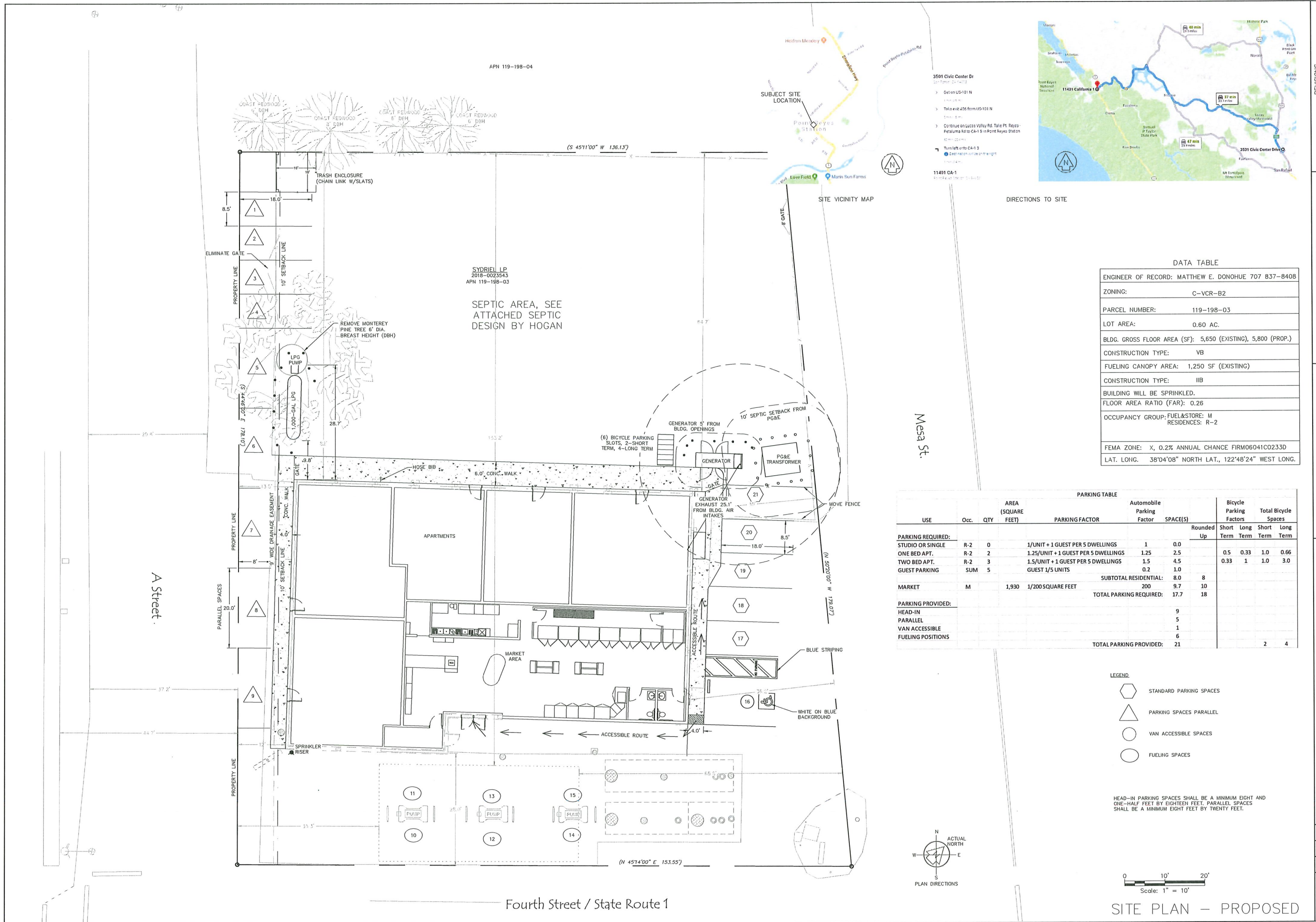


\Users\cm\OneDrive\Documents\Projects\11401 State Route 1, Point Reyes Station, CA\DWG\ASR 2823.dwg
 1/17/2024 10:57 PM

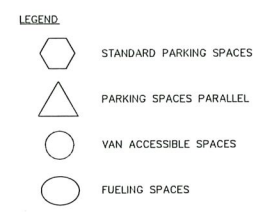


DATA TABLE

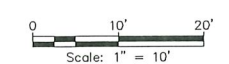
ENGINEER OF RECORD:	MATTHEW E. DONOHUE 707 837-8408
ZONING:	C-VCR-B2
PARCEL NUMBER:	119-198-03
LOT AREA:	0.60 AC.
BLDG. GROSS FLOOR AREA (SF):	5,650 (EXISTING), 5,800 (PROP.)
CONSTRUCTION TYPE:	VB
FUELING CANOPY AREA:	1,250 SF (EXISTING)
CONSTRUCTION TYPE:	IIB
BUILDING WILL BE SPRINKLED.	
FLOOR AREA RATIO (FAR):	0.26
OCCUPANCY GROUP- FUEL&STORE: M	
RESIDENCES: R-2	
FEMA ZONE:	X, 0.2% ANNUAL CHANCE FIRM06041C0233D
LAT. LONG.	38°04'08" NORTH LAT., 122°48'24" WEST LONG.

PARKING TABLE

USE	Occ.	QTY	AREA (SQUARE FEET)	PARKING FACTOR	Automobile Parking Factor	SPACE(S)	Bicycle Parking Factors		Total Bicycle Spaces	
							Short Term	Long Term	Short Term	Long Term
PARKING REQUIRED:										
STUDIO OR SINGLE	R-2	0		1/UNIT + 1 GUEST PER 5 DWELLINGS	1	0.0				
ONE BED APT.	R-2	2		1.25/UNIT + 1 GUEST PER 5 DWELLINGS	1.25	2.5			0.5	0.33
TWO BED APT.	R-2	3		1.5/UNIT + 1 GUEST PER 5 DWELLINGS	1.5	4.5			0.33	1
GUEST PARKING	SUM	5		GUEST 1/5 UNITS	0.2	1.0				
MARKET	M		1,930	1/200 SQUARE FEET		9.7				
PARKING PROVIDED:										
HEAD-IN						9				
PARALLEL						5				
VAN ACCESSIBLE						1				
FUELING POSITIONS						6				
TOTAL PARKING PROVIDED:						21			2	4



HEAD-IN PARKING SPACES SHALL BE A MINIMUM EIGHT AND ONE-HALF FEET BY EIGHTEEN FEET. PARALLEL SPACES SHALL BE A MINIMUM EIGHT FEET BY TWENTY FEET.



SITE PLAN - PROPOSED

REV. NO.	DATE	DESCRIPTION

APPROVED BY:

MATTHEW E. DONOHUE
 R.C.E. C57219
 mdonohue@trans-techconsultants.com

TRANS TECH CONSULTANTS

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COASTAL PERMIT AND USE PERMIT
 POINT REYES STATION
 11401 STATE ROUTE 1, POINT REYES STATION, CA 94956
 APN: 119-198-03

DATE: 1/17/2024
DRAWN: MED
JOB#: 2823.01

SHEET
2

