

EUCALYPTUS HOUSE

20 OCEAN AVE - BOLINAS, CA

PARCEL NUMBER : 193-172-04 AND 193-162-11

CONDITIONS OF APPROVAL

SHEET INDEX

Sheet Number	Sheet Name
CS.00	COVERSHEET
A3.1	PROPOSED SECTIONS
C1.0	CIVIL PLAN
A1.0	EXISTING SITE PLAN
A1.1	EXISTING SITE PLAN
A1.2	PROPOSED SITE PLAN
A1.3	PROPOSED SITE PLAN
A1.4	PROPOSED MAIN HOUSE FLOOR PLAN
A1.5	PROPOSED ADU FLOOR PLAN
A2.0	PROPOSED MAIN HOUSE ELEVATIONS
A2.1	PROPOSED ADU ELEVATIONS
A4.0	AXON

PROJECT DATA

PROJECT DESCRIPTION

CONSTRUCTION OF A NEW MAIN SINGLE-FAMILY RESIDENCE WITH GARAGE, A NEW ACCESSORY DWELLING UNIT (ADU), PARKING AREA, AND ALL ASSOCIATED SITE WORK, GRADING, UTILITIES, AND LANDSCAPING IMPROVEMENTS.

LOT 1 / MAIN HOUSE

PROJECT ADDRESS:
0 OCEAN AVE, BOLINAS, CA

ASSESSOR'S PARCEL NUMBER:
193-162-11

ZONING:
C-OA

PROPOSED USE:
PRIMARY SINGLE-FAMILY RESIDENCE WITH GARAGE

OCCUPANCY CLASSIFICATION:
R-3 / U FOR PRIVATE GARAGE, IF APPLICABLE

CONSTRUCTION TYPE:
V-B

STORIES:
2 STORIES OVER BASEMENT / 3 LEVELS SHOWN

LOT AREA:
1.87 ACRES / 81,457 SQ. FT.

PROPOSED FLOOR AREA:
1,492.40 SQ. FT.

PROPOSED FLOOR AREA RATIO:
1,492.40 / 81,457 = 0.0183 / 1.83%

PROPOSED LOT COVERAGE:
TBD

ON-SITE PARKING:
GARAGE / NUMBER OF SPACES TBD

REQUIRED SETBACKS:
DETERMINED THROUGH COASTAL DEVELOPMENT PERMIT

PROPOSED SETBACKS:
SEE SITE PLAN

MAXIMUM HEIGHT ALLOWED:
25'-0" PRIMARY STRUCTURE

PROPOSED HEIGHT:
25'-0"

TOTAL PROJECT SITE AREA:
4.32 ACRES / 188,179 SQ. FT.

TOTAL PROPOSED FLOOR AREA:
2,460.28 SQ. FT.

TOTAL COMBINED FLOOR AREA RATIO:
2,460.28 / 188,179 = 0.0131 / 1.31%

LOT 2 / ADU

PROJECT ADDRESS:
20 OCEAN AVE, BOLINAS, CA

ASSESSOR'S PARCEL NUMBER:
193-172-04

ZONING:
C-RA-B2

PROPOSED USE:
ACCESSORY DWELLING UNIT WITH PARKING AREA

OCCUPANCY CLASSIFICATION:
R-3

CONSTRUCTION TYPE:
V-B

STORIES:
MAIN LEVEL + LOFT

LOT AREA:
2.45 ACRES / 106,722 SQ. FT.

PROPOSED FLOOR AREA:
968 SQ. FT.

PROPOSED FLOOR AREA RATIO:
968 / 106,722 = 0.0091 / 0.91%

PROPOSED LOT COVERAGE:
TBD

MAXIMUM HEIGHT ALLOWED:
20'-0"

PROPOSED HEIGHT:
20'-0"

VICINTY MAP



GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS, THE REQUIREMENTS OF THE CURRENT CALIFORNIA BUILDING CODE AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION, AND ALL OTHER APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE COUNTY OF MARIN, THE CONTROLLING FIRE DISTRICT, AND ANY CONDITIONS OF APPROVAL FOR THE PROJECT.
- THE SCOPE OF WORK INCLUDES A NEW PRIMARY SINGLE-FAMILY RESIDENCE WITH GARAGE, A NEW ACCESSORY DWELLING UNIT (ADU), PARKING AREA, SITE WORK, GRADING, UTILITIES, AND LANDSCAPE IMPROVEMENTS AS SHOWN IN THE DRAWINGS.
- THE PROJECT INCLUDES WORK ON TWO SEPARATE PARCELS. THE CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, EASEMENTS, SETBACKS, ACCESS LIMITS, AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
- NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, GRADES, EXISTING CONDITIONS, AND UTILITY LOCATIONS IN THE FIELD PRIOR TO STARTING WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
- ALL MATERIALS AND WORKMANSHIP SHALL MEET OR EXCEED ACCEPTED INDUSTRY STANDARDS AND THE BEST PRACTICES OF THE RESPECTIVE TRADES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THE OWNER'S PROPERTY, ADJACENT PROPERTIES, EXISTING IMPROVEMENTS, PUBLIC RIGHTS-OF-WAY, AND THE GENERAL PUBLIC DURING CONSTRUCTION.
- TEMPORARY EROSION CONTROL, DUST CONTROL, DEBRIS CONTROL, TREE PROTECTION, AND SITE STABILIZATION MEASURES SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION AS REQUIRED.
- ALL PAINTS, COATINGS, ADHESIVES, CAULKS, SEALANTS, AND INTERIOR FINISHES SHALL COMPLY WITH APPLICABLE LOW-VOC AND CALGREEN REQUIREMENTS.
- ALL GRADING, DRAINAGE, RETAINING WALLS, UTILITIES, AND SITE IMPROVEMENTS SHALL BE COORDINATED WITH THE CIVIL, STRUCTURAL, GEOTECHNICAL, AND LANDSCAPE DRAWINGS, WHERE APPLICABLE.
- ANY CHANGES TO THE APPROVED DRAWINGS, BUILDING LOCATION, GRADING, DRAINAGE, EXTERIOR MATERIALS, OR SITE WORK SHALL BE REVIEWED BY THE ARCHITECT AND APPROVED BY THE AUTHORITY HAVING JURISDICTION PRIOR TO CONSTRUCTION.

CHANGES

NO.	DESCRIPTION	DATE
1	ADD LOT 172 TO PROJECT	08/20/24
2	REVISE LOT 172 AREA TO 2.45 ACRES	08/20/24
3	REVISE LOT 172 PERIMETER	08/20/24
4	REVISE LOT 172 SETBACKS	08/20/24
5	REVISE LOT 172 HEIGHT	08/20/24
6	REVISE LOT 172 FLOOR AREA	08/20/24
7	REVISE LOT 172 COVERAGE	08/20/24
8	REVISE LOT 172 RATIO	08/20/24
9	REVISE LOT 172 SETBACKS	08/20/24
10	REVISE LOT 172 HEIGHT	08/20/24
11	REVISE LOT 172 FLOOR AREA	08/20/24
12	REVISE LOT 172 COVERAGE	08/20/24
13	REVISE LOT 172 RATIO	08/20/24
14	REVISE LOT 172 SETBACKS	08/20/24
15	REVISE LOT 172 HEIGHT	08/20/24
16	REVISE LOT 172 FLOOR AREA	08/20/24
17	REVISE LOT 172 COVERAGE	08/20/24
18	REVISE LOT 172 RATIO	08/20/24
19	REVISE LOT 172 SETBACKS	08/20/24
20	REVISE LOT 172 HEIGHT	08/20/24
21	REVISE LOT 172 FLOOR AREA	08/20/24
22	REVISE LOT 172 COVERAGE	08/20/24
23	REVISE LOT 172 RATIO	08/20/24
24	REVISE LOT 172 SETBACKS	08/20/24
25	REVISE LOT 172 HEIGHT	08/20/24
26	REVISE LOT 172 FLOOR AREA	08/20/24
27	REVISE LOT 172 COVERAGE	08/20/24
28	REVISE LOT 172 RATIO	08/20/24
29	REVISE LOT 172 SETBACKS	08/20/24
30	REVISE LOT 172 HEIGHT	08/20/24
31	REVISE LOT 172 FLOOR AREA	08/20/24
32	REVISE LOT 172 COVERAGE	08/20/24
33	REVISE LOT 172 RATIO	08/20/24
34	REVISE LOT 172 SETBACKS	08/20/24
35	REVISE LOT 172 HEIGHT	08/20/24
36	REVISE LOT 172 FLOOR AREA	08/20/24
37	REVISE LOT 172 COVERAGE	08/20/24
38	REVISE LOT 172 RATIO	08/20/24
39	REVISE LOT 172 SETBACKS	08/20/24
40	REVISE LOT 172 HEIGHT	08/20/24
41	REVISE LOT 172 FLOOR AREA	08/20/24
42	REVISE LOT 172 COVERAGE	08/20/24
43	REVISE LOT 172 RATIO	08/20/24
44	REVISE LOT 172 SETBACKS	08/20/24
45	REVISE LOT 172 HEIGHT	08/20/24
46	REVISE LOT 172 FLOOR AREA	08/20/24
47	REVISE LOT 172 COVERAGE	08/20/24
48	REVISE LOT 172 RATIO	08/20/24
49	REVISE LOT 172 SETBACKS	08/20/24
50	REVISE LOT 172 HEIGHT	08/20/24
51	REVISE LOT 172 FLOOR AREA	08/20/24
52	REVISE LOT 172 COVERAGE	08/20/24
53	REVISE LOT 172 RATIO	08/20/24
54	REVISE LOT 172 SETBACKS	08/20/24
55	REVISE LOT 172 HEIGHT	08/20/24
56	REVISE LOT 172 FLOOR AREA	08/20/24
57	REVISE LOT 172 COVERAGE	08/20/24
58	REVISE LOT 172 RATIO	08/20/24
59	REVISE LOT 172 SETBACKS	08/20/24
60	REVISE LOT 172 HEIGHT	08/20/24
61	REVISE LOT 172 FLOOR AREA	08/20/24
62	REVISE LOT 172 COVERAGE	08/20/24
63	REVISE LOT 172 RATIO	08/20/24
64	REVISE LOT 172 SETBACKS	08/20/24
65	REVISE LOT 172 HEIGHT	08/20/24
66	REVISE LOT 172 FLOOR AREA	08/20/24
67	REVISE LOT 172 COVERAGE	08/20/24
68	REVISE LOT 172 RATIO	08/20/24
69	REVISE LOT 172 SETBACKS	08/20/24
70	REVISE LOT 172 HEIGHT	08/20/24
71	REVISE LOT 172 FLOOR AREA	08/20/24
72	REVISE LOT 172 COVERAGE	08/20/24
73	REVISE LOT 172 RATIO	08/20/24
74	REVISE LOT 172 SETBACKS	08/20/24
75	REVISE LOT 172 HEIGHT	08/20/24
76	REVISE LOT 172 FLOOR AREA	08/20/24
77	REVISE LOT 172 COVERAGE	08/20/24
78	REVISE LOT 172 RATIO	08/20/24
79	REVISE LOT 172 SETBACKS	08/20/24
80	REVISE LOT 172 HEIGHT	08/20/24
81	REVISE LOT 172 FLOOR AREA	08/20/24
82	REVISE LOT 172 COVERAGE	08/20/24
83	REVISE LOT 172 RATIO	08/20/24
84	REVISE LOT 172 SETBACKS	08/20/24
85	REVISE LOT 172 HEIGHT	08/20/24
86	REVISE LOT 172 FLOOR AREA	08/20/24
87	REVISE LOT 172 COVERAGE	08/20/24
88	REVISE LOT 172 RATIO	08/20/24
89	REVISE LOT 172 SETBACKS	08/20/24
90	REVISE LOT 172 HEIGHT	08/20/24
91	REVISE LOT 172 FLOOR AREA	08/20/24
92	REVISE LOT 172 COVERAGE	08/20/24
93	REVISE LOT 172 RATIO	08/20/24
94	REVISE LOT 172 SETBACKS	08/20/24
95	REVISE LOT 172 HEIGHT	08/20/24
96	REVISE LOT 172 FLOOR AREA	08/20/24
97	REVISE LOT 172 COVERAGE	08/20/24
98	REVISE LOT 172 RATIO	08/20/24
99	REVISE LOT 172 SETBACKS	08/20/24
100	REVISE LOT 172 HEIGHT	08/20/24
101	REVISE LOT 172 FLOOR AREA	08/20/24
102	REVISE LOT 172 COVERAGE	08/20/24
103	REVISE LOT 172 RATIO	08/20/24
104	REVISE LOT 172 SETBACKS	08/20/24
105	REVISE LOT 172 HEIGHT	08/20/24
106	REVISE LOT 172 FLOOR AREA	08/20/24
107	REVISE LOT 172 COVERAGE	08/20/24
108	REVISE LOT 172 RATIO	08/20/24
109	REVISE LOT 172 SETBACKS	08/20/24
110	REVISE LOT 172 HEIGHT	08/20/24
111	REVISE LOT 172 FLOOR AREA	08/20/24
112	REVISE LOT 172 COVERAGE	08/20/24
113	REVISE LOT 172 RATIO	08/20/24
114	REVISE LOT 172 SETBACKS	08/20/24
115	REVISE LOT 172 HEIGHT	08/20/24
116	REVISE LOT 172 FLOOR AREA	08/20/24
117	REVISE LOT 172 COVERAGE	08/20/24
118	REVISE LOT 172 RATIO	08/20/24
119	REVISE LOT 172 SETBACKS	08/20/24
120	REVISE LOT 172 HEIGHT	08/20/24
121	REVISE LOT 172 FLOOR AREA	08/20/24
122	REVISE LOT 172 COVERAGE	08/20/24
123	REVISE LOT 172 RATIO	08/20/24
124	REVISE LOT 172 SETBACKS	08/20/24
125	REVISE LOT 172 HEIGHT	08/20/24
126	REVISE LOT 172 FLOOR AREA	08/20/24
127	REVISE LOT 172 COVERAGE	08/20/24
128	REVISE LOT 172 RATIO	08/20/24
129	REVISE LOT 172 SETBACKS	08/20/24
130	REVISE LOT 172 HEIGHT	08/20/24
131	REVISE LOT 172 FLOOR AREA	08/20/24
132	REVISE LOT 172 COVERAGE	08/20/24
133	REVISE LOT 172 RATIO	08/20/24
134	REVISE LOT 172 SETBACKS	08/20/24
135	REVISE LOT 172 HEIGHT	08/20/24
136	REVISE LOT 172 FLOOR AREA	08/20/24
137	REVISE LOT 172 COVERAGE	08/20/24
138	REVISE LOT 172 RATIO	08/20/24
139	REVISE LOT 172 SETBACKS	08/20/24
140	REVISE LOT 172 HEIGHT	08/20/24
141	REVISE LOT 172 FLOOR AREA	08/20/24
142	REVISE LOT 172 COVERAGE	08/20/24
143	REVISE LOT 172 RATIO	08/20/24
144	REVISE LOT 172 SETBACKS	08/20/24
145	REVISE LOT 172 HEIGHT	08/20/24
146	REVISE LOT 172 FLOOR AREA	08/20/24
147	REVISE LOT 172 COVERAGE	08/20/24
148	REVISE LOT 172 RATIO	08/20/24
149	REVISE LOT 172 SETBACKS	08/20/24
150	REVISE LOT 172 HEIGHT	08/20/24
151	REVISE LOT 172 FLOOR AREA	08/20/24
152	REVISE LOT 172 COVERAGE	08/20/24
153	REVISE LOT 172 RATIO	08/20/24
154	REVISE LOT 172 SETBACKS	08/20/24
155	REVISE LOT 172 HEIGHT	08/20/24
156	REVISE LOT 172 FLOOR AREA	08/20/24
157	REVISE LOT 172 COVERAGE	08/20/24
158	REVISE LOT 172 RATIO	08/20/24
159	REVISE LOT 172 SETBACKS	08/20/24
160	REVISE LOT 172 HEIGHT	08/20/24
161	REVISE LOT 172 FLOOR AREA	08/20/24
162	REVISE LOT 172 COVERAGE	08/20/24
163	REVISE LOT 172 RATIO	08/20/24
164	REVISE LOT 172 SETBACKS	08/20/24
165	REVISE LOT 172 HEIGHT	08/20/24
166	REVISE LOT 172 FLOOR AREA	08/20/24
167	REVISE LOT 172 COVERAGE	08/20/24
168	REVISE LOT 172 RATIO	08/20/24
169	REVISE LOT 172 SETBACKS	08/20/24
170	REVISE LOT 172 HEIGHT	08/20/24
171	REVISE LOT 172 FLOOR AREA	08/20/24
172	REVISE LOT 172 COVERAGE	08/20/24
173	REVISE LOT 172 RATIO	08/20/24
174	REVISE LOT 172 SETBACKS	08/20/24
175	REVISE LOT 172 HEIGHT	08/20/24
176	REVISE LOT 172 FLOOR AREA	08/20/24
177	REVISE LOT 172 COVERAGE	08/20/24
178	REVISE LOT 172 RATIO	08/20/24
179	REVISE LOT 172 SETBACKS	08/20/24
180	REVISE LOT 172 HEIGHT	08/20/24
181	REVISE LOT 172 FLOOR AREA	08/20/24
182	REVISE LOT 172 COVERAGE	08/20/24
183	REVISE LOT 172 RATIO	08/20/24
184	REVISE LOT 172 SETBACKS	08/20/24
185	REVISE LOT 172 HEIGHT	08/20/24
186	REVISE LOT 172 FLOOR AREA	08/20/24
187	REVISE LOT 172 COVERAGE	08/20/24
188	REVISE LOT 172 RATIO	08/20/24
189	REVISE LOT 172 SETBACKS	08/20/24
190	REVISE LOT 172 HEIGHT	08/20/24
191	REVISE LOT 172 FLOOR AREA	08/20/24
192	REVISE LOT 172 COVERAGE	08/20/24
193	REVISE LOT 172 RATIO	08/20/24
194	REVISE LOT 172 SETBACKS	08/20/24
195	REVISE LOT 172 HEIGHT	08/20/24
196	REVISE LOT 172 FLOOR AREA	08/20/24
197	REVISE LOT 172 COVERAGE	08/20/24
198	REVISE LOT 172 RATIO	08/20/24
199	REVISE LOT 172 SETBACKS	08/20/24
200	REVISE LOT 172 HEIGHT	08/20/24
201	REVISE LOT 172 FLOOR AREA	08/20/24
202	REVISE LOT 172 COVERAGE	08/20/24
203	REVISE LOT 172 RATIO	08/20/24
204	REVISE LOT 172 SETBACKS	08/20/24
205	REVISE LOT 172 HEIGHT	08/20/24
206	REVISE LOT 172 FLOOR AREA	08/20/24
207	REVISE LOT 172 COVERAGE	08/20/24
208	REVISE LOT 172 RATIO	08/20/24
209	REVISE LOT 172 SETBACKS	08/20/24
210	REVISE LOT 172 HEIGHT	08/20/24
211	REVISE LOT 172 FLOOR AREA	08/20/24
212	REVISE LOT 172 COVERAGE	08/20/24
213	REVISE LOT 172 RATIO	08/20/24
214	REVISE LOT 172 SETBACKS	08/20/24
215	REVISE LOT 172 HEIGHT	08/20/24
216	REVISE LOT 172 FLOOR AREA	08/20/24
217	REVISE LOT 172 COVERAGE	08/20/24
218	REVISE LOT 172 RATIO	08/20/24
219	REVISE LOT 172 SETBACKS	08/20/24
220	REVISE LOT 172 HEIGHT	08/20/24
221	REVISE LOT 172 FLOOR AREA	08/20/24
222	REVISE LOT 172 COVERAGE	08/20/24
223	REVISE LOT 172 RATIO	08/20/24
224	REVISE LOT 172 SETBACKS	08/20/24
225	REVISE LOT 172 HEIGHT	08/20/24
226	REVISE LOT 172 FLOOR AREA	08/20/24
227	REVISE LOT 172 COVERAGE	08/20/24
228	REVISE LOT 172 RATIO	08/20/24
229	REVISE LOT 172 SETBACKS	08/20/24
230	REVISE LOT 172 HEIGHT	08/20/24
231	REVISE LOT 172 FLOOR AREA	08/20/24
232	REVISE LOT 172 COVERAGE	08/20/24
233	REVISE LOT 172 RATIO	08/20/24
234	REVISE LOT 172 SETBACKS	08/20/24
235	REVISE LOT 172 HEIGHT	08/20/24
236	REVISE LOT 172 FLOOR AREA	08/20/24
237	REVISE LOT 172 COVERAGE	08/20/24
238	REVISE LOT 172 RATIO	08/20/24
239	REVISE LOT 172 SETBACKS	08/20/24
240	REVISE LOT 172 HEIGHT	08/20/24
241	REVISE LOT 172 FLOOR AREA	08/20/24
242	REVISE LOT 172 COVERAGE	08/20/24
243	REVISE LOT 172 RATIO	08/20/24
244	REVISE LOT 172 SETBACKS	08/20/24
245	REVISE LOT 172 HEIGHT	08/20/24
246	REVISE LOT 172 FLOOR AREA	08/20/24
247	REVISE LOT 172 COVERAGE	08/20/24
248	REVISE LOT 172 RATIO	08/20/24
249	REVISE LOT 172 SETBACKS	08/20/24
250	REVISE LOT 172 HEIGHT	08/20/24
251	REVISE LOT 172 FLOOR AREA	08/20/24
252	REVISE LOT 172 COVERAGE	08/20/24
253	REVISE LOT 172 RATIO	08/20/24
254	REVISE LOT 172 SETBACKS	08/20/24
255	REVISE LOT 172 HEIGHT	08/20/24
256	REVISE LOT 172 FLOOR AREA	08/20/24
257	REVISE LOT 172 COVERAGE	08/20/24
258	REVISE LOT 172 RATIO	08/20/24
259	REVISE LOT 172 SETBACKS	08/20/24
260	REVISE LOT 172 HEIGHT	08/20/24
261	REVISE LOT 172 FLOOR AREA	08/20/24
262	REVISE LOT 172 COVERAGE	08/20/24
263	REVISE LOT 172 RATIO	08/20/24
264	REVISE LOT 172 SETBACKS	0



