TARIGO/TERRASS RESIDENCE RECONSTRUCTION

21 BARRANCA RD. LAGUNITAS, CA

APN: 168-034-14

DATE:
02.06.2012
REVISED
4.27.2012
3.14.2016

GENERAL NOTES

1. The Contractor will visit the site and be fully cognizant of all existing conditions prior to submitting any propositions or bids.

   If any asbestos or known materials containing asbestos are discovered, then the Contractor will be responsible to coordinate with the Owner, as required for the removal of these conditions, prior to the beginning of this project. If the Contractor participates in any portion of the removal process in his coordination with the Owner, then the Contractor will provide the Owner with a written statement releasing the Owner of any future liability from the Contractor, his employees and any subcontractors hired by the Contractor related to this work.

   These drawings and specifications do not represent an assessment of the presence or an assessment of the absence of any toxic or hazardous materials on this project site. The Owners are solely responsible for such and assessment and should be consulted for any questions ,therein. If the Contractor discovers any toxic or hazardous materials, as defined by the appropriate governing authorities ,in the course o his work, he must notify the Owner in written, as per the guidelines of all governing ordinances. The Contractor will resolve the applicable regulations and procedures with the Owner at the time of discovery.

2. All work will be performed in accordance with all applicable codes, laws, ordinances and regulations, which relate to this project, including but not limited to:

   State of California Administrative Code Title 24, Lasted Accepted Edition,
   Uniform Building Code, Lasted Accepted Edition,
   Uniform Federal Accessibility Standards, Lasted Accepted Edition,
   National Electric Code Lasted Accepted Edition.

   It is the responsibility of the Contractor to notify the Architect at once upon discovery of any conflicts or discrepancies between the aforementioned and the drawings and specifications of this project.

3. The Contractor will coordinate and be responsible for all work by his subcontractors and their compliance with all these general conditions. The Contractor will identify any conflicts between the work of the subcontractors, as directed by these drawings, during the layout of the affected trades. The Contractor will review these conditions with the Architect for Design conformance before beginning any installation.

4. The Contractor will field verify all existing and proposed dimensions and conditions. It is the responsibility of the Contractor to notify the at once upon discovery of any conflicts or discrepancies between the aforementioned and the drawings and specifications of this project. Contractor shall follow dimensions and should not scale drawings. If dimensions are required but not shown the Contractor shall notify the Architect at once.

5. Any changes, alternatives or modifications to these drawings and specifications must be approved in writing from the Architect and Owner, and only when such written approval clearly states the agreed cost or credit of the change, alternative or modification to this project.

6. The intent of these drawings and specifications is to include all items necessary for a complete job. The Contractor will provide all materials, labor and expertise necessary to achieve a complete job as shown in these drawings and specifications or not shown, but intended. The Contractor is fully responsible for construction means, methods, techniques, sequences and procedures for the work shown on these drawings and specifications. It is the Contractors responsibility to enact the aforementioned in compliance with generally accepted standards of practice for the construction industry for the type of work shown on these drawings and specifications.

   The Architect reserves the right of review for all materials and products, for which no specific brand name or manufacturer is identified in these drawings and specifications. The Contractor shall verify with the Architect the need for shop drawings or samples of materials and products, which were not identified, as well as any material, products or equipment substitutions proposed in place of those items identified in these drawings and specifications.

7. It is the Contractors responsibility to verify and coordinate all utility type connections, Utility Company's requirements and include any related costs associated with this responsibility in their proposal or bid. The Contractors responsible for writing letters of conformation regarding operative agreements for this project between the Contractor and the local fire department, the local water agency, the local natural or propane gas providers, TV provider, the Owner's security service provider and any unnamed utility type service provider. The contractor will provide copies of any such agreements to the Architect and Owner, if required or requested.

8. The Contractor is fully responsible to enact the appropriate safety precautions required to maintain a safe working environment. The Contractor will also indemnify and hold harmless the Owner, the Architect, their Consultants, and their Employees from and against any claims for damages, including any injury claims by the Contractor, his Employees, his Subcontractors or anyone he allows on the construction site, which result from the Contractor's performance of the work shown on these drawings and specifications.

   The Contractor will carry the appropriate Workman's Compensation and Liability Insurance as required by the local government agency having jurisdiction for this issue, as well as comply with the generally accepted industry standards of practice for a project of this scope. It will be the responsibility of the Contractor to verify with the Owner, if he will be required to carry fire insurance or other types of insurance for the duration of the project. He should also assist the Owner in identifying the amount of coverage required.

9. Dimensions are to face of stud (F.O.S.) and face of concrete (F.O.C) or centerline of column

ABBREVIATIONS

ϕ	Square Feet	F.D.	Floor Drain	P	Property Line
&	And	FDN.	Foundation	PL.	Plastic or Plate
∠	Angle	FIN.	Finish	PLAS.	Plaster
@	At	FL.	Floor	PLYWD.	Plywood
Ø	Diameter	FLASH.	Flashing	PNL.	Panel
⊥	Perpendicular	FLUOR.	Fluorescent	PR.	Pair
#	Pound or Number	F.O.	Face of	PT.	Point
<	Less than	F.O.C.	Face of Concrete	P.T.	Pressure Treated
>	Greater than	F.O.F.	Face of Finish	PTN.	Partition
℄	Centerline	F.O.S.	Face of Stud	P.V.C.	Polyvinyl Chloride
		FPRF.	Fireproof		
(E)	Existing	FT.	Foot or Feet		
ABV.	Above	FTG.	Footing	R.	Riser or Radius
A.P.	Access Panel	FURR.	Furring	RD.	Roof Drain
A.P.N.	Assessor's Parcel •	FUT.	Future	REINF.	Reinforcing
ACOUS.	Acoustical			REQ.	Required
A.D.	Area Drain	GA.	Gage	RESIL.	Resilient
ADJ.	Adjacent	GALV.	Galvanized	R.O.	Rough Opening
AFF.	Above Fin.FL.	GB.	Grab Bar	RDW.	Redwood
AGGR.	Aggregate	GDR.	Guardrail	R.W.L.	Rain Water Leader
AL.	Aluminum	GL.	Glass		
APPROX.	Approximate	G.F.I.	Ground Fault Interrupt		
ARCH.	Architect	GND.	Ground	S.	South
ASPH.	Asphalt	GR.	Grade or Guard Rail	S.C.	Solid Core
		GYP.	Gypsum	SCHED.	Schedule
BD.	Board	G.I.	Galvanized Iron	SH.	Shelf
BKG.	Backing			SHR.	Shower
BLDG.	Building			SHT.	Sheet
BLK.	Blocking	H.B.	Hose Bib	SIM.	Similar
BM.	Beam	H.C.	Hollow Core	SPEC.	Specification
B.O.	Bottom of	HDWD.	Hardwood	SQ.	Square
B.U.R.	Built-up roofing	HDWE.	Hardware	S.S.	Stainless Stleel
		HDR.	Handrail	S.S.D.	See Structural DWG'S
CAB.	Cabinet	H.M.	Hollow Metal	STD.	Standard
C.B.	Catch basin	HORIZ.	Horizontal	STL.	Steel
CEM.	Cement	H.P.	High Point	STOR.	Storage
Cer.	Ceramic	HR.	Hour or Hand Rail	STRL.	Structural
C.I.	Cast Iron	HT.	Height	S.V.	Sheet Vinyl
CLG.	Ceiling			SYM.	Symetrical
CLKG.	Caulking				
CLO.	Closet				
CLR.	Clear	I.D.	Inside Diameter	T.	Tread
C.O.	Cleanout	INFO.	Information	T.B.	Towel Bar
COL.	Column	INSUL.	Insulation	TEL.	Telephone
CONC.	Concrete	INT.	Interior	T&G.	Tongue & Groove
C.M.U.	Concrete Masonry Unit	JT.	Joint	TH.	Threshold
				THK.	Thick
CONT.	Continuous	KIT.	Kitchen	T.O.	Top Of or Trimmed Opening
C.J.	Control Joint	LAM.	Laminate	T.P.D	Toilet paper dispenser
CSWK.	Casework	LAV.	Lavatory	T.V.	Television
CNTR.	Counter	L.P.	Low Point	T.O.W.	Top of Wall
C.T.	Ceramic Tile	LT.	Light	T.S.	Tube Steel
CTR.	Center			TYP.	Typical
CTSK.	Countersunk	MAX.	Maximum		
		M.C.	Medicine Cab		
DBL.	Double	MECH.	Mechanical	UNF.	Unfinished
DET.	Detail	MEMB.	Membrane	U.O.N.	Unless Otherwise Noted
DIA.	Diameter	MET.	Metal		
DIM.	Dimension	MFR.	Manufacturer		
DN.	Down	MIN.	Minimum	VEN.	Veneer
D.H.W.	Domestic Hot Water	MISC.	Miscellaneous	VERT.	Vertical
DR.	Door	M.O.	Masonry Opening	VEST.	Vestibule
DWR.	Drawer	MUL.	Mullion	V.T.	Vinyl Tile
D.S.	Downspout			VIF.	Verify In Field
DWG.	Drawing				
		(N)	New		
E.	East	N.	North	W.	West
EA.	Each	N.I.C.	Not In Contract	W/	With
E.B.	Expansion Bolt	NOM.	Nominal	WD.	Wood
E.J.	Expansion Joint	N.T.S.	Not To Scale	W.O.	Where Occurs
EL.	Elevation			W/O	Without
ELEC.	Electrical	O.C.	On Center	WP.	Waterproof
ELEV.	Elevator or Elevation	O.D.	Outside Diameter or Overflow Drain	WR.	Water Resistant
ENCL.	Enclosure			WT.	Weight
E.P.	Electrical Panel	OPNG.	Opening		
EQ.	Equal	OPP.	Opposite		
EQUIP.	Equipment				
EXPO.	Exposed				
EXP.	Expansion				
EXT.	Exterior				

S.S.	Sanitary Sewer Line
R.W.	Rain Water Line
M.W.	Municipal Water Line ⚠
W.W.	Well Water Line
WM	Water Meter
WV	Water Valve
E	Electrical Service Line
A/C	Asphalt Concrete
C+B	County (Municipal) Water Hose Bib
WHB	Well Water Hose Bib

SYMBOLS

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- NEW CONSTRUCTION
- REFERENCE DATUM
- DOOR MARK -DOOR NUMBER
- WINDOW MARK -WINDOW NUMBER
- SECTION MARK -ID NUMBER -SHEET NUMBER
- DETAIL MARK -ID NUMBER -SHEET LOCATION
- INTERIOR ELEVATION -ID NUMBER -SPECIFIC WALL -SHEET LOCATION
- [X] SHEET NOTE/NUMBER

BUILDING DATA

ZONING	ARP-2
OCCUPANCY	R-3
CONSTRUCTION TYPE	V-NR
NUMBER OF STORIES	3
SPRINKLER SYSTEM	YES

FLOOR AREA (SEE ALSO SHEET A0.3)	EXISTING	NEW
FIRST FLOOR	1127 SF	1565 SF
SECOND FLOOR	1129 SF	1090 SF ⚠
THIRD FLR LOFT		137 SF
TOTAL HOUSE	2256 SF	2792 SF
APARTMENT	442 SF	552 SF
TOTAL COND.	2698 SF	3344 SF
GARAGE	-	12 SF
ACCESSORY BLDGS.	917 SF	917 SF
TOTAL FLR. AREA	3615 SF	4273 SF
LOT SIZE		67777 SF
FLOOR AREA RATIO	5.33 %	6.30 %
MAXIMUM HEIGHT		29'-11"
SITE LOCATION		28°01'21" N. LAT. 122°42'05" W. LONG.
SITE ELEVATION		318 FEET • HOUSE

SHEET INDEX

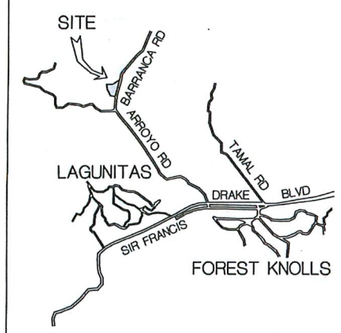
ARCHITECTURAL

A0	COVER SHEET
A0.1	SITE PLAN ⚠
A0.2	GARDEN PLAN
A0.3	DEMO & EROSION CONTROL PLAN, PLOT PLAN, BUILDING AREA PLAN
A1.1	EXISTING FIRST FLOOR PLAN
A1.2	EXISTING SECOND FLOOR PLAN
A1.3	EXISTING SECTIONS
A1.4	EXISTING ELEVATIONS
A2.0	NEW FOUNDATION PLAN
A2.1	NEW FIRST FLOOR PLAN
A2.2	NEW SECOND FLOOR PLAN
A2.3	NEW THIRD FLOOR LOFT PLAN
A2.4	NEW ROOF PLAN, STOREY POLE PLAN
A3.1	NEW ELEVATIONS AND DR. & WIN. SCHED.
A3.2	NEW ELEVATIONS
A3.3	NEW SECTIONS
A4.1	BRIDGE PLAN, ELEV. & STRUCT. SECTIONS
A4.2	BRIDGE SECTIONS
A4.3	PREEXISTING BRIDGE PLAN & SECTIONS
A4.4	CREEK PROFILE PLAN & SECTIONS ⚠

CIVIL

C1	TOPOGRAPHICAL SURVEY
SS1	SEPTIC SYSTEM DESIGN
SS2	DESIGN DETAILS & NOTES

VICINITY MAP



DIRECTORY

OWNER & ARCHITECT
ALDO TARIGO
ADRIENNE TERRASS
PO BOX 383
LAGUNITAS, CA 94938
D 415.3514069
E 415.488.9121
CONTACT• ALDO TARIGO

STRUCTURAL ENGINEER
JAMES F. KNOWLES, P.E.
905 PIERCE STREET
ALBANY, CA 94706
T 510.504.9273

CONTACT• FRANK KNOWLES

GEOTECHNICAL ENGINEER
BOGOS PAUL TORIKIAN, P.E.
PO BOX 280
FOREST KNOLLS, CA 94933
T 510.488.0636

CONTACT• PAUL TORIKIAN

CIVIL ENGINEER
CSW/STUBER STROEH
1310 REDWOOD WAY, SUITE 200
PETALUMA, CA 94954
T 707.795.4764
F 707.795.0516
CONTACTS• RICH SOUSA,
KRISTINE PILSBURY ⚠

RECEIVED
MAR 15 2016
COUNTY OF MARIN
COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION
FILE

TARIGO ARCHITECT • (415) 488-9121 • LAGUNITAS, CA 94938

ALDO TARIGO
21 BARRANCA ROAD

TARIGO/TERRASS RESIDENCE
21 BARRANCA RD. LAGUNITAS, CA
APN: 168-034-14

TITTLE SHEET

SHEET NO.
A0
OF

PLOTTED: Mar 14, 2016 - 7:15pm

DELTA 3 REVISIONS ⚠3

- UPDATED CREEK CONTOURS TO ACCURATELY MODEL SITE CONDITIONS.
- REMOVED EXISTING MAN MADE DAMS AND CREEK RETAINING WALL.
- RE-GRADED EAST CREEK BANK NORTH OF BRIDGE.
- SHIFTED HOUSE 4'-0" NORTH.

DELTA 6 REVISIONS ⚠6

- ADDED BACK MAN MADE DAMS TO SHOW AS EXISTING TO REMAIN.
- REMOVED SMALL BYPASS AROUND FIR TREE TO REFLECT LOWER FLOOD LEVEL ELEVATION.

SHEET NOTES

1. OVERHEAD PUBLIC UTILITIES FROM POWER POLE TO DEMARCATION POINTS ON EAST ELEVATION INCLUDE ELECTRICAL POWER, TELEPHONE AND TV/INTERNET
2. 4" M'POLD PUBLIC WATER MAIN COINCIDES WITH EXISTING EDGE OF PAVEMENT
3. EXISTING BACKFLOW PREVENTER IS LOCATED DIRECTLY AFTER M'POLD WATER METER
4. ALL PIPING FOR POTABLE UTILITY WATER TO BE 1" TYPE 'M' COPPER. ALL MAIN BRANCH PIPING FOR NON-POTATBLE WELL WATER TO BE 1½" SCHEDULE 40 PVC. ALL PIPING FOR UNDER GROUND RAIN WATER TO BE 2" SCHEDULE 40 PVC, COLOR CODED AS SEPARATE FROM WELL WATER PIPING. ALL SYSTEMS SHALL REMAIN DISCRETE. DO NOT COMINGLE PIPING.
5. NEW SEPTIC LEACH FIELD IS 150' MINIMUM FROM THE EXISTING WELL. REFER TO SHEET A0.3 FOR LOCATION.

ELEVATION DATUM: 50' SITE ELEV. = 320' ABOVE SEA LEVEL

RECEIVED
MAR 06 2018
COUNTY OF MARIN
COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

DATE:
03.28.2012
REVISED
4.27.2012
6.18.2012
3.14.2016
02.23.2018

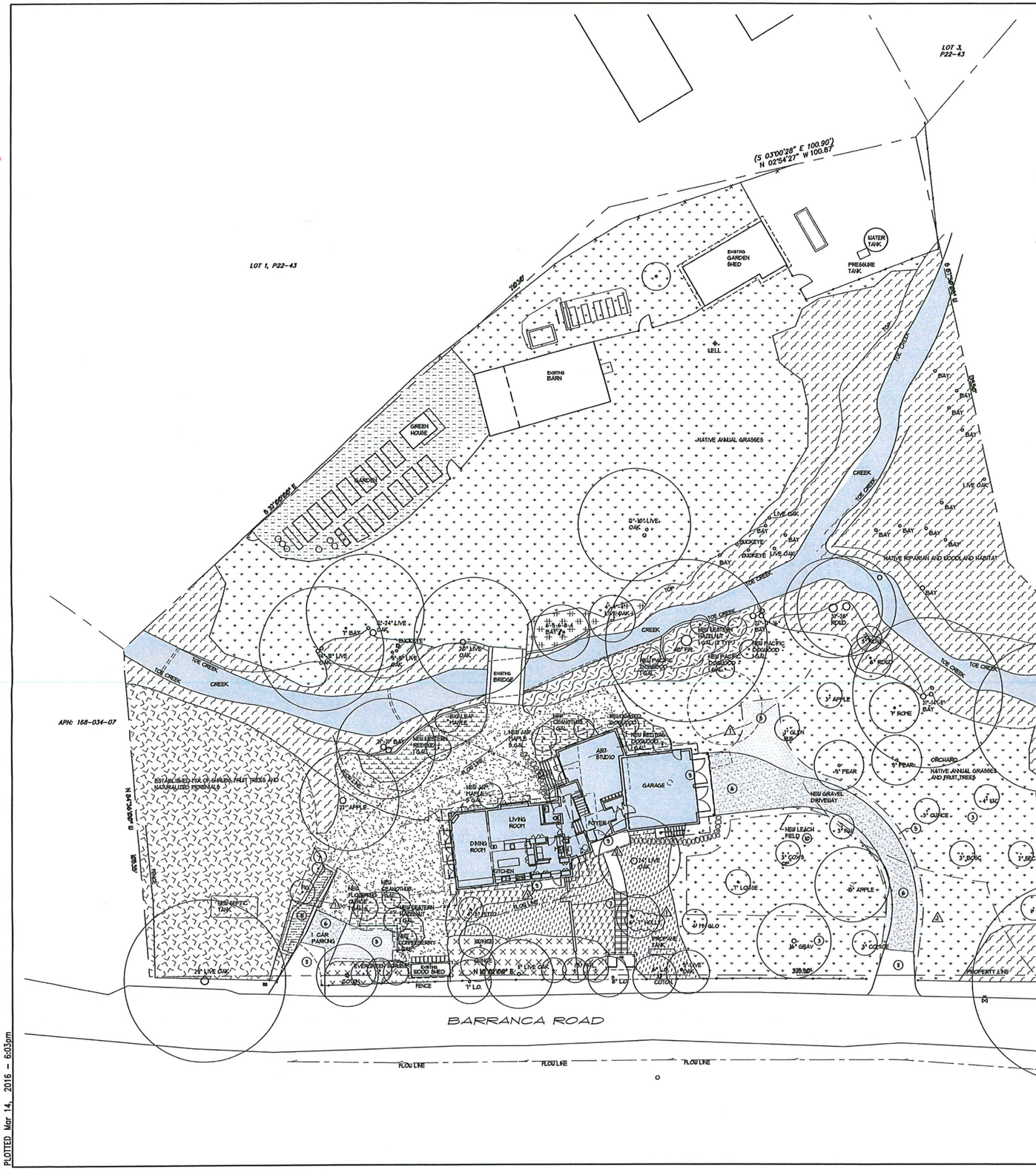
ALDO TARIGO ARCHITECT
21 BARRANCA ROAD • LAGUNITAS, CA 94938 • (415) 488-9121

TARIGO/TERRASS RESIDENCE
21 BARRANCA RD. LAGUNITAS, CA
APN: 168-034-14

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

SHEET NO.
A0.1
OF

PLOTTED Feb 23, 2018 - 12:57pm



SHEET NOTES

1. ALL TREES AND SHRUBS SHOWN, UNLESS OTHERWISE NOTED, ARE EXISTING TO REMAIN.
2. ALL PLANTED AREAS, UNLESS OTHERWISE NOTED, ARE ON ESTABLISHED WELL-SUPPLIED DRIP IRRIGATION SYSTEM, WITH ZONE VALVES AND AUTOMATIC TIMER.
3. THE SMALL CALIPER ORCHARD TREES ARE DRIP IRRIGATED. THE LARGE TREES AND GRASSES ARE NOT.
4. 'GREEN STAIRS' - OPEN GRATE STEEL STEPS WITH ROSEMARY BELOW, TRIMMED FLUSH WITH GRATING.
5. PERMEABLE DRIVING SURFACE - 'TUFFTRAK' OPEN GRID MATRIX PLANTED WITH NATIVE GRASSES AND CLOVER.
6. PERMEABLE DRIVING SURFACE - 'TUFFTRAK' OPEN GRID MATRIX CELLS FILLED WITH GRAVEL.
7. GRAVEL AND WOOD BLOCK GLIDE.
8. BIO-RETENTION AREA = 110 SQFT.
9. NEW CONCRETE SLAB
10. MAXIMUM EXTENT OF FORCED DRIP LEACH SYSTEM (SEE CIVIL DRAWINGS) LAID UNDER EXISTING GRASSES.
11. EXISTING A.C. PAVEMENT, REPAIR AS REQUIRED.

