

PROJECT DATA				
	EXISTING		PROPOSED	
SITE AREA	102,426	SF	102,426	SF
ROW DEDICATION	2.35	AC	2.35	AC
PRIVATE DRIVE	N/A	SF	N/A	SF
GP LAND USE	GC-HOD		GC-HOD	
ZONING	CP-HOD PLANNED COMMERCIAL		CP-HOD (T3 SUB. NEIGHBORHOOD TRANSECT)	
ZONING STANDARD	REQUIRED		PROPOSED	
MIN LOT AREA		SF	1,493.5	SF
MIN LOT WIDTH	50	FT	29	FT
MIN LOT FRONTAGE	50	FT	29	FT
MIN LOT DEPTH (SFD / DUET)	100 / 110	FT	51.5 / 56	FT
MIN SETBACKS				
FRONT	15 MIN. / 25 MAX	FT	2 (AT 2ND STORY)	FT
FRONT OF GARAGE	15 MIN. / 25 MAX	FT	4	FT
SIDE	7	FT	3.5	FT
SIDE AGGREGATE	N/A	FT	N/A	FT
SIDE 2ND STORY	7	FT	3,5000	FT
SIDE CORNER	10 MIN. / 20 MAX	FT	4	FT
REAR	20	FT	10	FT
MAX HEIGHT (HIGHEST EAWE / OVERALL)	22 / 35	FT	30 / 42	FT
	2.5	STORIES	3, PLUS ROOF DECK	STORIES
MAX DENSITY PER GP	25	DU/AC	12.3	DU/AC
MAX UNIT COUNT PER GP	58	DU	29	DU
MAX LOT COVERAGE	N/A	%	N/A	%
MAX F.A.R.	N/A		N/A	
MIN. PARKING	1.5	PER UNIT	2.5	PER UNIT
MIN. BICYCLE PARKING	2	PER UNIT		PER UNIT

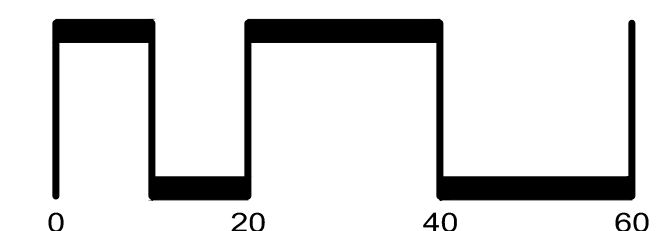
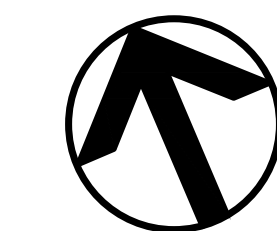
ARCHITECTURAL DATA								
PLAN NAME	UNIT COUNT	BEDROOM COUNT	BATHROOM COUNT	ADU LIVABLE SF/UNIT	LIVABLE SF/UNIT	TOTAL LIVABLE SF	GROSS BLDG. AREA/UNIT	TOTAL GROSS BLDG. AREA
PLAN 1	12	3	2.5	261	1,826	25,044	3,322	39,864
PLAN 2	9	4	3.5	588	2,725	29,817	4,619	41,571
PLAN 3	8	4	3.5	588	2,757	26,760	4,651	37,208
TOTAL	29					81,621		118,643

# CONCEPTUAL SITE PLAN

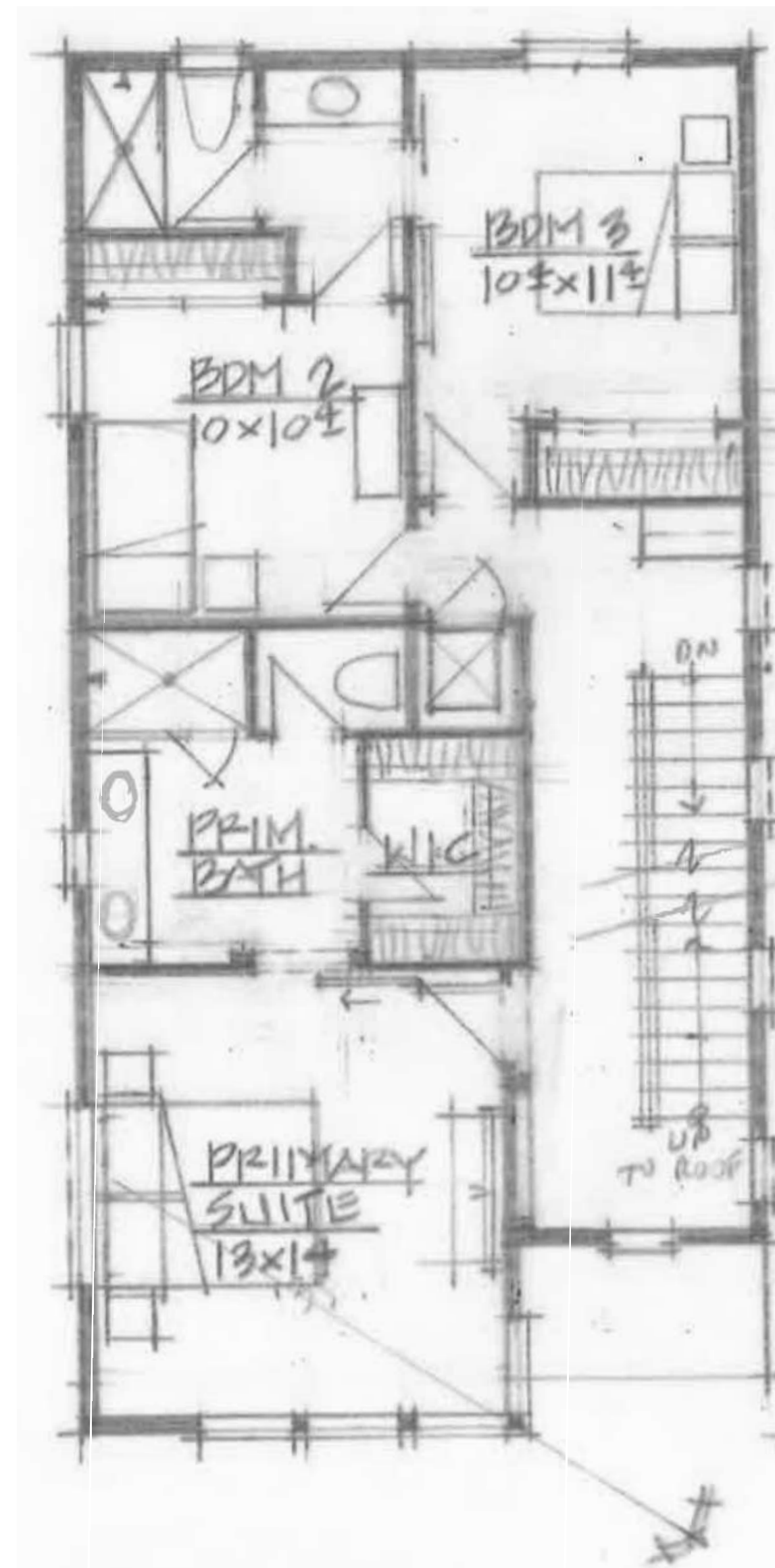
## MT LASSEN DR

MARIN COUNTY CALIFORNIA

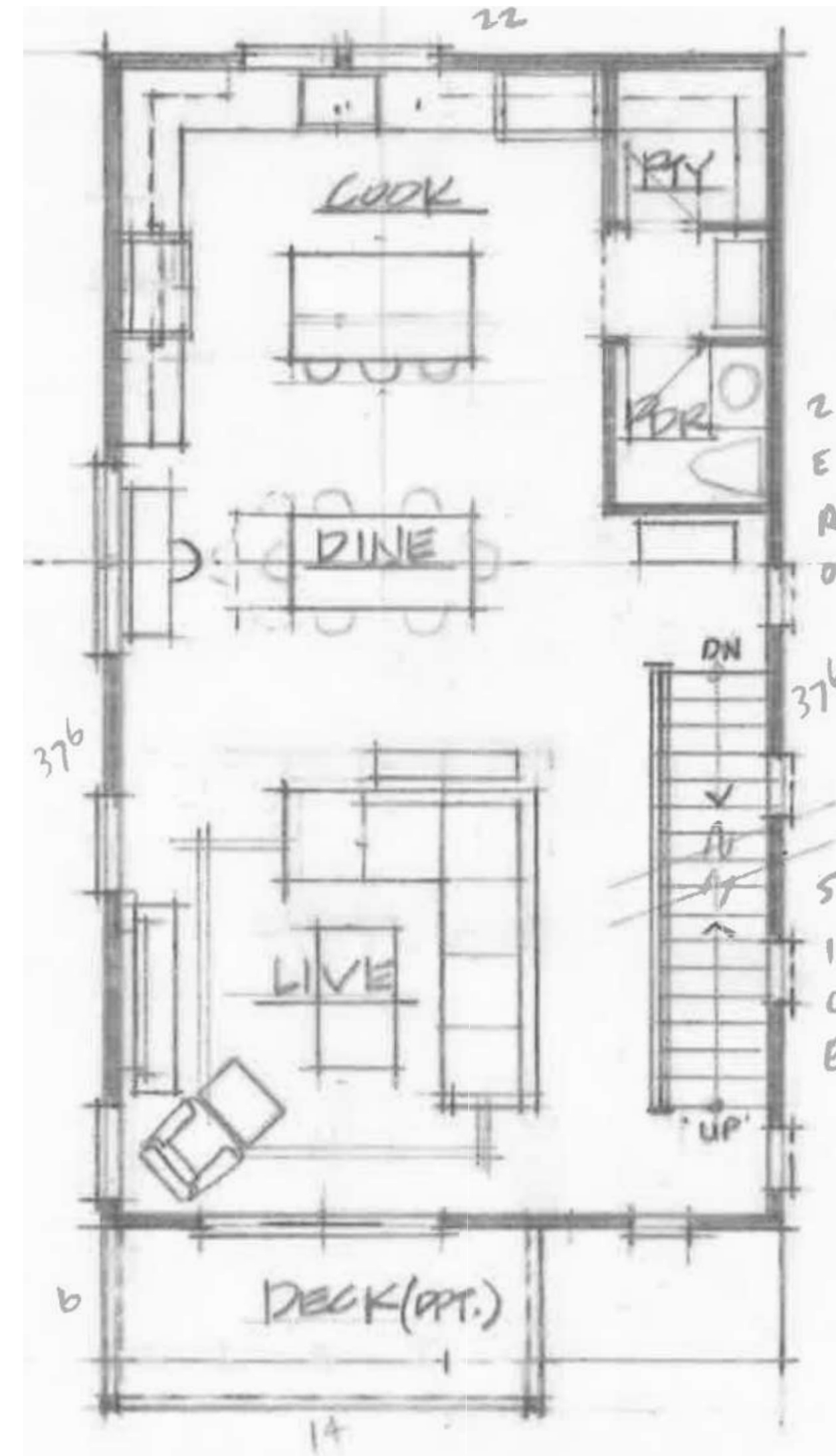
SCALE: 1"=20' DATE: JANUARY 23, 2024  
REVISED: APRIL 16, 2024



