

MEMO

DATE: 6.18.2025

TO: MARIN COUNTY PLANNING TEAM

ADDRESS: 3501 CIVIC CENTER DR.
SAN RAFAEL, CA., 94903

FROM: BRW ARCHITECTS
1620 MONTGOMERY ST. SUITE 320
SAN FRANCISCO, CA., 94111

RE: STINSON BEACH FIRE STATION 1 PLANNING SUBMITTAL REVISIONS

MESSAGE:

Please find attached our revised planning submittal for the Stinson Beach Fire Station 1 project. This resubmittal addresses all comments received to date and incorporates corresponding changes throughout the documents. Due to the volume and distribution of revisions, clouding each change on the drawings would significantly reduce legibility. Instead, we are providing the following summary of updates, organized by sheet number for ease of reference.

REVISION SUMMARY

SHEET NO.	DESCRIPTION OF CHANGES
ALL SHEETS	Finish Floor lowered to address height concerns. Building roof slope adjusted to be below 25' above existing grade.
G1.1	Updated project information.
AS1.1	Geotechnical and Biological site assessment recommendations added to Site Notes
AS1.1	Trees species added to trees being removed.
AS1.1	Width of proposed vehicles indicated (interior and exterior)
AS1.1	Fire vehicle dimensioned and public right of way on opposite side of street indicated.
AS1.1	Accessible routes and parking spaces indicated.
AS1.1	Bike racks and maildrop labeled clearly in site plan.
AS1.1	Obstructions moved from accessible path of travel.
AS1.2	Ramp detail updated to reflect 2022 CBC 11B-705.1.2.2.2.1.
1	Survey has been stamped and signed.
LS-1	Updated for consistency with civil and architecture sheets
C2.0	Finished Floor lowered to resolve slope and grading concerns with driveway, parking, and travel routes on the front apron.
C3.0	DMA Calculations updated.
C4.0	All proposed utilities.
C5.0	Water pollution control plan added.
A1.1/A1.2	All rooms are fully dimensioned.
A2.3/A2.4	Existing and finished grades indicated.

ATTACHMENTS:

STINSON BEACH FIRE STATION 1 PLANNING SET



STINSON BEACH FIRE STATION 1

3422 SHORELINE HWY.
STINSON BEACH, CA 94970

BRW PROJECT NO.: 224155
CLIENT PROJECT NO. IF APPLICABLE
JUNE 18, 2025

OWNER

STINSON BEACH FIRE PROTECTION

3410 SHORELINE HIGHWAY
STINSON BEACH, CA 94970
415.868.0622

ARCHITECT

BROWN REYNOLD WATFORD ARCHITECTS, INC.

1620 MONTGOMERY STREET, SUITE 320
SAN FRANCISCO, CA 94111
415.749.2670

CIVIL ENGINEER

SANDIS

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OAKLAND, CA 94607
510.873.8866

SEPTIC
ENGINEER

AC ENGINEERING

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SAN RAFAEL, CA 94903
415.295.2152

LANDSCAPE
ARCHITECT

HLA GROUP

555 UNIVERSITY AVENUE, SUITE 154
SACRAMENTO, CA 95825
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06.17.25

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SYMBOL LEGEND

12 TITLE
1/8" = 1'-0"

VIEW TITLE

ROOM NAME
100 ROOM NAME AND NUMBER

20.2 COLUMN DESIGNATION

RE: 1 / A1.1A MATCHLINE

1 A2.1 SIM BUILDING SECTION

1 A2.1 SIM WALL SECTION

A2.1 EXTERIOR ELEVATION

A5.1 INTERIOR ELEVATION

1 A1.1 SIM DETAIL CALLOUT

1'-0" FACE OF FINISH DIMENSION

ALIGN ALIGN FACE OF FINISH

Ø DIMENSION TO CENTERLINE

0220.01 KEYNOTE

A1 WALL TYPE

101 DOOR NUMBER

S1 WINDOW / CURTAINWALL / STOREFRONT TYPE

P1 FINISH

SHEET NUMBERING:
SHEET NUMBER
SHEET TYPE DESIGNATION
DISCIPLINE DESIGNATION

VIEW REFERENCES:
SHEET NUMBER
DETAIL NUMBER

REVISIONS

NORTH ARROWS
PLAN NORTH
TRUE NORTH

PROPERTY LINE / LIMITS OF CONSTRUCTION

BUILDING SETBACK / EASEMENT

EXISTING CONTOURS

REVISED CONTOURS

EXISTING SPOT GRADE

REVISED SPOT GRADE

WORKING, CONTROL OR DATUM POINT

NEW CONSTRUCTION

DEMOLITION

EXISTING WALL TO REMAIN

GLAZING

TEMPERED GLAZING

CODE INFORMATION

BUILDING CODES AND STANDARDS

BUILDING: 2022 CALIFORNIA BUILDING CODE (CBC)
EXISTING: 2022 CALIFORNIA EXISTING BUILDING CODE (CEBC)
FIRE: 2022 CALIFORNIA FIRE CODE (CFC)
LIFE SAFETY: 2022 CALIFORNIA BUILDING CODE (CBC)
ENERGY: 2022 CALIFORNIA ENERGY CODE (CEC)
PLUMBING: 2022 CALIFORNIA PLUMBING CODE (CPC)
MECHANICAL: 2022 CALIFORNIA MECHANICAL CODE (CMC)
ELECTRICAL: 2022 CALIFORNIA ELECTRICAL CODE (CEC)
GREEN: 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

ACCESSIBILITY STANDARDS

2022 CALIFORNIA BUILDING CODE (CBC)
AMERICANS WITH DISABILITIES ACT (ADAAG)

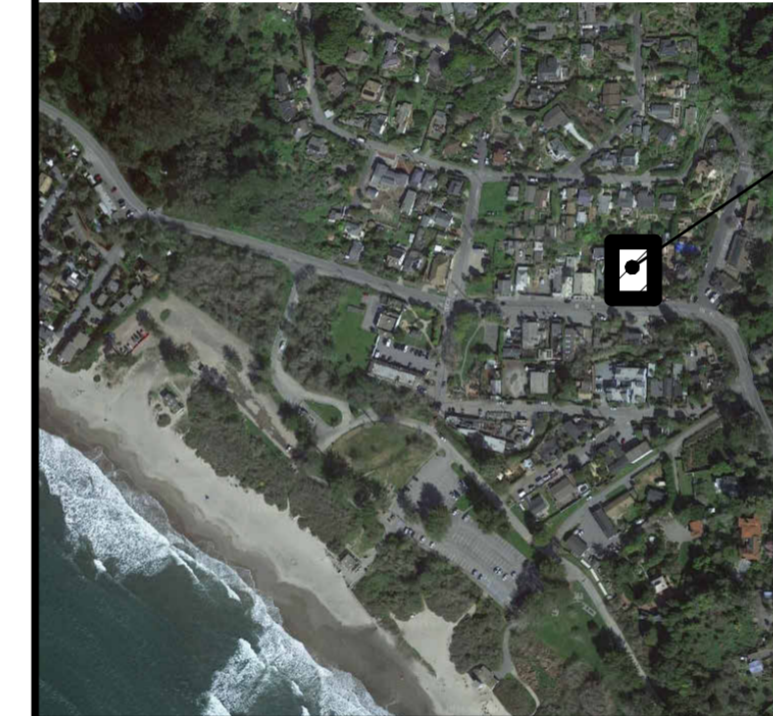
SCOPE OF WORK

THIS PROJECT SCOPET CONSISTS OF THE CONSTRUCTION OF A NEW 2-STORY 9,000 SF FIRE STATION

PROJECT DATA

- OVERVIEW**
- PARCEL #: 195-193-35
 - ZONING DISTRICT: C-VCR (COASTAL - VILLAGE COMMERCIAL RESIDENTIAL)
C-NC (COASTAL NEIGHBORHOOD COMMERCIAL)
OUTSIDE OF THE EASKOOT CREEK FLOODPLAIN
 - SITE AREA (ENTIRE PARCEL): 13,200 SQ FT
 - TOTAL BUILDING AREA (INCLUDING SECOND STORY): 8,716 SQ FT
 - COVERED AREA: 0 SF
 - IMPERVIOUS SURFACE: 4,252 SQ FT
 - PERVIOUS SURFACE: 2,284 SQ FT
 - LANDSCAPE/OPEN: 956 SQ FT
 - FOUNDATION: 5,708 SQ FT
- TOTAL SITE AREA: 13,200

VICINITY MAP



STINSON BEACH
FIRE STATION 1

AREA TABULATION

ALL SITE AND BUILDING AREA TABULATIONS SHOWN ARE FOR OWNER AND GOVERNING AUTHORITY REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN QUANTITY AND AREA CALCULATIONS.

SHEET INDEX

- G1.1. TITLE SHEET AND DRAWING INDEX
- AS1.1. SITE PLAN
AS1.2. ARCHITECTURAL SITE DETAILS
1. SITE SURVEY
- LS-1. LANDSCAPE PLAN
- C2.0. GRADING PLAN
C3.0. DRAINAGE PLAN
C4.0. UTILITY PLAN
C5.0. WATER POLLUTION CONTROL PLAN
- A1.1. FIRST FLOOR PLAN
A1.2. SECOND FLOOR PLAN
A1.3. ROOF PLAN
A2.1. BUILDING ELEVATIONS
A2.2. BUILDING ELEVATIONS CONT.
A2.3. BUILDING SECTIONS
A2.4. BUILDING SECTIONS CONT.
A9.1. 3D VIEWS
- CW-1.0. SEPTIC SITE OVERVIEW PLAN
CW-1.1. PROJECT NOTES
CW-2.0. OWTS PLAN
CW-2.1. DETAILS
CW-2.2. DETAILS
CW-3.0. BMPS

SITE INFORMATION

	EXISTING	
	LOT AREA	13,200 SF
BUILDING AREA	EXISTING	0 SF
	PROPOSED	9,004 SF
FLOOR AREA	EXISTING	0 SF
	PROPOSED	8,716 SF
FLOOR AREA RATIO	EXISTING	0.00
	PROPOSED	0.68
PROPOSED AREA OF ADDITIONAL DISTURBANCE		7,492 SF
LOT COVERAGE	EXISTING	0 SF
	PROPOSED	9,960 SF
GRADING CALCULATIONS	CUT	1,067 YD ³
	FILL	78 YD ³
	OFF-HAUL	989 YD ³
PARKING	EXISTING	0 SPACES
	PROPOSED	5 SPACES
	FRONT	5 FT
PROPOSED SETBACKS	SIDE	5 FT
	STREET SIDE	5 FT
	REAR	5 FT
MAXIMUM HEIGHT	MAXIMUM	25 SF
	PROPOSED	25-27 SF

ARCHITECTURAL ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	MNTD.	MOUNTED
B.O.	BOTTOM OF	NOM.	NOMINAL
C.J.	CONTROL JOINT	N.I.C.	NOT IN CONTRACT
CLR.	CLEAR	O.C.E.W.	ON CENTER EACH WAY
DIA.	DIAMETER	O.H.	OPPOSITE HAND
DN	DOWN	RE/REF.	REFERENCE
E.J.	EXPANSION JOINT	REQ/REQD.	REQUIRED
EQ.	EQUAL	R.O.	ROUGH OPENING
F.F.	FINISH FLOOR	SIM.	SIMILAR
F.V.	FIELD VERIFY	T.O.	TOP OF
GA.	GAUGE	TYP.	TYPICAL
M.O.	MASONRY OPENING	W/	WITH
MAX.	MAXIMUM	W.B.	WIND BRACE
MIN.	MINIMUM	W.P.	WORKING POINT

NOTE: ADDITIONAL SYMBOLS OR ABBREVIATIONS MAY BE INCLUDED IN SHEET SPECIFIC LEGENDS. NOT ALL SYMBOLS OR ABBREVIATIONS LISTED ABOVE MAY BE USED IN THE PROJECT

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BRW PROJECT NUMBER: 224155

STINSON BEACH
FIRE STATION 1
3422 SHORELINE HWY.
STINSON BEACH, CA 94970

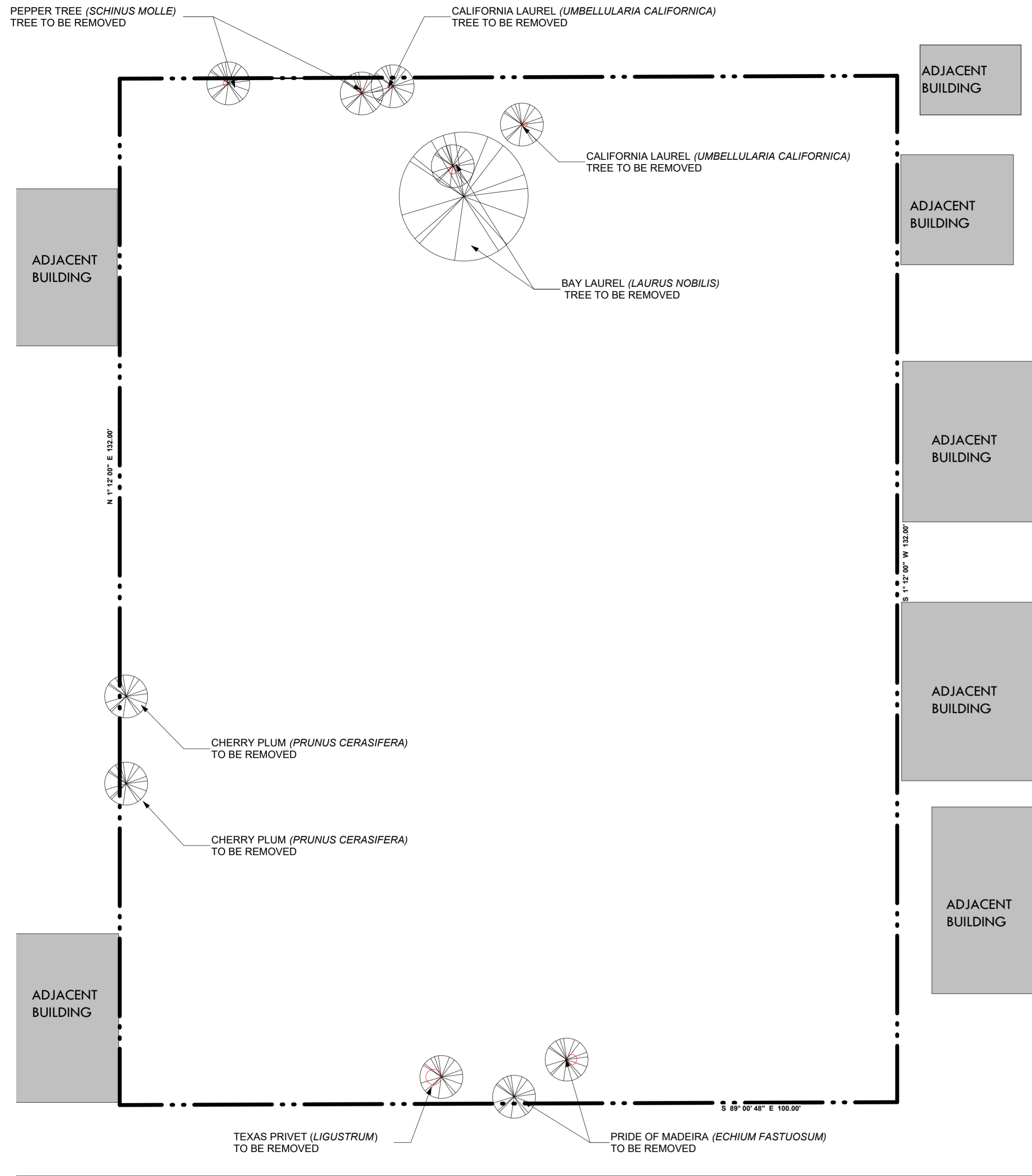


NO.	REVISION	DATE

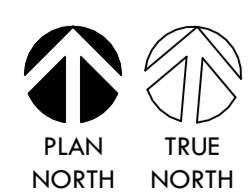
G1.1.

PLANNING SET

TITLE SHEET AND
DRAWING INDEX

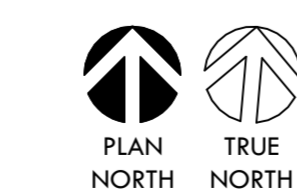


HIGHWAY 1



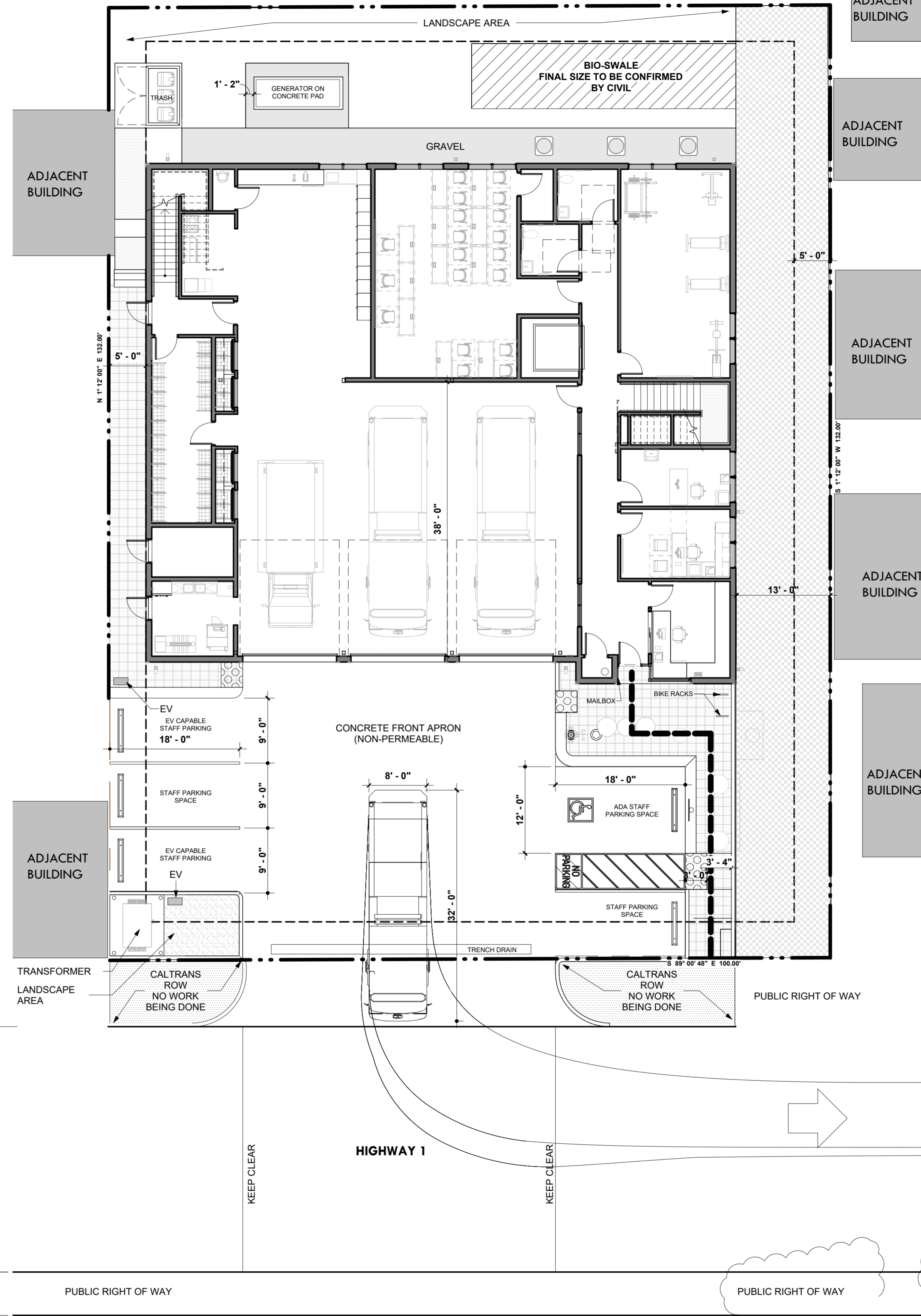
2 ARCHITECTURAL SITE PLAN EXISTING

1" = 10'-0"
0' 5' 10' 20'