DELTA 3 REVISIONS

- UPDATED GARDEN ZONES TO REFLECT NEW SLOPED CREEK BANK AND SHIFTED HOUSE LOCATION

VEGETATION KEY

NATIVE RIPARIAN AND WOODLAND HABITAT - NO IRRIGATION

NATIVE ANNUAL GRASSES - NO IRRIGATION

ESTABLISHED DROUGHT TOLERANT, DEER RESISTANT SHRUBS AND PERENNIALS

ESTABLISHED MIXED ORNAMENTALS

RESTORED RIPARIAN HABITAT

CORNUS NUTTALII -- PACIFIC DOGWOOD
CORNUS STOLONIFERA -- REDTWIG DOGWOOD
CORYLUS CORNUTA CALIFORNICA - WESTERN HAZELNUT
ASARUM CAUDATUM -- WILD GINGER
AQUILEGIA FORMOSA -- WESTERN COLUMBINE
TELLIMA GRANDIFLORA -- FRINGE CUPS
PLANTAGO SUBNUDA -- COASTAL PLANTAIN
BLECHNUM SPICANT -- DEER FERN

ESTABLISHED VEGITABLE GARDEN

ESTABLISHED MIX OF NATIVE SHRUBS FRUIT TREES AND NATURALIZED PERENNIALS

ESTABLISHED TALL SHRUBS

RELOCATED SHRUBS AND PERENNIALS

RHODODENDRON
AZALEA
PIERIS
CAMELLIA
VIBURNUM DAVIDII
V. TINUS
DAVIDIA INVOLUCRATA
STYRAX CALIFORNICA
HEMEROCALLIS FULVA
SYMPHORICARPOS ALBA
PHYSOCARPUS
ASARUM CAUDATUM
LONICERA FRAGRANTISSIMA

NEW NATIVE SHRUBS AND GROUND COVERS

RHODODENDRON OCCIDENTALE -- WESTERN AZALEA
CARPENTERIA CALIFORNICA -- BUSH ANEMONE
CEANOTHUS -- VARIOUS
PHILADELPHUS LEWISII -- WILD MOCK ORANGE
ARCTOSTAPHYLOS HOOKERI 'MT. REYES'
IRIS DOUGLASIANA -- PACIFIC COAST IRIS
SISYRINCHIUM BELLUM -- BLUE-EYED GRASS
CLAYTONIA SIBIRICA
CYNOGLOSSUM GRANDE -- HOUND'S TONGUE

NEW AND RELOCATED MIX OF DROUGHT TOLERANT, DEER RESISTANT SHRUBS AND PERENNIALS

CARPENTERIA CALIFORNICA
GUADALUPE 23 -- FLOWERING QUINCE
CORYLUS CORNUTA CALIFORNICA -- WESTERN HAZELNUT
JASMINUM POLYANTHUM
CEANOTHUS, VARIOUS
PHILADELPHUS LEWISII -- NATIVE WILD MOCK ORANGE
RHAMNUS CALIFORNICA -- COFFEEBERRY
CALLUNA VULGARIS -- HEATH
ERICA -- HEATHER
CORNUS STOLONIFERA -- REDTWIG DOGWOOD (1)
C. & S. FLAVIRAMEA' -- YELLOWTWIG DOGWOOD
C. KOUSA -- KOUSA DOGWOOD
RIBES SANGUINEUM -- RED FLOWERING CURRANT
IRIS DOUGLASIANA -- PACIFIC COAST IRIS
CERCIS OCCIDENTALIS -- WESTERN REDBUD
ACER PALMATUM 'SANGO KAKU' -- CORAL BARK MAPLE (1)
DAPHNE ODORA (3)
SARCOCOCCA RUSCIFOLIA
SISYRINCHIUM BELLUM -- BLUE-EYED GRASS
EPHEDRA RUBRUM

NEW MIX OF NATIVE GRASSES AND CLOVERS

DANTHONIA CALIFORNICA -- CA OAT GRASS
HORDEUM BRACHYANTHERUM -- CA MEADOW BARLEY
TRIFOLIUM AMOENUM -- PROLY ROSIN CLOVER
TRIFOLIUM BORYSICOLUM -- SPRINGBLACK CLOVER
ESCHSCHOLZIA CALIFORNICA -- CA POPPY
MAHOGANY REED
CARDINE KING
PURPLE GLEAM
CLARKIA AMOENA 'THE REAL' -- FAREWELL TO SPRING

RAIN WATER BIO-RETENTION GARDEN

CALLUNA VULGARIS -- SCOTCH HEATHER
ERICA -- HEATH
CANASIA QUAMASH 'ORION'
SALVIA ULIGINOSA -- BOG SAGE
CERATOSTIGMA PLUMBAGINOIDES -- LEADWORT
ROTHERSILLA MAJOR 'BLUE TEST'

DATE:
03.28.2012
REVISED
4.27.2012
3.14.2016

ALDO TARIGO ARCHITECT
21 BARRANCA ROAD • LAGUNITAS, CA 94938 • (415) 488-9121

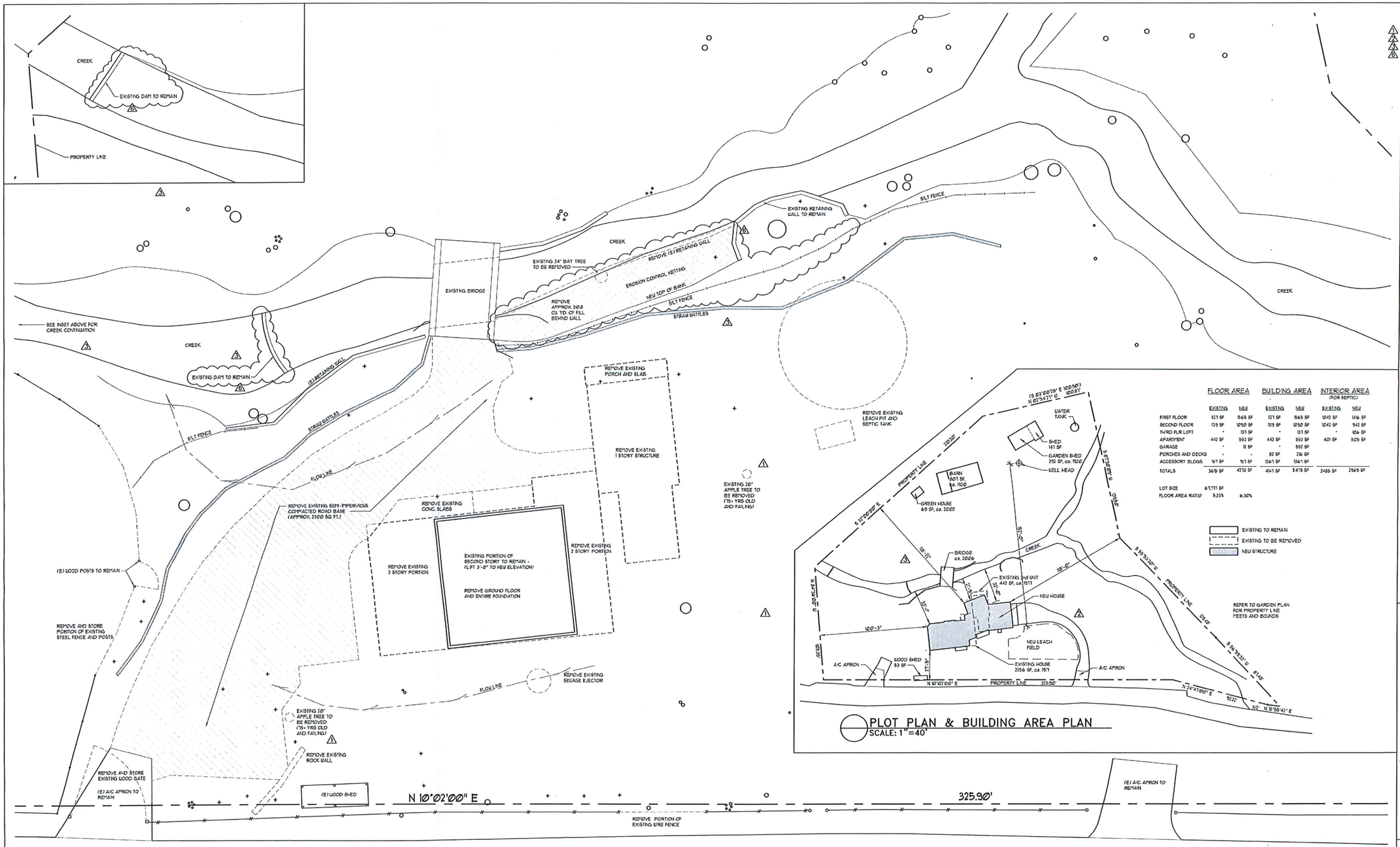
TARIGO/TERRASS RESIDENCE
21 BARRANCA RD. LAGUNITAS, CA
APN: 168-034-14

GARDEN & PLOT PLAN
SCALE: 1/16" = 1'-0"

SHEET NO.
A0.
OF

PLOTTED Mar 14, 2016 – 6:03pm

DATE:
03.28.2012
REVISED
4.27.2012
6.11.2012
3.14.2016
02.23.2018



FLOOR AREA			BUILDING AREA		INTERIOR AREA (FOR SEPTIC)	
	EXISTING	NEW	EXISTING	NEW	EXISTING	NEW
FIRST FLOOR	121 SF	1865 SF	121 SF	1865 SF	1042 SF	1416 SF
SECOND FLOOR	178 SF	1250 SF	178 SF	1250 SF	1042 SF	1147 SF
THIRD FLR LOFT	-	131 SF	-	131 SF	-	104 SF
APARTMENT	442 SF	592 SF	442 SF	592 SF	421 SF	909 SF
GARAGE	-	12 SF	-	592 SF		
PORCHES AND DECKS	-	-	82 SF	216 SF		
ACCESSORY BLDGS.	971 SF	971 SF	1361 SF	1361 SF		
TOTALS	3619 SF	4713 SF	4141 SF	5478 SF	2489 SF	2969 SF
LOT SIZE	67,777 SF					
FLOOR AREA RATIO	5.33%	6.30%				

PLOT PLAN & BUILDING AREA PLAN
SCALE: 1"=40'

DEMO PLAN & EROSION CONTROL PLAN
SCALE: 1/8" = 1'-0"

MAGNETIC

RECEIVED
MAR 0 9 2018
COUNTY OF MARIN
COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

ALDO TARIGO
21 BARRANCA ROAD • LAGUNITAS, CA

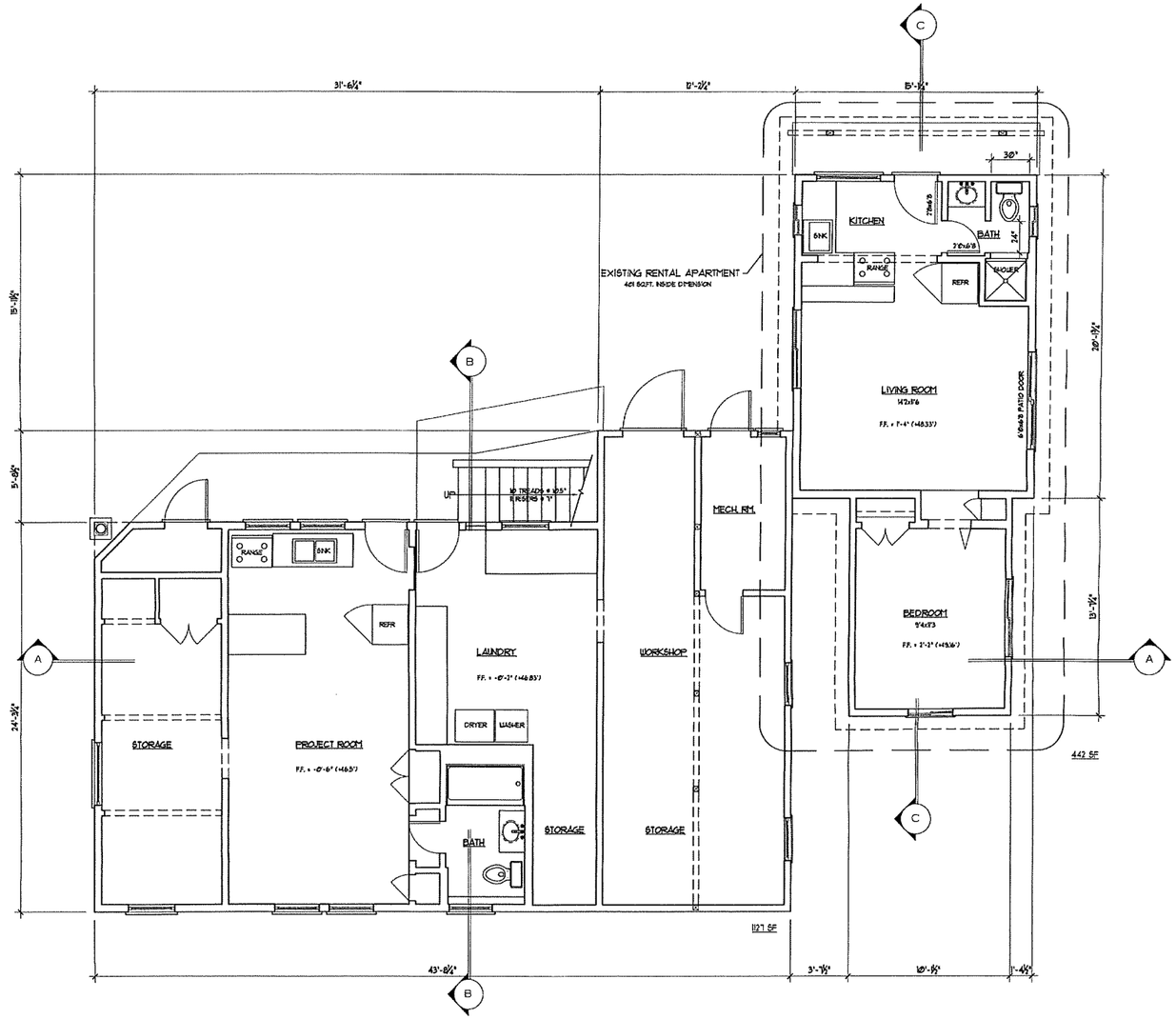
ARCHITECT
(415) 488-8121

TARIGO/TERRASS RESIDENCE
21 BARRANCA RD. LAGUNITAS, CA
APN: 168-034-14

DEMO PLAN & EROSION CONTROL PLAN
BLDG AREA PLAN

SHEET NO.
A0.3
OF

PLOTTED Feb 23, 2018 - 12:59pm



FIRST FLOOR PLAN – EXISTING
SCALE: 1/4" = 1'-0"

PLOTTED Dec 15, 2011 – 3:59pm

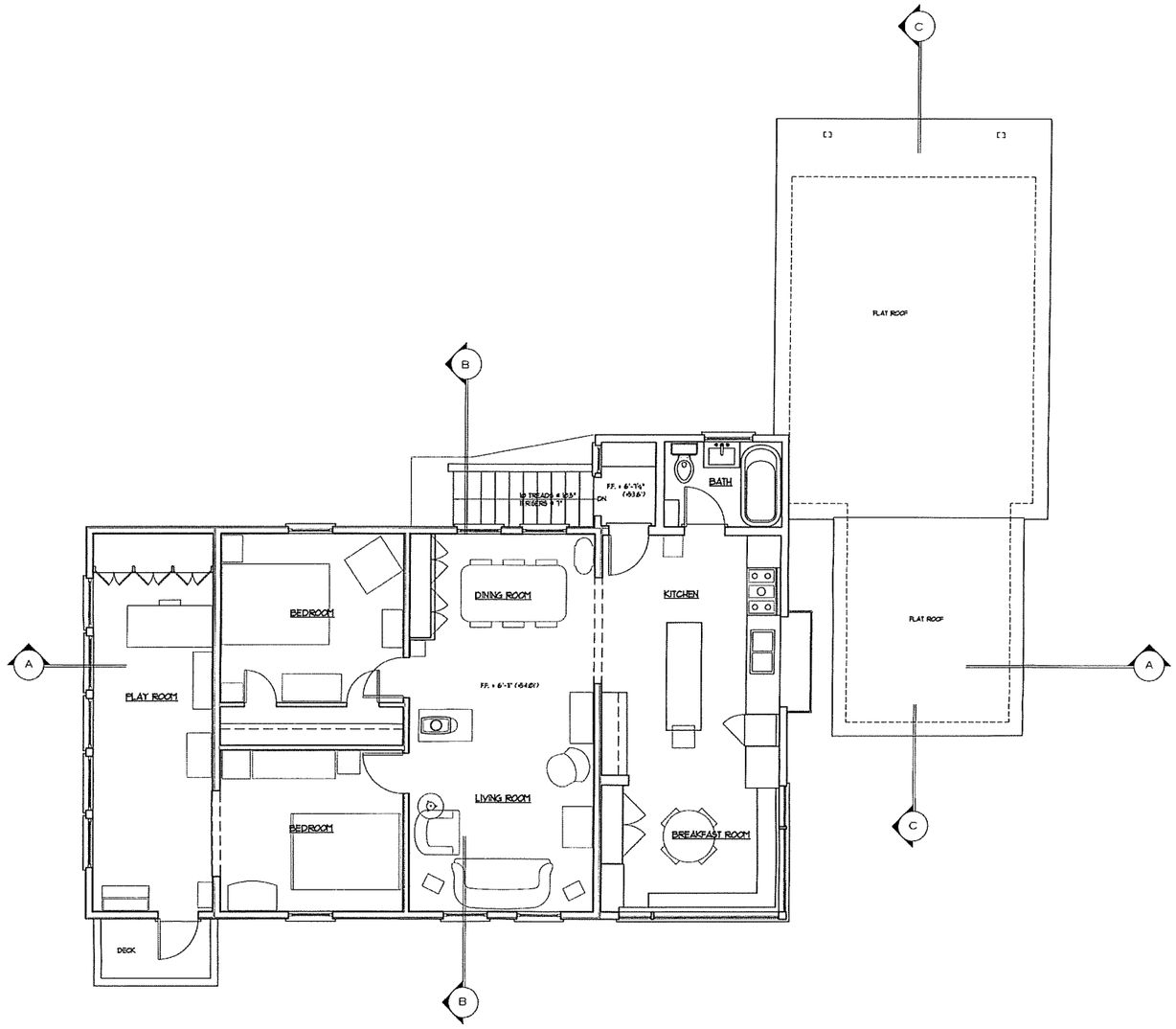
DATE:
12.16.2011
REVISED

ALDO TARIGO ARCHITECT
21 BARRANCA ROAD · LAGUNITAS, CA 94938 · (415) 488-8121

TARIGO/TERRASS RESIDENCE
21 BARRANCA RD. LAGUNITAS, CA
APN: 168-034-14

1ST FLOOR PLAN
EXISTING COND.

