

McKIERNAN-ZWERIN RESIDENCE 21 AVENIDA LAS BAULINAS STINSON BEACH, CA 94970

LSA O

LIGHT SPACE ARCHITECTURE

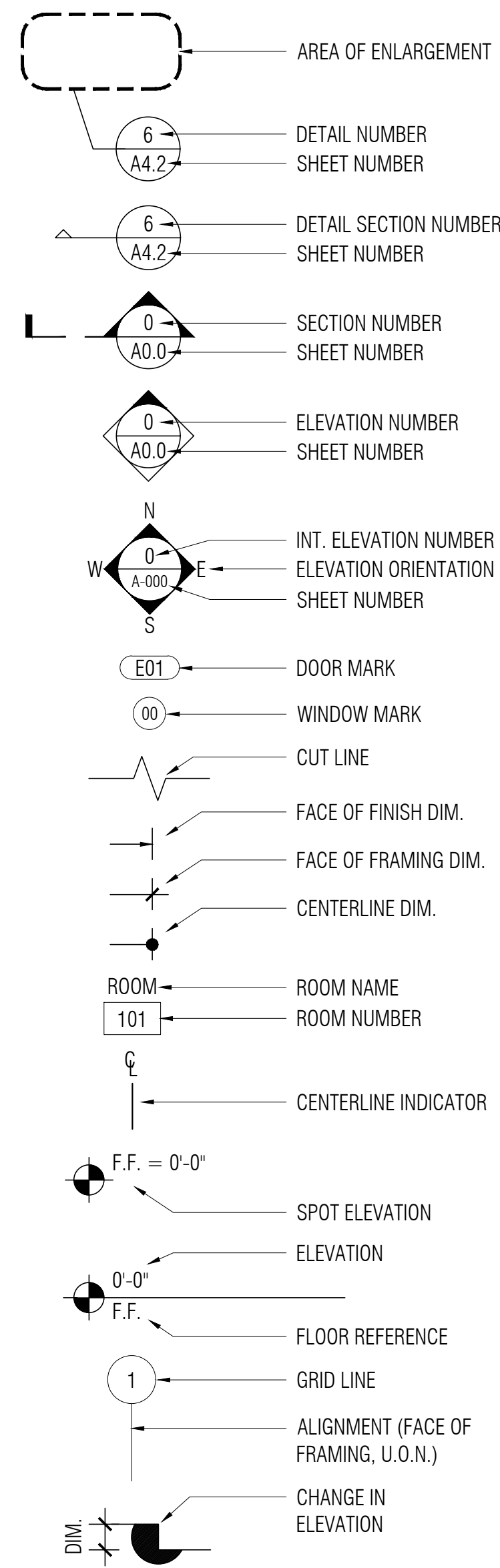
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ABBREVIATIONS

&	AND	MTL	METAL
<	ANGLE	MFR.	MANUFACTURER
@	AT	MIN.	MINIMUM
#	POUND OR NUMBER PLUS OR MINUS	MISC.	MISCELLANEOUS
±	ANCHOR BOLT	MSRY.	MASONRY
A.B.	AIR CONDITIONING	MTD.	MOUNTED
A.C.	AREA DRAIN	MUL.	MULLION
A.D.	ADJUSTABLE	(N)	NEW
ADJ.	ABOVE FINISH FLOOR	N.	NORTH
A.F.F.	AGGREGATE	N.I.C.	NOT IN CONTRACT
AGGR.	ALTERNATE	#	NUMBER
ALT.	ALUMINUM	NOM.	NOMINAL
ALUM.	APPROXIMATE	N.T.S.	NOT TO SCALE
APPROX.	ARCHITECTURAL	O.C.	ON CENTER
ARCH.	BOARD	O.D.	OUTSIDE DIAMETER
BD.	BITUMINOUS	OFF.	OFFICE
BITUM.	BUILDING	OPNG.	OPENING
BLDG.	BLOCK	OPP.	OPPOSITE
BLK.	BLOCKING	P.	POLE
BLKG.	BEAM	PERIM.	PERIMETER
BM.	BOTTOM OF	P.I.P.	POURED IN PLACE
B.O.	BUILDING PAPER	PL.	PLATE
B.P.	BRICK	PLAS.	PLASTER
B.R.	BETWEEN	PLY.	PLYWOOD
BTWN.	CENTERLINE	P.S.I	PER SQUARE INCH
C.	CABINET	PT.	POINT
CAB.	CEMENT	P.T.	PRESSURE TREATED
CEM.	CERAMIC	PTD.	PAINTED
CER.	CONTROL JOINT	Q.T.	QUARRY TILE
C.J.	CEILING	(R)	EXISTING TO BE REMOVED
CLG.	CAULKING	R.	RISER
CLKG.	CLOSET	R.A.	RETURN AIR
CL.O.S.	CLEAR	RAD.	RADIUS
C.M.U.	CONCRETE MASONRY UNIT	R.D.	ROOF DRAIN
C.O.	CLEAN OUT	REC.	RECESSED
COL.	COLUMN	REF.	REFERENCE
CONC.	CONCRETE	REFL.	REFLECTED
COND.	CONDITION	REFR.	REFRIGERATOR
CONN.	CONNECTION	REG.	REGISTER
CONT.	CONTINUOUS	REINF.	REINFORCED
CPR.	COPPER	REMOV.	REMOVABLE
CPT.	CARPET	REQD.	REQUIRED
CTR.	CENTER	RESIL.	RESILIENT
C.W.	COLD WATER	RET.	RETAINING
D.	DRYER	REV.	REVISION, REVISED, REVERSED
DBL.	DOUBLE	RM.	ROOM
DEPT.	DEPARTMENT	R.O.	ROUGH OPENING
DET.	DETAIL	R.W.L.	RAIN WATER LEADER
DIA.	DIAMETER	RCP	REFLECTED CEILING PLAN
DIM.	DIMENSION	S.	SOUTH
DN.	DOWN	S.A.D.	SEE ARCHITECTURAL DRAWINGS
D.W.	DISHWASHER	S.C.	SOLID CORE
DWG.	DRAWING	S.C.D.	SEE CIVIL DRAWINGS
DWR.	DRAWER	SCHED.	SCHEDULE
E.	EAST	S.D.	SOAP DISPENSER/DISH
(E)	EXISTING	SECT.	SECTION
EA.	EACH	SEP.	SEPARATION
ELEV.	ELEVATION	SERV.	SERVICE
ELEC.	ELECTRICAL	SH.	SHelf
EQ.	EQUAL	S.H.	SPRINKLER HEAD
EQUIP.	EQUIPMENT	SHR.	SHOWER
(E)	EXISTING	SHT.	SHEET
EXP.	EXPANSION	SHTG.	SHEATHING
EXT.	EXTERIOR	SIM.	SIMILAR
F.A.	FIRE ALARM	SL.	SLIDING
F.D.	FLOOR DRAIN	S.L.D.	SEE LANDSCAPE DRAWINGS
FIN.	FINISH	S.M.D.	SEE MECHANICAL DRAWINGS
FIXT.	FIXTURE	S.P.D.	SEE PLUMBING DRAWINGS
FL.	FLOOR	SPEC.	SPECIFICATION
FLASH.	FLASHING	SQ.	SQUARE
F.O.C.	FACE OF CONCRETE	S.S.	STAINLESS STEEL
F.O.F.	FACE OF FINISH	ST.STL.	STAINLESS STEEL
F.O.M.	FACE OF MASONRY	S.S.D.	SEE STRUCTURAL DRAWINGS
F.O.PLY	FACE OF PLYWOOD	STD.	STANDARD
F.O.S.	FACE OF STUDS	STL.	STEEL
F.P.	FIREPROOF	STN.	STONE
FR.	FRAME	STOR.	STORAGE
FR.	FRAME	STRUCT.	STRUCTURAL
FT.	FOOT OR FEET	SUSP.	SUSPENDED
FURR.	FURRING	S.W.	SHEAR WALL
FUT.	FUTURE	SYM.	SYMMETRICAL
G.	GAS OUTLET	SYS.	SYSTEM
GA.	GAUGE	T.O.C.	TOP OF CURB
GALV.	GALVANIZED	TEL.	TELEPHONE
G.D.	GARBAGE DISPOSAL	TEMP.	TEMPERED
GEN.	GENERAL	TER.	TERRAZZO
G.F.I.	GROUND FAULT INTERRUPTER	T & G	TONGUE & GROOVE
GL.	GLASS	THK.	THICK
GND.	GROUND	THRU.	THROUGH
GR.	GRADE	T.M.E.	TO MATCH EXISTING
G.S.M.	GALVANIZED SHEET METAL	T.N.	TOE NAILED
GW.B.	GYPSONUM WALL BOARD	T.O.C.	TOP OF CONCRETE
H.B.	HOSE BIBB	T.O.P.	TOP OF PLATE
H.C.	HOLLOW CORE	T.O.PLY	TOP OF PLYWOOD
HD.	HEAD	T.O.W.	TOP OF WALL
HDR.	HEADER	T.V.	TELEVISION
HGR.	HANGER	TYP.	TYPICAL
H.M.	HOLLOW METAL	UNEXC.	UNEXCAVATED
HORIZ.	HORIZONTAL	UNF.	UNFINISHED
HR.	HOOR	U.O.N.	UNLESS OTHERWISE NOTED
H.R.	HANDRAIL	VEN.	VENEER
HT.	HEIGHT	VERT.	VERTICAL
H.W.H.	HOT WATER HEATER	VEST.	VESTIBULE
IN.	INCH	V.I.F.	VERIFY IN FIELD
INSUL.	INSULATION	VOL.	VOLUME
INT.	INTERIOR	W	WASHER
JST.	JOIST	W/	WITH
JT.	JOINT	WD.	WOOD
LAM.	LAMINATE	W./D.	WASHER / DRYER
LAV.	LAVATORY	W.H.	WATER HEATER
LB.	POUND	W/O	WITHOUT
LT.FIXT.	LIGHT FIXTURE	W.P.	WORK POINT
LIN.	LINEAR	WT.	WEIGHT
MAT.	MATERIAL	W.R.B.	WATER RESISTANT BARRIER
MAX.	MAXIMUM	W.W.M.	WELDED WIRE MESH
MECH.	MECHANICAL	W.C.	WATER CLOSET OR WALL COVERING
MEMB.	MEMBRANE		

SYMBOL LEGEND



GENERAL NOTES

1. VERIFY ALL EXISTING DIMENSIONS & CONDITIONS AT THE SITE & NOTIFY ARCHITECT OF ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO BIDDING OR COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY. **DO NOT** SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.
2. CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.
3. ALL MATERIALS, WORKMANSHIP & METHODS SHALL CONFORM TO CURRENTLY ADOPTED UNIFORM BUILDING CODE (UBC), UNIFORM PLUMBING CODE (UPC), UNIFORM MECHANICAL CODE (UMC), AND THE NATIONAL ELECTRICAL CODE (NEC) AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA TITLE 24, CALIFORNIA ELECTRICAL CODE, CALIFORNIA CODE OF REGULATIONS & OTHER APPLICABLE CODES & ORDINANCES OF THE LOCAL JURISDICTION.
4. SAFETY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.
5. CONSTRUCTION BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
6. DO NOT STORE CONSTRUCTION MATERIALS OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.
7. TREES LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM INADVERTANT DAMAGE FROM CONSTRUCTION EQUIPMENT BY WRAPPING TRUNKS WITH PROTECTIVE MATERIALS, AVOIDING FILL OF ANY TYPE AGAINST THE BASE OF THE TRUNKS AND AVOIDING AN INCREASE IN SOIL DEPTH AT THE FEEDING ZONE OR DRIP LINE OF THE RETAINED TREES.
8. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
9. USE A WASTE MANAGEMENT COMPANY TO RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 75 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE - MANAGEMENT COMPANY TO PROVIDE REQUIRED DOCUMENTATION.
10. AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.
11. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
12. PAINTS, STAINS, COATING, ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS. GENERAL CONTRACTOR TO PROVIDE COMPLIANCE DOCUMENTATION.
13. AEROSOL PAINTS AND OTHER COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS. GENERAL CONTRACTOR TO PROVIDE COMPLIANCE DOCUMENTATION.
14. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
15. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE.

PROJECT DIRECTORY

OWNER DAVID ZWERIN AND WITNEY MCKIERNAN 286 SAN LUIS DRIVE MENLO PARK, CA. 94025 T: 510 701 8979 CONTACT: DAVID ZWERIN	ARCHITECT LIGHT SPACE ARCHITECTURE OFFICE 165 JESSIE STREET, 4TH FLOOR SAN FRANCISCO, CA. 94103 T: 415 589 7242 CONTACT: JOHN KLEMAN	SURVEYOR R.W. DAVIS & ASSOCIATES, INC. 45 LEVERONI COURT NAVATO, CA. 94401 T: 415 883 9099 CONTACT: R. WAYNE DAVIS
STRUCTURAL ENGINEER ZFA STRUCTURAL ENGINEERS 1212 FOURTH STREET, SUITE 2 SANTA ROSA, CA. 95404 T: 707 526 0992 x146 CONTACT: MARIANNE WILSON	GEOTECHNICAL ENGINEER RGT CONSULTANTS 3001 INDUSTRIAL DRIVE, SUITE A SANTA ROSA, CA. 95403 T: 707 544 1072 CONTACT: JARED PRATT	CIVIL ENGINEER AC ENGINEERING INC. 454 LAS GALLINAS AVE, SUITE 1074 SAN RAFAEL, CA. 94903 T: 415 868 5532 CONTACT: ORION AGNEW
		CIVIL ENGINEER ECKMAN ENVIRONMENTAL SITE PLAN DESIGNS, INC 100 SHORELINE HIGHWAY BLD B, SUITE 100 MILL VALLEY, CA 94941 T: 510.390.3992

PROJECT DATA

SITE DATA
PROJECT NAME: McKIERNAN - ZWERIN RESIDENCE
PROJECT TYPE: NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE AND DETACHED ADU
ADDRESS: 21 AVENIDA LAS BAULINAS STINSON BEACH, CA 94970
ASSESSOR PARCEL: 195-111-02
DESCRIPTION OF WORK: CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE AND DETACHED ACCESSORY DWELLING UNIT
JURISDICTION: COUNTY OF MARIN
WILDLAND URBAN INTERFACE: YES (VHFHSZ)
ZONING DESIGNATION: C-R1-B3
AVG. SLOPE: 23.65%
LOT AREA: 21,600 SQ. FT. (PER ASSESSOR)

BUILDING DATA

APPLICABLE BUILDING CODES:

- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA FIRE CODE (CFC)
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS
- 2022 AHERTON MUNICIPAL CODE

TYPE OF CONSTRUCTION: TYPE V
OCCUPANCY TYPE: R-3 SINGLE FAMILY RESIDENCE

AREA CALCULATIONS:

MAIN HOUSE: 2710 SQ.FT.
ADU: 592 SQ.FT.
CAR PORT: 598 SQ.FT.
STORAGE ROOM: 236 SQ.FT.
TOTAL BUILDING AREA (GROSS): 4136 SQ.FT.
TOTAL BUILDING AREA (CONDITIONED): 3302 SQ.FT.
FAR: 2710 + 592 + 598 - 540 = 3360SF. 3360 / 21600SF = 15.6%
TOTAL FLOOR AREA: 3360 SF (SEE CALC ABOVE)
LOT COVERAGE IMPERVIOUS: 9993 SF (SEE CIVIL)
GRADING CUT: 1084 CUBIC YARDS
GRADING FILL 231 CUBIC YARDS
GRADING OFFHAUL: 853 CUBIC YARDS

PRIMARY BUILDING DATA:

MAX HT. 16'-11 3/8"
FRONT SETBACK DISTANCE: 69'-5"
LEFT SETBACK SIDE PROPERTY LINE: 15'-0"
RIGHT SETBACK SIDE PROPERTY LINE: 16'-0"
REAR SETBACK PROPERTY PROPERTY LINE: 41'-2"

ADU BUILDING DATA:

MAX HT. 14'-0"
FRONT SETBACK DISTANCE: 142'-0"
LEFT SETBACK SIDE PROPERTY LINE: 80'-2"
RIGHT SETBACK SIDE PROPERTY LINE: 4'-0"
REAR SETBACK PROPERTY PROPERTY LINE: 6'-1"

FIRE PROTECTION:

FIRE SPRINKLERS MEETING THE STANDARD OF NFPA 13D WILL BE PROVIDED FOR ALL STRUCTURES

SHEET INDEX

ARCHITECTURAL

A0.1	Cover Sheet	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A0.2	Model Images	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A1.1	Proposed Site / Roof Plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A1.2	Roof Height Over (E) Contours, Setbacks, and Parking Diagram	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A1.3	Construction Management Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A2.1	Floor Plan - Main House	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A2.2	Floor Plan - ADU & Car Port	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A2.3	Roof Plan - Main House	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A2.4	Floor Plan - ADU & Car Port	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

A3.0	Exterior Elevations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A3.1	Exterior Elevations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A3.2	Exterior Elevations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

A4.1	Building Sections	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A4.2	Building Sections	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A4.3	Building Sections	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

L1	Landscape Plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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CIVIL

C1.0	Title Sheet, Notes, and Legend	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C1.1	Project Notes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C2.0	Grading Plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C2.1	Drainage Plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C2.2	Utility Plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C2.3	PerVIOUS/Impervious Data	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C2.4	Erosion and Sedimentation Control Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C3.0	BMPs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

SEPTIC

	On Site Waste Water Septic Plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	On Site Waste Water Septic Plan (DETAILS)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	On Site Waste Water Septic Plan (DETAILS)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

SURVEY

SU-1	Boundary and Topographic Survey	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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DEFERRED SUBMITTALS

SOLAR ENERGY SYSTEM

PROJECT DESCRIPTION

NEW SINGLE FAMILY RESIDENCE, ADU, CAR PORT, AND POOL. FOR MORE INFORMATION SEE FULL PROJECT DESCRIPTION ATTACHED TO PLANNING APPLICATION.

VICINITY MAP



**MCKIERNAN - ZWERIN
RESIDENCE**
21 AVENIDA LAS BAULINAS,
STINSON BEACH, CALIFORNIA
APN: 195 - 111 - 02

DATE

COASTAL APPLICATION 2024-0531

MARIN CO. PLANNING
REVIEW RESPONSE 2024-0829



DRAWING TITLE:

COVER SHEET

SCALE:

AS NOTED

SHEET NO.:

A0.1

MCKIERNAN - ZWERIN
RESIDENCE

21 AVENIDA LAS BAULINAS,
STINSON BEACH, CALIFORNIA
APN: 195 - 111 - 02

DATE
COASTAL APPLICATION 2024-0531

MARIN CO. PLANNING
REVIEW RESPONSE 2024-0829



DRAWING TITLE:

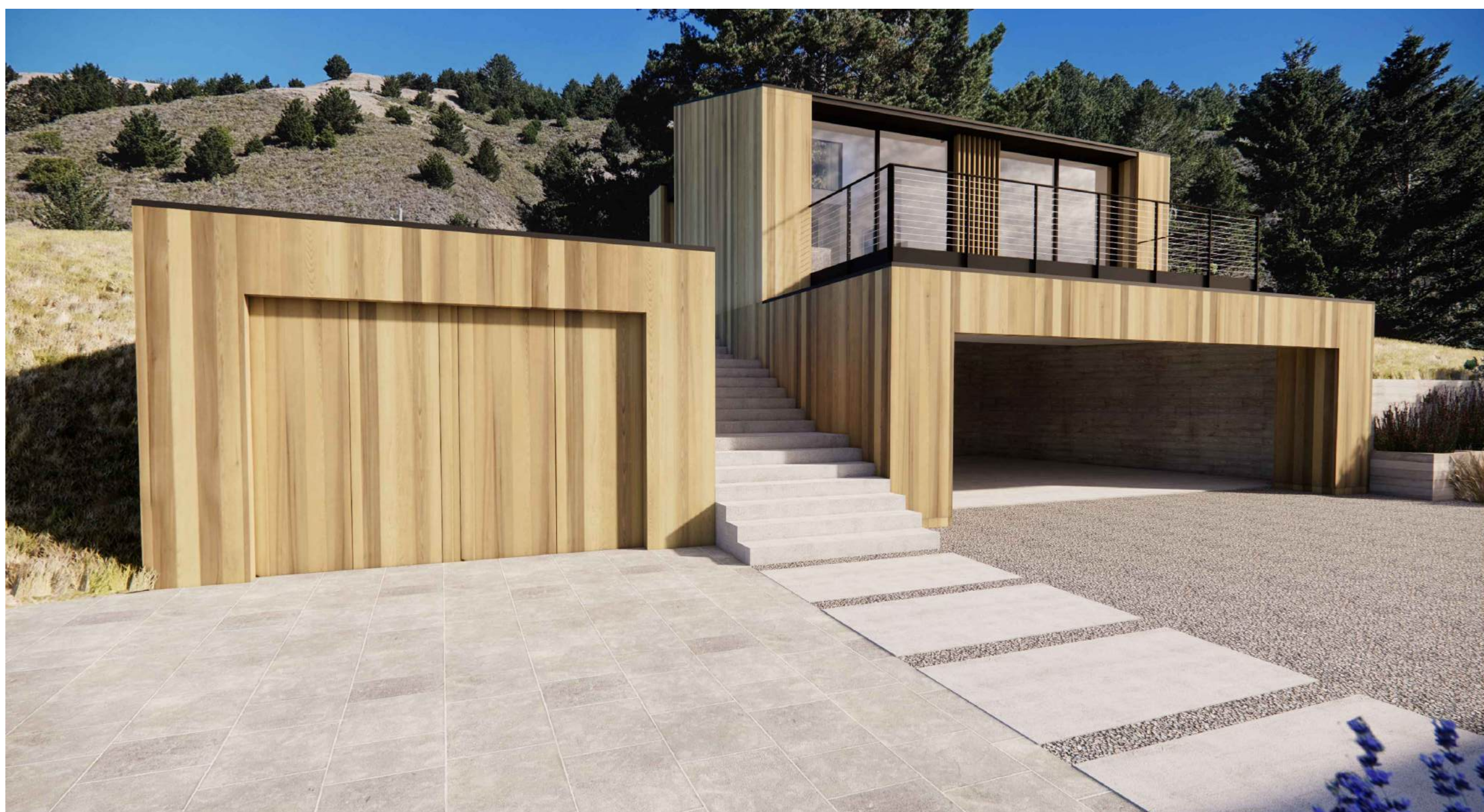
IMAGES

SCALE:

AS NOTED

SHEET NO.:

A0.2



4 ADU AND CARPORT LOOKING NORTH
NA



2 HOUSE FRONT LOOKING NORTH WEST
NA



3 HOUSE REAR LOOKING SOUTH EAST
NA



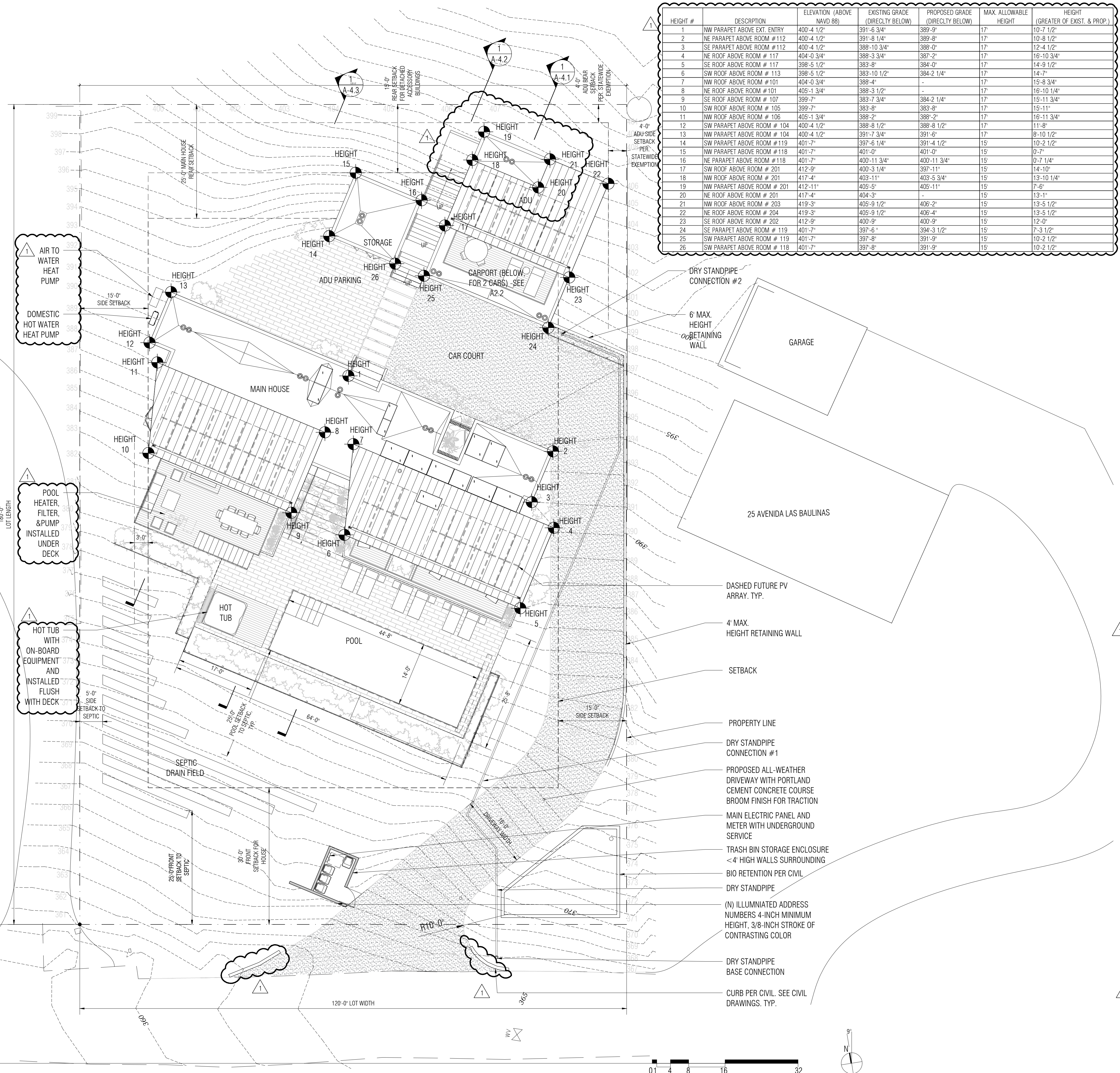
1 HOUSE FRONT LOOKING NORTH
NA

AREA CALCULATIONS

LOT AREA	21,600 SF			
BUILDING AREA	MAIN HOUSE: 2710SF	CARPORT: 598SF	STORAGE: 236SF	TOTAL: 4136SF
FLOOR AREA	MAIN HOUSE: 2710SF	ADU: 592SF		TOTAL: 3302SF
FLOOR AREA RATIO	MAX FAR: 30%	3360SF (see cover sheet for calc)	21600SF	FAR: 15.6%
LOT COVERAGE IMPERVIOUS	9993 SF (SEE CIVIL)			
GRADING CUT	1084 CUBIC YARDS			
GRADING FILL	231 CUBIC YARDS			
GRADING OFFHAUL	853 CUBIC YARDS			

HEIGHT #	DESCRIPTION	ELEVATION (ABOVE NAVD 88)	EXISTING GRADE (DIRECTLY BELOW)	PROPOSED GRADE (DIRECTLY BELOW)	MAX. ALLOWABLE HEIGHT	HEIGHT (GREATER OF EXIST. & PROP.)
1	NW PARAPET ABOVE EXT. ENTRY	400'-4 1/2"	391'-6 3/4"	389'-9"	17'	10'-7 1/2"
2	NE PARAPET ABOVE ROOM #112	400'-4 1/2"	391'-8 1/4"	389'-8"	17'	10'-8 1/2"
3	SE PARAPET ABOVE ROOM #112	400'-4 1/2"	388'-10 3/4"	388'-0"	17'	12'-4 1/2"
4	NE ROOF ABOVE ROOM # 117	404'-0 3/4"	388'-3 3/4"	387'-2"	17'	16'-10 3/4"
5	SE ROOF ABOVE ROOM # 117	398'-5 1/2"	383'-8"	384'-0"	17'	14'-9 1/2"
6	SW ROOF ABOVE ROOM # 113	398'-5 1/2"	383'-10 1/2"	384'-2 1/4"	17'	14'-7"
7	NW ROOF ABOVE ROOM #101	404'-0 3/4"	388'-4"	-	17'	15'-8 3/4"
8	NE ROOF ABOVE ROOM #101	405'-1 3/4"	388'-3 1/2"	-	17'	16'-10 1/4"
9	SE ROOF ABOVE ROOM # 107	399'-7"	383'-7 3/4"	384'-2 1/4"	17'	15'-11 3/4"
10	SW ROOF ABOVE ROOM # 105	399'-7"	383'-8"	383'-8"	17'	15'-11"
11	NW ROOF ABOVE ROOM # 106	405'-1 3/4"	388'-2"	388'-2"	17'	16'-11 3/4"
12	SW PARAPET ABOVE ROOM # 104	400'-4 1/2"	388'-8 1/2"	388'-8 1/2"	17'	11'-8"
13	NW PARAPET ABOVE ROOM # 104	400'-4 1/2"	391'-7 3/4"	391'-6"	17'	8'-10 1/2"
14	SW PARAPET ABOVE ROOM # 119	401'-7"	397'-6 1/4"	391'-4 1/2"	15'	10'-2 1/2"
15	NW PARAPET ABOVE ROOM # 118	401'-7"	401'-0"	401'-0"	15'	0'-7"
16	NE PARAPET ABOVE ROOM # 118	401'-7"	400'-11 3/4"	400'-11 3/4"	15'	0'-7 1/4"
17	SW ROOF ABOVE ROOM # 201	412'-9"	400'-3 1/4"	397'-11"	15'	14'-10 1/4"
18	NW ROOF ABOVE ROOM # 201	417'-4"	403'-11"	403'-5 3/4"	15'	13'-10 1/4"
19	NW PARAPET ABOVE ROOM # 201	412'-11"	405'-5"	405'-11"	15'	7'-6"
20	NE ROOF ABOVE ROOM # 201	417'-4"	404'-3"	-	15'	13'-1"
21	NW ROOF ABOVE ROOM # 203	419'-3"	405'-9 1/2"	406'-2"	15'	13'-5 1/2"
22	NE ROOF ABOVE ROOM # 204	419'-3"	405'-9 1/2"	406'-4"	15'	13'-5 1/2"
23	SE ROOF ABOVE ROOM # 202	412'-9"	400'-9"	400'-9"	15'	12'-0"
24	SE PARAPET ABOVE ROOM # 119	401'-7"	397'-6"	394'-3 1/2"	15'	7'-3 1/2"
25	SW PARAPET ABOVE ROOM # 119	401'-7"	397'-8"	391'-9"	15'	10'-2 1/2"
26	SW PARAPET ABOVE ROOM # 118	401'-7"	397'-8"	391'-9"	15'	10'-2 1/2"

HEIGHT #	STORY POLE HEIGHT
1	8'-9 3/4"
2	8'-8 1/4"
3	11'-5 3/4"
4	15'-9"
5	14'-9 1/2"
6	14'-7"
7	15'-8 3/4"
8	16'-10 1/4"
9	15'-11 3/4"
10	15'-11"
11	16'-11 3/4"
12	11'-8"
13	8'-8 3/4"
14	4'-0 3/4"
15	0'-7"
16	0'-7 1/4"
17	12'-5 3/4"
18	13'-5"
19	7'-6"
20	13'-1"
21	13'-5 1/2"
22	13'-5 1/2"
23	12'-0"
24	4'-1"
25	3'-11"
26	3'-11"



