

# GRUDIN-HUEZO RESIDENCE 65 DIPSEA ROAD, STINSON BEACH, CA 94970

LSA O

LIGHT SPACE ARCHITECTURE

OFFICE

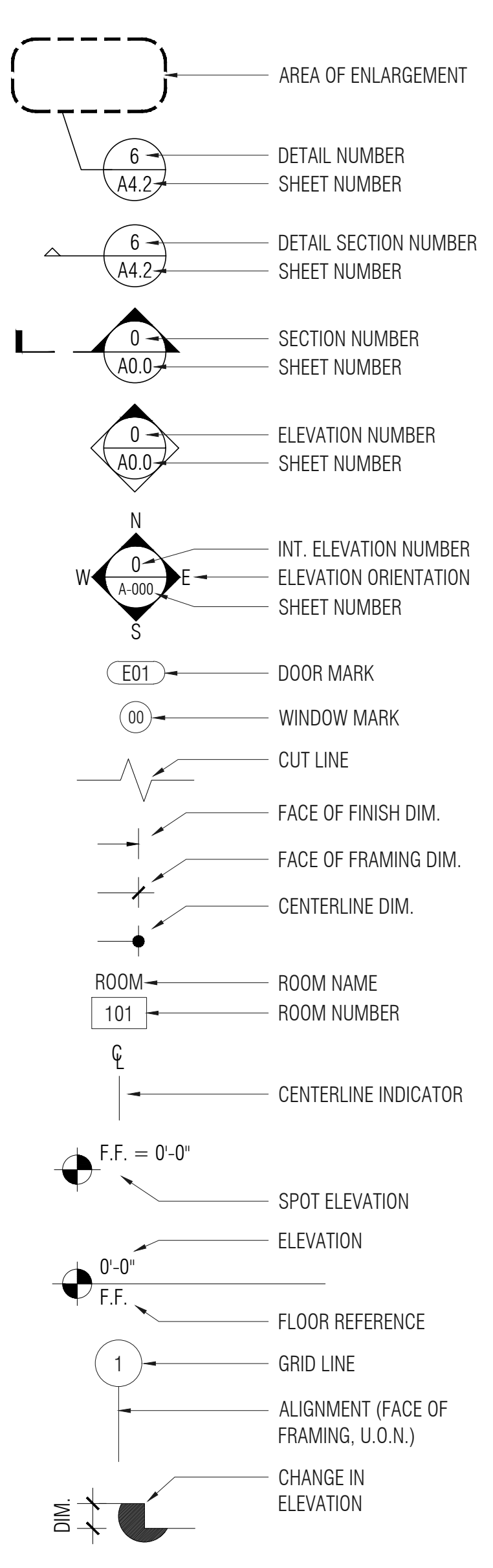
415 361 0753  
WWW.LIGHTSPACEARCH.COM

SEADRIFT PHASE 1 + 2 REVIEW - 8/22/2024  
SEADRIFT REVIEW RESPONSE I - 10/24/2024  
SEADRIFT REVIEW RESPONSE II - 10/30/2024  
MARIN CO. PLANNING PERMIT - 02/10/2025

## ABBREVIATIONS

&	AND	MTL.	METAL
<	ANGLE	MFR.	MANUFACTURER
@	AT	MIN.	MINIMUM
#	POUND OR NUMBER PLUS OR MINUS	MISC.	MISCELLANEOUS
=	ANCHOR BOLT	MASONRY	MASONRY
A.B.	AIR CONDITIONING	MTD.	MOUNTED
A.C.	AIR CONDITIONING	MUL.	MULLION
A.D.	AREA DRAIN	(N)	NEW
ADJ.	ADJUSTABLE	N.	NORTH
A.F.F.	ABOVE FINISH FLOOR	N.I.C.	NOT IN CONTRACT
AGGR.	AGGREGATE	#	NUMBER
ALT.	ALTERNATE	NOM.	NOMINAL
ALUM.	ALUMINUM	N.T.S.	NOT TO SCALE
APPROX.	APPROXIMATE	O.C.	ON CENTER
ARCH.	ARCHITECTURAL	O.D.	OUTSIDE DIAMETER
BD.	BOARD	OFF.	OFFICE
BITUM.	BITUMINOUS	OPNG.	OPENING
BLDG.	BUILDING	OPP.	OPPOSITE
BLK.	BLOCK	P.	POLE
BLKG.	BLOCKING	PERIM.	PERIMETER
BM.	BEAM	P.I.P.	POURED IN PLACE
B.O.	BOTTOM OF	PL.	PLATE
B.P.	BUILDING PAPER	PLAS.	PLASTER
B.R.	BRICK	PLY.	PLYWOOD
BTWN.	BETWEEN	P.S.I	PER SQUARE INCH
C.	CENTERLINE	PT.	POINT
CAB.	CABINET	P.T.	PRESSURE TREATED
CEM.	CEMENT	PTD.	PAINTED
CER.	CERAMIC	Q.T.	QUARRY TILE
C.J.	CONTROL JOINT	(R)	EXISTING TO BE REMOVED
CLG.	CEILING	R.	RISER
CLKG.	CAULKING	R.A.	RETURN AIR
CLOS.	CLOSET	RAD.	RADIUS
C.L.R.	CLEAR	R.D.	ROOF DRAIN
C.M.U.	CONCRETE MASONRY UNIT	REC.	RECESSED
C.O.	CLEAN OUT	REF.	REFERENCE
COL.	COLUMN	REFL.	REFLECTED
CONC.	CONCRETE	REFR.	REFRIGERATOR
COND.	CONDITION	REG.	REGISTER
CONN.	CONNECTION	REINF.	REINFORCED
CONT.	CONTINUOUS	REMOV.	REMOVABLE
CPR.	COPPER	REQ'D.	REQUIRED
CPT.	CARPET	RESIL.	RESILIENT
CTR.	CENTER	RET.	RETAINING
C.W.	COLD WATER	REV.	REVISION, REVISED, REVERSED
D.	DRYER	RM.	ROOM
DBL.	DOUBLE	R.O.	ROUGH OPENING
DEPT.	DEPARTMENT	R.W.L.	RAIN WATER LEADER
DET.	DETAIL	RCP	REFLECTED CEILING PLAN
DIA.	DIAMETER	S.	SOUTH
DIM.	DIMENSION	S.A.D.	SEE ARCHITECTURAL DRAWINGS
DN.	DOWN	S.C.	SOLID CORE
D.W.	DISHWASHER	S.C.D.	SEE CIVIL DRAWINGS
DWG.	DRAWING	SCHED.	SCHEDULE
DWR.	DRAWER	S.D.	SOAP DISPENSER/DISH
E.	EAST	SECT.	SECTION
(E)	EXISTING	SEP.	SEPARATION
EA.	EACH	SERV.	SERVICE
ELEV.	ELEVATION	SH.	SHelf
ELEC.	ELECTRICAL	S.H.	SPRINKLER HEAD
EQ.	EQUAL	SHR.	SHOWER
EQUIP.	EQUIPMENT	SHT.	SHEET
(E)	EXISTING	SHTG.	SHEATHING
EXP.	EXPANSION	SIM.	SIMILAR
EXT.	EXTERIOR	SL.	SLIDING
F.A.	FIRE ALARM	S.L.D.	SEE LANDSCAPE DRAWINGS
F.D.	FLOOR DRAIN	S.M.D.	SEE MECHANICAL DRAWINGS
FIN.	FINISH	S.P.D.	SEE PLUMBING DRAWINGS
FIXT.	FIXTURE	SPEC.	SPECIFICATION
FL.	FLOOR	SQ.	SQUARE
FLASH.	FLASHING	S.S.	STAINLESS STEEL
F.O.C.	FACE OF CONCRETE	ST.STL.	STAINLESS STEEL
F.O.F.	FACE OF FINISH	S.S.D.	SEE STRUCTURAL DRAWINGS
F.O.M.	FACE OF MASONRY	STD.	STANDARD
F.O.PLY	FACE OF PLYWOOD	STL.	STEEL
F.O.S.	FACE OF STUDS	STN.	STONE
F.P.	FIREPROOF	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
GWB.	GYPSPUM 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
LN.	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 65 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

<b>OWNER</b> NICHOLAS GRUDIN & CRISTINA HUEZO 65 DIPSEA RD. STINSON BEACH, CA 94970	<b>ARCHITECT</b> LIGHT SPACE ARCHITECTURE OFFICE 165 JESSIE STREET, 4TH FLOOR SAN FRANCISCO, CA. 94103 T: 415 361 0753 JOHN@LIGHTSPACEARCH.COM CONTACT: JOHN KLEMAN	<b>SURVEYOR</b> CLARK CIVIL ENGINEERING, INC. PO BOX 143 - NICASIO, CA 94946 415 295 4450
<b>STRUCTURAL ENGINEER</b> DUNCAN ENGINEERING INC. DAVID DUNCAN PO BOX 1348, MENDOCINO CA 95460 T: 707 964 9604	<b>GEOTECHNICAL ENGINEER</b> MILLER PACIFIC ENGINEERING GROUP 1360 REDWOOD WAY, SUITE B PETALUMA CA NATHAN KLEMIN T: 707 765 6140	<b>CIVIL/SEPTIC ENGINEER</b> AC ENGINEERING INC. 454 LAS GALLINAS AVE, SUITE 1074 SAN RAFAEL, CA. 94903 T: 415 868 5532 CONTACT: ORION AGNEW

## PROJECT DATA

**SITE DATA**

PROJECT NAME: GRUDIN - HUEZO RESIDENCE  
PROJECT TYPE: REMODEL - SINGLE FAMILY RESIDENCE AND AND ATTACHED MARIN COUNTY "CATEGORY 2" ADU  
ADDRESS: 65 DIPSEA ROAD, STINSON BEACH, CA 94970  
ASSESSOR PARCEL: 195-080-11  
DESCRIPTION OF WORK: REMODEL OF A NEW SINGLE FAMILY RESIDENCE AN A NEW ATTACHED ACCESSORY DWELLING UNIT  
JURISDICTION: COUNTY OF MARIN  
WILDLAND URBAN INTERFACE: NO  
ZONING DESIGNATION: C-RSPS-4.39  
AVG. SLOPE: 8.72 % (PER ASSESSOR)  
LOT AREA: 7500SF (PER ASSESSOR)

**FLOOR AREAS**  
EXISTING BUILDING SQUARE FOOTAGE: 1860.9 SF  
EXISTING GARAGE SQUARE FOOTAGE: 291.6 SF  
TOTAL PROPOSED BUILDING SQUARE FOOTAGE: 2249.7 SF WITHOUT ATTACHED ADU (MAX SF = 2250)  
ADU SQUARE FOOTAGE: 267.7 SF  
FAR: 2249.7/7500 = .30  
EXISTING DECK AREA (TO REMAIN): 1148.2SF  
NEW DECK AREA: 294.7 SF

**CODES**

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  
MARIN COUNTY MUNICIPAL CODE

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

## SHEET INDEX

ARCHITECTURAL					
A0.1	Cover Sheet	☑	☑	☑	☑
A0.2	Model Images	☑	☑	☐	☑
A1.0	Existing Site/ Roof Plan	☑	☑	☑	☑
A1.1	Proposed Site / Roof Plan	☑	☑	☑	☑
A2.0	Existing Floor Plan	☑	☑	☑	☑
A2.1	Proposed Floor Plan	☑	☑	☑	☑
A2.2	Transom Plan	☐	☐	☐	☐
A2.4	Exterior Lighting	☐	☐	☐	☑
A3.0	Exterior Elevations Existing	☑	☑	☑	☑
A3.1	Exterior Elevations Existing	☑	☑	☑	☑
A3.2	Exterior Elevations Proposed	☑	☑	☑	☑
A3.3	Exterior Elevations Proposed	☑	☑	☑	☑
A4.1	Proposed Building Sections	☑	☑	☑	☑
A8.0	Window and Door Schedule	☐	☐	☐	☑
L1.0	Landscape Plan	☑	☑	☑	☑
P1.0	Septic Site Overview Plan	☐	☐	☐	☑
P1.1	Project Notes	☐	☐	☐	☑
P.2.0	Details	☐	☐	☐	☑
P.2.1	Details	☐	☐	☐	☑
P.3.0	BMPs	☐	☐	☐	☑
TPO1	Survey	☑	☑	☑	☑

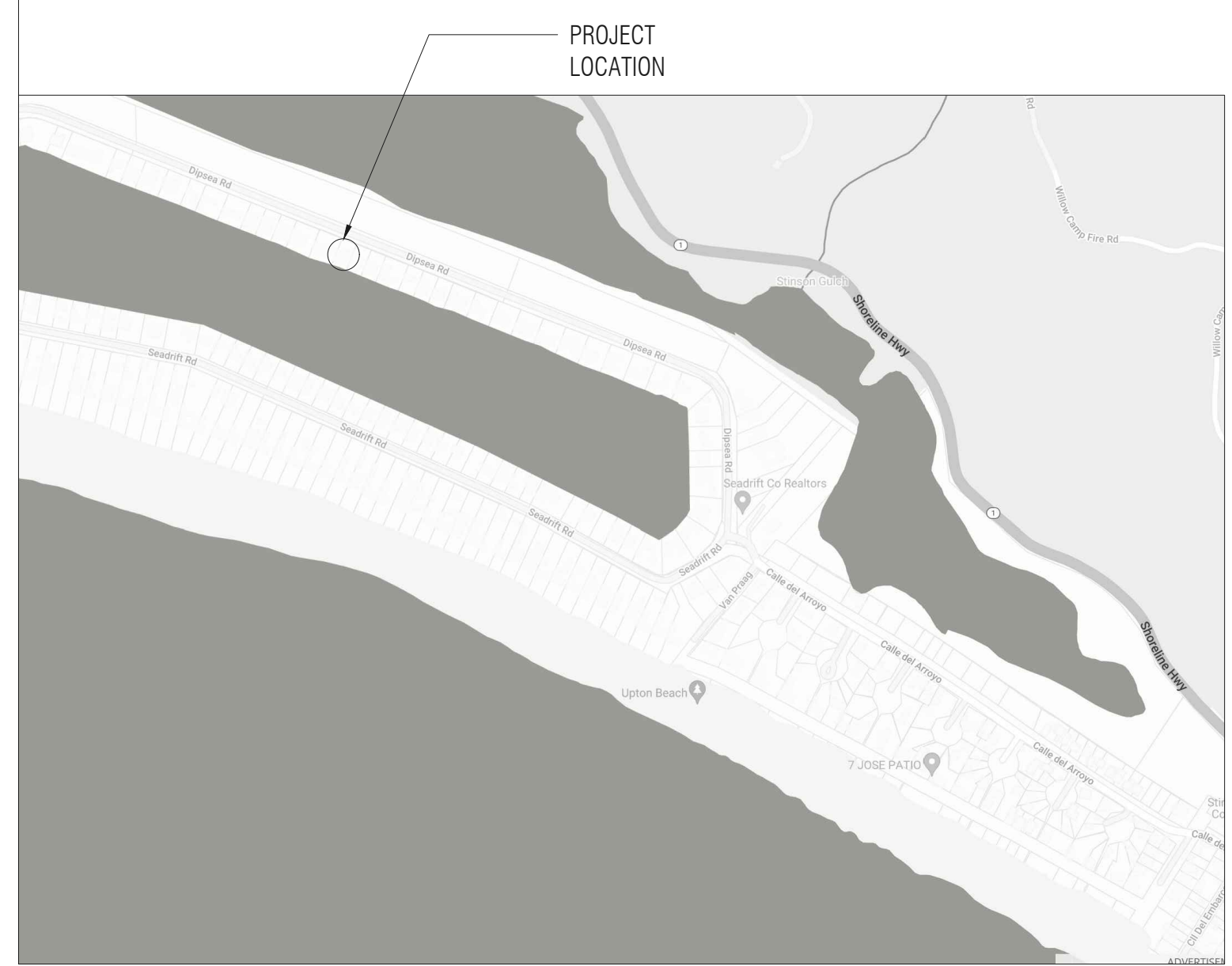
## DEFERRED SUBMITTALS

SOLAR ENERGY SYSTEM

## PROJECT DESCRIPTION

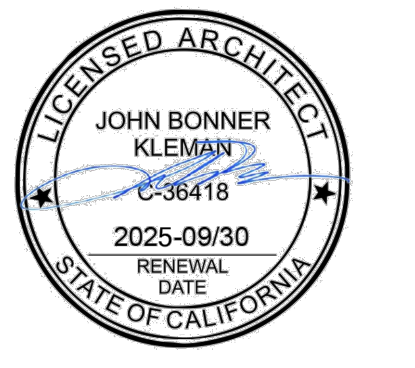
REMODEL OF A SINGLE FAMILY RESIDENCE AND NEW ATTACHED MARIN COUNTY "CATEGORY 2" ACCESSORY DWELLING UNIT. ⚠

## VICINITY MAP



GRUDIN - HUEZO RESIDENCE  
65 DIPSEA ROAD,  
STINSON BEACH, CALIFORNIA  
APN: 195 - 080 - 11

DATE  
SEADRIFT PHASE 1 & 2 REVIEW  
0822-2024  
SEADRIFT REVIEW RESPONSE  
10-24-2024  
SEADRIFT REVIEW RESPONSE II  
10-30-2024  
COASTAL PERMIT APPLICATION  
01-31-2025  
MARIN COUNTY PLANNING  
02-10-2025



DRAWING TITLE:  
COVER SHEET  
SCALE:  
AS NOTED  
SHEET NO:  
**A0.1**



3 FRONT VIEW ENTRY  
NA



1 FRONT VIEW LANDSCAPE  
NA



2 REAR VIEW FROM SEADRIFT LAGOON  
NA

DATE

SEADRIFT PHASE 1 & 2 REVIEW  
0822-2024

△ SEADRIFT REVIEW RESPONSE  
10-24-2024

△ SEADRIFT REVIEW RESPONSE II  
10-30-2024

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DRAWING TITLE:

MODEL IMAGES

SCALE:

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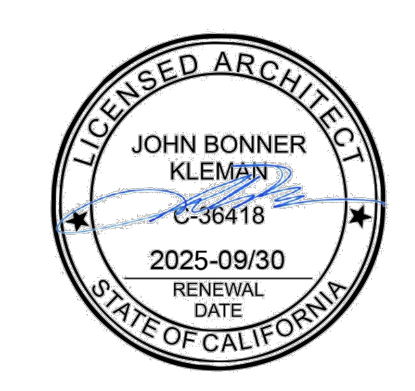
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A0.2



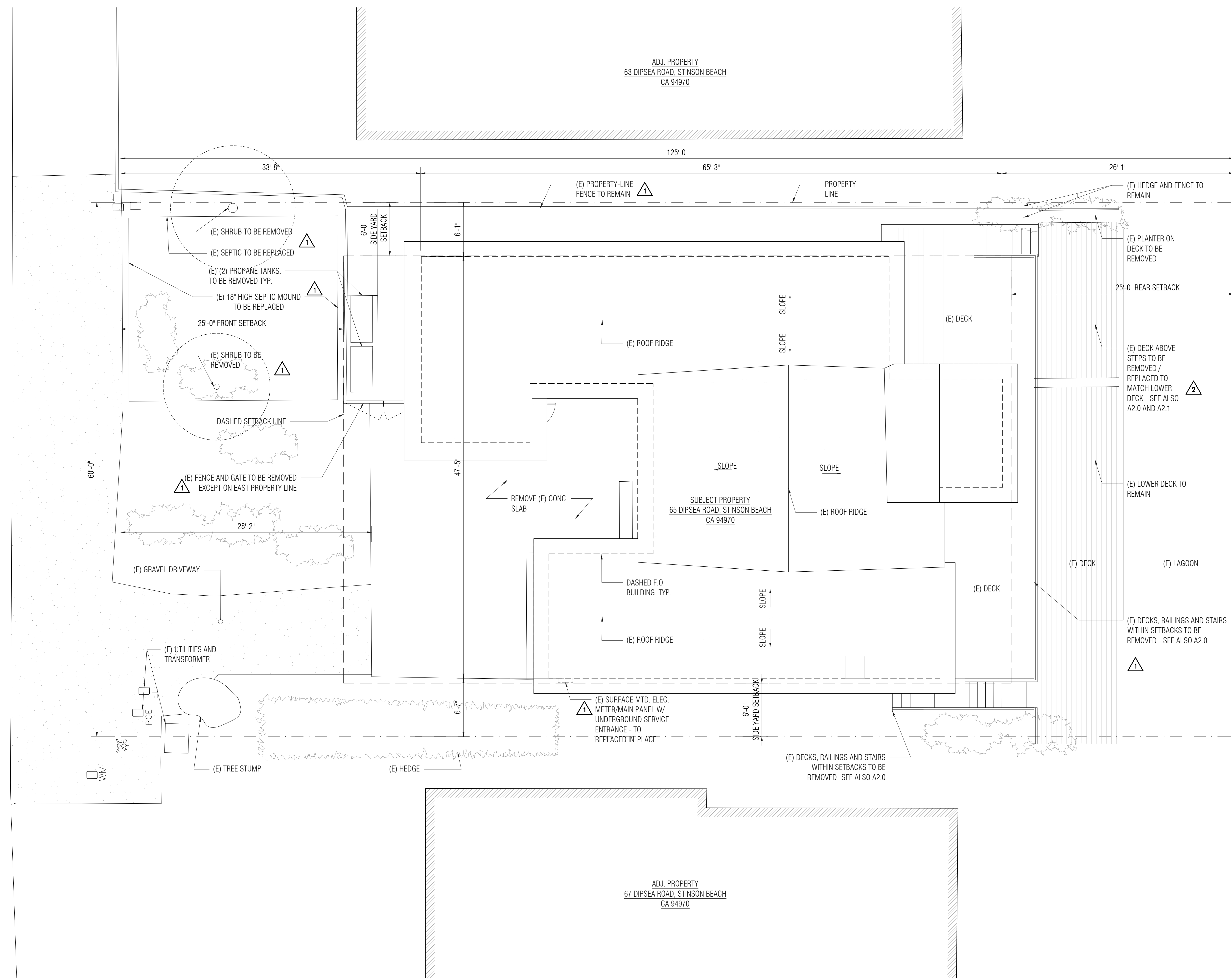
GRUDIN-HUEZO RESIDENCE  
65 DIPSEA ROAD, STINSON BEACH, CALIFORNIA  
APN: 195 - 080-11

