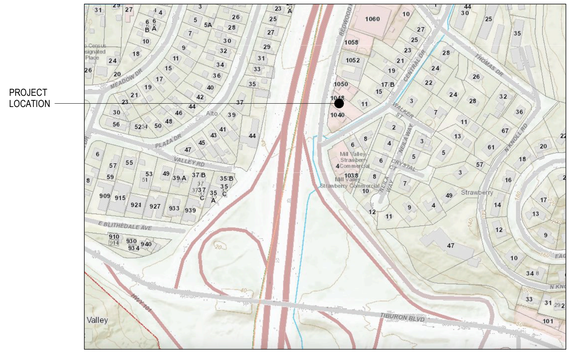


VICINITY MAP

PROJECT DATA

DESCRIPTION: ALTERATIONS AND ADDITION TO AN EXISTING STRUCTURE, AND ASSOCIATED SITE IMPROVEMENTS

ADDRESS: 1048 REDWOOD HWY., MILL VALLEY

APN: 034-071-07

ZONING: RMPC (RESIDENTIAL/COMMERCIAL MULTIPLE PLANNED DISTRICT)

PARCEL AREA: 7673 SF

	EXISTING	PROPOSED
BUILDING OCCUPANCY	OFFICE	VETERINARY HOSPITAL
NUMBER OF STORIES:	2	2
BLDG AREA:	1754 SF	2850 SF
FLOOR AREA:	2055 SF	3500 SF
F.A.R.	2055/7673 = .27	3500/7673 = .46
LOT COVERAGE:	1754/7673 = .23	2850/7673 = .37
PERVIOUS:	1456/7673 = .19	90/7673 = .01
IMPERVIOUS:	6217/7673 = .81	7583/7673 = .99
HEIGHT:	28'-10" +/-	27'-5"

SETBACKS FROM EXTERIOR WALLS OF PROPOSED STRUCTURE:

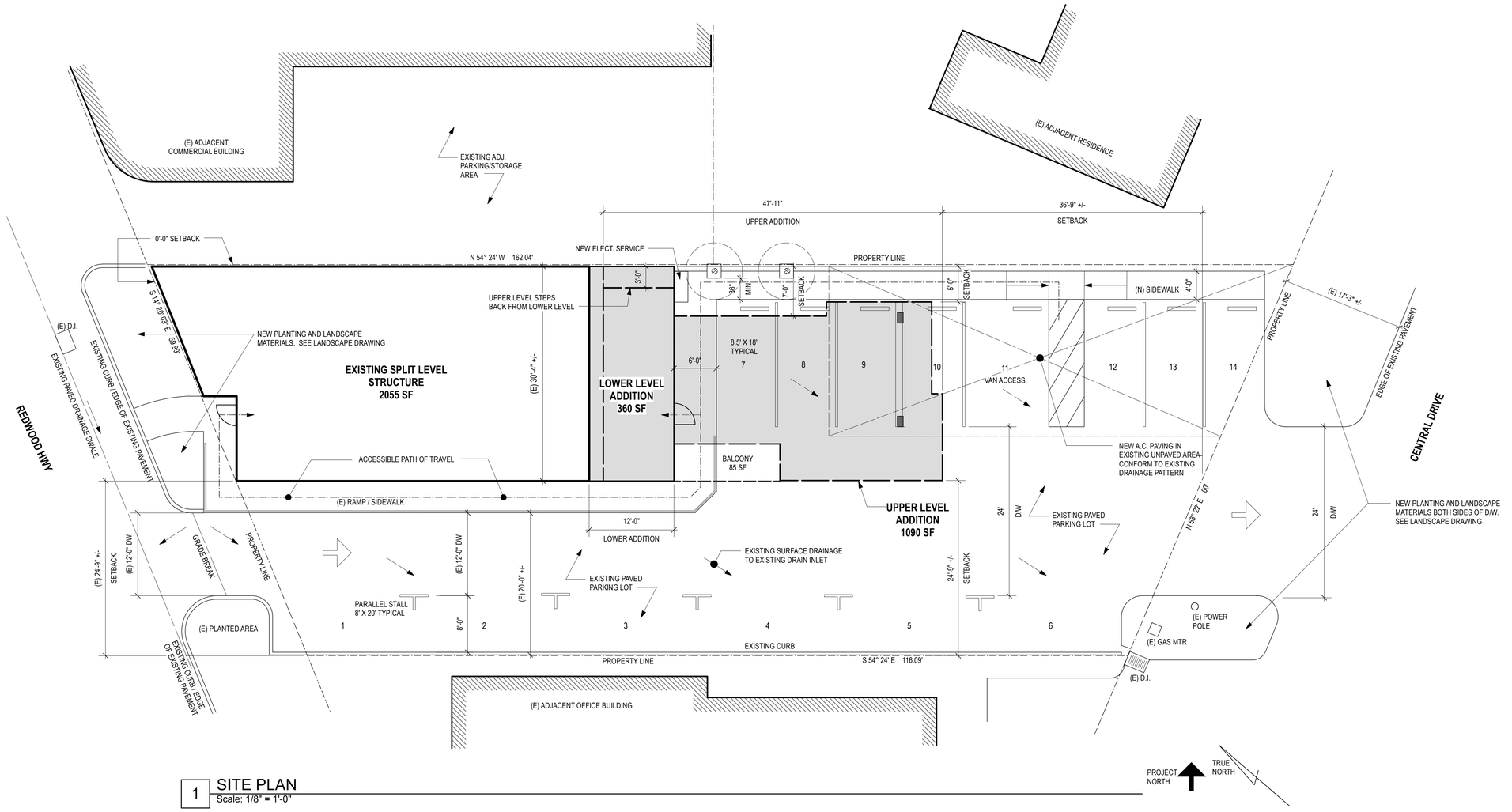
FROM FRONT (WEST) P.L.:	0'-0"	0'-0"
FROM SIDE (NORTH) P.L.:	0'-0"	VARIES: 0' - 7' SEE SITE PLAN
FROM REAR (EAST) P.L.:	84'-7"	36'-9"
FROM SIDE (SOUTH) P.L.:	24'-7"	24'-7"