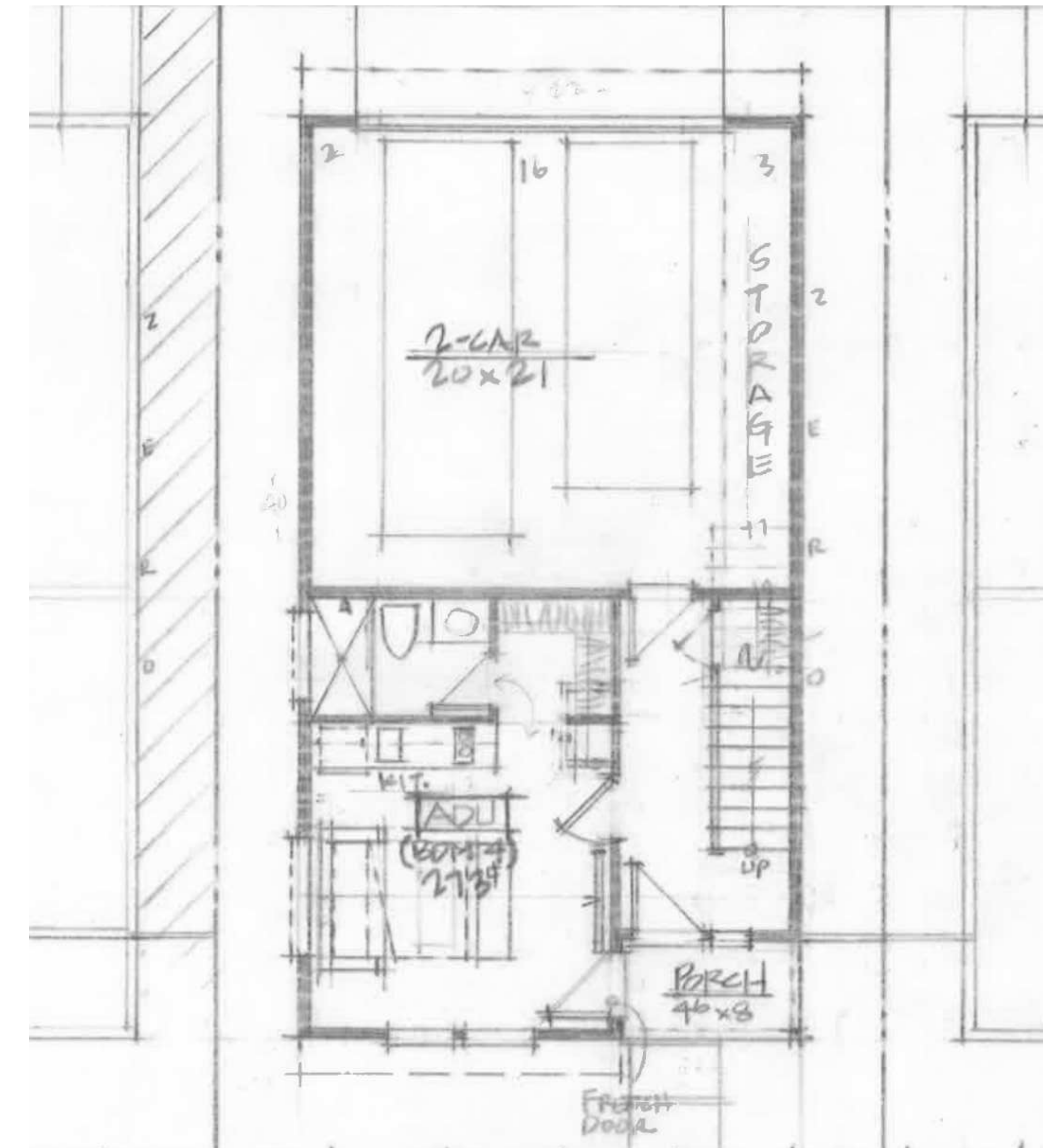
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**PLAN 1 - THIRD FLOOR**



