

Project Info

Project Description

Construction of a one-story 1,295 ft² single family residence, driveway, decks, septic system, and landscaping improvements, on an infill parcel where a previous residence owned by the family was destroyed by fire.

All County and LCP building height, yard setback, and FAR limits are complied with, as well as all FEMA base elevation and design standards. A two-bedroom residence previously existed on the property until it was destroyed by a fire in 1983. The applicant's family has continuously owned the property since the 1930s.

Applicant	Address	APN	Lot Area
Brian & Alyce Johnson	P.O. Box 1139 Homewood, CA 96141	195-162-49	15,200 Ft (0.36) Acres
Zoning	Construction Type	FEMA Flood Zones	
C-R2 - Residential, Two Family	VA	VE, A0	
Square Footage (Proposed)	Footprint (Proposed)	FAR (Proposed)	FAR (Maximum)
1,296	1,296	0.08	0.3
Average Slope	Driveway Slope	Minimum Parking Spaces	Proposed Parking Spaces
7.13%	12% Maximum	2 spaces	2 spaces
Minimum Setbacks for Residence	Proposed Setbacks for Residence	Maximum Heights	Proposed Heights
Front: 25'	Front: 25'	Residence: 25'	Residence: 20' 7"
Rear: 16'	Rear: 16'	Retaining Wall: 4'	Retaining Wall: 4'
Side: 6'	Side: 46'/100'	Boundary Fence: 6'	Boundary Fence: 6'
Rear Deck: 10'	Rear Deck: 10'	Latitude:	Longitude
Front Porch: 19'	Front Porch: 19'	37.899	-122.645

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- 3 Elevations
- 4 Sections + Landscaping Plan
- 5 Exterior Materials
- C1 Title Sheet
- C2 Grading Plan
- C3 Drainage Plan
- C4 Erosion & Sediment Control Plan

Consultant Info

Design	Civil Engineer	Structural Engineer
CivicKnit Steve Kinsey (415) 307-1370 P.O. Box 81 Forest Knolls, CA 94933	AYS Engineering Group, Inc Troy Pearce (707) 763-6220 P.O. Box 5693 Petaluma, CA 94955	Paul Krohn, PE (530) 342-2926 P.O. Box 113 Fairfax, CA 94978
Coastal Engineer	Geotechnical Engineer	Surveyor
Noble Consultants, Inc Ron Noble (415) 884-0727 2420 Mountain Ranch Rd., Petaluma, CA 94954	Murray Engineers, Inc Christopher Korth (415) 888-8952 409 4th St., San Rafael, CA 94901	L.A. Stevens & Associates, Inc Larry Stevens (415) 382-7713 7 Commercial Blvd., Novato, CA 94949

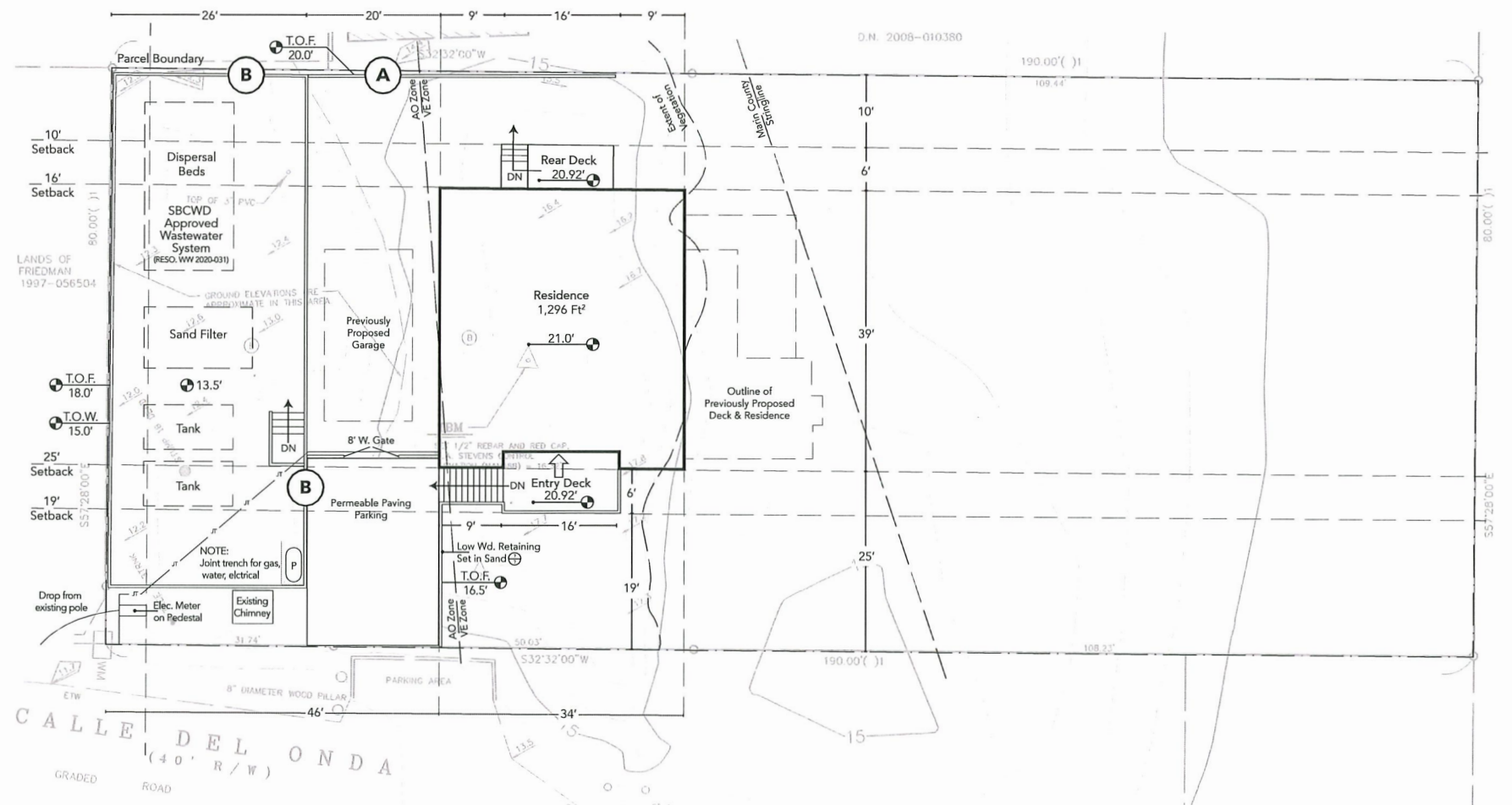
Vicinity Map



Directions

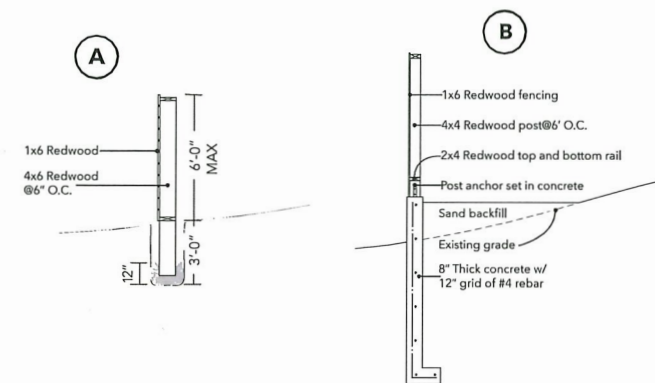
Turn left onto Calle Del Onda going Northbound on Highway 1. The property is the last lot on the left side of the street.

