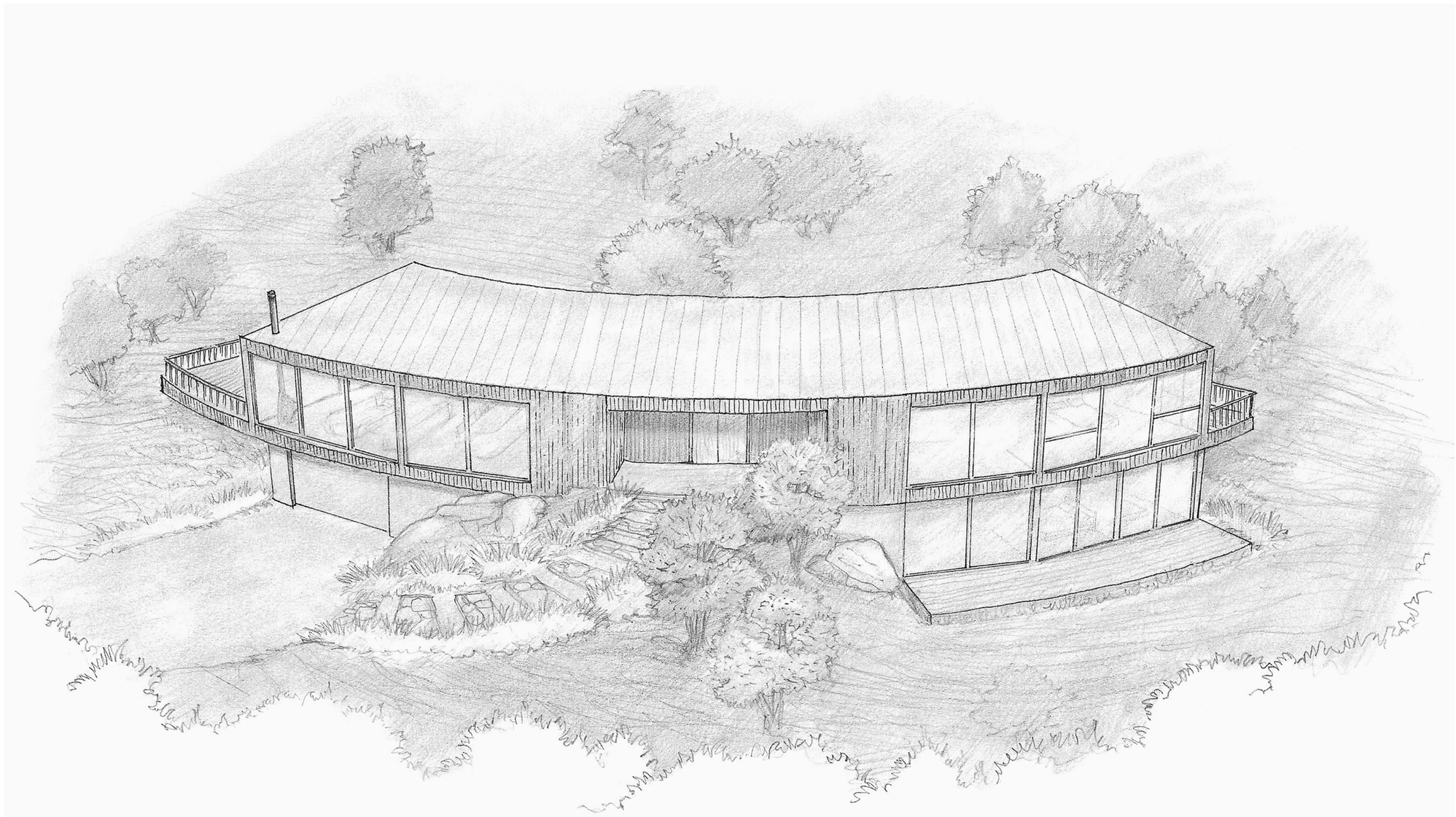

PROJECT DIRECTORY

OWNER

SARA BRIGHT & ANDY BYERS
1015 OLEMA BOLINAS RD.
BOLINAS, CA 94924

PHONE: (415) 515-1886

ARCHITECT

RYAN LEIDNER ARCHITECTURE
3602 20TH ST.
SAN FRANCISCO, CA 94110

PHONE: (415) 698-8044

CONTACT: RYAN LEIDNER

PRECONSTRUCTION SPECIALIST

SILVER LINING DESIGN BUILD

PHONE: (303) 819-3086

CONTACT: CARL SAVITZ

CIVIL ENGINEER / SURVEYOR

ADOBE ASSOCIATES, INC.
1220 N. DUTTON AVE.
SANTA ROSA, CA 95401

PHONE: (707) 541-2301

CONTACT: NICK MAGYARI

SOILS ENGINEER

LACO
1550 AIRPORT BLVD., SUITE 120
SANTA ROSA, CA 95403

PHONE: (707) 525-1222

CONTACT: KELSEY MCLAUGHLIN

GEOTECHNICAL CONSULTANTS

RGH CONSULTANTS
3501 INDUSTRIAL DR. #A
SANTA ROSA, CA 95403

PHONE: (707) 544-1072

CONTACT: JARED J. PRATT

HISTORICAL CONSULTANT

BRUNZELL HISTORICAL
1613 B. ST.
NAPA, CA 94559

PHONE: (707) 290-2918

CONTACT: KARA BRUNZELL

Ryan Leidner Architecture

3602 20th St.
San Francisco, CA 94110

415.689.8044
info@ryanleidner.com
ryanleidner.com

LICENSED ARCHITECT
RYAN M LEIDNER
No. C-34747
April 30, 2025
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STATE OF CALIFORNIA

Bright House
1015 Olema Bolinas Rd.
Bolinas, CA
94924

Submittal:	Date:
Permit Set	12/13/23

COVER SHEET

A0

CAL GREEN REFERENCES

1. 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. A PLAN IS DEVELOPED AND IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION.

2. 4.106.3 GRADING AND PAVING. CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR A DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS KEEP WATER FROM ENTERING BUILDINGS.

3. 5.201.1 SCOPE BUILDING MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

4. 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF SECTIONS 4303.1.1 THROUGH 4303.1.4.4.

5. 4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES AND FITTINGS REQUIRED IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE REFERENCED STANDARDS.

6. 4.304.1. IRRIGATION CONTROLLERS. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED.

7. 4.406.1 RODENT PROOFING. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY

8. 4.408.1 CONSTRUCTION WASTE MANAGEMENT. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
   1. COMPLY WITH A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE; OR
   2. A CONSTRUCTION WASTE MANAGEMENT PLAN, PER SECTION 4.408.2; OR
   3. A WASTE MANAGEMENT COMPANY, PER SECTION 4.408.3; OR
   4.THE WASTE STREAM REDUCTION ALTERNATIVE, PER SECTION 4.408.4.

9. 4.410.1 OPERATION AND MAINTENANCE MANUAL. AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.

10. 4.503.1 FIREPLACE. ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.

11. 4.504.1 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION 4.504.2.1 ADHESIVES, SEALANTS AND CAULKS: ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS. 4.504.2.2 PAINTS AND COATINGS. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS. 4.504.2.3 AEROSOL PAINTS AND COATINGS. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS. 4.504.2.4 VERIFICATION. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. 4.504.3 CARPET SYSTEMS. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT (8) 0 0 0 WITH VOC LIMITS. 4.504.4 RESILIENT FLOORING SYSTEMS. 80& OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM; OR MEET CALIFORNIA DEPT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS", VERSION LT, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350). 4.504.5 COMPOSITE WOOD PRODUCTS. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORN1ALDEHYDE EMISSION STANDARDS.

12. 4.505.2 CONCRETE SLAB FOUNDATIONS. VAPOR RETARDER AND CAPILLAR BREAK IS INSTALLED AT SLAB-ON-GRADE FOUNDATIONS. 4.503.3 MOISTURE CONTENT OF BUILDING MATERIALS. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE.

13. 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:
   1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSIIACCA
   2 MANUAL J-2004 OR EQUIVALENT SIZE DUCT SYSTEMS ACCORDING TO ANSI! ACCA 1 MANUAL D-2009 OR EQUIVALENT.
   3. SELECT HEATING AND COOLING EQ

14. 702.1 INSTALLER TRAINING. HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS. 702.2 SPECIAL INSPECTION. SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING. 703.1 DOCUMENTATION. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA ELECTRICAL CODE AND OTHER APPLICABLE SECTIONS OF THE MARIN COUNTY MUNICIPAL CODE.

2. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS ON SITE.

3. ANY ERRORS, OMISSIONS, DISCREPANCIES, AMBIGUITIES, OR CONFLICTS IN THE CONSTRUCTION DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

4. THE INSTALLATION OF ALL SPECIFIED MATERIAL INCLUDING THE PREPARATION OF SURFACES, SHALL CONFORM TO THE MATERIAL MANUFACTURE'S SPECIFICATIONS AND RECOMMENDATIONS.

5. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING WHERE REQUIRED.

6. METHODS OF DEMOLITION SHALL BE DEVISED BY THE CONTRACTOR BUT WITHIN THE REQUIREMENTS OF ALL APPLICABLE CODES AND LOCAL ORDINANCES.

7. THE DESIGN, ADEQUACY, AND SAFETY OF ERECTING, BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HAS NOT BEEN CONSIDERED BY THE ARCHITECT.

8. THE CONTRACTOR SHALL PROVIDE SAFE AND ADEQUATE BRACES AND CONNECTIONS TO SUPPORT THE COMPONENT PARTS OF THE STRUCTURE, UNTIL THE STRUCTURE ITSELF (INCLUDING THE ROOF AND FLOOR DIAPHRAGMS) IS COMPLETE ENOUGH TO ADEQUATELY SUPPORT ITSELF.

APPLICABLE CODES

ALL CONSTRUCTION, REGARDLESS OF DETAILS ON THE DRAWINGS, SHALL COMPLY WITH THE FOLLOWING CODES AND THEIR MOST RECENT AMENDMENTS:

2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24, C.C.R.
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 MARIN COUNTY MUNICIPAL AND ZONING CODES
1984 BOLINAS GRIDDED MESA PLAN

SHEET INDEX

PROJECT DATA

PROJECT ADDRESS

1015 OLEMA BOLINAS RD.
BOLINAS, CA 94924
APN: 188-140-19

SCOPE OF WORK

(E) SINGLE-FAMILY RESIDENCE, 2-STORY, WOOD FRAMED STRUCTURE
AND (E) 1-STORY, WOOD FRAMED GUEST HOUSE TO BE REMOVED.
(E) 1-STORY WOOD FRAMED GUEST HOUSE TO BE RENOVATED.
(N) SINGLE-FAMILY RESIDENCE, 2-STORY, WOOD FRAMED STRUCTURE TO BE CONSTRUCTED.

BUILDING DATA & PLANNING CALCULATIONS

ZONING

ZONING:	C-ARP-5 AGRICULTURE RESIDENTIAL PLANNED
CONSTRUCTION TYPE:	WOOD FRAME
COMMUNITY PLAN:	BOLINAS
COUNTYWIDE PLAN DESIGNATION:	C-AG3 AGRICULTURE COASTAL ZONE

SQUARE FOOTAGE CALCS

EXISTING BUILDING

MAIN HOUSE:	1,511 SF
FIRST FLOOR:	965 SF
SECOND FLOOR:	546 SF
SHED:	62 SF
GUEST HOUSE:	719 SF
FIRST FLOOR:	335 SF
STORAGE ATTIC:	384 SF
GUEST HOUSE 2:	558 SF
TOTAL EXISTING BUILDING AREA:	1,920 SF
TOTAL EXISTING FLOOR AREA:	2,788 SF
TOTAL EXISTING FAR:	3% FAR

PROPOSED BUILDING AREA

MAIN HOUSE:	2,372 SF
GUEST HOUSE:	371 SF
TOTAL PROPOSED FLOOR BUILDING AREA:	2,743 SF

PROPOSED FLOOR AREA

MAIN HOUSE:	3,587 SF
FIRST FLOOR:	1,221 SF
SECOND FLOOR:	2,366 SF
GARAGE:	622 SF
GUEST HOUSE:	755 SF
FIRST FLOOR:	371 SF
SECOND FLOOR:	384 SF
TOTAL PROPOSED FLOOR AREA:	4,964 SF

PROPOSED FLOOR AREA RATIO (FAR)
TOTAL FLOOR AREA: 4,964 SF / LOT 91,991 SF = 5% FAR

LOT COVERAGE PROPOSED
LOT AREA: 91,991 SF
(E) LOT COVERAGE: 1,920 SF / 91,991 SF = 2%
(N) LOT COVERAGE: 2,743 SF / 91,991 SF = 3%

TOTAL: 1% CHANGE

EXISTING LOT COVERAGE

IMPERVIOUS COVERAGE:	1,920 SF
PERVIOUS COVERAGE:	- SF

PROPOSED LOT COVERAGE

IMPERVIOUS COVERAGE:	2,743 SF
PERVIOUS COVERAGE:	- SF

GRADING CALCULATIONS:

CUT:	-'
FILL:	-'
OFF-HAUL:	-'

SET BACKS

MINIMUM SET BACKS:
N/A

MAXIMUM HEIGHT LIMITS:

MAIN HOUSE:	25'
DETACHED STRUCTURES:	15'

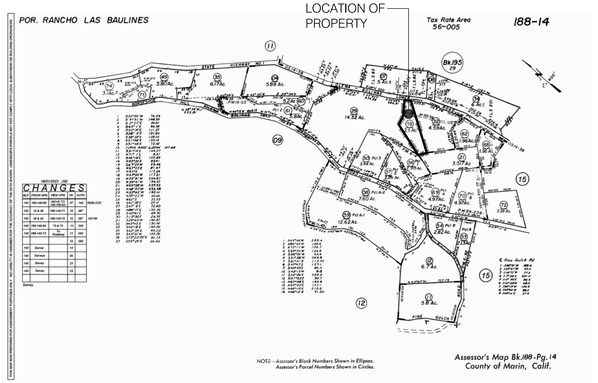
PARKING SPACES:

EXISTING:	2
PROPOSED:	2

LOCATION OF PROPERTY

DIRECTIONS: FROM SHORELINE HWY. HEADING NORTH, TURN LEFT ONTO FAIRFAX RD, THEN TURN LEFT ONTO OLEMA BOLINAS RD., AND THEN PROPERTY WILL BE ON THE RIGHT

1 VICINITY MAP
N.T.S.



2 ASSESSOR'S MAP
N.T.S.

PROPOSED DISTANCES TO NEAREST PROPERTY LINES

MAIN HOUSE

NORTHWEST CORNER TO NEAREST	NORTH PL:	24'-6"
	EAST PL:	116'-3"
	SOUTH PL:	463'-4"
	WEST PL:	119'-5"
	PL AT ROAD:	181'-9"
NORTHEAST CORNER TO NEAREST	NORTH PL:	28'-4"
	EAST PL:	103'
	SOUTH PL:	484'-6"
	WEST PL:	145'-9"
	PL AT ROAD:	156'-7"
SOUTHWEST CORNER TO NEAREST	NORTH PL:	94'-2"
	EAST PL:	88'-6"
	SOUTH PL:	389'-4"
	WEST PL:	118'-7"
	PL AT ROAD:	235'-1"
SOUTHEAST CORNER TO NEAREST	NORTH PL:	118'-5"
	EAST PL:	64'-4"
	SOUTH PL:	383'-3"
	WEST PL:	139'-9"
	PL AT ROAD:	234'-2"

GUEST HOUSE

NORTH CORNER TO NEAREST	NORTH PL:	4'-8"
	EAST PL:	197'-3"
	SOUTH PL:	414'-8"
	WEST PL:	18'-8"
EAST CORNER TO NEAREST	NORTH PL:	25'-2"
	EAST PL:	173'-5"
	SOUTH PL:	405'-6"
	WEST PL:	39'-8"
SOUTH CORNER TO NEAREST	NORTH PL:	33'-8"
	EAST PL:	176'-2"
	SOUTH PL:	390'-9"
	WEST PL:	32'-8"
WEST CORNER TO NEAREST	NORTH PL:	13'-3"
	EAST PL:	200'
	SOUTH PL:	400'-3"
	WEST PL:	10'-11"

Ryan Leidner Architecture
3602 20th St.
San Francisco, CA 94110
415.689.8044
info@ryanleidner.com
ryanleidner.com

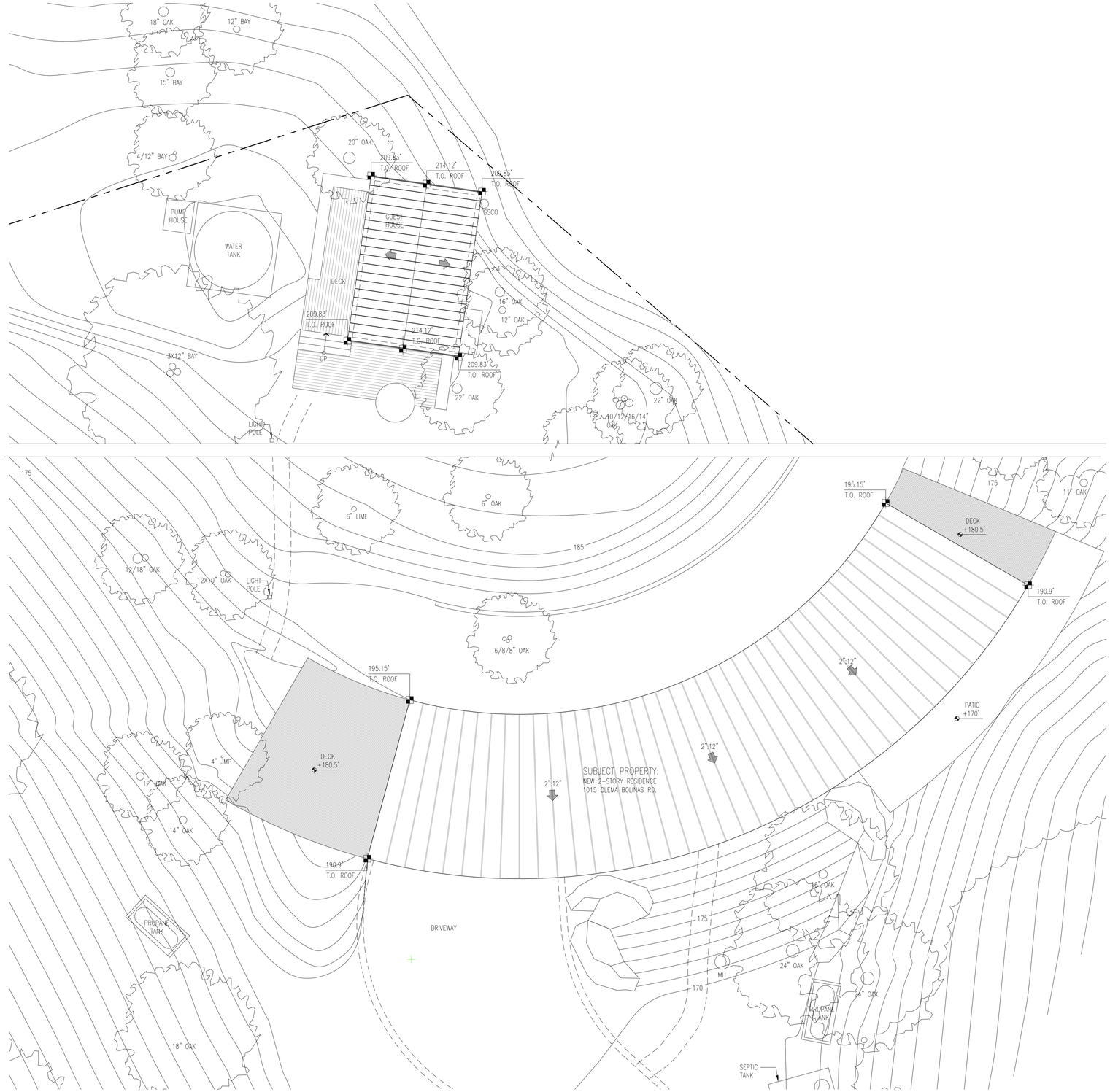
LICENSED ARCHITECT
RYAN M LEIDNER
No. C-34747
April 30, 2025
RENEWAL DATE
STATE OF CALIFORNIA

Bright House
1015 Olema Bolinas Rd.
Bolinas, CA
94924

Submittal:	Date:
Permit Set	12/13/23

PROJECT INFORMATION

A0.1



1 SITE PLAN / ROOF PLAN - PROPOSED

1/8" = 1'-0"

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3602 20th St.
San Francisco, CA 94110

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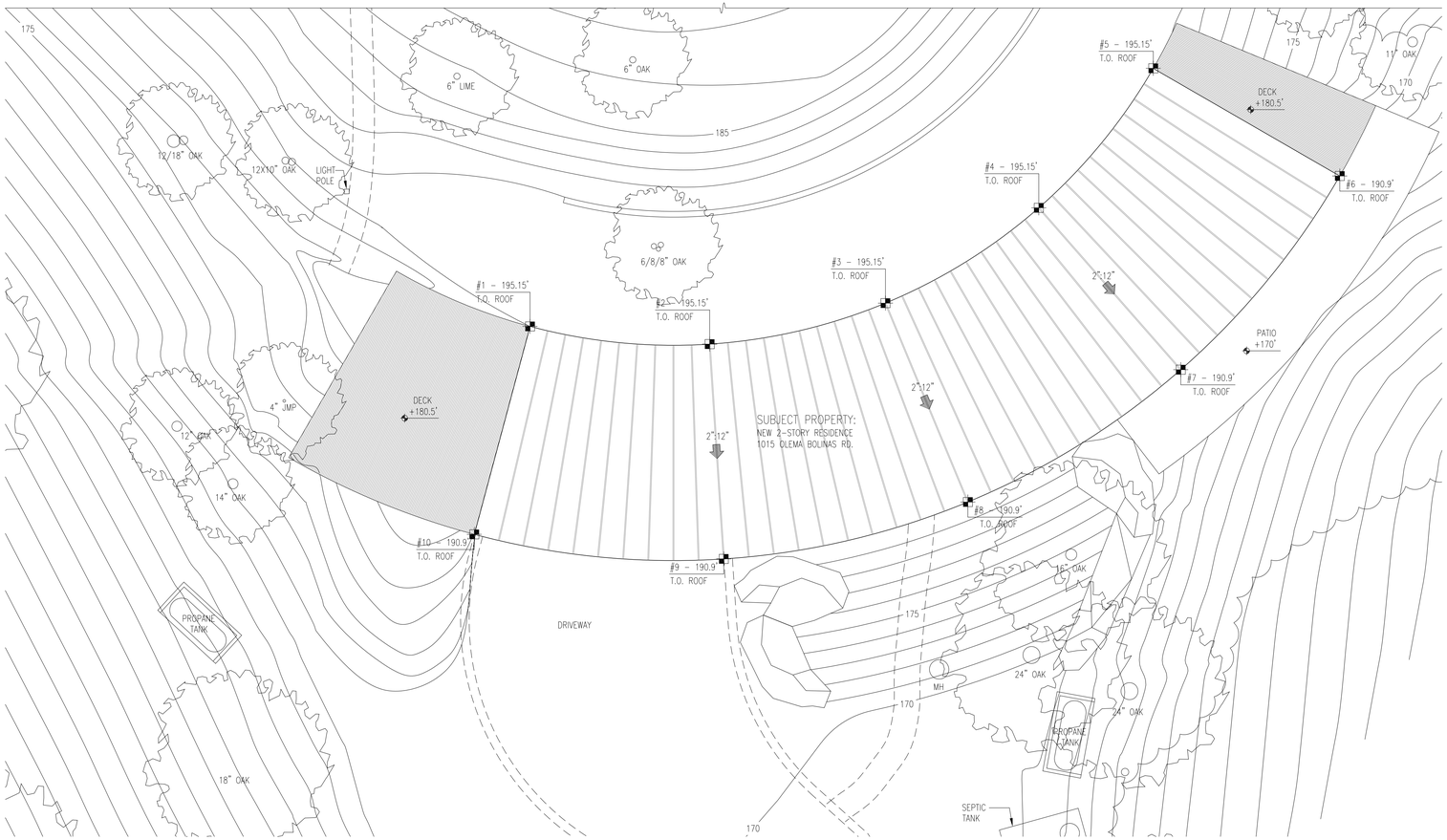
PROPOSED SITE PLAN/ ROOF PLAN

A0.2



1 STORY PLAN - PROPOSED

1/8" = 1'-0"

MAIN HOUSE STORY POLE SCHEDULE			
POLE #	BASE ELEVATION AT EXISTING GRADE	TOP OF BUILDING CORNER OR EAVE	HEIGHT ABOVE REFERENCE BASE ELEVATION
#1	ELEVATION – 181'	195.15'	14.15'
#2	ELEVATION – 181.5'	195.15'	13.7'
#3	ELEVATION – 181.5'	195.15'	13.7'
#4	ELEVATION – 179.5'	195.15'	15.7'
#5	ELEVATION – 180'	195.15'	15.5'
#6	ELEVATION – 168.8'	190.9'	22.1'
#7	ELEVATION – 169'	190.9'	21.9'
#8	ELEVATION – 176'	190.9'	14.9'
#9	ELEVATION – 176.5'	190.9'	14.4'
#10	ELEVATION – 178.3'	190.9'	12.6'

PLAN NOTES

1. INSTALL ORANGE TAPE OR STRINGS BETWEEN POLES 1–5 TO IDENTIFY MAIN HOUSE HIGHER ROOF OUTLINE. INSTALL AT A 15' CURVE.
2. INSTALL ORANGE TAPE OR STRINGS BETWEEN POLES 6–10 TO IDENTIFY MAIN HOUSE LOWER ROOF OUTLINE. INSTALL AT A 15' CURVE.
3. INSTALL ORANGE TAPE OR STRINGS BETWEEN POLES 5 & 6 TO IDENTIFY EXTENT OF NORTH FACADE AT MAIN HOUSE.
4. INSTALL ORANGE TAPE OR STRINGS BETWEEN POLES 1 & 10 TO IDENTIFY EXTENT OF SOUTH FACADE AT MAIN HOUSE.

