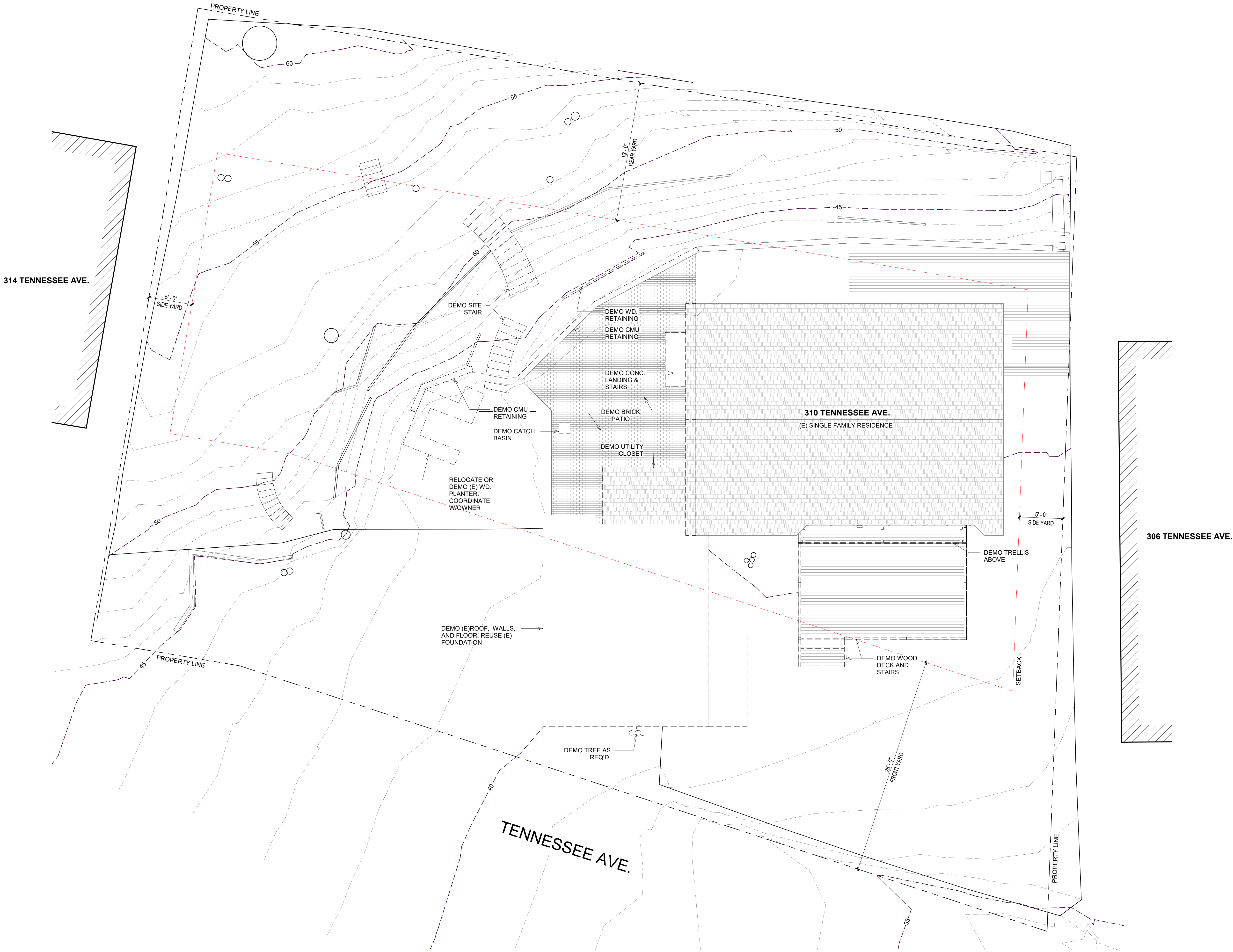




ISSUE	DESCRIPTION	REV
12.19.25	AS-BUILTS	
01.30.26	SCHEMATIC DESIGN	
04.10.26	100% SD	
05.14.26	25% DD	
06.19.26	50% DD	
09.11.26	100% DD	

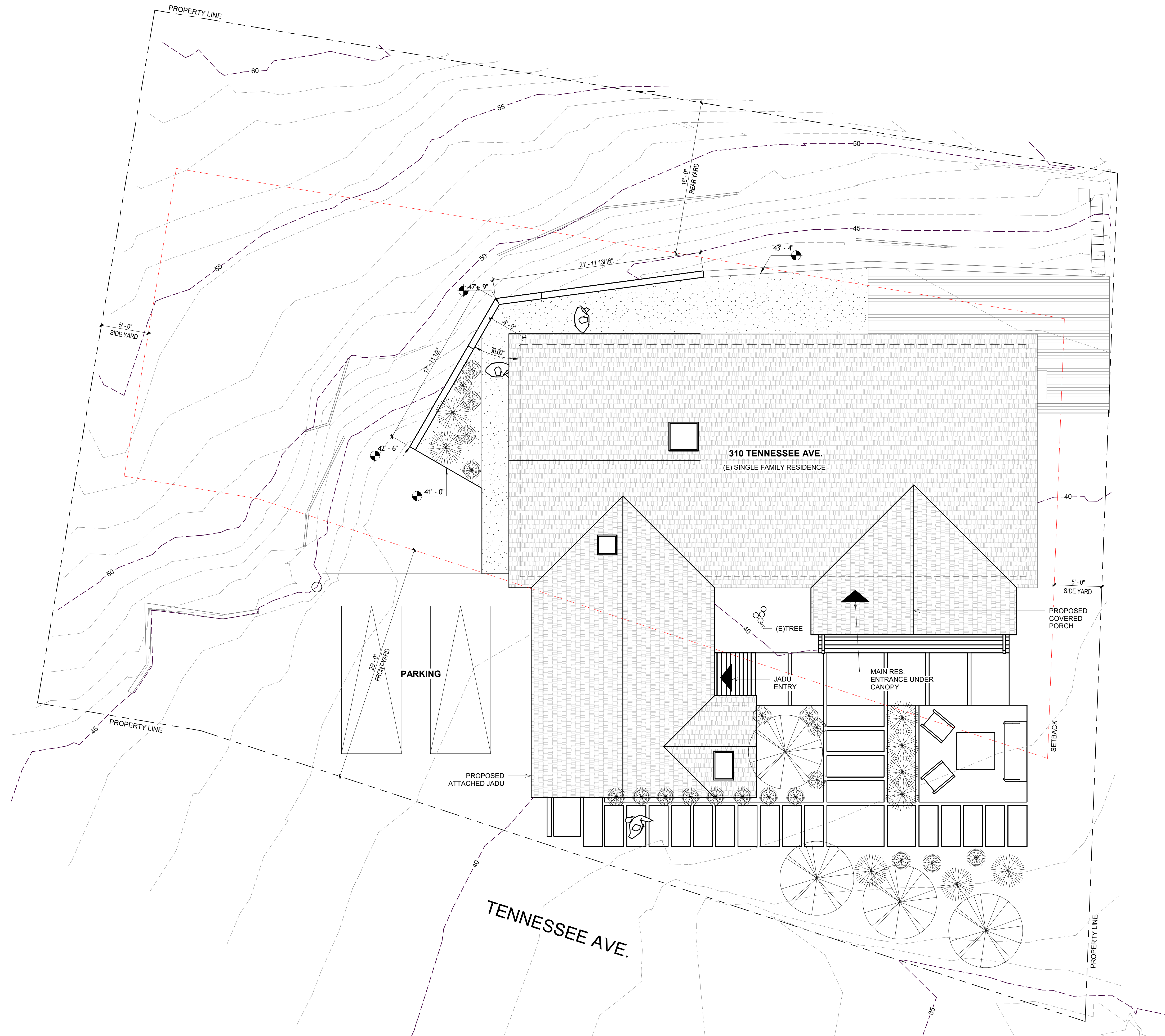
LOMAN MCNAMARA
100 Tamalpais Road, Berkeley CA 94708
TEL: 717.799.4078
EMAIL: richard@lomannmcnamara.com
jill@lomannmcnamara.com

