MARSHALL TAVERN INN
20105 STATE ROUTE 1, MARSHALL, CALIFORNIA
AP NO. 106-020-41  *106-020-38

PROJECT DESCRIPTION

Plan for application for Design Review, Coastal Permit, Use Permit, and Todotan Permis from Marin County Community Development Agency.

This is a proposal to renovate the historic Marshall Tavern into a seven bedroom residence that would accommodate bed and breakfast units and a few overnight bed room for the Proprietor. The building would be repaired in such a way as to maintain the structural integrity and as much of the original character as possible. The historic character will be preserved by the use of original materials at the entrance and entrance with parking of vehicles including one van accessible space.

This proposal also includes the construction of a public plaza, bus ramp, and a concession structure with a public toilet on the interior of the existing building. The concession structure and bathroom were designed to avoid impact to views of Tomales Bay with a light roof and a clear wall on the west facing wall of the structure.

The old Marshall Tavern parcel #106-020-09 was approximately 1.20 acres with approximately 20070' of front and the old Marshall Room parcel #106-020-08 was approximately 42,820'. The two parcels have now been combined into Parcel #106-020-41 which is a total of 2.05 acres.

FLOOD ZONE: The Marshall Tavern building is located in Zone V on the Federal Flood Map Insurance Map.

ZONING INFORMATION: Zoning: C-2, Coastal Village, commercial, residential

This parcel is within the East Shore Community Plan area.

BEACH STATE - The parcel is part of the East Shore Great Sand Dunes State Park and is connected. The existing public beach and access is on this land may be included. The trails and are to be maintained ready with a concrete slab poured out with traffic rated covers or, alternatively, with the installation of traffic rated bricks.

PARKING SUMMARY: This plan provides parking space for 2 full size parking spaces including one van accessible space. The parking area for the Marshall Tavern for 2 full size parking entrance and exit from State Route 1. There is an overflow parking in both directions along State Route 1.

PUBLIC AND PRIVATE UTILITIES

Water: Private water system will be developed with assessments on adjacent properties.

Electricity: Pacific Gas and Electric

Telephone: AT&T

At least one is to be placed underground.

GROUNDWORK: No additional grading will be necessary other than repair of the existing parking area. Parking area drainage will be collected and directed through a gravel filter before entering the bay. Road fill will be directed before the building. Design requirements shall apply to the existing building. Design requirements shall apply to the existing building. Design requirements shall apply to the existing building. Design requirements shall apply to the existing building. Design requirements shall apply to the existing building. Design requirements shall apply to the existing building. Design requirements shall apply to the existing building. Design requirements shall apply to the existing building.

TOPOGRAPHY: The East Shore Community Plan area on concrete piers over Tomales Bay. The edge of the building and the parking area are all at the time of construction of the substandard in the 1970's. The area is to be maintained and developed State Route 1. Most of the parcel is included in Tomales Bay.

MOUSE: No vegetation, dry and sandy.

PROJECT DIRECTORY

Owner: Gayla Davis

Architect: Jeff Koch Architects & Associates

Structural Engineer: Joseph L. Krueger, Structural Engineer

Construction Coordinator: Gayla Davis

Biological assessment: Coastal Resource Management

2014 State Route 1

VACANCY MAP

AREA MAP

RECEIVED MAR 14, 2013
COUNTY OF MARIN
COMMUNITY DEVELOPMENT PLANNING DIVISION

SITE INFORMATION

AP No. 106-020-41

Latitude / Longitude: 38° 38' 40.18" N, 122° 58' 36.84" W

Lot Area: 2.06 acres

Floor Area: 2,324 sq. ft.

Total Living: 2,324 sq. ft.

Existing Use: First Floor

Proposed: Second Floor

Note: No variance in being proposed.

Density: Unit Density: 1,153 sq. ft.

Note: All above figures do not include the .41 acre public access walkway.

Site Area: 2.06 acres

Note: No assessment as being proposed.

Designation: Small

Note: No assessment as being proposed.

Appurtenances: None

Note: The above figure does not include the .41 acre public access walkway.

Size of Public Access: 8,809,791.76 sq. ft.

Note: The above figure does not include the .41 acre public access walkway.

DRAWING INDEX

ARCHITECTURAL

1. Title sheet & Building Information

2. Site Plans, Parking Plan

3. Landscape Plan

4. Electrical Plan

5. Elevations

6. Exterior Elevations

7. Sectional Elevations

8. Public Pier / Convenience Floor Plan

9. Public Pier / Convenience Elevations

10. Coastal Erosion Special Conditions

11. Coastal Erosion Special Conditions

12. Public Access Management Plan

13. Existing Floor Plans & Elevations

14. Survey

CIVIL

1. Civil

2. Sheet

3. Site Improvements Plan

4. Site Improvements Plan

5. Site Improvements Plan

6. Site Improvements Plan

7. Details

8. Construction Management Plan
CONSTRUCTION SCHEDULE

PLAN NOTES:
1. PREPARING THE CONSTRUCTION WORKING HOURS WILL BE PROVIDED IN
   FRONT OF THE PROJECT'S PERIODIC ENCAMPMENTS WITH PERMIS.
   SION FROM PROJECT OWNER.
2. DURING CONSTRUCTION ACTIVITIES, THE ELECTRICITY WILL BE
   SUPPLIED BY A TEMPORARY SOURCE.
3. LOADING AND UNLOADING AREAS ON THE PARKING LOT.
4. PREPARED EMBANKMENT AREAS AT THE PARKING AREA.
5. TEMPORARY DECOR DURING CONSTRUCTION TO BE LOCATED ON THE
   PARKING AREA, SEE PLAN.
6. CONSTRUCTION VEHICLES WILL BE THE SPACE TO TURN AROUND IN
   FRONT OF THE PROPERTY AND VEHICLES THE WAY THEY CAME.
7. NO ROAD CLOSURE DUE TO THIS PROJECT IS ANTICIPATED AS
   NECESSARY.
8. PROJECT'S START DATE: 11/1/2019
9. PROJECT'S END DATE: 10/1/2020
10. TOTAL RE-REDEVELOPMENT LANDSCAPING WILL BE COMPLETED
    BEFORE THE REQUIRED FOR THE FINAL INSPECTION.
11. INSTALLATION OF SECURITY GATES AND GARDENS ALONG THE PERIMETER
    OF THE CONSTRUCTION SITE IS REQUIRED WITH THE CANADA
    GATE, SEE PLAN.

CM.1