Project Info

Project Description:
Construction of a two-story 1563 ft² single-family residence, a 288 ft² garage, driveway, decks, patio, septic system, and landscaping improvements, on an infill parcel where a previous residence owned by the family was destroyed by fire.

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

Applicant:
Brian and Alice Johnson
P.O. Box 113
Homestead, CA 96141
(530) 525-5129

Design:
Coehl
P.O. Box 81
Forest Knolls, CA 94933
(415) 307-1370

Civil Engineer:
AYS Engineering Group, Inc
P.O. Box 5693
Petaluma, CA 94955
(707) 763-6620

Surveyor:
L.A. Stevens & Associates, Inc
7 Commercial Blvd
Novato, CA 94949
(415) 382-7713

Structural Engineer:
Paul Krohn
P.O. Box 113
Fairfax, CA 94978
(530) 342-2926

Coastal Engineer:
Noble Consultants, Inc
2420 Mountain Ranch Road
Petaluma, CA 94954
(415) 884-0727

CEQA (Wastewater System)
WPA, Inc
2169 G East Francisco Blvd
San Rafael, CA 94901
(415) 454-8868

Geotechnical Engineer:
Murray Engineers, Inc
407 4th St
San Rafael, CA 94901
(415) 888-8952

Aerial View from Street

Directions:
Turn left onto Calle del Onda going Northbound on Highway 1.

The property is the last lot on the left side of the street.

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1. Cover
2. Conceptual Renderings
3. Site Plan
4. Residence 1st Floor Plan
5. Residence 2nd Floor Plan
6. Residence Elevations
7. Residence Sections
8. Garage Plan, Elevations, Sections
9. Exterior Materials
10. Landscape Plan
11. Stringline
12. Constraints Maps
W1-SECRE PLAN
W2-Septic Plan Details
C1. Grading and Drainage Notes
C2. Grading Plan
C3. Drainage Plan
C4. Erosion and Sediment Control Plan
T1. Topographic Survey

Cover Sheet
Reconstruction of a Residence
21 Calle del Onda, Stinson Beach, CA
Conceptual Renderings

Reconstruction of a Residence
21 Calle del Onda, Stinson Beach, CA

NOTE: Renderings do not illustrate gutters and downspouts. See Elevations, Sheet 6.
Coastal Guidance

In July 2020, the Stinson Beach County Water District (SBCWD) approved a septic system design and confirmed water service availability, subject to receipt of building permits from Marin County. A Mitigated Negative Declaration (MND) for the septic system application was prepared by WRA Associates in 2020, and approved by the SBCWD Board of Directors in July, 2020.

To address Storm and Sea Level Rise Hazards, Noble Consultants, Inc. prepared a Coastal Engineering Analysis in June 2016. Their report was updated in 2020. Murray Engineers, prepared a Geotechnical Analysis that will inform the buildings/foundation systems in January 2021.

Flood Zone Requirements

1) Extend open foundation system to minimum Base Flood Elevation of 18' 2"
2) Entry foyer walls shall be designed to break away without transferring loads to the structure
3) Construction materials beneath the Base Flood Elevation shall be flood resistant
4) No Utilities shall be located in flood resistant walls
5) Building elements and enclosures below the elevated building will be designed and constructed to break away from the structure and not transfer any loads to the elevated building nor the foundation system
6) All enclosed spaces below base flood elevation shall be constructed with flood openings, compliant with California Residential Code § R322.2.2 and Marin County Code § 23.09.036(k)(4)
7) Per 2016 California Residential Code § R322.1.6, electrical systems, equipment and components; heating, ventilating, air conditioning; plumbing appliances and plumbing fixtures; duct systems; and other service equipment shall be located at or above the elevation required in Section R322.2 or R322.3. Exception allowed provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the base flood elevation in accordance with ASCE 24.
8) Per California Residential Code § R109.1.3, upon placement of the lowest floor, and prior to further vertical construction, the building official shall require submission of documentation, prepared and sealed by a registered design professional, of the elevation of the lowest floor.
9) Per California Residential Code § R109.1.6.1 and § R322.1.10, prior to final inspection, a registered design professional shall prepare and seal an elevation certificate of the elevations specified in Section R322.2 or R322.3.
10) Upon completion of construction, certification by a registered civil engineer or architect will be provided to certify that the conditions of Section R322.1.6, R322.1.8, R322.2.2.2, and R322.2.2.2 have been satisfied.
11) The floodplain administrator shall obtain and maintain a record of (a) certification by a registered architect or engineer that the proposed structure complies with Marin County Code § 23.09.039, and (b) the elevation (in relation to mean sea level) of the bottom of the lowest horizontal structural member of the structure and the lack of a basement.

