#### **Project Description**

Construction of a one-story 1,295 ft2 single family residence, driveway, decks, septic system, and landsco 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-bed 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.

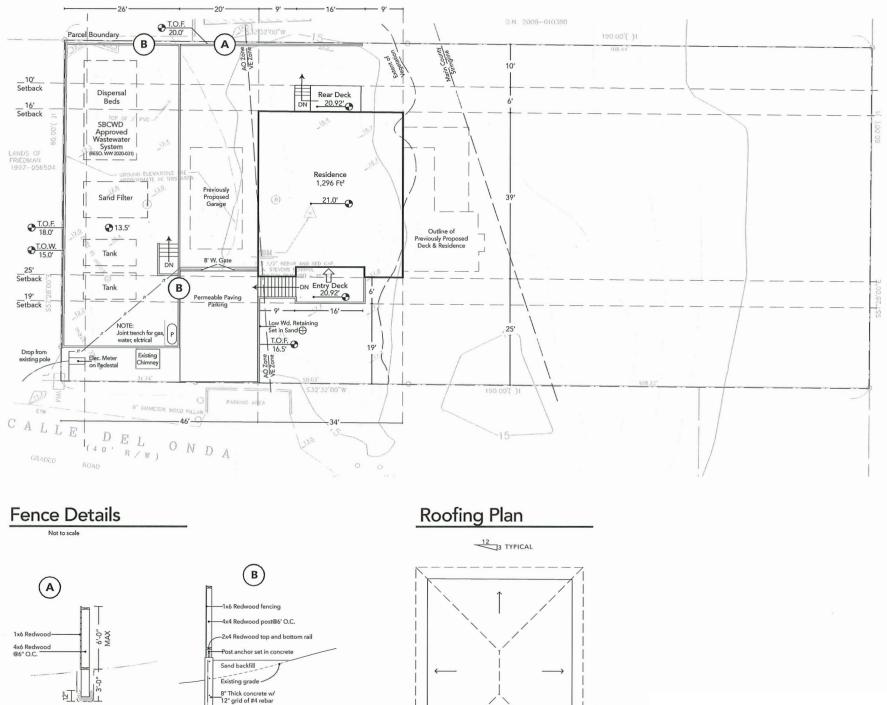
Applicant		Address		APN	Lot Area
Brian & Alyce Johnson		P.O. Box 1139	Homewood, CA 96141	41 195-162-49	15,200 Ft (0.36) Acres
Zoning		Construction Type		FEMA Flood Zones	
C-R2 - Residential, Two Family		VA		VE, AO	
Square Footage (Proposed)		Footprint (Proposed)		FAR (Proposed)	FAR (Maximum)
1,296		1,296		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: 461/10	0'	Boundary Fence: 6'	Boundary Fence: 6'
Rear Deck: 10'		Rear Deck: 10'		Latitude:	Longitude
Front Porch: 19'		Front Porch: 19'		37.899	-122.645
Font Forch. 19		Fione Foren. 17		37.899	-122.645
From Forch: Ty	1.445		Sheet		-122.645
1	Project Info + Site P		Sheet		-122.645
	Project Info + Site P Foundation + Floo	lan	Sheet		-122.645
1		lan	Sheet		-122.645
1 2	Foundation + Floo	lan r Plan	Sheet		-122.645
1 2 3	Foundation + Floo Elevations	lan r Plan	Sheet		-122.645
1 2 3 4	Foundation + Floo Elevations Sections + Landsca	lan r Plan	Sheet		-122.645
1 2 3 4 5	Foundation + Floo Elevations Sections + Landsca Exterior Materials	lan r Plan	Sheet		-122.645
1 2 3 4 5 C1	Foundation + Floo Elevations Sections + Landsca Exterior Materials Title Sheet	lan r Plan	Sheet		-122.645
1 2 3 4 5 C1 C2	Foundation + Floo Elevations Sections + Landsca Exterior Materials Title Sheet Grading Plan	lan r Plan sping Plan	Sheet		-122.645
1 2 3 4 5 C1 C2 C3	Foundation + Floo Elevations Sections + Landsco Exterior Materials Title Sheet Grading Plan Drainage Plan	lan r Plan sping Plan		Index	-122.645
1 2 3 4 5 C1 C2 C3	Foundation + Floo Elevations Sections + Landsco Exterior Materials Title Sheet Grading Plan Drainage Plan	lan r Plan sping Plan	Sheet Consulto	Index	-122.645
1 2 3 4 5 C1 C2 C3 C4	Foundation + Floo Elevations Sections + Landsco Exterior Materials Title Sheet Grading Plan Drainage Plan	lan r Plan sping Plan	Consulto	Index ant Info	
1 2 3 4 5 C1 C2 C3 C4 Design	Foundation + Floo Elevations Sections + Landsca Exterior Materials Title Sheet Grading Plan Drainage Plan Erosion & Sedimen	lan r Plan sping Plan	Consulto	Index ant Info	Structural Engineer

**Coastal Engineer** Geotechnical Engineer Surveyo Noble Consultants, Inc Murray Engineers, Inc L.A. Stevens & Associates, Inc Ron Noble (415) 884-0727 Christopher Korth (415) 888-8952 Larry Stevens (415) 382-7713 2420 Mountain Ranch Rd. Petaluma, CA 94954 409 4th St, San Rafael, CA 94901 7 Commercial Blvd. Novato, CA 94949

