

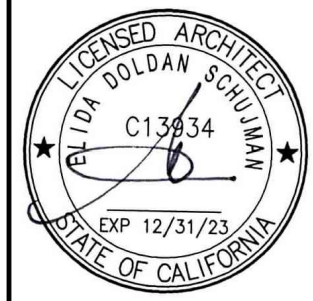
ACKLEY CUSTODIO RESIDENCE ADDITION

19 CYPRESS ROAD, POINT REYES, CALIFORNIA

ASSESSOR'S PARCEL NUMBER - 119-081-054

REVISIONS	BY
02-09-23	EDS
08-18-23	EDS

SHEET INDEX	PROJECT PRINCIPALS	GENERAL NOTES	VICINITY MAP	LOCATION MAP																																																																											
<p>ARCHITECTURAL</p> <p>A0.1 PROJECT DATA / VICINITY MAP / GENERAL NOTES / CONDITIONS OF APPROVAL / INDEX OF DRAWINGS</p> <p>A0.2 N/A</p> <p>A1.1 EXISTING SITE PLAN W/ ROOF PLAN</p> <p>A1.2 PROPOSED SITE PLAN W/ ROOF PLAN</p> <p>A1.3 SITE CONSTRAINTS PLAN</p> <p>E.C.1 EXISTING FLOOR PLAN</p> <p>E.C.2 EXISTING EXTERIOR ELEVATIONS</p> <p>E.C.3 N/A</p> <p>A2.1 PROPOSED OVERALL FLOOR PLAN</p> <p>A2.2 PROPOSED FLOOR PLAN / AREA OF WORK</p> <p>A3.1 N/A</p> <p>A3.2 N/A</p> <p>A4.1 PROPOSED EXTERIOR ELEVATIONS</p> <p>A4.2 N/A</p> <p>A4.3 N/A</p> <p>A5.1 N/A</p> <p>E1.1 N/A</p> <p>E1.2 N/A</p> <p>CG.1 N/A</p> <p>WASTE WATER</p> <p>WW.1</p> <p>WW.2</p> <p>WW.3</p>	<p>OWNER</p> <p>MEREDITH ACKLEY & ANTHONY CUSTODIO 19 CYPRESS ROAD, POINT REYES, CA</p> <p>ARCHITECT</p> <p>ELIDA DOLDAN SCHULMAN, AIA, CID ARCHITECTURE STUDIO 316 SYCAMORE AVENUE MILL VALLEY, CA 94941 T 415-381-3536 ELARCHST@GLOBOAL.NET</p> <p>STRUCTURAL</p> <p>PHEIF ENGINEERING 102 E. BULTHEDALE AVE. MILL VALLEY, CA 94941 T 415-381-8150 INFO@PHEIFENGINEERING.COM</p> <p>CONTRACTOR</p> <p>G.L. CONSTRUCTION T 415-724-3161 GREG@GLCONSTRUCTIONS.COM</p>	<p>GENERAL NOTES</p> <ol style="list-style-type: none"> ALL CONSTRUCTION TO CONFORM TO THESE PLANS, AND THE REQUIREMENTS OF THE CALIFORNIA RESIDENTIAL CODE AND CALIFORNIA BUILDING CODE LATEST EDITION AS ADOPTED BY THE COUNTY OF MARIN, AND ALL OTHER APPLICABLE CODES AND REGULATIONS AND OTHER APPLICABLE SECTIONS OF THE LOCAL MUNICIPAL CODE. ALL MATERIALS AND WORKMANSHIP TO MEET OR EXCEED THE BEST STANDARDS OF THE TRADE. ON-SITE VERIFICATION OF DIMENSIONS, ELEVATIONS, AND OTHER CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. ON-SITE VERIFICATION OF DIMENSIONS, ELEVATIONS, AND OTHER CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. PROTECTION OF OWNER'S PROPERTY ALL ADJACENT PROPERTIES AS WELL AS THE GENERAL PUBLIC ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MAINTAINED AT ALL TIMES. DIVISION 4.1 PLANNING & DESIGN (CALGREEN DIV. 4.1) NOTE: ALL MEASURES ARE MANDATORY UNLESS NOT IN PROJECT SCOPE (SELECT COMPLETED OR NOT APPLICABLE [N/A]) <ol style="list-style-type: none"> 4.106.3 (MANDATORY) CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR A DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. DIVISION 4.2 ENERGY EFFICIENCY ALL MEASURES ARE MANDATORY UNLESS NOT IN PROJECT SCOPE <ol style="list-style-type: none"> 4.201.1 (MANDATORY) BUILDING MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS. DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION NOTE: ALL MEASURES ARE MANDATORY UNLESS NOT IN PROJECT SCOPE <ol style="list-style-type: none"> 4.303.1 (MANDATORY) PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF SECTIONS 4.303.1.1 THROUGH 4.303.1.4.4. 4.303.2 (MANDATORY) 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. 4.304.1 (MANDATORY) RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT. DIVISION 4.4 MATERIAL CONSERVATION & RESOURCE EFFICIENCY NOTE: ALL MEASURES ARE MANDATORY UNLESS NOT IN PROJECT SCOPE <ol style="list-style-type: none"> 4.406.1 (MANDATORY) ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY. 4.408.1 (MANDATORY) RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH THE REPORTING STANDARDS OUTLINED BY ZERO WASTE MARIN. LINK: ZERO WASTE MARIN 4.410.1 (MANDATORY) AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. DIVISION 4.5 ENVIRONMENTAL QUALITY NOTE: ALL MEASURES ARE MANDATORY UNLESS NOT IN PROJECT SCOPE <ol style="list-style-type: none"> 4.504.1 (MANDATORY) DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION. 4.504.2.1 (MANDATORY) ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS. 4.504.2.2 (MANDATORY) PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS 4.504.2.3 (MANDATORY) AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS. 4.504.2.4 (MANDATORY) DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. DOCUMENTATION MAY INCLUDE (BUT ISN'T LIMITED TO) THE MANUFACTURER'S PRODUCT SPECIFICATION OR FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS. 4.504.3 (MANDATORY) CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. 4.504.4 (MANDATORY) 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SPECIFIED VOC CRITERIA. 4.504.5 (MANDATORY) PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. A4.504.2 (MANDATORY) INSTALL VOC COMPLIANT RESILIENT FLOORING SYSTEMS. NINETY (90) PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS ESTABLISHED IN SECTION A4.504.2. A4.504.3 (MANDATORY) THERMAL INSULATION INSTALLED IN THE BUILDING SHALL INSTALL THERMAL INSULATION IN COMPLIANCE WITH VOC LIMITS 4.505.2 (MANDATORY) VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS. 4.505.3 (MANDATORY) MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. 4.506.1 (MANDATORY) EACH BATHROOM SHALL BE PROVIDED WITH THE FOLLOWING: <ol style="list-style-type: none"> ENERGY STAR FANS DUCTED TO TERMINATE OUTSIDE THE BUILDING. FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL (SEPARATE OR BUILT-IN); OR FUNCTIONING AS A COMPONENT OF A WHOLE-HOUSE VENTILATION SYSTEM. HUMIDITY CONTROLS WITH MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT, CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤ 50 PERCENT TO A MAXIMUM OF 80 PERCENT. 4.507.2 (MANDATORY) DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS: <ol style="list-style-type: none"> ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ACCA 2 MANUAL J-2016 OR EQUIVALENT. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ACCA 1 MANUAL D - 2016 OR EQUIVALENT. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S-2014 OR EQUIVALENT. 	<p>VICINITY MAP</p>	<p>LOCATION MAP</p> <p>NOTE: PROJECT LAND_P-1, P-2, P-3, P-4</p>																																																																											
<p>CODES:</p> <p>ALL WORK TO COMPLY WITH THE FOLLOWING BUILDING CODES:</p> <ol style="list-style-type: none"> 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA RESIDENTIAL CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE 	<p>PROJECT DATA / SCOPE OF WORK</p> <p>PROJECT DESCRIPTION</p> <p>INTERIOR REMODEL TO RETROFIT AN EXISTING SPACE INTO 2 BEDROOMS AND 1 BATH IN THE EXISTING MAIN HOUSE. EXPANSION OF THE EXISTING SEPTIC SYSTEM BY ADDING A 1,500 GAL SEPTIC TANK WITHIN THE CONFINES OF THE EXISTING SEPTIC TANKS AND LEACH LINES.</p> <table border="1"> <tr> <td>ASSESSOR'S PARCEL NUMBER</td> <td>119-081-054</td> </tr> <tr> <td>ZONING</td> <td>C-ARP1</td> </tr> <tr> <td>OCCUPANCY CLASSIFICATION</td> <td>R-3</td> </tr> <tr> <td>APPROVED USE</td> <td>SINGLE FAMILY RESIDENCE + SECOND</td> </tr> <tr> <td>UNIT CONSTRUCTION TYPE</td> <td>V-B</td> </tr> <tr> <td>STORIES</td> <td>TWO</td> </tr> <tr> <td>SPRINKLERS</td> <td>YES</td> </tr> <tr> <td>SEISMIC DESIGN CATEGORY</td> <td>"D"</td> </tr> </table> <table border="1"> <tr> <td>LOT AREA</td> <td>84,264 S.F.</td> </tr> <tr> <td>LOT EXISTING IMPERVIOUS AREA</td> <td>0.06%</td> </tr> <tr> <td>LOT PROPOSED IMPERVIOUS AREA</td> <td>0.07%</td> </tr> <tr> <td>EXISTING FLOOR AREA</td> <td>MAIN HOUSE 1,559 S.F. ADU 2,210 S.F.</td> </tr> <tr> <td>PROPOSED FLOOR AREA</td> <td>MAIN HOUSE 2,093 S.F. ADU 2,210 S.F.</td> </tr> <tr> <td>EXISTING FLOOR AREA RATIO</td> <td>0.044 %</td> </tr> <tr> <td>PROPOSED FLOOR AREA RATIO</td> <td>0.051 % - N.C.</td> </tr> <tr> <td>EXISTING PATIO</td> <td>1,344 SF</td> </tr> <tr> <td>PROPOSED PATIO</td> <td>1,344 SF - N.C.</td> </tr> <tr> <td>EXISTING ARBOR & WALKWAYS</td> <td>120 SF</td> </tr> <tr> <td>PROPOSED ARBOR & WALKWAYS</td> <td>120 SF - N.C.</td> </tr> <tr> <td>EXISTING DECK</td> <td>255 S.F. (TO BE DEMOLISHED)</td> </tr> <tr> <td>PROPOSED DECK</td> <td>622 S.F. - N.C.</td> </tr> <tr> <td>EXISTING PORCH</td> <td>32 SF</td> </tr> <tr> <td>PROPOSED COVERED PORCH</td> <td>105 S.F. (DECREASED -79 S.F.)</td> </tr> <tr> <td>EXISTING GARAGE</td> <td>422 S.F.</td> </tr> <tr> <td>PROPOSED GARAGE</td> <td>411 S.F. - N.C.</td> </tr> <tr> <td>EXISTING LOT COVERAGE</td> <td>0.058 %</td> </tr> <tr> <td>PROPOSED LOT COVERAGE</td> <td>0.069 % - N.C.</td> </tr> <tr> <td>ON-SITE PARKING</td> <td>6+ SPACES (NO CHANGE) - N.C.</td> </tr> </table> <p>MINIMUM SET BACKS FOR EXTERIOR WALLS :</p> <table border="1"> <tr> <td>WESTERN SIDE</td> <td>0 REQUIRED</td> <td>EXISTING: 49'</td> </tr> <tr> <td>SOUTHERN SIDE</td> <td>0 REQUIRED</td> <td>PROPOSED: 259'</td> </tr> <tr> <td>NORTHERN SIDE</td> <td>0 REQUIRED</td> <td>PROPOSED: 94'</td> </tr> <tr> <td>EASTERN REAR</td> <td>0 REQUIRED</td> <td>PROPOSED: 63.5'</td> </tr> <tr> <td>MAXIMUM HEIGHT FOR MAIN HOUSE: 25' MAX</td> <td></td> <td>PROPOSED: ±23'</td> </tr> <tr> <td>EXISTING IMPERVIOUS AREA</td> <td>4,921 SF</td> <td></td> </tr> <tr> <td>PROPOSED IMPERVIOUS AREA</td> <td>5,547 SF (DECREASED -79 S.F.)</td> <td></td> </tr> </table>	ASSESSOR'S PARCEL NUMBER	119-081-054	ZONING	C-ARP1	OCCUPANCY CLASSIFICATION	R-3	APPROVED USE	SINGLE FAMILY RESIDENCE + SECOND	UNIT CONSTRUCTION TYPE	V-B	STORIES	TWO	SPRINKLERS	YES	SEISMIC DESIGN CATEGORY	"D"	LOT AREA	84,264 S.F.	LOT EXISTING IMPERVIOUS AREA	0.06%	LOT PROPOSED IMPERVIOUS AREA	0.07%	EXISTING FLOOR AREA	MAIN HOUSE 1,559 S.F. ADU 2,210 S.F.	PROPOSED FLOOR AREA	MAIN HOUSE 2,093 S.F. ADU 2,210 S.F.	EXISTING FLOOR AREA RATIO	0.044 %	PROPOSED FLOOR AREA RATIO	0.051 % - N.C.	EXISTING PATIO	1,344 SF	PROPOSED PATIO	1,344 SF - N.C.	EXISTING ARBOR & WALKWAYS	120 SF	PROPOSED ARBOR & WALKWAYS	120 SF - N.C.	EXISTING DECK	255 S.F. (TO BE DEMOLISHED)	PROPOSED DECK	622 S.F. - N.C.	EXISTING PORCH	32 SF	PROPOSED COVERED PORCH	105 S.F. (DECREASED -79 S.F.)	EXISTING GARAGE	422 S.F.	PROPOSED GARAGE	411 S.F. - N.C.	EXISTING LOT COVERAGE	0.058 %	PROPOSED LOT COVERAGE	0.069 % - N.C.	ON-SITE PARKING	6+ SPACES (NO CHANGE) - N.C.	WESTERN SIDE	0 REQUIRED	EXISTING: 49'	SOUTHERN SIDE	0 REQUIRED	PROPOSED: 259'	NORTHERN SIDE	0 REQUIRED	PROPOSED: 94'	EASTERN REAR	0 REQUIRED	PROPOSED: 63.5'	MAXIMUM HEIGHT FOR MAIN HOUSE: 25' MAX		PROPOSED: ±23'	EXISTING IMPERVIOUS AREA	4,921 SF		PROPOSED IMPERVIOUS AREA	5,547 SF (DECREASED -79 S.F.)		<p>REVISION NOTE:</p> <ol style="list-style-type: none"> THE LAYOUT OF THE APPROVED ADDITION HAS CHANGED. THE NORTH SIDE ANGLE HAS BEEN FILLED IN TO FOLLOW THE (E) BUILDING FRONT WALL. THE EXTENSION AT THE NORTH SIDE & SOUTH SIDE THAT WIDENED THE FLOOR PLAN HAS BEEN REMOVED. THE RAISED ROOF LINE OVER THE ADDITION HAS BEEN LOWERED AND NOW MATCHES THE EXISTING BUILDING ROOF. THE SQUARE FEET OF THE ADDITION REMAINS THE SAME ±66 S.F. THE APPROVED NEW PORCH SIZE HAS CHANGED FROM 183 S.F. TO 105 S.F. THE DISTANCE FROM THE ADDITION TO THE PROPERTY LINE HAS CHANGED FROM 90'-4" TO 94' AT THE NORTH, AND FROM 68' TO 63'-6" AT THE EAST SIDE.
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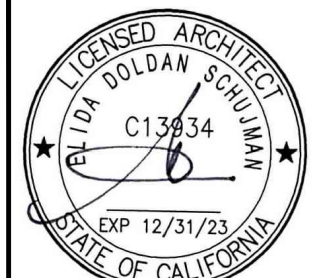
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RESIDENCE ADDITION FOR:
MEREDITH ACKLEY & ANTHONY CUSTODIO
19 CYPRESS RD . POINT REYES . CALIFORNIA / AP#119-081-054