1 ARCHITECTURAL SITE PLAN

1" = 10'-0"
0' 5' 10' 20'



HIGHWAY 1

SITE LEGEND

PATTERN	DESCRIPTION
	UTILITY POLE
	CONDENSING UNIT
	BIKE RACK
	UNDERGROUND CONDUIT
	SEWER LINE
	PROPERTY LINE
	ZONING SETBACK
	ACCESSIBLE ROUTE
PAVING	
	POROUS GRID PAVING SYSTEM CAPABLE OF SUPPORTING VEHICULAR LOADING
	PERMEABLE SIDEWALK

SITE NOTES

1. A BIOLOGICAL SITE ASSESSMENT (LSA, 2020) FOUND NO SENSITIVE HABITATS OR SPECIAL-STATUS SPECIES PRESENT ON-SITE. HOWEVER, VEGETATION REMOVAL DURING THE BIRD NESTING SEASON (FEBRUARY 1 TO AUGUST 31) SHALL BE PRECEDED BY A NESTING BIRD SURVEY CONDUCTED BY A QUALIFIED BIOLOGIST NO MORE THAN 14 DAYS PRIOR TO CLEARING. IF ACTIVE NESTS ARE FOUND, PROTECTIVE BUFFERS WILL BE MAINTAINED UNTIL NESTING IS COMPLETE.
2. NO PROTECTED PLANT COMMUNITIES WERE OBSERVED ON-SITE. VEGETATION CLEARING SHOULD MINIMIZE GROUND DISTURBANCE OUTSIDE DESIGNATED DEVELOPMENT AREAS. ALL WORK SHALL COMPLY WITH MITIGATION MEASURES RECOMMENDED IN THE BIOLOGICAL SITE ASSESSMENT BY LSA (2020).
3. THIS PROJECT SHALL CONFORM TO THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT PREPARED BY MILLER PACIFIC ENGINEERING GROUP (DATED JANUARY 15, 2021). DUE TO THE SITE'S LIQUEFACTION POTENTIAL AND SEISMIC HAZARDS, EXCAVATION OF 3-5 FEET AND REPLACEMENT WITH ENGINEERED FILL IS ANTICIPATED BENEATH ALL PROPOSED STRUCTURES. FINAL FOUNDATION DESIGN, RETAINING WALL DESIGN, AND GRADING SPECIFICATIONS WILL BE DEVELOPED IN ACCORDANCE WITH THIS REPORT AND SUBMITTED AT THE BUILDING PERMIT PHASE.



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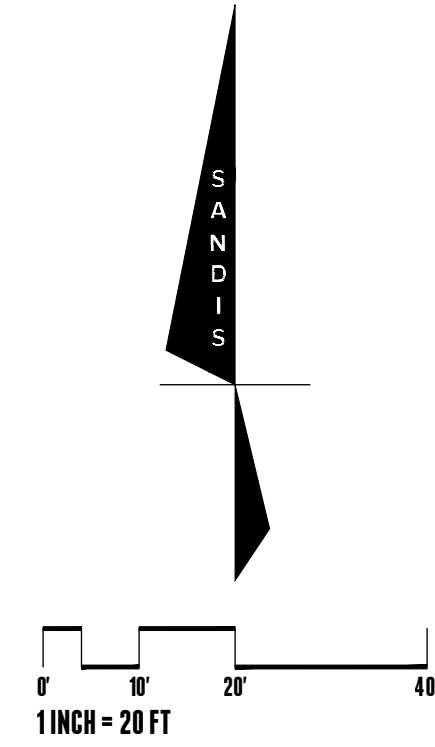
**STINSON BEACH
FIRE STATION 1**
3422 SHORELINE HWY.
STINSON BEACH, CA 94970

NO.	REVISION	DATE

AS1.1.

PLANNING SET

SITE PLAN



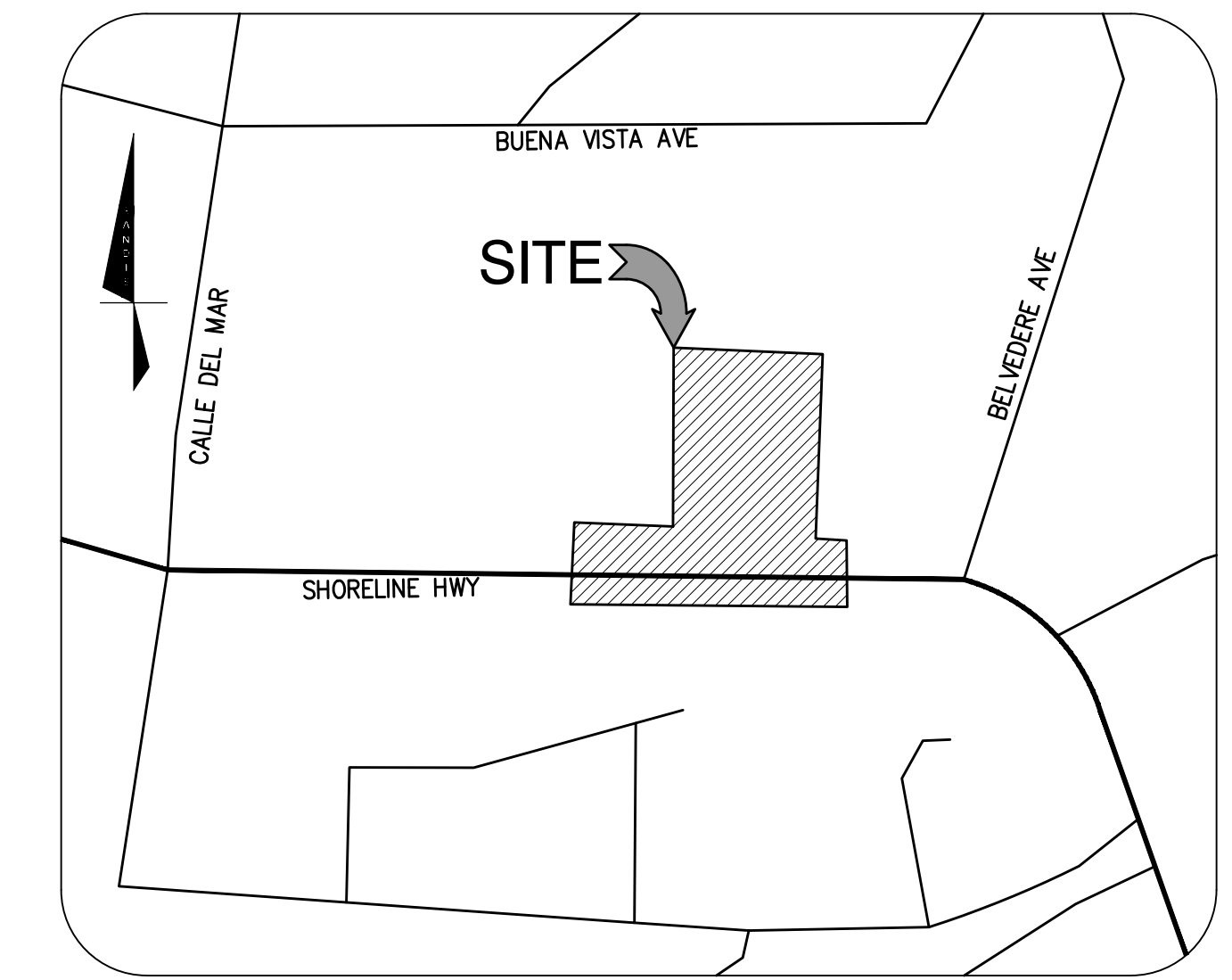
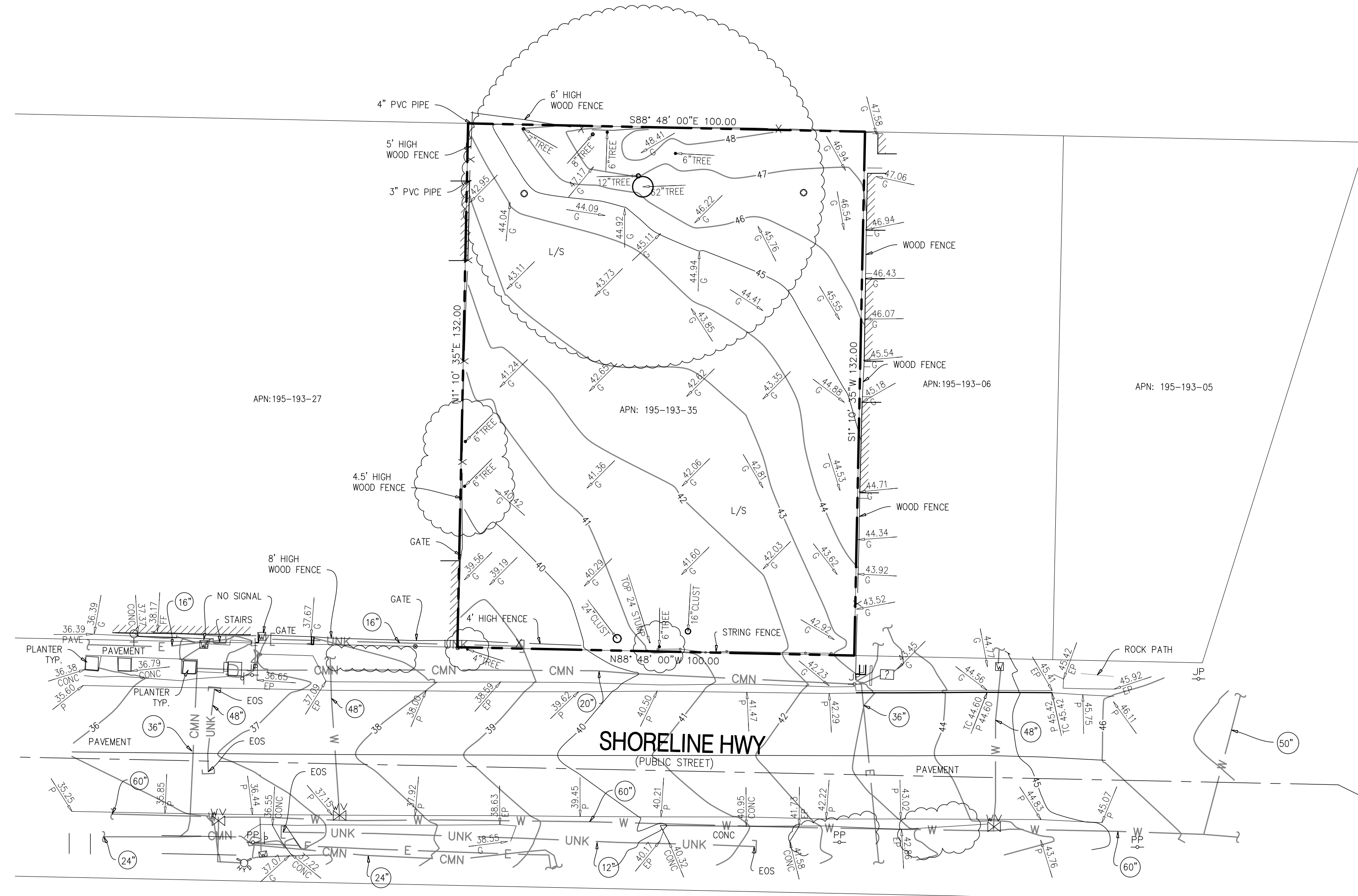
LEGEND

ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

- BUILDING FACE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- CURB LINE
- RETAINING / SCREENING WALL, HEIGHT AS INDICATED
- 95
- 94
- CONTOURS
- CENTERLINE
- BOUNDARY LINE
- LOT LINES
- FACE OF CURB LINE
- FENCE LINE, TYPE / HEIGHT AS INDICATED
- X
- W
- E
- CMN
- UNK
- APPROXIMATE DEPTH CALL OUT
- END OF SIGNAL
- LINE CONTINUES OUTSIDE OF SCOPE
- SANITARY SEWER CLEANOUT
- WATER METER / BOX
- WATER VALVE
- FIRE HYDRANT
- HOSE BIBB
- POWER POLE
- JOINT POLE
- SIGN
- BOLLARD
- SPOT ELEVATION
- TREE WITH DIPLINE, SIZE AS INDICATED

ABBREVIATIONS

- BLC - BUILDING CORNER
- BLDL - BUILDING LINE
- BOLL - BOLLARD
- CHKSH - SURVEY CHECK SHOT
- CNPT - SURVEY CONTROL POINT
- CONC - CONCRETE
- DLT - DAYLIGHT
- EP - EDGE OF PAVEMENT
- EOS - END OF SIGNAL
- FF - FINISHED FLOOR
- FH - FIRE HYDRANT
- FND MON - FOUND SURVEY MONUMENT
- G - GROUND
- HB - HOSE BIBB
- JP - JOINT POLE
- L/S - LANDSCAPING
- MISC-PB - MISCELLANEOUS PULLBOX
- OH - BUILDING OVERHANG
- P - PAVEMENT ELEVATION
- PAVE - PAVER ELEVATION
- PP - POWER POLE
- SSCO - SANITARY SEWER CLEANOUT
- TC - TOP OF CURB
- TOW - TOP OF WALL
- WF - WOOD FENCE
- WM - WATER METER
- WV - WATER VALVE



VICINITY MAP
NOT TO SCALE

UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

SURVEY NOTES

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. DATES OF FIELD SURVEY: 01/03/2025 AND 01/09/2025.
3. VERTICAL CONTROL WAS BASED ON A GPS SURVEY USING GNSS RTK METHODS CONNECTED TO THE LEICA SMARTNET REAL TIME NETWORK TIED INTO CALIFORNIA STATE PLANE COORDINATES NAD83, EPOCH 2020.750.

BASIS OF BEARINGS

THE BEARING SHOWN AS 60°37'14" BETWEEN MONUMENTS HEREON WAS BASED ON RECORD OF SURVEY, FILED IN BOOK 2020 OF MAPS, PAGE 172, MARIN COUNTY RECORDS.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT.

BY:
CHRISTIAN COINTEAN, P.L.S.
COINTEAN@SANDIS.NET
CALIFORNIA REG. NO. 8941



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BUILD ON.
SANDIS.NET

DATE: 01/28/2025
SCALE: 1" = 20'
DRAWN BY: C.I.
CHECKED BY: C.C.
PROJECT No.: 624099

No.	REVISION	DATE	BY

STINSON BEACH
3410 SHORELINE
STINSON BEACH
CALIFORNIA

TOPOGRAPHIC AND BOUNDARY
SURVEY

SHEET
1
OF 1 SHEETS

Precedent Imagery



Drivable Grass paving system



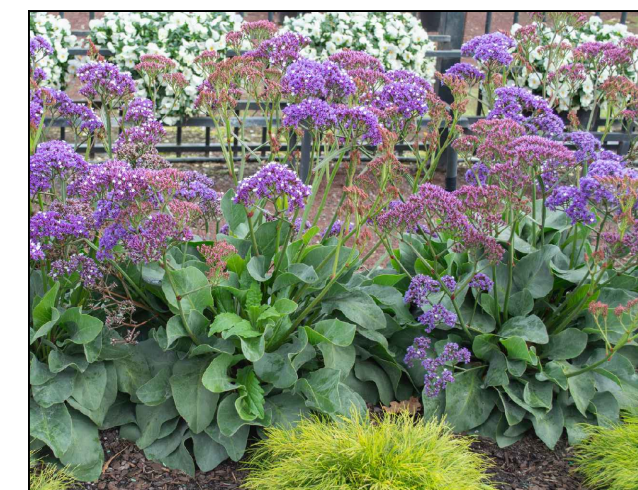
Laurus nobilis 'Saratoga' / Sweet Bay



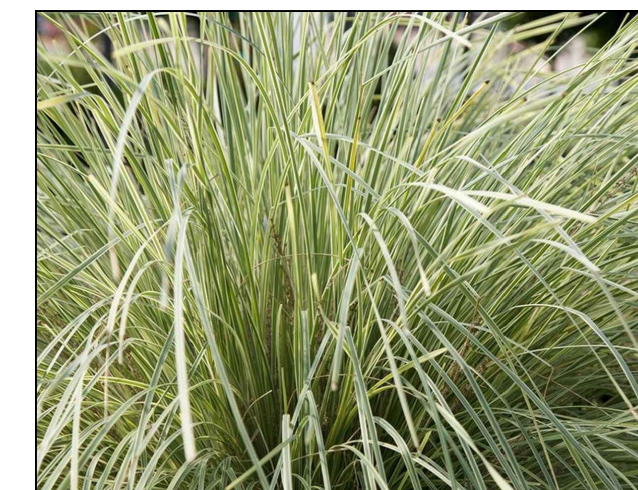
Ceanothus gloriosus 'Anchor Bay' / Pt. Reyes Ceanothus



Eriogonum fasciculatum / California Buckwheat



Limonium perezii / Sea Lavender



Lomandra longifolia 'Platinum Beauty' / Variegated Dwarf Mat Rush



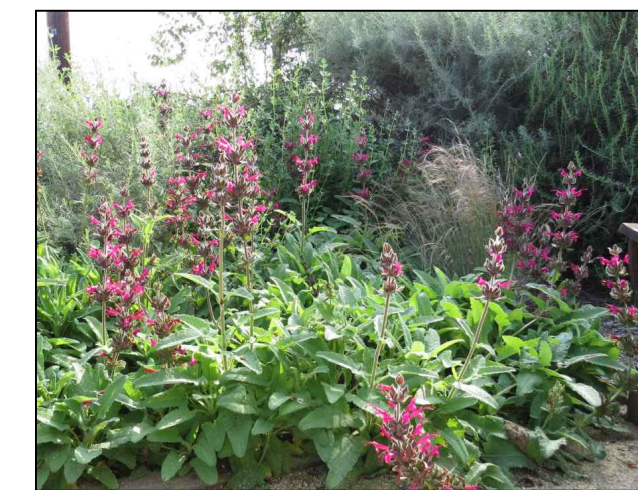
Mimulus aurantiacus / Bush Monkey Flower



