



PROJECT DIRECTORY

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 Stinson Beach CA 94970

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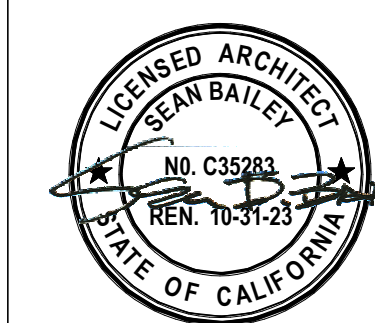
4 SACRAMENTO PATIO

PLANNING APPLICATION REVISIONS - DECEMBER 06th, 2023

Stinson Beach, CA 94970

A.P.N. 195-063-03

SEAN
 BAILEY
 DESIGN



GENERAL NOTES

- The Contract Documents include the Working Drawings, Specifications, Addenda, Modifications and the Conditions of the Construction Contract.
- The Contract Documents are instruments of service and shall remain the property of the Architect whether the project for which they are prepared is executed or not. The Contract Documents are not to be used for other projects or extensions of the project nor are they to be modified in any manner whatsoever except by agreement in writing and with appropriate compensation to the Architect.
- The Contractor shall be responsible for checking Contract Documents, field conditions and dimensions for accuracy and confirming that the Work is as shown before proceeding with construction. Clarifications regarding any conflicts shall be achieved prior to related work being started.
- In the event of conflict between data shown on the Drawings and data shown in the Specifications, the Specifications shall govern. Dimensions noted on the Drawings shall take precedence over scaled dimensions. Detail drawings take precedence over drawings of smaller scale. Should the Contractor at any time discover an error in a Drawing or Specification, or a discrepancy or variation between Dimensions on Drawings and measurements at site, or lack of dimensions or other information, he shall report at once to the Architect for clarification and shall not proceed with the work affected until clarification has been made.
- Discrepancies between General Plan or Sheet Notes shall be brought to Architect's attention for clarification and resolution. Occasional reference to one or more specific notes within the General Plan or Sheet Notes shall not in any way diminish or eliminate the full force and effect of all other notes, neither in relation to one another or not specifically referenced.
- The Contractor is responsible for verifying the dimensions and elevations at the site. The Contractor and sub-contractors shall coordinate the layout and exact location of all partitioning, doors, electrical/telephone outlets, light switches and thermostats with the Architect in the field before proceeding with construction.
- Horizontal dimensions are from face of stud to face of stud, except as noted otherwise. Vertical dimensions are from top of floor slab or plywood, except where noted to be above finished floor (AFF). All dimensions marked "clear" shall be maintained and shall allow for thickness of all finishes. Dimensions are not adjustable without approval of Architect unless noted with "+/-".
- "Furnish" means supply only, for others to put in place. "Install" means supplied by others, to be installed by Contractor. "Provide" means furnish and install, complete and in place.
- "Typical" means identical for conditions noted. "Similar" means comparable characteristics for conditions noted. Contractor to verify dimensions and orientation.

Quality Assurance

- When authorized by the Owner, the Architect will be the designated agent for design of this project and will exercise sole authority for determining conformance of materials, equipment and systems with the intent of the design. Review and acceptance of all items proposed by the Contractor for incorporation into this work will be by the Architect. This function of the Architect will apply both to the Contract as initially signed, and to changes to the Contract by modification during progress of the Work.
- The Contractor is to exercise extreme care and caution during construction of the Work to minimize disturbances to adjacent structures and their occupants, property, public thorough-fares, etc. Contractor shall take precautions and be responsible for the safety of all bldg. occupants from construction procedures.
- The Contractor is responsible for and shall provide protection for any existing finishes to remain.
- Cut and fit components for alteration of existing work and installation of new work. Patch disturbed areas to match adjacent materials and finishes.
- All work shall be erected and installed plumb, level, square, and true and in proper alignment.
- The finished work shall be firm, well anchored, in true alignment, plumb, level, with smooth, clean, uniform appearance without waves, distortions, holes, marks, cracks, stains or discoloration. Jointings shall be close-fitting, neat and well-scribed. The finish work shall not have exposed, unsightly anchors or fasteners and shall not present hazardous, unsafe corners. All work shall have the provision for expansion, contraction and shrinkage as necessary to prevent cracks, buckling and warping due to temperature and humidity conditions.
- Coordinate and provide appropriate structural blocking/backing and reinforcing in partitions behind all wall mounted items.
- Attachments, connections or fastenings of any nature are to be properly and permanently secured in conformance with best practice and the Contractor is responsible for improving them accordingly to these conditions. The Drawings show only special conditions to assist the Contractor, they do not illustrate every such conditions and detail.
- References to makes, brands, models, etc. is to establish type and quality desired. Substitution of acceptable equals will not be permitted unless specifically noted otherwise or when made according to procedures for substitutions.
- Make all necessary provisions for items to be furnished or installed by Owner. Provide protection for these provisions until completion of the project. Contractor to coordinate N.I.C. items with appropriate trades.

Submittals

- Within five (5) days from contract date, Subcontractor is to prepare and submit and estimated progress schedule for the Work, with sub-schedules of related activities which may affect the progress of the Work.
- Subcontractor shall order and schedule delivery of materials in ample time to avoid delays in construction. If an item is found to be unavailable, Sub-contractor shall notify Architect immediately to allow Architect a reasonable amount of time to select a suitable substitute.
- Subcontractor shall provide manufacturer's specifications, installation instructions, shop drawings and samples for review and approval of all materials and methods to be used prior to ordering or proceeding with the Work. Submit Product Data, Shop Drawings and Samples for all trades as soon as possible to the Architect to guarantee progress of the Work.
- Subcontractor to follow manufacturer's recommended specifications and installation procedures. If these differ from the Contract Documents, Subcontractor shall notify Architect in writing immediately to resolve discrepancies prior to proceeding.
- If any time before commencement of Work, or during progress thereof, Subcontractor's methods, equipment or appliances are inefficient or inappropriate for securing quality of Work or rate of progress intended by the Contract Documents, Owner may order Subcontractor to improve their quality or increase their efficiency. This will not relieve Subcontractor or his sureties from their obligations to secure quality of work and rate of progress specified in Contract.

Standards

- All work shall comply with applicable codes, amendments, rules, regulations, ordinances, laws, orders, approvals, etc. that are required by public authorities. In the event of conflict, the most stringent requirements shall comply. Requirements include, but are not limited to the current applicable editions or publications of the following (or as otherwise noted):
 - A. 2022 CBC, CRC, CPC, CMC, CEC, and all local codes and ordinances
 - B. 2022 CALGreen, 2022 California Fire Code
 - C. National Fire Protection Association
 - D. Title 24 Energy Compliance
 - E. American National Standards Institute
 - F. State of California Energy Regulations
- Materials and workmanship specified by reference to number, symbol, title, or specification, such as commercial standards, federal specifications, trade association standard, or other similar standard, shall comply with requirements in latest edition or revision thereof, and with any amendment or supplement thereto in effect on date of origin of this project's Contract Documents. Such standard, except as modified herein, shall have full force and effect as though printed in the Contract Documents. Abbreviations used in referring to standards that apply to the Work, include, but are not necessarily limited to, the following:
 - A. American Society of Testing Materials (ASTM)
 - B. American Institute of Steel Construction (AISC)
 - C. American Welding Society (AWS)
 - D. American Concrete Institute (ACI)
 - E. American National Standards Institute (ANSI)
 - F. Architectural Aluminum Manufacturer's Association (AAMA)
 - G. Aluminum Association, Inc. (AA)
 - H. Concrete Reinforcing Steel Institute (CRSI)
 - I. National Association of Architectural Metal Manufacturers (NAAMM)
 - J. National Fire Protection Association (NFPA)
 - K. National Woodwork Manufacturer's Association (NWMA)
 - L. Woodwork Institute of California (WIC)

- Contractor shall waive "common practice" and "common usage" as construction criteria wherever details and Contract Documents or governing codes, ordinances, etc. require greater quantity or better quality than common practice or common usage would require.
- Only new items of recent manufacture, of standard quality, free from defects, will be permitted on the new Work. Rejected items shall be removed immediately from the Work and replaced with items of the quality specified. Failure to remove rejected materials and equipment shall not relieve the Subcontractor from the responsibility for quality and character of items used nor from any other obligation imposed on him by the Contract.
- Continuous inspection of welding in the shop and field shall be required during the time of welding. In addition, all complete penetration welds shall be ultrasonically tested by the laboratory, unless some other means of providing the compliance of the welds is designated by the Structural Engineer. Welds showing inclusions, porosity, lack of fusion, penetration or uneven contours (sagging or overlapping parent metal) beyond acceptable limits, as determined by the Welding Inspector, shall be ground out and re-welded at no additional cost to the owner. Procedures and criteria for acceptance of welds shall be per AWS D1.1.
- No work defective in construction or quality or deficient in any requirements of the Drawings and Specifications will be acceptable in consequence of Owner's or Architect's failure to discover or to point out defects or deficiencies during construction; nor will presence of inspectors on work site relieve Contractor from responsibility for securing quality and progress of Work as required by the Contract. Defective work revealed within time required by guarantees shall be replaced by work conforming with the intent of the Contract. No payment, whether partial or final, shall be construed as an acceptance of defective work or improper materials.

ABBREVIATIONS

ADJ. Adjustable	F.O.S. Face Of Stud	RESIL. Resilient
A.F.F. Above Finished Floor (Grade)	F.O.W. Face Of Wall	REQD. Required
B.O. Bottom Of	GA. Gauge	RM. Room
BD. Board	GALV. Galvanized	R.O. Rough Opening
BLKG. Blocking	GB. Grab Bar	RWL. Rain Water Leader (Overflow)
BM. Beam	GLB. Glulam	SAM. Self Adhesive Membrane
C.J. Control Joint	GSM. Galvanized Sheet Metal	S.S.D. See Structural Drawings
C (C.L.) Center Line	GYP. BD. Gypsum Board	S.L.D. See Landscape Drawings
CL.G. Ceiling	HB. Hose Bibb	SCHED. Schedule (Scheduled)
CLR. Clear	HR. Hour	SIM. Similar
COL. Column	HT. Height	ST.STL. Stainless Steel
CONC. Concrete	INS. Insulation	STL. Steel
CONST. Construction	INT. Interior	STD. Standard
CONT. Continuous	J.B. J-Box	STRUCT. Structural
DBL. Double	JT. Joint	TB. Towel Bar
DIA. Diameter	MAX. Maximum	To Be Determined
DIM. Dimension	MECH. Mechanical	To Be Removed
DN. Down	MFR. Manufacturer	THRU. Through
DS. Downspout	MIN. Minimum	T.O. Top Of
DTL. Detail	MTL. Metal	T.O.P. Top of Parapet
DWG. Drawing	N.I.C. Not In Contract	T.O.S. Top of Structure
EA. Each	N.T.S. Not To Scale	TPO. Thermoplastic Polyolefin
EL. Elevation (Height)	(N) New	T.S. Tube Steel
ELEC. Electrical	O.C. On Center	TYP. Typical
ELEV. Elevation (Drawing)	OPP. Opposite	VER. Verify
EQ. Equal	OPNG. Opening	V.I.F. Verify In Field
EXT. Exterior	O/ Over	W/ With
(E) Existing	P Property Line	WD. Wood
F.B.O. Furnished By Owner	PLY. Plywood	WF. Wood Finish
F.F. Finished Floor	PT. Point	W.O. Where Occurs
FLR. Floor	PTD. Painted	WV. Wood Veneer
FL. Fluorescent	R. Radius	Unless Otherwise Noted
FIN. Finish (Finished)	REF. Refer To (Reference)	
F.O. Face Of	RES. Resistant	

SYMBOLS

	STRUCTURAL GRID
	NORTH ARROW
	ROOM NAME / NUMBER / SQUARE FOOTAGE
	DETAIL [DRAWING 1, SHEET A1.01]
	ELEVATION [DRAWING 1, SHEET A1.01]
	SECTION [DRAWING 1, SHEET A1.01]
	INTERIOR ELEVATION [DRAWING 1, SHEET A1.01]
	WORK / DATUM POINT
	KEYNOTE
	REVISION NUMBER
	WALL TYPE
	DOOR TYPE [RE: DOOR SCHEDULE]
	WINDOW TYPE [RE: WINDOW SCHEDULE]
	ALIGN
	DIMENSION
	CENTERLINE

PROJECT DATA

PROJECT DESCRIPTION

Construction of a two-story, single-family residence and A.D.U. including structure and all relevant site and landscaping improvements at the property address of 4 Sacramento Patio. Demolition and removal of existing 1,611 SF Single Family Residence and outbuildings on the site.

LOCATION 4 SACRAMENTO PATIO, STINSON BEACH 94970

A.P.N. 195-063-03 + 195-063-04

ZONING C-R1 (Residential Single Family)

COUNTYWIDE PLAN DESIGNATION C-SF6 (Low Density Residential Coastal Zone)

COMMUNITY PLAN STINSON BEACH

OCCUPANCY CLASSIFICATION R3

DESCRIPTION OF USE Single Family Residence

CONSTRUCTION TYPE Type VB

NUMBER OF STORIES 2

SPRINKLERS Yes

SEISMIC DESIGN CATEGORY D

FEMA FLOOD ZONE NO

FIRE HAZARD ZONE MODERATE

SITE DATA

LOT AREA 8,882 SQ. FT. (6,516 LOT 1 + 2,366 LOT 2)

PROPOSED BUILDING AREA: 2,318 SQ. FT. (see A0.3 for floor area diagrams)

PROPOSED FLOOR AREA: 3,003 SQ. FT. (see A0.3 for floor area diagrams) 2,205 SQ. FT. (WITHOUT A.D.U.)

PROPOSED FLOOR AREA RATIO: 23%

AREA OF ADDITIONAL DISTURBANCE: SEE CIVIL

GRADING CALCULATIONS:

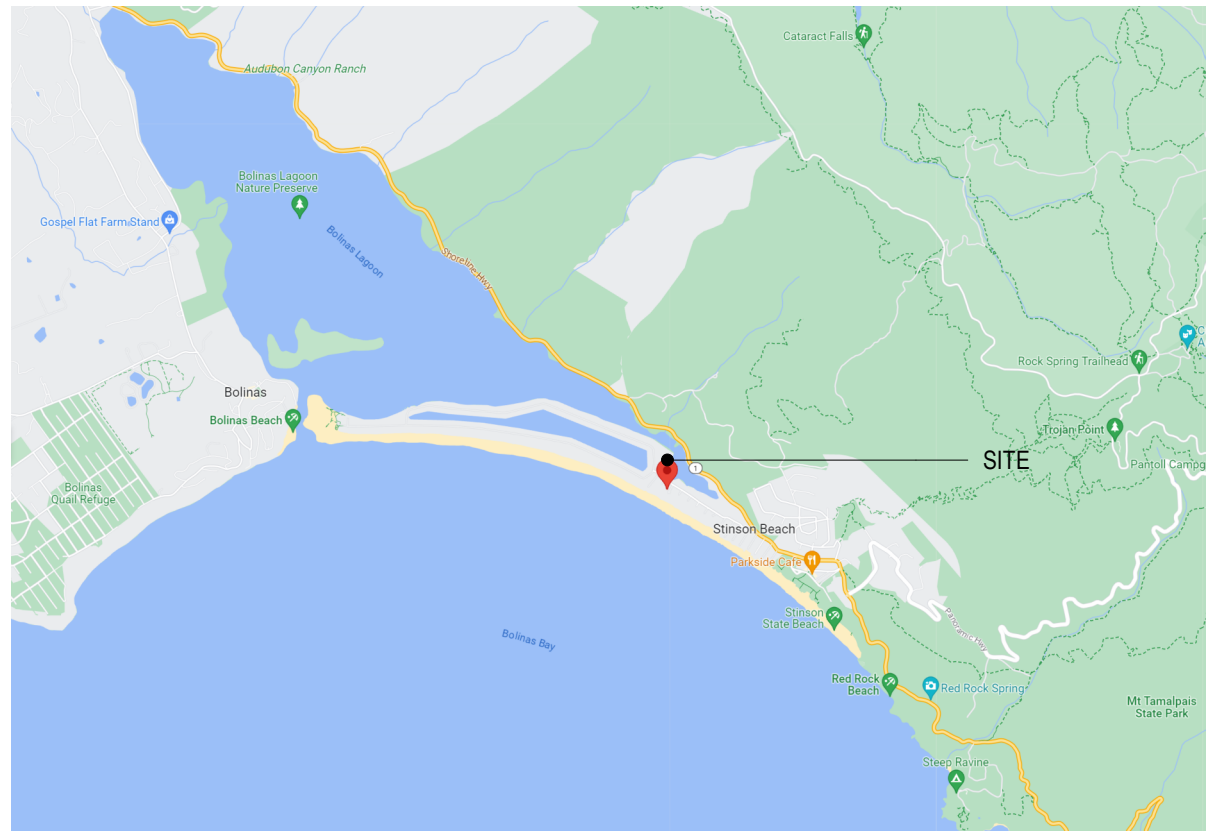
CUT: 0 CUBIC YARDS

FILL: 0 CUBIC YARDS

OFF HAUL: 0

ON-SITE PARKING: 2 TOTAL SPACES (UNCOVERED PARKING SPACES)

VICINITY MAP



DRAWING INDEX

ARCHITECTURAL:

A0.00 COVER SHEET

A0.1 PROJECT INFORMATION

A0.2 SITE SURVEY

A0.3 FLOOR AREA DIAGRAMS - PLANNING

A0.4 FLOOR AREA DIAGRAMS - SEPTIC PERMIT

A0.5 MATERIALS BOARD

A0.6 EXTERIOR RENDERINGS

A1.0 SITE PLAN

A1.1 SITE PLAN - EXISTING + DEMO

A1.2 SITE LIGHTING PLAN

A2.1 FLOOR PLAN - MAIN LEVEL

A2.2 FLOOR PLAN - UPPER LEVEL

A2.3 ROOF PLAN

A2.4 STORY POLE PLAN

A3.0 EXTERIOR ELEVATIONS - EAST + SOUTH

A3.1 EXTERIOR ELEVATIONS - WEST + NORTH

A4.0 BUILDING SECTIONS -

A4.1 BUILDING SECTIONS

LANDSCAPE:

L0.0 LANDSCAPE MASTER SITE PLAN

L1.2 LANDSCAPE / REVEGETATION PLAN - ENLARGEMENT

CIVIL:

C - 1 COVER SHEET

C - 2 GRADING AND DRAINAGE PLAN

C - 3 DETAILS

SEPTIC:

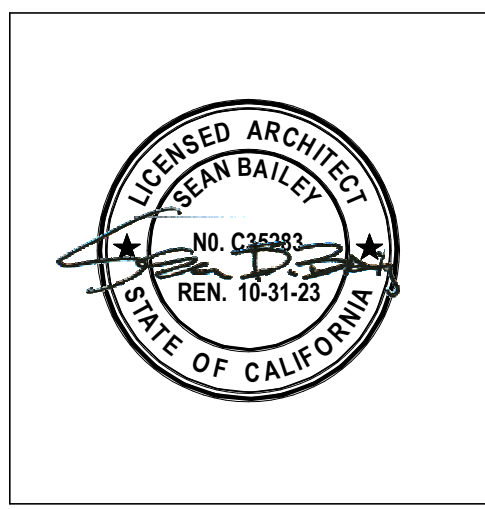
S 1 SITE PLAN

S 2 CONSTRUCTION DETAILS

S 3 CONSTRUCTION DETAILS

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4
SACRAMENTO PATIO
Stinson Beach, CA 94970
APN : 195-063-03

No.	Date	Issues + Revisions
-	6.30.2023	PLANNING SUBMISSION
△	8.31.2023	REV 1: PLANNING COMMENT RESPONSE
△	12.06.2023	PLANNING SUBMISSION REVISIONS

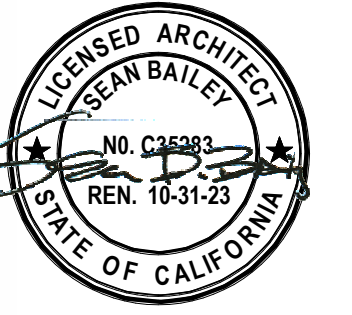
PROJECT INFORMATION

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Date 12/06/2023

A0.1

Project Number 2022.43

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PHONE: (415) 897-2800
WWW.OBERKAMPER.COM

MARIN COUNTY CALIFORNIA
BOUNDARY & TOPOGRAPHIC SURVEY
4 SACRAMENTO PATIO A.P.N. (195-063-03 & 04)

4
SACRAMENTO PATIO
Stinson Beach, CA 94970
APN: 195-063-03

No.	Date	Issues / Revisions
1	6.30.2023	PLANNING SUBMISSION
2	8.31.2023	REV 1: PLANNING COMMENT RESPONSE
3	12.06.2023	PLANNING SUBMISSION REVISIONS

SITE SURVEY
Ref North Sheet Name

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12/06/2023
Date

A0.2

Project Number 2022.43

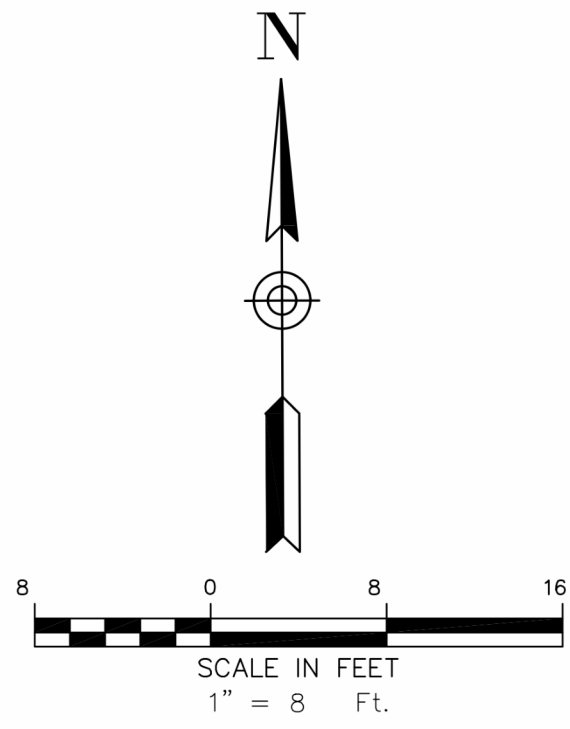
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DATE OF FIELD SURVEY:

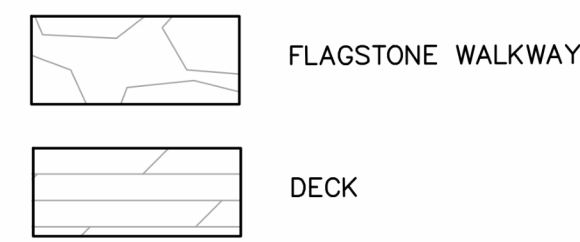
DEC 28, 2022

LEGEND:

- A.P.N. ASSESSOR'S PARCEL NUMBER
- CONC CONCRETE
- GRG GARAGE
- EP EDGE OF PAVEMENT
- FF FINISHED FLOOR
- DI STORM DRAIN INLET
- DT DECIDUOUS TREE
- CLSTR CLUTER
- PN PINE
- PLM PALM
- MPL MAPLE
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE



- BUILDING LINE
- WOOD FENCE
- BOUNDARY LINE
- EASEMENT
- MINOR CONTOUR LINE (1')
- MAJOR CONTOUR LINE (5')
- TREE AS LABELED



- x55.97 SPOT ELEVATION
- FF=217.44 FINISH FLOOR ELEVATION
- DI DRAIN INLET
- HOSE BIB
- IRRVIGATION CONTROL VALVE
- SIGN AS NOTED

SURVEYOR'S NOTES:

1. ALL TREES SHOWN HEREON REFLECT THEIR HORIZONTAL GROUND LOCATIONS AND ARE MEASURED AT BREAST HEIGHT.

BENCHMARK NOTE:

THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) VIA NATIONAL GEODETIC SURVEY'S (NGS) 'GEOID12B' GEIOD MODEL BEING APPLIED TO COMPUTED ELLIPSOID HEIGHTS AS TIED TO THE PUBLISHED ELLIPSOID HEIGHT AT AVAILABLE CORS STATIONS ON THE CALIFORNIA REAL TIME NETWORK

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED UPON A FIELD SURVEY.

