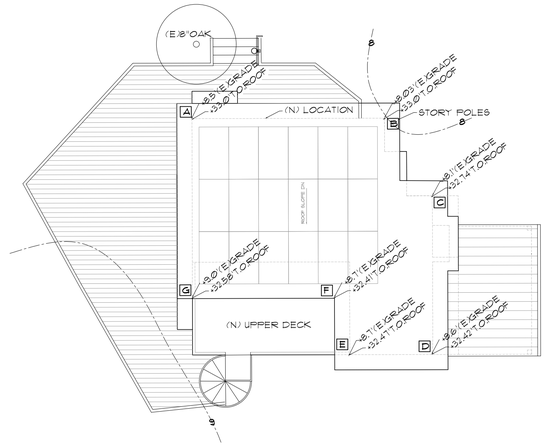


STORY POLE PLAN

MATERIALS & COLORS

A.P. #	195-107-11
ZONING	C-RSP-2
LOT sf	3,600 sf
FLOOD ZONE	X=NO
(E) HOUSE sf	651 sf
REMOVE/DEMO HOUSE SF	-337 sf+/-
(N) HOUSE sf	756 sf
(E) + (N) HOUSE sf	1,070 sf
(E) DECK REMOVED sf	481 sf
(N) DECK sf	699 sf
FAR ALLOWED 30%	1,080 sf
(E)FAR	651 sf=18.1%
(E) + (N) FAR sf	1,070 sf=29.7%
(E)IMPERVIOUS/PERVIOUS sf	650/2950 sf
(N)IMPERVIOUS/PERVIOUS sf	722/2878 sf
CUT/FILL sf	6.0 sf CUT
MAX. HEIGHT ALLOWABLE	25'
(N)HEIGHT	24'-11 7/8"
(E)LINEAR FT EXTERIOR WALL	110.00 LF
(E)LINEAR FT REMOVED EXT.WALL	52.5 LF
(E)PARKING	0 SPACES
(N)PARKING	2 SPACES

SITE DATA

Remove house areas as shown, move remaining house, add foundation, add first floor square footage, decksmand the second story. The house will be 3 bedrooms, 2 bathrooms, deck and (N) septic system. PV solar collectors added on roof.

SCOPE OF WORK

OWNER
Mel Dixon & Greg Tananbaum
292 Coventry Rd.
Kensington, CA 94707
meldixon@gmail.com 510/295-7503
gtananbaum@gmail.com 295/7504

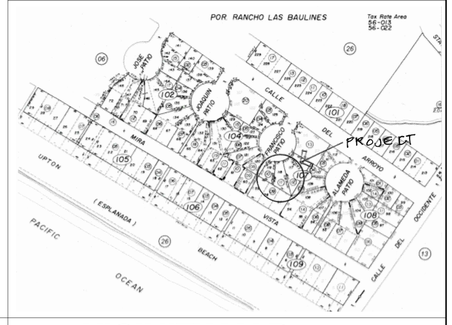
SEPTIC/CIVIL ENGINEER
AYS/Troy Pierce
P.O. Box 5693
Petaluma, CA 94955
troy@aysengineering.com
707/763-6620

ARCHITECT
Stacey N. Ford
20 Corte Toluca
Greenbrae, CA 94904
snford@sbcglobal.net
415/925-0112

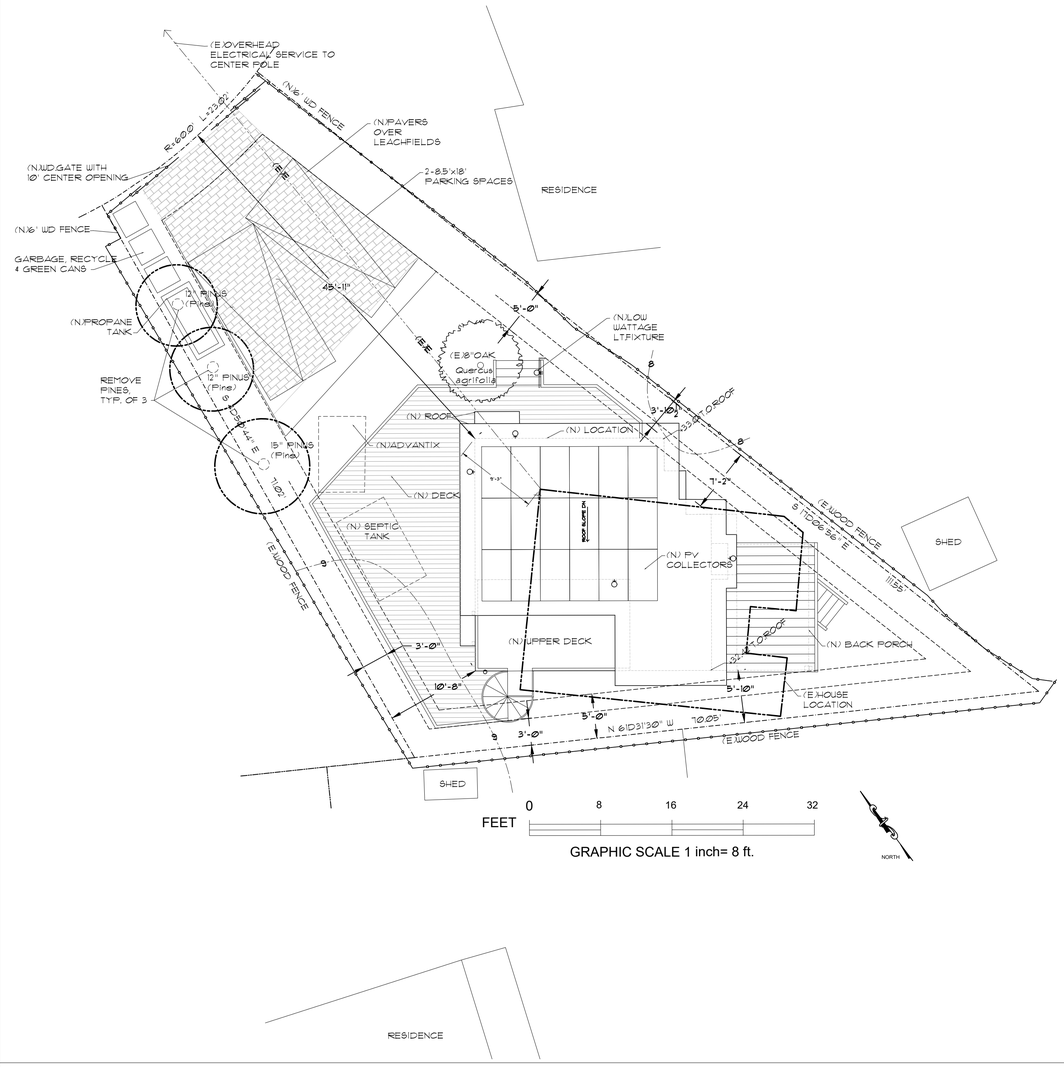
PROJECT DIRECTORY

A1	Site Plan, Data, Vicinity Map, Story Pole Plan
A2	(N) Floor Plans, (E) Floor Plan & Elevations
A3	(N) Exterior Elevations
A4	(N) Section
L1	Landscape Plan & Notes
L2	Erosion Control Details & Notes
VMP	Vegetation Management Plan & Notes
S1	Survey
C1	Septic Plan
C2	Septic Details

TABLE OF CONTENTS



VICINITY MAP



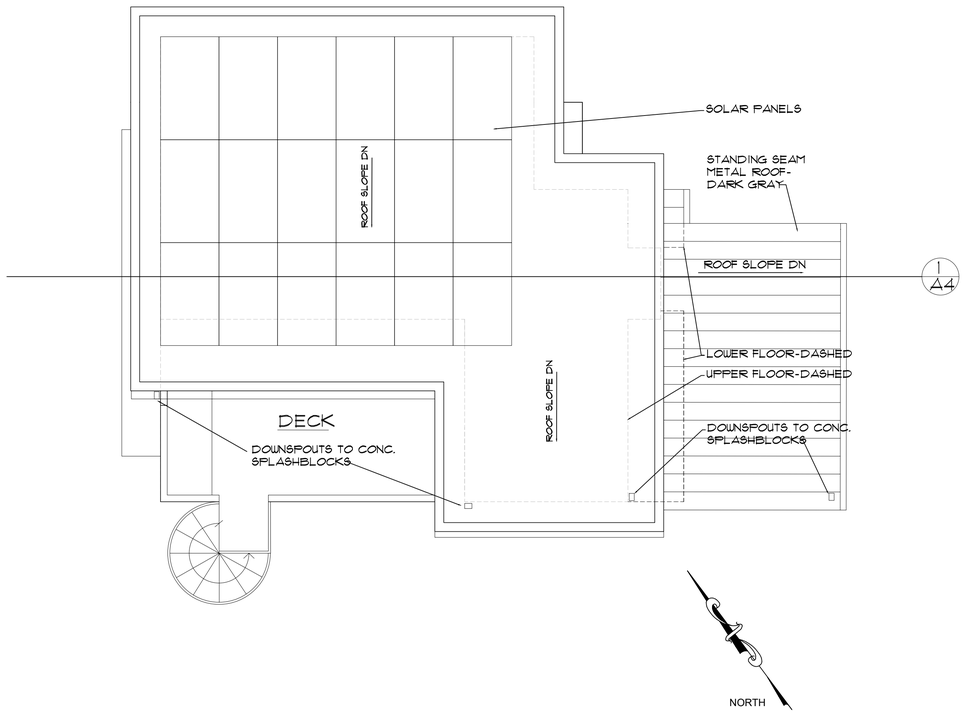
SITE PLAN 1/8" = 1'-0"

