

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

SHEET INDEX RESIDENCE:

- A0.1 Sheet Index, Project Data, Vicinity Map, Site & Roof Plans
- TPO-1 Existing Site / Topography Survey
- PPO-1 Proposed Site Plan
- A2.1 Existing Floor Plans
- A2.2 Proposed Floor Plans
- A3.1 Main House Elevations
- A3.2 Guest House Elevations

PROJECT DATA:

General Plan C-MF3
 Zoning C-RMP-6.5

Lot Size 12,638 sq ft (0.29-acres)

PROJECT ADDRESS:

704 B Street
 Pt. Reyes Station, CA

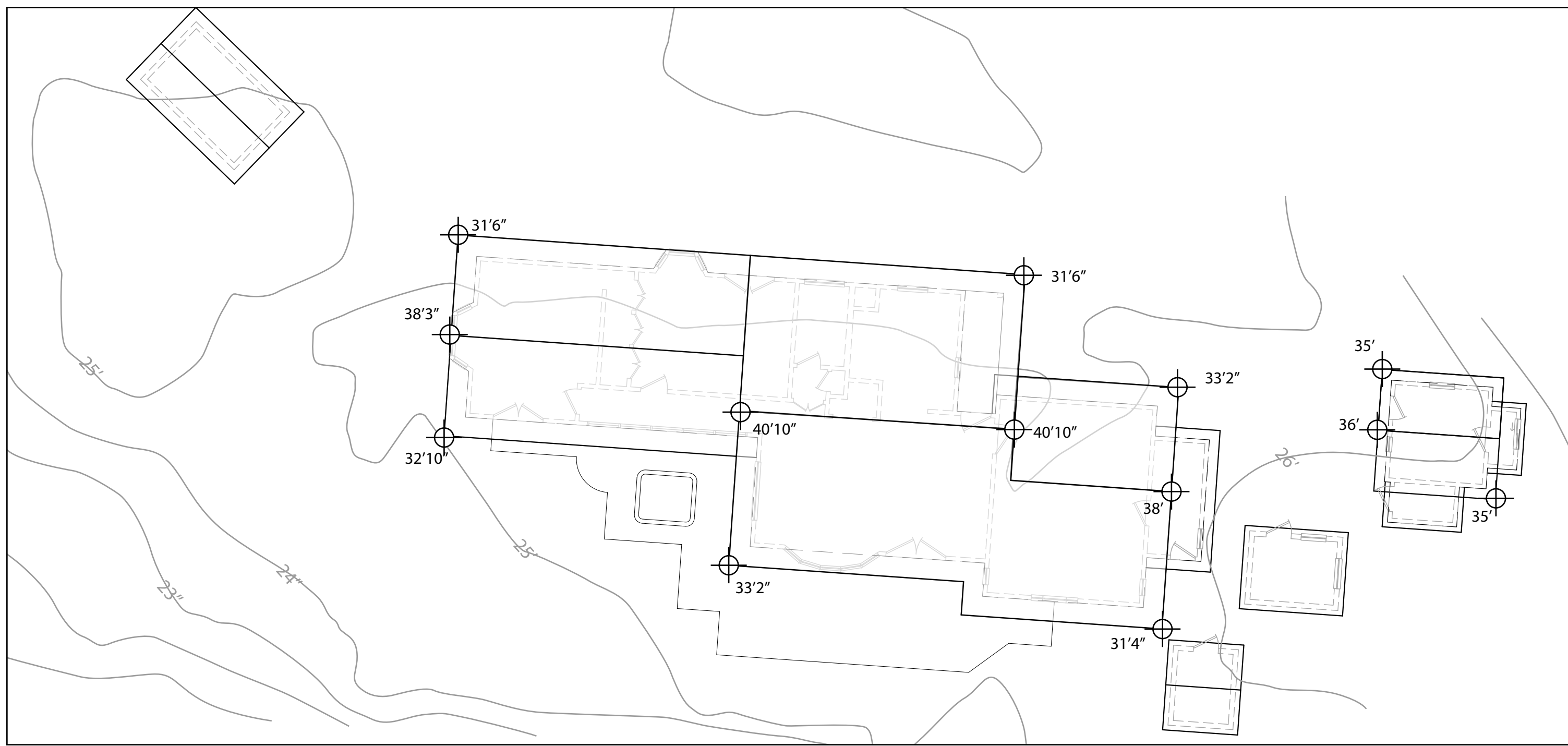
APPLICANTS / PROPERTY OWNER:

Roeland Nusse
 704 B Street
 Pt. Reyes Station, CA

	Existing	Proposed
Lot area (sq ft)	12,632	12,632
Building Area	1,384	1,619
Floor Area	1,064	1,619
garage	320	N/A
Guest Room		150
Floor Area Ratio	8.4	12.8
Additional disturbance		
Lot Coverage	1,384	1,729
Impervious Surfaces	1,384	2,839
Pervious coverage	11,248	9,793
Grading calculations (cubic yards):	N/A	N/A
Cut	N/A	N/A
Fill	N/A	N/A
Off-haul	N/A	N/A
Parking	2	2
Minimum setbacks for exterior walls		
North	47.3'	47.3'
South	9.8'	9.8'
West	60.73'	60.73'
East	6"	6"
Maximum height	15' 10"	15' 10" / 10'