Biofiltration Sod



Carex praegracilis / Clustered Field Sedge



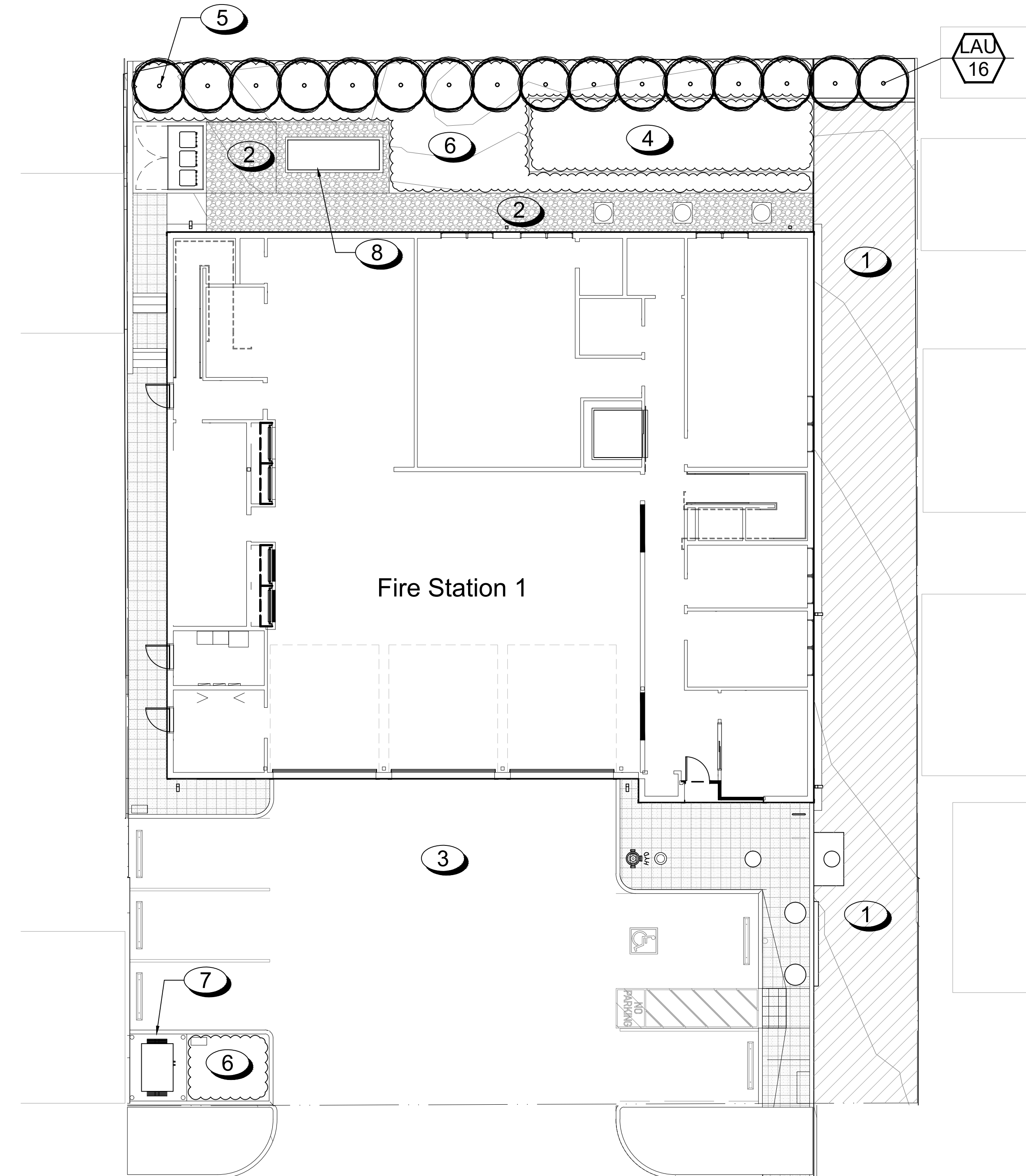
Salvia spathacea / Hummingbird Sage

Project Elements Legend

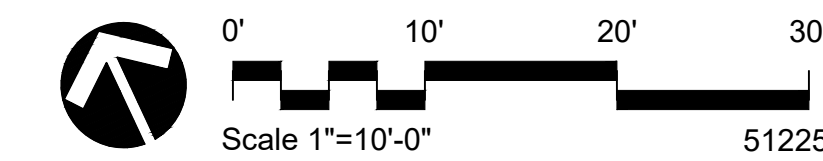
- ① Drivable Grass paving system capable of supporting vehicular loading.
- ② Decorative gravel paving.
- ③ Concrete front apron.
- ④ Bioretention basin with appropriate planting media. Sized per Civil's Plans.
- ⑤ Screen tree/shrub, typ.
- ⑥ Planting area, typ.
- ⑦ Utilities per Architect's Plans, typ.

Plant Legend

Symbol	Botanical Name	Common Name	Size	H x W	Wat. Use
Trees					
LAU	Laurus nobilis 'Saratoga'	Sweet Bay	15 gallon	25' h x 15' w	L
Shrubs					
	Ceanothus gloriosus 'Anchor Bay'	Pt. Reyes Ceanothus	1 gallon	2.5' h x 5' w	L
	Eriogonum fasciculatum	California Buckwheat	1 gallon	2' h x 4' w	VL
	Limonium perezii	Sea Lavender	1 gallon	2.5' h x 2.5' w	L
	Lomandra longifolia 'Platinum Beauty'	Variegated Dwarf Mat Rush	1 gallon	3' h x 3' w	L
	Minulus aurantiacus	Bush Monkey Flower	1 gallon	3' h x 3' w	VL
Bioretention Basin Planting					
	Biofiltration Sod	Biofiltration Sod by Delta Bluegrass Co.			VL-M
	Carex praegracilis	Clustered Field Sedge	1 gallon	1' h x 3' w	M
	Minulus aurantiacus	Bush Monkey Flower	1 gallon	3' h x 3' w	VL
	Salvia spathacea	Hummingbird Sage	1 gallon	2' h x 5' w	L



Highway 1



The HLA Group Landscape Architects & Planners, Inc.
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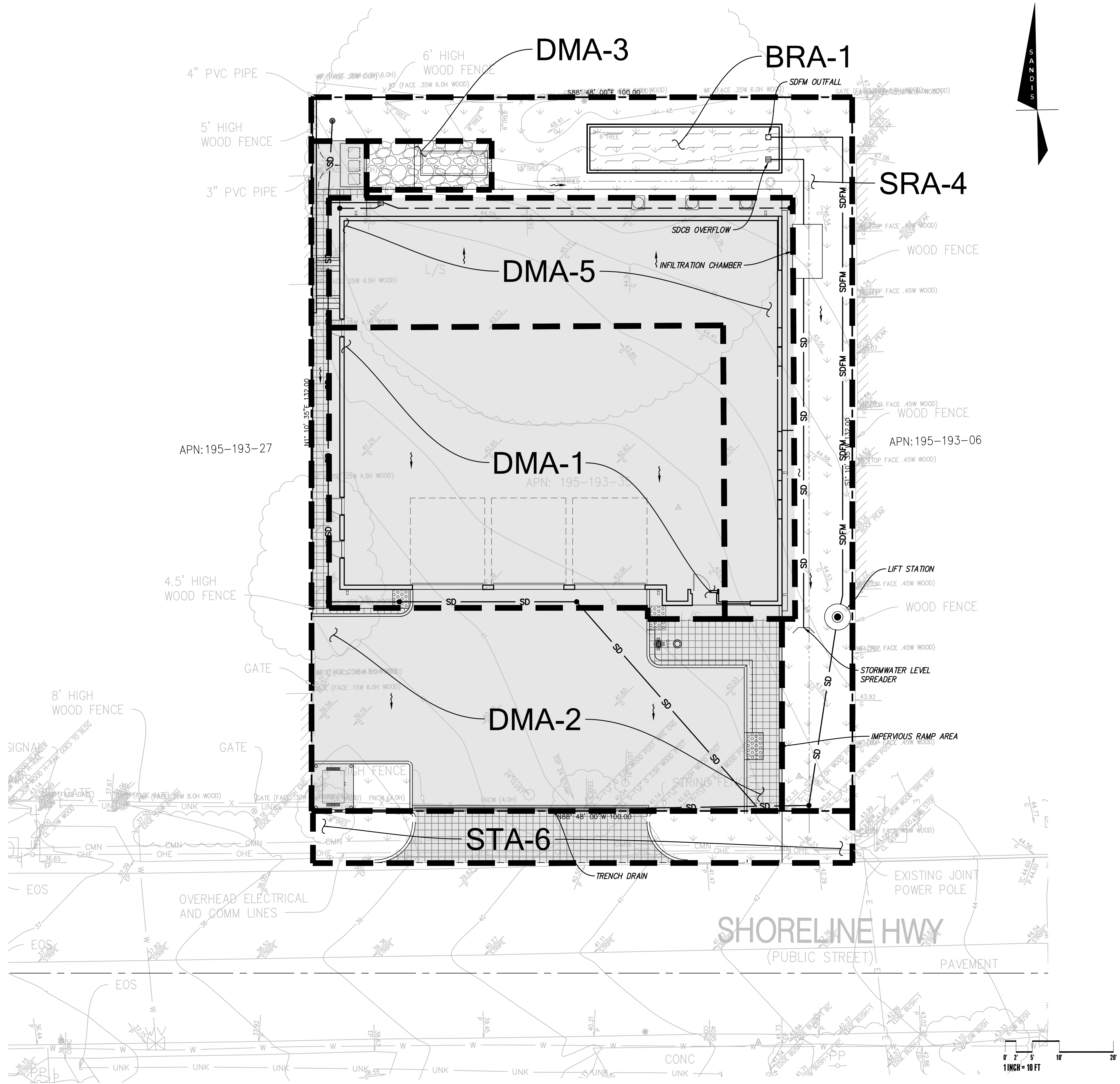


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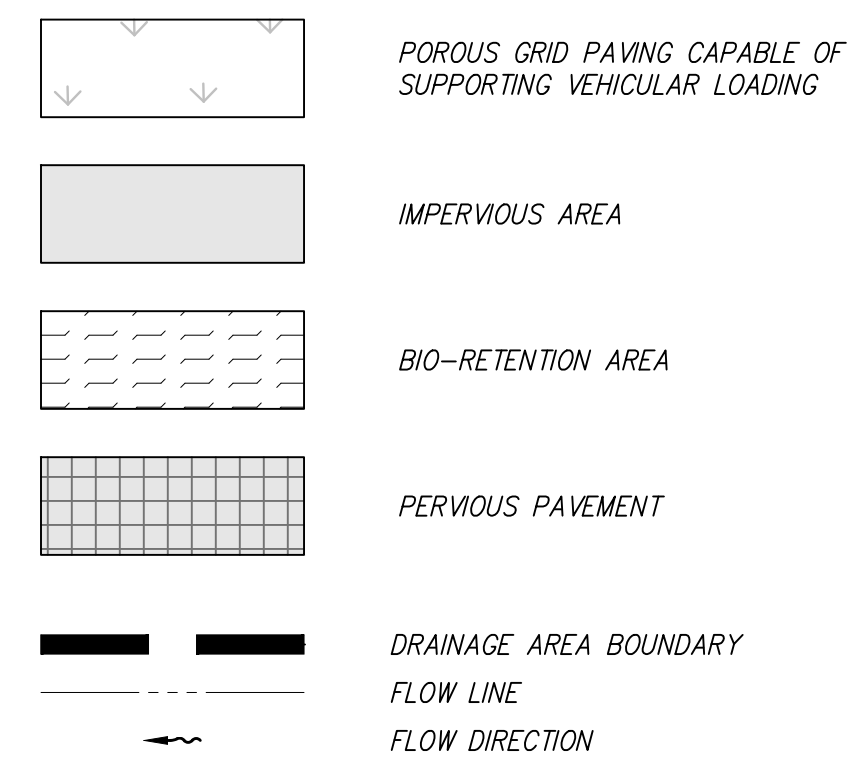
LS-1

LANDSCAPE PLAN

PLANNING REVIEW



STORMWATER MANAGEMENT PLAN LEGEND



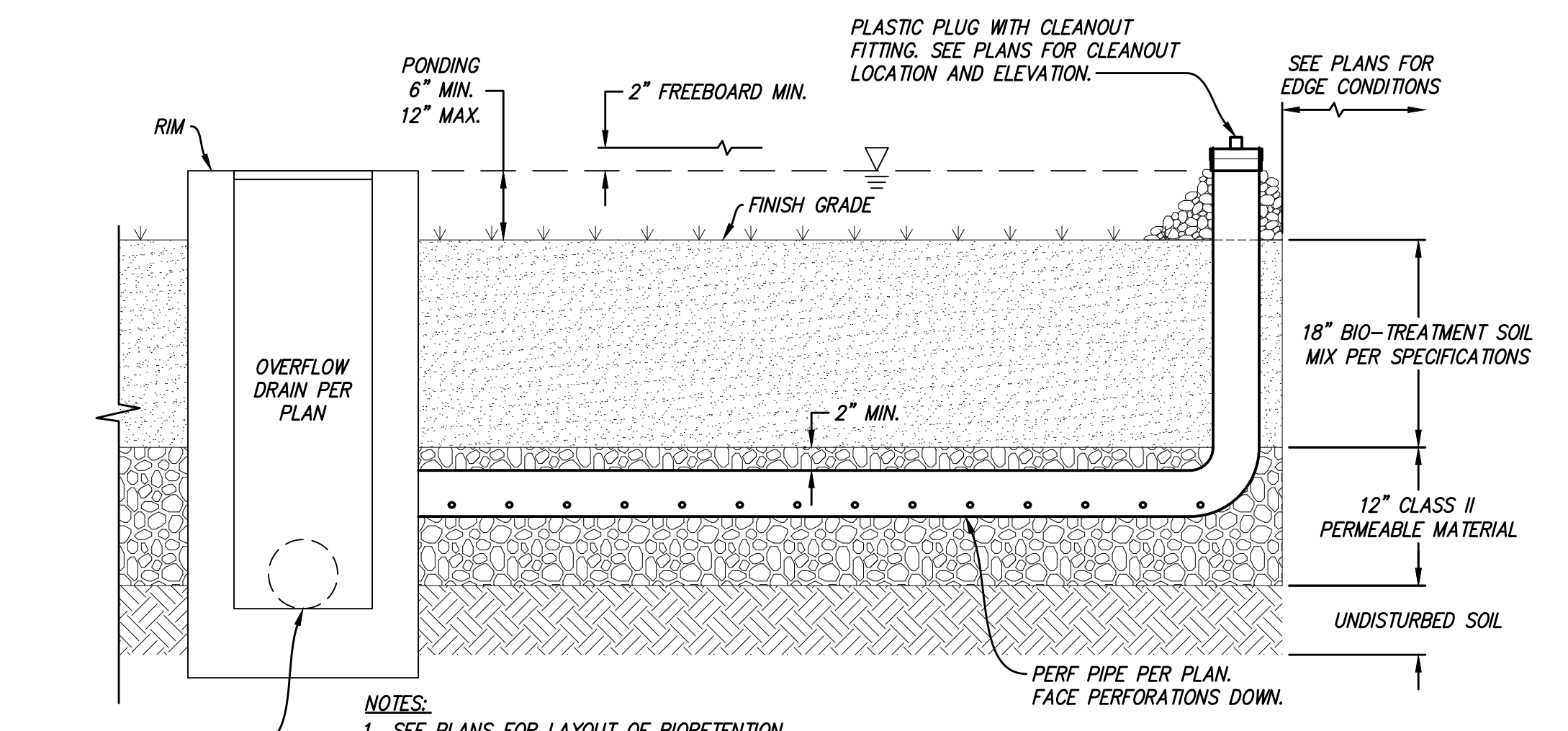
STORMWATER SYSTEM DESCRIPTION

- RAINWATER FROM THE DRIVEWAY (DMA 2) AND PART OF THE ROOF (DMA 1) SHEET FLOW TOWARDS A TRENCH DRAIN AT THE PROPERTY LINE. THE WATER IS CONVEYED FROM THE TRENCH DRAIN VIA LIFT STATION TO A LINED BIORETENTION BASIN ON THE NORTH SIDE OF THE SITE. ONCE THE WATER IS TREATED BY THE BIORETENTION BASIN, IT FLOWS TO AN INFILTRATION CHAMBER WITH A WEIR AND ORIFICE CONTROL TO MEET HYDROMODIFICATION REQUIREMENTS.
- THE REMAINDER OF THE ROOF (DMA 5) DRAINS TO THE VEGETATED AREA SURROUNDING THE BUILDING (SRA 4) WHICH TREATS THE WATER AS A SELF RETAINING AREA.

C.3 STORMWATER TREATMENT MEASURES

AREA ID	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)	REQUIRED BMP AREA	BMP ID	BMP AREA PROVIDED
DMA-1	3,828	0	3,828	153	BRA-1	280
DMA-2	2,853	1,198	4,051	119	BRA-1	280
DMA-3	0	208	208	0	STA	0
SRA-4	0	2,367	2,367	0	SRA-4	0
DMA-5	2,746	0	2,746	1,373	SRA-4	2,367
STA-6	0	946	946	0	STA	0

NOTES:
 *BRA = BIORETENTION AREA, SRA = SELF-RETAINING AREA, STA = SELF-TREATING AREA



UNLINED BIORETENTION SECTION
 1"=1'

1

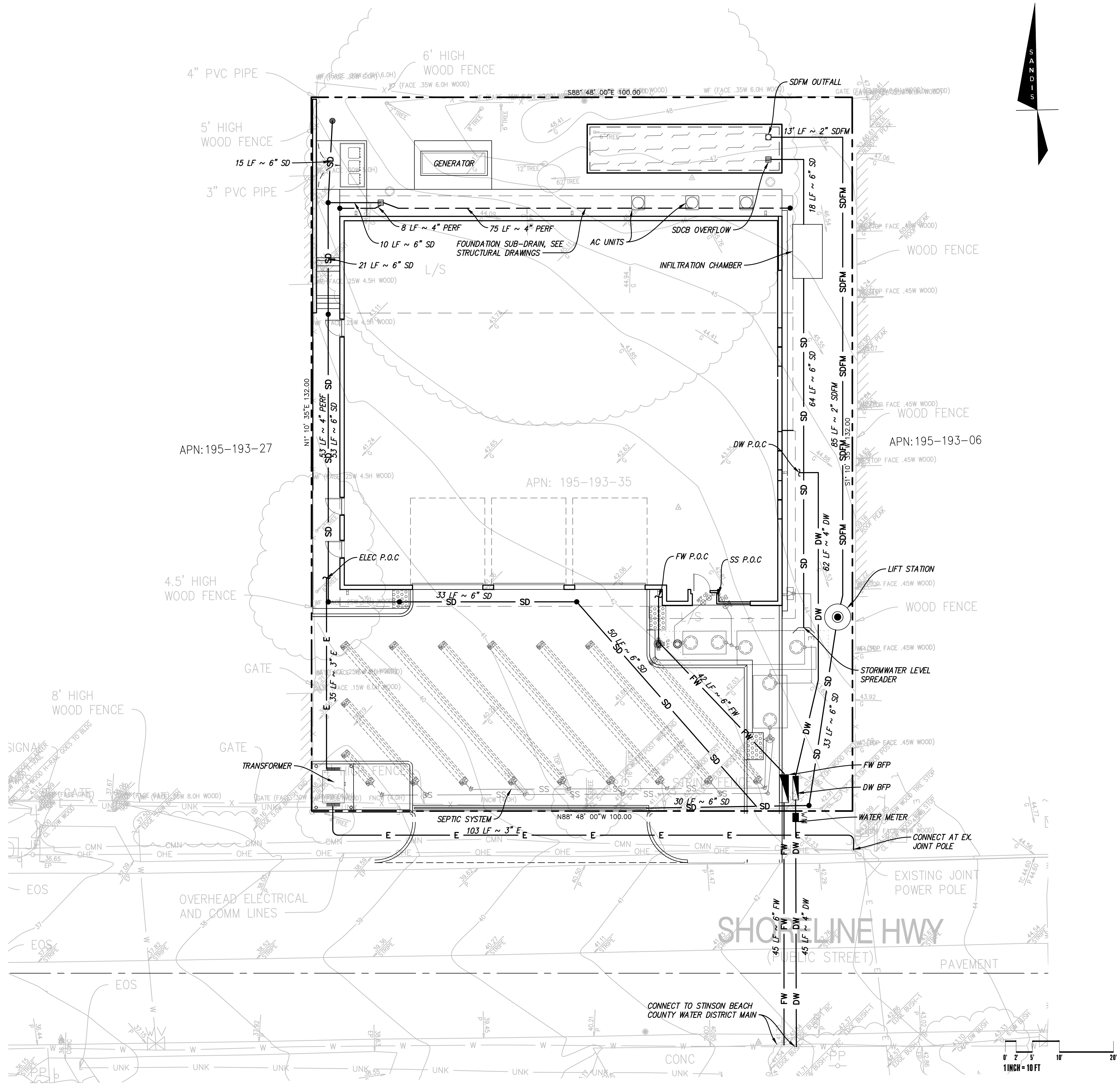


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 CHECKED BY: BC
 BRW PROJECT NUMBER: 224155

STINSON BEACH
 FIRE STATION 1
 3422 SHORELINE HWY.
 STINSON BEACH, CA 94970

NO.	REVISION	DATE

C3.0
 DRAINAGE PLAN



LEGEND

- PROPERTY LINE
- SDFM — SDFM LINE
- SD — STORM DRAIN LINE
- DW — DOMESTIC WATER LINE
- FW — FIRE WATER LINE
- E — ELECTRICAL LINE
- PERFORATED DRAIN PIPE
- BIO-TREATMENT AREA (XX/XXXX)
- REDUCE PRESSURE PRINCIPLE ASSEMBLY (RPPA)
- WATER METER
- CLEANOUT
- 12" CATCH BASIN
- 6" AREA DRAIN

STORM DRAIN NOTES

1. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON-TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 GREEN PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH BELLS AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
2. PRIVATE STORM DRAIN LINE 6-INCH THROUGH 12-INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" MARKER TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
3. ALL AREA DRAINS AND CATCH BASINS WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
4. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
5. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
6. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
7. INSTALL SEPARATE SUB-DRAIN SYSTEM BEHIND RETAINING WALLS PER GEOTECHNICAL REPORT AND CONNECT TO STORM DRAIN SYSTEM AS SHOWN ON PLANS.
8. ALL DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT PERVIOUS SURFACES OR SPLASH BLOCKS UNLESS OTHERWISE NOTED ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.