PARKING CALCULATION: REQUIRED PARKING - ONE STALL PER 250 SF GROSS AREA

(N) BUILDING AREA: 3500 SF/250 = 14 STALLS PROVIDED

SHEET INDEX

A1.0	PROJECT DATA, SITE PLAN
A1.1	ROOF PLAN
A2.0	EXISTING FLOOR PLANS
A2.1	PROPOSED FLOOR PLANS
A3.0	EXISTING EXTERIOR ELEVATIONS
A3.1	PROPOSED EXTERIOR ELEVATIONS
A3.2	PROPOSED EXTERIOR ELEVATIONS
A4.0	BUILDING SECTIONS
L1	PRELIMINARY LANDSCAPE PLAN & PLANT IMAGES



1 SITE PLAN
Scale: 1/8" = 1'-0"

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Interior Design

AUGUSTINE DESIGN GROUP

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VETERINARY HOSPITAL

1048 REDWOOD HWY.
MILL VALLEY, CA

A.P.N. 034-071-07

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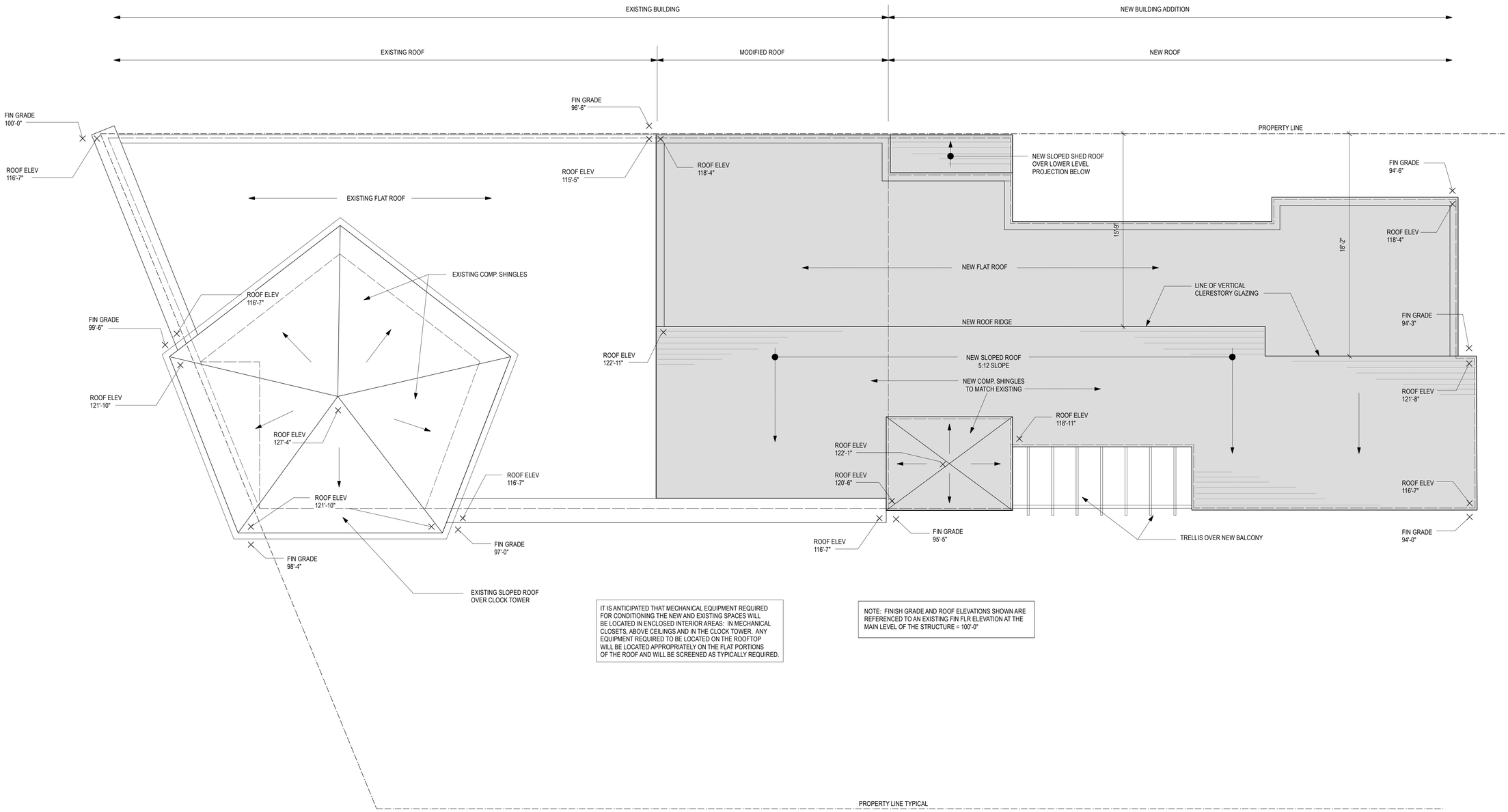
CLIENT REVIEW	08/20/21
PRELIM REVIEW - PLANNING	07/02/21

PROJECT DATA, SITE PLAN

RAKER PROJ. NO: 21102

Sheet Number

A1.0



IT IS ANTICIPATED THAT MECHANICAL EQUIPMENT REQUIRED FOR CONDITIONING THE NEW AND EXISTING SPACES WILL BE LOCATED IN ENCLOSED INTERIOR AREAS: IN MECHANICAL CLOSETS, ABOVE CEILINGS AND IN THE CLOCK TOWER. ANY EQUIPMENT REQUIRED TO BE LOCATED ON THE ROOFTOP WILL BE LOCATED APPROPRIATELY ON THE FLAT PORTIONS OF THE ROOF AND WILL BE SCREENED AS TYPICALLY REQUIRED.