SHEET NO.
A1.1
OF



SECOND FLOOR PLAN – EXISTING
SCALE: 1/4" = 1'-0"

PLOTTED Dec 15, 2011 - 4:02pm

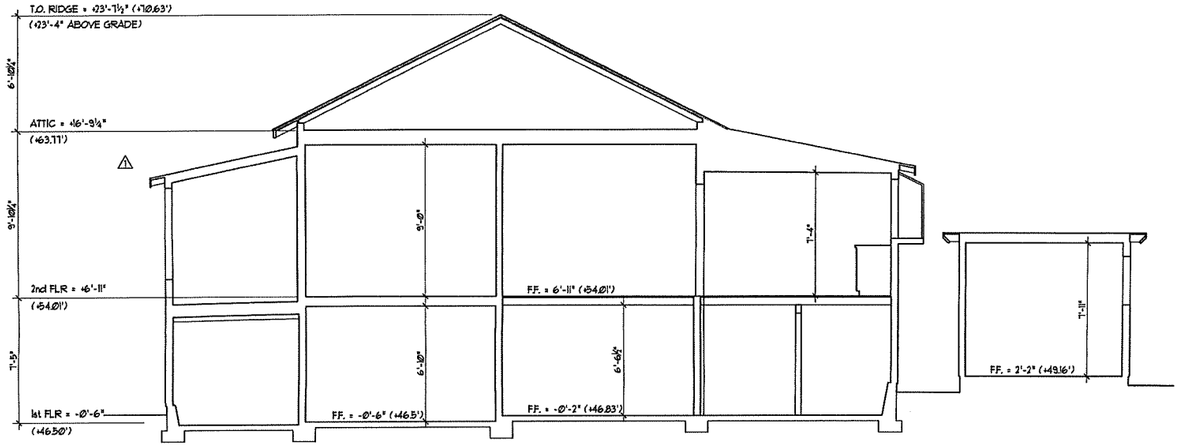
DATE:
12.16.2011
REVISED

ALDO TARIGO ARCHITECT
21 BARRANCA ROAD · LAGUNITAS, CA 94938 · (415) 488-9121

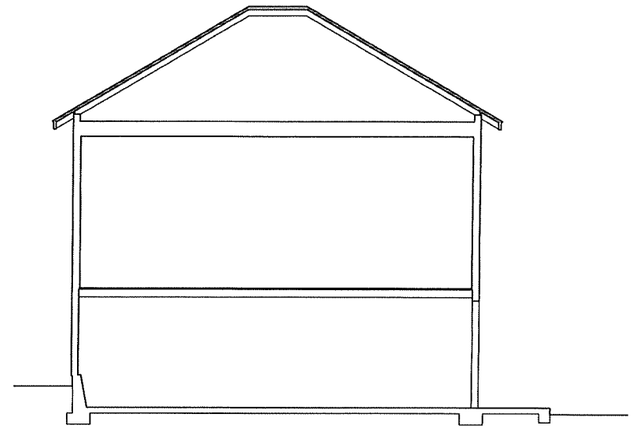
TARIGO/TERRASS RESIDENCE
21 BARRANCA RD. LAGUNITAS, CA
APN: 168-034-14

2ND FLOOR PLAN
EXISTING COND.

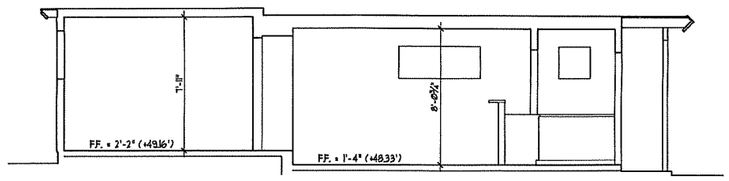
SHEET NO.
A1.2
OF



SECTION A
SCALE: 1/4" = 1'-0"



SECTION B
SCALE: 1/4" = 1'-0"



SECTION C
SCALE: 1/4" = 1'-0"

PLOTTED Mar 14, 2016 - 6:06pm

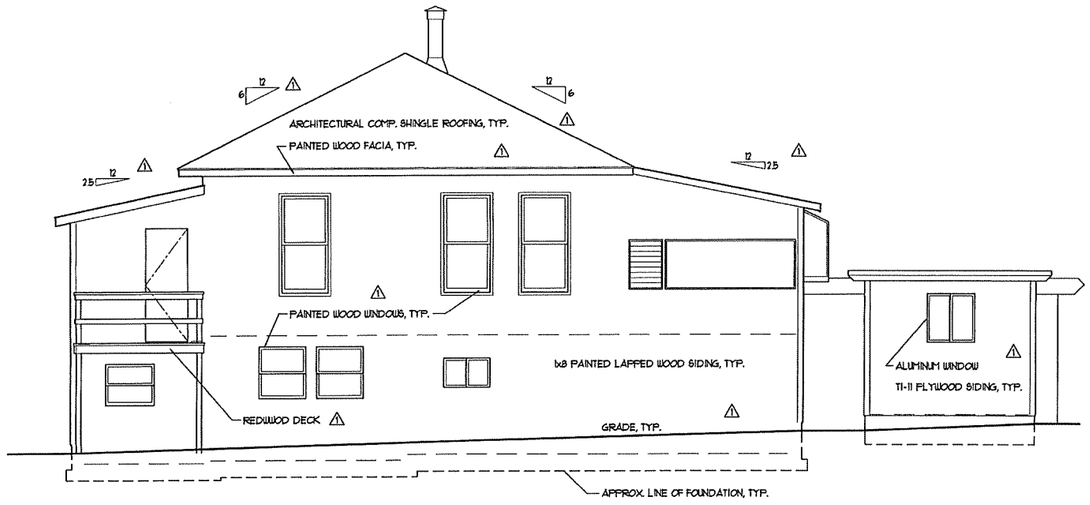
DATE:
02.06.2012
REVISED
4.27.2012

ALDO TARIGO ARCHITECT
21 BARRANCA ROAD · LAGUNITAS, CA 94938 · (415) 488-9121

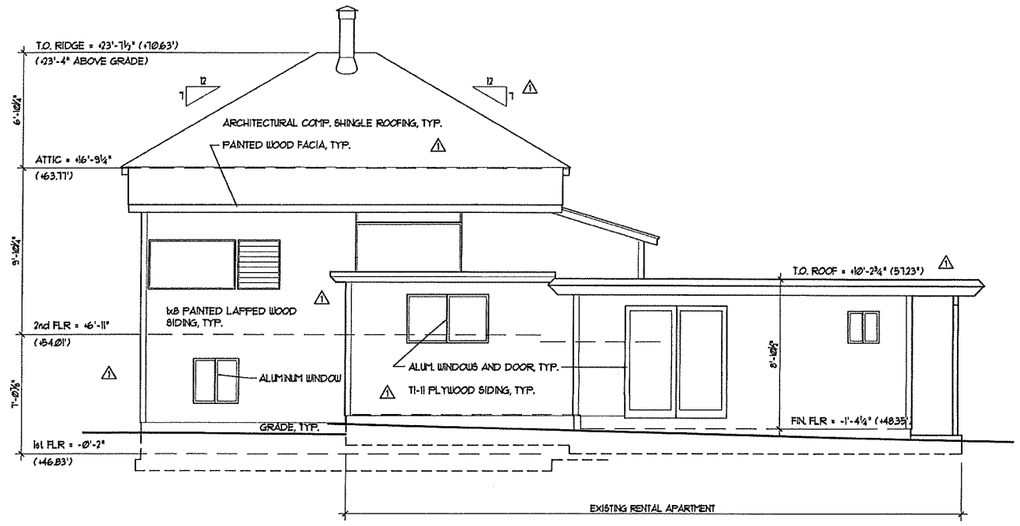
TARIGO/TERRASS RESIDENCE
21 BARRANCA RD. LAGUNITAS, CA
APN: 168-034-14

SECTIONS
EXISTING COND.

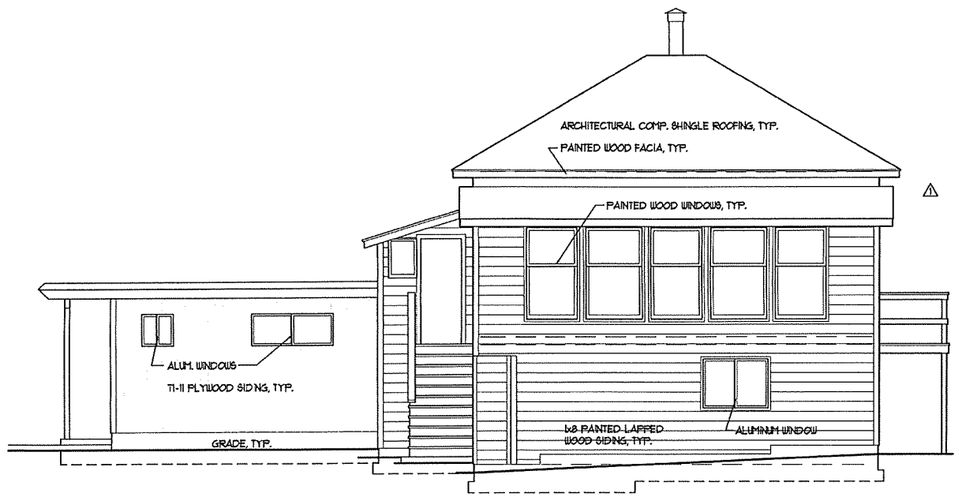
SHEET NO.
A1.3
OF



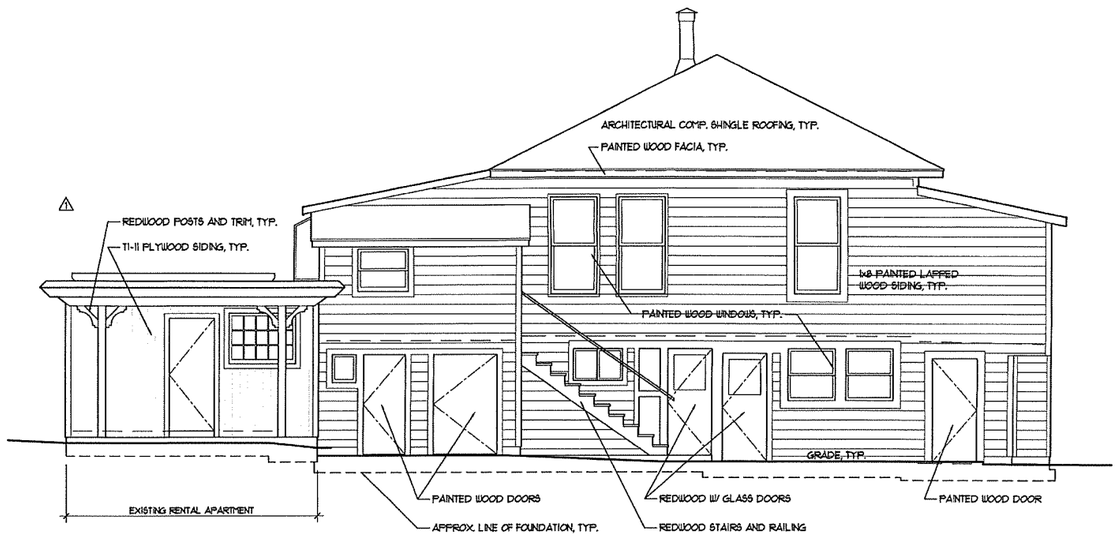
EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

DATE:
02.06.2012
REVISED
4.27.2012

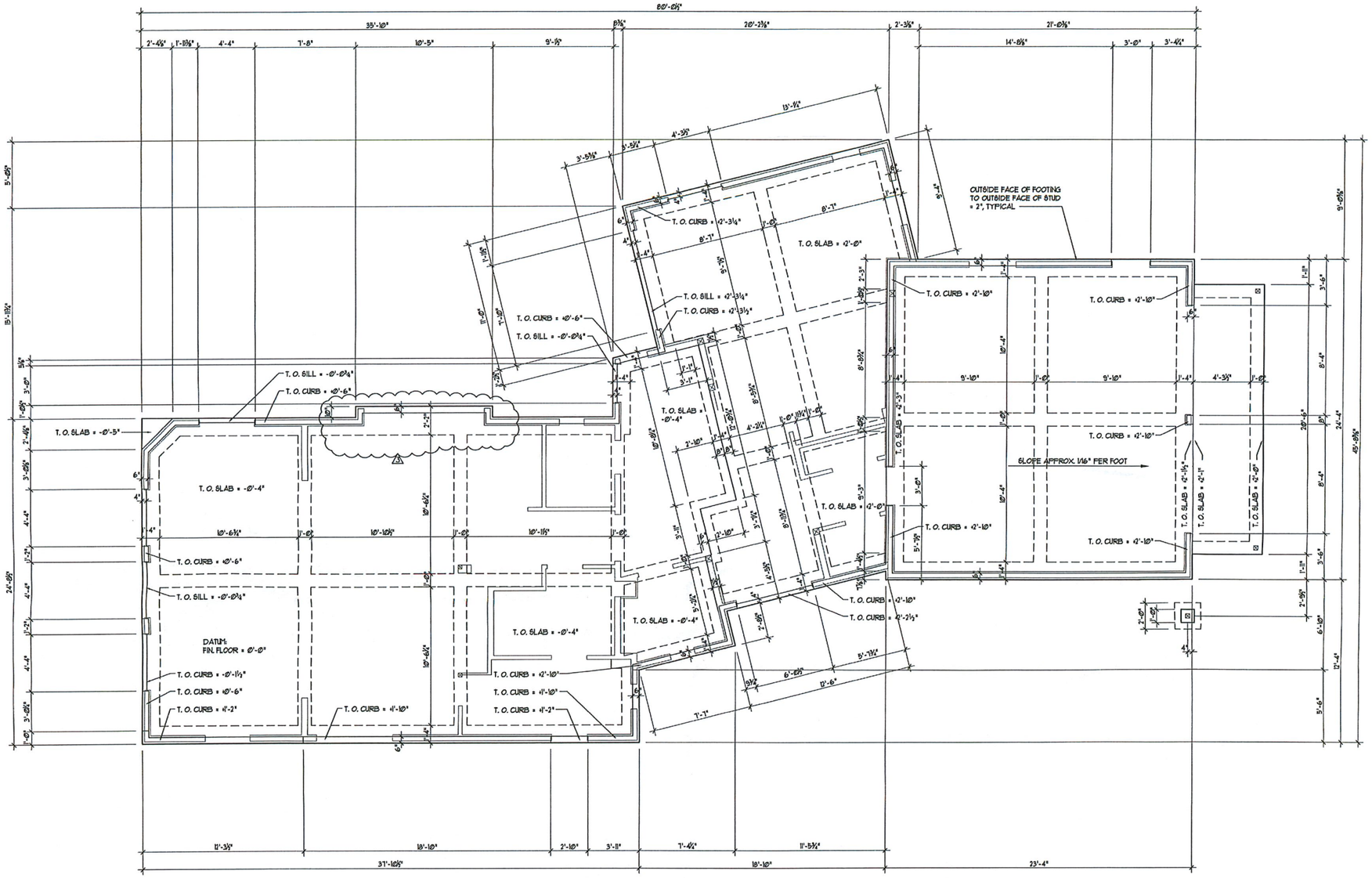
ALDO TARIGO ARCHITECT
21 BARRANCA ROAD . LAGUNITAS, CA 94938 . (415) 488-8121

TARIGO/TERRASS RESIDENCE
21 BARRANCA RD. LAGUNITAS, CA
APN: 168-034-14

ELEVATIONS
EXISTING COND.

SHEET NO.
A1.4
OF

PLOTTED Mar 14, 2016 - 7:39pm



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

DATE:
4.27.2012
REVISED
3.14.2016

ALDO TARIGO ARCHITECT
21 BARRANCA ROAD · LAGUNITAS, CA 94938 · (415) 488-9121

TARIGO/TERRASS RESIDENCE
21 BARRANCA RD.
LAGUNITAS, CA
APN: 168-034-14

FOUNDATION PLAN

SHEET NO.
A2.0
OF

DATE:
3.28.2012
REVISED
4.27.2012
3.14.2016

ART STUDIO
LINE OF EXISTING HOUSE FOOTPRINT
ONE HOUR RATED WALL CONSTRUCTION
LIBRARY
GARAGE
SLOPE APPROX 1/16" PER FOOT
MUD ROOM
DINING ROOM
BATH 1
BOOKCASE
LIVING ROOM 1
FIN FLR. = 0'-0" (+47.0')
FIN FLR. = 0'-4" (+93333')
FOYER
CORRIDOR 1
SELF CLOSING FIRE RATED DOOR
KITCHEN 1
LAUNDRY
PANTRY
MECH 1
BOILER
ELEC. SUB-PANEL B
CONCRETE STOOP
CONCRETE APRON
CONCRETE LANDING
WOOD STAIRS
CONCRETE UTILITY PAD
OPEN GRATE STEEL STEPS AND RAILING
OVERHEAD SURFACE FIXTURE, 106" AFF
PAINTED, TURNED WOOD COLUMN, 12"ø AT SHAFT BASE
WALL SCONCE, 72" AFF (2 TYP.)
STONE SLAB STOOP, 3 TYP.
UNDER EAVE EXT. DOWNLIGHT (3 TYP.)
UNDER EAVE EXT. DOWNLIGHT (2 TYP.)
UNDER EAVE EXT. DOWNLIGHT
3'0"x6'0" REDWOOD GATE
6' HIGH STUCCO WALL (SEE SITE PLAN)
ELEC. METER AND MAIN SWITCH
TELEPHONE DEMARCATION BOX
REF. NORTH

FLOOR PLAN KEY
- EXISTING STRUCTURE TO BE REMOVED
- EXISTING WALLS TO REMAIN (NONE THIS FLOOR)
- NEW WOOD FRAME WALLS
- ADDED FLOOR AREA

EXTERIOR LIGHTING KEY
1. EXTERIOR LED MINI FLOOD LIGHT - "B-K NITE STAR" (18) 4W LED BULB, 12V
2. EXTERIOR OVERHEAD WALL SCONCE - "ACCESS LIGHTING 23042 ARCHER" (1) 5W LED BULB, 120V
3. EXTERIOR WALL SCONCE - "MINKLEY LIGHTING 1836BZ-LED CASCADE" (1) 5W LED BULB, 120V
4. EXTERIOR WALL SCONCE - "KICHLER LIGHTING 49121 CAMDEN" (2) 18W FLUORESCENT BULBS, 120V

