Project Description:
Construction of a two-story 1488 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 1139
Homewood, CA 96141
(530) 525-5129

Design:
Civic
P. O. Box 81
Forest Knolls, CA 94933
(415) 307-1376

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)
WRA, Inc
2169 G East Francisco Blvd
San Rafael, CA 94901
(415) 454-8868

Geotechnical Engineer:
Murray Engineers, Inc
409 4th St
San Rafael, CA 94901
(415) 888-8952

APN: 195-162-49
Lot Area: 15,200 ft² (0.36 Acres)
Zoning Information:
C-R2 - Residential; 2 Family

Latitude: 37.899
Longitude: -122.645

Square Footage (Proposed):
Residence: 1488 ft²
Garage: 288 ft²
Concrete Slab: 498 ft²
Pervious Paving: 916 ft²

Minimum Setbacks for Residence:
Front: 25’
Rear: 16’ (20% lot depth)
Side: 6’
Front Porch: 19’

Minimum Setbacks for Accessory:
Front: 25’
Rear: 10’
Side: 6’

Maximum height:
Residence: 25’
Accessory: 15’

FEMA Flood Zone:
VE, A0 (See Sheet 3)

Proposed Project Location:
Reconstruction of a Residence
21 Calle del Onda, Stinson Beach, CA

Cover Sheet
Sheet Index
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. Staking Plan
12. Septic Plan
13. Septic Plan Details
C1. Grading and Drainage Notes
C2. Grading Plan
C3. Drainage Plan
C4. Erosion and Sediment Control Plan
T1. Topographic Survey

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

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FEMA Flood Zone:
VE, A0 (See Sheet 3)
NOTE: Renderings do not illustrate gutters and downspouts. See Elevations, Sheet 6

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

Conceptual Renderings

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

2/2/2021
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.

**FEMA VE 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

**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.

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**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
- Limits of Construction
- Drainage Direction
- Area of Proposed Easement
-结构
- Deck
- Concrete Slab
- Permeable Pavement
- Water Meter
- Propane Tank
- Utility Line
- Joint Trench

---

**Site Plan**

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

1" = 10'

---

**Coastal Commission Stringline**

- 40'
- 40'
- 8'
- 15'
- 16'
- Min Backyard Setback
- Face of Building
- 90'
- Min Front Yard Setback
- Face of Entry Slab
- 25'
- Face of Garage
- 5'
- 30'
- 31'
- T.O.W. - 14' 6"
- T.O.F. - 19'
- T.O.W. - 18'
- T.O.F. - 21'
- T.O.W. - 16'
- T.O.F. - 20'
- 2nd Floor Deck
- 30'4"
- 1st Floor Deck
- 20'2"
- 1st Floor
- 20'3"
- 2nd Floor
- 29'7"
- Garage
- 17'
- Entry
- 25'
- 16'
- 20'
- 14' 6"
Entry Level

1st Floor

Reconstruction of a Residence
21 Calle del Onda, Stinson Beach, CA
2nd Floor Plans
Reconstruction of a Residence
21 Calle del Onda, Stinson Beach, CA
Reconstruction of a Residence
21 Calle del Onda, Stinson Beach, CA
Exterior siding will be HardieShingle fiber cement shake siding.

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.

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.

Exterior lighting will consist of recessed soffit lights and hooded down lights to minimize light pollution.
Retain Existing Ngaio Tree
7
Propane Tank
Jasmine on trellis
4
Tree
1
Shrubs
2
6' Max Fence Height Above Grade

Fence Details

WD. Grape stakes @ 3" O.C.
Interlocking permeable pavers
Compacted sand fill Existing grade
2x10 Redwood 4' Min. into sand
4x6 Redwood @6" O.C.
2x4 Redwood top and bottom rail
Post anchor set in concrete Existing grade
8" Thick concrete w/ 12" grid of #4 rebar

Composite Decking and Stair Treads

Concrete Slab

Septic System & Dispersal Beds

See Sheet W.1

Species List

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<th>Common Name</th>
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Grass / Groundcover

Species List

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Bunch Grasses

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</tr>
<tr>
<td>31</td>
<td>18' 0&quot;</td>
<td>3' 0&quot;</td>
<td>Driveway boundary</td>
<td></td>
</tr>
</tbody>
</table>