REVISIONS	BY

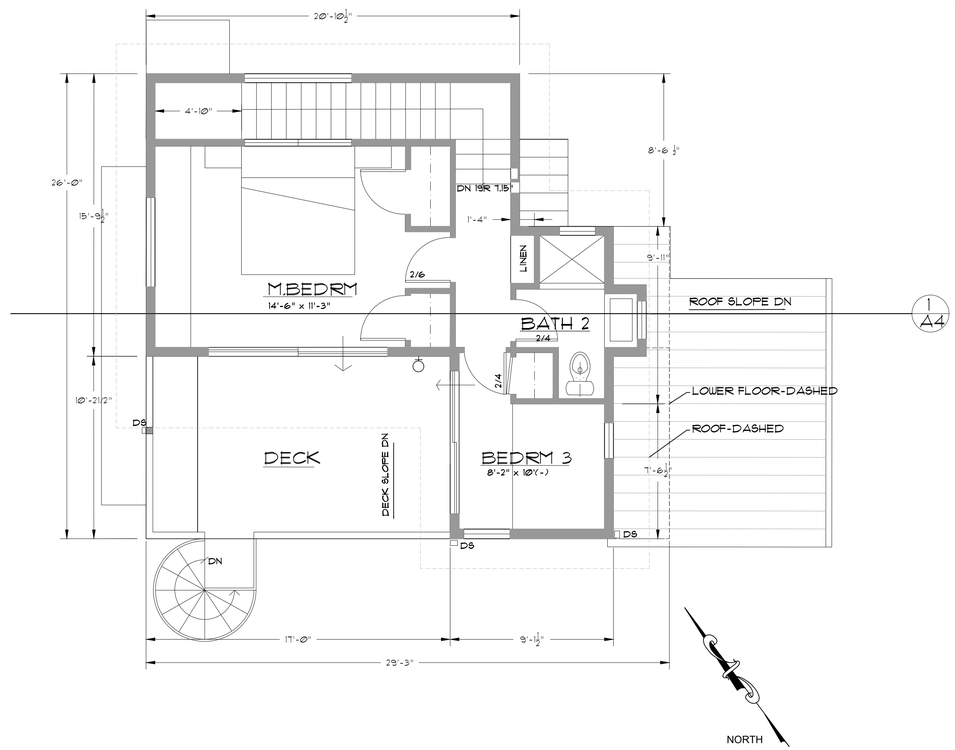
STACEY NICHOL FORD
ARCHITECT
20 Corte Toluca
Greenbrae, CA 94904
415-925-0112
snford@sbcglobal.net

ADDITION FOR:
DIXON-TANANBAUM RESIDENCE
STINSON BEACH, CA
7 FRANCISCO PATIO
APN: 195-107-11

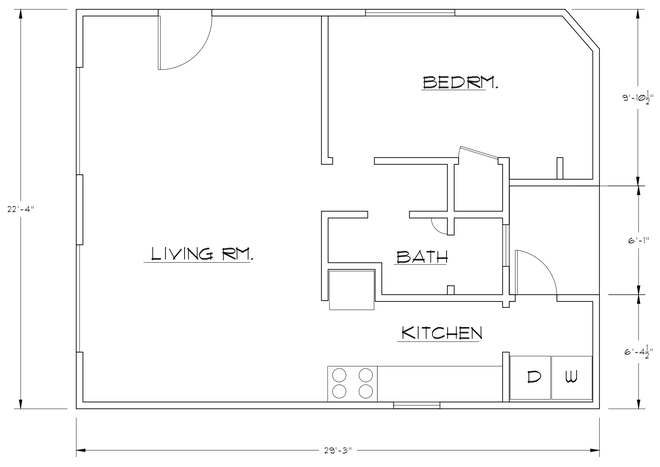
DATE: 8/24/2020
SCALE:
DRAWN: M.M.
JOB:
SHEET: A1
OF: SHEETS



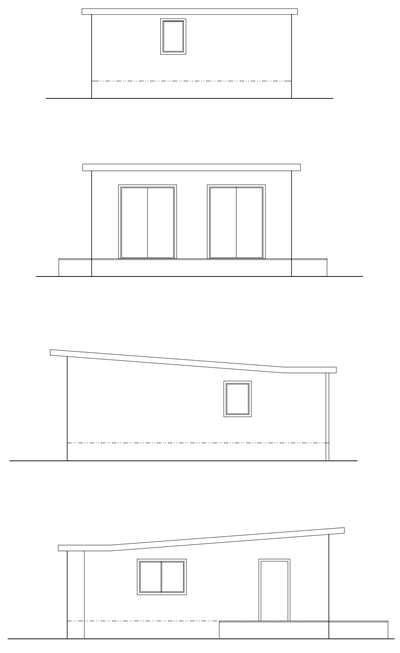
PROPOSED ROOF PLAN 1/4"=1'-0"



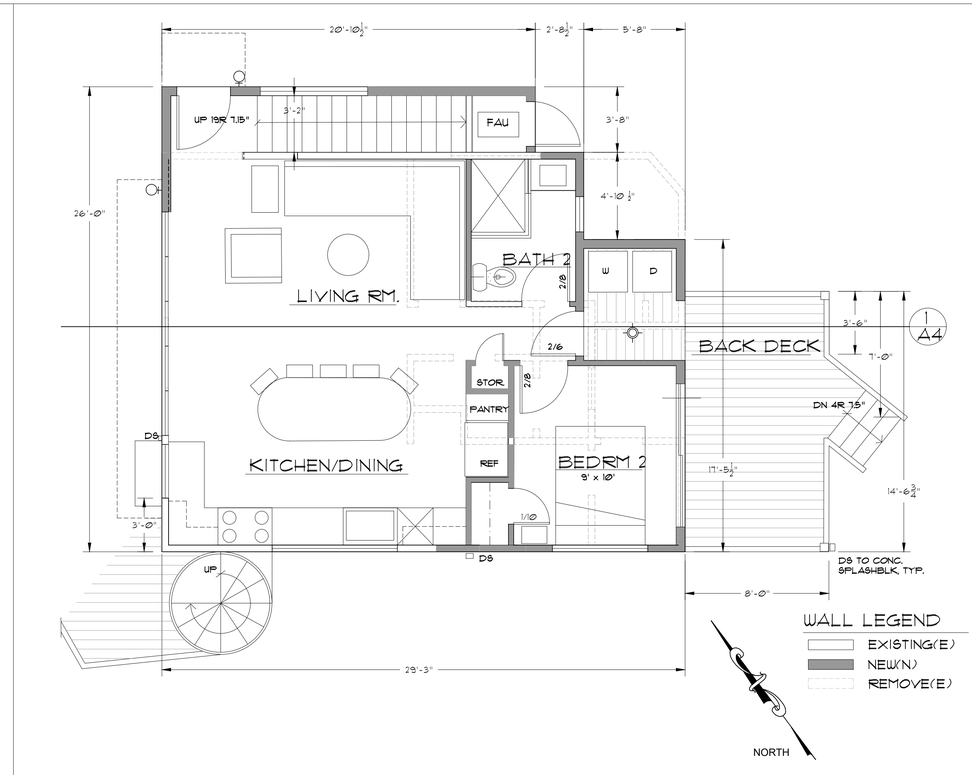
PROPOSED UPPER FLOOR PLAN 1/4"=1'-0"



EXISTING FLOOR PLANS 1/4"=1'-"



EXISTING ELEVATIONS 1/8"=1'-0"



PROPOSED LOWER FLOOR PLAN 1/4"-1'-0"

REVISIONS	BY

STACEY NICHOL FORD
ARCHITECT
20 Corte Toluca
Greenbrae, CA 94904
415-461-0112
snford@sbcglobal.net

ADDITION FOR:
DIXON-TANANBAUM RESIDENCE
STINSON BEACH, CA

7 FRANCISCO PATIO
APN: 195-107-11

DATE: 8/24/2020
SCALE: ¼" = 1'-0"
DRAWN: M.M.
JOB:
SHEET: A2
OF: SHEETS

SOUTHEAST ELEVATION

NORTHEAST ELEVATION

NORTHWEST ELEVATION

SOUTHWEST ELEVATION

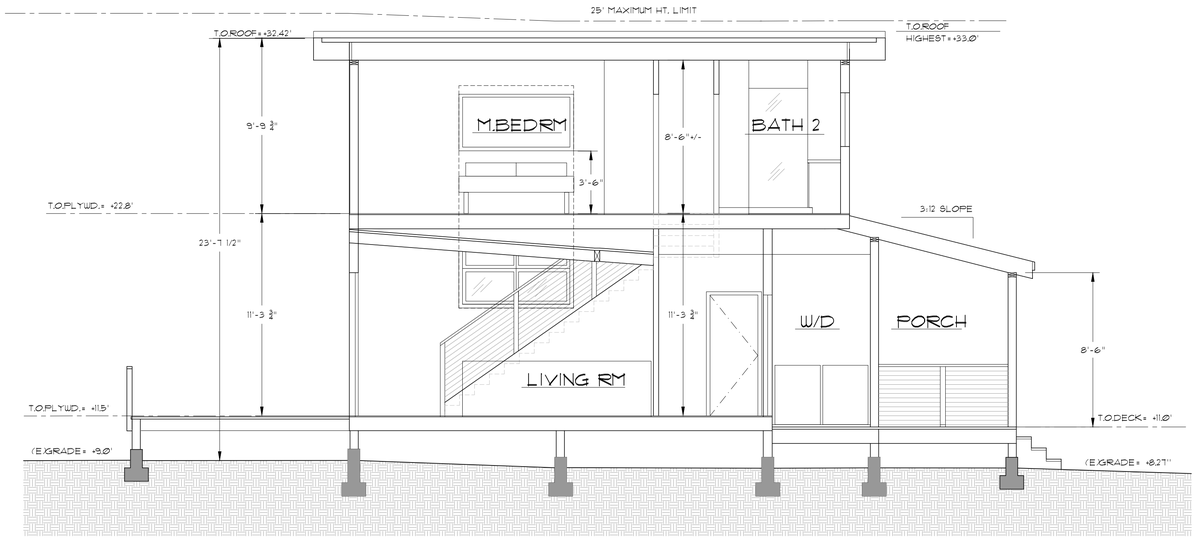
PROPOSED ELEVATIONS 1/4"=1'-0"

