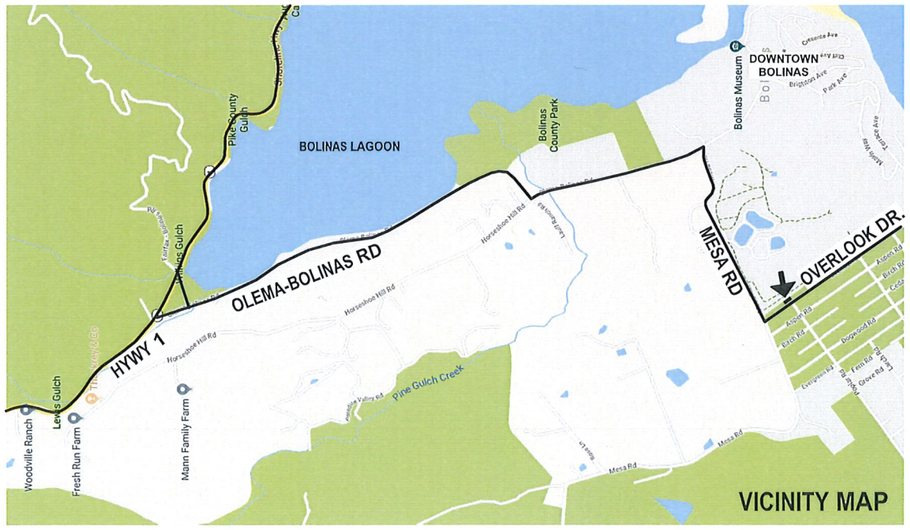


OVERLOOK AFFORDABLE HOUSING

Overlook Drive, Bolinas, CA 94924 / APN 192-061-11, 12, 13 **RESUBMITTAL SET 3/27/19**

OWNER: BOLINAS COMMUNITY LAND TRUST
6 WHARF ROAD, BOLINAS, CA 94924
415.868.8880.

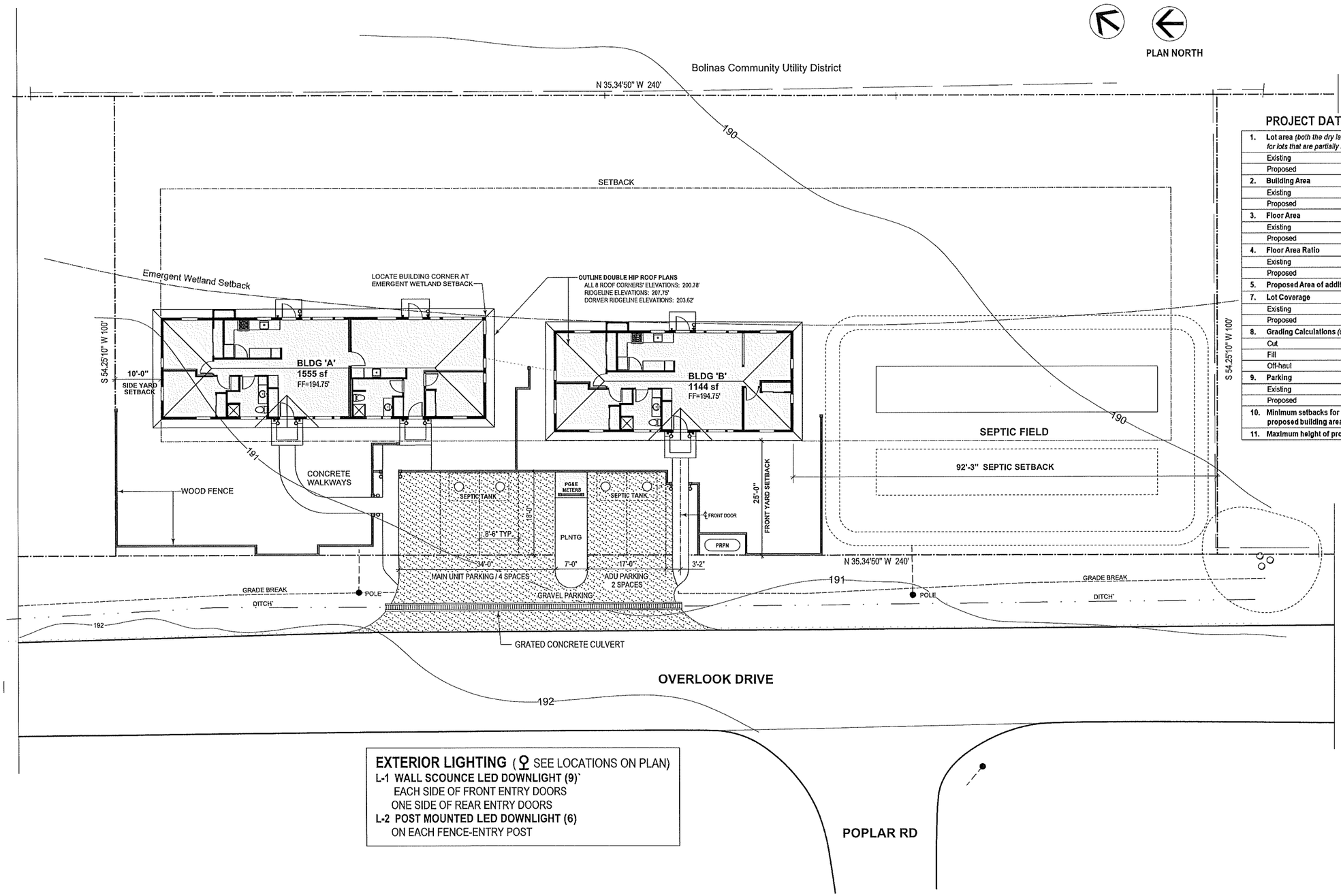
DESIGNER: MATSON DESIGN
227 HORSESHOE HILL RD., BOLINAS, CA 94924
415.868.1150
steve@matsondesign,com