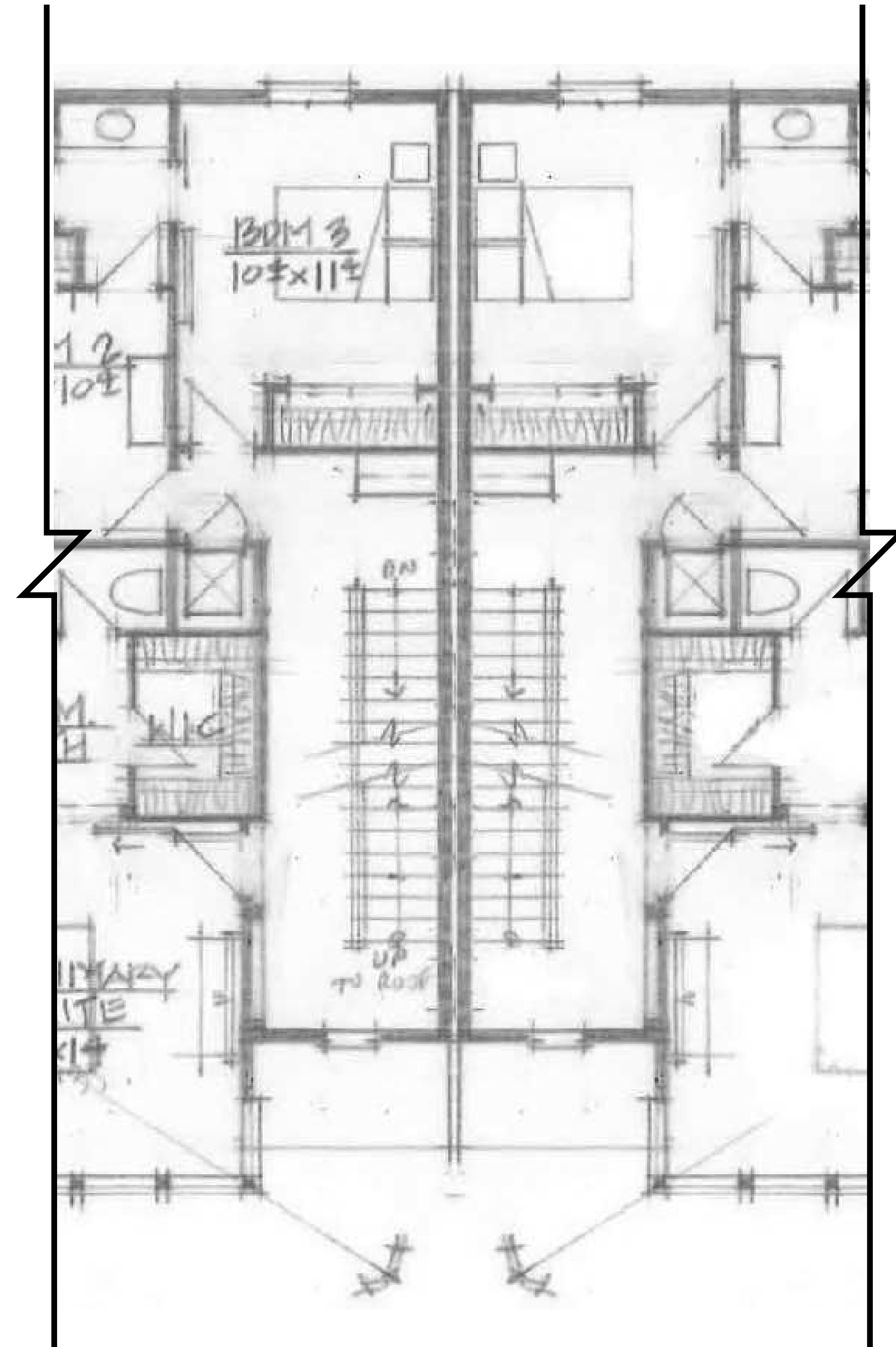
**PLAN 1 - SECOND FLOOR**



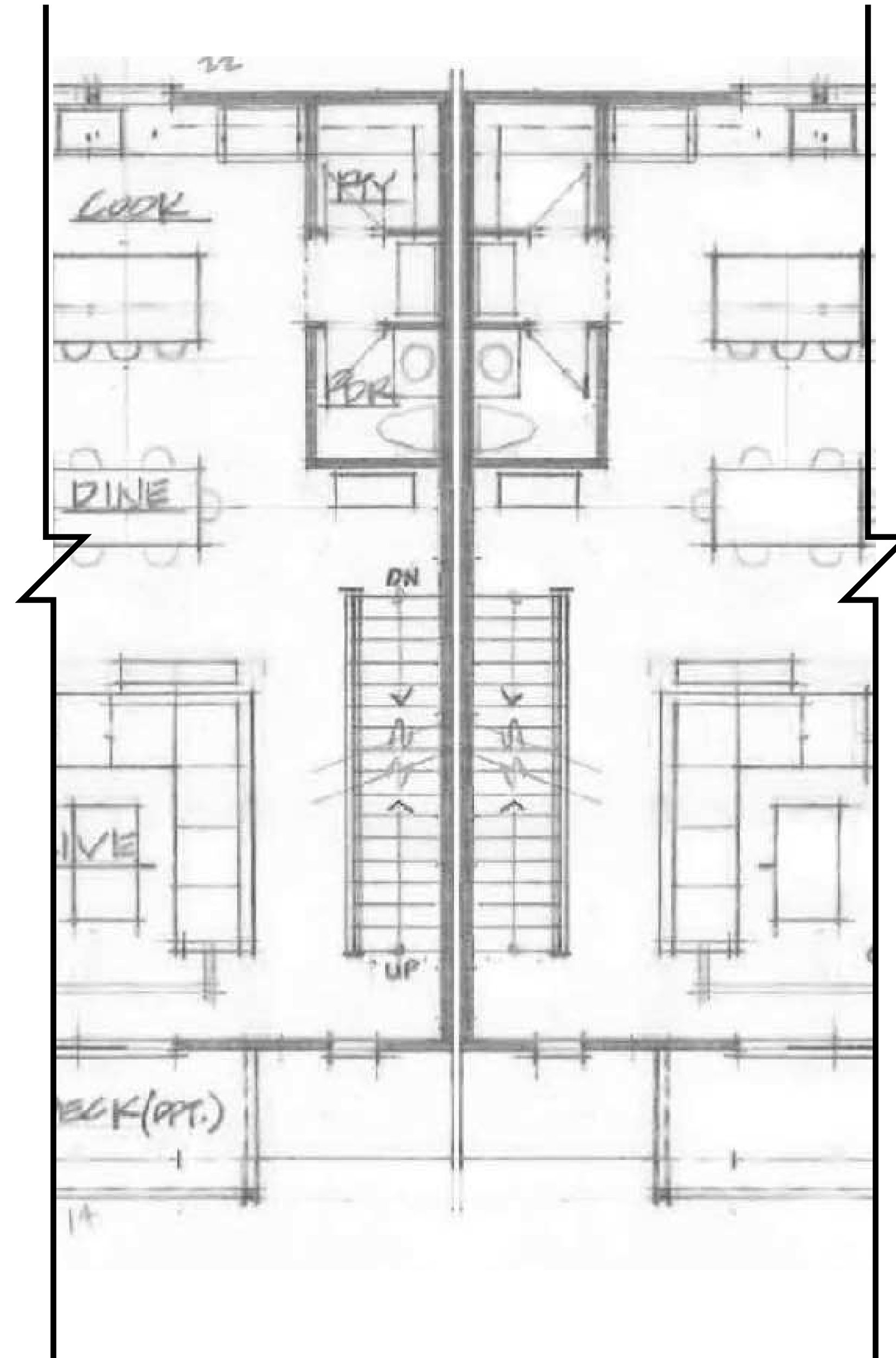
**PLAN 1 - FIRST FLOOR**

<b>PLAN 1 - 3 BR / 2.5 BA / ADU</b>	
NAME	AREA (SF)
FIRST FLOOR	119
SECOND FLOOR	825
THIRD FLOOR	857
TOTAL LIVING AREA	1801
2-CAR GARAGE	464
ADU	261
DECK	84
PORCH	36
ROOF DECK	651
ROOF DECK VESTIBULE	25