Site Plan



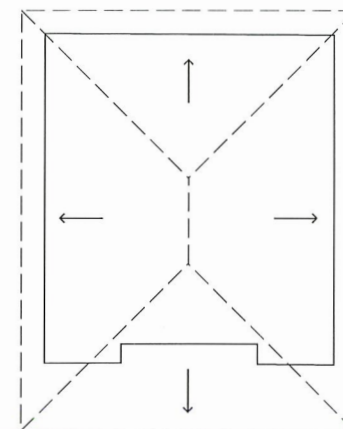
Fence Details

Not to scale



Roofing Plan

12/3 TYPICAL



BOS ATTACHMENT 12

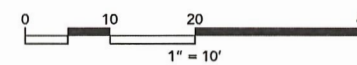
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Revisions	#	Description	Drawn By	Date

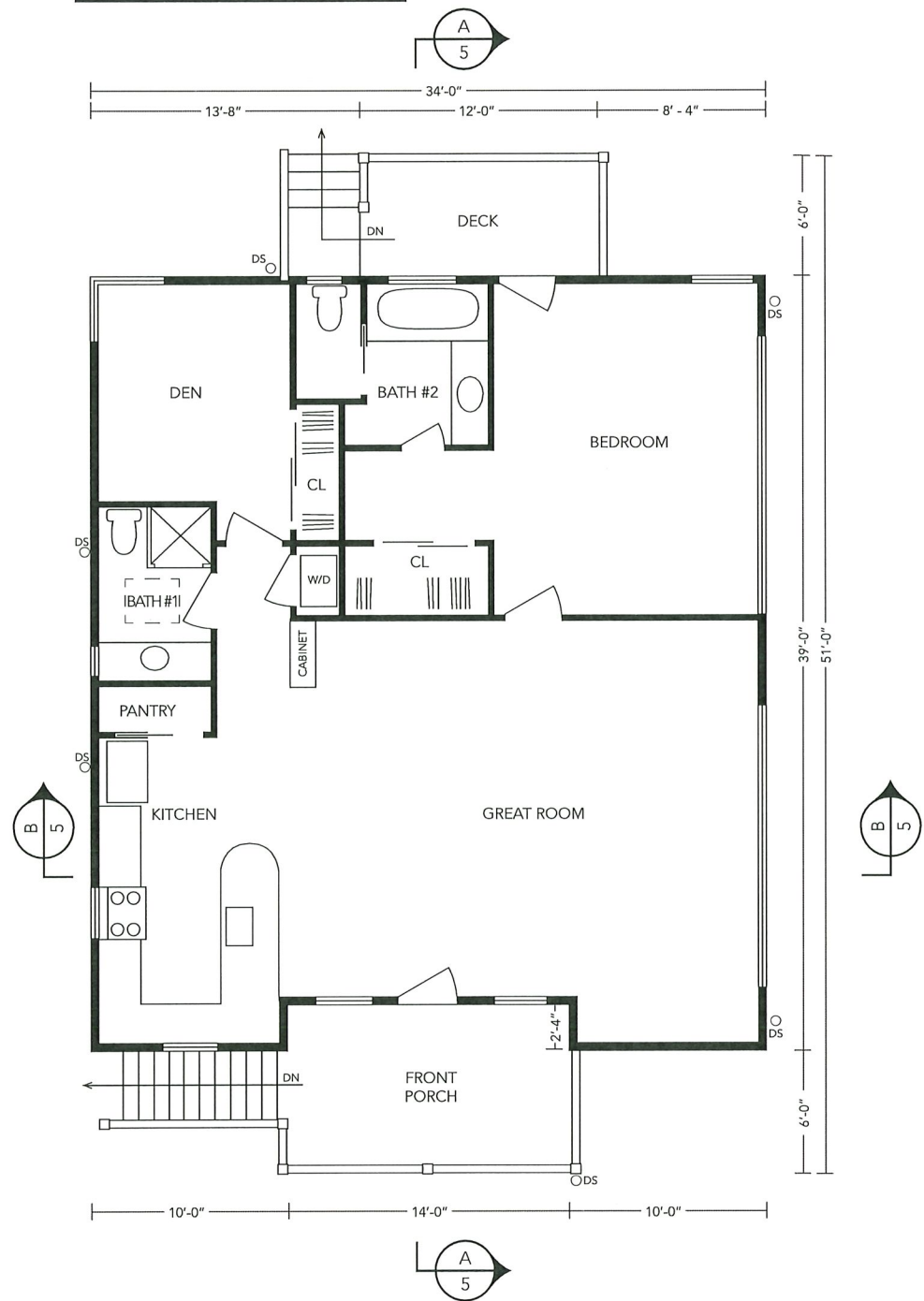
Project Info

21 Calle del Onda Revised Design

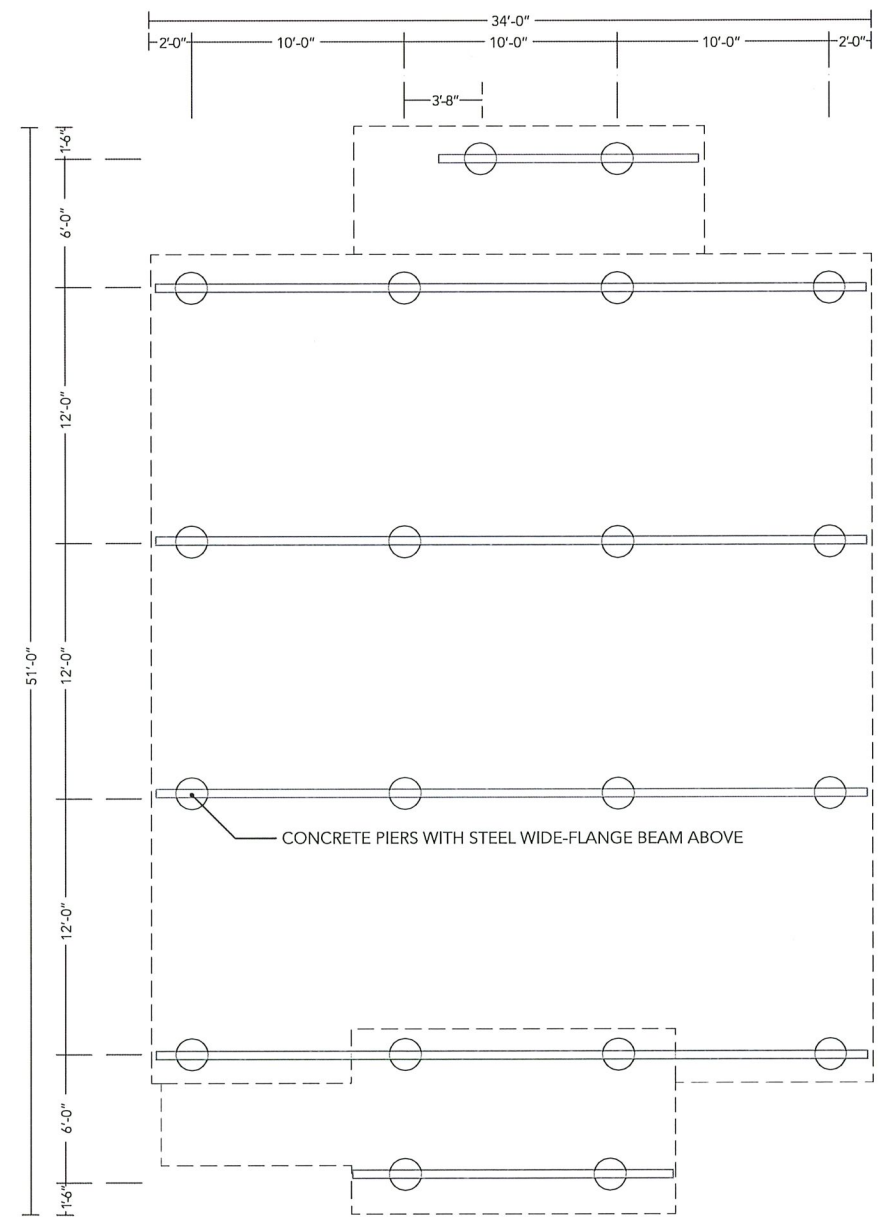


CivicKnit
P.O. Box 81
Forest Knolls
94933
415.488.4193

Floor Plan

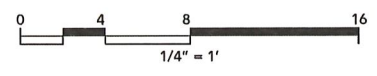


Foundation Plan

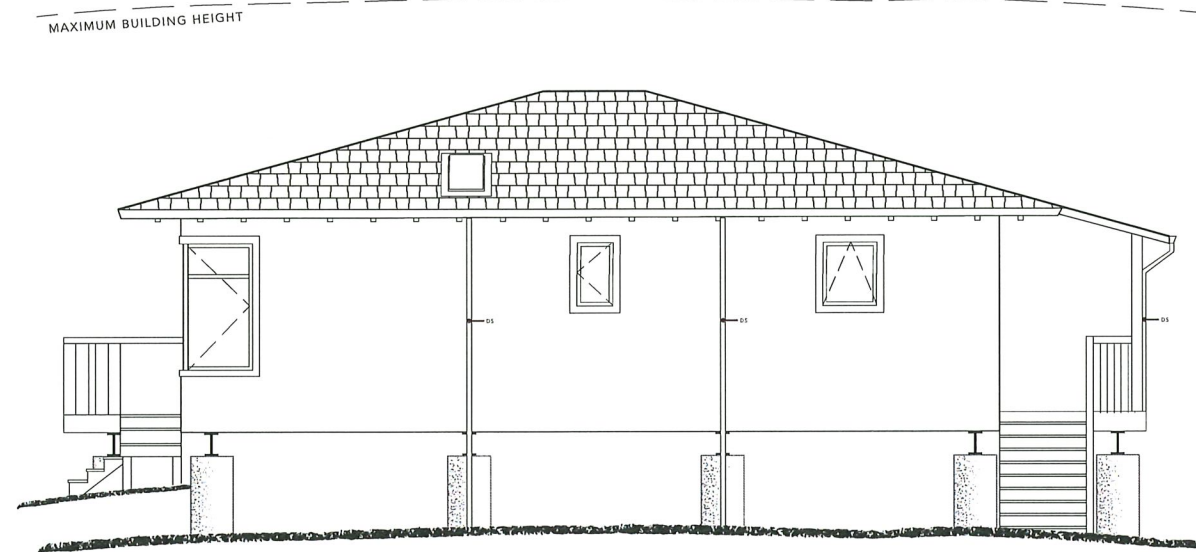


FOUNDATION DESIGN TO REFLECT RECOMMENDATIONS OF GEOTECHNICAL ENGINEERING EVALUATION

Revisions #	Description	Drawn By	Date



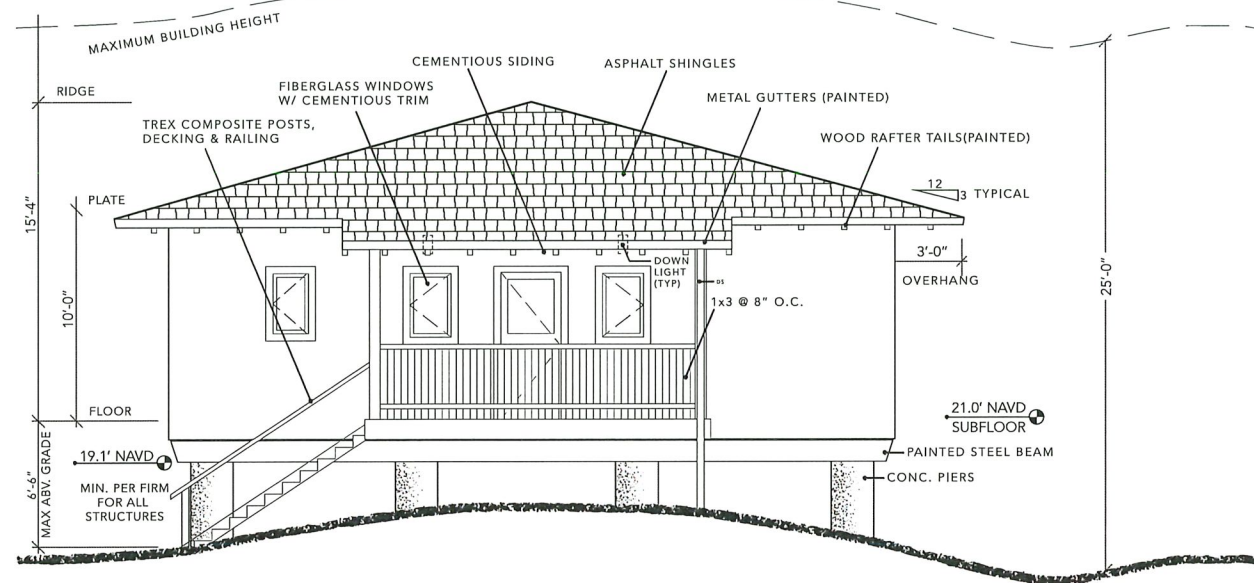
North



