

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. 415.558.9550



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

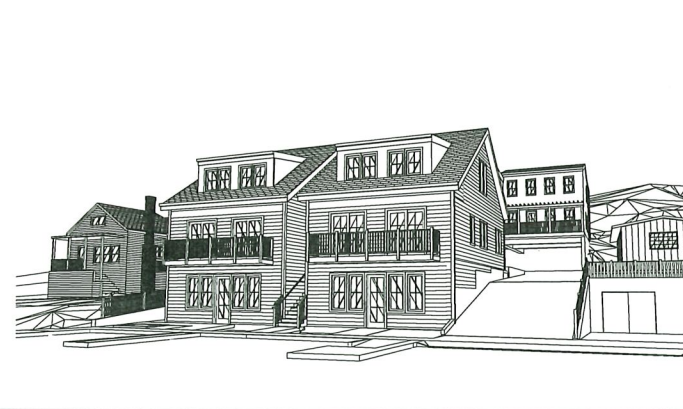
DEPARTMENT STAMPS:

DZA -
Attachment
#2

TITLE SHEET

A0.00

PROJECT IMAGE:



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:	5'-6" (WEST) 0'-0" (EAST)
MAX. BUILDING HEIGHT:	33'-0"

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-SFS, 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 11,303 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:	488 CU. YDS. CUT 25 CU. YDS. FILL 465 CU. YDS. EXPORT
MINIMUM SETBACKS:	5'-0" AT WEST PL.
MAXIMUM BLDG. HEIGHT:	34'-1.5" (BLDG A&B) 33'-1.5" (BLDG CD)

DRAWING INDEX

1. A0.00	TITLE SHEET	(SHEET INCLUDED FOR REFERENCE)
2. A0.03	SITE PLANS (FULL)	(SHEET INCLUDED FOR REFERENCE)
3. TMT-1	TITLE SHEET	
4. TMT-2	TOPOGRAPHIC SURVEY	
5. TMT-3	TENTATIVE MAP	
6. TMT-4	TENTATIVE MAP (AREA OF IMPROVEMENT)	
7. TMT-5	STORMWATER CONTROL PLAN	
8. C1.0	CIVIL TITLE SHEET	(SHEETS INCLUDED FOR REFERENCE)
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)	

GROSS FLOOR AREA:

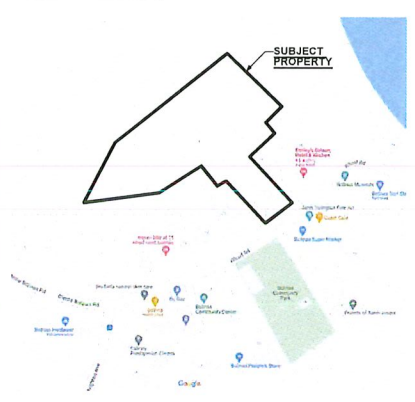
GROSS FLOOR AREAS

COMMERCIAL	1,331 SQ.FT.	CONDITIONED
	141 SQ.FT.	UNCONDITIONED
RESIDENTIAL	7,207 SQ.FT.	CONDITIONED
	478 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 PARTICIPANTS:

ARCHITECT:

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

PROJECT MANAGER:
DAVID CASTRO
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e. david@johnlumarchitecture.com

OWNER:

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ANNIE O'CONNOR
MARAIS
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DEVELOPER:

HABITAT FOR HUMANITY GREATER SAN FRANCISCO
300 MONTGOMERY ST, STE. 450
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DOUG FOWLER
T. 415.625.1002

GENERAL CONTRACTOR:

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CHRIS PHAN
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CERTIFIED ACCESS SPECIALIST:

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SEATTLE, WA 98101

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UTILITIES:

RADIUS DESIGN
1480 MARIA LN #420
WALNUT CREEK, CA 94596

GREGORY UMAECHE
JEREMY MANHARANG
T. 925.269.4575

MEP ENGINEER:

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

VLADIMIR KHOSID
PETER BEBENEK
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

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1350 EL CAMINO REAL
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1421 QUERREVILLE RD, STE. 108
SANTA ROSA, CA 95403

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GROSS FLOOR AREA:

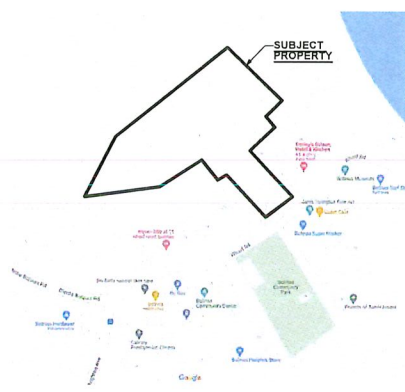
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UNIT 8	922 SQ.FT.
TOTAL RES.	7,207 SQ.FT. TOTAL

VICINITY MAP:



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

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:

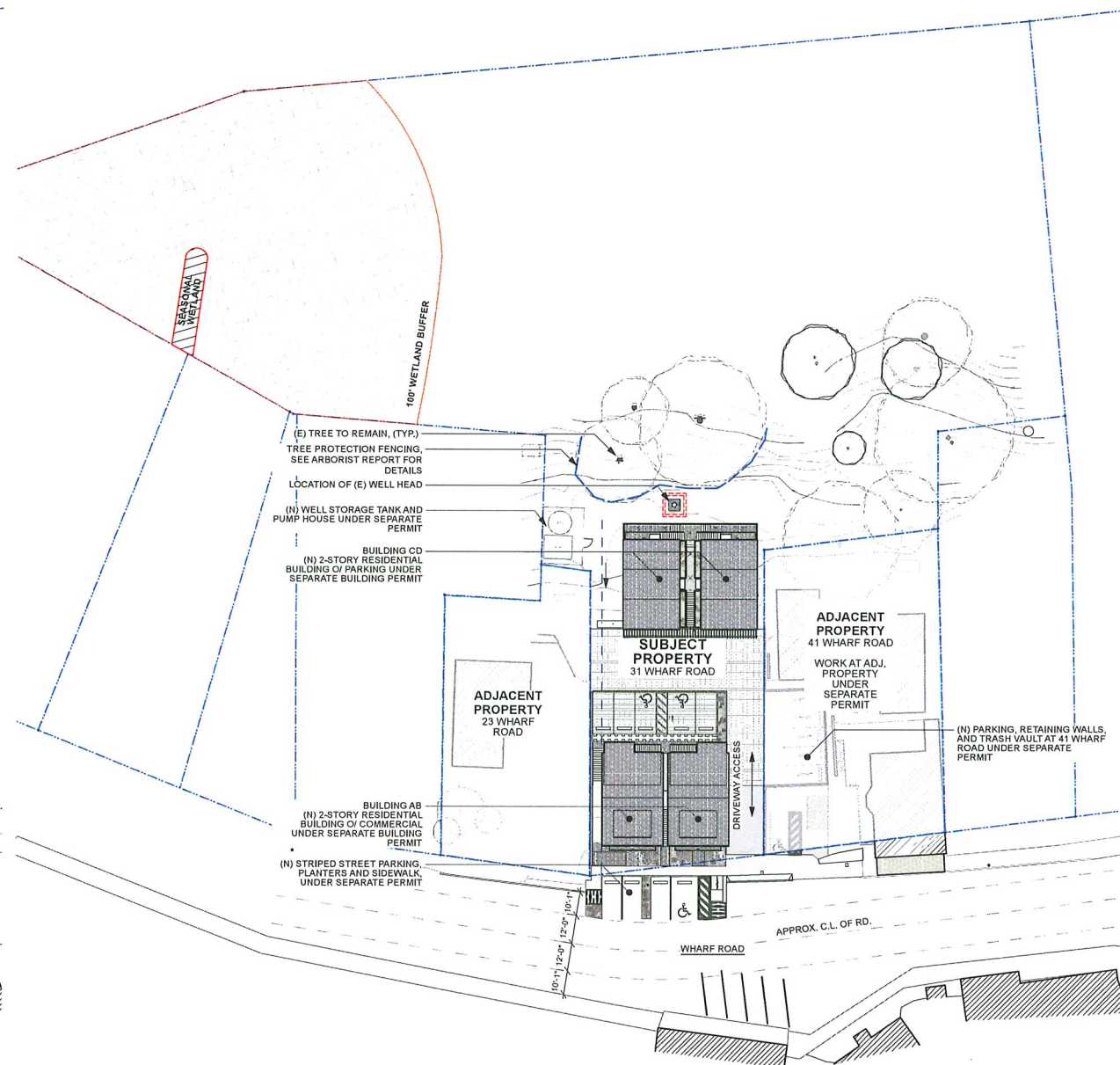
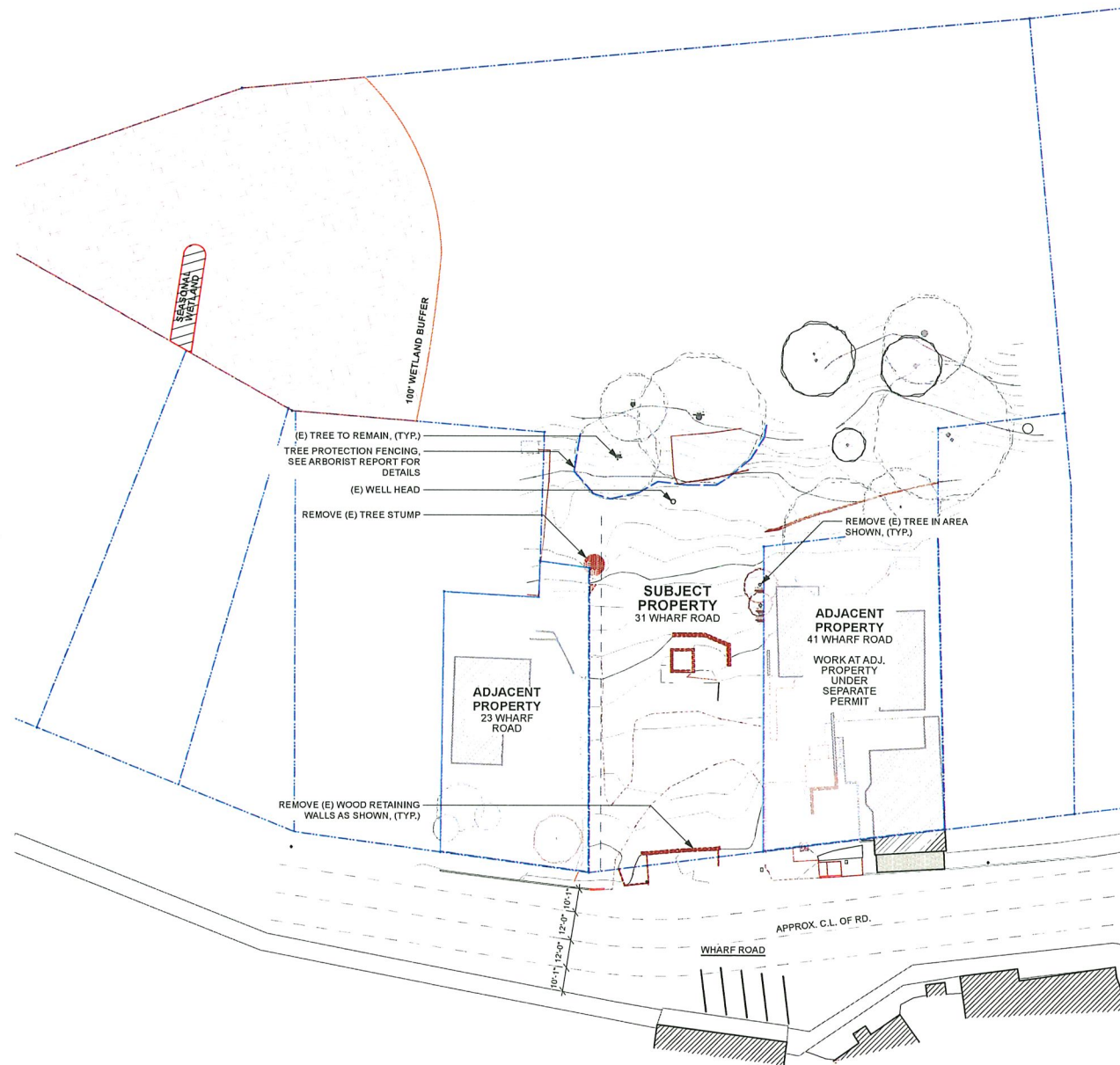
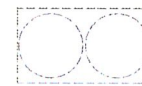
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TITLE SHEET

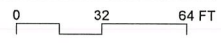
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FOR REFERENCE ONLY

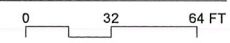
ALL PROPOSED WORK UNDER SEPARATE PERMITS. SEE TITLE SHEET A0.00 FOR SEPARATE PERMIT INFORMATION.