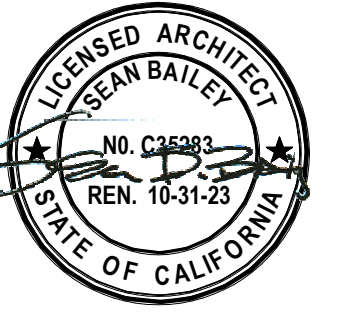
Leon E. Oberkammer

JAN 23, 2023
DATE

LEON E. OBERKAMPER
REGISTERED CIVIL ENGINEER #12094



D:\Documents\Jobs\2022\2022-209 - 4 Sacramento Patio, Stinson Beach - Weir - Boundary and Topo\DWG\BASES\22-209 - MASTER.dwg, Layout1, 1/23/2023 3:46:42 PM, DWG To PDF.pc3

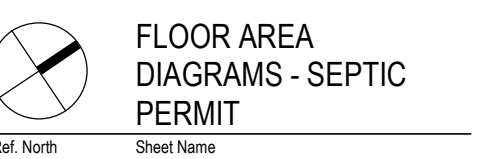


4
SACRAMENTO
PATIO

Stinson Beach, CA 94970

APN : 195-063-03

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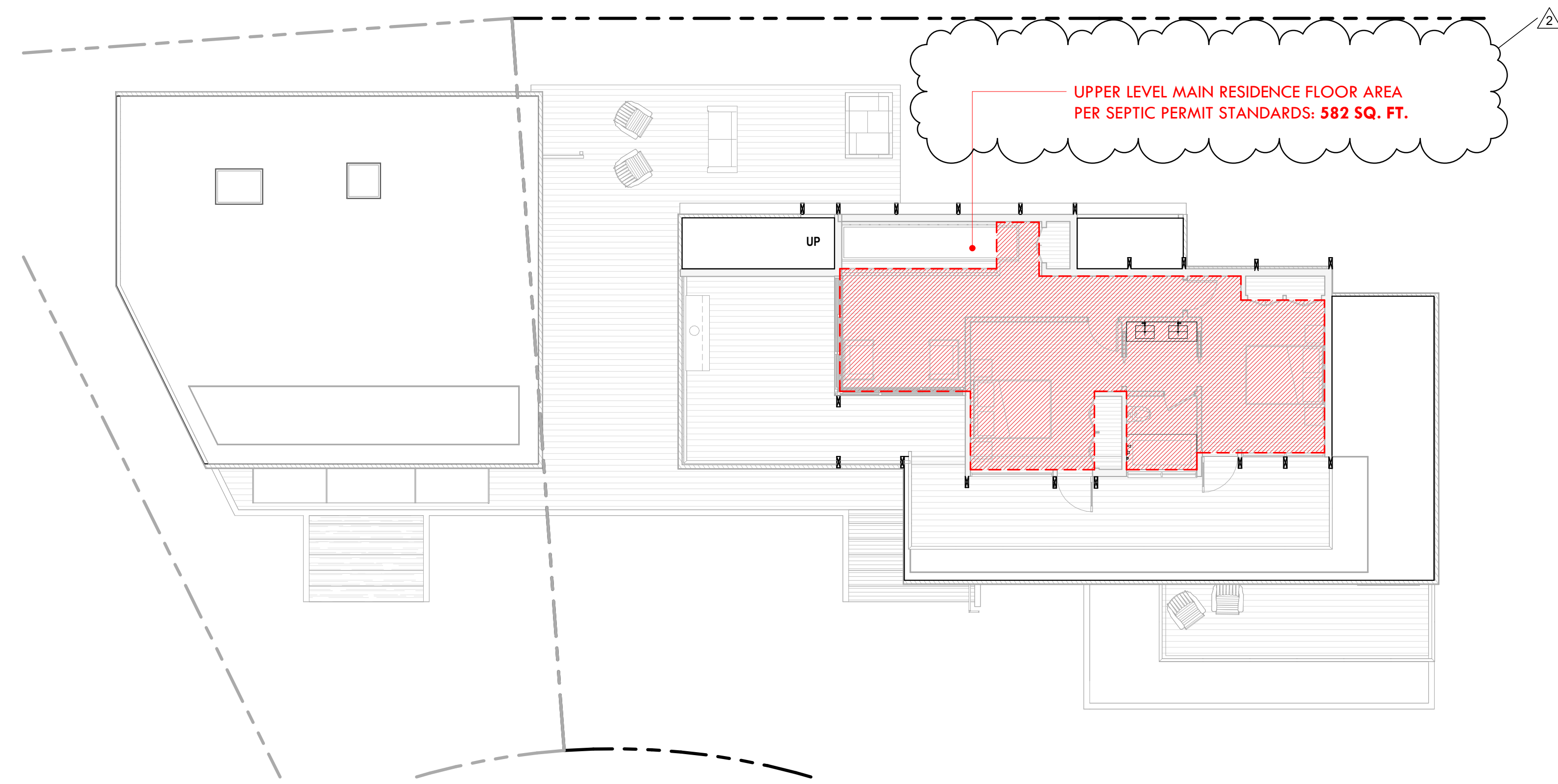
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Date

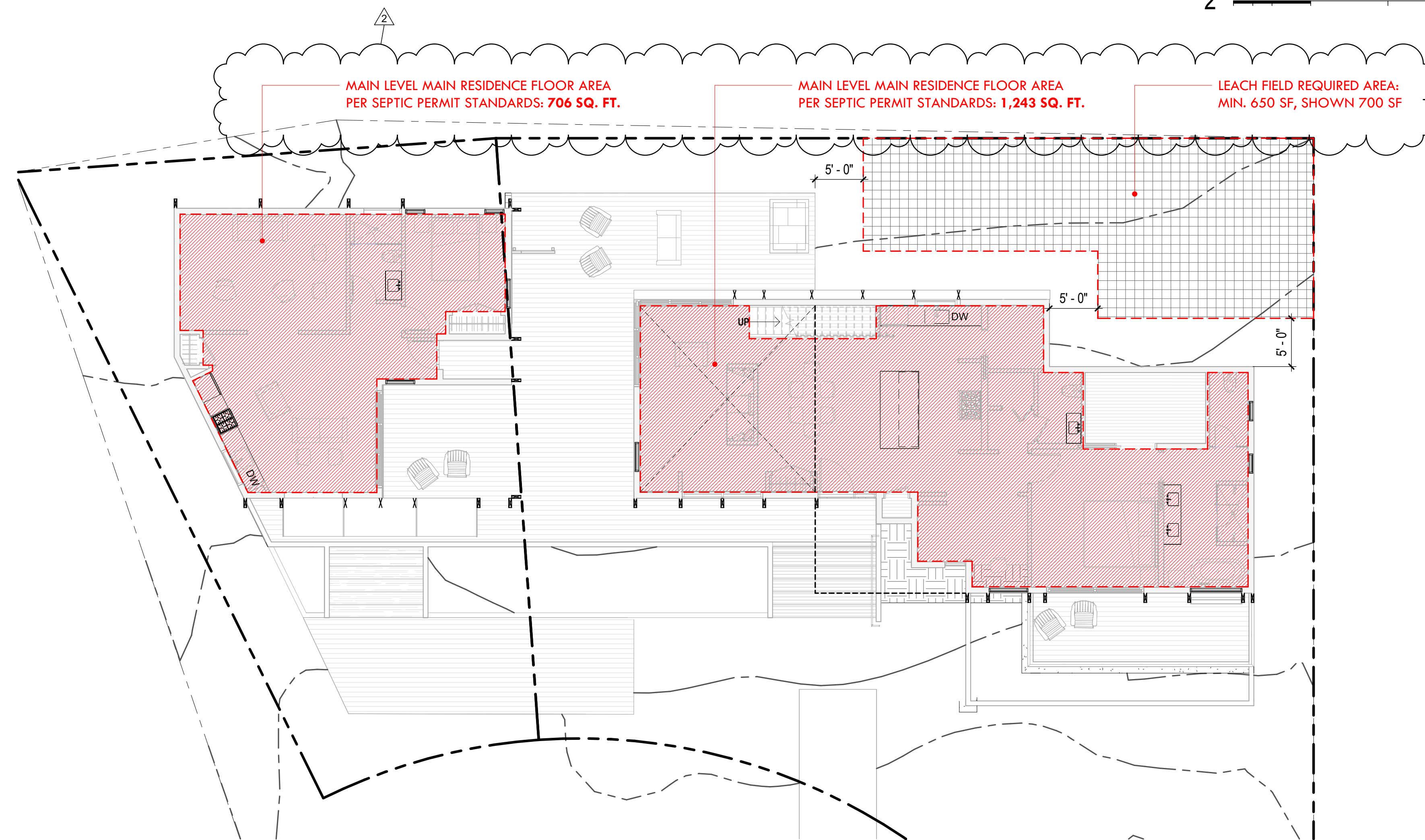
A0.4

Project Number
2022.43

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2 area diagram - upper level - septic standards
Scale: 1/8" = 1'-0"



1 area diagram - main level - septic standards
Scale: 1/8" = 1'-0"

FLOOR AREA SUMMARY - SEPTIC MEASUREMENT STANDARDS

MAIN RESIDENCE:	
MAIN LEVEL	1,243 SQ. FT.
UPPER LEVEL	582 SQ. FT.
TOTAL	1,816 SQ. FT.
A.D.U.:	
MAIN LEVEL	706 SQ. FT.
TOTAL ON BOTH RESIDENCES SUPPORTED BY PROPOSED SEPTIC PERMIT: 2,531 SQ. FT.	
max = 2800	



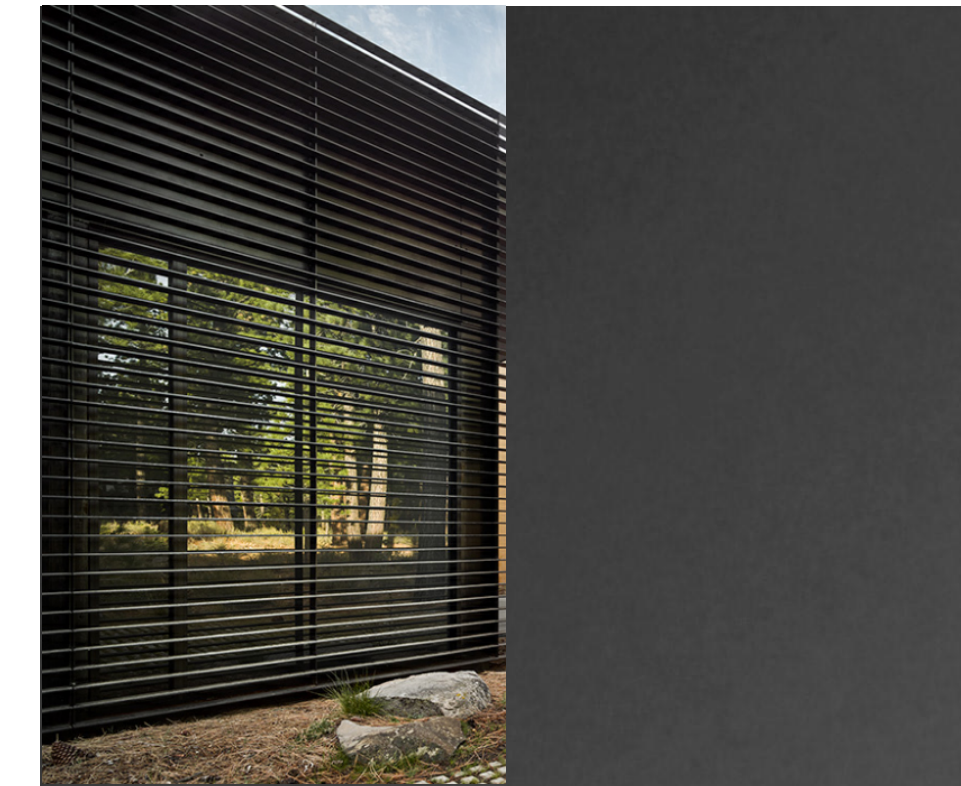
1 HORIZONTAL ALASKAN YELLOW CEDAR SIDING WITH CLEAR NATURAL FINISH (WD-1)



4 BRONZE ANODIZED ALUMINUM MULLIONS AND CLEAR GLAZING



3 POWDER COATED ALUM GAURDRAIL: DARK GREY



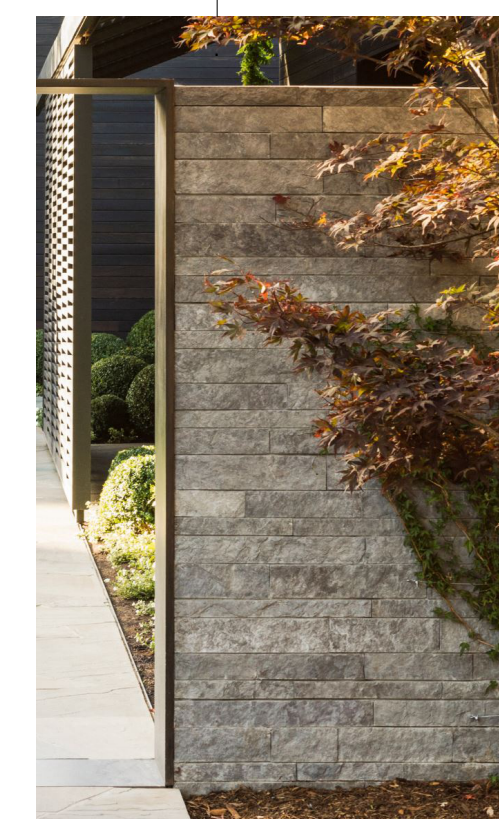
2 POWDER COATED METAL AWNING AND SCREENS TO MATCH METAL MULLIONS - DARK GREY



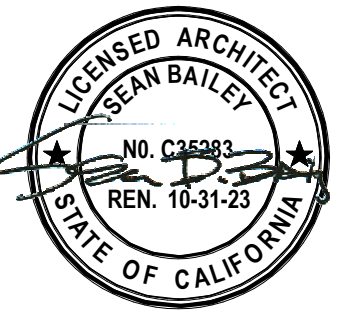
7 BOARD FORMED CONCRETE



5 GLU-LAM VERTICAL TIMBER W/ PAINTED FINISH TO MATCH SIDING



6 STACKED BASALT STONE FINISH (STN-1)



4
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MATERIALS BOARD

Ref: North Sheet Name

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Date

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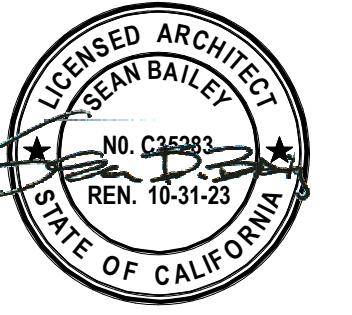
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PLANNING CODE:
 APN: 195-063-03 (INCLUDES APN: 195-063-04)
 LOT SIZE: 8,881 SQ. FT. (BOTH PARCELS ADDED)
 JURISDICTION: UNINCORPORATED
 ZONING: C-R1 - RESIDENTIAL SINGLE FAMILY
 FLOOD ZONE 'X' - NO BASE FLOOD ELEV. REQUIRED
 MAX. HEIGHT - 25' ABOVE NATURAL GRADE
 F.A.R. - 30% = 2,664 SQ. FT. FOR MAIN RESIDENCE
 A.D.U. ALLOWABLE UP TO 1,200 SQ. FT.



NEIGHBORHOOD MAP

SUBJECT PROPERTY



4
SACRAMENTO PATIO

Stinson Beach, CA 94970

APN: 195-063-03

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Ref. North Sheet Name

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 Date

A1.0

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CROSSHATCH INDICATES APPROX. LOCATION OF 2-STORY 2,205 SF MAIN RESIDENCE (PLANNING CODE ALLOWS FOR UP TO 2,664 SQ. FT. MAIN RESIDENCE BUT SEPTIC WILL BE PERMITTED FOR 2,200-2,400 SQ. FT.)

LINE OF WALL UNDERNEATH ROOF OVERHANG

RED DASHED LINE INDICATES FOOTPRINT OF 1,700 SQ. FT. EXISTING HOME TO BE DEMOLISHED

REAR YARD SETBACK LINE IF TAKEN AS AVERAGE OF LOT DEPTH

4' REAR YARD SETBACK LINE FOR ACCESSORY DWELLING UNIT UNDER 800 SF

1-STORY 798 SQ. FT. A.D.U.

DEMO AND REMOVE EXISTING SHED AND POOL

LINE OF WALL UNDERNEATH ROOF OVERHANG

NEIGHBORING LOT - 9 SONOMA PATIO APN: 195-063-10

METAL AWNING

EXISTING FENCE TO REMAIN

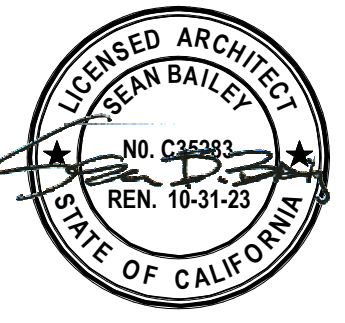
NEIGHBORING LOT - 7 SONOMA PATIO APN: 195-063-15

NEIGHBORING LOT - 10 SACRAMENTO PATIO APN: 195-063-16

NEIGHBORING LOT - 1 SONOMA PATIO APN: 195-063-13

NEIGHBORING LOT - 175 CALLE DE ARROYO APN: 195-063-02

1 site plan
 0 4 8 16 32



4
SACRAMENTO PATIO

Stinson Beach, CA 94970

APN : 195-063-03

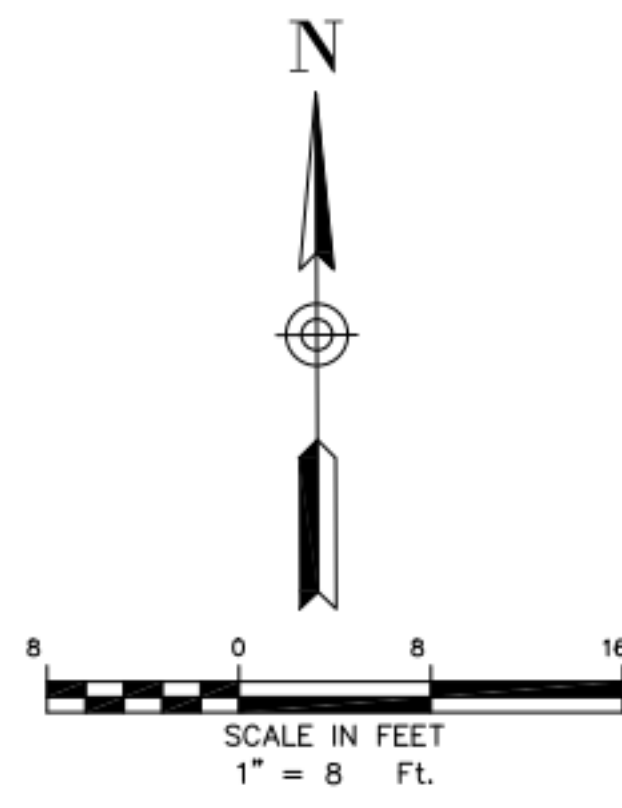
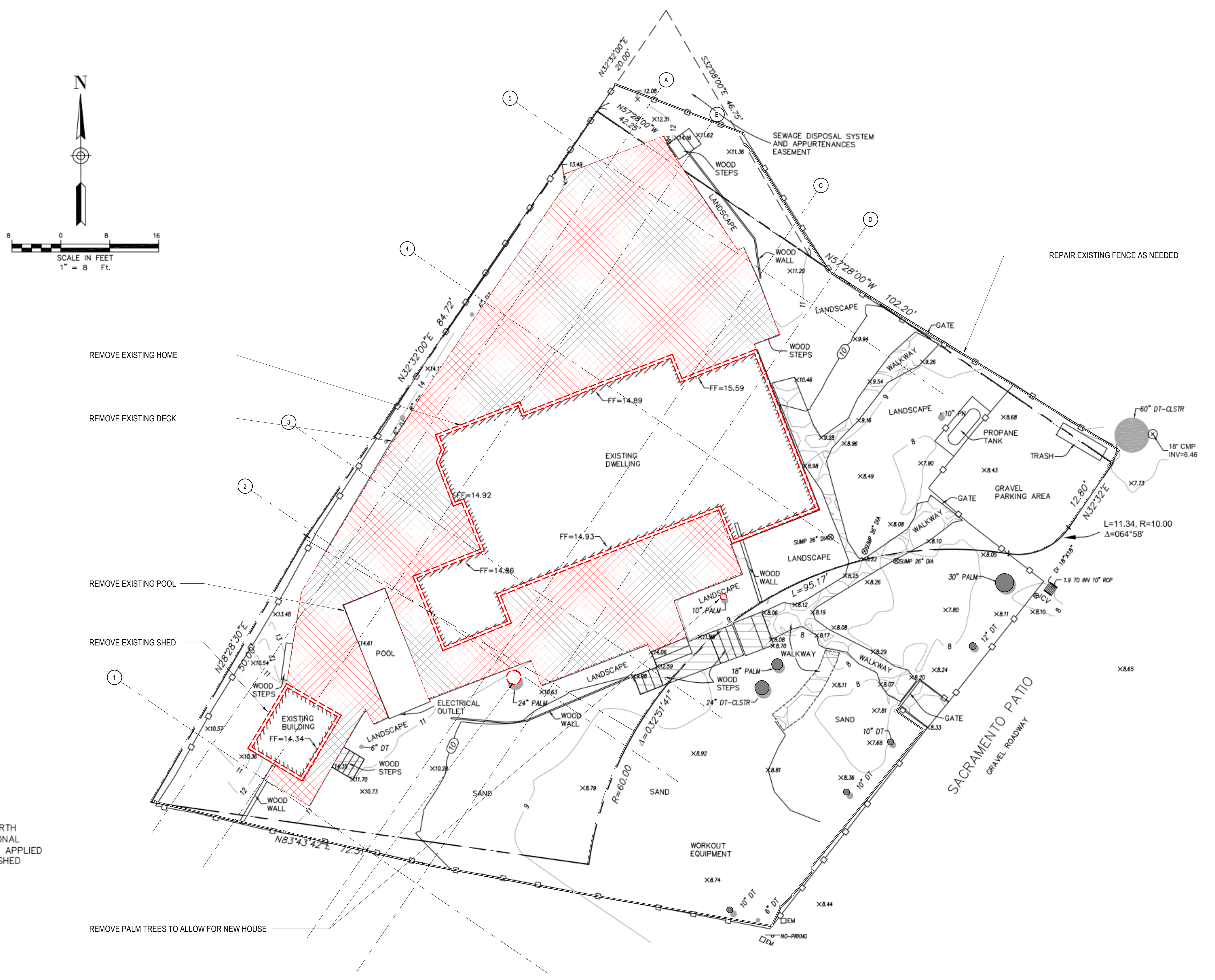
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△	8.31.2023	REV 1: PLANNING COMMENT RESPONSE
△	12.06.2023	PLANNING SUBMISSION REVISIONS

SITE PLAN - EXISTING + DEMO
Ref North Sheet Name

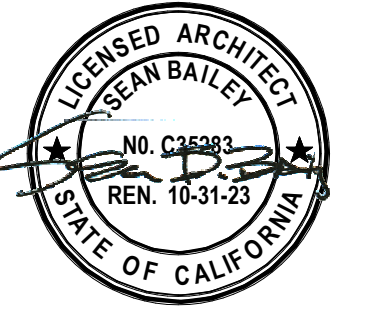
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1 site plan - existing / demo



4
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 Stinson Beach, CA 94970

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SITE LIGHTING PLAN
 Sheet Name

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 Date

A1.2

Project Number
 2022.43

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Lighting:
 Choose an option from the tabs below to see complete lighting specifications.

Lamp Type	LED Bulb-in	Color Temp	2700 (Warm)
Total Lumens	105	CRI	90
Total Watts	3.00	Equivalent Halogen, CFL or LED Bulb Can Be Used	No
Volts	12		

Dimensions:
 Fixture: Length 5.5", Width 3.5", Height 22"
 Compare Brightness:



E8 - PEDESTAL PATH LIGHT

Lighting:
 Choose an option from the tabs below to see complete lighting specifications.

Lamp Type	LED Bulb-in	Color Temp	3000 (Soft White)
Total Lumens	600	Average Lifespan (Hours)	50,000
Total Watts	9.00	Equivalent Halogen, CFL or LED Bulb Can Be Used	No
Volts	120		

Dimensions:
 Small Option Fixture: Width 9.25", Height 3.66", Depth 2.25"
 Large Option Fixture: Width 27.25", Height 3.66", Depth 2.25"
 Compare Brightness:



E6 - WALL MOUNTED RECESSED STEP LIGHT

REGA > Products > Exterior > Recessed Ceiling > Downlight

Downlight

Symmetric



	Wide beam		β	A	B	C
	LED	EXPRESS				
24 823	8.3W		1221 lm	38°	5%	5 18
24 826	16.8W	✓	2277 lm	38°	5%	5 18
24 824	11.5W		1619 lm	29°	6%	5 18
24 827	24.5W	✓	3039 lm	29°	6%	5 18
24 825	17.3W		2460 lm	32°	8%	5 18
24 828	36.0W	✓	4591 lm	32°	8%	5 18

E2 - RECESSED DOWN LIGHT

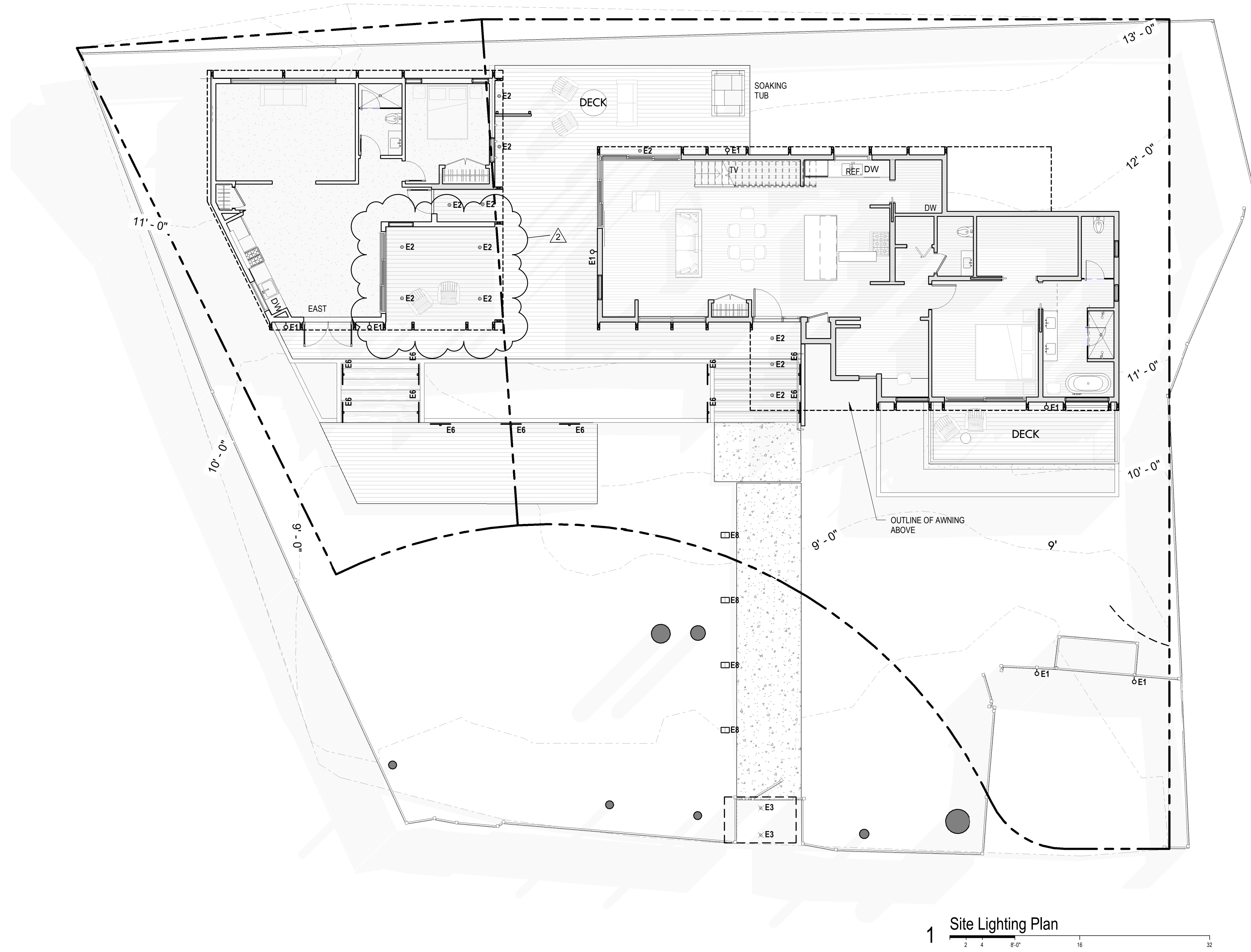
Lighting:
 Choose an option from the tabs below to see complete lighting specifications.

