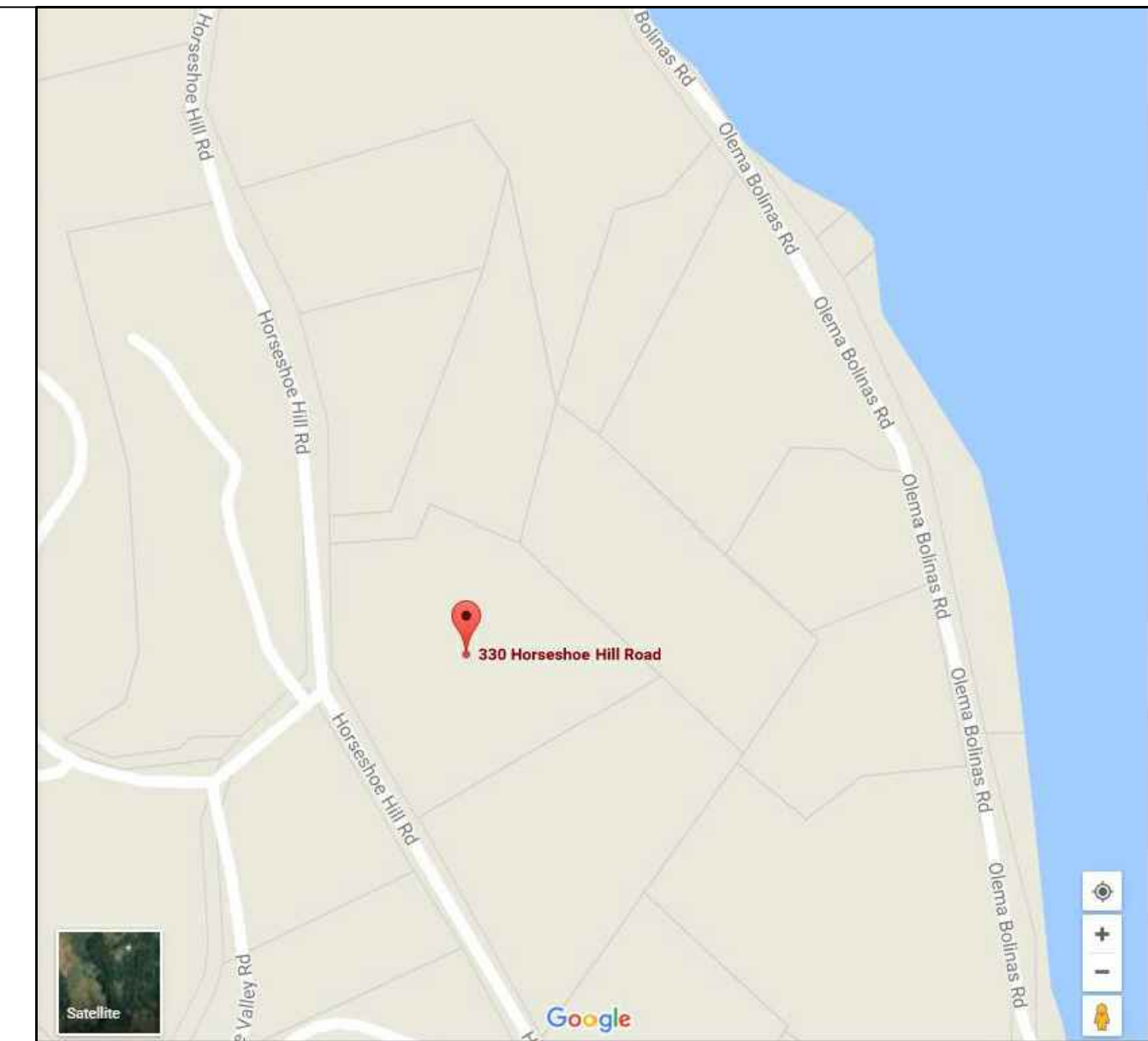


BRAHM RESIDENCE - ACCESSORY STRUCTURES

330 HORSESHOE HILL ROAD, BOLINAS, CA 94924

VICINITY MAP



SITE FACADE



SITE DATA

ADDRESS	330 HORSESHOE HILL RD, BOLINAS, CA 94924	
APN:	188-140-69	
ZONING DISTRICT:	C-ARP-5	
MAX ALLOWED HEIGHT:	15'-0" ACCESSORY STRUCTURES, 25'-0" BARN	
STORIES:	1	
PARCEL AREA:	216,378 SQ.FT.	
OCCUPANCY CLASS:	R-3	
CONSTRUCTION TYPE:	V-B	
LOT AREA	216,378 SQ.FT. / 4.97 ACRES	
GRADING	+/- 264 CUBIC YARDS OF FILL	
PARKING SPACES	3	
FRONT YARD SETBACK:	EXISTING: 124'-2"	PROPOSED: 91'-2"
REAR YARD SETBACK:	EXISTING: 177'-7"	PROPOSED: 153'-7"
LEFT SIDE YARD SETBACK:	EXISTING: 127'-1"	PROPOSED: 113'-4"
RIGHT SIDE YARD SETBACK:	EXISTING: 126'-8"	PROPOSED: 126'-8"

FAR CALCS:

FLOOR AREA RATIO (FAR) CALCULATES A BUILDING'S TOTAL FLOOR AREA IN RELATION TO THE SIZE OF ITS LOT.
FAR = $\frac{\text{gross floor area}}{\text{area of the plot}}$

	EXISTING CALCS	PROPOSED CALCS
AREA OF SITE	216,378 SQ FT	216,378 SQ FT
GROSS SQ FT	2,562 SQ FT	3,226 SQ FT
	$2,562 / 216,378 \times 100 = 1.2\%$ FAR ALLOWANCE is 30%	$3,226 / 216,378 \times 100 = 1.5\%$ FAR ALLOWANCE is 30%

LOT COVERAGE CALCS:

	EXISTING CALCS	PROPOSED CALCS
IMPERVIOUS AREA	5,830 SQ FT	8,013 SQ FT
PERVIOUS AREA	210,548 SQ FT	208,365 SQ FT

BUILDING AREA & ENVELOPE SUMMARIES:

	EXISTING BUILDING AREA	PROPOSED BUILDING AREA
AREA OF SITE	216,378 SQ FT	216,378 SQ FT
(E) MAIN HOUSE	2,505 SQ.FT.	2,505 SQ.FT.
(E) GARAGE	408 SQ.FT.	408 SQ.FT.
(E) SAUNA	75 SQ.FT.	75 SQ.FT.
(E) STUDIO / (N) ADU	232 SQ.FT.	558 SQ.FT.
(N) BARN	_____	896 SQ.FT.
BUILDING AREA TOTAL:	3,220 SQ FT	4,442 SQ FT
	EXISTING	PROPOSED
BUILDING ENVELOPE TOTAL:	17,500 SQ FT	24,929 SQ FT

PROJECT DIRECTORY

OWNER:	JENNIFER AND CHRIS BRAHM
	330 HORSESHOE HILL RD, BOLINAS, CA 94924
	415-828-4427
ARCHITECT:	STEVE GEISZLER - GEISZLER ARCHITECTS
	401 FRANCISCO STREET, SAN FRANCISCO, CA 94133
	415-409-7000
SOILS ENGINEER:	SALEMHOWES ASSOCIATES INC.
	1202 GRANT AVE. SUITE F, NOVATO CA 94945
	415-892-8528

SQUARE FOOTAGE SUMMARY:

	EXISTING SQUARE FOOTAGE	PROPOSED SQUARE FOOTAGE
AREA OF SITE	216,378 SQ FT	216,378 SQ FT
(E) MAIN HOUSE	2,505 SQ.FT.	2,505 SQ.FT.
(E) GARAGE	408 SQ.FT.	408 SQ.FT.
(E) SAUNA & STORAGE AREAS	75 SQ.FT.	75 SQ.FT.
(E) STUDIO / (N) ADU	232 SQ.FT.	558 SQ.FT.
(N) BARN	_____	896 SQ.FT.
RESIDENTIAL HABITABLE SPACE:		PROPOSED SQUARE FOOTAGE
(E) MAIN HOUSE:		2,505 SQ.FT.
(E) SAUNA AREA		75 SQ.FT.
(N) ADU		558 SQ.FT.
DETACHED NON-RESIDENTIAL STRUCTURES:		
(E) GARAGE		408 SQ.FT.
(N) BARN		896 SQ.FT.
TOTAL:		1,937 SQ.FT.
FLOOR AREA CALCULATIONS:		
MAIN HOUSE HABITABLE SPACE TOTAL:		2,505 SQ.FT.
(E) SAUNA		75 SQ.FT.
ADU FLOOR AREA (EXCLUDED FROM FLOOR AREA):		(558 SQ.FT.)
EXISTING GARAGE:		408 SQ.FT.
NEW BARN STRUCTURE TOTAL:		896 SQ.FT.
SUBTRACT GARAGE SPACE UNDER 450 SQ. FT. :		- 408 SQ.FT.
SUBTRACT ALLOWABLE 250 SQ. FT.		- 250 SQ. FT.
FOR DETACHED ACCESSORY STRUCTURES:		
TOTAL RESIDENTIAL FLOOR AREA (MAIN HOUSE + SAUNA):		2,580 SQ. FT.
TOTAL FLOOR AREA (RESIDENTIAL + NON-RESIDENTIAL):		3,226 SQ. FT.

SCOPE OF WORK

PROPOSED (N) 896 SQ.FT. BARN.
ADDITION TO (E) STUDIO AND CONVERSION TO ADU. 326 SQ FT ADDED.
EXPAND BUILDABLE AREA TO INCLUDE (N) BARN, (E) GARAGE, (N) ADU.
NO WORK TO PRIMARY RESIDENCE (MAIN HOUSE) OR (E) GARAGE.

CODES

ALL WORK SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING CODE (CBC), 2022 CALIFORNIA MECHANICAL CODE (CMC), 2022 CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), 2022 CALIFORNIA ENERGY CODE (CEC), 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC), AND 2022 CALIFORNIA FIRE CODE (CFC), 2022 WUI CODE, AS ADOPTED BY THE COUNTY OF MARIN. THE PROJECT SHALL CONFORM TO ENERGY CONSERVATION MEASURES AS SET FORTH IN TITLE-24.

DRAWING INDEX

ARCHITECTURAL			
A0.1	COVER SHEET		
A0.2	TOPOGRAPHIC MAP		
A1.0	EXISTING SITE PLAN		
A1.1	PROPOSED SITE PLAN		
A1.2	PROPOSED SITE PLAN ENLARGED		
A1.2B	STORY POLE PLAN		
A1.2C	UTILITIES PLAN		
A1.3	GRADING AND DRAINAGE PLAN		
A1.4	EROSION CONTROL PLAN		
A1.5	CONSTRUCTION MANAGEMENT PLAN		
A1.6	BIOLOGIST RECOMMENDATIONS		
Ab2.0	EXISTING STUDIO PLANS		
Ab2.1	PROPOSED ADU PLANS		
Ab2.2	PROPOSED ADU ELEVATIONS		
Ac2.0	EXISTING GARAGE PLANS		
Ad2.0	PROPOSED BARN PLANS		
Ad2.1	PROPOSED BARN ELEVATIONS		
MB.0	MATERIALS BOARD		
PM1	PARCEL MAP (P.M. 99-226)		
PM2	SITE SURVEY		

REVISION:
3-31-26

GEISZLER
ARCHITECTS

401 FRANCISCO ST.
SF CA 94133

PH 415.409.7000
geislerarchitects.com

LICENSED ARCHITECT
STEVEN C. GEISLER
NO. C 24557
REN 3/27
STATE OF CALIFORNIA

BRAHM RESIDENCE
ACCESSORY STRUCTURES
330 HORSESHOE HILL ROAD, BOLINAS, CA 94924

COVER
PAGE

ISSUE:
SUBMITTAL 3-6-2026

A0.1

PLANNING RESUBMITTAL 3-31-2026

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NOTES

1. TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY 1031SURVEY, INC. IN FEBRUARY 2025 USING TERRESTRIAL LIDAR.
2. VERTICAL DATUM: ELEVATION IS BASED ON THE FRONT EDGE OF THE FRONT DOOR THRESHOLD, ELEVATION=100.00, ASSUMED DATUM.
3. BOUNDARY IS BASED UPON THAT CERTAIN PARCEL MAP, FILED IN BOOK 1999 OF PARCEL MAPS, AT PAGE 226, MCR AND IS THE BASIS OF BEARINGS FOR THIS SURVEY.
4. TREES WERE MEASURED AT BREAST HEIGHT ABOVE THE GROUND WHERE PRACTICAL. TREES MAY EXIST ON SITE THAT HAVE MULTIPLE TRUNKS, BRANCHES THAT TOUCH THE GROUND OR HAVE GROWN IN AN IRREGULAR MANNER. IT IS RECOMMENDED THAT AN ARBORIST REPORT BE OBTAINED TO DETERMINE TREE SPECIES, HEALTH AND HERITAGE STATUS. EXACT LOCATION OF IRREGULAR TREES SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.
5. FENCE POSTS ARE MAPPED IF VISIBLE IN THE LIDAR DATA, OTHERWISE A STANDARD LINE TYPE WAS USED AS SHOWN IN THE LEGEND HEREON.
6. NO TITLE REPORT WAS REVIEWED IN CONJUNCTION WITH THIS MAPPING. IT IS RECOMMENDED THAT A TITLE REPORT BE RECEIVED FROM THE OWNER TO VERIFY THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD OR LOT LINE ADJUSTMENTS THAT MAY HAVE ALTERED THE INFORMATION SHOWN HEREON PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.
7. THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF 1031SURVEY, INC. UNAUTHORIZED USE, COPYING, DISCLOSURE OR PUBLICATION BY ANY METHOD IS PROHIBITED WITHOUT THE WRITTEN APPROVAL OF 1031SURVEY, INC. 1031SURVEY, INC. ASSUMES NO RESPONSIBILITY FOR ANY UNAUTHORIZED DUPLICATION OF INFORMATION THAT MAY APPEAR ON ANOTHER PLAN OR MAP.
8. THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT AS A COURTESY TO THE CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PLOT DELIVERED WITH THIS ELECTRONIC FILE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PAPER PLOT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY 1031SURVEY, INC..

Horshoe Hill Road
(to Deep Woods)

Parcel A
1999 PM 226
APN 188-140-69

LEGEND

	BUILDING
	FENCE, POST AND WIRE
	FENCE, WOOD
	EDGE OF PAVEMENT
	OVERHEAD UTILITIES
	EDGE OF PATH, DRIVE
	DOWNSPOUT
	ELECTRIC MAIN & METER
	GATE(S)
	TEMPORARY BENCHMARK
	TREE, TO SCALE, WITH DRIPLINE, DIAMETER & TYPE
	DRY WATER PIPE CONNECTION

ABBREVIATIONS

APN	ASSESSORS PARCEL NUMBER
DWP	DRY WATER PIPE CONNECTION
EM	ELECTRIC METER, ABOVE
JP	JOINT UTILITY POLE
MCR	MARIN COUNTY RECORDS
NTS	NOT TO SCALE
OH	OVERHEAD UTILITY LINES
ST	STUMP
TBM	TEMPORARY BENCHMARK
R1	PARCEL MAP, 1999 PARCEL MAPS, 226, MCR



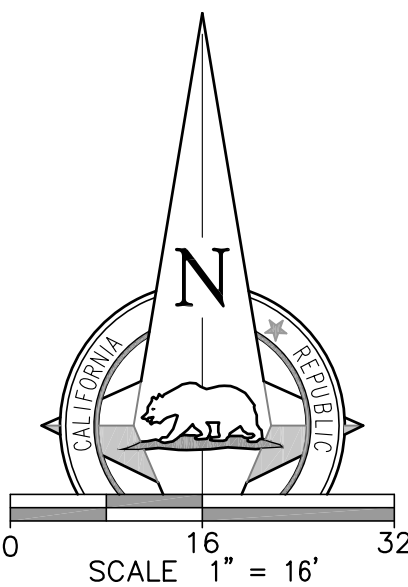
LANDS OF BRAHM
330 HORSHOE HILL ROAD
APN 118-140-69
BOLINAS, MARIN COUNTY, CALIFORNIA

Partial Topographic Map

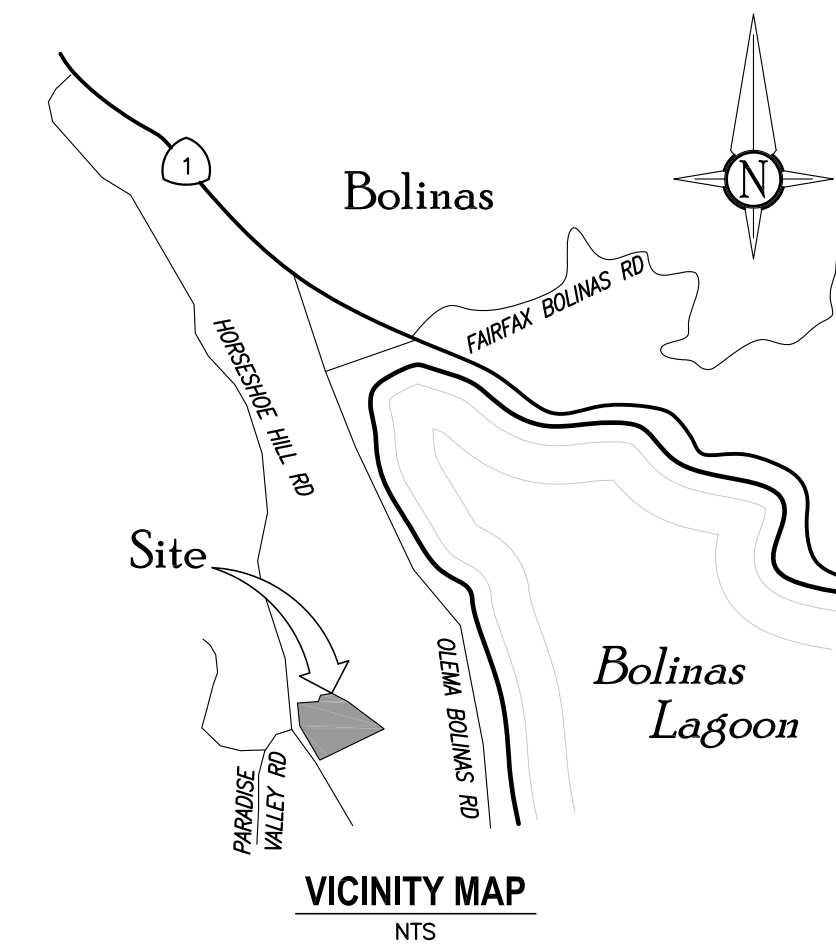
1031Survey, Inc.