NOTE: FINISH GRADE AND ROOF ELEVATIONS SHOWN ARE REFERENCED TO AN EXISTING FIN FLR ELEVATION AT THE MAIN LEVEL OF THE STRUCTURE = 100'-0"

1 ROOF PLAN
Scale: 1/4" = 1'-0"

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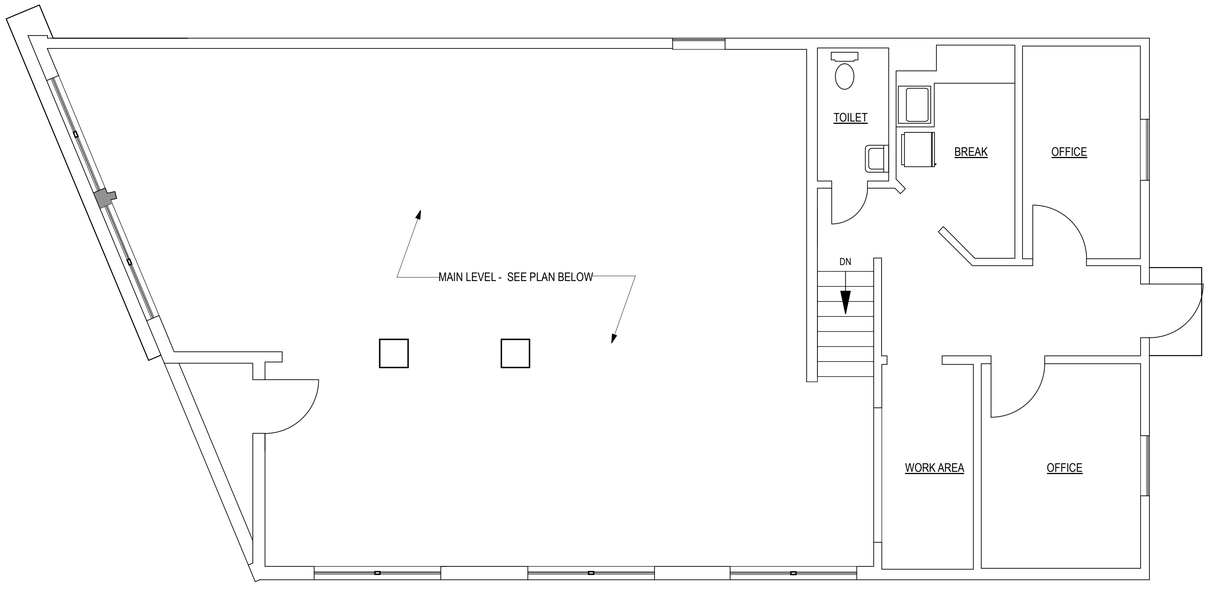
ROOF PLAN