SCOPE OF WORK

FORMAL LEGALIZATION OF EXISTING UNPERMITTED STRUCTURES

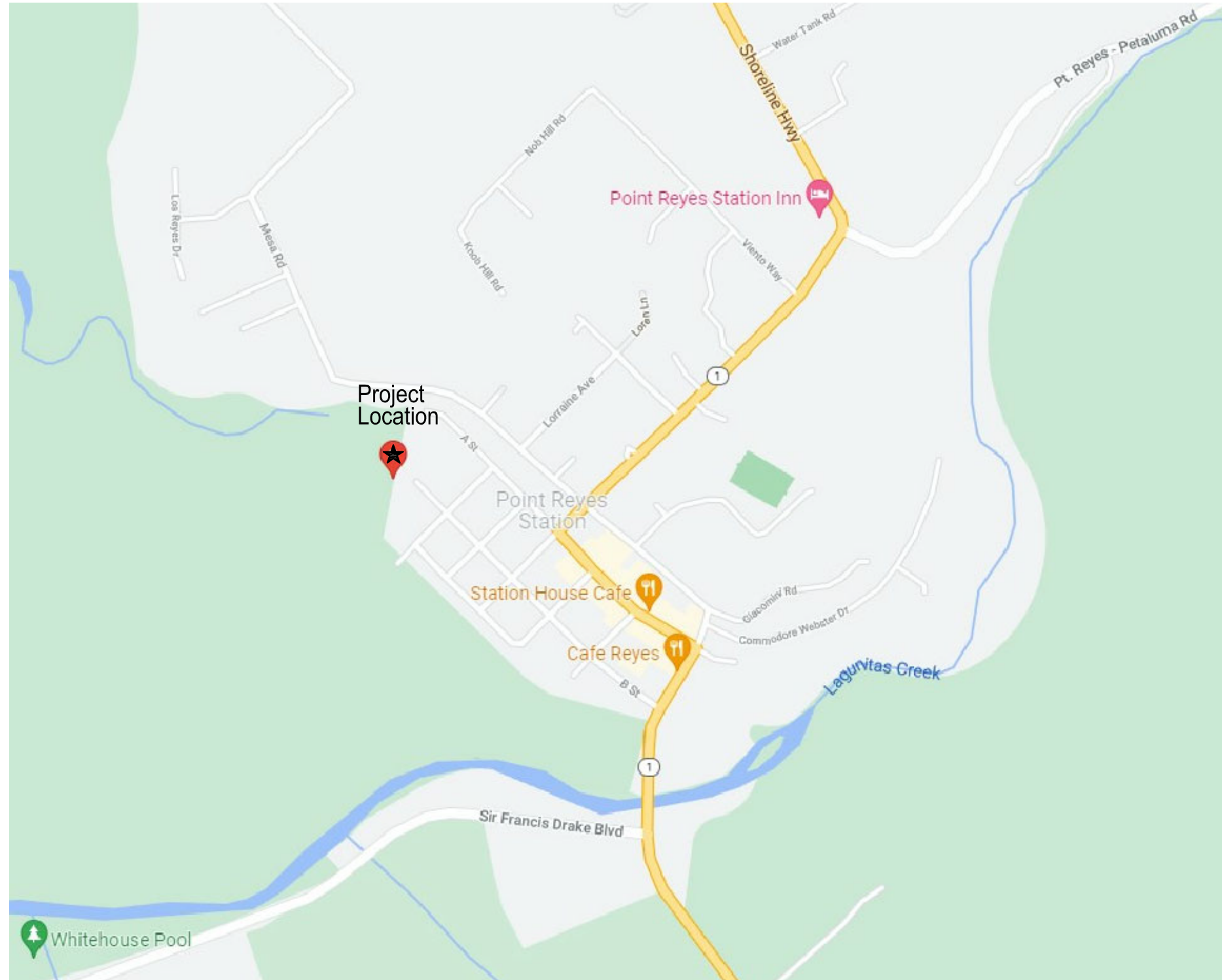


PLAN
ROOF PLAN
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 2

APPLICABLE BUILDING CODES:

- 2019 CALIFORNIA BUILDING ADMINISTRATIVE CODE
- 2019 CALIFORNIA BUILDING CODE (CBC)
- 2019 CALIFORNIA RESIDENTIAL BUILDING CODE
- 2019 CALIFORNIA EXISTING BUILDING CODE (CEBC)
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA ENERGY CODE (CEC)
- 2019 CALIFORNIA GREEN CODE
- 2019 MARIN COUNTY CODE 1 E (CGBC)

APN: 119-198-33
 OCCUPANCY: R3 Residential
 STORIES: 1 Story
 CONSTRUCTION: VB



Vicinity Map
 Not to Scale
 NORTH

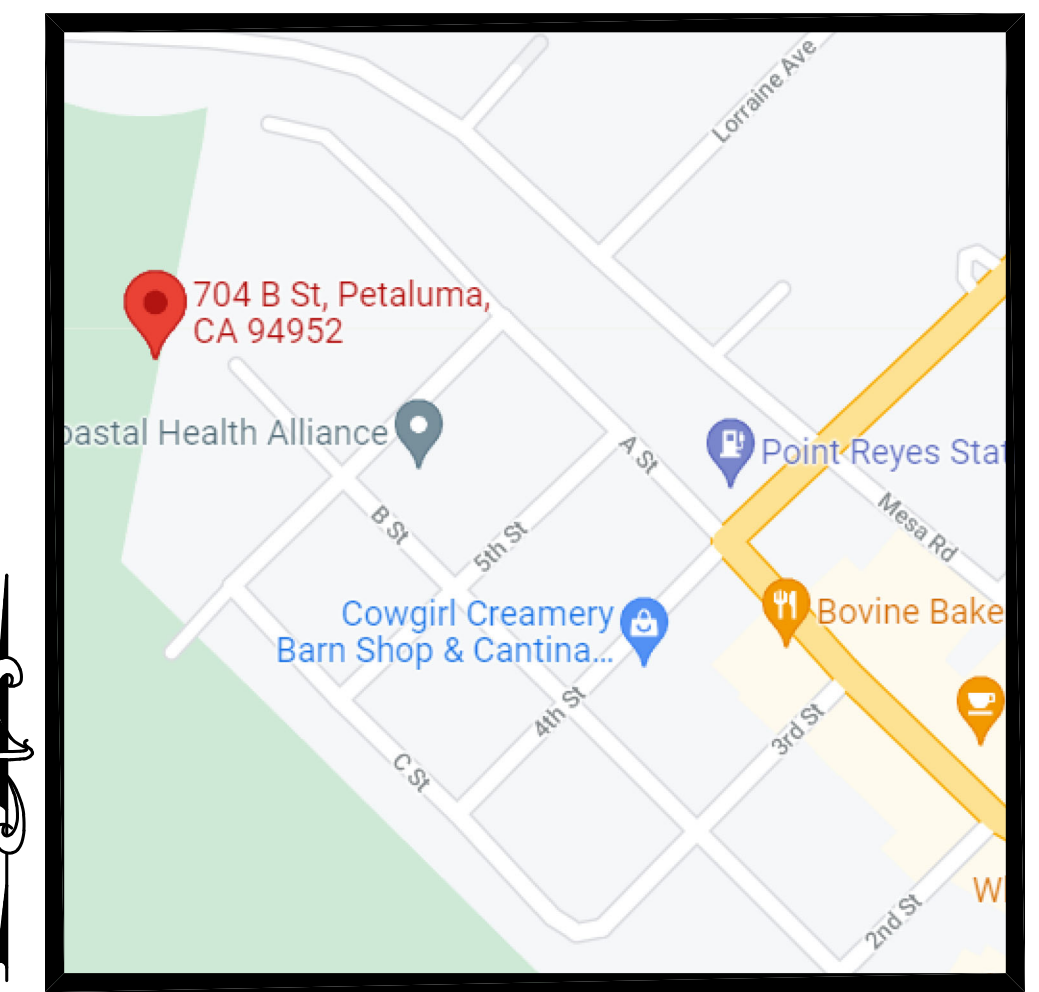
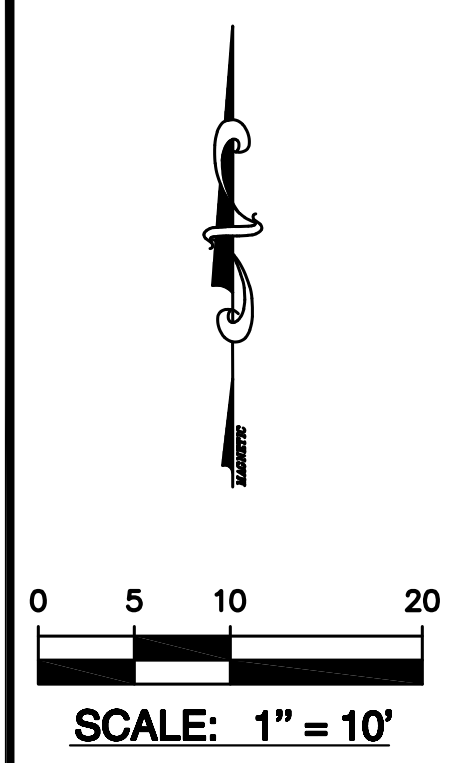
Revision	Date
6/28/2023	