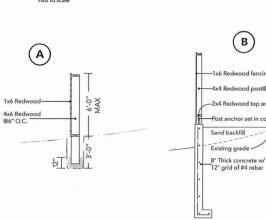


**Project Info** 

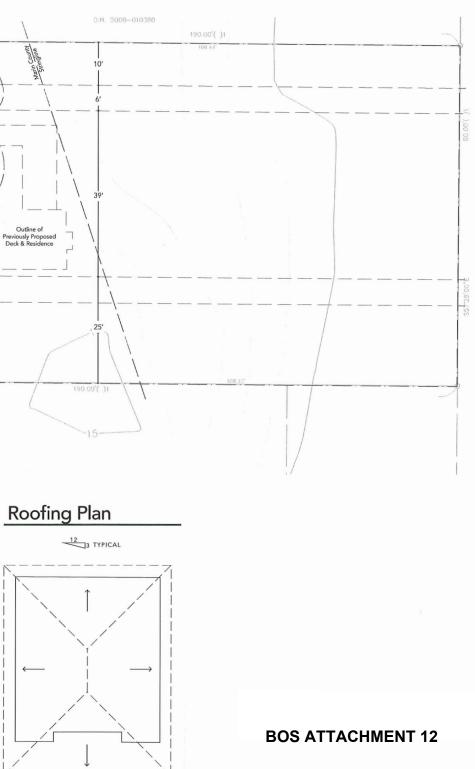
### Site Plan











21 Calle del Onda **Revised Design** 

1" = 10'

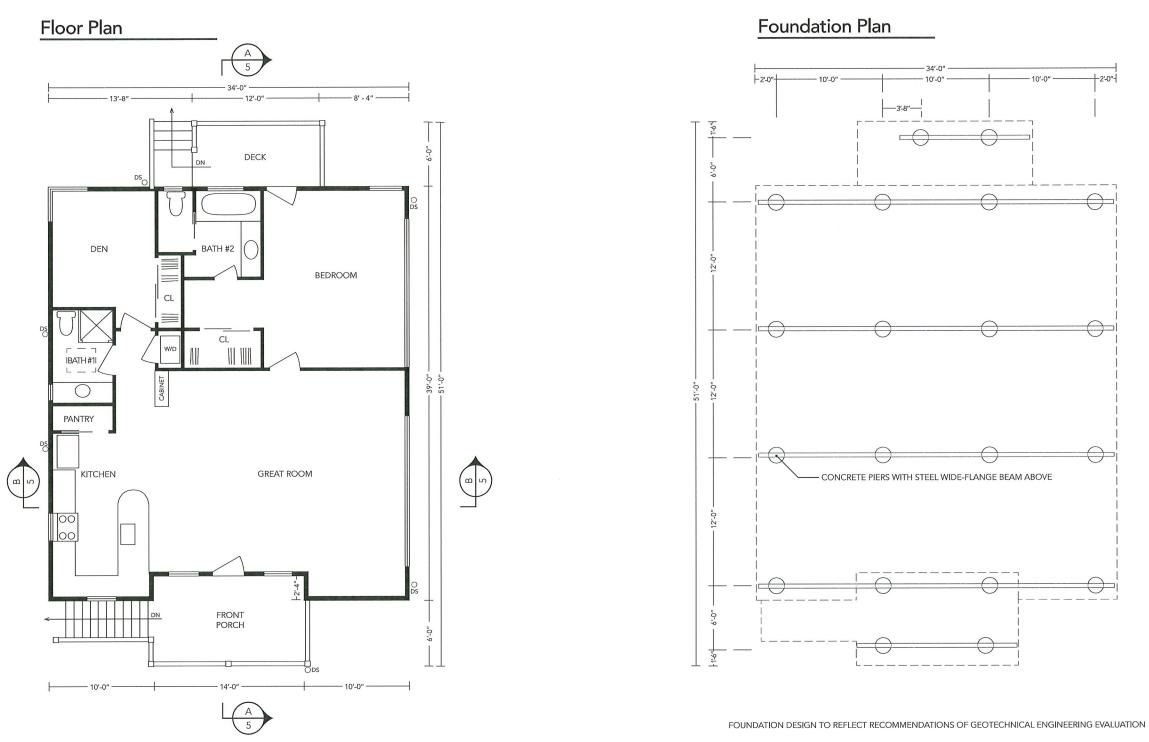
1 6/10/22 # Description

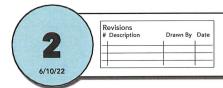
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Foundation + Floor Plans

21 Calle del Onda **Revised Design** 

Ê\_\_\_\_ 1/4" = 1'



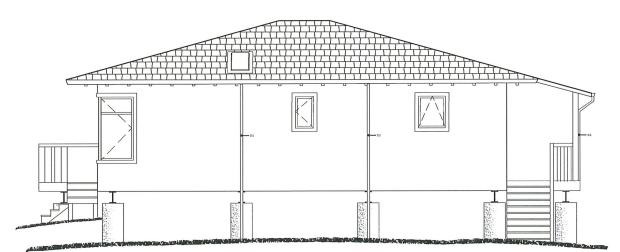
-2'-0"-



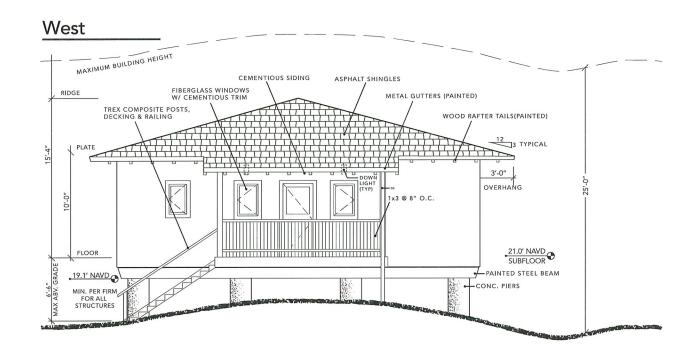
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### North