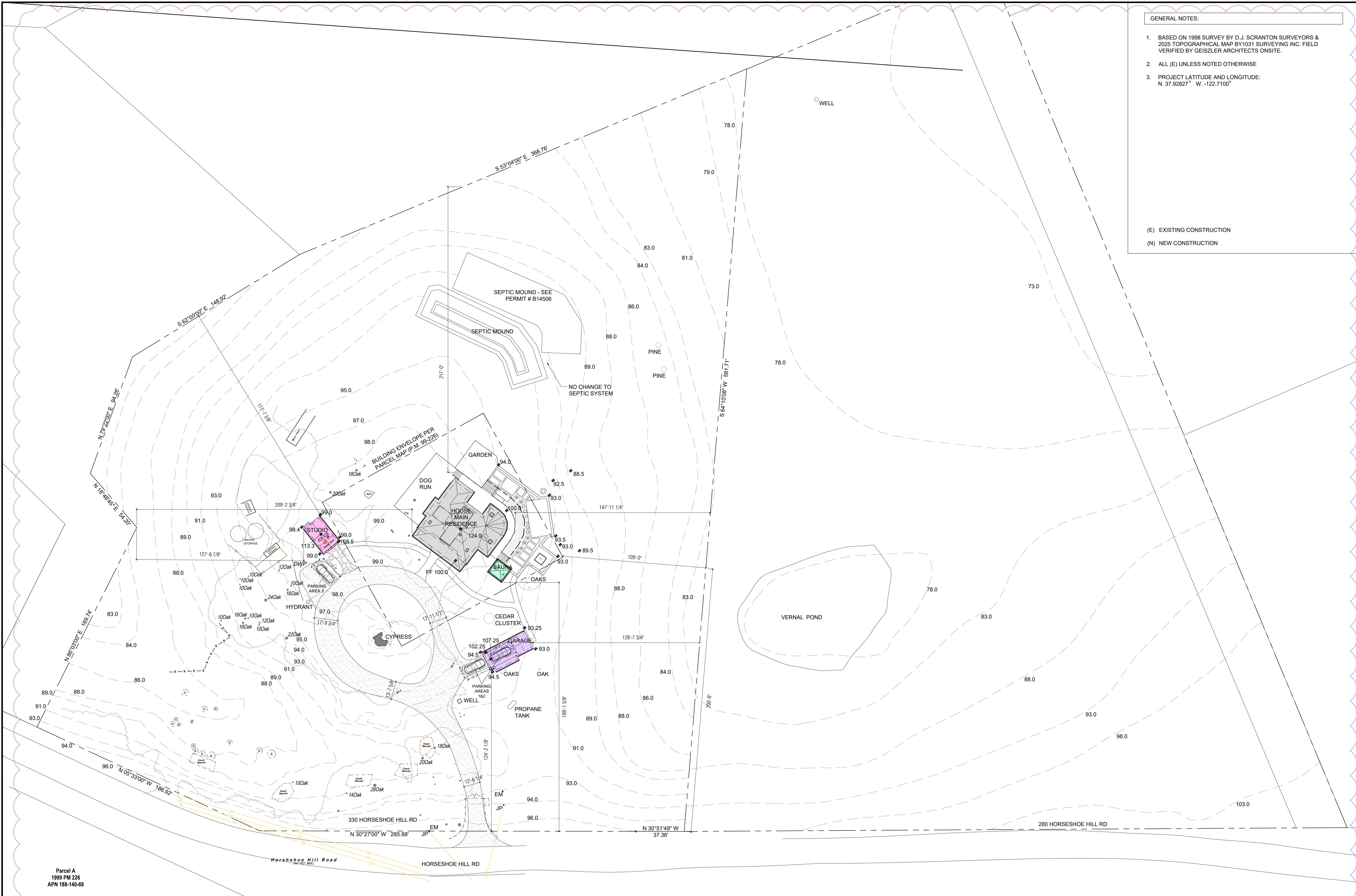
HIGH DEFINITION SURVEYING
1857 Rainier Circle, Petaluma, California 94954
415-827-6370 www.1031survey.com

DATE: 2025.03.06 SURVEY DATE: FEB 2025
SCALE: 1" = 16' SHEET: 1 OF 1
FILE: 25590Topo



A0.2





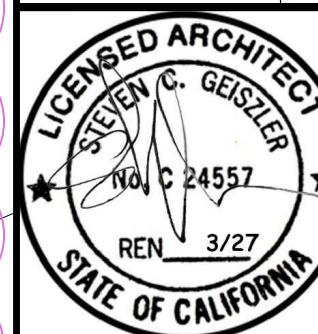
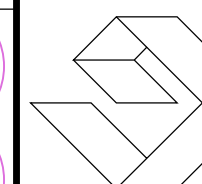
GENERAL NOTES:

1. BASED ON 1998 SURVEY BY D.J. SCRANTON SURVEYORS & 2025 TOPOGRAPHICAL MAP BY 1031 SURVEYING INC. FIELD VERIFIED BY GEISZLER ARCHITECTS ONSITE.
2. ALL (E) UNLESS NOTED OTHERWISE
3. PROJECT LATITUDE AND LONGITUDE:
N. 37.92827° W. -122.7100°

(E) EXISTING CONSTRUCTION
(N) NEW CONSTRUCTION

REVISION:
3-31-26

GEISZLER
ARCHITECTS



BRAHM RESIDENCE
ACCESSORY STRUCTURES
330 HORSESHOE HILL ROAD, BOLINAS, CA 94924

EXISTING
SITE
PLAN

ISSUE:
SUBMITTAL 3-6-2026

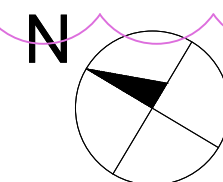
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Parcel A
1999 PM 226
APN 188-140-69

1
A1.0

EXISTING SITE PLAN

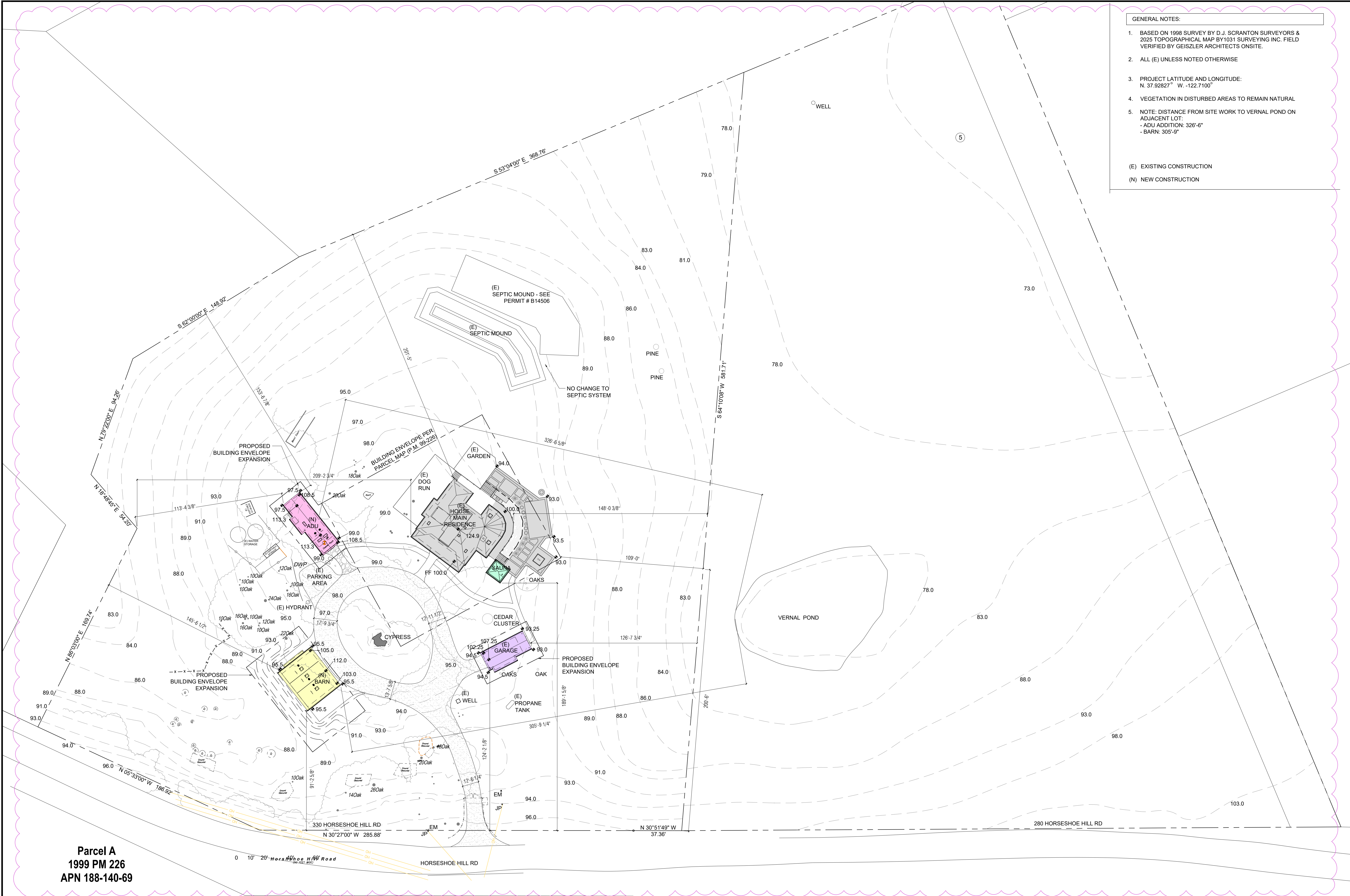
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0 5' 10' 20' 40' 60'
SCALE

1

PLANNING RESUBMITTAL 3-31-2026



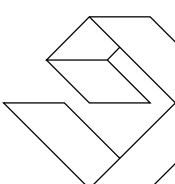
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2. ALL (E) UNLESS NOTED OTHERWISE
3. PROJECT LATITUDE AND LONGITUDE:
N. 37.92827° W. -122.7100°
4. VEGETATION IN DISTURBED AREAS TO REMAIN NATURAL
5. NOTE: DISTANCE FROM SITE WORK TO VERNAL POND ON ADJACENT LOT:
- ADU ADDITION: 326'-6"
- BARN: 305'-9"

(E) EXISTING CONSTRUCTION
(N) NEW CONSTRUCTION

REVISION:
3-31-26

GEISZLER
ARCHITECTS



BRAHM RESIDENCE
ACCESSORY STRUCTURES
330 HORSESHOE HILL ROAD, BOLINAS, CA 94924

PROPOSED
SITE
PLAN

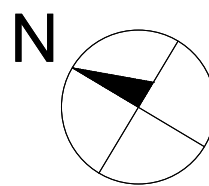
ISSUE:
SUBMITTAL 3-6-2026

A1.1

1
A1.1

PROPOSED SITE PLAN

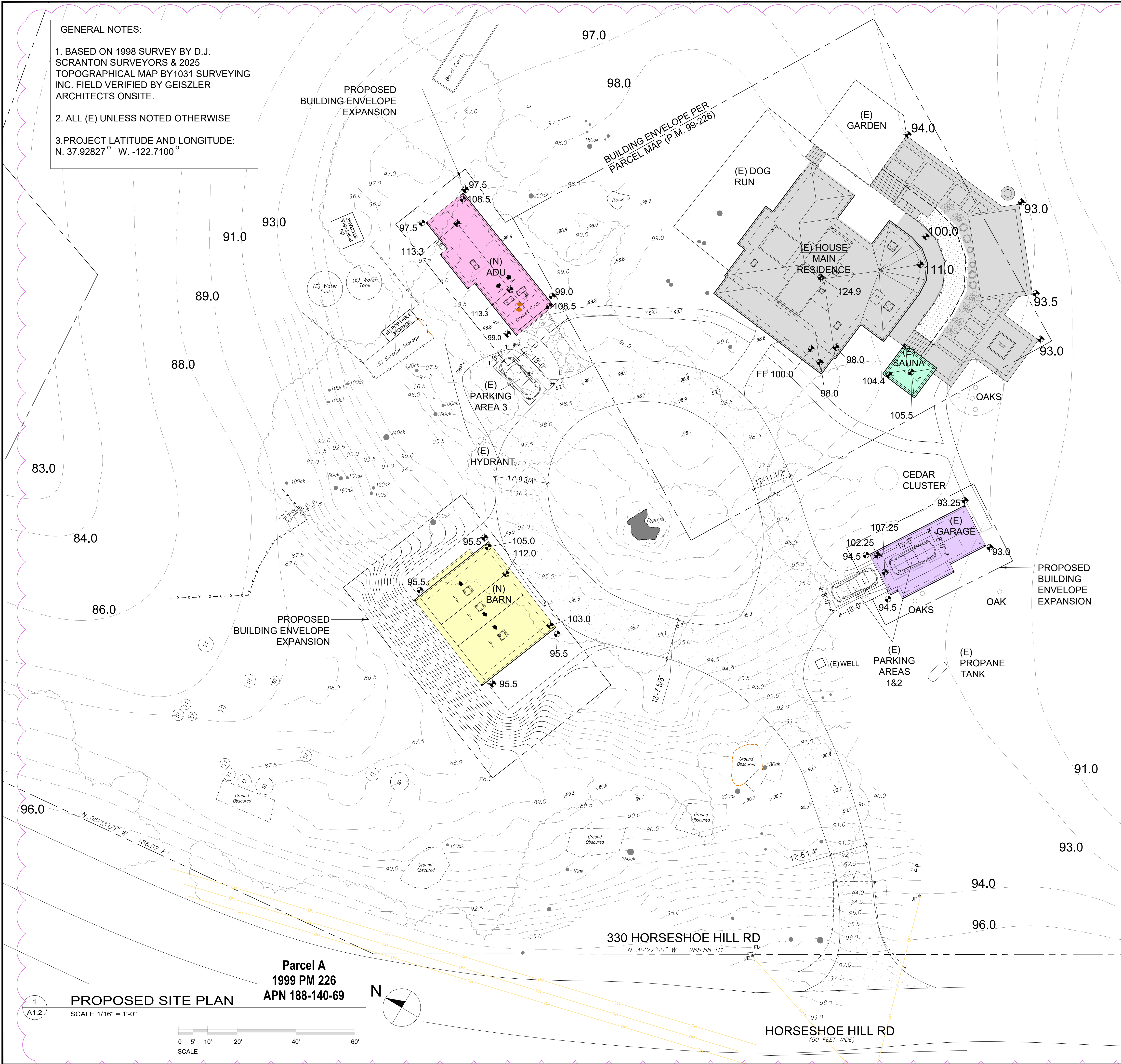
SCALE 1/32" = 1'-0"



0 5' 10' 20' 40' 60'
SCALE

1

PLANNING RESUBMITTAL 3-31-2026



SQUARE FOOTAGE SUMMARY:

	EXISTING SQUARE FOOTAGE	PROPOSED SQUARE FOOTAGE
AREA OF SITE	216,378 SQ FT	216,378 SQ FT
(E) MAIN HOUSE	2,505 SQ.FT.	2,505 SQ.FT.
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RESIDENTIAL HABITABLE SPACE:	PROPOSED SQUARE FOOTAGE
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TOTAL RESIDENTIAL FLOOR AREA (MAIN HOUSE + SAUNA):	2,580 SQ. FT.
TOTAL FLOOR AREA (RESIDENTIAL + NON-RESIDENTIAL):	3,226 SQ. FT.

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LOT COVERAGE CALCS:

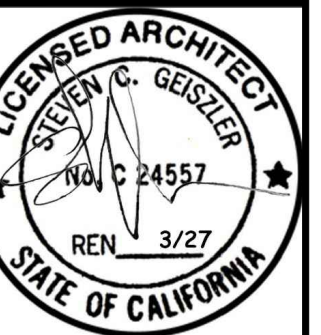
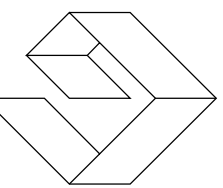
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BUILDING AREA TOTAL:	3,220 SQ FT	4,442 SQ FT
	EXISTING	PROPOSED
BUILDING ENVELOPE TOTAL:	17,500 SQ FT	24,929 SQ FT

REVISION:
3-31-26

GEISZLER
ARCHITECTS

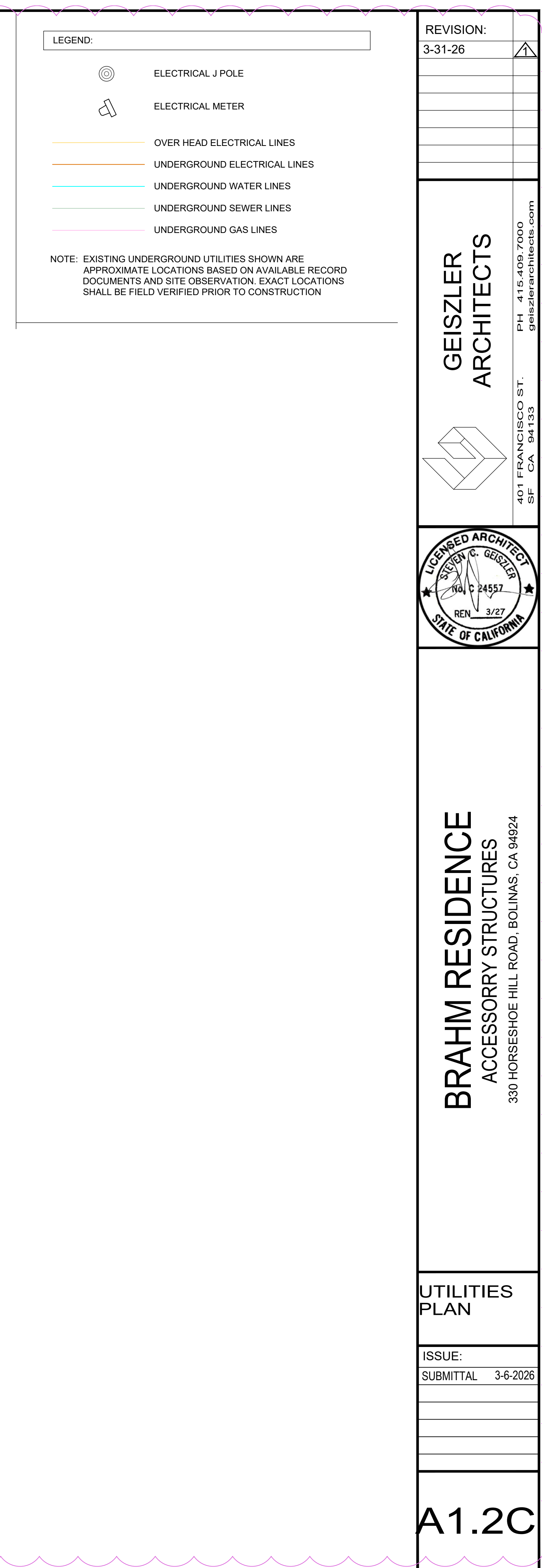


BRAHM RESIDENCE
ACCESSORY STRUCTURES
330 HORSESHOE HILL ROAD, BOLINAS, CA 94924

PROPOSED
ENLARGED
SITE PLAN

ISSUE:
SUBMITTAL 3-6-2026

A1.2



1. BASED ON 1998 SURVEY BY D.J.
SCRANTON SURVEYORS & 2025
TOPOGRAPHICAL MAP BY 1031 SURVEYING
INC. FIELD VERIFIED BY GEISZLER
ARCHITECTS ONSITE.