ENGINEER: PAUL KROHN, P.E.
P.O. BOX 113, FAIRFAX, CA 94978
530.342.2926
paulfkrohn@gmail.com

SHEET LIST

A.1 SITE PLAN
A.2 BLD'G 'A' FLOOR PLAN
A.3 BLD'G 'A' ELEVATIONS, SECTION
A.4 BLD'G 'B' FLOOR PLAN
A.5 BLD'G 'B' ELEVATIONS, SECTION, FENCE DETAIL
A.6 LANDSCAPE PLAN, COLOR PALETTE, EMERGENT WETLAND MAP
C.1 TOPOGRAPHIC SURVEY, GRADING & STORM DRAINAGE PLANS
C.2 UTILITIES PLAN

RECEIVED
MAR 27 2019
COUNTY OF MARIN
COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION



PROJECT DATA

1.	**Lot area** *(both the dry land area and the total area must be provided for lots that are partially submerged)*	
	Existing	24,000 sf
	Proposed	24,000 sf
2.	**Building Area**	
	Existing	0
	Proposed	2699 sf
3.	**Floor Area**	
	Existing	0
	Proposed	2,699 sf
4.	**Floor Area Ratio**	
	Existing	0
	Proposed	.11
5.	**Proposed Area of additional disturbance**	10,974 sf
7.	**Lot Coverage**	
	Existing	0
	Proposed	15,339 sf
8.	**Grading Calculations** *(cubic yerds)*	
	Cut	0
	Fill	473 cy
	Off-haul	0
9.	**Parking**	
	Existing	0
	Proposed	6
10.	**Minimum setbacks for exterior walls of proposed building area**	
11.	**Maximum height of proposed building area**	16'-9" FROM CONTOUR 191'

Front: 27'
Side North: 10'
Side South: 92'-3" (Septic)
Rear: Emergent Wetland

Zoning: C-RA-B2

EXTERIOR LIGHTING (♀ SEE LOCATIONS ON PLAN)
L-1 WALL SCOUNCE LED DOWNLIGHT (9)`
EACH SIDE OF FRONT ENTRY DOORS
ONE SIDE OF REAR ENTRY DOORS
L-2 POST MOUNTED LED DOWNLIGHT (6)
ON EACH FENCE-ENTRY POST

REVISIONS
DATE | MARK | NOTES

PROFESSIONAL ENGINEER PAUL KROHN REGISTERED CIVIL STATE OF CALIFORNIA NO. C 68363 EXP. 9-30-19

ENGINEER: PAUL KROHN, P.E.
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paulfkrohn@gmail.com

OWNER: BOLINAS COMMUNITY LAND TRUST
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415.868.8880

DESIGNER: MATSON DESIGN
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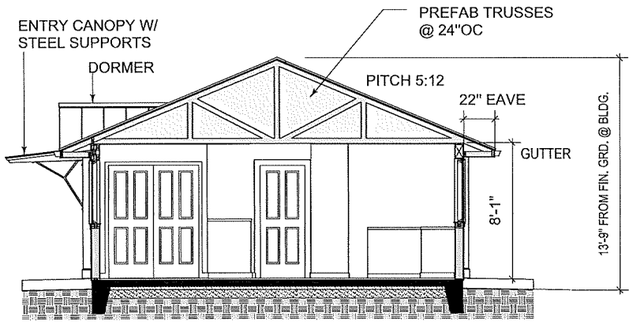
Contact: Steve Matson 415.868.1150
steve@matsondesign

SITE PLAN

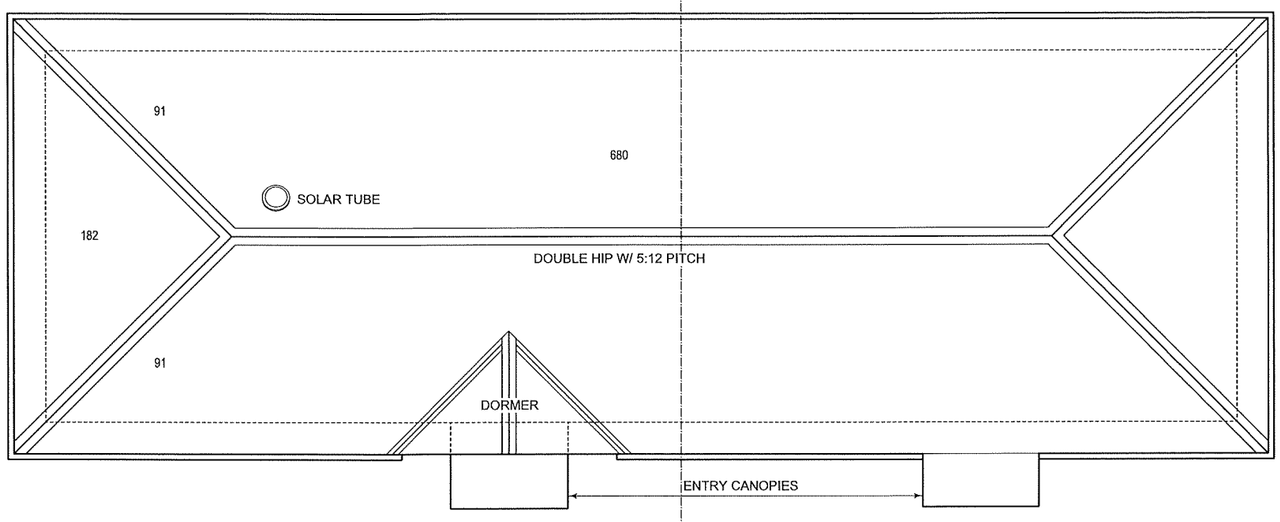
OVERLOOK AFFORDABLE HOUSING
Overlook Drive, Bolinas, CA / APN 192-061-11,12,13