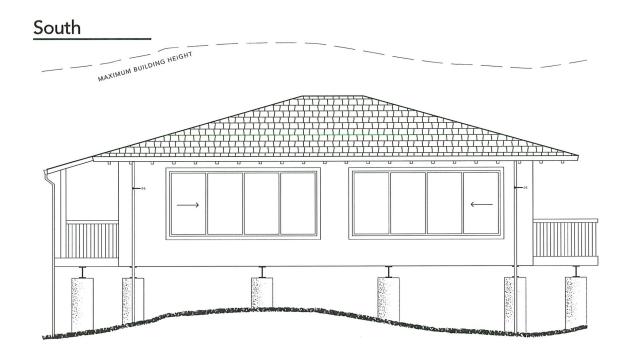
MAXIMUM BUILDING HEIGHT

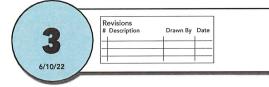






**Elevations** 



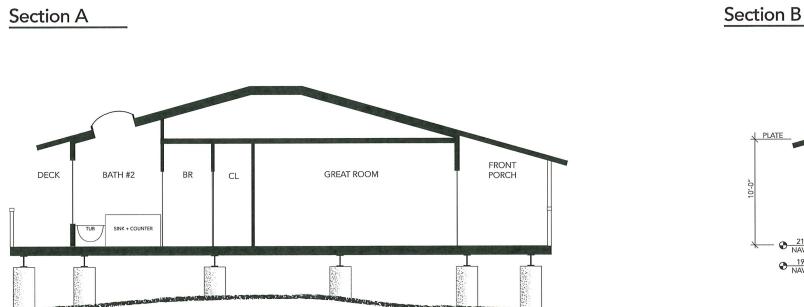


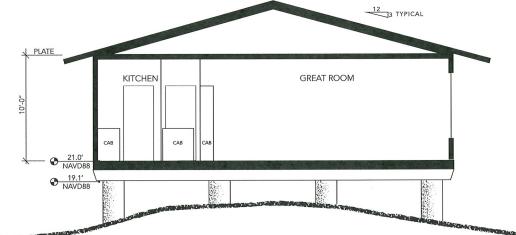
21 Calle del Onda Revised Design

0 10 20 1" = 10'

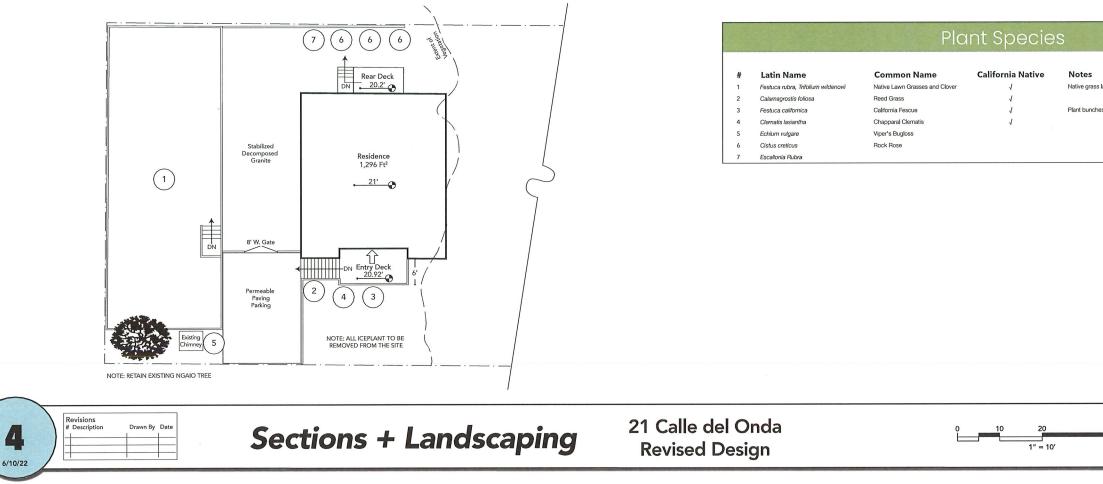


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### Landscaping Plan



Native grass lawn to cover entirety of wastewater dispersal area

Plant bunches along perimeter of driveway and deck every 2 - 3 feet



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# Siding



Exterior siding will be HardieShingle Night Gray fiber cement shake siding

# Roofing



Asphalt composite shingles will be used on all pitched roof areas

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**

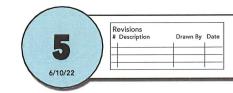


Exterior lighting will consist of recessed soffit lights and hooded down lights to minimize light pollution

# **Decking, Stairs & Railing**



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



## **Exterior Materials**

21 Calle del Onda Revised Design 0 10 20 1" = 10'

## Fencing





## Windows



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

R



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### GENERAL NOTES

SERVETYAL INDICAS CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNERS AND DESIGN ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLECED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER AND DESIGN ENGINEER. OWNER AND DESIGN ENGINEER.

