

1 EXISTING SITE PLAN - TO BE DEMOLISHED, FOCUSED VIEW
 Scale: 1/8" = 1'-0"

PROJECT DESCRIPTION

The project is located on the Little Mesa area of Bolinas and is in W.U.I. and Coastal zones, and is connected to BPUD sewer system. The current use is a single family residence with detached garage. It is bounded by a two story single family residence to the North (50 Crescente), and vacant lots to the South, East, and West. The proposed project will demolish both the existing single story 3 bedroom 1.5 bath single family residence, and detached garage, and build a new 3 bedroom, 2 bath, (+2) 1/2 bath residence with attached garage. There is currently one off street parking space. The new project will have two off street parking spaces. The project will also incorporate a 7,950 gal. rainfall catchment system and 10 KW solar system with backup batteries. The house is a low slung single story, and follows all setback, area, and height requirements. The character of Bolinas is respected with simple forms, massing, and a minimal material palette of weathered wood siding.

ASSESSOR'S PARCEL NUMBERS

193-092-18
 193-092-19
 193-111-09

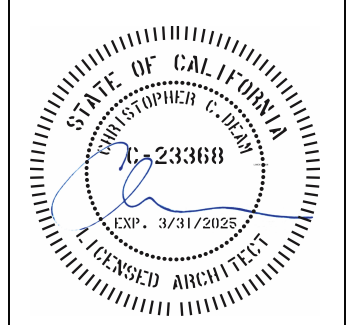
ZONING C-RA-B2
 PLAN DESIGNATION C-SF5
 W.U.I. ZONE YES
 COASTAL ZONE YES

SETBACKS
 FRONT YARD 25'-0"
 SIDE YARDS 10'-0"
 REAR YARD 25'-0"

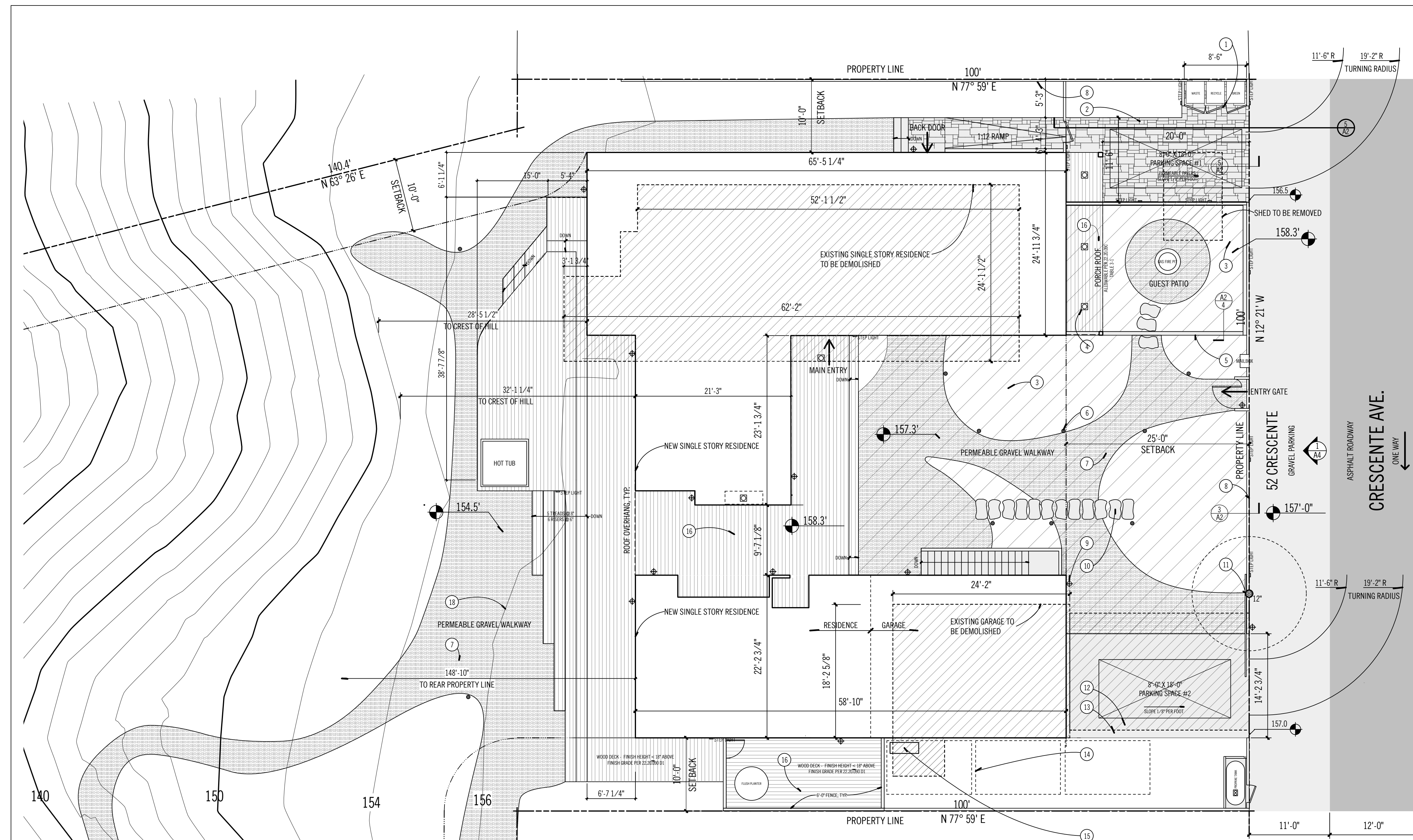
MAX ALLOWABLE HEIGHT 25'-0"
 MAX PROPOSED HEIGHT 17'-0"

AREA CALCULATIONS

SITE	33,672 sf
(E) HOUSE	1,389 sf
(E) GARAGE	481 sf
(E) SHED	96 sf
TOTAL	1,966 sf
FAR	5%
LOT COVERAGE	7%
NEW HOUSE 1st FLOOR	2,763 sf
NEW GARAGE	600sf
GARAGE EXEMPTION	-540sf
NEW GARAGE BASEMENT	575 sf
TOTAL	3,398sf
F.A.R.	11.7 %
LOT COVERAGE	10%



DATE OF ISSUANCE	
PLANNING SUBMISSION	08/28/2023
REVISION 1	10/18/2023



- 1 TRASH ENCLOSURE
- 2 PERMEABLE PAVER DRIVEWAY
- 3 AREA OF FILL
- 4 RECESSED CAN LIGHT, TYP.
- 5 12" H CONC. RETAINING WALL
- 6 SOLAR PATHLIGHT, TYP.
- 7 PERMEABLE GRAVEL WALKWAYS, TYP.
- 8 CEDAR FENCE
- 9 SURFACE MOUNTED DOWNLIGHT, TYP.
- 10 STEPPING STONE, TYP.
- 11 HOLLY LLEX TREE TO BE REMOVED
- 12 (E) DRIVEWAY TO BE REMOVED
- 13 CONC. DRIVEWAY
- 14 2,650 gal. UNDERGROUND RAINWATER COLLECTION TANK, TYP. (7,950 gal total)
- 15 TRANE XV19 Variable Speed, Low Profile Heat Pump 47" x 18" x 37" h SEER 19.5, 43-57 dBA.
- 16 IPE DECK
- 17
- 18 EXISTING CONTOUR LINE, TYP.
- 19 NEW CONTOUR LINE, TYP.

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GRADING PLAN:

THE BUILDING SITE IS VIRTUALLY FLAT IN THE AREA OF CONSTRUCTION (1'-3" FALL OVER 100'-0" = .012% SLOPE). MINIMAL GRADING IS REQUIRED. FILL AREAS WILL USE THE SPOILS FROM THE BASEMENT EXCAVATION.

(E) IMPERVIOUS COVERAGE INCLUDING HOUSE	= 2,376 sf
EXCLUDING HOUSE	= 391 sf
PERVIOUS COVERAGE	= 1,594 sf

(N) IMPERVIOUS COVERAGE INCLUDING HOUSE	= 3,802 sf(11%)
EXCLUDING HOUSE	= 355 sf
(N) PERVIOUS COVERAGE (DECKS AND GRAVEL)	= 4,544 sf

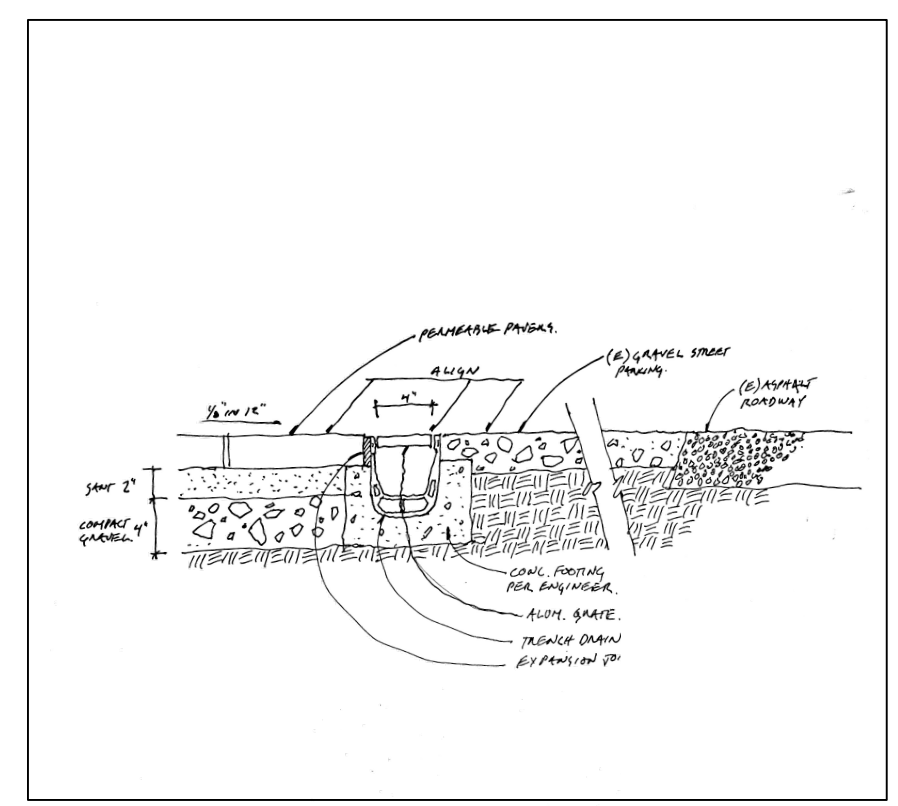
EXCAVATION FOR BASEMENT	+ 211 CU. YRDS
EXCAVATION FOR WATER TANKS	+ 40 CU.YRDS
EXCAVATION PIERS & GRADE BMS	+ 50 CU. YRDS.
TOTAL	+ 301 CU. YRDS
FILL @ GUEST COURTYARD	- 17 CU.YRDS
FILL @ FRONT COURTYARD	- 25 CU.YRDS
FILL FOR BATH PATIO	- 11 CU.YRDS
SUB SLAB FILL	- 190 CU.YRDS
OFF-HAUL	+ 58 CU.YRDS

AREA OF DISTURBANCE = 7,765 SF

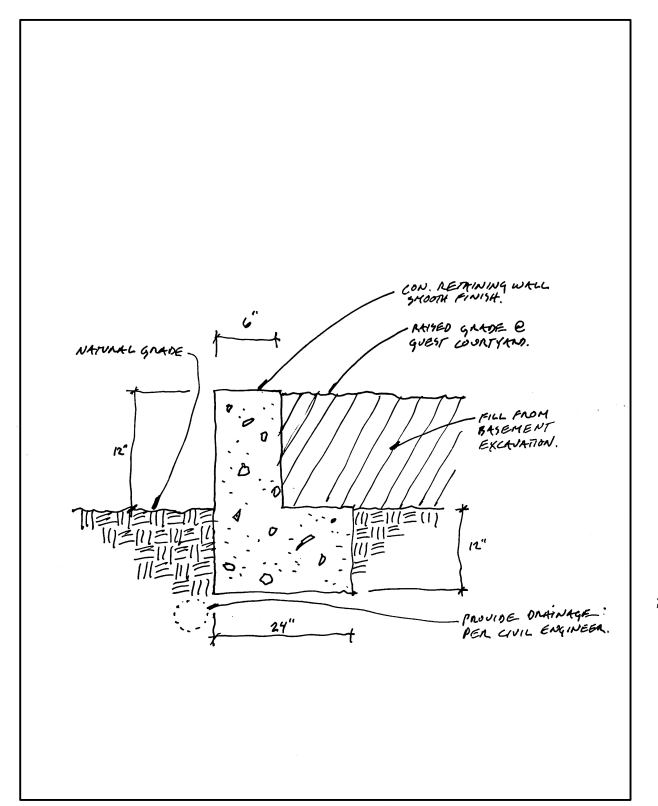
PROJECT DESCRIPTION

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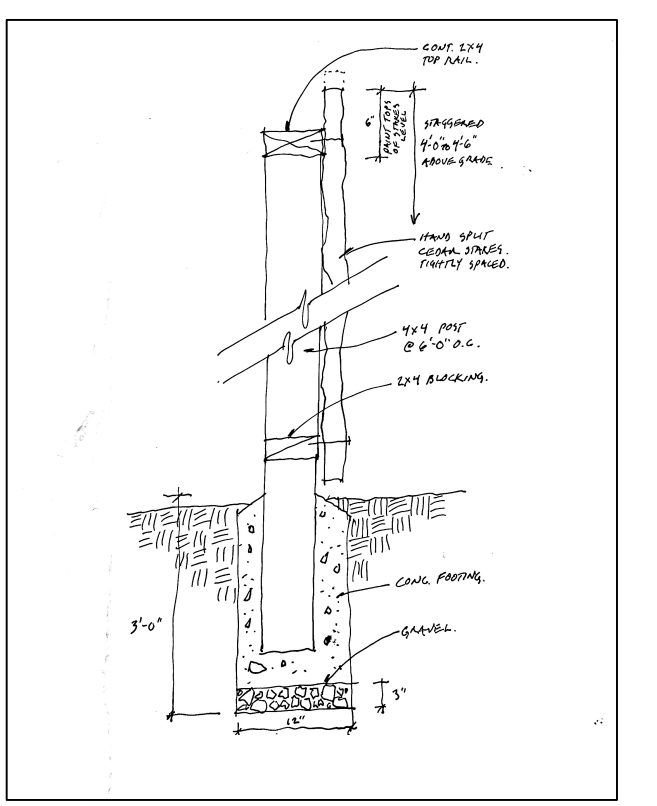
1 NEW SITE AND GRADING PLAN
1/8" = 1'-0"



5 SECTION FROM DRIVEWAY TO ROADWAY



4 RETAINING WALL SECTION



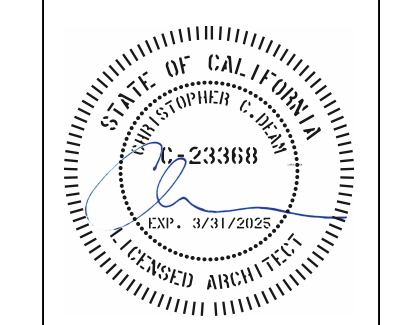
3 FENCE SECTION



2 SPLIT CEDAR FENCE ELEVATION

CHRISTOPHER C. DEAM, ARCHITECT
CA LIC# 23368
(415) 994-1829
CHRIS@CDEAM.COM
WWW.CDEAM.COM

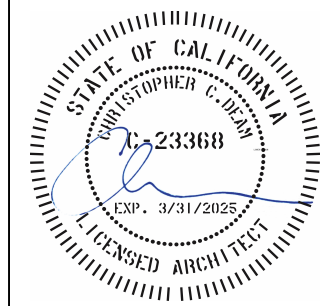
DEAM RESIDENCE
52 CRESCENTE AVE.
BOLINAS, CA