DATE	12.19.2023
SCALE	AS NOTED
DRAWN	KK
JOB	
SHEET	A0.1

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REVISIONS	BY
02-09-23	EDS
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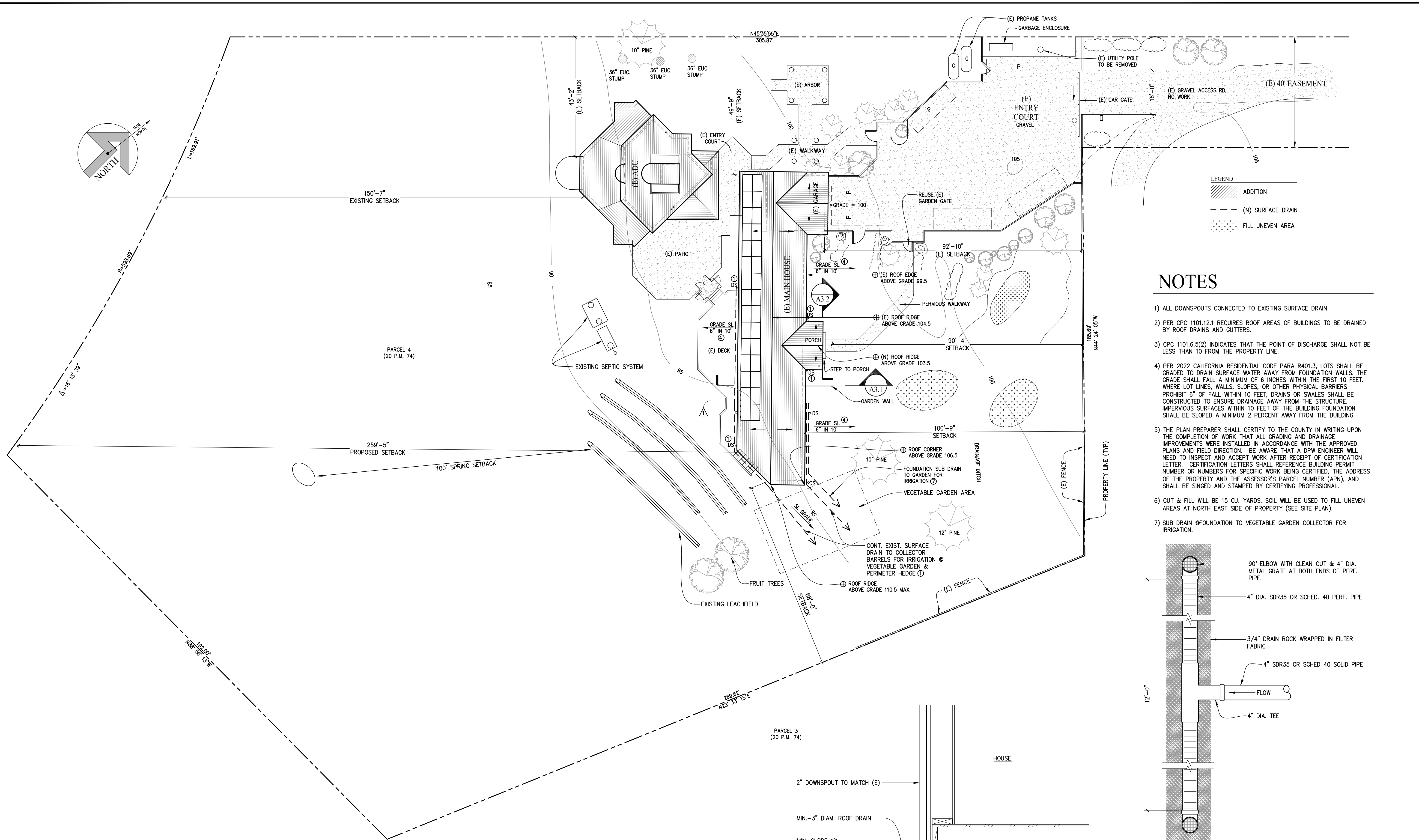


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 E-mail: elarists@bigdolan.net

RESIDENCE ADDITION FOR:
MEREDITH ACKLEY & ANTHONY CUSTODIO
 19 CYPRESS RD. · POINT REYES · CALIFORNIA / AP#119-081-054

DATE	10.02.2023
SCALE	AS NOTED
DRAWN	KK
JOB	
SHEET	

A1.1

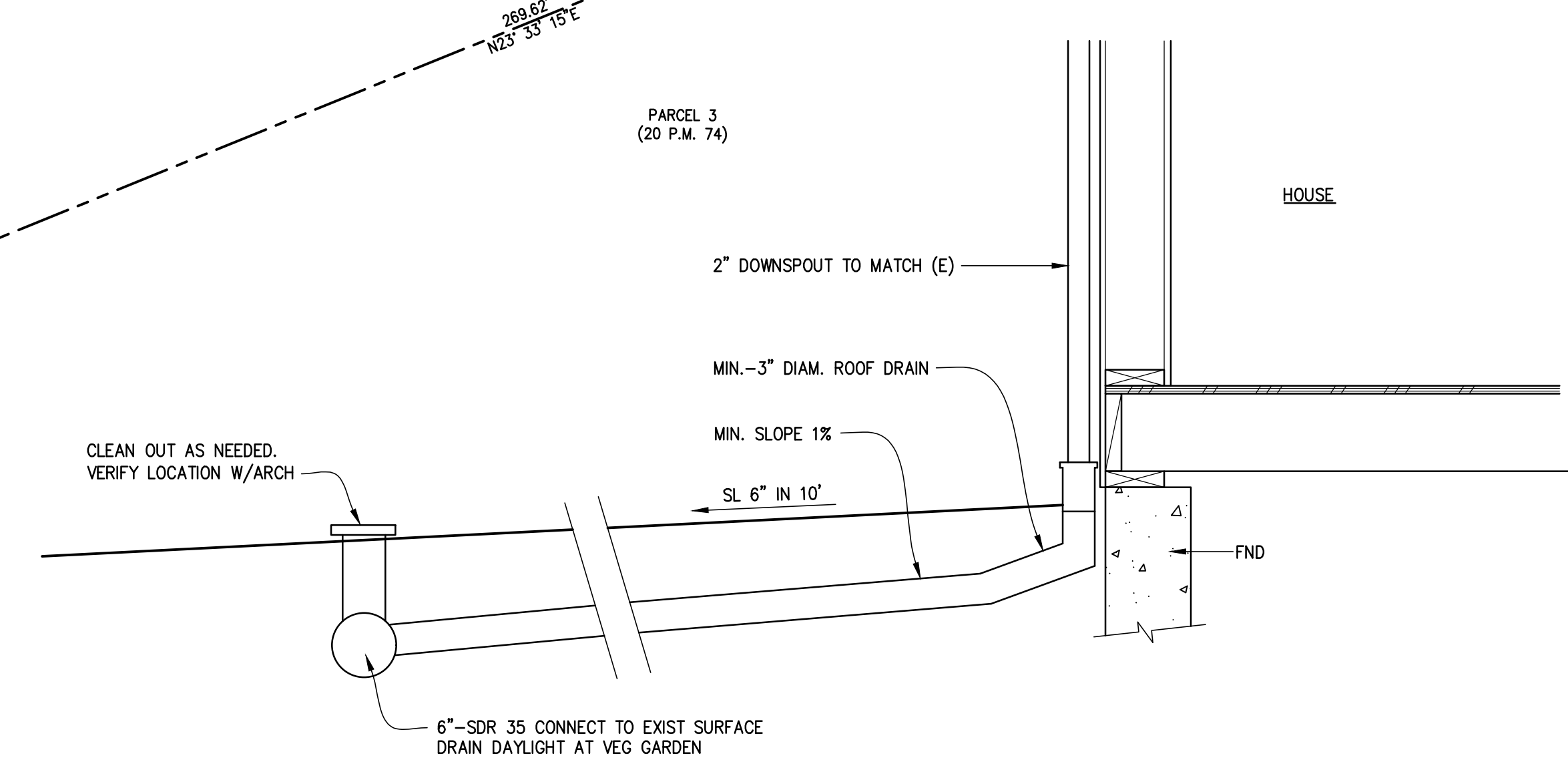
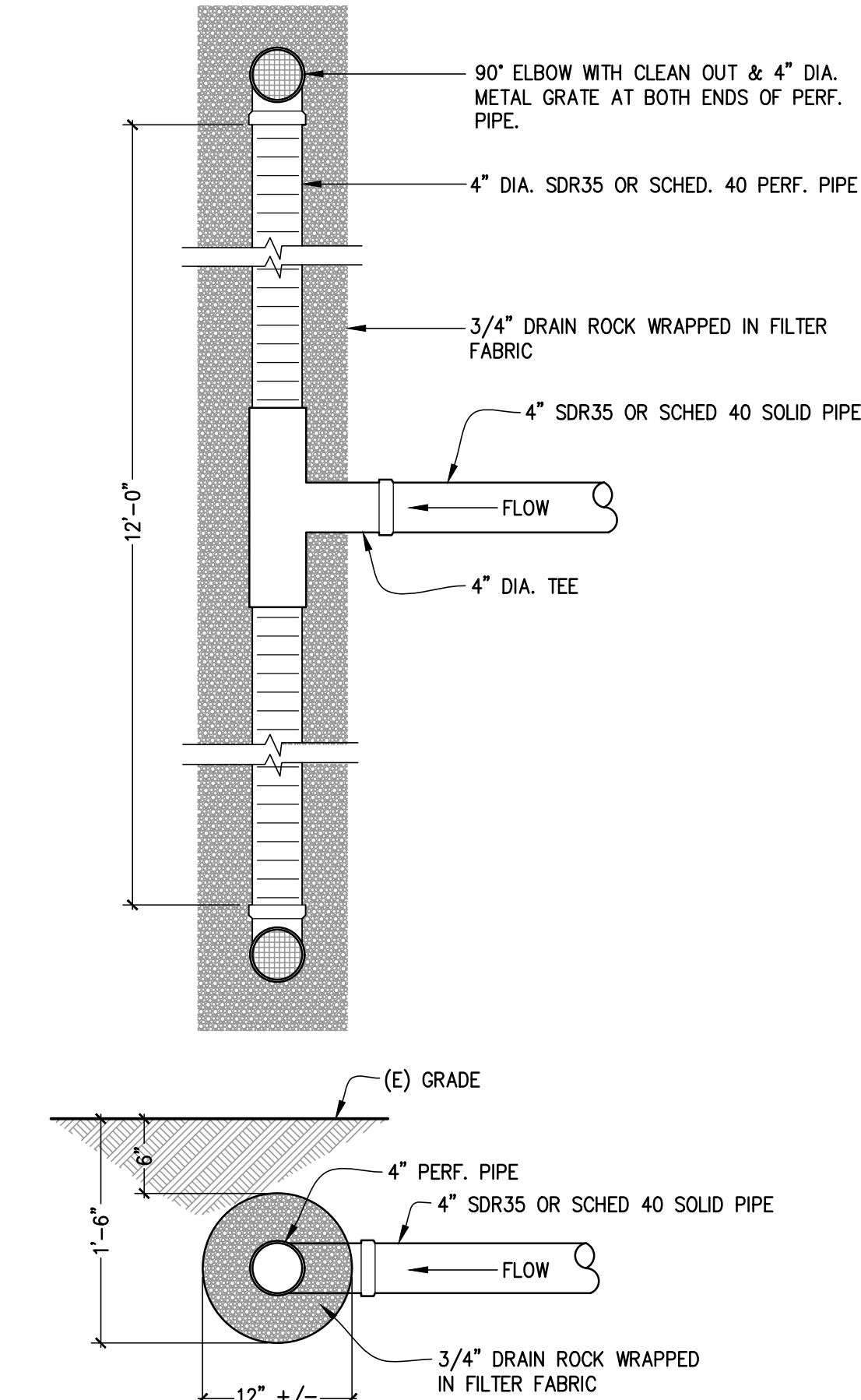


