES**

- A. EXTENT OF SITE DEMOLITION INDICATED IS DIAGRAMMATIC - SEE CIVIL DRAWINGS (S.C.D.) & SEE LANDSCAPE DRAWINGS (S.L.D.) FOR EXTENT OF PROPOSED DEVELOPMENT
- B. S.C.D. FOR ALL PROPOSED GRADING.
- C. S.C.D. FOR EXTENT OF DEMOLITION WORK AT (E) ROADWAYS.
- D. S.C.D. FOR UTILITY DEMOLITION - DEMOLITION MAY EXTEND BEYOND INDICATED AREAS
- E. S.L.D. FOR TREE / VEGETATION REMOVAL - REMOVAL MAY EXTEND BEYOND INDICATED AREAS
- F. S.L.D. FOR TREES TO BE PROTECTED

**LEGEND**

-  (E) BUILDINGS TO REMAIN
-  (E) BUILDINGS TO BE REMOVED
-  SITE DEMOLITION [SEE GENERAL NOTES ABOVE]



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

**SITE PLAN  
DEMOLITION**  
1" = 200'

SITE / BLDG. TYPE  
**00**  
SHEET NO.  
**A1.02**



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

**MASTER PLAN EXHIBIT**

1" = 200'

SITE / BLDG. TYPE

**00**

SHEET NO.

**A1.03**

**MASTER PLAN NARRATIVE**

SEE SEPARATE PROJECT DESCRIPTION

**SHEET NOTES**

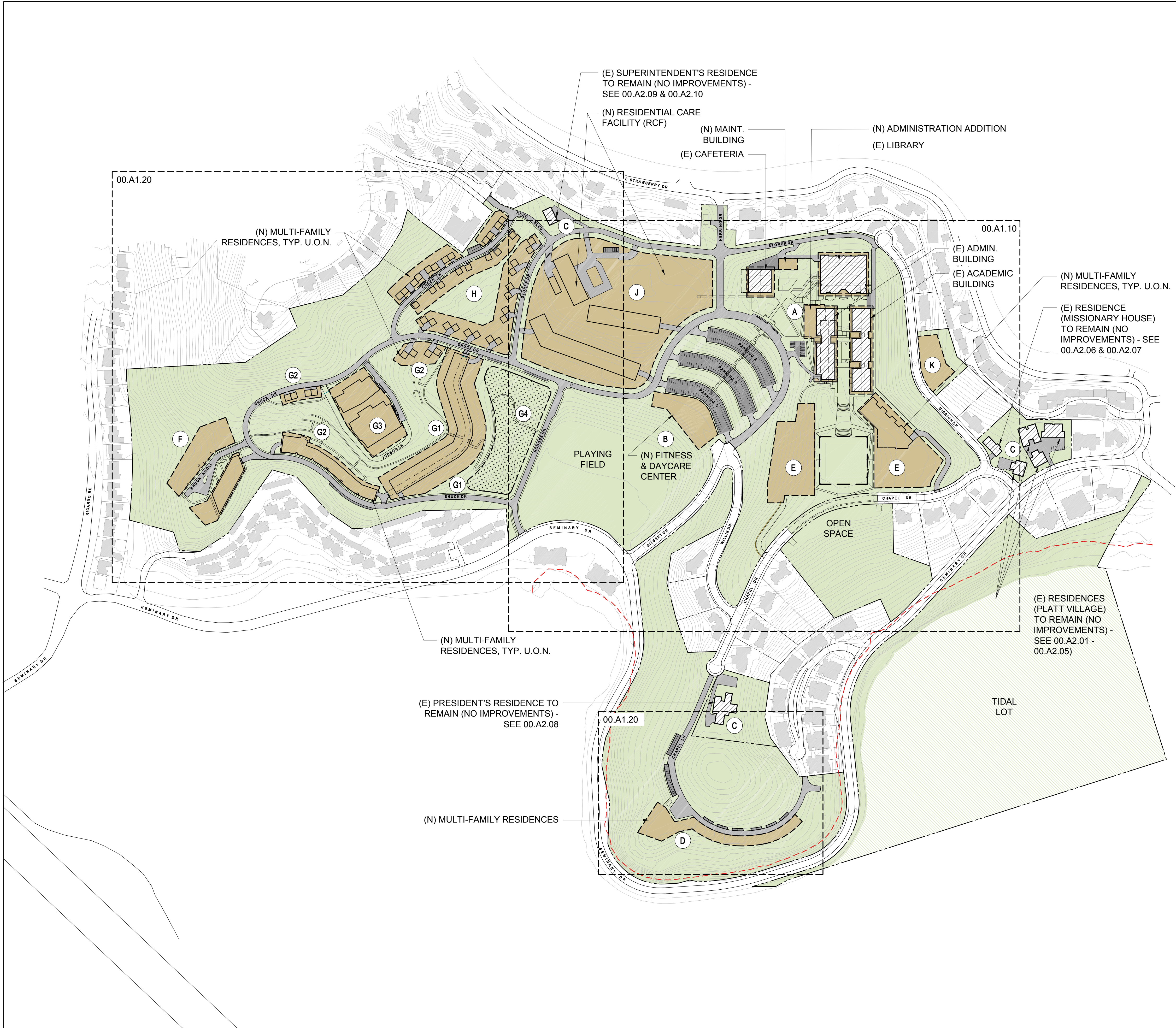
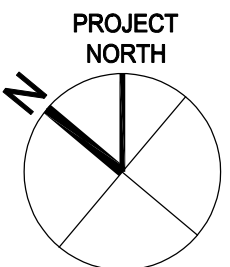
- (A) ACADEMIC CAMPUS PLANNING AREA
- (B) ANCILLARY BUILDINGS & USES
- (C) EXISTING RESIDENTIAL BUILDINGS
- (D) SEMINARY POINT PLANNING AREA
- (E) CHAPEL HILL PLANNING AREA
- (F) SHUCK DRIVE KNOLL PLANNING AREA
- (G) HODGES / SHUCK PLANNING AREA  
G1: OLIVER LANE  
G2: SHUCK LOOP  
G3: JUDSON LANE  
G4: HODGES DR
- (H) REED / STORER / SHUCK PLANNING AREA  
H: GREEN LANE
- (J) DORMITORY HILL PLANNING AREA
- (K) MISSION DR PLANNING AREA

**DEVELOPMENT STANDARDS**

PLANNING AREA 2019	BLDG TYPE	MIN. SETBACK (FT)					MAX BLDG. HEIGHT (FT)
		PVT. ROADWAY	FRONT	SIDE	REAR		
ADMINISTRATION BUILDING	01	N/A	N/A	N/A	N/A	(E)	
ACADEMIC BUILDING	02	N/A	N/A	N/A	N/A	(E)	
CAFETERIA	03	N/A	N/A	N/A	N/A	(E)	
LIBRARY / ARTS CENTER	04	N/A	N/A	N/A	N/A	(E)	
FITNESS / DAYCARE CENTER	07	5	N/A	20	N/A	30	
MAINTENANCE BUILDING	08	N/A	N/A	N/A	N/A	30	
GREEN LANE	10	10	N/A	N/A	N/A	30	
	11	10	N/A	N/A	N/A	30	
	12	10	N/A	10	10	30	
HODGES DR	20	20	N/A	N/A	N/A	50	
OLIVER LANE	21	10	N/A	N/A	N/A	30	
	30	10	N/A	N/A	N/A	30	
SHUCK LOOP	31	10	N/A	N/A	N/A	30	
	32	0	N/A	N/A	N/A	30	
	33	15	N/A	N/A	N/A	30	
JUDSON LANE	40	5	N/A	N/A	N/A	30	
RESIDENTIAL CARE FAC. (RCF)	52	20	N/A	N/A	N/A	30	
SHUCK DR KNOLL	60	40	N/A	N/A	N/A	30	
SEMINARY POINT	70	50	N/A	N/A	N/A	30	
	71	0	N/A	N/A	N/A	30	
MISSION DR	72	0	0	20	50	30	
CHAPEL HILL	80	15	20	N/A	N/A	30	

**LEGEND**

- BUILDING DEVELOPMENT AREA
- ROADWAYS / DRIVEWAYS (PVT.)
- SURFACE PARKING
- OPEN SPACE
- EXISTING BUILDINGS
- ADDITIONAL UNITS PER ZONING & DENSITY BONUS SITE
- 100 FT SHORLINE SETBACK



(E) SUPERINTENDENT'S RESIDENCE TO REMAIN (NO IMPROVEMENTS) - SEE 00.A2.09 & 00.A2.10

(N) RESIDENTIAL CARE FACILITY (RCF)

(N) MAINT. BUILDING

(E) CAFETERIA

(N) ADMINISTRATION ADDITION

(E) LIBRARY

00.A1.20

(N) MULTI-FAMILY RESIDENCES, TYP. U.O.N.

00.A1.10

(E) ADMIN. BUILDING

(E) ACADEMIC BUILDING

(N) MULTI-FAMILY RESIDENCES, TYP. U.O.N.

(E) RESIDENCE (MISSIONARY HOUSE) TO REMAIN (NO IMPROVEMENTS) - SEE 00.A2.06 & 00.A2.07

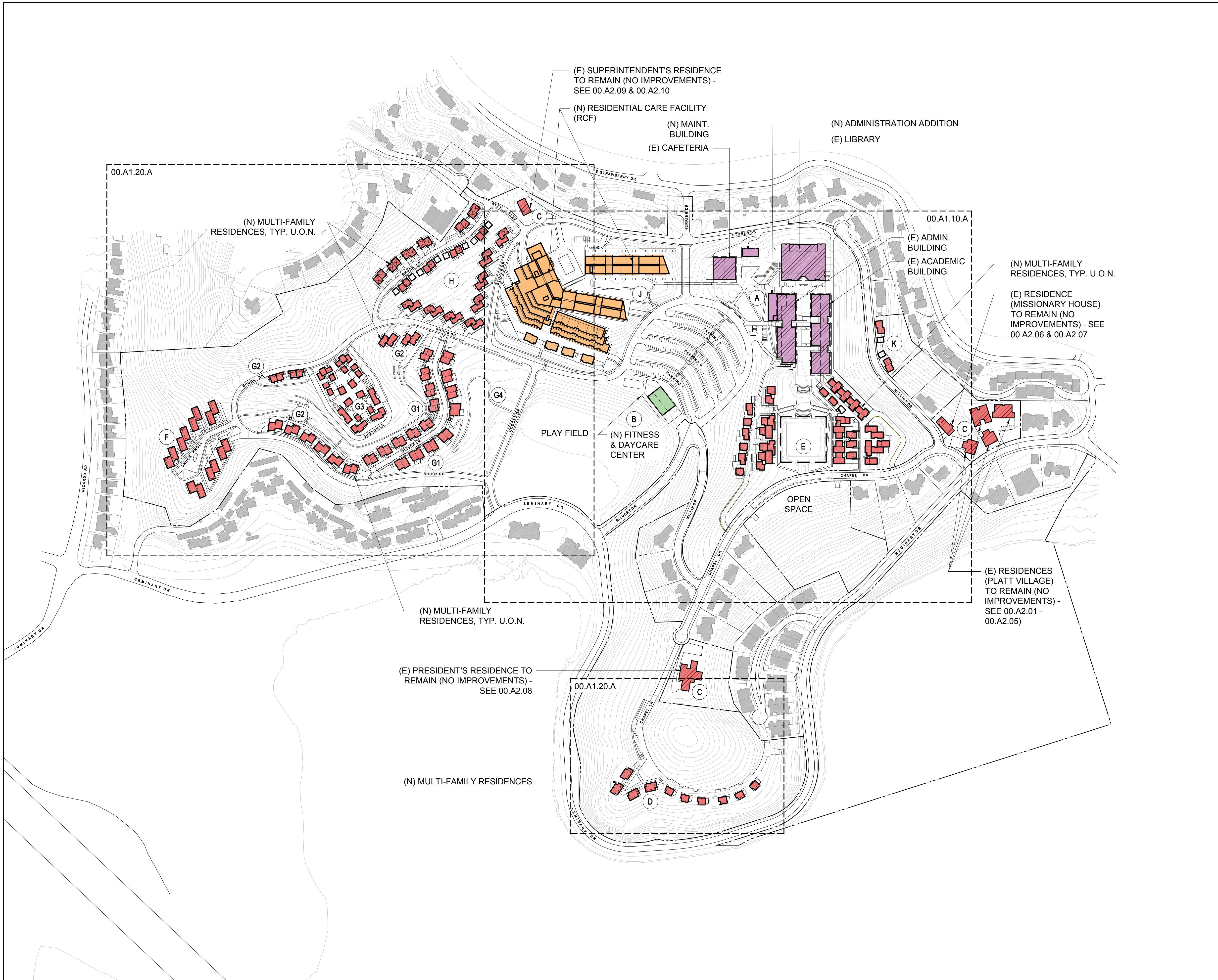
(N) MULTI-FAMILY RESIDENCES, TYP. U.O.N.

(E) PRESIDENT'S RESIDENCE TO REMAIN (NO IMPROVEMENTS) - SEE 00.A2.08

(N) MULTI-FAMILY RESIDENCES

00.A1.20

TIDAL LOT

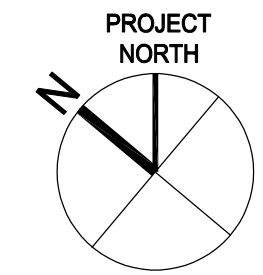


**SHEET NOTES**

- (A) ACADEMIC CAMPUS PLANNING AREA
- (B) ANCILLARY BUILDINGS & USES
- (C) EXISTING RESIDENTIAL BUILDINGS
- (D) SEMINARY POINT PLANNING AREA
- (E) CHAPEL HILL PLANNING AREA
- (F) SHUCK DRIVE KNOLL PLANNING AREA
- (G) HODGES / SHUCK PLANNING AREA  
G1: OLIVER LANE  
G2: SHUCK LOOP  
G3: JUDSON LANE  
G4: HODGES DR
- (H) REED / STORER / SHUCK PLANNING AREA  
H: GREEN LANE
- (J) DORMITORY HILL PLANNING AREA
- (K) MISSION DR PLANNING AREA

**LEGEND**

- RESIDENTIAL
- RESIDENTIAL CARE FACILITY (RCF)
- ACADEMIC CAMPUS
- ANCILLARY BUILDING
- EXISTING BUILDINGS



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

**THE SEMINARY**  
201 SEMINARY DRIVE  
MILL VALLEY, CA 94941

**SITE PLAN**  
1" = 200'



**SHEET NOTES**

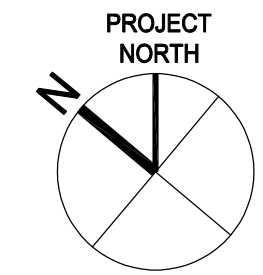
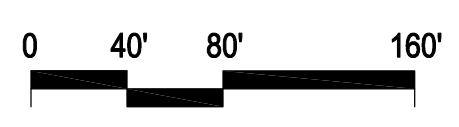
- 1 (N) RESIDENTIAL CARE FACILITY (RCF) - INDEPENDENT / ASSISTED LIVING / MEMORY CARE BUILDING [BLDG TYPE 52]
- 2 (N) RCF - INDEPENDENT LIVING BUILDING [BLDG TYPE 52]
- 3 (N) ADMINISTRATION ADDITION: ~15,800 SF TO REPLACE DEMO PORTION OF ACADEMIC BUILDING; 30FT HEIGHT LIMIT
- 4 (N) MULTI-FAMILY RESIDENTIAL
- 5 (N) FITNESS CENTER / DAYCARE CENTER [BLDG TYPE 7]: 20,000 SF, 30 FT HEIGHT LIMIT
- 6 (N) SINGLE-FAMILY HOUSES
- 7 (N) GARAGE - SEE 00.A1.30 & 00.A1.40
- 8 (N) MAINTENANCE BUILDING [BLDG TYPE 8]