DATE OF ISSUANCE
PLANNING SUBMISSION 08/28/2023
REVISION 1 10/18/2023

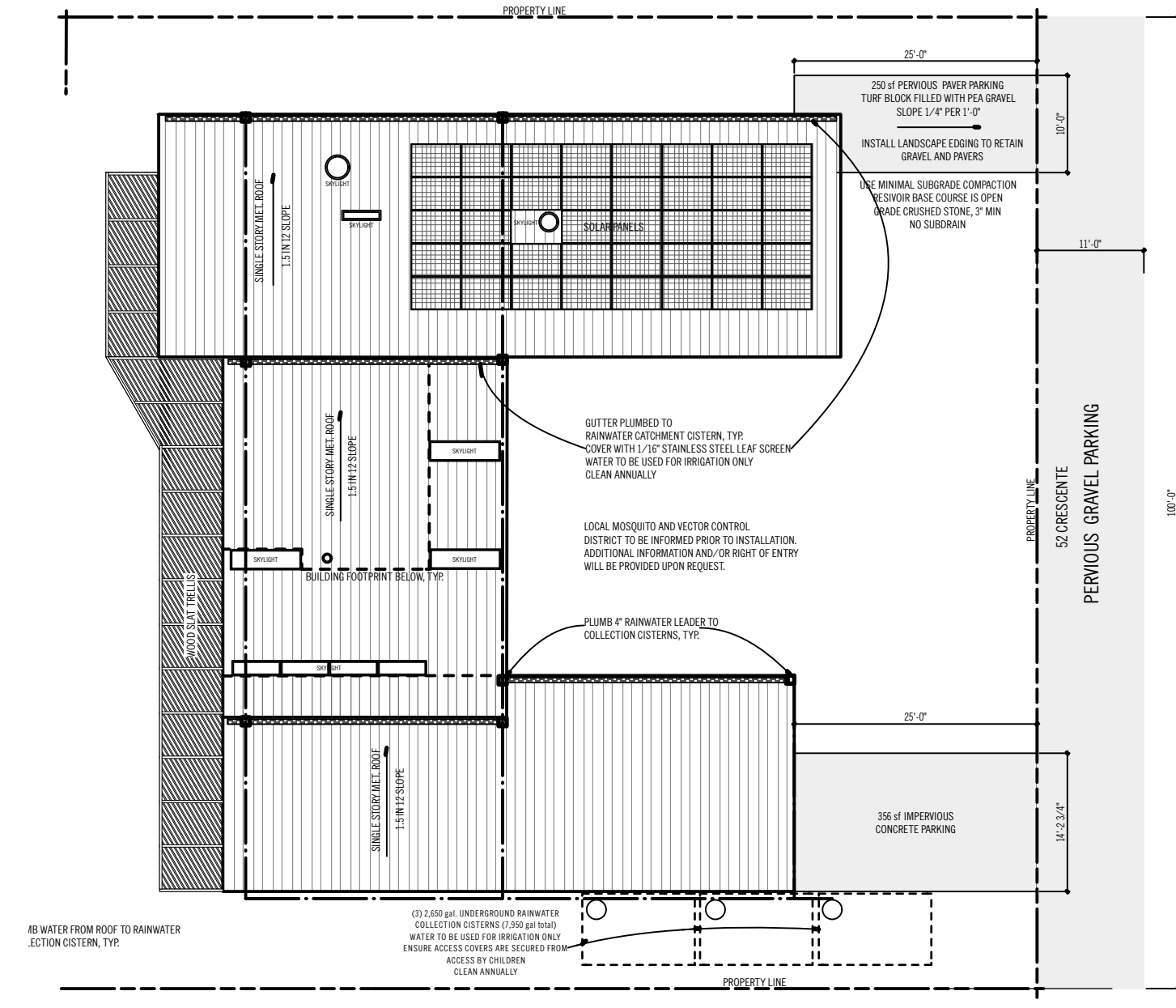
NEW SITE AND GRADING PLAN

A1.2

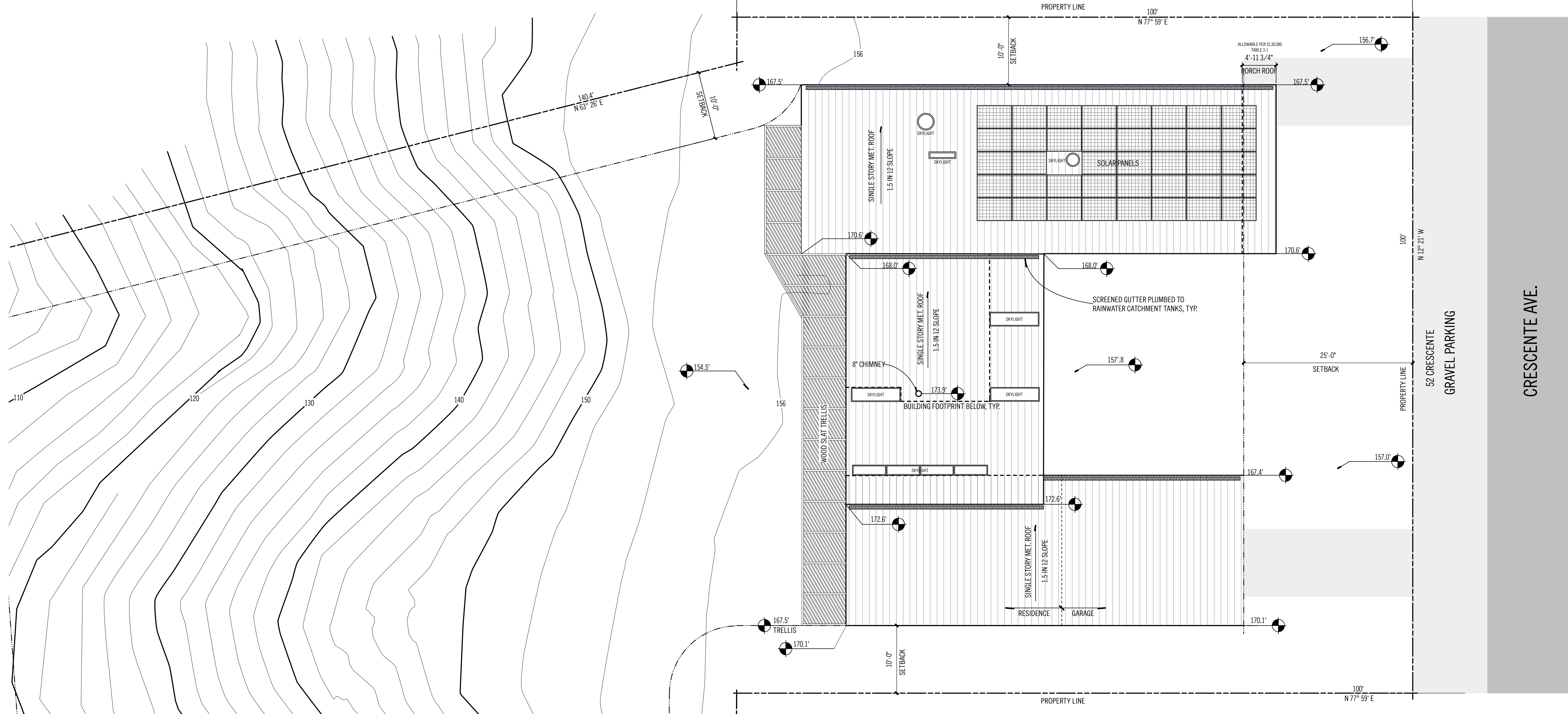


STORMWATER CONTROL PLAN

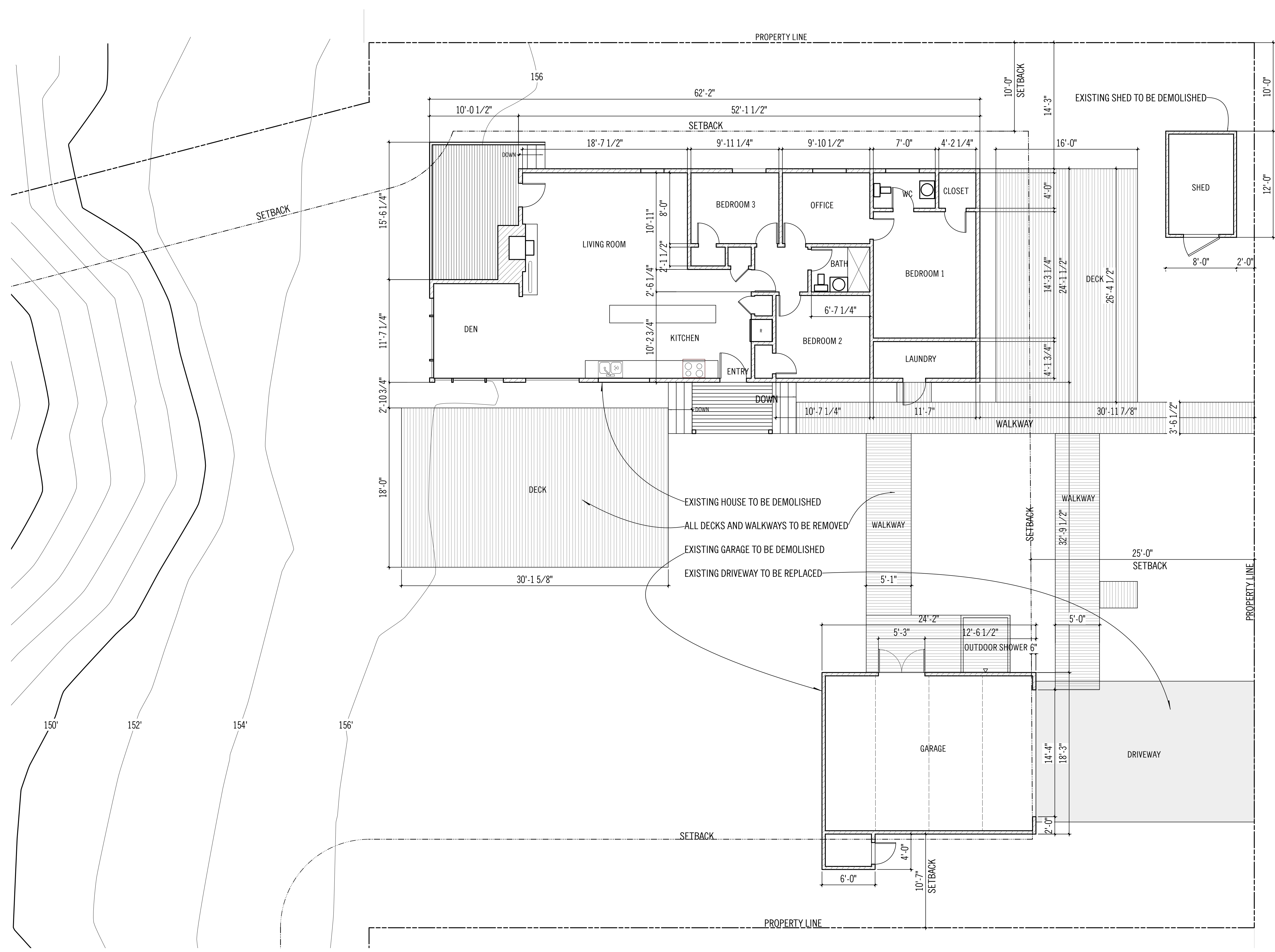
PROJECT NAME/NUMBER	DEAM RESIDENCE PROJECT ID P4247
APPLICATION SUBMITTAL DATE	AUGUST 28, 2023
PROJECT LOCATION	52 CRESCENTE AVE. BOLINAS, CA 94924
OWNER	52 CRESCENTE LLC CHRIS AND LARA DEAM
PROJECT TYPE	SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE
TOTAL SITE AREA	.91 ACRES
TOTAL NEW/REPLACED IMPERVIOUS SURFACE AREA	355 SF
TOTAL PRE-PROJECT IMPERVIOUS SURFACE AREA	391 SF
TOTAL POST-PROJECT IMPERVIOUS SURFACE AREA	355 SF
RUNOFF REDUCTION MEASURES	<input type="checkbox"/> DISPERSE RUNOFF TO VEGETATED AREA <input checked="" type="checkbox"/> PERVIOUS PAVEMENT <input checked="" type="checkbox"/> CISTERNS OR RAIN BARRELS <input checked="" type="checkbox"/> BIORETENTION FACILITY OR PLANTER BOX



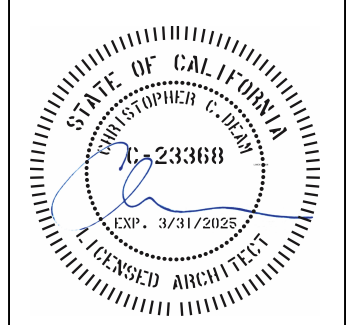
2 STORMWATER CONTROL PLAN
 1/16" = 1'-0"



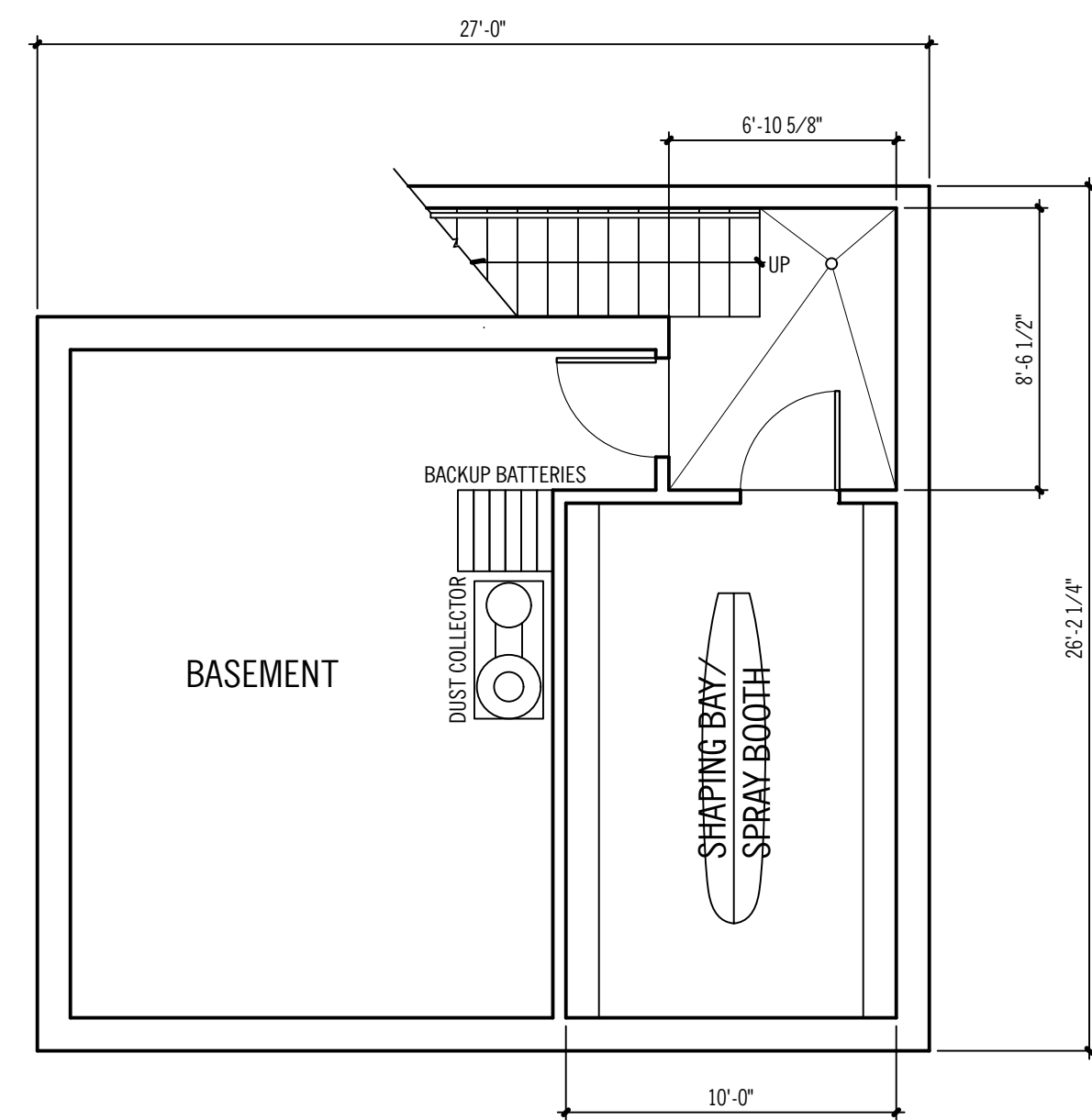
1 NEW ROOF PLAN
 1/8" = 1'-0"