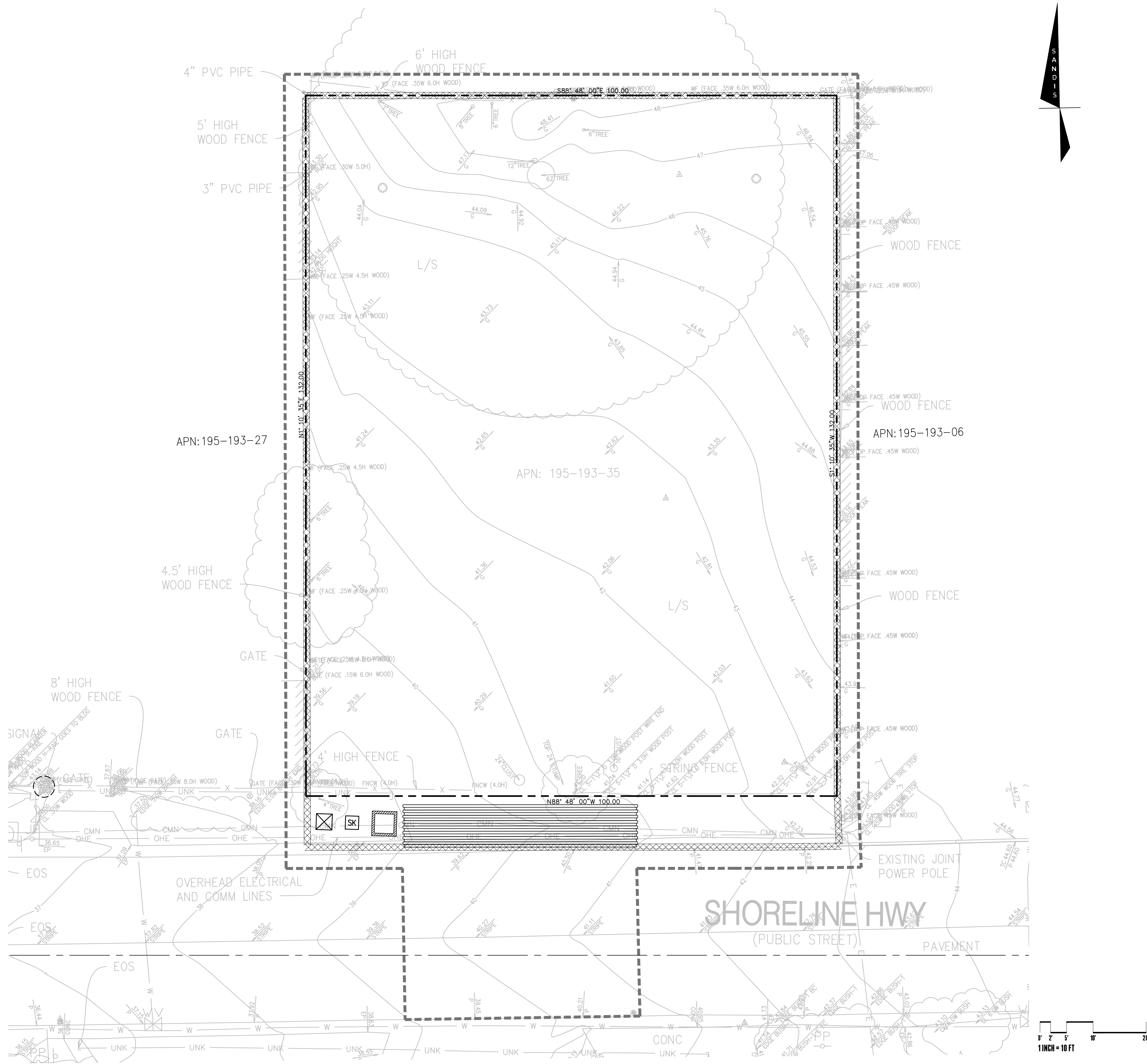
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 DATE: JUNE 18, 2025
 DRAWN BY: TP
 CHECKED BY: BC
 BRW PROJECT NUMBER: 224155

**STINSON BEACH
 FIRE STATION 1**
 3422 SHORELINE HWY.
 STINSON BEACH, CA 94970

NO.	REVISION	DATE

C4.0
 UTILITY PLAN

PLANNING SET



LEGEND

- STABILIZED EXIT
- CONCRETE WASHOUT
- SPILL KIT
- PORTABLE RESTROOM
- PATH OF SURFACE DRAINAGE
- FIBER ROLL
- INLET PROTECTION
- APPROXIMATE AREA OF CONSTRUCTION DISTURBANCE

WATER POLLUTION CONTROL NOTES:

- A. TEMPORARY CONSTRUCTION ENTRANCE/EXIT LOCATION SHOWN IS APPROXIMATE. CONTRACTOR TO PROVIDE LOCATION WHERE APPROPRIATE.
- B. THIS PLAN REPRESENTS POSSIBLE WATER POLLUTION CONTROL MEASURES INCLUDING EROSION CONTROL AND SEDIMENT CONTROL.
- C. EXISTING SURFACES SHALL BE UNDISTURBED TO THE EXTENT PRACTICAL.
- D. GROUND WATER SHALL NOT BE DISCHARGED WITH STORM WATER. GROUND WATER DEWATERING OPERATIONS SHALL BE COORDINATED AS NEEDED WITH OWNER.
- E. CONTRACTOR SHALL PROVIDE EFFECTIVE SOIL COVER FOR AREAS OF CONSTRUCTION ACTIVITY THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE ACTIVE FOR AT LEAST 14 DAYS.
- F. ALL EROSION CONTROL AND SEDIMENT CONTROLS TO BE OBTAINED INSTALLED AND MAINTAINED AS REQUIRED IN PROJECT SWPPP.
- G. CONTRACTOR TO INSTALL RUN-ON AND RUN-OFF CONTROL MEASURES ACCORDING TO PLANS OR AS NECESSARY TO ENSURE SEDIMENT IS NOT TRANSPORTED FROM SITE.
- H. CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATTLES, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.
- I. STOCKPILE LOCATION(S) TO BE DETERMINED BY THE CONTRACTOR. COORDINATE WITH SITE OSP.
- J. ALL CONCRETE TRUCKS TO USE CHUTE WASH BUCKETS FOR CONCRETE RINSE, ALL CONCRETE PUMPS TO CAPTURE CONCRETE RINSE IN SECONDARY CONTAINMENT AND PROPERLY DISPOSE.
- K. STREET SWEEPING SHALL BE CHECKED DAILY TO ENSURE DEPOSITED SEDIMENT AND DEBRIS DOES NOT ENTER THE STORM DRAIN SYSTEM. USE REGENERATIVE VACUUM STREET CLEANER TO MITIGATE AIR AND WATER POLLUTION.
- L. RUNOFF THAT HAS CONTACTED AMENDED SOIL AREAS SHALL NOT BE ALLOWED TO LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM.



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 FIRE STATION 1
 3422 SHORELINE HWY.
 STINSON BEACH, CA 94970

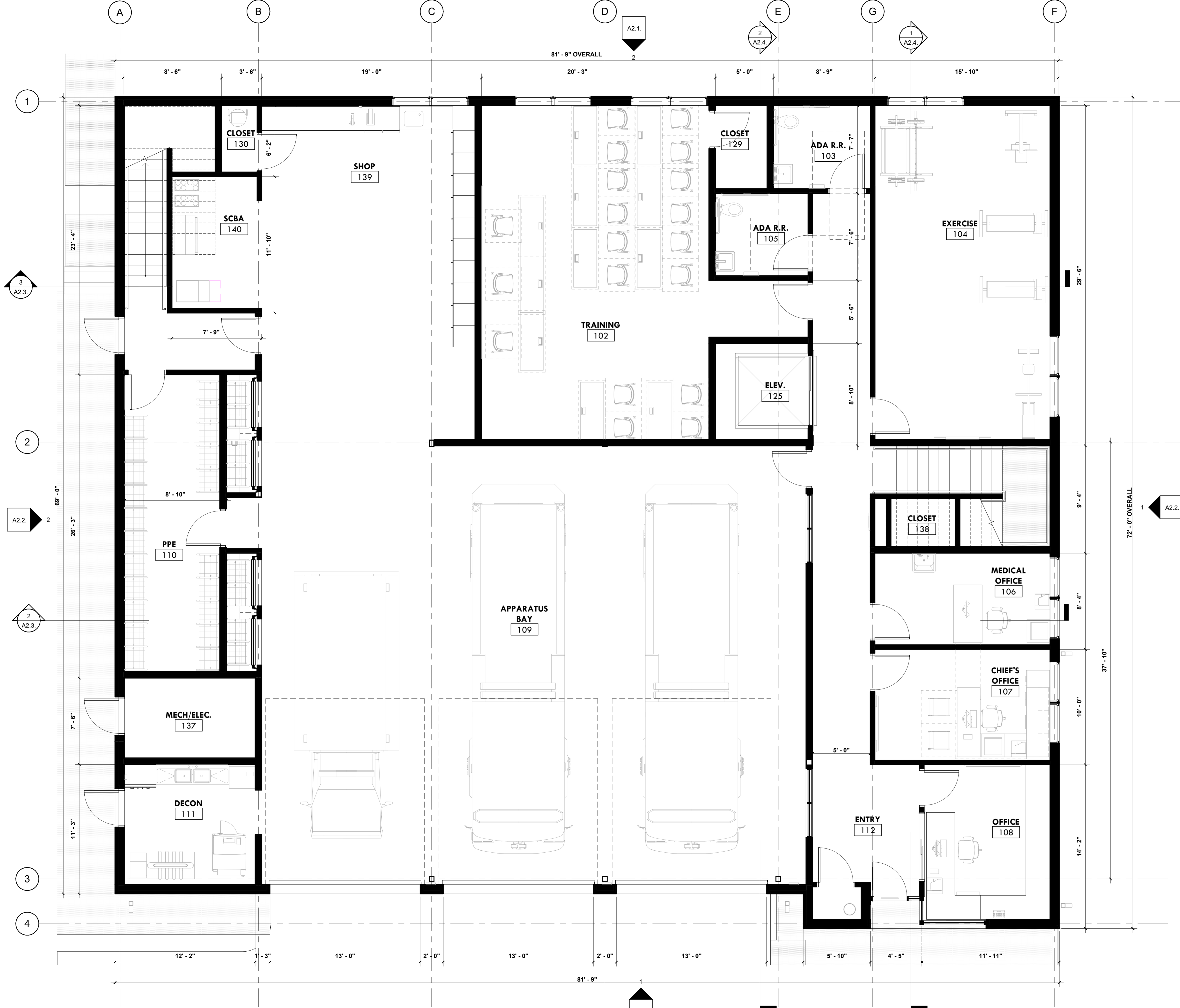


NO.	REVISION	DATE

C5.0

PLANNING SET

WATER POLLUTION CONTROL PLAN



1 FIRST FLOOR PLAN
 1/4" = 1'-0"
 0' 2' 4' 8'

KEYNOTES

FIRST FLOOR ROOM SCHEDULE		
NAME	NUMBER	AREA
ADA R.R.	103	60 SF
ADA R.R.	105	57 SF
APPARATUS BAY	109	1,710 SF
CHIEF'S OFFICE	107	146 SF
CLOSET	129	32 SF
CLOSET	130	18 SF
CLOSET	138	23 SF
CORR.	128	247 SF
DECON	111	120 SF
ELEV.	125	67 SF
ENTRY	112	102 SF
EXERCISE	104	438 SF
MECH/ELEC.	137	78 SF
MEDIC 97	142	486 SF
MEDICAL OFFICE	106	120 SF
OFFICE	108	148 SF
PPE	110	213 SF
PPE	110A	27 SF
PPE	110B	27 SF
RISER	136	12 SF
SCBA	140	86 SF
SHOP	139	152 SF
STAIRS	131	97 SF
STAIRS	132	148 SF
TRAINING	102	612 SF



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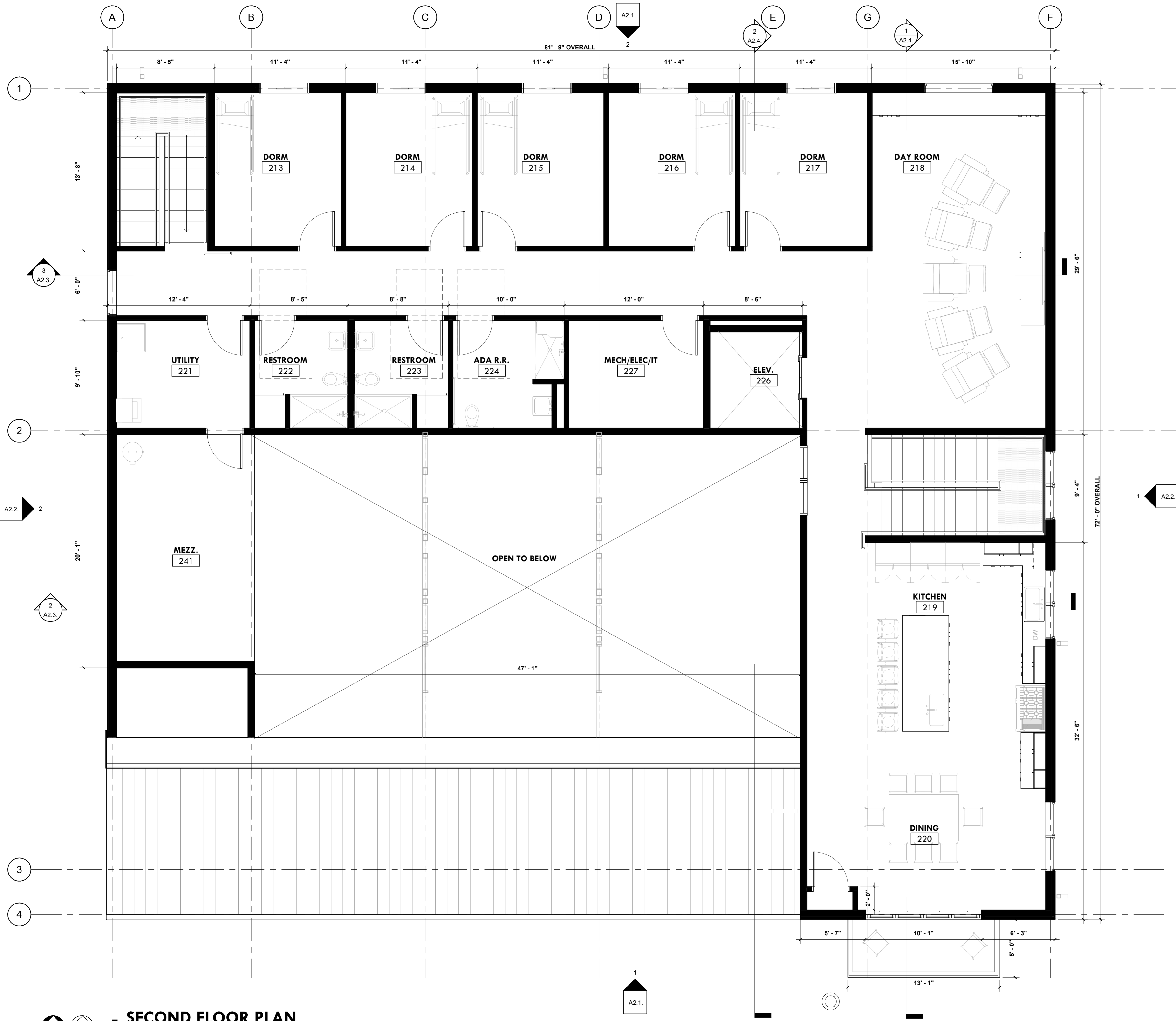
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**STINSON BEACH
 FIRE STATION 1**
 3422 SHORELINE HWY.
 STINSON BEACH, CA 94970

NO.	REVISION	DATE

A1.1.
 FIRST FLOOR PLAN

PLANNING SET



KEYNOTES



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FIRE STATION 1**
3422 SHORELINE HWY.
STINSON BEACH, CA 94970

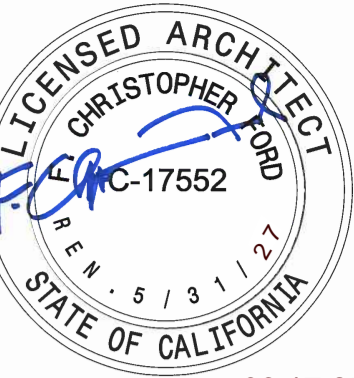
NO.	REVISION	DATE

SECOND FLOOR ROOM SCHEDULE		
NAME	NUMBER	Area
ADA R.R.	224	85 SF
DAY ROOM	218	905 SF
DINING	220	277 SF
DORM	213	145 SF
DORM	214	145 SF
DORM	215	145 SF
DORM	216	145 SF
DORM	217	146 SF
ELEV.	226	66 SF
KITCHEN	219	375 SF
MECH/ELEC/IT	227	108 SF
MEZZ.	241	225 SF
RESTROOM	222	74 SF
RESTROOM	223	74 SF
RISER	244	6 SF
STAIRS	233	103 SF
STAIRS	234	123 SF
UTILITY	221	107 SF