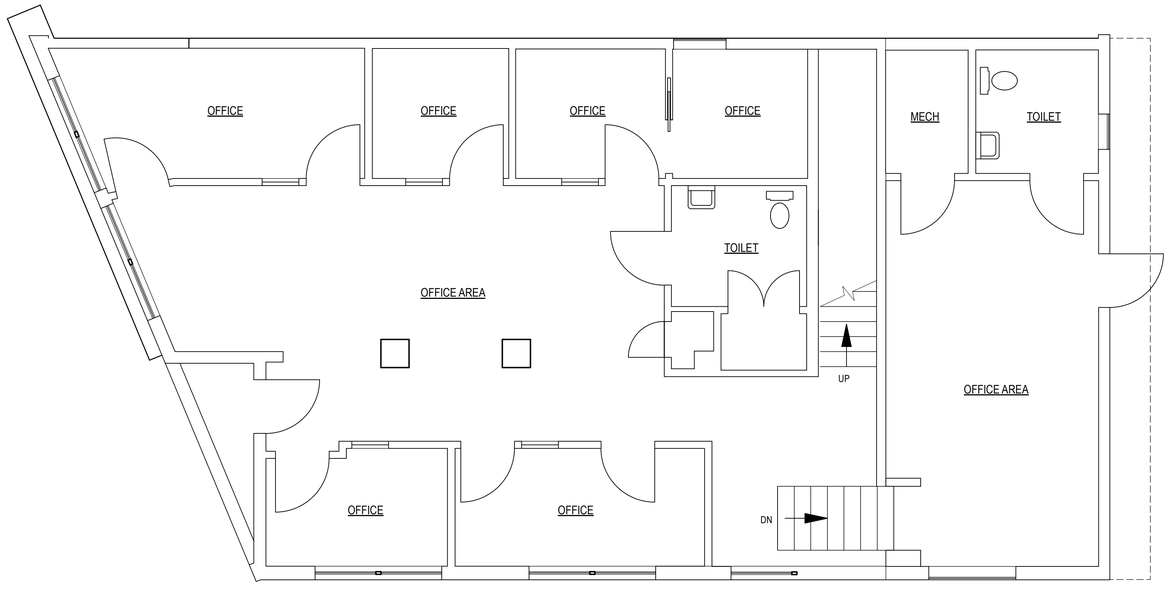
RAKER PROJ. NO: 21102

Sheet Number

A1.1



2 EXISTING UPPER LEVEL FLOOR PLAN
Scale: 1/4" = 1'-0"



1 EXISTING MAIN AND LOWER LEVEL FLOOR PLAN
Scale: 1/4" = 1'-0"

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EXISTING FLOOR PLANS

RAKER PROJ. NO: 21102

Sheet Number

A2.0

2 UPPER LEVEL FLOOR PLAN
Scale: 1/4" = 1'-0"

1 MAIN AND LOWER LEVEL FLOOR PLAN
Scale: 1/4" = 1'-0"

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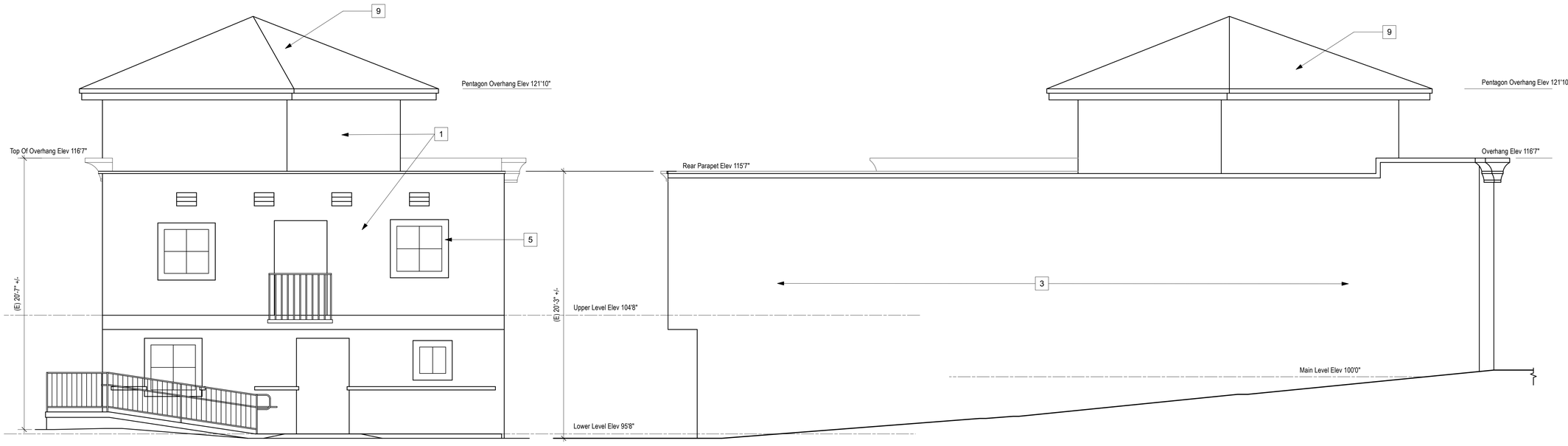
PROPOSED FLOOR PLANS

RAKER PROJ. NO: 21102

Sheet Number

A2.1



4 EAST ELEVATION
Scale: 1/4" = 1'-0"

2 NORTH ELEVATION
Scale: 1/4" = 1'-0"

3 WEST ELEVATION
Scale: 1/4" = 1'-0"

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

KEYNOTES

1. EXISTING LAP SIDING
2. NEW LAP SIDING TO MATCH EXISTING
3. EXISTING STUCCO
4. NEW STUCCO TO MATCH EXISTING
5. EXISTING WINDOW AND CORNER TRIM
6. NEW WINDOW AND CORNER TRIM TO MATCH EXISTING
7. NEW EXTERIOR WALL MOUNTED DOWNLIGHT
8. NEW WOOD PICKET GUARDRAIL
9. EXISTING COMPOSITION SHINGLE ROOF
10. NEW COMPOSITION SHINGLE ROOF TO MATCH EXISTING

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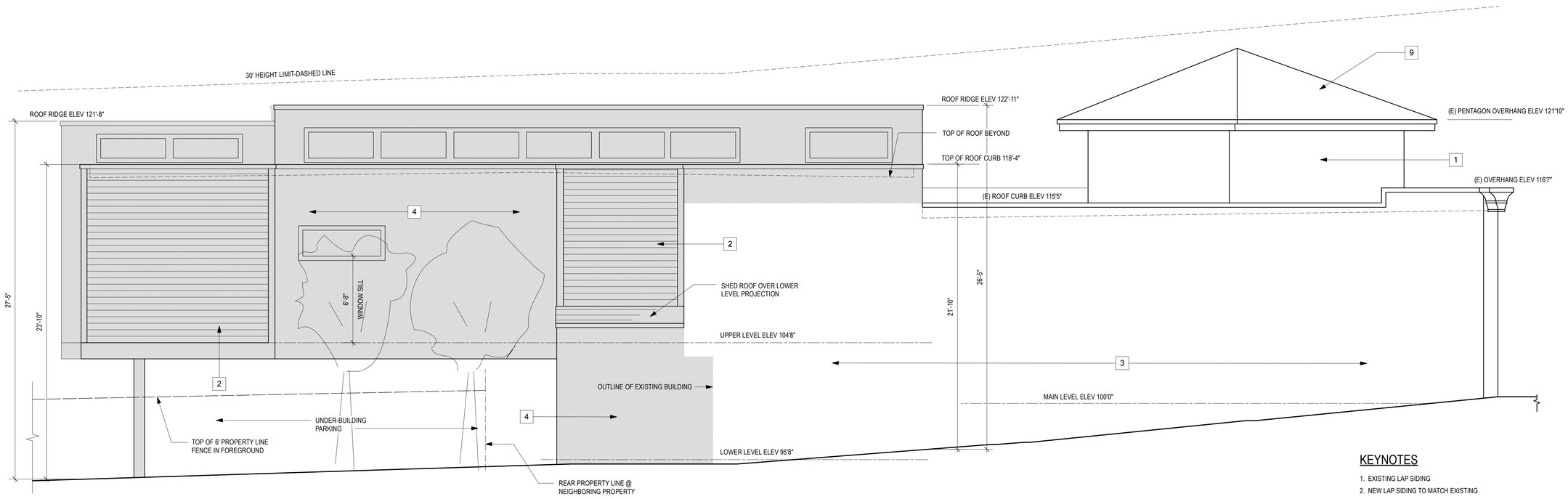
EXISTING EXTERIOR ELEVATIONS