POLE MARKER LOCATION

ELEVATION MARKER

Ryan Leidner Architecture

3602 20th St.
San Francisco, CA 94110

415.689.8044
info@ryanleidner.com
ryanleidner.com

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PROPOSED STORY POLE PLAN

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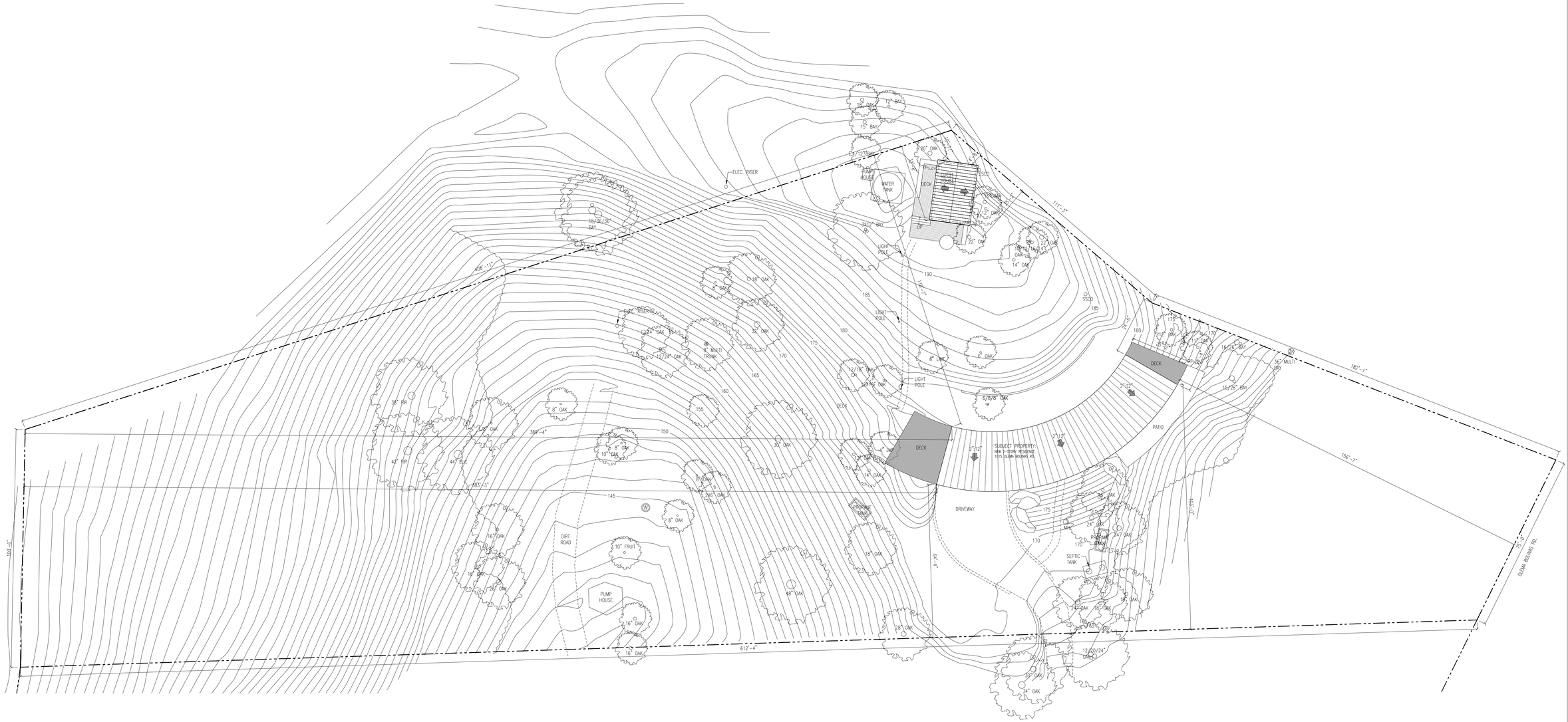

1 SITE PLAN / ROOF PLAN - PROPOSED
1" = 20'-0"

Ryan Leidner Architecture

3602 20th St.
San Francisco, CA 94110

415.689.8044
info@ryanleidner.com
ryanleidner.com

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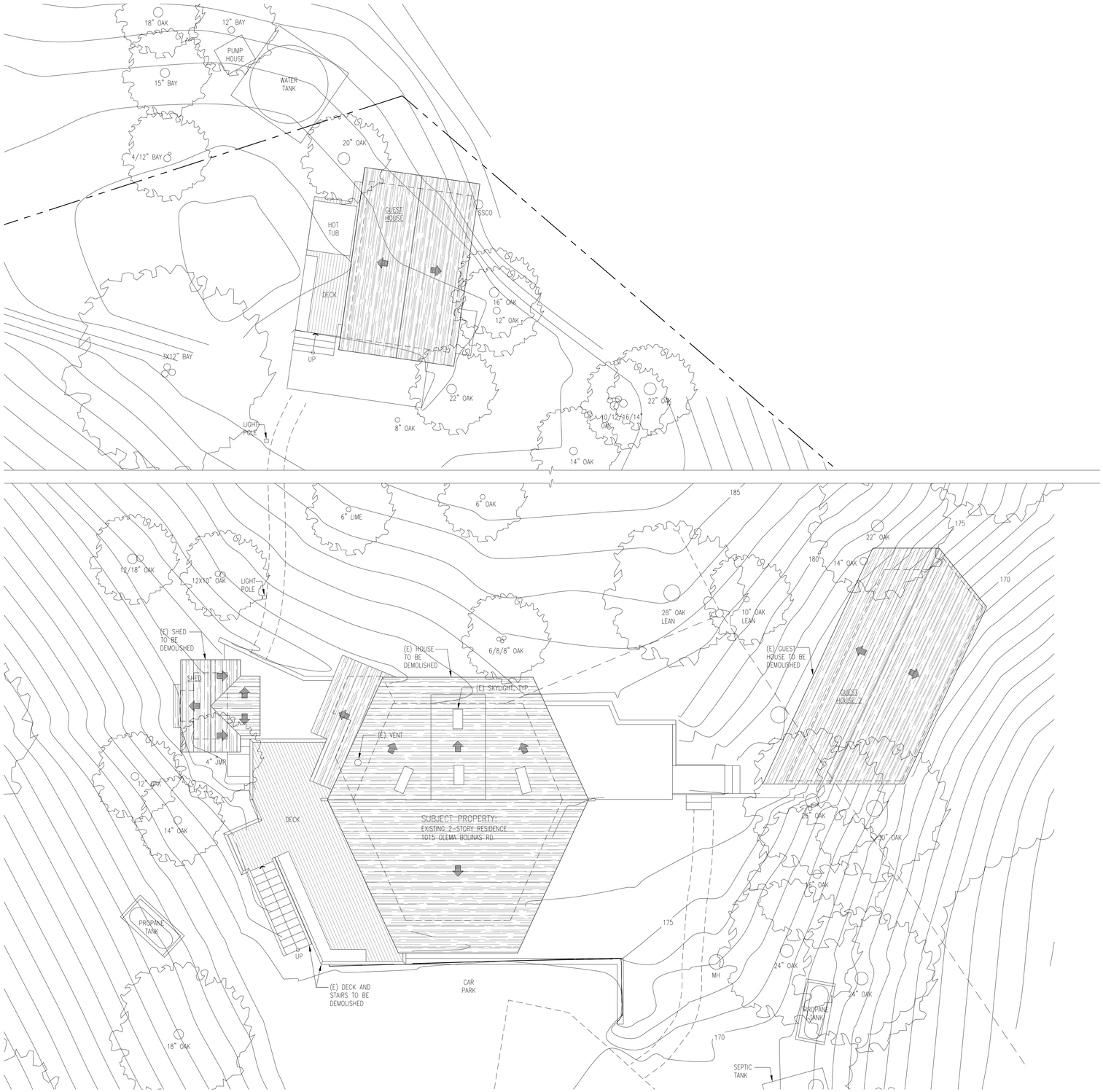
PROPOSED SITE PLAN/ ROOF PLAN

A0.3



1 SITE PLAN / ROOF PLAN - EXISTING

1/8" = 1'-0"

Ryan Leidner Architecture

3602 20th St.
San Francisco, CA 94110

415.689.8044
info@ryanleidner.com
ryanleidner.com

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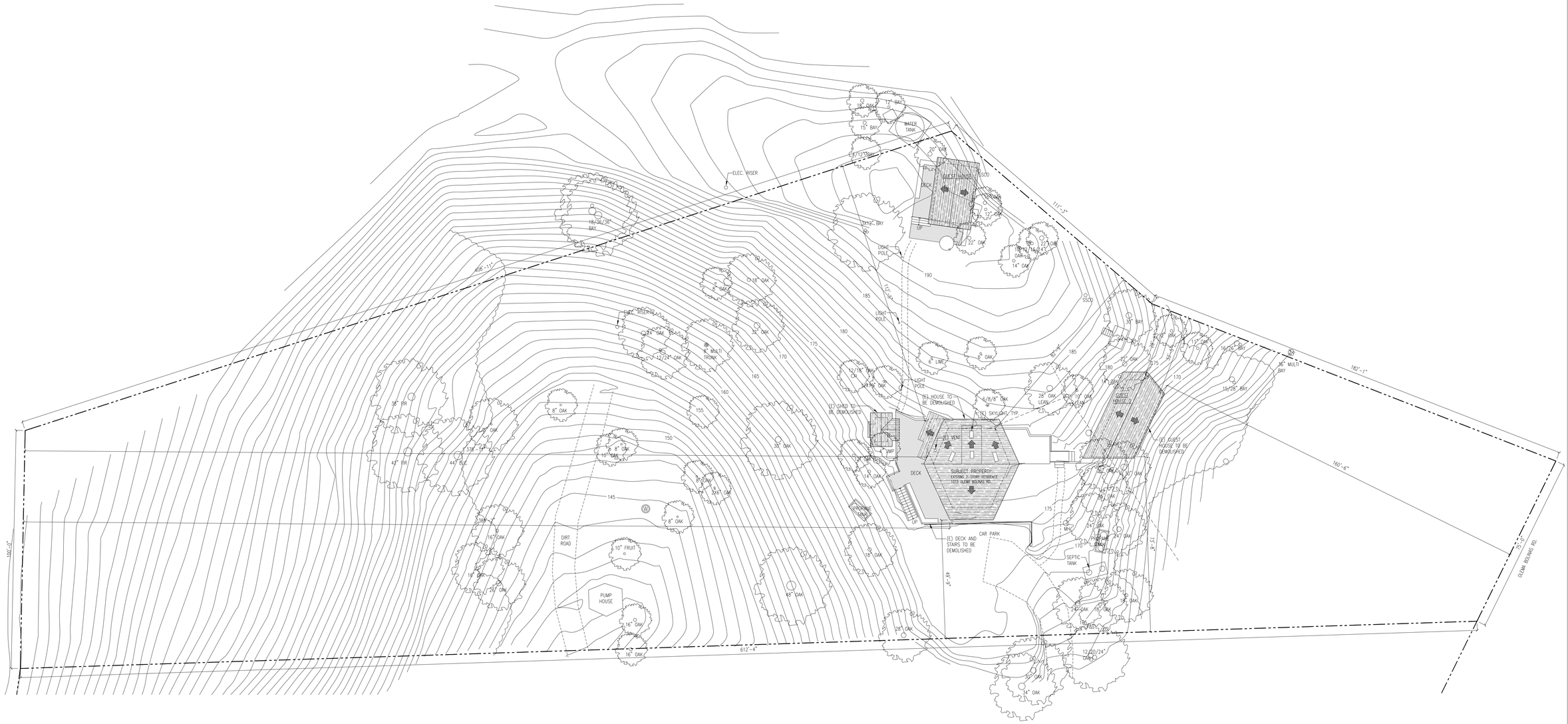
EXISTING SITE PLAN/ ROOF PLAN

A0.4



1 SITE PLAN / ROOF PLAN - EXISTING
1" = 20'-0"

Ryan Leidner Architecture

3602 20th St.
San Francisco, CA 94110

415.689.8044
info@ryanleidner.com
ryanleidner.com

LICENSED ARCHITECT
RYAN M LEIDNER
C-34737
April 30, 2025
RENEWAL DATE
STATE OF CALIFORNIA

Bright House
1015 Olema Bolinas Rd.
Bolinas, CA
94924

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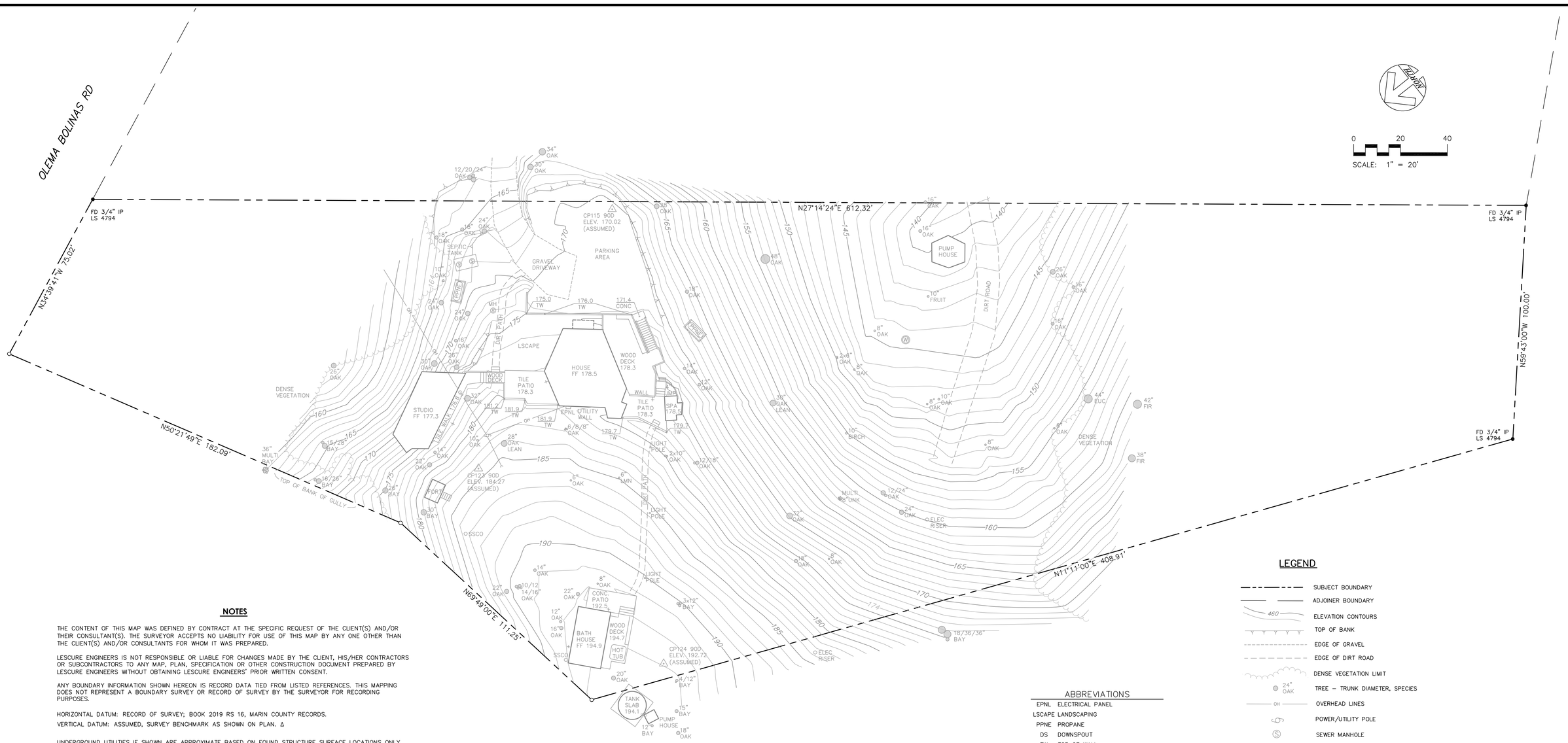
PROPOSED SITE PLAN/ ROOF PLAN

A0.5



NOTES

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HORIZONTAL DATUM: RECORD OF SURVEY; BOOK 2019 RS 16, MARIN COUNTY RECORDS.

VERTICAL DATUM: ASSUMED, SURVEY BENCHMARK AS SHOWN ON PLAN. Δ

UNDERGROUND UTILITIES IF SHOWN ARE APPROXIMATE BASED ON FOUND STRUCTURE SURFACE LOCATIONS ONLY. THE CLIENT & CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATION & DEPTH OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

INFORMATION SHOWN HEREON HAS BEEN DERIVED FROM COLLECTED DATA AND PROCESSED IN ELECTRONIC FILE 22005 – 1015 Olema Bolinas Rd–TOPO2exp.dwg. AN ELECTRONIC FORMAT OF THIS MAP HAS BEEN PROVIDED AS A COURTESY AND SHALL BE CONSIDERED SUPPLEMENTAL TO THE SIGNED AND SEALED PDF OR PAPER ORIGINAL. THE SIGNED ORIGINAL DELIVERED TO THE CLIENT CONSTITUTES THE DELIVERY PRODUCT OF PROFESSIONAL SERVICES AS PER OUR CONTRACT.

SURVEYOR'S STATEMENT

I, JOHN C. PAWSON, A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AS REQUESTED BY THE CLIENT.

05/26/2022
DATE

John Pawson
JOHN C. PAWSON LS 9077

REFERENCES, MARIN COUNTY RECORDS

RECORD OF SURVEY; BOOK 2019 PAGE 16

ABBREVIATIONS

EPNL	ELECTRICAL PANEL
LSCAPE	LANDSCAPING
PPNE	PROPANE
DS	DOWNSPOUT
TW	TOP OF WALL
UNK	TREE–UNKNOWN SPECIES

LEGEND

- SUBJECT BOUNDARY
- ADJOINER BOUNDARY
- 460 — ELEVATION CONTOURS
- TOP OF BANK
- EDGE OF GRAVEL
- EDGE OF DIRT ROAD
- DENSE VEGETATION LIMIT
- 24" OAK — TREE – TRUNK DIAMETER, SPECIES
- OH — OVERHEAD LINES
- POWER/UTILITY POLE
- SEWER MANHOLE
- SSCO — SEWER CLEAN OUT
- WELL
- EPNL — ELECTRIC PANEL
- HOSE BIB
- SURVEY CONTROL/BENCHMARK
- FOUND MONUMENT AS NOTED
- SET 3/4" IRON PIPE AND CAP LS 9077
- 87.2 FF — EXISTING ELEVATIONS

LESCURE ENGINEERS, INC
5468 SKYLANE BLVD. SANTA ROSA, CA 95403
(707) 575-3427 le@lescure-engineers.com

LICENSED LAND SURVEYOR JOHN C. PAWSON No. 9077 STATE OF CALIFORNIA

REVISIONS
1 _____
2 _____
3 _____
4 _____
5 _____

DESIGNED	DATE
DRAWN AFF/JCP	DATE 05/26/22
CHECKED JCP	DATE 05/26/22

TOPOGRAPHIC MAP

1015 OLEMA BOLINAS RD.
BOLINAS, CA

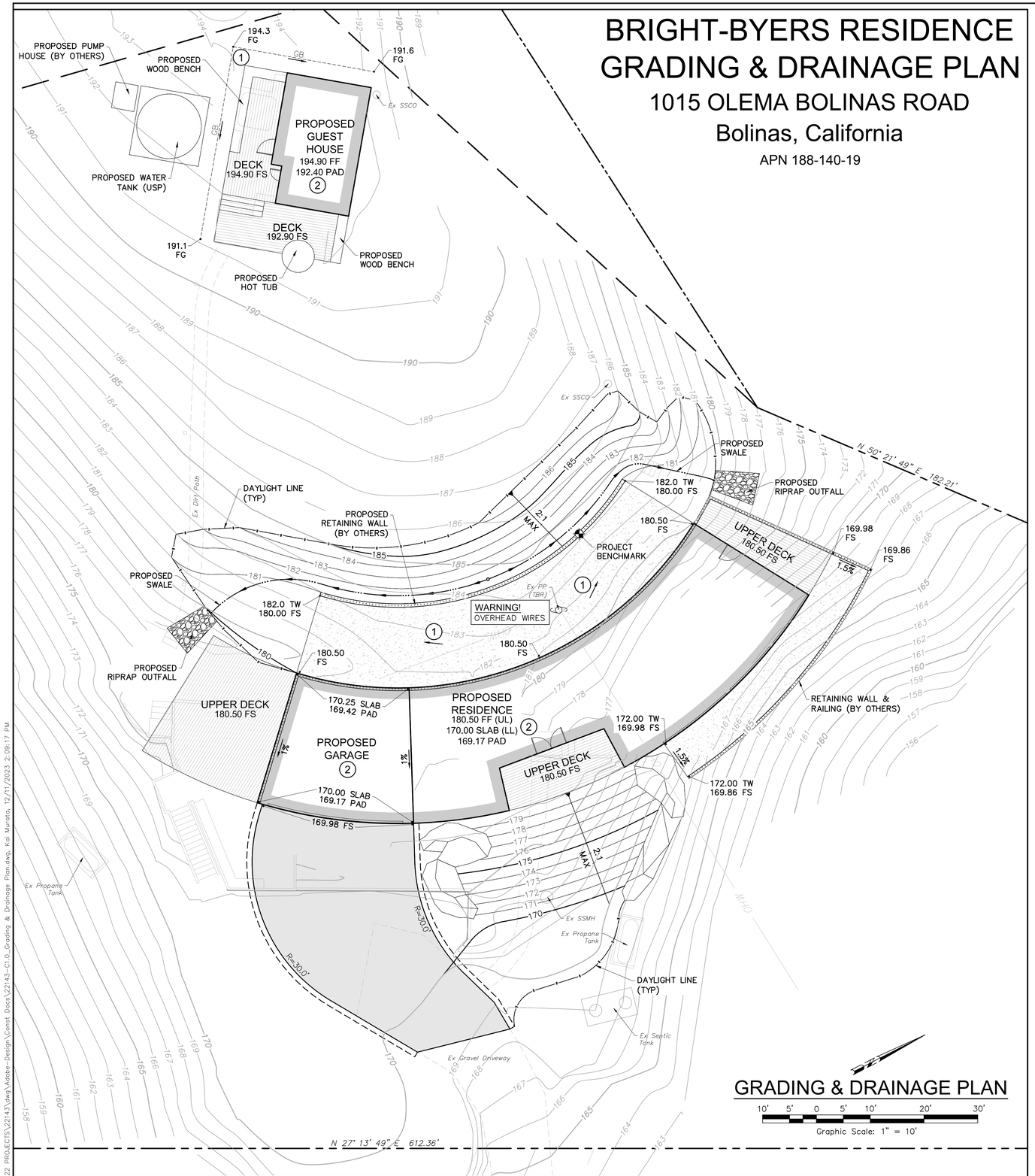
APN: 013–061–54

PREPARED FOR:
SARA BRIGHT & ANDY BYERS

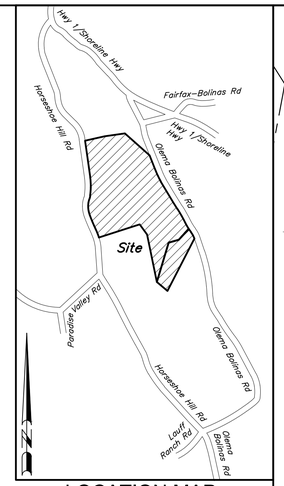
PROJECT NO. 22005

SHEET NO. 1 OF 1

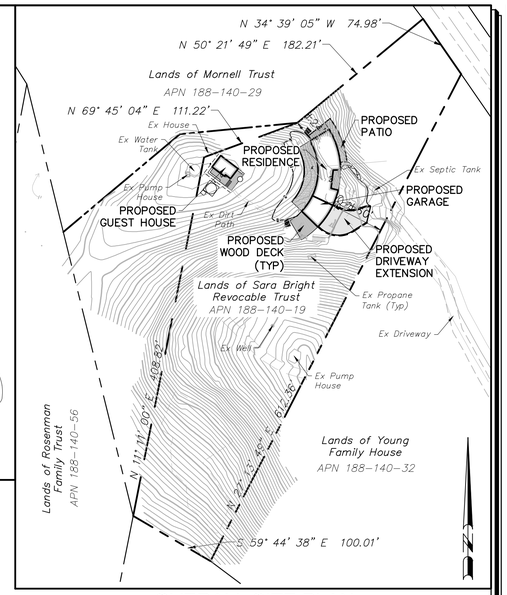
BRIGHT-BYERS RESIDENCE
GRADING & DRAINAGE PLAN
1015 OLEMA BOLINAS ROAD
Bolinas, California
APN 188-140-19



GRADING & DRAINAGE PLAN
10' 5' 0 5' 10' 20' 30'
Graphic Scale: 1" = 10'



LOCATION MAP
NTS



OVERALL SITE PLAN
SCALE: 1" = 80'

OWNER INFO

SARA BRIGHT AND JOHN (ANDY) BYERS
1015 OLEMA BOLINAS ROAD
BOLINAS, CA 94924
EMAIL: SARA.BRIGHT@GMAIL.COM
PHONE: (415) 515-1886

PURPOSE STATEMENT:

THIS PROJECT PROPOSES GRADING AND DRAINAGE IMPROVEMENTS FOR A NEW RESIDENCE, PATIO, DRIVEWAY EXTENSION AND ASSOCIATED LANDSCAPING.

BENCHMARK

ADOBE ASSOCIATES CONTROL POINT
CP123 90D
ELEVATION = 184.27'
(ASSUMED DATUM)

HATCHING LEGEND:

- 0.21' AC OVER 0.67' CL II AB
- 4" PCC OVER 4" CL II AB
- WOOD DECK (SAD)

KEY NOTES:

1. GRADE TO DRAIN
2. CONTRACTOR TO VERIFY DOWNSPOUT LOCATION IN FIELD AND TIE INTO PROPOSED STORMDRAIN OUTFALL

ABBREVIATIONS

AAI	ADOBE ASSOCIATES, INC.	IG	INVERT GRADE
AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
AD	AREA DRAIN	ME	MATCH EXISTING
BLDG	BUILDING	MH	MANHOLE
BM	BENCH MARK	MIN	MINIMUM
BOV	BLOWOFF VALVE	NTS	NOT TO SCALE
C	COMPACT PARKING	NO	NUMBER
CB	CATCH BASIN	OC	ON CENTER
CL	CLASS	PL	PROPERTY LINE
℄	CENTERLINE	PP	POWER POLE
CM	CORRUGATED METAL PIPE	PUE	PUBLIC UTILITY EASEMENT
CO	CLEANOUT	RCE	REGISTERED CIVIL ENGINEER
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET	R/W	RIGHT OF WAY
DWG	DRAWING	RWL	RECLAIMED WATER LINE
DWY	DRIVEWAY	S	SLOPE
EG	EXISTING GROUND	SAD	SEE ARCHITECTURAL DRAWINGS
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EL	ELEVATION	SS	SANITARY SEWER
ESMT	EASEMENT	STA	STATION
EX	EXISTING	STD	STANDARD
FL	FLOWLINE	TBR	TO BE RELOCATED
FG	FINISH GRADE	TC	TOP OF CURB
FH	FIRE HYDRANT	TYP	TYPICAL
FS	FINISHED SURFACE	W	WATER
FSS	FIRE SAFE STANDARD	WM	WATER METER
GB	GRADE BREAK	WV	WATER VALVE
GR	GRATE	WWF	WELDED WIRE FABRIC

GRADING QUANTITIES:

Site Grading is based upon subgrade to existing grade. No account has been taken for strippings, expansion or contraction. Volumes should be verified and determined independently by the contractor.

CUT	FILL	TOTAL	BASE ROCK
1,040 CY	115 CY	925 CY (CUT)	55 CY

Note:
Excess material to be off-hauled to an approved location or placed onsite under the direction of the project Soils Engineer. Earth materials placed onsite not shown on these plans may require revisions(s) to the grading permit.

Area of Disturbance = 0.23 Acres

No.	Date	Description	Approved
		Revisions	

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P: (707) 541-2300 F: (707) 541-2301
Website: www.adobeinc.com

"A Service You Can Count On!"

Timothy L. Schram, RCE 67890
My license expires 6/30/2025

PROFESSIONAL ENGINEER * TIMOTHY LEE SCHRAM * No. 067890 * Exp. 6/30/2025 * CIVIL * STATE OF CALIFORNIA *

BRIGHT-BYERS RESIDENCE
IMPROVEMENT PLAN
GRADING & DRAINAGE PLAN
1015 Olema Bolinas Road
Bolinas, California
APN 188-140-19

SCALE: AS SHOWN
Date: November 16, 2023
Design by: KM
Drawn by: KM
Checked by: CT

Sheet
C1.0
1 of 1 Sheets
Job 22143

T:\2022 PROJECTS\22143\dwg\Adobe-Design\Const Docs\22143-C1.0_Grading & Drainage Plan.dwg, Kai Muratsu, 12/11/2023 2:09:17 PM

Preliminary

03/06/2023 2:54:23 PM

DRIP IRRIGATION TYPE DOMESTIC WASTEWATER SYSTEM

1015 Olema Bolinas Road
Bolinas, California

APN 188-140-19

OWNER INFO

SARA BRIGHT
783 PASEO MIRAMAR
PACIFIC PALISADES, CA 90272
SARA.BRIGHT@GMAIL.COM

ENGINEERING NOTES

1. The design engineer shall inspect the site and weather conditions prior to construction of the system. He/she must verify dry and acceptable soil and weather conditions for construction and decide if conditions are suitable to begin construction.

2. The design engineer shall verify (with the contractor) the proper staking of the system prior to construction. The primary system area, system details, configuration, location, contours, percolation area, expansion area, etc. Shall be verified.

1. The design engineer or contractor shall notify the Marin County Environmental Health Services (E.H.S.), a minimum of 48 hours in advance when construction is to take place and certify that the soil conditions are acceptable for construction purposes and that the staking of the entire system has been accomplished and certified. The contractor is also required to notify the E.H.S. the method they are proposing to use to install the drip irrigation lines.

4 All meetings and inspections shall be scheduled with the design engineer a minimum of 48 hours in advance. These meetings and inspections shall include as a minimum:
   A) Pre-construction conference
   B) Inspection of fill soil (if applicable)
   C) Interim inspection, performed prior to covering any elements of the system.
   D) Final inspection of the completed system and all related items per the construction drawings and Documents. (This meeting is required to have the design engineer, installer, service provider and Marin County staff present and shall be conducted after the Building Department electrical inspection has been completed.)

5. At the pre-construction conference, the following items shall be reviewed. Construction may proceed if the design engineer notifies the Marin County Health Specialist verbally that all elements appear to conform to the following requirements:
   A) Soil moisture at the appropriate depths are not so high as to have the soil smear or compact due to construction activities.
   B) Imminent weather conditions appear that they will not create unsuitable soil moisture conditions during the course of construction.
   C) The source of the soil cover material shall be designated, and a sample shall be made available and approved by the design engineer prior to placement.
   D) Layout and staking of the primary leach field area and the reserve leach field area boundaries substantially conform to the approved construction drawings and all related documents.

7. At the interim inspection, the following elements (when required), shall be verified by the design engineer and the Marin County E.H.S., by visual inspection and operation of the system. When all required items are completed and approved, the disposal field, trenches and tanks may be covered or backfilled. If another method of inspection has been approved by the well and septic staff then the drip lines and fittings may be covered before this meeting. This may be necessary when using a vibratory plow to construct the system.
A) Line and grade of all excavations and fills as applicable.
   B) Function and setting of the control devices, including but not limited to valves, switches, and alarms.
   C) Hydraulic testing of any pump and distribution system to assure that the pump is adequate for design flow.
   D) All the remaining elements required to complete the system shall be on site at the time for verification and approval by the design engineer for conformance to the construction drawings and specifications.
E) The septic tank and sump tank shall be IAPMO approved. The septic tank and pump sump tank will be subjected to a water tightness test by the Marin County E.H.S. The water test shall be performed by the contractor and consists of filling the tanks 2" into the risers with clear water. The tanks may be tested separately and shall be considered adequately water tight if no measurable drop of water throughout the duration of the field review.

8. During the final/start up inspection, the design engineer shall verify that all construction is in general conformance with the approved construction drawings and specifications. (This meeting is required to have the design engineer, installer, service provider and Marin County staff present and shall be conducted after the Building Department electrical inspection has been completed.)

9. A final letter from the designing engineer to the Marin County E.H.S. Shall state that all construction has been completed, approved, and is in conformance with all specifications. If sufficient, the Marin County E.H.S. will consider the installation complete and begin the process for initializing the Operational Permit.

10. Once the Operational permit is initiated, recorded and paid, the Marin County E.H.S. will FINAL the permit & sign off or release associated building permits as the residence or structure is ready for occupancy. At this time the operational permit will be issued and the anniversary date established.

SUBSURFACE DRIP NOTES

1. All materials and workmanship shall conform to the requirements of the Marin County E.H.S. All mechanical, plumbing and electrical work shall conform to the appropriate codes adopted by the County of Marin.

2. The contractor shall utilize caution and be solely responsible for field locating and avoiding all utility lines in the work area.

3. The installation of this sewage disposal subsurface drip irrigation system may be restricted to certain times of the year based on seasonal ground water and weather conditions. Contractor shall verify starting times with the Marin County E.H.S.

4. The contractor shall provide the design engineer Adobe Associates, Inc. (1-707-541-2300) 48 hours notice of commencement of construction and prior to required inspections. The contractor shall give 48 hours minimum notice to the Marin County E.H.S. (1-415-473-6907). Prior to commencement of work.

5. Distribution bed and/or trenches shall be excavated level and parallel with the existing natural ground contours shown on the plans.

6. Questions regarding the suitability of any materials or construction procedures used in connection with the work shown on these plans shall be directed solely to the design engineer prior to installation or use.