Lamp Type	LED Bulb-in	Average Lifespan (Hours)	72,000
Total Lumens	560	CRI	90
Total Watts	11.00	Equivalent Halogen, CFL or LED Bulb Can Be Used	No
Volts	120 / 277 Volt		
Color Temp	3000 (Soft White)		

Dimensions:
 One-Way Light Option Fixture: Width 3", Height 10", Depth 4"
 One-Way Light Option Wall Plane: Width 4.3", Height 5.5", Depth 0.5"
 Two-Way Light Option Fixture: Width 7", Height 14", Depth 4"
 Two-Way Light Option Wall Plane: Width 4.5", Height 5.5", Depth 0.5"



E1 - WALL MOUNTED SCONCE LIGHT



1 Site Lighting Plan
 2 4 8'-0" 16 32

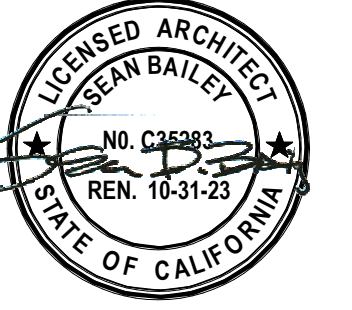
sheet notes

legend

EXTERIOR LIGHTING FIXTURE LEGEND:

	E1 Shielded Exterior Wall/Side Mounted Sconce Light		E5 Recessed Heat Lamp
	E2 Recessed LED Downlight (Exterior)		E6 Recessed Step LED Light
	E3 Trellis Mounted Exterior LED Downlight		E7 Recessed Under Water LED Step Light
	E4 Recessed LED Water Rated Strip Light		E8 LED Path down light Pedestal

general notes

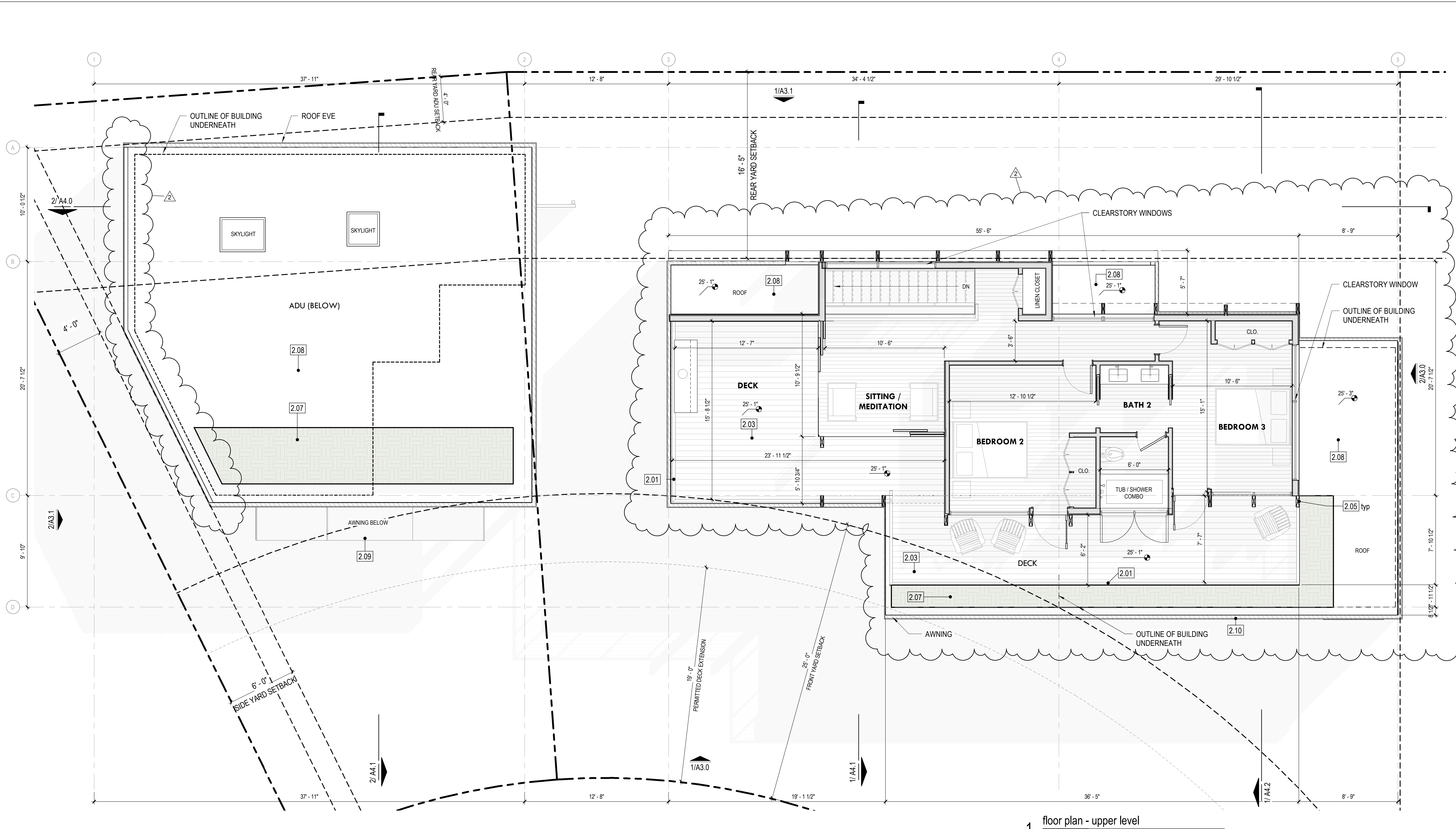


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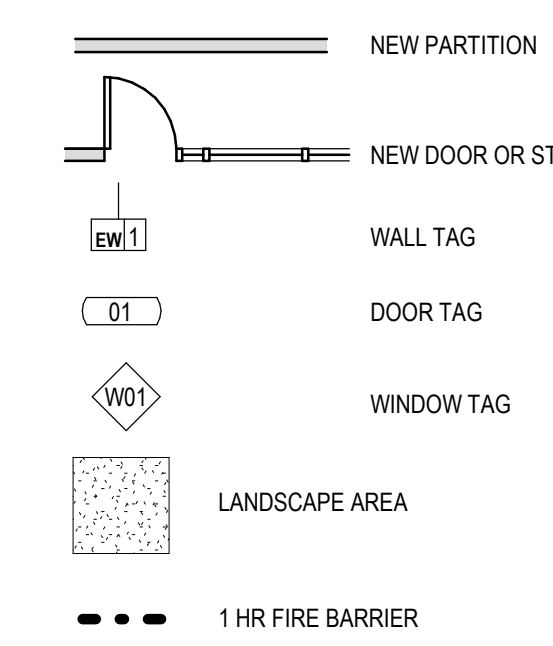


1 floor plan - upper level

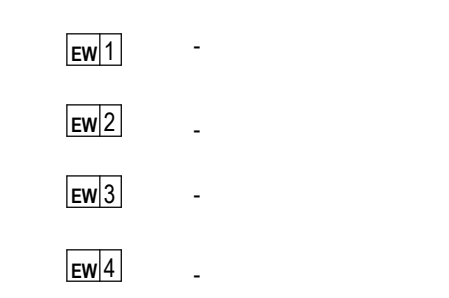
sheet notes

- 2.01 42" TALL GAUDDRAIL, MTL-01, DARK GREY
- 2.02 BOARD FORMED CONC. PLANTER WALL, MAX 18" ABOVE SURROUNDING GRADE
- 2.03 CEDAR DECK, NATURAL FINISH
- 2.04 CONC. PATHWAY, MAX 1/12 SLOPE, BOARD FORM TEXTURE FINISH
- 2.05 VERTICAL STRUCTURAL FIN, PAINTED TO MATCH SIDING
- 2.06 GAS DIRECT VENT FIREPLACE, SEE SPECIFICATIONS
- 2.07 PLANTED ROOFING AREA WITH BUILT UP PLANTER AND DRAINAGE
- 2.08 LOW SLOPE ROOF WITH WHITE FINISH
- 2.09 MTL AWNING - DARK GREY
- 2.10 CONCEALED GUTTER WITH FASCIA
- 2.11 HORIZONTAL DARK GREY ALUMINUM WINDOW SCREEN

legend



wall material legend



general notes

1. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR ADEQUATELY FRAMING, BRACING, AND STRUCTURING ALL WALLS AND OTHER GYPSUM BOARD CONSTRUCTION IN ACCORDANCE WITH APPLICABLE TYPICAL DETAILS CONTAINED IN THESE DRAWINGS. WHETHER OR NOT SPECIFICALLY REFERENCED ON THESE PLANS, ALL PARTITIONS SHALL BE BRACED IN ACCORDANCE WITH SEISMIC CODE REQUIREMENTS.
2. ALL PARTITIONS ARE DIMENSIONED FROM FACE OF FINISH TO FACE OF FINISH, U.O.N.
3. ALL INTERIOR WOOD DOOR HINGE SIDE JAMBS ARE 4" FROM FACE OF ADJACENT PARTITION, U.O.N. ALL INTERIOR GLASS DOOR HINGE SIDE JAMBS ARE 6" FROM FACE OF ADJACENT PARTITION, U.O.N.
4. SEE SHEET A9.0 FOR WALL TYPES AND ASSEMBLY DETAILS.
5. SEE A5.0 SERIES FOR ENLARGED PLANS
6. FOR ABBREVIATIONS USED ON THESE SHEETS SEE SHEET A0.1.
7. FOR SYMBOLS USED ON THESE SHEETS SEE SHEET A0.1.
8. SEE REFLECTED CEILING PLANS FOR RCP GENERAL NOTES AND LEGEND.
9. INSTALL BACKING AS REQUIRED FOR ALL MILLWORK, EQUIPMENT, FURNITURE, HANDRAILS, AND GUARDRAILS.
10. SEE FINISH SCHEDULE FOR FINISHES AND LOCATIONS, U.O.N.



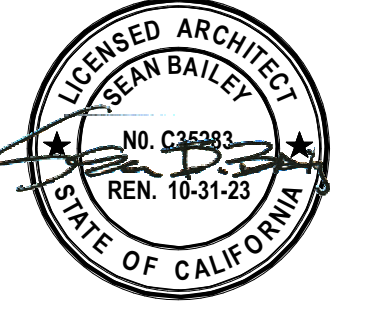
FLOOR PLAN - UPPER LEVEL
Sheet Name

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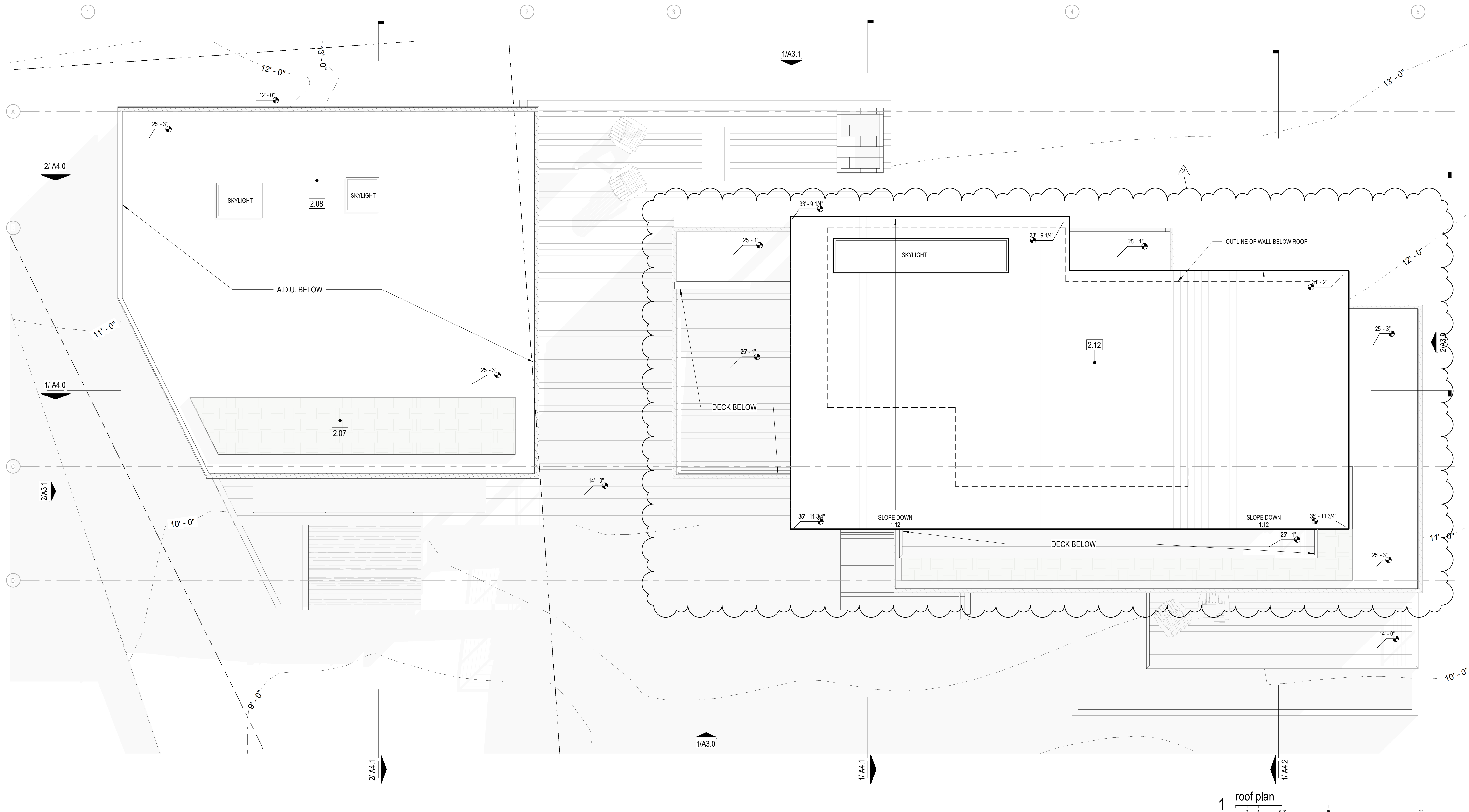
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- 2.10 CONCEALED GUTTER WITH FASCIA
- 2.11 HORIZONTAL DARK GREY ALUMINUM WINDOW SCREEN

legend

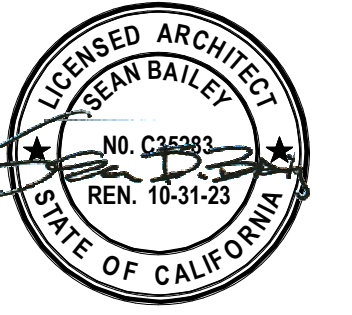
- NEW PARTITION
- NEW DOOR OR STOREFRONT WINDOW
- WALL TAG
- DOOR TAG
- WINDOW TAG
- LANDSCAPE AREA
- 1 HR FIRE BARRIER

wall material legend

- EW1 -
- EW2 -
- EW3 -
- EW4 -

general notes

1. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR ADEQUATELY FRAMING, BRACING, AND STRUCTURING ALL WALLS AND OTHER GYPSUM BOARD CONSTRUCTION IN ACCORDANCE WITH APPLICABLE TYPICAL DETAILS CONTAINED IN THESE DRAWINGS. WHETHER OR NOT SPECIFICALLY REFERENCED ON THESE PLANS, ALL PARTITIONS SHALL BE BRACED IN ACCORDANCE WITH SEISMIC CODE REQUIREMENTS.
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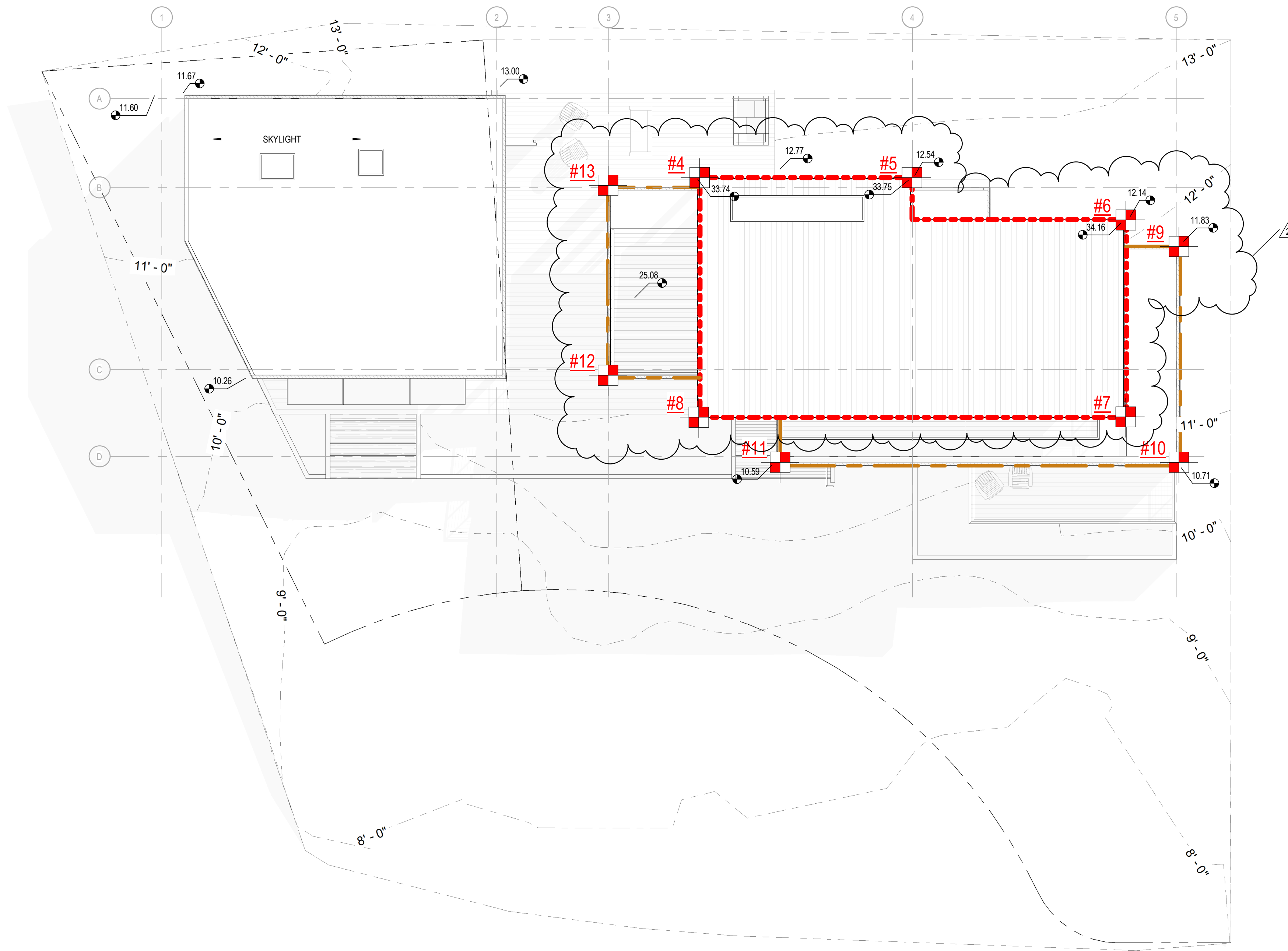
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BLDG. CORNER & RIDGE HEIGHTS & STORY POLE LEGEND

MARK #	BASE ELEV @ EXISTING GRADE	TOP OF BUILDING CORNER OR RIDGE	HEIGHT ABOVE REFERENCE BASE ELEV
# 4	ELEVATION - 12.75'	33.85'	21.1'
# 5	ELEVATION - 12.5'	33.85'	21.35'
# 6	ELEVATION - 12.5'	34.23'	21.73'
# 7	ELEVATION - 11.25'	36.06'	24.81'
# 8	ELEVATION - 11.38'	36.06'	24.68'
# 9	ELEVATION - 11.3'	25.08'	13.78'
# 10	ELEVATION - 10.7'	25.08'	14.38'
# 11	ELEVATION - 10.54'	25.08'	14.54'
# 12	ELEVATION - 10.7'	25.08'	14.38'
# 13	ELEVATION - 11.0'	25.08'	14.08'

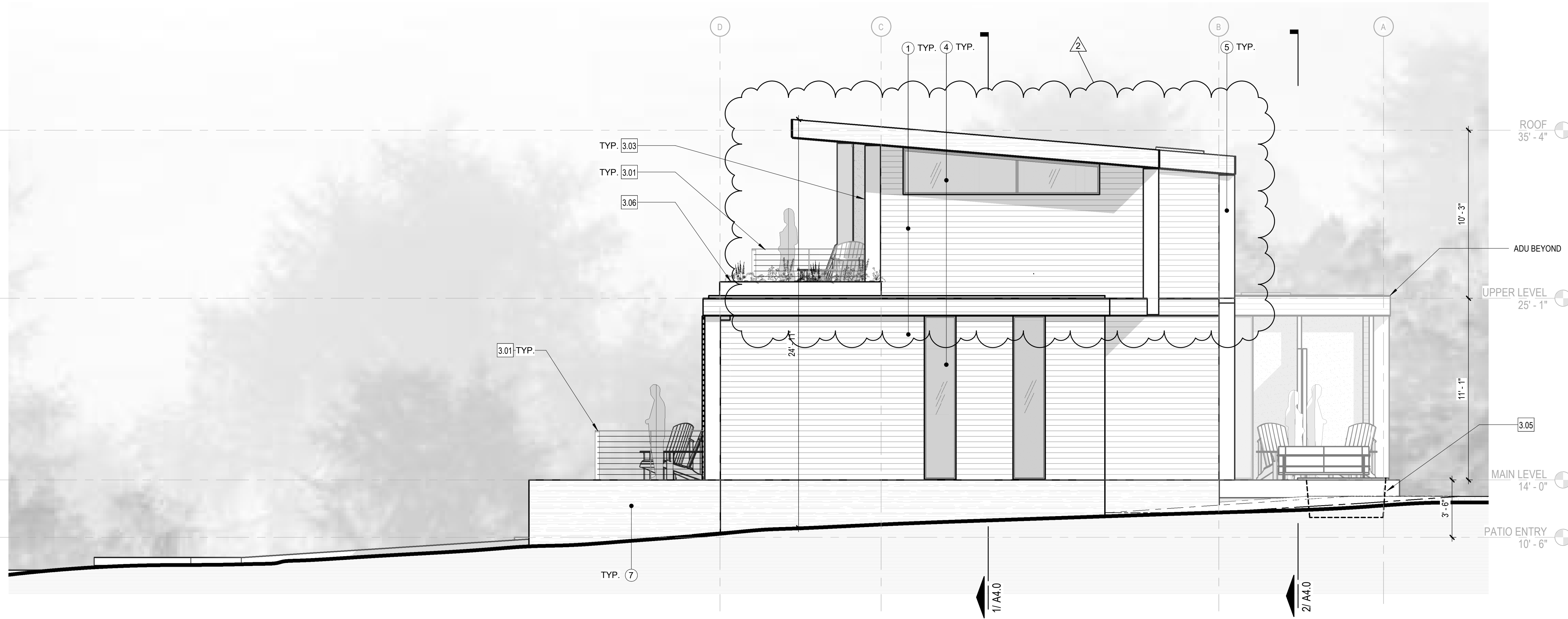
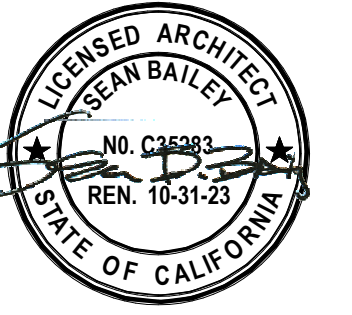
NOTE:

The schedule for installing the story poles must be coordinated with the Planning Division staff.
The applicant shall submit written notification that the story poles have been installed.