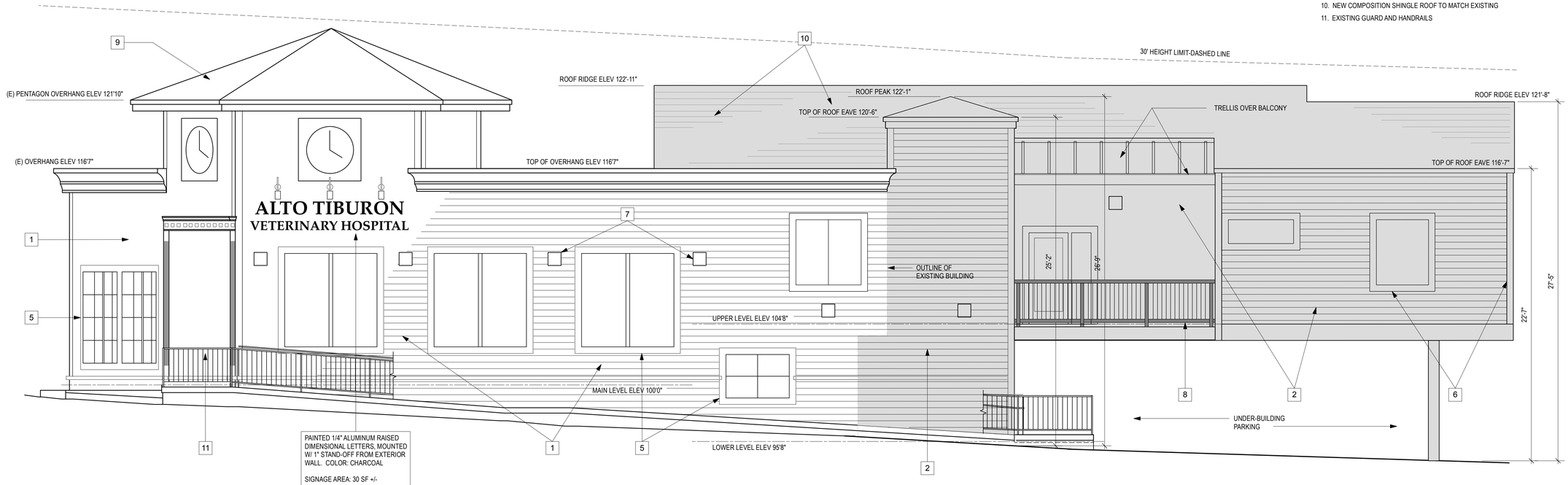
RAKER PROJ. NO: 21102

Sheet Number

A3.0



2 NORTH ELEVATION
Scale: 1/4" = 1'-0"



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

KEYNOTES

1. EXISTING LAP SIDING
2. NEW LAP SIDING TO MATCH EXISTING
3. EXISTING STUCCO
4. NEW STUCCO TO MATCH EXISTING
5. EXISTING WINDOW AND CORNER TRIM
6. NEW WINDOW AND CORNER TRIM TO MATCH EXISTING
7. NEW EXTERIOR WALL MOUNTED DOWNLIGHT
8. NEW WOOD PICKET GUARDRAIL @ BALCONY
9. EXISTING COMPOSITION SHINGLE ROOF
10. NEW COMPOSITION SHINGLE ROOF TO MATCH EXISTING
11. EXISTING GUARD AND HANDRAILS

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PROPOSED EXTERIOR ELEVATIONS