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LIGHT SPACE ARCHITECTURE

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COASTAL APPLICATION 2024-0531

MARIN CO. PLANNING
REVIEW RESPONSE 2024-0829



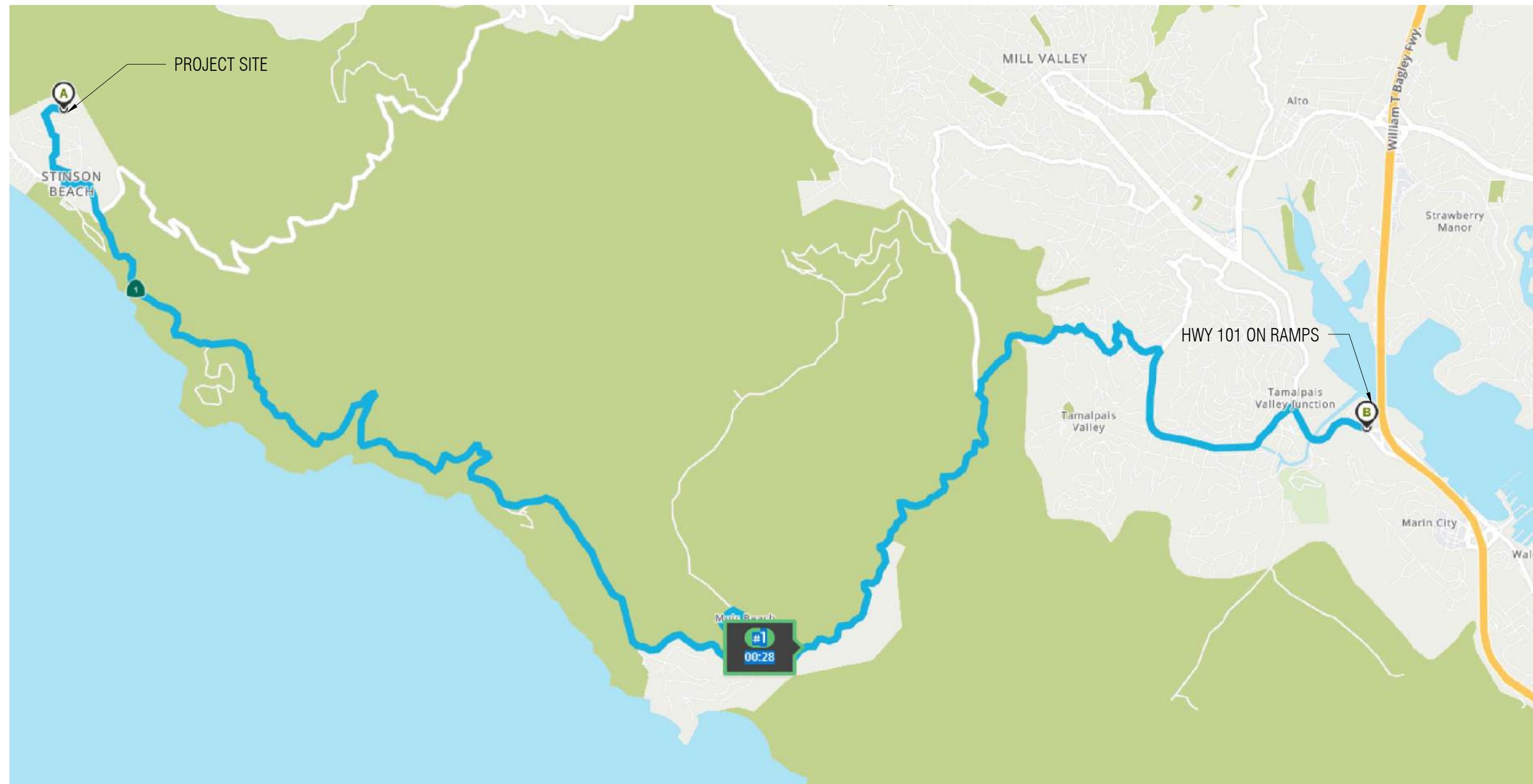
DRAWING TITLE:
SITE PLAN / ROOF PLAN / STORY POLE PLAN

SCALE:
AS NOTED

SHEET NO:
A1.1

1 SITE + ROOF PLAN
3/32" = 1"

Truck Route Map



Truck Route:
 Head toward Avenida Farralone on Avenida las Baulinas. Go for 0.1 mi. Turn left onto Avenida Farralone. Go for 0.1 mi. Turn left onto Belvedere Ave. Go for 112 ft. Turn left onto Belvedere Ave. Go for 112 ft. Turn right onto Lincoln Ave. Go for 453 ft. Turn right onto Buena Vista Ave. Go for 0.2 mi. Turn right onto Calle del Mar. Go for 312 ft. Turn left onto Highway 1 (CA-1). Go for 11.6 mi. Turn right onto Highway 1 (CA-1). Go for 0.5 mi. Turn left onto Highway 1 (CA-1). Go for 11.6 mi. Turn right onto Highway 1 (CA-1). Go for 0.5 mi. Enter on ramps to Highway 101 North or South.

Construction Hours (Per Marin County Code Section 6.70.030 (5)):

Monday - Friday: 7 am to 6 pm

Saturday: 9 am to 5 pm

Prohibited on Sundays and Holidays (New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.)

Loud noise-generating construction-related equipment (e.g., backhoes, generators, jackhammers) can be maintained, operated, or serviced at a construction site for permits administered by the community development agency from eight a.m. to five p.m. Monday through Friday only.

Construction Signs:

Post a publicly visible sign with the construction supervisor's name, telephone number, and address to contact regarding dust control, noise control, or other complaints about the construction activities. Unless otherwise specified by the conditions of approval for a development project, construction signage shall consist of a single yard sign and shall remain on site until the outdoor construction activities are completed.

Dust and Emission Control:

- (1) All unpaved exposed surfaces (e.g., parking areas, staging areas, soil piles, and graded areas, and unpaved access roads) shall be watered two times a day.
- (2) All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- (3) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- (4) All vehicle speeds on unpaved roads shall be limited to a maximum of 15 miles per hour.
- (5) All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- (6) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California of Regulations). Clear signage shall be provided for construction workers at all access points.
- (7) All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified emissions evaluator.
- (8) All construction areas shall be sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable dust control of areas subject to windblown erosion.
- (9) All earthmoving or excavation activities shall be discontinued during periods of high winds to prevent excessive amounts of fugitive dust generation.

Water Quality / Erosion Control Measures - see also sheets C1.1 and C3.0

- a. Revegetate all disturbed areas at the onset (October) of the first winter rainy season following completion of any phase of construction during a year and at a similar time during the next year as required to fully revegetate the site.
- b. Install some type of biodegradable surface erosion protection (such as natural mulch, jute netting, erosion control blankets, punched straw) to reduce the erosive energy of incoming raindrops for the first couple of winter months.
- c. Install silt fencing along the construction perimeter before the start of construction and retain it in-place until that particular phase of construction is complete and erosion control winterization measures are implemented.

Road/Land Closures:

Permits must be obtained from the Department of Public Works. Road Closures require posting signs a minimum of 48 hours in advance. Copies of permits must be maintained at the job site for the duration of the closure.

Deliveries/Off Haul: Deliveries are limited to weekdays between 10AM and 2PM for trucks exceeding 26' in length.

Parking:

All worker vehicles must park at the job site. Construction vehicle parking in the public right of way will be limited to the hours of work and not exceed posted limits.

Oversize and/or Overweight vehicles:

Per the State of California's Streets & Highways Code (SHC), transportation involving the operation of oversize and/or overweight vehicles on roads maintained by the County of Marin requires a permit from the Department of Public Works — Land Development Division

Construction Management Plan:

Construction will occur on APN 195-111-02 (21 Avenida Las Baulinas) -- an unbuillt parcel

Summary of Construction Activities

Task 1: Site Preparation will involve developing staging areas to place parking for construction vehicles, and material storage recycling and debris bins, storm drain and runoff protection and truck-wheel gratings/rock beds to keep soil from exiting the site onto Avenida Las Baulinas.

Task 2: Site Grading includes cut and fill operations for new construction. This task involves the use of bulldozers, compactors, motor graders, scrapers, a water truck, and transportation for workers. The contractor will define the limits of grading, install construction barriers around sensitive trees and vegetation to be avoided, and remove vegetation where construction is planned. Small bulldozers, chain saws, trucks to haul debris and to transport workers will be required. Underground Utilities work involves the installation of pumps, pipelines, conduits, and drainage improvements on site. Off-site, new tie-ins at the existing water line main at Avenida Las Baulinas will be installed. A trenching machine, backhoe, material trucks, a water truck and motor grader will be needed. Approximately 100 trucks will make round trips with an 11cy semi-load each, over a 3-4 week period. Truck traffic will primarily take place between 9:00 a.m. and 3:00 p.m. Monday through Friday. Construction equipment and trucks will at minimum meet Tier 3 interim requirements and all State of California emissions standards. Concrete as well as soldier pile & timber lagging retaining walls, primarily in the auto court and driveway, will be installed due to the change in grades.

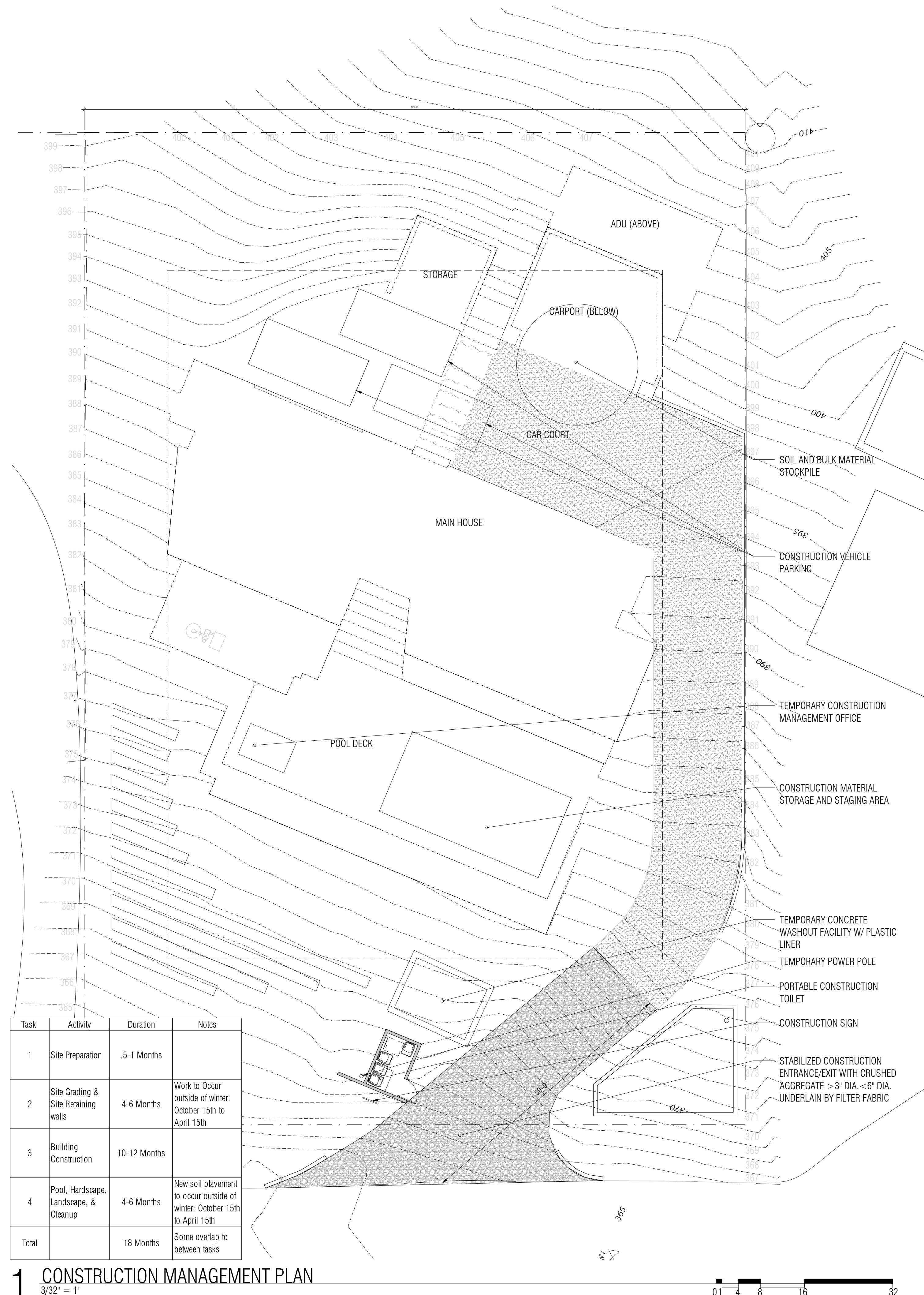
Task 3: Building Construction, involves:

- a. Structural work: foundations, slab on grade, structural steel erection, wood structure erection. Mobile cranes and all-terrain forklifts will be used to hoist materials. Mobile cranes for steel erection will likely be rough terrain cranes and will be on site for approximately 6-8 weeks. A similar size crane would be used for wood framing, for a total of 4-6 weeks. Concrete boom pumps will be staged next to the building site on concrete pour days, with concrete trucks cycling through the site. Concrete trucks will arrive between 7:00 a.m.-5:00 p.m. with generally no more than 4 trucks/hour during peak traffic times. Large trucks will be making deliveries for steel reinforcement, structural steel, and wood framing materials. These deliveries will primarily occur between the hours of 9:00 a.m. and 3:00 p.m. with generally no more than 1-2 truck deliveries per day outside that window during peak traffic hours. These trucks will mostly be 20' long flatbed trailers, and these deliveries will be limited to no more than 3-4 on any given work day.

- b. Exterior skin: includes framing of exterior walls, glazing, roofing/skylights, and exterior finishes such as cedar siding. Scaffolding will be installed along the building perimeter to facilitate this work. Most staging will be done using all-terrain forklifts and scissor lifts, with occasional use of mobile cranes.

- c. Interiors and Equipment: includes mechanical and electrical piping/ductwork, interior stud framing, stairs, drywall, and interior finishes. This work will commence near completion of structure and will continue nearly to project completion. Most material deliveries will be small to moderate in size.

Task 4: Hardscape, Landscape and Cleanup, includes exterior concrete and paving, some soil will be imported for landscaping and drainage. Planting will be installed last. In this phase, we will reintroduce concrete boom pumps and trucks as in the beginning of Task 3, though for smaller quantities and shorter durations. The bulk of the remainder of the trucking will be for soil and aggregate import, asphalt operations (driveway as new permeable paving), and material deliveries. Limited mobile crane mobilization may be required to install large trees.



Task	Activity	Duration	Notes
1	Site Preparation	5-1 Months	
2	Site Grading & Site Retaining walls	4-6 Months	Work to Occur outside of winter: October 15th to April 15th
3	Building Construction	10-12 Months	
4	Pool, Hardscape, Landscape, & Cleanup	4-6 Months	New soil placement to occur outside of winter: October 15th to April 15th
Total		18 Months	Some overlap to between tasks

1 CONSTRUCTION MANAGEMENT PLAN
 3/32" = 1'

MCKIERNAN - ZWERIN RESIDENCE

21 AVENIDA LAS BAULINAS,
 STINSON BEACH, CALIFORNIA
 APN: 195-111-02

DATE
 COASTAL APPLICATION 2024-0531

MARIN CO. PLANNING
 REVIEW RESPONSE 2024-0829



DRAWING TITLE:
CONSTRUCTION MANAGEMENT PLAN
 SCALE:
 AS NOTED
 SHEET NO:
A1.3

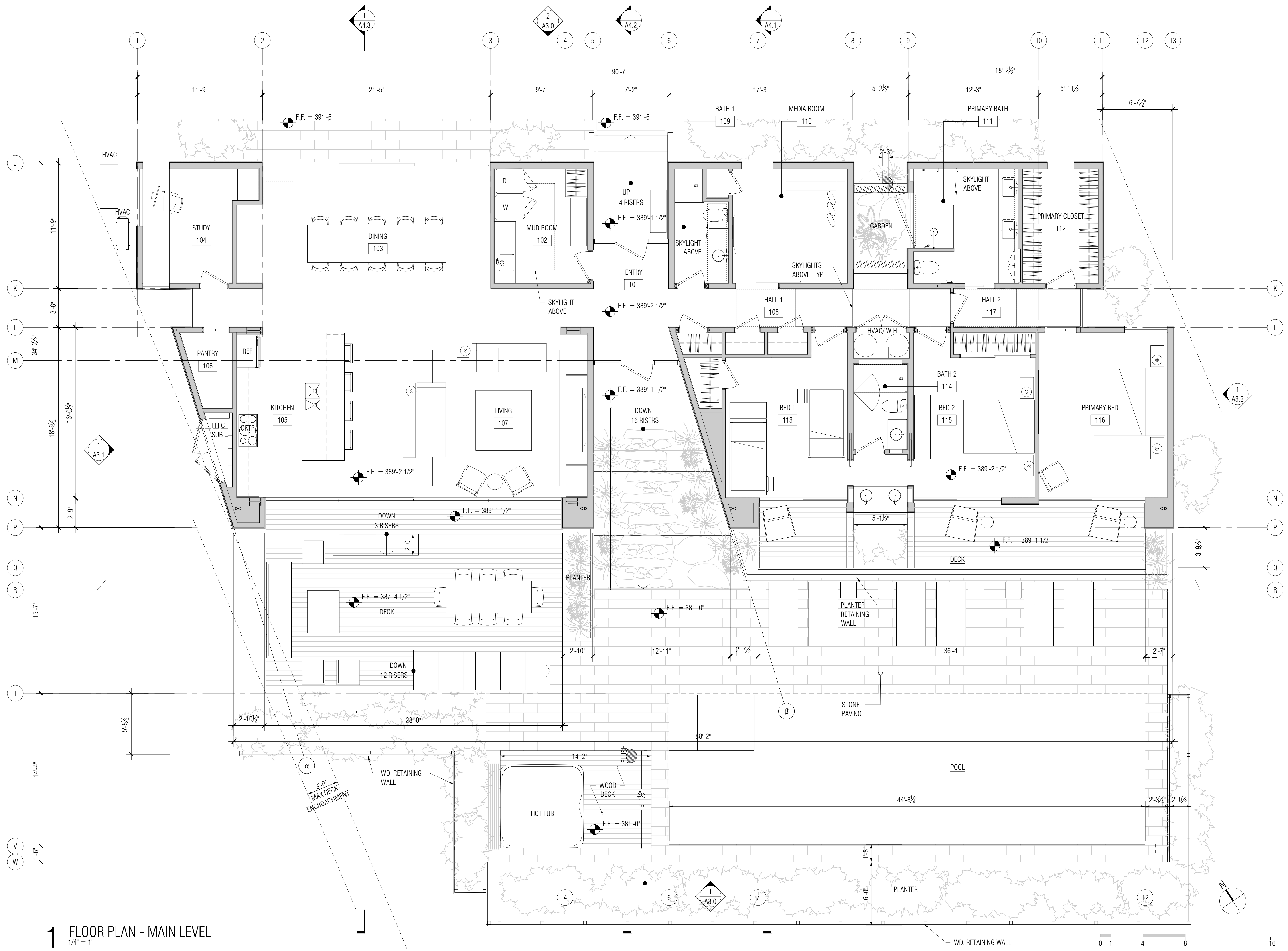
**MCKIERNAN - ZWERIN
RESIDENCE**
21 AVENIDA LAS BAULINAS,
STINSON BEACH, CALIFORNIA
APN: 195 - 111 - 02

DATE
COASTAL APPLICATION 2024-0531
MARIN CO. PLANNING
REVIEW RESPONSE 2024-0829

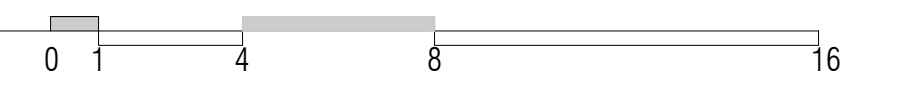


DRAWING TITLE:
FLOOR PLAN - MAIN LEVEL
SCALE:
1/4" = 1'-0"
SHEET NO:

A2.1



1 FLOOR PLAN - MAIN LEVEL
1/4" = 1'

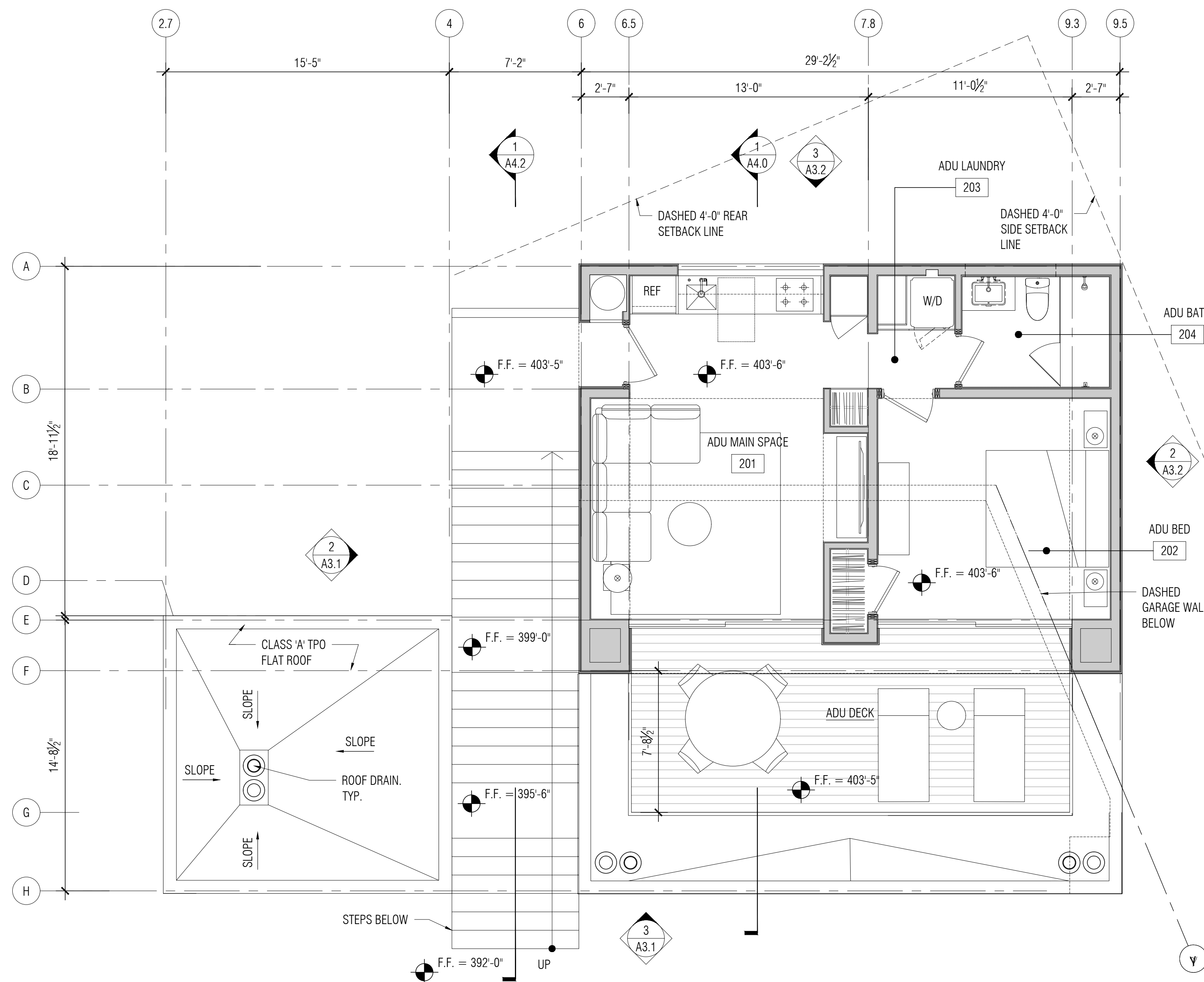


MCKIERNAN - ZWERIN
RESIDENCE

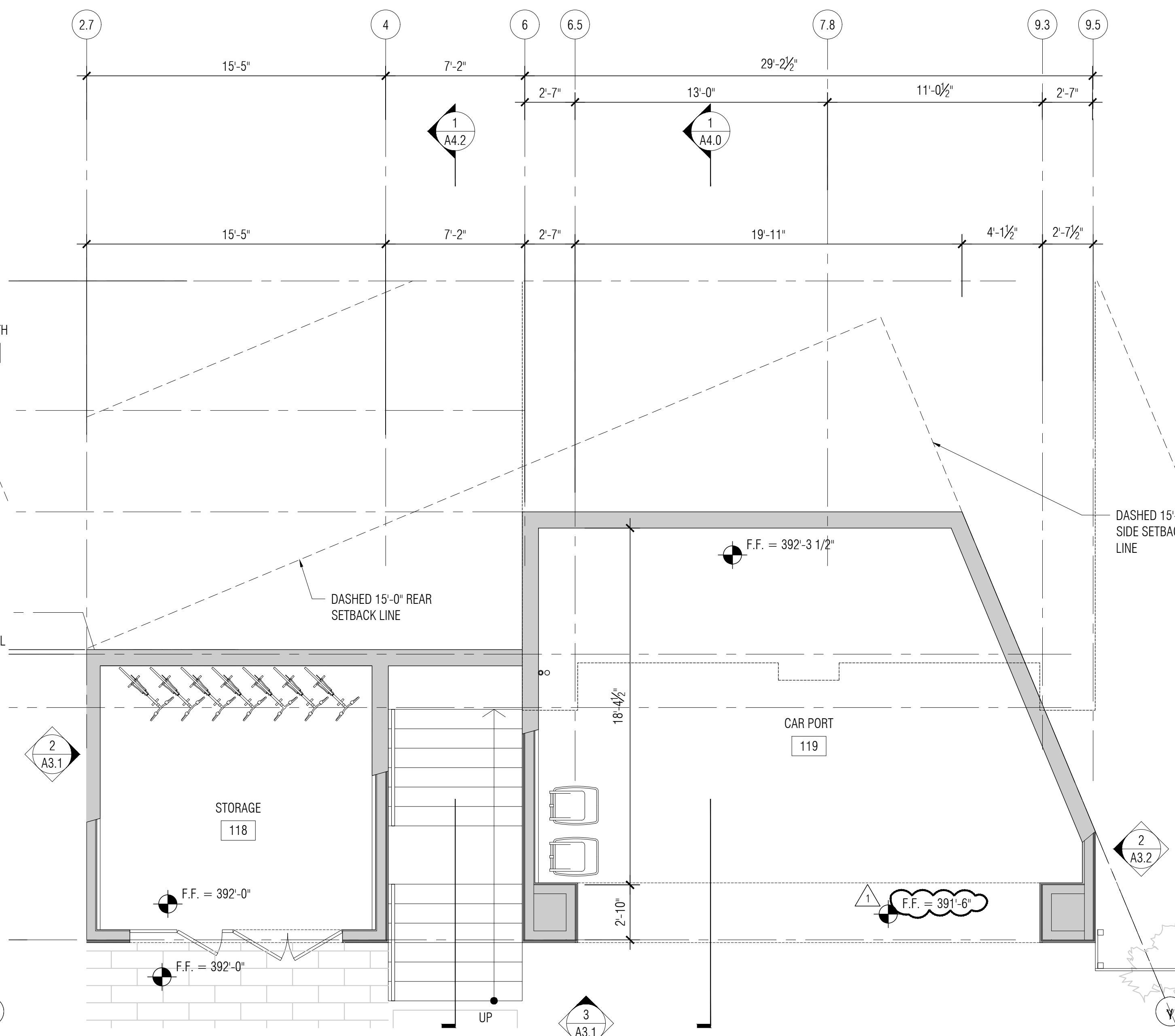
21 AVENIDA LAS BAULINAS,
STINSON BEACH, CALIFORNIA
APN: 195-111-02

DATE
COASTAL APPLICATION 2024-0531

MARIN CO. PLANNING
REVIEW RESPONSE 2024-0829



2 FLOOR PLAN - ADU
1/4" = 1'



1 FLOOR PLAN - CARPORT-STORAGE
1/4" = 1'

DRAWING TITLE:
FLOOR PLAN -
ADU AND CARPORT
SCALE:
1/4" = 1'-0"
SHEET NO:

A2.2

**MCKIERNAN - ZWERIN
RESIDENCE**
21 AVENIDA LAS BAULINAS,
STINSON BEACH, CALIFORNIA
APN: 195-111-02

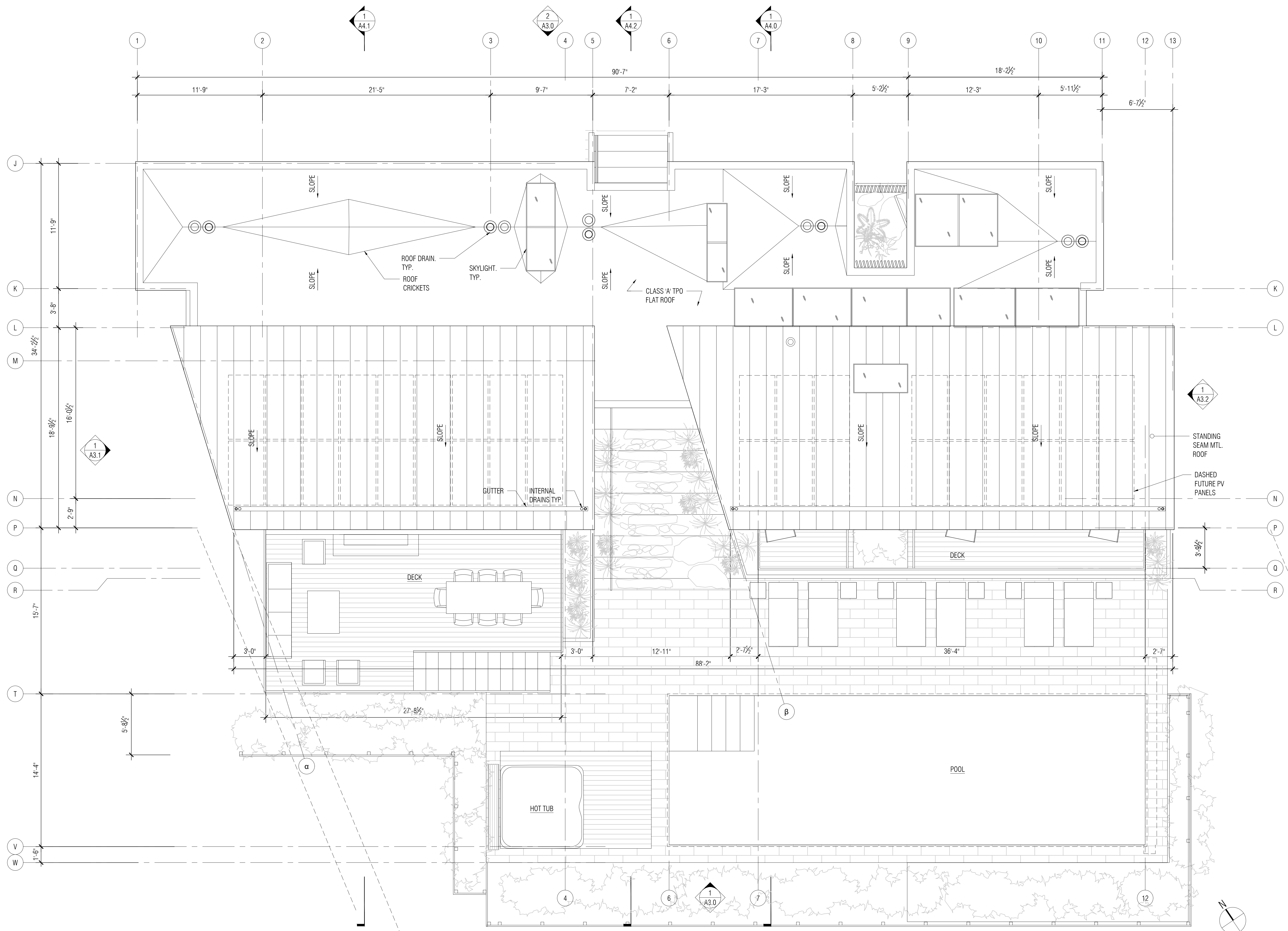
DATE
COASTAL APPLICATION 2024-0531
MARIN CO. PLANNING
REVIEW RESPONSE 2024-0829



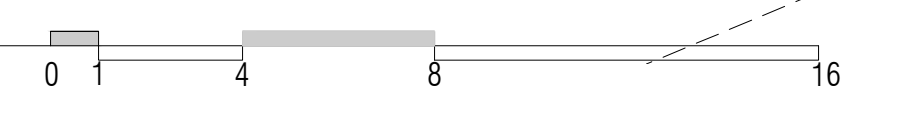
DRAWING TITLE:
ROOF PLAN

SCALE:
1/4" = 1'-0"
SHEET NO:

A2.3



1 FLOOR PLAN - ROOF
1/4" = 1'



**MCKIERNAN - ZWERIN
RESIDENCE**
21 AVENIDA LAS BAULINAS,
STINSON BEACH, CALIFORNIA
APN: 195-111-02

DATE
COASTAL APPLICATION 2024-0531

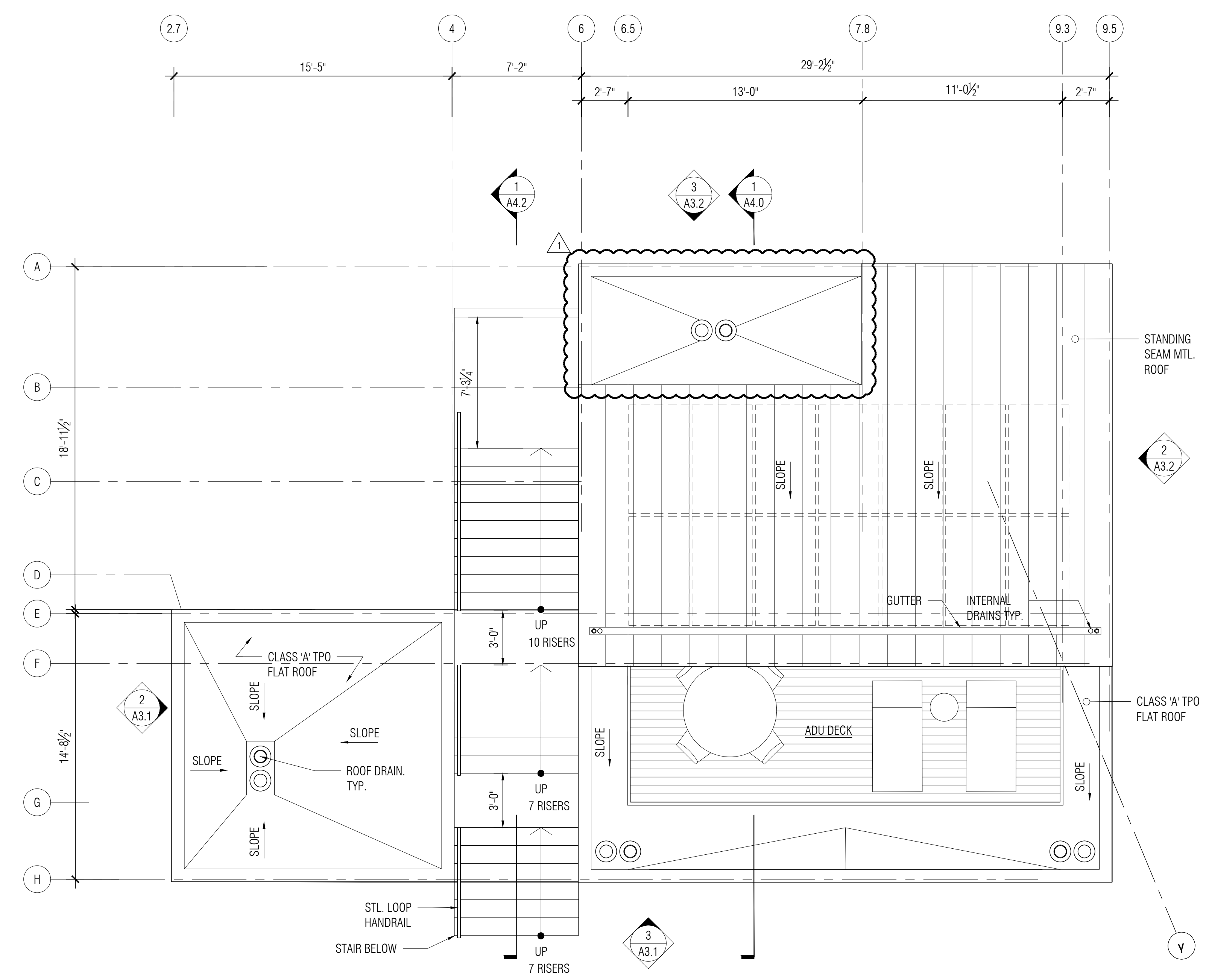
MARIN CO. PLANNING
REVIEW RESPONSE 2024-0829



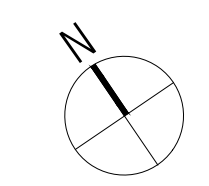
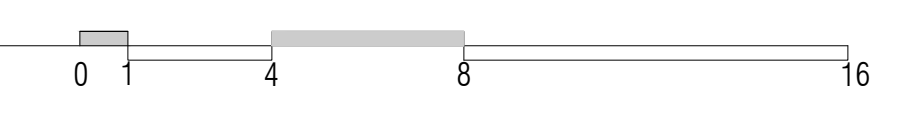
DRAWING TITLE:
ROOF PLAN

SCALE:
1/4" = 1'-0"
SHEET NO:

A2.4

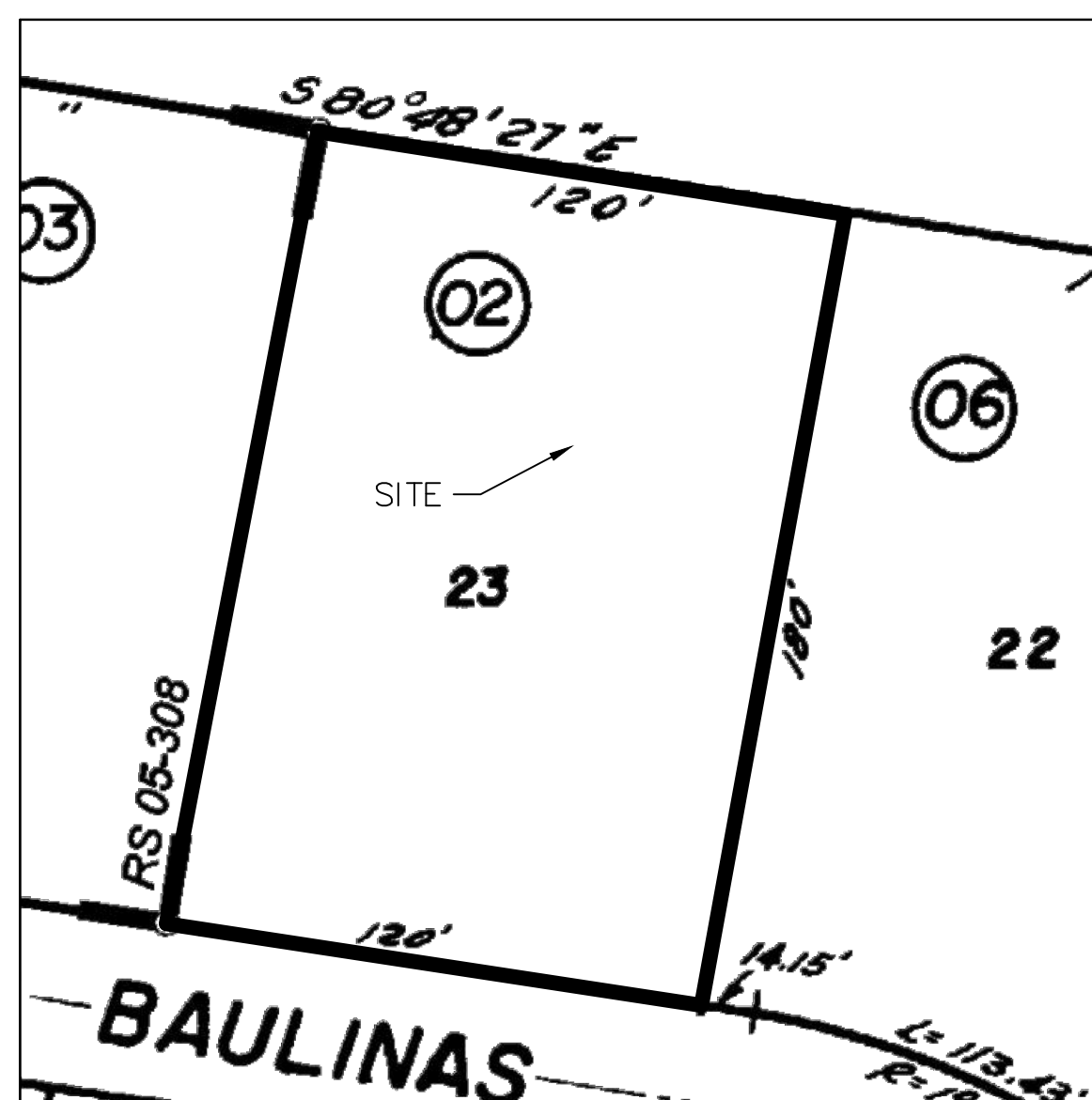
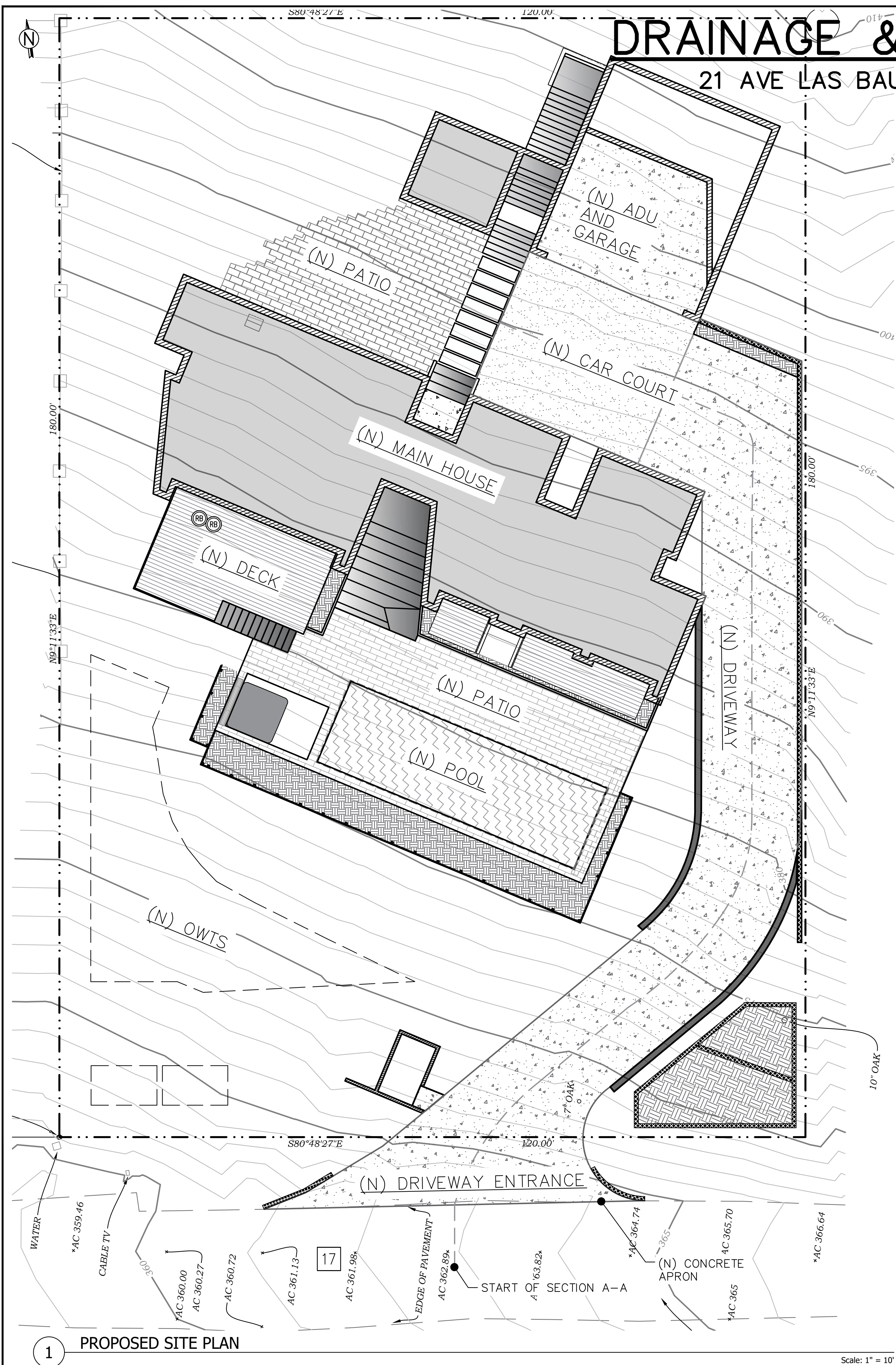


1 FLOOR PLAN - ADU ROOF
1/4" = 1'

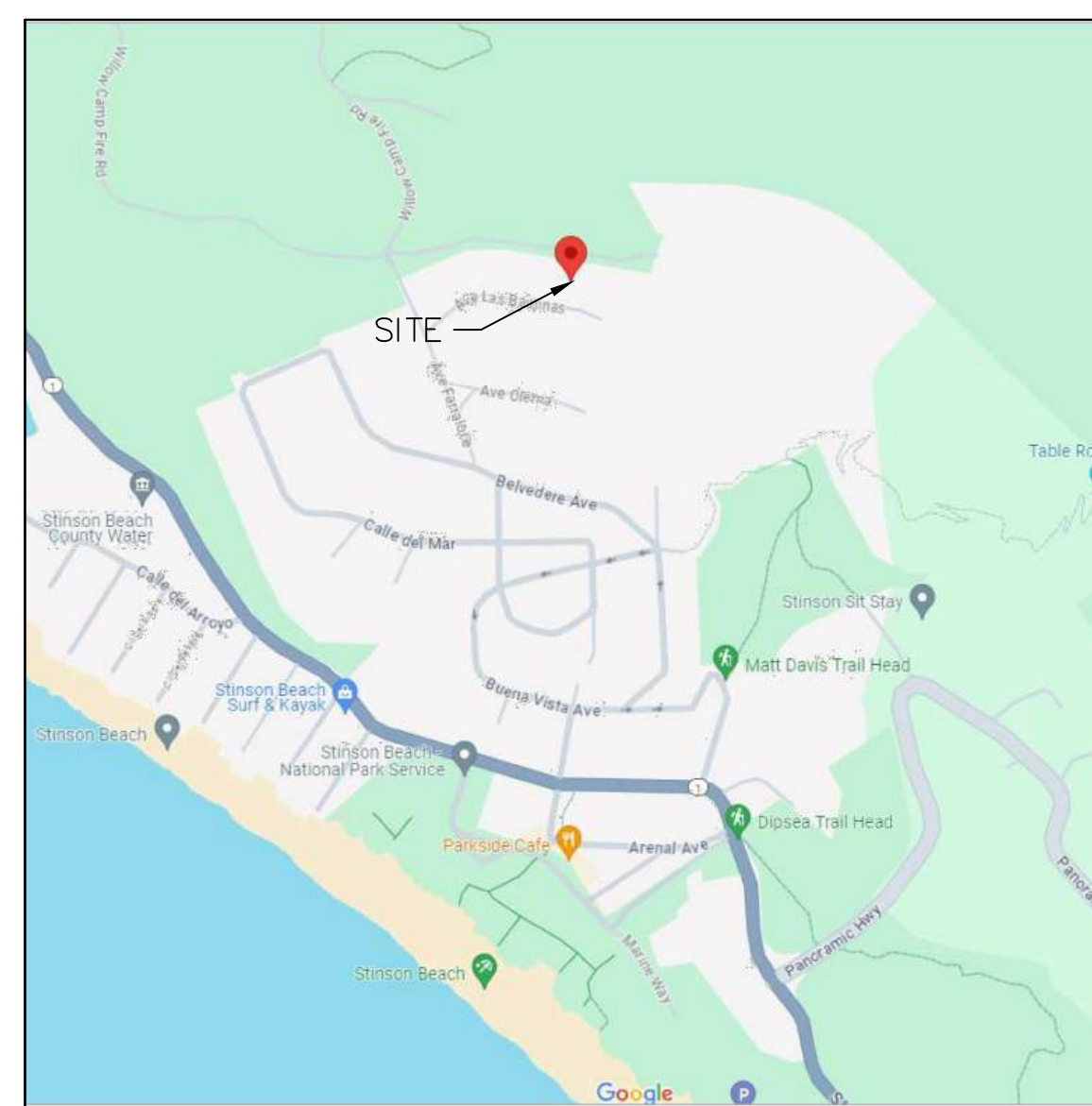


DRAINAGE & IMPROVEMENT PLAN

21 AVE LAS BAULINAS, STINSON BEACH, CA 94970



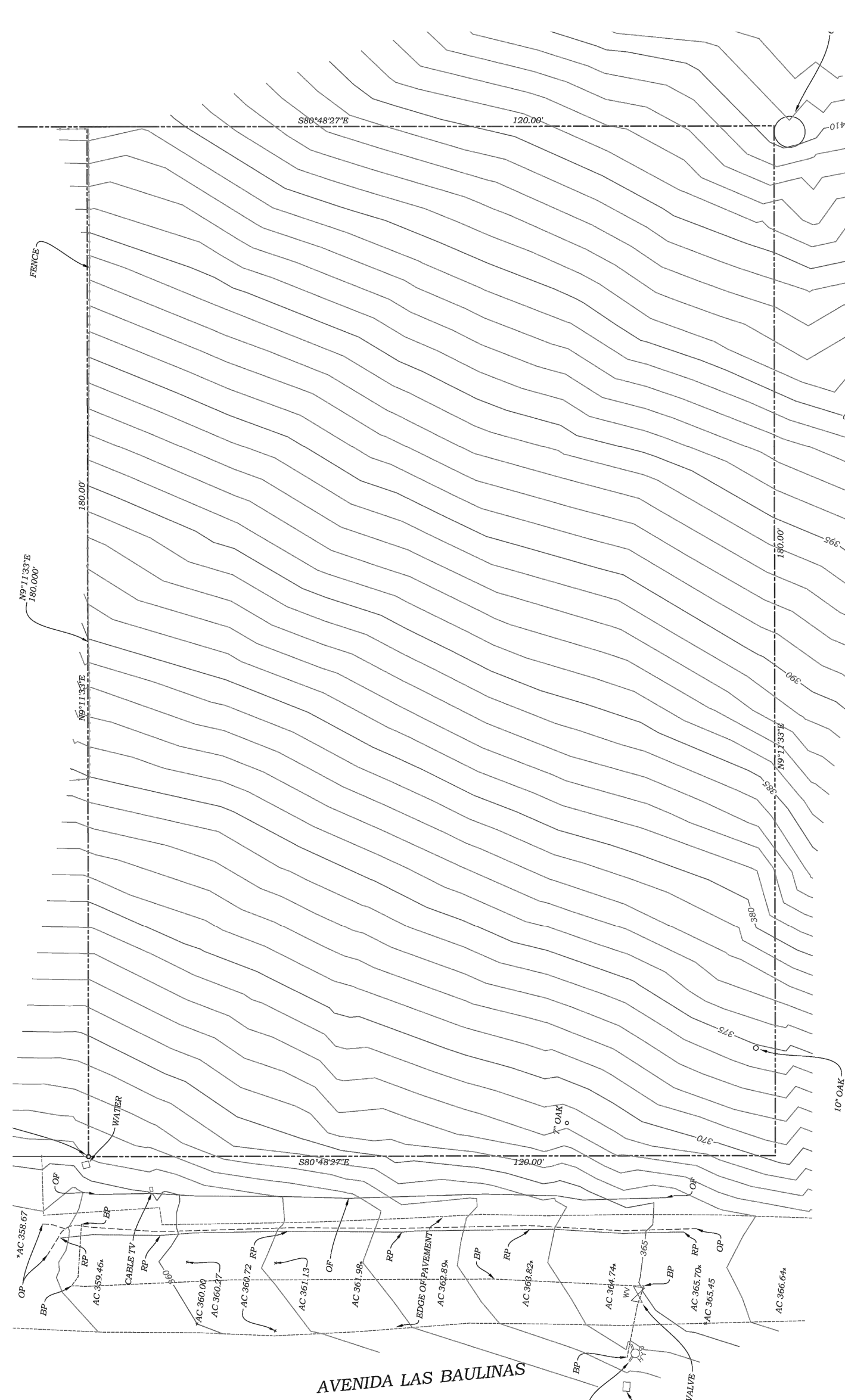
VICINITY MAP
N.T.S.



PARCEL LOCATION MAP
N.T.S.

THE DESIGN ENGINEER SHALL INSPECT AND CERTIFY IN WRITING TO DPW THAT EACH RETAINING WALL WAS CONSTRUCTED PER APPROVED PLAN AND FIELD DIRECTION. CERTIFICATION LETTERS SHALL REFERENCE BUILDING PERMIT NUMBER OR NUMBERS FOR SPECIFIC WORK BEING CERTIFIED, THE ADDRESS AND THE ASSESSOR'S PARCEL NUMBER (APN) FOR THE PROJECT, AND SHALL BE SIGNED AND STAMPED BY THE CERTIFYING PROFESSIONAL.

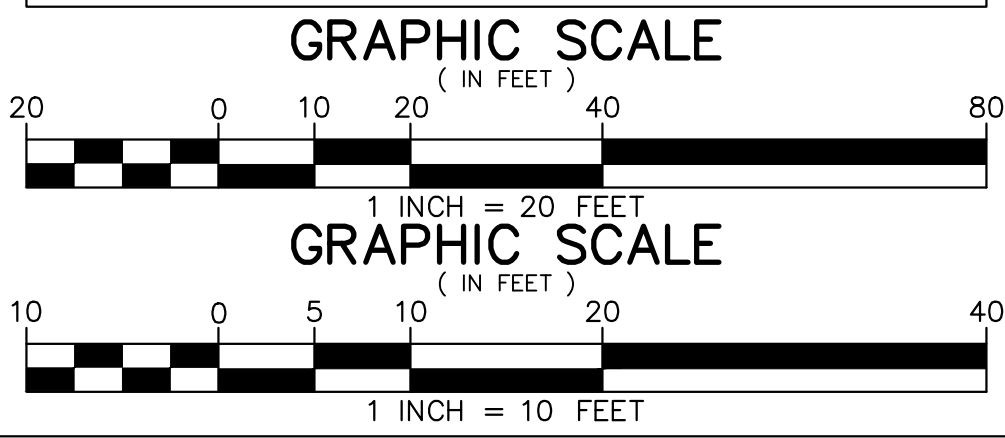
1#10/B



ORIGINAL TOPOGRAPHY
Scale: 1" = 20'

SHEET INDEX	
C-1.0	SITE OVERVIEW PLAN
C-1.1	PROJECT NOTES
C-2.0	GRADING PLAN
C-2.1	DRAINAGE PLAN
C-2.2	UTILITY PLAN
C-2.3	IMPERVIOUS / PERVIOUS DATA
C-2.4	EROSION & SEDIMENTATION CONTROL PLAN
C-3.0	BMPS

DEVELOPER / APPLICANT	
ZWERIN 21 AVE LAS BAULINAS STINSON BEACH, CA 94970	
SITE INFORMATION	
21 AVE LAS BAULINAS, STINSON BEACH, CA 94970 APN: 195-111-02 21,600 SQ. FT.	
SCOPE OF WORK	
DEVELOPMENT OF A NEW SINGLE FAMILY RESIDENCE ON AN EXISTING LOT. NEW DRIVEWAY, MAIN HOUSE, ADU, AND POOL.	
REFERENCES	
THIS PLAN IS SUPPLEMENTAL TO: ARCH. PLANS: "MCKIERNAN-ZWERIN RESIDENCE" BY: LIGHT SPACE ARCHITECTURE, DATED: 5/31/24	
TOPOGRAPHY & BOUNDARY :	
"TOPOGRAPHICAL EXHIBIT" BY: R.W. DAVIS & ASSOCIATES, INC. LAND SURVEYORS, DATED: 4/23/2022	
SOILS REPORT :	
"GEOTECHNICAL STUDY REPORT" BY: RGH CONSULTANTS, DATED: 12/15/2023	
BENCHMARK	
VERTICAL DATUM: NAVD 88 PER CRTN, EPOCH 2017.5	
BASIS OF BEARINGS	
THE BASIS OF BEARING FOR THIS MAP IS N80°48'27"W BETWEEN THE FOUND IRON PIPES ALONG AVENIDA LAS BAULINAS AS SHOWN ON 2005 MAPS 308.	



CONTRACTOR TO CONTACT AC ENGINEERING INC. AT LEAST 48 HOURS BEFORE THE START OF CONSTRUCTION 415-295-2152 OR ADMIN@AGNEWCVIL.COM

REVISION TABLE		
DELTA	DATE	COMMENTS

RETAINING WALL NOTES

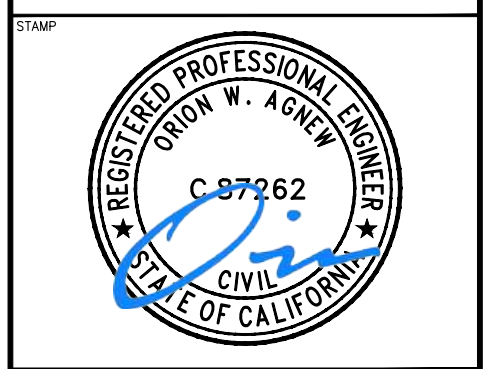
- TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL, NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
- GRADES SHOWN ON PLAN AS TW XXX & BW XXX REPRESENT DENOTED WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
- REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
- REFER TO ARCHITECTURAL LANDSCAPE ARCHITECTURE AND/OR STRUCTURAL PLANS FOR DETAILS. WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING MATERIALS, ETC. PROVIDE CUPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
- ALL RETAINING WALLS SHOULD HAVE A BACK OF WALL SUBSURFACE DRAINAGE SYSTEM INCLUDING WEEDHOLES TO PREVENT HYDROSTATIC PRESSURE.
- SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
- PROVIDE GUARDRAILS (WERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL PER CBC.

ALL CONTRACTORS WILL BE RESPONSIBLE FOR THE VERIFICATION OF THE LOCATIONS OF ALL EXISTING UTILITIES IN THE FIELD. ALL CONTRACTORS SHALL CALL USA AT (800-227-2600) 48 HOURS BEFORE DIGGING AND OBTAIN AN IDENTIFICATION NUMBER (SECTION 4210.1 OF THE GOVERNMENT CODE).

NOTE: THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON-SITE RECOMMENDATIONS DURING GRADING OPERATIONS.

ISSUES		
NO.	DATE	DESCRIPTION
1	8/29/24	COMMENTS
0	5/31/24	PLANNING

AC ENGINEERING, INC.
CIVIL & GEOTECHNICAL CONSULTANTS
454 LAS GALLINAS AVE., SUITE 1047
SAN RAFAEL, CA 94903
P: 415-295-2152
F: 415-472-0603
admin@agnewcivil.com



SITE OVERVIEW PLAN

LAS BAULINAS
21 AVE LAS BAULINAS, STINSON BEACH, CA 94970
APN: 195-111-02

333-1

C-1.0

SHEET SIZE: ARCH-D (24" X 36")

GENERAL NOTES

ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF AGNEW CIVIL ENGINEERING WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER AT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSION, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CONSTRUCTION BEGINS. COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

1. WORK SEQUENCE

IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER OR THE CONTRACTOR, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

SITE EXAMINATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS/HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS/HER NEGLIGENCE TO EXAMINE, OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS/HER WORK.

AGNEW CIVIL ENGINEERING EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF AGNEW CIVIL ENGINEERING IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD HARMLESS AGNEW CIVIL ENGINEERING

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE PROJECTS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL COMPONENTS BY VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLES EXACTLY. IT IS THE INTENTION OF THESE ENGINEERING DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT IS ALSO PRESUMED BY THESE DOCUMENTS THAT CONSTRUCTION REVIEW SERVICES WILL BE PROVIDED BY THE ENGINEER. SHOULD THE OWNER NOT RETAIN THE ENGINEER TO PROVIDE SUCH SERVICES, OR SHOULD HE/SHE RETAIN THE ENGINEER TO PROVIDE ONLY PARTIAL OR LIMITED SERVICES, THEN IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO FULLY RECOGNIZE AND PROVIDE THAT STANDARD OF CARE.

IF THE OWNER OR CONTRACTOR OBSERVES OR OTHERWISE BECOMES AWARE OF ANY FAULT OR DEFECT IN THE PROJECT OR NONCONFORMANCE WITH THE CONTRACT DOCUMENTS, PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN BY THE OWNER AND/OR CONTRACTOR TO THE ENGINEER.

THE ENGINEER SHALL NOT HAVE CONTROL OF OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

2. SITE PROTECTION

PROTECT ALL LANDSCAPING THAT IS TO REMAIN. ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION, GRADING, OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SITE UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATIONS (IF ANY) TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT AREAS. THE GENERAL CONTRACTOR SHALL INFORM HIM/HERSELF OF MUNICIPAL REGULATIONS AND CARRY OUT HIS/HER WORK IN COMPLIANCE WITH ALL FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARDS AND INJURIES TO THE PUBLIC.

GENERAL GRADING NOTES

CONTRACTOR SHALL OBTAIN THE PROPER PERMITS PRIOR TO ANY GRADING.

A SEPARATE PERMIT IS REQUIRED FOR ANY AND ALL WORK WITHIN THE CITY RIGHT-OF-WAY. THE CONTRACTOR(S) SHALL OBTAIN AN APPROVED STREET WORK (ENCROACHMENT PERMIT) PERMIT FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO THE COMMENCEMENT OF THIS WORK WITHIN THE CITY RIGHT-OF-WAY.