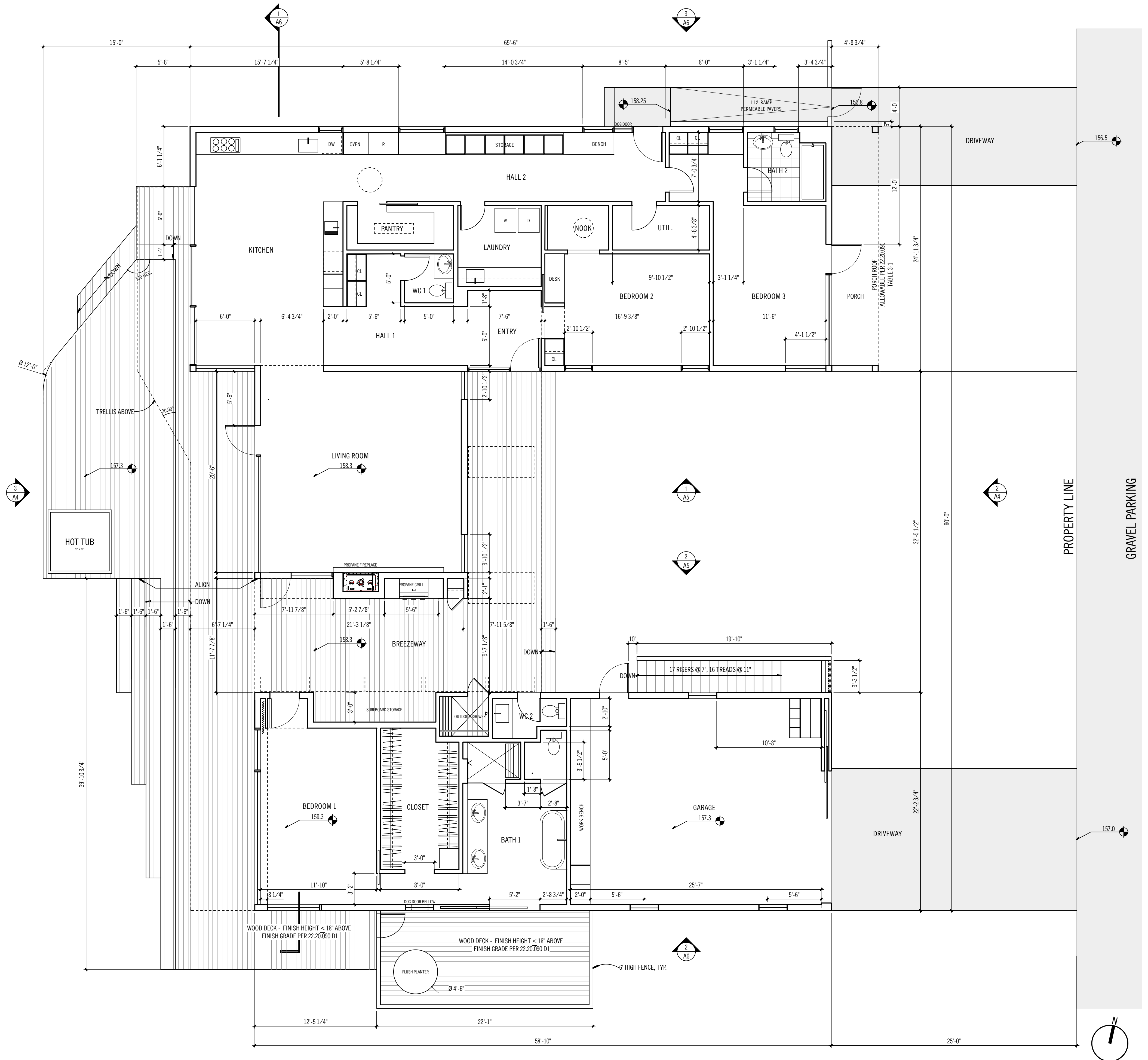
1 EXISTING FLOOR PLAN TO BE DEMOLISHED
3/16" = 1'-0"



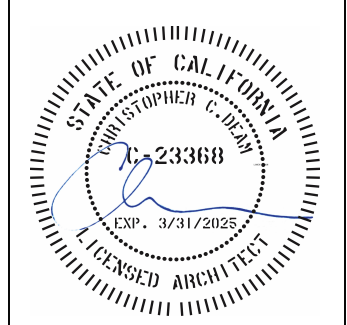
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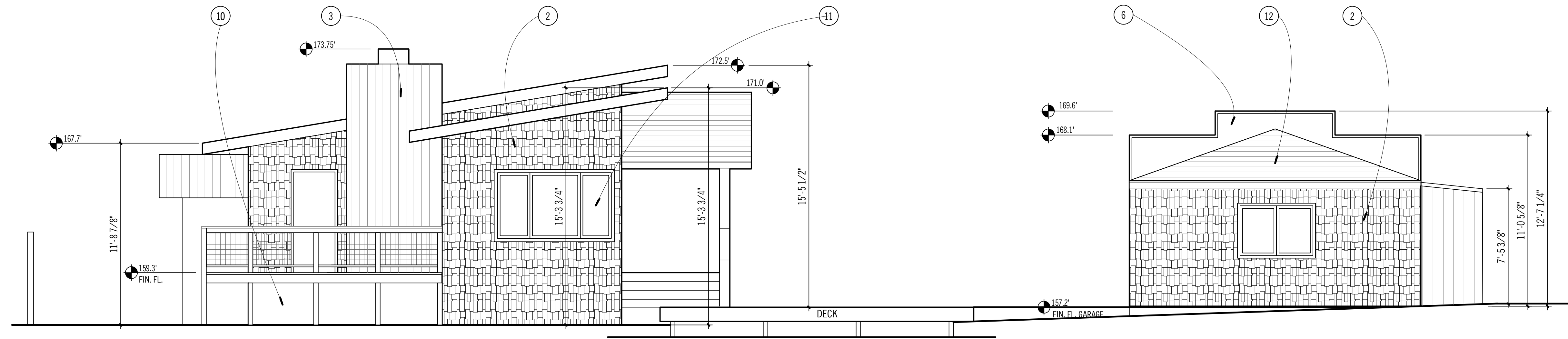
2 BASEMENT PLAN
3/16" = 1'-0"



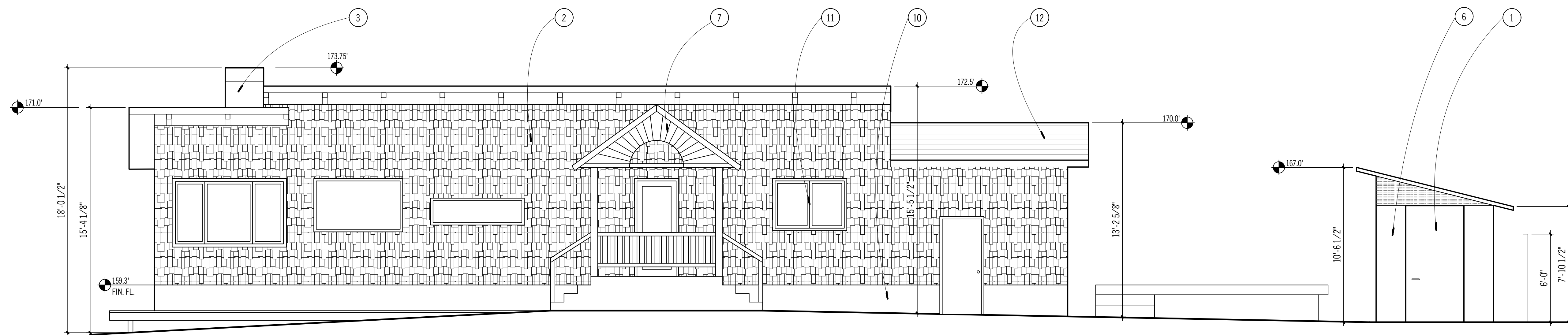
1 FIRST FLOOR PLAN
3/16" = 1'-0"



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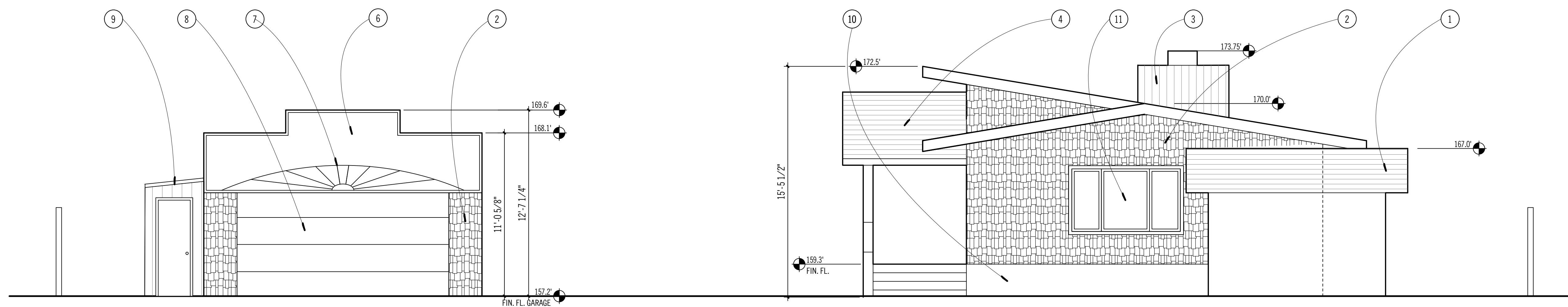


3 EXISTING WEST ELEVATION
1/4" = 1'-0"

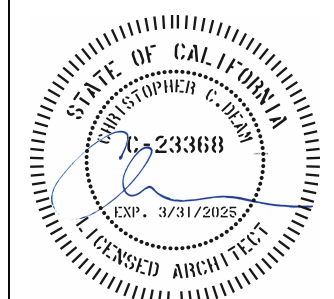


2 EXISTING SOUTH ELEVATION
1/4" = 1'-0"

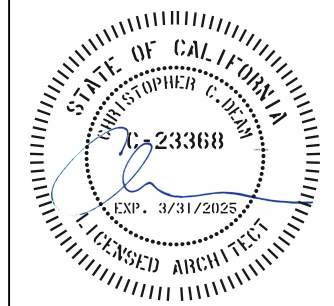
- | | |
|--|----------------------|
| 1 (E) PLYWOOD SHED | 7 DECORATIVE PANELS |
| 2 WOOD SHINGLES | 8 SMOOTH GARAGE DOOR |
| 3 CHIMNEY W/ VERTICAL WOOD SIDING | 9 ATTACHED SHED |
| 4 PORCH ROOF | 10 BLOCK FOUNDATION |
| 5 STANDING SEAM MET. ROOT. BLACK, TYP. | 11 WOOD WINDOW |
| 6 SMOOTH PLYWOOD PAINTED | 12 ASPHALT SHINGLES |



1 EXISTING EAST ELEVATION (STREET)
1/4" = 1'-0"



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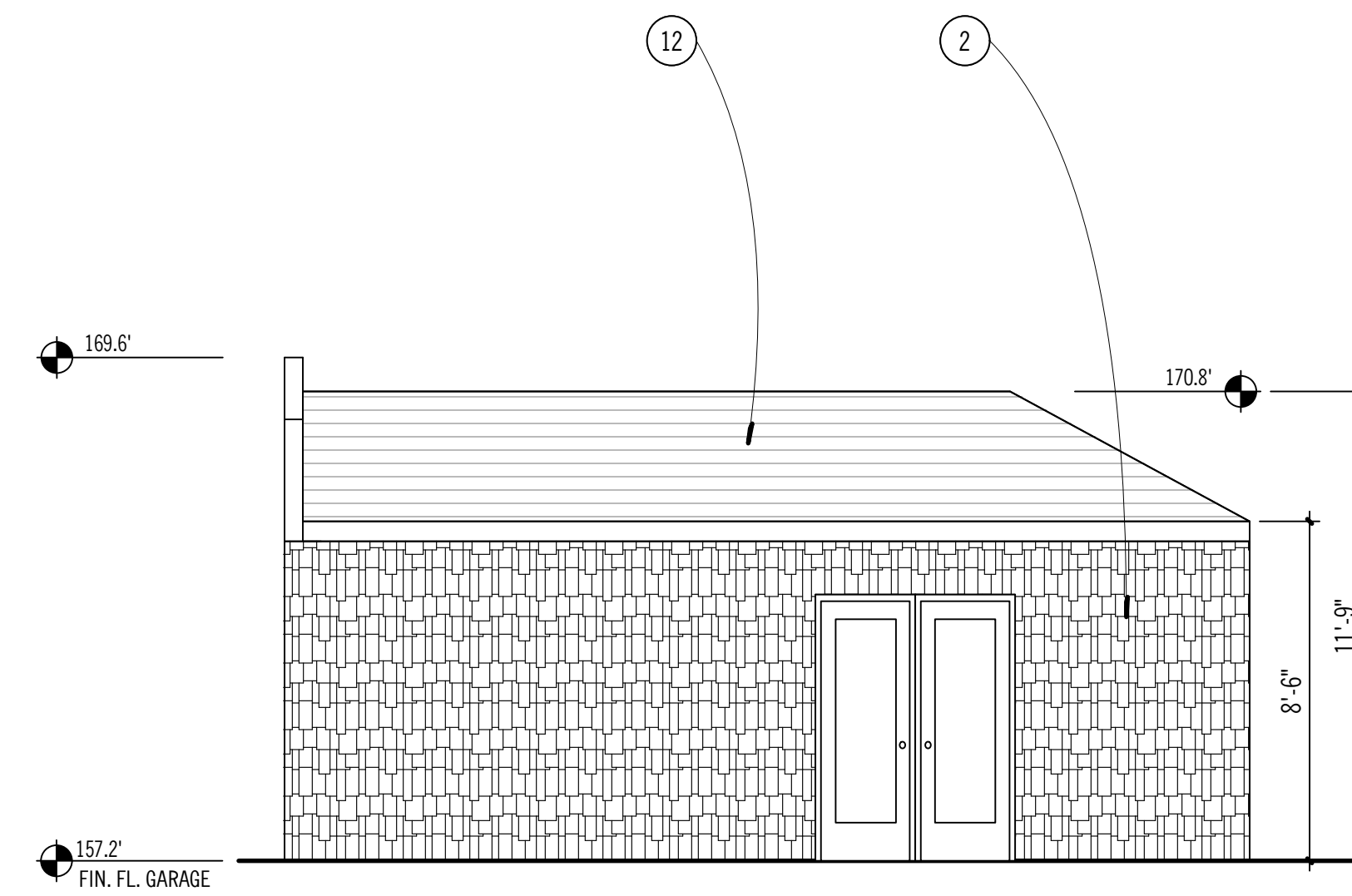