RAKER PROJ. NO: 21102

Sheet Number

A3.1

EXTERIOR LIGHTING: WEDGE WALL MOUNTED DOWNLIGHT.
COLOR: DARK BRONZE ANODIZED

EXISTING ROOF SHINGLES: CLASS A HIGH DEFINITION COMP. SHINGLES. COLOR: MEDIUM GREY. NEW TO MATCH EXISTING

EXISTING LAP SIDING. NEW TO MATCH EXISTING

COLOR: WHITE W/ DARK GREY ACCENT/TRIM AT ROOF EAVES, CORNICE AND RAILINGS. NEW TO MATCH EXISTING

KEYNOTES

1. EXISTING LAP SIDING
2. NEW LAP SIDING TO MATCH EXISTING
3. EXISTING STUCCO
4. NEW STUCCO TO MATCH EXISTING
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6. NEW WINDOW AND CORNER TRIM TO MATCH EXISTING
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8. NEW WOOD PICKET GUARDRAIL
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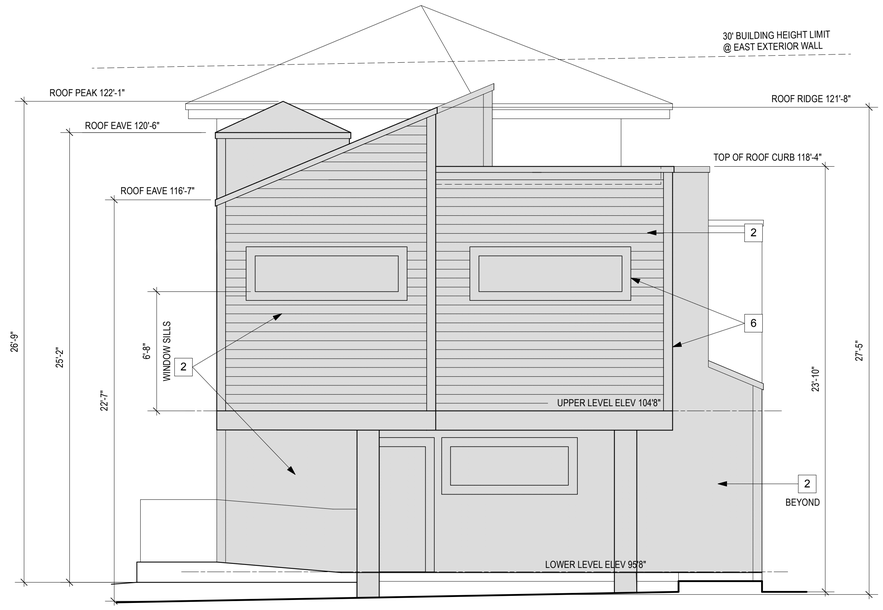
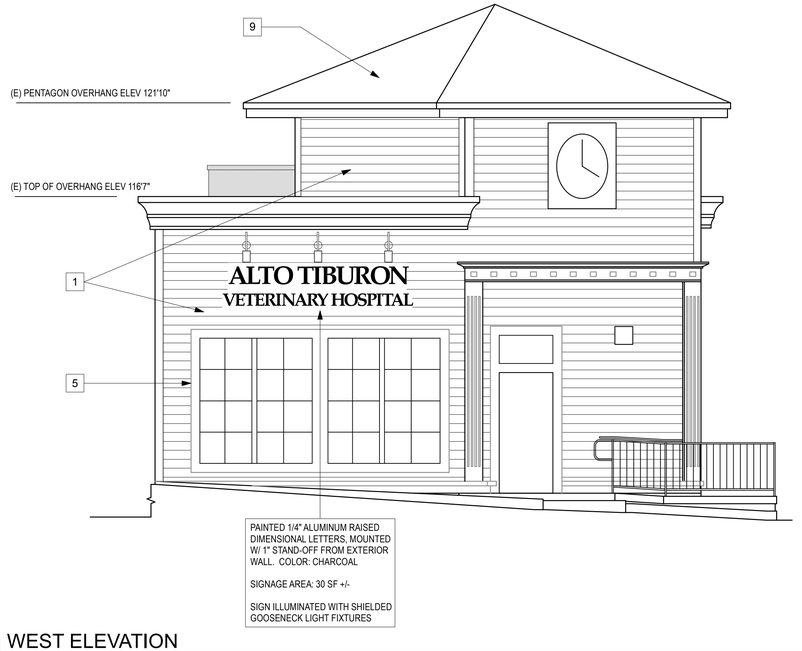
10. NEW COMPOSITION SHINGLE ROOF TO MATCH EXISTING



2 EAST ELEVATION
Scale: 1/4" = 1'-0"



1 WEST ELEVATION
Scale: 1/4" = 1'-0"

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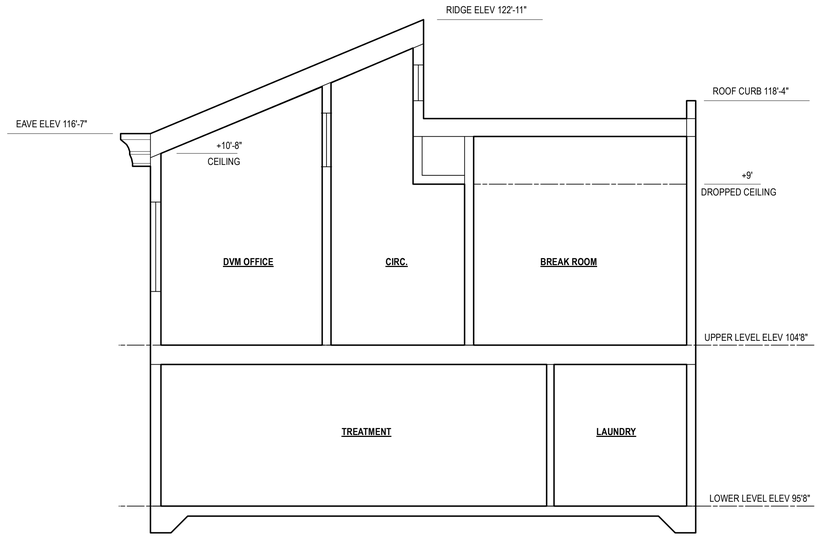
PROPOSED EXTERIOR ELEVATIONS