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**DEMOLITION SITE
PLAN**

A1.0

Scale 3/16" = 1'-0"



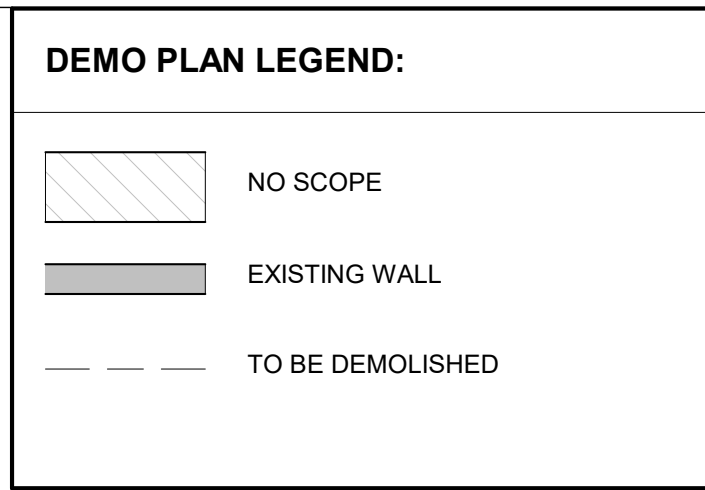
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MILL VALLEY, CA 94941

PROPOSED SITE PLAN

A1.1

Scale 3/16" = 1'-0"

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LOMAN MCNAMARA

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EMAIL: richard@lomanmcnamara.com
jill@lomanmcnamara.com

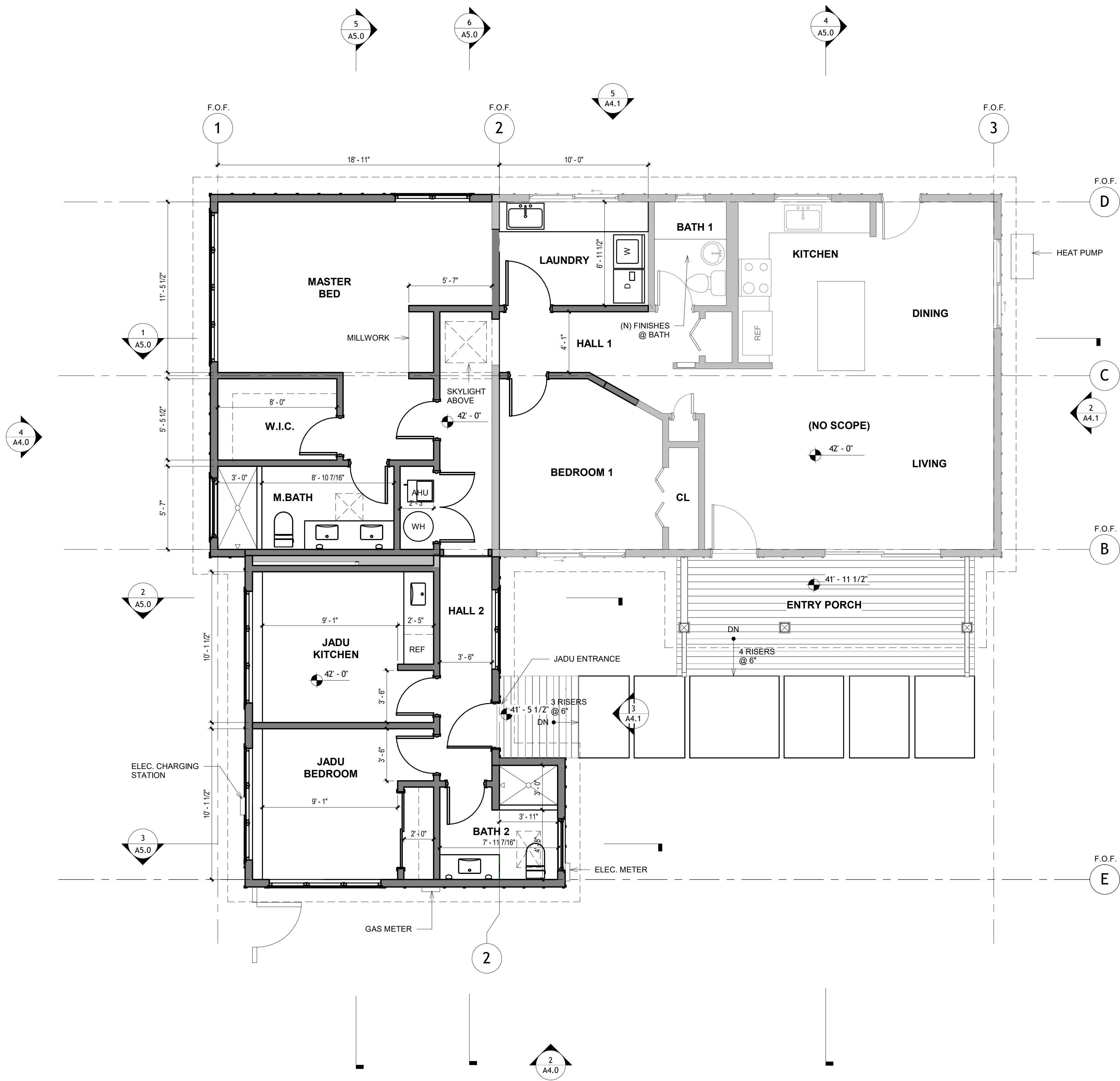
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MILL VALLEY, CA 94941