NO.	COMMENTS	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

DRAWN BY
ISSUE DATE
Issue Date
SCALE
1" = 10'-0"
PROJECT
Project Number
SHEET
T

C1.0

Eucalyptus House
20 Ocean Ave Bolinas, CA

CIVIL PLAN

TO BE PRINTED ON A 24X36" ARCH D SIZE FOR FULL SCALE



THE DRAWINGS ARE THE INTELLECTUAL PROPERTY OF ZACHARY HEINEMAN. THE ARCHITECT OF RECORD FOR THIS PROJECT. THE INFORMATION CONTAINED HERE IS CONFIDENTIAL AND MAY BE USED ONLY IN RELATION TO THIS WORK/PROJECT. THE CONTENTS OF THIS DRAWING SHALL NOT BE DISCLOSED WITHOUT WRITTEN CONSENT.

C:\Users\Administrator\OneDrive\Documents\SERVER\Fathers LS FILES\JOBS\2025\25-124 - 20 Ocean Ave, Bolinas - Boundary and Topo w.ROS\DWG\BASES\25-124 - MASTER.dwg### --11/26/2025 9:48 AM

BENCHMARK NOTE:
THE ELEVATIONS SHOWN
HEREON ARE BASED ON THE
NORTH AMERICAN VERTICAL
DATUM OF 1988 (NAVD88) VIA
NATIONAL GEODETIC SURVEY'S
(NGS) 'GEOID18' GEOID MODEL

BOUNDARY NOTE:
THE BOUNDARY LINES SHOWN
HEREIN ARE BASED ON A
RECORD OF SURVEY CURRENTLY
IN PROGRESS FOR THE PARCEL
SHOWN HEREON

LEGEND

	EXISTING CONTOURS (5' INTERVAL)		FINISH FLOOR ELEVATION
	EXISTING CONTOURS (1' INTERVAL)		FINISH FLOOR ELEVATION THRESHOLD
	PROPERTY LINE		IRRIGATION CONTROL VALVE
	BUILDING LINE		LIGHT
	WOOD FENCE		SIGN
	WIRE FENCE		
	TOP OF BLUFF		
	FLOWLINE		
	SPOT ELEVATION		
	WATER VALVE		
	ELECTRIC METER		
	GAS METER		
	WATER METER		
	GAS VALVE		
	HOSE BIB		
	DRAIN INLET		
	LIGHT POLE		
	SANITARY SEWER CLEANOUT		

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR
UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF
THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF 20
OCEAN AVE,LLC IN SEPTEMBER 2025

AIDEN J. SANCHEZ

November 26, 2025



BOUNDARY LINE IS
DEDICATED TO THE HIGH
WATER MARK. THIS
AREA IS SHOWN
GRAPHICALLY ONLY.

BOLINAS BAY

BOUNDARY LINE IS
DEDICATED TO THE HIGH
WATER MARK. THIS
AREA IS SHOWN
GRAPHICALLY ONLY.

Date:	Scale:	SCALE
11/26/2025	Drawn by:	AS
25-124	Field Crew:	AS/ST
	Checked by:	AS

**BOUNDARY & TOPOGRAPHIC SURVEY
0 OCEAN AVE AND 20 OCEAN AVE**

UNINCORPORATED - BOLINAS A.P.N.(193-162-11 & 193-172-04) COUNTY OF MARIN

SHEET
2
OF 2

Father's Land Surveying
Father's Land Surveying, P.C. dba
CAPSTONE
Land Surveying
804 BENNETT VALLEY RD. SANTA ROSA, CA 95404
PHONE: (707) 623 - 2228
FATHERSLANDSURVEYING.COM

DATE OF FIELD SURVEY:

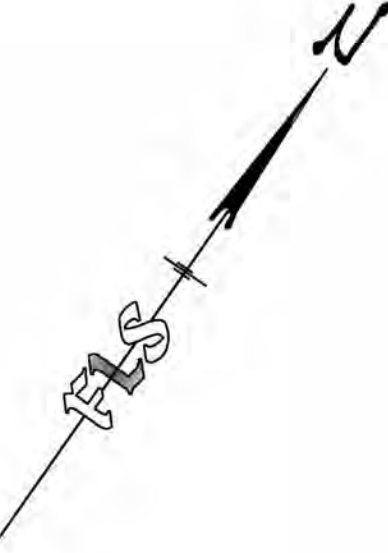
SEPTEMBER 25, OCTOBER 2 & 15, 2025

ABBREVIATIONS:

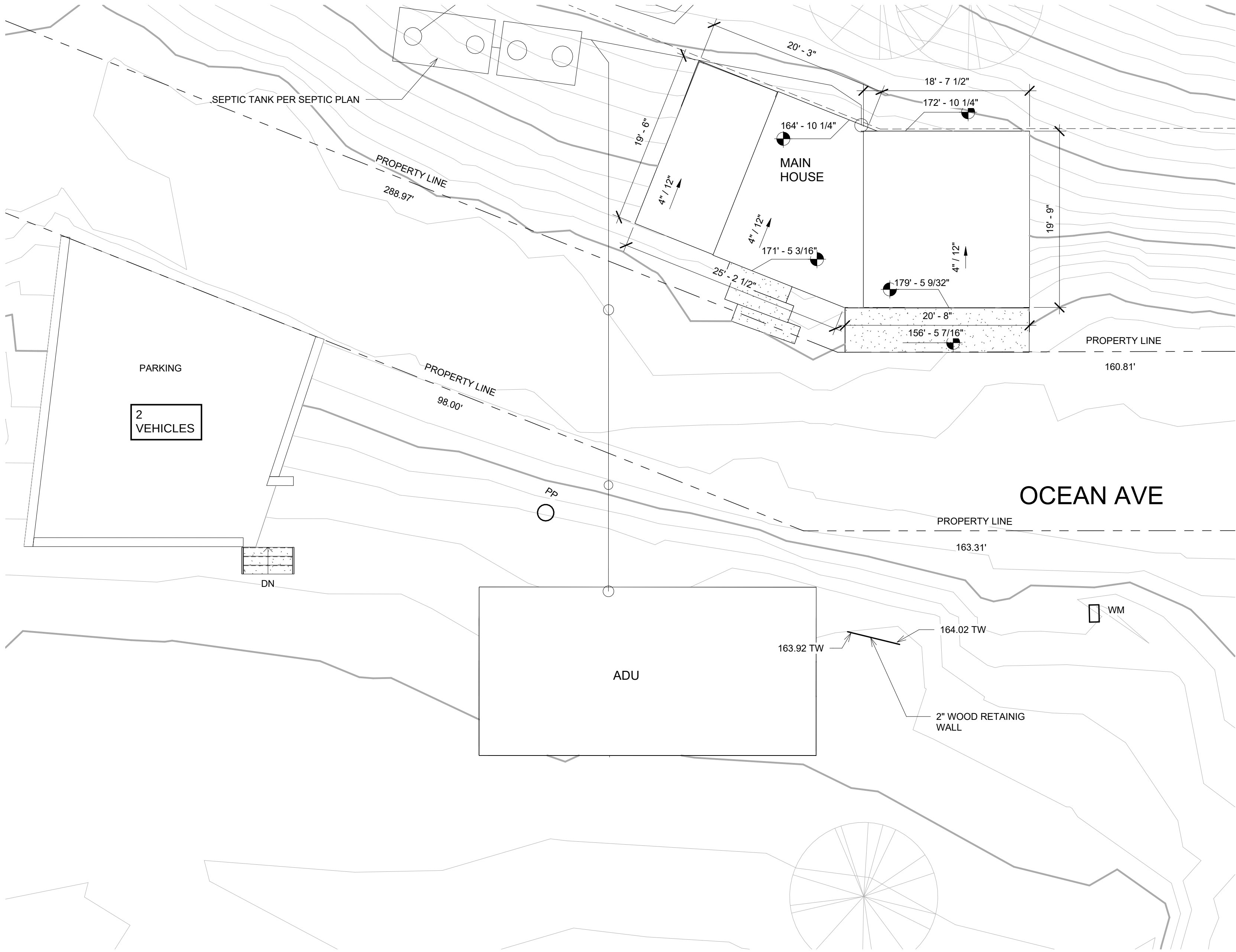
AC	ASPHALTIC CONCRETE
APN	TAX ASSESSOR'S PARCEL
BSW	BACK OF SIDEWALK
CIP	CAST IRON PIPE
CONC	CONCRETE
OPP	CORRUGATED PLASTIC PIPE
DK	DECK
ECON	EDGE OF CONCRETE
FD	FOUND BOUNDARY MONUMENT
FF	FINISHED FLOOR
FL	FLOW LINE
FNC	FENCE
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
GM	GAS METER
GNRTR	GENERATOR
GS	GROUND SHOT ELEVATION
HB	HOSE BIB
HDPE	HIGH-DENSITY POLYETHYLENE
LL	LOWER LEVEL
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RWAL	RETAINING WALL
SSCO	SANITARY SEWER CLEANOUT
TB	TOP OF BANK
TC	TOP OF CURB
TD	TRENCH DRAIN
TOE	TOE OF BANK
TW	TOP OF WALL
VCP	VITRIFIED CLAY PIPE
WV	WATER VALVE

TREE LEGEND

	APPROXIMATE EXISTING TREE DIAMETER AND SPECIES LOCATED CHEST HEIGHT.
ACC	ACACIA
ALD	ALDER
BAY	BAY
CLSTR	CLUSTER
CF	CONIFEROUS TREE
CH	CHESNUT
CHRY	CHERRY
DF	DOUGLAS FIR
DT	DECIDUOUS TREE
EUC	EUCALYPTUS
JM	JAPANESE MAPLE
MD	MADRONE
MPL	MAPLE
MZ	MANZANITA
MAG	MAGNOLIA
OAK	OAK
PN	PINE
PM	PALM
RW	REDWOOD
SG	SWEET GUM
STMP	STUMP
WN	WALNUT
WL	WILLOW
X#	TIMES TWO



NO.	COMMENTS	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		
101		
102		
103		
104		
105		
106		
107		
108		
109		
110		
111		
112		
113		
114		
115		
116		
117		
118		
119		
120		
121		
122		
123		
124		
125		
126		
127		
128		
129		
130		
131		
132		
133		
134		
135		
136		
137		
138		
139		
140		
141		
142		
143		
144		
145		
146		
147		
148		
149		
150		
151		
152		
153		
154		
155		
156		
157		
158		
159		
160		
161		
162		
163		
164		
165		
166		
167		
168		
169		
170		
171		
172		
173		
174		
175		
176		
177		
178		
179		
180		
181		
182		
183		
184		
185		
186		
187		
188		
189		
190		
191		
192		
193		
194		
195		
196		
197		
198		
199		
200		
201		
202		
203		
204		
205		
206		
207		
208		
209		
210		
211		
212		
213		
214		
215		
216		
217		
218		
219		
220		
221		
222		
223		
224		
225		
226		
227		
228		
229		
230		
231		
232		
233		
234		
235		
236		
237		
238		
239		
240		
241		
242		
243		
244		
245		
246		
247		
248		
249		
250		
251		
252		
253		
254		
255		
256		
257		
258		
259		
260		
261		
262		
263		
264		
265		
266		
267		
268		
269		
270		
271		
272		
273		
274		
275		
276		
277		
278		
279		
280		
281		
282		
283		
284		
285		
286		
287		
288		
289		
290		
291		
292		
293		
294		
295		
296		
297		
298		
299		
300		
301		
302		
303		
304		
305		
306		
307		
308		
309		
310		
311		
312		
313		
314		
315		
316		
317		
318		
319		
320		
321		
322		
323		
324		
325		
326		
327		
328		
329		
330		
331		
332		
333		
334		
335		
336		
337		
338		
339		
340		
341		
342		
343		
344		
345		
346		
347		
348		
349		
350		
351		
352		
353		
354		
355		
356		
357		
358		
359		
360		
361		
362		
363		
364		
365		
366		
367		
368		
369		
370		
371		
372		
373		
374		
375		
376		
377		
378		
379		
380		
381		
382		
383		
384		
385		
386		
387		
388		
389		
390		
391		
392		
393		
394		
395		
396		
397		
398		
399		
400		
401		
402		
403		
404		
405		
406		
407		
408		
409		
410		
411		
412		
413		
414		
415		
416		
417		
418		
419		
420		
421		
422		
423		
424		
425		
426		
427		
428		
429		
430		
431		
432		
433		
434		
435		
436		
437		
438		
439		
440		
441		
442		
443		
444		
445		
446		
447		
448		
449		
450		
451		
452		
453		
454		
455		
456		