**DEVELOPMENT STANDARDS**

PLANNING AREA 2019	BLDG TYPE	PVT. ROADWAY	MIN. SETBACK (FT)			MAX. BLDG. HEIGHT (FT)
			FRONT	SIDE	REAR	
ADMINISTRATION BUILDING	01	N/A	N/A	N/A	N/A	(E)
ACADEMIC BUILDING	02	N/A	N/A	N/A	N/A	(E)
CAFETERIA	03	N/A	N/A	N/A	N/A	(E)
LIBRARY / ARTS CENTER	04	N/A	N/A	N/A	N/A	(E)
FITNESS / DAYCARE CENTER	07	5	N/A	20	N/A	30
MAINTENANCE BUILDING	08	N/A	N/A	N/A	N/A	30
GREEN LANE	10	10	N/A	N/A	N/A	30
HODGES DR	20	20	N/A	N/A	N/A	50
OLIVER LANE	21	10	N/A	N/A	N/A	30
OLIVER LANE	30	10	N/A	N/A	N/A	30
SHUCK LOOP	31	10	N/A	N/A	N/A	30
SHUCK LOOP	32	0	N/A	N/A	N/A	30
SHUCK LOOP	33	15	N/A	N/A	N/A	30
JUDSON LANE	40	5	N/A	N/A	N/A	30
RESIDENTIAL CARE FAC. (RCF)	52	20	N/A	N/A	N/A	30
SHUCK DR KNOLL	60	40	N/A	N/A	N/A	30
SEMINARY POINT	70	50	N/A	N/A	N/A	30
MISSION DR	71	0	N/A	N/A	N/A	30
MISSION DR	72	0	0	20	50	30
CHAPEL HILL	80	15	20	N/A	N/A	30

**LEGEND**

- BUILDING DEVELOPMENT AREA
- ROADWAYS / DRIVEWAYS (PVT.)
- SURFACE PARKING - SEE 00.A1.30 & 00.A1.40
- OPEN SPACE
- EXISTING BUILDINGS
- ADDITIONAL UNITS PER ZONING & DENSITY BONUS SITE
- 100 FT SHORLINE SETBACK
- INDICATES PORTIONS OF THE PROPOSED PROJECT THAT ARE INCLUDED FOR DESIGN REVIEW.
- SEE PLANNING SUBMISSION MATRIX 00.A0.03.
- SETBACKS  
F = FRONT  
S = SIDE  
R = REAR
- SEE ENLARGED SITE PLAN (1" = 40') SHEETS FOR BUILDING PLAN REFERENCES, TYP.



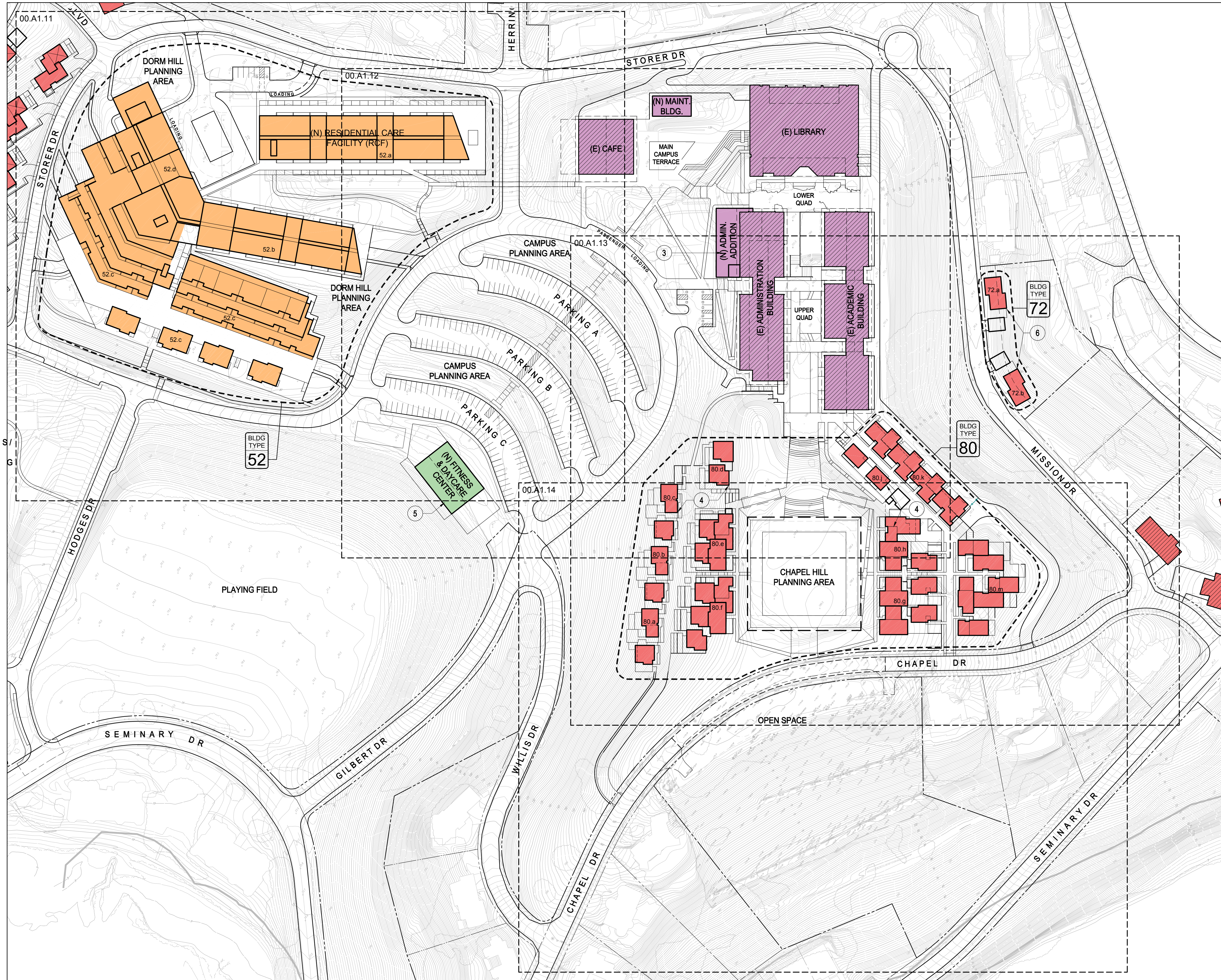
REV	DATE	DESCRIPTION
10.05.2015		PLANNING SUBMITTAL SET
05.16.2016		PLANNING RESUBMITTAL SET
01.31.2020		PLANNING / MP RESUBM SET

**THE SEMINARY**

201 SEMINARY DRIVE  
MILL VALLEY, CA 94941

**MASTER PLAN EXHIBIT**  
**SITE PLAN EAST**

1" = 80'

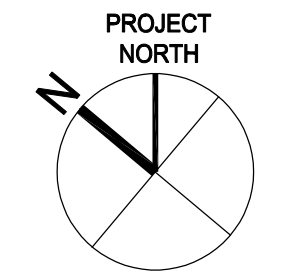
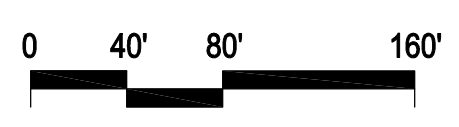


**SHEET NOTES**

- 1 (N) RESIDENTIAL CARE FACILITY (RCF) - INDEPENDENT / ASSISTED LIVING / MEMORY CARE BUILDING [BLDG TYPE 52]
- 2 (N) RCF - INDEPENDENT LIVING BUILDING [BLDG TYPE 52]
- 3 (N) ADMINISTRATION ADDITION: ~15,800 SF TO REPLACE DEMO PORTION OF ACADEMIC BUILDING; 30FT HEIGHT LIMIT
- 4 (N) MULTI-FAMILY RESIDENTIAL
- 5 (N) FITNESS CENTER / DAYCARE CENTER [BLDG TYPE 7]: 20,000 SF; 30 FT HEIGHT LIMIT
- 6 (N) SINGLE-FAMILY HOME SITES [BLDG TYPE 72]: MIN. FRONT SETBACK: 20' MIN. SIDE SETBACK: 6' MIN. REAR SETBACK: 20% LOT DEPTH MAX. BLDG. HEIGHT: 30' MAX. FLOOR AREA RATIO (FAR): 30%
- 7 (N) GARAGE - SEE 00.A1.30 & 00.A1.40
- 8 (N) MAINTENANCE BUILDING [BLDG TYPE 8]

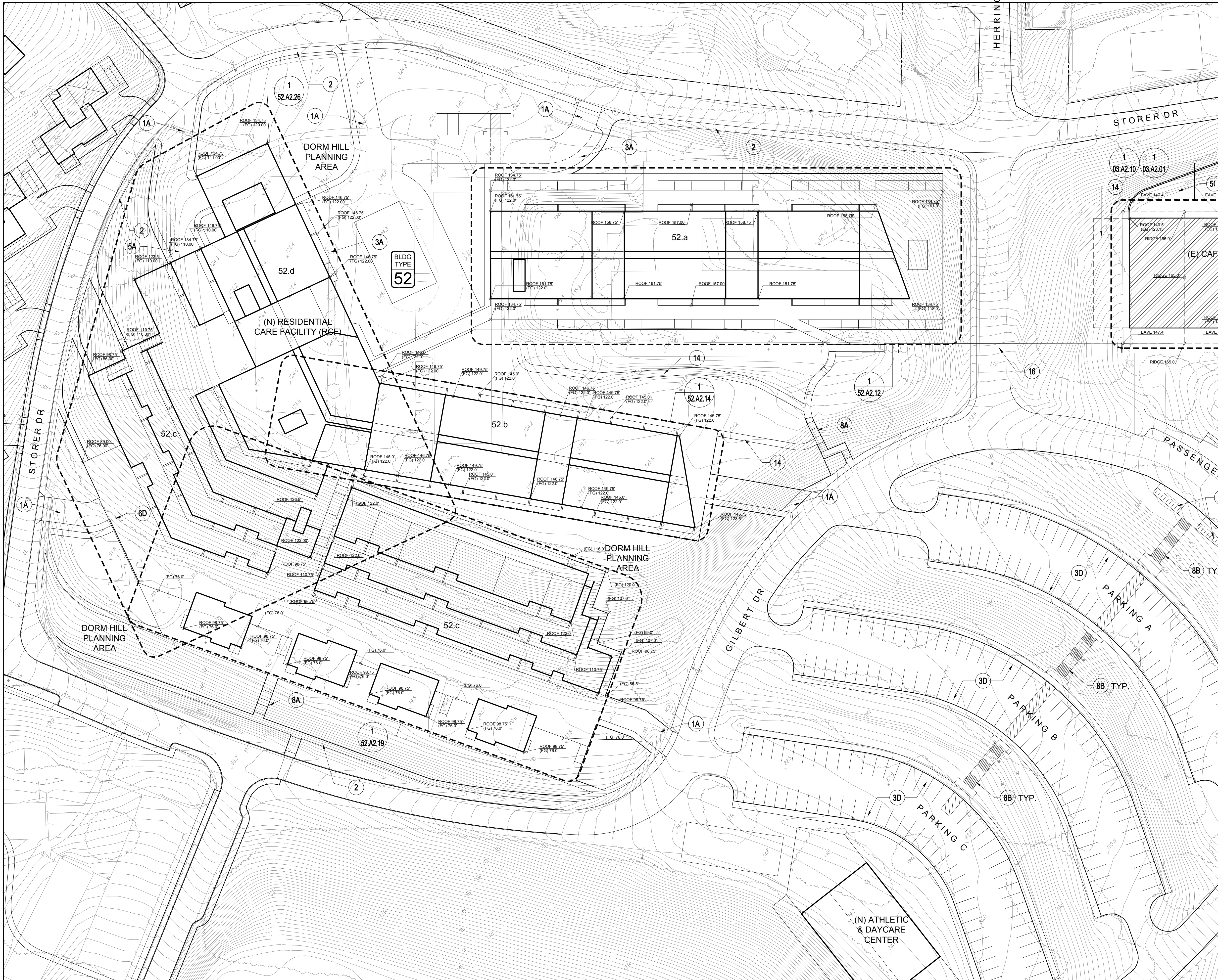
**LEGEND**

- RESIDENTIAL
- RESIDENTIAL CARE FACILITY (RCF)
- ACADEMIC CAMPUS
- ANCILLARY BUILDING
- EXISTING BUILDINGS
- BUILDING I.D. (WHERE OCCURS) (BUILDING #) (BUILDING TYPE)
- BLDG TYPE  
02 INDICATES PORTIONS OF THE PROPOSED PROJECT THAT ARE INCLUDED FOR DESIGN REVIEW. SEE ENLARGED SITE PLAN (1" = 40') SHEETS FOR BUILDING PLAN REFERENCES, TYP.



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





**SHEET NOTES**

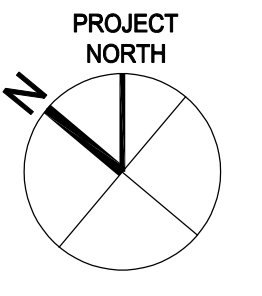
- 1 A: (N) ROADWAY / DRIVEWAY, S.C.D.  
B: (E) ROADWAY / DRIVEWAY TO BE MODIFIED, S.C.D.
- 2 (N) SIDEWALK, S.C.D.
- 3 A: (N) ACCESSIBLE LOADING ZONE, S.C.D.  
B: (N) ACCESSIBLE VAN / PARKING SPACE(S)  
C: (N) PRKG LOT w/ACCESSIBLE VAN / PRKG SPACES, S.C.D.  
D: (E) PARKING LOT TO REMAIN  
E: (E) PARKING LOT TO BE MODIFIED, S.C.D.  
F: (N) PARALLEL PARKING AT ROADWAY, S.C.D.  
G: (N) PODIUM PARKING STRUCTURE, SEE BLDG. PLANS
- 4 A: (N) FIRE ACCESS LANE, S.C.D.  
B: (E) FIRE ACCESS LANE TO REMAIN  
C: (E) FIRE ACCESS LANE TO BE MODIFIED, S.C.D.  
D: (N) EMERGENCY ACCESS GATE
- 5 A: (N) SERVICE ACCESS, S.C.D.  
B: (E) SERVICE ACCESS TO REMAIN  
C: (E) SERVICE ACCESS TO BE MODIFIED, S.C.D.
- 6 A: (N) CONCRETE PAVING, S.C.D. & S.L.D.  
B: (E) CONCRETE PAVING TO REMAIN  
C: (N) CONCRETE PAVERS, S.L.D.  
D: (N) CONCRETE PAVERS or PODIUM PARKING STRUCTURE  
E: (N) TURF BLOCK PAVERS, S.L.D.
- 7 (N) ACCESSIBLE PEDESTRIAN RAMP w/MTL. HANDRAIL / GUARDRAIL
- 8 A: (N) CONCRETE STAIR w/MTL. HANDRAIL / GUARDRAIL  
B: (E) CONCRETE STAIR TO REMAIN
- 9 A: (N) CONCRETE RETAINING WALL, S.C.D.  
B: (E) CONCRETE RETAINING WALL TO REMAIN  
C: (N) CONCRETE SITE / PLANTER WALL  
D: (E) STONE SITE / PLANTER WALL TO REMAIN
- 10 A: (N) 10' HIGH CHAIN LINK FENCING  
B: (N) ORNAMENTAL FENCING  
C: (N) ORNAMENTAL "GREEN SCREEN"
- 11 NOT USED
- 12 (N) "TURF BLOCK" SURFACE, S.C.D.
- 13 (N) CANOPY STRUCTURE
- 14 (N) STRUCTURED PATHWAY / BALCONY
- 15 VENT TO GARAGE STRUCTURE BELOW / BEYOND
- 16 (E) BRIDGE TO REMAIN
- 17 A: (N) BIKE RACKS - SEE 00.A1.30 & 00.A1.40  
B: (N) BIKE RACKS IN GARAGE - SEE BLDG. PLANS & 00.A1.30 & 00.A1.40 FOR LOCATIONS AND QUANTITIES

**GENERAL NOTES**

- A. 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 CIVIL DRAWINGS (S.C.D.) FOR STORMWATER TREATMENT BIORETENTION AREAS, TYP.