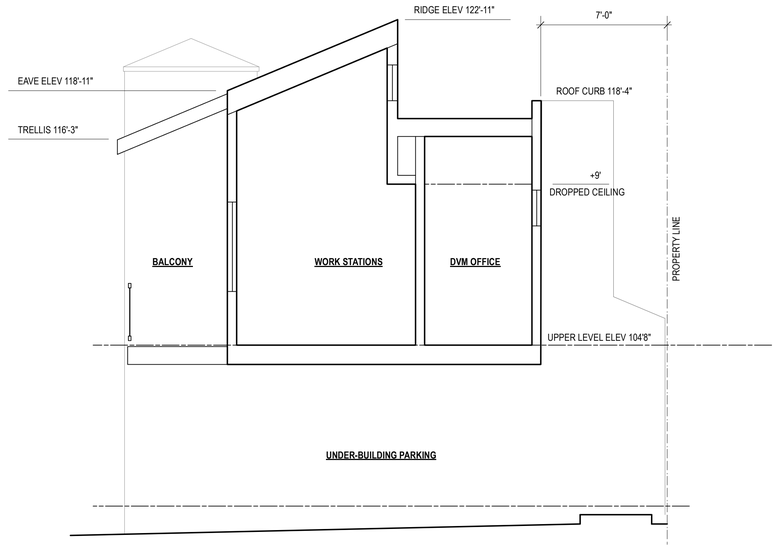
RAKER PROJ. NO: 21102

Sheet Number

A3.2



4 BUILDING SECTION
Scale: 1/4" = 1'-0"



2 BUILDING SECTION
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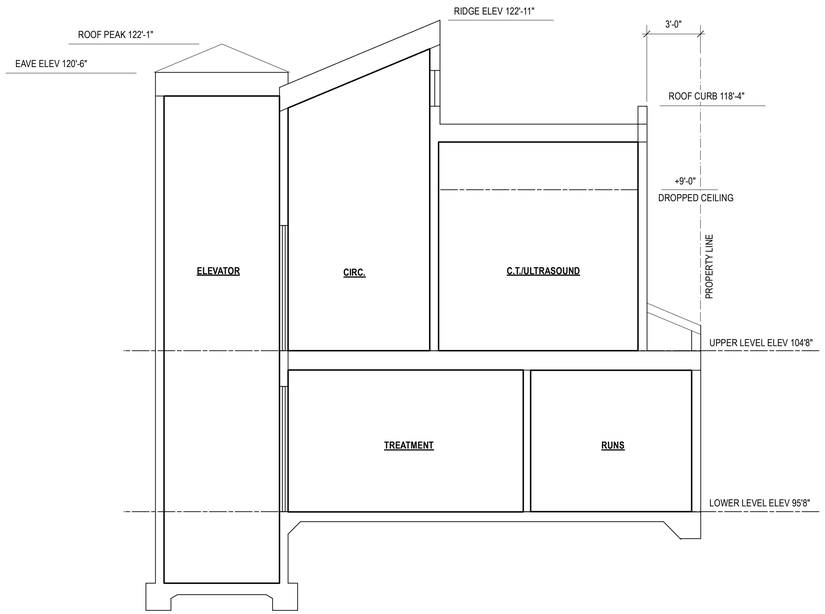
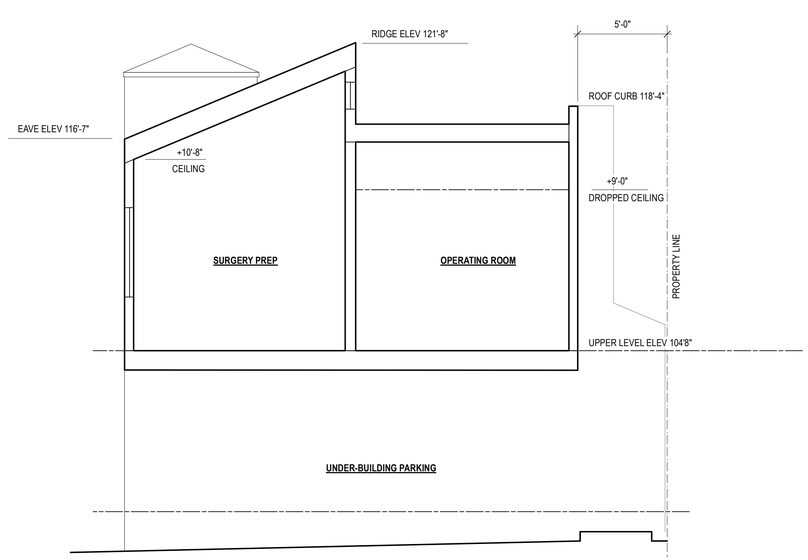


3 BUILDING SECTION
Scale: 1/4" = 1'-0"



1 BUILDING SECTION
Scale: 1/4" = 1'-0"

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BUILDING SECTIONS

RAKER PROJ. NO: 21102

Sheet Number

A4.0

LANDSCAPE & IRRIGATION NOTES

- ALL PLANTER BEDS SHALL RECEIVE A 3" LAYER OF "APPROVED" FIR BARK MULCH TOP DRESSING
- ALL NEW PLANTING AREAS WILL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM
- SEPARATE IRRIGATION VALVES WILL BE PROVIDED FOR AREAS OF DIFFERENT WATER REQUIREMENTS (E.G. FULL SHADE, PARTIAL SHADE, FULL SUN, ETC.)
- DRIP IRRIGATION SHALL BE USED FOR ALL TREES, SHRUBS & GROUND COVER PLANTS (LOW WATER USE AREAS)