1 SITE PLAN
1/8" = 1'-0"

NO.	COMMENTS	DATE
1		
DRAWN BY		
ISSUE DATE		
Issue Date		
SCALE		
1/8" = 1'-0"		
PROJECT		
Project Number		
SHEET		
T		

A1.3

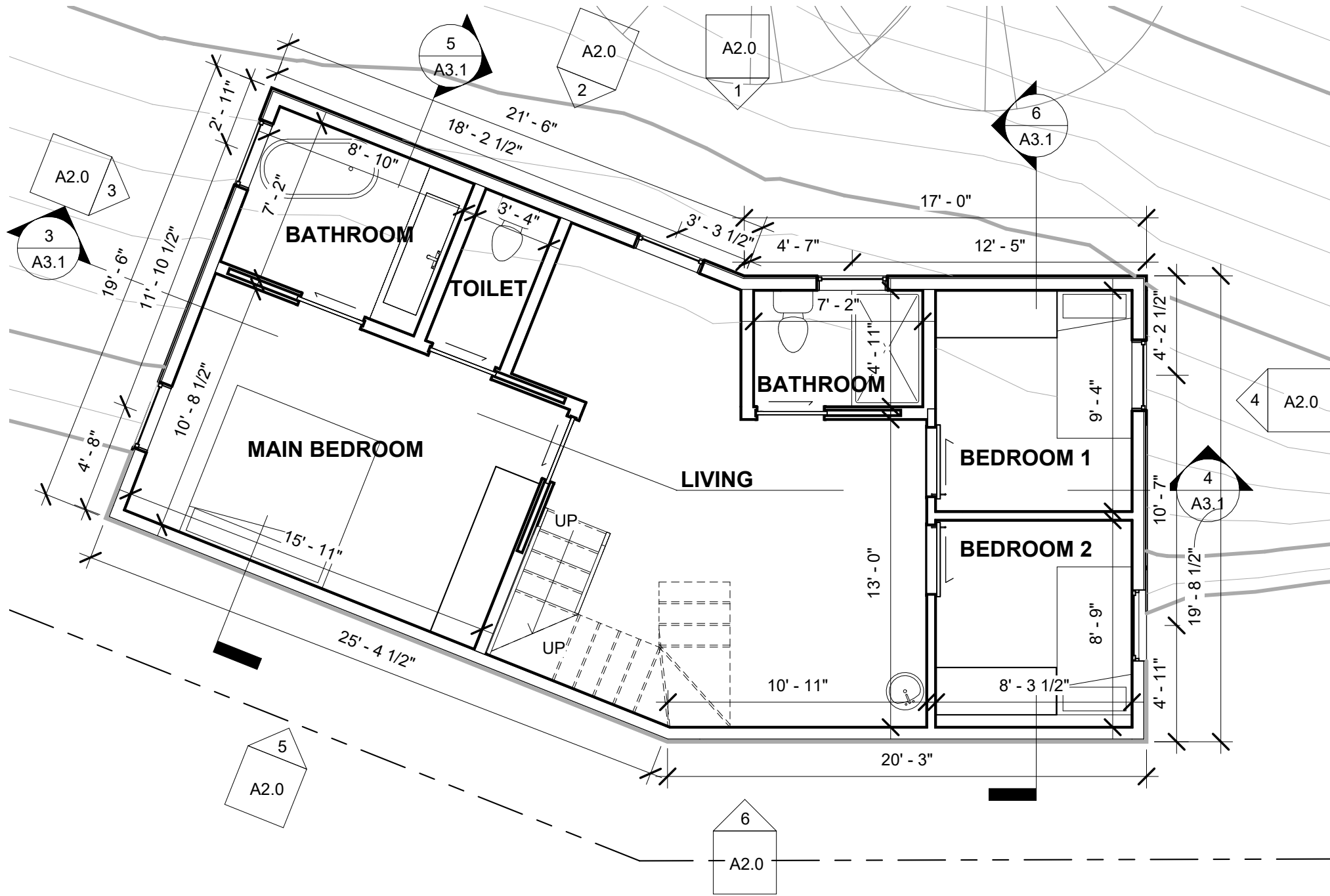
Eucalyptus House
20 Ocean Ave Bolinas, CA

PROPOSED SITE
PLAN

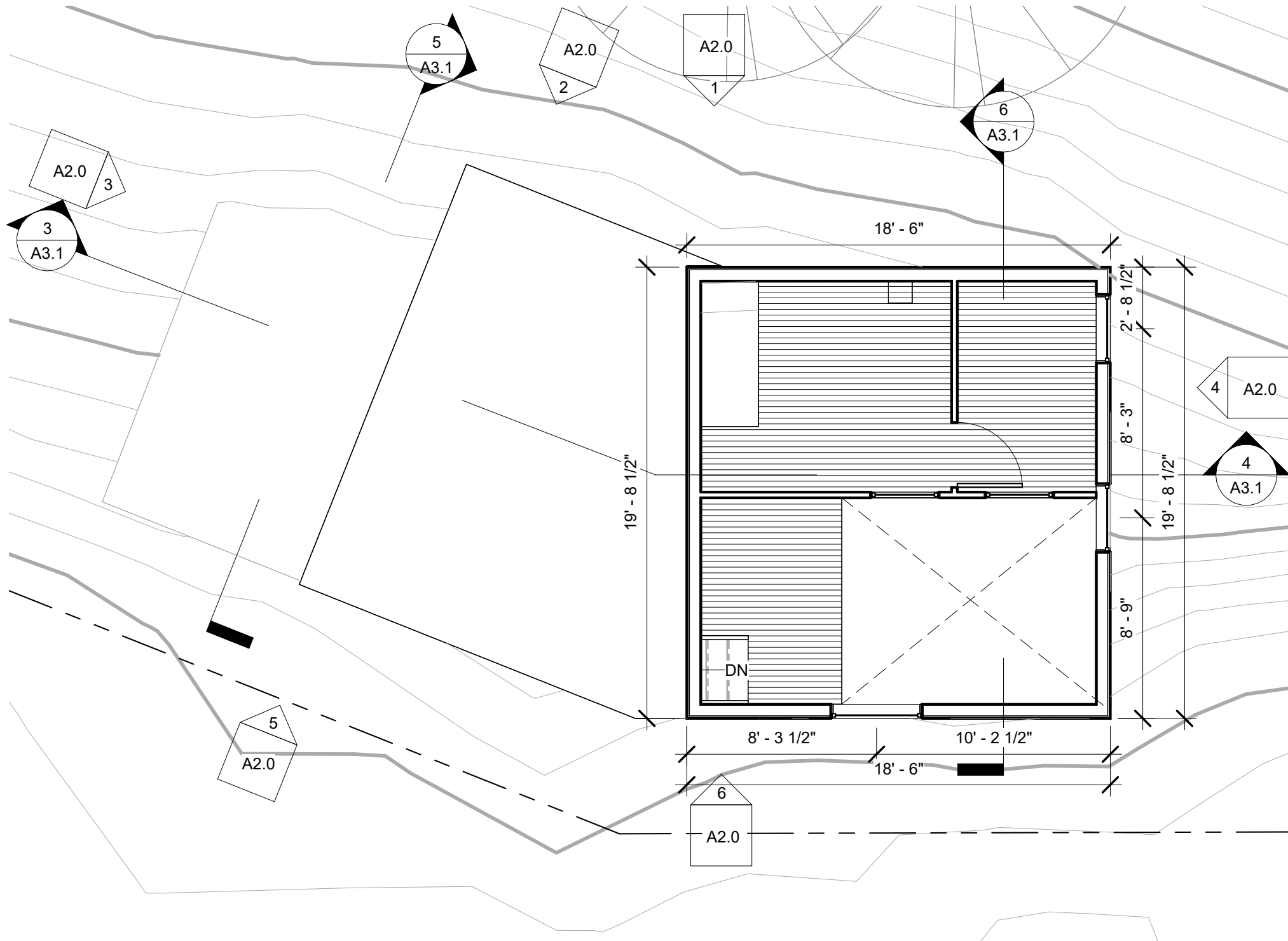
TO BE PRINTED ON A 24x36" ARCH D SIZE FOR FULL SCALE

THE DRAWINGS ARE THE INTELLECTUAL PROPERTY OF ZACHARY HEINEMAN. THE ARCHITECT OF RECORD FOR THIS PROJECT. THE INFORMATION CONTAINED HERE IS CONFIDENTIAL AND MAY BE USED ONLY IN RELATION TO THIS WORK/PROJECT. THE CONTENTS OF THIS DRAWING SHALL NOT BE DISCLOSED WITHOUT WRITTEN CONSENT.

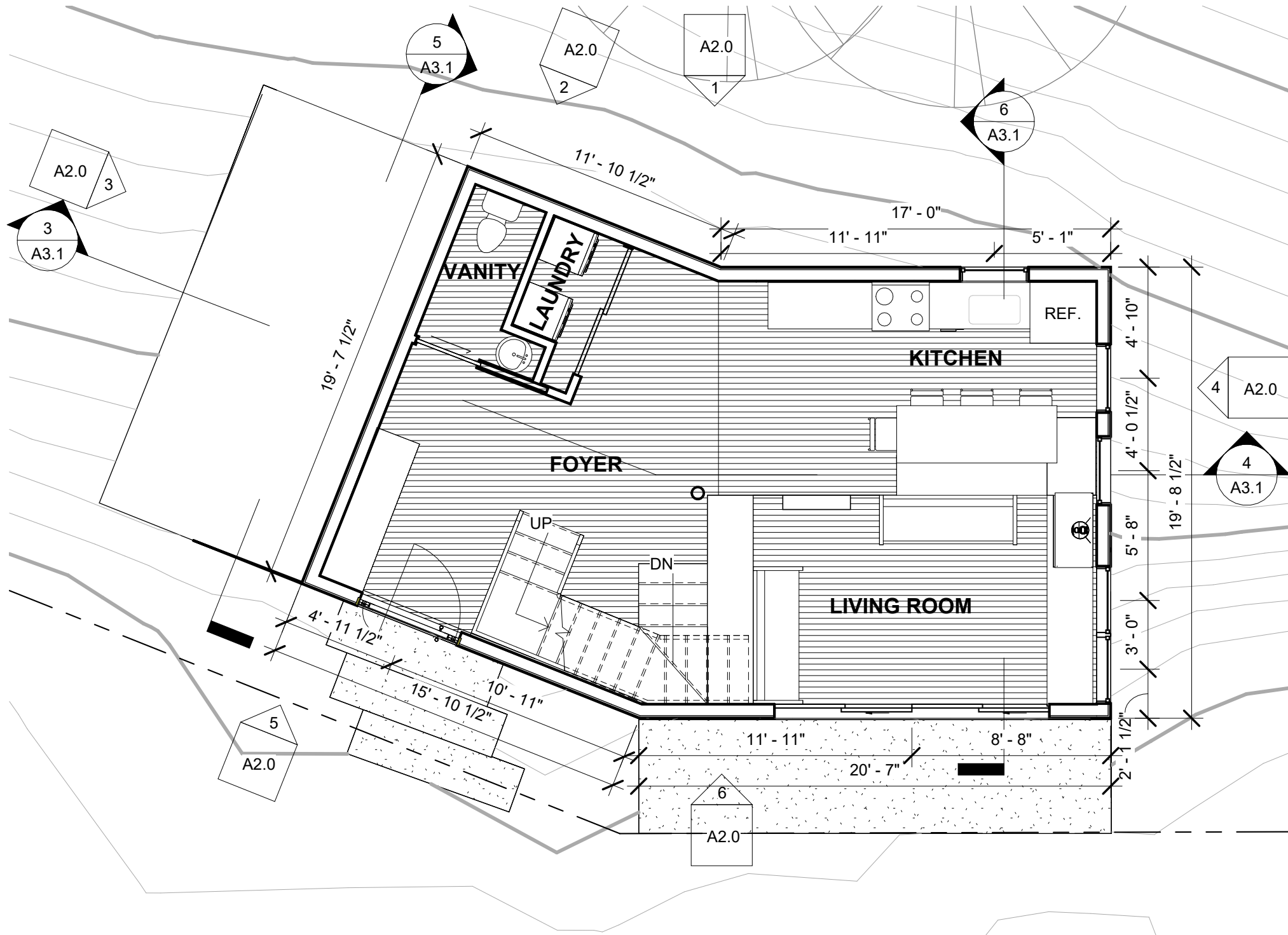
TEHT



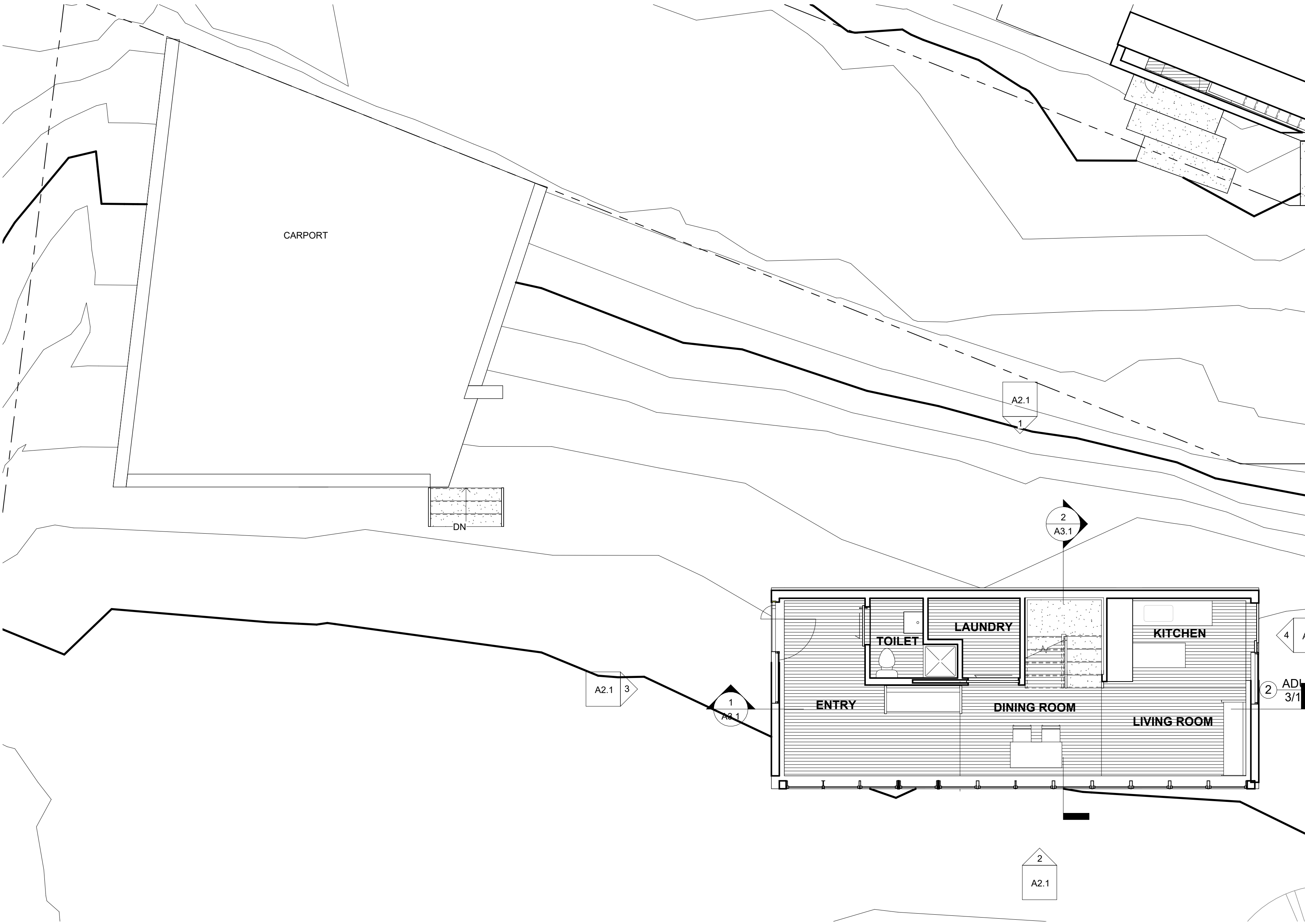
1 MH - BASEMENT
3/16" = 1'-0"