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

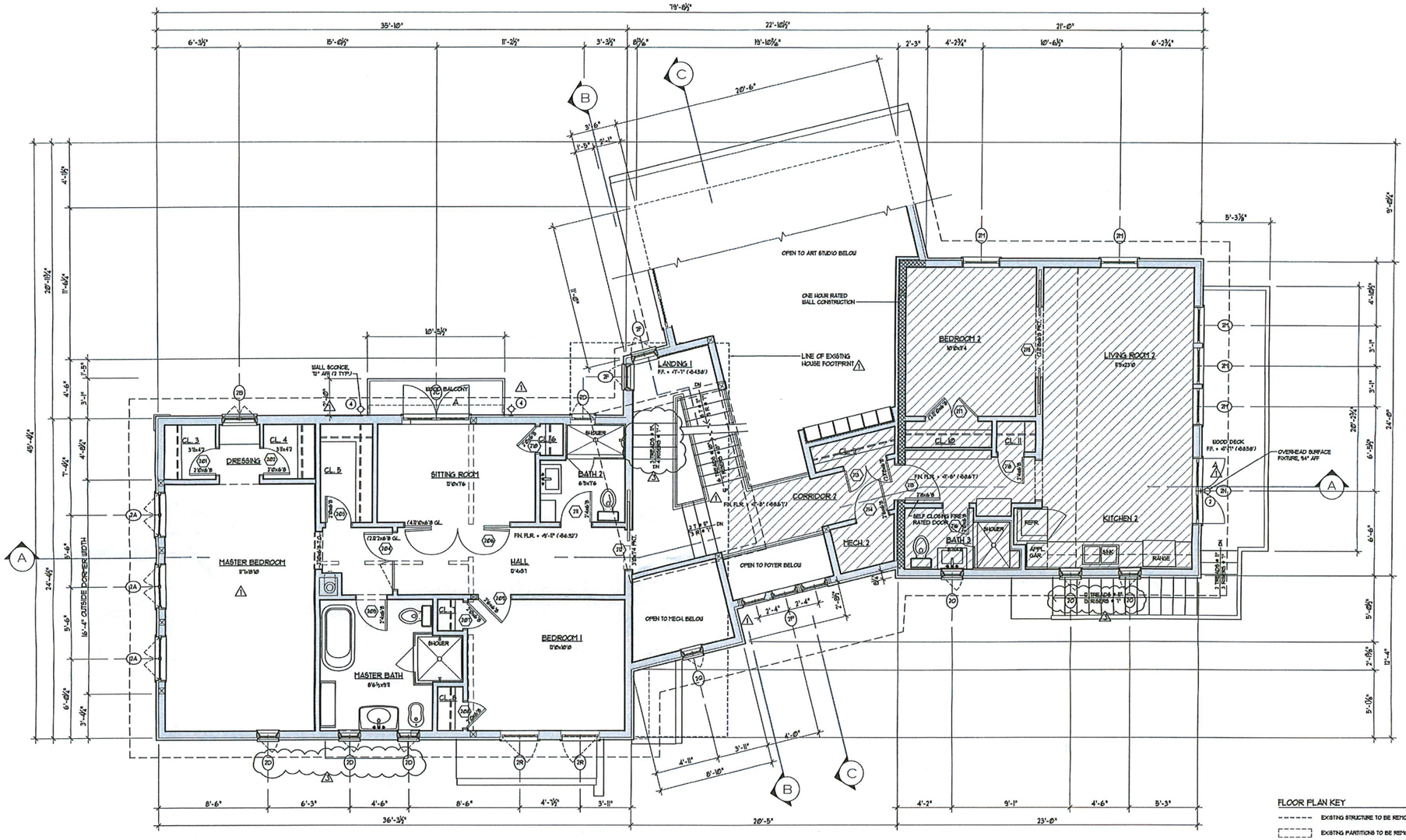
ALDO TARIGO ARCHITECT
21 BARRANCA ROAD . LAGUNITAS, CA 94938 . (415) 488-9121

TARIGO/TERRASS RESIDENCE
21 BARRANCA RD. LAGUNITAS, CA
APN: 168-034-14

1ST FLOOR PLAN

SHEET NO.
A2.1
OF

DATE:
3.28.2012
REVISED
4.27.2012
3.14.2016



FLOOR PLAN KEY

- EXISTING STRUCTURE TO BE REMOVED
- EXISTING PARTITIONS TO BE REMOVED
- EXISTING WALLS TO REMAIN
- NEW WOOD FRAME WALLS
- ADDED FLOOR AREA

EXTERIOR LIGHTING KEY

1. EXTERIOR LED MINI FLOOD LIGHT - 'B-K KITE STAR' (18.4) LED BULB, 12V
2. EXTERIOR OVERHEAD WALL SCONCE - 'ACCESS LIGHTING 23243 ARCHER' (1) 9W LED BULB, 120V
3. EXTERIOR WALL SCONCE - 'HINKLEY LIGHTING 18218Z-LED CASCADE' (1) 9W LED BULB, 120V
4. EXTERIOR WALL SCONCE - 'KICHLER LIGHTING 49121 CAMDEN' (1) 18W FLUORESCENT BULBS, 120V

REF. NORTH

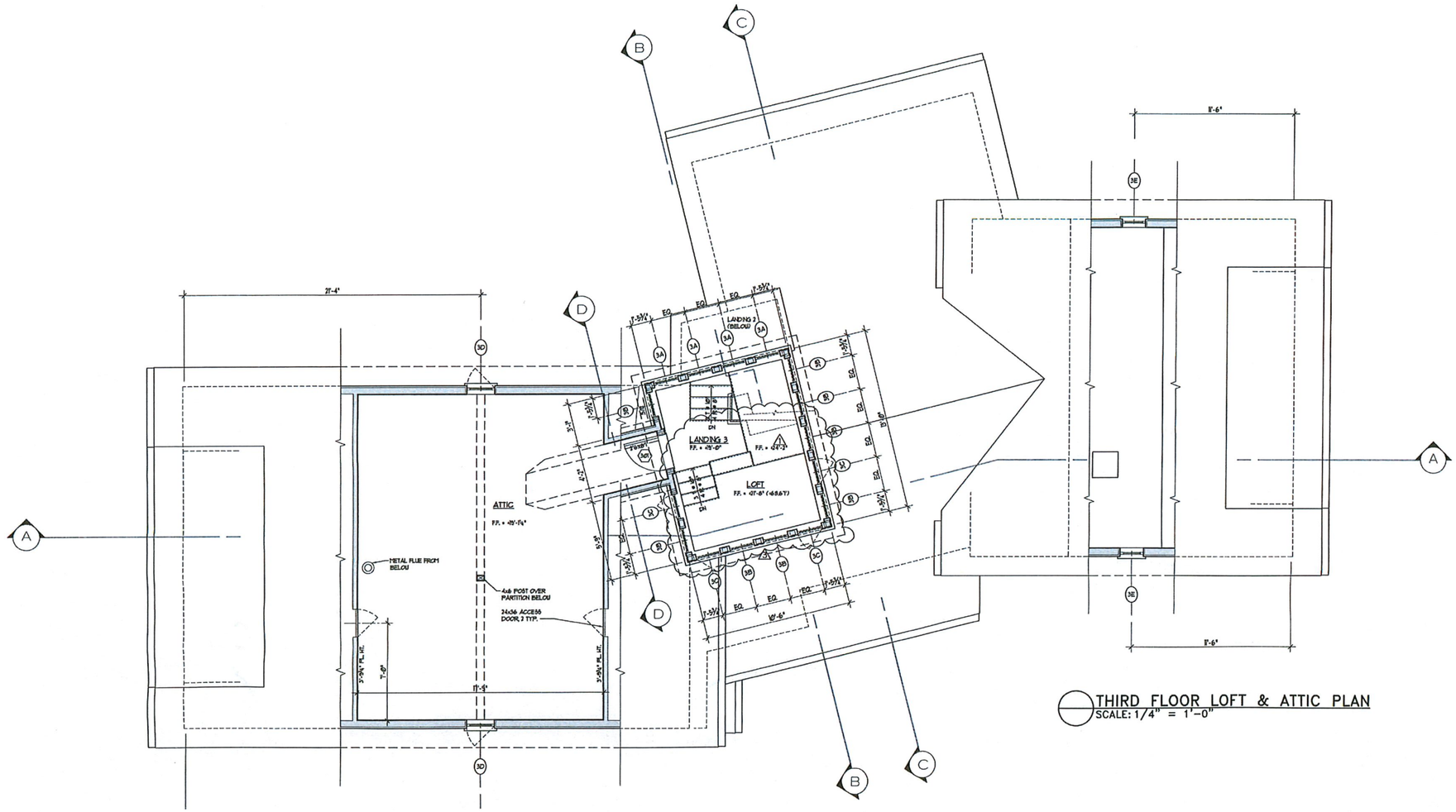
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ALDO TARIGO ARCHITECT
21 BARRANCA ROAD . LAGUNITAS, CA 94938 . (415) 488-9121

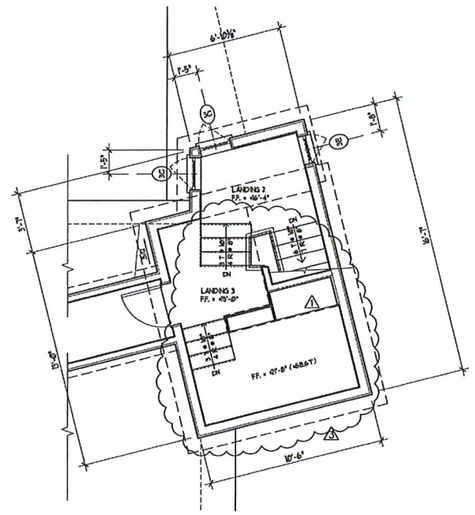
TARIGO/TERRASS RESIDENCE
21 BARRANCA RD. LAGUNITAS, CA
APN: 168-034-14

2ND FLOOR PLAN

SHEET NO.
A2.2
OF



THIRD FLOOR LOFT & ATTIC PLAN
SCALE: 1/4" = 1'-0"



INTERMEDIATE LANDING PLAN
SCALE: 1/4" = 1'-0"

REF. NORTH

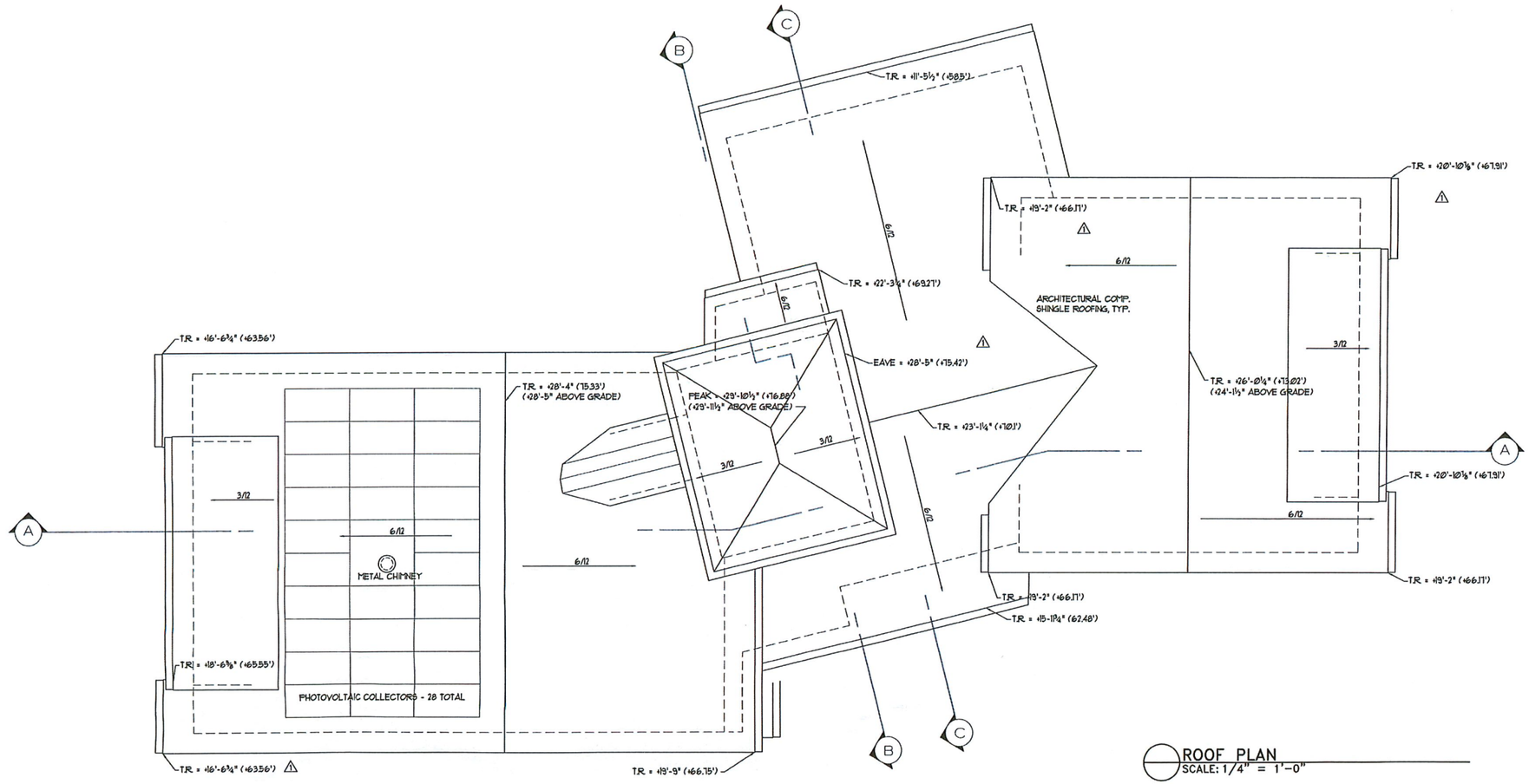
DATE:
3.28.2012
REVISED
4.27.2012
3.14.2016

ALDO TARIGO ARCHITECT
21 BARRANCA ROAD · LAGUNITAS, CA 94938 · (415) 488-0121

TARIGO/TERRASS RESIDENCE
21 BARRANCA RD.
LAGUNITAS, CA
APN: 168-034-14

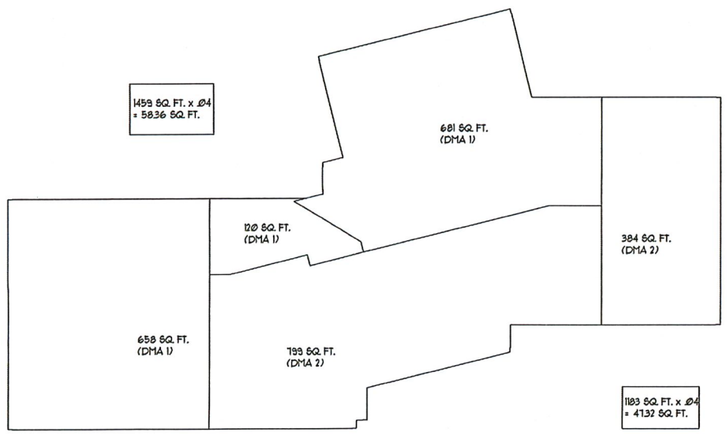
3RD FLOOR LOFT AND ATTIC PLAN

SHEET NO.
A2.3
OF

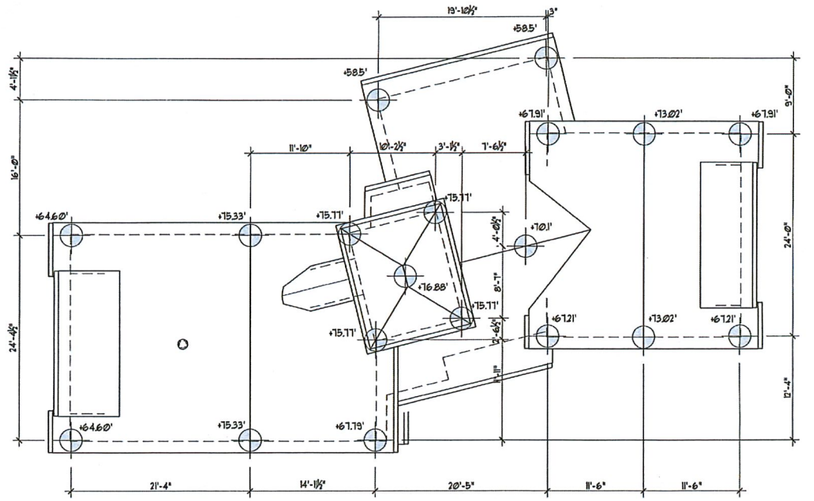


ROOF PLAN
SCALE: 1/4" = 1'-0"

REF. NORTH



BIO RETENTION CALC. PLAN
SCALE: 1/8" = 1'-0"



STOREY POLE PLAN
SCALE: 1/8" = 1'-0"

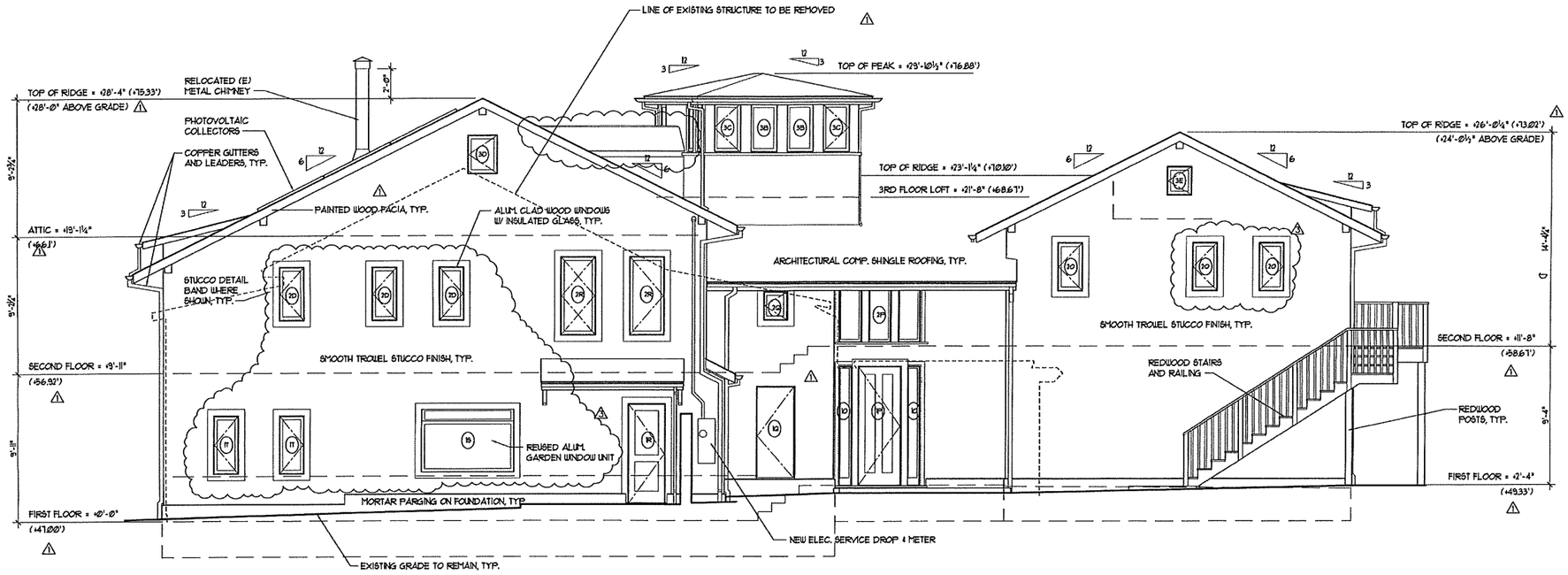
DATE:
3.28.2012
REVISED
4.27.2012

ALDO TARIGO ARCHITECT
21 BARRANCA ROAD · LAGUNITAS, CA 94938 · (415) 488-9121

TARIGO/TERRASS RESIDENCE
21 BARRANCA RD. LAGUNITAS, CA
APN: 168-034-14

ROOF PLAN
STOREY POLE PLAN
BIO RETENTION PLAN

SHEET NO.
A2.4
OF

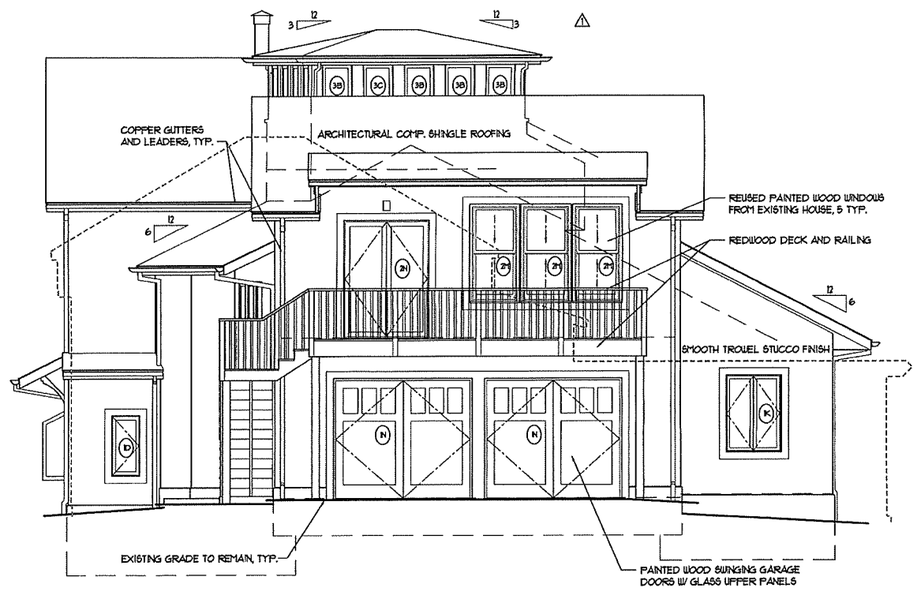


EAST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR DOOR AND WINDOW SCHEDULE

