

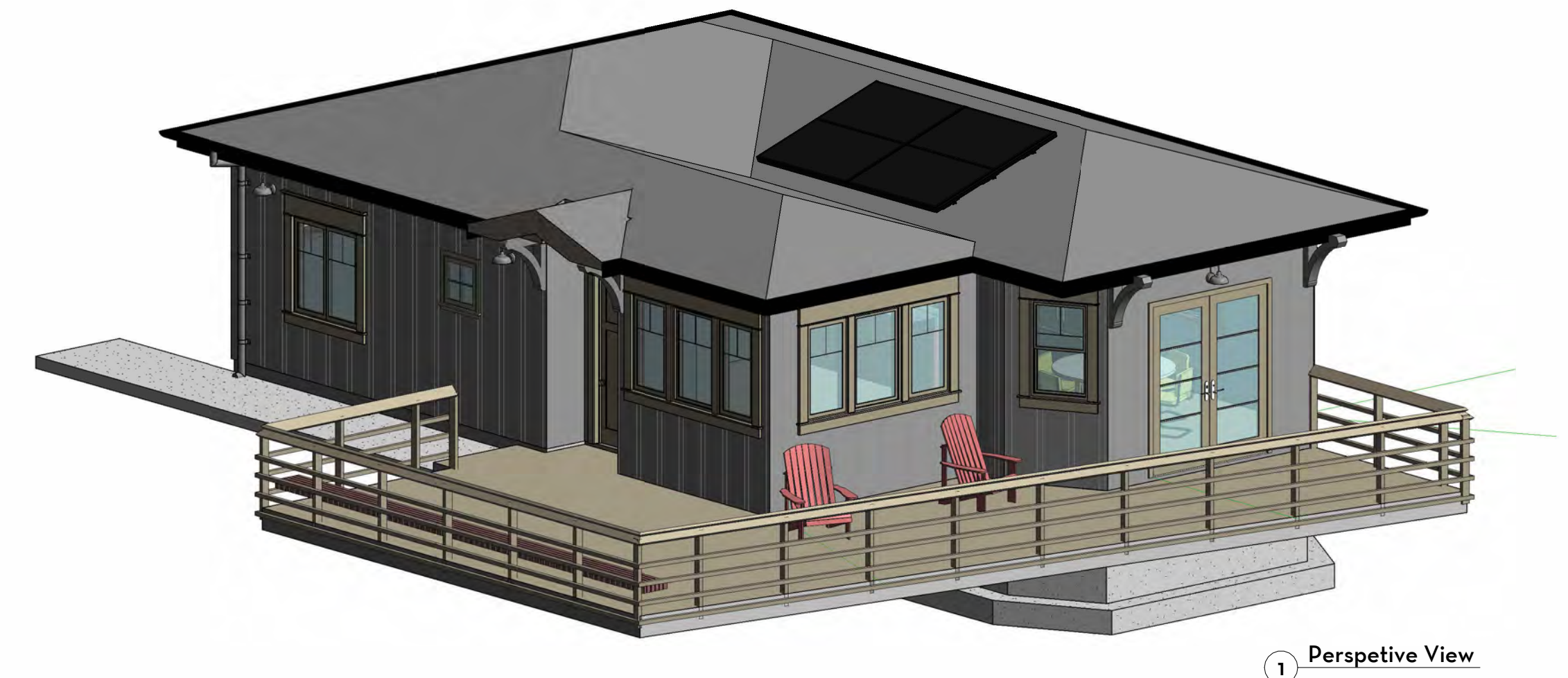
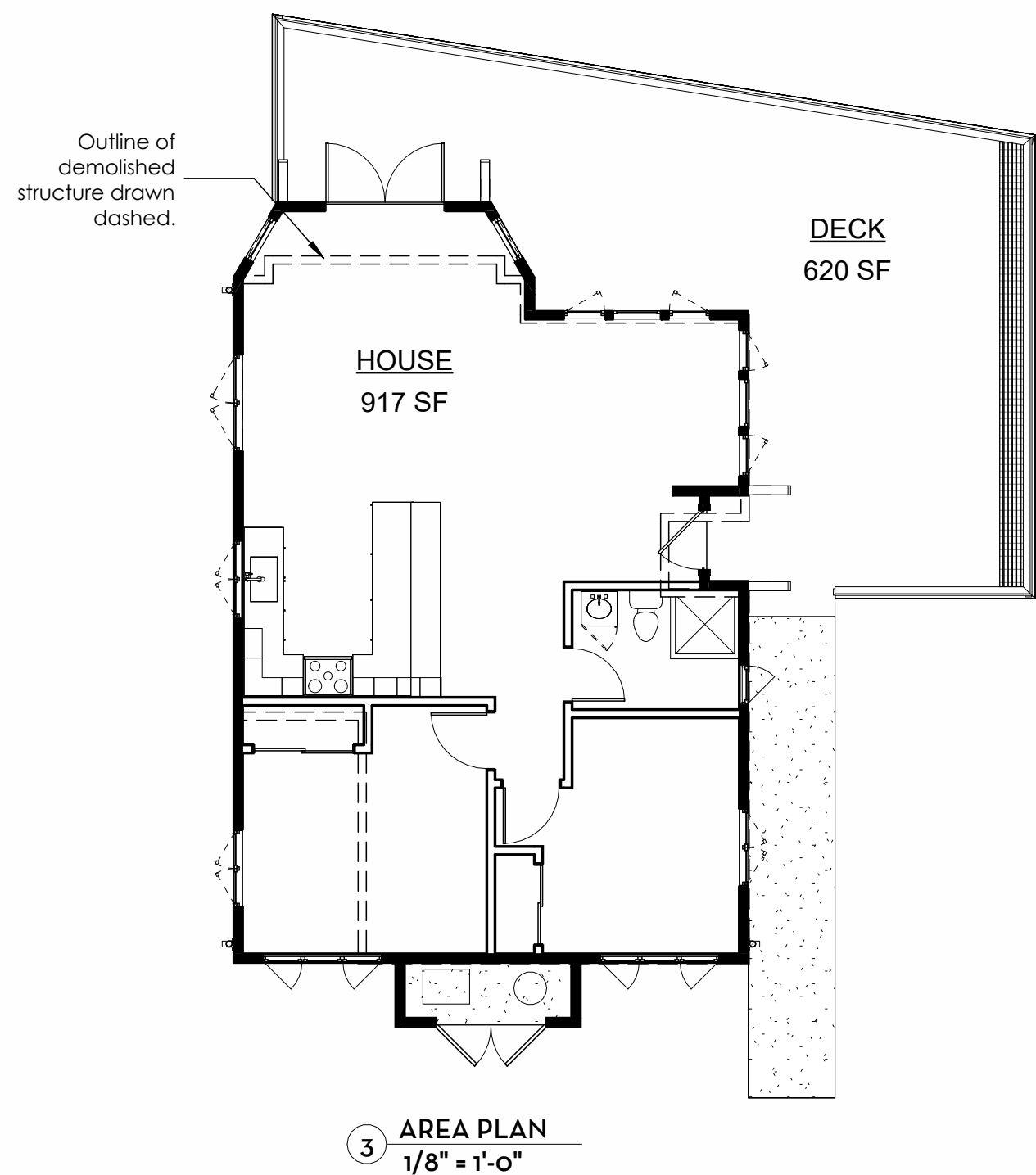
AREAS

Required Project Data	Existing	Proposed
Lot Area (sq ft)	442,659	442,659
Building Area (sq ft)	3,763	3,912
Floor Area (sq ft)	814	963
Area of Disturbance (sq ft)	814	963
Lot Coverage - Impervious (sq ft)	5,060	5,668
Lot Coverage - Pervious (sq ft)	437,599	436,991
Grading – Cut (cubic yards)	-	0
Grading – Fill (cubic yards)	-	0
Grading – Off-haul (cubic yards)	-	0
Excavation–only for foundation (cubic yards)	-	-
Number of Parking Spaces	6	6

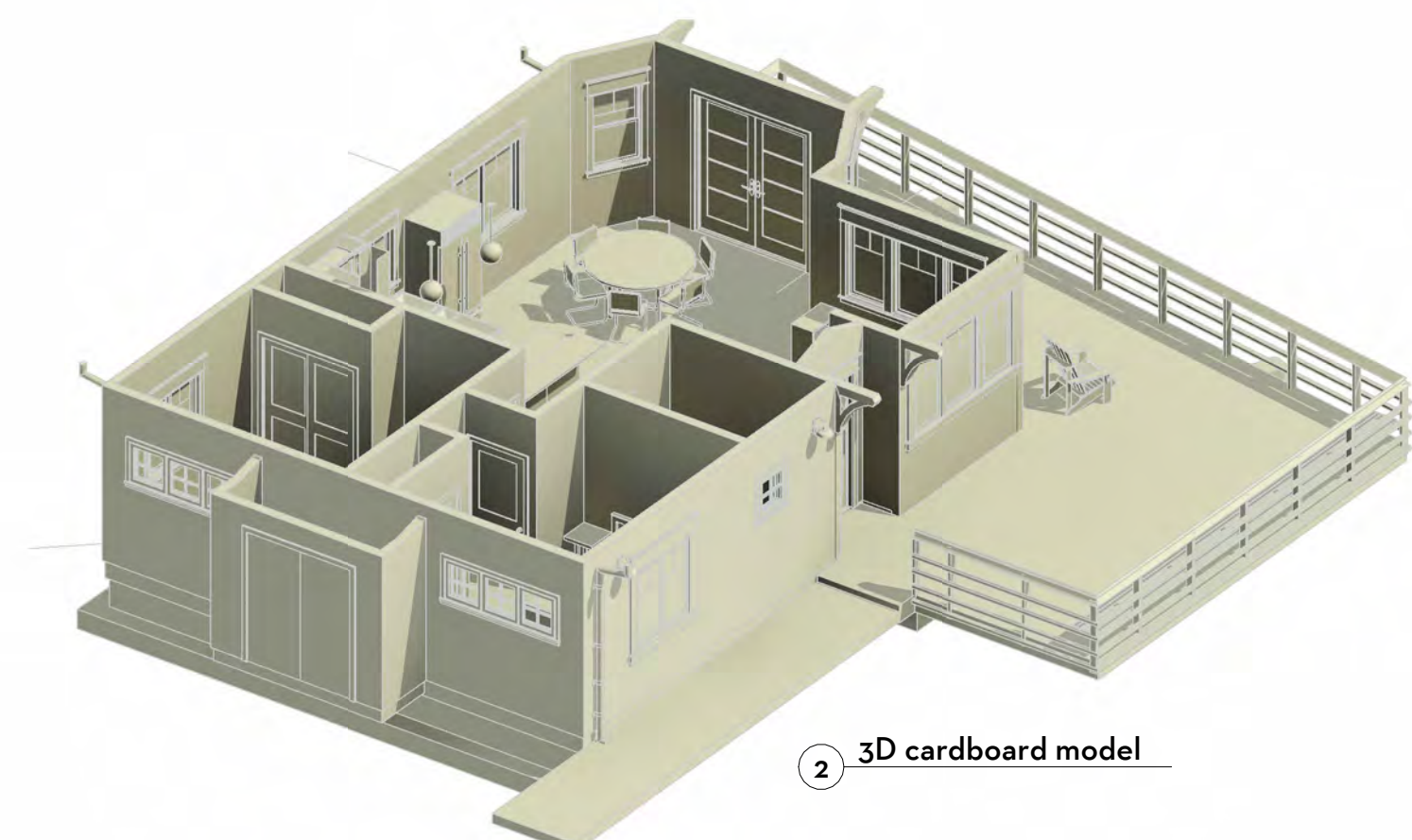
Primary ADU Building Data	Existing	Proposed
Maximum Building Height (ft)	14	15
Setback distance – Front property line (ft)	448	445
Setback distance – Left side property line (ft)	675	671
Setback distance – Right side property line (ft)	207	207
Setback distance – Rear property line (ft)	92	86