REVISIONS	BY

STACEY NICHOL FORD
ARCHITECT
20 Corte Toluca
Greenbrae, CA 94904
Ph: 415.925.0112
snford@sbcglobal.net

ADDITION FOR:
DIXON-TANANBAUM RESIDENCE
STINSON BEACH, CA
7 FRANCISCO PATIO
APN: 195-107-11

DATE: 8/24/2010
SCALE: 1/4" = 1'-0"
DRAWN: M.M.
JOB:
SHEET: A3
OF: SHEETS



BUILDING SECTION 1/4"=1'-0"

STACEY NICHOL FORD
ARCHITECT
20 Corte Toluca
Greenbrae, CA 94904
Ph: 415.925.0112
snford@sbcglobal.net

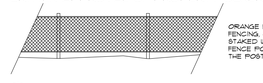
REVISIONS	BY

ADDITION FOR:
DIXON-TANANBAUM RESIDENCE
STINSON BEACH, CA
7 FRANCISCO PATIO
APN: 195-107-11

DATE: 8/24/2010
SCALE: 1/4" = 1'-0"
DRAWN: M.M.
JOB:
SHEET: A4
OF: SHEETS

TREE PROTECTION NOTES

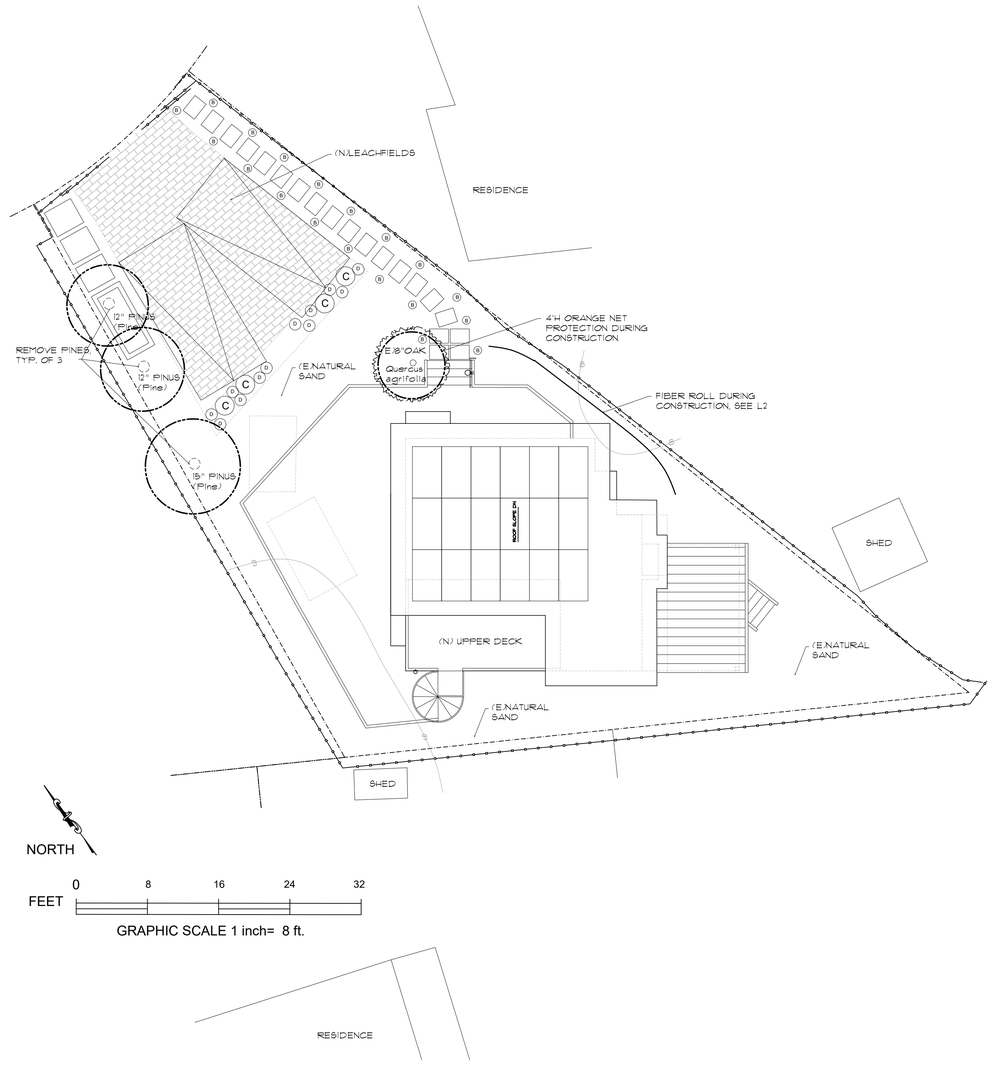
1. PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY, INCLUDING DEMOLITION OR GRADING, TEMPORARY PROTECTIVE FENCING SHALL BE INSTALLED AT EACH TREE AS SHOWN ON PLAN. THE FENCE SHALL ACT AS A BARRIER FROM EQUIPMENT, MATERIALS STORAGE,AND PERSONNEL DURING CONSTRUCTION ACTIVITY.
2. DO NOT FASTEN ROPES, CABLES, GUYS,OR SIGNS TO THE TREES.
3. TRENCHING OR EXCAVATING BY MACHINERY WITHIN THE DRIPLINE OF TREES SHALL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL OF PROPERTY OWNER.



TPF TREE PROTECTION FENCING
NOT TO SCALE

NOTE:
CAUTION: EXISTING UTILITIES IN PROJECT AREA SHALL BE LOCATED & MARKED BY CONTRACTOR PRIOR TO BEGINNING OF DEMOLITION. CALL USA TO LOCATE UTILITIES

SYM.	GROUND COVER	COMMON NAME	SIZE	MATURE HT.	NOTES
B	Dymondia margaretae	Dymondia	4"Plug	8"	LW,FR
	LOW SHRUBS				
C	Achillea millefolium	Com. Yarrow/Yellow	1g	3'	CN,FR,LW
D	Mimulus cardenalli	Sticky Monkey/Red	1g	2.5'	CN,FR,LW
	MULCH-Use small bark, typical.				
	FR=Fire Resistant CN=CA Native LW=Low Water				



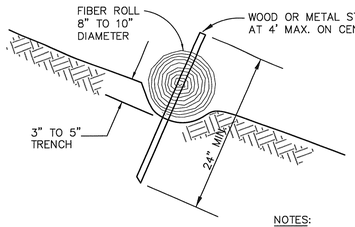
LANDSCAPE PLAN 1/8"=1'-0"

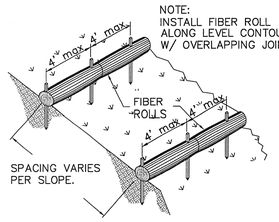
REVISIONS	BY

STACEY NICHOL FORD
ARCHITECT
20 Corte Toluca
Greenbrae, CA 94904
Ph: 415.925.0112
snford@sbcglobal.net

ADDITION FOR:
DIXON-TANANBAUM RESIDENCE
STINSON BEACH, CA
7 FRANCISCO PATIO
APN: 195-107-11

DATE: 8/24/2010
SCALE: 1/8" = 1'-0"
DRAWN: M.M.
JOB:
SHEET:
OF: SHEETS

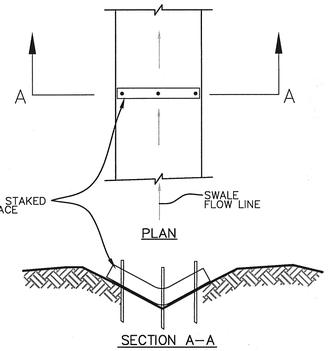




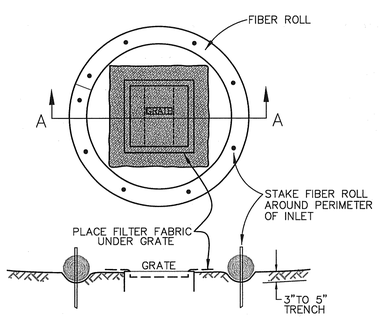
NOTES:

1. FIBER ROLLS SHALL BE INSTALLED AT TOE OF SLOPE AND AT 5' VERTICAL INCREMENTS UP SLOPE FROM TOE.
2. FIBER ROLL MUST BE PLACED ALONG SLOPE CONTOURS (LEVEL).
3. PLACE ADJACENT WATTLES TIGHTLY TOGETHER OVERLAPPING.