Architectural Drafting:
 n2k CAD Services
 314 12th Street
 Petaluma, CA 94452
 707.778.6919
 info@n2kCAD.com

Drawings for:
Roeland Nusse Residence
 704 B Street
 Pt. Reyes Station CA

DRAWN
 n2k
 ISSUED
 As Built
 DATE
 October 25, 2021
 SCALE
 AS NOTED
 0 1/8" 1/2" 1"
 SHEET

A0.1



VICINITY PLAN

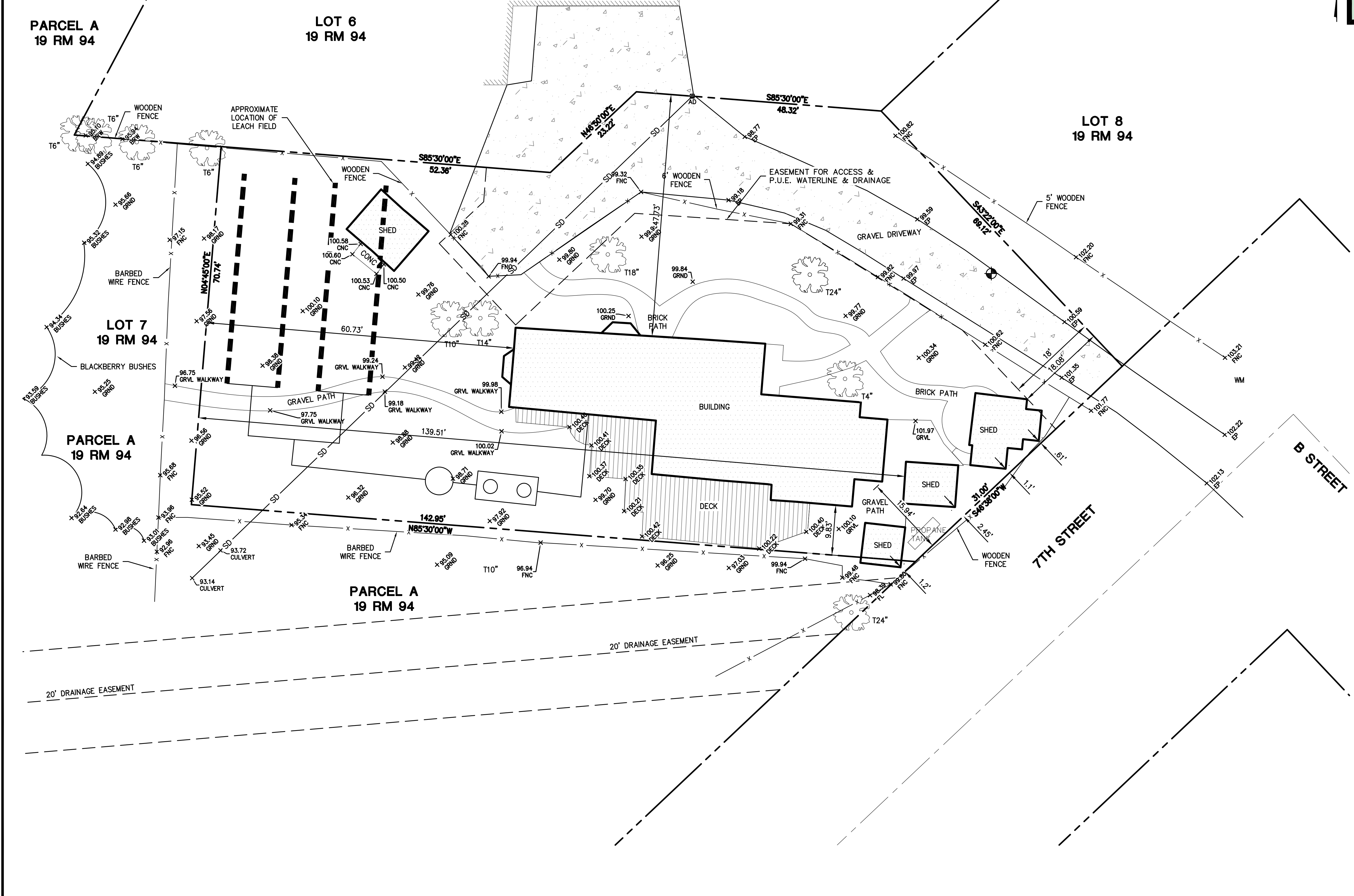


CLARK CIVIL ENGINEERING
 DESIGN • CONSULTING • SURVEY
 12700 Highway One, Point Reyes Station, CA
 PH: 415-295-4450 FAX: 510-372-0259

704 B STREET
POINT REYES STATION CA.
 APN: 119-98-33
 MARIN COUNTY

TOPOGRAPHIC SURVEY

2-15-23	WC
-	-
-	-
-	-
-	-
REVISIONS	BY
JOB NO: 221057	
DATE: 04-25-22	
SCALE: AS NOTED	
REVIEWED BY: WCC	
DRAWN BY: DG	
SHEET NO:	



SITE INFO:

APN: 119-98-33
 ADDRESS:
 704 B ST.
 POINT REYES STATION, CA
 MARIN COUNTY

BASIS OF BEARING:

FOUND SURVEY MONUMENTS. RECORD INFORMATION WAS USED. PER RECORD MAP, TITLED WEST MARIN FAMILY HOUSING BOOK: 19 PAGE: 94 WHICH IS FILED IN THE COUNTY OF MARIN RECORDER'S OFFICE DATED JANUARY 1986

EASEMENTS:

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY CLARK CIVIL. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP. EASEMENTS SHOW ARE PER RECORD MAP, TITLED WEST MARIN FAMILY HOUSING BOOK: 19 PAGE: 94 WHICH IS FILED IN THE COUNTY OF MARIN RECORDER'S OFFICE DATED JANUARY 1986

SITE BENCHMARK:

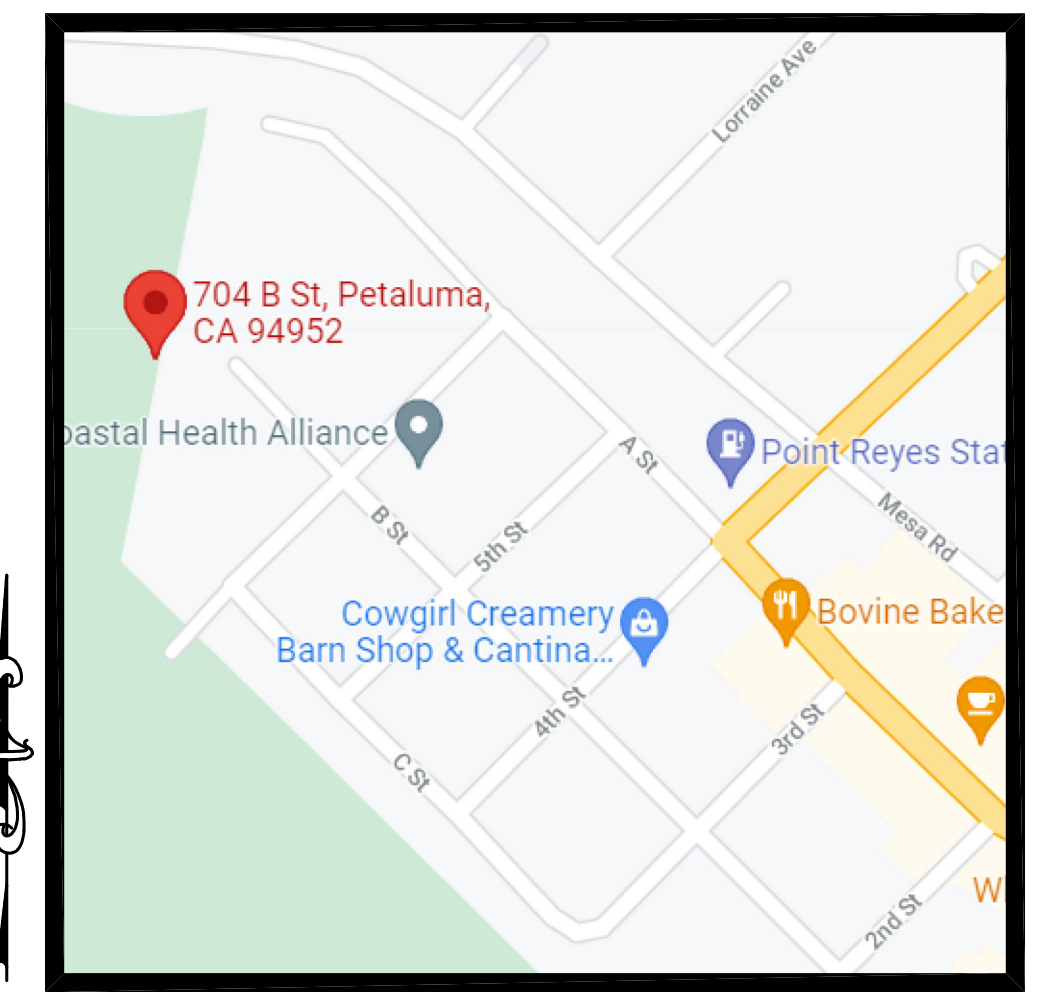
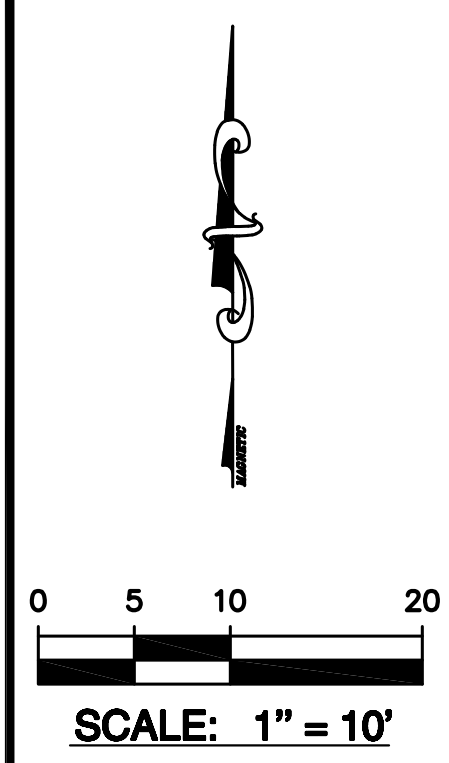
SURVEY CONTROL
 SET MAG NAIL
 ELEVATION=100'
 ASSUMED DATUM

SEPTIC DISPERSAL SYSTEM

SEPTIC DISPERSAL SYSTEM
 LOCATION APPROXIMATED FROM
 COUNTY RECORD DOCUMENTS

LEGEND & NOTES:

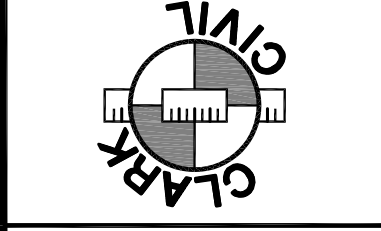
1. FINISH FLOOR = FF
2. SEWER CLEAN OUT = "NOT FOUND"
3. TBM (ELEVATION =) =
4. STORM DRAIN MAN HOLE = SDMH
5. SEWER MAN HOLE = SSMH
6. WATER VALVE =
7. FIRE HYDRANT =
8. CONCRETE = CONC
9. ELECTRIC METER = EM
10. FENCE LINE =
11. TREE (TYPE NOT SPECIFIED) =
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14. ASPHALT = AC
15. ALL STEPS ARE CONCRETE.
16. OVERHEAD POWER LINE = OH
17. DRIVE-WAY = DW
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19. SEWER LINE = SS
20. SURVEY MONUMENT =
21. MAIL BOX = MB
22. PROPERTY LINE =