**LEGEND**

- (E) BUILDINGS
- (N) BUILDINGS PROPOSED
- BUILDING I.D. (WHERE OCCURS)  
(BUILDING #)  
(BUILDING TYPE)



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

**THE SEMINARY**

201 SEMINARY DRIVE  
MILL VALLEY, CA 94941

SITE PLAN EAST  
AREA NORTH

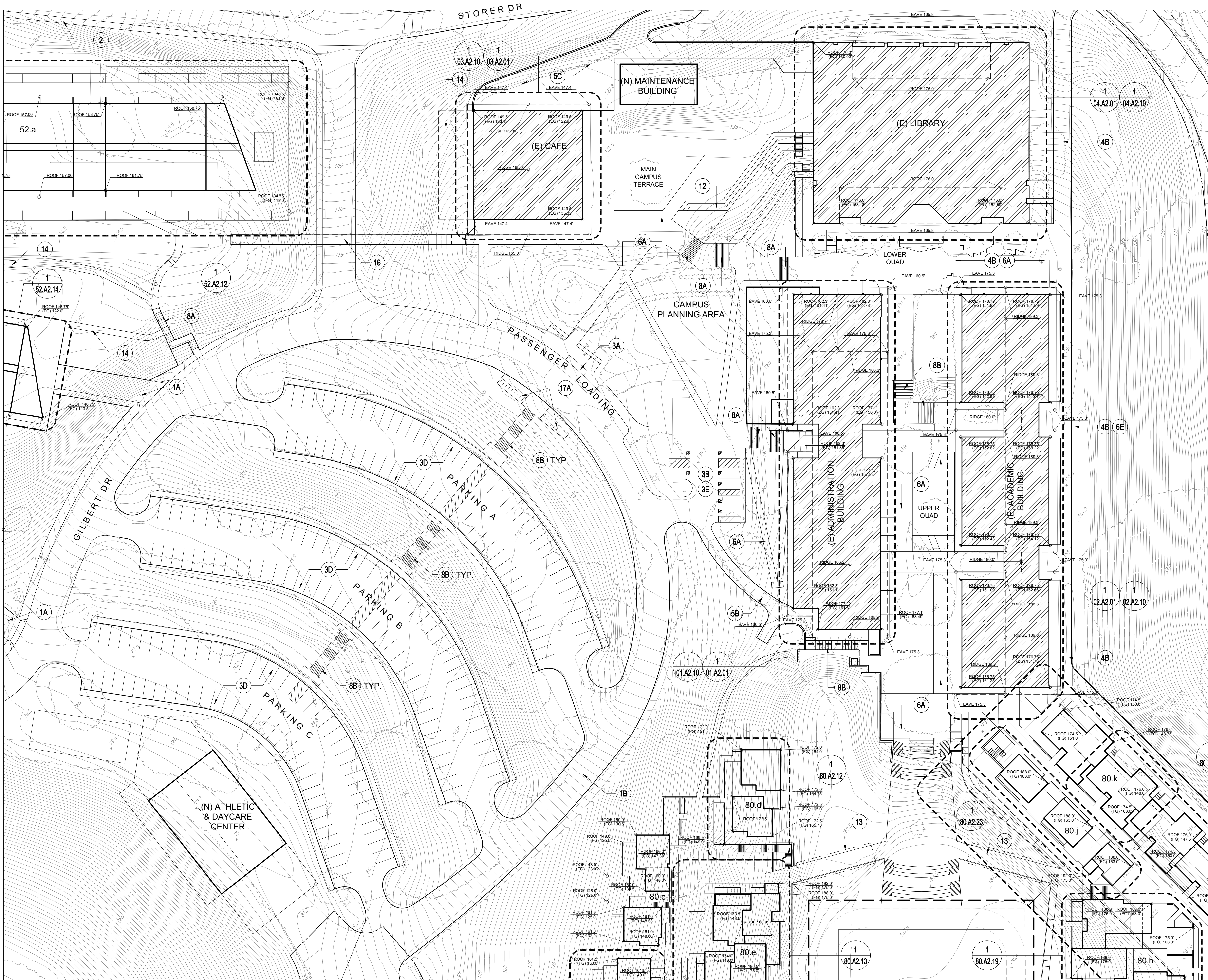
1" = 40'

SITE / BLDG. TYPE

00

SHEET NO.

A1.11



**SHEET NOTES**

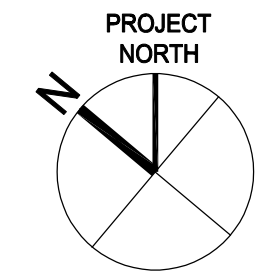
- 1 A: (N) ROADWAY / DRIVEWAY, S.C.D.  
B: (E) ROADWAY / DRIVEWAY TO BE MODIFIED, S.C.D.
- 2 (N) SIDEWALK, S.C.D.
- 3 A: (N) ACCESSIBLE LOADING ZONE, S.C.D.  
B: (N) ACCESSIBLE VAN / PARKING SPACE(S)  
C: (N) PRKG LOT w/ACCESSIBLE VAN / PRKG SPACES, S.C.D.  
D: (E) PARKING LOT TO REMAIN  
E: (E) PARKING LOT TO BE MODIFIED, S.C.D.  
F: (N) PARALLEL PARKING AT ROADWAY, S.C.D.  
G: (N) PODIUM PARKING STRUCTURE, SEE BLDG. PLANS
- 4 A: (N) FIRE ACCESS LANE, S.C.D.  
B: (E) FIRE ACCESS LANE TO REMAIN  
C: (E) FIRE ACCESS LANE TO BE MODIFIED, S.C.D.  
D: (N) EMERGENCY ACCESS GATE
- 5 A: (N) SERVICE ACCESS, S.C.D.  
B: (E) SERVICE ACCESS TO REMAIN  
C: (E) SERVICE ACCESS TO BE MODIFIED, S.C.D.
- 6 A: (N) CONCRETE PAVING, S.C.D. & S.L.D.  
B: (E) CONCRETE PAVING TO REMAIN  
C: (N) CONCRETE PAVERS, S.L.D.  
D: (N) CONCRETE PAVERS or PODIUM PARKING STRUCTURE  
E: (N) TURF BLOCK PAVERS, S.L.D.
- 7 (N) ACCESSIBLE PEDESTRIAN RAMP w/MTL. HANDRAIL / GUARDRAIL
- 8 A: (N) CONCRETE STAIR w/MTL. HANDRAIL / GUARDRAIL  
B: (E) CONCRETE STAIR TO REMAIN
- 9 A: (N) CONCRETE RETAINING WALL, S.C.D.  
B: (E) CONCRETE RETAINING WALL TO REMAIN  
C: (N) CONCRETE SITE / PLANTER WALL  
D: (E) STONE SITE / PLANTER WALL TO REMAIN
- 10 A: (N) 10' HIGH CHAIN LINK FENCING  
B: (N) ORNAMENTAL FENCING  
C: (N) ORNAMENTAL "GREEN SCREEN"
- 11 NOT USED
- 12 (N) "TURF BLOCK" SURFACE, S.C.D.
- 13 (N) CANOPY STRUCTURE
- 14 (N) STRUCTURED PATHWAY / BALCONY
- 15 VENT TO GARAGE STRUCTURE BELOW / BEYOND
- 16 (E) BRIDGE TO REMAIN
- 17 A: (N) BIKE RACKS - SEE 00.A1.30 & 00.A1.40  
B: (N) BIKE RACKS IN GARAGE - SEE BLDG. PLANS & 00.A1.30 & 00.A1.40 FOR LOCATIONS AND QUANTITIES

**GENERAL NOTES**

- A. 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 CIVIL DRAWINGS (S.C.D.) FOR STORMWATER TREATMENT BIORETENTION AREAS, TYP.

**LEGEND**

- (E) BUILDINGS
- (N) BUILDINGS PROPOSED
- BUILDING I.D. (WHERE OCCURS)  
(BUILDING #)  
(BUILDING TYPE)



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

201 Seminary Drive  
Mill Valley, CA 94941

MARK CAVAGNERO ASSOCIATES ARCHITECTS  
2000 Redwood Road, Suite 200  
Mill Valley, CA 94941 P: 415.924.9300

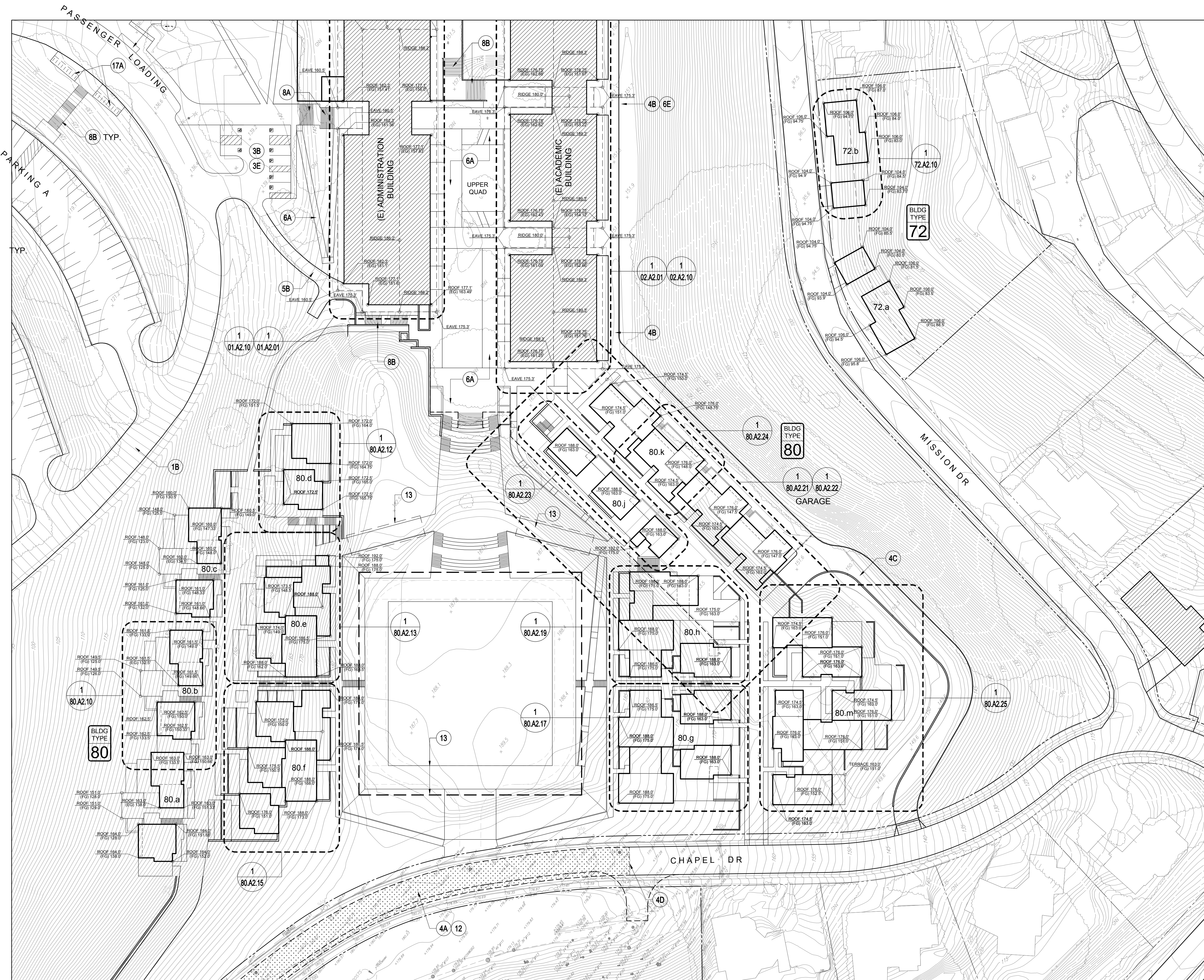
REV	DATE	DESCRIPTION
10.05.2015		PLANNING SUBMITTAL SET
05.16.2016		PLANNING RESUBMITTAL SET
01.31.2020		PLANNING / MP RESUBM SET

**THE SEMINARY**  
201 SEMINARY DRIVE  
MILL VALLEY, CA 94941

**SITE PLAN EAST**  
**AREA CENTRAL**

SITE / BLDG. TYPE  
**00**  
SHEET NO.  
**A1.12**

1" = 40'



**SHEET NOTES**

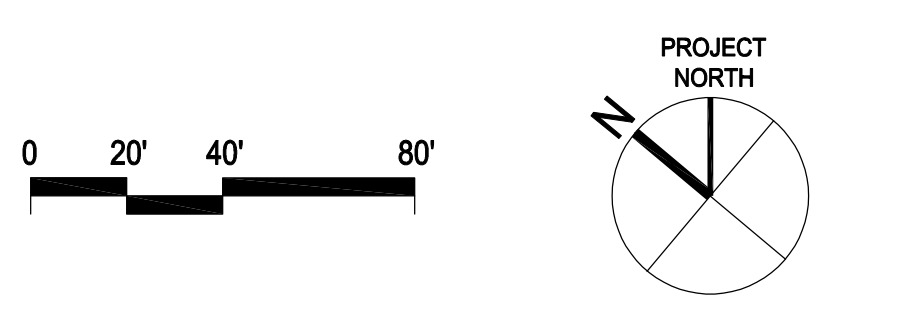
- 1 A: (N) ROADWAY / DRIVEWAY, S.C.D.  
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- 2 (N) SIDEWALK, S.C.D.
- 3 A: (N) ACCESSIBLE LOADING ZONE, S.C.D.  
B: (N) ACCESSIBLE VAN / PARKING SPACE(S)  
C: (N) PRKG LOT w/ACCESSIBLE VAN / PRKG SPACES, S.C.D.  
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- 11 NOT USED
- 12 (N) "TURF BLOCK" SURFACE, S.C.D.
- 13 (N) CANOPY STRUCTURE
- 14 (N) STRUCTURED PATHWAY / BALCONY
- 15 VENT TO GARAGE STRUCTURE BELOW / BEYOND
- 16 (E) BRIDGE TO REMAIN
- 17 A: (N) BIKE RACKS - SEE 00.A1.30 & 00.A1.40  
B: (N) BIKE RACKS IN GARAGE - SEE BLDG. PLANS & 00.A1.30 & 00.A1.40 FOR LOCATIONS AND QUANTITIES

**GENERAL NOTES**

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- B. SEE LANDSCAPE DRAWINGS (S.L.D.) FOR ALL EXISTING AND PROPOSED TREE / VEGETATION LOCATIONS.
- C. SEE CIVIL DRAWINGS (S.C.D.) FOR STORMWATER TREATMENT BIORETENTION AREAS, TYP.