DEMOLITION FLOOR PLAN

A2.0

Scale 1/4" = 1'-0"



FLOOR PLAN LEGEND:

- NO SCOPE
- EXISTING WALL
- NEW WALL

SHEET NOTES:

ZONING DISTRICT: R1-B1
LOT AREA: 8,857 SF.
SETBACKS:
FRONT YARD: 25'-0"
SIDE YARD: 5'-0" MIN.
REAR YARD: 20% LOT DEPTH / 25'-0" MAX.
MAX. BLDG. HEIGHT: 30'-0"
EXISTING BUILDING AREA: 1,306 SF.
ADDITION SQ. FOOTAGE: 457 SF.
TOTAL SF.: 1,763 SF.
FAR CALCULATIONS: (30% MAX.)
1,763 SF. / 8,857 SF. = .199 = 20%
RENOVATED INTERIOR SF.: 493 SF.
ADU NOTES & REGULATIONS:
- JADU MAX SF. = 500 SF.
- 0' FRONT YARD SETBACK
- 18' MAX. HEIGHT (CAN GO TO 20' TO MATCH MAIN RESIDENCE)
- JADU CAN HAVE EFFICIENCY KITCHEN
- JADU MUST HAVE SEPARATE ENTRANCE
- MUST BE DOOR BETWEEN JADU AND MAIN RESIDENCE
PROPOSED JADU SF. = 420 SF.

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jil@lomannmcnamara.com

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PROPOSED FLOOR PLAN

A2.1

Scale 1/4" = 1'-0"

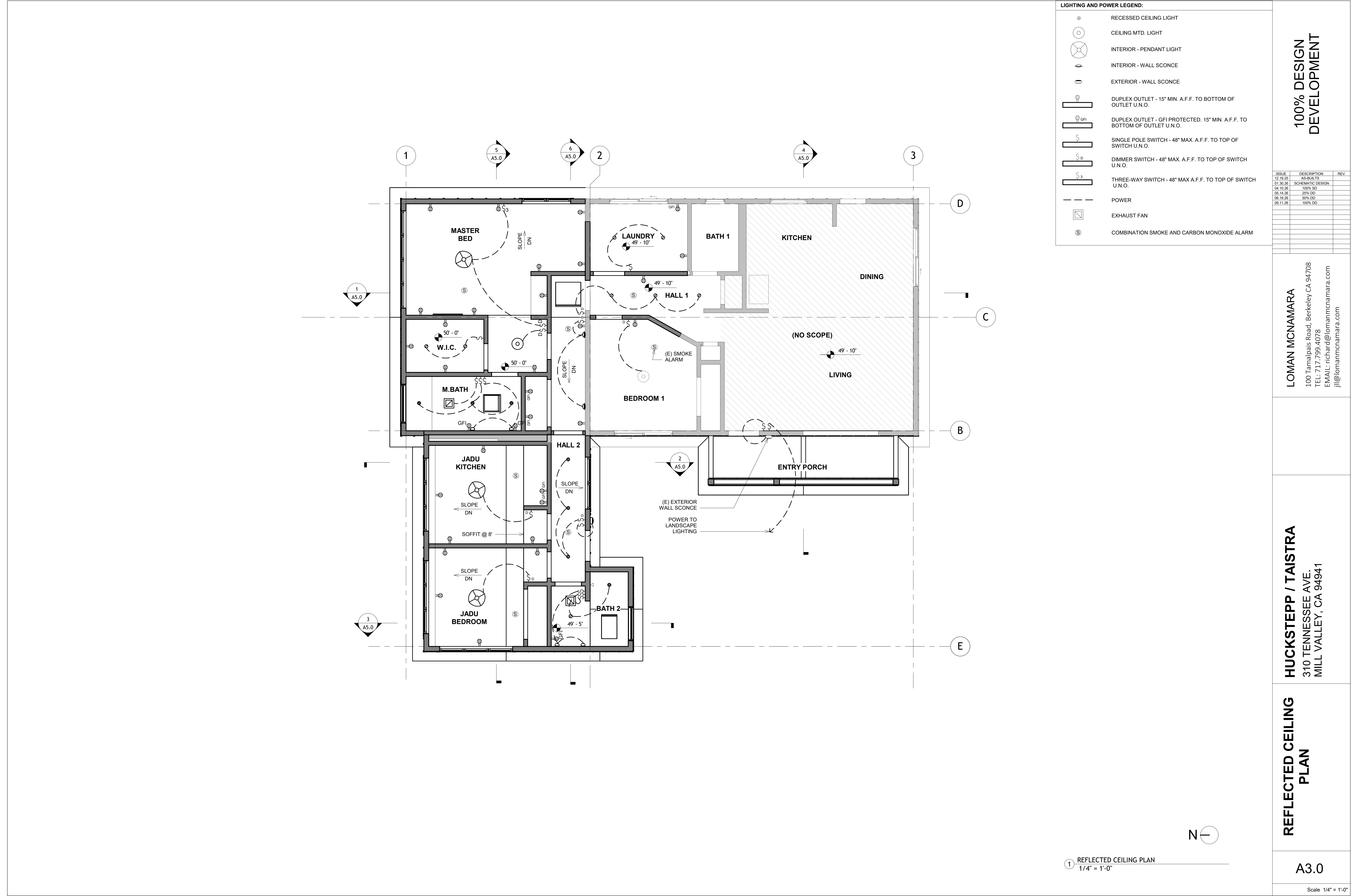
1 PROPOSED FLOOR PLAN
1/4" = 1'-0"