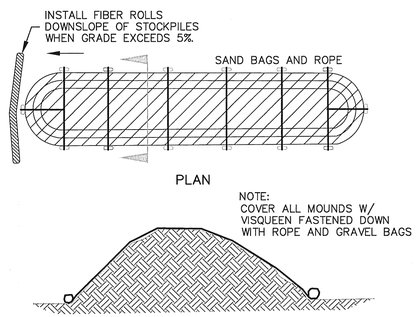
FIBER ROLL INSTALLATION (1) FR
NO SCALE



DITCH FILTER (2)
NO SCALE

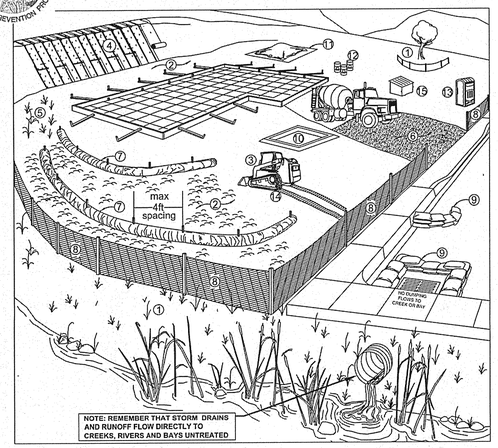


DROP INLET PROTECTION~SOIL (3)
NO SCALE



SOIL STOCKPILES
NO SCALE

Marin County Stormwater Pollution Prevention Program
Minimum Control Measures
For Small Construction Projects



Erosion Controls	Sediment Controls	Good Housekeeping
NS Scheduling	6. Tracking Controls	10. Concrete Washout
1. Preserve Vegetation & Creek Set Backs	7. Fiber Rolls	11. Stockpile Management
2. Soil Cover	8. Silt Fence	12. Hazardous Material Management
3. Soil Preparation/ Roughening	9. Drain Inlet Protection	13. Sanitary Waste Management
4. Erosion Control Blankets	NS Trench Dewatering	14. Equipment and Vehicle Maintenance
5. Revegetation		15. Litter and Waste Management

NS=not shown on graphic

Note: Select an **effective combination of control measures from each category**, Erosion Control, Sediment Control, and Good Housekeeping. Control measures shall be **continually implemented and maintained throughout the project** until activities are complete, disturbed areas are stabilized with permanent erosion controls, and the local agency has signed off on permits that may have been required for the project. **Inspect and maintain the control measures** before and after rain events, and as required by the local agency or state permit.
More detailed information on the BMPs can be found in the related California Stormwater Quality Association (CASQA) and California Department of Transportation (Caltrans) BMP Factsheets. CASQA factsheets are available by subscription in the *California Best Management Practices Handbook Portal: Construction* at http://www.casqa.org. Caltrans factsheets are available in the *Construction Site BMP Manual* at https://dot.ca.gov/programs/construction/storm-water-and-water-pollution-control/manuals-and-handbooks.
Visit www.mcstoppp.org for more information on construction site management and Erosion and Sediment Control Plans.

If you require materials in alternative formats, please contact:
415-473-4381 voice/TTY or disabilityaccess@co.marin.ca.us

EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL WORK SHALL BE IN ACCORDANCE WITH THESE PLANS.
2. ALL STORM DRAIN INLETS IN THE VICINITY OF EXCAVATION ACTIVITIES SHALL BE PROTECTED.
3. CONTRACTOR SHALL PROVIDE SOIL STABILIZATION AND SEDIMENT CONTROL PRACTICES DURING CONSTRUCTION.
4. CONTRACTOR SHALL SCHEDULE CONSTRUCTION WORK TO AVOID EXCESS EXPOSURE DURING RAIN EVENTS.
5. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER.
6. THE SITE SHALL BE MAINTAINED SO THAT NO SEDIMENT ENTERS THE STORM DRAINAGE SYSTEM. CONTRACTOR SHALL HAVE TOOLS, EQUIPMENT AND MATERIALS TO PROVIDE EROSION CONTROL MEASURES NECESSARY FOR ANY CONSTRUCTION OPERATION ON SITE BEFORE BEGINNING THAT OPERATION.
7. FIBER ROLLS AND/OR SILT FENCES SHALL BE INSTALLED BELOW ALL BARE SOIL AREAS TO PROTECT SEDIMENT FROM LEAVING THE WORK ZONE.
8. THIS PLAN IS INTENDED TO SERVE AS A CONCEPTUAL GUIDE FOR THE INSTALLATION OF EFFECTIVE SITE EROSION AND SEDIMENTATION CONTROL MEASURES. THE EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN SHALL BE MOVED, REVISED AND UPDATED AS THE SITE GRADING PROGRESSES OR AS DIRECTED BY THE QUALIFIED SWPPP PRACTITIONER (QSP) AND TRUST REPRESENTATIVE IN ORDER TO PROVIDE THE MOST EFFECTIVE SITE PROTECTION. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE REGIONAL WATER QUALITY CONTROL BOARD BEST MANAGEMENT PRACTICES.
9. UNLESS DIRECTED OTHERWISE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY OCTOBER 15 AND MAINTAINED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION, TO THE SATISFACTION OF THE QSP & TRUST REPRESENTATIVE. ALL FINAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE COMPLETION OF GRADING. REPAIRS TO THE EROSION AND SEDIMENTATION CONTROL FACILITIES SHOULD BE MADE AS REQUIRED. THE MATERIALS REQUIRED TO MAINTAIN OR REPLACE THE FACILITIES SHALL BE STOCKPILED ON SITE AT ALL TIMES BETWEEN OCTOBER 15 AND APRIL 15.
10. ALL SILT CONTAINMENT FEATURES SHALL BE CLEANED AND READY TO FUNCTION AT THE START OF THE RAINY SEASON. INSPECT AFTER EACH SIGNIFICANT RAINFALL EVENT AND DAILY DURING PROLONGED STORM EVENTS. REMOVE SEDIMENT WHEN ACCUMULATIONS REACH ONE THIRD OF THE HEIGHT OF THE BARRIER.
11. INLET PROTECTION SHALL BE MAINTAINED AROUND ALL DRAINAGE STRUCTURES UNTIL RESEEDING AND LANDSCAPING HAS BEEN ESTABLISHED TO PREVENT EROSION.
12. ALL ON–SITE AND OFF–SITE STORM DRAIN SYSTEMS AND NATURAL DRAINAGE WAYS SHALL BE PROTECTED FROM SEDIMENTATION AND EROSION DAMAGE.
13. ALL VEHICLES ENTERING ONTO A PUBLIC ROADWAY FROM THIS SITE SHALL HAVE CLEAN TIRES. WHEN A WASHING OF TIRES IS REQUIRED, IT SHALL BE DONE IN AN AREA STABILIZED WITH 1 1/2" CRUSHED ROCK WHICH DRAINS INTO A SEDIMENT TRAP.
14. EROSION CONTROL PLANS TYPICALLY REQUIRE REVISION TO REFLECT CURRENT CONSTRUCTION IN THE FIELD. THE CONTRACTOR, TRUST REPRESENTATIVE, AND THE QSP SHALL REVIEW THE SITE PERIODICALLY TO EVALUATE THE EFFICIENCY OF THESE PLANS AND PROPOSE REVISIONS WHERE NECESSARY. ANY EROSION CONTROL PLAN REVISIONS SHALL BE APPROVED BY THE ENGINEER.
15. SITE DRAINAGE – PROVIDE ADEQUATE DRAINAGE OF THE WORK AREA AT ALL TIMES CONSISTENT WITH EROSION CONTROL PRACTICES. DISTURBED AREAS THAT WILL REMAIN UNWORKED FOR 30 DAYS OR MORE SHALL BE SEEDED OR PROTECTED WITHIN SEVEN CALENDAR DAYS OF THE DISTURBANCE. REMOVE ALL TEMPORARY SEDIMENT DEVICES AT THE CONCLUSION OF CONSTRUCTION BUT NOT BEFORE GROWTH OF PERMANENT GROUND COVER.
16. DUST CONTROL – KEEP ALL SOIL STOCKPILES ADEQUATELY PROTECTED TO PREVENT WIND FROM BLOWING SEDIMENT AND DUST INTO THE ATMOSPHERE BY COVERING STOCKPILES OR BY APPLYING WATER OR OTHER DUST PALLIATIVE.
17. HOUSEKEEPING – KEEP ALL SOILS AND FILL MATERIAL STORED AT THE CONSTRUCTION SITE IN A CLEAN AND ORDERLY FASHION. DO NOT LET EXCESS SOILS ACCUMULATE ON PAVED OR CONCRETE SURFACES. SWEEP OR CONTAIN EXCESS SOILS AT THE END OF EVERY WORKDAY.
18. PROVIDE SUBMITTALS FOR ALL EROSION CONTROL MATERIALS FOR REVIEW BY ENGINEER.

REVISIONS	BY

STACEY NICHOL FORD
ARCHITECT
20 Corte Toluca
Greenbrae, CA 94904
Ph: 415-925-0112
snford@sbcglobal.net

ADDITION FOR:
DIXON-TANANBAUM RESIDENCE
STINSON BEACH, CA
7 FRANCISCO PATIO
APN: 195-107-11

DATE: 3/16/2020
SCALE: 1" = 1'-0"
DRAWN: M.M.
JOB:
SHEET: L2
OF: SHEETS

Remove house areas as shown, move remaining house, add foundation, add first floor square footage, decksmand the second story. The house will be 3 bedrooms and 2 bathrooms.
PV solar collectors added on roof.