**LEGEND**

- (E) BUILDINGS
- (N) BUILDINGS PROPOSED
- BUILDING I.D. (WHERE OCCURS)  
(BUILDING #)  
(BUILDING TYPE)



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

**SITE PLAN EAST**  
**AREA EAST**

1" = 40'



**SHEET NOTES**

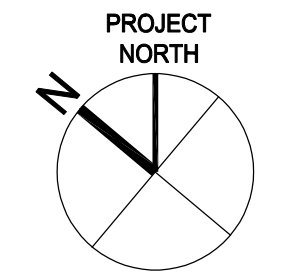
- 1 A: (N) ROADWAY / DRIVEWAY, S.C.D.  
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C: (E) FIRE ACCESS LANE TO BE MODIFIED, S.C.D.  
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- 5 A: (N) SERVICE ACCESS, S.C.D.  
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- 6 A: (N) CONCRETE PAVING, S.C.D. & S.L.D.  
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C: (N) CONCRETE PAVERS, S.L.D.  
D: (N) CONCRETE PAVERS w/PODIUM PARKING STRUCTURE  
E: (N) TURF BLOCK PAVERS, S.L.D.
- 7 (N) ACCESSIBLE PEDESTRIAN RAMP w/MTL. HANDRAIL / GUARDRAIL
- 8 A: (N) CONCRETE STAIR w/MTL. HANDRAIL / GUARDRAIL  
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B: (E) CONCRETE RETAINING WALL TO REMAIN  
C: (N) CONCRETE SITE / PLANTER WALL  
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- 15 VENT TO GARAGE STRUCTURE BELOW / BEYOND
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- 17 A: (N) BIKE RACKS - SEE 00.A1.30 & 00.A1.40  
B: (N) BIKE RACKS IN GARAGE - SEE BLDG. PLANS & 00.A1.30 & 00.A1.40 FOR LOCATIONS AND QUANTITIES

**GENERAL NOTES**

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- B. SEE LANDSCAPE DRAWINGS (S.L.D.) FOR ALL EXISTING AND PROPOSED TREE / VEGETATION LOCATIONS.
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**LEGEND**

- (E) BUILDINGS
- (N) BUILDINGS PROPOSED
- BUILDING I.D. (WHERE OCCURS)  
(BUILDING #)  
(BUILDING TYPE)



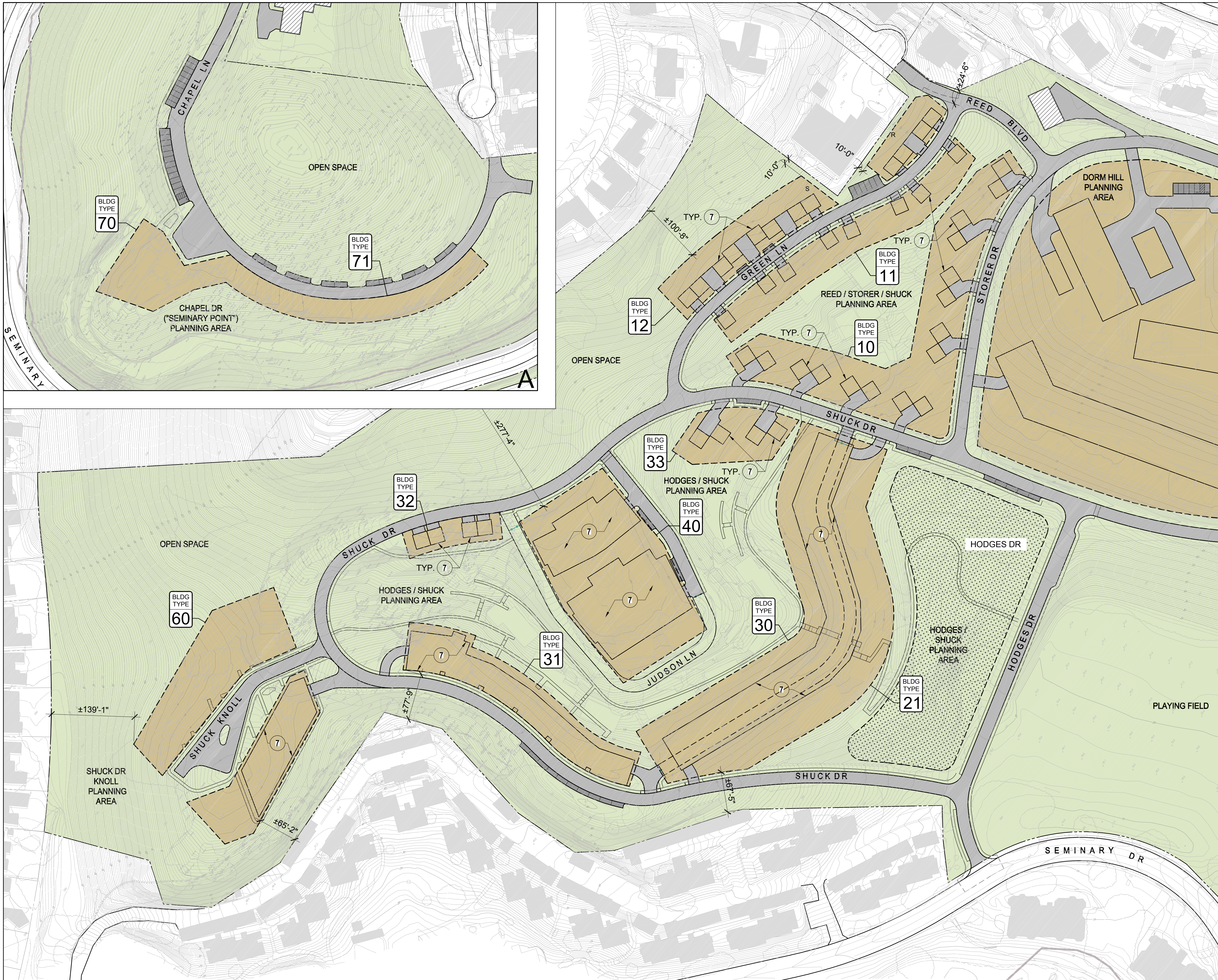
REV	DATE	DESCRIPTION
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05.16.2016		PLANNING RESUBMITTAL SET
01.31.2020		PLANNING / MP RESUBM SET

**THE SEMINARY**  
201 SEMINARY DRIVE  
MILL VALLEY, CA 94941

**SITE PLAN EAST**  
**AREA SOUTH**

SITE / BLDG. TYPE  
**00**  
SHEET NO.  
**A1.14**

1" = 40'



**SHEET NOTES**

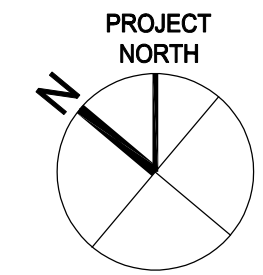
- 1 (N) RESIDENTIAL CARE FACILITY (RCF) - INDEPENDENT / ASSISTED LIVING / MEMORY CARE BUILDING [BLDG TYPE 52]
- 2 (N) RCF - INDEPENDENT LIVING BUILDING [BLDG TYPE 52]
- 3 (N) ADMINISTRATION ADDITION: ~15,800 SF TO REPLACE DEMO PORTION OF ACADEMIC BUILDING; 30FT HEIGHT LIMIT
- 4 (N) MULTI-FAMILY RESIDENTIAL
- 5 (N) FITNESS CENTER / DAYCARE CENTER [BLDG TYPE 7]; 20,000 SF; 30 FT HEIGHT LIMIT
- 6 (N) SINGLE-FAMILY HOUSES
- 7 (N) GARAGE - SEE 00.A1.30 & 00.A1.40
- 8 (N) MAINTENANCE BUILDING [BLDG TYPE 8]

**DEVELOPMENT STANDARDS**

PLANNING AREA 2019	BLDG TYPE	PVT. ROADWAY	MIN. SETBACK (FT)				MAX. BLDG. HEIGHT (FT)
			FRONT	SIDE	REAR		
ADMINISTRATION BUILDING	01	N/A	N/A	N/A	N/A	(E)	
ACADEMIC BUILDING	02	N/A	N/A	N/A	N/A	(E)	
CAFETERIA	03	N/A	N/A	N/A	N/A	(E)	
LIBRARY / ARTS CENTER	04	N/A	N/A	N/A	N/A	(E)	
FITNESS / DAYCARE CENTER	07	5	N/A	20	N/A	30	
MAINTENANCE BUILDING	08	N/A	N/A	N/A	N/A	30	
GREEN LANE	10	10	N/A	N/A	N/A	30	
	11	10	N/A	10	10	30	
HODGES DR	20	20	N/A	N/A	N/A	50	
OLIVER LANE	21	10	N/A	N/A	N/A	30	
	30	10	N/A	N/A	N/A	30	
	31	10	N/A	N/A	N/A	30	
SHUCK LOOP	32	0	N/A	N/A	N/A	30	
	33	15	N/A	N/A	N/A	30	
JUDSON LANE	40	5	N/A	N/A	N/A	30	
RESIDENTIAL CARE FAC. (RCF)	52	20	N/A	N/A	N/A	30	
SHUCK DR KNOLL	60	40	N/A	N/A	N/A	30	
SEMINARY POINT	70	50	N/A	N/A	N/A	30	
MISSION DR	71	0	0	20	50	30	
CHAPEL HILL	80	15	20	N/A	N/A	30	

**LEGEND**

- BUILDING DEVELOPMENT AREA
- ROADWAYS / DRIVEWAYS (PVT.)
- SURFACE PARKING - SEE 00.A1.30 & 00.A1.40
- OPEN SPACE
- EXISTING BUILDINGS
- ADDITIONAL UNITS PER ZONING & DENSITY BONUS SITE
- 100 FT SHORLINE SETBACK
- INDICATES PORTIONS OF THE PROPOSED PROJECT THAT ARE INCLUDED FOR DESIGN REVIEW.
- SEE PLANNING SUBMISSION MATRIX 00.A0.03.
- SETBACKS  
F = FRONT  
S = SIDE  
R = REAR  
SEE ENLARGED SITE PLAN (1" = 40') SHEETS FOR BUILDING PLAN REFERENCES, TYP.



REV	DATE	DESCRIPTION
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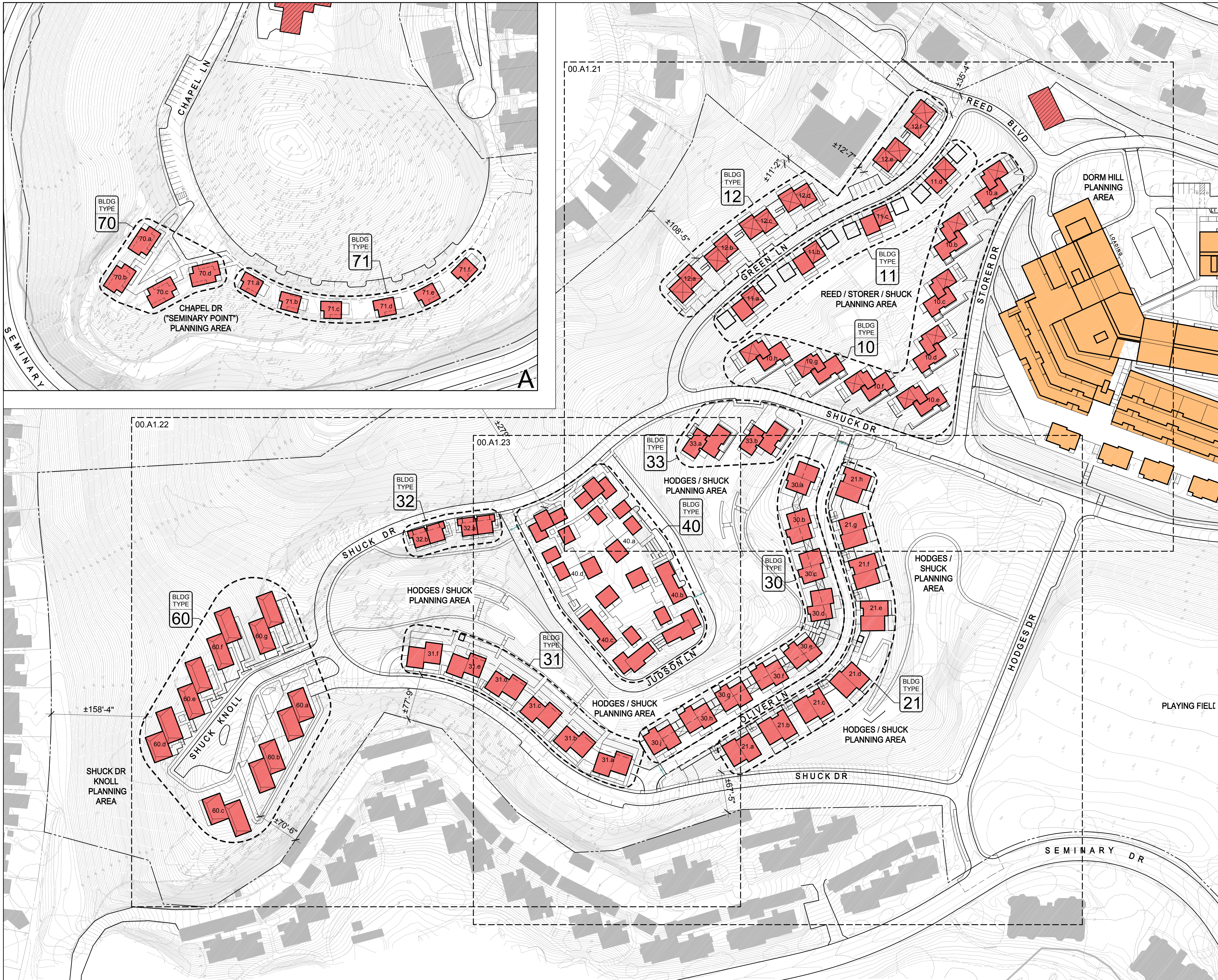
**THE SEMINARY**

201 SEMINARY DRIVE  
MILL VALLEY, CA 94941

**MASTER PLAN EXHIBIT**  
**SITE PLAN WEST**

SITE / BLDG. TYPE  
**00**  
SHEET NO.  
**A1.20**

1" = 80'

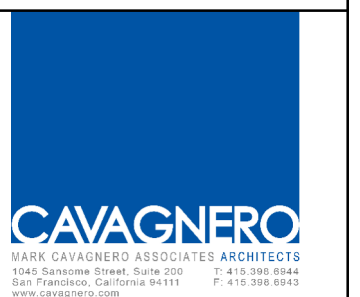
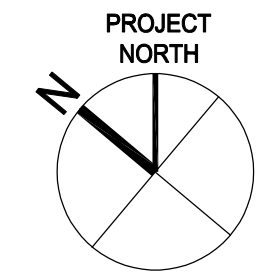


**SHEET NOTES**

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- 2 (N) RCF - INDEPENDENT LIVING BUILDING [BLDG TYPE 52]
- 3 (N) ADMINISTRATION ADDITION: ~15,800 SF TO REPLACE DEMO PORTION OF ACADEMIC BUILDING; 30FT HEIGHT LIMIT
- 4 (N) MULTI-FAMILY RESIDENTIAL
- 5 (N) FITNESS CENTER / DAYCARE CENTER [BLDG TYPE 7]; 20,000 SF; 30 FT HEIGHT LIMIT
- 6 (N) SINGLE-FAMILY HOME SITES [BLDG TYPE 72]  
MIN. FRONT SETBACK: 20'  
MIN. SIDE SETBACK: 6'  
MIN. REAR SETBACK: 20% LOT DEPTH  
MAX. BLDG. HEIGHT: 30'  
MAX. FLOOR AREA RATIO (FAR): 30%
- 7 (N) GARAGE - SEE 00.A1.30 & 00.A1.40
- 8 (N) MAINTENANCE BUILDING [BLDG TYPE 8]

**LEGEND**

- RESIDENTIAL
- RESIDENTIAL CARE FACILITY (RCF)
- ACADEMIC CAMPUS
- ANCILLARY BUILDING
- EXISTING BUILDINGS
- BUILDING I.D. (WHERE OCCURS)  
(BUILDING #)  
(BUILDING TYPE)
- INDICATES PORTIONS OF THE PROPOSED PROJECT THAT ARE INCLUDED FOR DESIGN REVIEW.  
SEE ENLARGED SITE PLAN (1" = 40') SHEETS FOR BUILDING PLAN REFERENCES, TYP.