7. Seed and fertilizer shall be either applied mechanically or by hydro-seeding immediately after installation hydro-seeding requires the application of fiber and stabilizing emulsion. Mechanical application shall require rolling, tamping, or otherwise working the seed and fertilizer into the soil. Seed the area with grasses providing high rates of evapotranspiration.

8. Seal interior of septic tank and pump sump tank with Thoroseal or equal. Seal all exterior joints with mastic. Seal precast concrete joints with Ramnek or equal. Seal pipes extending through tank walls with non-shrink grout or precast into pump sump tank. Tanks and riser joints shall be sealed and made water tight with non-shrink grout overlaid with Xypex or Thoroseal.

9. This sewage disposal system has been designed to accommodate a peak daily flow of 120 gallons per bedroom, and a long term average daily flow of 60 gallons per bedroom. Water conservation measures may be necessary to maintain these water usage limits.

10. Minimum clearance from any existing or proposed structure to any septic tank shall be a minimum of 5.0' unless greater clearance is required by others.

11. Minimum clearance from any roadway or parking area to any septic tank shall be 5.0' unless greater clearance is required by others.

12. Drip lines shall be placed a minimum of 6" deep, or maximum of 12" deep. The depth will be site specific; refer to plan details for trench depth. When drip lines are installed 6" deep, contractor must utilize a Salcor UV disinfection unit in addition to an Advantex pre-treatment unit.

13. Seeding and straw placement may be required over the system after construction (ask the design engineer).

SUBSURFACE DRIP ADDITIONAL NOTES

1. Homeowners and contractors are prohibited from placing unacceptable plants, shrubs, trees, ornaments, vegetative cover, and irrigation systems over or to close to a subsurface drip irrigation system. All landscaping plans shall be reviewed by the Design Engineer and E.H.S. as part of the plan checking and inspection of the system.

2. Homeowners will be required to inspect the sub-surface drip irrigation system regularly as part of the Marin County Monitoring Program, with special attention checking for gopher strikes, damaged or torn sub-surface drip irrigation lines and equipment. Owners shall only have licensed and experienced professional C-36, C-42, or a licensed general engineering contractor install and/or repair damaged sub-surface drip irrigation lines and equipment.

3. Restrictions shall be reviewed and recorded so as to prevent property owners from placing incompatible landscaping and/or landscaping activities over or around the sub-surface drip irrigation systems that have been permitted and installed on their parcel, that may damage the system and cause a public health concern.

GENERAL NOTES

1. Low flow toilets (1.6 gal. Max.) are required in all bathrooms and lavatories.

2. Water service lines to observe all setbacks required by the Marin County Environmental Health Services (E.H.S.).

3. Contours shown are based on field work performed by Adobe Associates, Inc. in January 2022. Contour interval is one (1) foot, datum assumed.

4. No foundation and/or driveway cuts, and no surface or sub-surface drains are to be located within 50 feet downslope or laterally of the primary or expansion/repair area of any leachfield. Direct downspouts away from leach field.

5. The boundary information shown is per record information and is not the result of a survey by Adobe Associates, Inc.

6. Any proposed change to house design or location is to be approved by Adobe Associates, Inc. and the the Marin County E.H.S. for compatibility with the septic system.

7. Removal of trees within any proposed fill area is required. Trees allowed to remain in the fill area may be damaged or destroyed by the deleterious effects of the fill soil.

CONCRETE TANK DEMOLITION NOTES

1. The tank shall be pumped by a licensed septic tank pumper, retain receipt for proof of responsible wastewater disposal.

2. The entire lid is to be broken in and disposed of inside the tank.

3. Break a hole into the bottom of each section of the tank to provide for drainage.

4. Review broken tank with County for approval to backfill.

5. Backfill the tank with a sand/pea gravel mix or river run material to a depth of approximately one foot below finish grade. Backfill with native soil compacted to native density.

CONCRETE SEPTIC TANK NOTES

1. Seal interior of septic tank with Thoroseal or equal. Seal all joints with mastic. Seal precast concrete joints with Ramnek or equal.

2. Pipes through holes in the septic tank or riser must be sealed with gas-tight compression connectors or waterproof sealant or precast into septic tank.

3. Tank and riser joint shall be sealed and made water tight with non-shrink grout overlaid with Xypex or Thoroseal.

4. The septic tank shall be IAPMO listed. Water tightness test may be required by Marin County. The water tightness test consists of filling the tank 2 inches into the risers with clear water.

5. The tank shall be considered adequately water tight if there is no measurable fall of water during the final inspection.

CONCRETE PUMP SUMP NOTES

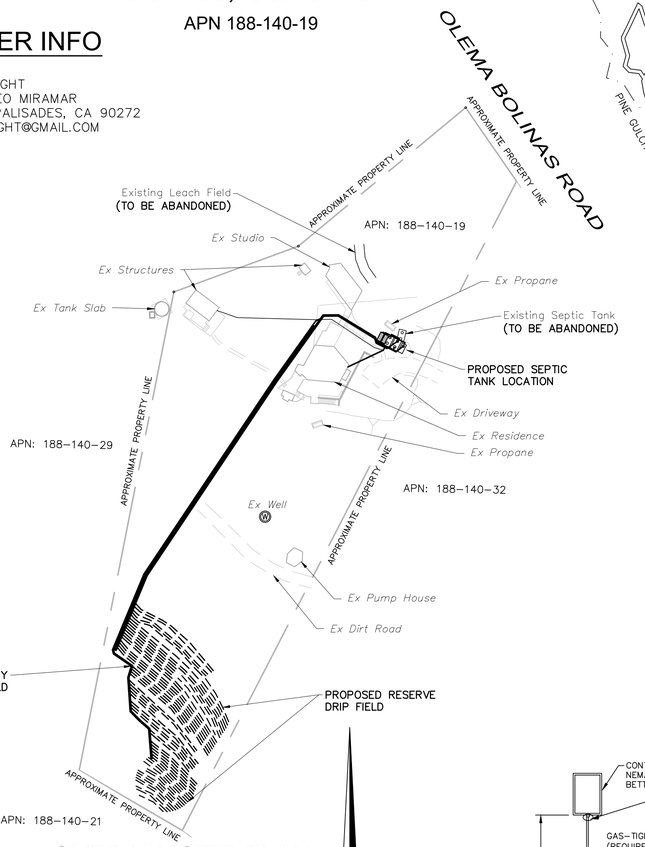
1. Seal interior of pump sump with Thoroseal or equal. Seal all joints with mastic. Seal precast concrete joints with Ramnek or equal.

2. Penetrations in the pump sump or riser must be sealed with gas-tight compression connectors or waterproof sealant or precast into pump sump.

3. Tank and riser joint shall be sealed and made water tight with non-shrink grout overlaid with Xypex or Thoroseal.

4. The pump sump shall be IAPMO listed. Water tightness test may be required by Marin County. The water tightness test consists of filling the tank full to 2 inches into the risers with clear water.

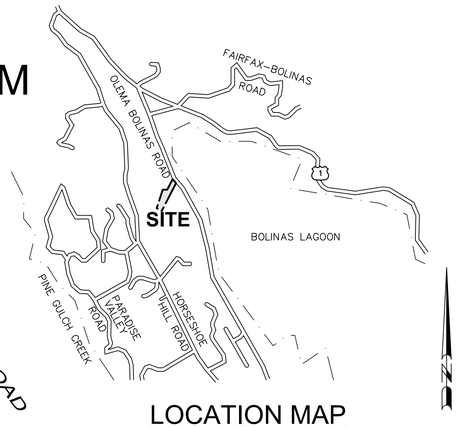
5. The tank shall be considered adequately water tight if there is no measurable fall of water during the final inspection.



OVERALL SITE PLAN

60' 30' 0 30' 60' 120' 180'

Graphic Scale: 1" = 60'



LOCATION MAP

NTS

SHEET INDEX

Pretreatment Device	(2)AX-20
Disinfection Unit	N/A
Tank Size	(2)1,500GAL
Sump	810GAL
Time On	00:02:54
Time Off	01:57:06
Gal/Min	10.4
Doses/Day	24
Depth	12"
Width	4"
Length	2,436'
Gal/Dose	30
Gal/Day	720
Number of Bedrooms	6

NOTES:

A MANUAL SWITCH FOR THE PUMP SHALL BE LOCATED WITHIN 25' AND IN CLEAR VIEW OF THE SUMP. MOUNT CONTROL PANEL ON HOUSE OR ON A POST WITHIN 25' OF THE SUMP AND IN CLEAR VIEW OF THE SUMP. IF CONTROL PANEL IS MORE THAN 75' FROM HOUSE, PROVIDE A REMOTE ALARM WITH AN ADDITIONAL LIGHT AND HORN AT THE HOUSE.

CONTROL/ALARM BOX – NEMA TYPE 4X WITH FUSED DISCONNECT & MOTOR PROTECTION SWITCH, HOA SWITCH, ALARM, ALARM ON/OFF TEST SWITCH, DISPLAY LIGHT, NON-RESETTABLE DOSE COUNTER, AND SONOMA COUNTY PLEXIGLASS SHIELD.

PROVIDE SEPARATE ELEC. CIRCUITS FOR PUMP AND ALARM.

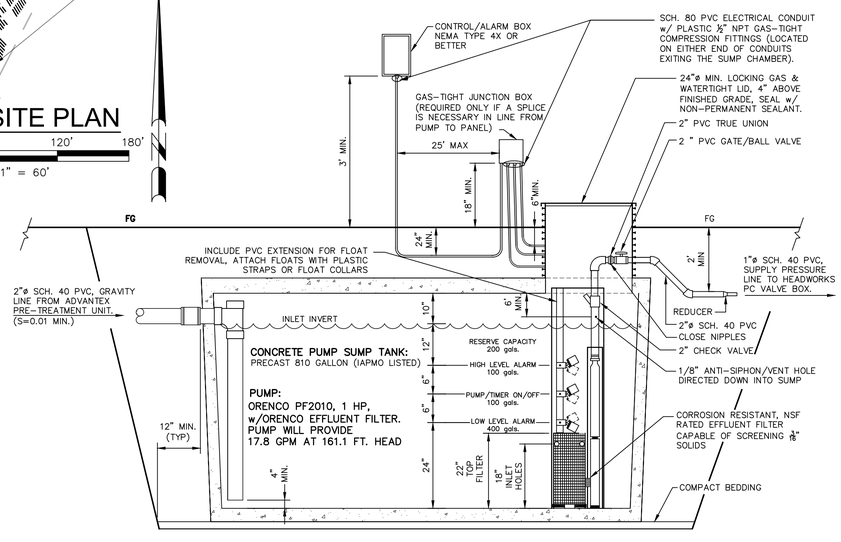
NOTE: A PHONE LINE IS REQUIRED TO THE CONTROL PANEL AND WILL BE ACTIVATED PRIOR TO THE FINAL/STARTUP INSPECTION.

ALL HIGH VOLTAGE WIRES SHOULD BE IN A SEPARATE CONDUIT FROM LOW VOLTAGE WIRES.

IF THE CONTROL PANEL IS LOWER IN ELEVATION THAN THE POWER SUPPLY, A CONDUIT SEAL SHALL BE INSTALLED ON THE CONDUIT TO PROTECT THE CONTROL PANEL FROM CONDENSATION.

SEPTIC ELECTRICAL (#189) TO BE INSPECTED UNDER SEPARATE BLD PERMIT.

ALARM BOX TO BE POSTED WITH THE FOLLOWING NOTES:
- "CAUTION ELECTRICAL HAZARD" ON THE EXTERIOR
- FLOAT SWITCH SETTINGS & DOSE VOLUME ON THE INTERIOR
- DOSE SETTINGS



810 GALLON CONCRETE PUMP SUMP TANK DETAIL

NTS

Revisions			
No.	Date	Description	Approved

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

Gregory M. Schram, RCE 73540
My License Expires 12/31/2024

PROFESSIONAL ENGINEER * GREGORY M. SCHRAM * No. 73540 * Exp: 12/31/2024 * CIVIL * STATE OF CALIFORNIA

DRIP TYPE PRIVATE
SEWAGE DISPOSAL SYSTEM
COVER SHEET
1015 Olema Bolinas Road
Bolinas, California
APN 188-140-19

Scale:	AS SHOWN		
Date:	March 6, 2023	Drawn by:	NDM
Design by:		Checked by:	JMO
			GMS

Sheet
W1
of 5 Sheets
Job No. 22143

Preliminary

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DESIGN CRITERIA

DESIGN PURPOSE
THE PURPOSE OF THIS PROJECT IS TO PROVIDE SEPTIC DISPOSAL CAPACITY FOR A POTENTIAL 6–BEDROOM RESIDENCE ON THE PARCEL LOCATED AT 1015 OLEMA BOLINAS ROAD IN BOLINAS (APN 188–140–19). THE PROPOSED SYSTEM IS A NONSTANDARD DRIP IRRIGATION SYSTEM. THE PROPOSED DESIGN MEETS ALL CURRENT MARIN COUNTY ALTERNATIVE SEPTIC SYSTEM STANDARDS.

SITE REVIEW:
A SITE REVIEW WAS CONDUCTED BY ADOBE ASSOCIATES INC. WITH A REPRESENTATIVE FROM THE MARIN COUNTY ENVIRONMENTAL HEALTH SERVICES DEPARTMENT ON JUNE 23 AND SEPTEMBER 28, 2022 (P1705 & P1752).

PERCOLATION TEST:
A PERCOLATION TEST WAS CONDUCTED BY ADOBE ASSOCIATES INC. ON NOVEMBER 22, 2022 (P1786).
PERCOLATION TEST RATE: = 53 (MPI) MINUTES PER INCH
HYDRAULIC LOADING RATE (HLR): = 0.3 GAL/SF/DAY
AVERAGE GROUND SLOPE: = 22%

6 BEDROOM RESIDENCE

SYSTEM DESIGN CALCULATIONS/FLOWS:
(120 GAL/DAY/BDRM)(6 BEDROOMS) = 720 TOTAL GALLONS/DAY
(720 TOTAL GALLONS/DAY)/(0.3 (HLR) GAL/SF/DAY) = 2,400 TOTAL SQUARE FEET

DRIP IRRIGATION PRIMARY SEPTIC SYSTEM DESIGN (2 ZONES):
4,800 SQUARE FEET (200%) PRIMARY DRIP IRRIGATION DISPOSAL FIELD REQUIRED.
4,872 SQUARE FEET PRIMARY DRIP IRRIGATION DISPOSAL FIELD SHOWN.
(TO BE CONSTRUCTED)

DRIP IRRIGATION RESERVE SEPTIC SYSTEM DESIGN:
2,400 SQUARE FEET (100%) RESERVE DRIP IRRIGATION DISPOSAL FIELD REQUIRED.
2,400 SQUARE FEET RESERVE DRIP IRRIGATION DISPOSAL FIELD SHOWN.
(NOT TO BE CONSTRUCTED)

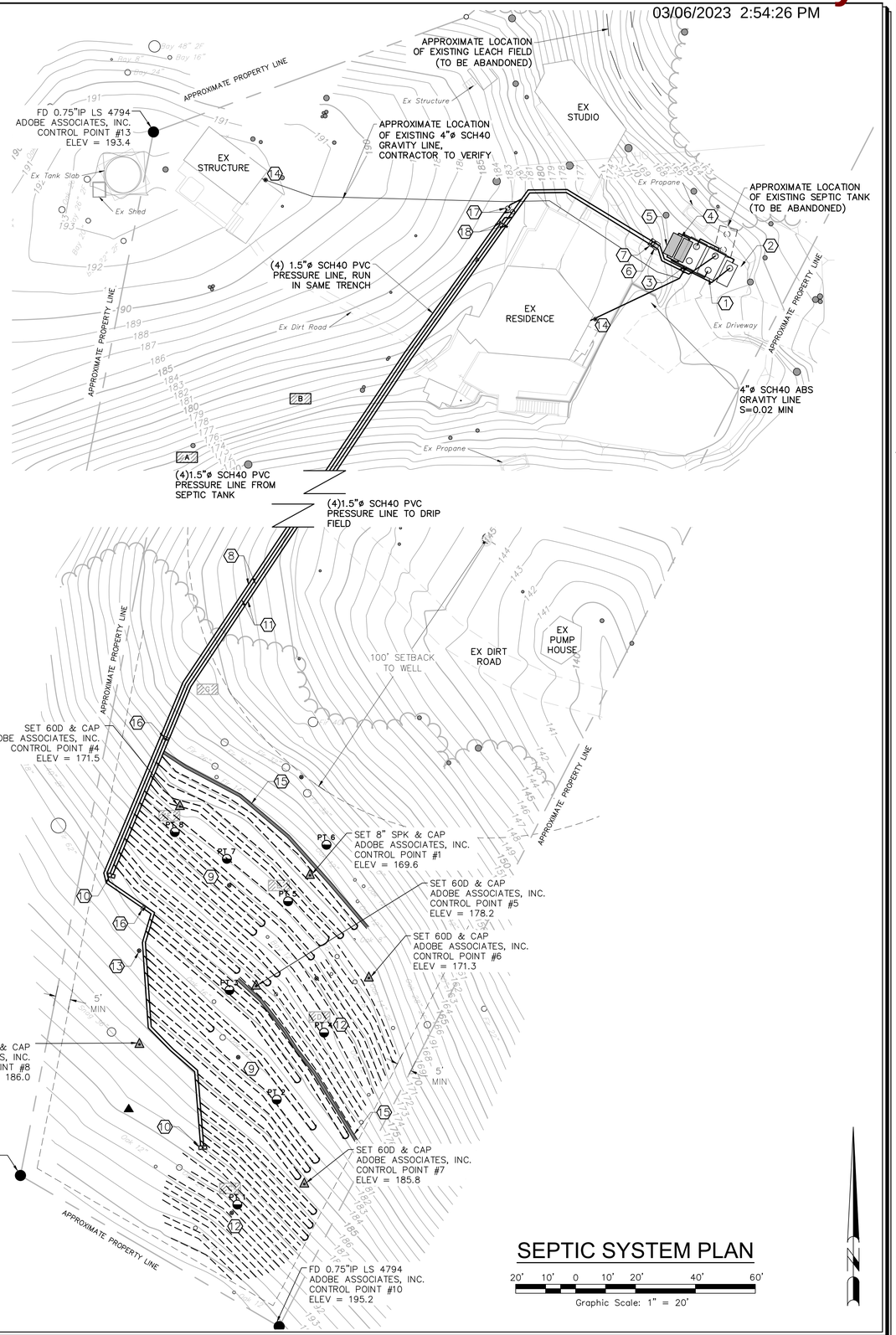
LEGEND

1. 1,500 GALLON (IAPMO APPROVED) CONCRETE SEPTIC TANK WITH 24"ø RISERS OVER BOTH PORTS (SEE DETAIL, SHEET W5)
2. ORENCO ADVANTEX TREATMENT SYSTEM, MODEL AX20 (SEE DETAILS, SHEET W5)
3. 1,500 GALLON (IAPMO APPROVED) RECIRCULATION TANK WITH 24"ø RISERS OVER BOTH PORTS (SEE DETAIL, SHEET W5)
4. 810 GALLON (IAPMO LISTED) CONCRETE PUMP SUMP TANK AND SUMP PUMP WITH 24"ø RISER OVER SUMP PUMP PORT (SEE DETAIL, SHEET W1)
5. 1"ø SUPPLY LINE TO HEADWORKS BOX
6. GEOFLOW HEADWORKS PC, VALVE BOX, WITH GEOFLOW, VORTEX FILTER, FLUSH VALVES (SEE DETAIL, SHEET W4)
7. FLOW METER IN VALVE BOX ON SUPPLY AND RETURN LINES (SEE DETAIL, SHEET W3)
8. 1.5"ø SUPPLY LINE TO SEPTIC FIELD
9. PRIMARY (200%) DRIP IRRIGATION DISPOSAL FIELD (2 ZONE) CONTAINING 1,218 LF OF DRIP LINE SPACED 2 FEET APART WITH 609 EMITTERS. PRESSURE COMPENSATED EMITTERS SET AT 1 GPH. TRENCHES TO BE AT A DEPTH OF 12" (SEE SYSTEM SCHEMATIC, SHEET W3) (TO BE CONSTRUCTED)
10. GEO–FLOW AIR/VACUUM VENT (SCHRADER), TYP; INSTALL AT HIGH POINTS OF PRIMARY SUB–SURFACE DRIP IRRIGATION DISPOSAL FIELD (SEE DETAIL, SHEET W4)
11. 1.5"ø RETURN LINE TO HEADWORKS BOX
12. RESERVE DRIP IRRIGATION DISPOSAL FIELD (NOT TO BE CONSTRUCTED)
13. MONITORING WELL, 4 MIN (SEE DETAIL, SHEET W4)
14. TWO–WAY GRAVITY TYPE CLEANOUT; INSTALL 2' MAX FROM RESIDENCE EXTERIOR WALL (SEE DETAIL, SHEET W4)
15. STRAW WATTLE CHECK DAM (SEE DETAIL, SHEET W4)
16. 40 PSI PRESSURE REDUCER ON SUPPLY LINE IN VALVE BOX
17. SOLENOID VALVES (ZONE VALVES) IN VALVE BOXES
18. CHECK VALVE IN VALVE BOX

SOIL PROFILE HOLE
PERCOLATION TEST PIT
EXPLORATION PIT
CONTROL POINT

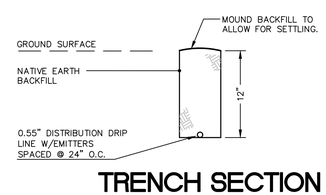
NOTES

1. NO FOUNDATION AND/OR DRIVEWAY CUTS, AND NO SURFACE OR SUB–SURFACE DRAINS ARE TO BE LOCATED WITHIN 50 FEET DOWNSLOPE OR LATERALLY OF THE PRIMARY OR EXPANSION/REPAIR AREA OF ANY LEACH FIELD. DIRECT DOWNSPOUTS AWAY FROM LEACH FIELD.
2. ALL UNDERGROUND BOXES REQUIRE INSTALLATION OF GOPHER–RESISTANT BARRIERS.
3. THE ENGINEER, INSTALLER, AND SERVICE PROVIDER WILL BE PRESENT WITH WELL AND SEPTIC STAFF AT THE START UP INSPECTION AFTER THE #189 ELECTRICAL INSPECTION.



SEPTIC SYSTEM PLAN

20' 10' 0 10' 20' 40' 60'
Graphic Scale: 1" = 20'



TRENCH SECTION

NTS

DRIP IRRIGATION SYSTEM DOSING NOTE

00:02:54 MIN:SEC ON
01:57:06 HR:MIN:SEC OFF

12 2–HOUR CYCLES PER DAY FOR 720 GAL/DAY (DESIGN VOLUME)
AT 10.4 GAL/MIN (1.0 GAL/HOUR NOMINAL EMITTER FLOW RATE)

No.	Date	Revisions Description	Approved

adobe associates, inc.
civil engineering | land surveying | wastewater
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My License Expires 12/31/2024

REGISTERED PROFESSIONAL ENGINEER * GREGORY M. SCHRAM * No. 73540 * Exp. 12/31/2024 * CIVIL * STATE OF CALIFORNIA

DRIP TYPE PRIVATE
SEWAGE DISPOSAL SYSTEM
SEPTIC SYSTEM PLAN
1015 Olema Bolinas Road
Bolinas, California
APN 188-140-19

Scale: AS SHOWN
Date: March 6, 2023
Design by: NDM
Drawn by: JMO
Checked by: GMS

Sheet
W2
of 5 Sheets
Job No. 22143

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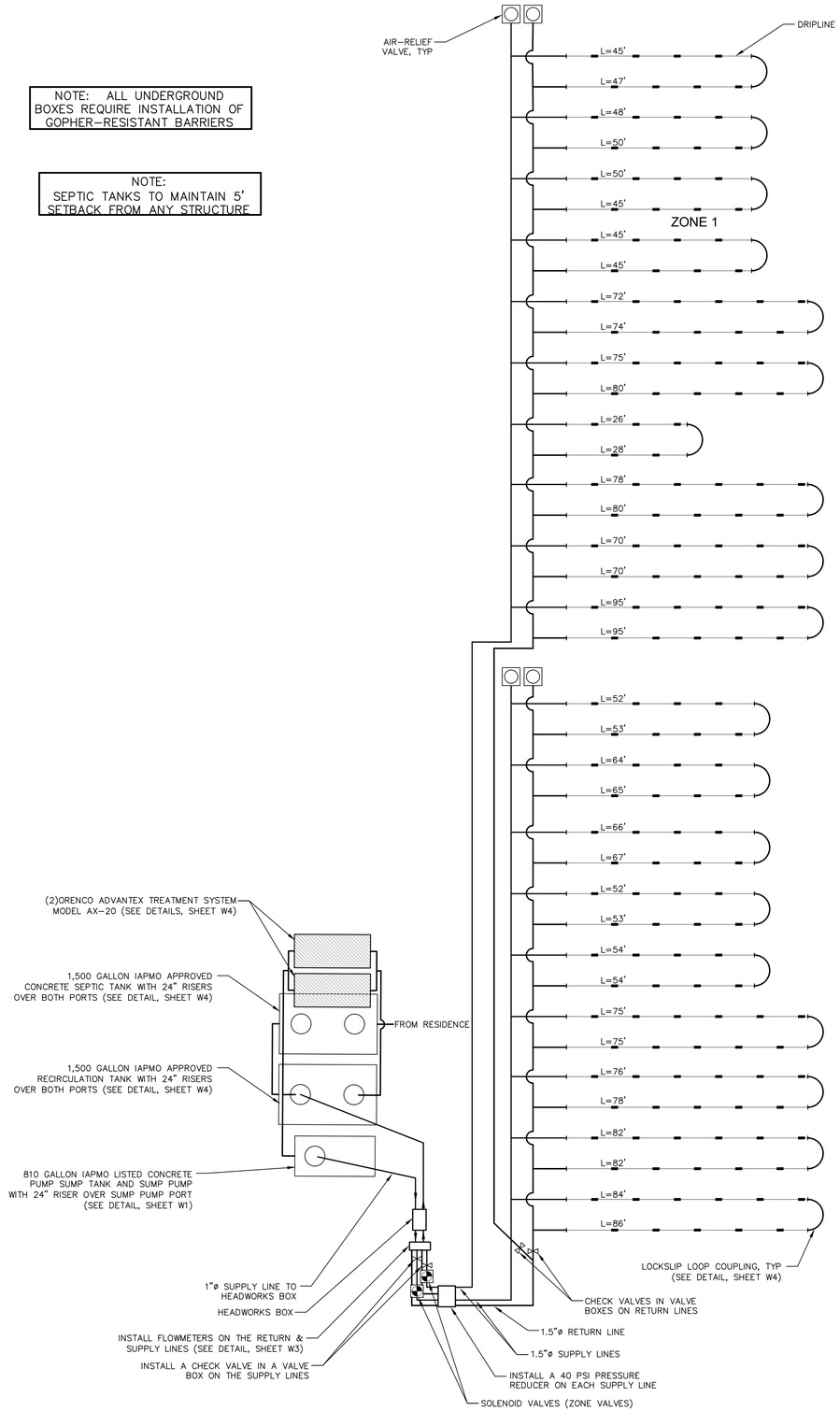
NOTE: ALL UNDERGROUND BOXES REQUIRE INSTALLATION OF GOPHER–RESISTANT BARRIERS

NOTE:
SEPTIC TANKS TO MAINTAIN 5' SETBACK FROM ANY STRUCTURE



DUAL ZONE SCHEMATIC

NTS

GEOFLOW DRIP SYSTEM INSTALLATION GUIDELINES:
All Geoflow drip systems require: 100 micron / 150 mesh filter Filter flush valve Field flush valve and Air vent in each zone.

All Wasteflow Classic drip systems require pressure regulation: Handle your dripline and components with care. ROOTGUARD is temperature sensitive. To assure a long life store the drip line out of direct sunlight in a cool place. This should be a consideration when installing the system in very hot and sunny areas. Your system life span will be increased if it is buried an extra two or three inches below the soil surface, to avoid the warm temperature extremes.

A. All dripfield construction shall be done in accordance with Local rules and regulations.

B. No utilities, cable wire, drain tile, etc shall be located in dripfield.

C. Fence off entire dripfield prior to any construction.

D. System is not to be installed when ground is wet or frozen.

E. Divert all down spouts and surface waters away from dripfield or into curtain drains.

F. Excavation, filling and grading should have been finished before installation of the subsurface drip system.

G. Be sure you have everything required for the installation before opening trenches. Pre–assemble as many sets of components as practical above ground and in a comfortable place. Compression or Lockslip adapters should be glued to PVC tees, riser units should be pre–assembled, the submain manifold with tees can be pre–assembled and used to mark the beginning and end of WASTEFLOW lines.

H. For particularly tough soil conditions moisten the soil the day before opening trenches or installing WASTEFLOW. Remember it is much easier to install the system in moist soil. The soil should be moist but still should allow the proper operation of the installation equipment and not cause smearing in the trenches. The soil surface should be dry so that the installation equipment maintains traction.

I. Mark the four corners of the field. The top two corners should be at the same elevation and the bottom two corners should be at a lower elevation. In freezing conditions the bottom dripline must be higher than the supply and return line elevation at the dosing tank.

J. Install a watertight dosing tank. In freezing conditions the dosing tank should be at the lowest elevation of the entire system. Install a watertight riser on the dosing tank if necessary.

K. Determine the proper size for the supply and return manifolds. See Worksheet line (L).

L. Install the PVC supply line from the dosing tank, up hill through one lower and one upper corner stake of the dispersal field. Please refer to your State guidelines for depth of burial.

M. Paint a line between the two remaining corner stakes.

N. Install the Geoflow WASTEFLOW dripline from the supply line trench to the painted line, approximately 12" deep as specified. Upon reaching the painted line, pull the plow out of the ground and cut the dripline 1 foot above the ground. Tape the end of the dripline to prevent debris from entering. Continue this process until the required footage of pipe is installed. Geoflow dripline must be spaced according to specification (2 feet is standard). Depth of burial of dripline must be consistent throughout the field. Take care not to get dirt into the lines.