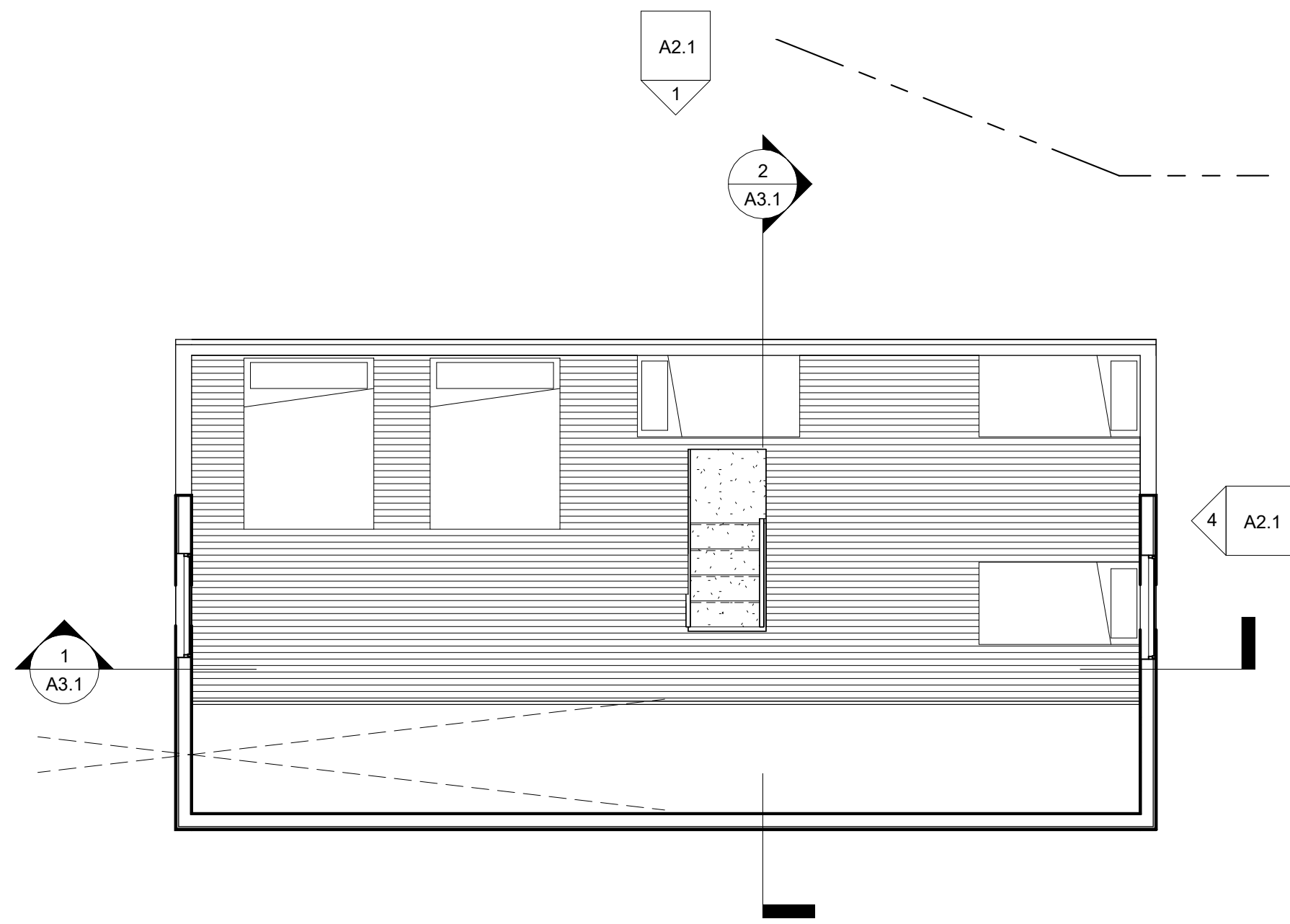
3 MH - SECOND FLOOR
3/16" = 1'-0"



2 MH - GROUND FLOOR
3/16" = 1'-0"



1 ADU - GROUND FLOOR
3/16" = 1'-0"



2 ADU - LOFT
3/16" = 1'-0"

NO.	COMMENTS	DATE
1		
2		
3		
4		

DRAWN BY
ISSUE DATE
Issue Date
SCALE
3/16" = 1'-0"
PROJECT
Project Number
SHEET

A1.5

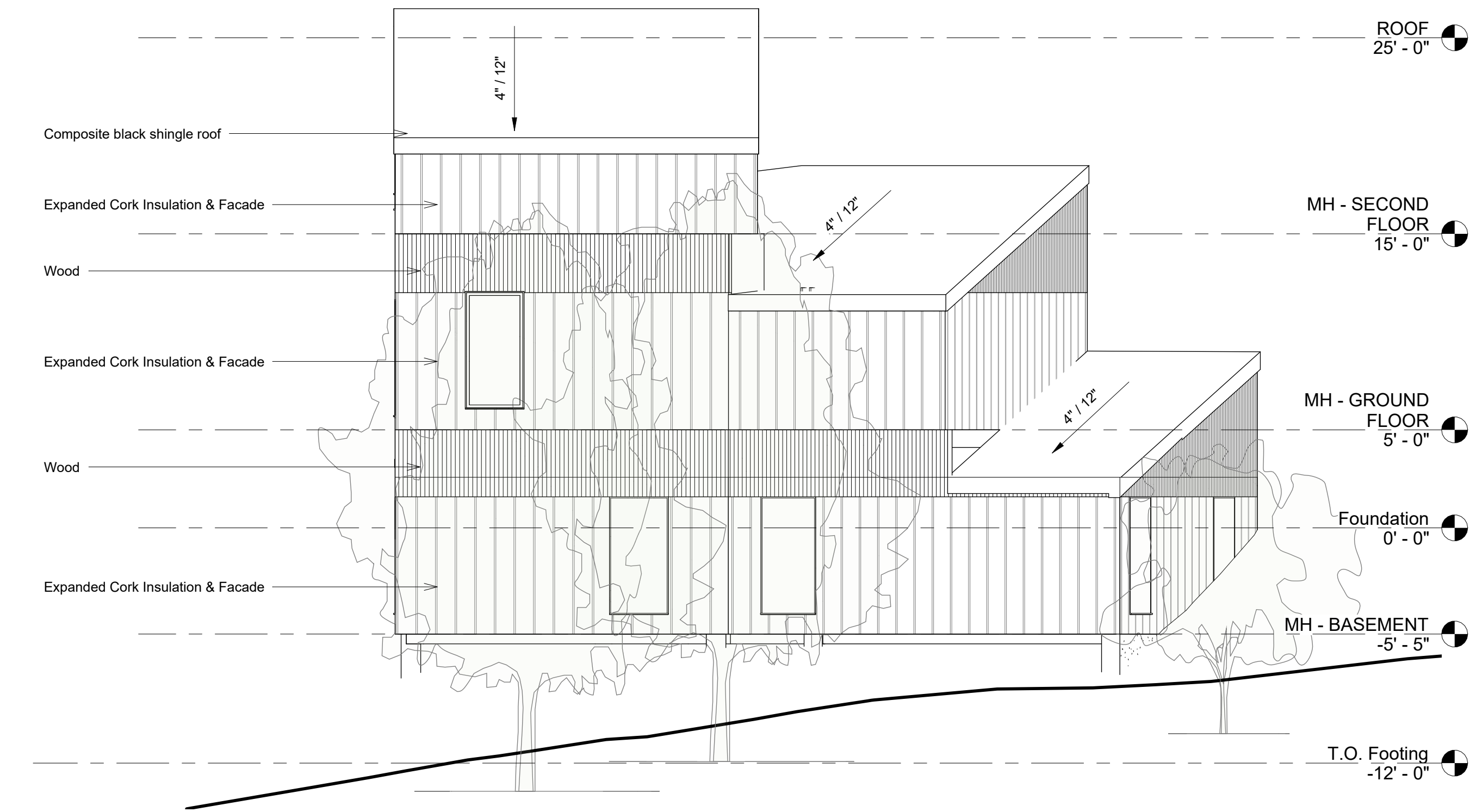
PROPOSED ADU
FLOOR PLAN

TO BE PRINTED ON A 24x36" ARCH D SIZE FOR FULL SCALE

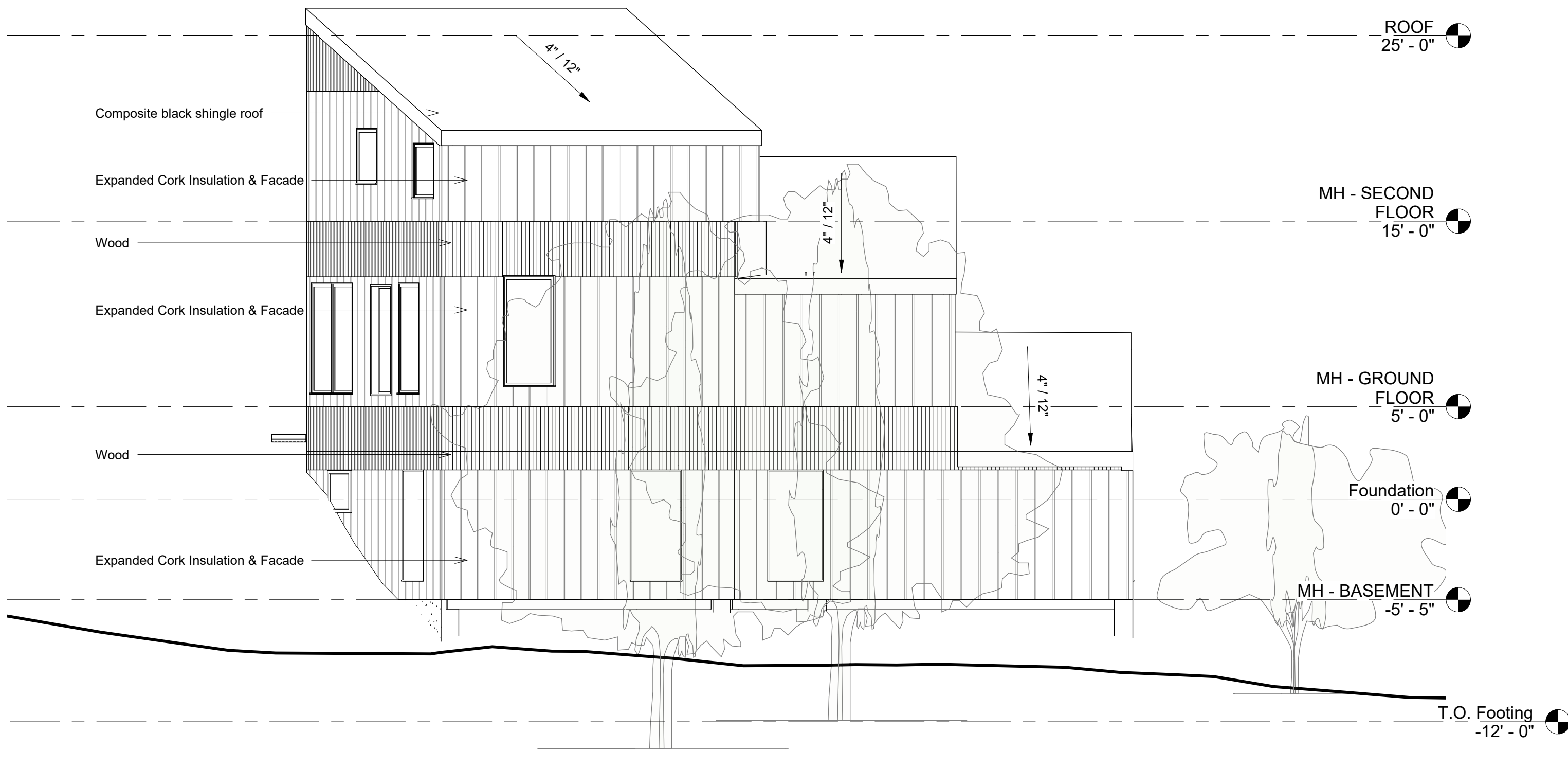
Eucalyptus House
20 Ocean Ave Bolinas, CA

TEHT

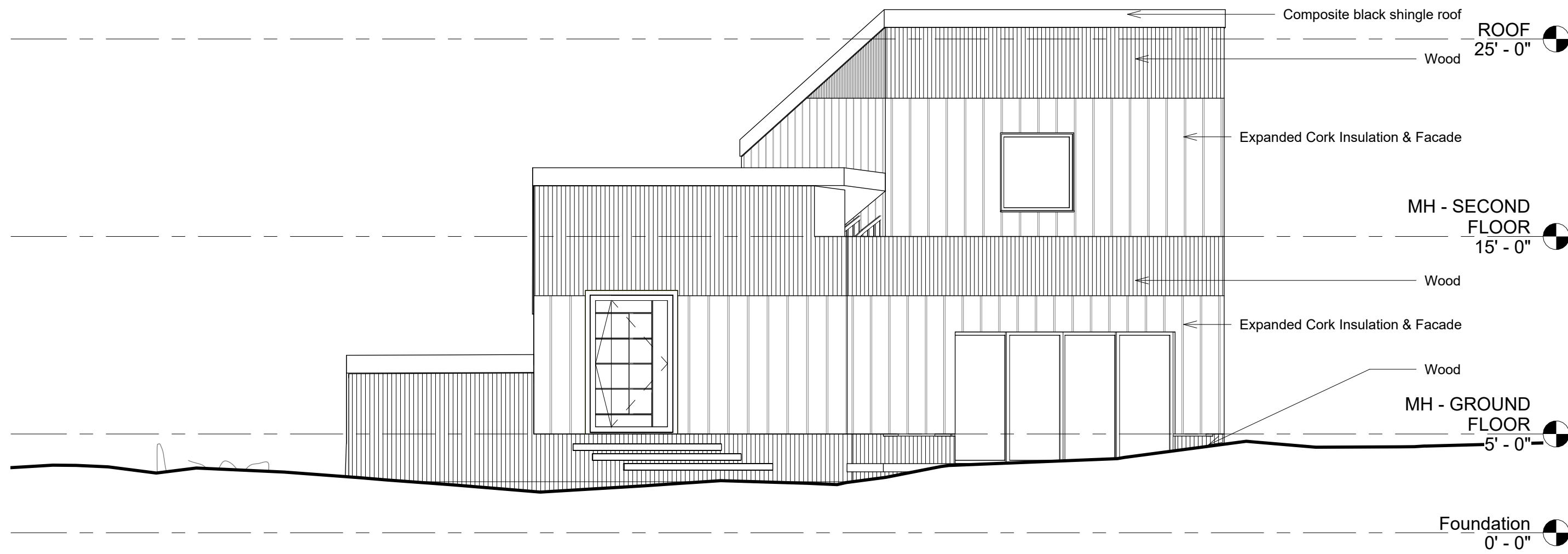
THE DRAWINGS ARE THE INTELLECTUAL PROPERTY OF ZACHARY HEINEMAN. THE ARCHITECT OF RECORD FOR THIS PROJECT. THE INFORMATION CONTAINED HERE IS CONFIDENTIAL AND MAY BE USED ONLY IN RELATION TO THIS WORK/PROJECT. THE CONTENTS OF THIS DRAWING SHALL NOT BE DISCLOSED WITHOUT WRITTEN CONSENT.