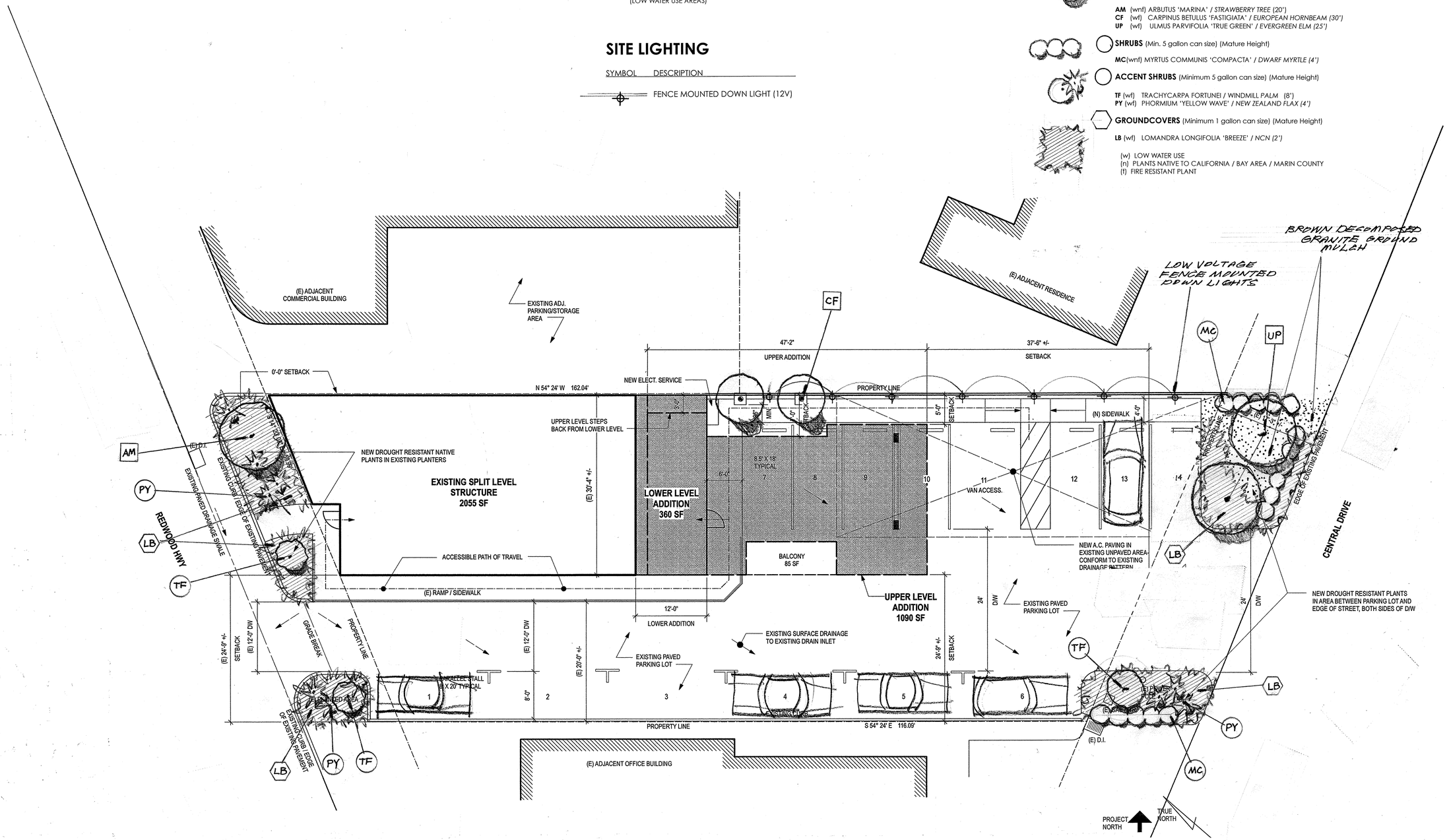
SITE LIGHTING

SYMBOL	DESCRIPTION
	FENCE MOUNTED DOWN LIGHT (12V)

LANDSCAPE LEGEND

SYMBOL / KEY	BOTANICAL NAME / COMMON NAME
	NEW TREES (Minimum 24" Box size) (Mature Height)
•	TYPICAL SYMBOL FOR NEW TREES WITH CANOPY ILLUSTRATED (SEE PLAN FOR LOCATION)
AM (wnf)	ARBUTUS 'MARINA' / *STRAWBERRY TREE (20')*
CF (wf)	CARPINUS BETULUS 'FASTIGIATA' / *EUROPEAN HORNBEAM (30')*
UP (wf)	ULMUS PARVIFOLIA 'TRUE GREEN' / *EVERGREEN ELM (25')*
	SHRUBS (Min. 5 gallon can size) (Mature Height)
MC(wnf)	MYRTUS COMMUNIS 'COMPACTA' / *DWARF MYRTLE (4')*
	ACCENT SHRUBS (Minimum 5 gallon can size) (Mature Height)
TF (wf)	TRACHYCARPA FORTUNEI / WINDMILL PALM (8')
PY (wf)	PHORMIUM 'YELLOW WAVE' / *NEW ZEALAND FLAX (4')*
	GROUNDCOVERS (Minimum 1 gallon can size) (Mature Height)
LB (wf)	LOMANDRA LONGIFOLIA 'BREEZE' / *NCN (2')*

(w) LOW WATER USE
(n) PLANTS NATIVE TO CALIFORNIA / BAY AREA / MARIN COUNTY
(f) FIRE RESISTANT PLANT



PRELIMINARY LANDSCAPE PLAN

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

PLOT DATE: 2018-06-05

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DATE: 1/7/22

AUGUSTINE DESIGN GROUP

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LANDSCAPE ARCHITECTURE
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LANDSCAPE ARCHITECT JAMES I. BRADANINI No. C 1521 11-30-2019 Renewal STATE OF CALIFORNIA

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MILL VALLEY, CA

L1

ARBUTUS ‘MARINA’ /
STRAWBERRY TREE

ULMUS PARVIFOLIA /
EVERGREEN ELM

CARPINUS BETULUS FASTIGIATA /
EUROPEAN HORNBEAM

Trachycarpa Fortunei /
Windmill Palm

Phormium / Flax

Lomandra ‘Breeze’

Myrtus Communis / Myrtle

LOW VOLTAGE
FENCE DOWN LIGHT