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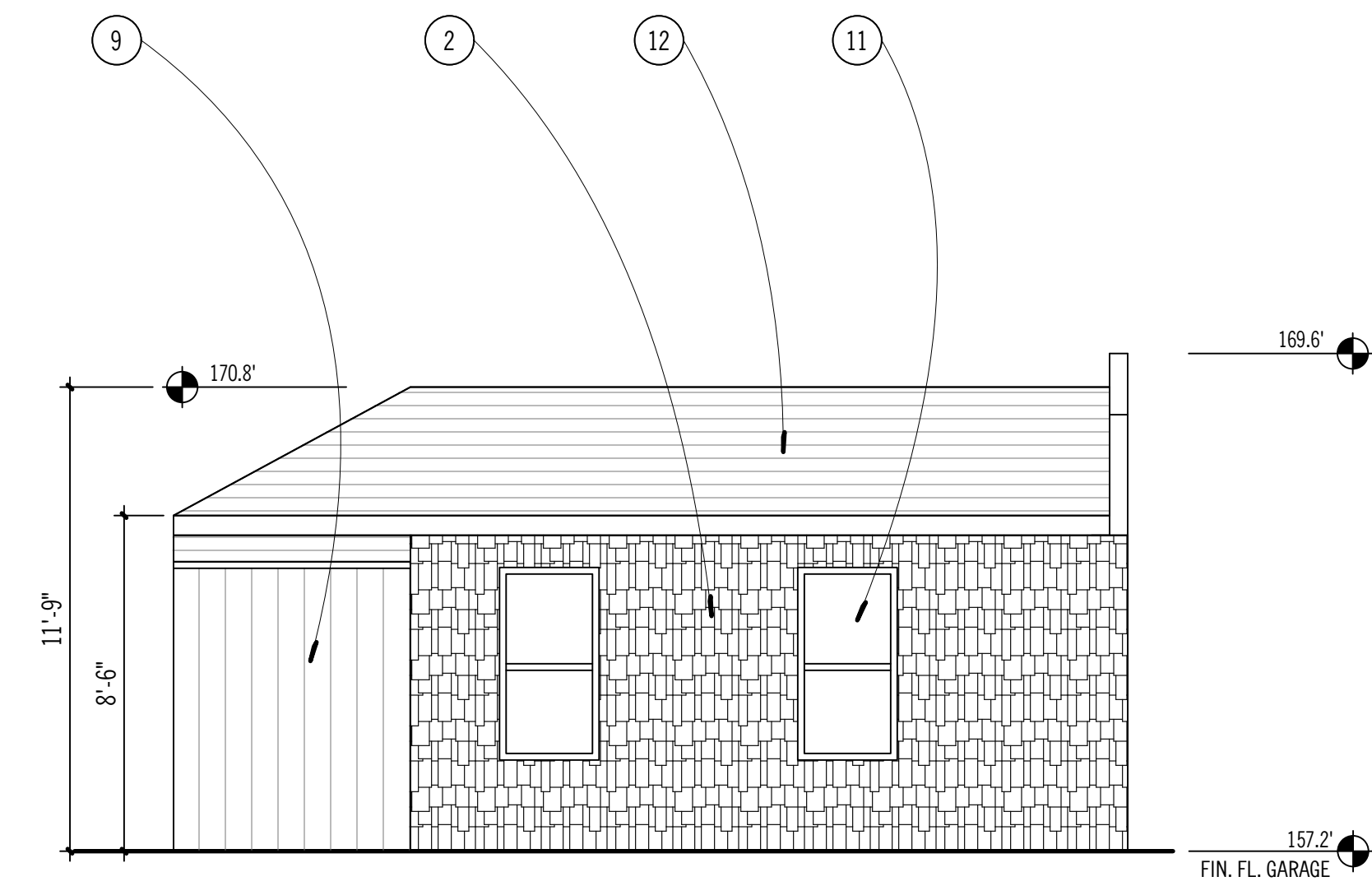
ELEVATIONS/SECTION

A4.1

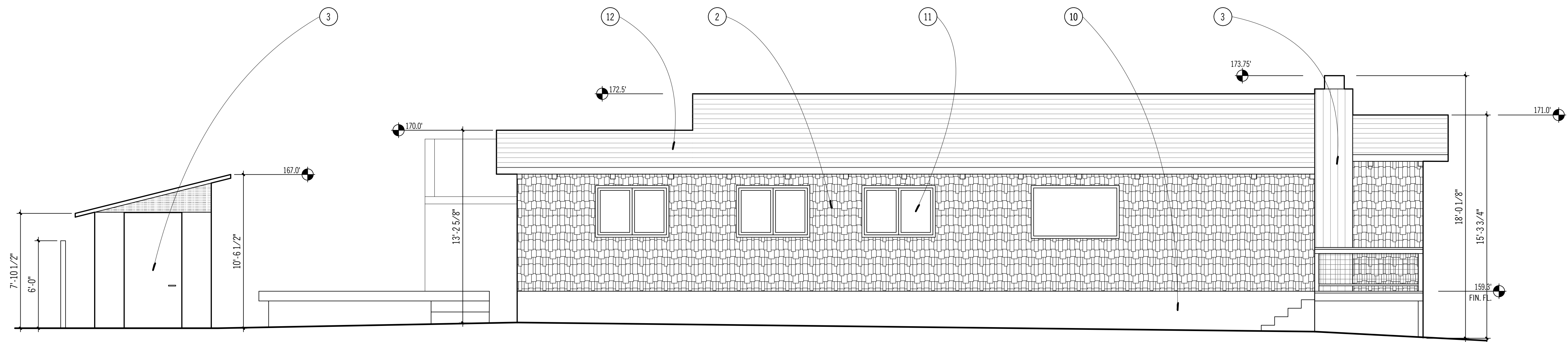
- | | |
|-----------------------------------|----------------------|
| ① (E) PLYWOOD SHED | ⑦ DECORATIVE PANELS |
| ② WOOD SHINGLES | ⑧ SMOOTH GARAGE DOOR |
| ③ CHIMNEY W/ VERTICAL WOOD SIDING | ⑨ ATTACHED SHED |
| ④ PORCH ROOF | ⑩ BLOCK FOUNDATION |
| ⑤ NOT USED. | ⑪ WOOD WINDOW |
| ⑥ SMOOTH PLYWOOD PAINTED | ⑫ ASPHALT SHINGLES |



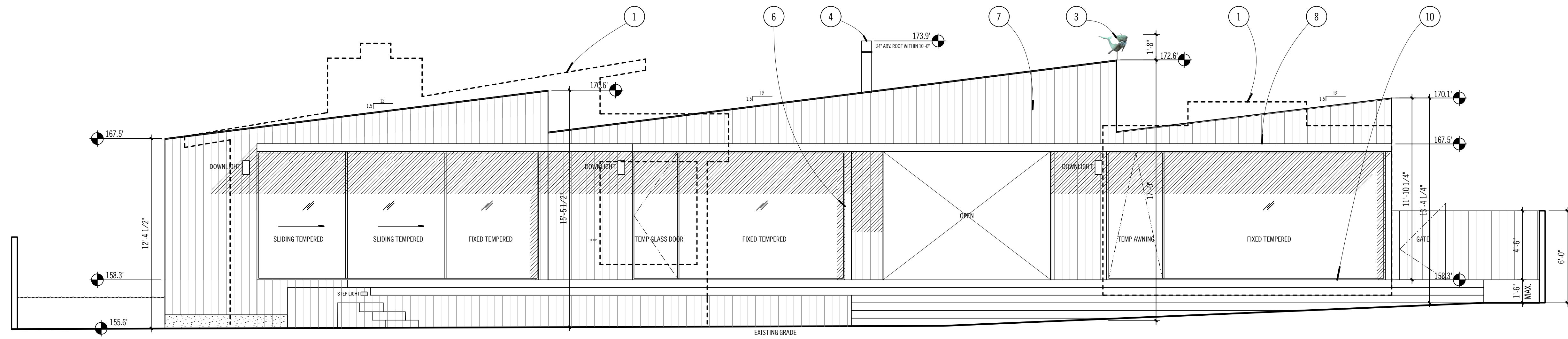
③ EXISTING NORTH GARAGE ELEVATION
 1/4" = 1'-0"



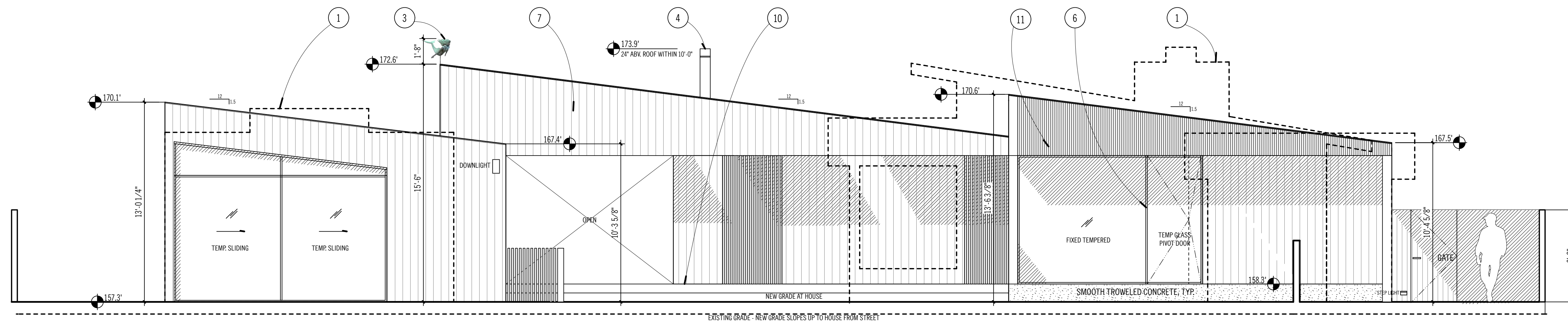
② EXISTING SOUTH GARAGE ELEVATION
 1/4" = 1'-0"



① EXISTING NORTH ELEVATION
 1/4" = 1'-0"

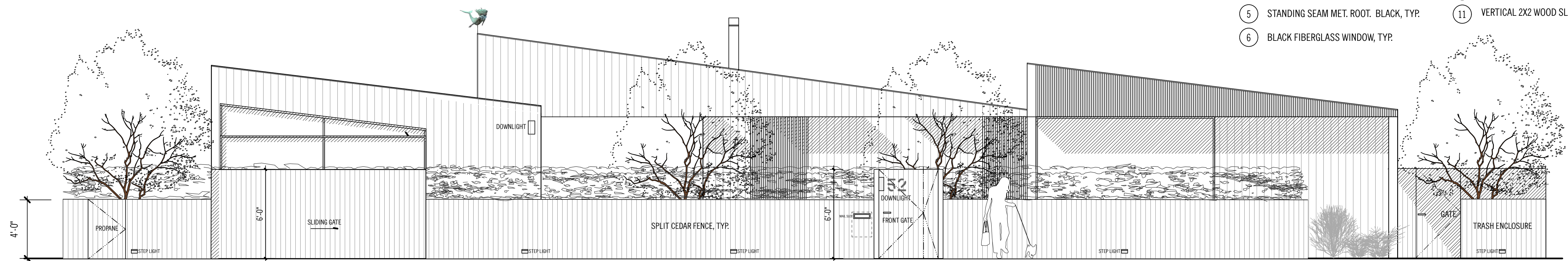


3 WEST ELEVATION
1/4"=1'-0"

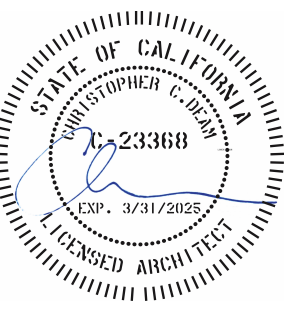


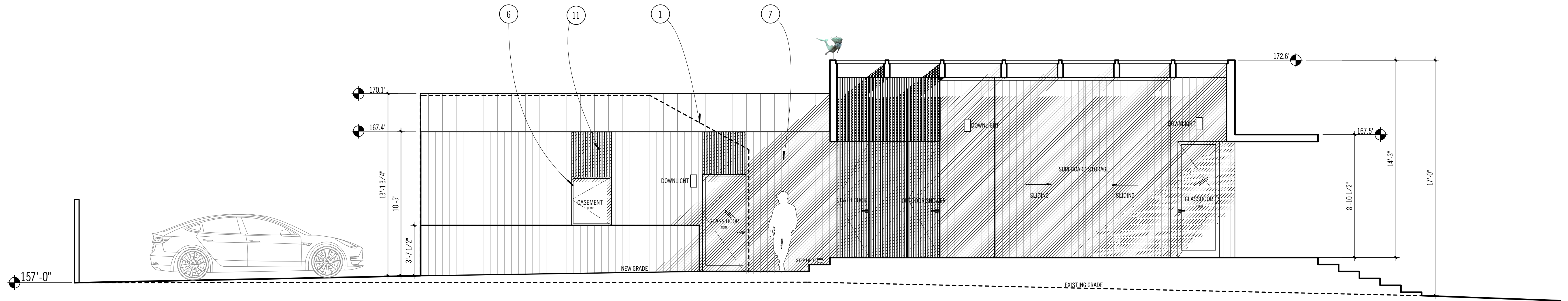
2 EAST ELEVATION
1/4"=1'-0"

- 1 (E) STRUCTURE TO BE DEMOLISHED
- 2 SOLAR PANELS
- 3 COPPER WEATHERVANE
- 4 MET. CHIMNEY
- 5 STANDING SEAM MET. ROOF. BLACK, TYP.
- 6 BLACK FIBERGLASS WINDOW, TYP.
- 7 "ADOBO" WOOD SIDING, WEATHERED TO GREY, TYP.
- 8 WOOD AND STEEL TRELLIS
- 9 CONCRETE
- 10 WOOD DECK
- 11 VERTICAL 2X2 WOOD SLATS



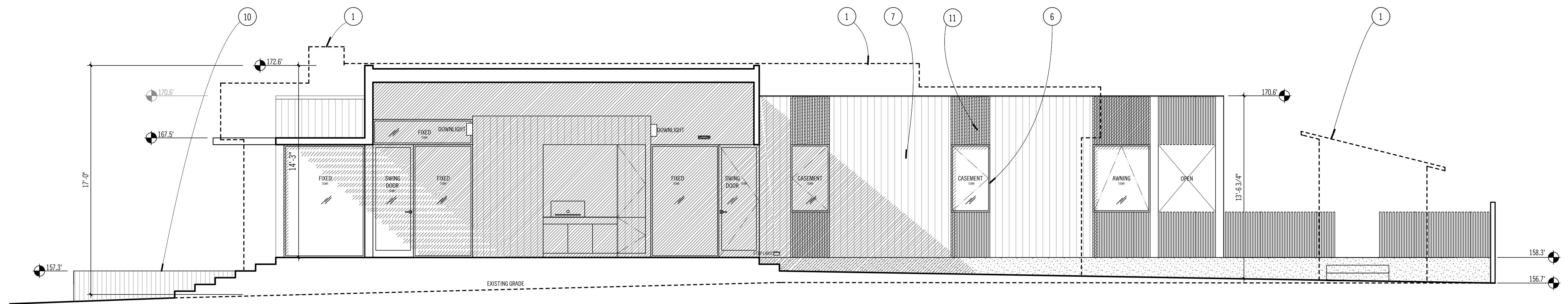
1 STREET ELEVATION
1/4"=1'-0"



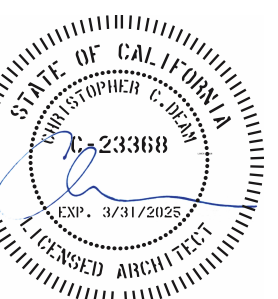


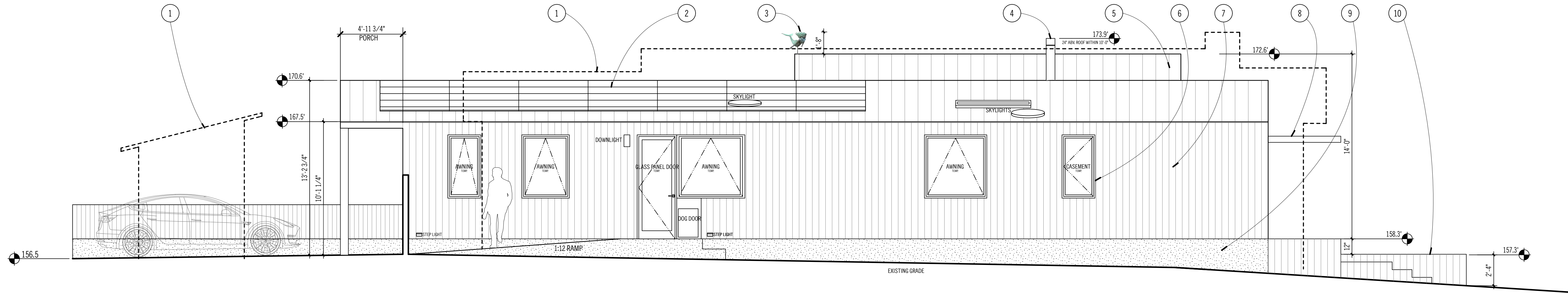
2 NORTH COURTYARD ELEVATION/SECTION
1/4" = 1'-0"