All Structures Coverage	Existing	Proposed
Required Project Data		
Carpport shed (sq ft)	43	43
Shed (sq ft)	166	166
Main House (sq ft)	2,740	2,740
Guest House (to be demolished) (sq ft)	814	0
ADU proposed to replace Guest House	0	963
TOTAL BUILDING COVERAGE	3,763	3,912

Impervious Surface Calcs	Existing	Proposed
Driveway, paved (sq ft)	13,449	13,449
Carpport shed (sq ft)	43	43
Shed (sq ft)	166	166
Main House (with stone decks) (sq ft)	3,765	3,765
Guest House + deck (sq ft)	1,086	0
ADU + deck	0	1,694
TOTAL IMPERVIOUS COVERAGE (sq ft)	5,060	5,668



NEW ACCESSORY DWELLING UNIT
for
Tim & Melissa Draper
560 Pierce Point Road, Inverness



PROJECT TEAM

ARCHITECT:
Thomas Rex Hardy, AIA
CA lic. 12683
3826 Balboa Street
San Francisco, CA 94121
(415) 837-0489
trhaia@sbcglobal.net
www.TRHaia.com

GENERAL CONTRACTOR:
James Lino Construction
Contact: Jim Lino and Will Glassberg
PO Box 719
Pt. Reyes Station, CA 94956
(415) 663-1939

STRUCTURAL ENGINEER:
Dolmen Structural Engineers
Contact: Diarmuid Mac Neil
2595 Mission Street suite 200
San Francisco, CA 94102
(415) 409-9200 x101
diarmuid@dolmen-engineers.net
www.dolmen-engineers.net

SEPTIC & CIVIL ENGINEER:
CSW | ST2
504 Redwood Blvd, #310
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Josh Woelbing
joshw@cswf2.com

BIOLOGICAL:
WRA, Inc.
2169-G East Francisco Blvd.
San Rafael, CA 94901
(415) 454-8868
Jason Yakich
yakich@wra-ca.com

DRAWING SHEET LIST

Number	Sheet Name
A0.0	TITLE SHEET PROJECT DATA
A1.0	ARCHITECTURAL SITE PLAN
A1.2	FLOOR PLAN ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A3.0	SECTIONS & DETAILS
1/2	TOPOGRAPHIC MAP
2/2	TOPOGRAPHIC MAP

APPLICABLE CODES:

- 2019 California Building Code incorp. the 2018 International Building Code
- 2019 California Residential Code incorp. the 2018 International Residential Code
- 2019 California Electrical Code incorp. the 2017 National Electrical Code
- 2019 California Mechanical Code incorp. the 2018 Uniform Mechanical Code
- 2019 Plumbing Code incorp. the 2018 Uniform Plumbing Code
- 2019 California Energy Code
- 2019 California Historical Building Code
- 2019 California Existing Building Code
- Title 19 Marin County Building Code, Subchapter 2 – Green Building Requirements
- 2019 California Green Building Standards Code
- 2019 California Referenced Standards Code

PROJECT DATA

OWNERS: Tim & Melissa Draper
172 Elena Ave
Atherton, CA 94027
(650) 325-6773
melissa@melissadraper.com

APN: 109-300-10

SITE ADDRESS: 560 Pierce Point Road
Inverness, CA 94937

ZONING: C-ARP-2

HEIGHT LIMIT: 15 Feet

PARCEL AREA: 442,659 Sq. Ft.; 10.16 Acres

OCCUPANCY: R-3 SINGLE-FAMILY RESIDENTIAL

CONSTRUCTION: TYPE V-B, WOOD FRAME, 1-STORY, SPRINKLED.

PROJECT SUMMARY

1. Demolish existing deteriorated single-story, wood frame, 1-bedroom guest house and deck.
2. Construct new single-story, 2-bedroom, wood frame Accessory Dwelling Unit and deck in roughly original location (only slight change in building footprint).
3. No re-grading is anticipated. Excavation is limited to accommodating new spread footing foundation.
4. Changes to landscape are not anticipated.

THOMAS REX HARDY, AIA
3826 BALBOA STREET
SAN FRANCISCO, CA 94108
(415) 837-0489



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ADU for
Tim & Melissa Draper
560 Pierce Pt Road
Inverness, CA

APN 109-300-10

No.	Description	Date

Coastal Permit

**TITLE SHEET
PROJECT DATA**

Project No. 2007
Date 8/31/23
Drawn by TRH
Scale 1/8" = 1'-0"

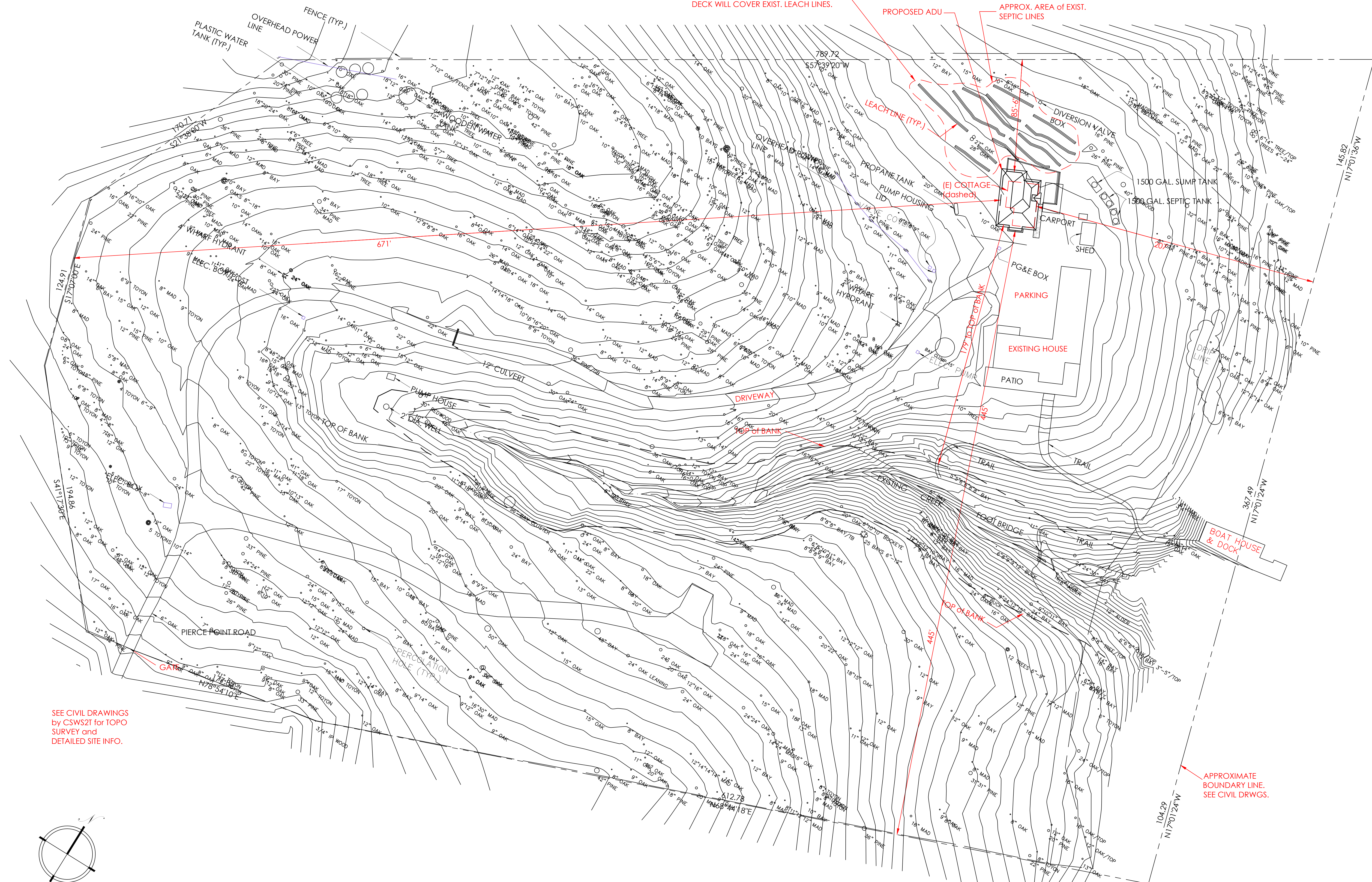
A0.0

Coastal Permit

DECK WILL BE CANTILEVERED over LANDSCAPE SUCH THAT NO ELEMENTS of the DECK STRUCTURAL SUPPORTS WILL be WITHIN 10-FOET of the EXIST. SEPTIC CLEANOUTS, and NO PORTION of the DECK WILL COVER EXIST. LEACH LINES.