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



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



DOWNTOWN BOLINAS AFFORDABLE HOUSING TENTATIVE MAP

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

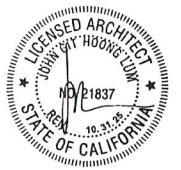
DEPARTMENT STAMPS:

SITE PLANS (FULL)

A0.03



JOHN LUM ARCHITECTURE
3246 17TH ST. SAN FRANCISCO, CA 94110
T. 415.556.9550



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BOLINAS, CA 94924
APN: 193-081-03

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
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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 BALENTINE DRIVE
NEWARK, CA 94560
(415) 730-9890
CONTACT: JAMES ENRIGHT

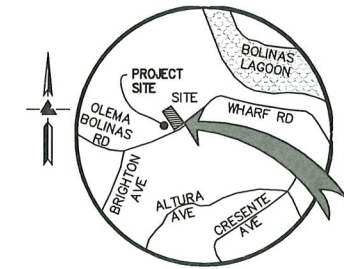
GEOTECHNICAL: ROMIG ENGINEERS, INC.
1390 EL CAMINO REAL, 2ND FLOOR
SAN CARLOS, CA 94070
(650) 591-5224
CONTACT: LUCAS OTTOBONI

UTILITIES: RADIUS DESIGN
1460 MARIA LANE, #420
WALNUT CREEK, CA 94596
(925) 289-4575
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
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CERTIFIED ACCESS SPECIALIST: ENDELMAN & ASSOCIATES
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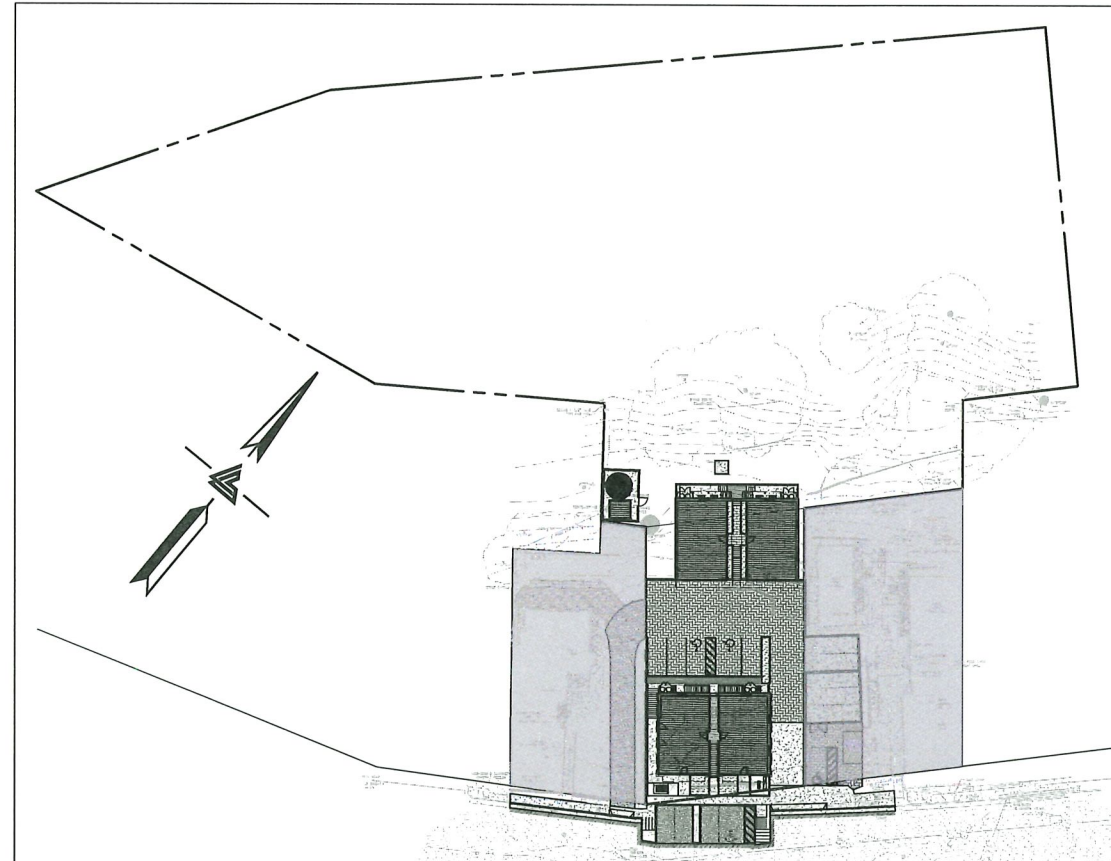


VICINITY MAP
NO SCALE



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
ROSEVILLE
FUGIMINE
SAN JOSE
WWW.LEABRAZE.COM

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



KEY MAP
1" = 40'

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

LOT DEVELOPMENT DATA

ASSESSOR'S PARCEL NO.	193-061-03
LOT AREA:	EXISTING 81,372 SQFT. PROPOSED 81,372 SQFT.
BUILDING AREA:	0 SQFT. 11,303 SQFT.
FLOOR AREA:	0 SQFT. 9,029 SQFT.
AREA OF DISTURBANCE:	0 SQFT. 12,690 SQFT.
LOT COVERAGE - IMPERVIOUS:	3,053 SQFT. 7,582 SQFT.
LOT COVERAGE - PERVIOUS:	78,319 SQFT. 73,790 SQFT.
GRADING - CUT:	0 1,605 C.Y.
GRADING - FILL:	0 105 C.Y.
GRADING - OFF-HAUL:	0 1,500 C.Y.
NUMBER OF PARKING SPACES:	0 PARKING SPACES 17 PARKING SPACES

PRIMARY BUILDING DATA	EXISTING	PROPOSED
MAXIMUM BUILDING HEIGHT	0	34'-1.5" (BLDG A&B)
SETBACK DISTANCE - LEFT P.L.	5'-0"	33'-1.5" (BLDG C&D)
		5'-0"

GEOTECHNICAL REPORT
PROJECT NO. 5028-1 - "GEOTECHNICAL INVESTIGATION - 8-UNIT RESIDENTIAL DEVELOPMENT"
PREPARED BY ROMIG ENGINEERS, INC. ON MARCH 12, 2020

PROJECT DESCRIPTION

-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

-OFFICE AT GROUND FLOOR OF FRONT STRUCTURE (BUILDING A & B) FOR 1 COMMERCIAL CONDOMINIUM

-COVERED PARKING AT GROUND FLOOR OF REAR STRUCTURE (BUILDING C & D)

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

UTILITY SERVICE SHALL BE PROVIDED BY THE FOLLOWING AGENCIES:

WATER - BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT
SEWER - BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT
ELECTRIC - PG&E
TELECOMMUNICATION - AT&T AND COMCAST

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

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	LX	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	NTS	NOT TO SCALE
BW/FG	BOTTOM OF WALL/FINISH GRADE	O.C.	ON CENTER
CB	CATCH BASIN	O/	OVER
C & G	CURB AND GUTTER	(PA)	PLANTING AREA
C	CENTER LINE	PED	PEDESTRIAN
CP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PIV	POST INDICATOR VALVE
CO	CLEANOUT	PSS	PUBLIC SERVICES EASEMENT
COTG	CLEANOUT TO GRADE	P	PROPERTY LINE
CONC	CONCRETE	PUE	POWER POLE
CONST	CONSTRUCT or -TION	PVC	POLYVINYL CHLORIDE
CONC COR	CONCRETE CORNER	R	RADIUS
CY	CUBIC YARD	RCP	REINFORCED CONCRETE PIPE
D	DIAMETER	RIM	RIM ELEVATION
DI	DROP INLET	RW	RAINWATER
DIP	DUCTILE IRON PIPE	R/W	RIGHT OF WAY
EA	EACH	SLOPE	SLOPE
EC	END OF CURVE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EG	EXISTING GRADE	SAN	SANITARY
EL	ELEVATIONS	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
EQ	EQUIPMENT	SHT	SHEET
EW	EACH WAY	S.L.D.	SEE LANDSCAPE DRAWINGS
(E)	EXISTING	SPEC	SPECIFICATION
FC	FACE OF CURB	SS	SANITARY SEWER
FF	FINISHED FLOOR	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FL	FIRE HYDRANT	ST.	STREET
FL	FLOW LINE	STA	STATION
FS	FINISHED SURFACE	STD	STANDARD
G	GAS	STRUCT	STRUCTURAL
GA	GAGE OR GAUGE	T	TELEPHONE
GB	GRADE BREAK	TC	TOP OF CURB
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TOW	TOP OF WALL
HORIZ	HORIZONTAL	TEMP	TEMPORARY
HI PT	HIGH POINT	TP	TOP OF PAVEMENT
H&T	HUB & TACK	TW/FG	TOP OF WALL/FINISH GRADE
ID	INSIDE DIAMETER	VC	VERTICAL CURVE
INV	INVERT ELEVATION	VCP	VITRIFIED CLAY PIPE
JB	JUNCTION BOX	VERT	VERTICAL
JT	JOINT TRENCH	W/	WITH
JP	JOINT UTILITY POLE	WM	WATER METER
L	LENGTH	WV	WELDED WIRE FABRIC
LNDG	LANDING	WV	WELDED WIRE FABRIC

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 DRIFLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

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 49588
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 = 10.856' (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

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

TITLE SHEET

JOB NO:	2240450
DATE:	03-25-25
SCALE:	AS NOTED
DESIGN BY:	CDR
CHECKED BY:	DM
SHEET NO:	
TNT-1	
1 OF 5 SHEETS	

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. 415.558.9550



DOWNTOWN BOLINAS
AFFORDABLE HOUSING
TENTATIVE MAP

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

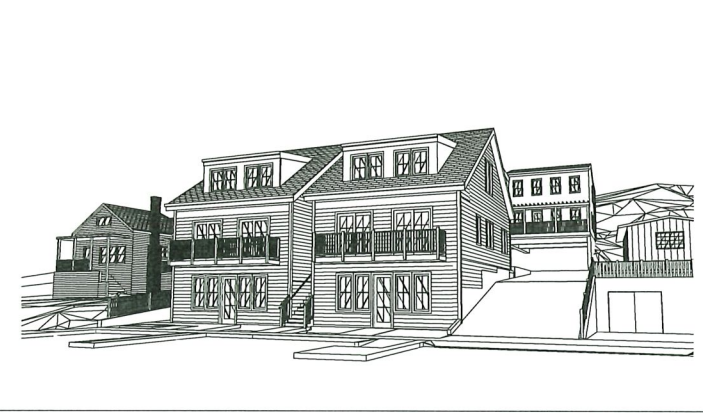
DATE: ISSUES / REVISIONS: BY:
03.14.25 tentative map rm
05.19.25 tentative map rev 1 rm

DEPARTMENT STAMPS:

DZA -
Attachment
#2

TITLE SHEET
A0.00

PROJECT IMAGE:



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"

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

DRAWING INDEX

1. A0.00	TITLE SHEET	(SHEET INCLUDED FOR REFERENCE)
2. A0.03	SITE PLANS (FULL)	
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	(SHEETS INCLUDED FOR REFERENCE)
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 PARTICIPANTS:

ARCHITECT:
JOHN LUM ARCHITECTURE
3246 17TH STREET
SAN FRANCISCO, CA 94110
PROJECT MANAGER:
DAVID CASTRO
T. 415.558.9550 x10027
e. david@johnlumarchitecture.com

OWNER:
BOLINAS COMMUNITY LAND TRUST
6 WHARF RD, #8
BOLINAS, CA 94924
ANNIE O'CONNOR
MALLIS
L. 415.868.9468

DEVELOPER:
HABITAT FOR HUMANITY GREATER SAN FRANCISCO
300 MONTGOMERY ST, STE. 450
SAN FRANCISCO, CA 94104
DOUG FOWLER
L. 415.625.1002

GENERAL CONTRACTOR:
MIDSTATE CONSTRUCTION
1180 HOLM RD
PETALUMA, CA 94954
L. 707.762.3200

STRUCTURAL ENGINEER:
ELEMENT STRUCTURAL ENGINEERING
39899 BALENTINE DR, STE. 185
NEWARK, CA 94560
JAMES ENRIGHT
L. 415.730.9890

GEOTECHNICAL ENGINEER:
ROMIG ENGINEERS, INC.
1300 EL CAMINO REAL
SAN CARLOS, CA 94070
LUCAS OTTOBONI
L. 650.591.5225 x230

SURVEYOR:
LEA AND BRAZE ENGINEERING, INC.
2495 INDUSTRIAL PKWY WEST
HAYWARD, CA 94545
DENIS MASLENNIKOV
L. 510-887-4086 x144
CHRIS PHAN
L. 510.961.0093

CERTIFIED ACCESS SPECIALIST:
ENDELMAN & ASSOCIATES
800 UNIVERSITY ST, STE 1515
SEATTLE, WA 98101
L. 206.324.6462

CIVIL ENGINEER:
LEA AND BRAZE ENGINEERING, INC.
2495 INDUSTRIAL PKWY WEST
HAYWARD, CA 94545
DENIS MASLENNIKOV
L. 510-887-4086 x144
CHRIS PHAN
L. 510.961.0093

UTILITIES:
RADIUS DESIGN
1480 MARIA LN #420
WALNUT CREEK, CA 94596
GREGORY UWAECHE
JEREMY MANARANG
L. 925.269.4575

MEP ENGINEER:
MK ENGINEERS
3450 THIRD ST, STE. 4B
SAN FRANCISCO, CA 94124
VLADIMIR KHOSID
PETER BEBENEK
L. 415.282.3100

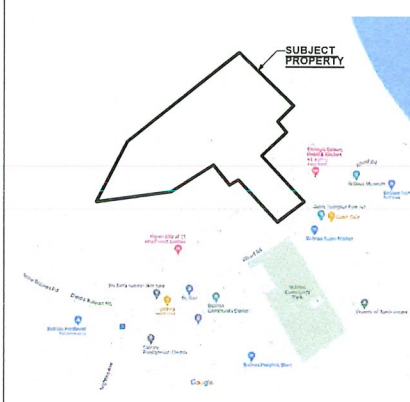
TITLE 24 / GREEN BUILDING CONSULTANT:
RICK'S ENERGY SOLUTIONS
1421 GUERNEVILLE RD, STE. 106
SANTA ROSA, CA 95403
L. 707.578.5380