ALL MATERIAL, WORKMANSHIP, AND CONSTRUCTION SHALL CONFORM TO THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS AND STANDARD PLANS (DATED JULY 1992) AND THE CURRENT MARIN COUNTY UNIFORM CONSTRUCTION STANDARDS AND SPECIFICATIONS.

CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UNDERGROUND SERVICE ALERT (U.S.A.) CALL TOLL FREE (800) 642-2444 AT LEAST 48 HOURS PRIOR TO EXCAVATION. CONTRACTOR TO UNCOVER EXISTING BURIED UTILITIES WITH UTILITY OWNER TO VERIFY LOCATION AND ELEVATION. BURIED UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER, SEWER, GAS, ELECTRICAL AND TELEPHONE. ALL UTILITIES CONCILICITING WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION.

CONTRACTOR SHALL OBTAIN A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE EXCAVATION OF ANY TRENCH GREATER THAN FIVE FEET IN DEPTH.

ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED AND APPROVED PRIOR TO ROAD SURFACING.

NOT TO BE USED AS BOUNDARY SURVEY, TOPOGRAPHIC SURVEY PROVIDED BY LA STEVENS AND ASSOC, NOVATO CA 415–382–7713  $\bigwedge$ 

ALL TREES TO REMAIN SHALL BE FENCED AS DIRECTED BY ARBORIST OR COUNTY PRIOR TO BEGINNING OF CONSTRUCTION. NO TREES OF PERMIT SIZE TO BE REMOVED WITHOUT OBTAINING A TREE REMOVAL PERMIT.

TRAFFIC CONTROL SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST CALTRANS MANUAL OF TRAFFIC CONTROL DEVICES AND AS DIRECTED BY ENGINEER.

PROPERTY LINES, RIGHT OF WAY AND EASEMENTS TO BE FLAGGED PRIOR TO CONSTRUCTION.

### GRADING NOTES

<u>GRADING NOTES</u> CONTRACTOR SHALL BUILST THE SERVICES OF A REGISTERED GEOTECHNICAL ENGINEER TO MONITOR THE PLACEMENT OF EMBANKMENTS. THE GEOTECHNICAL ENGINEER SHALL SUBMIT A FINAL SOLIS REPORT THAT CERTIFIES THAT THE UMBANKMENTS WERE PLACED IN ACCORDANCE WITH THE PROJECT PLANS (AND AMENDMENTS THERETO, IF ANY), SPECIFICATIONS, AND SOUND GEOTECHNICAL PRACTICE. THE REPORT SHALL ADDRESS IN PARTICULAR THE SUSTAINABILITY OF THE NATIVE SOLI ENCOUNTERED AT THE TOE AND BASE OF ALL FILLS. FURTHER, THE REPORT SHALL CONTAIN ANALYSIS OF THE SOLIS ENCOUNTERED AND A COMPILATION OF COMPACTION TESTS PERFORMED. TESTS PERFORMED.

CUT SLOPES SHALL BE EQUAL TO OR LESS THAN 2:1. WITH A GEOTECHNICAL ENGINEER'S WRITTEN PERMISSION, WEATHERED ROCK CUTS MAY BE STEEPENED. FILL SLOPES SHALL BE EQUAL TO OR LESS THAN 2:1 OR REINFORCED WITH GEOGRID PER THE GEOTECHNICAL ENGINEER'S RECOMENDATIONS IF STEEPER THAN 2:1 AND SHALLOWER THAN 1:1.

ALL EXCESS SOIL MATERIAL, STUMPS, AND BOULDERS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ANY ENVIRONMENTAL REGULATIONS AND THE PERMITING ACENCY'S GRADUNG CADINANCE AS THEY MAY APPLY.

IF CONSTRUCTION IS PERFORMED EARLIER THAN MAY 1ST OR LATER THAN OCTOBER 1ST IN ANY GIVEN YEAR, AN APPROVED SILTATION CONTROL PLAN, DESIGNED BY A CIVIL ENGINEER OR APPROVED, COMPETENT INDIVIDUAL IS REQUIRED.

### STRUCTURAL SECTION NOTES

ACTUAL DIMENSION OF THE DRIVEWAY PAVEMENT SECTION SHALL BE DESIGNED BY THE SOILS ENGINEER.

THE ROAD SUBGRADE WITHIN THE ROADWAY SECTION SHALL BE SCARIFIED TO A DEPTH OF SIX INCHES AND COMPACTED TO A TIGHT NON-YELDING SURFACE WITH NO VISIBLE DISPLACEMENT TO AT LEAST 95% OF RELATIVE COMPACTION AND SHALL BE FREE OF LOOSE OR EXTRANEOUS MATERIAL

THE CLASS II AGGREGATE BASE SHALL HAVE A RELATIVE COMPACTION OF AT LEAST 95%, SHALL BE FREE OF LOOSE OR EXTRANEOUS MATERIAL AND BE A TIGHT NON-YIELDING SURFACE WITH NO VISIBLE DISPLACEMENT.