- 1 (E) STRUCTURE TO BE DEMOLISHED
- 2 SOLAR PANELS
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- 4 MET. CHIMNEY
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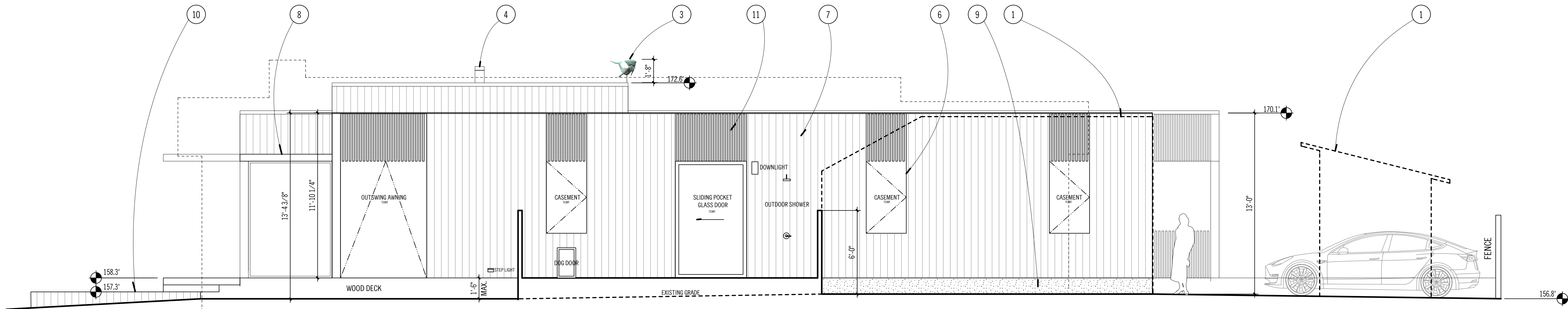


1 SOUTH COURTYARD ELEVATION/SECTION
1/4" = 1'-0"

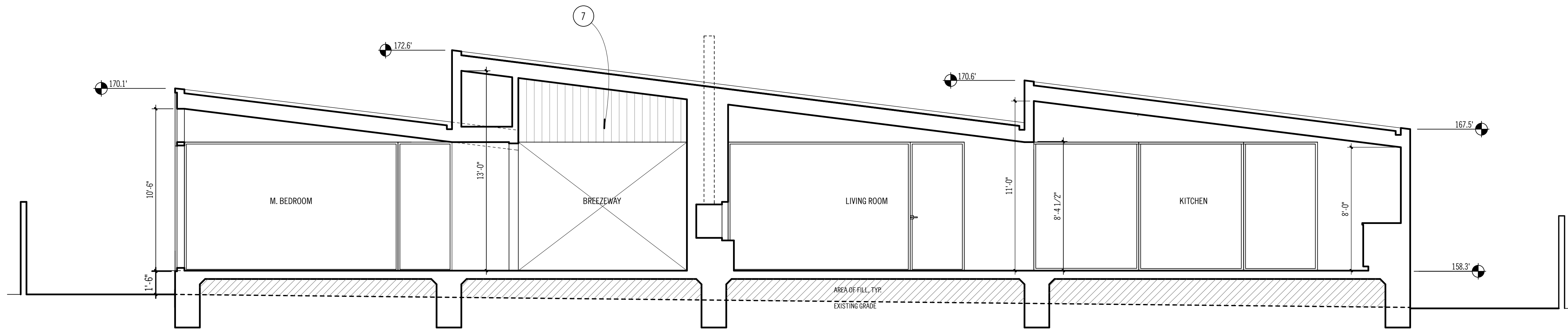




3 NORTH ELEVATION
1/4" = 1'-0"

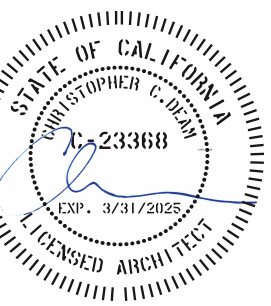


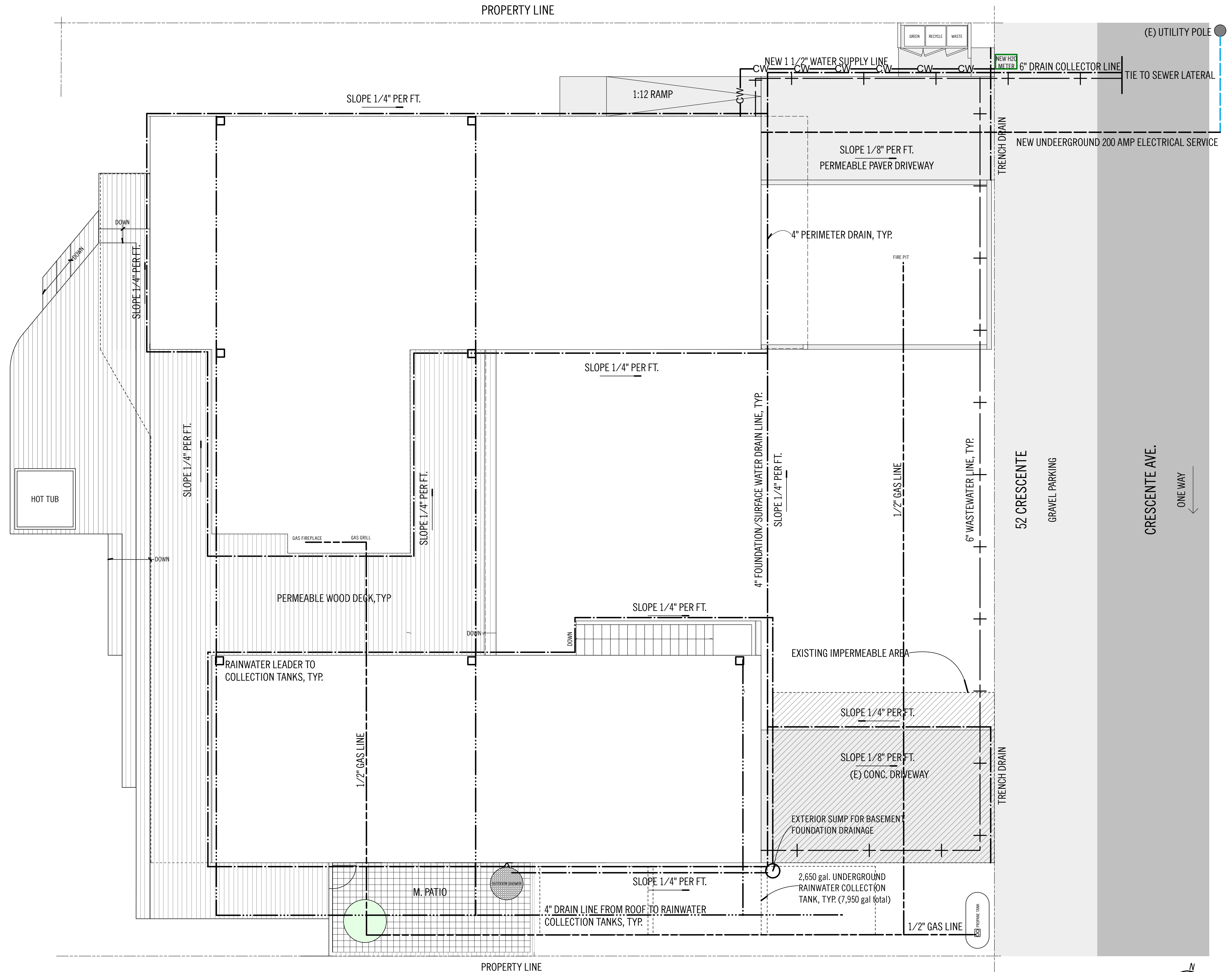
2 SOUTH ELEVATION
1/4" = 1'-0"



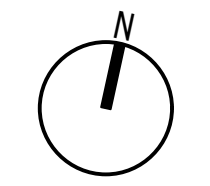
1 SECTION NORTH/SOUTH
1/4" = 1'-0"

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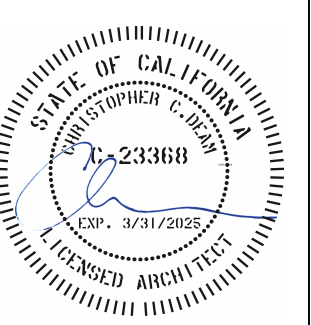


1 DRAINAGE AND UTILITIES PLAN
3/16" = 1'-0"



CHRISTOPHER C. DEAM, ARCHITECT
CA LIC# 23368
(415) 994-1829
CHRIS@CDEAM.COM
WWW.CDEAM.COM

DEAM RESIDENCE
52 CRESCENTE AVE.
BOLINAS, CA



DATE OF ISSUANCE
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REVISION 1
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UTILITIES/DRAINAGE

A5



VIEW FROM LIVING ROOM @ 50 CRESCENTE (TREES ON 50 CRESCENTE PROPERTY)



VIEW FROM KITCHEN @ 50 CRESCENTE (TREES ON 50 CRESCENTE PROPERTY)



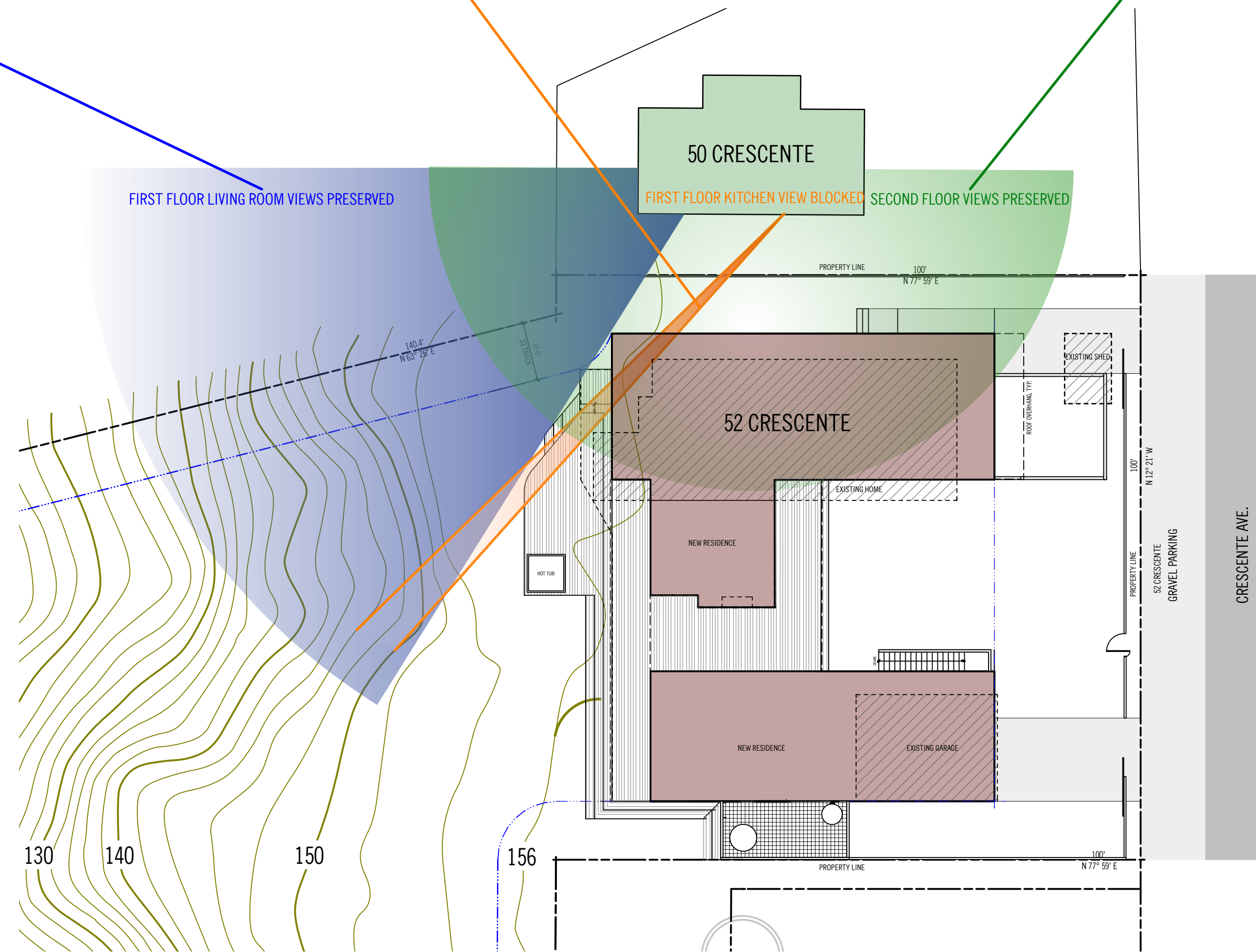
VIEW FROM 2ND FLOOR @ 50 CRESCENTE (TREES ON 50 CRESCENTE PROPERTY)



3 STREETSIDE VIEW DIAGRAM



2 REAR YARD VIEW DIAGRAM

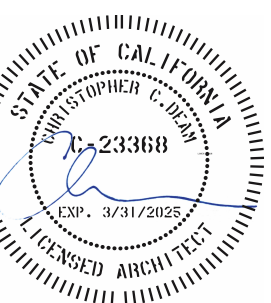


1 VIEW DIAGRAM
1/16" = 1'-0"

DESIGN CONSIDERATIONS

The house is a low slung single story, and follows all setback, area, and height requirements. The character of Bolinas is respected with simple forms and massing, while using a minimal material palette of weathered wood siding and black aluminum roof and windows. Several thoughtful measures have also been taken to reduce the potential impact on the neighbors to the North (50 Crescente):

- * the building is expanded on a **single story** instead of adding a second story, which would block the neighbors 2nd story views of the ocean.
- * The new home is **the same height** as the existing house.
- * The structure is a shed roof with the **lowest side adjacent to the neighbor** to not block sun exposure.
- * The neighbors living space and second story **views are preserved**. However, a small kitchen window view will be partially blocked.
- * The new structure is **further away from the rear property line**, improving the neighbor's views to the South from their backyard.
- * The new house is **further away from the crest line** of the sloping site
- * **Blockout shades** will be used on property line windows to eliminate night time glare.
- * The project will be built using **SIPS to speed construction** and lessen disturbances.
- * Car pooling and offloading to smaller trucks will reduce traffic and the number of vehicle trips.
- * The foundation design will attempt to minimize the amount of cut/off-haul and the number of concrete trucks.