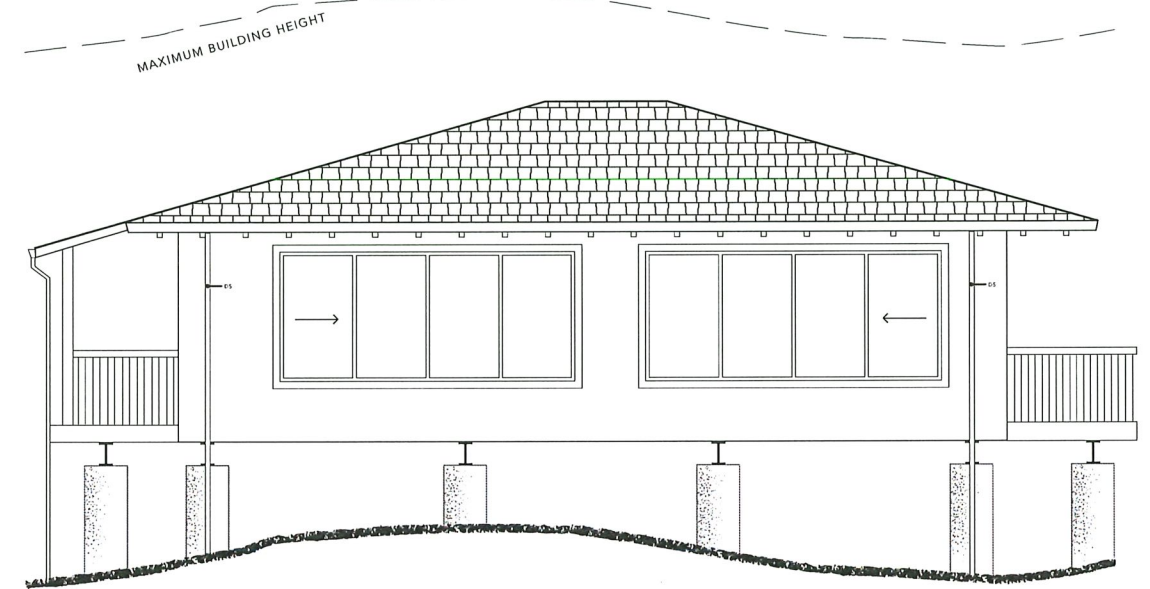
East



West



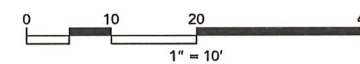
South



Revisions	#	Description	Drawn By	Date

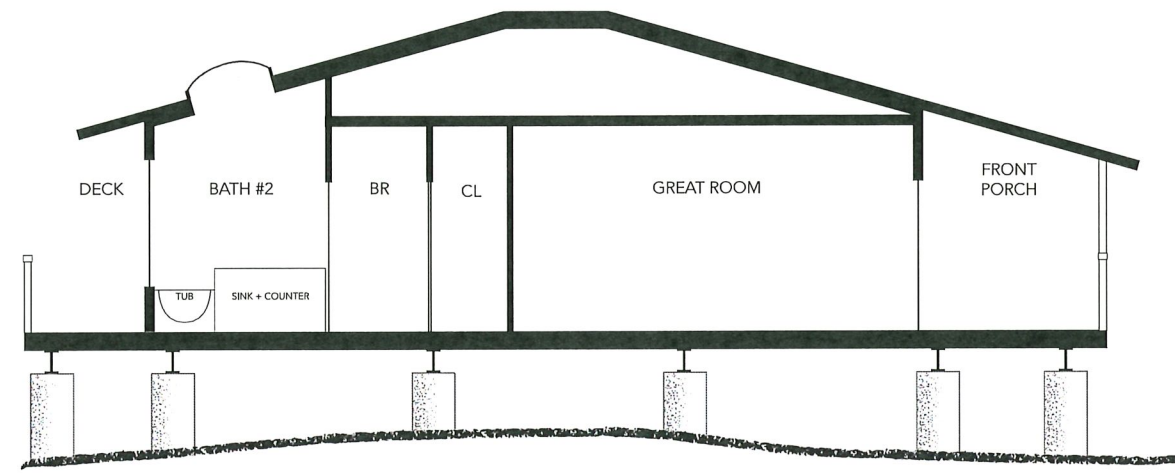
Elevations

21 Calle del Onda
Revised Design

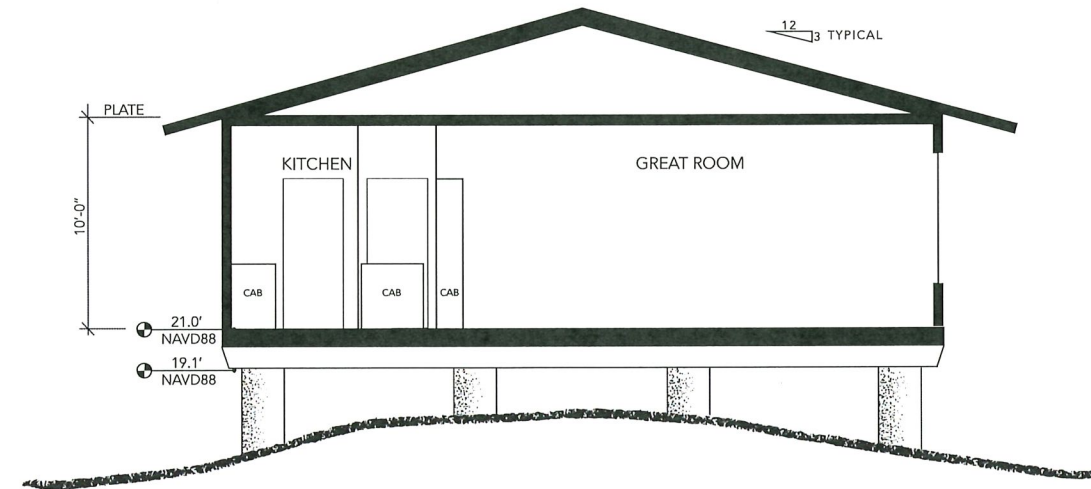


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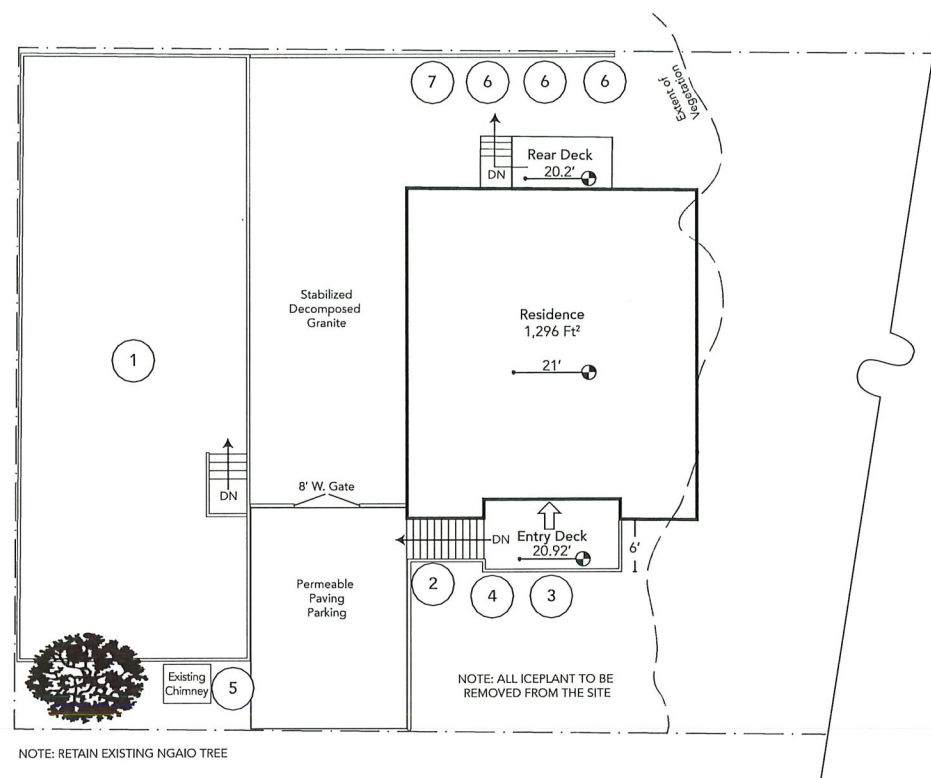
Section A



Section B



Landscaping Plan



Plant Species

#	Latin Name	Common Name	California Native	Notes
1	<i>Festuca rubra, Trifolium widenovii</i>	Native Lawn Grasses and Clover	✓	Native grass lawn to cover entirety of wastewater dispersal area
2	<i>Calamagrostis foliosa</i>	Reed Grass	✓	
3	<i>Festuca californica</i>	California Fescue	✓	Plant bunches along perimeter of driveway and deck every 2 - 3 feet