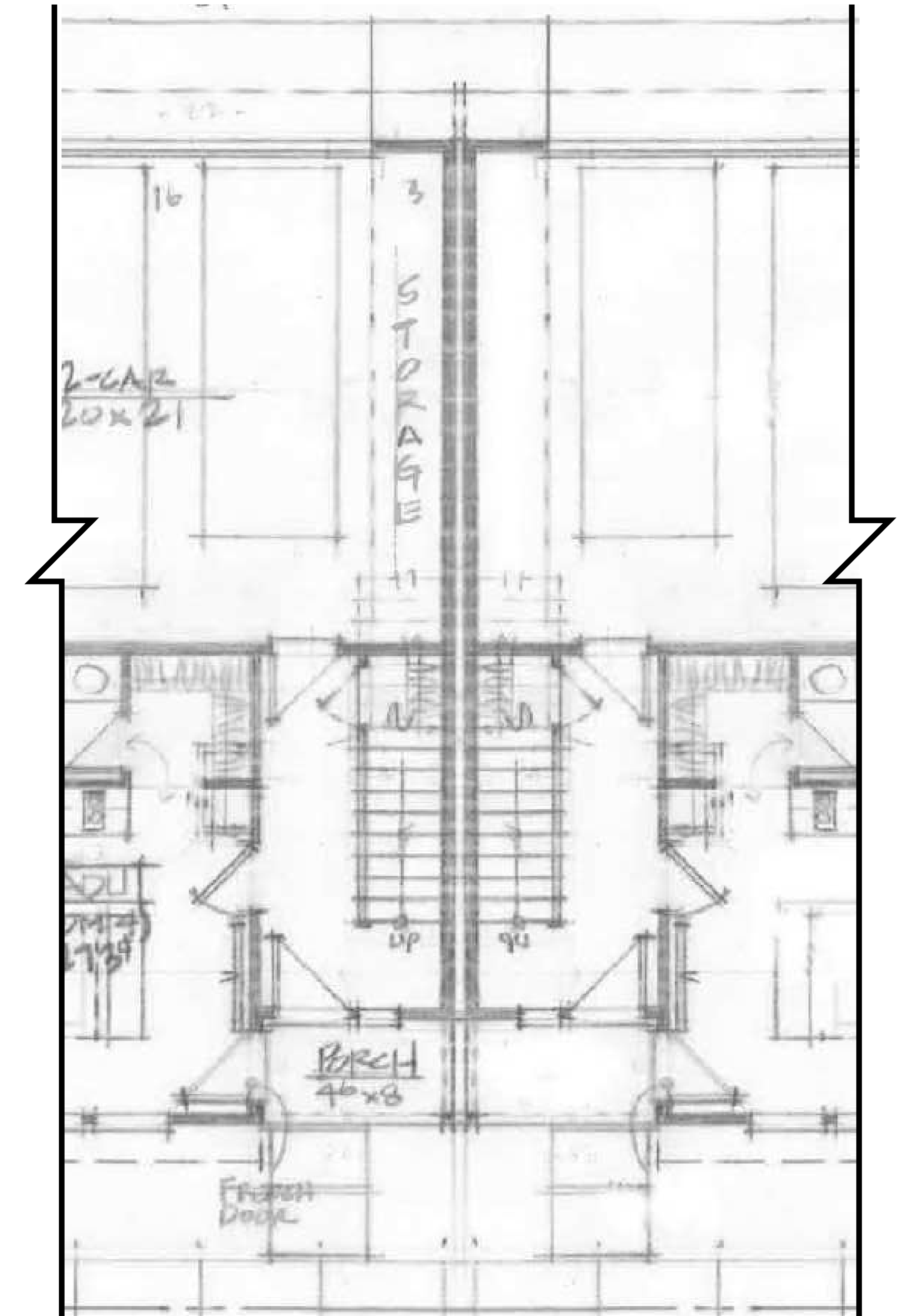
**PLAN 1  
FLOOR PLANS**



**PLAN 1 - THIRD FLOOR  
TWO-FAMILY DWELLING**



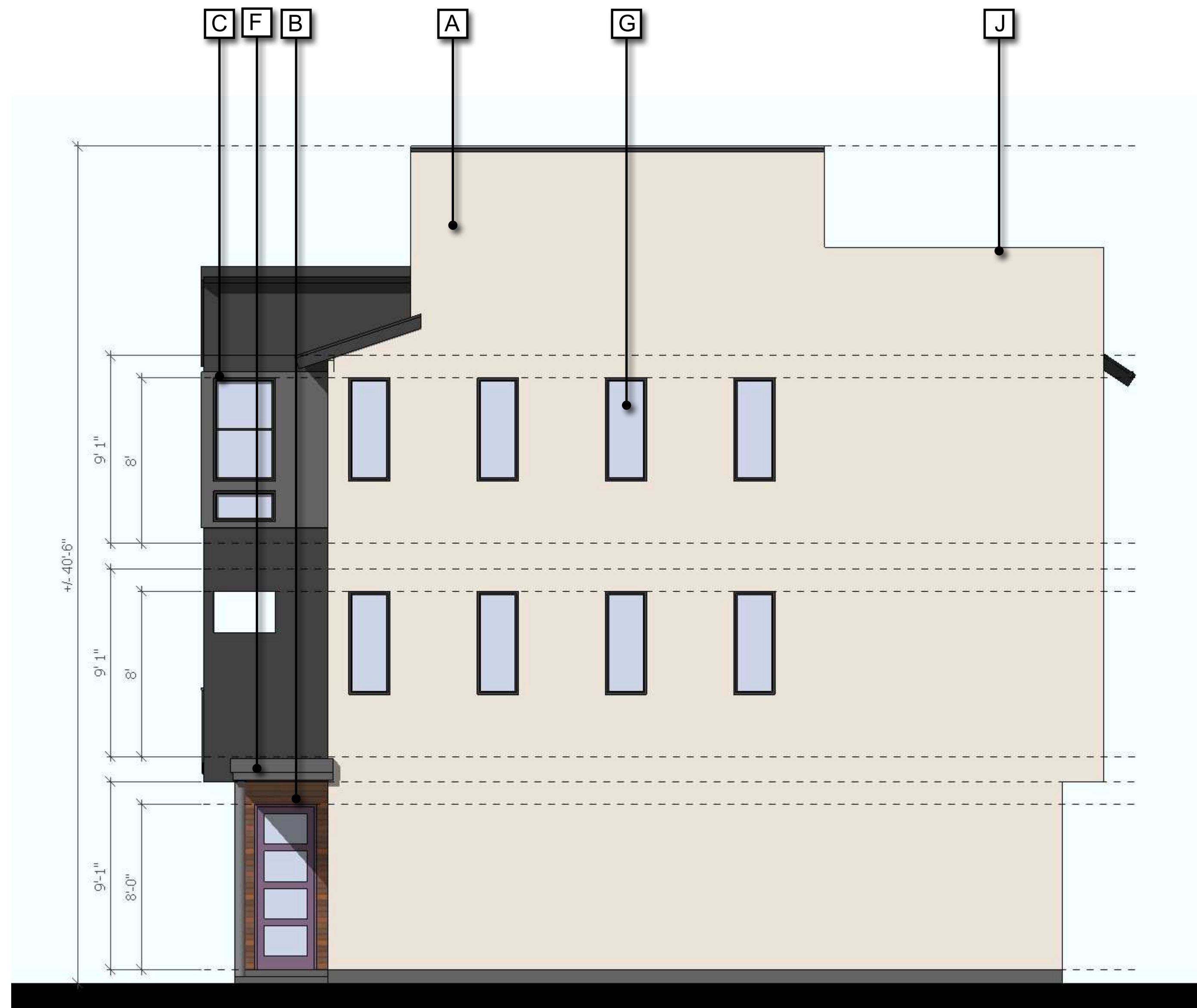
**PLAN 1 - SECOND FLOOR  
TWO-FAMILY DWELLING**



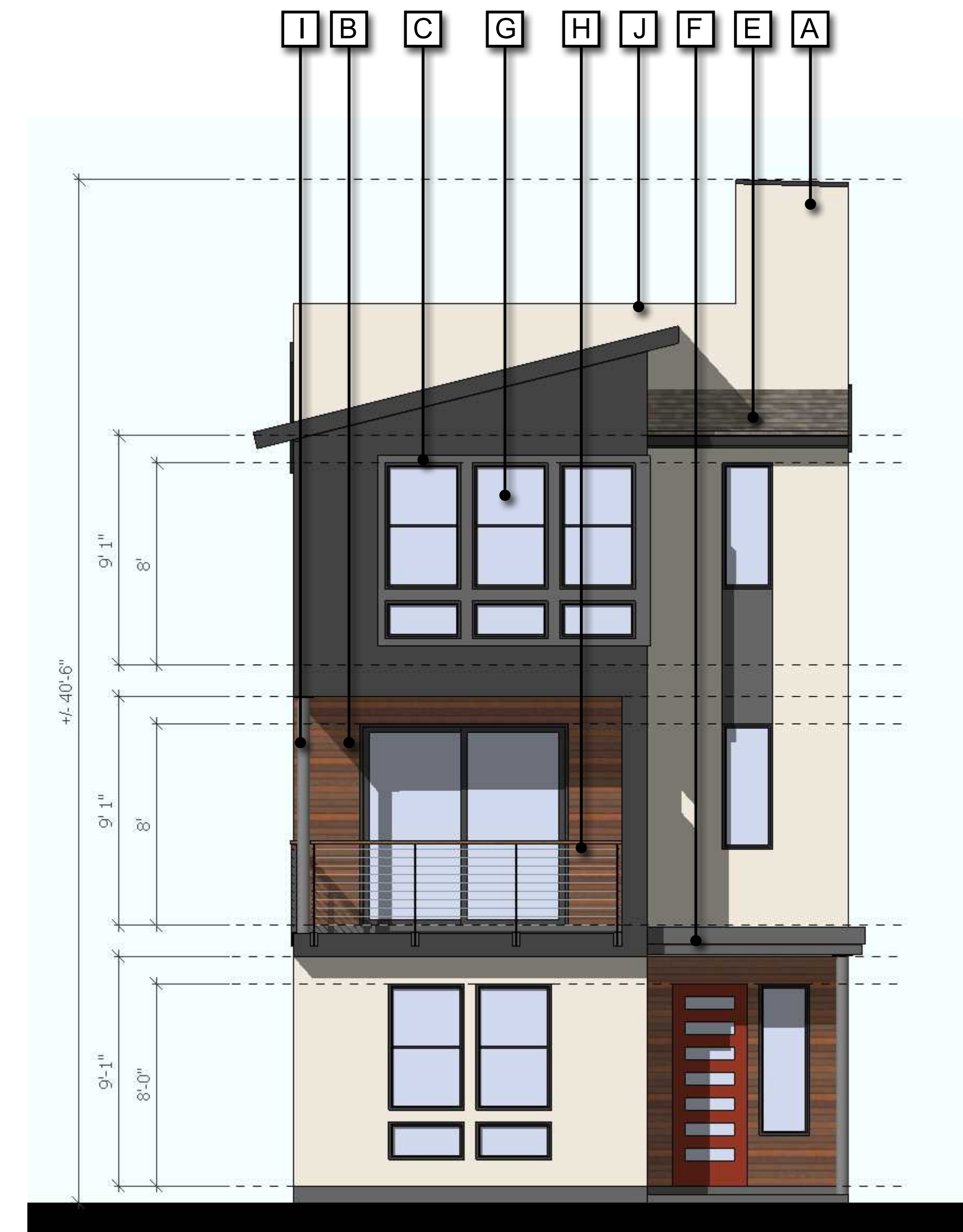
**PLAN 1 - FIRST FLOOR  
TWO-FAMILY DWELLING**