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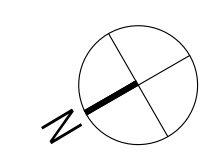
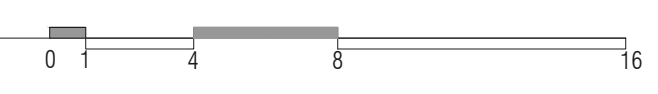


DRAWING TITLE:  
EXISTING SITE PLAN/  
ROOF PLAN  
SCALE:  
3/16" = 1'-0"  
SHEET NO:

A1.0



1 EXISTING SITE PLAN  
3/16" = 1'



GRUDIN-HUEZO RESIDENCE

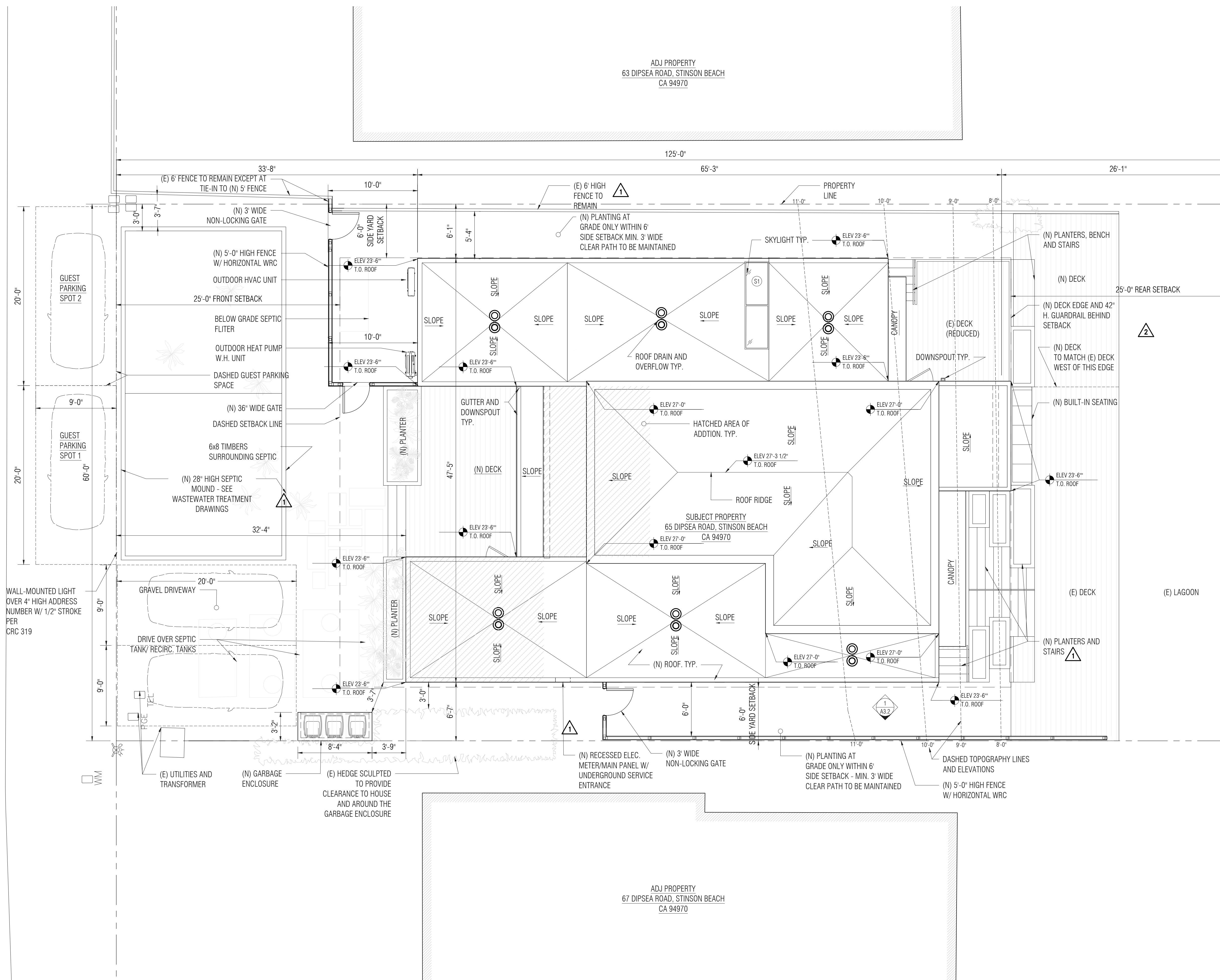
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DRAWING TITLE:  
PROPOSED SITE PLAN/  
ROOF PLAN  
SCALE:  
3/16" = 1'-0"  
SHEET NO:

A1.1



1 PROPOSED SITE PLAN  
3/16" = 1'

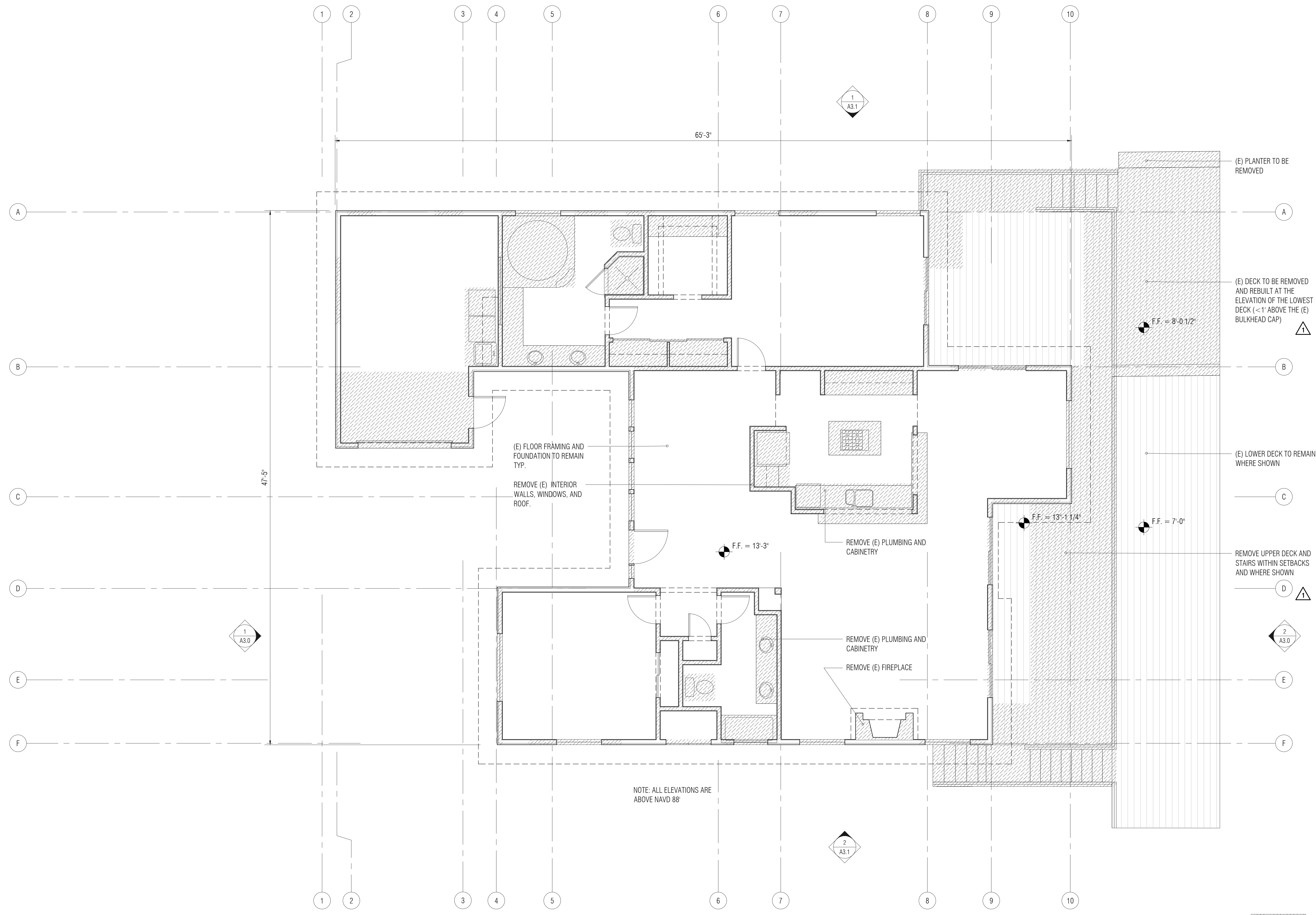
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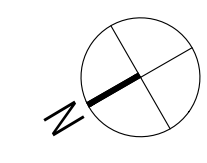


DRAWING TITLE: EXISTING FLOOR PLAN AND DEMO PLAN SCALE: 1/4" = 1'-0" SHEET NO: A2.0

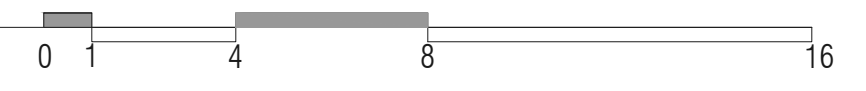


NOTE: ALL ELEVATIONS ARE ABOVE NAVD 88'

DEMO HATCH [Hatched box symbol]



1 EXISTING FLOOR PLAN AND DEMO PLAN 1/4" = 1'



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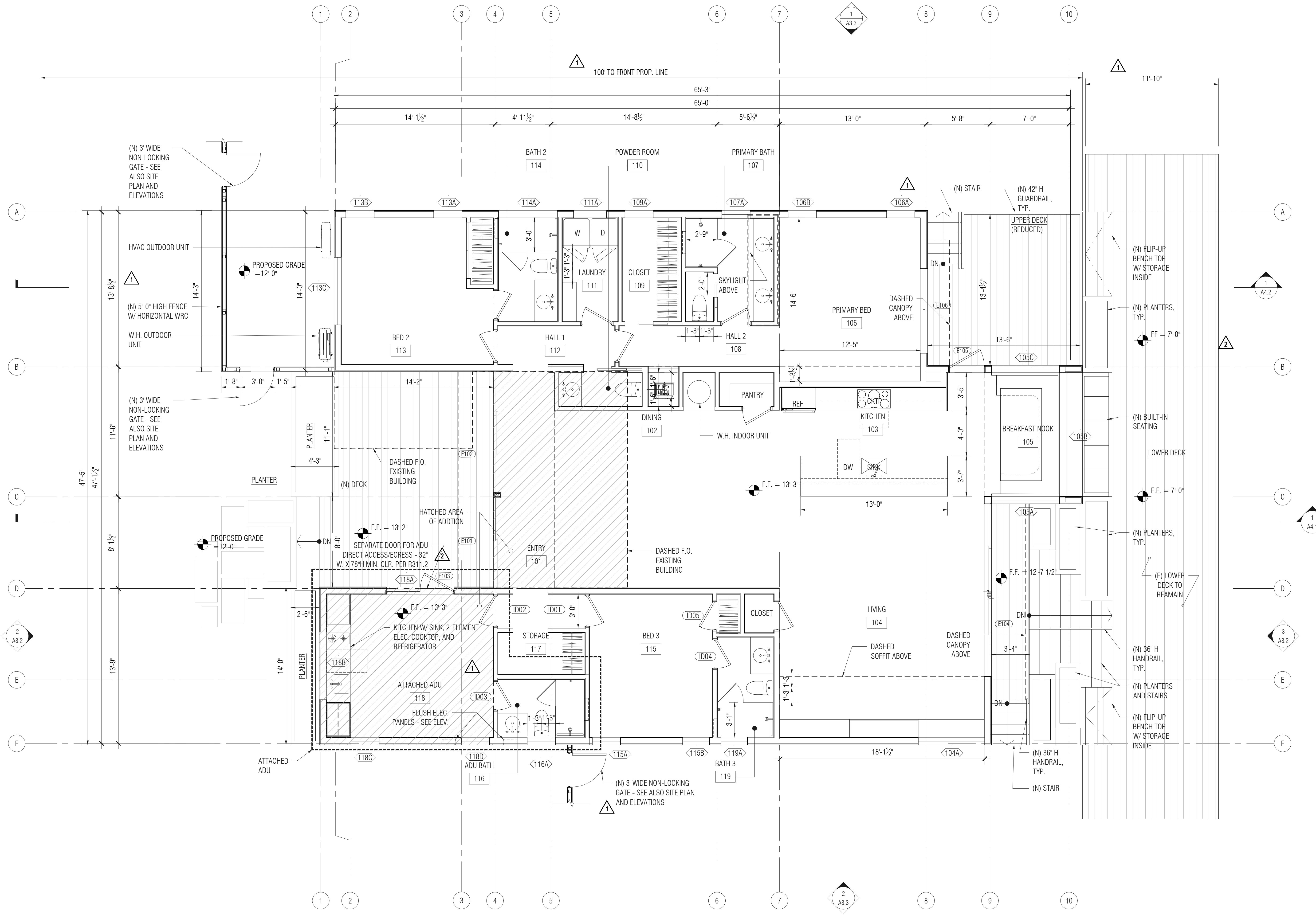
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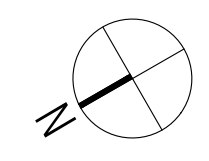
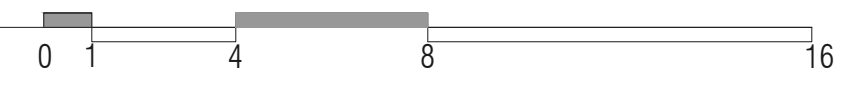
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SCALE: 1/4" = 1'-0" SHEET NO:

A2.1



1 PROPOSED FLOOR PLAN 1/4" = 1'



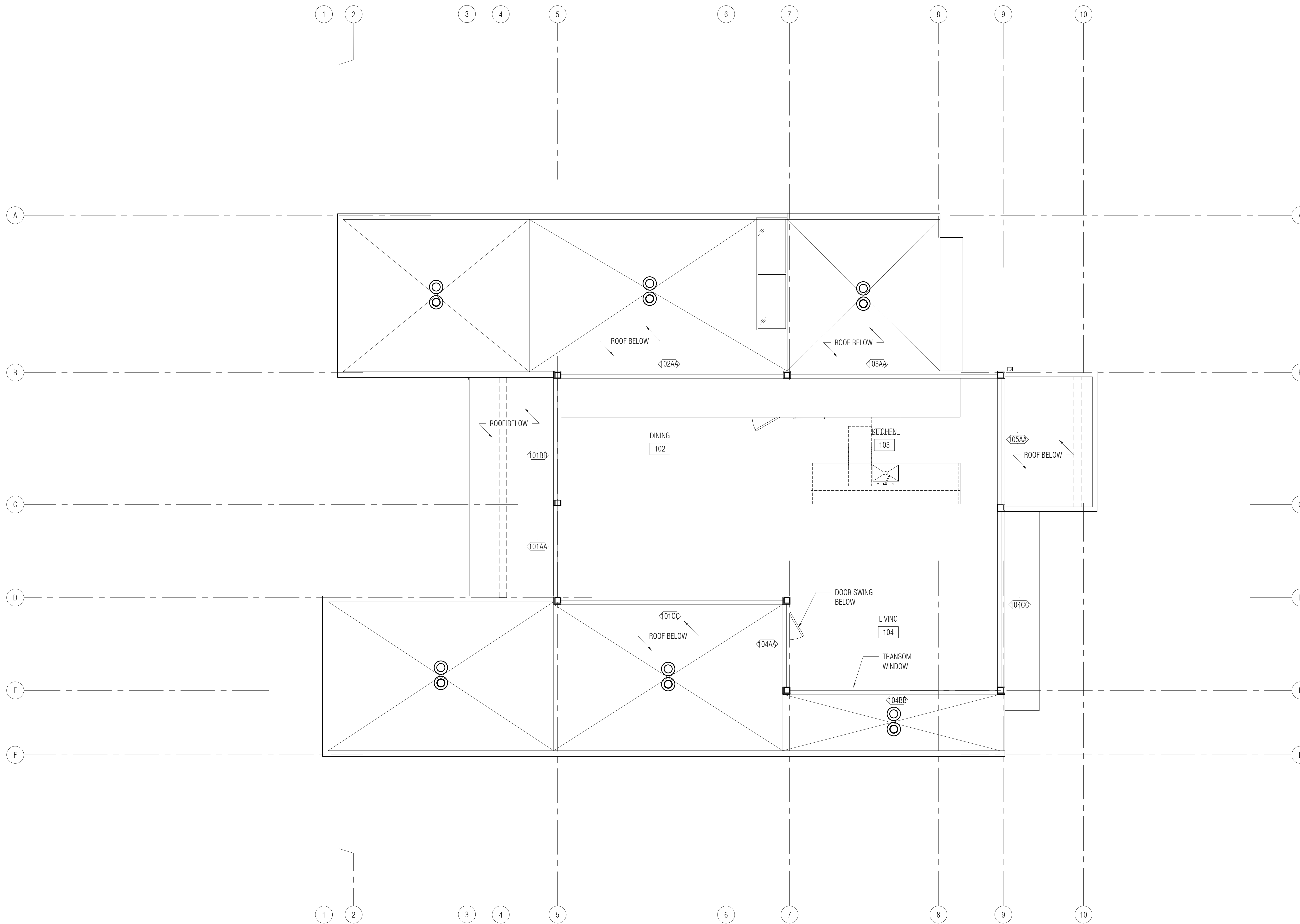
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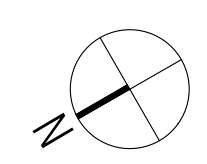
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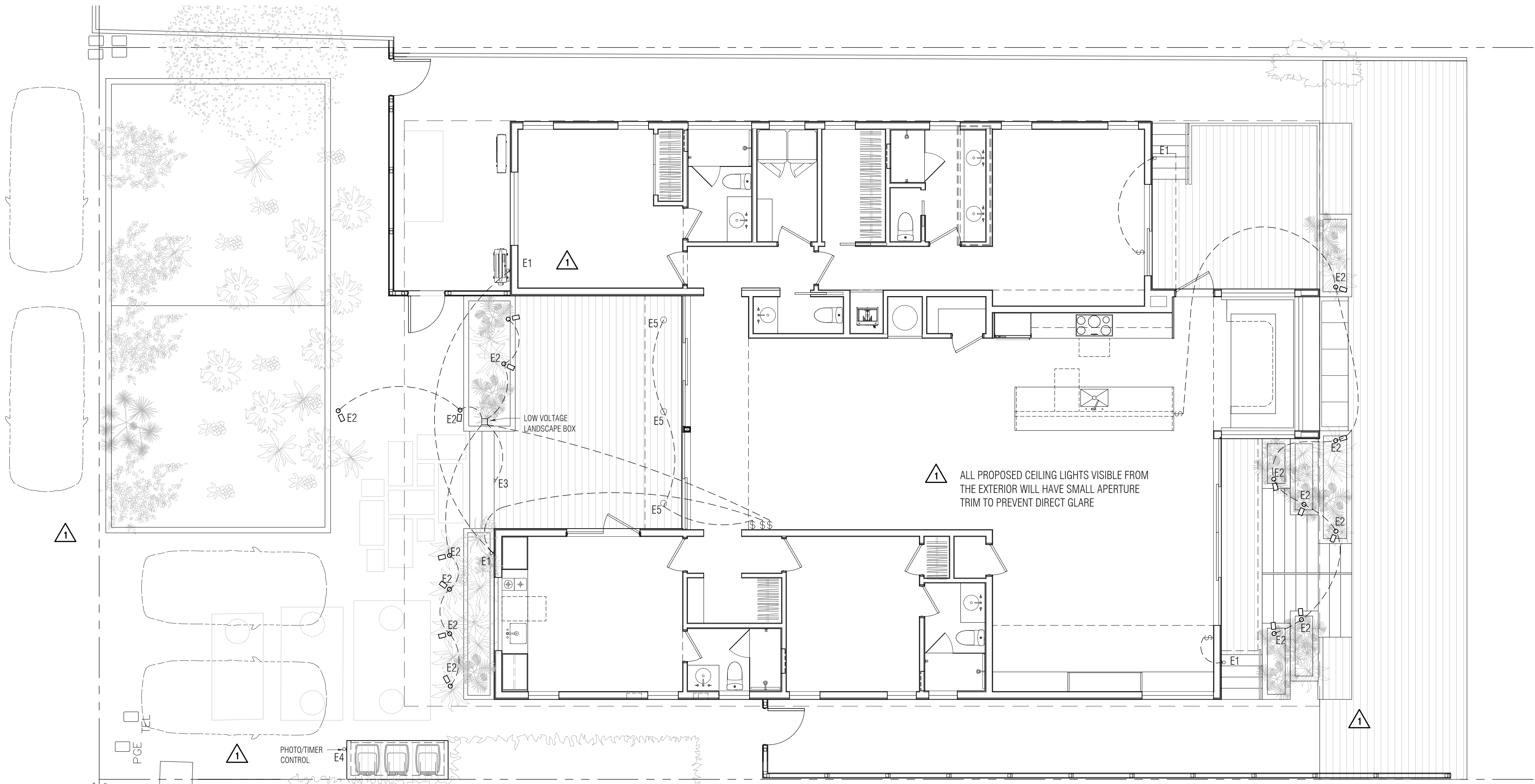


DRAWING TITLE:  
PROPOSED TRANSOM  
PLAN  
SCALE:  
1/4" = 1'-0"  
SHEET NO:  
A2.2



1 PROPOSED TRANSOM PLAN  
1/4" = 1'





⚠ ALL PROPOSED EXTERIOR LIGHTING WILL MEET DARK SKY PRINCIPALS, MINIMIZE GLARE, REDUCE LIGHT TRESPASS, AND REDUCE LIGHT POLLUTION.