PROPOSED ADU

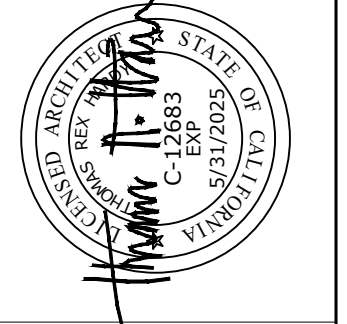
APPROX. AREA of EXIST. SEPTIC LINES



SEE CIVIL DRAWINGS by CWS2T for TOPO SURVEY and DETAILED SITE INFO.

APPROXIMATE BOUNDARY LINE. SEE CIVIL DRWGS.

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SAN FRANCISCO, CA 94108
(415) 837-0489



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ADU for
Tim & Melissa Draper
560 Pierce Pt. Road, Inverness
APN # 109-300-10

APN 109-300-10

No.	Description	Date

Coastal Permit

SITE PLAN

Project No. 2007
Date 8/31/23
Drawn by TRH
Scale 1/32" = 1'-0"

A1.0

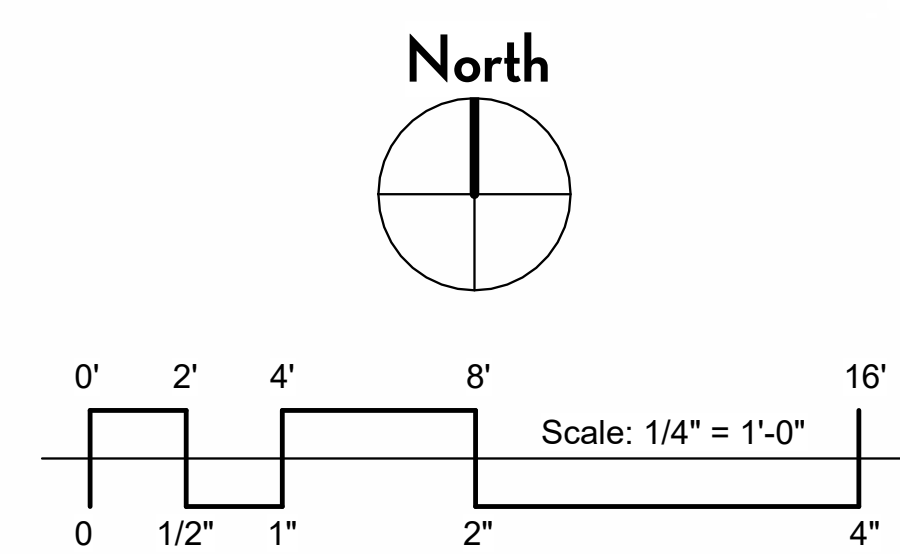
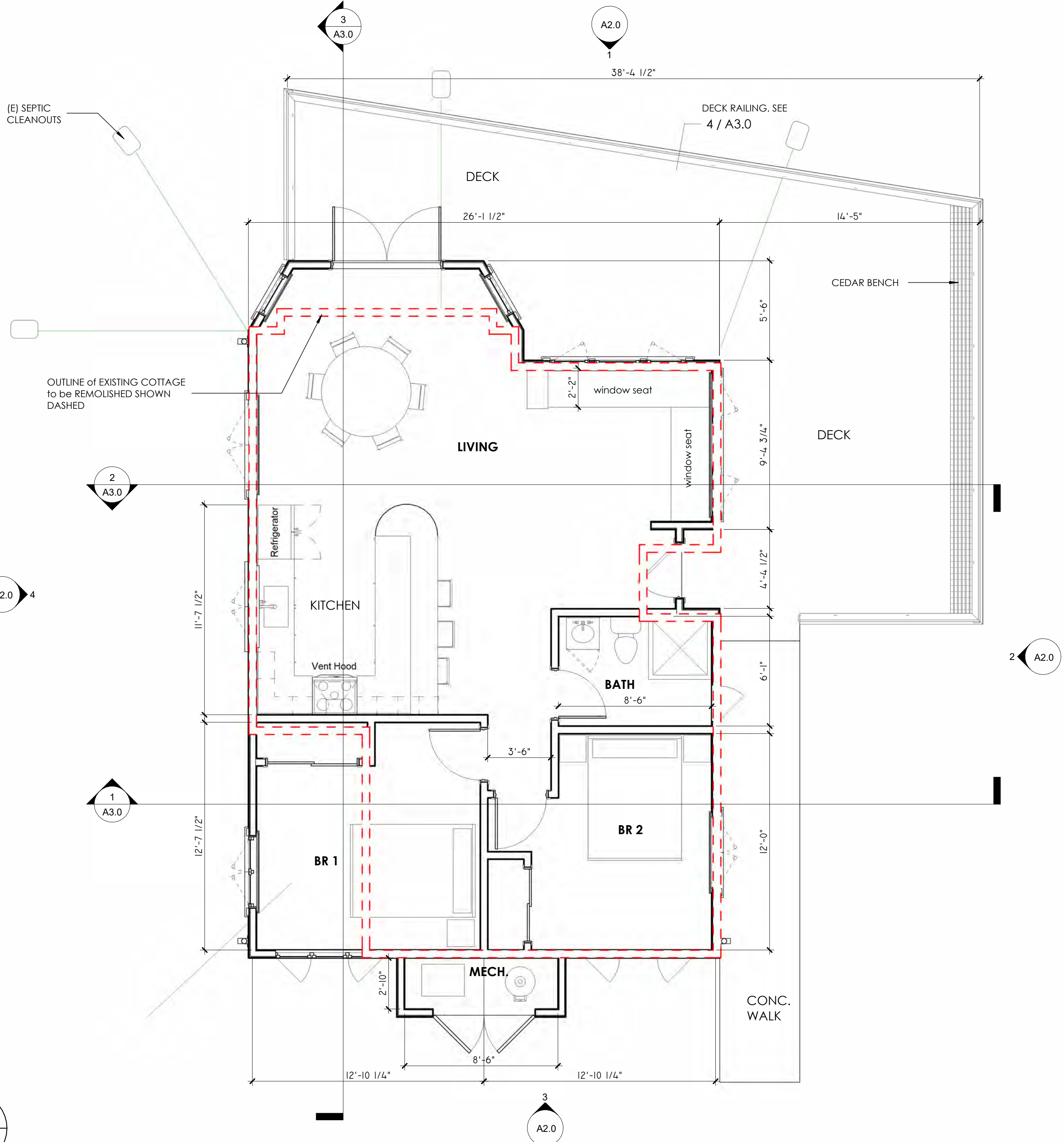
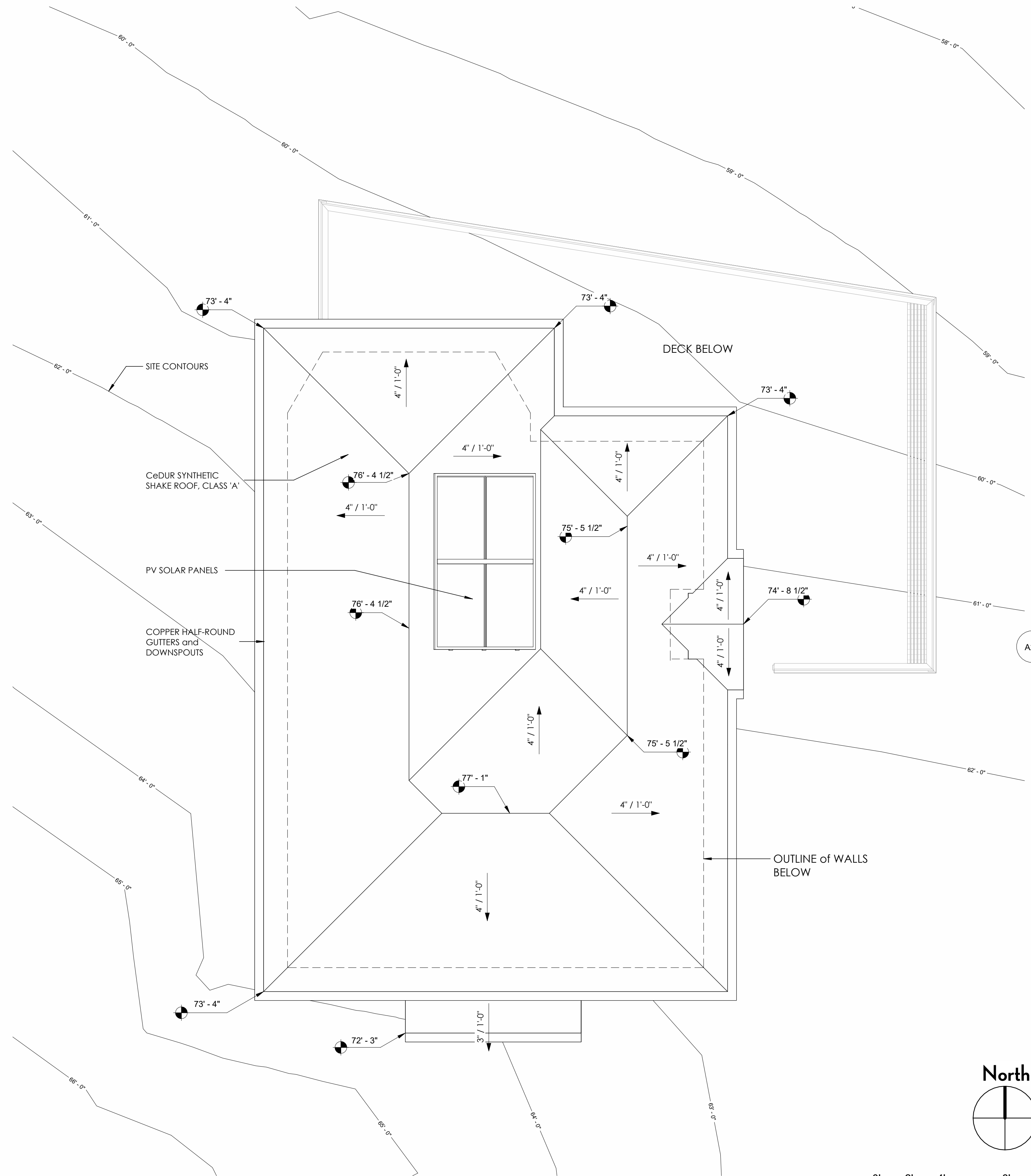
Coastal Permit