**PLAN 1 TWO-FAMILY  
DWELLING VARIATION  
FLOOR PLANS**

\*SEE PLAN 1 FOR SQFT INFORMATION



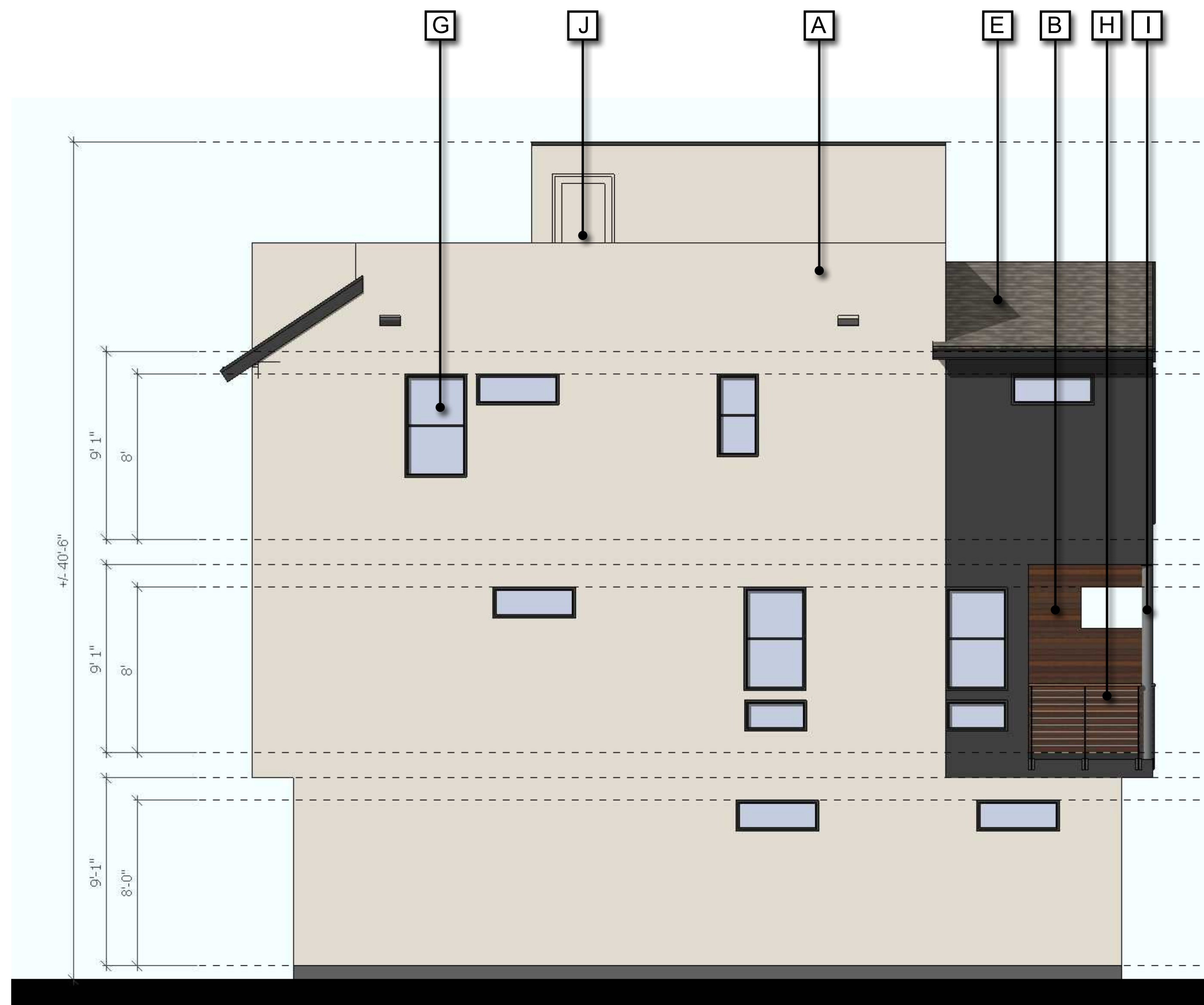
**PLAN 1 - RIGHT ELEVATION**



**PLAN 1 - FRONT ELEVATION**

Exterior Elevation Keynotes	
A - Stucco	F - Flat Roof
B - Horizontal Siding	G - Vinyl Frame Windows
C - Window/Door Trim	H - Railing
D - Roll Up Garage Door	I - Post
E - Asphalt Roofing	J - Roof Deck