Project	Catalog #	Type
Prepared by	Notes	Date



**HALO**  
**HL36A | TL3**  
3" Shallow Directional New Construction LED Housing and Trims

*Typical Applications*  
Residential, Light Commercial

**Interactive Menu**

- Order Information [page 2](#)
- Product Specifications [page 4](#)
- Photometric Data [page 5](#)
- Energy & Performance Data [page 9](#)
- Dimming Guide
- Product Warranty

**Product Certification**

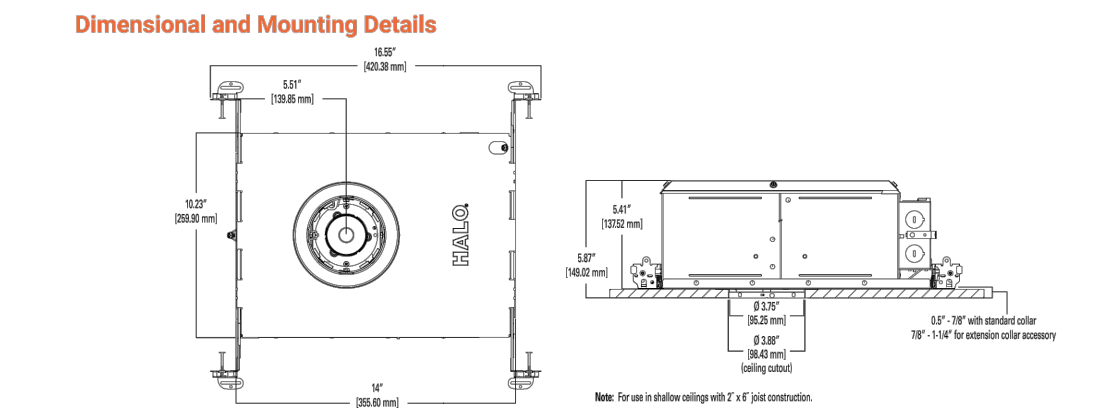
UL LISTED  
ETL  
T24  
DALI  
0-10V  
Flicker-free

**Product Features**

- Powerful coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

**Top Product Features**

- Broad range of trims, distribution can easily be changed in the field
- Optional adapter allows rimless installation
- Interchangeable 15°, 25°, 40° and 55° LED optics provide focus
- Flicker-free dimming down to 1%, available with LE/TE phase cut and 0-10V analog control
- Locking 360° rotation and 45° trim holds any aiming position
- Options to meet Trade Agreements Act requirements



COOPER Lighting Solutions

1 PROPOSED EXTERIOR LIGHTING PLAN  
3/16" = 1'

**WALL LUMINAIRE - NARROW BEAM UPWARD OR DOWNWARD**

**Application**  
Wall luminaires with directed narrow beam light distribution on one side that can be oriented upward or downward. Arranged individually or in groups, they are great design elements for a host of lighting applications.

**Materials**  
Clear safety glass  
Marine grade, copper free (0.3% copper content) A306.0 aluminum alloy  
Mechanically fastened stainless steel fasteners  
High temperature silicone gasket  
Pure anodized aluminum reflector

**NRTL** listed to North American Standards, suitable for wet locations  
Protection class IP 65

**Weight:** 4.4 lbs.

**Electrical**  
Opening voltage: 120-277VAC  
LED module voltage: 28VDC  
System wattage: 7.9W  
Dimmable: 0-10V dimmable  
Color rendering index: Ra > 80  
Luminaires lifetime: 60,000hrs  
LED service life (L70): 60,000hrs

**LED color temperature**  
□ 3000K (K30)  
□ 3500K (K35)  
□ 2700K (K27)

**BECA** can supply you with suitable LED replacement module for up to 20 years after the purchase of LED luminaires - see website for details

**Finish:**  
All BECA standard finishes are matte, textured powder coat with minimum 2 mil thickness. BECA Linkup® Trims, a linkup polymer technology provides superior fade protection in Black, Bronze, and Silver. BECA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

**Available colors**  
□ Black (BLK)  
□ Silver (SLV)  
□ RAL

□ Bronze (BRZ)  
□ White (MHT)  
□ OBE

**Type:** BECA Product  
**Project:**  
**Modified:**

**Available options**  
□ AHB Amber LED  
□ B79547 Surface mounted wiring box  
See individual accessory spec sheet for details.

**Included (available for pre-shipment)**  
□ B116207 Narrow opening wiring box

**Wall luminaires - narrow beam upward or downward**

**BECA MINI ACCENT LED PATH**  
6111 / 6211

**WAC LIGHTING**  
LANDSCAPE LIGHTING

**Fixture Type:**

**Catalog Number:**

**Project:**

**Location:**

**PRODUCT DESCRIPTION**  
Landscape mini accent luminaire. One fixture replaces all other halogen landscape accent lights

**FEATURES**

- Continuously Adjustable Beam Angles. Indexed at 10°, 25°, 40°, 50°
- Continuously Adjustable brightness control. Indexed at 1W, 2W, 4W, 6W, 7W
- Adjustable beam angle
- IP66 rated. Protected against high-pressure water jets
- Includes a detachable shroud
- Solid diecast brass or corrosion resistant aluminum
- Factory sealed water tight fixture
- Constant output for 9W-15W input
- Can be used as an uplight or downlight
- 2700K or 3000K color temperature
- Guardian detachable shroud, 6' lead wire and direct burial gel filled wire nuts included
- UL & cUL 1458 listed

**SPECIFICATIONS**

**6111**  
Single  
Input: 9-15WAC (Transformer is required)  
Power: 18W to 7W (2Wk-10.25W)  
Brightness: 45lm to 365 lm  
CRI: 85  
Rated Life: 70,000 hours

**6211**  
Double  
Input: 9-15WAC (Transformer is required)  
Power: 36W to 7W (2Wk-10.25W x 2)  
Brightness: 45lm to 365 lm x 2  
CRI: 85  
Rated Life: 70,000 hours

**ORDERING NUMBER**

Model #	Color Temp	Finish
6111 Single	27 2700K Warm White	BB Bronze on Brass
6211 Double	30 3000K Pure White	BZ Bronze on Aluminum

**6111- BBR**  
Example: 6111-30BBR

**wacighting.com**  
Phone: (800) 526-2585  
Fax: (800) 526-2585

**Headquarters/Eastern Distribution Center**  
44 Harbor Park Drive  
Port Washington, NY 11050

**Central Distribution Center**  
1400 Distribution Ct  
Lithia Springs, GA 30122

**Western Distribution Center**  
1750 Anshuld Avenue  
Ontario, CA 91760

**wacighting.com**  
Phone: (800) 526-2585  
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44 Harbor Park Drive  
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1400 Distribution Ct  
Lithia Springs, GA 30122

**Western Distribution Center**  
1750 Anshuld Avenue  
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program.

**WAC LIGHTING**  
Responsible Lighting®

**Model: WL-LED100**  
LEDm® Step Light

**Fixture Type:**

**Catalog Number:**

**Project:**

**Location:**

**PRODUCT DESCRIPTION**  
Horizontal rectangle LEDm® Step Light. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters. Features an architectural design. Energy efficient for long lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night.

**FEATURES**

- 316 marine grade cast stainless steel (SS) available
- Direct wiring, no remote driver needed
- Low profile, flush to wall aesthetics with no visible hardware
- 40,000 hour rated life
- Balanced lighting, free of shadows with minimum glare
- Up to 200 fixtures can be connected in parallel
- Replaceable LED module
- 5 year WAC Lighting product warranty

**SPECIFICATIONS**

**Construction:** Die cast aluminum or 316 marine grade cast stainless steel

**Power:** Direct wiring, no remote driver needed. Input voltage: 120V or 277VAC, 50/60Hz

**Light Source:** 3000K CCT Samsung HV-AC High Power LED, CRI: 85. Optional color lenses. Total power consumption of 3.9W

**Mounting:** Fits into 2" x 4" box with minimum inside dimensions of 1 1/2" x 1 1/2" x 1 1/2"

**Dimming:** Dim to 1% with electronic low voltage ELV dimmer. Approved dimmers: Lutron Skylark SELV-300P-WH and Leviton Vola 100M

**Standard:** IP66, UL & cUL Listed for wet locations

**FINISHES**

SS	BL	WT	BN	BZ
----	----	----	----	----

**ORDER NUMBER**

Model #	Light Color	Finish
WL-LED100 120V	AM Amber	SS Stainless Steel
WL-LED100 277V	BL Blue	BL Black
	BN Blue	BN Bronze
	BZ Bronze	BZ Bronze

Example: WL-LED100F-BL-SS

**wacighting.com**  
Phone: (800) 526-2585  
Fax: (800) 526-2585

**Headquarters/Eastern Distribution Center**  
44 Harbor Park Drive  
Port Washington, NY 11050

**Central Distribution Center**  
1400 Distribution Ct  
Lithia Springs, GA 30122

**Western Distribution Center**  
1750 Anshuld Avenue  
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. JUL 2015

**PITCH SINGLE WALL SCONCE**

**TECH LIGHTING**

An architectural profile reminiscent of beautifully classic roof lines delivers significant light output in this modern LED wall sconce suitable for both indoor and outdoor applications. The Pitch Single's die-cast metal body houses powerful LED light sources that create visual appeal as light cascades down along a wall.

**Outstanding protection against the elements:**

- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

**SPECIFICATIONS**

DELIVERED LUMENS	825
WATTS	26.2
VOLTAGE	120V or 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Downlight or Uplight
CCT	2700K or 3000K
CRI	90
COLOR BINNING	3 Step
BUG RATING	BI-UO-00
DARK SKY	Compliant (Downlight)
WET LISTED	IP65
GENERAL LISTING	ETL

**CONSTRUCTION:** Die cast aluminum or 316 marine grade cast stainless steel

**FINISH:** Powder Coat

**LED LIFETIME:** L70: 40,000 Hours

**WEIGHT:** 1.8 lbs.

**ORDERING INFORMATION**

PRODUCT	SIZE	FINISH	LAMP
PITCH SINGLE	4"	BL	4000K
		BN	4000K
		WT	4000K
		SS	4000K

**PITCH SINGLE** shown in black

**PITCH SINGLE** shown in bronze

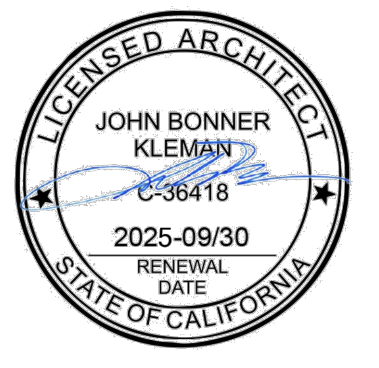
**PITCH SINGLE** shown in charcoal

**PITCH SINGLE** shown in silver

**techlighting.com**

GRUDIN-HUEZO  
RESIDENCE  
65 DIPSEA ROAD,  
STINSON BEACH, CALIFORNIA  
APN: 195 - 080 - 11

DATE  
SEADRIFT PHASE 1 & 2 REVIEW  
0822-2024  
SEADRIFT REVIEW RESPONSE  
10-24-2024  
SEADRIFT REVIEW RESPONSE II  
10-30-2024  
COASTAL PERMIT APPLICATION  
01-31-2025  
MARIN COUNTY PLANNING  
02-10-2025



DRAWING TITLE:  
PROPOSED EXTERIOR  
LIGHTING PLAN  
SCALE:  
3/16" = 1'-0"

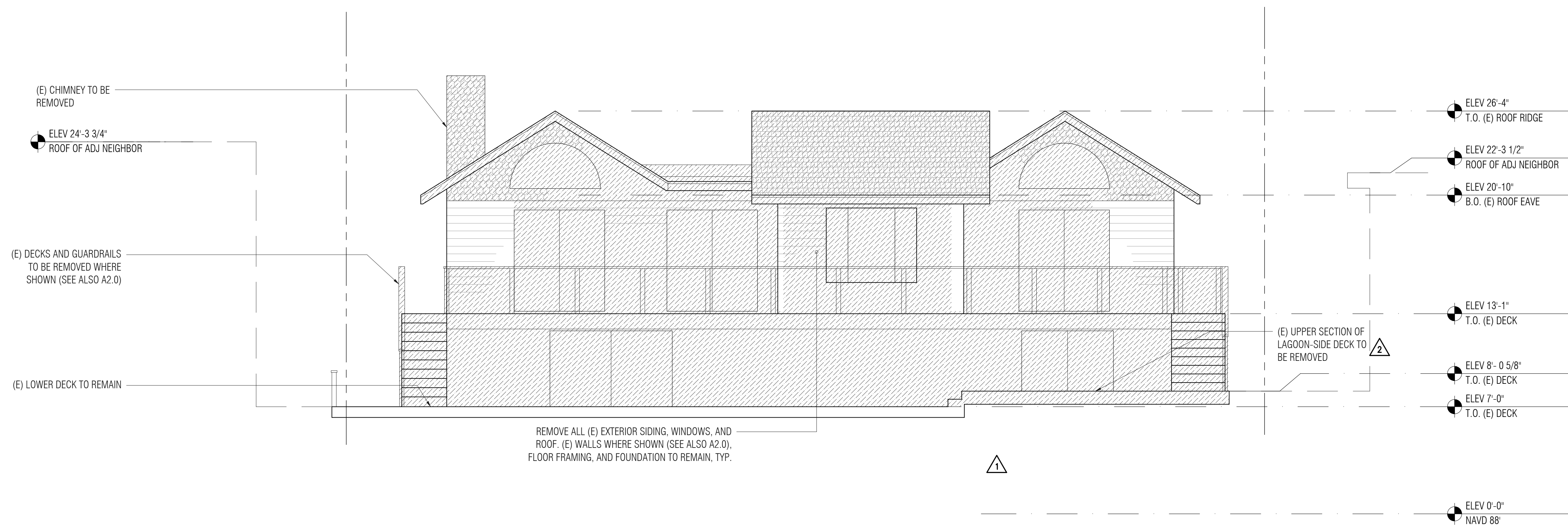
SHEET NO:  
A2.4

E1 SHIELDED DOWNLIGHT SCONCE

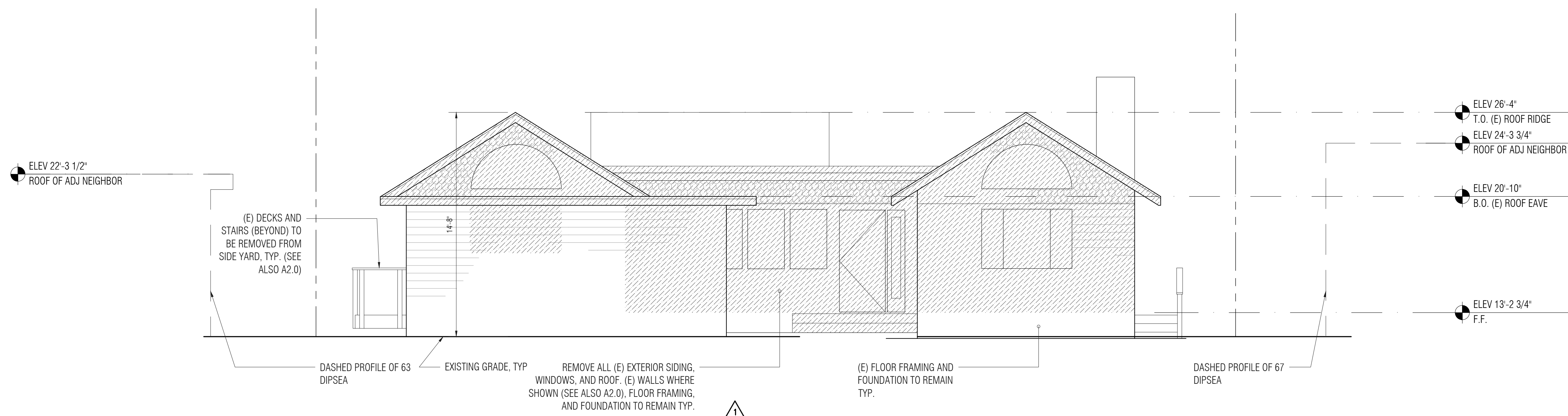
E2 LANDSCAPE BOLLARD

E3 STEPLIGHT

E4 SCONCE (TO LIGHT ADDRESS)



2 REAR SOUTH ELEVATION EXISTING  
1/4" = 1'



1 FRONT NORTH ELEVATION EXISTING  
1/4" = 1'

GRUDIN-HUEZO RESIDENCE

65 DIPSEA ROAD,  
STINSON BEACH, CALIFORNIA  
APN: 195 - 080-11

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01-31-2025  
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02-10-2025



DRAWING TITLE:  
EXTERIOR ELEVATIONS

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

A3.0

GRUDIN-HUEZO  
RESIDENCE

65 DIPSEA ROAD,  
STINSON BEACH, CALIFORNIA  
APN: 195 - 080-11

DATE  
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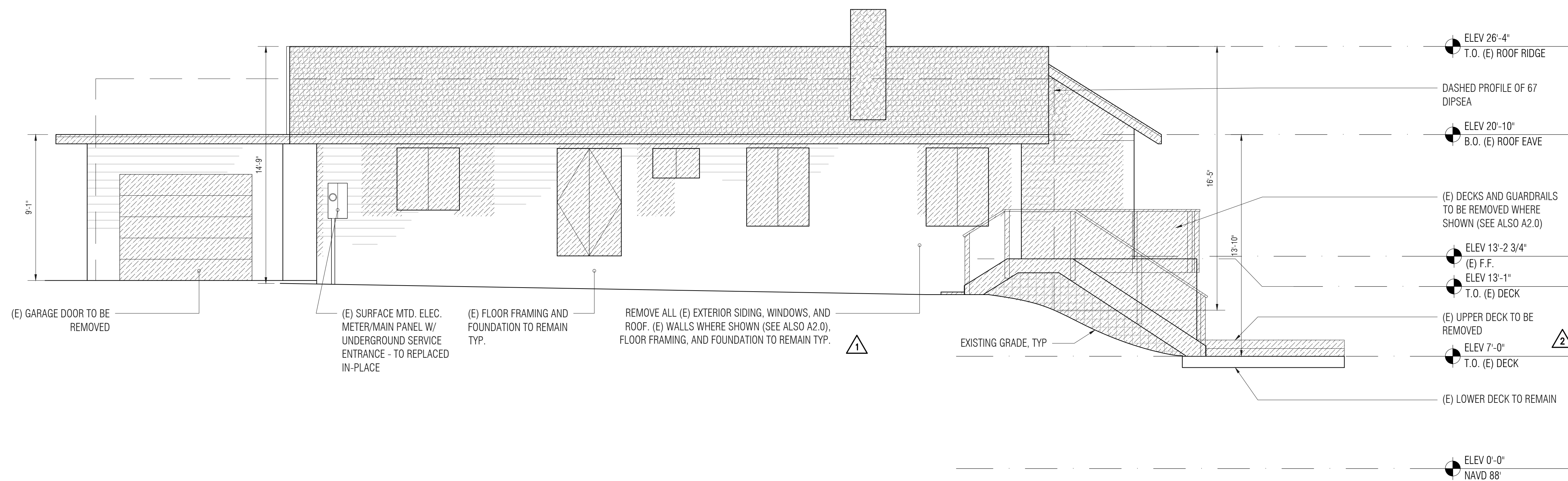


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EXTERIOR ELEVATIONS

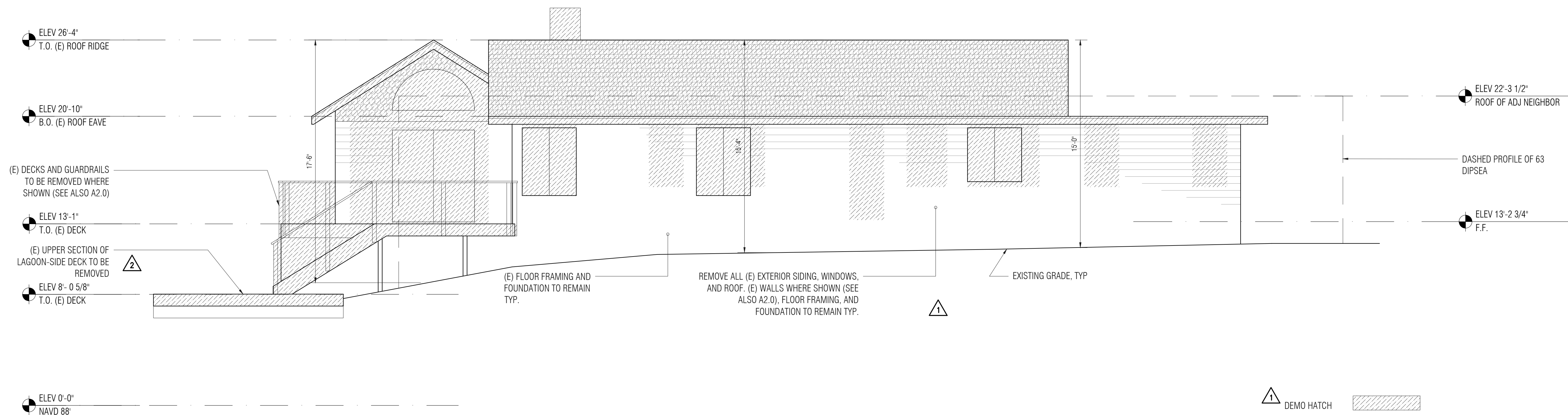
SCALE:  
1/4" = 1'