LEGEND

	ADDITION
	(N) SURFACE DRAIN
	FILL UNEVEN AREA

NOTES

- 1) ALL DOWNSPOUTS CONNECTED TO EXISTING SURFACE DRAIN
- 2) PER CPC 1101.12.1 REQUIRES ROOF AREAS OF BUILDINGS TO BE DRAINED BY ROOF DRAINS AND GUTTERS.
- 3) CPC 1101.6.5(2) INDICATES THAT THE POINT OF DISCHARGE SHALL NOT BE LESS THAN 10 FROM THE PROPERTY LINE.
- 4) PER 2022 CALIFORNIA RESIDENTIAL CODE PARA R401.3, LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. WHERE LOT LINES, WALLS, SLOPES, OR OTHER PHYSICAL BARRIERS PROHIBIT 6" OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM 2 PERCENT AWAY FROM THE BUILDING.
- 5) THE PLAN PREPARER SHALL CERTIFY TO THE COUNTY IN WRITING UPON THE COMPLETION OF WORK THAT ALL GRADING AND DRAINAGE IMPROVEMENTS WERE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND FIELD DIRECTION. BE AWARE THAT A DPW ENGINEER WILL NEED TO INSPECT AND ACCEPT WORK AFTER RECEIPT OF CERTIFICATION LETTER. CERTIFICATION LETTERS SHALL REFERENCE BUILDING PERMIT NUMBER OR NUMBERS FOR SPECIFIC WORK BEING CERTIFIED, THE ADDRESS OF THE PROPERTY AND THE ASSESSOR'S PARCEL NUMBER (APN), AND SHALL BE SIGNED AND STAMPED BY CERTIFYING PROFESSIONAL.
- 6) CUT & FILL WILL BE 15 CU. YARDS. SOIL WILL BE USED TO FILL UNEVEN AREAS AT NORTH EAST SIDE OF PROPERTY (SEE SITE PLAN).
- 7) SUB DRAIN @ FOUNDATION TO VEGETABLE GARDEN COLLECTOR FOR IRRIGATION.



EXISTING SITE & ROOF PLAN

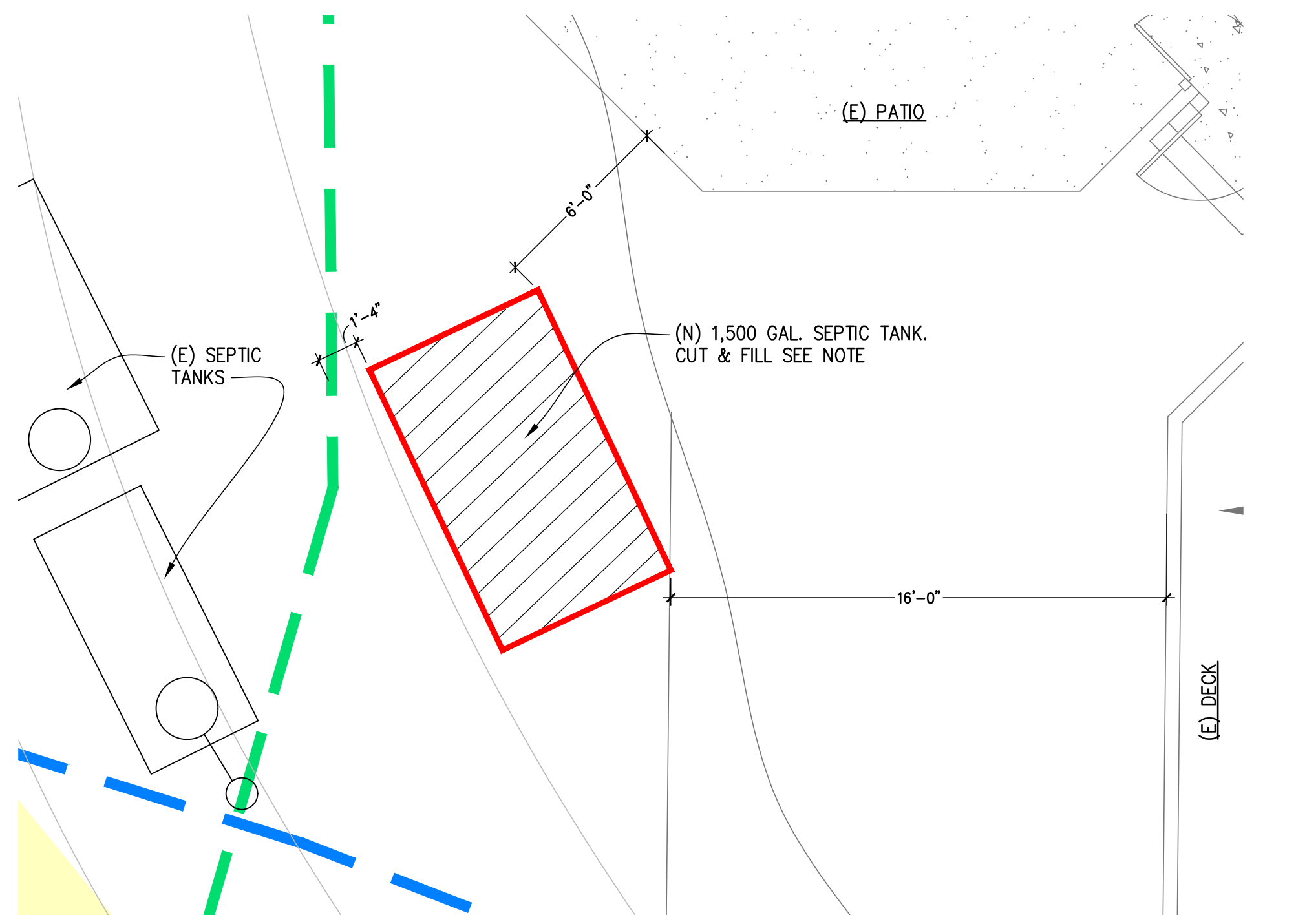
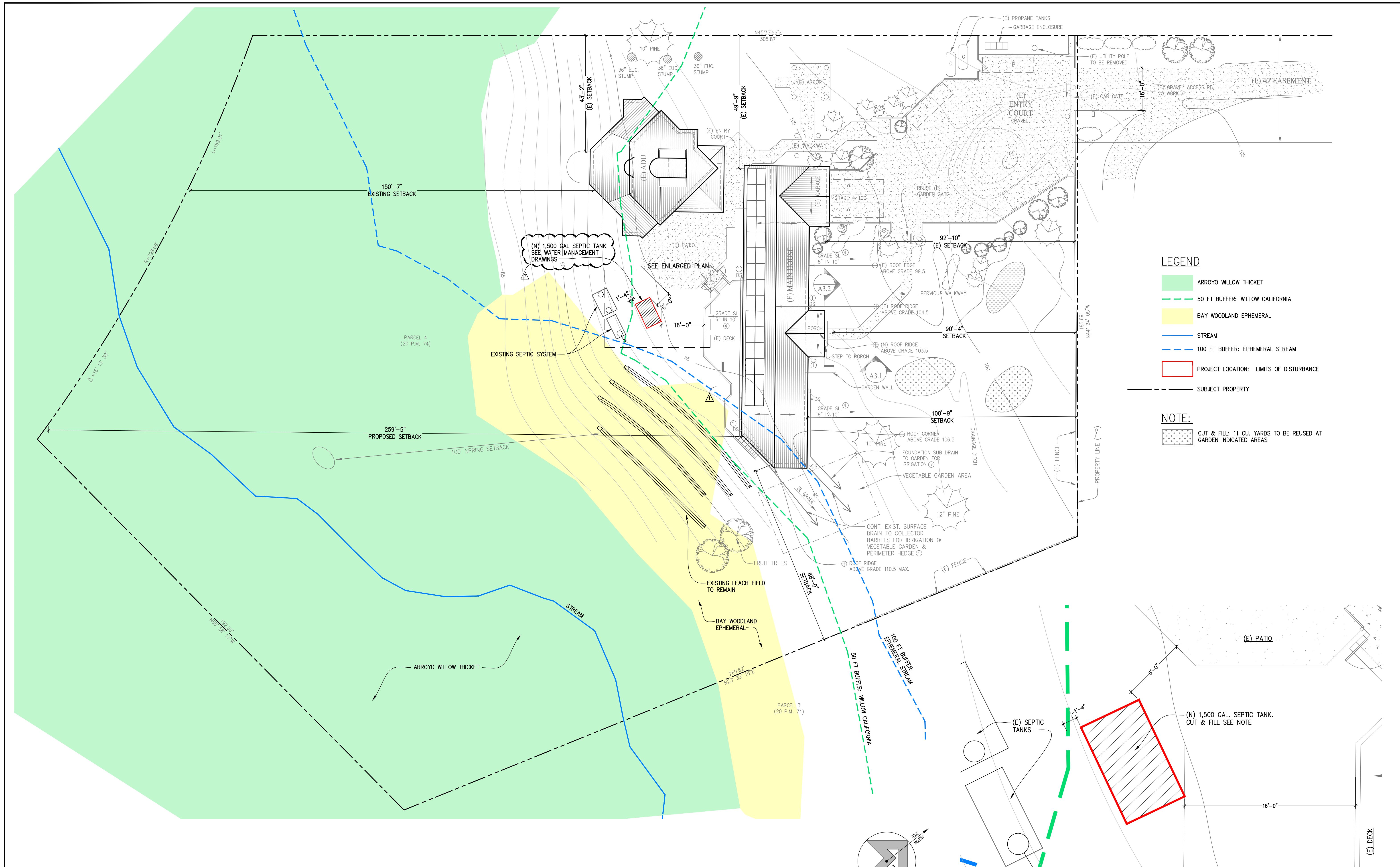
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 LONGITUDE = -122.881737

SCALE: 1/16"=1'-0"

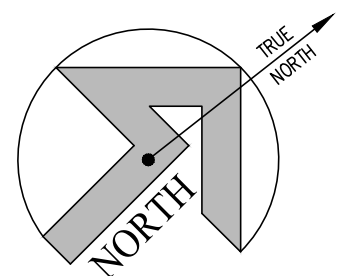
SURFACE DRAIN DETAIL

DOWNSPOUT DRAIN OUTLET DISPERSEMENT

SCALE: 1"=1'-0"



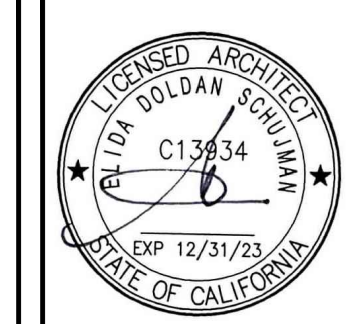
- LEGEND**
- ARROYO WILLOW THICKET
 - 50 FT BUFFER: WILLOW CALIFORNIA
 - BAY WOODLAND EPHEMERAL
 - STREAM
 - 100 FT BUFFER: EPHEMERAL STREAM
 - PROJECT LOCATION: LIMITS OF DISTURBANCE
 - SUBJECT PROPERTY
- NOTE:**
- CUT & FILL: 11 CU. YARDS TO BE REUSED AT GARDEN INDICATED AREAS



SCALE: 1/16" = 1'-0"

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

REVISIONS	BY
02-09-23	EDS
08-18-23	EDS
10-02-23	EDS

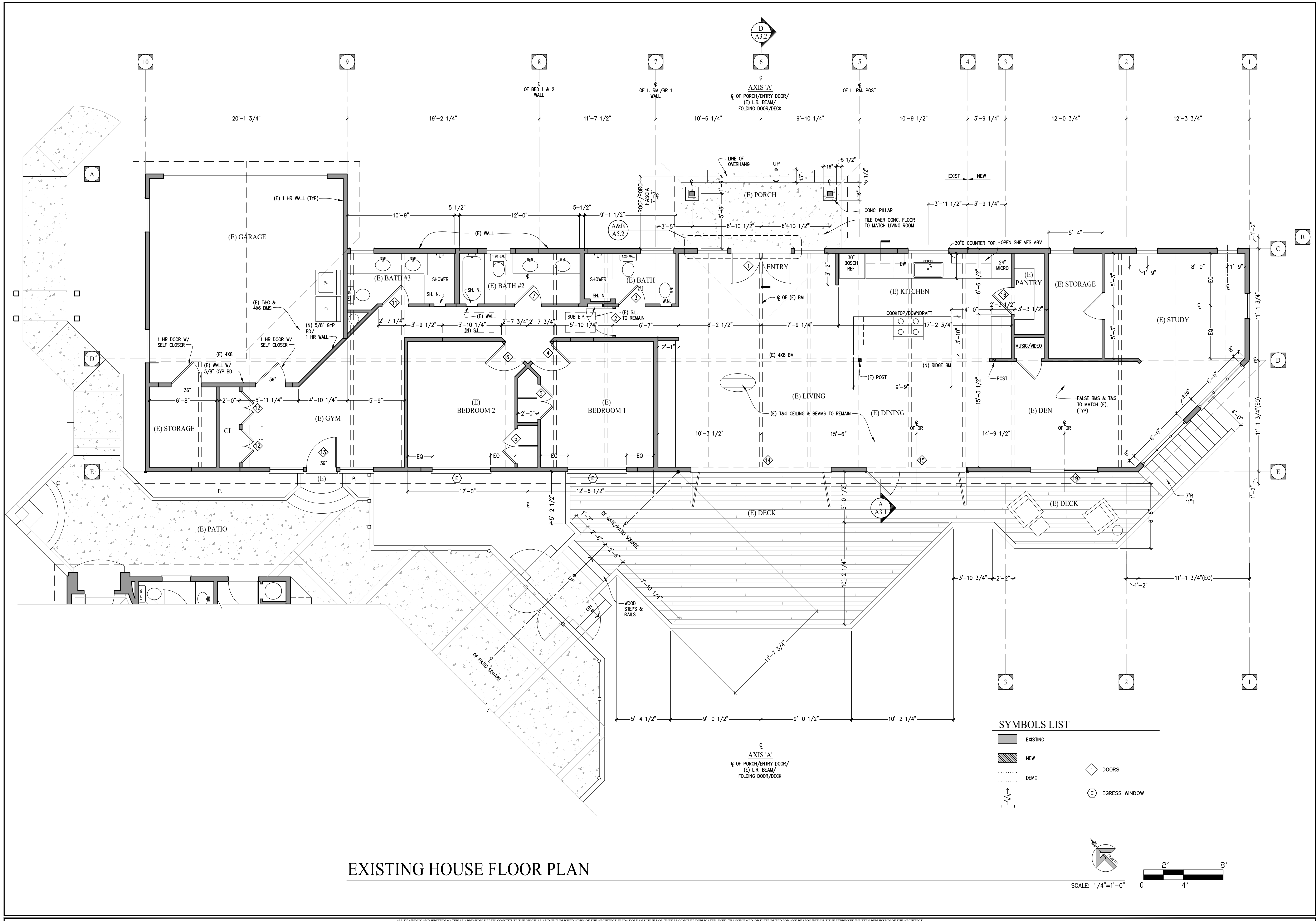


ELIDA DOLDAN SCHUMAN AIA CID
 ARCHITECTURE STUDIO
 316 Sycamore Avenue
 Mill Valley, CA 94941
 Tel. 415/298-3536; Fax. 415/298-0221
 E-mail: elarichs@elidastudio.net