3.PROJECT LATITUDE AND LONGITUDE:
N. 37.92827° W. -122.7100°

PER 2022 CBC SECTION 1804.4, THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MINIMUM OF 10' TO MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10' OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHEN USED WITHIN 10' OF THE FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

(N) NEW CONSTRUCTION

① (N) +/- 264 CUBIC YARDS OF FILL AT (N) BARN

② CONCRETE SLAB.
ANY IMPERVIOUS AREA TO HAVE A MIN 2% SLOPE AWAY FROM FOUNDATION.

 INDICATES AREA OF FILL

PROPERTY LINE
(E) CONTOUR LINES
(N) CONTOUR LINES

GEISZLER
ARCHITECTS



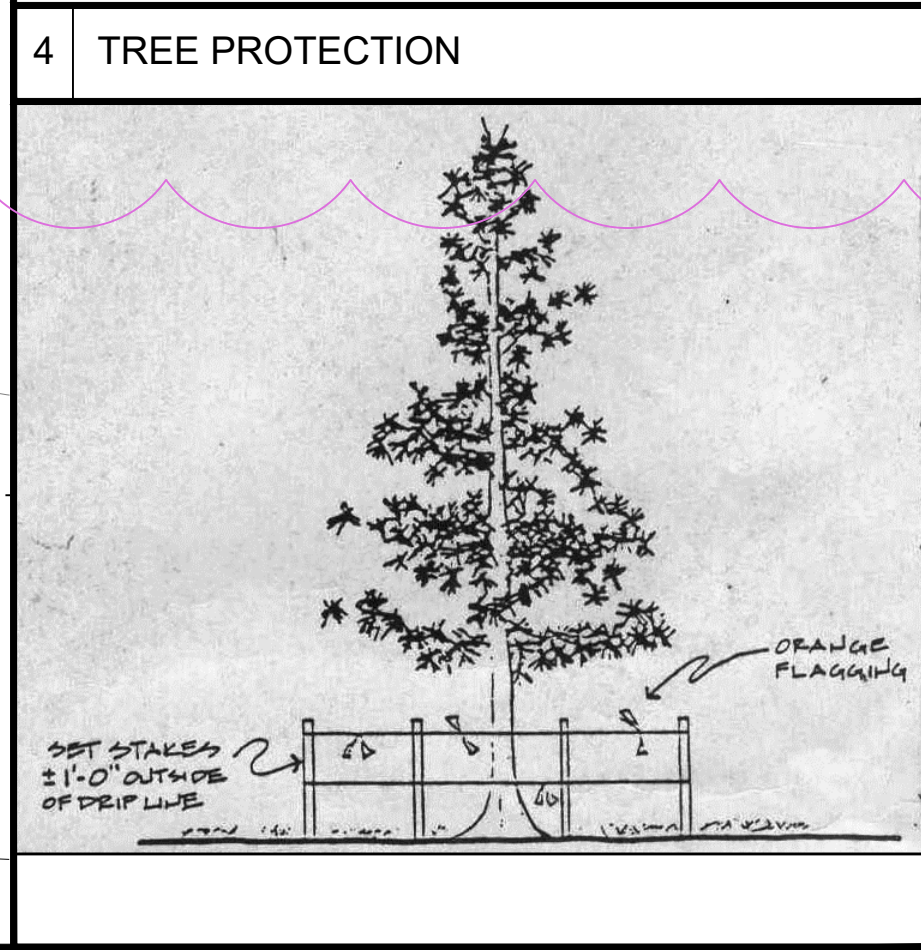
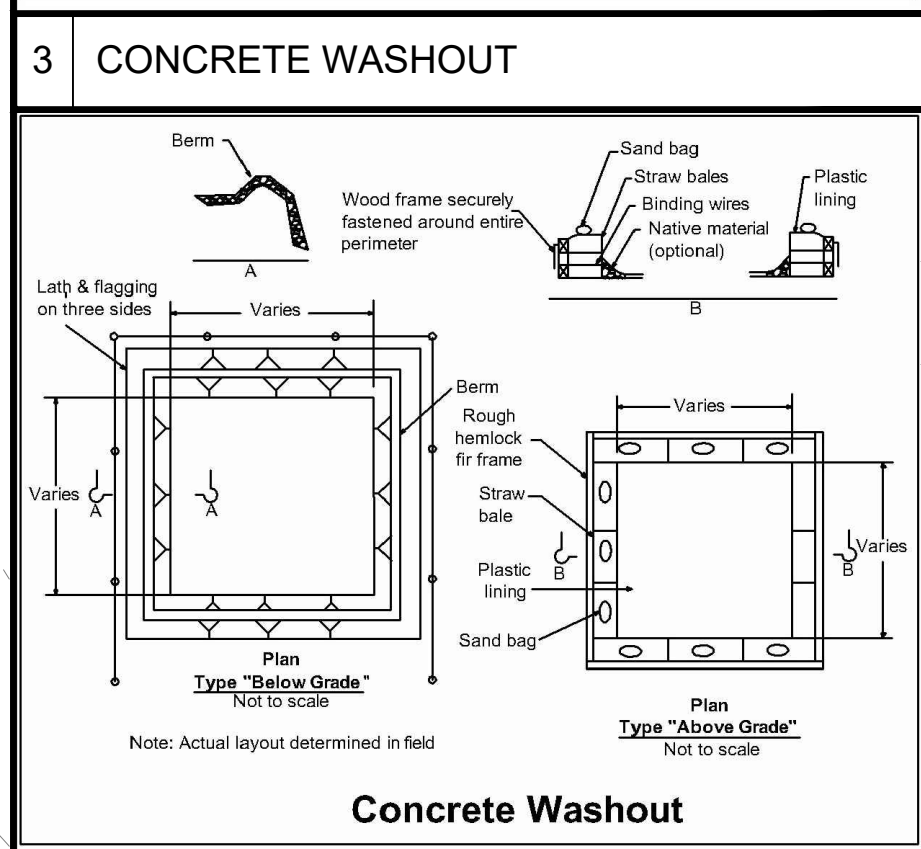
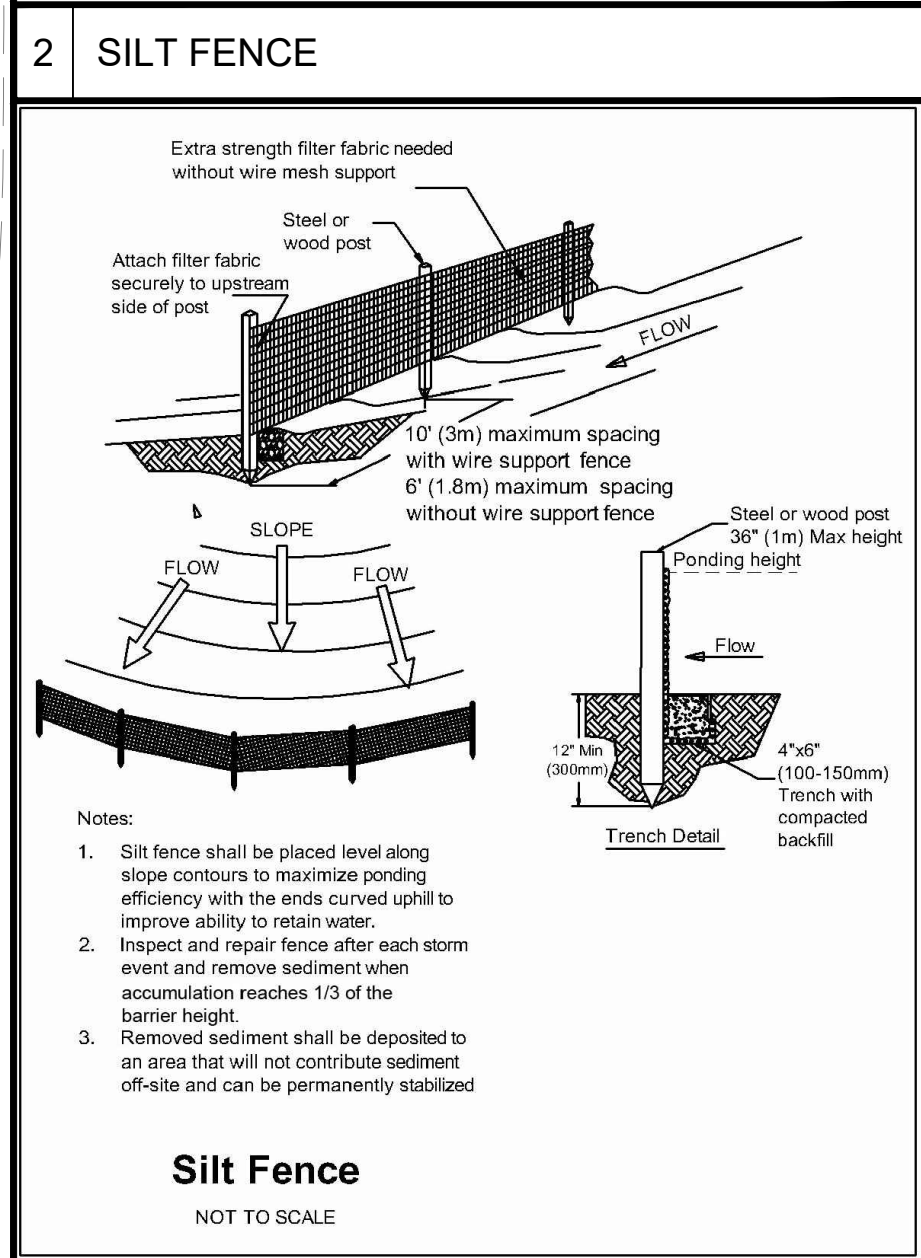
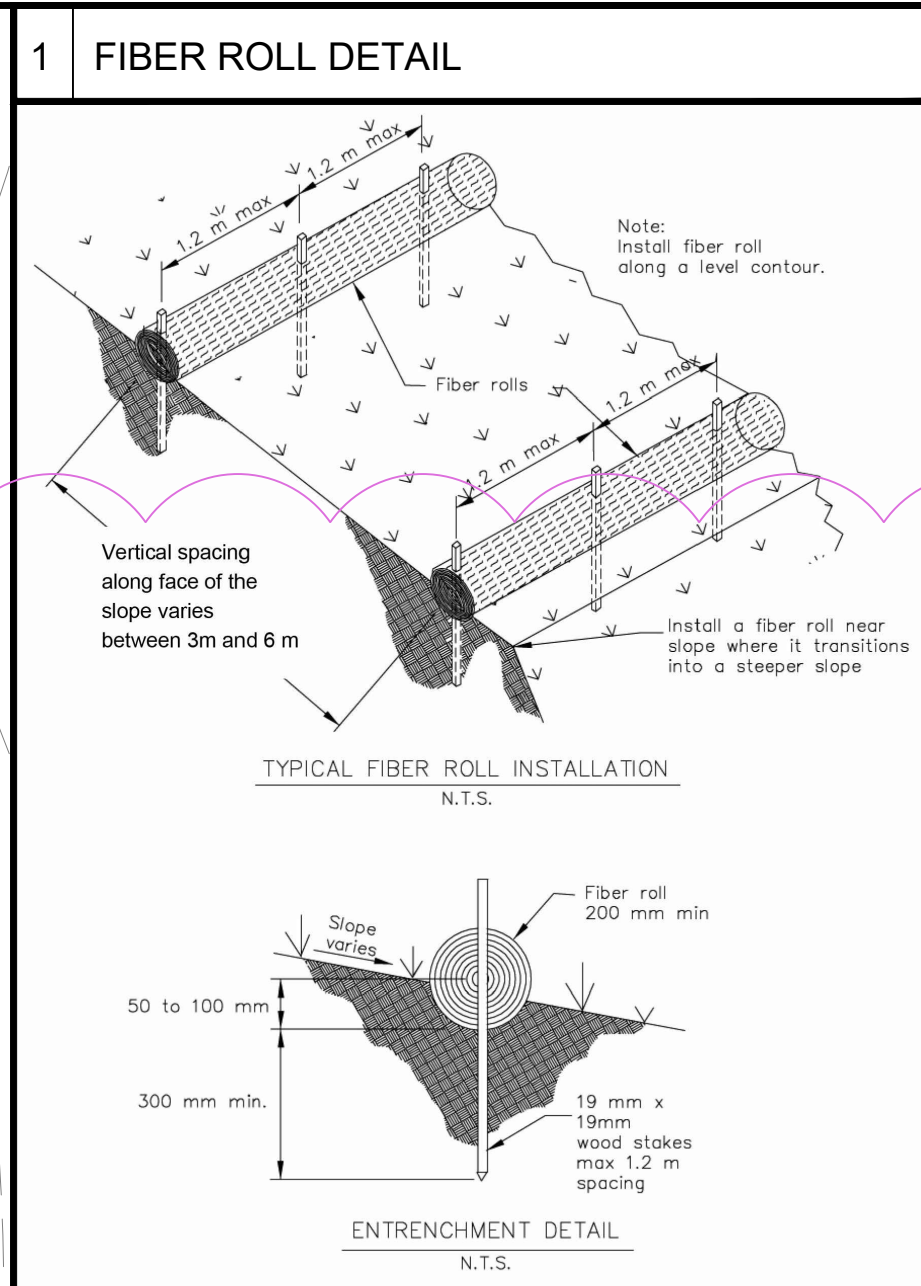
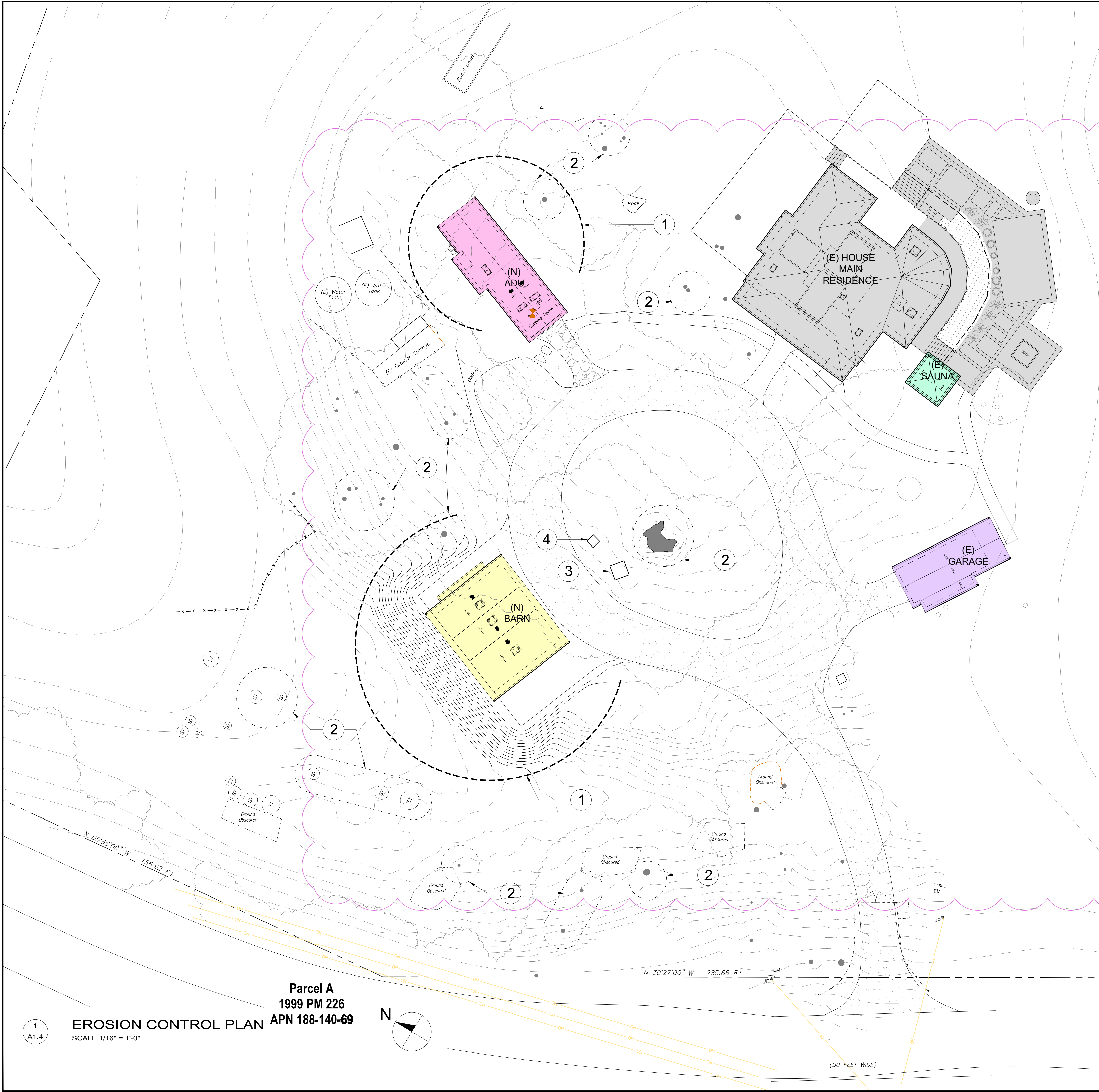
BRAHM RESIDENCE
ACCESSORY STRUCTURES
330 HORSESHOE HILL ROAD, BOLINAS, CA 94924

PROPOSED GRADING & DRAINAGE

ISSUE:	
SUBMITTAL	3-6-2026

A1.3

PLANNING RESUBMITTAL 3-31-2026



BEST MANAGEMENT PRACTICES:

DURING GRADING PHASE, TRACK-WALK UP AND DOWN SLOPES (NOT PARALLEL TO THEM)

STABILIZE SITE ENTRANCE AND DRIVEWAY - USE 3-4" CRUSHED ROCK FOR A MIN. OF 50' OR AS FAR OUT AS POSSIBLE TO PREVENT TRACKING SOIL OFFSITE. THIS CAN BE USED IN CONJUNCTION WITH A TIRE WASH OR RUMBLE PLATES.