GROSS FLOOR AREA:

GROSS FLOOR AREAS		
COMMERCIAL	1,331 SQ.FT.	CONDITIONED
	141 SQ.FT.	UNCONDITIONED
RESIDENTIAL	7,207 SQ.FT.	CONDITIONED
	478 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	923 SQ.FT.	
UNIT 7	923 SQ.FT.	
UNIT 8	922 SQ.FT.	
TOTAL RES.	7,207 SQ.FT.	TOTAL

VICINITY MAP:



PLANNING INFORMATION:
ASSESSOR'S PARCEL NUMBER 193-061-03
ZONING DISTRICT: C-VCR, C-RA-B2
PLANNING DISTRICT: C-SFS, 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
11,303 SQ. FT. PROPOSED
FLOOR AREA: 0 SQ. FT. EXISTING
9,023 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: 489 CU. YDS. CUT
25 CU. YDS. FILL
465 CU. YDS. EXPORT
MINIMUM SETBACKS: 5'-0" AT WEST PL.
MAXIMUM BLDG. HEIGHT: 34'-1.5" (BLDG A&B)
33'-1.5" (BLDG CD)

PROJECT DATA (CONT'D):

VEHICLE PARKING CALCULATIONS:

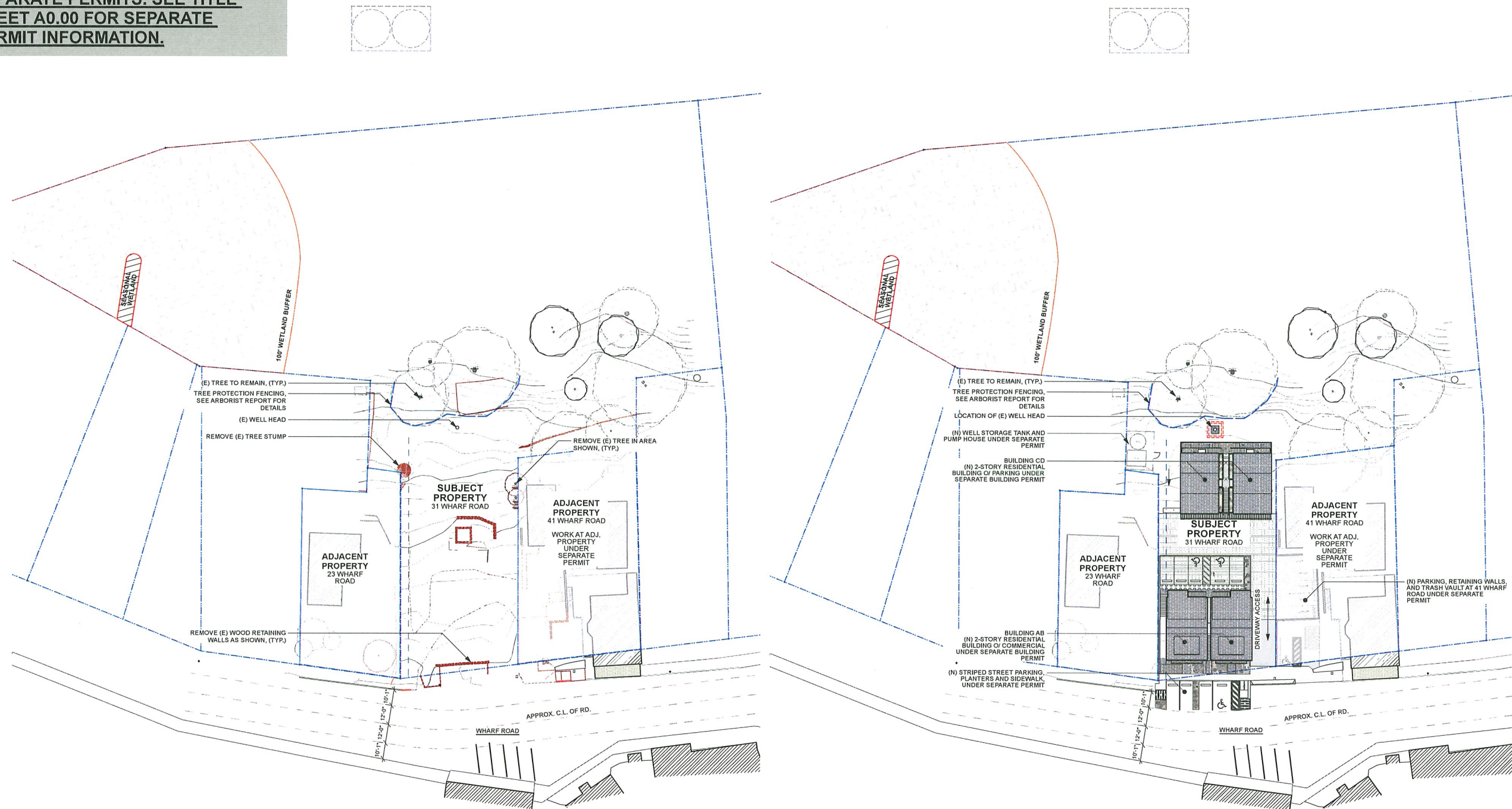
RESIDENTIAL:	2 SPACES PER UNIT INCLUSIVE OF ACCESSIBLE & GUEST SPACES PER MCC24.04.340(A)
	(2 SPACES/UNIT X 8 UNITS) = 16 SPACES
RESIDENTIAL (P):	10 SPACES + 1 ACCESSIBLE VAN SPACE + 1 ACCESSIBLE SPACE + 4 COMPACT SPACES + 1 EV SPACE = 17 SPACES
NON-RESIDENTIAL:	1 SPACE PER 333 SQ. FT. PER MCC24.04.340-B
	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

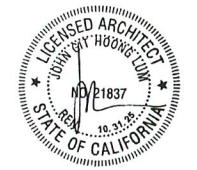
COASTAL PERMIT #P2835 (APPROVED 04/12/21)
31 WHARF ROUGH GRADING, #GP23-005
31 WHARF BUILDING PERMIT (BLDG AB: T#93045), (BLDG CD: T#93055)
FIRE SPRINKLERS UNDER SEPARATE, DEFERRED PERMIT
PHOTOVOLTAIC DESIGN UNDER SEPARATE, DEFERRED PERMIT

FOR REFERENCE ONLY

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



JOHN LUM ARCHITECTURE
3248 17TH ST. SAN FRANCISCO, CA 94110
T. 415.558.9550



**DOWNTOWN BOLINAS
AFFORDABLE HOUSING
TENTATIVE MAP**

31 WHARF RD
BOLINAS, CA 94924
APN: 195-061-03

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.
38899 VALENTINE DRIVE
NEWARK, CA 94560
(415) 730-9890
CONTACT: JAMES ENRIGHT

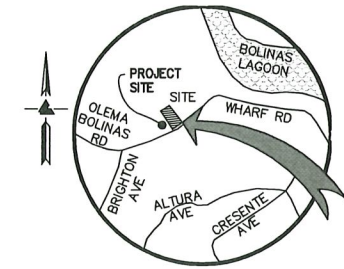
GEOTECHNICAL: ROMIG ENGINEERS, INC.
1390 EL CAMINO REAL, 2ND FLOOR
SAN CARLOS, CA 94070
(650) 591-5224
CONTACT: LUCAS OTTOBONI

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

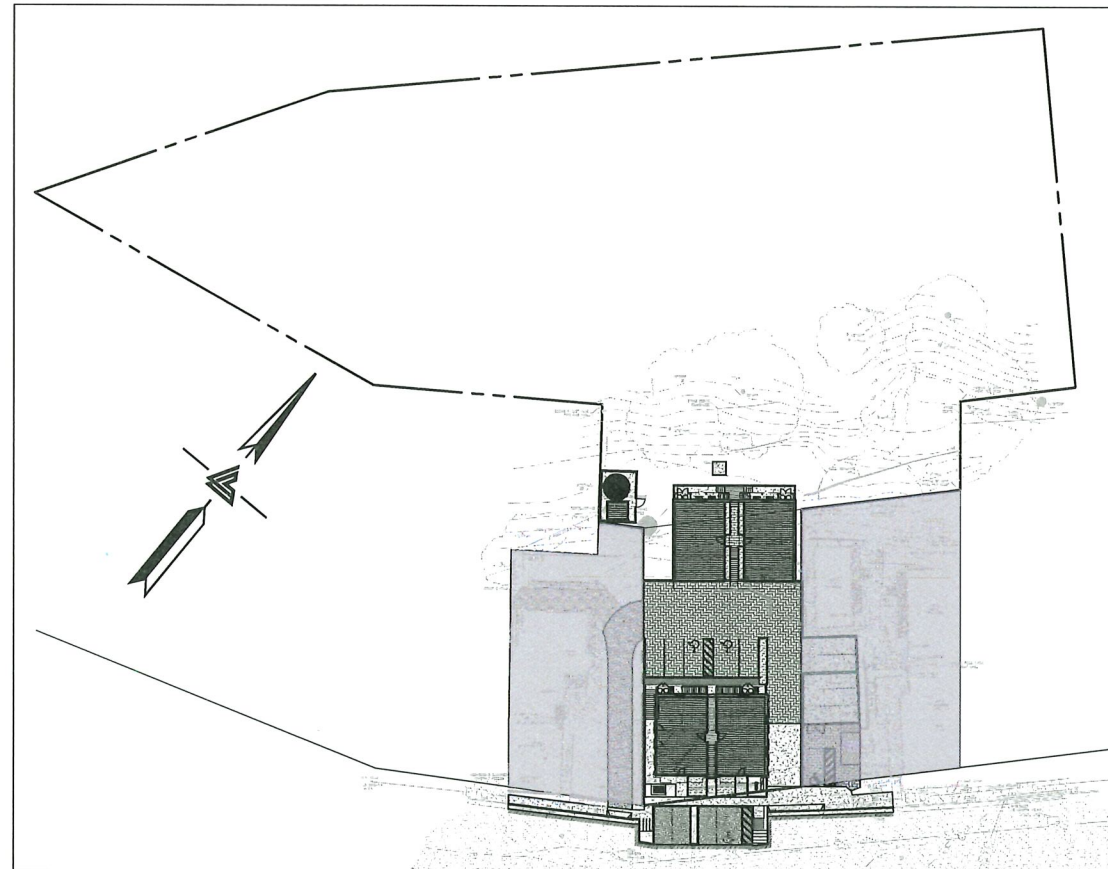
MEP: MK ENGINEERS, INC.
3450 3RD STREET
SAN FRANCISCO, CA 94124
(415) 282-3100
CONTACT: VLADIMIR KHOSID & PETER BEBENEK

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



KEY MAP
1" = 40'

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

LOT DEVELOPMENT DATA

ASSESSOR'S PARCEL NO.	193-061-03
LOT AREA:	EXISTING: 81,372 SQFT. PROPOSED: 81,372 SQFT.
BUILDING AREA:	EXISTING: 0 SQFT. PROPOSED: 11,303 SQFT.
FLOOR AREA:	EXISTING: 0 SQFT. PROPOSED: 9,029 SQFT.
AREA OF DISTURBANCE:	EXISTING: - PROPOSED: 12,690 SQFT.
LOT COVERAGE - IMPERVIOUS:	EXISTING: 3,053 SQFT. PROPOSED: 7,582 SQFT.
LOT COVERAGE - PERVIOUS:	EXISTING: 78,319 SQFT. PROPOSED: 73,790 SQFT.
GRADING - CUT:	EXISTING: - PROPOSED: 1,605 C.Y.
GRADING - FILL:	EXISTING: - PROPOSED: 105 C.Y.
GRADING - OFF-HAUL:	EXISTING: - PROPOSED: 1,500 C.Y.
NUMBER OF PARKING SPACES:	EXISTING: 0 PARKING SPACES PROPOSED: 17 PARKING SPACES
PRIMARY BUILDING DATA	EXISTING: - PROPOSED: 34'-1.5" (BLDG A&B) 33'-1.5" (BLDG C&D)
MAXIMUM BUILDING HEIGHT	EXISTING: - PROPOSED: 5'-0"
SETBACK DISTANCE - LEFT P.L.	EXISTING: 5'-0" PROPOSED: 5'-0"

GEOTECHNICAL REPORT
PROJECT NO. 5028-1 - 'GEOTECHNICAL INVESTIGATION - 8-UNIT RESIDENTIAL DEVELOPMENT'
PREPARED BY ROMIG ENGINEERS, INC. ON MARCH 12, 2020

PROJECT DESCRIPTION

-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

-OFFICE AT GROUND FLOOR OF FRONT STRUCTURE (BUILDING A & B) FOR 1 COMMERCIAL CONDOMINIUM

-COVERED PARKING AT GROUND FLOOR OF REAR STRUCTURE (BUILDING C & D)

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

UTILITY SERVICE SHALL BE PROVIDED BY THE FOLLOWING AGENCIES:

WATER - BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT
SEWER - BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT
ELECTRIC - PG&E
TELECOMMUNICATION - AT&T AND COMCAST

