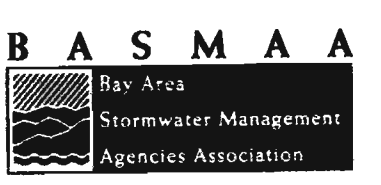


BEST MANAGEMENT PRACTICES



The Bay Area Stormwater Management Agencies Association (BASMAA), a consortium of Bay Area municipalities from Alameda, Contra Costa, Marin, San Francisco, Santa Clara, Solano, and Sonoma Counties, developed this booklet as a resource for all general contractors, home builders, and subcontractors working on construction sites.

Blueprint for a Clean Bay

Best Management Practices to Prevent Stormwater Pollution from Construction-Related Activities

Introduction

Stormwater pollution is a national environmental problem. In California, stormwater runoff is a major source of water pollution. To help combat the problems of stormwater pollution, federal and state governments have developed a program for monitoring and permitting discharges to municipal storm drain systems, creeks, and water bodies such as San Francisco Bay.

Municipalities in the Bay Area are required by the Clean Water Act to develop stormwater management programs that include requirements for construction activities. Your construction project will need to comply with local municipal requirements. If your construction activity will disturb one acre or more, you must obtain coverage under the General Construction Activity Permit (see Requirements for Dischargers).

Blueprint for a Clean Bay is an introductory guide to stormwater quality control on construction sites. It summarizes best management practices and techniques that you can use to help prevent stormwater pollution. BASMAA has developed this booklet as a resource for all general contractors, home builders, and subcontractors working on construction sites.

Blueprint for a Clean Bay is not a design manual or a Stormwater Pollution Prevention Plan (SWPPP) (see Requirements for Dischargers). For more information on the General Permit, designing stormwater quality control, or preparing a Stormwater Pollution Prevention Plan, please refer to:

- the California Stormwater Quality Association (CASQA) Stormwater Best Management Practice Handbook for Construction,
- the Regional Water Quality Control Board's (RWQCB) Guidelines for Construction Projects, or
- consult your local program or the State Water Resources Control Board (SWRCB). (See below.)

Please note that this booklet is concerned only with the management of construction sites and activities during construction.

Requirements for Dischargers

Municipal Stormwater Program
Municipalities in the Bay Area are required by federal regulations to develop programs to control the discharge of pollutants from construction sites and areas of new development or significant redevelopment projects are subject to new requirements designed to improve stormwater quality such as, expanded field check and review, runoff monitoring, and increased site inspection. For more information on municipal requirements, please contact the municipal representative listed on the back cover of this booklet.

Projects Equal To Or Greater Than 1 Acre
If your construction activity will disturb one acre or more, you must obtain coverage under the General Construction Activity Storm Water Permit (General Construction Permit) issued by the SWRCB for stormwater discharges associated with construction activity. To obtain coverage under the General Permit, a Notice of Intent (NOI) must be filed with the SWRCB. The General Construction Permit requires you to prepare and carry out a "Stormwater Pollution Prevention Plan" or SWPPP. Your SWPPP must identify appropriate stormwater pollution prevention measures or best management practices (BMPs), like the ones described in this booklet, to reduce pollutants in stormwater discharges from the construction site both during and after construction is complete. A best management practice or BMP is defined as any program, technology, process, practice, operating method, measure, or device that controls, prevents, removes, or reduces pollution. The General Permit also requires permanent stormwater quality controls (see BASMAA's Start at the Source manual and CASQA's BMP Handbooks New Development and Redevelopment for examples). You should keep a copy of your SWPPP readily available onsite throughout construction.

Projects Less Than 1 Acre
If your project is less than one acre, you may still need to use BMPs to comply with local municipal requirements. Use BMPs to comply with stormwater program (based on local cover), or planning or engineering department for details.

Stormwater Pollution

Storm Drain System
Stormwater runoff from sources like sprinklers and hoses flows over the ground into the storm drain system. In the San Francisco Bay Area, storm drain systems consist of gutters, storm drains, underground pipes, open channels, culverts, and creeks. Storm drain systems are designed to drain directly to the Bay, Delta, or Pacific Ocean with no treatment.

Pollution From Construction Sites
Stormwater runoff is part of a natural hydrologic process. However, land development and construction activities can significantly alter natural drainage patterns and pollute stormwater runoff. Runoff picks up pollutants as it flows over the ground or paved areas and carries these pollutants into the storm drain system. Common sources of pollutants from construction sites include: sediments from soil erosion, concrete, drywall, landscaping runoff containing fertilizers and pesticides, and applied oil, fuel, and other fluids from construction vehicles and heavy equipment.

Adverse Effects from Stormwater Pollution
Stormwater pollution is a major source of water pollution in California. It can cause declines in fisheries, damage habitats, and limit water recreation activities. Stormwater pollution poses a serious threat to the overall health of the ecosystem.

Plant vegetation on exposed slopes. Where replanting is not feasible, use erosion control blankets (e.g., jute or straw matting, glass fiber or excelsior matting, matting sheets).

Consider slope terracing with cross drains to increase soil stability.

Cover stockpiled soil and landscaping materials with secured plastic sheeting and divert runoff around them.

As a backup measure, protect drainage courses, creeks, or catch basins with filter rolls, silt fences, sand/gravel bags and/or temporary drainage swales.

Once grading is completed, stabilize the disturbed areas using permanent vegetation as soon as possible. Use temporary erosion controls until vegetation is established.

Conduct routine inspections of erosion control measures especially before and immediately after rainstorms, and repair if necessary.

Control sediments
Sedimentation is defined as the process of depositing sediments carried away by runoff. Sediments consist of soil particles, clays, sands, and other minerals. The purpose of sediment control practices is to remove sediments from stormwater before they are transported off site or reach a storm drain inlet or nearby creek. The most effective sediment control practices to reduce runoff velocity and trap sediments from stormwater before they are transported off site or reach a storm drain inlet or nearby creek. The most effective sediment control practices to reduce runoff velocity and trap sediments from stormwater before they are transported off site or reach a storm drain inlet or nearby creek.

Use terracing, rip rap, sand/gravel bags, rocks, filter rolls, and/or temporary vegetation on slopes to reduce runoff velocity and trap sediments. Do not use asphalt rubble or other demolition debris for this purpose.

Use check dams in temporary drainage swales to reduce runoff velocity and promote sedimentation.

Protect storm drain inlets from sediment-laden runoff. Storm drain inlet protection devices reduce runoff velocity by constructing temporary check dams and/or berms where appropriate.

Wash vehicles at an appropriate off-site facility. If equipment must be washed on-site, do not use equipment wash water to clean equipment. Use clean water from entering the storm drain, and prevent wash water to a low point where it can evaporate and/or infiltrate.

Never wash down pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible.

Avoid contaminating clean runoff from areas adjacent to your site by using berms and/or temporary or permanent drainage ditches to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams and/or berms where appropriate.

Protect all storm drain inlets using filter fabric cloth or other best management practices to prevent sediments from entering the storm drain system during construction activities.

Keep materials out of the rain—prevent runoff pollution at the source. Schedule clearing or heavy earth moving activities for periods of dry weather. Cover exposed piles of soil, construction materials and wastes with plastic sheeting or temporary rock. Before rain, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.

General Site Maintenance
Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.

Designate specific areas of the construction site, well away from creeks or storm drain inlets, for vehicle and equipment parking and routine maintenance.

Perform major maintenance, repair jobs and vehicle and equipment washing off-site when feasible, or in designated and controlled areas on-site.

Prevent spills and leaks
Properly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze, or other fluids on the construction site are common sources of stormwater pollution and soil contamination. Construction material handling practices can eliminate most spills and leaks.

Report significant spills to the appropriate spill response agencies immediately (See reference list on the back cover of this booklet for more information).

Use clean rags that have absorbed hazardous materials must either be sent to a certified industrial laundry or dry cleaned, or disposed of through a licensed hazardous waste disposal company.

Best Management Practices

Keep pollutants off exposed surfaces. Place trash cans around the site to reduce litter. Dispose of non-hazardous construction wastes in covered dumpsters or recycling receptacles.

Practice source reduction—reduce waste by ordering only the amount you need to finish the job.

Do not cover up pesticides or fertilizers and follow manufacturers instructions for mixing and applying materials.

Recycle leftover materials whenever possible. Materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires are recyclable (check with the local cleaning or recycling department for more information).

Dispose of all wastes properly. Materials that cannot be reused or recycled must be disposed in an appropriate landfill or may require disposal as hazardous waste. Never throw debris into channels, creeks or into wetland areas. Never store or leave debris in the street or near a creek where it may contact runoff.

Illegal dumping in a violation subject to a fine and/or time in jail. Be sure that trailers carrying your materials are covered during transit. If not, the hauler may be cited and fined.

Train your employees and inform subcontractors about the stormwater requirements and their own responsibilities.

Plan the development to fit the topography, soils, drainage pattern and natural vegetation of the site.

Delicately clear lines, easements, setbacks, sensitive or critical areas, trees, drainage courses, and buffer zones to prevent excessive or unnecessary disturbances and exposures.

Phase grading operations to reduce disturbed areas and time of exposure.

Avoid excavation and grading during wet weather.

Limit on-site construction structures and stabilize construction entrance (s) and exit (s).

Remove existing vegetation only when absolutely necessary.

Construct diversion ditches and drainage swales to channel runoff around the site.

Use berms and drainage ditches to divert runoff around exposed areas. Place diversion ditches across the top of cut slopes.

Collect and properly dispose of paint removal wastes
Paint removal wastes include chemical paint stripping

they are thoroughly dry, empty paint cans, used brushes, rags, absorbent materials, and drop cloths are no longer hazardous and may be disposed of at a garbage.

Never clean brushes or rinse paint containers into a street, gutter, storm drain, or creek.

For water-based paints, paint out brushnet to the extent possible and rinse to a drain leading to the sanitary sewer (i.e., indoor plumbing).

For oil-based paints, paint out brushnet to the extent possible, and filter and reuse thinners and solvents. Dispose of unusable thinners and residue as hazardous waste.

Inspect portable toilets for leaks.

Be sure the leasing company adequately maintains, promptly repairs, and replaces units as needed.

The leasing company must have a permit to dispose of waste to the sanitary sewer.

Do not place on or near storm drain inlets.

Dispose of cleaned vegetation properly
Cleared vegetation, tree trimmings, and other plant material can cause environmental damage if it gets into creeks. Such "organic" material requires large quantities of oxygen to decompose, which reduces the oxygen available for fish and other aquatic life.

Do not dispose of plant material in a creek or other waterway or leave it in a roadway where it can clog storm drain inlets.

Avoid disposal of plant material in trash dumpsters or mixing it with other wastes. Compost plant material or take it to a landfill or other facility that composts yard waste (check with the local planning or building department for more information).

Plan roadwork and pavement construction to avoid stormwater pollution
Road paving, surfacing, and asphalt removal happen right in the street, with numerous opportunities for stormwater pollution from the asphalt mix, saw-cut slurry, or excavated material. Properly proportioned asphalt mix and well-compact pavement avoid a host of water pollution problems.

Apply concrete, asphalt, and seal coat during dry weather to prevent contaminants from contacting stormwater runoff.

Cover storm drain inlets and manholes when paving or applying seal coat, slurry seal, fog seal, etc.

Always park paving machines over drip pans or absorbent materials, since they tend to drip continuously.

When making saw-cuts in pavement, use as little water as possible. Cover each catch basin completely with filter fabric during the sawing operation and contain the slurry by placing sand/gravel bags around the catch basin. After the liquid drains or evaporates, shovel or vacuum the slurry residue from the pavement or gutter and remove from site.

Wash down exposed aggregate concrete only when the wash water can: (1) flow onto a dirt area, (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.

Allow aggregate time to settle, and pump the water to the sanitary sewer if allowed by your local wastewater authority.

Never wash sweepings from exposed aggregate concrete into a street or storm drain. Collect and return to aggregate base stockpile, or dispose with trash.

Recycle broken concrete and asphalt (check with the local planning or building department for more information).

Specific Practices

Following is a summary of specific best management practices for erosion and sediment control and contractor activities. For more information on erosion and sediment control BMPs and their design, please refer to the RWQCB Erosion and Sediment Control Field Manual (August 2002), the CASQA Stormwater Best Management Practices Handbook for Construction (January 2003), and the Association of Bay Area Governments (ABAG) Manual of Standards for Erosion & Sediment Control Measures (May 1996).

Erosion Prevention and Sediment Control

Prevent erosion
Soil erosion is the process by which soil particles are removed from the land surface, by wind, water and/or gravity. Soil particles removed by stormwater runoff are pollutants that when deposited in local creeks, lakes, Bay or Delta, can have negative impacts on aquatic habitat. Exposed soil after clearing, grading, or excavation is easily eroded by wind or water. The following practices will help prevent erosion from occurring on the construction site:

Plan the development to fit the topography, soils, drainage pattern and natural vegetation of the site.

Delicately clear lines, easements, setbacks, sensitive or critical areas, trees, drainage courses, and buffer zones to prevent excessive or unnecessary disturbances and exposures.

Phase grading operations to reduce disturbed areas and time of exposure.

Avoid excavation and grading during wet weather.

Limit on-site construction structures and stabilize construction entrance (s) and exit (s).

Remove existing vegetation only when absolutely necessary.

Construct diversion ditches and drainage swales to channel runoff around the site.

Use berms and drainage ditches to divert runoff around exposed areas. Place diversion ditches across the top of cut slopes.

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Inspect portable toilets for leaks.

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The leasing company must have a permit to dispose of waste to the sanitary sewer.

Do not place on or near storm drain inlets.

Dispose of cleaned vegetation properly
Cleared vegetation, tree trimmings, and other plant material can cause environmental damage if it gets into creeks. Such "organic" material requires large quantities of oxygen to decompose, which reduces the oxygen available for fish and other aquatic life.

Do not dispose of plant material in a creek or other waterway or leave it in a roadway where it can clog storm drain inlets.

Avoid disposal of plant material in trash dumpsters or mixing it with other wastes. Compost plant material or take it to a landfill or other facility that composts yard waste (check with the local planning or building department for more information).

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Wash down exposed aggregate concrete only when the wash water can: (1) flow onto a dirt area, (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.

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Never wash sweepings from exposed aggregate concrete into a street or storm drain. Collect and return to aggregate base stockpile, or dispose with trash.

Recycle broken concrete and asphalt (check with the local planning or building department for more information).

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Best Management Practices

Wet and dry building materials with the potential to pollute runoff should be stored under cover and/or surrounded by berms when rain is forecast or during wet weather.

Store stockpiled materials and wastes under a temporary roof or secured plastic sheeting or tarp.

Berm around storage areas to prevent contact with runoff.

Plaster or other powders can create large quantities of suspended solids in runoff, which may be toxic to aquatic life and cause serious environmental harm even if the materials are inert. Store all such potentially polluting dry materials—especially open bags—under a temporary roof or inside a building, or cover securely with an impermeable tarp. Properly storing dry materials, you may also help protect air quality, as well as water quality.

Store containers of paints, chemicals, solvents, and other hazardous materials in accordance with secondary containment regulations and under cover during rainy periods.

Non-hazardous paint chips and dust from dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash. Chemical paint stripping residues and chips and dust from marine paints or paints containing lead or tributyl tin must be disposed of as a hazardous waste.

When stripping or cleaning building exteriors with high-pressure water, cover or berm storm drain inlets. If possible (and allowed by your local water treatment plant), collect (scoop or vacuum) building cleaning water and discharge to the sanitary sewer. Alternatively, discharge non-contaminated wash water onto a dirt area and spillade into the soil. Be sure to shovel or sweep up any debris that remains in the gutter and dispose of as garbage.

Clean up paints, solvents, adhesives, and cleaning solutions properly
Although many paint materials can and should be recycled for reuse, Never dispose of washout into the street, storm drains, drainage ditches, or creeks.

Whenever possible, return contents of mixer barrel to the yard for recycling. Dispose of small amounts of excess concrete, grout, and mortar in the trash.

Service and maintain portable toilets
Leaking portable toilets are a potential health and environmental hazard.

Inspect portable toilets for leaks.

Be sure the leasing company adequately maintains, promptly repairs, and replaces units as needed.

The leasing company must have a permit to dispose of waste to the sanitary sewer.

Do not place on or near storm drain inlets.

Dispose of cleaned vegetation properly
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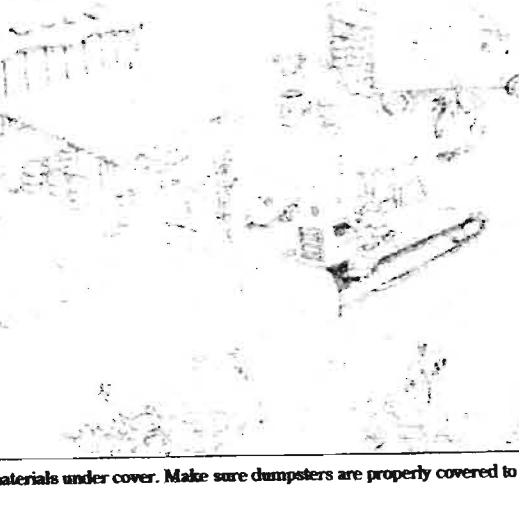
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Store building materials under cover. Make sure dumpsters are properly covered to keep out rain.

residues, paint chips, and dust blasting material and wash water. These wastes contain chemicals that are harmful to the wildlife in our creeks and the water bodies they flow to. Keep all paint wastes away from the gutter, street, and storm drains.

Cover and maintain dumpsters
Open and/or leaking dumpsters can be a source of stormwater pollution.

Cover open dumpsters with plastic sheeting or a tarp. Secure the sheeting or tarp around the outside of the dumpster. If your dumpster has a cover, close it.

If a dumpster is leaking, contain and collect leaking material. Return the dumpster to the leasing company for repair/exchange.

Do not clean dumpsters on-site. Return to leasing company for periodic cleaning, if necessary.

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TITLE INFO

RECORDING REQUESTED BY:
 Old Republic Title Company
 Escrow No.: 0457024372
 APN: 195-194-06, 195-194-05, 195-194-26
 When Recorded Mail Document and Tax Statements to:
 Kelly Anne Bates Revocable Trust dated April 17, 2008
 185 Prospect St.
 Woodside, CA 94062

2024-0004915
 Recorded REC FEE 20.00
 Official Records County of Marin SB2 HOUSING 75.00
 SHELLEY SCOTT
 Assessor-Recorder
 County Clerk
 01:35PM 26-Feb-2024 Page 1 of 3

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ORDER NO. : 0457024372

EXHIBIT A

The land referred to is situated in the unincorporated area of the County of Marin, State of California, and is described as follows:

PARCEL ONE:
 Lots 11, 12 and 13 in Block 2, "Map of N. H. Stinsons Subdivision No. 3" recorded August 5, 1915 in Book 4 of Maps at Page 90.

APN: 195-194-05 (Lot 11)
 195-194-06 (Lots 12 and 13)

PARCEL TWO:
 Beginning at the most Southerly corner of Lot 12, in Block 2, as shown upon that certain Map entitled, "Map of N. H. Stinsons Subdivision No. 3 at Stinson Beach", recorded August 5, 1915 in Book 4 of Maps, at Page 90, Marin County Records, running thence Easterly in a direct line to the most Northerly corner of Lot 29; thence northerly in a direct line to the southeast corner of Lot 13 in said Block 2; thence Southwesterly along the Southeasterly lines of Lot 13 and Lot 12, 53.8 feet to the point of beginning.

APN: 195-194-26

Correctory Grant Deed

R&T 11911- This document is being recorded to correct the Scrivener's Error in the legal description of that certain Grant Deed recorded 8/31/2022 as recorder's series no. 2022-0031079.

The undersigned grantor(s) declare(s):
 Documentary Transfer Tax is \$0.00 R&T 11911 - Correctory Grant Deed
 (X) computed on full value of property conveyed, or
 () computed on full value less of liens and encumbrances remaining at time of sale.
 (X) Unincorporated area: () City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Craig C. Hood, Trustee of the Claudia Chapline Living Trust established May 9, 1989 hereby GRANT(S) to

Kelly Anne Bates, Trustee of Kelly Anne Bates Revocable Trust dated April 17, 2008

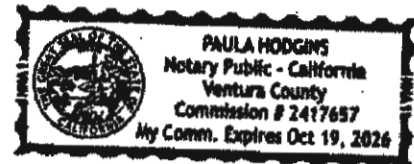
that property in Unincorporated area of Marin County, State of California, described as follows:
 *** See "Exhibit A" attached hereto and made a part hereof. ***

Date: January 11, 2024

the Claudia Chapline Living Trust established May 9, 1989

By: *[Signature]*
 Craig C. Hood, Trustee

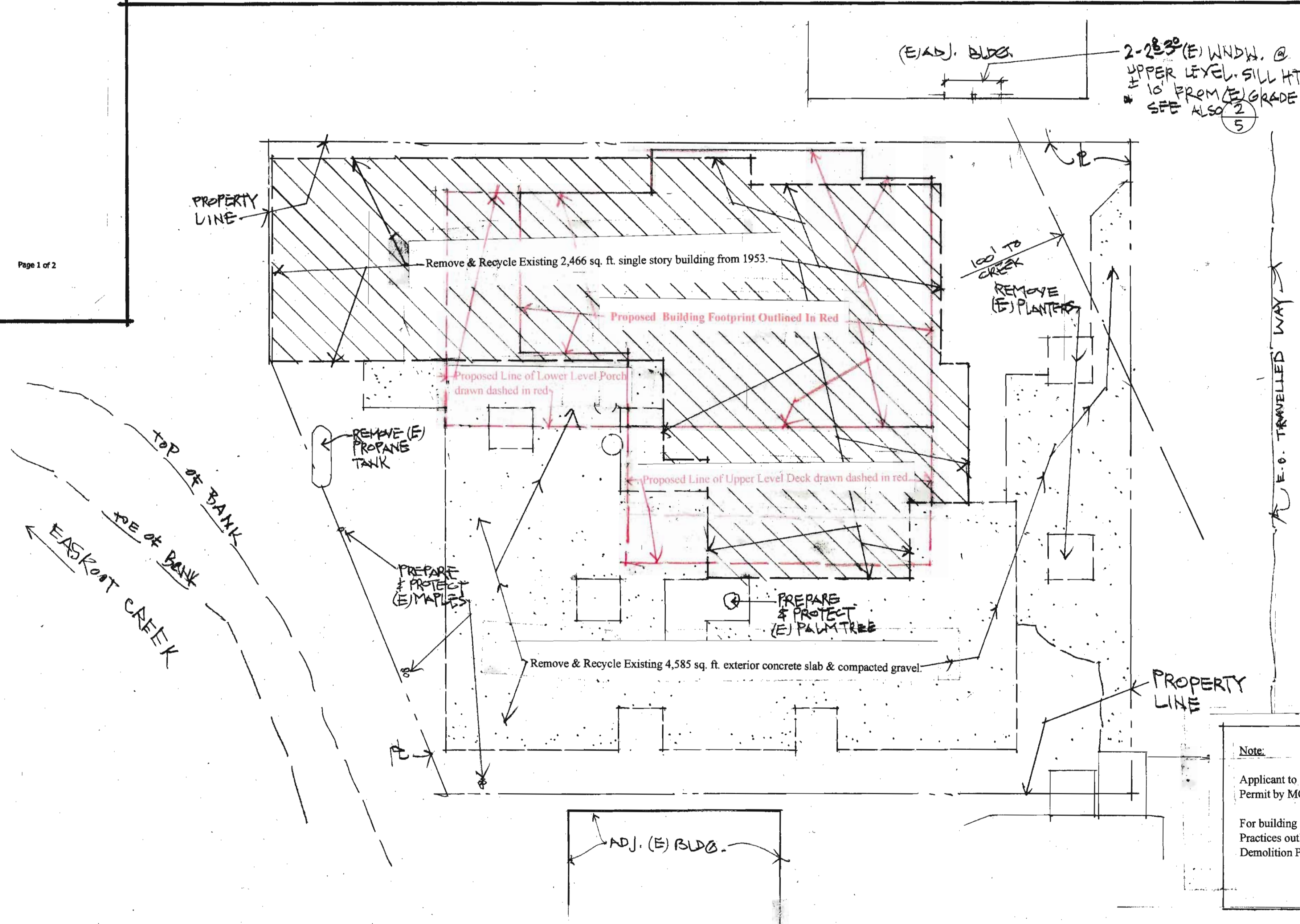
State of California
 County of Marin
 On 2/11/24 before me, Paula Hodgins a Notary Public, personally appeared Craig C. Hood who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
 I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
 WITNESS my hand and official seal.
 Signature: Paula Hodgins
 Name: PAULA HODGINS
 (Typed or Printed)



MICHAEL MITCHELL
 DESIGN & DRAUGHTING
 P.O. BOX 635
 STINSON BEACH
 CALIFORNIA
 94970
 (415) 868 0419

PLANNING SET

PROPOSED MIXED USE BUILDING FOR:
 KELLY BATES & BULL SCOTT
 3445 STATE ROUTE #1,
 STINSON BEACH,
 CALIFORNIA
 A.P. #195-194-06

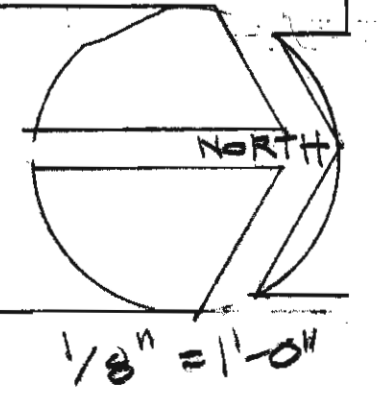


See also:
 Phelps Land Surveyors for Topo Map
 AYS Engineering for Waste Water Plans
 AYS Engineering or Civil Engineering Plans
 Miller Pacific Engineering Group for Geotechnical Feasibility
 Herrin Landscape Design for Landscape Plans & VMP
 Julia King Botany & Wetland Science for Biological Assessment

Note:
 Applicant to secure BASMAA Demolition Permit for the project prior to issuance of a Building Permit by MCDPW.

For building demolition & removal, the applicant shall follow the BASMAA Best Management Practices outlined on Sheet #1 of this drawing set, as well as complying to the BASMAA Demolition Permit Requirements for this project.

Project Datum is NAVD 1988, Marin G. I. S.



1/2 DEMO & RECYCLE PLAN
 PROPOSED BUILDING FOOTPRINT IN RED

DATE: 25

DRAWN: MAM

1.2

NOTES

The Code Editions used for this project are the: 2022 C.B.C., or the 2022 C.R.C., 2022 C.M.C., 2022 C.P.C., 2022 C. Elec. C., 2022 C. Energy C., 2022 C.F.C.

Zoning: C-VCR
Project Longitude & Latitude: N. 37.898 W. 122.638
Project Datum: See Phelps & Associates Land Surveyors for Topo Map & Project Datum.

See AYS Civil Engineering drawings for: Erosion Control & Site Plan, Grading Plan, Driveway & Parking Plan, Drainage Plan, Storm Drainage Treatment Plan & Prelim Utilities Plan.

The design engineer shall certify to the County in writing upon the completion of work that all grading & drainage improvements were installed in accordance with the approved plans & field directions. Certification letters shall reference building permit #'s, or #'s for specific work being certified, the address of the property & the A.P. #, and shall be signed & stamped by the certifying professional.

All plans & construction activity for, and at the site shall consider the potential for erosion & sedimentation at the construction site, and shall comply with MCC 24.04.625 & 24.04.627. Also per MCC 23.18.093, any construction contractor performing work in the County shall implement appropriate BMP's to prevent the discharge of construction wastes or contaminants from construction materials, tools & equipment from entering County storm drain systems.

Site Grading. The ground immediately adjacent to the foundation shall comply with Sec. 1804.3 of C.B.C., or Sec. R401.3 of C.R.C.

- Shall be sloped away from building at a slope of not less than one unit vertical in 20 units horizontal (5% slope) for a min. distance of 10' measured perpendicular to the face of the wall.
- If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternate method of diverting water away from the foundation.
- Swales used for this purpose shall be sloped a min. of 2-percent where located within 10 feet of a building foundation.

Surface drainage shall be directed from the foundation at a min. slope of 5%. Site surface drainage across property lines shall not exceed that which existed prior to grading.

As per MCC24.04.016, if construction activity, equipment, vehicles, and/or material delivery & storage cause damage to any existing facility (e.g. pavement, curb, gutter, sidewalk, landscaping) beyond normal wear & tear, as determined by the Agency, then the permittee shall be responsible for same.

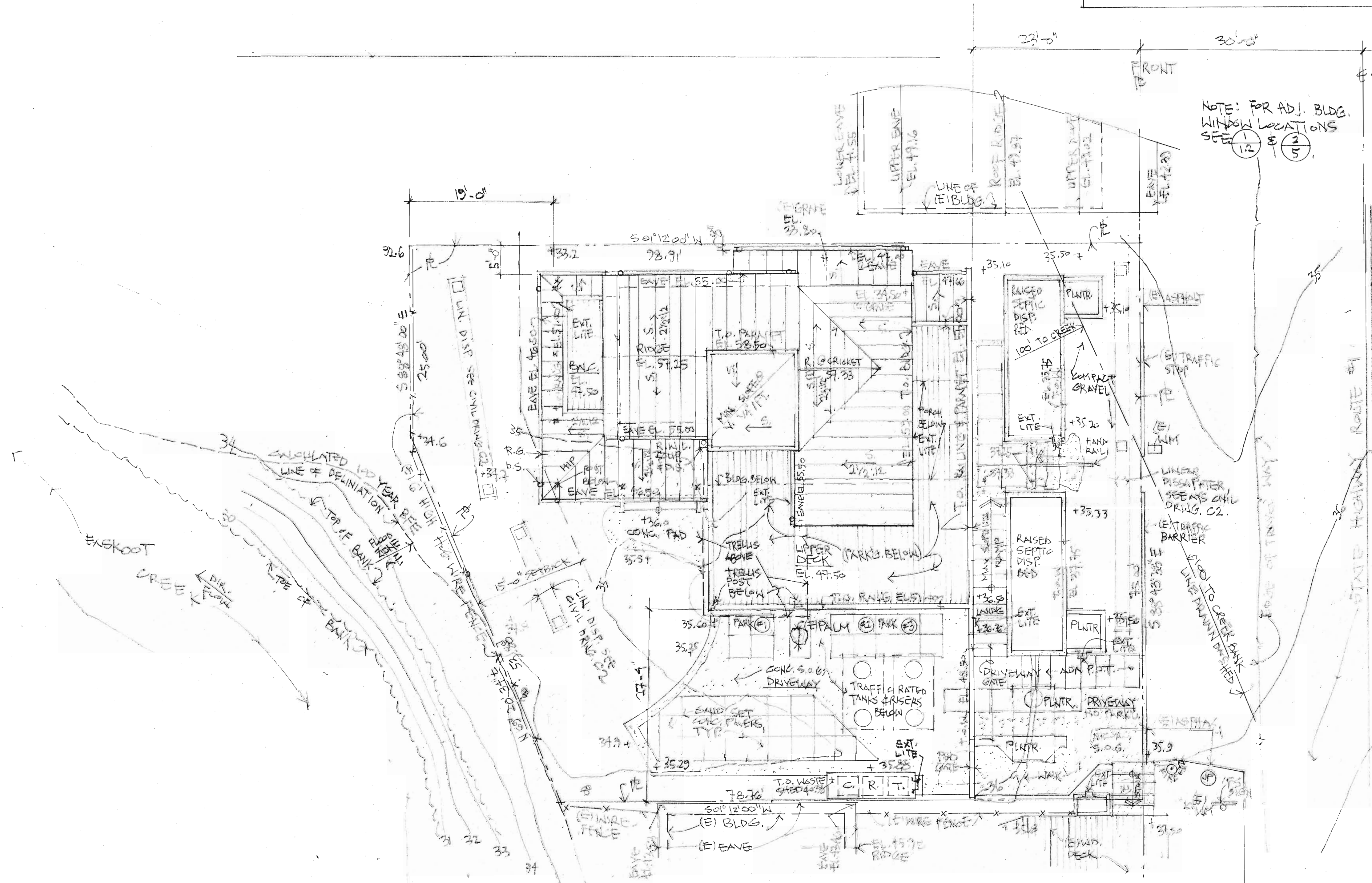
DEFER SUBMITTAL FOR:

- Fire Sprinkler Drawings & Calc. for installation of fire sprinkler system to the fire jurisdiction. All drawings & calcs. shall have:
 - The owners name, project address & the A.P. # in the Title Block.
 - Wet stamp & signature of the designer (C16 contractor).
 - Framing Inspection hold one project pending the above Sprinkler Plans & Calcs.
 - Special Inspection required for 'HERS'.