O. Install the supply header with tees lined up at each Geoflow line. Hook up the Geoflow lines to the supply header. Do not glue WASTEFLOW dripline.

INSTALLING LOCKSLIP FITTINGS:

1. Hold the fitting in one hand and position the tubing with the other hand.
2. Move the sleeve back, and push the tubing onto the exposed stem as far as possible.
3. Push the sleeve out over the tubing and thread the sleeve on the tubing, as though tightening a nut to a bolt. Hand tighten. Do not use tools.

P. Install the Vortex filter and filter flush valve, or install the pre–assembled Headworks between the field and the pump tank on the supply line. *Insulate the box in freezing conditions.

Q. If using a pressure regulator, install it downstream of the filter or Headworks, just ahead of the dispersal field, on the supply line. Although the pressure regulator can be buried directly into the soil, it is preferable to install it inside a small valve box for easy access. *Insulate the box in freezing conditions.

R. Install the floats in the dosing tank and wire up to the timer control. The timer control should be set to pump no more than the design flow, do not set to match the treatment capacity.

S. Install the pump. Fill the dosing tank with fresh water and turn on the pump. Check for flow out the ends of all of the Geoflow lines. Let the pump run for about five minutes to flush out any dirt. Shut off the pump and tape the ends of the lines.

T. Dig the return header ditch along the line painted on the ground and back to the pre–treatment tank. Start the return header at the farthest end from the dosing tank. The return line must have slope back to the treatment tank or septic tank.

U. Install the return header and connect all of the Geoflow lines. Care must be taken not to kink the dripline.

V. Install air vacuum breakers at the highest points in the dispersal field. Use pipe dope or Teflon tape and hand tighten.

W. Install a ball or solenoid field flush valve on the return line to the pretreatment or pump tank unless a pre–assembled Wasteflow Headworks is being used. If a Headworks was installed on the supply line, connect the return line back through the Headworks box. Open the field flush valve and turn on the pump to flush lines then close the valve and check the field and all piping and connections for leaks. Turn off the system.

X. Turn on the pump and check the pressure at the air vacuum breaker(s). It should be between 15 to 45 PSI. Check the pressure in the WASTEFLOW Headworks if used. It should be five psi or higher. If using a manual valve for field flushing, crack it open until at least one PSI is lost or design pressure is reached and leave in that position.

Y. Check the filter for construction debris and clean.

Z. Provide owner with final as–built diagrams, flow measurements and pressure readings at startup.

WINTERIZATION: Buried drip systems are not prone to frost damage because, in their design, vacuum release and drain valves are provided. the dripline itself is made of polyethylene and not susceptible to freezing. it drains through the emitters so will not be full of water after pumps are turned off. please follow these precautions:

1. Manifolds, supply lines and return lines must be sloped back to their respective dosing or treatment tanks. these lines need to drain rapidly. Under extreme conditions return and supply manifolds must be insulated or buried below frost–line. Be sure drain valve on flush line remains open long enough for entire field to drain.
2. Remove the check valve at the pump.
3. Insulate equipment boxes, including headworks box or filter and field flush valve boxes as well as zone dosing valves, pressure regulator and air vacuum relief valves. Use closed–cell insulation such as perlite in a plastic bag.
4. In severe freezing conditions, use heat tape or small heater in the headworks box.
5. The top of air vacuum relief valves must be no higher than soil surface.
6. If using an index valve to split field zones, be sure it is capable of self–draining.
7. Wasteflow lines will self–drain through the emitters into the soil. if the cover crop over the dripfield is not yet adequately established, add hay or straw over the field for insulation.
8. Mark the valve box with a metal pin so you can find it in the winter when covered in snow.
9. If using manual filter flush valves or manual field flush valves, they should be left cracked open slightly to provide for rapid drainage of the flush line in freezing conditions.
10. Fields dosed with relatively small quantities of effluent are more likely to freeze than those dosed with design quantities. If winter use is less than summer use, then only use proportional number of fields to maintain water application rates in the field being dosed.

VALVE INSTALLATION AND OPERATION:

1. Wrap male adapters with 2 wraps of Teflon tape and screw into inlet and outlet 1 turn past hand tight. CAUTION: over tightening may cause damage to the valve. The solenoid is located on the downstream side of the valve.
2. Using watertight connectors, connect the valve common and an individual output wire to the solenoid leads.
3. Flush the laterals by opening the internal manual bleed lever on the downstream side of the solenoid. Turn the flow control stem fully open (counterclockwise) for flow control models.
4. Close the internal manual bleed after flushing the system.

SYSTEM MAINTENANCE: The best way to assure years of trouble free life from your system is to continuously monitor the system and to perform regular maintenance functions. For large systems or systems with a BOD > 30 mg/l automation of maintenance is essential. For smaller systems with a BOD < 30 mg/l inspection and maintenance should be performed every six months.

ROUTINE AND PREVENTATIVE MAINTENANCE

1) Remove the spin filter and install a clean cartridge. Clean the used filter cartridge back at the shop with a pressure hose. The filter cartridge should be cleaned from the outside inwards. If bacteria buildup is a problem we advise first trying lye, and if the problem persists, soak the filter cartridge in a chlorine bath – a mixture of 50% bleach and 50% water.

2) Open the field flush valve and flush the field for 3–5 minutes by activating the pump in "manual" position. Close the flush valve. On automatic solenoid valves the manual bleed lever should always be in the horizontal position and the dial on top should be free spinning. Clockwise rotation closes valve

3) With the pump in the "manual" position, check the pressure in the drip field by using a pressure gauge on the Schrader valve located on the air vents and by reading the pressure gauge located in the Wasteflow Headworks box. The pressure should be the same as shown on the initial installation records. On systems with manual flush valves, close the field flush valve completely and then open the valve slightly until there is a 1–2 psi drop or design pressure is reached. This will allow the field to drain after each dose to prevent the manifold lines from freezing.

4) Remove the lids on the vacuum breaker and check for proper operation. If water is seen leaking from the top of the vacuum breaker, remove the cap of the vacuum breaker and press down on the ball to allow any debris to be flushed out. Be careful not to come in contact with the effluent.

5) Turn off the pump and reset the controller for auto mode.

6) Periodically remove and clean the air vents, field flush and filter flush valves.

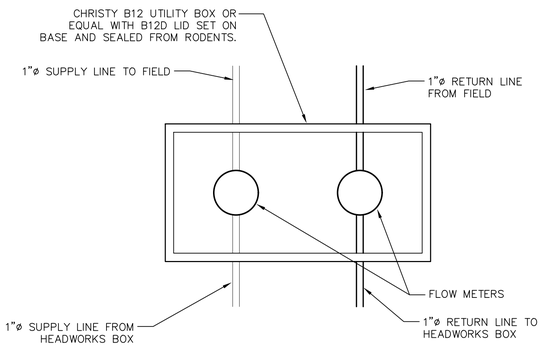
7) Visually check and report the condition of the drip field, including any noticeable wetness.

8) Treatment and distribution tanks are to be inspected routinely and maintained when necessary in accordance with their approvals.

9) Record the elapsed time meter, pump counter, override counter, high–level alarm and power failures. This information can be obtained from the controller. Geoflow Design and Installation Manual 22

TABLE 3. SUBSURFACE DRIP INSTALLATION METHODS
NOTE: Disturbing the soil may effect the pore structure of the soil and create hydraulic conductivity problems. Please consult with your soil scientist or professional engineer before making the installation technique decision.

INSERTION METHOD	*ADVANTAGES*	*DISADVANTAGES*
a) Hand Trenching	*Handles severe slopes and confined areas. Uniform depth.*	*Slow. Labor intensive. Disrupts existing turf and ground. Back fill required.*
b) Oscillating or Vibrating plow. Use the type that inserts the dripline directly in place, not one that pulls the dripline through the soil.	*Fast in small medium installations. Minimal ground disturbance. No need to back fill the trench.*	*Depth has to be monitored closely. Cannot be used on steeper slopes (>20%). Requires practice to set and operated adequately. Tends to "stretch" \ pipe. Short runs are required.*
c) Trenching machine:	*Fast. May use the 1" blade for most installations. Uniform depth.*	*Slower requires labor. Disrupts surface of existing turf. Back fill required.*
d) Tractor with drip– line insertion tool–See diagram in Geoflow Wastewater Design Installation, and Maintenance Guidelines Manual, dated October 2003, page 20.	*Fast. Little damage to existing turf because of the turf knife. Minimal ground disturbance. Does not stretch drip line. Adaptable to any tractor.*	*The installation tool is designed specifically for this purpose.*
e) Tractor mounted 3–point hitch insertion implement.	*Faster. Up to four plow attachments with reels. A packer roller dumps back soil on top of the pipe.*	*Suitable for large installations. only.*



FLOWMETER BOX DETAIL

NTS

NOTE:
Install "Badger" or "Census" Flow Meters
Meters SHALL BE INSTALLED ON BOTH Supply and Return Pressure Lines.

No.	Date	Revisions Description	Approved

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1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

Gregory M. Schram, RCE 73540
My License Expires 12/31/2024

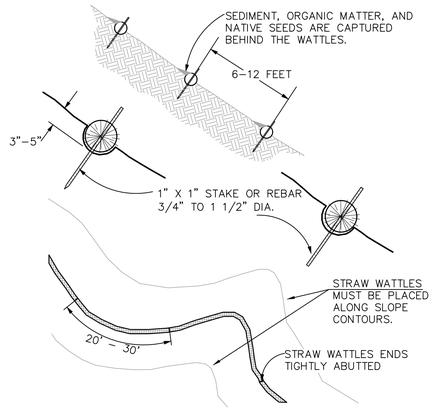
REGISTERED PROFESSIONAL ENGINEER * GREGORY M. SCHRAM * No. 73540 * Exp. 12/31/2024 * CIVIL * STATE OF CALIFORNIA

DRIP TYPE PRIVATE SEWAGE DISPOSAL SYSTEM DETAILS

1015 Olema Bolinas Road
Bolinas, California
APN 188-140-19

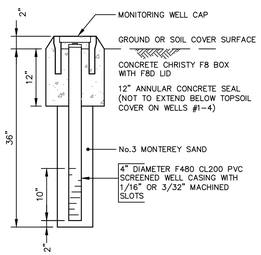
Scale: AS SHOWN
Date: March 6, 2023
Design by: NDM
Drawn by: JMO
Checked by: GMS

Sheet
W3
of 5 Sheets
Job No. 22143



NOTES:
1. STRAW WATTLES ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 – 30 FT. LONG.
2. STRAW WATTLES TRAP SEDIMENT AND REDUCE SHEET & RILL EROSION BY REDUCING SLOPE GRADIENT, INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
3. STRAW WATTLE INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE WATTLE IN A TRENCH, 3" – 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND WATTLE.

STRAW WATTLE CHECK DAM
NTS



MONITORING WELL DETAIL
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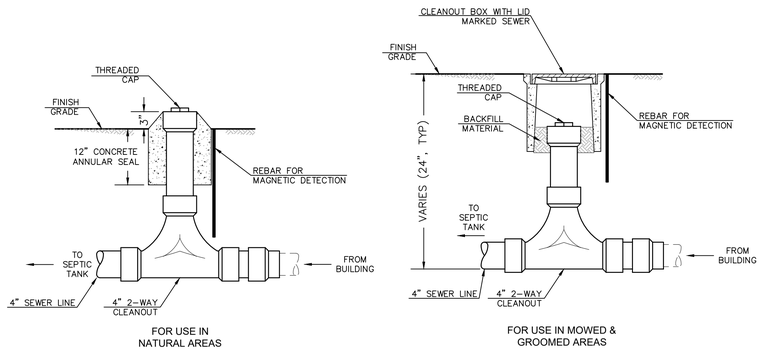
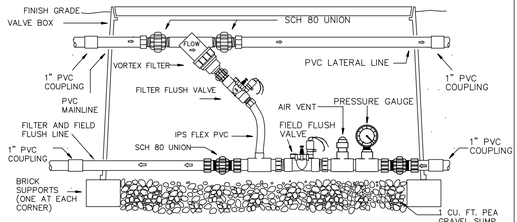


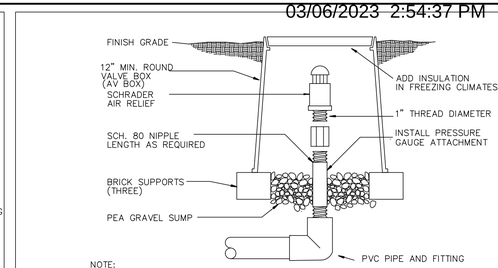
TWO-WAY GRAVITY CLEANOUT DETAIL
NTS

THE VORTEX FILTER FLUSH WILL OCCUR FOR 15 SECONDS AT THE END OF EACH PUMP CYCLE PER 'GEOFLOW, WASTEWATER DESIGN, INSTALLATION AND MAINTENANCE GUIDELINES' MANUAL APPENDIX 3, PAGE 37, 'GEO AUTOMATIC CONTROLLERS', DATED OCTOBER 2003.



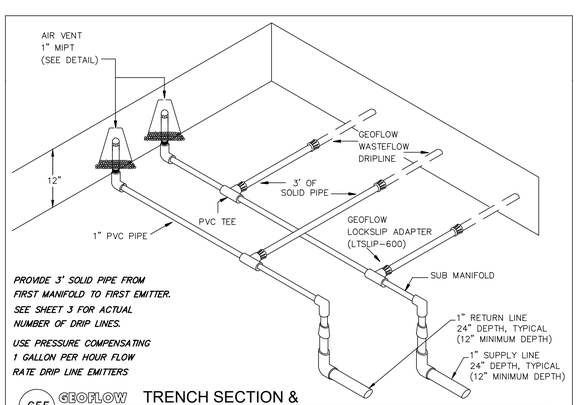
NOTE:
Install "Badger" or "Census" Flow Meters
Meters SHALL BE INSTALLED ON BOTH Supply and Return Pressure Lines.

575 GEOFLOW SIMPLE WASTEFLOW HEADWORKS BOX - AUTOMATIC
SCHEMATIC - WHW-.75 / AUT
Not To Scale
09-02 GEOFLOW ©



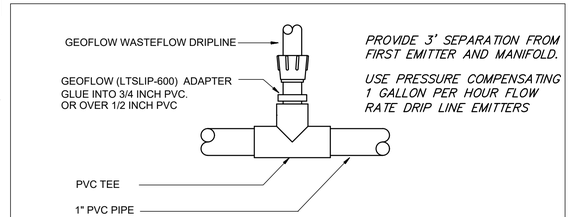
NOTE:
IF SYSTEM IS TOP FEED, AIR RELIEF VALVE MAY BE INSTALL IN BOX WITH TOP FEED SUPPLY LINES/RETURN LINES. LARGER BOX WILL BE REQUIRED

522 GEOFLOW 1" AIR/VACUUM BREAKER(SCHRADER)
SECTION (PLUMBED TO PVC)
NOTE: SCHRADER VALVE CAN ALSO BE PLACED WITHIN THE SAME VALVE BOX AS THE TOP FEED MANIFOLD
Not To Scale
09-02 GEOFLOW ©

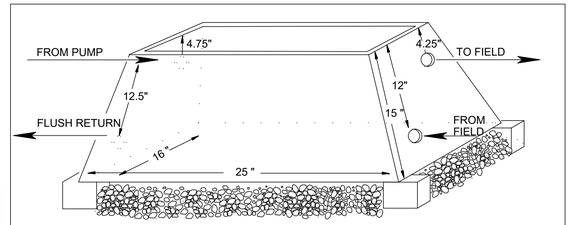


PROVIDE 3' SOLID PIPE FROM FIRST MANIFOLD TO FIRST EMITTER. SEE SHEET 3 FOR ACTUAL NUMBER OF DRIP LINES.
USE PRESSURE COMPENSATING 1 GALLON PER HOUR FLOW RATE DRIP LINE EMITTERS

655 GEOFLOW SECTION TRENCH SECTION & MANIFOLD DETAIL
Not To Scale
08-02 GEOFLOW ©

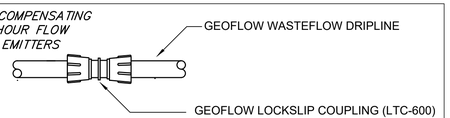


504LS GEOFLOW SECTION MANIFOLD CONNECTION (PVC TO ADAPTER)
Not To Scale
08-02 GEOFLOW ©



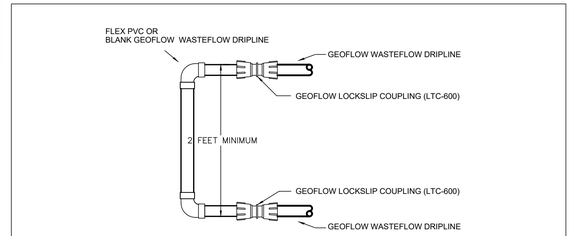
577 GEOFLOW SIMPLE WASTEFLOW HEADWORKS BOX - DIMENSIONS
1" AND 3/4" MODELS
Not To Scale
09-02 GEOFLOW ©

USE PRESSURE COMPENSATING 1 GALLON PER HOUR FLOW RATE DRIP LINE EMITTERS



501LS GEOFLOW SECTION LOCKSLIP COUPLING (LTC-600)
Not To Scale
09-02 GEOFLOW ©

Note: Contact Geoflow Inc. for all Geoflow parts.



NOTE: IF USING FLEX PVC LOOP, CONNECTIONS SHALL BE GEOFLOW LOCKSLIP ADAPTER (LTSLIP-600) TO PVC COUPLING

507LS B GEOFLOW SECTION LOCKSLIP COUPLING LOOP
Not To Scale
09-02 GEOFLOW ©

No.	Date	Revisions Description	Approved

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DRIP TYPE PRIVATE SEWAGE DISPOSAL SYSTEM DETAILS

1015 Olema Bolinas Road
Bolinas, California
APN 188-140-19

Scale:	AS SHOWN	
Date:	March 6, 2023	
Design by:	NDM	
Drawn by:	JMO	
Checked by:	GMS	

Sheet
W4
of 5 Sheets
Job No. 22143

Preliminary

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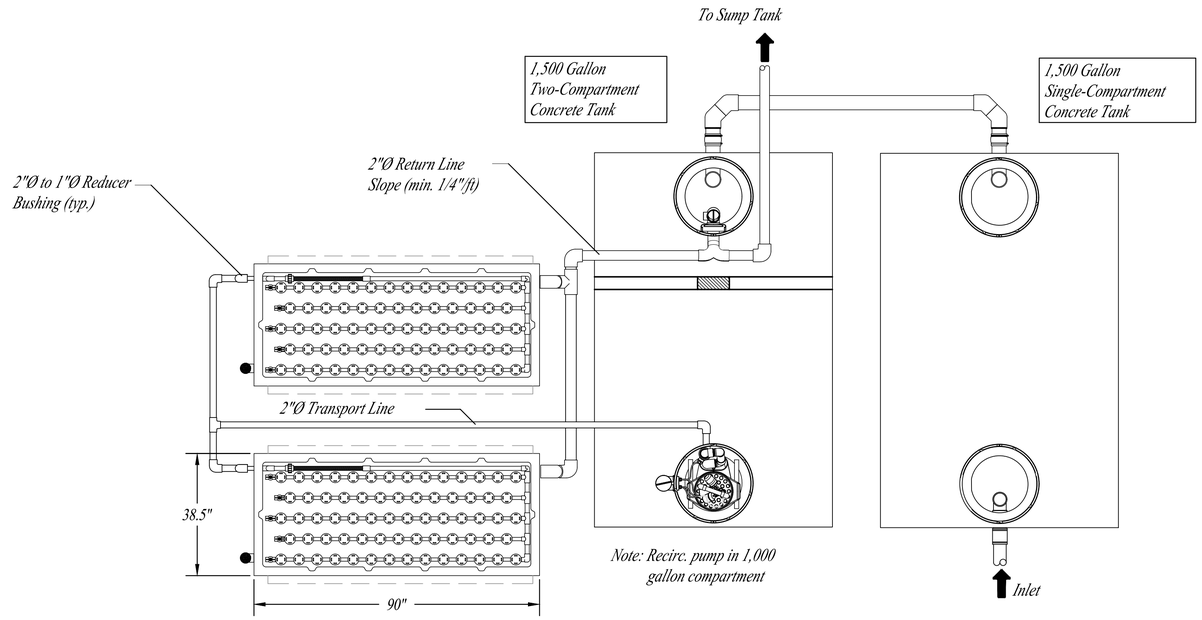
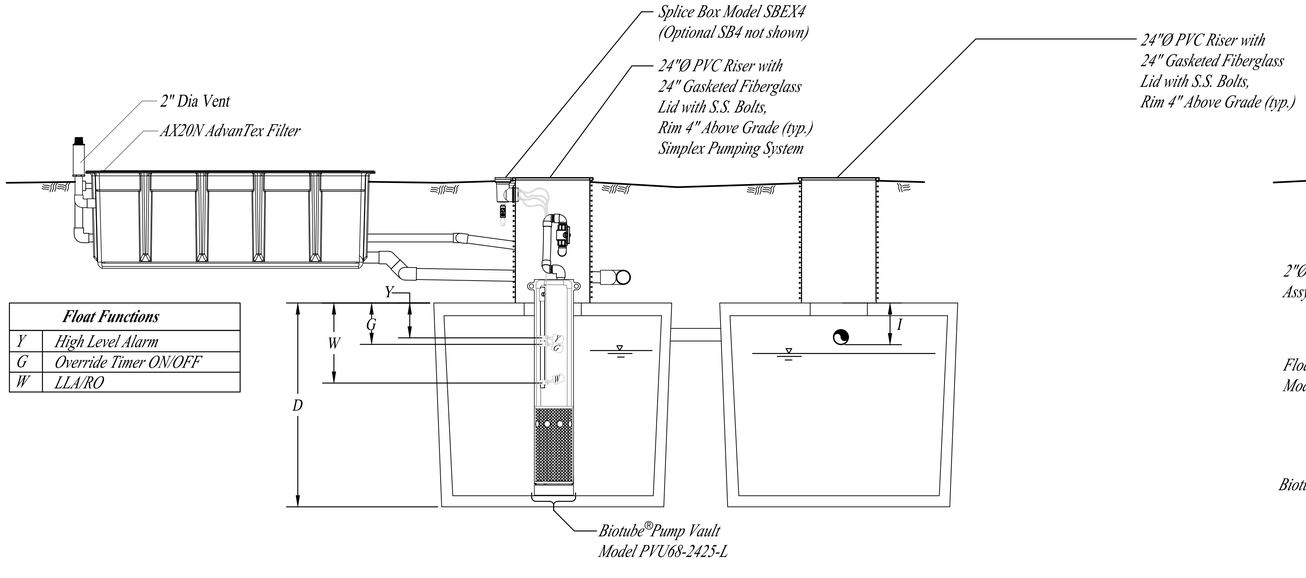
AdvanTex® AX20N 2 Pod Mode 1A with Concrete Tank

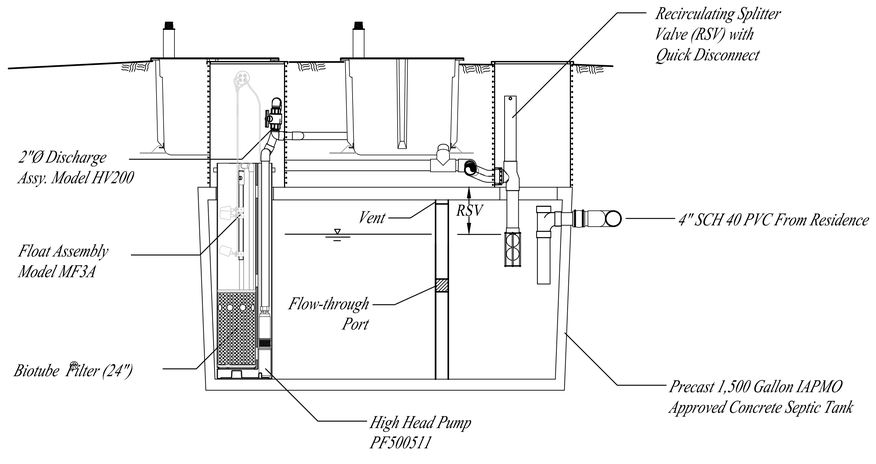


Top View
Scale: NTS



Float Functions	
Y	*High Level Alarm*
G	*Override Timer ON/OFF*
W	*LLA/RO*

End View
Scale: NTS



Side View
Scale: NTS

No.	Date	Revisions Description	Approved

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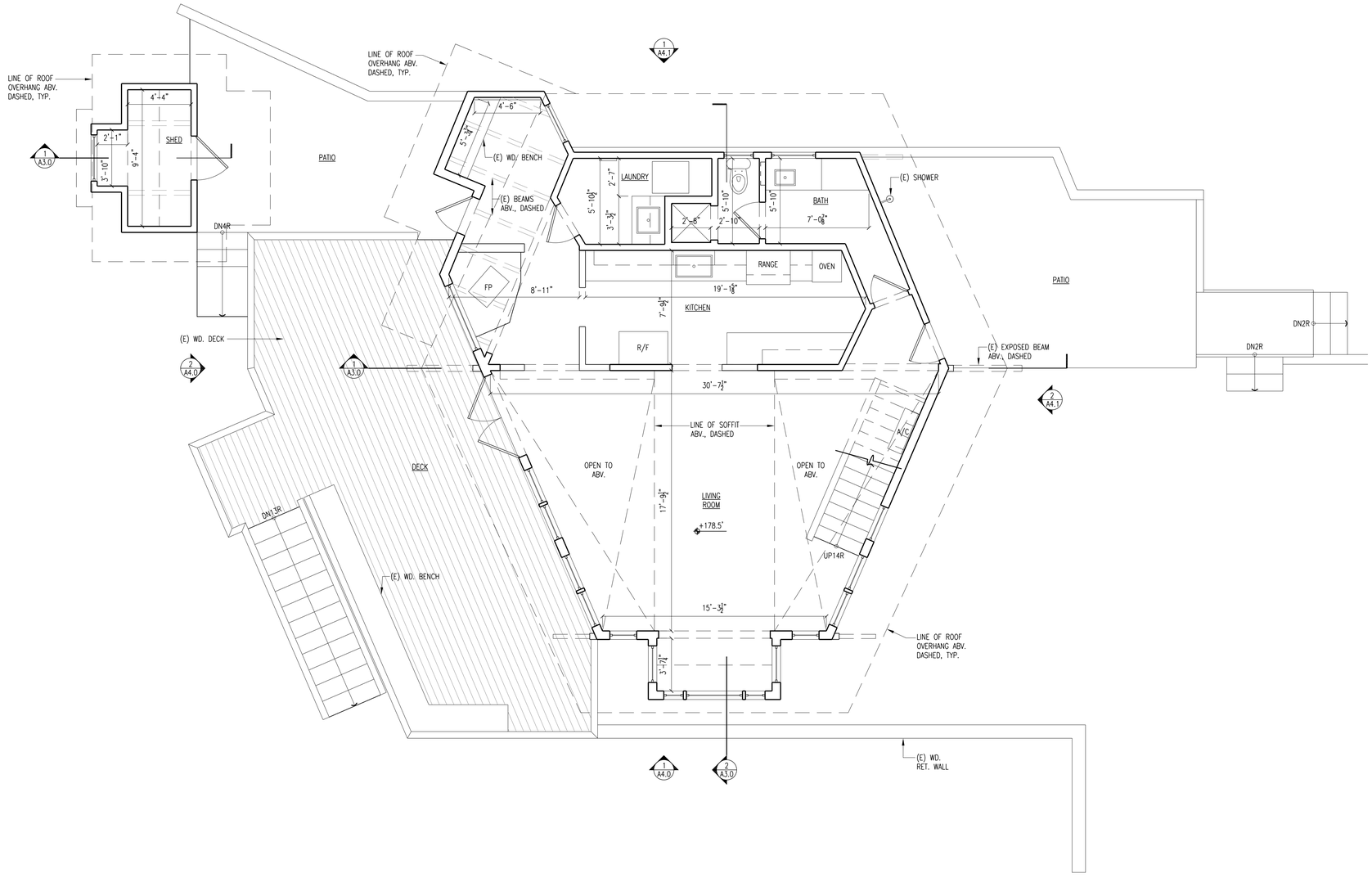
DRIP TYPE PRIVATE
SEWAGE DISPOSAL SYSTEM
SEPTIC SYSTEM PLAN

1015 Olema Bolinas Road
Bolinas, California
APN 188-140-19

Scale: AS SHOWN
Date: March 6, 2023
Design by: NDM
Drawn by: JMO
Checked by: GMS

Sheet
W5
of 5 Sheets
Job No. 22143

File: \\2022 PROJECTS\22143\DWG\MODE - WASTEWATER\22143-DRIP IRRIGATION DWG 3/6/2023 2:51:00 PM Nick Meyer



1 FIRST FLOOR PLAN - EXISTING

¼" = 1'-0"

(APPROX. 965 SF)

(SHED APPROX. 62 SF)

