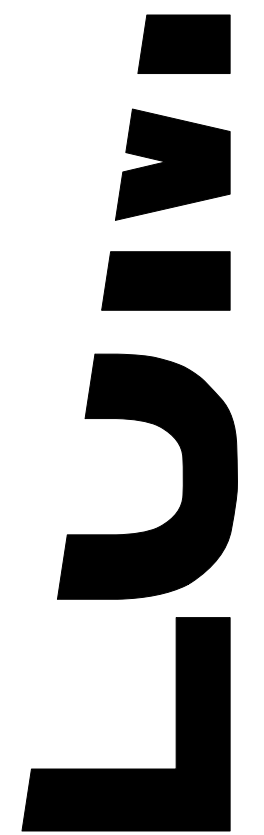


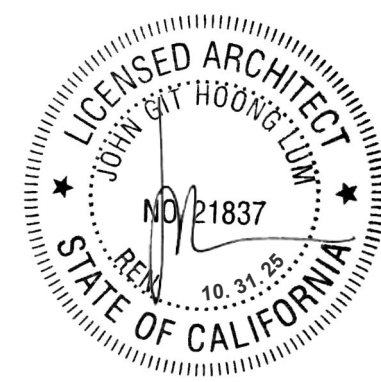
DOWNTOWN BOLINAS AFFORDABLE HOUSING

31 WHARF ROAD - BOLINAS, CA 94924
APN: 193-061-03

TENTATIVE MAP



JOHN LUM ARCHITECTURE
3246 17TH ST. SAN FRANCISCO, CA 94110
T. 415.558.9500



DOWNTOWN BOLINAS
AFFORDABLE HOUSING
TENTATIVE MAP

31 WHARF RD
BOLINAS, CA 94924
APN: 193-061-03

DATE:	ISSUES / REVISIONS:	BY:
03.14.25	tentative map	rm
05.19.25	tentative map rev 1	rm

DEPARTMENT STAMPS:

TITLE SHEET

A0.00

PROJECT IMAGE:



PROJECT PARTICIPANTS:

ARCHITECT:

JOHN LUM ARCHITECTURE
3246 17TH STREET
SAN FRANCISCO, CA 94110

PROJECT MANAGER:
DAVID CASTRO
T. 415.558.9500 x10027
e. david@johnlumarchitecture.com

OWNER:

BOLINAS COMMUNITY LAND TRUST
8 WHARF RD, #8
BOLINAS, CA 94924

ANNIE O'CONNOR
MAALIS
T. 415.868.9468

DEVELOPER:

HABITAT FOR HUMANITY GREATER SAN FRANCISCO
300 MONTGOMERY ST, STE. 450
SAN FRANCISCO, CA 94104

DOUG FOWLER
T. 415.625.1002

GENERAL CONTRACTOR:

MIDSTATE CONSTRUCTION
1180 HOLM RD
PETALUMA, CA 94954
T. 707.762.3200

STRUCTURAL ENGINEER:

ELEMENT STRUCTURAL ENGINEERING
38059 BALENTINE DR, STE. 185
NEWARK, CA 94560

JAMES ENRIGHT
T. 415.730.9890

GEOTECHNICAL ENGINEER:

ROMIG ENGINEERS, INC.
1390 EL CAMINO REAL
SAN CARLOS, CA 94070

LUCAS OTTOBONI
T. 650.591.5225 x230

SURVEYOR:

LEA AND BRAZE ENGINEERING, INC.
2495 INDUSTRIAL PKWY WEST
HAYWARD, CA 94545

DENIS MASLENNIKOV
T. 510.887.4086 x144

CHRIS PHAN
T. 510.961.0093

CERTIFIED ACCESS SPECIALIST:

ENDELMAN & ASSOCIATES
600 UNIVERSITY ST, STE 1515
SEATTLE, WA 98101
T. 206.324.6462

CIVIL ENGINEER:

LEA AND BRAZE ENGINEERING, INC
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HAYWARD, CA 94545

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CHRIS PHAN
T. 510.961.0093

UTILITIES:

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1460 MARIA LN #420
WALNUT CREEK, CA 94596

GREGORY UWAECHIE
JEREMY MANARANG
T. 925.269.4575

MEP ENGINEER:

MK ENGINEERS
3450 THIRD ST, STE. 4B
SAN FRANCISCO, CA 94124

VLADIMIR KHOSID
PETER BEBENK
T. 415.282.3100

TITLE 24 / GREEN BUILDING CONSULTANT:

RICK'S ENERGY SOLUTIONS
1421 GUERNEVILLE RD, STE. 106
SANTA ROSA, CA 95403

T. 707.578.5380

COASTAL PERMIT SUMMARY:

APPROVED UNDER COASTAL PERMIT

TOTAL PROJECT SQUARE FOOTAGE:	10,268 SQ. FT.
RESIDENTIAL:	8,629 SQ. FT.
COMMERCIAL:	1,639 SQ. FT.
# OF UNITS:	(4) 3-BEDROOM UNITS (4) 2-BEDROOM UNITS
ON-SITE PARKING:	16 PARKING SPACES
OFF-SITE PARKING:	4 PARKING SPACES
FRONT SETBACK:	5'-6"
REAR SETBACK:	OVER 100'-0"
SIDE SETBACKS:	9'-6" (WEST) 0'-0" (EAST)
MAX. BUILDING HEIGHT:	33'-0"

GROSS FLOOR AREA:

GROSS FLOOR AREAS

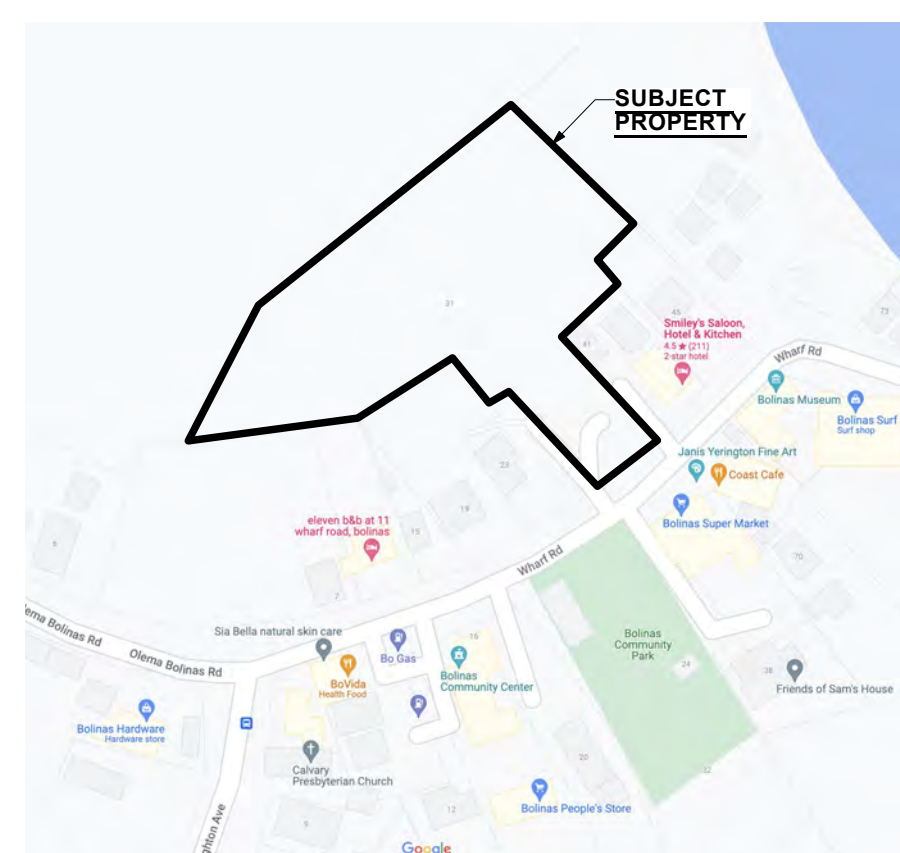
COMMERCIAL	1,331 SQ.FT.	CONDITIONED
	141 SQ.FT.	UNCONDITIONED
RESIDENTIAL	7,207 SQ.FT.	CONDITIONED
	476 SQ.FT.	UNCONDITIONED
COVERED PARKING	2,185 SQ.FT.	UNCONDITIONED
TOTAL AREAS	8,538 SQ.FT.	CONDITIONED
	2,802 SQ.FT.	UNCONDITIONED

UNIT AREAS

UNIT 1	922 SQ.FT.
UNIT 2	922 SQ.FT.
UNIT 3	836 SQ.FT.
UNIT 4	836 SQ.FT.
UNIT 5	923 SQ.FT.
UNIT 6	922 SQ.FT.
UNIT 7	923 SQ.FT.
UNIT 8	922 SQ.FT.

TOTAL RES. 7,207 SQ.FT. **TOTAL**

VICINITY MAP:



PROJECT DATA:

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA ENERGY CODE (T24)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBCS)
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
APPLICABLE MARIN COUNTY MUNICIPAL CODES

PROJECT ADDRESS:

31 WHARF ROAD
BOLINAS, CA 94924

PROJECT DESCRIPTION:

FOR THE TENTATIVE MAP OF 31 WHARF RD ONLY.

A SEPARATE BUILDING PERMIT AND A GRADING PERMIT (GP-23-005) HAVE BEEN SUBMITTED.

THE PROPOSED WORK UNDER SEPARATE PERMITS INCLUDES:

- CLEARING OF EXISTING SITE, ROUGH GRADING FOR FUTURE DEVELOPMENT, AND NEW SITE ENGINEERED RETAINING WALLS AND FEATURE WALLS, UNDER SEPARATE PERMIT.

- TWO INDEPENDENT STRUCTURES WITH A TOTAL OF 8 RESIDENTIAL CONDOMINIUMS

- OFFICES AT GROUND FLOOR OF FRONT STRUCTURE

- COVERED PARKING AT GROUND FLOOR OF REAR STRUCTURE

- LOCATED IN HIGH FIRE SEVERITY ZONE, SUBJECT TO WUI REQUIREMENTS

PLANNING INFORMATION:

ASSESSOR'S PARCEL NUMBER	193-061-03
ZONING DISTRICT:	C-VCR, C-RA-B2
PLANNING DISTRICT:	C-SF5, C-NC
WUI ZONE:	Y LOCATED IN HIGH FIRE SEVERITY ZONE, SUBJECT TO WUI REQUIREMENTS
FLOOD ZONE:	X
NUMBER OF STORIES	3 PROPOSED

BUILDING INFORMATION:

CONSTRUCTION TYPE:	V-B, I-A
OCCUPANCY:	R-3, B, U
MINIMUM ROOF CLASS	A
FIRE SPRINKLERS:	NFPA 13R THROUGHOUT

PROJECT DATA PER MARIN COUNTY DEV. CODE

LOT AREA:	83,131 SQ. FT. (1.908 ACRES)
BUILDING AREA:	0 SQ. FT. EXISTING 11,300 SQ. FT. PROPOSED
FLOOR AREA:	0 SQ. FT. EXISTING 9,029 SQ. FT. PROPOSED
FLOOR AREA RATIO:	0.00 EXISTING 0.13 PROPOSED
AREA OF DISTURBANCE:	12,018 SQ. FT. PROPOSED
LOT COVERAGE:	75,549 SQ. FT. PERVIOUS 7,582 SQ. FT. IMPERVIOUS
GRADING CALCULATIONS:	490 CU. YDS. CUT 28 CU. YDS. FILL 463 CU. YDS. EXPORT
MINIMUM SETBACKS:	5'-0" AT WEST PL.
MAXIMUM BLDG. HEIGHT:	34'-1.5" (BLDG A&B) 33'-1.5" (BLDG C&D)

DRAWING INDEX

1. A0.00	TITLE SHEET	
2. A0.03	SITE PLANS (FULL)	(SHEET INCLUDED FOR REFERENCE)
3. TNT-1	TITLE SHEET	
4. TNT-2	TOPOGRAPHIC SURVEY	
5. TNT-3	TENTATIVE MAP	
6. TNT-4	TENTATIVE MAP (AREA OF IMPROVEMENT)	
7. TNT-5	STORMWATER CONTROL PLAN	
8. C1.0	CIVIL TITLE SHEET	
9. C1.1	CIVIL OVERALL SITE PLAN	
10. C2.0	GRADING & DRAINAGE PLAN	
11. C2.1	GRADING & DRAINAGE PLAN	
12. C3.0	UTILITY PLAN	
13. C3.1	UTILITY PLAN	
14. C4.0	CIVIL DETAILS	
15. C4.1	CIVIL DETAILS	
16. C5.0	GRADING SPECIFICATIONS	
17. ER-1	PRELIMINARY EROSION CONTROL PLAN	
18. ER-2	PRELIMINARY EROSION CONTROL DETAILS	
19. SCP-1	STORMWATER CONTROL PLAN	
20. A1.01	BLDG AB - STREET LEVEL (COMMERCIAL)	
21. A1.02	BLDG AB - 2ND FLOOR PLAN (RESIDENTIAL)	
22. A1.03	BLDG AB - 3RD FLOOR PLAN (RESIDENTIAL)	
23. A1.05	BLDG CD - 1ST FLOOR PLAN (PARKING)	
24. A1.06	BLDG CD - 2ND FLOOR PLAN (RESIDENTIAL)	
25. A1.07	BLDG CD - 3RD FLOOR PLAN (RESIDENTIAL)	