MICHAEL MITCHELL
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P.O. Box 675
STINSON BEACH
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94970
(415) 868-0444

PLANNING SET

PROPOSED MIXED USE BUILDING FOR:
KELLY BATES & BILL SCOTT
3445 STATE ROUTE #1, A.P. #195-194-06
STINSON BEACH, CALIFORNIA



NOTE: FOR ADJ. BLDG. WINDOW LOCATIONS SEE 1/2 & 2/5

Please see also:

- Miller Pacific Engineering Group for Geotechnical Engineering Assessment.
- Phelps Land Surveyors for Topo Map.
- Herrin Landscape Design Inc. for Vegetation Management Plan & Landscape Design.
- AYS Engineering for Civil Engineering.
- AYS Engineering for Waste Water Plans.
- JK Botany & Wetland Science for Biological Assessment.

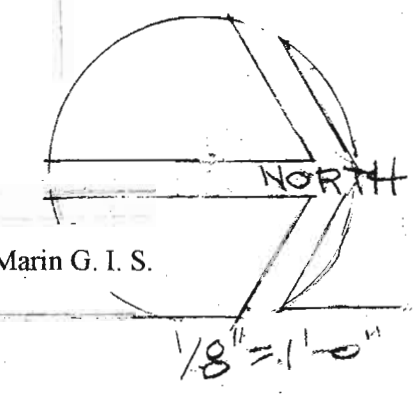
All exterior light fixtures to be low wattage, hooded, recessed & less than 24" above adjacent finished grade, hardscape, or decking.

See Floor Plans & Elevations for exterior light fixture locations.

See Elevation Sheet #5 for exterior lighting fixture specification information.

SITE & ROOF PLAN W/ CONSTRAINTS

Project Datum is NAVD 1988, Marin G. I. S.



DATE: 3.20.25

DRAWN: MAM

2

MICHAEL MITCHELL
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 CALIFORNIA
 94970
 (415) 327-4143

PLANNING SET

NOTE: FOR ADJ. BLDG.
 WINDOW LOCATIONS
 SEE 1 2 5
 12 5

See Also:
 Phelps Land Surveyors for Topo Map
 AYS Engineering for Waste Water Plans
 AYS Engineering for Civil Engineering Plans
 Miller Pacific Engineering Group for Geotechnical Feasibility
 Herrin Landscape Design Inc. for Landscape Design Plan & VMP
 Julia King Botany & Wetland Science for Biological Assessment

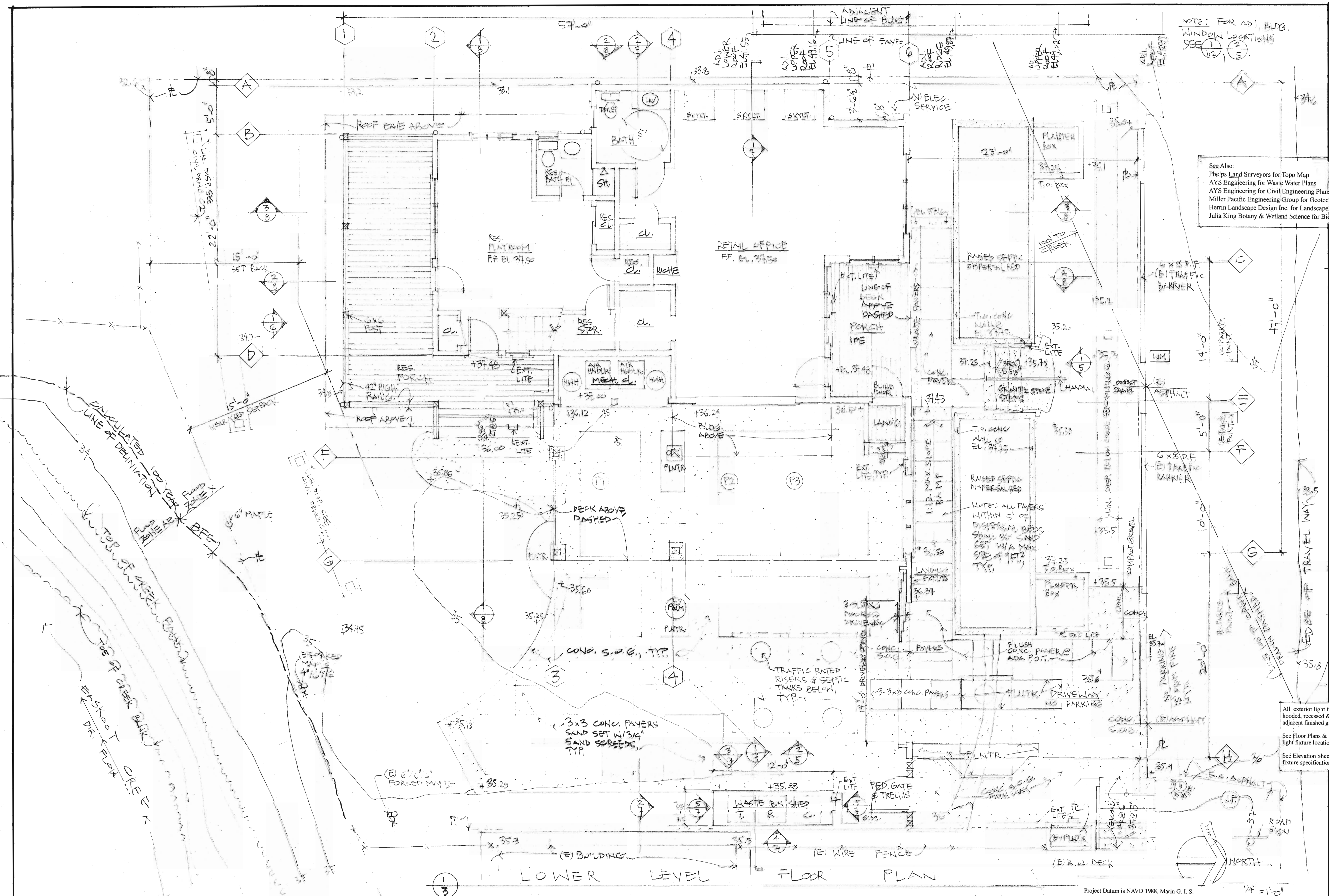
PROPOSED MIXED USE BUILDING FOR:
 KELLY BATES & BILL SCOTT
 3445 STATE ROUTE #1, A.P.#95-194-06
 STINSON BEACH, CALIFORNIA

All exterior light fixtures to be low wattage, hooded, recessed & less than 24" above adjacent finished grade, hardscape, or decking.
 See Floor Plans & Elevations for exterior light fixture locations.
 See Elevation Sheet #5 for exterior lighting fixture specification information.

DATE: 3.20.25

DRAWN: MAM

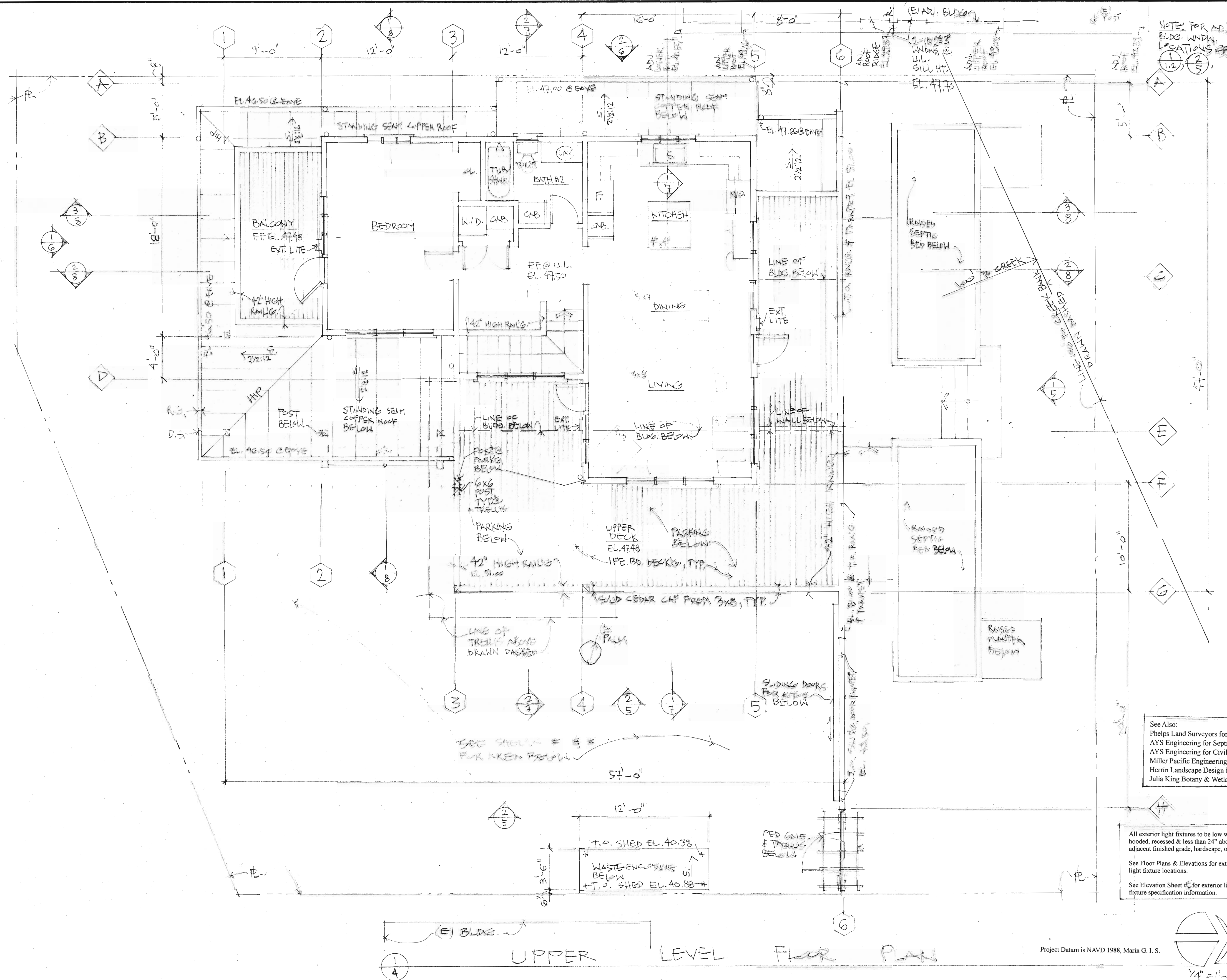
3



LOWER LEVEL FLOOR PLAN

Project Datum is NAVD 1988, Marin G. I. S.

1/4" = 1'-0"



NOTE: FOR ADJ. BLDG. WNDW. LOCATIONS SEE 1, 2, 3, 4, 5.

See Also:
 Phelps Land Surveyors for Topo Map
 AYS Engineering for Septic Plans
 AYS Engineering for Civil Engineering
 Miller Pacific Engineering Group for Geotechnical Feasibility
 Herrin Landscape Design for Landscape Plan & VMP
 Julia King Botany & Wetland Science for Biological Assessment

All exterior light fixtures to be low wattage, hooded, recessed & less than 24" above adjacent finished grade, hardscape, or decking.
 See Floor Plans & Elevations for exterior light fixture locations.
 See Elevation Sheet # for exterior lighting fixture specification information.

MICHAEL MITCHELL
 DESIGN & ARCHITECTURE
 10000 STINSON BLVD
 SUITE 100
 SAN FRANCISCO, CA 94133
 415.388.4449

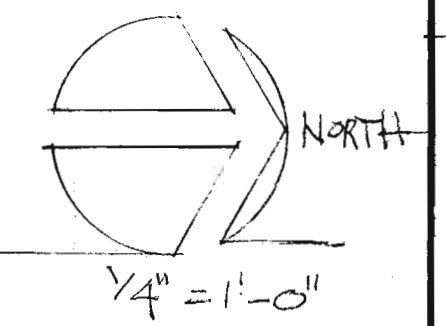
PLANNING SET

PROPOSED MIXED USE BUILDING FOR:
 KELLY BATES & BILL SCOTT
 20445 STATE ROUTE #1, A.P. #195-194-06
 STINSON BLVD., CALIFORNIA

DATE: 3/20/25

DRAWN: MAM

Project Datum is NAVD 1988, Marin G. I. S.

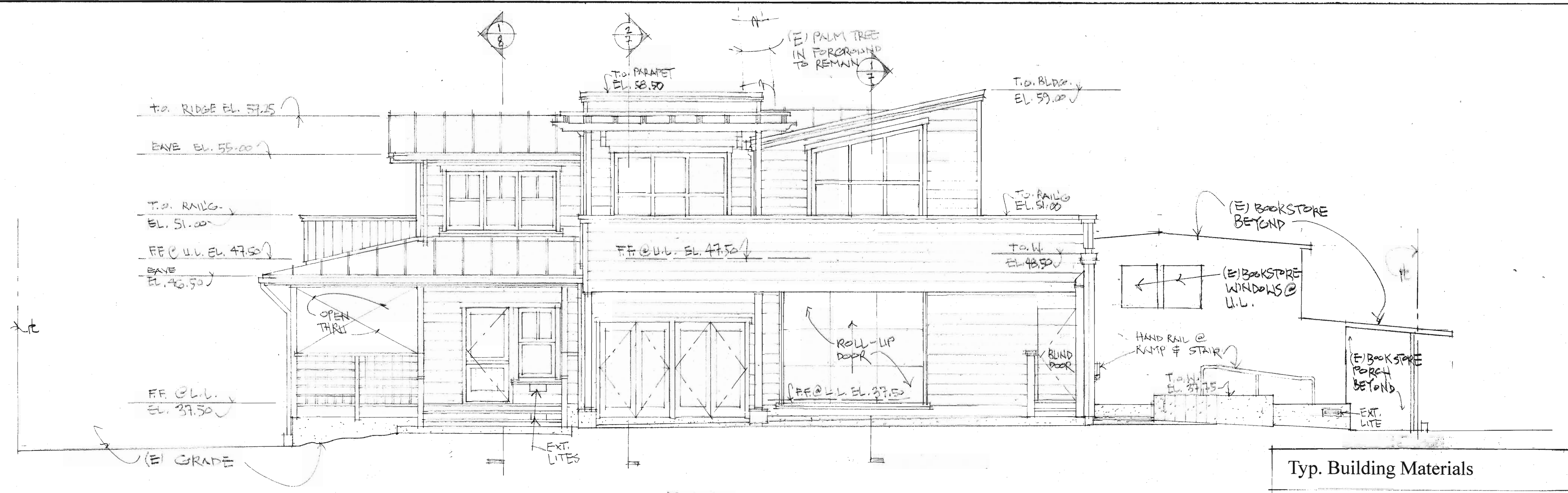


UPPER LEVEL FLOOR PLAN

MICHAEL MITCHELL
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 94170
 (415) 863-0440

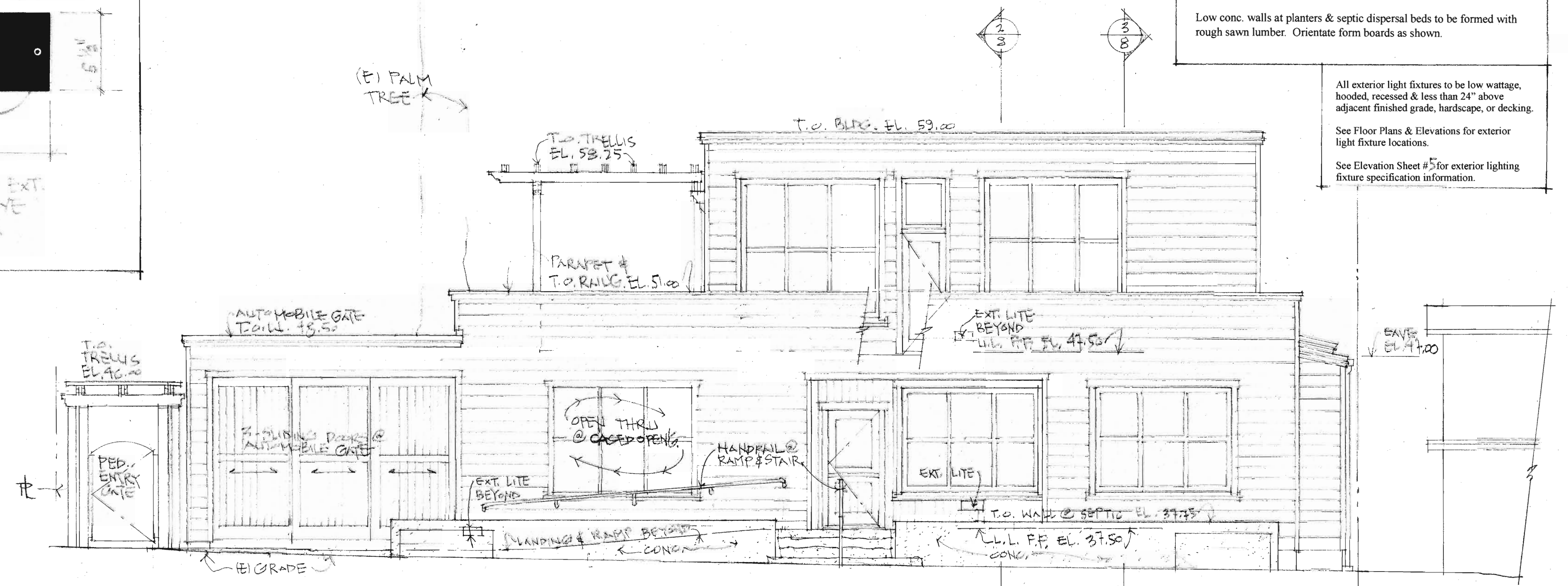
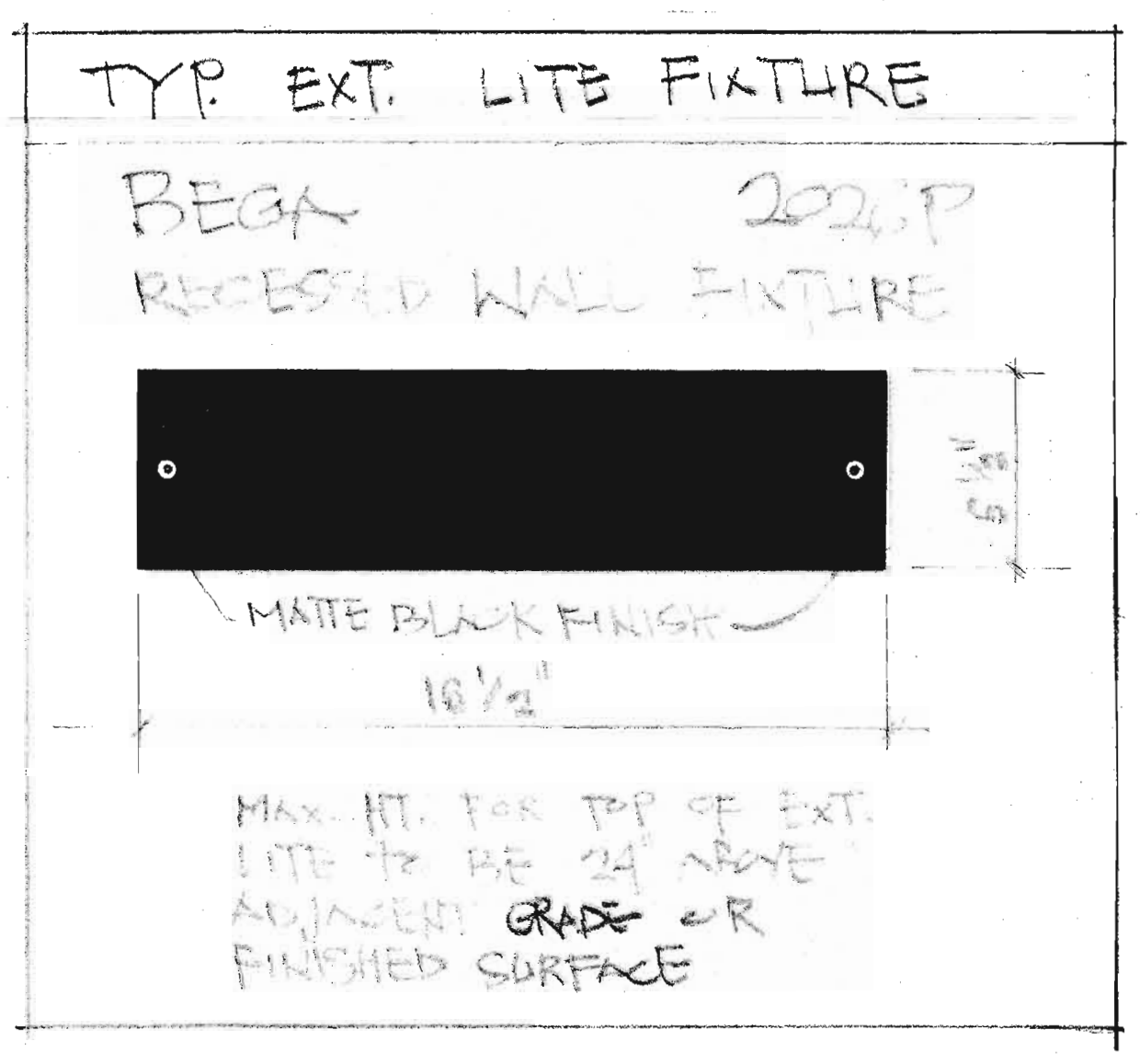
PLANNING SET

PROPOSED MIXED USE BUILDING FOR:
 KELLY BATES & BILL SCOTT
 3445 STATE ROUTE #1, ARAIDS-194-06
 STINSON BEACH, CALIFORNIA



2
5 EAST ELEVATION

Typ. Building Materials	
16 oz. copper at standing seam roofs, flashings, rain gutters, leader boxes & downspouts.	
2x trims, fascia & 1 x 6 board siding to be WUI compliant thermally treated hem fir by MetaVerde with clear seal finish.	
Anodize window & door frames dark bronze.	
All glazing & windows, doors & skylts. to be WUI compliant insulated double pane temp. glass.	
Solid cedar posts & railing caps with black hog wire at Porch guardrails.	
Paint 1.5" flat bar railings matte black at stair & ramp.	
Low conc. walls at planters & septic dispersal beds to be formed with rough sawn lumber. Orientate form boards as shown.	
All exterior light fixtures to be low wattage, hooded, recessed & less than 24" above adjacent finished grade, hardscape, or decking.	
See Floor Plans & Elevations for exterior light fixture locations.	
See Elevation Sheet #5 for exterior lighting fixture specification information.	



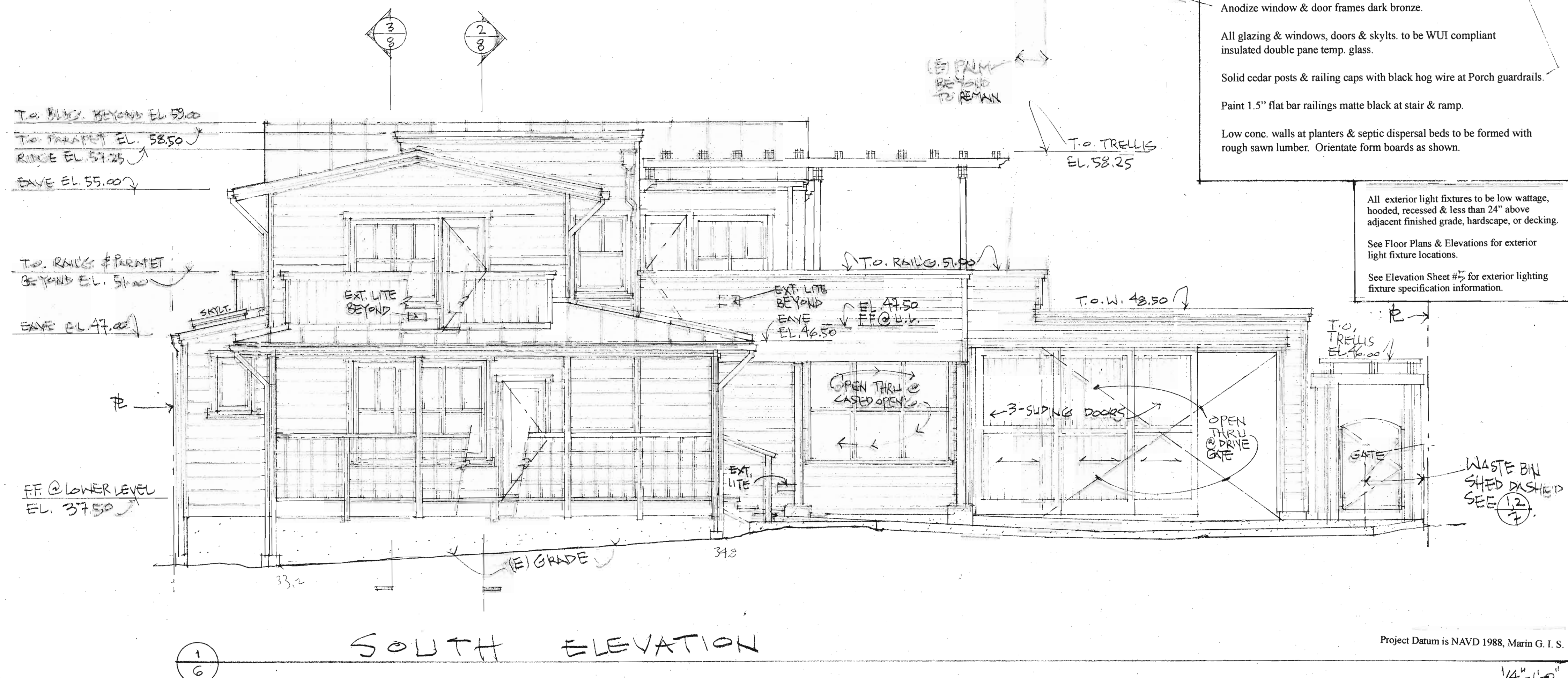
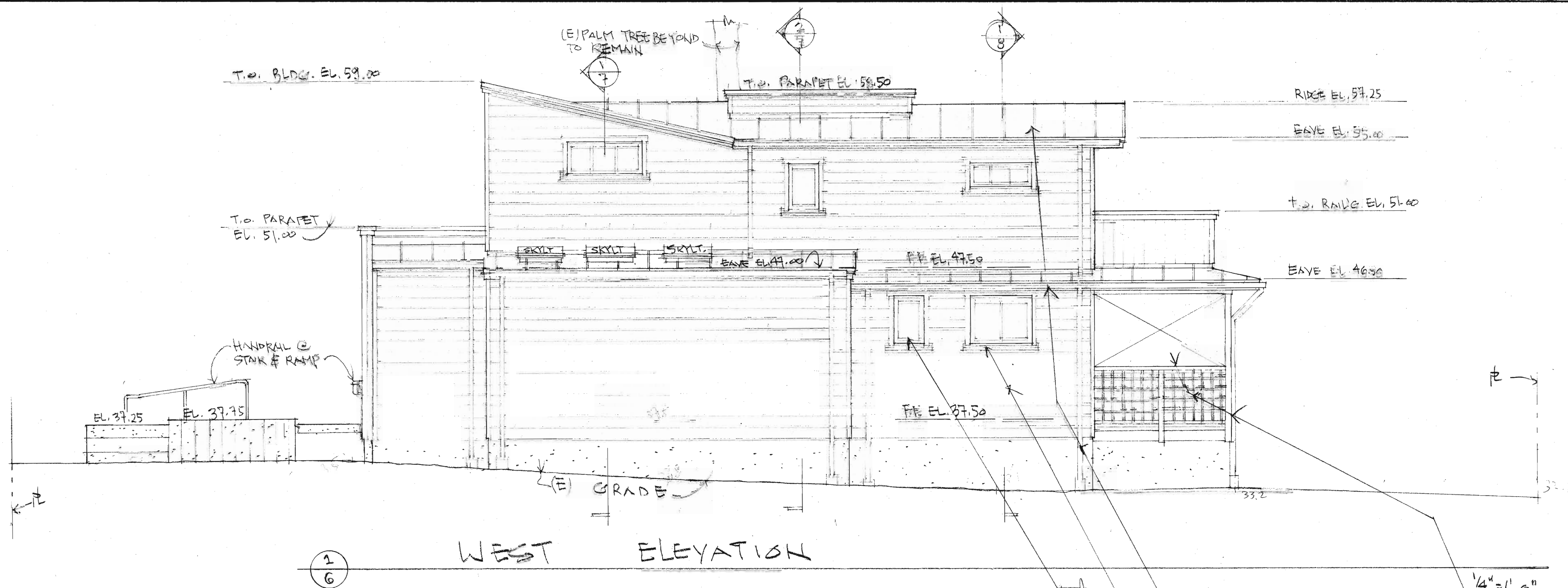
1
5 NORTH ELEVATION

Project Datum is NAVD 1988, Marin G. I. S.
 1/4" = 1'-0"

DATE: 3.20.25

DRAWN: MAM





Typ. Building Materials

- 16 oz. copper at standing seam roofs, flashings, rain gutters, leader boxes & downspouts.
- 2x trims, fascia & 1 x 6 board siding to be WUI compliant thermally treated hem fir by MetaVerde with clear seal finish.
- Anodize window & door frames dark bronze.
- All glazing & windows, doors & skylts. to be WUI compliant insulated double pane temp. glass.
- Solid cedar posts & railing caps with black hog wire at Porch guardrails.
- Paint 1.5" flat bar railings matte black at stair & ramp.
- Low conc. walls at planters & septic dispersal beds to be formed with rough sawn lumber. Orientate form boards as shown.