SYMBOL	TYPE	G.I. TYPE	QUANTITY	HAND OR ACTIVE LEAF *	SCREEN	SASH SIZE U	SASH SIZE H	UNIT DIM. U	UNIT DIM. H+	R.O. U	R.O. H	R. HEAD HT. AFF.	SILL HT. AFF.	FRAME DEPTH	FINISH INSIDE	FINISH OUTSIDE	MFGR. GROUP	SYMBOL	NOTES
FIRST FLOOR																			
1A	PAIR FRENCH DOORS, OUTSWING	DBL. GL. TEMP.	4	RH	--	2'-0"	8'-0"	4'-2"	8'-1"	4'-3"	8'-2¼"	8'-1½"			--	--		1A	THERMAL STEEL STAINLESS STEEL DOOR
1B	CASEMENT UNDOW, OUTSWING	DBL. GL.	2	L+R	FIXED			2'-0"	6'-3⅛"	9'-9⅛"	6'-4⅛"	8'-10½"			PAINT	--		1B	MARVIN CUCA1478 } 5'-8¼" COMBINED U.O.
1C	PICTURE UNDOW	DBL. GL.	1	--	--	--	--	5'-0"	6'-5⅛"	5'-1⅛"	6'-5⅜"	8'-10½"			PAINT	--		1C	MARVIN CUCAP6078 }
1D	CASEMENT UNDOW, OUTSWING	DBL. GL.	2	1 RH, 1 LH	FIXED			1'-8"	3'-1⅛"	1'-9"	3'-1⅝"	T.O.S.*			PAINT	--		1D	MARVIN CUCA2044
1E	DOOR, INSWING, GL. UPPER PANEL	DBL. GL. TEMP.	1	RHR	--	3'-0"	6'-1⅛"	3'-10½"	6'-1"	3'-11½"	6'-1⅝"	8'-1"			--	--		1E	LA CANTINA ALUMINUM DOOR
1F	CASEMENT UNDOW, OUTSWING	DBL. GL.	1	RH	FIXED			2'-0"	3'-3⅛"	2'-1"	3'-4¼"	6'-5"**			PAINT	--		1F	MARVIN CUCA1446
1G	O-X-X FRENCH DOORS, OUTSWING	DBL. GL. TEMP.	1	RH	--	2'-6"	8'-0"	7'-8"	8'-2"	7'-9"	8'-2⅜"	8'-1½"			--	--		1G	THERMAL STEEL STAINLESS STEEL DOOR
1H	PICTURE UNDOW	DBL. GL. TEMP.	1	--	FIXED	--	--	3'-10"	6'-2"	3'-11"	6'-2⅜"	8'-1½"			--	--		1H	THERMAL STEEL STAINLESS STEEL UNDOW
1J	CASEMENT UNDOW, OUTSWING	DBL. GL.	1	RH	FIXED			2'-0"	4'-1⅛"	2'-1"	4'-1⅝"	T.O.S.*			PAINT	--		1J	MARVIN CUCA1436
1K	PAIR FRENCH UNDOW, OUTSWING	DBL. GL.	1	RH	--			3'-4"	6'-1⅛"	3'-5"	6'-1⅝"	T.O.S.*			PAINT	--		1K	MARVIN CUCA4036
1L	PAIR CASEMENT UNDOW, OUTSWING	SNGL. GL.	1	RH	--			2'-1⅛"	5'-1⅝"	2'-2⅜"	5'-2"	T.O.S.*			PAINT	PAINT		1L	REUSED WOOD UNDOW BY OWNER, ALIGN HEAD W/ K
1M	DOOR, INSWING, GL.-UPPER PANEL	SNGL. GL.	1	RHR	--	2'-8"	6'-8"								PAINT	PAINT		1M	REUSED WOOD DOOR BY OWNER
1N	PAIR GARAGE DOORS, OUTSWING	SNGL. GL.	2	--	--	4'-8"	T.O.*								PAINT	PAINT		1N	CUSTOM WOOD
1O	ENTRY DOOR SIDELIGHTS	SOLID GL.	2	--	--	--	--	1'-1⅛"	T.-1⅝"	1'-1½"	8'-1⅛"	8'-1"			PAINT	PAINT		1O	CUSTOM WOOD, SOLID GLASS SIDELIGHTS BY OWNER
1P	ENTRY DOOR	--	1	RHR	--	3'-0"	T.-1⅝"	3'-2"	8'-1⅛"	3'-3"	8'-1⅝"	8'-1"			PAINT	PAINT		1P	CUSTOM WOOD, SOLID GLASS SIDELIGHTS BY OWNER
1Q	SOLID CORE WOOD DOOR	--	1	RH	--	3'-0"	8'-1⅛"	3'-1½"	8'-1"	3'-2⅝"	8'-1⅝"	8'-1⅛"			PAINT	PAINT		1Q	STOCK WOOD
1R	DOOR, OUTSWING, GL.-UPPER PANEL	DBL. GL. TEMP.	1	LH	--	3'-0"	6'-5⅝"	3'-1½"	6'-6⅛"	3'-2⅝"	6'-7"	T.-1"			PAINT	PAINT		1R	REUSED WOOD DOOR BY OWNER
1S	GARDEN UNDOW UNIT	DBL. GL.	1	--	--	--	--	6'-3⅛"	4'-2⅛"						PAINT	PAINT		1S	REUSED ALUMINUM UNIT BY OWNER
1T	CASEMENT UNDOW, OUTSWING	DBL. GL.	2	1 RH, 1 LH	FIXED			1'-8"	3'-1⅛"	1'-9"	4'-0⅛"	T.-1½"			PAINT	--		1T	MARVIN CUCA2040
SECOND FLOOR																			
2A	PAIR FRENCH UNDOW, OUTSWING	DBL. GL.	3	RH	FIXED	1'-7½"	5'-2"	3'-3"	5'-4"	3'-6"	5'-5½"	T.-5½"			PAINT	--		2A	THERMAL STEEL STAINLESS STEEL UNDOW
2B	PAIR CASEMENT UNDOW, OUTSWING	DBL. GL.	2	LH I RH	FIXED			3'-4"	3'-1⅝"	3'-5"	4'-0⅛"	T.-5½"			PAINT	--		2B	MARVIN CUCA4648 x 2
2C	PAIR FRENCH DOORS, OUTSWING	DBL. GL. TEMP.	1	RH	--	2'-5½"	T.-10⅛"	5'-2"	8'-0"	5'-3"	8'-0⅝"	8'-0"			--	--		2C	LA CANTINA ALUMINUM DOOR
2D	CASEMENT UNDOW, OUTSWING	DBL. GL.	4	3 RH, 1 LH	FIXED			1'-8"	3'-1⅝"	1'-9"	3'-1⅝"	T.-1½"			PAINT	--		2D	MARVIN CUCA2044
2F	CASEMENT UNDOW, OUTSWING (COMBO)	DBL. GL.	2	1 RH, 1 LH	FIXED			2'-0"	5'-0"	2'-1"	5'-1"	T.-1"			PAINT	--		2F	MARVIN CUCA4460 OVER CUCAP2424
2H	DOUBLE HUNG UNDOW	DBL. GL.	5	--	FIXED			2'-3⅝"	5'-8⅝"	2'-4⅜"	5'-9½"	T.-1½"			PAINT	PAINT		2H	MARVIN ULDH2858 REUSED BY OWNER
2N	PAIR FRENCH DOORS, OUTSWING	DBL. GL. TEMP.	1	LH	--	2'-5½"	6'-10⅛"	5'-1"	T.-0"	5'-2"	T.-0⅛"	T.-0"			--	--		2N	LA CANTINA ALUMINUM DOOR
2O	CASEMENT UNDOW, OUTSWING	DBL. GL.	3	2 RH, 1 LH	FIXED			1'-8"	3'-3⅛"	1'-9"	3'-4½"	6'-1½"			PAINT	--		2O	MARVIN CUCA2448
2P	TRIPPLE PICTURE UNDOW	DBL. GL.	3	--	--			3'-0"	4'-1⅛"	3'-1"	4'-1⅝"	4'-1"			PAINT	--		2P	MARVIN CUCAP1436
2Q	CASEMENT UNDOW, OUTSWING	DBL. GL.	1	RH	FIXED			1'-8"	1'-1⅛"	1'-9"	1'-2⅛"	5'-3½"			PAINT	--		2Q	MARVIN CUCA1614
2R	CASEMENT UNDOW, OUTSWING	DBL. GL.	2	1 RH, 1 LH	FIXED			2'-1⅛"	5'-3⅛"	2'-2"	5'-4½"	T.-5½"			PAINT	--		2R	MARVIN CUCA2664
THIRD FLOOR																			
3A	AWNG UNDOW, OUTSWING	DBL. GL.	4	--	FIXED			2'-0"	3'-3⅛"	2'-1"	3'-3⅜"	6'-3"			PAINT	--		3A	MARVIN CUAW2448
3B	PICTURE UNDOW	DBL. GL.	8	--	--			2'-0"	3'-3⅛"	2'-1"	3'-3⅜"	6'-3"			PAINT	--		3B	MARVIN CUCAP2448
3C	CASEMENT UNDOW, OUTSWING	DBL. GL.	6	1 RH, 1 LH	FIXED			2'-0"	3'-3⅛"	2'-1"	3'-3⅜"	6'-3"			PAINT	--		3C	MARVIN CUCA2448
3D	CASEMENT UNDOW, OUTSWING	DBL. GL.	2	RH	FIXED			2'-0"	2'-1⅛"	2'-1"	2'-1⅜"	6'-1½"			PAINT	--		3D	MARVIN CUCA2412
3E	CASEMENT UNDOW, OUTSWING	DBL. GL.	3	RH	FIXED			1'-8"	1'-1⅛"	1'-9"	1'-1⅜"	3'-6½"			PAINT	--		3E	MARVIN CUCA1614

* DOOR HANDING AS VIEWED FROM INSIDE
+ INCREASE UNIT HEIGHT BY ¼" FOR LA CANTINA SUBSTITUTION
** SHIFT DOOR ROUGH HEAD BY ¼"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

DATE:
3.28.2012
REVISED
4.27.2012
3.14.2016

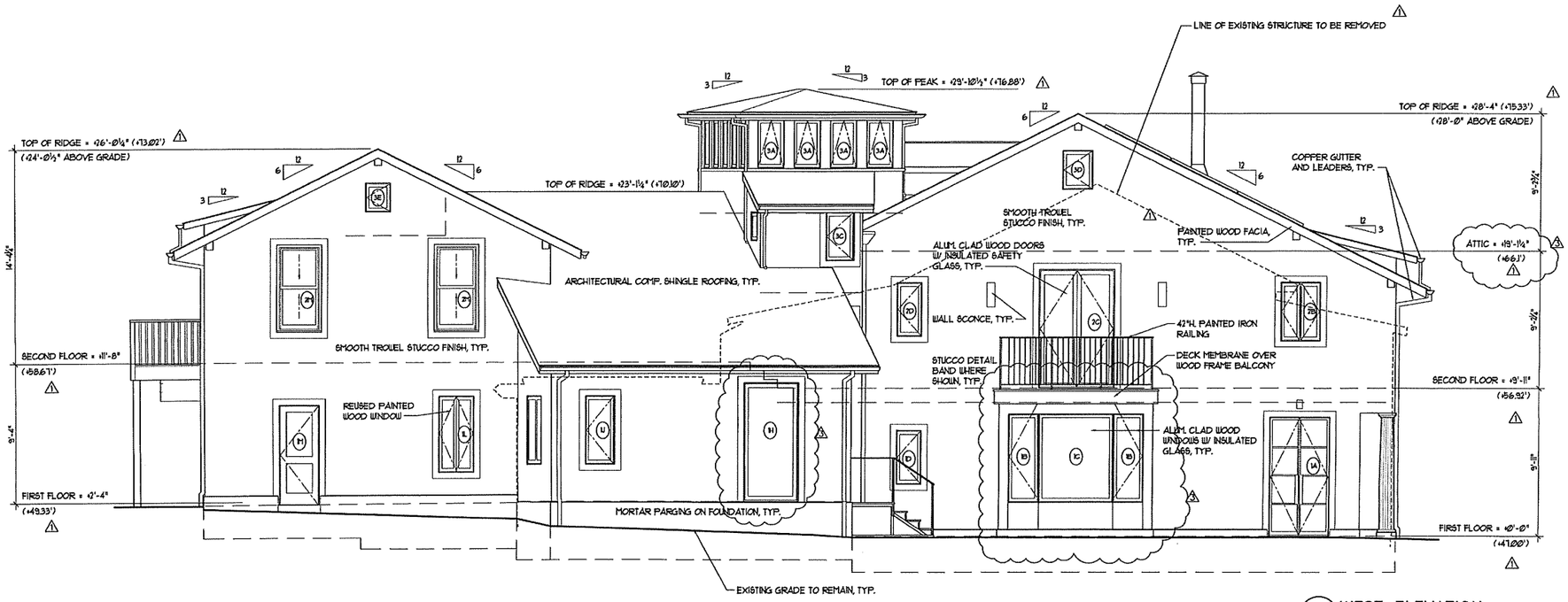
ALDO TARIGO ARCHITECT
21 BARRANCA ROAD · LAGUNITAS, CA 94938 · (415) 488-9121

TARIGO/TERRASS RESIDENCE
21 BARRANCA RD. LAGUNITAS, CA
APN: 168-034-14

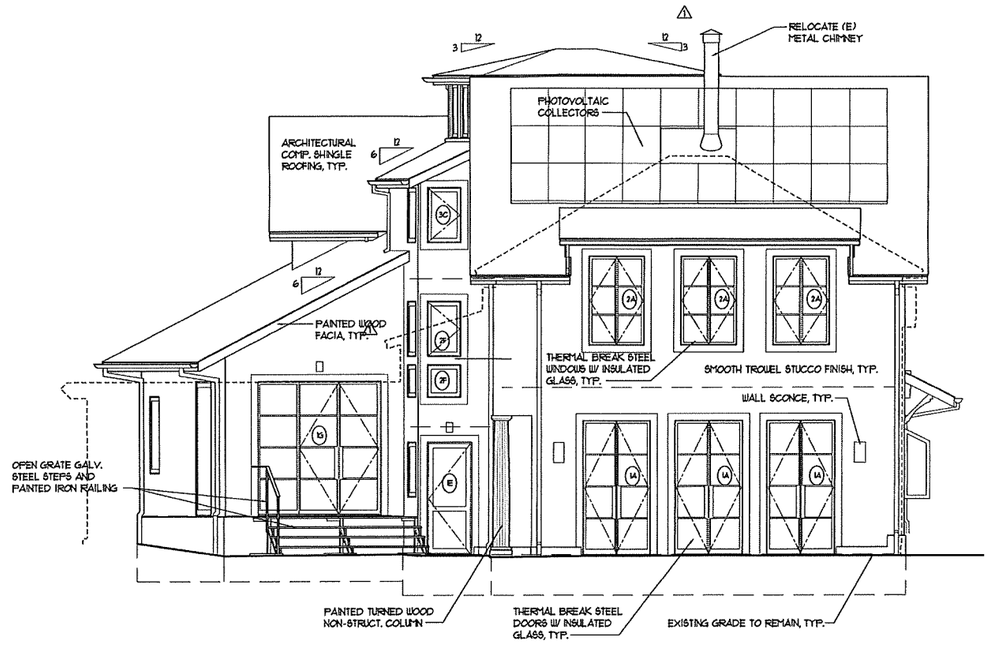
EAST & NORTH ELEVATIONS, WIN & DR SCHEDULE

SHEET NO.
A3.1
OF

PLOTTED Mar 14, 2016 - 7:03pm



WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

DATE:
3.28.2012
REVISED
4.27.2012
3.14.2016

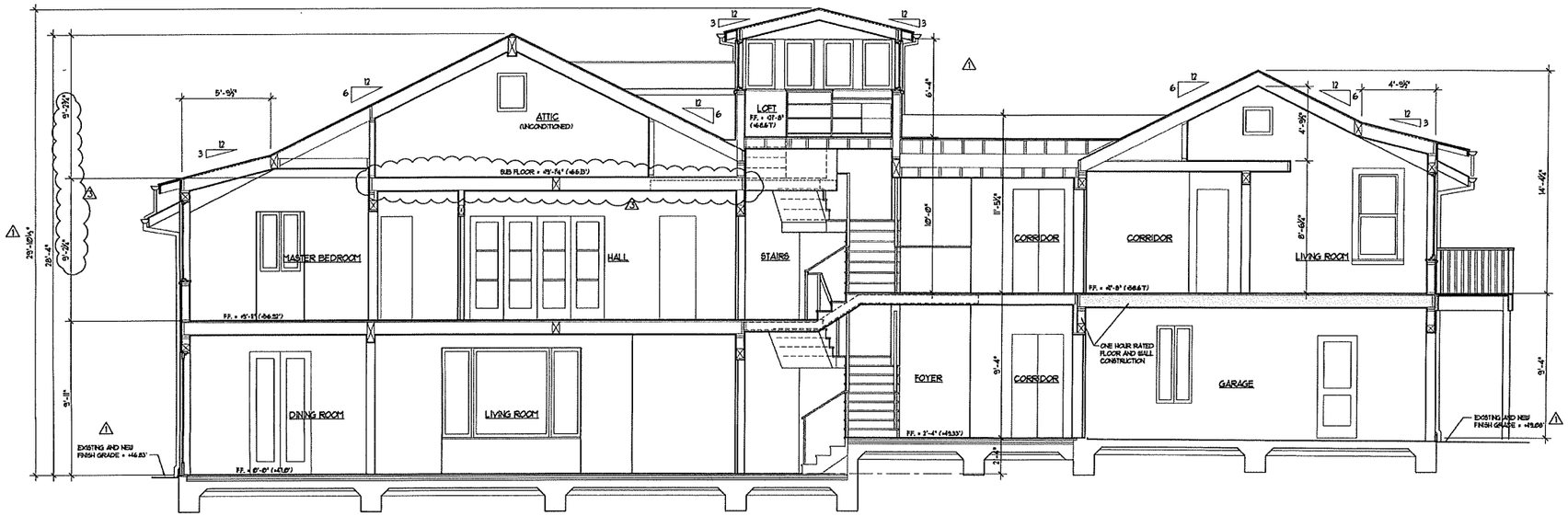
ALDO TARIGO ARCHITECT
21 BARRANCA ROAD · LAGUNITAS, CA 94938 · (415) 488-0121

TARIGO/TERRASS RESIDENCE
21 BARRANCA RD.
LAGUNITAS, CA
APN: 168-034-14

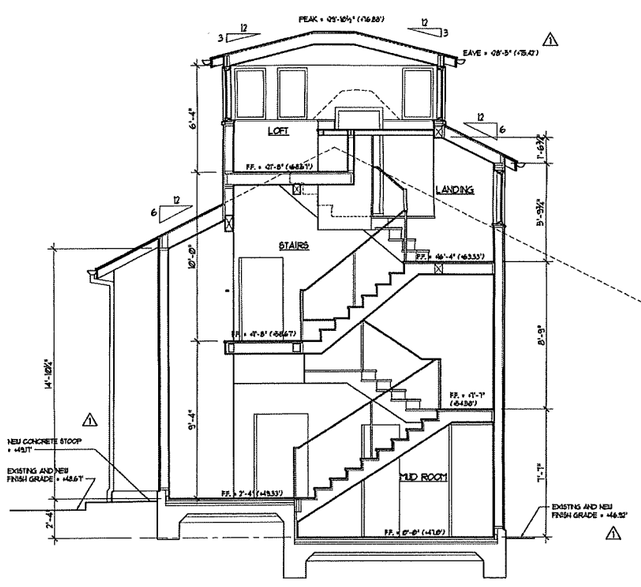
WEST & SOUTH ELEVATIONS

SHEET NO.
A3.2
OF

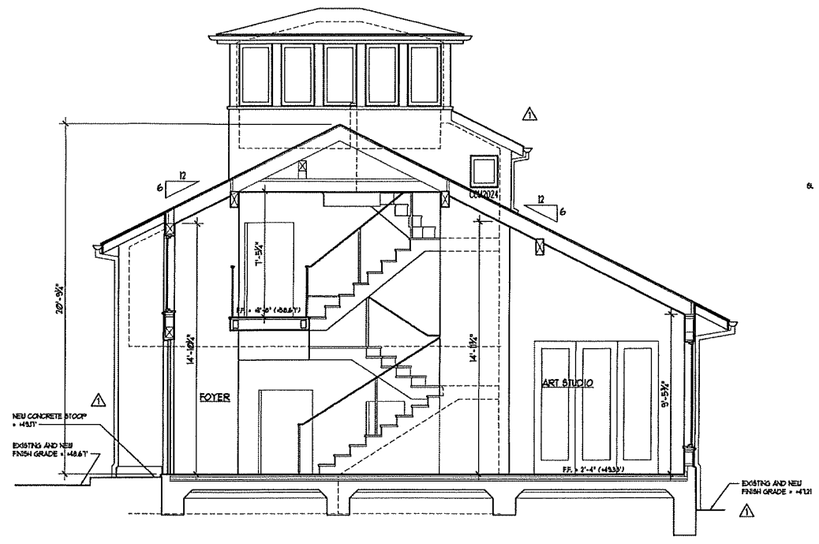
PLOTTED Mar 14, 2016 - 7:02pm



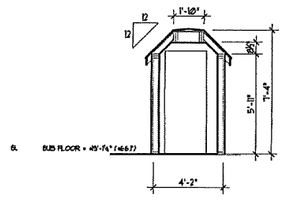
SECTION A–A
SCALE: 1/4" = 1'-0"