VICINITY PLAN



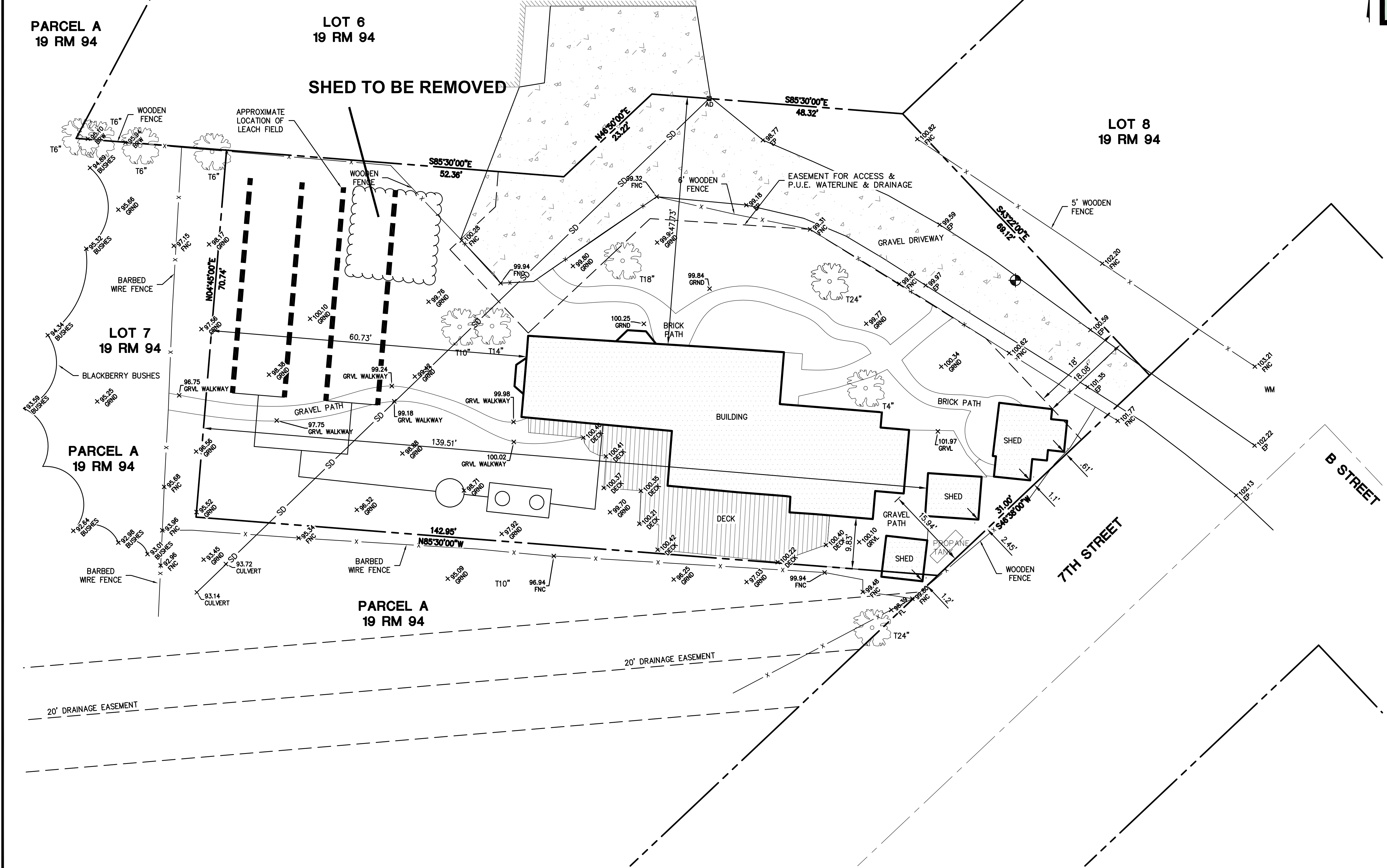
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POINT REYES STATION CA.
MARIN COUNTY
APN: 119-98-33

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PPO-1	
1 OF 1 SHEETS	



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ASSUMED DATUM

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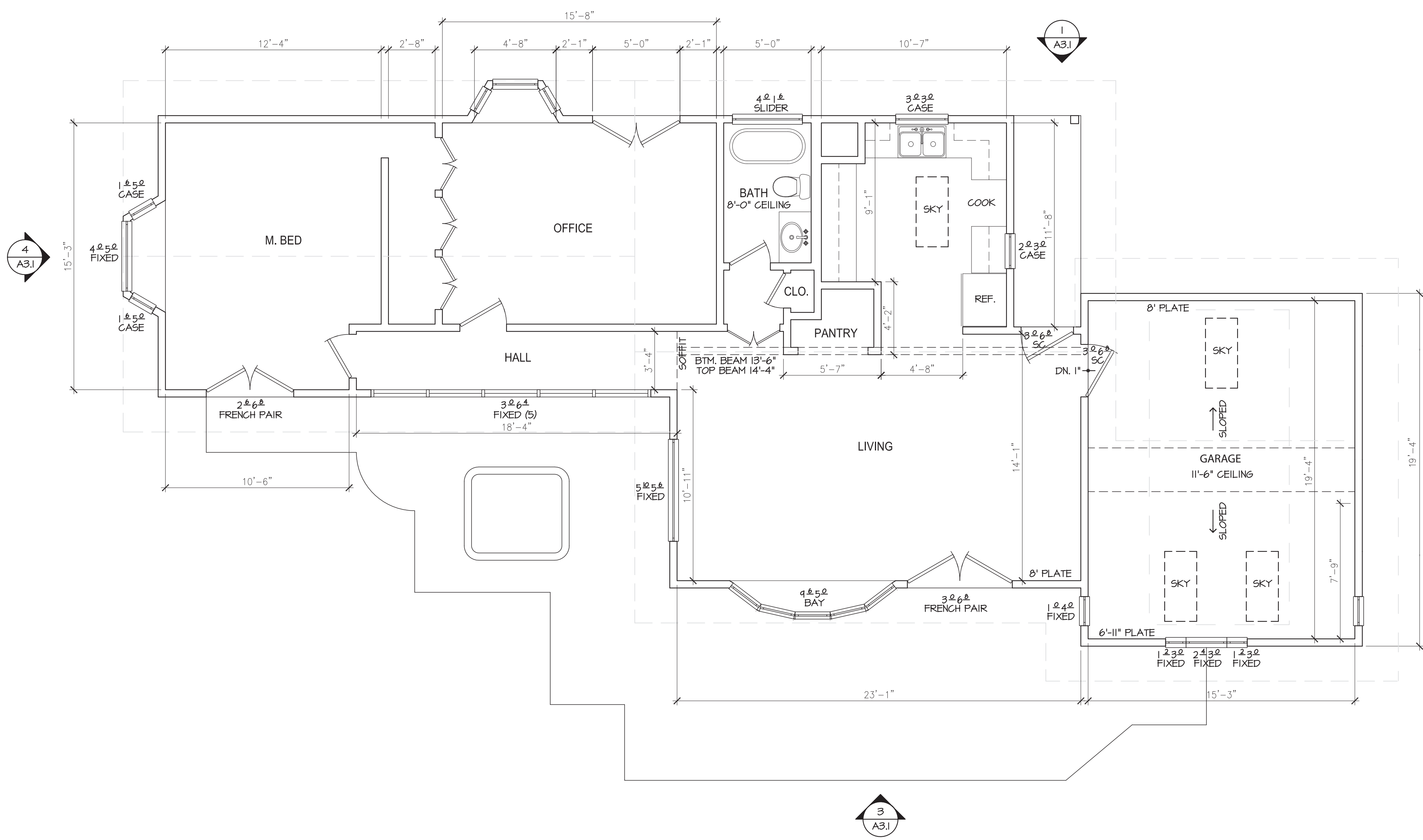
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PROPOSED SITE PLAN