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	NTS	NOT TO SCALE
BW/FG	BOTTOM OF WALL/FINISH GRADE	O.C.	ON CENTER
CB	CATCH BASIN	O/	OVER
C & G	CURB AND GUTTER	(PA)	PLANTING AREA
CL	CENTER LINE	PED	PEDESTRIAN
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PIV	POST INDICATOR VALVE
COTG	CLEANOUT	PSS	PUBLIC SERVICES EASEMENT
CONC	CLEANOUT TO GRADE	R	PROPERTY LINE
CONST	CONCRETE	PP	POWER POLE
CONC COR	CONSTRUCT or -TION 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	SHT	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	GAS	STA	STATION
GA	GAGE OR GAUGE	STD	STANDARD
GB	GRADE BREAK	STRUCT	STRUCTURAL
HOPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	T	TELEPHONE
HORIZ	HORIZONTAL	TC	TOP OF CURB
HI PT	HIGH POINT	TOW	TOP OF WALL
H&T	HUB & TACK	TEMP	TEMPORARY
ID	INSIDE DIAMETER	TP	TOP OF PAVEMENT
INV	INVERT ELEVATION	TW/FG	TOP OF WALL/FINISH GRADE
JB	JUNCTION BOX	TYF	TYPICAL
JT	JOINT TRENCH	VC	VERTICAL CURVE
JP	JOINT UTILITY POLE	VCP	VITRIFIED CLAY PIPE
L	LENGTH	VERT	VERTICAL
LNDG	LANDING	W, WL	WATER LINE
		WM	WATER METER
		WWF	WELDED WIRE FABRIC

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± SQARE FEET / 1.86± ACRES

TREE NOTE

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

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 49588
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 = 10.856'
(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

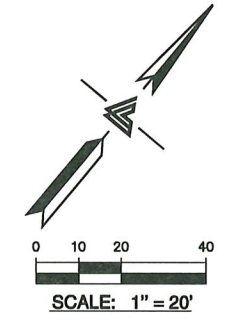
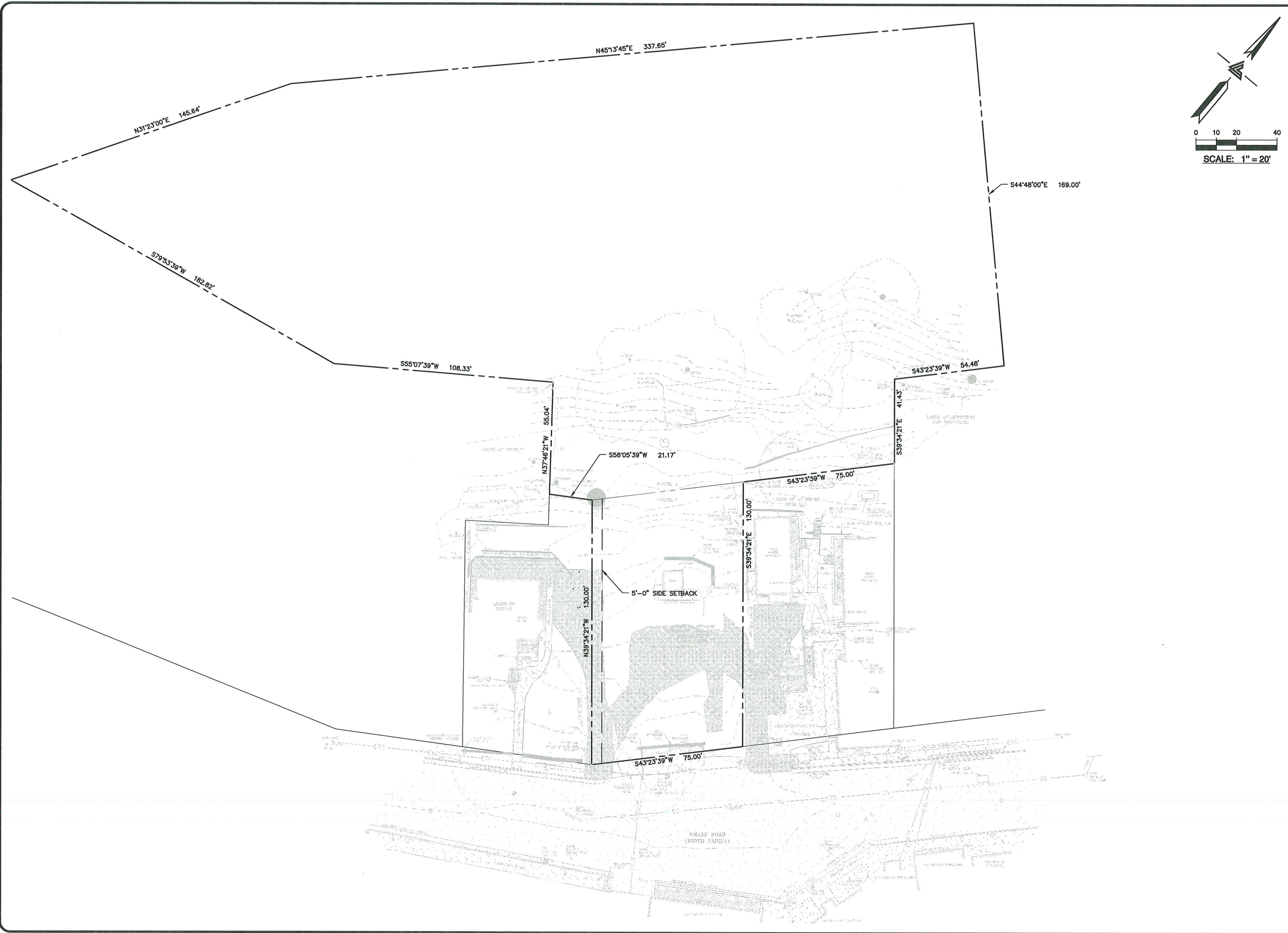


LEA & BRAZE ENGINEERING, INC.
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HAYWARD, CA 94545
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WWW.LEABRAZE.COM

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

TITLE SHEET

PLAN CHECK	DM
05-16-25	
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	



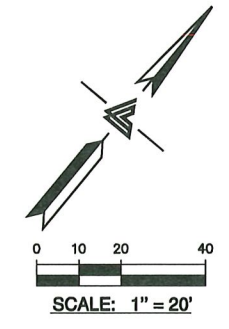
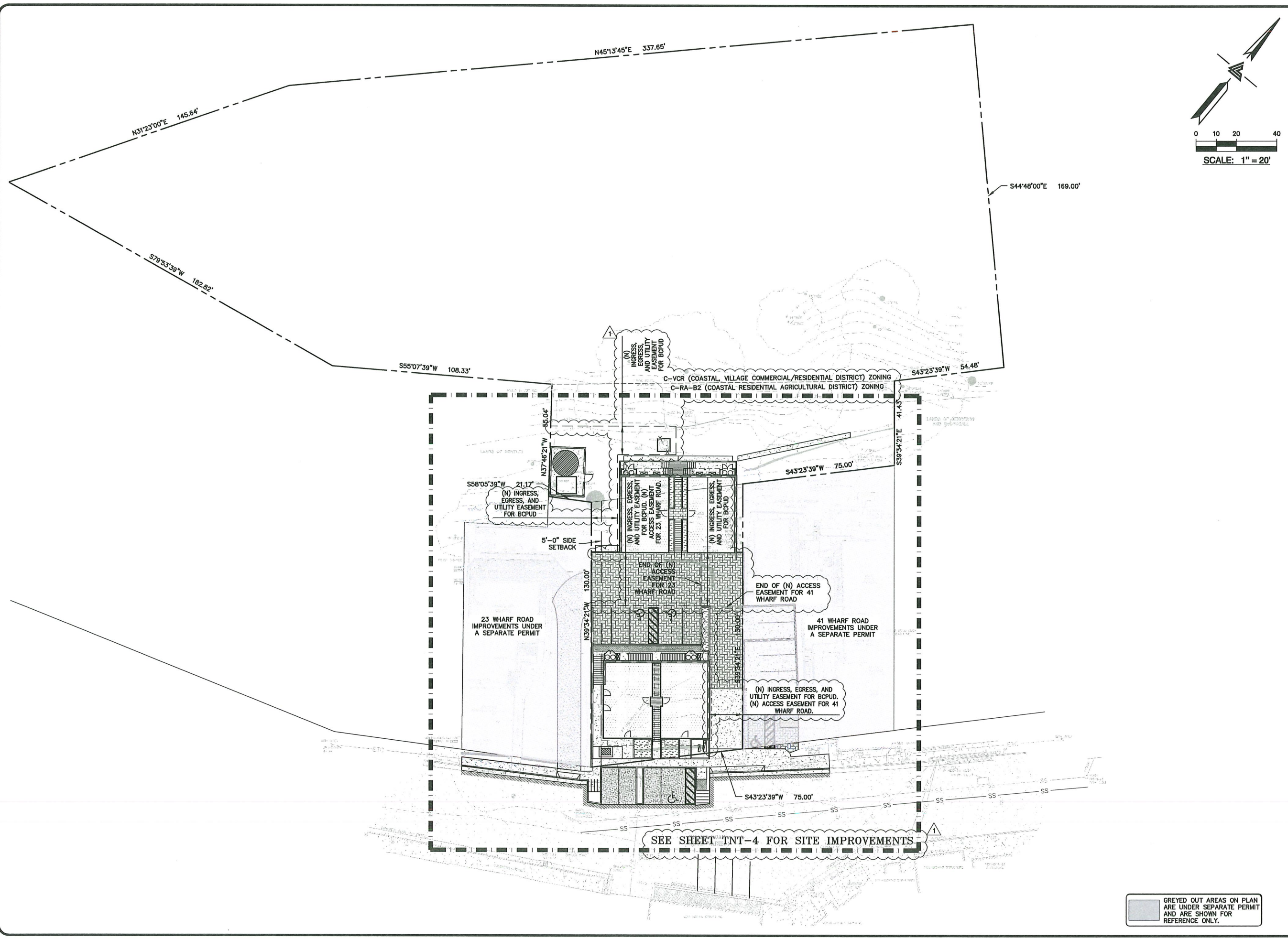
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 CIVIL ENGINEERS | LAND SURVEYORS
 REGIONAL OFFICES:
 ROSEVILLE
 SAN JOSE
 WWW.LEABRAZE.COM

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

TOPOGRAPHIC SURVEY

NO.	REVISIONS	BY
1	PLAN CHECK 05-16-25	DM

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



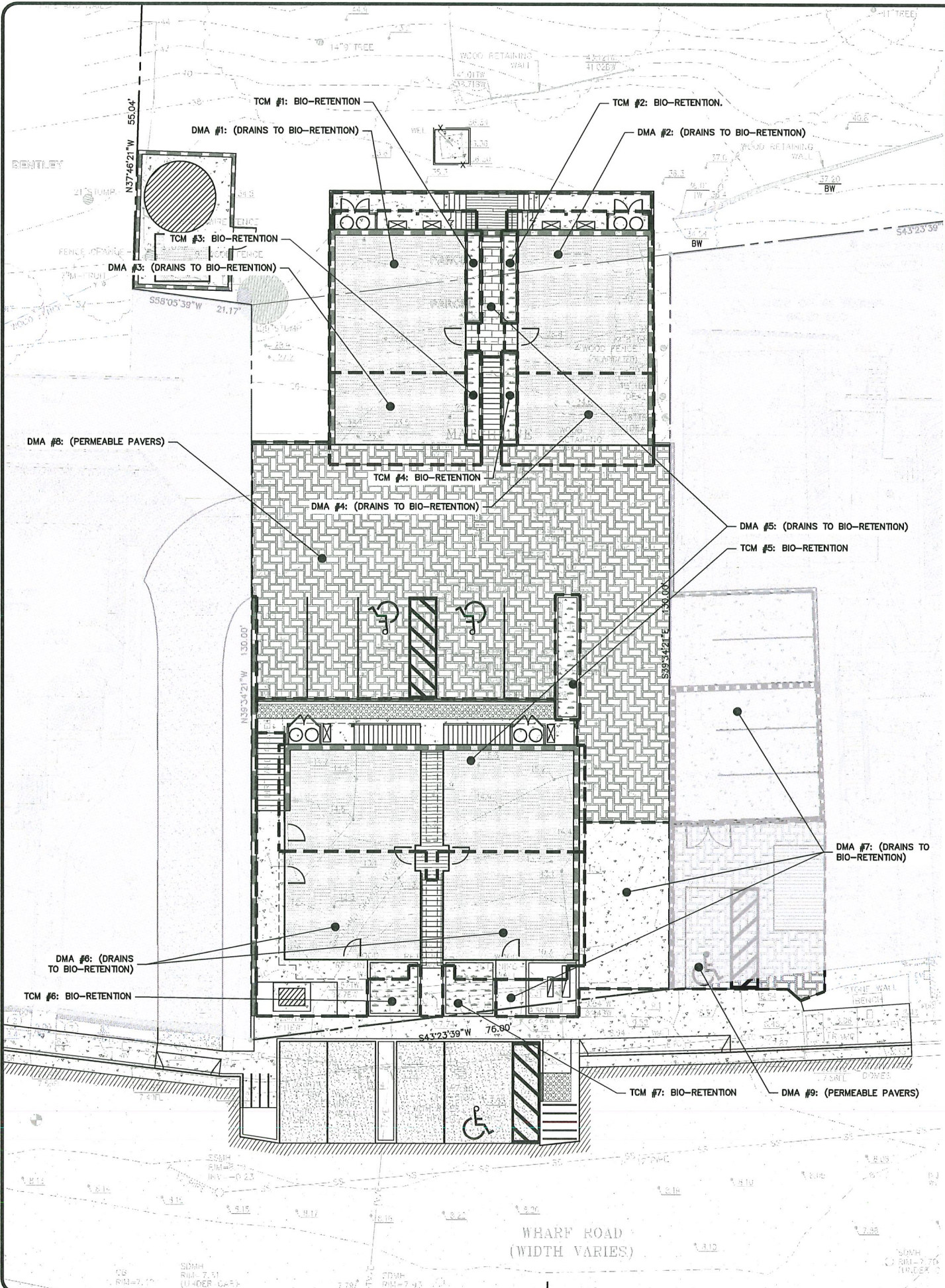
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 CIVIL ENGINEERS & LAND SURVEYORS
 REGIONAL OFFICES:
 ROSOVILLE
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 WWW.LEABRAZE.COM