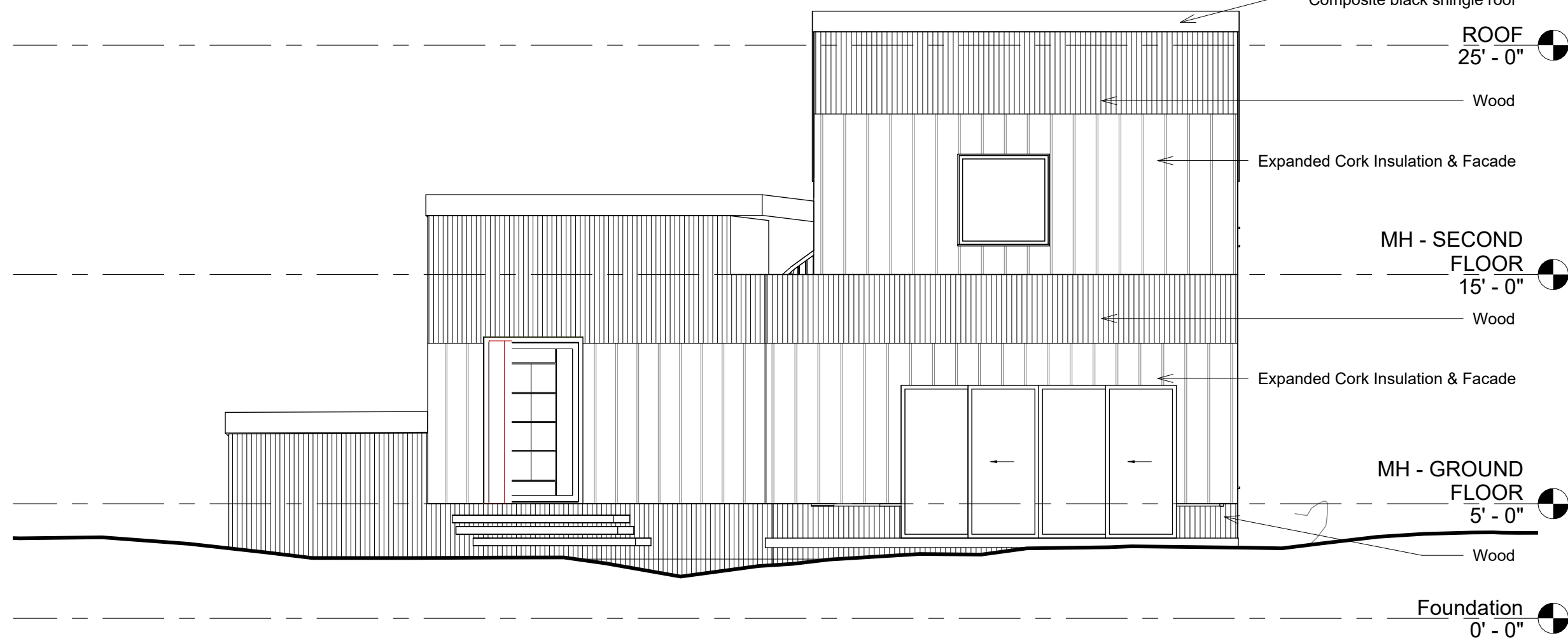
1 MH NORTH ELEVATION A
3/16" = 1'-0"



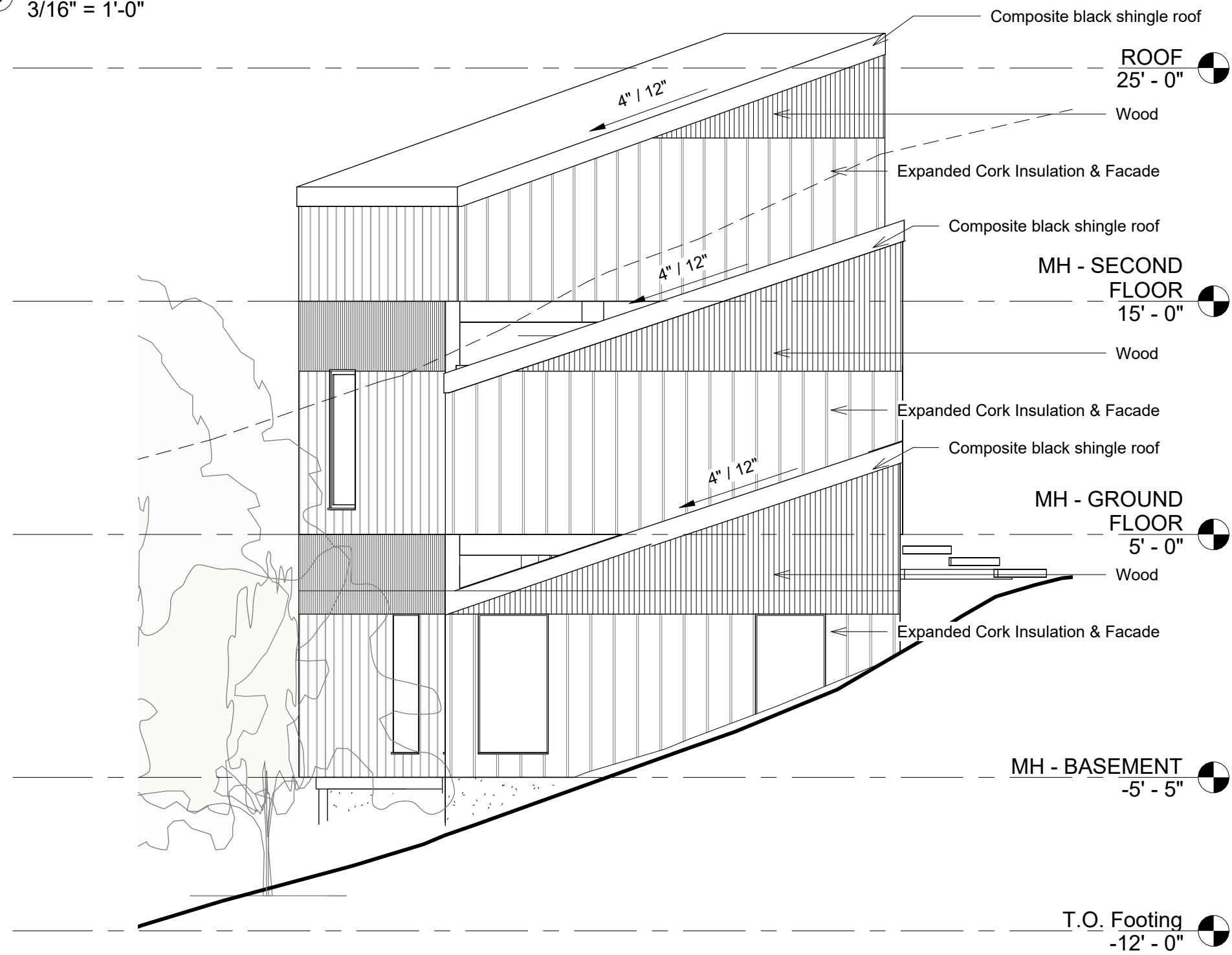
2 MH NORTH ELEVATION B
3/16" = 1'-0"



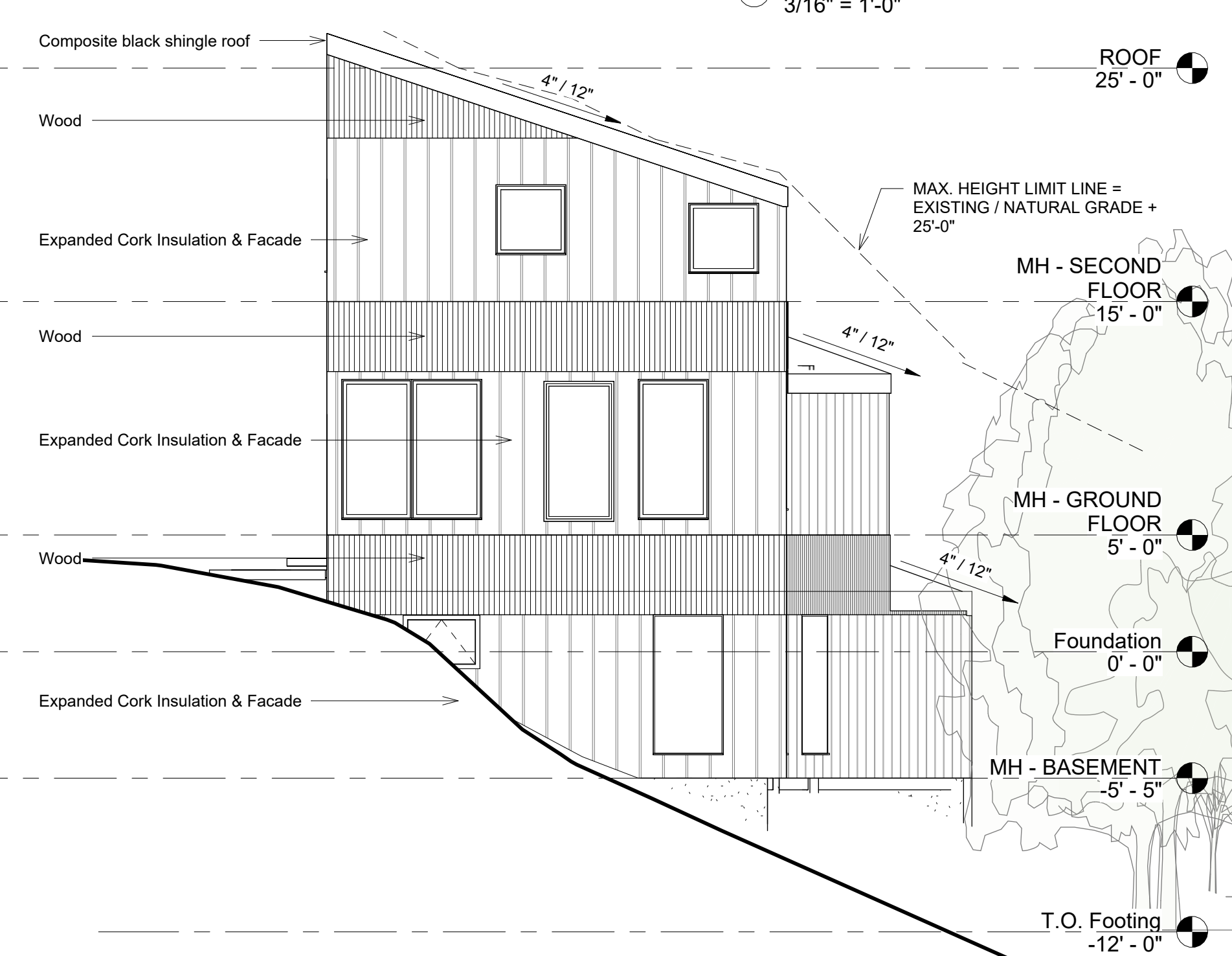
5 MH SOUTH ELEVATION A
3/16" = 1'-0"



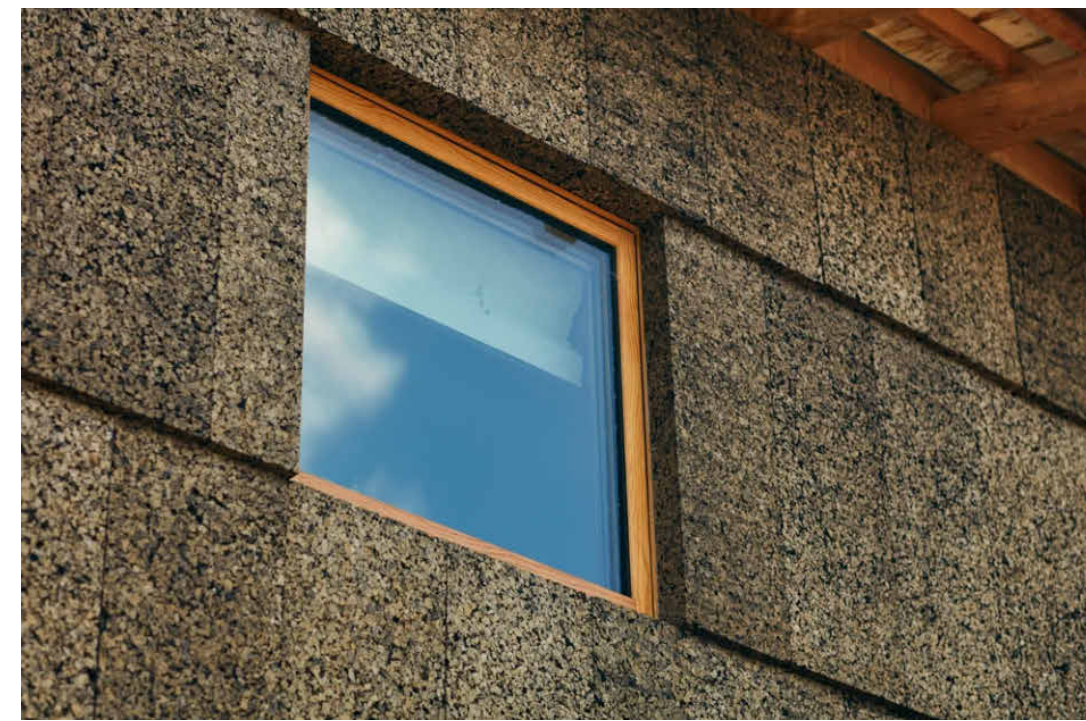
6 MH SOUTH ELEVATION B
3/16" = 1'-0"



3 MH WEST ELEVATION
3/16" = 1'-0"



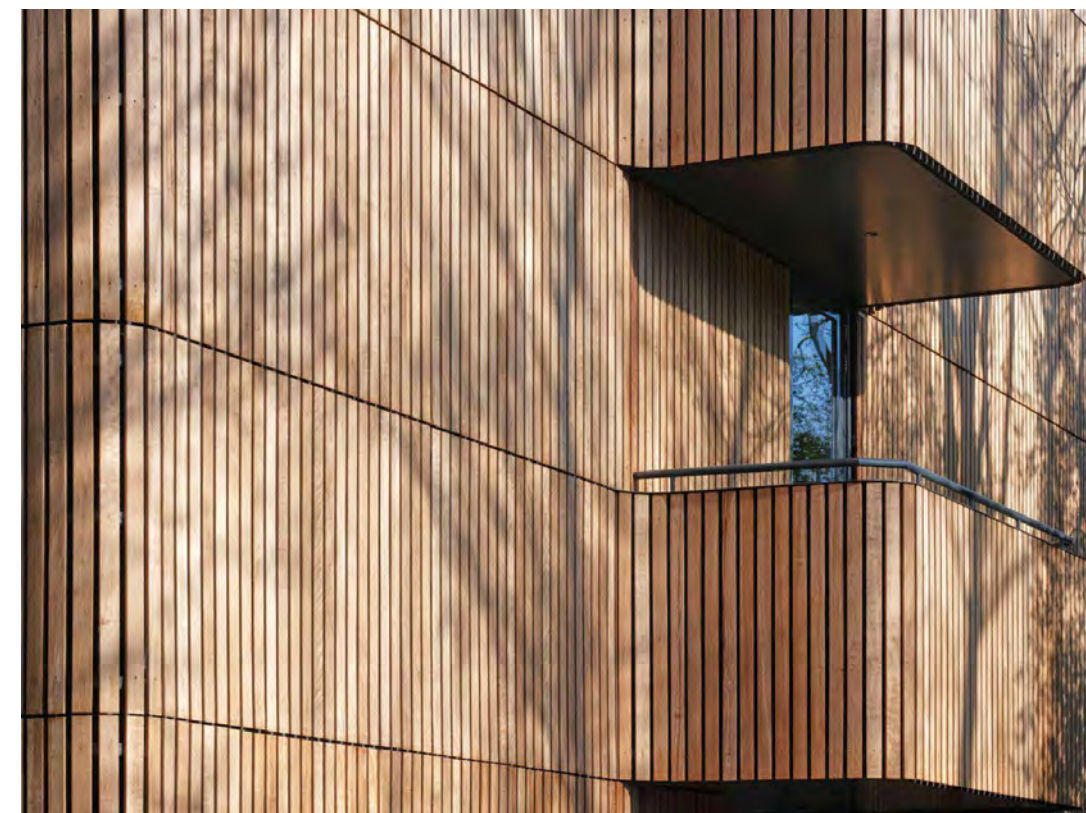
4 MH EAST ELEVATION
3/16" = 1'-0"