RESIDENCE ADDITION FOR:
MEREDITH ACKLEY & ANTHONY CUSTODIO
 19 CYPRESS RD. · POINT REYES · CALIFORNIA / AP#119-081-054

DATE	1.6.2024
SCALE	AS NOTED
DRAWN	KK
JOB	
SHEET	

A1.3



EXISTING HOUSE FLOOR PLAN

REVISIONS	BY
02-09-23	EDS
08-18-23	EDS

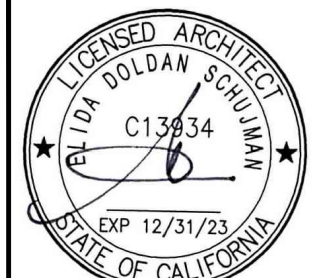
ELIDA DOLDAN SCHUMAN AIA CID
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RESIDENCE ADDITION FOR:
MEREDITH ACKLEY & ANTHONY CUSTODIO
 19 CYPRESS RD. POINT REYES, CALIFORNIA / AP#119-081-054

DATE	12.05.2023
SCALE	AS NOTED
DRAWN	KK
JOB	
SHEET	A2.1

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REVISIONS	BY
02-09-23	EDS
08-18-23	EDS
10-02-23	EDS

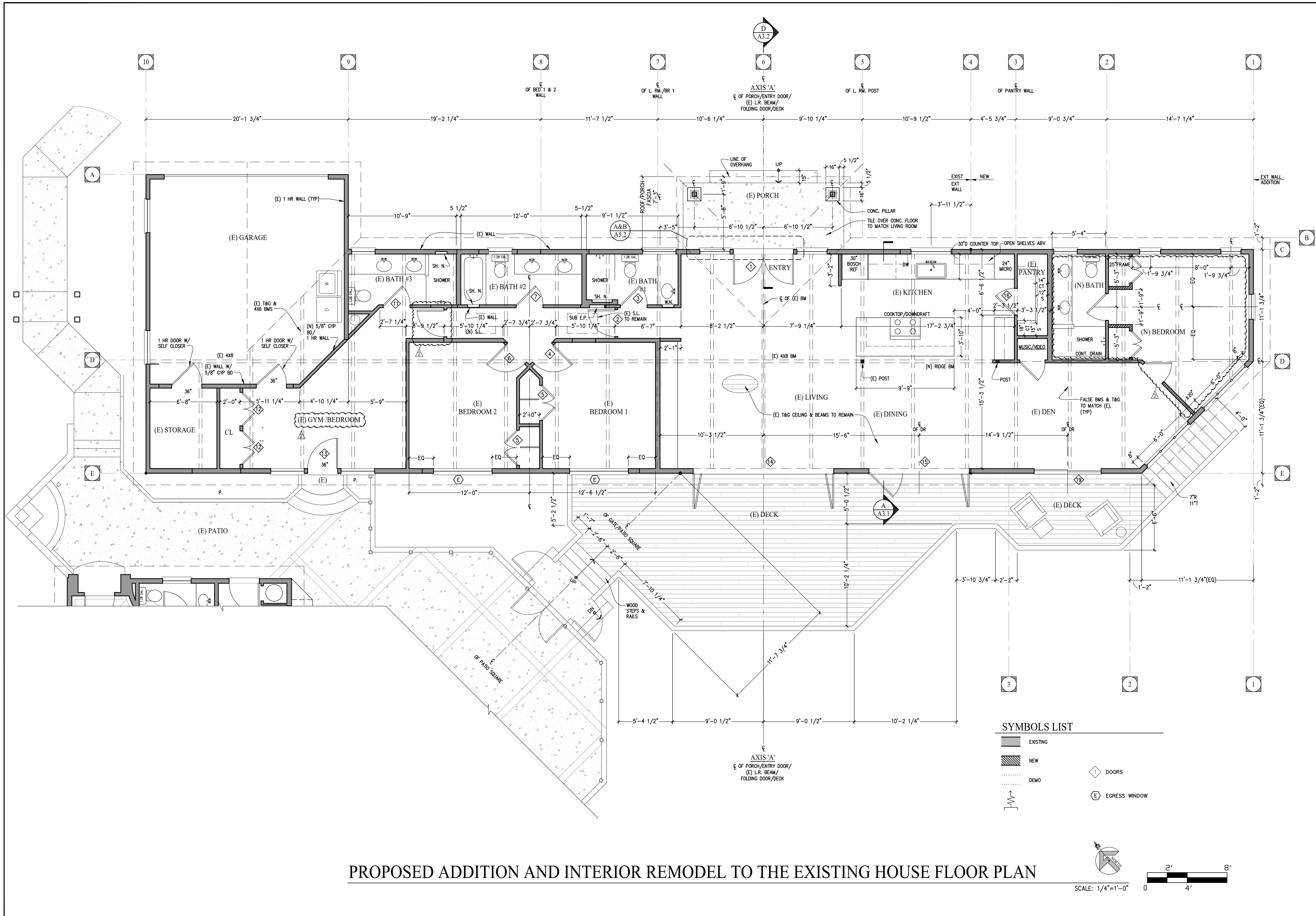


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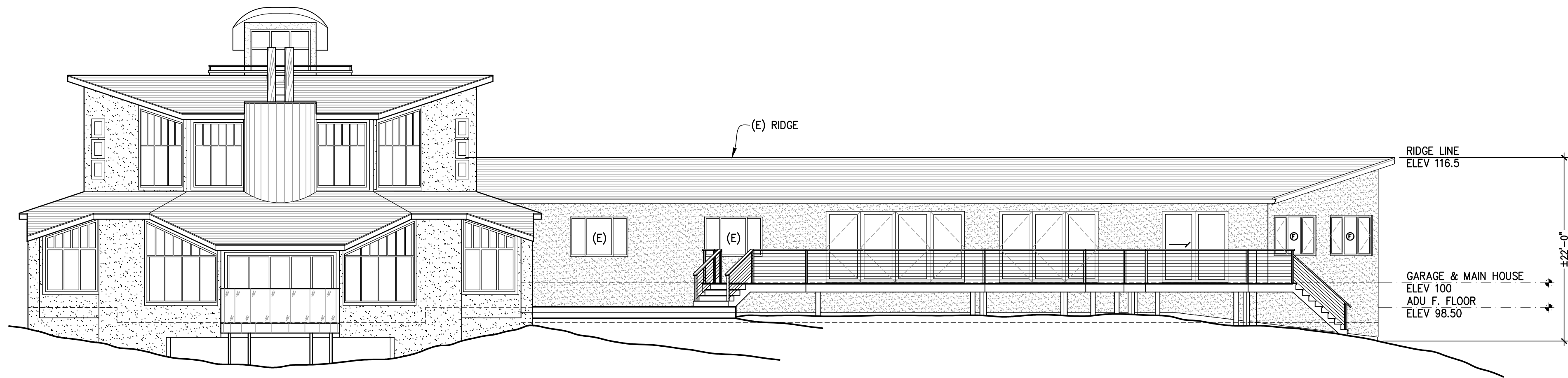
RESIDENCE ADDITION FOR:
MEREDITH ACKLEY & ANTHONY CUSTODIO
 19 CYPRESS RD. POINT REYES, CALIFORNIA / AP#119-081-054

DATE	11.03.2023
SCALE	AS NOTED
DRAWN	KK
JOB	
SHEET	

A2.2



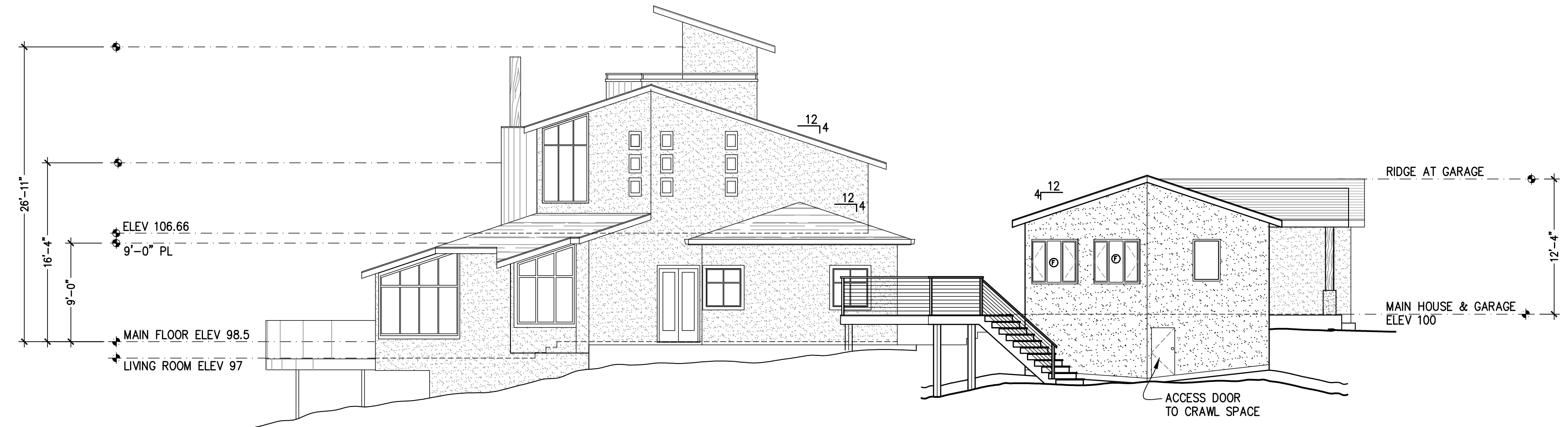
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EXISTING SOUTH ELEVATION

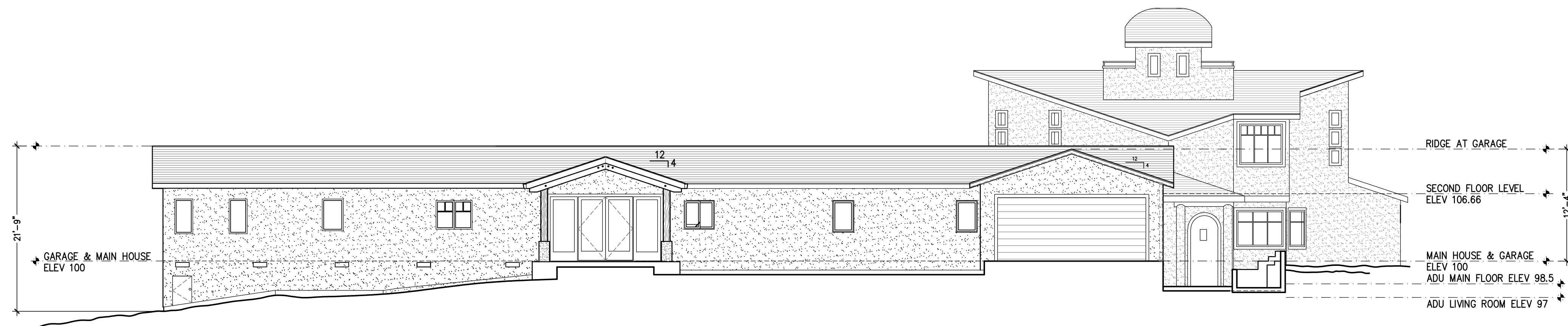
SCALE: 1/8"=1'-0"

NO CHANGE TO BUILDING EXTERIOR.