SCOPE OF WORK

OWNER — Mel Dixon & Greg Tananbaum
292 Coventry Rd.
Kensington, CA 94707
meldixon@gmail.com 510/295-7503
gtananbaum@gmail.com 295/7504

SEPTIC/CIVIL ENGINEER — AYS/Troy Pierce
P.O. Box 5693
Petaluma, CA 94955
troy@aysengineering.com
707/763-6620

ARCHITECT — Stacey N. Ford
20 Corte Toluca
Greenbrae, CA 94904
snford@sbcglobal.net
415/925-0112

PROJECT DIRECTORY

FIRE HAZARD ASSESSMENT AND TREATMENT GUIDELNES

Fire Hazard		Hazard Points
ASPECT	North	1 pt
SLOPE %	0%	2 pt
FUEL TYPE 0-30' FROM STRUCTURE	Garden	1 pt
FUEL TYPE 30-100' FROM STRUCTURE	Mostly Grass	1 pt
TOTAL MCFD VMP HAZARD PTS.		5 pts

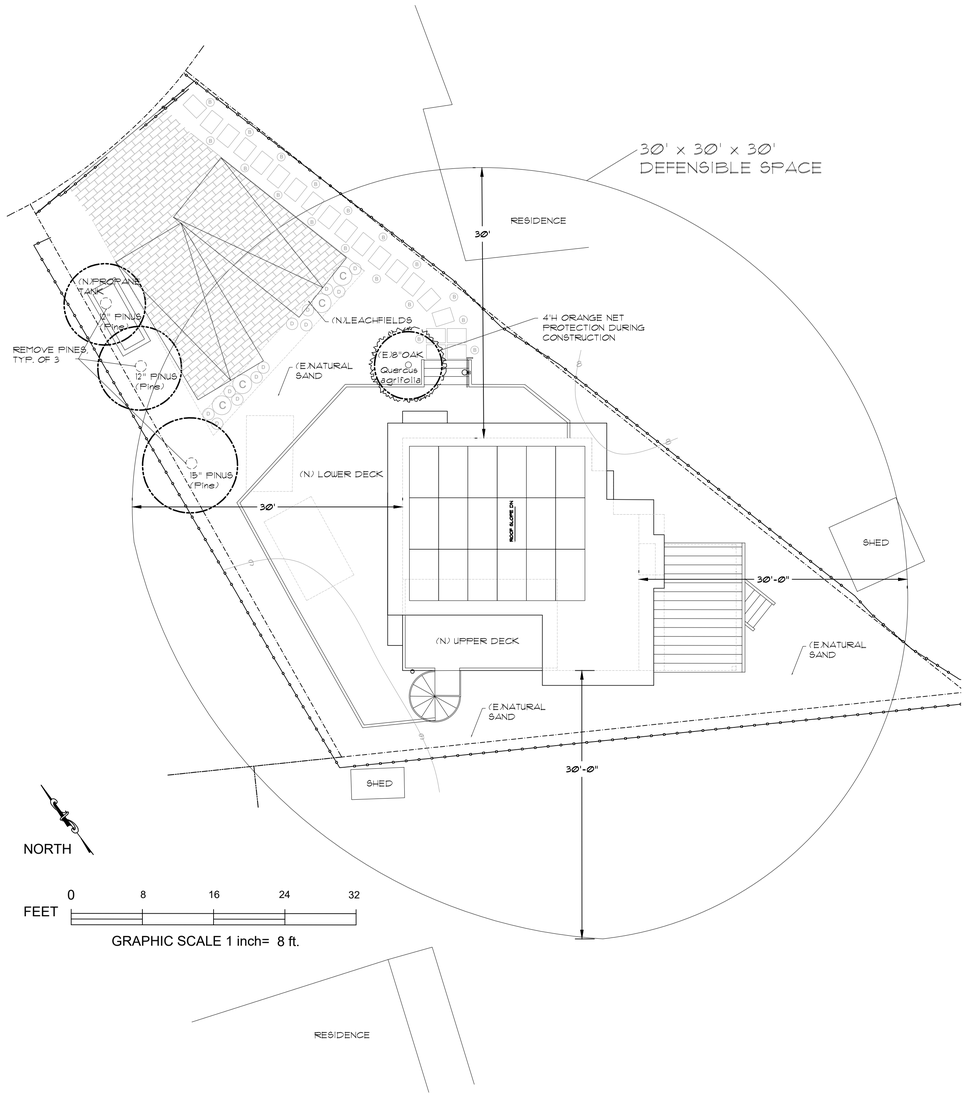
Recommended Defensible Space
Clear Zone per MCFD VMP
Standards = 30' x 30' x 30'

Description for MCFD VMP:
Built neighborhood with mostly gardens and level sand areas.
The pines noted for removal.

DEFENSIBLE SPACE NOTES:

1. Per MCFD VMP Defensible Space on neighboring property. The minimum required defensible space is determined without reference to property lines. Additional fire protection be be required by Fire Chief.
2. DRIVEWAY: trim and maintain vegetation within 10' of roadways as for Defensible Space. Trim trees so they do not hang lower than 15' above roadway.
3. Defensible space recommendations may require extensive field review during and following construction to ensure that pruning is done with care and is appropriate for the situation.
4. All defensible space requirements shall be in place prior to framing.
5. Annual maintenance is required for defensible space areas.
6. No tree shall be planted below power lines.
7. Remove any Cotoneaster, Broom, Ivy and Eucalyptus saplings on site.

Plant List and Selection Within the Zone:	A. The entire defensible space shall be managed as necessary. Annual grasses are not allowed within the zone. Cutting of cured and annual grasses to 4" or less to be done by June 1st or at direction of Fire Dept. B. Plant selections to be fire-resistant, non-pyrophitic native, domestic or combination thereof that best suits the project site. Slope, soil type, drought resistance have been considered.
Plant Spacing and Crown Separation:	A. Regardless of plant selection, shrubs shall be placed so that no continuity exists between the ground fuels and the tree crowns. B. Trees to be planted so when mature, their crowns will be separated by min. 10'. C. Chipped planting mulch is assumed to provide a thermal barrier, which will help prevent moisture loss in ground fuels. Shredded bark "monkey hair," is prohibited. D. Separate individual shrub crowns by at least 2x their height or clump shrubs into islands no greater than 18' in diameter. Separate islands by no less than 2x their canopy height. E. Limb up existing trees and remove ladder fuels within 10' of ground.
Slope Influence on Minimum Defensible Space Clearances:	A. Separation distances between trees and shrubs per standard VMP practices may increase due to steep slopes at request of Inverness Fire Marshall. B. Upslope, cross slope, and downslope clearances, around each structure may be increased at request of Inverness Fire Marshall.



VEGETATION MANAGEMENT PLAN 1/8"=1'-0"

REVISIONS	BY

STACEY NICHOL FORD
ARCHITECT
20 Corte Toluca
Greenbrae, CA 94904
415.925.0112
snford@sbcglobal.net

ADDITION FOR:
DIXON-TANANBAUM RESIDENCE
STINSON BEACH, CA
7 FRANCISCO PATIO
APN: 195-107-11

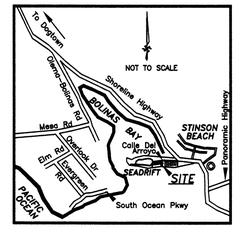
DATE: 8/24/2010
SCALE: 1/8" = 1'-0"
DRAWN: M.M.
JOB:
SHEET:
OF: SHEETS

REFERENCES

R1 Map of the Upton Tract 5 RM 61
R2 Corner Record A.P.N. 195–107–09 &10
R3 Corner Record A.P.N. 195–104–04 & 05
R4 Record of Survey 2008 Maps 28
R5 Record of Survey 2013 M 144
R6 Record of Survey 2016 M 127

NOTES

1. Basis of bearings is N61°31'30"W 120.02' M (120.00' R1,R2, & R3)' between Points "A" and "B", both being found 1/2" rebars no tag, believed to be set monuments per (R2), identifying tags now gone.
2. Distances and dimensions shown are in feet and decimals thereof. Offets are perpendicular to lines.
3. Record data indicates that the cul–de–sac of Francisco Patio has a 60–foot radius.
4. Area of the Dixon–Tananbaum Trust property is 0.08 acres, more or less.
5. A Record of Survey map prepared by Pacific Land Surveys was filed in Book 2020 of Maps at Page 40, on March 6, 2020. Please refer to said Record of Survey map for additional details.
6. Benchmark for site is Pacific Land Surveys control point #113, a set #3 rebar & cap PLS 6702, elevation 8.00', datum assumed.



VICINITY MAP

NOT TO SCALE

LEGEND

- 101, 8.27'✦ Pacific Land Surveys control point, set #3 rebar & cap PLS 6702 or as noted
- ○ Set 1/2" iron pipe PLS 6702 or as noted
- ● Found 5/8" rebar with cap LS 6649 or Nail & Brass Tag LS 6649 per (R6), or as noted
- ◐ Found 1/2" rebar LS 7779 per (R2) or (R3), or as noted
- ◪ Found 3/4" Iron Pipe LS 5814 per (R4), or as noted
- ■ Found wood, iron or plastic post
- Ⓢ Septic Manhole
- WV Water Vault
- WM Water Meter
- Water Tap
- Overhead Utility Pole
- 6" Oak tree, size as noted
- 15" Pine tree, size as noted
- Ornamental or shrub as noted
- C Calculated M Measured PLS Pacific Land Surveys UNO Unknown Origin
- P/L Property Line MCR Marin County Records BT Brass Tag NT No Tag
- Boundary of subject property
- Boundary of other lands
- Parcel line of record
- Existing fenceline
- Survey Tie Line
- Edge of gravel road or driveway
- 8.03' X Spot Elevation

SURVEYOR'S STATEMENT

This map correctly represents a survey made by me or under my direction at the request of Melanie Dixon in April 2019.