4	<i>Clematis lasiantha</i>	Chapparral Clematis	✓	
5	<i>Echium vulgare</i>	Viper's Bugloss		
6	<i>Cistus creticus</i>	Rock Rose		
7	<i>Escallonia Rubra</i>			

Revisions #	Description	Drawn By	Date

Siding



Exterior siding will be HardieShingle Night Gray fiber cement shake siding

Roofing



Asphalt composite shingles will be used on all pitched roof areas

Fencing



Redwood fencing will be used around the perimeter of the septic area and the rear yard. In some locations these wooden fences will sit atop concrete retaining walls

Lighting Fixtures



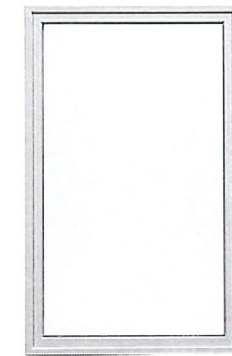
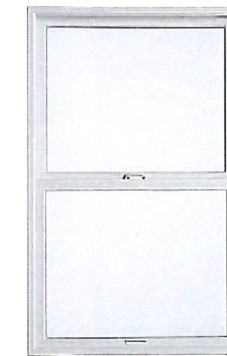
Exterior lighting will consist of recessed soffit lights and hooded down lights to minimize light pollution