CONTRACTOR SHALL PROVIDE AND MAINTAIN APPROVED EROSION AND SEDIMENTATION CONTROL MEASURES DURING RAINY SEASON PER CITY AND CALIFORNIA REGIONAL STANDARDS — REFER TO EROSION AND SEDIMENTATION CONTROL PLAN.

ALL GRADED SLOPES SHALL BE PLANTED WITH FAST GROWING, DEEP ROOTED GROUND COVER TO REDUCE THE EROSION DURING HEAVY RAINS.

SLOPE FINISHED GRADES A MINIMUM OF 5%, FOR AT LEAST THE 5 FEET TO 10 FEET FROM BUILDING PERIMETER WHERE EVER IT IS PHYSICALLY POSSIBLE. DIRECT SURFACE DRAINAGE RUNOFF TO DISPERSE ON-SITE.

PROVIDE 2% SLOPE ACROSS FLATWORK AND/OR PAVING AND SLOPE TO DAYLIGHT. REFER TO ARCHITECTS PLANS FOR PAVEMENT TYPE, LAYOUT, AND FINISH —TYP.

CONSTRUCT EARTHEN SWALES AT 2% — TYP. (1% MIN.) & BERMS AS REQUIRED TO DIRECT FLOWS TO DAYLIGHT. SLOPE FINISHED GRADES TO DAYLIGHT, TO ACCOMMODATE POSITIVE DRAINAGE AND AVOID PONDING. FOR FLOWLINES GREATER THAN 5%, PROVIDE LINE DITCH —TYP.

REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO: ADDITIONAL UTILITY SERVICES, DIMENSION CONTROL DEMOLITION, DETAILS, TREE PROTECTION MEASURES, AND LANDSCAPING.

PROVIDE TREE PROTECTION AS REQUIRED FOR TREES TO REMAIN.

THE CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMIT AS REQUIRED.

CONTRACTOR SHALL NOTIFY THE OWNER AND/OR MAINTENANCE STAFF IN WRITING OF THE NEED OF PERIODIC MAINTENANCE OF THE DRAINAGE SYSTEM AND STRUCTURES.

DEMOLISH (E) STRUCTURE(S) AS REQUIRED. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED CITY DEMOLITION PERMIT.

FINISHED GRADE ELEVATIONS NOTED AS [FG (MAX)] ARE THE MAXIMUM ALLOWABLE GRADE AT THE BUILDING PERIMETER PER C.B.C. SECTION 2304.11.2.2 TO PROVIDE 8" MIN. CLEARANCE. THESE GRADES MAY BE LOWER PROVIDED THAT PROPER FLOW AWAY FROM THE FOUNDATION IS ACHIEVED. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SPECIAL DETAILS AS REQUIRED.

DIRECT ROOF DOWNSPOUT (DS) LEADERS TO SPLASH BLOCKS, PROVIDE 2' LONG SPLASH BLOCKS TO BE USED BELOW RAIN WATER LEADERS IN PERVIOUS AREAS.

STORMWATER POLLUTION PREVENTION NOTES

1. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
2. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.
3. USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
4. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.
5. DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.
6. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
7. PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.
8. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
9. LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
10. AVOID TRACKING DIRT OR MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

- A. THE PHRASE 'NO DUMPING — DRAINS TO BAY' OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.
- B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
- C. STABILIZING ALL DEMODED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 1 TO APRIL 30.
- D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF ALL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.
- E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.

GRADING AND DRAINAGE NOTES

1. SCOPE OF WORK

A. THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.

2. GENERAL

A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS AND SOILS REPORT AND THE MARIN COUNTY GRADING ORDINANCE.

B. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM(A TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TEST AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND ALL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND ALL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.

3. CLEARING AND GRUBBING

A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE COUNTY OF MARIN WITH NO EXTRA COMPENSATION.

B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

C. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.

D. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:

- (1) EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.
- (2) EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.
- (3) CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE COUNTY OF MARIN ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETED MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

4. SITE PREPARATION AND STRIPPING

A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.

B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION, THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS, STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE FLOWED OR SCARIFIED UNTIL THE SURFACE IS FREE OF RUTS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBIT UNIFORM SOIL COMPACTION. THE GROUND SURFACE SHALL THEN BE DISCED OR BLADED TO A DEPTH OF AT LEAST 6 INCHES. UPON ENGINEER'S SATISFACTION, THE NEW SURFACE SHALL BE WATER CONDITIONED AND RECOMPACTED PER REQUIREMENTS FOR COMPACTING FILL MATERIAL.

5. EXCAVATION

A. UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN, WHERE REQUIRED BY THE SOILS ENGINEER, UNACCEPTABLE NATIVE SOILS OR UNENGINEERED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. CONTACT CITY ENGINEER FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE.

B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

6. PLACING, SPREADING AND COMPACTING FILL MATERIAL

A. FILL MATERIALS
THE MATERIALS PROPOSED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER, IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPETENT SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL VOIDS SHALL BE RUED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.

B. FILL CONSTRUCTION
THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED ALL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER. THE RESULTING GROUND LINE SHALL BE SCARIFIED MOISTURE CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE. GROUND PREPARATION SHALL BE FOLLOWED CLOSELY BY FILL PLACEMENT TO PREVENT DRYING OUT OF THE SUBSOIL BEFORE PLACEMENT OF THE ALL.

THE APPROVED FILL MATERIALS SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NO THICKER THAN 8" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. WHEN THE MOISTURE CONTENT OF THE FILL IS BELOW THAT SPECIFIED, WATER SHALL BE ADDED UNTIL THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS ABOVE THAT SPECIFIED, THE ALL MATERIAL SHALL BE AERATED BY BLADING OR OTHER SATISFACTORY METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.

AFTER EACH LAYER HAS BEEN PLACED, MIXED, SPREAD EVENLY AND MOISTURE CONDITIONED, IT SHALL BE COMPACTED TO AT LEAST THE SPECIFIED DENSITY.

THE FILL OPERATION SHALL BE CONTINUED IN COMPACTED LAYERS AS SPECIFIED ABOVE UNTIL THE FILL HAS BEEN BROUGHT TO THE FINISHED SLOPES AND GRADES AS SHOWN ON THE PLANS. NO LAYER SHALL BE ALLOWED TO DRY OUT BEFORE SUBSEQUENT LAYERS ARE PLACED.

COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL BE ABLE TO COMPACT THE FILL TO THE SPECIFIED MINIMUM COMPACTION WITHIN THE SPECIFIED MOISTURE CONTENT RANGE. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA UNTIL THE REQUIRED MINIMUM DENSITY HAS BEEN OBTAINED.

7. CUT OR FILL SLOPES

ALL CONSTRUCTED SLOPES, BOTH CUT AND FILL, SHALL BE NO STEEPER THAN 2 TO 1 (HORIZONTAL TO VERTICAL). DURING THE GRADING OPERATION, COMPACTED ALL SLOPES SHALL BE OVERFILLED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS, THE EXCESS ALL DOMING ON THE SLOPES SHALL BE BLADED OFF TO CREATE THE FINISHED SLOPE EMBANKMENT. ALL CUT AND FILL SLOPES SHALL BE TRACK WALKED AFTER BEING BROUGHT TO FINISH GRADE AND THEN BE PLANTED WITH EROSION CONTROL SLOPE PLANTING. THE SOILS ENGINEER SHALL REVIEW ALL CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.

8. SEASONAL LIMITS AND DRAINAGE CONTROL

FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS INTERRUPTED FOR ANY REASON THE ALL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TEST PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

9. DUST CONTROL

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVATION OR PREVENTION OF ANY DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

10. INDEMNITY

THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ENGINEER, THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.

11. SAFETY

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE UNITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE

12. GUARANTEE

NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP. THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THERE FROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

13. TRENCH BACKFILL

EITHER THE ON-SITE INORGANIC SOIL OR APPROVED IMPORTED SOIL MAY BE USED AS TRENCH BACKFILL THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS AND BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 90% RELATIVE COMPACTION. IMPORTED SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. WATER JETTING ASSOCIATED WITH COMPACTION USING VIBRATORY EQUIPMENT WILL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND BACKFILL.

14. EROSION CONTROL

A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE COUNTY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.

B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON ME HAUL ROUTE.

C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, OCTOBER FIRST TO APRIL THIRTIETH. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER FIRST AND APRIL FIRST UNLESS AUTHORIZED BY THE COUNTY ENGINEER.

D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.

E. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.

F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.

G. WHEN NO LONGER NECESSARY AND PRIOR TO ANY ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE COUNTY.

H. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2' TO 3' MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.

L. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:
FIBER, 2000 LBS/ACRE SEED, 200 LBS/ACRE (SEE NOTE J, BELOW) FERTILIZER (11-8-4), 500 LBS/ACRE WATER, AS REQUIRED FOR APPLICATION

J. SEED MIX SHALL BE PER CALTRANS STANDARDS.

K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND PROMOTE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND WEED SEED.

L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL AND HIGHWAY PLANTING, OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.

M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL, PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.

N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICAL AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE COUNTY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND

O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.

P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE COUNTY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.

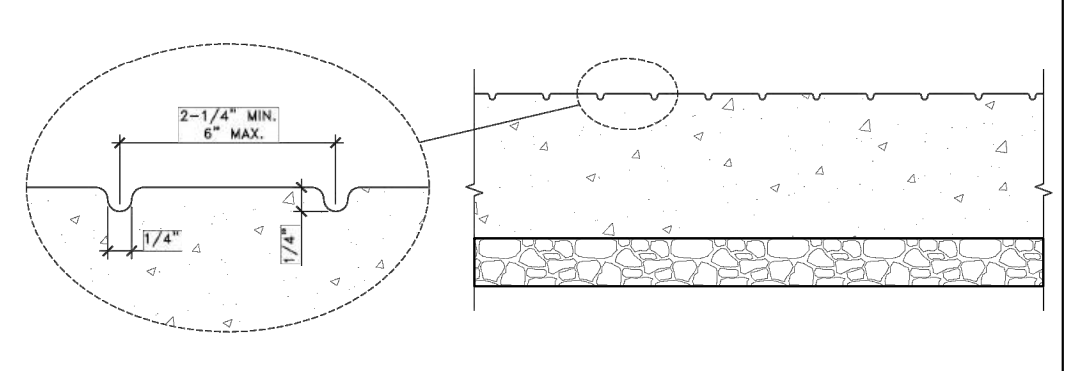
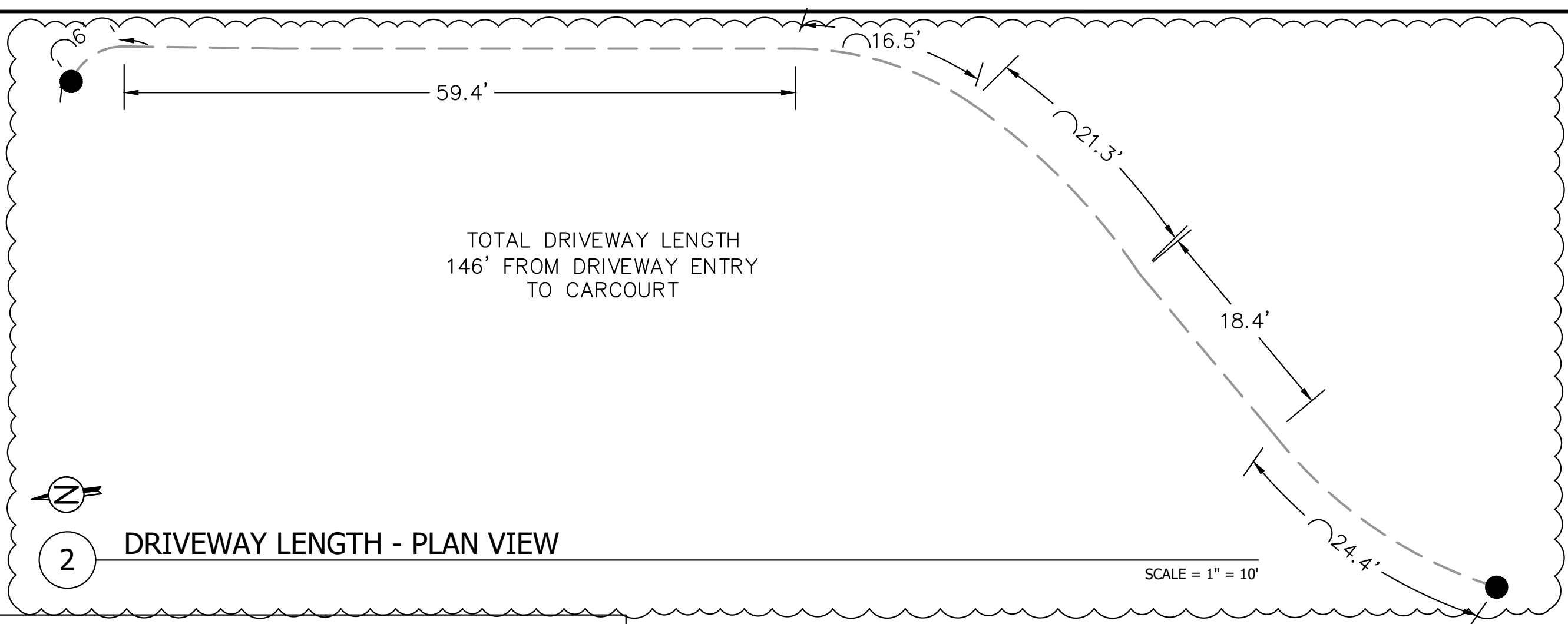
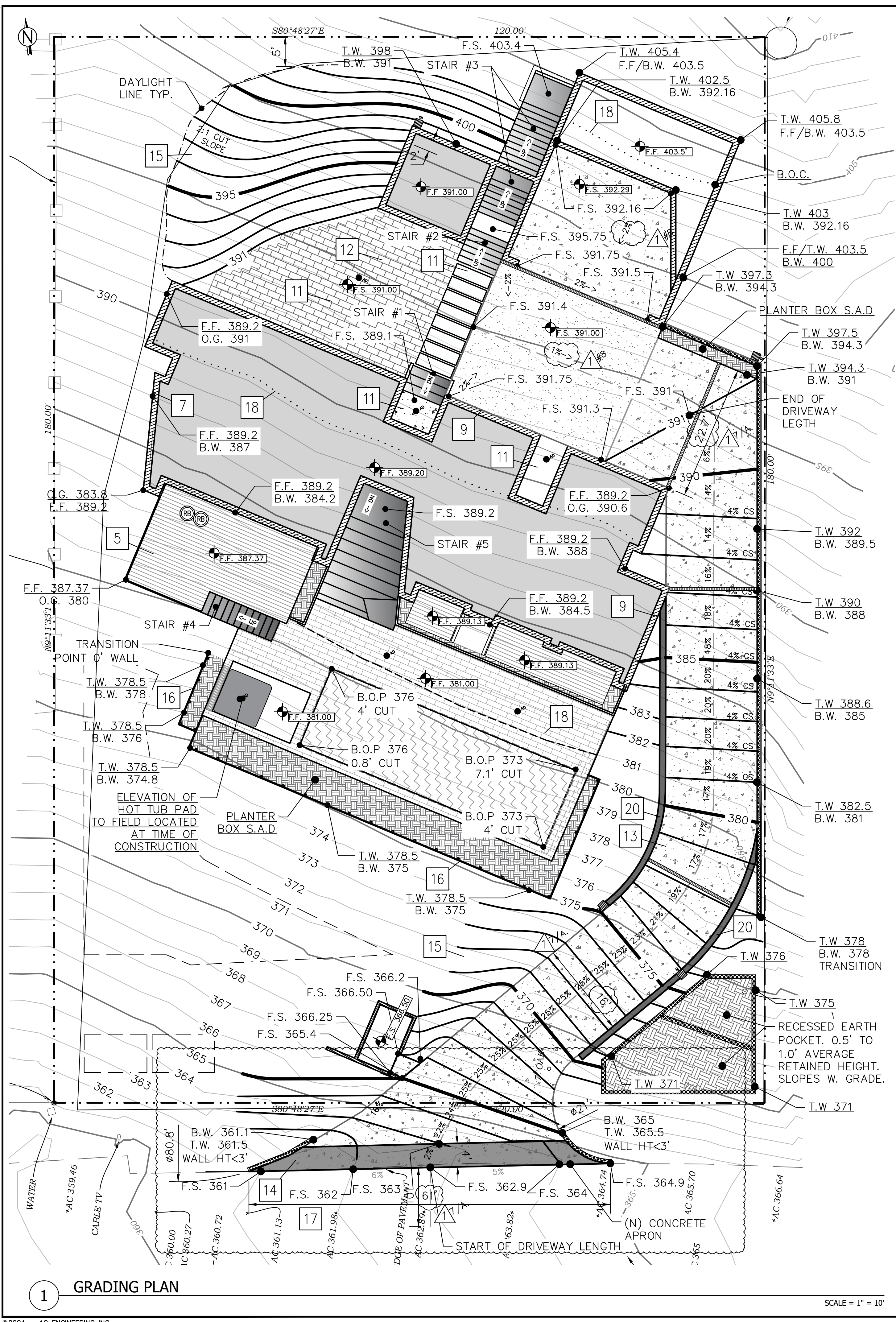
15. CLEANUP

THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ACC	ACCESSIBLE
AD	AREA DRAIN
BC	BEGINNING OF CURVE
B&D	BEARING & DISTANCE
BM	BENCHMARK
BW/FG	BOTTOM OF WALL/FINISH GRADE
CB	CATCH BASIN
C&G	CURB AND GUTTER
C	CENTER LINE
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)
CO	CLEANOUT
COTG	CLEANOUT TO GRADE
CONC	CONCRETE
CONST	CONSTRUCT or -TION
CONC. CO.	CONCRETE CORNER
CY	CUBIC YARD
D	DIAMETER
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DS	DOWN SPOUT
EA	EACH
EG	END OF CURVE
EC	EXISTING GRADE
EL	ELEVATIONS
EP	EDGE OF PAVEMENT
EQ	EQUIPMENT
EW	EACH WAY
(E)	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
G	GAS
GA	GAGE OR GAUGE
GB	GRADE BREAK
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE
HORIZ	HORIZONTAL
HI PT	HIGH POINT
H&T	HUB & TACK
ID	INSIDE DIAMETER
INV	INVERT ELEVATION
JB	JUNCTION BOX
JT	JOINT TRENCH
JP	JOINT UTILITY POLE
L	LENGTH
LDNG	LANDING
LF	LINEAL FEET

MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MON.	MONUMENT
(N)	NEW
NO	NUMBER
NCS	NOT TO SCALE
O.C.	ON CENTER
O/	OVER
(P)	PROPOSED
P.A.	PLANTING AREA
PED	PEDESTRIAN
PIV	POST INDICATOR VALVE
PSS	PUBLIC SERVICES EASEMENT
PL	PROPERTY LINE
PP	POWER POLE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RIM	RIM ELEVATION
RW	RAINWATER
R/W	RIGHT OF WAY
S	SLOPE
S.A.D.	SEE ARCHITECTURAL DRAWINGS
SAN	SANITARY
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SHT	SHEET
S.L.D.	SEE LANDSCAPE DRAWINGS
SPEC	SPECIFICATION
SS	SANITARY SEWER
S.S.D	SEE STRUCTURAL DRAWINGS
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
ST.	STREET
STA	STATION
STD	STANDARD
STRUCT	STRUCTURAL
T	TELEPHONE
TC	TOP OF CURB
TEMP	TEMPORARY
TP	TOP OF PAVEMENT
TW/FG	TOP OF WALL/FINISH GRADE
TYP	TYPICAL
VC	VERTICAL



STAIR NUMBER	STARTING ELEVATION	ENDING ELEVATION	TOTAL RISE INCHES	NUMBER OF RISERS	RISER HEIGHT INCHES ±	RUN LENGTH INCHES ±	TYPE
1	391.68	389.10	31.00	4	7.75	18.00	CONCRETE
2	391.68	395.75	49	7	7.00	10, VARIES, S.A.D	CONCRETE
3	395.75	403.40	91.80	12	7.65	10, VARIES, S.A.D	CONCRETE
4	381	387.37	76.44	12	6.37	14.00	S.S.D
5	389.10	381	97.20	8	12.15	24, VARIES, S.A.D	TWO LANDSCAPE STEPS PER RUN, S.A.D & S.L.D

3 DRIVEWAY GROOVING

GRADING AND DRAINAGE NOTES

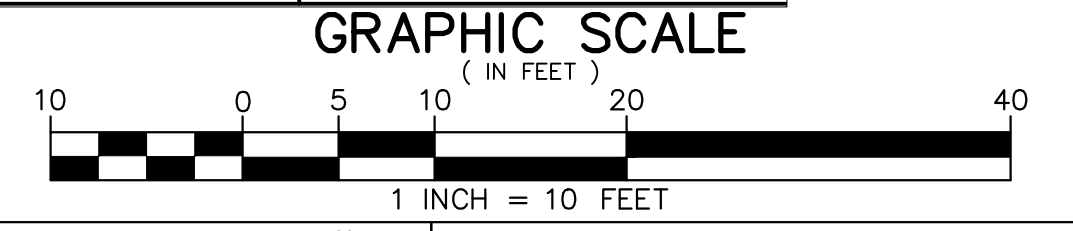
- 1 INSTALL NEW PERFORATED SUBDRAIN LINE BEHIND RETAINING WALL, BENEATH SLAB, OR BEHIND RETAINING WALL.
- 2 CONNECT DOWNSPOUTS (DS) TO RAIN BARRELS. DETAILS PER BASMAA
- 3 INSTALL NEW STORM DRAIN "TIGHT LINE". GLUE ALL JOINTS.
- 4
- 5 ALL SPACES BENEATH DECKS AND OTHER ABOVE GROUND PERVIOUS SURFACES TO BE SLOPED 5% MINIMUM TO DAYLIGHT U.O.N.
- 6 NO SURFACE WATER MAY ENTER SUBDRAINS. ALL AREA DRAINS, DOWNSPOUTS, AND TRENCH DRAINS MUST BE RUN THROUGH INDEPENDENT PIPING, UNLESS NOTED ON PLAN
- 7 MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES
- 8 FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MIN. OF 5% FOR THE FIRST 10 FT. AWAY FROM THE BUILDING AND THEN SHALL CONTINUE TO SLOPE TO TOWARDS POSITIVE OUTFALL. 6" OVER 10'. U.O.N
- 9 MAINTAIN 2" CLEARANCE BETWEEN CONCRETE AND BOTTOM OF MUD SILL AT ALL TIMES
- 10 CONNECT ROOF DOWNSPOUT (DS) LEADERS TO STORM DRAIN. CLEANOUTS TO BE PROVIDED AT EACH CONNECTION.
- 11 SLOPE ALL FLATWORK 1% MINIMUM TO DRAIN
- 12 INSTALL PAVERS - S.A.D
- 13 INSTALL NEW CONCRETE DRIVEWAY. GROOVE ALL SLOPES GREATER THAN 6% PER DETAIL 2/C2.0
- 14 REMOVE A.C. AS REQUIRED AND REPLACE WITH CONCRETE APRON PER PLAN. DETAILS PER MARIN U.C.S 135. RADIUS EXCEEDS STANDARD. NO CULVERT PRESENT IN P.R.O.W
- 15 CUT SLOPE PER PLAN, MAX 2:1 SLOPE. SEE SOILS REPORT.
- 16 INSTALL NEW LANDSCAPE RETAINING WALL. WALL HEIGHT NOT TO EXCEED 4'. S.A.D
- 17 AN ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK IN THE PUBLIC RIGHT OF WAY.
- 18 BOUNDARY OF CUT LINE. LINE IS TO FINISH FLOOR AS DOES NOT INCLUDE, OVER EXCAVATION, PREP, OR GRAVEL.
- 19 TRENCHING TO COMPLY WITH THE CURRENT CALIFORNIA BUILDING AND PLUMBING CODE.
- 20 INSTALL NEW EARTHEN V-DITCH. 12" WIDE X 3" DEEP. SLOPE 1% MINIMUM TO DRAIN PER PLAN.

4 STAIR INFORMATION TABLE

LEGEND

EXISTING	PROPOSED
---	--- PROPERTY LINE
---	--- SUBDRAIN LINE
---	--- STORM DRAIN LINE 4"
---	--- STORM DRAIN LINE 6"
---	--- STORM DRAIN LINE 8"
---	--- TRENCH DRAIN.
---	--- RETAINING WALL
---	--- DAYLIGHT LINE
---	--- BOUNDARY OF CUT
---	--- DIRECTION OF FLOW
---	--- CHECK VALVE
---	--- AREA DRAIN
---	--- CLEANOUT
---	--- CONNECTION POINT / TRANSITION
---	--- CATCH BASIN
---	--- JUNCTION BOX
---	--- DOWNSPOUTS
---	--- DIRECTION OF SURFACE FLOW
---	--- BENCHMARK
---	--- DETAIL NUMBER
---	--- SHEET NUMBER
---	--- DELTA w/COMMENT #
---	--- SPOT ELEVATION
---	--- ELEVATION

CUT / FILL		
TYPE	CUBIC YARDS	NOTES
CUT	1,084	
FILL	231	
EXPORT	853	



ALL OFF HAUL TO BE TAKEN TO A LEGAL DUMPSITE

CONTRACTOR TO CONTACT AC ENGINEERING INC. AT LEAST 48 HOURS BEFORE THE START OF CONSTRUCTION // 415-295-2152 OR ADMIN@AGNEWCVIL.COM

NOTES: THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON-SITE RECOMMENDATIONS DURING GRADING OPERATIONS.

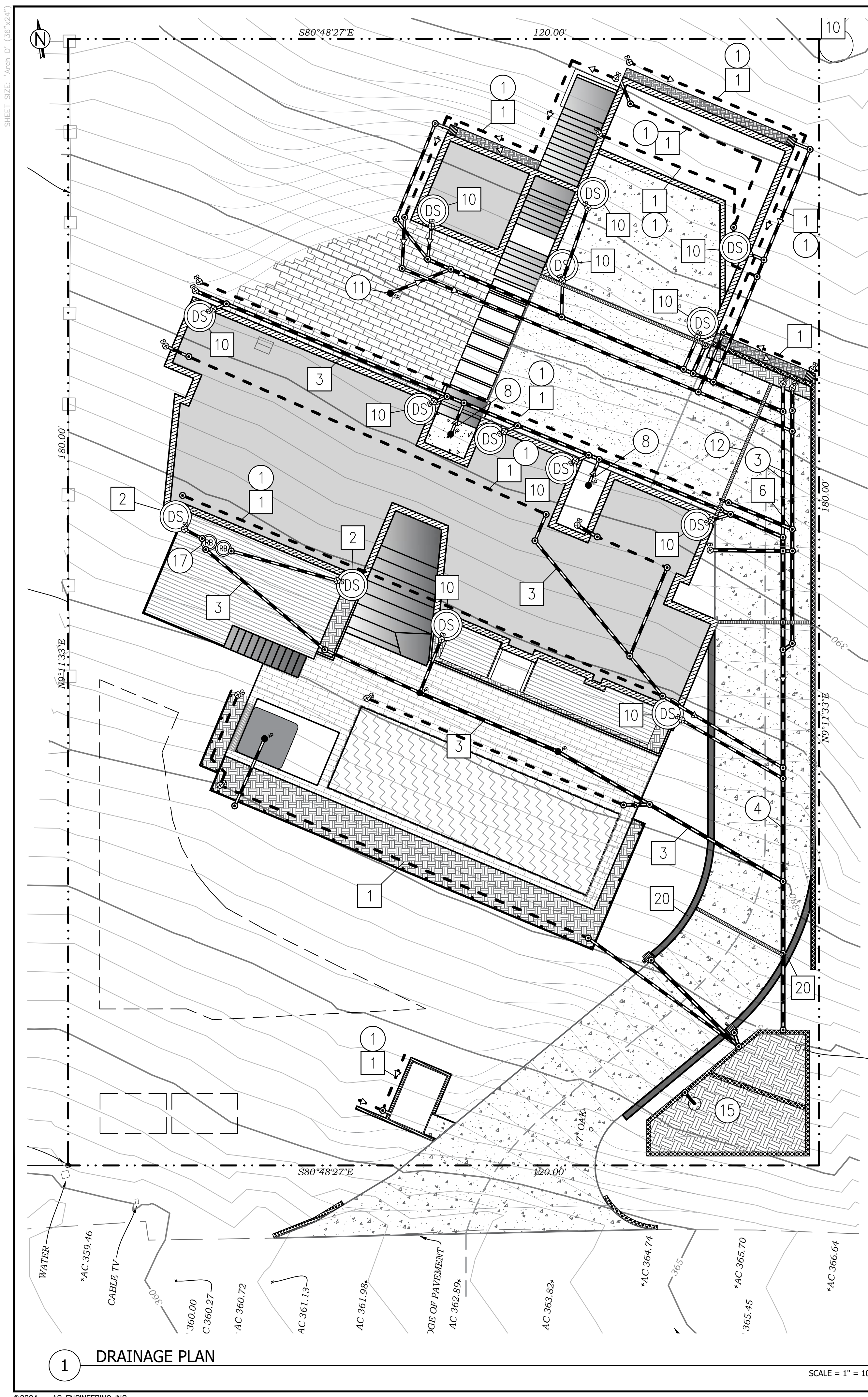
ISSUE	DATE	COMMENTS
1	8/29/24	COMMENTS
0	5/31/24	PLANNING

AC ENGINEERING, INC.
 CIVIL & GEOTECHNICAL CONSULTANTS
 454 LAS GALLINAS AVE., SUITE 1047
 SAN RAFAEL, CA 94903
 P: 415-295-2152
 F: 415-472-0603
 admin@agnewcivil.com



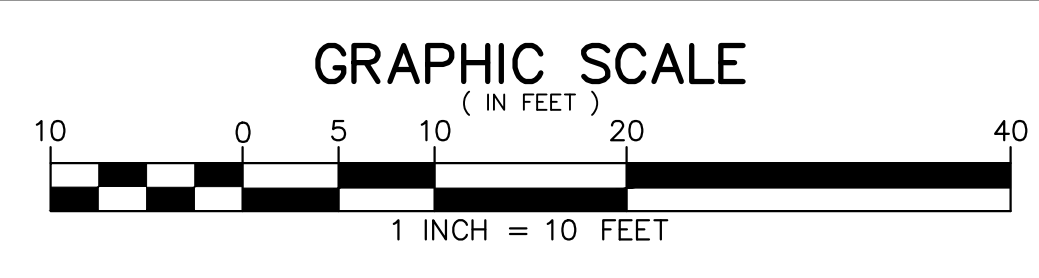
GRADING PLAN
 LAS BAULINAS
 21 AVE LAS BAULINAS, STINSON BEACH, CA 94970
 APN: 195-111-02

333-1
C-2.0



LEGEND

EXISTING	PROPOSED
---	--- PROPERTY LINE
---	--- SUBDRAIN LINE
---	--- STORM DRAIN LINE 4"
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---	--- STORM DRAIN LINE 8"
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---	--- JUNCTION BOX
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---	--- BENCHMARK
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---	--- DELTA w/COMMENT #
---	--- SPOT ELEVATION
---	--- ELEVATION