REV	DATE	DESCRIPTION
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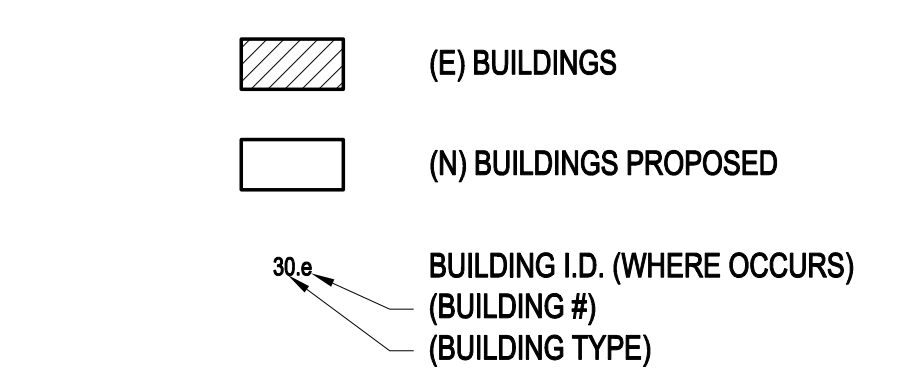
**SHEET NOTES**

- 1 A: (N) ROADWAY / DRIVEWAY, S.C.D.  
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- 3 A: (N) ACCESSIBLE LOADING ZONE, S.C.D.  
B: (N) ACCESSIBLE VAN / PARKING SPACE(S)  
C: (N) PRKG LOT w/ACCESSIBLE VAN / PRKG SPACES, S.C.D.  
D: (E) PARKING LOT TO REMAIN  
E: (E) PARKING LOT TO BE MODIFIED, S.C.D.  
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**GENERAL NOTES**

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- C. SEE CIVIL DRAWINGS (S.C.D.) FOR STORMWATER TREATMENT BIORETENTION AREAS, TYP.

**LEGEND**



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

201 Seminary Drive  
Mill Valley, CA 94941



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

**THE SEMINARY**  
201 SEMINARY DRIVE  
MILL VALLEY, CA 94941

**SITE PLAN WEST AREA EAST**

SITE / BLDG. TYPE  
**00**  
SHEET NO.  
**A1.21**

1" = 40'



**SHEET NOTES**

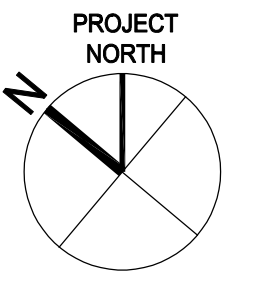
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B: (E) ROADWAY / DRIVEWAY TO BE MODIFIED, S.C.D.
- 2 (N) SIDEWALK, S.C.D.
- 3 A: (N) ACCESSIBLE LOADING ZONE, S.C.D.  
B: (N) ACCESSIBLE VAN / PARKING SPACE(S)  
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- 8 A: (N) CONCRETE STAIR w/MTL. HANDRAIL / GUARDRAIL  
B: (E) CONCRETE STAIR TO REMAIN
- 9 A: (N) CONCRETE RETAINING WALL, S.C.D.  
B: (E) CONCRETE RETAINING WALL TO REMAIN  
C: (N) CONCRETE SITE / PLANTER WALL  
D: (E) STONE SITE / PLANTER WALL TO REMAIN
- 10 A: (N) 10' HIGH CHAIN LINK FENCING  
B: (N) ORNAMENTAL FENCING  
C: (N) ORNAMENTAL "GREEN SCREEN"
- 11 NOT USED
- 12 (N) "TURF BLOCK" SURFACE, S.C.D.
- 13 (N) CANOPY STRUCTURE
- 14 (N) STRUCTURED PATHWAY / BALCONY
- 15 VENT TO GARAGE STRUCTURE BELOW / BEYOND
- 16 (E) BRIDGE TO REMAIN
- 17 A: (N) BIKE RACKS - SEE 00.A1.30 & 00.A1.40  
B: (N) BIKE RACKS IN GARAGE - SEE BLDG. PLANS & 00.A1.30 & 00.A1.40 FOR LOCATIONS AND QUANTITIES

**GENERAL NOTES**

- A. 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 CIVIL DRAWINGS (S.C.D.) FOR STORMWATER TREATMENT BIORETENTION AREAS, TYP.

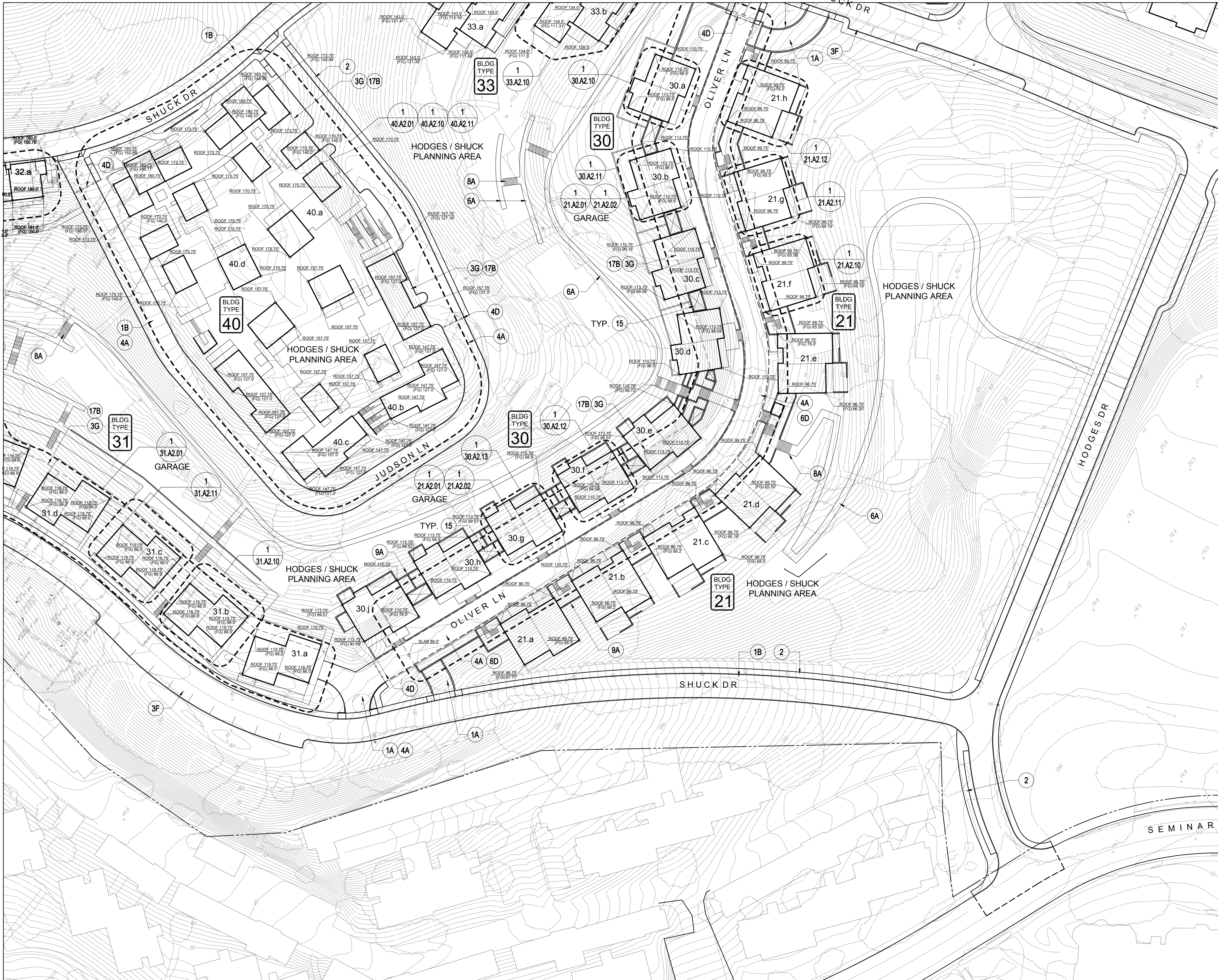
**LEGEND**

- (E) BUILDINGS
- (N) BUILDINGS PROPOSED
- BUILDING I.D. (WHERE OCCURS)  
(BUILDING #)  
(BUILDING TYPE)



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





**SHEET NOTES**

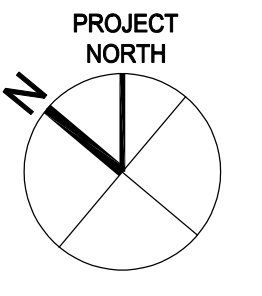
- 1 A: (N) ROADWAY / DRIVEWAY, S.C.D.  
B: (E) ROADWAY / DRIVEWAY TO BE MODIFIED, S.C.D.
- 2 (N) SIDEWALK, S.C.D.
- 3 A: (N) ACCESSIBLE LOADING ZONE, S.C.D.  
B: (N) ACCESSIBLE VAN / PARKING SPACE(S)  
C: (N) PRKG LOT w/ACCESSIBLE VAN / PRKG SPACES, S.C.D.  
D: (E) PARKING LOT TO REMAIN  
E: (E) PARKING LOT TO BE MODIFIED, S.C.D.  
F: (N) PARALLEL PARKING AT ROADWAY, S.C.D.  
G: (N) PODIUM PARKING STRUCTURE, SEE BLDG. PLANS
- 4 A: (N) FIRE ACCESS LANE, S.C.D.  
B: (E) FIRE ACCESS LANE TO REMAIN  
C: (E) FIRE ACCESS LANE TO BE MODIFIED, S.C.D.  
D: (N) EMERGENCY ACCESS GATE
- 5 A: (N) SERVICE ACCESS, S.C.D.  
B: (E) SERVICE ACCESS TO REMAIN  
C: (E) SERVICE ACCESS TO BE MODIFIED, S.C.D.
- 6 A: (N) CONCRETE PAVING, S.C.D. & S.L.D.  
B: (E) CONCRETE PAVING TO REMAIN  
C: (N) CONCRETE PAVERS, S.L.D.  
D: (N) CONCRETE PAVERS o/PODIUM PARKING STRUCTURE  
E: (N) TURF BLOCK PAVERS, S.L.D.
- 7 (N) ACCESSIBLE PEDESTRIAN RAMP w/MTL. HANDRAIL / GUARDRAIL
- 8 A: (N) CONCRETE STAIR w/MTL. HANDRAIL / GUARDRAIL  
B: (E) CONCRETE STAIR TO REMAIN
- 9 A: (N) CONCRETE RETAINING WALL, S.C.D.  
B: (E) CONCRETE RETAINING WALL TO REMAIN  
C: (N) CONCRETE SITE / PLANTER WALL  
D: (E) STONE SITE / PLANTER WALL TO REMAIN
- 10 A: (N) 10' HIGH CHAIN LINK FENCING  
B: (N) ORNAMENTAL FENCING  
C: (N) ORNAMENTAL "GREEN SCREEN"
- 11 NOT USED
- 12 (N) "TURF BLOCK" SURFACE, S.C.D.
- 13 (N) CANOPY STRUCTURE
- 14 (N) STRUCTURED PATHWAY / BALCONY
- 15 VENT TO GARAGE STRUCTURE BELOW / BEYOND
- 16 (E) BRIDGE TO REMAIN
- 17 A: (N) BIKE RACKS - SEE 00.A1.30 & 00.A1.40  
B: (N) BIKE RACKS IN GARAGE - SEE BLDG. PLANS & 00.A1.30 & 00.A1.40 FOR LOCATIONS AND QUANTITIES

**GENERAL NOTES**

- A. 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 CIVIL DRAWINGS (S.C.D.) FOR STORMWATER TREATMENT BIORETENTION AREAS, TYP.

**LEGEND**

- (E) BUILDINGS
- (N) BUILDINGS PROPOSED
- BUILDING I.D. (WHERE OCCURS)  
(BUILDING #)  
(BUILDING TYPE)



**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

**SITE PLAN WEST AREA CENTRAL**

1" = 40'

SITE / BLDG. TYPE  
**00**  
SHEET NO.  
**A1.23**



**SHEET NOTES**

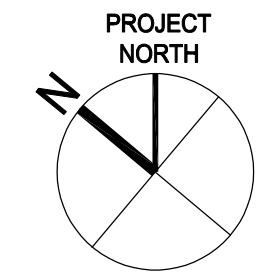
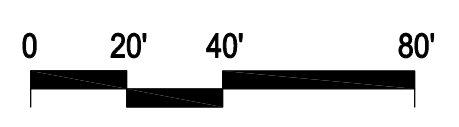
- 1 A: (N) ROADWAY / DRIVEWAY, S.C.D.  
B: (E) ROADWAY / DRIVEWAY TO BE MODIFIED, S.C.D.
- 2 (N) SIDEWALK, S.C.D.
- 3 A: (N) ACCESSIBLE LOADING ZONE, S.C.D.  
B: (N) ACCESSIBLE VAN / PARKING SPACE(S)  
C: (N) PRKG LOT w/ACCESSIBLE VAN / PRKG SPACES, S.C.D.  
D: (E) PARKING LOT TO REMAIN  
E: (E) PARKING LOT TO BE MODIFIED, S.C.D.  
F: (N) PARALLEL PARKING AT ROADWAY, S.C.D.  
G: (N) PODIUM PARKING STRUCTURE, SEE BLDG. PLANS
- 4 A: (N) FIRE ACCESS LANE, S.C.D.  
B: (E) FIRE ACCESS LANE TO REMAIN  
C: (E) FIRE ACCESS LANE TO BE MODIFIED, S.C.D.  
D: (N) EMERGENCY ACCESS GATE
- 5 A: (N) SERVICE ACCESS, S.C.D.  
B: (E) SERVICE ACCESS TO REMAIN  
C: (E) SERVICE ACCESS TO BE MODIFIED, S.C.D.
- 6 A: (N) CONCRETE PAVING, S.C.D. & S.L.D.  
B: (E) CONCRETE PAVING TO REMAIN  
C: (N) CONCRETE PAVERS, S.L.D.  
D: (N) CONCRETE PAVERS o/PODIUM PARKING STRUCTURE  
E: (N) TURF BLOCK PAVERS, S.L.D.
- 7 (N) ACCESSIBLE PEDESTRIAN RAMP w/MTL. HANDRAIL / GUARDRAIL
- 8 A: (N) CONCRETE STAIR w/MTL. HANDRAIL / GUARDRAIL  
B: (E) CONCRETE STAIR TO REMAIN
- 9 A: (N) CONCRETE RETAINING WALL, S.C.D.  
B: (E) CONCRETE RETAINING WALL TO REMAIN  
C: (N) CONCRETE SITE / PLANTER WALL  
D: (E) STONE SITE / PLANTER WALL TO REMAIN
- 10 A: (N) 10' HIGH CHAIN LINK FENCING  
B: (N) ORNAMENTAL FENCING  
C: (N) ORNAMENTAL "GREEN SCREEN"
- 11 NOT USED
- 12 (N) "TURF BLOCK" SURFACE, S.C.D.
- 13 (N) CANOPY STRUCTURE
- 14 (N) STRUCTURED PATHWAY / BALCONY
- 15 VENT TO GARAGE STRUCTURE BELOW / BEYOND
- 16 (E) BRIDGE TO REMAIN
- 17 A: (N) BIKE RACKS - SEE 00.A1.30 & 00.A1.40  
B: (N) BIKE RACKS IN GARAGE - SEE BLDG. PLANS & 00.A1.30 & 00.A1.40 FOR LOCATIONS AND QUANTITIES

**GENERAL NOTES**

- A. 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 CIVIL DRAWINGS (S.C.D.) FOR STORMWATER TREATMENT BIORETENTION AREAS, TYP.