DATE: 3/27/19
SCALE: 1" = 10'

A1

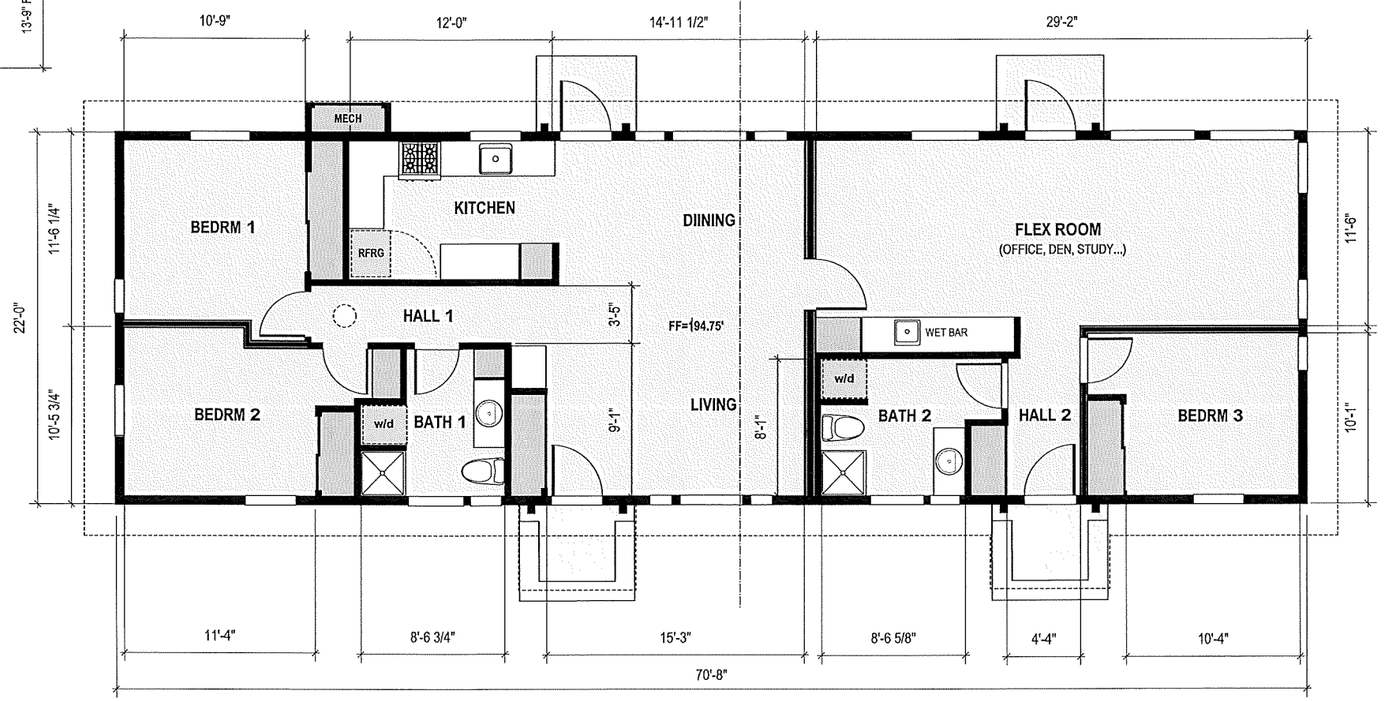


TYPICAL SECTION A



ROOF PLAN

PLAN NORTH



FLOOR PLAN / BUILDING 'A' / 1555 sf

REVISIONS

DATE	MARK	NOTES

REGISTERED PROFESSIONAL ENGINEER PAUL KROHN STATE OF CALIFORNIA NO. C 68363 EXP. 9-30-19

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steve@matsondesign.