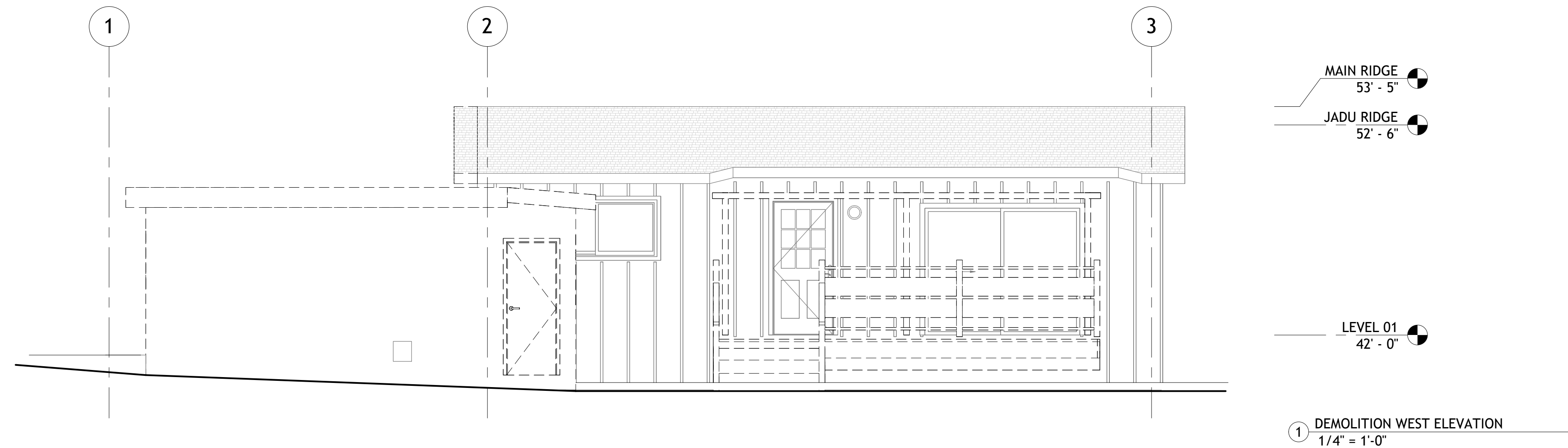
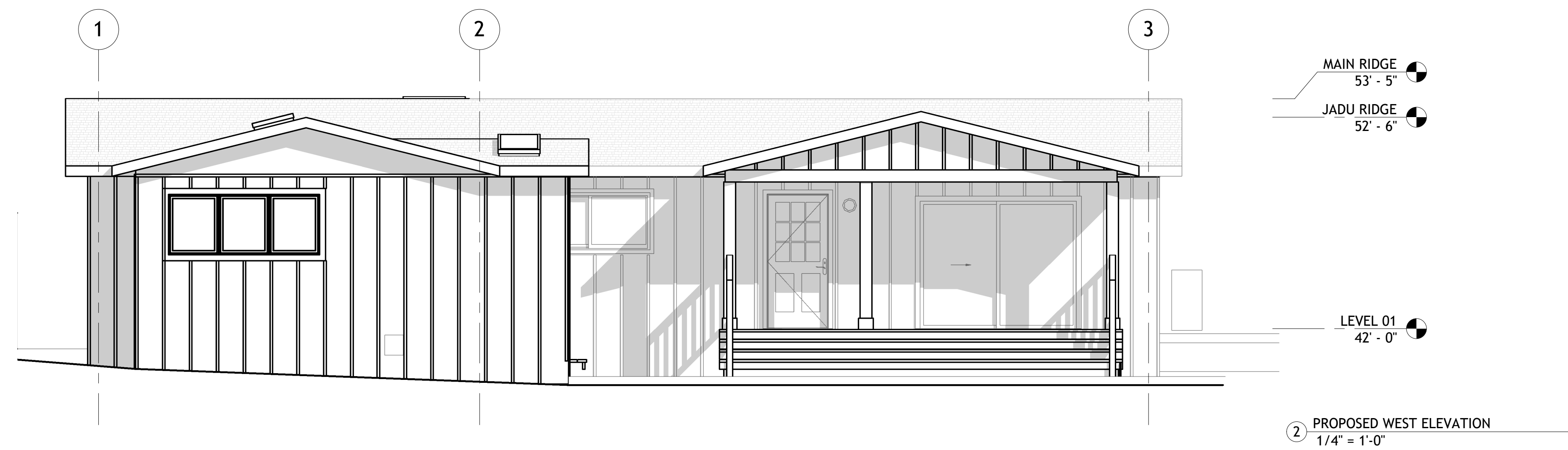
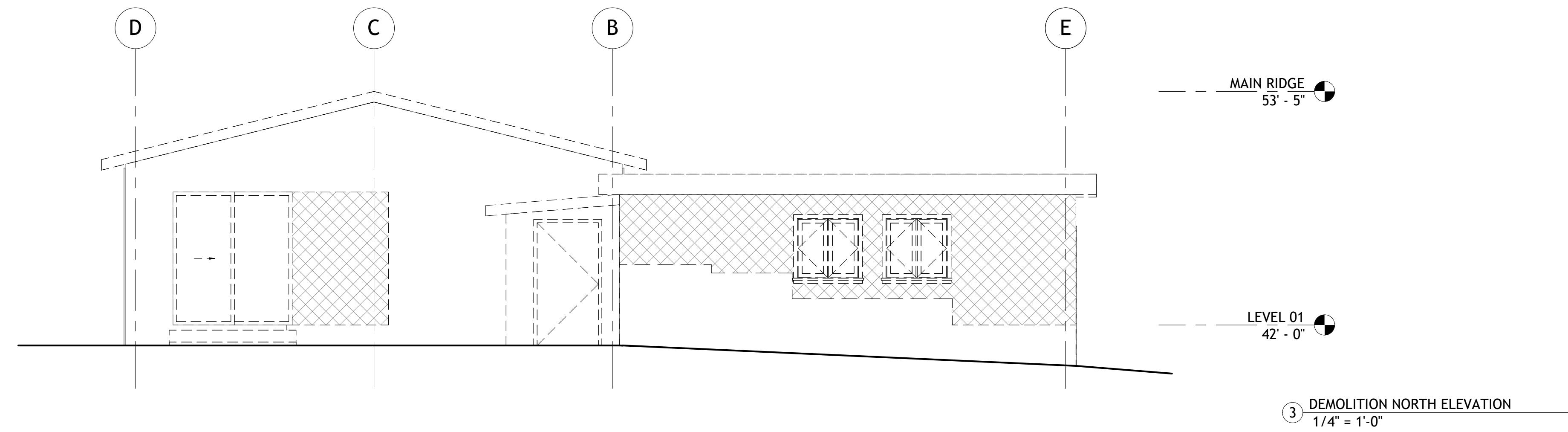
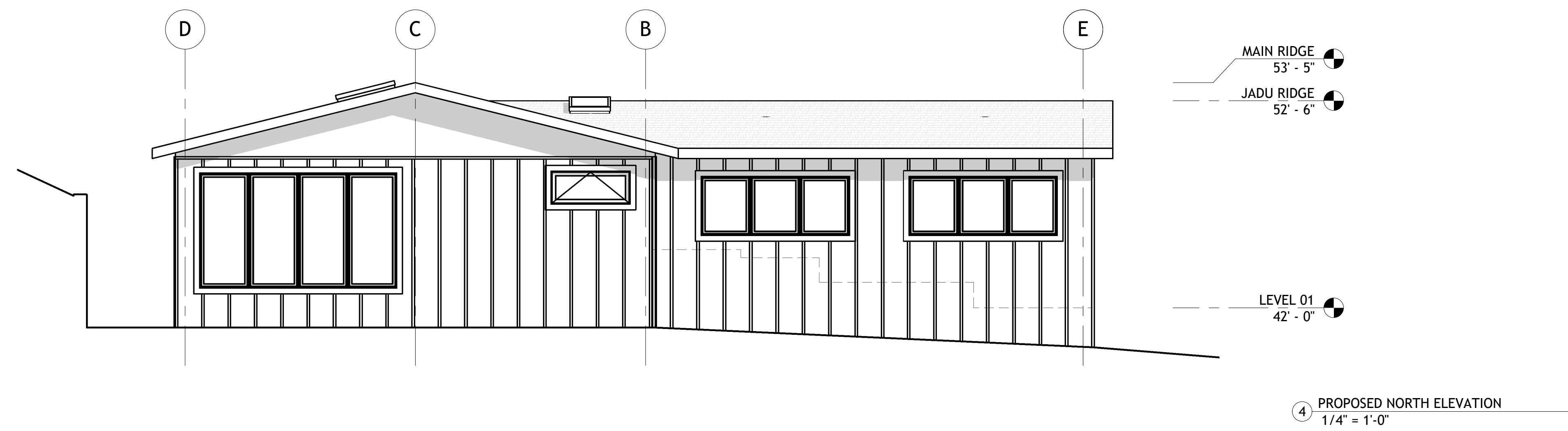