No.	Description	Date

Mark	Width	Height	Thickness	Finish	Description
1	3'-0"	7'-0"	0'-1 1/2"	STAINED	
2	2'-8"	6'-8"	0'-1 1/2"	PAINTED	
3	2'-10"	6'-8"	0'-1 1/2"	STAINED	
4	2'-10"	6'-8"	0'-1 1/2"	STAINED	
5	6'-0"	7'-0"	0'-1 1/2"	PAINTED	
6	5'-8"	6'-8"	0'-2"	PAINTED	
7	5'-0"	6'-8"	0'-1 1/2"	STAINED	
8	4'-0"	6'-8"	0'-1 1/2"	STAINED	

Mark	Width	Height	Operation	Finish	Description
1	2'-0"	2'-0"	Casement	PAINTED	
2	7'-6"	4'-0"	Group	PAINTED	
2a	2'-2"	4'-0"	Casement	PAINTED	
2b	2'-6"	4'-0"	Fixed	PAINTED	
2c	2'-2"	4'-0"	Casement	PAINTED	
3	7'-6"	4'-0"	Group	PAINTED	
3a	2'-2"	4'-0"	Casement	PAINTED	
3b	2'-2"	4'-0"	Casement	PAINTED	
3c	2'-6"	4'-0"	Fixed	PAINTED	
4	2'-6"	4'-0"	Double-hung	PAINTED	
5	2'-6"	4'-0"	Double-hung	PAINTED	
6	5'-0"	4'-0"	Casement Pair	PAINTED	
7	4'-0"	3'-0"	Casement Pair	PAINTED	
8	4'-0"	4'-0"	Casement Pair	PAINTED	
9	6'-0"	2'-1"	Triple	PAINTED	
10	6'-0"	2'-1"	Triple	PAINTED	
11	4'-0"	4'-0"	Casement Pair	PAINTED	





ADU for
Tim & Melissa Draper
560 Pierce Pt Road
Inverness, CA

APN 109-300-10

No.	Description	Date

Coastal Permit

EXTERIOR ELEVATIONS

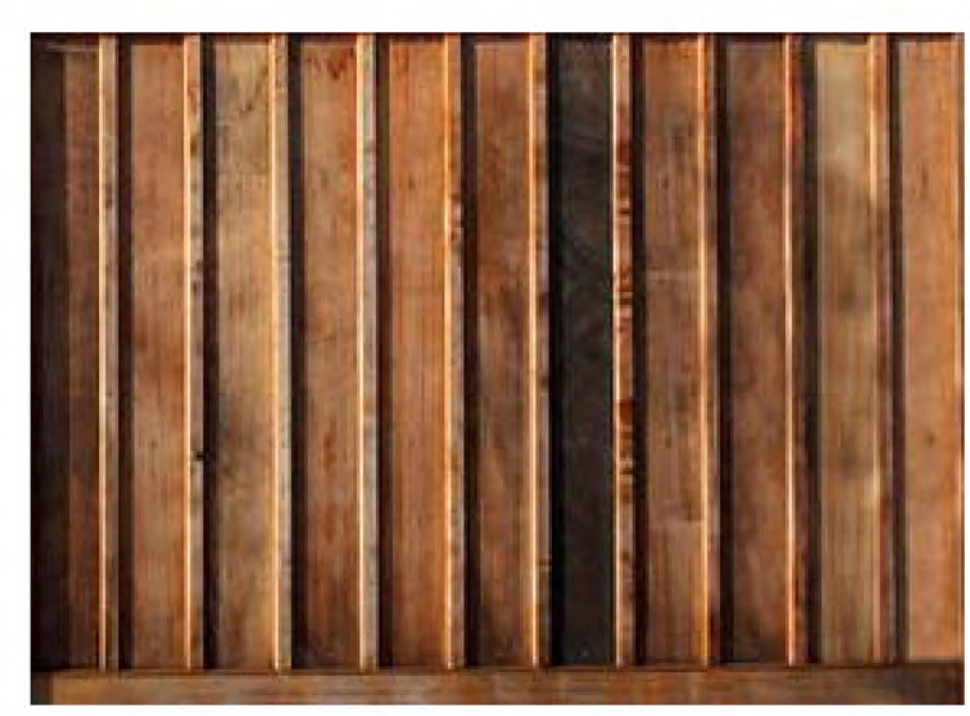
Project No. 2007
 Date 8/31/23
 Drawn by TRH
 Scale 1/4" = 1'-0"

EXTERIOR MATERIALS and COLORS



1

CeDUR SYNTHETIC SHAKE ROOF, CLASS 'A'



2

REDWOOD BOARD & BATTEN SIDING, NATURAL FINISH.



3

WOOD WINDOWS and TRIM, MFRD. by Loewen. PRIME and PAINT to MATCH RUST RED WINDOWS at HOUSE.