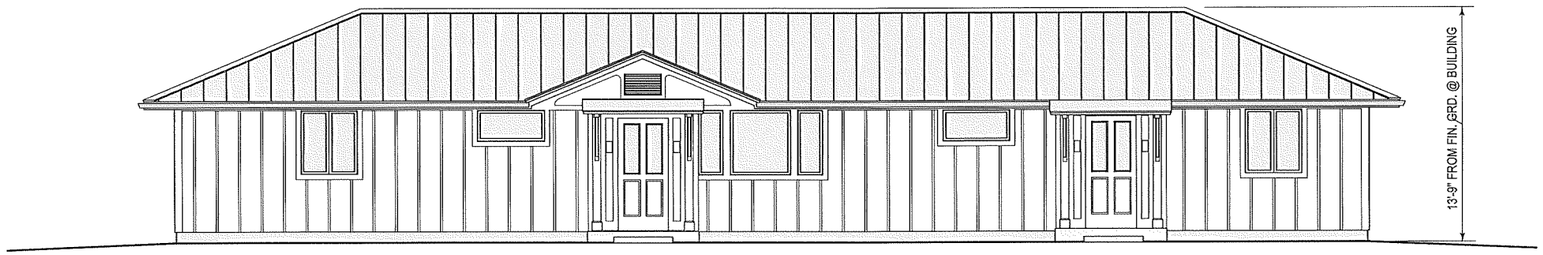
BUILDING 'A'
FLOOR PLAN, ROOF PLAN & SECTION

OVERLOOK AFFORDABLE HOUSING
Overlook Drive, Bolinas, CA / APN 192-061-11,12,13

DATE: 3/27/19

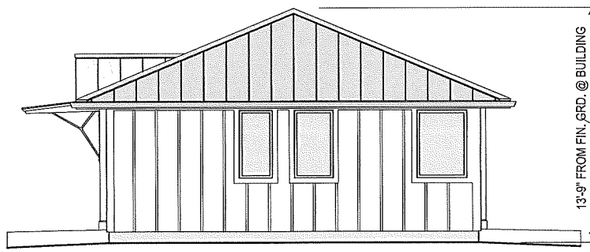
SCALE: 1/4"=1'-0"

A2

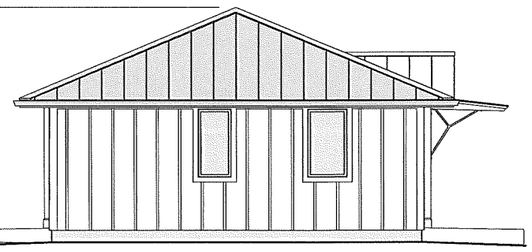


WEST (From Overlook Drive)

EAST

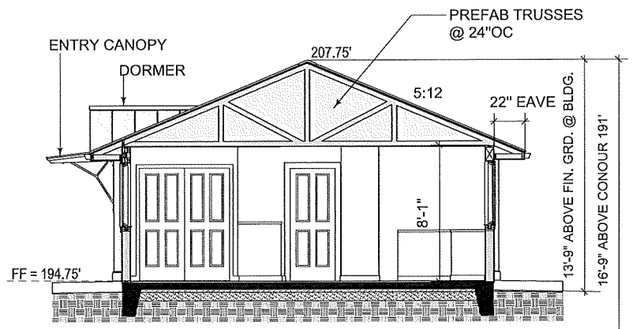


SOUTH



NORTH

BUILDING 'A' ELEVATIONS



SECTION A

EXTERIOR BUILDING MATERIALS
ROOF:
ASPHALT SHINGLES OR STANDING SEAM METAL
EXTERIOR WALLS:
FIBER CEMENT PANELS W/ BATTENS @ 16"OC
FOUNDATION:
CONCRETE SLAB ON GRADE

REVISIONS

DATE	MARK	NOTES

REGISTERED PROFESSIONAL ENGINEER PAUL KROHN STATE OF CALIFORNIA NO. C 68363 EXP. 9-30-19

ENGINEER: PAUL KROHN, P.E.
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530.342.2926
paulfkrohn@gmail.com

OWNER: BOLINAS COMMUNITY LAND TRUST
6 Wharf Road, Bolinas, Ca 94924
415.868.8880

DESIGNER: MATSON DESIGN
227 Horseshoe Hill Road, Bolinas, Ca 94924
Contact: Steve Matson 415.868.1150
steve@matsondesign