SECTION B–B
SCALE: 1/4" = 1'-0"



SECTION C–C
SCALE: 1/4" = 1'-0"



SECTION D–D
SCALE: 1/4" = 1'-0"

DATE:
3.28.2012
REVISED
4.27.2012
3.14.2016

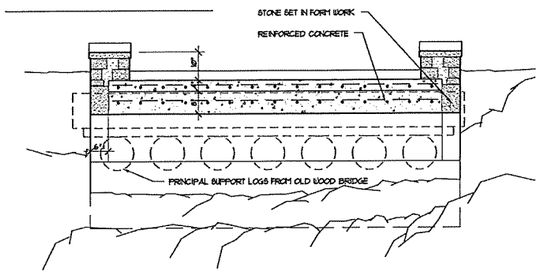
ALDO TARIGO ARCHITECT
21 BARRANCA ROAD · LAGUNITAS, CA 94938 · (415) 488-8121

TARIGO/TERRASS RESIDENCE
21 BARRANCA RD. LAGUNITAS, CA
APN: 168-034-14

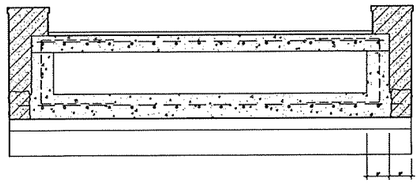
SECTIONS

SHEET NO.
A3.3
OF

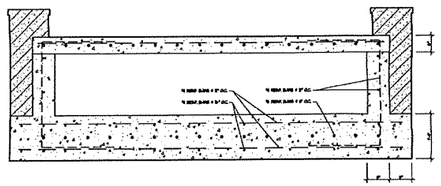
PLOTTED Mar 14, 2016 - 7:08pm



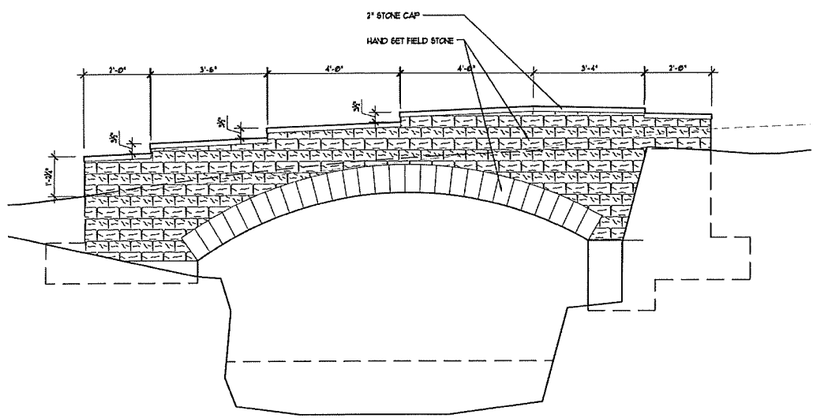
3 A4.1 CROSS SECTION 1 AT MID SPAN
SCALE: 1/2" = 1'-0"



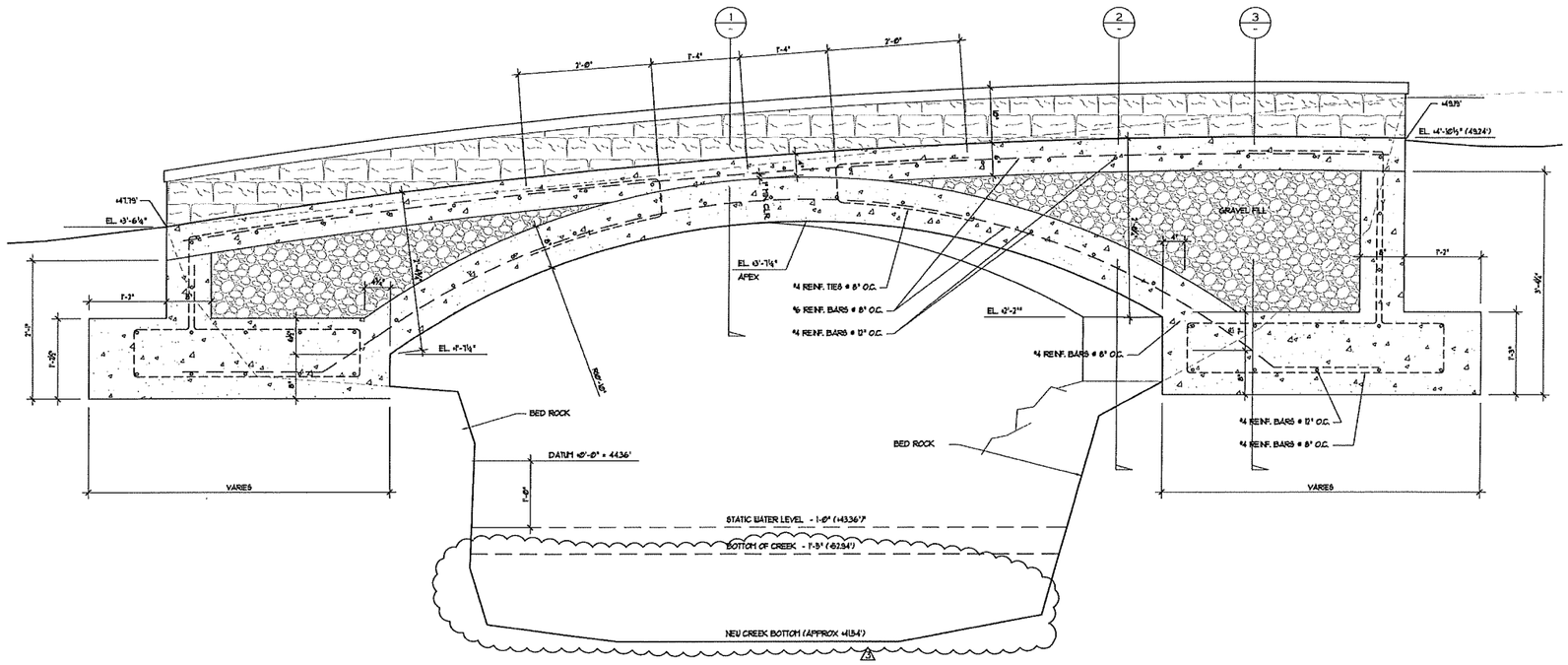
4 A4.1 CROSS SECTION 2 AT 1/4 SPAN
SCALE: 1/2" = 1'-0"



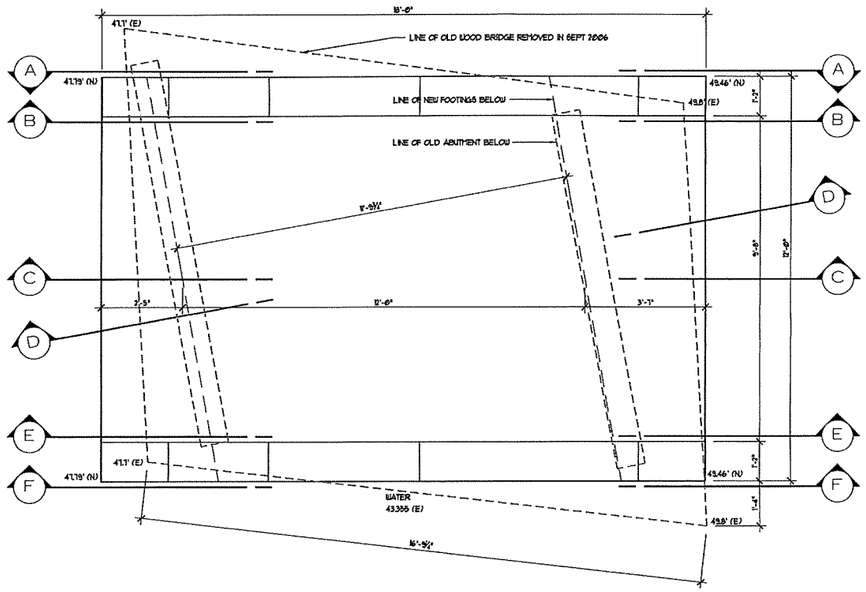
5 A4.1 CROSS SECTION 3 AT FOOTING
SCALE: 1/2" = 1'-0"



6 A4.1 ELEVATION
SCALE: 1/2" = 1'-0"



1 A4.1 LONGITUDINAL SECTION AT CENTERLINE
SCALE: 1" = 1'-0"



2 A4.1 PLAN
SCALE: 1/2" = 1'-0"

DATE:
4.27.2012
REVISED
3.14.2016

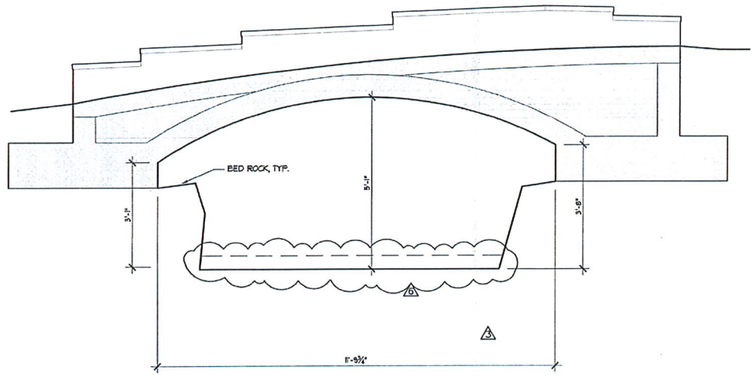
WALKER & MOODY ARCHITECTS A.I.A.
2666 HYDE STREET • SAN FRANCISCO, CALIF. 94109 • (415) 885-0800 FAX 885-1009

TARIGO/TERRASS RESIDENCE
21 BARRANCA RD. LAGUNITAS, CA
APN: 168-034-14

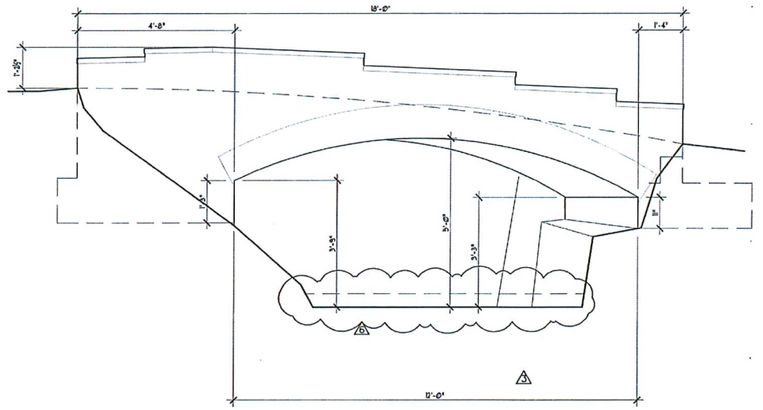
BRIDGE PLAN, ELEV. & STRUCT. SECTIONS

SHEET NO.
A4.1
OF

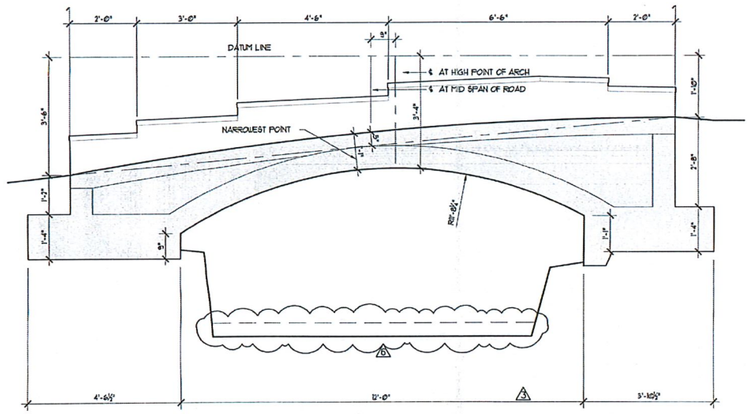
PLOTTED Mar 14, 2016 - 5:59pm



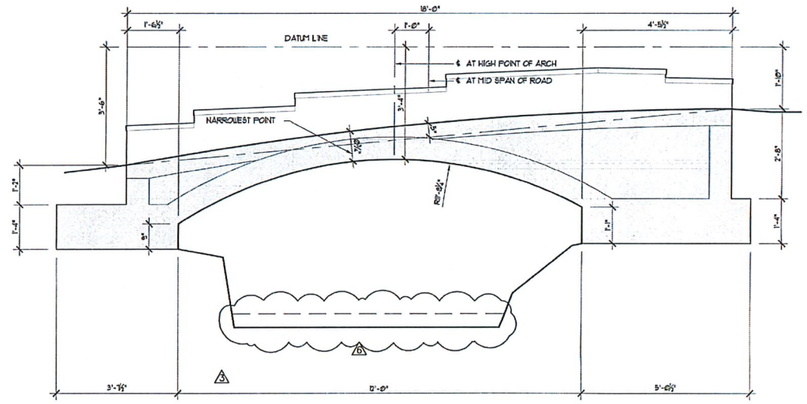
SECTION D–D
SCALE: 1/2" = 1'-0"



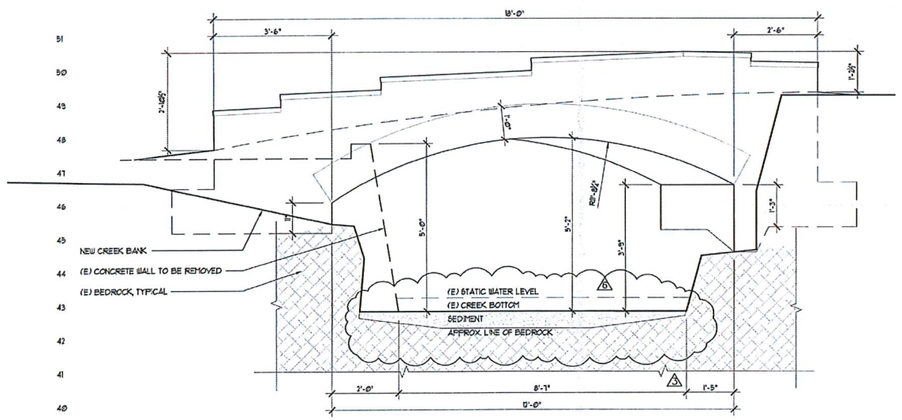
SECTION A–A AT SOUTH FACE
SCALE: 1/2" = 1'-0"



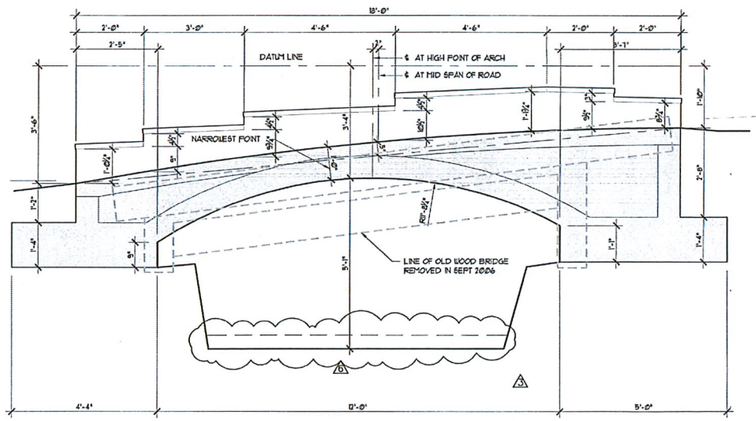
SECTION E–E
SCALE: 1/2" = 1'-0"



SECTION B–B
SCALE: 1/2" = 1'-0"



SECTION F–F AT NORTH FACE
SCALE: 1/2" = 1'-0"



SECTION C–C
SCALE: 1/2" = 1'-0"

RECEIVED
MAR 06 2018
COUNTY OF MARIN
COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

PLOTTED Mar 06, 2018 - 8:36am

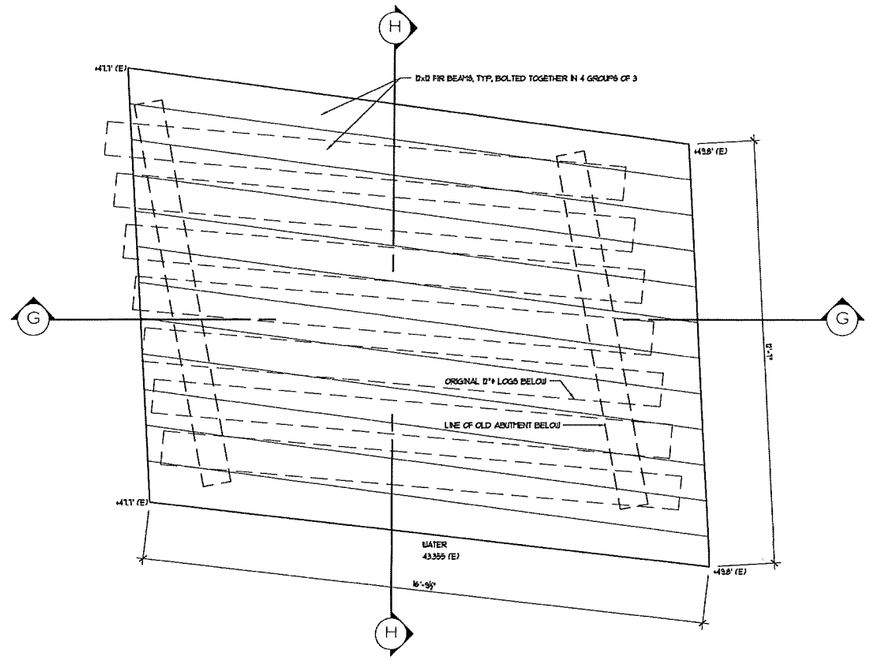
DATE:
4.27.2012
REVISED
1.23.2015
3.14.2016
02.23.2018

WALKER & MOODY ARCHITECTS A.I.A.
2669 HYDE STREET • SAN FRANCISCO, CALIF. 94109 • (415) 885-6800 FAX 885-1009

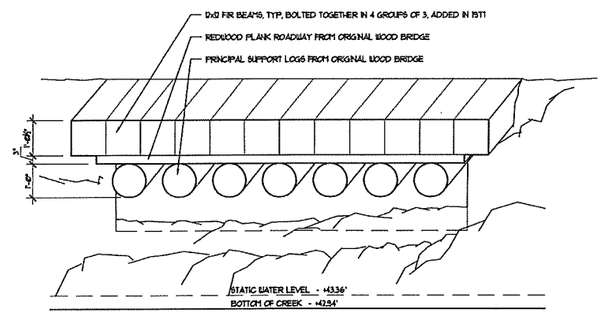
TARIGO/TERRASS RESIDENCE
21 BARRANCA RD. LAGUNITAS, CA
APN: 168-034-14

BRIDGE SECTIONS

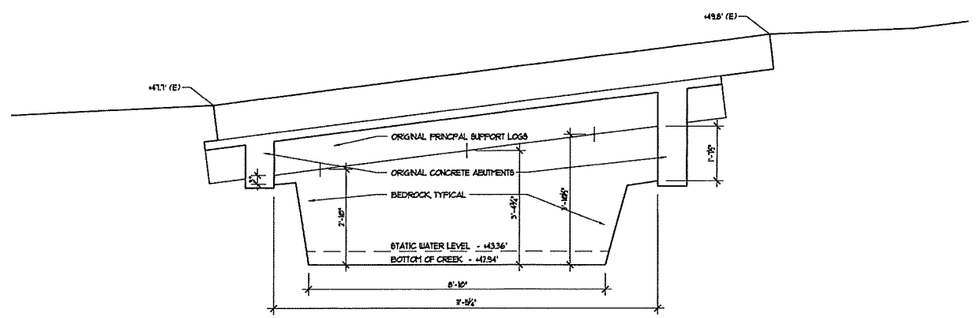
SHEET NO.
A4.2
OF



PLAN
SCALE: 1/2" = 1'-0"