**PLAN 1 CONCEPTUAL ELEVATIONS**



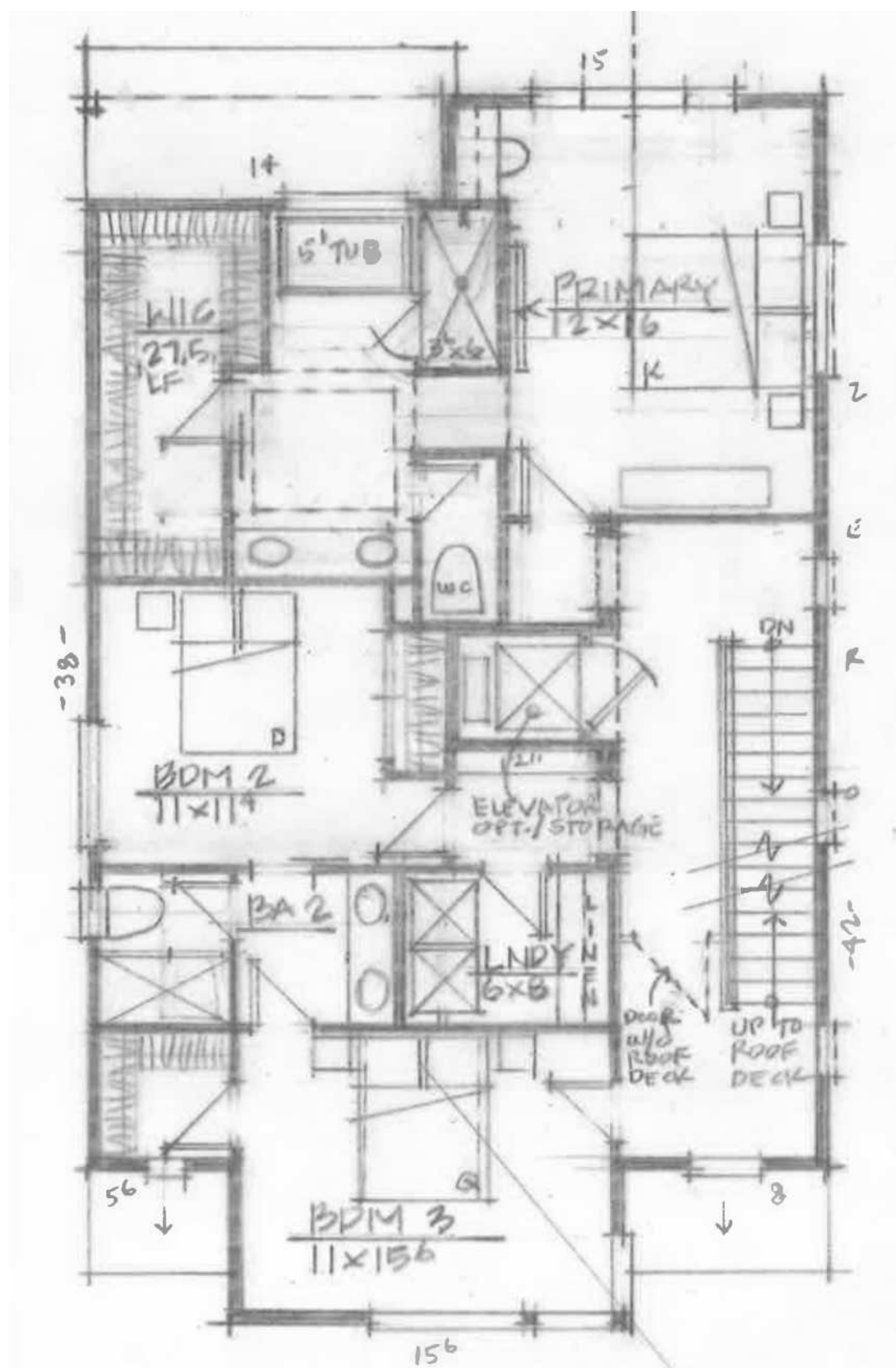
**PLAN 1 - LEFT ELEVATION**



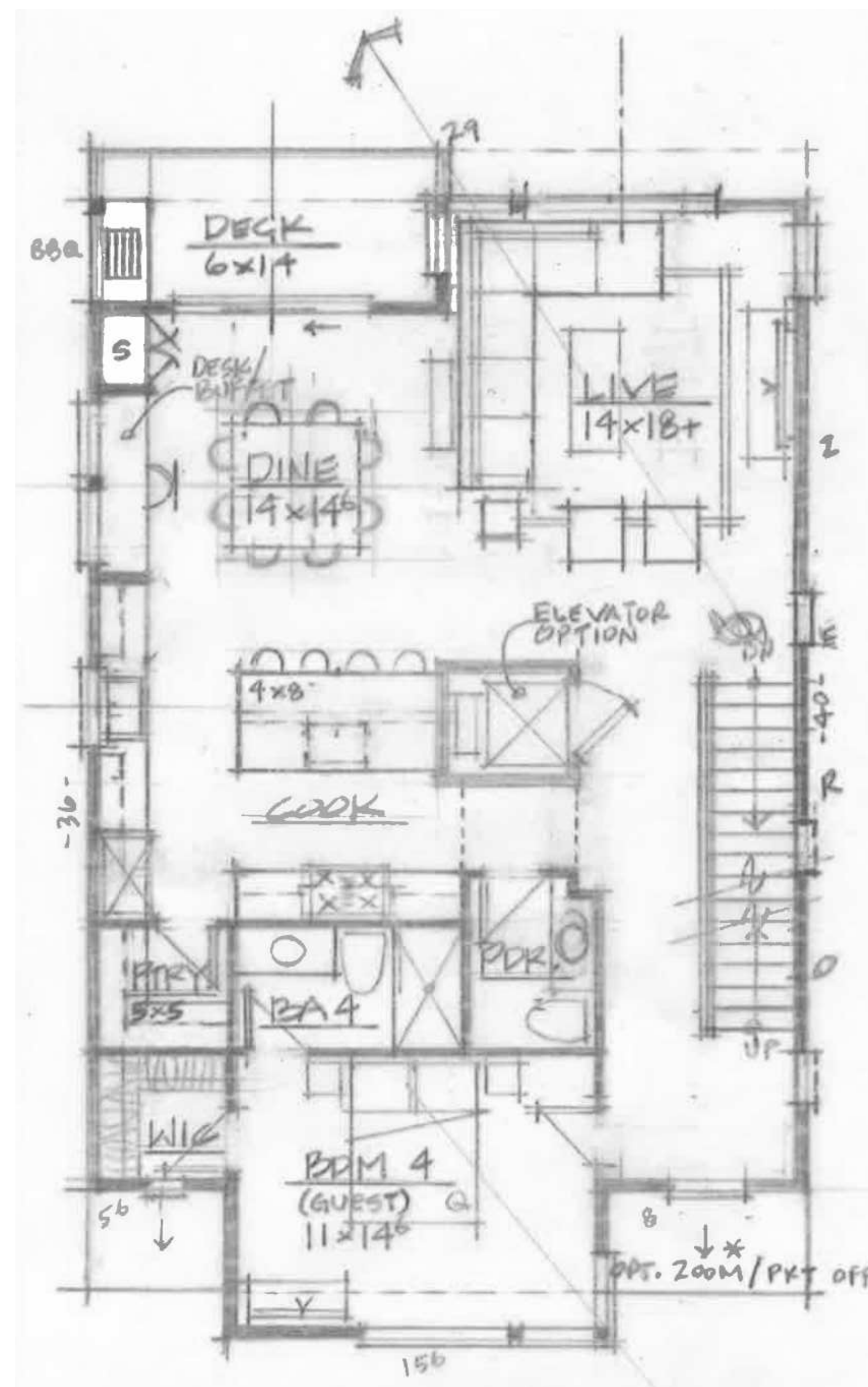
**PLAN 1 - REAR ELEVATION**

Exterior Elevation Keynotes	
A - Stucco	F - Flat Roof
B - Horizontal Siding	G - Vinyl Frame Windows
C - Window/Door Trim	H - Railing
D - Roll Up Garage Door	I - Post
E - Asphalt Roofing	J - Roof Deck

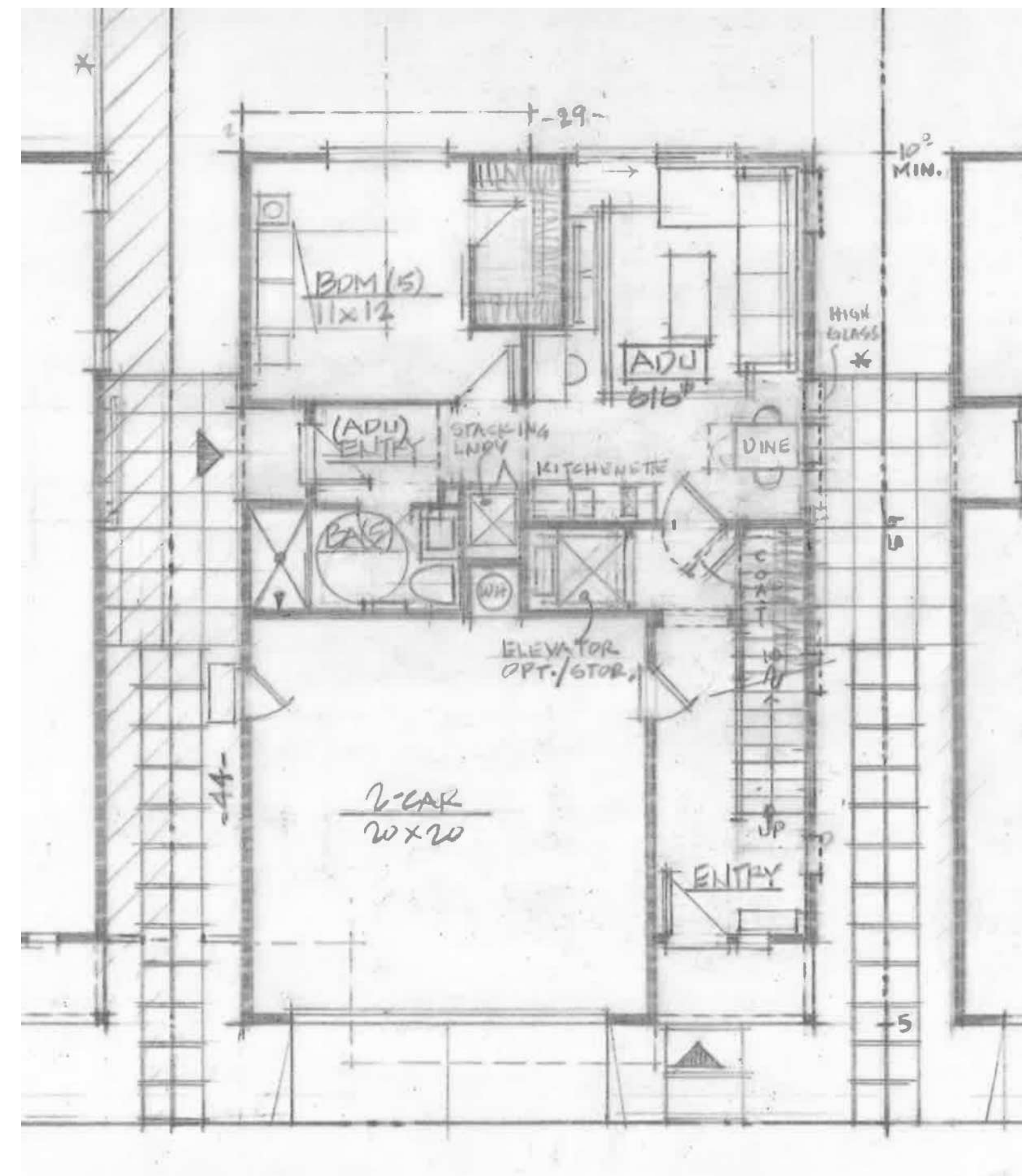
**PLAN 1 CONCEPTUAL ELEVATIONS**



PLAN 2 - THIRD FLOOR



PLAN 2 - SECOND FLOOR



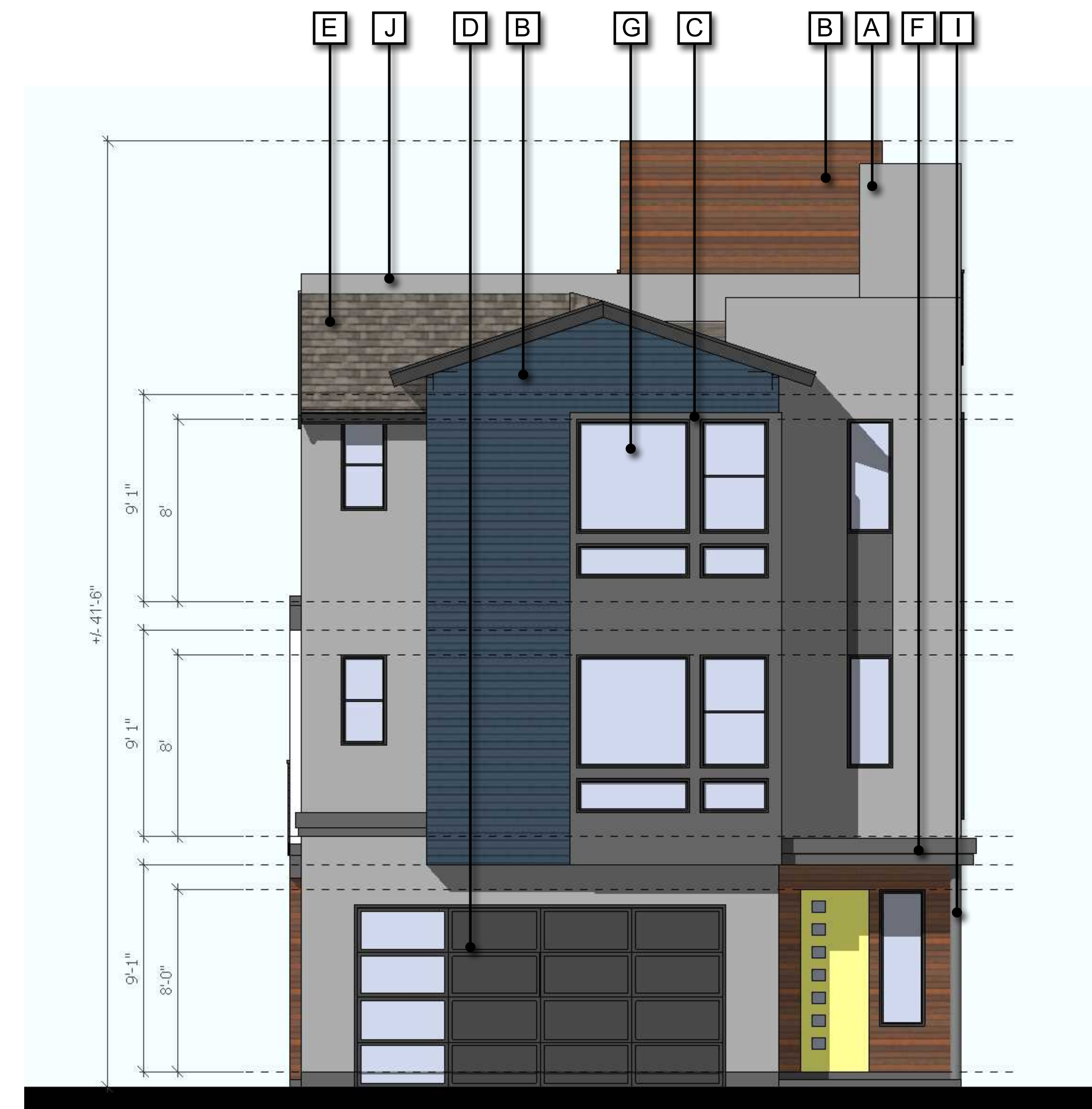
PLAN 2 - FIRST FLOOR

PLAN 2 - 4 BR / 3.5 BA / ADU	
NAME	AREA (SF)
FIRST FLOOR	212
SECOND FLOOR	1197
THIRD FLOOR	1203
TOTAL LIVING AREA	2612
2-CAR GARAGE	431
ADU	588
DECK	85
PORCH	32
ROOF DECK	758
ROOF DECK VESTIBULE	113

