



# A.D.U.- KROEKER RESIDENCE

22 SKY ROAD

MILL VALLEY, CA

POLSKY PERLSTEIN ARCHITECTS

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CODES	
All construction shall comply with all local codes and ordinances and the codes listed below:	
2019 California Residential Code: CRC 2010 California Mechanical Code: CMC 2019 California Electrical Code: CEC 2019 California Plumbing Code: CPC 2019 California Fire Code 2019 California Building Energy Standards 2019 California Building Code: CBC 2019 California Green Building Code: CalGreen	
County of Marin Municipal Code <b>W.U.I. Zone- Chapter 7A CBC applies</b>	

PROJECT TEAM	
<b>OWNER:</b>	Chi and Karl Kroeker 22 Sky Road Mill Valley, CA 94941  <a href="mailto:chikroeker@yahoo.com">chikroeker@yahoo.com</a>
<b>ARCHITECT:</b>	Richard Perlstein AIA Polsky Perlstein Architects 469B Magnolia Ave. Larkspur, CA 94939 415-927-1156 x302 415-927-0847 <a href="mailto:rich@polskyarchitects.com">rich@polskyarchitects.com</a>
<b>INTERIOR DESIGNER:</b>	Paulina Perrault Paulina Perrault Interiors 480 Gate Five Road, Suite 101 Sausalito, CA 94965 415-941-4222 <a href="mailto:paulina@paulinaperrault.com">paulina@paulinaperrault.com</a>
<b>GEOTECHNICAL ENGINEER:</b>	Brian Piazza Reese & Associates Consulting Geotechnical Engineers 134 Lystra Court, Suite C Santa Rosa, CA 95403 707-528-3078 <a href="mailto:reese@reeseandassoc.com">reese@reeseandassoc.com</a>
<b>LANDSCAPE ARCHITECT:</b>	Katherine Webster 3352B Sacramento Street San Francisco, CA 94118 404-394-4142 <a href="mailto:kate@webstermia.com">kate@webstermia.com</a>

PROJECT DATA				
<b>Owners:</b>	Chi and Karl Kroeker			
<b>Phone:</b>				
<b>Address:</b>	22 Sky Road, Mill Valley			
<b>Zoning Designation:</b>	RSP-1			
<b>Assessor's Parcel Number:</b>	034-430-08			
<b>Actual Site Area (SF):</b>	71,400			
<b>Occupancy Type:</b>	R-3			
<b>Building Type:</b>	V-B			
<b>Latitude</b>	N 37.90201°			
<b>Longitude</b>	W 122.50576°			
	<b>Zoning Req't</b>	<b>Exist. Bldg.</b>	<b>Proposed Project</b>	<b>Change</b>
<b>Lot Coverage (SF)</b>				
House		1,540	2,299	+759
Garage		413	560	+147
Accessory Dwelling Unit		0	64	+64
Porches, terraces, walkways, patios		89	2,889	+2,800
Driveway		747	517	(230)
<b>Total Lot Coverage</b>		<b>2,789</b>	<b>6,329</b>	<b>+3,540</b>
<b>Lot Coverage (%)</b>	none	3.9%	8.9%	5.0%
<b>Floor Areas (SF) *1</b>				
House				
Garage Level				+0
Upper Floor Level		3,512	3,512	+0
Lower Floor Level		2,487	2,487	+0
Pool Terrace Level (converted crawl space)		365	0	(365)
<b>Total House Area</b>		<b>6,364</b>	<b>5,999</b>	<b>-365</b>
Accessory Dwelling Unit (Pool Terrace Level)		0	668	+668
Garage Stair Hall		63	63	+0
Garage Utility		26	26	+0
Garage (over 540 SF incl. in FAR)		680	680	+0
Garage area incl. in FAR calc		229	229	+0
<b>Total Floor Area included in FAR</b>		<b>6,593</b>	<b>6,896</b>	<b>303</b>
<b>Floor Area Ratio</b>	<b>0.30</b>	<b>0.092</b>	<b>0.097</b>	<b>0.004</b>
<b>Setbacks</b>				
Front (West)	by D.R.	6'-4"	6'-4"	
Left (North)	by D.R.	22'-0"	22'-0"	
Right (South)	by D.R.	24'-0"	24'-0"	
Rear (East)	by D.R.	360'+/-	360'+/-	

SCOPE OF WORK	
<ul style="list-style-type: none"> <li>NEW ACCESSORY DWELLING UNIT CONSTRUCTION TO BE BUILT AT THE POOL TERRACE LEVEL OF THE EXISTING HILLSIDE HOME, UTILIZING A PORTION OF THE EXISTING UNDER-TERRACE CONVERTED CRAWL SPACE, COMBINED WITH NEW FLOOR AREA CONSTRUCTION</li> <li>NEW TRELLIS TO BE BUILT TO REPLACE EXISTING TRELLIS</li> </ul>	
VICINITY MAP	

INDEX OF DOCUMENTS	
A0.0	COVER SHEET
A1.0	SITE PLAN
A1.1	EXISTING POOL TERRACE PLAN
A1.2	EXISTING LOWER FLOOR PLAN
A1.3	EXISTING UPPER FLOOR PLAN
A1.4	EXISTING GARAGE PLAN
A1.5	PROPOSED POOL TERRACE PLAN
A1.6	PROPOSED LOWER FLOOR PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	PERSPECTIVES
A3.1	BUILDING SECTIONS