THE ASPHALT CONCRETE SHALL HAVE A RELATIVE COMPACTION OF AT LEAST 95%

A SOILS ENGINEER SHALL TEST, AND APPROVE THE CONSTRUCTION OF ROADS, AND, IF REQUIRED, PARKING AREAS. THE SOILS ENGINEER SHALL PROVIDE COPIES OF THE TEST RESULTS AND WRITTEN APPROVALS TO THE COUNTYS INSPECTOR WITHIN THREE WORKING DAYS OF TESTING OR APPROVAL. THE APPROVAL SHALL INCLUDE THE STABILITY AND RELATIVE DENSITY OF SUBGRADES AND BASE COURSES PRIOR TO THE PLACEMENT OF ASPHALT CONCRETE. A FINAL SOILS REPORT SHALL BE SUBMITTED BY THE PROJECT SOILS ENGINEER TO THE CONSTRUCTION INSPECTION SUPERVISOR OF THE PERMIT AND RESOURCE MANAGEMENT DEPARTMENT WHICH CONTAINS AN ANALYSIS OF THE SOILS ENCOUNTERED AND COMPILATION OF COMPACTION TESTS PERFORMED. COMPACTION TESTS PERFORMED

### STORM DRAIN NOTES

TRENCH AND BACKFILL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CALTRANS' STANDARD PLAN A62-D FOR CONCRETE CULVERTS AND A62-F FOR METAL AND PLASTIC CULVERTS, EXCEPT THAT THE TRENCH WIDTH NEED ONLY BE ONE FOOT ON EACH SIDE OF THE PIPE.

ALL DRAINAGE PIPE IN DRIVEWAY SHALL HDPE TYPE N AASHTO RATED OR SDR35. GRATES IN DRIVEWAY AREA SHALL BE TRAFFIC RATED. DRAINAGE INLETS SHALL BE OF THE SIZE OR TYPE CALLED OUT AND CAN BE PRECAST OR POURED IN PLANCE. CLEANOUTS REQUIRED EVERY 100 FEET AND AT ANY PIPE DIRECTION CHANGE 45 DEGREES OR GREATER.

ALL ROOF DRAINS SHALL BE TIED INTO STORM DRAINAGE SYSTEM AND SEPERATED FROM FOUNDATION DRAINS. RAINWATER LEADERS SHALL HAVE AND FOUNDATION DRAINS SHALL HAVE CLEANOUTS AT ALL CHANGES IN DIRECTION GREATER THAN 44DEGREES. FOUNDATION SUBDRAINS SHALL BE SEPERATE PIPING SYSTEMS TO OUTFALL FROM SURFACE DRAINS/ROOF DRAINS

MISCELLANEOUS NOTES TESTING FOR RELATIVE DENSITIES SHALL BE IN ACCORDANCE WITH CALTRANS' TEST METHOD NO. 216 PART II OR ASTM 1557. THE USE OF SAND CONE METHODS - SUCH AS ASTM 1556 OR CALTRANS 216 PART I -SHALL NOT BE ALLOWED.

PLACEMENT OF MAIL BOXES IS TO BE COORDINATED WITH AND APPROVED BY THE LOCAL BRANCH OF THE UNITED STATES POST OFFICE.

DESIGN ENGINEER SHALL CERTIFY TO THE COUNTY IN WRITING THAT ALL GRADING, DRAINAGE, AND RETAINING WALL CONSTRUCTION WAS DONE IN ACCORDANCE WITH THE PLANS AND FIELD DIRECTIONS. ALSO NOTE THAT DRIVEWAY, PARKING AND OTHER SITE IMPROVEMENTS SHALL BE INSPECTED BY A DEPARTMENT OF PUBLIC WORKS ENGINEER.

#### ADDITIONAL GENERAL NOTES

UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENTNT DEPARTMENT AND THE PREPARER OF THESE PLANS.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNEY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROFECTY LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL. PROFESSIONAL

THE LOCATIONS OF UNDERGROUND OBSTRUCTIONS SHOWN ON THE PLANS ENCOUNTERED.

THE CONTRACTOR MUST EXPOSE ALL EXISTING UTILITIES AS A FIRST ORDER OF WORK, INCLUDING SEWER AND STORM DRAINS, TO VERIFY DESIGN ASSUMPTIONS AND EXACT FIELD LOCATION.

EXISTING LITERTIES MAY REQUIRE RELOCATION AND/OR PROPOSED IMPROVEMENTS MAY REQUIRE GRADE OR ALIGNMENT REVISION DUE TO FIELD CONDITIONS.

THE CONTRACTOR IS CAUTIONED NOT TO ORDER PRECAST ITEMS OR INSTALL ANY IMPROVEMENTS UNTIL ALL CONFLICTS ARE RESOLVED. ALL IMPROVEMENTS INSTALLED OR ORDERED PRIOR TO CONFLICT RESOLUTION SHALL BE DONE SOLELY AT THE CONTRACTOR'S RISK AND AT NO EXPENSE TO THE OWNER.

THE CONTRACTOR SHALL RECOGNIZE THAT UNDERGROUND FACILITIES NOT SHOWN AS CIVIL IMPROVEMENTS (PG&E, TELEPHONE, TELEVISION, IRRIGATION, ETC.) SHALL BE COORDINATED AND CONSTRUCTED PRIOR TO PLACEMENT OF BASE ROCK AND PAVING.

ALL EARTHWORK AND SITE GRADING SHALL COMPLY WITH CHAPTER 33 AND APPENDIX CHAPTER 33 OF THE CALIFORNIA BUILDING CODE.

PRIOR TO BEGINING CONSTRUCTION, THE OWNER SHALL OBTAIN ALL NECESSARY AGREMENTS & EASEMENTS AS REQUIRED TO COMPLETE THE WORK

#### <u>AB</u> AB

BC BOW BVC

CL C,G;C CB CO

CON

EVC EX EXIST

GB HP Ht.