**PLAN 2  
FLOOR PLANS**



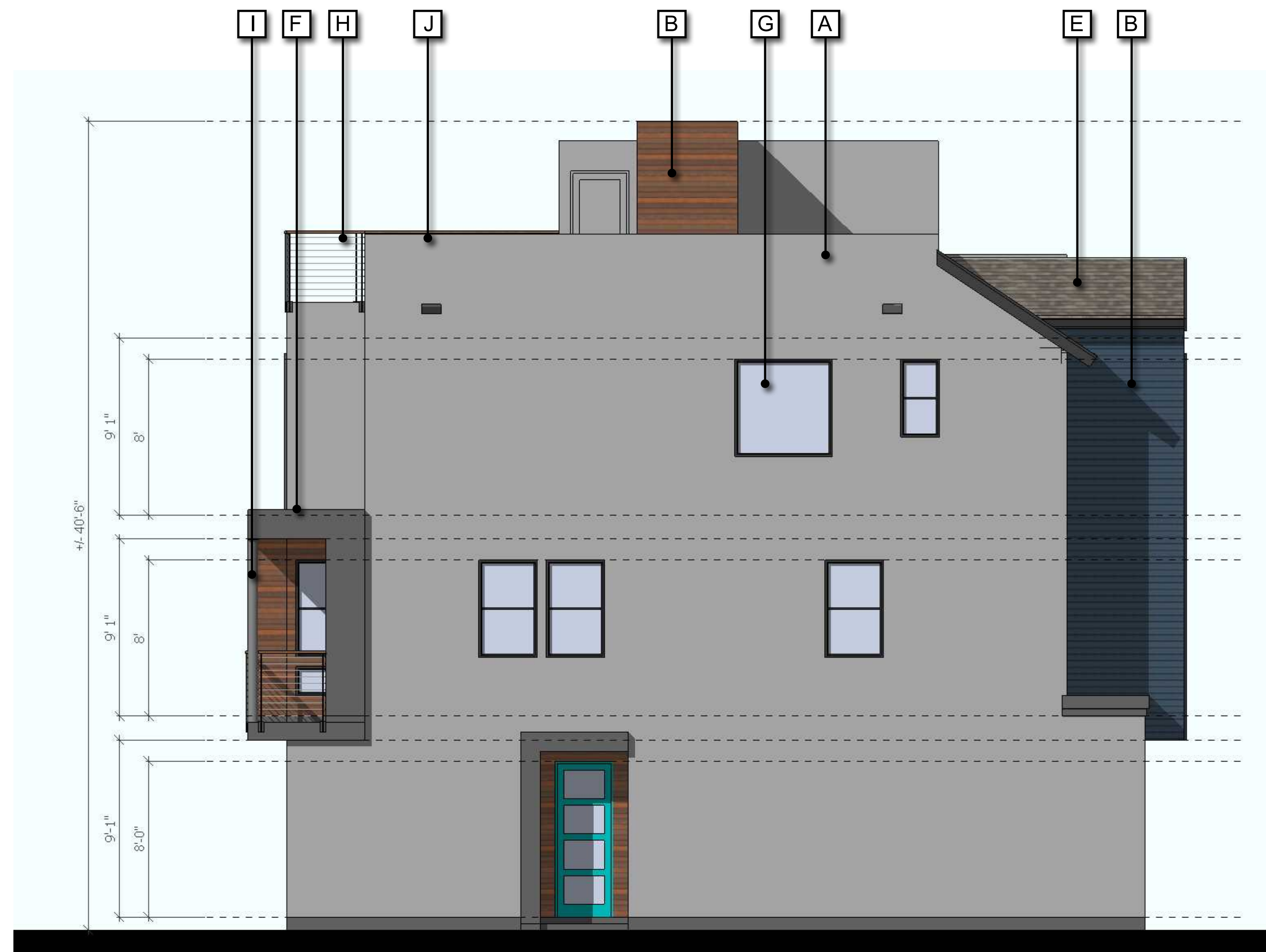
**PLAN 2 - RIGHT ELEVATION**



**PLAN 2 - FRONT ELEVATION**

Exterior Elevation Keynotes	
A - Stucco	F - Flat Roof
B - Horizontal Siding	G - Vinyl Frame Windows
C - Window/Door Trim	H - Railing
D - Roll Up Garage Door	I - Post
E - Asphalt Roofing	J - Roof Deck