1 USE NATURAL FIBER ROLLS ALONG CONTOURS OF SHORT SLOPES OR SLOPES 3:1 OR FLATTER KEYED INTO GROUND AT LEAST 3" DEEP (TYP. 25' APART). SEE 1/A1.3. NO PLASTIC, SYNTHETIC MONOFILAMENT, OR TIGHT-WOVEN NETTING SHOULD BE USED FOR EROSION CONTROL TO PREVENT WILDLIFE FROM BECOMING ENTANGLED, TRAPPED, OR INJURED. ONLY NATURAL FIBERS SUCH AS JUTE, COCONUT, TWINE OR OTHER SIMILAR FIBERS SHOULD BE USED AND WIDER MESH NETTING OR FABRICS ARE PREFERRED. SEE A1.6 BIOLOGIST RECOMMENDATIONS.

INSTALL SILT FENCE ALONG CONTOURS AS SECONDARY MEASURE TO KEEP SEDIMENT ONSITE AND TO MINIMIZE VEHICLE AND FOOT TRAFFIC BEYOND LIMITS OF SITE DISTURBANCE. SILT FENCING MUST BE KEYED IN. SEE 2/A1.4.

INSTALL EROSION CONTROL BLANKETS ON ANY DISTURBED SITE WITH 3:1 SLOPES OR STEEPER, KEYED INTO THE GROUND AT LEAST 3"

COVER ALL STOCKPILES AND LANDSCAPE MATERIAL AND BURM PROPERLY WITH FIBER ROLLS OR SAND BAGS. KEEP BEHIND SILT FENCE, AWAY FROM WATER BODIES. HAZARDOUS MATERIALS MUST BE KEPT IN CLOSED CONTAINERS THAT ARE COVERED AND UTILIZE SECONDARY CONTAINMENT, NOT DIRECTLY ON SOIL.

USE PEA-GRAVEL BAGS AROUND DRAIN INLETS LOCATED BOTH ONSITE AND IN GUTTER AS A LAST LINE OF DEFENSE.

COVER ALL EXPOSED SOIL WITH STRAW MULCH AND TACKIFIER (OR EQUIVALENT).

2 EXISTING VEGETATION SHOULD BE PRESERVED AS MUCH AS POSSIBLE. AREAS OF DISTURBED SOIL/VEGETATION SHOULD BE REVEGETATED AS SOON AS PRACTICAL. TREE PROTECTION TO BE INSTALLED DURING CONSTRUCTION. SEE 4/A1.4.

PREVENT EQUIPMENT FLUID LEAKS ONTO GROUND BY PLACING DRIP PANS OR PLASTIC TAPPS UNDER EQUIPMENT.

3 CONSTRUCT A CONCRETE WASHOUT SITE ADJACENT TO STABILIZED ENTRANCE. SEE 3/A1.4. CLEAN AS NEEDED AND REMOVE AT END OF PROJECT.

4 PLACE A PORT-A-POTTY NEAR STABILIZED SITE ENTRANCE, BEHIND A CURB AND AWAY FROM GUTTERS, STORM DRAIN INLETS, AND WATER BODIES.

PLAN NOTES:

SEE ADDITIONAL NOTES ON A1.5

ADHERE TO BIOLOGIST REPORT AND A1.6 BIOLOGIST RECOMMENDATIONS.

EROSION CONTROL PLAN

ISSUE: SUBMITTAL 3-6-2026

A1.4

REVISION: 3-31-26

GEISZLER ARCHITECTS

401 FRANCISCO ST. SF CA 94133

PH: 415.409.7000 geislerarchitects.com

REGISTERED ARCHITECT STEVEN C. GEISLER No. C 24557 REN 3/27 STATE OF CALIFORNIA

BRAHM RESIDENCE
ACCESSORY STRUCTURES
330 HORSESHOE HILL ROAD, BOLINAS, CA 94924

EROSION CONTROL PLAN

ISSUE: SUBMITTAL 3-6-2026

A1.4

- maintaining these structures. A fact sheet conveying this information should be prepared and distributed to all construction personnel. Upon completion of the program, personnel should sign a form stating that they attended the program and understand all the avoidance and minimization measures and implications of the governing environmental regulations
2. No plastic, synthetic monofilament, or night-woven netting should be used for erosion control (ex. straw wattles, erosion control matting) to prevent wildlife from becoming entangled, trapped, or injured. Only natural fibers such as jute, cocoanut, twine or other similar fibers should be used and wider mesh netting or fabrics are preferred.

5.2.2 Special-Status Plants

- The following mitigation measures should be implemented to avoid and minimize potential impacts to special-status plants.

5.2.3 California Red-Legged Frogs

The following mitigation measures should be implemented to avoid and minimize potential impacts to California red-legged frogs.

1. Construction of structures and outbuildings should occur during the dry season, e.g. May 1 and October 15, when California red-legged frogs are less likely to forage at greater distances from aquatic habitat.

2. Prior to the start of construction, a qualified biologist should conduct a preconstruction survey for California red-legged frogs within the construction footprint including staging areas and access roads. If no California red-legged frogs are found, no further mitigation is required.

3. If California red-legged frogs are encountered within the project footprint, all work within 50 feet of the individual should cease immediately and the biological monitor notified. The qualified biologist should monitor the individual until it has moved out of the project footprint on its own volition or should be captured and relocated to nearby suitable habitat outside of the work area and released in a safe area at a minimal distance from where it was discovered based on the qualified biologist's professional judgement. At no time should a California red-legged frog be handled or relocated unless a qualified biologist is in possession of a valid USFWS Section 10(a)(1)(A) recovery permit or its USFWS-approved under an active biological opinion and expressly approved by CDFW. Prior to handling and relocation, the biologist should take precautions to prevent introduction of amphibian diseases in accordance with the Revised Guidance on Site Assessments and Field Surveys for the California Red-legged Frog (USFWS 2005).

Jerry D. Roe, MBA, CWB®
Wildlife & Conservation Biologist
Sapere Environmental, LLC
4641 Post Street, #4284
El Dorado Hills, CA 95762

March 4, 2026

COMMON NAME	STATUS ²	HABITAT	POTENTIAL
Western bumble bee <i>Bombus occidentalis</i>	Fed: None CA: SCE	Inhabits a range of vegetation types including native and non-native grasslands, coastal sage shrub, chaparral (edges/ openings), oak woodlands (understory), urban, and agricultural areas. A critical crop pollinator whose primary food plants include sweet clover (<i>Melilotus</i> spp.), thistle (<i>Cirsium</i> spp.), clover (<i>Trifolium</i> spp.), knapweed (<i>Centaurea</i> spp.), rabbithrush (<i>Chrysanthemum</i> spp.), and buckwheat (<i>Eriogonum</i> spp.) species. Due to their tolerance for cooler temperatures this species is active from February-November.	Possible

- | Explanation of State and Federal Listing Codes | |
|---|---|
| WWBG | Federal listings: |
| | CH Critical Habitat (Proposed or Final) is designated |
| | FT Federally listed as Threatened |
| | California listings: |
| | FP Fully Protected |
| | SCE California Candidate species for listing as endangered under CESA |
| | SSC California Species of Special Concern |
| | ST California listed as Threatened |
| | WL Watch List |
| | Other listing codes: |
| SA "Special Animals" is a general term that refers to all of the taxa the CNDDB is interested in tracking, regardless of their legal or protection status. This list is also referred to as the list of "species at risk" or "special status species". The Department of Fish and Game considers the taxa on this list to be those of greatest conservation need. | |
| WWBG | The Western Bat Working Group (WWBG) – High Priority indicates species that are imperiled or are at high risk of imperilment based on available information on distribution, status, ecology and known threats – MH – Medium Priority indicates a lack of information on the species' status and/or distribution; species designated as least concern based on available data. The WWBGG also uses intermediate designations including MH+ Medium High and LM+ Low Medium priority. |

5.0 Recommendations

5.1 Regulated Wetlands and Streams

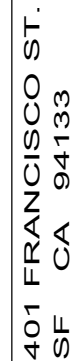
The proposed project is entirely outside federal CWA Section 404 jurisdiction. Therefore, no permit would be required from this agency. The proposed project also is outside of waters of the state under authority of CDFW or RWQCB. No permits are required from these agencies specific to wetlands, streams or water quality. All proposed work should fully avoid the isolated pond on the adjacent parcel. The pond is approximately 150 feet from the proposed work areas.

- ## 5.2 Avoidance and Minimization Measures

To avoid or minimize potential impacts to special-status plants and wildlife species and their habitats, the following mitigation measures are recommended:

5.2.1 General Wildlife Avoidance and Minimization Measures

1. Prior to the start of construction, a biologist experienced in biology and ecology of California red-legged frogs, white-tailed kites, and all aforementioned special-status species should conduct an educational training program for all construction personnel including subcontractors. The training should include, at a minimum, a description of the California red-legged frogs and the species mentioned herein and their habitat; sensitive habitats within the study area; an explanation of the special status of the species; and the importance of the avoidance and minimization measures to be implemented to reduce the potential of take; communication and work stoppage protocols in case a listed species is observed within the study area; and an explanation of the environmental sensitive areas and the importance of





ELEVATION POINTS WITH 'TOPO' CALL OUT
CORRESPOND TO SITE PLAN AND SURVEY
TOPOGRAPHICAL LINES.

ELEMENTS ABOVE

ELEMENTS BELOW

The diagram illustrates the sequence of demolition steps. It consists of four horizontal lines, each with a corresponding label to its right. The first line is a solid black line labeled "(E) WALLS". The second line is a dashed black line labeled "REMOVE/DEMO". The third line is a solid black line labeled "ELEMENTS ABOVE". The fourth line is a dashed black line labeled "ELEMENTS BELOW".