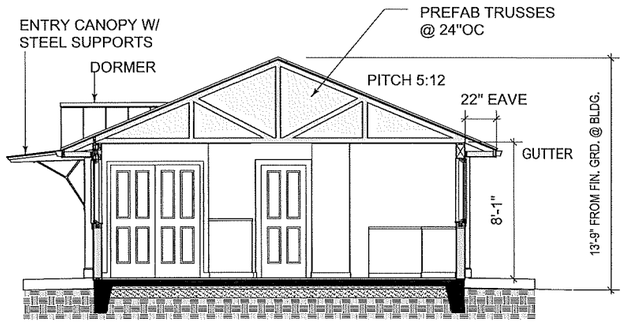
BUILDING 'A'
ELEVATIONS, SECTION

OVERLOOK AFFORDABLE HOUSING
Overlook Drive, Bolinas, CA. / APN 192-061-11,12,13

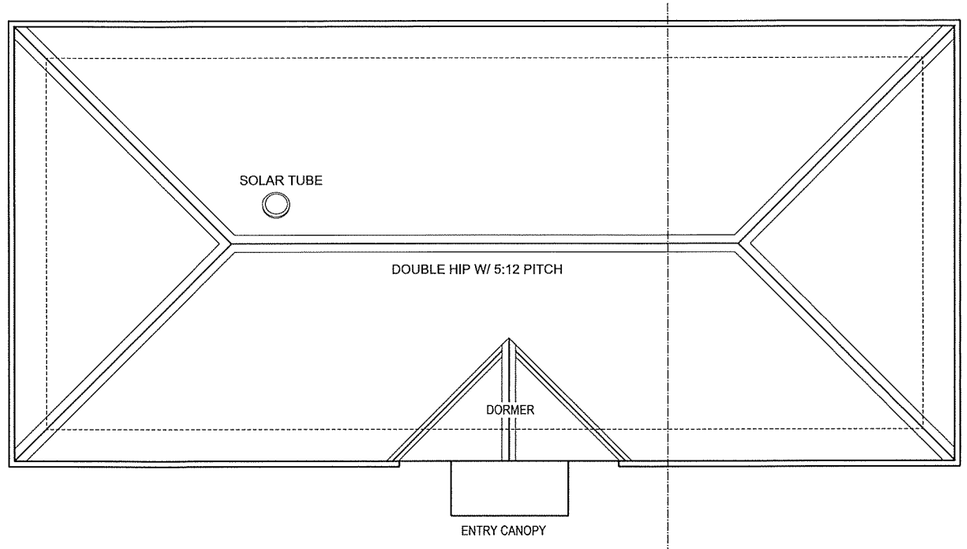
DATE: 3/27/19

SCALE: 1/4"=1'

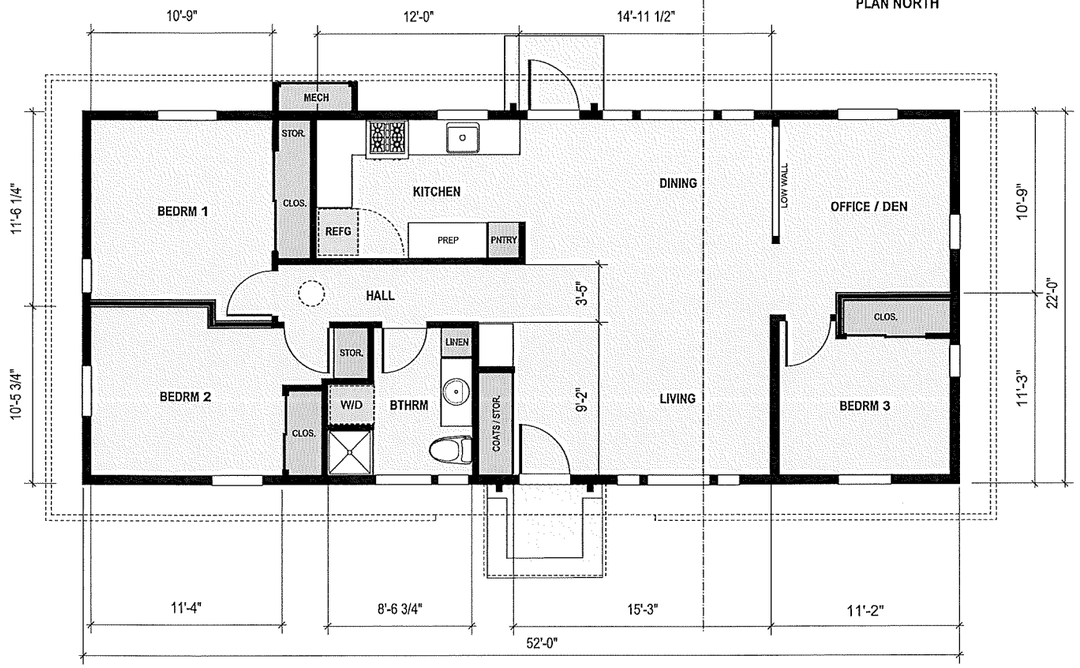
A3



TYPICAL SECTION A



ROOF PLAN



FLOOR PLAN / BUILDING 'B' / 1144 sf

REVISIONS

DATE	MARK	NOTES

REGISTERED PROFESSIONAL ENGINEER PAUL KROHN STATE OF CALIFORNIA
NO. C 68353
EXP. 9-30-19

ENGINEER: PAUL KROHN, P.E.
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530.342.2926
paulfkrohn@gmail.com

OWNER: BOLINAS COMMUNITY LAND TRUST
6 Wharf Road, Bolinas, Ca 94924
415.868.8880

DESIGNER: MATSON DESIGN
227 Horseshoe Hill Road, Bolinas, Ca 94924
Contact: Steve Matson 415.868.1150
steve@matsondesign

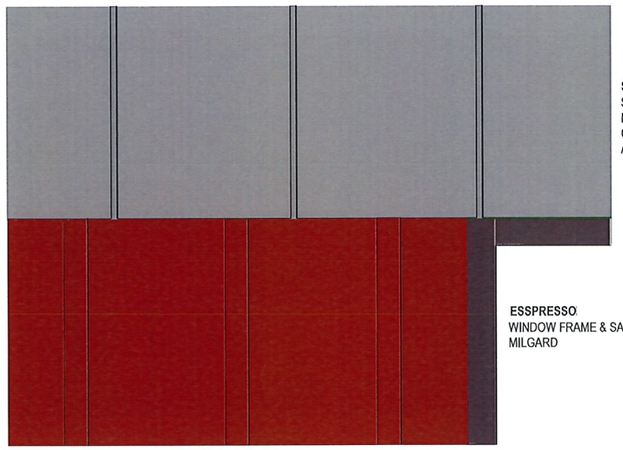
BUILDING 'B'
FLOOR PLAN, SECTION, ROOF PLAN

OVERLOOK AFFORDABLE HOUSING
Overlook Drive, Bolinas, CA / APN 192-061-11,12,13

DATE: 3/27/19

SCALE: 1/4"=1'

A4



SLATE GREY
STANDING SEAM
METAL ROOF
OR
ASPHALT SHINGLES

ESSPRESSO
WINDOW FRAME & SASH
MILGARD

WALLS & WINDOW TRIM
PAINTED COLOR ON FIBER CEMENT PANELS W/ BATTENS

COLOR PALETTE

MARIN COUNTY GIS MAP..