**LEGEND**

- (E) BUILDINGS
- (N) BUILDINGS PROPOSED
- BUILDING I.D. (WHERE OCCURS)  
(BUILDING #)  
(BUILDING TYPE)



**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

SITE PLAN WEST  
AREA SOUTH

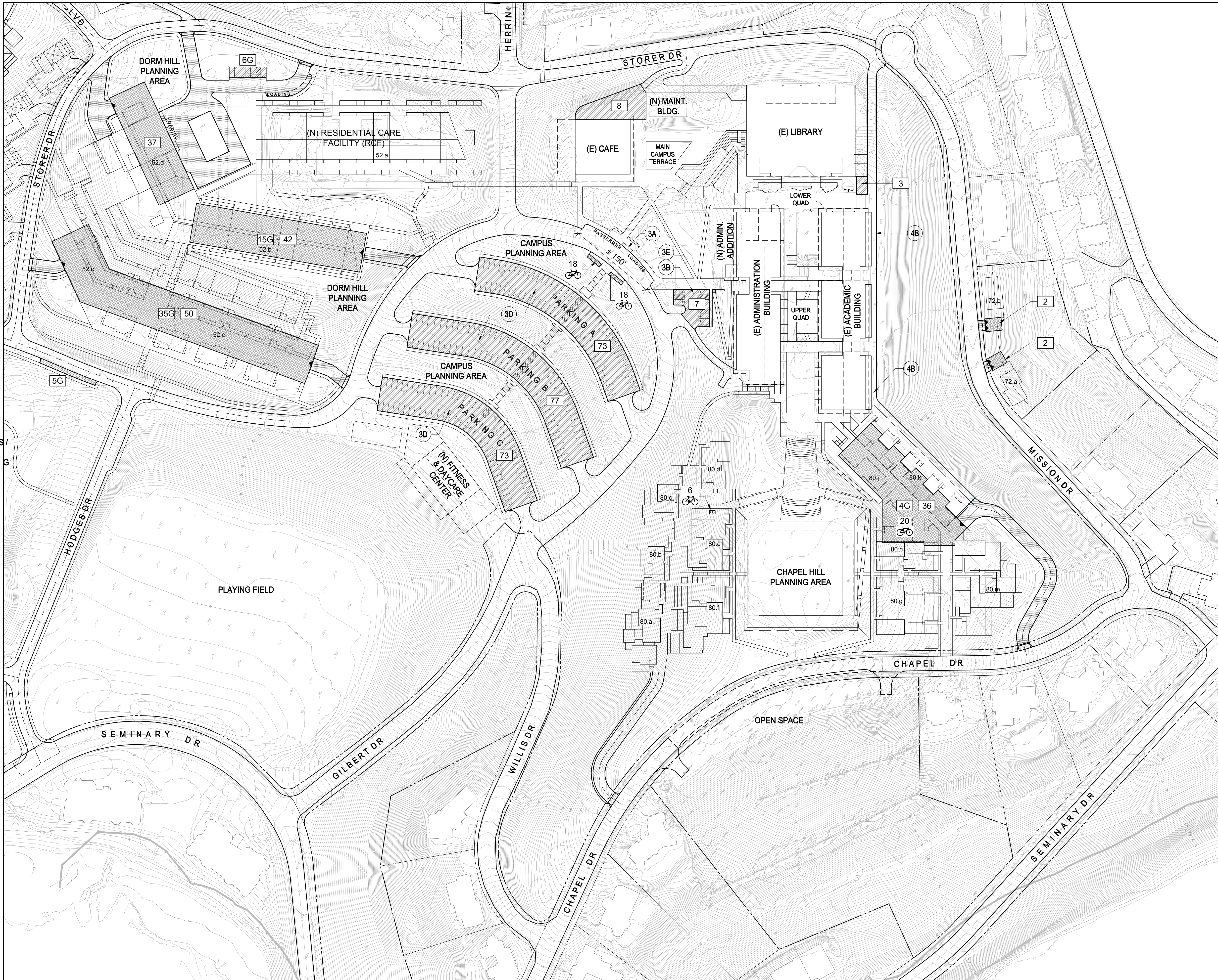
1" = 40'

SITE / BLDG. TYPE

**00**

SHEET NO.

**A1.24**



**SHEET NOTES**

- ① A: (N) ROADWAY / DRIVEWAY, S.C.D.  
B: (E) ROADWAY / DRIVEWAY TO BE MODIFIED, S.C.D.
- ② NOT USED
- ③ A: (N) ACCESSIBLE LOADING ZONE, S.C.D.  
B: (N) ACCESSIBLE VAN / PARKING SPACES  
C: (N) PRKG LOT w/ACCESSIBLE VAN / PRKG SPACES, S.C.D.  
D: (E) PARKING LOT TO REMAIN  
E: (E) PARKING LOT TO BE MODIFIED, S.C.D.  
F: (N) PARALLEL PARKING AT ROADWAY, S.C.D.  
G: (N) PODIUM PARKING STRUCTURE, SEE BLDG. PLANS
- ④ A: (N) FIRE ACCESS LANE, S.C.D.  
B: (E) FIRE ACCESS LANE TO REMAIN  
C: (E) FIRE ACCESS LANE TO BE MODIFIED, S.C.D.  
D: (N) EMERGENCY ACCESS GATE

**GENERAL NOTES**

A. SEE SHEET 00.A0.03 FOR PARKING SUMMARY AND CALCULATIONS.

**RCF PARKING SUMMARY**

TYPE	BEDS	QUANTITY	RATE	PRKG CALC	DEDUCT	PRKG REQ'D	PRKG PRVD
Independent Living	1 Bed	55	1.25	68.75	34.375	35	35
Independent Living	2 Bed	51	1.5	76.5	38.25	39	39
Memory Care		16	0	0	0	0	0
Assisted Living		28	0	0	0	0	0
Senior (Prsk)		55	1	55	0	55	55
Visitor		150	0.2	30	0	30	55
<b>TOTAL</b>						<b>159</b>	<b>185</b>

**BICYCLE PARKING**

PLANNING AREA 2015	BLDG TYPE <sup>1</sup>	STUDIO	1-BDRM	2-BDRM	3-BDRM+	PRKG REQ'D <sup>2</sup>
OLIVE LAKE		21	0	15	15	22
SPRICK LOOP		31	0	12	6	10
CHapel HILL		40	0	14	15	11
<b>TOTAL</b>		<b>92</b>	<b>0</b>	<b>29</b>	<b>15</b>	<b>25</b>

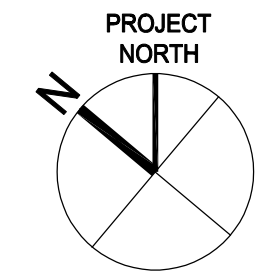
  

W/O PRIVATE GARAGE	W/ PRIVATE GARAGE
CLASS 3 SHORT TERM	CLASS 3 SHORT TERM
STUDIO: 0.25 SPACES	0.25 SPACES
1-BDRM: 0.25 SPACES	0.25 SPACES
2-BDRM: 0.25 SPACES	0.25 SPACES
3-BDRM+: 0.25 SPACES	0.25 SPACES
<b>TOTAL</b>	<b>74 SPACES</b>

1. See Sheet 00.A1.10 & 00.A1.20 for designation.  
2. See Sheet 00.A0.03 for designation.  
3. All units with private garages (shown).  
4. Spk, Drivln, and Residential Care Facilities excluded from bicycle parking requirements per AEC.

**LEGEND**

- (N) DRIVEWAY, S.C.D.
- OFF-STREET PARKING (GARAGE)\* (# OF SPACES)
- OFF-STREET PARKING (SURFACE)\* (# OF SPACES)
- \*#G = GUEST PARKING SPACE(S)
- BICYCLE PARKING (# OF SPACES)

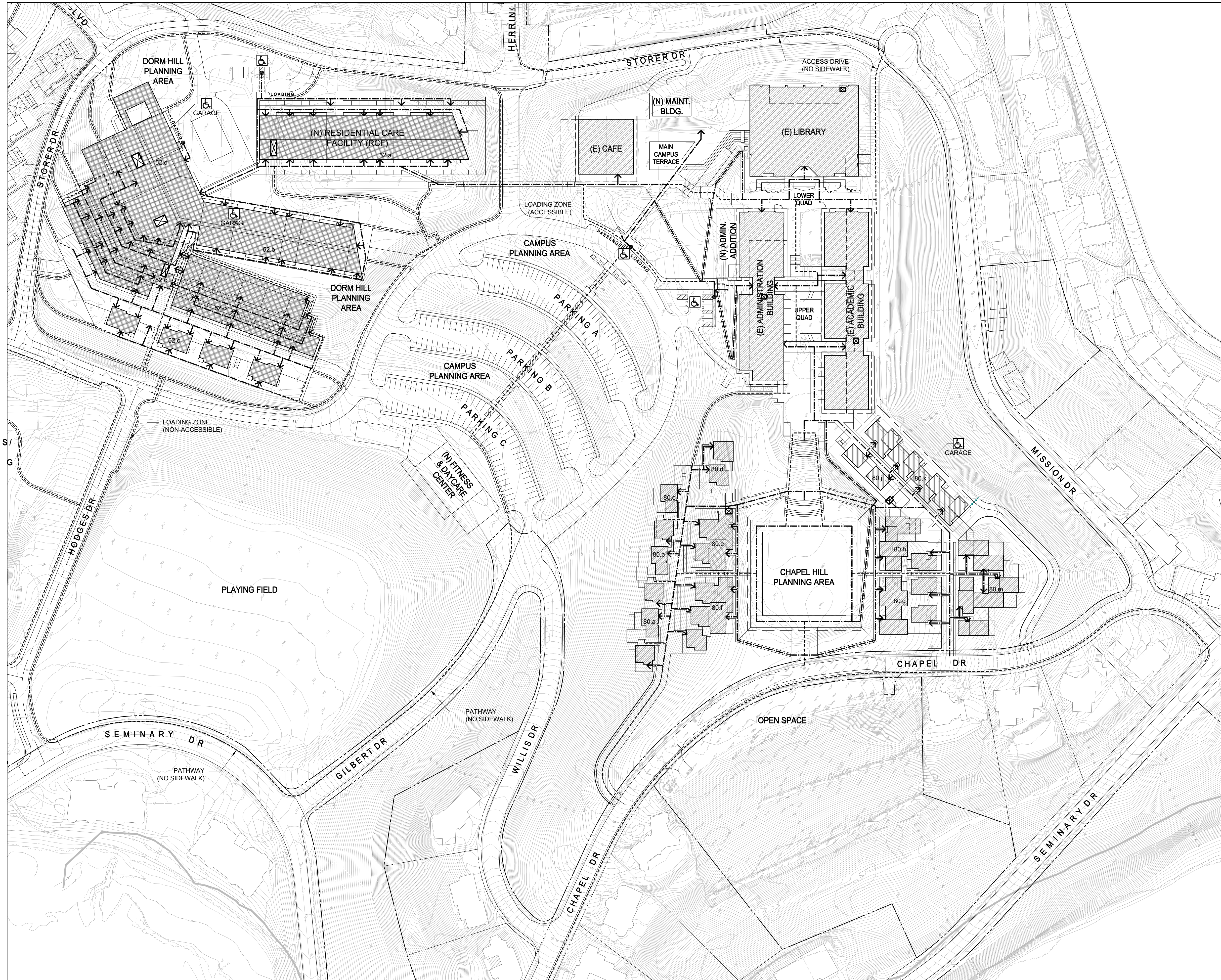


REV	DATE	DESCRIPTION
10.05.2015		PLANNING SUBMITTAL SET
05.16.2016		PLANNING RESUBMITTAL SET
01.31.2020		PLANNING / MP RESUBM SET

**THE SEMINARY**  
201 SEMINARY DRIVE  
MILL VALLEY, CA 94941

**PARKING PLAN**  
**SITE PLAN EAST**

1" = 80'



**GENERAL NOTES**

- A. SEE PROJECT BUILDING SUMMARY, SHEET 00.A0.04 FOR OCCUPANCY DESIGNATIONS, TYP.
- B. ACCESSIBLE PATH OF TRAVEL (POT) AS INDICATED ON PLANS IS A BARRIER-FREE ACCESS POT WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAX. SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX. AND AT LEAST 48" WIDE. SURFACE IS SLIP-RESISTANT, STABLE, FIRM AND SMOOTH. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. ACCESSIBLE POT SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80".