Ryan Leidner Architecture

3602 20th St.
San Francisco, CA 94110

415.689.8044
info@ryanleidner.com
ryanleidner.com

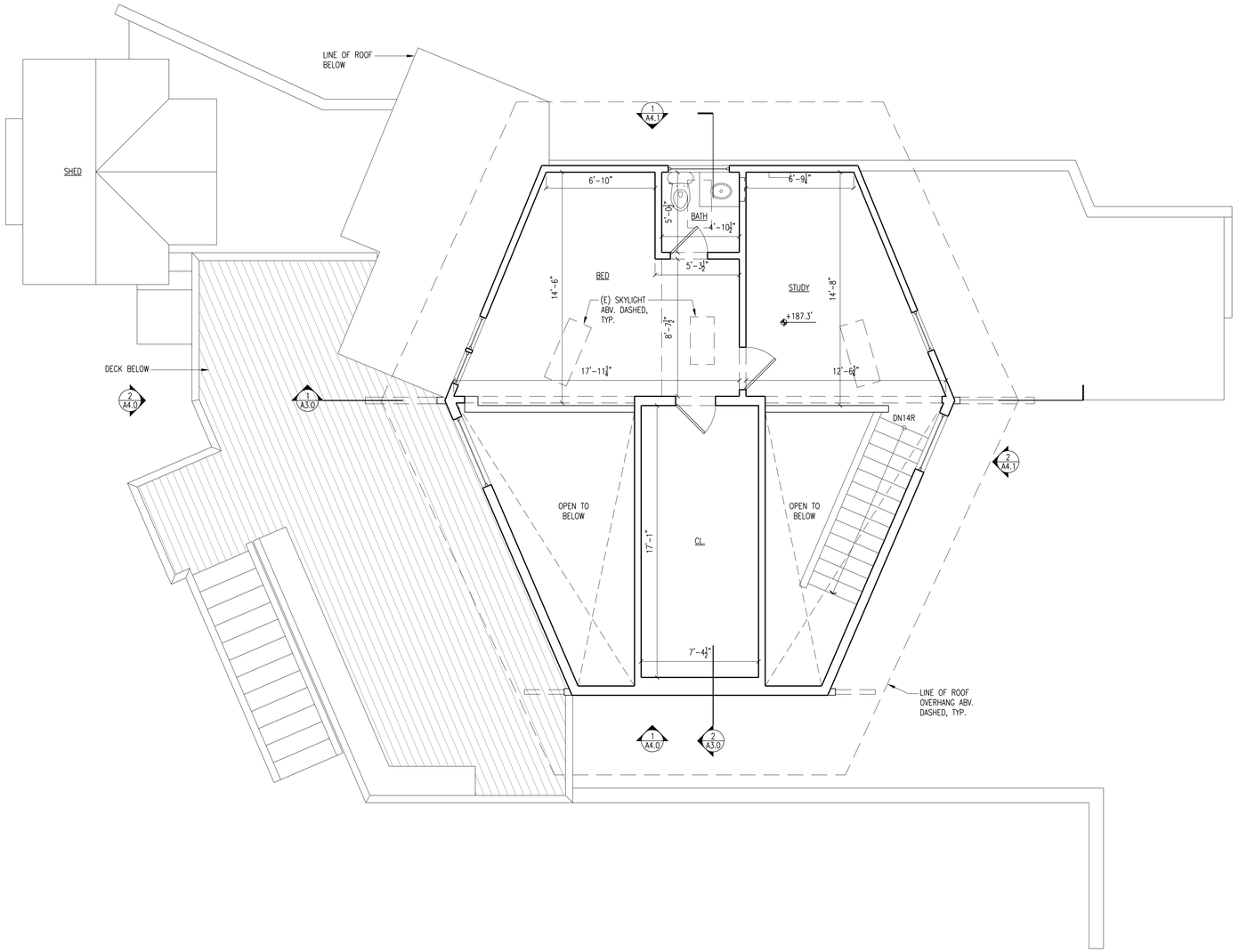
LICENSED ARCHITECT
RYAN M LEIDNER
No. C-34747
April 30, 2025
RENEWAL DATE
STATE OF CALIFORNIA

Bright House
1015 Olema Bolinas Rd.
Bolinas, CA
94924

Submittal:	Date:
Permit Set	12/13/23

FLOOR PLANS
EXISTING

A1.0



1 SECOND FLOOR PLAN - EXISTING (APPROX. 546 SF)

¼" = 1'-0"

Ryan Leidner Architecture

3602 20th St.
San Francisco, CA 94110

415.689.8044
info@ryanleidner.com
ryanleidner.com

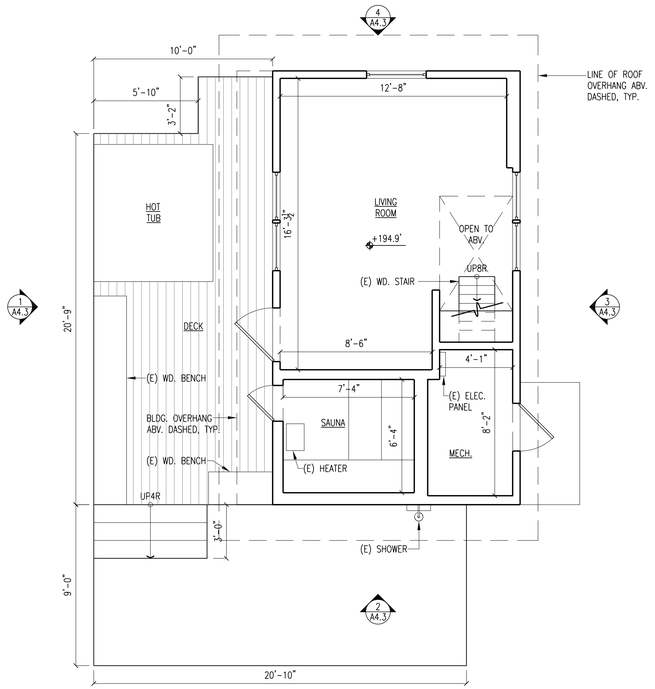
LICENSED ARCHITECT
RYAN M LEIDNER
C-34747
April 30, 2025
RENEWAL DATE
STATE OF CALIFORNIA

Bright House
1015 Olema Bolinas Rd.
Bolinas, CA
94924

Submittal:	Date:
Permit Set	12/13/23

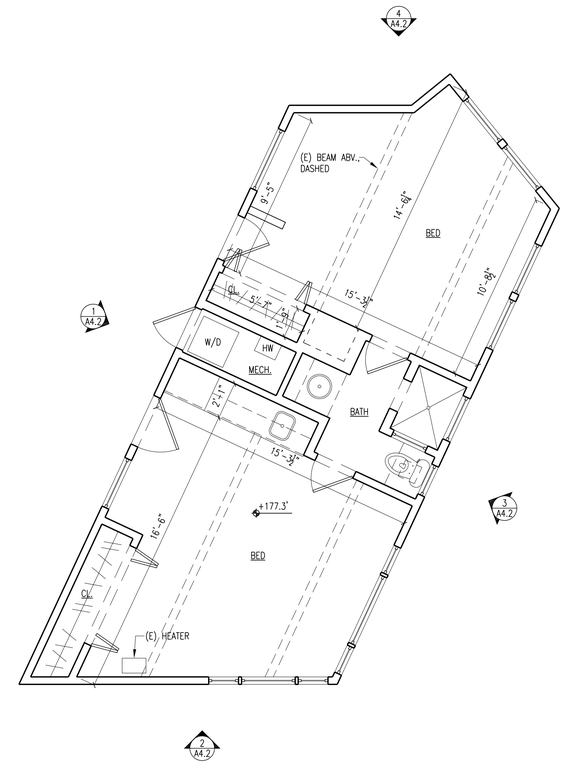
FLOOR PLANS
EXISTING

A1.1



1 GUEST HOUSE FIRST FLOOR PLAN - EXISTING (APPROX. 335 SF)

1/4" = 1'-0"



2 GUEST HOUSE 2 FIRST FLOOR PLAN - EXISTING (APPROX. 558 SF)

1/4" = 1'-0"

Ryan Leidner Architecture

3602 20th St.
San Francisco, CA 94110

415.689.8044
info@ryanleidner.com
ryanleidner.com

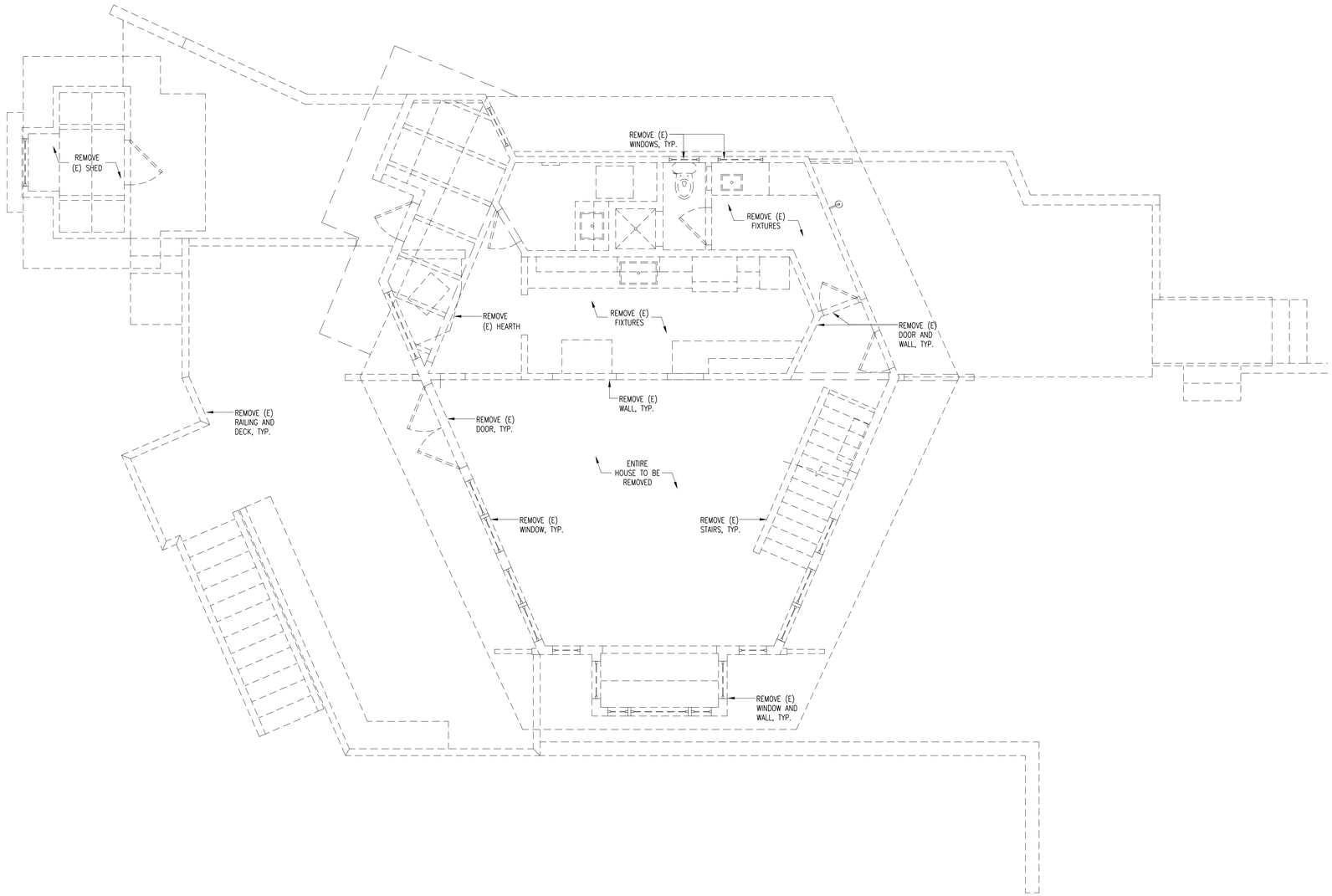
LICENSED ARCHITECT
RYAN M LEIDNER
No. C-36747
April 30, 2025
RENEWAL DATE
STATE OF CALIFORNIA

Bright House
1015 Olema Bolinas Rd.
Bolinas, CA
94924

Submittal:	Date:
Permit Set	12/13/23

ACCESSORY BLDGS FLOOR PLANS EXISTING

A1.2



1 FIRST FLOOR PLAN - DEMO

$\frac{1}{4}$" = 1'-0"

(APPROX. 965 SF)

(SHED APPROX. 62 SF)

Ryan Leidner Architecture

3602 20th St.
San Francisco, CA 94110

415.689.8044
info@ryanleidner.com
ryanleidner.com

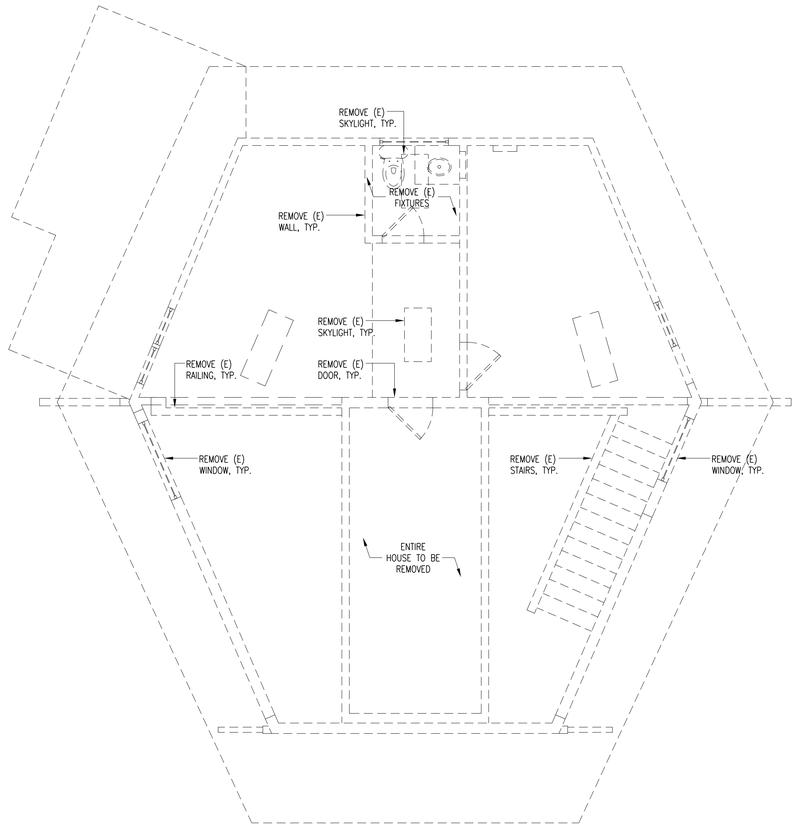
LICENSED ARCHITECT
RYAN M LEIDNER
C-34747
April 30, 2025
RENEWAL DATE
STATE OF CALIFORNIA

Bright House
1015 Olema Bolinas Rd.
Bolinas, CA
94924

Submittal:	Date:
Permit Set	12/13/23

FLOOR PLANS
DEMO

AD1.0



1 SECOND FLOOR PLAN - DEMO
1/4" = 1'-0"

(APPROX. 546 SF)

Ryan Leidner
Architecture

3602 20th St.
San Francisco, CA 94110

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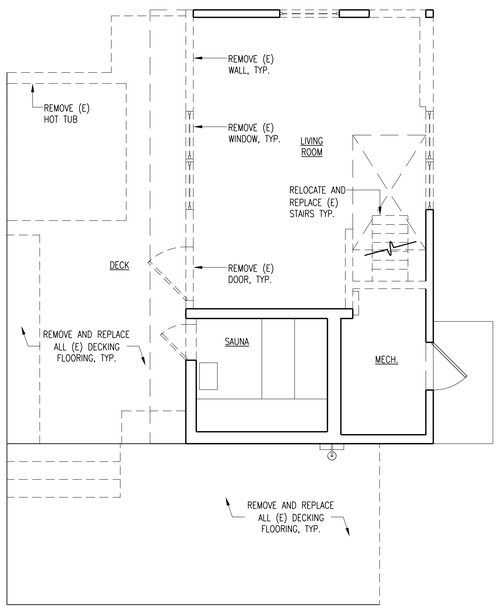
FLOOR PLANS
DEMO

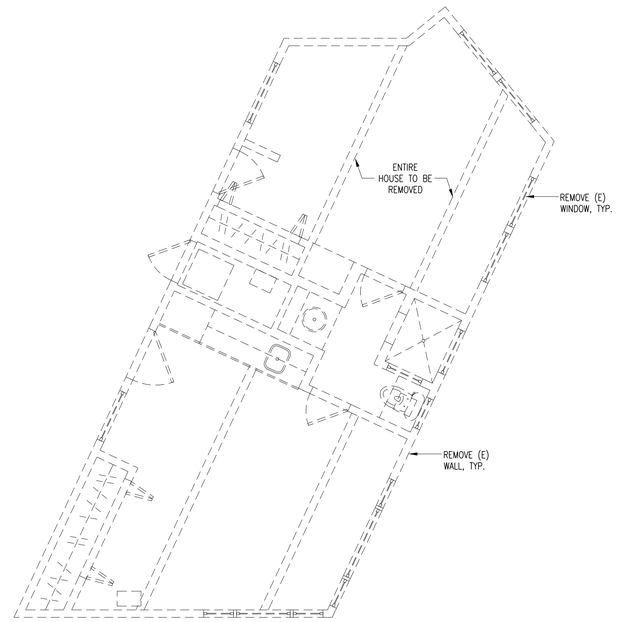
AD1.1

BUILDING DEMOLITION LINEAR WALL CALCULATIONS	
1ST FLOOR INTERIOR WALLS:	8'-6"
1ST FLOOR EXTERIOR WALLS:	36'-4"



1 GUEST HOUSE FLOOR PLAN - DEMO (APPROX. 335 SF)

$\frac{1}{4}$" = 1'-0"



2 GUEST HOUSE 2 FIRST FLOOR PLAN - DEMO (APPROX. 558 SF)

$\frac{1}{4}$" = 1'-0"

Ryan Leidner Architecture

3602 20th St.
San Francisco, CA 94110

415.689.8044
info@ryanleidner.com
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ACCESSORY BLDGS FLOOR PLANS DEMO

AD1.2

1 FIRST FLOOR PLAN - PROPOSED

1/8" = 1'-0"

(APPROX. 1,221SF)

(GARAGE 622 SF)

Ryan Leidner Architecture

3602 20th St.
San Francisco, CA 94110

415.689.8044
info@ryanleidner.com
ryanleidner.com

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FLOOR PLANS
PROPOSED

A2.0

1 SECOND FLOOR PLAN - PROPOSED

1/8" = 1'-0"

(APPROX. 2,366 SF)

Ryan Leidner Architecture

3602 20th St.
San Francisco, CA 94110

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ryanleidner.com

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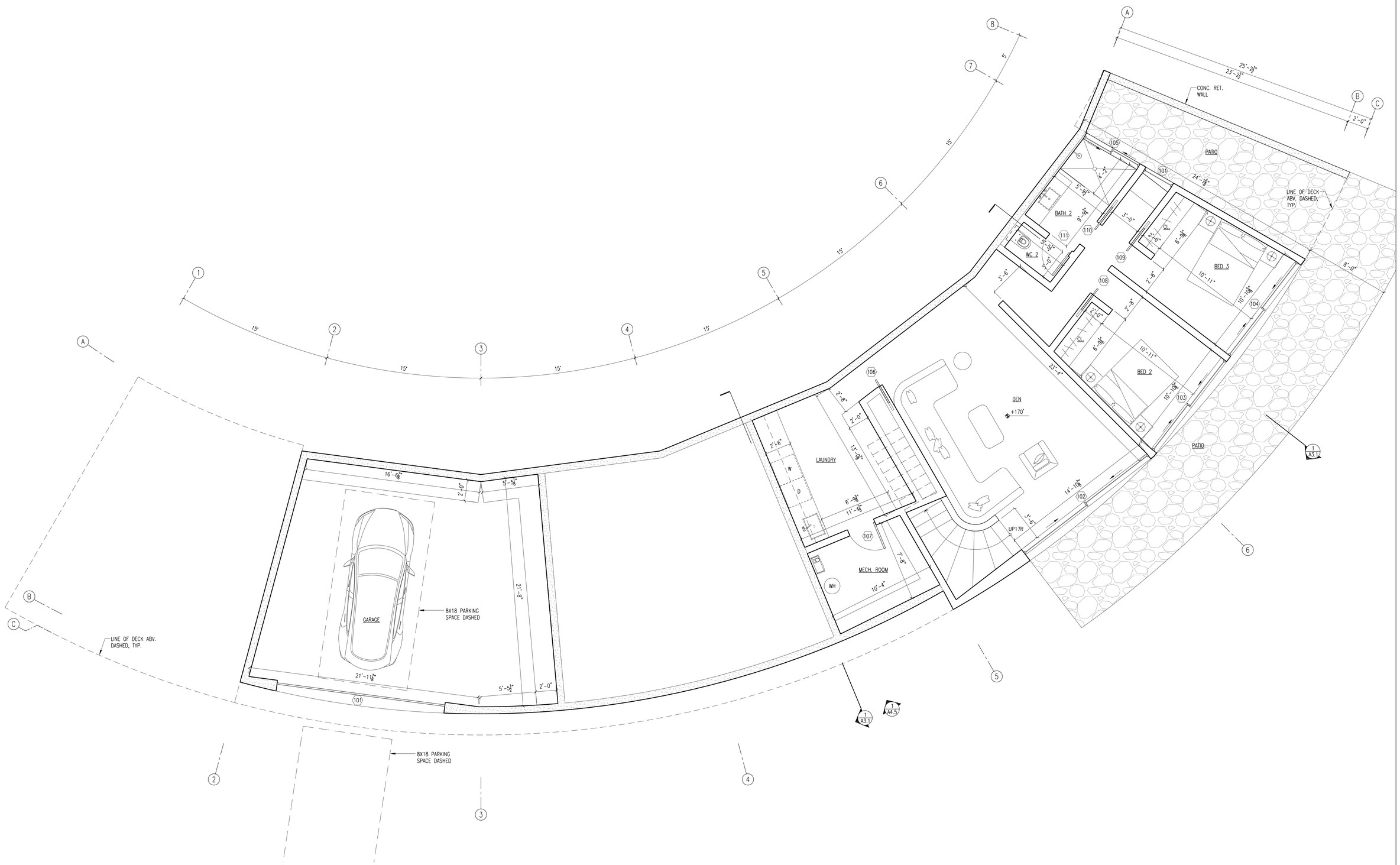
FLOOR PLANS
PROPOSED

A2.1



1 FIRST FLOOR PLAN - ENLARGED

3/4" = 1'-0"

(APPROX. 1,221 SF)

(GARAGE 622 SF)

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San Francisco, CA 94110

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info@ryanleidner.com
ryanleidner.com

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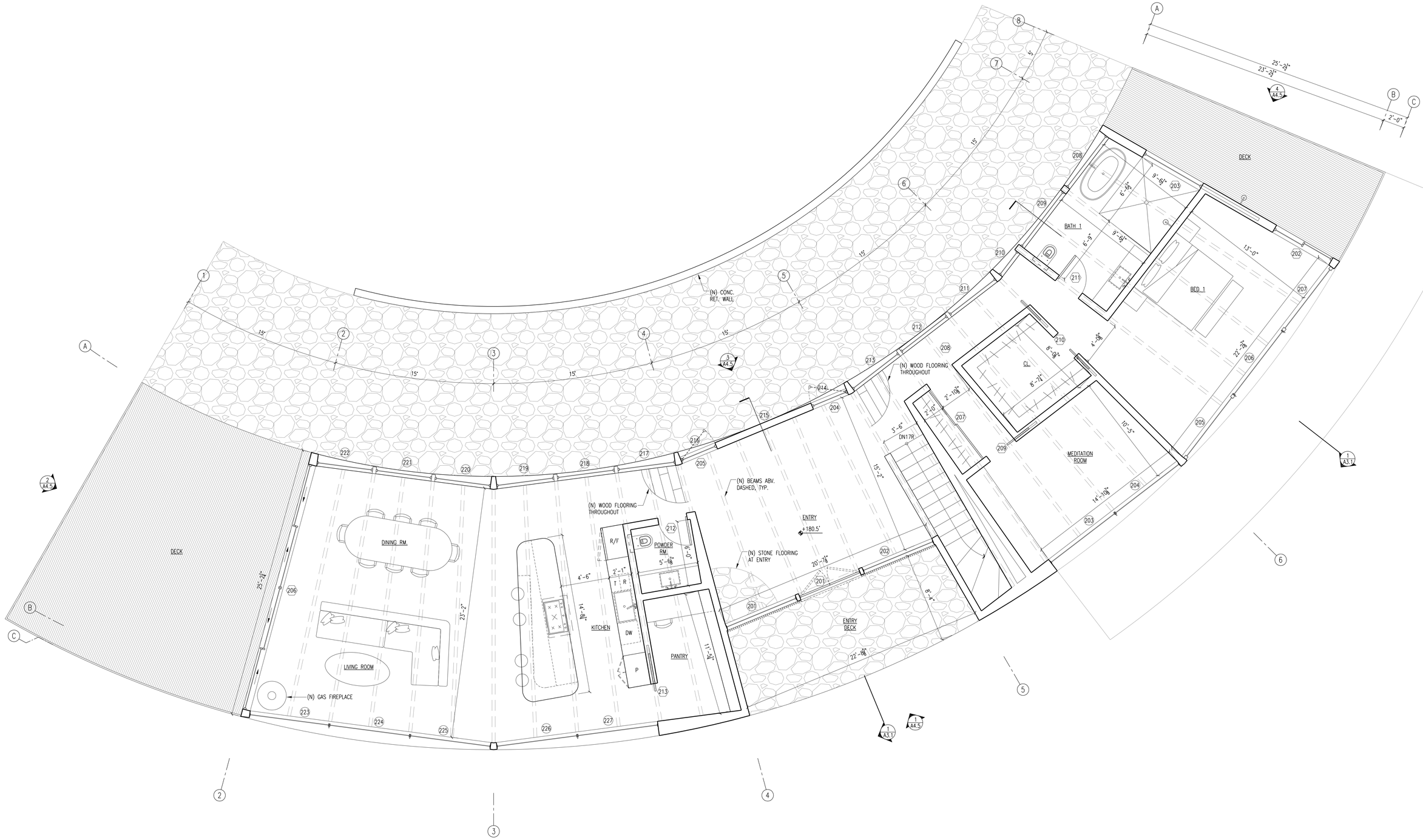
FLOOR PLANS PROPOSED

A2.2



1 SECOND FLOOR PLAN - ENLARGED

1/4" = 1'-0"

(APPROX. 2,366 SF)

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3602 20th St.
San Francisco, CA 94110

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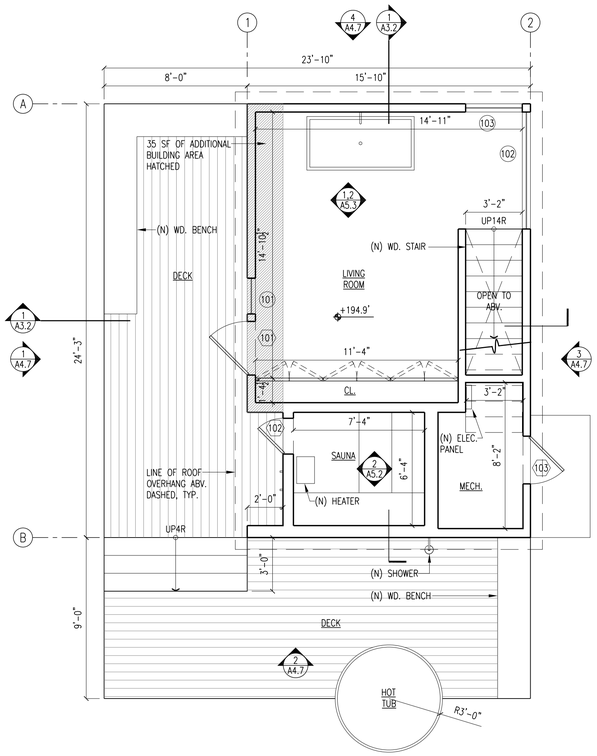
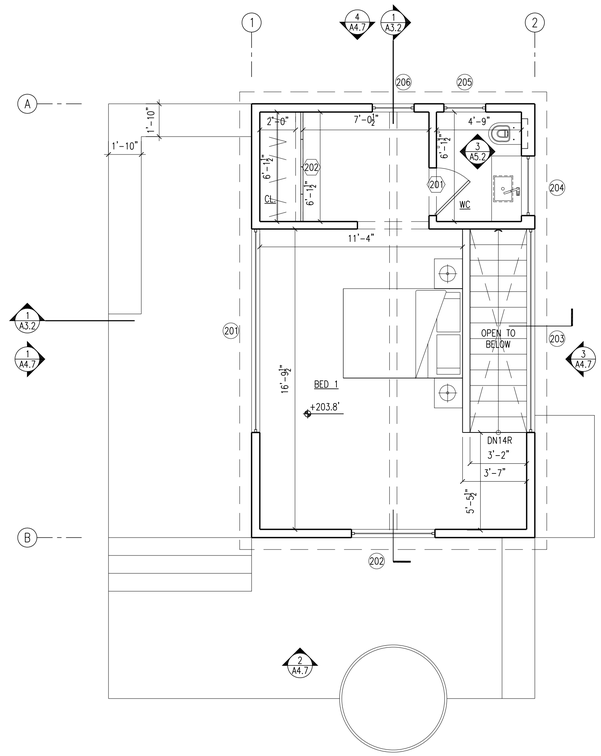
FLOOR PLANS
PROPOSED

A2.3



1 GUEST HOUSE FIRST FLOOR PLAN - PROPOSED (APPROX. 371 SF)

$\frac{1}{4}$" = 1'-0"



2 GUEST HOUSE SECOND FLOOR PLAN - PROPOSED (APPROX. 384 SF)

$\frac{1}{4}$" = 1'-0"

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3602 20th St.
San Francisco, CA 94110

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info@ryanleidner.com
ryanleidner.com

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FLOOR PLANS
PROPOSED

A2.4

DOOR SCHEDULE (NOTE: CONFIRM ALL SIZES PRIOR TO ORDERING DOORS)