MAX

MH N/A NTS PCC PCC PCC PCC PCC PVC PVC RCP

S/W SD SOG SS SSCC SSMI STA STD TC TEMF TOE TOW TW TYP

ŵм

BF	REVIATIONS
	AGGREGATE BASE
	ASPHALT CONCRETE
	BEGIN HORIZONTAL CURVE
	BASE OF WALL
	BEGIN VERTICAL CURVE
	CENTERLINE
C&G	
00.0	CATCH BASIN
	CLEANOUT
2	CONCRETE
-	DRAINAGE INLET
	END HORIZONTAL CURVE
	EXISTING GROUND
	END VERTICAL CURVE
	EXISTING
Т	EXISTING
	FLOWLINE
	FINISHED FLOOR
	FINISHED GRADE
	FIRE HYDRANT
	GRADE BREAK
	HIGH POINT
	EXPOSED FACE HEIGHT OF WALL
	INVERT
	JOINT TRENCH
	MAXIMUM
	MAN HOLE NOT APPLICABLE
	NOT APPLICABLE NOT TO SCALE
	OVERHEAD
	PORTLAND CEMENT CONCRETE
	POINT ON CURVE
	POINT OF REVERSE CURVATURE
	PUBLIC UTILITY EASEMENT
	POLYVINAL CHLORIDE
	POINT OF VERTICAL INTERSECTION
	RIGHT OF WAY
	REINFORCED CONCRETE PIPE
	SEWER
	SIDEWALK
	STORM DRAIN
	SLAB ON GRADE
	SANITARY SEWER
2	SANITARY SEWER CLEAN OUT
-1	SANITARY SEWER MAN HOLE
	STATION
	STANDARD
	TOP OF CURB TEMPORARY
·	
	TOE OF WALL/SLOPE TOP OF WALL
	TOP OF WALL
	TYPICAL
	WATER
	WATER METER

SHEET INDEX

- C1 TITLE SHEET C2 GRADING PLAN
- č3 DRAINAGE & STORM WATER MANAGEMENT PLAN
- C4 -S1 - EROSION AND SEDIMENT CONTROL PLAN - SEPTIC SYSTEM LAYOUT
- S2 SEPTIC SYSTEM DETAILS

#### EARTHWORK QUANTITIES FARTHWORK QUANTITIES ARE APPROXIMATE AND FOR PLANNING PURPOSES EAR THROAD QUARTITLES ARE APPROXIMATE AND TO EXAMPLE TO EXAMPLE OF THE AND TO A DEVICE A REPROXIMATE AND TO AND THE AND TO AND THE AND TO AND THE AND CONTRACTORS METHODS.

ESTIMATED QUANTITIES:

CUT 52 CY

FILL 118 CY NET 66 CY FILL (IMPORT)

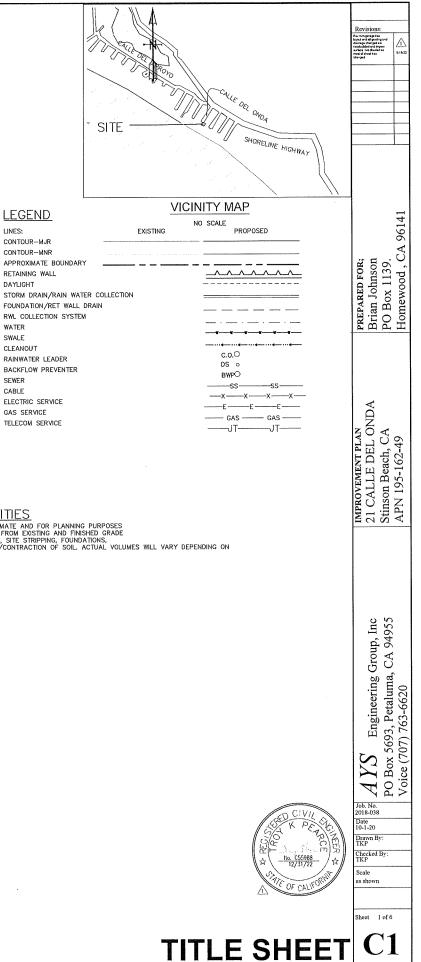
RETAINING WALL DAYLIGHT FOUNDATION/RET WALL DRAIN RWL COLLECTION SYSTEM WATER SWALE CLEANOUT RAINWATER LEADER BACKFLOW PREVENTER SEWER CABLE ELECTRIC SERVICE GAS SERVICE