LEGEND:

- ELEVATION MARK #
- BASE ELEV @ EXISTING GRADE
- ORANGE TAPE INSTALLED AT + 35.33' TO OUTLINE UPPER ROOF
- ORANGE TAPE INSTALLED AT + 25.25' TO OUTLINE LOWER ROOF

1 story-pole plan



2 building elevation - east

MATERIAL LEGEND

- ① HORIZONTAL WESTERN RED CEDAR SIDING WITH CLEAR NATURAL FINISH
- ② POWDER COATED METAL AWNING AND SCREENS TO MATCH METAL MULLIONS - DARK GREY
- ③ POWDER COATED METAL HORIZONTAL GUARDRAIL - DARK GREY
- ④ DARK GREY POWDER COATED ALUMINUM MULLIONS AND CLEAR GLAZING
- ⑤ GLU-LAM VERTICAL TIMBER W/ PAINTED FINISH TO MATCH SIDING
- ⑥ NOT USED
- ⑦ BOARD FORMED CONCRETE

SHEET NOTES: ELEVATION

- 3.01 HORIZONTAL GUARDRAIL - MTL-01: POWDER COATED ALUM W/ DARK GREY FINISH
- 3.02 STEEL AWNING - MTL-01: POWDER COATED ALUM W/ DARK GREY FINISH
- 3.03 GLU-LAM VERTICAL TIMBER FINS WITH PAINTED FIN. TO MATCH SIDING
- 3.04 SPANDREL PANEL: DARK GREY POWDER COATED ALUM. PANEL
- 3.05 CEDAR SOAKING TUB
- 3.06 ROOF PLANTER WITH ALUM SIDES TO MATCH MTL-01



1 building elevation - south

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EXTERIOR ELEVATIONS - EAST + SOUTH

Ref North Sheet Name

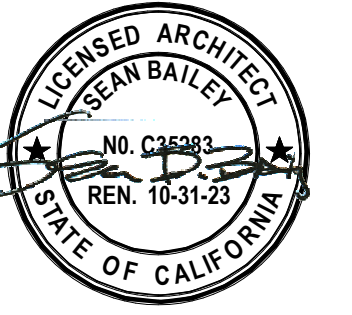
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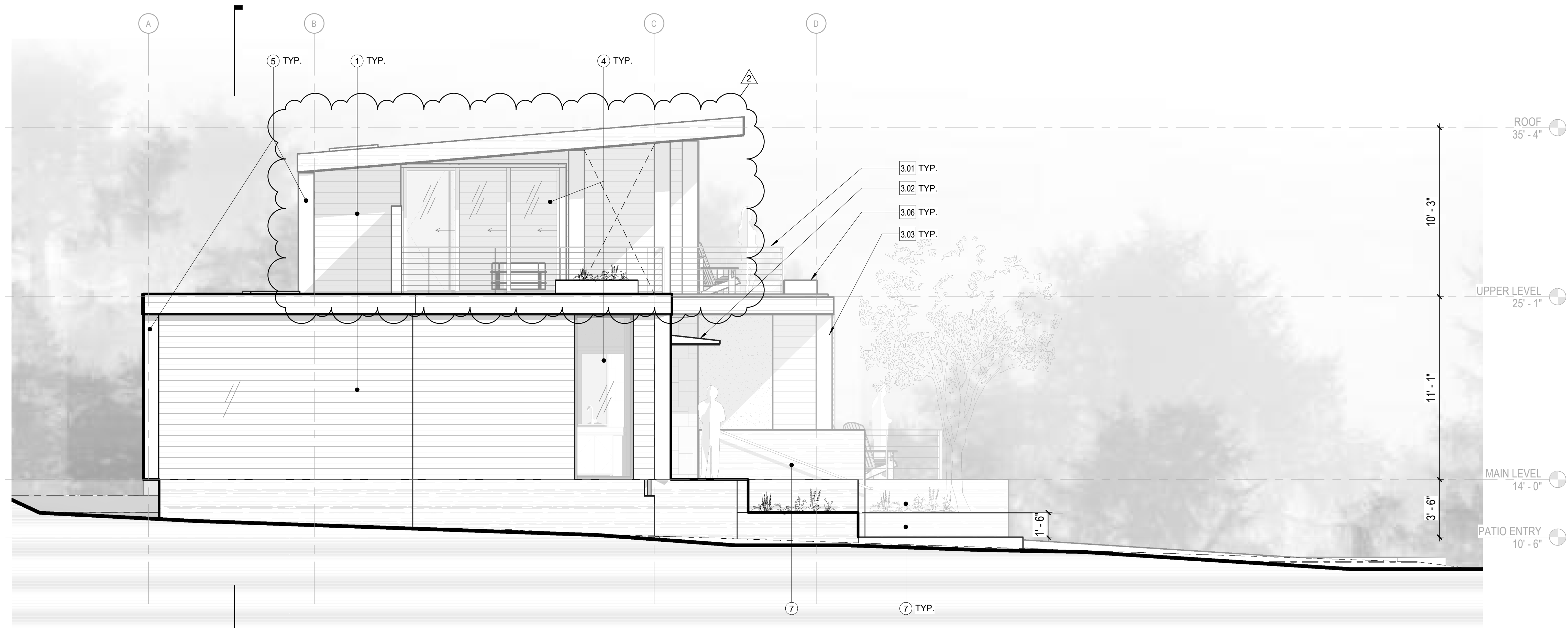


MATERIAL LEGEND

- ① HORIZONTAL WESTERN RED CEDAR SIDING WITH CLEAR NATURAL FINISH
- ② POWDER COATED METAL AWNING AND SCREENS TO MATCH METAL MULLIONS - DARK GREY
- ③ POWDER COATED METAL HORIZONTAL GUARDRAIL - DARK GREY
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- ⑥ NOT USED
- ⑦ BOARD FORMED CONCRETE

SHEET NOTES: ELEVATION

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- 3.02 STEEL AWNING - MTL-01: POWDER COATED ALUM W/ DARK GREY FINISH
- 3.03 GLU-LAM VERTICAL TIMBER FINS WITH PAINTED FIN. TO MATCH SIDING
- 3.04 SPANDREL PANEL: DARK GREY POWDER COATED ALUM. PANEL
- 3.05 CEDAR SOAKING TUB
- 3.06 ROOF PLANTER WITH ALUM SIDES TO MATCH MTL-01



2 building elevation - west



1 building elevation - north

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EXTERIOR
ELEVATIONS - WEST +
NORTH

Ref North Sheet Name

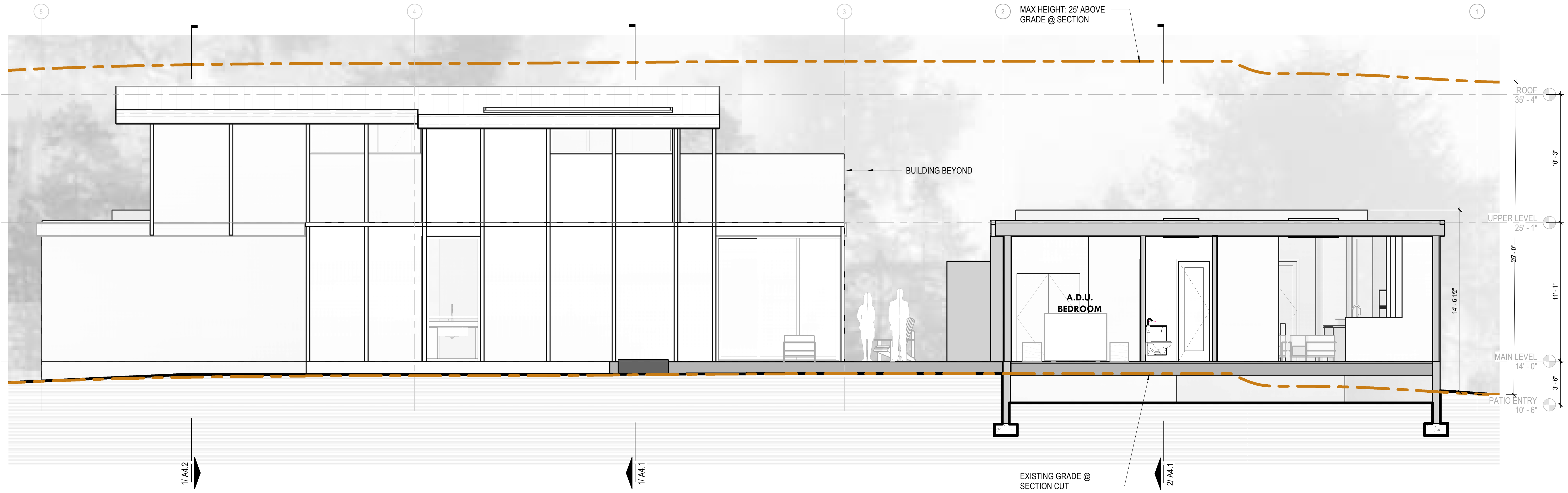
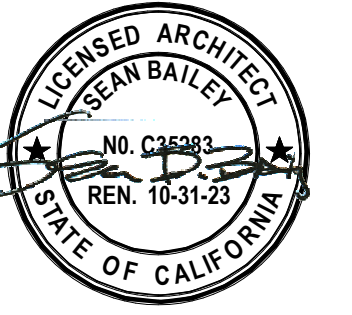
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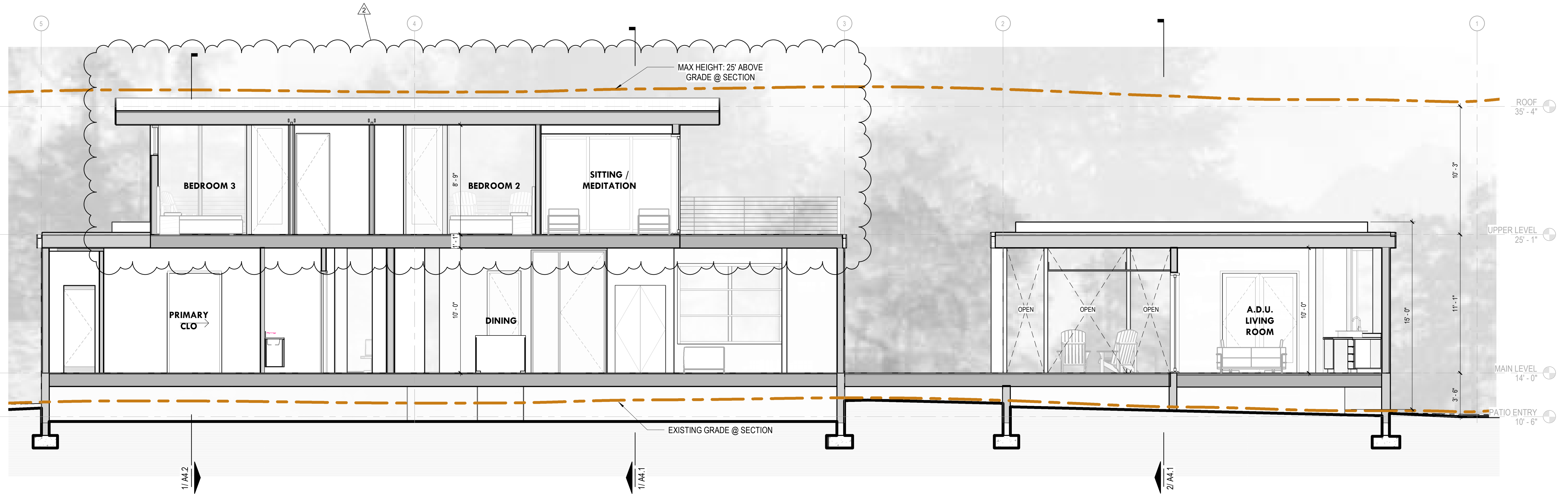
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2 WEST / EAST SECTION1



4 WEST / EAST SECTION

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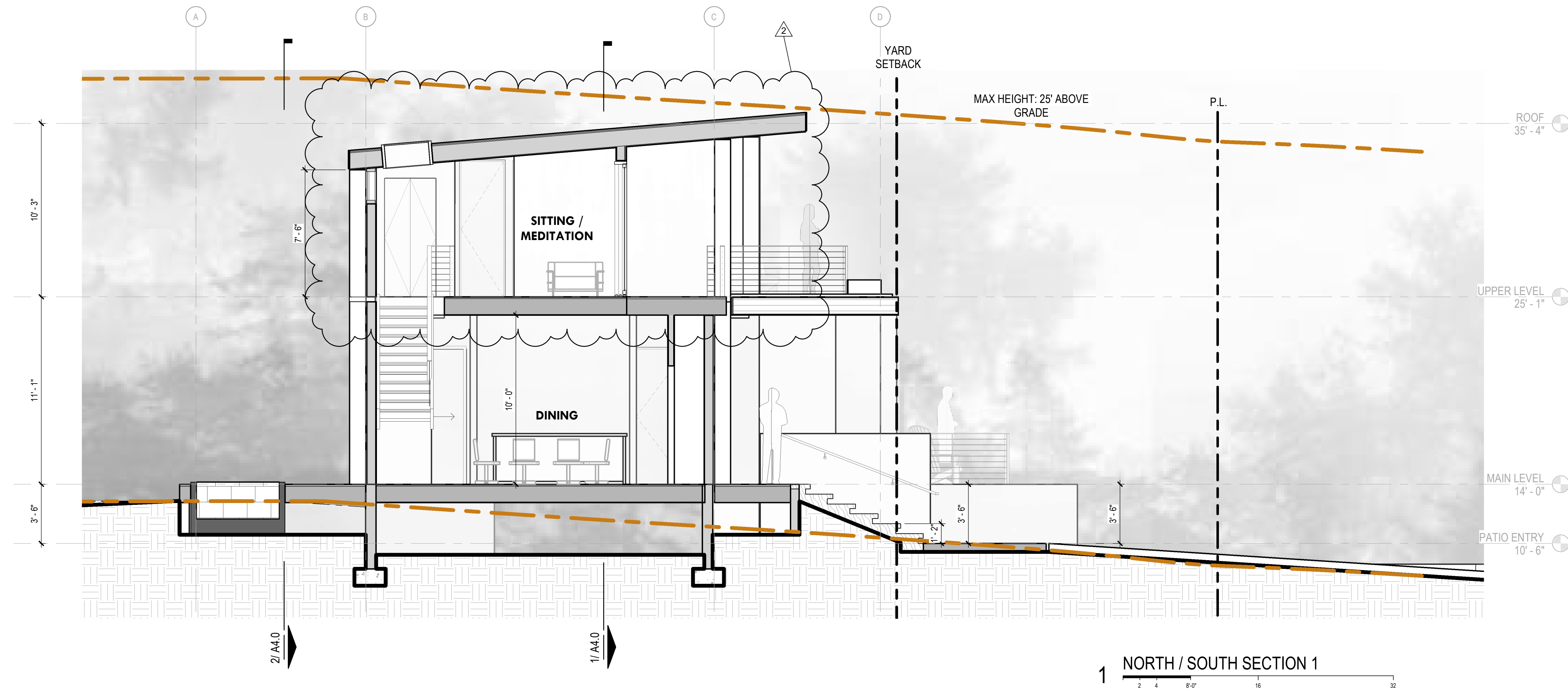
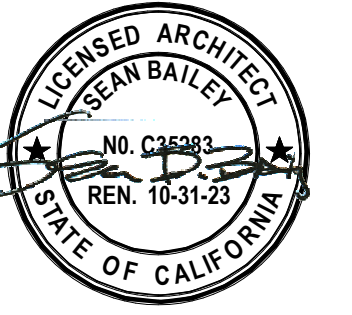
BUILDING SECTIONS -
 Ref North
 Sheet Name

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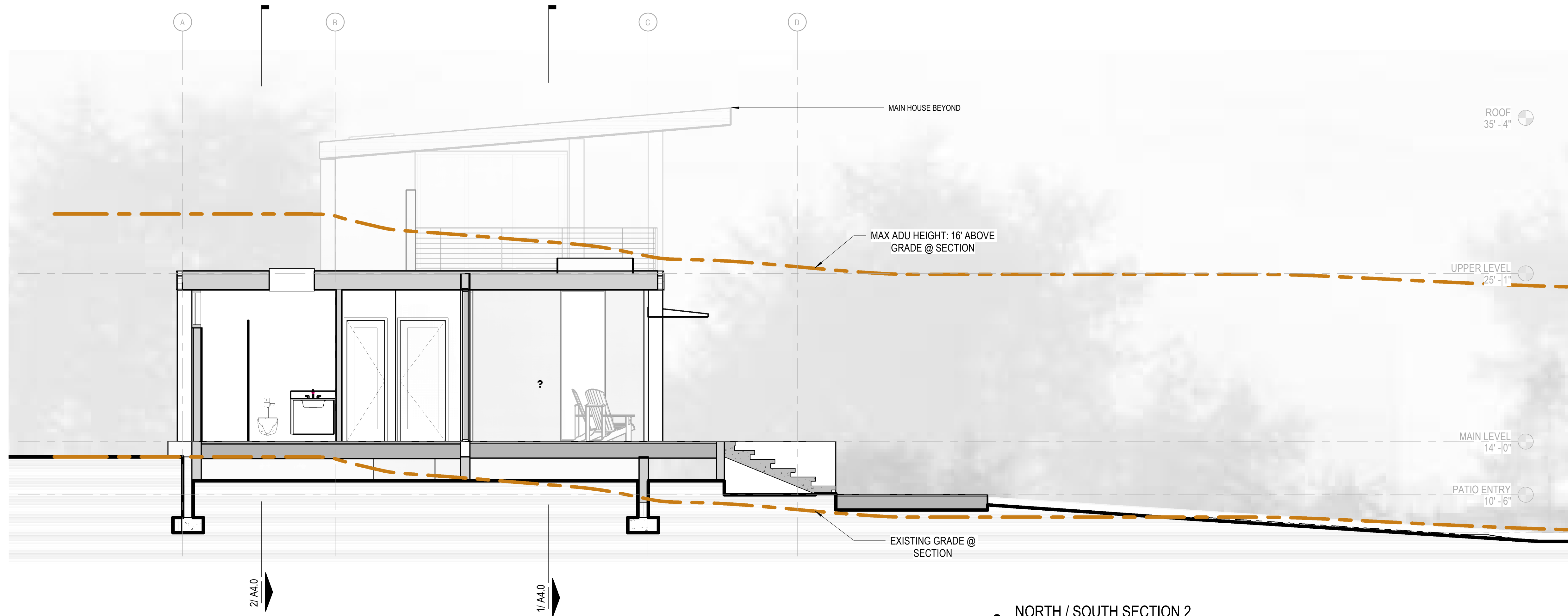
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1 NORTH / SOUTH SECTION 1



2 NORTH / SOUTH SECTION 2

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BUILDING SECTIONS

Ref North Sheet Name

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PLANT SCHEDULE

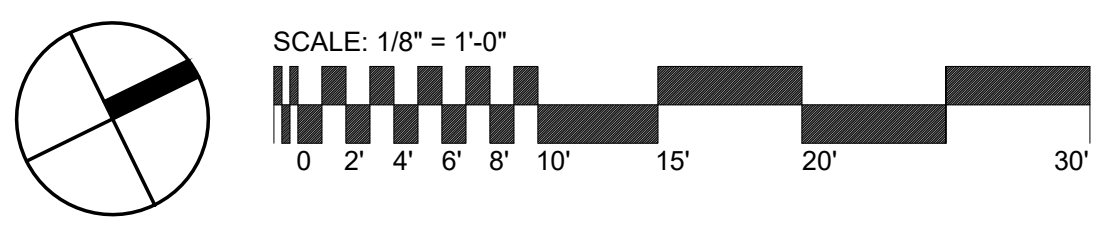
TREES

SYM.	QTY.	Botanical Name	Common Name
	4	<i>Ceanothus 'Ray Hartman'</i>	Ceanothus 'Ray Hartman'
		Mature Size: 15 - 30 ft tall 5 - 10 ft wide	
		WUCOLS IV: Low	

AREA MIXES

SYM.	Botanical Name	Common Name	Maturity Size	Wucols IV
	Coastal Meadow: <i>Artemisia pycnocephala</i> <i>Calamagrostis foliosa</i> <i>Calamagrostis nutkaensis</i> <i>Erigeron glaucus</i> <i>Eriogonum latifolium</i> <i>Festuca californica</i>	Dune Sagewart Mendocino Reedgrass Pacific Reedgrass Seaside Daisy Coast Buckwheat California Fescue	1-2' tall, 3' wide 1-2' tall, wide 3' tall, wide 1' ft tall, 1-2' wide 2' tall, 2-3' wide 3' tall, 3' wide	Low Low Low Low Low Low
	Chaparral (Buffer Planting): <i>Arctostaphylos uva-ursi</i> <i>Ceanothus thyrsiflorus var. griseus</i> <i>Dendromecon rigida</i> <i>Salvia leucophylla</i>	Manzanita Carmel Ceanothus Bush Poppy Purple Sage	1-6' tall, 6' wide 4' tall, 10' wide 3-10' tall, 2-8' wide 3'-10' tall, 2-8' wide	Low Low Low Low
	Planters: <i>Muhlenbergia lindheimeri</i>	Lindheimer's Muhly	3' tall, wide 3-4' tall, wide	Low

* All areas shall be maintained in accordance to the Coastside Fire Protection District



- Coastal Meadow:**
1-*Artemisia pycnocephala*
2-*Calamagrostis foliosa*
3-*Calamagrostis nutkaensis*
4-*Erigeron glaucus*
5-*Eriogonum latifolium*
6-*Festuca californica*



- Chaparral (Buffer Planting):**
1-*Arctostaphylos uva-ursi*
2-*Ceanothus thyrsiflorus var. griseus*
3-*Dendromecon rigida*
4-*Salvia leucophylla*



- Planters:**
Muhlenbergia lindheimeri



Tree:
Ceanothus 'Ray Hartman'



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Site Planting Plan & Schedule
Ref. North
Sheet Name

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L.O.0
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Field + Fabric
Landscape Design
Oakland, CA

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SACRAMENTO
PATIO

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UPPER LEVEL PLANTING
PLAN & SCHEDULE

Ref: North Sheet Name

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Date

12/04/2023

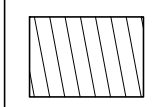
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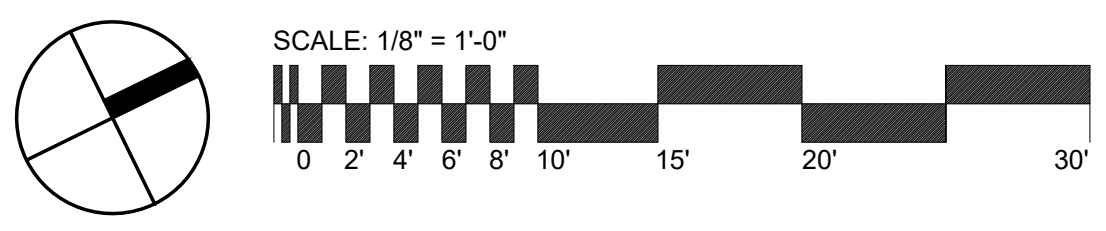
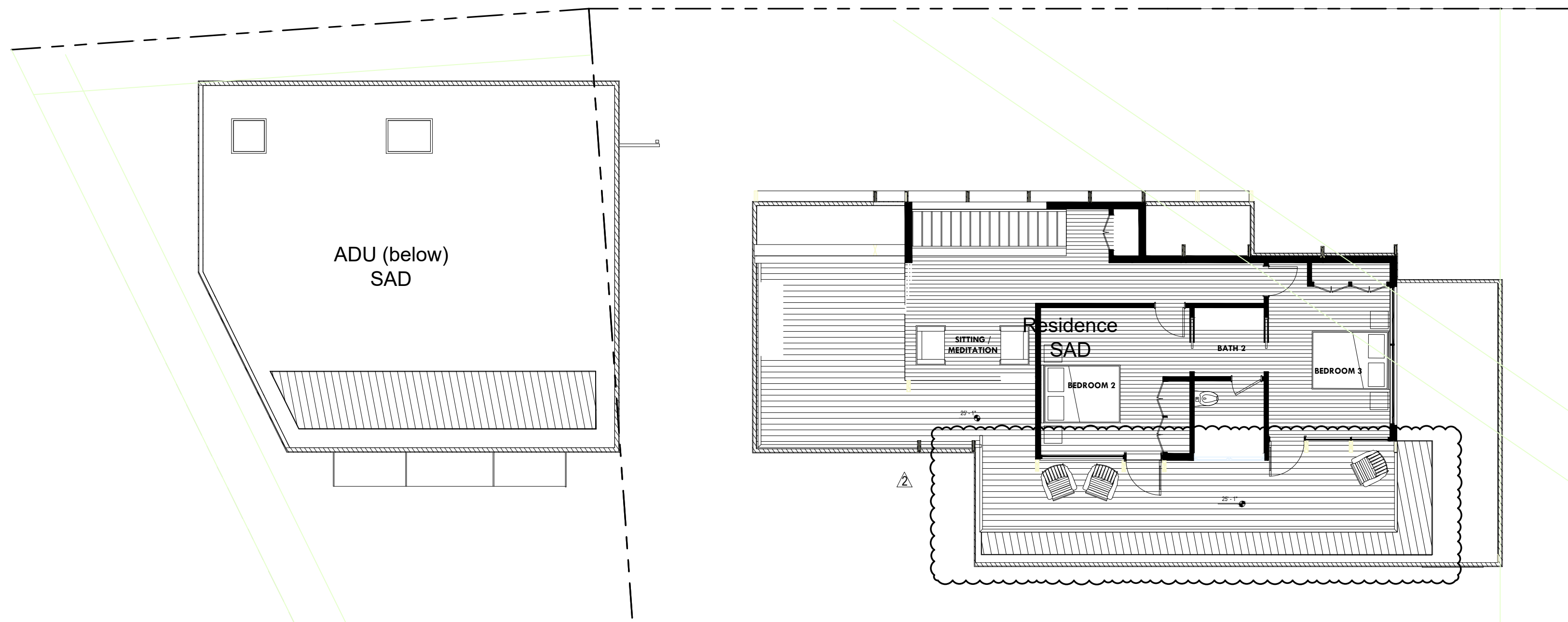
Project Number
2022.43

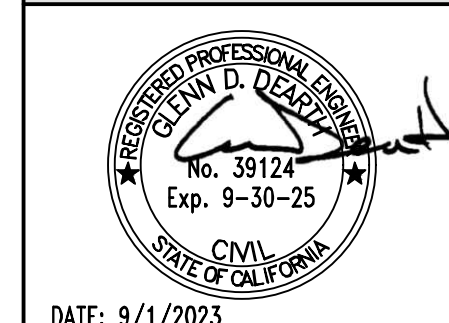
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PLANT SCHEDULE

AREA MIXES

SYM.	Botanical Name	Common Name	Maturity Size	Wucols IV
	Upper Level Roof Garden: <i>Sedum palmeri</i>	Palmer's Sedum	<1' tall, 1-2' wide	Low





DATE: 9/1/2023

ISSUED FOR DESIGN REVIEW

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WEIR RESIDENCE
APN 195-063-03 & 195-063-04
4 SACRAMENTO PATIO
STINSON BEACH, CALIFORNIA

REVISIONS		
NO.	DATE	DESCRIPTION
△	6/30/23	ISSUED FOR DESIGN REVIEW
△	9/1/23	REVISED PER COUNTY COMMENTS 8/11/23
△	12/6/23	DESIGN REVISION
△		
△		