Additional Notes

- Driveway and patio pavers are permeable, with runoff factor of ≤ 0.5
- For fence and wall details see Landscaping Plan, Sheet 3

Legend

- Existing Chimney
- Setbacks
- CCC Stringline
- Boundary between A0 and VE flood zones
- Area of Proposed Easement
- Limits of Construction
- Concrete Wall
- Deck
- Concrete Slab
- Grape Stake Fence
- Permeable Pavement
- Water Meter
- Propane Tank
- Utility Line
- Joint Trench

Site Plan

Reconstruction of a Residence
21 Calle del Onda, Stinson Beach, CA
Entry Level

1st Floor

Reconstruction of a Residence
21 Calle del Onda, Stinson Beach, CA
Reconstruction of a Residence
21 Calle del Onda, Stinson Beach, CA

2nd Floor Plans

2nd Floor

Roof Plan

CivicKnit
P.O. Box 81
Forest Knolls, CA
94933
415.488.4193

2/2/2021
0 8
1/4" = 1'
Exterior siding will be HardieShingle fiber cement shake siding.

Grape stake fencing will be used near the house entrance. Redwood fencing will be used around the perimeter of the septic area and at the rear of the garden and patio areas. In some locations these wooden fences will sit atop concrete retaining walls.

Asphalt composite shingles will be used on all pitched roof areas.

The roof above the kitchen will be an accessible deck, made of a tan PVC sheet membrane.

Driftwood colored Trex composite decking will be used for all decks and exterior stairs.

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

Reconstruction of a Residence
21 Calle del Onda, Stinson Beach, CA
Landscape Plan

Reconstruction of a Residence
21 Calle del Onda, Stinson Beach, CA

Species List

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NOTES: The Design Engineer shall inspect and certify in writing to Marin County Department of Public Works that each retaining wall was constructed per approved plan and field direction.
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<td>Perimeter of deck, not including rail height</td>
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<td>12' 5&quot;</td>
<td>Height at low edge of kitchen roof deck</td>
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<td>4' 7&quot;</td>
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Legend
- Story Pole
- Stake
GROUNDWATER
The approved wastewater design utilizes a raised bed with a retaining wall to increase separation from seasonal high groundwater and to protect the dispersal field from potential wave action in extreme sea level rise scenarios. The raised dispersal bed is located over three feet from seasonal high groundwater, and a cut-off switch will automatically terminate pump operation and dispersal of wastewater if there is flooding on the property. WRA’s Initial Study/MND stated that adequate groundwater separation would remain in 50 years, including consideration of SLR.

ESHA
An Initial Study by WRA determined the property to be composed of iceplant mats and sand beach, delineated by the dotted line below which roughly traces the 14’ to 15’ elevation contour. The initial study determined that the project site does not contain coastal dunes. There are no sensitive plant or wildlife habitat types within the project site. There is no suitable habitat for any of these species present within the project site due to on-site hydrologic, soil, topographic, and vegetative conditions. The project site’s history of disturbance and ongoing human activity contribute to the lack of suitable habitat for special-status plant and animal species.

The California Coastal Commission identifies the site as dune ESHA, regardless of its disturbed condition.

ACOE
The project site contains well-drained sands with rapid runoff and high permeability, making wetland conditions very unlikely. Lack of on-site wetlands was verified through a site visit and review of aerial imagery. Tidal waters at Stinson Beach at an elevation of 7.8 feet North American Vertical Datum of 1988 (NAVD88) are considered subject to the jurisdiction of the U.S. Army Corps of Engineers. The project site is over 100 feet east of this elevation.

WATER QUALITY
Marin County Environmental Health Services monitors water quality at Stinson Beach from April through October annually. With over 500 existing, active on-site wastewater systems, Stinson Beach is routinely found to have excellent ocean water quality. In recent years, Heal the Bay has awarded the area an A+ grade for the water quality.

AIR QUALITY
The project would not result in any significant and unavoidable air quality impacts. According to the Air District’s guidance, the project would therefore be consistent with the applicable air quality plan.

ARCHAEOLOGICAL
The Initial Study determined that the site contains no known historical or archaeological resources and has a low potential to contain buried cultural deposits. A July 2019 site visit conducted by Drager and Associates found no historical resources.
NOTE

STURCTURAL DESIGN OF WALLS
BY OTHERS

EARTHWORK/WALL HTS DIAGRAM

EARTHWORK QUANTITIES

CUT 39.81 CY
FILL 66.52 CY
NET 26.71 CY IMPORT (FILL)

RET. WALL HTS DETAIL

DRIVEWAY PROFILE

PREPARED FOR:
Brian Johnson
PO Box 1139, Homewood, CA 96141

PO Box 5693, Petaluma, CA 94955
Voice (707) 763-6620
EROSION & SEDIMENT CONTROL PLAN

LEGEND

- HYDROSEED/MULCH INSOIL CEMOS OR EROSION CONTROL BLANKET ALL DISTURBED AREAS BEFORE RAIN

AREA OF DISTURANCE = 6020 SQ FT
0.14 ACRES

WATTLE INSTALLATION

EROSION CONTROL NOTES

1. Hydraulics and streamlining practices should not be
2. All locations to be cleared and all existing
3. Stabilization controls should be checked and
4. No clay lined boxes shall be visible.
5. Any material or debris dispersed in the shall be
6. A wattle box shall be inspected at least every
7. At each corner and at least every 20 ft. of
8. Stabilized entrance.
9. Maintain the amount of water spread on site
10. Any disturbed material should be in the original

EROSION & SEDIMENT CONTROL PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
FOR DESIGN REVIEW ONLY

PO Box 5693, Petaluma, CA 94955
Voice (707) 763-6620