#	ROOM	SIZE (DOOR WIDTH X HEIGHT)	TYPE	HARDWARE GROUP	NOTES
101	GARAGE	16'-0" x 8'-0"	SOLID CORE	–	GARAGE DOOR
102	DEN	14'-11" x 9'-0"	SL. GL. DR.	–	2-PANEL ANOD. ALUM. SL. GL. DR.
103	BED 2	10'-10 3/4" x 9'-0"	SL. GL. DR.	–	2-PANEL ANOD. ALUM. SL. GL. DR.
104	BED 1	10'-10 3/4" x 9'-0"	SL. GL. DR.	–	2-PANEL ANOD. ALUM. SL. GL. DR.
105	BATH 2	5'-10 3/4" x 9'-0"	SL. GL. DR.	–	2-PANEL ANOD. ALUM. SL. GL. DR.
106	LAUNDRY	2'-8 1/2" x 6'-8"	SOLID CORE	C – SLIDING	1 3/8" FLAT PANEL STAIN GRADE WOOD DOOR W/ HAWA JR/80B HARDWARE
107	MECH. ROOM	2'-8" x 6'-8"	SOLID CORE	B – HINGED	1 3/8" FLAT 1-PANEL STAIN GRADE WOOD DOOR AND FRAME, CONFIRM HARDWARE
108	BED 2	2'-8" x 6'-8"	SOLID CORE	C – SLIDING	1 3/8" FLAT PANEL STAIN GRADE WOOD DOOR W/ HAWA JR/80B HARDWARE
109	BED 3	2'-8" x 6'-8"	SOLID CORE	C – SLIDING	1 3/8" FLAT PANEL STAIN GRADE WOOD DOOR W/ HAWA JR/80B HARDWARE
110	BATH 2	2'-8" x 6'-8"	SOLID CORE	C – SLIDING	1 3/8" FLAT PANEL STAIN GRADE WOOD DOOR W/ HAWA JR/80B HARDWARE
111	WC 2	2'-8" x 6'-8"	SOLID CORE	B – HINGED	1 3/8" FLAT 1-PANEL STAIN GRADE WOOD DOOR AND FRAME, CONFIRM HARDWARE
201	ENTRY	6'-0" x 9'-0"	SOLID CORE	B – HINGED	1 3/8" FLAT 2-PANEL STAIN GRADE WOOD DOOR AND FRAME, CONFIRM HARDWARE
202	BED 1	6'-0" x 9'-0"	SL. GL. DR.	–	2-PANEL ANOD. ALUM. SL. GL. DR.
203	BATH 1	6'-1" x 9'-0"	SL. GL. DR.	–	1-PANEL ANOD. ALUM. SL. GL. POCKET DR., XP
204	ENTRY	3'-6" x 9'-0"	GL. DR.	B – HINGED	1-PANEL ANOD. ALUM. GL. DR.
205	ENTRY	3'-6" x 9'-0"	GL. DR.	B – HINGED	1-PANEL ANOD. ALUM. GL. DR.
206	DINING / LIVING	23'-4 1/2" x 9'-0"	SL. GL. DR.	–	4-PANEL ANOD. ALUM. SL. GL. DR.
207	CL.	8'-0" x 8'-0"	SOLID CORE	C – SLIDING	1 3/8" FLAT 2-PANEL STAIN GRADE WOOD DOOR
208	BED 1/ HALL	3'-6" x 8'-0"	SOLID CORE	C – SLIDING	1 3/8" FLAT PANEL STAIN GRADE WOOD DOOR W/ HAWA JR/80B HARDWARE
209	MEDITATION RM.	3'-0" x 8'-0"	SOLID CORE	C – SLIDING	1 3/8" FLAT PANEL STAIN GRADE WOOD DOOR W/ HAWA JR/80B HARDWARE
210	CL.	2'-8" x 8'-0"	SOLID CORE	C – SLIDING	1 3/8" FLAT PANEL STAIN GRADE WOOD DOOR W/ HAWA JR/80B HARDWARE
211	BATH 1	2'-8" x 8'-0"	SOLID CORE	C – SLIDING	1 3/8" FLAT PANEL STAIN GRADE WOOD DOOR W/ HAWA JR/80B HARDWARE
212	POWDER RM.	2'-8" x 8'-0"	SOLID CORE	B – HINGED	1 3/8" FLAT 1-PANEL STAIN GRADE WOOD DOOR AND FRAME, CONFIRM HARDWARE
213	PANTRY	2'-8" x 8'-0"	SOLID CORE	B – HINGED	1 3/8" FLAT 1-PANEL STAIN GRADE WOOD DOOR AND FRAME, CONFIRM HARDWARE

WINDOW/SKYLIGHT SCHEDULE (NOTE: CONFIRM ALL SIZES PRIOR TO ORDERING UNITS)

#	ROOM	SIZE WIDTH X HEIGHT (UNIT SIZE UNLESS NOTED)	TYPE	NOTES
101	HALL	3'-0" x 2'-0"	AWNING	BLOMBERG T-450
102	BATH 2	6'-0" x 2'-0"	AWNING	BLOMBERG T-450
201	ENTRY	6'-11" x 9'-0"	FIXED	BLOMBERG T-450
202	ENTRY	6'-11" x 9'-0"	FIXED	BLOMBERG T-450
203	MEDITATION RM.	7'-5 3/8" x 9'-0"	FIXED	BLOMBERG T-450
204	MEDITATION RM.	7'-5 3/8" x 9'-0"	FIXED	BLOMBERG T-450
205	BED 1	7'-5 3/8" x 9'-0"	TILT & TURN / FIXED	BLOMBERG T-450
206	BED 1	7'-5 3/8" x 9'-0"	FIXED	BLOMBERG T-450
207	BED 1	7'-5 3/8" x 9'-0"	TILT & TURN / FIXED	BLOMBERG T-450
208	BATH 1	6'-1" x 3'-6"	FIXED	BLOMBERG T-450
209	WC	6'-3 1/2" x 3'-6"	FIXED	BLOMBERG T-450
210	HALL	2'-8" x 3'-6"	FIXED	BLOMBERG T-450
211	HALL	5'-3 5/8" x 3'-6"	FIXED	BLOMBERG T-450
212	HALL	5'-3 5/8" x 3'-6"	FIXED	BLOMBERG T-450
213	HALL	5'-3 5/8" x 3'-6"	FIXED	BLOMBERG T-450
214	ENTRY	5'-3 5/8" x 3'-6"	FIXED	BLOMBERG T-450
215	ENTRY	5'-3 5/8" x 3'-6"	FIXED	BLOMBERG T-450
216	ENTRY	5'-3 5/8" x 3'-6"	FIXED	BLOMBERG T-450
217	HALL	5'-3 5/8" x 3'-6"	FIXED	BLOMBERG T-450
218	KITCHEN	5'-3 5/8" x 3'-6"	FIXED	BLOMBERG T-450
219	KITCHEN	5'-3 5/8" x 3'-6"	FIXED	BLOMBERG T-450
220	DINING ROOM	5'-3 5/8" x 3'-6"	FIXED	BLOMBERG T-450
221	DINING ROOM	5'-3 5/8" x 3'-6"	FIXED	BLOMBERG T-450
222	DINING ROOM	5'-3 5/8" x 3'-6"	FIXED	BLOMBERG T-450
223	LIVING ROOM	7'-5 5/8" x 9'-0"	FIXED	BLOMBERG T-450
224	LIVING ROOM	7'-5 5/8" x 9'-0"	FIXED	BLOMBERG T-450
225	LIVING ROOM	7'-5 5/8" x 9'-0"	FIXED	BLOMBERG T-450
226	KITCHEN	7'-5 1/2" x 9'-0"	FIXED	BLOMBERG T-450
227	KITCHEN	7'-5 1/2" x 9'-0"	FIXED	BLOMBERG T-450

NOTE: IN ACCORDANCE WITH SECTION R308.4, GLAZING IN ALL NEW GLASS DOORS MUST BE TEMPERED SAFETY GLASS.
IN ACCORDANCE WITH SECTION R308.4,3 GLAZING IN ALL NEW WINDOWS MUST BE TEMPERED SAFETY GLASS.

1 MAIN HOUSE DOOR & WINDOW SCHEDULE

1/4" = 1'-0"

DOOR SCHEDULE (NOTE: CONFIRM ALL SIZES PRIOR TO ORDERING DOORS)

#	ROOM	SIZE (DOOR WIDTH X HEIGHT)	TYPE	HARDWARE GROUP	NOTES
101	LIVING ROOM	3'-0" x 6'-8"	SOLID CORE	B – HINGED	1 3/4" EXTERIOR GRADE D.F. DR., CONFIRM HARDWARE
102	SAUNA	2'-0" x 6'-8"	SOLID CORE	B – HINGED	1 3/4" EXTERIOR GRADE D.F. DR., CONFIRM HARDWARE
103	MECH.	2'-8" x 8'-0"	SOLID CORE	B – HINGED	1 3/4" EXTERIOR GRADE D.F. DR., CONFIRM HARDWARE
201	WC	2'-8" x 6'-8"	SOLID CORE	B – HINGED	1 3/4" FLAT 1-PANEL STAIN GRADE WOOD DOOR AND FRAME, CONFIRM HARDWARE
202	CL.	6'-2" x 6'-8"	SOLID CORE	B – HINGED	1 3/4" FLAT 4-PANEL STAIN GRADE WOOD DOOR AND FRAME, CONFIRM HARDWARE

WINDOW/SKYLIGHT SCHEDULE (NOTE: CONFIRM ALL SIZES PRIOR TO ORDERING UNITS)

#	ROOM	SIZE WIDTH X HEIGHT (UNIT SIZE UNLESS NOTED)	TYPE	NOTES
101	LIVING ROOM	2'-0" x 6'-8"	FIXED	SIDELITE
102	LIVING ROOM	6'-7" x 8'-0"	FIXED	
103	LIVING ROOM	3'-2" x 8'-0"	FIXED	
201	BED 1	11'-4 1/2" x 2'-2"	AWNING	BLOMBERG T-450
202	BED 1	2'-4" RADIUS	CASEMENT	BLOMBERG T-450, ROUND WINDOW
203	BED 1	11'-4 1/2" x 2'-2"	FIXED	BLOMBERG T-450
204	WC	3'-4" x 2'-2"	AWNING	BLOMBERG T-450
205	WC	2'-4" x 3-8"	CASEMENT	BLOMBERG T-450
206	HALL	2'-4" x 3'-8"	CASEMENT	BLOMBERG T-450

NOTE: IN ACCORDANCE WITH SECTION R308.4, GLAZING IN ALL NEW GLASS DOORS MUST BE TEMPERED SAFETY GLASS.
IN ACCORDANCE WITH SECTION R308.4,3 GLAZING IN ALL NEW WINDOWS MUST BE TEMPERED SAFETY GLASS.

2 GUEST HOUSE DOOR & WINDOW SCHEDULE

1/4" = 1'-0"

PLAN NOTES

1. DO NOT SCALE DRAWINGS
2. REFER TO STRUCTURAL DRAWINGS FOR ALL NEW FOUNDATION AND STRUCTURAL FRAMING WORK
3. PROVIDE SAFETY GLAZING AT GLASS DOORS, LOW WINDOWS, BATHROOM LOCATIONS
4. ALL REQUIRED GUARDRAILS TO BE MINIMUM 42" HIGH (CBC 1013.2)
5. STAIRS SHALL HAVE MAX. 7-3/4" RISERS AND MIN. 10" TREADS. THE MIN. WINDER TREAD DEPTH AT THE WALK LINE SHALL BE 10" & THE MIN. WINDER TREAD DEPTH SHALL BE 6". (CBC 1009.3)
6. LIGHTING AT KITCHEN TO BE HIGH EFFICACY TYPE FOR 1/2 TOTAL WATTAGE, WITH REMAINING LIGHTS ON SEPARATE SWITCHES, PER 2019 CA TITLE 24, PART 6 SECTION 150(K)2
7. INTERIOR LIGHTING OTHER THAN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS SHALL COMPLY WITH 2019 CEC 150(K)7.
8. LIGHTING OUTDOORS SHALL COMPLY WITH CEC 150(k)9.
9. PROVIDE MIN. NATURAL VENTILATION OPENINGS FOR ROOMS, OF AT LEAST 4% AREA OF ROOM, PER CBC 1204.1, OR MECHANICAL VENTILATION, PER CMC 402.3
10. ALL EXHAUST OUTLETS TO TERMINATE OUTSIDE THE BUILDING, MIN. 3'-0" FROM PROPERTY LINE, PER CMC 504.1 & CMC 504.5
11. PROVIDE SMOKE DETECTORS, 110V W/ BATTERY BACKUP AT ALL BEDROOMS AND HALLWAYS (PER CBC 907.2.10.1.2). PROVIDE CARBON MONOXIDE ALARM IN EACH LEVEL TO COMPLY WITH CBC 420.6.1.4.
12. OUTLETS AS REQUIRED, CONFIRM LOCATIONS W/ ARCHITECT. LOCATE SPECIFIC OUTLETS AS SHOWN.
13. LOCATE FLOOR PLUGS 8" ABOVE FINISH FLOOR.
14. PROVIDE ESCAPE / RESCUE WINDOWS AT ALL BEDROOMS (CBC 1029.1). WINDOWS TO HAVE MIN. 5.7 SQ. FT. NET OPERABLE AREA, WITH MIN. 24" NET CLEAR OPERABLE HEIGHT, AND 20" NET CLEAR OPERABLE WIDTH MAX SILL HEIGHT TO BE 44" ABOVE FINISH FLOOR, (2019 CRC R310).
15. WALLS WITHIN 5 FT OF PROPERTY LINE TO BE 1-HR RATED, PER CBC TABLE 602.
16. PROVIDE 5/8" TYPE "X" GYP BOARD AT GARAGE CEILINGS (CBC 302.4 EXCEPTION 3), WALLS, AND EXPOSED STRUCTURAL MEMBERS (CBC 406.3.4.1)
17. BATHROOM LIGHTING SHALL COMPLY WITH 2019 CEC 150(k)5.
18. GARAGE LIGHTING SHALL COMPLY WITH 2019 CEC 150(k)6.
19. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. (CGBSC 4.503.1)
20. A DOMESTIC CLOTHES DRYER DUCT SHALL BE OF METAL AND A MINIMUM OF 4" IN DIAMETER. THE EXHAUST DUCT SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14', INCLUDING TWO 90 DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO. (504.3.2.2 & 504.3.2.2 CMC)
21. CONFIRM ALL SLOPING HARDSCAPE SURFACES AT A GRADIENT OF AT LEAST 2% AWAY FROM RESIDENCE, AND SLOPING LANDSCAPE SURFACES AT GRADIENT OF 5% AWAY FROM THE RESIDENCE FOR A DISTANCE OF 8', PER CIVIL ENGINEERS RECOMMENDATIONS.
22. WATER-PROOFING OF THE LOWER-LEVEL STRUCTURE IS THE RESPONSIBILITY OF THE CONTRACTOR WITH INPUT FROM A WATER-PROOFING SPECIALIST.

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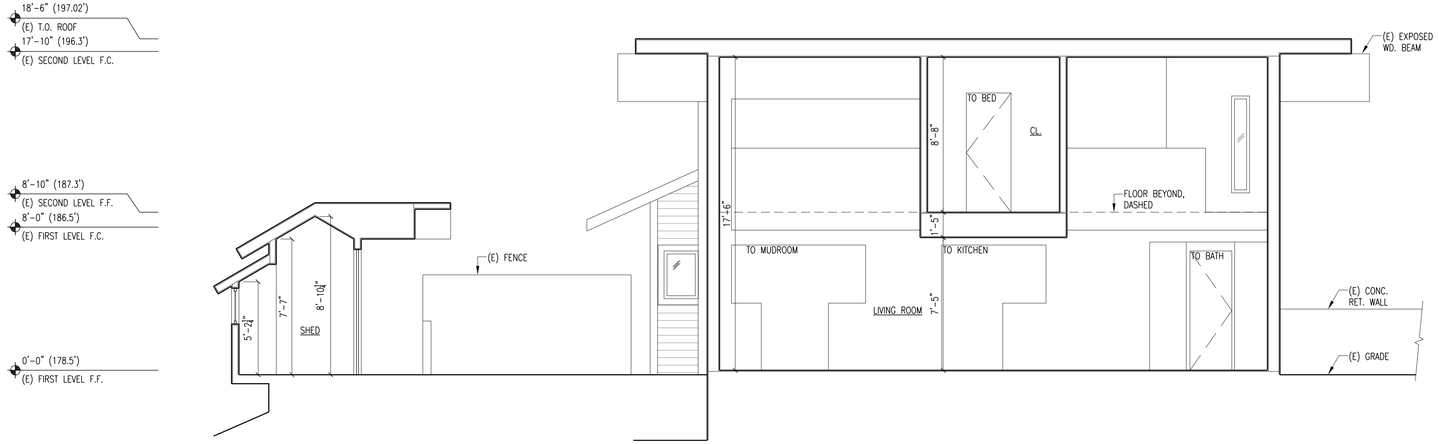
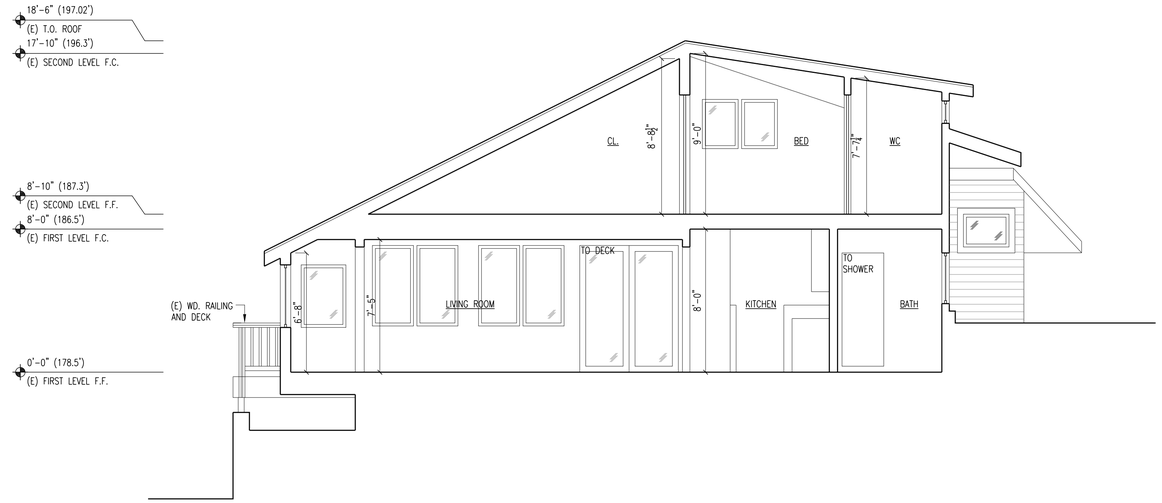
A2.5



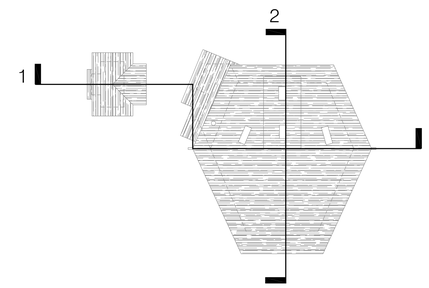
1 LONGITUDINAL SECTION - EXISTING

$\frac{1}{4}$" = 1'-0"



2 CROSS SECTION - EXISTING

$\frac{1}{4}$" = 1'-0"



REFERENCE PLAN

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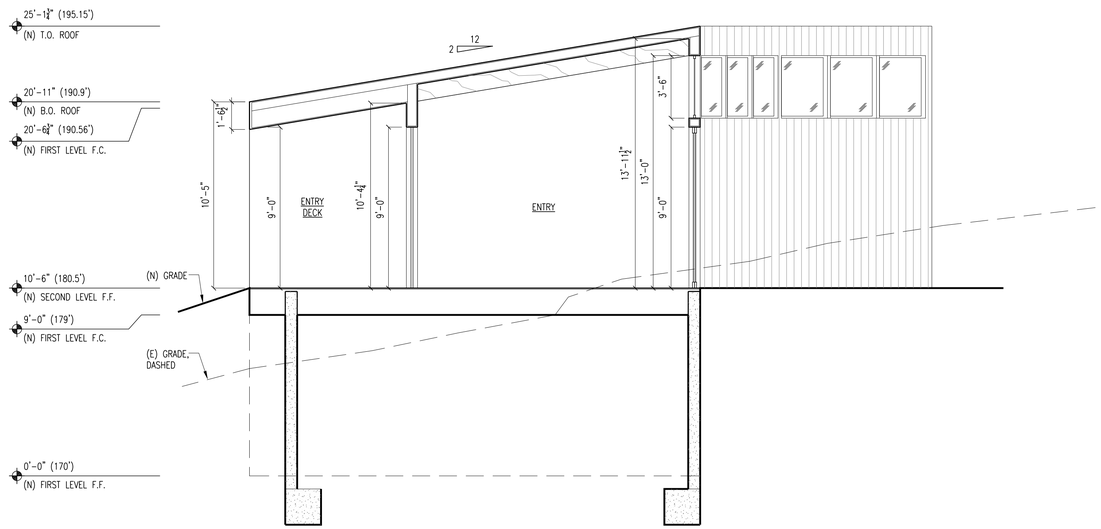
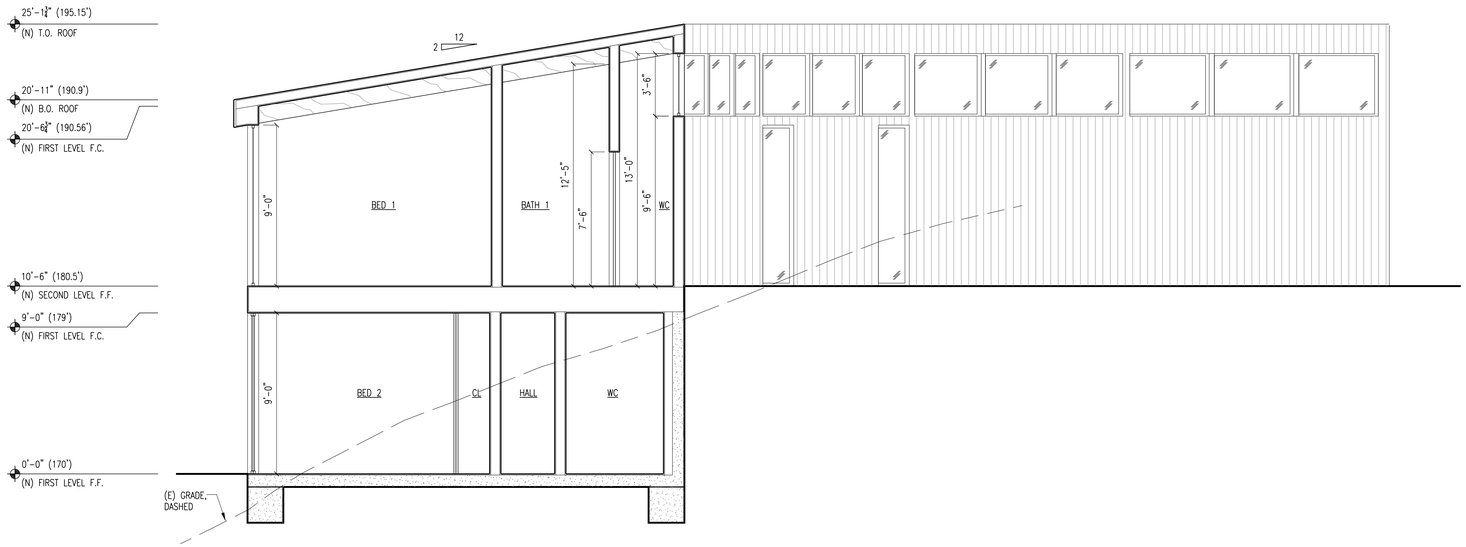
BUILDING SECTIONS EXISTING

A3.0



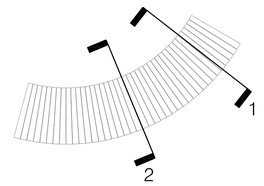
1 CROSS SECTION - PROPOSED

¼" = 1'-0"



2 CROSS SECTION - PROPOSED

¼" = 1'-0"



REFERENCE PLAN

Ryan Leidner Architecture

3602 20th St.
San Francisco, CA 94110

415.689.8044
info@ryanleidner.com
ryanleidner.com

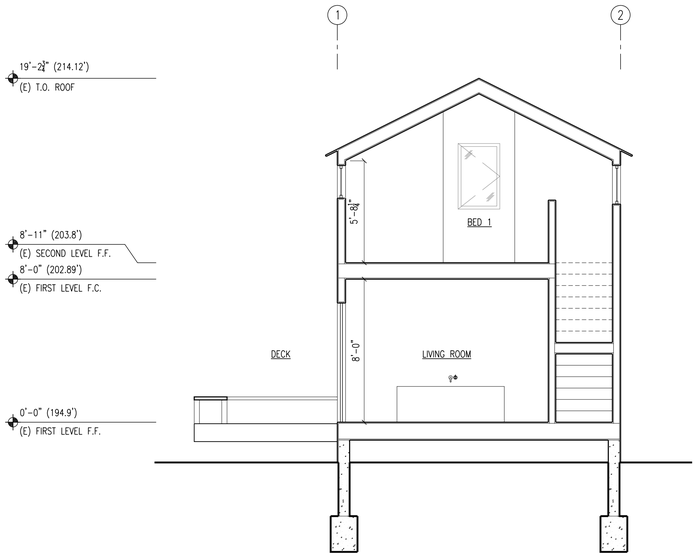
LICENSED ARCHITECT
RYAN M. LEIDNER
No. C-36747
April 30, 2025
RENEWAL DATE
STATE OF CALIFORNIA

Bright House
1015 Olema Bolinas Rd.
Bolinas, CA
94924

Submittal:	Date:
Permit Set	12/13/23

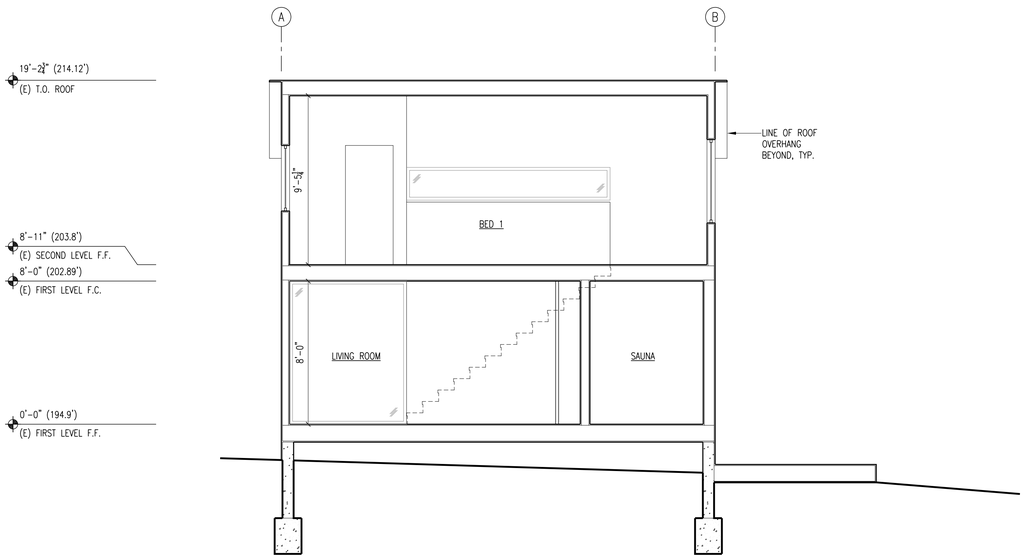
BUILDING SECTIONS PROPOSED

A3.1



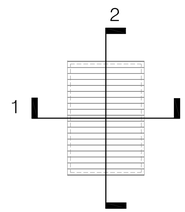
1 GUEST HOUSE CROSS SECTION - PROPOSED

$\frac{1}{4}$" = 1'-0"



2 GUEST HOUSE LONGITUDINAL SECTION - PROPOSED

$\frac{1}{4}$" = 1'-0"



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3602 20th St.
San Francisco, CA 94110

415.689.8044
info@ryanleidner.com
ryanleidner.com

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RYAN M LEIDNER
C-34737
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94924

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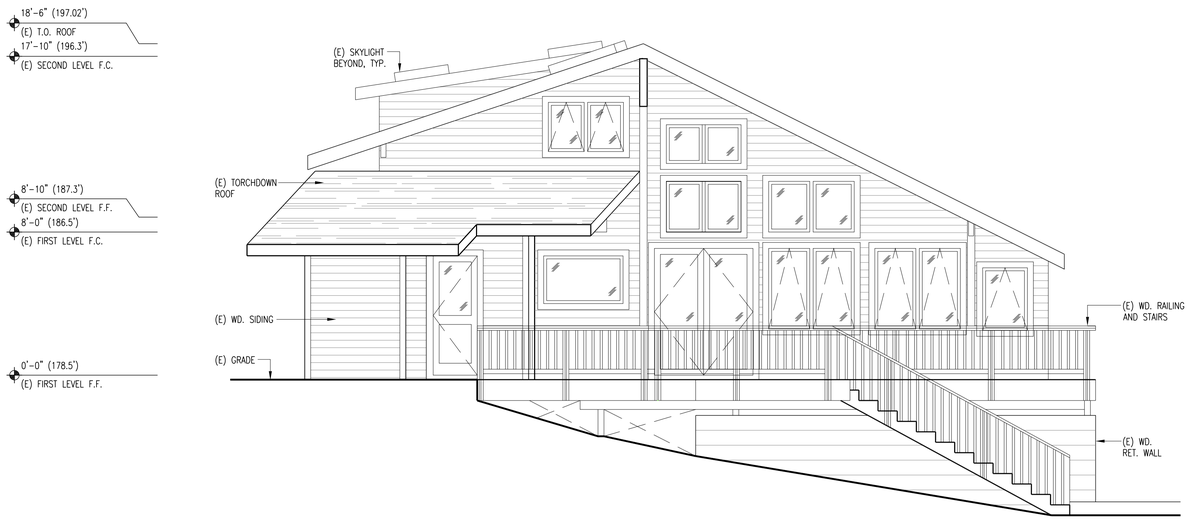
BUILDING SECTIONS PROPOSED

A3.2

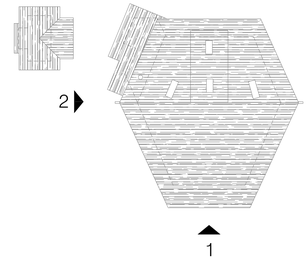
1 SOUTH ELEVATION - EXISTING

$\frac{1}{4}$" = 1'-0"



2 WEST ELEVATION - EXISTING

$\frac{1}{4}$" = 1'-0"