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

TENTATIVE MAP

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

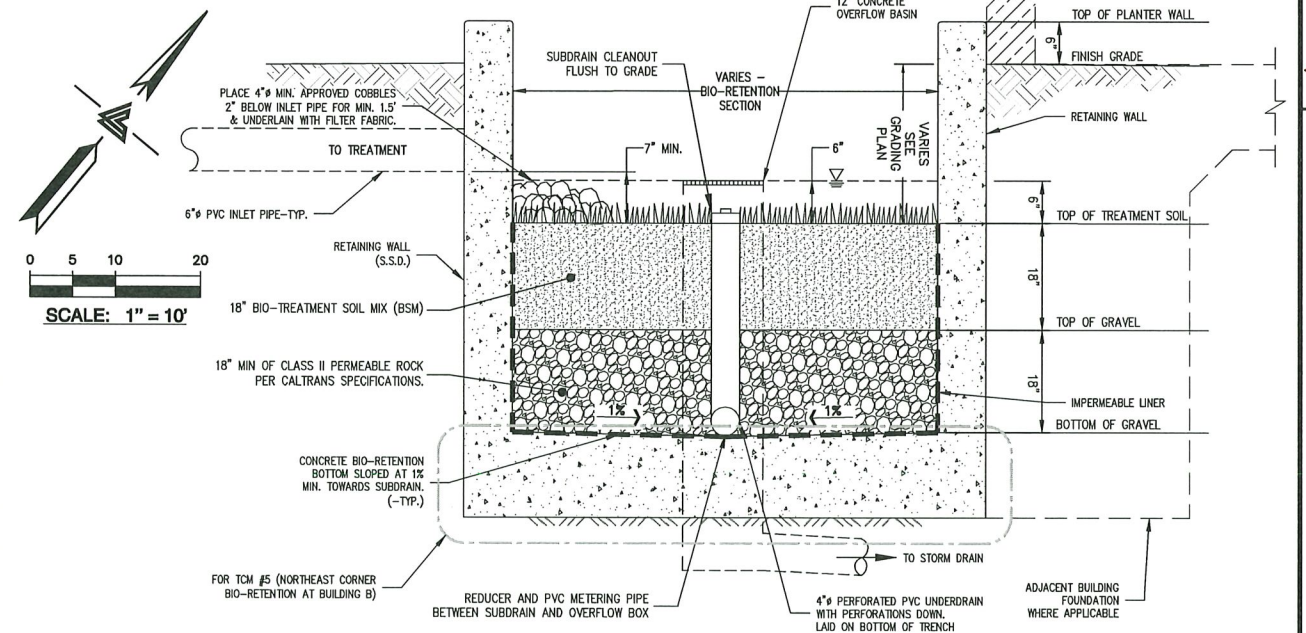
TNT-3
 3 OF 5 SHEETS



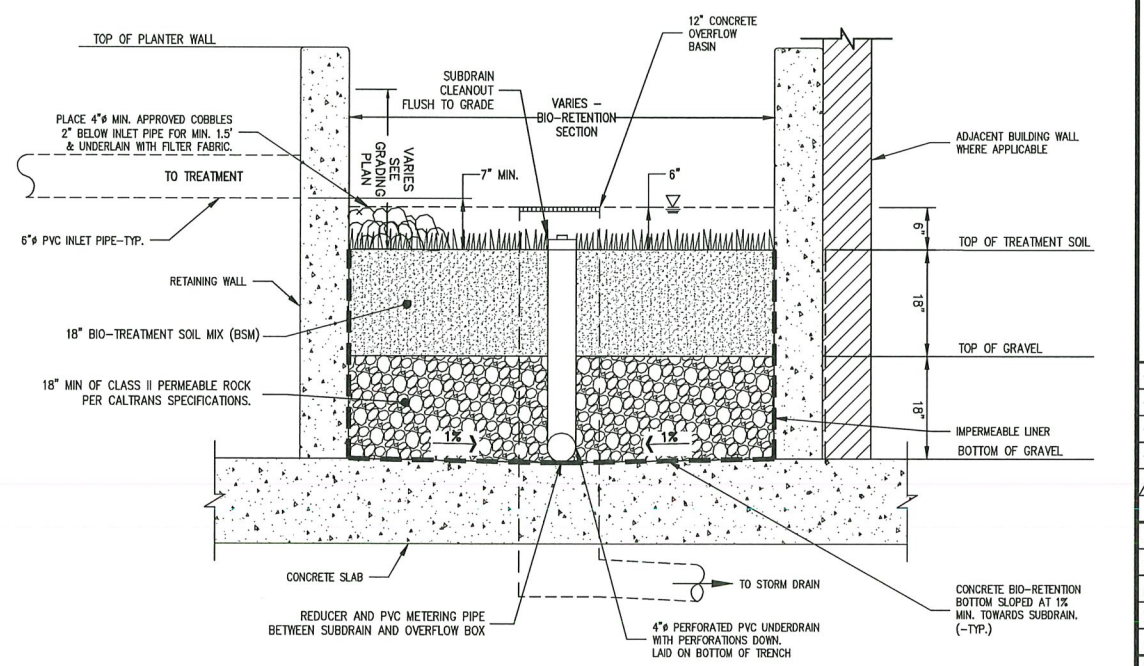
IMPERVIOUS SURFACE INFORMATION				
TOTAL SITE AREA =	83,131 SQUARE FEET = 1.908 ACRES			
DISTURBED AREA =	12,018 SQUARE FEET = 0.276 ACRES			
IMPERVIOUS AREAS	EXISTING (sq-ft.)	REMOVED (sq-ft.)	NEW (sq-ft.)	PROPOSED (sq-ft.)
RESIDENCE	0	0	4,145	4,145
CONC. DRIVEWAY AND PARKING	0	0	1,571	1,571
GRAVEL 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	EXISTING (sq-ft.)	REMOVED (sq-ft.)	NEW (sq-ft.)	PROPOSED (sq-ft.)
PERMEABLE PAVEMENT 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			

Drainage Management Area (DMA)	Treatment Control Measures (TCM)	Treatment Control Measures	Area Summary					Meets Requirements?
			Impervious Area (SF)	Pervious Area (SF)	Effective Impervious Area (SF)	Treatment Area Required (SF)	Treatment Area Provided (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.

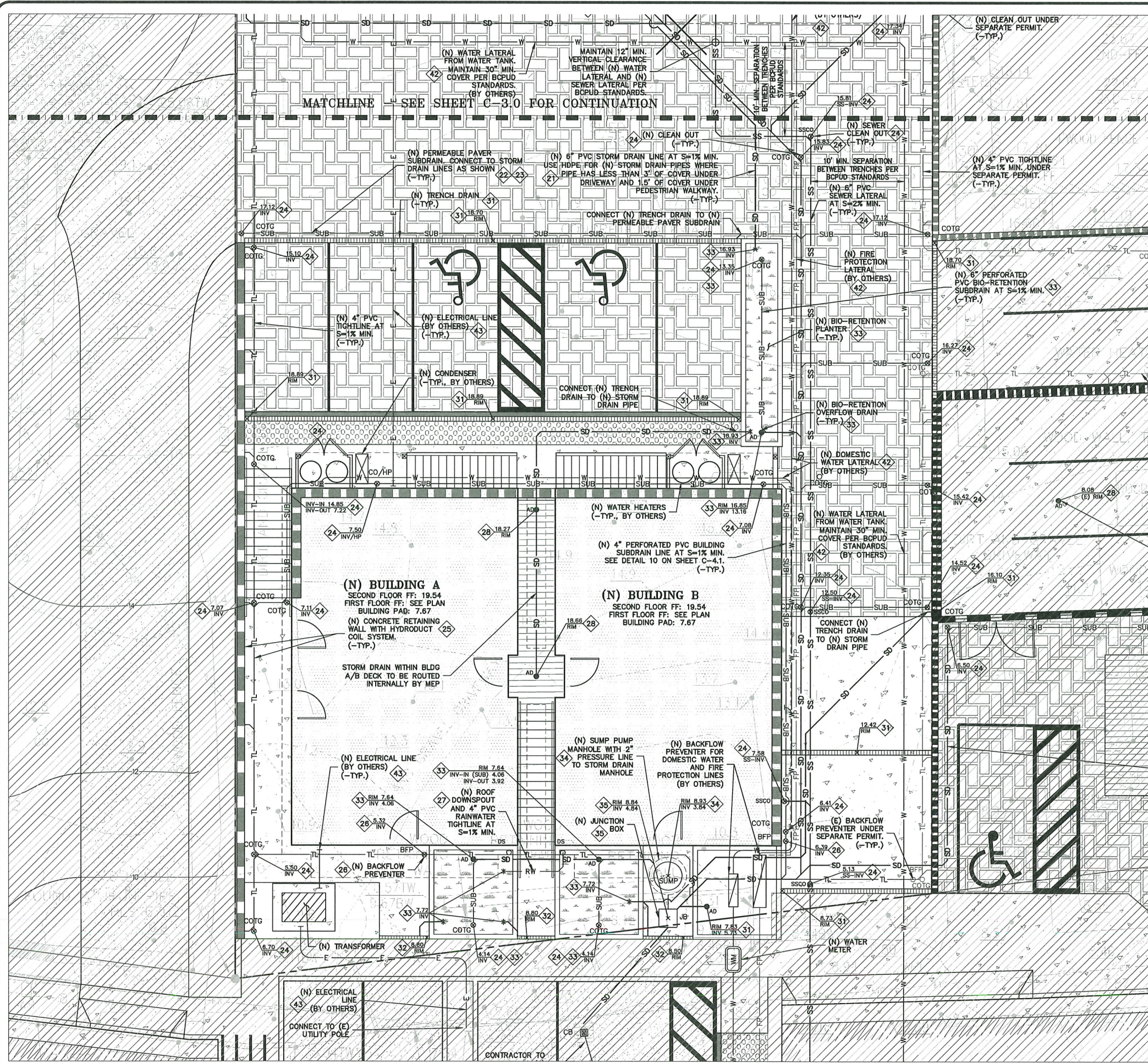


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TENTATIVE MAP
 31 WHARF ROAD
 BOLINAS, CALIFORNIA
 MARIN COUNTY
 APR: 193-061-03

STORMWATER CONTROL PLAN

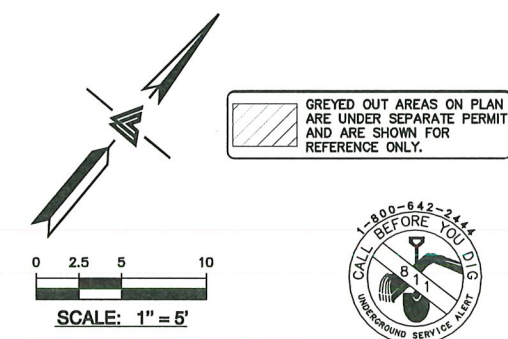
PLAN CHECK	05-16-25	DM
REVISIONS		BY
JOB NO:	2240450	
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DESIGN BY:	CDR	
CHECKED BY:	DM	
SHEET NO:		



- 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 (MIRAFI 140N), MIRADRAIN 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 PAVEMENT 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.



NOTE:
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*** BUILDING PAD NOTE:**
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LEA & BRAZE ENGINEERING, INC.
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COMMUNITY LAND TRUST
31 WHARF ROAD
BOLINAS, CALIFORNIA

MARIN COUNTY
APR: 193-061-03

31 WHARF ROAD UTILITY PLAN

REVISIONS	BY

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

C-3.1
6 OF 12 SHEETS

GENERAL NOTES

ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED, PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSION, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CONSTRUCTION BEGINS.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

WORK SEQUENCE

IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER OR THE CONTRACTOR, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

SITE EXAMINATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS/HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS/HER NEGLIGENCE TO EXAMINE, OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS/HER WORK.

LEA AND BRAZE ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF LEA AND BRAZE ENGINEERING, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD HARMLESS LEA AND BRAZE ENGINEERING, INC.

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE PROJECTS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL COMPONENTS BY VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY. IT IS THE INTENTION OF THESE ENGINEERING DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT IS ALSO PRESUMED BY THESE DOCUMENTS THAT CONSTRUCTION REVIEW SERVICES WILL BE PROVIDED BY THE ENGINEER. SHOULD THE OWNER NOT RETAIN THE ENGINEER TO PROVIDE SUCH SERVICES, OR SHOULD HE/SHE RETAIN THE ENGINEER TO PROVIDE ONLY PARTIAL OR LIMITED SERVICES, THEN IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO FULLY RECOGNIZE AND PROVIDE THAT STANDARD OF CARE.

IF THE OWNER OR CONTRACTOR OBSERVES OR OTHERWISE BECOMES AWARE OF ANY FAULT OR DEFECT IN THE PROJECT OR NONCONFORMANCE WITH THE CONTRACT DOCUMENTS, PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN BY THE OWNER AND/OR CONTRACTOR TO THE ENGINEER.

THE ENGINEER SHALL NOT HAVE CONTROL OF OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

SITE PROTECTION

PROTECT ALL LANDSCAPING THAT IS TO REMAIN. ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION, GRADING, OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SITE UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATIONS (IF ANY) TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT AREAS. THE GENERAL CONTRACTOR SHALL INFORM HIM/HERSELF OF MUNICIPAL REGULATIONS AND CARRY OUT HIS/HER WORK IN COMPLIANCE WITH ALL FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARDS AND INJURIES TO THE PUBLIC.