Decking, Stairs & Railing



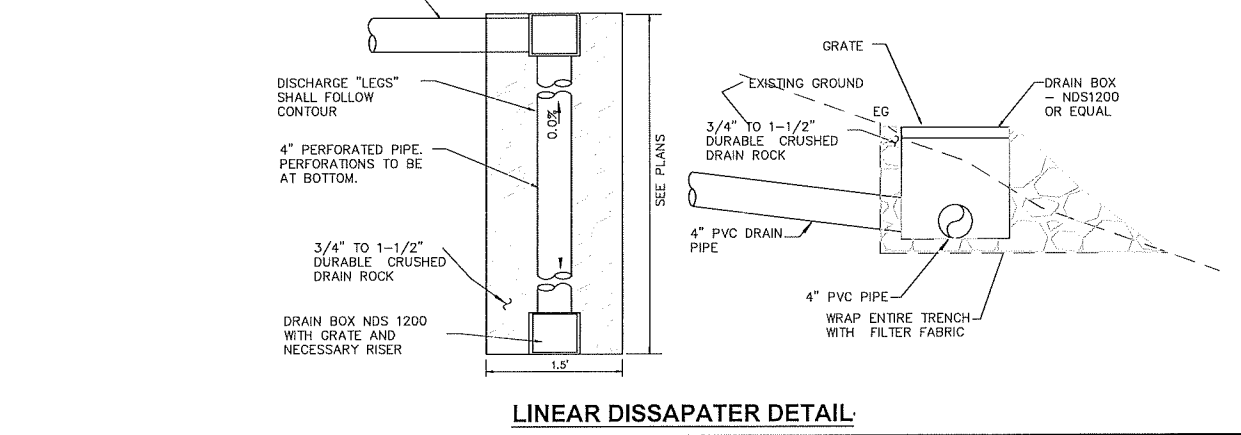
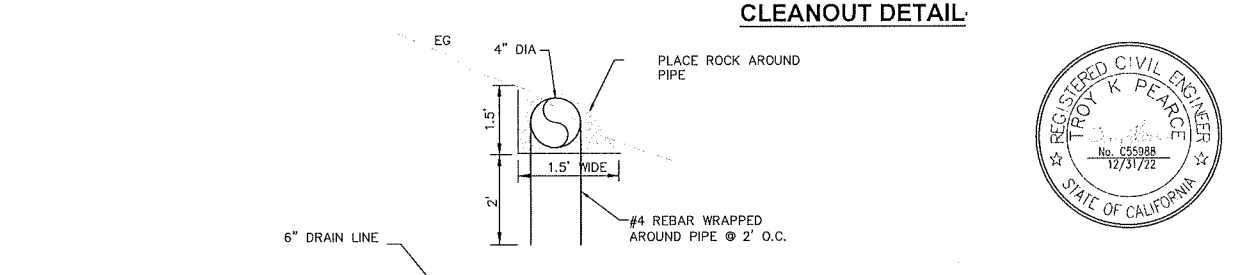
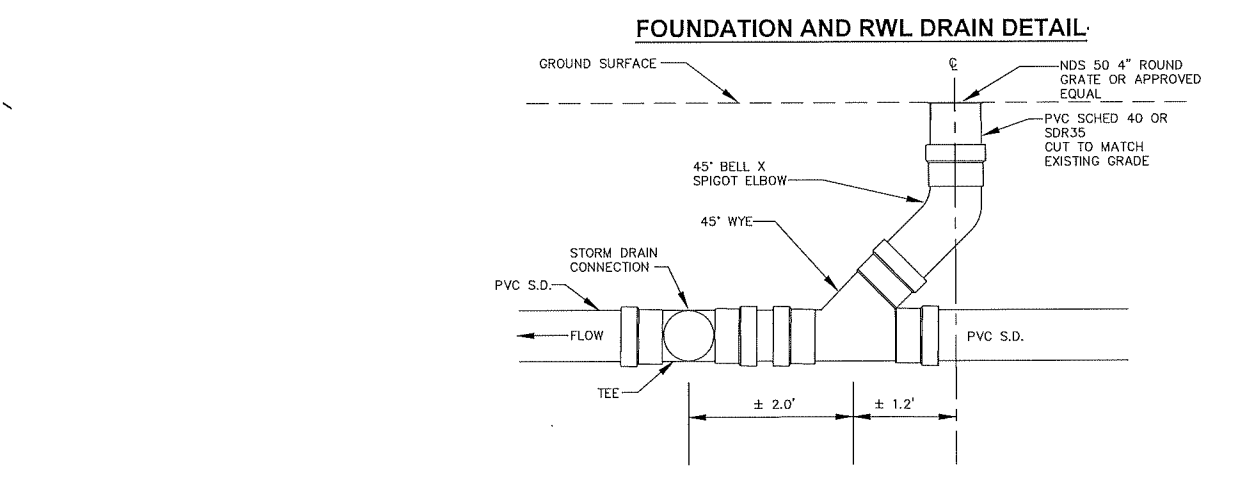
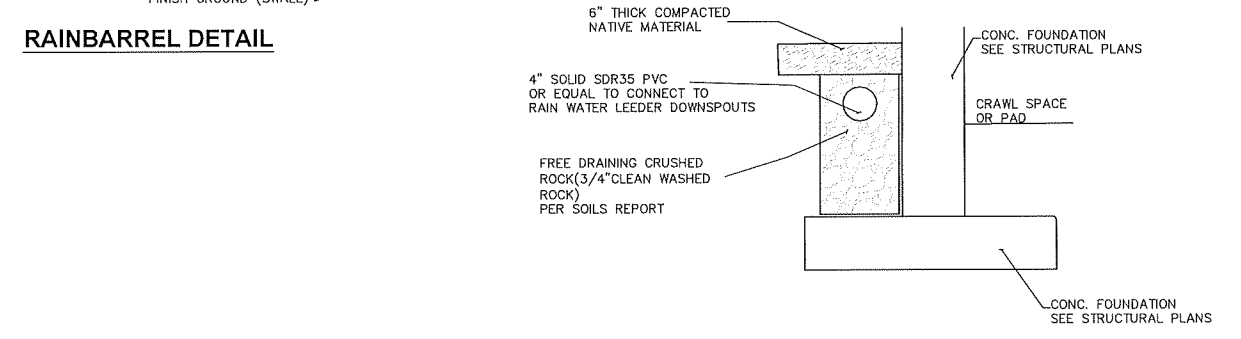