Scale 1/4" = 1'-0"

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LOMAN MCNAMARA
100 Tamalpais Road, Berkeley CA 94708
TEL: 717.799.4078
EMAIL: richard@lomanmcnamara.com
jil@lomanmcnamara.com

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310 TENNESSEE AVE.
MILL VALLEY, CA 94941

DEMOLITION AND PROPOSED ELEVATIONS

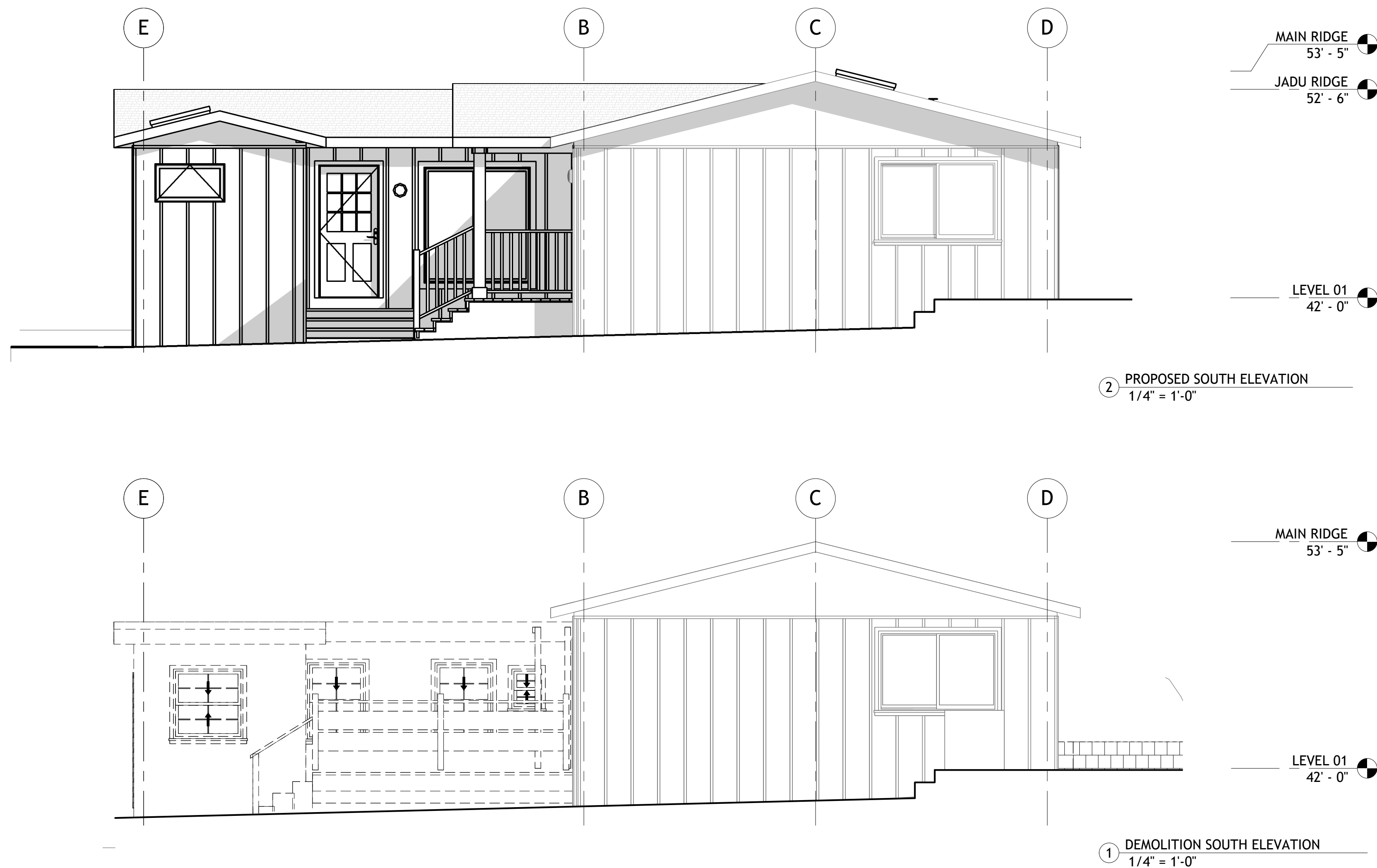