STORMWATER POLLUTION PREVENTION NOTES

- 1) STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
2) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.
3) USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DOWNSPOUT EFFLUENT.
4) AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.
5) DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.
6) PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
7) PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.
8) LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
9) LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
10) AVOID TRACKING DIRT OR MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

- A. THE PHRASE "NO DUMPING - DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.
B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DOWNSPOUT EFFLUENT.
C. STABILIZING ALL DENuded AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.
D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.
E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.
F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

GRADING & DRAINAGE NOTES:

1. SCOPE OF WORK

THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.

2. GENERAL

- A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS, THE SOILS REPORT BY ROMIG ENGINEERS, INC., AND THE COUNTY OF MARIN.
B. ALL FILL MATERIALS SHALL BE DESIGNED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TEST AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.
C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.

3. CLEARING AND GRUBBING

- A. THE CONTRACTOR SHALL CHECK THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.
B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.
C. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.
D. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:
(1) EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.
(2) EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.
(3) CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE UTILITY DISTRICT ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETE MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

4. SITE PREPARATION AND STRIPPING

- A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.
B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION, THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS, STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE PLOWED OR SCARIFIED UNTIL THE SURFACE IS FREE OF RUTS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBIT UNIFORM SOIL COMPACTION. THE GROUND SURFACE SHALL THEN BE DISCED OR BLED TO A DEPTH OF AT LEAST 6 INCHES. UPON ENGINEER'S SATISFACTION, THE NEW SURFACE SHALL BE WATER CONDITIONED AND RECOMPACTED PER REQUIREMENTS FOR COMPACTING FILL MATERIAL.

5. EXCAVATION

- A. UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN WHERE REQUIRED BY THE SOILS ENGINEER. UNACCEPTABLE NATIVE SOILS OR UNENGINEERED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. SEE PROJECT SOILS REPORT FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL. RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE.
B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

6. PLACING, SPREADING AND COMPACTING FILL MATERIAL

A. FILL MATERIALS

THE MATERIALS PROPOSED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER, IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPETENT SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL VOIDS SHALL BE FILLED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.

B. FILL CONSTRUCTION

THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER. THE RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE. GROUND PREPARATION SHALL BE FOLLOWED CLOSELY BY FILL PLACEMENT TO PREVENT DRYING OUT OF THE SUBSOIL BEFORE PLACEMENT OF THE FILL.

THE APPROVED FILL MATERIALS SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NO THICKER THAN 6" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE-CONDITIONED TO AT LEAST OPTIMUM MOISTURE. WHEN THE MOISTURE CONTENT OF THE FILL IS BELOW THAT SPECIFIED, WATER SHALL BE ADDED UNTIL THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS ABOVE THAT SPECIFIED, THE FILL MATERIAL SHALL BE AERATED BY BLADING OR OTHER SATISFACTORY METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.

AFTER EACH LAYER HAS BEEN PLACED, MIXED, SPREAD EVENLY AND MOISTURE CONDITIONED, IT SHALL BE COMPACTED TO AT LEAST THE SPECIFIED DENSITY.

THE FILL OPERATION SHALL BE CONTINUED IN COMPACTED LAYERS AS SPECIFIED ABOVE UNTIL THE FILL HAS BEEN BROUGHT TO THE FINISHED SLOPES AND GRADES AS SHOWN ON THE PLANS. NO LAYER SHALL BE ALLOWED TO DRY OUT BEFORE SUBSEQUENT LAYERS ARE PLACED.

COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL BE ABLE TO COMPACT THE FILL TO THE SPECIFIED MINIMUM COMPACTION WITHIN THE SPECIFIED MOISTURE CONTENT RANGE. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA UNTIL THE REQUIRED MINIMUM DENSITY HAS BEEN OBTAINED.

7. CUT OR FILL SLOPES

ALL CONSTRUCTED SLOPES, BOTH CUT AND FILL, SHALL BE NO STEEPER THAN 2 TO 1 (HORIZONTAL TO VERTICAL). DURING THE GRADING OPERATION, COMPACTED FILL SLOPES SHALL BE OVERRILLED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS. THE EXCESS FILL EXISTING ON THE SLOPES SHALL BE BLED OFF TO CREATE THE FINISHED SLOPE EXHIBITMENT. ALL CUT AND FILL SLOPES SHALL BE TRACK WALKED AFTER BEING BROUGHT TO FINISH GRADE AND THEN BE PLANTED WITH EROSION CONTROL SLOPE PLANTING. THE SOILS ENGINEER SHALL REVIEW ALL CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.

8. SEASONAL LIMITS AND DRAINAGE CONTROL

FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS INTERRUPTED FOR ANY REASON THE FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TEST PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

9. DUST CONTROL

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVATION OR PREVENTION OF ANY DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

10. INDEMNITY

THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ENGINEER, THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.

11. SAFETY

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

12. GUARANTEE

NOR THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP. THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THEREFROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

13. TRENCH BACKFILL

EITHER THE ON-SITE INORGANIC SOIL OR APPROVED IMPORTED SOIL MAY BE USED AS TRENCH BACKFILL. THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS AND BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 90% RELATIVE COMPACTION. IMPORTED SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. WATER SETTING ASSOCIATED WITH COMPACTION USING VIBRATORY EQUIPMENT WILL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND BACKFILL.

14. EROSION CONTROL

- A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE COUNTY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.
B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.
C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, GENERALLY FROM OCTOBER FIRST TO APRIL FIFTEENTH. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER FIRST AND APRIL FIFTEENTH UNLESS AUTHORIZED BY THE LOCAL JURISDICTION.
D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.
E. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LOADED RUNOFF TO ANY STORM DRAINAGE SYSTEM.
F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.
G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE LOCAL JURISDICTION.
H. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3" MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.
I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:
FIBER, 2000 LBS/ACRE
SEED, 200 LBS/ACRE (SEE NOTE J, BELOW)
FERTILIZER (11-9-4), 500 LBS/ACRE
WATER, AS REQUIRED FOR APPLICATION
J. SEED MIX SHALL BE PER CALTRANS STANDARDS.
K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND WEED SEED.
L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL AND HIGHWAY PLANTING", OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.
M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL, PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.
N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE COUNTY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.
O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.
P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE COUNTY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.

15. CLEANUP

THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

NOTE: THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON-SITE RECOMMENDATIONS DURING GRADING OPERATIONS.



LEA & BRAZE ENGINEERING, INC. CIVIL ENGINEERS & LAND SURVEYORS
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COMMUNITY LAND TRUST
31 WHARF ROAD
BOLINAS, CALIFORNIA
MARIN COUNTY
APN: 193-061-03

GRADING SPECIFICATIONS

Table with 2 columns: REVISIONS, BY. Includes fields for JOB NO: 2240450, DATE: 02-28-25, SCALE: NO SCALE, DESIGN BY: CDR, CHECKED BY: DM, SHEET NO: C-5.0.



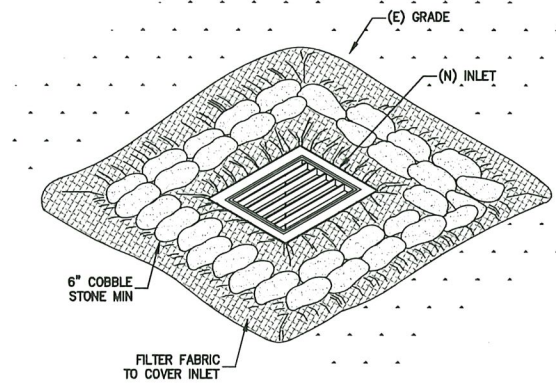
LEA & BRAZE ENGINEERING, INC.
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COMMUNITY LAND TRUST
 31 WHARF ROAD
 BOLINAS, CALIFORNIA
 MARIN COUNTY
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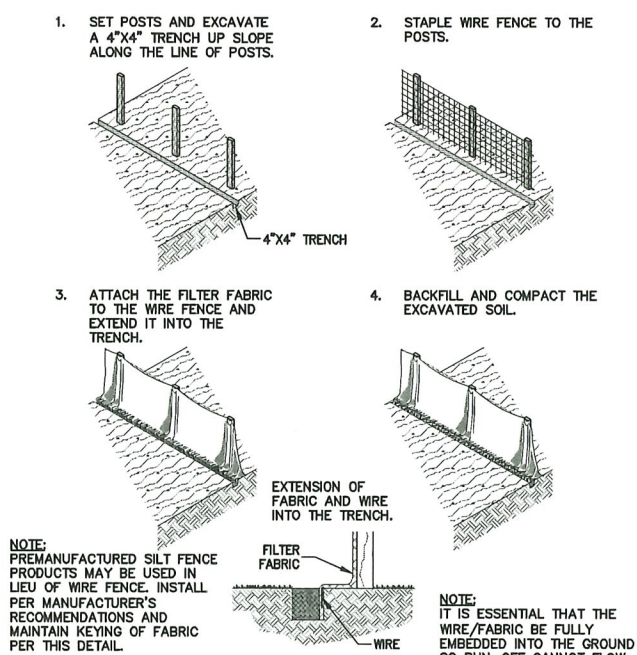
EROSION CONTROL DETAILS

REVISIONS	BY

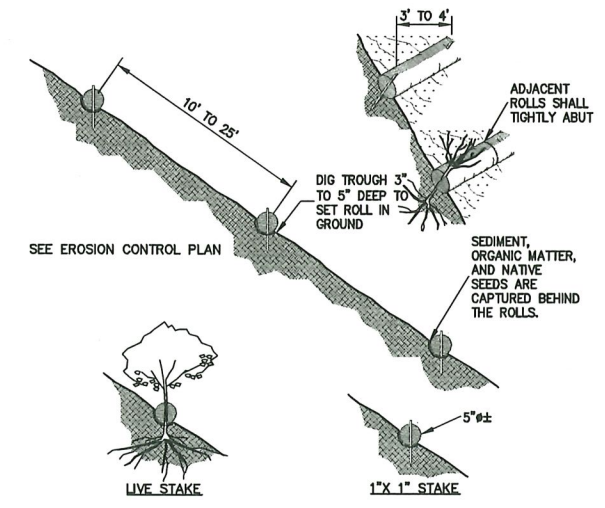
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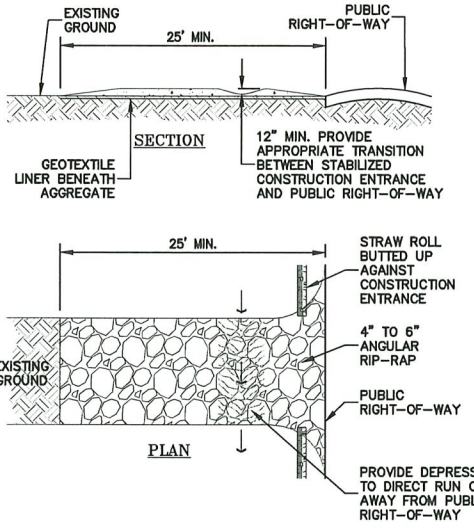
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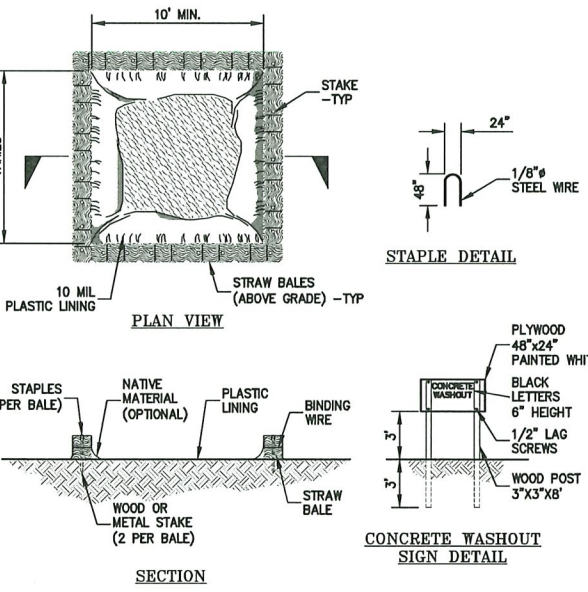
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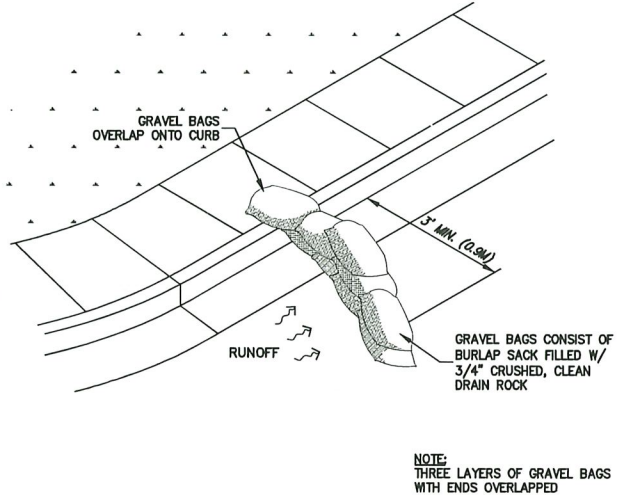
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4 CONSTRUCTION ENTRANCE
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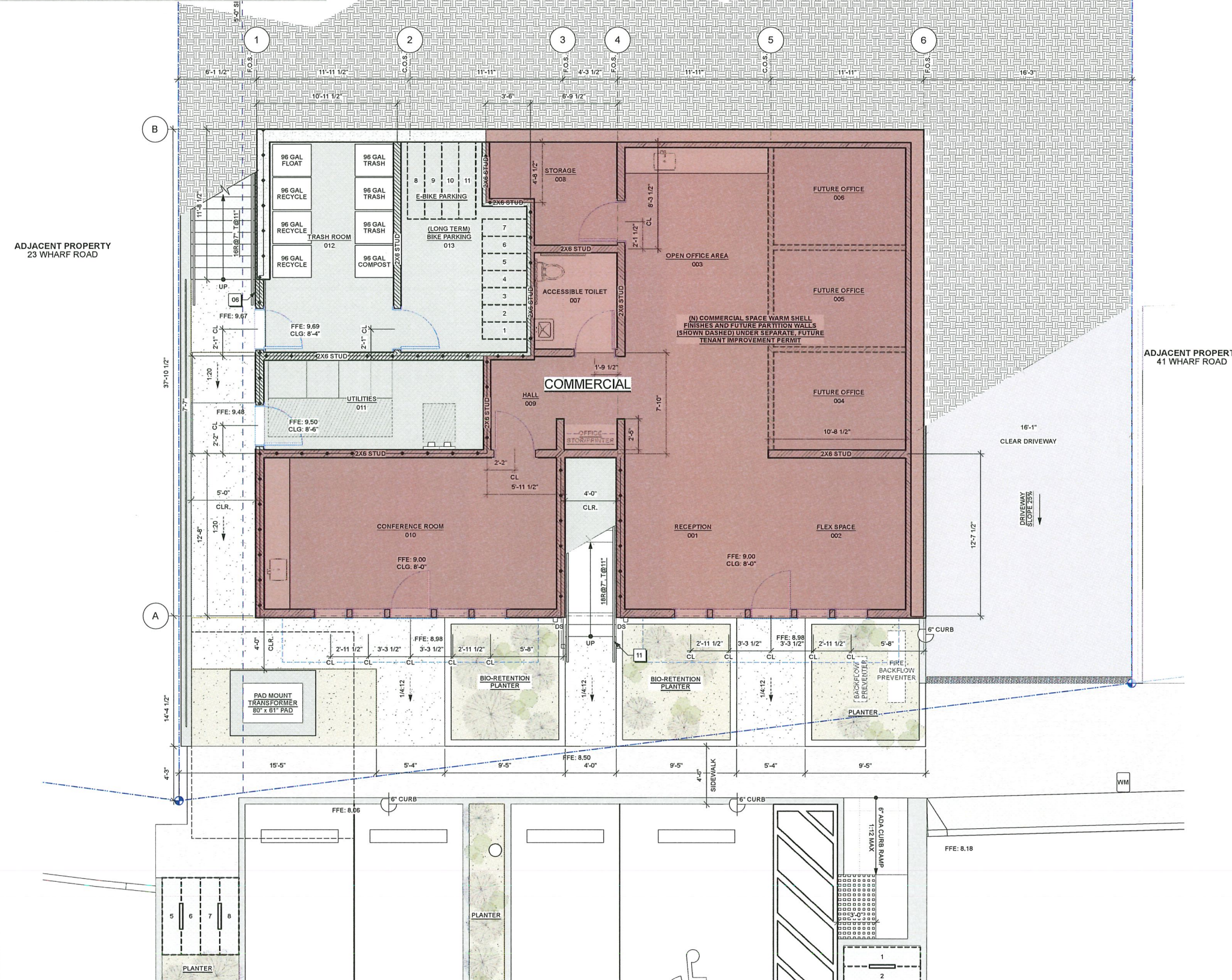
5 CONCRETE WASHOUT
 ER-2 NTS