DESIGNED BY:	G. DEARTH
DRAWN BY:	E. HAYDEN
APPROVED BY:	
SCALE:	NA
DATE:	6/30/2023
PROJECT NO.:	140.001

COVER SHEET

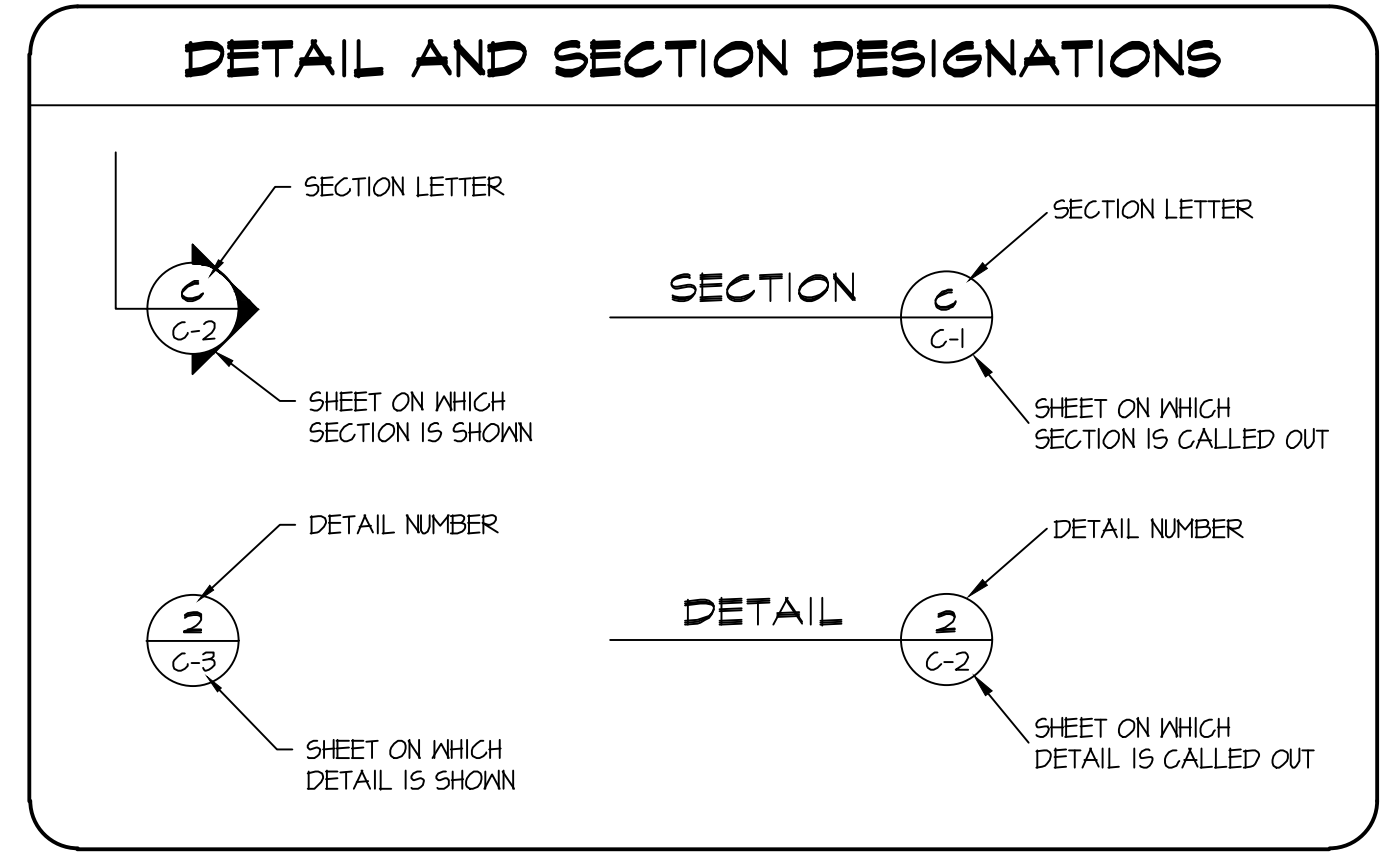
REVISION	2
SHEET NO.	1 OF 3
DRAWING	C-1

INDEX OF DRAWINGS	
DRAWING NO.	DESCRIPTION
C-1	COVER SHEET
C-2	CONCEPTUAL GRADING AND DRAINAGE PLAN
C-3	DETAILS

ABBREVIATIONS	
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
APN	ASSESSOR'S PARCEL NUMBER
APPROX	APPROXIMATE
ASTM	AM. SOCIETY OF TESTING MATERIALS
BM	BENCH MARK
BPD	BACKWATER PREVENTION DEVICE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COM	COMMUNICATION
COM/OH	COMMUNICATION OVERHEAD
COMMUG	COMMUNICATION UNDERGROUND
CONC	CONCRETE
CY	CUBIC YARDS
DI	DRAINAGE INLET
DIA	DIAMETER
E	ELECTRICAL
E/OH	ELECTRICAL OVERHEAD
E/UG	ELECTRICAL UNDERGROUND
EG	EXISTING GROUND
EL or ELEV	ELEVATION
EX	EXISTING
FD	FLOOR DRAIN
FF	FINISHED FLOOR ELEVATION
FL	FLOW LINE
FG	FINISHED GRADE ELEVATION
FT	FEET or FOOT
G	NATURAL GAS
GALV	GALVANIZED
GM	GAS METER
GPM	GALLONS PER MINUTE
H	HEIGHT OF EXPOSED WALL FACE
HB	HOSE BIB
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
INV	INVERT ELEVATION
JP	JOINT UTILITY POLE
JT	JOINT UTILITY TRENCH
LLFF	LOWER LEVEL FINISHED FLOOR ELEV
LPFF	LOW POINT FINISHED FLOOR ELEV
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MLFF	MAIN LEVEL FINISHED FLOOR ELEV
MMWD	MARIN MUNICIPAL WATER DISTRICT
OH	OVERHEAD
PG&E	PACIFIC GAS AND ELECTRIC
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RIM	ELEV AT MH COVER OR DI GRATE
RL	ROOF LEADER
ROW	RIGHT-OF-WAY
S	SLOPE
SGH	SCHEDULE
SIM	SIMILAR
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SDR	STANDARD DIMENSION RATIO
TC	TOP OF CURB ELEVATION
TM	TOP OF WALL ELEVATION
TYP	TYPICAL
UCS	UNIFORM CONSTRUCTION STANDARDS, MARIN COUNTY
ULFF	UPPER LEVEL FINISHED FLOOR ELEV
VB	VALVE BOX
W	WATER
WM	WATER METER
WV	WATER VALVE

STORMWATER PLAN SUMMARY		
	EXISTING SITE	PROPOSED SITE DEVELOPMENT PLAN
IMPERVIOUS SURFACES	1,952 SF	3,096 SF
CONCRETE PAVERS (PERVIOUS)	0 SF	0 SF
LANDSCAPE (PERVIOUS)	6,930 SF	5,786 SF
TOTAL LOT AREA	8,882 SF	8,882 SF

- STORMWATER NOTES:**
- IMPERVIOUS SURFACES INCLUDE ROOF AND WALKWAYS. FOR DRAINAGE PURPOSES, IMPERVIOUS AREA INCLUDES ROOF EAVE OVERHANG AREA.
 - NEW OR REPLACEMENT IMPERVIOUS AREA IS 3,096 SF.



- UTILITY CONNECTION NOTES:**
- THE PROPOSED ALIGNMENT FOR UTILITY SERVICE CONNECTIONS HAS NOT BEEN APPROVED BY SERVICE PROVIDERS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH UTILITY SERVICE PROVIDERS TO DETERMINE UTILITY ROUTES AND REQUIRED SERVICE UPGRADE DETAILS. REVIEW ALL PROPOSED UTILITY ROUTES AND UPGRADE DETAILS WITH THE ENGINEER PRIOR TO CONSTRUCTION.
 - UTILITY SERVICES TO THE PROJECT SITE ARE PROVIDED BY:
 - WATER: STINSON BEACH WATER DISTRICT
 - SEWER: ON-SITE SEPTIC SYSTEM
 - ELECTRIC POWER: PACIFIC GAS AND ELECTRIC (PG&E)
 - GAS: PROPANE
 - TELEPHONE: AT&T
 - CABLE: COMCAST
 - INSTALL NEW WATER SERVICE PIPE BETWEEN THE EXISTING WATER METER AND THE HOUSE. SIZE THE WATER SERVICE PIPE FOR THE REQUIRED FIRE SPRINKLER FLOW RATE. REPLACE THE WATER METER IF IT HAS INADEQUATE CAPACITY FOR THE MAXIMUM FIRE SPRINKLER FLOW RATE.

ESTIMATED EARTHWORK QUANTITIES	
EXCAVATION	20 CY
FILL	0 CY
EXCESS	20 CY
MAX. EXCAVATION DEPTH	2 FT
MAX. FILL DEPTH	0 FT
DISTURBED AREA	0.20 AC

- EARTHWORK NOTES:**
- QUANTITIES ARE "IN-PLACE" ESTIMATES AND DO NOT INCLUDE AN ALLOWANCE FOR SHRINK OR SWELL. ESTIMATES ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING QUANTITIES FOR CONSTRUCTION PURPOSES.
 - LEGALLY DISPOSE OF EXCESS MATERIAL OFF-SITE.
 - SITE GRADING IS NOT PERMITTED BETWEEN OCTOBER 15 AND APRIL 15 UNLESS PERMITTED IN WRITING BY THE BUILDING OFFICIAL/ DIRECTOR OF PUBLIC WORKS.

- GREEN BUILDING STANDARDS**
- THE GRADING AND DRAINAGE PLAN SHOWN ON THE DRAWINGS COMPLIES WITH CALIFORNIA GREEN BUILDING CODE STANDARDS SECTION 4.106.3 REQUIRING MANAGEMENT OF SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS.
 - THE CONTRACTOR IS RESPONSIBLE FOR MANAGING STORMWATER DRAINAGE DURING CONSTRUCTION TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN RUNOFF ON THE SITE AS REQUIRED BY CALIFORNIA GREEN BUILDING CODE STANDARDS SECTION 4.106.2.

LEGEND			
EX NEW	ASPHALT PAVING (IMPERVIOUS)	PROPERTY LINE	EX NEW
	CONCRETE PAVING (IMPERVIOUS)	EASEMENT LINE	CONC RETAINING WALL
	NEW FLAGSTONE PAVING (IMPERVIOUS)	EX WOODEN RET WALL	SUBDRAIN (PERFORATED PIPE)
	NEW CONCRETE PAVERS (SEMI-PERVIOUS)	DRAINAGE DITCH/ BIO-SWALE	STORM DRAIN PIPE
	NEW WOOD DECK (PERVIOUS)	UNDISTURBED SOIL	E/OH E/OH ELECTRICAL OVERHEAD LINE
	PERVIOUS PAVING	COMPACTED FILL MATERIAL	E/UG E/UG ELECTRICAL UNDERGROUND
	PLANTED, LANDSCAPED AREA	GEOTEXTILE	COM/OH COM/OH COMMUNICATION OVERHEAD LINE
	GRAVEL OR DECOMPOSED GRANITE (PERVIOUS)	EROSION CONTROL BLANKET	COM/UG COM/UG COMMUNICATION UNDERGROUND
	EROSION CONTROL BLANKET	TURF REINFORCING MAT	JT JT JOINT TRENCH
AD ⊕	AREA DRAIN	STRAW WATTLE	SS SS SANITARY SEWER
OR	DRAINAGE INLET	RUNOFF FLOW DIRECTION	W W WATER LINE
RL	ROOF LEADER	SWALE FLOW DIRECTION	G G GAS LINE
●	FIRE HYDRANT	STORMWATER LEVEL SPREADER	/// EDGE OF ROAD
⊕	JOINT POLE	BUBBLE-UP DRAINAGE EMITTER	--- ROOF EAVE
⊕ ⊕	GAS METER, ELECTRIC METER	POP-UP DRAINAGE EMITTER	x EX FENCE
WM	WATER METER	SUBDRAIN END CAP	○ ○ NEW WIRE FENCE
⊙	EX TREE	SUBDRAIN OR STORMWATER CLEANOUT	□ □ NEW WOOD FENCE
⊙	EX TREE DRIPLINE	SUBDRAIN OUTLET	80 EXISTING GRADE ELEVATION CONTOUR
		HIDDEN FOUNDATION OR RETAINING WALL	82 FINISHED GRADE ELEVATION CONTOUR
		TREE PROTECTION FENCING	85.5 x REMOVE EX TREE

- GENERAL NOTES:**
- SITE SURVEY AND TOPOGRAPHIC BASE MAP PREPARED BY OBERKAMPER & ASSOCIATES CIVIL ENGINEERS INC. 1200 REDWOOD BLVD SUITE 308 NOVATO, CA 94945 PHONE: (415) 897-2800 www.oberkamper.com. DATED JAN 23, 2023. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) VIA NATIONAL GEODETIC SURVEY'S (NGS) 'GEOID12B' GEOID MODEL BEING APPLIED TO COMPUTED ELLIPSOID HEIGHTS AS TIED TO THE PUBLISHED ELLIPSOID HEIGHT AT AVAILABLE CORN STATIONS ON THE CALIFORNIA REAL TIME NETWORK.
 - THE LOCATION OF EXISTING UNDERGROUND UTILITIES OR IMPROVEMENTS HAS NOT BEEN VERIFIED BY THE ENGINEER AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF INFORMATION SHOWN ON THE DRAWINGS. THE CONSTRUCTION CONTRACTOR MUST NOTIFY UTILITY COMPANIES AT LEAST TWO WORKING DAYS BEFORE EXCAVATION AND REQUEST FIELD LOCATION OF ALL UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 811 OR 800-227-2600. ANY UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE LOCAL UTILITY ENGINEER, AT THE SOLE EXPENSE OF THE CONTRACTOR. ANY PROPERTY DAMAGE OR DAMAGE TO CONSTRUCTED FACILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AND OWNER AT THE SOLE EXPENSE OF THE CONTRACTOR.
 - PRIOR TO FINAL INSPECTION BY MARIN COUNTY DEPARTMENT OF PUBLIC WORKS, THE ENGINEER IS REQUIRED TO SUBMIT A LETTER TO THE COUNTY (INCLUDING PROPERTY ADDRESS, BUILDING PERMIT NUMBER, ASSESSOR'S PARCEL NUMBER, SIGNATURE AND ENGINEER'S STAMP) INDICATING THAT FINISHED GRADING AND DRAINAGE WORK WAS REVIEWED FOR COMPLIANCE WITH THE APPROVED PLANS AND FIELD DIRECTED MODIFICATIONS SHOWN ON THE RECORD DRAWINGS. PRIOR TO FINAL INSPECTION, THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS WILL INSPECT THE DRAINAGE WORK, DRIVEWAY, PARKING AND SITE IMPROVEMENTS. FAILURE BY THE CONSTRUCTION CONTRACTOR TO REQUEST ENGINEER REVIEW OF ALL SUBSURFACE DRAINAGE PIPING AND STORMWATER DRAINAGE PIPING BEFORE PLACING BACKFILL MATERIAL IN THE PIPE TRENCH WILL RESULT IN ADDITIONAL COSTS AND DELAYS IN PREPARING THE REQUIRED REVIEW LETTER.

EROSION CONTROL PLAN

AN APPROVED EROSION CONTROL PLAN IS REQUIRED FOR ALL PROJECTS INVOLVING EXCAVATION, DRILLING, OTHER EARTHWORK OR EXPOSED BARE SOIL. THE PLAN MUST BE SUBMITTED TO THE TOWN ENGINEER AND APPROVED PRIOR TO STARTING WORK. IMPLEMENT EROSION CONTROL MEASURES YEAR ROUND AS APPROPRIATE. REGULARLY MONITOR EROSION CONTROL MEASURES AND PROMPTLY REPAIR OR REPLACE ANY DAMAGED OR INEFFECTIVE EROSION CONTROL MEASURES AS REQUIRED BY THE EROSION CONTROL PLAN. A SIGNED COPY OF THE EROSION CONTROL PLAN MUST BE POSTED AT THE WORK SITE.

DRAINAGE CONSTRUCTION REVIEW

THE CONTRACTOR SHALL CONTACT THE ENGINEER AND REQUEST REVIEW OF ALL SUBSURFACE DRAINAGE PIPING AND STORMWATER DRAINAGE PIPING AT LEAST 2 DAYS BEFORE PLACING BACKFILL MATERIAL.

RETAINING WALL AND FOUNDATION ELEVATIONS

BUILDING FOOTING, GRADE BEAM AND FOUNDATION WALL ELEVATIONS ARE SHOWN ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS. RETAINING WALL ELEVATIONS SHOWN ON THIS GRADING PLAN ARE BASED ON SURVEYED SITE TOPOGRAPHY. CONTACT THE ENGINEER IF ACTUAL SITE ELEVATIONS DIFFER FROM THE TOPOGRAPHY SHOWN ON THE GRADING PLAN. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL FOUNDATION AND RETAINING WALL ELEVATIONS WITH THE GRADING PLAN, ARCHITECTURAL PLANS, STRUCTURAL PLANS AND LANDSCAPE PLANS. CONTACT THE ENGINEER AND ARCHITECT TO RESOLVE ANY CONFLICTS BETWEEN WALL ELEVATIONS, FOUNDATION ELEVATIONS OR THE SITE TOPOGRAPHY.

ISSUED FOR
 DESIGN
 REVIEW

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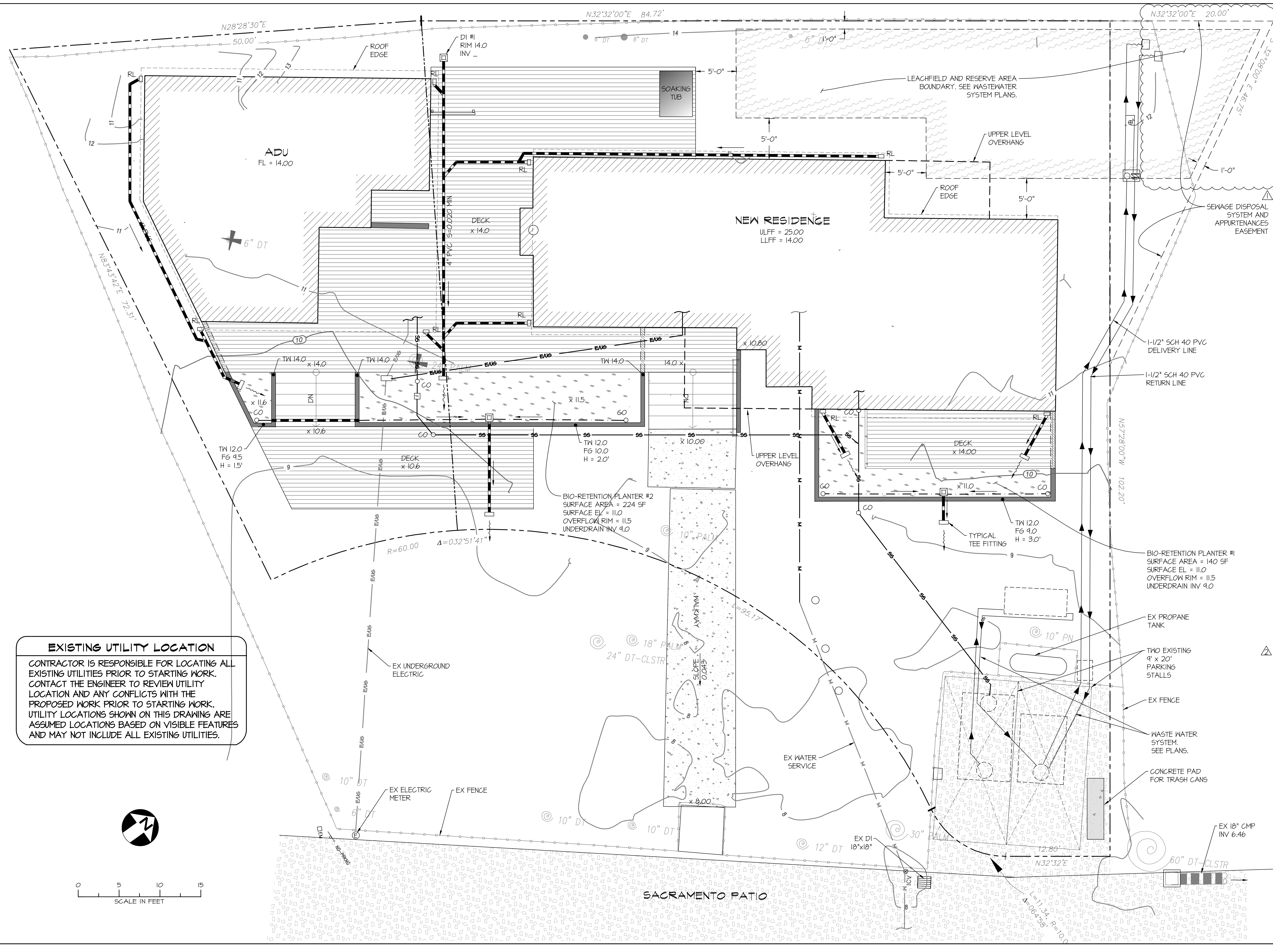
WEIR RESIDENCE
 APN 195-063-03 & 195-063-04
 4 SACRAMENTO PATIO
 STINSON BEACH, CALIFORNIA

REVISIONS		
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1	6/30/23	ISSUED FOR DESIGN REVIEW
2	9/1/23	REVISED PER COUNTY COMMENTS 8/11/23
3	12/6/23	DESIGN REVISION

DESIGNED BY: G. DEARTH
 DRAWN BY: E. HAYDEN
 APPROVED BY:
 SCALE: 1" = 5'-0"
 DATE: 6/30/2023 PROJECT NO. 140.001

CONCEPTUAL
 GRADING AND
 DRAINAGE
 PLAN

REVISION	2
SHEET NO.	2 OF 3
DRAWING	C-2



EXISTING UTILITY LOCATION
 CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO STARTING WORK. CONTACT THE ENGINEER TO REVIEW UTILITY LOCATION AND ANY CONFLICTS WITH THE PROPOSED WORK PRIOR TO STARTING WORK. UTILITY LOCATIONS SHOWN ON THIS DRAWING ARE ASSUMED LOCATIONS BASED ON VISIBLE FEATURES AND MAY NOT INCLUDE ALL EXISTING UTILITIES.



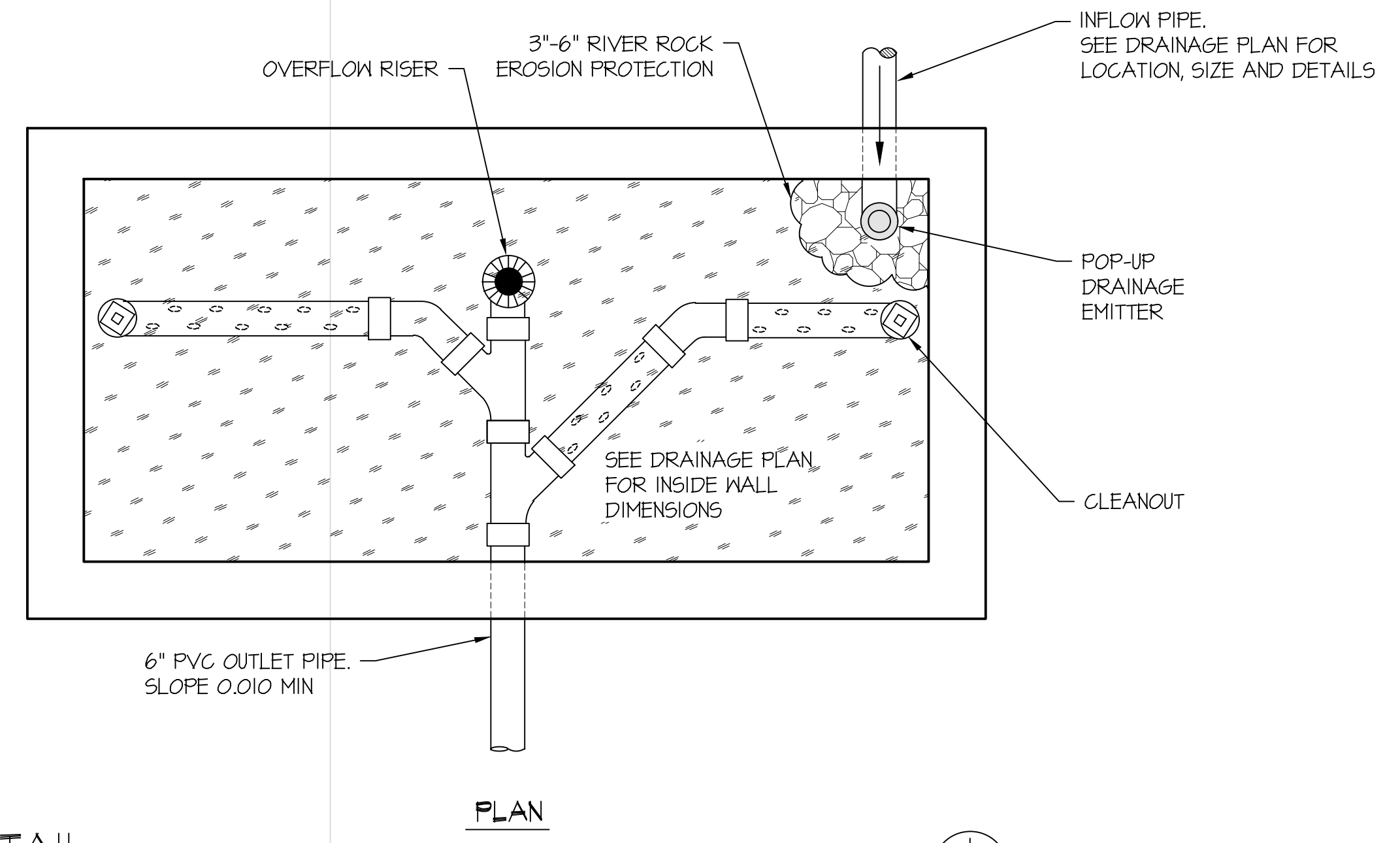
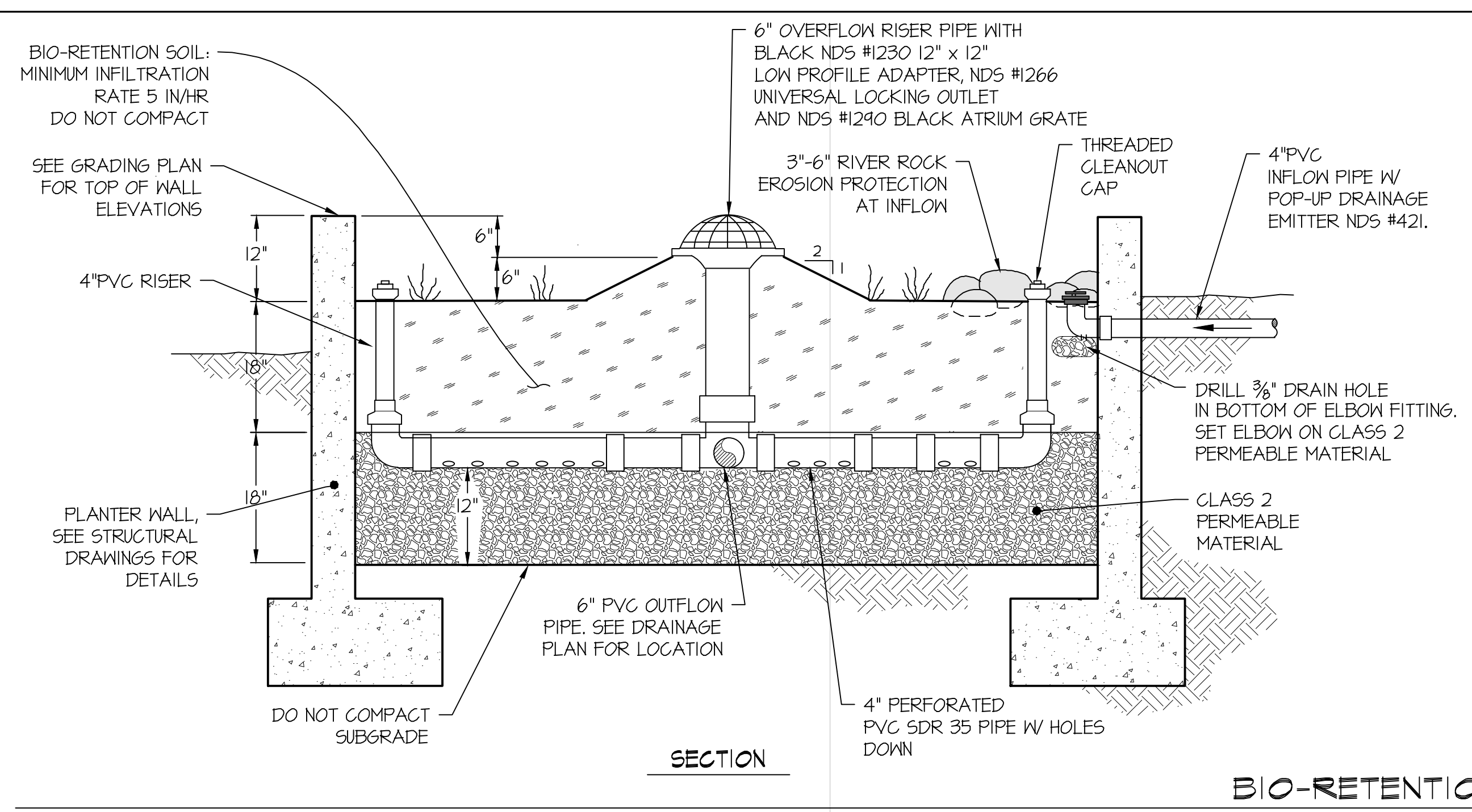
C:\CAD\Weir Residence Stinson Beach 740.001\Design\Weir Stinson Drainage Plan (Rev 2).dwg, 12/17/2023 12:03:23 PM