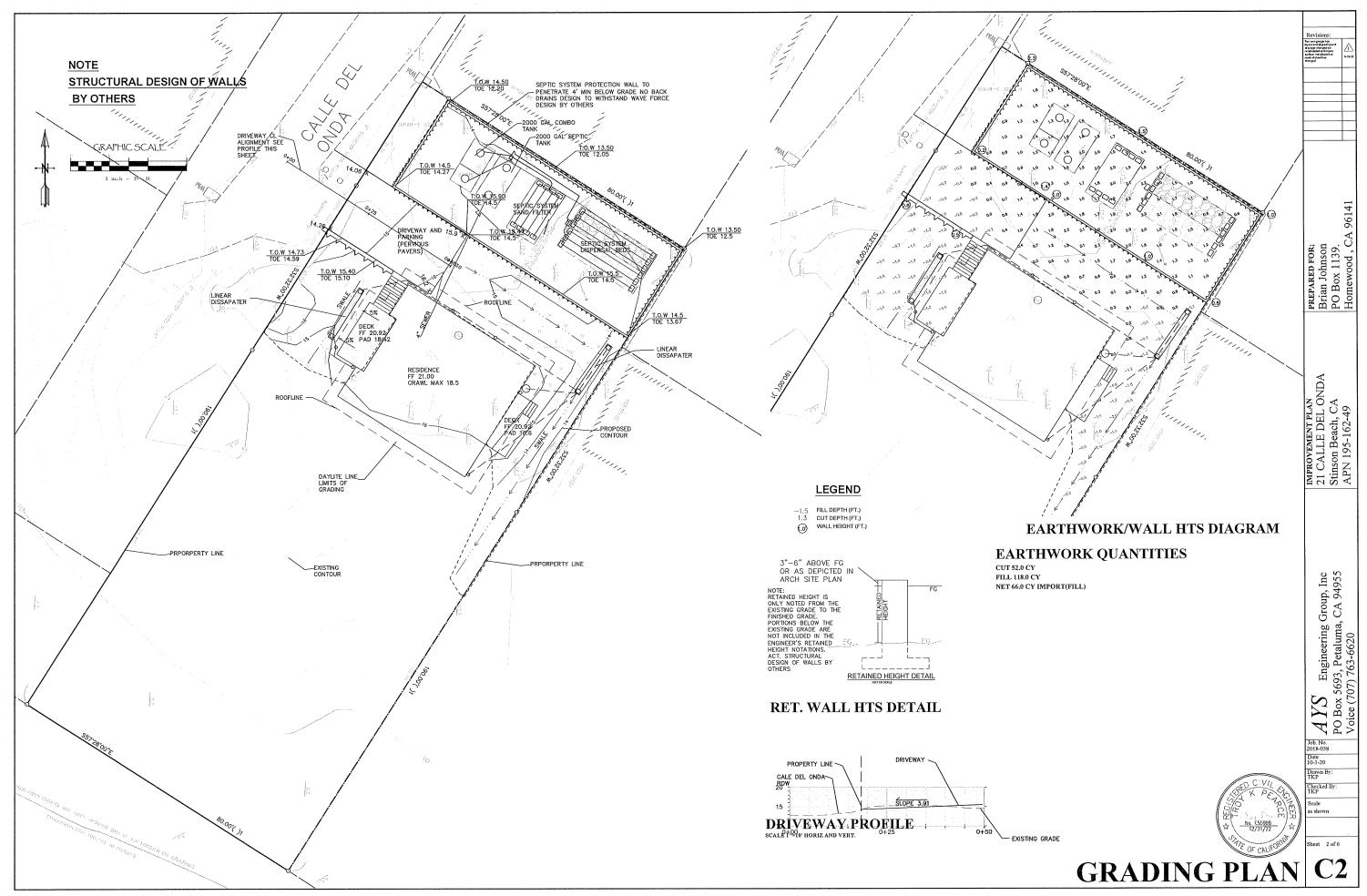
LEGEND

CONTOUR-MJR

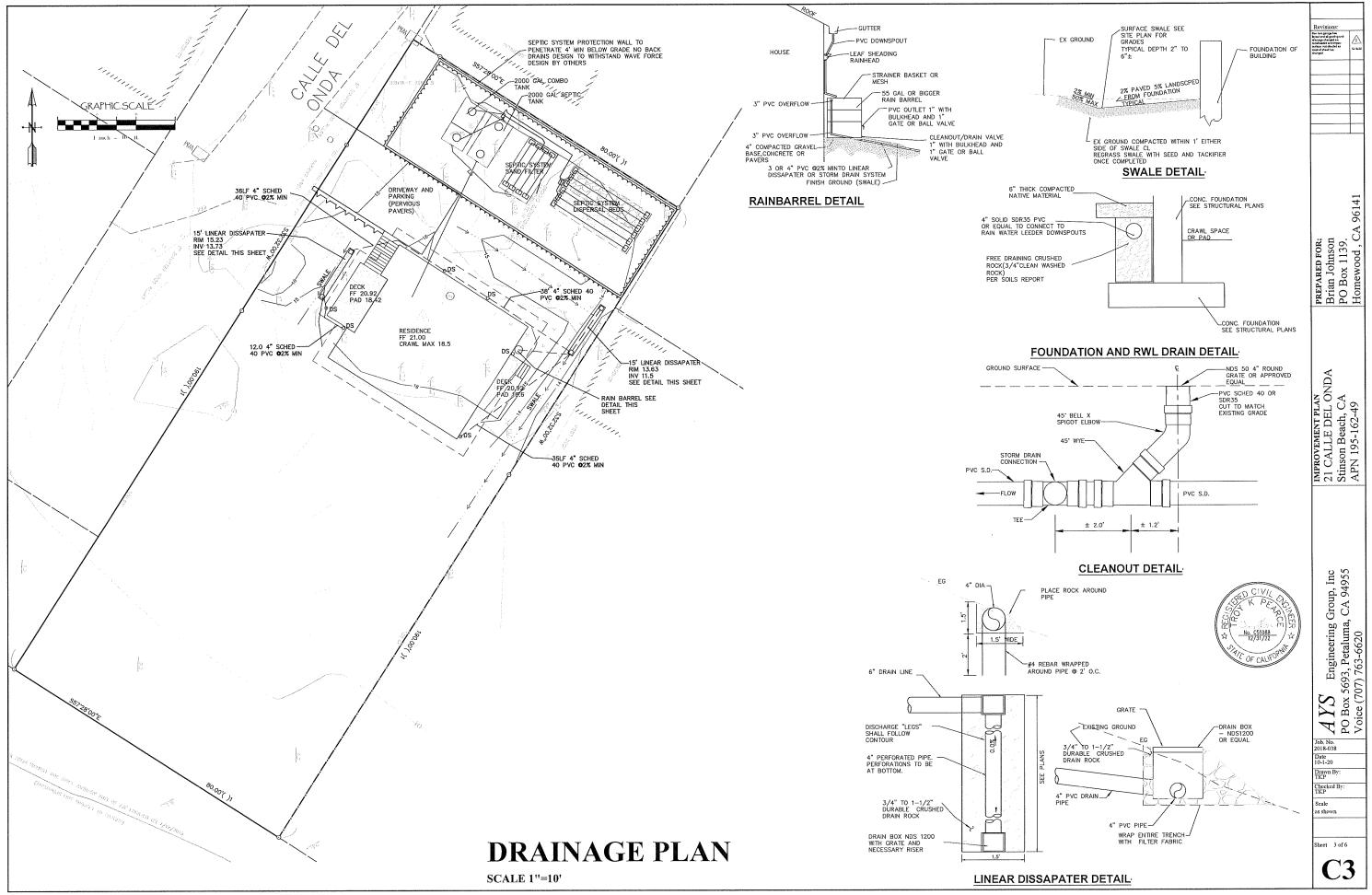
CONTOUR-MNR