Revision	Date





APPROVED MAIN HOUSE FLOOR PLAN
 Scale: 1/4" = 1'-0"

Architectural Drafting:
 n2k CAD Services
 314 12th Street
 Petaluma, CA 94452
 707.778.6919
 info@n2kCAD.com

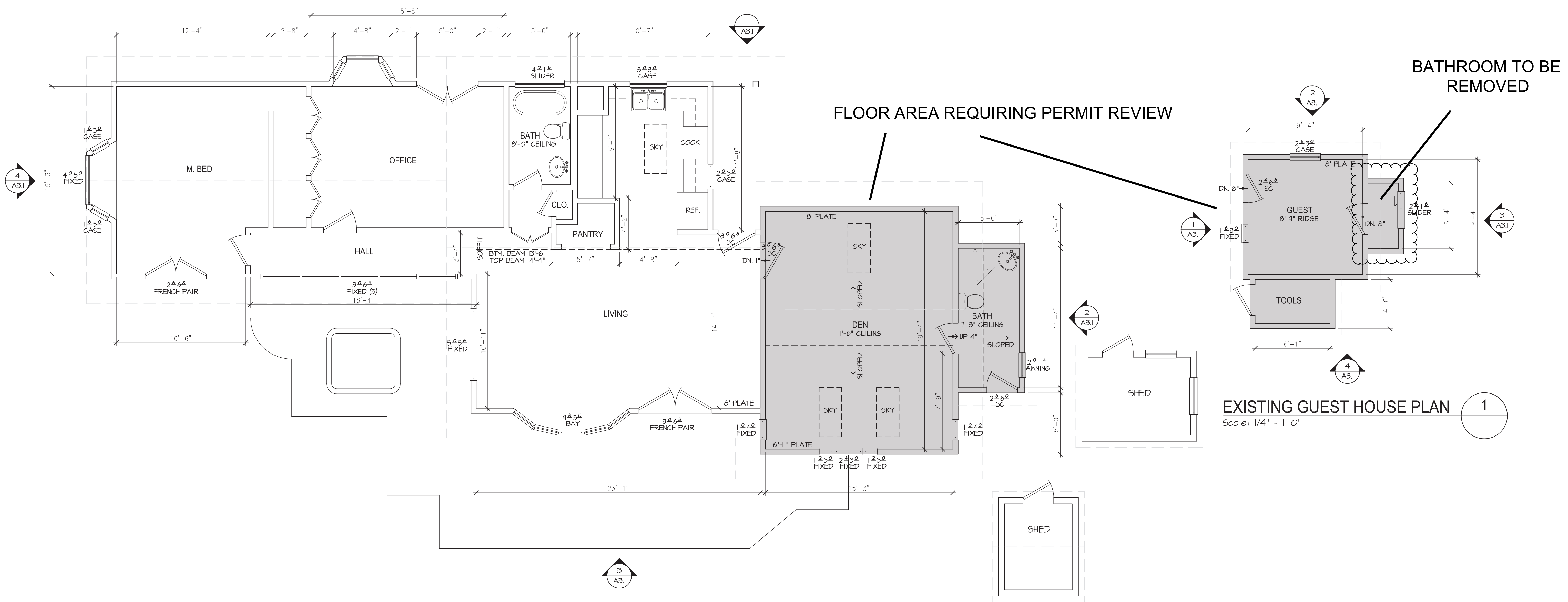
Drawings for:
Roeland Nusse Residence

 104 B Street
 Pt. Reyes Station CA

DRAWN
 n2k
 ISSUED
 As Built
 DATE
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 SCALE
 AS NOTED

 SHEET

A2.1

Revision	Date
6/28/2023	



PLAN
PROPOSED MAIN HOUSE FLOOR PLAN
 Scale: 1/4" = 1'-0" 1

EXISTING GUEST HOUSE PLAN
 Scale: 1/4" = 1'-0" 1

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A2.2

Revision	Date



EXISTING REAR ELEVATION - SOUTH

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

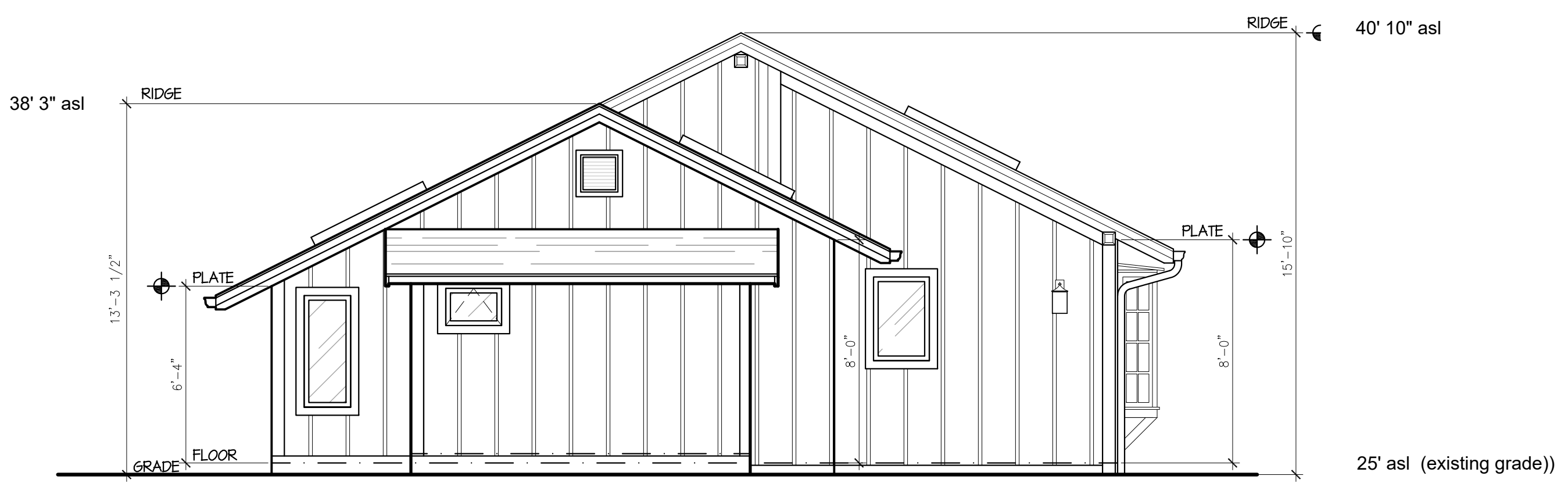
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EXISTING FRONT ELEVATION - NORTH