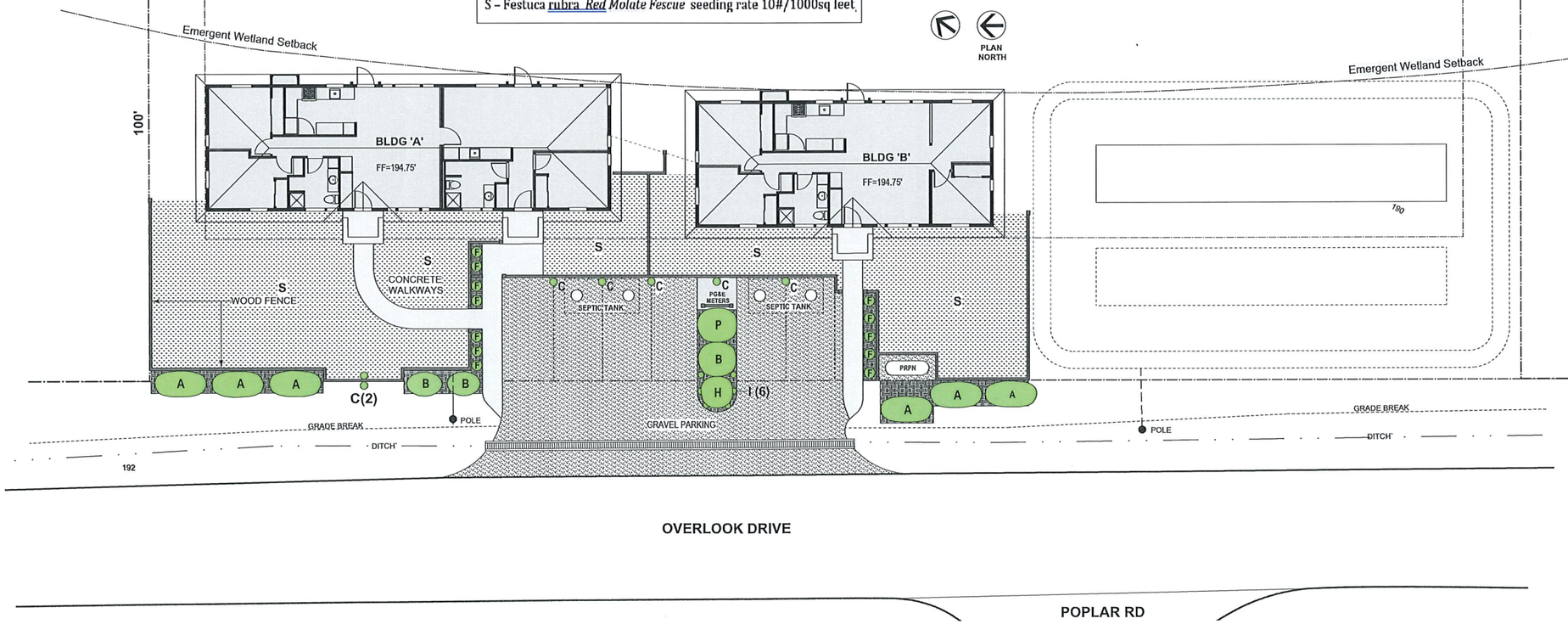
This bitmap, with overlayed project, was scaled with reference to the MarinMap parcel data and project survey

SCALE: 1/32" = 1'

FRESHWATER EMERGENT WETLAND SETBACK

PLANT LIST (ALL CALIFORNIA NATIVES)

A -	Ceanothus "Dark Star" *Blue Blossom*	5gl
B -	Rhamnus californica *Coffeeberry* "Mound San Bruno"	5gl
C -	Vitis californica "Roger's Red" *Wild Grape*	1gl
F -	Festuca californica CA Fescue	1gl
H -	Baccharis pilularis "Twin Peaks" *Prostrate Coyote Bush*	1gl
I -	Epilobium canum "Everett's Choice" *CA. Fuchsia*	4"
S –	Festuca rubra *Red Molate Fescue* seeding rate 10#/1000sq feet	



REVISIONS

DATE	MARK	NOTES

PROFESSIONAL ENGINEER PAUL KROHN No. C 68363 EXP. 9-30-19 REGISTERED STATE OF CALIFORNIA

ENGINEER: PAUL KROHN, P.E.
P.O. Box 113, Fairfax, CA 94978
530.342.2926
paulfkrohn@gmail.com

OWNER: BOLINAS COMMUNITY LAND TRUST
6 Wharf Road, Bolinas, Ca 94924
415.868.8880

DESIGNER: MATSON DESIGN
227 Horsesh oe Hill Road, Bolinas, Ca 94924
Contact: Steve Matson 415.868.1150
steve@matsondesign