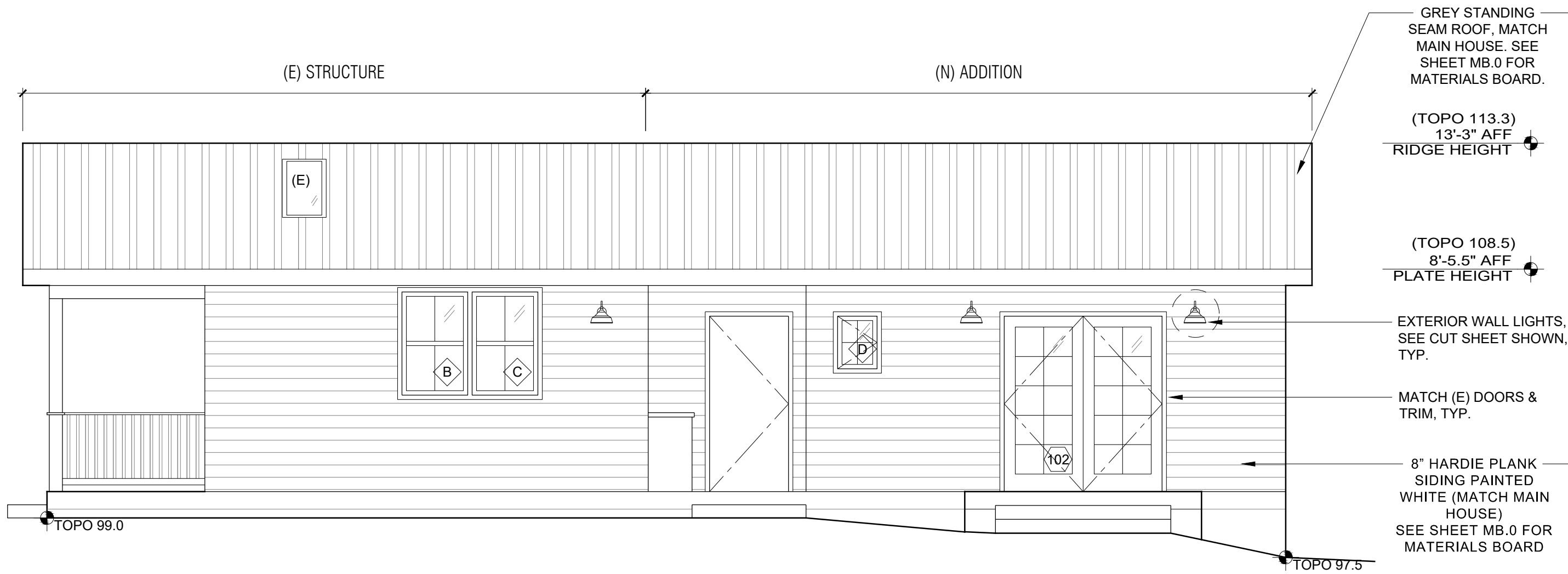
BRAHM RESIDENCE
ACCESSORY STRUCTURES
330 HORSHOE HILL ROAD, BOLINAS, CA 94924

ISSUE:	
SUBMITTAL	3-6-2026

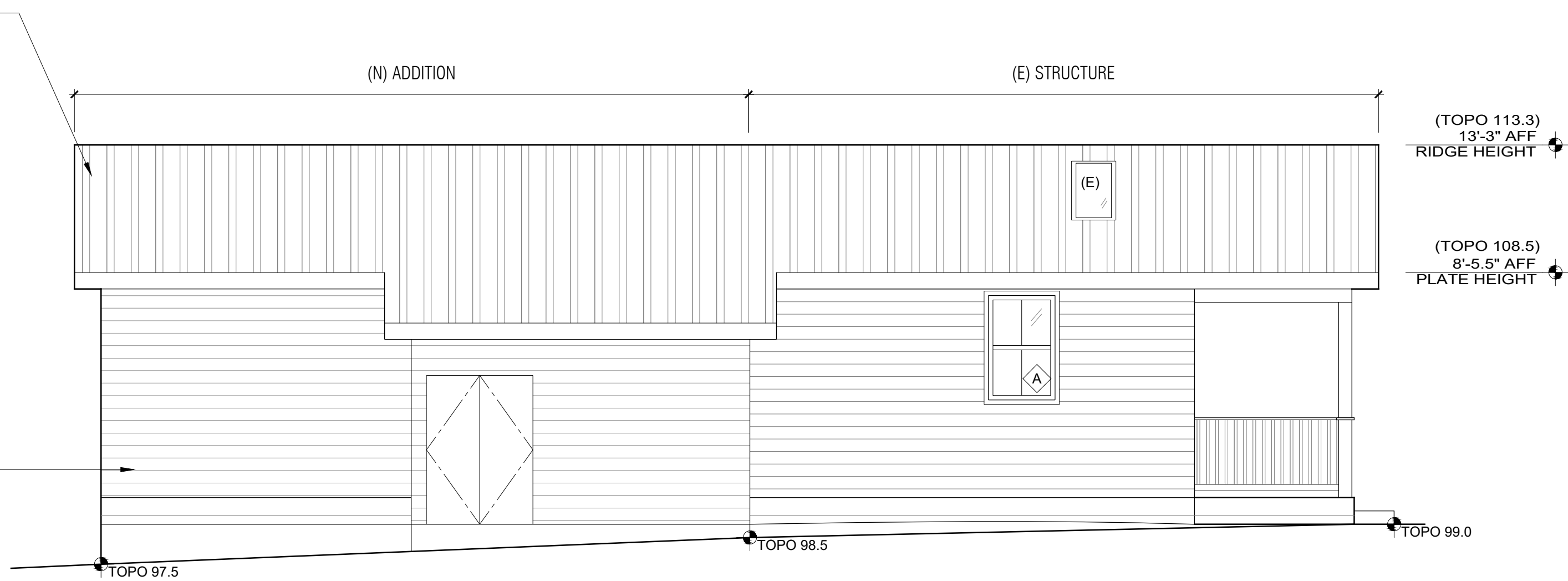
Ab2.0

PLANNING RESUBMITTAL 3-31-2026

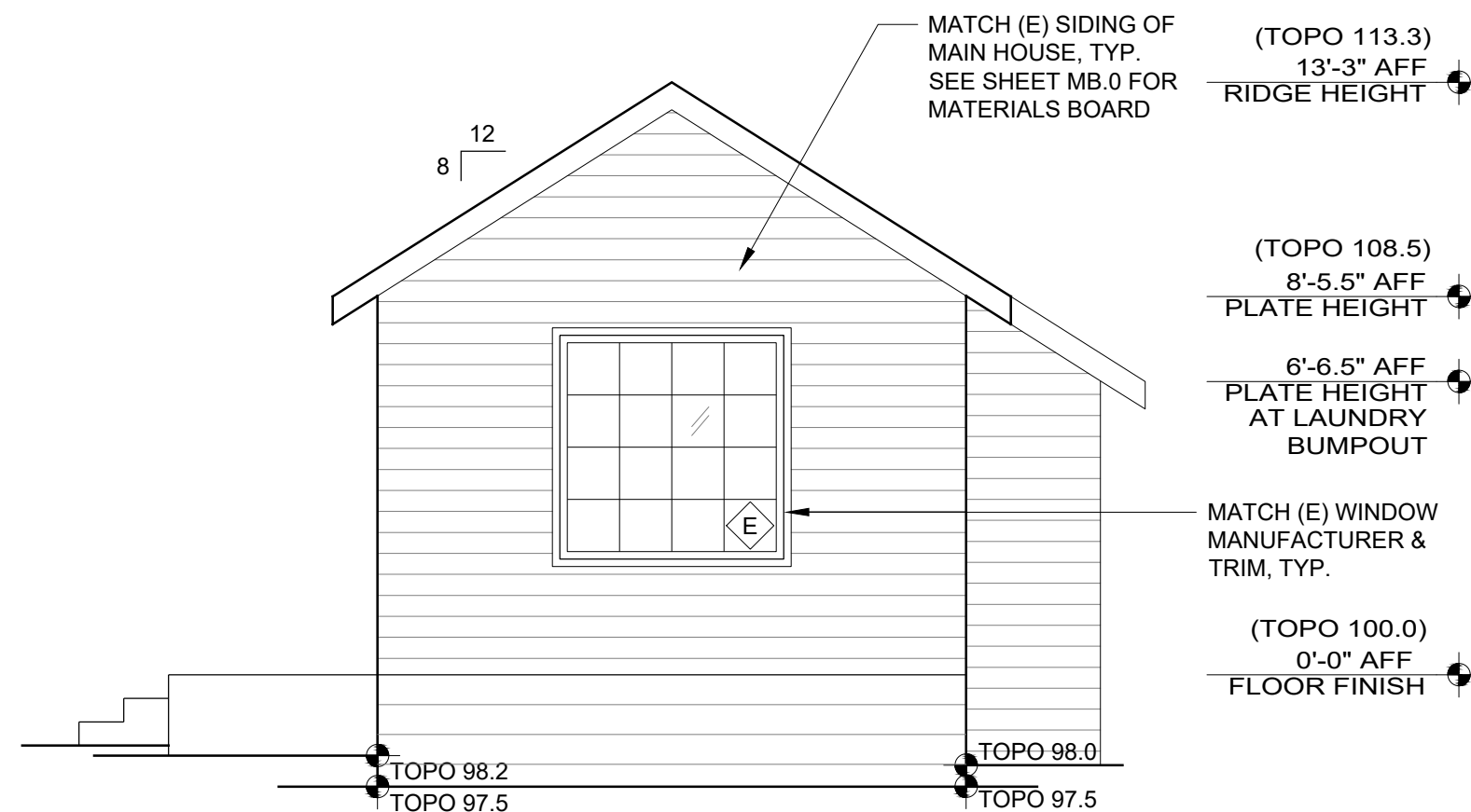
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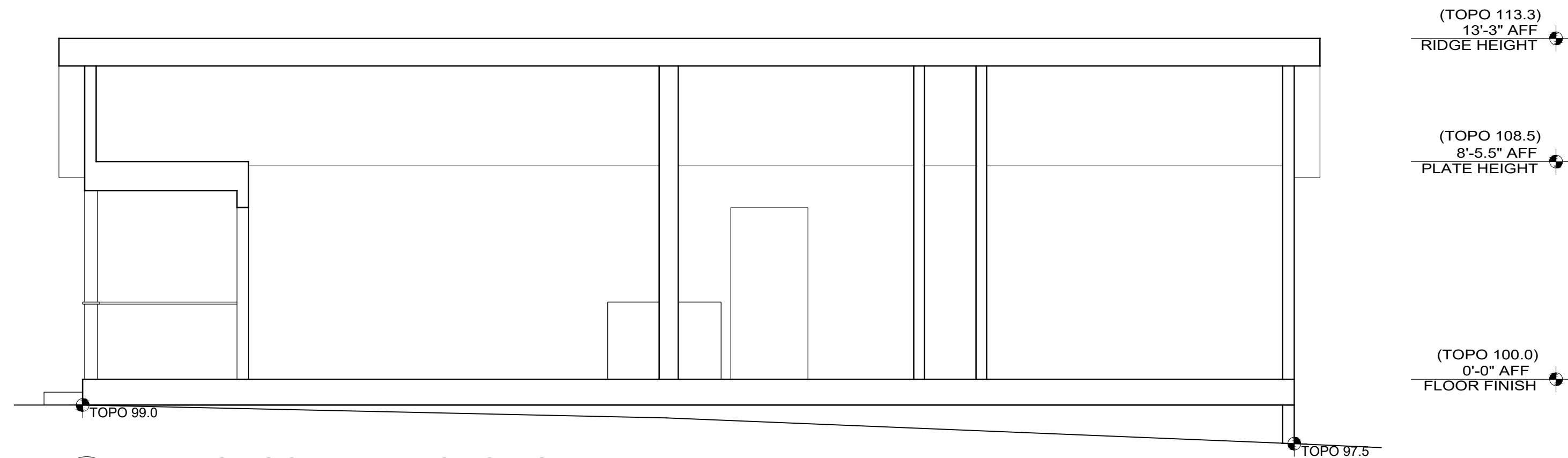
4 PROPOSED EAST ELEVATION
SCALE 1/4" = 1'-0"



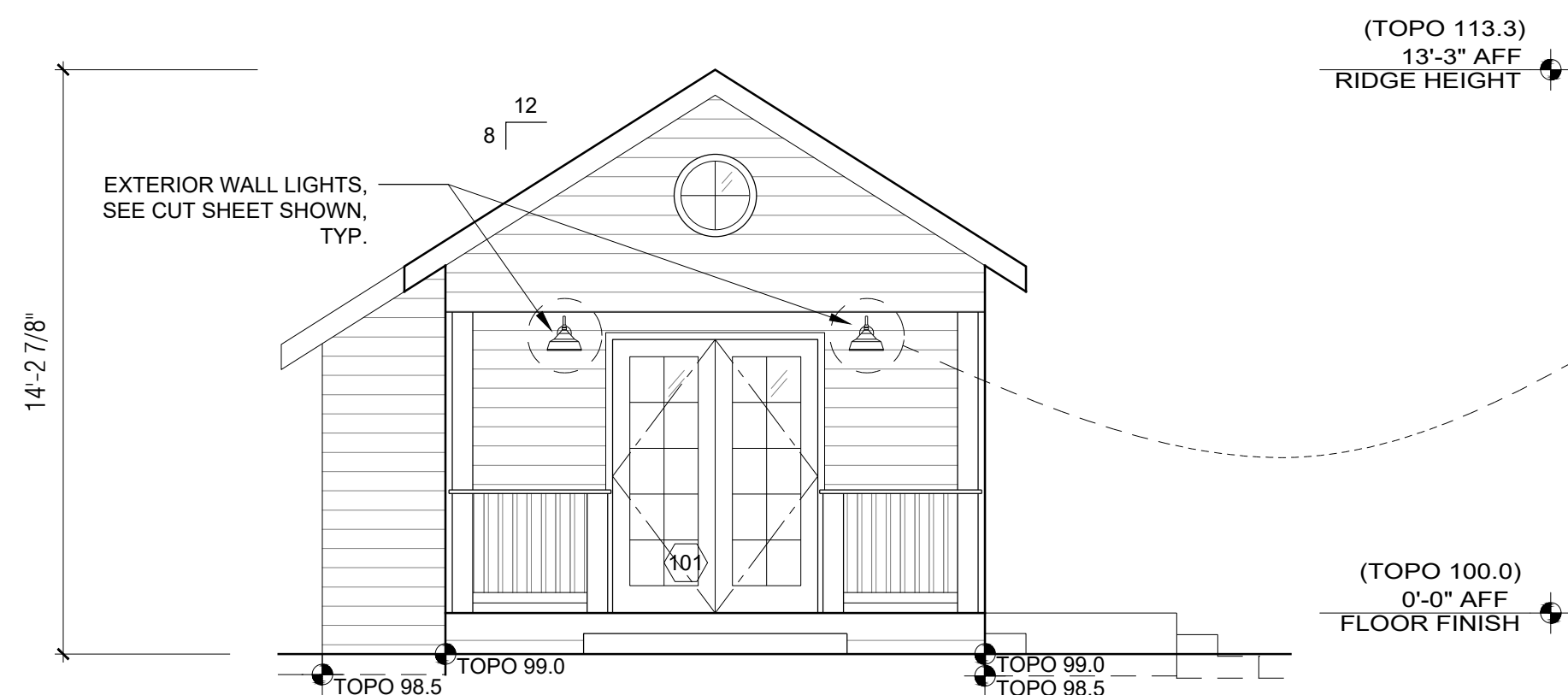
3 PROPOSED WEST ELEVATION
SCALE 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
SCALE 1/4" = 1'-0"



5 PROPOSED ADU SECTION
SCALE 1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION
SCALE 1/4" = 1'-0"



TROYER

11940Z
MEDIUM WALL MOUNT SCONCE
Troyer's authentic outdoor collection captures the enduring allure of American farmhouse lighting. Constructed in solid aluminum, Troyer's warm and inviting heritage details combine with unique ribbed glass accent and timeless finishes for a classic silhouette.

DETAILS	
FINISH:	Oil Rubbed Bronze
MATERIAL:	Aluminum
GLASS:	Clear Ribbed
DIMMABLE:	YES - WITH DIMMABLE LAMP (NOT INCLUDED)

DIMENSIONS	
WIDTH:	10"
HEIGHT:	10"
DEPTH:	2 1/2"
BACK PLATE:	5" Dia.
EXTENSION:	11"
TOP TO OUTLET:	5.5000"

LIGHT SOURCE	
LIGHT SOURCE:	Socketed
WATTAGE:	1-12w Med. LED, 100w E26w
VOLTAGE:	120v

SHIPPING	
CARTON LENGTH:	20
CARTON WIDTH:	13
CARTON HEIGHT:	8
CARTON WEIGHT:	3.5

PRODUCT DETAILS:

- Angular lines, a bold finish and robust details create an industrial edge to add flair to any type of facade.
- Suitable for use in wet (outdoor direct rain) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards.
- 2-year finish warranty.

GENERAL NOTES

ELEVATION POINTS WITH 'TOPO' CALL OUT CORRESPOND TO SITE PLAN AND SURVEY TOPOGRAPHICAL LINES.

FLOOR PLAN LEGEND

(E) WALLS

(N) WALLS

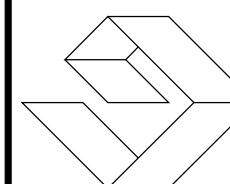
ELEMENTS ABOVE

ELEMENTS BELOW

AREA OF (N) ADDITION

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3-31-26

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ACCESSORY STRUCTURES
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PROPOSED
ADU
ELEVATIONS

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Ab2.2

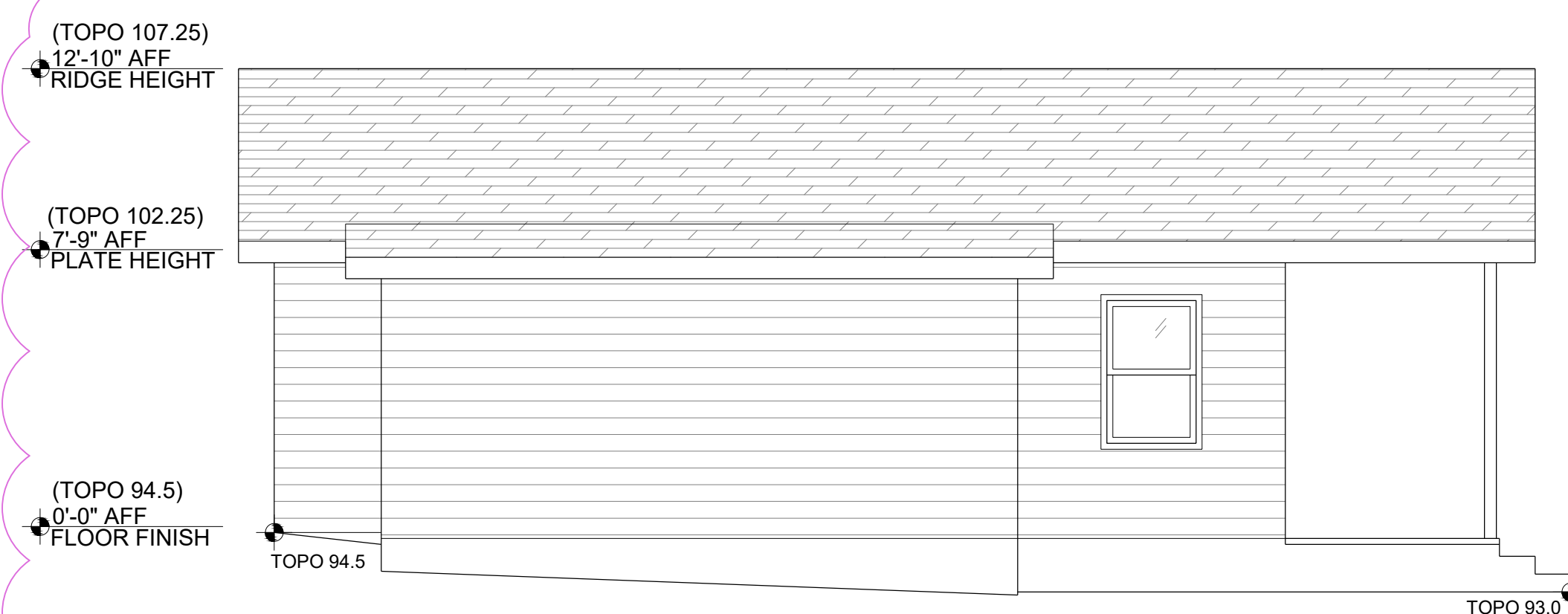
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HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

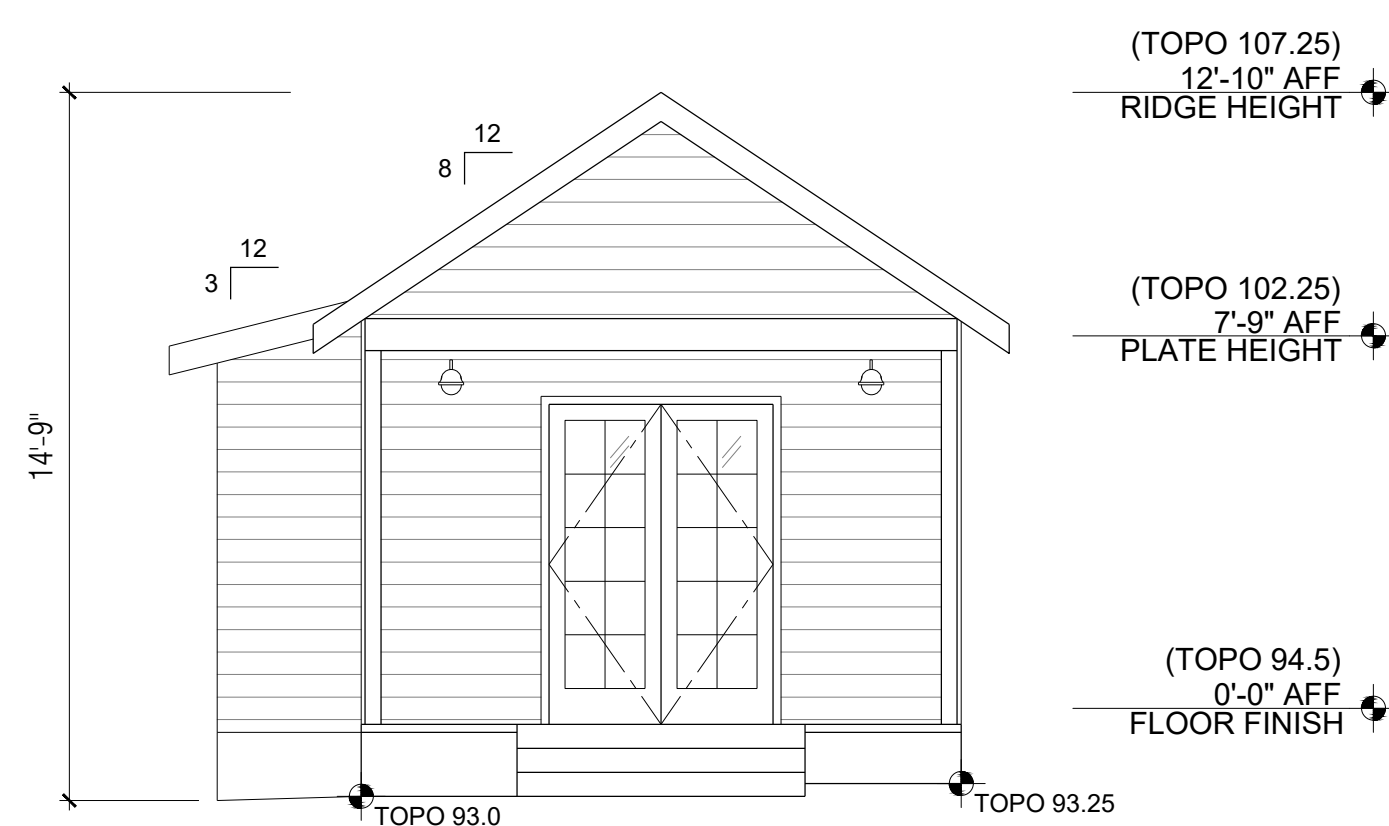
hinkley.com



7
Ac2.0

EXISTING SOUTH ELEVATION - NO CHANGE

SCALE 1/4" = 1'-0"



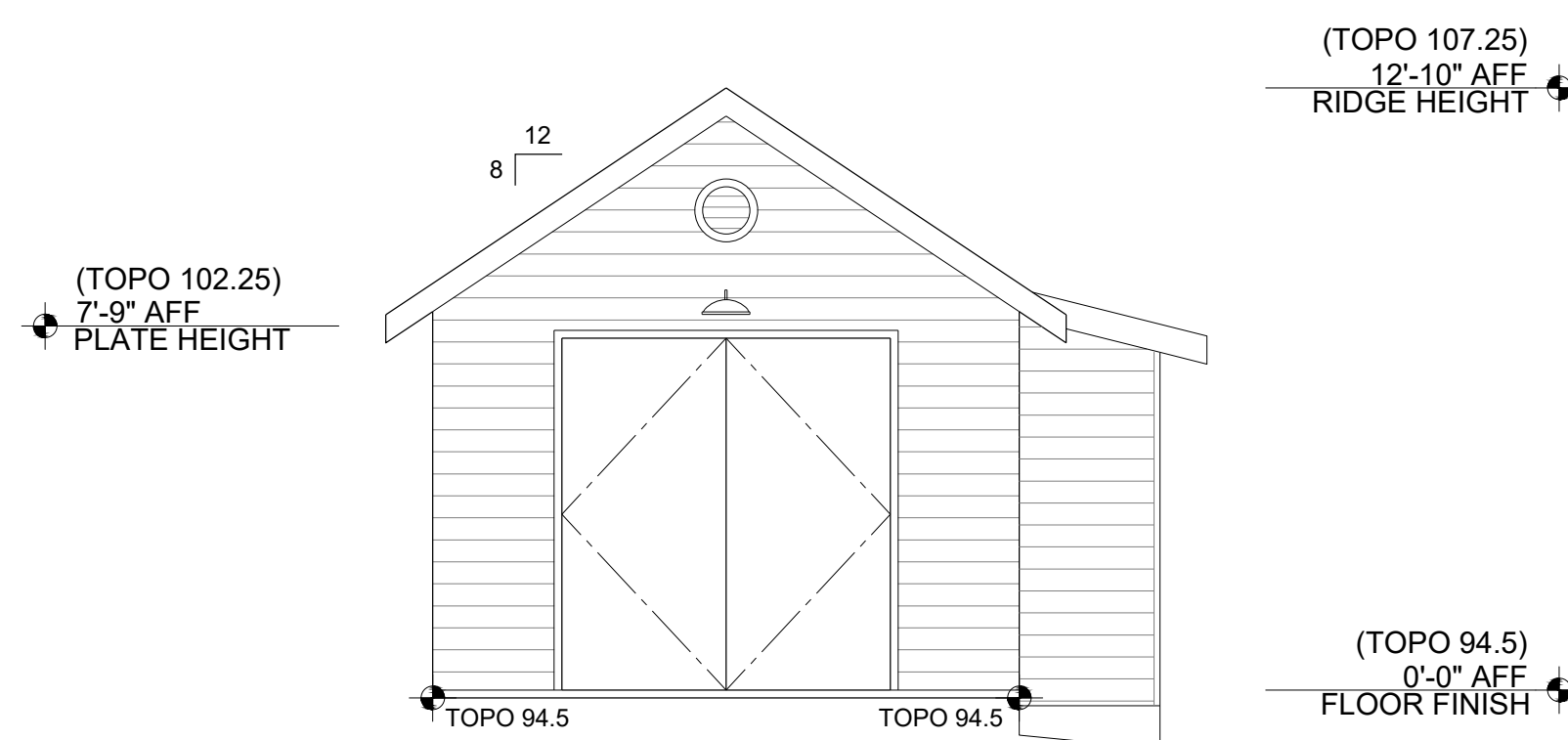
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Ac2.0