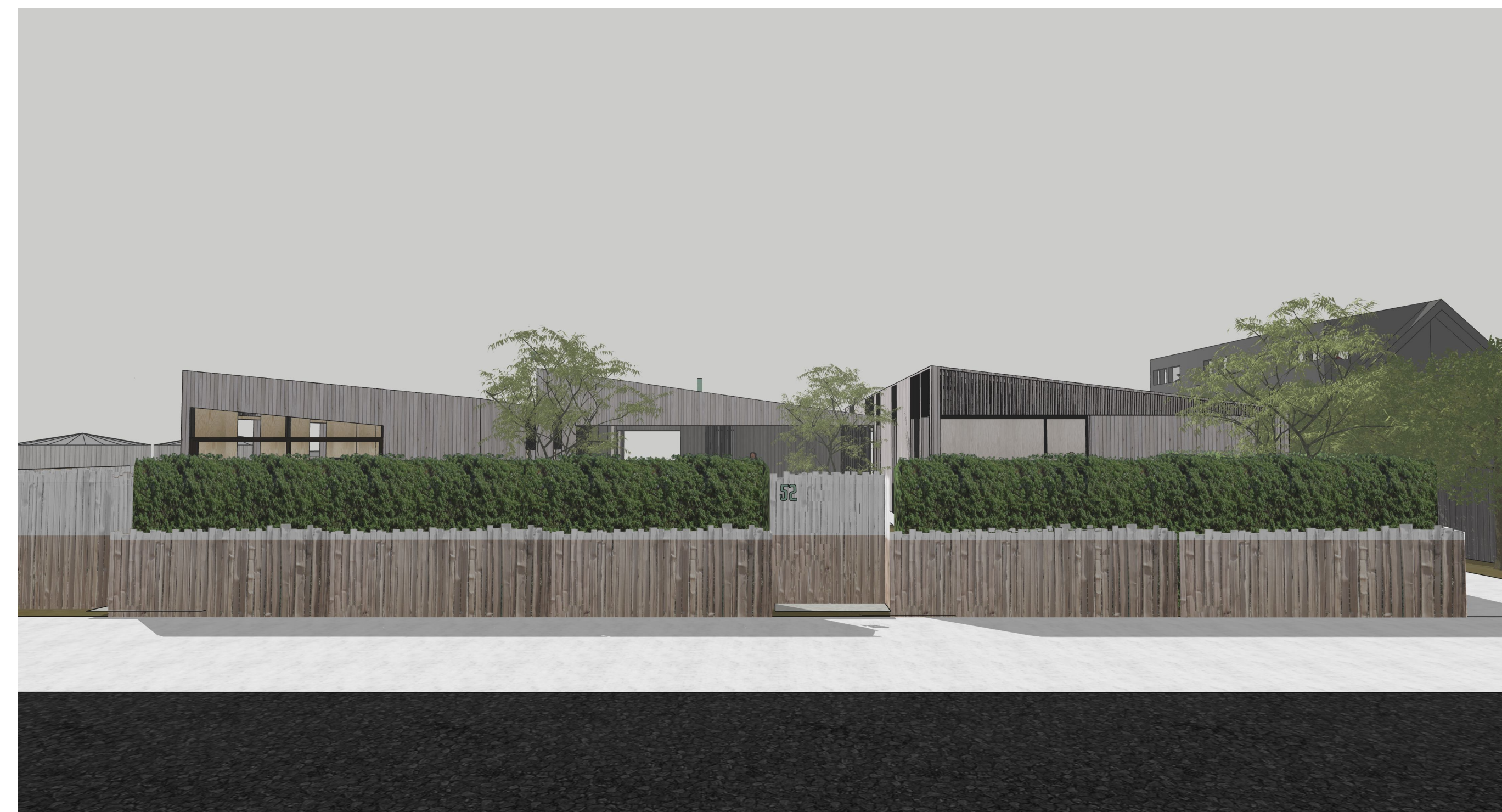
4 REAR VIEW



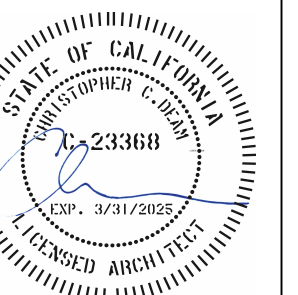
2 OVERVIEW



3 REAR VIEW



1 STREET VIEW




DATE OF ISSUANCE
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120V LED140 Landscape Step / Wall Light 3000K
ITEM NUMBER: WAC589607

BRAND: WAC Lighting

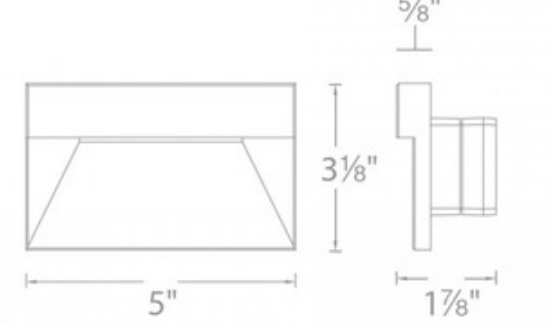
DESCRIPTION: 120V LED140 Landscape Step / Wall Light is designed for safety and style on stairways, patios, decks, balconies, walkways and building perimeters. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night. Geometric design with downward illumination Die Cast Aluminum construction with abrasion-resistant Black, White, or Bronze powder coat finish. Magnetized design for easy installation and maintenance. One 3.5 watt 120 volt LED module is included. Direct wiring, no remote driver needed. 5 inch width x 3.1 inch height x 0.6 inch depth. ETL listed. IP66 rated.



Shown in: Black

SHADE COLOR	N/A
BODY FINISH	Black
WATTAGE	3.5W
DIMMER	Low Voltage Electronic
DIMENSIONS	5"W x 3.1"H x 0.6"D
LED MODULE INCLUDED	1x LED(3.5W/120V) LED
LAMP	1x LED(3.5W/120V) LED
Technical Information	
LUMINOUS FLUX	3 lumens
LUMENS/WATT	0.86
LAMP COLOR	3000 K
COLOR RENDERING	90 CRI

ITEM NUMBER: WAC589607



COMPANY: PROJECT: FIXTURE TYPE: APPROVED BY: DATE:

LIGHTOLOGY.COM | QUOTES@LIGHTOLOGY.COM Apr 10, 2023 | 1.866.954.4489

7 STEP LIGHT, BLACK



4 PERMEABLE PAVERS - STEPSTONE WHITE SAND




3 EXTERIOR DECKING - NATURAL WEATHERED IPE

Round Outdoor Path Light
ITEM NUMBER: WAC462274

BRAND: WAC Lighting

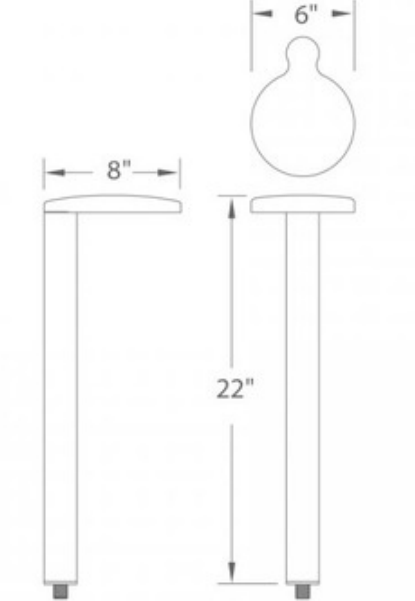
DESCRIPTION: Round Outdoor Path Light features a Black or Bronze finish with a Warm White (2700K) or Pure White (3000K) color temperature. The sturdy side mount design works well in applications where directional illumination is desired. Translucent lens provides uniform light distribution. Includes mounting stake, 6 foot lead wire, and direct burial gel filled wire nuts. Maintains constant illumination against voltage drop. 9-15VAC; magnetic low-voltage transformer required. Integrated 2.9 watt 90CRI LED light source. 60,000 hour rated life. 6 inch head diameter x 22 inch height x 8 inch depth. UL listed for wet locations. IP66 rated; protected against powerful jets of water.



Shown in: Bronze

SHADE COLOR	N/A
BODY FINISH	Bronze
WATTAGE	2.9W
DIMMER	Low Voltage Magnetic
DIMENSIONS	8"L x 6"W x 22"H
LED MODULE INCLUDED	1x LED(2.9W/12V) LED
LAMP	1x LED(2.9W/12V) LED
Technical Information	
LUMINOUS FLUX	125 lumens
LUMENS/WATT	43.3
LAMP COLOR	2700 K
COLOR RENDERING	90 CRI
BEAM SPREAD	Flood

ITEM NUMBER: WAC462274



COMPANY: PROJECT: FIXTURE TYPE: APPROVED BY: DATE:

LIGHTOLOGY.COM | QUOTES@LIGHTOLOGY.COM Apr 10, 2023 | 1.866.954.4489

6 PATH LIGHT, BLACK




2 WINDOWS - MARVIN MODERN COLLECTION, BLACK

Lightology Bowman Outdoor Wall Light
ITEM NUMBER: TLC345567

BRAND: Visual Comfort Modern

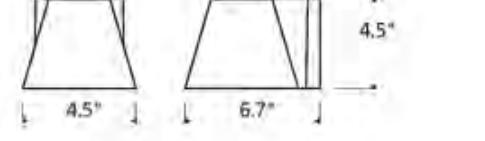
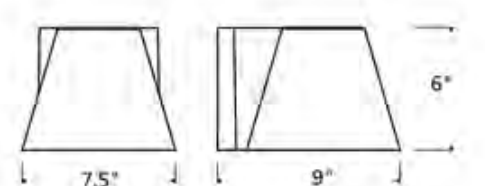
DESCRIPTION: The Bowman Outdoor Wall Light with its soft silhouette of classic table lamp shades is referenced and transformed into a sleek LED wall sconce fixture suitable for both indoor and outdoor applications. Body made of die-cast aluminum in a marine-grade powder coat finish. Houses a powerful LED light source for plentiful illumination on even the darkest of nights. Features a UV stabilized frosted acrylic lens which diffuses the LED light to create an even glow. Available in two sizes. Mounts down only. 5 year warranty. NOTE: Limited options available.



Shown in: White

SHADE COLOR	N/A
BODY FINISH	White
WATTAGE	17.8W
DIMMER	Low Voltage Electronic
DIMENSIONS	4.5"W x 4.5"H x 6.7"D
LED MODULE INCLUDED	1x LED(17.8W/120V) LED
LAMP	1x LED(17.8W/120V) LED
Technical Information	
LUMINOUS FLUX	697 lumens
LUMENS/WATT	39.16
LAMP COLOR	3000 K
COLOR RENDERING	80 CRI

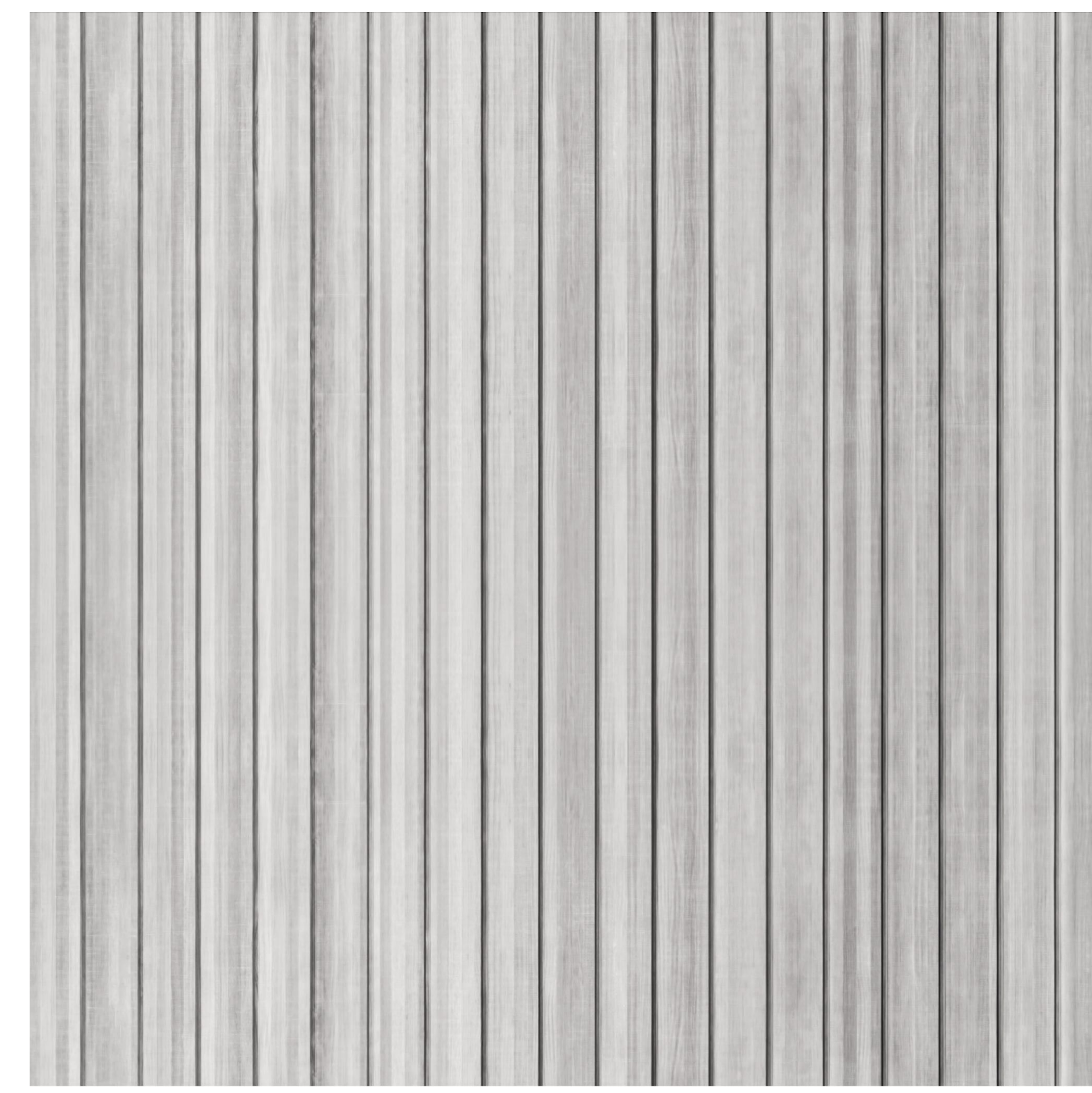
ITEM NUMBER: TLC345567

COMPANY: PROJECT: FIXTURE TYPE: APPROVED BY: DATE:

LIGHTOLOGY.COM | QUOTES@LIGHTOLOGY.COM Apr 10, 2023 | 1.866.954.4489

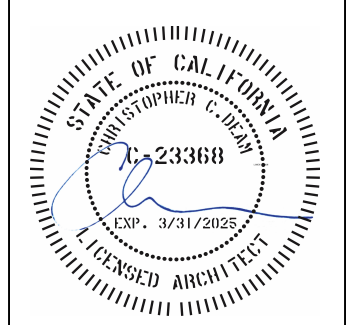
5 EXTERIOR DOWNLIGHT, BLACK



1 EXTERIOR SIDING - ADOBO RAINSCREEN WEATHERED TO GREY

CHRISTOPHER C. DEAM, ARCHITECT
CA LIC# 23368
(415) 994-1829
CHRIS@CDEAM.COM
WWW.CDEAM.COM

DEAM RESIDENCE
52 CRESCENTE AVE.
BOLINAS, CA

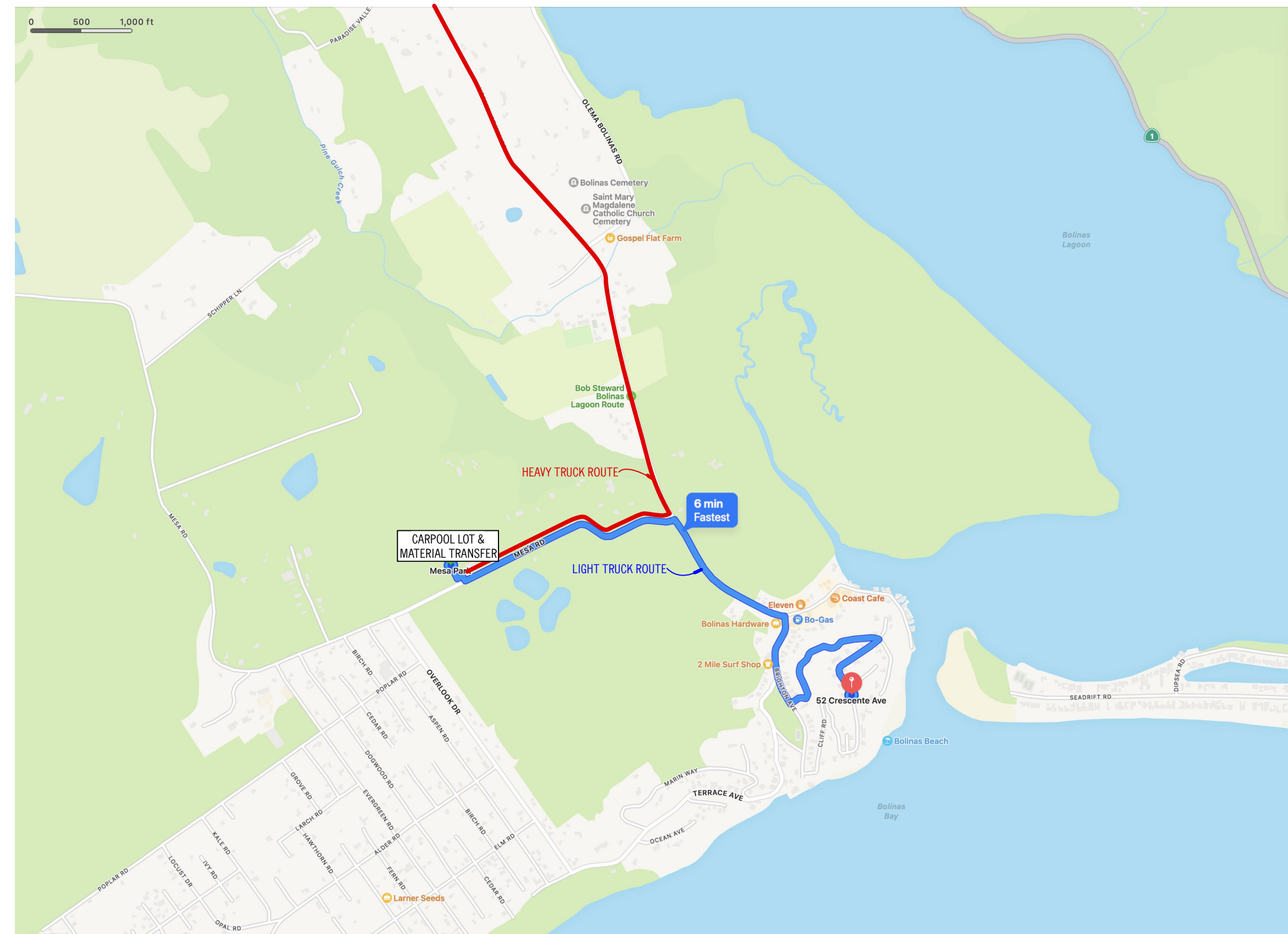


DATE OF ISSUANCE
PLANNING SUBMISSION
08/28/2023
REVISION 1
10/18/2023

MATERIAL PALETTE

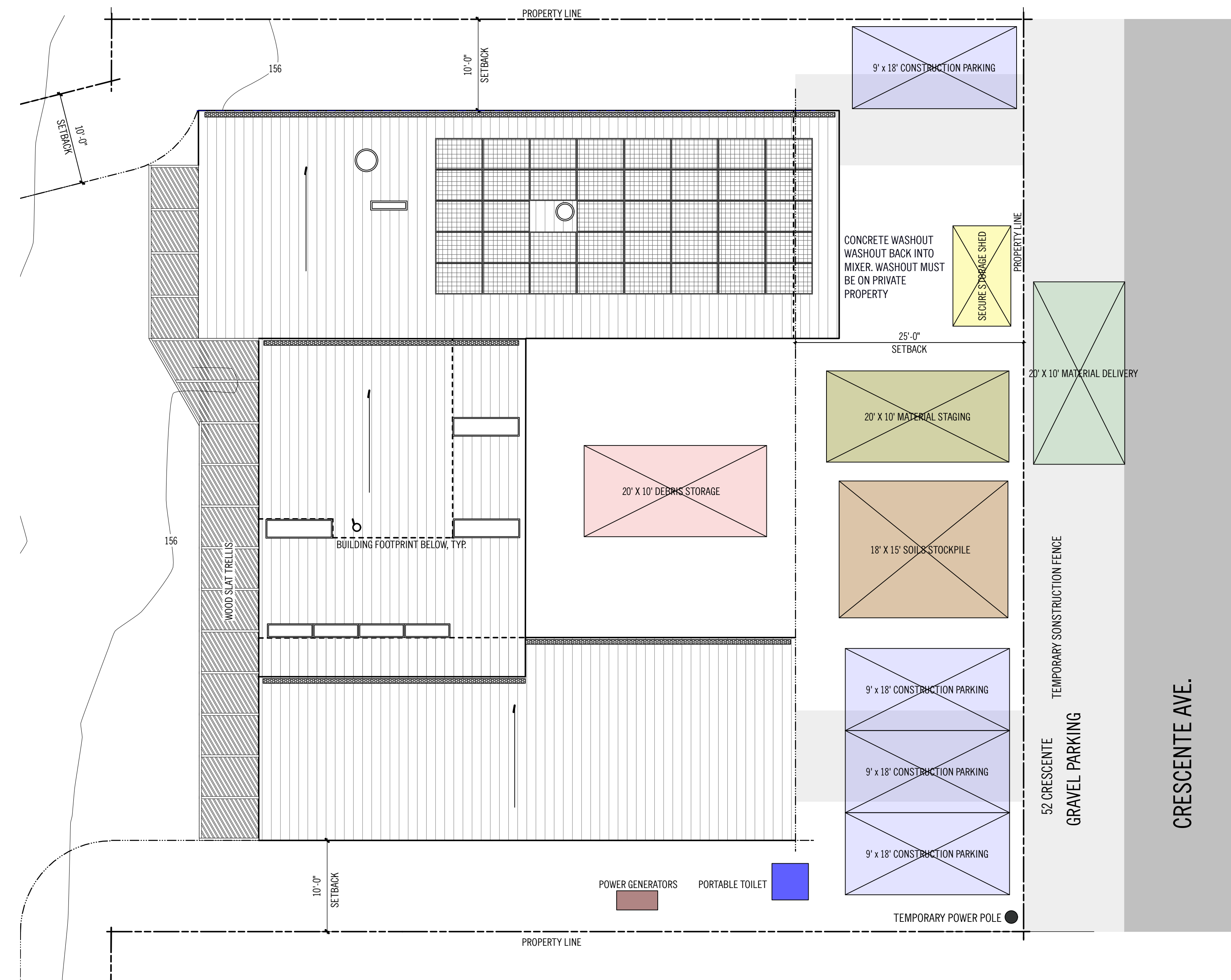
A8

TRUCK ROUTES



TREE PROTECTION MEASURES

- BEFORE THE START OF ANY CLEARING, EXCAVATION, CONSTRUCTION, OR OTHER WORK ON THE SITE, OR THE ISSUANCE OF A BUILDING OR DEMOLITION PERMIT, SUBJECT TREES NEAR PROPOSED WORK SHALL BE SECURELY FENCED-OFF AT THE NON-INTRUSION ZONE, OR OTHER LIMIT AS MAY BE DELINEATED IN APPROVED PLANS. SUCH FENCES SHALL REMAIN CONTINUOUSLY IN PLACE FOR THE DURATION OF THE WORK UNDERTAKEN IN CONNECTION WITH THE DEVELOPMENT. TREE PROTECTION SIGNAGE WILL BE HUNG ON ALL FENCES THAT INDICATE THE TREES ARE PROTECTED; PROJECT ARBORIST CONTACT INFORMATION WILL BE PROVIDED.
- TREE PROTECTION MEASURES FOR THE SUBJECT TREES WILL INCLUDE TRUNK ARMORING (STRAPPED 2" X 4" X 8' LUMBER) AND HIGH VISIBILITY ORANGE FENCING.
- STEEL PLATES WILL BE PLACED ON A 6" THICK LAYER OF MULCH TO SUPPORT HEAVY TRACKED OR WHEELED EQUIPMENT USED ONSITE FOR DEMOLITION AND OTHER SITE WORK. THESE PLATES WILL EXTEND FROM THE EDGE OF PAVEMENT ON ELDRIDGE AVENUE TO WORK LOCATION.
- IF THE PROPOSED DEVELOPMENT WILL ENCOACH UPON THE NON-INTRUSION ZONE OF A SUBJECT TREE, SPECIAL MEASURES SHALL BE APPLIED, AS APPROVED BY THE PROJECT ARBORIST, TO ALLOW THE ROOTS TO OBTAIN NECESSARY OXYGEN, WATER, AND NUTRIENTS. THE PROJECT ARBORIST SHALL BE ONSITE DURING ANY PROJECT GRADING ASSOCIATED WITH THE INSTALLATION OF THE FOUNDATION OR ANY EXCAVATION TO OCCUR WITHIN ANY DESIGNATED "NON-INTRUSION ZONE."
- UNDERGROUND TRENCHING SHALL AVOID THE MAJOR SUPPORT AND ABSORBING TREE ROOTS OF THE SUBJECT TREES. IF AVOIDANCE IS IMPRACTICAL, HAND EXCAVATION UNDERTAKEN UNDER THE SUPERVISION OF THE PROJECT ARBORIST IS REQUIRED. TRENCHES SHALL BE CONSOLIDATED AS MUCH AS POSSIBLE.
- COMPACTION OF THE SOIL WITHIN THE NON-INTRUSION ZONE OF THE SUBJECT TREES SHALL BE AVOIDED. USE OF BRIDGING/PROTECTIVE MATERIALS SUCH AS LAYERED MULCH, TRENCH PLATES, PLYWOOD OR RUBBER MATS IS ENCOURAGED WITHIN NON-INTRUSION ZONES.
- ANY EXCAVATION, CUTTING, OR FILLING OF THE EXISTING GROUND SURFACE WITHIN THE NON-INTRUSION ZONE SHALL BE MINIMIZED AND SUBJECT TO SUCH CONDITIONS AS THE PROJECT ARBORIST MAY IMPOSE.
- BURNING OR USE OF EQUIPMENT WITH AN OPEN FLAME NEAR OR WITHIN THE NON-INTRUSION ZONE SHALL BE AVOIDED. ALL BRUSH, EARTH, AND OTHER DEBRIS SHALL BE REMOVED IN A MANNER THAT PREVENTS INJURY TO THE SUBJECT TREES.
- OIL, GAS, PAINT, CEMENT, CHEMICALS, OR OTHER SUBSTANCES THAT MAY BE HARMFUL TO TREES SHALL NOT BE STORED OR DUMPED WITHIN THE NON-INTRUSION ZONE OF ANY SUBJECT TREE, OR AT ANY OTHER LOCATION ON THE SITE FROM WHICH SUCH SUBSTANCES MIGHT ENTER THE NON-INTRUSION ZONE OF A SUBJECT TREE.
- CONSTRUCTION MATERIALS SHALL NOT BE STORED WITHIN THE NON-INTRUSION ZONE OF A SUBJECT TREE. ON-SITE PARKING SHALL BE KEPT OUTSIDE NON-INTRUSION ZONES.



CONSTRUCTION MANAGEMENT NOTES

SITE PREPARATION
THE SITE IS VIRTUALLY FLAT WITH MINIMAL GRADE CHANGE. NO GRADING REQUIRED FOR WORKER PARKING, MATERIAL STORAGE, SPOILS PILE, ETC. A SECURE FENCE MUST BE ERECTED AND LOCKED AFTER WORKING HOURS.

ROAD PROTECTION
ALTURA AVE, CRESCENTE AVE, AND CLIFF ROAD ARE ALL FRAGILE PRIVATELY MAINTAINED ROADWAYS. AS SUCH, CARE MUST BE TAKEN NOT TO ERODE HILLSIDES AND ROADBED. HEAVY TRUCKS (CONCRETE) WILL BE LIMITED TO THE MINIMUM NUMBER OF TRIPS. ANY LARGE DELIVERY TRUCKS SUCH AS SEMI'S WILL OFFLOAD MATERIALS AND DELIVER TO THE SITE IN SMALLER, LIGHTER TRUCKS. WORKERS SHALL CARPOOL TO MINIMIZE TRAFFIC. ANY DAMAGE TO THE ROADWAYS IS THE CONTRACTORS RESPONSIBILITY TO REPAIR.

LANE CLOSURES
NO LANE CLOSURES ANTICIPATED, BUT IF REQUIRED PERMITS MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS FOR LANE CLOSURES, (415) 499-6528. ROAD OR LANE CLOSURES REQUIRE POSTING SIGNS A MINIMUM OF 48 HOURS IN ADVANCE. COPIES OF THESE PERMITS MUST BE MAINTAINED AT THE JOB SITE FOR THE DURATION OF THE CLOSURE.

PARKING
PROJECT VEHICLES SHALL PARK ON THE PROJECT SITE AND CARPOOL FROM AN ACCEPTABLE PUBLIC LOT SUCH AS MESA PARK (IF PERMISSION IS GRANTED). ANY PROJECT-RELATED WORKERS, CONTRACTORS, OR SUBCONTRACTORS UNABLE TO PARK ON-SITE WILL CARPOOL IN AN ACCEPTABLE VEHICLE OR SHUTTLE TO THE SITE, PARKING OF PROJECT VEHICLES IN THE PUBLIC RIGHT OF WAY SHALL BE BY APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS. APPROVAL WILL BE GIVEN ONLY IF THE PROJECT DEMONSTRATES THAT NO ON-SITE PARKING IS FEASIBLE.

ENCROACHMENT PERMIT
CRESCENTE AVE IS NOT A COUNTY MAINTAINED ROAD. HOWEVER, AN ENCROACHMENT PERMIT FROM DPW MAY BE REQUIRED FOR WORK WITHIN THE ROAD RIGHT-OF-WAY, INCLUDING, BUT NOT LIMITED TO, UTILITY TRENCHING, INSTALLATION OF NEW UTILITY CONNECTIONS, MATERIAL STORAGE, STAGING AND MODIFICATIONS TO THE DRIVEWAY APRON, CURB AND GUTTER. THE SELECTED CONTRACTOR MUST COMPLETE ANY ENCROACHMENT PERMIT APPLICATION. THE CONTRACTOR MUST RECEIVE AN APPROVED ENCROACHMENT PERMIT PRIOR TO BEGINNING THE ENCROACHING WORK. THE APPLICATION FORM AND SUBMITTAL REQUIREMENTS ARE FOUND ON THE COUNTY WEBSITE: <https://publicworks.marincounty.org/encroachment-permits/>

MATERIAL RECYCLING
100% OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IS TO BE RECYCLED OR SALVAGED THROUGH MARIN RESOURCE RECOVERY CENTER

DUST CONTROL
DUST REDUCTION CONSISTENT WITH THE BAY AIR QUALITY MANAGEMENT DISTRICT'S BASIC CONTROL MEASURES.

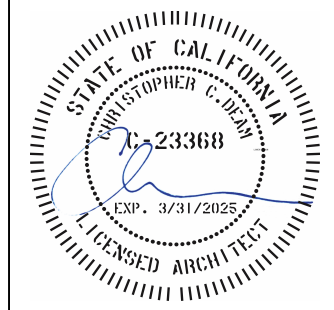
LAND DEVELOPMENT DEPARTMENT OF PUBLIC WORKS
JACKSON BAURE
3501 CIVIC CENTER DRIVE, SUITE 304
MILL VALLEY CA, 94941
(415) 473-7092

CONTRACTOR:
TBD
EMERGENCY CONTACT
TBD

CONSTRUCTION MANAGEMENT TIMELINE	MONTH 01 JUNE	MONTH 02 JULY	MONTH 03 AUGUST	MONTH 04 SEPTEMBER	MONTH 05 OCTOBER	MONTH 06 NOVEMBER	MONTH 07 DECEMBER	MONTH 08 JANUARY	MONTH 09 FEBRUARY	MONTH 10 MARCH	MONTH 11 APRIL	MONTH 12 MAY	MONTH 13 JUNE	MONTH 14 JULY
MOBILIZATION														
DEMOLITION														
ROUGH FRAMING														
ROUGH PLUMBING / ELECTRICAL														
CLOSE IN														
PAINT														
PUNCH LIST														

CHRISTOPHER C. DEAM, ARCHITECT
CA LIC# 23368
(415) 994-1829
CHRIS@CDEAM.COM
WWW.CDEAM.COM

DEAM RESIDENCE
52 CRESCENTE AVE.
BOLINAS, CA



DATE OF ISSUANCE
PLANNING SUBMISSION
08/28/2023
REVISION 1
10/18/2023

CONSTRUCTION MGMT

A10

NOT FOR CONSTRUCTION

Cresente Residence

52 Cresente Ave.
Bolinas, CA, 94924

APN: 193-092-18
193-092-19
193-111-09

Issue set: Planning Application
Issue date: 04.20.23

Revisions:

REV.	DESCRIPTION	DATE
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Landscape / Revegetation Plan

Scale: 3/32" = 1'-0"
Drawn by: SG

L3.00

IRRIGATION NOTE:

All newly planted areas will receive supplemental drip irrigation during establishment. Irrigation will be reduced as necessary once plants are established.