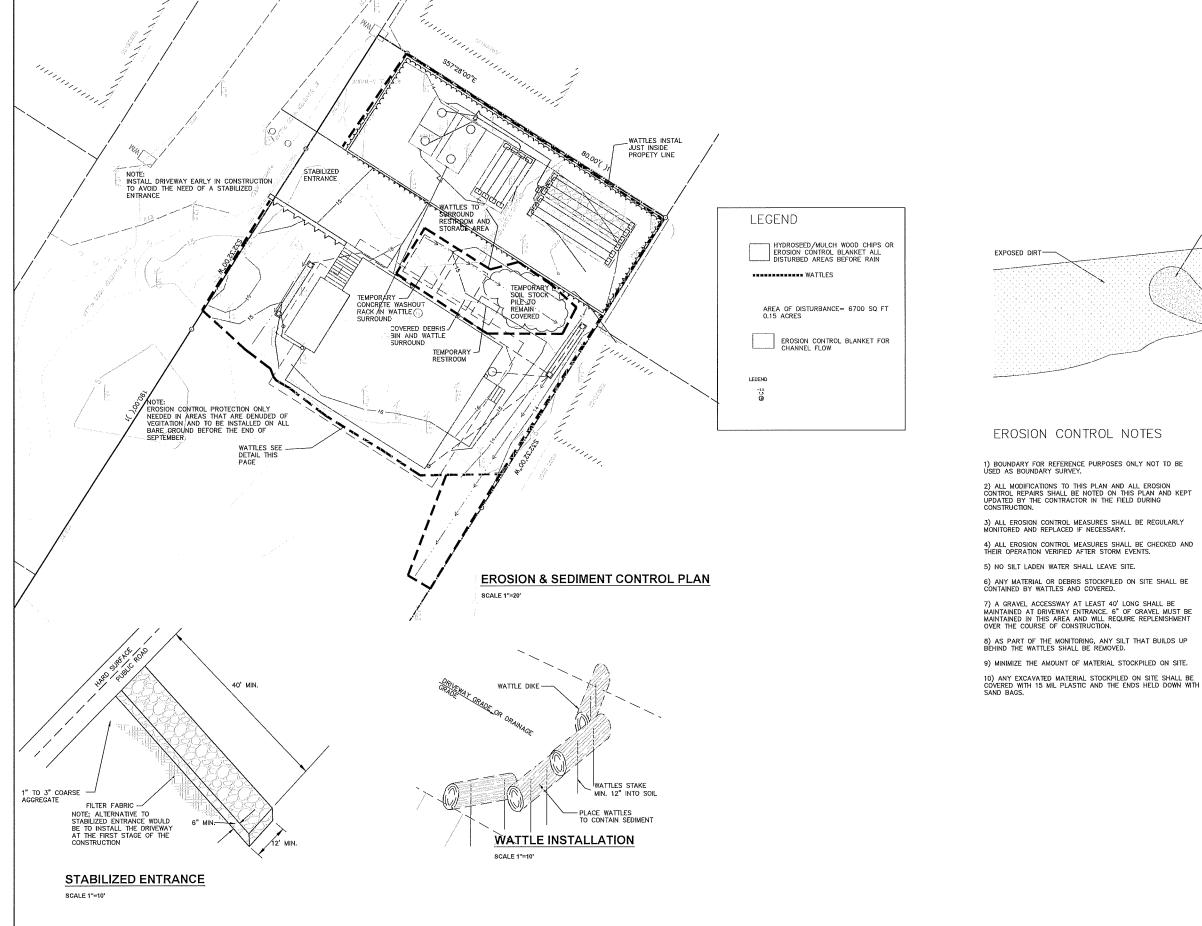
LINES:





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### **EROSION & SEDIMENT CONTROL PLAN**