H–H CROSS SECTION AT MID SPAN
SCALE: 1/2" = 1'-0"



G–G LONG. SECTION AT CENTERLINE
SCALE: 1/2" = 1'-0"

DATE:
4.27.2012
REVISED

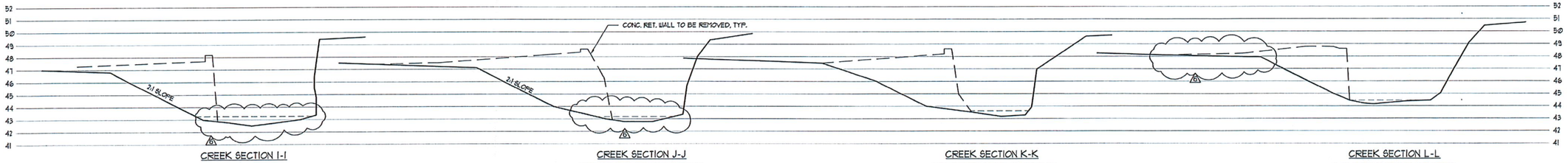
WALKER & MOODY ARCHITECTS A.I.A.
2886 HYDE STREET • SAN FRANCISCO, CALIF. 94109 • (415) 885-0800 FAX 885-1009

TARIGO/TERRASS RESIDENCE
21 BARRANCA RD. LAGUNITAS, CA
APN: 168-034-14

PREEXISTING BRIDGE PLAN & SECTIONS

SHEET NO.
A4.3
OF

PLOTTED Mar 14, 2016 - 5:58pm

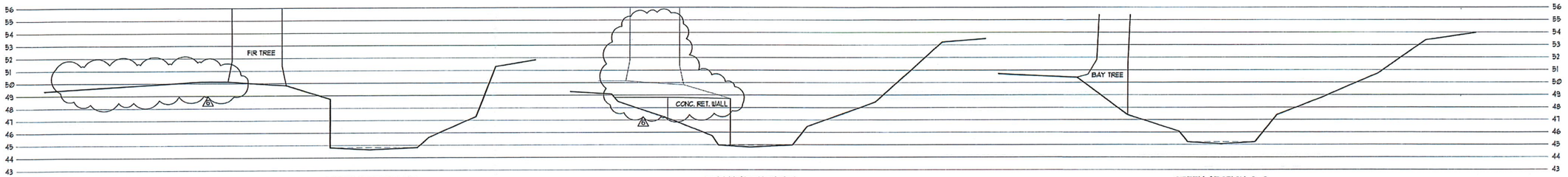


CREEK SECTION I-I
@ 10'-0" FROM NORTH FACE OF BRIDGE

CREEK SECTION J-J
@ 20'-0" FROM NORTH FACE OF BRIDGE

CREEK SECTION K-K
@ 30'-0" FROM NORTH FACE OF BRIDGE

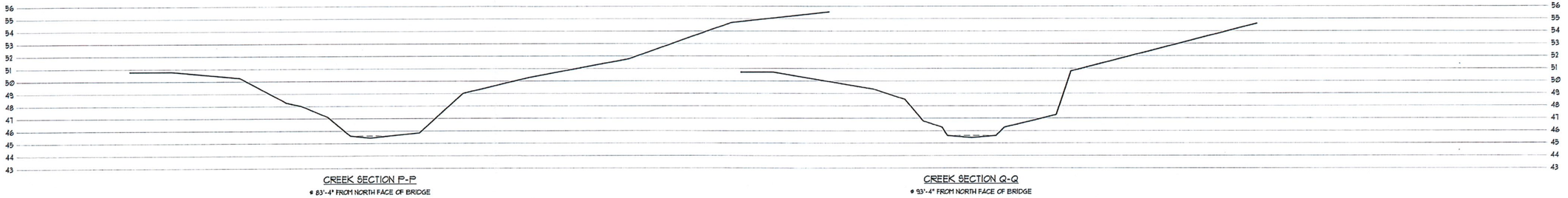
CREEK SECTION L-L
@ 40'-0" FROM NORTH FACE OF BRIDGE



CREEK SECTION M-M
@ 51'-0" FROM NORTH FACE OF BRIDGE

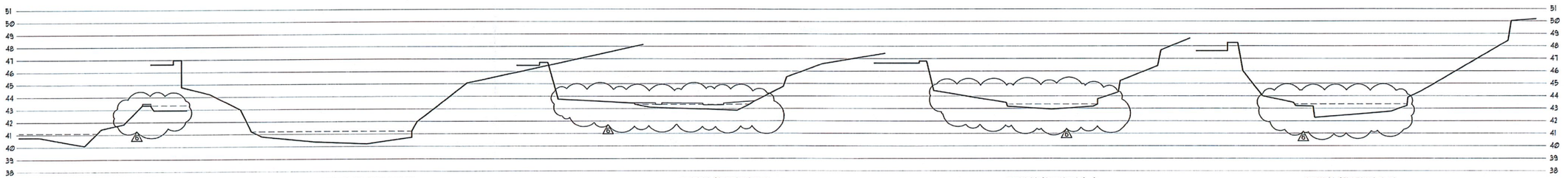
CREEK SECTION N-N
@ 63'-4" FROM NORTH FACE OF BRIDGE

CREEK SECTION O-O
@ 73'-4" FROM NORTH FACE OF BRIDGE



CREEK SECTION P-P
@ 83'-4" FROM NORTH FACE OF BRIDGE

CREEK SECTION Q-Q
@ 93'-4" FROM NORTH FACE OF BRIDGE



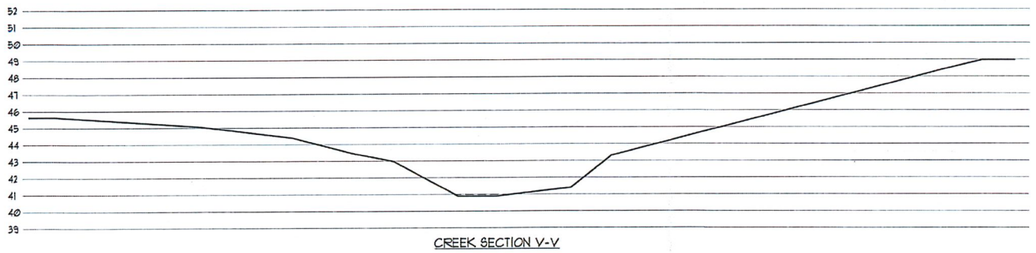
CREEK SECTION U-U
THROUGH DAM, CREEK CENTER LINE

CREEK SECTION T.I-T.I
5'-0" FROM DAM (31'-0" FROM SOUTH FACE OF BRIDGE)

CREEK SECTION T-T
@ DAM (52'-0" FROM SOUTH FACE OF BRIDGE)

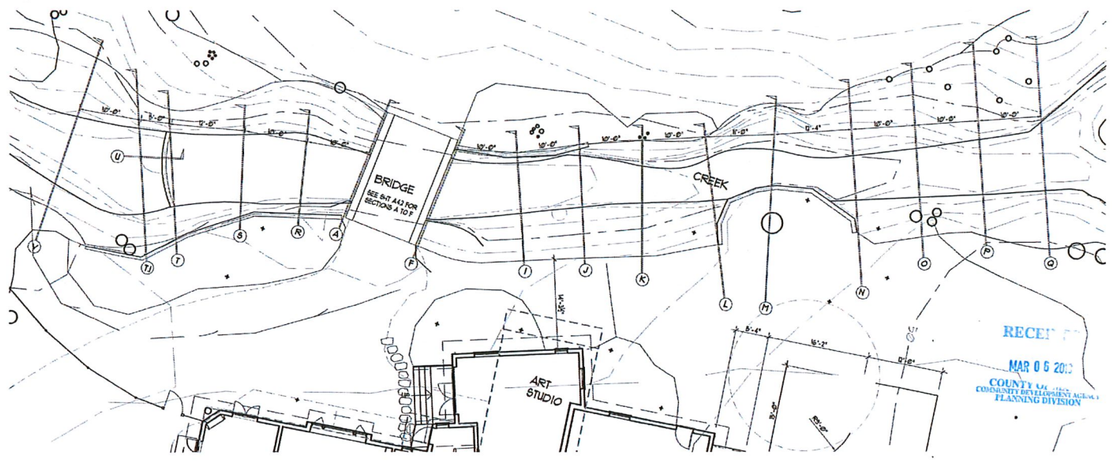
CREEK SECTION S-S
@ 20'-0" FROM SOUTH FACE OF BRIDGE

CREEK SECTION R-R
@ 10'-0" FROM SOUTH FACE OF BRIDGE



CREEK SECTION V-V
15'-0" FROM DAM (41'-0" FROM SOUTH FACE OF BRIDGE)

CREEK SECTIONS
SCALE: 1/4" = 1'-0"



KEY PLAN
SCALE: 3/32" = 1'-0"

DATE:
2.3.2014
REVISED
1.23.2015
3.14.2016
02.23.2018

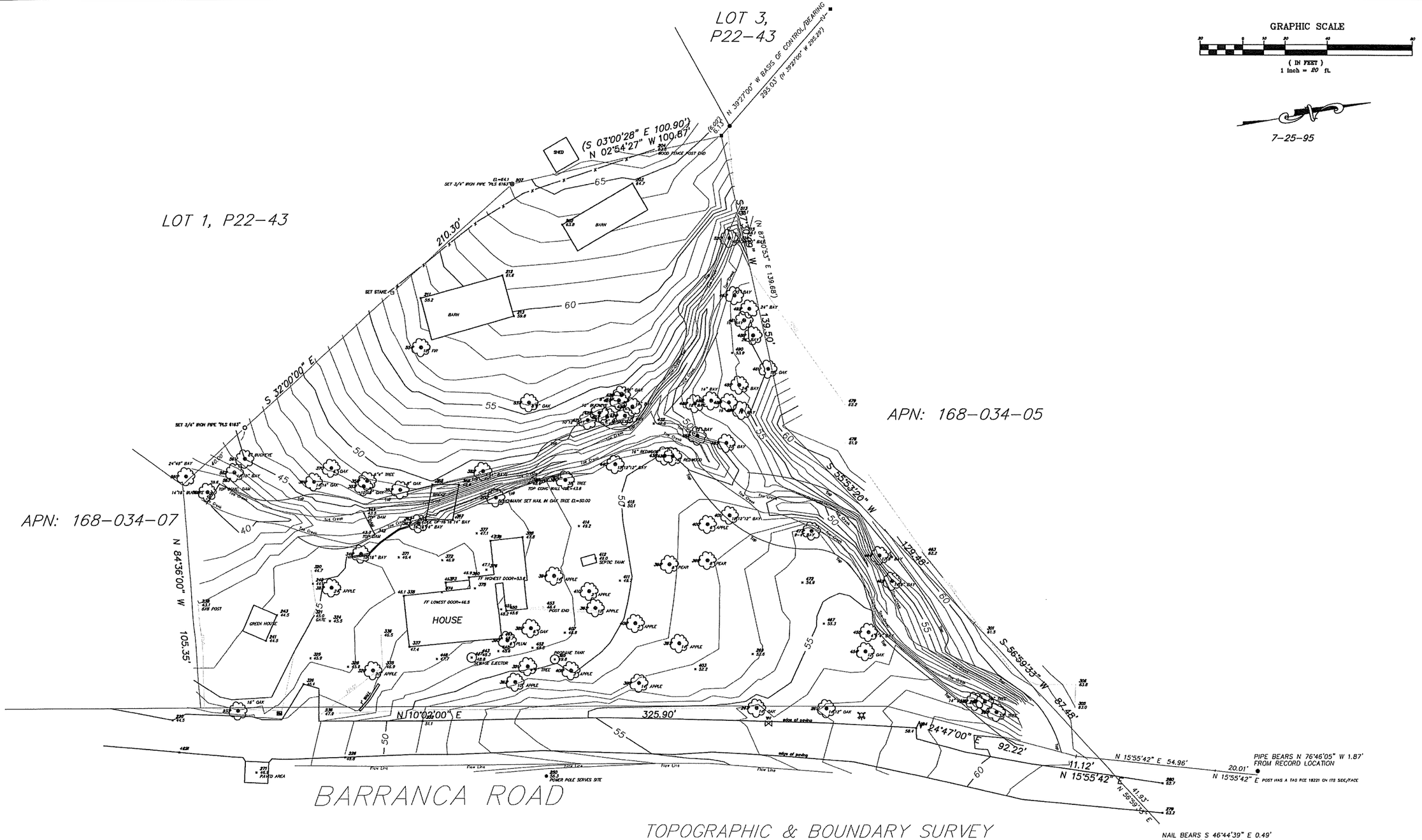
WALKER & MOODY ARCHITECTS A.I.A.
2686 HYDE STREET • SAN FRANCISCO, CALIF. 94109 • (415) 885-0800 FAX 885-1009

TARIGO/TERRASS RESIDENCE
21 BARRANCA RD. LAGUNITAS, CA
APN: 168-034-14

CREEK PROFILE PLAN & SECTIONS

SHEET NO.
A4.4
OF

PLOTTED Mar 06, 2018 - 8:36am



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

7-25-95

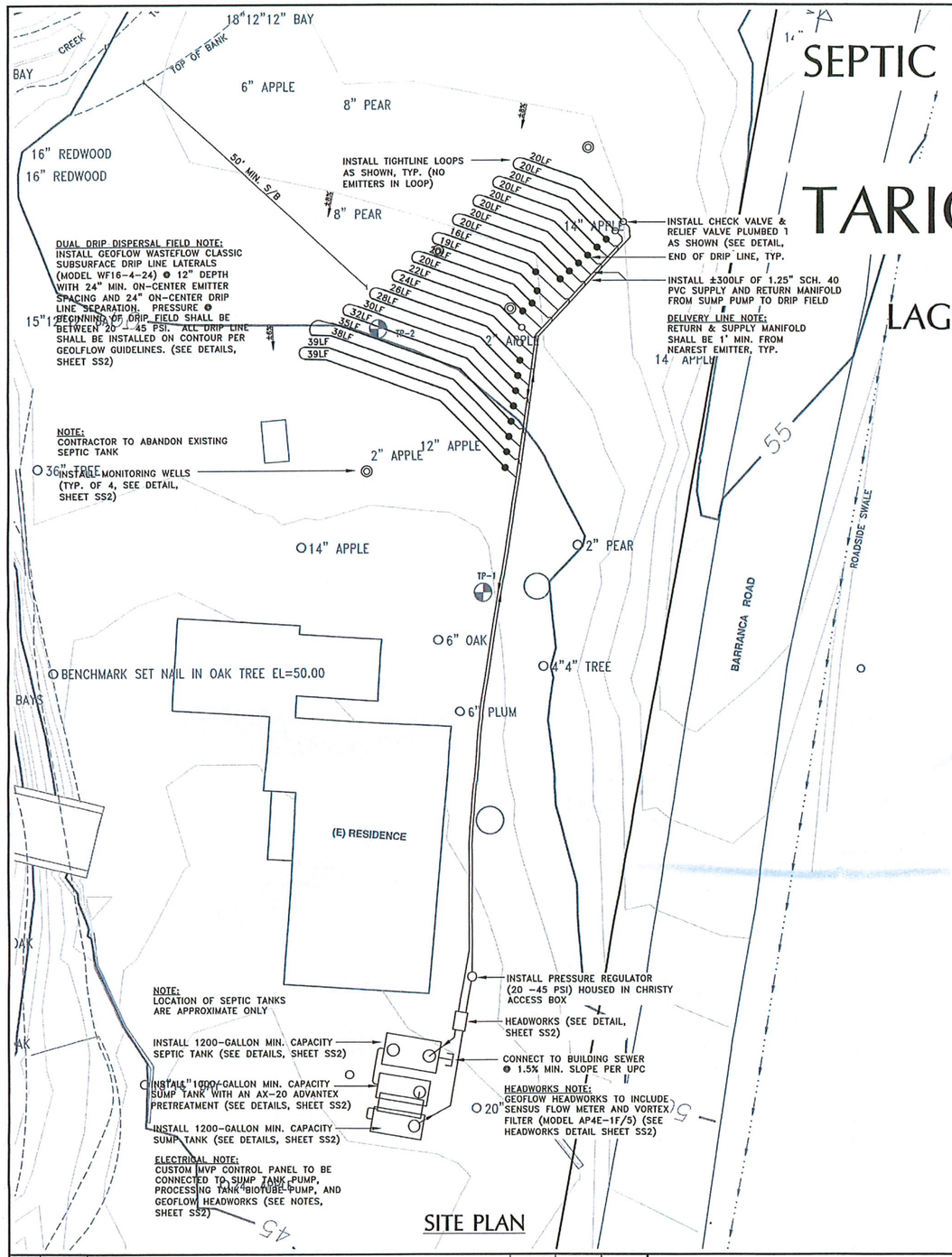
TOPOGRAPHIC & BOUNDARY SURVEY

21 BARRANCA RD.
LAGUNITAS, MARIN COUNTY
CALIFORNIA
LOT 1, VOL 2 PM PAGE 75
APN: 168-034-14 LOT AREA: 67,618 SQ. FT.

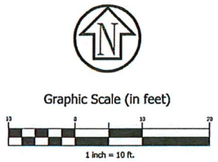
L. Wade Hammond
Licensed Land Surveyor
No. 6163
6310 Thornton Avenue
Newark, California
94560
Tel:(510) 796-2624
Fax:(510) 790-2650

SEPTIC SYSTEM DESIGN PLAN FOR TARIGO RESIDENCE

LAGUNITAS, CALIFORNIA



SITE PLAN

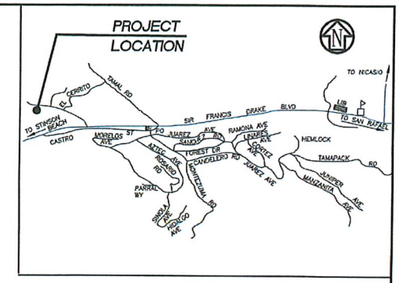


TANK ABANDONMENT

PRIOR TO REMOVAL OR BACK FILLING OF TANK, THE TANK SHALL BE PUMPED BY A LICENSED SEPTIC TANK PUMPER. A COPY OF THE RECEIPT FOR THIS PUMPING SHALL BE PROVIDED. REMOVE AND DISPOSE TANK COVER IN AN APPROVED LANDFILL (RECEIPT SHALL BE PROVIDED). THE TANK IS TO BE ABANDONED IN PLACE, FIRST BREAK A HOLE IN THE BOTTOM OF THE TANK AND BACKFILL WITH EARTH, SAND, OR OTHER COMPACTABLE MATERIAL TO A LEVEL ABOVE THE TOP OF THE VERTICAL PORTIONS OF THE SIDEWALLS OR ABOVE THE LEVEL OF ANY OUTLET PIPE. AT THIS POINT THE DESIGN ENGINEER SHALL BE CALLED FOR INSPECTION. AFTER SUCH INSPECTION, THE TANK SHALL BE FILLED WITH EARTH, SAND, OR OTHER COMPACTABLE MATERIAL.