A4.0

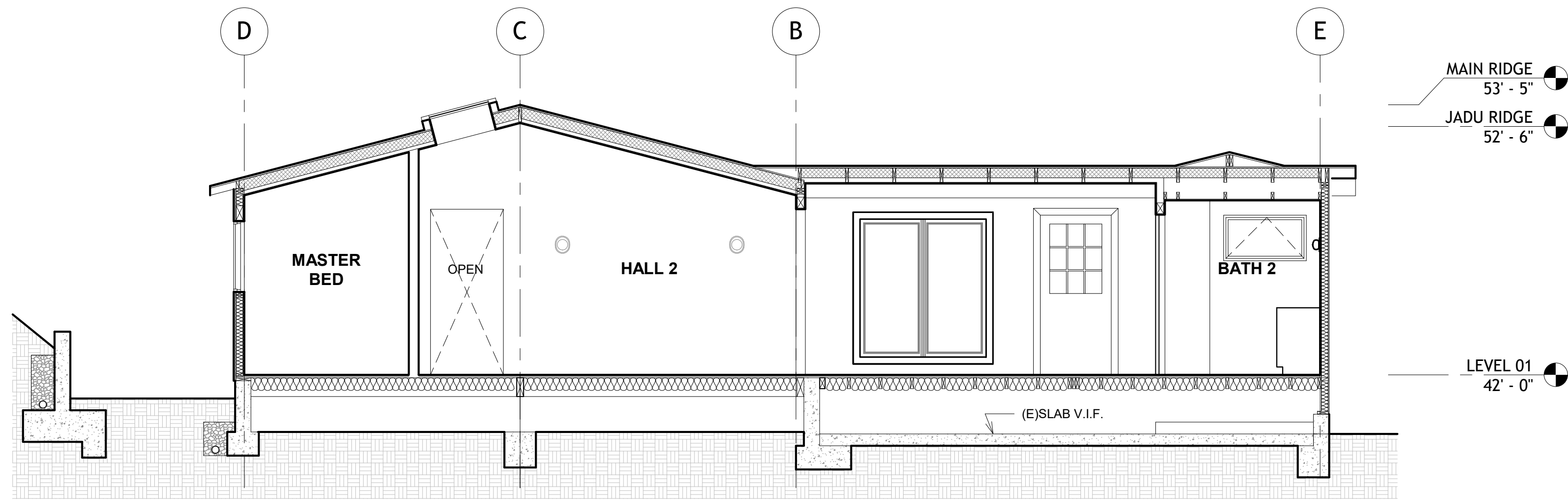
Scale 1/4" = 1'-0"

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3310 TENNESSEE AVE.
MILL VALLEY, CA 94941

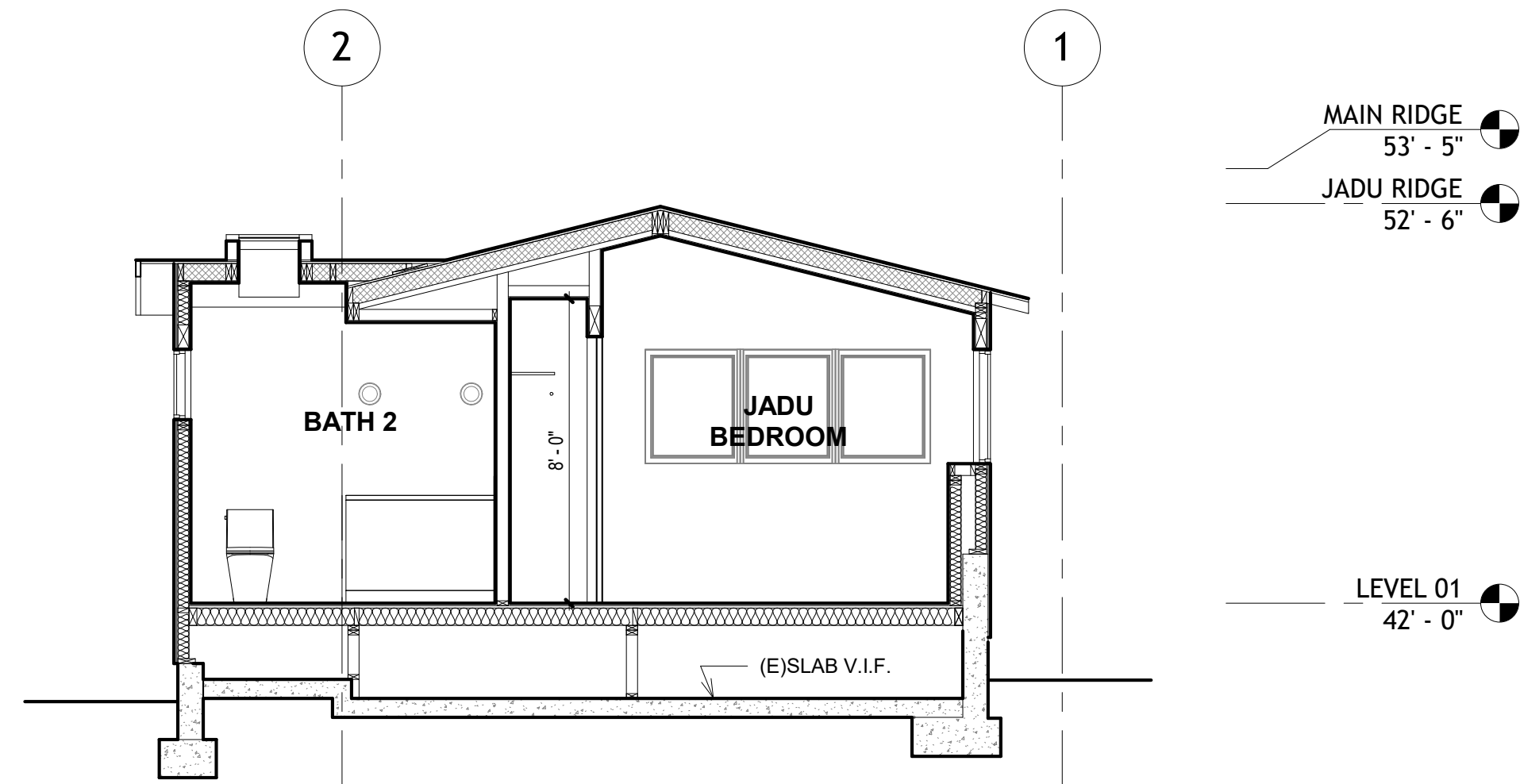
A4.1

LOMAN MCNAMARA
100 Tamalpais Road, Berkeley CA 94708
TEL: 717.799.4078
EMAIL: richard@lomanmcnamara.com
jill@lomanmcnamara.com