1 SECOND FLOOR PLAN
1/4" = 1'-0"
PLAN NORTH TRUE NORTH

PLANNING SET

A1.2.
SECOND FLOOR PLAN



06.17.25

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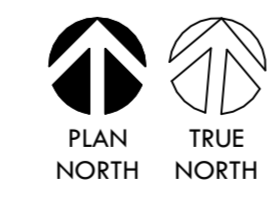
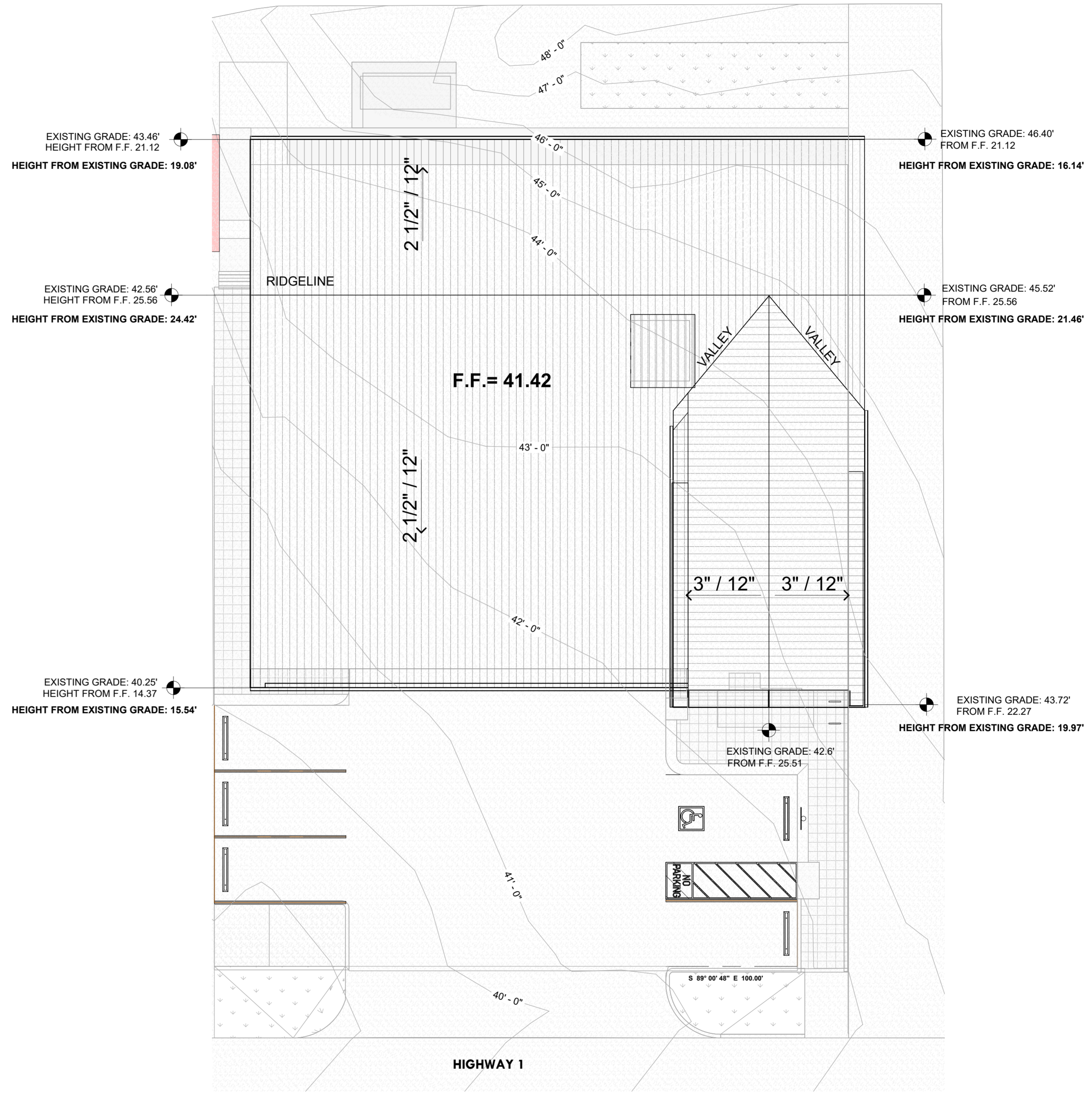
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FIRE STATION 1**
3422 SHORELINE HWY.
STINSON BEACH, CA 94970



NO.	REVISION	DATE

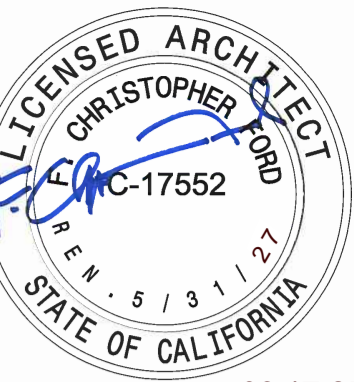
A1.3.
ROOF PLAN



1 BUILDING ROOF PLAN

1" = 10'-0"
0' 2' 4' 8'

PLANNING SET



06.17.25

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FIRE STATION 1**

3422 SHORELINE HWY.
STINSON BEACH, CA 94970



NO.	REVISION	DATE

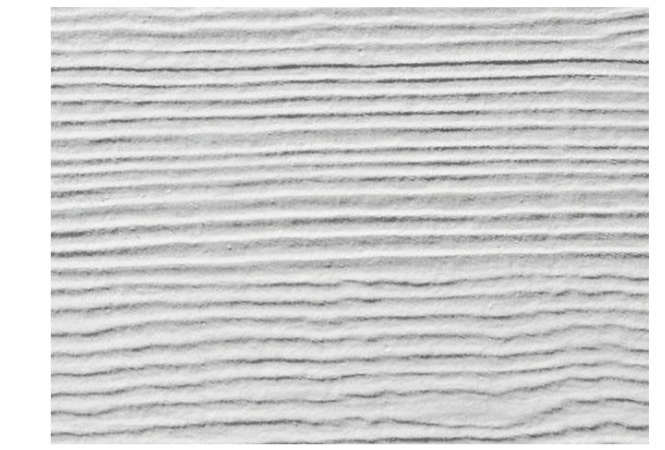
A2.1.

BUILDING ELEVATIONS

PROPOSED MATERIALS



EVENING BLUE HARDIE BOARD EXTERIOR SIDING



ARCTIC WHITE HARDIE TRIM TRIM BOARD



MEDIUM BRONZE METAL ROOFING



1 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



2 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"

PLANNING SET



06.17.25

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FIRE STATION 1**
3422 SHORELINE HWY.
STINSON BEACH, CA 94970



NO.	REVISION	DATE

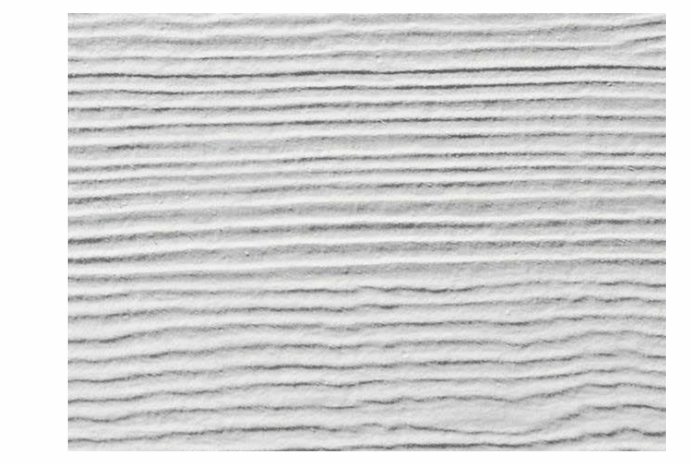
A2.2.

BUILDING ELEVATIONS
CONT.

PROPOSED MATERIALS



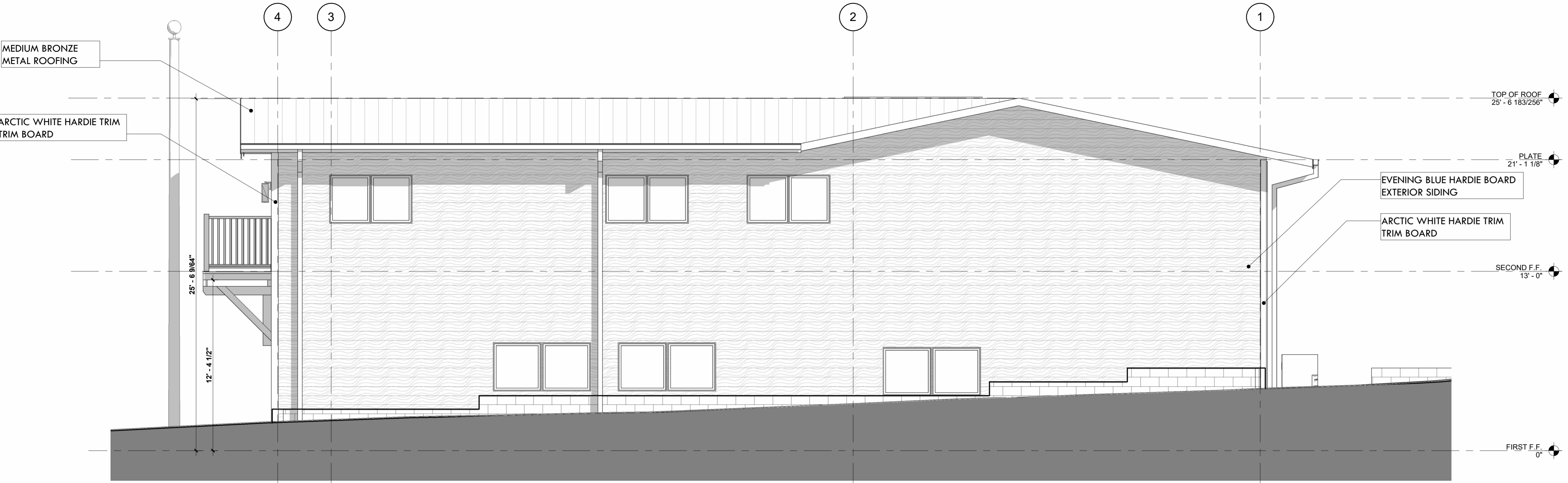
EVENING BLUE HARDIE BOARD
EXTERIOR SIDING



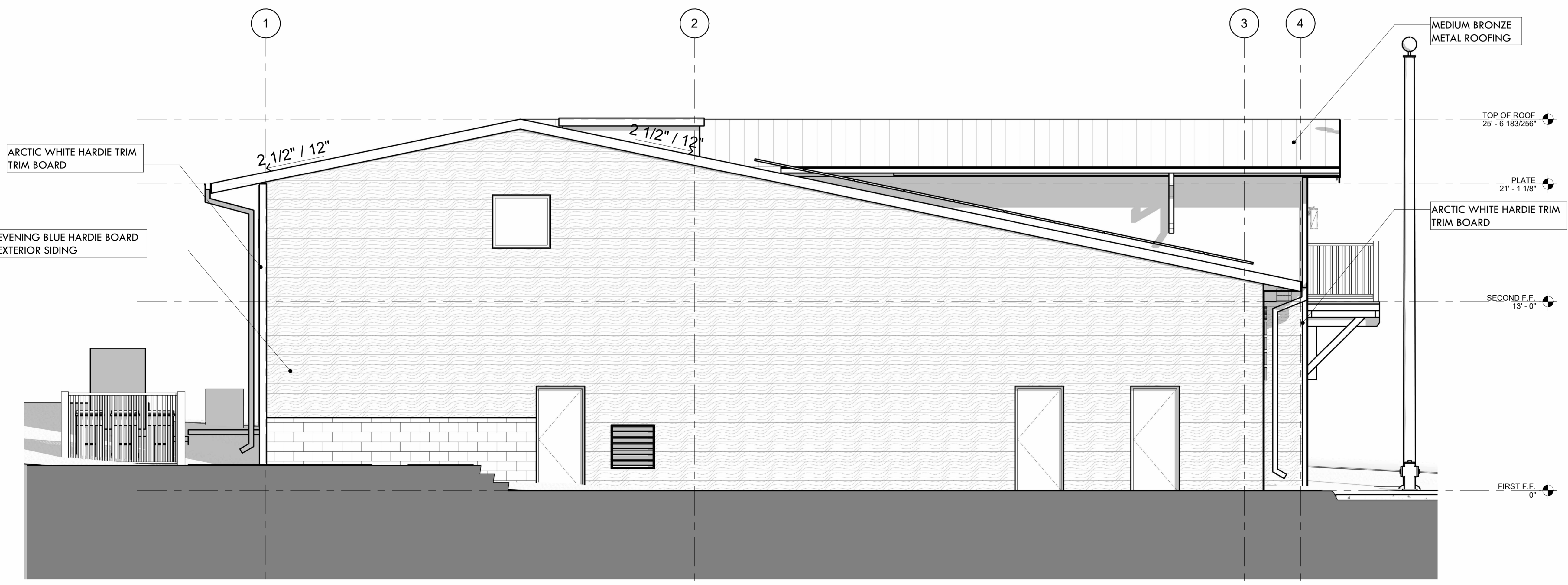
ARCTIC WHITE HARDIE TRIM
TRIM BOARD



MEDIUM BRONZE
METAL ROOFING



1 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"



2 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"

PLANNING SET

KEYNOTES



06.17.25

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FIRE STATION 1**

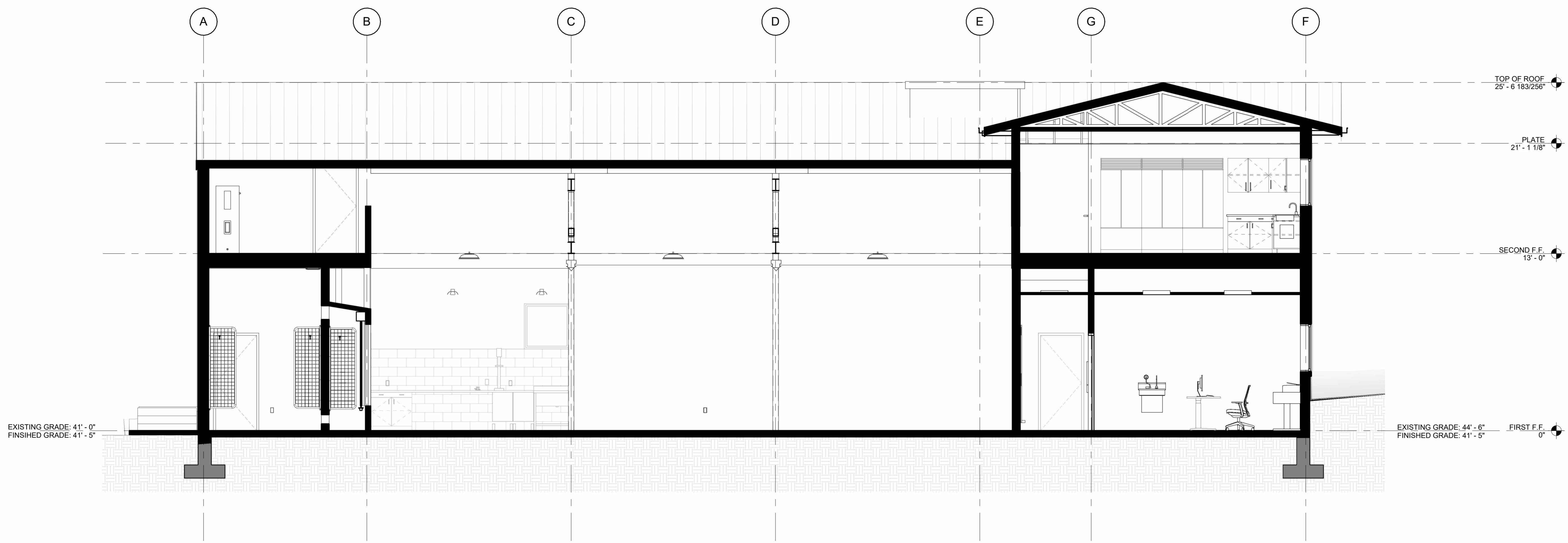


3422 SHORELINE HWY.
STINSON BEACH, CA 94970

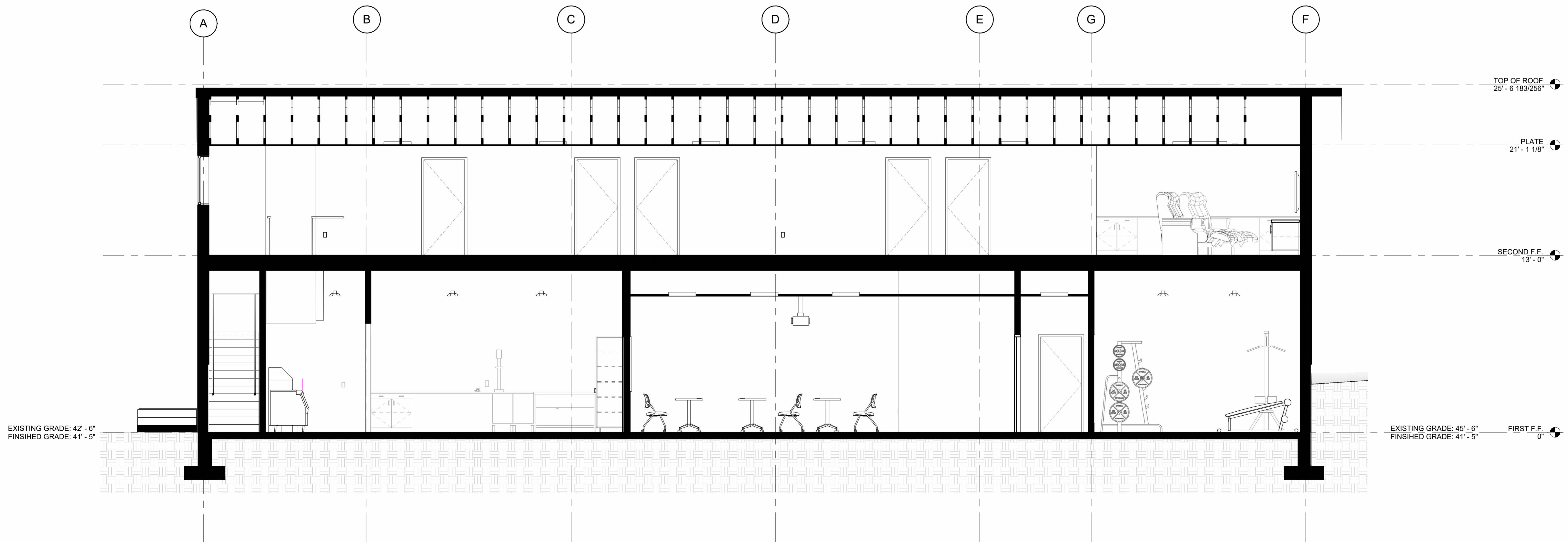
NO.	REVISION	DATE

A2.3.

