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 Marin Water District; "will serve" letter is attached. NWMD 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 NIADU Plan & Elevations
A3 NIADU Plan & Elevations
A4 View Impact Analysis

Owner:
McSweeney Brothers
CD Ananta McSweeney
146 A Tyler Foot Rd #37
Nevada City, CA 95959
530-476-7625
ananta@anandabel.net

Architect:
Selander Architects
510 Larkspur Lane
San Rafael, CA 94903
415.653.9372
ernie@selanderarchitects.net

Civil Engineer:
Huffman Engineering & Surveying
2095 Jerrold Ave. Suite 319
San Francisco, CA 94124
707.542.6559
707.239.2387

Biological Consultant:
Principal Ecologist @ WRA Inc.
5541 Old Redwood Hwy, 310
Petaluma, CA 94954
707.357.3365
707.544.1072
travis@rghgeo.com

Geotechnical Consultant:
Travis Whitted
Principal GeoTech Engineer
RGH Consultants
1305 North Dutton Ave
Santa Rosa, CA 95404
707.544.1072
travis@rghgeo.com

Arborist:
Arborist:
Principal Biologist
870 Governor St,
Costa Mesa, CA 94627
707.239.2367
arbore4415@gmail.com

Structural Engineer:
Dagio De Lina Rosa, PE
G Design LLC
1 1/2 Second St
San Rafael, CA 94901
415.653.9372
15. The Contractor shall not scale the Drawings. Figured dimensions shall not be used.

14. Dimensions marked “clear” are not adjustable without the authorization of the Architect.

10. The Contractor shall pay specific attention to all dimensioned or machine cut items. These items must correlate work between all the various drawings and specifications. It is the explicit and specific responsibility of the Contractor to visit the site, verify the existing conditions, and submit in written form to the Architect all changes in the scope of work not brought to the attention of the Architect, and await resolution before proceeding with running conduit or wiring.

9. All work shall be of the best quality, meet the highest standards of course, and be subject to the approval of the Architect.

8. All work shall be an item of trade, suitable for the respective trade, complete with all complementary materials, and subject to approval by the Architect.

7. All materials shall be new, of first quality, suitable for the use intended, complete with complementary materials, and subject to approval by the Contractor.

6. Substitutions will be considered, but no substitution materials, equipment, or methods without specific approval in advance is accepted.

5. Design represented by these drawings are the property of the architect and are created for the use of this project only. Reveal without the written consent of the Architect is prohibited.

4. No drawing or specification shall supersede this. The Contractor shall coordinate work between all the various drawings and specifications. It is the explicit and specific responsibility of the Contractor to visit the site, verify the existing conditions, and submit in written form to the Architect all changes in the scope of work not brought to the attention of the Architect, and await resolution before proceeding with any work affected by such ascriptions.

3. All Dimensions shall not necessarily be complete or used without the authorization of the Architect. The Contractor is responsible for design, approval, and installation of all non-compliant materials required for a fully operational, safe, and code-compliant system.

2. The Contractor shall maintain Public Liability and Property Damage insurance for the duration of the job.

1. The Contractor is solely responsible for all job safety.

0. These notes shall apply to all subcontractors and suppliers on this proposal and to all persons or organizations engaged in the installation of materials during the general construction of the project.
1. View Impact Analysis Diagram
view from Sunnside Dr level

Scale: 1/8"=1'-0"
The purpose of this grading plan is for the construction of a 2 bedroom cabin, ADU, and Guard Driveway. Drainage improvements have been designed to route existing runoff around the new Cabin, ADU, and Driveway and proposed septic system and away from adjacent properties.
1 inch = 10 ft.

Lands of McSweeney
Grading Plan
5 Sunnysside Drive
Inverness, CA 95440

Engineer:

REVOLUTION

Date: 9/12/22

Description

Engineer:

Revisions

Scale:

File:

A.P.N.: 114-101-008

Huffman Engineering & Surveying
537 College Avenue, Suite A
Santa Rosa, Ca. 95404
P: (707) 542-6559
www.huffmanengineering.net
1. The washout shall be installed prior to using materials that require washout on this project.
2. As necessary, signs shall be placed throughout the site to indicate the location of the washout.
3. The washout area will be replaced as necessary to maintain capacity for liquid waste.
4. Washout residue shall be removed from the site and disposed of at an approved waste facility.
5. Do not washout into storm drains, open ditches, streets, or streams.
6. Corrugated concrete washout box shall be installed in washout area designated in the drawings.
7. Washout shall be located at least 50' from storm drain, open ditches, streets, or water bodies.
8. Washout shall be used only for non-hazardous waste.