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

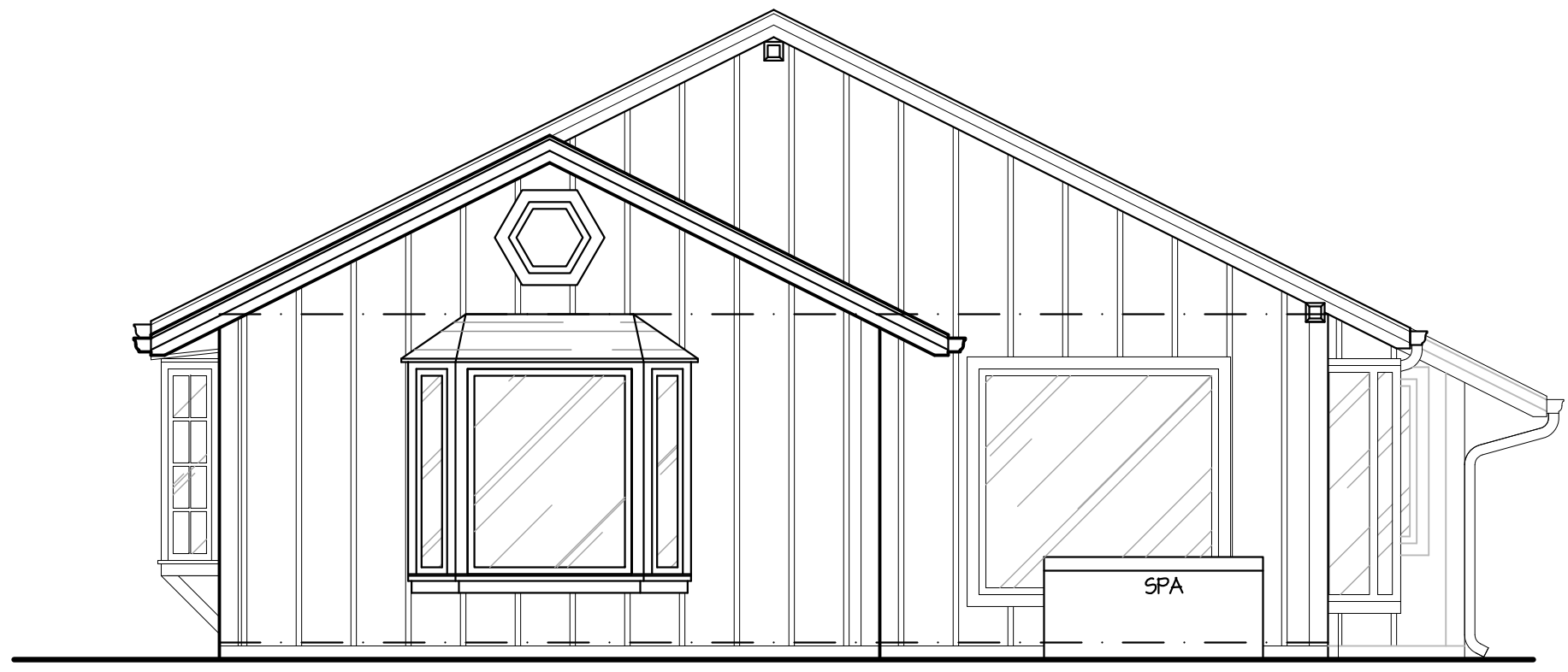
1
-



EXISTING SIDE ELEVATION - EAST

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

2
-



EXISTING SIDE ELEVATION - WEST

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

4
-

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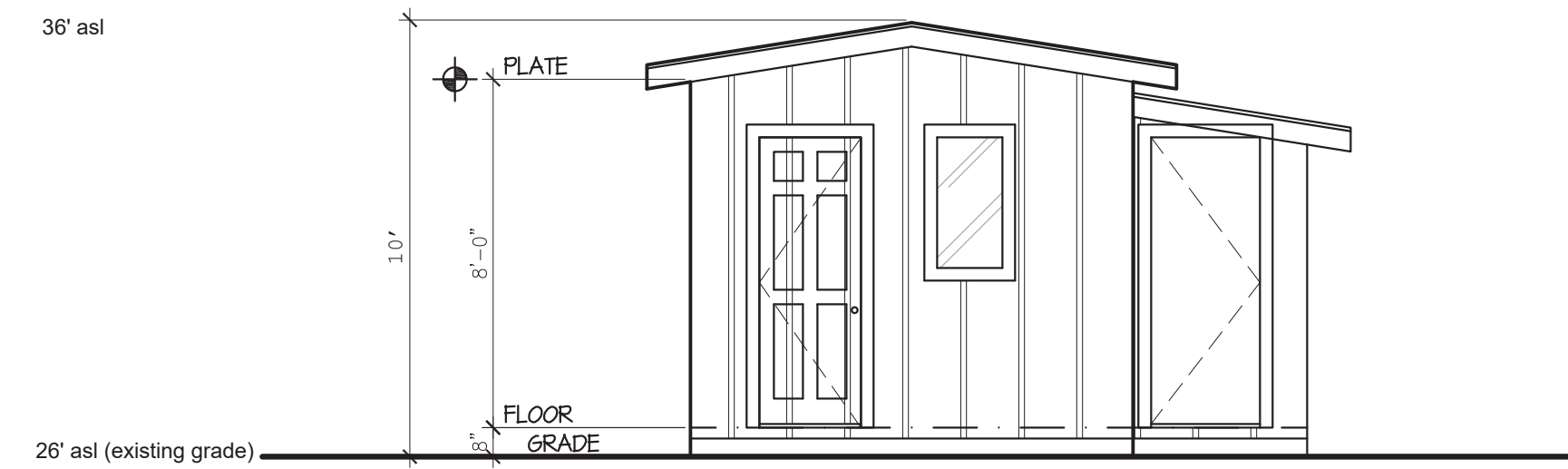
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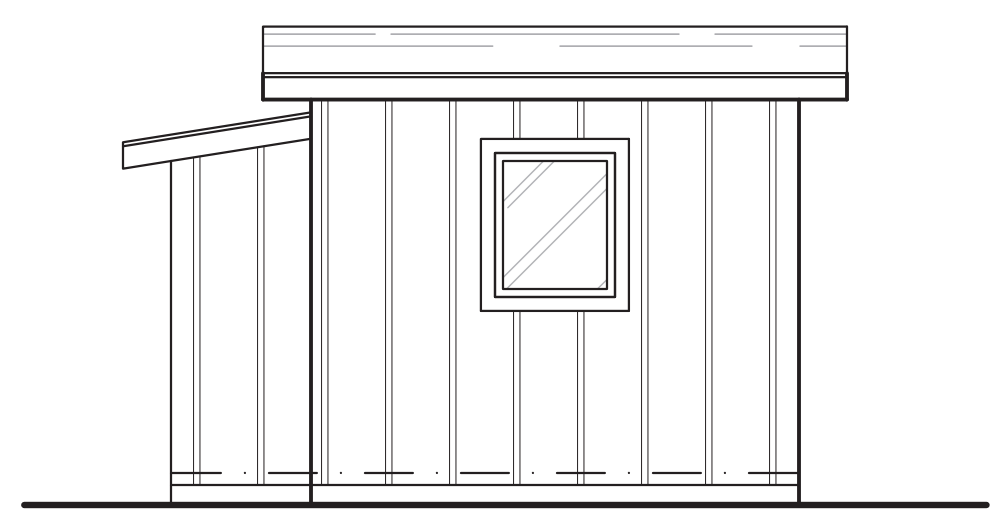
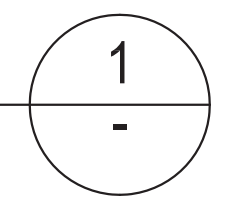