SHEET NO:

A3.1



2 SIDE WEST ELEVATION EXISTING  
1/4" = 1'



1 SIDE EAST ELEVATION EXISTING  
1/4" = 1'

GRUDIN-HUEZO RESIDENCE  
65 DIPSEA ROAD, STINSON BEACH, CALIFORNIA  
APN: 195 - 086-11

DATE  
SEADRIFT PHASE 1 & 2 REVIEW 0822-2024  
SEADRIFT REVIEW RESPONSE 10-24-2024  
SEADRIFT REVIEW RESPONSE II 10-30-2024  
COASTAL PERMIT APPLICATION 01-31-2025  
MARIN COUNTY PLANNING 02-10-2025

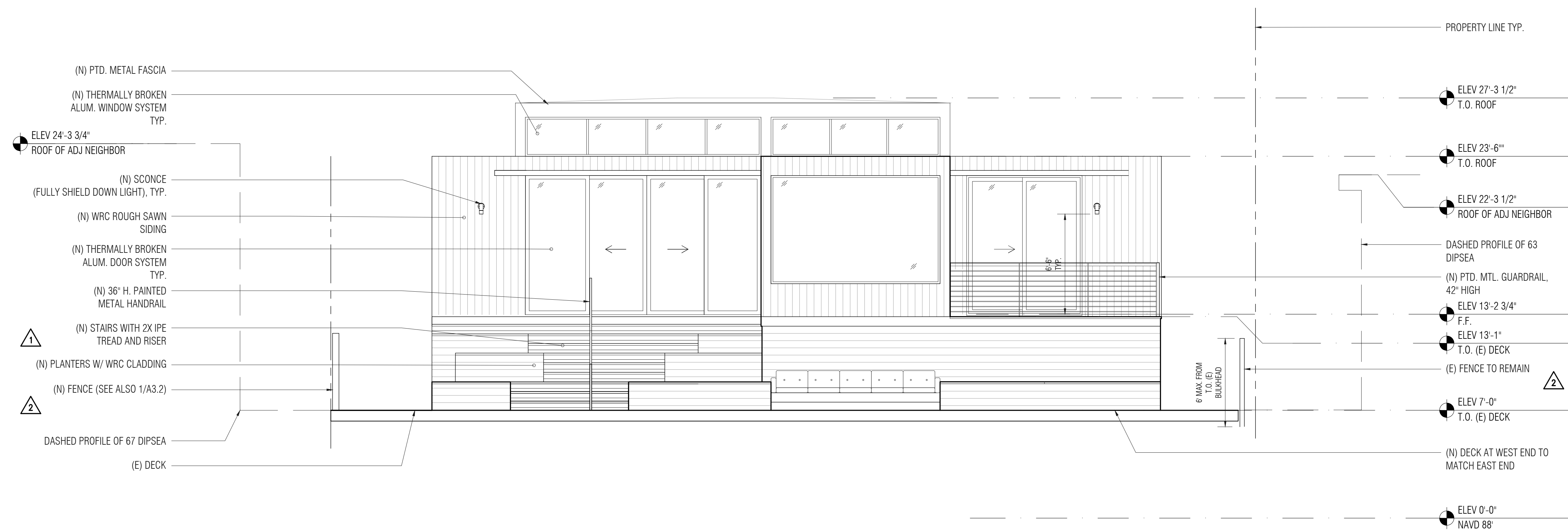


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EXTERIOR ELEVATIONS

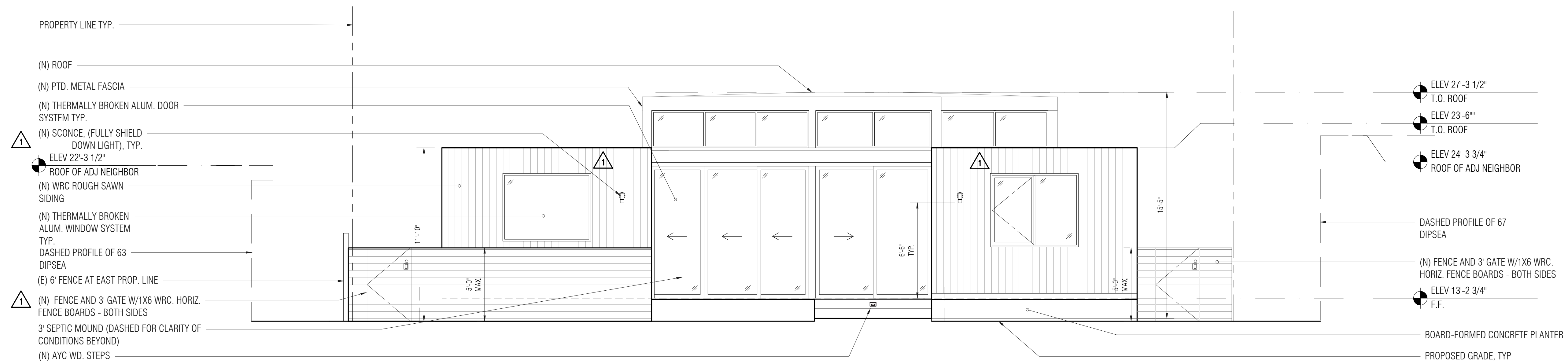
SCALE:  
1/4" = 1'-0"

SHEET NO:

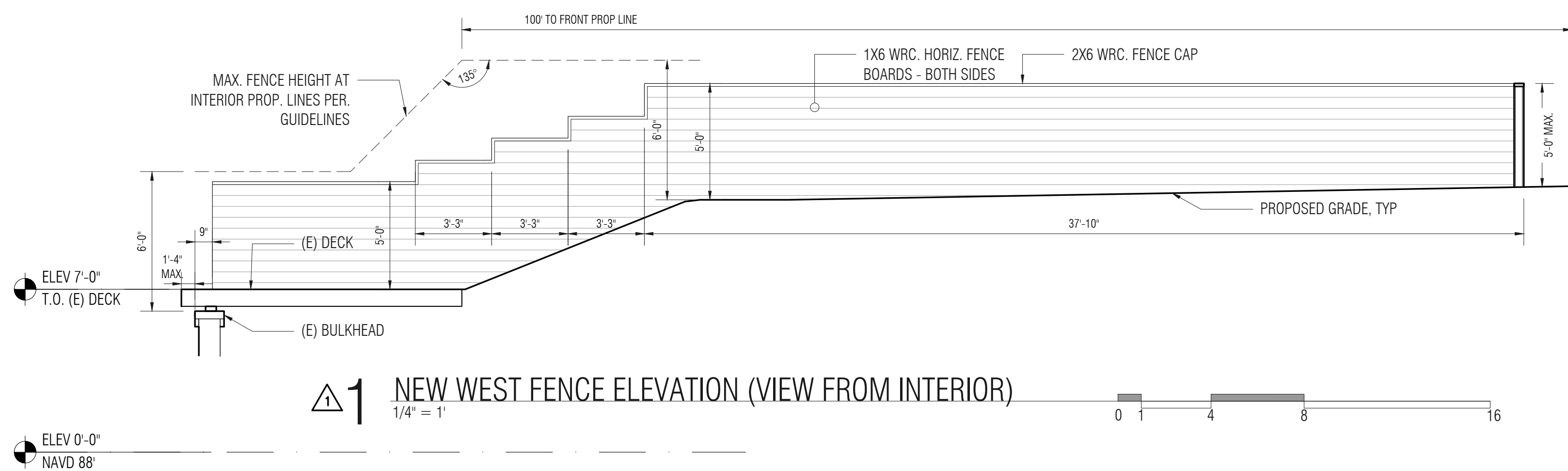
A3.2



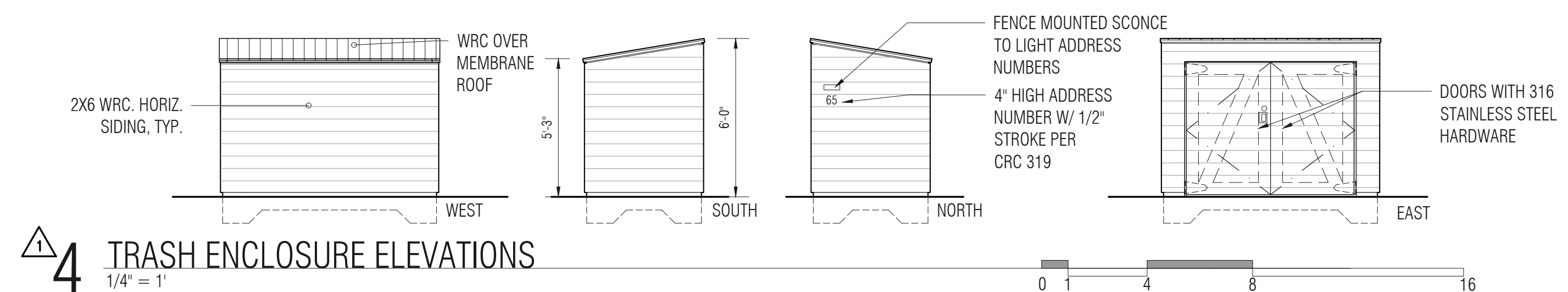
3 REAR SOUTH ELEVATION PROPOSED  
1/4" = 1'



2 FRONT NORTH ELEVATION PROPOSED  
1/4" = 1'



1 NEW WEST FENCE ELEVATION (VIEW FROM INTERIOR)  
1/4" = 1'

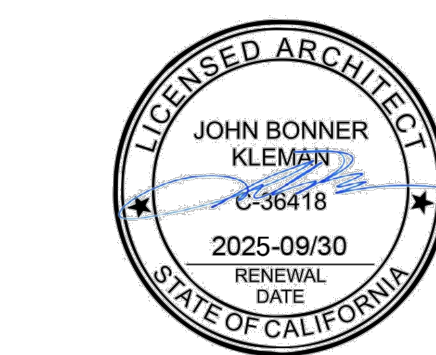


4 TRASH ENCLOSURE ELEVATIONS  
1/4" = 1'

GRUDIN-HUEZO RESIDENCE

65 DIPSEA ROAD, STINSON BEACH, CALIFORNIA  
APN: 195 - 080-11

DATE  
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MARIN COUNTY PLANNING 02-10-2025

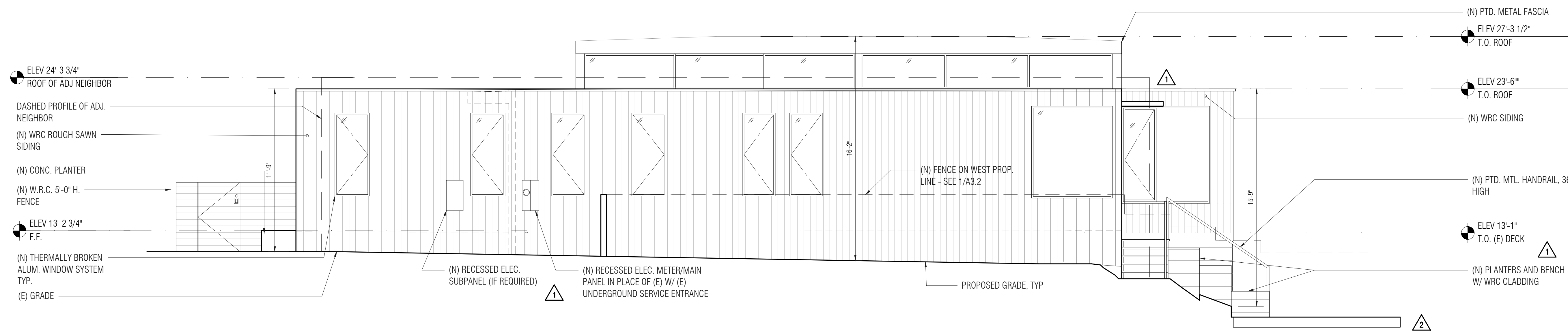


DRAWING TITLE:  
EXTERIOR ELEVATIONS

SCALE:  
1/4" = 1'

SHEET NO:

A3.3



2 SIDE WEST ELEVATION PROPOSED  
1/4" = 1'



GAPPED HORIZONTAL CEDAR FENCE BOARDS (UNSEALED- GREY)



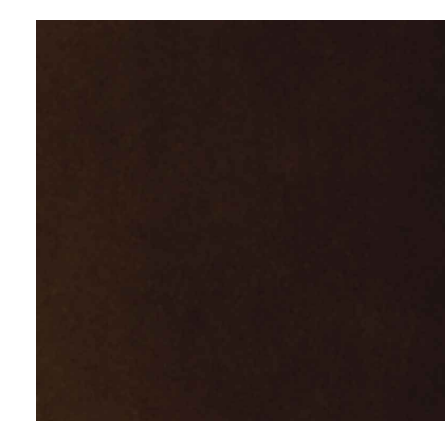
BOARD FORMED CONCRETE



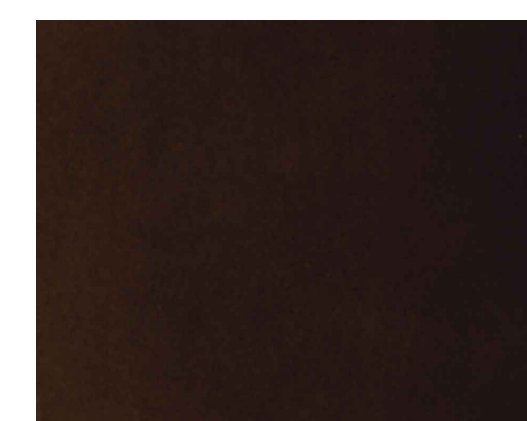
ALASKAN YELLOW CEDAR 2X DECK BOARDS (UNSEALED)



CLEAR WESTERN RED CEDAR SIDING

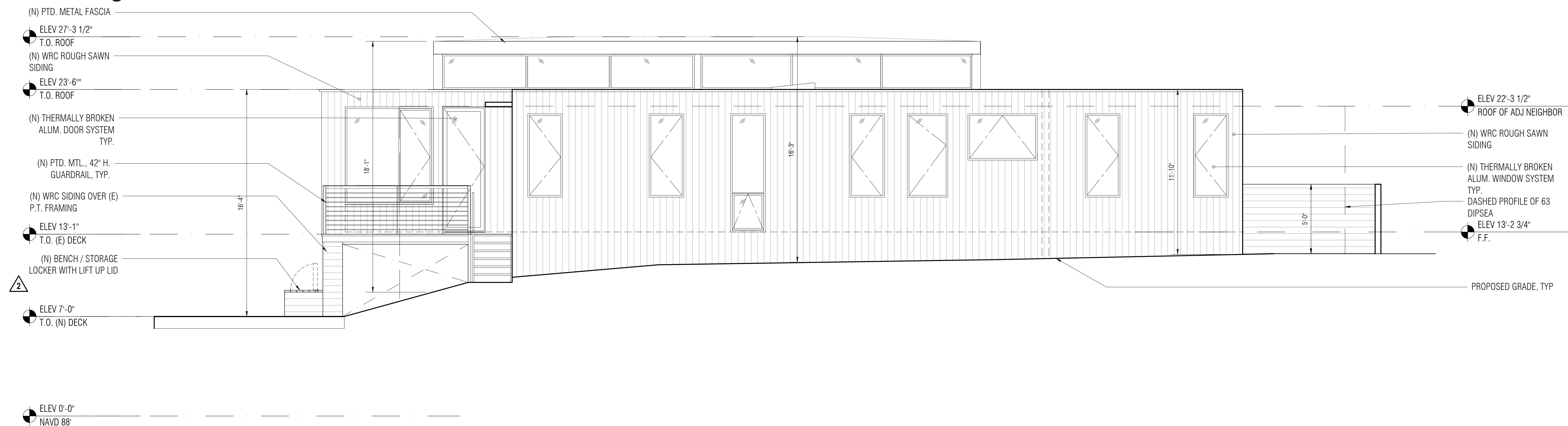


BM: WROUGHT IRON (FLASHING/ METAL COLOR)



WINDOW COLOR: DARK BRONZE ANODIZED

3 PROPOSED MATERIALS  
NA



1 SIDE EAST ELEVATION PROPOSED  
1/4" = 1'

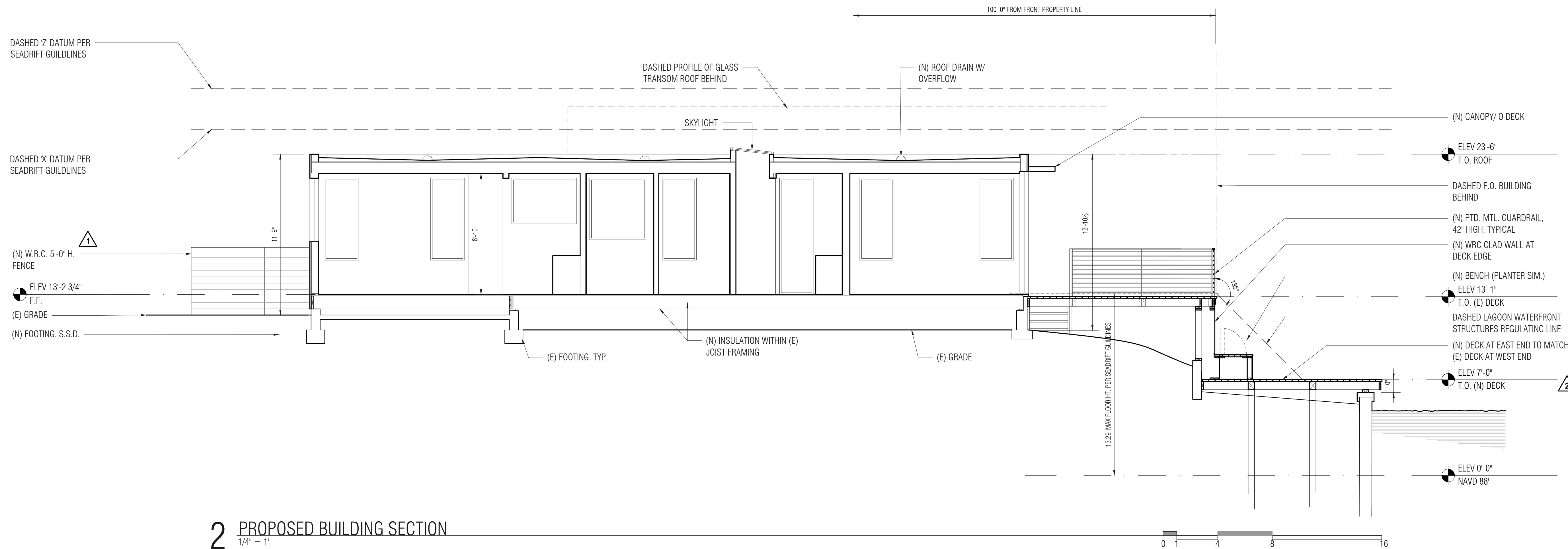
GRUDIN-HUEZO RESIDENCE

65 DIPSEA ROAD,  
STINSON BEACH, CALIFORNIA  
APN: 195 - 080-11

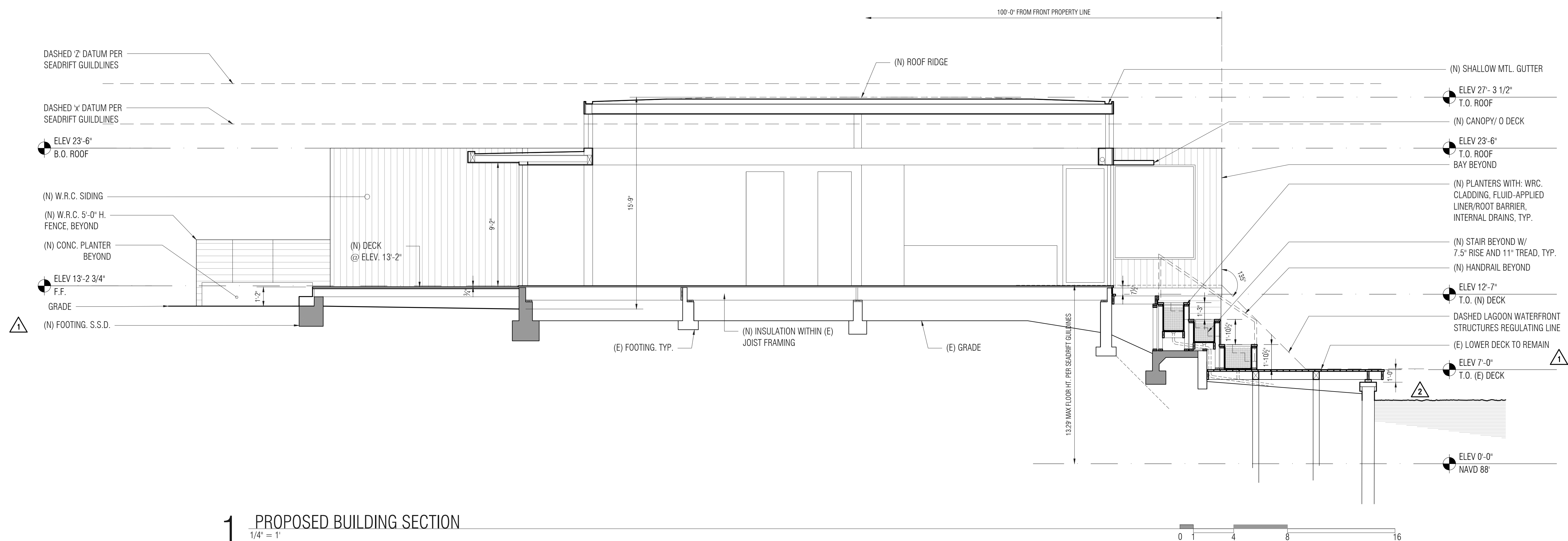
DATE  
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MARIN COUNTY PLANNING  
02-10-2025