4

COPPER 5" HALF-ROUND GUTTERS and DOWNSPOUTS

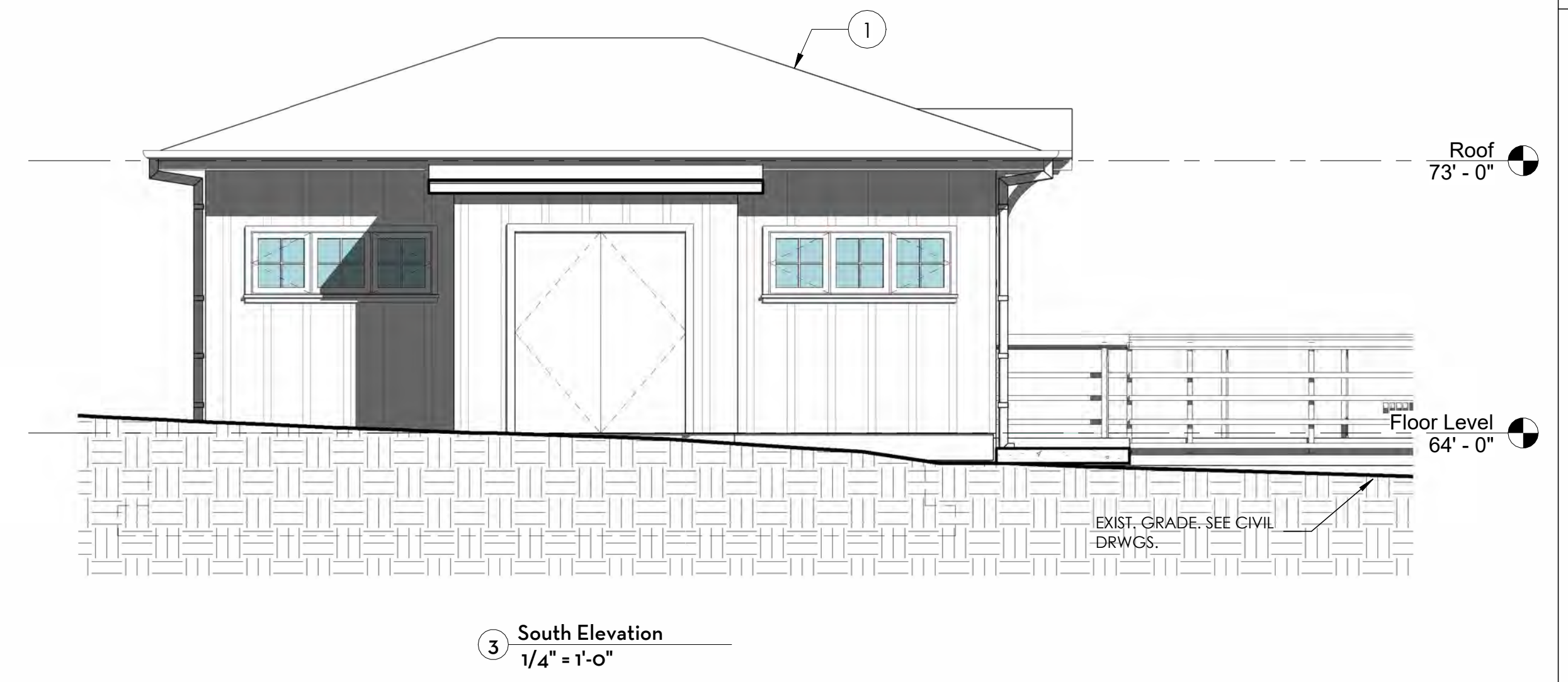
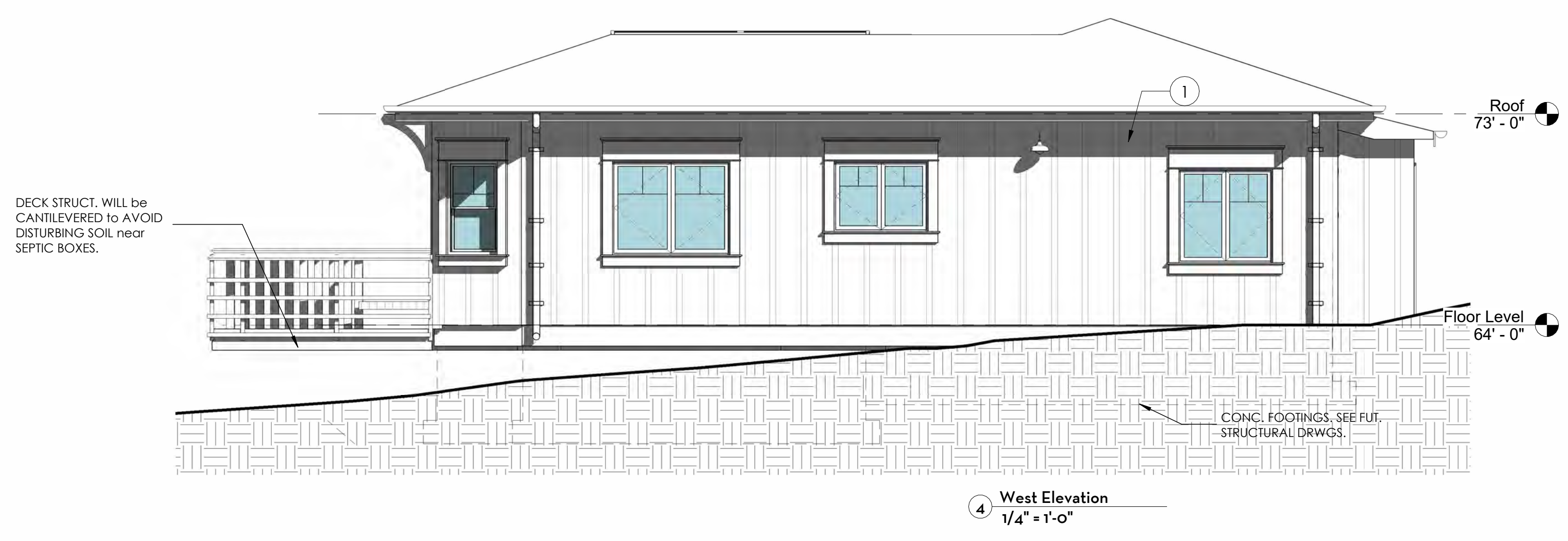
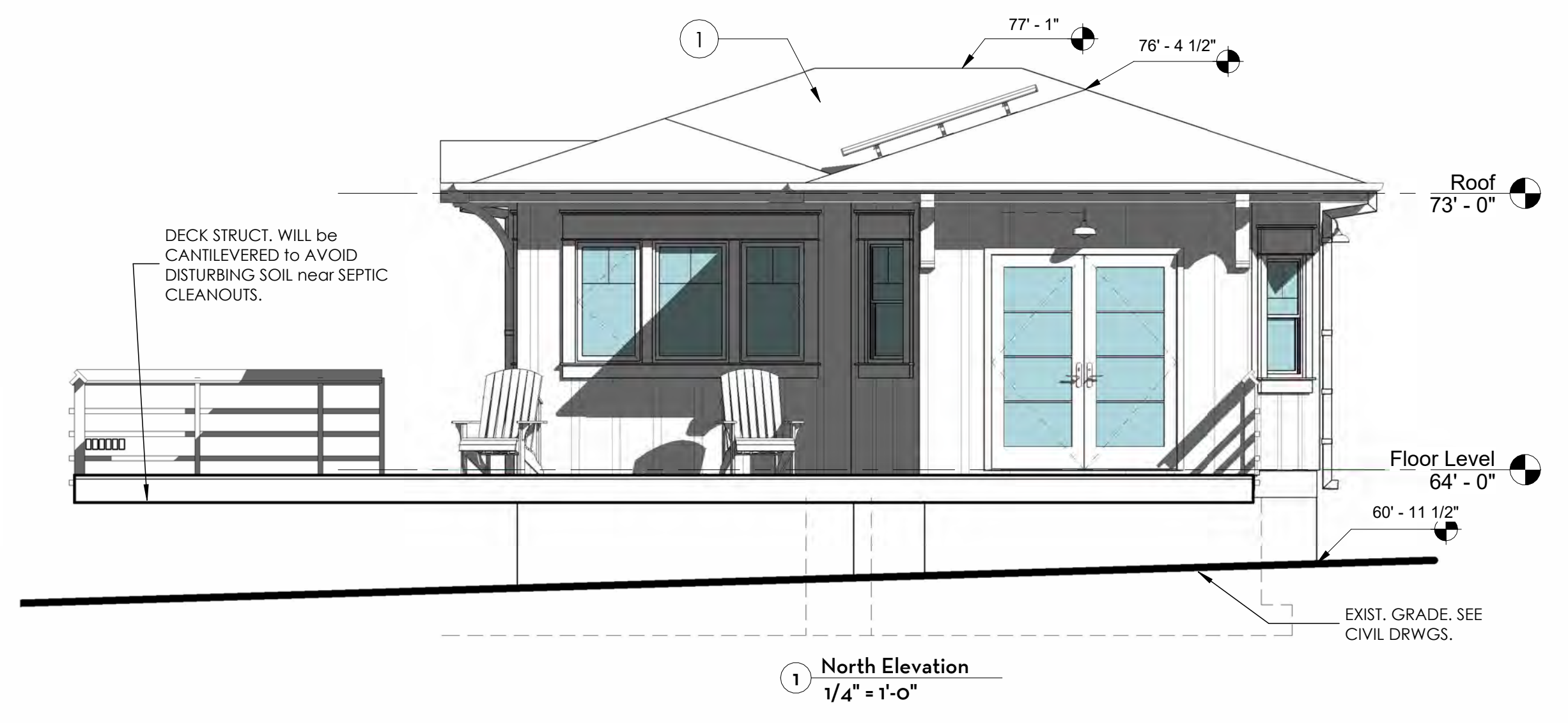
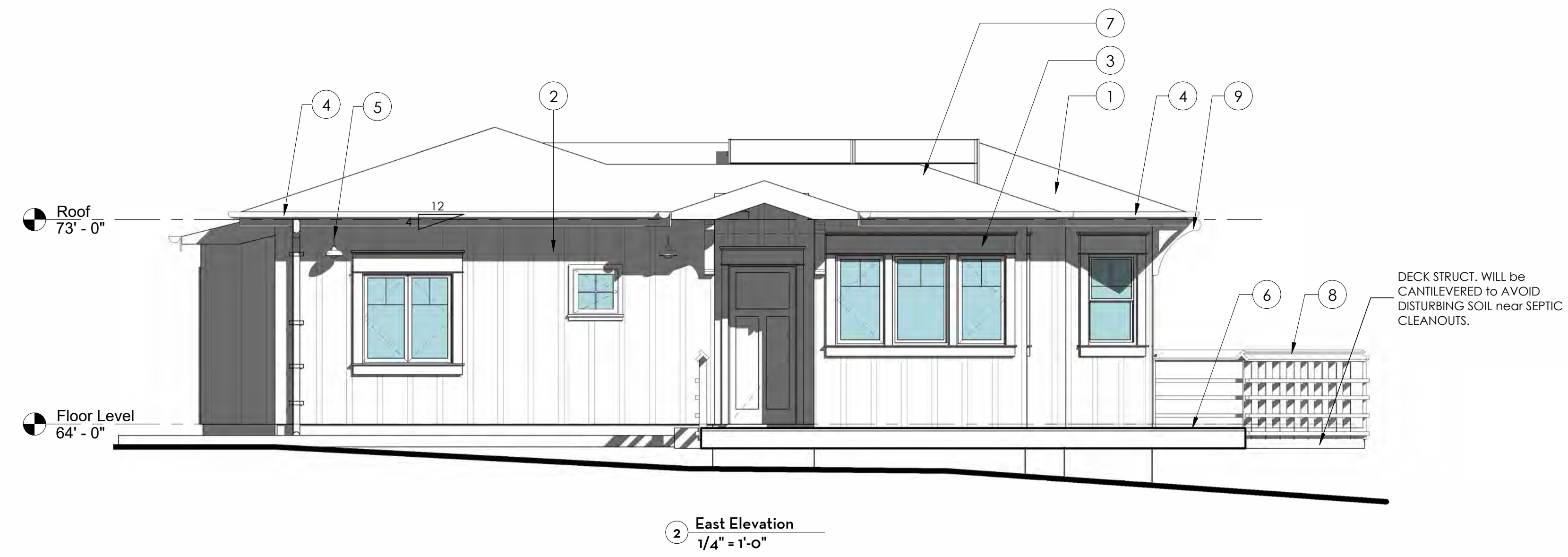


5

WALL-MOUNTED GOOSENECK LIGHT FIXTURE by BARN LIGHT ELECTRIC COPPER PATINA FINISH.

ELEVATION NOTES

Note Number	Description
1	CeDUR SYNTHETIC SHAKE ROOF, CLASS 'A'
2	REDWOOD BOARD & BATTEN SIDING, NATURAL FINISH.
3	WOOD WINDOWS and TRIM, MFRD. by Loewen. PRIME and PAINT to MATCH RUST RED WINDOWS at HOUSE.
4	COPPER HALF-ROUND GUTTERS and DOWNSPOUTS
5	WALL-MOUNTED GOOSENECK LIGHT FIXTURE by BARN LIGHT ELECTRIC. COPPER PATINA FINISH.
6	DECK: 2x6 ALASKAN YELLOW CEDAR, NATURAL FINISH.
7	PV SOLAR PANELS
8	CEDAR or REDWOOD DECK RAILING. NATURAL FINISH.
9	REDWOOD BRACKETS. NATURAL FINISH.