PROJECT DATA (CONT'D):

VEHICLE PARKING CALCULATIONS:

RESIDENTIAL:	2 SPACES PER UNIT INCLUSIVE OF ACCESSIBLE & GUEST SPACES PER MCC24.04.340(A) (2 SPACES/UNIT X 8 UNITS) = 16 SPACES
RESIDENTIAL (P):	10 SPACES + 1 ACCESSIBLE VAN SPACE + 1 ACCESSIBLE SPACE + 4 COMPACT SPACES + 1 EV SPACE = 17 SPACES
NON-RESIDENTIAL:	1 SPACE PER 333 SQ. FT. PER MCC24.04.340-B 1331 SQ. FT. / 333 = 4 SPACES (INCL. 1 ACCESSIBLE SPACE)
NON-RESIDENTIAL (P):	3 SPACES + 1 ACCESSIBLE VAN SPACE = 4 SPACES
TOTAL REQUIRED:	20 SPACES
TOTAL PROVIDED:	21 SPACES
BICYCLE PARKING REQ.:	
SHORT TERM:	1 PER UNIT
SHORT TERM (P):	8 (8 REQUIRED)
LONG TERM:	1 PER 2-BED UNIT, 1.5 PER 3-BED UNIT
LONG TERM (P):	11 (11 REQUIRED)

SEPARATE PERMITS

COASTAL PERMIT #P2835 (APPROVED 04/12/21)

31 WHARF ROUGH GRADING, #GP23-005

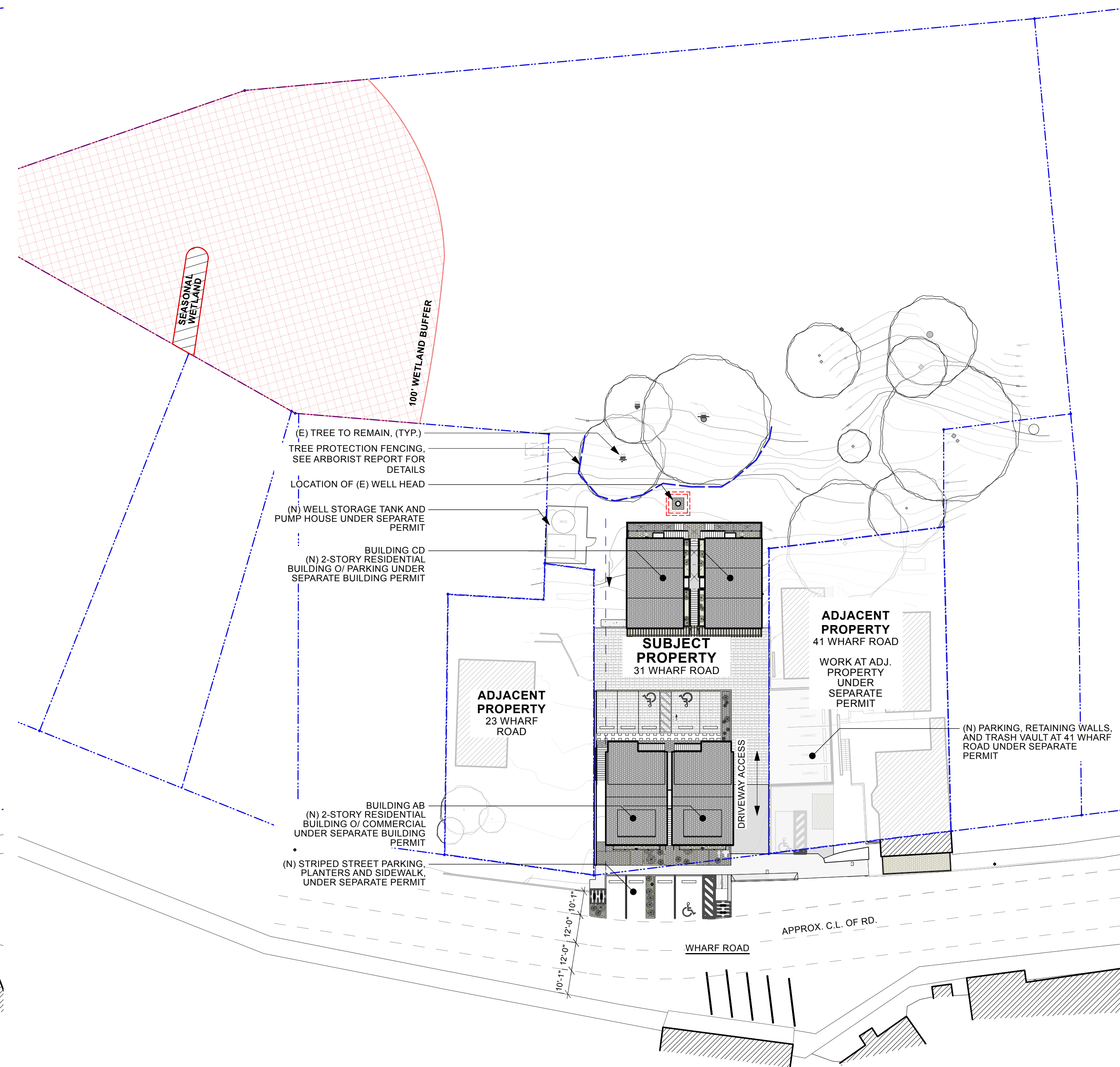
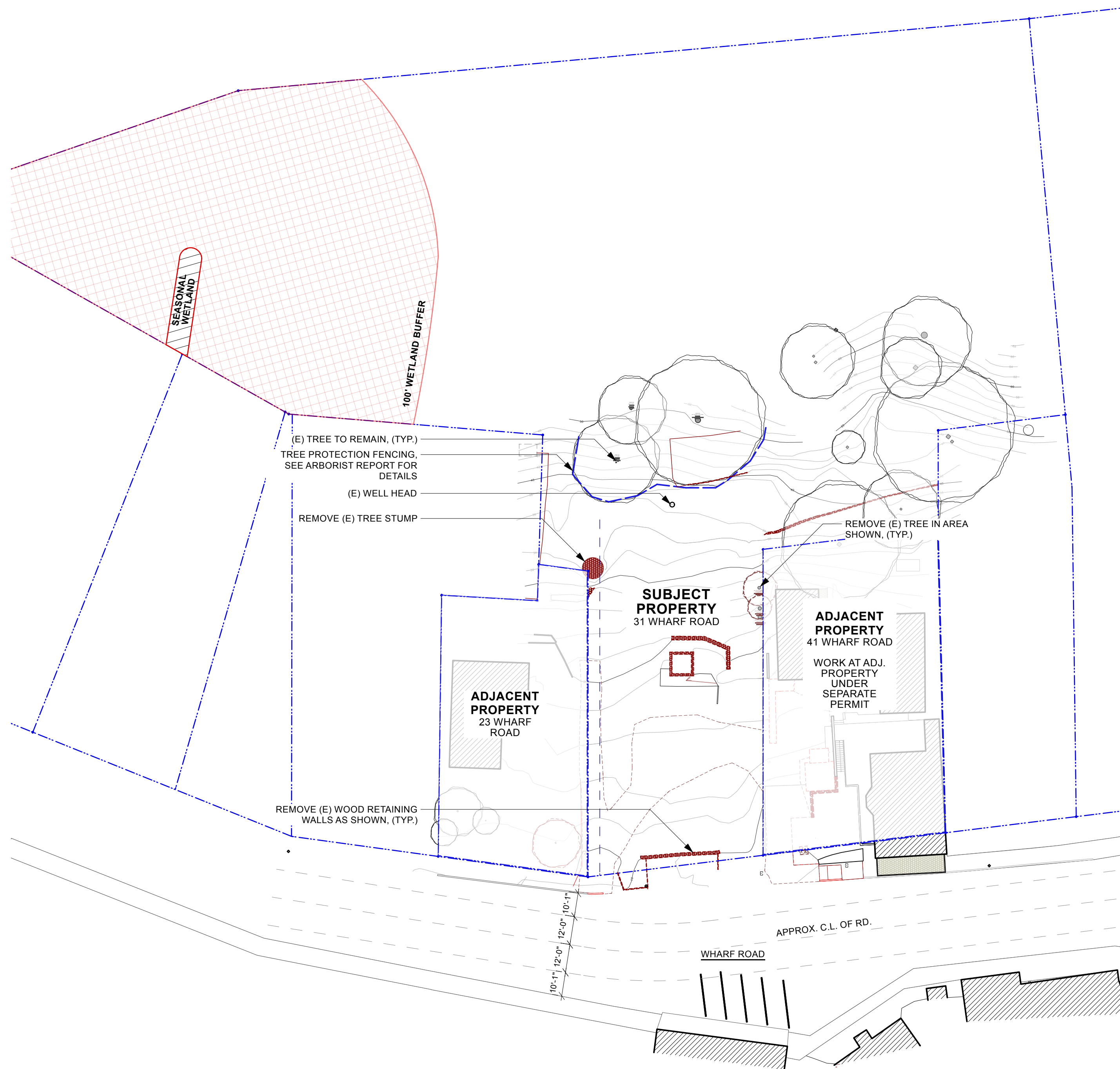
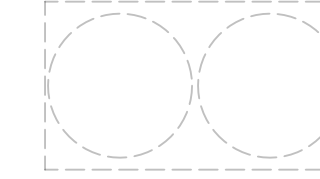
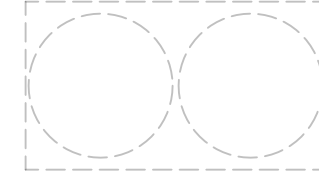
31 WHARF BUILDING PERMIT (BLDG AB: T#93045), (BLDG CD: T#93055)

FIRE SPRINKLERS UNDER SEPARATE, DEFERRED PERMIT

PHOTOVOLTAIC DESIGN UNDER SEPARATE, DEFERRED PERMIT

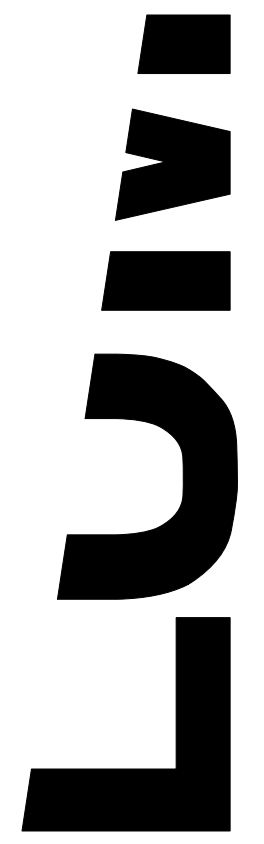
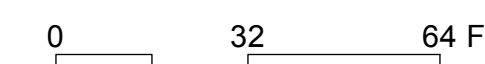
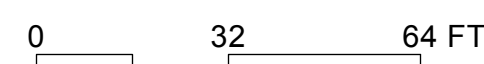
FOR REFERENCE ONLY

ALL PROPOSED WORK UNDER SEPARATE PERMITS. SEE TITLE SHEET A0.00 FOR SEPARATE PERMIT INFORMATION.