DRAWING TITLE:  
BUILDING SECTION  
SCALE:  
1/4" = 1'  
SHEET NO:  
A4.1



2 PROPOSED BUILDING SECTION  
1/4" = 1'



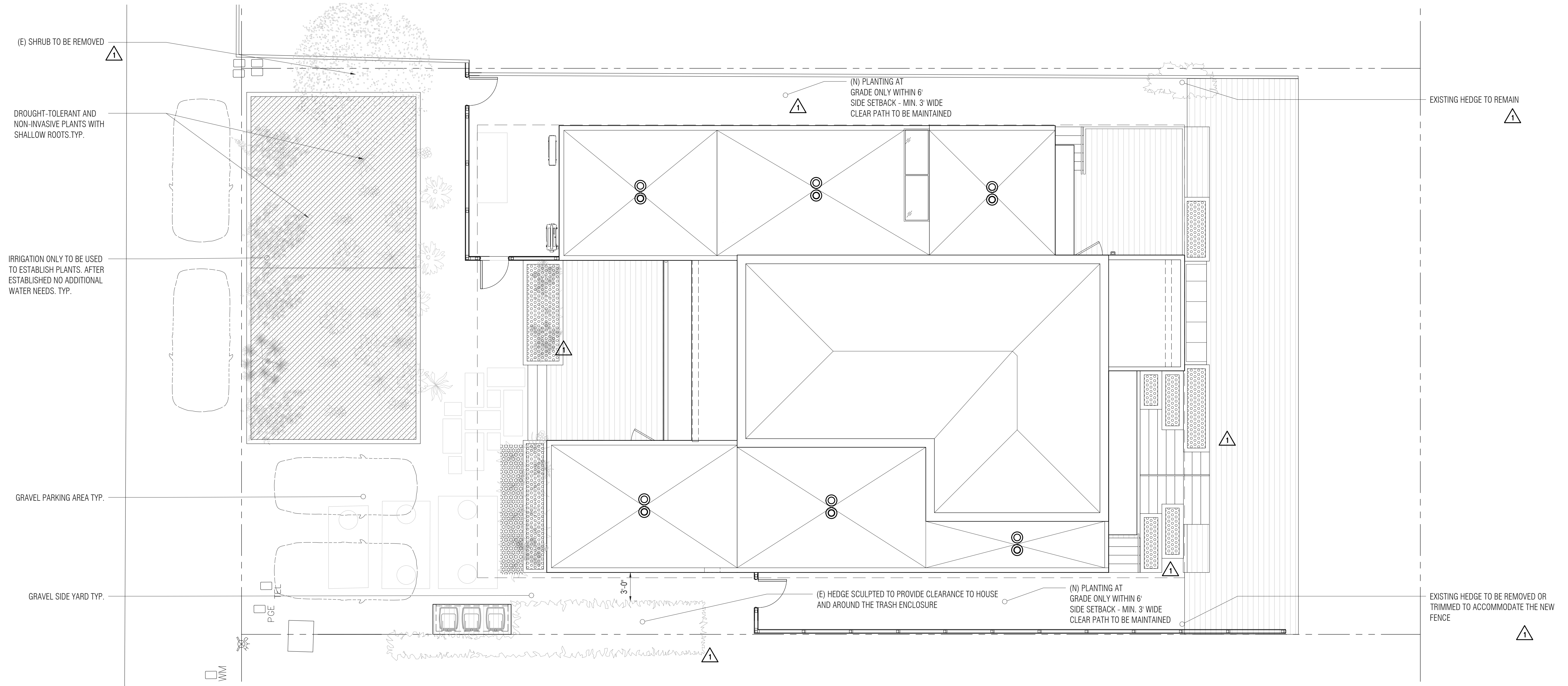
1 PROPOSED BUILDING SECTION  
1/4" = 1'



GRUDIN-HUEZO RESIDENCE

65 DIPSEA ROAD,  
STINSON BEACH, CALIFORNIA  
APN: 195 - 080-11

DATE  
SEADRIFT PHASE 1 & 2 REVIEW  
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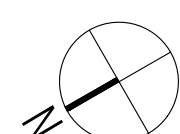


PLANTING KEY

HATCH	BOTANICAL NAME	COMMON NAME	CALIFORNIA NATIVE	BAY AREA NATIVE	WATER USE
[Circular pattern hatch]	CALAMAGROSTIS FOLIOSA	MENDOCINO REED GRASS	YES	NO	LOW
	ERIOGONUM LATIFOLIUM	SEASIDE BUCKWHEAT	YES	YES	LOW
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	YES	YES	LOW
	MANZANITA (ARCTOSTAPHYLOS)	MANZANITA	YES	YES	LOW
	SALVIA SPATHACEA	HUMMINGBIRD SAGE	YES	YES	LOW
	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	NO	NO	LOW
	CHONDROPETALUM ELEPHANTINUM	LARGE CAPE RUSH	NO	NO	MED
[Cross-hatch pattern]	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	NO	NO	LOW
	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	NO	NO	MED
	ACHILLEA MILLEFOLIUM	COMMON YARROW	YES	YES	LOW
	CEANOTHUS GLORIOSUS	PT. REYES	YES	YES	LOW
[Diagonal line hatch]	ESCHSCHOLZIA CALIFORNICA VAR. MARITIMACEANOTHUS	POPPY "MARITIMA"	YES	YES	LOW
	THYRSIFLORUS VAR. GRISEUS	CARMEL CEANOTHUS	YES	YES	LOW
	ARCTOSTAPHYLOS UVA-URSI (L.) SPRENG.	BEARBERRY MANZANITA	YES	YES	LOW
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	NO	NO	LOW



DRAWING TITLE:  
PROPOSED LANDSCAPE PLAN  
SCALE:  
3/16" = 1'-0"  
SHEET NO:  
L1.0



# ONSITE WASTEWATER TREATMENT SYSTEM DESIGN

20240725 - DELTA 1

ISSUES

1#5 1#6

CONTRACTOR TO SUBMIT AN APPLICATION FOR A CONSTRUCTION PERMIT WITH THE DISTRICT AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION

UPON COMPLETION OF THE WORK TO THE SATISFACTION OF THE DESIGNER, THE CONTRACTOR SHALL SIGN OFF ON THE DISTRICT'S CONSTRUCTION PERMIT AND SCHEDULE A FINAL INSPECTION WITH THE DISTRICT ENGINEER

STINSON BEACH COUNTY WATER DISTRICT WILL ISSUE A DESIGN APPROVAL PERMIT AND CONSTRUCTION PERMIT BEFORE CONSTRUCTION MAY BEGIN. ADDITIONAL PERMIT(S) WILL BE REQUIRED BY THE COUNTY'S BUILDING INSPECTION DEPARTMENT FOR THE PUMP INSTALLATION. UPON FINAL CONSTRUCTION INSPECTION, SIGN-OFF OF CONSTRUCTION PERMIT, SUBMITTAL OF THE DESIGNER CERTIFICATION AND SUBMITTAL OF AS-BUILT DRAWINGS, STINSON WATER WILL ISSUE THE OWTS DISCHARGE PERMIT FOR THE SYSTEM

65 DIPSEA RD, STINSON BEACH, CA 94970

### PROJECT NOTES

### LEGEND

- PROPOSED
- (E) PROPERTY LINE
  - PRESSURE LINE
  - S — SEWER/GRAVITY LINE
  - - - W - (E) WATER LINE
  - ▷ DIRECTION OF FLOW
  - ◐ VALVE, SEE NOTES
  - ① C-2 → DETAIL NUMBER SHEET NUMBER
  - Δ #10 DELTA w/COMMENT #
  - ◻ ORENCO VCOM PANEL (5 P21)
  - ⊙ MONITORING WELLS (4 P21)
  - ⋯ (N) SCH. 80 WATER PIPE
  - ⋯ (N) CLEANOUT
  - ⊙ (N) BACKFLOW PREVENTION DEVICE

- 1 BUILDING ADDITIONS S.A.D
- 2 BUILDING DEMOLITION AND CONVERSION. S.A.D
- 3 RE-ROUTE (E) SEWER LINE TO (N) SEPTIC TANK. PIPE TO BE 3" MINIMUM WITH A SLOPE OF 2% MIN. 17LF
- 4 INSTALL NEW CLEANOUT AND BACKFLOW PREVENTION DEVICE IF NONE EXIST. FIELD LOCATE WITH ENGINEER AT TIME OF CONSTRUCTION
- 5 1,500 GALLON CONCRETE SEPTIC TANK W. DRIVE OVER LIDS
- 6 1,200 GALLON CONCRETE RECIRCULATION AND SUMP TANK W. DRIVE OVER LIDS
- 7 ORENCO AX-20 TEXTILE FILTER
- 8 FIELD #1 321.5 SQ. FT. 17.2' X 18.7'
- 9 FIELD #2 321.5 SQ. FT. 17.2' X 18.7'
- 10 DIVERSION VALVE
- 11 1.5" PVC SCH. 40 PRESSURE LINE
- 12 2" PVC SCH. 40 PRESSURE LINE
- 13 REPLACE WATER LINE WITH SCH. 80 PIPE WHEN WITHIN 10' OF ANY OWTS COMPONENT
- 14 3" MIN. GRAVITY LINE BETWEEN SEPTIC TANK AND RECIRC./SUMP TANK
- 15 3" MIN. GRAVITY RETURN FROM AX-20 TO RECIRC./SUMP TANK
- 16 1.25" PVC SCH. 40 LATERAL TYP.
- 17 810 GALLON CONCRETE SUMP TANK W. DRIVE OVER LIDS

### SHEET INDEX

P-1.0	SITE OVERVIEW PLAN
P-1.1	PROJECT NOTES
P-2.0	DETAILS
P-2.1	DETAILS
P-3.0	BMP'S

### DEVELOPER / APPLICANT

HUEZO RESIDENCE  
65 DIPSEA RD  
STINSON BEACH, CA 94970

### SITE INFORMATION

65 DIPSEA RD, STINSON BEACH, CA 94970  
APN: 195-080-11  
LOT AREA: 7,492.3 SQ. FT.  
FEMA FLOOD ZONE: "A"  
ZONING: C-RSPS-4.39

### SCOPE OF WORK

OWTS REPLACEMENT TO ACCOMMODATE ADDITION TO EXISTING SFR

### DESIGN

CLASS I RAISED BED SAND FILTER SYSTEM

### REFERENCES

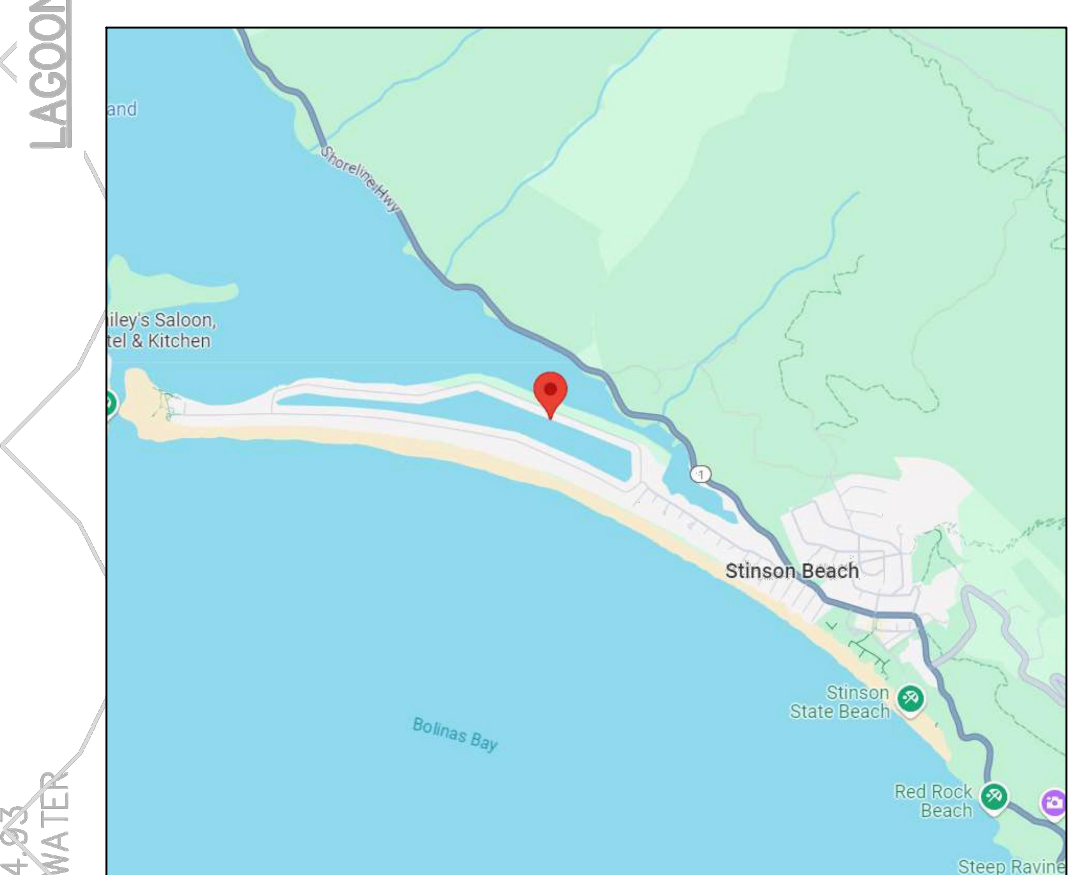
THIS PLAN IS SUPPLEMENTAL TO:  
ARCH. PLANS: "GRUDIN-HUEZO RESIDENCE" BY L.S.A.O, DATED: 8/22/24  
TOPOGRAPHY & BOUNDARY: "TOPOGRAPHIC SURVEY", BY: CLARK CIVIL ENGINEERING, DATED: 7/12/24

### BENCHMARK

SET MAG NAIL, ELEVATION 11.69 (NAVD 88), DESIGNATION: STINGY, PID: DR5672, NAVD88 ORTHO HEIGHT: 12.2 FEET

### BASIS OF BEARINGS

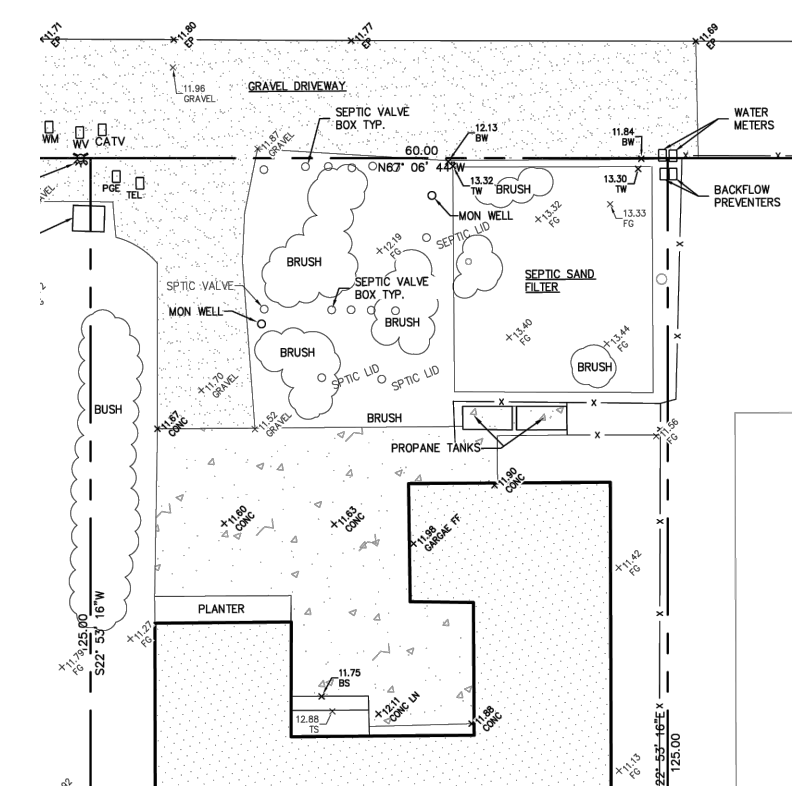
AS SHOWN BETWEEN FOUND MONUMENTS ON DIPSEA WAY



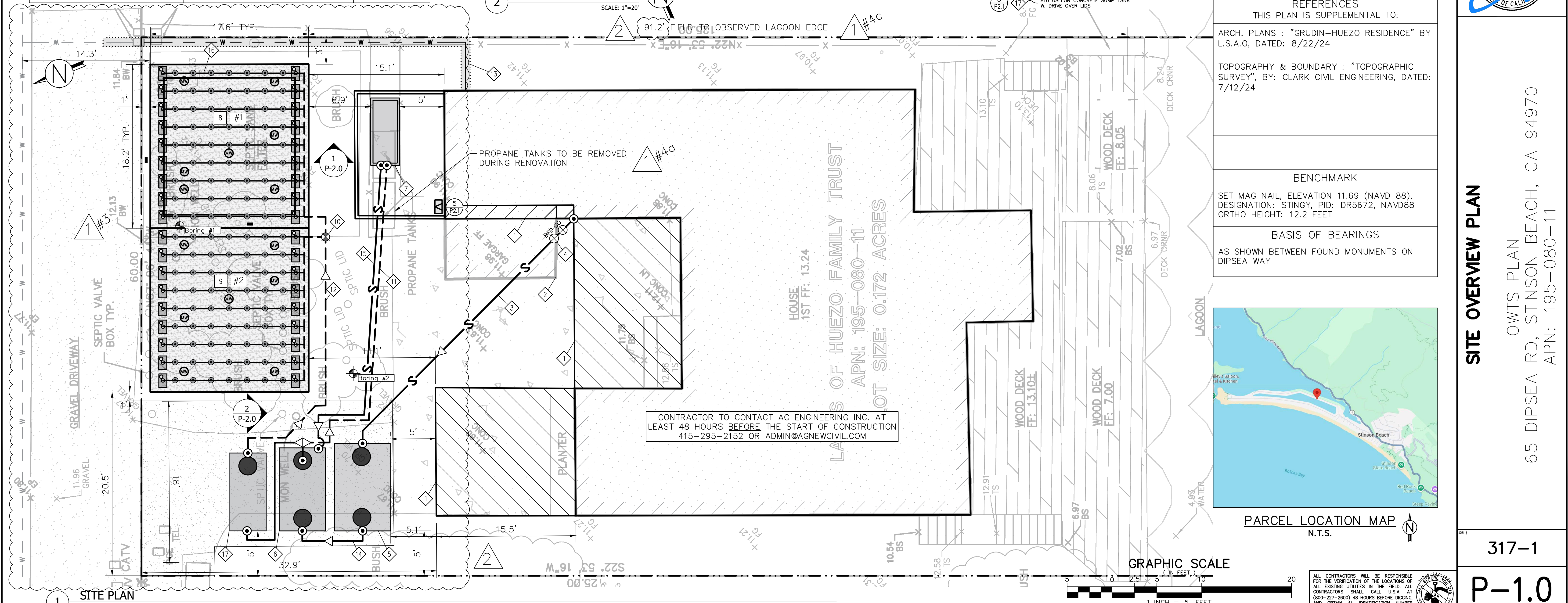
PARCEL LOCATION MAP  
N.T.S.

### QUICK REFERENCE TABLE

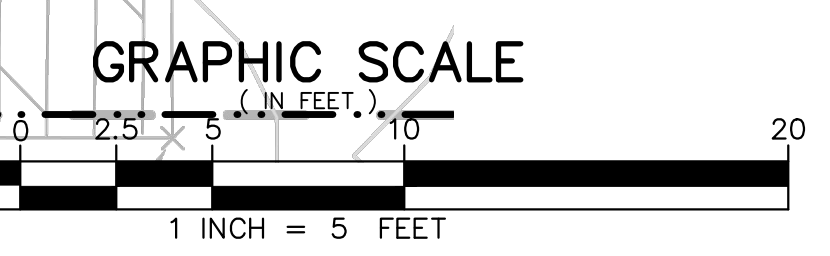
LIST	VALUE	NOTES
CONTROLLER	ORENCO VCOM W. REMOTE MONITORING	
NUMBER OF PUMPS	2	
PUMP #1	OSI PF5005	
PUMP #2	OSI PF5005	
SEPTIC TANK SIZE	1,500 GALLONS	
SUMP TANK SIZE	1,200 GALLONS	
SEWER LATERAL	3" S=2% MIN. 16LF±	
TRANSPORT LINE	2" SCH. 40 PVC 71LF±	
LATERAL SIZE	1.25" SCH. 40 PVC 17LF± PER	
NUMBER OF ZONES	2	
ZONE 1 LINEAR FEET	132	
ZONE 2 LINEAR FEET	132	
DAILY DESIGN VALUE AND BEDROOM BUILDING SQUARE FOOTAGE	450 GPD PEAK 2,249.7 SQ. FT.	