EXISTING EAST ELEVATION

SCALE: 1/8"=1'-0"



EXISTING NORTH ELEVATION

SCALE: 1/8"=1'-0"



EXISTING WEST ELEVATION

SCALE: 1/8"=1'-0"

REVISIONS	BY
02-09-23	EDS
08-18-23	EDS



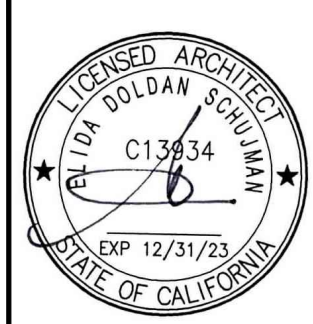
ELIDA DOLDAN SCHUMAN AIA CID
 ARCHITECTURE STUDIO
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 Mill Valley, CA 94941
 Tel. 415/291-3536; Fax. 415/291-0221
 E-mail: elarichs@bigoboi.net

RESIDENCE ADDITION FOR:
MEREDITH ACKLEY & ANTHONY CUSTODIO
 19 CYPRESS RD . POINT REYES . CALIFORNIA / AP#119-081-054

DATE	10.02.2023
SCALE	AS NOTED
DRAWN	KK
JOB	
SHEET	

A4.1

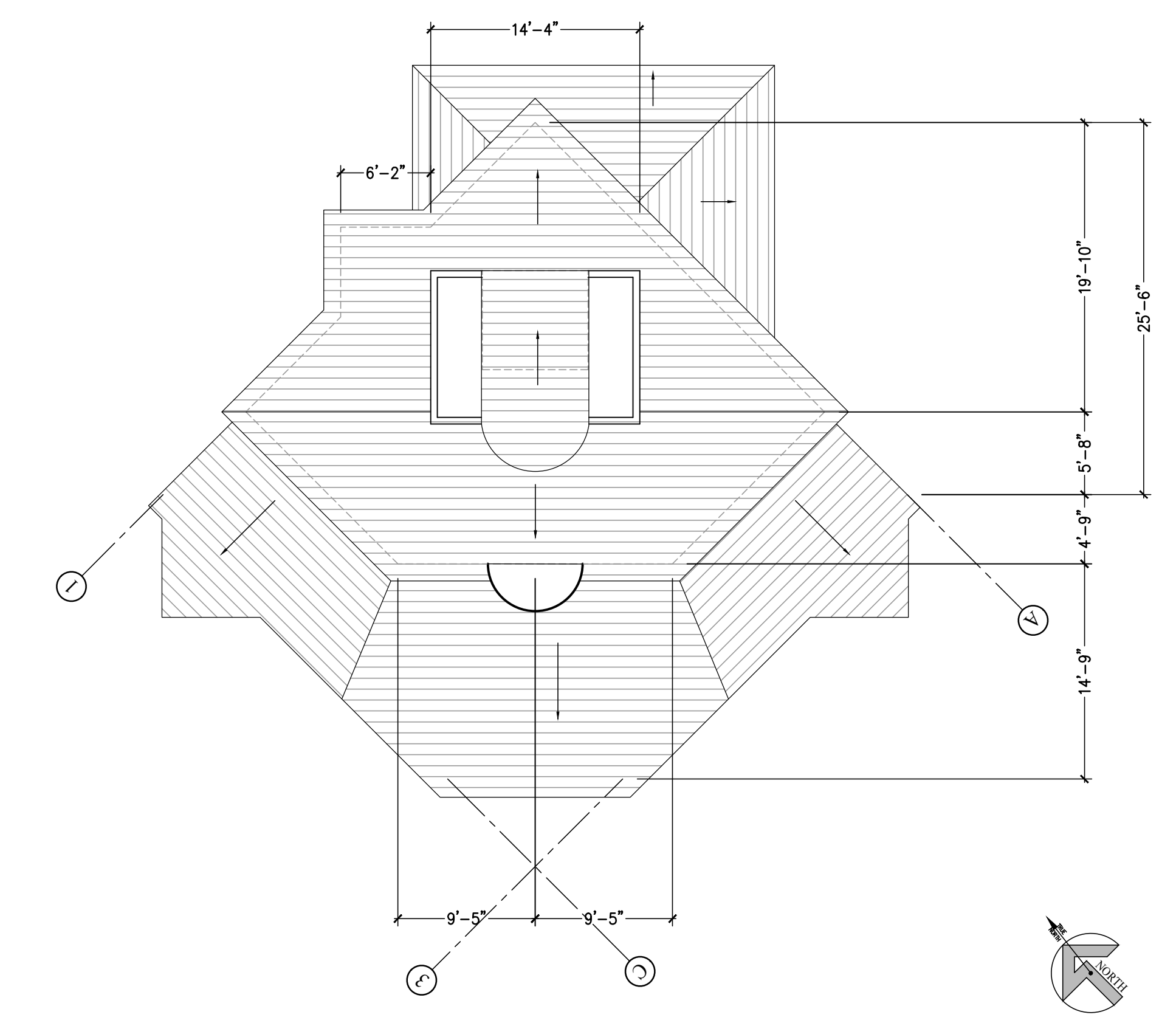
REVISIONS	BY
02-09-23	EDS
08-18-23	EDS
10-02-23	EDS



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RESIDENCE ADDITION FOR:
MEREDITH ACKLEY & ANTHONY CUSTODIO
 19 CYPRESS RD . POINT REYES . CALIFORNIA / AP#119-081-054

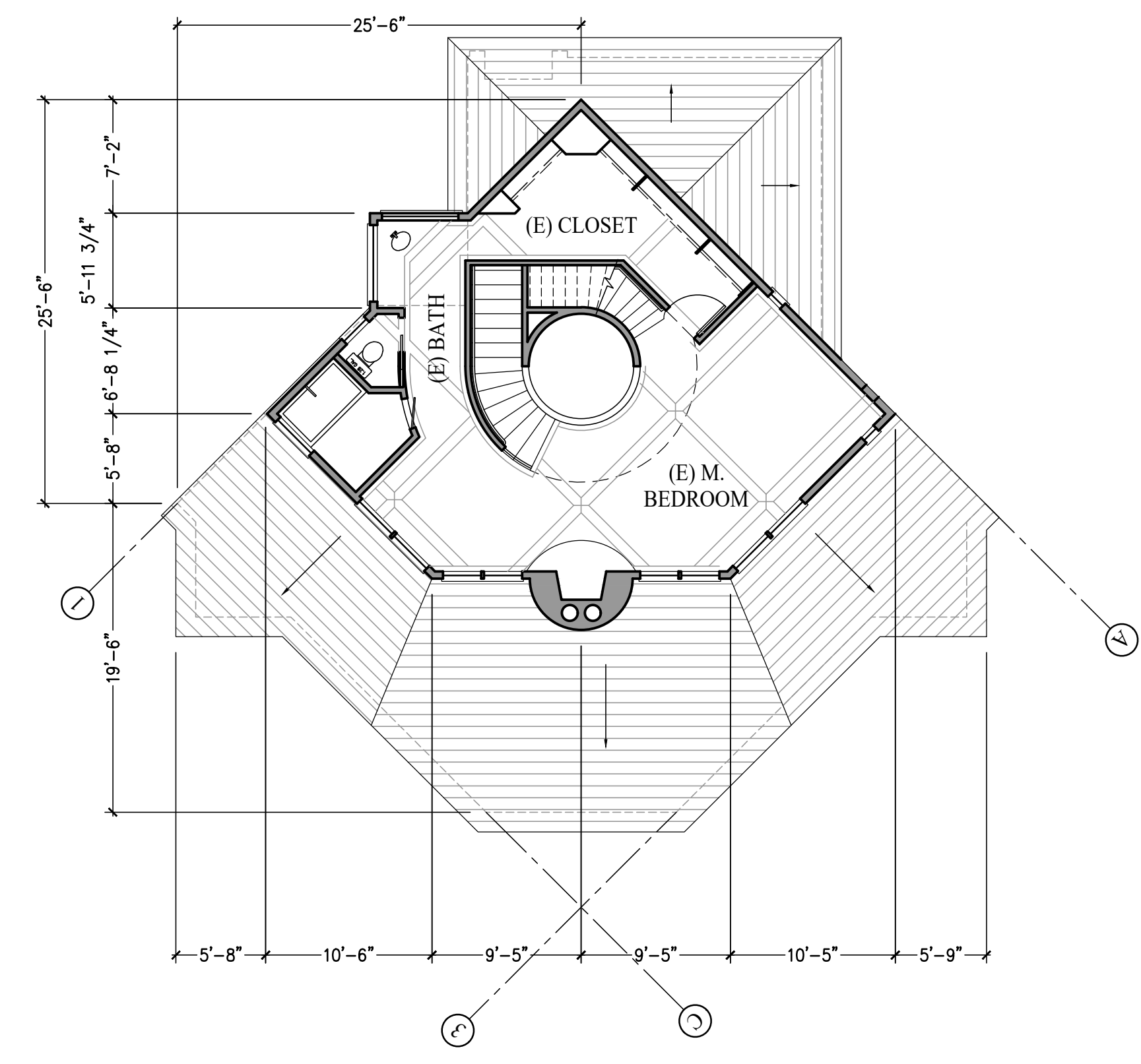
DATE	12.05.2023
SCALE	AS NOTED
DRAWN	KK
JOB	
SHEET	EC-1



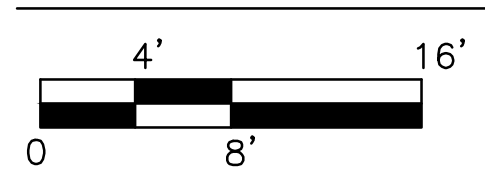
EXISTING ADU ROOF PLAN (NO CHANGE)



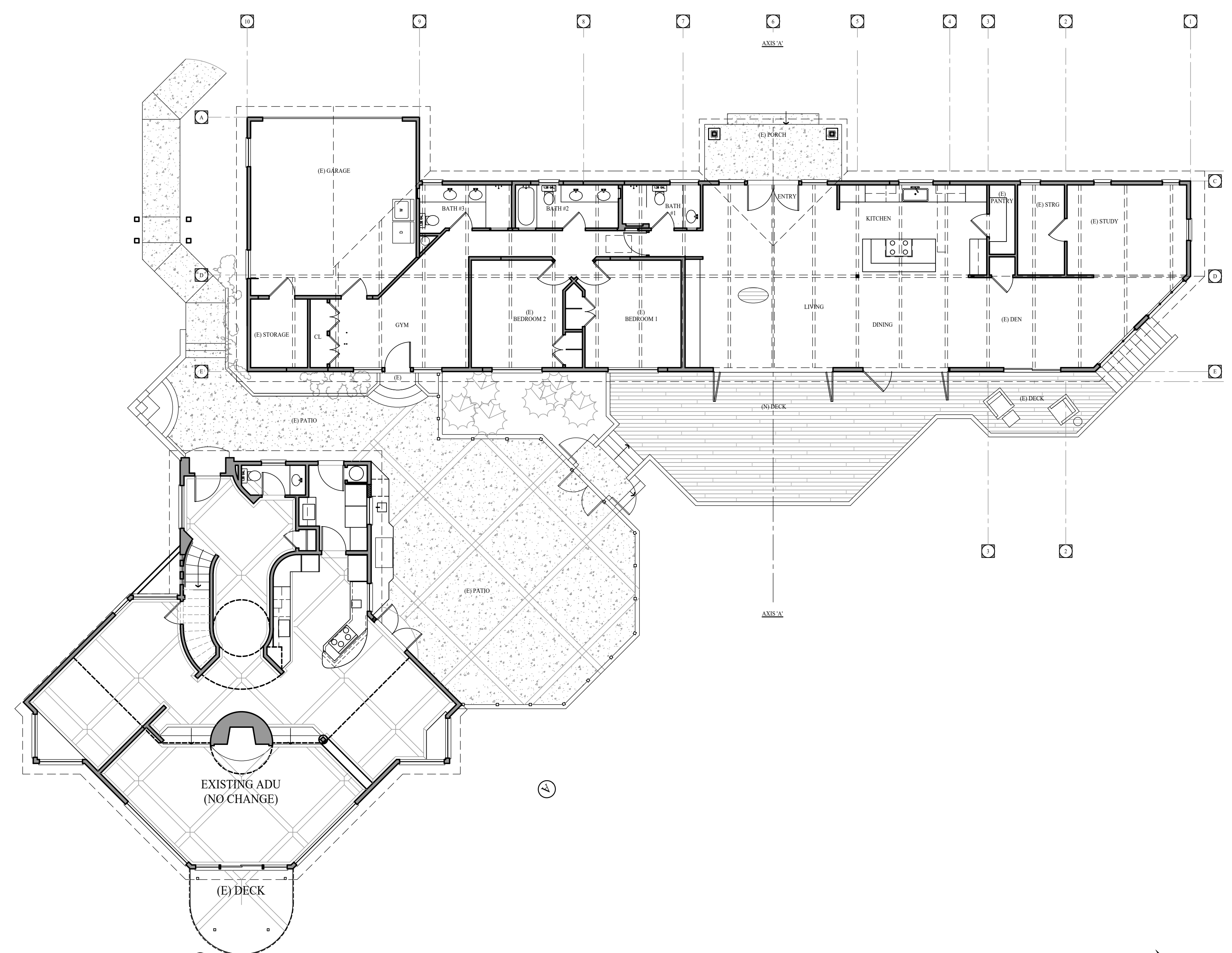
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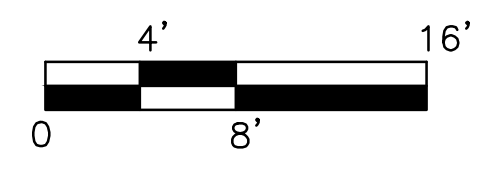
EXISTING ADU SECOND FLOOR & ROOF PLAN (NO CHANGE)



SCALE: 1/8"=1'-0"