All exterior light fixtures to be low wattage, hooded, recessed & less than 24" above adjacent finished grade, hardscape, or decking.

See Floor Plans & Elevations for exterior light fixture locations.

See Elevation Sheet #15 for exterior lighting fixture specification information.

MICHAEL MITCHELL
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P.O. BOX 995
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CALIFORNIA
94970
(415) 868-0447

PLANNING SET

PROPOSED MIXED USE BUILDING FOR:
KELLY BATES & BILL SCOTT
3445 STATE ROUTE #1, A.P. #195-194-02
STUNTS BEACH, CALIFORNIA

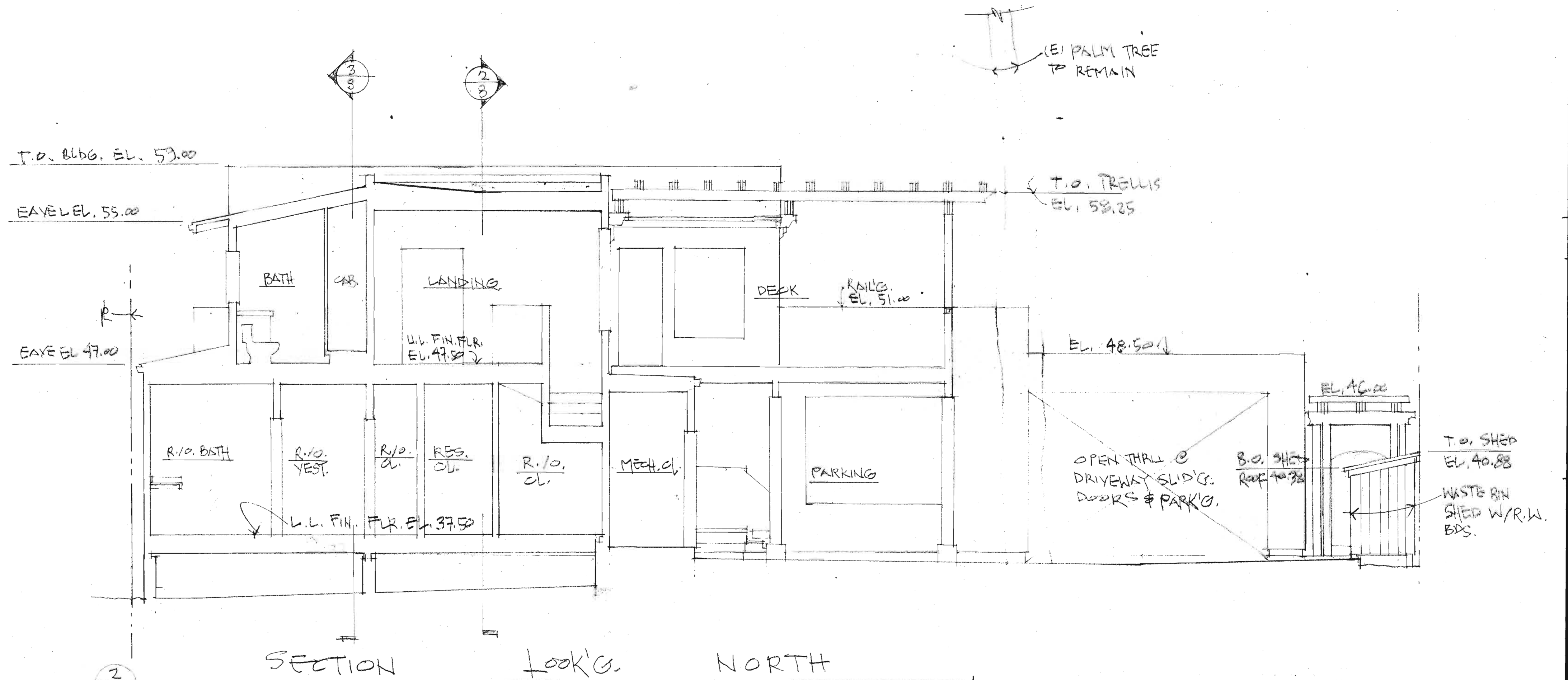
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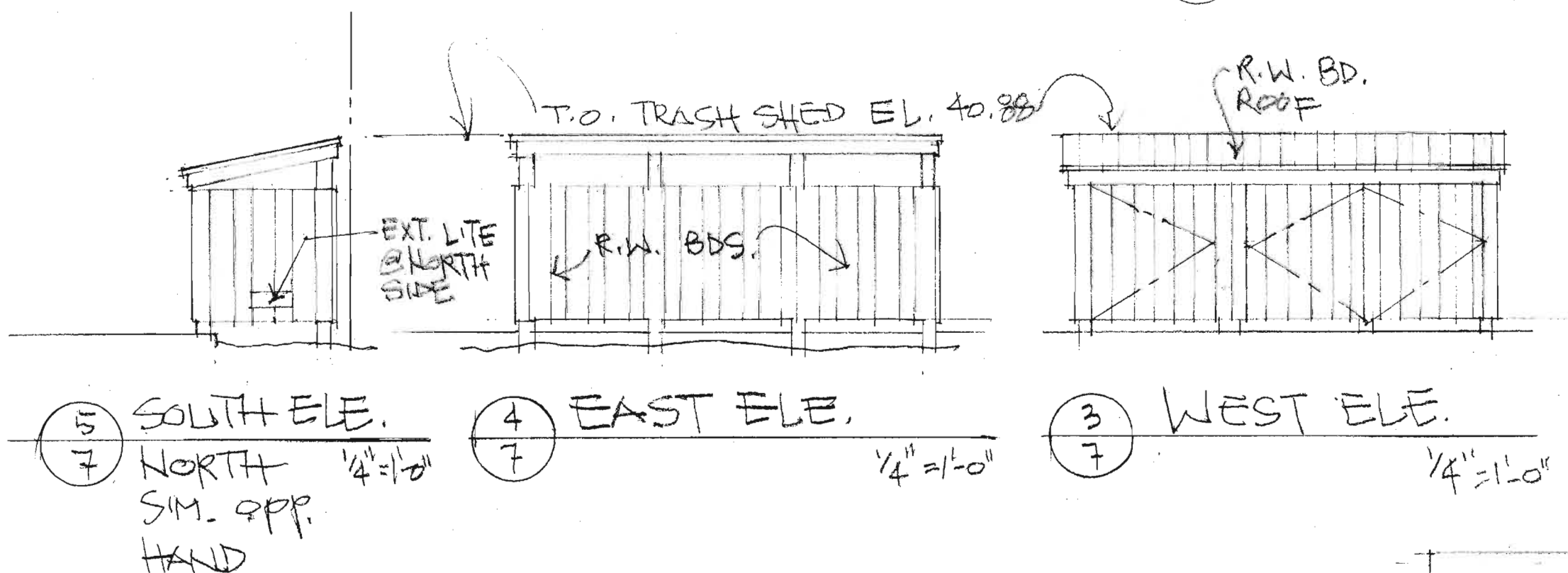
6

MICHAEL MITCHELL DESIGN & DRAUGHTING
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 (415) 868-0449

PLANNING SET



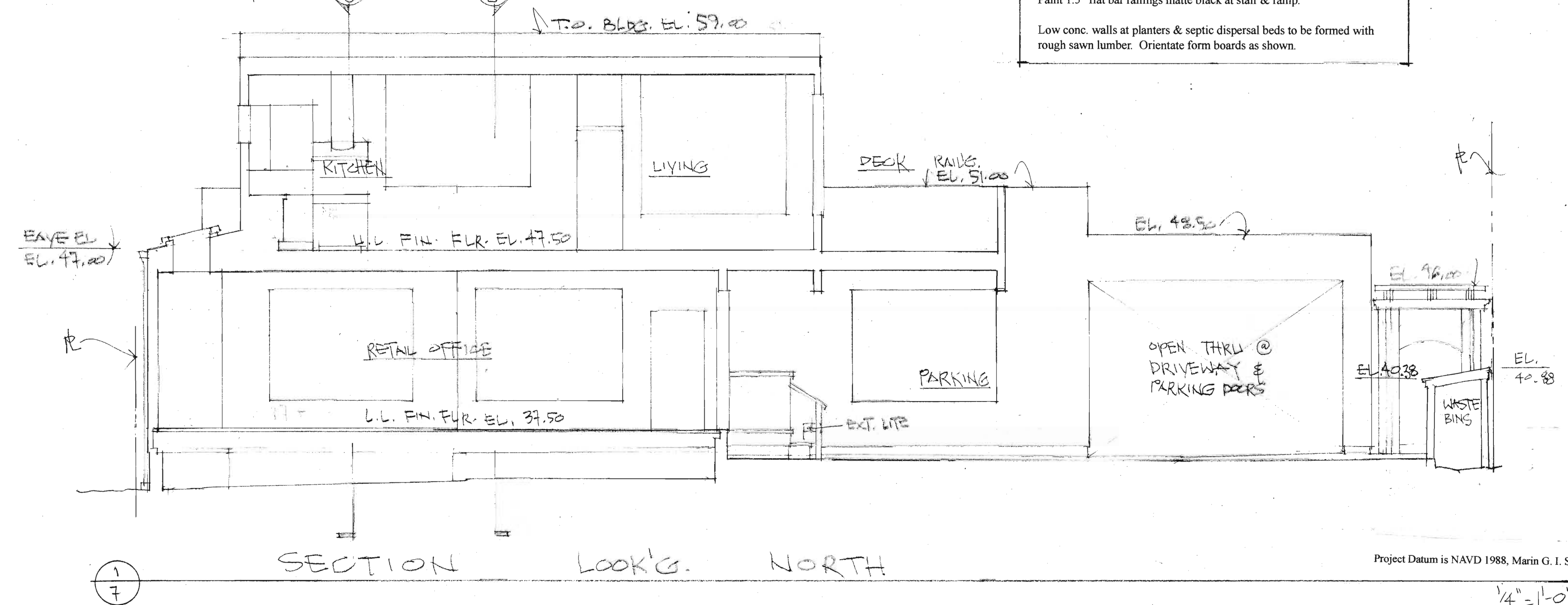
SECTION LOOK'G. NORTH



SECTION LOOK'G. NORTH

Typ. Building Materials		1/4" = 1'-0"
16 oz. copper at standing seam roofs, flashings, rain gutters, leader boxes & downspouts.	2x trims, fascia & 1 x 6 board siding to be WUI compliant thermally treated hem fir by MetaVerde with clear seal finish.	All exterior light fixtures to be low wattage, hooded, recessed & less than 24" above adjacent finished grade, hardscape, or decking.
Anodize window & door frames dark bronze.	All glazing & windows, doors & skylts. to be WUI compliant insulated double pane temp. glass.	See Floor Plans & Elevations for exterior light fixture locations.
Solid cedar posts & railing caps with black hog wire at Porch guardrails.	Paint 1.5" flat bar railings matte black at stair & ramp.	See Elevation Sheet #5 for exterior lighting fixture specification information.
Low conc. walls at planters & septic dispersal beds to be formed with rough sawn lumber. Orientate form boards as shown.		

PROPOSED MIXED USE BUILDING FOR:
 KELLY BATES & BILL SCOTT
 3445 STATE ROUTE #1, A.P. #195-194-06
 STINSON BEACH, CALIFORNIA



SECTION LOOK'G. NORTH

Project Datum is NAVD 1988, Marin G. I. S.

1/4" = 1'-0"

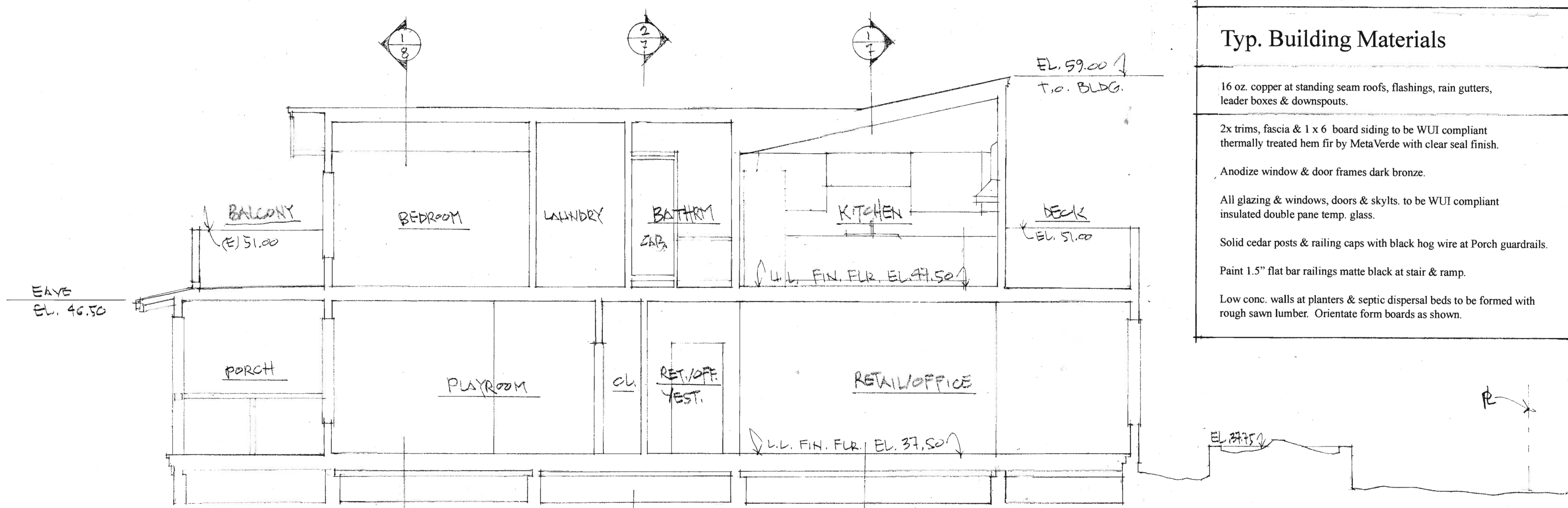
DATE: 3/20/25

DRAWN: MAM

MICHAEL MITCHELL
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 CALIFORNIA
 94970
 (415) 868 0449

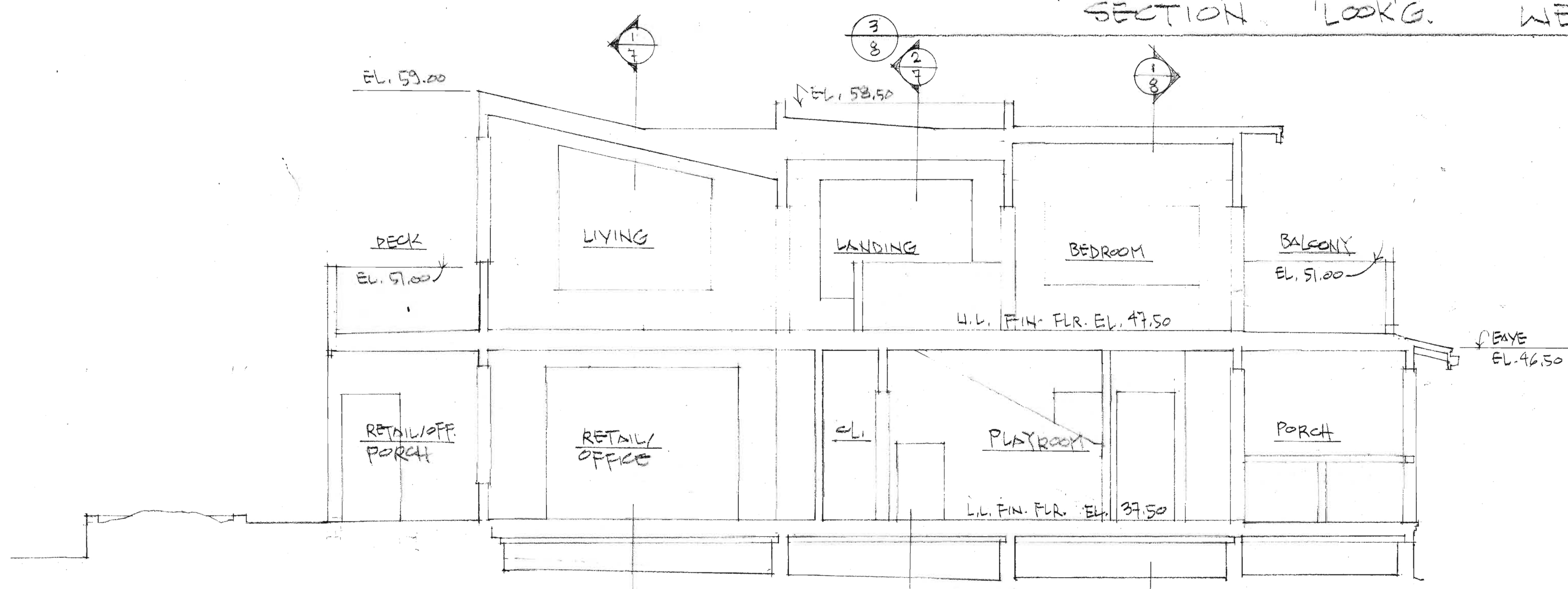
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PLANNING SET



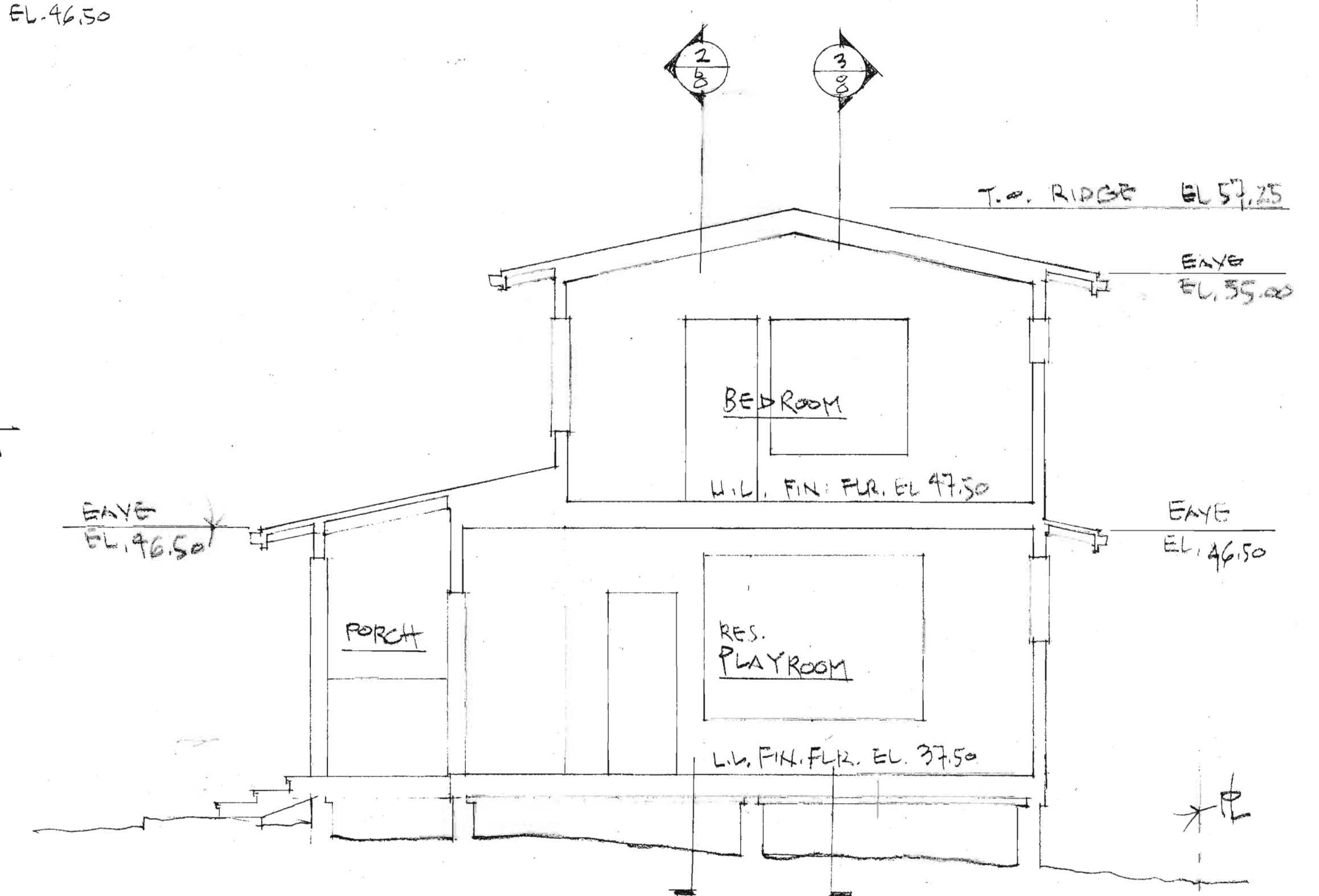
SECTION LOOK'G. WEST

1/4" = 1'-0"



SECTION LOOK'G. EAST

1/4" = 1'-0"



SECTION LOOK'G. SOUTH

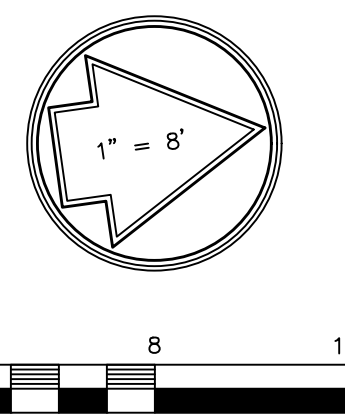
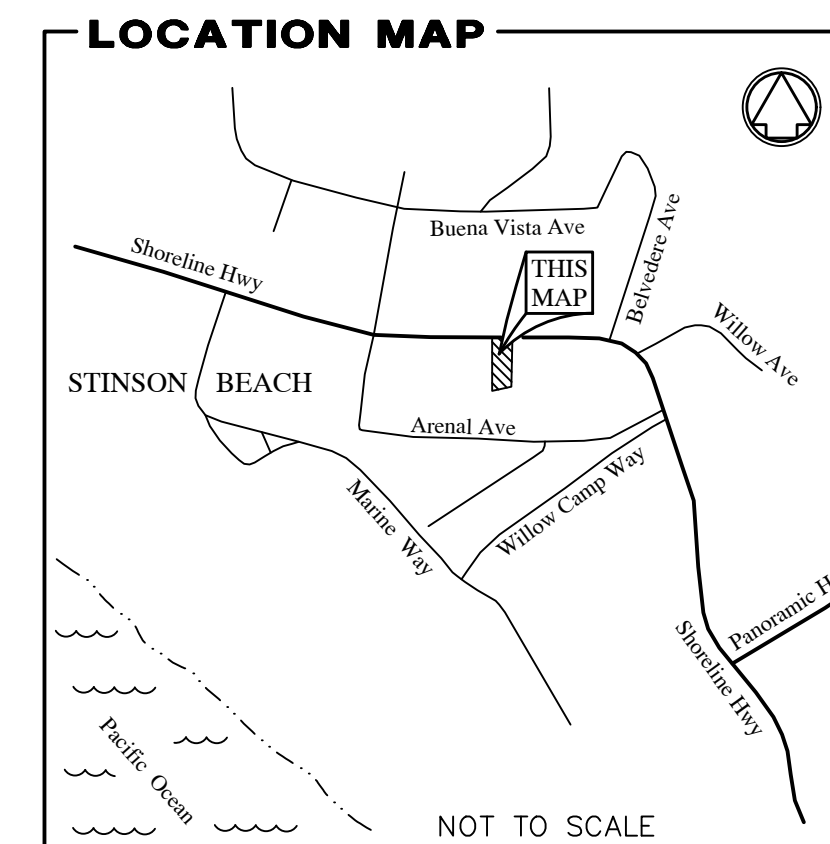
1/4" = 1'-0"

PROPOSED MIXED USE BUILDING FOR:
 KELLY BATES & BILL SCOTT
 3445 STATE ROUTE #1, A.P. #195-194-06
 STINSON BEACH, CALIFORNIA

DATE: 3.20.25

DRAWN: MAM

8



LEGEND

	APPROXIMATE TREE DRIP LINE
	FENCE LINE
	OVERHEAD LINES
	PROPERTY CORNER MONUMENT
	TOP OF BANK
	SURVEY CONTROL POINT
	26" DIAMETER SEPTIC LID
	HOSE BIB
	JOINT POLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	BACK FLOW PREVENTOR
	LIQUID PROPANE
	ASPHALTIC CONCRETE
	TOP OF WALL
	BOTTOM OF WALL
	JAPANESE MAPLE
	CALCULATED FEMA 100 YEAR BASE FLOOD ELEVATION PER FIRM PANEL NO. 06041C0444E DATED AUGUST 15, 2017.
	CREEK RESERVATION PER N.H. STINSON'S SUB No. 3, 4 MAPS 90

MAPPING NOTES

THE ELEVATIONS AND RELATIVE POSITIONS OF FEATURES SHOWN HEREON ARE IN CONFORMANCE WITH THE NATIONAL STANDARDS OF THE AMERICAN CONGRESS ON SURVEYING AND MAPPING.

A TITLE REPORT WAS NOT SUPPLIED, THEREFORE EASEMENTS OF RECORD (IF ANY) WERE NOT PLOTTED.

PROPERTY LINES SHOWN PER AN IN PROGRESS RECORD OF SURVEY.

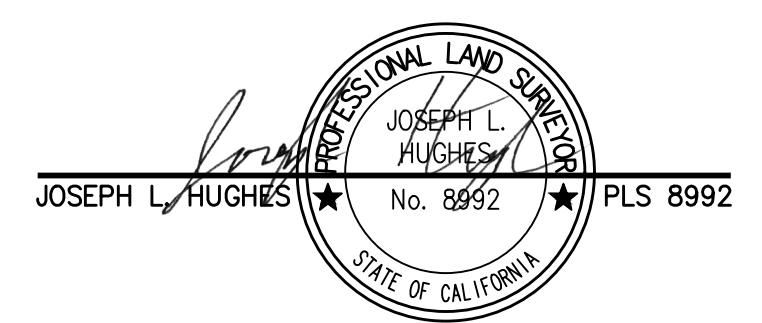
ATTENTION

THIS MAP IS BEING PROVIDED IN AN ELECTRONIC CAD FILE AT THE REQUEST OF THE CLIENT. SINCE THE CAD FILE IS ALTERABLE, IT CANNOT CONSTITUTE OUR FINISHED WORK PRODUCT. ACCORDINGLY, WE DELIVERED A SIGNED PDF ALONG WITH THE CAD FILE. THE SIGNED PDF CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IT MUST BE REFERRED TO FOR THE ORIGINAL DRAWING INFORMATION. PHELPS & ASSOCIATES, INC., SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC CAD FILE, NOR FOR ANY PRODUCTS DERIVED THEREFROM.

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BENCHMARK

BENCHMARK: NGS OPUS OBSERVATION AT CP-3. ELEVATION = 26.14' (NAVD88).



APN 195-194-06

REVISED 1/09/2024
 REVISED 11/21/2023
 REVISED 10/09/2023
 REVISED 6/22/2023

TOPOGRAPHIC MAP

BILL SCOTT
 3445 SHORELINE HIGHWAY 1, STINSON BEACH
 COUNTY OF MARIN STATE OF CALIFORNIA

DATE: 10/10/2022	 632 PETALUMA AVE., SEBASTOPOL, CALIFORNIA 95472 / (707) 829-0400	SHEET: 1 OF 1
SCALE: 1" = 8'		JOB No. MARIN-2022-15

USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THERE OF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION IN WHOLE OR IN PART, IS PROHIBITED. TITLE REMAINS WITH HERRIN LANDSCAPE DESIGN. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIME FACE EVIDENCE OF THESE RESTRICTIONS.

GENERAL NOTES:

- DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS. TYPICAL DETAILS AND GENERAL NOTES ARE MINIMUM REQUIREMENTS TO BE USED WHEN CONDITIONS ARE NOT SHOWN OTHERWISE.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK.
- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE MOST CURRENT ADDITION OF THE CALIFORNIA BUILDING CODE AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY, AND THOSE CODES AND STANDARDS LISTED IN THESE NOTES AND SPECIFICATIONS.
- APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OR FAILURE TO COMPLY WITH THE PLANS AND SPECIFICATIONS. ANY DESIGN WHICH FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE DESIGNER FOR INTERPRETATION OR CLARIFICATION.
- GENERAL/LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL WORK PROVIDED BY ANY AND ALL SUBCONTRACTORS. GENERAL NOTES THAT REFER TO "CONTRACTOR" OR "G.C." INCLUDE ALL WORK PROVIDED BY SUBCONTRACTORS, CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS, AND CONDITIONS (INCLUDING BUT NOT LIMITED TO: IRRIGATION PIPES, ELECTRICAL CONDUIT, WATER LINES, DRAINAGE LINES, ETC) IN FIELD PRIOR TO SUBMITTING PRICES AND AT APPROPRIATE TIMES DURING THE COURSE OF CONSTRUCTION BEFORE RELATED PROJECT PHASES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN REASONABLY INFERRED FROM SUCH AN EXAMINATION.
- LANDSCAPE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION DETAILING AND ENGINEERING. A MINIMUM OF 48 HOUR NOTICE REQUIRED IF FORMS AND ALIGNMENTS OF PAVING ARE TO BE INSPECTED AND APPROVED BY LANDSCAPE DESIGNER PRIOR TO PAVING AND/OR PLANTING.
- DESIGNER WILL NOT BE RESPONSIBLE FOR FIELD CHANGES, QUALITY OF CONSTRUCTION, AND PLAN CONFORMANCE.
- THE DESIGNER HAS MADE THE ASSUMPTION THAT EXISTING CONCEALED CONDITIONS ARE STANDARD. THE CONTRACTOR WILL BE EXPECTED TO PERFORM THE NECESSARY WORK TO COMPLETE THE INDICATED CONSTRUCTION. IN THE EVENT THAT DEMOLITION REVEALS UNEXPECTED CONDITIONS, THE CONTRACTOR MUST INFORM THE OWNER AND DESIGNER OF ANTICIPATED CHANGE ORDERS IN ADVANCE. THE CONTRACTOR SHALL INFORM THE DESIGNER AND OWNER IN WRITING OF ANY CHANGES IN THE SCOPE OF WORK NOT REFLECTED IN THE DRAWINGS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS ARE TAKEN FROM FACE OF BUILDING, FACE OF WALL OR EDGE OF PAVING, UNLESS OTHERWISE NOTED (U.O.N.) ON THE PLANS. THE DIMENSIONS SHOWN ARE FOR APPROXIMATE LINE ONLY. ALL RADII AND CURVES SHALL HAVE SMOOTH CONTINUOUS TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS.
- CONTRACTOR SHALL CHECK ALL DIMENSIONS, FRAMING CONDITIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE LANDSCAPE DESIGNER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR POSSIBLE DEFICIENCIES.
- OWNER OR CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS BEFORE COMMENCING CONSTRUCTION.
- IRRIGATION SHALL BE PER IRRIGATION PLANS IF PROVIDED, PRODUCT MANUFACTURER'S RECOMMENDATIONS AND BEST PRACTICES.
- ALL HARDWARE, NAILS, LAGS, MACHINE BOLTS, ETC. SHALL BE GALVANIZED OR OTHERWISE DESIGNATED FOR OUTDOOR USE.
- A LAYDOWN AREA SHALL BE SPECIFIED. CONSTRUCTION MATERIALS/EQUIPMENT/PERSONAL VEHICLES SHOULD NOT BE STORED, PARKED OR TEMPORARILY PLACED IN THE ROOT ZONE OF ANY TREES OR SHRUBS.
- EXISTING IRRIGATION (WHERE PRESENT) SHALL BE LOCATED AND PROTECTED WHERE DEEMED SOUND AND APPROPRIATE FOR REUSE.