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

201 Seminary Drive  
Mill Valley, CA 94941

**CAVAGNERO**  
MARK CAVAGNERO ASSOCIATES ARCHITECTS  
2000 AVENUE OF THE STARS, SUITE 200  
SAN FRANCISCO, CA 94133

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

**THE SEMINARY**

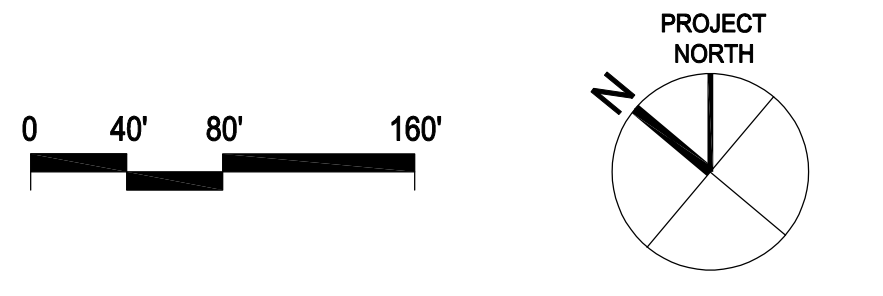
201 SEMINARY DRIVE  
MILL VALLEY, CA 94941

**SITE ACCESSIBILITY SITE PLAN EAST**

1" = 80'

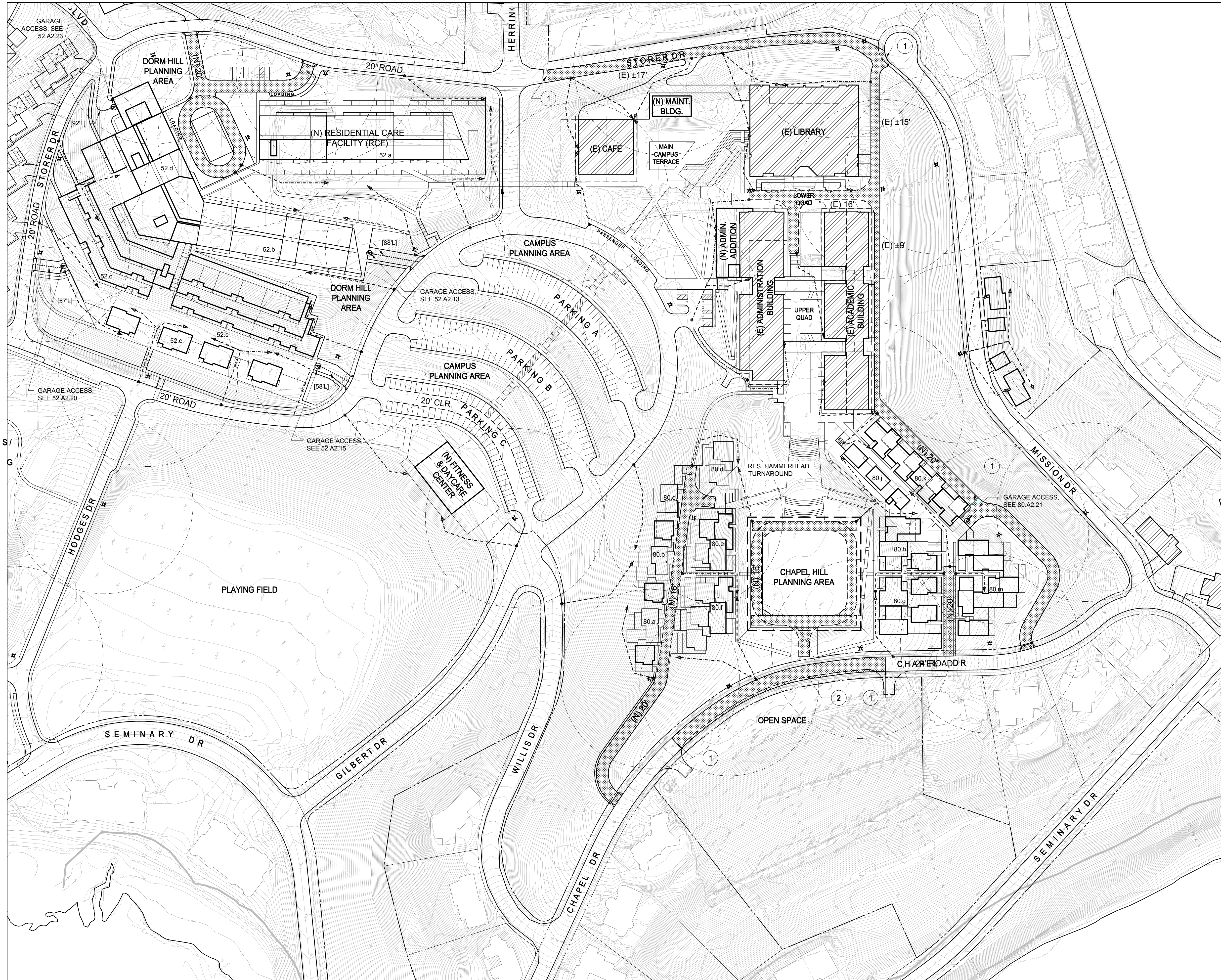
**LEGEND**

- (E) BUILDING TO BE MODERNIZED AND MADE FULLY ACCESSIBLE
- (N) RESIDENTIAL BUILDING: GROUND-FLOOR UNIT ACCESSIBLE ONLY
- (N) BUILDING: FULLY ACCESSIBLE
- ELEVATOR ON ACCESSIBLE PATH-OF-TRAVEL
- ACCESSIBLE PARKING / LOADING / SIDEWALK (STREET) ACCESS
- ACCESSIBLE PATH-OF-TRAVEL
- PEDESTRIAN ROUTE - PAVED U.O.N. (NON-ACCESSIBLE)



SITE / BLDG. TYPE  
**00**

SHEET NO.  
**A1.31**



**GENERAL NOTES**

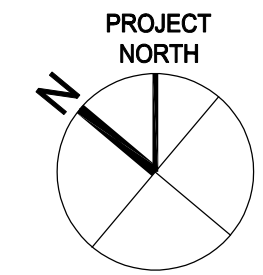
- A. SEE ENLARGED SITE PLAN (1" = 40') SHEETS FOR BUILDING PLAN REFERENCES, TYP.
- B. SEE PROJECT BUILDING SUMMARY, SHEET 00.A0.04 FOR OCCUPANCY DESIGNATIONS, TYP.
- C. SEE CIVIL DRAWINGS (S.C.D.) FOR ALL EXISTING AND FINISH GRADES.
- D. SEE CIVIL DRAWINGS (S.C.D.) FOR ALL (N) DRIVEWAYS AND ROAD PROFILES

**SHEET NOTES**

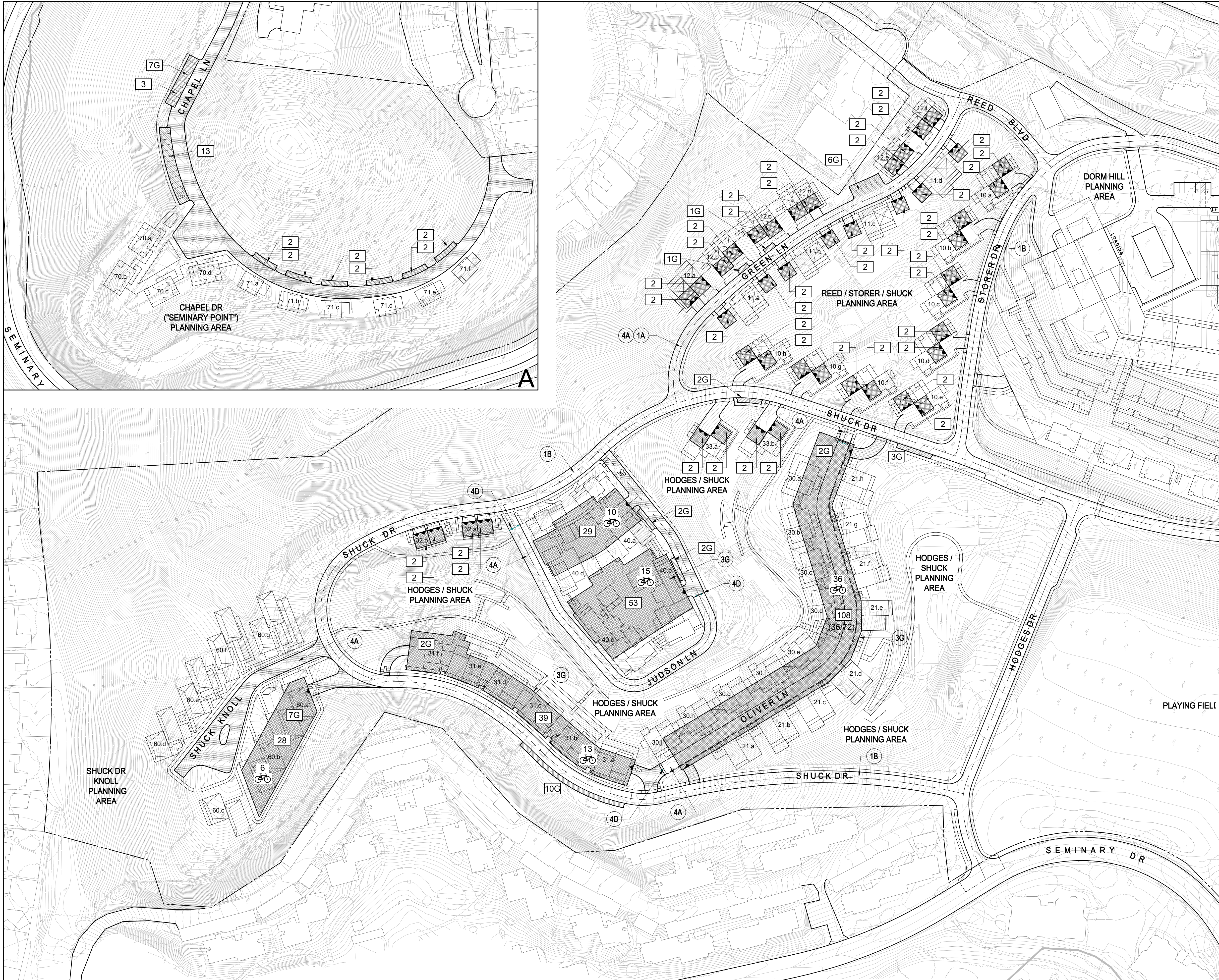
- 1 (N) EMERGENCY ACCESS GATE
- 2 (N) "TURF BLOCK" SURFACE, S.C.D.

**LEGEND**

- (E) BUILDINGS
- (N) BUILDINGS PROPOSED
- (N) OR (E) FIRE ACCESS LANE
- 150' MAX. FIRE-HOSE LENGTH
- DEAD-END DRIVEWAY (NO TURNAROUND)
- SHARED GARAGE ACCESS POINT w/ KEY BOX WHERE APPLICABLE
- (N) OR (E) FIRE HYDRANT, S.C.D.



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



**SHEET NOTES**

- ① A: (N) ROADWAY / DRIVEWAY, S.C.D.  
B: (E) ROADWAY / DRIVEWAY TO BE MODIFIED, S.C.D.
- ② NOT USED
- ③ A: (N) ACCESSIBLE LOADING ZONE, S.C.D.  
B: (N) ACCESSIBLE VAN / PARKING SPACES  
C: (N) PRKG LOT w/ACCESSIBLE VAN / PRKG SPACES, S.C.D.  
D: (E) PARKING LOT TO REMAIN  
E: (E) PARKING LOT TO BE MODIFIED, S.C.D.  
F: (N) PARALLEL PARKING AT ROADWAY, S.C.D.  
G: (N) PODIUM PARKING STRUCTURE, SEE BLDG. PLANS
- ④ A: (N) FIRE ACCESS LANE, S.C.D.  
B: (E) FIRE ACCESS LANE TO REMAIN  
C: (E) FIRE ACCESS LANE TO BE MODIFIED, S.C.D.  
D: (N) EMERGENCY ACCESS GATE

**GENERAL NOTES**

A. SEE SHEET 00.A0.03 FOR PARKING SUMMARY AND CALCULATIONS.

**BICYCLE PARKING**

PLANNING AREA 2015	BUDG TYPE <sup>1</sup>	STUDIO	1-BDRM	2-BDRM	3-BDRM+	PARKING RECD <sup>2</sup>	PARKING PRVD
SHUCK DR KNOLL	21	0	0	15	15	22	30
SHUCK DR	44	0	0	14	9	21	25
JUDSON LN	44	0	14	15	9	21	25
CHAPEL HILL	80	0	2	25	13	23	26
<b>TOTAL</b>						<b>76 SPACES</b>	<b>100 SPACES</b>

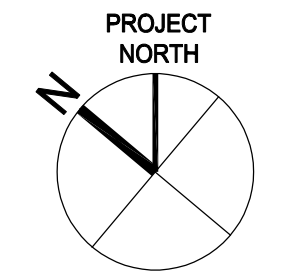
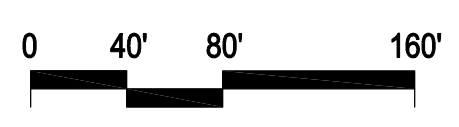
<sup>1</sup> See Sheet 00.A1.10 & 00.A1.20 for designations.  
<sup>2</sup> BICYCLE PARKING FORMULA: Per 2015 MUC 24.04.00

W/O PRIVATE GARAGE	W/ PRIVATE GARAGE
CLASS 2 SHORT TERM	CLASS 1 LONG TERM
0.25 SPACES	0.25 SPACES
0.33 SPACES	0.33 SPACES
0.50 SPACES	0.50 SPACES
1.00 SPACES	1.50 SPACES
1.50 SPACES	1.50 SPACES

\* All units with private garages provided.  
\* 50% Disabled and Restricted Care Facilities excluded from bicycle parking requirements per MUC.

**LEGEND**

- (N) DRIVEWAY, S.C.D.
- 39 OFF-STREET PARKING (GARAGE)\* (# OF SPACES)
- 4 OFF-STREET PARKING (SURFACE)\*
- \*#G = GUEST PARKING SPACE(S)
- 10 BICYCLE PARKING (# OF SPACES)



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

201 Seminary Drive  
Mill Valley, CA 94941



REV	DATE	DESCRIPTION
10.05.2015		PLANNING SUBMITTAL SET
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01.31.2020		PLANNING / MP RESUBMIT SET