PLANT LEGEND

Symbol	Quantity	Botanical Name	Common Name	Container Size	Native	Type of Irrigation	Height at Maturity
TREES							
		<i>Myrica californica</i>	Pacific Wax Myrtle	36" box	CA	Drip	10 - 30 ft.
		<i>Quercus agrifolia</i>	Coast Live Oak	24" box 36" box 48" box	CA	Drip	20 - 50 ft.
SHRUBS							
		<i>Laurus nobilis</i> (Existing)	Bay Laurel	15 gal	Non-Native	Drip	15 ft.
		<i>Laurus nobilis</i>	Bay Laurel	15 gal	Non-Native	Drip	15 ft.
		<i>Pittosporum tenuifolium</i>	Kohuhu	15 gal	Non-Native	Drip	10 ft.
GROUNDCOVERS							
	1,046 SQFT.	ZONE 1: CENTRAL COURTYARD				Drip	
	1,113 SQFT.	ZONE 2: SIDE ACCENTS				Drip	
	22,637 SQFT.	ZONE 3: LOWER SLOPE				Drip	

TREE REMOVAL LEGEND:

- (E) TREE
- TREES TO BE REMOVED



PLANT LIST

Quantity	Botanical Name	Common Name	Container Size	Height at Maturity	Water Use	Native
ZONE 1 - CENTRAL COURTYARD						
GROUNDCOVERS + ACCENTS						
30%	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	5 gal	1'4"	Low	Bay Area
35%	Carex divulsa	European Grey Sedge	1 gal / 3 gal mix	1'6"	Low	Non-Native
5%	Chondropetalum elephantinum	Large Cape Rush	5 gal / 15 gal mix	6'0"	Low	Non-Native
15%	Dudleya hassei	Santa Catalina Live-forever	1 gal	6"	Low	CA
5%	Escholtzia maritima	Coastal Poppy	1 gal	1'6"	Low	Bay Area
10%	Fragaria 'Chaval'	Beach Strawberry	1 gal	4"	Low	Bay Area
ZONE 2 - SIDE ACCENTS						
SCREENING + SHRUBS						
5%	Heteromeles arbutifolia	Toyon	5 gal / 15 gal mix	10'0"	Low	CA
5%	Rhamnus 'Eve Case'	Eve Case Coffeeberry	5 gal / 15 gal mix	6'0"	Low	CA
5%	Rhamnus 'Leatherleaf'	Leatherleaf Coffeeberry	5 gal / 15 gal mix	6'0"	Low	CA
5%	Rhus integrifolia	Lemonade Berry	15 gal / 24" box mix	9'0"	Low	CA
GROUNDCOVERS						
15%	Achillea millefolium 'Powell's White'	Powell's White Yarrow	1 gal / 3 gal mix	3'0"	Low	CA
15%	Artemisia 'David's Choice'	Coastal Sagewart	3 gal / 5 gal mix	2'0"	Low	Bay Area
15%	Ceanothus 'Joyce Coulter'	Creeping Mountain Lilac	5 gal / 15 gal mix	3'0"	Low	CA
15%	Ceanothus 'Anchor Bay'	Anchor Bay Ceanothus	5 gal / 15 gal mix	1'6"	Low	CA
10%	Calamagrostis foliosa	Mendocino Reed Grass	3 gal	1'0"	Low	CA
10%	Festuca 'Stony Creek'	Stony Creek Idaho Fescue	3 gal	2'0"	Low	CA
ZONE 3 - LOWER SLOPE						
SCREENING + SHRUBS						
5%	Arctostaphylos 'Warren Roberts'	Warren Roberts Manzanita	5 gal	6'0"	Low	CA
5%	Heteromeles arbutifolia	Toyon	15 gal / 24" box mix	10'0"	Low	CA
5%	Rhamnus 'Eve Case'	Eve Case Coffeeberry	5 gal / 15 gal mix	6'0"	Low	Non-Native
5%	Rhamnus 'Leatherleaf'	Leatherleaf Coffeeberry	5 gal / 15 gal mix	6'0"	Low	CA
5%	Rhus integrifolia	Lemonade Berry	15 gal / 24" box mix	9'0"	Low	CA
GROUNDCOVERS						
10%	Arctostaphylos 'John Dourly'	John Dourly Manzanita	5 gal / 15 gal mix	3'0"	Low	CA
15%	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	5 gal / 15 gal mix	2'0"	Low	CA
10%	Bacharis 'Pigeon Point'	Dwarf Coyote Bush	5 gal	2'0"	Low	CA
10%	Calamagrostis nutkaensis	Pacific Reedgrass	3 gal	3'0"	Low	CA
10%	Ceanothus 'Concha'	Concha Ceanothus	5 gal / 15 gal mix	6'0"	Low	CA
10%	Ceanothus 'Yankee Point'	Yankee Point Ceanothus	5 gal / 15 gal mix	3'0"	Low	CA
10%	Polystichum munitum	Western Sword Fern	5 gal / 15 gal mix	3'0"	Low	CA

O / 831.655.1414
 F / 831.655.3462
 537 Houston Street
 Monterey, CA 93940
 GROUNDSTUDIO.COM

NOT FOR CONSTRUCTION

Cresente Residence

52 Cresente Ave.
 Bolinas, CA, 94924

APN: 193-092-18
 193-092-19
 193-111-09

Issue set: Planning Application
 Issue date: 04.20.23

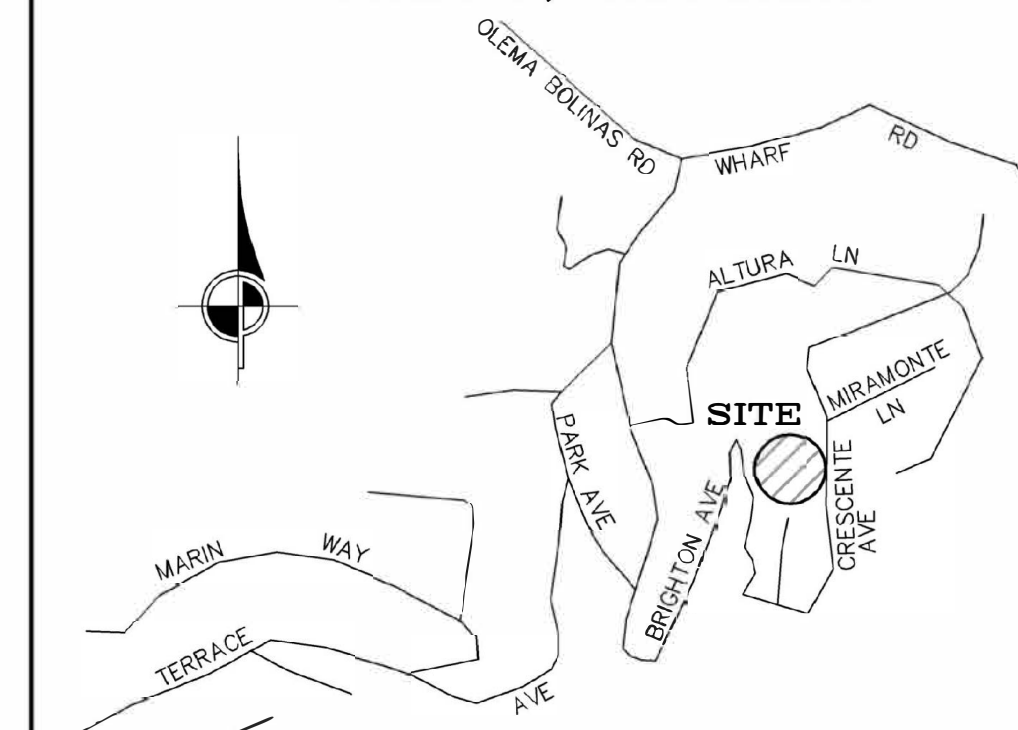
Revisions:

REV.	DESCRIPTION	DATE
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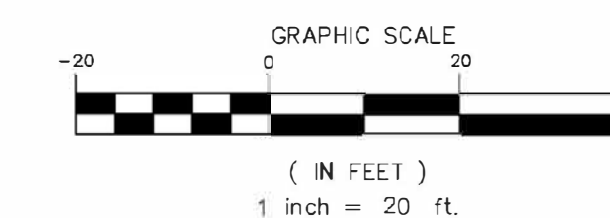
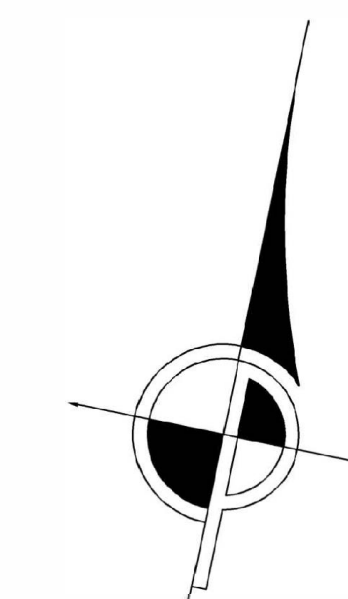
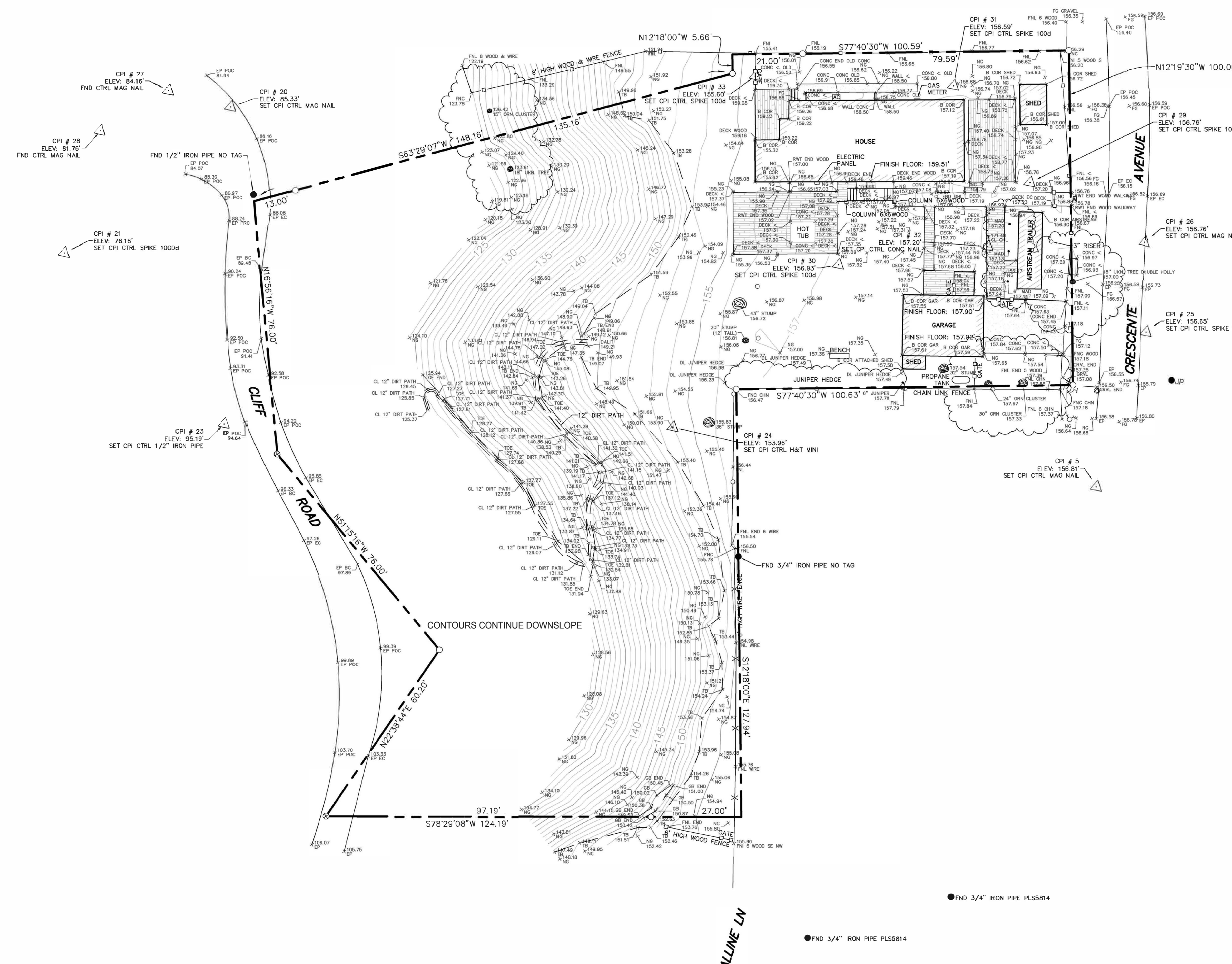
Landscape / Revegetation Plan

Scale: N/A
 Drawn by: SG

L3.01



LOCATION MAP (N.T.S)



BENCHMARK

CINQUINI & PASSARINO CONTROL POINT NO. 7, BEING A FOUND MAG NAIL & WASHER ALONG CRESCENTE AVENUE. ELEVATION = 156.54' (NAVD 88)

THE ORTHOMETRIC ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND WERE DETERMINED BY STATIC GPS TIES TO CGPS STATIONS TIBB, P193 & P177 WITH PUBLISHED ELLIPSOIDAL HEIGHTS OF 67.481', 220.127') AND 237.246, RESPECTIVELY, IN ADDITION TO APPLYING THE NGS GEOID HEIGHT MODEL "GEOID2012B".

BASIS OF BEARINGS

BEING THE SAME AS SHOWN ON THAT RECORD OF SURVEY FILED IN BOOK 2020 OF MAPS AT PAGE 258, MARIN COUNTY RECORDS.

SURVEYOR'S STATEMENT

THIS MAP REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION ON FEBRUARY 6, 2023 AND REPRESENTS THE VISUAL SURFACE CONDITIONS AS OF AFORESAID DATE.

Signature of Leslie Kirby, P.L.S. 9072. Date: 4/24/2023. Professional Land Surveyor seal for Leslie Kirby, P.L.S. 9072, State of California.

LEGEND (ALL SYMBOLS MAY NOT APPLY)

Legend table with multiple columns listing symbols for property boundaries, utilities, structures, and vegetation. Includes symbols for subject property boundary, cable TV boxes, telephone boxes, electric boxes, natural gas valve, water meter, water valve, water well, post indicator valve, monitoring well, air conditioning unit, bollard, mailboxes, sign, parking meter, junction pole, power pole, service pole, telephone pole, guy anchor, chainlink fence, wood fence, wire fence, vnerow, overhead elec./high voltage, overheat util./high voltage, overheat guy wire, USA electric/telephone, USA natural gas, USA storm drain, USA sewer/force main, USA water/reclaimed, USA fire water/irrigation, USA oxygen/unknown, USA traffic signal wire, USA fiber optic, tree trunk & drip line, building perimeter, wood deck/stairs, deco. rock/riprap, concrete, truncated domes, diamond plate, wood wall/log, brick, roadway striping, natural ground, flow line, grade break, toe/top of bank, finish grade, back of sidewalk, edge of pavement, concrete, edge non-paved rd, top face of curb, back gutter curb, lip of gutter, building corner, building line, retaining wall top/bottom, unknown, fence line, fence corner/intersection, edge of traveled way, double yellow button, single yellow button, double yellow line, single white button, single white line, corrugated metal pipe, reinforced conc. pipe, high density polyethylene, property line, document number, official record, assessor's parcel number.

Job Name: 52 CRESCENTE AVENUE BOLINAS, CA. Description: TOPOGRAPHIC MAP. DRAWN BY: JM. CHECKED BY: LK. SCALE: 1" = 20'. SHEET: 1 OF 1. JOB NUMBER: 10045-23. DNG. PATH: Y:\10045\CoA. DNG. FILE: 10045TOP0-rw20230421.dwg. DATE/TIME: Apr 21, 2023 - 11:21 am. CINQUINI & PASSARINO, INC. LAND SURVEYING. 1360 N. Dutton Ave. #150 Santa Rosa, Ca. 95401. Phone: (707) 542-6268. Fax: (707) 542-2106. WWW.CINQUINIPASSARINO.COM. SV logo.