Project Description

This project is first development of a vacant lot by the same family that has held it for many decades. They also own and occupy the adjacent, developed parcel.

Work includes: new driveway, new standard 3-bedroom septic system, new 2-bedroom house w/ attached carport, new 1-bedroom detached ADU.

Water service to the site is provided by the North Mann Water District 'will serve' letter is attached. NWWD also provides fire hydrants adjacent along Sunnyside Drive. PG&E provides utilities to the site.

Codes:

Sheet Index
A1 Project Info-General Plan
A1.1 Site Plan
A1.2 General Notes & Property Information
A2 N/Place Plan & Elevations
A3 N/ADU Plan & Elevations
A4 IP/View Impact Analysis

Owner:
MCSweeney, Brothers
C/O Aneta McSweeney
1461 8th Street
Napa, CA 94559
930-427-2680
aneta@andrew.net

Architect:
Eric Selander
20555 Saratoga Ave, Suite 3/1
San Francisco, CA 94124
415.385.4339
eric@selanderarchitects.net

Civil Engineer:
Bob Rufham
Hoffman Engineering & Surveying
537 College Ave, Suite A
Saratoga, CA 95070
707.542.6509
bob@hoffmanengineering.net

Structural Engineer:
Dapa De La Rosa, PE
G Design LLC.
1112 Second St.
San Rafael, CA 94901
415.453.9572

Geotechnical Consultant:
Travis Whitfield
Principal Geotechnical Engineer
EGR Consultants
1320 North Dolton Ave
Santa Rosa, CA 95401
707.244.1073
travis@egrco.com

Biological Consultant:
Matt Townsend
Certified Ecologist @ WRa Inc.
5341 Old Redwood Hwy, Suite 10
Petaluma, CA 94954
707.357.3362
rctownsend@wrainc.com

Arborist:
Lennert Lenzinger
Arbor Assn., Inc.
3504 A Ave
Petaluma, CA 94954
707.239.0307
arborconsultant@gmail.com

Project info: Site Plan

DZA - Attachment #8
Codes:
- 2019 California Building Code
- Energy, Mechanical, Plumbing, Electrical, Green Building and Fire Codes, California T-24 Standards.

Project Information:
- Parcel Information:
  - Assessor’s Parcel Number: 114-101-05
  - Zoning: C-05P-02
  - Existing Use: not developed
  - Proposed Use: Single Family Dwelling & Accessory Dwelling Unit

General Notes:
- The notes shall apply to all subcontractors and suppliers on the project.
- The work “Contractor” shall hereby assume equal and without fault in the performance of the subcontracts and suppliers of the Contractor.
- The Contractor shall submit all materials, equipment, services, and transportation for the completion of the work described in these Contract Documents.
- The Contractor shall be responsible for complying with all laws, regulations, and codes relating to the construction of the project.
- The Contractor shall be responsible for the timely delivery of materials and equipment to the site.
- The Contractor shall be responsible for the proper installation and testing of all materials and equipment.
- The Contractor shall be responsible for any and all safety precautions.
- The Contractor shall be responsible for any and all insurance coverage.
- The Contractor shall be responsible for the proper execution of the work.
- The Contractor shall be responsible for any and all damage to the property of others.
- The Contractor shall be responsible for any and all damage to the property of the Owner.
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ENGINEERED GRADING AND DRAINAGE PLAN

Lands of McSweeney
0 Sunnyside Drive
Inverness, California

APN: 114-101-008

Legend

IMPERVIOUS SURFACE

DISTURBED AREA

SHEET # | DESCRIPTION
--- | ---
1 | TITLE SHEET
2 | NOTES
3 | SITE MAP
4 | GRADING PLAN
5 | PROFILE & CROSS-SECTION VIEWS
6 | DETAILS
7 | EROSION CONTROL PLAN

Erosion Control Plan

The purpose of this grading plan is to regrade 2.5 acres of existing slopes to accommodate the new driveway, ADU, and storm sewer. Drainage improvements have been designed to carry runoff around the existing cabin, ADU, and driveway and to prevent erosion and sedimentation from adjacent development.

CUT & FILL VOLUMES

ARE A: 1044
FILL: 184 cubic yards
CUT: 1196 cubic yards

OWNER:

Rakesha McSweeney
14819 Tenth Place Road, SRT
Newport, CA, California 92660
714-360-7703
Email: rakesha.mcsweeney@gmail.com

CIVIL ENGINEER:

Halifax Engineering & Surveying
Black Horses, P.O. Box 352
Santa Rosa, CA 95402
707-523-2525
Email: info@halifaxengineering.net

NOTES:

1. ALL DISTANCES SHOWN HEREIN ARE IN FEET AND INCREMENTS THEREOF

2. THE PLANS, SPECIFICATIONS, AND OTHER DOCUMENTS FOR THIS PROJECT ARE TO BE CONSIDERED AS THE FINAL EXECUTIVE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR. ALL CONTRACTS TO INCLUDE THE CURRENT PLANS AND SPECIFICATIONS AND THE CONTRACTOR'S OFFER TO PROCEED WITH THE WORK.

3. THE PROJECT IS SUBJECT TO CHANGE, AND THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES.

4. THE CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED DUE TO CHANGES IN THIS DOCUMENT.

5. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE PERFORMANCE OF THIS WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR ALL PHASES OF THE WORK, INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION, INSPECTION, AND TESTING.

7. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL PUBLIC AND PRIVATE PROPERTY AND PEOPLES DURING THE PERFORMANCE OF THIS WORK.

8. THIS DOCUMENT IS THE FINAL CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR.

SHOULDER DETAIL

ELEVATION 295.72 (AMEND)

TYP. STRUCTURAL SECTION

VICINITY MAP

NORTH
**NOTES**

1. THE WASHOUT BASE AND BERM SHALL BE INSTALLED PRIOR TO鋪設 MATTING AND DRAINAGE REQUIREMENTS ON THIS PROJECT.
2. THE BASEMENT BERM SHALL BE PLACED THROUGHOUT THE SITE TO INDICATE THE LOCATION OF THE DRAINAGE BASEMENT.
3. THE WASHOUT BASEM ART SHALL BE PLACED AT A 45° ANGLE TO THE DRAINAGE DIRECTION FOR LIQUID MATTING.
4. WASHOUT BASEBORT SHALL BE PROTECTED FROM WEATHER AND VEGETATION OR AN APPROVED DRAINAGE BERM.
5. DO NOT OVERWASH THE BASEMENT AND DRAINAGE BERM AT THE INTERFACE.
6. LOCATE WASHOUT AT LEAST 5 METERS FROM EXISTING DRAINAGE DITCHES OR DRAINAGE BASINS.
7. THE WASHOUT BASEMART SHALL BE CROWNED FOR DRAINAGE OF EXCESS WATER.

**CORRUGATED CONCRETE WASHOUT**

**STABILIZED CONSTRUCTION ENTRANCE**