TREE PROTECTION NOTES:

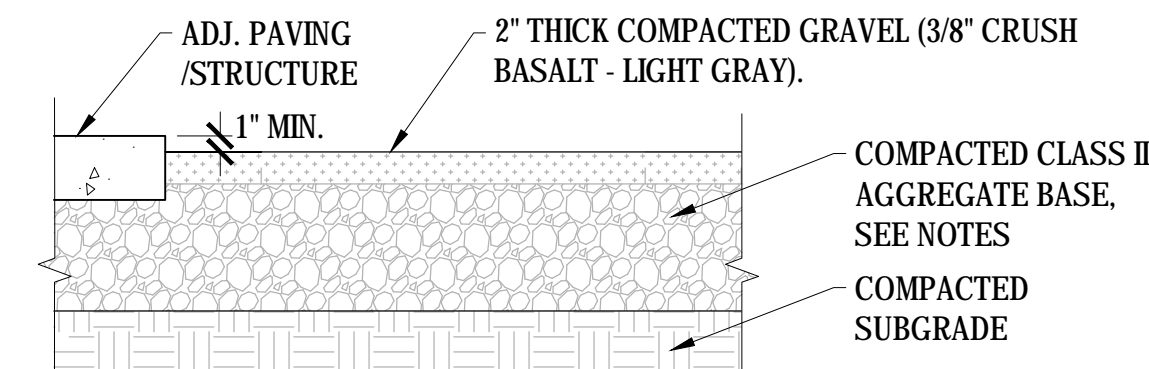
- ALL TREE PROTECTION MEASURES ARE TO BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- PROTECT ALL EXISTING TREES AND PLANTING NOT DESIGNATED FOR REMOVAL WITHIN THE LIMIT OF WORK AND GREATER PROJECT SITE.
- CONTRACTOR SHALL TAG ALL TREES AND SHRUBS TO BE REMOVED AND/OR RELOCATED. CONTRACTOR SHALL REVIEW ALL TREES WITH THE OWNER AND/OR LANDSCAPE DESIGNER PRIOR TO REMOVAL AND/OR RELOCATION.
- CARE SHOULD BE TAKEN IN CLEANING UP EQUIPMENT. NO CONSTRUCTION LIQUID MATERIALS SHOULD BE DUMPED IN THE TREE ROOT ZONE.
- THE ROOT ZONE OF ALL TREES MUST BE PROTECTED ON THE PROJECT, AS DESCRIBED BELOW. A TREE'S ROOT ZONE IS DEFINED AS 5 X THE TRUNK DIAMETER DISTANCE AT THE BASE OF THE TRUNK, OR FROM THE TRUNK TO THE TREE DRIP LINE, WHICHEVER IS GREATER. TEN FEET BEYOND THE DRIP LINE IS PREFERRED.
- PROTECT OVERHANGING TREE CANOPIES FROM CONSTRUCTION DAMAGE.
- ALL TRENCHING SHALL CONFORM TO THE FOLLOWING GUIDELINES.
 - ROOTS LARGER THAN 2 INCHES IN DIAMETER SHOULD NOT BE SEVERED WITHOUT CALLING CONSULTING ARBORIST / LANDSCAPE DESIGNER.
 - DIGGING UNDER ROOTS RATHER THAN CUTTING IS PREFERRED.
 - DIGGING WITHIN A TREE'S ROOT ZONE SHOULD BE AVOIDED.
 - IF IT IS NECESSARY, HAND DIGGING SHOULD BE USED FOR ANY TRENCHING WITHIN THE TREE'S ROOT ZONE.
 - ALL ROOTS THAT MUST BE CUT SHOULD BE CUT CLEANLY, NOT TORN.
- THE PRECEDING GUIDELINES SHOULD BE CONSIDERED MINIMUM REQUIREMENTS. THE GREATER THE DISTANCE OF TREE PROTECTION PROVIDED THE GREATER THE INSTANCE OF TREE SUCCESS IN CONSTRUCTION AREAS.

PLANTING NOTES:

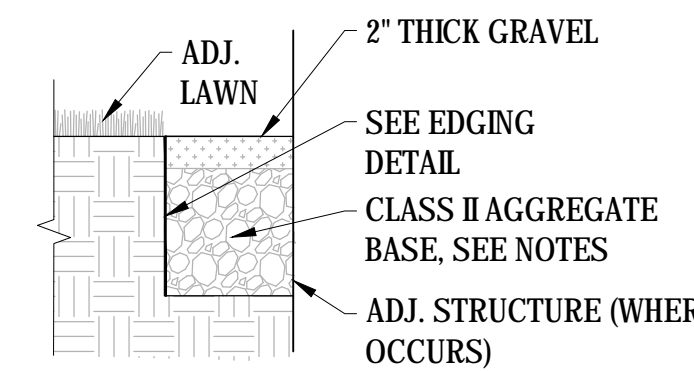
PROPOSED PLANTING COMPRISED OF DROUGHT TOLERANT AND CALIFORNIA MICROCLIMATE-APPROPRIATE SPECIES. SEE COVERAGE CALLOUTS THIS SHEET FOR PROPOSED PLANTING SQUARE FOOTAGE BY AREA AND TYPE: (N)xsf.

TOTAL PROPOSED REHABILITATED PLANTING (RH): 221 SQ FT
 TOTAL PROPOSED NEW PLANTING (N): 491 SQ FT
 TOTAL AREA: 712 SQ FT

SEE SHEET L2.0 FOR ADDITIONAL PLANTING & IRRIGATIONS NOTES.



GRAVEL ADJACENT TO CONC. OR STONE PAVING

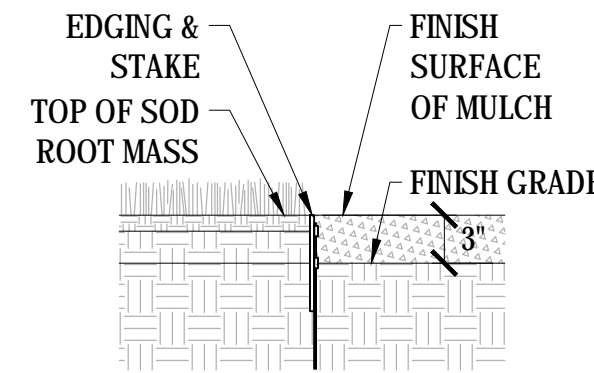


GRAVEL BAND ADJACENT TO LAWN / PLANTING

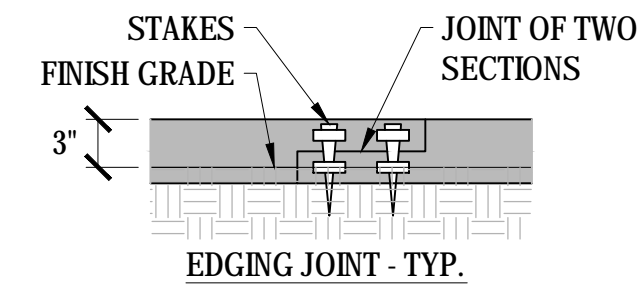
GRAVEL PAVING
SCALE: 1" = 1'-0" 3

- NOTES:**
- REMOVE AND REUSE GRANITE BASE WHERE POSSIBLE.
 - REMOVE FROM FRONT WALKWAY AND DISTRIBUTE UNDER PROPOSED RAISED DECK AS TOPPING RATHER THEN HAUL OFF.

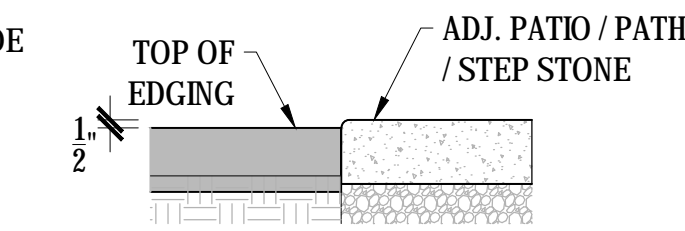
- NOTES:**
- COL-MET COMMERCIAL GRADE STEEL LANDSCAPE EDGING OR SIMILAR
 - INSTALL PER MANUFACTURER'S SPECIFICATIONS
 - COLOR: BLACK U.O.N.
 - SIZE: 10x3/16x4" OR AS CONDITIONS REQUIRE.
 - ALL LINEAR RUNS TO BE STRAIGHT. ALL CURVED SECTIONS TO BE CONTINUOUS SMOOTH RADIUS CURVES
 - ALIGN TO CORNERS OF ADJ. PAVING / BUILDING / STRUCTURE
 - USE MANUFACTURED END AND CORNER COMPONENTS OR FOLLOW MANUFACTURER'S RECOMMENDATIONS ON TERMINAL ANCHORS AND/OR BENDS/ CORNERS



EDGING AT PLANTING BED - TYP.

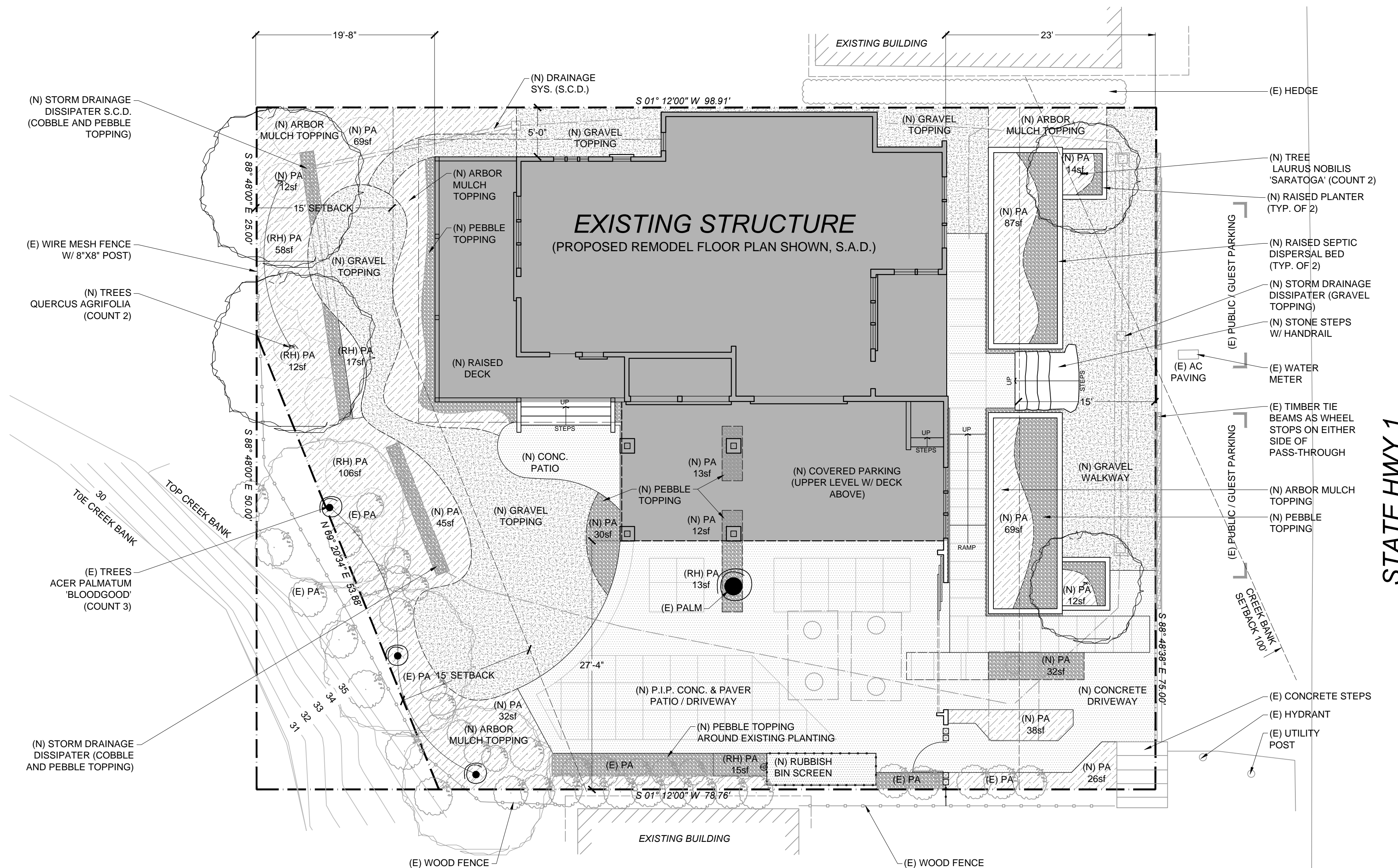


EDGING JOINT - TYP.



EDGING AT PAVING - TYP.

METAL EDGING
SCALE: 1" = 1'-0" 2



STATE HWY 1

- KEY:**
- EXISTING / PROPOSED STRUCTURE ON SUBJECT PROPERTY
 - NEW CONCRETE PAVING
 - ORNAMENTAL GRAVEL PAVING
 - PEBBLE TOPPING (INORGANIC)
 - ARBOR MULCH TOPPING (ORGANIC)
 - PA EXISTING/REHABILITATED /PROPOSED PLANTING
 - GM GAS METER
 - EM ELECTRICAL METER
 - EP ELECTRICAL PANEL
 - PROPERTY LINE
 - LIMIT OF WORK
 - TREE PROTECTION ZONE
 - (E) FENCE
 - (N) FENCE
 - (N) EDGING
 - (E) EXISTING
 - (R) REMOVED
 - (N) NEW / PROPOSED
 - (E)PA Xsf EXISTING PLANTING AREA
 - (RH)PA Xsf REHABILITATED PLANTING AREA
 - (N)PA Xsf NEW PLANTING AREA
 - (TPZ) TREE PROTECTION ZONE / FENCE (SEE DETAIL 2, SHEET L-X.X)
 - TPZ-STRAW ROLL WRAP AROUND TREE TRUNK TO HEIGHT OF 6'



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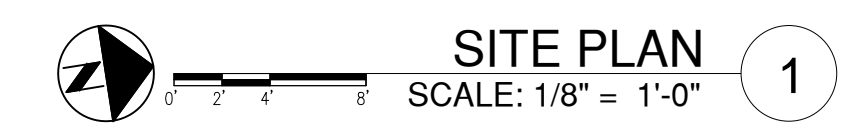
Drawn By:
 Michael G. Herrin

SITE PLAN

Scale:

Sheet No:

L1.0



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PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL LOCATE AND STAKING ALL SEWER, UTILITY AND WATER MAIN LINES PRIOR TO PLANTING.
- PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREE, SHRUB AND GROUNDCOVER, SPACED EQUALLY IN ROWS AND/OR ALIGNED AS SHOWN ON DRAWINGS.
- COORDINATE INSTALLATION OF TREES IN CLOSE PROXIMITY TO PAVING WITH INSTALLERS OF PAVING AND IRRIGATION TO ENSURE TIMELY PROGRESS. AS NECESSARY, INSTALL TREE AND IRRIGATION IN ADVANCE OF PAVEMENT INSTALLATION.
- PROTECT ALL EXISTING TREES AND PLANTING DESIGNATED TO REMAIN, AT LIMITS OF WORK AND WITHIN PROJECT SITE.
- ALL PLANTING AREAS NOT ALREADY CONTAINING EXISTING PLANTING SHALL BE ROTOTILLED TO DEPTH OF 6" AND RECEIVE SOIL AMENDMENT PER SOIL REPORT (IF PROVIDED), ALSO SEE MWLO NOTES ON THIS SHEET.
- SOIL PREPARATION: THE AMENDMENT SHALL BE UNIFORMLY BROADCAST PER 1000 SQ. FT. AND THOROUGHLY INCORPORATED TO A DEPTH OF 6" BY MEANS OF ROTOTILLER OR EQUAL.
- BACKFILL FOR TREES AND SHRUBS: THE PLANTING PITS SHALL BE EXCAVATED TO TWICE THE DIAMETER AND ONE AND A HALF DEPTH OF ROOTBALL. PROVIDE POSITIVE DRAINAGE AWAY FROM BASE OF ROOT BALL. ON-SITE SOIL SHALL BE USED FOR BACK FILL PURPOSES.
- ALL NEW AND RELOCATED TREES IN AREAS WHERE WIND MAY BE AN ISSUE, SHALL RECEIVE A SINGLE TREE STAKE BY J.R. PARTNERS OR (2) LODGE POLE PINE STAKES WWW.JRPARTNERS.COM. FOLLOW PRODUCT RECOMMENDATIONS FOR TREE SIZE. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- ALL RELOCATED PLANTING SHALL BE WATERED AND FERTILIZED WITH BEST FERTILIZER COMPANY PLANTS THAT REQUIRE OCCASIONAL EQUAL APPLIED AT THE RATE OF 6 LB. PER 1,000 S.F. IMMEDIATELY AFTER REPLANTING.
- ALL VINES SHALL BE SECURED TO TRELIS/POST/FENCE WITH APPROPRIATE PLANTING TAPE.
- FORM 4" HIGH, 30" DIA. WATERING BASINS AROUND ALL NEW AND RELOCATED TREES ON SLOPES, FILL BASIN WITH ARBOR MULCH / ORNAMENTAL GRAVEL TOPPING AS SPECIFIED.
- IN AREA DESIGNATED TO RECEIVE LANDSCAPE FABRIC, EDGES SHALL BE FOLDED UNDER AND STAKED, AND TOPPED WITH UNIFORM WOOD MULCH/CHIP COVER PER SPECIFICATIONS BELOW.
- ALL NEW AND EXISTING PLANTING AREAS SHALL RECEIVE ARBOR MULCH TO A MIN. DEPTH OF 3", EXCEPT WHERE EXISTING GROUNDCOVER IS PRESENT. PROVIDE SAMPLE TO LANDSCAPE DESIGNER AND OWNER FOR APPROVAL PRIOR TO INSTALLATION.
- LANDSCAPE DESIGNER AND/OR OWNERS RESERVES RIGHT TO SELECT OR REJECT ANY OR ALL PLANT MATERIAL.

MWLO APPENDIX-D CHECKLIST:

- INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR (4) CUBIC YARDS PER 1,000 SQ. FT. TO A DEPTH OF 6 INCHES INTO LANDSCAPE AREA (UNLESS CONTRA-INDICATED BY A SOIL TEST).
- INSTALL CLIMATE ADAPTIVE PLANTS THAT REQUIRE OCCASIONAL LITTLE OR NO SUMMER WATER (AVERAGE WUCOLS PLANT FACTOR 0.3) FOR 75% OF THE PLANT AREA EXCLUDING EDIBLES AND AREAS USING RECYCLED WATER.
- A MINIMUM 3-INCH LAYER OF MULCH SHOULD BE APPLIED TO ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, EXCEPT IN AREAS OF TURF OR CREEPING OR ROOTING GROUNDCOVERS.
- TOTAL TURF AREA SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA FOR RESIDENTIAL PROJECTS.
- TURF (IF UTILIZED) IS LIMITED TO SLOPES NOT EXCEEDING 25% AND IS NOT USED IN PARKWAYS LESS THEN 10 FEET IN WIDTH.
- TURF (IF UTILIZED) IN PARKWAYS IS IRRIGATED BY SUB-SURFACE IRRIGATION OR OTHER TECHNOLOGY THAT PREVENTS OVERSPRAY OR RUNOFF.
- IRRIGATION CONTROLLERS USE EVAPOTRANSPIRATION OR SOIL MOISTURE DATA AND UTILIZE A RAIN SENSOR.
- IRRIGATION CONTROLLED PROGRAMMING DATA WILL NOT BE LOST DUE TO AN INTERRUPTION IN THE PRIMARY POWER SOURCE.
- AREAS LESS THEN 10 FEET IN ANY DIRECTION UTILIZE SUB-SURFACE IRRIGATION OR OTHER TECHNOLOGY THAT PREVENTS OVERSPRAY RUNOFF.
- PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.
- MANUAL SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
- AT THE TIME OF FINAL INSPECTION, THE LANDSCAPE CONTRACTOR MUST PROVIDE THE OWNER OF THE PROPERTY WITH AN IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

IRRIGATION NOTES:

- SYSTEM TO BE FIELD DESIGNED BY CONTRACTOR.
- CONTRACTOR TO REVIEW EXISTING IRRIGATION IN PROPOSED REHABILITATED PLANTING ZONES AND UPDATED AS NEEDED TO ENSURE BEST PLANT PERFORMANCE.
- PROVIDE IRRIGATION TO PROPOSED NEW PLANTING ZONES AS NEEDED.
- THE IRRIGATION SYSTEM WILL BE AUTOMATIC AND HIGHLY EFFICIENT WITH THE MAJORITY OF PLANT BEING WATERED BY LOW-FLOW DRIP IRRIGATION.
- PROJECT IRRIGATION WILL BE CONTROLLED BY:
 - AN AUTOMATIC, SELF-ADJUSTING WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION.
 - A RAIN SENSOR WILL TURN OFF THE SYSTEM DURING PRECIPITATION EVENT.

PROPOSED PLANTING HAS LOW TO MODERATE WATER NEEDS AND IS ADAPT TO SUMMER DROUGHT CONDITIONS. PLANTING IS GROUPED BY HYDROZONES, BASED ON FACTORS INCLUDING SUN EXPOSURE AND WATER NEEDS. SHRUBS, GROUNDCOVER AND VINES WILL BE IRRIGATED BY LOW-FLOW DRIP EMITTERS.

WUCOL CALCS:

VERY LOW = 0.1(COUNT 11) = 1.1
 LOW = 0.2(COUNT 104) = 20.8
 MODERATE = 0.5(COUNT 21) = 10.5
 HIGH = 0.85(COUNT 0) = 0

WUCOLS AVERAGE FOR PROJECT:
 32.4/136 TOTAL PLANTS = 0.24

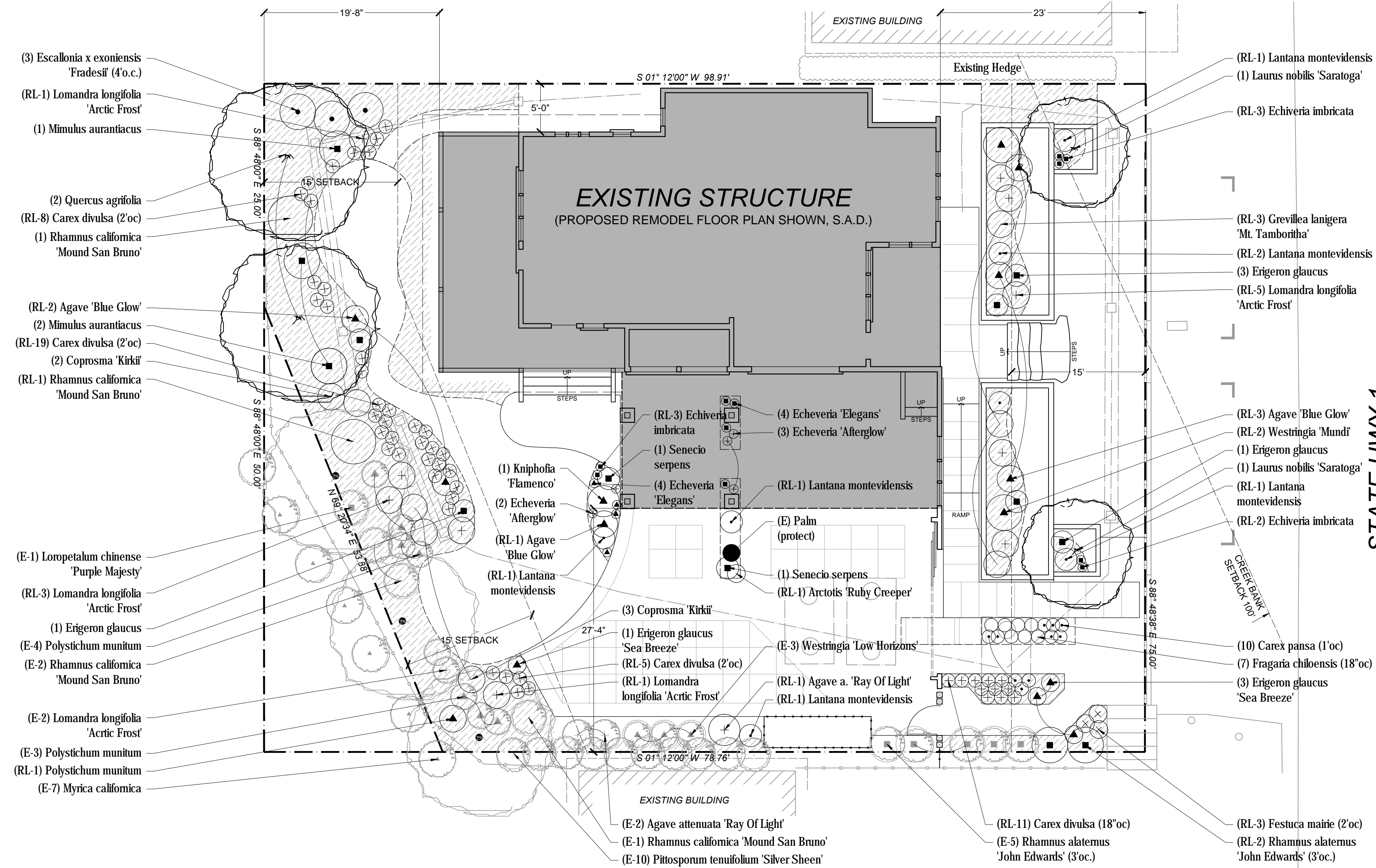
REQUIRED MIN. OF 75% OF LANDSCAPE, EXCLUDING EDIBLES AND AREAS USING RECYCLED WATER, SHALL CONSIST OF PLANTS THAT AVERAGE A WUCOLS PLANT FACTOR OF 0.3. WUCOLS.
 115/136 TOTAL PLANTS = 85%, THUS OK

PLANT LIST (PROPOSED):

Count	Size	Binomial/ Latin Name	Common Name	WELO (H20)
TREES				
2	24"BOX STD	Laurus nobilis 'Sarotoga'		LOW 0.1-0.3
2	24"BOX	Quercus agrifolia		VERY L 0.1
SHRUBS				
3	15 GAL	Escallonia x exoniensis 'Fradesii'		MOD 0.4-0.6
1	15 GAL	Rhamnus californica 'Mound San Bruno'	CoffeeBerry	LOW 0.1-0.3
PLANTS				
5	1 GAL	Coprosma 'Kirkii'		LOW 0.1-0.3
5	1 GAL	Echeveria 'Afterglow'		LOW 0.1-0.3
8	1 GAL	Echeveria 'Elegans'		LOW 0.1-0.3
5	1 GAL	Erigeron glaucus		LOW 0.1-0.3
4	1 GAL	Erigeron glaucus 'Sea Breeze'		LOW 0.1-0.3
1	5 GAL	Kniphofia 'Flamenco'		LOW 0.1-0.3
3	5 GAL	Mimulus aurantiacus		VERY L 0.1
2	1 GAL	Senecio serpens		LOW 0.1-0.3
GROUNDCOVERS				
10	1 GAL	Carex pansa		MOD 0.4-0.6
7	1 GAL	Fragaria chiloensis		MOD 0.4-0.6

PLANT LIST (TO BE RELOCATED):

Count	Size	Binomial/ Latin Name	Common Name	WELO (H20)
EXISTING PLANTS TO BE RELOCATED				
SHRUBS				
1	15 GAL	Agave attenuata 'Ray of Light'	Ray of Light Fox Tail Agave	LOW 0.1-0.3
2	15 GAL STKO	Rhamnus alaternus 'John Edwards'	John Edwards Italian Buckthorn	LOW 0.1-0.3
1	15 GAL	Rhamnus californica 'Mound San Bruno'	CoffeeBerry	LOW 0.1-0.3
PLANTS				
6	5 GAL	Agave x 'Blue Glow'	Blue Glow Agave	VERY L 0.1
1	5 GAL	Polystichum munium	Western Sword Fern	MOD 0.4-0.6
GRASSES				
3	5 GAL	Festuca mairei	Atlas Fescue	LOW 0.1-0.3
10	5 GAL	Lomandra longifolia 'Arctic Frost'	Arctic Frost Mat Rush	LOW 0.1-0.3
GROUNDCOVERS				
1	1 GAL	Arctotis 'Ruby Creeper'	Ruby Creeper African Daisy	LOW 0.1-0.3
33	1 GAL	Carex divisa	Berkeley Sedge	LOW 0.1-0.3
8	1 GAL	Echeveria colorata / imbricata	Hens and Chicks	LOW 0.1-0.3
3	5 GAL	Grevillea lanigera 'Mt. Tamboritha'	Mt. Tamboritha Woolly Grevillea	LOW 0.1-0.3
7	1 GAL	Lantana montevidensis	Purple Trailing Lantana	LOW 0.1-0.3
2	5 GAL	Westringia 'Low Horizon'	Low Horizon Coast Rosemary	LOW 0.1-0.3



KEY:

- EXISTING / PROPOSED STRUCTURE ON SUBJECT PROPERTY
- NEW CONCRETE PAVING (NOT SHOWN, SEE SITE PLAN)
- ORNAMENTAL GRAVEL PAVING (NOT SHOWN, SEE SITE PLAN)
- PEBBLE TOPPING (INORGANIC) (NOT SHOWN, SEE SITE PLAN)
- ARBOR MULCH TOPPING (ORGANIC)
- EXISTING/REHABILITATED /PROPOSED PLANTING
- GAS METER
- ELECTRICAL METER
- ELECTRICAL PANEL
- PROPERTY LINE
- LIMIT OF WORK
- TREE PROTECTION ZONE
- (E) FENCE
- (N) FENCE
- (N) EDGING
- (E) EXISTING
- (R) REMOVED
- (N) NEW / PROPOSED
- (E-X) EXISTING PLANT-QTY.
- (RL-X) RELOCATED PLANT-QTY.
- (X) NEW PLANT QTY.
- (TPZ) TREE PROTECTION ZONE / FENCE (SEE DETAIL 2, SHEET L-X.X)
- TPZ-STRAW ROLL, WRAP AROUND TREE TRUNK TO HEIGHT OF 6'