6 GRAVEL BAG AT STREET FLOW LINE
 ER-2 NTS

FOR REFERENCE ONLY

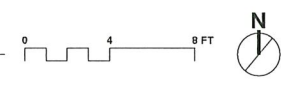
ALL PROPOSED WORK UNDER SEPARATE PERMITS. SEE TITLE SHEET A0.00 FOR SEPARATE PERMIT INFORMATION.



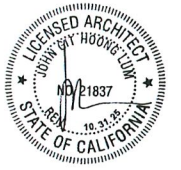
ADJACENT PROPERTY
23 WHARF ROAD

ADJACENT PROPERTY
41 WHARF ROAD

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



JOHN LUM ARCHITECTURE
2248 17TH ST., SAN FRANCISCO, CA 94110
T: 415.558.9559



DOWNTOWN BOLINAS AFFORDABLE HOUSING TENTATIVE MAP

31 WHARF RD
BOLINAS, CA 94924
APN: 195-061-03

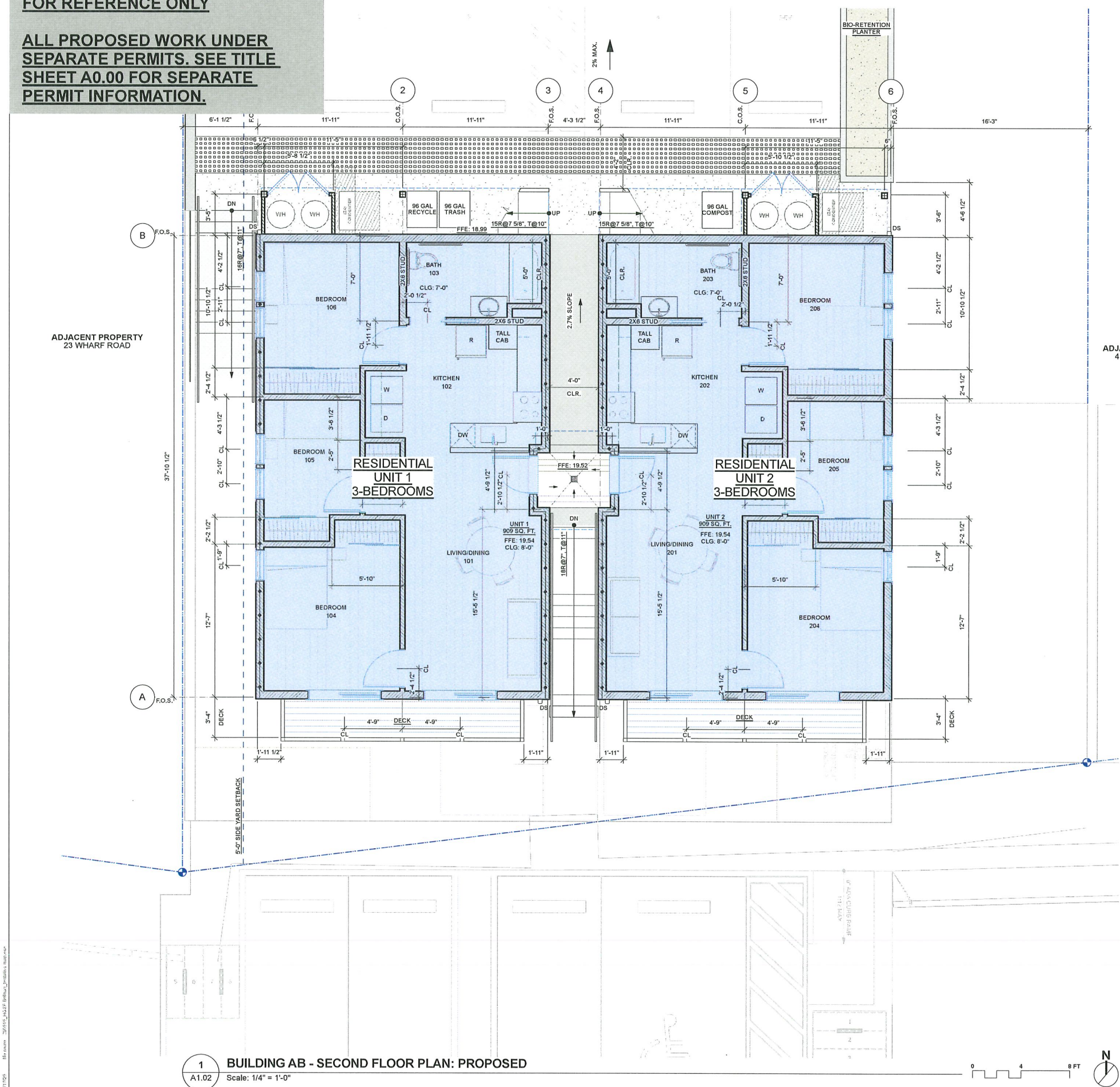
DATE:	ISSUES / REVISIONS:	BY:
03.14.25	tentative map	rm
05.19.25	tentative map rev 1	rm

DEPARTMENT STAMPS:

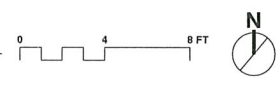
BLDG AB - STREET LEVEL (COMMERCIAL)
A1.01

FOR REFERENCE ONLY

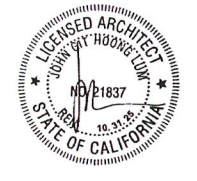
ALL PROPOSED WORK UNDER SEPARATE PERMITS. SEE TITLE SHEET A0.00 FOR SEPARATE PERMIT INFORMATION.



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: 195-06143

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

DEPARTMENT STAMPS:

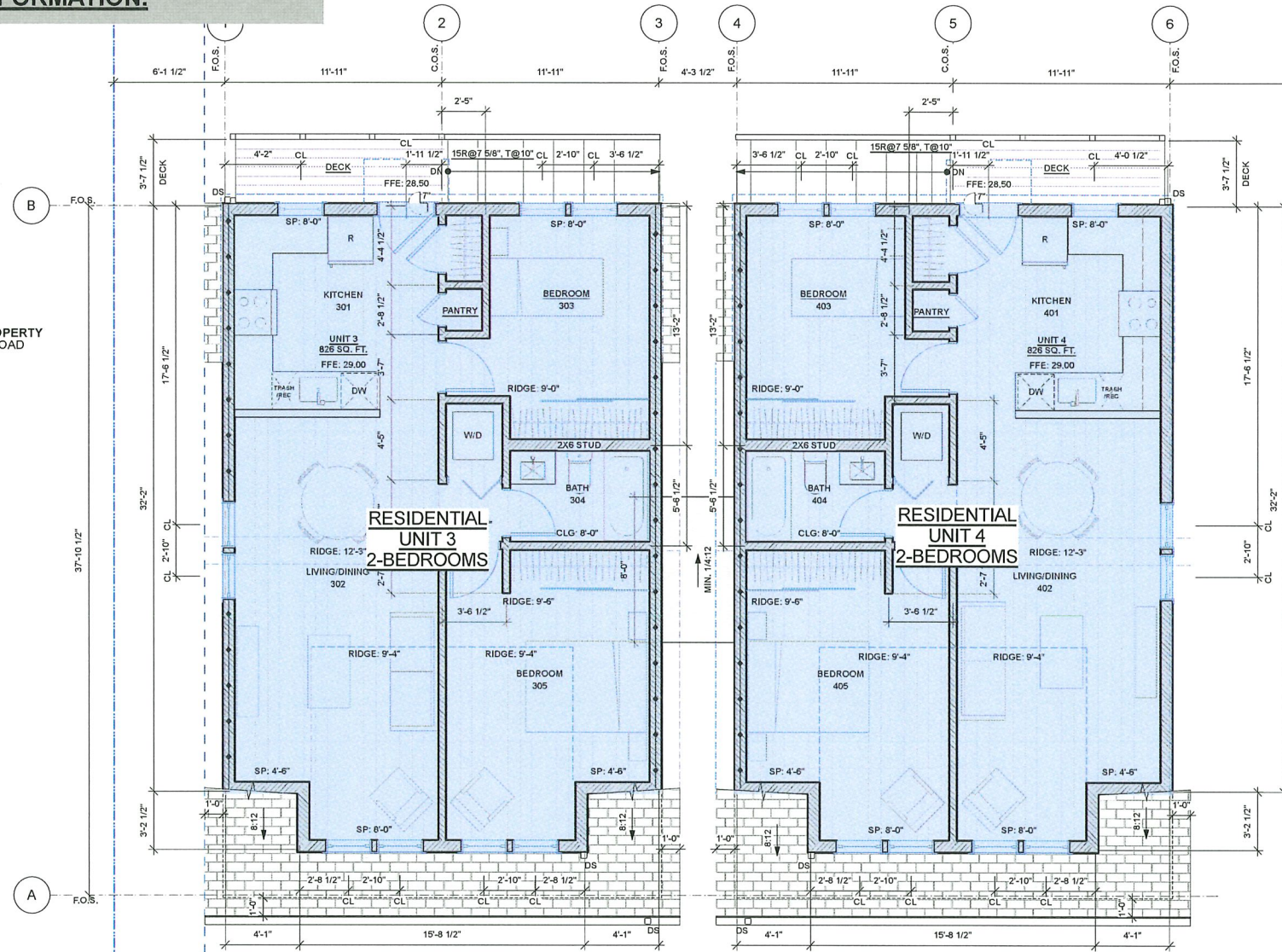
BLDG AB - 2ND FLOOR PLAN (RESIDENTIAL)
A1.02

FOR REFERENCE ONLY

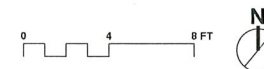
ALL PROPOSED WORK UNDER SEPARATE PERMITS. SEE TITLE SHEET A0.00 FOR SEPARATE PERMIT INFORMATION.