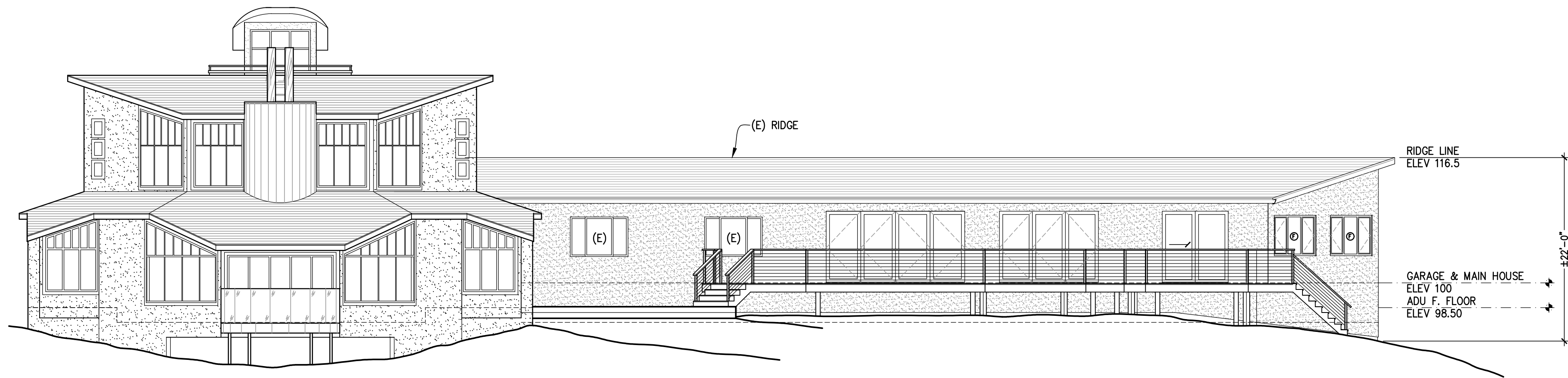
EXISTING MAIN HOUSE & EXISTING ADU FIRST FLOOR PLAN



SCALE: 1/8"=1'-0"

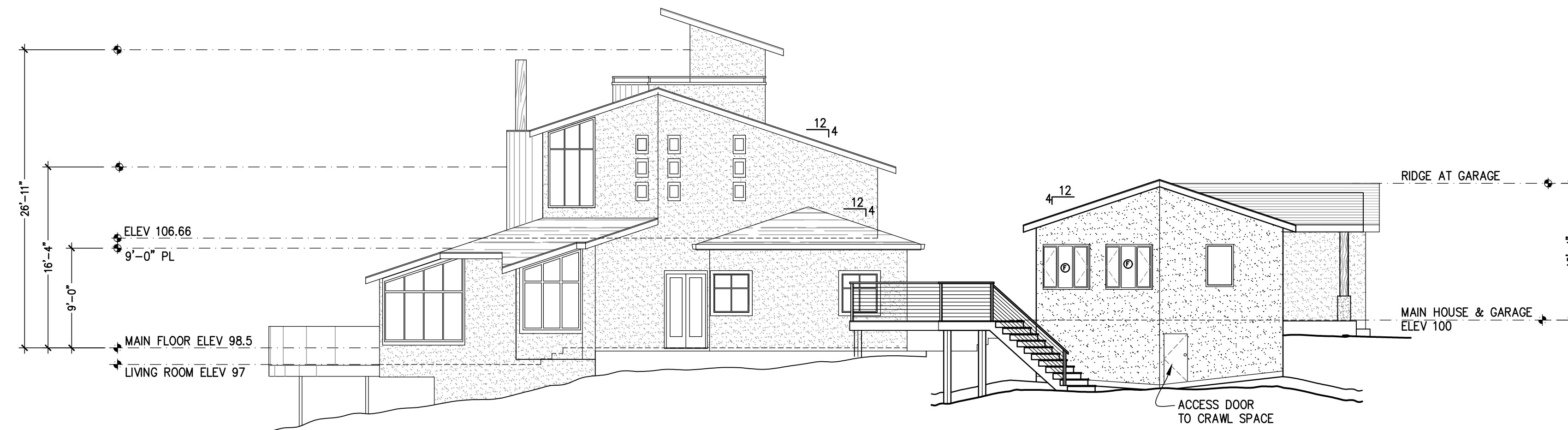
SYMBOLS LIST

- EXISTING
- NEW
- DEMO
-]
- DOORS
- EGRESS WINDOW



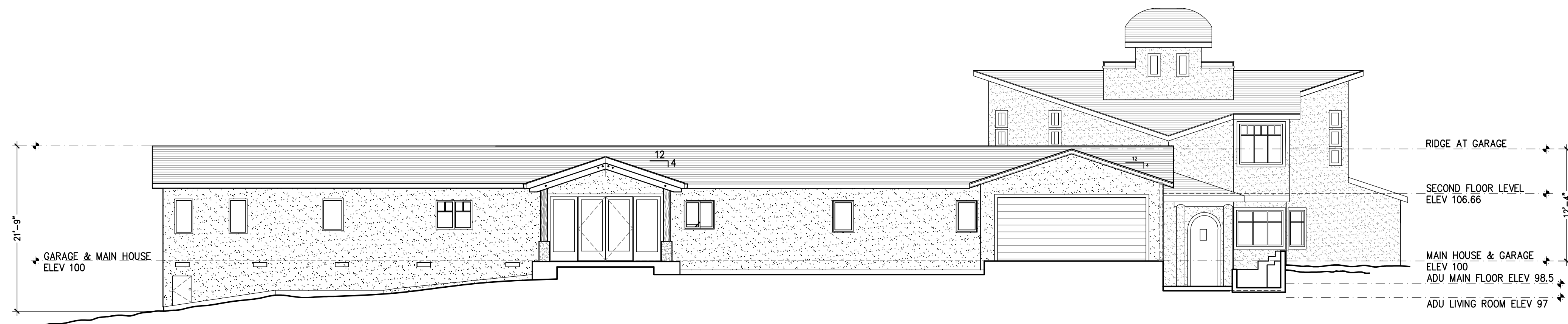
EXISTING SOUTH ELEVATION

SCALE: 1/8"=1'-0"



EXISTING EAST ELEVATION

SCALE: 1/8"=1'-0"



EXISTING NORTH ELEVATION

SCALE: 1/8"=1'-0"



EXISTING WEST ELEVATION

SCALE: 1/8"=1'-0"

REVISIONS	BY
02-09-23	EDS
08-18-23	EDS



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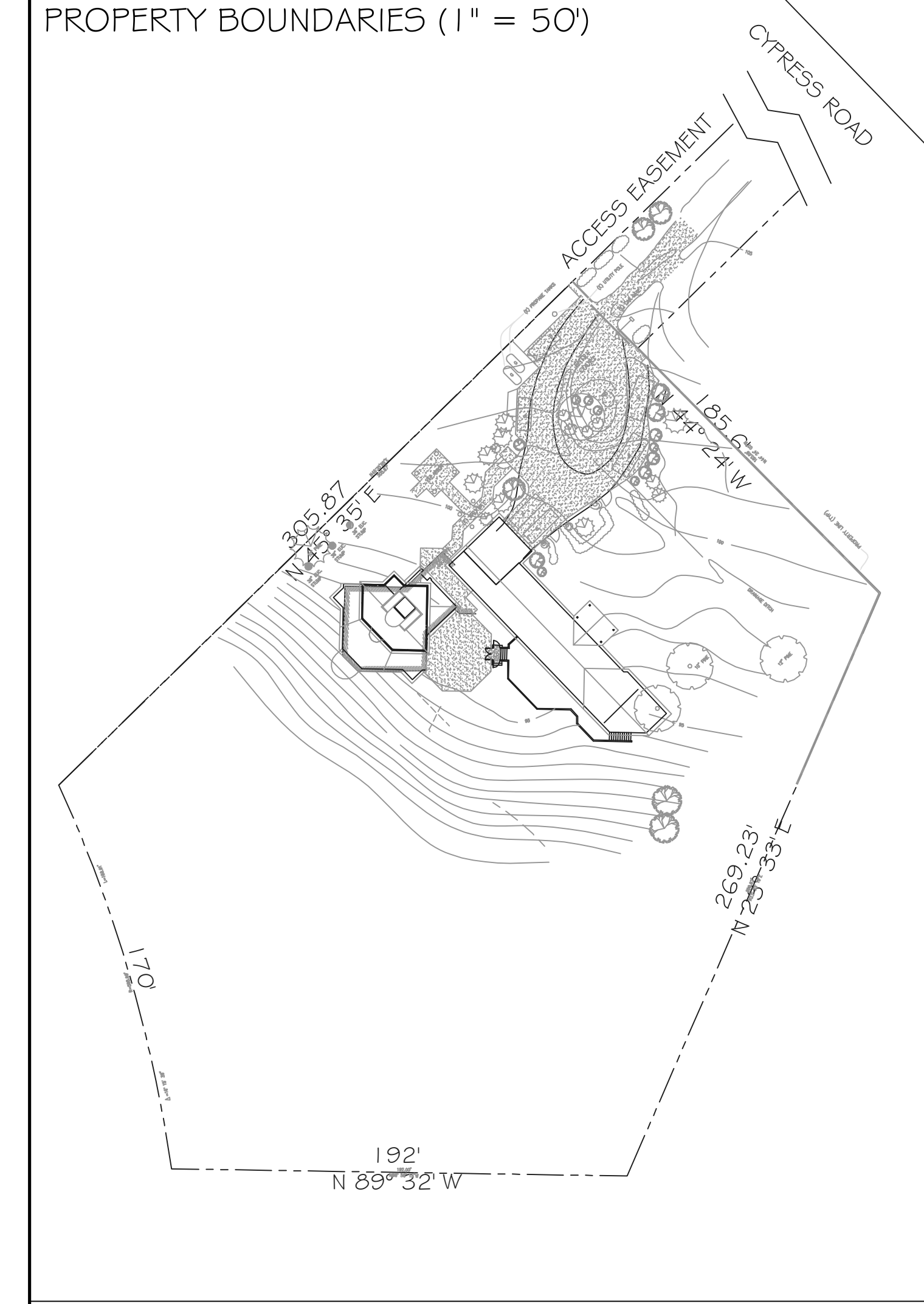
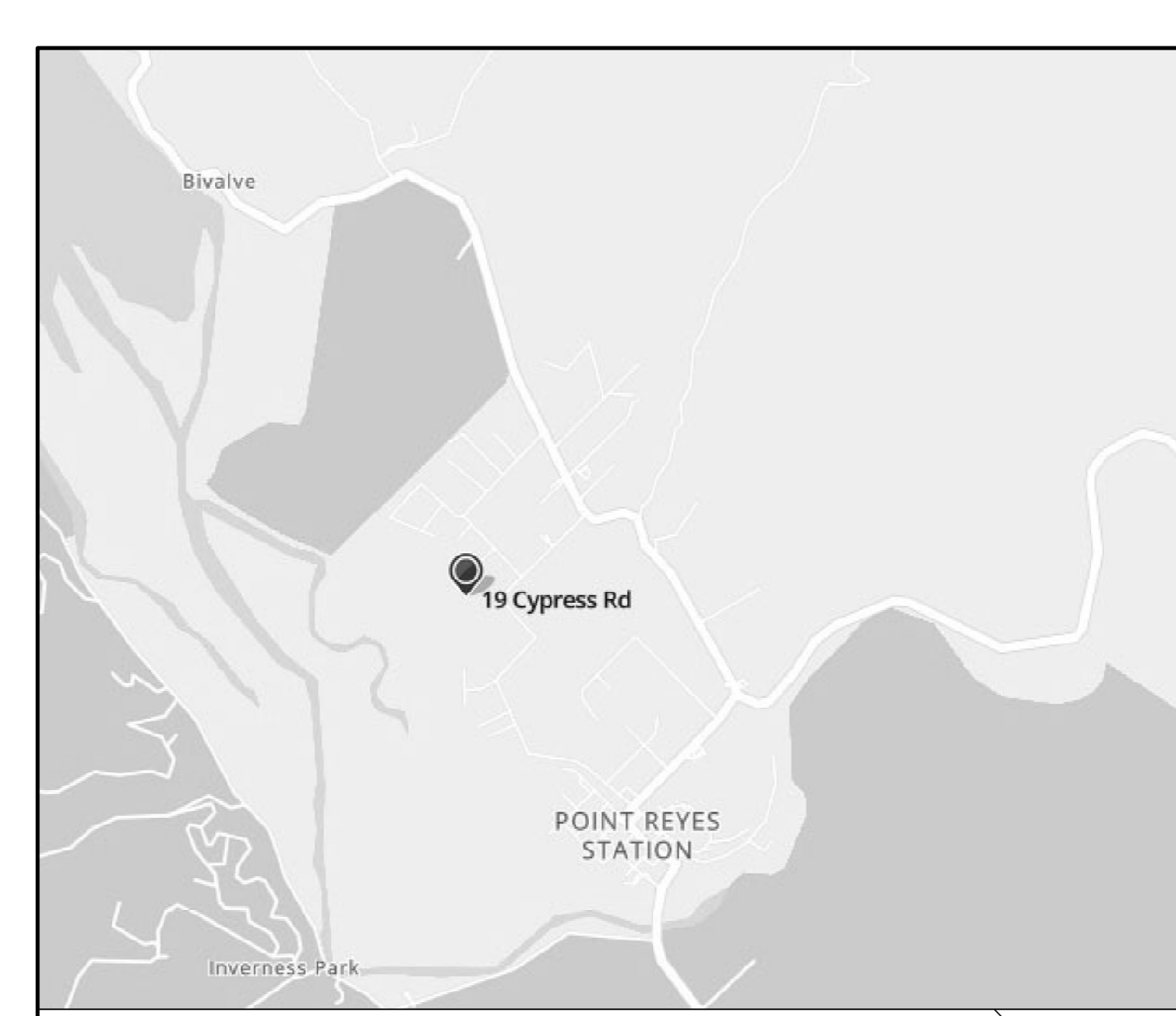
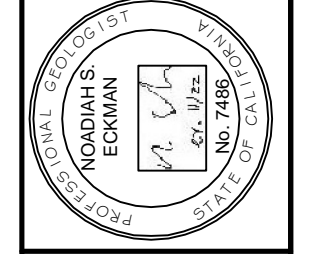
RESIDENCE ADDITION FOR:
MEREDITH ACKLEY & ANTHONY CUSTODIO
19 CYPRESS RD. · POINT REYES · CALIFORNIA / AP#119-081-054