HLD

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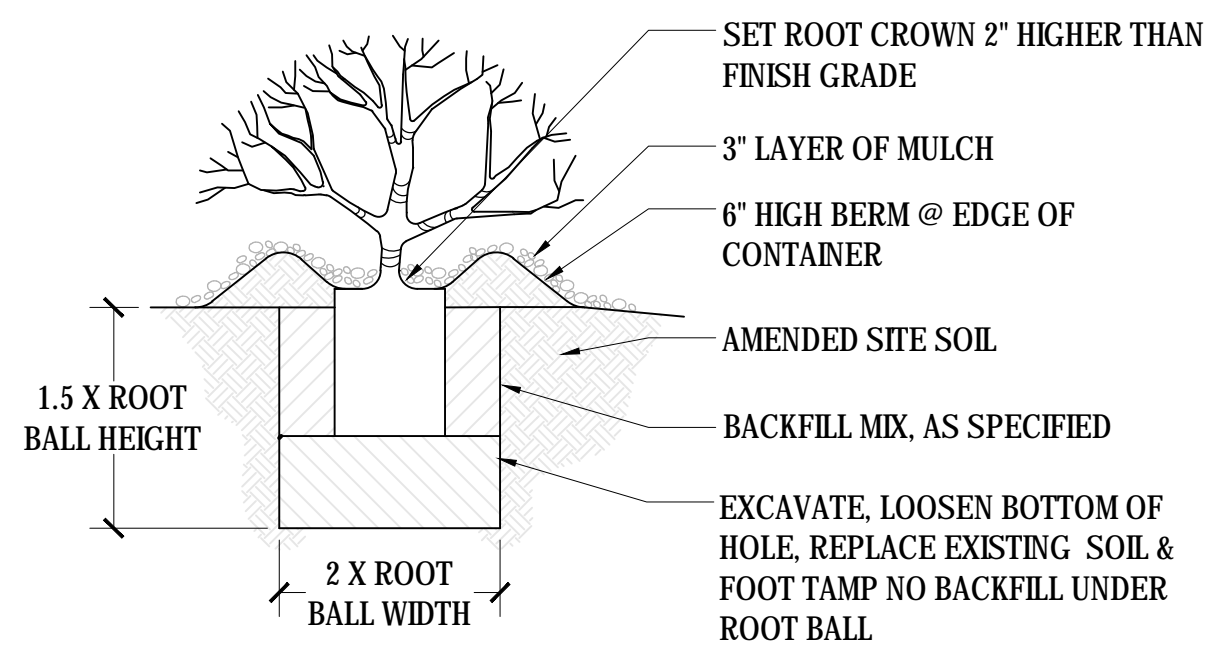
PLANTING PLAN

Scale:

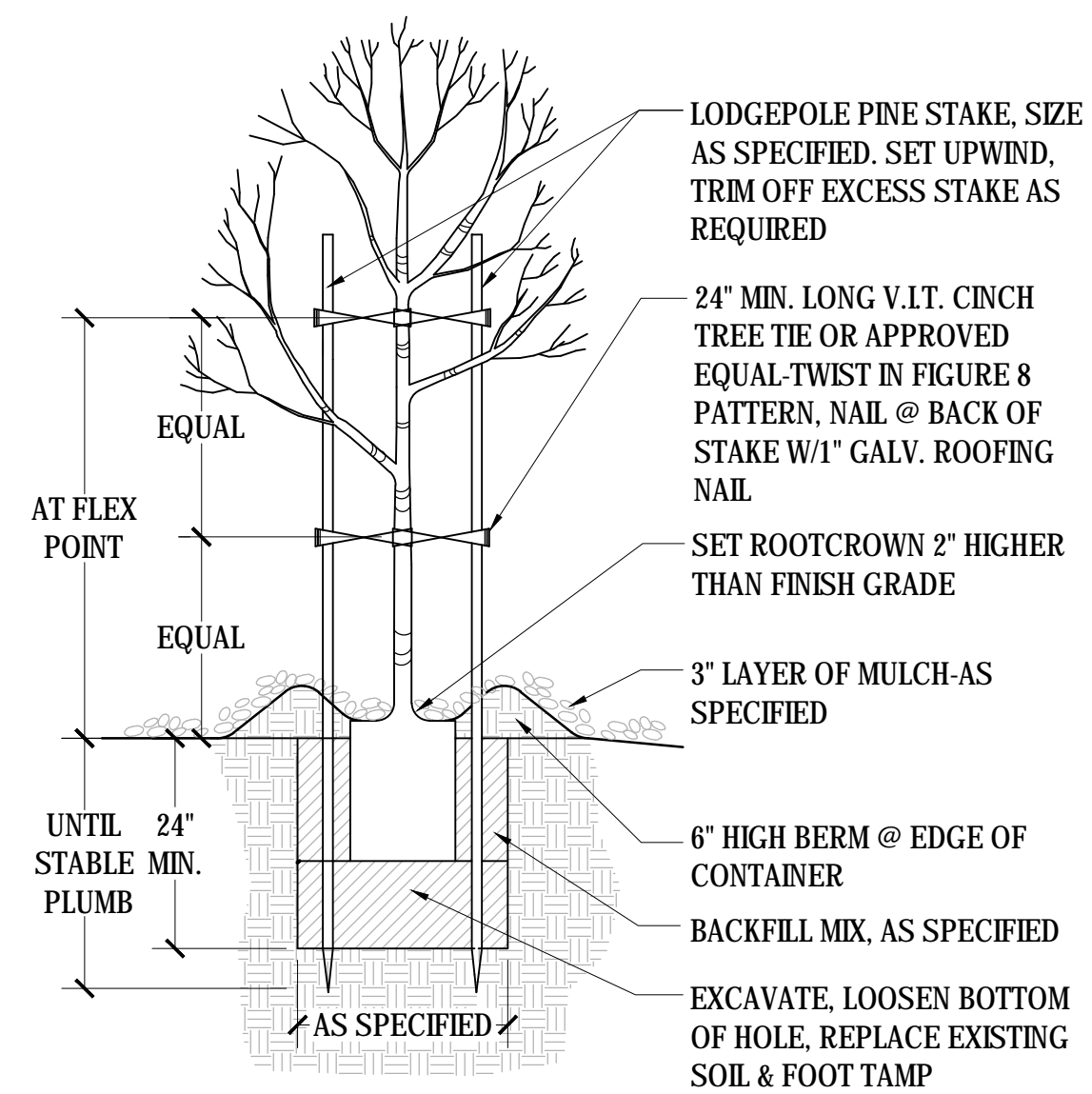
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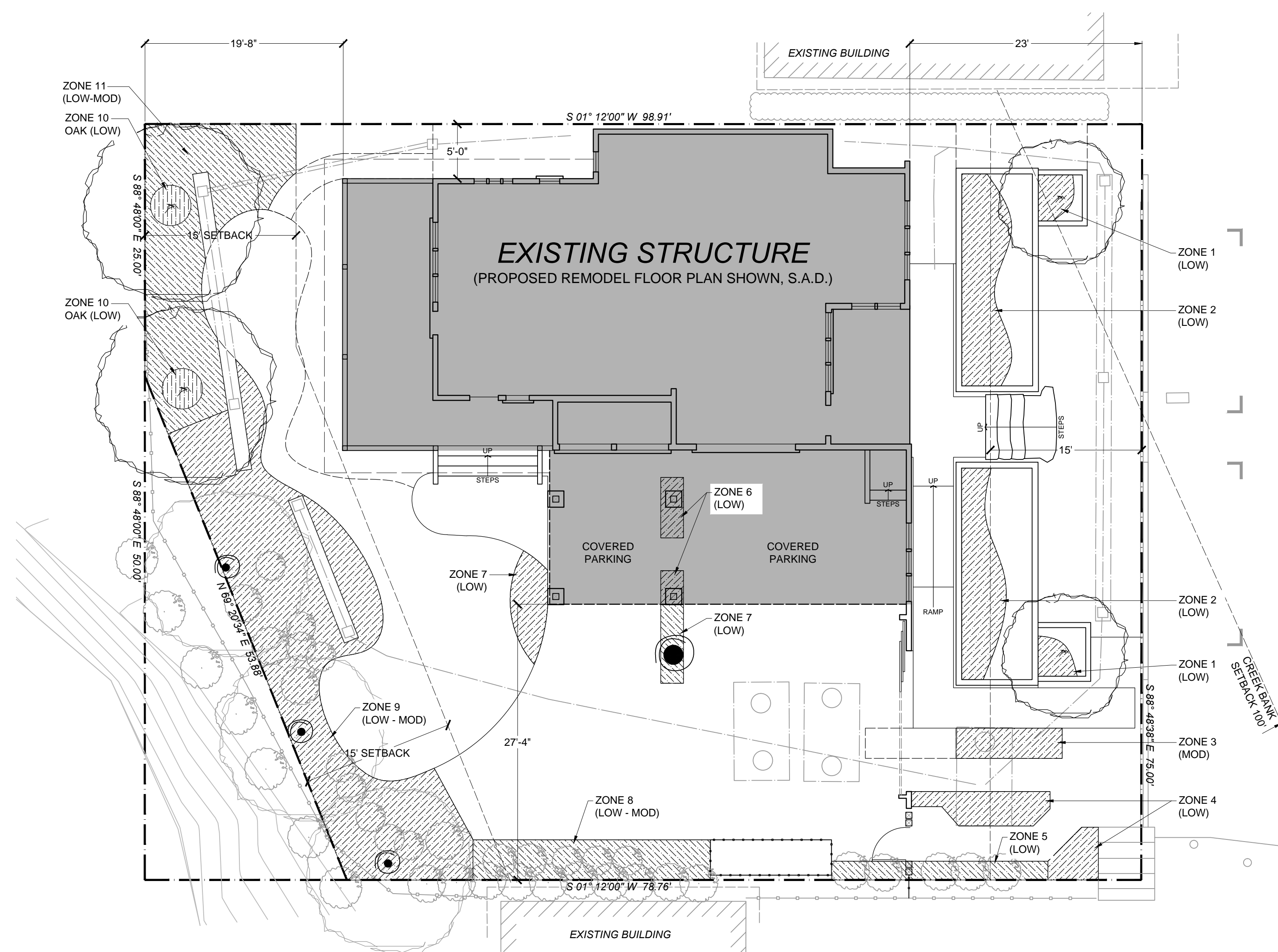


SHRUB PLANTING
SCALE: NTS ②



TREE PLANTING
SCALE: NTS ③

- KEY:**
- EXISTING / PROPOSED STRUCTURE ON SUBJECT PROPERTY
 - HYDROZONES (WATER USE)
NOTE: FOR GRAPHIC CLARITY HATCH ANGLE VARIES
 - PROPERTY LINE
 - (N) EAVE
 - (E) FENCE
 - (N) FENCE
 - (N) EDGING
 - TPZ—STRAW ROLL, WRAP AROUND EXISTING TREE TRUNK TO HEIGHT OF 6'
 - TREE PROTECTION ZONE



STATE HWY 1

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



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Michael G. Herrin

HYDROZONES

Scale:

Sheet No:

L3.0

VMP REQUIREMENTS CHECKLIST:

- SITE PLAN** - THE SITE PLAN SHALL INCLUDE THE FOLLOWING
1. SITE PLAN SHALL BE DRAWN TO A CONVENTIONAL SCALE.
 2. THE NAME, ADDRESS, AND PHONE NUMBER OF THE PLAN REPAIRER SHALL BE INCLUDED ON THE PLANS.
 3. A VICINITY MAP SHALL BE SHOWN ON THE SITE PLAN THAT CLEARLY SHOWS THE SUBJECT PROPERTY AND SURROUNDING ROADS.
 4. THE SITE PLAN MUST SHOW ALL EXISTING AND PROPOSED LOT LINES, LABELED WITH THEIR METES AND BOUNDS, OPEN SPACE, AND THE BOUNDARIES OF EXISTING AND PROPOSED EASEMENTS AND RIGHTS OF WAY.
 5. THE FOOTPRINTS OF ALL EXISTING AND PROPOSED STRUCTURES AND BUILDINGS ON THE SUBJECT PROPERTY MUST BE INDICATED AND DRAWN TO SCALE.
 6. THEIR USE, LOCATION, AND SETBACKS OF ALL PROPERTY LINES MUST BE INDICATED.
 7. THE MINIMUM SETBACKS FROM THE EXTERIOR WALLS OF THE BUILDINGS TO EACH HIZ MUST BE DIMENSIONED ON THE PLANS.
 8. THE FOOTPRINT OF EXISTING STRUCTURES ON ADJACENT PROPERTIES WITHIN THE EXTENDED 100' HIZ (ZONE 3).

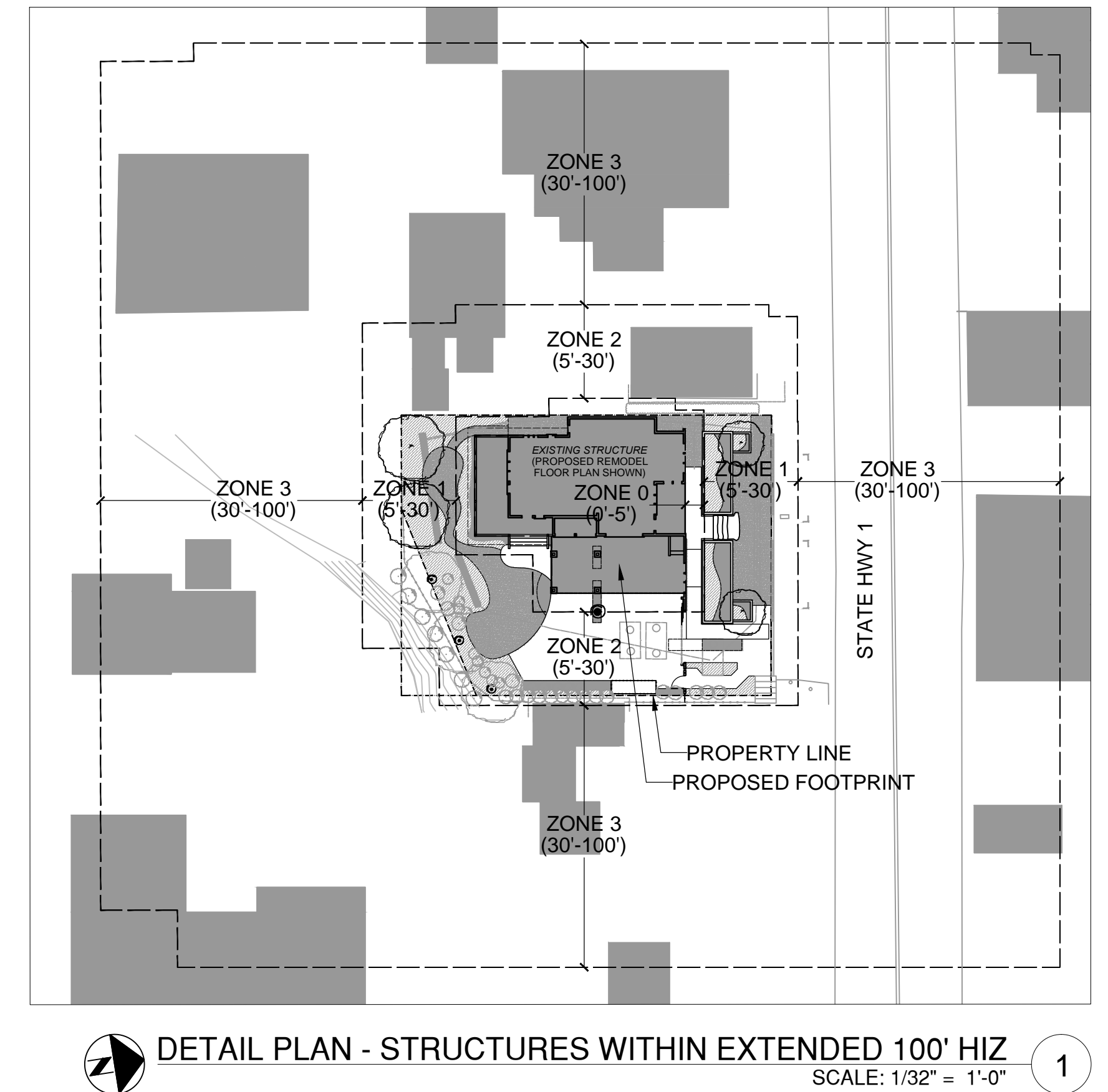
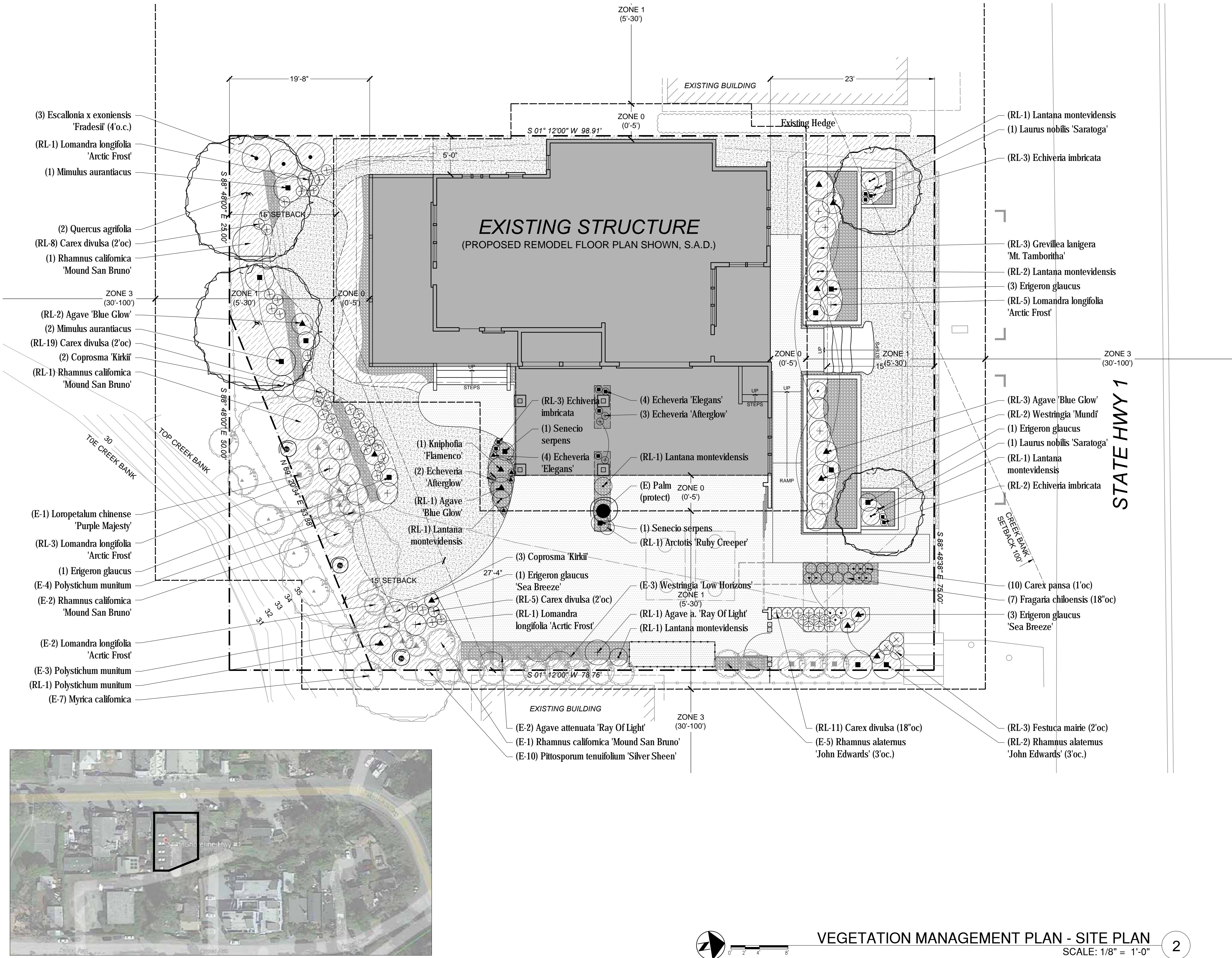
- GRAPHIC PLAN** - THE PLAN SETS SHALL BE REQUIRED TO INCLUDE THE FOLLOWING GRAPHIC DETAIL:
1. ALL BUILDING(S), STRUCTURE(S), PROPERTY LINES, AND ACCESS/EGRESS ROADS OR DRIVEWAYS.
 2. THE PLAN SHALL GRAPHICALLY INDICATE THE EXTENT OF EACH HOME IGNITION ZONES (ZONES 1,2&3).
 3. THE LOCATION AND CONFIGURATION OF EXISTING PLANTS/SHRUBS/TREES.
 4. THE LOCATION AND CONFIGURATION OF PLANTS/SHRUBS/TREES TO BE PLANTED.
 5. THE LOCATION AND TYPE OF MULCH AND GROUND COVER MATERIAL (ORGANIC AND INORGANIC).

KEY:

	EXISTING / PROPOSED STRUCTURE ON SUBJECT PROPERTY		GAS METER	(E-#)	EXISTING-QUANTITY
	NEW CONCRETE PAVING		ELECTRICAL METER	(RL-#)	RELOCATED-QUANTITY
	ORNAMENTAL GRAVEL TOPPING (INORGANIC)		ELECTRICAL PANEL	(TPZ)	TREE PROTECTION ZONE / FENCE (SEE DETAIL 2, SHEET L-X.X)
	PEBBLE TOPPING (INORGANIC)		PROPERTY LINE		TPZ - STRAW ROLL, WRAP AROUND TREE TRUNK TO HEIGHT OF 6'
	ARBOR MULCH TOPPING (ORGANIC)		LIMIT OF WORK		TREE PROTECTION ZONE
			TREE PROTECTION ZONE		(E) FENCE
			(E) FENCE		(N) FENCE
			(N) FENCE		(N) EDGING

VEGETATION MANAGEMENT PLAN: PLANT LIST

COMPREHENSIVE PLANT LIST						
QTY	Size	Binomial/Latin Name	Common Name	Fire Resistant	New/ Existing / Relocate	Comments
TREES						
3		<i>Acer palmatum</i> 'Bloodgood'	Red Japanese Maple	Yes	Existing	Trim, Irrigated
2	24"BOX STD	<i>Laurus nobilis</i> 'Saratoga'	Saratoga Sweet Bay	No	New	Irrigated, as small tree
2	24"BOX STD	<i>Quercus agrifolia</i>	Coast Live Oak	Yes	New	Irrigated, as medium tree
SHRUBS						
1		<i>Agave attenuata</i> 'Ray of Light'	Ray of Light Fox Tail Agave	Yes	Existing	Irrigated
15	GAL	<i>Agave attenuata</i> 'Ray of Light'	Ray of Light Fox Tail Agave	Yes	Relocated	Irrigated
3	15 GAL	<i>Escallonia x exoniensis</i> 'Fradesii'	Escallonia	Yes	New	Irrigated
1		<i>Loropetalum chinense</i> 'Purple Majesty'	Jazz Hands Chinese Fringe Flower	No?	Existing	Trim, Irrigated
7		<i>Myrica californica</i>	Pacific Wax Myrtle	No?	Existing	Beyond rear fence
10		<i>Pittosporum tenuifolium</i> 'Silver Sheen'	Silver Magic Kohuhu	No?	Existing	Trim, Irrigated
5		<i>Rhamnus alaternus</i> 'John Edwards'	John Edwards Italian Buckthorn	Yes	Existing	Trim, Irrigated
2	15 GAL STKD	<i>Rhamnus alaternus</i> 'John Edwards'	John Edwards Italian Buckthorn	Yes	Relocated	Irrigated
3		<i>Rhamnus californica</i> 'Mound San Bruno'	CoffeeBerry	Yes	Existing	Trim, Irrigated
1	15 GAL	<i>Rhamnus californica</i> 'Mound San Bruno'	CoffeeBerry	Yes	Relocated	Irrigated
1	15 GAL	<i>Rhamnus californica</i> 'Mound San Bruno'	CoffeeBerry	Yes	New	Irrigated
PLANTS						
5	1 GAL	<i>Echeveria</i> 'Afterglow'	Afterglow Echeveria	Yes	New	Irrigated
8	1 GAL	<i>Echeveria</i> 'Elegans'	Mexican Snowball	Yes	New	Irrigated
5	1 GAL	<i>Erigeron glaucus</i>	Seaside Daisy	Yes, Low Fuel	New	Irrigated
4	1 GAL	<i>Erigeron glaucus</i> 'Sea Breeze'	Sea Breeze Seaside Daisy	Yes, Low Fuel	New	Irrigated
1	5 GAL	<i>Kniphofia</i> 'Flamenco'	Flamenco Poker	Yes, Low Fuel	New	Irrigated
3	5 GAL	<i>Mimulus aurantiacus</i>	Slicky Monkey Flower	Yes, Low Fuel	New	Irrigated
2	1 GAL	<i>Senecio serpens</i>	Dwarf Blue Chalksticks	Yes	New	Irrigated
5	GAL	<i>Agave</i> x 'Blue Glow'	Blue Glow Agave	Yes	Relocated	Irrigated
7		<i>Polystichum munium</i>	Western Sword Fern	Yes, Low Fuel	Existing	Remove any dead leaves
1	5 GAL	<i>Polystichum munium</i>	Western Sword Fern	Yes, Low Fuel	Relocated	Irrigated
GRASSES						
3	5 GAL	<i>Festuca mairei</i>	Atlas Fescue	No?	Relocated	Irrigated, trim seasonally
2		<i>Lomandra longifolia</i> 'Arctic Frost'	Arctic Frost Mat Rush	No?	Existing	Remove any dead leaves
10	5 GAL	<i>Lomandra longifolia</i> 'Arctic Frost'	Arctic Frost Mat Rush	No?	Relocated	Irrigated
GROUNDCOVERS						
10	1 GAL	<i>Carex pansa</i>	California Meadow Sedge	No?	New	Irrigated, kept low
5	1 GAL	<i>Coprosma</i> 'Kirkii'	Dwarf Mirror Plant	Yes, Moderate	New	Irrigated
7	1 GAL	<i>Fragaria chiloensis</i>	Beach Strawberry	Yes	New	Irrigated
1	1 GAL	<i>Arctostaphylos</i> 'Ruby Creeper'	Ruby Creeper African Daisy	No?	Relocated	Irrigated
33	1 GAL	<i>Carex divisa</i>	Berkeley Sedge	No?	Relocated	Irrigated
8	1 GAL	<i>Echeveria colorata</i> / imbricata	Hens and Chicks	Yes	Relocated	Irrigated
3	5 GAL	<i>Grevillea lanigera</i> 'Mt. Tamboritha'	Mt. Tamboritha Woolly Grevillea	No?	Relocated	Irrigated
7	1 GAL	<i>Lantana montevidensis</i>	Purple Trailing Lantana	Yes	Relocated	Irrigated
3		<i>Westringia</i> 'Low Horizons'	Low Horizon Coast Rosemary	No?	Existing	Prune
2	5 GAL	<i>Westringia</i> 'Low Horizon'	Low Horizon Coast Rosemary	No?	Relocated	Irrigated



VICINITY MAP- NTS

VEGETATION MANAGEMENT PLAN - SITE PLAN
SCALE: 1/8" = 1'-0" 2

VEGETATION MANAGEMENT PLAN: PLANT LIST
SCALE: 1/32" = 1'-0" 1



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3445 SHORELINE HIGHWAY 1 STINSON BEACH, CA 94907
APN: 195-194-06

LANDSCAPE ENHANCEMENT

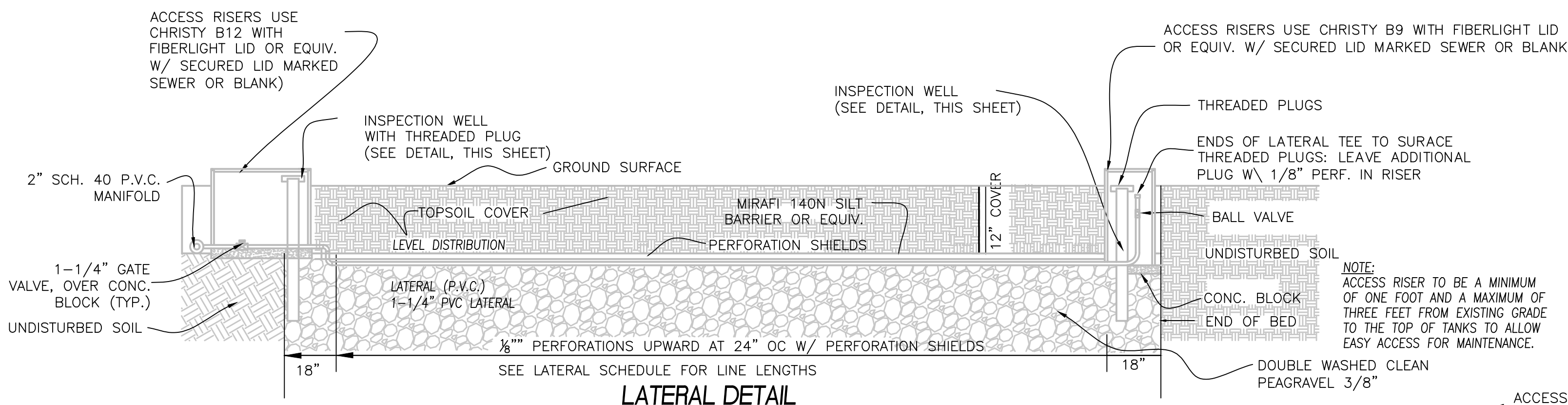
NOT FOR CONSTRUCTION - WITHOUT NECESSARY PERMIT APPROVAL

Date Issued:
SUBMITTAL
03-17-2025

Drawn By:
Michael G. Herrin

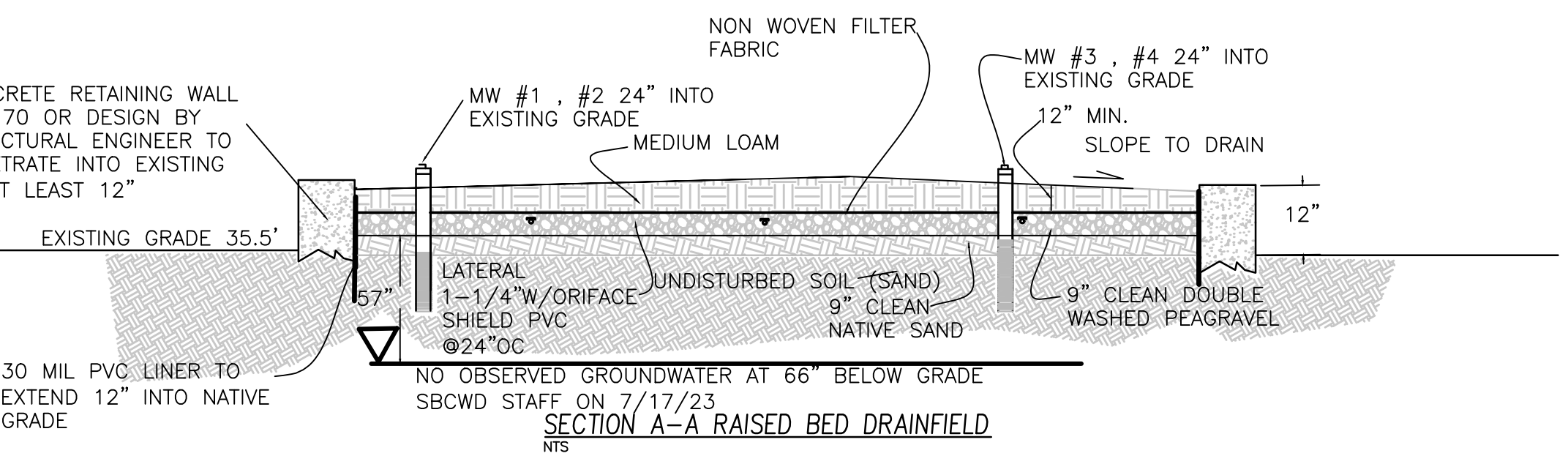
VEGETATION MANAGEMENT PLAN
Scale:

Sheet No:
L4.0

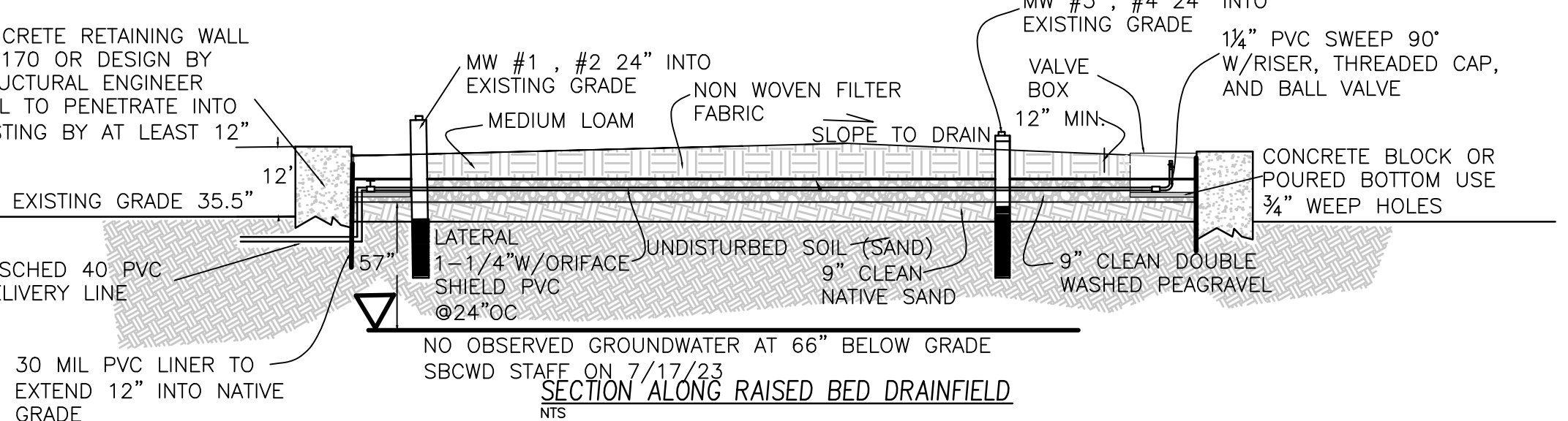


No.	DIAMETER	PERF. SIZE	LENGTH	# OF PERF.'S
A1	1 1/4"	5/8"	19	10
A2	1 1/4"	5/8"	19	10
A3	1 1/4"	5/8"	19	10
B1	1 1/4"	5/8"	19	10
B2	1 1/4"	5/8"	19	10
B3	1 1/4"	5/8"	19	10

LATERAL SCHEDULE
NOT TO SCALE

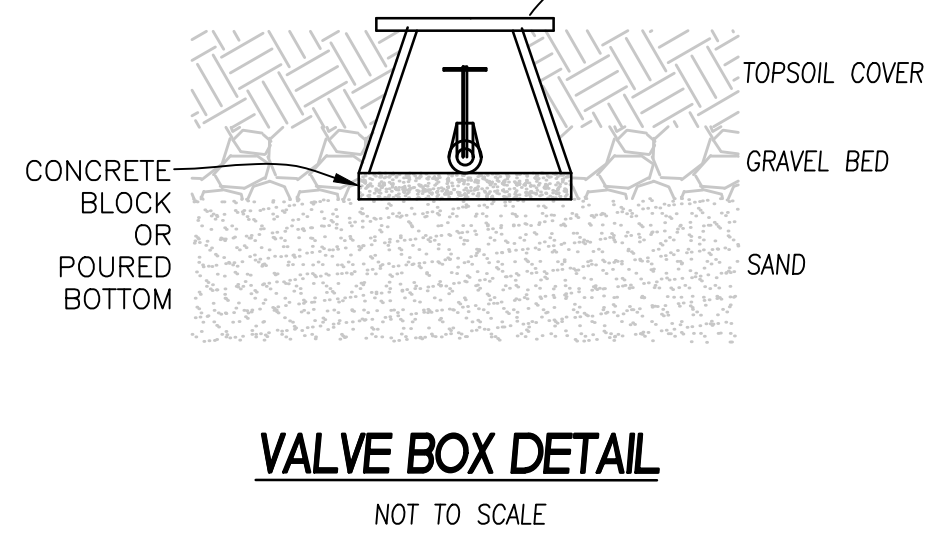


SECTION A-A RAISED BED DRAINFIELD
NTS



SECTION ALONG RAISED BED DRAINFIELD
NTS

- TANK WATERTIGHTNESS TEST**
- CAP OR TEST PLUG ALL INLETS AND OUTLETS TO TANK.
 - FILL TANK WITH WATER TWO INCHES INTO THE RISER AND MARK WATER LEVEL. SCHEDULE WITH ENGINEER AND NCEM 24 HOURS BEFORE FILLING TANK.
 - IF AFTER 24 HOURS WATER LEVEL DROPS, TANK MUST BE MADE WATERTIGHT BY APPLYING WATERPROOF SEALER (NOT BITUMINOUS PRODUCT) THOROUGHLY, THORSEAL OR OTHER PORTLAND CONCRETE CEMENT PRODUCT.



VALVE BOX DETAIL
NOT TO SCALE

PS#1 DISPERSAL PUMP BASIN TO RAISED BED

TOTAL DYNAMIC HEAD = 21.5 FT
GALLONS PER MINUTE (GPM) = 13 GPM
DOSE = 47 GALLONS
OPERATION RANGE = 1.5"
RECOMMENDED PUMP TYPE: GOULDS MODEL 3885 WE0712H (.75 HP, 230 VOLTS, SINGLE PHASE, 10 AMPS).

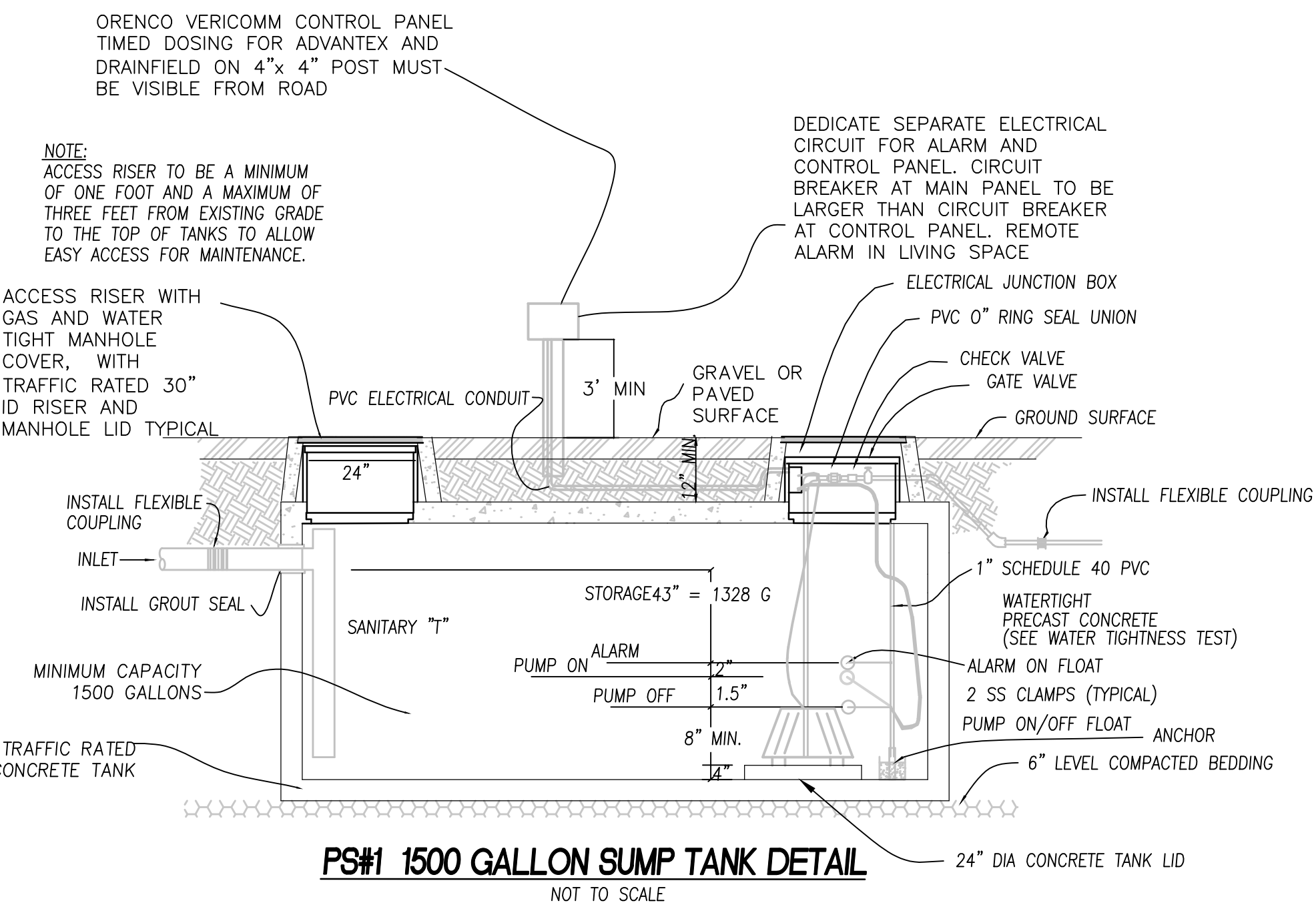
TIMER CONTROLLED TO ACT AS SURGE TANK
T OFF 4 HRS
T ON 4 MINS

T OVERRIDE OFF 30 MINS
T OVERRIDE ON 4 MINS
RECOMMENDED CONTROL PANEL: SEE CONTROL PANEL REQUIREMENTS THIS PAGE.

PUMP REQUIREMENTS RT1

RECIRC TANK TO ADVANTEX
TOTAL DYNAMIC HEAD = 24.3 FT
GALLONS PER MINUTE (GPM) = 32
DOSE = 13 GALLONS
SURGE VOLUME = 1.5"
SUMP STORAGE = 25" OR 150 GALLONS
RECOMMENDED PUMP TYPE OSI PF300512 OR APPROVED EQUAL

RECOMMENDED CONTROL PANEL VERICOMM PANEL TO TIME CONTROL RECIRC PUMP AND DISPERSAL PUMP

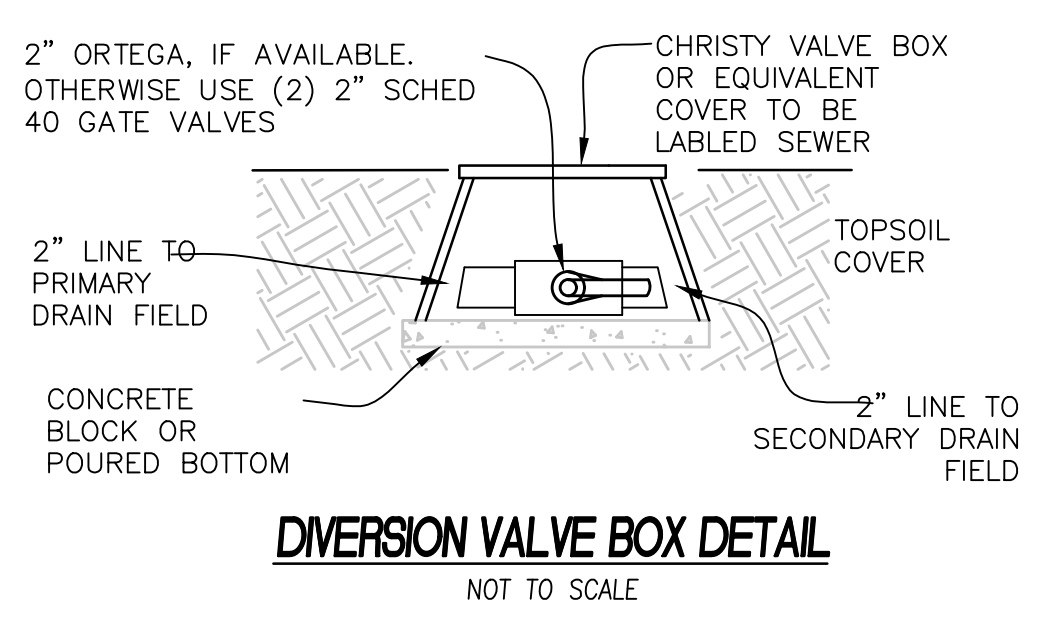


PS#1 1500 GALLON SUMP TANK DETAIL
NOT TO SCALE

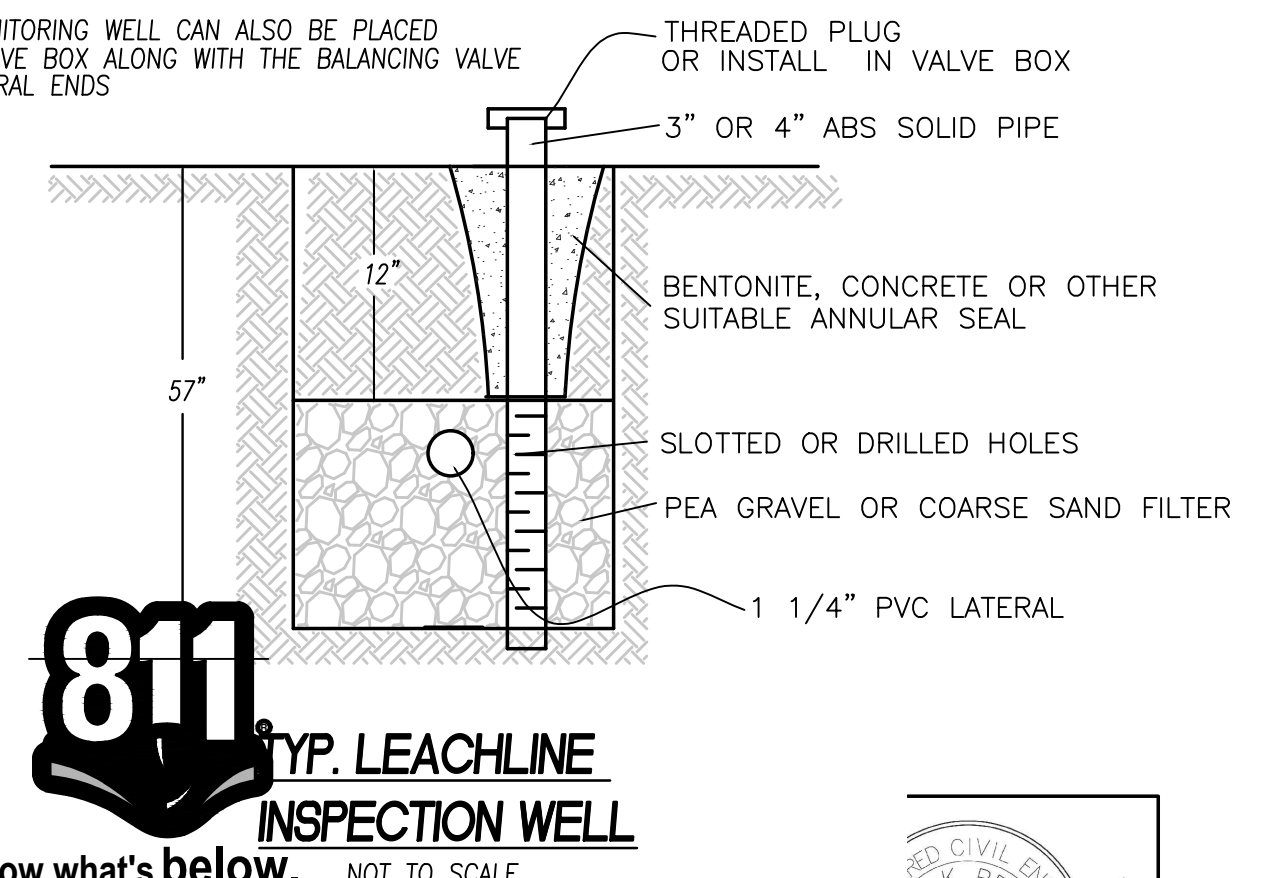
CONSTRUCTION INSPECTION NOTES

CONTRACTOR TO NOTIFY DESIGN ENGINEER AND SBCWD A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION AND INSPECTION OF THE SYSTEM. ADDITIONAL FEES WILL BE REQUIRED BY SBCWD AFTER THREE SITE INSPECTIONS. ENGINEER AND SBCWD SHALL INSPECT THE SYSTEM AT CRITICAL CONSTRUCTION PHASES AS FOLLOWS:

- PHASE ONE:**
- INSPECT STAKE OUT LOCATION OF LATERALS ALONG CONTOURS, THE SEPTIC AND SUMP TANKS, AND THE ADVANTEX.
 - INSPECT THE LEACHLINE GRAVEL AND ADVANTEX MEDIA, AND PHASE TWO:
 - INSPECT LEACHLINE INSTALLATION AND LEVEL VIA OPEN TRENCHES AND INSTALLED INSPECTION WELLS.
 - INSPECT PERFORATION SIZE AND SPACING.
 - INSPECT WATERTIGHTNESS OF ALL TANKS.
 - INSPECT SQUIRT TEST OF LEACHFIELD.
 - INSPECT CONTROL PANEL, FLOATS AND CIRCUIT BREAKER FOR ENTIRE SEPTIC SYSTEM.
- PHASE THREE:**
- INSPECT ANY ITEMS LISTED ABOVE WHICH HAVE NOT BEEN OBSERVED YET.
 - INSPECT FINISHED SEPTIC SYSTEM INCLUSIVE OF ANY NECESSARY EROSION CONTROL MEASURES.
 - INSPECT FLOOR PLAN OF STRUCTURE BEING SERVED BY THE SEPTIC SYSTEM. INSPECT, IF APPLICABLE, WHETHER LOW FLOW FIXTURES WERE INSTALLED OR NOT.
 - PROVIDE SBCWD WITH BUILDING DEPARTMENT APPROVAL OF PUMP INSTALLATION.



DIVERSION VALVE BOX DETAIL
NOT TO SCALE



811 TYP. LEACHLINE INSPECTION WELL
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DETAILS

- GENERAL NOTES**
- CONTRACTOR TO NOTIFY STINSON BEACH COUNTY WATER DISTRICT (SBCWD) PERSONEL AND DESIGN ENGINEER 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
 - NOT TO BE USED AS A BOUNDARY SURVEY- SURVEYOR TO STAKE ALL PROPERTY LINES AND EASEMENTS. SURVEY PROVIDED BY PHELPS AND ASSOCIATES 707-829-0400
 - MAINTAIN 10' SEPARATION FROM ANY SEWAGE LINE TO WATERLINE IF NOT POSSIBLE REROUTE TO MAINTAIN SEPARATION. CROSSING SHALL BE MADE WITH WATER ABOVE SEWER LINE WITH BOTH LINES SLEEVED WITHIN 10' OF EACH OTHER.
 - NO CUTS SHALL BE MADE DOWNSLOPE OF DRAINFIELD WITHOUT PERMISSION OF BOTH SBCWD AND DESIGN ENGINEER.
 - CONSULT ENGINEER PERTAINING TO LANDSCAPE SEPTIC SYSTEM.
 - ALL TANKS TO BE WATERTIGHT-SEE WATERTIGHTNESS TEST.
 - CONTRACTOR NOT TO OVEREXCAVATE THE DELIVERY LINE TRENCH/S. MAXIMUM DEPTH OF TRENCH IS 24 INCHES.
 - THIS SYSTEM CALLS FOR A DIVERSION VALVE/S WHICH ARE TO BE HOUSED IN A SUBSTANTIAL VALVE BOX. THE BOX IS TO BE EXTENDED TO 3 INCHES ABOVE GRADE. THE VALVE SHOULD BE ALTERNATED EVERY SIX MONTHS.
 - EROSION PROTECTION SHALL BE PLACED IN ALL DISTURBED AREAS. STRAW AND SEED SHALL BE PLACED AT A MINIMUM PRIOR TO FINAL INSPECTION.
 - ALL SEWER LINES FROM BUILDINGS SHALL BE 3 INCH SDR 35 OR APPROVED EQUIVALENT WITH A MINIMUM SLOPE OF 2 PERCENT. INSTALL CLEANOUTS AT CHANGES IN DIRECTION AND 5 FEET FROM THE OUTSIDE OF THE BUILDING.
 - ALL WORK SHALL BE IN CONFORMANCE WITH THESE PLANS AND THE MOST RECENT SBCWD REGULATIONS FOR WASTEWATER SYSTEMS.
 - CONTRACTOR TO CONDUCT SQUIRT TEST CONSISTING OF PRESURIZING THE LEACHFIELD WITH THE PUMP AND ADJUSTING THE LEACHFIELD GATE VALVES TO PROVIDE A 5' HIGH STREAM OF WATER THROUGH ORIFICES. THIS IS TO BE REPEATED FOR CONSTRUCTION INSPECTION PHASE 2.
 - CONTRACTOR TO KEEP A PLAN SET WITH ALL CHANGES MARKED UP AT THE JOB SITE AT ALL TIMES. THE CONTRACTOR TO PROVIDE ONE COPY OF THESE CHANGES ON A PLAN FOR PREPARATION OF AS- BUILT DRAWINGS TO GAIN COUNTY FINAL APPROVAL.

- OPERATION AND MAINTENANCE OF A SEPTIC SYSTEM**
- INSPECT SEPTIC TANKS AND DRAINFIELD EVERY SIX MONTHS.
 - IF SLUDGE OR SCUM BUILDUP IS GREATER THAN 6 TO 8 INCHES HAVE TANK PUMPED. (USUAL FREQUENCY FOR PUMPING IS 3 TO 5 YEARS).
 - MINIMIZE THE USE OF GARBAGE DISPOSAL.
 - MINIMIZE THE USE OF HARSH CHEMICALS IN LARGE QUANTITIES.
 - MINIMIZE THE AMOUNT OF GREASE DISPOSED OF IN SINKS. PACKAGE ALL FOOD WASTES AND DISPOSE OF IN GARBAGE FOR SANITARY LANDFILL.
 - MINIMIZE DISPOSAL OF NON-SEWAGE ITEMS SUCH AS SANITARY NAPKINS, CIGARETTES AND OTHERS.
 - MAINTAIN ALL PLUMBING. LEAKS SHOULD BE FIXED AS QUICK AS THEY OCCUR.
 - MINIMIZE LIQUID LOAD ON THE SYSTEM BY WASHING DISHES AND LAUNDRY IN LARGE LOADS. SPREAD LOADS OVER THE WEEK RATHER THAN DOING ALL LAUNDRY ON A SINGLE DAY.
 - PROHIBIT VEHICULAR TRAFFIC AND HOOFED ANIMALS FROM THE SEPTIC SYSTEM AREA.
- PUMP:**
- THE PUMP SHALL BE OF THE SIZE AND TYPE INDICATED ON THE PLANS AND SHALL INCLUDE THE FOLLOWING:
- A HANDS OFF AUTO (HOA) SWITCH.
 - AN AUDIO AND VISIBLE ALARM AND NECESSARY EFFLUENT SENSING DEVICE TO INDICATE A HIGH WATER CONDITION.
 - USE EITHER PILL OR MERCURY TYPE FLOAT SWITCH.
 - SET PUMPING VOLUME AS STATED IN THE PUMP REQUIREMENTS.
 - PUMP TO BE SET A MINIMUM OF 8 INCHES FROM THE BOTTOM OF THE SUMP.
- SUMP:**
- THE SUMP SHALL HAVE A WORKING CAPACITY OF 1.0 TIMES THE DESIGN FLOW DESIGNATED. THE CAPACITY SHALL INCLUDE THE DOSE VOLUME AND 24-HOUR STORAGE VOLUME.
 - ACCESS TO BE PROVIDED BY A MINIMUM 24-INCH DIAMETER WATERPROOF AIRTIGHT RISER AND LID SYSTEM.
 - ALL PIPE AND OR ELECTRICAL CONNECTIONS MADE THROUGH THE RISER EITHER TO BE PRECAST INTO THE RISER OR SEALED WITH GASTIGHT COMPRESSION CONNECTORS.
- ELECTRICAL FEATURES:**
- THE FOLLOWING ELECTRICAL FEATURES TO BE PROVIDED
- AN OUTDOOR TYPE CONTROL BOX CONTAINING A FUSED DISCONNECT AND MOTOR PROTECTION SWITCH. SEE THE PUMP REQUIREMENT SECTION OF THE PLANS FOR THE MODEL NUMBER AND REQUIREMENTS.
 - THE CONTROL BOX TO BE MOUNTED ON THE BUILDING BEING SERVED IF WITHIN 20 FEET OF THE SUMP OTHERWISE INSTALL ON A 4"x4" POST THAT IS INSTALLED SECURELY. CONTROL PANEL TO BE VISIBLE FROM THE ROADWAY IF AT ALL POSSIBLE.
 - ALARM AND PUMP TO BE INSTALLED ON SEPARATE CIRCUITS THAT ARE OF SIZE LARGE ENOUGH FOR THE RESPECTIVE USES.
 - ELECTRICAL CONDUIT SHALL BE PVC AND SEPARATE CONDUITS SHALL BE PROVIDED TO POWER PUMP AND FLOATS.

PREPARED FOR:
Bill Scott and Kelly Bates
515 Manzanita Way
Woodside Ca 94062

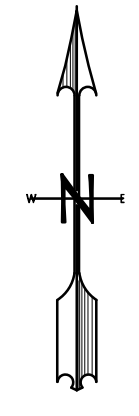
RAISED BED ADVANTEX SYSTEM
3445 SHORELINE HIGHWAY
Stinson Beach, CA
APN 195-194-06

AYS Engineering Group, Inc
PO Box 5693, Petaluma, CA 94955
Voice (707) 763-6620

Job No. 2022-038
Date 7-26-23
Drawn By: tkp
Checked By: tkp
Scale as shown

Sheet 2 of 2

PA 2022-Jones\Shoreline Hwy-3445-Shoreline Hwy-Scott-Bates.dwg, 6-10-24, REVISED: septic.dwg, 2/6/2025 10:54:32 AM, DWG To PDF.pc3 1:1



GRAPHIC SCALE

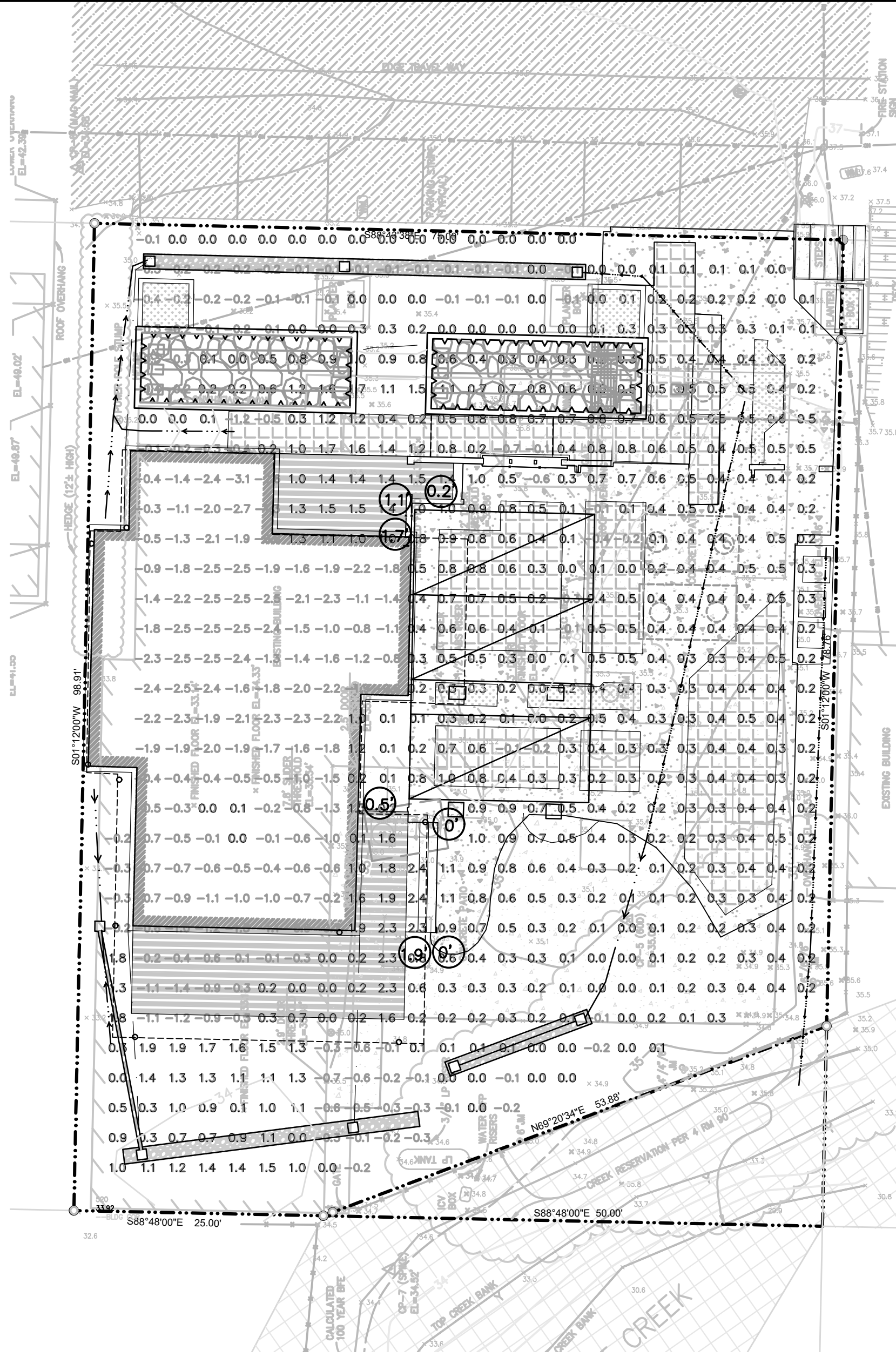
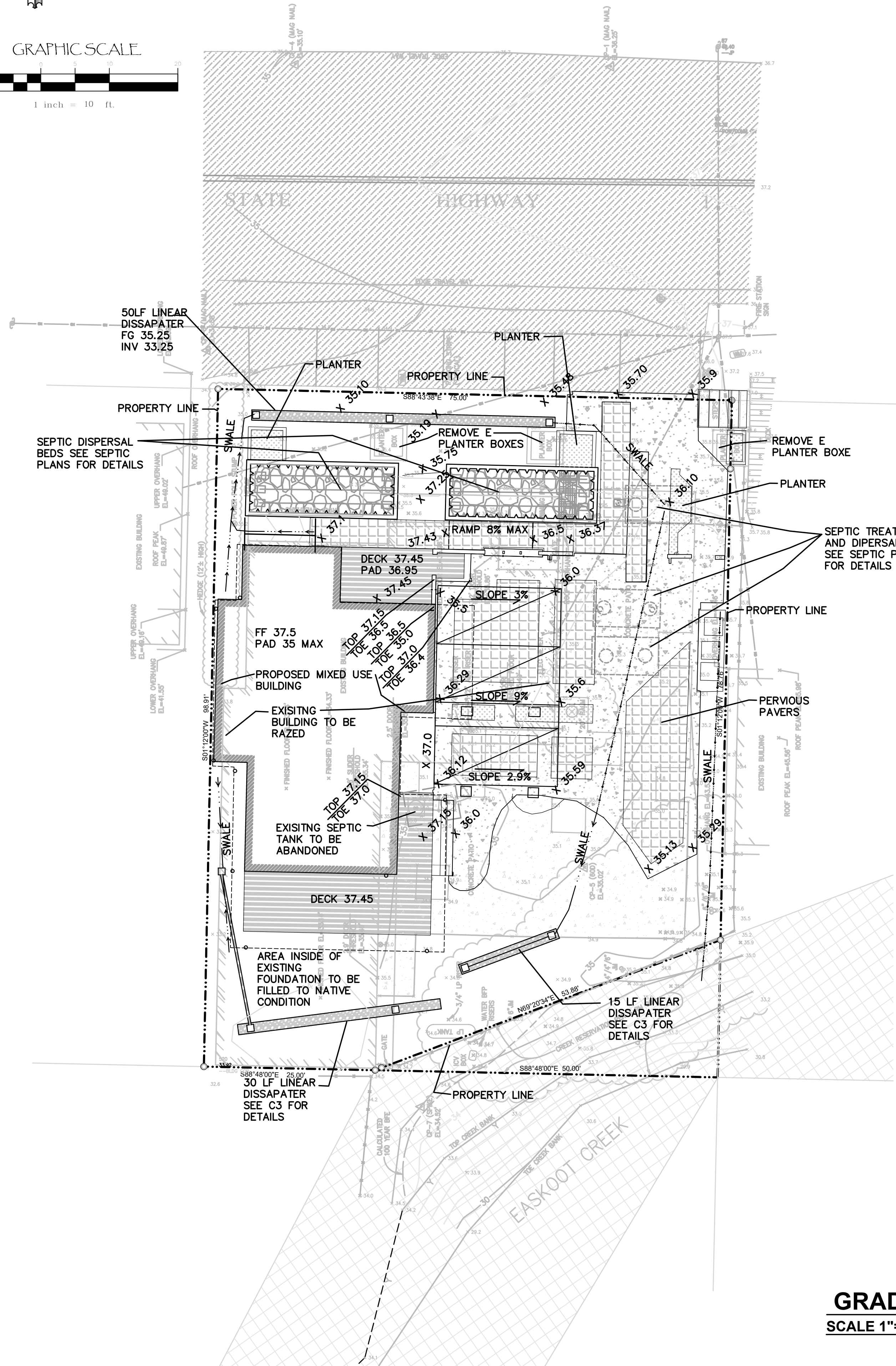
1 inch = 10 ft.