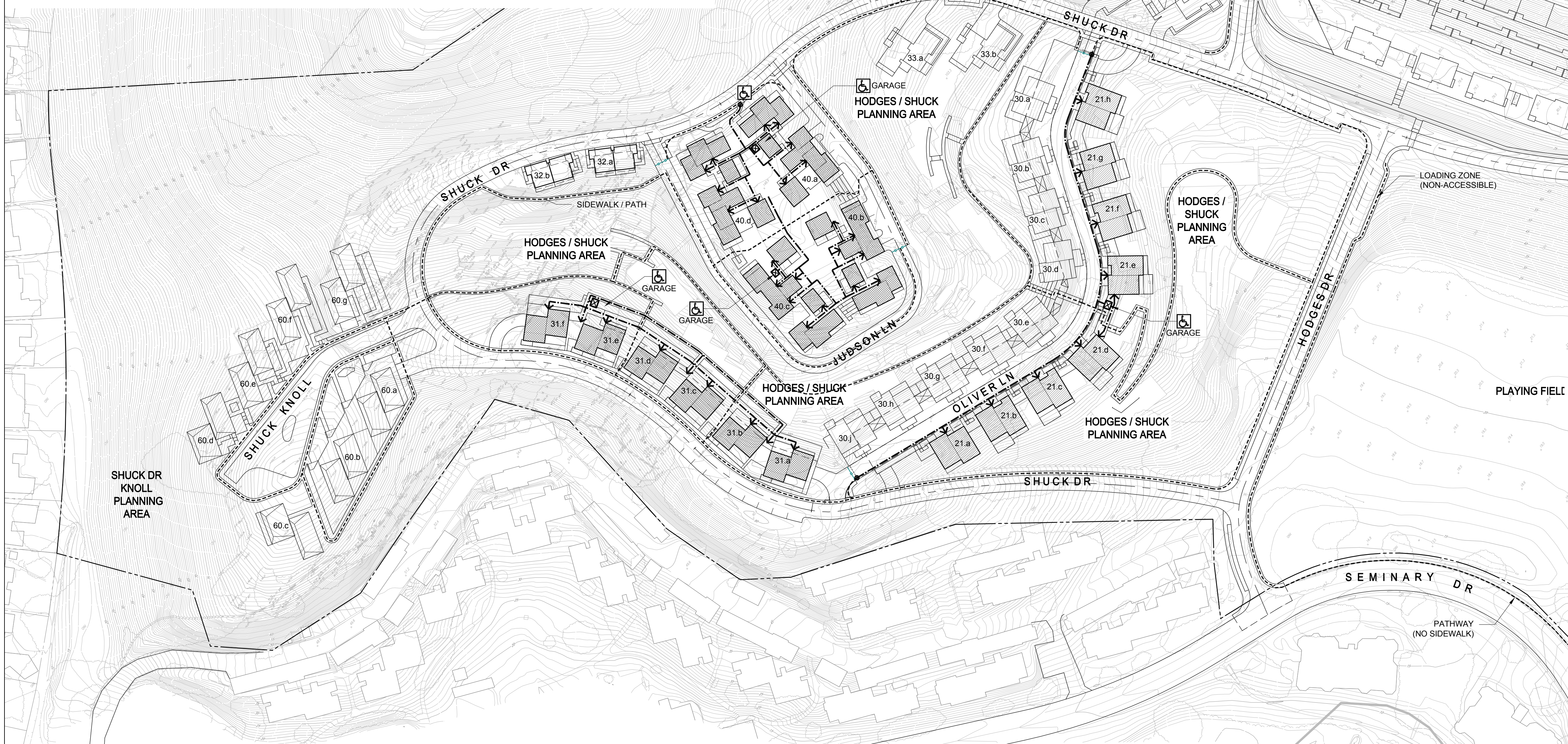
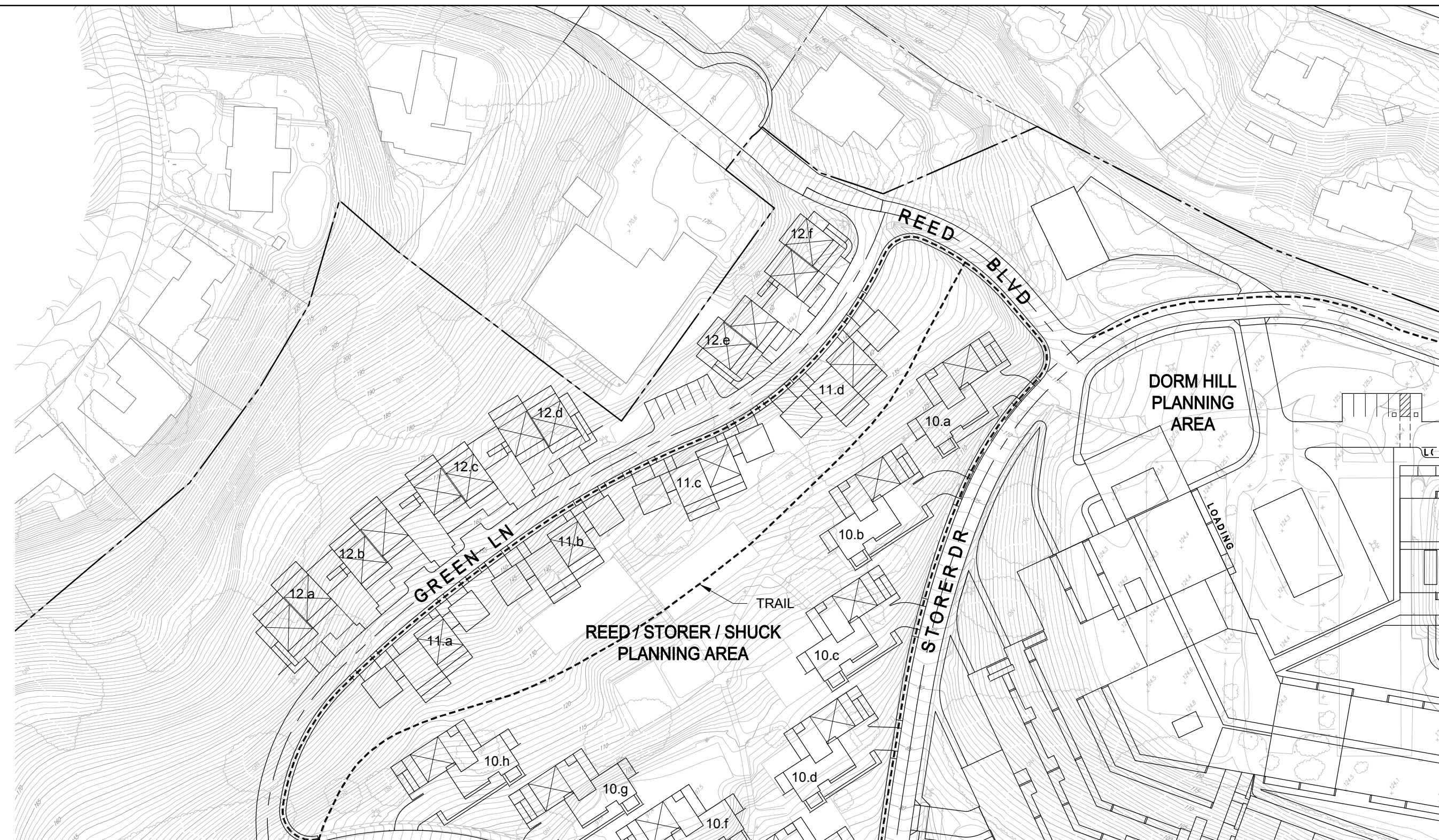
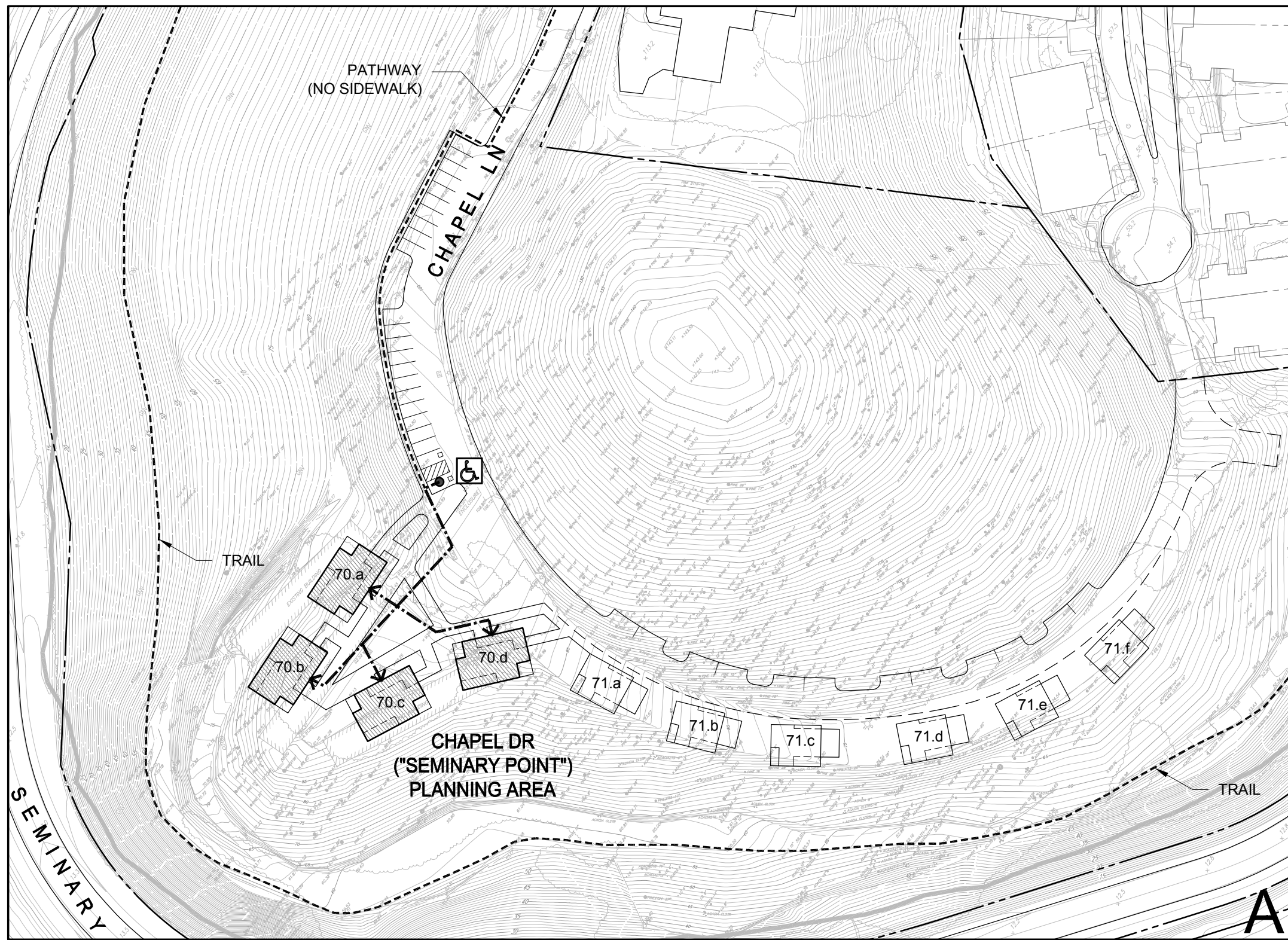
**THE SEMINARY**

201 SEMINARY DRIVE  
MILL VALLEY, CA 94941

**PARKING PLAN SITE PLAN WEST**

1" = 80'

SITE / BLDG. TYPE  
**00**  
SHEET NO.  
**A1.40**



**GENERAL NOTES**

- A. SEE PROJECT BUILDING SUMMARY, SHEET 00.A0.04 FOR OCCUPANCY DESIGNATIONS, TYP.
- B. ACCESSIBLE PATH OF TRAVEL (POT) AS INDICATED ON PLANS IS A BARRIER-FREE ACCESS POT WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAX. SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX. AND AT LEAST 48" WIDE. SURFACE IS SLIP-RESISTANT, STABLE, FIRM AND SMOOTH. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. ACCESSIBLE POT SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80".

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

201 Seminary Drive  
Mill Valley, CA 94941

**CAVAGNERO**  
MARK CAVAGNERO ASSOCIATES ARCHITECTS  
2000 AVENUE OF THE STARS, SUITE 200  
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**

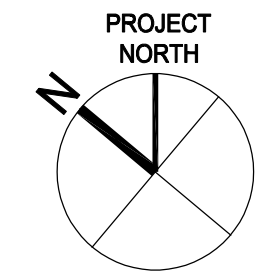
201 SEMINARY DRIVE  
MILL VALLEY, CA 94941

**SITE ACCESSIBILITY**  
SITE PLAN WEST

1" = 80'

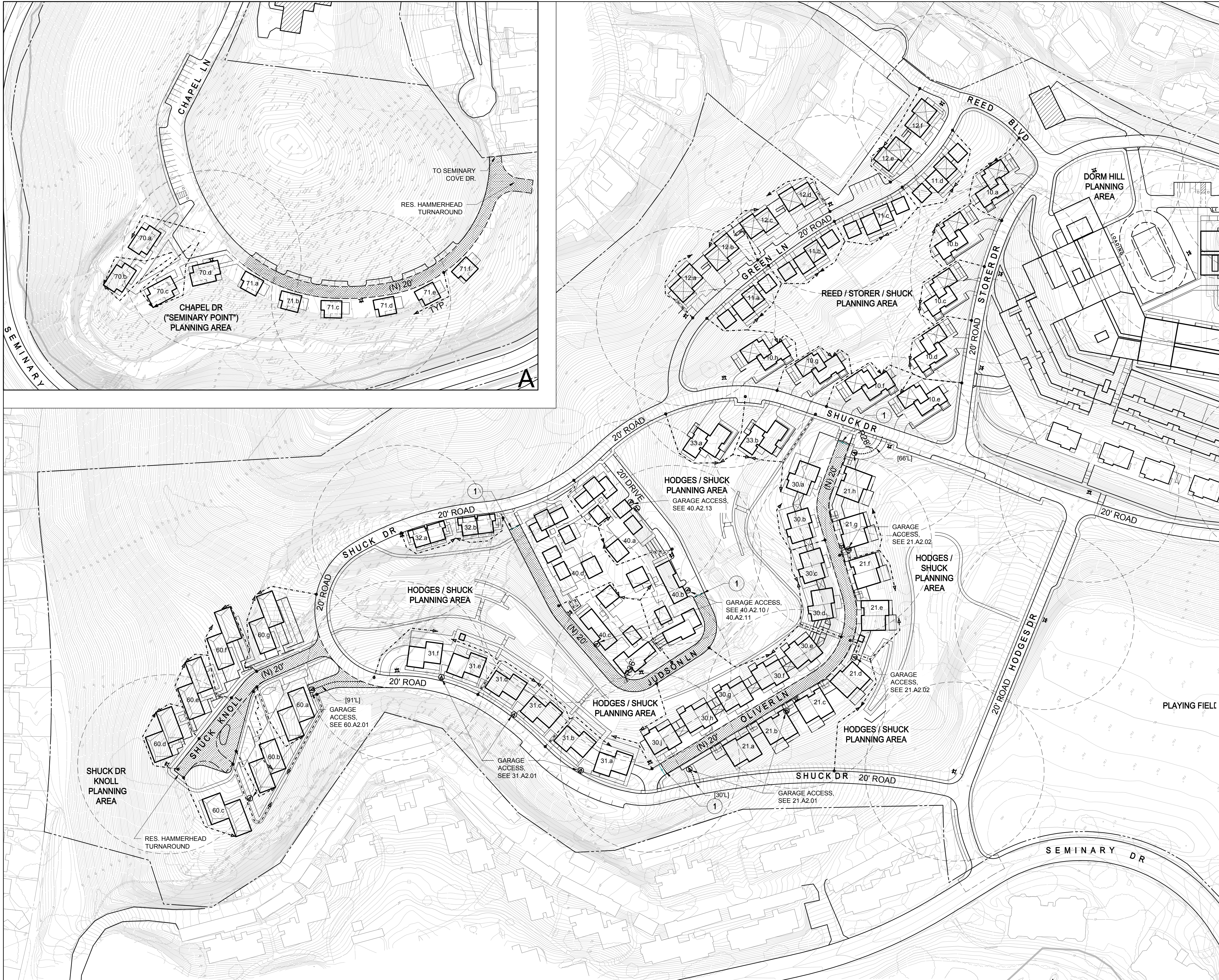
**LEGEND**

- (E) BUILDING TO BE MODERNIZED AND MADE FULLY ACCESSIBLE
- (N) RESIDENTIAL BUILDING: GROUND-FLOOR UNIT ACCESSIBLE ONLY
- (N) BUILDING: FULLY ACCESSIBLE
- ELEVATOR ON ACCESSIBLE PATH-OF-TRAVEL
- ACCESSIBLE PARKING / LOADING / SIDEWALK (STREET) ACCESS
- ACCESSIBLE PATH-OF-TRAVEL
- PEDESTRIAN ROUTE - PAVED U.O.N. (NON-ACCESSIBLE)



SITE / BLDG. TYPE  
**00**

SHEET NO.  
**A1.41**



**GENERAL NOTES**

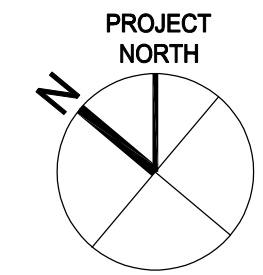
- A. SEE ENLARGED SITE PLAN (1" = 40') SHEETS FOR BUILDING PLAN REFERENCES, TYP.
- B. SEE PROJECT BUILDING SUMMARY, SHEET 00.A0.04 FOR OCCUPANCY DESIGNATIONS, TYP.
- C. SEE CIVIL DRAWINGS (S.C.D.) FOR ALL EXISTING AND FINISH GRADES.
- D. SEE CIVIL DRAWINGS (S.C.D.) FOR ALL (N) DRIVEWAYS AND ROAD PROFILES

**SHEET NOTES**

- 1 (N) EMERGENCY ACCESS GATE
- 2 (N) "TURF BLOCK" SURFACE, S.C.D.

**LEGEND**

- (E) BUILDINGS
- (N) BUILDINGS PROPOSED
- (N) OR (E) FIRE ACCESS LANE
- 150' MAX. FIRE-HOSE LENGTH
- DEAD-END DRIVEWAY (NO TURNAROUND)
- SHARED GARAGE ACCESS POINT w/ KEY BOX WHERE APPLICABLE
- (N) OR (E) FIRE HYDRANT, S.C.D.



**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

**FIRE ACCESS PLAN  
SITE PLAN WEST**

1" = 80'

SITE / BLDG. TYPE

00

SHEET NO.

A1.42