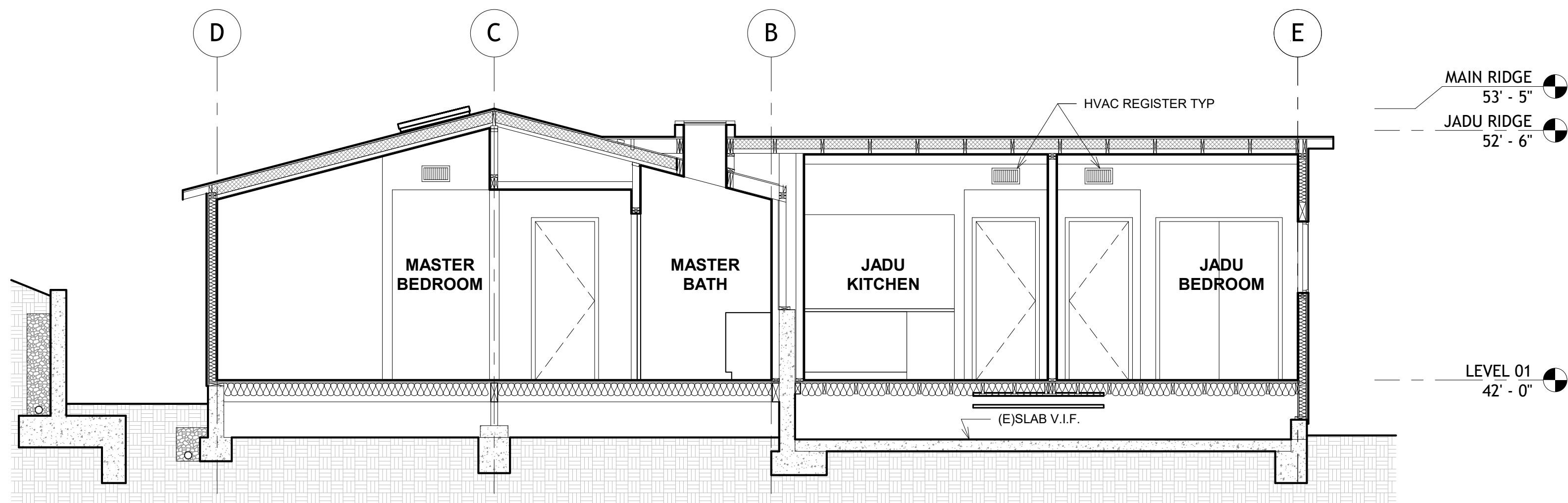




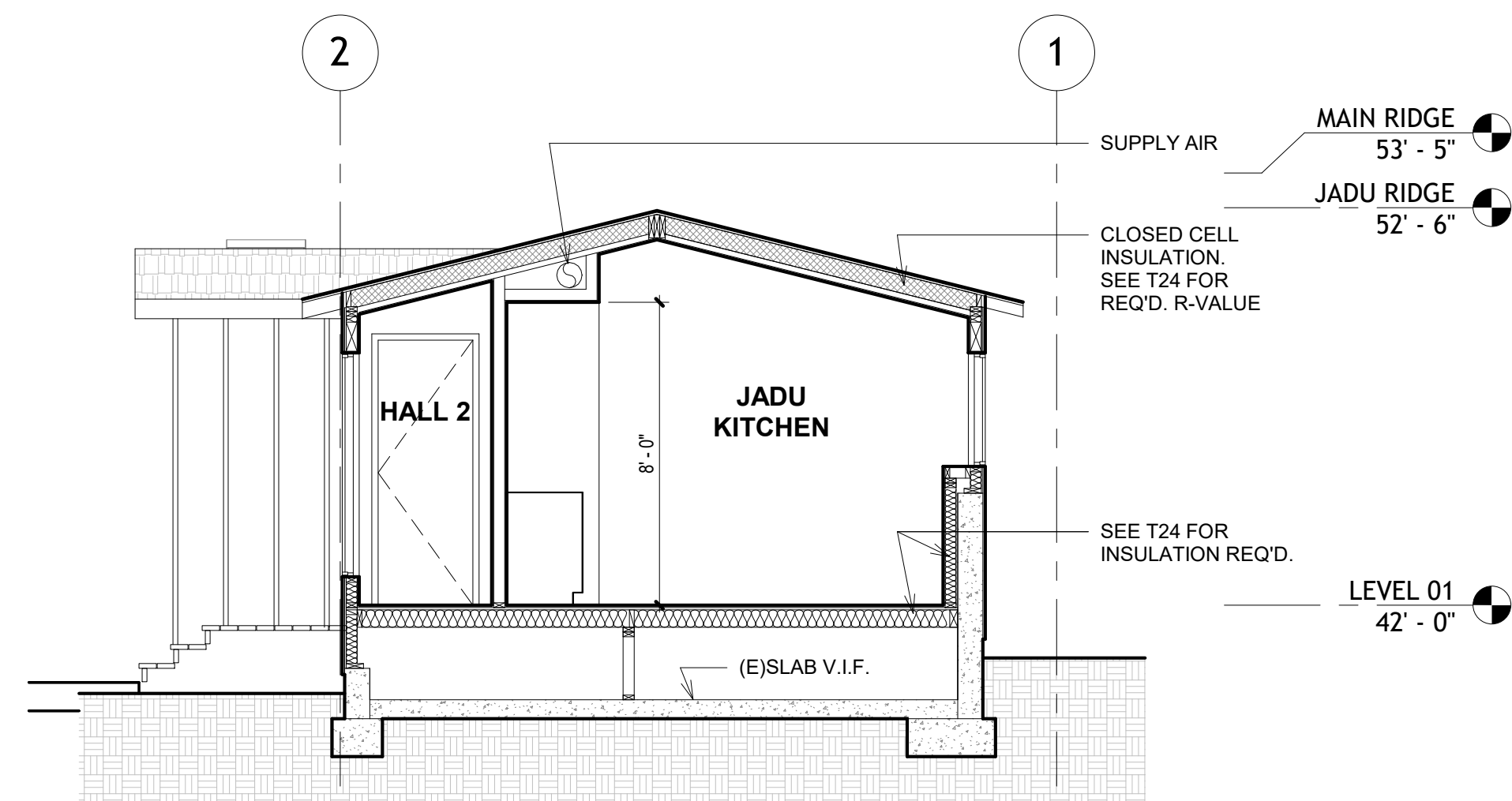
6 SECTION AT HALL 2
1/4" = 1'-0"