LEGEND

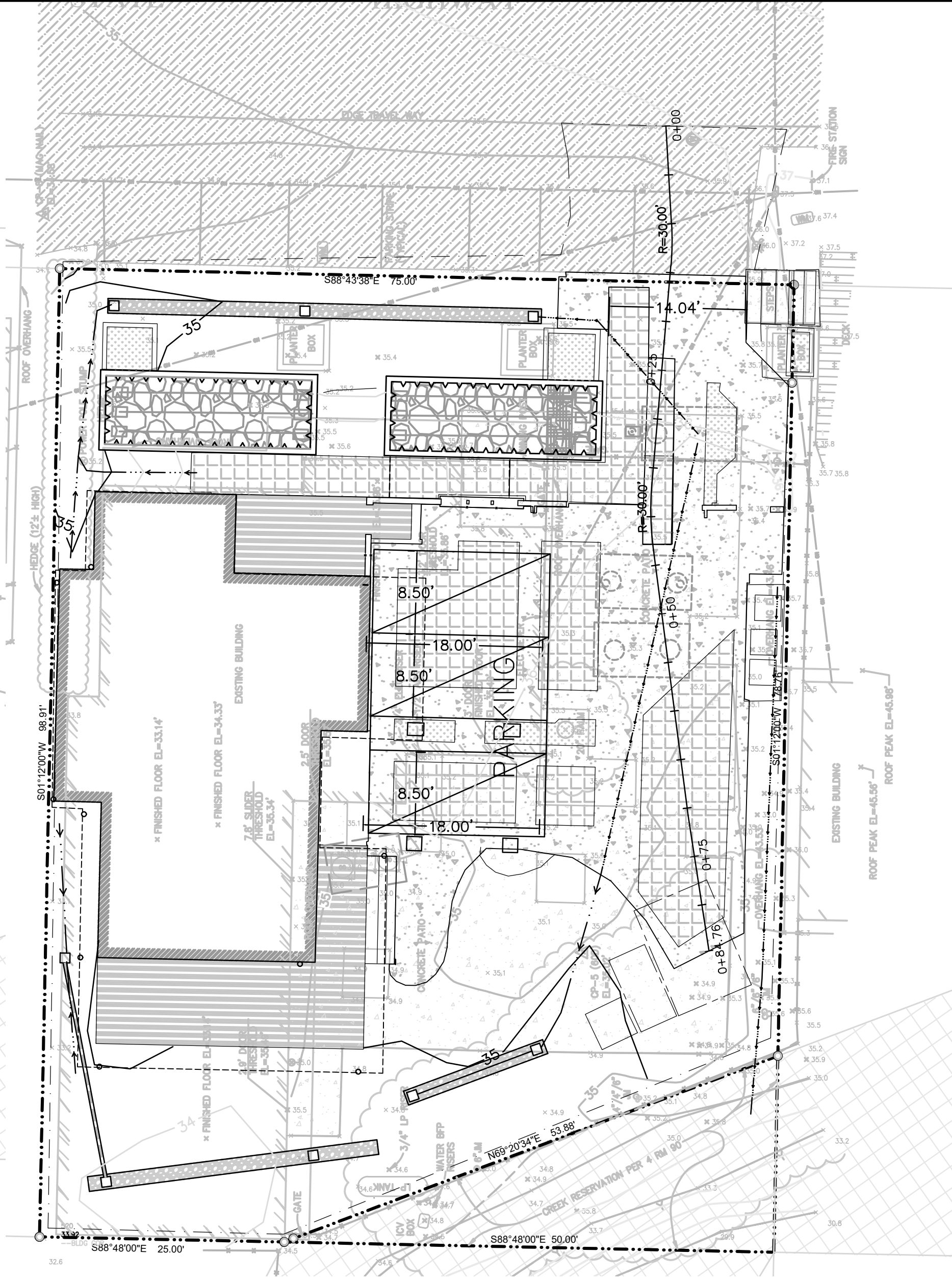
- 1.5 CUT
- 1.3 FILL
- (R) RETING WALL HT

EARTHWORK QUANTITIES APPROX.

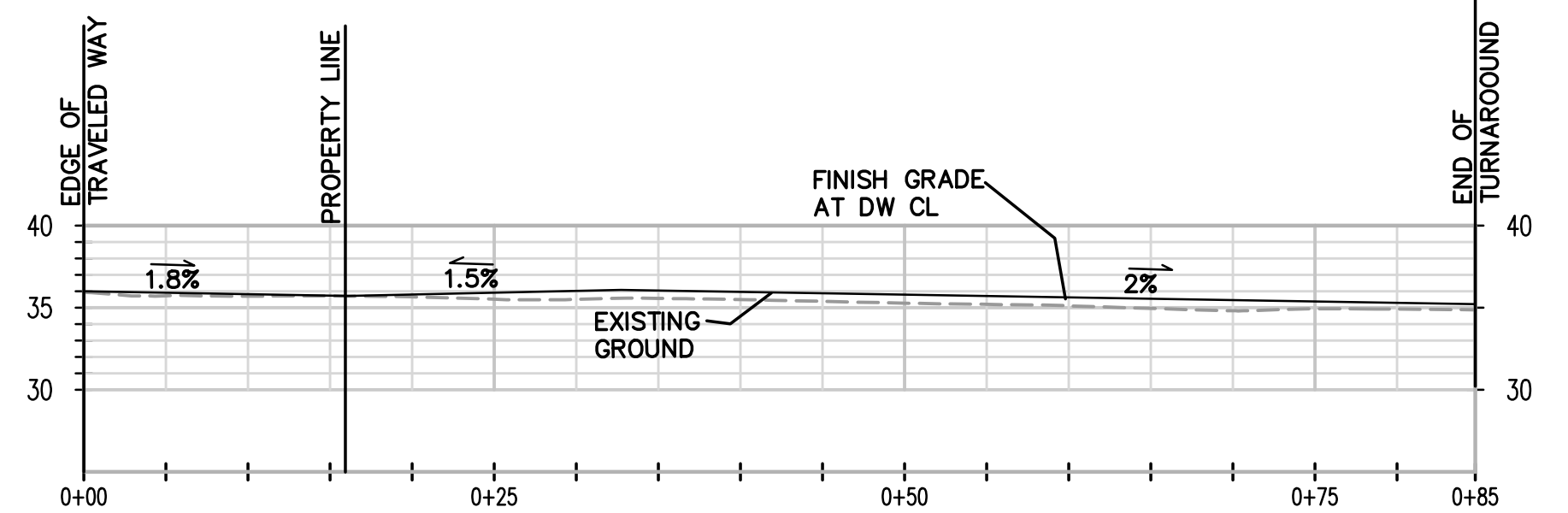
- CUT 64 CY
- FILL 73 CY
- NET 9 CY FILL(IMPORT)



EARTHWORK AND WALL HT SCHEMATIC
SCALE 1"=10'



DRIVEWAY HORIZONTAL ALIGNMENT
AND PARKING
SCALE 1"=10'



DRIVEWAY PROFILE
SCALE 1"=10'

GRADING PLAN
SCALE 1"=10'



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GRADING PLAN



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Bill Scott and Kelly Bates
515 Manzanita Way
Woodside Ca 94062

IMPROVEMENT PLANS
3445 SHORELINE HIGHWAY
Stinson Beach, CA
APN 195-194-06

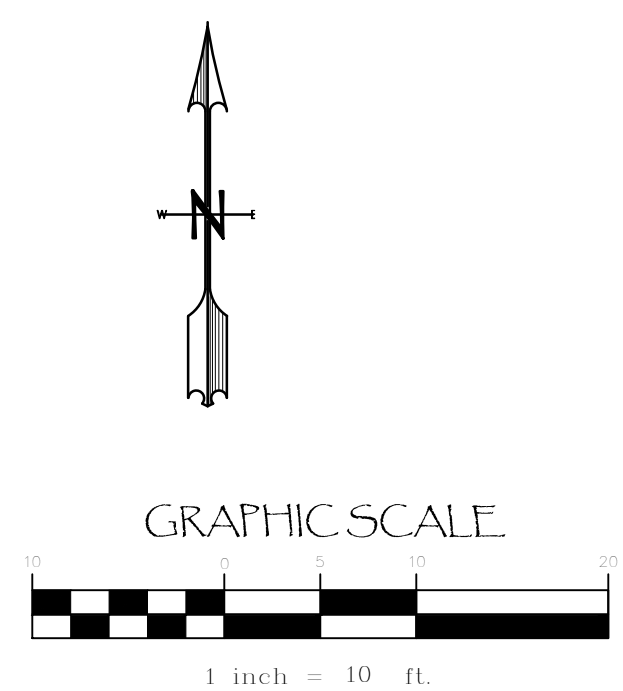
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Job No. 2024-012
Date 6-1-24
Drawn By: TKP
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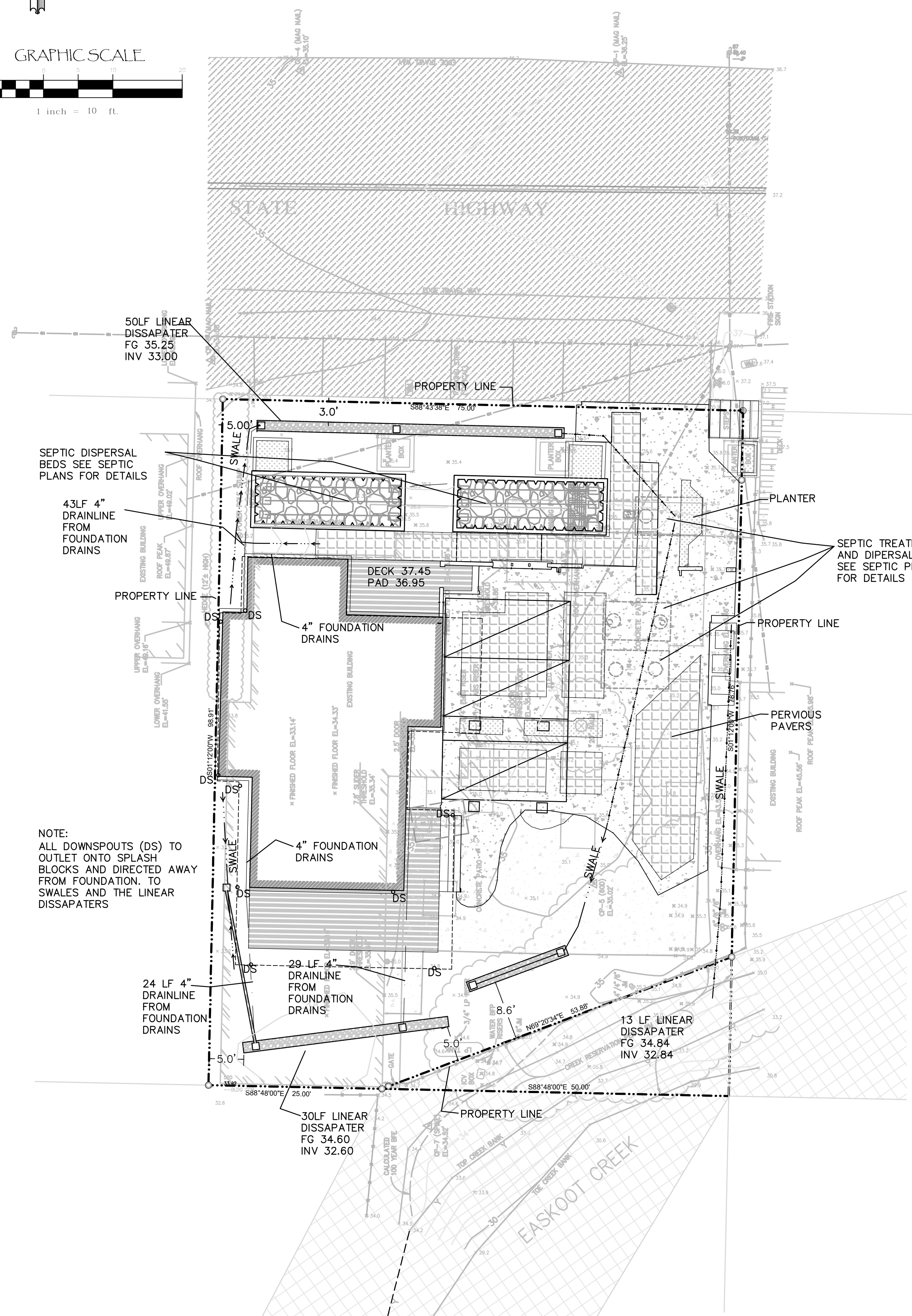
Sheet 2 of 5

C2

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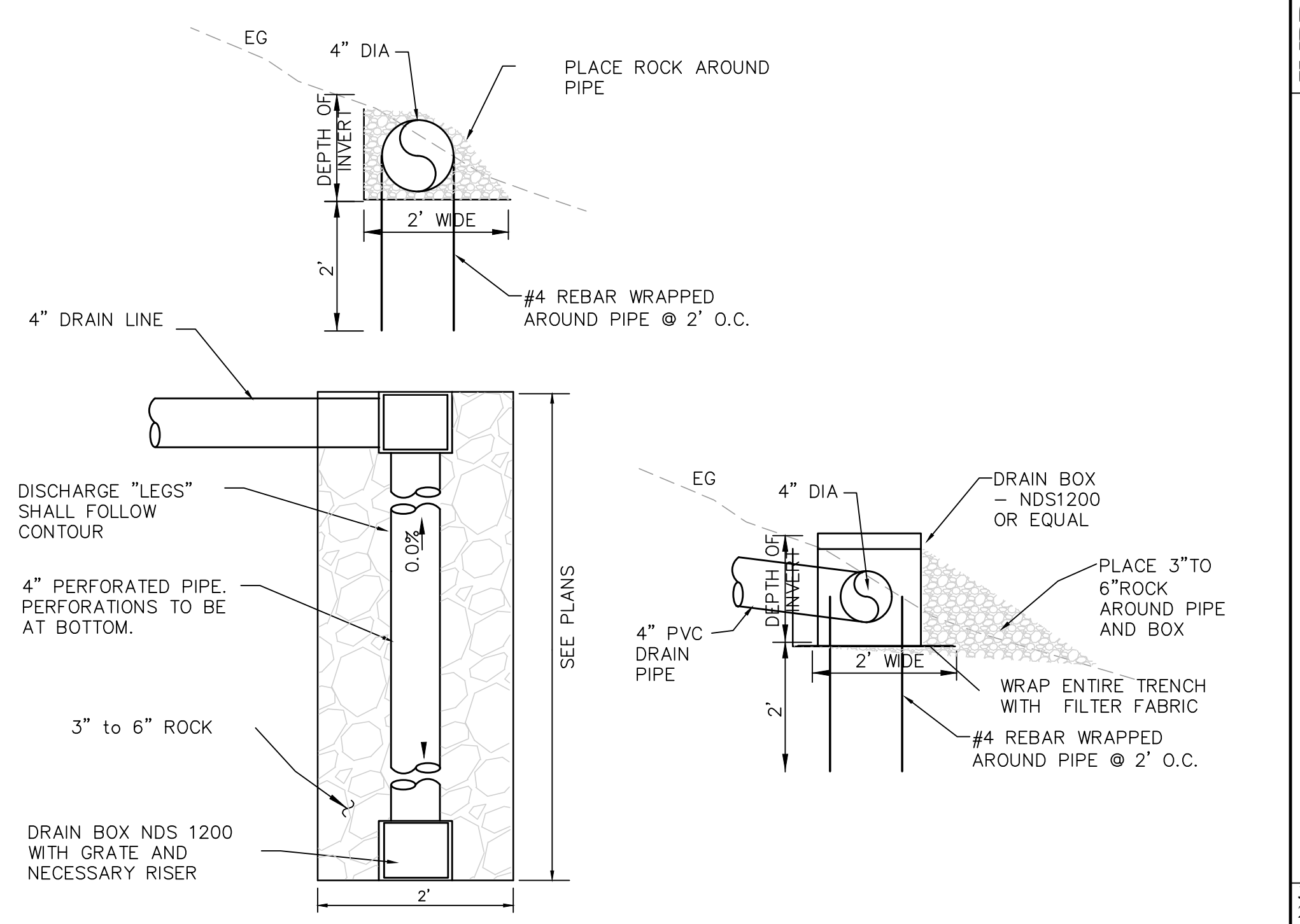
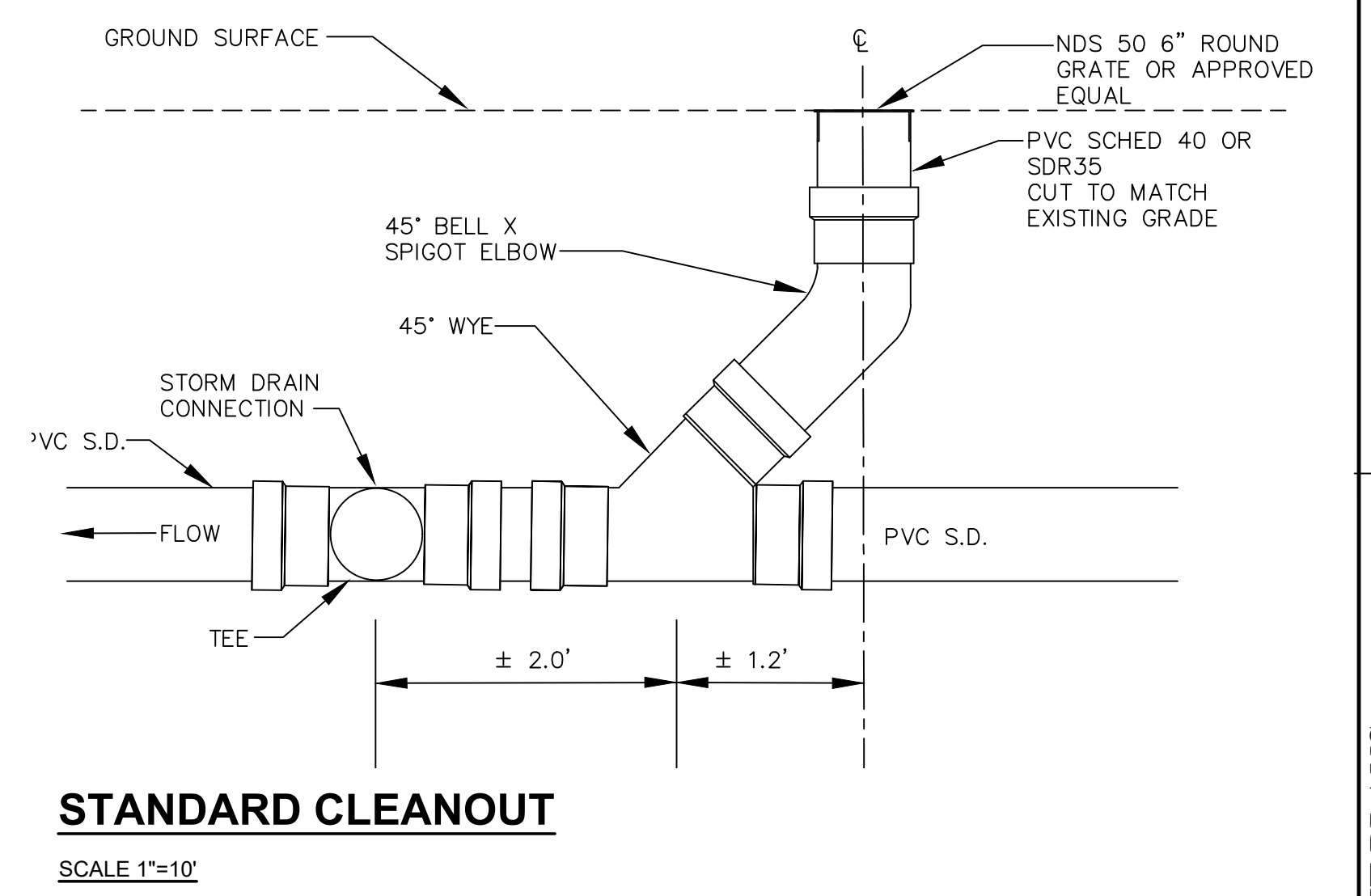
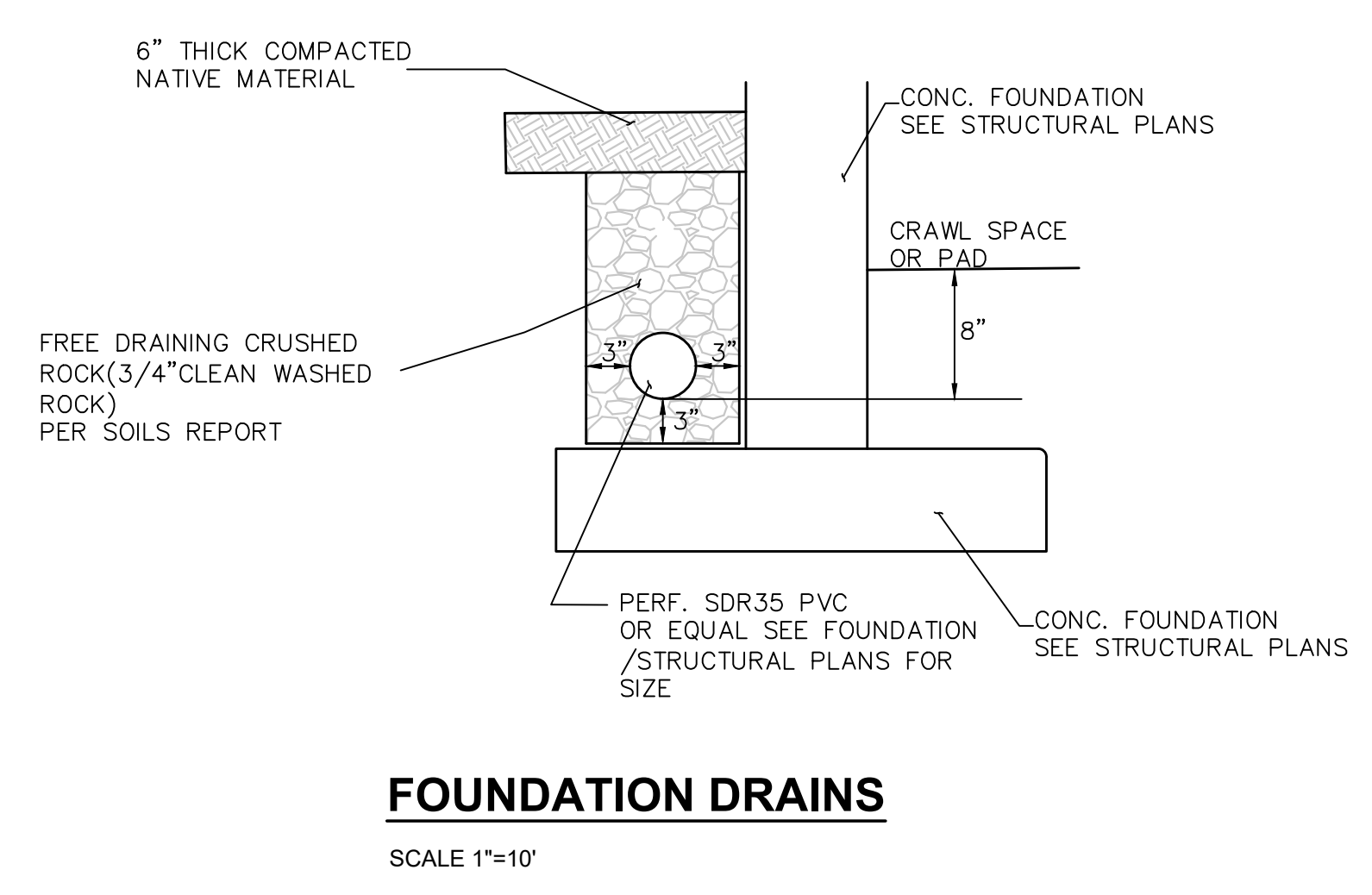
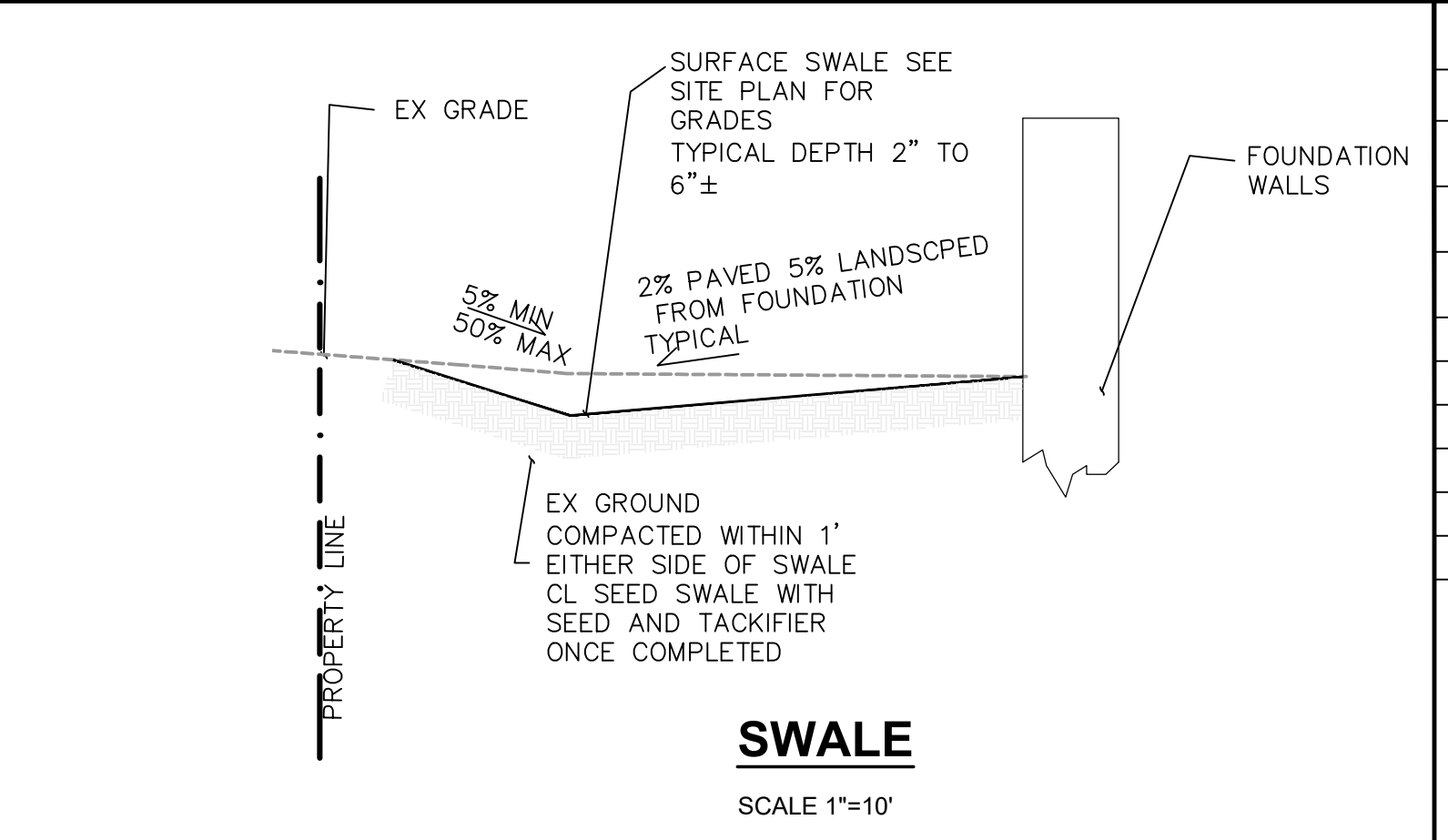
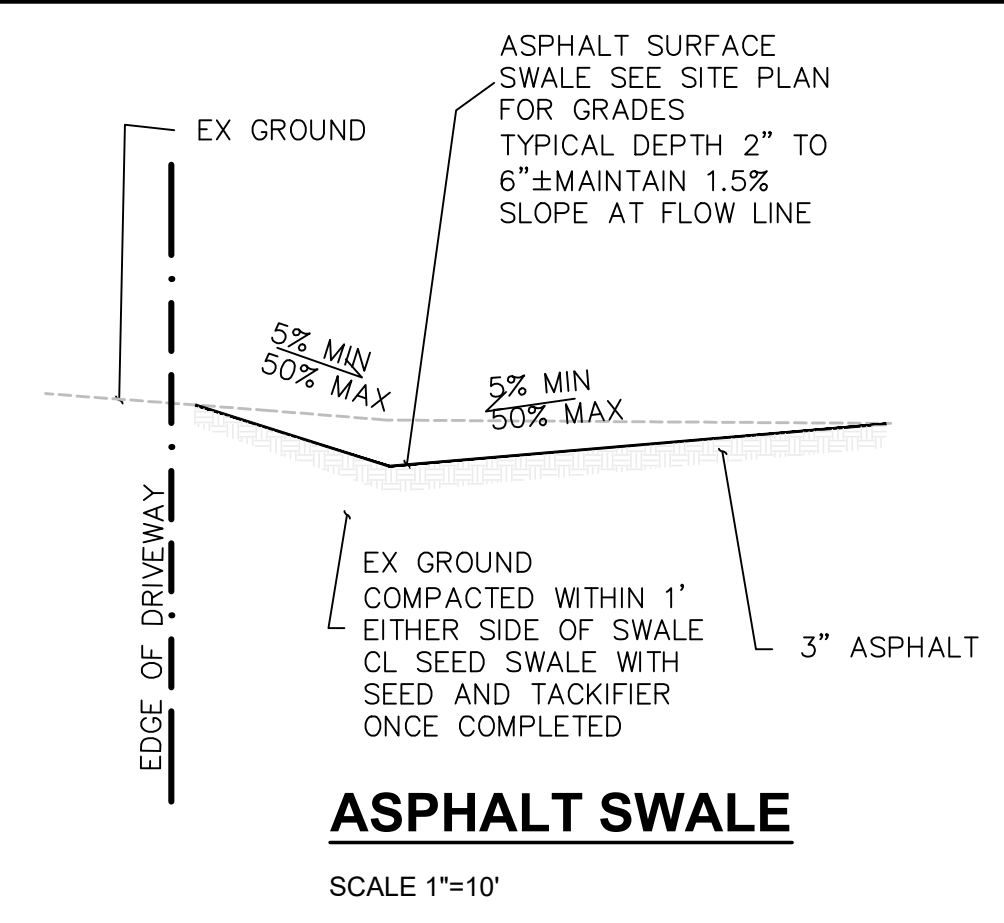


GRAPHIC SCALE
1 inch = 10 ft.