ISSUES	DATE	EXPLANATION
1	8/29/24	COMMENTS
0	5/31/24	PLANNING

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GRADING AND DRAINAGE NOTES

- 1 INSTALL NEW PERFORATED SUBDRAIN LINE BEHIND RETAINING WALL, BENEATH SLAB, OR BEHIND RETAINING WALL
- 2 CONNECT DOWNSPOUTS (DS) TO RAIN BARRELS. DETAILS PER BASMAA
- 3 INSTALL NEW STORM DRAIN "TIGHT LINE". GLUE ALL JOINTS.
- 4
- 5 ALL SPACES BENEATH DECKS AND OTHER ABOVE GROUND PERVIOUS SURFACES TO BE SLOPED 5% MINIMUM TO DAYLIGHT U.O.N.
- 6 NO SURFACE WATER MAY ENTER SUBDRAINS. ALL AREA DRAINS, DOWNSPOUTS, AND TRENCH DRAINS MUST BE RUN THROUGH INDEPENDENT PIPING, UNLESS NOTED ON PLAN
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MATERIALS AND PARTS

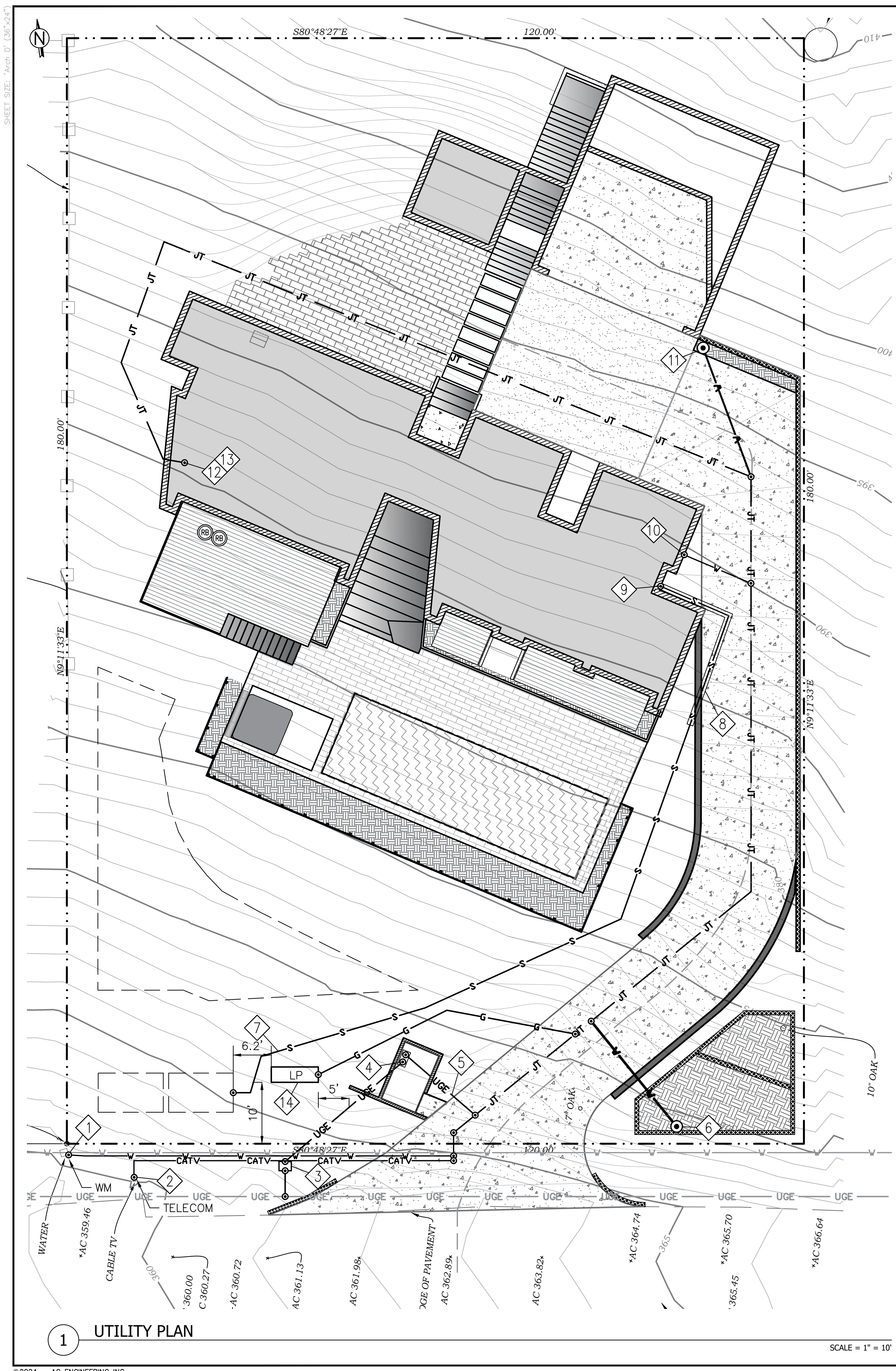
- 1 4" PVC PERFORATED (SDR-35) SUBDRAIN 1% - TYP. (0.5% MIN.) HOLES FACING DOWN
- 2 4" PVC (SDR-35) STORM DRAIN 1% - TYP. (0.5% MIN.)
- 3 6" PVC (SDR-35) STORM DRAIN 1% - TYP. (0.5% MIN.)
- 4 8" PVC (SDR-35) STORM DRAIN 1% - TYP. (0.5% MIN.)
- 5
- 6
- 7 INSTALL NEW CLEANOUT TYP. (SEE LEGEND)
- 8 INSTALL BACKFLOW PREVENTOR
- 9 INSTALL NEW CATCH BASIN. RIM AND INVERT PER PLAN.
- 10
- 11 INSTALL NEW AREA DRAIN. TYP. (SEE LEGEND)
- 12 INSTALL NEW TRENCH DRAIN TYP. (SEE LEGEND)
- 13
- 14
- 15 INSTALL BIO-RETENTION PLANTER
- 16
- 17 INSTALL NEW RAIN BARREL
- 18
- 19
- 20

DRAINAGE PLAN

LAS BAULINAS
 21 AVE LAS BAULINAS, STINSON BEACH, CA 94970
 APN: 195-111-02

333-1
C-2.1

ALL CONTRACTORS WILL BE RESPONSIBLE FOR THE VERIFICATION OF THE LOCATIONS OF ALL EXISTING UTILITIES IN THE FIELD. ALL CONTRACTORS SHALL CALL U.S.A. AT (800-227-2800) 48 HOURS BEFORE DIGGING AND OBTAIN AN IDENTIFICATION NUMBER (SECTION 4210.1 OF THE GOVERNMENT CODE).



LEGEND

EXISTING	PROPOSED
— JT —	— JT — JOINT TRENCH
— UGE —	— UGE — UNDERGROUND ELECTRIC
— W —	— W — WATERLINE DOMESTIC SUPPLY
— V —	— V — DRY-STAND PIPE WATERLINE
— S —	— S — SEWER LINE — 4" MIN.
— V —	— V — DRY-STAND PIPE WATERLINE
— G —	— G — DRY-STAND PIPE WATERLINE
⊙	⊙ CONNECTION POINT / TRANSITION

UTILITY NOTES

1. CONNECT (N) WATER LINE TO (E) WATER METER. FINAL SIZE OF WATER METER TO BE DETERMINED BY SPRINKLER CONTRACTOR AND WATER DISTRICT
 2. CONNECT (N) TELECOM LINE TO (E) TELECOM SERVICES.
 3. PG&E TO INSTALL (N) CHRISTY BOX. DESIGN TO BE PERFORMED BY PG&E. ONLY SHOWN IN SCHEMATIC DESIGN ON THIS PLAN
 4. RUN (N) CONDUIT FROM (N) PG&E CHRISTY BOX. CONNECT TO (N) POWER METER/MAIN PANEL IN CUBBY
 5. RUN (N) CONDUIT FROM (N) PG&E POWER METER/MAIN TO JOINT TRENCH
 6. INSTALL (N) DRY-STAND PIPE. FINAL DESIGN TO BE DESIGNED BY FIRE SPRINKLER CONTRACTOR IN CONJUNCTION WITH FIRE DEPARTMENT
 7. INSTALL (N) SEWER LINE TO (N) SEPTIC SYSTEM. SEE SEPTIC PLAN FROM ECKMAN ENVIRONMENTAL DESIGN.
 8. SCH. 80 SLEEVE REQUIRED WHEN SEWER LINE IS WITHIN 10' OF WATER LINE
 9. CONNECT (N) SEWER LINE AT MAIN HOUSE. S.A.D FOR CONTINUATION OF SEWER LINE INTO STRUCTURE.
 10. CONNECT (N) WATER LINE AT MAIN HOUSE. S.A.D FOR CONTINUATION OF SEWER LINE INTO STRUCTURE.
 11. INSTALL (N) DRY-STAND PIPE. FINAL DESIGN TO BE DESIGNED BY FIRE SPRINKLER CONTRACTOR IN CONJUNCTION WITH FIRE DEPARTMENT
 12. CONNECT (N) ELECTRICAL CONDUIT FROM MAIN PANEL TO STRUCTURE
 13. CONNECT (N) TELECOM CONDUIT TO STRUCTURE
 14. (N) 250 GALLON BURIED PROPANE TANK. INSTALL TO COMPLY WITH MARIN COUNTY FIRE DEPARTMENT PREVENTION BUREAU LIQUEFIED PETROLEUM GAS STANDARD
- ALL WORK TO COMPLY WITH THE PG&E GREENBOOK

ISSUES		
NO.	DATE	DESCRIPTION
1	8/29/24	COMMENTS
0	5/31/24	PLANNING

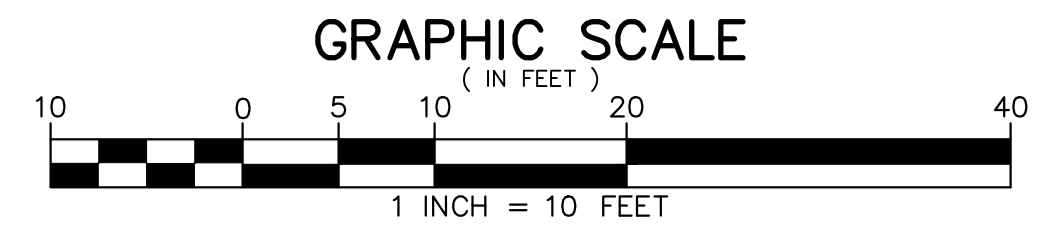
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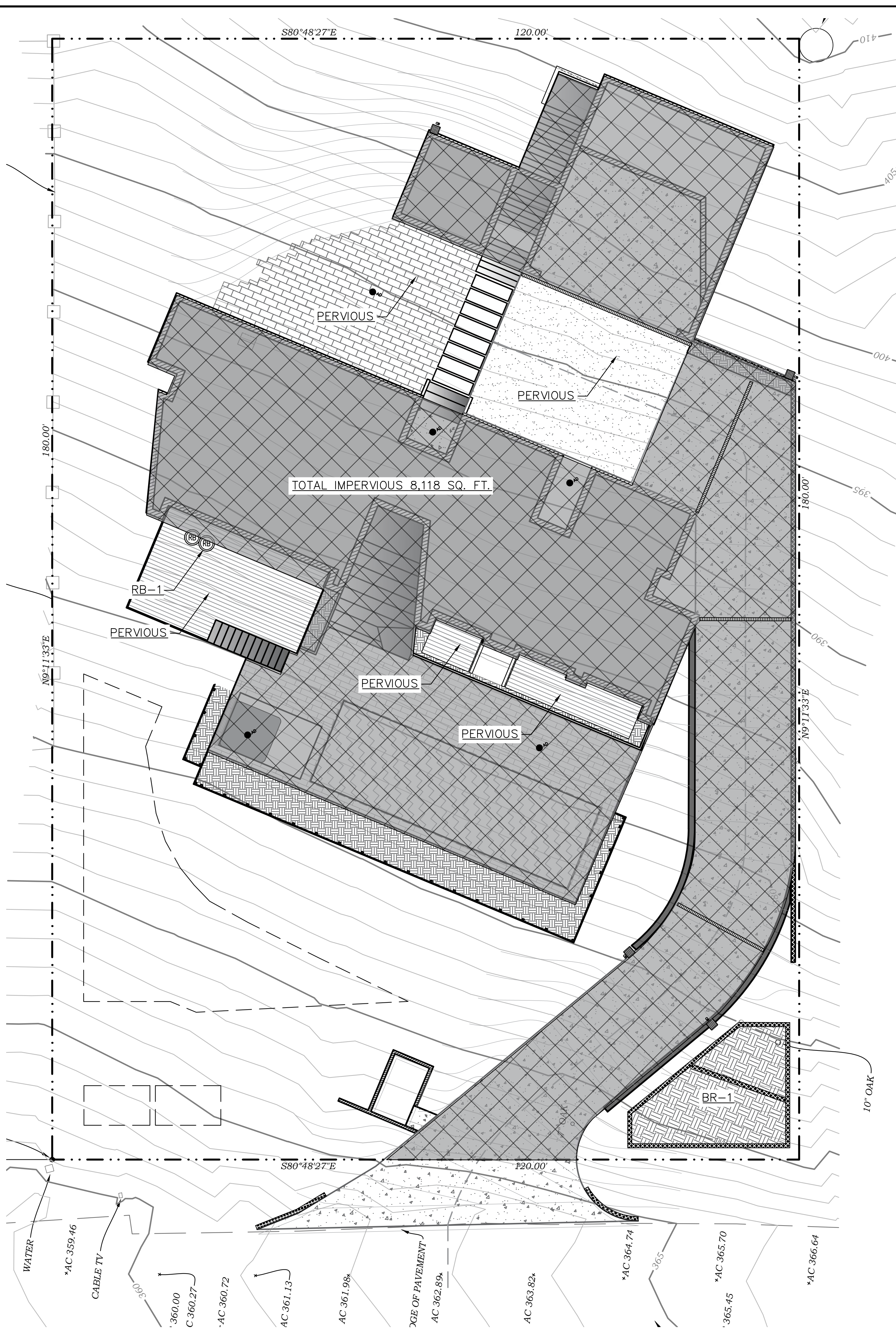
UTILITY PLAN
 LAS BAULINAS
 21 AVE LAS BAULINAS, STINSON BEACH, CA 94970
 APN: 195-111-02

333-1
C-2.2

ALL CONTRACTORS WILL BE RESPONSIBLE FOR THE VERIFICATION OF THE LOCATIONS OF ALL EXISTING UTILITIES IN THE FIELD. ALL CONTRACTORS SHALL CALL U.S.A. AT (800-227-2600) 48 HOURS BEFORE DIGGING AND OBTAIN AN IDENTIFICATION NUMBER (SECTION 4210.1 OF THE GOVERNMENT CODE).

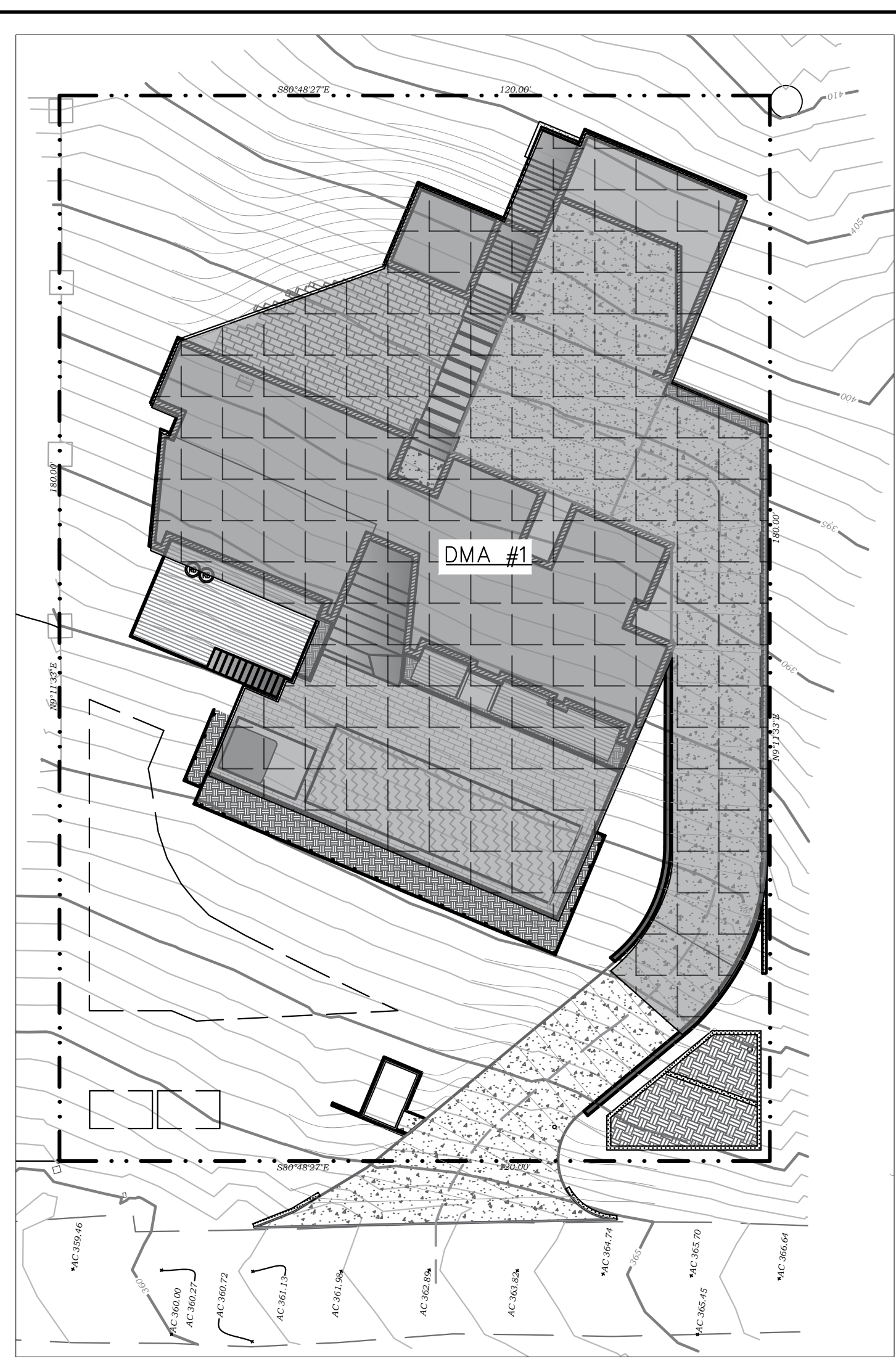


SHEET SIZE: Arch. D (11x17)



1 IMPERVIOUS DATA

SCALE = 1" = 10'



2 DMA SIZING

SCALE = 1" = 20'

1#10

SEE CALCS FOR PRE/POST RUNOFF RATES

1#12

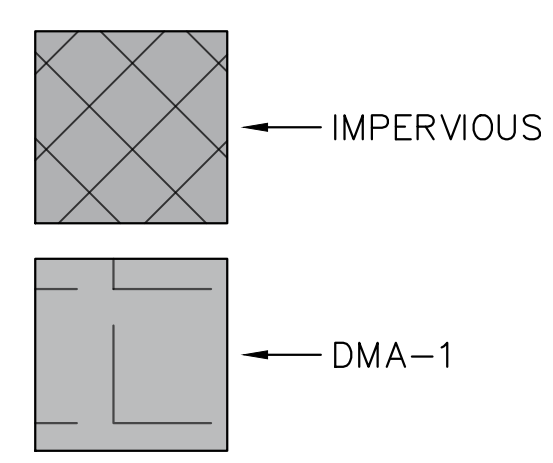
Project Name/Number	333-1
Application Submittal Date [to be verified by municipal staff]	
Project Location [Street Address if available, or intersection and/or APN]	21 Ave Las Baulinas, Stinson Beach, CA 94970
Name of Owner or Developer	MCKIERNAN-ZWERIN RESIDENCE
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	NEW SINGLE FAMILY RESIDENCE AND ADU
Total Project Site Area (acres)	0.495
Total New or Replaced Impervious Surface Area (square feet) [Sum of impervious area that will be constructed as part of the project]	8,818
Total Pre-Project Impervious Surface Area	0
Total Post-Project Impervious Surface Area	8,818
Runoff Reduction Measures Selected (Check one or more)	<input checked="" type="checkbox"/> 1. Disperse runoff to vegetated area <input type="checkbox"/> 2. Pervious pavement <input type="checkbox"/> 3. Cisterns or Rain Barrels <input checked="" type="checkbox"/> 4. Bioretention Facility or Planter Box

STORM WATER CONTROL DEVICES

NAME	TYPE	SIZE	FEED	NOTES
BR-1	BIO-RETENTION	397 SQ. FT.	DMA #1	FLUSH AT GRADE. TWO LEVELS
RB-1	RAIN BARREL	110 GALLONS	DMA #1	

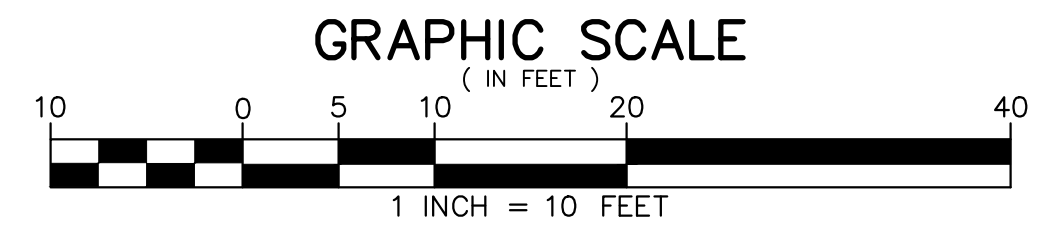
AREA TABLE

NAME / LOCATION	MATERIAL TYPE	TYPE	SQUARE FT.	IMPERVIOUS / PERVIOUS	BASMAA OPTION	CONTROL DEVICE	NOTES
DMA-1	ASSORTED		9,993	IMPERVIOUS	1,3,4	BR-1 AND RB-1	



1#12

ALL CONTRACTORS WILL BE RESPONSIBLE FOR THE VERIFICATION OF THE LOCATIONS OF ALL EXISTING UTILITIES IN THE FIELD. ALL CONTRACTORS SHALL CALL U.S.A. AT (800-227-2600) 48 HOURS BEFORE DIGGING AND OBTAIN AN IDENTIFICATION NUMBER (SECTION 4210.1 OF THE GOVERNMENT CODE).



ISSUE	DATE	DESCRIPTION
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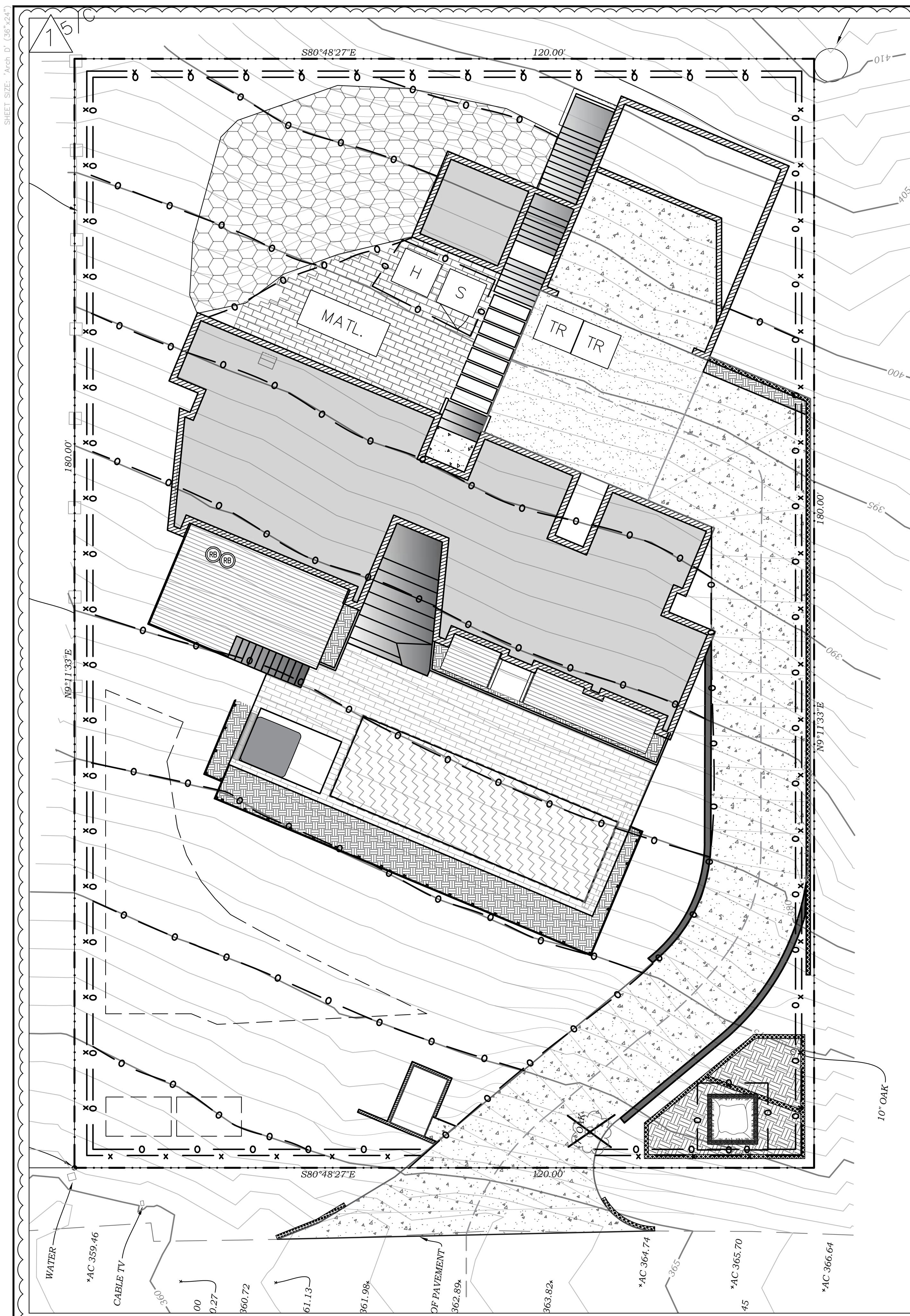
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IMPERVIOUS/PERVIOUS DATA

LAS BAULINAS
 21 AVE LAS BAULINAS, STINSON BEACH, CA 94970
 APN: 195-111-02

333-1
 C-2.3



1 IMPERVIOUS DATA

SCALE = 1" = 10'

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

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

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 permits. More detailed information on the BMPs can be found in the related California Stormwater Quality Association (CASQA) and California Department of Transportation (Caltrans) BMP Factheets. CASQA factheets are available by subscription in the California Best Management Practices Handbook Portal. Construction at <http://www.casqa.org>. Caltrans factheets are available in the Construction Site BMP Manual March 2003 at <http://www.dot.ca.gov/hq/constormwater/manuals.htm>. 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

MCSTOPPP DETAILS

Erosion Blanket: Actual layout determined in the field. Includes notes on installation and material specifications.

Silt Fence: NOT TO SCALE. Includes notes on placement and maintenance.

Site Entrance: NOT TO SCALE. Includes notes on entrance maintenance and sediment tracking.

Concrete Washout: NOT TO SCALE. Includes notes on construction and material requirements.

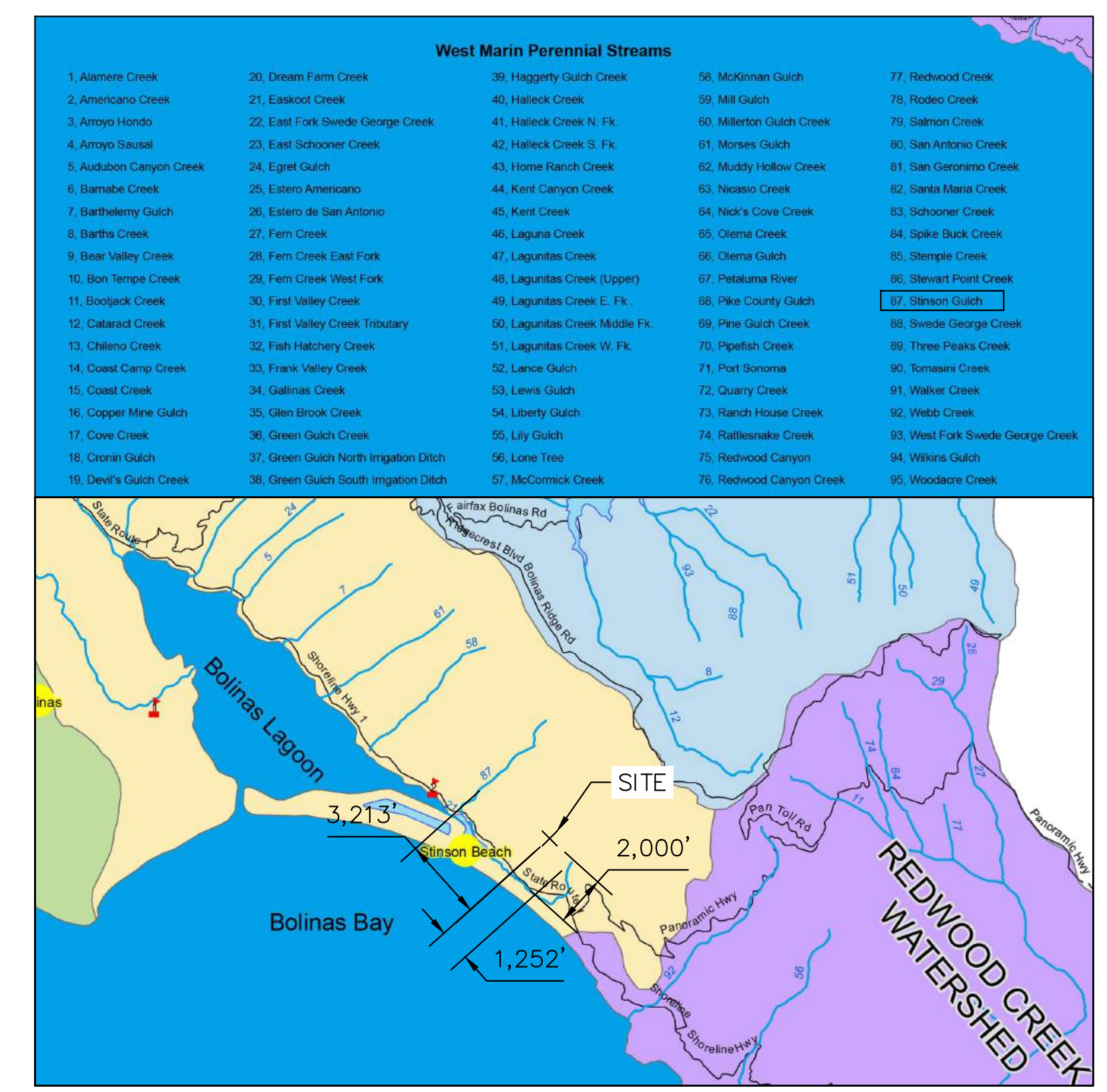
Catch Basins with Gravel Bags: (Do not use sand bags near inlets). Includes notes on construction and placement.