PACIFIC LAND SURVEYS, a sole proprietorship

Dated: 04-01-2020

Susan D. Ruschmeyer P.L.S. 6702
License Expires 06/30/20

LICENSED LAND SURVEYOR SUSAN D. RUSCHMEYER Exp.06/30/20 No. 6702 STATE OF CALIFORNIA

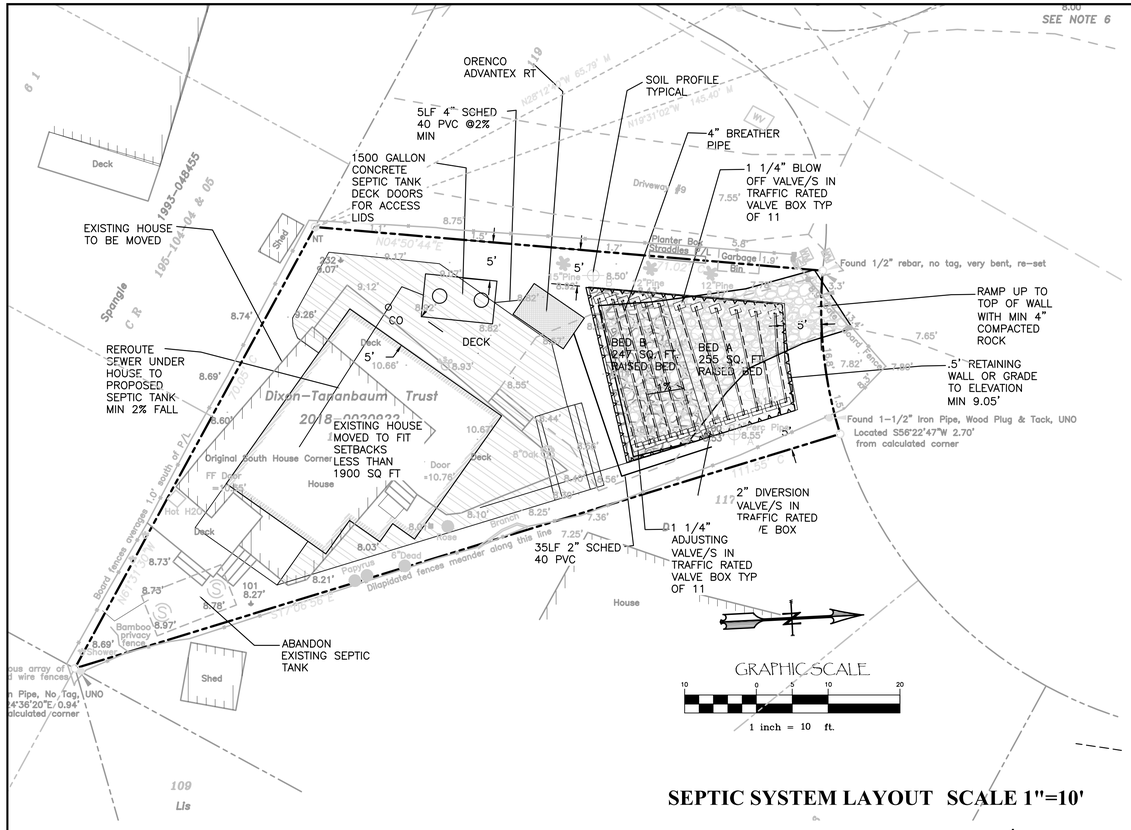
SCALE:1"=10'
GRAPHIC SCALE IN FEET

Topographic Survey

Of the Lands of
The Dixon–Tanabaum Family Trust
as described in Document No. 2018–0020922,
Being Lot 118 as shown on the map entitled
"Upton Tract, Marin County, California"
filed in Volume 5 of Maps at Page 61, M.C.R.
all Official Records, Marin County Records.
7 Francisco Patio Stinson Beach
A.P.N. 195–107–11
COUNTY OF MARIN * STATE OF CALIFORNIA

PACIFIC LAND SURVEYS
P.O. BOX 316 BODEGA, CA 94922 · 707.875.3208

SCALE: 1"= 10' * MARCH 2020 * SHEET 1 OF 1



SEPTIC SYSTEM LAYOUT SCALE 1"=10'

NOTE:
REROUTE ANY WATERLINE WITHIN TEN FEET OF SEPTIC SYSTEM IF CROSSING OF WATER AND SEWER LINES MUST BE MADE THEN SLEEVE BOTH WATER AND SEWER WITHIN TEN FEET EACH OF EACH OTHER WITH SCH 80 PVC

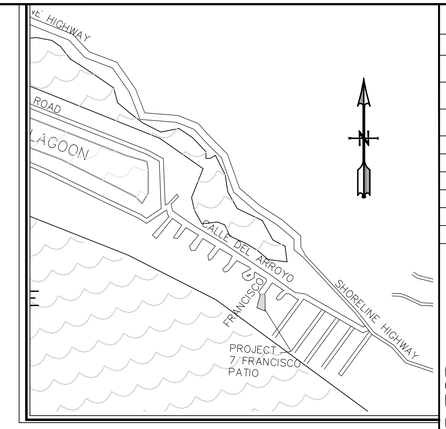
NOTE:
DRAIN ALL SURFACES AND ROOF DRAINS AWAY FROM THE DRAINFIELD.

NOTE:
LOCATION OF EXISTING UTILITIES IS UNKNOWN AND MUST BE DETERMINED BY CONTRACTOR PRIOR TO CONSTRUCTION. ENGINEER ASSUMES NO RESPONSIBILITY IN LOCATING EXISTING UTILITIES.

NOTE
PROVIDE CONCRETE THRUST BLOCKS AT PIPE DIRECTION CHANGES OF GREATER THAN 44 DEGREES.

NOTE:
PROVIDE 230 VOLT SINGLE PHASE POWER SOURCE. ELECTRICIAN TO PROVIDE A MINIMUM OF 30 AMPS TO THE CONTROL PANEL.

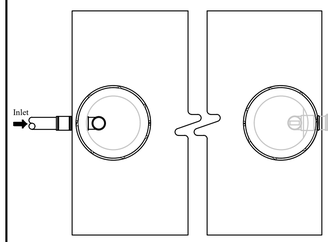
NOTE:
CONTRACTOR TO VERIFY THAT ALL SEWERS FOR THE BUILDING CONNECT TO THE NEW SEPTIC TANK. SHOULD ANY OTHER TANKS BE LOCATED THEY WILL NEED TO BE ABANDONED PER SBCWD REGULATIONS



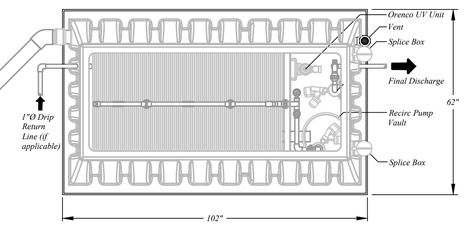
VICINITY MAP

NO SCALE

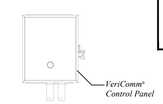
AX20RT Treatment System - UV with Pump Discharge (VA)



1500 gal. Septic Tank - Top View



AX20 800 gal. Recirc. Tank - Top View



Pump Discharge Control Panel Detail
Not To Scale

Filter Tank Dry Weight: 900 lbs

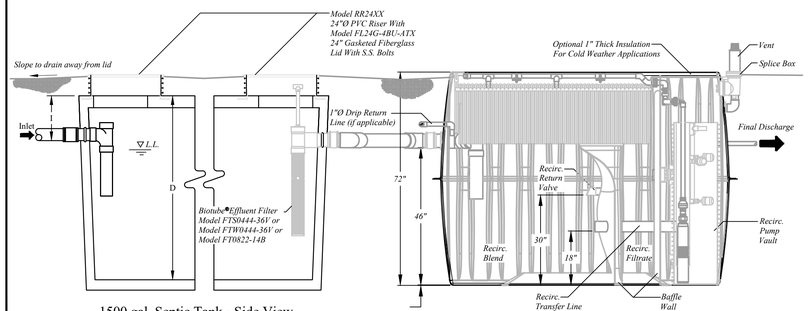
Design and Installation Notes

- For Expected Flows 4 Bedrooms or less
- Installation To Be Performed By An AdvanTex Trained Installer Only
- Start-up And Service To Be Performed By An AdvanTex Trained Service Provider

Note: *Only tanks from the manufacturers listed below shall be used.*

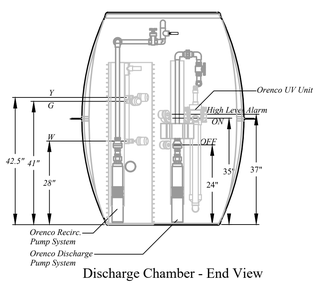
Tank Manufacturer	Septic Tank Size	I	D
Orenco Fiberglass Tank	1000 Gal.	11"	65"
C.T. Jamison	1000 Gal.	14"	65"
Hanover Precast	1000 Gal.	16"	66.5"
Rockingham Precast	1000 Gal.	16"	64"
Wrights Ready Mix	1000 Gal.	15"	65"
Beasley Concrete	1000 Gal.	16"	66"
Roth Global Plastics	1000 Gal.	11"	51"

Note: *All tanks shall be tested for watertightness. All concrete tanks shall have PRTA24 cast into tank for acceptance of Model RR24XX Riser.*



1500 gal. Septic Tank - Side View

AX20 800 gal. Recirc. Tank - Side View



Discharge Chamber - End View

Float Functions	
Y	*High Level Alarm*
G	*Override Timer ON/OFF*
W	*LLA/RO*

0 1' 2' 4'
Graphic Scale

Orenco Systems® Incorporated
Changing the Way the World Does Wastewater®

ADVANTEX AX20RTUV DETAILS

RS#1 FROM RECIRCULATION CHAMBER TO MEDIA CHAMBER

TOTAL DYNAMIC HEAD = 23 FT
GALLONS PER MINUTE (GPM) = 32 GPM
DOSE = 13 GALLONS (TIMER BASED)
OPERATION RANGE = 11.0" (SURGE VOLUME)
RECOMMENDED PUMP TYPE: OSI PF300512
(3-STAGE, 230 VOLTS, 6.6 AMPS)

IF TIMER CONTROLLED
T OFF 30 M
T ON 0.4 M OR 24 SEC

T OVERRIDE OFF 15 MINS
T OVERRIDE ON 0.8 MINS OR 48 SEC
RECOMMENDED CONTROL PANEL:
SEE CONTROL PANEL REQUIREMENTS THIS PAGE.

PUMP REQUIREMENTS PS#1
FROM DISPERSAL CHAMBER IN AXRT 20 TO TO RAISED BEDS
TOTAL DYNAMIC HEAD = 21 FT
GALLONS PER MINUTE (GPM) = 25
DOSE = 40 GALLONS
OPERATION RANGE = 3.25"
SUMP STORAGE = VOLUME ABOVE ALARM AND BELOW TOP>325 GAL RECOMMENDED PUMP TYPE OSI PF200512 OR APPROVED EQUAL

IF TIMER CONTROLLED
T OFF 60 M
T ON 1.6 M

T OVERRIDE OFF 30 MINS
T OVERRIDE ON 3.2 MINS
RECOMMENDED CONTROL PANEL ORENCO VERICOMM WITH TIMER FOR PUMP TO ADVANTEX AND DEMAND OR TIME TO RAISED BEDS

Know what's below. Call before you dig.