EXPANDED CORK INSULATION & FACADE



COMPOSITE BLACK SHINGLE ROOF



WOOD WALL PANEL

NO.	COMMENTS	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

Issue Date
3/16" = 1'-0"
Project Number
A2.0

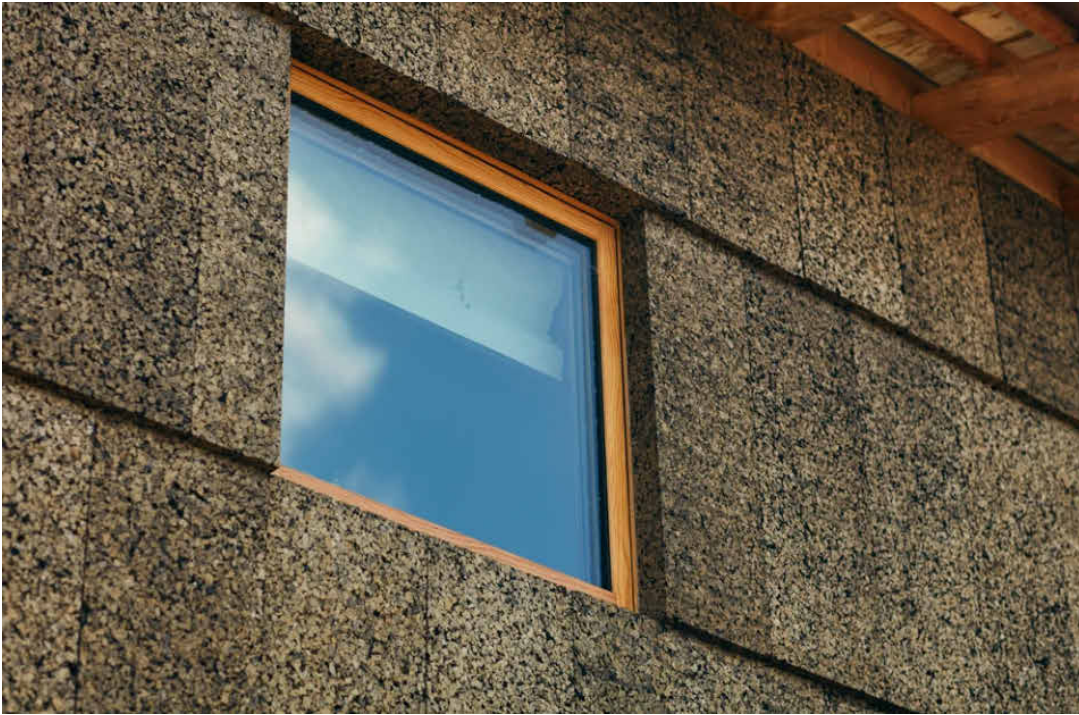
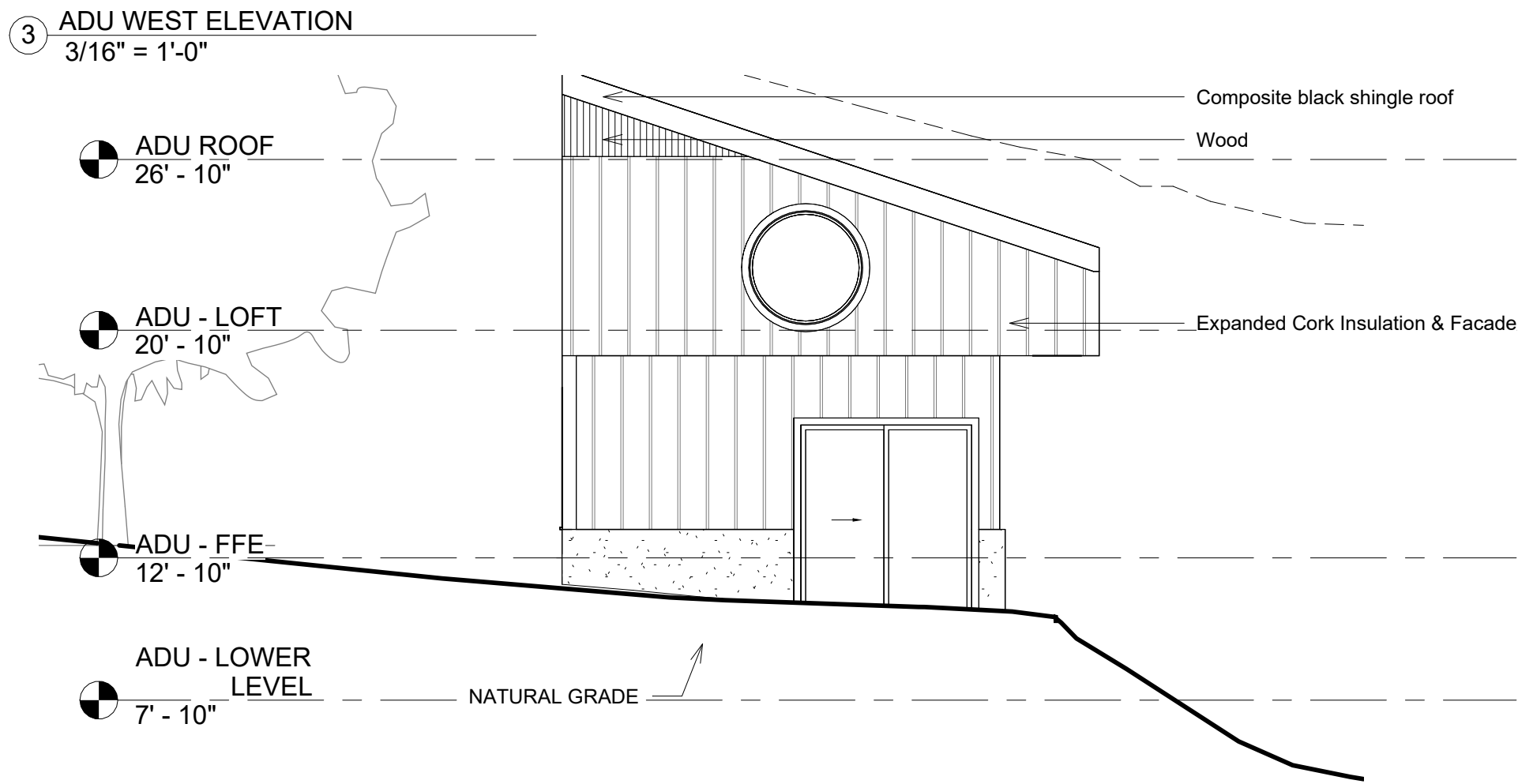
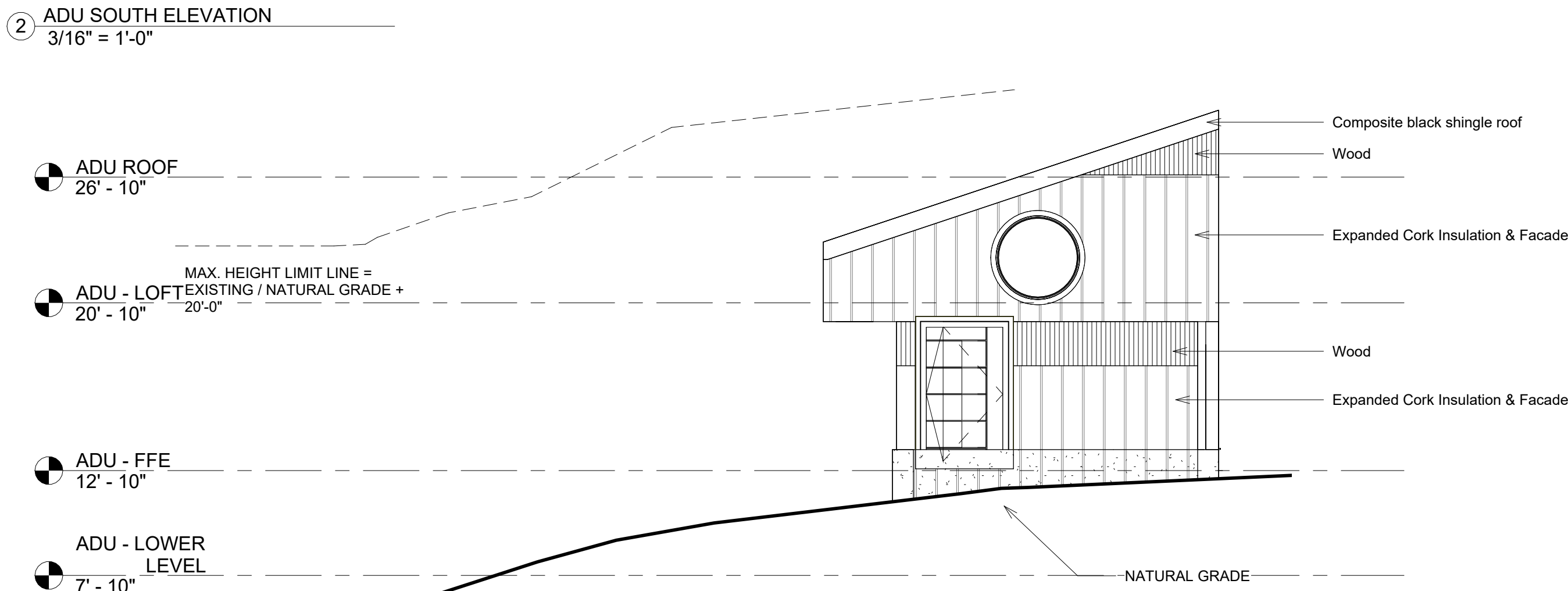
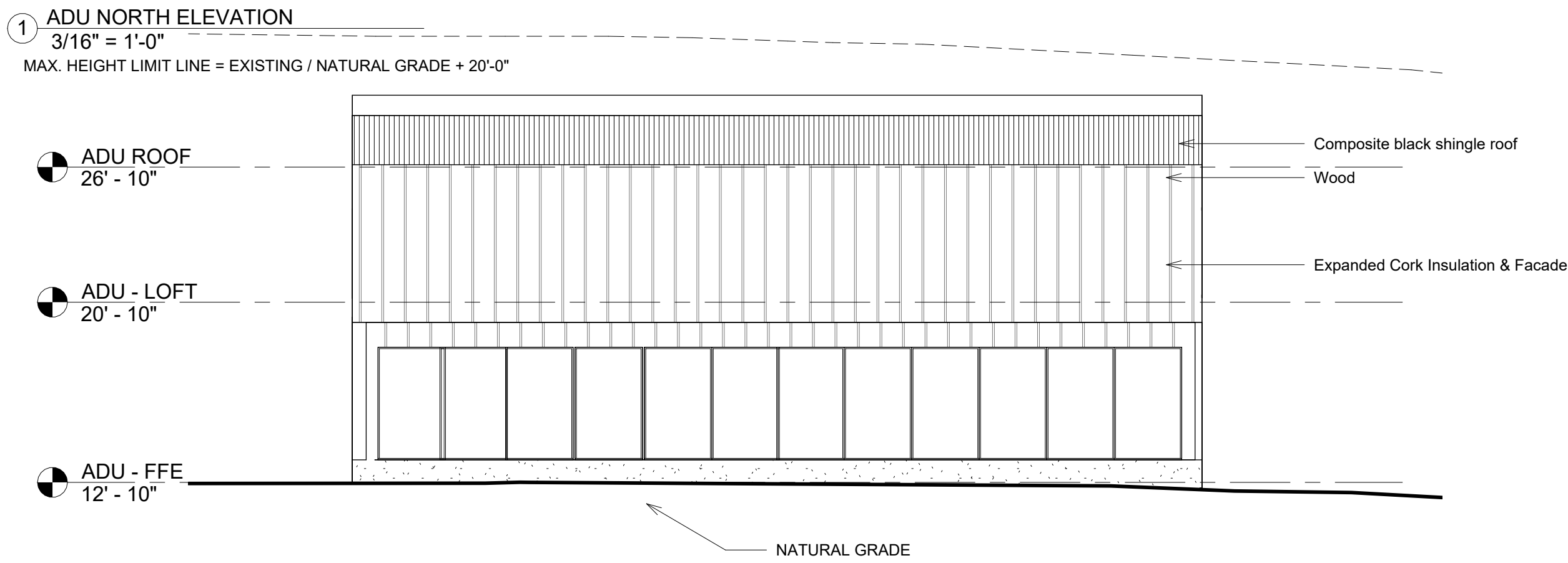
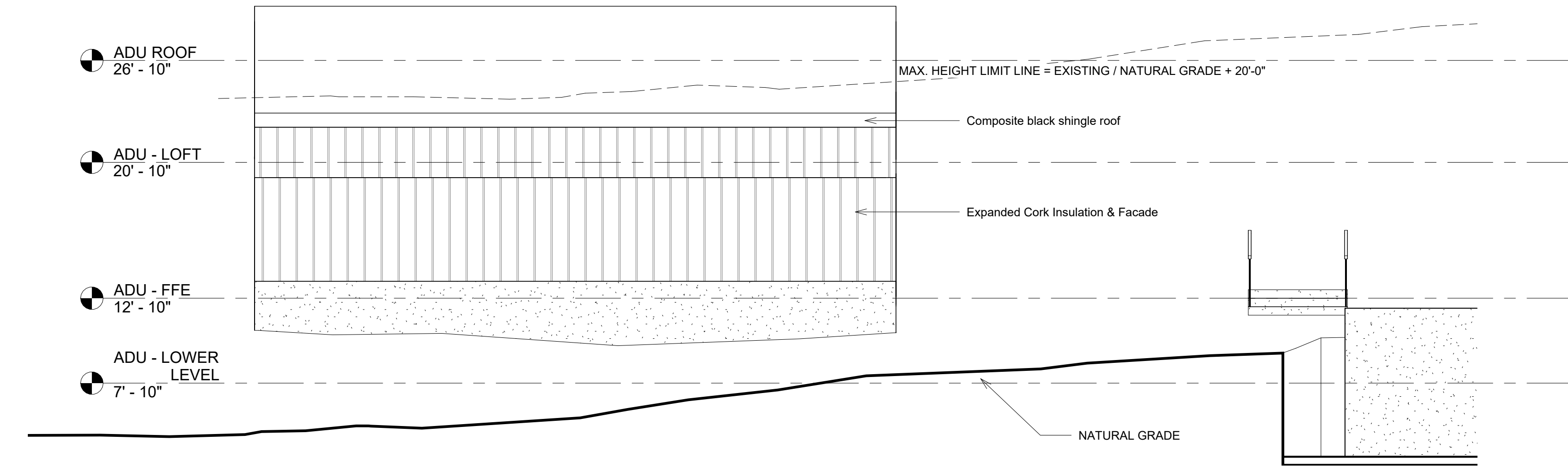
PROPOSED MAIN HOUSE ELEVATIONS

TO BE PRINTED ON A 24x36" ARCH D SIZE FOR FULL SCALE

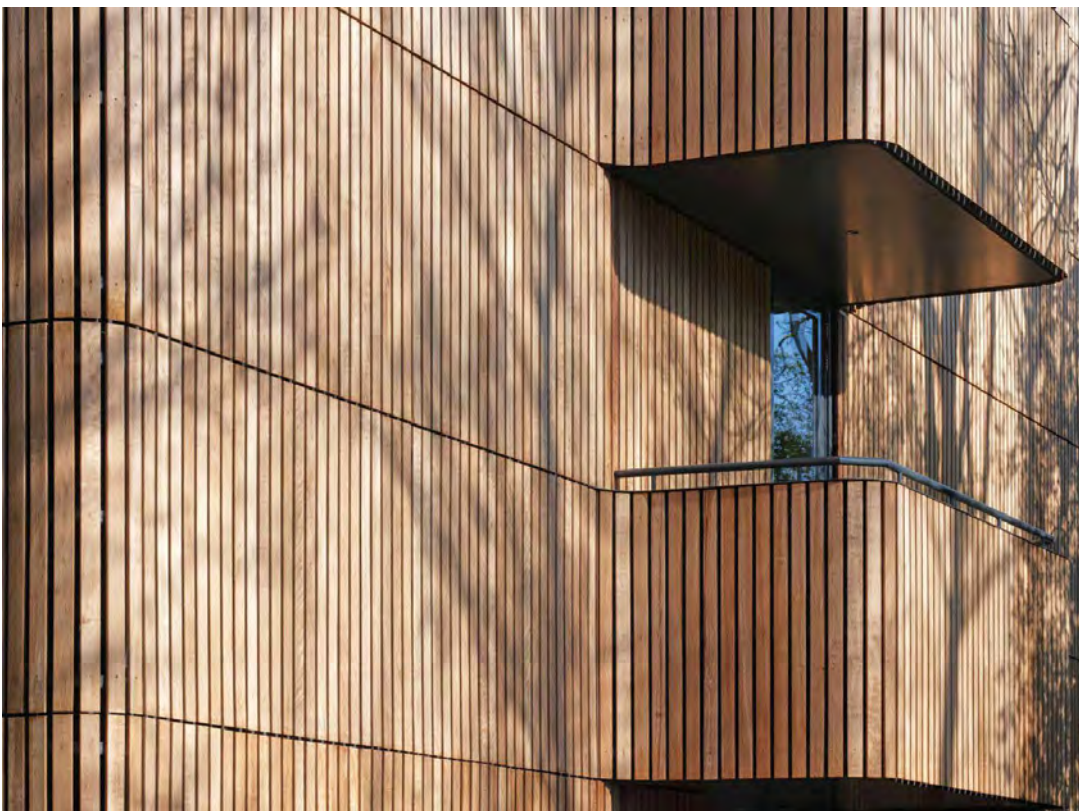
Eucalyptus House
20 Ocean Ave Bolinas, CA

THE DRAWINGS ARE THE INTELLECTUAL PROPERTY OF ZACHARY HEINEMAN. THE ARCHITECT OF RECORD FOR THIS PROJECT. THE INFORMATION CONTAINED HERE IS CONFIDENTIAL AND MAY BE USED ONLY IN RELATION TO THIS WORK/PROJECT. THE CONTENTS OF THIS DRAWING SHALL NOT BE DISCLOSED WITHOUT WRITTEN CONSENT.

TEAM



EXPANDED CORK INSULATION & FACADE



WOOD WALL PANEL



COMPOSITE BLACK SHINGLE ROOF

THE DRAWINGS ARE THE INTELLECTUAL PROPERTY OF ZACHARY HEINEMAN. THE ARCHITECT OF RECORD FOR THIS PROJECT. THE INFORMATION CONTAINED HERE IS CONFIDENTIAL AND MAY BE USED ONLY IN RELATION TO THIS WORK/PROJECT. THE CONTENTS OF THIS DRAWING SHALL NOT BE DISCLOSED WITHOUT WRITTEN CONSENT.