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Ryan Leidner Architecture

3602 20th St.
San Francisco, CA 94110

415.689.8044
info@ryanleidner.com
ryanleidner.com

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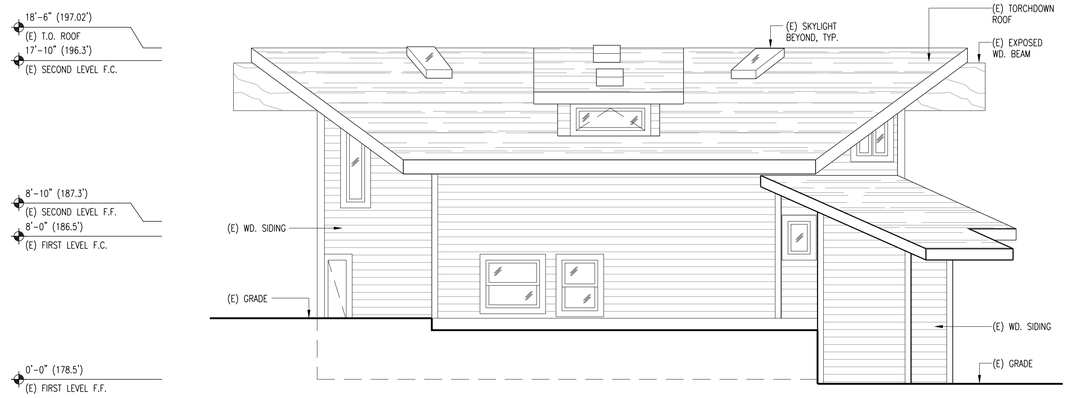
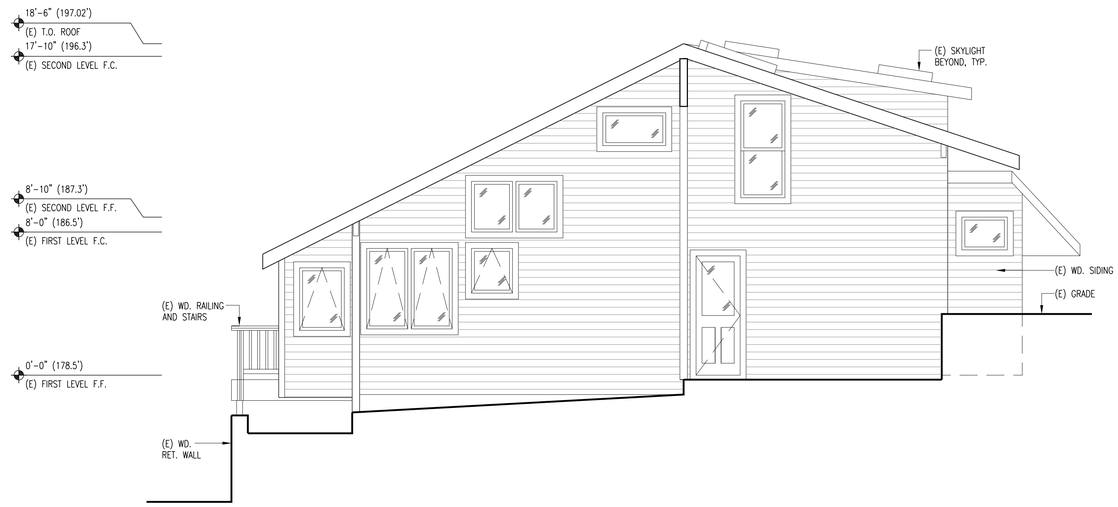
BUILDING ELEVATIONS EXISTING

A4.0



1 NORTH ELEVATION - EXISTING

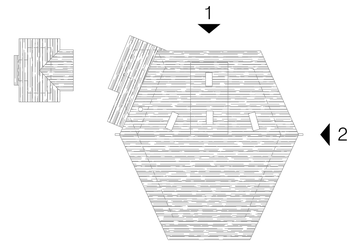
$\frac{1}{4}$" = 1'-0"



2 EAST ELEVATION - EXISTING

$\frac{1}{4}$" = 1'-0"

REFERENCE PLAN



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San Francisco, CA 94110

415.689.8044
info@ryanleidner.com
ryanleidner.com

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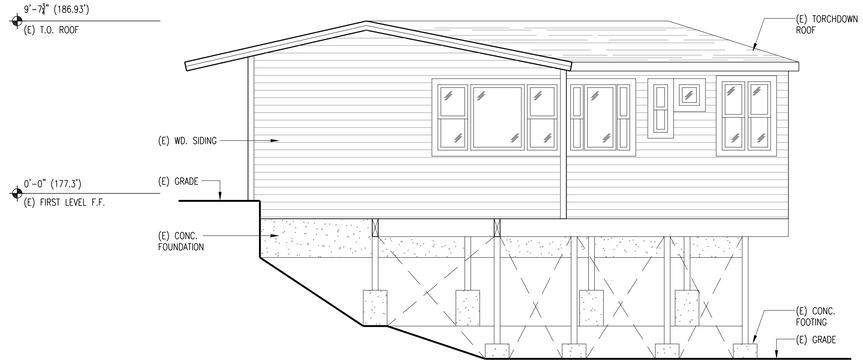
BUILDING ELEVATIONS EXISTING

A4.1

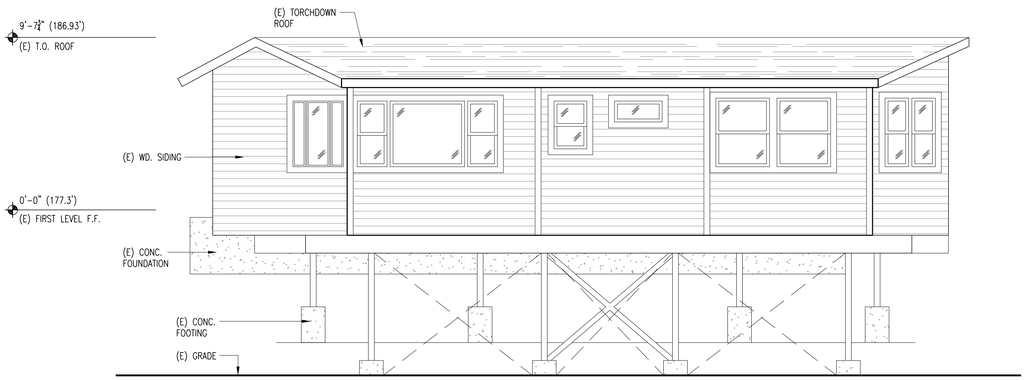
1 GUEST HOUSE 2 WEST ELEVATION - EXISTING

$\frac{1}{4}$" = 1'-0"



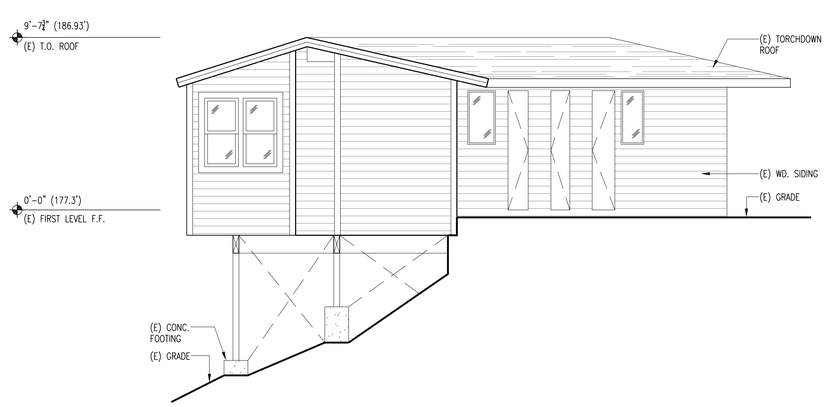
2 GUEST HOUSE 2 SOUTH ELEVATION - EXISTING

$\frac{1}{4}$" = 1'-0"



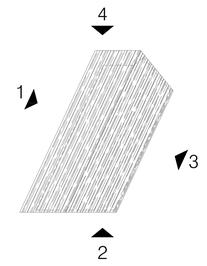
3 GUEST HOUSE 2 EAST ELEVATION - EXISTING

$\frac{1}{4}$" = 1'-0"



4 GUEST HOUSE 2 NORTH ELEVATION - EXISTING

$\frac{1}{4}$" = 1'-0"



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3602 20th St.
San Francisco, CA 94110

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info@ryanleidner.com
ryanleidner.com

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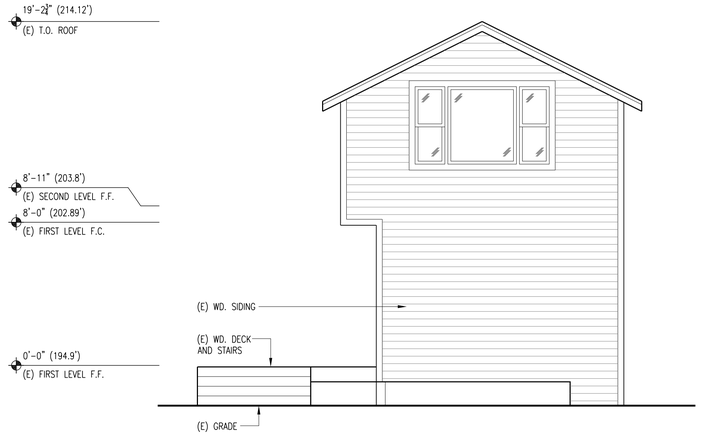
GUEST HOUSE BUILDING ELEVATIONS EXISTING

A4.2

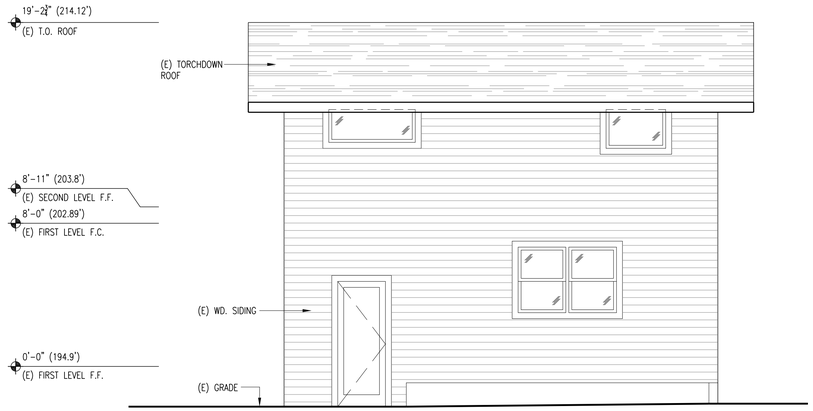
1 GUEST HOUSE WEST ELEVATION - EXISTING

¼" = 1'-0"



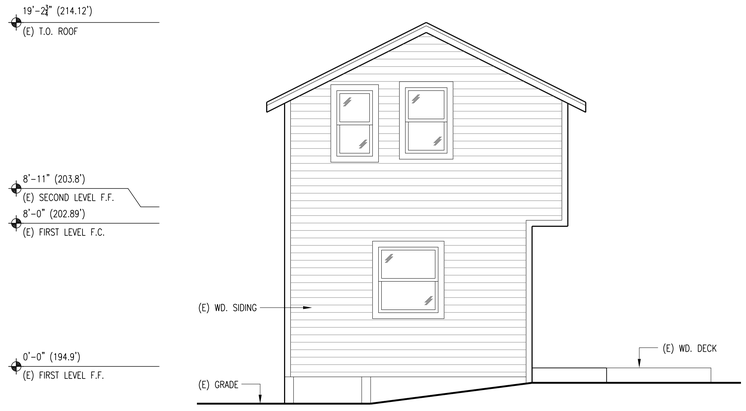
2 GUEST HOUSE SOUTH ELEVATION - EXISTING

¼" = 1'-0"



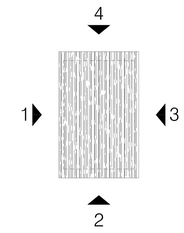
3 GUEST HOUSE EAST ELEVATION - EXISTING

¼" = 1'-0"



4 GUEST HOUSE NORTH ELEVATION - EXISTING

¼" = 1'-0"



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3602 20th St.
San Francisco, CA 94110

415.689.8044
info@ryanleidner.com
ryanleidner.com

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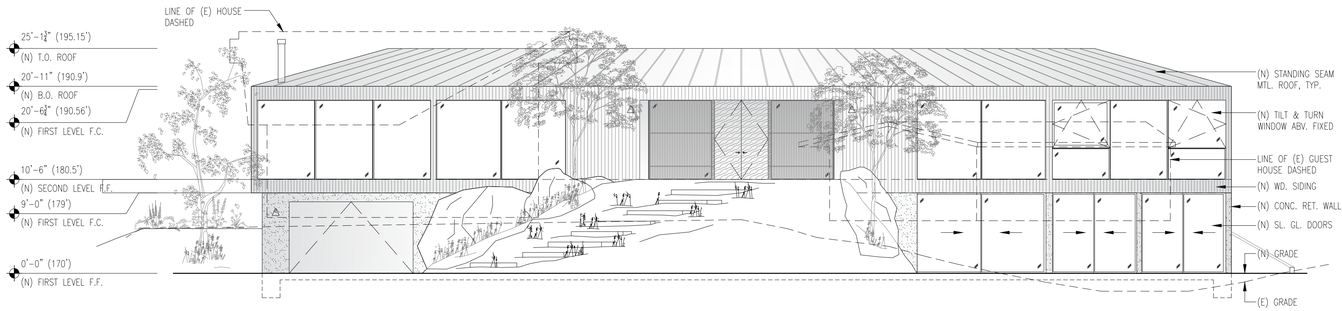
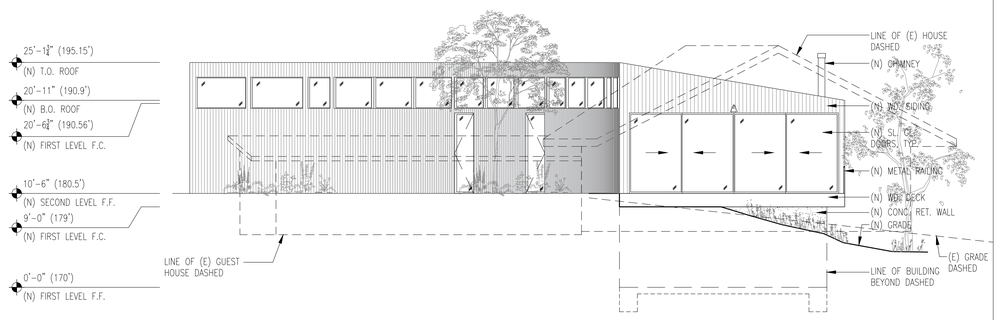
GUEST HOUSE BUILDING ELEVATIONS EXISTING

A4.3



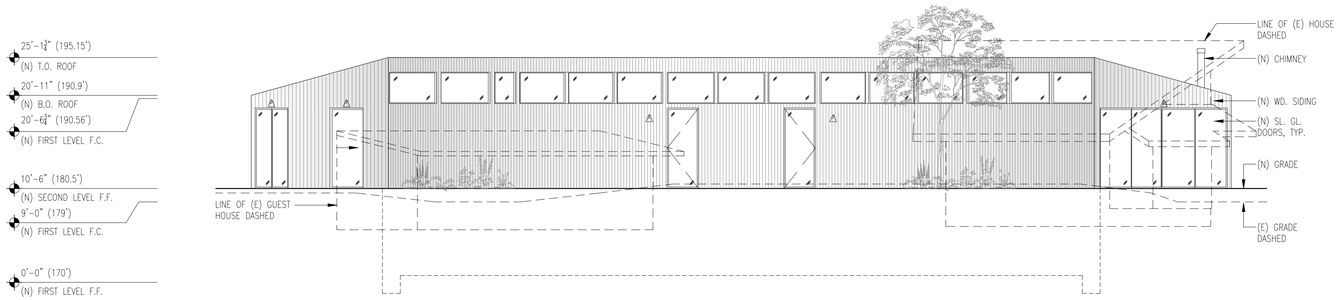
1 SOUTH ELEVATION - PROPOSED

1/8" = 1'-0"



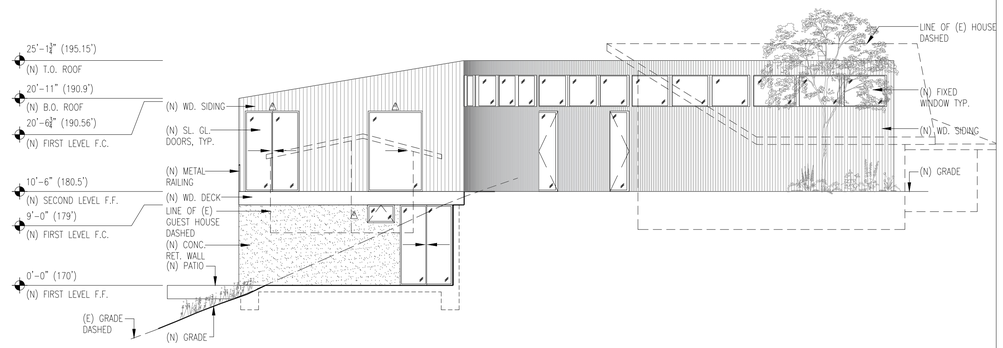
2 WEST ELEVATION - PROPOSED

1/8" = 1'-0"



3 NORTH ELEVATION - PROPOSED

1/8" = 1'-0"



4 WEST ELEVATION - PROPOSED

1/8" = 1'-0"

WOOD SIDING

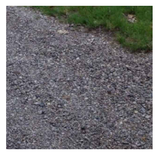
COLOR: CEDAR

STANDING SEAM MTL. ROOF

COLOR: GRAY

STONE

COLOR: GRAY



GRAVEL

COLOR: GRAY

ALUMINUM WINDOWS AND DOORS

COLOR: DARK METAL

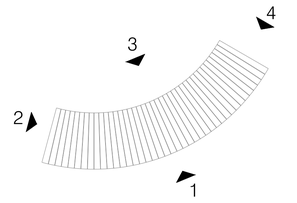
GUTTERS AND DOWNSPOUTS

COLOR: GRAY

EXTERIOR LIGHT FIXTURES
TRATTEN WALL LAMP

COLOR: COPPER

5 MATERIALS - PROPOSED



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Ryan Leidner Architecture

3602 20th St.
San Francisco, CA 94110

415.689.8044
info@ryanleidner.com
ryanleidner.com

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RMC-34747
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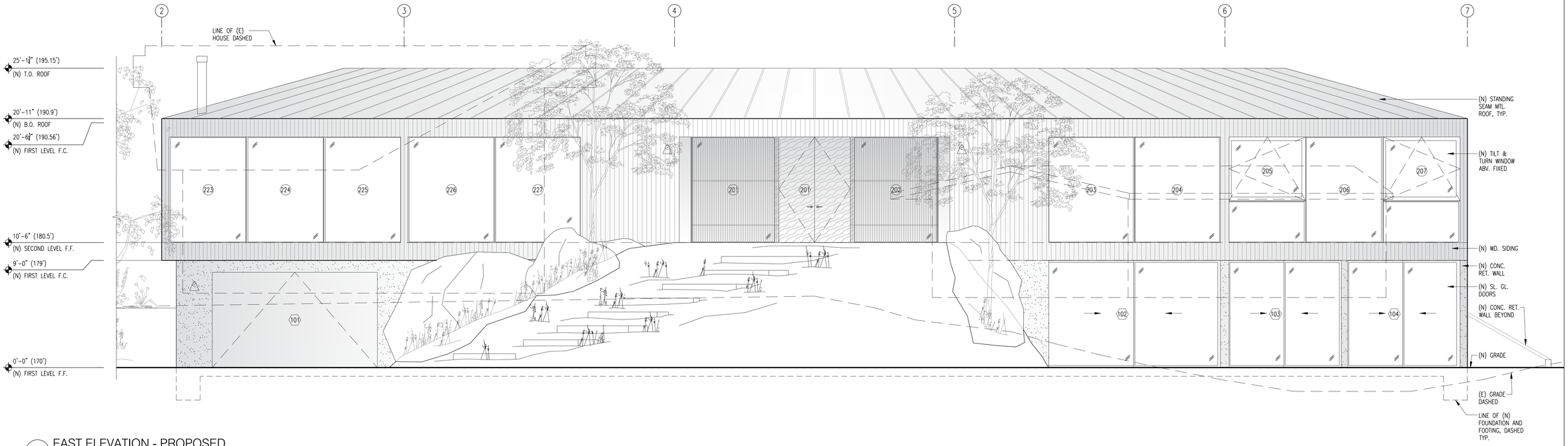
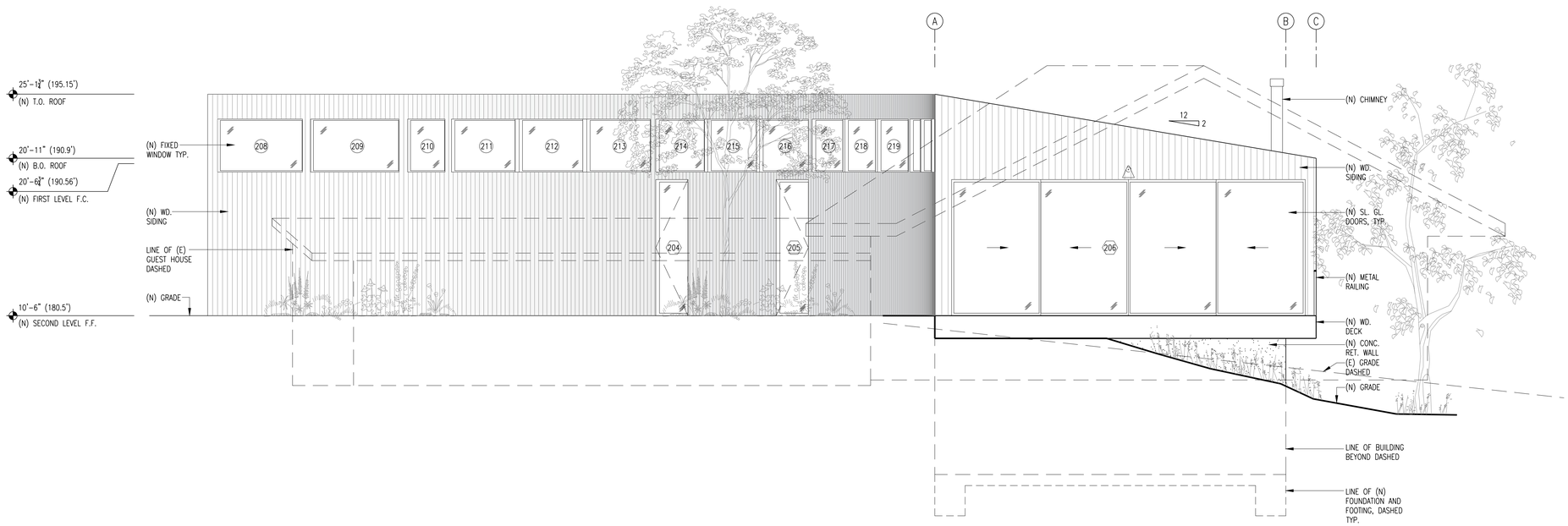
BUILDING ELEVATIONS PROPOSED

A4.4



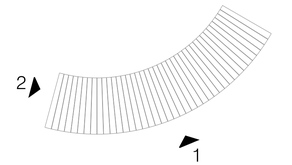
1 EAST ELEVATION - PROPOSED

$\frac{1}{4}$" = 1'-0"



2 SOUTH ELEVATION - PROPOSED

$\frac{1}{4}$" = 1'-0"



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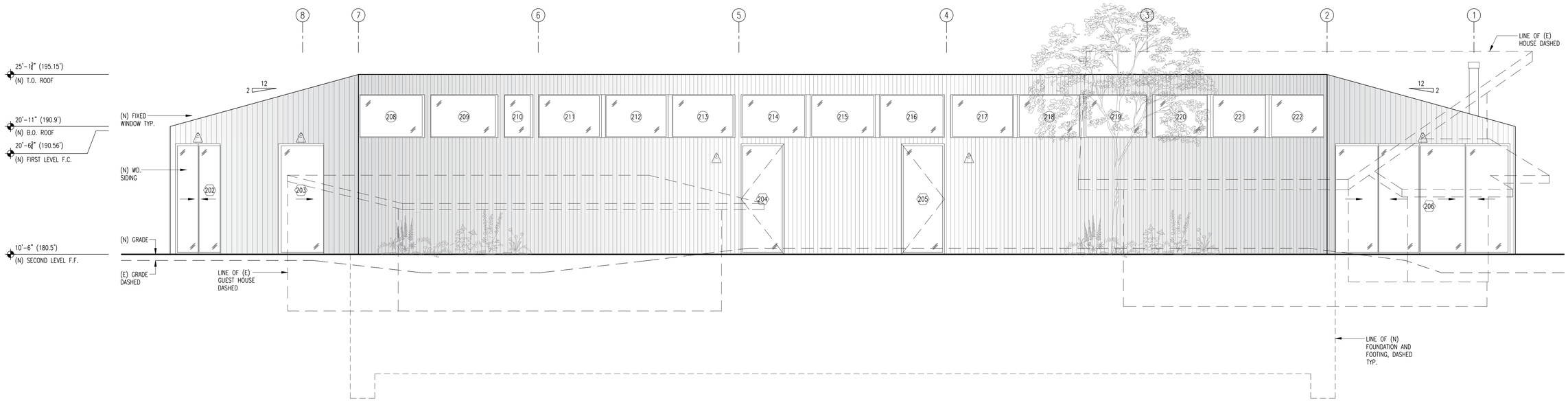
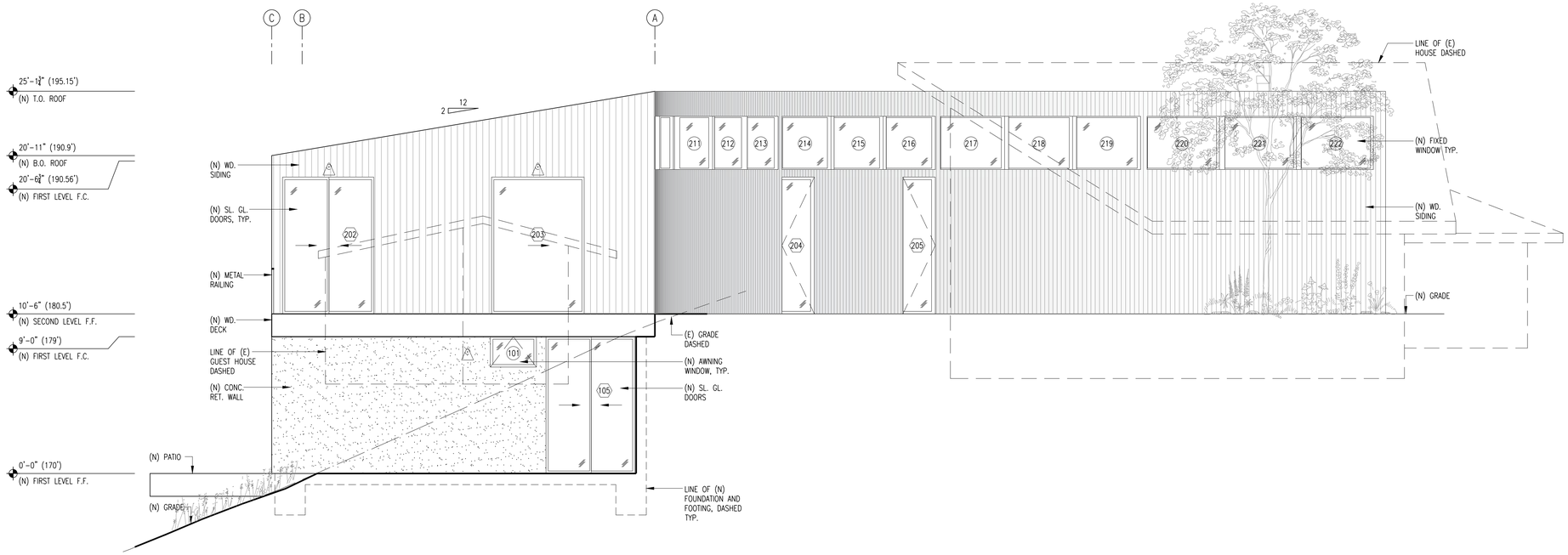
BUILDING ELEVATIONS PROPOSED

A4.5



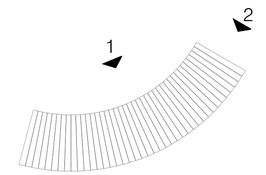
1 WEST ELEVATION - PROPOSED

$\frac{3}{4}$" = 1'-0"



2 NORTH ELEVATION - PROPOSED

$\frac{3}{4}$" = 1'-0"