2 EXISTING OWTS  
SCALE: 1"=20'



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



### SITE OVERVIEW PLAN

OWTS PLAN  
65 DIPSEA RD, STINSON BEACH, CA 94970  
APN: 195-080-11

317-1  
P-1.0

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 (36" x 48")

**GENERAL NOTES**

- ALL WORK TO COMPLY WITH THE REQUIREMENTS OF THE SBOW, RMWCB, UNIFORM PLUMBING CODE, THE 2019 CBC AND OTHER APPLICABLE STATE AND LOCAL BUILDING AND SAFETY REGULATIONS, INCLUDING THE LATEST VERSION OF CAL-OSHA AND ANY SPECIAL CONDITIONS OF APPROVAL FROM THE COUNTY OF MARIN, INCLUDING ALL APPLICABLE MARIN COUNTY STORM WATER POLLUTION PREVENTION PROGRAM (MCSWPPP) SPECIFICATIONS AND GUIDELINES.
- NOTIFY SBOW AND DESIGN ENGINEER A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION AND PRIOR TO COVERING.
- ANY ALTERATION TO THE APPROVED DESIGN MUST BE APPROVED PRIOR TO INSTALLATION.
- THE INFORMATION AND RECOMMENDATIONS CONTAINED IN THESE PLANS AND SPECIFICATIONS SHOULD BE CLOSELY FOLLOWED UNLESS SPECIFICALLY MODIFIED IN THE FIELD BY THE DESIGN ENGINEER AT THE TIME OF CONSTRUCTION.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING ANY SHORING THAT IS REQUIRED TO COMPLETE THE WORK AND FOR PROTECTION OF ALL NEARBY STRUCTURES, UTILITIES OR IMPROVEMENTS.
- CONTRACTOR TO LOCATE AND PROTECT ALL EXISTING UTILITIES, DRAIN LINES, ELECTRICAL CONDUITS AND OTHER UNDERGROUND FACILITIES THAT COULD BE PRESENT IN OR ADJACENT TO THE WORK AREA. PARTICULAR ATTENTION SHOULD BE PAID TO LOCATING AND PROTECTING EXISTING SEWER LINES AND TANKS OR OTHER UTILITIES IN THE WORK AREA PRIOR TO EXCAVATION.
- CONTRACTOR TO VERIFY ALL FIELD DIMENSIONS AND CONDITIONS. HORIZONTAL AND VERTICAL CONTROLS BASED ON ROUGH FIELD MEASUREMENTS AND EXISTING SURVEY INFORMATION. MINOR BEST-FIT MODIFICATIONS BY THE CONTRACTOR ARE ACCEPTABLE. CHANGES IN FIELD CONDITIONS OR DIMENSIONS SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER FOR ANY APPROPRIATE MODIFICATIONS TO THE WORK.
- ANY EXISTING LANDSCAPING TO REMAIN THAT BECOMES DAMAGED OR DESTROYED BY THE CONTRACTOR'S OPERATIONS SHOULD BE RESTORED TO THE SATISFACTION OF THE OWNER WITH LIKE KIND AND QUALITY MATERIALS.
- ALL DISTURBED AREAS TO BE RESTORED AND LEFT WITH SUITABLE EROSION CONTROL MEASURES AS DIRECTED BY THE ENGINEER UPON COMPLETION OF THE WORK.
- (E) SAND FILTER TO BE REMOVED.
- (E) SEPTIC TANK TO BE REMOVED.
- INSTALL NEW 1500 GALLON SEPTIC TANK TO BE CONNECTED TO EXISTING INLET PIPE AND OUTLET PIPE. ALL INLET AND OUTLET TEES SHOULD BE REPLACED AND/OR INSPECTED. OUTLET PIPE TO BE CONNECTED TO NEW SUMP TANK WITH SUITABLE CONNECTION TYPES. CONNECTION BETWEEN BUILDING AND SEPTIC TANK AND SUMP SHALL BE 3" OR 4" SCH. 40 A.B.S., WITH A MIN. SLOPE OF 2% ALL JOINTS BETWEEN BUILDING AND DRAIN FIELD ARE TO BE WATER-TIGHT. CONNECTION BETWEEN PIPE AND SEPTIC TANK SHALL BE SEALED WITH NON-SHRINK GROUT.
- INSTALL (N) AX20 FILTER TO BE INSTALLED PER ORENCO SPECIFICATIONS

**SEPTIC TANK STRUCTURAL**

- ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSION STRENGTH OF 2000 PSI AT 28 DAYS OR SOONER. CONCRETE SHALL HAVE A MAXIMUM WATER RATIO OF 0.45.
- CEMENT TO BE PORTLAND CONFORMING TO ASTM C150. REINFORCING STEEL SHALL BE INTERMEDIATE GRADE, DEFORMED, CONFORMING TO ASTM A-516 GRADE 40.
- REINFORCING BARS SHALL BE IN LENGTHS AS LONG AS POSSIBLE AND SHALL BE LAPPED A MINIMUM OF 15 INCHES, OR 40 BARS DIAMETERS.
- WELDED WIRE SHALL CONFORM TO ASTM DESIGNATION A 185, LAP FABRIC AT SLICES A MINIMUM OF 6 INCHES.
- ALL TANKS SHALL BE COATED ON THE INTERIOR EXTENDING TO A MINIMUM OF FOUR (4) INCHES BELOW THE WATER LINE, AND SHALL COVER ALL THE INTERNAL AREA ABOVE THAT POINT WITH AN APPROVED DAMP-PROOF AND WATERPROOF COMPOUND COMPLYING WITH ASTM D 41-78 OR BETTER. COATINGS SHALL BE APPLIED PER THE MANUFACTURER'S RECOMMENDATIONS AND SHALL BE ENVIRONMENTAL FRIENDLY AS PER EPA REGULATION 40CFR261.4.
- TANK SHALL BARE ON UNDISTURBED SOIL A MINIMUM OF 18 INCHES BELOW ORIGINAL GRADE ON A SOLID BED AND TO BE INSTALLED LEVEL.
- SOIL BEARING CAPACITY SHALL BE A MINIMUM OF 1000 PSI.
- FILL TANK WITH WATER AFTER IT HAS BEEN SET-IN-PLACED AND BACK-FILLED AS PER MANUFACTURE'S RECOMMENDATION.
- DO NOT INSTALL NON HD2 RATED TANKS IN TRAFFIC AREA.
- THE DESIGN OF THIS TANK IS BASED ON AN EQUIVALENT FLUID PRESSURE OF 30 PSI.
- DESIGN CAPACITY: 1500 GALLONS.

**GEOTECHNICAL**

- GEOTECHNICAL OBSERVATIONS AND INSPECTIONS REQUIRED DURING THE FOLLOWING OPERATIONS: PIT EXCAVATION, PLACEMENT AND COMPACT OF TANK SUBGRADE AND BACKFILL AND EROSION CONTROL. GEOTECHNICAL SERVICES TO BE PROVIDED UNDER SEPARATE CONTRACT AT OWNER'S EXPENSE. CONTRACTOR TO PROVIDE AT LEAST 24-HOUR NOTICE PRIOR TO BEGINNING ANY OF THE ABOVE OPERATIONS.
- ANY GROUNDWATER OR SEEPAGE IN EXCAVATION TO BE DISPLACED BY THE TREMIE METHOD OR PUMPED OUT IMMEDIATELY PRIOR TO THE PLACEMENT OF STEEL AND CONCRETE, CAVING OR OTHER PROBLEMS WITH THE EXCAVATION TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER FOR ANY APPROPRIATE REMEDIAL RECOMMENDATIONS THAT MAY BE NEEDED.
- CUTTINGS SHOULD GENERALLY BE REMOVED FROM THE SITE OR PLACED AND COMPACTED AS BACKFILL OR LANDSCAPING FILL IN SUITABLE AREAS AND BLENDED INTO THE ADJACENT CONTOURS AT TRANSITION AREAS.
- FOR ALL WORK AFTER OCTOBER 15TH, TEMPORARY EROSION CONTROL MEASURES SHOULD BE PROVIDED PRIOR TO THE WORK IN THE FORM OF A FIBER ROLL PLACED ABOVE THE ENTIRE REACH OF THE WORK AREA.

**CONSTRUCTION MANAGEMENT**

- ALL APPLICABLE BMPS FOR GOOD HOUSEKEEPING PRACTICES SHOULD ALSO BE FOLLOWED DURING THE WORK, INCLUDING CONCRETE WASHOUT AREA, STOCKPILE MANAGEMENT, HAZARDOUS MATERIAL MANAGEMENT, SANITARY WASTE MANAGEMENT, EQUIPMENT AND VEHICLE MAINTENANCE, AS WELL AS LITTER AND GARBAGE MANAGEMENT.

**REQUIRED ELECTRIC FEATURES**

- ALL MATERIALS, CONNECTIONS, AND SPECIFICATIONS SHALL MEET THE MARIN COUNTY/NATIONAL ELECTRICAL CODE:
  - IN ALL CASES IN WHICH A SUMP PUMP IS USED FOR A SEWAGE DISPOSAL SYSTEM, THE CONTRACTOR/OWNER SHALL OBTAIN AN ELECTRICAL PERMIT FROM THE MARIN COUNTY BLDG. DEPT.
  - THE BUILDING OFFICIAL SHALL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF ALL ELECTRICAL FEATURES OF ALL PUMP AND ELECTRICAL PARTS.
  - A DISCONNECTING MEANS SHALL BE LOCATED IN SIGHT FROM THE PUMP LOCATION PER THE COUNTY ADOPTED ELECTRICAL CODE.
- A "WIDE ANGLE" MERCURY/MECHANICAL C.S.H. INC., OR SJ ELECTRO SYSTEMS SUPER SINGLE OR EQUAL, FLOAT SWITCH SHALL BE USED TO ACTIVATE THE PUMP. THE ALARM/CONTROL BOX SHALL BE EQUIPPED WITH A MOTOR CONTACTOR FOR THE PUMP AND A MOMENTARY CONTACT "PUMP TEST" SWITCH TO MANUALLY RUN THE PUMP BYPASSING THE CONTROL PANEL AUTOMATIC MODE.
- ELECTRICAL SERVICE TO THE ALARM/CONTROL PANEL SHALL BE EQUIPPED WITH A BREAKER OR FUSE AT THE POWER SOURCE WHICH IS LARGER THAN THE CIRCUIT BREAKER FOR THE PUMP IN THE ALARM/CONTROL PANEL.
  - THE ALARM/CONTROL PANEL SHALL BE EQUIPPED INTERNALLY WITH SEPARATE CIRCUIT PROTECTION FOR THE CONTROL AND PUMP CIRCUITRY.
  - PUMP PROTECTION SHALL BE PROVIDED BY A THERMAL MAGNETIC CIRCUIT BREAKER FOR OVERLOAD AND SHORT CIRCUIT PROTECTION.
  - THE PUMP POWER LEAD AND THE FLOAT SWITCH CONTROL WIRES SHALL NOT BE RUN IN A COMMON CONDUIT.
  - ALL WIRES GOING INTO THE SUMP SHALL BE INDIVIDUALLY SEALED WITH PVC GAS TIGHT FITTINGS IN EITHER THE JUNCTION BOX OR ALARM/CONTROL PANEL AS APPROPRIATE.
  - METALLIC GAS TIGHT FITTINGS ARE NOT ALLOWED.
- A NON-RE-SETTABLE DOSE COUNTER SHALL BE INSTALLED IN CONTROL BOXES UTILIZED FOR MOUND, SHALLOW TRENCH PRESSURE DISTRIBUTION, AND OTHER NON-STANDARD, SYSTEMS.
 

NOTE: CONTROL BOXES THAT MUST BE OPENED TO VIEW THE DOSE COUNTER SHALL HAVE A CLEAR PLASTIC OR P/REX SAFETY SHIELD INSIDE THE CONTROL BOX. THE CONTROL BOX SHALL HAVE A LABEL PLACED ON IT SAYING "CAUTION - ELECTRICAL HAZARD".
- ALARM/CONTROL PANEL ENCLOSURE SHALL BE NEMA TYPE 4. A REMOTE ALARM WITH AN ADDITIONAL LIGHT AND HORN SHALL BE PROVIDED WITHIN THE STRUCTURE SERVED.
  - ENCLOSURE FOR THE REMOTE AND AUDIO/VISUAL ALARM SHALL BE NEMA TYPE 1, IF MOUNTED INDOORS.
  - EMERGENCY DISCONNECT FOR THE ALARM/CONTROL PANEL IS PROVIDED FOR BY THE INTERNAL FUSED DISCONNECT AND PUMP CIRCUIT BREAKER.

**CONSTRUCTION INSPECTION SCHEDULE**

- AN AUTHORIZED REPRESENTATIVE OF AGNEW CIVIL ENGINEERING SHALL MAKE INSPECTIONS OF THE SEWAGE DISPOSAL SYSTEM AT THE FOLLOWING TIMES DURING CONSTRUCTION:
- AFTER THE SYSTEM HAS BEEN LAID OUT IN THE FIELD BEFORE EXCAVATION BEGINS.
  - INSPECTION AND APPROVAL OF SAND AND GRAVEL PRIOR TO PLACEMENT INTO THE FILTER.
  - INSPECTION OF SPADED FILTER BOTTOM PRIOR TO SAND PLACEMENT.
  - AFTER THE SAND AND GRAVEL BED IS IN PLACE, TANKS, PIPING AND PUMP HAVE BEEN INSTALLED AND PRIOR TO COVERING. AT THIS POINT HYDRAULIC TESTING OF THE SYSTEM WILL BE CONDUCTED AND MAIN VALVE SET.
  - AFTER FINISH GRADING, MONITORING WELLS ARE PLACED, RE-SEEDING IS COMPLETED, AND LOW-FLOW/STANDARD FLOW TOILETS HAVE BEEN INSTALLED.

**RAISED BED SAND FILTER CONSTRUCTION GUIDELINES WITH REINFORCED CONCRETE BLOCK WALLS**

- USING AN EXCAVATOR, OR, BY HAND, EXCAVATE A BED FOR THE SAND FILTER AS SHOWN ON THE PLAN. STOOKPILE TOPSOIL FOR USE AS COVER SOIL LATER. NOW RIP THE BOTTOM, FOLLOWING THE CONTOUR.
- EXCAVATE FOOTINGS OR DEEP FOUNDATION.
- INSTALL REBAR-CALL FOR INSPECTION OF REBAR.
- POUR CONCRETE. ALLOW OVERNIGHT SET.
- CONSTRUCT WALLS.
- HAND SPADE BOTTOM OF FILTER THAT HAS BEEN COMPACTED BY WALL CONSTRUCTION.
- SPREAD 9" LAYERS OF SAND ON BOTTOM AS SHOWN.
- COVER INSIDE OF WALLS WITH 30 MIL PVC LINER.
- INSTALL AIR COOL ASSEMBLY.
- PLACE SAND, WETTING AND ROLLING WITH A HAND ROLLER TO INSURE COMPACTION.
- PLACE 9" OF DOUBLE WASHED PEE GRAVEL ON SAND. INSTALL DISTRIBUTION PIPES AND LATERALS, AND CAPS AND CONNECT 2" SUPPLY AND BOOT. IF NEEDED.
- INSPECTION FOR DISTAL PRESSURE AT THIS POINT BY DESIGNER AND SBOW PERSONNEL.
- PRESSURE TEST ONE MORE TIME. OPENING ENDS TO PURGE. INSTALL ORIFICE SHIELDS.
- COVER WITH GRAVEL. THEN FILTER FABRIC OVER THE GRAVEL.
- PLACE SUITABLE TOPSOIL OVER THE FILTER FABRIC, COMPACTING AND MAKING SURE CENTER IS 6" HIGHER THAN SIDES TO ALLOW RUN-OFF. CLAY SOILS ARE NOT SUITABLE.
- INSTALL MONITORING WELLS.
- SEED WITH ANNUAL AND PERENNIAL RYE GRASS AND RAKE SURFACE TO PARTIALLY COVER SEED. COVER WITH STRAW AND SAND TO HOLD STRAW IN PLACE.
- FINSH GRADE-- AS SHOWN ON PLAN.

**RESIDENTIAL ADVANTEK SYSTEMS**

THE ADVANTEK RECIRCULATING UNIT CALLS FOR THE INSTALLATION OF THE EQUIPMENT LISTED ON SHEET C-2

- ACCESS SHALL BE PROVIDED BY A MINIMUM 24-INCH MANHOLE

**OPERATION AND MAINTENANCE**

- THIS SAND FILTER SYSTEM IS DESIGNED TO BE AS MAINTENANCE FREE AS POSSIBLE. HOWEVER, THE FOLLOWING SHOULD BE NOTED BY THE HOMEOWNER:
- NEVER FLUSH HAZARDOUS WASTE, DRUGS, PAINT OR LARGE OBJECTS LIKE SANITARY NAPKINS OR DISPOSABLE DIAPERS DOWN THE TOILET
  - BE CONSERVATIVE USING WATER. THE LESS WATER USED, THE EASIER IT IS FOR THE DISPOSAL SYSTEM TO OPERATE
  - BE AWARE OF THE LOCATION OF ALL THE COMPONENTS OF THE SYSTEM. THEY ARE MARKED BY PLASTIC OR CONCRETE RISERS. INSPECTION WELLS ARE SELF EVIDENT - SEE PLAN FOR DETAILS A1LS.
  - ABOUT EVERY 3 YEARS DEPENDING ON VOLUME OF USE, THE SEPTIC TANK SHOULD BE PUMPED AND CLEANED TO REMOVE SOLIDS BUILD-UP, AND THE EFFLUENT FILTER BACK- WASHED CLEAN.
  - MONITORING THE WATER LEVEL IN THE INSPECTION WELLS WILL GIVE A CLUE THAT SOMETHING MAY BE WRONG BEFORE IT BECOMES A MAJOR PROBLEM. MAKE THIS A ROUTINE.
  - THE ENDS OF THE DISTRIBUTION LATERALS ARE FITTED WITH PURGE BOXES BY REMOVING THE LIDS AND ADJUSTING THE VALVES. EACH ONE CAN BE SEPARATELY PURGED TO REMOVE ANY SOLIDS BUILD-UP. THIS SHOULD BE DONE ONCE AFTER THE FIRST YEAR OF USE AND THEN AT TWO YEAR INTERVALS. CARE MUST BE TAKEN TO RETURN THE MAIN VALVE TO THE SAME POSITION. AND ALL OTHER VALES MUST BE RETURNED TO THEIR OPEN POSITION.
  - THE PUMP IS EQUIPPED WITH AN AUDIO AND VISUAL AL ARM SYSTEM WHICH WILL INDICATE THE NEED TO CHECK THE PUMP.
  - DURING PERIODS OF PROLONGED POWER FAILURE, REDUCE WATER USE AS THERE IS ONLY ABOUT TWO DAYS OF ADDITIONAL STORAGE PROVIDED IN THE SUMP.
  - MAINTAIN A GOOD GROWTH OF VEGETATION OVER THE FILTER AREA. THE RYE GRASS SEEDS AFTER CONSTRUCTION WILL HELP RETARD EROSION INITIALLY, BUT A GOOD GROUND COVER WILL ALSO PROVIDE TRANSPIRATION THAT WILL HELP THE SYSTEM OPERATE PROPERLY.

**CONTINGENCY FOR REPAIR OR REPLACEMENT OF SYSTEM**

- IN CASE OF PUMP FAILURE, CONTACT THE CONTRACTOR OR INSTALLER OF THE PUMP FOR REPAIR OR REPLACEMENT AND TO DETERMINE CAUSE OF FAILURE.
- IN CASE OF SURFACING SEWAGE CONTACT THE INSTALLER AND DESIGNER AS WELL AS SBOW FOR EVALUATION AND RECOMMENDED CORRECTIVE ACTION, WHICH MAY INCLUDE ADDING PRE-TREATMENT, IF ALL ELSE FAILS, PARTIAL OR TOTAL CONVERSION TO A PUMPING AND HAULING SYSTEM.