REGISTERED CIVIL ENGINEER TROY K. PEARCE No. C59886 12/31/20 STATE OF CALIFORNIA

Revisions:

PREPARED FOR:
Melanie Dixon
292 Coventry Rd
Kensignton Ca 94707

RAISED BED SAND FILTER SYSTEM
7 Francisco Patio
Stinson Beach, CA
APN 195-107-11

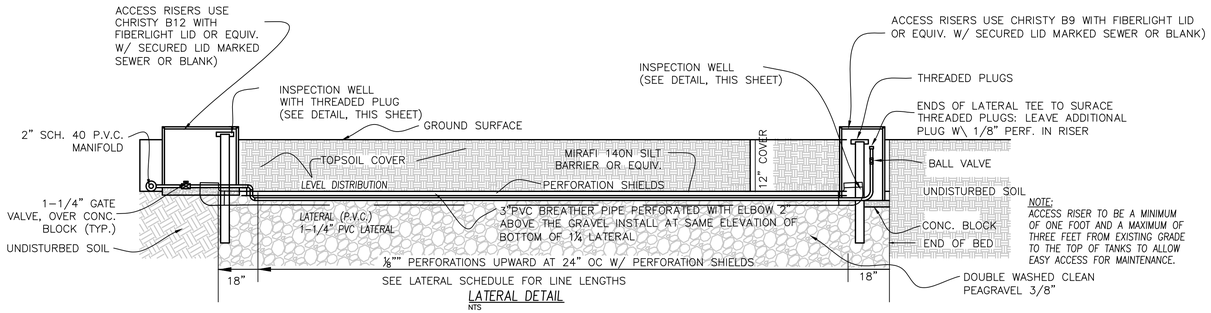
AYS Engineering Group, Inc
PO Box 5693, Petaluma, CA 94955
Voice (707) 763-6620

Job. No. 2019-013
Date 8-12-19
Drawn By: tkp
Checked By: tkp
Scale as shown

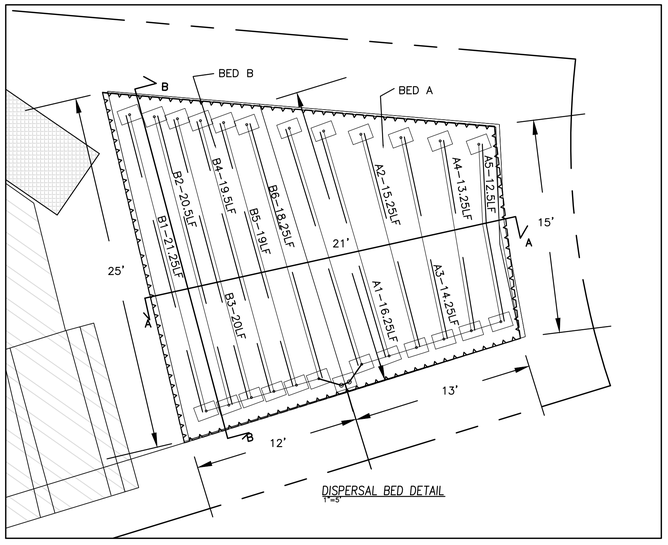
Sheet 1 of 2

1

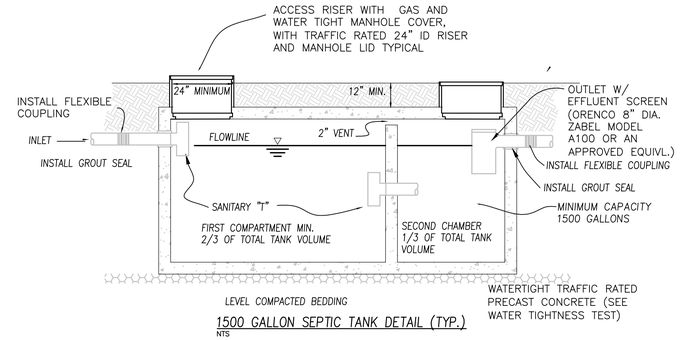
P:\2019-jobs\2019-013-7 Francisco Patio-Dixon\dwg\pond septic.dwg, SEPTIC LAYOUT, 10/30/2019 11:01:05 AM, 1:0.99729



LATERAL DETAIL
NTS



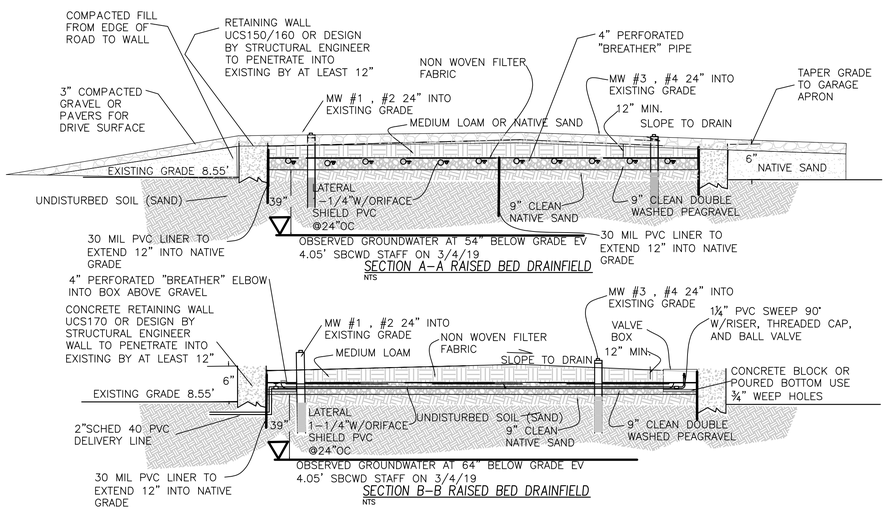
DISPERSAL BED DETAIL
T=5



1500 GALLON SEPTIC TANK DETAIL (TYP.)
NTS

No.	DIAMETER	PERF SIZE	LENGTH	# OF PERF'S"
A1	1 ¼"	⅛"	16.25'	8
A2	1 ¼"	⅛"	15.25'	7
A3	1 ¼"	⅛"	14.25'	7
A4	1 ¼"	⅛"	13.25'	6
A5	1 ¼"	⅛"	12.5'	6
B1	1 ¼"	⅛"	21.25'	10
B2	1 ¼"	⅛"	20.5	10
B3	1 ¼"	⅛"	20	10
B4	1 ¼"	⅛"	19.5'	9
B5	1 ¼"	⅛"	19.0'	9
B6	1 ¼"	⅛"	18.25'	9

LATERAL SCHEDULE
NTS

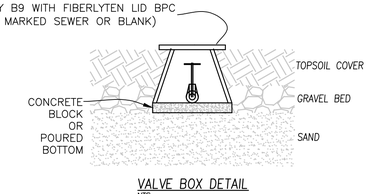


SECTION A-A RAISED BED DRAINFIELD
NTS

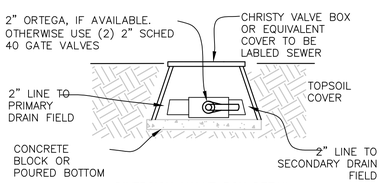
SECTION B-B RAISED BED DRAINFIELD
NTS

TANK WATERTIGHTNESS TEST

1. CAP OR TEST PLUG ALL INLETS AND OUTLETS TO TANK.
2. FILL TANK WITH WATER TWO INCHES INTO THE RISER AND MARK WATER LEVEL. SCHEDULE WITH ENGINEER AND NECM 24 HOURS BEFORE FILLING TANK.
3. IF AFTER 24 HOURS WATER LEVEL DROPS, TANK MUST BE MADE WATERTIGHT BY APPLYING WATERPROOF SEALER (NOT BITMEOUS PRODUCT) THOROPLUG, THOROSEAL OR OTHER PORTLAND CONCRETE CEMENT PRODUCT.



VALVE BOX DETAIL
NTS



DIVERSION VALVE BOX DETAIL
NTS

GENERAL NOTES

1) CONTRACTOR TO NOTIFY STINSON BEACH COUNTY WATER DISTRICT (SBCWD) PERSONEL AND DESIGN ENGINEER 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
2) NOT TO BE USED AS A BOUNDARY SURVEY– SURVEYOR TO STAKE ALL PROPERTY LINES AND EASEMENTS. SURVEY PROVIDED BY PACIFIC LAND SURVEYS 707-875-3208
3) MAINTAIN 10' SEPARATION FROM ANY SEWAGE LINE TO WATERLINE IF NOT POSSIBLE REROUTE TO MAINTAIN SEPARATION. CROSSING SHALL BE MADE WITH WATER ABOVE SEWER LINE WITH BOTH LINES SLEEVED WITHIN 10' OF EACH OTHER.
4) NO CUTS SHALL BE MADE DOWNSLOPE OF DRAINFIELD WITHOUT PERMISSION OF BOTH SBCWD AND DESIGN ENGINEER.
5) CONSULT ENGINEER PERTAINING TO LANDSCAPE SEPTIC SYSTEM.
6) NO MATERIAL SUBSTITUTION WITH OUT DESIGN ENGINEER APPROVAL.
7) ALL TANKS TO BE WATERTIGHT–SEE WATERTIGHTNESS TEST.
8) CONTRACTOR NOT TO OVEREXCAVATE THE DELIVERY LINE TRENCH/S. MAXIMUM DEPTH OF TRENCH IS 24 INCHES.
9) THIS SYSTEM CALLS FOR A DIVERSION VALVE/S WHICH ARE TO BE HOUSED IN A SUBSTANTIAL VALVE BOX. THE BOX IS TO BE EXTENDED TO 3 INCHES ABOVE GRADE. THE VALVE SHOULD BE ALTERNATED EVERY SIX MONTHS.
10) EROSION PROTECTION SHALL BE PLACED IN ALL DISTURBED AREAS. STRAW AND SEED SHALL BE PLACED AT A MINIMUM PROIR TO FINAL INSPECTION.
11) ALL SEWER LINES FROM BUILDINGS SHALL BE 3 INCH SDR 35 OR APPROVED EQUIVALENT WITH A MINIMUM SLOPE OF 2 PERCENT. INSTALL CLEANOUTS AT CHANGES IN DIRECTION AND 5 FEET FROM THE OUTSIDE OF THE BUILDING.
12) ALL WORK SHALL BE IN CONFORMANCE WITH THESE PLANS AND THE MOST RECENT SBCWD REGULATIONS FOR WASTEWATER SYSTEMS.
13) CONTRACTOR TO CONDUCT SQUIRT TEST CONSISTING OF PRESURIZING THE LEACHFIELD WITH THE PUMP AND ADJUSTING THE LEACHFIELD GATE VALVES TO PROVIDE A 5' HIGH STREAM OF WATER THROUGH ORIFICES. THIS IS TO BE REPEATED FOR CONSTRUCTION INSPECTION PHASE 2.
14) CONTRACTOR TO KEEP A PLAN SET WITH ALL CHANGES MARKED UP AT THE JOB SITE AT ALL TIMES. THE CONTRACTOR TO PROVIDE ONE COPY OF THESE CHANGES ON A PLAN FOR PREPARATION OF AS– BUILT DRAWINGS TO GAIN COUNTY FINAL APPROVAL.