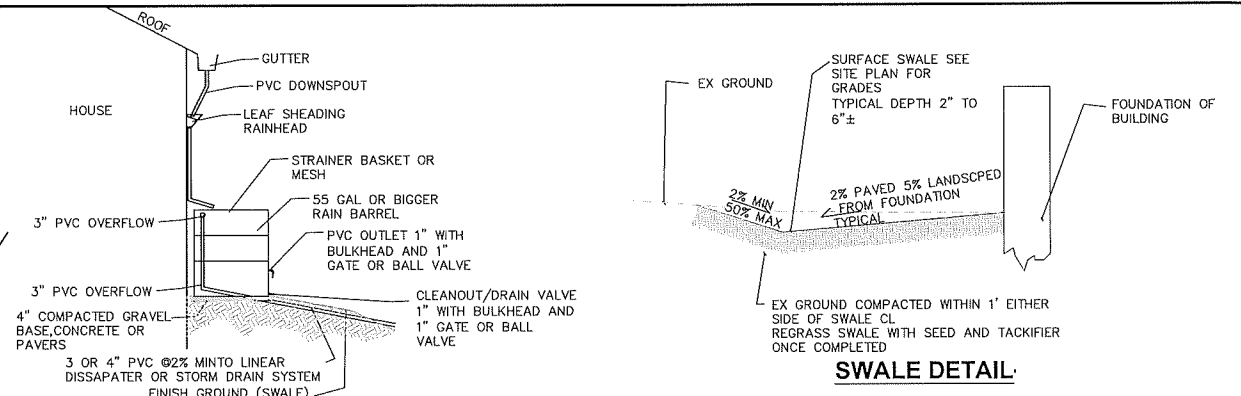
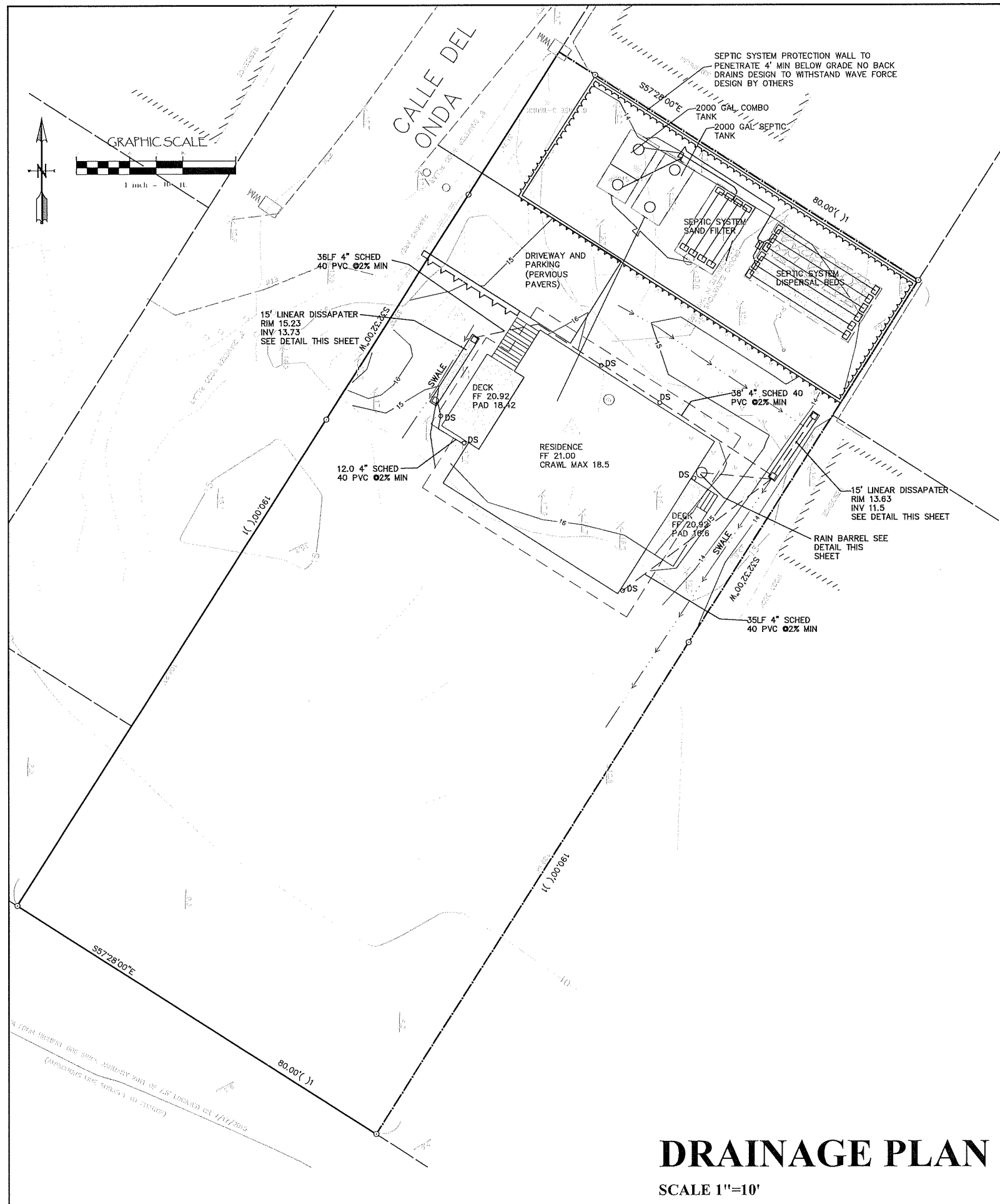
Clamshell colored Trex composite material will be used for all decks, railings, and stairs