NOTE:
ALL DOWNSPOUTS (DS) TO
OUTLET ONTO SPLASH
BLOCKS AND DIRECTED AWAY
FROM FOUNDATION. TO
SWALES AND THE LINEAR
DISSIPATERS

DRAINAGE PLAN
SCALE 1"=10'



DRAINAGE PLAN



Revisions:

PREPARED FOR:
Bill Scott and Kelly Bates
515 Manzanita Way
Woodside Ca 94062

IMPROVEMENT PLANS
3445 SHORELINE HIGHWAY
Stinson Beach, CA
APN 195-194-06

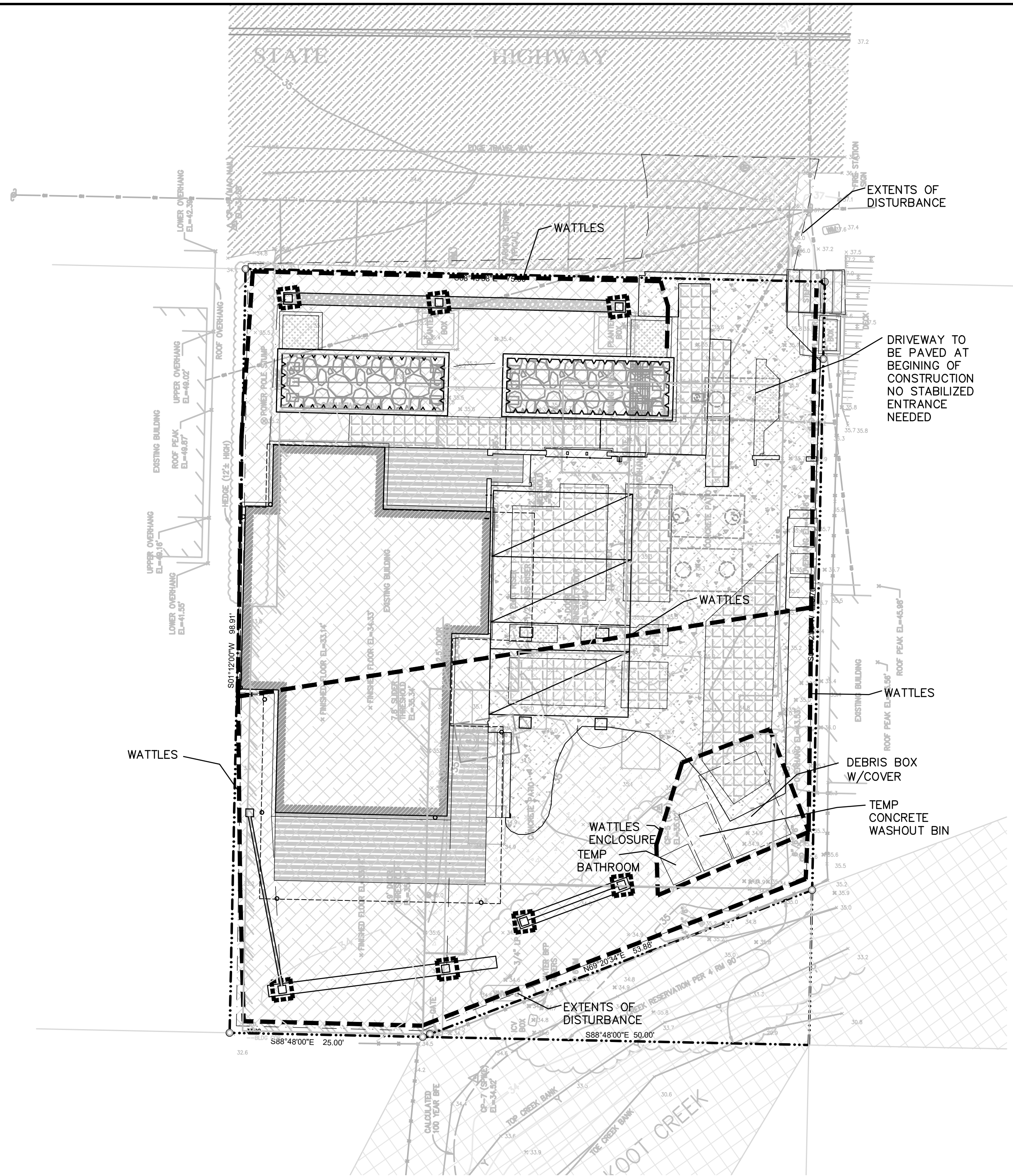
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PO Box 5693, Petaluma, CA 94955
Voice (707) 763-6620

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Date
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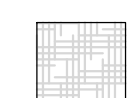


Sheet 3 of 5

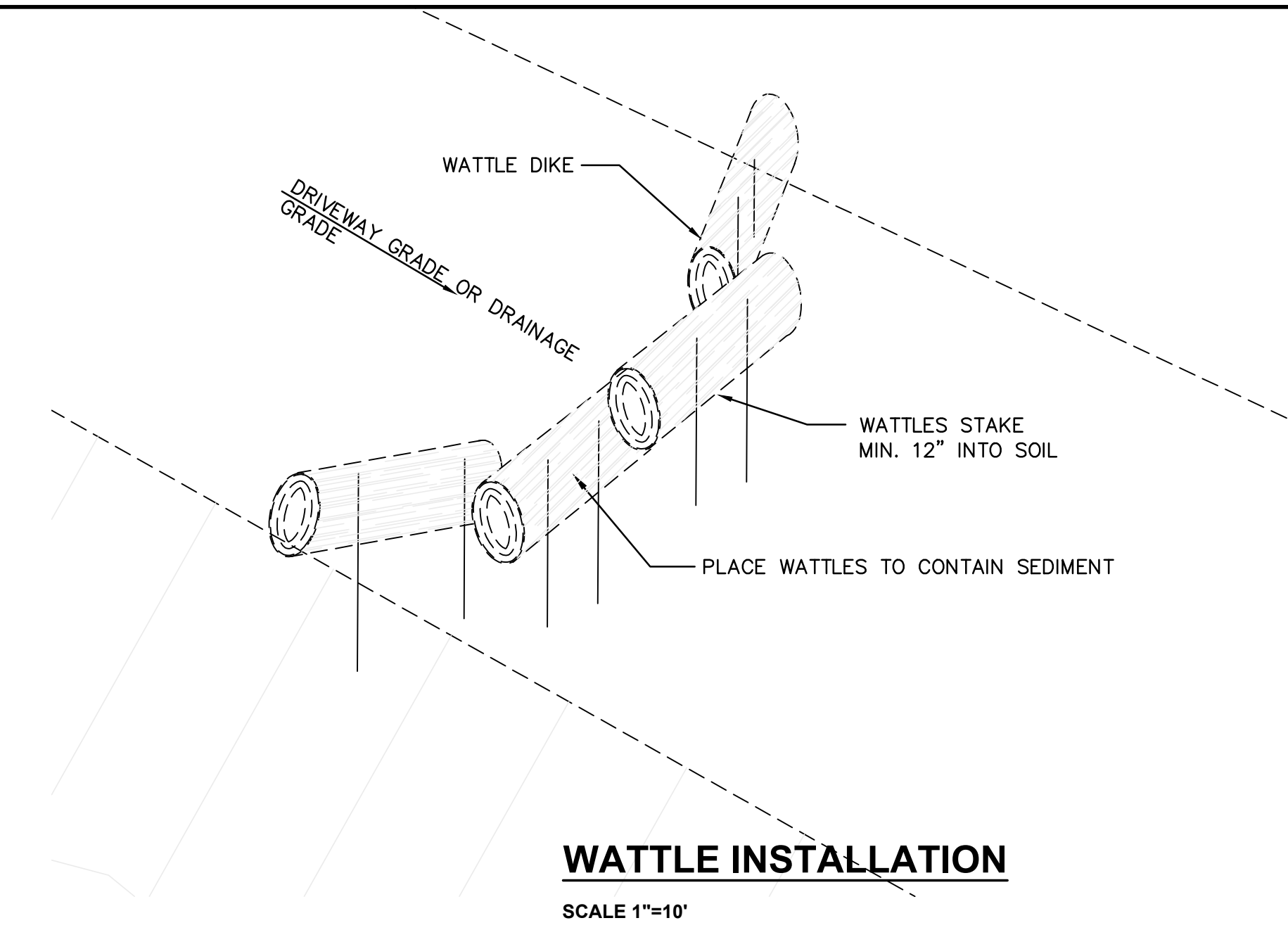
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LEGEND

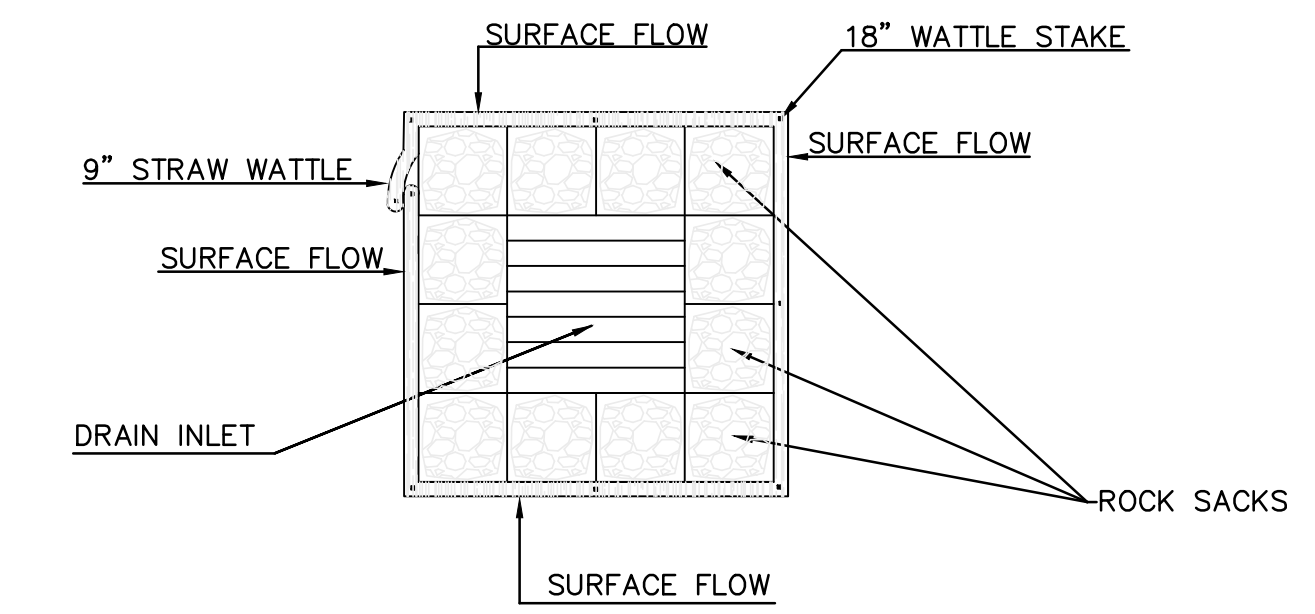
-  HYDROSEED/MULCH WOOD CHIPS OR EROSION CONTROL BLANKET ALL DISTURBED AREAS BEFORE RAIN
 -  WATTLES
 -  DRAINAGE BASIN PROTECTION
- AREA OF DISTURBANCE= 6894 SQ FT



WATTLE INSTALLATION
SCALE 1"=10'

EROSION CONTROL NOTES

- 1) BOUNDARY FOR REFERENCE PURPOSES ONLY NOT TO BE USED AS BOUNDARY SURVEY.
- 2) ALL MODIFICATIONS TO THIS PLAN AND ALL EROSION CONTROL REPAIRS SHALL BE NOTED ON THIS PLAN AND KEPT UPDATED BY THE CONTRACTOR IN THE FIELD DURING CONSTRUCTION.
- 3) ALL EROSION CONTROL MEASURES SHALL BE REGULARLY MONITORED AND REPLACED IF NECESSARY.
- 4) ALL EROSION CONTROL MEASURES SHALL BE CHECKED AND THEIR OPERATION VERIFIED AFTER STORM EVENTS.
- 5) NO SILT LADEN WATER SHALL LEAVE SITE.
- 6) ANY MATERIAL OR DEBRIS STOCKPILED ON SITE SHALL BE CONTAINED BY WATTLES AND COVERED.
- 7) A GRAVEL ACCESSWAY AT LEAST 50' LONG SHALL BE MAINTAINED AT DRIVEWAY ENTRANCE. 6" OF GRAVEL MUST BE MAINTAINED IN THIS AREA AND WILL REQUIRE REPLENISHMENT OVER THE COURSE OF CONSTRUCTION.
- 8) AS PART OF THE MONITORING, ANY SILT THAT BUILDS UP BEHIND THE WATTLES SHALL BE REMOVED.
- 9) MINIMIZE THE AMOUNT OF MATERIAL STOCKPILED ON SITE.
- 10) ANY EXCAVATED MATERIAL STOCKPILED ON SITE SHALL BE COVERED WITH 15 MIL PLASTIC AND THE ENDS HELD DOWN WITH SAND BAGS.
- 11) ADDITIONAL SAND BAGS, WATTLES AND OTHER EROSION CONTROL MATERIAL SHALL BE STORED ON SITE TO ALLOW FOR IMMEDIATE REPAIR OF PROPOSED FACILITIES.
- 12) A WATTLE DIKE SHALL BE INSTALLED ON THE PROPOSED DRIVEWAY ROUGH GRADE EVERY 10' OF VERTICAL SEPARATION OR MORE OFTEN AS NEEDED TO PREVENT EROSION OF THE PROPOSED DRIVEWAY.
- 13) REMOVE SEDIMENT WHEN ACCUMULATION REACHES 1/2 OF THE BARRIER HEIGHT.
- 14) MINIMIZE THE AMOUNT OF EARTHWORK EXPOSED AT ANY ONE TIME.
- 15) INSTALL DRIVEWAY GRAVEL BASE COURSE AS SOON AFTER ROUGH GRADING AS POSSIBLE.
- 16) PRIOR TO PLACING AC ON ROADWAY OR DRIVEWAY, DRIVEWAYS TO BE USED FOR CONCRETE WASHDOWN, ONCE THE DRIVEWAY IS COMPLETE, USE A DESIGNATED CONCRETE WASH DOWN AREA.
- 17) HYDROSEED ALL EXPOSED AREAS OF EARTH PRIOR TO START OF RAINY SEASON. IF RAIN IS IMMINENT OR GRASS IS NOT MATURE PRIOR TO OCTOBER 15 COVER EXPOSED EARTH WITH STRAW & TACKIFIER.
- 18) THE ACTUAL AMOUNT AND TYPES OF EROSION CONTROL DEVICES WILL VARY BASED ON CONSTRUCTION METHODOLOGIES AND STAGING. THIS PLAN SHOWS A MINIMUM REQUIREMENT AND SHOULD BE SUPPLEMENTED AS NEEDED.



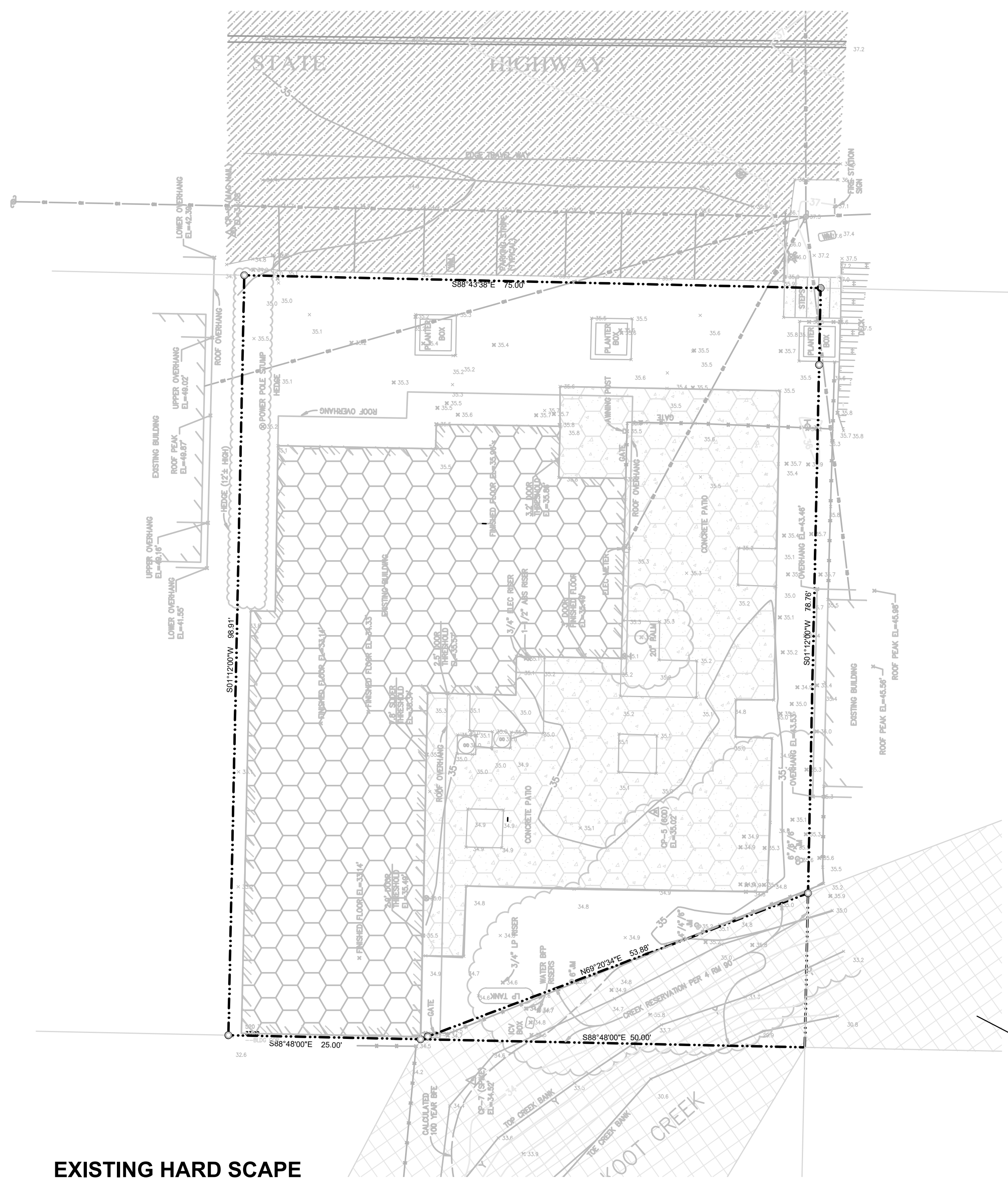
- NOTES:
1. ROCK BAGS SHALL CONTAIN ONE INCH ROUND DRAIN ROCKS.
 2. STRAW ROLLS SHALL BE 9 INCHES IN DIAMETER AND STAKED IN PLACE WITH 1" X 1" X 18" WOODEN STAKES AS SHOWN.
 3. INSTALL SILTSTACK, OR APPROVED EQUAL.

BASIN PROTECTION SCALE 1"=10'



EROSION & SEDIMENT CONTROL PLAN

<p>Revisions:</p> <table border="1" style="width: 100%; height: 40px;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>											<p>PREPARED FOR: Bill Scott and Kelly Bates 515 Manzanita Way Woodside Ca 94062</p> <hr/> <p>IMPROVEMENT PLANS 3445 SHORELINE HIGHWAY Stinson Beach, CA APN 195-194-06</p> <hr/> <p>AYS Engineering Group, Inc PO Box 5693, Petaluma, CA 94955 Voice (707) 763-6620</p> <hr/> <p>Job No. 2024-012 Date 6-1-24 Drawn By: TKP Checked By: TKP Scale as shown</p> <hr/> <p>Sheet 4 of 5</p>

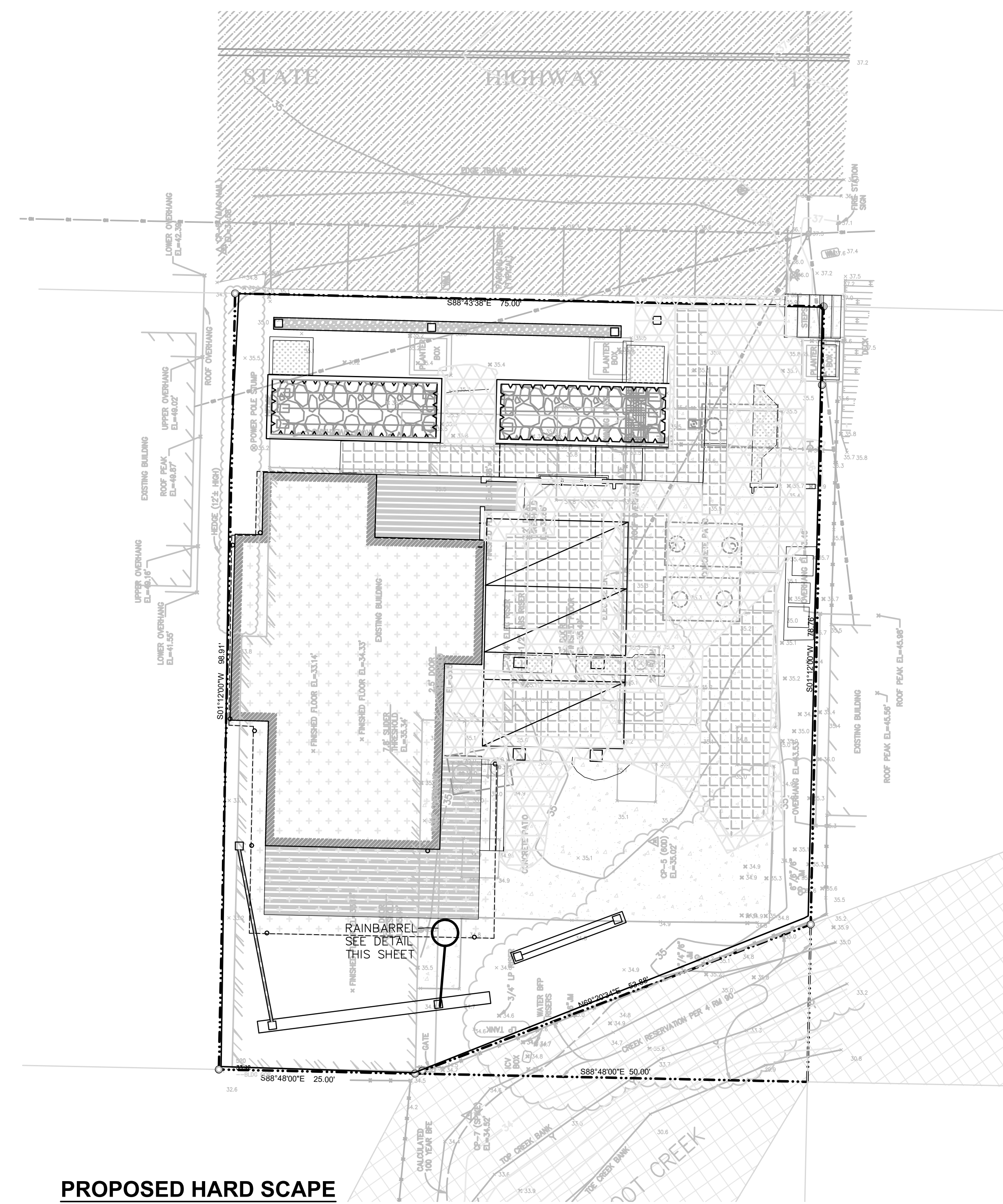


EXISTING HARD SCAPE

SCALE 1"=10'

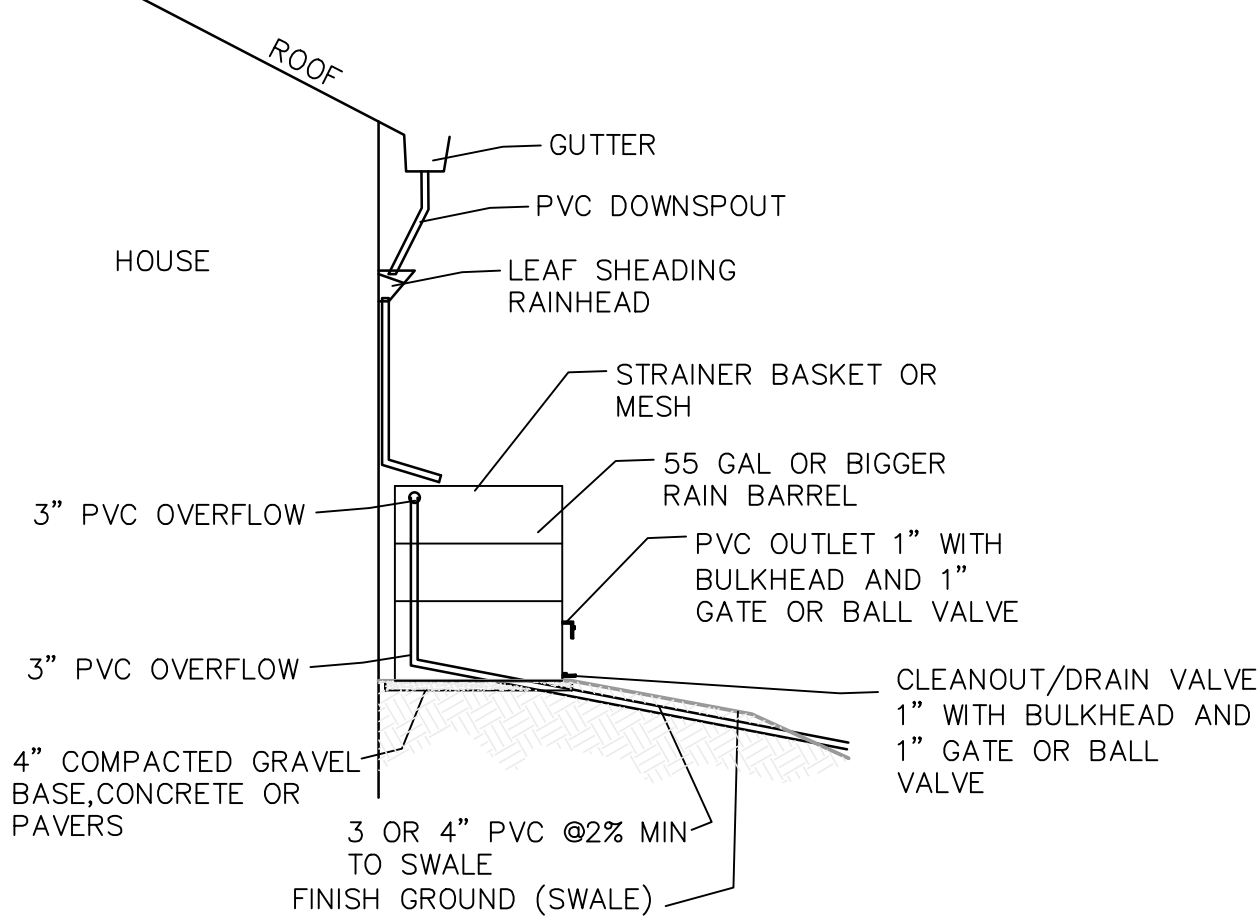
LEGEND

- EXISTING BUILDING 2466 SQ FT
- EXISTING HARD SCAPE 2119 SQ FT
TOTAL EXISTING HARDSCAPE 4585 SQ FT
- EXISTING AREA REMAINING NATURAL OR LANDSCAPED 2310 SQ FT
- PROPOSED ROOF BUILDING 1758 SQ FT
- PROPOSED HARDSCAPE (DRIVEWAY) 1289 SQ FT
TOTAL PROPOSED 3047 SQ FT
- PROPOSED PERVIOUS PAVERS 885 SQ FT
- PROPOSED AREA REMAINING NATURAL OR LANDSCAPED EXISTING 2963 SQ FT



PROPOSED HARD SCAPE

SCALE 1"=10'



PROPOSED RAIN BARREL

SCALE 1"=10'

STORMWATER CONTROL PLAN

Revisions:

PREPARED FOR:
Bill Scott and Kelly Bates
515 Manzanita Way
Woodside Ca 94062

IMPROVEMENT PLANS
3445 SHORELINE HIGHWAY
Stinson Beach, CA
APN 195-194-06

AYS Engineering Group, Inc
PO Box 5693, Petaluma, CA 94955
Voice (707) 763-6620

Job No. 2024-012

Date 6-1-24

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Sheet 5 of 5



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