2 MCSTOPPP DETAILS

SCALE = 1" = 10'

EROSION CONTROL LEGEND

- GRAVEL BAG
- INLET PROTECTION
- STRAW ROLL (WATTLE)
- SILT FENCE
- CONCRETE WASHOUT
- TREE PROTECTION
- DETAIL NUMBER
SHEET NUMBER
- SANITARY SERVICES
PORTABLE CHEMICAL TOILET
AND HAND WASHING STATION
- HAZARDOUS MATERIAL
MANAGEMENT
- MATERIAL STORAGE
- TRASH AND RECYCLING AREA
- TREE TO BE REMOVED
- HYDROSEEDING



3 MAJOR STREAMS OF WEST MARIN

SCALE = 1" = 20,000'

ISSUE	DATE	DESCRIPTION
1	8/29/24	COMMENTS
0	5/31/24	PLANNING

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EROSION AND SEDIMENTATION CONTROL PLAN

LAS BAULINAS
21 AVE LAS BAULINAS, STINSON BEACH, CA 94970
APN: 195-111-02

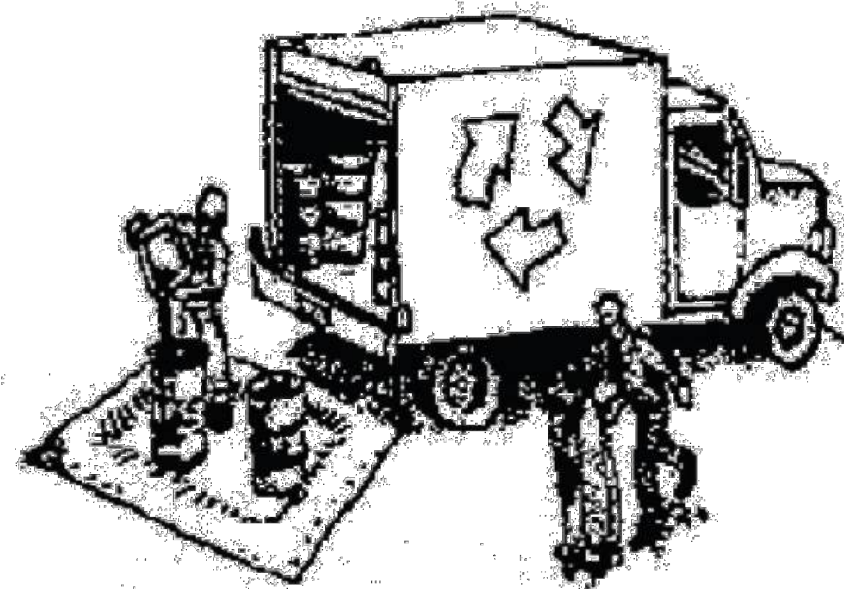
333-1

C-2.4

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



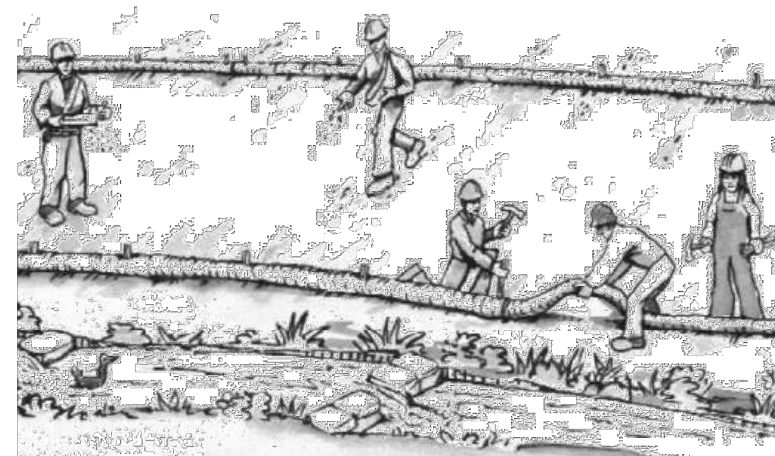
Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving

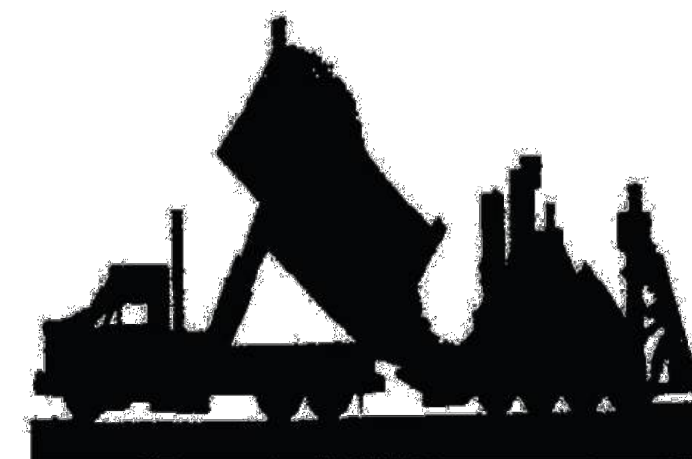


- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

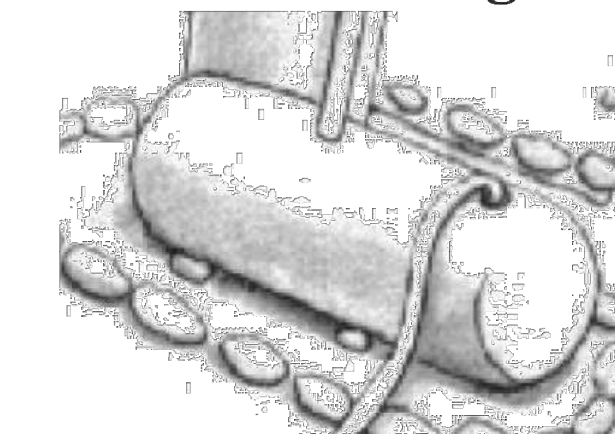
Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

ISSUES		
NO.	DATE	DESCRIPTION
1	8/29/24	COMMENTS
0	5/31/24	PLANNING

AC ENGINEERING, INC.
CIVIL & GEOTECHNICAL CONSULTANTS

454 LAS GALLINAS AVE., SUITE 1047
SAN RAFAEL, CA 94903
P: 415-295-2152
F: 415-472-0603
admin@acengineering.com



BMPs

LAS BAULINAS
21 AVE LAS BAULINAS, STINSON BEACH, CA 94970
APN: 195-111-02

333-1

C-3.0

MCKIERNAN - ZWERIN RESIDENCE
21 AVENIDA LAS BAULINAS,
STINSON BEACH, CALIFORNIA
APN: 195-111-02

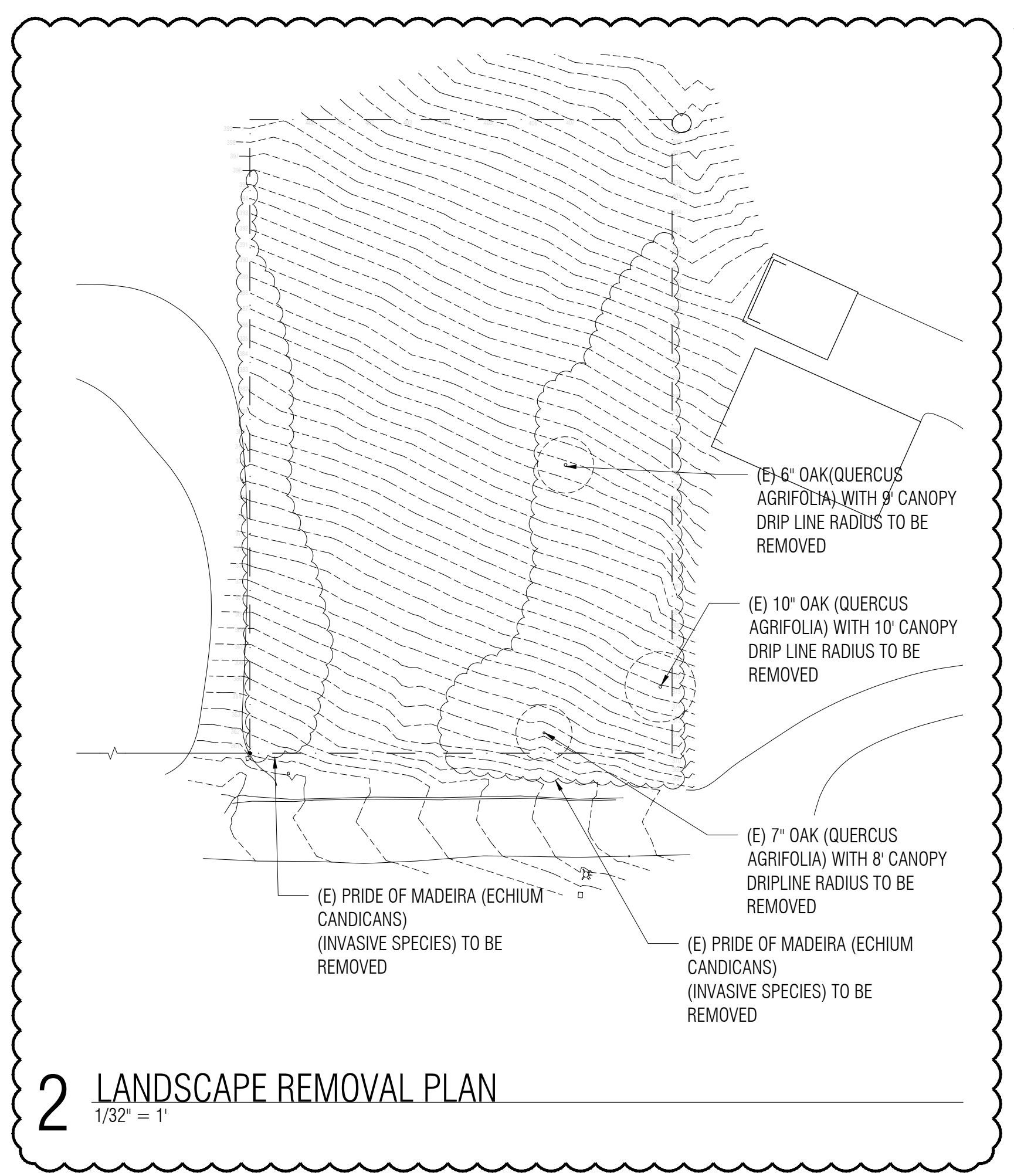
DATE
COASTAL APPLICATION 2024-0531
MARIN CO. PLANNING REVIEW RESPONSE 2024-0829



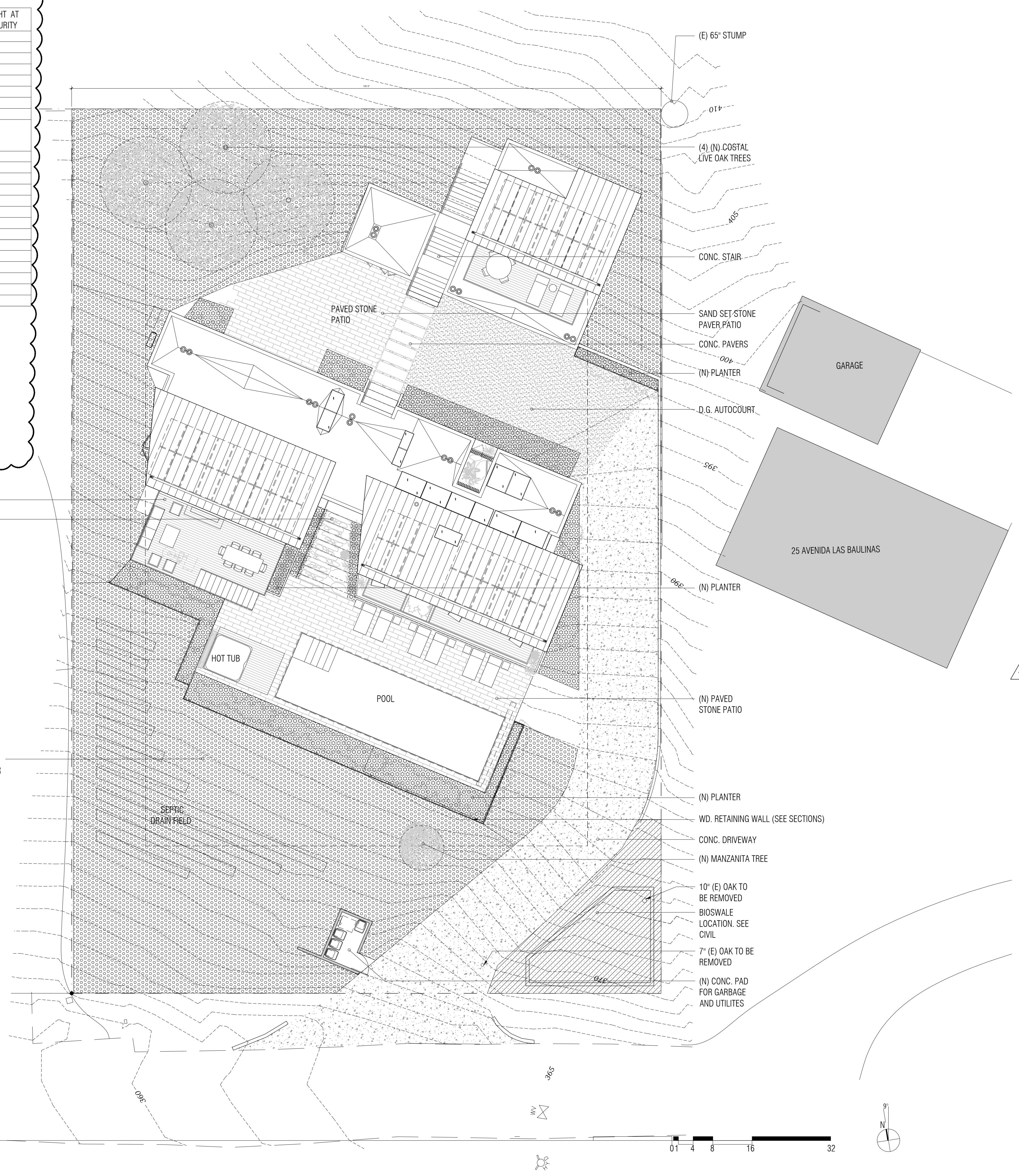
DRAWING TITLE:
LANDSCAPE PLAN
SCALE:
AS NOTED
SHEET NO:
L1

HATCH	BOTANICAL NAME	COMMON NAME	CALIFORNIA NATIVE	BAY AREA NATIVE/ MARIN NATIVE	CONTAINER SIZE	WATER USE	HEIGHT AT MATURITY
[Dotted Hatch]	CALAMAGROSTIS FOLIOSA	MENDOCINO REED GRASS	YES	NO	5 GAL / 15 GAL MIX	LOW	1'-2'
	ERIOGONUM LATIFOLIUM	SEASIDE BUCKWHEAT	YES	YES	5 GAL / 15 GAL MIX	LOW	2'
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	YES	YES	5 GAL / 15 GAL MIX	LOW	1'-4'
	MANZANITA (ARCTOSTAPHYLOS)	MANZANITA	YES	YES	5 GAL / 15 GAL MIX	LOW	6'-20'
	FRANGULA CALIFORNICA	CALIFORNIA COFFEEBERRY	YES	YES	5 GAL / 15 GAL MIX	LOW	6'-15'
	CEANOETHUS GLORIOSUS	CEANOETHUS 'EMILY BROWN'	YES	NO	5 GAL / 15 GAL MIX	LOW	2'-4'
	HETEROMELES ARBUTIFOLIA	TOYON	YES	YES	15 GAL / 24" BOX MIX	LOW	6'-30'
	SALVIA SPATHACEA	HUMMINGBIRD SAGE	YES	YES	5 GAL / 15 GAL MIX	LOW	1'-3'
[Cross-hatch]	CHONDRPETALUM TECTORUM	SMALL CAPE RUSH	NO	NO	5 GAL / 15 GAL MIX	LOW	2'-3'
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	NO	NO	5 GAL / 15 GAL MIX	LOW	4'-6'
	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	NO	NO	5 GAL / 15 GAL MIX	MED	2'
	ACHILLEA MILLEFOLIUM	COMMON YARROW	YES	YES	5 GAL / 15 GAL MIX	LOW	1'-3'
	CEANOETHUS GLORIOSUS	PT. REYES	YES	YES	5 GAL / 15 GAL MIX	LOW	7'
ALSTROEMERIA 'APOLLO'	PERUVIAN LILY	NO	NO	5 GAL / 15 GAL MIX	MED	2'-3'	
[Diagonal Hatch]	EQUISETUM HYEMALE SSP. AFFINE	SCOURING RUSH HORSETAIL	YES	YES	3 GAL/5 GAL	MED	7'
	JUNCUS BALTICUS	BALTIC RUSH	YES	YES	SEED	MED	3'
	HORDEUM BRACHYANTHERUM	MEADOW BARLEY	YES	YES	SEED	MED	1'-3'

	QUERCUS AGRIFOLIA	COSTAL LIVE OAK	YES	YES	36" BOX	LOW	20-50'
	MANZANITA (ARCTOSTAPHYLOS)	MANZANITA	YES	YES	24" BOX	LOW	6-20'

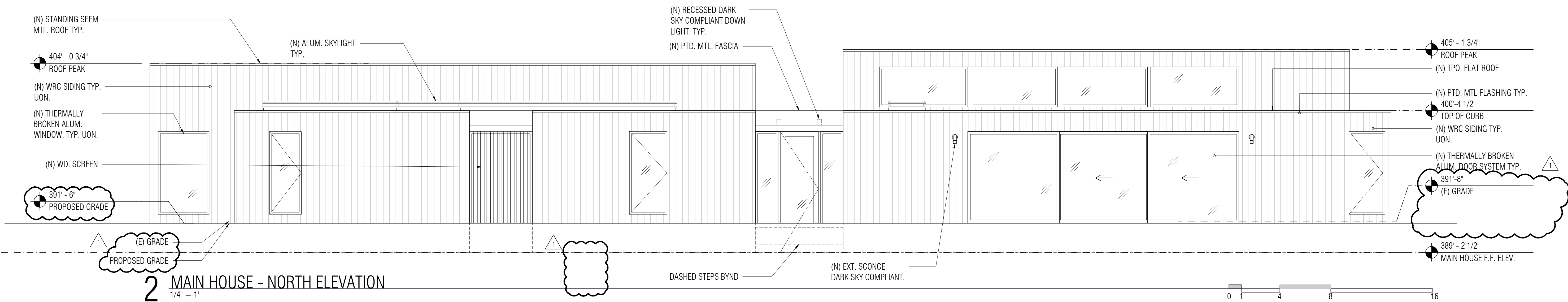


1 LANDSCAPE PLAN
3/32" = 1'

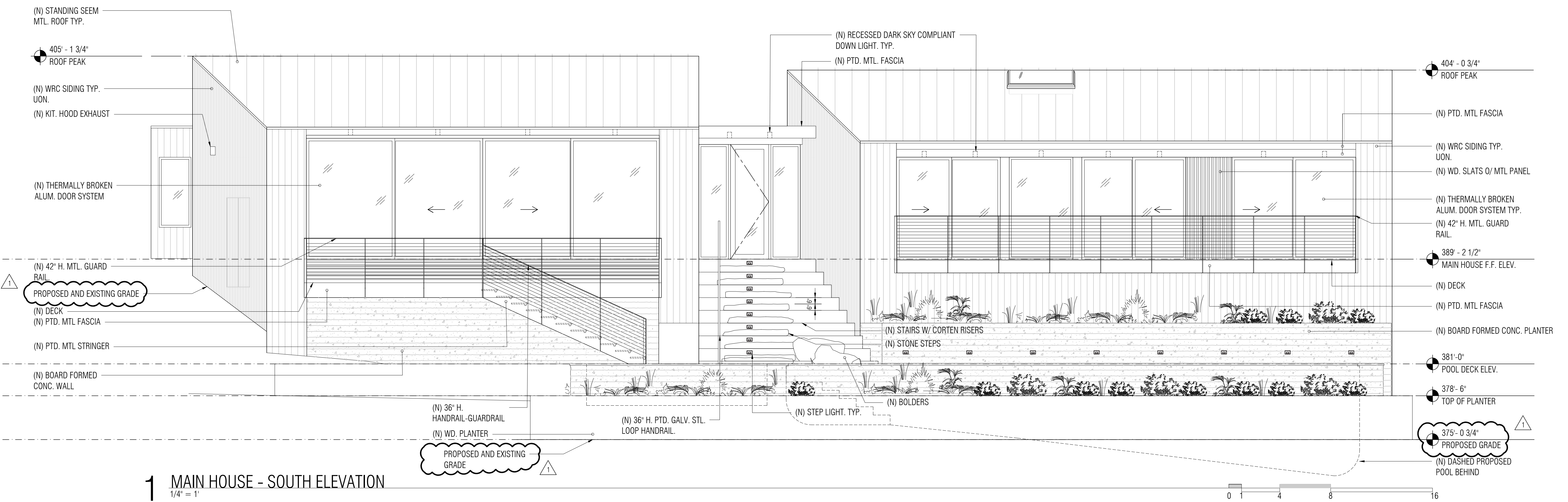




3 PROPOSED MAIN HOUSE EXTERIOR FINISH MATERIALS
1/4" = 1'



2 MAIN HOUSE - NORTH ELEVATION
1/4" = 1'



1 MAIN HOUSE - SOUTH ELEVATION
1/4" = 1'

MCKIERNAN - ZWERIN RESIDENCE

21 AVENIDA LAS BAULINAS, STINSON BEACH, CALIFORNIA
APN: 195 - 111 - 02

DATE
COASTAL APPLICATION 2024-0531

MARIN CO. PLANNING REVIEW RESPONSE 2024-0829



DRAWING TITLE:
EXTERIOR ELEVATIONS

SCALE:
1/4" = 1'-0"
SHEET NO:
A3.0

MCKIERNAN - ZWERIN
RESIDENCE
21 AVENIDA LAS BAULINAS,
STINSON BEACH, CALIFORNIA
APN: 195-111-02

DATE
COASTAL APPLICATION 2024-0531

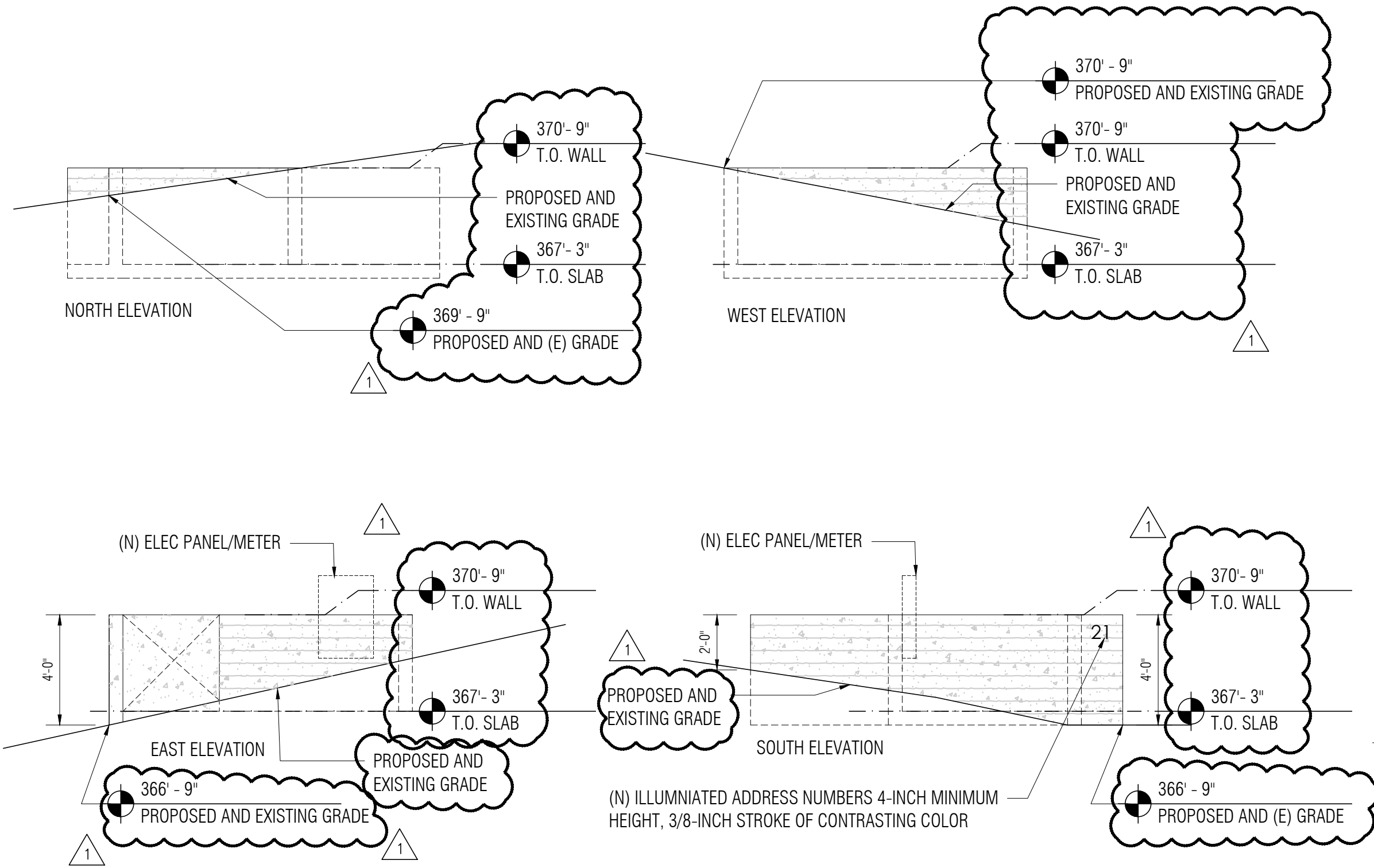
MARIN CO. PLANNING
REVIEW RESPONSE 2024-0829



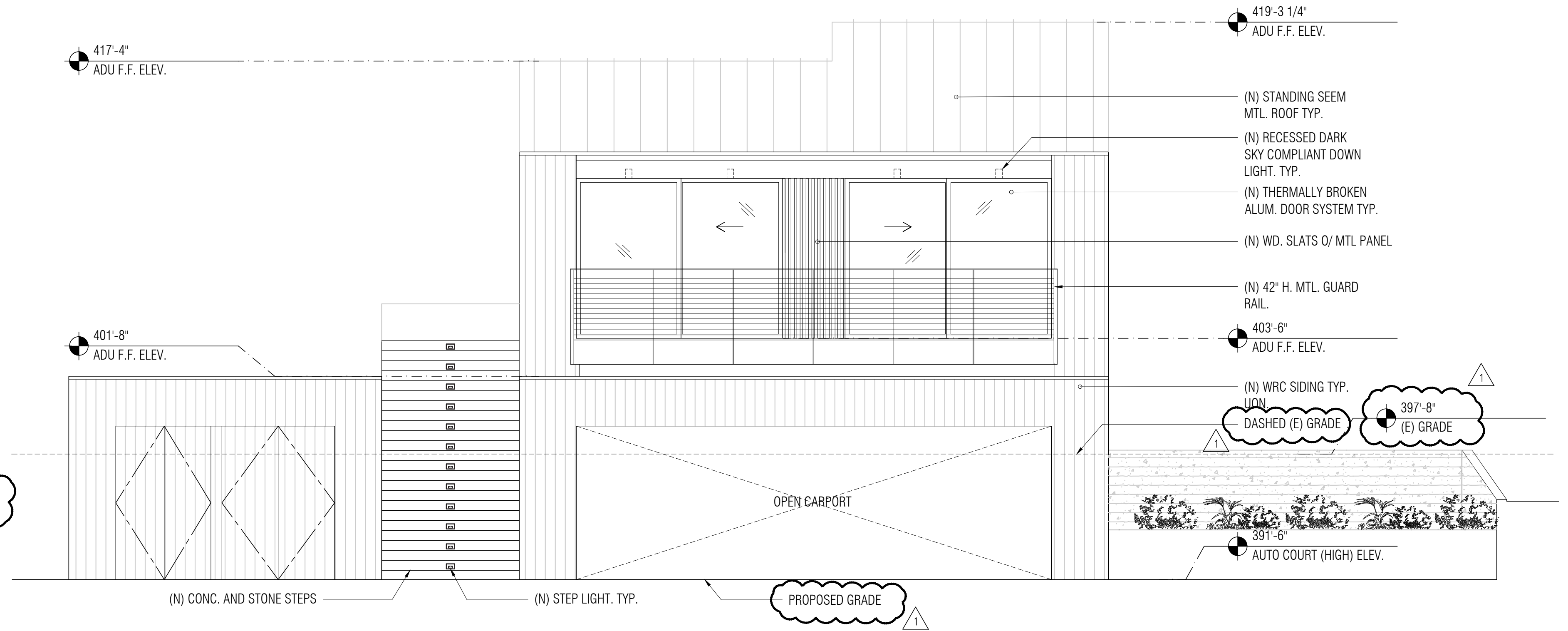
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EXTERIOR ELEVATIONS

SCALE:
1/4" = 1'
SHEET NO:

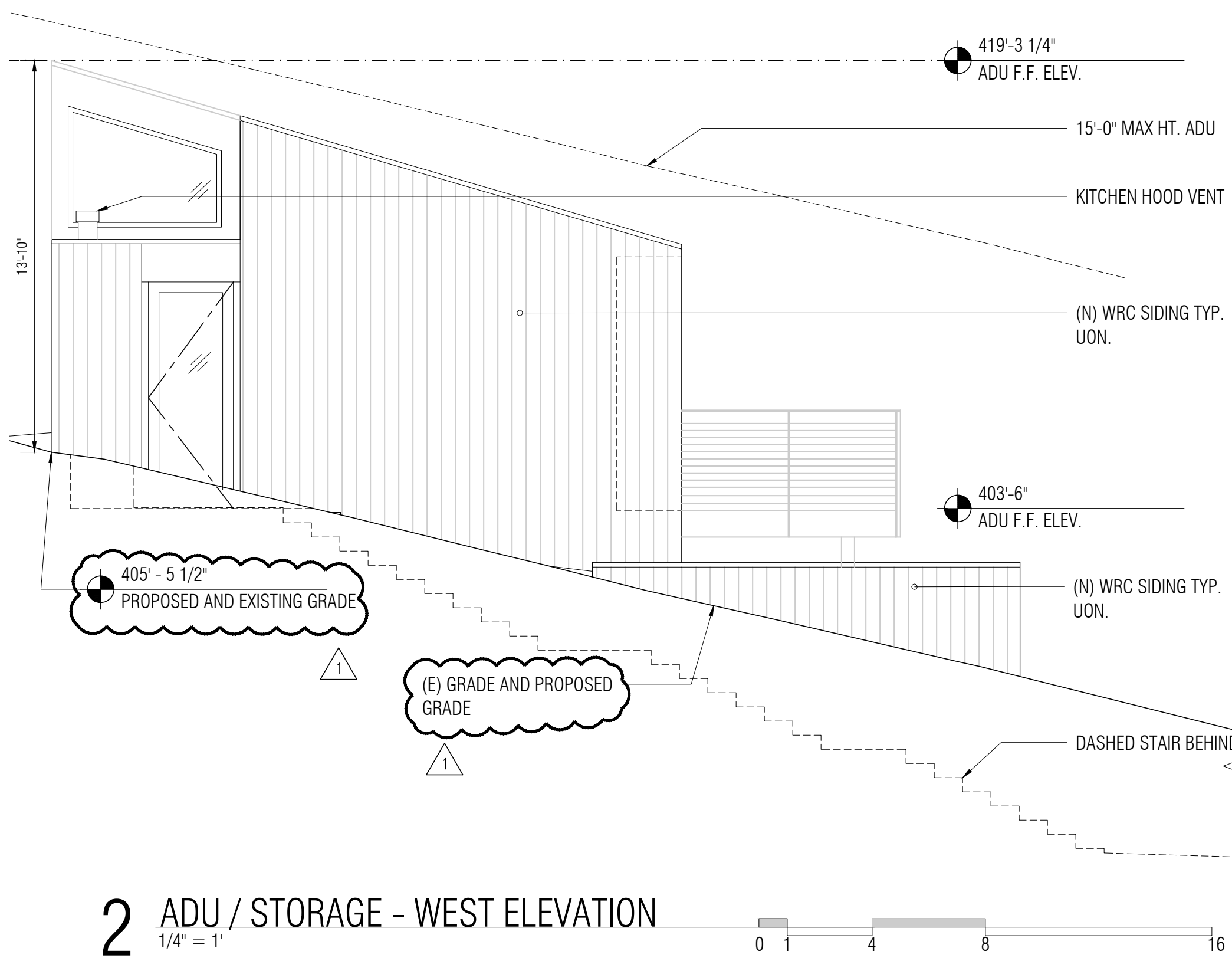
A3.1



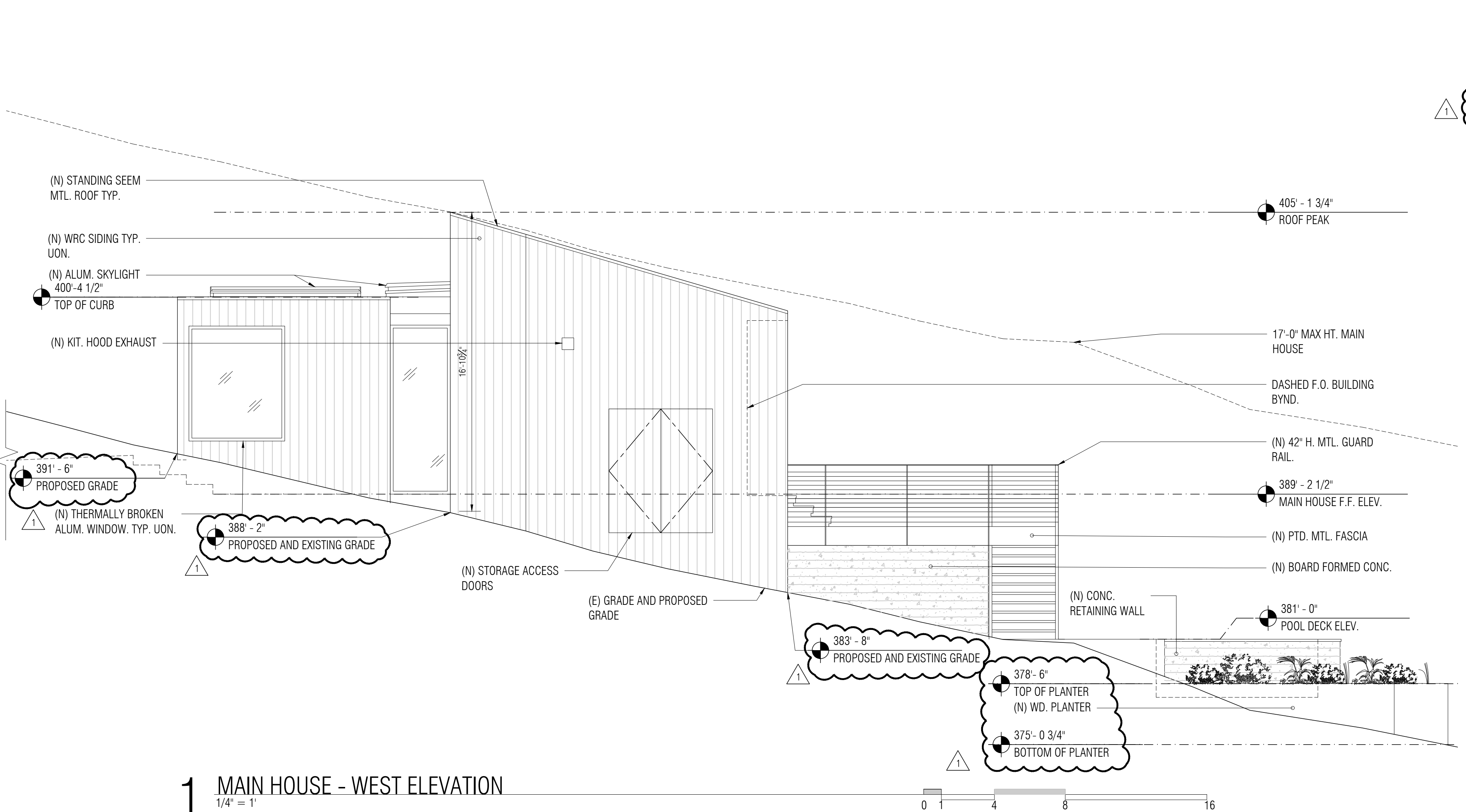
4 GARBAGE/UTILITY PAD ELEVATIONS
1/4" = 1'



3 ADU/STORAGE/GARAGE - SOUTH ELEVATION
1/4" = 1'



2 ADU/STORAGE - WEST ELEVATION
1/4" = 1'



1 MAIN HOUSE - WEST ELEVATION
1/4" = 1'

MCKIERNAN-ZWERIN RESIDENCE

21 AVENIDA LAS BAULINAS, STINSON BEACH, CALIFORNIA
APN: 195-111-02

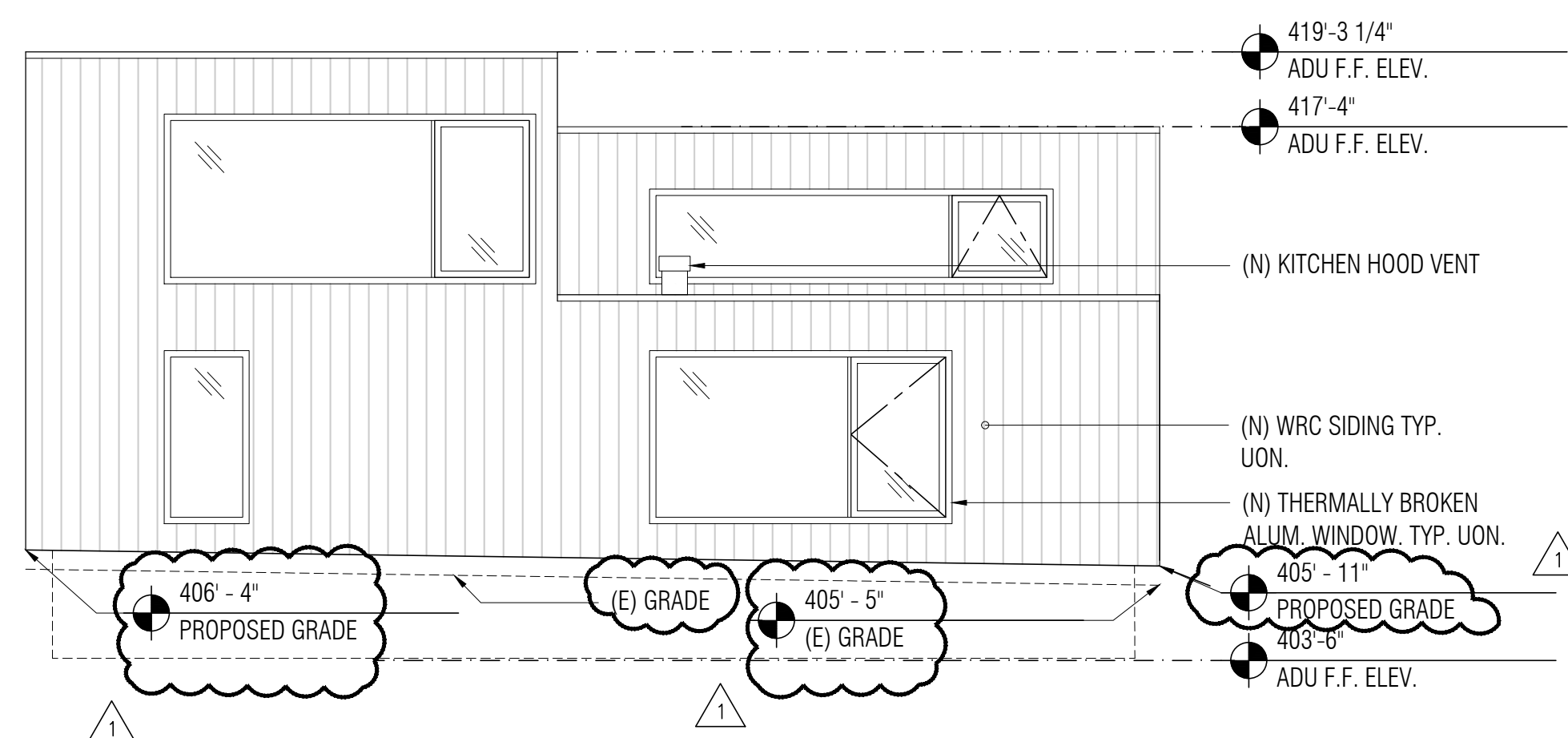
DATE: COASTAL APPLICATION 2024-0531
MARIN CO. PLANNING REVIEW RESPONSE 2024-0829



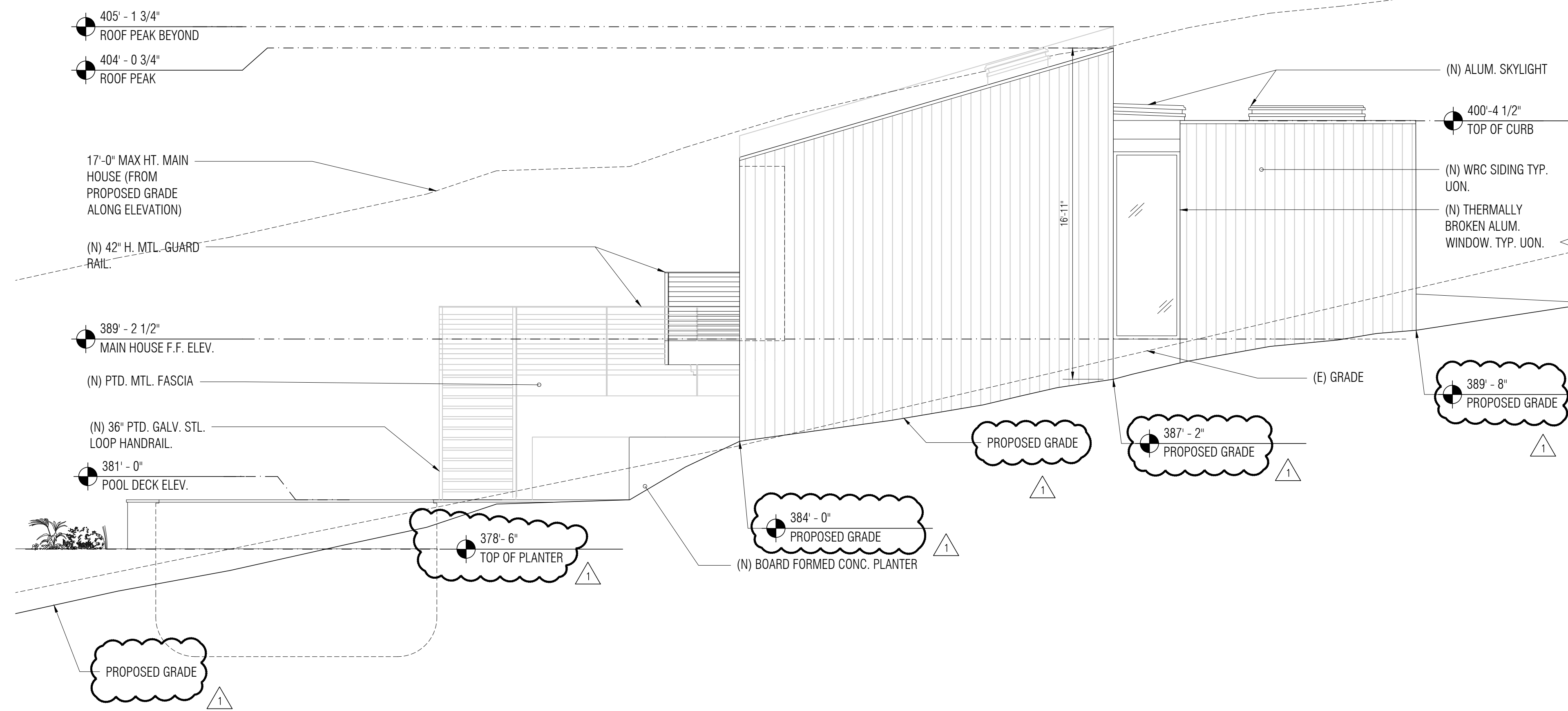
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SCALE: AS NOTED
SHEET NO:

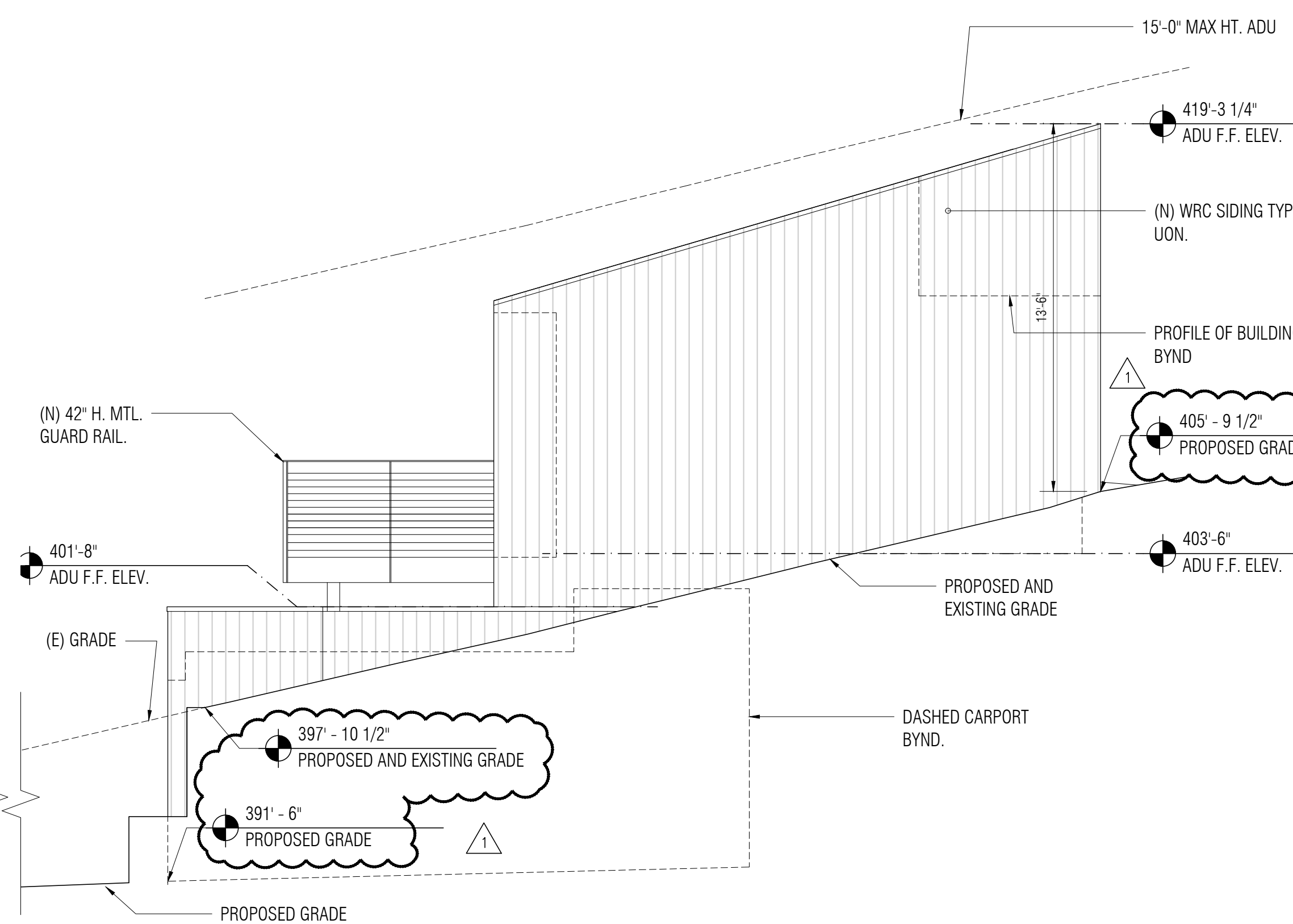
A3.2



3 ADU - NORTH ELEVATION
1/4" = 1'



1 MAIN HOUSE - EAST ELEVATION
1/4" = 1'



2 ADU / GARAGE - EAST ELEVATION
1/4" = 1'



MCKIERNAN - ZWERIN
RESIDENCE

21 AVENIDA LAS BAULINAS,
STINSON BEACH, CALIFORNIA
APN: 195-111-02

DATE
COASTAL APPLICATION 2024-0531

MARIN CO. PLANNING
REVIEW RESPONSE 2024-0829

SECTION REVISION PER
MARIN CO. PLANNING 2024-0926

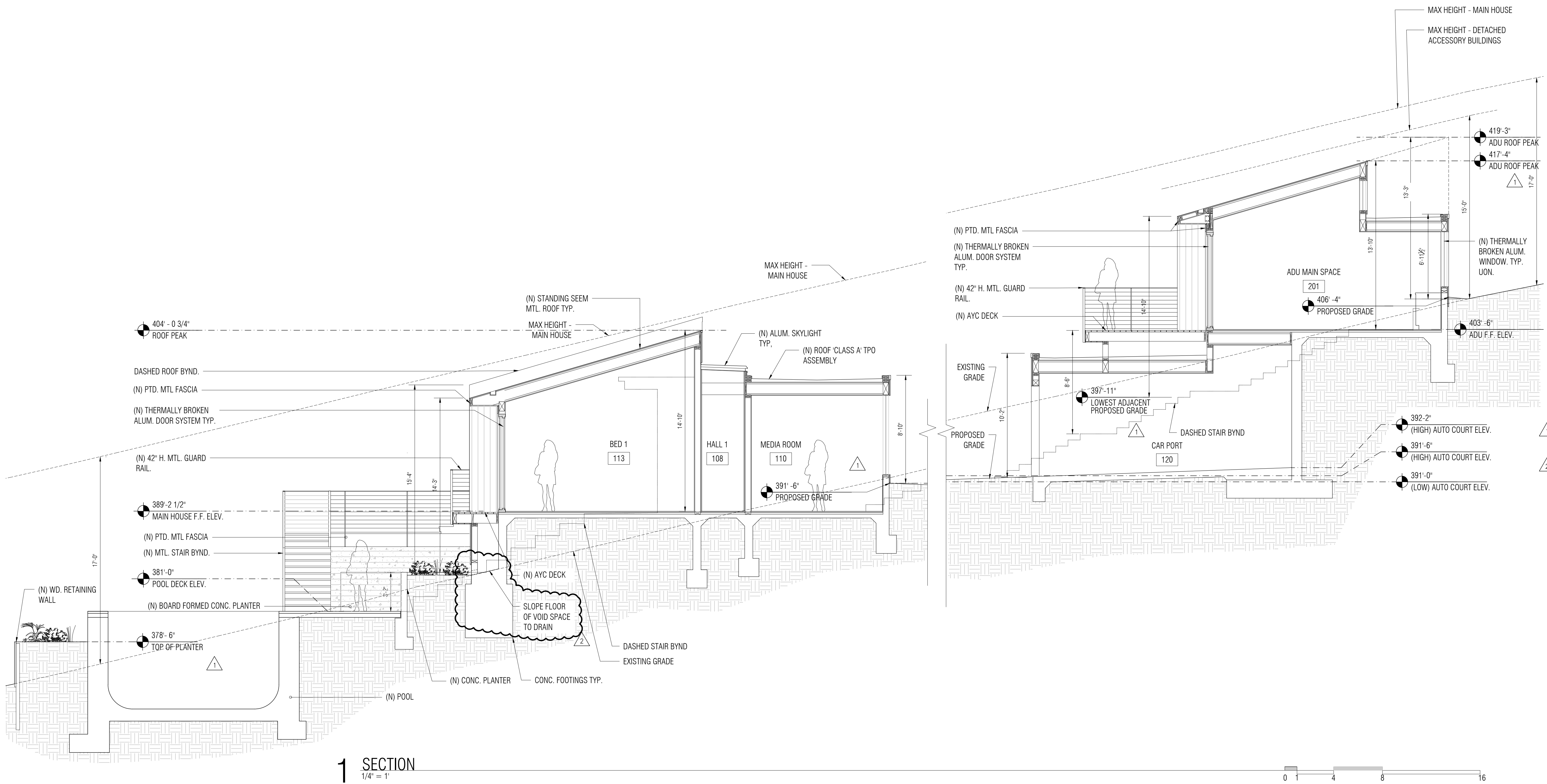


DRAWING TITLE:
BUILDING SECTIONS

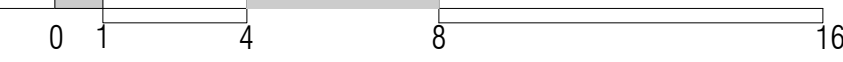
SCALE:
1/4" = 1'-0"

SHEET NO:

A4.1



1 SECTION
1/4" = 1'



MCKIERNAN - ZWERIN
RESIDENCE

21 AVENIDA LAS BAULINAS,
STINSON BEACH, CALIFORNIA
APN: 195 - 111 - 02

DATE
COASTAL APPLICATION 2024-0531
MARIN CO. PLANNING
REVIEW RESPONSE 2024-0829

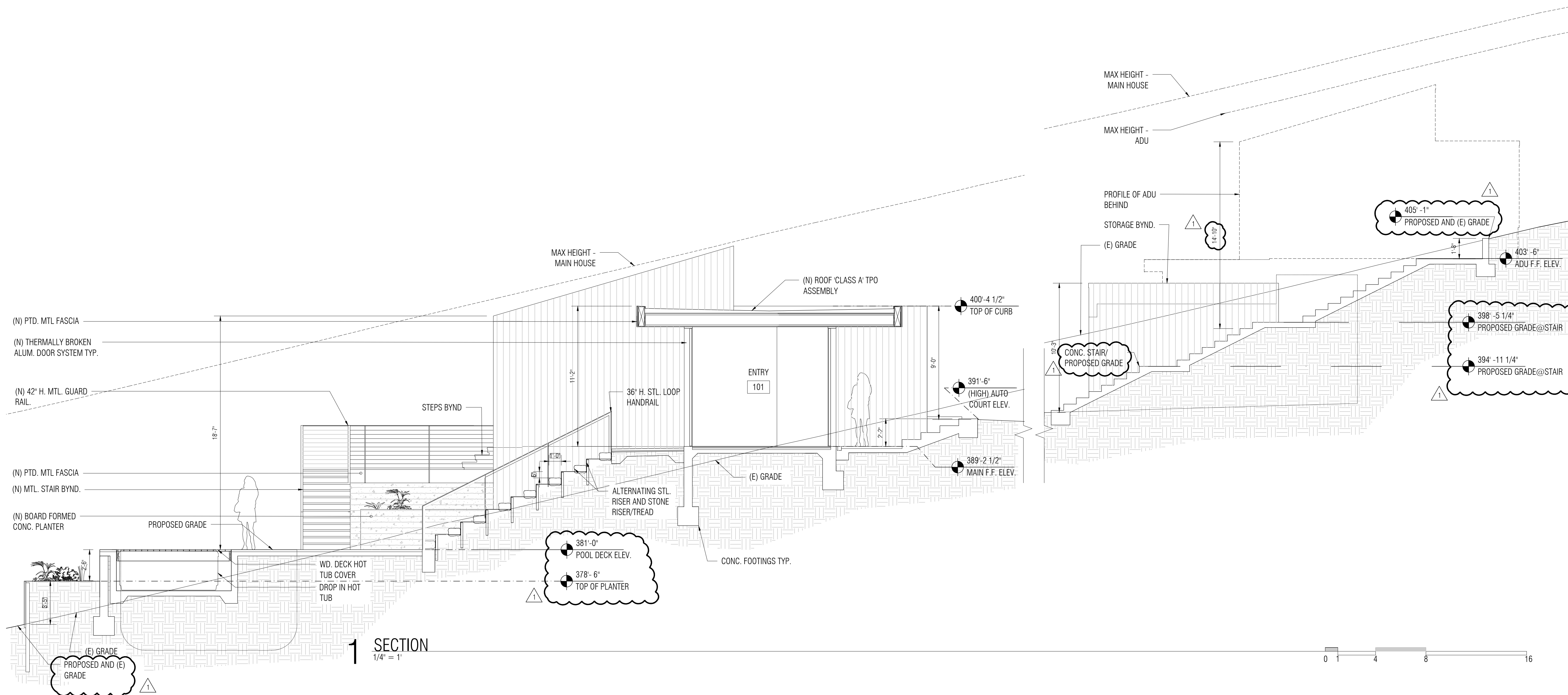


DRAWING TITLE:
BUILDING SECTIONS

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

SHEET NO:

A4.2



1 SECTION
1/4" = 1"

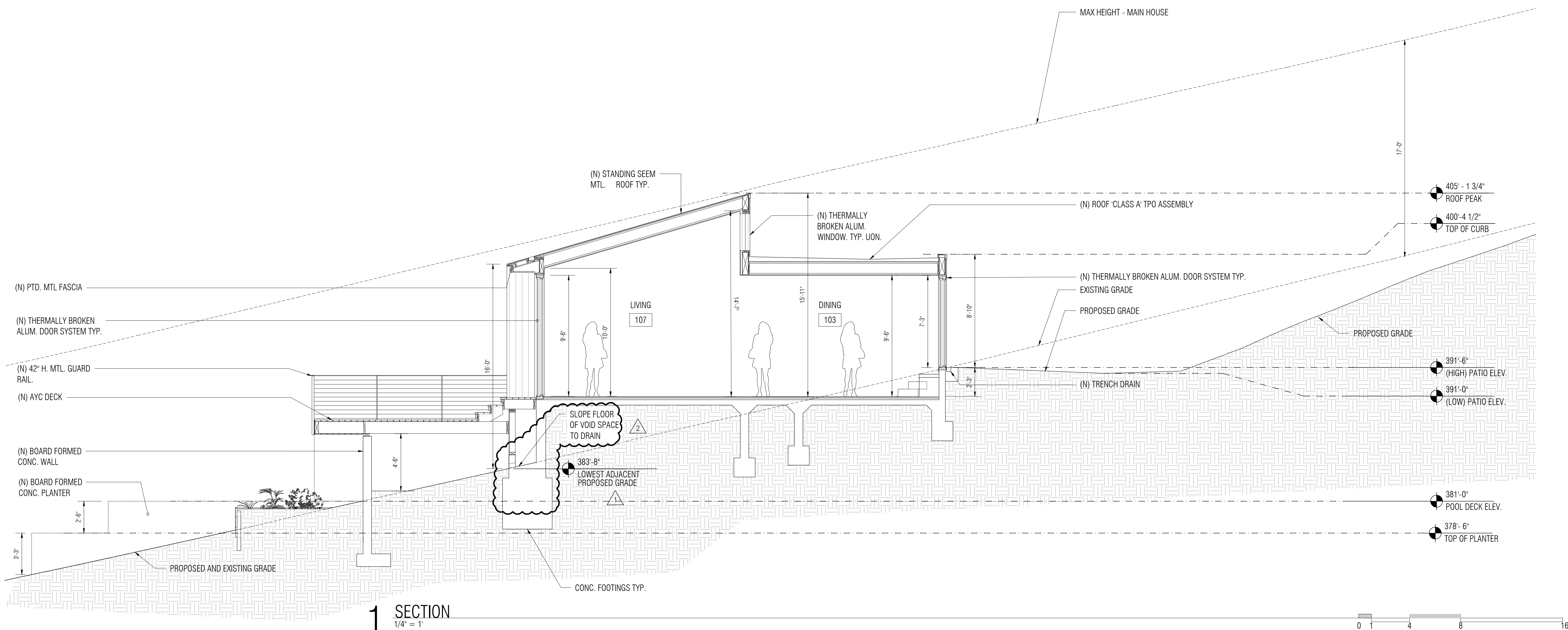
MCKIERNAN - ZWERIN
RESIDENCE

21 AVENIDA LAS BAULINAS,
STINSON BEACH, CALIFORNIA
APN: 195-111-02

DATE
COASTAL APPLICATION 2024-0531

1 MARIN CO. PLANNING
REVIEW RESPONSE 2024-0829

2 SECTION REVISION PER
MARIN CO. PLANNING 2024-0926



1 SECTION
1/4" = 1'

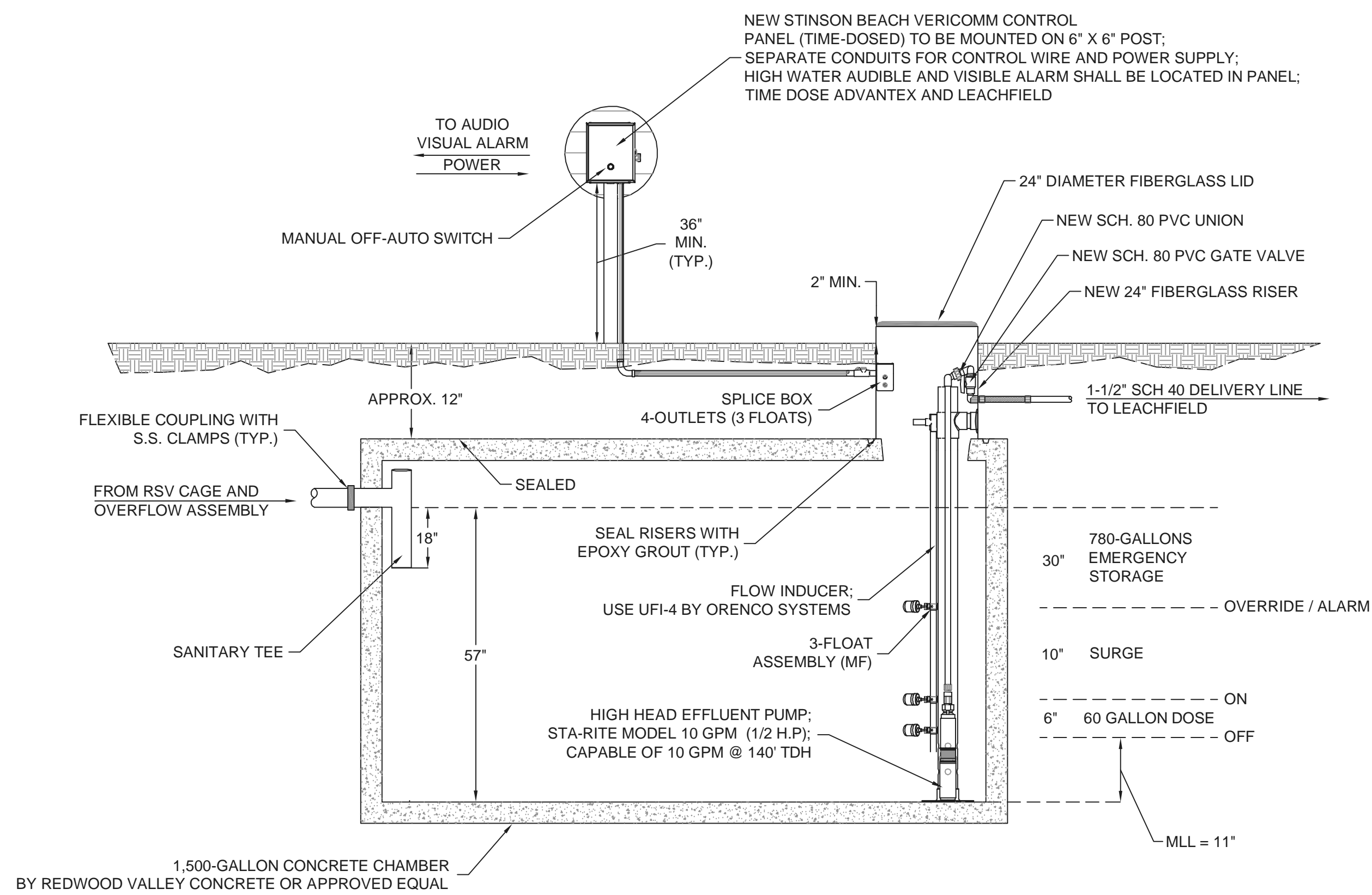


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BUILDING SECTIONS

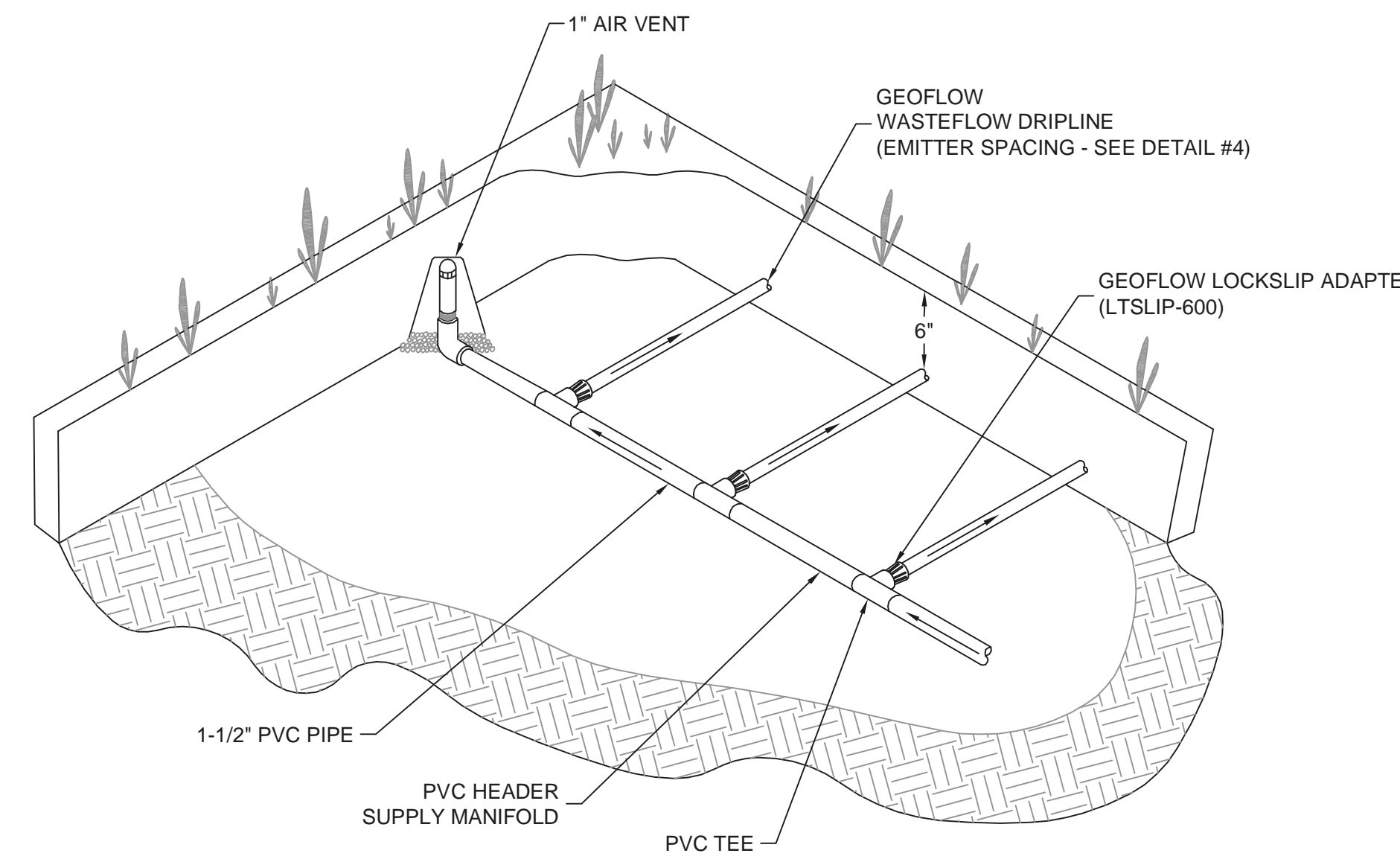
SCALE:
1/4" = 1'-0"

SHEET NO:

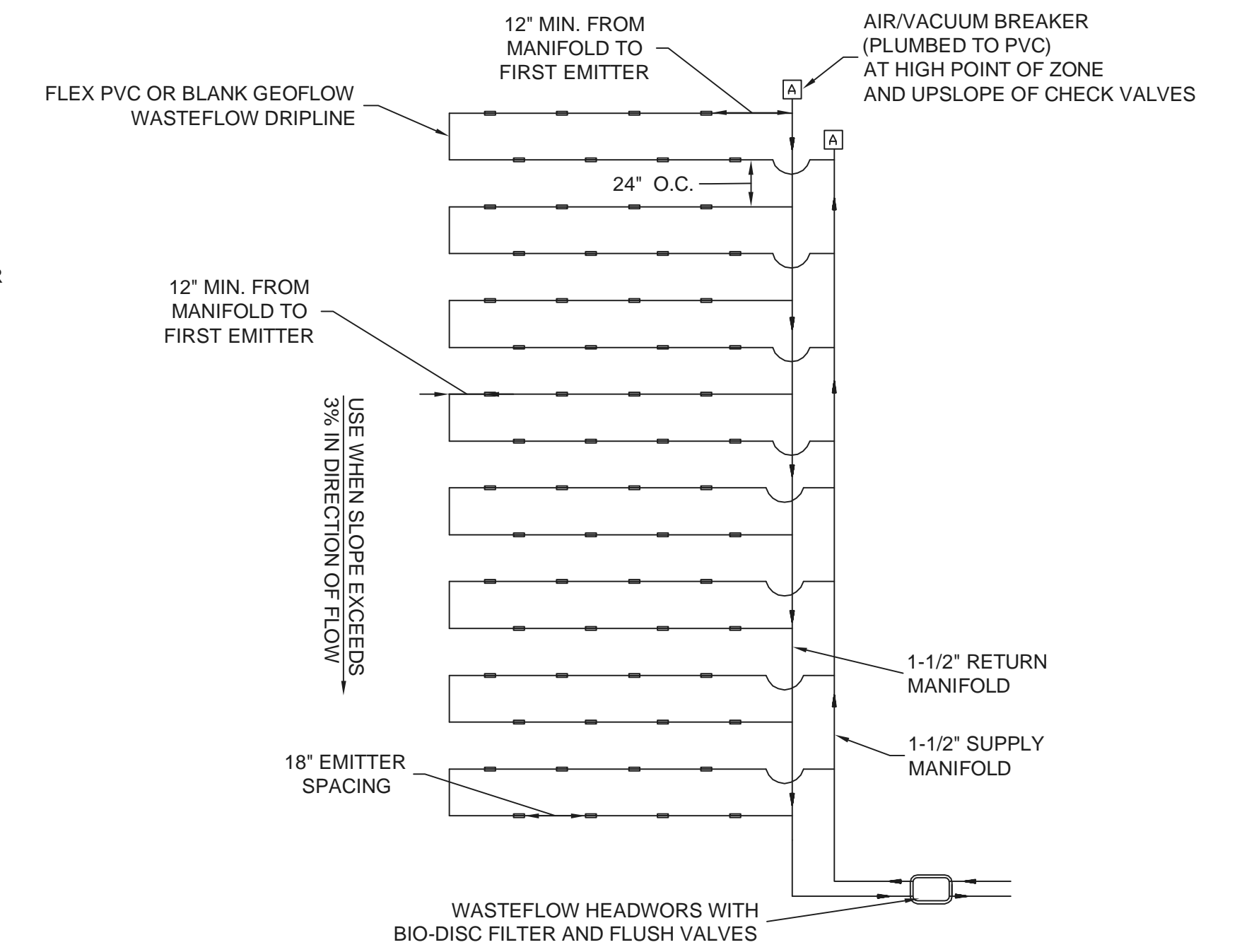
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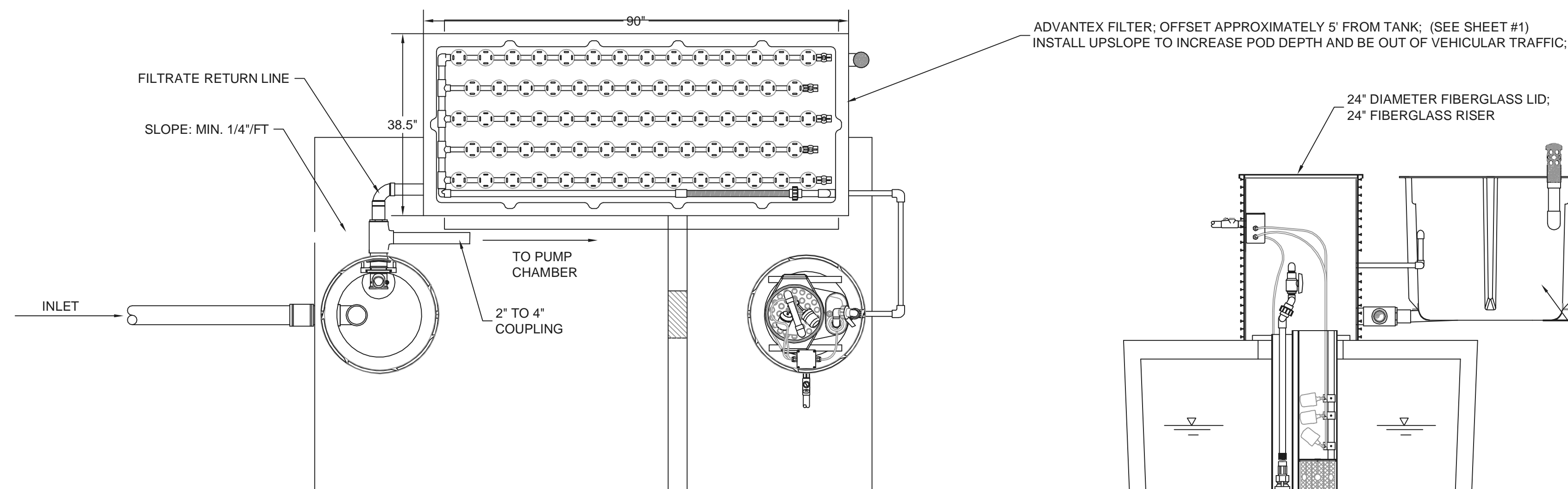
1,500-GALLON CONCRETE PUMP CHAMBER (26 GAL/INCH) 1



MANIFOLD CONNECTION (END FEED) 3

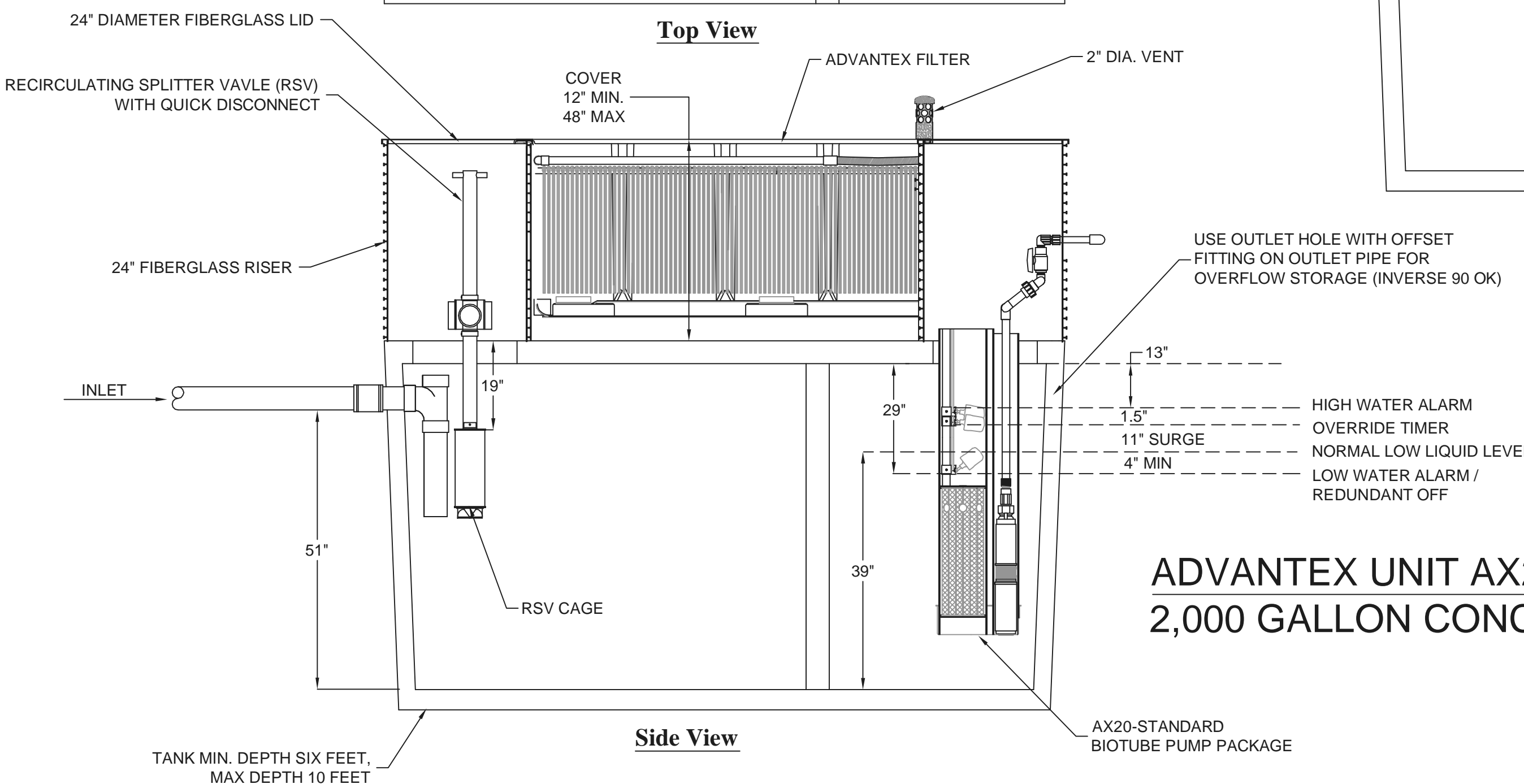


SLOPE LAYOUT FOR SINGLE ZONE WASTEFLOW PRESSURE COMPENSATING DRIPLINE (LOOPED) 4



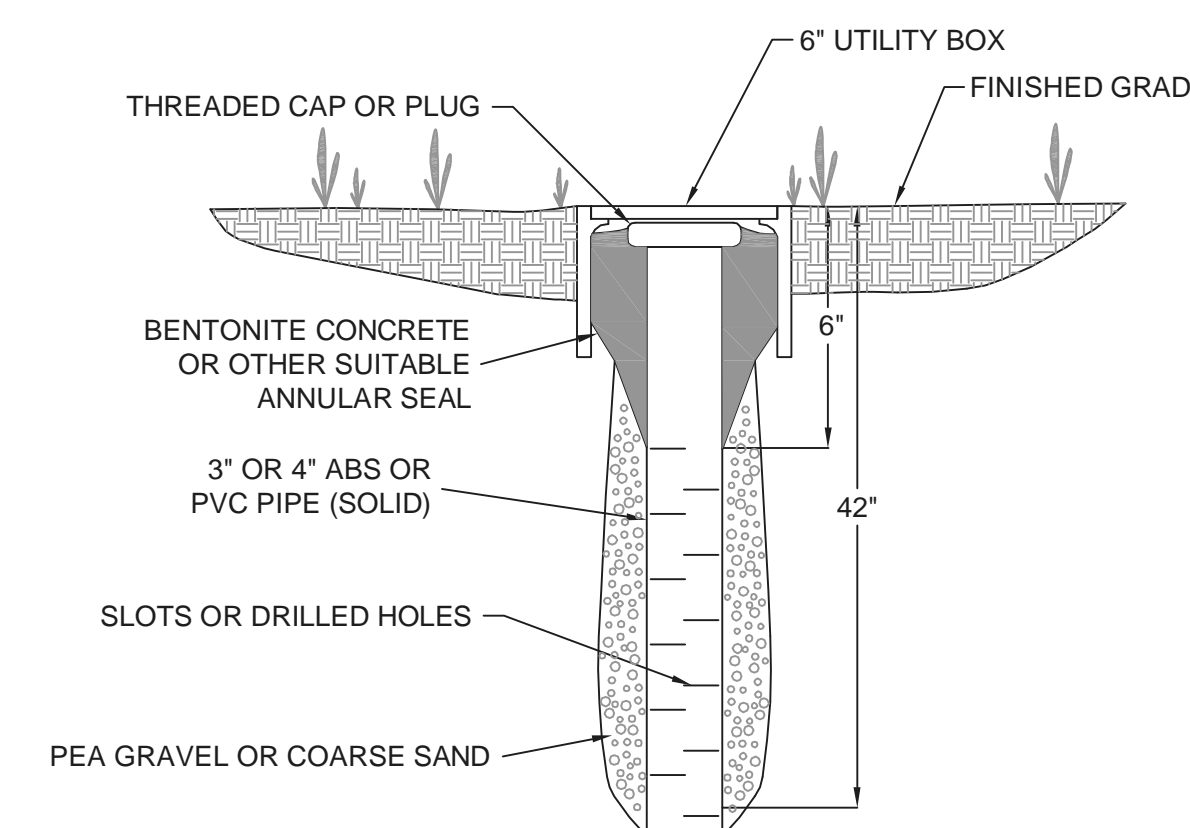
Top View

End View

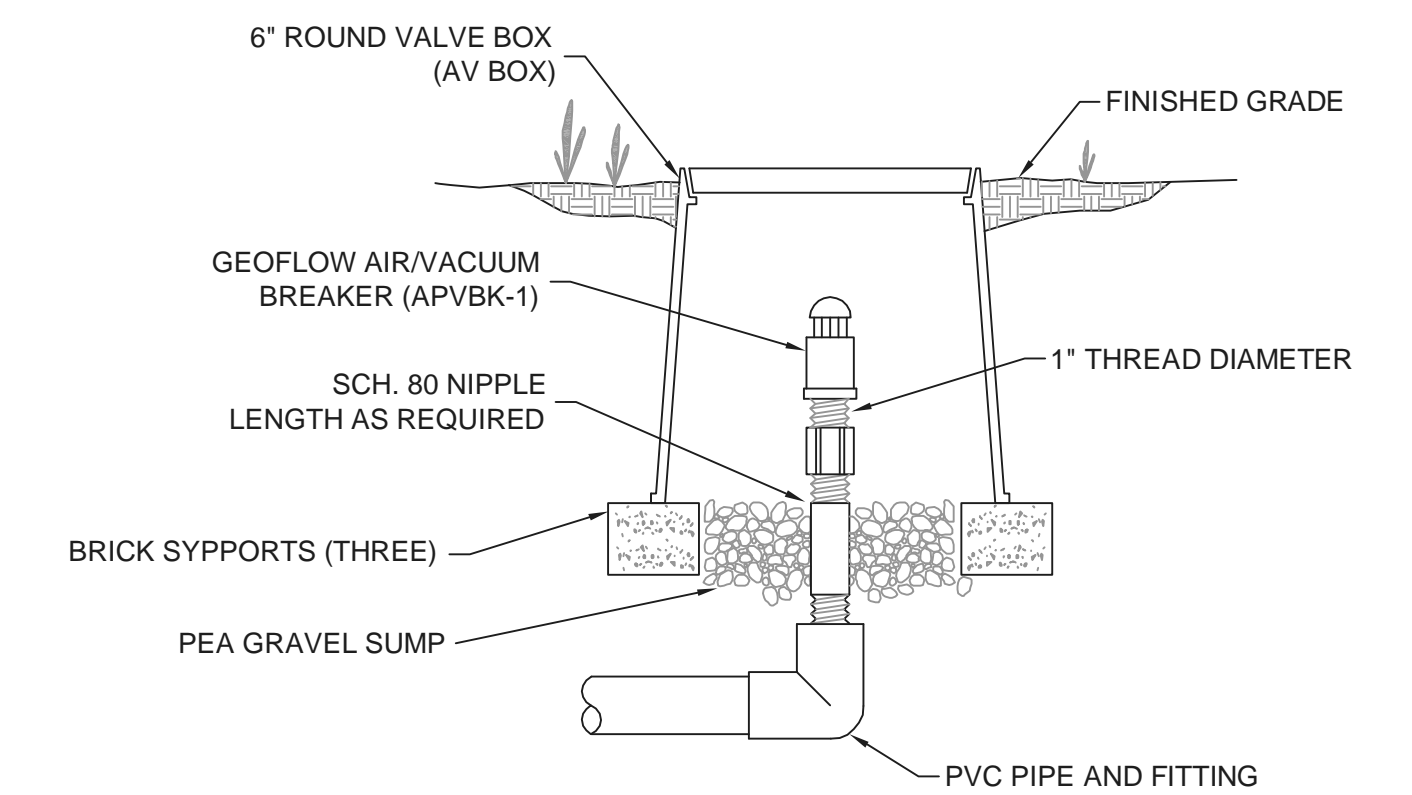


Side View

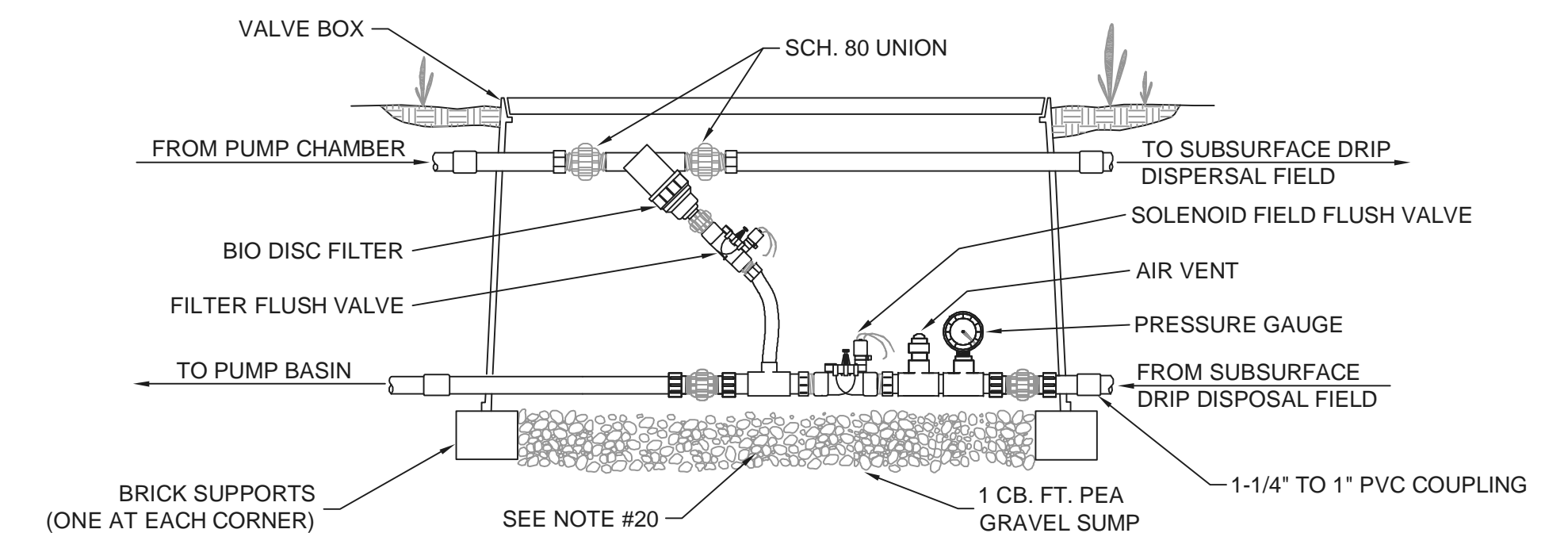
ADVANTEK UNIT AX20 MODE 3B IN 2,000 GALLON CONCRETE TANK 2



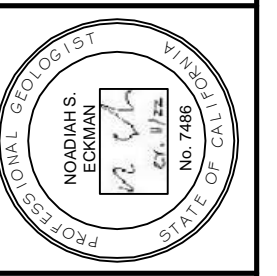
MONITORING WELL 5

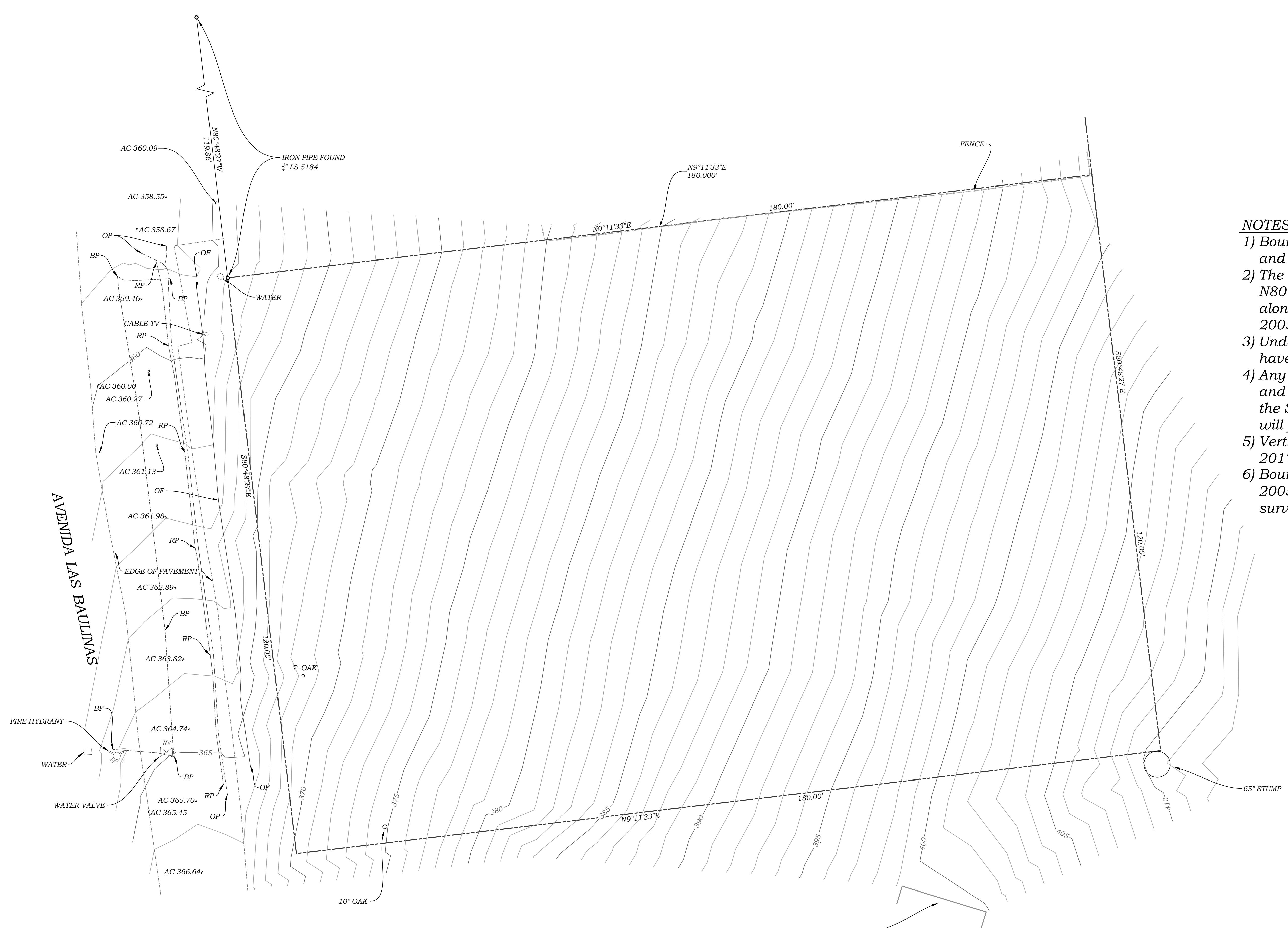
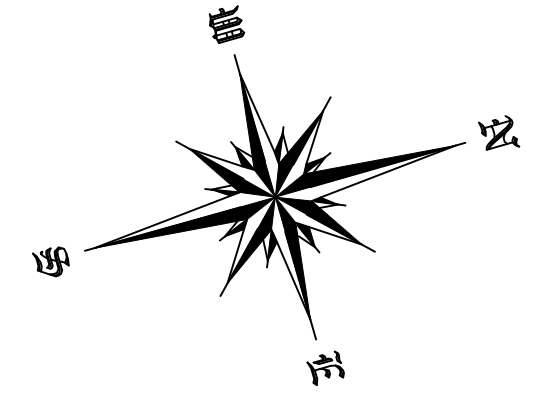


1" AIR VACUUM BREAKER (PLUMBED TO PVC) 6



SIMPLE WASTE FLOW HEADWORKS BOX MODEL # WHW - 1.50 - AUTO 7





- NOTES:**
- 1) Boundary Lines based on 2005 MAPS 308 and Found Evidence Thereof.
 - 2) The Basis of Bearing for this map is N80°48'27"W between the Found Iron Pipes along Avenida Las Baulinas as shown on 2005 MAPS 308.
 - 3) Underground Improvements and Installations have not been located unless otherwise shown.
 - 4) Any Discrepancy between the Electronic File and the Signed Sealed Paper Copy or PDF File, the Signed Sealed Paper Copy or Stamped PDF will prevail.
 - 5) Vertical Datum: NAVD 88 Per CRTN, EPOCH 2017.5
 - 6) Boundary Lines shown to the east of 2005 MAPS 308 need to be verified with a field survey. A Record of Survey shall be required.

ABBREVIATIONS
 BP - BLUE PAINT WATER LINE
 OF - ORANGE FLAG TV
 OP - ORANGE PAINT AT&T
 RP - RED PAINT PG&E 4" DUCT

REV	DATE	DESCRIPTION	DRAWN	CHECKED
01	7-24-22	Bearings, distance, and notes added.	dld	rwd
02	3-27-24	Utility points added.	dld	rwd
XXXXXX	XXXXXX	XXXXXXXXXXXX	dld	rwd

R.W. DAVIS & ASSOCIATES, INC.
 LAND SURVEYORS

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 Novato CA 94949
 L.S. 6330

Tel. (415) 883-9099
 Email: rwdavis@rwdavis-survey.com

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CITY
 STINSON BEACH

COUNTY
 MARIN

STATE
 CALIFORNIA

AVENIDA LAS BAULINAS
TOPOGRAPHICAL EXHIBIT
 APN 195-111-03

Prepared Under The Direction Of:

R. WAYNE DAVIS
 LICENSE # 6330
 STATE OF CALIFORNIA

SHEET
V-1

SCALE: 1" = 10'
 DATE: 04-23-2022

PROJECT NUMBER: 614-001