Windows



Frost colored Milguard fiberglass clad windows will be used at all locations

Revisions #	Description	Drawn By	Date



DRAINAGE PLAN

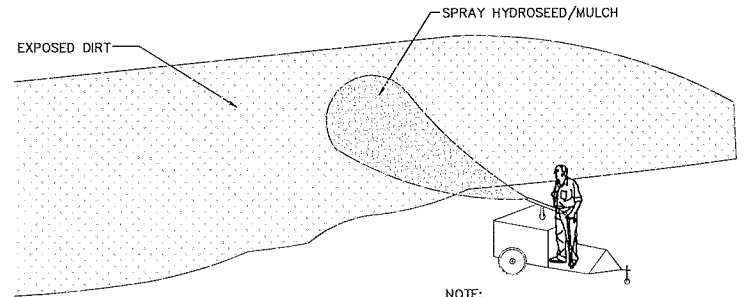
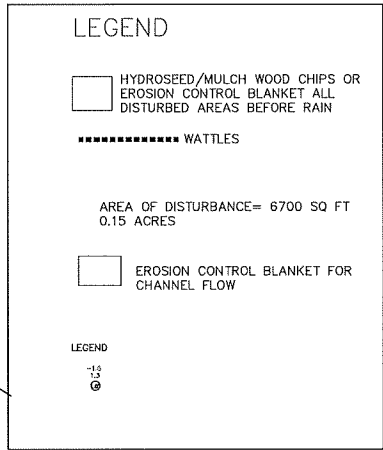
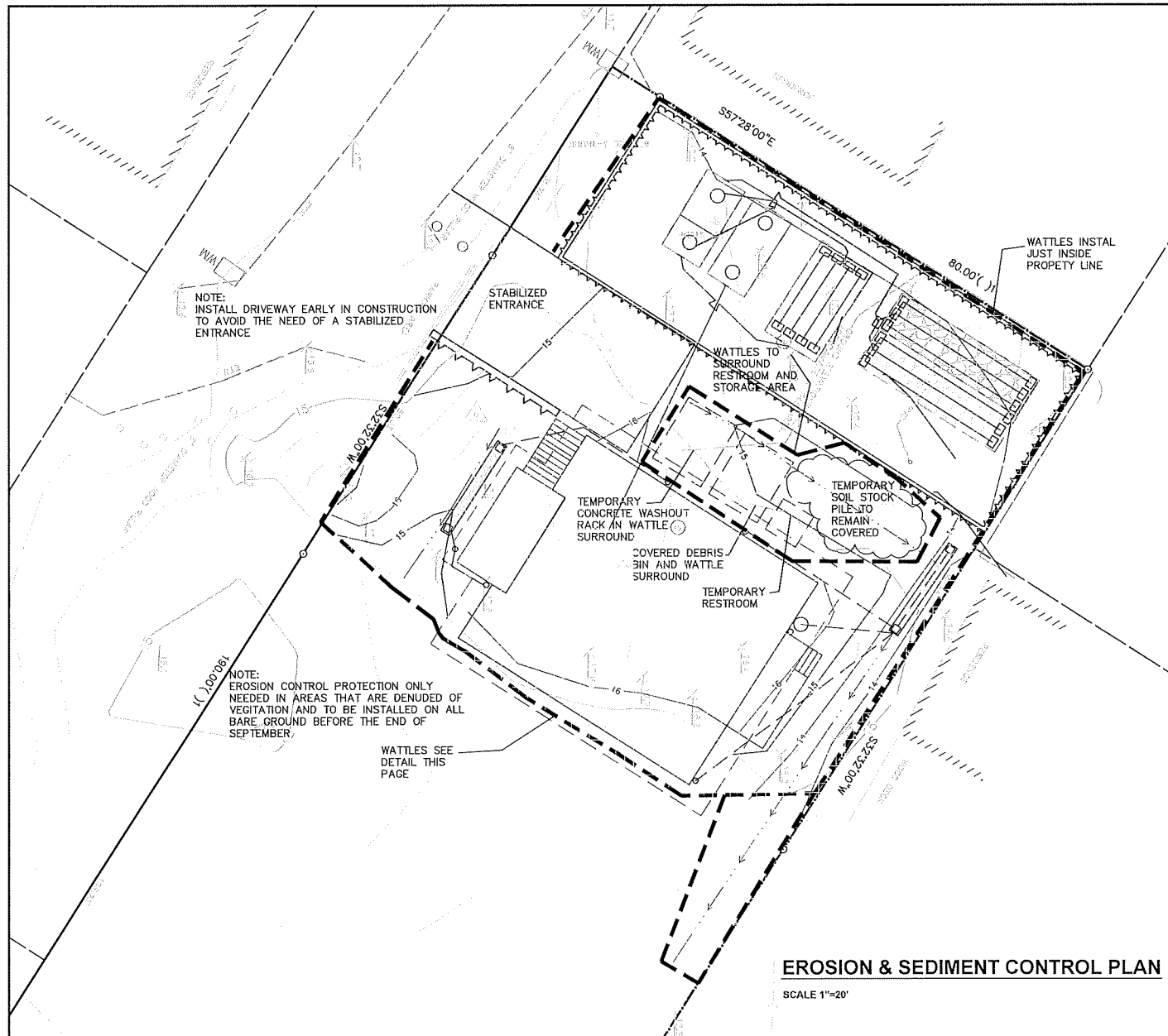
SCALE 1"=10'



Revisions:	
PREPARED FOR:	Brian Johnson PO Box 1139 Homewood, CA 96141
IMPROVEMENT PLAN	21 CALLE DEL ONDA Stinson Beach, CA APN 195-162-49
AYS Engineering Group, Inc	PO Box 5693, Petaluma, CA 94955 Voice (707) 763-6620
Job No.	2018-038
Date	10-1-20
Drawn By:	TKP
Checked By:	TKP
Scale	as shown
Sheet	3 of 6

C3

-038A-21 Onda GRD - Johnson\dwg\5-4-22-grading and drainage.dwg, C3-DRAINAGE, 5/26/2022, 12:30:45 PM.