REVISIONS	
NO.	DESCRIPTION
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9/1/23	REVISED PER COUNTY COMMENTS 8/11/23
12/6/23	DESIGN REVISION

DESIGNED BY: G. DEARTH
 DRAWN BY: E. HAYDEN
 APPROVED BY:
 SCALE: AS SHOWN
 DATE: 6/30/2023 PROJECT NO. 140.001

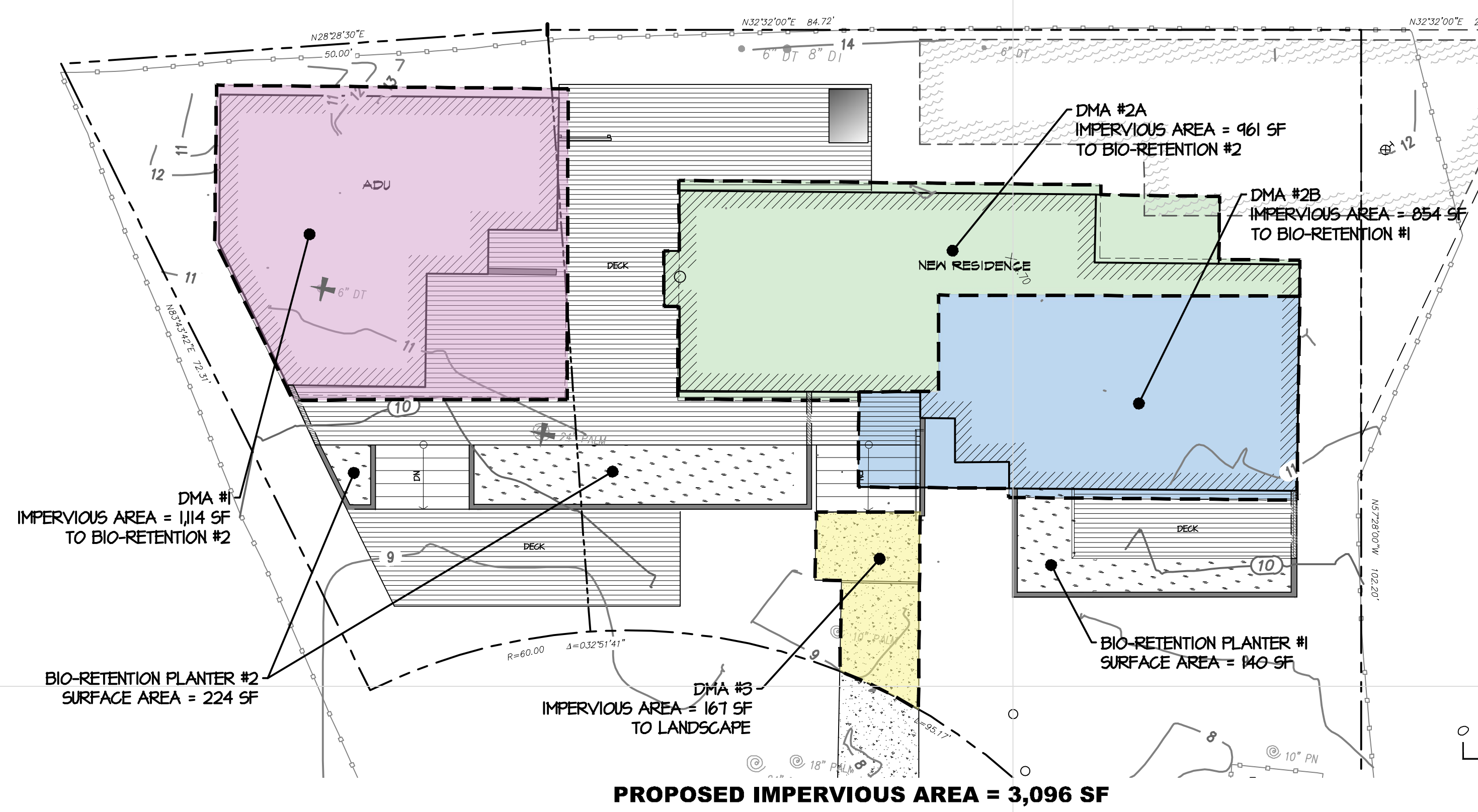
DETAILS

REVISION **2**
 SHEET NO. **3 OF 3**
 DRAWING **C-3**

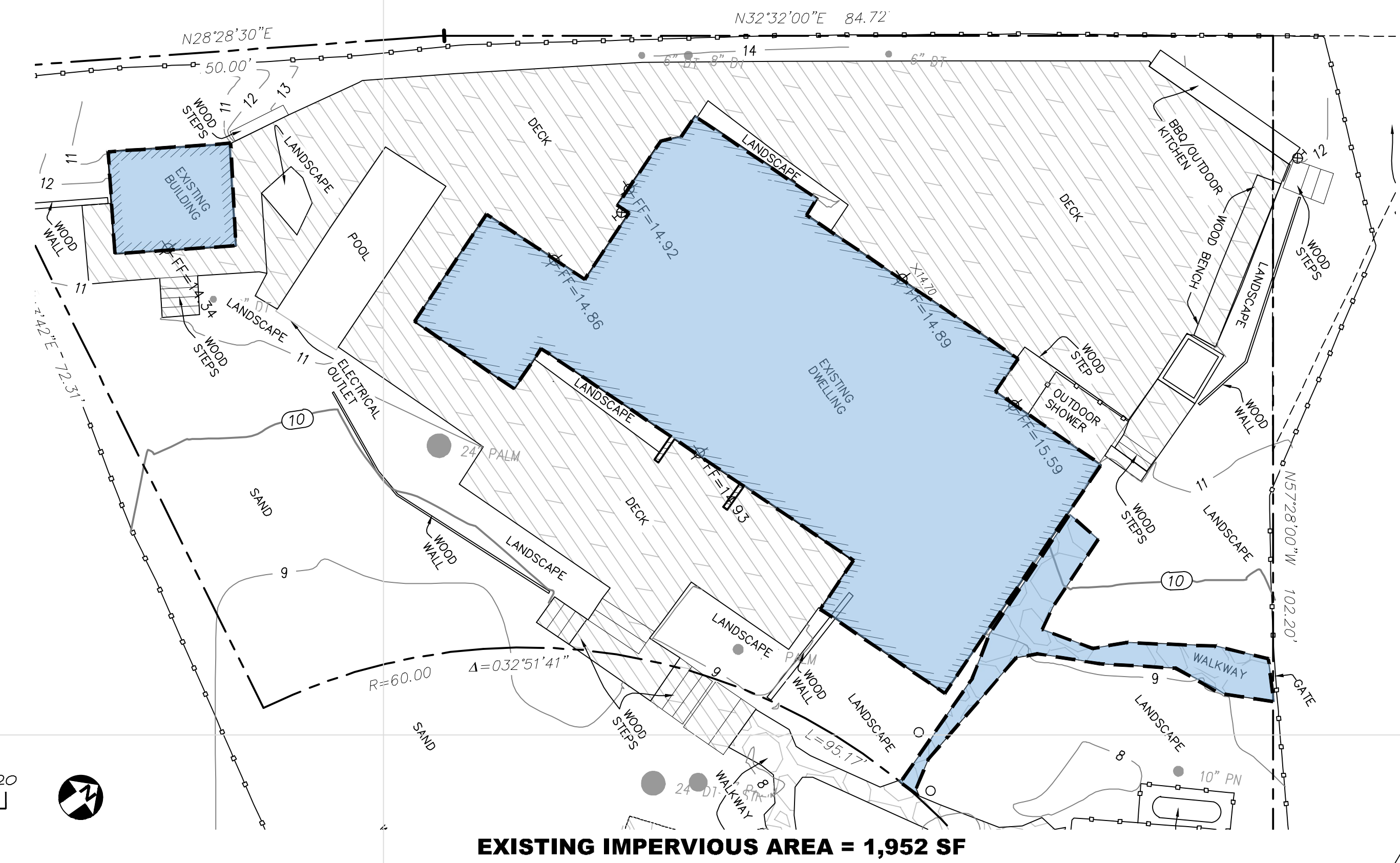


BIO-RETENTION BASIN DETAIL

NO SCALE



PROPOSED IMPERVIOUS AREA = 3,096 SF



EXISTING IMPERVIOUS AREA = 1,952 SF

BIO-RETENTION BASIN NO. 1 SIZING
 Calculation method based on:
 BASMAA Post-Construction Manual
 (January, 2019)

LTD Engineering, Inc.
 G. Dearth
 December 7, 2023

PROJECT: Weir Residence, 4 Sacramento Patio, Stinson Beach, CA

Area Name	Area (sq ft)	Surface Type	Runoff Factor	Area x Runoff Factor (sq ft)
DMA #2B	854	Impervious Roof	1.0	854
TOTAL	854			854

Minimum Required Bio-retention Basin Area (sq ft)	34
Proposed Design Bio-retention Basin Area (sq ft)	140

Runoff Factors	
Roofs and paving	1.0
Landscape areas	0.1
Bricks or solid pavers - grouted	1.0
Bricks or concrete pavers on sand base	0.2
Permeous concrete or asphalt	0.1
Turfblock or gravel (min 6" thickness)	0.1
Open or porous pavers	0.1
Artificial turf	0.0
Bio-retention Basin Sizing Factor	0.04

BIO-RETENTION BASIN NO. 2 SIZING
 Calculation method based on:
 BASMAA Post-Construction Manual
 (January, 2019)

LTD Engineering, Inc.
 G. Dearth
 December 7, 2023

PROJECT: Weir Residence, 4 Sacramento Patio, Stinson Beach, CA

Area Name	Area (sq ft)	Surface Type	Runoff Factor	Area x Runoff Factor (sq ft)
DMA #1	1,114	Impervious Roof	1.0	1,114
DMA #2A	961	Impervious Roof	1.0	961
TOTAL	2,075			2,075

Minimum Required Bio-retention Basin Area (sq ft)	83
Proposed Design Bio-retention Basin Area (sq ft)	224

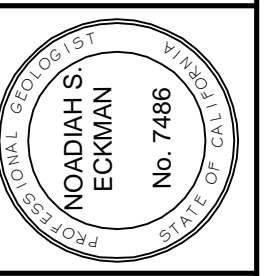
Runoff Factors	
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Landscape areas	0.1
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Bricks or concrete pavers on sand base	0.2
Permeous concrete or asphalt	0.1
Turfblock or gravel (min 6" thickness)	0.1
Open or porous pavers	0.1
Artificial turf	0.0
Bio-retention Basin Sizing Factor	0.04

AS-BUILT

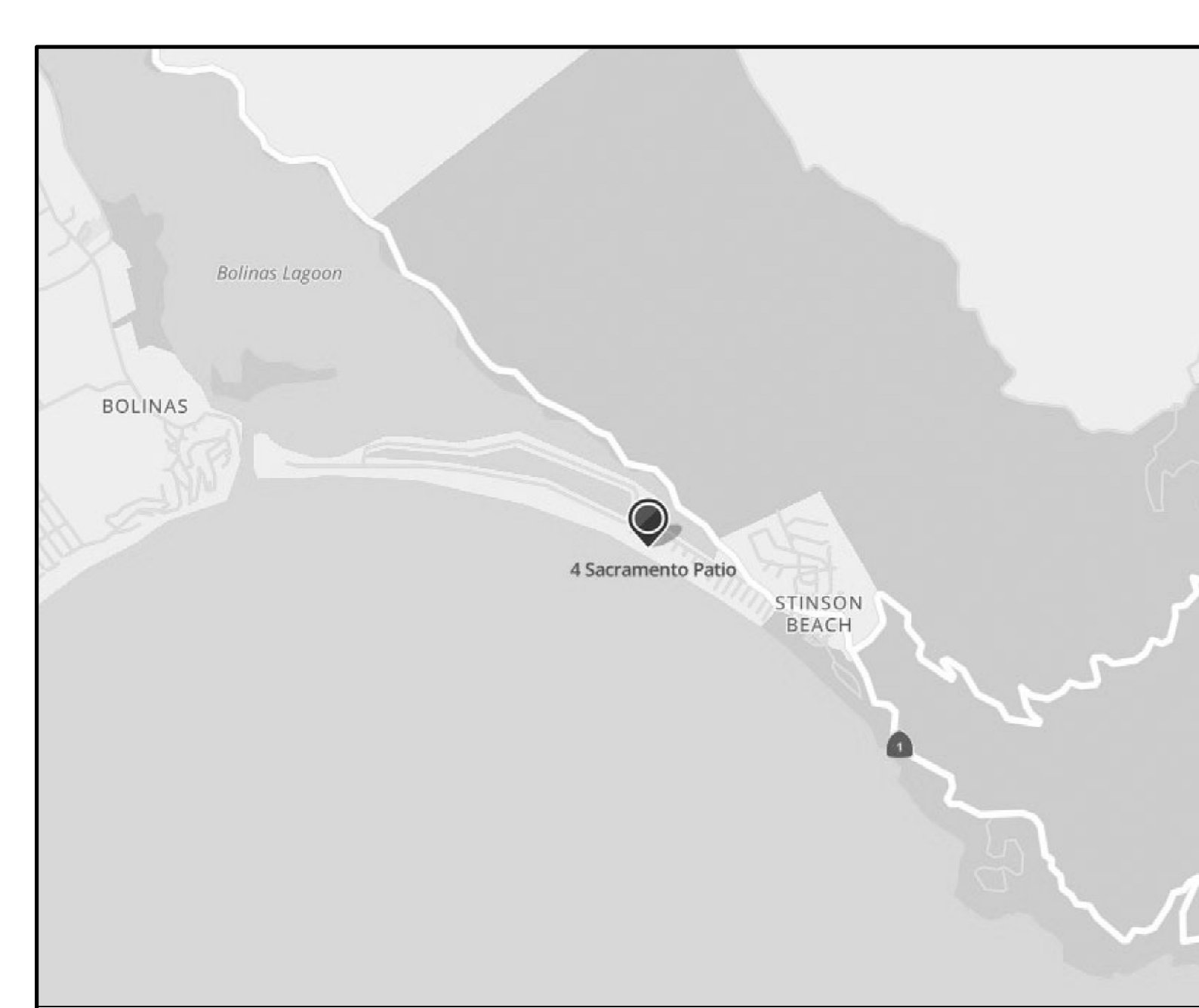
APN	195-063-03/04
DATE / REV.	11-15-2023 / ASBUILT
SCALE / SIZE	1" = 8' / ARCHD
SHEET	1 OF 3

**450-GALLON DISCHARGE
ON-SITE WASTEWATER SYSTEM
SITE PLAN**

WEIR RESIDENCE
4 SACRAMENTO PATIO
STINSON BEACH, CALIFORNIA



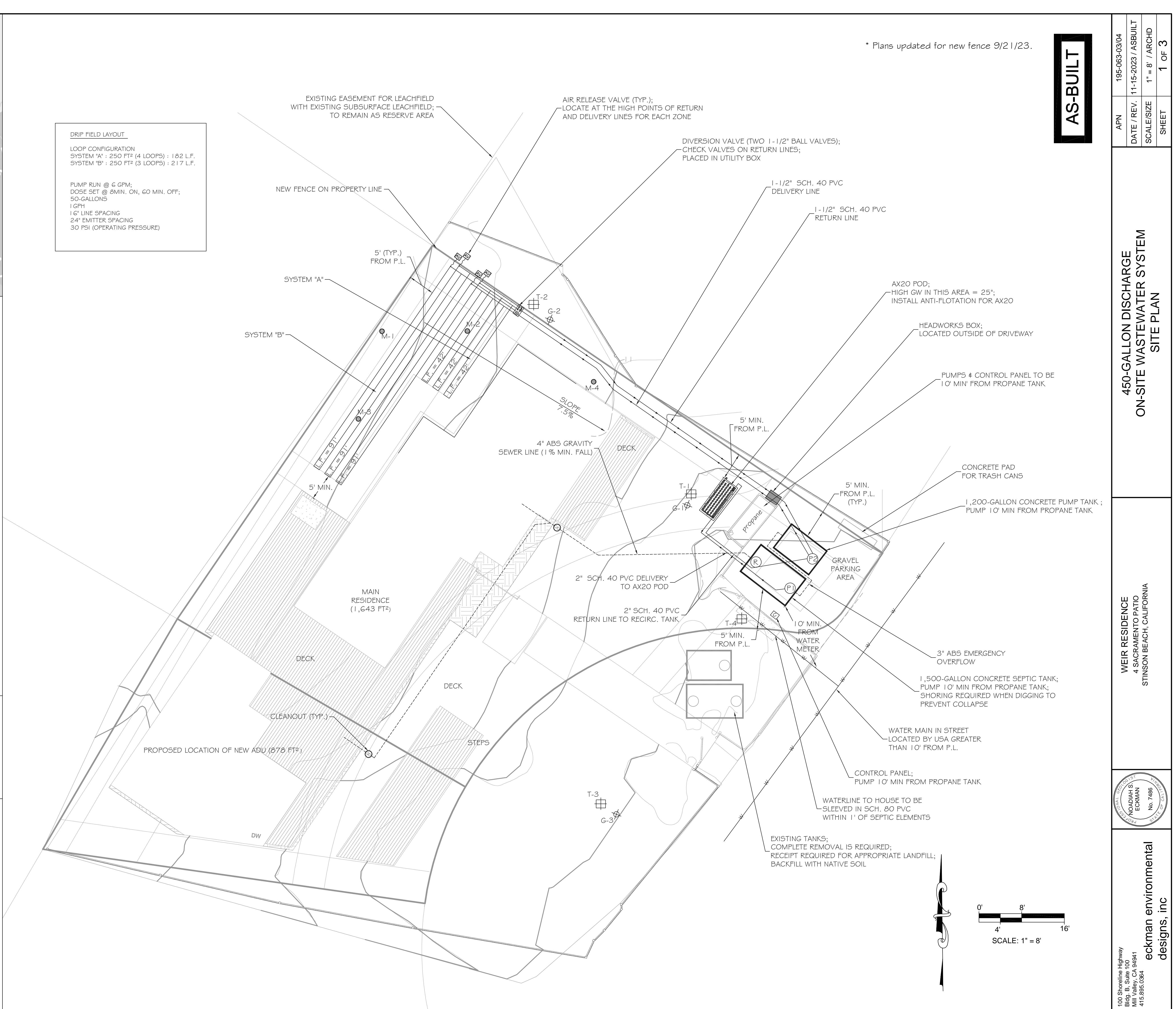
100 Shoreline Highway
Burlingame, CA 94010
415.895.0364
**eckman environmental
designs, inc**



LEGEND

	Soil Profile Trench		Monitoring Well
	Percolation Test		Clean Out

- NOTES**
- * Professional survey provided by Oberkanper & Associates Civil Eng. Inc. EED assumes no responsibility.
 - * 450 GPD System = 1,900 ft² to 2,800 ft²
 - * All septic elements to be 10' from water main in street.
 - * Utilities to be located prior to construction.
 - * Sleeve all water lines to house within 1' of septic elements.
 - * Residence habitable square footage per SBWD = 2,521 ft²



DRIP FIELD LAYOUT

LOOP CONFIGURATION
SYSTEM "A" : 250 FT² (4 LOOPS) : 1 & 2 L.F.
SYSTEM "B" : 250 FT² (3 LOOPS) : 217 L.F.

PUMP RUN @ 6 GPM;
DOSE SET @ 8MIN. ON, 60 MIN. OFF;
50-GALLONS
1GPH
1.6" LINE SPACING
24" EMITTER SPACING
30 PSI (OPERATING PRESSURE)

EXISTING EASEMENT FOR LEACHFIELD WITH EXISTING SUBSURFACE LEACHFIELD; TO REMAIN AS RESERVE AREA

AIR RELEASE VALVE (TYP.); LOCATE AT THE HIGH POINTS OF RETURN AND DELIVERY LINES FOR EACH ZONE

DIVERSION VALVE (TWO 1-1/2" BALL VALVES); CHECK VALVES ON RETURN LINES; PLACED IN UTILITY BOX

AX20 POD; HIGH GW IN THIS AREA = 25"; INSTALL ANTI-FLOTATION FOR AX20

HEADWORKS BOX; LOCATED OUTSIDE OF DRIVEWAY

PUMPS & CONTROL PANEL TO BE 10' MIN FROM PROPANE TANK

CONCRETE PAD FOR TRASH CANS

1,200-GALLON CONCRETE PUMP TANK; PUMP 10' MIN FROM PROPANE TANK

3" ABS EMERGENCY OVERFLOW

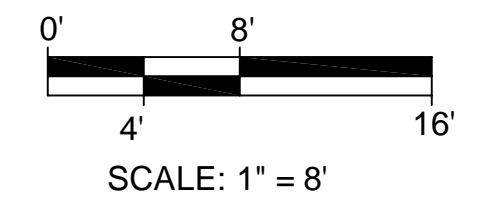
1,500-GALLON CONCRETE SEPTIC TANK; PUMP 10' MIN FROM PROPANE TANK; SHORING REQUIRED WHEN DIGGING TO PREVENT COLLAPSE

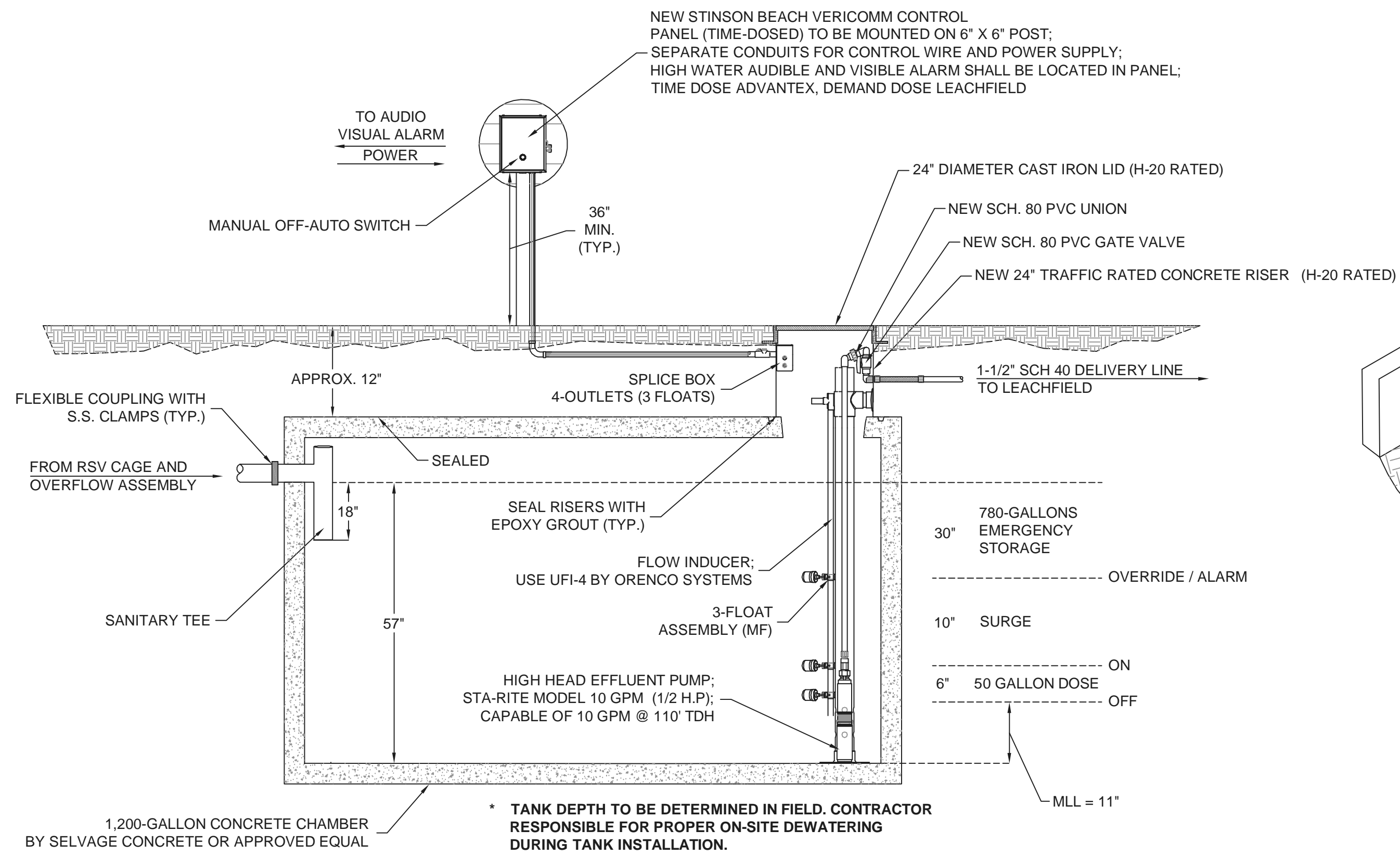
WATER MAIN IN STREET LOCATED BY USA GREATER THAN 10' FROM P.L.