EXISTING EAST ELEVATION - NO CHANGE

SCALE 1/4" = 1'-0"



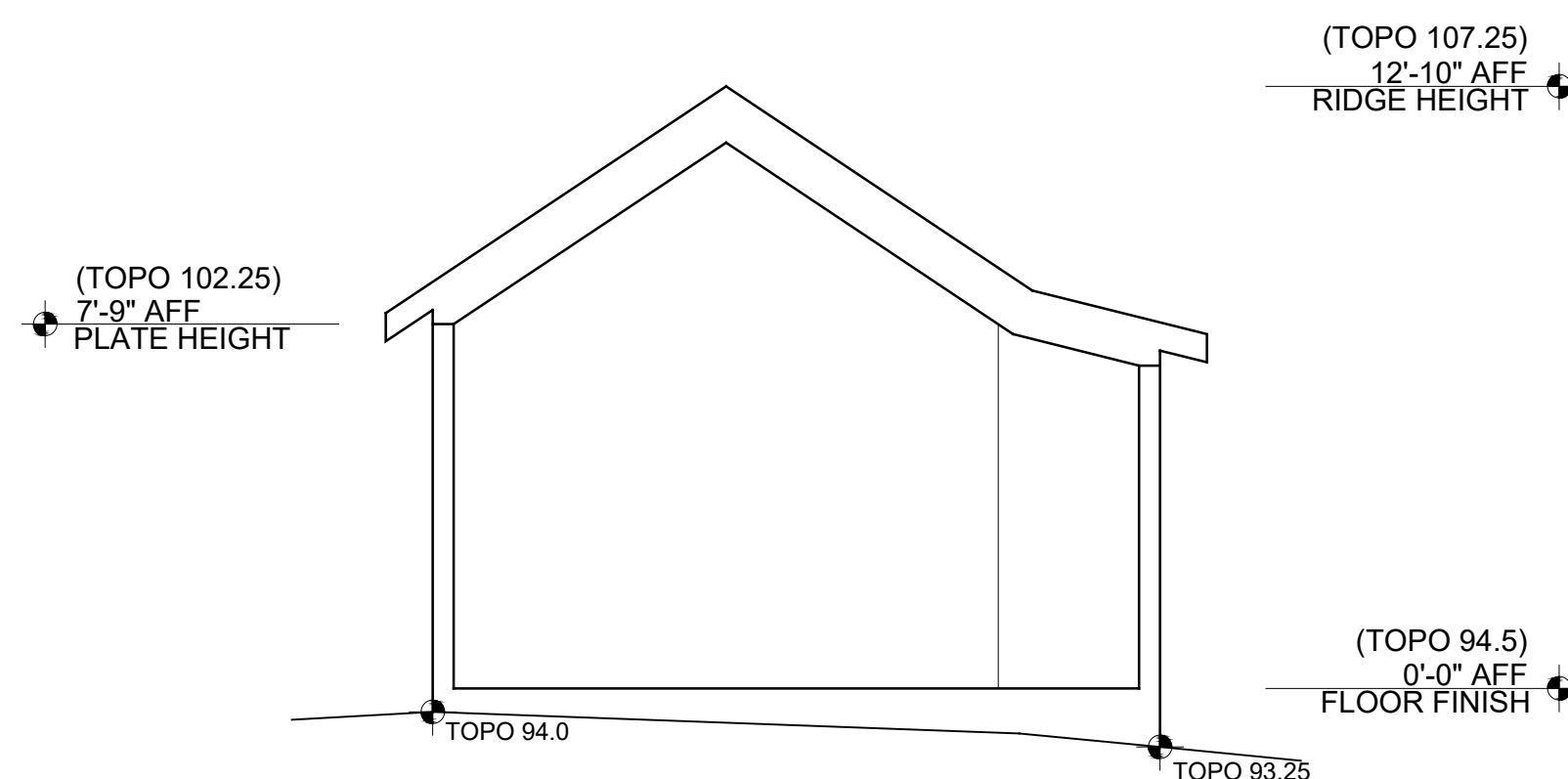
5 EXISTING NORTH ELEVATION - NO CHANGE
Ac2.0 SCALE 1/4" = 1'-0"



4
Ac2.0

EXISTING WEST ELEVATION

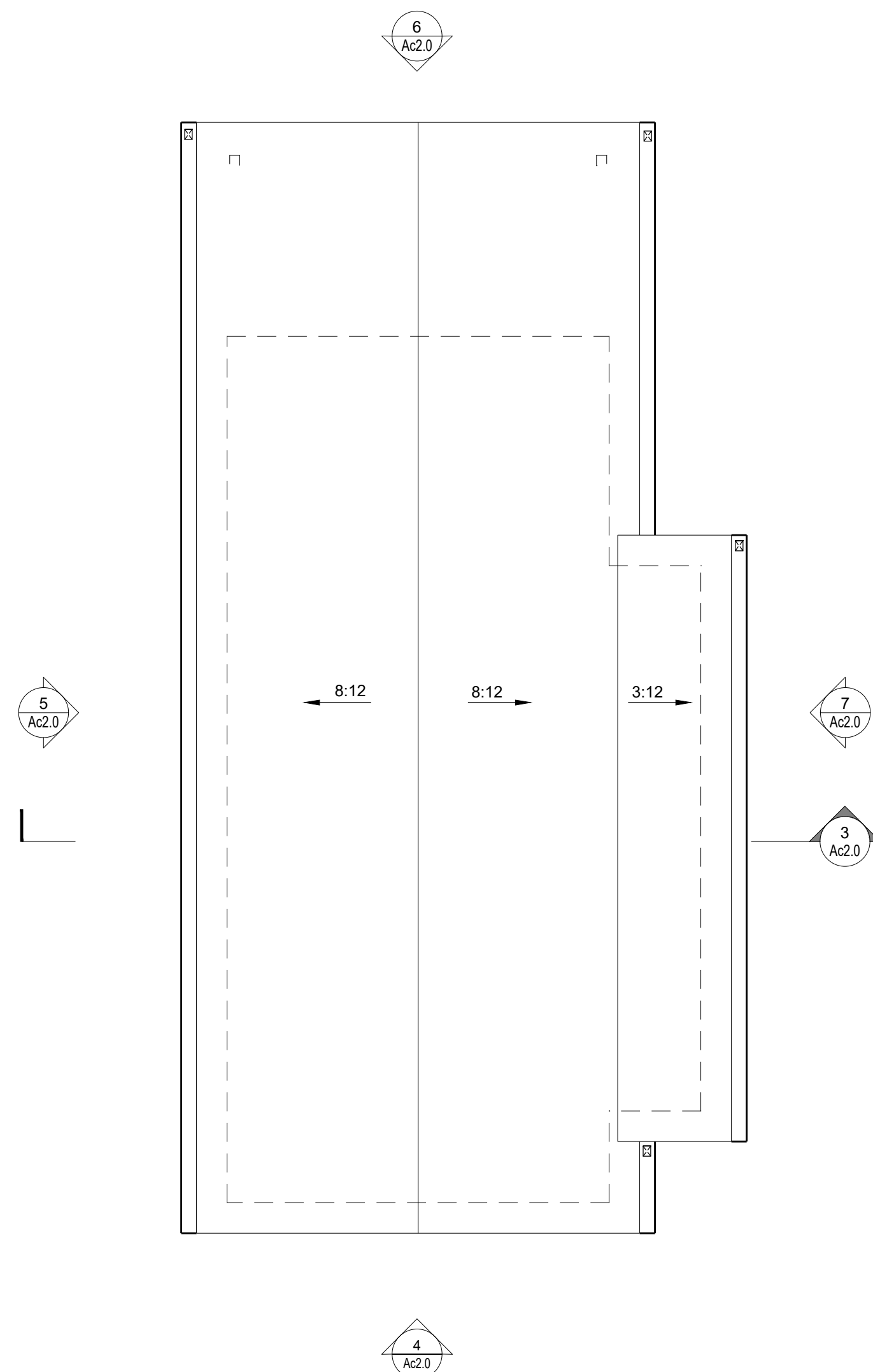
SCALE 1/4" = 1'-0"



3
Ac2.0

EXISTING SECTION - NO CHANGE

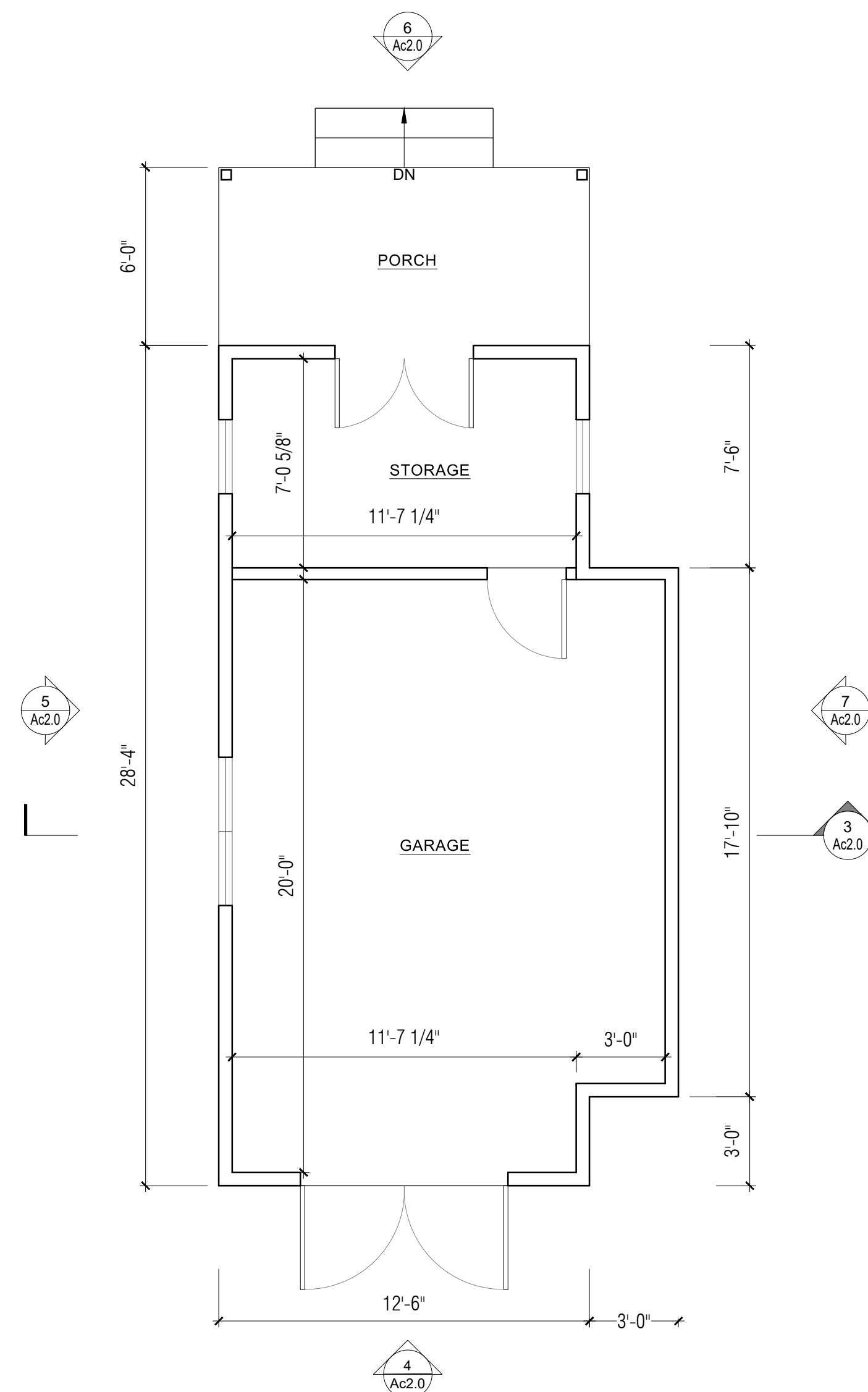
SCALE 1/4" = 1'-0"



2
Ac2.0

EXISTING GARAGE ROOF - NO CHANGE

SCALE 1/4" = 1'-0"



1
Ac2.0

EXISTING GARAGE SHED - NO CHANGE

SCALE 1/4" = 1'-0"

GENERAL NOTES:

EXISTING GARAGE STRUCTURE - NO CHANGE

ELEVATION POINTS WITH 'TOPO' CALL OUT CORRESPOND TO SITE PLAN AND SURVEY TOPOGRAPHICAL LINES.

ROOF PLAN LEGEND

GUTTERS

DOWN SPOUT -3X4
TYP.

ELEMENTS ABOVE

ELEMENTS BELOW

FLOOR PLAN LEGEND

(E) WALLS

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3-31-26

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SF CA 94133
PH 415.409.7000
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BRAHM RESIDENCE
ACCESSORY STRUCTURES

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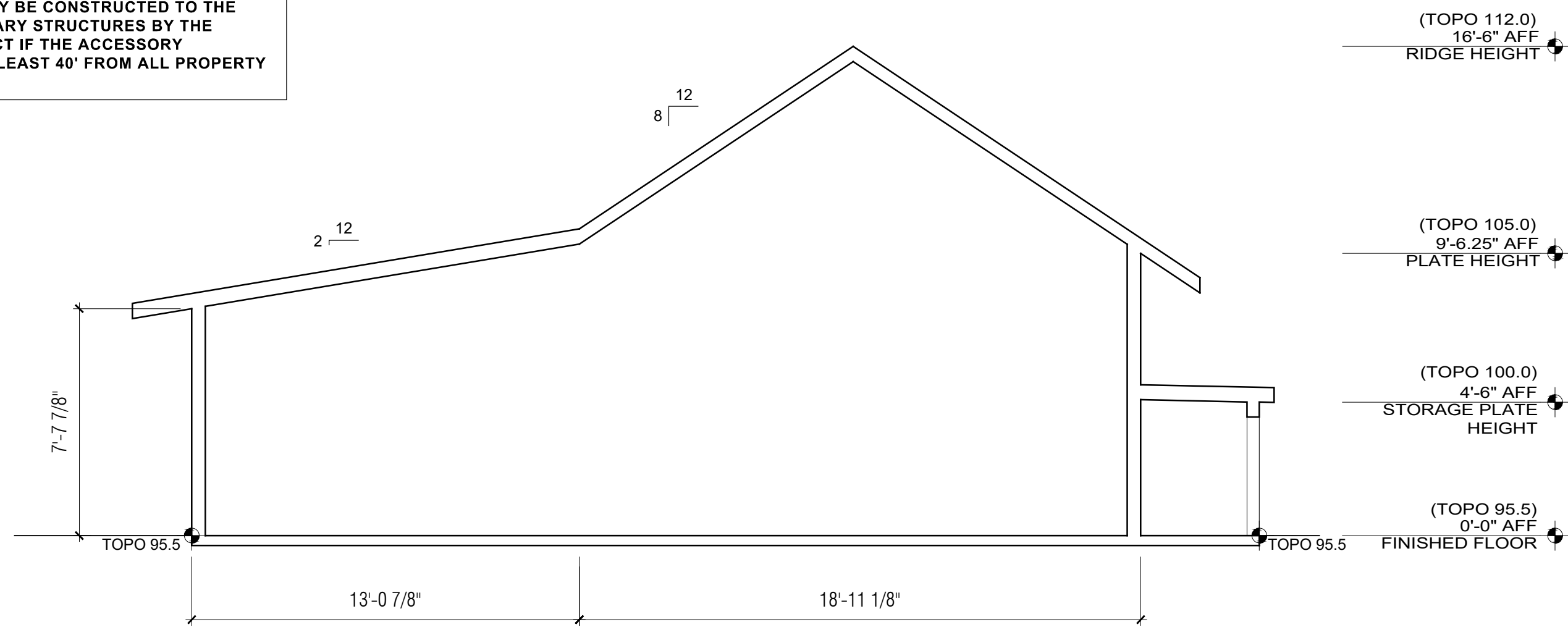
EXISTING
GARAGE
PLANS

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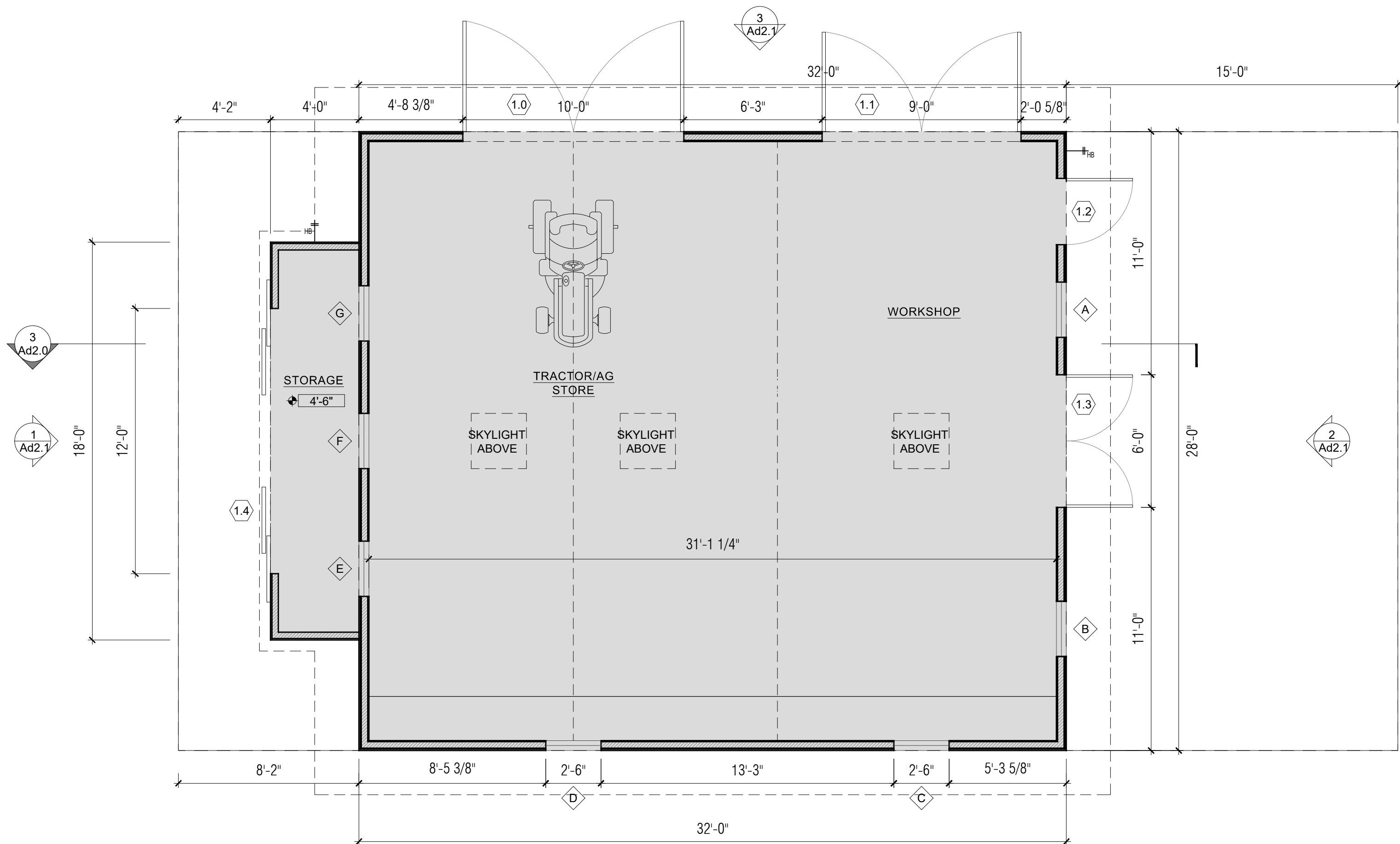
Ac2.0

1

NOTE: HEIGHT PER TITLE 20 - COASTAL ZONING CODE 20.64.045 (C)2 - DETACHED ACCESSORY STRUCTURES: A DETACHED ACCESSORY STRUCTURE SHALL NOT EXCEED 15' IN HEIGHT ABOVE GRADE. HOWEVER, A DETACHED ACCESSORY STRUCTURE MAY BE CONSTRUCTED TO THE HEIGHT ALLOWED FOR PRIMARY STRUCTURES BY THE APPLICABLE ZONING DISTRICT IF THE ACCESSORY STRUCTURE IS LOCATED AT LEAST 40' FROM ALL PROPERTY LINES.