TEHT

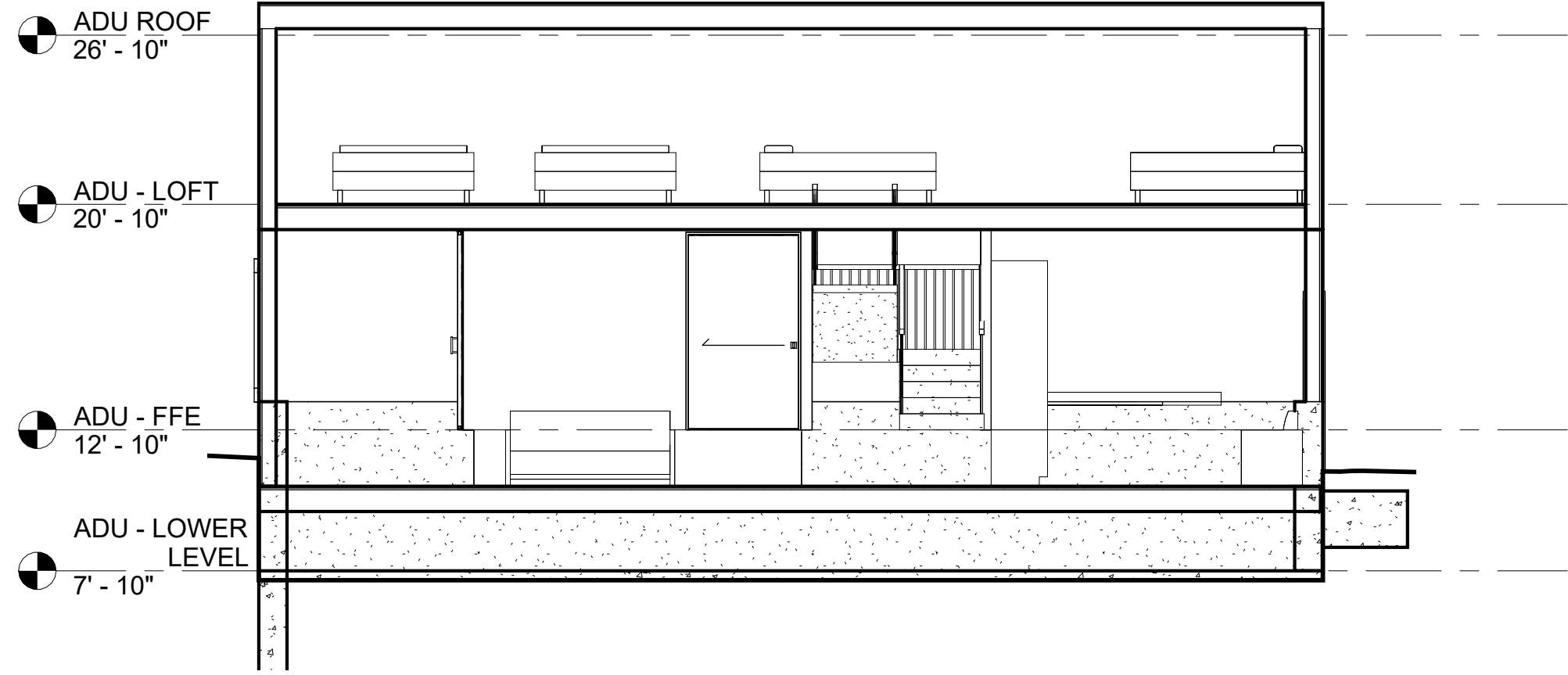
Eucalyptus House
20 Ocean Ave Bolinas, CA

PROPOSED ADU
ELEVATIONS

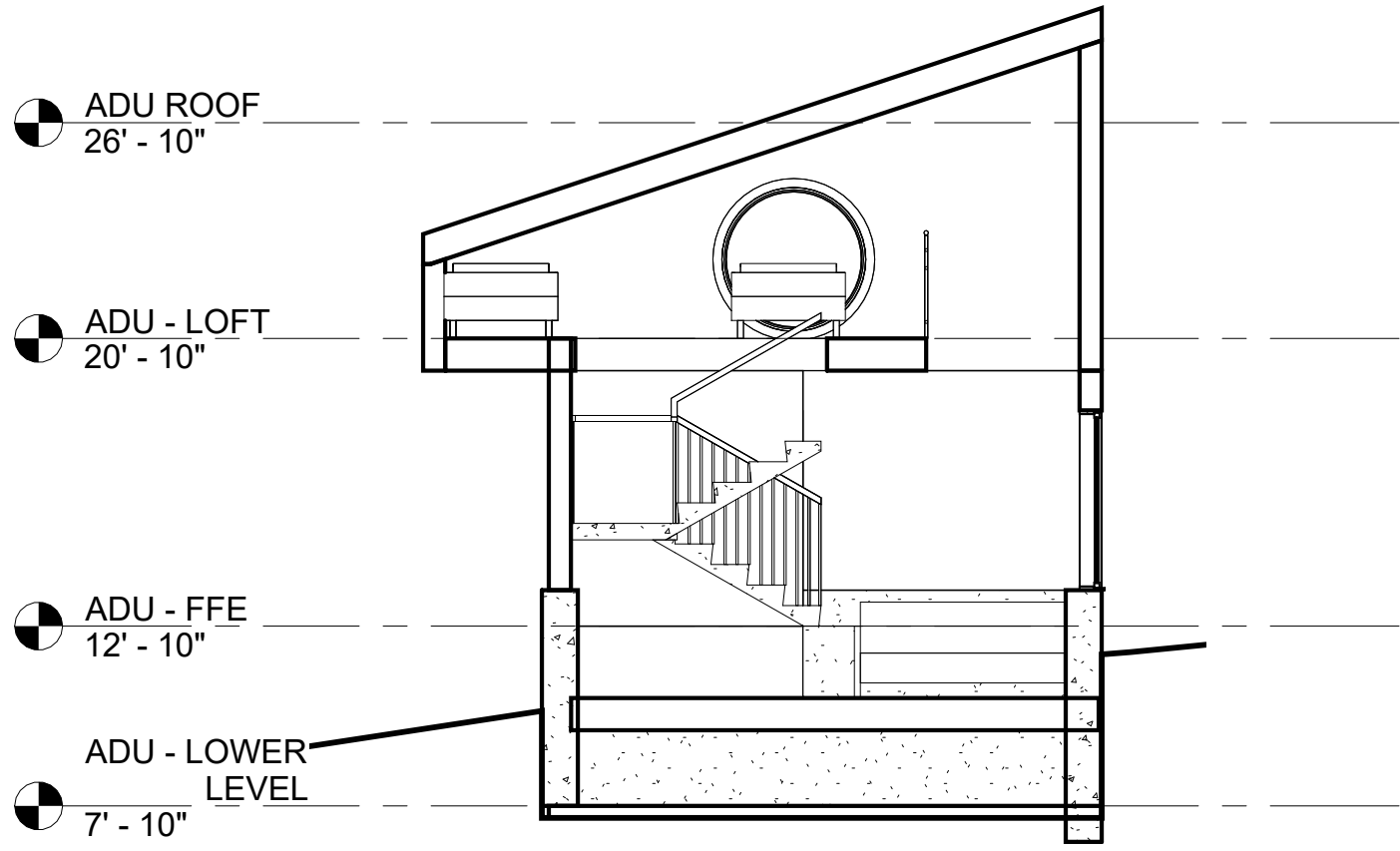
TO BE PRINTED ON A 24x36" ARCH D SIZE FOR FULL SCALE

NO.	COMMENTS	DATE
△		
DRAWN BY		
ISSUE DATE		
Issue Date		
SCALE		
3/16" = 1'-0"		
PROJECT		
Project Number		
SHEET		
T		

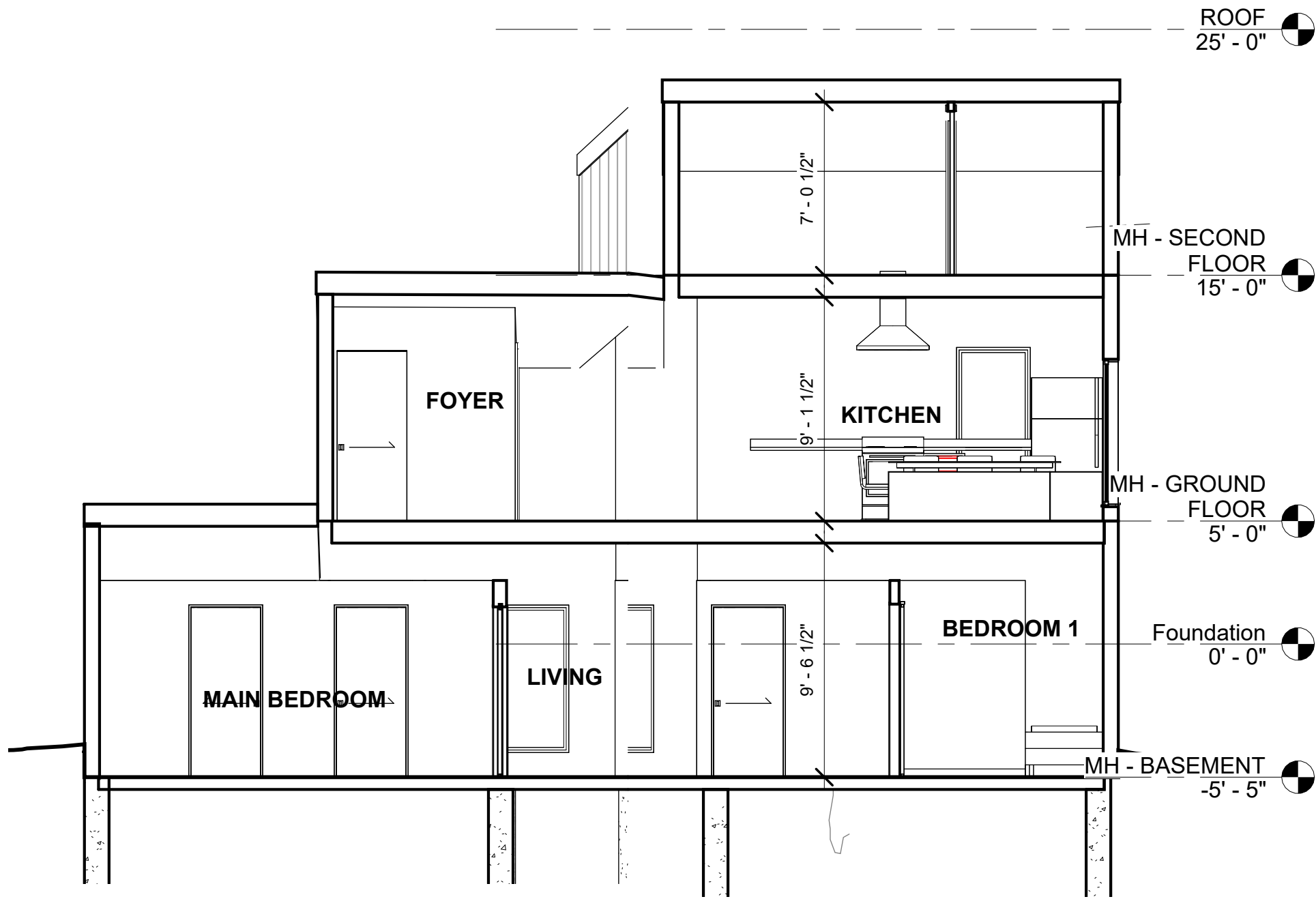
A2.1



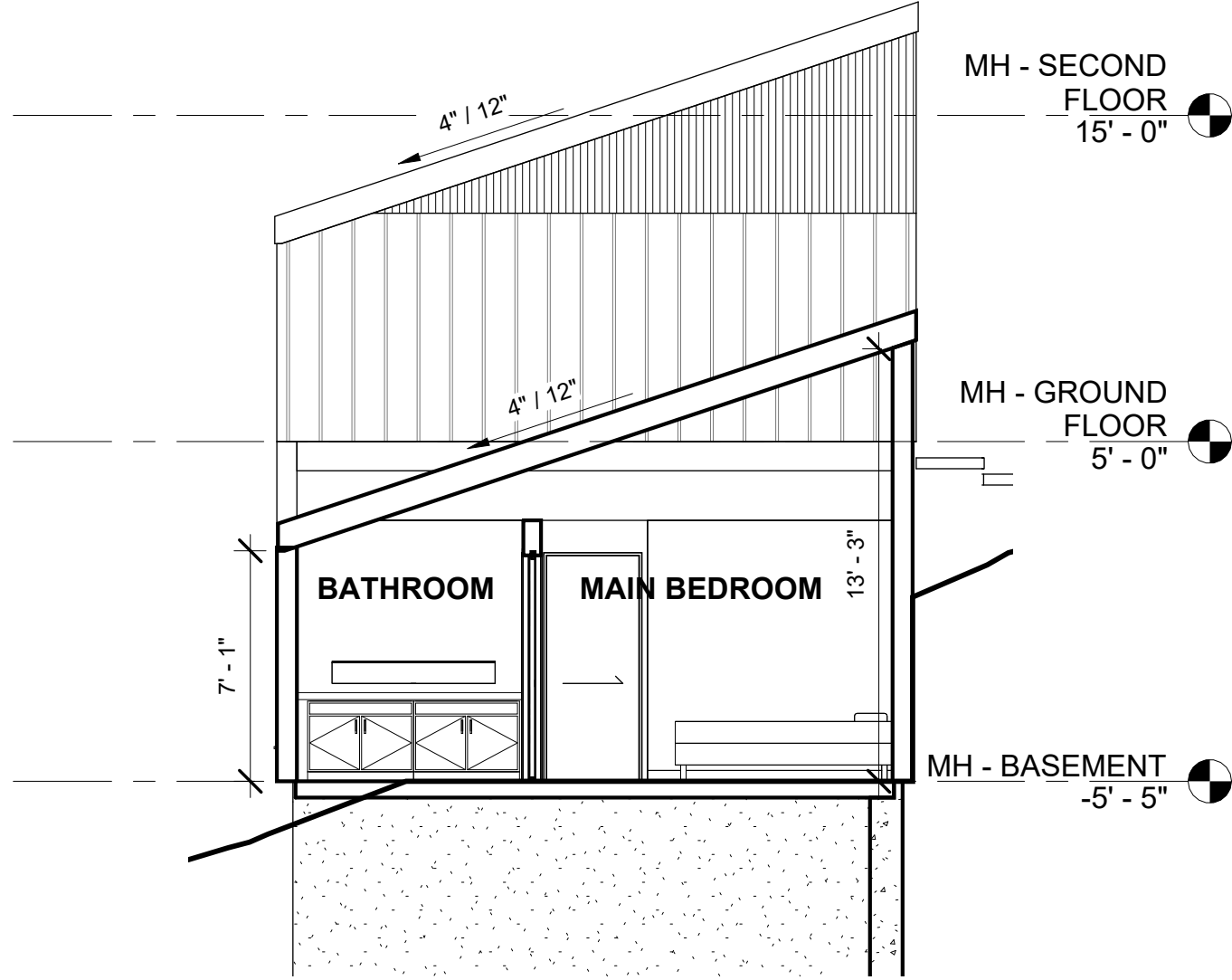
1 ADU SECTION A
3/16" = 1'-0"



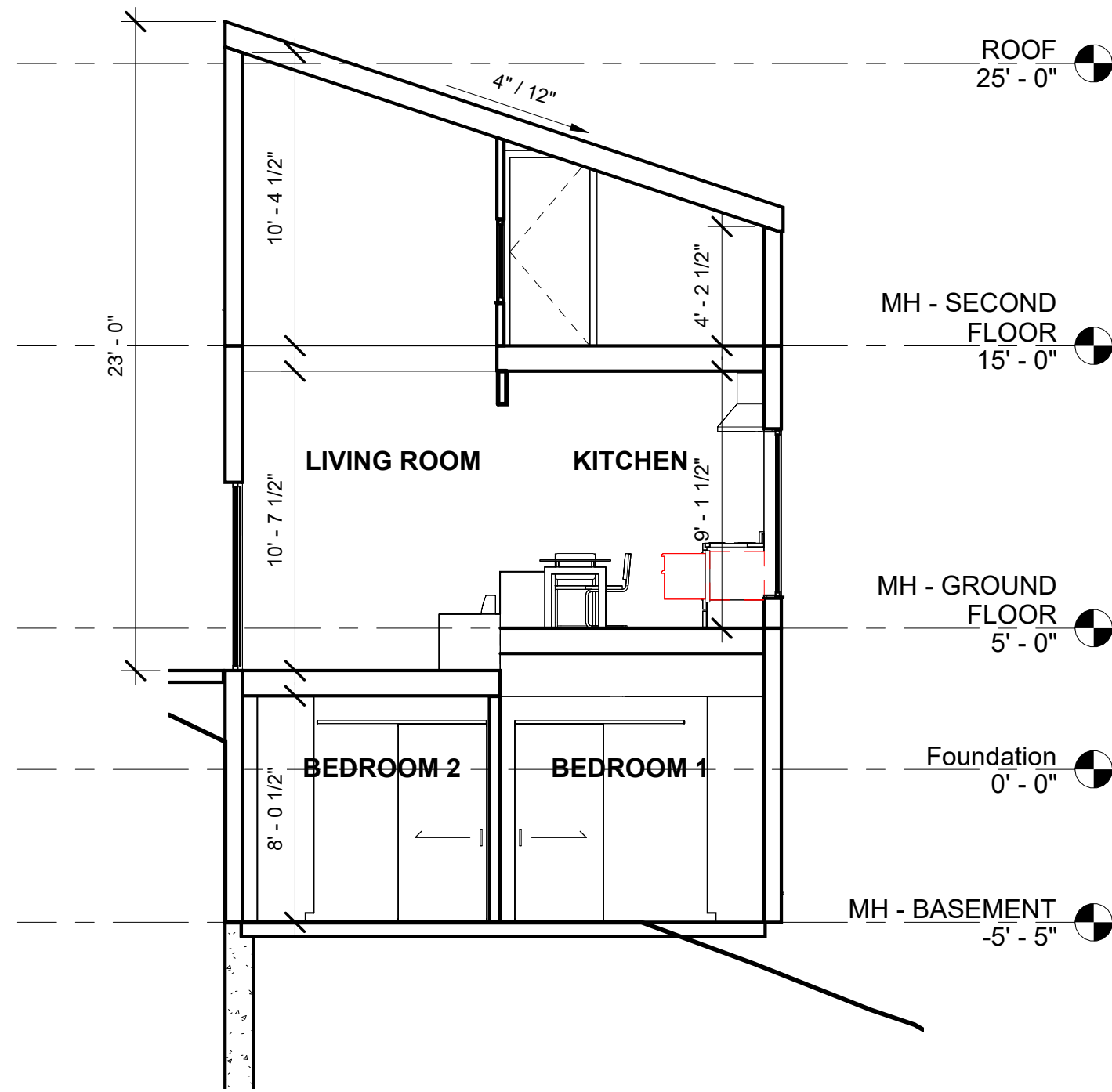
2 ADU SECTION B
3/16" = 1'-0"