**PLAN 2 CONCEPTUAL ELEVATIONS**



**PLAN 2 - LEFT ELEVATION**

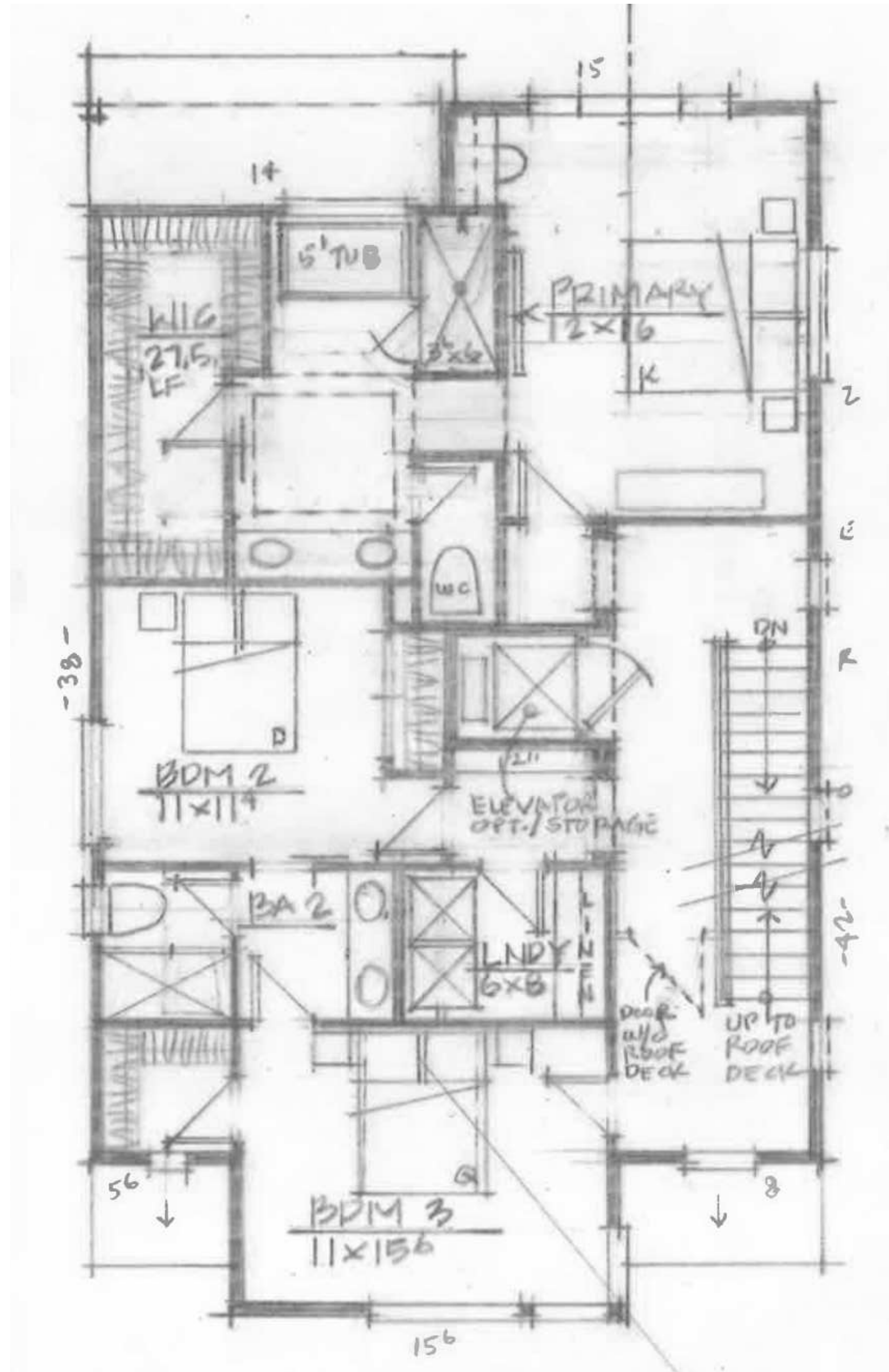


**PLAN 2 - REAR ELEVATION**

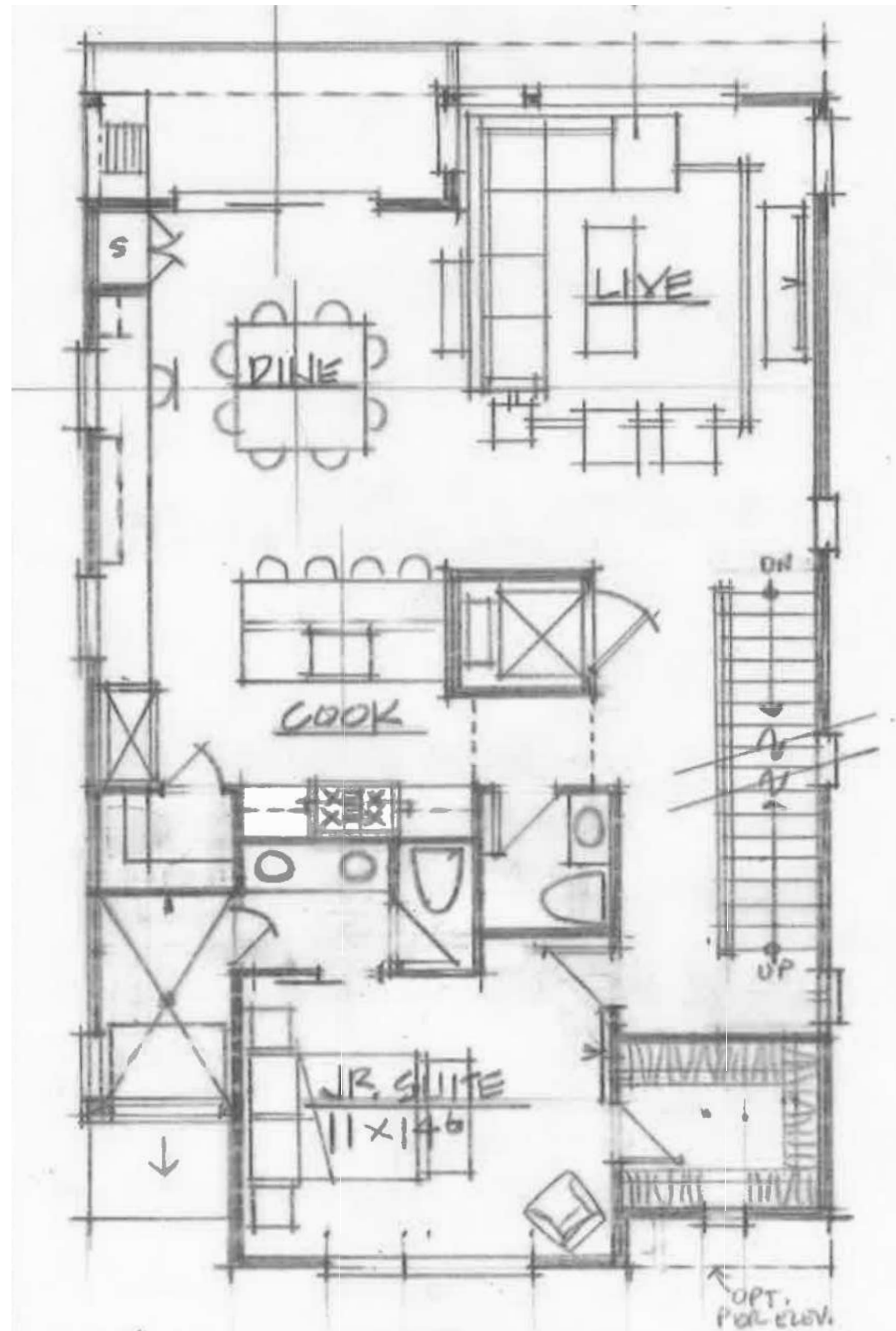
Exterior Elevation Keynotes	
A - Stucco	F - Flat Roof
B - Horizontal Siding	G - Vinyl Frame Windows
C - Window/Door Trim	H - Railing
D - Roll Up Garage Door	I - Post
E - Asphalt Roofing	J - Roof Deck

**PLAN 2 CONCEPTUAL ELEVATIONS**

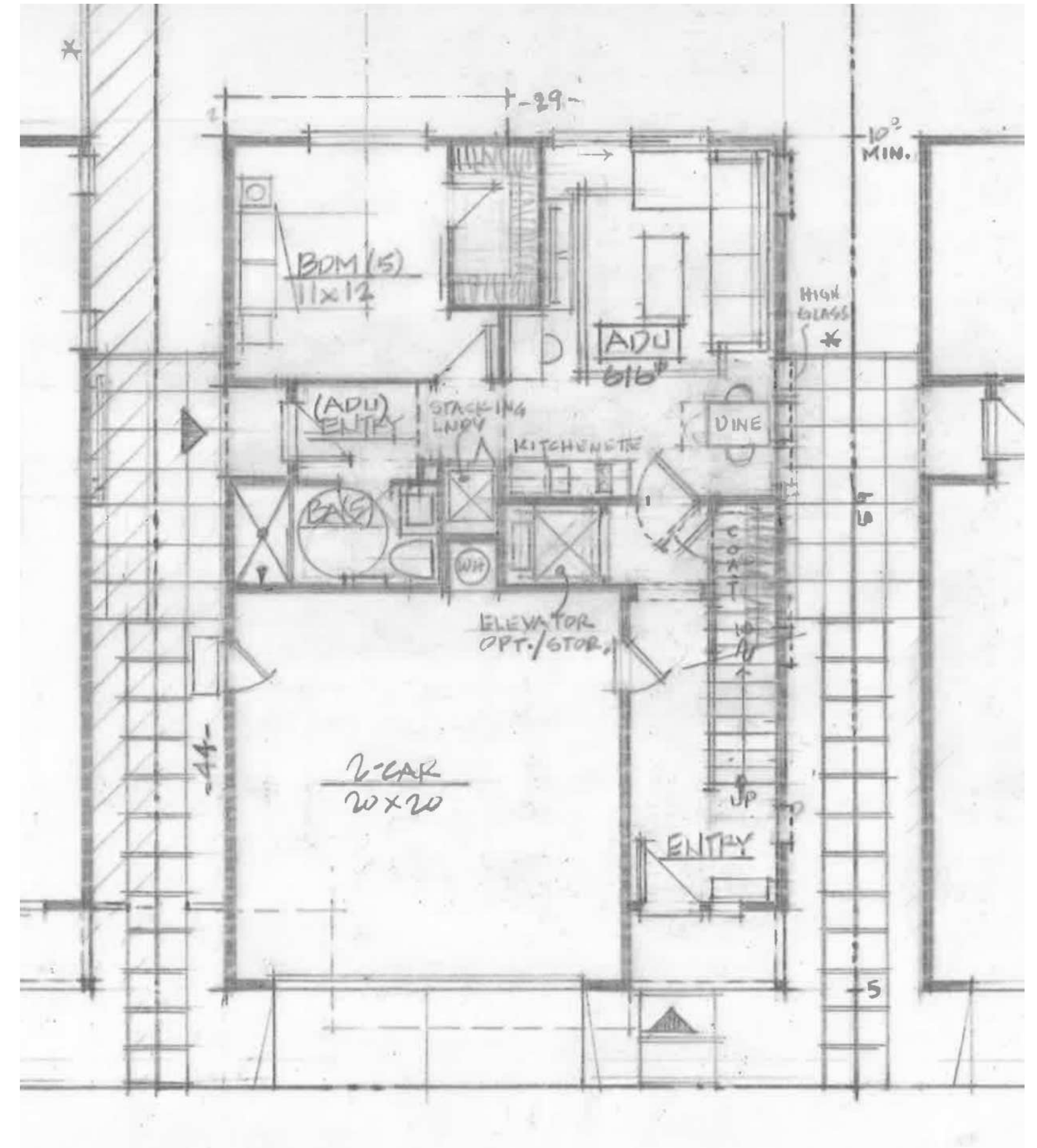




PLAN 3 - THIRD FLOOR



PLAN 3 - SECOND FLOOR



PLAN 3 - FIRST FLOOR

PLAN 3 - 4 BR / 3.5 BA / ADU	
NAME	AREA (SF)
FIRST FLOOR	212
SECOND FLOOR	1229
THIRD FLOOR	1203
TOTAL LIVING AREA	2644
2-CAR GARAGE	431
ADU	588
DECK	85
PORCH	32
ROOF DECK	758
ROOF DECK VESTIBULE	113

**PLAN 3  
FLOOR PLANS**



**PLAN 3 - RIGHT ELEVATION**



**PLAN 3 - FRONT ELEVATION**

Exterior Elevation Keynotes	
A - Stucco	F - Flat Roof
B - Horizontal Siding	G - Vinyl Frame Windows
C - Window/Door Trim	H - Railing
D - Roll Up Garage Door	I - Post
E - Asphalt Roofing	J - Roof Deck

**PLAN 3 CONCEPTUAL ELEVATIONS**



**PLAN 3 - LEFT ELEVATION**



**PLAN 3 - REAR ELEVATION**

Exterior Elevation Keynotes	
A - Stucco	F - Flat Roof
B - Horizontal Siding	G - Vinyl Frame Windows
C - Window/Door Trim	H - Railing
D - Roll Up Garage Door	I - Post
E - Asphalt Roofing	J - Roof Deck

**PLAN 3 CONCEPTUAL ELEVATIONS**