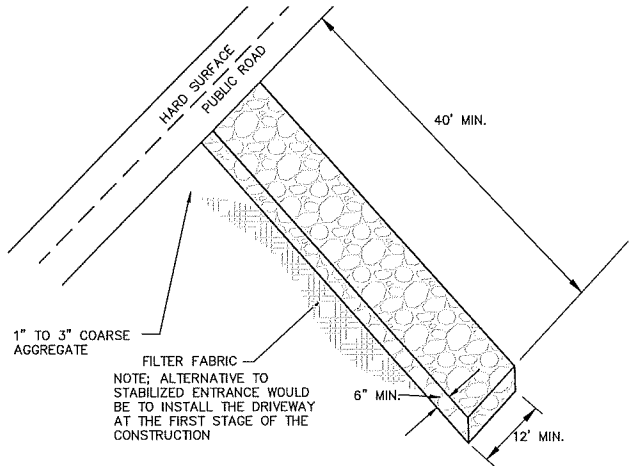


EROSION CONTROL NOTES

- 1) BOUNDARY FOR REFERENCE PURPOSES ONLY NOT TO BE USED AS BOUNDARY SURVEY.
- 2) ALL MODIFICATIONS TO THIS PLAN AND ALL EROSION CONTROL REPAIRS SHALL BE NOTED ON THIS PLAN AND KEPT UPDATED BY THE CONTRACTOR IN THE FIELD DURING CONSTRUCTION.
- 3) ALL EROSION CONTROL MEASURES SHALL BE REGULARLY MONITORED AND REPLACED IF NECESSARY.
- 4) ALL EROSION CONTROL MEASURES SHALL BE CHECKED AND THEIR OPERATION VERIFIED AFTER STORM EVENTS.
- 5) NO SILT LADEN WATER SHALL LEAVE SITE.
- 6) ANY MATERIAL OR DEBRIS STOCKPILED ON SITE SHALL BE CONTAINED BY WATTLES AND COVERED.
- 7) A GRAVEL ACCESSWAY AT LEAST 40' LONG SHALL BE MAINTAINED AT DRIVEWAY ENTRANCE. 6" OF GRAVEL MUST BE MAINTAINED IN THIS AREA AND WILL REQUIRE REPLENISHMENT OVER THE COURSE OF CONSTRUCTION.
- 8) AS PART OF THE MONITORING, ANY SILT THAT BUILDS UP BEHIND THE WATTLES SHALL BE REMOVED.
- 9) MINIMIZE THE AMOUNT OF MATERIAL STOCKPILED ON SITE.
- 10) ANY EXCAVATED MATERIAL STOCKPILED ON SITE SHALL BE COVERED WITH 15 MIL PLASTIC AND THE ENDS HELD DOWN WITH SAND BAGS.
- 11) ADDITIONAL SAND BAGS, WATTLES AND OTHER EROSION CONTROL MATERIAL SHALL BE STORED ON SITE TO ALLOW FOR IMMEDIATE REPAIR OF PROPOSED FACILITIES.
- 12) A WATTLE DIKE SHALL BE INSTALLED ON THE PROPOSED DRIVEWAY ROUGH GRADE EVERY 10' OF VERTICAL SEPARATION OR MORE OFTEN AS NEEDED TO PREVENT EROSION OF THE PROPOSED DRIVEWAY.
- 13) REMOVE SEDIMENT WHEN ACCUMULATION REACHES 1/2 OF THE BARRIER HEIGHT.
- 14) MINIMIZE THE AMOUNT OF EARTHWORK EXPOSED AT ANY ONE TIME.
- 15) INSTALL DRIVEWAY GRAVEL BASE COURSE AS SOON AFTER ROUGH GRADING AS POSSIBLE.
- 16) PRIOR TO PLACING AC ON ROADWAY OR DRIVEWAY, DRIVEWAYS TO BE USED FOR CONCRETE WASHDOWN. ONCE THE DRIVEWAY IS COMPLETE, USE A DESIGNATED CONCRETE WASH DOWN AREA.
- 17) HYDROSEED ALL EXPOSED AREAS OF EARTH PRIOR TO START OF RAINY SEASON. IF RAIN IS IMMINENT OR GRASS IS NOT MATURE PRIOR TO OCTOBER 15 COVER EXPOSED EARTH WITH STRAW & TACKIFIER.
- 18) THE ACTUAL AMOUNT AND TYPES OF EROSION CONTROL DEVICES WILL VARY BASED ON CONSTRUCTION METHODOLOGIES AND STAGING. THIS PLAN SHOWS A MINIMUM REQUIREMENT AND SHOULD BE SUPPLEMENTED AS NEEDED.

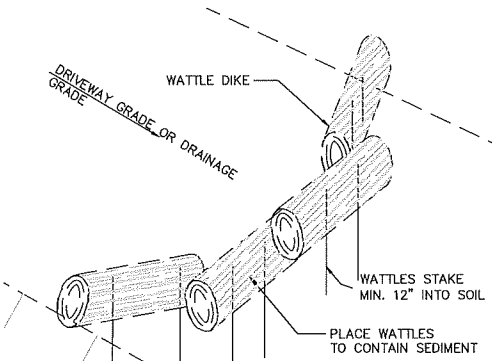
EROSION & SEDIMENT CONTROL PLAN

SCALE 1"=20'



STABILIZED ENTRANCE

SCALE 1"=10'



WATTLE INSTALLATION

SCALE 1"=10'



Revisions:	
Prepared For:	Brian Johnson PO Box 1139, Homewood, CA 96141
Improvement Plan:	21 CALLE DEL ONDA Stinson Beach, CA APN 195-162-49
Prepared By:	AYS Engineering Group, Inc PO Box 5693, Petaluma, CA 94955 Voice (707) 763-6620
Job No.	2018-038
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Drawn By:	TKP
Checked By:	TKP
Scale	as shown
Sheet	4 of 6

EROSION & SEDIMENT CONTROL PLAN

C4

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