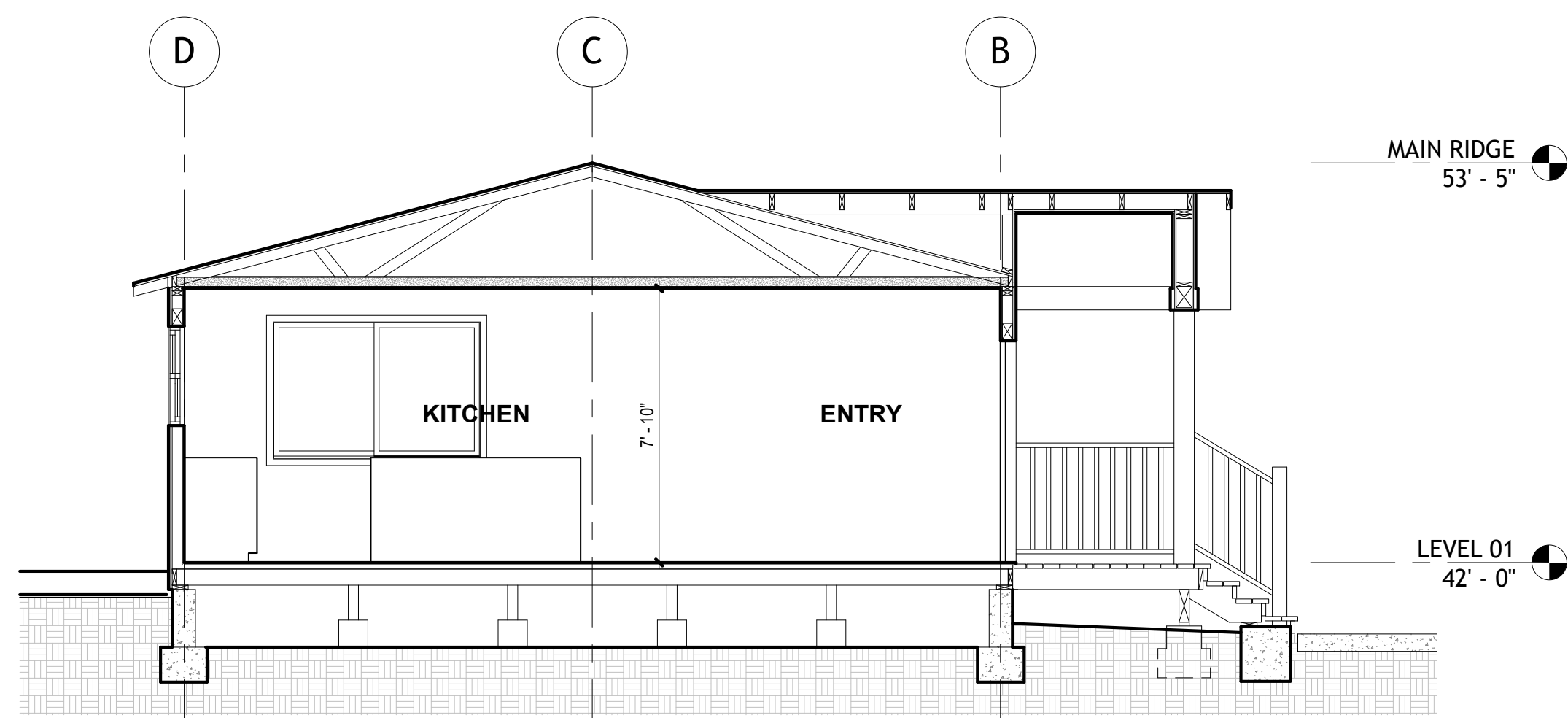
3 SECTION AT JADU BEDROOM
1/4" = 1'-0"



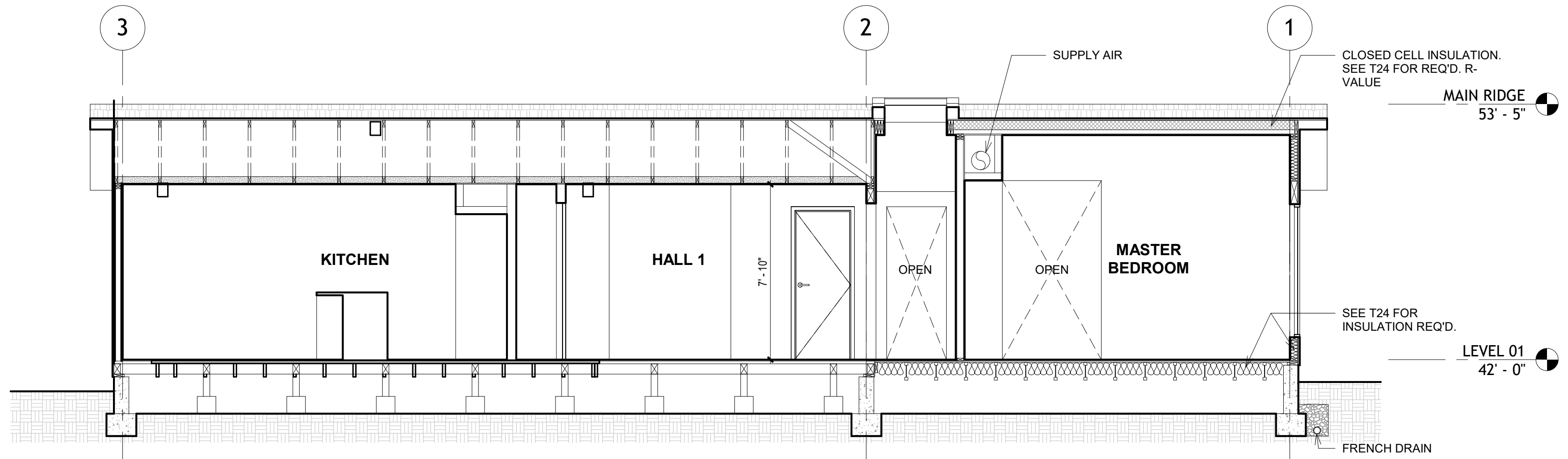
5 SECTION AT MASTER
1/4" = 1'-0"



2 SECTION AT JADU KITCHEN
1/4" = 1'-0"



4 SECTION AT ENTRY
1/4" = 1'-0"



1 SECTION AT HALL 1
1/4" = 1'-0"

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SECTIONS

A5.0

Scale 1/4" = 1'-0"

100% DESIGN
DEVELOPMENT

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