LANDSCAPE PLAN
EMERGENT WETLAND SETBACK MAP

OVERLOOK AFFORDABLE HOUSING
Overlook Drive, Bolinas, CA / APN 192-061-11,12,13

DATE: 3/27/19

SCALE: 1" = 10'

6

STORM DRAINAGE

NEW IMPERVIOUS AREA = 1574 + 1182 + 3426 + 377 + 134 SF = 3345 SF

VEGETATED TREATMENT AREA = 60 + 152 + 1378 + 293 + 793 + 830 SF = 3506 SF > 1/2 * 3345 SF, OK

GRADING

FILL:
UNIT A: (192.3' – 190.7') * 1,555 SF / 27 = 92 CY
UNIT B: (192.3' – 190.5') * 1,144 SF / 27 = 75 CY
RAISED LEACH FIELD: 4121 SF * 2' / 27 = 305 CY
TOTAL FILL = 473 CY

CUT = 0 CY

PROPOSED LEGEND

- VEGETATED TREATMENT AREA- TOTAL AREA 3,339 SF
- 1,576 SF PERVIOUS GRAVEL DRIVEWAY
- CONCRETE FLATWORK- TOTAL AREA 478 SF
- DOWNSPOUT W/ CONC. SPLASH BLOCK
- 6' HEIGHT WOOD FENCE

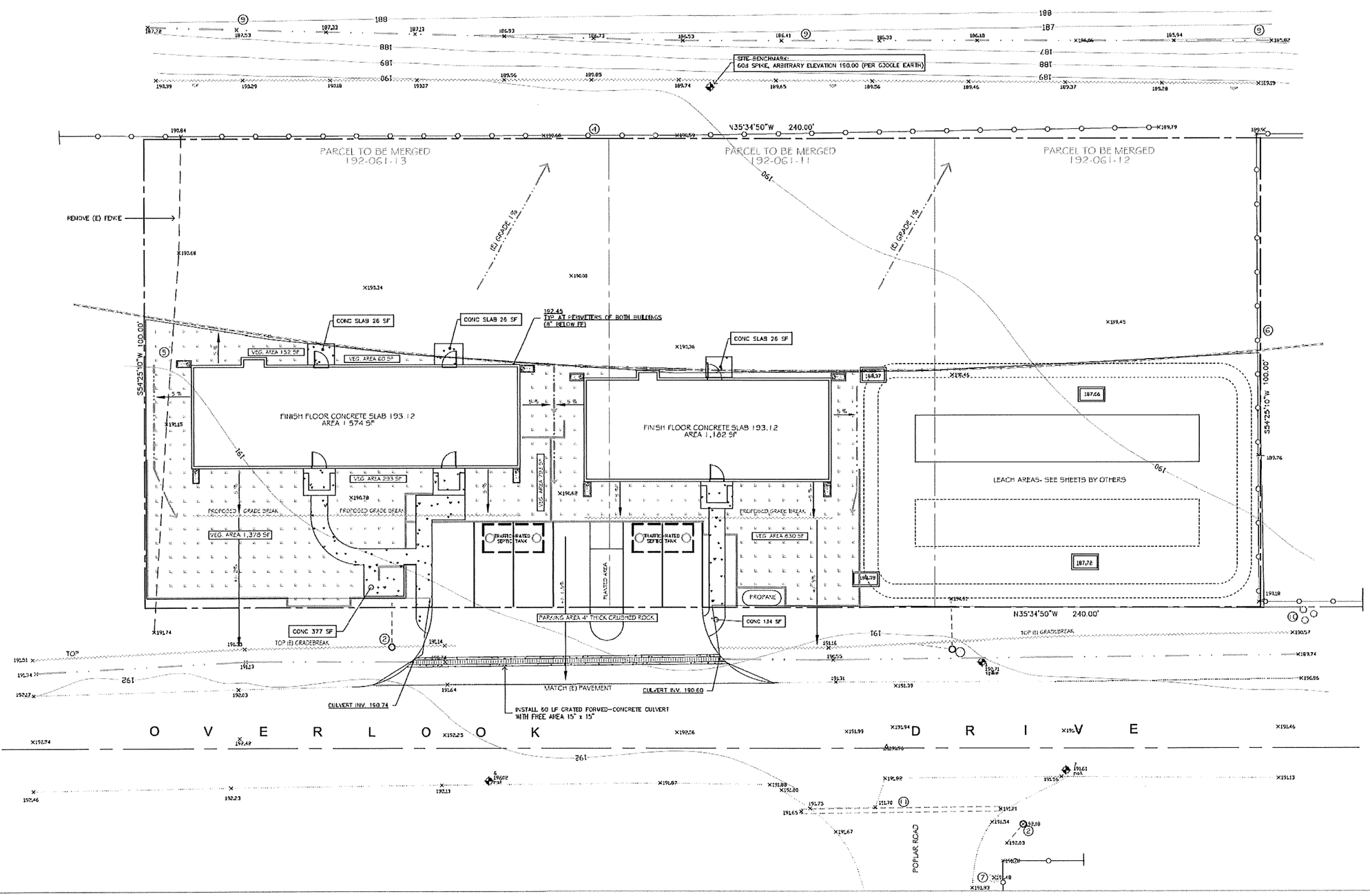
EXISTING LEGEND

- APPROX. PARCEL BOUNDARIES
- 88.88 spire — CONTROL POINT WITH ELEVATION & DESCRIPTION
- X190.46 — EXISTING ELEVATION
- (5) — FEATURE PER LIST
- EDGE OF ASPHALT PAVEMENT
- EDGE OF GRAVEL ROADWAY
- 188.38 — SOIL TEST PIT WITH BOTTOM ELEVATION
- 192 — APPROXIMATE 1' INTERVAL CONTOUR
- APPROX. CENTERLINE R.O.W.
- EXISTING FLOWLINE
- PROPOSED FLOWLINE
- EXISTING GRADEBREAK
- EMERGENT WETLAND SETBACK