**USE THE CHECKLIST BELOW TO VERIFY COMPLETION OF ALL THE PHASE OF THE INSTALLATION**

- STAKE OUT INSPECTION
- DISPOSAL SYSTEM LOCATIONS (SETBACKS, PROPERTY LINE, SEPTIC TANK SUMPS, INTERCEPT TRENCH, SAND FILTERS)
- DISPOSAL FIELD DIMENSIONS (LENGTH, TRENCH SPACING)
- FILL MEDIA (SIEVE ANALYSIS)
- DISPOSAL FIELD DEPTH
- TRENCH SUBCRAVING SCARIFIED
- SAND FILTER LINER INSPECTION AND DEPTH MARKED FOR SAND, GRAVEL, AND TOPSOIL
- BUILDING PERMIT FOR SAND FILTER RETAINING WALL, IF NECESSARY
- DRAIN ROCK (CLEAN AND SPECIFIED SIZE)
- PLACEMENT OF SEPTIC TANK
- PLACEMENT OF RISING CHAMBERS
- FLUWING OF GROUND SURFACE PRIOR TO PLACEMENT OF SAND AND SOIL
- INSPECT INTERCEPT TRENCH IF APPLICABLE
- FILL COVER COMPACTION PRIOR TO EXCAVATION OF TRENCHES
- PLACEMENT OF DRAIN ROCK AND DR SAND FILL
- PLACEMENT OF PERFORATED PIPE (CALL, CONNECT, PROPERLY GLUED)
- PRESSURE DISTRIBUTION PIPING (DIAMETER, HOLE SIZE AND SPACING)
- PRESSURE DISTRIBUTION PIPING PLACEMENT
- INSTALLATION OF GATE VALVES
- FORCE MAIN PLACEMENT (EFFLUENT TRANSPORT LINE)
- PLACEMENT OF THRUST BLOCKS
- ALL JOINTS PROPERLY GLUED OR MORTARED
- PLACEMENT OF INSPECTION WELLS
- PLACEMENT OF DISTRIBUTION VALVE
- PLACEMENT OF SILT BARRIER
- PLACEMENT OF MONITORING WELLS
- SEPTIC TANK LEAK TEST (RISERS AND FLEXIBLE JOINTS OR CONNECTIONS)
- RISING CHAMBER LEAK TEST
- PLACEMENT OF PUMP AND CONTROLS (PUMP TYPE, MAKE, MODEL)
- PLACEMENT OF ALARM SYSTEM
- CONTROL PANEL
- HYDRAULIC LOAD TEST (MEETS MINIMUM DISCHARGE HEAD SPECS)
- DISCHARGE HEAD SPECIFICATIONS
- APPROVAL OF ENGINEER OF FILL COVER PRIOR TO PLACEMENT OF COVER
- FILTER SCREEN
- FINAL GRADING AND AREA CLEAN-UP (SEEDING, EROSION MITIGATION MEASURES)
- INSTALLATION OF LOW FLOW PLUMBING FIXTURES
- CONCRETE SEAL AROUND MONITORING WELLS
- SEPTIC ABANDONMENT
- ELECTRICAL PERMIT APPROVAL (SEPARATE CIRCUIT FOR PUMP ALARM OR LARGE AMP CIRCUIT IN MAIN PANEL)
- OTHER:
  - CERTIFICATION LETTER FROM ENGINEER
  - SYSTEM FINALED

**ABBREVIATIONS**

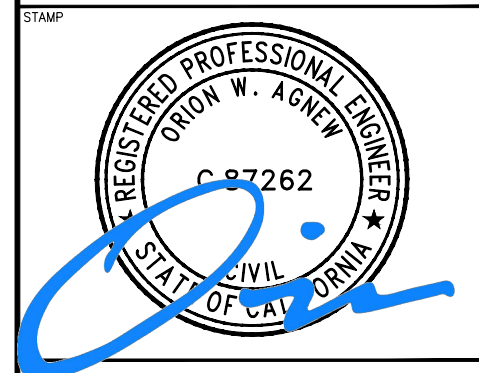
AB	AGGREGATE BASE	MAX	MAXIMUM
AC	ASPHALT CONCRETE	MH	MANHOLE
ACC	ACCESSIBLE	MIN	MINIMUM
AD	AREA DRAIN	MON.	MONUMENT
BC	BEGINNING OF CURVE	(N)	NEW
B&D	BEARING & DISTANCE	NO	NUMBER
BM	BENCHMARK	NTS	NOT TO SCALE
BW/FG	BOTTOM OF WALL/FINISH GRADE	O.C.	ON CENTER
CB	CATCH BASIN	O/	OVER
C&G	CURB AND GUTTER	(P)	PROPOSED
CL	CENTER LINE	P.A.	PLANTING AREA
CP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PED	PEDESTRIAN
CO	CLEANOUT	PIV	POST INDICATOR VALVE
COTG	CLEANOUT TO GRADE	PSS	PUBLIC SERVICES EASEMENT
CONC	CONCRETE	PL	PROPERTY LINE
CONST	CONSTRUCT or -TION	PP	POWER POLE
CONC. CO.	CONCRETE CORNER	PUE	PUBLIC UTILITY EASEMENT
CY	CUBIC YARD	PVC	POLYVINYL CHLORIDE
D	DIAMETER	R	RADIUS
DI	DROP INLET	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RIM	RIM ELEVATION
DS	DOWN SPOUT	RW	RAINWATER
EA	EACH	R/W	RIGHT OF WAY
EC	END OF CURVE	S	SLOPE
EG	EXISTING GRADE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EL	ELEVATIONS	SAN	SANITARY
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EQ	EQUIPMENT	SDMH	STORM DRAIN MANHOLE
EW	EACH WAY	SHT	SHEET
(E)	EXISTING	S.L.D.	SEE LANDSCAPE DRAWINGS
FF	FACE OF CURB	SPEC	SPECIFICATION
FC	FINISHED FLOOR	SS	SANITARY SEWER
FG	FINISHED GRADE	S.S.D	SEE STRUCTURAL DRAWINGS
FH	FIRE HYDRANT	SSCO	SANITARY SEWER CLEANOUT
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
FS	FINISHED SURFACE	ST.	STREET
G	GAS	STA	STATION
GA	GAGE OR GAUGE	STD	STANDARD
GB	GRADE BREAK	STRUCT	STRUCTURAL
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	T	TELEPHONE
HORIZ	HORIZONTAL	TC	TOP OF CURB
HI PT	HIGH POINT	TEMP	TEMPORARY
H&T	HUB & TACK	TP	TOP OF PAVEMENT
ID	INSIDE DIAMETER	TW/FG	TOP OF WALL/FINISH GRADE
INV	INVERT ELEVATION	TYP	TYPICAL
JB	JUNCTION BOX	VC	VERTICAL CURVE
JT	JOINT TRENCH	VCP	VITRIFIED CLAY PIPE
JP	JOINT UTILITY POLE	VERT	VERTICAL
L	LENGTH	W/	WITH
LNDG	LANDING	W, WL	WATER LINE
LF	LINEAL FEET	WM	WATER METER
		WWF	WELDED WIRE FABRIC

**ISSUES**

ISSUE	DATE	DESCRIPTION
2	1/24/25	COMMENTS
1	10/7/24	PERMIT
0	9/10/24	PRELIM

**AC ENGINEERING, INC.**  
 CIVIL & GEOTECHNICAL CONSULTANTS

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



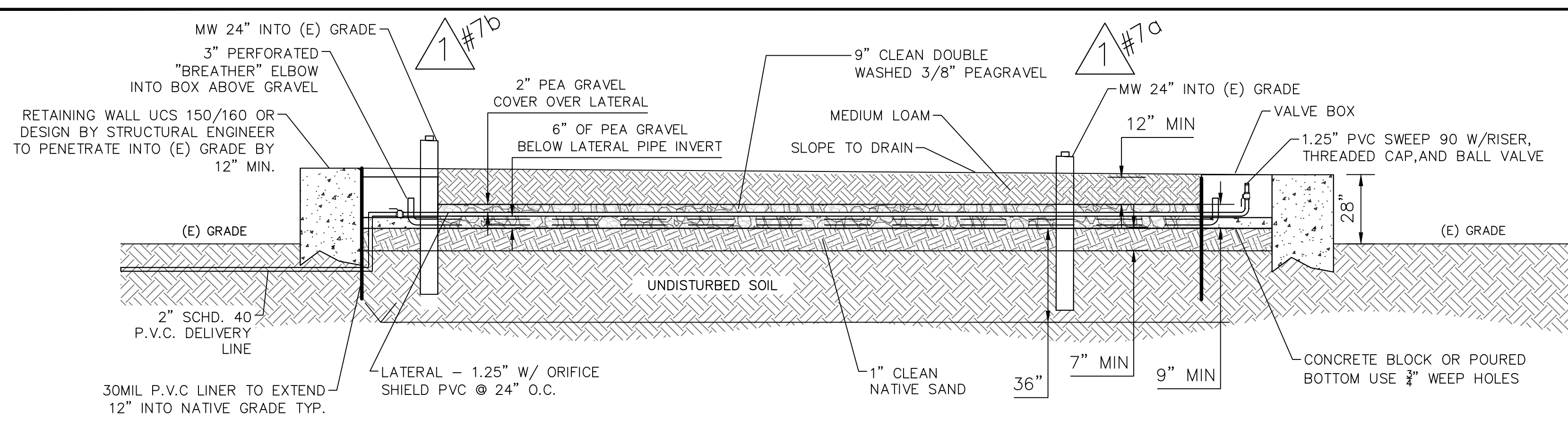
**PROJECT NOTES**

OWTS PLAN  
 65 DIPSEA RD, STINSON BEACH, CA 94970  
 APN: 195-080-11

317-1

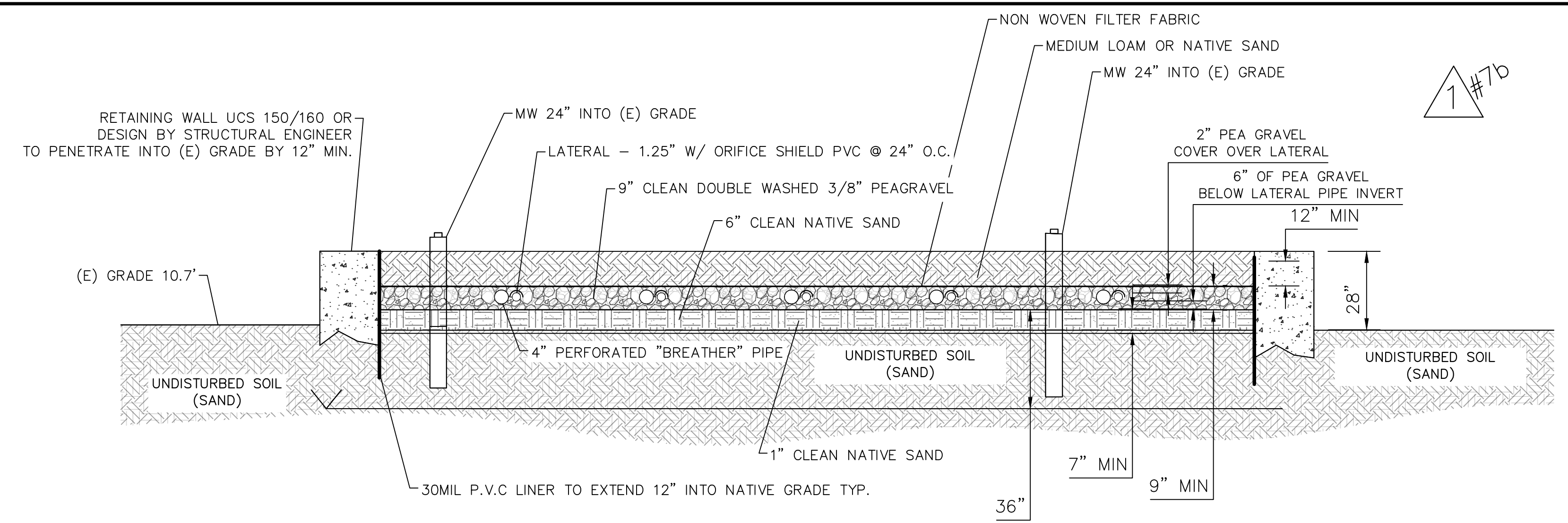
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SHEET SIZE: Arch. D: 18" x 24"



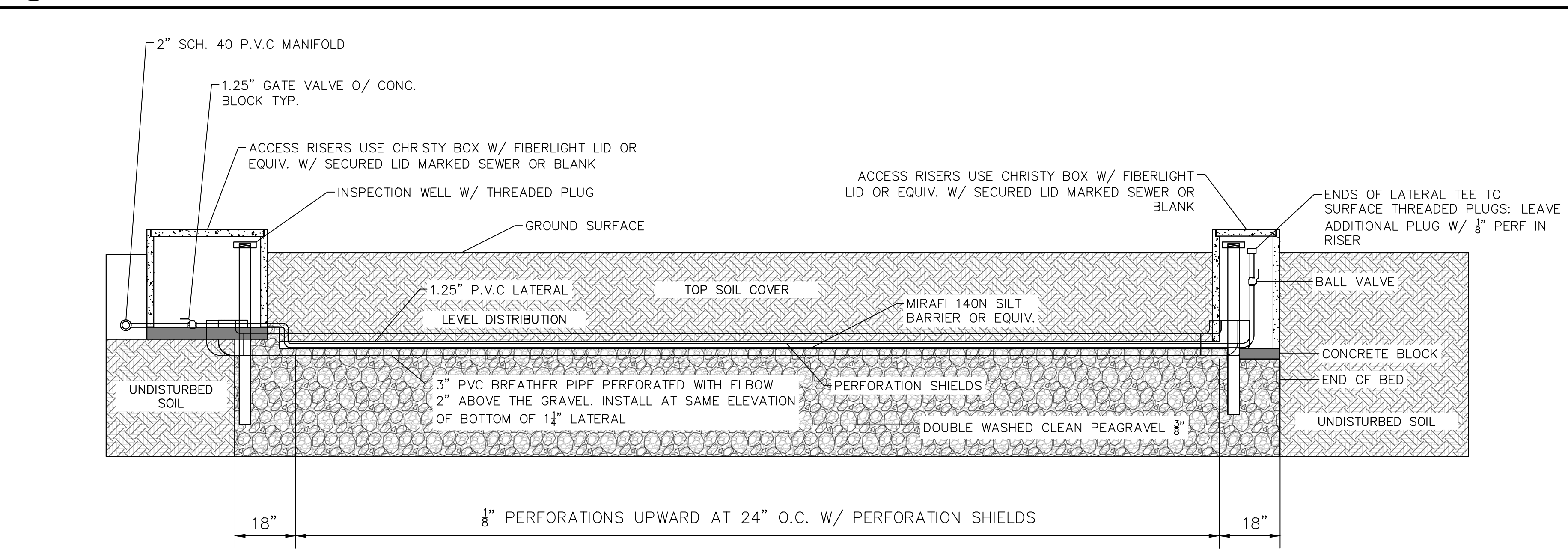
WET WEATHER GROUND WATER TEST PER S.B.C.W.D 4.14.040  
OBSERVED HIGH GROUNDWATER AT 29" BELOW GRADE BY A.C ENGINEERING INC. ON 2/21/24, 2/23/24, 2/27/24

1 RAISED BED DRAINFIELD - SECTION A NTS

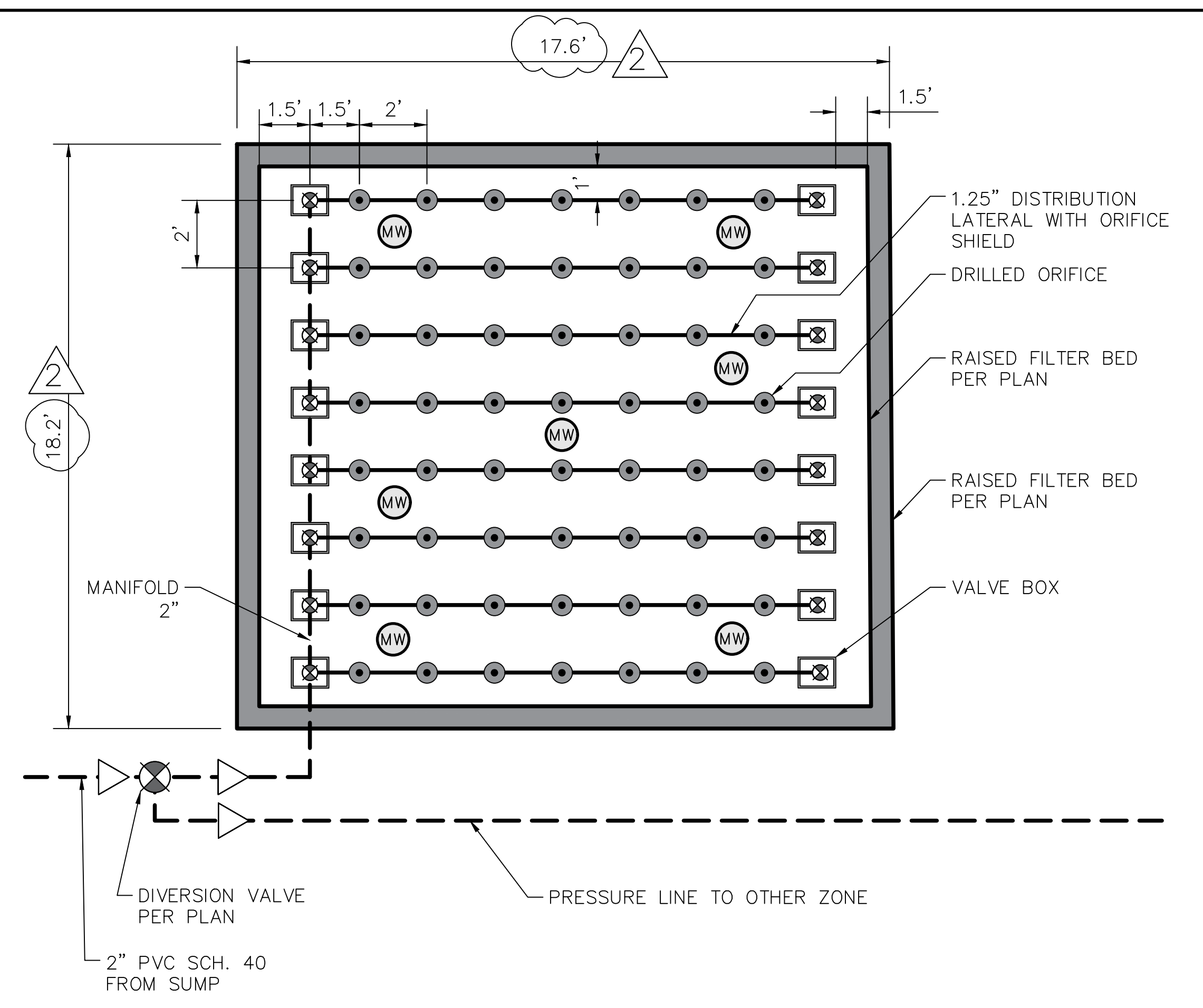


WET WEATHER GROUND WATER TEST PER S.B.C.W.D 4.14.040  
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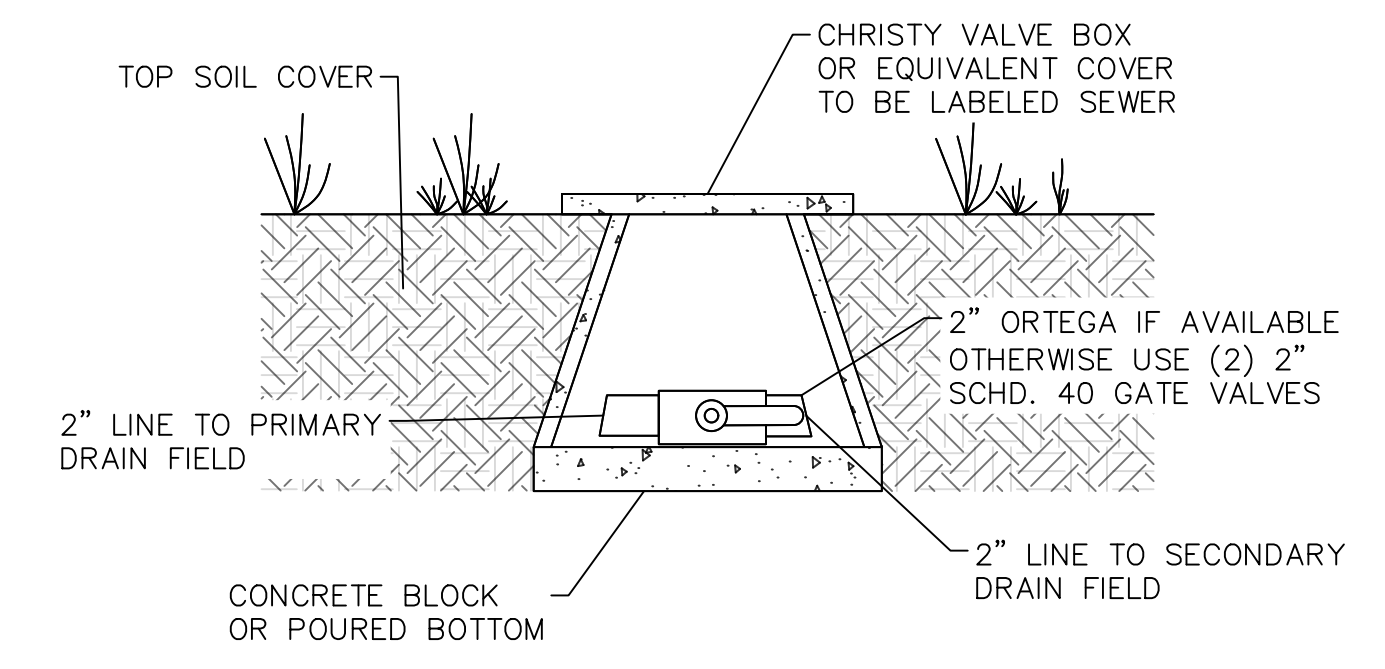
2 RAISED BED DRAINFIELD - SECTION B NTS