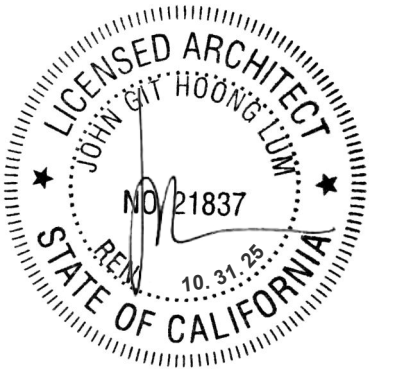


1 SITE PLAN - EXISTING/DEMO
A0.03 Scale: 1/32" = 1'-0"

2 SITE PLAN - PROPOSED
A0.03 Scale: 1/32" = 1'-0"



JOHN LUM ARCHITECTURE
3246 17TH ST. SAN FRANCISCO, CA 94110
T. 415.568.9500



DOWNTOWN BOLINAS AFFORDABLE HOUSING TENTATIVE MAP

31 WHARF RD
BOLINAS, CA 94924
APN: 193-06-1-03

DATE:	ISSUES / REVISIONS:	BY:
03.14.25	tentative map	rm
05.19.25	tentative map rev 1	rm
07.17.23	BPUD coordination	rm

DEPARTMENT STAMPS:

SITE PLANS (FULL)

A0.03

TENTATIVE MAP 31 WHARF ROAD BOLINAS, CALIFORNIA

PROJECT TEAM

OWNER: BOLINAS COMMUNITY LANDTRUST
31 WHARF ROAD
BOLINAS, CA 94924

DEVELOPER: HABITAT FOR HUMANITY
GREATER SAN FRANCISCO
300 MONTGOMERY STREET, SUITE 450
SAN FRANCISCO, CA 94104
(415) 625-1002
CONTACT: DOUG FOWLER

GENERAL CONTRACTOR: MIDSTATE CONSTRUCTION
1180 HOLM ROAD
PETALUMA, CA 94954
(707) 762-3200

CIVIL ENGINEER / SURVEYOR: LEA & BRAZE ENGINEERING, INC.
2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CA 94545
(510) 887-4086
CONTACT: DENIS MASLENNIKOV

ARCHITECT: JOHN LUM ARCHITECTURE
3246 17TH STREET
SAN FRANCISCO, CA 94110
(415) 558-9550
CONTACT: DAVID CASTRO

STRUCTURAL: ELEMENT STRUCTURAL ENGINEERS, INC.
39899 VALENTINE DRIVE
NEWARK, CA 94560
(415) 730-9890
CONTACT: JAMES ENRIGHT

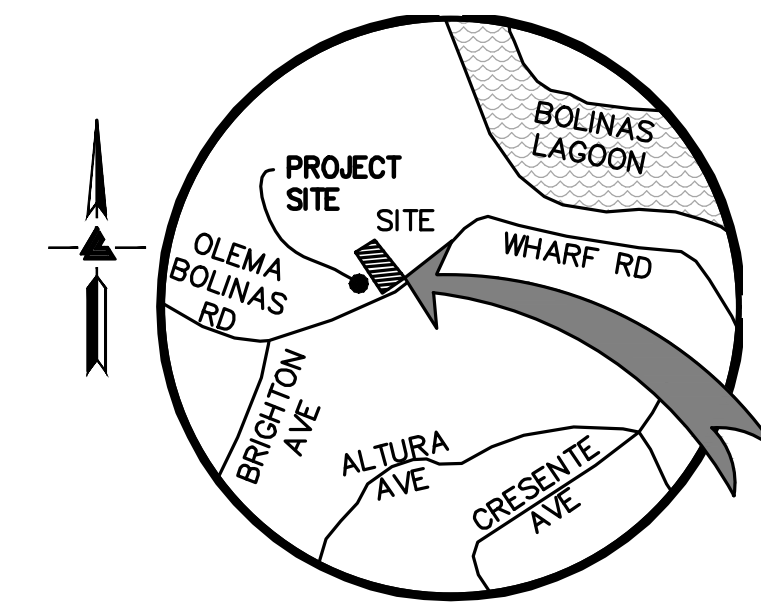
GEOTECHNICAL: ROMIG ENGINEERS, INC.
1390 EL CAMINO REAL, 2ND FLOOR
SAN CARLOS, CA 94070
(650) 591-5224
CONTACT: LUCAS OTTOBONI

UTILITIES: RADIUS DESIGN
1460 MARIA LANE, #420
WALNUT CREEK, CA 94596
(925) 269-4575
CONTACT: GREGORY UWAECHIE & JEREMY MANARANG

MEP: MK ENGINEERS, INC.
3450 3RD STREET
SAN FRANCISCO, CA 94124
(415) 282-3100
CONTACT: VLADIMIR KHOSID & PETER BEBENEK

TITLE 24 / GREEN BUILDING: RICK'S ENERGY SOLUTIONS
1421 GUERNEVILLE ROAD, SUITE 106
SANTA ROSA, CA 95403
(707) 578-5380

CERTIFIED ACCESS SPECIALIST: ENDELMAN & ASSOCIATES
600 UNIVERSITY STREET, SUITE 1515
SEATTLE, WA 98101
(206) 324-6462



VICINITY MAP
NO SCALE



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
SAN FRANCISCO, CA 94104
DUBLIN, CA 94568
HAYWARD, CALIFORNIA 94545
(510) 887-4086
WWW.LEABRAZE.COM

TENTATIVE MAP
31 WHARF ROAD
BOLINAS, CALIFORNIA
MARIN COUNTY
APN: 193-061-03

TITLE SHEET

PLAN CHECK	DM
REVISIONS	BY
JOB NO:	2240450
DATE:	03-25-25
SCALE:	AS NOTED
DESIGN BY:	CDR
CHECKED BY:	DM
SHEET NO:	

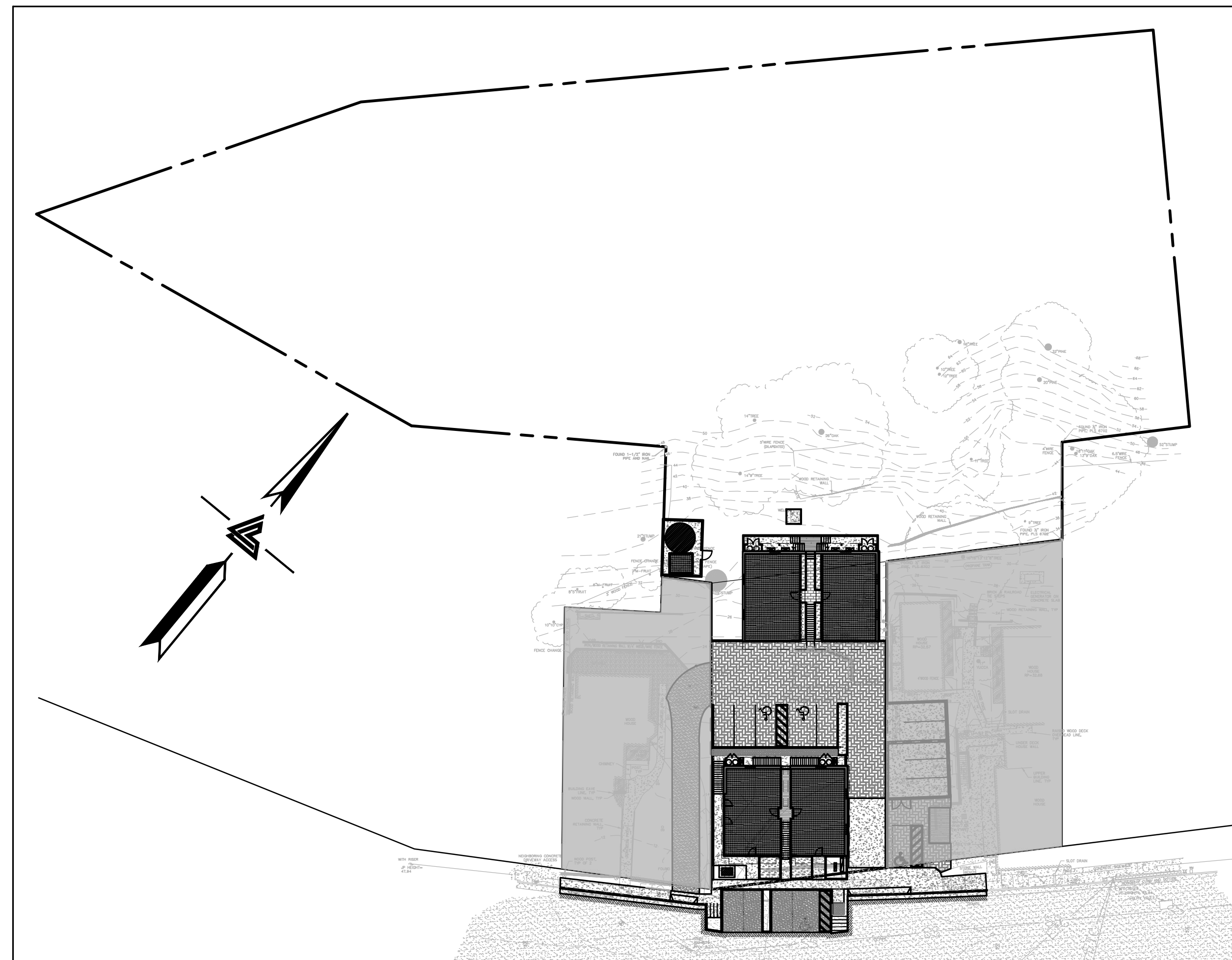
TNT-1
1 OF 5 SHEETS

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RETAINING WALL
---	---	LANDSCAPE RETAINING WALL
---	---	RAINWATER TIGHTLINE
---	---	SUBDRAIN LINE
---	---	TIGHTLINE
---	---	STORM DRAIN LINE
---	---	SANITARY SEWER LINE
---	---	WATER LINE
---	---	GAS LINE
---	---	STORM DRAIN PRESSURE LINE
---	---	SANITARY SEWER PRESSURE LINE
---	---	JOINT TRENCH
---	---	SET BACK LINE
---	---	CONCRETE VALLEY GUTTER
---	---	EARTHEN SWALE
---	---	CATCH BASIN
---	---	JUNCTION BOX
---	---	AREA DRAIN
---	---	CURB INLET
---	---	STORM DRAIN MANHOLE
---	---	FIRE HYDRANT
---	---	SANITARY SEWER MANHOLE
---	---	STREET SIGN
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION
---	---	DEMOLISH/REMOVE
---	---	BENCHMARK
---	---	CONTOURS
---	---	TREE TO BE REMOVED
---	---	TREE PROTECTION FENCING

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
CL	CENTER LINE	(PA)	PLANTING AREA
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PED	PEDESTRIAN
CO	CLEANOUT	PIV	POST INDICATOR VALVE
COTG	CLEANOUT TO GRADE	PSS	PUBLIC SERVICES EASEMENT
CONC	CONCRETE	R	RADIUS
CONC CONST	CONCRETE CONSTRUCTION	PP	POWER POLE
CONC COR	CONCRETE CORNER	PUE	PUBLIC UTILITY EASEMENT
CY	CUBIC YARD	PVC	POLYVINYL CHLORIDE
D	DIAMETER	R	RADIUS
DI	DROP INLET	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RIM	RIM ELEVATION
EA	EACH	RW	RAINWATER
EC	END OF CURVE	R/W	RIGHT OF WAY
EG	EXISTING GRADE	S	SLOPE
EL	ELEVATIONS	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EP	EDGE OF PAVEMENT	SAN	SANITARY
EQ	EQUIPMENT	SD	STORM DRAIN
EW	EACH WAY	SDMH	STORM DRAIN MANHOLE
(E)	EXISTING	SHIT	SHEET
FC	FACE OF CURB	S.L.D.	SEE LANDSCAPE DRAWINGS
FF	FINISHED FLOOR	SPEC	SPECIFICATION
FG	FINISHED GRADE	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSCO	SANITARY SEWER CLEANOUT
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
FS	FINISHED SURFACE	ST.	STREET
G	GAGE OR GAUGE	STA	STATION
GB	GRADE BREAK	STD	STANDARD
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	STRUCT	STRUCTURAL
HORIZ	HORIZONTAL	T	TELEPHONE
HI PT	HIGH POINT	TC	TOP OF CURB
H&T	HUB & TACK	TOW	TOP OF WALL
ID	INSIDE DIAMETER	TEMP	TEMPORARY
INV	INVERT ELEVATION	TP	TOP OF PAVEMENT
JB	JUNCTION BOX	TW/FG	TOP OF WALL/FINISH GRADE
JT	JOINT TRENCH	TYP	TYPICAL
JP	JOINT UTILITY POLE	VC	VERTICAL CURVE
L	LENGTH	VCP	VITRIFIED CLAY PIPE
LNDG	LANDING	VERT	VERTICAL
		W/	WITH
		W.W.	WATER LINE
		WM	WATER METER
		WWF	WELDED WIRE FABRIC



KEY MAP

1" = 40'

GREYED OUT AREAS ON PLAN ARE UNDER SEPARATE PERMIT AND ARE SHOWN FOR REFERENCE ONLY.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 81,372± SQUARE FEET / 1.86± ACRES

TREE NOTE

TREE SIZE, TYPE AND DRILLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARCHITECT.