ADJACENT PROPERTY 23 WHARF ROAD

ADJACENT PROPERTY 41 WHARF ROAD



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



JOHN LUM

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**DOWNTOWN BOLINAS
AFFORDABLE HOUSING
TENTATIVE MAP**

31 WHARF RD
BOLINAS, CA 94024
APN: 195-081-03

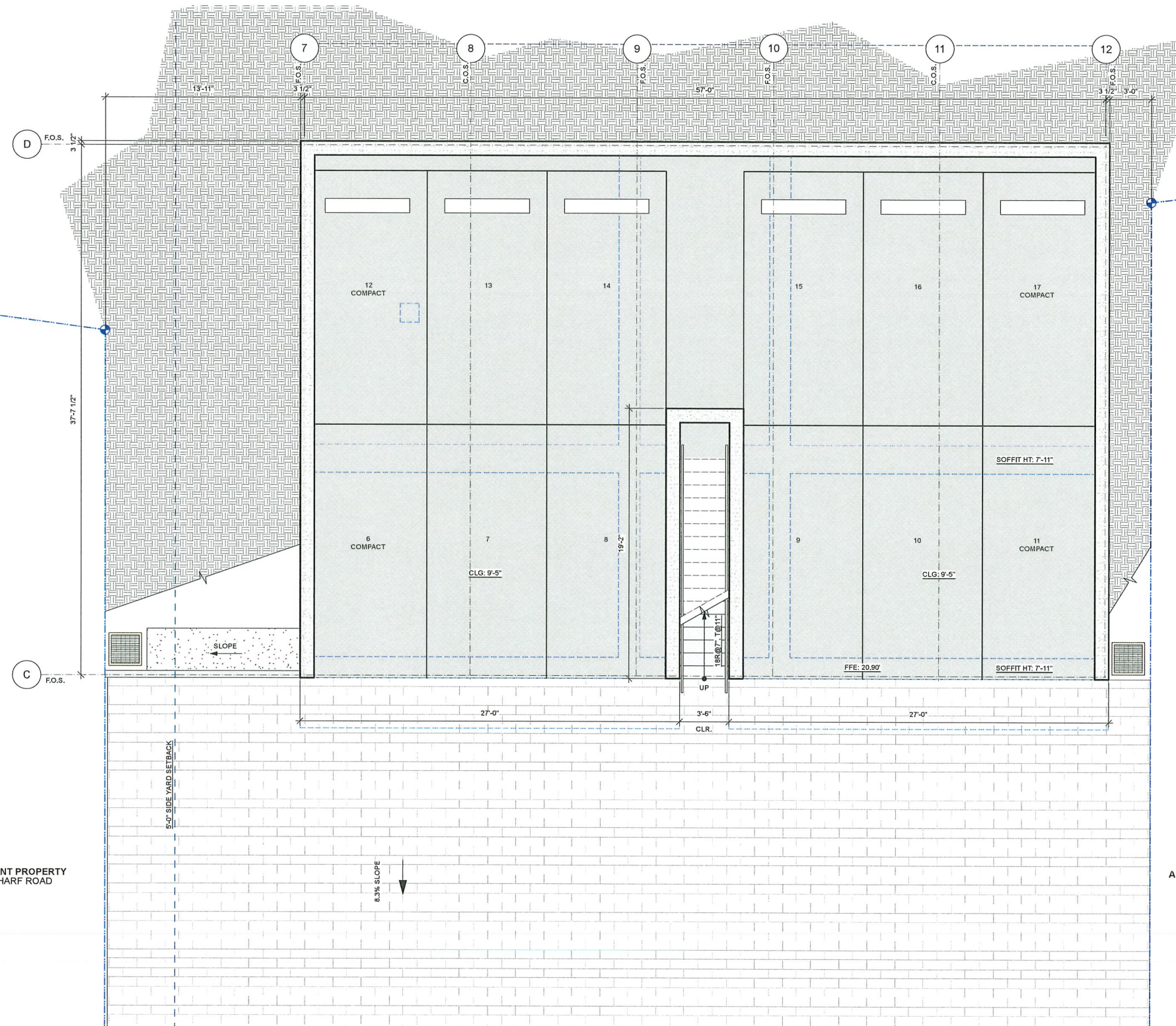
DATE:	ISSUES / REVISIONS:	BY:
03.14.25	tentative map	rm
05.19.25	tentative map rev 1	rm

DEPARTMENT STAMPS:

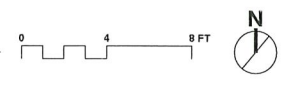
BLDG AB - 3RD FLOOR
PLAN (RESIDENTIAL)
A1.03

FOR REFERENCE ONLY

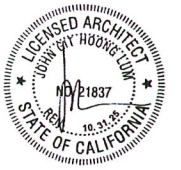
ALL PROPOSED WORK UNDER SEPARATE PERMITS. SEE TITLE SHEET A0.00 FOR SEPARATE PERMIT INFORMATION.



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: 19506153

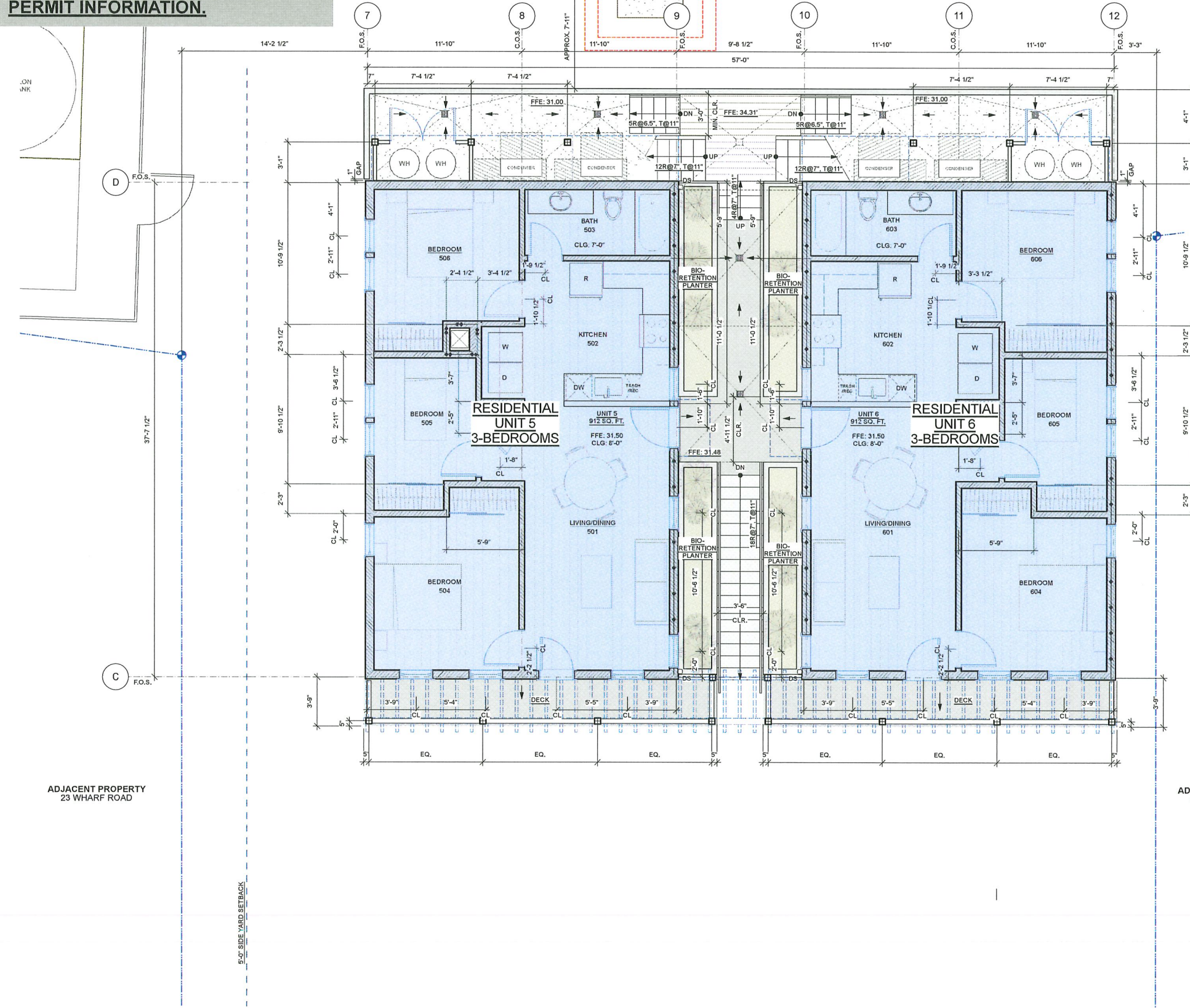
DATE:	ISSUES / REVISIONS:	BY:
03.14.25	tentative map	rm
05.19.25	tentative map rev 1	rm

DEPARTMENT STAMPS:

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

FOR REFERENCE ONLY

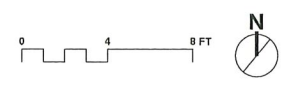
ALL PROPOSED WORK UNDER SEPARATE PERMITS. SEE TITLE SHEET A0.00 FOR SEPARATE PERMIT INFORMATION.



ADJACENT PROPERTY
23 WHARF ROAD

ADJACENT PROPERTY
41 WHARF ROAD

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: 193-081-03

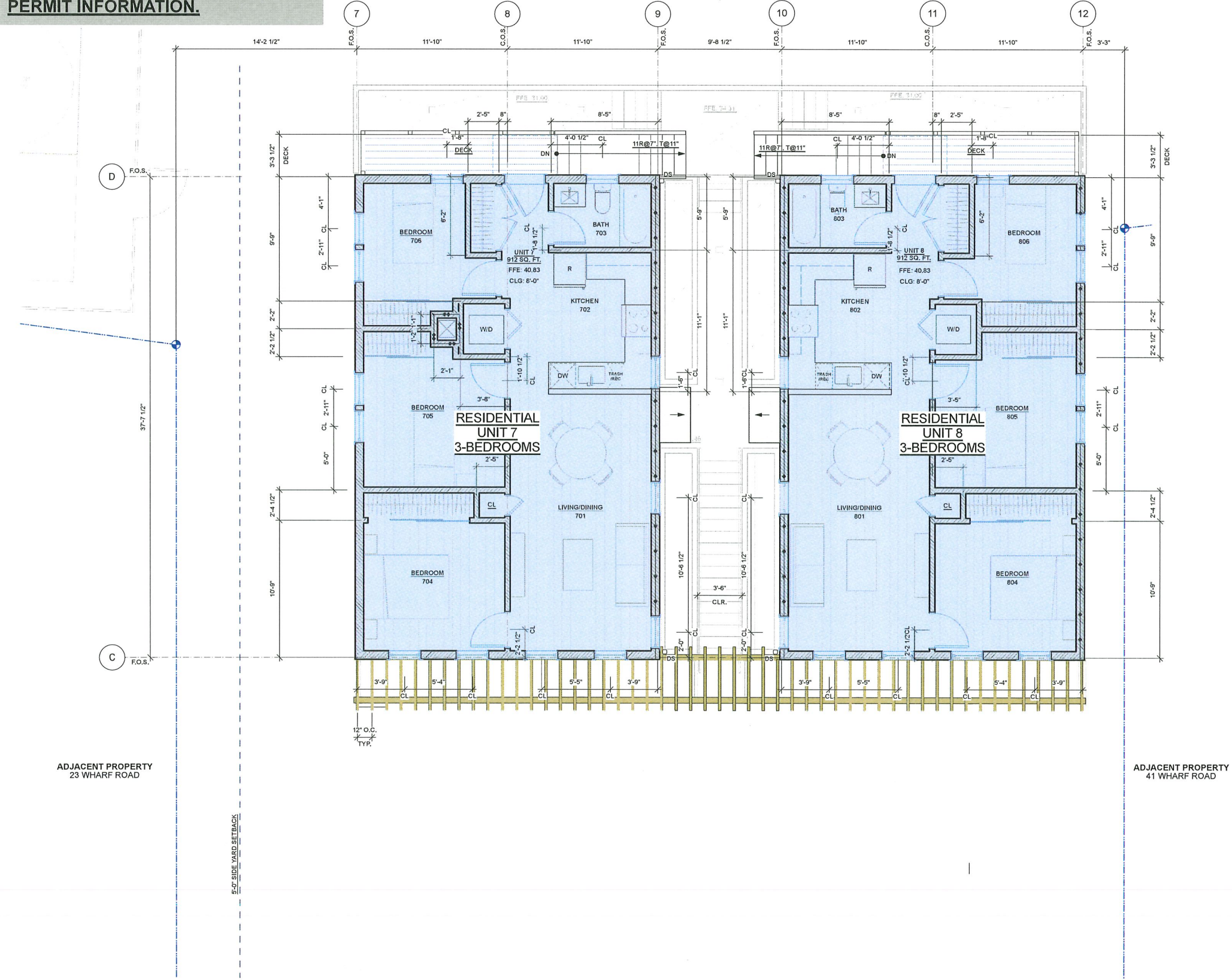
DATE:	ISSUES / REVISIONS:	BY:
03.14.25	tentative map	rm
05.19.25	tentative map rev 1	rm

DEPARTMENT STAMPS:

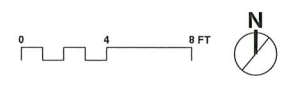
BLDG CD - 2ND FLOOR
PLAN (RESIDENTIAL)
A1.06

FOR REFERENCE ONLY

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



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



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DOWNTOWN BOLINAS
AFFORDABLE HOUSING
TENTATIVE MAP

31 WHARF RD
BOLINAS, CA 94924
APN: 195-081-03

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