ADU for
Tim & Melissa Draper
 560 Pierce Pt Road
 Inverness, CA

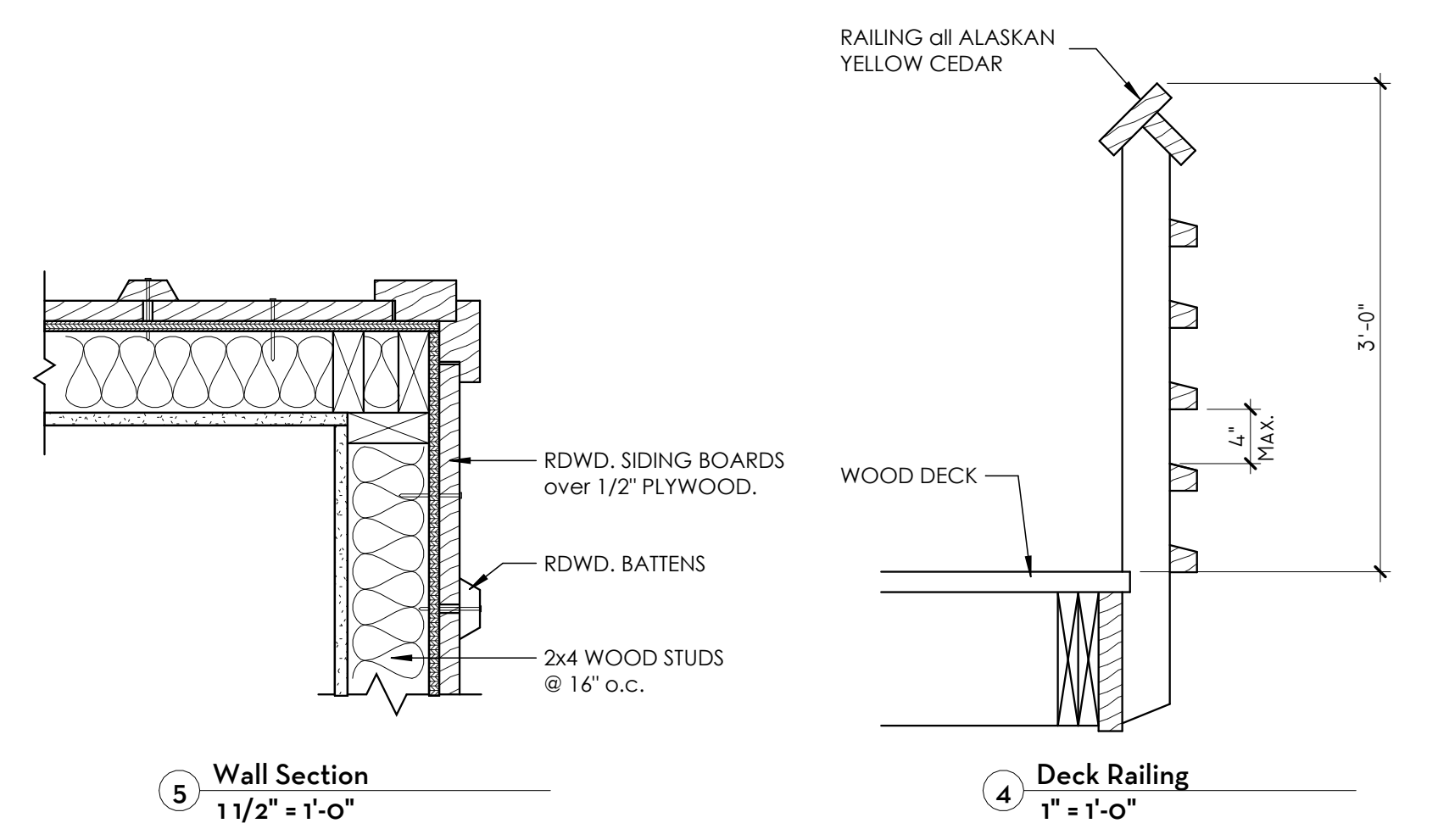
APN 109-300-10

No.	Description	Date

Coastal Permit

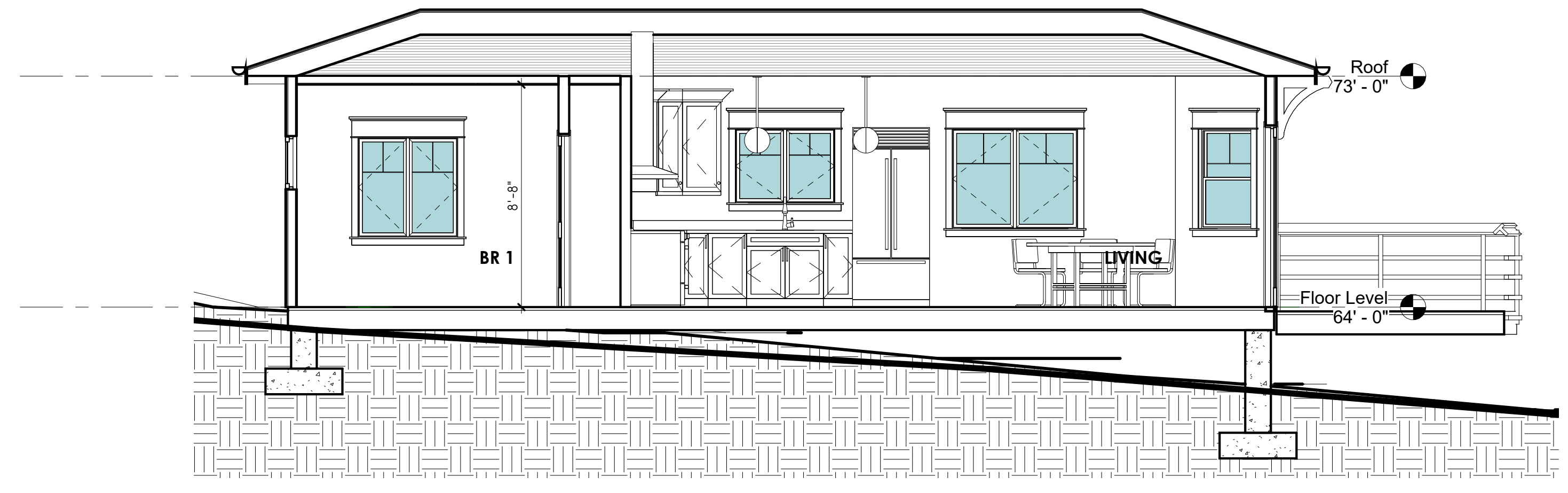
**SECTIONS &
 DETAILS**

Project No. 2007
 Date 8/31/23
 Drawn by TRH
 Scale As indicated

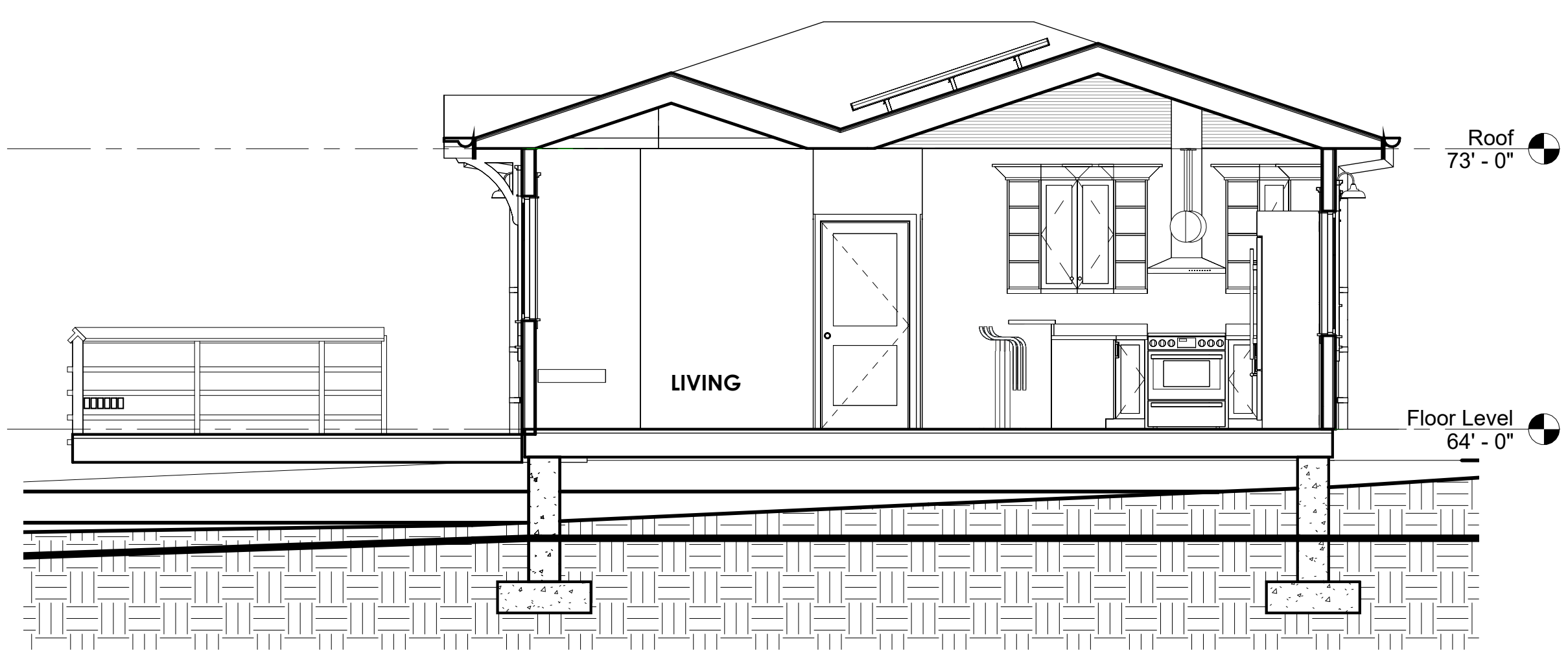


5 Wall Section
 1 1/2" = 1'-0"

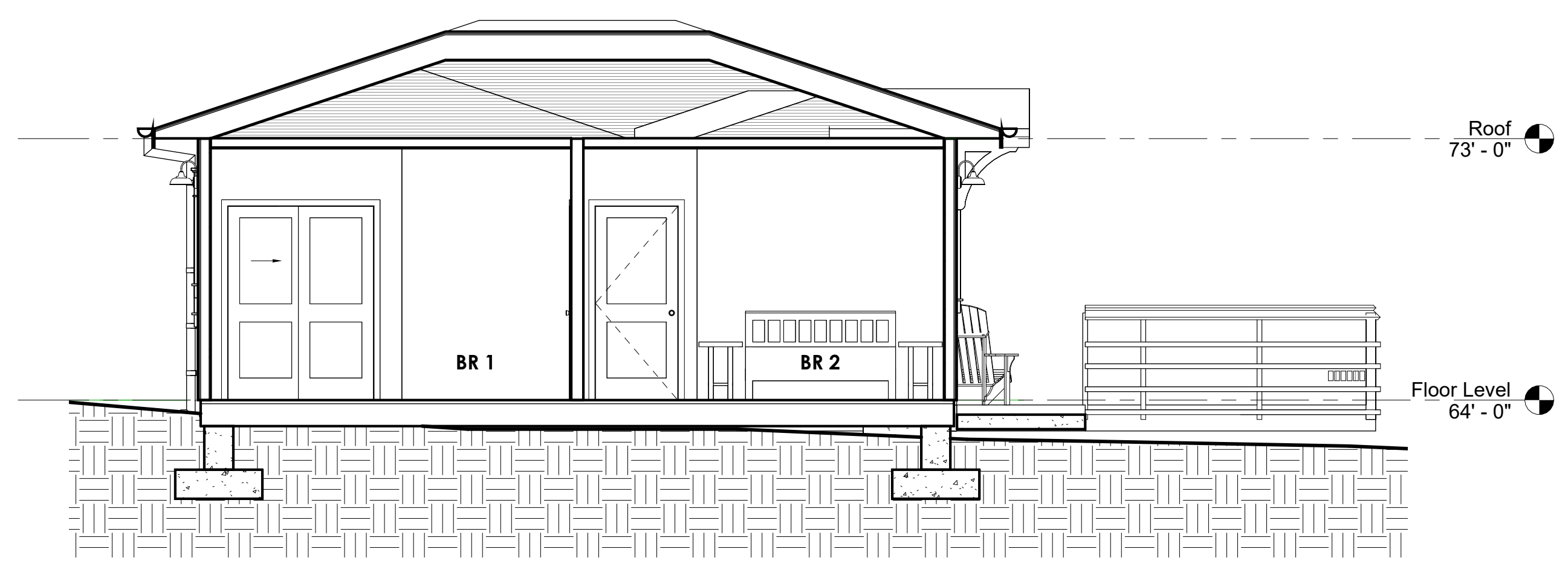
4 Deck Railing
 1" = 1'-0"



3 Section 3
 1/4" = 1'-0"



2 Section 2
 1/4" = 1'-0"



1 Section 1
 1/4" = 1'-0"

Coastal Permit

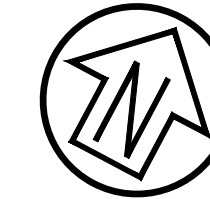
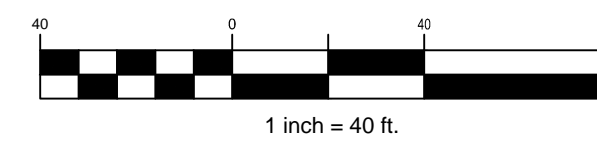
ABBREVIATIONS

AC	ASPHALTIC CONCRETE	CV	GAS VALVE
BFP	BACK FLOW PREVENTER	HV	HIGH VOLTAGE