EASEMENT NOTE

THERE ARE NO RECORD EASEMENTS LISTED PER PRELIMINARY TITLE REPORT ISSUED BY OLD REPUBLIC TITLE COMPANY, ORDER NO. 0227030410-SH, DATED AS OF FEBRUARY 25, 2024

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 8.13'
(NAVD 88 DATUM)

BENCHMARK

US DEPARTMENT OF COMMERCE
BENCHMARK BM 4958B
BENCH MARK IS A DISK SET IN TOP OF CONCRETE SEAWALL. 13.1 FT EAST BY NORTHEAST OF THE CENTERLINE OF WHARF ROAD, 9 FT NORTHWEST OF THE NORTHWEST CORNER OF THE GARAGE AT 95 WHARF ROAD, AND 4 FT NORTH BY NORTHWEST OF THE SOUTH END OF THE SEAWALL
ELEVATION = 10.85'
(NAVD 88 DATUM)

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA)

FLOOD INSURANCE RATE
MAP No.: 06041C0441E
EFFECTIVE DATE: AUGUST 15, 2017

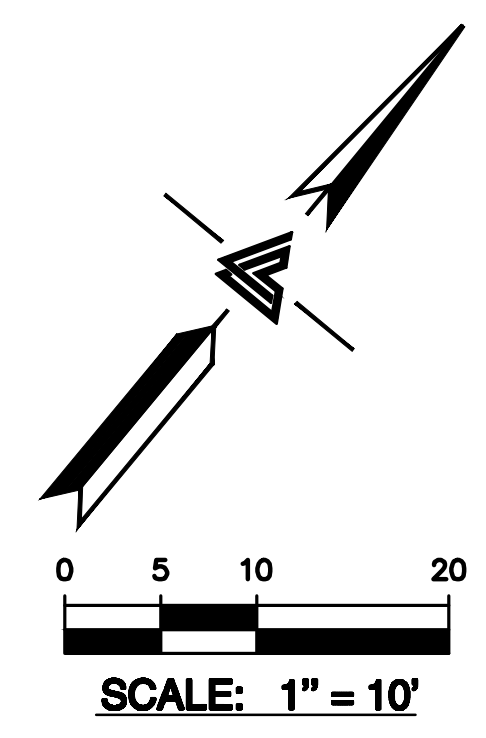
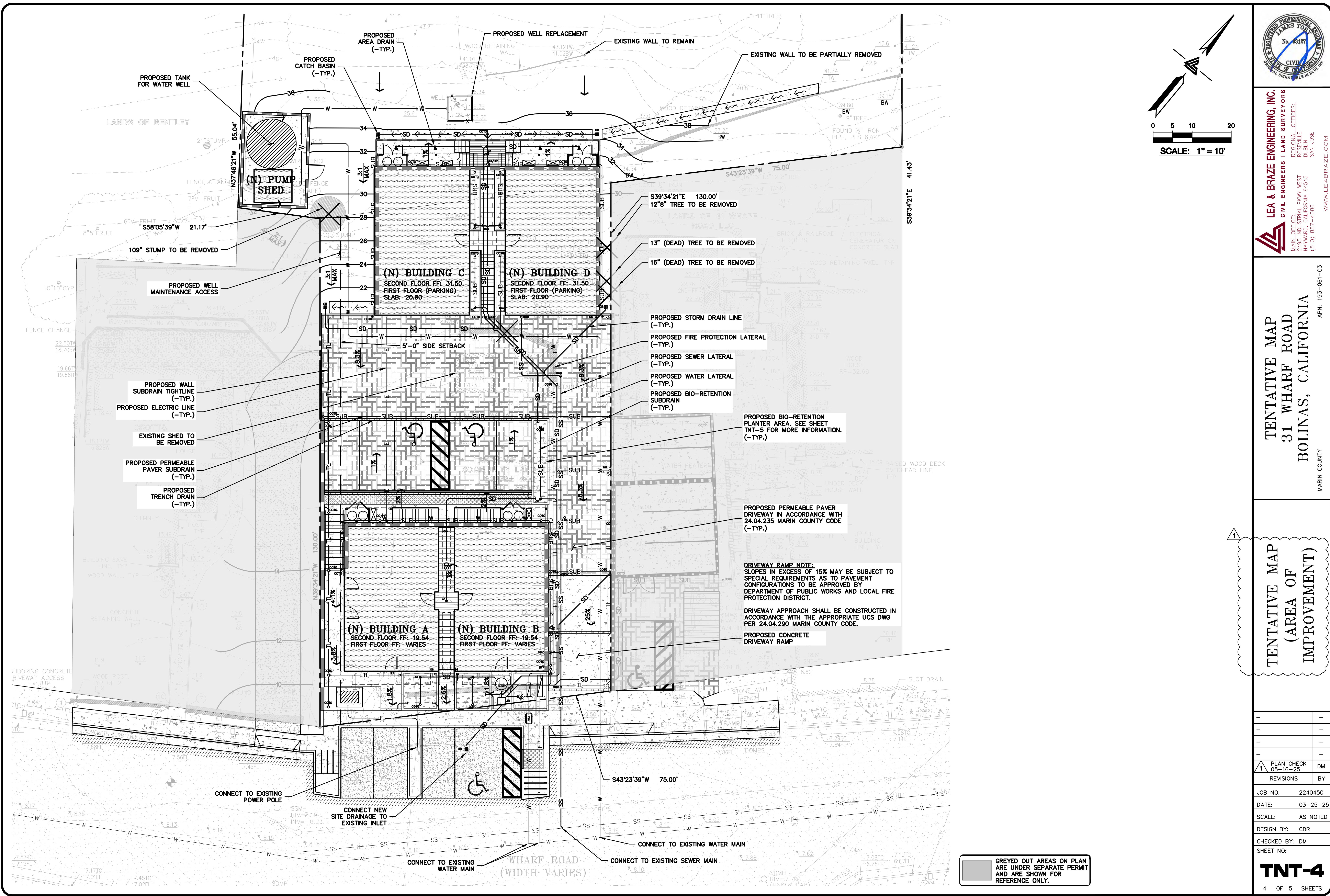
NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116.
aabaya@leabraze.com

* BUILDING PAD NOTE:
ADJUST PAD LEVEL AS REQUIRED, REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.



SHEET INDEX

TNT-1	TITLE SHEET
TNT-2	TOPOGRAPHIC SURVEY
TNT-3	TENTATIVE MAP
TNT-4	TENTATIVE MAP (AREA OF IMPROVEMENT)
TNT-5	STORMWATER CONTROL PLAN

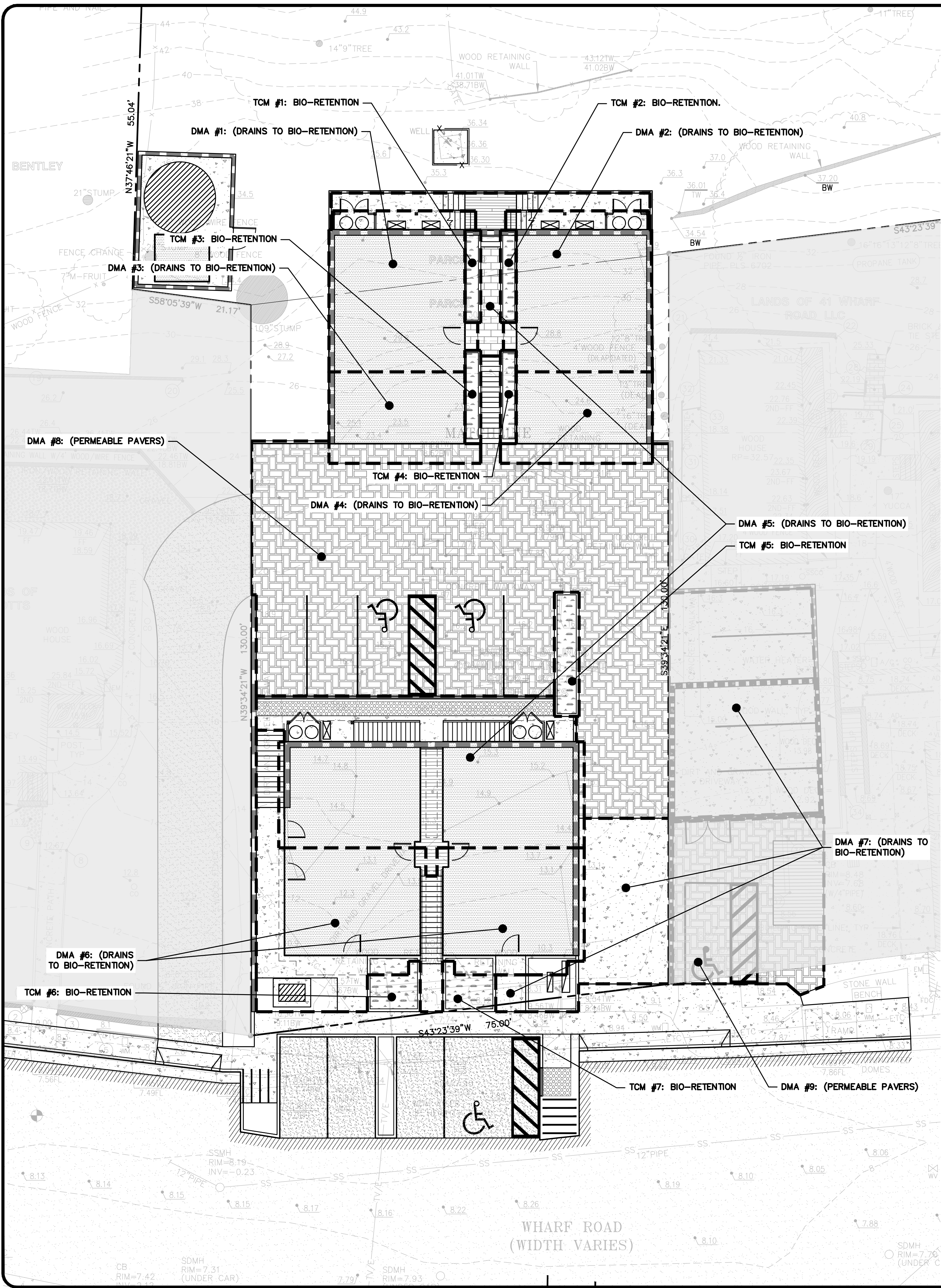


LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
REGIONAL OFFICES:
SAN FRANCISCO, CA 94107
SAN JOSE, CA 95128
SAN JOSE, CA 95128
WWW.LEA-BRAZE.COM

TENTATIVE MAP
31 WHARF ROAD
BOLINAS, CALIFORNIA
MARIN COUNTY
APN: 193-061-03

TENTATIVE MAP
(AREA OF
IMPROVEMENT)