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ryanleidner.com

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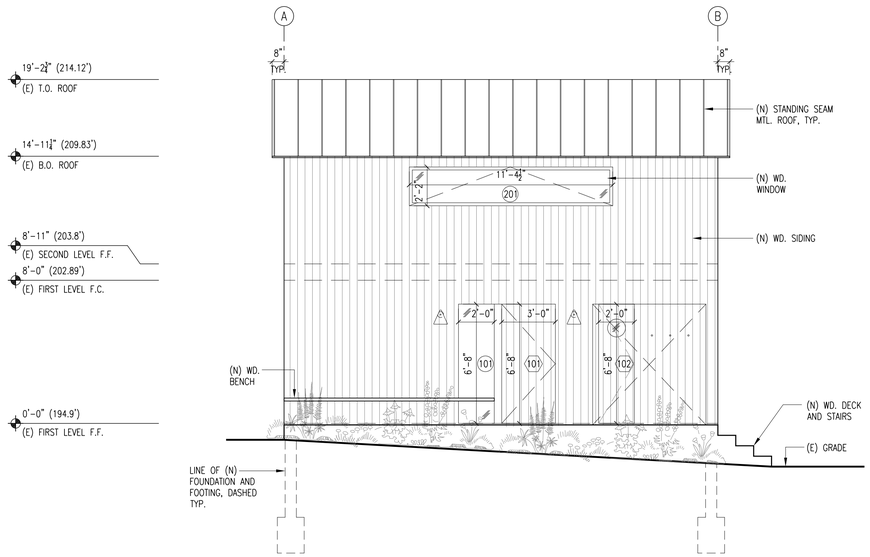
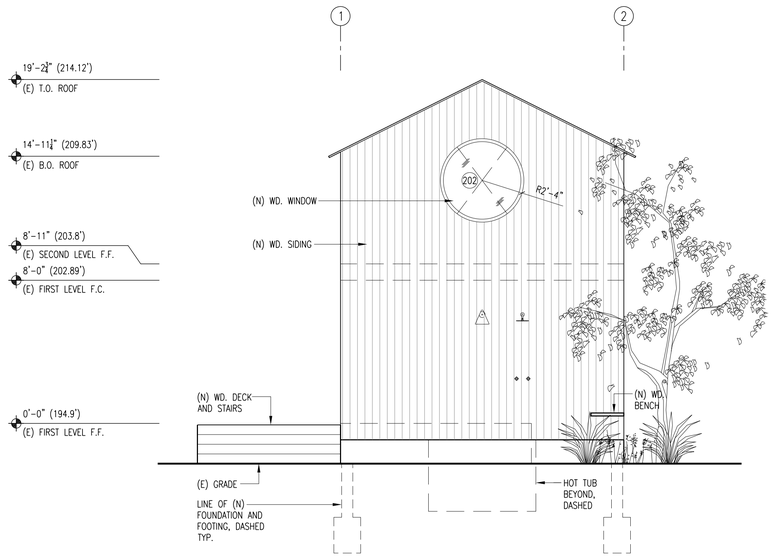
BUILDING ELEVATIONS PROPOSED

A4.6



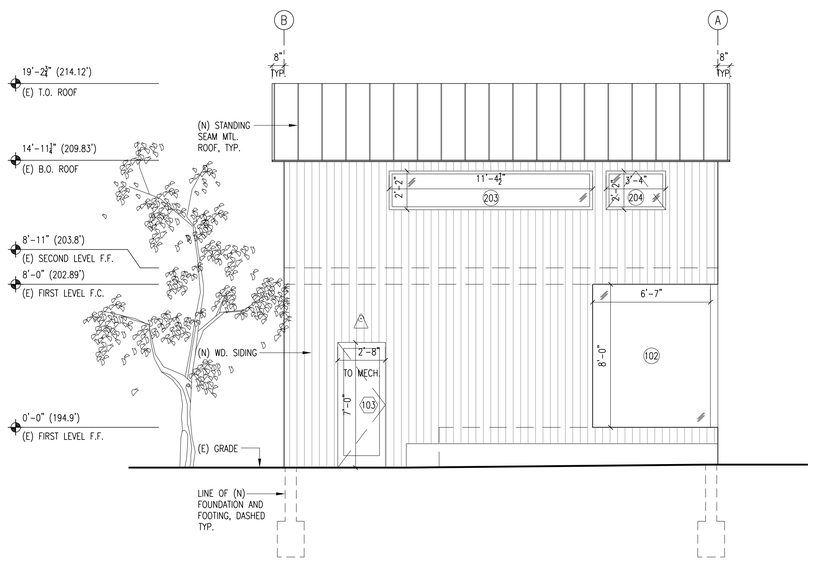
1 GUEST HOUSE WEST ELEVATION - PROPOSED

¼" = 1'-0"



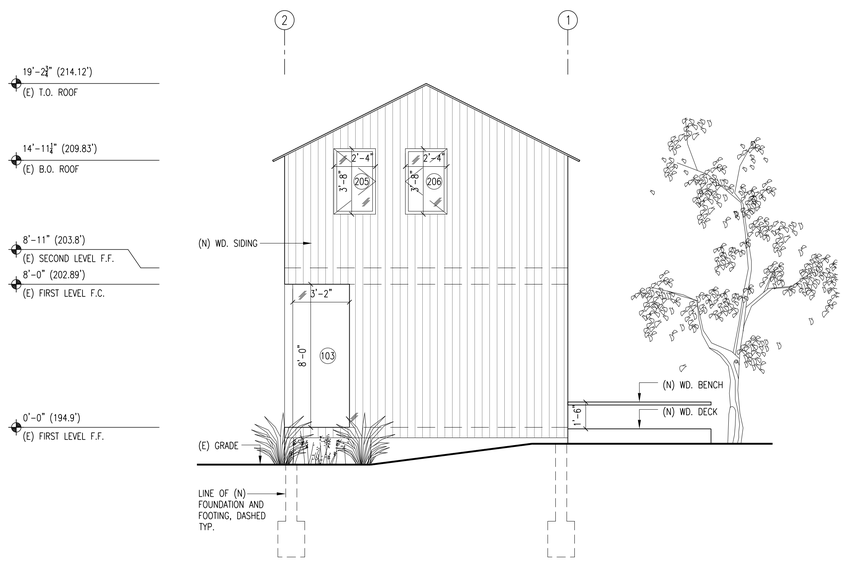
2 GUEST HOUSE SOUTH ELEVATION - PROPOSED

¼" = 1'-0"



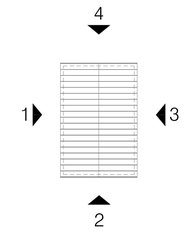
3 GUEST HOUSE EAST ELEVATION - PROPOSED

¼" = 1'-0"



4 GUEST HOUSE NORTH ELEVATION - PROPOSED

¼" = 1'-0"



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415.689.8044
info@ryanleidner.com
ryanleidner.com

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BUILDING ELEVATIONS PROPOSED

A4.7

IRRIGATION SPECIFICATIONS:

1. ALL DRIP IRRIGATION EQUIPMENT SHALL BE AGRIFIM, UNLESS OTHERWISE SPECIFIED.
2. ALL VALVES SHALL BE MOUNTED UNDERGROUND IN BROOKS BOX 1324 O.A.E.
3. CONTRACTOR SHALL LAYOUT ALL WORK AS ACCURATELY AS POSSIBLE AND NOTIFY L.A. OR OWNER FOR FIELD REVIEW. NOTIFY L.A. IMMEDIATELY OF ANY DISCREPANCIES.
4. LOCATION OF CONTROLLER, P.O.C., BACKFLOW PREVENTER, ETC. SHALL BE APPROVED BY L.A. PRIOR TO INSTALLATION.
5. SIZE OF WATER METER/SERVICE LINE SHALL BE VERIFIED BY CONTRACTOR AND LOCAL WATER DISTRICT PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL CONFORM TO ALL LOCAL BUILDING AND PLUMBING CODES.
7. EMITTERS PER PLANT SHALL VARY DEPENDING ON WATER REQUIREMENTS OF INDIVIDUAL PLANTS AS WELL AS THEIR ORIENTATION. VERIFY GPH REQUIREMENTS WITH L.A. PRIOR TO INSTALLATION. A GENERAL SET OF GUIDELINES ARE AS FOLLOWS:

GROUNDCOVER	6" OR 12" LASER DRIP TUBING (DEPENDING ON PLANT SPACING)
1 GALLON PLANT	ONE 1 GPH EMITTER
5 GALLON PLANT	TWO 1 OR 2 GPH EMITTERS
15 GALLON PLANT	TWO OR THREE 2 GPH EMITTERS
24" BOX	TWO TO THREE DIAL-A-FLO EMITTER (EACH CLICK ON DIAL = 1 GPH)
CONTAINERS	ONE OR MORE DIAL-A-FLO EMITTERS DEPENDING ON CONTAINER

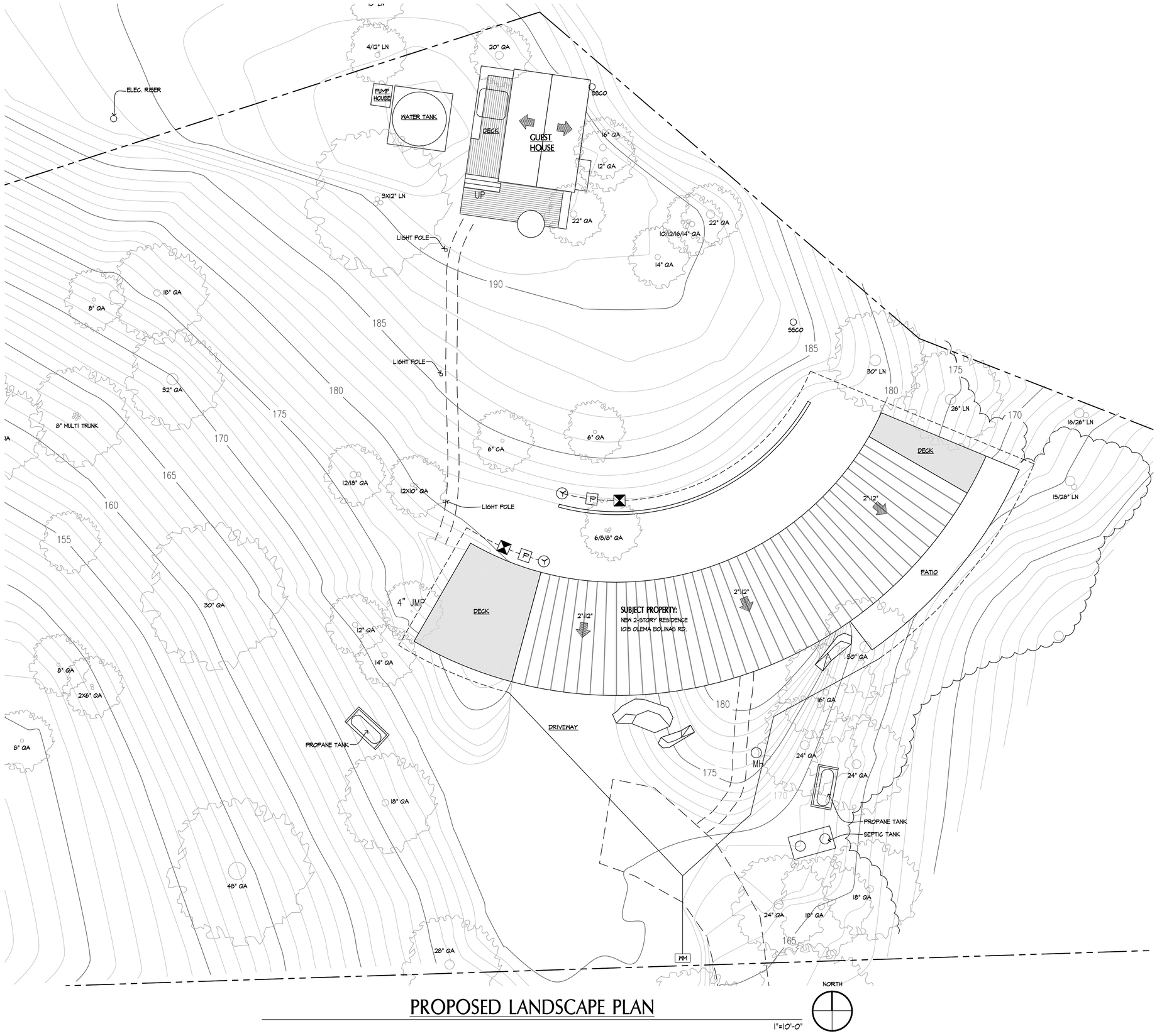
8. ALL TUBING SHALL BE STAKED.
9. EACH DRIP VALVE SHALL HAVE A FILTER AND A PRESSURE REDUCER IF IT IS ON A MAINLINE THAT DOES NOT HAVE A SYSTEM FILTER AND PRESSURE REDUCER.
10. GROUNDCOVER AREAS SHALL BE DRIP IRRIGATED WITH AGRIFIM LASER DRIP TUBING PERFORATED AT 6" OR 12" O.C. (DEPENDING ON THE NEEDS OF THE SPECIFIC GROUNDCOVER).
11. VERIFY LOCATION OF HOSE BIBS IF APPROPRIATE WITH L.A. AND OWNER IN FIELD PRIOR TO INSTALLATION.
12. TRENCHING FOR IRRIGATION, DRAINAGE, ETC. SHALL BE DONE IN SUCH A WAY AS TO MINIMIZE DAMAGE TO ROOTS. THIS CAN BE DONE BY USING AN AIR SPADE AND GOING AROUND OR UNDER ROOTS INSTEAD OF CUTTING THEM, OR KEEPING ALL TRENCHING OUTSIDE THE DRIPLINE.
13. ALL IRRIGATION SHALL BE KEPT A MINIMUM OF 10 FEET FROM EXISTING ROOT CROWNS OF ALL OAKS.
14. IT IS UNDERSTOOD THAT THIS PLAN IS CONCEPTUAL IN NATURE AND MEANT AS A GUIDE TO INSTALLATION OF AN IRRIGATION SYSTEM APPROPRIATE FOR THE ACCOMPANYING CORRESPONDING PLANTING PLAN. SPECIFIC INSTALLATION OF THE SYSTEM SHOULD INCLUDE ADAPTATIONS OR REVISIONS TO ALLOW FOR SITE CONDITIONS THAT MAY PROVE DIFFERENT THAN ANTICIPATED AT THE TIME THIS PLAN WAS CONCEIVED. EXACT LOCATION OF LAWN SPRINKLERS, VALVES, SLEEVES, ETC. IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE VERIFIED WITH L.A. PRIOR TO INSTALLATION.

IRRIGATION LEGEND

- REDUCED PRESSURE BACKFLOW PREVENTER: WILKINS 975XL
- MAIN LINE: 3/4" SCHEDULE 40 PIPE
- LATERAL LINE: 3/4" SCHEDULE 40 PIPE
- DRIP LINE: 1/2" POLYLINE
- ISOLATION GATE VALVE: 1" BRASS GATE VALVE
- CONTROL VALVE: 100DYS GRISWOLD 1" VALVE
- FILTER: AMIAD "Y" FILTER - 3/4"
- P — PRESSURE REGULATOR: SENNINGER PR30 PRESSURE REGULATOR
- C — CONTROL CLOCK: RAIN DIAL CONTROLLER - 12 STATION (VERIFY)
- ISOLATION BALL VALVE: 1" BRASS SHUT OFF VALVE
- FILL VALVE @ FOUNTAIN:

TREE LEGEND

ABBR	BOTANIC NAME	COMMON NAME
CA	CITRUS AURANTIIFOLIA	LIME
EG	EUCALYPTUS GLOBULUS	EUCALYPTUS
LN	LAURUS NOBILIS	BAY
QA	QUERCUS AGRIFOLIS	COAST LIVE OAK
T	TILIA	LIME



PROPOSED LANDSCAPE PLAN

1"=10'-0"

SILVER LINING DESIGN BUILD Co.
Intelligent design. Conscious Construction.
Carl Savitz
303-819-3086
License #1024550

BRIGHT HOUSE
1015 OLEMA BOLINAS ROAD
OLEMA, CALIFORNIA 94924

SHEET NAME
LANDSCAPE PLAN

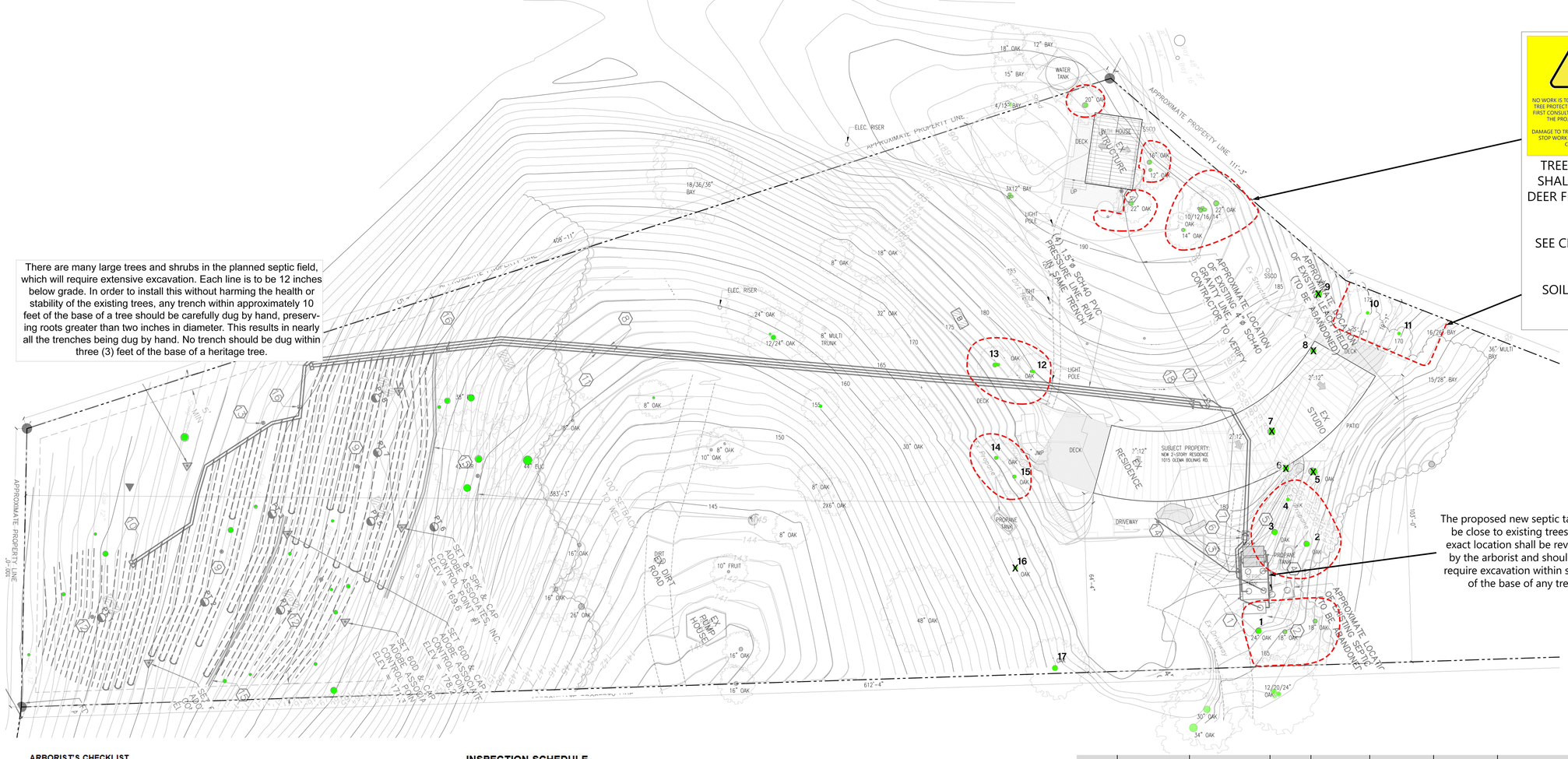
DRAWING SCALE
1"=1'-0"

DRAWN:
KK

DATE:
11/27/2023

STATUS: DESIGN DEVELOPMENT

A1



ARBORIST'S CHECKLIST

- An urban forester, certified or consulting arborist shall establish the Tree Protection Zone (TPZ) prior to starting the demolition work. Four-foot-high metal wire deer fencing will be erected by the contractor and inspected by the arborist to limit access to the TPZ. This will protect the trunk and root zone throughout construction.
- The Arborist shall have a pre-demolition meeting with contractor or responsible party and all other foremen or crew managers on site prior to any work to review all work procedures, access and haul routes, and tree protection. The contractor must notify the Arborist if roots are exposed or if trunk or branches are wounded.
- Any trunk and root crown that is not protected by a TPZ where heavy equipment operation is likely to wound the trunk, install a barrel stave-like trunk wrap out of 2 X 4 studs connected together with metal straps, attached to the 2 X 4's with driver screws or 1" nails.
- Storage of equipment shall be as far away from protected trees as possible and optimally on asphalt or ground protected by mulch / plywood.
- Heavy equipment use should be limited around trees and the roots. No equipment may be transported or used on bare ground within the root zone. A 6" layer of mulch (chipped tree debris and other site vegetation or chipped, non-treated lumber) and plywood must be placed under the path for access and egress. The protective 'bridge' shall be maintained by the contractor and inspected by the arborist when on site.
- Any damage to trees due to demolition or construction activties shall be reported to the arborist within 6 hours, so that remedial action can be taken. Any damage done to the trees in violation of the contract agreement shall be appraised as a casualty loss by the arborist and provided to the tree owner.
- All trenching within the TPZ shall be done pneumatically or by hand, being careful not to damage any of the bark of any root encountered.
- An arborist shall inspect all grading, trenching, tunneling or other excavation within the root zones of trees prior to backfill.
- No chemicals or other waste materials shall be dumped within 20' of the base of any tree. There shall be no material storage in the TPZ.
- Any tree pruning will be done in accordance with ISA standards. All pruning will be inspected by the arborist.
- The arborist must perform a final inspection to ensure that no unmitigated damage has occurred and to specify any pest, disease or other health care. The arborist shall specify and oversee any necessary restorative actions.
- Any suspected omissions or conflict between various elements of the plan shall be brought to the attention of the arborist and resolved before proceeding with the work.

INSPECTION SCHEDULE

Inspection of site: Prior to Equipment and Materials Move In, Site Work, Demolition and Tree Removal: The Project Arborist will meet with the General Contractor, Architect / Engineer, and Owner or their representative to review tree preservation measures, designate tree removals, delineate the location of tree protection / non-intrusion zone fencing, specify equipment access routes and materials storage areas, review the existing condition of trees and provide any necessary recommendations.

Inspection of site: After installation of fencing: Inspect site for the adequate installation of tree preservation measures. Review any requests by contractor for access, soil disturbance or excavation areas within root zones of protected trees. Assess any changes in the health of trees since last inspection.

Inspection of site: During excavation or any activities that could affect trees: Inspect site during any activity within the Non-Intrusion Zones of preserved trees and any recommendations implemented. Assess any changes in the health of trees since last inspection.

Final Inspection of Site: Inspection of site following completion of construction: Inspect for tree health and make any necessary recommendations.

Tree Number	Species	Scientific Name	Diameter	Health	Structure	Form	Comments	Heritage/Coastal Permit Required	Removal
1	Coast live oak	*Quercus agrifolia*	19.5	Fair to Good	Fair to Good	Fair	Trunk lean over driveway	Y	
2	Coast live oak	*Quercus agrifolia*	17	Fair to Good	Fair to Good	Fair	Trunk bows uphill		
4	Coast live oak	*Quercus agrifolia*	15	Fair to Good	Good	Fair to Good	Trunk leans away from existing structure		
3	Coast live oak	*Quercus agrifolia*	21.5	Fair to Good	Fair to Good	Fair to Good		Y	
5	Coast live oak	*Quercus agrifolia*	27.5	Fair to Good	Fair to Good	Fair to Good	Downhill trunk lean	Y	Y
6	Coast live oak	*Quercus agrifolia*	25.5	Fair to Good	Good	Fair to Good	Uphill lean	Y	Y
7	Coast live oak	*Quercus agrifolia*	24	Fair to Good	Good	Fair to Good		Y	Y
8	Coast live oak	*Quercus agrifolia*	22	Fair to Good	Good	Fair to Good		Y	Y
9	California Bay	*Umbellularia californica*	15.5 14 11	Good	Poor to Fair	Good	Decay cavity in the base. Fire-promoting species. SOD host.		Y
10	Coast live oak	*Quercus agrifolia*	12.5	Fair to Good	Good	Fair			
11	Coast live oak	*Quercus agrifolia*	11.5	Fair	Good	Fair			
12	Coast live oak	*Quercus agrifolia*	10 8	Fair to Good	Good	Fair to Good			
13	Coast live oak	*Quercus agrifolia*	22.5 16	Good	Fair to Good	Good		Y	
14	Coast live oak	*Quercus agrifolia*	14.5	Good	Fair to Good	Poor	Basically a high stump		
15	Coast live oak	*Quercus agrifolia*	16.5	Fair to Good	Good	Fair to Good			
16	Coast live oak	*Quercus agrifolia*	17	Poor to Fair	Poor to Fair	Fair to Good	Approximately 50% girdled. Two large decay cavities in trunk.		Y
17	Coast live oak	*Quercus agrifolia*	29.5	Fair to Good	Fair to Good	Fair to Good		Y	

1 TREE PROTECTION PLAN
AS SHOWN

BENJAMIN ANDERSON
ASCA AMERICAN SOCIETY of CONSULTING ARBORISTS
Registered Consulting Arborist # 686
URBAN FORESTRY ASSOCIATES, INC.
CONSULTING ARBORISTS
(415) 454-4212
info@urbanforestryassociates.com

Bright House
1015 Olema Bolinas Rd.
Bolinas, CA
94924

Submittal:	Date:
Initial	112/05/23

Ben Anderson, Urban Forester
ISA Board Certified Master Arborist & TRAQ
RCA # 686, WE #10160B

TREE PROTECTION PLAN

T1.0

NORTH

TREE LEGEND

ABBR	BOTANIC NAME	COMMON NAME
BAY	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY
JPM	ACER PALMATUM	JAPANESE MAPLE
QA	QUERCUS AGRIFOLIA	COAST LIVE OAK

Zone Zero
This zone extends from zero to 5' from the structures and is the most vulnerable to
ignition.
- No combustible outdoor furniture will be stored in this zone
- No combustible materials will be stored in this area including garbage and recycling containers, lumber, firewood, or patio accessories
- Will be maintained free of fallen leaves and needles
- Will be maintained free of vegetation other than established birch trees.
- Only inorganic, non-combustible mulches such as stone or gravel will be used.

Zone 1
This zone extends from zero to 30' from the structures and overlaps Zone Zero
described above.
- Will be maintained free of dead plant materials (grasses, weeds, foliage, etc.)
- No "gorilla hair" or shredded bark mulch
- Only compost or course wood chip mulch will be used
- Only fire resistant plants will be used and will be kept healthy and well-irrigated
- Trees will be maintained free of small limbs below 10' above grade, or the lower 1/3 of the total height of the tree, whichever is lower.
- No branches will be allowed to grow within 10' of a chimney or roof surface
- No combustible material will be stored around or under decks and awnings
- Vegetation will be maintained to be clear of fences, sheds, outdoor furniture, and play structures
- Outbuildings and LPG storage tanks will be maintained with at least 10' of vegetation clearance
- Fire-Hazardous plants will be removed

Zone 2
This zone extends from zero to 100' from the structures and overlaps Zones Zero and 1 described above
- Annual grasses will be cut or mowed down to a maximum height of 4 inches when dry (typically in May)
- Horizontal spacing will be maintained between shrubs to disrupt surface and ladder fuel continuity
- Vertical spacing will be maintained between surface/ladder fuels and tree canopies
- No piles of dead vegetation or leaves will be permitted in this zone / on the property

Zone 3 (Access Zone)
Zero to 10' horizontal and 14' vertical clearance from the road and driveway
- Will be maintained the same as Zone 2, described above

Existing tree canopy

Future Planting
Any future plantings throughout the site will include fire-resistant, irrigated shrubs, perennials, and ground covers as in the FIREsafe Marin planting lists located at www.firesafemarin.org/plants.

Long Term Maintenance Schedule and Safety Practices
a. All fire prone fuels and dead material will be removed from the property.
b. Remove branches beneath large trees for a 6-foot minimum clearance.
c. Roofs and gutters will be maintained free of needles and leaves.
roofs and gutter at minimum twice yearly.
d. All weeds and grasses shall be cut regularly to a height of 4" or less.
e. Vegetation shall be trimmed to within 10' horizontally of roadways, and trees shall be trimmed as not to overhang roadways and provide 14' of clearance vertically.
f. All dead and dying vegetation shall be removed seasonally to reduce vegetation volume and ladder fuels.
g. Coordinate with adjacent property owners to maintain tree canopies, vegetation and ladder fuels on an annual basis.
h. All planted areas inside Home ignition zones 1 shall be irrigated.
i. All plantings shall be selected in coordination with the FIREsafe Marin planting list located at www.firesaemarin.org/plants. Other fire resistant plants can be utilized with prior approval of the Fire Code Official.
j. Regardless of plant selection, shrubs shall be spaced so that no continuity exists between ground fuels and tree crowns, such that a ground fire will not extend into the tree canopy.

Existing Conditions:
The site is an improved property in the Coastal Zone with three habitable structures. A large amount of vegetation clearing recently occurred and the site is much more open than in all available aerial photos. The southwest portion of the lot is unimproved and covered with dense forest of mostly native oaks, but also pines and eucalyptus with an understory of native shrubs including coffee-berry and toyon. Poison oak and Himalayan blackberry are also present. The area around the structures is populated by coast live oaks and a few California bay trees. The understory in this area is open and covered with grass.

Proposed Scope:
The existing main house and studio are to be demolished and replaced with a new residence in the same location. Five trees will be removed to accommodate the work, and another for safety. A new septic tank and leach field will be installed. The leach field will require extensive vegetation work to clear the understory in the southwest portion of the lot. No landscape work is proposed. The remaining building will be updated, but the footprint will not change.

THERE IS JUNIPER SCATTERED AROUND THE EXISTING STRUCTURES THAT WILL ALL BE REMOVED.

Prior to building permit final approval, the property shall be in compliance with the vegetation management requirements prescribed in California Fire Code section 4906, including California Public Resources Code 4291 or California Government Code Section 5182 per RC Section R337.1.5

VEGETATION MANAGEMENT PLAN

1"=7'6"

Benjamin Anderson, Urban Forester
ISA Board Certified Master Arborist & TRAQ
RCA #686, WE #10160B

BENJAMIN ANDERSON
ASCA AMERICAN SOCIETY of CONSULTING ARBORISTS
Registered Consulting Arborist #686

URBAN FORESTRY ASSOCIATES, INC.
CONSULTING ARBORISTS
info@urbanforestryassociates.com

BRIGHT HOUSE
1015 OLEMA BOLINAS ROAD
OLEMA, CALIFORNIA 94924

SHEET NAME
VEGETATION MANAGEMENT PLAN

DRAWING SCALE
AS SHOWN

DATE:
12/05/23

STATUS: DESIGN DEVELOPMENT

V1