CONSTRUCTION INSPECTION NOTES
CONTRACTOR TO NOTIFY DESIGN ENGINEER AND SBCWD A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION AND INSPECTION OF THE SYSTEM. ADDITIONAL FEES WILL BE REQUIRED BY SBCWD AFTER THREE SITE INSPECTIONS. ENGINEER AND SBCWD SHALL INSPECT THE SYSTEM AT CRITICAL CONSTRUCTION PHASES AS FOLLOWS:

PHASE ONE:
1) INSPECT STAKE OUT LOCATION OF LATERALS ALONG CONTOURS,THE SEPTIC AND SUMP TANKS, AND THE SANDFILTER.
2) INSPECT THE LEACHLINE GRAVEL AND SANDFILTER MEDIA, AND PROVIDE A CERTIFIED COPY OF WET SIEVE ANALYSIS USING ASTM C–117 OR EQUIVALENT.

PHASE TWO:
1) INSPECT LEACHLINE INSTALLATION AND LEVEL VIA OPEN TRENCHES AND INSTALLED INSPECTION WELLS.
2) INSPECT PERFORATION SIZE AND SPACING.
3) INSPECT WATERTIGHTNESS OF ALL TANKS.
4) INSPECT SQUIRT TEST OF LEACHFIELD.
5) INSPECT CONTROL PANEL, FLOATS AND CIRCUIT BREAKER FOR ENTIRE SEPTIC SYSTEM.

PHASE THREE:
1) INSPECT ANY ITEMS LISTED ABOVE WHICH HAVE NOT BEEN OBSERVED YET.
2) INSPECT FINISHED SEPTIC SYSTEM INCLUSIVE OF ANY NECESSARY EROSION CONTROL MEASURES.
3) INSPECT FLOOR PLAN OF STRUCTURE BEING SERVED BY THE SEPTIC SYSTEM. INSPECT, IF APPLICABLE, WHETHER LOW FLOW FIXTURES WERE INSTALLED OR NOT.
4) PROVIDE SBCWD WITH BUILDING DEPARTMENT APPROVAL OF PUMP INSTALLATION.

OPERATION AND MAINTENANCE OF A SEPTIC SYSTEM

1) INSPECT SEPTIC TANKS AND DRAINFIELD EVERY SIX MONTHS.
2) IF SLUDGE OR SCUM BUILDUP IS GREATER THAN 6 TO 8 INCHES HAVE TANK PUMPED. (USUAL FREQUENCY FOR PUMPING IS 3 TO 5 YEARS).
3) MINIMIZE THE USE OF GARBAGE DISPOSAL.
4) MINIMIZE THE USE OF HARSH CHEMICALS IN LARGE QUANTITIES.
5) MINIMIZE THE AMOUNT OF GREASE DISPOSED OF IN SINKS. PACKAGE ALL FOOD WASTES AND DISPOSE OF IN GARBAGE FOR SANITARY LANDFILL.
6) MINIMIZE DISPOSAL OF NON–SEWAGE ITEMS SUCH AS SANITARY NAPKINS, CIGARETTES AND OTHERS.
7) MAINTAIN ALL PLUMPING. LEAKS SHOULD BE FIXED AS QUICK AS THEY OCCUR.
8) MINIMIZE LIQUID LOAD ON THE SYSTEM BY WASHING DISHES AND LAUNDRY IN LARGE LOADS. SPREAD LOADS OVER THE WEEK RATHER THAN DOING ALL LAUNDRY ON A SINGLE DAY.
9) PROHIBIT VEHICULAR TRAFFIC AND HOOFED ANIMALS FROM THE SEPTIC SYSTEM AREA.

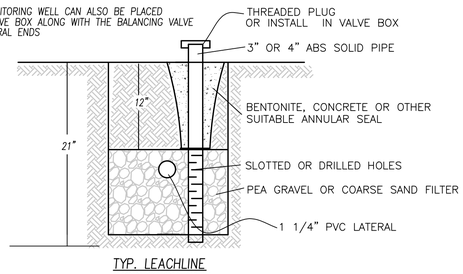
PUMP:
THE PUMP SHALL BE OF THE SIZE AND TYPE INDICATED ON THE PLANS AND SHALL INCLUDE THE FOLLOWING:
1) A HANDS OFF AUTO (HOA) SWITCH.
2) AN AUDIO AND VISIBLE ALARM AND NECESSARY EFFLUENT SENSING DEVICE TO INDICATE A HIGH WATER CONDITION.
3) USE EITHER PILL OR MERCURY TYPE FLOAT SWITCH.
4) SET PUMPING VOLUME AS STATED IN THE PUMP REQUIREMENTS.
5) PUMP TO BE SET A MINIMUM OF 8 INCHES FROM THE BOTTOM OF THE SUMP.

SUMP:
1) THE SUMP SHALL HAVE A WORKING CAPACITY OF 1.0 TIMES THE DESIGN FLOW DESIGNATED. THE CAPACITY SHALL INCLUDE THE DOSE VOLUME AND 24–HOUR STORAGE VOLUME.
2) ACCESS TO BE PROVIDE BY A MINIMUM 24–INCH DIAMETER WATERPROOF AIRTIGHT RISER AND LID SYSTEM.
3) ALL PIPE AND OR ELECTRICAL CONNECTIONS MADE THROUGH THE RISER EITHER TO BE PRECAST INTO THE RISER OR SEALED WITH GASTIGHT COMPRESSION CONNECTORS.

ELECTRICAL FEATURES
THE FOLLOWING ELCTRICAL FEATURES TO BE PROVIDED
1) AN OUTDOOR TYPE CONTROL BOX CONTAINING A FUSED DICONNECT AND MOTOR PROTECTION SWITCH. SEE THE PUMP REQUIREMENT SECTION OF THE PLANS FOR THE MODEL NUMBER AND REQUIREMENTS.
2) THE CONTROL BOX TO BE MOUNTED ON THE BUILDING BEING SERVED IF WITHIN 20 FEET OF THE SUMP OTHERWISE INSTALL ON A 4"X4" POST THAT IS INSTALLED SECURELY. CONTROL PANEL TO BE VISIBLE FROM THE ROADWAY IF AT ALL POSSIBLE.
3) ALARM AND PUMP TO BE INSTALLED ON SEPARATE CIRCUITS THAT ARE OF SIZE LARGE ENOUGH FOR THE RESPECTIVE USES.
4) ELECTRICAL CONDUIT SHALL BE PVC AND SEPARATE CONDUITS SHALL BE PROVIDED TO POWER PUMP AND FLOATS.

PRESSURE PIPING
1) THE PIPE FROM THE SUMP TO THE DRAINFIELD SHALL BE PVC IN THE SIZE AND SCHEDULE SPECIFIED ON THE PLANS.
2) A UNION SWING CHECKVALVE AND DOUBLE WEDGE GATE VALVE SHALL BE INSTALLED IN THE SUMP CHAMBER IN THIS ORDER AWAY FROM THE PUMP. ALTERNATIVELY THESE ITEMS CAN BE INSTALLED IN A VALVE BOX NEXT TO THE SUMP CHAMBER.
3) CONCRETE THRUST BLOCKS SHALL BE INSTALLED WHEN CHANGE IN PIPE DIRECTION IS 45 DEGREES OR GREATER.

PERMITS
ASIDE FROM THE INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT ADDITIONAL PERMIT (S) WILL BE REQUIRED BY THE BUILDING INSPECTION DEPARTMENT FOR PUMP INSTALLATION.



TYP. LEACHLINE INSPECTION WELL
NTS

811 Know what's below. Call before you dig.

REGISTERED CIVIL ENGINEER TROY K PEARCE No. C55088 12/31/20 STATE OF CALIFORNIA

DETAILS

PREPARED FOR:
Melanie Dixon
292 Coventry Rd
Kensington Ca 94707

RAISED BED SAND FILTER SYSTEM
7 Francisco Patio
Stinson Beach, CA
APN 195-107-11

AYS Engineering Group, Inc
PO Box 5693, Petaluma, CA 94955
Voice (707) 763-6620

Job. No. 2019-013
Date 8-12-19
Drawn By: tkp
Checked By: tkp
Scale as shown

Sheet 2 of 2

2

P:\2019-jobs\2019-013-7 Francisco Patio-Dixon\dwg\grand septic.dwg, DETAILS, 10/30/2019 11:02:17 AM, 1:0.998393