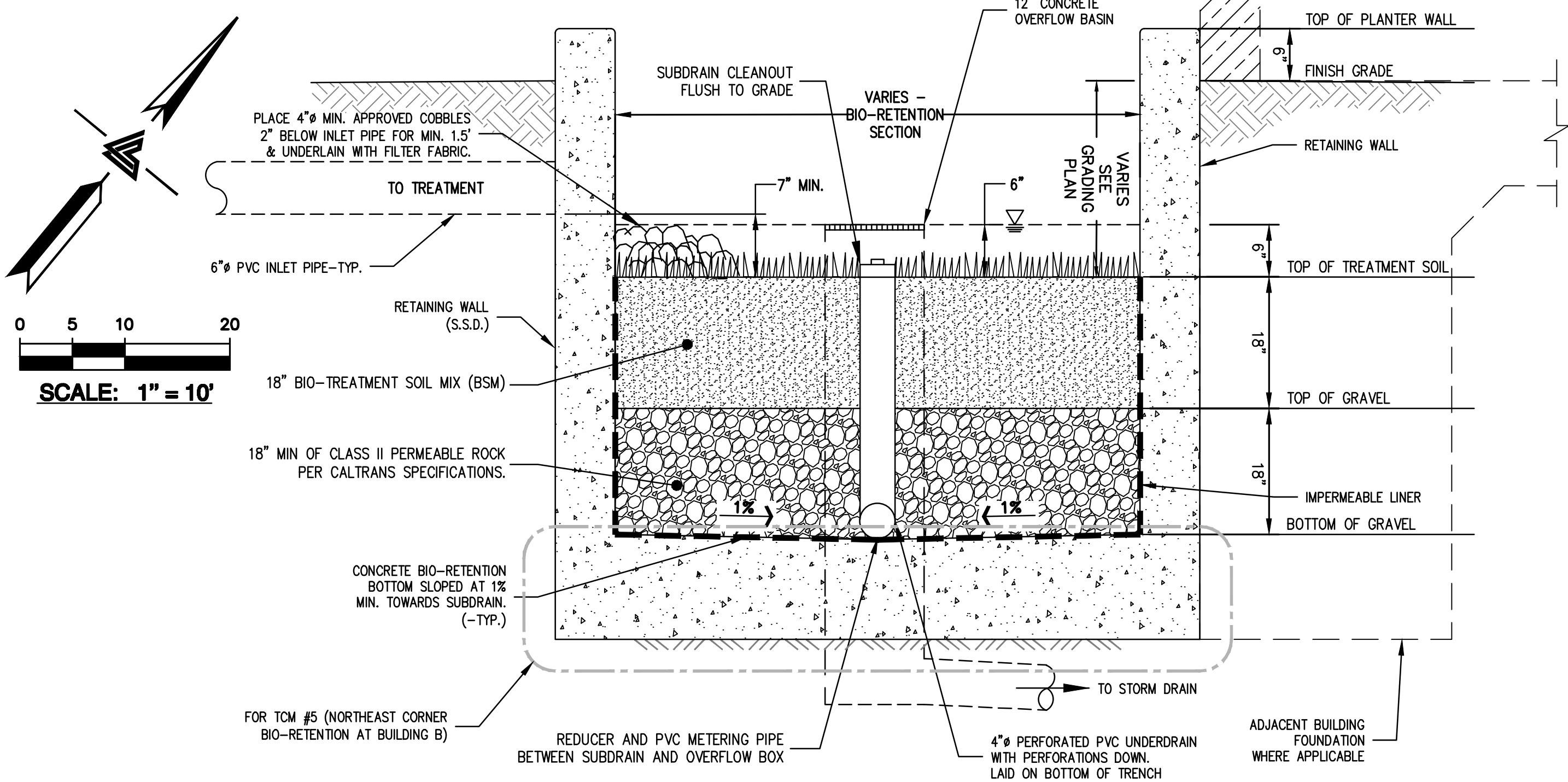
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05-16-25	
REVISIONS	BY
JOB NO:	2240450
DATE:	03-25-25
SCALE:	AS NOTED
DESIGN BY:	CDR
CHECKED BY:	DM
SHEET NO:	



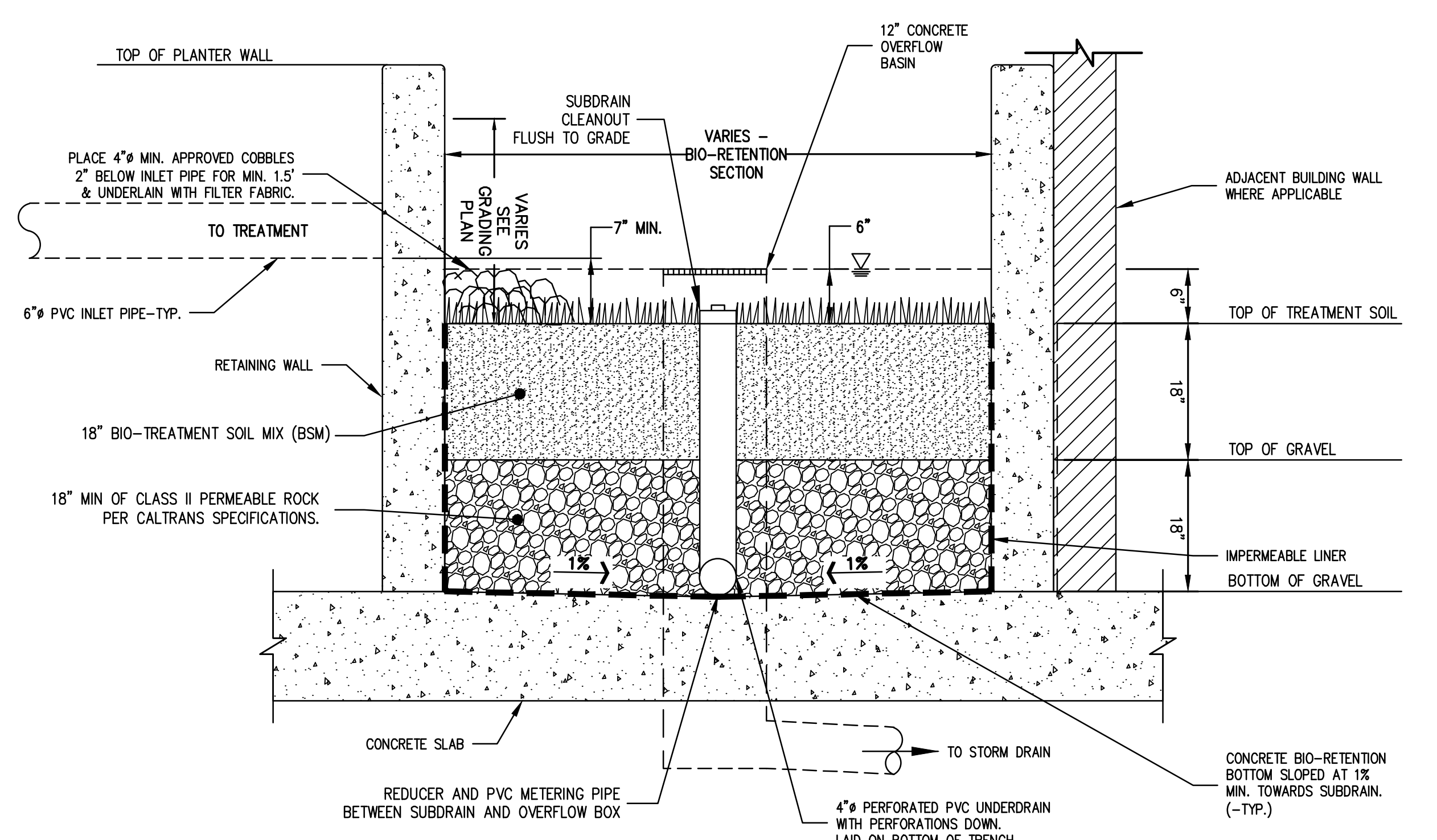
IMPERVIOUS SURFACE INFORMATION				
TOTAL SITE AREA =	83,131 SQUARE FEET = 1.908 ACRES			
DISTURBED AREA =	12,018 SQUARE FEET = 0.276 ACRES			
IMPERVIOUS AREAS	EXISTING (sq-ft.)	REMOVED (sq-ft.)	NEW (sq-ft.)	PROPOSED (sq-ft.)
RESIDENCE	0	0	4,145	4,145
CONC. DRIVEWAY AND PARKING	0	0	1,571	1,571
GRAVEL DRIVEWAY AND PARKING	4,215	4,215	0	0
PATIOS, WALKWAYS AND PADS	346	346	1,267	1,267
DECK	193	193	598	598
SHED	104	104	0	0
TOTAL IMPERVIOUS AREA	4,858	4,858	7,582	7,582
SEMI-PERVIOUS AREAS				
PERMEABLE PAVER DRIVEWAY	0	0	3,945	3,945
DG PATIOS AND WALKWAYS	0	0	0	0
TOTAL SEMI-PERVIOUS AREA	0	0	0	0
TOTAL DEVELOPED AREA	4,858	4,858	7,582	7,582
NET CHANGE IN DEVELOPED AREA			+2,724 SQFT. NET INCREASE	

TREATMENT SUMMARY								
Drainage Management Area (DMA)	Treatment Control Measures (TCM)	Treatment Measures	Area Summary			Meets Requirements?		
			Impervious Area (SF)	Pervious Area (SF)	Effective Impervious Area (SF)			
DMA 1	BMP 1	Bio-Retention	710	-	710	29	33	YES
DMA 2	BMP 2	Bio-Retention	707	-	707	29	33	YES
DMA 3	BMP 3	Bio-Retention	403	-	403	17	32	YES
DMA 4	BMP 4	Bio-Retention	403	-	403	17	32	YES
DMA 5	BMP 5	Bio-Retention	1,757	-	1,757	71	71	YES
DMA 6	BMP 6	Bio-Retention	1,480	53	1,485	60	75	YES
DMA 7	BMP 7	Bio-Retention	1,540	55	1,546	62	75	YES
DMA 8	-	Pervious Paving	-	3,450	-	-	-	N/A
DMA 9	-	Pervious Paving	-	795	-	-	-	N/A
DMA 10	-	Landscape	-	71,778	-	-	-	N/A
TOTAL			7,000	76,131	7,011	285	351	

*Set under the condition that the ponding depth is 6", as shown in the Worksheet For Calculating the Combination Flow and Volume Method



1
TNT-5
NTS
TYPICAL BIO-RETENTION BASIN WITH LINER NEAR BUILDINGS A & B



2
TNT-5
NTS
TYPICAL BIO-RETENTION BASIN WITH LINER NEAR BUILDINGS C & D

GREYED OUT AREAS ON PLAN ARE UNDER SEPARATE PERMIT AND ARE SHOWN FOR REFERENCE ONLY.

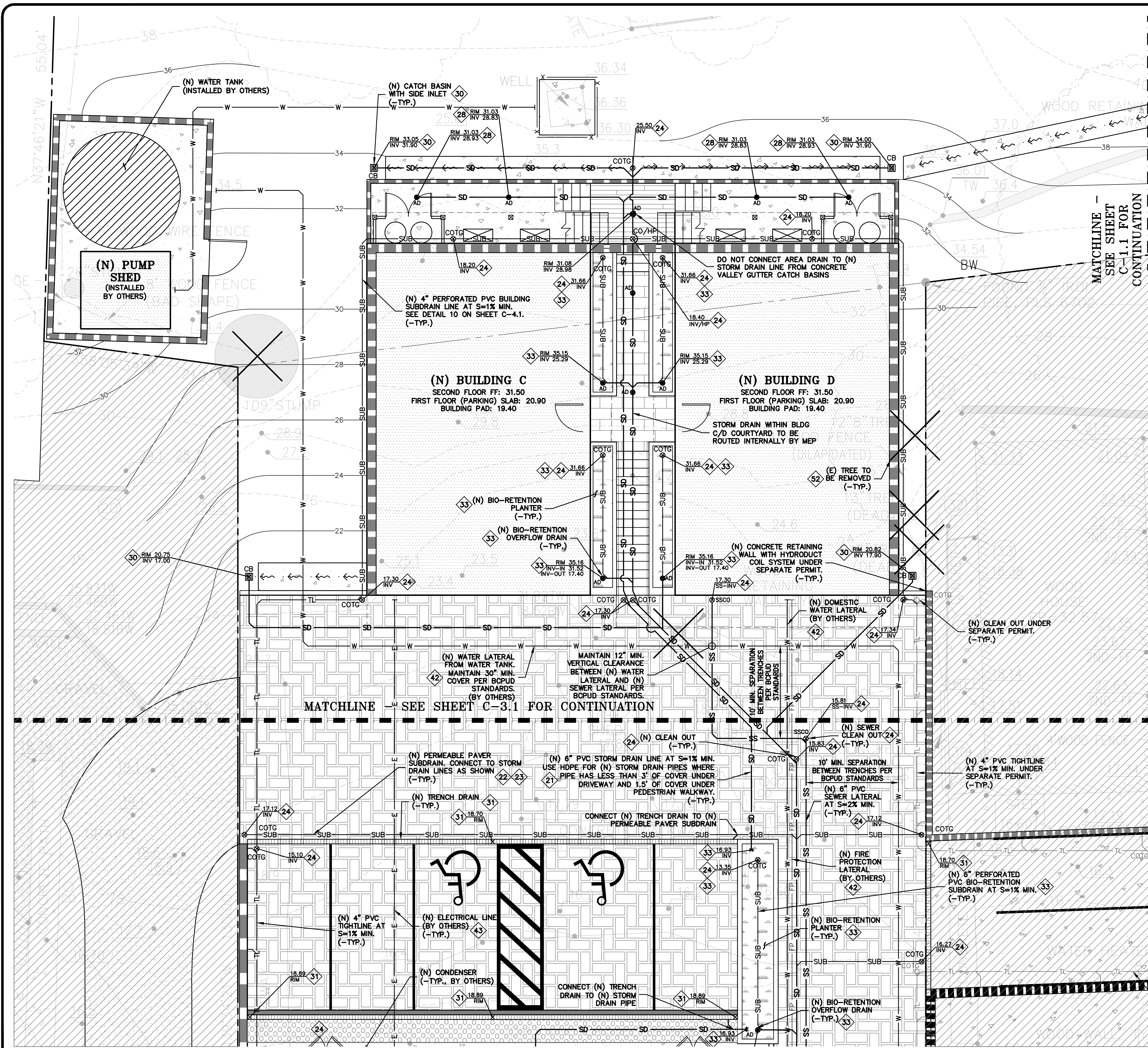


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CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
SAN JOSE, CALIFORNIA 95128
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(510) 887-4086
WWW.LEABRAZE.COM