CL	CENTER LINE	IRR	IRRIGATION
CONC	CONCRETE	L	LIGHTING CONDUIT
D	DECIDUOUS	RR	RAILROAD
DEP	DEPRESSED	SD	STORM DRAIN
E	ELECTRIC	SL	STREET LIGHT
EOC	EDGE OF CONCRETE	SS	SANITARY SEWER
EP	EDGE OF PAVEMENT	TC	TOP OF CURB
ELEC	ELECTRICAL	TELE	TELEPHONE
FDC	FIRE DEPARTMENT CONNECTION	TYP	TYPICAL
FH	FIRE HYDRANT	TW	TOP OF WALL
FL	FLOW LINE	W	WATER
G	GAS	WV	WATER VALVE

LEGEND

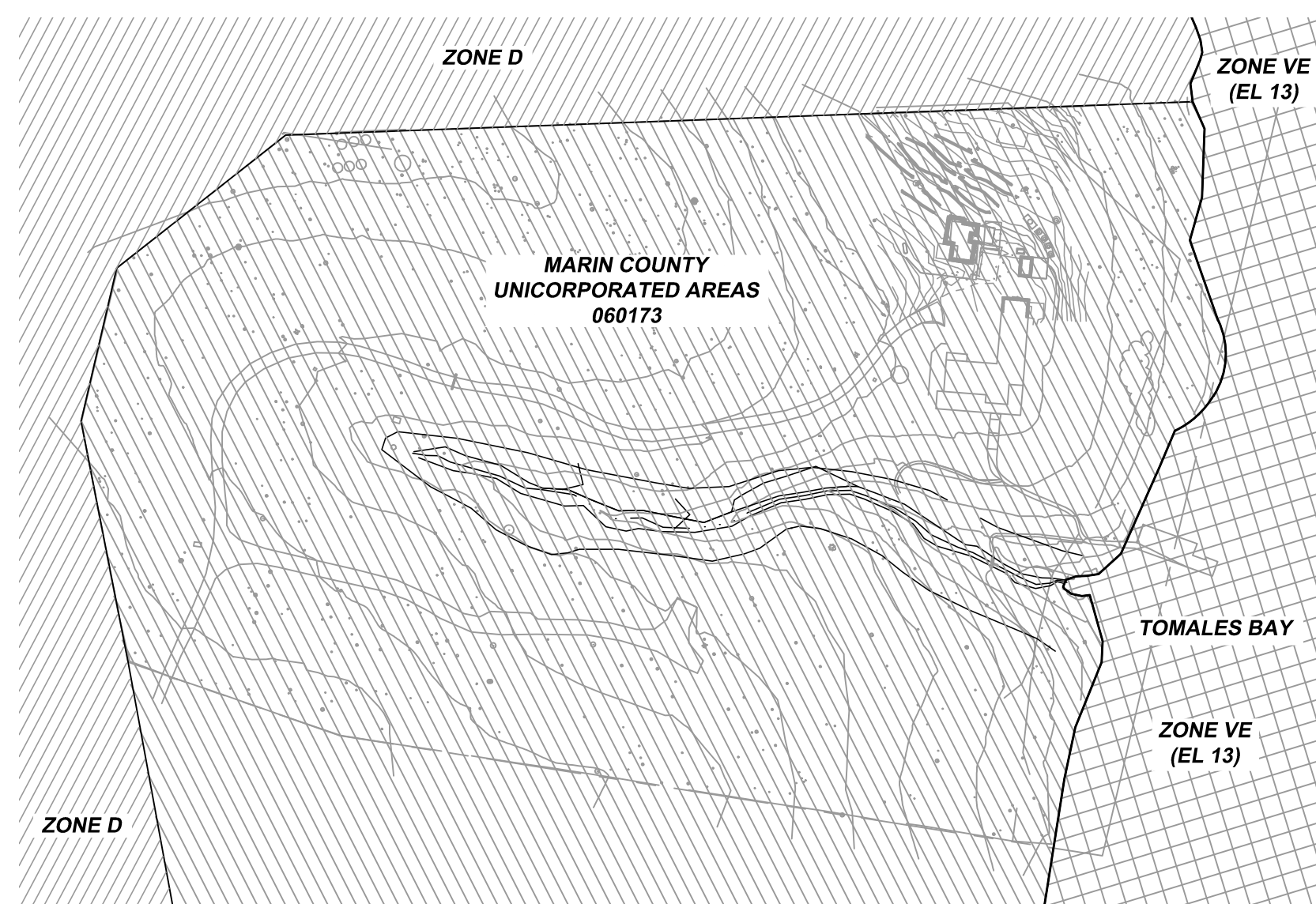
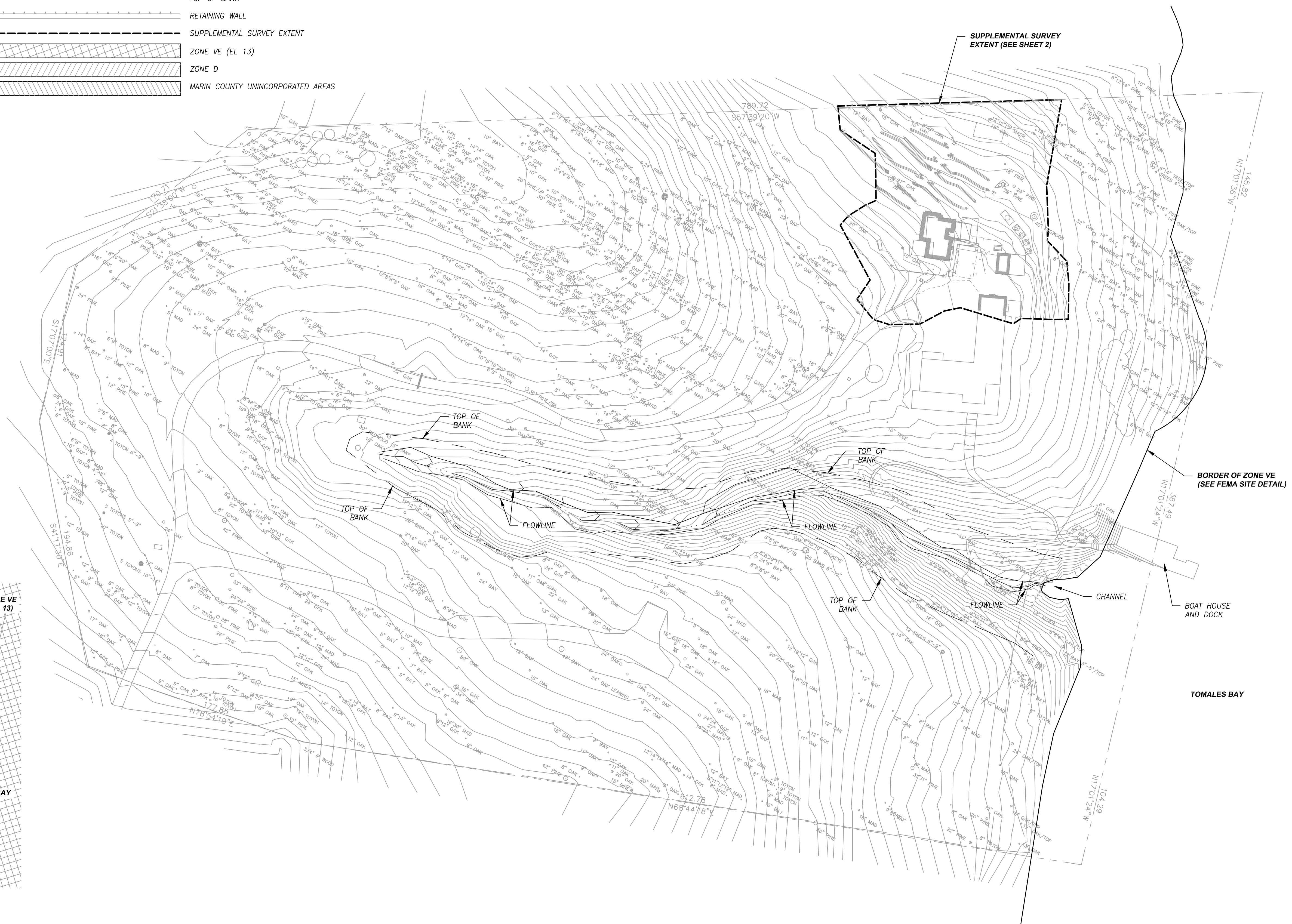
	BUILDING
	CONTOUR MAJOR (5' INTERVAL)
	CONTOUR MINOR (1' INTERVAL)
	FENCE
	GRADE BREAK LINE
	TOE OF BANK
	TOP OF BANK
	RETAINING WALL
	SUPPLEMENTAL SURVEY EXTENT
	ZONE VE (EL 13)
	ZONE D
	MARIN COUNTY UNINCORPORATED AREAS