3 SECTION
Ad2.0 SCALE 1/4" = 1'-0"



1 PROPOSED BARN FLOOR PLAN
Ad2.0 SCALE 1/4" = 1'-0"

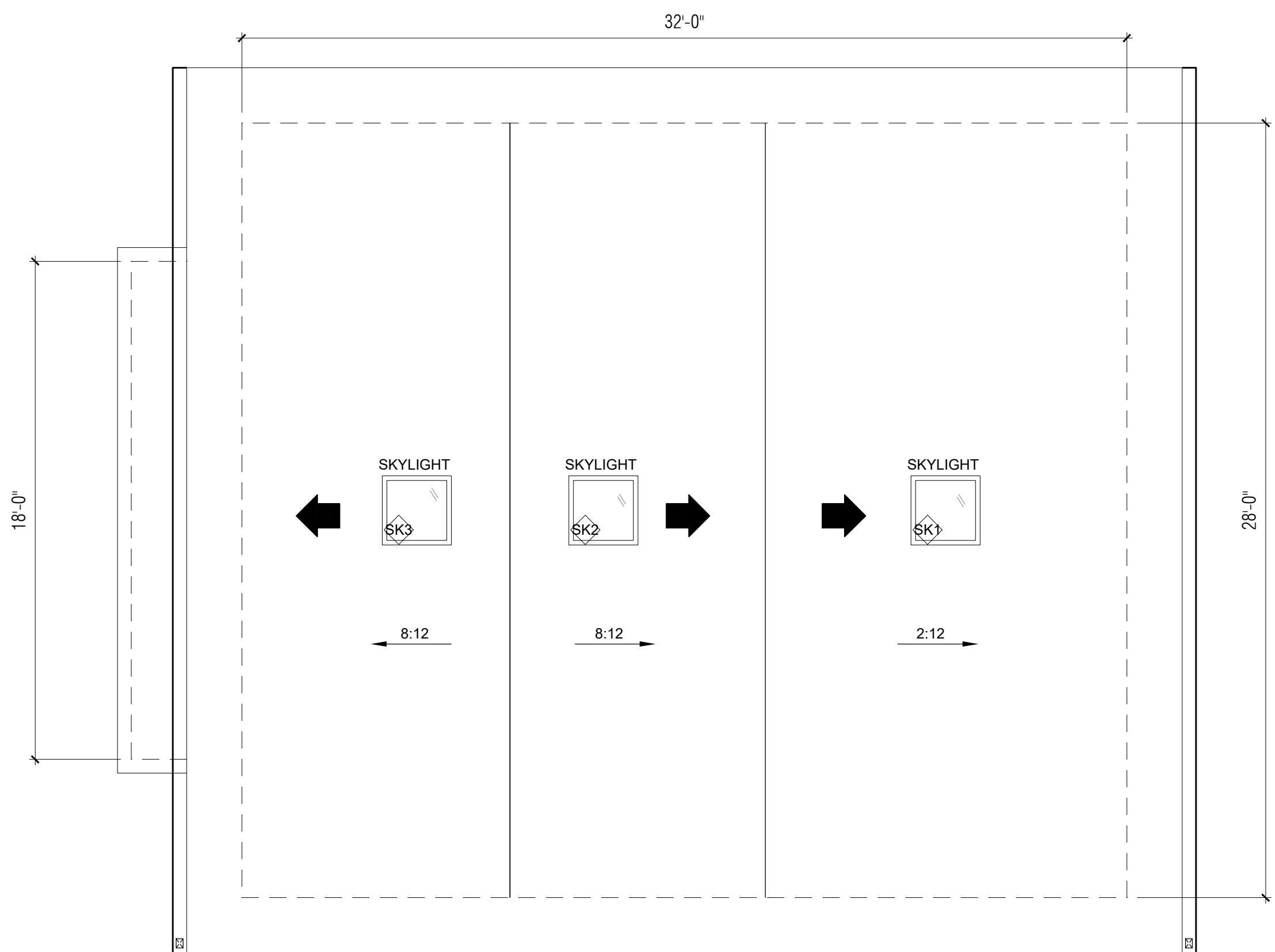


WINDOW SCHEDULE

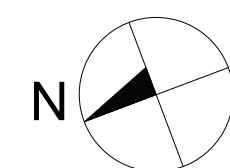
NO.	LOCATION	OPERATION	NOMINAL SIZE			MATERIAL	GLAZING	HARDWARE
			WIDTH	HEIGHT	HEAD			
	LOWER LEVEL							
A	BARN	CASEMENT	2'-6"	3'-6"	7'-6"	WOOD	DOUBLE LOW-E TEMP.	TBD
B	BARN	CASEMENT	2'-6"	3'-6"	7'-6"	WOOD	DOUBLE LOW-E TEMP.	TBD
C	BARN	CASEMENT	2'-6"	3'-6"	7'-0"	WOOD	DOUBLE LOW-E TEMP.	TBD
D	BARN	CASEMENT	2'-6"	3'-6"	7'-0"	WOOD	DOUBLE LOW-E TEMP.	TBD
E	BARN	AWNING	2'-6"	2'-0"	7'-6"	WOOD	DOUBLE LOW-E TEMP.	TBD
F	BARN	AWNING	2'-6"	2'-0"	7'-6"	WOOD	DOUBLE LOW-E TEMP.	TBD
G	BARN	AWNING	2'-6"	2'-0"	7'-6"	WOOD	DOUBLE LOW-E TEMP.	TBD
	SKYLIGHTS							
SK1	ROOF	FIXED	2'-6"	2'-6"	N/A	COMP	DOUBLE LOW-E TEMP.	TBD
SK2	ROOF	FIXED	2'-6"	2'-6"	N/A	COMP	DOUBLE LOW-E TEMP.	TBD
SK3	ROOF	FIXED	2'-6"	2'-6"	N/A	COMP	DOUBLE LOW-E TEMP.	TBD

EXTERIOR DOOR SCHEDULE

NO.	LOCATION	OPERATION	NOMINAL SIZE			MATERIAL	GLAZING	HARDWARE
			WIDTH	HEAD HGT	THICKNESS			
1.0	BARN	HINGED	10'-0"	7'-6"	2"	WOOD	GLASS UPPER TEMP.	TBD
1.1	BARN	HINGED	9'-0"	7'-0"	2"	WOOD	GLASS UPPER TEMP.	TBD
1.2	BARN	HINGED	3'-0"	6'-8"	2"	WOOD	NONE	TBD
1.3	BARN	HINGED	6'-0"	6'-8"	2"	WOOD	GLASS UPPER TEMP.	TBD
1.4	BARN STORAGE	BIFOLD	12'-0"	4'-0"	2"	WOOD	NONE	TBD



2 PROPOSED BARN ROOF PLAN
Ad2.0 SCALE 1/4" = 1'-0"



ROOF PLAN LEGEND

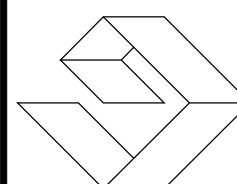
- (N) GUTTERS
- DOWN SPOUT -3X4 TYP. (N) UNLESS NOTED OTHERWISE.
- ELEMENTS ABOVE
- ELEMENTS BELOW

FLOOR PLAN LEGEND

- (N) WALLS
- ELEMENTS ABOVE
- ELEMENTS BELOW
- AREA OF (N) STRUCTURE

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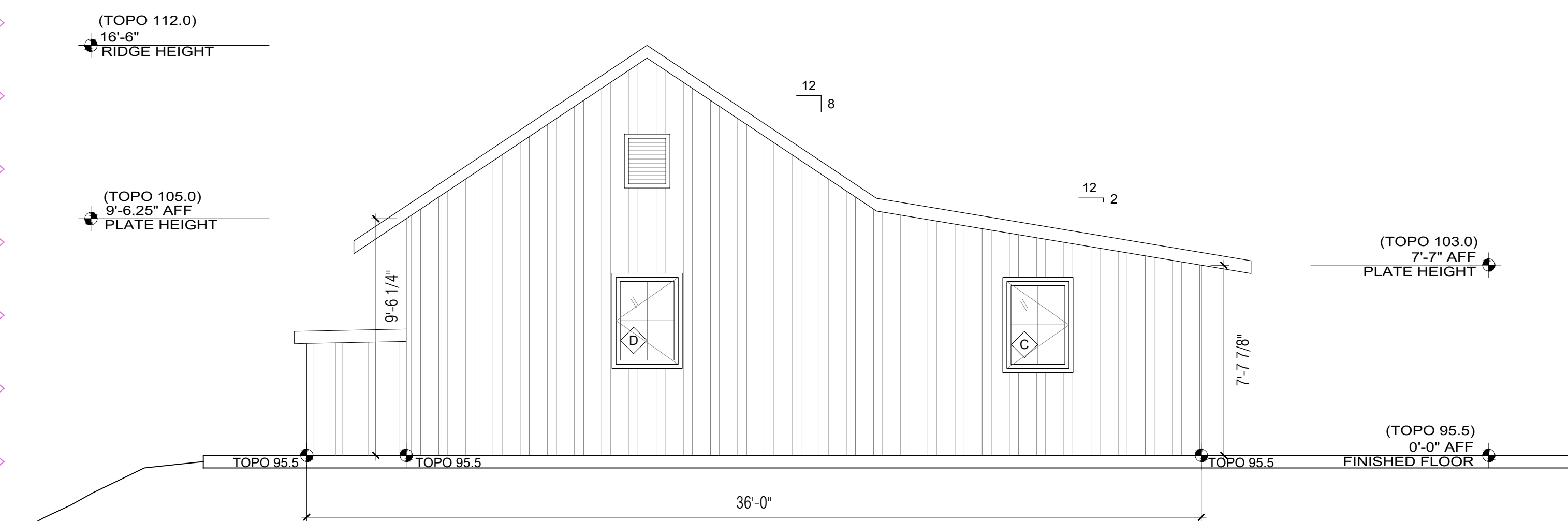
BRAHM RESIDENCE
ACCESSORY STRUCTURES
330 HORSESHOE HILL ROAD, BOLINAS, CA 94924

PROPOSED
BARN PLANS

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Ad2.0

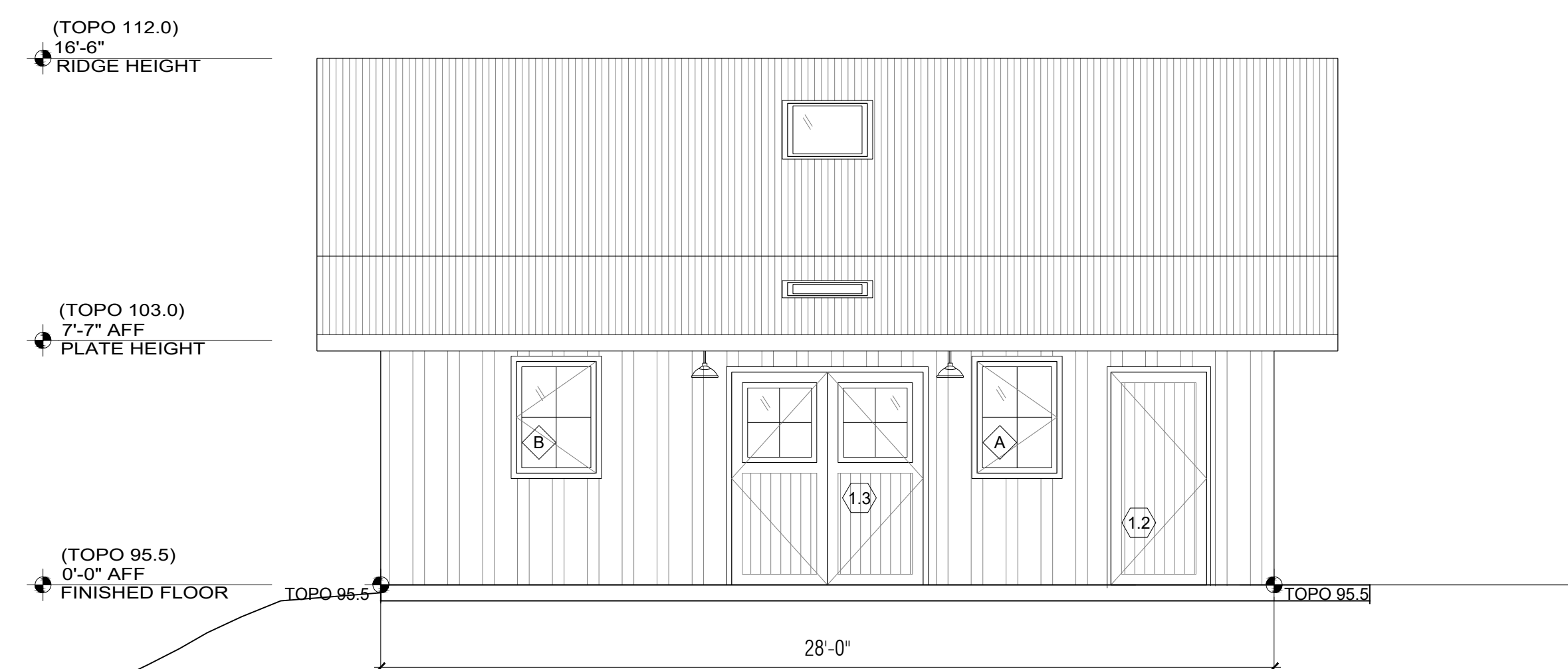
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4
Ad2.1

PROPOSED WEST ELEVATION

SCALE 1/4" = 1'-0"

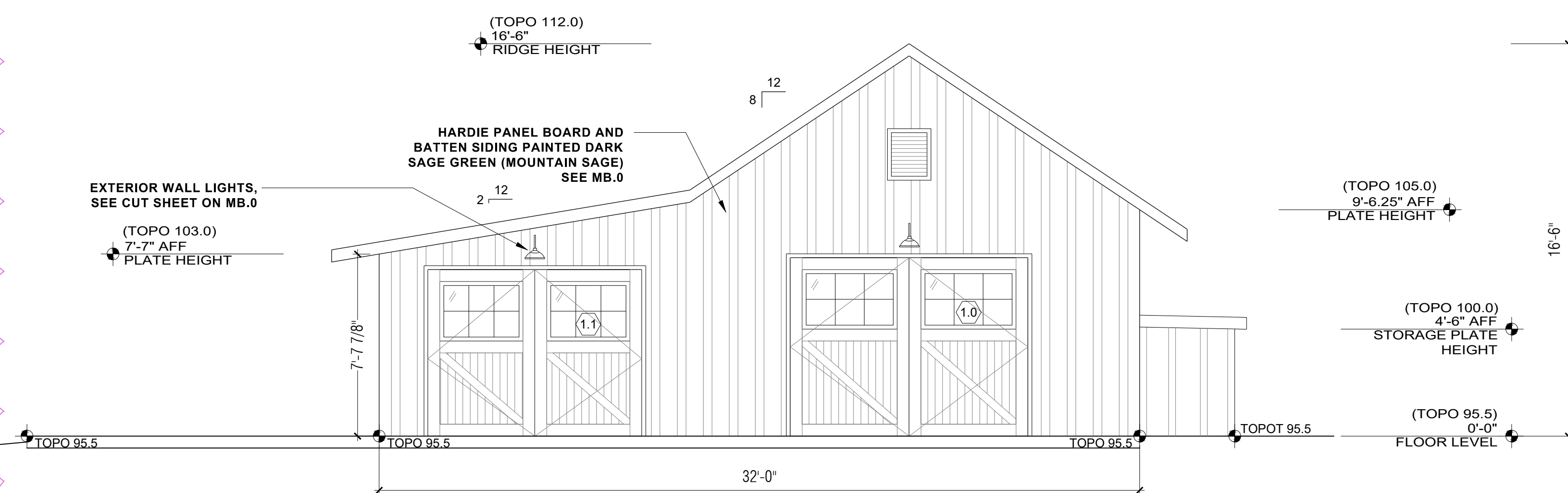


2
Ad2.1

PROPOSED SOUTH ELEVATION

SCALE 1/4" = 1'-0"