CONTROL PANEL; PUMP 10' MIN FROM PROPANE TANK

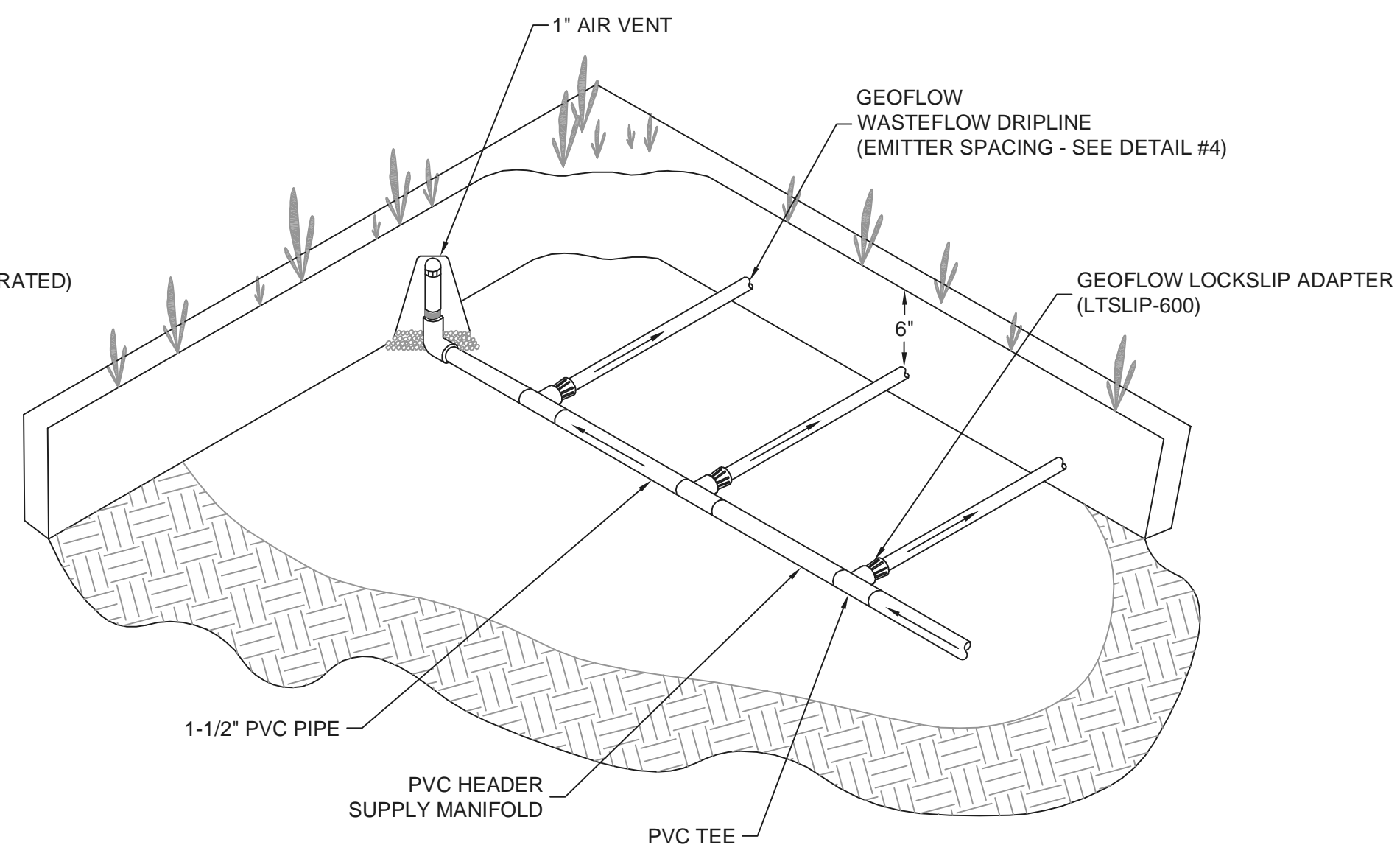
WATERLINE TO HOUSE TO BE SLEEVED IN SCH. 80 PVC WITHIN 1' OF SEPTIC ELEMENTS

EXISTING TANKS; COMPLETE REMOVAL IS REQUIRED; RECEIPT REQUIRED FOR APPROPRIATE LANDFILL; BACKFILL WITH NATIVE SOIL

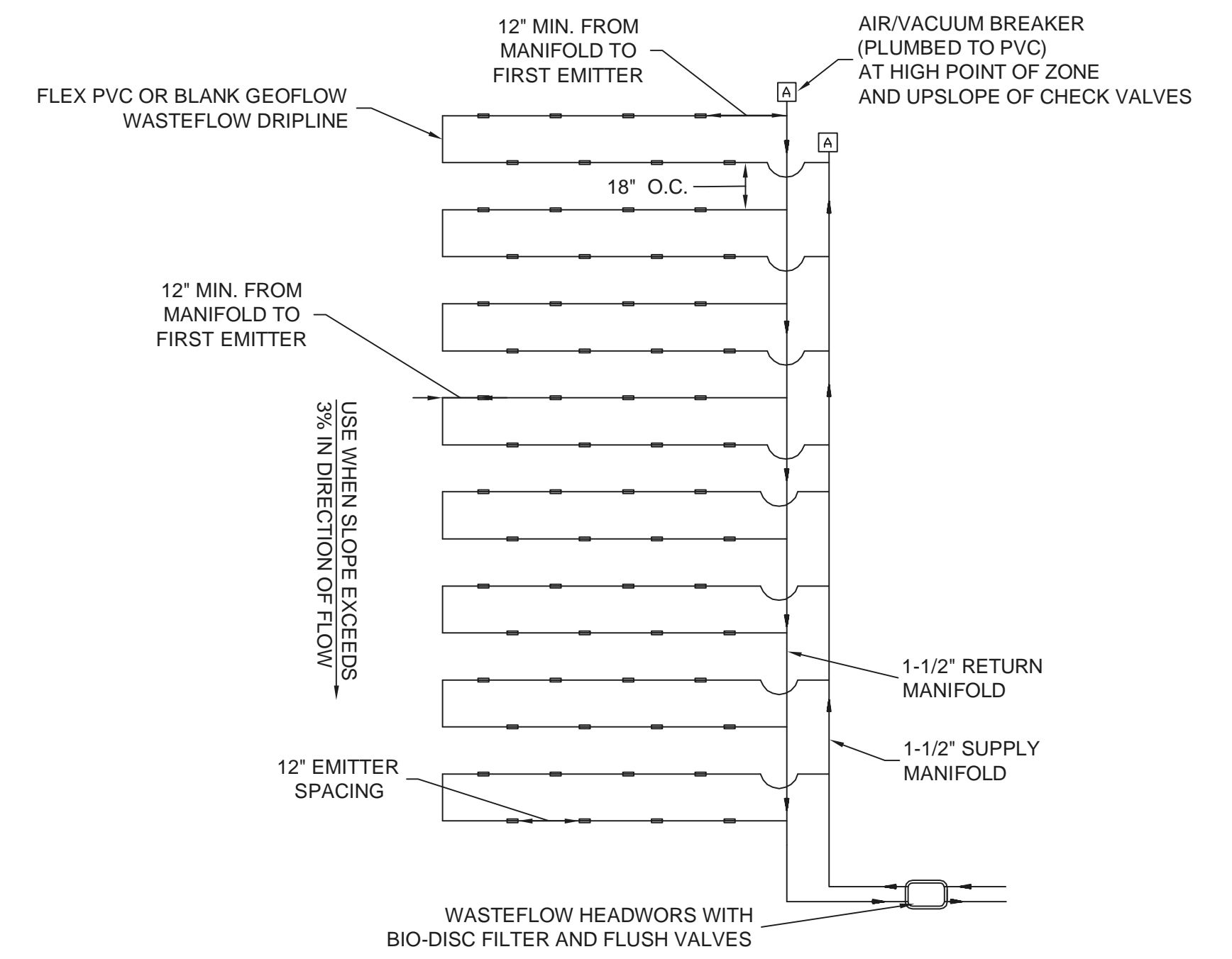




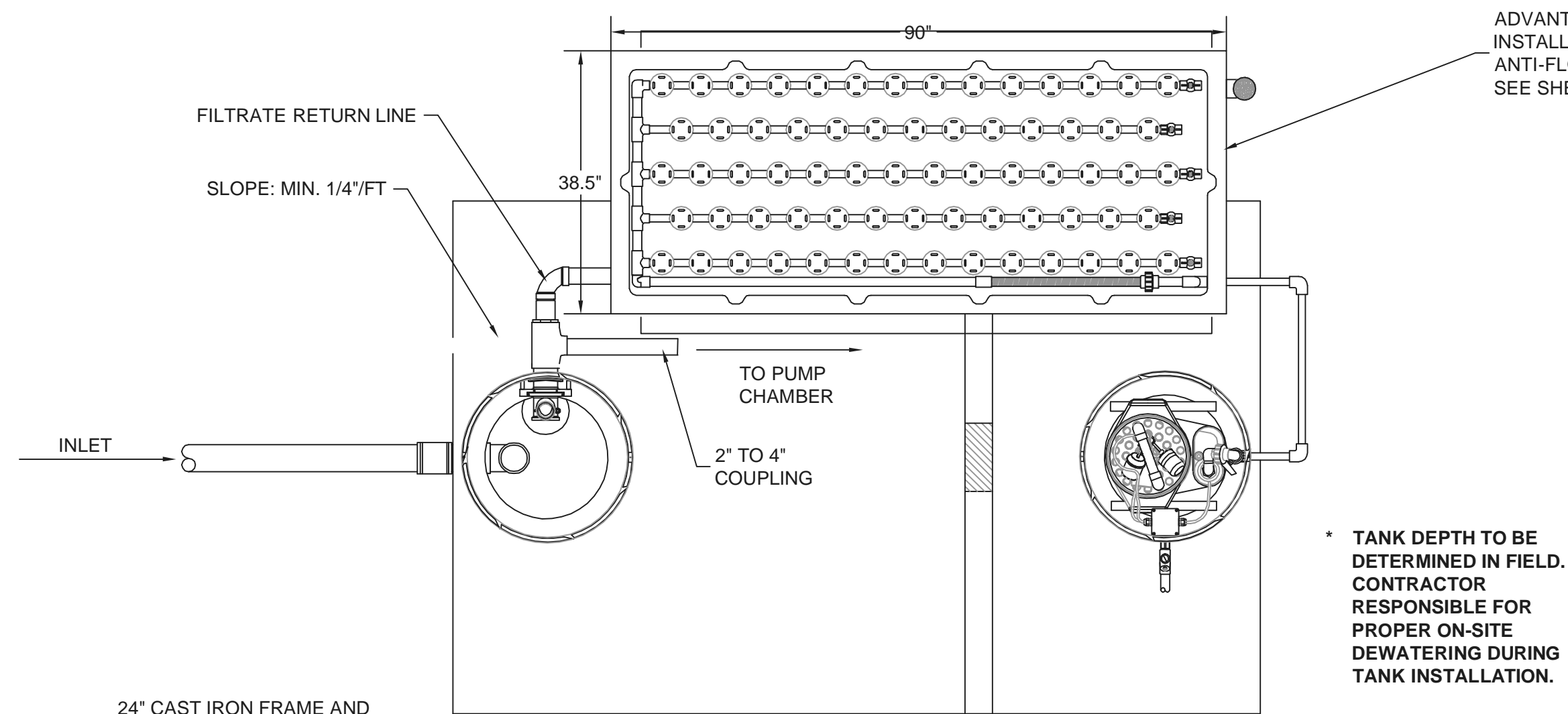
1,200-GALLON TRAFFIC-RATED PUMP CHAMBER (26 GAL/INCH) 1



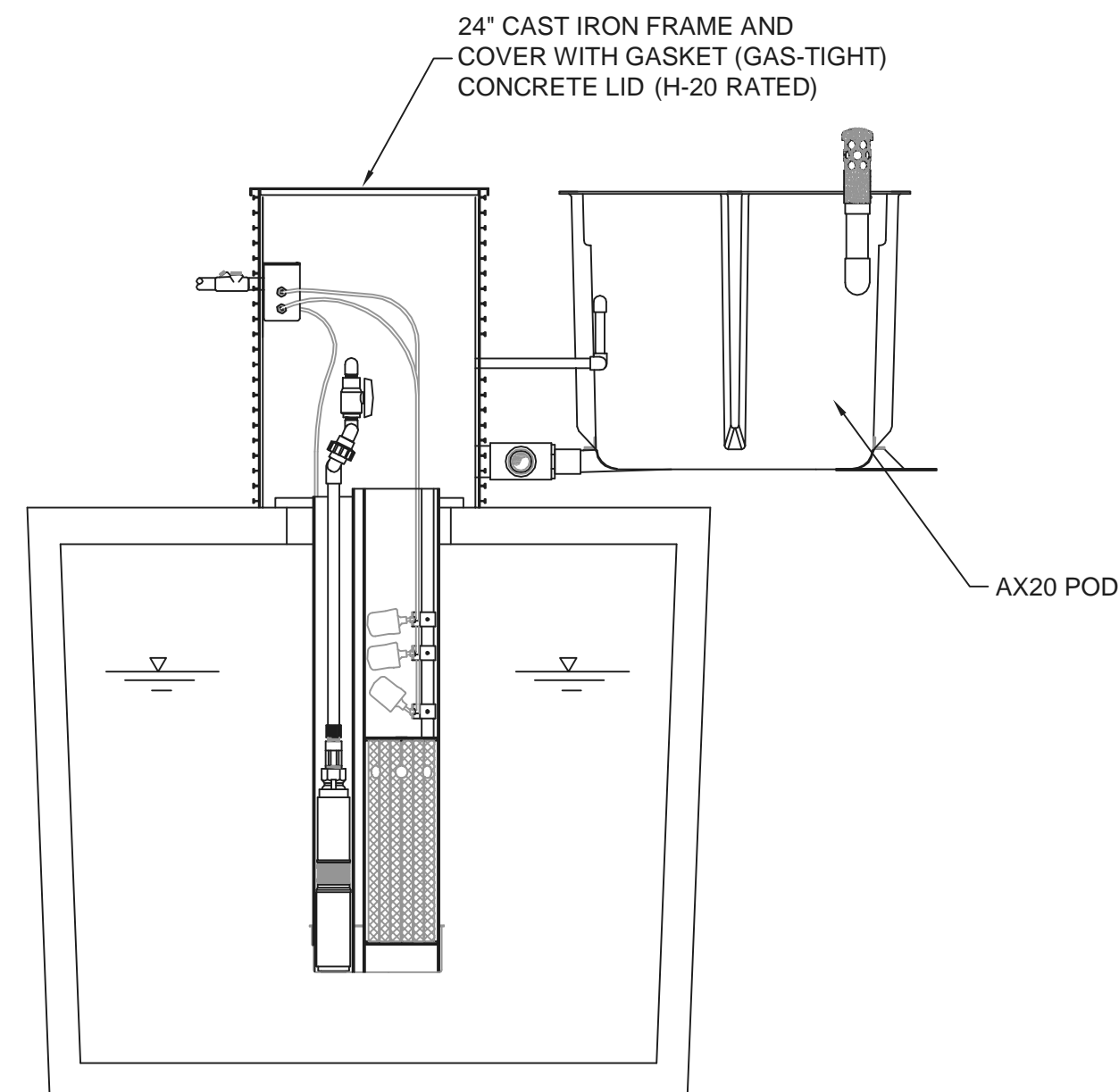
MANIFOLD CONNECTION (END FEED) 3



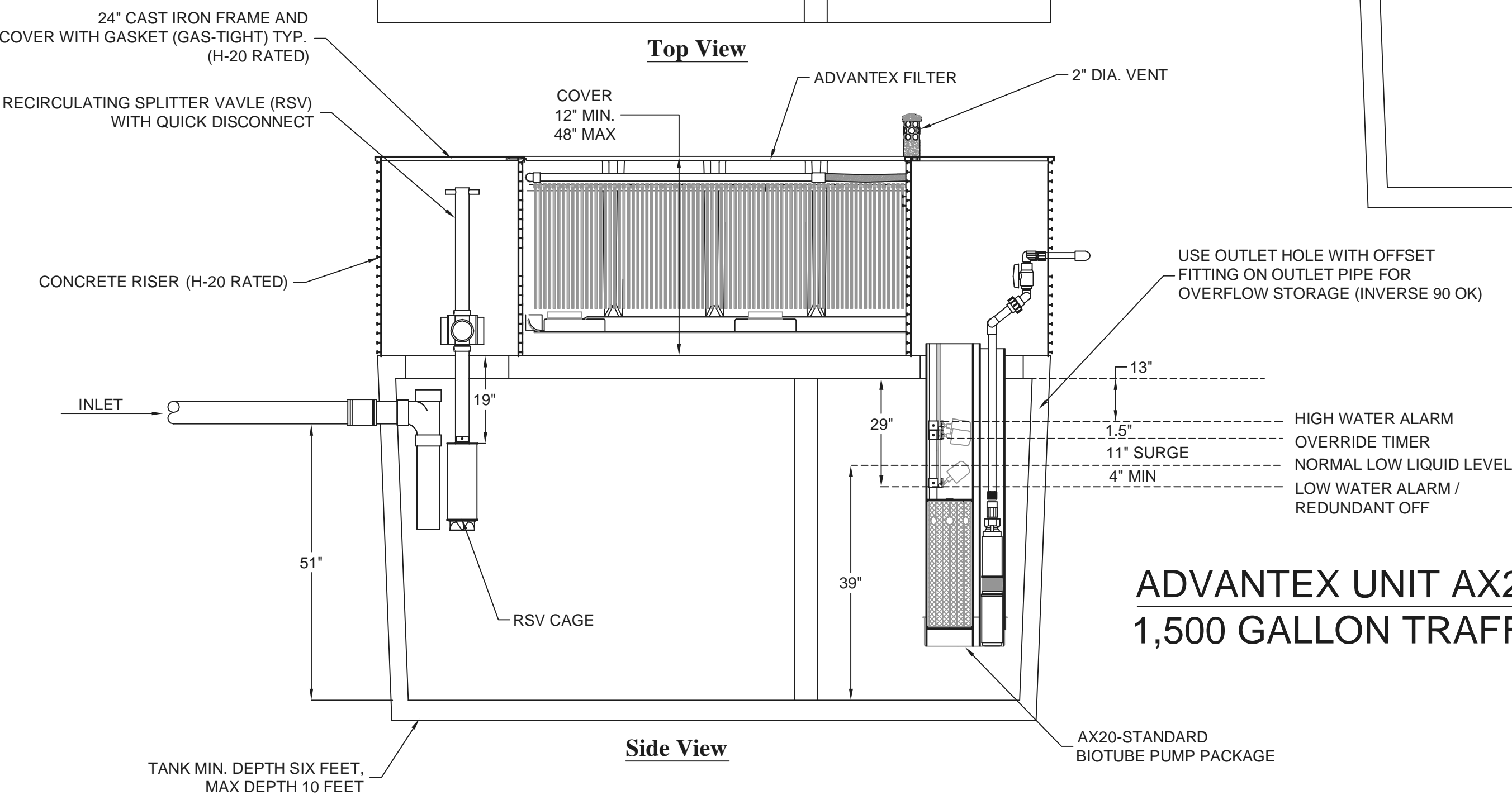
SLOPE LAYOUT FOR SINGLE ZONE WASTEFLOW PRESSURE COMPENSATING DRIPLINE (LOOPED) 4