DATE	12.05.2023
SCALE	AS NOTED
DRAWN	KK
JOB	
SHEET	

EC-2

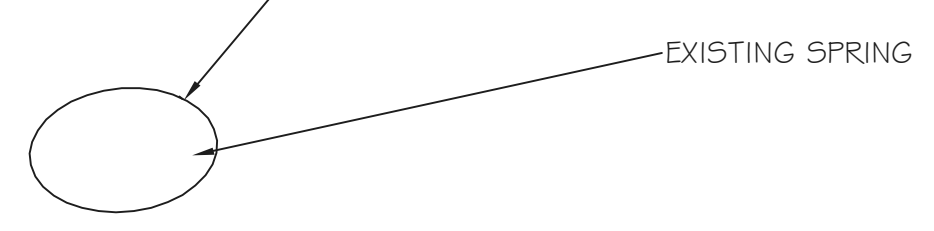
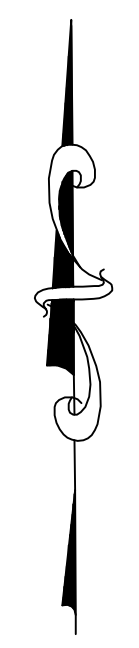
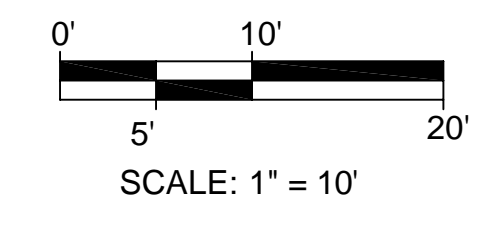
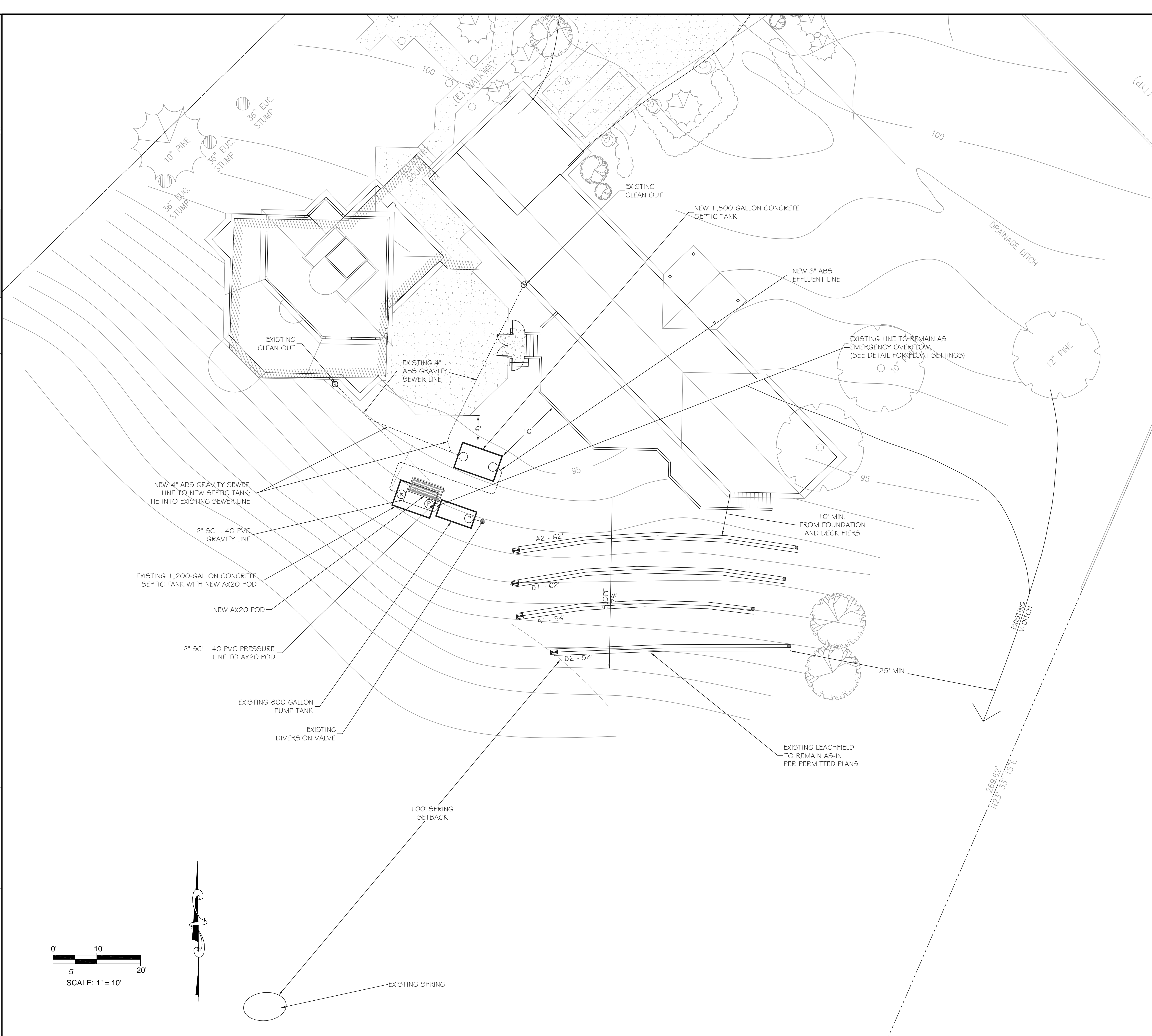
**CLASS I 5-BEDROOM
ON-SITE WASTEWATER SYSTEM PLAN
SITE PLAN**

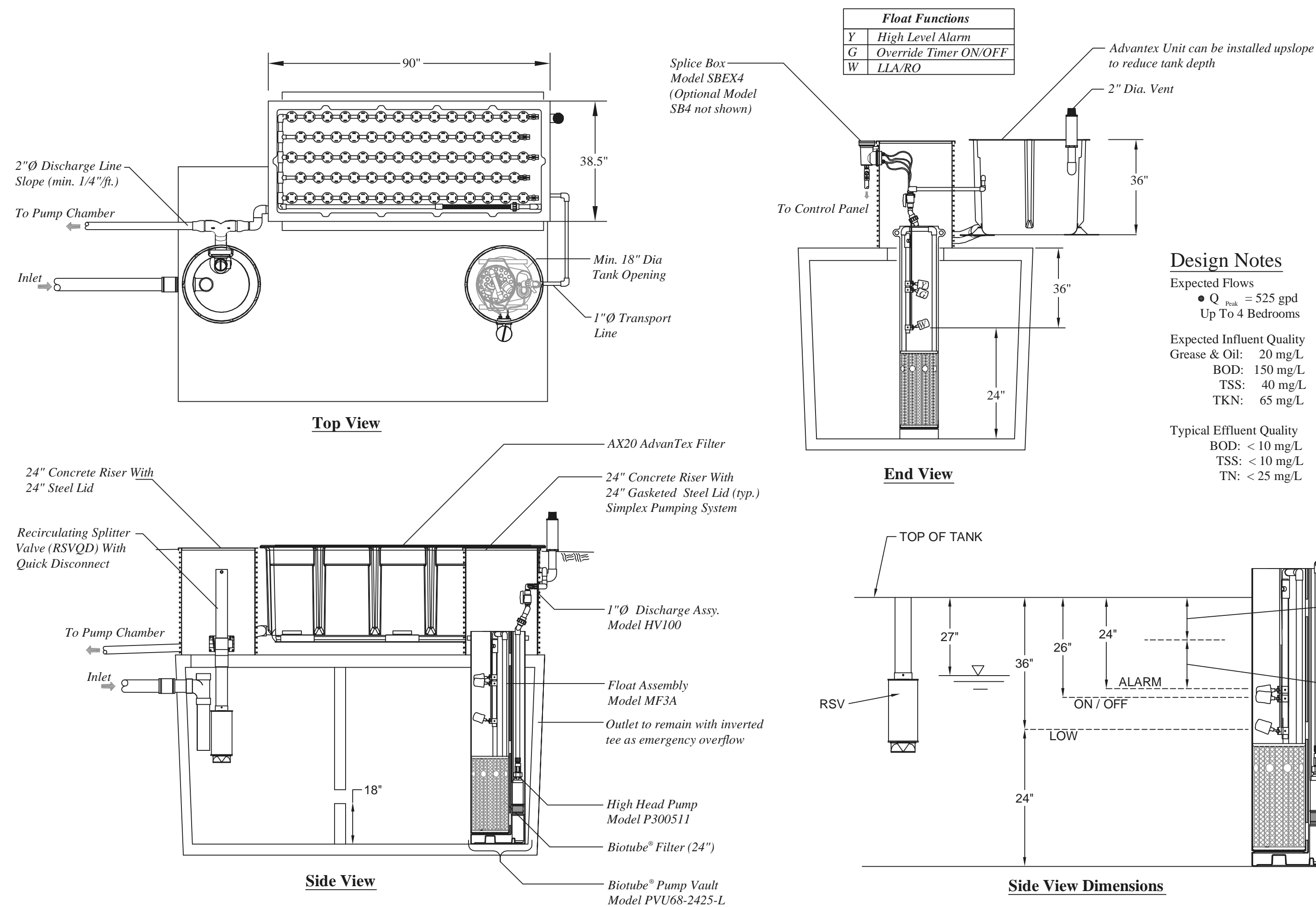
ACKLEY RESIDENCE
19 CYPRESS ROAD
POINT REYES STATION, CALIFORNIA



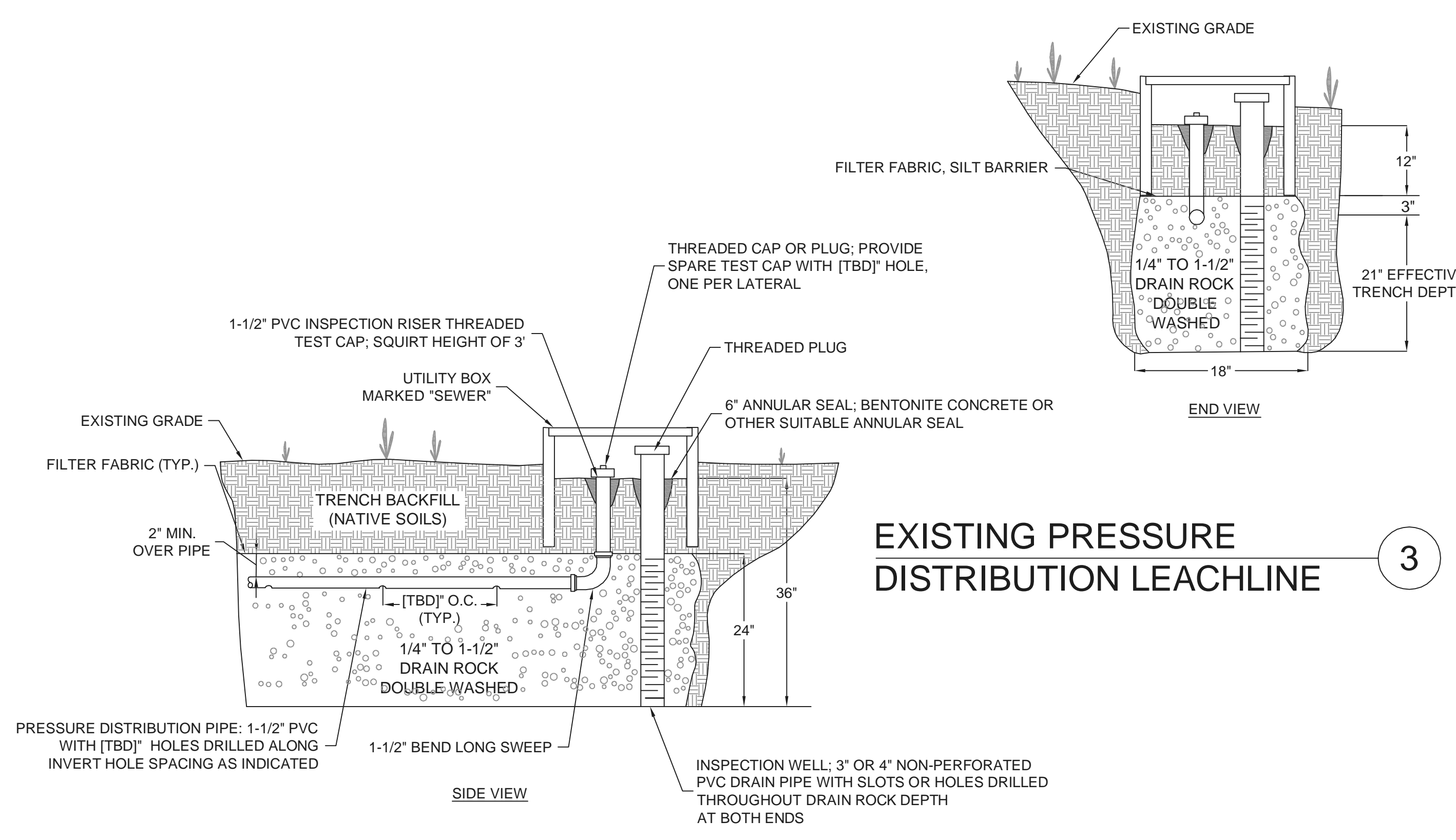
- LEGEND**
- Soil Profile Trench
 - Percolation Test
 - Monitoring Well
 - Clean Out

- NOTES**
- * Survey by Stuber-Stroeh Associates, Inc. EED, Inc. assumes no responsibility.
 - * 525 GPD System
 - * 1' Contours Shown