BUILDING SECTIONS



2 BUILDING SECTION
1/4" = 1'-0"



3 BUILDING SECTION
1/4" = 1'-0"

KEYNOTES



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FIRE STATION 1**

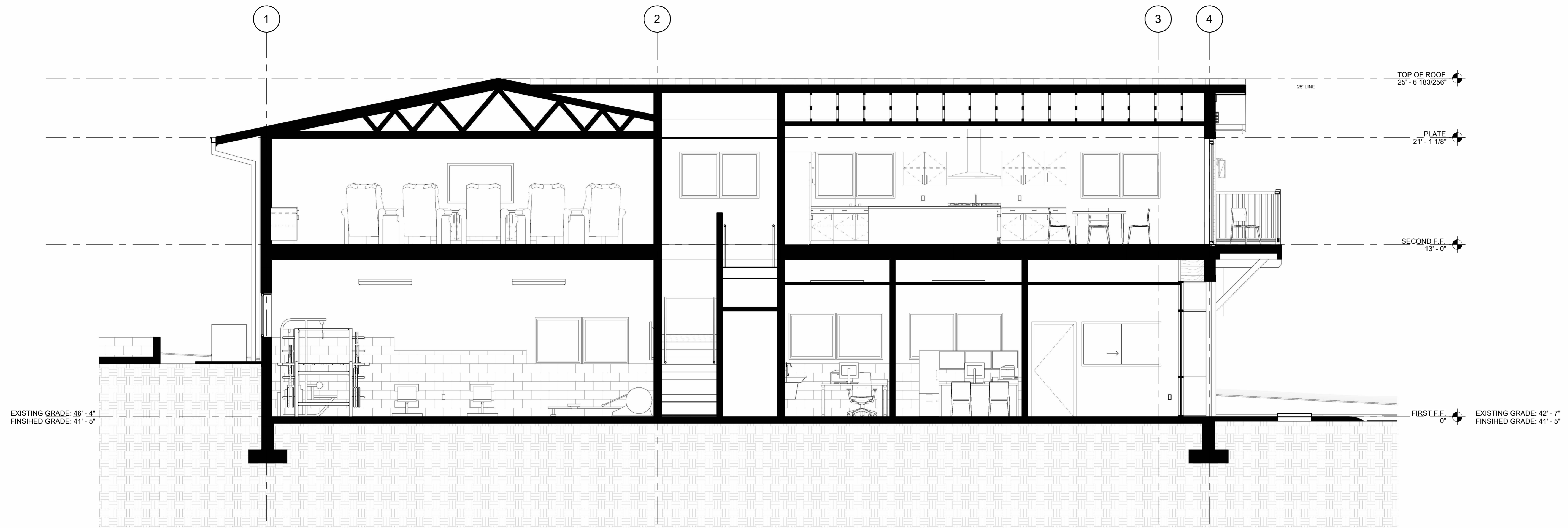


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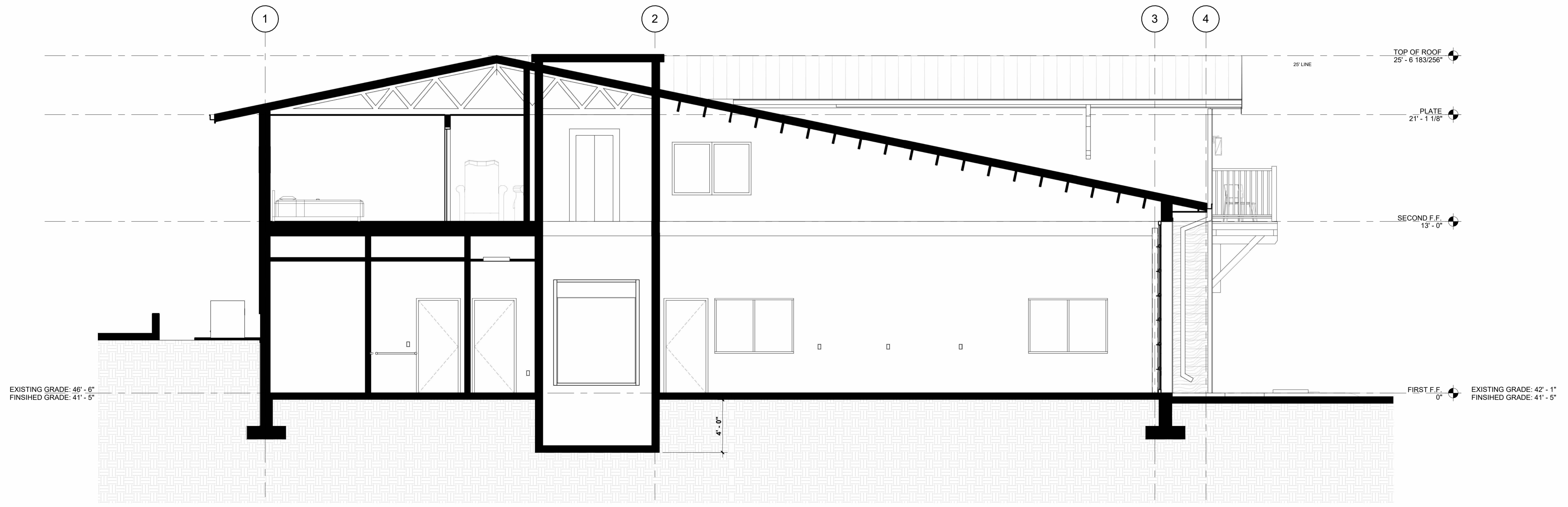
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BUILDING SECTIONS
CONT.

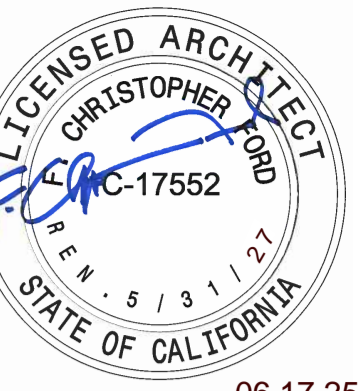


1 BUILDING SECTION
1/4" = 1'-0"



2 BUILDING SECTION
1/4" = 1'-0"

PLANNING SET



06.17.25

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**STINSON BEACH
FIRE STATION 1**

3422 SHORELINE HWY.
STINSON BEACH, CA 94970



NO.	REVISION	DATE

A9.1

PLANNING SET

3D VIEWS

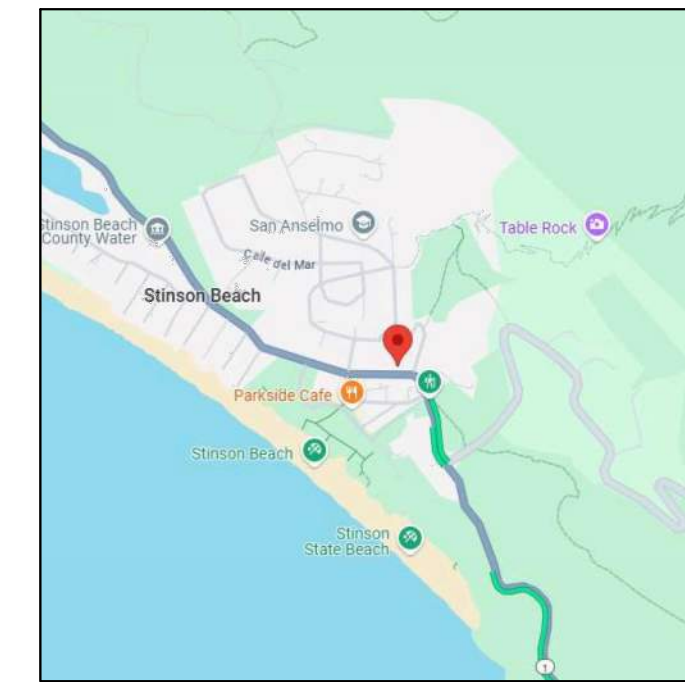
ONSITE WASTEWATER TREATMENT SYSTEM DESIGN

3422 STATE ROUTE 1, STINSON BEACH, CA

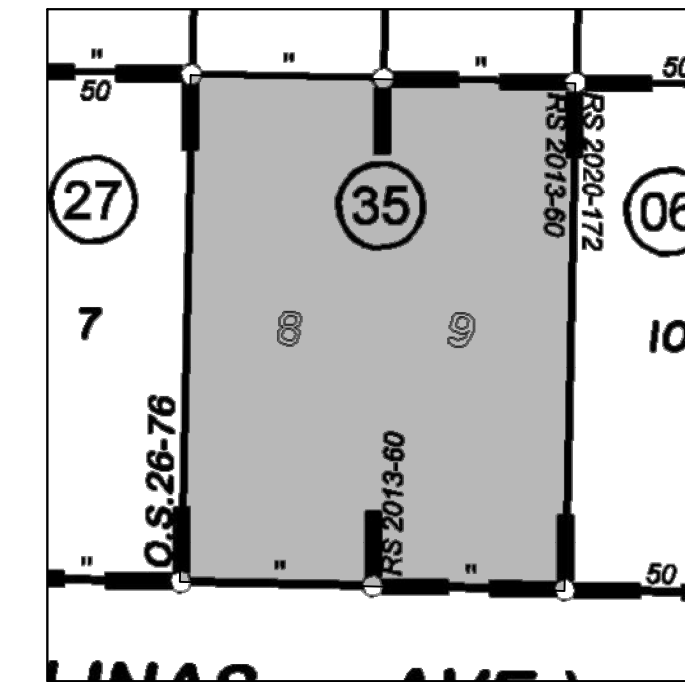
37°53'55.5"N 122°38'17.6"W

SCHEMATIC PROPERTY LINE
(PROPERTY LINE VERIFICATION REQUIRED
BY LICENSED SURVEYOR PER CHAPTER 15
(COMMENCING WITH SECTION 8700) OF DIVISION 3
EL 45 EL 46 EL 47

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



PARCEL LOCATION MAP
N.T.S.



VICINITY MAP
N.T.S.

MarinMap Site Parcel Report
Property ID: 195-193-35
Report generated 12/3/2024 11:27:50 AM

Parcel Information

Property ID: 195-193-35
Address: 3422 STATE ROUTE 1, STINSON BEACH, CA
Land Use: Tax Exempt
Units: 0
Tax Rate: 056-022
Average Slope: 9.99

Census: 132100
District: 4 Dennis Rodoni
Wildland Interface: Y
Community Plan: West Marin
Community: Stinson Beach
ClubList: STINSON BEACH
Traffic Zone: 96
Zoning: C-VCR
Village Commercial Residential
Flood Zone: X Insurance Required: N

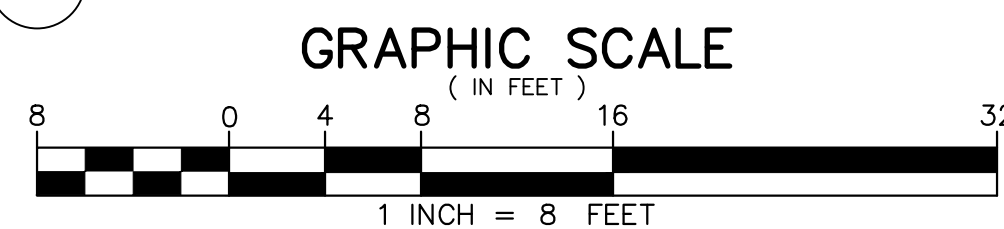
Local Coastal Plan: 1
Dam Failure Area:
Alquist Priolo Zone:
Stream Conserv. Area/Buffer: Y 120
CWP Area: West Marin
CWP Corridor: COASTAL
Fire Service: Stinson Beach Fire Protection District
Fire Authority: Stinson Beach Fire Protection District

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

MARIN MAPS PARCEL DETAIL
N.T.S.

SHEET INDEX		
CW-1.0	SITE OVERVIEW PLAN	
CW-1.1	PROJECT NOTES	
CW-2.0	OWTS PLAN	
CW-2.1	DETAILS	
CW-2.2	DETAILS	
CW-3.0	BMP'S	
DEVELOPER / APPLICANT		
NEW OWTS 3422 STATE ROUTE 1 STINSON BEACH, CA 94970		
SITE INFORMATION		
3422 STATE ROUTE 1, STINSON BEACH, CA APN: 195-193-35 LOT AREA: 11,619.23 +-		
SCOPE OF WORK		
NEW OWTS FOR PROPOSED FIREHOUSE ON EXISTING UNDEVELOPED LOT		
DESIGN		
PRESSURE DOSED TRENCHES		
REFERENCES		
THIS PLAN IS SUPPLEMENTAL TO: ARCH. PLANS : "STINSON BEACH STATION 1 - OPTION J" BY: SHAH KAWASAKI ARCHITECTS, DATED: 6/20/21 TOPOGRAPHY & BOUNDARY : "TOPOGRAPHIC MAP" BY: ILS ASSOCIATES INC., DATED: 9/3/2020. & RS2013-60 SOILS REPORT : < description / source > X _____		
BENCHMARK		
"VERTICAL DATUM IS NAVD88"		
BASIS OF BEARINGS		
"HORIZONTAL DATUM IS BASED UPON FIELD SURVEY AND RECORD DATA SHOWN IN 2013 MAPS-60		
REVISION TABLE		
DELTA	DATE	COMMENTS

1 ARCH SITE PLAN



SHORELINE HWY

SCALE: 1"=8'



ISSUES		
NO.	DATE	DESCRIPTION
0	2/14/25	INITIAL RELEASE

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



SITE OVERVIEW PLAN
SBFPD - FIREHOUSE
3422 STATE ROUTE 1, STINSON BEACH, CA
APN: 195-193-35

154-1

CW-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. UT (800-227-2600) 48 HOURS BEFORE DIGGING AND OBTAIN AN IDENTIFICATION NUMBER (SECTION 4210.1 OF THE GOVERNMENT CODE).

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

GENERAL CONSTRUCTION NOTES

- 1. THE DESIGNING ENGINEER/SANITARIAN SHALL OBSERVE THE SITE AND WEATHER CONDITIONS PRIOR TO CONSTRUCTION OF THE SYSTEM. HE/SHE MUST VERIFY DRY AND ACCEPTABLE SOIL AND WEATHER CONDITIONS FOR CONSTRUCTION, AND DECIDE IF THE CONDITIONS ARE SUITABLE TO BEGIN CONSTRUCTION.

INSPECTION SCHEDULE

- A. PRE-CONSTRUCTION CONFERENCE TO REVIEW THE PLANS AND SYSTEM TAKEOUT PRIOR TO CONSTRUCTION.
- B. INTERIM OBSERVATION(S), PERFORMED PRIOR TO COVERING ANY ELEMENTS OF THE SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE COUNTY ENVIRONMENTAL HEALTH SPECIALIST A MINIMUM OF 48 HOURS IN ADVANCE.

- (A) AT THE PRE-CONSTRUCTION CONFERENCE, THE FOLLOWING ITEMS SHALL BE REVIEWED. CONSTRUCTION MAY PROCEED IF THE CONTRACTOR NOTIFIES THE COUNTY ENVIRONMENTAL HEALTH SPECIALIST VERBALLY THAT ALL ELEMENTS APPEAR TO CONFORM TO THE FOLLOWING REQUIREMENTS:

- (B) AT THE INTERIM OBSERVATION(S), THE FOLLOWING ELEMENTS SHALL BE VERIFIED BY VISUAL OBSERVATION AND OPERATION OF THE SYSTEM. NO ELEMENTS OF THE SYSTEM SHALL BE BACKFILLED OR COVERED UNTIL THE COUNTY ENVIRONMENTAL HEALTH SPECIALIST AND DESIGN ENGINEER'S APPROVAL IS GIVEN WHEN ALL REQUIRED ITEMS ARE COMPLETED AND APPROVED, THE DISPOSAL FIELD, PRETREATMENT UNITS, PIPELINE TRENCHES AND TANKS MAY BE COVERED OR BACKFILLED.

- 1. LINE AND GRADE OF ALL EXCAVATIONS AND FILLS AS APPLICABLE.
- 2. FUNCTION AND SETTING OF ANY CONTROL DEVICES, INCLUDING BUT NOT LIMITED TO VALVES, SWITCHES AND ALARMS.
- 3. HYDRAULIC TESTING OF ANY PUMP AND DISTRIBUTION SYSTEM TO ASSURE THAT THE PUMP IS ADEQUATE FOR DESIGN FLOWS.

- (A) A START-UP INSPECTION SHALL BE CONDUCTED AFTER THE SEPTIC ELECTRICAL INSPECTION HAS BEEN SIGNED OFF. CONTRACTOR, ENGINEER, SYSTEM OPERATOR AND COUNTY REP. SHALL BE PRESENT.

- (B) AT THE FINAL OBSERVATION, THE DESIGN ENGINEER SHALL VERIFY THAT ALL CONSTRUCTION IS IN GENERAL CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. A FINAL LETTER FROM THE DESIGNER TO THE SBCWD ENVIRONMENTAL HEALTH SERVICES SHALL STATE THAT ALL CONSTRUCTION HAS BEEN COMPLETED, APPROVED, AND IS IN CONFORMANCE WITH ALL SPECIFICATIONS.

NOTE: SBCWD ENVIRONMENTAL HEALTH SERVICES WILL NOT SIGN OFF THE PERMIT OR JOB CARD UNTIL THE DESIGN ENGINEER HAS SUBMITTED A CONSTRUCTION OBSERVATION LETTER AND THE BUILDING IS READY FOR OCCUPANCY.

EROSION CONTROL NOTES:

- 6. ALL AREAS OF DISTURBED OR BARE SOIL SHALL BE SEEDDED WITH A BLEND OF ANNUAL GRASSES AND CLOVERS. ALL SEEDDED AREAS SHALL BE MULCHED WITH A GENEROUS LAYER OF WEEF FREE STRAW. SEED AND MULCH SHALL BE AVAILABLE ONSITE BY OCTOBER 15 FOR APPLICATION PRIOR TO RAIN EVENT.

OPERATING PERMITS: (EXCERPTED FROM SBCWD EHS)

- A. IN ADDITION TO A CONSTRUCTION PERMIT, AN OPERATING PERMIT IS REQUIRED FOR ALL ALTERNATIVE SYSTEMS, WITH THE EXCEPTION OF THOSE INSTALLED SOLELY FOR THE REPAIR OF EXISTING SYSTEMS FOR SINGLE FAMILY RESIDENCES. THE HEALTH OFFICER RESERVES THE RIGHT TO REQUIRE AN OPERATING PERMIT FOR REPAIR SYSTEMS WHERE, IN HIS/HER JUDGMENT, SUCH A PERMIT IS NECESSARY TO ASSURE PROTECTION OF WATER QUALITY AND PUBLIC HEALTH.

REQUIRED ELECTRICAL FEATURES

- A. ALL MATERIALS, CONNECTIONS, AND SPECIFICATIONS SHALL MEET THE MARIN COUNTY/NATIONAL ELECTRICAL CODE.
- B. A "WIDE ANGLE" MERCURY/MECHANICAL, C.S.H. INC., OR SJ ELECTRO SYSTEMS SUPER SINGLE OR EQUAL, FL/DAT SWITCH SHALL BE USED TO ACTIVATE THE PUMP. THE ALARM/CONTROL BOX SHALL BE EQUIPPED WITH A MOTOR CONTRACTOR FOR THE PUMP AND A MOMENTARY CONTACT "PUMP TEST" SWITCH TO MANUALLY RUN THE PUMP BYPASSING THE CONTROL PANEL AUTOMATIC MODE.