GENERAL SEPTIC NOTES

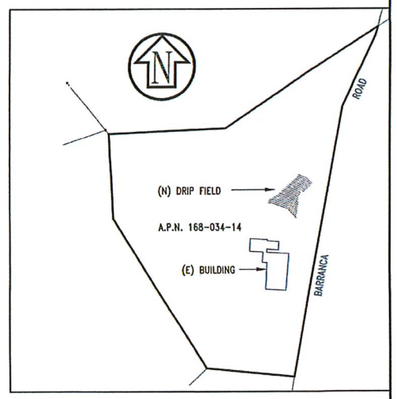
1. THIS SURVEY IS BASED ON AERIAL TOPOGRAPHY AND IS APPROXIMATE ONLY. THIS SURVEY DOES NOT REFLECT A FINAL BOUNDARY DETERMINATION. THE BOUNDARY SHOWN HERON IS DEPICTED FOR **GRAPHICAL PURPOSES ONLY.** SURVEY PROVIDED BY OTHERS.
2. THE UTILITIES SHOWN HEREON ARE BASED SOLELY UPON SURFACE OBSERVATIONS. THIS MAP MAKES NO WARRANTY WHATSOEVER THAT OTHER UTILITIES, EITHER SURFACE OR SUBSURFACE, DO OR DO NOT EXIST. PRIOR TO SITE PLANNING AND/OR CONSTRUCTION ACTIVITIES, IT IS RECOMMENDED THAT THE SERVICES OF A UTILITY LOCATION PROFESSIONAL BE UTILIZED TO ASCERTAIN THE PRECISE LOCATION OF ANY UTILITY, WHETHER SHOWN OR NOT SHOWN HEREON.
3. VERTICAL DATUM IS BASED ON ASSUMED ELEVATION.
4. CONTRACTOR TO REROUTE ANY WATER LINE WITHIN 10' OF PROPOSED LEACH FIELD SITE AND SEPTIC TANK.
5. NO CUTS OR SUBDRAINS BELOW DRAINFIELD.
6. FUTURE IMPROVEMENTS TO CONFORM TO SETBACK SCHEDULE, THIS SHEET
7. ONLY SIGNIFICANT TREES SHOWN.
8. WHERE EVER POSSIBLE, SEPARATION FROM THE LEACH LINE TRENCH AND EXISTING TREES SHOULD BE MAXIMIZED BY EITHER INCREASING LEACH LINE ON-CENTER SEPARATION OR USING A TIGHT LINE NEAR THE BASE OF THE TREE.
9. WHEN EXCAVATING AROUND THE BASE OF THE TREE, CSW/STUBER-STROEH RECOMMENDS USING HAND-HELD TOOLS TO SAVE THE TREE. ROOTS INSIDE THE TRENCH SHOULD BE CUT WITH A SAW.
10. WHEN CUTTING 2-INCH DIAMETER OR GREATER ROOTS, CONSULT AN ARBORIST REGARDING THE POSSIBILITY FOR SAVING THE TREE.



VICINITY MAP
N.T.S.

SITE FEATURE	SETBACK TO	
	SEPTIC TANK	EDGE OF DRAINFIELD
BUILDING	5'	10'
ADJOINING PROP. LINE	1-5'	1-5'
DOWNSLOPE PROP. LINE	5'	10'
WELLS (DOMESTIC OR NON-DOMESTIC)	50'	100'
EDGE OF DRAINFIELD PIPE	5'	-
CUT, EMBANKMENT, OR NATURAL BLUFF	10'	4 x CUT HEIGHT
INTERMITTENT WATERCOURSE	25'	35'
DOMESTIC WATER LINE	10'	10'
DRIVEWAY OR PAVED SURFACE	1-5'	1-5'
SWIM POOL	5-10'	5-10'

SETBACK SCHEDULE



VICINITY MAP

1 inch = 80 ft.

Rev	Date	Description	Designed	Drawn	Checked
A	12/20/07	INITIAL SUBMITTAL TO COUNTY OF MARIN EHS FOR REVIEW			

CSW | ST2
CSW/Stuber-Stroeh Engineering Group, Inc.
45 Leveroni Court
Novato, CA 94949
tel: 415.883.9850
fax: 415.883.9835

© 2007

City: Lagunitas
County: Marin
State: California

TARIGO SEPTIC: CLASS II (4-BEDROOMS)

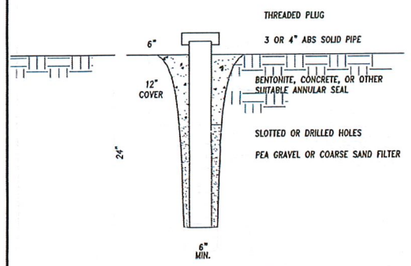
SEPTIC SYSTEM DESIGN

A.P.N. 168-034-14

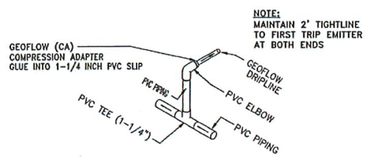
Prepared Under the Direction of:

Sheet **SS1**

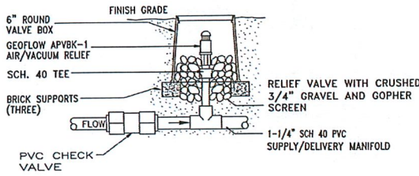
Scale: Hor: 1 inch = 10 ft. / Vert: n/a
Project Number: 6.667.74
Plan File: D-4805.01



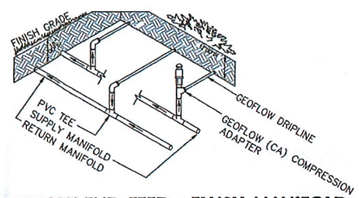
TYP. MONITORING WELL
NTS



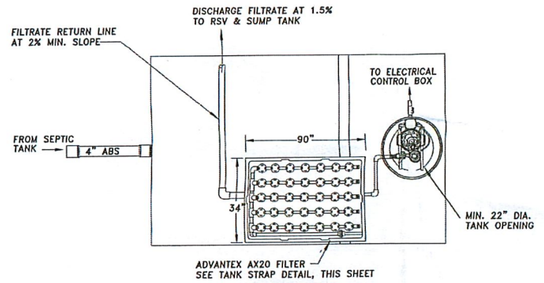
GEOFLOW MANIFOLD CONNECTION (PVC SCH.40 TO DRIPLINE)
NTS



GEOFLOW AIR/VACUUM RELIEF W/ CHECK VALVE (PLUMBED TO PVC)
NTS



GEOFLOW END FEED / FLUSH MANIFOLD
NTS



TOP VIEW
NTS

1200-GALLON SUMP PUMP REQUIREMENTS:

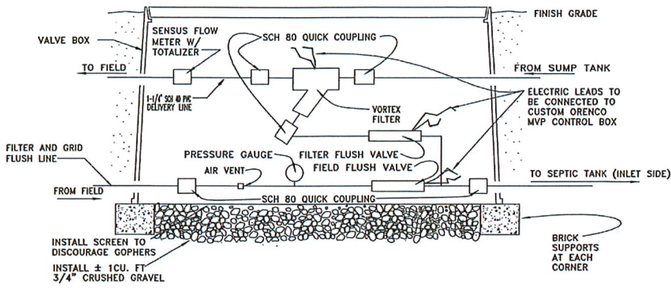
TDH = 72 FT
Q = 14 GPM
DOSE = 59 GALLONS
IF USING CONCRETE 12000-GALLON TANK SET OPERATION RANGE = 6" Min.
STORAGE = 420 GALLONS = 17"

RECOMMENDED PUMP TYPE:

ORENCO MODEL P200512
(1/3H.P., 230 VOLTS, 5 STAGE)
OR AN APPROVED EQUIVALENT

RECOMMENDED CONTROL PANEL:

ORENCO CUSTOM MVP CONTROL BOX WITH DOSE COUNTER AND ELAPSED TIME METER OR APPROVED EQUIVALENT. AUTOMATIC TIMED DOSES TO BE SET 7.1 TIMES PER DAY FOR 120 MINUTES PUMP OFF AND 10 MINUTE PUMP ON DURATION.



GEOFLOW AUTOMATIC HEADWORKS
NTS

LAT #	LATERAL DIAMETER	LF	# OF EMITTERS
1	1/2"	39	19
2	1/2"	39	19
3	1/2"	38	19
4	1/2"	35	17
5	1/2"	32	16
6	1/2"	30	15
7	1/2"	28	14
8	1/2"	26	13
9	1/2"	24	12
10	1/2"	22	11
11	1/2"	20	10

LAT #	LATERAL DIAMETER	LF	# OF EMITTERS
12	1/2"	20	10
13	1/2"	19	9
14	1/2"	16	8
15	1/2"	20	10
16	1/2"	20	10
17	1/2"	20	10
18	1/2"	20	10
19	1/2"	20	10
20	1/2"	20	10
21	1/2"	20	10
22	1/2"	20	10

GEOFLOW DRIPLINE LATERAL SCHEDULE

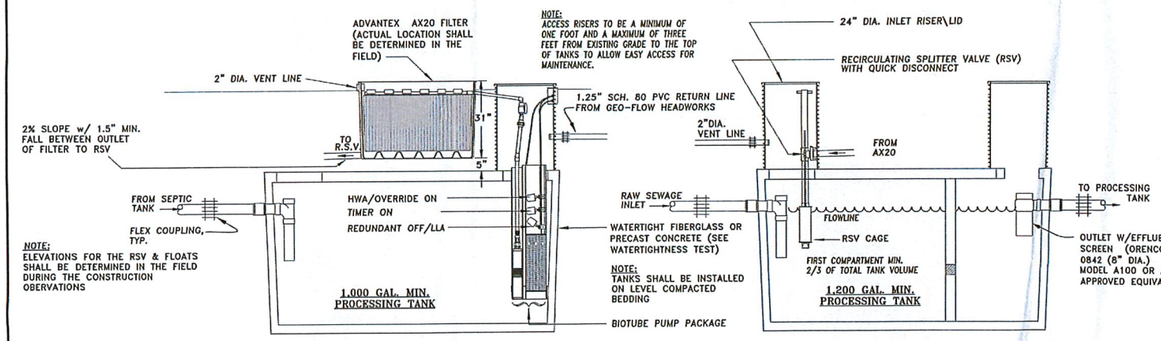
ADVANTEX RECIRCULATING TREATMENT SYSTEM

ADVANTEX UNIT TIMER SETTINGS

NORMAL SETTINGS - 45 SECONDS ON - 19.25 MINUTES OFF
OVERRIDE SETTINGS - 45 SECONDS ON - 9.5 MINUTES OFF

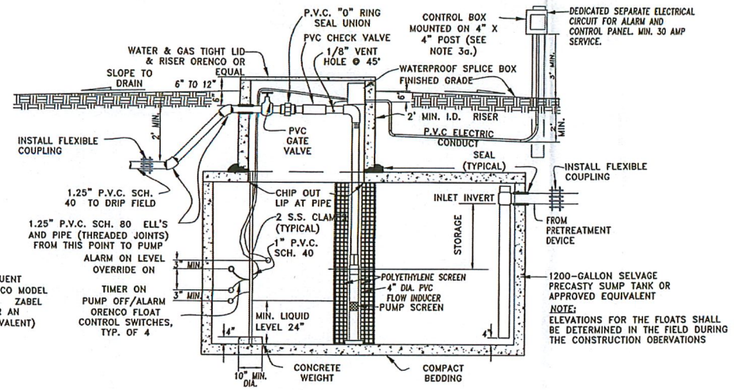
MODE 3A

PVC SPLICE BOX, 3 CORD GRIPS
UNIVERSAL BIOTUBE PUMP VAULT
FLOAT SWITCH & DISCHARGE ASSEMBLY
P200511 - EFFLUENT PUMP; 1/2 Hp, 230 V 60 Hz, 10' LEAD
MVP - MVP DRIP PANEL, 230 V
RECIRC SPLITTER VALVE
AX20 - ADVANTEX FILTER w/VENT ASSEMBLY, 20 SQ. FT.



SEPTIC AND PROCESSING TANK SIDE VIEW
NTS

SEPTIC TANK
NTS



TYPICAL SUMP TANK SECTION
NTS

GENERAL NOTES

1. PUMPS:

All pump shall be of the size and type to accommodate the intended use and shall include the following:

a. A "Hand-Off-Auto" (HOA) switch.
b. An audio and visible alarm and necessary sump water sensing device
c. Either a "pill" or mercury float switches for starting and stopping to indicate a "high water" condition.
d. A minimum pumping volume in the sump tank of 59-gallons between the pump's start and stop levels for the pump between the the pump's start and stop levels for the pump pressurizing the driplines.
e. All pumps to be set a minimum of 4 inches above the sump floor.

2. SUMP TANK:

a. The 1200-gallon sump shall have an overall working capacity (below the inlet from the septic tank) of about 1 times the design daily sewage flow. This capacity shall include the normal operating dose volume plus 24 hour emergency storage capacity for periods of pump failure or power outage. An emergency overflow line from septic to sump tank may be installed 2" from invert of pipe to HW alarm.
b. The sump shall be either concrete or fiber glass. (for fiberglass, consult engineer for levels)
c. Access shall be provided by a minimum 24-inch manhole.
d. All pipes and/or electrical conduits through the sump shall be either precast into the sump or sealed with gas-tight compression connectors.
e. Electrical conduit to be routed to Orenco custom control panel. (see note 5)

3. RECIRCULATION TANK:

a. The AdvanTex recirculating unit calls for the installation of the equipment as listed on sheet 2.
b. The AdvanTex recirculating unit calls for the installed timer to be set as per Orenco recommendations, see sheet 2.
c. The AdvanTex recirculating unit calls for the pump float levels to be set as per Orenco recommendation, see sheet 2.
d. The sump shall be either concrete or fiber glass. (for fiberglass, consult engineer for levels)
e. Access shall be provided by a minimum 24-inch manhole.
f. All pipes and/or electrical conduits through the sump shall be either precast into the sump or sealed with gas-tight compression connectors.

4. ELECTRICAL FEATURES:

The following electrical features shall be provided:

a. Orenco custom control panel with dose counter and elapsed time meter or an approved equivalent to control sump tank pump, and effluent pump and Geoflow electronics. Control panel should be outdoor type control box containing fused disconnect and motor protection switch.
b. Orenco Custom MVP panel, 230Volts to control AdvanTex AX-20 mode 3a recirculation unit.
c. The control box shall be mounted on the building served if located within 20 feet of the sump, otherwise the control boxes shall be mounted on a pipe stand or wooden post.
d. Electrical conduit shall be PVC. Separate conduits shall be provided for control wire and power supply.
e. A high water audio and visible alarm shall be located outside the control panel box.
f. Dedicate separate electrical circuit for alarm and control panel. Circuit breaker at main panel to be larger than circuit breaker at control panel.
g. **Contractor to consult with an Orenco electrical engineer (800 348-9843) and contractor prior to installation of Orenco MVP panel to obtain proper specifications.**

5. PRESSURE PIPING:

a. The pipe from all tanks to Geoflow delivery and return manifolds shall be solid plastic, schedule 40 PVC, and sized to meet pumping and effluent flow requirements while minimizing frictional losses.
b. All distribution lines attached to Geoflow delivery and return manifolds shall be "waterflow PC systems" as per Geoflow requirements.
c. A union, swing check vlv and double wedge gate valve mounted in this order (away from h pump) is required in the 1200-gallon tank or adjacent to the tank in a concrete box.
d. Concrete thrust blocks will be required at sharp changes in piping direction.

6. PERMITS:

Aside from an individual sewage disposal system permit, Department. A system aeration & electrical permit for the additional permit(s) will b required by the Building Inspection for pump installations will be necessary.

SEPTIC NOTES:

1. All work shall be in conformance with the County of Marin's most recent regulations for design and construction of individual sewage disposal system.
2. All sewer connections shall be in accordance with the most recent edition of the Uniform Plumbing Code.
3. Sewer line from building to septic tank shall be 4" minimum schedule 40 P.V.C. or an approved equivalent. Minimum slope from building to tank shall be 2%. Cleanouts to be installed at least 5 feet from building. All other piping from septic tank to leaching lines shall be schedule 40 P.V.C. piping.
4. No work shall be performed during the wet season and all excavation shall be performed when soil conditions are dry or upon approval of the Engineer.
5. The septic tank shall be watertight and tested for any leakage. If there are leaks, the interior seams shall be sealed with thereseal. Fiberglass tanks must be approved by the County Sanitarian prior to installation.
6. The Contractor shall notify the Engineer and Health Officer a minimum of 48 hours prior to construction and observation of the system. The Engineer shall observe the system at critical construction phases as follows and shall be used as steps for the contractor to install the system;
   a) Stake out location of all laterals along contour.
   b) Excavate trenches. Trench bottom shall be level or no more than 3 inches in 100 feet difference. Any smeared sidewalls shall be scarified and the loose material removed from the bottom.
   c) Install drip line to proper depth, perforations need not be oriented towards any particular plane. (Pipe connections not to be glued at this stage.)
   d) Load sump with water and observe pump operation. Check laterals to see if uniform distribution is occurring throughout drip lines.
   e) Upon completion of observation, drip lines joints to be sealed or glued.
   f) Back fill remaining trenches with native soil.
7. Inspections wells shall be installed as per plan.
8. Erosion protection at the drain field shall be required upon completion of installation and observed by the Engineer. Use straw cover or hydroseeded.
9. Contractor not to over excavate the delivery line trench. Maximum depth for delivery line shall be 18" inches.
10. All plumbing fixtures shall be low use type, i.e., toilets (1.6 gallons/flush), shower heads (2.0 GPM). All faucets to have aerators installed.
11. The known locations of utilities shown on these plans are approximate only and it is the contractor's responsibility to verify locations and depths with appropriate agencies or by excavation. Any conflicts with utilities contact design engineer. Repair and replace any damaged utilities including but not limited to water, PG&E, propane and cable.
12. Reroute any water or other utility line within 10' of the drip field or any tanks.
13. Boundary is shown for information only and is not to be considered a boundary survey.

SEPTIC AND SUMP TANK WATER TIGHTNESS TEST:

1. Fill septic and sump tank to top of the risers.
2. Measure and mark water level.
3. After 24 hours if the water elevation drops, tanks have failed and shall be replaced or proper sealant to be applied to correct any leaks as stated in septic note 5.
4. Steps 1 thru 3 shall be repeated after corrections have been made.
5. Test shall be conducted under supervision of Sanitarian or Design Engineer.

OPERATING & MAINTENANCE OF SEPTIC & DOSING SYSTEM

1. Septic tank and dosing system inspected every 3 months for sludge buildup and leakage.
2. If sludge buildup in septic tank is 6" or greater, have tank pumped.
3. Minimize the use of garbage disposal unit by composting or packaging scrap to trash.
4. Minimize pouring grease down drain.
5. Minimize discharge of paper products, i.e. cigarette butts, disposable diapers, sanitary napkins and Kleenex.
6. Do not dispose of oils, paint and thinner down waste lines.
7. Minimize liquid load by repairing leaking fixture, wash clothes with full load.
8. Drain surface water away dripfield area.

CONSTRUCTION INSPECTION SCHEDULE:

The Contractor shall notify the Engineer and County of Marin Registered Environmental Heath Specialist (REHS) a minimum of 48 hours prior to construction and inspection of the system. Additional County of Marin fees will be required after 5 site inspections. The Engineer and the REHS shall inspect the system at critical construction phases as follows:

1. a. Observe stake out location of drip lines along contours, and septic, sump, and recirculation tanks.
   b. Inspect all delivery, return and Geoflow dripline trenches.
2. a. Observe drip lines and level via open trenches.
   b. Observe all Geoflow emitters, PVC to dripline connections, valves, air/vacuum relief's and spacing.
   c. Observe water tightness of all tanks.
   d. Observe all control panels, floats, and circuit breakers for entire septic system.
   e. Observe all control panels settings as per plan specifications.
3. a. Observe any items listed above which have not been observed yet.
   b. Inspect finished septic system inclusive of any necessary erosion control measures.
   c. Observe floor plan of structure being served by the septic system. Inspect, if applicable, whether low flow fixtures were installed or not.
   d. Provide REHS with Building Department approval of pump installation and Pumping Receipt for Existing Septic Tank
   e. Observe Septic Tank Abandonment

Rev	Date	Description	Designed	Drawn	Checked
A	12/20/07	INITIAL SUBMITTAL TO COUNTY OF MARIN EHS	RJS	RJS	JDS

CSW | ST2
CSW/Stuber-Stroeh Engineering Group, Inc.
1310 Redwood Way Suite 200 tel: 707.795.4764
Petaluma, CA 94954 fax: 707.795.0516
© 2007

City: Lagunitas
County: Marin
State: California

TARIGO SEPTIC: CLASS II (4-BEDROOM)

DESIGN DETAILS & NOTES

A.P.N. 168-034-14

80 SEACAPE DR

Prepared Under the Direction of:
REGISTERED PROFESSIONAL ENGINEER
J. Dietrich Stroeh
No. 16937
Exp. 08-30-11
CIVIL
STATE OF CALIFORNIA

Sheet SS2

Scale Hor: n/a Vert: n/a
Project Number: 6.667.74
Plan File: D-4805.02