3 MH SECTION A
3/16" = 1'-0"



5 MH SECTION B
3/16" = 1'-0"



6 MH SECTION C
3/16" = 1'-0"

TEHT

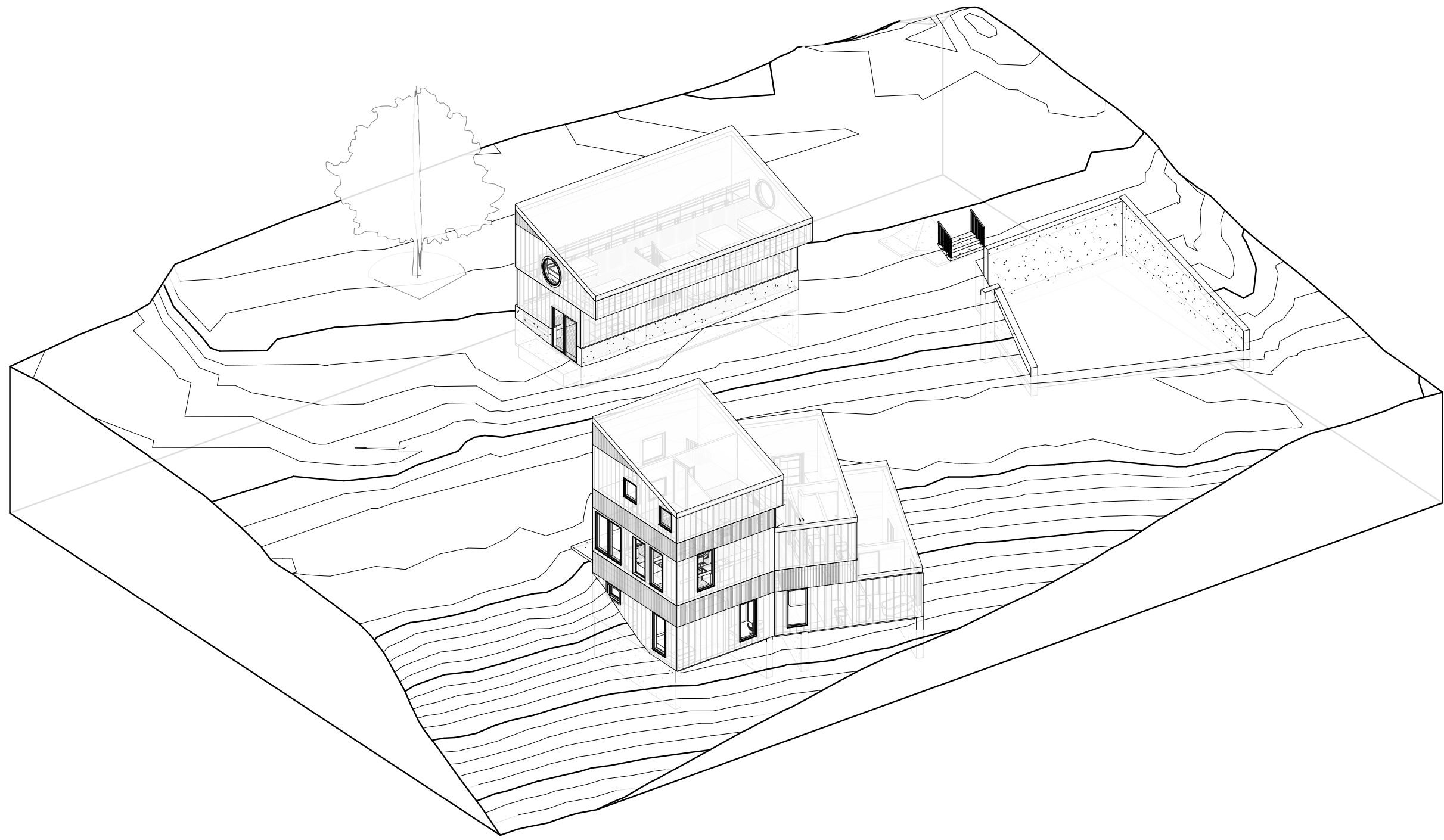
Eucalyptus House
20 Ocean Ave Bolinas, CA

PROPOSED
SECTIONS

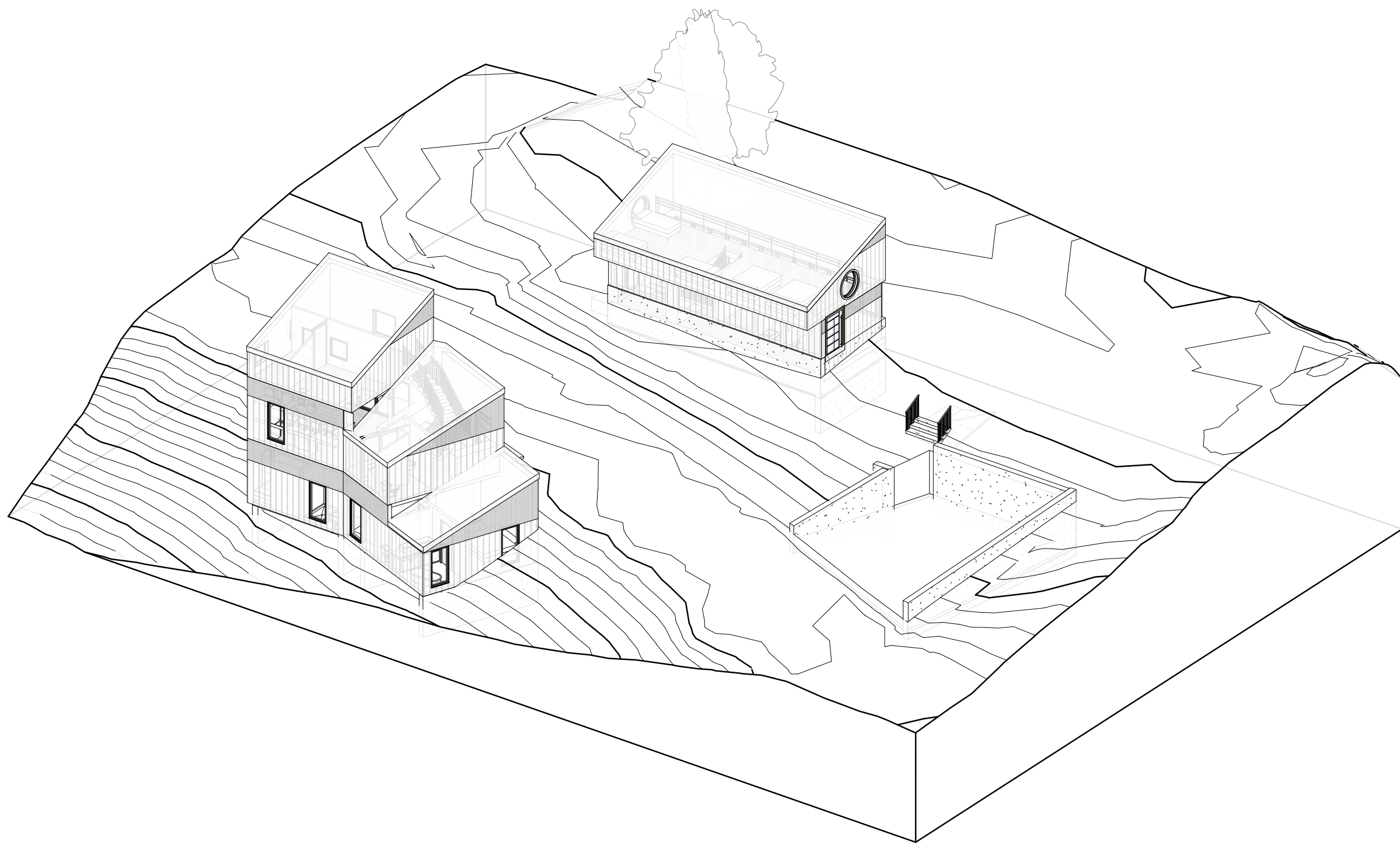
TO BE PRINTED ON A 24X36" ARCH D SIZE FOR FULL SCALE

NO.	COMMENTS	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

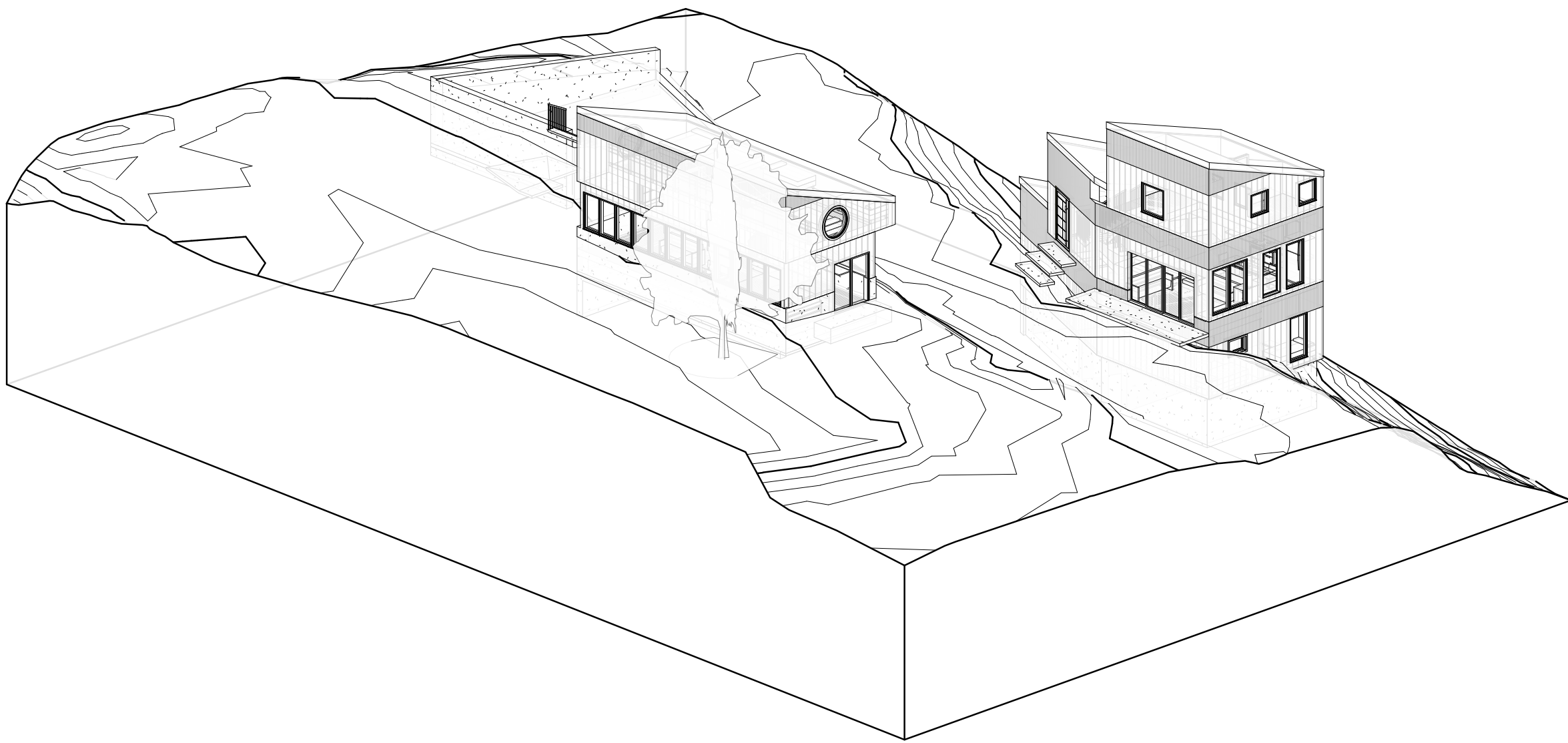
A3.1



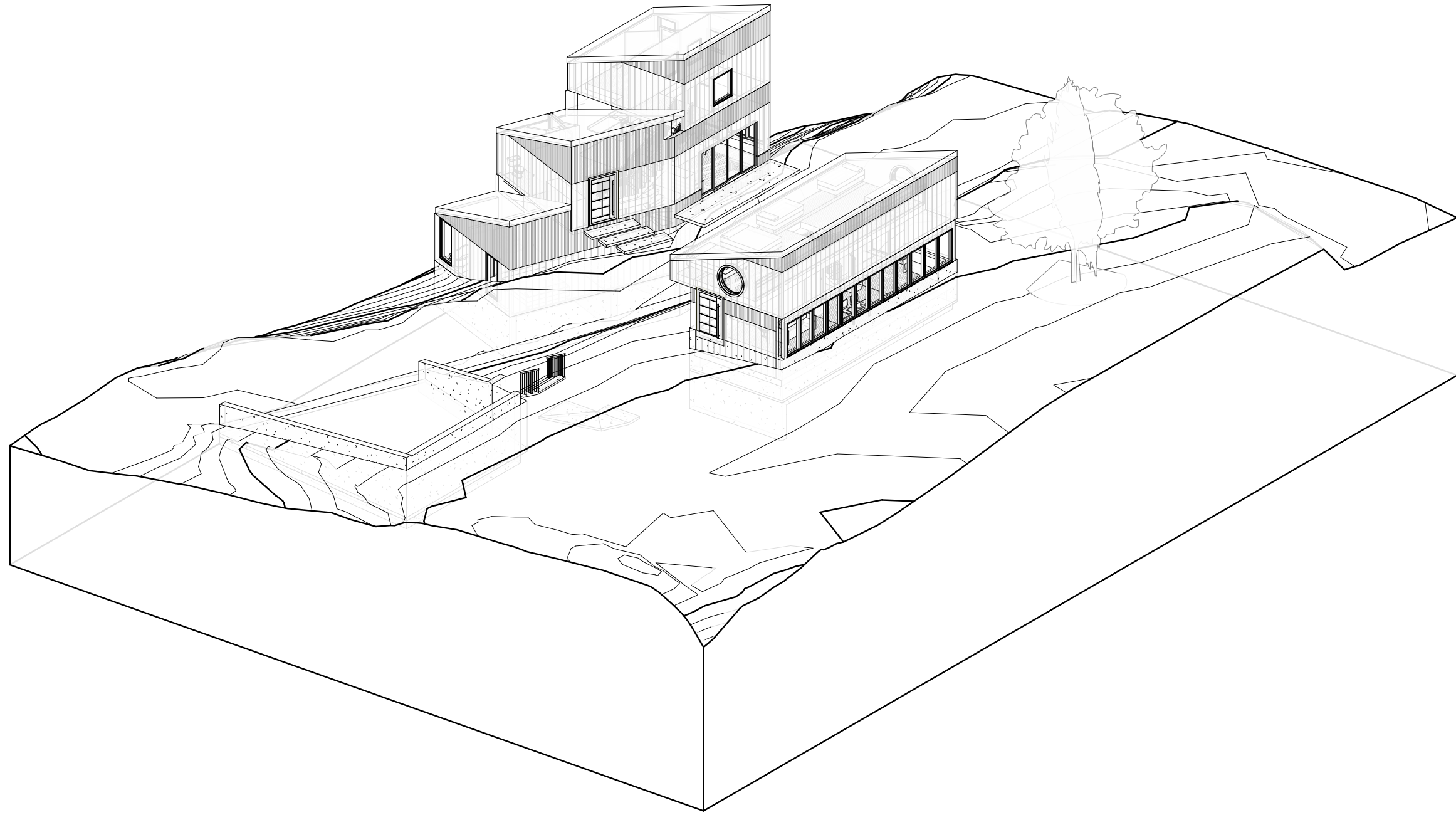
1 3d - Axon - NE



2 3d - Axon - NW



3 3d - Axon - SE



4 3d - Axon - SW

NO.	COMMENTS	DATE
1		
2		
3		
4		
DRAWN BY		
ISSUE DATE		
Issue Date		
SCALE		
PROJECT		
Project Number		
SHEET		
T		

A4.0

AXON

Eucalyptus House
20 Ocean Ave Bolinas, CA

TEHT

THE DRAWINGS ARE THE INTELLECTUAL PROPERTY OF ZACHARY HEINEMAN. THE ARCHITECT OF RECORD FOR THIS PROJECT. THE INFORMATION CONTAINED HERE IS CONFIDENTIAL AND MAY BE USED ONLY IN RELATION TO THIS WORK/PROJECT. THE CONTENTS OF THIS DRAWING SHALL NOT BE DISCLOSED WITHOUT WRITTEN CONSENT.

TO BE PRINTED ON A 24x36" ARCH D SIZE FOR FULL SCALE