- 4. 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.
- 5. METALLIC GAS TIGHT FITTINGS ARE NOT ALLOWED.

- D. A NON-RE-SETTABLE DOSE COUNTER SHALL BE INSTALLED IN CONTROL BOXES UTILIZED FOR MOUND, SHALLOW TRENCH PRESSURE DISTRIBUTION, AND OTHER NON-STANDARD, SYSTEMS.

- E. 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.

SYSTEM OPERATION AND MAINTENANCE

GENERAL SYSTEM DESCRIPTION:

THIS SEWAGE TREATMENT AND DISPOSAL SYSTEM CONSISTS OF A GRAVITY FLOW SEWER THAT TERMINATES AT A SEPTIC TANK. THE SEWAGE RECEIVES PRIMARY TREATMENT IN THE SEPTIC TANK. THE FILTERED EFFLUENT FLOWS TO AN ADJACENT SUMP TANK WHICH HOUSES A PUMP THAT DELIVERS THE EFFLUENT TO THE PRESSURE DOSED DISPERSAL FIELD. ADDITIONAL TREATMENT (PHYSICAL FILTRATION AND BIOLOGICAL REDUCTION OF THE WASTE LOAD) IS ACCOMPLISHED IN THE SOIL SYSTEM.

THE PUMP AND ALARM FUNCTIONS ARE CONTROLLED BY A CONTROL PANEL LOCATED NEAR THE SUMP TANK. NORMAL OPERATIONS ARE AUTOMATIC. THE OWNER OR OPERATOR NEED ONLY RESPOND TO ROUTINE MAINTENANCE ITEMS AND ALARM EVENTS AS INDICATED BY THE AUDIBLE AND VISUAL INDICATORS IN THE CONTROL PANEL.

SAFETY: EXPOSURE TO WASTEWATER IS A BIOLOGICAL HAZARD. SYSTEM OPERATORS AND OTHERS EXPOSED TO WASTEWATER SHALL WEAR APPROPRIATE PROTECTIVE GEAR, RUBBER GLOVES, COVERALLS, EYE PROTECTION AND A PARTICULATE MASK. FOLLOWING EXPOSURE TO WASTEWATER, WASH THOROUGHLY AND CLEAN ALL PROTECTIVE GEAR WITH DISINFECTANT.

WORKING IN SEPTIC AND SUMP TANKS CONSTITUTES A CONFINED SPACE HAZARD. PROPER SUPERVISION AND VENTILATION EQUIPMENT SHALL BE PROVIDED TO COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY GUIDELINES.

ALL ELECTRICAL COMPONENTS POSE AN ELECTRICAL HAZARD. EXERCISE CAUTION TO AVOID ELECTRICAL SHOCK.

SYSTEM DESIGN FLOW:

DESIGN FLOW: THE DISPOSAL FIELD IS DESIGNED TO ACCOMMODATE A PEAK DAILY FLOW OF 535 GALLONS PER DAY (GPD). AVERAGE DAILY FLOW AT FULL OCCUPANCY SHOULD BE LESS THAN 65% OF THE PEAK DAILY FLOW. THE HOMEOWNER OR DESIGNATED OPERATOR SHALL MONITOR THE QUANTITY OF WATER PROCESSED THROUGH THE SYSTEM. IF ACTUAL FLOW RATES EXCEED THESE VALUES A FLOW AUDIT SHALL BE CONDUCTED.

ROUTINE OPERATION AND MAINTENANCE TASKS:

QUARTERLY: GENERALLY OBSERVE CONDITIONS OF SEWAGE DISPERSAL FIELD: LOOK FOR EVIDENCE OF PONDING OR SURFACING EFFLUENT, AREAS OF LUSH VEGETATIVE GROWTH AND OFFENSIVE ODORS.

SEMI-ANNUAL: CHECK AVERAGE DISPOSAL FIELD LOADING RATE USING THE DOSE COUNTER IN THE PUMP CONTROL PANEL. TEST AUDIBLE & VISUAL ALARM USING A TEST SWITCH IN THE CONTROL PANEL. MEASURE WATER LEVELS IN DISPERSAL FIELD MONITORING WELLS.

ANNUALLY: OWNER OR DESIGNATED OPERATOR SHALL REVIEW THE PLAN AND OPERATION AND MAINTENANCE REQUIREMENTS. CHECK SLUDGE & SOLID ACCUMULATION IN SEPTIC TANKS, CLEANOUT IF NECESSARY. RINSE SEPTIC TANK EFFLUENT FILTER INTO THE FIRST CHAMBER OF THE TANK WITH FRESHWATER.

PERFORMANCE MONITORING AND REPORTING: (EXCERPTED FROM SBCWD EHS)

- A. A MONITORING PROGRAM WILL BE ESTABLISHED INDIVIDUALLY FOR EACH ALTERNATIVE SYSTEM AT THE TIME OF ISSUANCE OF THE OPERATING PERMIT; IT MAY BE AMENDED AT THE TIME OF PERMIT RENEWAL. SAID MONITORING SHALL BE PERFORMED TO ENSURE THAT THE ALTERNATIVE SYSTEM IS FUNCTIONING SATISFACTORILY TO PROTECT PUBLIC HEALTH AND SAFETY. THE SPECIFIC REQUIREMENTS WILL INCORPORATE RECOMMENDATIONS OF THE SYSTEM DESIGNER ALONG WITH GENERAL MONITORING CRITERIA DEVELOPED BY THE HEALTH OFFICER.
- B. MONITORING REQUIREMENTS WILL VARY DEPENDING UPON THE SPECIFIC TYPE OF ALTERNATIVE SYSTEM; BUT, IN GENERAL, THEY WILL INCLUDE THE FOLLOWING:

MONITORING FREQUENCY MAY BE INCREASED IF SYSTEM PROBLEMS ARE EXPERIENCED. MONITORING FREQUENCY FOR EACH SYSTEM OR TYPE OF SYSTEM WILL BE ESTABLISHED BY THE HEALTH OFFICER

- D. MONITORING OF ALTERNATIVE SYSTEMS SHALL BE CONDUCTED BY OR UNDER THE SUPERVISION OF ONE OF THE FOLLOWING: 1) REGISTERED CIVIL ENGINEER OR 2) REGISTERED ENVIRONMENTAL HEALTH SPECIALIST.

THE COUNTY SHALL CONDUCT SPOT-CHECK INSPECTIONS OF ALTERNATIVE SYSTEMS ON THEIR OWN AND MAY ALSO BE PRESENT TO OBSERVE THE PERFORMANCE OF MONITORING ACTIVITIES BY OTHERS. THE COUNTY WILL ORDINARILY INSPECT ABOUT 20 PERCENT OF THE ALTERNATIVE SYSTEMS IN A GIVEN YEAR. COUNTY INSPECTIONS WILL BE MADE AS A QUALITY CONTROL CHECK AND TO ASSURE COUNTY STAFF MAINTAIN PERSONAL FAMILIARITY WITH THE OPERATION OF VARIOUS TYPES OF ALTERNATIVE SYSTEMS APPROVED FOR USE IN THE COUNTY. ADDITIONALLY, THE HEALTH OFFICER RESERVES THE RIGHT TO REQUIRE, ON A CASE-BY-CASE BASIS, "THIRD PARTY" OR COUNTY INSPECTION AND MONITORING OF ANY ALTERNATIVE SYSTEM WHERE DEEMED NECESSARY BECAUSE OF THE COMPLEXITY OF THE SYSTEM OR THE SENSITIVE NATURE OF THE SITE.

CONTINGENCY PLAN:

- 1. SYSTEM REPAIRS GENERALLY REQUIRE A PERMIT FROM SBCWD ENVIRONMENTAL HEALTH SERVICES. AN EXPERIENCED SEWAGE DISPOSAL CONTRACTOR WILL BE ABLE TO PROVIDE ASSISTANCE WITH BASIC SYSTEM REPAIRS AND MAINTENANCE. IF SUBSTANTIAL REPAIRS ARE NECESSARY, THE DESIGN ENGINEER SHALL BE CONTACTED.
- 2. IF THE HOMEOWNER NOTICES ANYTHING UNUSUAL IN HOW THE SYSTEM OPERATES (HIGH LIQUID LEVELS IN THE MONITORING WELLS, SPONGY EARTH AT THE TOE OF THE FIELD, ALARM EVENTS OR UNPLEASANT ODORS) THE OWNER SHOULD KEEP A LOG OF OCCURRENCES AND OBSERVATIONS. THE LOG SHOULD ALSO INCLUDE A RECORD OF FREQUENT DO&R COUNTER READINGS. EVEN IF THE PROBLEM CORRECTS ITSELF, THESE RECORDS SHOULD BE KEPT ON FILE IN THE EVENT THAT THE PROBLEM RETURNS.

- 4. IN THE EVENT THAT A REPAIR OR REPLACEMENT OF THE DISPOSAL FIELD IS NECESSARY, WATER USE WITHIN THE STRUCTURES SERVED SHOULD BE REDUCED IMMEDIATELY. LAUNDRY SHOULD BE DONE OFF SITE. PUMPING AND HAULING OF SEWAGE MAY BE NECESSARY TO DRY OUT THE DISPOSAL FIELD FOR REPAIRS.
- 5. IN THE EVENT OF SYSTEM FAILURE, IT MAY BE NECESSARY TO REPLACE OR EXPAND THE SYSTEM. THE OWNER SHALL INVOLVE A QUALIFIED DESIGN ENGINEER IN THE REPAIR, REPLACEMENT EXPANSION PROCESS. THE OWNER IS RESPONSIBLE FOR NOTIFYING THE COUNTY HEALTH SPECIALIST OF NECESSARY REPAIRS, REPLACEMENT OR EXPANSION, AND FOR OBTAINING ALL NECESSARY PERMITS.

USE AND CARE OF YOUR SEPTIC SYSTEM – A GUIDE FOR USERS:

ONSITE SEWAGE TREATMENT AND DISPERSAL SYSTEMS INVOLVE BIOLOGICAL PROCESSES THAT ARE SUBJECT TO UPSET UNDER CERTAIN CONDITIONS. THIS GUIDE PROVIDED GUIDELINES FOR MAINTAINING PROPER BALANCE IN THE SYSTEM.

PRODUCTS THAT SHALL BE AVOIDED OR USED SPARINGLY INCLUDE: ANTIBACTERIAL SOAPS, LAUNDRY DETERGENTS WITH BLEACH, TOILET TISSUE THAT DISSOLVES READILY, GARBAGE DISPOSAL, AUTO DISPENSING TOILET CLEANERS, CHEMICAL DRAIN CLEANERS, MOISTURIZING SOAPS / CLEANSING CREAMS.

FLUSH ONLY: HUMAN WASTE & TOILET PAPER

DON'T FLUSH THESE ITEMS OR DUMP THEM DOWN THE DRAIN: TAMPONS OR SANITARY NAPKINS, PAPER TOWELS, CONDOMS, FATS, OILS & GREASE.

SUGGESTED ALTERNATIVES: REDUCE USE OF ANTIBACTERIAL SOAPS OR CLEANERS. THESE PRODUCTS DO LITTLE TO PROTECT YOUR HEALTH. YOUR SEPTIC SYSTEM WILL BE MUCH HAPPIER IF YOU SIMPLY WASH THOROUGHLY WITH A REGULAR SOAP AND THOROUGHLY RINSE WITH AMPLE RUNNING WATER.

AVOID LAUNDRY DETERGENTS WITH BLEACH: USE A NON-BLEACH DETERGENT AND ADD BLEACH ONLY WHEN NECESSARY.

AVOID MOISTURIZING SOAPS AND CLEANSING CREAMS (E.G.: DOVE) FOR REGULAR USE. THE SOFTENING AGENTS ARE OILS, MOST OF WHICH END UP DOWN THE DRAIN. YOUR SEPTIC SYSTEM WILL BE MUCH HAPPIER IF YOU USE A SEPARATE AFTER SHOWER MOISTURIZER.

DON'T USE TOILET TISSUE THAT DISSOLVES READILY. TO TEST IF YOUR BRAND IS APPROPRIATE FOR SEPTIC SYSTEMS, PLACE A FEW SHEETS IN A JAR OF WATER & SHAKE. AFTER A FEW MINUTES SHAKE AGAIN. IF THE TISSUE BREAKS UP INTO SMALL PIECES, TRY ANOTHER BRAND. A GOOD TISSUE FOR SEPTIC SYSTEMS WILL STAY TOGETHER.

DON'T USE AUTOMATIC DISPENSING TYPE TOILET BOWL CLEANERS (I.E.: TIDY BOWL, 2000 FLUSHES). THESE CONTAIN BLEACH, WHICH INTERRUPTS DIGESTION IN THE INTERCEPTOR TANKS.

DON'T DUMP FATS, OILS & GREASE DOWN THE DRAIN, DISPOSE OF THEM IN THE GARBAGE.

DON'T USE DRANO OR SIMILAR DRAIN CLEANING CHEMICALS. CALL THE PARK MANAGER OR A PLUMBER FOR DRAIN CLEANING SERVICE.

USE GARBAGE DISPOSAL SPARINGLY. MUCH OF WHAT YOU COULD PUT DOWN THE SINK SHALL GO IN THE GARBAGE. RESERVE THE GARBAGE DISPOSAL FOR FOOD SCRAPS THAT CANNOT BE SCRAPPED FROM DISHES, POTS AND PANS.

DON'T FLUSH OR DUMP ANY SOLVENTS, CHEMICALS OR HIGH STRENGTH WASTES DOWN THE DRAINS. DISPOSE OF THESE PROPERLY AS ADVISED BY YOUR GARBAGE COMPANY.

DON'T LEAVE INSIDE FIXTURES RUNNING DURING FREEZING WEATHER, IF NECESSARY CRACK HOSE BIB OUTSIDE.

FOLLOW-UP ON UNUSUAL OBSERVATIONS OR OCCURRENCES TO FIND OUT THE CAUSE AND A PROPER SOLUTION.

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
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PED	PEDESTRIAN
CO	CLEANOUT	PIV	POST INDICATOR VALVE
COTG	CLEANOUT TO GRADE	PSS	PUBLIC SERVICES EASEMENT
CONC	CONCRETE	R	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
FC	FACE OF CURB	SPEC	SPECIFICATION
FF	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	RESPONSE
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AC ENGINEERING, INC.
CIVIL & GEOTECHNICAL CONSULTANTS
454 LAS GALLINAS AVE., SUITE 1047
SAN RAFAEL, CA 94903
P: 415-295-2152
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admin@acnewcivil.com



PROJECT NOTES
SBFPD – FIREHOUSE
3422 STATE ROUTE 1, STINSON BEACH, CA
APN: 195-193-35

154-1

CW-1.1

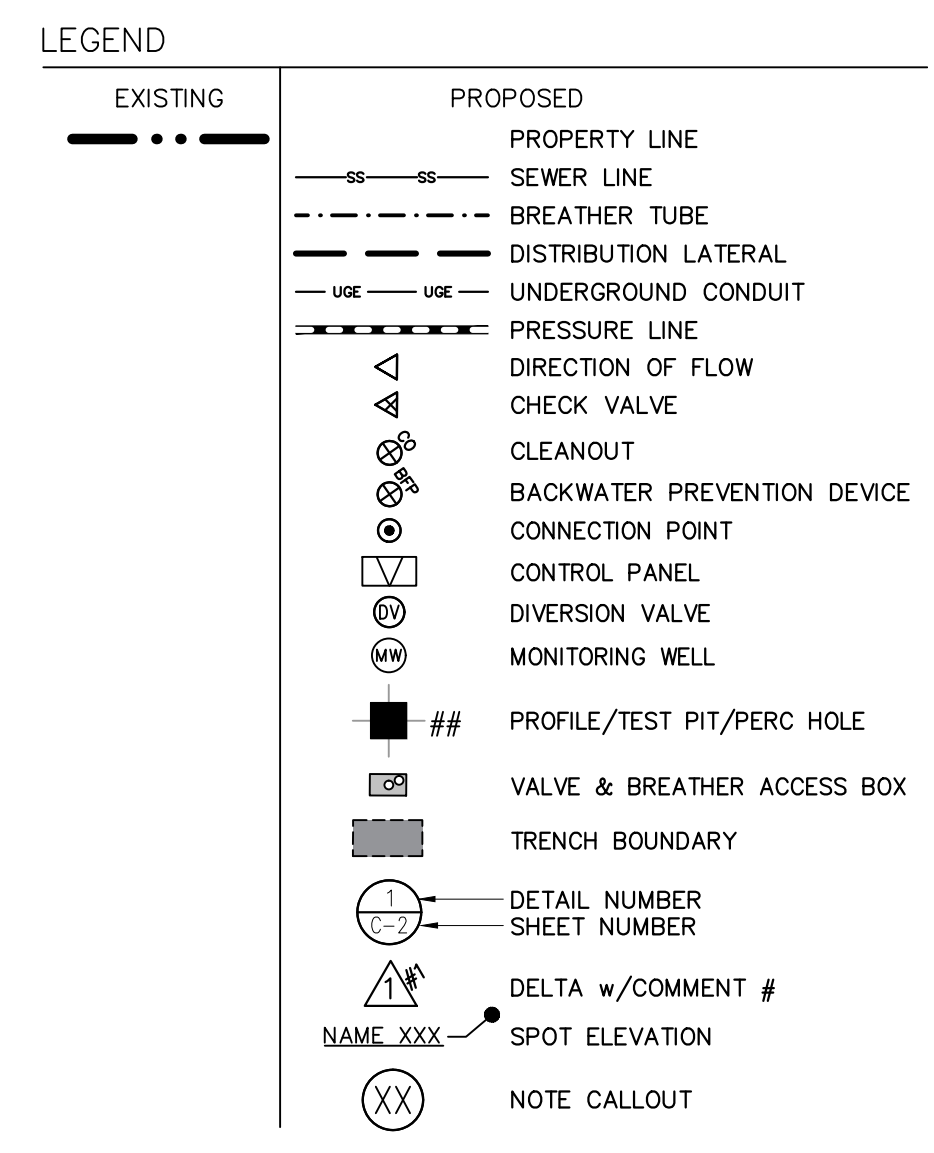
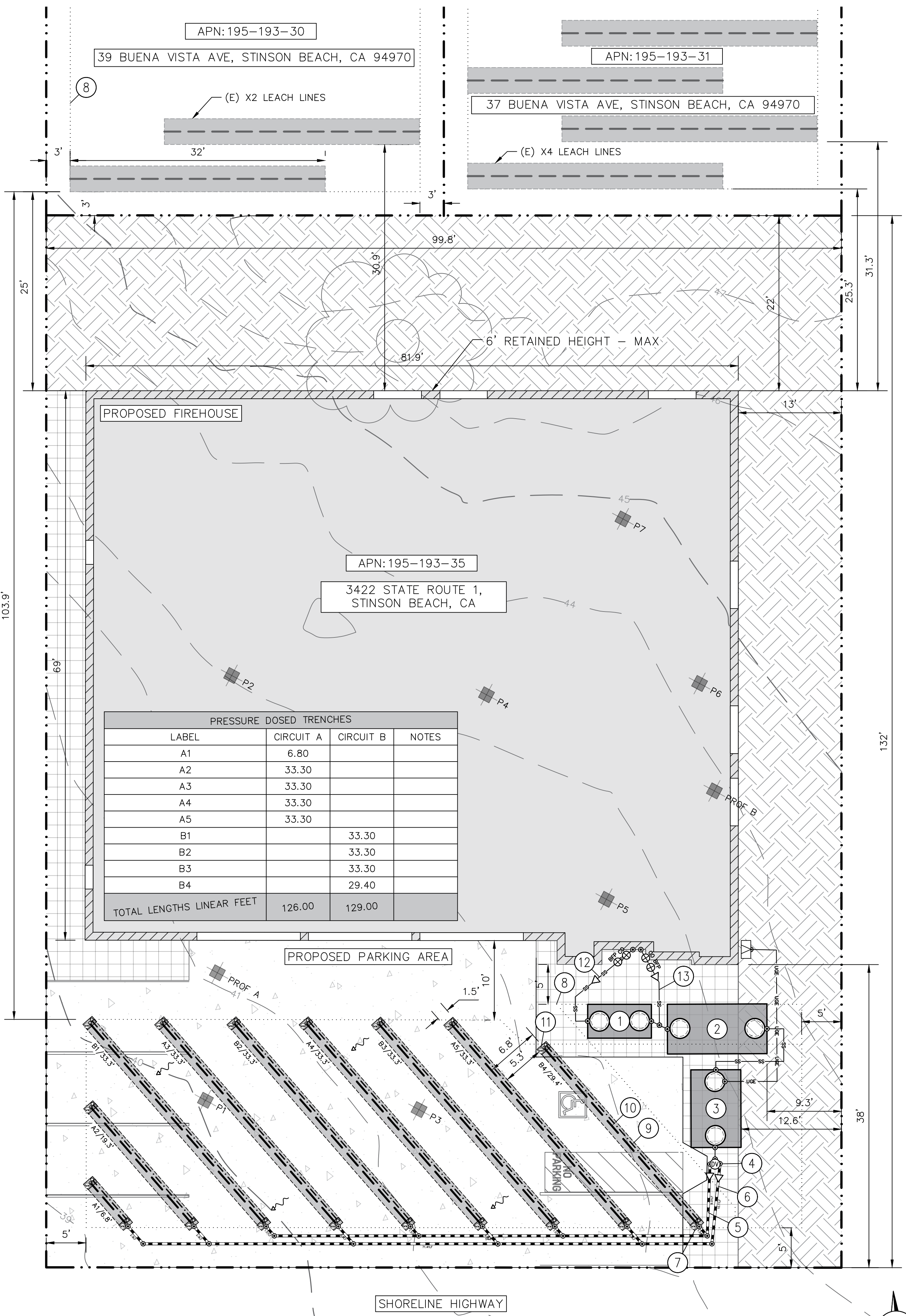
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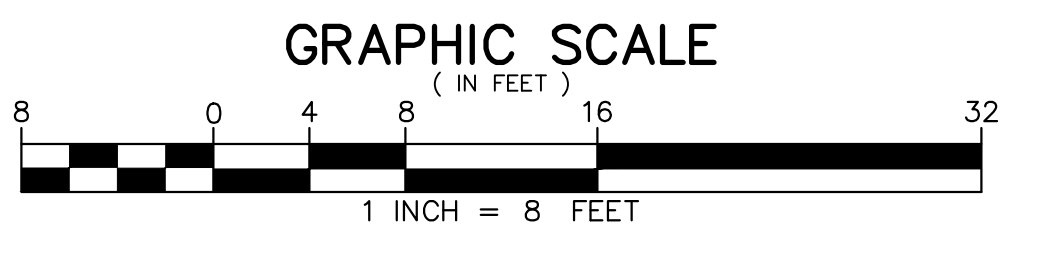