Top View

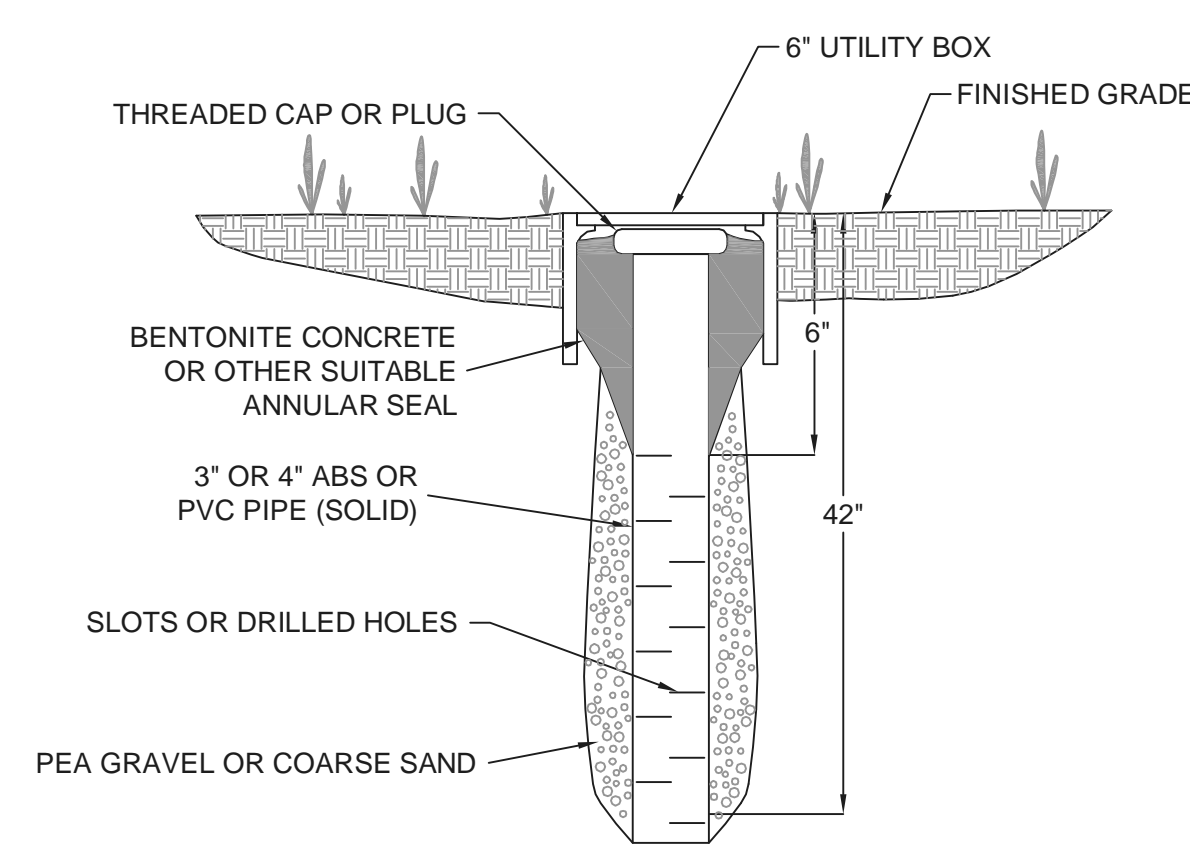


End View

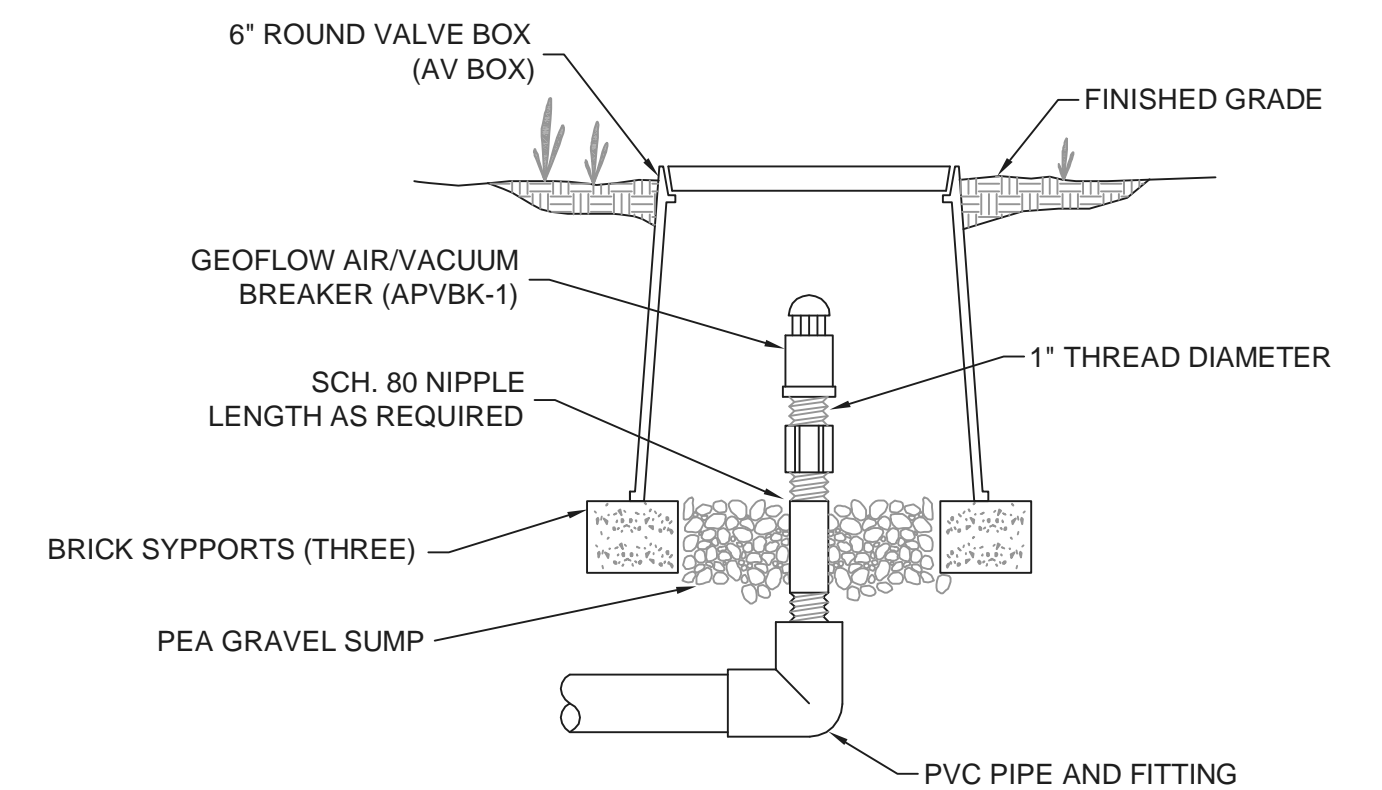


Side View

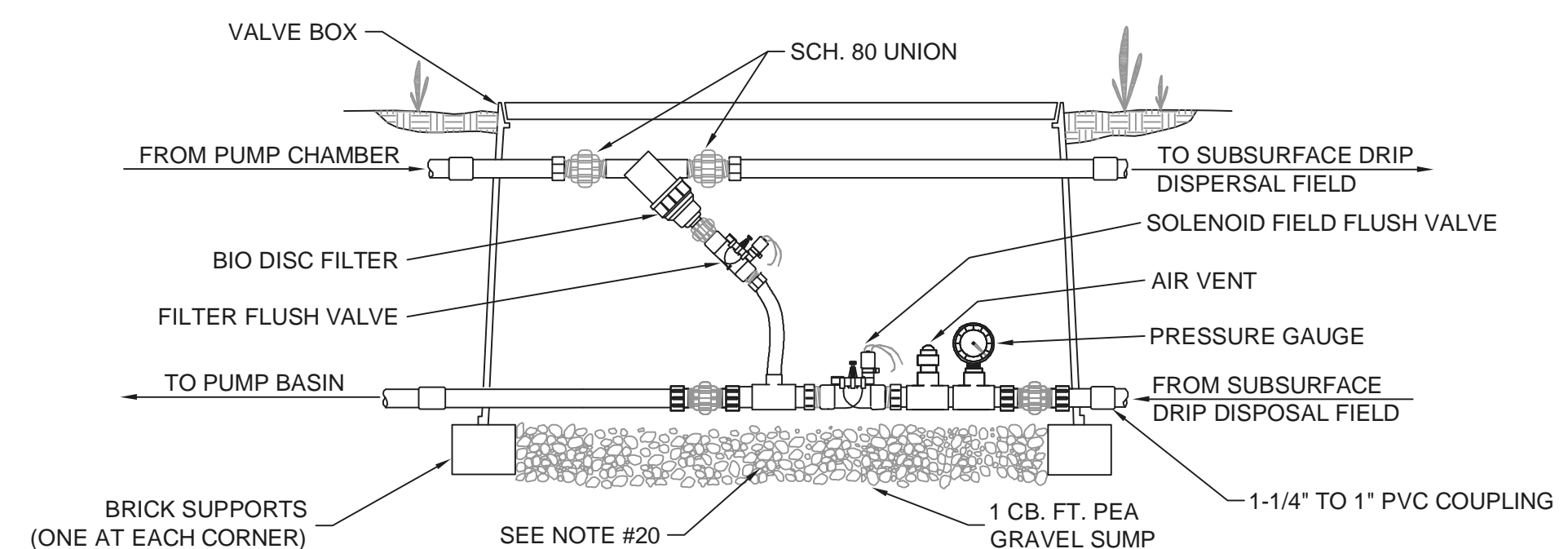
ADVANTEK UNIT AX20 MODE 3B IN 1,500 GALLON TRAFFIC-RATED TANK 2



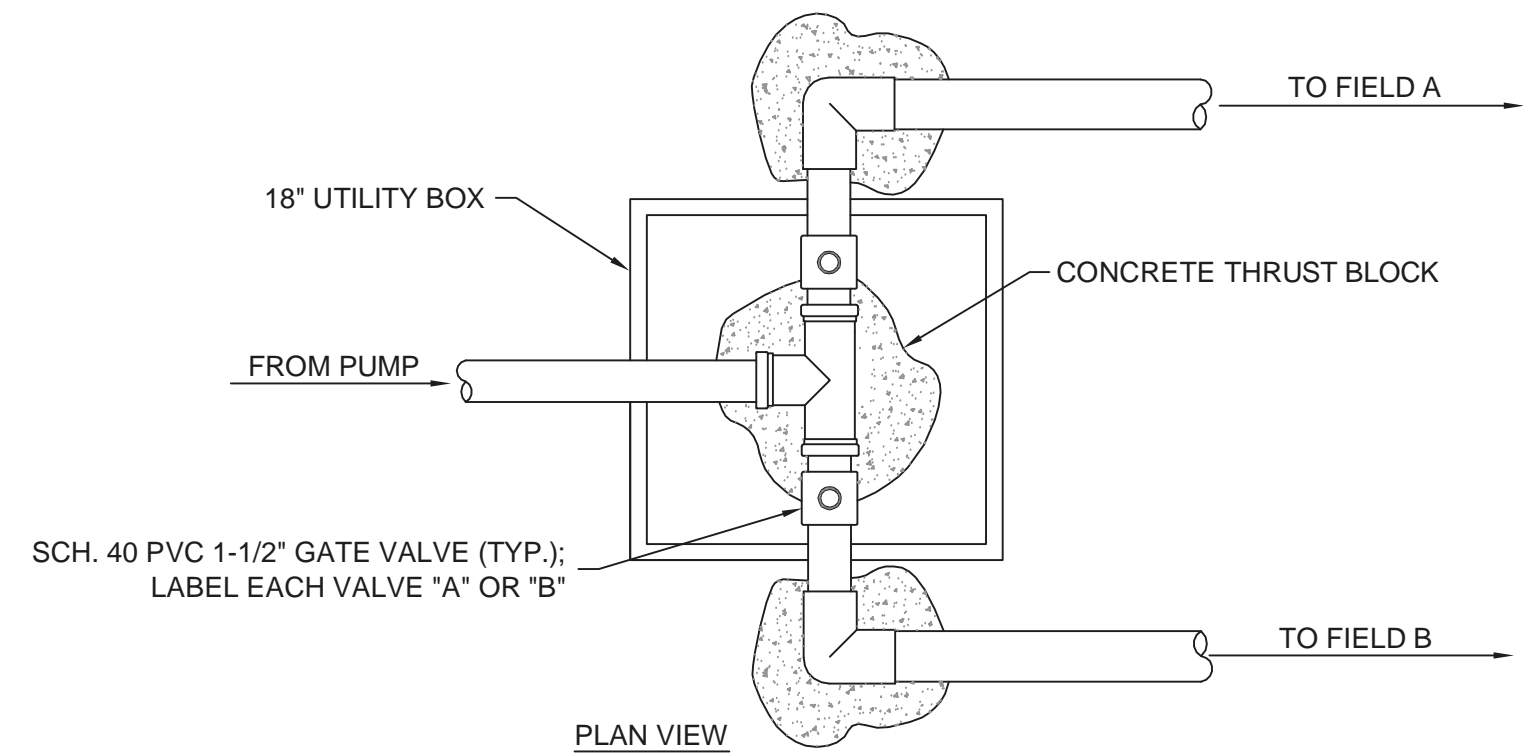
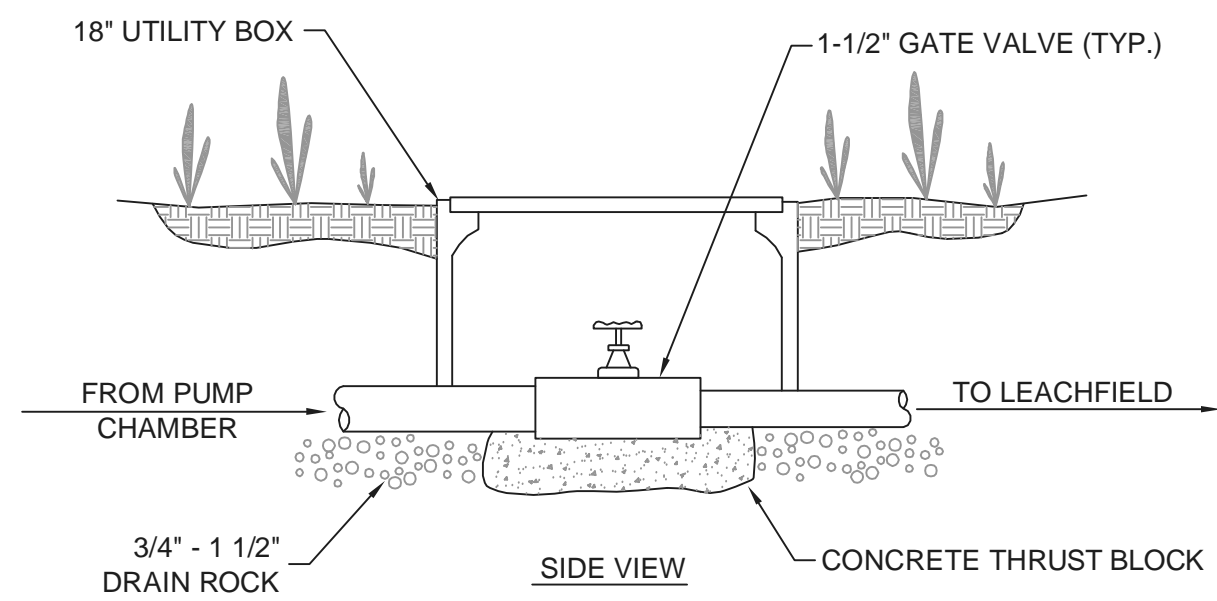
MONITORING WELL 5



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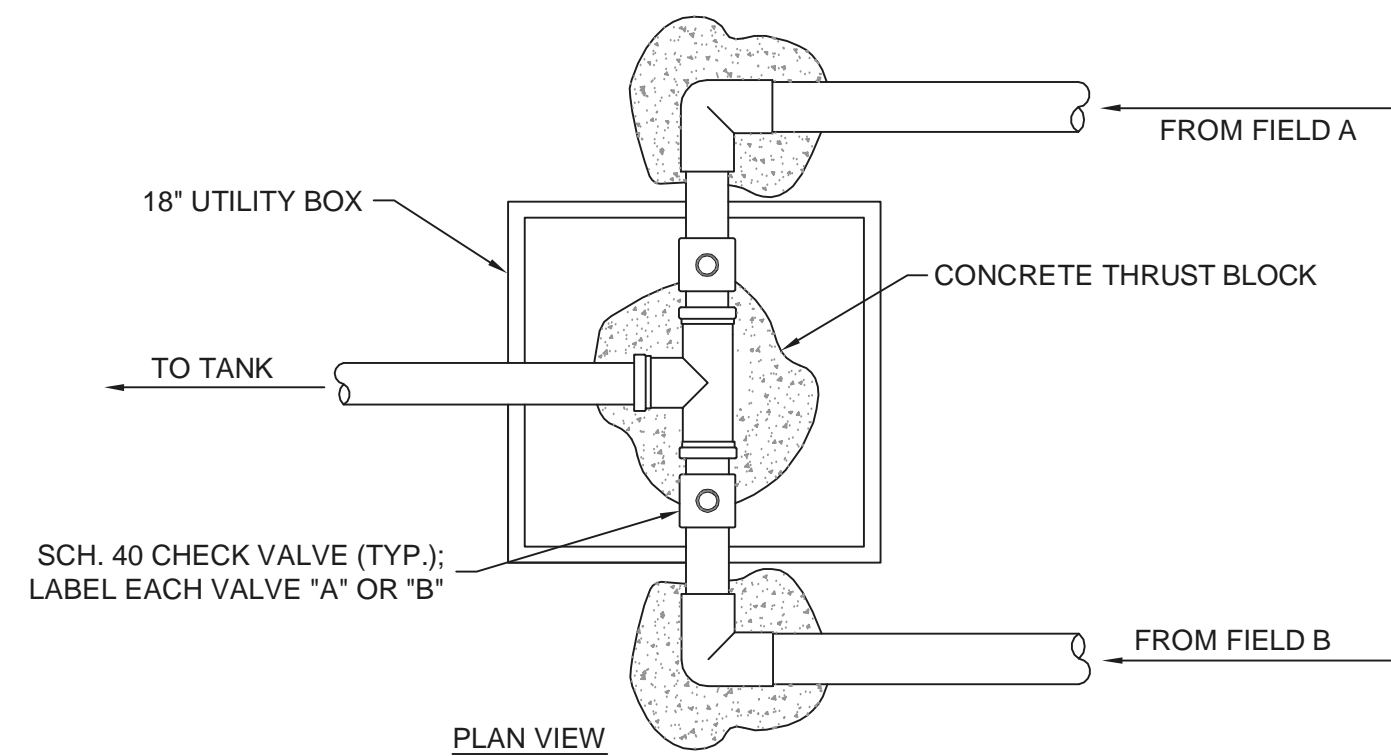


SIMPLE WASTE FLOW HEADWORKS BOX MODEL # WHW - 1.50 - AUTO 7



DIVERSION VALVE

8



CHECK VALVE ASSEMBLY

9

CONSTRUCTION SPECIFICATIONS

GENERAL

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

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 Stinson Beach County Water District.

All installation shall be in accordance with Stinson Beach H2O District Codes.

Marin County Building Division Electrical Permit Required.

The site is subject to sandy conditions and soils in high ground water conditions. Tank installation shall provide proper shoring to support the existing propane tank and trash refuse concrete pad. Maintain proper distance from propane tank and trash refuse concrete pad.

Contractor shall anticipate high groundwater elevations in a cohesionless sand. Contractor is responsible for all shoring design and installation necessary for new tanks.

MATERIALS

Eckman Environmental to approve construction material prior to placement.

- Access Risers.** Shall be made of concrete, watertight, and shall be installed over the inlet and outlet openings of the septic tank and pump basin with cast iron lids (H-20 rated). The riser must be watertight at all points and have a watertight seal at the top of the tank. Coordinate riser depths and width with Orenco RSV valve and biotube. Manufactured by Orenco Systems Inc. 814 Airway Avenue, Sutherlin, OR, (800) 348-9843.
- Advantex Unit.** AX 20, Mode 1b with Vericomm. As manufactured by Orenco Systems, Inc., 814 Airway Avenue, Sutherlin, Oregon 97479, 1(800) 348-9843. Install with anti-floatation.
- Pump Chamber.** 1,200-gallon traffic-rated concrete tank by Selvage Tanks. The pump for the dripfield is to be StaRite model 10gpm or equal; capable of delivering 8 gpm at 110 ft TDH. Junction boxes #SB3 and #SB1 and high head assembly manufactured by Orenco Systems Inc. 814 Airway Avenue, Sutherlin, OR, (800) 348-9843.
- Diversion Valve.** Drainfield diversion valve shall be two pressure-rated 1-1/2" ball valves, or gate valves. Label field "A" and "B." **Both to remain open during normal operation.**
- 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.
- Control Panel.** The pumping system will be operated from an Orenco Vericomm custom control panel. The pumping system includes an Orenco Systems effluent pump model # P1005, 1/2 hp, 115v or StaRite 10gpm (time-dosing). The control panel will also operate the Geoflow® automatic headworks box and the Advantex unit. By Orenco Systems Inc. 814 Airway Avenue, Sutherlin, OR, (800) 348-9843.
- Dripline.** Dripline shall be Classic Geoflow® Wasteflow™ PC; Geoflow WFPC 16-4-12 or equivalent. There shall be pressure-regulating emitters inserted every 12 inches inside the tube. These emitters shall have a nominal flow rate of 1.0 gallon per hour. The emitters shall be impregnated with Trelfont to inhibit root intrusion for a minimum period of 10 years, a period guaranteed by the manufacturer. The dripline shall be identified as being used with non-potable water by means of two purple stripes permanently incorporated into the outside wall of the tube. Operating pressure is 30 psi. As manufactured by Geoflow, Inc., 1(800) 828-3388.
- Automatic Headworks Box.** The preassembled headworks box shall be Geoflow® #WHW-1.5-MANUAL with a bio-disc filter, automatic flush configuration, and shall include the following: bio-disc filter, zone flush valve, filter flush valve, pressure regulator, pressure gauge, air vent, and utility box. As manufactured by Geoflow, Inc., 1(800) 828-3388.

Vortex Filter Flush Valve (Solenoid). Set the control panel so that the filter flush valve will automatically open for 15 seconds at the end of the pump cycle. When the vortex filter flush is complete the filter flush valve will close and the system drain function begins.

Field Flush Valve. Will open at the end of the dosing cycle. The pump will continue to run for 5 seconds (field adjustable) to accommodate the opening of this valve. After the pump is deactivated the field flush valve will remain open for five minutes (field adjustable) to allow for drainage of the return line. It is best to clock the length of time it takes to return flush line to drain and use this to set your drain time. The field flushing will be directed to the inlet side of the septic tank and is controlled by a solenoid valve located in the automatic headworks box. This setting shall be programmed by Contractor into the custom control panel.

- Supply Manifold.** The supply manifold delivers treated effluent from the pump. The supply manifold shall be 1-1/2 inch Schedule 40 PVC.
- Return Manifold.** The return manifold collects the water flushed from the emitter lines and returns it to the septic tank. The return manifold shall be 1-1/2 inch Schedule 40 PVC.
- Dripline Fittings.** All connections shall be made with barb or compression-type fitting connections. Fitting shall be as manufactured by Geoflow® to ensure the integrity of the subsurface disposal system.
- Geoflow Air/Vacuum Relief Valves.** The air and vacuum relief valves shall be Model No. APVBK-1, or equivalent. The dispersal zone shall utilize a 1-inch MPT air/vacuum relief valve at its high point(s). The purpose of this valve is to evacuate air from the zones at startup and to relieve vacuum at system shut down to prevent back siphoning or back pressure.

GENERAL CONSTRUCTION

- Installation.** All installation work shall be in accordance with SBCWD Title IV regulations.
- Recirculation Tank and Pump Chamber Leak Test.** All tanks and vaults 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. Note depth of water and re-measure not less than 1 hour later. A water drop will be considered to be an indicator of a leaking tank; and tank shall be repaired or replaced to the satisfaction of the designer.
- Location of Drip Disposal Area.** Location shown for the drip disposal area is approximate, subject to adjustment in the field by the Contractor according to building constraints and noted setback requirements.
- Recirculation Tank and Pump Vault Locations.** Location for the septic tank and pump vaults is approximate, subject to adjustment in the field by the contractor according to building constraints and any noted setback requirements.
- Pump Controls.** Pumps controlled on a timed basis. Timer setting and final setting of float switches shall be determined in the field, based on actual pump chamber dimensions.

18. Electrical.

- High water audio and visual alarm IS NOT 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 "Hand-off-auto" (HOA) switch.
- An audio and visible alarm and necessary sump water sensing device to indicate a "high water" condition.
- Float switches shall be anchored to a suitable float tree for controlling the starting and stopping of pump operation.
- The pump intake shall be set a minimum of 4 inches above the sump bottom.

Sump:

- Access shall be provided by a minimum 24-inch diameter opening;
- 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:

- An outdoor-type control box containing fused disconnect and motor protection switch.
- 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.
- 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 45° or greater in all pressure lines.

20. Utility Box Lining.

- All utility boxes to be lined with wire to prevent Gopher intrusion.

GEOFLOW INSTALLATION

All Geoflow drip systems require:
100 micron / 150 mesh filter, Filter flush valve, Field flush valve and Air vent in each zone. All Wasteflow PD drip systems require pressure regulation.
Handle your dripline and components with care. ROOTGUARD® is temperature sensitive. To assure a long life store the drip line out of direct sunlight in a cool place. Install the system headfirst: pumps, control panel, and automatic headworks box.

- All dripfield construction shall be done in accordance with Local rules and regulations.
- No utilities, cable wire, drain tile, etc shall be located in dripfield.
- Fence off entire dripfield prior to any construction.
- System is not to be installed when ground is wet.
- Be sure you have everything required for the installation before opening trenches. Pre-assemble as many sets of components as practical above ground and in a comfortable place. Compression or Lockslip adapters should be glued to PVC tees, riser units should be pre-assembled, the submain manifold with tees can be pre-assembled and used to mark the beginning and end of WASTEFLOW lines.
- For particularly tough soil conditions moisten the soil the day before opening trenches or installing WASTEFLOW. Remember it is much easier to install the system in moist soil. The soil should be moist but still should allow the proper operation of the installation equipment and not cause smearing in the trenches. The soil surface should be dry so that the installation equipment maintains traction.
- Mark the four corners of the field. The top two corners should be at the same elevation and the bottom two corners should be at a lower elevation. In freezing conditions the bottom dripline must be higher than the supply and return line elevation at the dosing tank.
- Install the PVC supply line from the dosing tank, up hill through one lower and one upper corner stake of the dispersal field. 18-inch depth of burial.
- Paint a line between the two remaining corner stakes.
- Install the Geoflow WASTEFLOW dripline from the supply line trench to the painted line, approximately 8" deep as specified. Upon reaching the painted line, pull the plow out of the ground and cut the dripline 1' above the ground. Tape the end of the dripline to prevent debris from entering. Continue this process until the required footage of pipe is installed. Geoflow dripline must be spaced according to specification. Depth of burial of dripline must be consistent throughout the field. Take care not to get dirt into the lines.
- Install the supply header with tees lined up at each Geoflow line. Hook up the Geoflow lines to the supply header. Do not glue WASTEFLOW dripline.
- Installing Lockslip fittings:
a) Hold the fitting in one hand and position the tubing with the other hand.
b) Move the sleeve back, and push the tubing onto the exposed stem as far as possible.
c) Push the sleeve over the tubing and thread the sleeve onto tubing, as though tightening a nut to a bolt. Hand tighten. Do not use tools.
- Install the pre-assembled Headworks between the field and the pump tank on the supply line.
- If using a pressure regulator, install it downstream of the filter or Headworks, just ahead of the dispersal field, on the supply line. The pressure regulator can be installed inside a small valve box for easy access.
- Install the floats in the dosing tank and wire up to the timer control. The timer control should be set to pump no more than the design flow, do not set to match the treatment capacity.

- Fill the dosing tank with fresh water and turn on the pump. Check for flow out the ends of all of the Geoflow lines. Let the pump run for about five minutes to flush out any dirt. Shut off the pump and tape the ends of the lines.
- Dig the return header ditch along the line painted on the ground and back to the pre-treatment tank. Start the return header at the farthest end from the dosing tank. The return line must have slope back to the treatment tank or septic tank.
- Install the return header and connect all of the Geoflow lines. Care must be taken not to kink the dripline.
- Install air vacuum breakers at the highest points in the dispersal field. Use pipe dope or Teflon tape and hand tighten.
- If Headworks was installed on the supply line, connect the return line back through the Headworks box. Open the field flush valve and turn on the pump to flush lines then close the valve and check the field and all piping and connections for leaks. Turn off the system
- Turn on the pump and check the pressure at the air vacuum breaker(s). It should be between 15 to 60 PSI. Check the pressure in the WASTEFLOW Headworks if used. It should be five psi or higher. If using a manual valve for field flushing, crack it open until at least one PSI is lost or design pressure is reached and leave in that position.
- Check the filter for construction debris and clean.

ADVANTEX™ INSTALLATION

Refer to installation manual description and instructions for installation of AdvanTex™ System. AdvanTex™ installation shall be completed by and/or under the supervision of a manufacturer-certified installer.

AdvanTex™ installation shall be operated and tested in the presence of Designer, manufacturer representative, and County Inspector.

Timer Settings:

Recirc. Volume (@ 4:1): 4 x 200 gpd	=	800 gpd
Pump Run Time: 806 gpd/30 gpm	=	27 minutes/day
Timer "On": 27 min/96 cycles	=	30 sec/cycle
Timer "Off": 15:00 min. - 0:30 sec.	=	14 min: 30sec.
Override Timer "On":	=	30 seconds
Override Timer "Off":	=	29.75 minutes ±

CONSTRUCTION INSPECTION SCHEDULE

In accordance with requirements of Stinson Beach H2O District, the following construction activities shall be inspected by Designer.

INSPECTION #1

- Onsite pre-construction conference to discuss project with Contractor.
- Staking of pump chamber.
- Staking of AdvanTex™ Filter Unit.
- Staking and layout of subsurface drip dispersal system.

INSPECTION #2

- Pump chamber leak test.
- Placement of 4-inch ABS, 1-1/2 inch supply and return flush lines.
- AdvanTex™ AX20 installation with Contractor.

INSPECTION #3

- Assembly and layout of Geoflow drip pipe network.
- Testing of pumps and distribution systems.

INSPECTION #4

- Final backfill of distribution area.
- Final grading for drainage and erosion control.
- General site clean up.

195-063-03/04

APN

DATE /REV.

SCALE/SIZE

SHEET

06 - 25 - 2023

NONE /ARCHD

3 OF 3

ON-SITE WASTEWATER SYSTEM PLAN

CONSTRUCTION DETAILS

WEIR RESIDENCE

4 SACRAMENTO PATIO

STINSON BEACH, CALIFORNIA

NO. 7486

ECKMAN

NO. 7486

NO. 7486

NO. 7486

NO. 7486

NO. 7486

NO. 7486