EXISTING FEATURES

1. HIGH VOLTAGE POLE WITH GUY
2. TELEPHON POLE WITH GUY
3. FIRE HYDRANT
4. FEDLER CORE FENCE WITH SOME BARBED WIRE
5. T-BAR FENCELINE WITH NO WIRE
6. WOOD FENCE
7. FIRE HYDRANT
8. CONCRETE CULVERT
9. BOPUD DITCH
10. TRIPLE TRUNK EUCALYPTUS
11. 10' CONCRETE CULVERT

1" = 10'



REVISIONS:

DATE	MARK	NOTE
1/21/19	NONE	PLANNING PC 1

REGISTERED PROFESSIONAL ENGINEER PAUL F. KROHN NO. C 18363 EXP. 9-30-19 STATE OF CALIFORNIA

ENGINEER
PAUL KROHN
P.O. BOX 113
FAIRFAX, CA
(530) 342-2926
paulfkrohn@gmail.com

PROJECT: OVERLOOK AFFORDABLE HOUSING
BOLINAS, CA
OWNERS: BOLINAS COMMUNITY LAND TRUST : APNs 192-061- 11,12,13
SHEET TITLE: TOPOGRAPHIC SURVEY
GRADING & STORM DRAINAGE PLANS

DATE: 3/27/19
SCALE: 1" = 10'
DESIGN BY: PFK
CHECKED: PFK
SHEET: C1

PROPOSED LEGEND

⑤	(E) FEATURE PER LIST
——— oh to elect ———	(E) OVERHEAD HIGH VOLTAGE
——— oh tel ———	(E) OVERHEAD TELEPHONE AND CABLE (T)
——— u wtr ———	(E) UNDERGROUND WATER
——— n wtr ———	(N) WATER SERVICE
——— n ug el ———	(N) UNDERGROUND ELECTRIC
——— n ug tel ———	(N) UNDERGROUND TELEPHONE & CABLE

EXISTING LEGEND

APPROX. PARCEL BOUNDARIES	102 APPROXIMATE 1' INTERVAL CONTOUR
99.99 spike CONTROL POINT WITH ELEVATION & DESCRIPTION	APPROX. CENTERLINE R.O.W.
EXISTING ELEVATION	EXISTING FLOWLINE
⑤ FEATURE PER LIST	PROPOSED FLOWLINE
EDGE OF ASPHALT PAVEMENT	EXISTING GRADEBREAK
EDGE OF GRAVEL ROADWAY	EMERGENT WETLAND SETBACK
SOIL TEST PIT WITH BOTTOM ELEVATION	

EXISTING FEATURES

1. HIGH VOLTAGE POLE WITH GUY
2. TELEPHON POLE WITH GUY
3. FIRE HYDRANT
4. FEELER CORE FENCE WITH SOME BARBED WIRE
5. T-BAR FENCELINE WITH NO WIRE
6. WOOD FENCE
7. FIRE HYDRANT
8. CONCRETE CULVERT
9. BCPED DITCH
10. TRIPLE TRUNK EUCALYPTUS
11. 12" CONCRETE CULVERT

1" = 10'

SITE BENCHMARK:
60d SPIKE, ARBITRARY ELEVATION 100.00 (PER GOOGLE EARTH)

N35°34'50"W 240.00'

PARCEL TO BE MERGED
192-061-13

PARCEL TO BE MERGED
192-061-11

PARCEL TO BE MERGED
192-061-12

S54°25'10"W 100.00'

LEACH AREAS- SEE SHEETS BY OTHERS

PROPOSED GRADE BREAK

TRAFFIC-RATED SEPTIC TANK

(N) ELECTRIC SERVICE AND METERS FOR ALL UNITS

(N) WATER METER FOR ALL UNITS

PROPANE

O V E R L O O K D R I V E

POPLAR ROAD

REVISIONS:

DATE	MARK	NOTE
1/21/19	NONE	PLANNING PC 1

REGISTERED PROFESSIONAL ENGINEER PAUL F. KROHN NO. C 58363 EXP. 9-30-19 STATE OF CALIFORNIA

ENGINEER
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P.O. BOX 113
FAIRFAX, CA
(530) 342-2926
paulfkrohn@gmail.com

PROJECT: OVERLOOK AFFORDABLE HOUSING
OWNERS: BOLINAS, CA
SHEET TITLE: BOLINAS COMMUNITY LAND TRUST ; APNs 192-061- 11,12,13
UTILITY PLAN

DATE: 13/27/19
SCALE: 1" = 10'
DESIGN BY: PFK
CHECKED: PFK
SHEET: C2