Graphic Scale (in feet)



NOTES

- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- HORIZONTAL DATUM OF SUPPLEMENTAL TOPOGRAPHY IS NORTH AMERICAN DATUM OF 1983 (NAD83), ZONE 3, EPOCH 2011.0000 PER GPS OPUS SOLUTION USING RTK.
- VERTICAL DATUM OF SUPPLEMENTAL TOPOGRAPHY IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER GPS OPUS SOLUTIONS.
- PREVIOUS TOPOGRAPHIC INFORMATION SHOWN ON OVERALL SITE PLAN IS 9.8' LOWER THAN THE NAVD88 SUPPLEMENTAL TOPO WE PERFORMED. ADD 9.8' TO ELEVATION/CONTOURS WITH THE AREA OF THE TOPOGRAPHY OUTSIDE THE SUPPLEMENTAL AREA SHOWN HEREON TO ACHIEVE NAVD88 ELEVATIONS.
- TOPOGRAPHY SHOWN IN THE SUPPLEMENTAL AREA WAS PERFORMED BY FIELD SURVEY IN FEBRUARY OF 2023. TOPOGRAPHY SHOWN OUTSIDE THE SUPPLEMENTAL AREA FOR THE OVERALL SITE PLAN SHEET HEREON WAS PERFORMED BY FIELD SURVEY IN 2002 ON AN ASSUMED DATUM.
- FEMA ZONES SHOWN HEREON FOR VE, D, AND UNINCORPORATED WERE A RETRACEMENT OF FEMA MAP NUMBER 06041C0095E, PANEL 095 OF 531 WITH A MAP REVISED DATE AUGUST 15, 2017 AND MAP NUMBER 06041C0210E, PANEL 210 OF 531 WITH A MAP REVISED DATE OF AUGUST 15, 2017.



FEMA SITE DETAIL
NOT TO SCALE
(SEE NOTE 6)

Rev	Date	Description	Designed	Drawn	Checked
-	03/14/23	SUBMITTED TO CLIENT		BJH	JLW

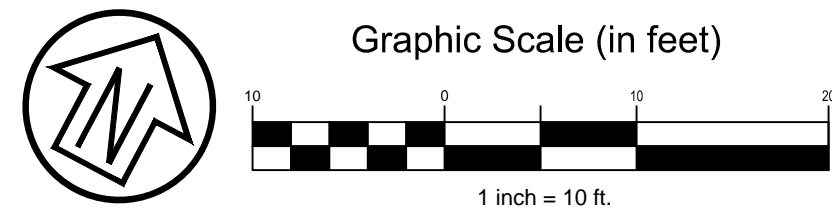
CSW ST2
CSW/Stuber-Stroeh Engineering Group, Inc.
 Civil & Structural Engineers | Surveying & Mapping | Environmental Planning
 Land Planning | Construction Management
 45 Leveroni Court | tel: 415.883.9850
 Novato, CA 94949 | fax: 415.883.9835
<http://www.cswst2.com> | ©2014

City	Inverness
County	Marin
State	California

560 PIERCE POINT SURVEY
TOPOGRAPHIC MAP
MELISSA DRAPER

Prepared Under the Direction of:

Sheet	1/2
Scale:	1" = 40'
Date:	03/14/23
Project Number:	2300079
Plan File:	-



ABBREVIATIONS

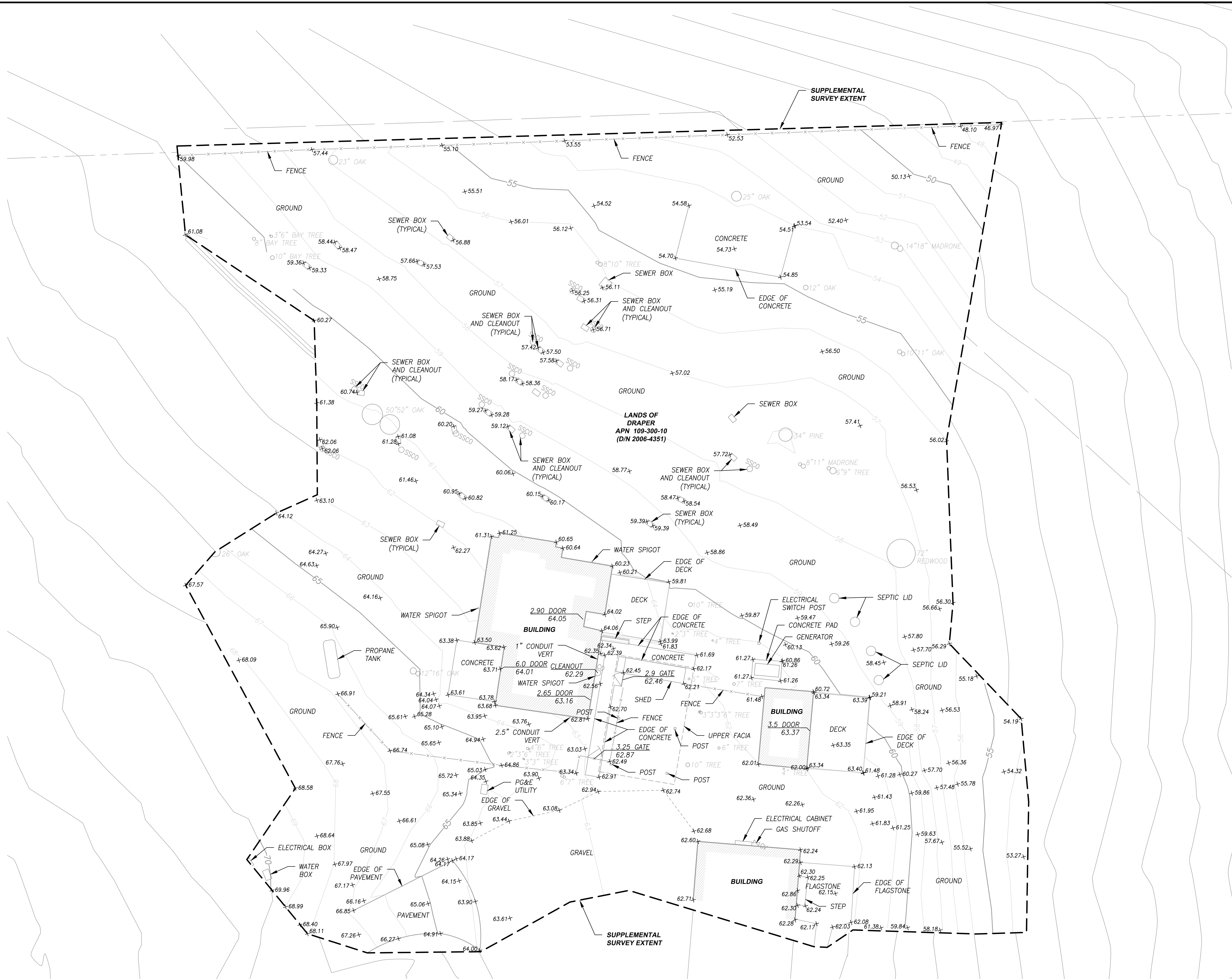
AC	ASPHALTIC CONCRETE	HV	HIGH VOLTAGE
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C	CONIFEROUS	IRR	IRRIGATION
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FDC	FIRE DEPARTMENT CONNECTION	TW	TOP OF WALL
FH	FIRE HYDRANT	VERT	VERTICAL
FL	FLOW LINE	W	WATER
G	GAS	WV	WATER VALVE
GV	GAS VALVE		

LEGEND

	BUILDING
	CONTOUR MAJOR (5' INTERVAL)
	CONTOUR MINOR (1' INTERVAL)
	FENCE
	GRADE BREAK LINE
	TOE OF BANK
	TOP OF BANK
	RETAINING WALL
	SUPPLEMENTAL SURVEY EXTENT

NOTES

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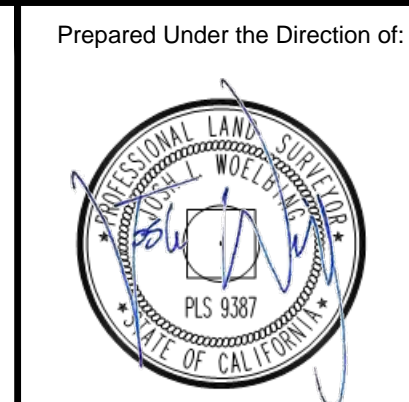


Rev	Date	Description	Designed	Drawn	Checked
-	03/14/23	SUBMITTED TO CLIENT		BJH	JLW

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CSW/Stuber-Stroeh Engineering Group, Inc.
 Civil & Structural Engineers | Surveying & Mapping | Environmental Planning
 Land Planning | Construction Management
 45 Leveroni Court, Novato, CA 94949 | tel: 415.883.9850 | fax: 415.883.9835
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City	Inverness
County	Marin
State	California

560 PIERCE POINT SURVEY
TOPOGRAPHIC MAP
MELISSA DRAPER



Prepared Under the Direction of:	Sheet
	2/2
Scale:	1" = 10'
Date:	03/14/23
Project Number:	2300079
Plan File:	-

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