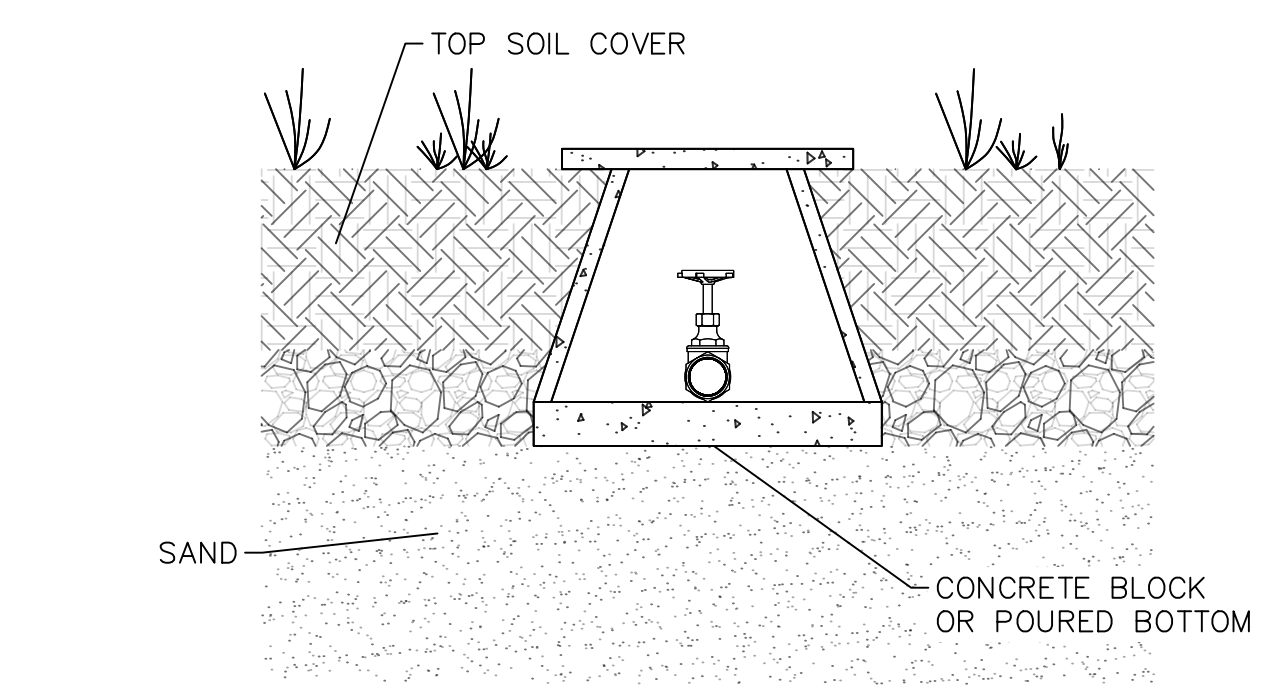
3 LATERAL DETAIL NTS



4 RAISED BED PLAN VIEW NTS



5 DIVERSION VALVE NTS



6 VALVE BOX DETAIL NTS

ISSUES		
NO.	DATE	DESCRIPTION
2	1/24/25	COMMENTS
1	10/7/24	PERMIT
0	9/10/24	PRELIM

**AC ENGINEERING, INC.**  
CIVIL & GEOTECHNICAL CONSULTANTS  
454 LAS GALLINAS AVE., SUITE 1047  
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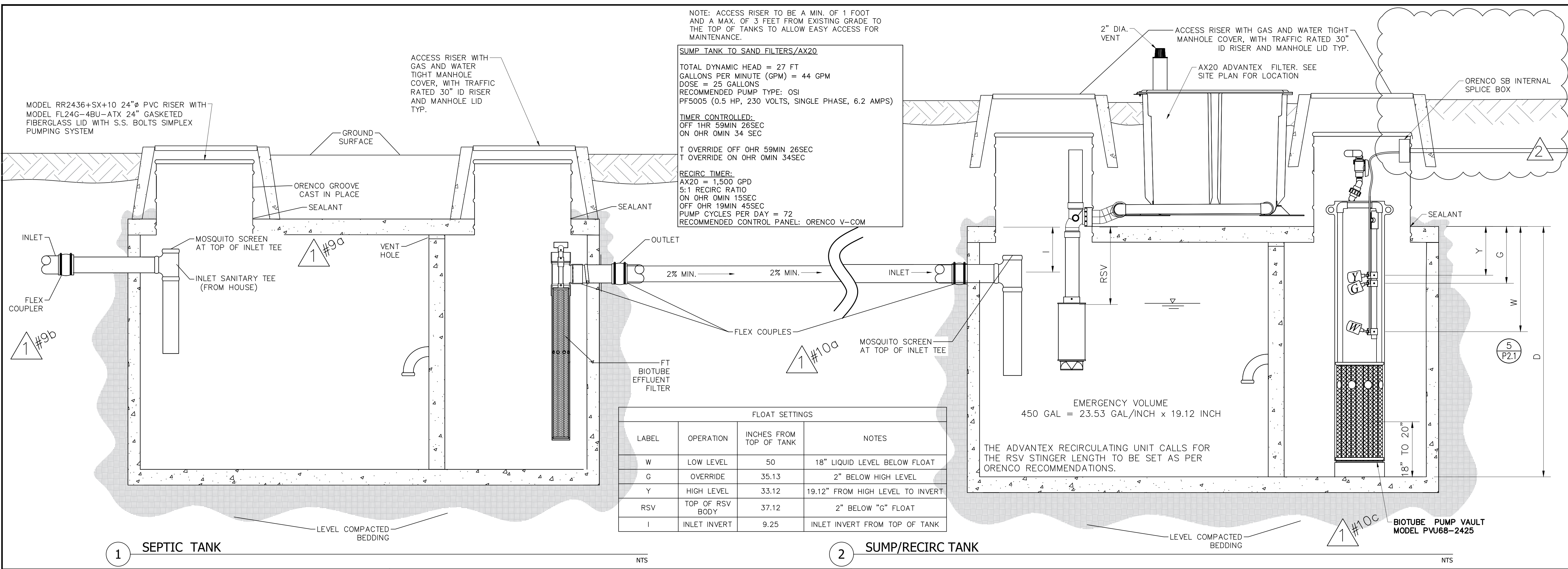


**DETAILS**  
OWTS PLAN  
65 DIPSEA RD, STINSON BEACH, CA 94970  
APN: 195-080-11

317-1

P-2.0

SHEET SIZE: Arch. D (36" x 48")



ISSUES		
ISSUE	DATE	DESCRIPTION
2	1/24/25	COMMENTS
1	10/7/24	PERMIT
0	9/10/24	PRELIM

**AC ENGINEERING, INC.**  
 CIVIL & GEOTECHNICAL CONSULTANTS

454 LAS GALLINAS AVE., SUITE 1047  
 SAN RAFAEL, CA 94903  
 P: 415-295-2152  
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**Orenco Technical Data Sheet**

### Advantex® AX20 Textile Filter

**Applications**  
 Orenco's Advantex AX20 Treatment System is an innovative technology for onsite treatment. The heart of the system is the modular Advantex AX20 filter, a sturdy, watertight basin filled with an engineered textile material. This lightweight, highly absorbent textile material treats a tremendous amount of wastewater in a small space.

**Features/Specifications**

- Non-skid lid surface
- Easily removable and serviceable fixed-film textile media (a polyester plastic), operated in an unsaturated condition
- Consistent media quality
- Completely serviceable manifold
- Watertight construction and corrosion-proof materials
- Multiple inlet and vent locations available for flexible orientation of the unit
- Foam-core lid with insulation value of R-6 (PS-1.1)

**Product Code Diagram**

**AX 20 - [ ] - [ ]**

Application options:  
 Blank = Residential (includes AX-VENT only)  
 COM = Commercial (includes antistatic hinges only)

Lid color options:  
 Blank = Green  
 B = Brown

200F (1.0m<sup>2</sup>) nominal treatment area  
 Advantex® Treatment System

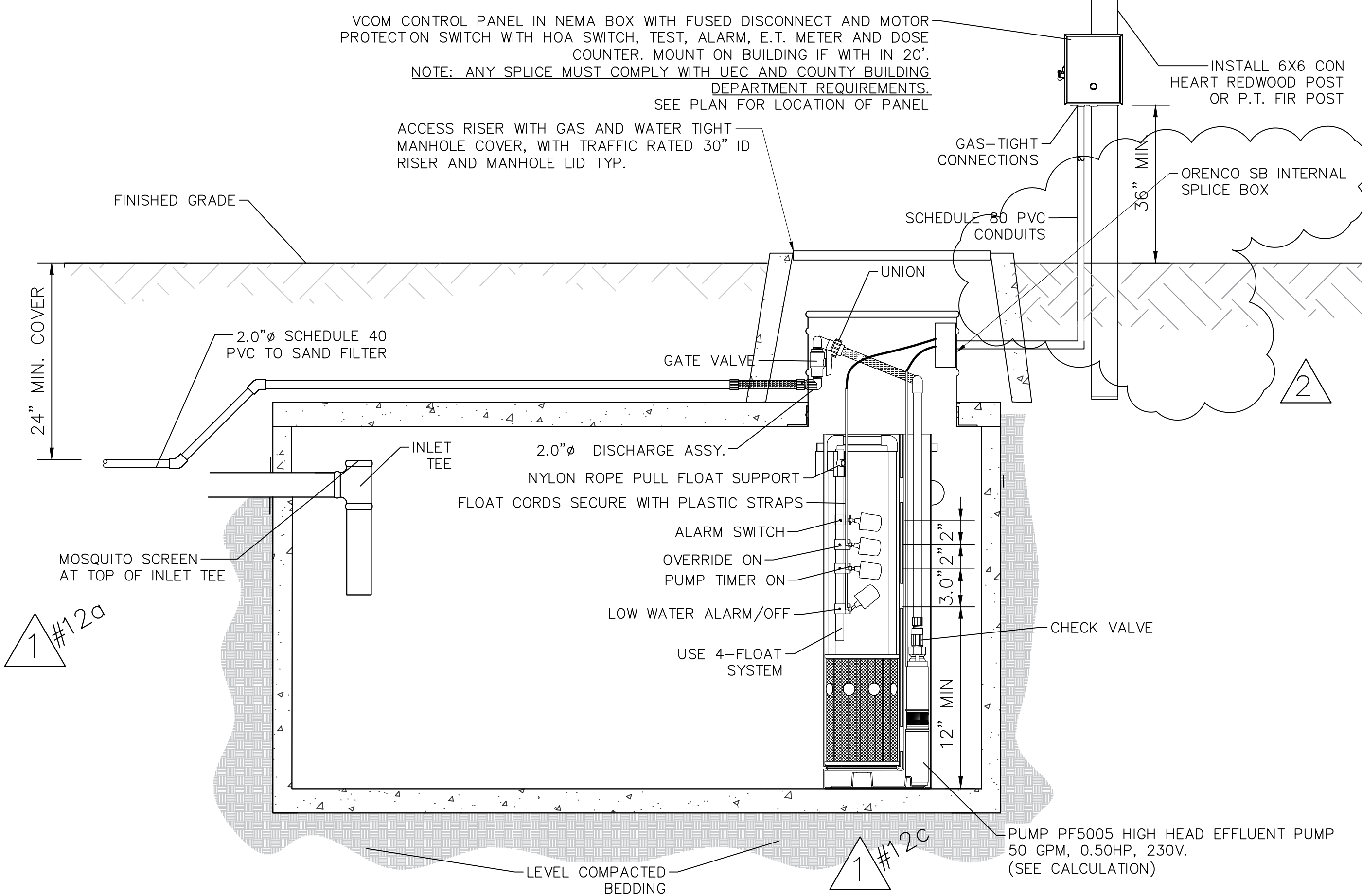
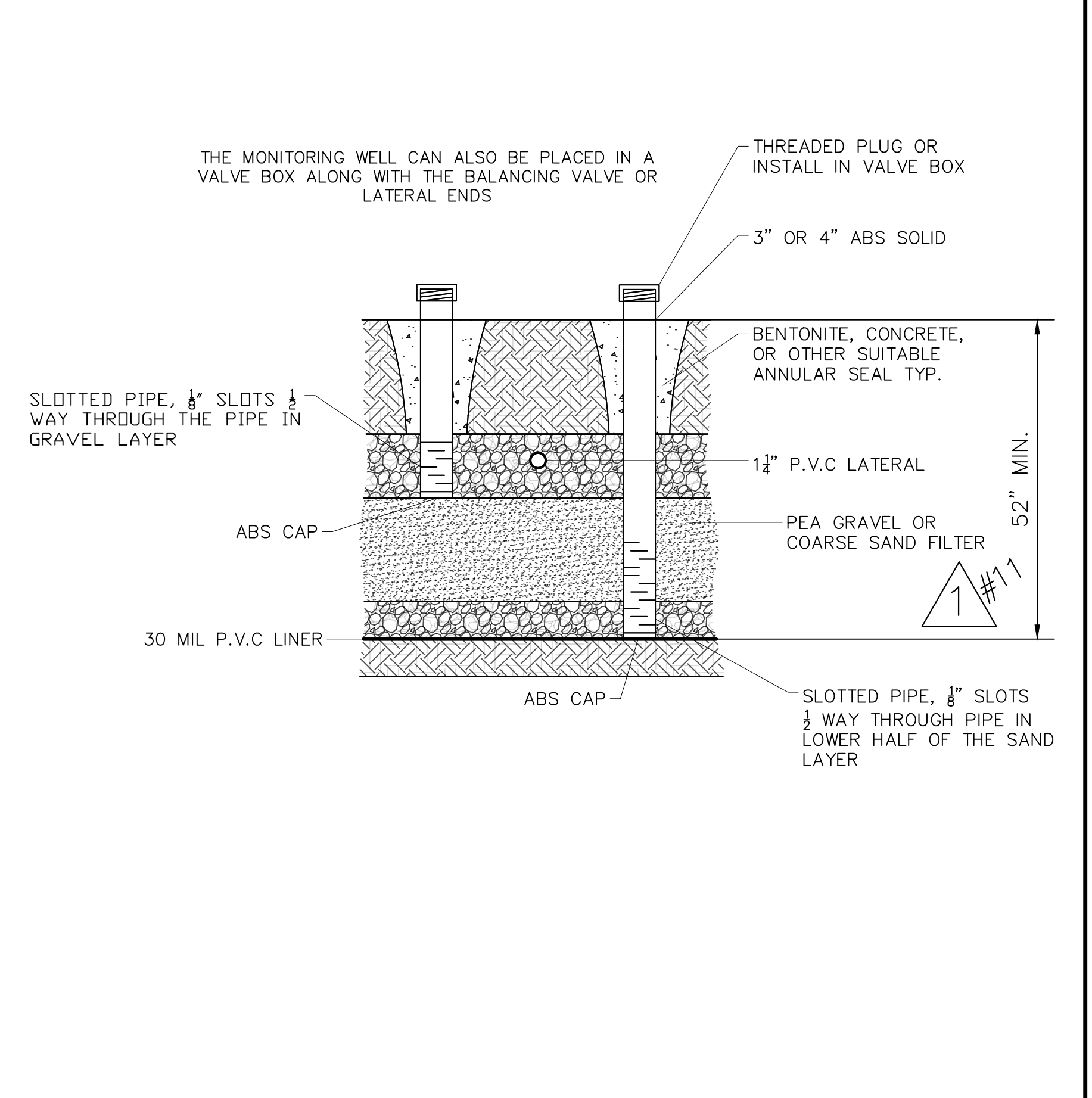
**Physical Specifications\***

Filter basin length, in (mm)	91 (2311)
Width, in (mm)	40 (1016)
Height, in (mm)	31 (787)
Area (footprint), ft <sup>2</sup> (m <sup>2</sup> )	20 (1.85)
Filter dry weight, lb (kg)	383 (174)

\* Nominal values provided. See Advantex Treatment System drawings for exact dimensions.

**NSF** Advantex Treatment Systems are listed to NSF/ANSI Standards 40 and 245 for Class 1 Systems.

All product and performance assertions are based on proper design, installation, operation, and maintenance according to Orenco's current published documentation.  
 Orenco Systems® • 800-348-9843 • +1 541-458-4448 • www.orenco.com  
 NTD-AX2-458-2  
 Rev. 7.0 04/24  
 Page 1 of 1



3 ORENCO AX20 TEXTILE FILTER NTS

4 MONITORING WELLS NTS

5 810 GALLON SUMP AND PUMP DETAIL NTS

**DETAILS**

OWTS PLAN

65 DIPSEA RD, STINSON BEACH, CA 94970  
 APN: 195-080-11

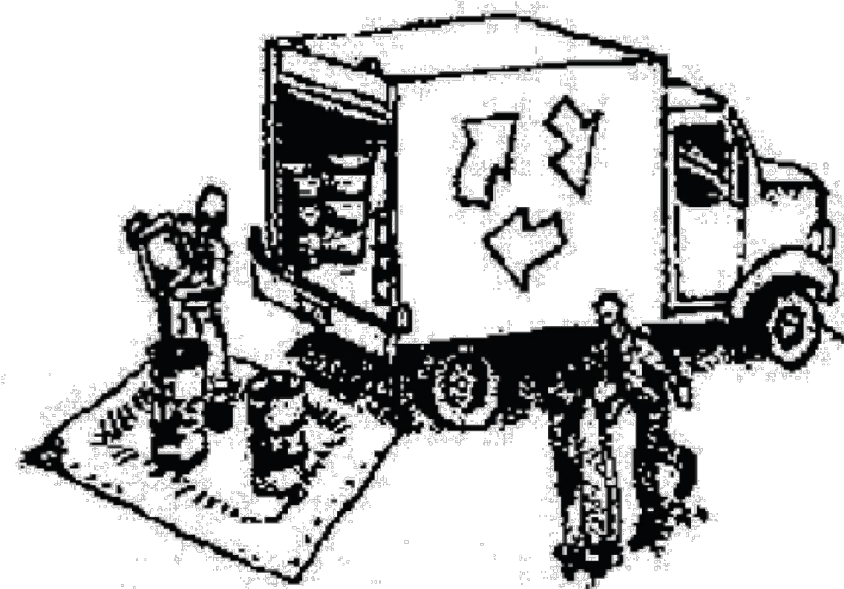
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**P-2.1**

# 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



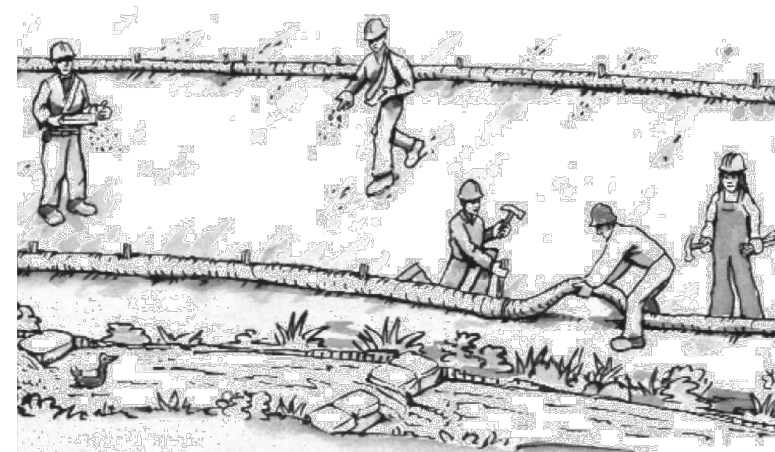
### Maintenance and Parking

- 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

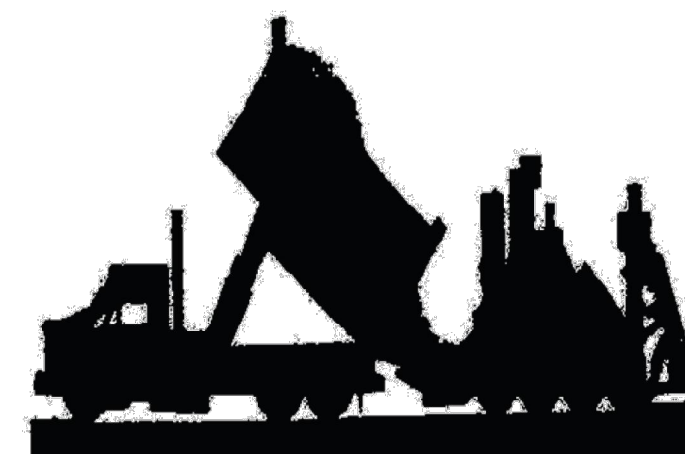


- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant 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

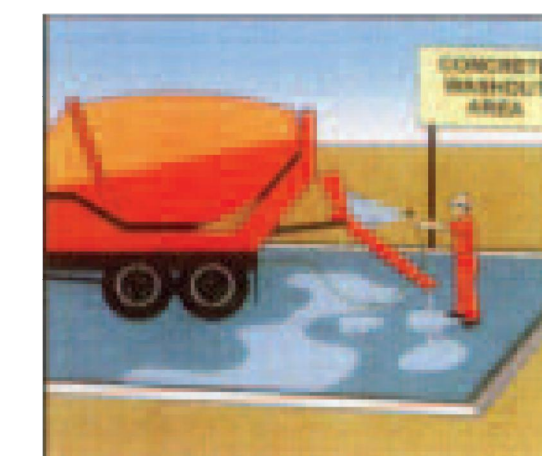


- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of 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



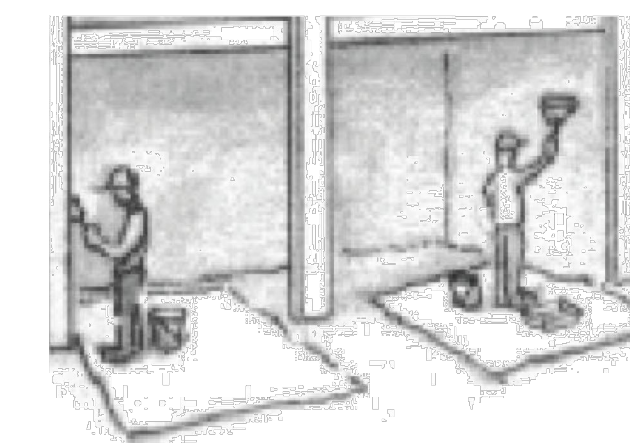
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will 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.

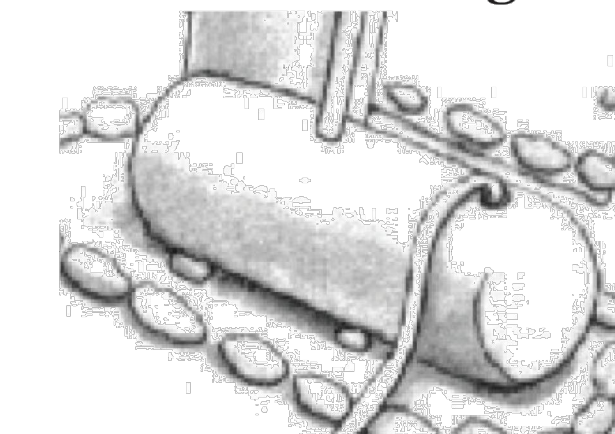
## Painting & Paint Removal



### 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

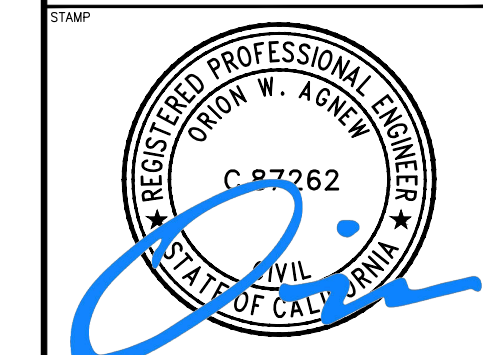


- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite 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
2	1/24/25	COMMENTS
1	10/7/24	PERMIT
0	9/10/24	PRELIM

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**BMPs**  
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 APN: 195-080-11

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P-3.0