TENTATIVE MAP
31 WHARF ROAD
BOLINAS, CALIFORNIA
MARIN COUNTY
APN: 193-061-03

STORMWATER CONTROL PLAN

PLAN CHECK	DM
REVISIONS	BY
JOB NO:	2240450
DATE:	03-25-25
SCALE:	AS NOTED
DESIGN BY:	CDR
CHECKED BY:	DM
SHEET NO:	



- STORM DRAIN KEYNOTES 21 TO 35**
- 21 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
 - 22 INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFIL 140N). MIRADRRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN. SEE DETAIL 2 ON SHEET C-4.0.
 - 23 INSTALL (N) PERMEABLE PAVER SUBDRAIN. SEE DETAIL 2 ON SHEET C-4.0.
 - 24 INSTALL (N) CLEAN OUT TO GRADE. SEE DETAIL 1 ON SHEET C-4.1.
 - 25 INSTALL (N) HYDRO COIL SUB-DRAINAGE SYSTEM. SEE DETAIL 2 ON SHEET C-4.1.
 - 26 INSTALL (N) BACKFLOW PREVENTER. SEE DETAIL 2 ON SHEET C-4.1.
 - 27 CONNECT RAIN WATER DOWNSPOUTS TO 4" PVC (SDR-35) TIGHTLINE, SLOPED AT 1% MINIMUM. DIRECT TO NEAREST STORM DRAIN LINE AS SHOWN ON PLANS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. TIGHTLINE MAY BE PLACED IN COMMON TRENCH WITH SUBDRAIN LINES, HOWEVER, DO NOT CONNECT TO SUBDRAIN LINES. SEE DETAIL 4 ON SHEET C-4.1.
 - 28 INSTALL (N) 6" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS (NDS PART 906 PB). SEE DETAIL 5 ON C-4.1.
 - 29 INSTALL (N) 6" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78 OR 90 FOR 6" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE). SEE DETAIL 6 ON C-4.1.
 - 30 INSTALL (N) CENTRAL PRECAST CP2424" INLET WITH SIDE OPENING (DI-SO). SEE DETAIL 7 ON SHEET C-4.1. PROVIDE REDWOOD TOP.
 - 31 TRENCH DRAINS SHALL BE 6" NDS "DURA-SLOPE" PRESLOPED TRENCH DRAINS W/ TRAFFIC RATED GRATE OR APPROVED EQUAL. CONNECT TO NEAREST STORM DRAIN LINE VIA 4" PVC TIGHTLINE.
 - 32 (N) SLOT DRAINS SHALL BE ZURN Z888-6 OR APPROVED EQUAL. CONNECT TO NEAREST STORM DRAIN LINE. USE 6" PVC (SDR-35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS).
 - 33 INSTALL (N) BIO-RETENTION. SEE DETAIL 1 ON SHEET SCP-1.
 - 34 INSTALL (N) SUMP PUMP FOR BIO-RETENTION SYSTEM. SEE DETAIL 8 ON SHEET C-4.1.
 - 35 INSTALL (N) CHRISTY V-24" JUNCTION BOX W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. INSTALL SOLID METAL RIM BOLTED DOWN. SEE DETAIL 9 ON SHEET C-4.1.

- UTILITIES KEYNOTES 41 TO 43**
- 41 INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.
 - 42 CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.
 - 43 INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

- DEMOLITION KEYNOTES 51 TO 52**
- 51 DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
 - 52 REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.

REVISIONS

NO.	DATE	BY

JOB NO: 2240450
 DATE: 02-28-25
 SCALE: AS NOTED
 DESIGN BY: CDR
 CHECKED BY: DM
 SHEET NO: **C-3.0**

5 OF 12 SHEETS

SCALE: 1" = 5'

NOTE: FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

*** BUILDING PAD NOTE:** ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
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 WWW.LEABRAZE.COM

COMMUNITY LAND TRUST
31 WHARF ROAD
BOLINAS, CALIFORNIA

APN: 193-081-03
 MARIN COUNTY

31 WHARF UTILITY PLAN

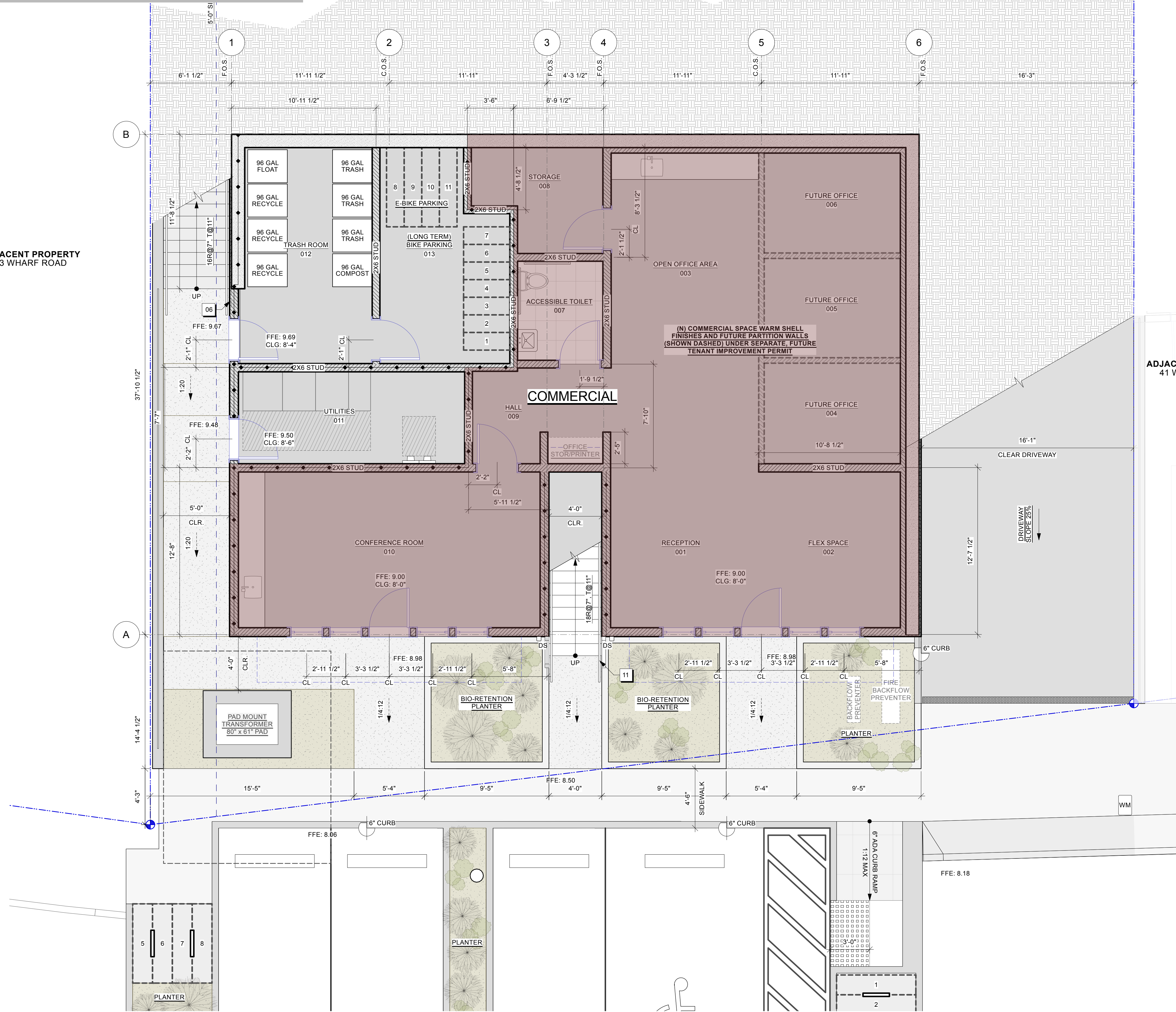
FOR REFERENCE ONLY. ALL PROPOSED WORK UNDER SEPARATE PERMITS. SEE TITLE SHEET A0.00 FOR SEPARATE PERMIT INFORMATION.

FOR REFERENCE ONLY

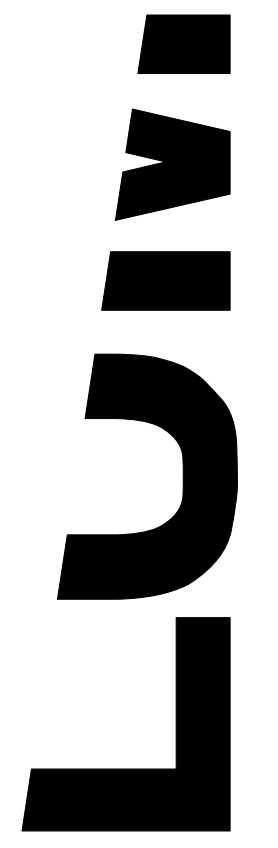
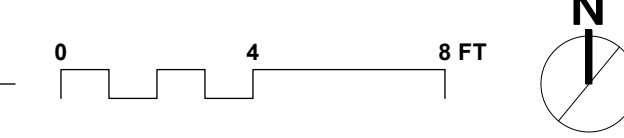
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ADJACENT PROPERTY
23 WHARF ROAD

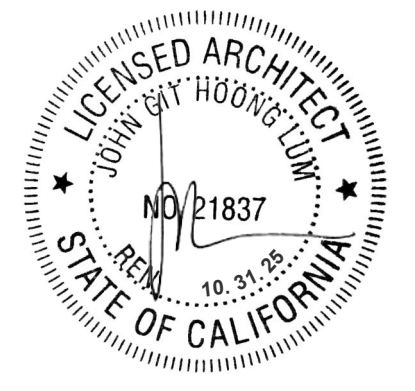
ADJACENT PROPERTY
41 WHARF ROAD



1 BUILDING AB - FIRST FLOOR PLAN: PROPOSED
A1.01 Scale: 1/4" = 1'-0"



JOHN LUM ARCHITECTURE
3246 87TH ST. SAN FRANCISCO, CA 94110
T. 415.568.9500



DOWNTOWN BOLINAS AFFORDABLE HOUSING TENTATIVE MAP

31 WHARF RD
BOLINAS, CA 94924
APN: 193-06-1-03

DATE:	ISSUES / REVISIONS:	BY:
03.14.25	tentative map	rm
05.19.25	tentative map rev 1	rm

DEPARTMENT STAMPS:

BLDG AB - STREET LEVEL (COMMERCIAL)
A1.01

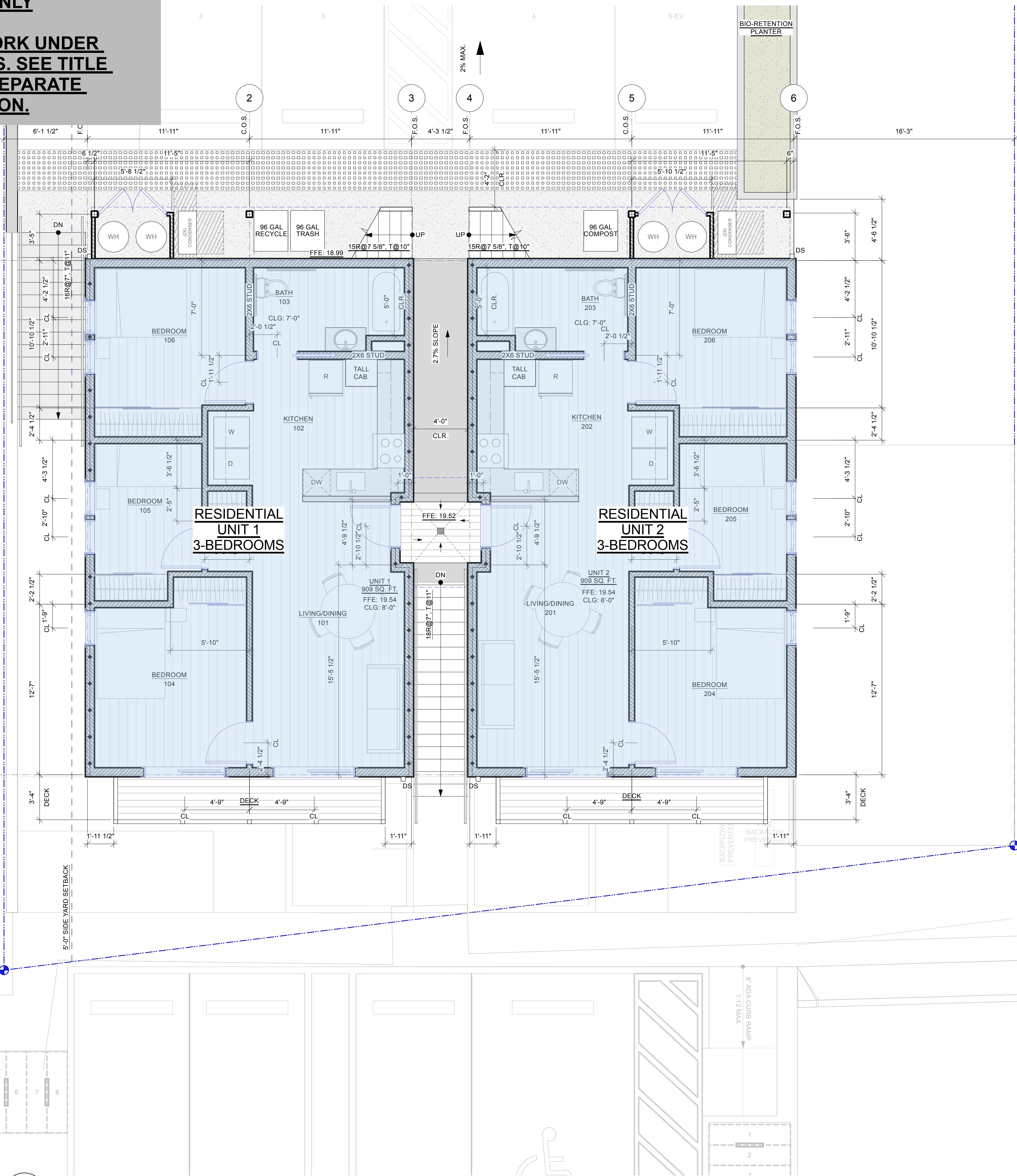
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FOR REFERENCE ONLY

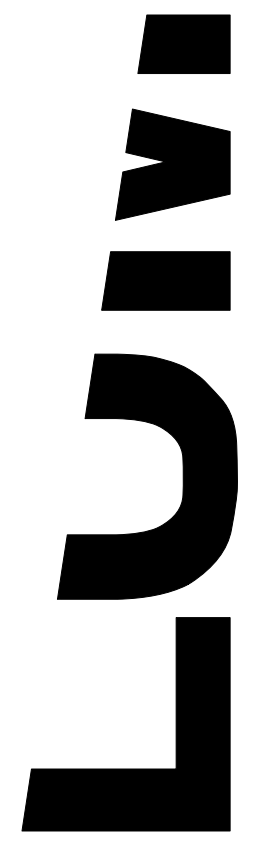
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ADJACENT PROPERTY
23 WHARF ROAD

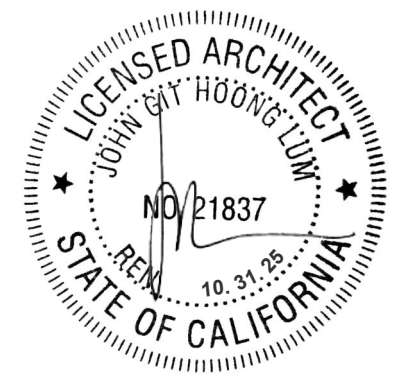
ADJACENT PROPERTY
41 WHARF ROAD



1 BUILDING AB - SECOND FLOOR PLAN: PROPOSED
A1.02 Scale: 1/4" = 1'-0"



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DOWNTOWN BOLINAS
AFFORDABLE HOUSING
TENTATIVE MAP

31 WHARF RD
BOLINAS, CA 94924
APN: 193-06-1-03

DATE:	ISSUES / REVISIONS:	BY:
03.14.25	tentative map	rm
05.19.25	tentative map rev 1	rm

DEPARTMENT STAMPS:

BLDG AB - 2ND FLOOR
PLAN (RESIDENTIAL)
A1.02

date: 01/02/25 file name: 240515_1405F Bolinas_tentative map.dwg

FOR REFERENCE ONLY

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ADJACENT PROPERTY
23 WHARF ROAD

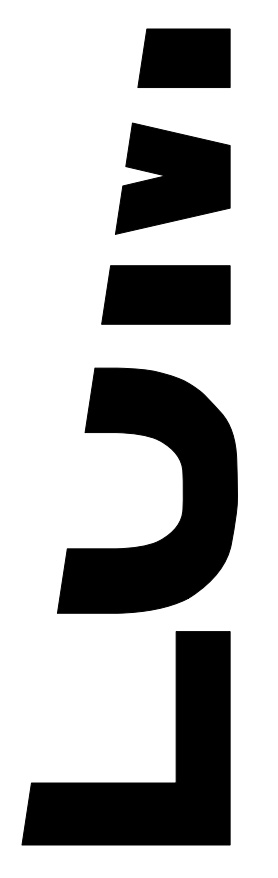
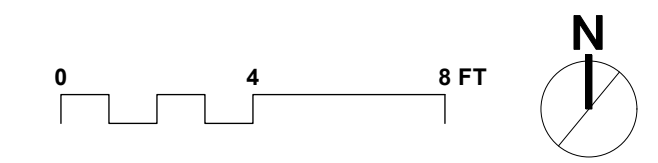
ADJACENT PROPERTY
41 WHARF ROAD



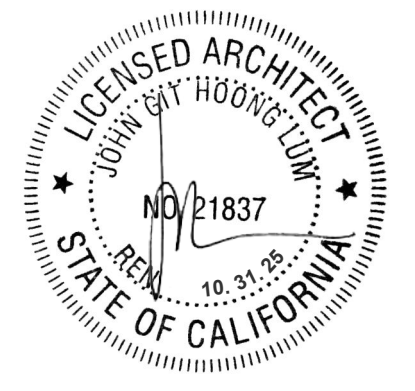
**RESIDENTIAL
UNIT 3
2-BEDROOMS**

**RESIDENTIAL
UNIT 4
2-BEDROOMS**

1 BUILDING AB - THIRD FLOOR PLAN: PROPOSED
A1.03 Scale: 1/4" = 1'-0"



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**DOWNTOWN BOLINAS
AFFORDABLE HOUSING
TENTATIVE MAP**

31 WHARF RD
BOLINAS, CA 94924
APN: 193-06-1-03

DATE:	ISSUES / REVISIONS:	BY:
03.14.25	tentative map	rm
05.19.25	tentative map rev 1	rm

DEPARTMENT STAMPS:

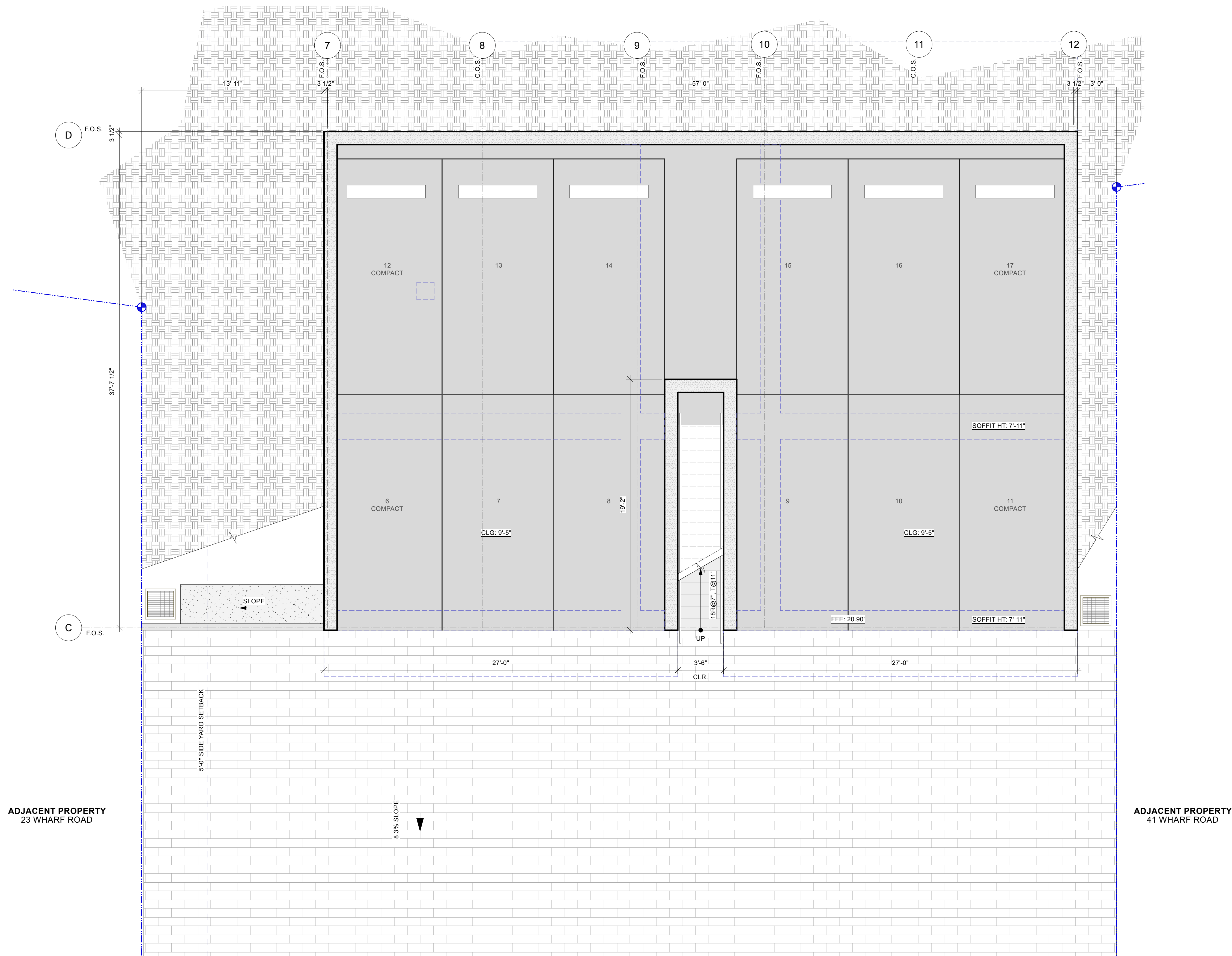
BLDG AB - 3RD FLOOR
PLAN (RESIDENTIAL)

A1.03

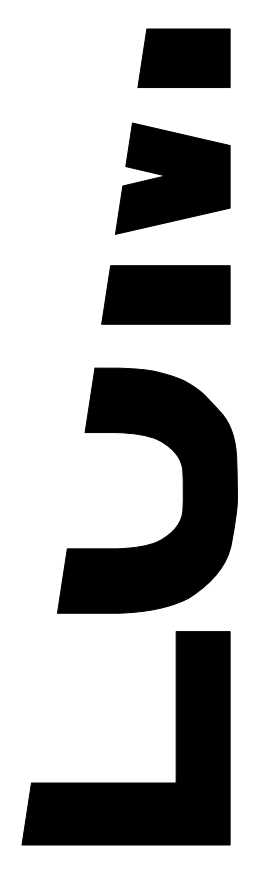
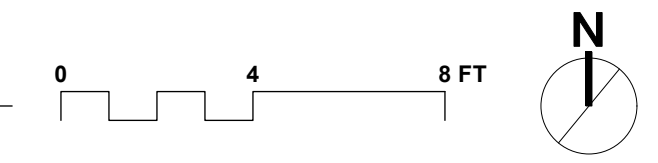
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FOR REFERENCE ONLY

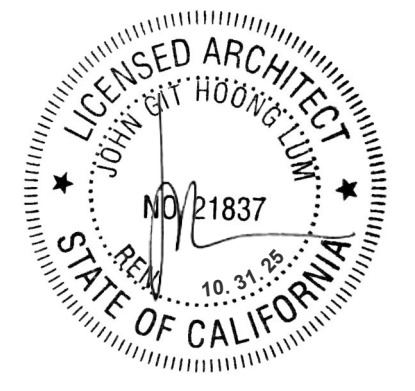
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1 BUILDING CD - FIRST FLOOR PLAN: PROPOSED
A1.05 Scale: 1/4" = 1'-0"