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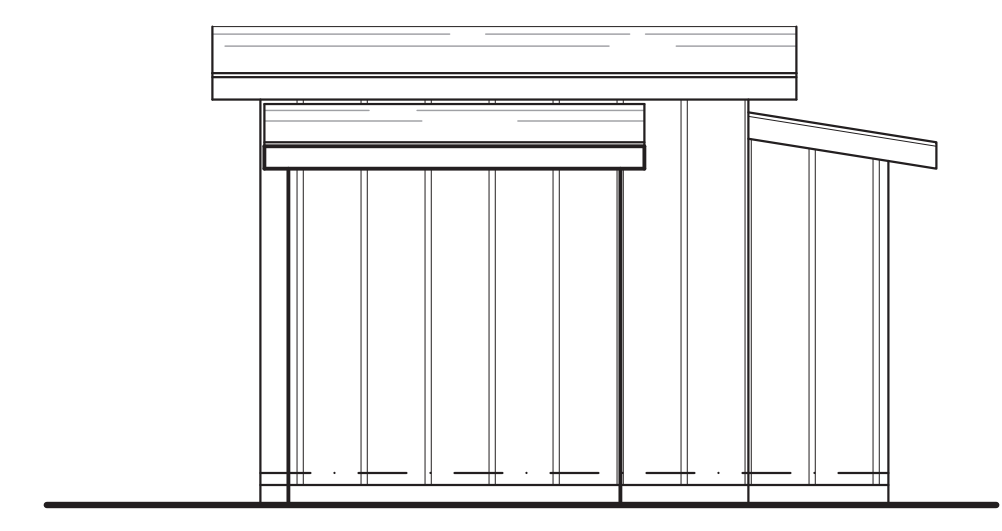
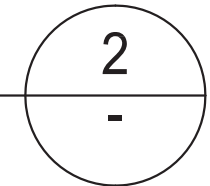
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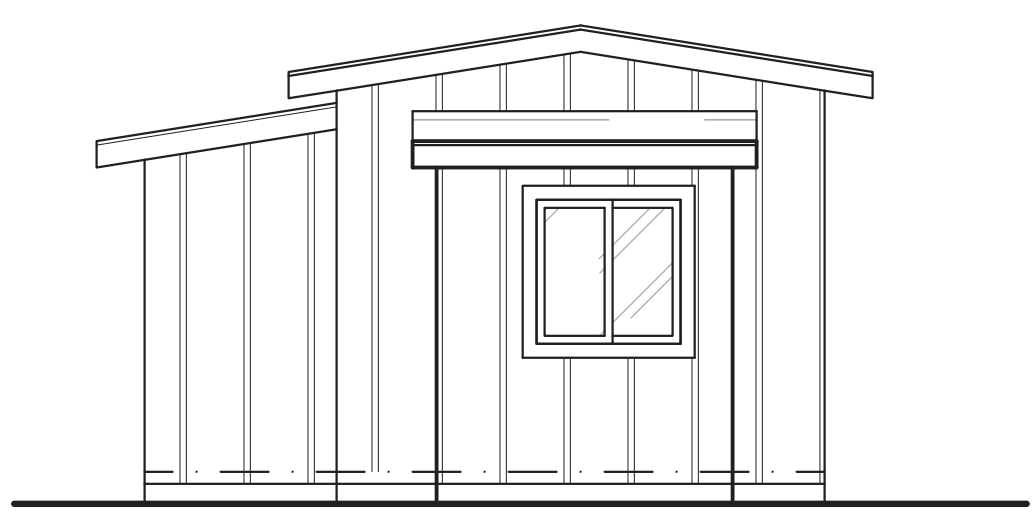
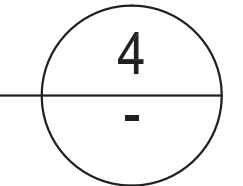
EXISTING FRONT ELEVATION - WEST
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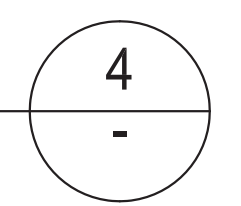
EXISTING SIDE ELEVATION - NORTH
Scale: 1/4" = 1'-0"



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



EXISTING REAR ELEVATION - EAST
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