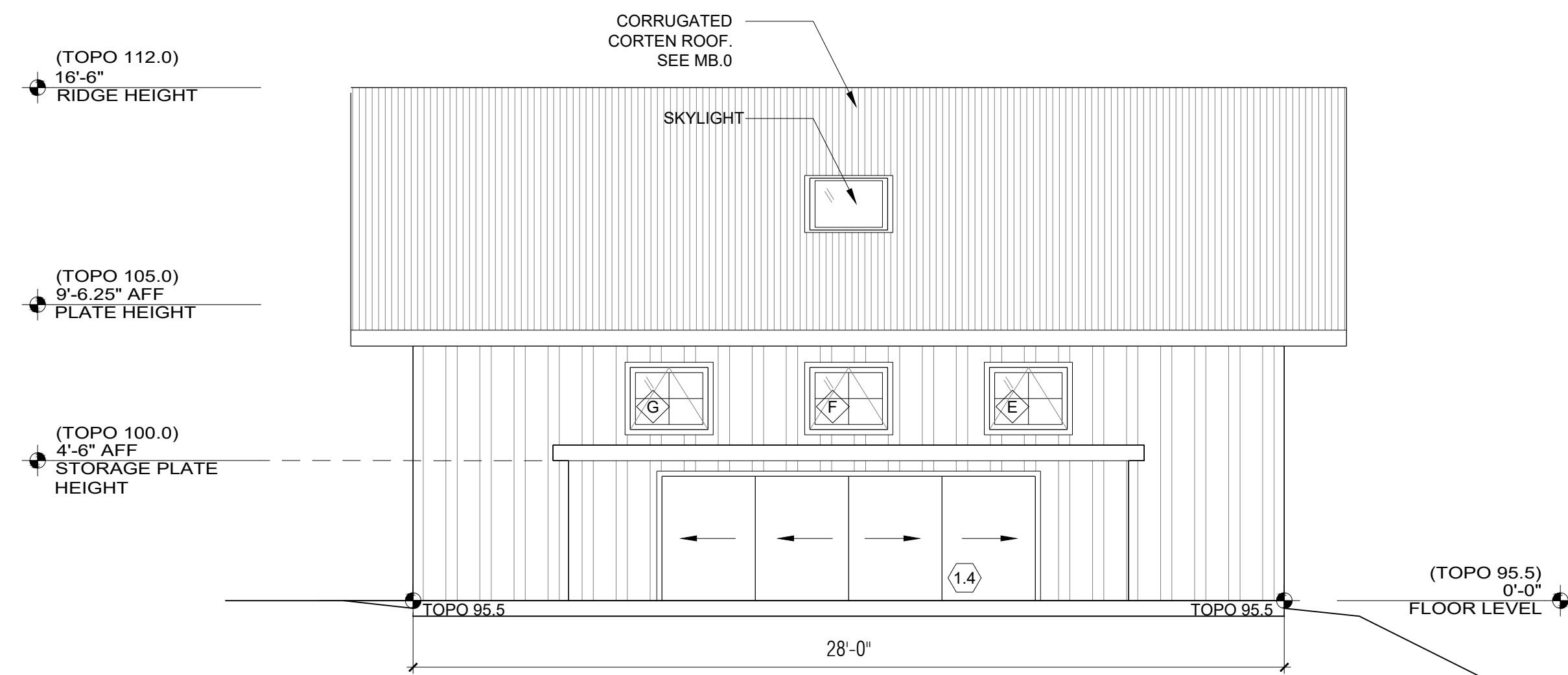
NOTE: HEIGHT PER TITLE 20 - COASTAL ZONING CODE 20.64.045 (C)2 - DETACHED ACCESSORY STRUCTURES: A DETACHED ACCESSORY STRUCTURE SHALL NOT EXCEED 15' IN HEIGHT ABOVE GRADE. HOWEVER, A DETACHED ACCESSORY STRUCTURE MAY BE CONSTRUCTED TO THE HEIGHT ALLOWED FOR PRIMARY STRUCTURES BY THE APPLICABLE ZONING DISTRICT IF THE ACCESSORY STRUCTURE IS LOCATED AT LEAST 40' FROM ALL PROPERTY LINES.



3
Ad2.1

PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"



1
Ad2.1

PROPOSED NORTH ELEVATION

SCALE 1/4" = 1'-0"

FLOOR PLAN LEGEND



(N) WALLS

----- ELEMENTS ABOVE

— — — — — . ELEMENTS BELOW

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BRAHM RESIDENCE
ACCESSORY STRUCTURES
330 HORSESHOE HILL ROAD, BOLINAS, CA 94924

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PROPOSED
BARN
ELEVATIONS

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Ad2.1

BARN



ROOF
CORRUGATED CORTEN METAL ROOFING

6



SIDING
HARDIE PANEL BOARD AND BATTEN SIDING PAINTED
DARK SAGE GREEN (MOUNTAIN SAGE)

5

ADU

TROYER
11940Z
MEDIUM WALL MOUNT SCONCE

Troyer's authentic outdoor collection captures the enduring allure of American farmhouse lighting. Constructed in solid aluminum, Troyer's warm and inviting heritage details combine with unique ribbed glass accent and timeless finishes for a classic silhouette.

DETAILS	
FINISH:	Oil Rubbed Bronze
MATERIAL:	Aluminum
GLASS:	Clear Ribbed
DIMMABLE:	YES - WITH DIMMABLE LAMP (NOT INCLUDED)

DIMENSIONS	
WIDTH:	10"
HEIGHT:	10"
WEIGHT:	2lb
BACK PLATE:	8" Dia.
EXTENSION:	11"
TOP TO OUTLET:	5.5000"

LIGHT SOURCE	
LIGHT SOURCE:	Socketed
WATTAGE:	1-12w Med. LED, 100w Equiv.
VOLTAGE:	120v

SHIPPING	
CARTON LENGTH:	20
CARTON WIDTH:	13
CARTON HEIGHT:	8
CARTON WEIGHT:	3.5

PRODUCT DETAILS:

- Angular lines, a bold finish and robust details create an industrial edge to add flair to any type of facade
- Suitable for use in wet (outdoor direct rain) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- 2-year finish warranty

HINKLEY

HINKLEY
33000 Pine Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 445-5539
hinkley.com

EXTERIOR WALL LIGHT CUT SHEET
HINKLEY: TROYER

4



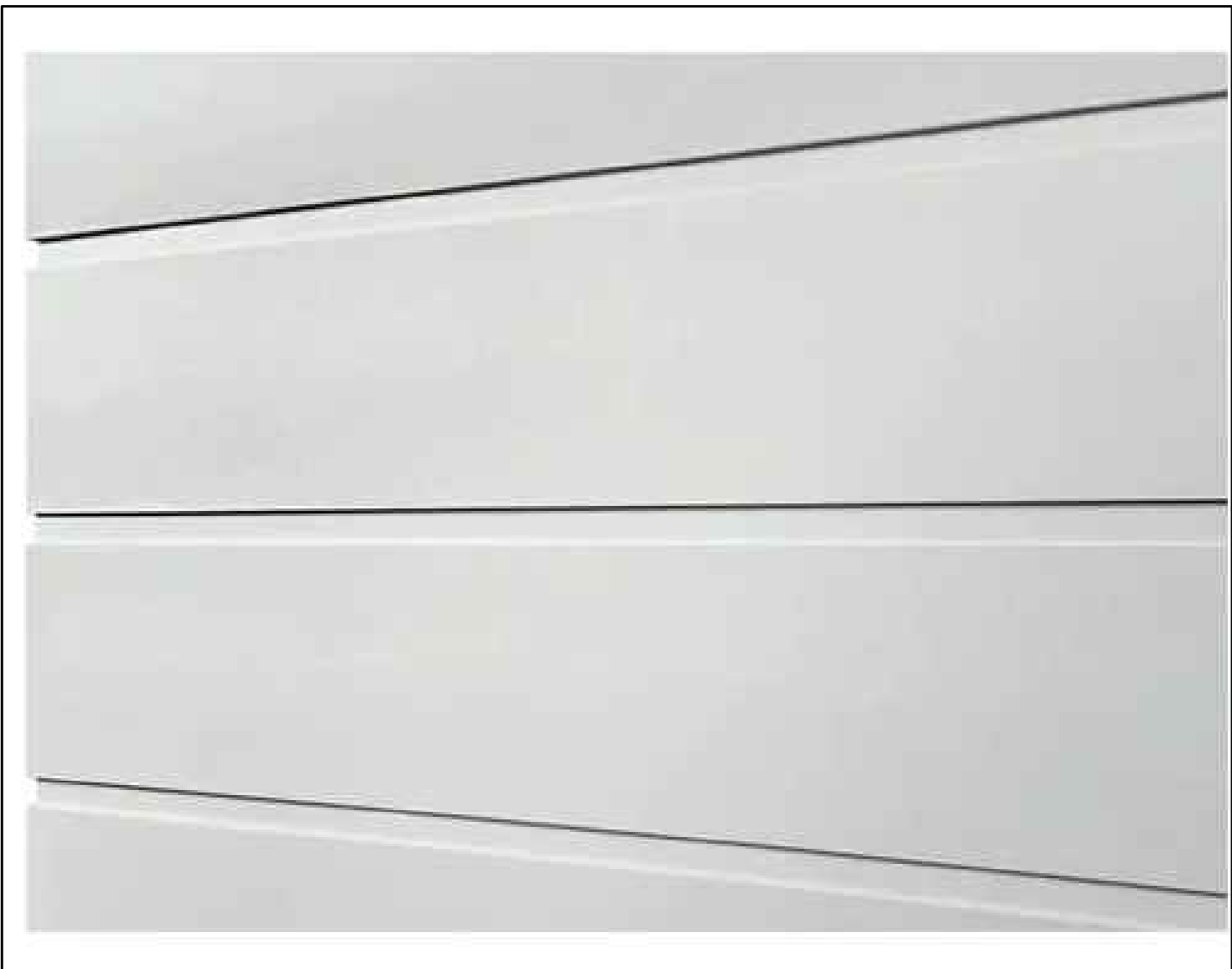
EXISTING ROOF AND SIDING OF MAIN HOUSE

3



PROPOSED ROOFING
GREY STANDING SEAM ROOF (MATCH MAIN HOUSE)

2



PROPOSED EXTERIOR SIDING
8" HARDIE PLANK SIDING PAINTED WHITE (MATCH MAIN HOUSE)

1

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3-31-26

GEISZLER
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401 FRANCISCO ST.
SF CA 94133

PH: 415.409.7000
geislerarchitects.com

LICENSED ARCHITECT
STEVEN C. GEISLER
No. C 24557
REN 3/27
STATE OF CALIFORNIA

BRAHM RESIDENCE
ACCESSORY STRUCTURES
330 HORSESHOE HILL ROAD, BOLINAS, CA 94924

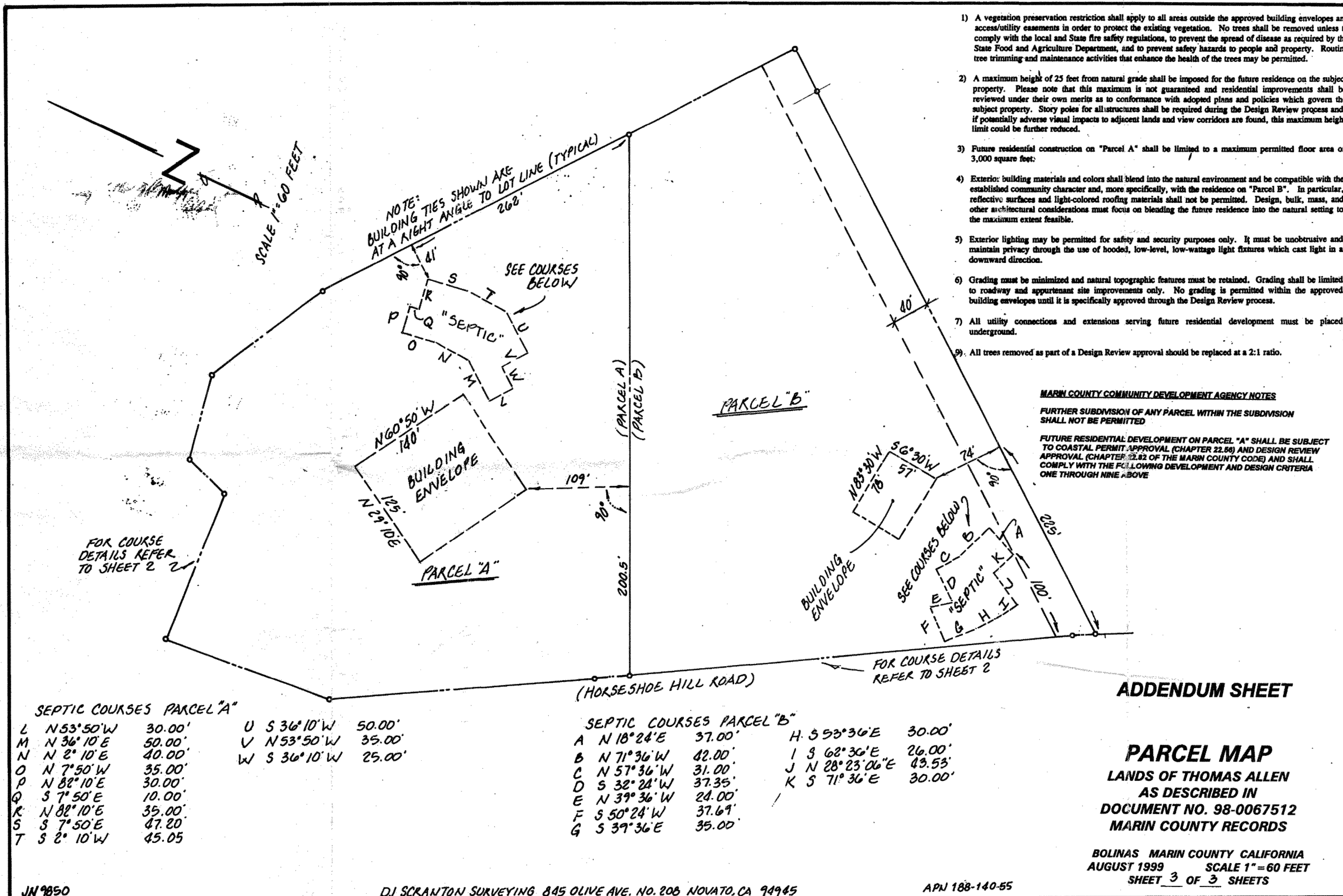
MATERIALS
BOARD

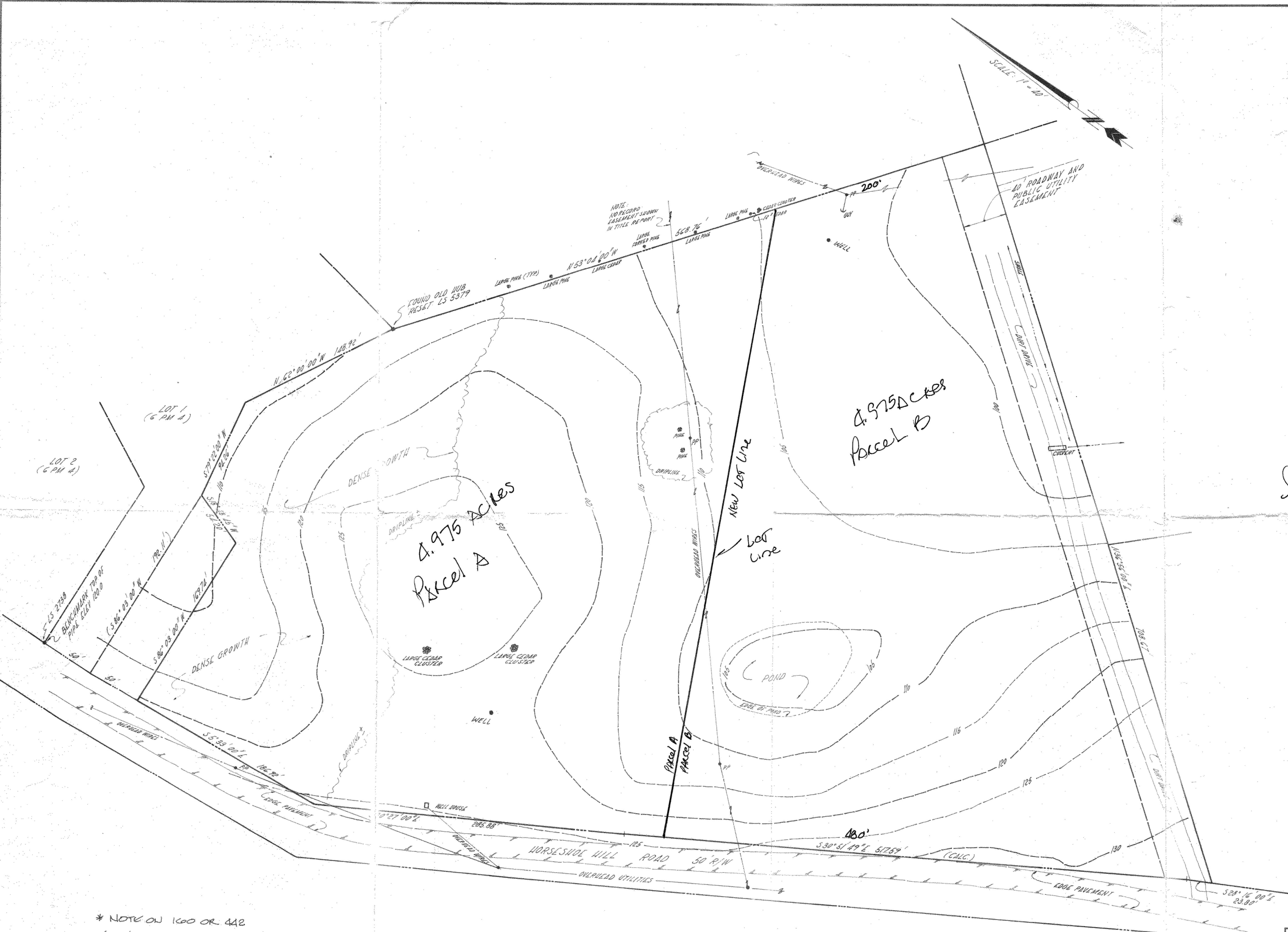
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SUBMITTAL 3-6-2026

MB.0

PLANNING RESUBMITTAL 3-31-2026

226





Scenario (B)

DOUGLAS J. SCRANTON
PLS 5379
RENEWAL 6-30-2000

CALCULATED LOT SIZE 9.95 AC.
ELEVATION DATUM IS ASSUMED ONLY.
5' CONTOUR INTERVAL SHOWN.

SITE SURVEY **PM2**

* NOTE ON 1000 OR 442
The description contained in
1000 OR 442 is unclear & a precise
ground location is not possible.

SITE SURVEY		HORSESHOE HILL ROAD		BOLINAS		CA	
SCALE: 1" = 40'	APPROVED BY:	DRAWN BY: JLA		REVISED:			
DATE: 9-8-1998	PREPARED FOR: TOM AND LINDA ALLEN						
APR 1998 - 140-55						DRAWING NUMBER: 225	