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DOWNTOWN BOLINAS AFFORDABLE HOUSING TENTATIVE MAP

31 WHARF RD
BOLINAS, CA 94924
APN: 193-06-1-03

DATE:	ISSUES / REVISIONS:	BY:
03.14.25	tentative map	rm
05.19.25	tentative map rev 1	rm

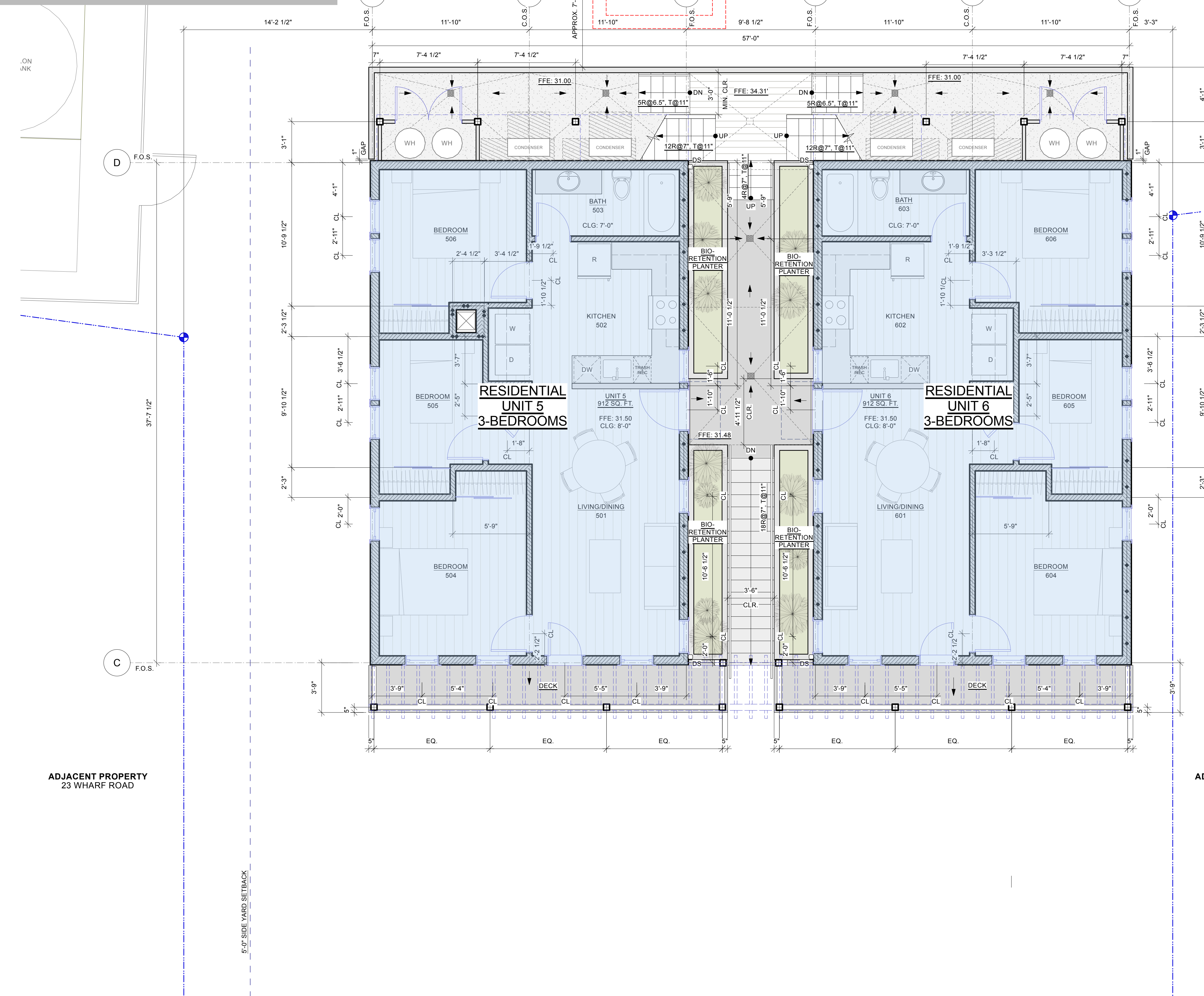
DEPARTMENT STAMPS:

BLDG CD - 1ST FLOOR PLAN (PARKING)
A1.05

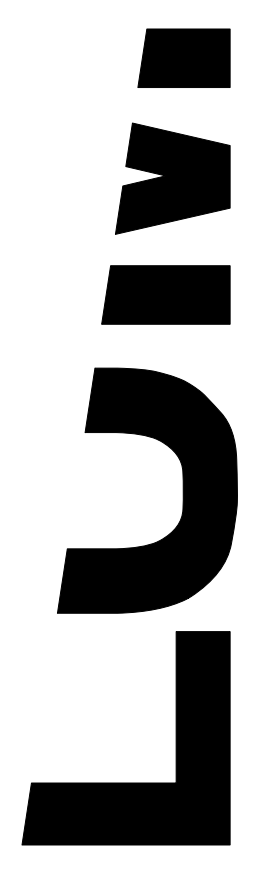
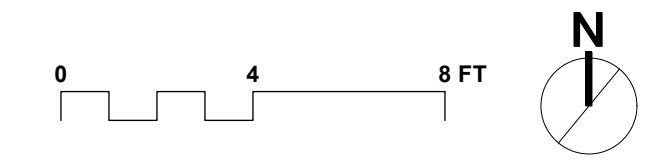
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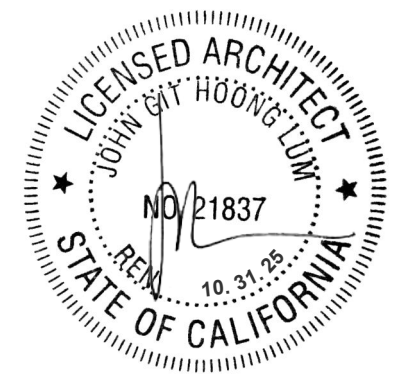
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1 BUILDING CD - SECOND FLOOR PLAN: PROPOSED
A1.06 Scale: 1/4" = 1'-0"



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DOWNTOWN BOLINAS AFFORDABLE HOUSING TENTATIVE MAP

31 WHARF RD
BOLINAS, CA 94924
APN: 193-06-1-03

DATE:	ISSUES / REVISIONS:	BY:
03.14.25	tentative map	rm
05.19.25	tentative map rev 1	rm

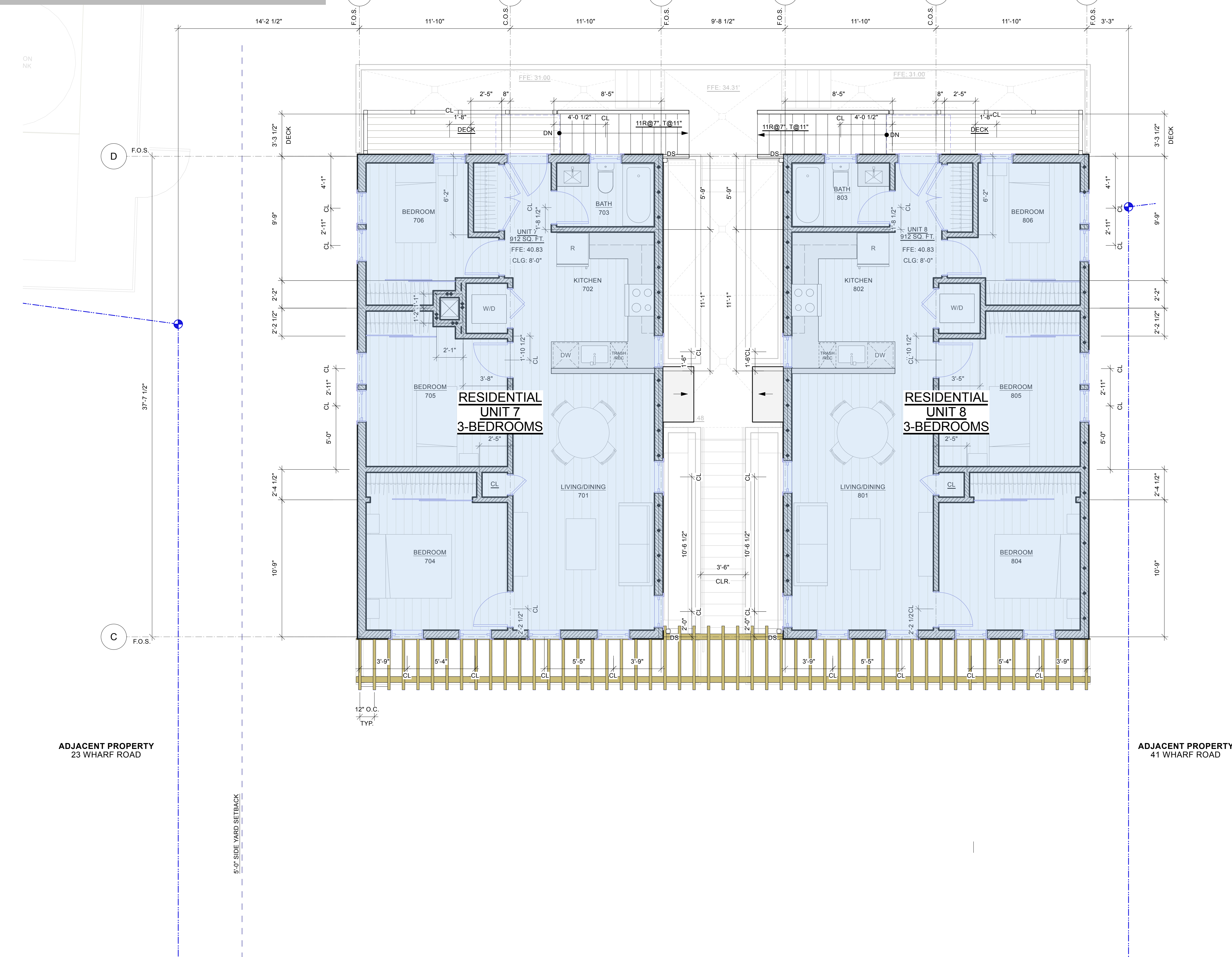
DEPARTMENT STAMPS:

BLDG CD - 2ND FLOOR PLAN (RESIDENTIAL)

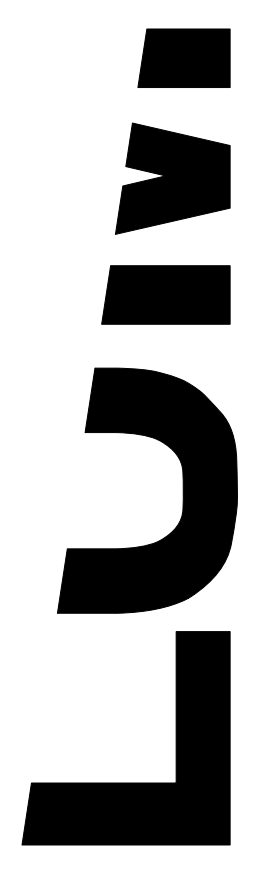
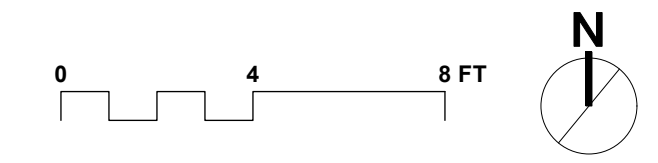
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FOR REFERENCE ONLY

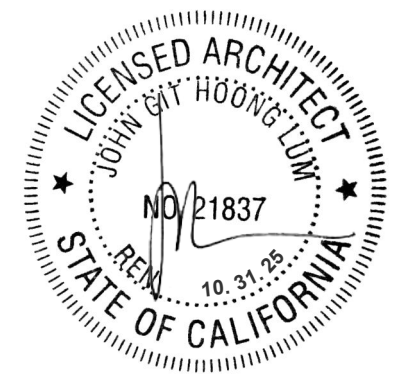
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1
A1.07 **BUILDING CD - THIRD FLOOR PLAN: PROPOSED**
Scale: 1/4" = 1'-0"



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T. 415.568.9590



DOWNTOWN BOLINAS AFFORDABLE HOUSING TENTATIVE MAP

31 WHARF RD
BOLINAS, CA 94924
APN: 193-06-1-03

DATE:	ISSUES / REVISIONS:	BY:
03.14.25	tentative map	rm
05.19.25	tentative map rev 1	rm

DEPARTMENT STAMPS:

BLDG CD - 3RD FLOOR PLAN (RESIDENTIAL)

A1.07

date: 01/02/25 file name: 250515_1405F Bolinas_tentative map.rvt