OWTS PLAN
 SBFPD - FIREHOUSE
 3422 STATE ROUTE 1, STINSON BEACH, CA
 APN: 195-193-35

154-1
CW-2.0



- PROJECT NOTES**
- 750 GAL. CONC. GREASE TRAP W. DRIVE OVER LIDS
 - 2,000 GAL. CONC. SEPTIC TANK EFFLUENT FILTER ON INLET. DRIVE OVER LIDS
 - 1,500 GAL. CONC. SUMP TANK WITH DUPLEX PUMPS DRIVE OVER LIDS
 - 2" 3-WAY DIVERSION VALVE IN CONCRETE ACCESS BOX
 - 2" PVC SCH. 80 PRESSURE LINE. CIRCUIT "B"
 - 2" PVC SCH. 80 PRESSURE LINE. CIRCUIT "A"
 - ACCESS BOX - C-CLASS TRAFFIC RATING TYP 22 PLACES
 - OFFSET LINE. DIMENSIONS PER PLAN
 - BREATHER TUBE - SEE SECTION VIEW
 - PRESSURE LATERAL - SEE SECTION VIEW
 - MONITORING WELL TYP. 22 PLACES
 - 6" GRAY WATER - C-900 PVC. SLOPE=1.5% MINIMUM W. CLEANOUT AND BACKFLOW PREVENTOR.
 - 6" SEWER LINE - C-900 PVC. SLOPE=1.5% MINIMUM W. CLEANOUT AND BACKFLOW PREVENTOR.



QUICK REFERENCE TABLE

LIST	VALUE	NOTES
CONTROLLER	ORENCO V-COM	
NUMBER OF PUMPS	2	
PUMPS	ORENCO PF3005	
GREASE TRAP SIZE	1,500 GALLONS	CONCRETE
SEPTIC TANK SIZE	2,000 GALLONS	CONCRETE
SUMP TANK SIZE	1,500 GALLONS	CONCRETE
SEWER LATERAL	2X 6" PVC C-900 S=1.0% MIN	
TRANSPORT LINE	2X 2" SCH. 80 PVC	
LATERAL SIZE	1.25" SCH. 80 PVC 200 L.F. ±	
NUMBER OF ZONES	2	
ZONE 1 LINEAR FEET	126 L.F. MINIMUM	
ZONE 2 LINEAR FEET	126 L.F. MINIMUM	
DAILY DESIGN VOLUME	535 GPD	

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

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

STRUCTURAL OBSERVATION IS REQUIRED BY CHAPTER 17 OF THE CALIFORNIA BUILDING CODE. TYPES OF WORK LISTED BELOW SHALL BE OBSERVED DURING PROPOSED SITE VISITS BY THE ENGINEERING, INC. OR THEIR DESIGNATED REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING AC ENGINEERING, INC. 48 HOURS BEFORE THE WORK IS READY FOR OBSERVATION. STRUCTURAL INSPECTION DOES NOT CONSTITUTE SPECIAL INSPECTIONS.

OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, SPECIAL INSPECTOR, CONTRACTOR, AND BUILDING OFFICIAL. STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFYING ANY REPORTED DEFICIENCIES THAT TO THE BEST OF THE CIVIL/GEOTECHNICAL/STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.

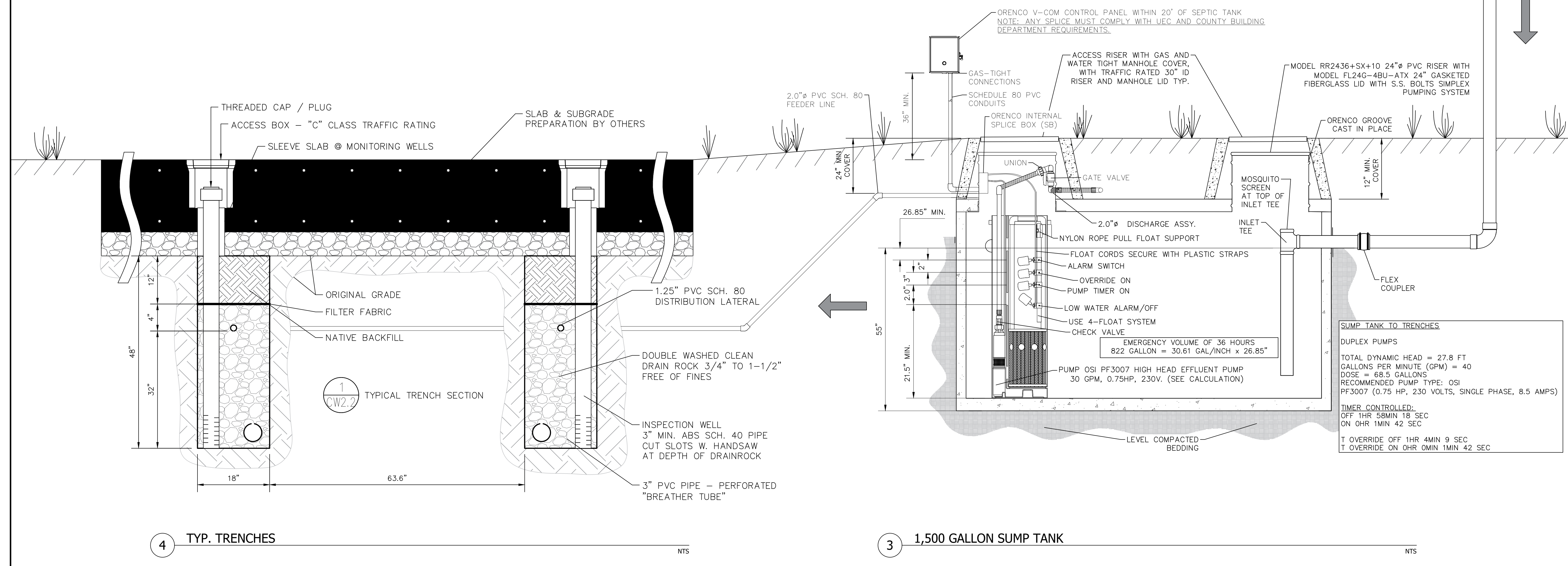
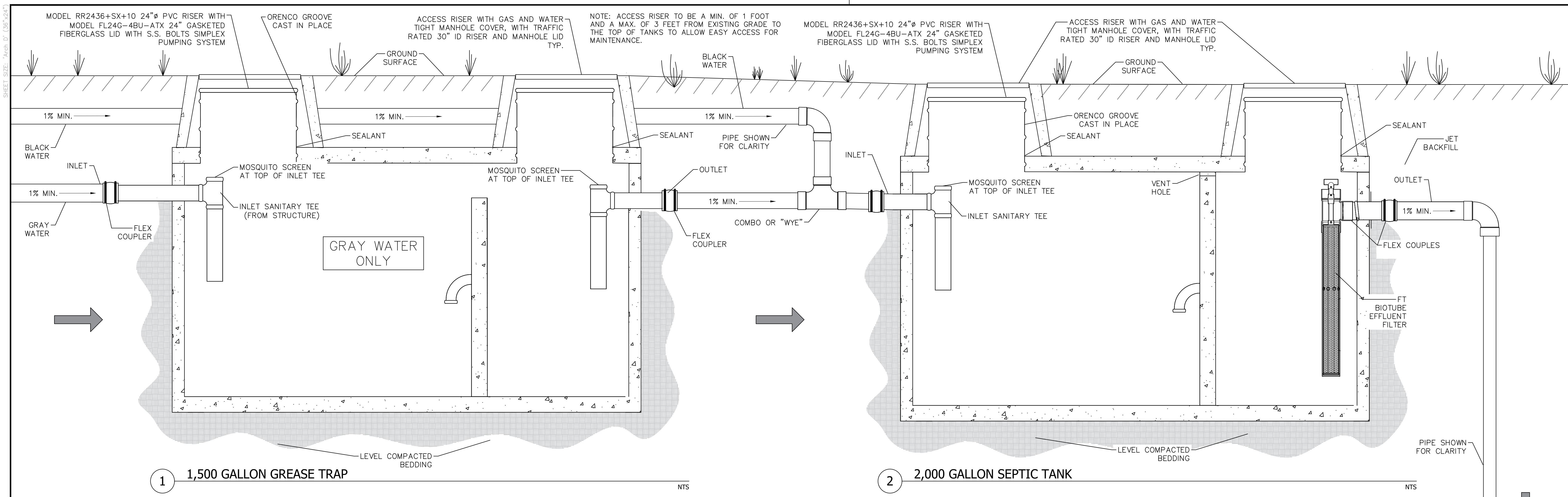
GEOTECHNICAL	CIVIL	ON-SITE WASTE WATER TREATMENT
		☑ PRE-CONSTRUCTION
		☑ TANK LAYOUT & WATER TIGHT
		☑ FIELD LAYOUT
		☑ OPEN TRENCH PIPING
		☑ SYSTEM TESTING & TIMER
		☑ FINAL OWTS

Septic Feature	Septic Tank (ft)	Dispersal Field (ft)
Buildings	5	12
Property Line	5	12
Separating Property Line	10	25
Wells (both domestic and non-domestic)	100	100
Watercourses and Water Bodies	50	100
Drainage Ways	50	50
Cut Embankment or Bluff	10	TBD
Unstable Landforms	50	50
Swimming Pools or Hot Tubs	10	10
Possible Water Main	10	10
Possible Water Service Lateral	TBD	TBD
Drainage, Parking or Paved Area	24	5
Septic Tank, Sump Pump or Pretreatment Unit	---	5

Notes:
 (1) Setback distance shall be 50 feet if the property line is one where there is a reasonable chance that a cut bank could be excavated for a house or road construction.
 (2) Setback shall be four times the vertical height of the cut, embankment, or bluff, or 100 feet, whichever is less, but in no case less than 25 feet.
 (3) Setback shall be five feet for a septic tank and ten feet for a dispersal field, or one foot for either where schedule 80 P.V.C. pipe or better grade is used, and an approved backflow prevention device is installed.
 (4) Setbacks from septic tank to driveway, parking and paved areas shall be 5 feet, except for District-approved traffic-rated tanks, near and covers.

1 PROPOSED OWTS LAYOUT

SCALE: 1"=8'



ISSUES		
NO.	DATE	DESCRIPTION
0	2/14/25	INITIAL RELEASE

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DETAILS

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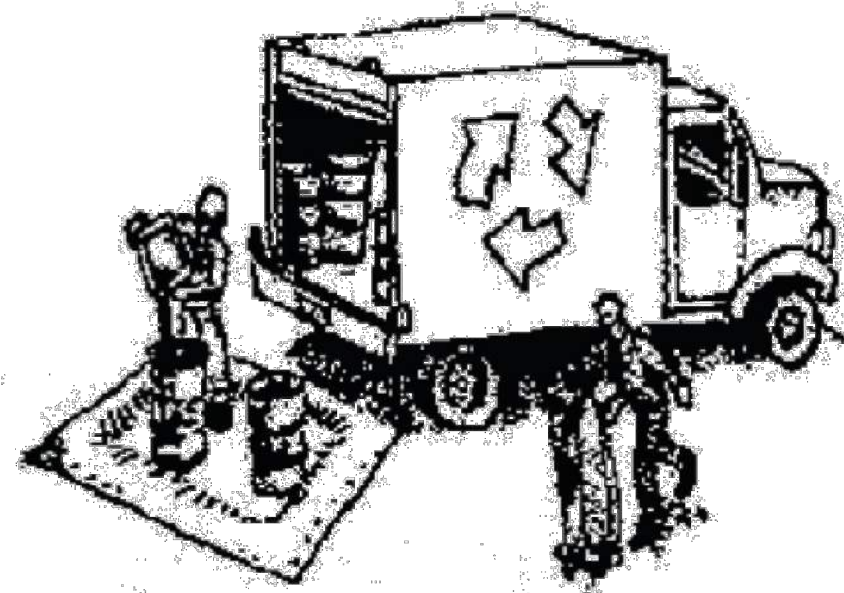
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Construction Best Management Practices (BMPs)

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



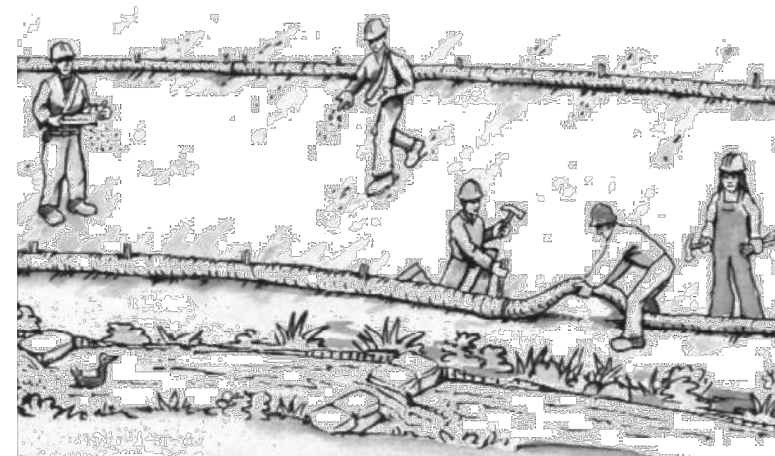
Maintenance and Parking

- 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



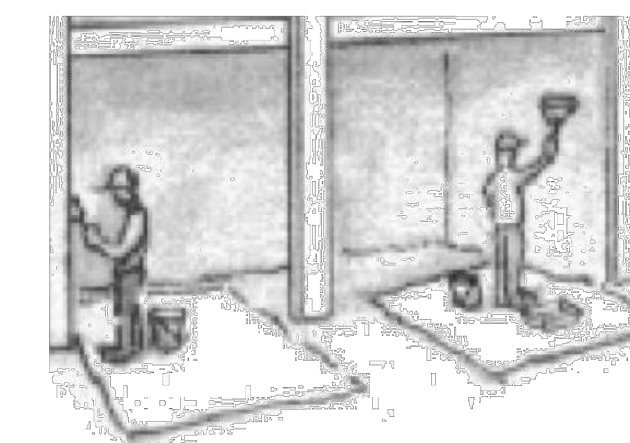
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

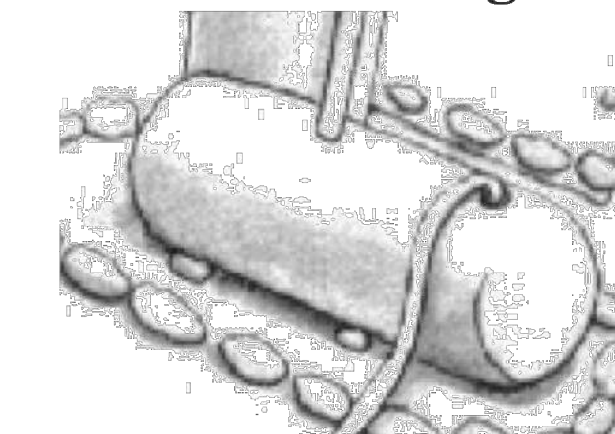
Painting & Paint Removal



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



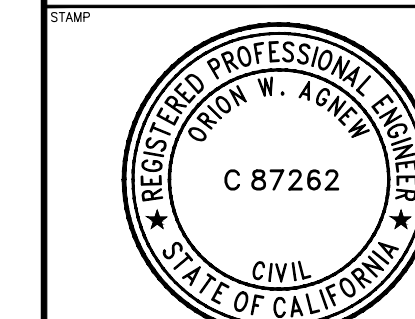
- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite 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
0	2/14/25	INITIAL RELEASE

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