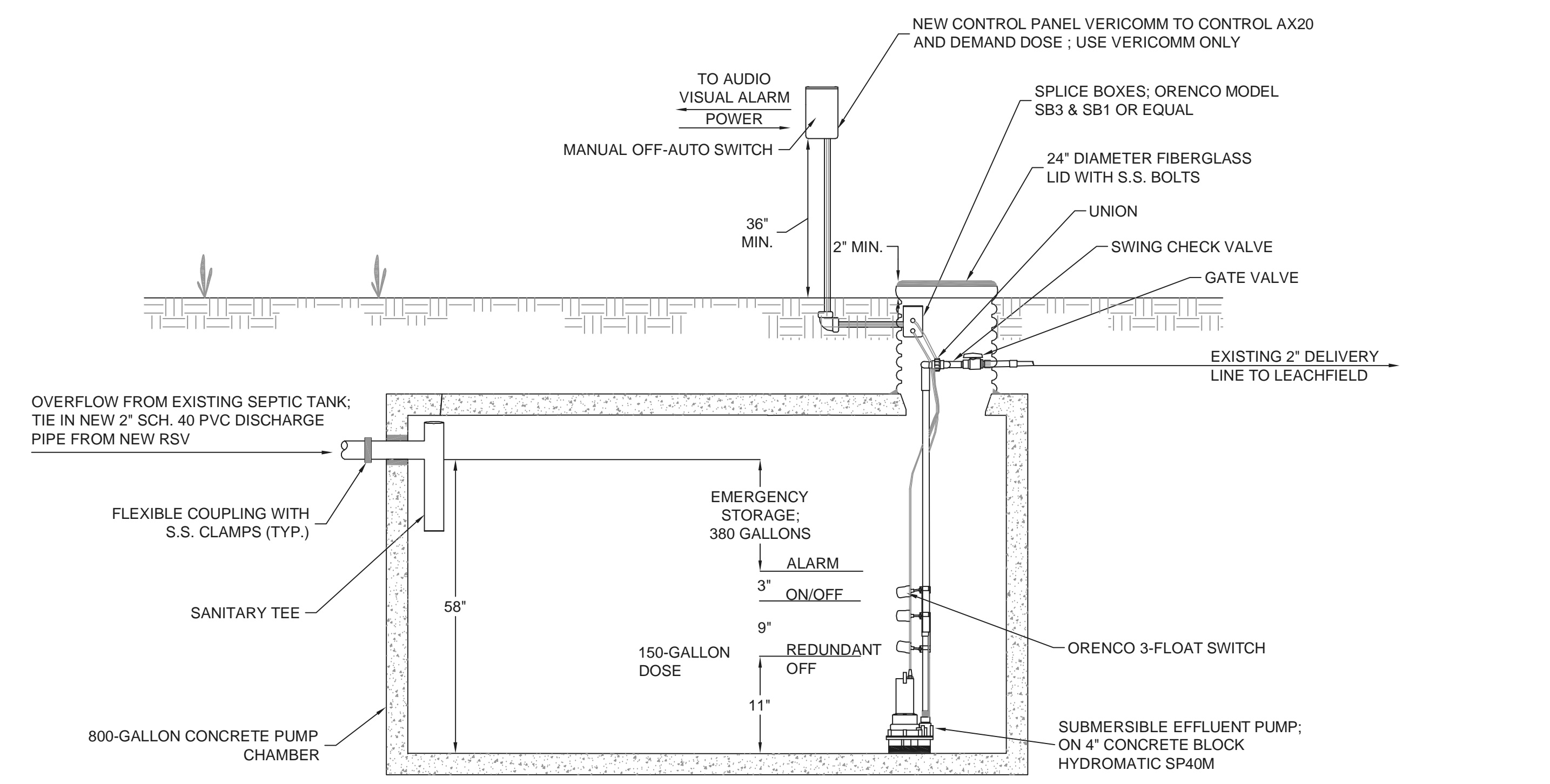




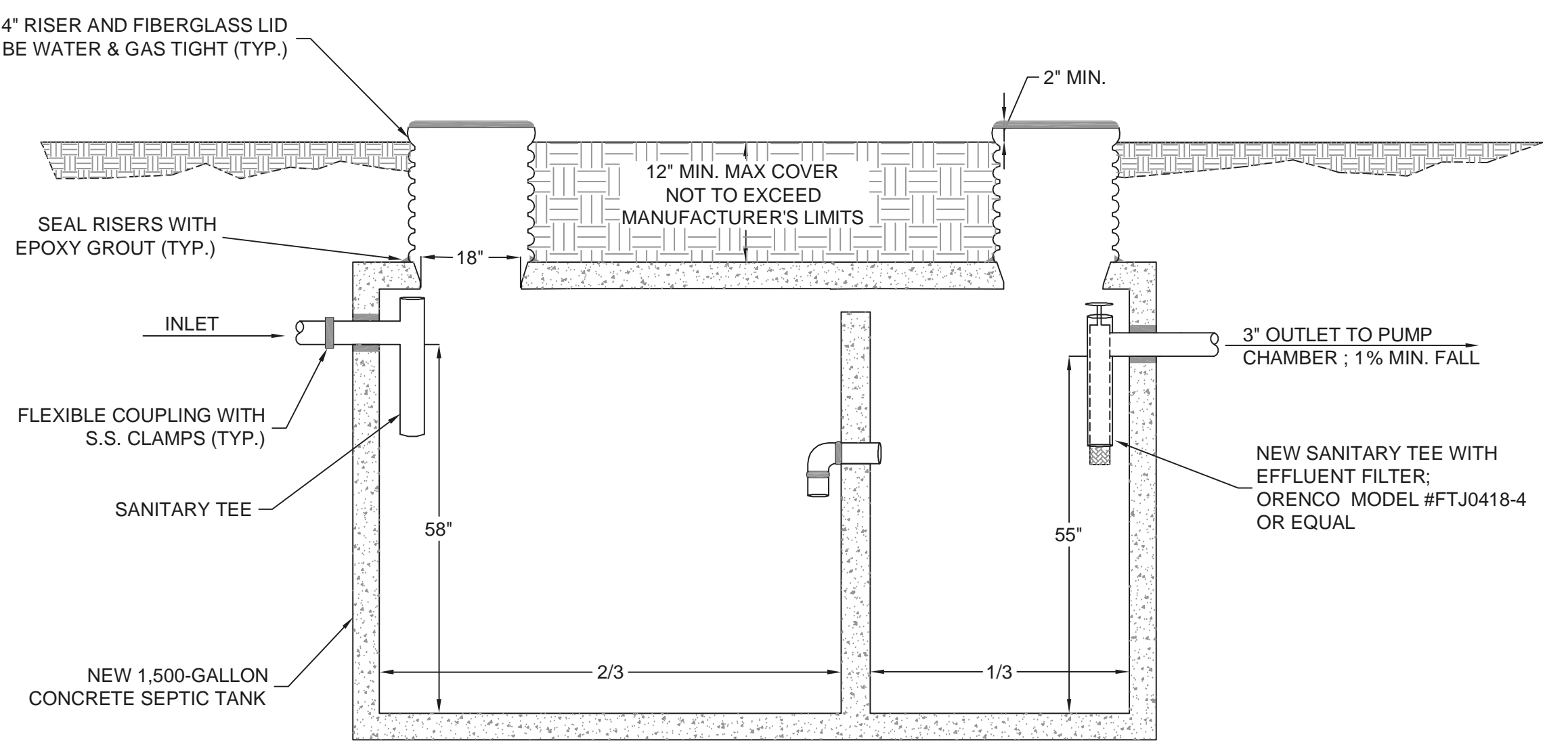
EXISTING 1,200-GALLON SEPTIC TANK WITH NEW AX20 POD INSTALLATION ①



EXISTING PRESSURE DISTRIBUTION LEACHLINE ③



EXISTING 800-GALLON CONCRETE PUMP CHAMBER WITH LOWHEAD PUMP ④



NEW 1,500-GALLON CONCRETE SEPTIC TANK ②

CONSTRUCTION SPECIFICATIONS

GENERAL

Changes to plans or specifications shall be made only after consultation with and approval of the Designer & MCEHS.

At all times during the work, keep the premises clean and orderly, and upon completion of the work, repair all damage caused by equipment. Stockpile excavated material in a manner that will cause the least damage to native vegetation and landscaping. Leave the project site free of rubbish or excess materials of any kind.

Construction inspection by the Designer shall be required at points outlined in the attached Construction Inspection Schedule. It shall be the responsibility of the contractor to call for the required inspections, and to provide at least 48-hours advance notification of the Designer and Marin County EHS Department.

All installation shall be in accordance with Marin County Environmental Health Building Codes.

Marin County Building Division Electrical Permit Required.

1. Plan Changes. Changes in plans or specifications shall be made only after consultation with and approval of the Designer. All construction materials shall be approved by the designer prior to their placement. Marin County electrical permit is required.

MATERIALS

2. Septic Tank. New 1,500-gallon concrete septic tank by Selvage or Jensen Concrete.
3. Advantex Unit. AX 20, ModeL 3b or 1b (contractor preference). As manufactured by Orenco Systems, Inc., 814 Airway Avenue, Sutherlin, Oregon 97479, 1(800) 348-9843. Standard Package will include processing tank access equipment and treatment system equipment.
4. Distribution Piping. All piping for the delivery and pressure distribution network shall be Schedule 40 PVC and have a minimum pressure rating of 150 psi unless otherwise specified. All joints shall be solvent-cement socket type conforming to ASTM D-2672.
5. Filter Fabric. Filter fabric shall be Mirafi 140N or approved equal. Filter fabric shall be handled and installed in accordance with manufacturer's recommendations. Borders of fabric shall be overlapped 12 to 18 inches. Any torn or damaged sections of fabric shall be covered with additional pieces of filter fabric sufficient to meet the above overlapping requirement.
6. Effluent Filter. Contractor shall use Orenco Effluent Screen, or approved equal.
7. Control Panel. The treatment pumping system and PD leachfield system will be controlled by control panel which meets all specifications for Marin County Codes. The pumping system includes two effluent pumps. Vericomm not required. MVP OK.
8. Access Risers. Watertight and gas tight access risers shall be installed over the inlet and outlet openings of both the septic tank and the pump chamber. Access risers shall be installed from the top of the tanks to about 1/2-inch above ground surface at all tank openings. The riser must be watertight at all points and have a watertight seal at the top of the tank.

CONSTRUCTION

9. Installation. All installation work shall be in accordance with applicable Stinson Beach Regulations.
10. Location of System. Location shown is approximate, subject to adjustment in the field by the Contractor according to building constraints and noted setback requirements.
11. Septic Tank and Pump Chamber Location. Location for the septic tank and pump chamber is approximate, subject to adjustment in the field by the contractor according to building constraints and noted setback requirements. They shall be located and installed to be free from vehicle traffic and protected against entry of surface runoff.
12. Septic Tank/Pump Chamber Leak Test. The existing septic tank and new pump chamber shall be required to be certified as watertight. Field testing of tanks shall be required and conducted as follows:

Designer to visually inspect tank prior to conducting leak test. Fill tank and pump chamber so water level is 2 inches ± above tank/access riser joints 24 hours prior to inspection. Note depth of water and re-measure not less than one hour later during inspection. A water level drop shall be considered to be an indicator of a leaking tank; a tank shall be repaired or replaced to the satisfaction of the designer.

13. Electrical.
 - High water audio and visual alarm IS required within the house.
 - All electrical work shall conform to procedures and codes of Marin County Building Department.

Effluent Pump: The pump shall be of the size and type to accommodate the intended use and shall include the following:

- a. A "Hand-off-auto" (HOA) switch.
- b. An audio and visible alarm and necessary sump water sensing device to indicate a "high water" condition.
- c. Float switches shall be anchored to a suitable float tree for controlling the starting and stopping of pump operation.
- d. The pump intake shall be set a minimum of 4 inches above the sump bottom.

Sump:

- a. Access shall be provided by a minimum 24-inch diameter opening;
- b. All pipes and/or electrical conduits through the sump shall be either precast into the sump or sealed with gas-tight compression connectors.

Electrical Features: The following electrical features shall be provided:

- a. An outdoor-type control box containing fused disconnect and motor protection switch.
- b. The control box may be mounted on the building served if located within 30 feet and within direct view of the sump, otherwise the control box shall be mounted on a pipe stand or wooden post.
- c. Electrical conduit shall be PVC. Separate conduits shall be provided for control wire and power supply. Separate circuits with individual breakers at the main panel shall be provided for the control panel/alarm and pump.

19. Pressure Pipe Network.
 - All pressure pipe shall be Schedule 40 PVC or approved equal.
 - All joints shall be glued with solvent cement.
 - Hydraulic testing shall be conducted in the presence of the Designer to determine any leaks in the system and pump operation.
 - A concrete thrust block shall be installed at all pipe bends of 45o or greater in all pressure lines .

20. Utility Box Lining. All utility boxes to be lined with wire to prevent Gopher intrusion.

21. Erosion Protection. Re-seed leach field area for erosion protection following final cover placement.

CONSTRUCTION INSPECTION SCHEDULE

In accordance with requirements of Marin County EHS, the following construction activities shall be inspected by Designer and EHS Staff.

- INSPECTION #1**
- Onsite pre-construction conference to discuss project with Contractor; and
 - Staking of septic tank, AX20 pod, and new leachline A2 & A3.

- INSPECTION #2**
- Septic tank leak test; and
 - Placement of manifold; and
 - Confirm hole size & spacing of abandoned leachline to match new leachlines A2 & A3..

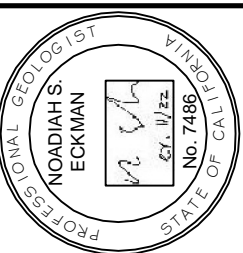
- INSPECTION #3**
- Testing of pumps and distribution systems; and
 - Complete AX20 installation. Set timer and determine dose rates.

- INSPECTION #4**
- Leachfield squirt test & pump settings; and
 - Final grading for drainage and erosion control; and
 - General site clean up.

APN	119-081-54
DATE /REV.	12 - 22 - 2023 / B
SCALE/SIZE	NONE / ARCHD
SHEET	3 OF 3

**ON-SITE WASTEWATER SYSTEM PLAN
CONSTRUCTION DETAILS**

ACKLEY RESIDENCE
19 CYPRESS ROAD
POINT REYES STATION, CALIFORNIA



100 Shoreline Highway
Berkeley, CA 94704
Mil Valley, CA 94041
415.895.0364
**eckman environmental
designs, inc**